

NO.	DATE	DESCRIPTION
1	10/25/2024	ENCROACHMENT COMMENTS
2	12/26/2024	Foundation Revisions
3	08/18/2025	Building Revisions
6	10/16/2025	Transportation Comments
7	11/11/2025	Transportation Comments



DATE: 12/17/2025 4:54:47 PM	
DESIGNED BY:	JM
DRAWN BY:	JW
CHECKED BY:	JM
SCALE:	As indicated

SHEET NO.

A-002

F - SHEETS

PEDESTRIAN SIGHT TRIANGLE

PEDESTRIAN SIGHT TRIANGLE
MUST BE SHOWN AT EACH DRIVEWAY AND ALLEY

- 10' LEG LOCATED AT EDGE OF DRIVEWAY
- 10' LEG LOCATED AT BACK OF SIDEWALK
- NO ITEMS WIDER THAN 18 INCHES MAY BE TALLER THAN 30"

INTERSECTION SIGHT TRIANGLE

MUST BE SHOWN AT EVERY INTERSECTION.

- 30' LEG LOCATED AT EDGE OF STREET FLOWLINE
- 30' LEG LOCATED AT EDGE OF INTERSECTING FLOWLINE
- NO ITEMS MAY BE TALLER THAN 30" EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.

ROADWAY SIGHT TRIANGLE

MUST BE SHOWN AT EACH DRIVEWAY, ALLEY, AND INTERSECTION.

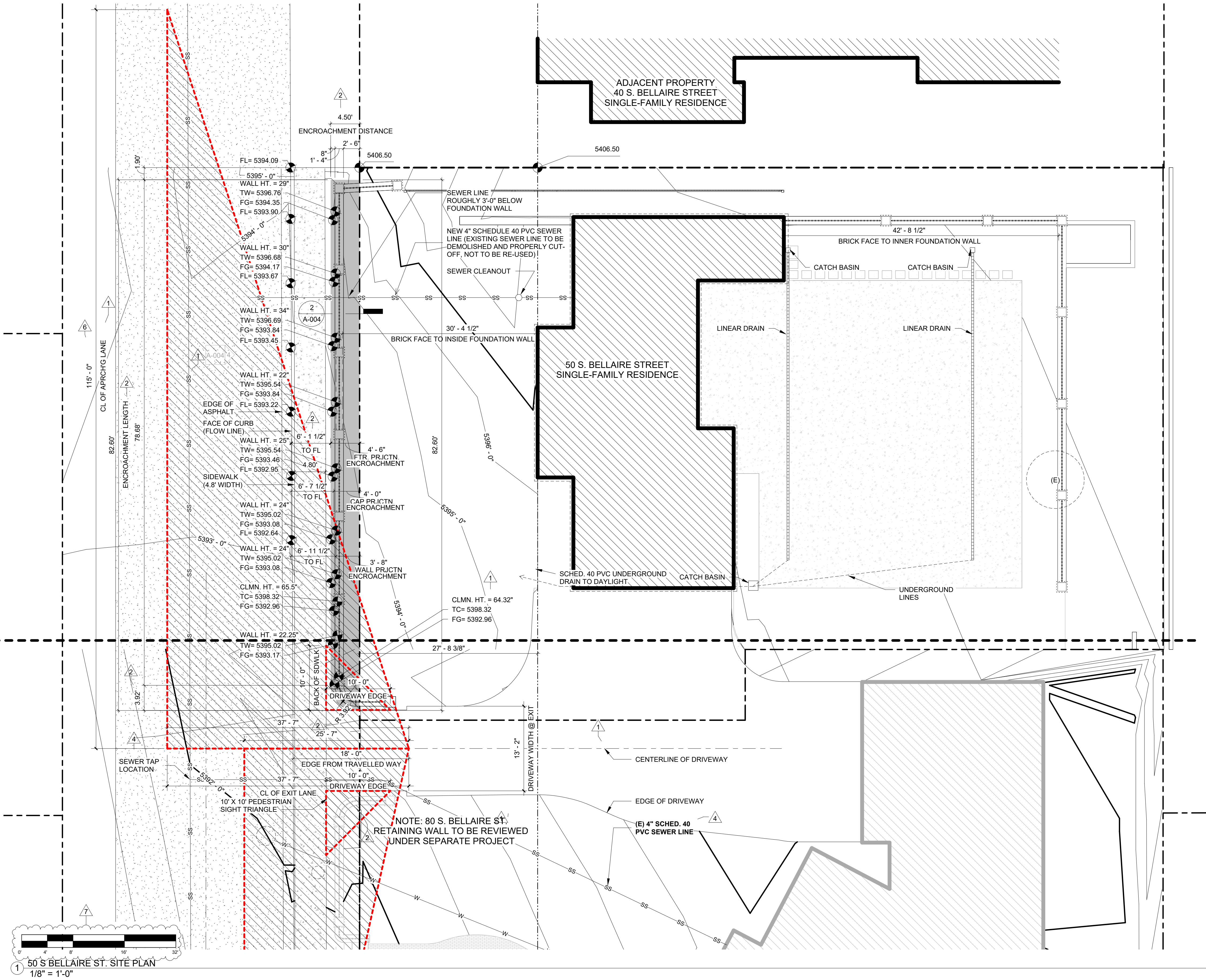
- PER AASHTO STANDARDS:
 - ONE LEG LOCATED AT CENTER OF EXIT LANE, 18" FROM THE BACK OF THE EDGE OF TRAVELLED WAY
 - OTHER LEG LENGTH BASED ON PER AASHTO DEPARTURE TRIANGLE STANDARDS AND LOCATED AT CENTER OF APPROACHING LANE
- 
 1. GREEN BOOK **SECTION 9.5.3 INTERSECTIONS W/ NO CONTROL, CASE A (SECTION 9.5.3.1)** DETERMINES LEG AT CENTER OF APPROACHING LANE LENGTH TO BE 115' PER TABLE 9-4.
- NO ITEMS WIDER THAN 18 INCHES MAY BE TALLER THAN 30" EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT

TABLE 9-4. LENGTH OF SIGHT TRIANGLE LEG - CASE A, NO TRAFFIC CONTROL

U.S. Customary	
Design Speed (mph)	Length of Leg (ft)
15	70
20	90
25	115
30	140
35	165
40	195
45	220
50	245
55	285
60	325
65	365
70	405
75	445
80	485

- A. REPAIR OR REPLACE EXISTING CURB, GUTTER, SIDEWALK, AND ALLEY ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED OR NOT TO CURRENT CITY STANDARDS, AS DIRECTED BY THE ROW INSPECTOR FOR THE CONSTRUCTION.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE RIGHT-OF-WAY. IMPROVEMENTS MADE WITHIN THE PUBLIC RIGHT-OF-WAY TOTALING MORE THAN 100 LINEAL FEET REQUIRE A PERFORMANCE CONTACT THE ROW INSPECTOR FOR THIS AREA OF THE CITY AT 303-446-3469 AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.
- C. ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY STANDARDS AND ALL SPECIFICATIONS, SHALL BE PERFORMED BY A LICENSED AND BONDED RIGHT-OF-WAY CONTRACTOR, AND REQUIRE INSPECTION BY THE CITY PRIOR TO A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) ISSUANCE.
- D. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF DENVER AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPs MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ADEQUATE FORCE AND EFFECT PURSUANT TO VI. PER SECTION 49-551.1 OF THE DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY IS RESPONSIBLE FOR THE CONTINUING CARE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL MAINTENANCE AND/OR TRAFFIC CONTROL DEVICES LOCATED BETWEEN THE PROPERTY LINE AND THE CURB LINE ADJOINING THEIR PROPERTY.

LIMITS OF REPAIR & REPLACEMENT, DURING CONSTRUCTION, WILL BE DETERMINED BY THE ROW INSPECTOR.



SIGHT TRIANGLE RULES OF MEASUREMENT

PEDESTRIAN SIGHT TRIANGLE
MUST BE SHOWN AT EACH DRIVEWAY AND ALLEY.
• 10' LEG LOCATED AT EDGE OF DRIVEWAY
• 10' LEG LOCATED AT BACK OF SIDEWALK
• NO ITEMS WIDER THAN 18 INCHES MAY BE TALLER THAN 30"

INTERSECTION SIGHT TRIANGLE
MUST BE SHOWN AT EVERY INTERSECTION.
• 30' LEG LOCATED AT EDGE OF STREET FLOWLINE
• 30' LEG LOCATED AT EDGE OF INTERSECTING FLOWLINE
• NO ITEMS MAY BE TALLER THAN 30" EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.

ROADWAY SIGHT TRIANGLE
MUST BE SHOWN AT EACH DRIVEWAY, ALLEY, AND INTERSECTION.
PER AASHTO STANDARDS:
• ONE LEG LOCATED AT CENTER OF EXIT LANE, 18' FROM THE BACK OF THE EDGE OF TRAVELLED WAY
• OTHER LEG LENGTH BASED ON PER AASHTO DEPARTURE TRIANGLE STANDARDS AND LOCATED AT CENTER OF APPROACHING LANE
1. GREEN BOOK SECTION 9.5.3 INTERSECTIONS W/ NO CONTROL, CASE A (SECTION 9.5.3.1) DETERMINES LEG AT CENTER OF APPROACHING LANE LENGTH TO BE 115' PER TABLE 9-4.
• NO ITEMS WIDER THAN 18 INCHES MAY BE TALLER THAN 30" EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT

TABLE 9-4. LENGTH OF SIGHT TRIANGLE LEG - CASE A, NO TRAFFIC CONTROL

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55	285
60	325
65	365
70	405
75	445
80	485

- A. REPAIR OR REPLACE EXISTING CURB, GUTTER, SIDEWALK, AND ALLEY ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED OR NOT TO CURRENT CITY STANDARDS, AS DIRECTED BY ROW INSPECTOR DURING CONSTRUCTION.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE RIGHT-OF-WAY. IMPROVEMENTS MADE WITHIN THE PUBLIC RIGHT-OF-WAY TOTALING MORE THAN \$20,000 REQUIRE A PERFORMANCE BOND. CONTACT THE ROW INSPECTOR FOR THIS AREA OF THE CITY AT 303-446-3469 AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.
- C. ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER SPECIFICATIONS. SHALL BE PERFORMED BY A LICENSED AND BONDED RIGHT-OF-WAY CONTRACTOR, AND REQUIRE INSPECTION BY THE CITY PRIOR TO A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.
- D. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF DENVER AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPs MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D. SECTION VI, PER SECTION 49-551.1 OF THE DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY IS RESPONSIBLE FOR THE CONTINUING CARE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IMPROVEMENTS INSTALLED IN THE PUBLIC ROW BETWEEN THE PROPERTY LINE AND THE CURB LINE ADJOINING THEIR PROPERTY.
- E. LIMITS OF REPAIR & REPLACEMENT, DURING CONSTRUCTION, WILL BE DETERMINED BY THE ROW INSPECTOR.

LEGEND

- PROPERTY LINE
- SPOT ELEVATION
- EXISTING GRADE
- SANITARY SEWER
- EXTERIOR BUILDING FOOTPRINT
- ENCROACHING AREA
- PUBLIC SIDEWALK
- SIGHT LINE AREA

CONTACT

Chalet
John Mattingly
303-282-0787

SHEET DESCRIPTION

80 S BELLAIRE ST.
SITE PLAN

50-80 S BELLAIRE ST., DENVER, CO 80246

517 East Bayaud Avenue
Denver, Colorado 80209
Phone: 303.282.0787



REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/2024	ENCROACHMENT COMMENTS
2	12/26/2024	Foundation Revisions
3	01/13/2025	Sight Triangle Revision
4	04/18/2025	Shading Revisions
6	10/16/2025	Transpiration Comments
7	11/11/2025	Transpiration Comments



DATE: 12/17/2025 4:54:49 PM

DESIGNED BY: JM

DRAWN BY: TQ

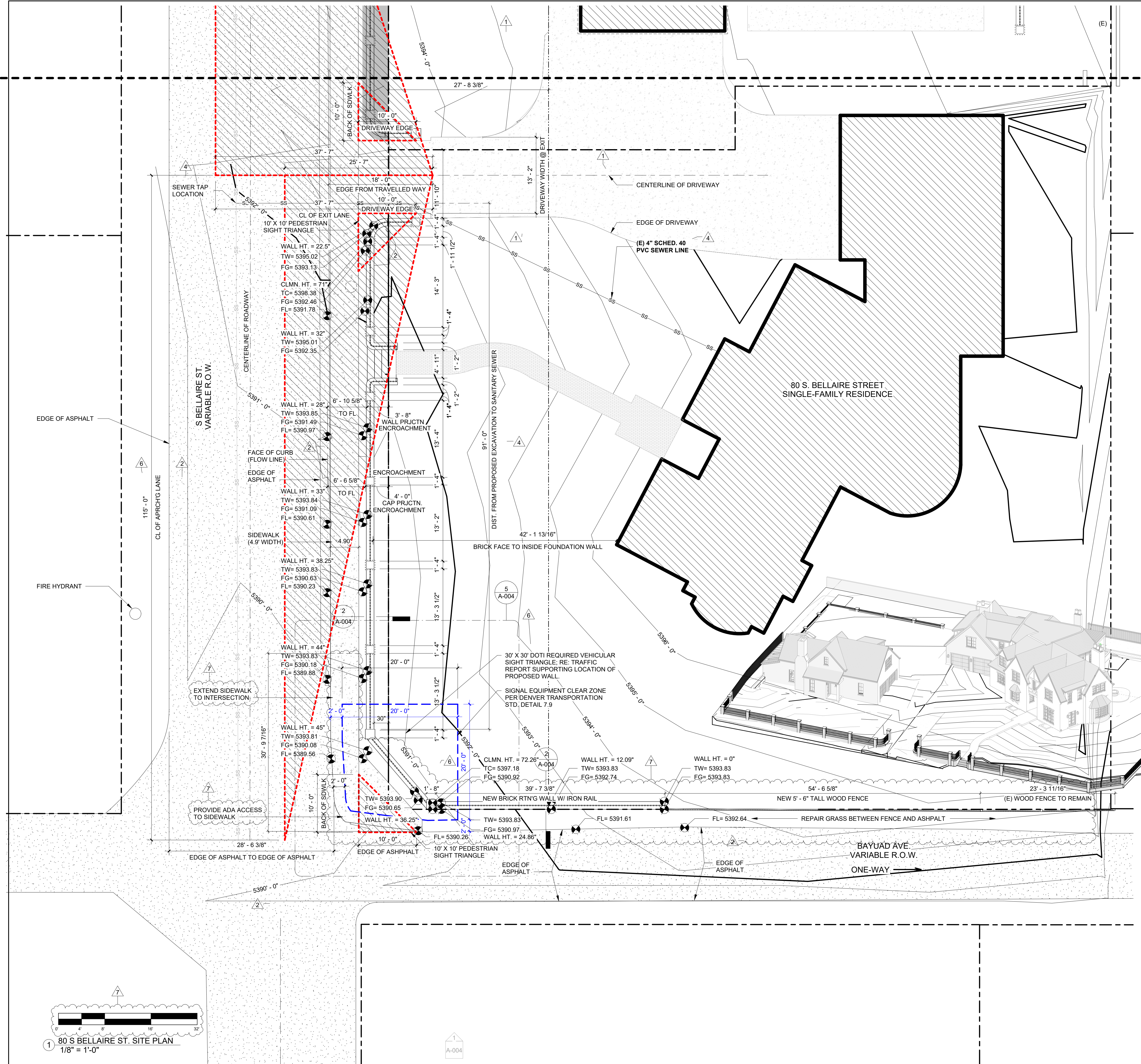
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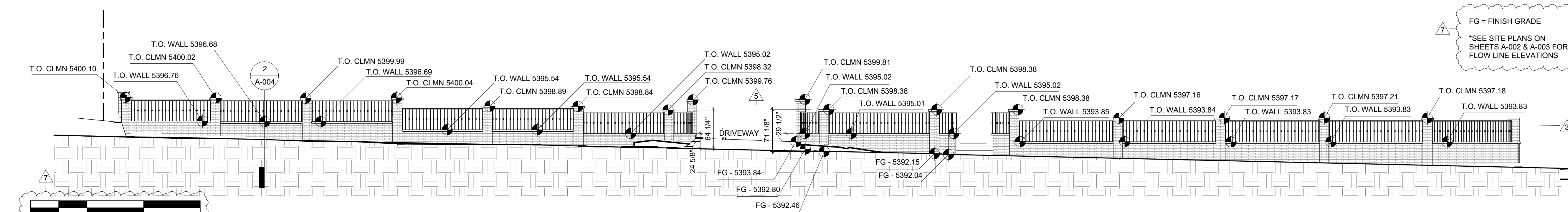
SCALE: As indicated

SHEET NO.

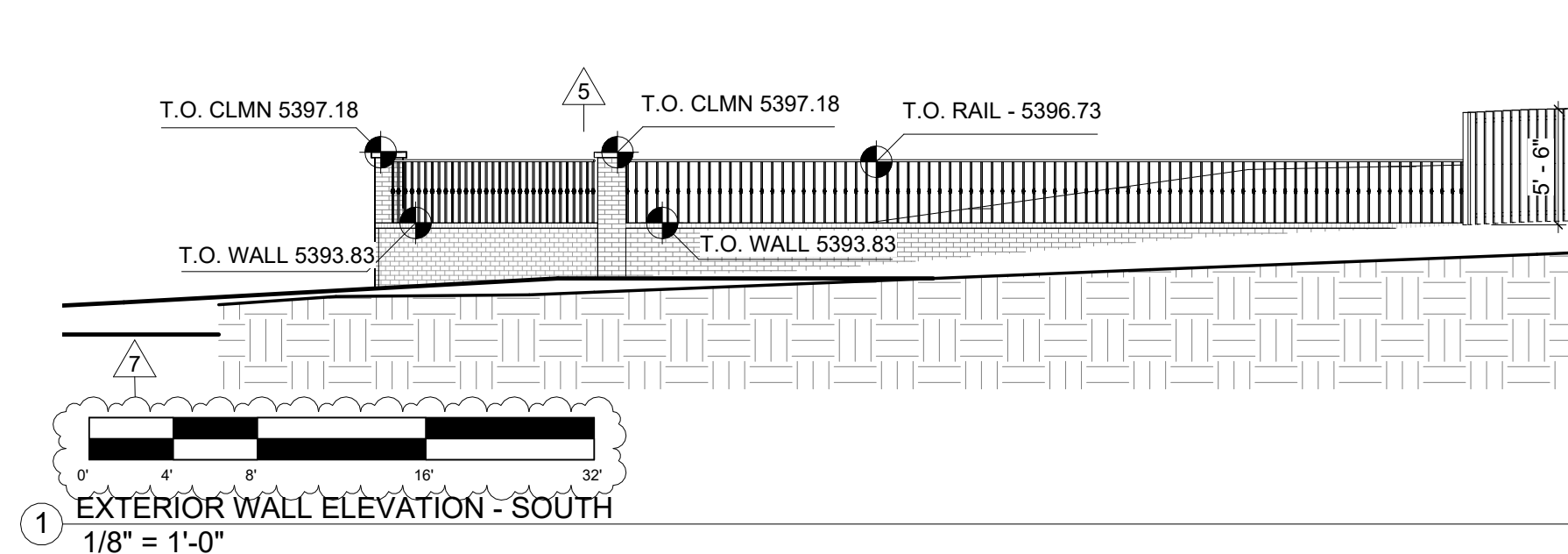
A-003

OF - SHEETS

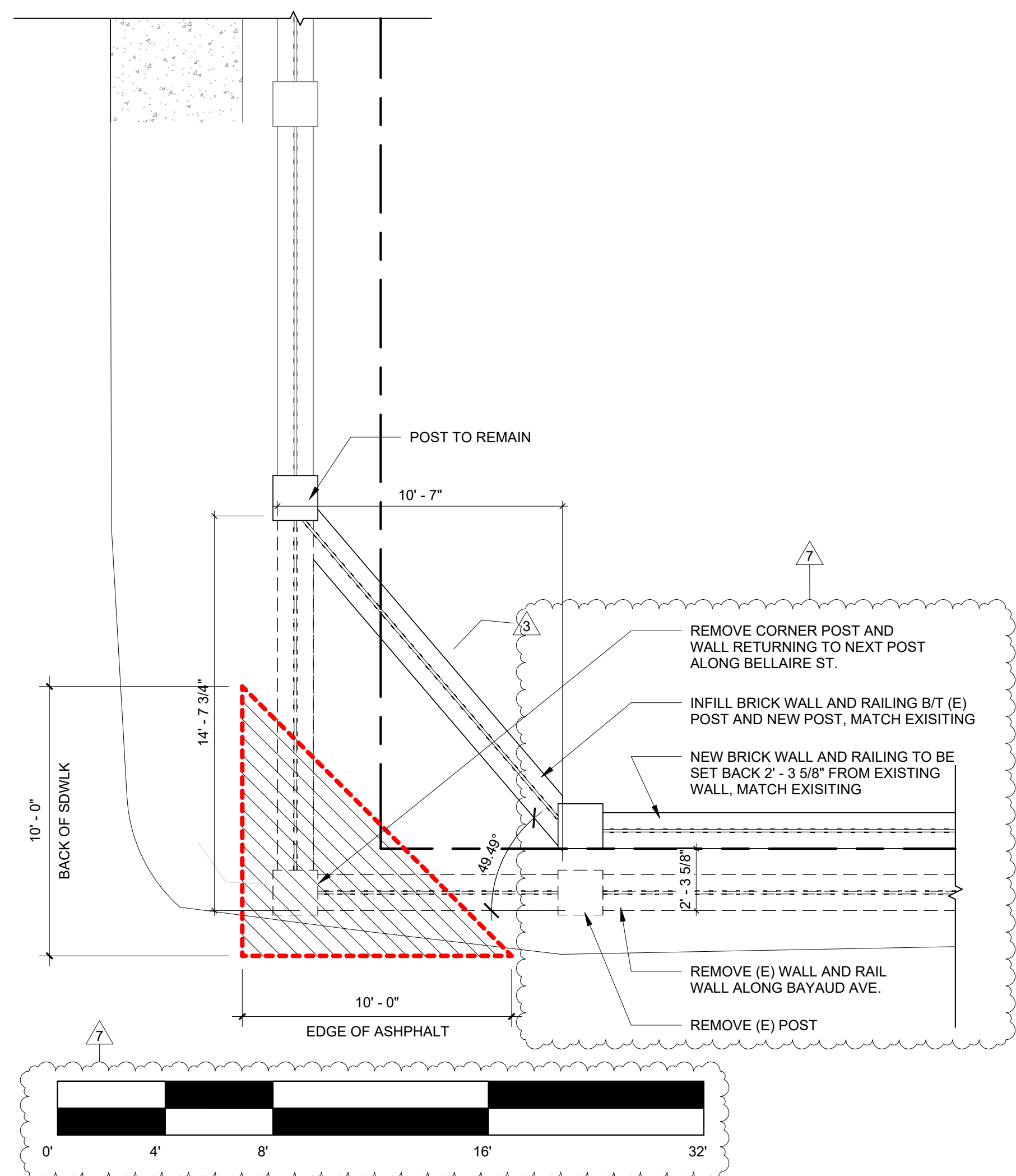




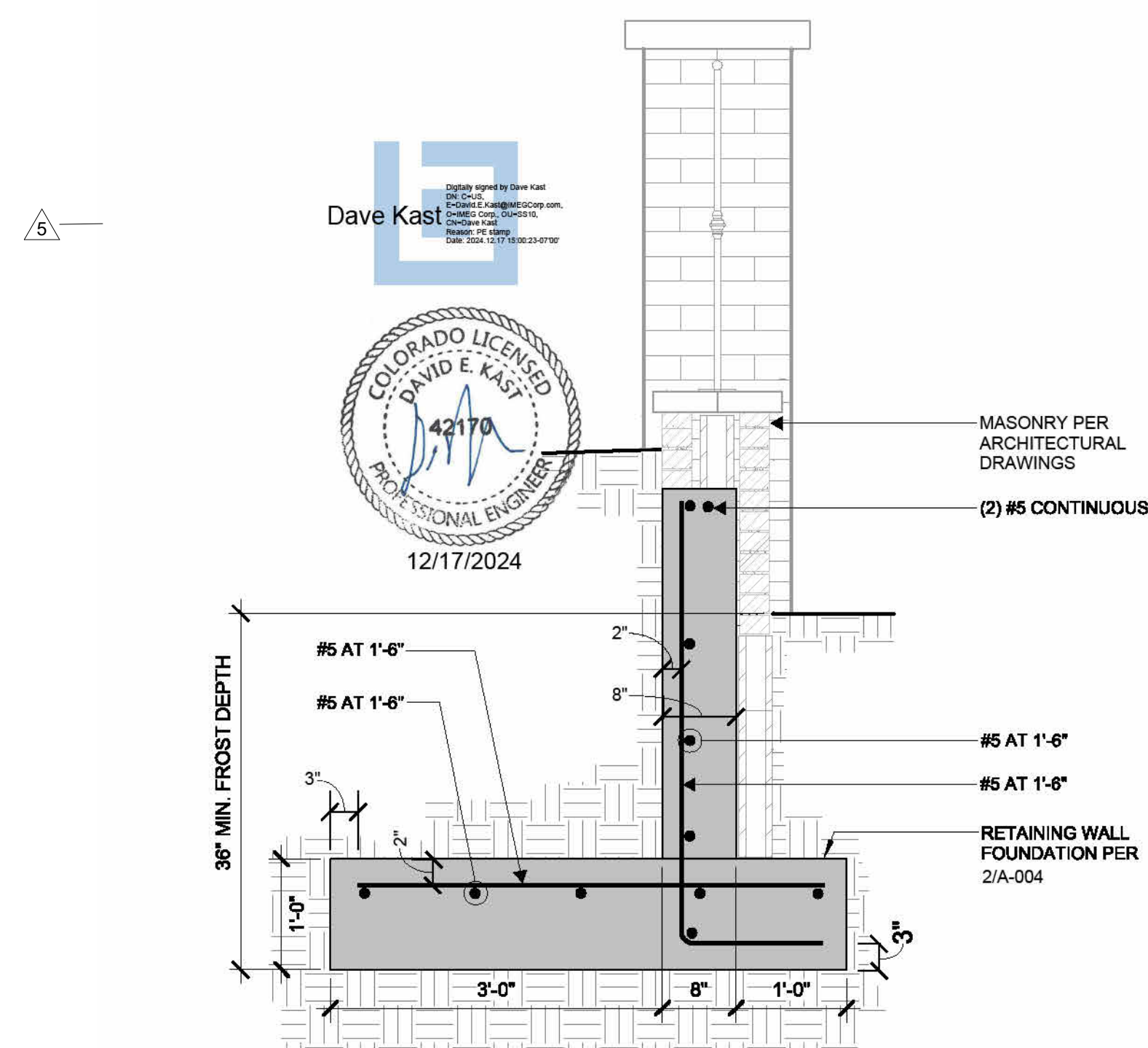
4 EXTERIOR WALL ELEVATION - WEST
1/8" = 1'-0"



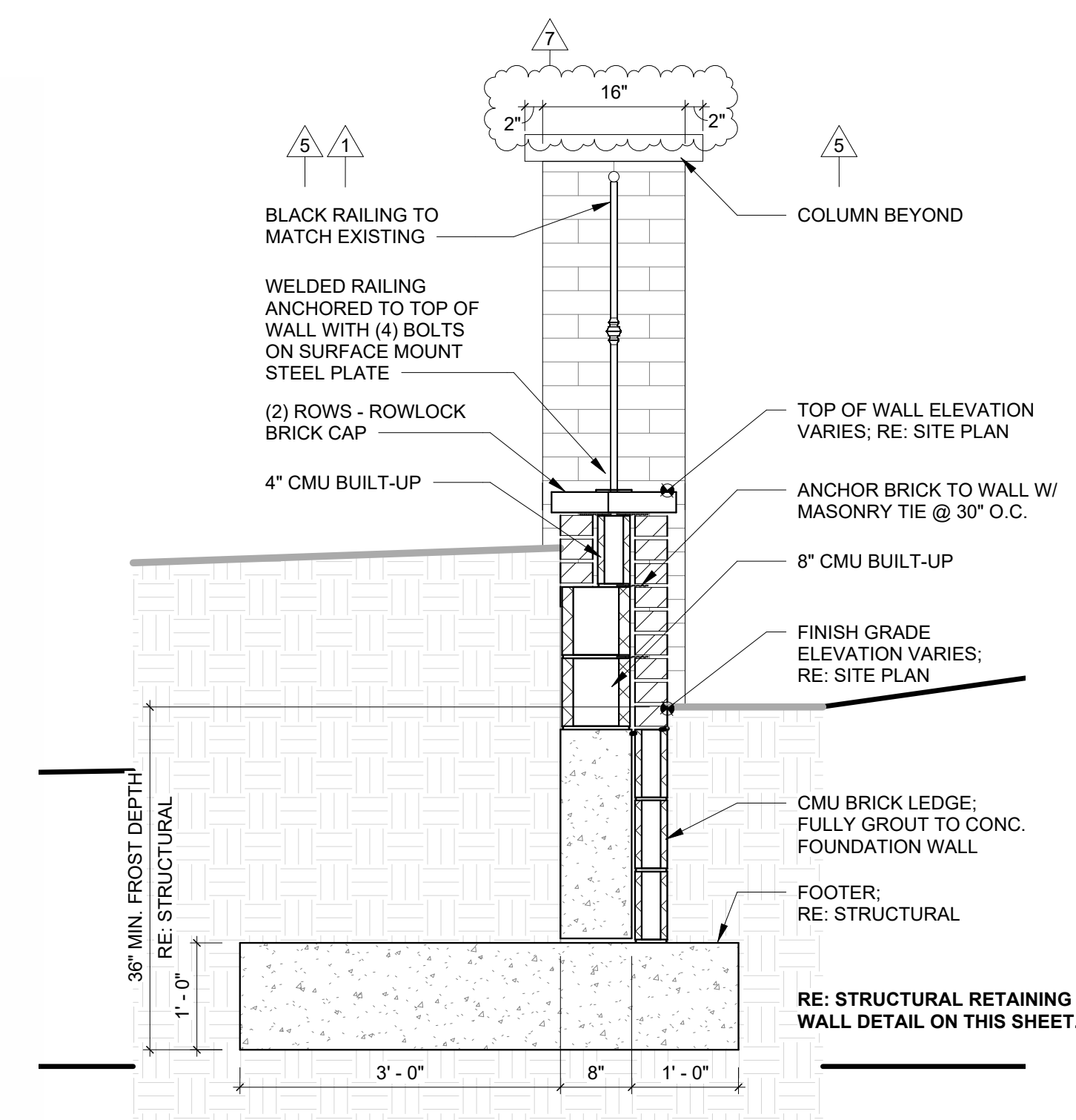
1 EXTERIOR WALL ELEVATION - SOUTH
1/8" = 1'-0"



5 SITE WALL CORNER - ENLARGED PLAN
1/4" = 1'-0"



RETAINING WALL DETAIL



REVISIONS		
NO.	DATE	DESCRIPTION
1	10.25.2024	ENCROACHMENT COM
3	04.30.2025	Sight Triangle Revision
5	10.15.2025	Encroachment Review C
7	11.11.2025	Transportation Comment



DATE: 12/17/2025 4:54:51 PM

DESIGNED BY:	JM
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DRAWN BY:	TQ
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CHECKED BY: CK

SCALE: As indicated

SHEET NO.

A-004

OF - SHEETS

CONTACT

Chalet
John Mattingly
303-282-0787

SHEET DESCRIPTION

50-80 S BELLAIRE ST, DENVER, CO 80246

517 East Bayaud Avenue
Denver, Colorado 80209
Phone: 303 282 0787



CHALET

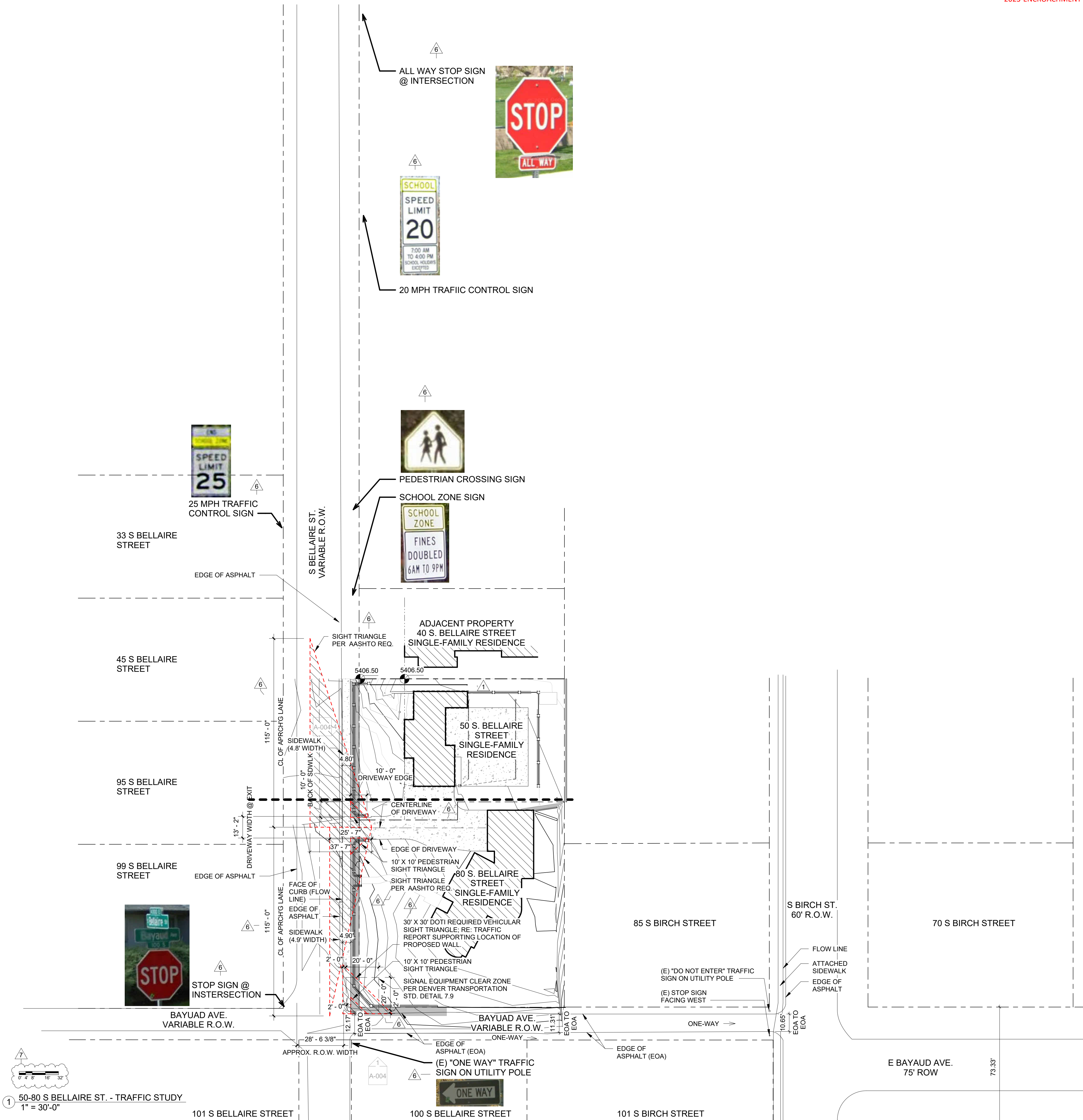


www.lmegcorp.com
1400 GLENARM PLACE
SUITE 101
DENVER, CO 80202
P: 303.623.4927
PROJECT # 21001484 (12/17/2024)



517 East Bayaud Avenue
Denver, Colorado 80209
Phone: 303.282.0787

SHEET DESCRIPTION
RETAINING WALL FOUNDATION SECTION 2/S-002
50 S Bellaire St, Denver, CO 80246



SHEET DESCRIPTION

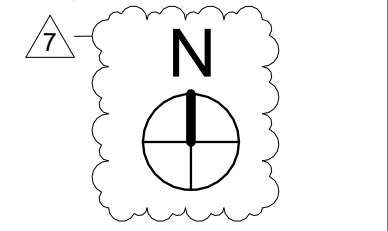
SITE PLAN - TRAFFIC STUDY

50-80 S BELLAIRE ST., DENVER, CO 80246

517 East Bayaud Avenue
Denver, Colorado 80209
Phone: 303.282.0787



REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	10.25.2024	ENCROACHMENT COMMENTS
6	10.16.2025	Transportation Comments
7	11.11.2025	Transportation Comments



DATE: 12/17/2025 4:54:52 PM
DESIGNED BY: JM
DRAWN BY: JW
CHECKED BY: JM
SCALE: 1" = 30'-0"

SHEET NO.
A-005
OF - SHEETS

CONTACT

Chalet
John Mattingly
303-282-0787