

- 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" CURBS 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 CURBS, 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
  - CURBS CUT. SEE CIVIL
  - EXISTING BUILDING
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - CROSSSPAN. SEE CIVIL
  - EXISTING CONCRETE RETAINING WALL
  - EXISTING SIGN
  - KNOX BOX

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

**SITE DATA**

<b>MEMORY CARE</b>	
TOTAL PARCEL AREA (APPROX.)	±33,046 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
<b>STORAGE</b>	
PROVIDED WITHIN BUILDING	214.8 SF

**PARKING SUMMARY**

<b>STANDARD PARKING</b>	
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	
<b>ACCESSIBLE PARKING</b>	
REQUIRED	STANDARD ACCESSIBLE SPACES REQUIRED (TABLE 15.4) = 2 57 STANDARD SPACES = 3 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES REQUIRED = 1
PROPOSED	VAN ACCESSIBLE SPACES PROVIDED = 4
<b>LOADING</b>	
PASSENGER LOADING PROVIDED	= 28-10'
SERVICE LOADING PROVIDED	= 24-5'

**GRAPHIC LEGEND**

- LANDSCAPE AREA
- STANDARD CONCRETE HARDSCAPE
- 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.

**3. AMERICANS WITH DISABILITIES ACT:**  
 THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

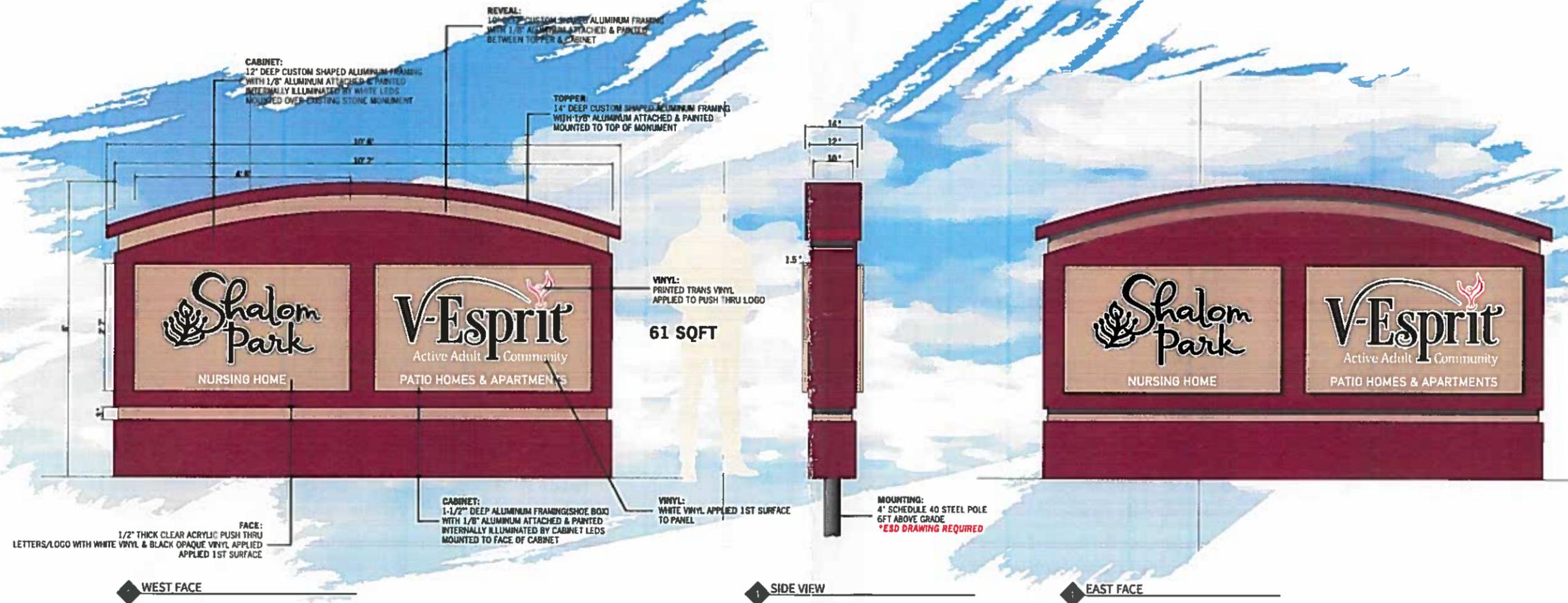
**4. EMERGENCY RESPONDER RADIO COVERAGE:**  
 THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL CONTRACT AND FINAL 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.

**5. 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".

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

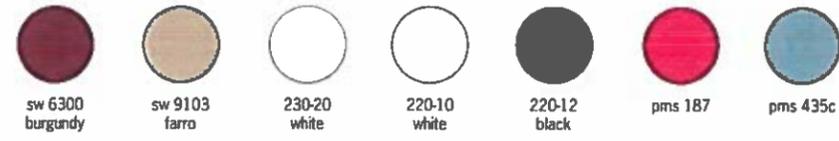


D/S NEW MONUMENT SIGN



**SCOPE OR WORK:**

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



**bscsigns**  
303.464.0644 F-303.464.0608

CLIENT	SHALOM PARK	W.O. #	ARTWORK PHASE:
JOB	MONUMENT SIGN	ADDRESS	<input type="checkbox"/> CONCEPTUAL #A
DATE	082517	5172 SOUTH SHALOM PARK AURORA, CO	<input checked="" type="checkbox"/> REVISION #2
SALES REP.	BOBBY PUCCI		<input type="checkbox"/> FINAL ARTWORK
DESIGNER	RICO ARAGON		<input type="checkbox"/> PRODUCTION
EMAIL	BOBBYP@BSCSIGN.COM		<input type="checkbox"/> SHOP DRAWING
ART LOC: 2017 Customer Art\Shalom park_Client Location\Sign Design\Concepts			

<b>CLIENT APPROVAL</b>		<b>LAND LORD APPROVAL</b>	
SIGNATURE:	DATE:	SIGNATURE:	DATE:
THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING			

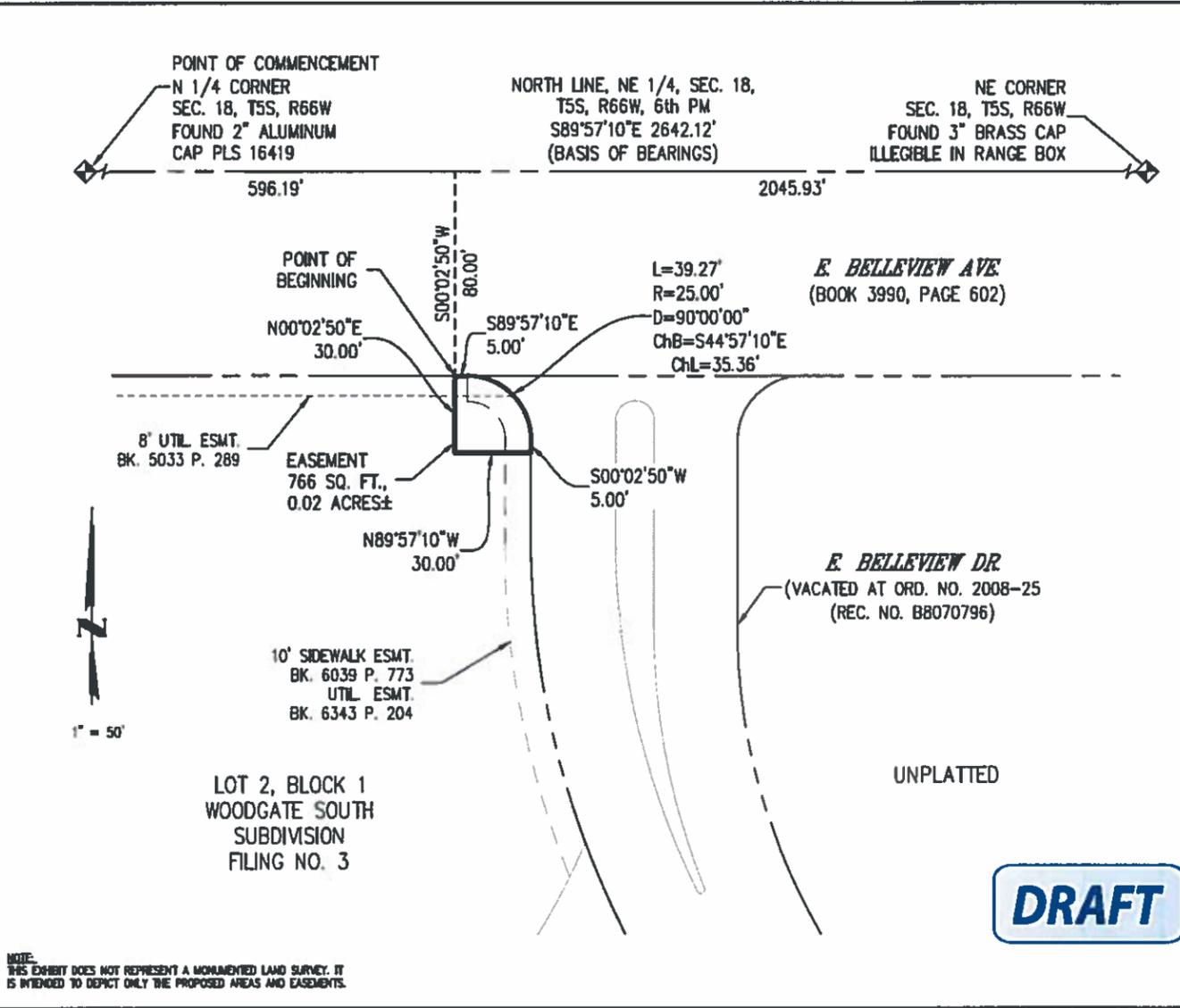


**DO NOT MANUFACTURE WITHOUT APPROVALS**

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.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

DATE: 11/15/2011  
DRAWN BY: RSD



HKS HARRIS KOCHER SMITH 1200 Lincoln Street, Suite 100 Aurora, CO 80010 P: 303.973.3000 F: 303.973.3001 www.hks.com	
DATE: 11/15/2011	PROJECT: 11002
DRAWN BY: RSD	REVISIONS:
CHECKED BY: AMH	
SHEET NO: 2	
SIGN EASEMENT EXHIBIT	
BETH ISRAEL FOUNDATION FOR THE AGED	

## SHALOM PARK 5240 S SHALOM PARK CIR AURORA CO

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

