

Conceptual Review Agenda

Schedule for 06/10/21

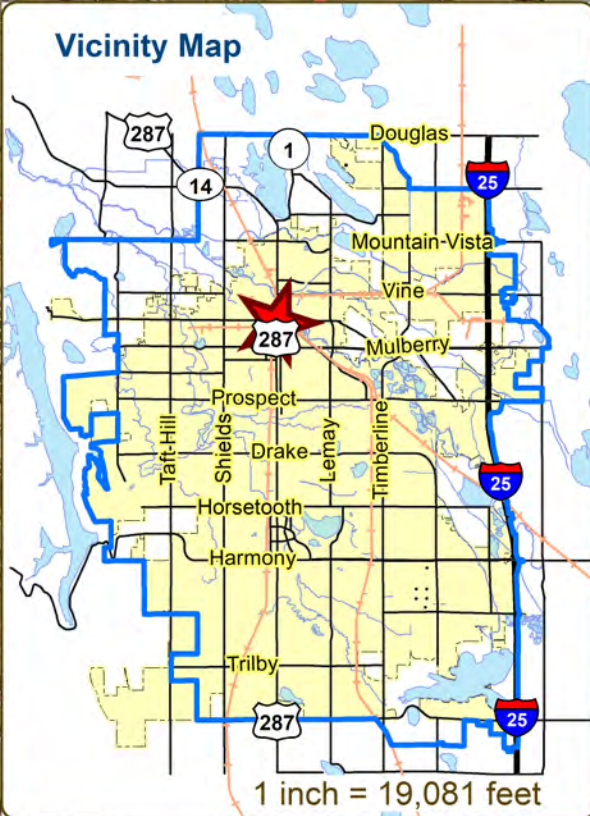
Meetings hosted via Zoom Web Conferencing

Thursday, June 10, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	316 Jefferson St Fort Collins Rescue Mission Expansion CDR210047	Seth Forwood 970-430-9971 sforwood@denrescue.org	This is a request to expand the existing Fort Collins Rescue Mission building located at 316 Jefferson St (parcel # 9712213908). The proposed expansion would cover the existing parking area with a semi-permanent structure (approximately 1,800-2,400 sf in size) intended to increase the capacity of the shelter for inclement weather events. Access is taken Jefferson St directly to the southwest. The property is within the Historic Core sub-district of the Downtown (D) zone district and is subject to a Minor Amendment (MA) Review.	Planner: Noah Beals Engineer: Spencer Smith DRC: Tenae Beane

316 Jefferson St Fort Collins Rescue Mission Expansion

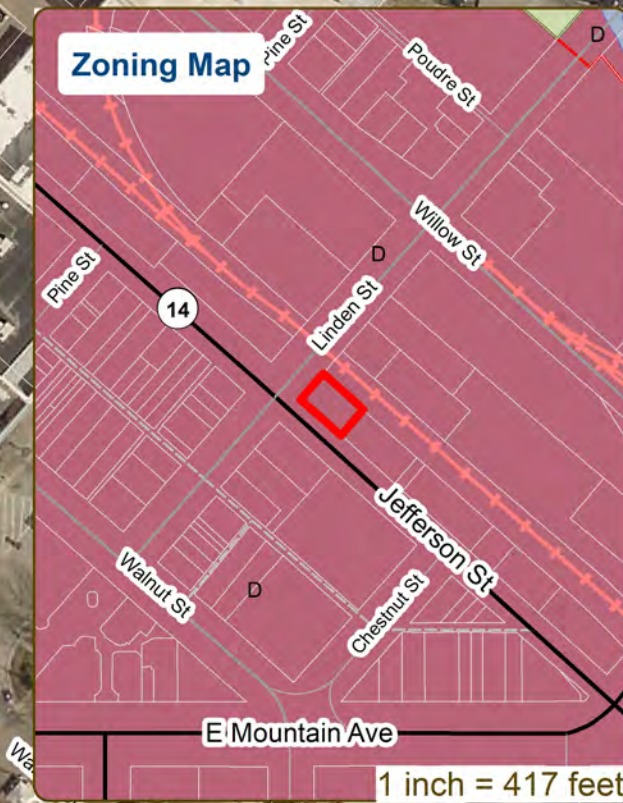
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*
Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Owner: Denver Rescue Mission, Seth Forwood Sr. Director of Fort Collins Rescue Mission

Business Name (if applicable) _____

Your Mailing Address *316 Jefferson St. Fort Collins, CO, 80521*

Phone Number *970.430.9971* **Email Address** *sforwood@denrescue.org*

Site Address or Description (parcel # if no address) *316 Jefferson St.*

Description of Proposal (attach additional sheets if necessary) *We want to build a semi-permanent structure to increase overnight shelter capacity for the inclement weather months and beyond.*

Proposed Use *Overnight Shelter* **Existing Use** *Parking lot / Storage*

Total Building Square Footage *1800-2400* **S.F.** **Number of Stories** _____ **Lot Dimensions** _____

Age of any Existing Structures *Not sure*

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

ABBREVIATIONS MATERIAL SYMBOLS

ATC	ADJUSTABLE	POURED CONCRETE
ADU	ADJUSTABLE	Concrete Masonry Unit
ALUM	ALUMINUM	Stone
AL	ALUMINUM	Steel
APPROX	APPROXIMATE	Finish Wood
ARCH	ARCHITECTURAL	Wood Blocking
AND	AND	Plywood
APPROX	APPROXIMATE	Tile
BLDG	BUILDING	Wood Stud Partition
BLK	BLOCK	Ex. Stud Partition
BLDG	BUILDING	Earth
BLK	BLOCK	Drainage Fill
BLDG	BUILDING	Concrete
BLK	BLOCK	Terrazzo
BLDG	BUILDING	Brick
BLK	BLOCK	Lightweight Masonry Unit
BLDG	BUILDING	Plaster
BLK	BLOCK	Gypsum Wall Board
BLDG	BUILDING	Batt or Loose Fill Insulation

GRAPHIC SYMBOLS

X	Keyed Note Tag
(Door Style)	Door Tag
(Hardware Set)	Window Tag
ROOM NAME	Room Tag
D	Interior Elevation Tag
1	Wall Type Tag
1	Detail Tag
1	Wall Section Tag
AA	Building Section Tag
AA	Exterior Elevation Tag
X	Column Grid Tag
189	Egress Tag (Occupant Load)
95	Egress Tag (Occupant Load)
95	Egress Tag (Occupant Load)



CODE ANALYSIS

Project Name: Denver Rescue Mission - ODM Remodel
 Location: 316 Jefferson Street, Fort Collins, Colorado
 Abbreviated Scope of Work: No change of Use / Occupancy is proposed.

This project is an Alteration-Level 2, therefore all new components and systems shall meet current IBC requirements, while existing construction may remain as-is.

Remodel of existing homeless shelter to include minimal interior demolition, new restrooms, and three new rooftop HVAC units.

Applicable Codes: (101.4)
 2009 Int. Building Code
 2009 Int. Plumbing Code
 2009 Int. Existing Building Code
 2009 Int. Fire Code
 2009 Int. Energy Conservation Code
 2009 Fuel Gas Code
 2009 Int. Mechanical Code
 2008 National Electric Code

Occupancy Classification: (310.1) B, R-1

Construction Type: (602.2) V-B

Existing Building Area: 6,800 SF

Proposed Building Area: 5,780 SF

Tabular Allowable Area: (Table 602) 7,000 SF

Tabular Allowable Height: (Table 602) 2 Stories, 40 Feet

Actual Height: 1 Stories, 22 Feet

Alterations: (Section 3404.1) In compliance with Section 3404.1 the alterations made to this existing building are such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.

Alterations Level 2: (101.4) Compliance: All new construction elements, components, systems and spaces shall comply with the requirements of the IBC.

Accessory Occupancy: The A-2 Assembly space, and the S-2 Storage spaces, are each equal to or less than 10% of the overall building area, therefore classified as Accessory Occupancies, and do not require fire-resistive construction between their spaces and the primary Residential R-1 spaces.

Fire Ratings: Per Section 420.2 a 1 Hr Fire Partition is required between dwelling/sleeping units and other dwelling/sleeping units.

Occupant Load: (1604.10) Calculated per adjacent Egress Analysis Plan

Exits: (Table 1024.1) A minimum of 2 Exits are provided.

Egress Width: (Section 1005.1) Stairways = 0.3" per Occupant. Other egress components = 0.2" per Occupant

Egress Travel Distance: (Table 1018.1) 200 Feet maximum length

Common Path of Travel: (1014.3) 75 Feet maximum length

Plumbing Systems: (Table 2502.1) 157 Occupants = 79 Male, 79 Female

Water Closets, required = 8 Male, 8 Female

Water Closets, existing = 3 Male, 3 Female

Water Closets, proposed = 6 Male, 5 Female

Lavatories, required = 8 Male, 8 Female

Lavatories, existing = 3 Male, 3 Female

Lavatories, provided = 4 Male, 4 Female

Showers, required = 10 Male, 10 Female

Showers, existing = 4 Male, 3 Female

Showers, proposed = 5 Male, 4 Female

Drinking Fountains, required = 2

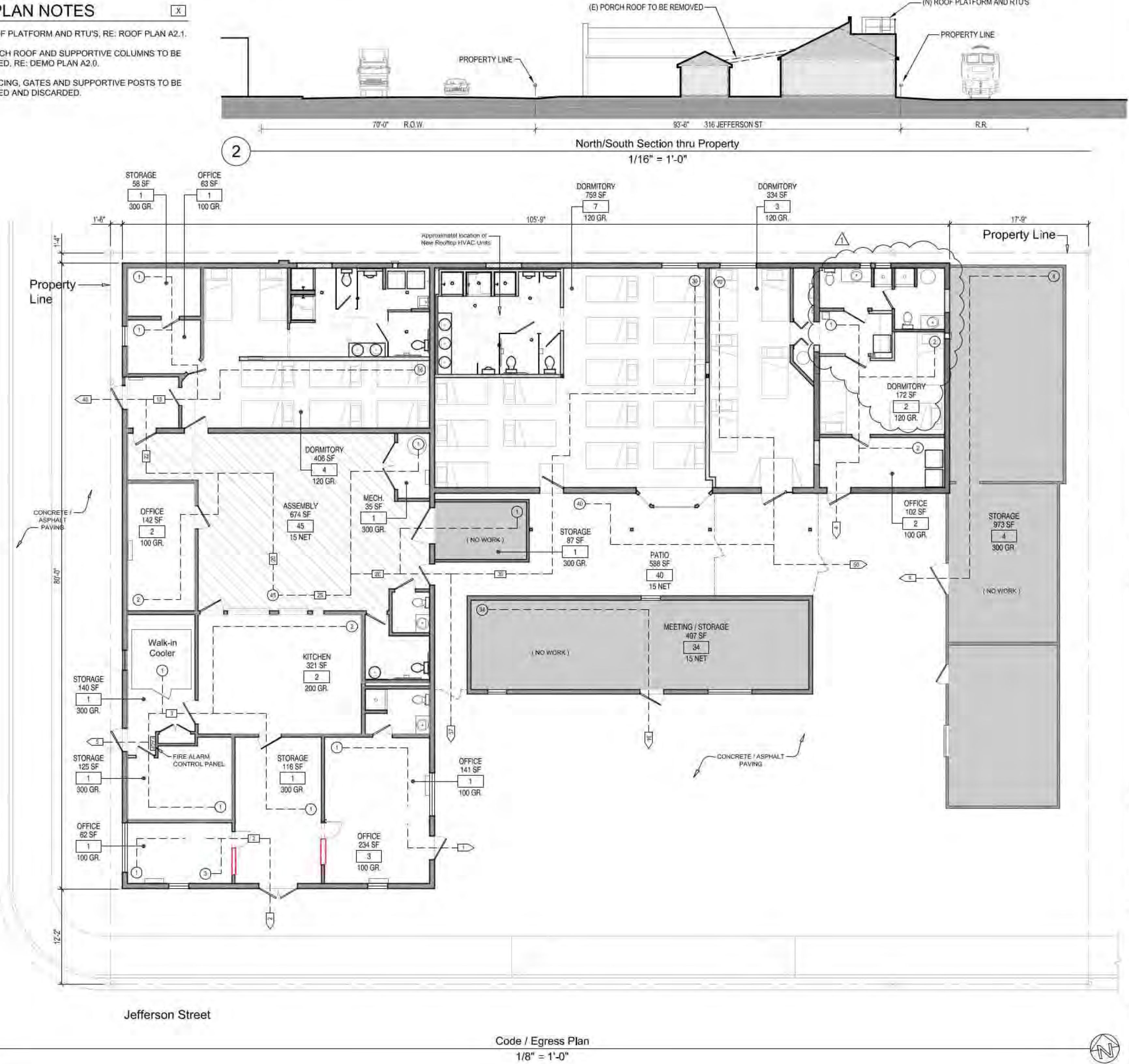
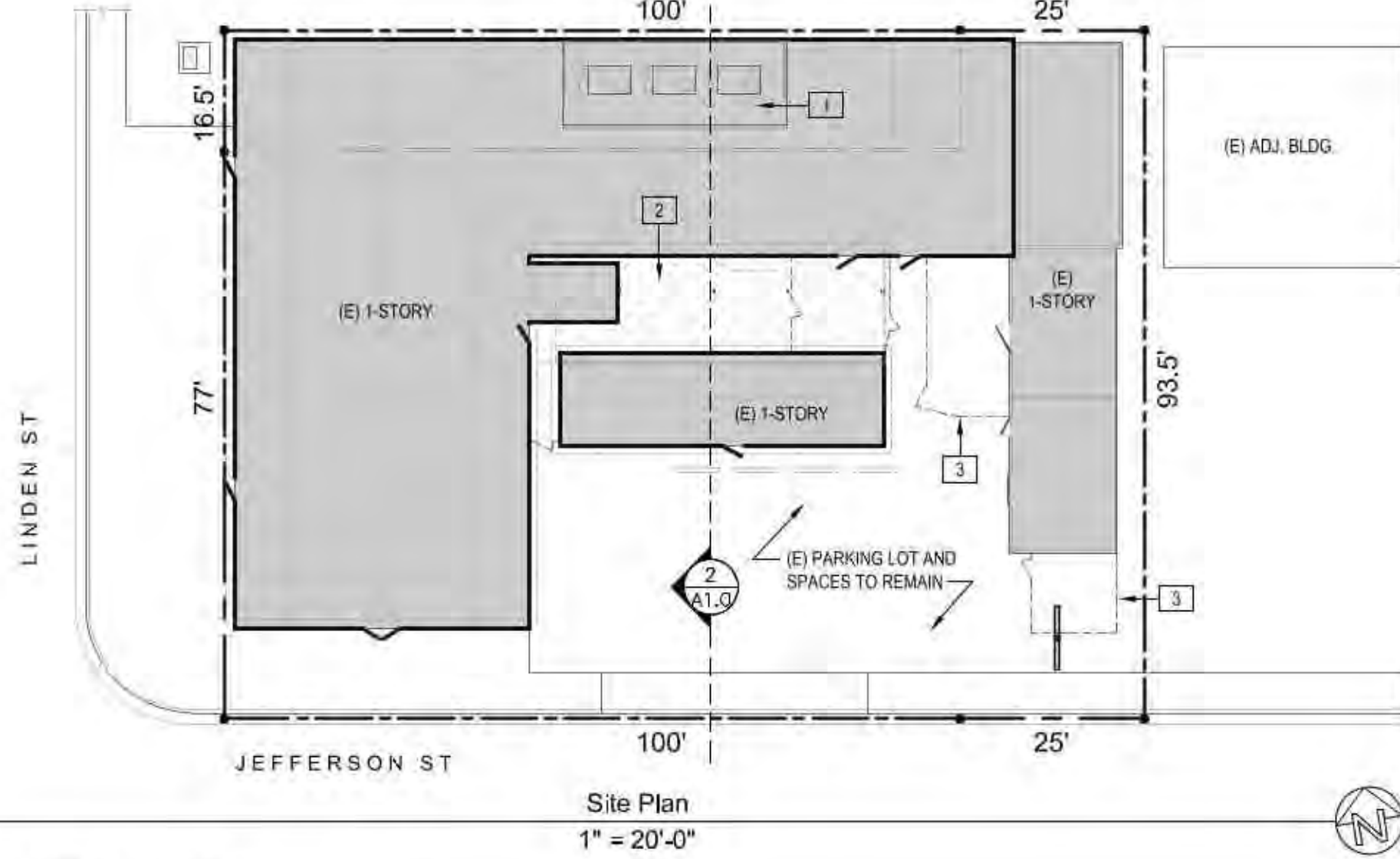
Drinking Fountains, existing = 1

Service Sink, required = 1

Service Sink, existing = 1

SITE PLAN NOTES

- (N) ROOF PLATFORM AND RTU's, RE: ROOF PLAN A2.1.
- (E) PORCH ROOF AND SUPPORTIVE COLUMNS TO BE REMOVED, RE: DEMO PLAN A2.0.
- (E) FENCING, GATES AND SUPPORTIVE POSTS TO BE REMOVED AND DISCARDED.



GENERAL NOTES

- EXISTING CONSTRUCTION IS SHOWN FOR DESIGN COORDINATION ONLY. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, CONTRACTORS SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE CONSTRUCTION.
- ALL DIMENSIONS ON THE DRAWINGS ARE NOMINAL AND TO THE FACE OF STUDS AND THE EDGE OF MASONRY AND CONCRETE WALLS, UNLESS NOTED OTHERWISE.
- CONTRACTORS SHALL COORDINATE ALL ITEMS PROVIDED AND/OR INSTALLED BY THE OWNER DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, WALK THE PROJECT SITE WITH THE LOCAL FIRE MARSHALL TO ESTABLISH EGRESS REQUIREMENTS THROUGHOUT THE CONSTRUCTION PERIOD.
- PROVIDE FIRE-CAULKING AT ALL PENETRATIONS THRU FIRE-RATED WALLS. EACH APPLICATION TO MATCH THE RATING OF THE WALL.
- INSTALL FLUSH ACCESS PANELS AT ALL CONCEALED VALVES, EQUIPMENT AND MANIFOLDS (PAINT ALL). REFER TO MECH. AND ELEC. DRAWINGS.

SHEET INDEX

ARCHITECTURAL	A1.0 SITE PLAN, CODE PLAN, CODE ANALYSIS
A2.0 DEMOLITION PLAN, PROPOSED FLOOR PLAN	
A2.1 REFLECTED CEILING PLAN, ROOF PLAN	
A3.0 BUILDING SECTION, ENLARGED RESTROOM PLAN, INTERIOR ELEVATIONS, DETAILS	
STRUCTURAL	S0.0 GENERAL NOTES, SHEET LIST, LEGEND, ABBREVIATIONS
S1.1 EXISTING AND NEW FOUNDATION AND FIRST LEVEL FRAMING PLANS	
S1.2 EXISTING AND NEW ROOF FRAMING PLANS	
S3.0 EXISTING AND NEW ROOF BUILDING SECTIONS	
MECHANICAL	M0.1 HVAC - LEGENDS, INDEX, QUALIFICATION NOTES, AND CRITERIA
M0.2 MECHANICAL - SCHEDULES & SEQUENCES	
M0.3 PLUMBING - SCHEDULES & DIAGRAMS	
M1.0 HVAC - FLOOR PLAN	
M1.1 ROOF PLAN HVAC	
M1.2 PLUMBING - FLOOR PLAN	
M1.3 PLUMBING - ENLARGED PLANS	
ELECTRICAL	E0.0 ELECTRICAL LEGENDS
E1.0 ELECTRICAL POWER PLAN	
E2.0 ELECTRICAL LIGHTING PLAN	
E3.0 ONE LINE DIAGRAM AND SCHEDULES	



Proportion Architecture | Project Management
 P.O. Box 2377 Fort Collins, Colorado 80524
 P: 303-297-1815 F: 303-295-1586

Owner:
 Denver Rescue Mission
 3501 East 48th Avenue
 Denver, CO 80216
 P: 303-297-1815 F: 303-295-1586

General Contractor:
 JHL Constructors
 7076 South Alton Way, Bldg. H
 Centennial, CO 80112
 P: 303-741-6116 F: 303-741-2785

Structural:
 Martino & Luth
 820 16th Street, Suite 835
 Denver, CO 80202
 P: 303-260-7118 F: 303-260-7119

Mechanical:
 The CE Group
 400 Remington Street, Site A
 Fort Collins, CO 80524
 P: 970-266-9888

A&L's Sheet Metal
 4230 Fox Street
 Denver, CO 80216
 P: 303-458-7739

Central Mechanical
 3774 Puritan Way
 Erie, CO 80516
 P: 303-833-2271

Electrical:
 Carlton Electric
 1284 S. Cherokee Street
 Denver, CO 80223
 P: 303-722-5742

Project Name / Address:
 Denver Rescue Mission ODM Remodel
 316 Jefferson Street
 Fort Collins, CO 80524

Proportion Project #: 11721

Date: 8/7/11 Revision: Code Analysis

11/13/12 Design Development

11/30/12 Construction Documents

03/06/13 Plan Review Resubmittal

Sheet Contents:
 Site Plan, Code Plan, Code Analysis

Sheet Number
A1.0

