

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, T3, S3, 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
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 @ 100' +/-
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: 19,000 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

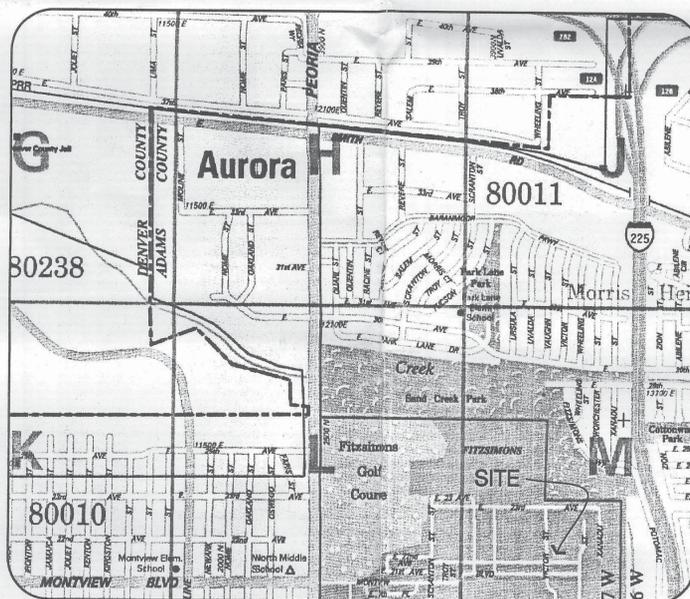
OCCUPANT LOAD: R1 WITH ACCESSORY B, S2
OCCUPANT LOAD AS CALCULATED: (LESS BATHROOMS, HALLWAYS)

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. 114", 36" MIN REQD - 42" (E) PROVIDED
DOORS: CALC. 7.6", 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**



TRAVEL DISTANCE: 150' MAX.
MIN. WIDTH REQD: CORRIDORS- 44"
DEAD END CORRIDOR: 1ST FLR 9'-0" PROVIDED
RESCUE WINDOWS : ALL SLEEPING ROOMS (E)

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

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	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
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INDEX OF DRAWINGS

- T1 PROJECT INFORMATION
- T2 LEGEND/ WALL TYPES-FR DTLS
- A10 SITE PLAN
- A11 1ST FLR PLAN
- A12 2ND FLR PLAN
- A13 3RD FLR PLAN
- A40 ELEVATION-NORTH
- A60 SCHEDULES
- S 1-3 STRUCTURAL
- MP 1-4 MECHANICAL / PLUMBING
- 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 FITZSIMONS CAMPUS IN THE CITY OF AURORA. NEW EXTERIOR RECREATION AREAS AND INTERIOR SPACE REMODEL. ALL ACTIVITIES TO CONFORM TO EXISTING CODES.

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- THESE DRAWINGS ARE BASED IN PART ON OWNER-PROVIDED EXISTING DRAWINGS AND LIMITED FIELD VERIFICATION. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
- THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK 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)

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)

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

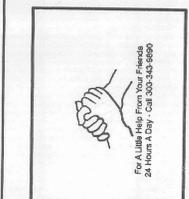


146 Madison - Suite 200
Denver Colorado 80206-6029
303 388-2918 • fax 303 388-5838

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	DESCRIPTION
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

Issue Date
9.10.04

Date Revisions

Sheet **1** of **2**

T1

ELEVATION NOTES:

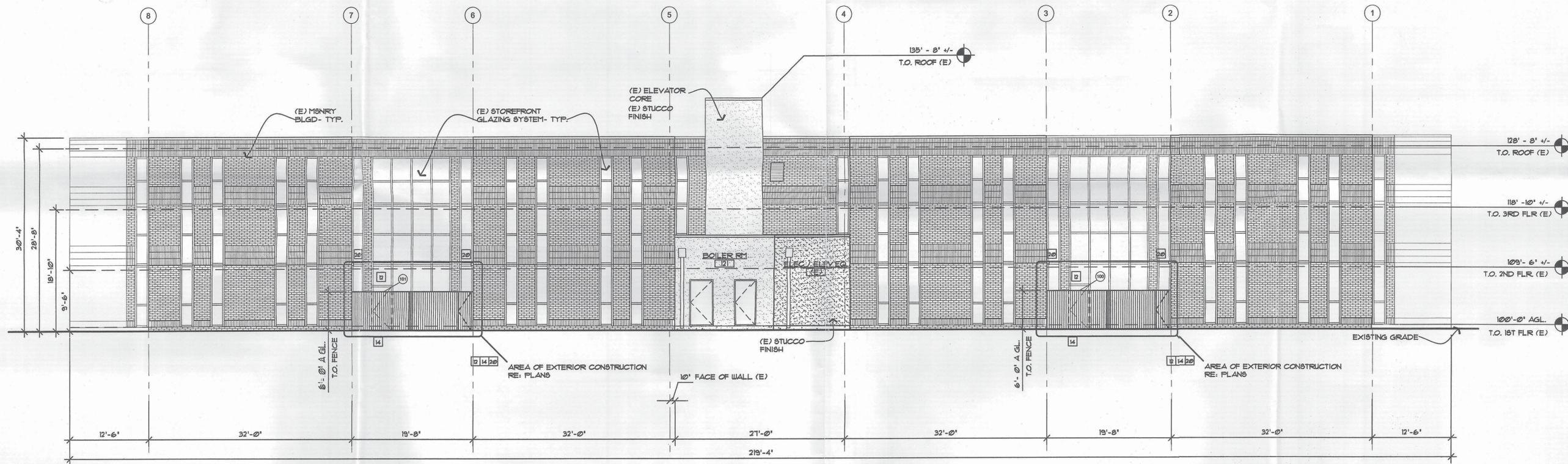
- D NEW 3' X 1' DOOR
RE: SCHEDULE -
WITH PANIC / EGRESS HARDWARE
- D NEW 3' X 6' GATE
WITH SECURITY LOCK
COORD. HARDWARE W/ OWNER
- U PROVIDE 6'-0" (H) WESTERN
RED CEDAR FENCE W/ GATE
RE: SHEET A10, DTL 2/A10
& SPEC. NOTES
- 20 OPTIONAL- EXTERIOR 'WALL FIAC'
FIXTURE W/ FULL CUTOFF VISOR
& PROTECTIVE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

PROJECT NOTES:

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

GENERAL SCOPE NOTES:

1. 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-
2. REPAIR ALL STAIRS- CONC / RUBBER TRIMMED ETC. AS REQUIRED TO PROVIDE SMOOTH, TIGHT, UNIFORM FINISH- NON SKID WHERE REQUIRED.
3. REPAIR / REHANG (E)-BATT ATTIC INSULATION IN 3RD FLOOR STORAGE ROOMS 306 / 307



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

Stamp



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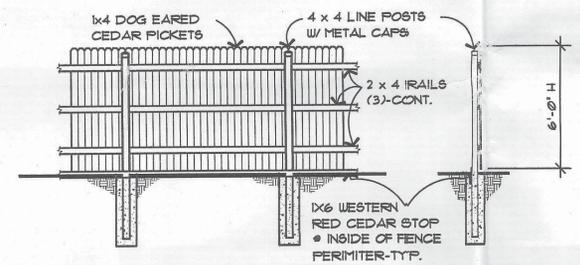
Date Revisions

Sheet **5** of **6**

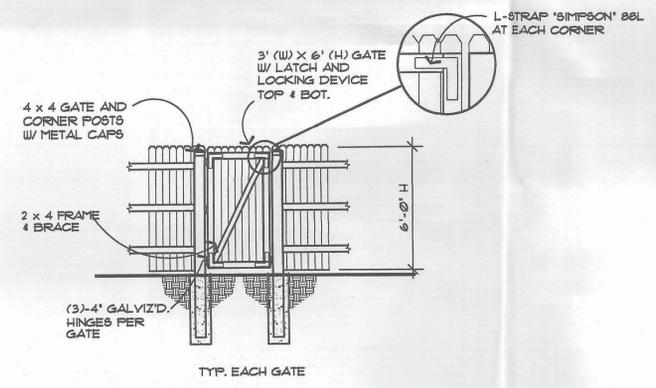
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CEDAR FENCE SPECIFICATIONS

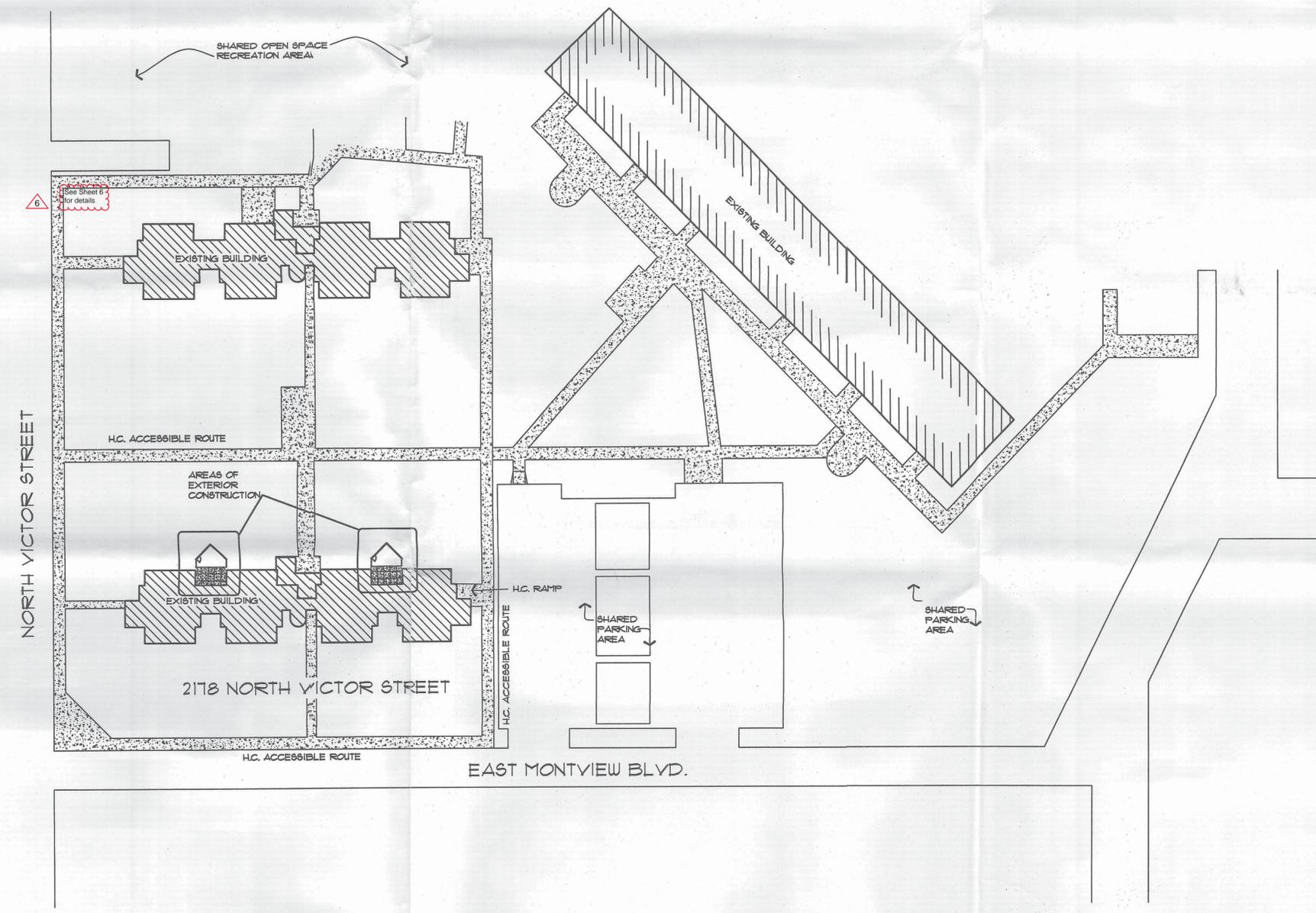
- 6' HIGH CEDAR FENCE W/ VERTICAL 1x4 PICKETS TO MATCH EXISTING
- 4 x 4 WESTERN RED CEDAR and GATE POSTS SET IN CONCRETE 3'-0" MIN. BELOW GRADE
- 4 x 4 WESTERN RED CEDAR SET IN CONCRETE 3'-0" MIN. BELOW GRADE
- POST HOLES TO BE 12" MIN. DIAMETER
- 8'-0" MAX. BETWEEN POSTS
- (3)-2 x 4 WESTERN RED CEDAR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



3
A10
CEDAR FENCE DETAIL - typ.
NTS



2
A10
CEDAR GATE DETAIL - typ.
NTS



NORTH
A10
SITE PLAN
SCALE: 1"=40'-0"

Stamp

Rex
Architecture - Planning - Interiors
146 Madison • Suite 200
Denver Colorado 80202-6222
(303) 888-2918 • fax: (303) 888-8888

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COMITIS
CRISIS CENTER
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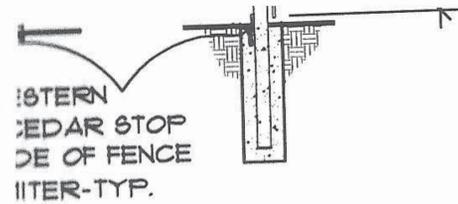
Project Title
**COMITIS CRISIS CENTER
TENANT FINISH**

2178 N VICTOR ST
AURORA CO
COLORADO

Issue Date
9.10.04

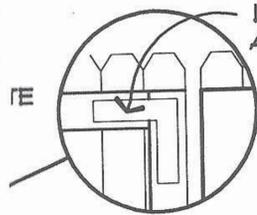
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Sheet 1 of 6
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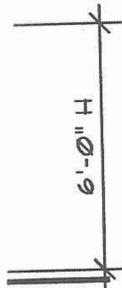


WESTERN CEDAR STOP
TYPE OF FENCE
TYPE-TYP.

- typ.



L-STRAP "SIMPSON" 88L
AT EACH CORNER

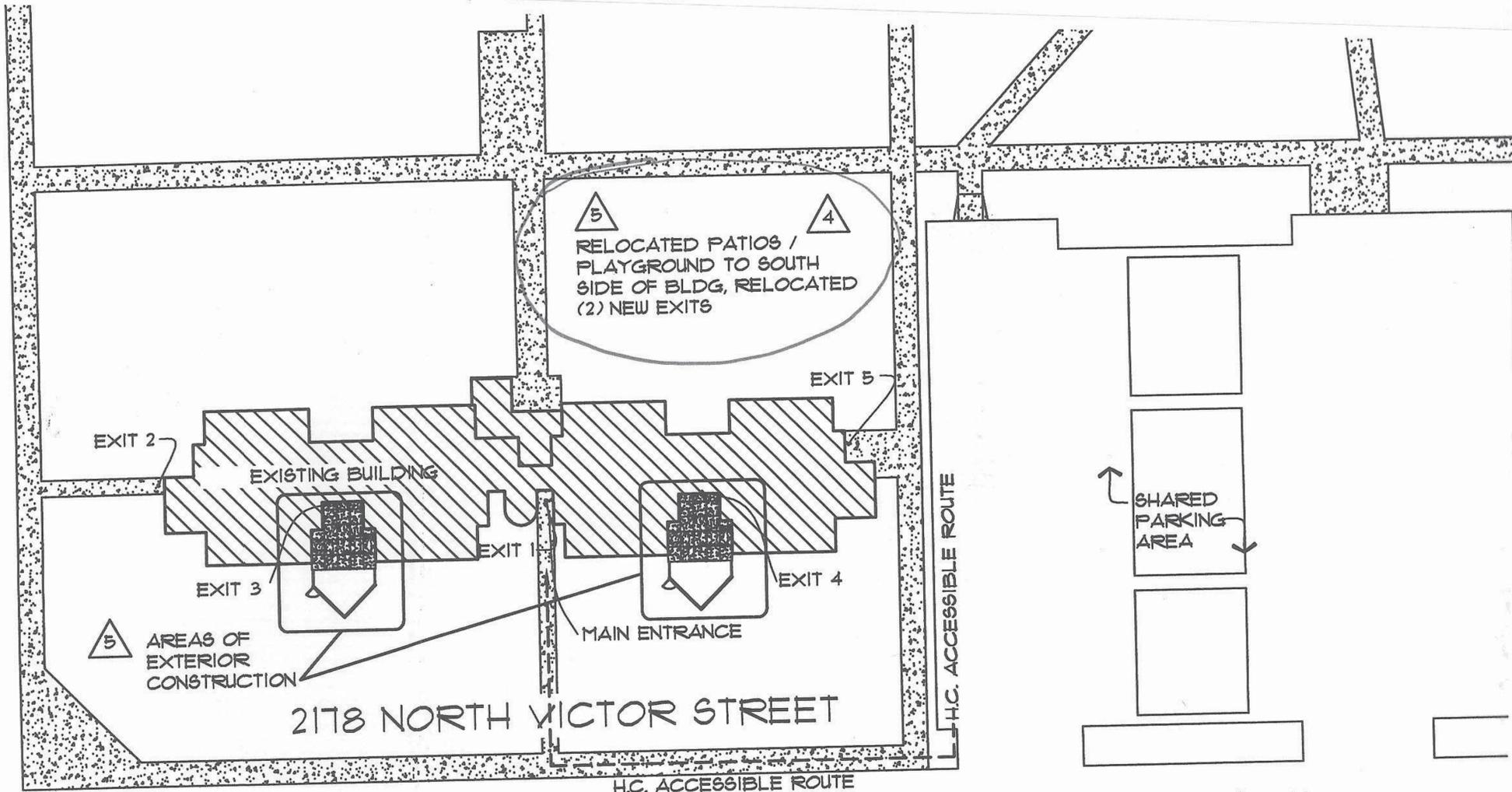


23 2

ADDED EGRESS
HARDWARE TO NEW
EXTERIOR DOORS & GATES
REVERSED GATE SWING FOR
DIRECTION OF TRAVEL - SWING PER PLAN A11

- typ.

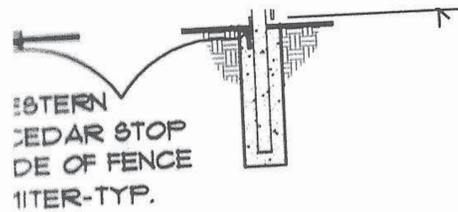
NORTH VICTOR STREET



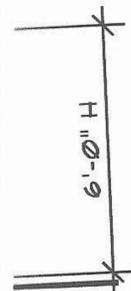
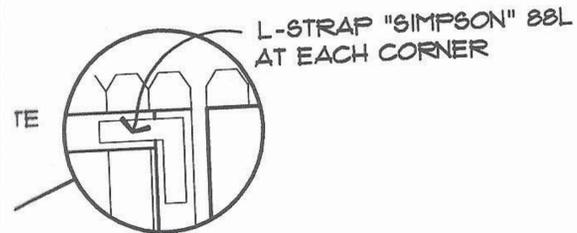
Private St.

EAST MONTVIEW BLVD.

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



- - typ.

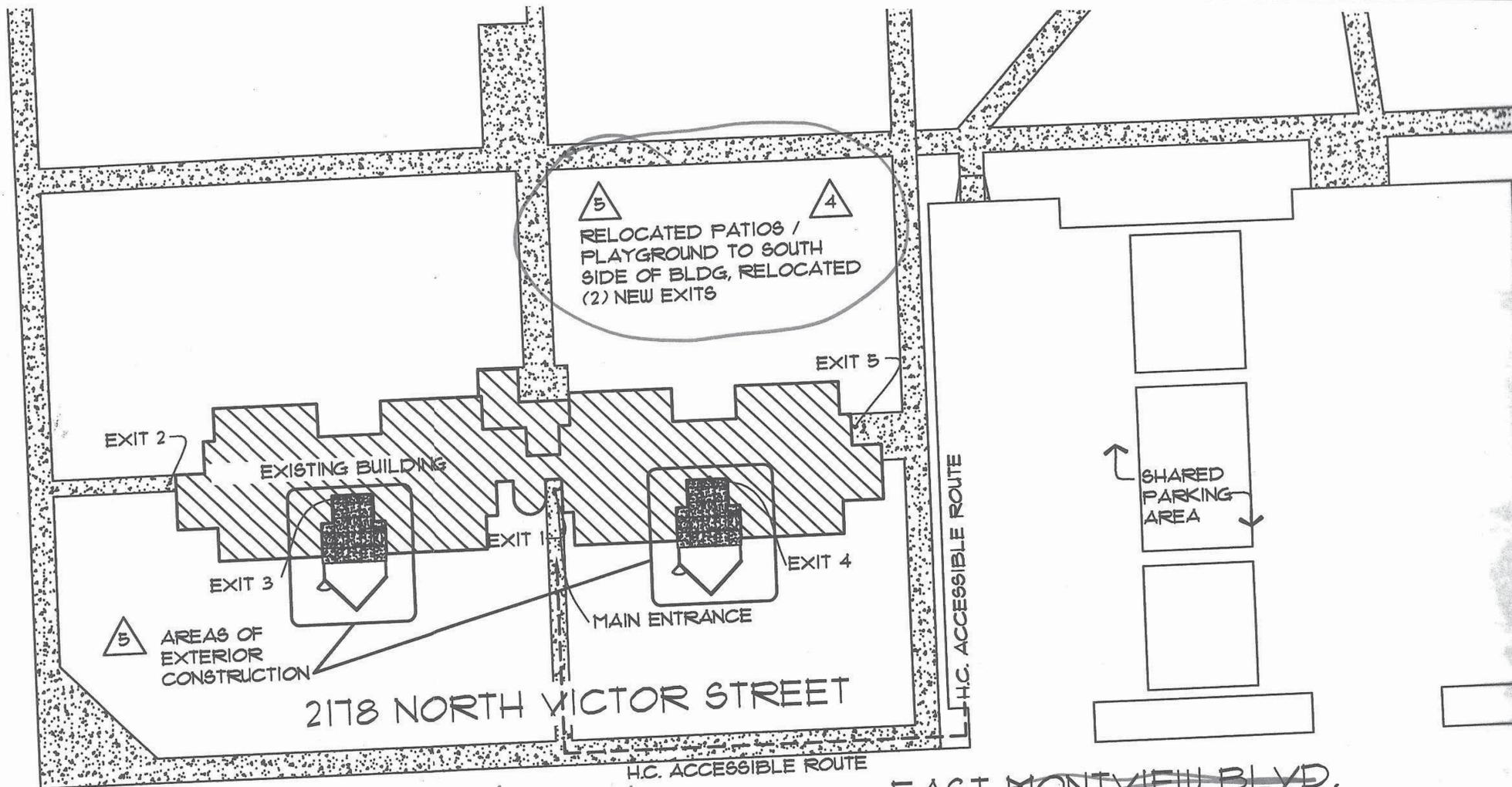


23 2

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

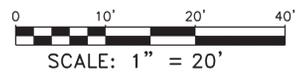
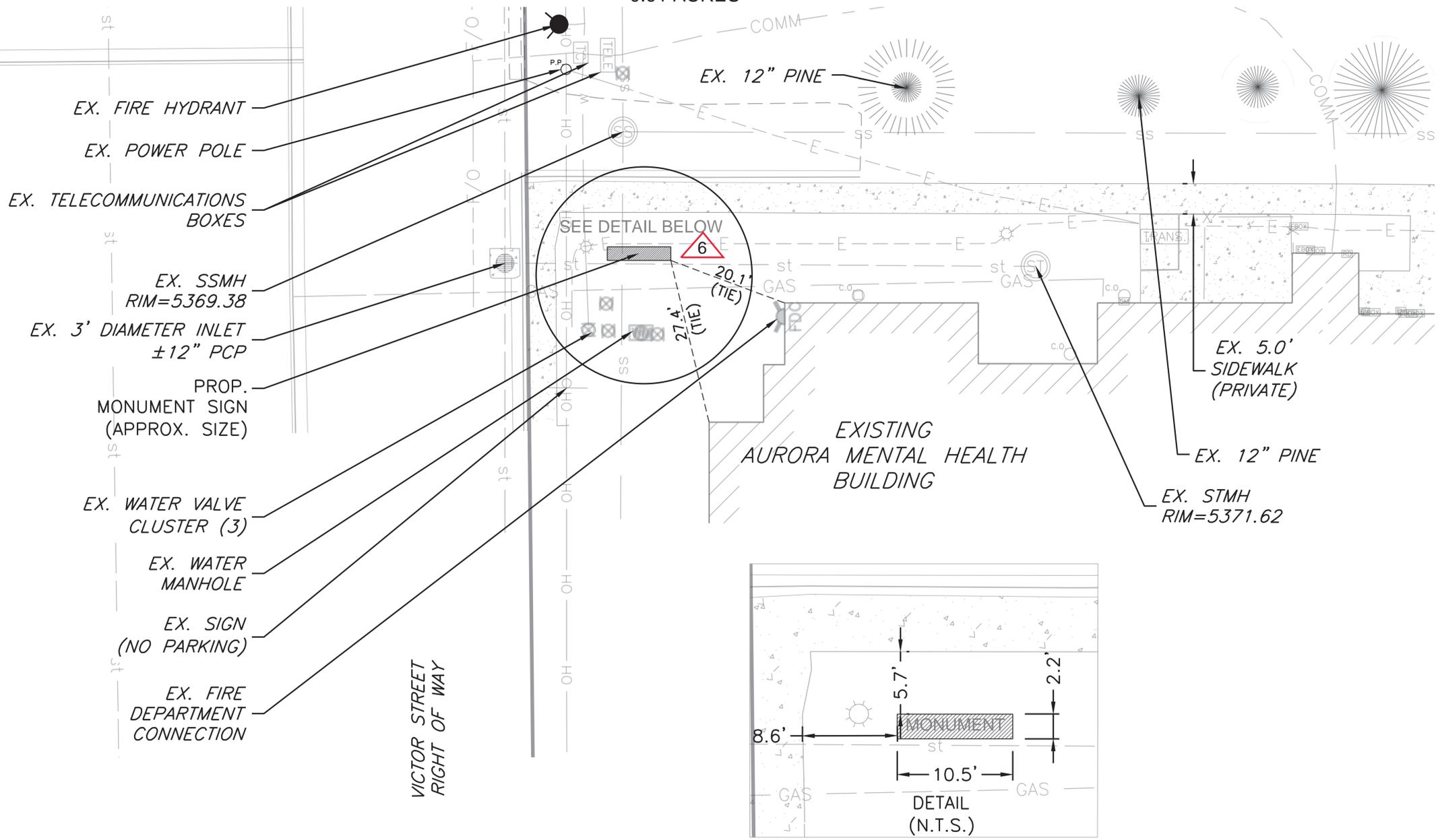
EAST MONTVIEW BLVD.

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

AURORA MENTAL HEALTH CENTER - VICTOR CENTER

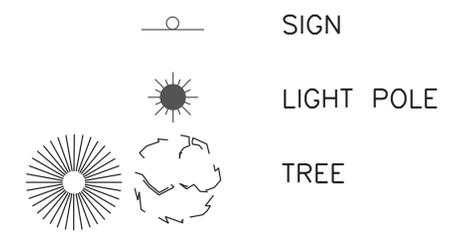
MONUMENT SIGN SITE PLAN

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 6th 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		



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**

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**