

SITE PLAN NOTES

- ANY MODIFICATIONS TO THIS PLAN SHALL BE IN COMPLIANCE WITH APPROVED/RECORDED DOCUMENTS
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL APPROVED DOCUMENTS PERTAINING TO THIS SITE.
- CONTRACTOR SHALL FOLLOW ALL TREE PROTECTION ZONES DURING CONSTRUCTION.

FIRE PROTECTION SITE NOTES

- EMERGENCY ACCESS IS REQUIRED THROUGH LOCKED GATES AND DOORS. PROVIDE KEY BOXES PER 2021 IFC SECTION 508. PLEASE CONTACT THE FIRE PREVENTION BUREAU (SOUTH ADAMS COUNTY FIRE DEPARTMENT) AT (303)288-0835 TO ARRANGE FOR FIELD APPROVAL OF KEY BOX (KNOX BOX) LOCATION(S). FIELD APPROVAL REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- FIRE DEPARTMENT ACCESS TO EQUIPMENT. SECTION 509, 2021 IFC. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION, SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. FIELD APPROVAL REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- ELECTRICAL EQUIPMENT. SECTION 603, 2021 IFC. DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING ELECTRICAL ROOM OR SIMILAR APPROVED WORDING. THE DISCONNECTING MEANS FOR EACH SERVICE, FEEDER OR BRANCH CIRCUIT ORIGINATING ON A SWITCHBOARD OR PANEL BOARD SHALL BE LEGIBLY AND DURABLY MARKED TO INDICATE ITS PURPOSE UNLESS SUCH PURPOSE IS CLEARLY EVIDENT. SEE SECTION 603.4.1, LABELING. FIELD APPROVAL REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

SITE SUMMARY

A: BUILDING ADDRESS
7390 HWY 2
COMMERCE CITY, CO, 80022

REGIONAL RETAIL & COMMERCIAL PUD
PRIMARY USES: BUSINESS ASSEMBLY
BUILDING FORM USED: ASSEMBLY

PARKING INFO (ENTIRE BUILDING)
PER COMMERCE CITY MUNICIPAL CODE - COMMUNITY SERVICES, EVENTS CENTER
REQUIRED: 1 SPACE/4 SEATS = 27 FIXED SEATS (18' PER PERSON)/4 = 7 SPACES REQUIRED
PROVIDED: 17 SPACES

SYMBOL LEGEND

SEE GRAPHIC SYMBOLS LEGEND, SHEET A0 FOR SYMBOLS NOT SHOWN HERE

ACCESSIBLE ROUTE AND ACCESS POINT

SITE LANDSCAPE CALCULATIONS

GROSS SITE AREA (S.F.)	TOTAL LANDSCAPED AREA (SF)	TREES REQUIRED (1.25 TREES PER 600 SQUARE FEET OF LANDSCAPED AREA)	TREES PROVIDED
14,525.32 S.F.	3,351 SF	7 (BASED ON 600')	7

LANDSCAPED AREA CALCULATIONS

TOTAL LANDSCAPED AREA (SF)	SHRUBS REQUIRED (1.25 SHRUBS PER 300 SQUARE FEET OF LANDSCAPED AREA)	TOTAL PROVIDED LANDSCAPED AREA (SF)
3,351	14 (BASED ON 300 SF)	14

TURF CALCULATIONS

TOTAL LANDSCAPED AREA (SF)	MAX SF OF TURF ALLOWED, 75%	TURF PROVIDED
3,351 SF	1675 SF	1569 SF

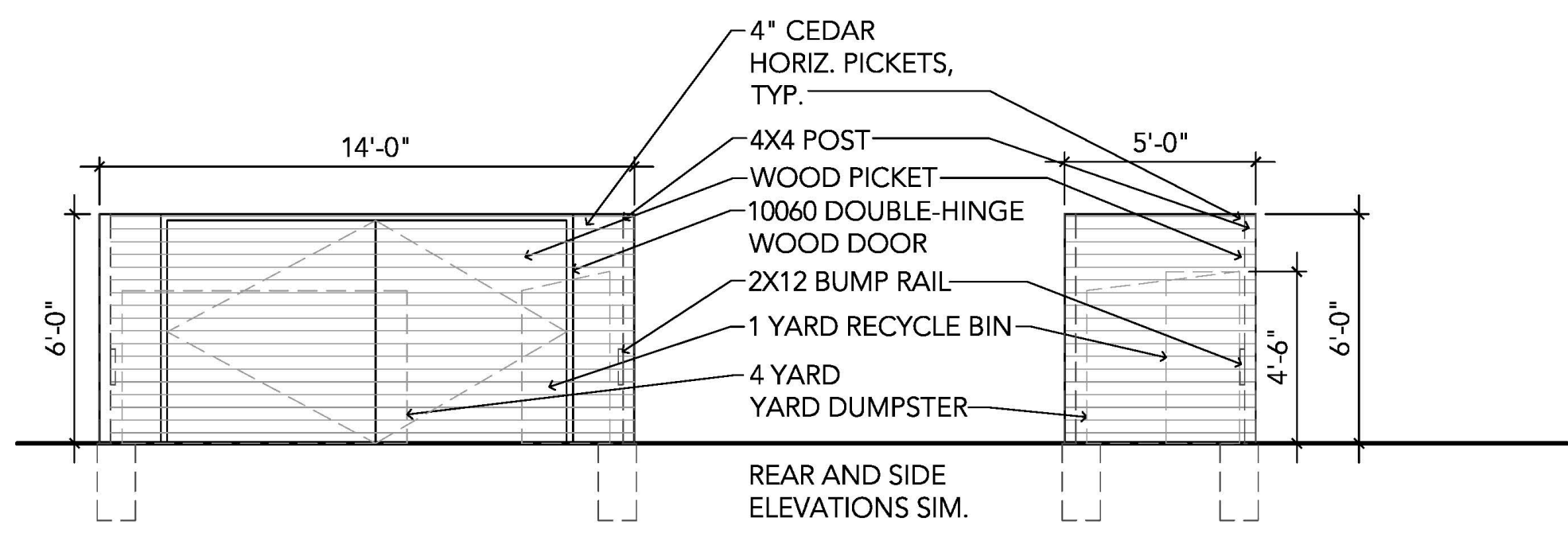
LIVE PLANT CALCULATIONS

TOTAL LANDSCAPED AREA (SF)	COVERAGE REQUIRED (75% OF TOTAL LANDSCAPED AREA IS LIVE PLANTS)	COVERAGE PROVIDED
3,351	2513 S.F. (BASED ON 75%)	2625 S.F.

PLANT LEGEND

- SHADEMASTER HONEYLOCUST
- OREGON GREEN AUSTRIAN PINE
- WHITE BUD MUGO PINE
- NATIVE GRASSES
- MULCH (TWO KINDS REQUIRED)

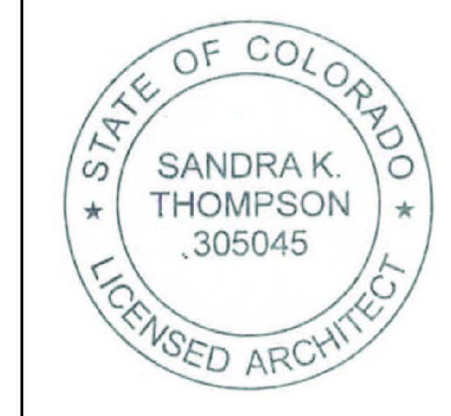
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DATE	ISSUE/REVISION
04/23/2024	FOR REVIEW
08/27/2024	PLANNING COMMENTS

PROJECT NUMBER: 24-100
DRAWN BY: EJS
CHECKED BY: SKT
DESCRIPTION:



ZAGA DESIGN GROUP
3630 W 32ND AVE #2
DENVER, CO 80211
PHONE: 303.437.8622

**WERTHWHILE EVENTS
TENANT IMPROVEMENT**
 7390 HWY 2
 COMMERCE CITY, COLORADO, 80022

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PROJECT NUMBER: 24-100
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CHECKED BY: SKT
DESCRIPTION:

SITE PLAN

A0.2

1 ON-STREET PARKING PLAN
 1/32" = 1'-0"

