

COMMENT DATE

8 AUGUST 2017

RESPONSE DATE

6 SEPTEMBER 2017

CASE NUMBER

2000-4029-02



601, 609, 619, 621, 629, 639, 641 POTOMAC STREET AURORA CO REHABILITATION

OWNER

AHA | Aurora
Housing Authority
2280 S. Xanadu Way
Aurora CO 80014
720 251 2075
Dana Ashely-Oehm

ARCHITECT

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303 442 3700
Marcel van Garderen

OWNER'S REP

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303 921 3366
Shannon Sperry

CIVIL

ESC | Engineering
Services Company
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Aurora CO 80014
303 549 0053
Woody Bryant

STRUCTURAL

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303 775 4336
Tom Mohr

MEP

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Peter D'Antonio

ENERGY CONSULTANT

Sustainably Built
1720 15th Street
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303 447 0237
Mark Bloomfield

SPECIFICATIONS

Delet
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Denver CO 80203
303 547 2224
Yael Nyholm

Project Application Review Comments & Response

PLANNING DEPARTMENT COMMENTS

STAFF CONTACT : JONATHAN WOODWARD

- A. Show updated parking counts.
[See redlines on Sheet 2 of 11 for updated parking counts.](#)
[Accessible Standard Parking increases from 4 to 9.](#)
- B. Any time sod is replaced by material such as rock or wood mulch, plants have to be added. Sec. 146-1431 Living Material requirements. The requirements are that each area within a site shall be landscaped with not less than 50 percent living landscape material. The Plans Material Coverage Values listed in Table 14.8 provides the formula for plant coverage. Please add the required amount of plants to these areas and resubmit the plan.
[See updated site calculations on Landscape PUD Supplement \(L1-0, L1-1, L2-0, L2-1\).](#)

LIFE SAFETY

STAFF CONTACT : NEIL WIEGERT

- C.
1. The Landscape Plans should reflect the proposed:
 - Shed
[The shed has been removed from the Scope of Work and the Drawings.](#)
 - Porticos
[The porticos have been identified on the Landscape Plans.](#)
 - Handicapped parking spaces
[The Handicapped Parking Spaces have been identified on the Landscape Plans.](#)
 - Please verify if these new site elements will impact any of the existing landscaping.
[Neither the porticos nor the new handicapped parking spaces will impact any of the existing landscaping.](#)
 2. Site Plan, Sheet 2: This data should accurately reflect the total number of existing and new handicapped parking spaces.
[See redlines on Sheet 2 of 11 for updated parking counts.](#)
[Accessible Standard Parking increases from 4 to 9.](#)
 3. Sheets 3-5: These "New HC Parking" locations are unclear.
 - Are there two spaces, or one space with an adjacent accessible aisle?
[We are converting 5 regular parking spaces to 5 HC parking by adding the HC logo and HC signage. In order to fit the 2 required accessible isles next to the converted accessible spaces, the adjacent parking spaces will be converted from 9' wide to 8' wide.](#)
 - Please redraw to clarify the intent.
[Each space has been drawn and labeled. Please refer to updated Sheet 3 of 11, Sheet 4 of 11, and Sheet 5 of 11.](#)
 4. Sheet 3: Provide a label and square symbol with an "X" inside the square to show the location of an existing Knox box adjacent to the front main entrance doorway to these buildings. (It may also be located adjacent to an existing Fire Riser Room door.) If Knox Box does not exist, they will need to be added.
[We have added notations showing the existing Knox boxes.](#)

5. Verify if the new shed will have its own address, or be addressed as an accessory structure to the "601" N. Potomac Street address. If it has its own address, show the address number on the South Elevations with 8" high minimum characters.

The shed has been removed from the Scope of Work and the Drawings.

6. Provide a label and a square symbol with an "X" inside the square to show the location of a Knox box adjacent to the Shed entrance doorway, and mounted 4- 6 feet above the finished grade.

The shed has been removed from the Scope of Work and the Drawings.

7. Show accessible route of travel on the site plan with a heavy dashed line in accordance with the 2015 IBC, Chapter 11. 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, and shall connect to:

- The main building entrances
- The accessible parking spaces
- Extend the accessible route of travel into, and the length of, the access aisles adjacent to the accessible parking stalls.

Please refer to updated Sheet 3 of 11.

- Provide an accessible ramp in areas where the accessible route crosses a vertical curb.

Please refer to updated Sheet 4 of 11 and Sheet 5 of 11.

8. Sheet 6: Adjust "Accessible Parking Sign Detail".

Refer to updated Sheet 6 of 11.

9. Add requested Fire Life Safety notes.

Refer to updated planting notes in Landscape PUD Supplement (L3-0).

REAL PROPERTY

STAFF CONTACT : DARREN AKRIE

D.

1. Site Plan, Sheet 3: Shed appears to be encroaching into a 5' Utility Easement. A license agreement will be required.

The shed has been removed from the Scope of Work and the Drawings.

2. Please note that if the Owner places a sign back on private property then they will have to get a permit or letter from PSCo allowing for sign to be placed with the easement. Please supply Real Property Services with a copy of the document.

The new sign has been removed from the Scope of Work and the Drawings. The existing sign will be refurbished.

3. Sign appears to be encroaching into street Rights of Way which is a state highway dedicated. Please contact CDOT to see what type of permitting or licenses are required. Please upload an approved copy of the document for City files. If the sign is located on private property, then a license is not required.

The new sign has been removed from the Scope of Work and the Drawings. The existing sign will be refurbished.