CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

City Of Arvada, CO

BUILDING CODE REVIEW

CITY OF ARVADA CURRENT CODES

2018 International Building Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Fire Code
2020 National Electrical Code
2018 International Energy Conservation Code
ICC/ANSI A117.1 Accessibility Standards

The plans and specifications submitted have been reviewed for conformance with the building codes of the City Of Arvada. It is recognized and understood that the final authority for interpretation and enforcement of the provisions of the building codes rests with the Chief Building Official.

****NOTICE****

Accessibility Analysis

The applicant shall provide an analysis of all accessibility requirements and that analysis shall become a part of this plan review. This shall include a page with the location of all units that are accessible. If access is not required for a particular project or is being satisfied in a different phase or building then it should be noted or explained in this plan review.
Accessibility requirements for the disabled will be reviewed in accordance with the provisions of Chapter 11 of the 2015 IBC and to the requirements of State Law CRS 9-5. Both requirements are based on ICC/ANSI A117.1.

While it is not the responsibility of the building department to enforce the requirements of the Americans with Disabilities Act (ADA), it is our responsibility to enforce the International Building Code requirements. The applicant is required to include those requirements as a part of the accessibility Analysis.

GENERAL COMMENTS

DO NOT REQUIRE A RESPONSE AND ARE FOR YOUR INFORMATION

Item #	Sheet	GENERAL:
G-1		If this building is a public place or has common areas (as defined by ordinance) be advised it must comply with the smoking ordinance # 3926
G-2		Any comments or requirements printed with the Building Card are a part of this plan review.
G-3		**Provide a weather resistant barrier on exterior walls per Chapter 14, 2015 IBC**
G-4		Trash enclosures must be non combustible and not located under a combustible roof.
G-5		The roof access must meet section 1009.13.1 minimum dimension 2' and 16 square feet
G-6		Minimum guardrail height is 42" and gaps must be so a 4" sphere may not pass through.
G-7		Temper all glass subject to human impact per section 2406. 2015 IBC
G-8		During demolition and construction all required exit doors, corridors, exit signs, emergency lighting, sprinkler system and fire alarm systems must be maintained at all times the existing building is occupied.
G-9		The International Building Code requires virtually every building or addition to be accessible. This includes not only access to the main level but also any story or level within the building. All levels must be connected by means of ramps or an elevator. Exterior ramps to connect levels are not permitted. There are some specific exceptions but these are very narrow and require specific criteria to be satisfied before the exception will apply. See Chapter 11 of the 2015 IBC
G-10		**Provide an ILC (Improvement Location Certificate) with square footage of impervious area (such as parking lots, roofs, sidewalks, ect.) detailed. This is a requirement prior to the issuance of a certificate of occupancy or temporary certificate of occupancy.**
G-11		Fire block all offset walls, soffits, chases, dropped ceiling areas and along stair stringers. IBC 717 Draft stopping IBC 717.
G-12		Minimum 1/2" nominal diameter steel bolts embedded 7" spaced not more than 6 feet apart with two bolts per piece with one bolt located within 12" of each end of each piece. IBC 2308.6 Foundation plates shall be naturally durable wood or treated wood, or shall have sill seal. IBC 2304.11.2.2
G-13		All stairways to comply with IBC 1005 & 1009 Minimum 80" headroom (measured from nose of tread) is required per IBC 1009.2 Stairway illumination required IBC 1205.4
G-14		Truss clips must be installed to engage both top plates, be fully nailed (no screws), and on each truss. Roof trusses shall be supported laterally at points of bearing by solid blocking to prevent rotation and lateral displacement. IBC 2308.1&2, roof rafters 2308.10.6. All trusses to be engineered, clip tied at exterior walls, and blocked every other bay over support points. Truss documentation shall be provided to the CITY OF ARVADA Building Inspection Department as early as it is available, but in no case later than at rough frame inspection. This must be in the form of engineered shop drawings. Web bracing and stiffeners must be installed as indicated on drawings. IBC 2308
G-15		Landings are required at each side of exterior doors 44" in direction of travel IBC 1008.1.5; Doors may not swing over a dropped landing. IBC 1008.1.4
G-16		Stair handrails shall be 34-38" above nose of tread; 1.25" to 2" cross sectional diameter at handgrip and have graspable surface. IBC 1009 Maximum rise 7" minimum rise 4", minimum run 11" IBC maximum rise 7.7" headroom 80" from nose of tread, minimum width 44" except for occupant loads <50 then 36".
G-17		Guardrail spacing must be "so a 4" sphere may not pass through" with an exception that "the triangular area formed by tread, riser and guardrail may be so that a 6" sphere may not pass through', guardrail minimum height 42", Required when a drop of 30 inches is possible from the walking surface. IBC 1013
G-18		For light framed wood construction, lateral bracing is required on all interior and exterior support walls, separate inspection is not required. IBC 2304
G-19		Straps not less than 16 ga. thick, 1-1/2" wide, fastened to the plate across and to each side of the opening with not less than four 16d nails minimum 48" offset required, needed where top plates or soles are cut as for plumbing. IBC 2308.9.8

G-20		Notching and boring of wood framed construction limited by the requirements of IBC Chapter 23.
G-21		Unclear connections or spans may, upon field review, require a stamped report and/or detail from a qualified structural engineer. IBC 104 & Chapter 17
G-22		*1609.3. Basic wind speed* The wind speeds for the City of Arvada are 136Vult from the Eastern city limit West to Highway 93. The wind speed for areas West of Highway 93 is 142Vult.
G-23		Textile wall coverings and ceiling finishes shall have a flame spread index as shown in table 803.5, 2015 IBC
G-24		It is the builder's responsibility to provide for adequate radio coverage for emergency service providers in all new buildings. Per Arvada Code Article XIII – Public Safety Radio Amplification Code.
G-25		All overhangs and other concealed spaces must comply with section 717. Firestopping is required such that any horizontal area does not exceed 3000 sf.
G-26		Joints installed in fire resistive assemblies must be protected in accordance with the requirements of the listing.
G-27		The Arvada Police Department requires the address to be posted on the back door with minimum 3" letters in contrasting colors if this is a strip mall.
G-28		The contractor is responsible to follow and abide by all amendments to the Building Code as detailed in the Arvada Municipal code, Chapter 18. A copy can be found online at www.arvada.org, online services, Arvada Municipal Code, Chapter 18, or at the building department counter.
G-29		A site development permit from Water Quality (720)898-7800 is now required for all sites 10,000 s.f. or larger. This is required prior to any site work.
G-30		Please note the city is using ICC/ANSI A117.1-2003 for compliance. This edition requires a vertical side wall grab bar in the water closet compartment per Figure 604.5.1
G-31		The IECC now requires a vestibule in all occupancies over 3000 square feet.
ELECTRICAL CODE COMMENTS		
Item #	**Sheet**	**GENERAL:**
E-1		The City Of Arvada amendments require that the service disconnecting means shall be installed in a readily accessible location on the outside of the building, unless located in a dedicated electrical room with properly labeled doors to the interior and the exterior. The dedicated electrical room should be located nearest the point of entry of the service conductors, 2014 NEC Article 230.7(A)(1) as amended.
E-2		Provide CEG (concrete encased ground) inspection by a City Electrical inspector NEC 250.52(A)(3).
E-3		Controlled access systems installed after C.O. require a separate permit.
E-4		The IECC now requires an analysis showing the occupancy is in compliance with the code.
MECHANICAL CODE COMMENTS		
Item #	**Sheet**	**GENERAL:**
M-1	-	When applicable, prior to installation of a commercial kitchen hood, provide detailed drawings or research reports as to the type of shaft enclosure that will be constructed, or approved material that will be used.
M-2	-	If ducts pass through a plenum they must be under negative pressure. IMC 601.3
M-3		Section 606 IMC requires all mechanical systems with a design capacity greater than 2000CFM have smoke detectors installed in the return air system & connected to a fire alarm system.
M-4		Type 1 hood systems shall be designed and installed to automatically activate the exhaust fan whenever cooking operations occur. The activation of the exhaust fan shall occur through an interlock with the cooking appliances, by means of a heat sensor or other approved means. IMC Section 507.2.1.1
M-5		Note that the 2015 code specifically exempts wrapping plastic pipe in the plenums. This means a shaft or noncombustible pipe is required.

M-6		Mechanical ventilation systems such as bath fans may not be piped together unless power vented under negative pressure.
M-7		The IECC now requires an analysis showing the occupancy is in compliance with the code.

PLUMBING CODE COMMENTS

Item #	Sheet	GENERAL:
P-1	-	When applicable, provide fixture counts and calculations to show how the water tap, meter and water supply piping were sized. Note: For water service sizing purposes, the 2015 IPC fixture unit table values, that take into consideration water saving design of fixtures, can be used instead of the 2015 IPC as adopted by the City Of Arvada. Please make note of this.
P-2		If you are using CSST for gas supply be advised that if the gas supplier is asked to increase pressure to 14 inches water column a regulator will be required at the manifold and the inside piping must be sized accordingly. Provide the type of pipe and pressure requirements on the plans.
P-3	-	Make certain that the building has proper backflow protection and pay particular note to backflow devices on pop dispensing machines, lawn irrigation taps, boiler pot fillers, and chemical cleaning units. A RPPB type is required in most cases. The building Domestic service in many cases will require an RPPB backflow device to protect the city water supply from potential contamination. All multi-family installations now require a backflow device. Please consult with the Arvada Utilities Department for specific requirements. Please Note commercial backflow devices must be certified by Licensed outside backflow inspectors and the certification presented to the City prior to C.O.
P-4		If this is a restaurant, a Grease interceptor is required to be included unless a waiver signed by the Utilities manger is obtained.
P-5		Provide a service sink as required in Chapter 29, 2015 IBC
P-6		Provide an accessible drinking fountain as required in Chapter 29, 2015 IBC
P-7		Threaded hose bibs must have non-removable backflow prevention devices IPC 608.1 All plumbing must be sized per IPC and Arvada amendments and is subject to Inspector approval. Fixtures are to comply with State low-flow regulations (water closets maximum 1.6 gallons per flush per Arvada amendments). A PRV is required on each service. IPC 608
P-8		Plumbing vent terminations must be ten feet from operable windows or skylights or 2 feet above. IPC 904.5
P-9		Horizontal to vertical requires long sweep fixtures.
P-10		If commercial washing machines are installed a lint trap is required.
P-11		Section 2902.3 of the IBC says that places of public utilization must be provided with restroom facilities; therefore the restrooms must be open to the public.
P-12		Trap primers are required in commercial floor drains and floor sinks.
P-13		Location of back flow preventer is not shown on the plans. Install in proper location and
		provide passing test report prior to final inspection.
P-14		Water fountain (high/low accessible) is not shown on plans.
P-15		An amalgam separator is required to remove metals from water discharging into the sewer system.

ELEVATOR COMMENTS
(When applicable)

Item #	Sheet	GENERAL COMMENTS:
EL-1	-	A separate permit is required and will be issued after the elevator construction drawings are submitted, reviewed and approved.
EL-2	-	No equipment, piping or anything, is allowed to pass through or be in the elevator equipment room, except that which is a part of, or related to the elevator.
El-3	-	Elevator inspector can be reached at 720-635-1071
EL-4		Under no circumstances may the elevator sump be connected to the Sewer system. Oil containment or other approved method must be provided.

FIRE CODE COMMENTS

Item #	Sheet	GENERAL:

F-1	**-**	NOTE: Fire District plan review comments are attached under separate document. If comments are not with the approved plans from the Arvada Building Inspection Division, please call the appropriate Fire Marshal's office.
Engineering Division Comments (Ph 720-898-7640)		
Eng-1	This list is not all-inclusive. Check with the Engineering Division for complete list of requirements.	
Eng-2	Remove and replace any broken sidewalk, curb or gutter, or install the same if not existing prior to and as a condition for issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy. Contact the Engineering Division. If questions, contact the Engineering Division.	
Eng-3	A Certificate of Occupancy or Temporary Certificate of Occupancy will not be issued until all requirements are satisfied, unless funds equivalent to 1½ times the estimated cost of uncompleted items are escrowed with the City Of Arvada to insure completion.	
Planning Comments (Ph 720-898-7435)		
Pln-1	This list is not all-inclusive. Check with the Community Development Department for complete list of requirements.	
Pln-2	Approval of your plans is not approval for any signage or fencing that may be shown on them.	
Pln-3	A Certificate of Occupancy or Temporary Certificate of Occupancy will not be issued until all Planning requirements are satisfied, unless funds equivalent to 1½ times the estimated cost of uncompleted items are escrowed with the City Of Arvada to insure completion.	
Pln-4	**ANY BUILDING PERMIT THAT INVOLVES INSTALLATION OF LANDSCAPING BY BUILDER, DEVELOPER OR OWNER MUST PROVIDE A AFFIDAVIT OF SOIL AMENDMENT INSTALATION PIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**	
Utilities Division Comments (Ph 720-898-7760)		
Utl-1	This list is not all-inclusive. Check with the Utilities Division for complete list of requirements.	
Utl -2	A Certificate of Occupancy or Temporary Certificate of Occupancy will not be issued until the water tap and utilitiy fees are paid. The fees must be paid to the city with a cashier's check or wire transfer before any occupancy will be allowed. For other checks, a 10 working day waiting period is required.	
OTHER COMMENTS		
O-1	Allowable hours of construction (outside projects) is 7:00 am until 9:00 pm	
O-2	Approval of your plans is not approval for any signage that may be shown on them.	
O-3	**Separate permits are required for:** Signs, Awnings, Lawn Sprinklers, Elevators, Fire Sprinkler/Extinguishing Systems, Hoods, and Fire Alarm Systems.	
O-4	Health Department approval is required when food is served or sold prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy (303-271-5758). City Clerk approval is required when liquor is served or sold prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy (720-898-7544).	

CITY OF ARVADA

Building Inspection Services
Facsimile: 720-898-7603 ◆ TDD: 720-898-7869
Phone: 720-898-7620 ◆ Email: buildingpermits@arvada.org

CERTIFICATE OF OCCUPANY CHECKLIST - COMMERCIAL

ALL LISTED ITEMS MAY NOT APPLY

REQUIRED APPROVED INSPECTIONS:	
BUILDING DEPT:	
Final Electrical	
Final HVAC	
Final Plumbing	
Final Building	
CO/TCO*	n/a
ENGINEERING DEPT:	
CO-Public Improvement (Sidewalk, Curb & Gutter)	n/a
PLANNING DEPT:	
Development Inspection**	n/a
Certificate of Landscape Completion	n/a

REQUIRED DEPARTMENT CO/TCO APPROVALS:	
Building	
Engineering	n/a
Fire Protection District	
Planning	n/a
Radio Amp (if =>5000 work area or addition)	
Traffic	n/a
Utilities	n/a
Other	

REQUIRED DOCUMENTS:	
Arvada Foundation Inspection Form****	n/a
Elevator Inspection Certification	n/a
Special Inspection Reports	n/a

REQUIRED PAYMENTS:	
UTILITIES DEPT:	
Water & Sewer Tap Fees ***	n/a
PLANNING DEPT:	
Development Inspection Fees**	n/a
Landscape Escrow Fees**	n/a

*This inspection request will initiate the required dept reviews before a CO/TCO can be released. Please allow a minimum of 3 days for all reviews to be signed off.

**Site verification of exterior building materials are in conformance with approved plans and verification that landscaping is installed per the approved plan or developer agreement (when no landscape escrow involved).

***Must be paid 10 business days prior to sign-off.

****This form must be stamped by a licensed engineer. Include the following: Open Hole / Site Conditions or a letter from a Soils Engineer stating corrections, if any; Footer / Caisson; Wall Steel; Damp Proofing & Drain Seal. Not all will apply for every project.

PLEASE NOTE

All documents must have a permit number written in upper right hand corner when turned in for CO. If not present, we will ask that you write it before accepting the paperwork.

Temporary Certificates of Occupancy may be granted when approved by all departments. All life safety, critical inspections and paperwork must be resolved. These will be reviewed as needed and will cost $100.

APPROVED SUBJECT TO FIELD INSPECTION

THIS SET OF PLANS IS TO STAY ON THE JOB SITE AT ALL TIMES
REVIEWED FOR CODE COMPLIANCE
2018 IBC
2020 NEC

Permit No. COMM22-00132
PLANS CHECKED FOR CONFORMANCE WITH CITY OF ARVADA BUILDING REGULATIONS

BY NATE ROMERO

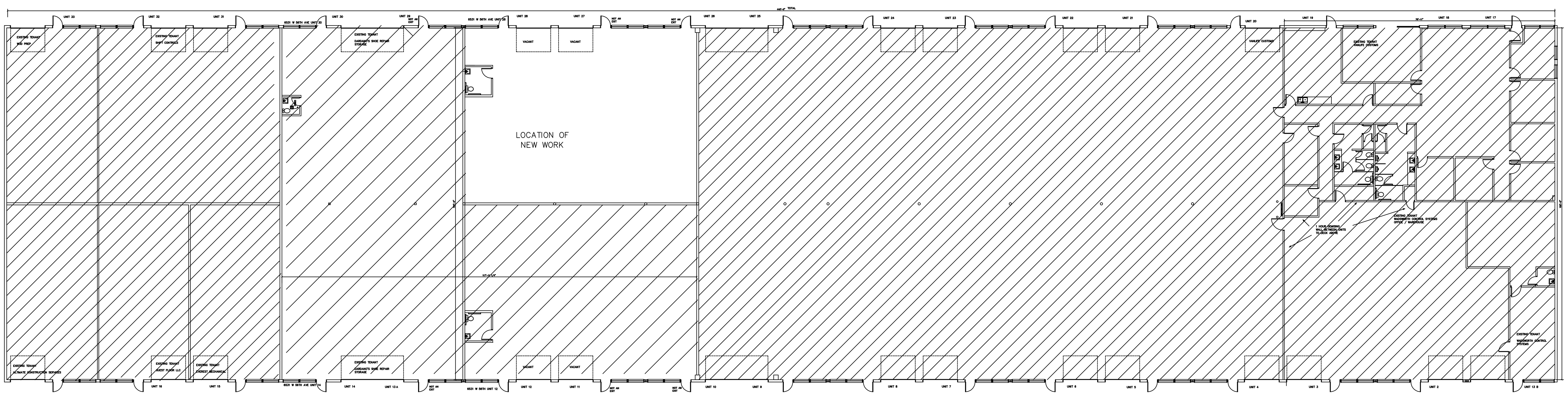
APPROVED FOR PERMIT 09/14/2022

CHIEF BUILDING OFFICIAL

Validity of Permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of , any violation of any of the provisions of this code* or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code* or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code* or of any other ordinance of this jurisdiction.

***All codes as adopted by Chapter 18 of the City of Arvada code.**



CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

COLORADO LICENSED RYAN C ARP 58206 PROFESSIONAL ENGINEER
EXP: 10/31/2023

NORTH
NORTH

GENERAL CONTRACTOR
FIVE STAR CONTRACTING LLC
P.O. BOX 2137
ARVADA CO 80001
P-303 888 2968
F-303 278 2546
EMAIL MIKEFIVESTARCO@AOL.COM

PROPERTY OWNER:
FSI CITY CENTER LLC
2953 S. PEORIA STREET STE 200
AURORA CO 80014
720-989-8838
NATE@GBCAPITALLLC.COM
JEN@FLEXSPOT.COM

TENANT:
CONTRUENT
VANCE GARRETT
6531 WEST 56TH AVE UNIT 28
ARVADA CO 80002
720 464 6675
VANCE@CONGRUENTCO.COM

FILE NAME: CONGRUENT
DRAWN BY: MIKE MUELLER
DATE: 8/10/2022

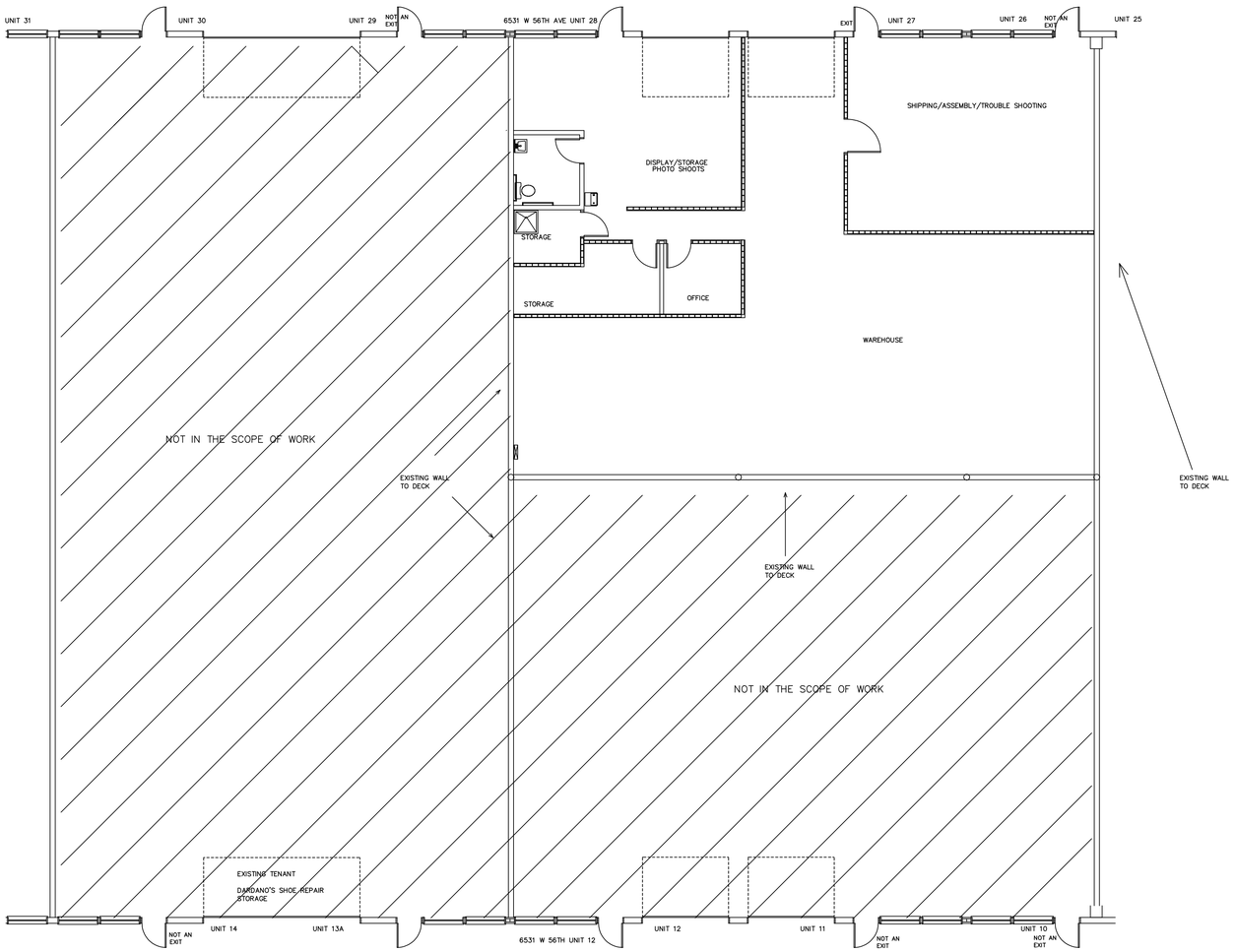
REVISION	DATE

SCALE 1/16"=1'

EXISTING BUILDING LAY OUT & LOCATION OF CONSTRUCTION

PLANS FOR:
☐ PRICING
☒ PERMITING
☐ CONSTRUCTION

SHEET NUMBER
AA-1



BUILDING CODE REVEW IBC–2018 IEBC–2018 NEC–2020 IFC–2018 IMC–2018 IPC–2018 ICCC–2018
IFG–2018 ICC/ANSI A117.1–2009 ACCESSIBILITY STANDARD

EXISTING TENANT: CONGRUENT

INTENDED USE: PROVIDE SPECIALTY GRINDING, BREWING AND ESPRESSO EQUIPMENT AND SHIPPING

REFERENCES:

301. OCCUPANCY CLASSIFICATION: F–1 (APPLIANCES) STORAGE, SHIPPING AND TROUBLE SHOOTING EQUIPMENT

302. MIXED OCCUPANCY: NO

CHANGE OF USE: YES – PRIOR WAS S–1 THROUGH THE CITY FOR A TENANT WHO DID NOT LEASE THE UNIT

PRIOR OCCUPANCY: FI FEDEX USED THE SPACE FOR THE DISTRIBUTION OF PACKAGES, LOADING TRUCKS WITH OFFICE AREA

WORK TO BE COMPLETED: ADD AN 64 SF OFFICE, STORAGE ROOM, TROUBLE SHOOTING ROOM/WORK SHOP. STORAGE, OFFICE WALLS WILL BE 9' AFF THE SOUTH WALL IN THE ENTRY AND THE WORK SHOP WILL BE 12'5" AFF. ELECTRICAL WILL BE ADDED PER THE PLANS INCLUDING RELOCATON OF EXISTING LIGHTS AND THE ADDITION OF 3 8' LED LIGHT FIXTURES.

THE B CLASSIFICATION OF THE RESTROOM 56 SQ FT AND THE OFFICE OF 64 SQ FT EQUAL 120 SQ FT WHICH IS LESS THAN 10% OF THE 3,300 SQ FT LEAVING THE OCCUPANCY AND F–1 FOR THE TOTAL UNIT

EXISTING EXTERIOR BUILDING MATERIAL: FLUTED CMU BLOCK

CONSTRUCTION TYPE: II B SPRINKLED TOTAL SPRINKLED AREA WITHIN THE BUILDING IS 100' X 285' 28,500 SF

504. TOTAL BUILDING SIZE: 44,200
TOTAL UNIT SIZE: 3,300
TOTAL OFFICE AREA: 0
TOTAL WAREHOUSE AREA: 3,300

TABLE 506.2 SINGLE STORY BUILDING
TOTAL BUILDING SIZE: 44,200 SQ FT WITH MIXED OCCUPANCIES B, F–1, S–1 SINGLE STORY TYPE II CONSTRUCTION WITH 28,500 SQ FT SPRINKLED. THIS UNIT IS FULLY SPRINKLED WITH AN EXISTING FIRE ALARM.

ALLOWABLE AREA FACTOR:

OCCUPANCY CLASSIFICATION	TYPE II B ALLOWABLE SF
B	92,000
F–1	62,000
S–1	70,000

THE TOTAL BUILDING IS ALLOWED TO HAVE MIXED OCCUPANCIES OF B, F–1, S–1 UNDER TABLE 506.2 IF THE BUILDING SIZE IS LESS THAN 48,000 AND FULLY SPRINKLED – NO FIRE SEPARATIONS ARE REQUIRED BETWEEN OCCUPANCIES.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
B, F–1, S–1, M, NO SEPARATION REQUIRED

1 HOUR FIRE WALLS BETWEEN UNITS: EXISTING / NOT REQUIRED

1006.2.1 EXIT ACCESS DOORWAY TABLE: OCCUPANT LOAD OF UNDER 30 FOR OCCUPANCY F, SPRINKLED IS 100'
ONE REQUIRED TWO PROVIDED.

ADDITIONAL DOORS LOCATED WITHIN THE PREMISES ARE LABELED (NOT AN EXIT)

ALL DOORS EXITING THE BUILDING SWING IN THE DIRECTION OF EGRESS:

EXISTING DOORS WILL BE EQUIPED WITH DEAD BOLT INDICATERS (LOCKED / UNLOCKED) WITH A SIGN ON THE DOOR IN MINIMUM OF 1" HIGH LETTERS
(THIS DOOR TO REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED)

OCCUPANCY LOAD: SHIPPING/ASSEMBLY	640 SF	1/300	2
STORAGE	820 SF	1/300	3
WAREHOUSE	1,840 SF	1/500	4
TOTAL OCCUPANCY LOAD			9

1020.2 MIN CORRIDOR WIDTH WITH AN OCCUPANCY LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36" AS IN SECTION 1024.2

FRAMING NOTES:

▭▭▭ = NEW FRAMING

NEW WALLS: WALLS WILL BE CONSTRUCTED FROM 2X4 HEM FIR 16" O.C. WALL HEIGHT OVER 10' WILL BE FIRE BLOCKED BETWEEN STUDS EVERY 10' OF LESS. ALL HORIZONTAL PENITRATIONS SHALL BE FIRE BLOCKED EVERY 10' OR LESS. THE SILL OR BOTTOM PLATE WILL BE IN ACCORDANCE WITH 2304.12.1.4 SLEEPERS AND SILLS –SLEEPERS AND SILLS ON A CONCRETE OR MASONARY SLAB THAT IS DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD. THE BOTTOM PLATE WILL BE SECURED WITH PDPAWL–287 FASTENERS A MINIMUM OF EVERY 24" O.C. STAGGERING SHOTS. THE TOP PLATE WILL BE SECURED TO THE STEEL RAFTERS BY INSTALLING 2X4 PLATES ON THE UNDERSIDE OF EACH RAFTER THAN ATTACHING THE TOP PLATE TO THE 2X4 PLATE. 2X4 PLATES SHALL NOT EXCEED 8' BETWEEN PLATES. ATTACH PLATES TO STEEL RAFTERS WITH #10 X 2–1/2" SELF DRILLING METAL SCREWS, 2 SCREWS ON EACH SIDE OF THE PLATES.

ONE SHEET OF 5/8" TYPE X DRYWALL ON EACH SIDE OF THE WALLS SECURED WITH 1–1/4" COURSE THREAD DRYWALL SCREWS 6" TO 8" ON ALL SEAMS AND MAX 12" IN THE FIELD. ALL JOINTS TO BE TAPED, FINISHED SMOOTH READY FOR PAINT.

THE DISPLAY/STORAGE AREA WILL BE USED FOR STAGING EQUIPMENT FOR PHOTO SHOOTS THAT ARE USED ON THE COMPANY WEB SITE

FLOODRING: EXISTING CONCRETE TO REMAIN, INSTALL 4" RUBBER COVE BASE TO ALL WALLS.
PAINT COLOR: MATCH EXISTING PAINT COLOR AND SHEEN

NO CHANGES TO THE EXISTING HVAC
NO CHANGES TO THE EXISTING PLUMBING

NEW WALLS DO NOT GO TO THE DECK ABOVE.
NEW WALLS ARE MOUNTED UNDER STEEL RAFTERS LEAVING A MIN DISTANCE FROM THE TOP OF WALL TO THE TOP OF THE SPRINKLER HEAD OF 18".

ARVADA
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COLORADO LICENSED
RYAN C. KAPP
58206
PROFESSIONAL ENGINEER
EXP: 10/31/2023

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2137 ARVADA CO 80001
PHONE 303 278 2545
FAX 303 278 2545
EMAIL – MIKEFIVESTARCO@AOL.COM

PROPERTY OWNER:
JC CENTRAL LLC
2255 S. PEORIA STREET STE 200
AURORA CO 80014
MATT BERGANTI
720 989 8838
MATT@BERGANTICLLC.COM
ASHLEE@JCSOFT.COM

TENANT: (EXISTING TENANT)
CONGRUENT
VANCE GARRETT
6531 WEST 56TH AVE UNIT 28
ARVADA, CO 80002
VANCE@CONGRUENTCO.COM
720 484 6975

PLANS FOR :
☐ PRICING
☒ PERMITING
☐ CONSTRUCTION

FILE NAME:
6531 W 56TH AVE UNIT 28
DRAWN BY:
MIKE MUELLER
DATE:
08/10/2022

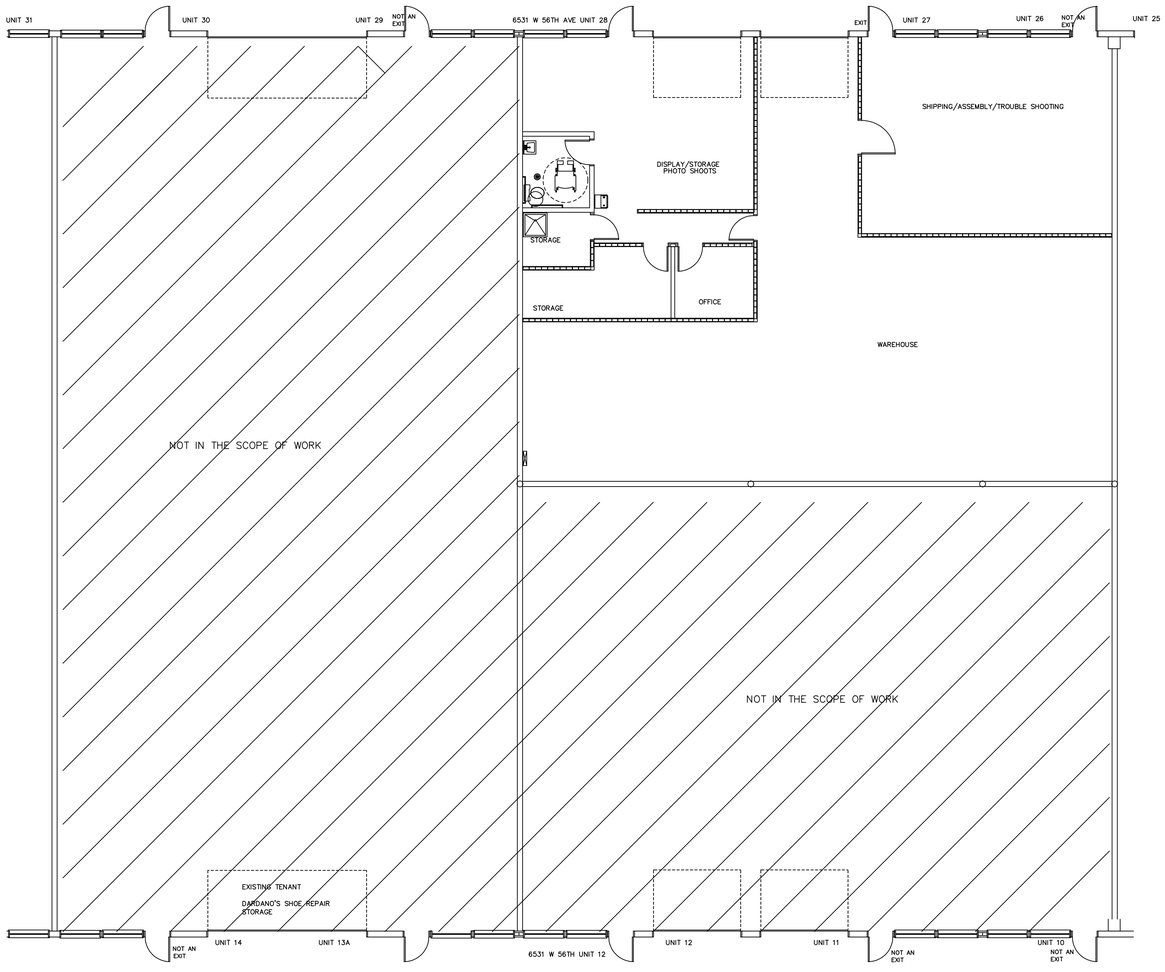
REVISION	DATE

SCALE: 1/8" = 1'

FRAMING

SHEET NUMBER

A–1



PLUMBING PLAN: NO CHANGES TO THE ADA RESTROOM

REQUIRED PLUMBING FIXTURES: F

WATER CLOSETS MALE / FEMALE 1 PER 100

2902.2 SEPARATE FACILITIES. WHERE PLUMBING FIXTURES ARE REQUIRED SEPARATE FACILITIES SHALL BE PROVIDED.
EXCEPTIONS:
2. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS OF 15 OR FEWER

LAVTORIES MALE/FEMALE 1 PER 100
DRINKING FOUNTAIN 1 PER 400
SERVICE SINK 1 PER 1,000

Please show inspector where the service sink is located at inspection. Required per table 2902.1 2018 IBC

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2197 ARVADA CO 80001
PHONE 303 278 2545
FAX 303 278 2546
EMAIL – MIKE@FIVESTARCOMM.COM

PROPERTY OWNER:
JSJ CLOTHIER LLC
2955 S. PEORIA STREET STE 200
AURORA, CO 80014
MIKE BUTLER
720 989 8838
MIKE@JSJCLOTHIER.COM
JENNIFER@JSJCLOTHIER.COM

TENANT: (EXISTING TENANT)
DARGANO'S SHOE REPAIR
VANCE GARRETT
6531 W 56TH AVE UNIT 28
ARVADA, CO. 80002
VANCE@DARGANOSCO.COM
720 464 6475

PLANS FOR :
☐ PRICING
☒ PERMITING
☐ CONSTRUCTION

FILE NAME:
6531 W 56TH AVE UNIT 28
DRAWN BY:
MIKE MUELLER
DATE:
08/10/2022

REVISION	DATE

SCALE: 1/8" = 1'

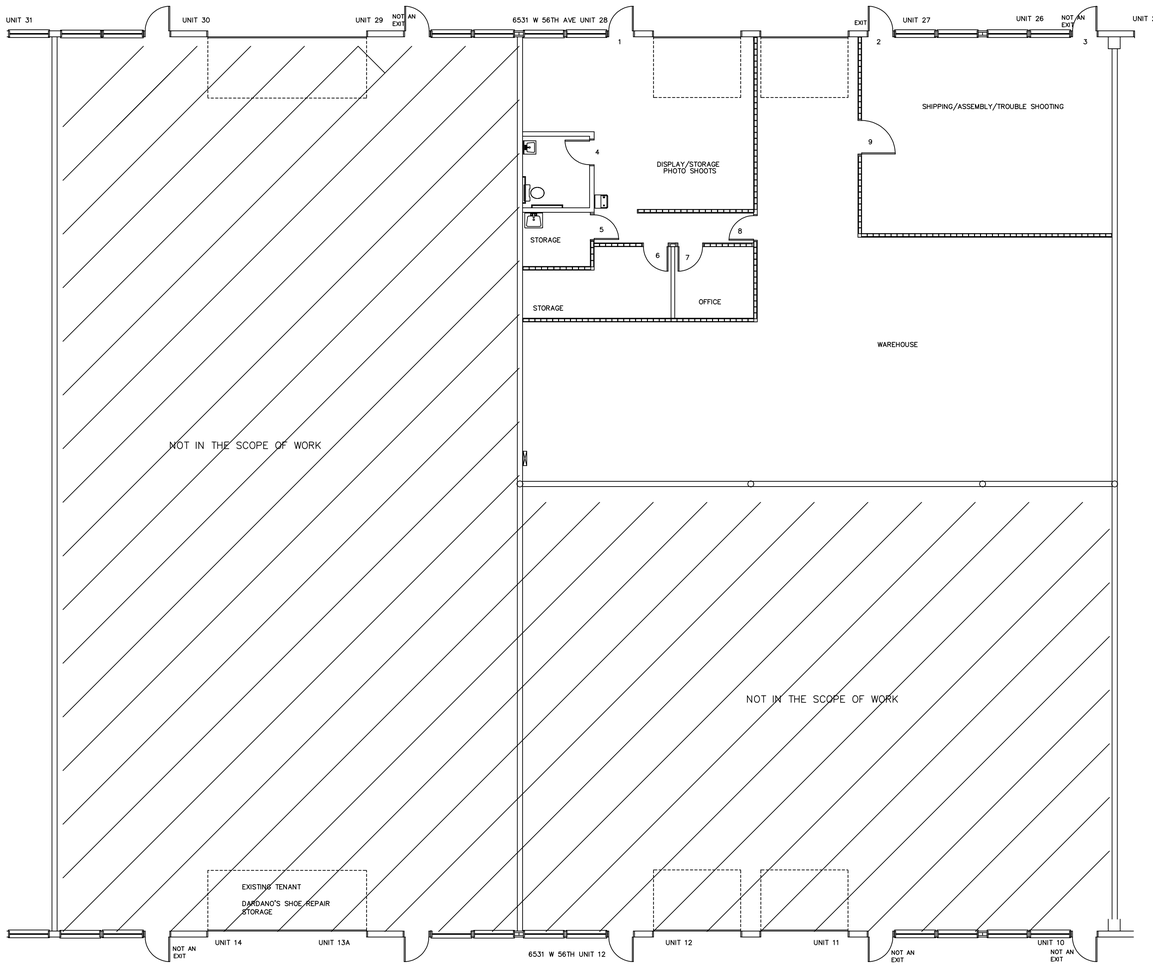
PLUMBING

SHEET NUMBER

A-3

CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

COLORADO LICENSED
RYAN C. ARP
58206
PROFESSIONAL ENGINEER
EXP: 10/31/2023



DOOR SCHEDULE:
HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES THAT ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. (404.2.6) OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN AND 44" MAX ABOVE FINISHED FLOOR. MAXIMUM FORCE FOR PUSHING OR PULLING OPEN EXTERIOR OR INTERIOR HINGED DOORS WITH CLOSURES, SLIDING OR FOLDING DOORS SHALL NOT EXCEED FIVE POUNDS. MINIMUM ALLOWABLE OPENING FORCE FOR FIRE DOORS NOT TO EXCEED FIFTEEN POUNDS.

EXIT DOORS WITHOUT LEVER, PADDLE OR PANIC HARDWARE SHALL HAVE THE DOOR LABELED IN A MIN OF 1" LETTERS "THIS DOOR TO REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED"

EXIT DOORS SHALL ALSO HAVE LOCK EXIT INDICATORS INSTALLED ON EACH EXIT DOOR (LOCKED/UNLOCKED)

DOOR	SIZE	NEW/ EXISTING	TYPE	FRAME	KNOB	RATED	CLOSURE	EXIT DOOR	JAMB WIDTH	HAND
1	3'-0" X 6'-8"	EXISTING	GLASS STORE FRONT	METAL	DEAD BLT	NO	YES	YES	4"	LH
2	3'-0" X 6'-8"	EXISTING	GLASS STORE FRONT	METAL	DEAD BLT	NO	YES	YES	4"	RH
3	3'-0" X 6'-8"	EXISTING	GLASS STORE FRONT	METAL	DEAD BLT	NO	NO	NO	4"	LH
4	3'-0" X 6'-8"	EXISTING	LEGACY WALLNUT	TIMELY DK BRONZE	PRV LEVER	NO	NO	NO	5"	RH
5	3'-0" X 6'-8"	NEW	LEGACY WALLNUT	TIMELY DK BRONZE	PASS LEVER	NO	NO	NO	5"	RH
6	3'-0" X 6'-8"	NEW	LEGACY WALLNUT	TIMELY DK BRONZE	PASS LEVER	NO	NO	NO	5"	LH
7	3'-0" X 6'-8"	NEW	LEGACY WALLNUT	TIMELY DK BRONZE	PASS LEVER	NO	NO	NO	5"	RH
8	3'-0" X 6'-8"	NEW	LEGACY WALLNUT	TIMELY DK BRONZE	PASS LEVER	NO	NO	NO	5"	LH
9	4'-0" X 7'-0"	NEW	LEGACY WALLNUT	TIMELY DK BRONZE	PASS LEVER	NO	NO	NO	5"	RH

ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

COLORADO LICENSED
RYAN C. AMP
58206
PROFESSIONAL ENGINEER
EXP: 10/31/2023

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2137 ARVADA CO 80001
PHONE 303 456 3068
FAX 303 278 2548
EMAIL – MIKE@FIVESTARCONSMAIL.COM

PROPERTY OWNER:
DARIANO'S SHOES LLC
2955 S. PEORIA STREET STE 200
AURORA, CO 80014
MIKE MUELLER
720 989 8838
MIKE@DARIANOSHOES.COM
JENNIFER@SPOT.COM

TENANT: (EXISTING TENANT)
DARIANO'S SHOES
6531 W. 56TH AVE UNIT 28
ARVADA, CO. 80002
VANCE@CONGRUENTCO.COM
720 464 6675

PLANS FOR :
☐ PRICING
☒ PERMITING
☐ CONSTRUCTION

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DRAWN BY:
MIKE MUELLER
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08/10/2022

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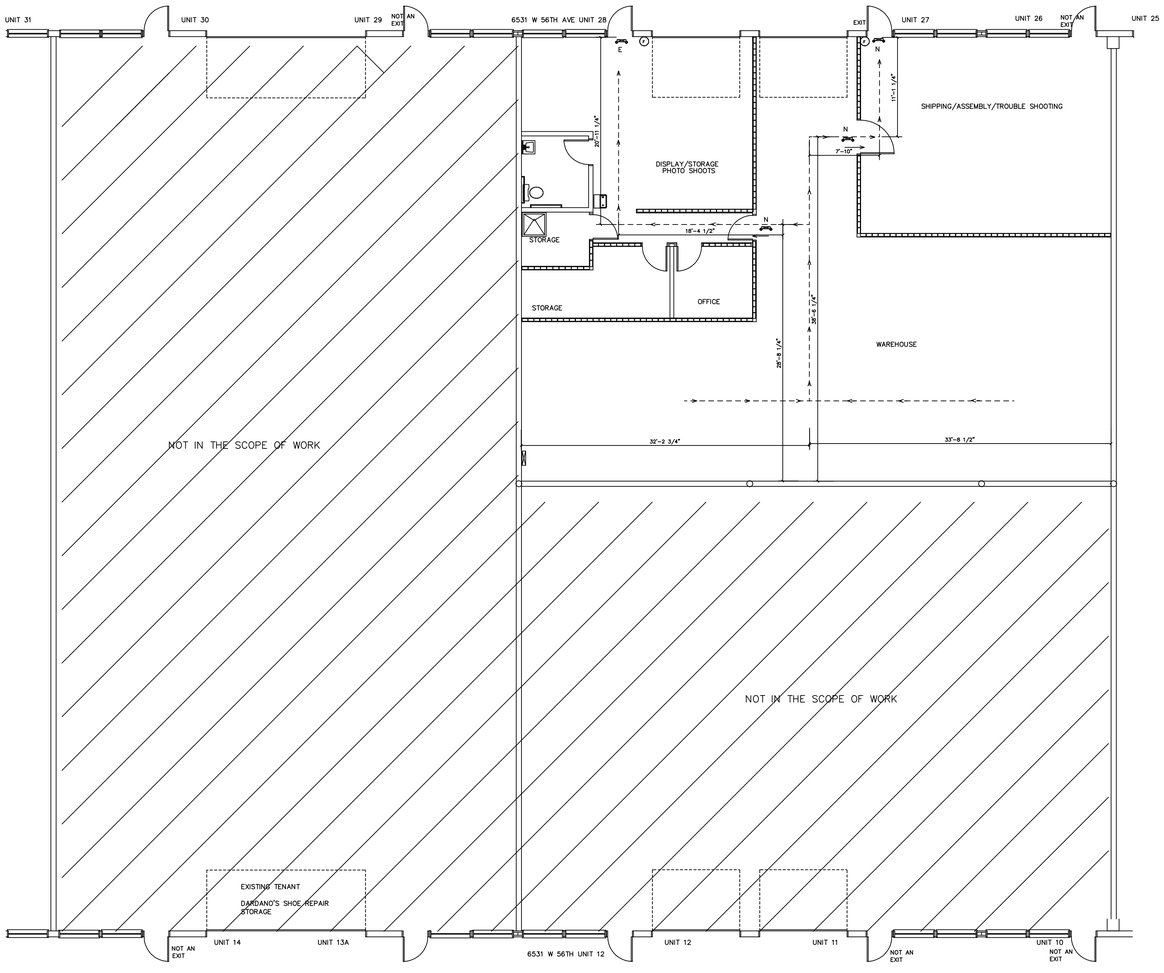
SCALE: 1/8" = 1'

DOOR SCHEDULE

SHEET NUMBER
A-5



FIRE – EMERGENCY LIGHTING AND EXITING:

ALL EXIT DOORS WITHOUT PADDLE, LEVER OR PANIC HARDWARE SHALL BE LABELED
"THIS DOOR TO REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED"
IN A MINIMUM OF 1" HIGH LETTERS

ALL DOORS AND HARDWARE ARE LISTED ON SHEET D-1 DOOR SCHEDULE

ON EXIT LIGHT WITH BATTERY EMERG LIGHTING

EXIT LIGHT BATTERY BACK UP

ABC 10# ABC FIRE EXTINGUSHER TOP NOT TO EXCEED 5' AFF

E BATTERY BACK UP EMERGENCY LIGHTING

SHELVING / STORAGE CAN NOT EXCEED 12' AFF IN THE WAREHOUSE AREA

LOCKED DOORS SHALL BE LABELED WITH A SIGN "NOT AN EXIT"
ALL EXIT SIGNS AND EMERGENCY LIGHTING WILL BE ON THE LIGHTING CIRCUIT

EXIT DOORS WILL HAVE LOCK/UNLOCK INDICATERS ON THE THUMB TURN DEAD BOLTS
INSTALL ABC FIRE EXTINGUSHER BY THE SOUTH EXIT DOOR.

1006.2.1 EXIT ACCESS DOORWAY TABLE: OCCUPANT LOAD OF UNDER 30 FOR OCCUPANCY F, SPRINKLED IS 100'
ONE REQUIRED TWO PROVIDED.

- - → PATH OF EGRESS

Max travel distance for F1 Sprinklered = 250'
Max common path of Egress travel distance for F1 Sprinklered = 100'

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2137 ARVADA CO 80001
PHONE 303 888 2968
FAX 303 278 2546
EMAIL – MIKEFIVESTARCO@AOL.COM

PROPERTY OWNER:
FSI CITY CENTER LLC
2953 S. PEORIA STREET STE 200
AURORA CO 80014
NATE FERRY
720 989 8838
NATE@CBCAPITALLLC.COM
JEN@FLEXSPOT.COM

TENANT: (EXISTING TENANT)
CONGRUENT
VANCE GARRETT
6531 WEST 56TH AVE UNIT 28
ARVADA CO 80002
VANCE@CONGRUENTCO.COM
720 464 6675

PLANS FOR :
☐ PRICING
☒ PERMITING
☐ CONSTRUCTION

FILE NAME:
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UNIT 28
DRAWN BY:
MIKE MUELLER
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SCALE: 1/8" = 1'

FIRE / EXIT

SHEET NUMBER

A-6

CITY OF ARVADA
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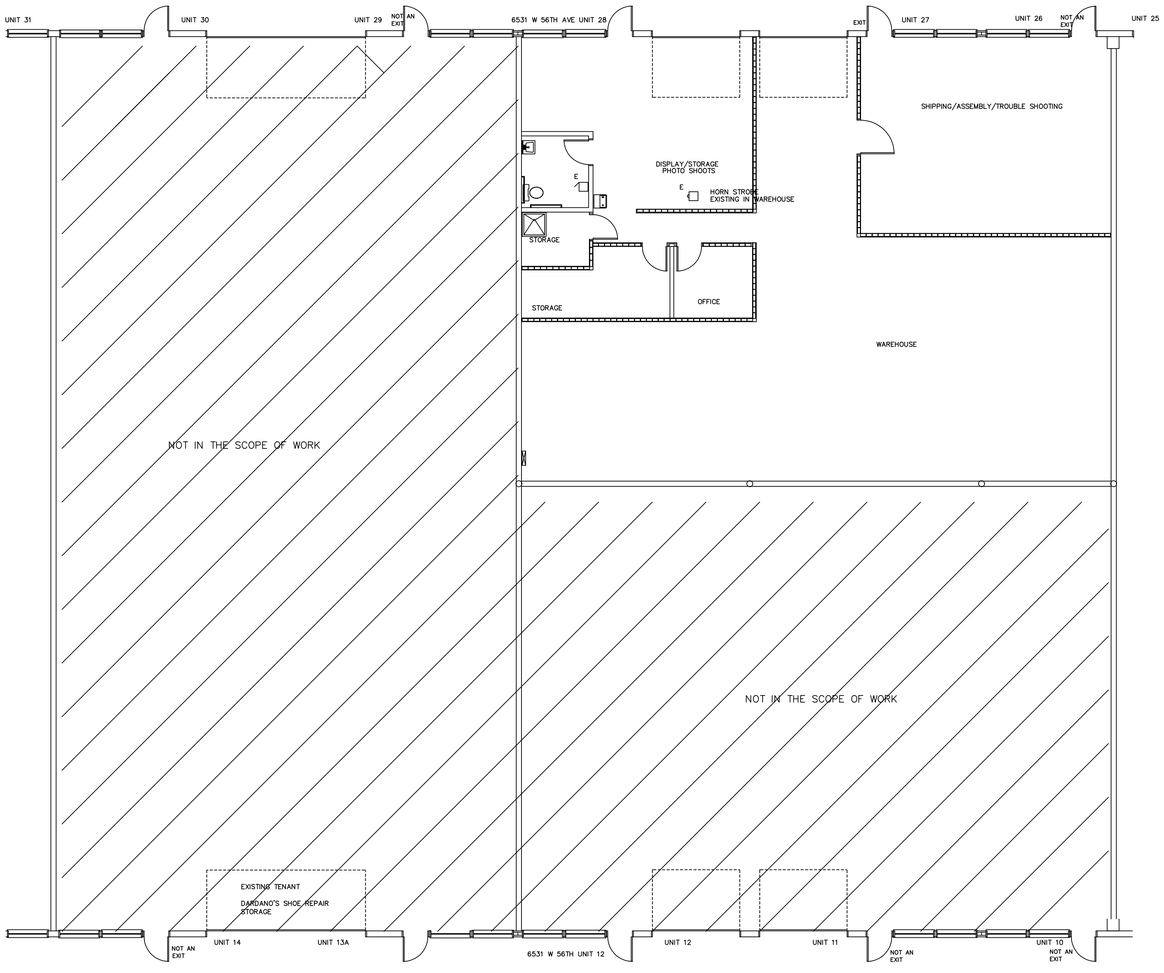
COLORADO LICENSED
RYAN C ARP
58206
PROFESSIONAL ENGINEER
EXP: 10/31/2023



FIRE ALARM PLAN:

- STROBE
- HORN STROBE HORN STROBE

PLANS FOR ADDITIONAL HORN/HORN STROBES WILL BE SUBMITTED BY A LICENSED FIRE ALARM COMPANY

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2137 ARVADA CO 80001
PHONE 303 828 2968
FAX 303 278 2546
EMAIL – MIKEFIVESTARCO@AOL.COM

PROPERTY OWNER:
FSI CITY CENTER LLC
2953 S. PEORIA STREET STE 200
AURORA CO 80014
NATE FERRY
720 989 8838
NATE@GBCAPITALLLC.COM
JEN@FLEXSPOT.COM

TENANT: (EXISTING TENANT)
CONGRUENT
VANCE GARRETT
6531 WEST 56TH AVE UNIT 28
ARVADA CO 80002
VANCE@CONGRUENTCO.COM
720 464 6675

PLANS FOR :
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- ☒ PERMITING
- ☐ CONSTRUCTION

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DATE:
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REVISION	DATE

SCALE: 1/8" = 1'

FIRE ALARM

SHEET NUMBER

A–7

COLORADO LICENSED
RYAN C ARP
58206
PROFESSIONAL ENGINEER
EXP: 10/31/2023

CITY OF ARVADA
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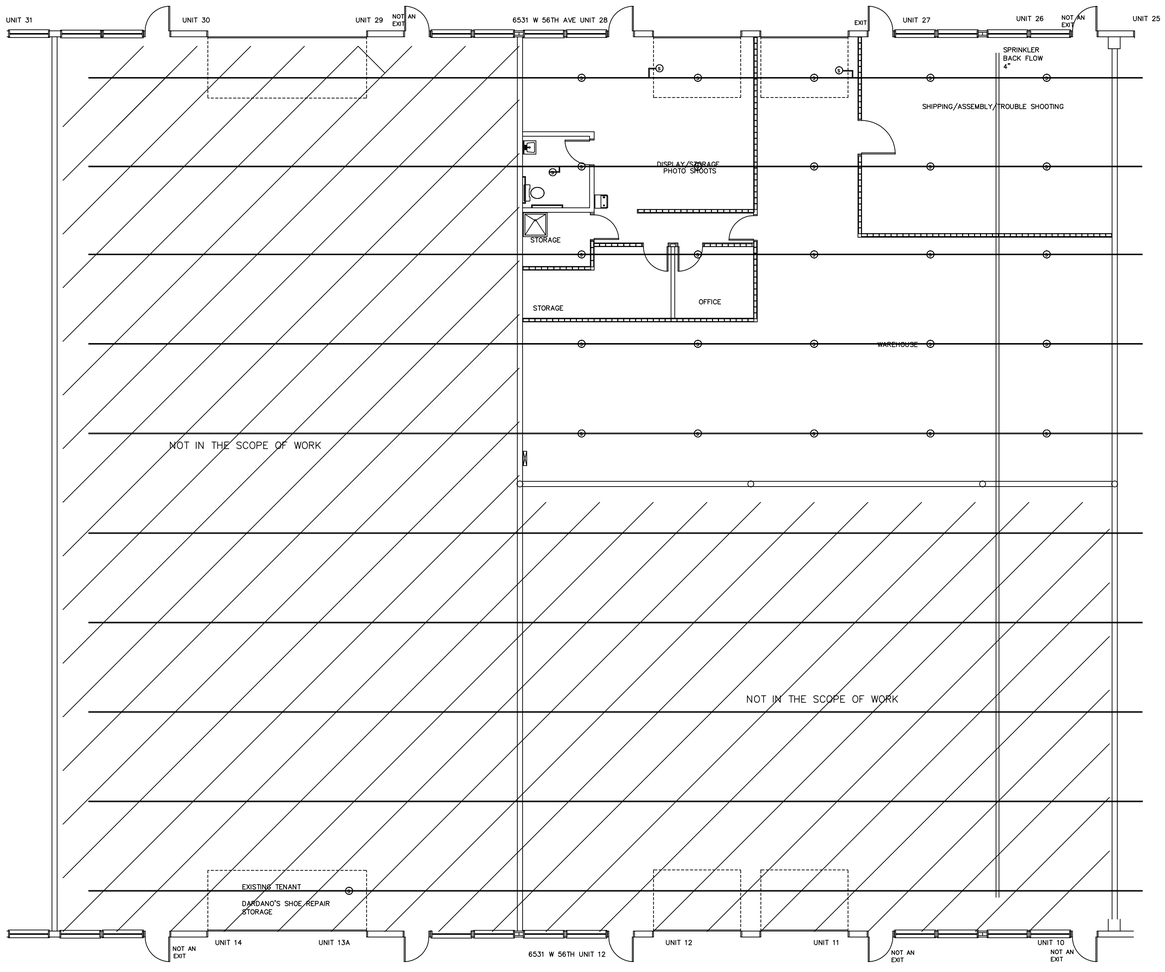

FIRE SPRINKLER PLAN:

(S) EXISTING SPRINKLER HEAD

NO CHANGES TO THE EXISTING SPRINKLER SYSTEM
THE SPRINKLER HEADS ON EITHER SIDE OF THE NEW DEMISING WALL ARE 6'-6" OR LESS FROM THE HEAD TO THE NEW DEMISING WALL.
HYDRAULIC - SYSTEM
AUTOMATIC SPRINKER SYSTEM
NO. OF SPRINKLERS 178
BASIS OF DESIGN
1. DENSITY .19 GPM/SQ. FT.
2. DESIGNED AREA OF DISCHARGE 1500 SQ. FT.
SYSTEM DEMAND
1. WATER FLOW RATE 315 GPM
2. RESIDUAL PRESSURE AT THE BASE OF THE RISER 78 PSI

NO STORAGE ABOVE 12'

NEW WALLS DO NOT GO TO THE DECK ABOVE.
NEW WALLS ARE MOUNTED UNDER STEEL RAFTERS LEAVING A MIN DISTANCE FROM THE TOP OF WALL TO THE TOP OF THE SPRINKLER HEAD OF 18".

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2137 ARVADA CO 80001
PHONE 303 888 2968
FAX 303 278 2546
EMAIL - MIKE@FIVESTARCO@AOL.COM

PROPERTY OWNER:
FSI CITY CENTER LLC
2953 S. PEORIA STREET STE 200
AURORA CO 80014
NATE FERRY
720 989 8838
NATE@GRCAPITALLC.COM
JEN@FLEXSPOT.COM

TENANT: (EXISTING TENANT)
CONGRUENT
VANCE GARRETT
6531 WEST 56TH AVE UNIT 28
ARVADA CO 80002
VANCE@CONGRUENTCO.COM
720 464 6875

PLANS FOR :
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☒ PERMITING
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UNIT 28
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SCALE: 1/8" = 1'

SPRINKLER & BACKFLOW

SHEET NUMBER

A-8

CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

COLORADO LICENSED
RYAN C. ARP
58206
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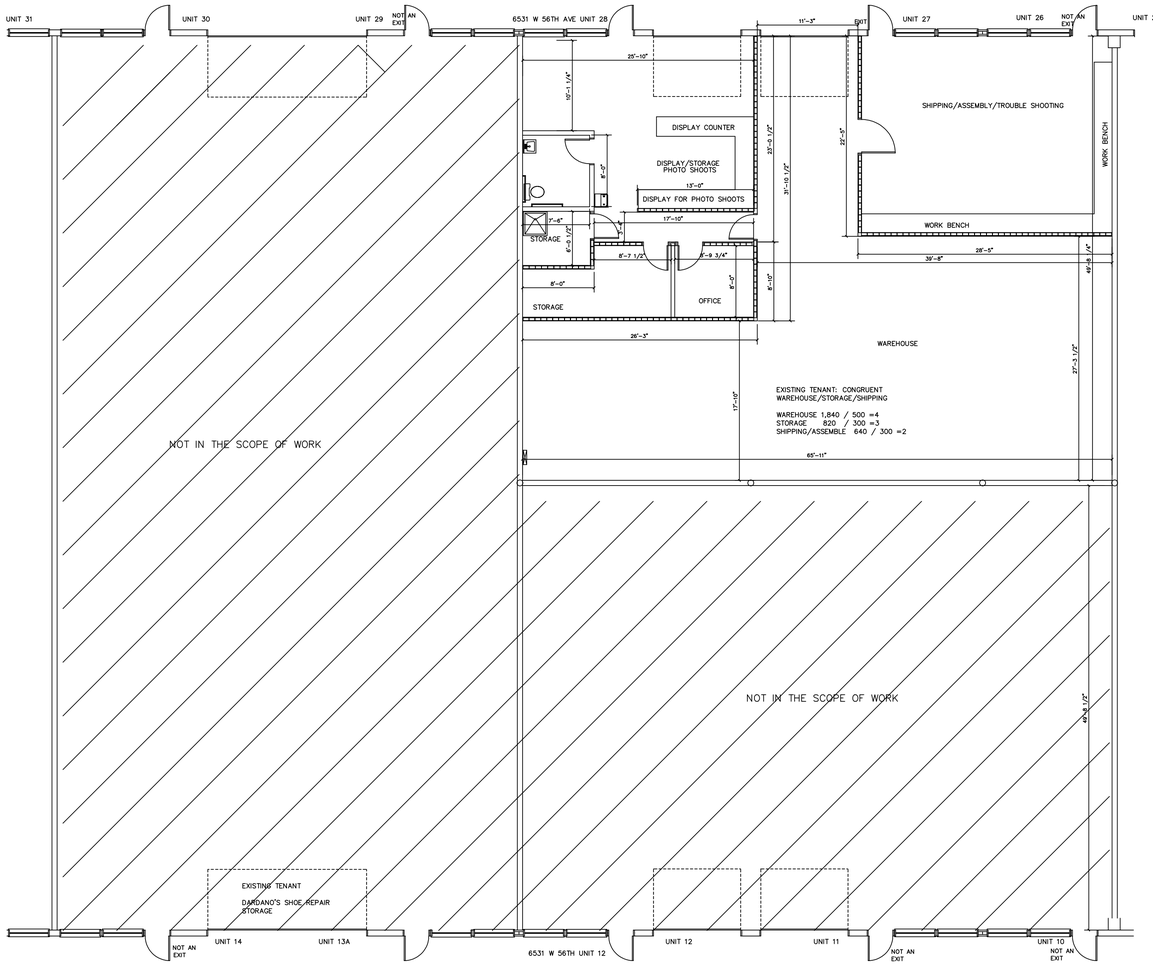

DIMENSIONS:

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2137 ARVADA CO 80001
PHONE 303 588 2968
FAX 303 278 2546
EMAIL – MIKE@FIVESTARCO@AOL.COM

PROPERTY OWNER:
FSI CITY CENTER LLC
2953 S. PEORIA STREET STE 200
AURORA CO 80014
NATE PERRY
720 989 8838
NATE@GBCAPITALLLC.COM
JEN@FLEXSPOT.COM

TENANT: (EXISTING TENANT)
CONGRUENT
VANCE GARRETT
6531 WEST 56TH AVE UNIT 28
ARVADA CO 80002
VANCE@CONGRUENTCO.COM
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PLANS FOR :
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REVISION	DATE

SCALE: 1/8" = 1'

DIMENSIONS
MEASUREMENTS

SHEET NUMBER

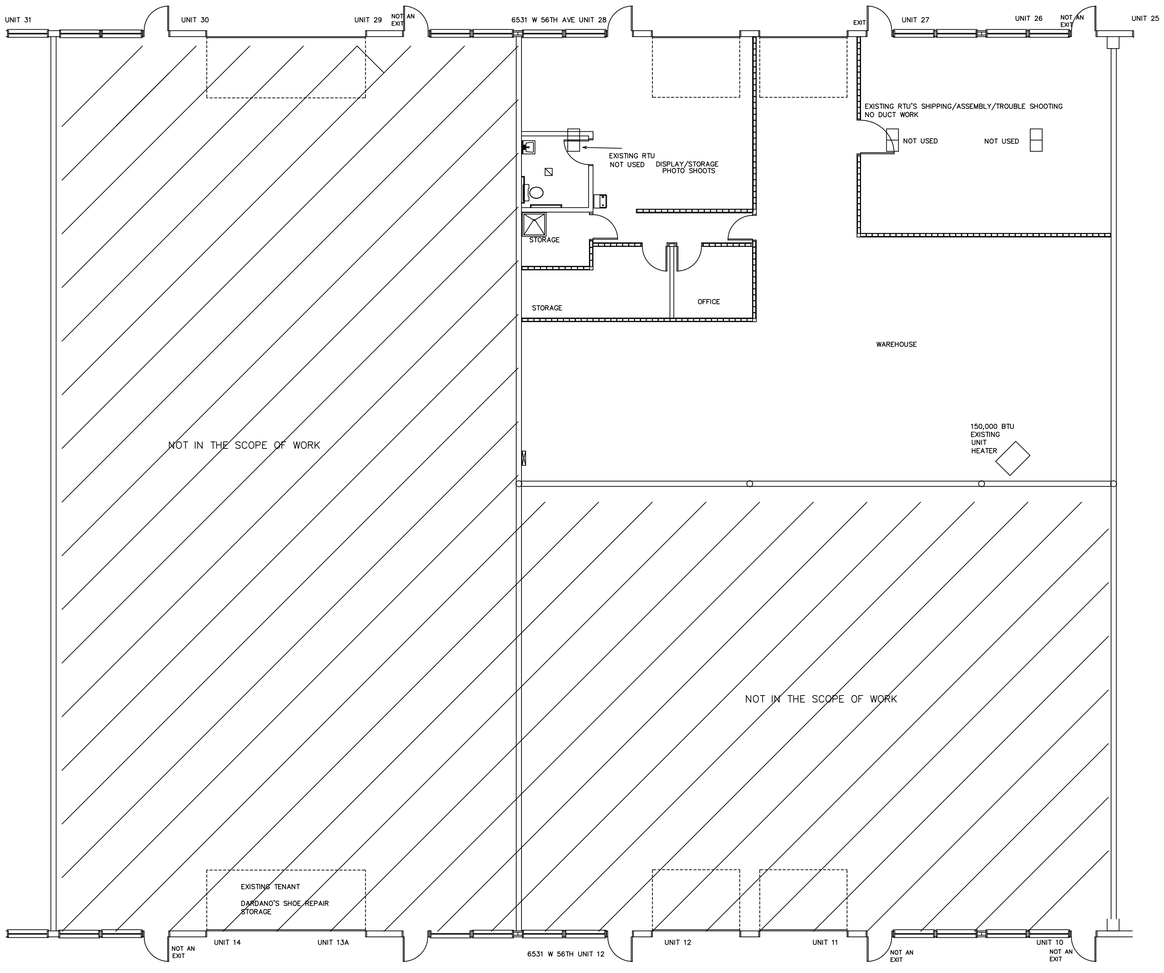
A–9

CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

COLORADO LICENSED
RYAN C. ARP
58206
PROFESSIONAL ENGINEER
EXP. 10/31/2023

MECHANICAL PLAN: NO CHANGES TO THE MECHANICAL

NEW WALLS DO NOT GO TO THE DECK ABOVE.
NEW WALLS ARE MOUNTED UNDER STEEL RAFTERS LEAVING A MIN DISTANCE FROM THE TOP OF WALL TO THE TOP OF THE SPRINKLER HEAD OF 18".



NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2137 ARVADA CO 80001
PHONE 303 888 2968
FAX 303 278 2546
EMAIL – MIKEFIVESTARCO@AOL.COM

PROPERTY OWNER:
FSI CITY CENTER LLC
2953 S. PEORIA STREET STE 200
AURORA CO 80014
NATE FERRY
720 989 8838
NATE@CHARITALLLC.COM
JEN@FLEXSPOT.COM

TENANT: (EXISTING TENANT)
CONGRUENT
VANCE GARRETT
6531 WEST 56TH AVE UNIT 28
ARVADA CO 80002
VANCE@CONGRUENTCO.COM
720 464 6675

PLANS FOR :
- ☐ PRICING
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- ☐ CONSTRUCTION

FILE NAME:
6531 W 56TH AVE
UNIT 28
DRAWN BY:
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REVISION	DATE

SCALE: 1/8" = 1'

SHEET NUMBER
MECHANICAL

M–1

CITY OF ARVADA
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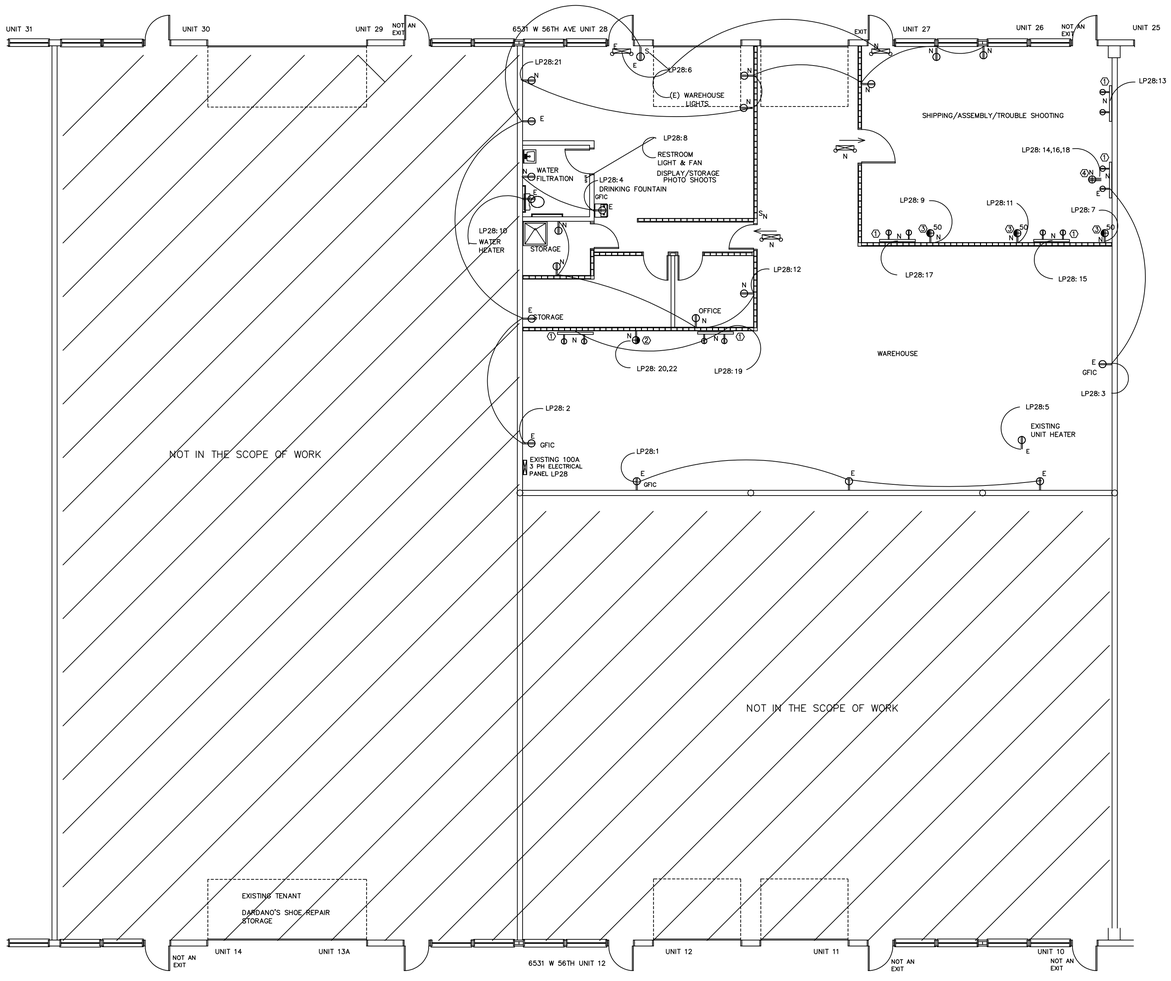
RYAN C ARP
58206
PROFESSIONAL ENGINEER
EXP: 10/31/2023



ELECTRICAL PLAN:

REQUIRED BY DRAWING: 100A/3PH/100AF/240VAC

MATERIALS SHALL BE LISTED BY UL (OR SIMILER AGENCY) AND CONFORM WITH NEMA ANSI AND IEEE
RACEWAYS
ELECROMETALLIC TUBING (EMT) THIN WALL PIPE GALVANIZED, THREADLESS.
FLEXIBLE ALUMINUM CONDUIT: STANDARD WALL
OUTLET BOXES 4" SQUARE WITH APPROPRIATE MUD RING.

NEW WIRE WILL BE #12 THHN SOLID FEEDING 120V RECEPTACLES

- 100A 3PH SERVICE PANEL
- $\ominus_N$ NEW 120V DUPLEX RECEPTACLE
- $\ominus_E$ EXISTING 120V DUPLEX RECEPTACLE
- NEW 20 AMP 3 PHASE
- $\ominus_{30}$ NEW 30 AMP
- $\ominus_{50}$ NEW 50 AMP W/NEUTRAL
- NEW 4" PLUG MOLD 120V
- $\ominus_{ON}$ NEW EMERCENCY EXIT WITH BATTERY BACK UP LIGHTING/FROG EYES
- $\ominus_E$ EXISTING EMERGENCY EXIT WITH BATTERY BACK UP LIGHTING/FROG EYES

⬡ POWER AND DATE KEY NOTES:

1- 4" PLUG MOLD 42" AFF
2- 30 AMP – FORK LIFT
3- 208-240V 50A WITH NEUTRAL
4- 3PH 220V 20A

FAULT CURRENT: AT BUSSED WIREWAY 20,818A
AT PANEL Isc=3,857A

PANEL: LP28
PHASE: 3
BUS AMPACITY: 100

VOLTAGE: 208/120
AIC: 10000
WIRE: 4

CKT	TRIP	VOLTS	AMPS	CONDUIT	GRD THHN	WIRE THHN	PH	HP	DESCRIPTION
1	20	120		1/2"	12	12			WEST WALL RECP
3	20	120		1/2"	12	12			SOUTH WALL RECP
5	20	120		1/2"	12	12			UNIT HEATER
7	50	208-240	40	3/4"	10	8	1		ESPRESSO SOUTH
9	50	208-240	40	3/4"	10	8	1		ESPRESSO NORTH
11	50	208-240	40	3/4"	10	8	1		ESPRESSO CENTER
13	20	120		1/2"	12	12			PLUG MOLD S WALL E
15	20	120		1/2"	12	12			PLUG MOLD W WALL S
17	20	120		1/2"	12	12			PLUG MOLD W WALL N
19	20	120		1/2"	12	12			PLUG MOLD WH E WALL
21	20	120		1/2"	12	12			RECEP ENTRY W WALL #27
23									SPARE
25									SPARE
27									SPARE
29									SPARE
31									SPARE
33									SPARE
35									SPARE
37									SPARE
39									SPARE
41									SPARE

CKT	TRIP	VOLTS	AMPS	CONDUIT	GRD THHN	WIRE THHN	PH	HP	DESCRIPTION
2	20	120		1/2"	12	12			N WALL RECP
4	20	120	15	1/2"	12	12			DRINKING FOUNTAIN
6	20	120		1/2"	12	12			LIGHTING WAREHOUSE
8	20	120		1/2"	12	12			LIGHTING RESTROOM
10	30	120	16.67	1/2"	10	10			WATER HEATER
12	20	120		1/2"	12	12			OFFICE, SM STORAGE
14	20	208	9	1/2"	12	12	3		COFFEE GRINDER
16	20	208	9	1/2"	12	12	3		COFFEE GRINDER
18	20	208	9	1/2"	12	12	3		COFFEE GRINDER
20	30	240	24	1/2"	10	10			FORK LIFT
22	30	240	24	1/2"	10	10			FORK LIFT
24									SPARE
26									SPARE
28									SPARE
30									SPARE
32									SPARE
34									SPARE
36									SPARE
38									SPARE
40									SPARE
42									SPARE

NOT IN THE SCOPE OF WORK

CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

COLORADO LICENSED RYAN C. ARP 58206 PROFESSIONAL ENGINEER
EXP: 10/31/2023

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2137 ARVADA CO 80001
PHONE 303 278 2545
FAX 303 278 2546
EMAIL – MIKE@FIVESTARCOMMCAL.COM

PROPERTY OWNER:
CHRISTOPHER LLC
2955 S. PEORIA STREET STE 200
AURORA, CO 80014
MIKE MUELLER
720 989 8838
MIKE@CHRISTOPHERLLC.COM
JENN@EXSPOT.COM

TENANT: (EXISTING TENANT)
DANIEL DE LA CRUZ
VANCE GARRETT
6531 W 56TH AVE UNIT 28
ARVADA, CO. 80002
VANCE@CONGRUENTCO.COM
720 464 6675

PLANS FOR :
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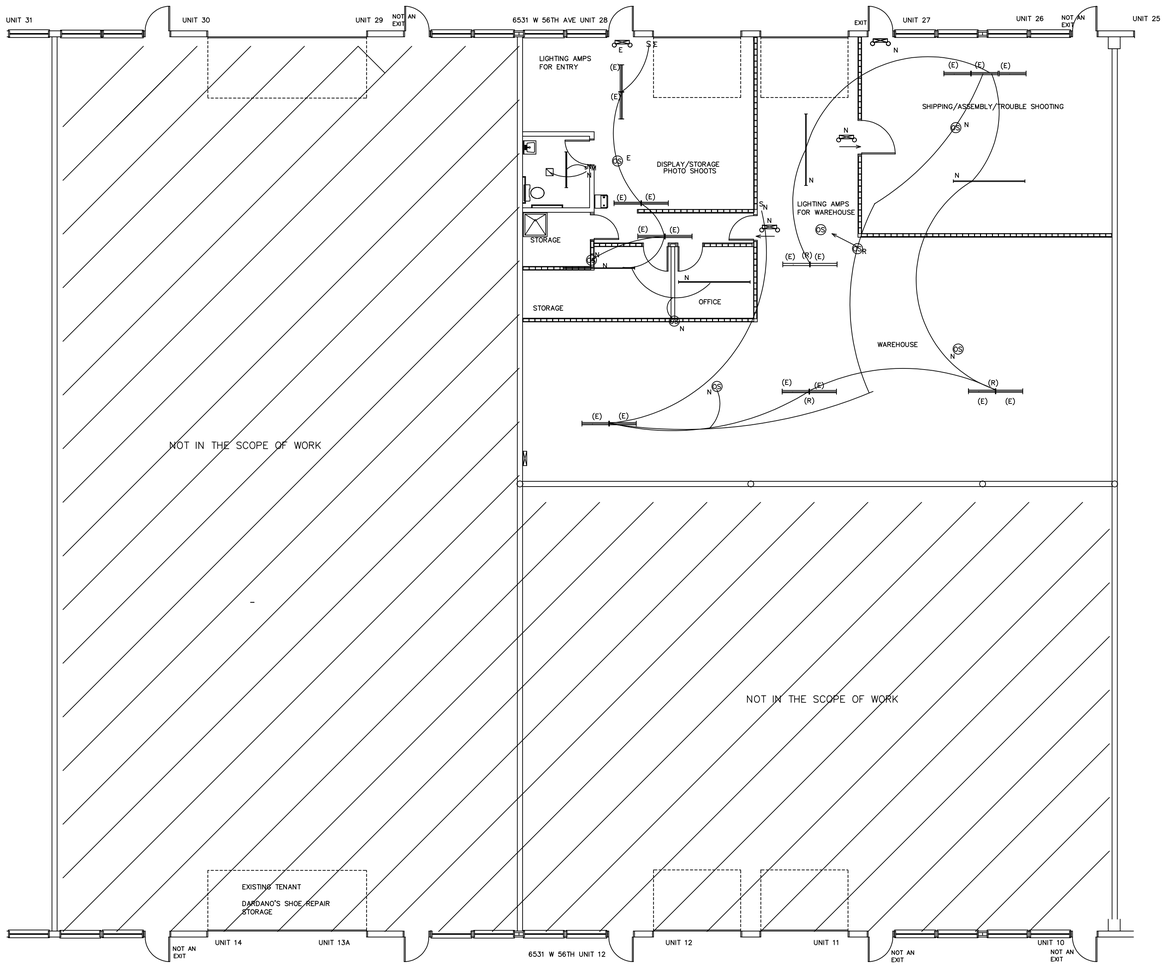
ELECTRICAL

SHEET NUMBER

E-1



LIGHTING AND SWITCH PLAN:

MATERIALS SHALL BE LISTED BY UL (OR SIMILER AGENCY) AND CONFORM WITH NEMA ANSI AND IEEE
RACEWAYS
ELECROMETALLIC TUBING (EMT) THIN WALL PIPE GALVANIZED, THREADLESS.
FLEXIBLE ALUMINUM CONDUIT: STANDARD WALL
OUTLET BOXES 4" SQUARE WITH APPROPRIATE MUD RING.

4 NEW LED 8' STRIP LIGHTS WILL BE ADDED ALONG WITH EXISTING T-8 LIGHTING TO REMAIN WITH SOME RELOCATION

S_E	EXISTING LIGHT SWITCH
S_N	NEW SWITCH
E	EXISTING T-8 3' 2 BULB FLUORESENT FIXTURE
OS_E	EXISTING OCCUPANCY SENSOR ON CEILING
OS_N	NEW OCCUPANCY SENSOR ON CEILING
OS_R	RELOCATE OCCUPANCY SENSOR ON CEILING
N	NEW LED 8' LIGHT FIXTURE
	EMERGENCY EXIT BATTERY BACK UP COMBO FROG EYE TIED TO LIGHTING CIRCUIT

ENTRY AMPS FOR LIGHTING: T-8 3 BULB FIXTURE 80 WATTS – 80 WATT/120V = .67 AMPS X 6 FIXTURES = 4.02 AMPS
8' LED FIXTURE 19.4 WATTS – 19.4 WATT/120V = .17 X 2 FIXTURES = .34 AMPS
WAREHOUSE AMPS FOR LIGHTING: T-8 BULB FIXTURE 80 WATTS – 80 WATT/120 = .67 AMPS X 11 FIXTURES = 7.37 AMPS
8' LED FIXTURE 19.4 WATTS – 19.4 WATT/120V = .17 X 2 FIXTURES = .34 AMPS
TOTAL AMPS FOR CIRCUIT LP28:6 12.07 AMPS

20 AMP CIRCUIT @80% = 16 AMPS – 1 CIRCUIT REQUIRED FOR ENTRY AND WAREHOUSE LIGHTING

NORTH

FIVE STAR CONTRACTING LLC
GENERAL CONTRACTOR
P.O. BOX 2197 ARVADA CO 80001
PHONE 303 456 3868
FAX 303 278 2548
EMAIL – MAESTVESTARCO@AOL.COM

PROPERTY OWNER:
JDS COMPANY, LLC
2955 S. PEORIA STREET STE 200
AURORA, CO 80014
MIKE MUELLER
720 989 8838
MIKE@JDSCOMPANY.COM
JENN@FLEXSPOT.COM

TENANT: (EXISTING TENANT)
FLEXSPOT
VANCE GARRETT
6531 W 56TH AVE UNIT 28
ARVADA, CO. 80002
VANCE@CONGRUENTCO.COM
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LIGHTING / SWITCHING

SHEET NUMBER

E-2

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RYAN C. ARTZ
58206
PROFESSIONAL ENGINEER
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