

## ADDRESS

2178 NORTH VICTOR STREET  
AURORA CO

## BUILDING JURISDICTIONS:

CITY OF AURORA

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE:  
SE 1/4, OF NE 1/4, OF SECT. 36, TS. 3S, R67W  
OF THE 6TH PM, CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO  
CONTAINING 31,401 SF OR 0.7209 ACRES MORE OR LESS

## TENANT FINISH

**CODES & STANDARDS:** 1994 U.B.C., 1991 UMC, 1991 UPC  
1997 UFC, 2002 NEC, 1989 MEC  
AURORA MUNICIPAL CODE

**OCCUPANCY:** EXISTING R-1, WITH B, (ACCESSORY) - 1ST & 2ND FLR  
B, S2 (ACCESSORY) - 3RD FLR

**CONSTRUCTION:** TYPE 11-1HR AS OBSERVED  
**SPRINKLER:** NOT REQUIRED  
**STANDPIPE:** NOT REQUIRED  
CABO / ANSI A17.1-1992  
(E)- INSTALLED 1999-2000

**ELEVATOR (ADA):** (E)- INSTALLED 1999-2000  
**FIRE ALARM SYSTEM:** PER CODE  
**AREAS OF REFUGE:** NOT REQUIRED  
**STORIES:** 3  
**BUILDING HEIGHT:** 30'-4" AGL  
ELEVATOR PARAPET: 35'-8" AGL

**OCCUPANCY SEPARATIONS:** 1 HR R1/B, 1HR R1/S2, 1HR B/S2  
PROVIDED (E) & N: ALL INTERIOR WALLS 1HR  
PROVIDED (E): ALL INTERIOR SLABS 1HR

**FIRE RESISTANCE:** 1 HR R1/B, 1HR R1/S2, 1HR B/S2  
PROVIDED (E) & N: ALL INTERIOR WALLS 1HR  
PROVIDED (E): ALL INTERIOR SLABS 1HR  
PROVIDED (E): 1 HR EXTERIOR BEARING WALLS  
OPENINGS: NR PER LOCATION TO PL TABLE 5-A

**EXITS:** 1ST FLR: 3 PROVIDED @ 10' +/-  
2ND FLR: 3, 2 EXTERIOR STAIR, 1 INTERIOR STAIR  
3RD FLR: 3, 2 EXTERIOR STAIR, 1 INTERIOR STAIR

**GROSS SQ. FT.:** 1ST FLOOR: 7,665 SF  
2ND FLOOR: 7,524 SF  
3RD FLOOR: 6,084 SF  
TOTAL: 21,273 SF

**ALLOWABLE AREA:** GROUP R1: 13,500 SF / 4 STORIES TABLE 5B  
THREE FLOORS 3 X 13,500 = 40,500 SF  
GROUP B: 18,000 SF / 4 STORIES ACCESSORY  
GROUP S2: 27,000 SF / 4 STORIES ACCESSORY

**USE BY FLOOR:** 1ST FLR R1 = 5,701 SF ACCESSORY B = 1,964 SF  
2ND FLR R1 = 6,882 SF ACCESSORY B = 642 SF  
3RD FLR B = 5,398 SF ACCESSORY S2 = 686 SF

**OCCUPANT LOAD:** R1 WITH ACCESSORY B, S2

**OCCUPANT LOAD AS CALCULATED: (LESS BATHROOMS, HALLWAYS)**

FACTOR	AREA	SF.	TOTAL OCCUPANTS
50	1ST FLR R1	2901 SF	58
300	1ST FLR STORAGE	275 SF	1
100	1ST FLR B	1600 SF	16
300	1ST FLR MECH	800 SF	3
	1ST FLR		78 TOTAL
50	2ND FLR R1	3490 SF	70
100	2ND FLR B	825 SF	8
300	2ND FLR MECH	1600 SF	5
	2ND FLR		83 TOTAL
100	3RD FLR B	1550 SF	16
300	3RD FLR S	684 SF	3
300	3RD FLR MECH	163 SF	0
15	3RD FLR CONF A	275 SF	(18)
15	3RD FLR CONF B	550 SF	(36)
	3RD FLR		19 TOTAL
	BUILDING		180 TOTAL

**CORRIDOR WIDTH:** 3'- 8" MIN. ALL FLOORS (E)

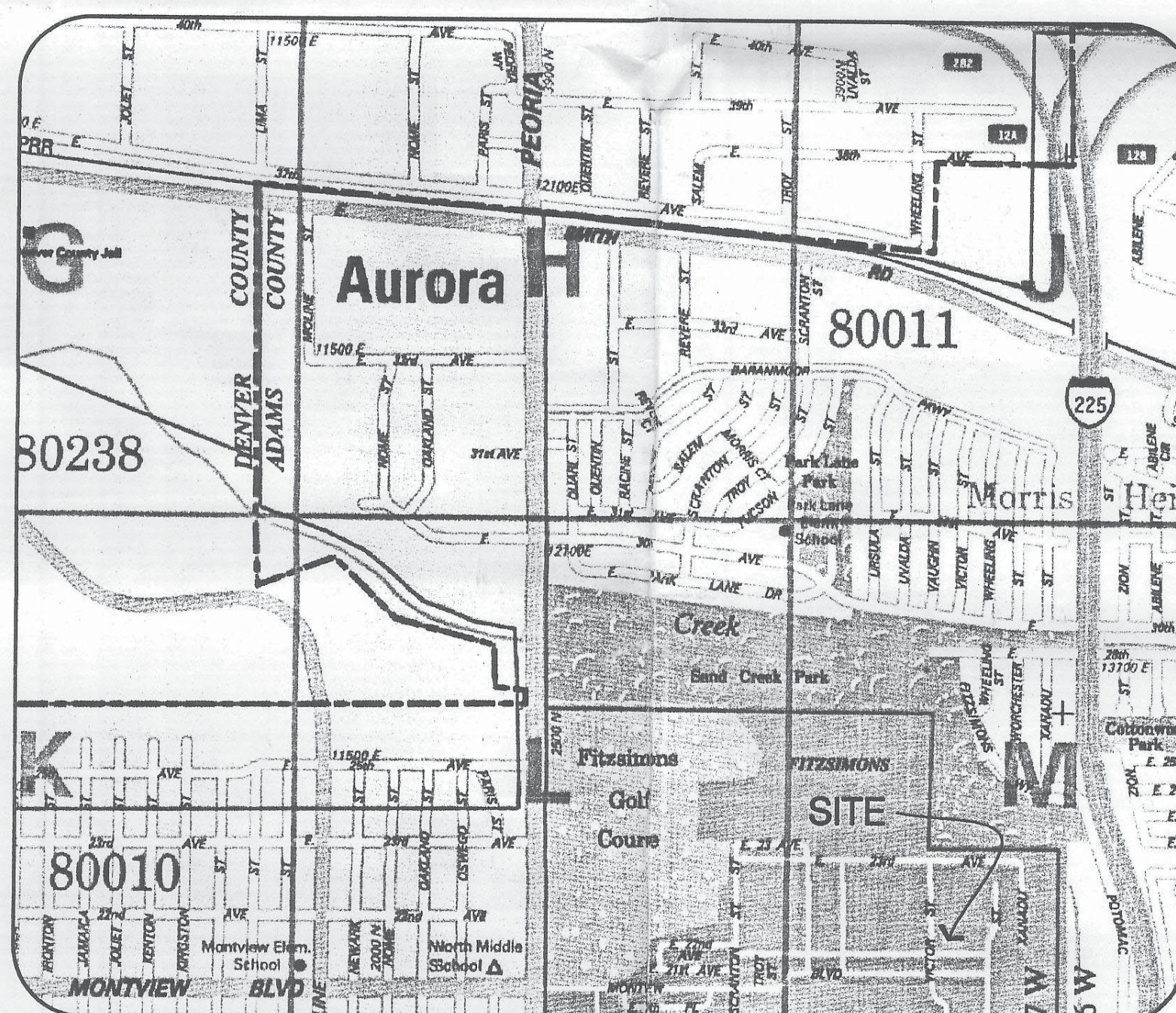
**EXITS PROVIDED:** 3 PER FLOOR

**MIN. WIDTH REQD:** FACTOR: 3" (#OCC) STAIRS, 2" (#OCC) DOORS

3RD FLR: 10 OCC/EXIT STAIRS CALC. 3", 36" MIN REQD - 42" (E) PROVIDED  
DOORS: CALC. 2", 36" MIN REQD - 36" (E) PROVIDED  
2ND FLR: 38 OCC/EXIT STAIRS CALC. 11/4", 36" MIN REQD - 42" (E) PROVIDED  
DOORS: CALC. 7/8", 36" MIN REQD - 36" (E) PROVIDED  
1ST FLR: 64 OCC/EXIT STAIRS CALC. 19/2", 36" MIN REQD - 42" (E) PROVIDED  
DOORS: CALC. 12/8", 36" MIN REQD - 36" (E) PROVIDED

## COMITIS CRISIS CENTER REMODEL / TENANT FINISH AT FITZSIMONS- BUILDING 301

2178 NORTH VICTOR STREET  
AURORA, COLORADO



NORTH



## VICINITY MAP

1  
NTS

TRAVEL DISTANCE: 150' MAX.

MIN. WIDTH REQD: CORRIDORS- 44"

DEAD END CORRIDOR: 1ST FLR 9'-0" PROVIDED

RESCUE WINDOWS: ALL SLEEPING ROOMS (E)

### FIXTURES:

(1) HC UNISEX RESTROOM PROVIDED PER FLR  
(1) HC BATH ROOM QUAD 2 PER SEC. 1103.19.3

### 1ST FLR:

TUBS: 15 (E), 5 TO BE REMOVED  
1 REPLACED W/ HC COMPLIANT  
TUB / SHOWER UNIT

LAVS: 16 (E), 2 TO BE REMOVED  
1 REPLACED W/ HC COMPLIANT  
1 NEW IN KITCHEN RM. 113

WATER  
CLOSETS: 15 (E), 7-M, 7-F,  
1 RECONFIGURED  
FOR UNISEX HC

### 2ND FLR:

TUBS: 16 (E), 1 TO BE REMOVED

LAVS: 16 (E),  
1 REPLACED W/ HC COMPLIANT

WATER  
CLOSETS: 16 (E), 15 UNISEX  
1 RECONFIGURED  
FOR UNISEX HC

### ACCESSIBILITY:

(1) HC UNISEX RESTROOM PROVIDED PER FLR  
(1) HC BATH ROOM QUAD 2 PER SEC. 1103.19.3

### 3RD FLR:

TUBS: 12 (E), 1 TO BE REMOVED

LAVS: 12 (E), 1 TO BE REMOVED  
1 REPLACED W/ HC COMPLIANT

WATER  
CLOSETS: 12 (E),  
1 RECONFIGURED  
FOR UNISEX HC

## INDEX OF DRAWINGS

T1 PROJECT INFORMATION  
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E 1-3 ELECTRICAL

APPROVED FOR ONE YEAR FROM THIS DATE

CITY ENGINEER

DATE

UTILITIES DEPARTMENT

DATE

PLANNING & ZONING

DATE

## PROJECT INFORMATION

**SITE NAME:** COMITIS CRISIS CENTER & ADMINISTRATION OFFICES

**SITE ADDRESS:** 2178 N VICTOR STREET

**CONTACT:** RICHARD E. BARNHILL  
COMITIS CRISIS CENTER  
AND ADMINISTRATION OFFICES  
9480 E 17TH AVE PO BOX 919  
AURORA, CO 80040

## PROJECT SUMMARY

VERBAL SUMMARY: WITHOUT FORCE AND EFFECT ON REQUIREMENTS OF CONTRACT DOCUMENTS. THE DESCRIPTION OF THE WORK OF THE CONTRACT CAN BE SUMMARIZED AS FOLLOWS.

TENANT FINISH IMPROVEMENTS FOR AN EXISTING 3 STORY DORMITORY BUILDING LOCATED ON THE FITZSIMMONS CAMPUS IN THE CITY OF AURORA. NEW EXTERIOR RECREATION AREAS AND INTERIOR SPACE REMODEL. ALL ACTIVITIES TO CONFORM TO EXISTING CODES.

## GENERAL NOTES

1. UNFORESEEN CONDITIONS: SHOULD ANY CONDITION ARISE WHICH WOULD NOT NORMALLY BE ANTICIPATED, OR SHOULD ANY CONDITION BE UNCOVERED WHICH DOES NOT MATCH THE CONTRACT DOCUMENTS, IMMEDIATELY NOTIFY THE ARCHITECT FOR DIRECTION.

2. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND GENERALLY ACCEPTED INDUSTRY-WIDE STANDARDS. ALL WORK SHALL CONFORM TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE. IF REQUIRED, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.

3. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE, AS A MINIMUM STANDARD, WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES OF ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL GIVE ALL NOTICES, SECURE ALL PERMITS, AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

4. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/ OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO SUBMITTAL OF PROPOSALS AND PROCEEDING WITH ANY WORK.

5. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THIS INFORMATION. COORDINATE THIS INFORMATION WITH ALL CONSTRUCTION DOCUMENTS, FIELD VERIFY ALL EXISTING CONDITIONS EFFECTED BY THIS WORK, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THESE DOCUMENTS WITH OTHER DOCUMENTS AND FIELD CONDITIONS PRIOR TO SUBMITTING A PROPOSAL. BY SUBMITTING THE PROPOSAL FOR THIS WORK, CONTRACTOR ACKNOWLEDGES THAT THE SITE HAS BEEN INSPECTED AND ALL EXISTING CONDITIONS HAVE BEEN CONSIDERED AND INCLUDED IN THE PROPOSAL.

6. THESE DRAWINGS ARE BASED IN PART ON OWNER-PROVIDED EXISTING DRAWINGS AND LIMITED FIELD VERIFICATION. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

7. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO THE DRAWINGS OF ANOTHER DISCIPLINE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, AND/OR SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS.

## DESIGN CONSULTANTS

### ARCHITECT:

T\*REX ARCHITEX  
146 MADISON ST #200  
DENVER CO. 80206  
REX CROOK, PRINCIPAL  
303.388.2918 (OFF)  
303.388.5838 (FX)

### STRUCTURAL ENGINEER:

OTEGUI STRUCTURAL SERVICES LLC  
10812 W POWERS PL  
LITTLETON CO 80127  
MIKE OTEGUI, PE  
720.981.5333 (OFF)  
303.922.7935 (FX)

### MECH / PLUMB ENGINEER:

TH ENGINEERING INC  
300 S JACKSON ST # 100  
DENVER CO 80209  
DAVID TUCKER, PE  
303.398.7075 (OFF)  
303.322.8298 (FX)

### ELECTRICAL ENGINEER:

DAVID M KAZIN & ASSOCIATES  
5031 S ULSTER #160  
DENVER CO. 80237  
DAVID M KAZIN, PE  
720.489.1609 (OFF)  
720.489.4316 (FX)

## Stamp



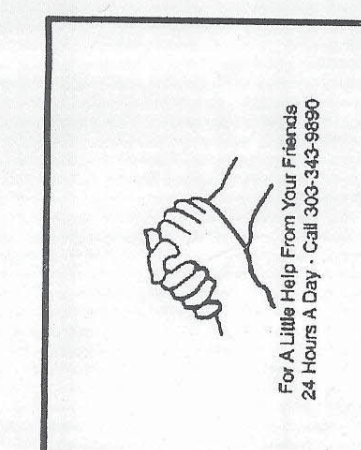
Architecture - Planning - Interiors

146 Madison • Suite 200  
Denver, Colorado 80206-6023  
303.388-2918 • fax 303.388-5838

## Drawings

Drawings and Specifications are instruments of service and shall remain the property of the Architect whether the Project for which they are made is executed or not. The Owner shall be permitted to retain copies, including reproducible copies, of Drawings and Specifications for information and reference in connection with the Owner's use and occupancy of the Project. The Drawings and Specifications shall not be used by the Owner on other projects, for additions to the Project or for the completion of the Project by others provided the Architect is not in default under the Agreement, except by agreement in writing and with appropriate compensation to the Architect.

COMITIS  
CRISIS CENTER  
&  
ADMINISTRATIVE  
OFFICES



DATE	ISSUED AS	REVISION
8/2/04	preliminary	
	zoning special-use permit application	
	zoning permit application	
	cd review set	
	issued for owner approval	
9/10/04	construction permit application	
	issued for construction	
	as built / record set	

## Project Title

COMITIS CRISIS CENTER  
TENANT FINISH

2178 N VICTOR ST  
AURORA CO

COLORADO

## Issue Date

9.10.04

## Date Revisions

Sheet 1 of 2

T1



ELEVATION NOTES:

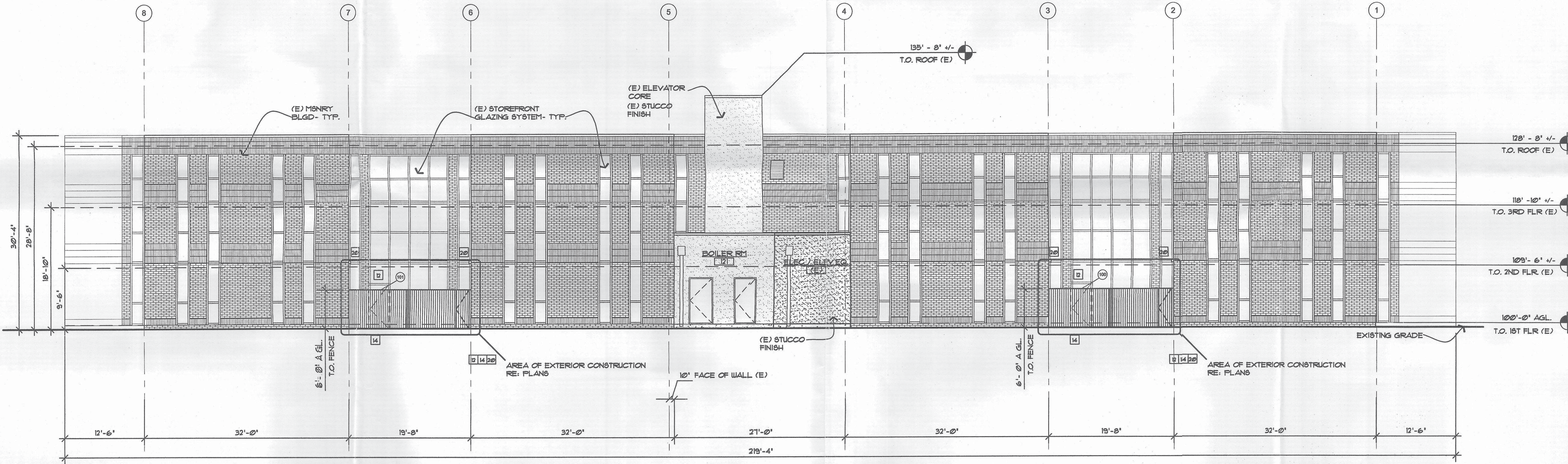
- 12 NEW 3' X 1' DOOR  
RE: SCHEDULE -  
WITH PANIC / EGRESS HARDWARE
- 13 NEW 3' X 6' GATE  
WITH SECURITY LOCK  
COORD. HARDWARE W/ OWNER
- 14 PROVIDE 6'-0" (H) WESTERN  
RED CEDAR FENCE W/ GATE  
RE: SHEET A10, DTL 2/A10  
& SPEC. NOTES
- 20 OPTIONAL- EXTERIOR 'WALL FAK'  
FIXTURE W/ FULL CUTOFF VISOR  
& PROTECTIVE CAGE- OPPOSITE MONRY WALLS  
• 9'-6" TO CL- COORDINATE W/ ELECTRICAL  
CONTRACTOR FOR EXTERIOR WIRING

PROJECT NOTES:

- COORDINATE W/ OWNER FOR DISPOSITION OF ANY SALVAGEABLES
- COORDINATE W/ OWNER FOR KITCHEN FIXTURES AND CASEWORK
- REFER TO PLAN PLANS FOR REMOVAL OF PARTITIONS & FIXTURES
- EXISTING STAIRS TO REMAIN- REPAIR LOOSE COVERINGS AND TRIM AS REQUIRED.
- COORDINATE WITH OWNER FOR FINISHES, MATCH EXISTING OR ADJACENT UNO.
- CAP ALL PLUMBING PER CODE, PROVIDE ADA COMPLIANT FIXTURES AND INSULATION KITS ON EXPOSED PIPING AS NECESSARY IN AREAS NOTED AS 'ADA'.
- COORDINATE HARDWARE WITH OWNER- PROVIDE COMPLIANT EGRESS HARDWARE AS NOTED ON SCHEDULE.
- RE: STRUCTURAL FOR HEADER & FRAMING DETAILS.
- RE: MECHANICAL FOR HVAC REQUIREMENTS. REPAIR (E) CORRIDOR CLG FLENUM AS REQ'D TO PROVIDE RATED ASSEMBLY
- RE: ELECTRICAL FOR ELECTRICAL REQUIREMENTS
- RE: WINDOW / DOOR & WALL TYPE SCHEDULES FOR NEW ASSEMBLIES.

GENERAL SCOPE NOTES:

- COORDINATE NEW STOREFRONT DOORS FOR PLAYGROUND REC. AREAS- HAVE ALL EXTERIOR STOREFRONT SYSTEMS INCLUDING -GLAZING, GASKETS, SEALS & SEALANTS, OPERATING HARDWARE AND FRAMES- INSPECTED AND REPAIRED AS REQUIRED BY A MANUFACTURER CERTIFIED CONTRACTOR-
- REPAIR ALL STAIRS- CONC / RUBBER TRIMMED ETC. AS REQUIRED TO PROVIDE SMOOTH, TIGHT, UNIFORM FINISH- NON SKID WHERE REQUIRED.
- REPAIR / REHANG (E)-BATT ATTIC INSULATION IN 3RD FLOOR STORAGE ROOMS 306 / 307



1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

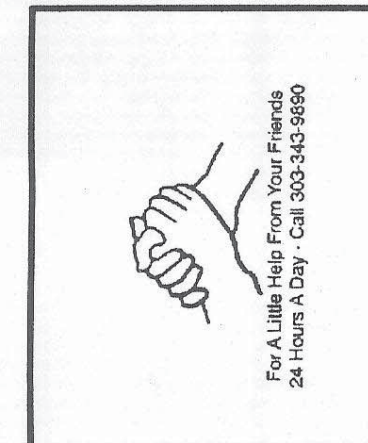
Stamp



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COMITIS  
CRISIS CENTER  
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ISSUED AS	DATE
preliminary	8/20/04
zoning special-use permit application	
zoning permit application	
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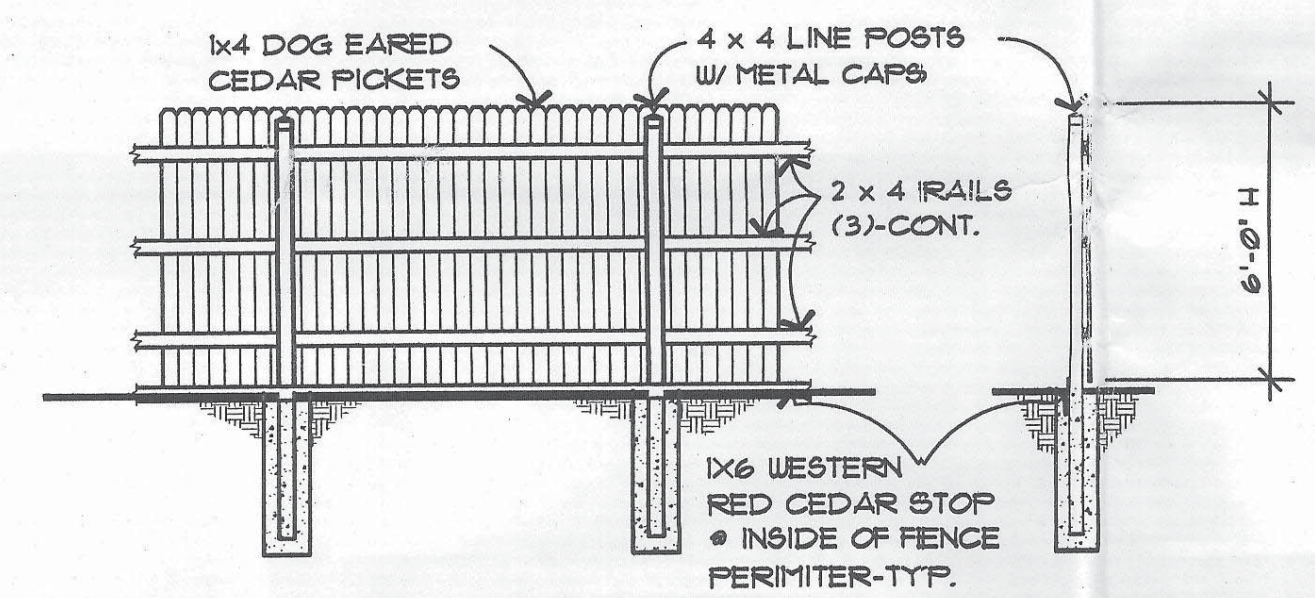
Date Revisions

Sheet 5 of 6  
A4.0

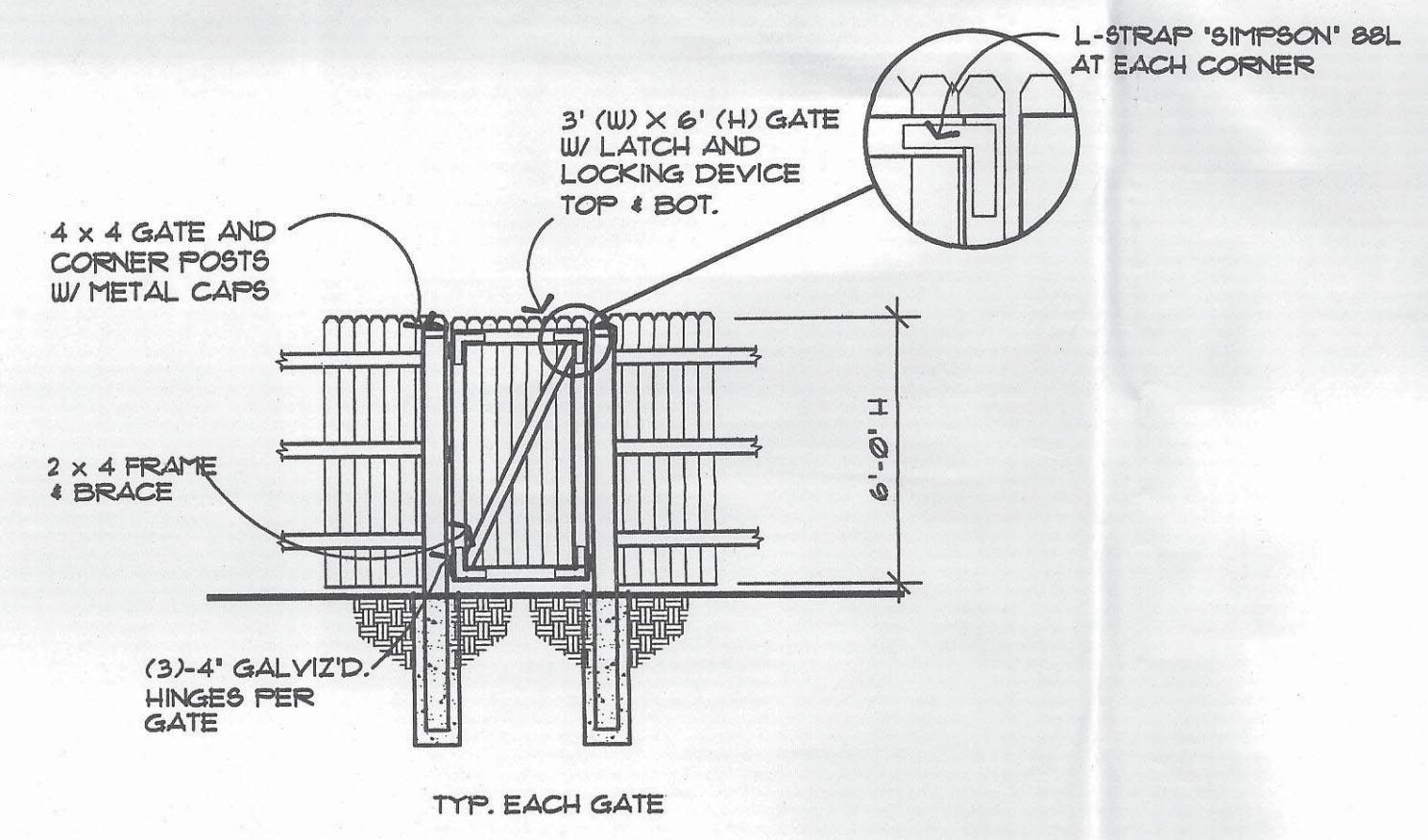


# **CEDAR FENCE SPECIFICATIONS**

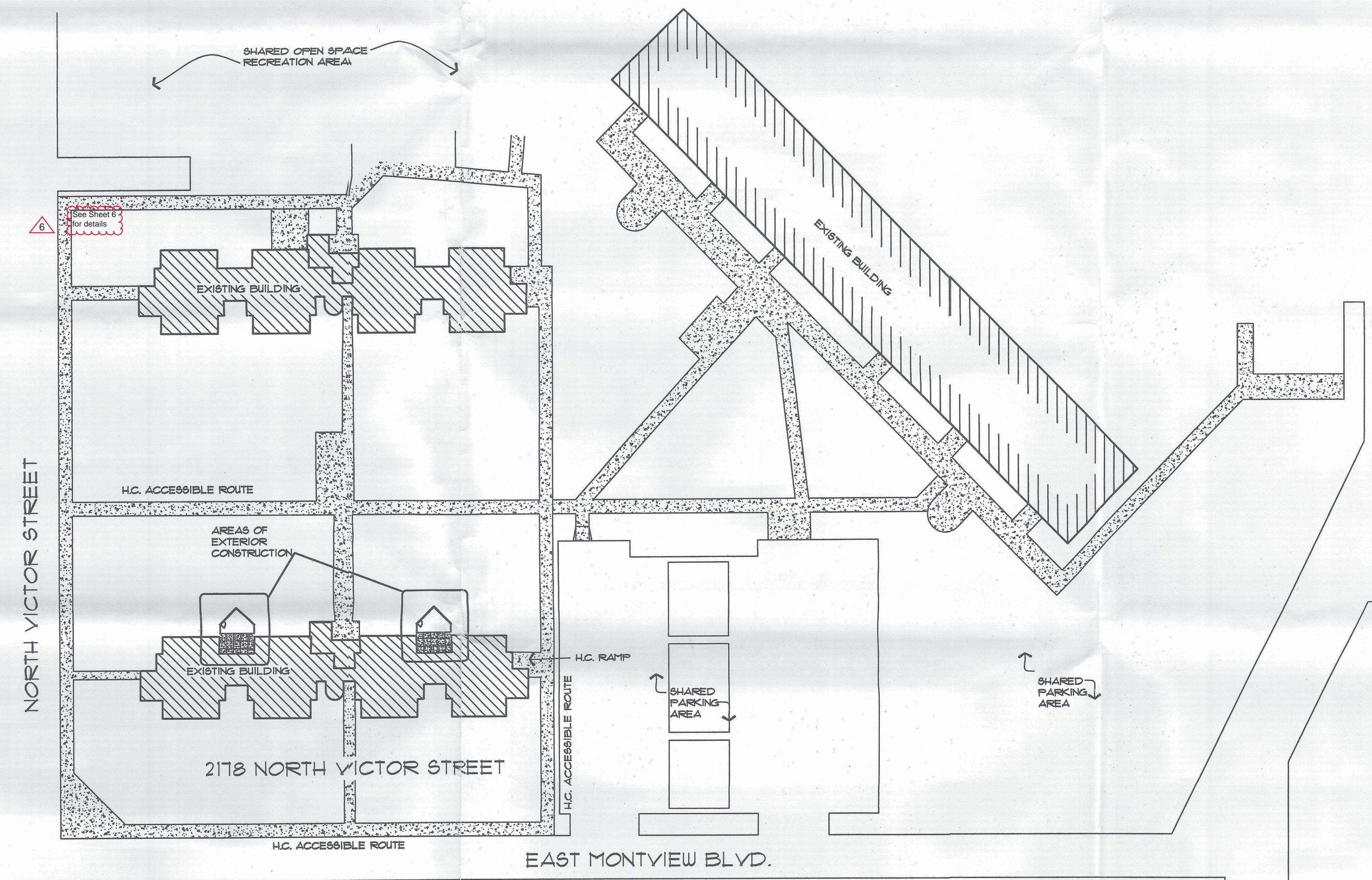
- 6' HIGH CEDAR FENCE W/ VERTICAL 1x4 PICKETS TO MATCH EXISTING
- 4 x 4 WESTERN RED CEDAR and GATE POSTS SET IN CONCRETE 3'-0" MIN. BELOW GRADE
- 4 x 4 WESTERN RED CEDAR SET IN CONCRETE 3'-0" MIN. BELOW GRADE
- POST HOLES TO BE 12" MIN. DIAMETER
- 8'-0" MAX. BETWEEN POSTS
- (3)-2 x 4 WESTERN RED CEDAR RAILS
- ALL NAILS AND FASTENING HARDWARE TO BE HOT DIPPED GALVANIZED
- COORDINATE LOCKING DEVICES W/ OWNER



**3 CEDAR FENCE DETAIL - typ.**  
NTS



**2 CEDAR GATE DETAIL - typ.**  
NTS

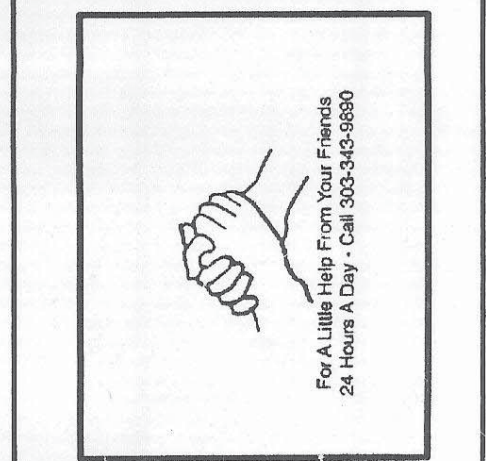


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COMITIS  
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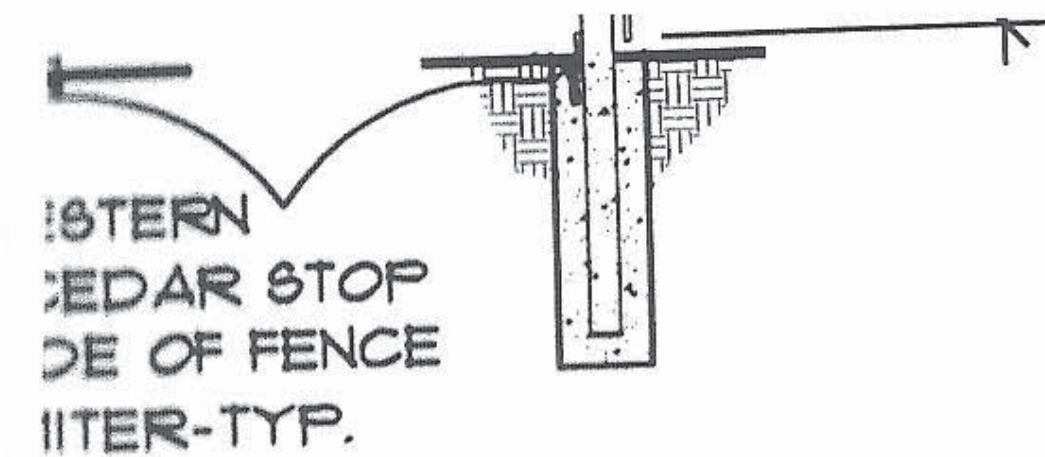
ISSUED AS	DATE
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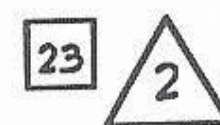
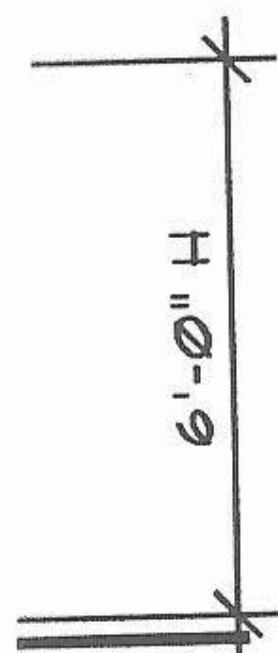
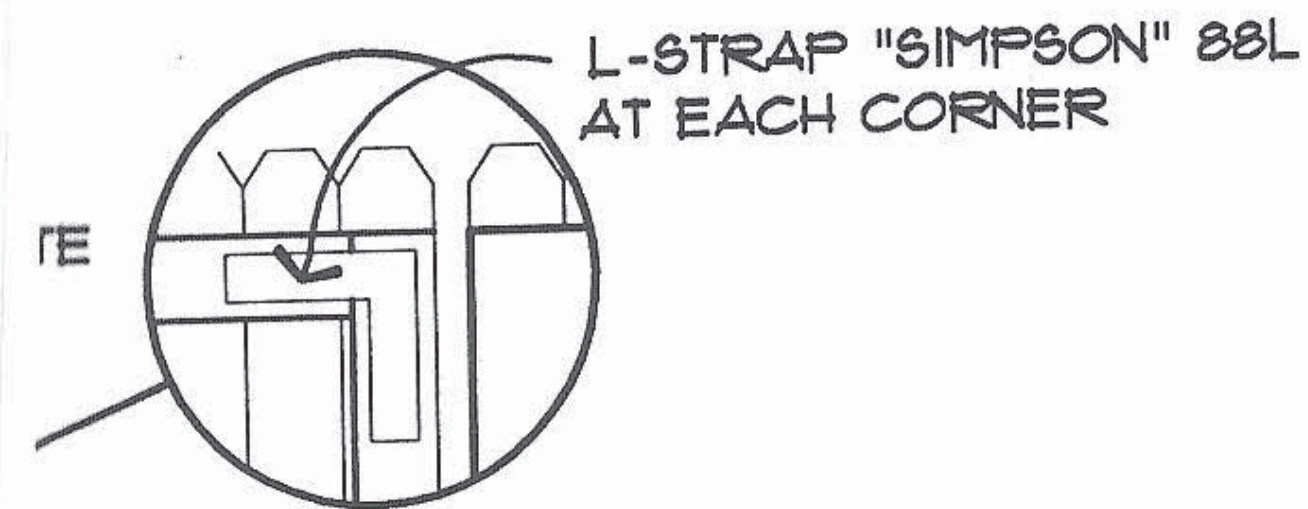
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Date Revisions



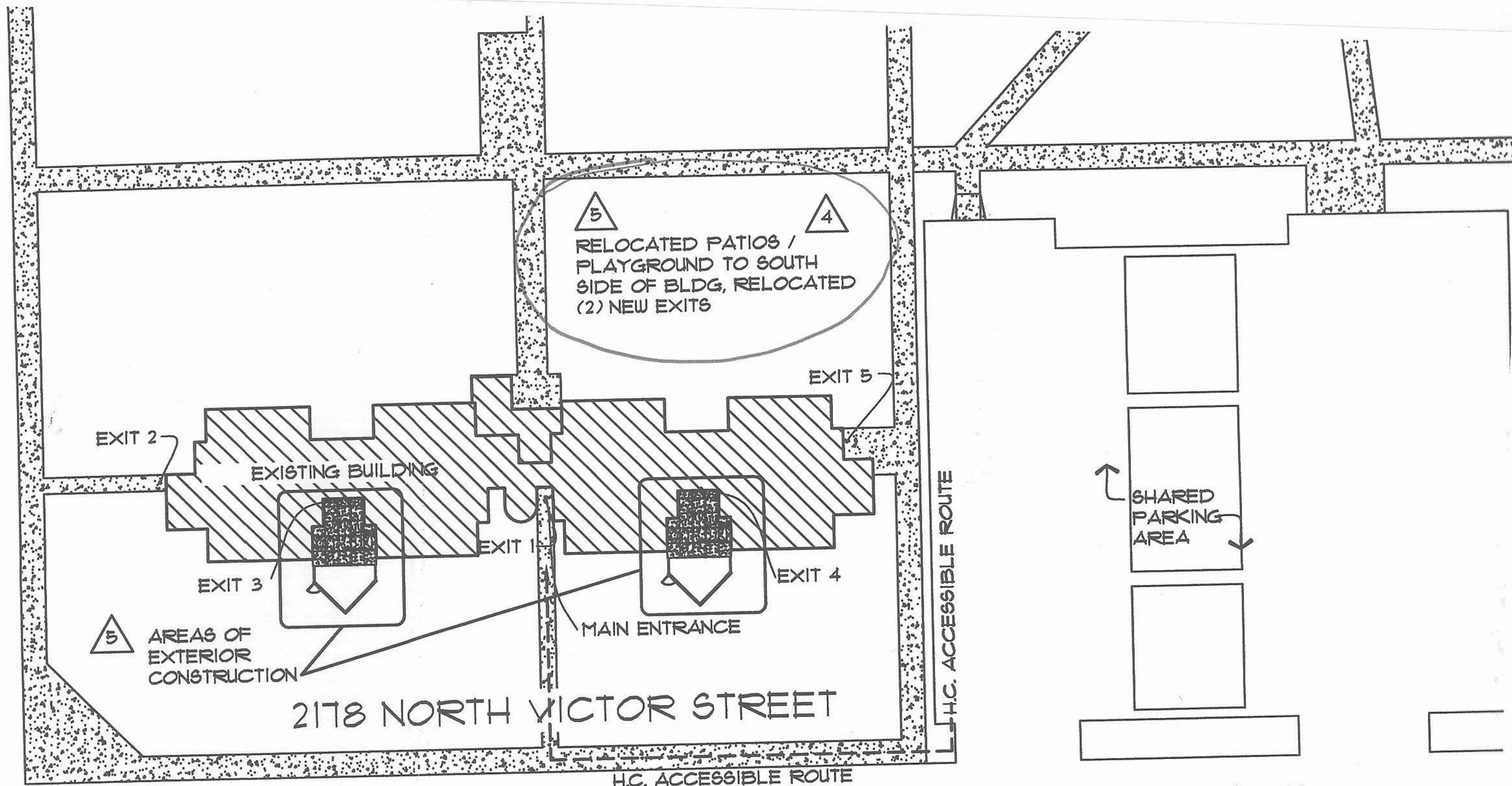
- typ.



ADDED EGRESS  
HARDWARE TO NEW  
EXTERIOR DOORS & GATES  
REVERSED GATE SWING FOR  
DIRECTION OF TRAVEL - SWING PER PLAN A1.1

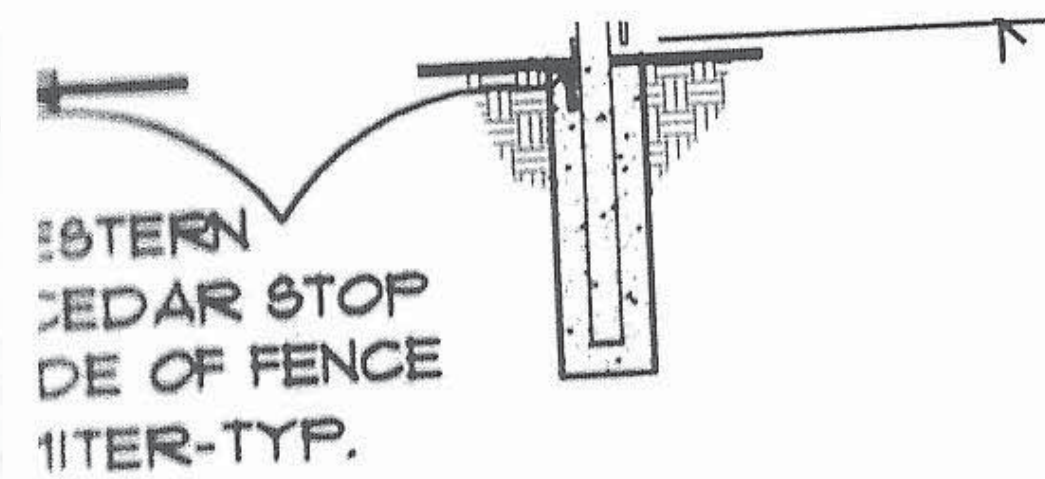
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NORTH VICTOR STREET

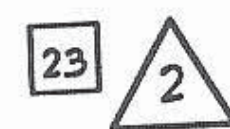
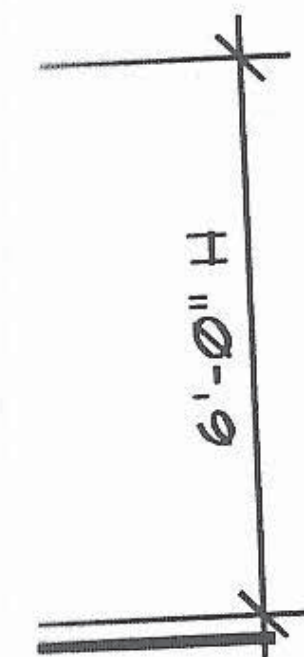
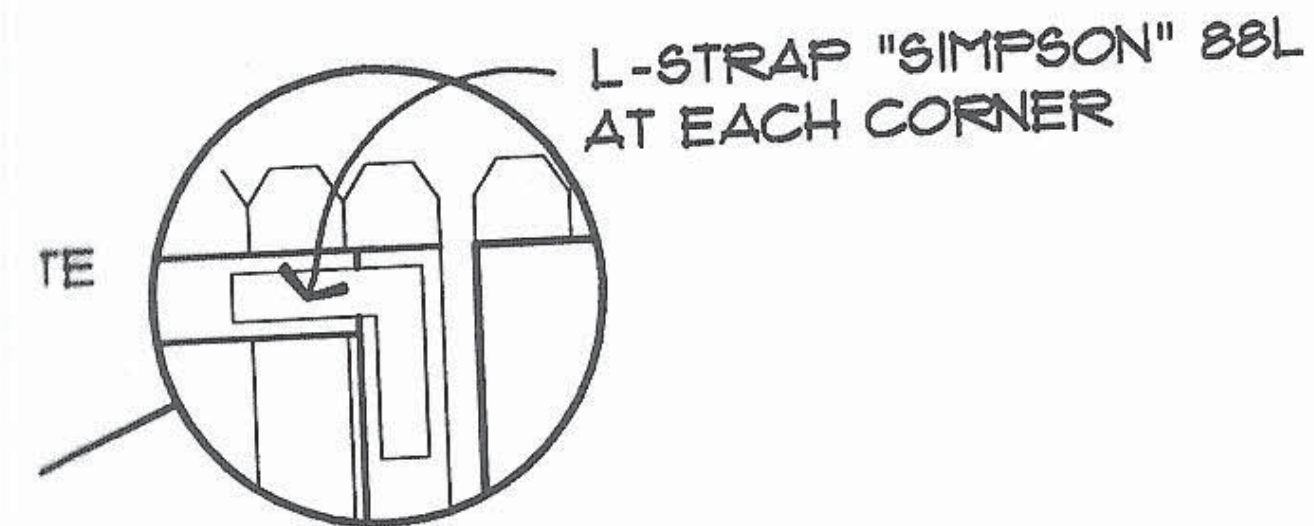


Change in fence location  
approved 7-25-06  
Per Jim Sayre





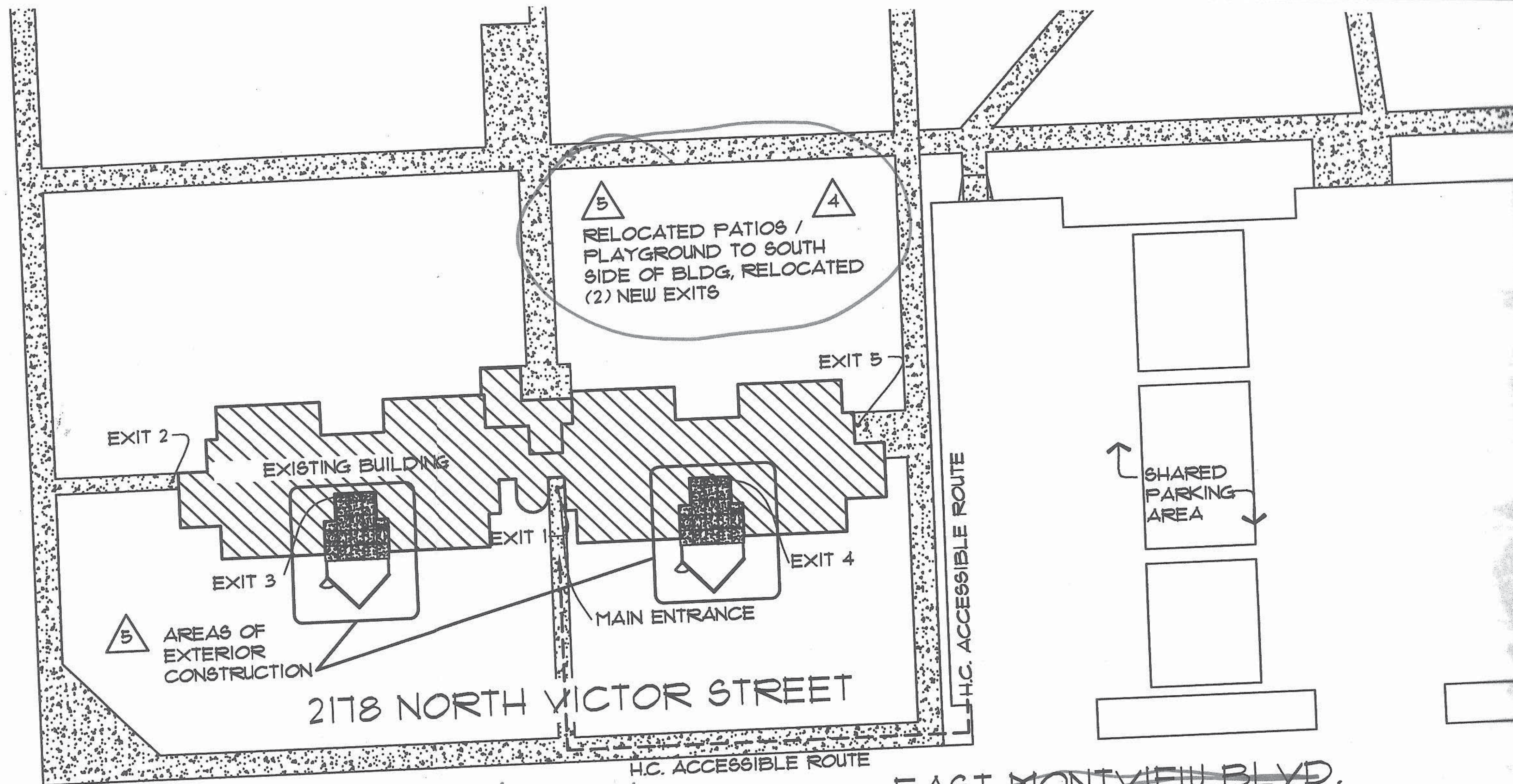
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ADDED EGRESS  
HARDWARE TO NEW  
EXTERIOR DOORS & GATES  
REVERSED GATE SWING FOR  
DIRECTION OF TRAVEL - SWING PER PLAN A1.1

- typ.

NORTH VICTOR STREET



Private Street

Change in fence location  
approved 7-25-06  
per Jim Sayre

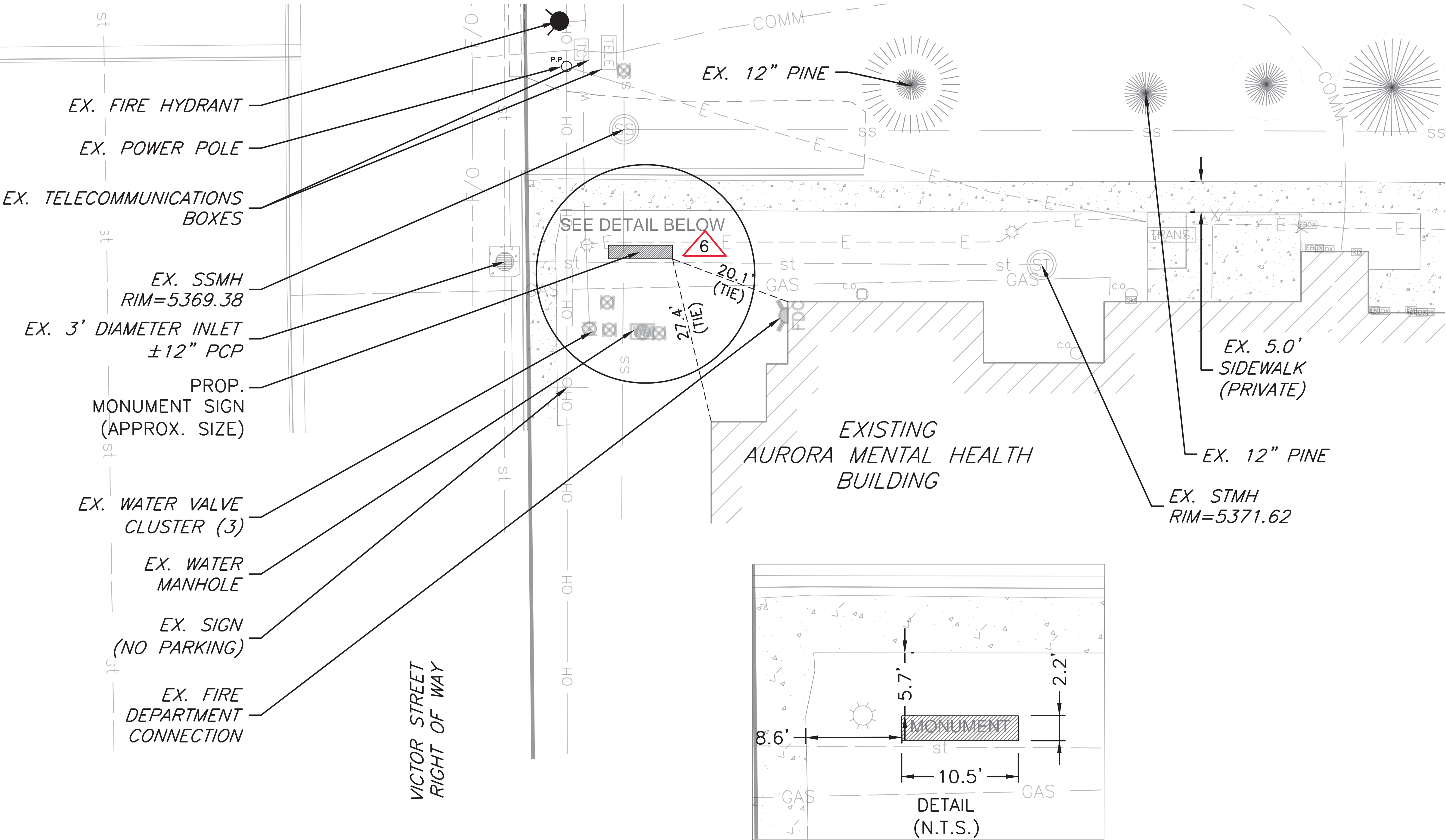
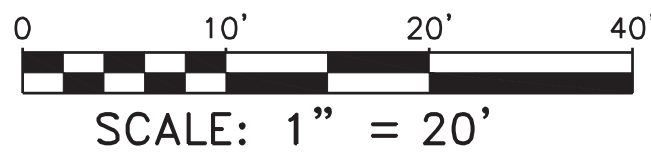


PATH: 4 DRAWINGS\EXHIBITS\AM18071-MONUMENT SIGN SITE PLAN.DWG, PLOT DATE: 11/7/2019 2:27:38 PM, BY: CHRIS HILL

AURORA MENTAL HEALTH CENTER - VICTOR CENTER

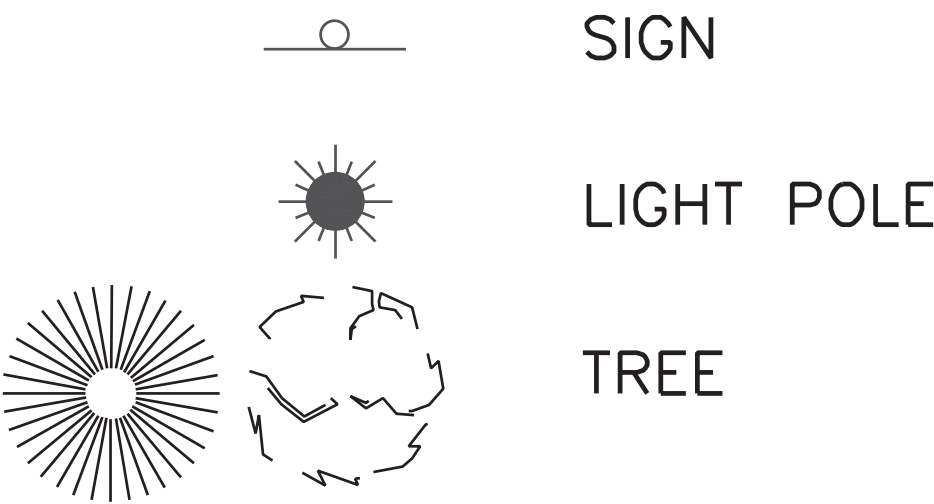
MONUMENT SIGN SITE PLAN

A PORTION OF THE PARCEL SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
0.91 ACRES



LEGEND

	PROPERTY LINE		EXISTING WATERLINE
	LOT LINE		EXISTING COMMUNICATIONS LINE
	EXISTING RIGHT-OF-WAY		EXISTING FIBER OPTIC LINE
	EXISTING CURB		EXISTING GAS LINE
	EXISTING FLOW LINE		EXISTING OVERHEAD ELECTRIC LINE
	EXISTING PAN/LIP		EXISTING (UNDERGROUND) ELECTRIC LINE
	EXISTING SANITARY SEWER		
	EXISTING STORM SEWER		



AURORA MENTAL HEALTH CENTER  
VICTOR CENTER

7350-7480 N. BROADWAY  
DENVER, CO 80221

NO.	REVISION	BY	DATE

Job No.	AM18071
Date:	11/7/2019
Drawn	JF
Checked	CAMH
Name	

MONUMENT SIGN  
SITE PLAN

No. CSK-01