

Addendum

ADD NO: 002

- Owner
- Architect
- Contractor
- Engineers
- Other

vega
architecture llc

contractor: TBD
owner: **Kevin Stees**
address: 4403 Table Mountain Drive
Golden, CO 80403

date: **09/12/13**
project name: **Specialty Retailer - Denver**
project no.: VCOCW
project address: 1433 Washington St, Denver CO

attention: VINCE ANDERSON (City & County of Denver Plans Reviewer)
KEVIN STEES (Ownership Construction Manager)

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions and return a copy to the Architect.

Modifications to the Construction Drawings:

The following modifications are being made in response to the Architectural & Structural Comments, prepared by Vince Anderson:

Comment #1:

The Valuation Form must include individual amounts for each construction discipline. The original evaluation form only included a total amount of \$615,000.00.

Response #1:

The Valuation form has been completed (see attached).

Comment #2:

Please clarify what the maximum occupant load is for the proposed change in Group M retail tenant. The floor plans on sht G1 of 1 appear to indicate a total of three Exit Doors to the exterior grade level for the use by Employees and the public. However, floor plan sht A5 of 26 indicates "Employee Door" at the lower left hand corner of the drawing sheet. Is this "Exit Door" truly an exit door available for use by the public for egress purposes and has a clear exit width that is maintained? Please provide clarification? The notation on sht 15 of 26 also states "P6 above storefront opening to deck above." I'm not sure what that means or if there is a landing that is not at the same elevation as the interior floor level on the interior side of the door? I want to make sure that the electrical drawing sht E6 showing these three Exit Doors are for use by the public.

Response #2:

The maximum occupant load for the main retail space is 535 occupants, requiring 3 exits. The three exits shown on the Main Level Code Plan (Sheet G1 of 1) are all available for use by employees and the public. Door 101A is labeled as an "Employee Door" for hardware and electrical requirements. This door receives a keypad and card readers for employee access before and after regular business hours. It is equipped with panic hardware, however, and is a fully compliant egress door. The Code Analysis on

Sheet G1 of 1 gives a full breakdown of the required egress width, and total width provided by each individual egress door.

The notation "P6 above storefront opening to deck above" refers to the partition type. Partition type P6 is a furring partition that is located at all of the exterior walls for insulation and finish purposes. The "deck above" is referring to the underside of the roof deck. The purpose of the note is to indicate to the General Contractor that they are to install this furring partition along the area of the wall above the storefront opening, as there is not another drawing in this set that would adequately show this work.

Comment #3:

Please confirm that the Structural Engineer will perform Structural Observations during the course of construction for the structural portions of the work.

Response #1:

Yes. The Structural Engineer will perform Structural Observations during the course of construction for the structural portions of the work.

Additional Review Comments:

Additional Review Comments are listed on page 3 and 4 of the Architectural & Structural (A/S) Design Review Notice.

Response to Additional Review Comments:

By inclusion in this Addendum, the General Contractor is hereby being notified that they must comply with the Additional Review Comments listed on page 3 and 4 of the Architectural & Structural (A/S) Design Review Notice.

However, Note 6, which requires a weather a resistive barrier at all exterior wall finish and siding coverings, is not applicable to this project, except where existing openings in the exterior wall are being infilled by Wall Types W1 and W2. The existing exterior wall is a cast-in-place concrete wall, and the existing weather-resistive envelope is not being modified. The new exterior siding coverings are decorative treatments installed over the top of this wall, and therefore do not require a weather resistive barrier.

Additional Modification #1:

Additional Modification #1:

The partitions and ceilings around the Manager's Office, Counting Room, and Buyer's Room shall contain sound insulation. Refer to Sheets A5 and A8.

Additional Modification #2:

Steel frame dimension on Wall Sections modified from 2'-6" to 2'-3". Refer to Sheet A15.

September 12, 2013

Brenda Boeck
Development Services
City and County of Denver
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202

RE: SUDP Permit #201308112 Comment Response Letter – 1433 N. Washington Street

1. Submit utility site plan that includes the location & sizes of the sanitary sewer and domestic water tap and meter?

RESPONSE: Existing sanitary sewer size and slope are now called out on Sheet C3.05 – Utility Plan. Existing water main size and existing water service line size and meter location are now shown on Utility Plan.

2. Submit a Food & Beverage Uses questionnaire complete by the owner.

RESPONSE: Completed Food & Beverage Uses questionnaire is included with this resubmittal.

3. Submit 5/A23 for the demonstration kitchen and scully equipment referenced on A11 of 26.

RESPONSE: Sheet A23 is now included in this resubmittal.

4. Submit a menu of what is being prepared in the demonstration kitchen and scully.

RESPONSE: Please see the attached letter from Vega Architecture regarding the menu.

5. Submit complete plumbing plans.

RESPONSE: The complete plumbing set (Sheets P1 – P5) is now included in this resubmittal.

Thank you for your review of these drawings. Should you have any questions regarding our resubmittal please feel free to contact me directly.

Respectfully Submitted,



Nate Martel
nmartel@vertexeng.com
Direct Line: (720) 545-0461

September 12, 2013

Vega Architecture
1335 Elati Street
Denver, Colorado 80204

Re: Log # 2013M00224 Building Department Comments
Project: 1433 Washington Street.

Listed are our responses to the City of Denver Colorado Building department review comments dated September 4, 2013.

MECHANICAL CODE COMMENTS

ITEM

COMMENT

1 *Comment: Provide sealed Refrigeration drawings*

Response: See added refrigeration sheets M8,9&10

2 *Comment: The refrigerant calculations indicated are based on independent circuit of 42 Lbs R404A, But the system contains 300 lbs of refrigerant. Is the 300 Lbs of refrigerant isolated from the 42 lb independent circuit or can the 300 lb charge leak into the the independent circuit? Provide circuiting schematics to support the response DBCA 133.2.*

Response: It is possible for the 300 lb charge to leak into the independent circuit. A Refrigerant detection system will be added . Horns and strobes will also be added to the refrigeration walk in coolers. See revised sheets mechanical sheets. The refrigerant type is 404a. The allowable quantity of refrigerant for the larges circuit is 31 pounds per 1000cuft. The Compressor room 103 is 3360 cuft this would allow 104.16 pounds of refrigerant in the largest circuit. The largest circuit has a quantity of 300 pounds of refrigerant. At this volume it will require an evacuation system. The air flow to evacuate this volume is 1372 cfm (100 x square root of 300). Normal ventilation required when the room is occupied is 112.5 cfm (225 sgft x .5

cfm/sgft). Air flow required to maintain the maximum 18 degree rise in the room is 600 cfm. This is base on 11,644 btu's of heat rejected from the equipment. (cfm=btu/1.08xdtla T) (cfm=11664/1.08x18)

ELECTRICAL CODE COMMENTS

ITEM

COMMENT

- 1 *Comment: Sheet E2: Please provide the short circuit calculation on the drawings to justify the short circuit values shown in the short circuit table and withstand ratings for the electrical equipment per DBCA 133.2.11.C. Only showing final fault values on the plans is not considered a 'calculation'.*

Response: See revised short circuit table on Sheet E2.

- 2 *Comment: Sheet E8 – Panel 'B': There is only one indicated kitchen load (Code 4) in the panel (Commerical Range #280). A deration factor of 65% has been applied to this panel which does not comply with NEC 220.56. Please clarify and revise as required.*

Response: See revised panel schedules and load calculations on Sheet E8.

Sincerely,

Jeff Given, P.E.
Given and Associates

September 10, 2013

Mr. Vincent Anderson, Plans Examiner
City and County of Denver
Building Inspection Division
201 West Colfax Avenue, Dept 205
Denver, CO 80202

Re: Specialty Retailer
1433 Washington Street
2013M0224

Dear Mr. Anderson,

The following letter is in response to Item #12 of the structural design review comments dated September 5, 2013.

12. *Please confirm that the Structural Engineer will perform Structural Observations during the course of construction for the structural portions of work.*

Response: Our office will be performing periodic structural observations during construction of the structural portions of this project. All conducted observations will be documented in a final written report to be submitted at the project's completion.

Please call with any questions.

Sincerely,
McGlamery Engineering Group, LLC



Jon Eldridge, PE
Project Engineer

JE/smc



CITY AND COUNTY OF DENVER

COMMUNITY PLANNING AND DEVELOPMENT

Vincent Anderson, P.E.

BUILDING INSPECTION DIVISION
 201 WEST COLRAX AVENUE, DEPT 205
 DENVER, COLORADO 80202-5330
 PH (720) 865-2700

ARCHITECTURAL & STRUCTURAL (A/S) DESIGN REVIEW NOTICE

To: Vega Architecture, LLC 1335 Elati Street, Unit "A" Denver, CO. 80204 cc: Sam Haagenson F 720 862-3822 attn: David Grooms, Project Architect	SPECIAL CONDITIONS: 1. Kevin Stees, Tenant, F 3- 789-9277; 2. (303) 872-0487, F 480 275-3797
JOB ADDRESS: 1433 Washington St. - Group M to Group M"Natural Grocers"Tenant	LOG #: 2013M0224
PROJECT IS HELD PENDING Submittal to this office of response to comments.	OCCUPANCY GROUP/USE: M / Retail Store/Market TYPE OF CONSTRUCTION: V-N, V-B NO. OF STORIES: 1 Story SPRINKLER SYSTEM: Yes: Fully Sprk'd bldg

IBC = 2009 INTERNATIONAL BUILDING CODE, DBCA = 2011 DENVER BUILDING CODE AMENDMENTS TO THE IBC

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|---|---|--|--|--|--|---|--------------------------------|---|--|-----------------------------------|--|--------------------------------|--------------------------------|--------------------------------|--|
| <p><input checked="" type="checkbox"/> 1. Obtain release from:</p> <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> BID Health</td> <td><input type="checkbox"/> Fire Department</td> </tr> <tr> <td><input type="checkbox"/> Landmark Commission</td> <td><input type="checkbox"/> R. O. W. Engineer</td> </tr> <tr> <td><input type="checkbox"/> Zoning Administration</td> <td><input checked="" type="checkbox"/> Wastewater Management</td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td><input type="checkbox"/> Transportation</td> </tr> </table> <p><input checked="" type="checkbox"/> 2. Obtain release from:</p> <table style="width:100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Electrical</td> <td><input type="checkbox"/> Plumbing</td> </tr> <tr> <td><input checked="" type="checkbox"/> Mechanical</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td><input type="checkbox"/> Other</td> </tr> </table> <p><input type="checkbox"/> 3. Provide a completed Hazardous Materials Inventory Statement for Building and Fire Department review. Please reference Project Address and BID Log Number on all transmittals.</p> <p><input type="checkbox"/> 4. Provide Special Inspection per DBCA Section 141 on Please provide copy of report to BID; reference Project Address and BID Log Number.</p> | <input type="checkbox"/> BID Health | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Landmark Commission | <input type="checkbox"/> R. O. W. Engineer | <input type="checkbox"/> Zoning Administration | <input checked="" type="checkbox"/> Wastewater Management | <input type="checkbox"/> Other | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing | <input checked="" type="checkbox"/> Mechanical | <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Other | <p><input type="checkbox"/> 5. Excavation Bond required per DBCA Section 3301.3.</p> <p><input type="checkbox"/> 6. Construction shall not extend beyond property lines or onto City property without proper permits per DBCA Section 3201.</p> <p><input type="checkbox"/> 7. Provide shop drawings and calculations with an original seal and dated signature by a Colorado registered P. E; please reference Project Address and BID Log Number on all transmittals.</p> <p><input type="checkbox"/> 8. Provide <u>hard copies</u> of all UL, Warnock-Hersey, GA, etc. assembly details and notes utilized in the proposed design to the contractor for use and reference at the job-site.</p> <p><input type="checkbox"/> 9. A 3B permit must be issued to this project in order to authorize the installation of electric access control hardware. See DBCA Policy 32-B068, Section X for submittal procedures.</p> |
| <input type="checkbox"/> BID Health | <input type="checkbox"/> Fire Department | | | | | | | | | | | | | | |
| <input type="checkbox"/> Landmark Commission | <input type="checkbox"/> R. O. W. Engineer | | | | | | | | | | | | | | |
| <input type="checkbox"/> Zoning Administration | <input checked="" type="checkbox"/> Wastewater Management | | | | | | | | | | | | | | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Transportation | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Electrical | <input type="checkbox"/> Plumbing | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Mechanical | <input type="checkbox"/> Other | | | | | | | | | | | | | | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | | | | | | | | | | | | | | |

To:	To:	To:	Date:	# Pages:
Co./Dept.:	Co./Dept.:	Co./Dept.:	To:	From:
Phone #:	Phone #:	Phone #:	Co./Dept. Main # (720) 865-2700	Co./Dept. Denver Building
FAX #:	FAX #:	FAX #:	Phone #:	Phone #: (720) 865-2716
			FAX #:	FAX #: (720) 865-2880

DISTRIBUTION: Architect, Engineer or Designer A/S Design Review Engineer Inspector Contractor	REVIEWED BY: Vincent W. Anderson, PE ARCHITECTURAL / STRUCTURAL DESIGN REVIEW	DATE: 9/5/13
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ADDRESS OF JOB	1433 Washington St. - Group M to Group M "Natural Grocers" Tenant	LOG #	2013M0224	Page 2 of
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ADDITIONAL REVIEW COMMENTS**Natural Grocers – Tenant Change Group M to Group M Occupancy**

Log #2013M00224: 1433 Washington St. – “Natural Grocers” New Group M Store Tenant

Project Information: Change of Group M Tenant to New Group M Tenant “Natural Grocers”
Existing Bldg Type V-B Construction Bldg, Fully Sprk’d Bldg
New Existing Signage and Exterior Trash Enclosure Structures
See Code Analysis on sht sht G1 of 1, Occupant Load = 535 Persons ±
Structural Work including Steel, Wood, and Roof Top Framing Elements
New Roof Top Mechanical Units

Nonstructural Comments:

10. The Valuation Form must include individual amounts for each construction discipline. The original valuation form only included a total amount of \$615,000.00.

Exit Systems

11. Please clarify what the maximum occupant load is for the proposed change in Group M retail tenant. The floor plans on sht G1 of 1 appear to indicate a total of three Exit Doors to the exterior grade level for the use by Employee’s and the public. However, floor plan sht A5 of 26 indicates “Employee Door” at the lower left hand corner of the drawing sheet. Is this “Exit Door” truly an exit door available for use by the public for egress purposes and has a clear exit width that is maintained?? Please provide clarification?? The notation on sht A5 of 26 also states “P6 Above Storefront Opening to Deck Above”. I’m not sure what that means or if there is a landing that is not at the same elevation as the interior floor level on the interior side of the door?? I want to make sure that the electrical drawing sht E6 showing these three Exit Doors are for use by the public.

Structural Comments:

12. Please confirm that the Structural Engineer will perform Structural Observations during the course of construction for the structural portions of work.

Provide written responses to each plan review comment and revised drawings/details. The Arch/Str’l Plan Review “permit release” is being held subject to response and resolution of comments. Vince Anderson may be reached at (720) 865-2716.

All responses to plan reviews comments must bear the Plan Review Log Number, have an original Registered Design Professional’s seal and signature and be logged-in at the commercial log-in desk, 2nd floor Webb Office Building located at: 201 West Colfax Blvd, Dept #205, Denver, CO. 80202. No faxes accepted. Mailed in responses to be attention, “Commercial Log-in Counter (for re-submittal)”. Questions regarding plan review status, fee information,

ARCHITECTURAL & STRUCTURAL (A/S) DESIGN REVIEW NOTICE

DENVER BUILDING INSPECTION DIVISION (BID), 200 West Colfax Ave, DENVER CO 80202, PH (720) 865-2700, FAX (720) 865-2880

ADDRESS OF JOB	1433 Washington St. - Group M to Group M"Natural Grocers"Tenant	LOG #	2013M0224	Page 3 of
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ADDITIONAL REVIEW COMMENTS

or status of approvals from Zoning [(720) 865-3000], Wastewater [(303) 446-3759], Transportation/Right-of-Way/Revocable Permits [(720) 865-2782], or Landmark/Historical [(720) 865-2942] should be directed to those departments or the front log-in counter staff at (720) 865-2720. Excavation Bonds as well as possible Revocable permit requirements are necessary when the depth of excavation and proximity of foundation excavation may affect the adjoining Public Way/streets/allies/sidewalks and construction that extends onto or under/across the property lines.

Permit, Log-in, and Revocable Comments

Note 1: The review of these drawings shall not be construed to mean approval of any violation of the Building/Fire Code(s) and Standard(s) as adopted by the City and County of Denver if such violation is included in the Reviewed drawings. The general contractor, project designer(s) and owner assume full responsibility that the Reviewed drawings conform to the Building/Fire Code(s) and Standard(s).

Note 1.1: If the proposed construction includes building elements or appendages that extend under, over, across, or onto the City sidewalk or Right-of-Way property, then a Revocable Permit from Right-of-Way [(720) 865-2782] would be required.

Note 1.2: Refer to IBC Chapter 34 for code requirements in existing buildings and for tenant spaces.

Contractor, Excavation, and Soil Engineer

Note 2: The Contractor shall notify the adjoining property Owners of the excavation and the access required to the building for the foundation placement near/along property lines. Refer to IBC and DBCA Chapter 33 including DBCA Sec. 3307.1 for "protection of public and private property" regarding written notification 10 days prior to excavation.

Note 2.1: Project Engineer should refer to 2009 IBC Sec. 1805.4 and 1805.4.1 regarding floor base course and vapor retarder requirements.

Structural Systems and Soil Requirements

Note 3: **Structural Observation** per DBCA Sec. 141.2 2011 edition (2008 DBCA Sec. 158.2) is required by the Structural Engineer for applicable structural work for this project.

Door Hardware and Exit Systems

Note 4: Refer to DBCA Policy to IBC Sec. 1008.1.8 regarding "locking and securing doors" requirements. Website: www.denvergov.org, and applicable 2011 Amendments and Denver Policies.

Note 4.1: A separate #3B Access Control Door Locking Hardware permit is required if access control hardware is anticipated for this project.

Fire-Resistive Construction, Occupancy, and Penetrations

Note 5: Contact Denver Fire/FPB at (720) 913-8242 for "welding" or open flame hot works permits.

Note 5.1: All finish materials used within buildings require compliance with IBC Chapter 8 including flame-spread and smoke-developed ratings in IBC Sec. 803 and Table 803.5.

Details, Exterior Insulation and Other Requirements

Note 6: Exterior wall finish and siding coverings should include layers of 15# felt or equal "weather-resistive barrier" based on IBC Sec. 1403. All roofing, siding, and window installation detailing should be of professional workmanlike quality with adequate drainage plane, underlayment, and flashing details to eliminate moisture and water runoff.

ARCHITECTURAL & STRUCTURAL (A/S) DESIGN REVIEW NOTICE

DENVER BUILDING INSPECTION DIVISION (BID), 200 West Colfax Ave, DENVER CO 80202, PH (720) 865-2700, FAX (720) 865-2880

ADDRESS OF JOB	1433 Washington St. - Group M to Group M"Natural Grocers"Tenant	LOG #	2013M0224	Page 4 of
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ADDITIONAL REVIEW COMMENTS

Note 6.1: The smooth hard nonabsorbent wall and floor surface materials per IBC Sec. 1210 should include an integral cove base material with radius for adequate repeated ability to clean the surfaces. See finish schedule.



CITY AND COUNTY OF DENVER

DEVELOPMENT SERVICES

Michael Hancock, MAYOR

BUILDING INSPECTION DIVISION
201 WEST COLFAX AVE., DEPT. 205
DENVER, COLORADO 80202-5829
PH (720) 865-2700, FAX (720) 865-2880

ELECTRICAL DESIGN REVIEW NOTICE

To: Jeff Given Given and Associates		Fax: 303-716-1272 Email:
Job Address: Natural Grocers 1433 Washington St. Denver, CO		Log #: 2013M00224
Project is NOT APPROVED		Review No.: 1
		Date: 9/3/2013

IBC = 2009 INTERNATIONAL BUILDING CODE
NEC = 2011 NATIONAL ELECTRICAL CODE

DBCA = 2011 DENVER BUILDING CODE AMENDMENTS
IECC = 2009 INTERNATIONAL ENERGY CODE

Scope of Work:

ELECTRICAL ENGINEER: JEFF GIVEN, PE#32961

EXISTING ELECTRICAL SERVICE AND DISTRIBUTION TO BE REMOVED AND REPLACED WITH NEW. 2000A, 120/208V, 3PH, 4W SERVICE. 1200A MAIN DISTRIBUTION PANEL MDP. 1200A3P MAIN FUSIBLE SERVICE DISCONNECTING MEANS WITH 1200A FUSES. 80AP3 CIRCUIT BREAKER IN MDP FEEDS 100A3P ATS AND STANDBY PANEL G. 22KW, 120/208V, 3PH, 4W STANDBY NATURAL GAS GENERATOR FEEDS ATS AND STANDBY PANEL G. 200A3P CIRCUIT BREAKER IN MDP FEEDS PANEL A. 200A3P CIRCUIT BREAKER IN MDP FEEDS PANEL B. 150A3P CIRCUIT BREAKER IN MDP FEEDS PANEL C. 150A3P CIRCUIT BREAKER IN MDP FEEDS MEDIUM TEMP COMPRESSOR RACK. 200A3P CIRCUIT BREAKER IN MDP FEEDS LOW TEMP COMPRESSOR RACK. 80A3P CIRCUIT BREAKER IN MDP FEEDS RTU-1. 60A3P CIRCUIT BREAKER IN MDP FEEDS RTU-2. 30A3P CIRCUIT BREAKER IN MDP FEEDS RTU-3. 40A3P CIRCUIT BREAKER IN MDP FEEDS RTU-4. 50A3P CIRCUIT BREAKER IN MDP FEEDS AD-1 (CIRCUIT 1). 35A3P CIRCUIT BREAKER IN MDP FEEDS AD-1 (CIRCUIT 2). ALL LED LIGHTING FIXTURES. EM FIXTURES WITH NINETY MINUTE BATTERY BACKUP. MAJOR MECHANICAL EQUIPMENT: FOUR (4) RTU'S, 208V, 3PH, 20.9, 27.4, 50.3 AND 65A EACH. TWO (2) AIR DOORS, 208V, 3PH, 32.6 AND 45.6A EACH. KITCHEN EQUIPMENT OF NOTE: COMPRESSOR RACKS, 208V, 3PH, 125.7A AND 167.5A EACH. COMMERCIAL RANGE, 208V, 3PH, 54.1A. EQUIPMENT: COMMERCIAL BAILER, 208V, 3PH, 32A. FORK LIFT BATTERY CHARGER, 208V, 3PH, 26A.

AIC: MDP, 65KA FULLY RATED. PANELS B, C, ATS, 22KA FULLY RATED. PANEL A, 30KA FULLY RATED. PANEL G, 14KA FULLY RATED.

UNDER THE 2011 NEC

DISTRIBUTION: Electrical Engineer or Architect Electrical Design Review Engineer Inspector	REVIEWED BY: Kevin Simpson, PE PH (720) 865-2948 EMAIL : kevin.simpson@denvergov.org
ELECTRICAL DESIGN REVIEW	
Page 1 of 2	



CITY AND COUNTY OF DENVER

DEVELOPMENT SERVICES

Michael Hancock, MAYOR

BUILDING INSPECTION DIVISION
201 WEST COLFAX AVE., DEPT. 205
DENVER, COLORADO 80202-5329
PH (720) 865-2700, FAX (720) 865-2880

ELECTRICAL DESIGN REVIEW NOTICE

Corrections (response required prior to permit approval)

- 1) Sheet E2: Please provide the short circuit calculation on the drawings to justify the short circuit values shown in the short circuit table and withstand ratings for the electrical equipment per DBCA 133.2.11.C. Only showing final fault values on the plans is not considered a 'calculation'.
- 2) Sheet E8 - Panel 'B': There is only one indicated kitchen load (Code 4) in the panel (Commercial Range #280). A deration factor of 65% has been applied to this panel which does not comply with NEC 220.56. Please clarify and revise as required.

General comments (no response required, subject to field verification)

- 1) Working clearances are subject to field verification per NEC 110.26.
- 2) The fault value at the main service disconnect shall be labeled per calculation: 30,893A and dated 8-7-13 per NEC 110.24(A). Field verify.
- 3) Ground-fault circuit-interrupter protection shall be installed in kitchens per NEC 210.8(B)(2). Subject to field verification.
- 4) Ground-fault circuit-interrupters shall be installed in a readily accessible location per NEC 210.8. Subject to field verification.
- 5) Service equipment shall be marked to identify it as being suitable for use as service equipment per NEC 230.66. Subject to field verification.
- 6) Receptacles shall be provided at storefront windows per NEC 210.62. Subject to field verification.
- 7) Emergency egress lighting with ninety minute battery backup shall be provided at all exterior landings per IBC 1006.3.5. Subject to field verification.
- 8) Exit signs shall have green lettering on a contrasting field, or white lettering on a green field per DBCA 1011.4.1. Subject to field verification.
- 9) A means shall be provided to disconnect the power from all electrical equipment located under the hood upon activation of the hood fire suppression system. Subject to field verification.

DISTRIBUTION:

Electrical Engineer or Architect
Electrical Design Review Engineer
Inspector

REVIEWED BY: Kevin Simpson, PE PH (720) 865-2948
EMAIL : kevin.simpson@denvergov.org

ELECTRICAL DESIGN REVIEW

Page 2 of 2



CITY AND COUNTY OF DENVER

DEVELOPMENT SERVICES
DENVER FIRE DEPARTMENT

FIRE PREVENTION DIVISION
201 WEST COLFAX AVENUE, DEPT 207
DENVER, COLORADO 80202
PH (720) 865-2954, FAX (720) 865-2880

DENVER
THE MILE HIGH CITY

Michael Hancock, MAYOR

FIRE PREVENTION M- AND X-Log PLAN REVIEW NOTICE

Project Address: 1433 Washington Denver CO	Project Log No.: 2013M00224	Review No.: One	Date: 9/5/2013
Project Name: Natural Grocers	Status: RELEASED for permit subject to the notes, scope and comments below.		
Contractor: not identified	Design Professional: David Grooms Lic'd Arch # 401775		
License #			
Occupancy Group: M, S2, B	Building Use: Grocery Store	Construction Type: VB	
Number Stories: 1	Project Area: 20,390 sqft	Sprinkler: NFPA 13	
Fire Alarm: 903.4 & 907.2.7	Detection:	FACP: deferred	

!!! CODES AND STANDARDS !!!

IFC ≡ 2009 International Fire Code (as amended)

IFC §102.6 Referenced codes and standards. Additional details regarding processes, methods, specifications, equipment testing and maintenance, or other pertinent criteria contained in these standards and codes listed in Chapter 45 of this Code shall be considered a part of this Code.

IFC §105.3 Conditions of a permit. A permit constitutes permission... Such permission shall not be construed to violate, cancel or set aside any provisions of this code or other applicable regulations or laws of the jurisdiction.

IBC ≡ 2009 International Building Code (as amended)

DCA ≡ 2011 Denver Code Amendments (to the IBC, IMC, IPC, NEC, IFC)

DCA §151.4 Validity. The issuance of a permit or the approval of drawings and specifications shall not be construed to be a permit for, nor an approval of, any violation or deviation from the provisions of this Code or other ordinances, laws, rules or regulations. The Agency shall take any action it deems necessary to ensure that all work performed meets all requirements of this Code.

!!! APPLICATIONS AND SUBMITTALS !!!

- A response required to this notice is required. Organize the response to correlate with the itemized comments below.
- Cite project address and Building & Construction Services Log Number on all transmittals.
- Call the Fire Prevention Bureau at (720) 913-3480 to arrange for field location of Fire Alarm Control Panels, Annunciation Panels, Fire Department Connections, and Building Maps **prior to installation**. Locations depicted on plans are **not** permitted until field approval is secured.
- Unless specifically cited in the plan review comments below, fire alarm and fire suppression system design parameters are not reviewed on Main (M-) and Expedited (X-) Log applications. These systems and their design parameters are reviewed on the applications made for the specific permits (#3A/Fire Alarm and #10/Fire Protection).

!!! SCOPE OF WORK !!!

TI for new grocery store. Former Office Depot. 544 total occupant load.



DENVER
THE MILE HIGH CITY

CITY AND COUNTY OF DENVER

DEVELOPMENT SERVICES
DENVER FIRE DEPARTMENT

Michael Hancock, MAYOR

FIRE PREVENTION DIVISION
201 WEST COLFAX AVENUE, DEPT 207
DENVER, COLORADO 80202
PH (720) 865-2954, FAX (720) 865-2880

!!! REVIEW COMMENTS !!!

- 1) The review of these drawings shall not be construed to mean approval of any violation of the Building/Fire Code(s) and Standard(s) as adopted by the City and County of Denver if such violation is included in the Reviewed drawings. The general contractor, project designer(s) and owner assume full responsibility that the Reviewed drawings conform to the Building/Fire Code(s) and Standard(s).
- 2) **2009 IFC 906.3:** Fire extinguishers shall be located within 75'-0" of any portion of the building.
- 3) **2011 IFCA 505.1:** Building address numbers shall be provided in a location that is plainly visible and legible from the street fronting the property. Address numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.75 inches.
- 4) Shop drawings shall be provided and deferred permits shall be obtained for the installation of modification of required life safety systems. Approvals for these systems are via deferred permit, no approvals shall be inferred under this review. These systems include:
 - a) fire sprinkler
 - b) fire alarm
 - c) refrigerant leak detection
- 5) This review does not include storage of goods over 12'-0". If high pile storage is provided, a high pile storage permit is required prior to the erection of any racks.



CITY AND COUNTY OF DENVER

DEVELOPMENT SERVICES,
Community Planning & Development
BUILDING DEPARTMENT
Michael B. Hancock, MAYOR

BUILDING INSPECTION DIVISION
201 WEST COLFAX AVE., DEPT. 205
DENVER, COLORADO 80202-5329
PH (720) 865-2700, FAX (720) 865-2880

MECHANICAL DESIGN REVIEW NOTICE

To: Given & Associates, Inc 735 S Xenon Ct #201 Lakewood, CO 80228 attn: Jeff Given PE#32961		BUILDING USE: jeffg@givenandassociates.com (303) 716-1270 fax (303) 716-1272	
JOB ADDRESS: 1433 Washington St.		LOG #: 2013M00224	
PROJECT IS HELD PENDING Resolution of correction comments below. Review # 1 Date: 9/4/2013		OCCUPANCY GROUP/USE M	TYPE OF CONSTRUCTION V-B
		NO. OF STORIES: 1	SPRINKLER SYSTEM: Yes:

!!! PLEASE REFERENCE PROJECT ADDRESS AND BID LOG NUMBER ON ALL TRANSMITTALS !!!

IBC ≡ 2009 INTERNATIONAL BUILDING CODE
IMC ≡ 2009 INTERNATIONAL MECHANICAL CODE
IFGC ≡ 2009 INTERNATIONAL FUEL GAS CODE

DBCA ≡ 2011 DENVER BUILDING CODE AMENDMENTS
IPC ≡ 2009 INTERNATIONAL PLUMBING CODE
IECC ≡ 2009 INTERNATIONAL ENERGY CODE
Scope of Work

General comments (no response required)

1. New work, alterations or additions to MECHANICAL SYSTEMS are subject to FIELD INSPECTION.
2. Provide combustion air, for gas fired appliances, in accordance with IFGC Chapter 3 & DBCA IFGC 304.
3. Gas appliance venting and termination shall conform to IFGC Chapter 5.
4. Provide minimum clearances from vents to combustible materials as listed in IFGC Table 308.2 & IMC Table 308.6.
5. Direct vent appliances shall conform to manufacturer's listing and IFGC 503.8, Item 3 per IFGC 503.2.3.
6. HVAC systems shall be installed in accordance with IMC/IFGC Chapter 3 and DBCA IMC & IFGC.
7. Duct construction and installation shall conform to IMC 603. Insulation requirements shall conform to IECC 503.2.7.
8. Factory made flexible air duct installation shall conform to DBCA IMC 603.6.
9. Roof installation of equipment SHALL conform to IMC 304.11 and 306.5 and IFGC 306.5 and 306.6.
10. Provide automatic fan shutoff smoke detectors. Locations shall comply with IMC 606.

Correction comments (response required)

Provide a written, sealed, and signed response to each correction comment. The written response shall clarify questions asked in the comment and identify where on the drawings the change has been made or why no change has been made. Resubmittals will not be reviewed until the written response is submitted to the BID login counter. Faxed and emailed responses are not accepted.

1. Provide sealed refrigeration drawings. DBCA 133.2
2. The refrigerant calculations indicate are based on an independent circuit of 42 lbs R404A, but the system contains 300 lbs of refrigerant. Is the 300 lbs of refrigerant isolated from the 42 lb independent circuit or can the entire 300 lb charge leak into the independent circuit? Provide circuiting schematics to support the response. DBCA 133.2

DISTRIBUTION: Mechanical Engineer or Architect Mechanical Design Review Engineer Inspector Contractor	REVIEWED BY: Bret Pica PH (720)865-2829 EMAIL : bret.pica@denvergov.org MECHANICAL DESIGN REVIEW	Page 1 of 1
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CITY AND COUNTY OF DENVER

DEPARTMENT OF PUBLIC WORKS

Development Services

201 W. Colfax Ave, Dept 203

Denver, CO 80202

720-865-2982

developmentservices@denvergov.org

www.denvergov.org/ds

Application Conditions

Permit Number

201308112

APPLICATION CONDITIONS TO BE MET PRIOR TO ISSUANCE OF SEWER USE & DRAINAGE PERMIT

Project Name: **SITE WORK, TENANT FINISH (SPECIALTY RETAILER - NATURAL GROCER)**

Address: **1433 N Washington St**

Please respond to the WMD Permit Counter at the address in the letterhead.

Agent Name: LANCE VanDEMARK lvandemark@vertexeng.com

Agent Phone: (303) 623-9116

Agent Address: Nathan Martel--McGlamery nmartel@vertexeng.com

Agent Fax: () - -

Agent City/State/Zip:

<u>NUMBER</u>	<u>CONDITION</u>	<u>DATE SIGNED-OFF</u>	<u>SIGNED-OFF BY</u>
1	Submit utility site plan that include the location & sizes of the sanitary sewer and domestic water tap and meter		
2	Submit a Food & Beverage Uses questionnaire completed by the owner		
3	Submit 5/A23 for the demonstration kitchen and scully equipment referenced on A11 of 26		
4	Submit a menu of what is being prepared in the demonstration kitchen and scully.		
5	Submit complete plumbing plans		

DEVELOPMENT SERVICES

201 W. Colfax Avenue, Dept 203, Denver, CO 80202

Wastewater Permits Phone: 720-865-3060

Email: WastewaterPermits@denvergov.orgAdditional Permitting Info: [Development Services/SUDP](#)**Food and/or Beverage Uses Questionnaire**

INSTRUCTIONS: Complete the questionnaire by filling in the boxes for information on your project and then save as a pdf file to include with your electronic submittal to Wastewaterpermits@denvergov.org (preferred) or print to include with your hardcopy submittal.

- 1.) Name of Business? _____
- 2.) Type of Business? _____
- 3.) What are the hours of operation for your establishment? _____
- 4.) In the food or beverage prep, kitchen or manufacturing areas, supply the number of proposed and existing:
Stoves _____ Grills _____ Ovens _____ Broilers _____ Fryers _____
Woks _____ 3 & 2 Compartment Sinks _____ Pot Sinks _____ Mop sinks _____
Floor Sinks _____ Hand Sinks _____ Garbage Disposals _____ Dishwashers _____

Restaurants and Kitchens in Institutions, Schools, and Hospitals Section Questions

- 1.) What is the maximum number of meals served in one day? _____ maximum meals **per day**
- 2.) What is the maximum number of meals served in one hour? _____ maximum meals **per hour**
- 3.) What is the total seating capacity including both indoor and outdoor seating? _____
- 4.) What kind of restaurant will it be? (ie. fast food, full-service, take out, etc.) _____
- 5.) What estimated percentage of the meals produced will be for carry-out? _____
- 6.) Will the restaurant have disposable or permanent dishware, glassware, and utensils? _____

Commercial Kitchen/Caterers, Food and Beverage Product Manufacturer Section Questions

- 1.) What is being produced or manufactured? _____
- 2.) What is the maximum daily production rate? _____ **daily production rate**
- 3.) What is the maximum hourly production rate? _____ **hourly production rate**
- 4.) What are the main ingredients used in your products? (Please list. Do not specify quantities in order to respect trade secrets)

- 5.) How much water will be used for your process including production and cleanup? _____ gallons/ day



DENVER
THE MILE HIGH CITY

Statement of Valuation

Development Services
Building Department
201 W Colfax Ave
Denver, CO 80202
Phone: 720-865-2705
Fax: 720-865-3020
www.denvergov.org

Address of Work 1433 WASHINGTON STREET

Note: Valuation shown shall be based on the estimated total replacement cost to the owner (including labor, profit, overhead, materials, equipment and installation).

Type of Work	Permit	Amount	Type of Work	Permit	Amount
Construction	#1C	315,000	Oil Burner / A/C & Refrigeration	#7	50,000
Retaining Wall	#1C	—	Steam / Water Htg / Cooling Tower	#7	—
Demo / Prep Work	#1D	25,000	Ventilating / Warm Air Heating	#11	50,000
Electrical	#3	125,000	Gas Piping (if done by H & V Contractor)	#11	—
Plumbing / Gas Piping (if done by Plbg Contractor)	#4	50,000 125,000			

Sub Total \$ 615,000

SEPARATE LOG-INS:

Fire Alarm (#3A permit) \$ _____

Access Control (#3B permit) \$ _____

Fire Protection (#10 permit) \$ _____

Grand Total \$ _____

NO REFUND WILL BE GIVEN FOR ANY PLAN REVIEW FEE COLLECTED BASED ON THE AMOUNTS SHOWN ABOVE

By _____

Date _____