

1 Preliminary Site Plan
1" = 30'-0"

SITE PLAN NOTES:

- THIS SITE PLAN IS FOR COORDINATION PURPOSES ONLY. SITE PLAN IS BASED ON SURVEY AND CIVIL INFORMATION PROVIDED BY OTHERS.
- SEE CIVIL DRAWINGS FOR UTILITIES, GRADING, IMPROVEMENTS, CONSTRUCTION DETAILS, COMPLETE SITE DIMENSIONS AND RIGHT-OF-WAY INFORMATION.
- SEE SITE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
- SEE LANDSCAPE DRAWINGS FOR ALL PLANTING AND IRRIGATION INFORMATION.
- ALL SITE WALLS TO BE SPLIT FACE CMU. COLOR TAN ALL ON AND ABOVE GRADE EQUIPMENT SHALL BE SCREENED BY EITHER SIGHT OBSCURING FENCES, WALLS OR LANDSCAPE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

SITE PLAN KEYNOTES:

- CONCRETE WALKWAY.
- TRASH ENCLOSURE, CMU NON-COMBUSTIBLE. SEE SHEET A1.1
- 6' TALL METAL FENCE, PAINT FINISH, COLOR: TAN. SEE SHEET A1.1
- SERVICE/MAINTENANCE AREA.
- FLAG POLE.
- MONUMENT SIGN, SEE SHEET A1.1
- PORTE COCHERE, (11'-6" CLEAR HEIGHT)
- "ZERO" CURB AT MAIN ENTRY.
- PASSENGER DROP-OFF.
- VAN ACCESSIBLE PARKING SPACE.
- TYPICAL ACCESSIBLE PARKING SPACE.
- ACCESSIBLE PATH OF TRAVEL.
- LOADING ZONE.
- SECURE GATE (PROVIDE KNOX BOX)
- 6" Ø STEEL PROTECTIVE BOLLARD CONCRETE FILLED. PAINT
- CONCRETE CURB, REFER TO CIVIL DRAWINGS.
- EXISTING FIRE HYDRANT
- BUILDING SETBACK, REFER TO CIVIL DRAWINGS.
- EASEMENT, REFER TO CIVIL DRAWINGS.
- GREASE INTERCEPTOR
- CONCRETE PAVING, REFER TO CIVIL DRAWINGS.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
- CONCRETE SLAB FOR BACKUP POWER GENERATOR (BY OTHERS).
- CONCRETE SLAB FOR ELECTRICAL TRANSFORMER.
- ELECTRICAL TRANSFORMER.
- EMERGENCY BACKUP GENERATOR, DIESEL FUEL 189 GALLON DW BASETANK.
- A.C. PAVING, REFER TO CIVIL DRAWINGS.
- ACCESSIBLE PARKING SIGN.
- TACTILE WARNING AREA.
- ADA SYMBOL PAINTED ON ASPHALT.
- BICYCLE PARKING RACK.
- CONCRETE SITE RETAINING WALL, COLOR: TBD.
- FOUNTAIN, REFER TO LANDSCAPE DRAWINGS.
- EDGE OF ROOF, TYP.
- PROPOSED FUTURE PROPERTY LINE
- SITE DISTANCE TRIANGLE
- PROPOSED RETENTION BASIN, SEE CIVIL
- CURB CUT, SEE CIVIL
- EXISTING BUILDING
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CROSSPAN, SEE CIVIL
- EXISTING CONCRETE RETAINING WALL
- EXISTING SIGN
- KNOX BOX

SITE DATA

MEMORY CARE	
TOTAL PARCEL AREA (APPROX.)	53,046 AC. / 132,668 SF
CITY OF AURORA ZONING	PD-ELDER CARE
PROPOSED USE	MEMORY CARE FACILITY
OCCUPANCY TYPE	I-2
CONSTRUCTION TYPE	TYPE VA, SPRINKLERED
BUILDING COVERAGE AREA	APPROX. ± 34,100 SF
NUMBER OF STORIES	1
MAXIMUM BUILDING HEIGHT	± 24 FEET
BUILDING COVERAGE	± 0.83 ACRES, 36,100 SF
STORAGE	
PROVIDED WITHIN BUILDING	214.8 SF

PARKING SUMMARY

STANDARD PARKING	
REQUIRED	1 SPACE PER 4 PATIENT BEDS 66 BEDS / 4 = 13 SPACES 1.25 SPACES PER EACH STAFF, VISITING DOCTOR, AND EMPLOYEE 10 EMPLOYEES + 10 GUESTS + 1 NURSE = 21 X 1.25 = 27 SPACES TOTAL SPACES PER CALCULATION (TABLE 15.1) = 40 SPACES TOTAL SPACES PER PRE-APPLICATION MEETING = 42 SPACES
PROPOSED	STANDARD PARKING SPACES = 57
ACCESSIBLE PARKING	
REQUIRED	STANDARD ACCESSIBLE SPACES REQUIRED (TABLE 15.4) = 3 57 STANDARD SPACES = 3 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES REQUIRED = 1
PROPOSED	VAN ACCESSIBLE SPACES PROVIDED = 4
LOADING	
PASSENGER LOADING PROVIDED	= 28'-10"
SERVICE LOADING PROVIDED	= 24'-5"

GRAPHIC LEGEND

- LANDSCAPE AREA
- STANDARD CONCRETE HARDCAPE
- DETECTABLE WARNING SURFACE
- MAIN BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE / EXIT
- ADA PATH OF TRAVEL
- PROPOSED MANHOLE (STORM, SANITARY) SEE CIVIL
- PROPOSED STORM INLET, SEE CIVIL
- PROPOSED SITE LIGHTING FIXTURE, SEE ELECT
- PROPOSED STREET LIGHTING FIXTURE, SEE ELECT
- EXISTING SITE LIGHTING, SEE CIVIL
- EXISTING MANHOLE, SEE CIVIL

GENERAL NOTES

- ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2009 IBC:**
ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003. ADDRESSING.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VI - NUMBERING OF BUILDINGS.
- AMERICANS WITH DISABILITIES ACT:**
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY RESPONDER RADIO COVERAGE:**
THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- FIRE LANE SIGNS:**
THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- RIGHT OF WAY FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES:**
RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

JDA
JEA Senior Living
Aurora Alzheimer's Special Care Center
Aurora, CO

Sheet Description
PRELIMINARY
SITE PLAN
Sheet Number
A1

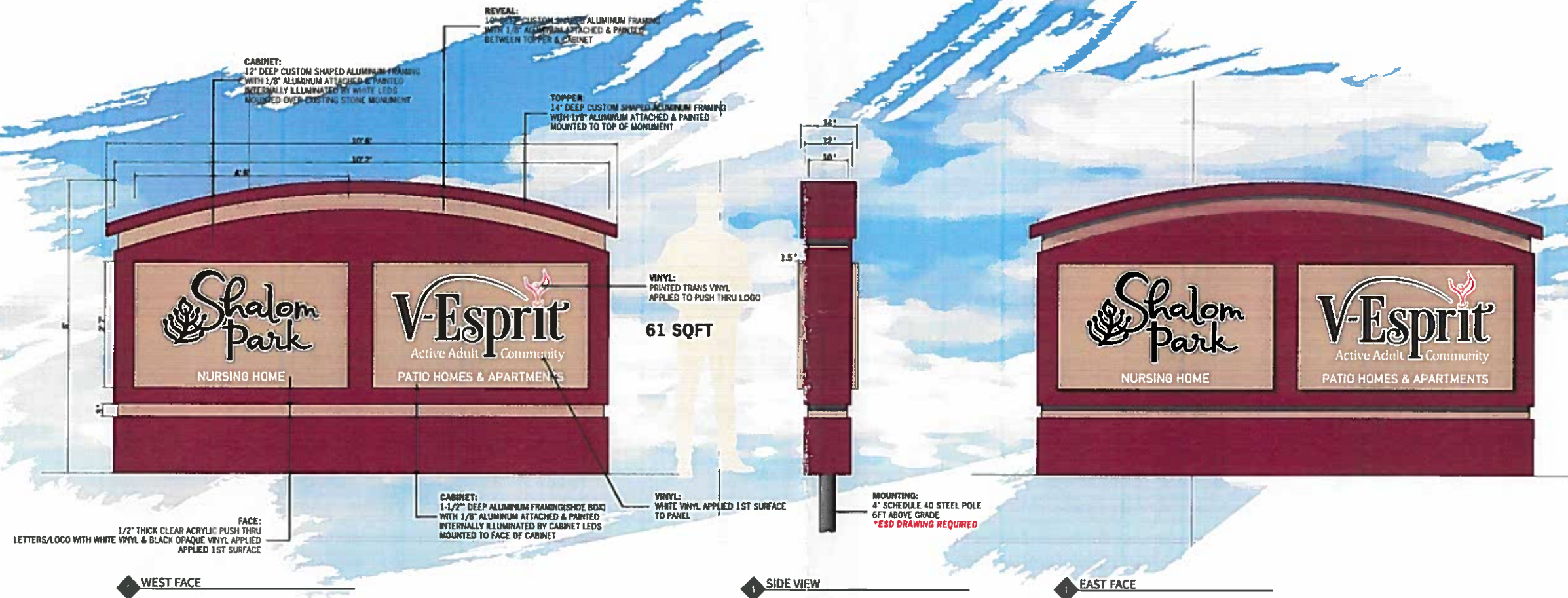
2/25/2014 PLOT DATE PRELIMINARY COMMERCIAL REVIEW PACKAGE - NOT FOR CONSTRUCTION

JDA Job Number: 13040

AURORA ALZHEIMERS SPECIAL CARE CENTER 2013-8037-00



D/S NEW MONUMENT SIGN



SCOPE OR WORK:

- BUILD NEW DOUBLE SIDED MONUMENT
- BUILD CONCRETE CAISSON/POLE HOLE



303.464.0644 F-303.464.0608

CLIENT	SHALOM PARK	W.O. #
JOB	MONUMENT SIGN	ADDRESS
DATE	082517	5172 SOUTH SHALOM PARK AURORA, CO
SALES REP.	BOBBY PUCCI	
DESIGNER	RICO ARAGON	
EMAIL	BOBBYP@BSCSIGNS.COM	
ART LOC: 2017 Customer Art\Shalom park_Client Location\Sign Design\Concepts		

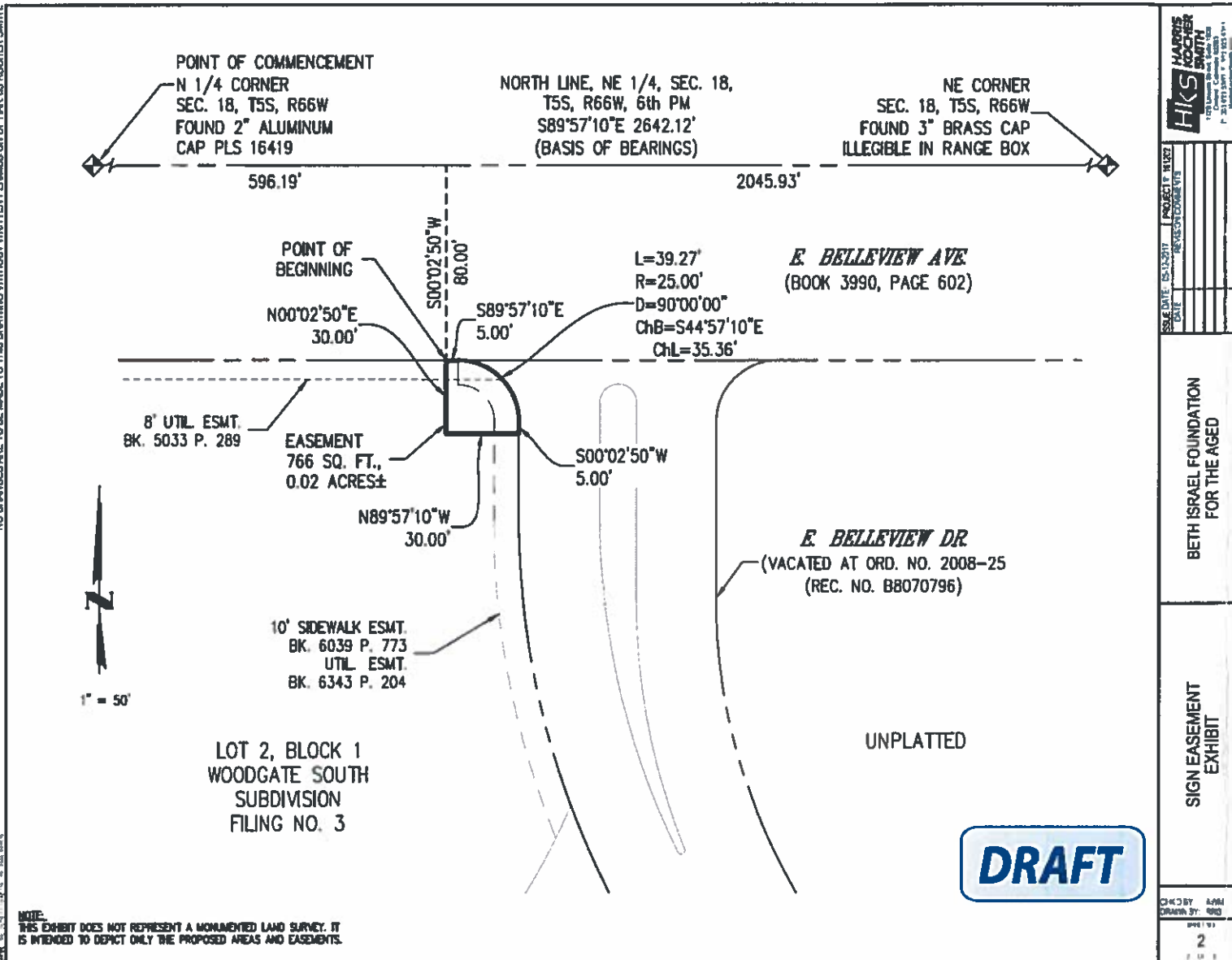
ARTWORK PHASE:
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<input checked="" type="checkbox"/> REVISION #2
<input type="checkbox"/> FINAL ARTWORK
<input type="checkbox"/> PRODUCTION
<input type="checkbox"/> SHOP DRAWING

CLIENT APPROVAL	LAND LORD APPROVAL
SIGNATURE: _____	SIGNATURE: _____
DATE: _____	DATE: _____
THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING	



BSC WILL ENDEAVOR TO CLOSELY MATCH COLORS, INCLUDING PMS, WHERE SPECIFIED. WE CANNOT GUARANTEE MATCHES DUE TO VARYING COMPATIBILITY OF SURFACE MATERIALS AND PAINTS USED. ALL ILLUMINATED DISPLAYS BUILT 120VOLT UNLESS OTHERWISE SPECIFIED. 120VAC, PRIMARY POWER TO AND FINAL HOOKUP BY OTHERS. SIGN CIRCUIT(S) REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL. THIS DESIGN IS THE PROPERTY OF BSC AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY BSC. IT CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

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**SHALOM PARK
5240 S SHALOM PARK CIR
AURORA CO**

show sight distance
triangle in this viewport
to confirm the sign
location is appropriate

