

REDEVELOPMENT PLAN

SPANISH CLINIC

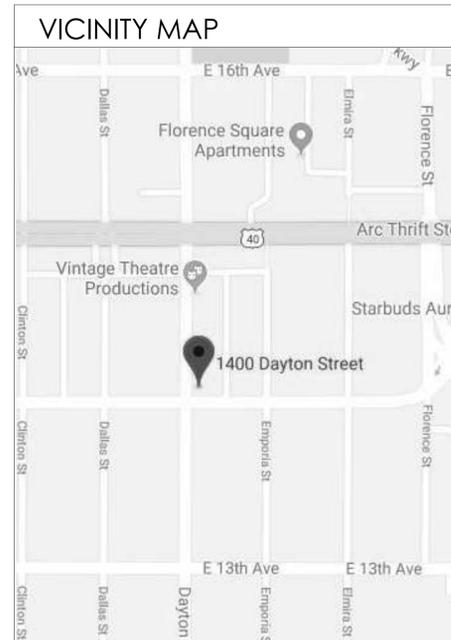
1400 DAYTON ST. AURORA, CO. 80010

LOTS 23 AND 24, BLOCK 1, EAST COLFAX AVENUE PARKLYING
WITHIN THE NE 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE
67 WEST OF THE 6TH P.M., IN THE CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

03.30.2018



<p>EXTERIOR ELEVATION IDENTIFICATION</p> <p>DRAWING NUMBER SHEET NUMBER</p>	<p>STRUCTURAL GRID</p> <p>COLUMN LETTER COLUMN REFERENCE GUIDE COLUMN LETTER</p>
<p>INTERIOR ELEVATION IDENTIFICATION</p> <p>DRAWING NUMBER SHEET NUMBER</p>	<p>ELEVATION DATUM IDENTIFICATION</p> <p>LEVEL NAME ELEVATION</p>
<p>DETAIL IDENTIFICATION</p> <p>DRAWING NUMBER SHEET NUMBER</p>	<p>WINDOW IDENTIFICATION</p> <p>WINDOW SIZE</p>
<p>WALL SECTION IDENTIFICATION</p> <p>DRAWING NUMBER SHEET NUMBER</p>	<p>KEYNOTE IDENTIFICATION</p> <p>NOTE NUMBER</p>
<p>BUILDING SECTION IDENTIFICATION</p> <p>DRAWING NUMBER SHEET NUMBER</p>	<p>REVISION IDENTIFICATION</p> <p>REVISION NUMBER REVISION DESCRIPTION</p>
<p>ENLARGED DETAIL IDENTIFICATION</p> <p>DRAWING NUMBER SHEET NUMBER</p>	<p>SECTION MATERIAL GRAPHICS</p> <p>CONCRETE</p> <p>UNDISTURBED OR COMPACTED EARTH</p> <p>POROUS FILL (GRAVEL)</p> <p>STEEL</p>
<p>DOOR IDENTIFICATION</p> <p>DOOR SIZE</p>	<p>ROOM/SPACE/AREA IDENTIFICATION</p> <p>ROOM NAME</p> <p>ROOM NUMBER</p> <p>ROOM AREA</p> <p>RIGID INSULATION</p> <p>BATT INSULATION</p> <p>GYPSUM PLASTER</p> <p>PLYWOOD</p> <p>FINISH WOOD</p>
<p>ACOUSTIC PARTITION TYPE IDENTIFICATION</p> <p>PARTITION TYPE: RE: PARTITION TYPE SCHEDULE</p>	



BUILDING & CODE INFORMATION

ZONING: B-2 (EXISTING)

OCCUPANCY: EXISTING

CONSTRUCTION TYPE(S): EXISTING

SPRINKLERED: NO

ALLOWABLE SQUARE FOOTAGE: 9000 SF

ALLOWABLE BUILDING HEIGHT: 40'

BUILDING CONSTRUCTION: EXISTING

EXTERIOR BEARING WALLS:

INTERIOR BEARING WALLS:

EXTERIOR NON-BEARING WALLS:

STRUCTURAL FRAME:

FLOORS - CEILINGS/ROOFS:

ROOFS - CEILINGS/ROOFS:

SHAFT ENCLOSURES (4+ STORIES):

STAIRWAY CONSTRUCTION:

GROSS BUILDING AREA: EXISTING

BUILDING HEIGHT: EXISTING

NUMBER OF STORIES: EXISTING

ESTIMATED OCCUPANT LOAD: EXISTING

PLUMBING FIXTURE COUNT: EXISTING

BUILDING CODES: 2015 International Building Code (IBC)
2015 International Residential Code (IRC)
2015 International Mechanical Code (IMC)
2015 International Fuel Gas Code (IFGC)
2015 International Fire Code (IFC)
2015 International Plumbing Code (IPC)
2015 International Existing Building Code (IEBC)
2015 International Energy Conservation Code (IECC)
2017 National Electrical Code (NEC)

LOCAL AMENDMENTS: CITY OF AURORA MUNICIPAL CODE

Sheet #	Sheet Name	02/01/18 REDEV PLAN	XX/XX/XX 100%SD	XX/XX/XX 50%SD	XX/XX/XX 100%DD	XX/XX/XX 50%DD
GENERAL						
G1.01	COVER SHEET	X				
G1.02	SURVEY	X				
LANDSCAPE						
L1.00	LANDSCAPE PLAN	X				
ARCHITECTURE						
A1.01	ARCHITECTURAL SITE AND ROOF PLAN	X				
A4.0	EXTERIOR ELEVATIONS					

PROJECT TEAM

<p>OWNER</p> <p>SPANISH CLINIC 1400 DAYTON ST. AURORA, CO. 80010</p> <p>POC: ALFONSO CASTILLO P: 720.225.7157 ACASTILLO@SPANISH-CLINIC.COM</p> <p>ARCHITECT</p> <p>NEOSTUDIO ARCH 3560 WALNUT ST. UNIT A DENVER, CO. 80205</p> <p>POC: KARLIN VAESSEN P: 303.758.3800 KARLIN@NEOSTUDIOARCH.COM</p> <p>SURVEY</p> <p>ALTURA LAND CONSULTANTS, LLC 6551 S. REVERE PKWY., SUITE 165 CENTENNIAL, CO. 80111</p> <p>POC: JESSE A. LUGO P: 303.902.7791 JESSE@ALTURLAND.COM</p>	<p>LANDSCAPE</p> <p>STUDIO INSITE 3457 RINGSBY CT. UNIT 223 DENVER, CO. 80216</p> <p>POC: DANIEL BECKERDITE P: 303.433.7100 DRECKERDITE@STUDIOINSITE.COM</p> <p>STRUCTURAL</p> <p>MONROE + NEWELL 1400 GLENARM PL. SUITE 101 DENVER, CO. 80202</p> <p>POC: CRAIG CARROLL P: 303.623.4927 CCARROLL@MONROE-NEWELL.COM</p>
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DATA BLOCK

ZONING:	B-2
LAND AREA (SF):	5523
NUMBER OF BUILDINGS:	1
BUILDING HEIGHT (FT):	16
BUILDING COVERAGE (SF%):	2045 (37%)
HARD SURFACE AREA (SF%):	4844 (88%)
LANDSCAPE AREA (SF%):	679 (12%)
NUMBER OF SIGNS:	TBD (UNDER SEPARATE PERMIT)
PARKING SPACES PROVIDED/ REQUIRED:	6/6
ADA SPACES:	1

REQUIRED SITE PLAN NOTES

- 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 AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- 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.
- ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER IN THE MANNER PROVIDED IN THIS ARTICLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER, OCCUPANT OR ANY PERSON OBTAINING A BUILDING PERMIT TO PLACE SUCH NUMBER IN THE MANNER PROVIDED IN THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS

REDEVELOPMENT PLAN

1400 DAYTON ST. AURORA, CO. 80010

PROJ. NO. 17-14
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03.30.2018
REVISIONS

ISSUED FOR:

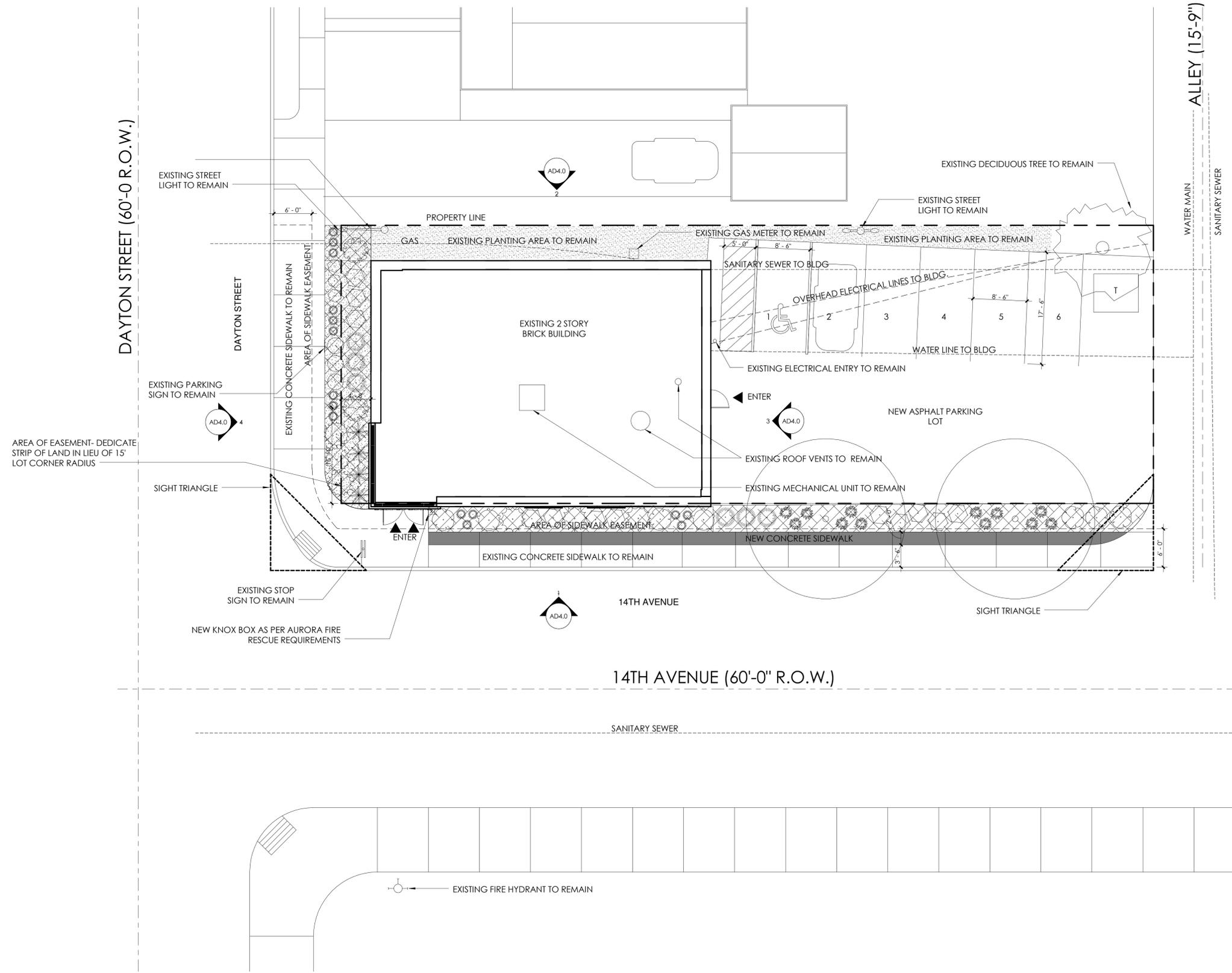
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SCALE: As indicated

SHEET TITLE:
COVER SHEET

G1.01

- GENERAL PLAN NOTES**
1. NO WATER USING FIXTURES ADDED
 2. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.



REDEVELOPMENT PLAN

1400 DAYTON ST. AURORA, CO. 80010

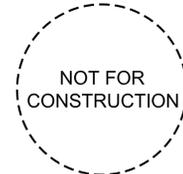
PROJ. NO. 17-14
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03.30.2018
REVISIONS

ISSUED FOR:
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SCALE: 1/8" = 1'-0"

SHEET TITLE:
ARCHITECTURAL SITE AND ROOF PLAN

A1.01

1 SITE AND ROOF PLAN
1/8" = 1'-0"



1400 DAYTON
1400 DAYTON ST. AURORA, CO. 80010

PROJ. NO. 17-14
DRAWN: DQB
CHECKED: GLW
APPROVED: GLW
DATE: 03.30.2018
REVISIONS

ISSUED FOR: AURORA O.D.A. MEETING
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SCALE: 1" = 10'-0"

SHEET TITLE:
PLANTING PLAN

L100

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	GT	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER THORNLESS HONEYLOCUST	B & B	2' CAL
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	BT	3	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL	
	PC	2	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	5 GAL	
	PJ	5	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S POTENTILLA	5 GAL	
	RS	2	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	
	SJ	3	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	
	SP	18	SYRINGA PUBESCENS 'MISS KIM' / MISS KIM KOREAN LILAC	5 GAL	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	JH	3	JUNIPERUS HORIZONTALIS 'ICEE BLUE' / ICEE BLUE JUNIPER	5 GAL	
	JS	3	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	BG	4	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA GRASS	2 GAL	
	CA	12	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL	
	PH	15	PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF HAMELN FOUNTAIN GRASS	2 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	WM	778 SF	/ WOOD MULCH	N/A	

* ALL PLANT MATERIAL TO QUALIFY AS A WATER CONSERVING PLANT TYPE.

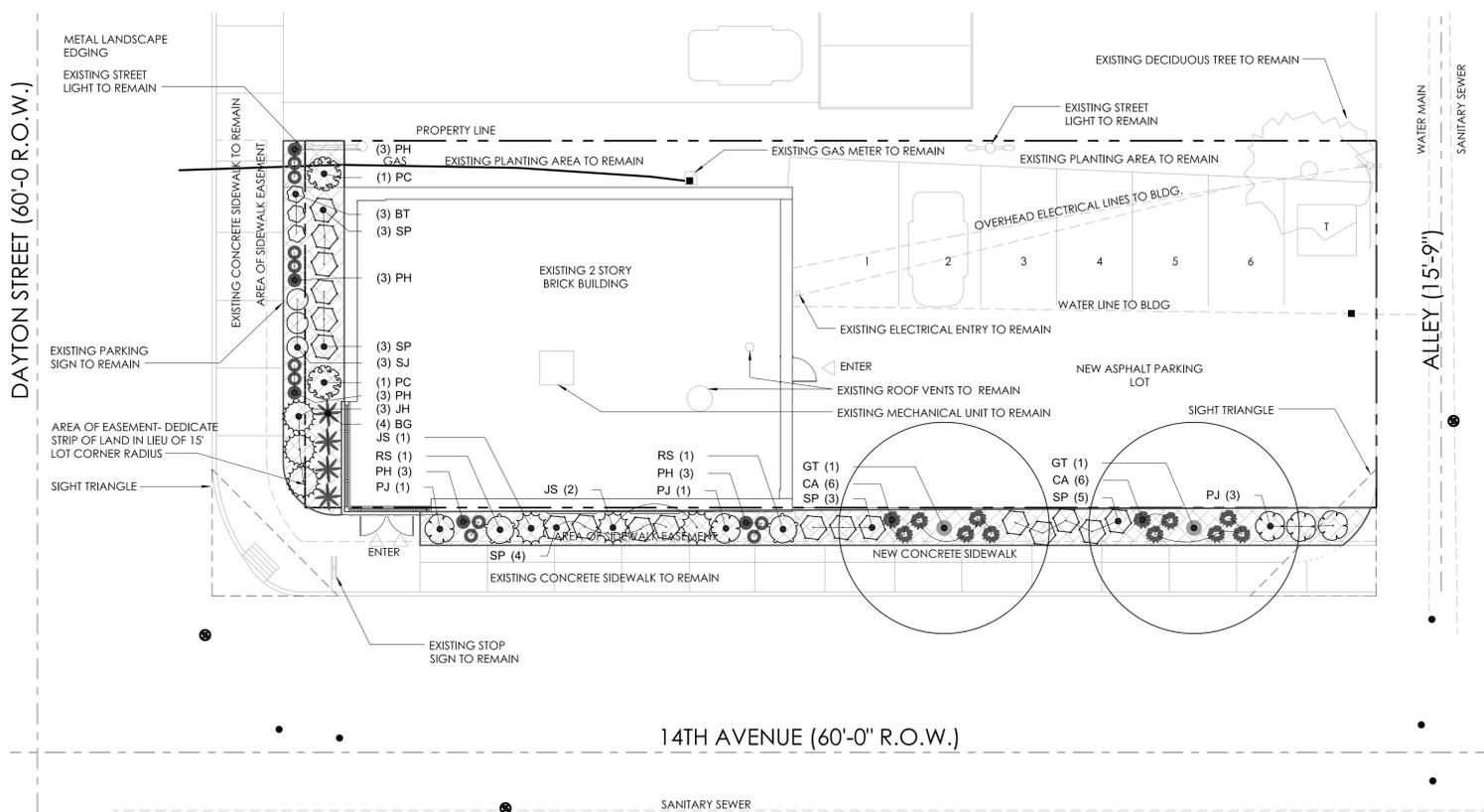
LANDSCAPE DATA (CITY OF AURORA)

STANDARD RIGHTS-OF-WAY TABLE

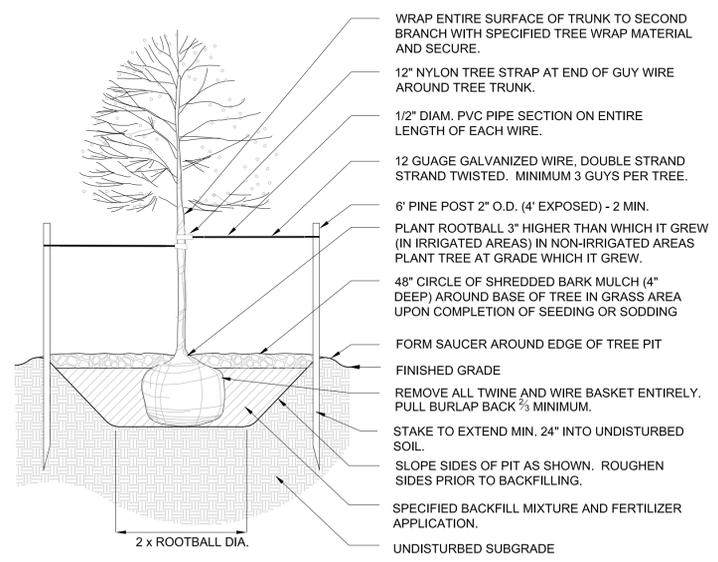
AREA (A)	DESCRIPTION	LENGTH	TREES REQ. (1/40')	TREES PROVIDED	NOTES
	DAYTON STREET FRONTAGE	43'	1	0	DUE TO A 7'-3" WIDE PLANTING STRIP UP AGAINST AN EXISTING BUILDING, NO TREES ARE PROVIDED.
(B)	14TH AVENUE FRONTAGE	127'	3	2	TWO TREES ARE PROVIDED IN BETWEEN THE PARKING LOT AND THE SIDEWALK, BUT DUE TO A 4'-0" PLANTER IN FRONT ON THE EXISTING BUILDING NO TREES WERE PROVIDED IN THIS AREA.

LANDSCAPE NOTES

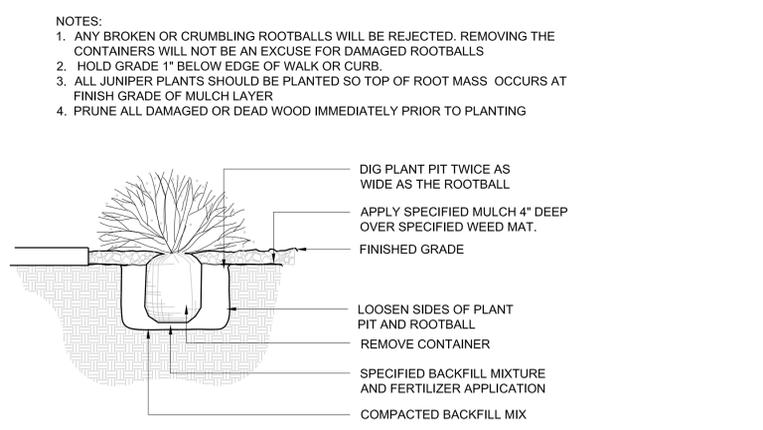
- SHRUB AREAS SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF CLASS 1 ORGANIC MATTER PER EVERY 1000 SF OF LANDSCAPE AREA SHALL BE ROTO-TILLED TO A 6" DEPTH. TREE AREAS SHALL RECEIVE A MINIMUM OF 5 CUBIC YARDS OF CLASS 1 ORGANIC MATTER PER 1,000 SF OF AREA ROTO-TILLED TO A 6" DEPTH.
- EXISTING WOOD POLE PARKING LOT LIGHTS ARE TO REMAIN.
- ALL PEDESTRIAN WALKS SHALL CONSIST OF CAST IN PLACE CONCRETE, STANDARD GRAY WITH BOOM FINISH AND SAW-CUT JOINTS/SCORING. PARKING LOT SHALL BE ASPHALT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT OF NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ROOTBALLS TO BE FREE OF WEEDS.
- SIZES ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.
- TOPSOIL SHALL BE TESTED FOR PARTICLE SIZE, pH, AND NUTRIENT LEVELS AND RECOMMENDATIONS FOR AMENDMENTS TO BRING THE SOIL TO ACCEPTABLE HORTICULTURAL QUALITY. SOIL ANALYSIS TO BE SUPPLIED TO LANDSCAPE ARCHITECT AND APPROVAL GIVEN PRIOR TO PLACING TOPSOIL.
- PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD LAWN DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
- EXISTING VEGETATION TO BE SAVED SHALL BE PROTECTED BY TEMPORARY FENCING WHERE NEEDED. NO EQUIPMENT SHALL BE DRIVEN OR PARKED WITHIN THE DRIP LINE OF TREES BEING SAVED.
- FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. TOPSOIL DEPTHS SHALL BE 4" IN SEEDED AND SODDED AREAS, SHRUB AND GROUND COVER AREAS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
- TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDED OR OTHERWISE TREATED TO ENSURE STABILITY.
- ALL PLANTING BEDS SHALL BE MULCHED WITH WOOD CEDAR BARK MULCH EXCEPT WHEN DESIGNATED FOR ROCK.
- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. ALL SHRUB BEDS SHALL BE DRIP IRRIGATED AND SEED AND SOD AREAS SHALL USE POP-UP SPRAY HEADS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.



- NOTES:**
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE WIRE OR CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 - DO NOT CUT SINGLE LEADER. PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.



1 DECIDUOUS TREE DETAIL
1/2" = 1'-0"



2 SHRUB DETAIL
1/2" = 1'-0"