

CODE ANALYSIS

Building Code Analysis - Summary of Key Code Compliance Features.

2018 International Building Codes with appendices and amendments
 2023 National Electric Code (NEC)
 2021 International Energy Conservation Code (with amendments)

2017 ICC A117.1 Accessible and Usable Buildings and Facilities

Code compliance this Tenant Finish per these Construction Documents.

Chapter 1: Scope and Administration

Project description: Interior Tenant Finish
 Unit 600: 2 Story; 3,562 SF Total; Auto Fire Sprinkler System
 1st Story: 2,402 SF
 2nd Story: 1,160 SF
 Project class of work: New Construction - Office Tenant Finish
 Project change of use: No change of use - Initial Construction.

Chapter 2: Definitions

Terms applicable as defined per each Chapter description.

Chapter 3: Use and Occupancy Classification

Occupancy Group: B: Business: Offices

Chapter 4: Special Detailed Requirements Based on Use and Occupancy

No High-piled Combustible Storage: Maximum of 12' high storage.
 Separation wall between each unit: Fire Barrier Wall: One hour rated.

Chapter 5: General Building Heights and Areas

Unit 600 Floor Area: 3,562 SF

Chapter 6: Types of Construction

Type of Construction this Tenant Finish: II-B
 Structural Frame: 0 Hr
 Bearing Walls: Exterior: 0 Hr (more than 10' FSD)
 Bearing Walls: Interior: 0 Hr
 Nonbearing Walls: Exterior: 0 Hr (more than 10' FSD)
 Nonbearing Walls: Interior: 0 Hr
 Fire Walls: 0 Hr
 Floor Construction: 0 Hr
 Roof Construction: 0 Hr

Chapter 7: Fire and Smoke Protection Features

Code compliance per Core & Shell Documents.

Chapter 8: Interior Finishes

Interior Wall and Ceiling Finish Materials Flame Spread Index:
 Rooms and Enclosed Spaces: Classification: Class C per ASTM E84 or UL723.
 Interior Floor Finish Materials: Class I or II per NFPA 253.

Chapter 9: Fire Protection Systems

Automatic Fire Sprinkler System provided under Core & Shell permit.
 Automatic Fire Sprinkler System distribution provided under Consultant's Documents.

Chapter 10: Means of Egress

Occupant Load: 24 Occupants
 Occupant Load: B = 1/150 sf
 Occupant Load, Business: 3,562 sf / 150 = 24 Occupants

Means of Egress system:

Egress Width: 24 OL x 0.3" = 7.2"; Egress 36" width
 Egress Width: 24 OL x 0.2" = 4.8"; Aisle Egress Component 24"

Means of Egress Illumination during Occupancy.

Means of Egress Illumination during Emergency Occupancy Evacuation.

Accessible Means of Egress provided at Main Level.

Means of Egress Doors: 3'-0" x 6'-8" minimum; side-hinged swinging type; swing in either direction of travel with less than 50 OL; landings at each side of door.

Thresholds shall not exceed 3/8"; thresholds and level changes at doors greater than 1/4" shall be beveled 50% slope or less.

Door Operations: readily operable from egress side without use of a key or special knowledge.

Hardware: Accessible per Chapter 11; requires no tight grasping, tight pinching, or twisting of the wrist to operate.

Unlatching: shall not require more than one operation.

Maximum Common Path of Egress Travel Distance - 100' in full sprinklered Group B Occupancy buildings.

One Means of Egress required and provided at Main and Upper Levels.

Exit Access Travel Distance less than 300' with sprinkler system.

Path of egress travel discernable to an Exit.

Exit Discharge directly to exterior of building at grade.

Stairway (Exit Access Path to Exit):

N/A

Exit Sign at Exit Doors: Wall light at exterior.

Exit Signs at Exit Discharge: States: EXIT; visual characters, raised characters, and braille; comply with ANSI A117.1

Guards: N/A

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE TENANT IMPROVEMENT OF A 3,562 SF TWO-STORY OFFICE SPACE. THIS UNIT IS A SPEC SPACE INTENDED TO HELP SECURE A TENANT. NO TENANT OCCUPIES THIS SPACE AT THIS TIME.

Chapter 11: Accessibility

Code compliance applicable per Core & Shell and these Construction Documents: Accessible site, building, elements, and spaces.

Accessible route from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrances.

Accessible Parking Spaces and Aisles: 122 Total Spaces: 4 Standard and 1 Van Space

Unit 600 Accessible Route:

Accessible swinging door maneuvering clearances.

Accessible egress provided at Main Level.

Accessible sanitary facilities.

Accessible kitchens and kitchenettes in accessible areas.

Accessible signage at accessible elements.

Does not pass through kitchen, storage rooms, closets, or similar spaces

Chapter 12: Interior Environment

Code compliance applicable per these Construction Documents

Ventilation: natural ventilation.

Temperature Control: Heating system (not) required with human comfort (not) a criterion.

Not at interior storage space where the primary purpose is not associated with human comfort. Yes, provided at Office areas.

Storage: Occupiable, yes; Habitable, no. Egress, yes. Ventilation: natural: doors: yes.

Heating: yes. Lighting: yes.

Office: Occupiable, yes; Habitable, yes. Egress, yes. Ventilation: natural: doors: yes.

Heating: yes. Lighting: yes.

Artificial Lighting for room illumination (Natural Light at windows in OHSD: 20 sf).

Toilet rooms: smooth, nonabsorbent surfaces at Men, Women, and Unisex.

Chapters 13-28:

If applicable to this project, Code compliance applicable per these Construction Documents; and/or as noted on Consultant Documents.

Chapter 29: Plumbing Systems:

Accessible Plumbing Fixtures:

Required Fixtures:

Lavatory: 1

Water Closet: 1

Drinking Fountain: 1

Provided Fixtures:

Lavatory: 2

Water Closet: 2

Drinking Fountain: 0. THIS UNIT IS A SPEC UNIT FOR PURPOSES OF SECURING A TENANT. NO TENANT CURRENTLY OCCUPIES THIS UNIT. WHEN A TENANT IS SECURED, THE TENANT WILL BE RESPONSIBLE FOR OBTAINING A CERTIFICATE OF OCCUPANCY ALONG WITH PROCURING A PERMIT FOR ANY ADDITIONAL CONSTRUCTION INCLUDING THE INSTALLATION OF ANY REQUIRED DRINKING FOUNTAINS.

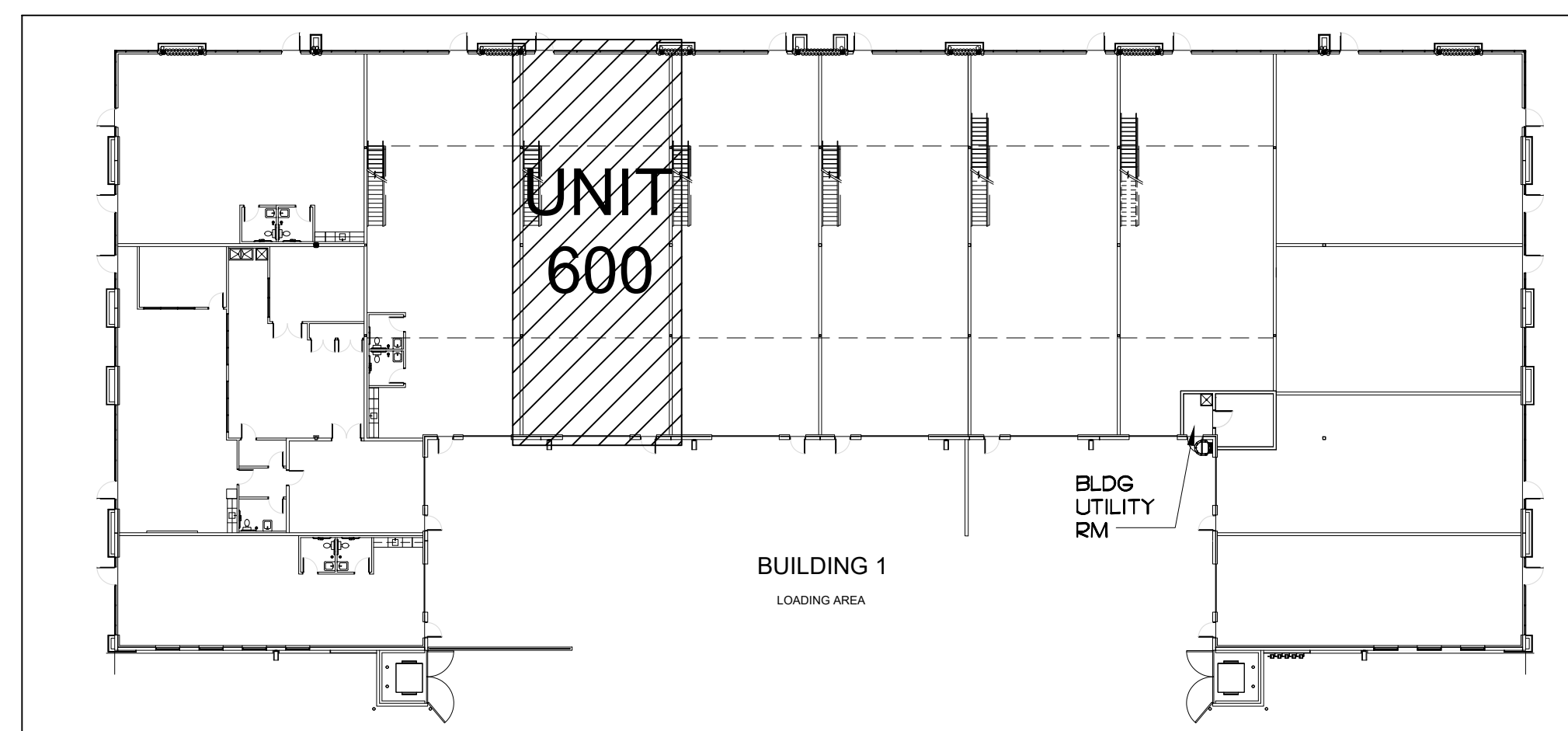
Non-accessible Plumbing Fixtures:

Service Sink: 1 common at Building Utility Room.

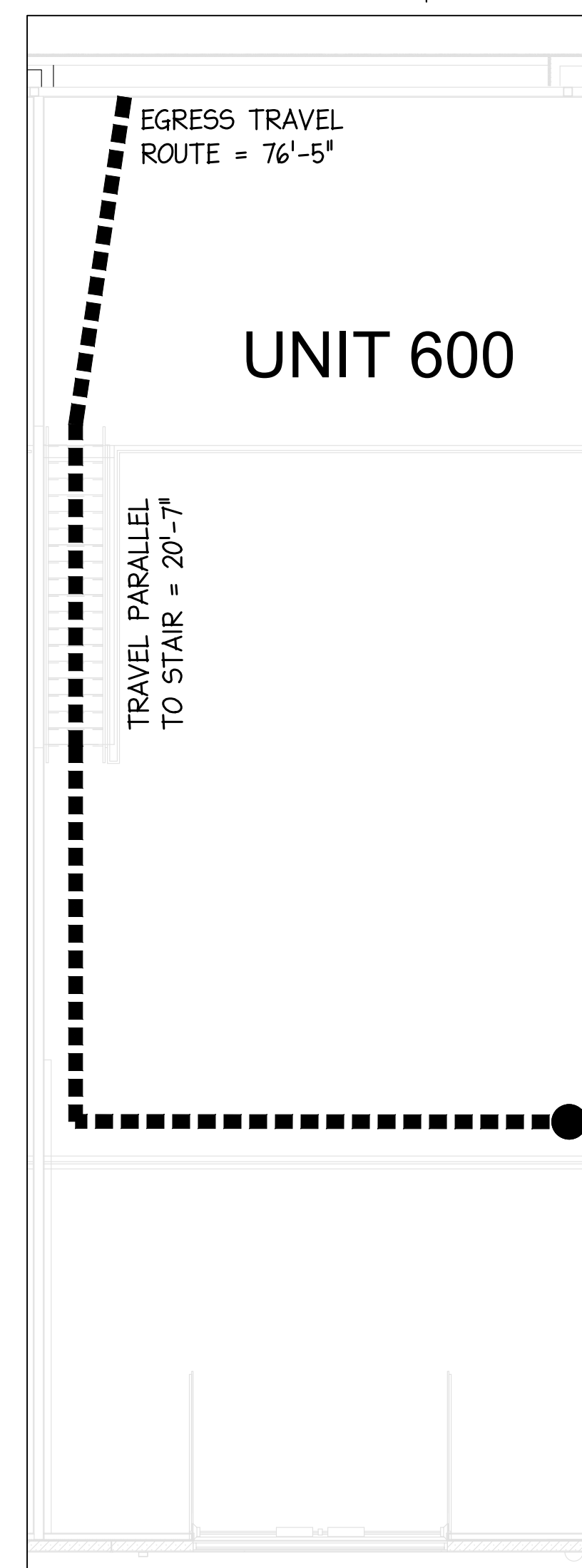
Chapters 30-35:

If applicable to this project, Code compliance applicable per these Construction Documents; and/or as noted on Consultant Documents.

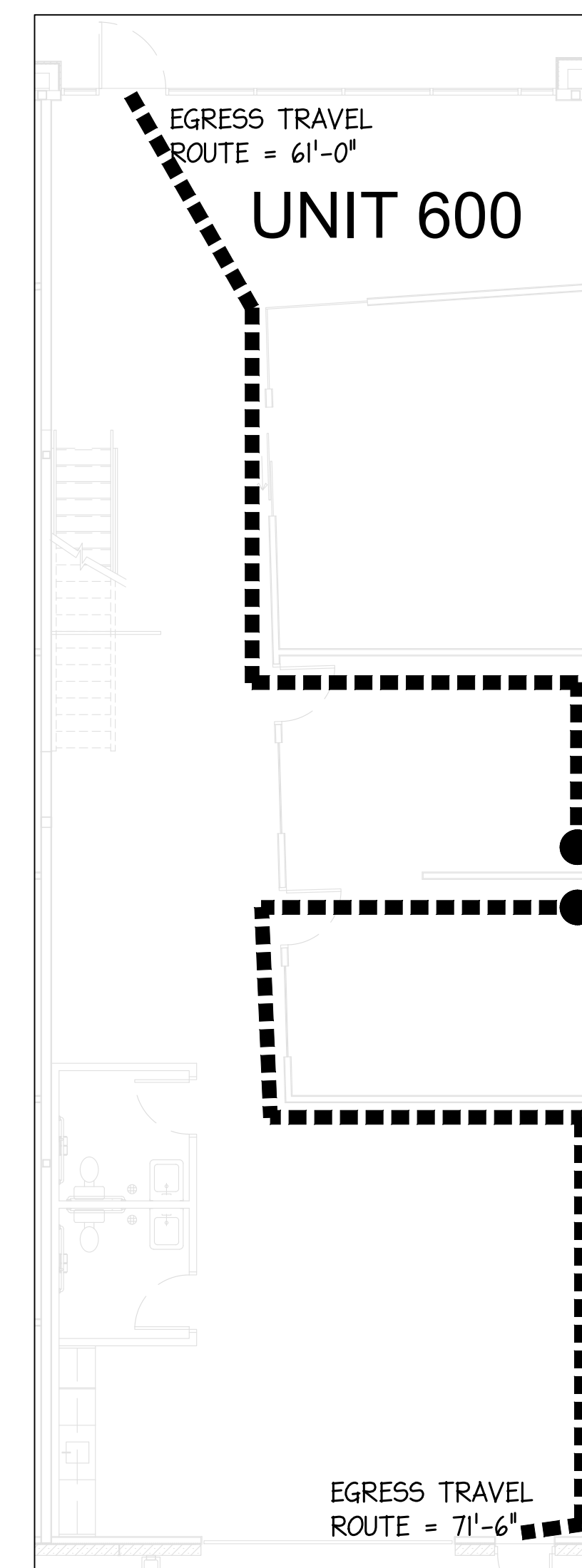
CONSTRUCTION DOCUMENTS THE COLLECTIVE, BLDG #1 199 TAYLOR AVE, UNIT #600 LOUISVILLE, CO 80234



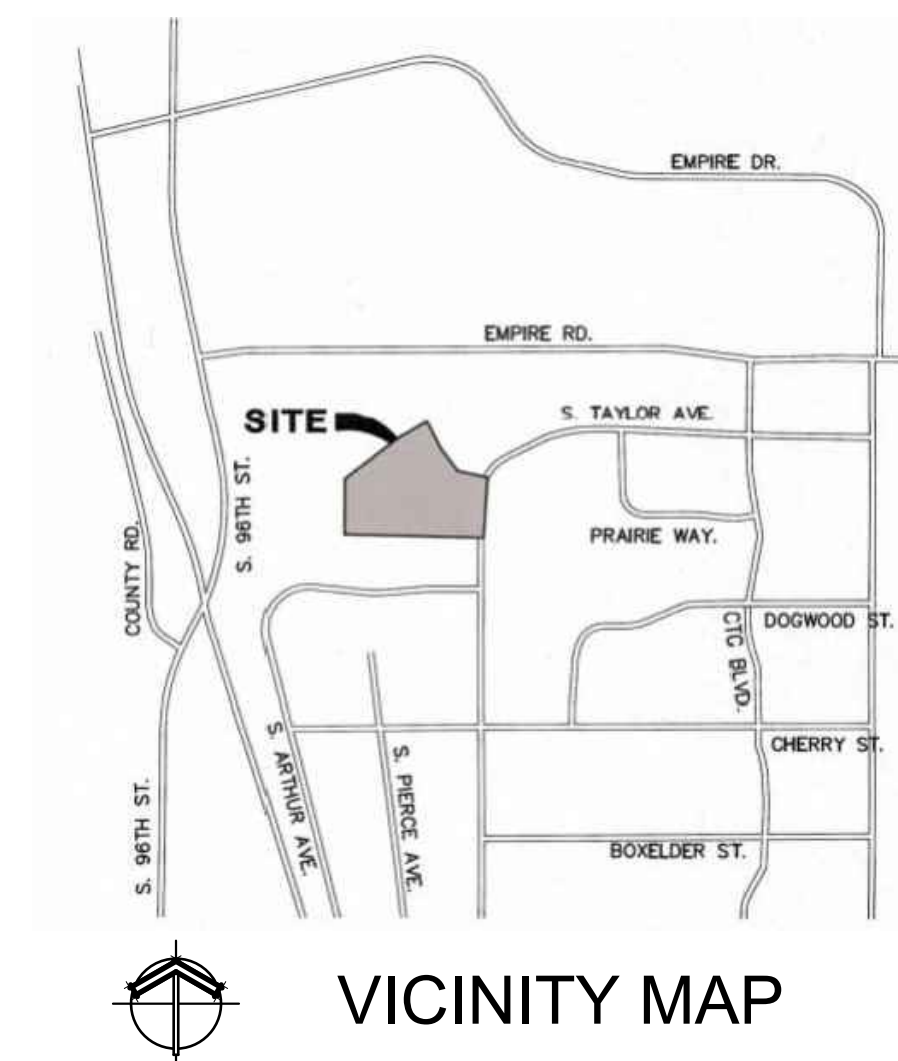
KEY PLAN



EXIT PLAN



EXIT PLAN



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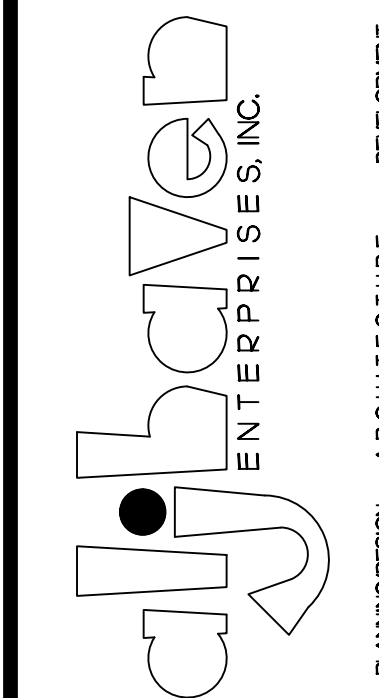
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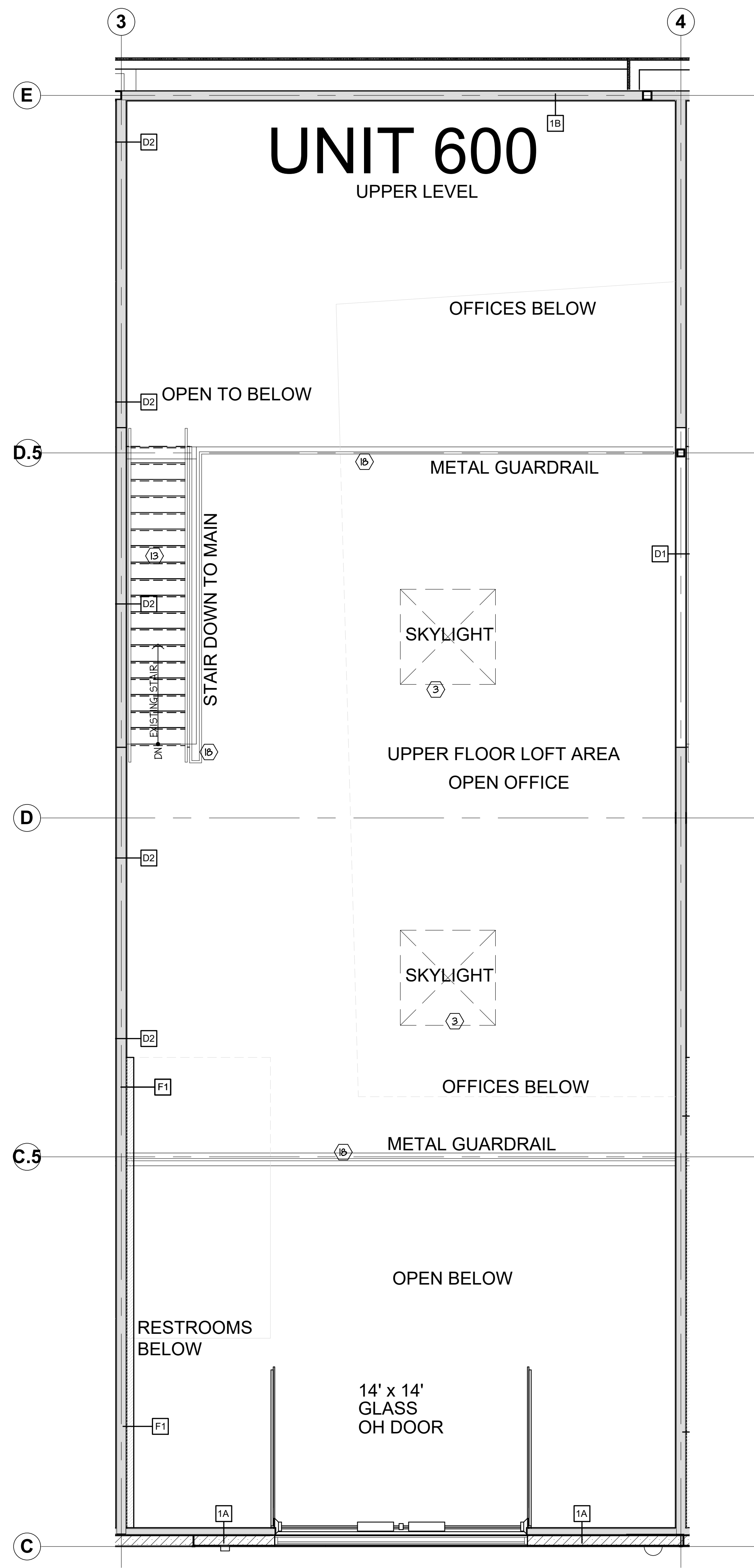
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 11/11/2024

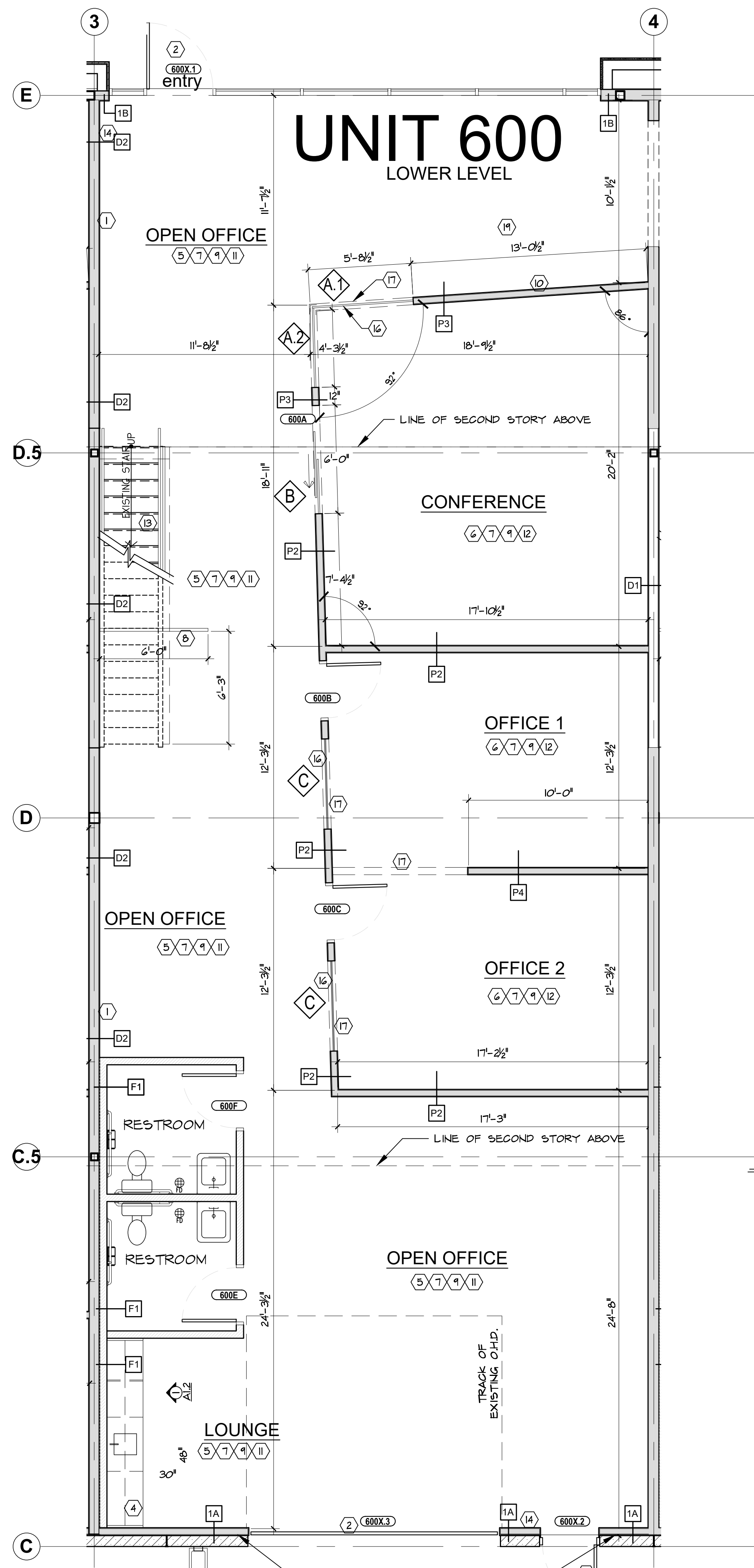
GENERAL
 NOTES, CODE,
 EXIT PLAN

A0.0



UNIT 600 UPPER LEVEL

2ND FLOOR PLAN
1/4" = 1'-0"



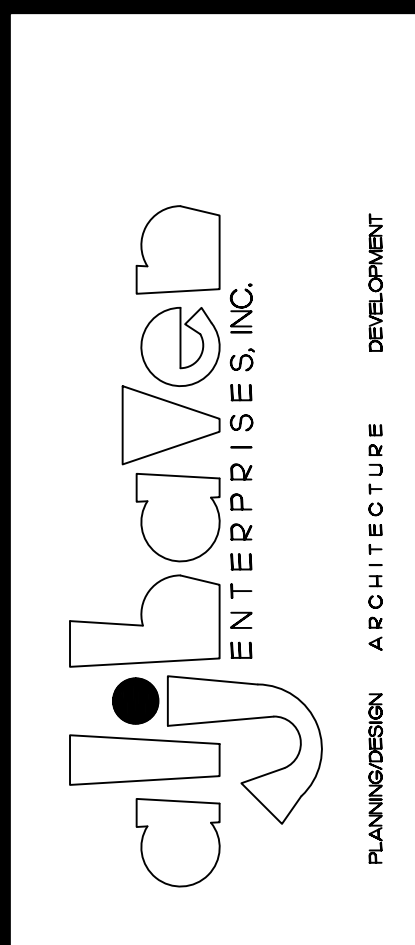
UNIT 600 LOWER LEVEL

1ST FLOOR PLAN
1/4" = 1'-0"

INTERIOR PARTITION TYPES	
<p>PARTITION TYPE NOTES:</p> <ol style="list-style-type: none"> 1. TERMINATE ALL GYPSUM BOARD ON WALLS TO UNDERSIDE OF FINISHED CEILING AT CEILINGS FINISHED WITH GYPSUM BOARD 2. PROVIDE WATER AND MOLD RESISTANT GYPSUM BOARD ON ALL WALLS IN TOILET ROOMS. 3. PROVIDE SEALANT AT PERIMETER OF WALLS AND ALL PENETRATIONS WITH INSULATION. 4. ACOUSTIC BATTIS SHALL BE MINERAL WOOL, UNLESS NOTED OTHERWISE. 5. PROVIDE BANDING, ETC. TO RETAIN BATTS IN WALLS WITH WALL BOARD ON ONLY ONE SIDE. 6. PROVIDE CALKING OR APPROPRIATE JOINT SYSTEMS AT WALL PENETRATIONS. 	
	<p>EXTERIOR</p> <ul style="list-style-type: none"> - EXISTING TILT-UP PRE-CAST CONCRETE - 1" RIGID INSUL. (R-5 MIN.) ADHERE TO TILT-UP - 3/8" METAL STUDS @ 16" O.C. TO B.O. DECK - BATT INSUL. (R-15 MIN.) - 5/8" GYPSUM BOARD, ONE SIDE <p>INTERIOR</p> <ul style="list-style-type: none"> - 5/8" GYPSUM BOARD, ONE SIDE
	<p>INSIDE FACE OF EXTERIOR METAL FRAMED WALLS</p> <ul style="list-style-type: none"> - 1 LAYER 5/8" GYPSUM BOARD, ONE SIDE - EXISTING METAL STUDS TO B.O. DECK - UNFACED R-21 BATT INSULATION
	<p>FURRED WALL @ KITCHEN & TOILETS</p> <ul style="list-style-type: none"> - 1 LAYER 5/8" GYPSUM BOARD, ONE SIDE - 3/8" METAL STUDS @ 16" O.C. TO 12'-0" A.F.F.
	<p>EXISTING DEMISING WALL TO EXTEND</p> <ul style="list-style-type: none"> - 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD, ONE SIDE - 3/8" METAL STUDS @ 16" O.C. TO B.O. DECK - ACOUSTIC BATTIS - 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD, ONE SIDE <p>NOTE: EXTEND EXISTING DEMISING WALL CONSTRUCTION TO EXTENTS SHOWN.</p>
	<p>EXISTING DEMISING WALL</p> <ul style="list-style-type: none"> - EXISTING CONSTRUCTION: - 1 LAYER 5/8" GYPSUM BOARD, ON ONE SIDE - 3/8" METAL STUDS TO BOTTOM OF DECK OR BEAM - ACOUSTIC INSULATION - ADD TO STUD: - 1 LAYER 5/8" GYPSUM BOARD, ON THIS UNIT SIDE
	<p>INTERIOR PARTITION</p> <ul style="list-style-type: none"> - 1 LAYER 5/8" GYPSUM BOARD, ONE SIDE - 3/8" METAL STUDS @ 16" O.C. TO 12'-0" A.F.F. - ACOUSTIC BATTIS - 1 LAYER 5/8" GYPSUM BOARD, ONE SIDE
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- CONSTRUCTION NOTES**
1. PATCH AND REPAIR ANY EXISTING CONSTRUCTION DAMAGED DURING THE COURSE OF INSTALLING NEW CONSTRUCTION.
 2. ALL WORK REQUIRED FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION TO BE COMPLETED WHETHER INDICATED ON THE DRAWINGS OR NOT. ALL CODES AND INDUSTRY STANDARDS SHALL BE MET.
 3. SOLID SHADED WALLS ARE NEW CONSTRUCTION. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW CONSTRUCTION AND FINISHES.
 4. USE DENS-SHIELD (OR EQUAL) IN WET AREAS OR AREAS WITH TILE/STONE FINISH MATERIALS.
 5. PARTITIONS ABUTTING CURTAIN WALL SHALL BE FINISHED WITH A MULLION END GAP TO MATCH CURTAIN WALL.
 6. REFER TO CORE/SHELL DRAWINGS FOR CONSTRUCTION OF ITEMS NOTED AS EXISTING.
 7. REFER TO MECHANICAL/PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 8. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 9. VERIFY LOCK/LATCH/SET FUNCTIONS AND FINISHES WITH OWNER.
 10. VERIFY ALL FINISHES WITH OWNER AND PROVIDE ADD ALT. PRICING FOR PREMIUM FINISHES.
 11. REMOVE/RELOCATE EXISTING UNIT HEATERS OR RETURN UNIT HEATER TO BUILDING OWNER, RE: MECHANICAL.
 12. ALL DIMENSIONS ARE TO FACE OF METAL STUD, FACE OF EXISTING STRUCTURE, GRID LINE, OR AS NOTED.

- CONSTRUCTION KEYNOTES**
1. EXISTING DEMISING WALL, ADD 5/8" GYPSUM BOARD TO THIS UNIT SIDE OF WALL.
 2. EXISTING DOOR, RE: CORE/SHELL DWGS.
 3. SKYLIGHT ABOVE, RE: CORE/SHELL DWGS.
 4. KITCHEN RE: CORE/SHELL DWGS.
 5. FLOORING: SEALED CONCRETE, CLEAR.
 6. FLOORING: CARPET TILES, STYLE/PATTERN: TBD.
 7. BASE: 4" RUBBER, TRADITIONAL, COLOR: BLACK.
 8. SCREEN WALL, 6 FT HIGH, WOOD SLATS ON METAL FRAME PAINTED FLAT BLACK.
 9. WALLS: SEMI-GLOSS PAINT, COLOR: TBD.
 10. MILLWORK THIS WALL, COORDINATE WITH OWNER.
 11. CEILING: EXPOSED, PAINT: DRY FALL, COLOR: BLACK.
 12. CEILING: ACT IN 1/8" METAL GRID. BASIS OF DESIGN: USG MARS ACOUSTICAL PANELS, SHADOWLINE TAPERED COLOR: WHITE.
 13. EXISTING STAIR.
 14. EXIT SIGN: RAISED CHARACTERS AND BRAILLE COMPLYING WITH 100 A.I.T.I.; PER 100, CHAPTER 10: MEANS OF EGRESS. MOUNT 48" A.F.F. MAXIMUM MEASURED TO TOP OF TAG TILE PORTION OF SIGN.
 15. PRE-FINISHED END WALL GAP, TYPICAL AT STOREFRONT/WALL JUNCTION.
 16. GLASS PANELS: TEMPERED CLEAR GLASS, GLASS RAILING SYSTEM T&B (GRS, FHG, OR SIM). BUTT-JOINT TYPE SEAL @ WALL EDGE AND GLASS-TO-GLASS. GYPSUM BOARD ON METAL FRAMING HEADER ABOVE GLAZING OR OPENING, FROM 8'-0" A.F.F. TO 11'-0" A.F.F. OR TO BOTTOM OF STRUCTURE WHEN UNDER THE UPPER LEVEL.
 17. EXISTING GUARDRAIL.
 18. RECEPTION DESK BY FUTURE TENANT.



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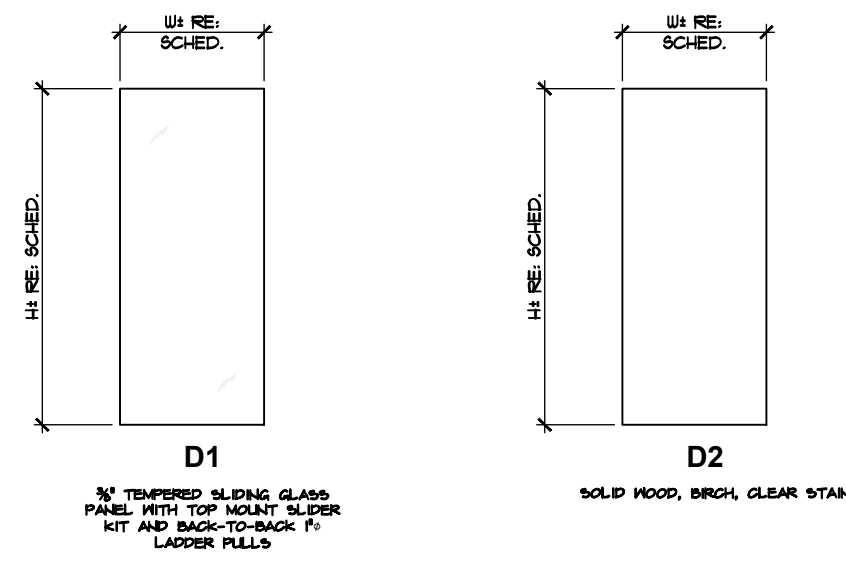
FLOOR PLAN,
NOTES
& DETAILS

A1.1

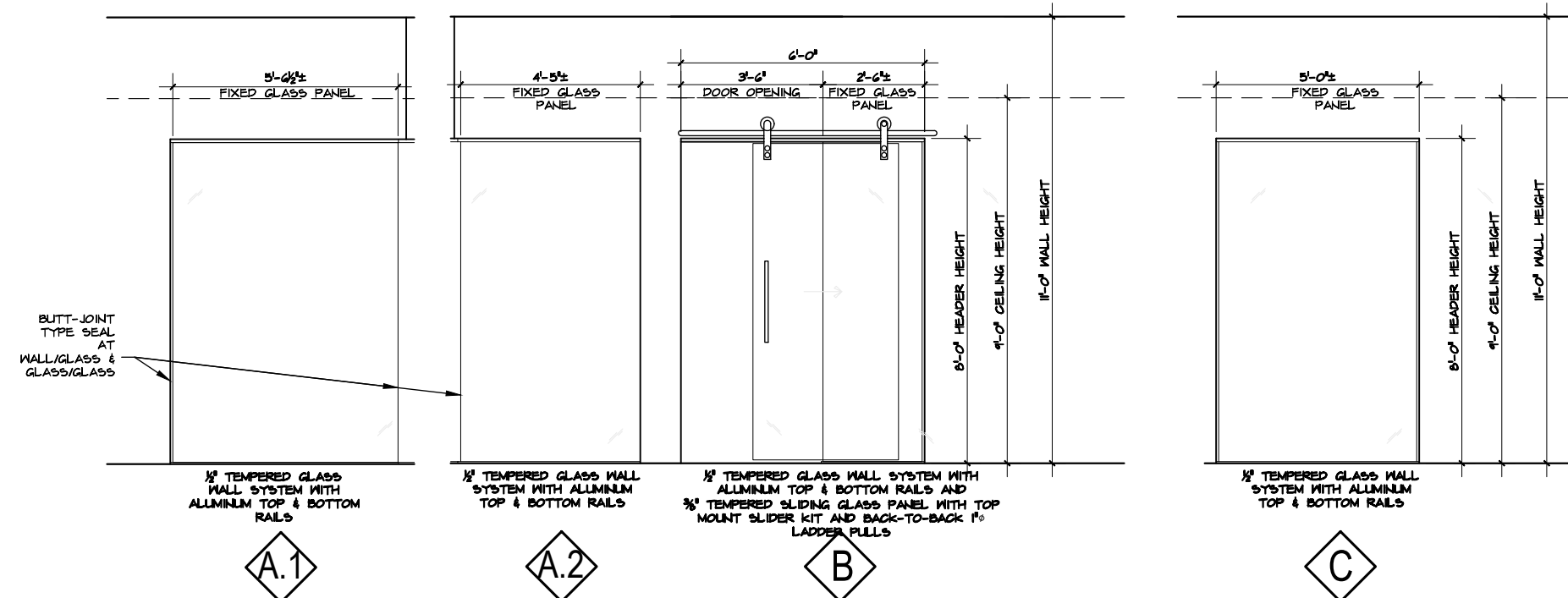
NO.	ROOM NAME	DOOR			FRAME		HARDWARE SETS			REMARKS
		SIZE W x H			TYPE	TYPE	TOP MOUNT SLIDER KIT	B-2-B LADDER PULLS	DOOR STOP	
600A	CONFERENCE	3'-0"	x	8'-0"	D1	N/A	X	X	X	2, 3
600B	OFFICE 1	3'-0"	x	8'-0"	D2	N/A	X	X	X	1, 2, 3
600C	OFFICE 2	3'-0"	x	8'-0"	D2	N/A	X	X	X	1, 2, 3
600D	OFFICE 3	3'-0"	x	8'-0"	D2	N/A	X	X	X	1, 2, 3
600E	TOILET	3'-0"	x	7'-0"	D2	N/A	X	X	X	1, 2, 3
600F	TOILET	3'-0"	x	7'-0"	D2	N/A	X	X	X	1, 2, 3
600X.1	OPEN OFFICE	3'-0"	x	8'-0"						5
600X.2	OPEN OFFICE	3'-0"	x	8'-0"						5
600X.3	OPEN OFFICE	14'-0"	x	14'-0"						4

DOOR GENERAL NOTES

- HOLLOW METAL DOOR FRAMES SHALL BE HAVE MITERED AND FULLY WELDED CORNERS.
- DOOR HARDWARE SHALL BE GRADE 1 HEAVY DUTY (COMMERCIALY RECOGNIZED) QUALITY. IN NO CASE SHALL QUALITY BE LESS THAN AS SPECIFIED BY APPLICABLE ANSI/BHMA A156 SERIES STANDARDS FOR EACH TYPE OF HARDWARE ITEM AND WITH ANSI/BHMA A156.18 FOR FINISH DESIGNATIONS. FINISH SHALL BE US26D "SATIN CHROME", U.N.O.
- ALL DOOR HANDLES SHALL COMPLY WITH ICC/ANSI A117.1-03 REQUIREMENTS.
- EXISTING SECTIONAL OVERHEAD DOOR: REFER TO CORE/SHELL DRAWINGS.
- EXISTING DOOR: REFER TO CORE/SHELL DRAWINGS.



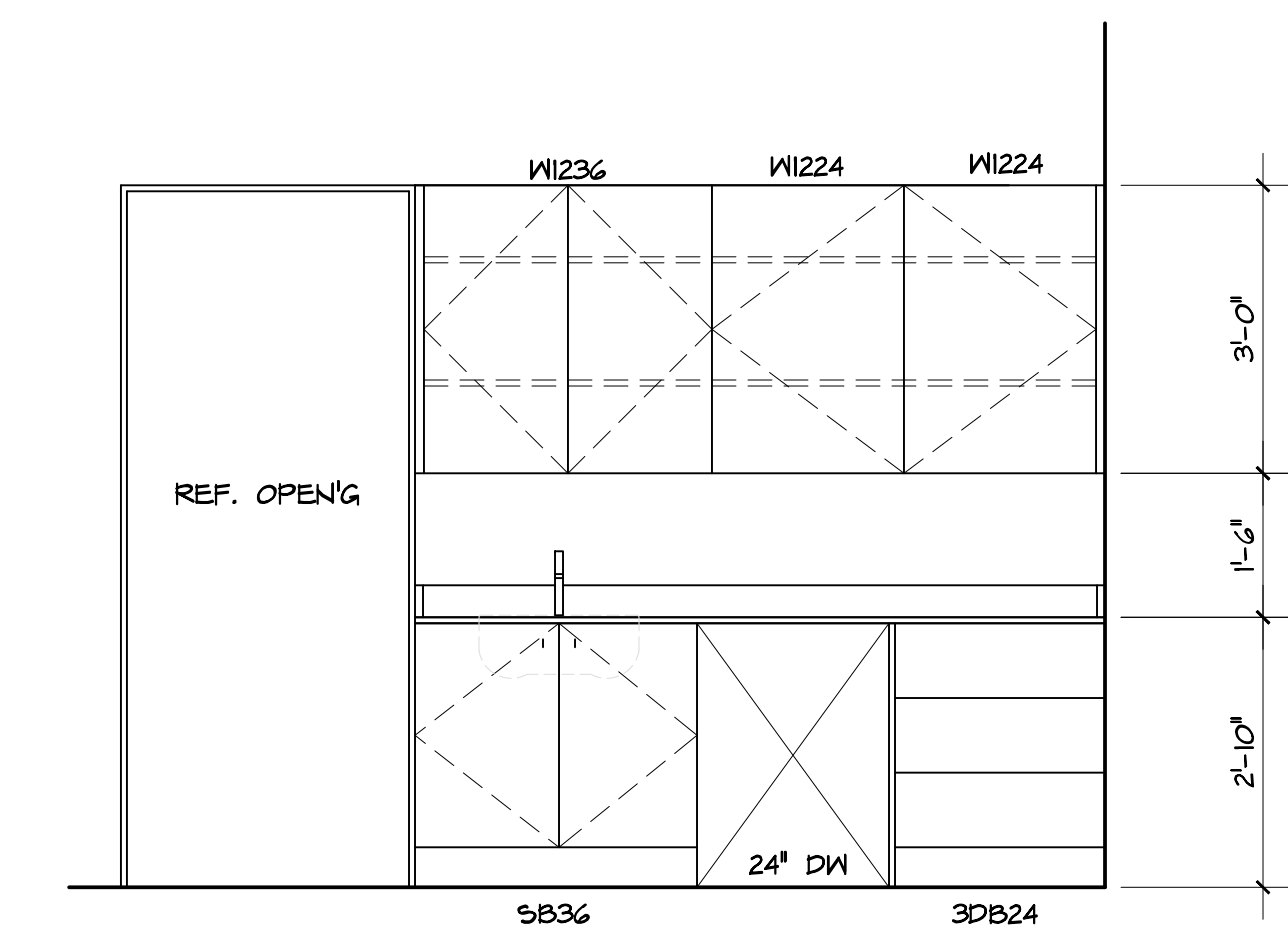
DOOR TYPES



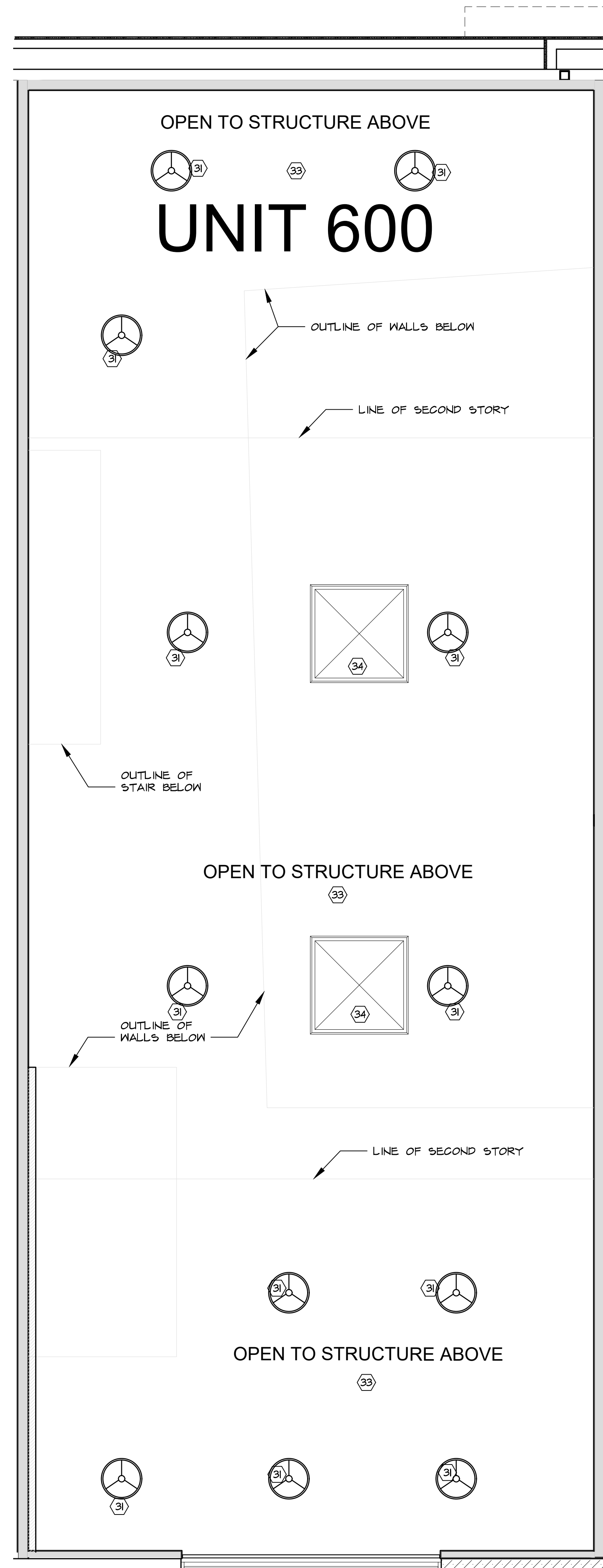
WINDOW SCHEDULE

CONSTRUCTION KEYNOTES

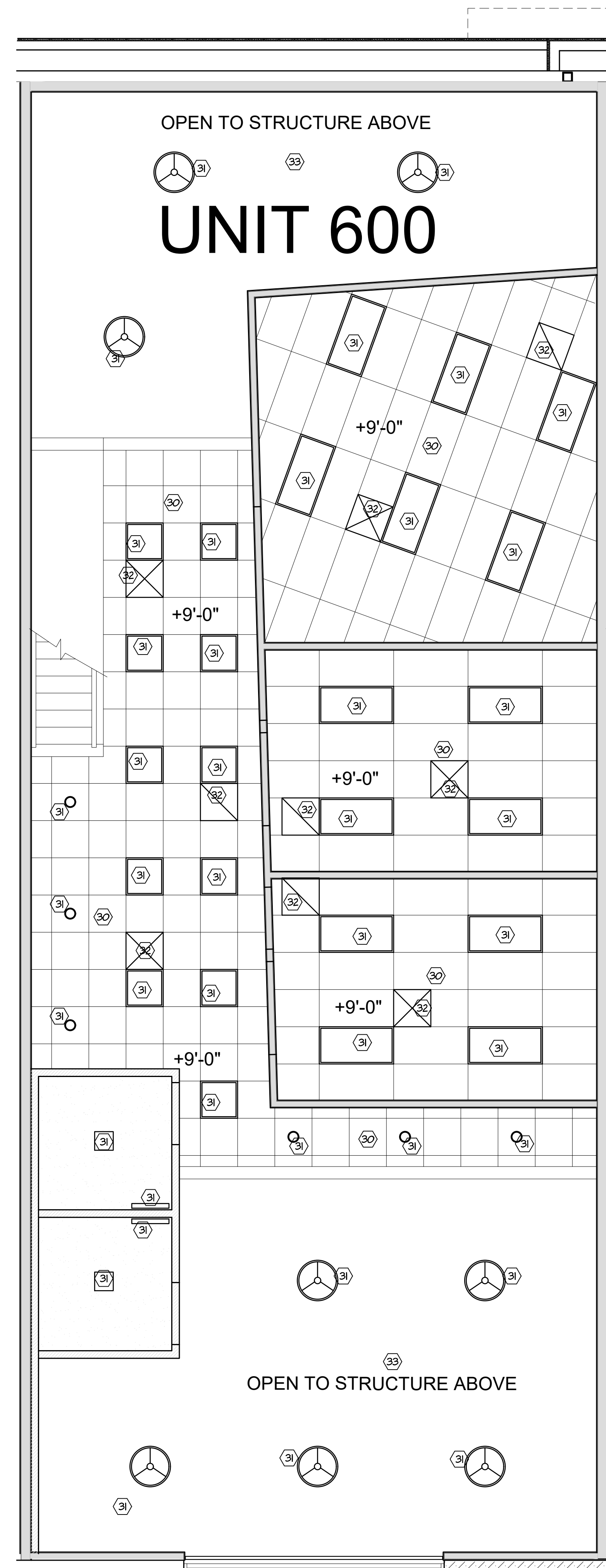
- ACOUSTICAL CEILING TILES (ACT) IN 15" METAL GRID, BASIS OF DESIGN: USG MARS ACOUSTICAL PANELS, SHADOWLINE TAPERED COLOR: WHITE.
- LIGHT FIXTURE, RE: ELECTRICAL
- DIFFUSER, RE: MECHANICAL
- NO CEILING, OPEN TO STRUCTURE, PAINT, DRY FALL, COLOR: BLACK
- EXISTING SKYLIGHT



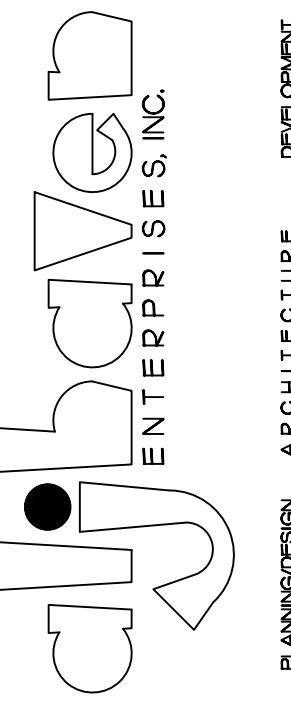
1 CASEWORK ELEVATION
1/2" = 1'-0"



UPPER LEVEL RCP
1/4" = 1'-0"



LOWER LEVEL RCP
1/4" = 1'-0"



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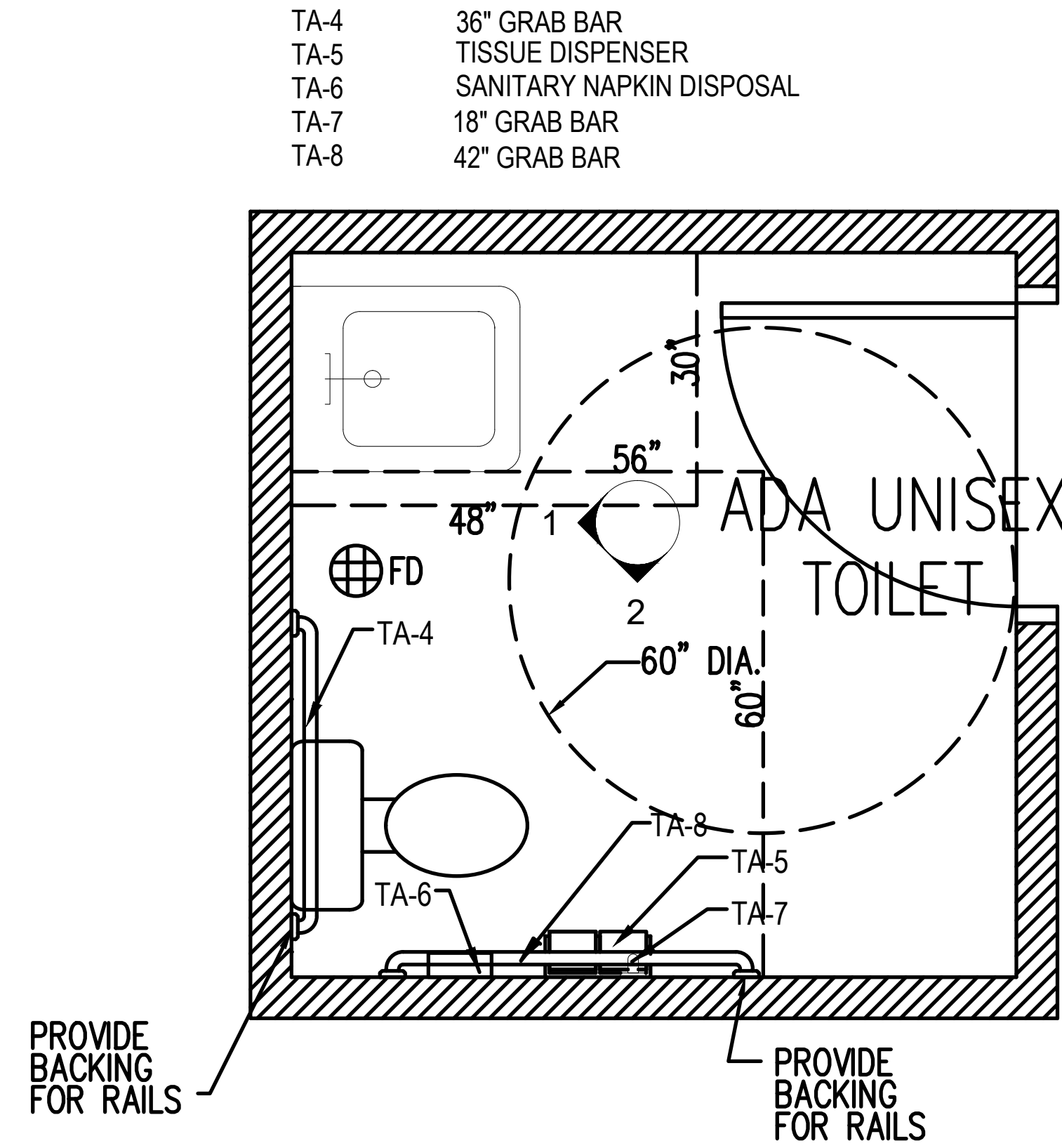
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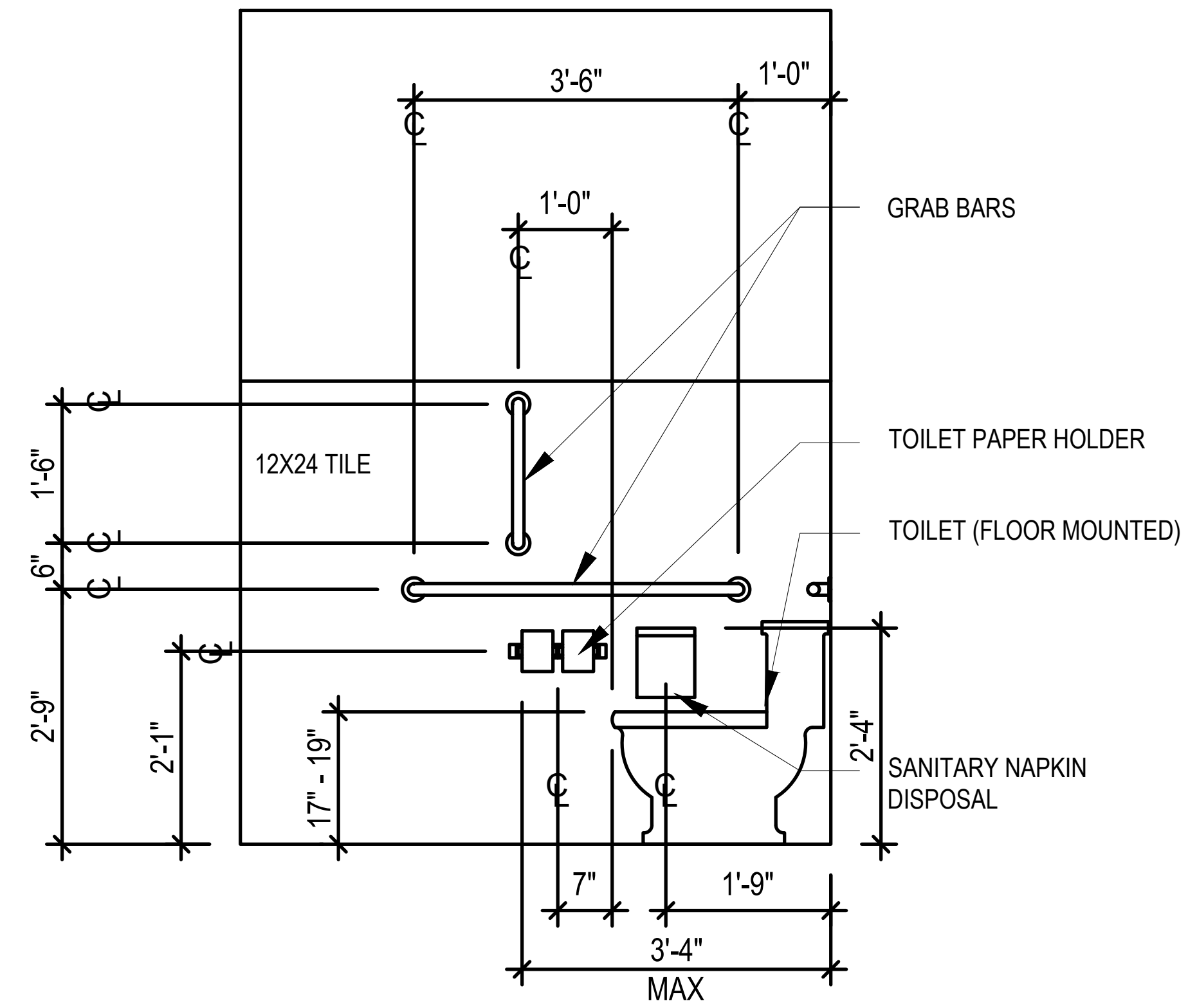
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11/11/2024

REFLECTED
CEILING PLANS
& SCHEDULES

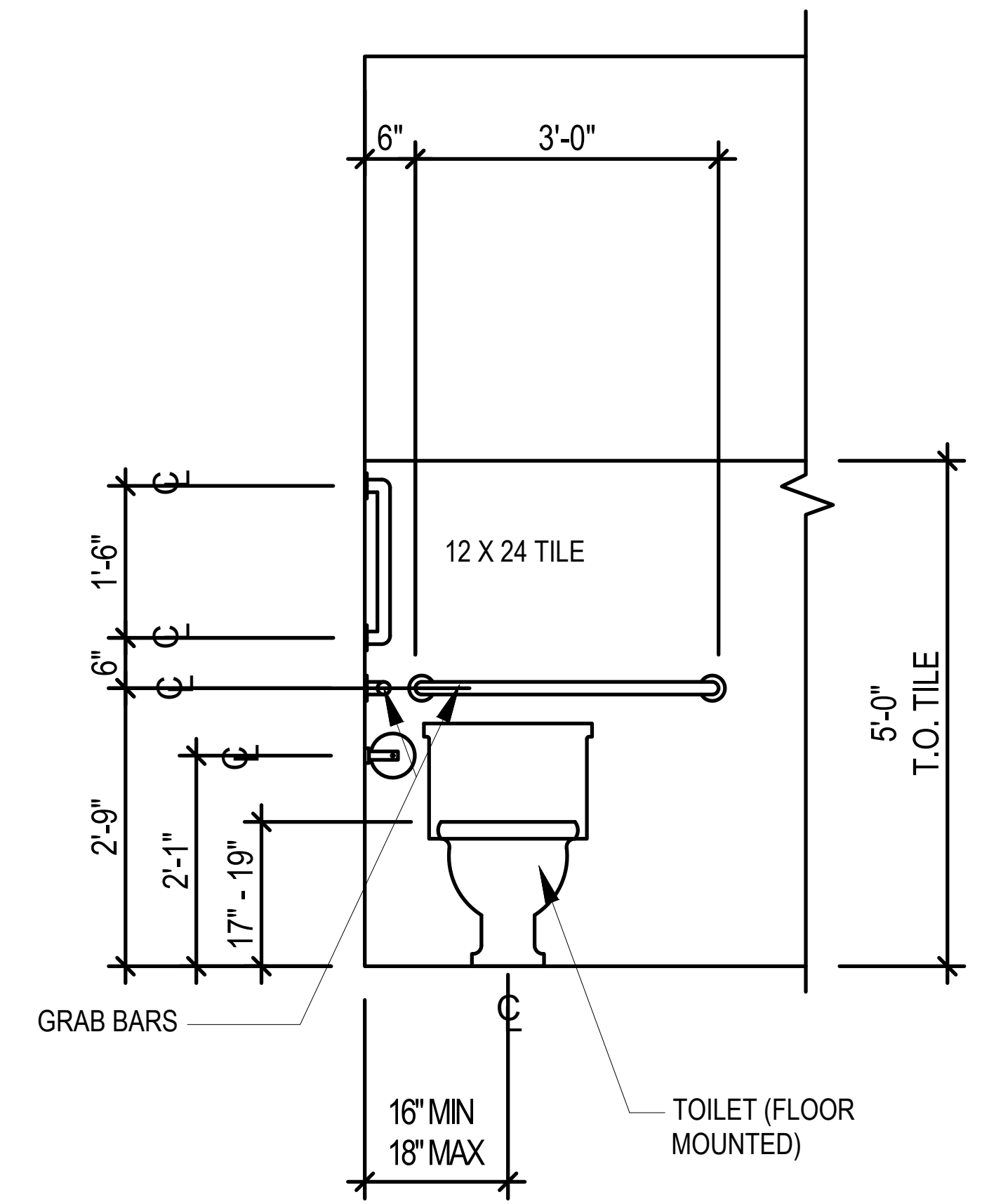
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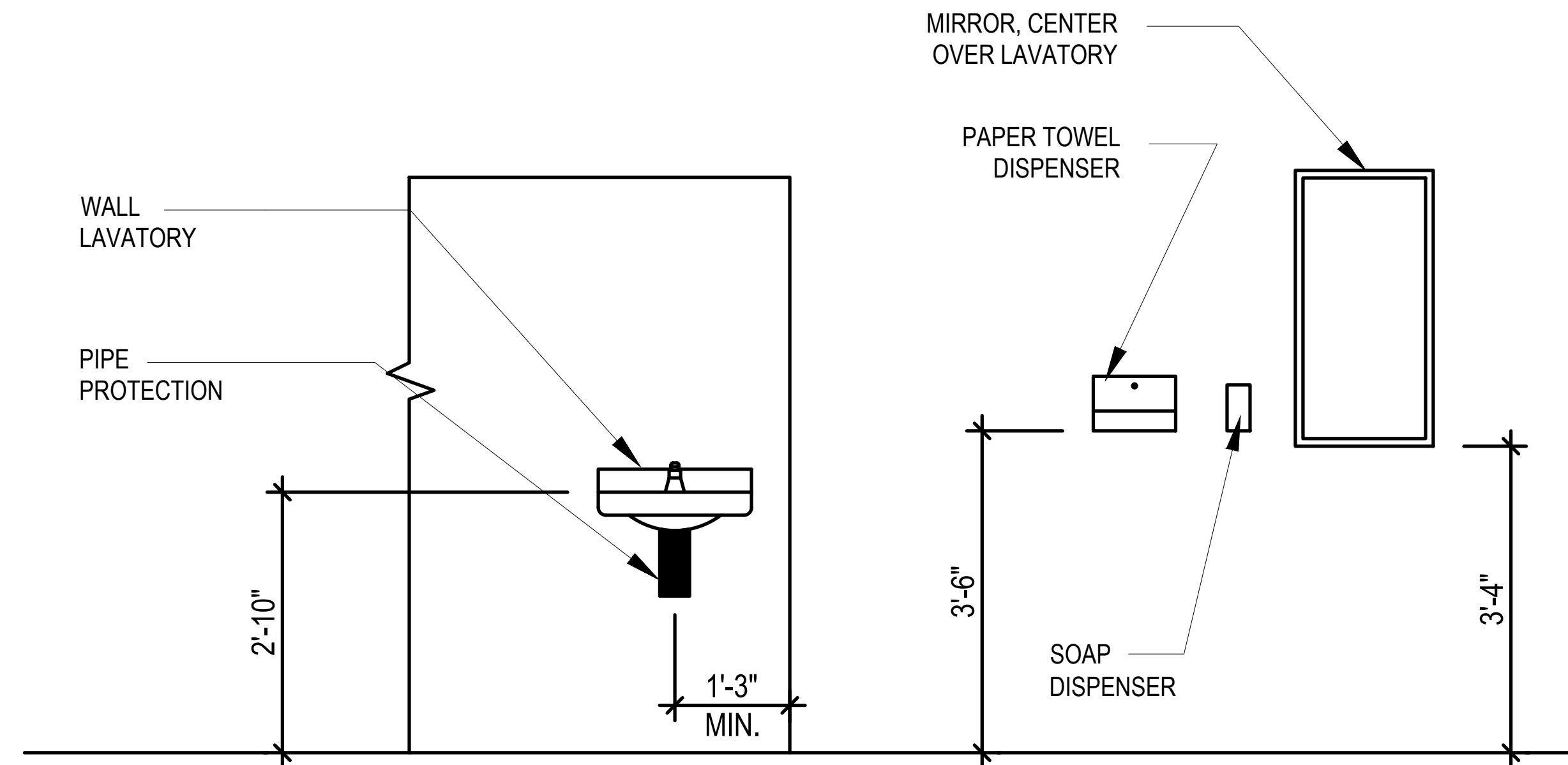
BATHROOM PLAN



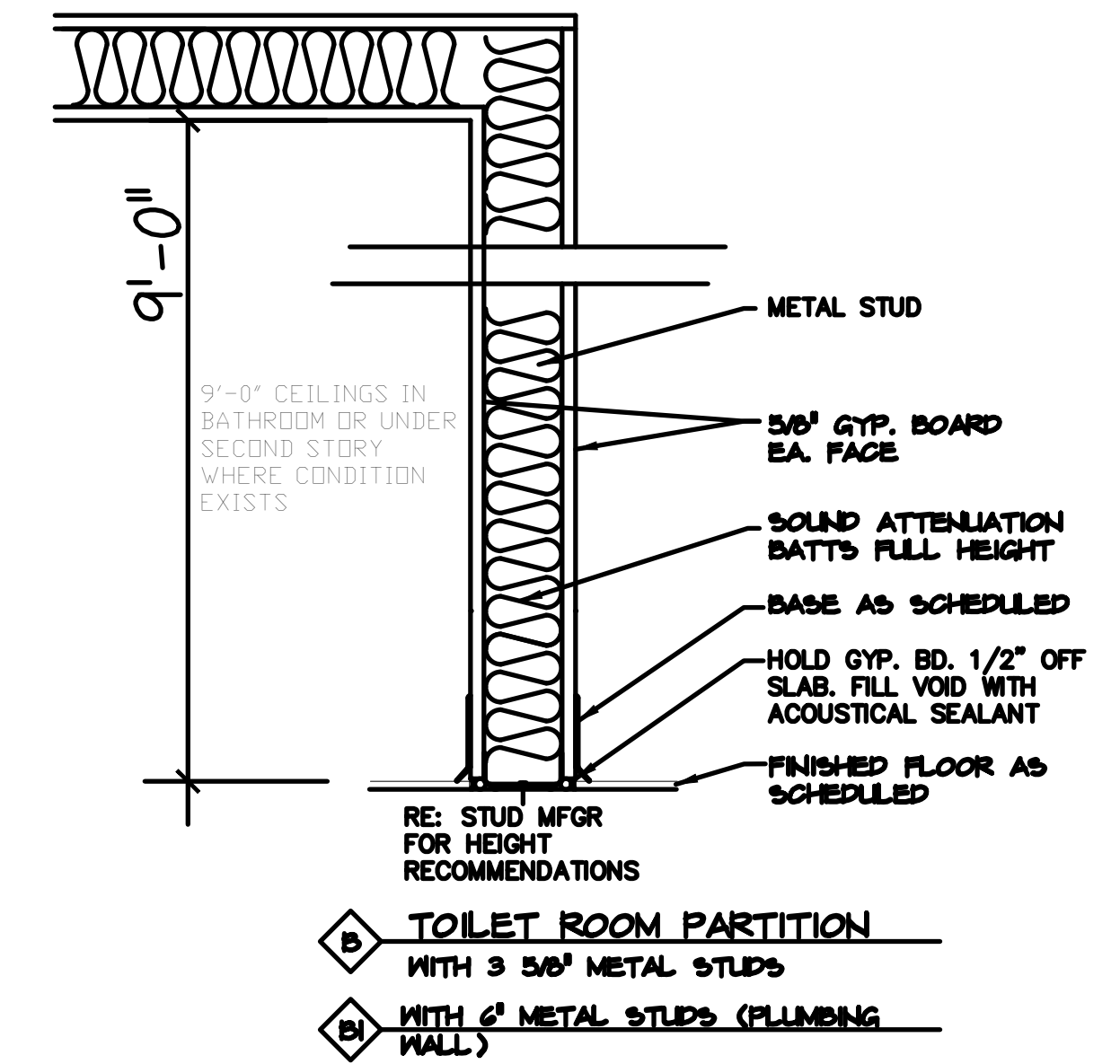
2 TYPICAL MOUNTING DIMENSIONS



1 TYPICAL MOUNTING DIMENSIONS



TYPICAL MOUNTING DIMENSIONS



1 TOILET ROOM DETAILS N.T.S