



October 6th, 2017

Zoning and Plan Review
Jonathan Woodward
303.739.7220
jwoodwar@auroragov.org

Re: Initial Submission Review – 1982 Nome Street – Minor Amendment
Case Number: 2017-6013-00

Below are the comments and issues provided by the city as response to the Initial Submission Review – 1982 Nome Street – Minor Amendment. Our responses follow in Red.

PLANNING DEPARTMENT COMMENTS:

1. Site Plan and Landscaping (Comments in purple)

1A. Staff is ok with eliminating screening on east and south side of the building, but requests screening on the north side (and to remain on the west side) to conceal the rooftop equipment and vents.

The screening remains on the North side to conceal the rooftop equipment and vents for the laundromat. West parapet screens equipment as well.

1B. Sheet 4: Please remove note in *Landscape Data Table*.

The note has been removed.

1C. Sheet 5: Remove Landscape Notes. The notes should only be on the construction drawings.

The landscape notes has been removed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES"

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

2A. Cover Sheet: Please remove the Autocad SHX text items in the comment section. Please flatten to reduce ability to select the items.

The Autocad SHX text items has been removed.

2B. Page 2: Label directional curb ramps.

The curb ramps are labeled with directions.

2C. New sidewalk should be 5.5 feet in width.

A note has been added for all the new sidewalk to be 5'-6" wide.

2D. Show and label stop sign.

The existing stop sign has been located and identified.



3. Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org) / Comments in blue)

3A. Please add the following note: 16. 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 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009.

The note has been added.

3B. Add Accessible van accessible parking on the site plan.

An accessible van parking space has been added on the site plan.

3C. See other Cover Sheet notes.

The comments/notes has been modified/added.

3D. Page 2 Please use a heavy dashed delineation on the site plan to show an interconnected accessible route to the following items:

- o Public transportation stops.
- o Accessible parking.
- o 60% of the required building entrances.

The items above have been included on sheet 2. Accessible route shown covers at least 60% of the entrances.

3E. Please show existing Knox Box or add new Knox Box on new elevations.

The new Knox Boxes have been added and identified on new elevations.

3F. Please add Accessible Van parking signage on the site plan.

The Accessible Van parking sign has been added on the site plan.

3G. Include Sheet 8 of 8.

This has been included for all the sheets.

4. Real Property (Darren Akrie/ 303-739-7331 / DAKRIE@auroragov.org / Comments in magenta)

4A. Cover Sheet: See corrections to Required Site Plan Notes in Magenta.

The corrections have been made for the cover sheet.

4B. Sheet 2: Make lot line a heavy line. Include bearings and distances of property lines.

Bearings and distances of property lines have been included on sheet 2.

—

POWERS BROWN ARCHITECTURE



1580 Lincoln Street, Suite 400
Denver, Colorado 80203

303.225.3345
www.powersbrown.com

powers
brown
archi
ecture

Best Regards,

Bryant Mazzetti
Powers Brown Architecture
Managing Principal