

SUBMITTAL CHECKLIST

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.

Encroachments shall be in accordance with:

- [Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way](#)
- [Transportation Standards and Details for the Engineering Division](#)

Application

- Signed by adjacent property owner as owner of Encroachment or authorized Special District representative

Evidence of Adjacent Property Ownership

- Title Work/Warranty Deed confirming property owner and legal description for adjacent property

Legal Description sealed and signed by a Professional Land Surveyor licensed in Colorado

- Legal Description and Exhibit(s) in PDF format stamped and signed by PLS
- Legal Description in Word format

Site Plans sealed and signed by a Professional Engineer licensed in Colorado

GENERAL

- Vicinity map
- North arrow
- Numerical and bar scale (Scale not to exceed 1" = 40')
- Legend
- PE stamp area
- Plan set date and revision number (if applicable)

PLAN VIEW

Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):

- Property lines, right-of-way width
- Edge of pavement, curb and gutter, sidewalks, nearby driveways and alleys
- Street lights, pedestrian lights, signal poles, utility poles
- Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- Regulatory Floodplain boundaries (FEMA)
- Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- Trees and landscaping in the ROW
- Street names and adjacent property address(es)
- Regional Transportation District (RTD) bus stop with any amenities
- Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- Construction Materials



- Projection from building
- Distance from Encroachment to the nearest flowline
- Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- Distance from property line to back of curb
- Electrical service alignment, electrical connection location, and voltage/amps
- No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

ELEVATION OR CROSS-SECTION VIEWS

- Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- Existing and final grade
- Existing utilities and their size and depth
- Vertical height/clearance of the Encroachment from finish grade

DETAIL SHEET(S)

- Manufacturer’s and/or construction detail(s)
- Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- Office of the Forester’s (OCF) tree protection detail and notes
- Special, non-standard, or modified City details

STRUCTURAL PLANS IF APPLICABLE Not Applicable

- Structural plans
- Manufacturers certification

ADDITIONAL REQUIRED MATERIAL(S) Not Applicable

- Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- For properties sharing the Encroachment, appropriate legal documentation for review by the City

COMMENT RESOLUTION SHEET(S) IF APPLICABLE Not Applicable

- Agency Name
- Reviewer’s name
- Review comments (reviewer comments must be verbatim)
- Formal written response to each comment

Fees:

Fees must be paid immediately after ER provides a project number and invoice for your application.

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Legal Description Review	N/A	\$300.00	\$300.00
Resolution Review	N/A	N/A	\$300.00
Annual Permit	No Fee	\$200.00	\$200.00

Attestation:

I hereby attest that the above information is incorporated into our Encroachment Application and plan submittal:

SIGNATURE: _____ **DATE:** _____

PRINT NAME: _____ **EMAIL:** _____

COMPANY: _____



APPLICATION

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements (“Encroachment” or “Encumbrance”) in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with [Rules and Regulations](#) and [Permit Entrance Requirements](#) for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City’s sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the [Permit Entrance Requirements](#) to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or the process can be sent to DOTI.ER@denvergov.org.

ENCROACHMENT OWNER/ADJACENT PROPERTY OWNER:

The adjacent property owner will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.

Company Name: _____

Contact Name: _____

Property Address: _____

Billing Address: _____

Telephone Number: _____ Email Address: _____

OWNER REPRESENTATIVE: *Check if the same as Adjacent Property Owner*

Company Name: _____

Contact Name: _____

Address: _____

Telephone Number: _____ Email Address: _____

ENCROACHMENT INFORMATION:

Project Name: _____

Adjacent Property Address: _____

Coordinates (Lat/Long): _____

Encroachment Area, in SF: _____

City and County of Denver – Department of Transportation & Infrastructure
 Right-of-Way Services | Engineering & Regulatory
 201 West Colfax Ave. Dept. 507 | Denver, CO 80202
www.denvergov.org/doti
 Phone: 720-865-3003

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes No If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:

Location Description: (e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)

Description of Encroachment:

Describe the proposed encroachment, including the type, dimensions, and quantity of objects. If the space below is not enough space to describe the encroachment, attach the description as a sheet. Additionally, provide required application materials in accordance with the Permit Entrance Requirements. It is not acceptable to use "please see attached plans" or other vague descriptors.

Justification for Private Improvements in the Public ROW:

Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way. It is not acceptable to use "you want/need it" or other vague descriptors.

FOR ER INTERNAL USE ONLY:

Tier Determination: _____ Project Number: _____ Initials: _____

ATTESTATION:

By submitting this permit application and signing below, I understand and agree to the following:

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

ADJACENT PROPERTY

OWNER SIGNATURE:

Mike Moylen

DATE:

PRINT NAME:

TITLE:

COMPANY:

Proposed new 50' class 3 wood pole with a 100kva, 1ph, 120/240V OH XFMR

Comms pole to be removed on an AldenOne request

Approx 40' on the pole & 100' UG of customer provided service from meter location.



THESE DOCUMENTS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS ARCHITECTURAL WORKS UNDER SECTION 107 OF THE COPYRIGHT ACT. IT IS UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND ELEMENTS OF THE DESIGN UNDER SUCH PROFESSIONAL SUPERVISION AND CONTROL. NO PARTS OR PORTIONS PRESENTED CAN LEGALLY BE USED IN THE CONSTRUCTION OF ANY CONSTRUCTION OR BUILDINGS BEING SERVED THEREBY.

ADJACENT LOT 2525 ELIOT ST
C-MX-5

ALLEY

WIDEN (E) ALLEY TO 18'
TOTAL WIDTH PER CCD
STD. DWGS 10.00 & 11.3L
(E) SINGLE PHASE,
240 V OVERHEAD
POWER

(N) UTILITY POLE

(E) UTILITY POLE
TO REMAIN

(E) UTILITY POLE
TO REMAIN

(N) SINGLE PHASE, 240 V
UNDERGROUND POWER MIN. DEPTH 36"

(N) SINGLE PHASE, 240 V
UNDERGROUND POWER TO ELEC
METER PANEL; MIN. DEPTH 36"

ENCROACHMENT FOR UG POWER
PER EXHIBIT A; COMMENCING
AT THE NORTHWEST CORNER OF
LOT 17, BLOCK 32, C.H. WALKER
SUBDIVISION, ALSO BEING THE
POINT OF BEGINNING; THENCE
N00d16'50"W, A DISTANCE OF
2.00 FEET; THENCE N89d45'16"E,
A DISTANCE OF 72.27 FEET;
THENCE S73d16'39"E, A
DISTANCE OF 20.55 FEET TO A
POINT ON THE SOUTH LINE OF
SAID RIGHT-OF-WAY; THENCE
N73d16'39"W, DISTANCE 10.37'
TO A POINT ON THE WEST LINE
OF SAID RIGHT-OF-WAY, ALSO
BEING A POINT ON THE EAST
LINE OF LOT 19, BLOCK 32, C.H.
WALKER SUBDIVISION; THENCE
N00d16'50"W, ALONG THE WEST
LINE OF SAID RIGHT-OF-WAY A
DISTANCE OF 0.97 FEET, ALSO
BEING THE NORTHEAST CORNER
OF LOT 19, BLOCK 32, C.H.
WALKER SUBDIVISION; THENCE
S89d45'16"W, A DISTANCE OF
75.16 FEET, BACK TO THE POINT
OF BEGINNING.

ADJACENT
BUILDING
2925 W.
25TH AVE.
G-MS-3

2917 W.
25TH AVE.
G-MS-3

PROPERTY LINE & ZONE LOT
N89°45'16" E 24.85'

ELEC
METER

11 1/4"
TO CENTER OF POLE

75'-0"

4'-0"
ALLEY DEDICATION
R#2020022218

18'-0"
EXISTING ROW

11'-11"
F.S.D.

5302.55'

5302.54'

5302.38'

5302.45'

3070

E.G. 5303.0'

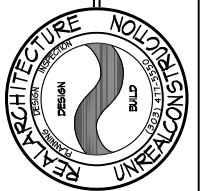
3070

3070

25TH AVE. RESTAURANT

PREPARED FOR:
MAG BUILDERS

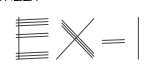
2917 W. 25TH AVE.
DENVER, COLORADO 80211



DAVID L. BERTON A.I.A.
REALARCHITECTURE LTD.
2844 Speer Blvd., Denver, Co. 80211
ph. (303) 477-5550 fax 477-5505
www.realarchitecture.com

DRAWN	K6
DATE	2-22-2023
PROJECT NUMBER	P91
REVISIONS	

SHEET #



SITE PLAN
1/8"=1'-0"

TABLE R402.4.1 AIR BARRIER & INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSULATED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	



COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: 25TH AVENUE RESTAURANT
Location: Denver, Colorado
Climate Zone: 5b
Project Type: New Construction
Vertical Glazing / Wall Area: 6%

Construction Site: 2917 W. 25TH AVE. DENVER, Colorado 80211
Owner/Agent: MAG BUILDERS 3132 N. FEDERAL BLVD. DENVER, Colorado 80211
Designer/Contractor: REALARCHITECTURE LTD 2899 N. SPEER BLVD, SUITE 102 DENVER, Colorado 80211

Additional Efficiency Package(s)
High efficiency HVAC. Systems that do not meet the performance requirement will be identified in the mechanical requirements checklist report.

Building Area	Floor Area
1-Dining: Bar Lounge/Leisure - Nonresidential	4758

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{min}
Floor: Unheated Slab-On-Grade, Vertical 2 ft., [Bldg. Use 1 - Dining: Bar Lounge/Leisure] (c)	282	---	10.0	0.540	0.540
Roof: Attic Roof, Wood joists, [Bldg. Use 1 - Dining: Bar Lounge/Leisure]	2629	38.0	0.0	0.027	0.027
NORTH Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Dining: Bar Lounge/Leisure] Window: Vinyl Frame: Operable, Perf. Specs.: Product ID AND-N-183-00308-00002, SHGC 0.18, [Bldg. Use 1 - Dining: Bar Lounge/Leisure] (b)	549	21.0	0.0	0.062	0.064
Door: Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 1 - Dining: Bar Lounge/Leisure]	26	---	---	0.300	0.370
EAST Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Dining: Bar Lounge/Leisure] Window: Metal Frame Curtain Wall/Storefront, Fixed, Perf. Specs.: Product ID VIA-K-74-00031-00001, SHGC 0.16, [Bldg. Use 1 - Dining: Bar Lounge/Leisure] (b)	2927	21.0	0.0	0.062	0.064
Door: Perf. Specs.: Product ID VIA-K-60-00146-00001, SHGC 0.15, [Bldg. Use 1 - Dining: Bar Lounge/Leisure] (b)	72	---	---	0.380	0.380
SOUTH Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Dining: Bar Lounge/Leisure] Window: Metal Frame Curtain Wall/Storefront, Fixed, Perf. Specs.: Product ID VIA-K-74-00031-00001, SHGC 0.16, [Bldg. Use 1 - Dining: Bar Lounge/Leisure] (b)	661	21.0	0.0	0.062	0.064
Door: Perf. Specs.: Product ID VIA-K-60-00146-00001, SHGC 0.15, [Bldg. Use 1 - Dining: Bar Lounge/Leisure] (b)	82	---	---	0.380	0.380
Door: Other (U-Factor option), Perf. Specs.: Product ID ARL-M-	53	---	---	0.440	0.770
	170	---	---	0.680	0.770

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{min}
1-01901-00001, SHGC 0.12, [Bldg. Use 1 - Dining: Bar Lounge/Leisure] (b)					
WEST Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Dining: Bar Lounge/Leisure] Ext. Wall: Concrete Block, 8in., Partially Grouted, Cells Ins., Normal Density, Furring: Wood, [Bldg. Use 1 - Dining: Bar Lounge/Leisure]	2159	21.0	0.0	0.062	0.064
	765	19.0	0.0	0.057	0.090

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 8% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

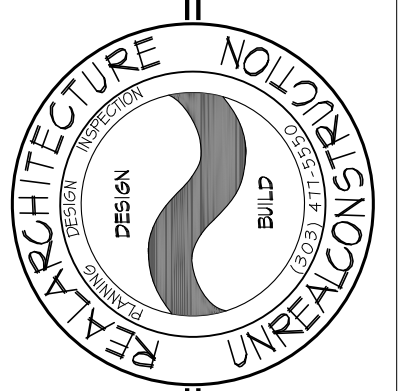
Name - Title Signature Date

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25TH AVE. RESTAURANT/BAR

PREPARED FOR:
MAG BUILDERS

2917 W. 25TH AVE.
DENVER, COLORADO 80211

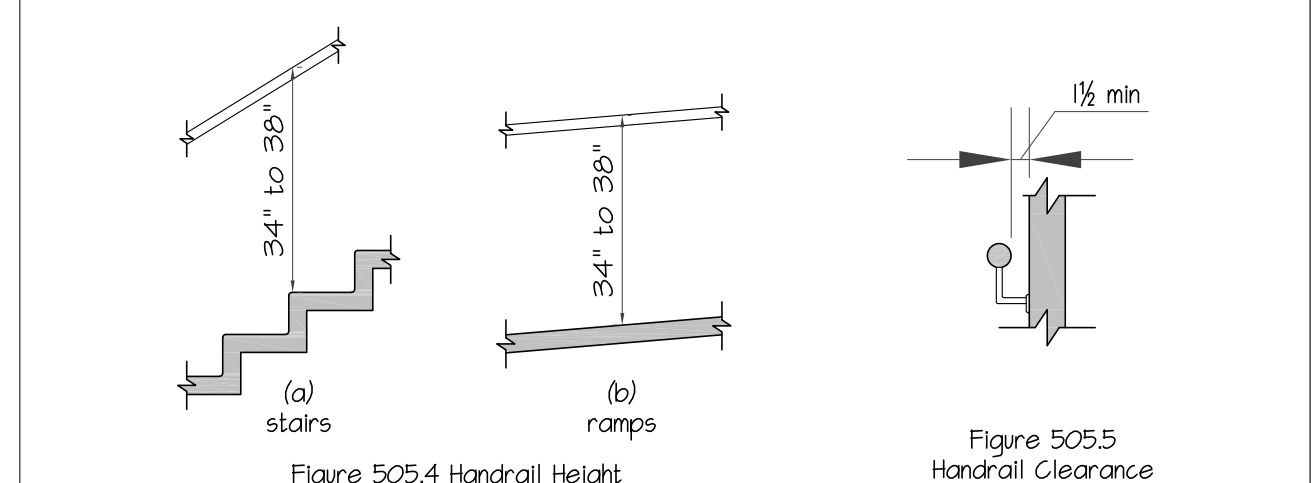
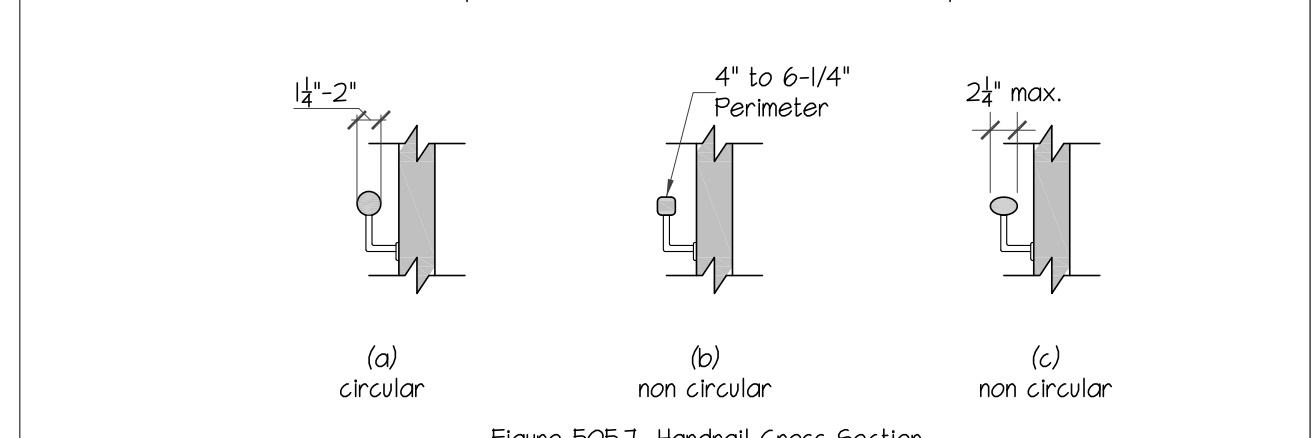
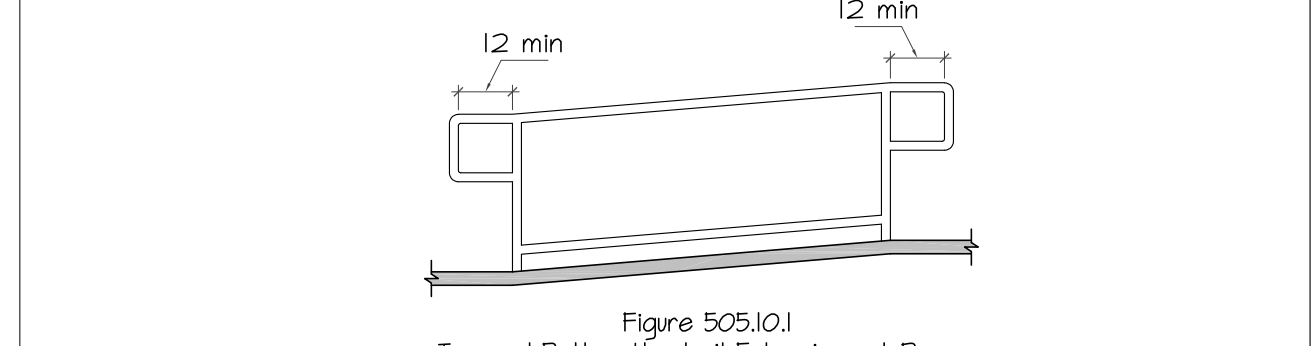
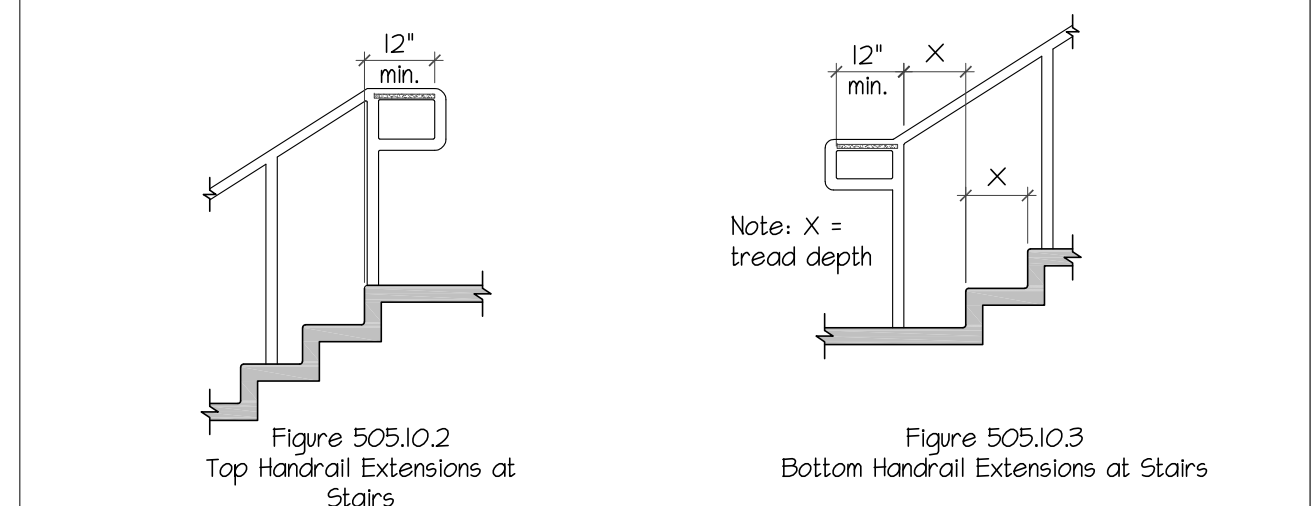


DAVID L. BERTON A.I.A.
REALARCHITECTURE LTD.
2899 N. Speer Blvd, Denver, Co. 80211
ph. (303) 477-5550 fax 477-5505
www.realarchitecture.com

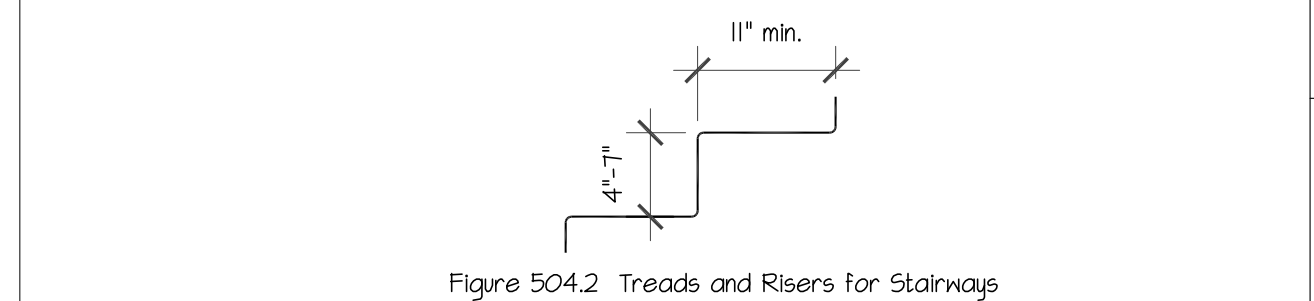
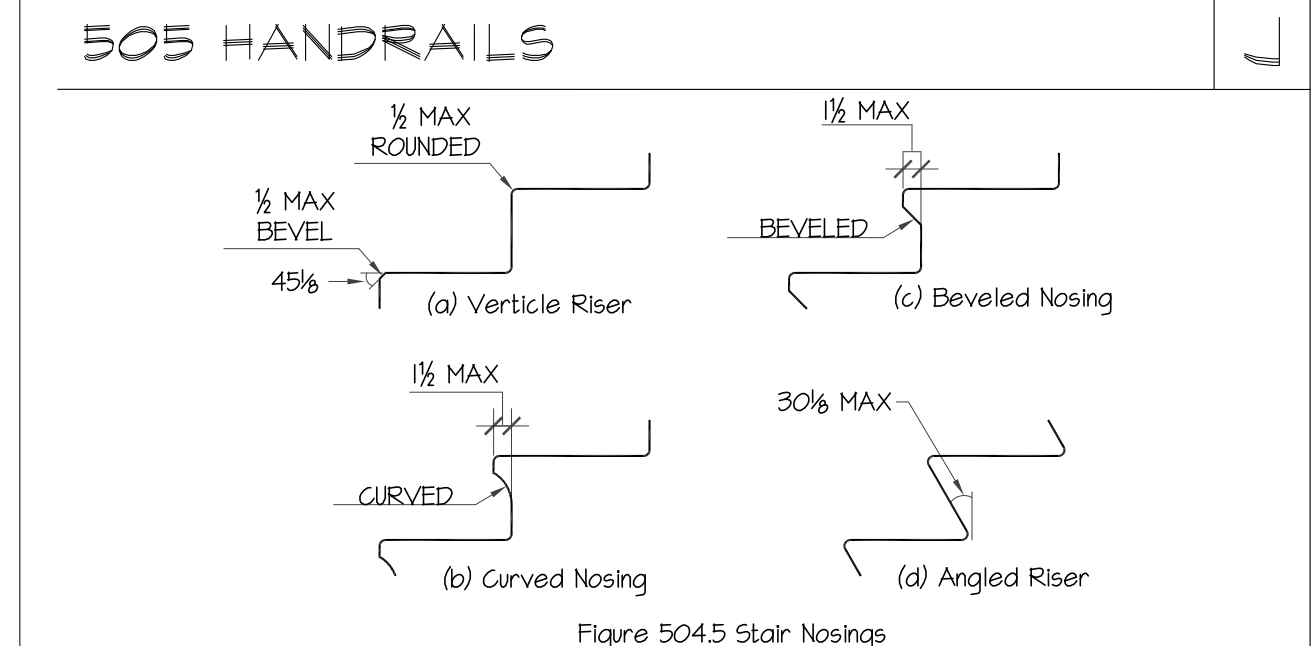


DRAWN: DLB KG
DATE: 01-15-2020
PROJECT NUMBER: 1769
REVISIONS:

SHEET #
A = | | |

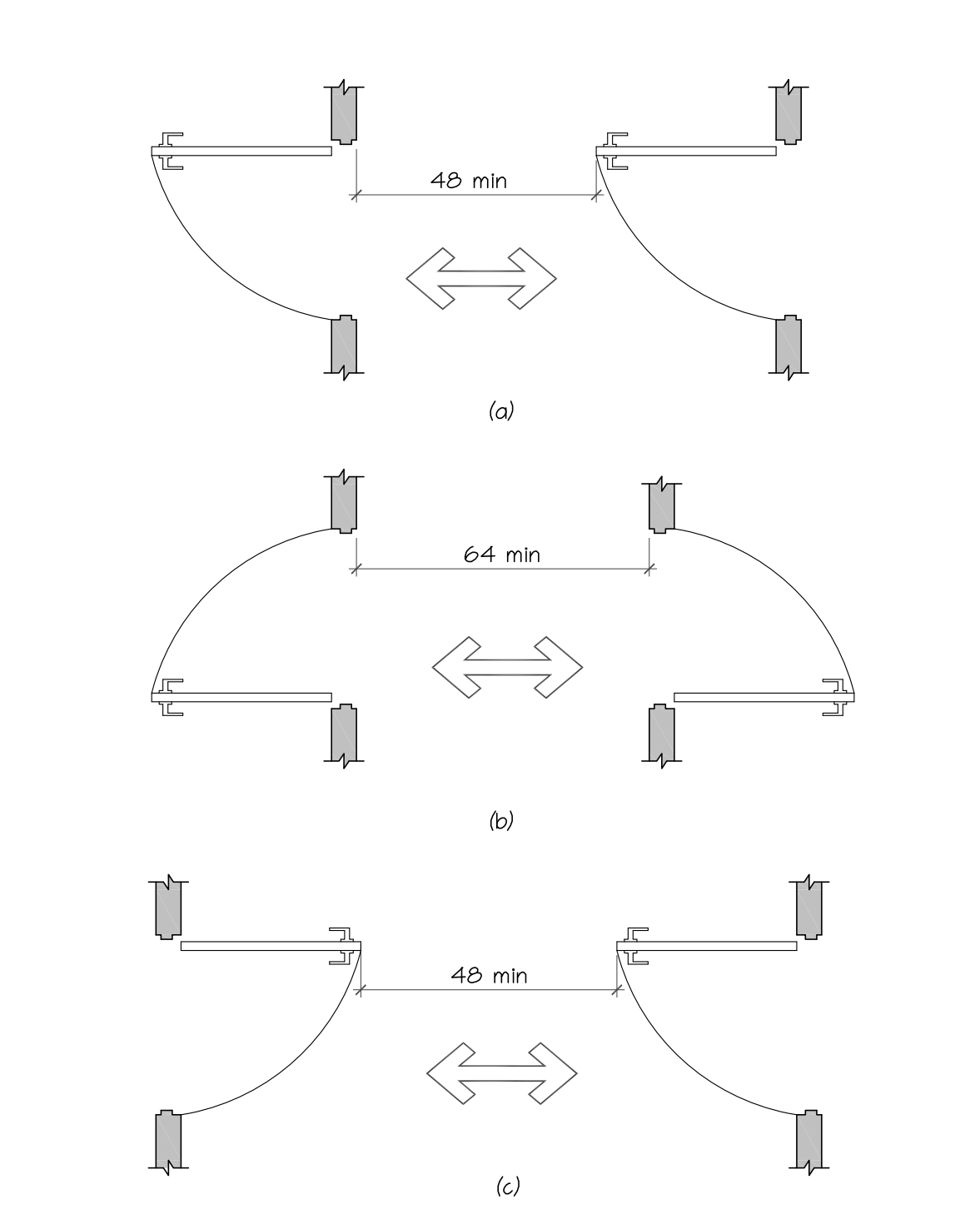


505.2 LOCATION. Handrails shall be provided on both sides of stairs and ramps.
505.3 CONTINUITY. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with ICC/ANSI A117.1-2017 Sections 505.10 and 301.
505.4 HEIGHT. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosings, ramp surfaces and walking surfaces.
505.5 CLEARANCE. Clearance between handrail gripping surface and adjacent surfaces shall be 1 1/2" minimum.
505.6 GRIPPING SURFACE. Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements or obstructions.
505.7 CROSS SECTION. Handrails shall have a cross section complying with ICC/ANSI A117.1-2017 Section 505.7.1 and 505.7.2.
505.7.1 CIRCULAR CROSS SECTIONS. Handrails with a circular cross section shall have an outside diameter of 1 1/2" minimum and 2" maximum.
505.7.2 NONCIRCULAR CROSS SECTIONS. Handrails with a noncircular cross section shall have a perimeter dimension of 4" minimum and 6 1/4" maximum, and a cross-section dimension of 2 1/2" maximum.
505.10.1 TOP AND BOTTOM EXTENSION AT RAMPES. Ramp handrails shall extend horizontally above the landing 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent ramp run.
505.10.2 TOP EXTENSIONS AT STAIRS. At the top of a stair flight, handrails shall extend horizontally above the landing 12" minimum, beginning directly above the landing nosing. Extensions shall return to a wall, guard or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
505.10.3 BOTTOM EXTENSION AT STAIRS. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. If provided at the bottom of a stair flight, a horizontal extension of a handrail shall be 12" long, minimum, and a height equal to that of the sloping portion of the handrail, as measured above the stair nosings. Such extension shall return to a wall, guard or the walking surface, or shall be continuous to the handrail of an adjacent stair flight.



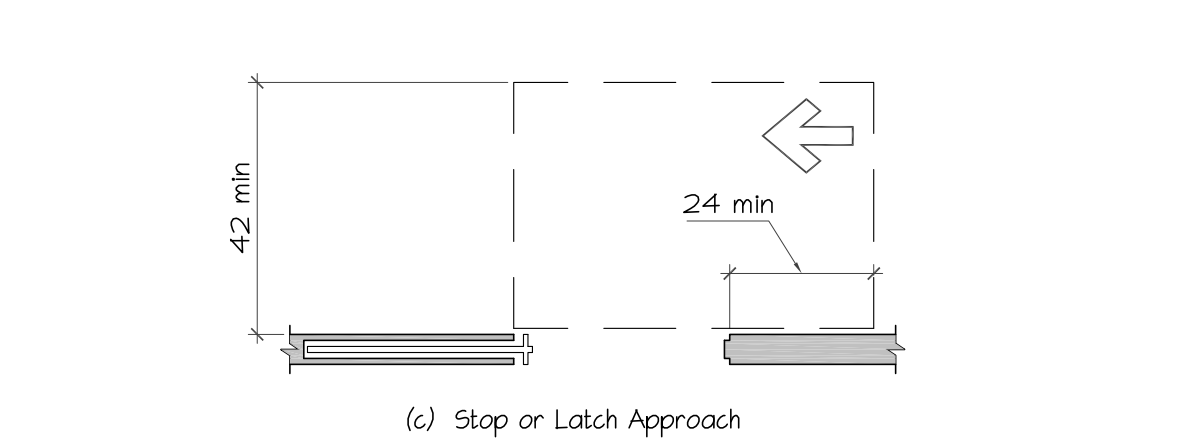
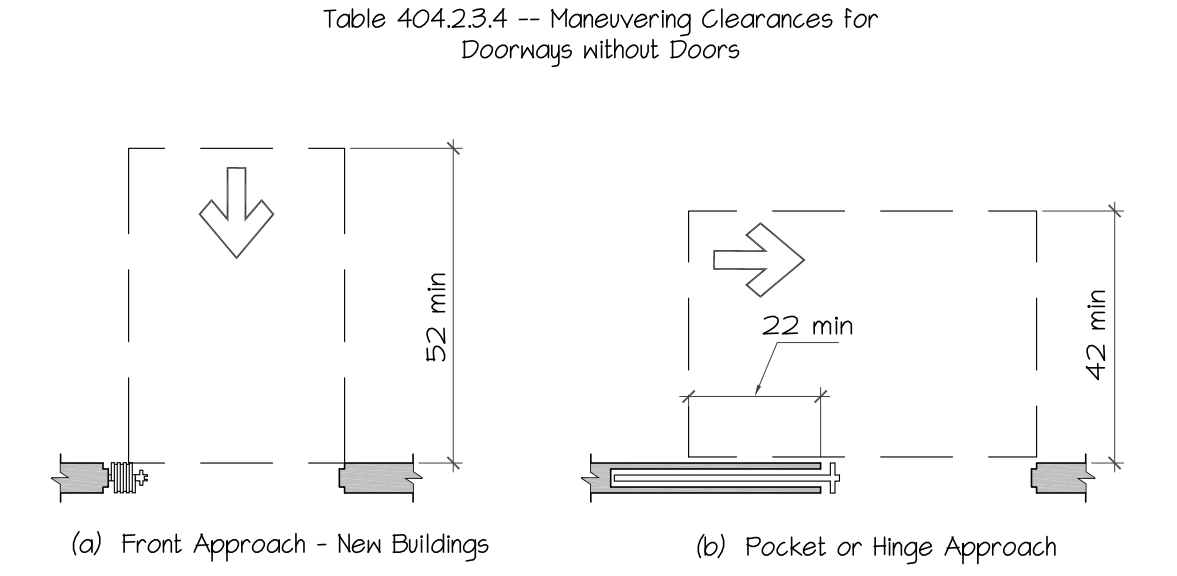
504.2 TREADS AND RISERS. All steps on a flight of stairs shall have uniform riser heights and uniform tread depth. Riser shall be 4" minimum and 11" maximum in height. Treads shall be 11" deep minimum, measured from riser to riser. (Fig. 504.2)
504.3 OPEN RISERS. Open risers shall not be permitted.
504.4 TREAD SURFACE. Stair treads shall comply with ICC/ANSI A117.1-2017 Section 302 and shall have a slope no steeper than 1:48.
504.5 NOSINGS. Nosings shall comply with the following: 1. Nosings within a stairway shall be uniform. 2. If rounded, the radius of curvature at the leading edge of the tread shall be 1/2" maximum. 3. If beveled, the bevel at the leading edge shall slope at 45% to the plane of the top surface of the tread and landing and extend for a horizontal distance of 1/2" maximum. 4. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. 5. Risers shall be permitted to slope under the tread at an angle of 30% maximum from vertical. 6. The permitted projection of the nosing shall be 1/2" maximum over the tread or floor below.
504.6 HANDRAILS. Stairs shall have handrails complying with ICC/ANSI A117.1-2017 Section 505.

504 STAIRWAYS



APPROACH DIRECTION	MINIMUM CLEARANCES	
	Perpendicular to Doorway	
From Front	52" ⁽¹⁾	
From Side	42"	

(1) In existing buildings and facilities the dimension perpendicular to the doorway for the front direction shall be 48" minimum.



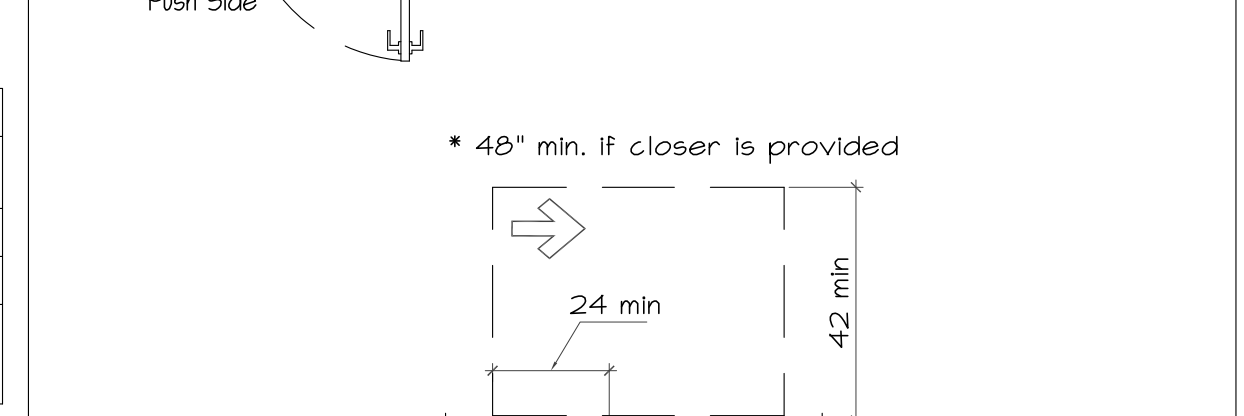
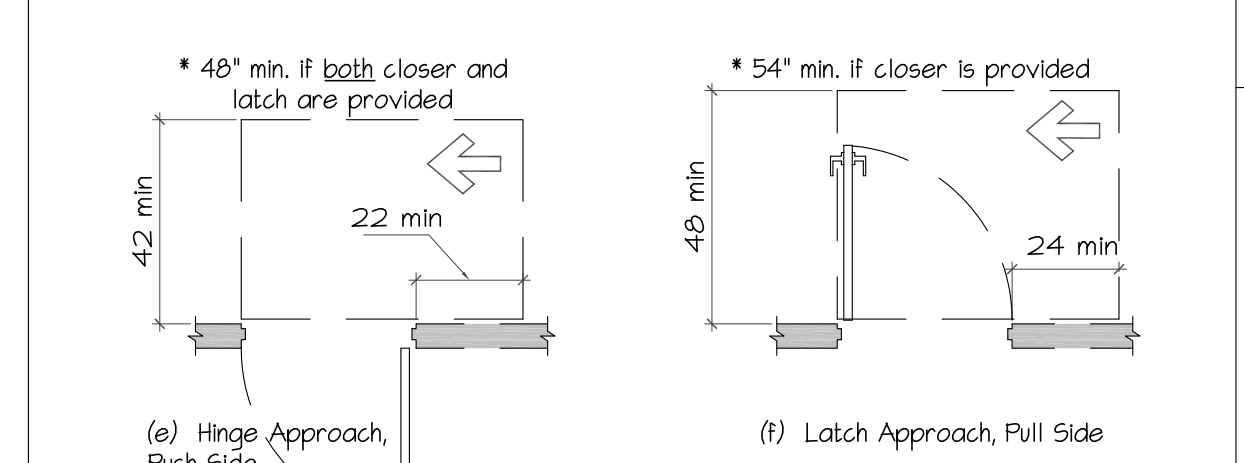
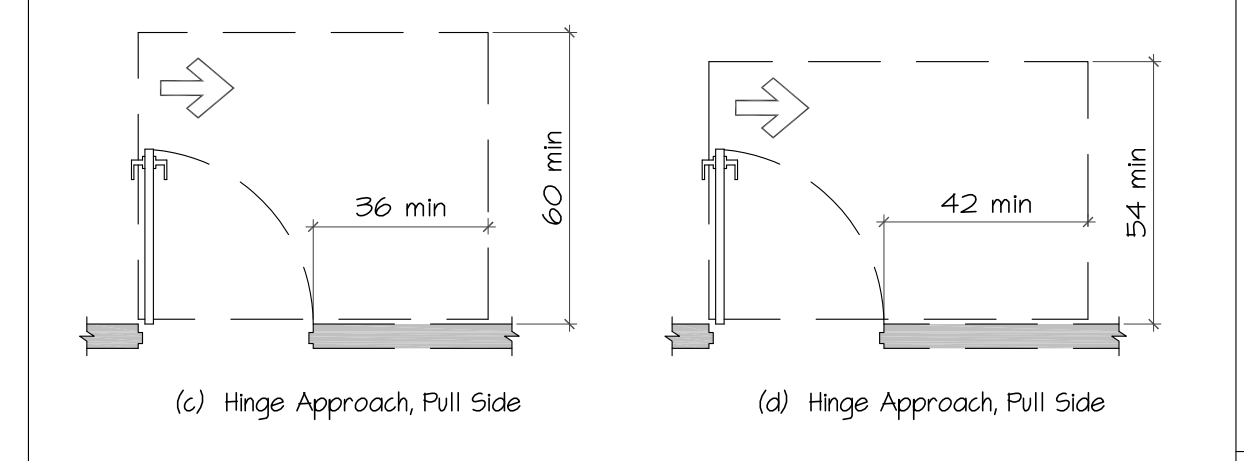
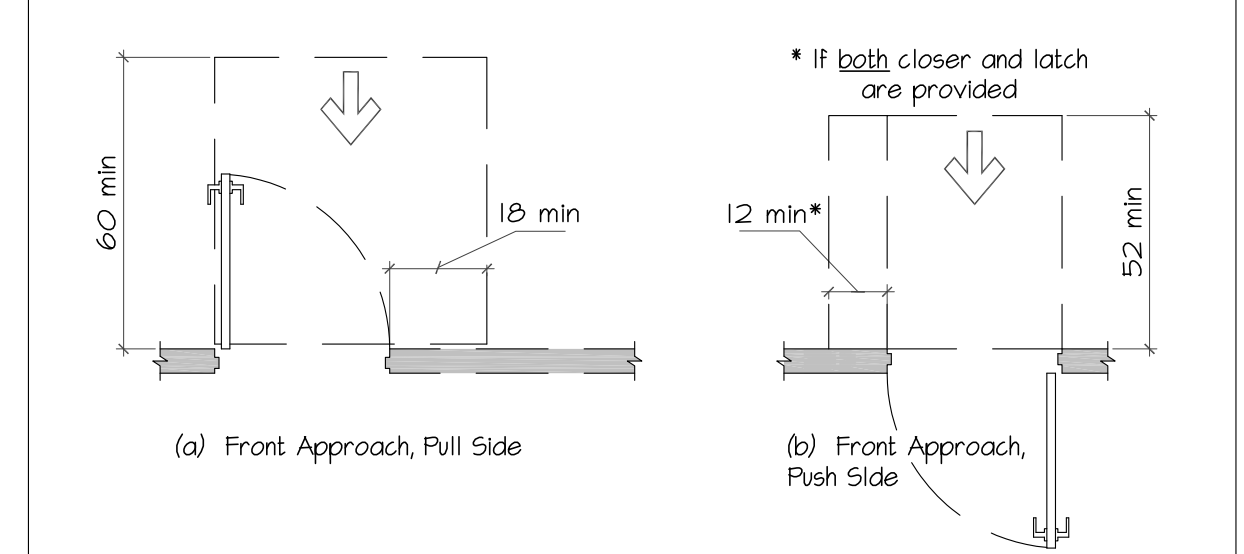
APPROACH DIRECTION	MINIMUM CLEARANCES	
	Perpendicular to Door	Parallel to Door
From Front	52" ⁽¹⁾	0"
From Nonlatch Side	42"	22" ⁽¹⁾
From Latch Side	42"	24"

(1) Beyond pocket or hinge side
 (2) In existing buildings and facilities, the dimension perpendicular to the door for the front direction shall be 48" minimum.

Table 404.2.3.3 -- Maneuvering Clearances at Sliding and Folding Doors

404.2 MANUAL DOORS, DOORWAYS AND MANUAL GATES. Manual doors, doorways and manual gates intended for user passage shall comply with ICC/ANSI A117.1-2017 Section 404.2
404.2.1 DOUBLE-LEAF DOORWAYS. At least one of the active leaves of doorways with two leaves shall comply with ICC/ANSI A117.1-2017 Sections 404.2.2 and 404.2.3.
404.2.3 CLEAR WIDTH. Doorways shall have a clear opening width of 32" minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90%. Openings more than 24" in depth at doors and doorways without doors shall provide a clear opening of 36" minimum. There shall be no projections into the clear opening width lower than 34" above the floor. Projections into the clear opening width between 34" and 80" above the floor are permitted but shall not exceed 4". (Fig. 404.2.3)
404.2.3.1 MANEUVERING CLEARANCES. Minimum maneuvering clearances at doors and gates shall comply with ICC/ANSI A117.1-2017 Section 404.2.3. Maneuvering clearances shall include the full clear opening width of the doorway and the required latch-side or hinge-side clearance.
404.2.3.1.1 FLOOR SURFACE. The floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with ICC/ANSI A117.1-2017 Section 302
404.2.3.2 SWINGING DOORS AND GATES. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.
404.2.3.3 SLIDING AND FOLDING DOORS. Sliding doors and folding doors shall have maneuvering clearances complying with Table 404.2.3.3.
404.2.3.4 DOORWAYS WITHOUT DOORS OR GATES. Doorways without doors or gates that are less than 36" in width shall have maneuvering clearances complying with Table 404.2.3.4.
404.2.3.5 RECESSED DOORS AND GATES. Where any obstruction within 18" of the latch side of a doorway projects more than 8" beyond the face of the door or gate, measured perpendicular to the face of the door or gate, maneuvering clearances for a forward approach shall be provided.
404.2.4 THRESHOLDS. If provided, thresholds at doorways shall be 1/2" maximum in height. Raised thresholds and changes in level at doorways shall comply with ICC/ANSI A117.1-2017 Sections 302.4.303.
404.2.5 TWO DOORS OR GATES IN SERIES. Distance between two hinged or pivoted doors or gates in series shall be 48" minimum plus the width of any door or gate swinging into the space. The space between the doors and gates shall provide a turning space.
404.2.6 DOOR HARDWARE. Handles, pulls, latches, locks and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. The operational force to retract latches or disengage devices that hold the door or gate in a closed position shall be as follows: 1. Hardware operation by a forward, pushing or pulling motion: 15 lbs maximum. 2. hardware operation by a rotational motion: 28 in-lbs maximum.
404.2.6.1 HARDWARE HEIGHT. Operable parts of such hardware shall be 34" minimum and 48" maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404 DOORS AND DOORWAYS



TYPE OF USE	MINIMUM CLEARANCES	
	Perpendicular to Door	Beyond Latch Parallel to Door
From Front	60"	18"
From Front	52" ⁽⁴⁾	0"
From Hinge	60"	36"
From Hinge	54"	42"
From Hinge	42" ⁽¹⁾	22" ⁽³⁾
From Latch	48" ⁽²⁾	24"
From Latch	42" ⁽²⁾	24"

(1) Add 6" if closer and latch provided.
 (2) Add 6" if closer provided.
 (3) Beyond hinge side.
 (4) In existing building facilities, the dimension perpendicular to the door or gate for the front direction on the push side shall be 48" minimum.

TYPE OF USE	MINIMUM CLEARANCES	
	Perpendicular to Door	Beyond Latch Parallel to Door
From Front	60"	18"
From Front	52" ⁽⁴⁾	0"
From Hinge	60"	36"
From Hinge	54"	42"
From Hinge	42" ⁽¹⁾	22" ⁽³⁾
From Latch	48" ⁽²⁾	24"
From Latch	42" ⁽²⁾	24"

(1) Add 6" if closer and latch provided.
 (2) Add 6" if closer provided.
 (3) Beyond hinge side.
 (4) In existing building facilities, the dimension perpendicular to the door or gate for the front direction on the push side shall be 48" minimum.

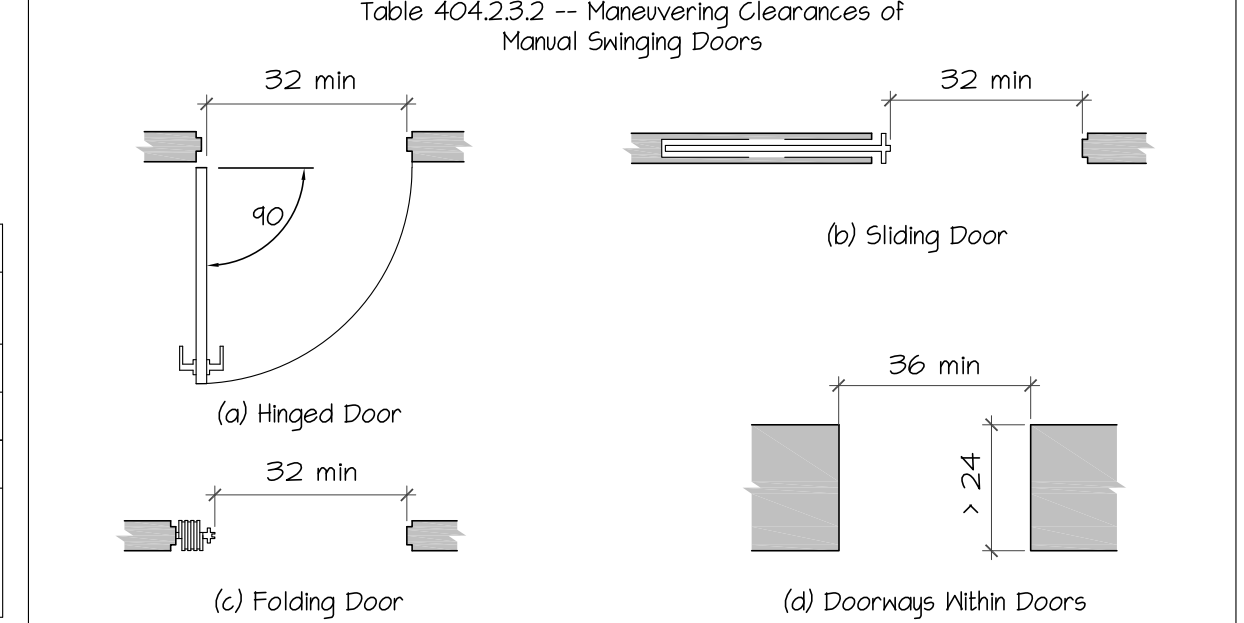
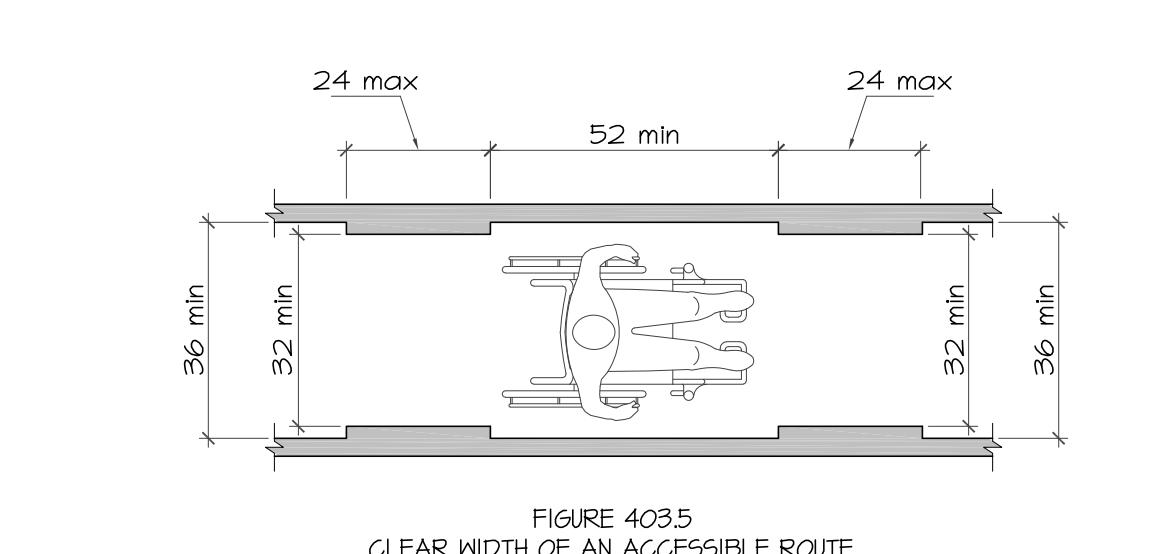


Table 404.2.3.2 -- Maneuvering Clearances of Manual Swinging Doors

404.2.3.2 SWINGING DOORS AND GATES. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.
404.2.3.3 SLIDING AND FOLDING DOORS. Sliding doors and folding doors shall have maneuvering clearances complying with Table 404.2.3.3.
404.2.3.4 DOORWAYS WITHOUT DOORS OR GATES. Doorways without doors or gates that are less than 36" in width shall have maneuvering clearances complying with Table 404.2.3.4.
404.2.3.5 RECESSED DOORS AND GATES. Where any obstruction within 18" of the latch side of a doorway projects more than 8" beyond the face of the door or gate, measured perpendicular to the face of the door or gate, maneuvering clearances for a forward approach shall be provided.
404.2.4 THRESHOLDS. If provided, thresholds at doorways shall be 1/2" maximum in height. Raised thresholds and changes in level at doorways shall comply with ICC/ANSI A117.1-2017 Sections 302.4.303.
404.2.5 TWO DOORS OR GATES IN SERIES. Distance between two hinged or pivoted doors or gates in series shall be 48" minimum plus the width of any door or gate swinging into the space. The space between the doors and gates shall provide a turning space.
404.2.6 DOOR HARDWARE. Handles, pulls, latches, locks and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. The operational force to retract latches or disengage devices that hold the door or gate in a closed position shall be as follows: 1. Hardware operation by a forward, pushing or pulling motion: 15 lbs maximum. 2. hardware operation by a rotational motion: 28 in-lbs maximum.
404.2.6.1 HARDWARE HEIGHT. Operable parts of such hardware shall be 34" minimum and 48" maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404 DOORS AND DOORWAYS



Segment Length	Minimum Segment Width
Less Than or Equal to 24"	32" (See Note)
Greater Than 24"	36"

Note: Consecutive segments of 32" wide must be separated by a route segment 52" long minimum and 36" wide minimum.

Table 403.5 Clear Width of an Accessible Route

403.5 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

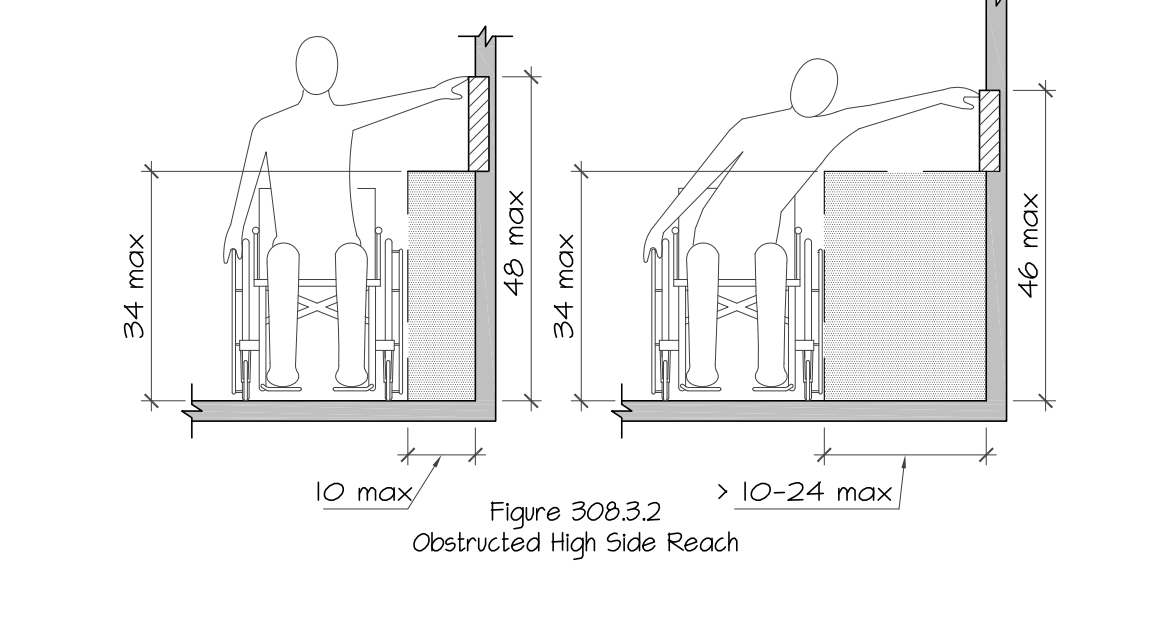
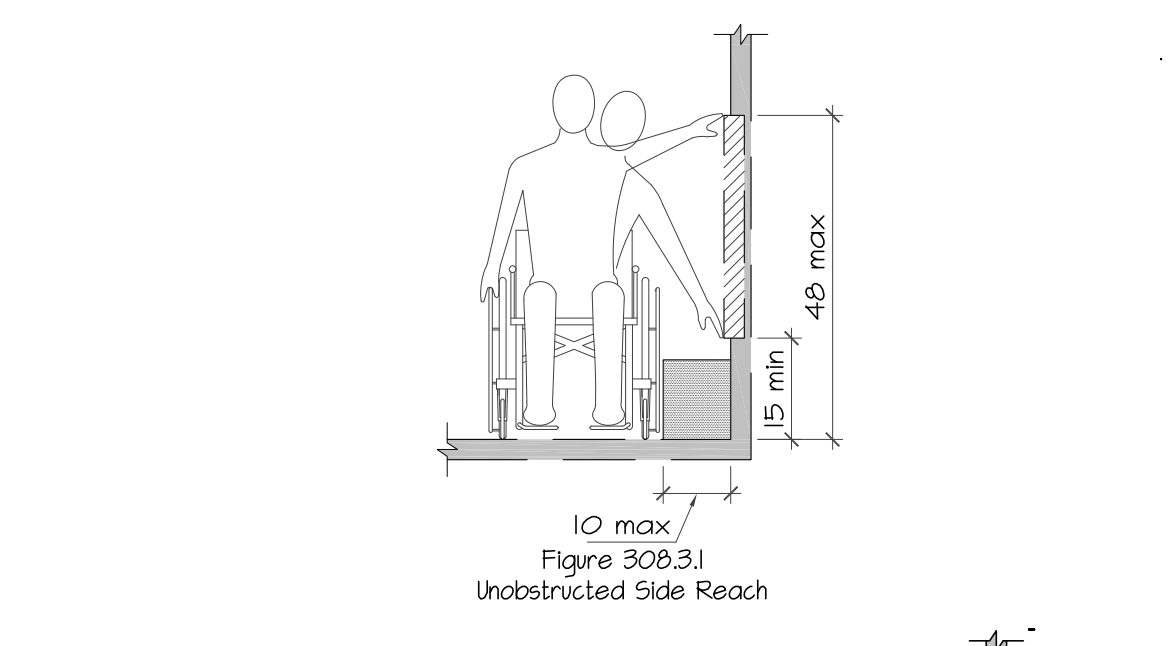
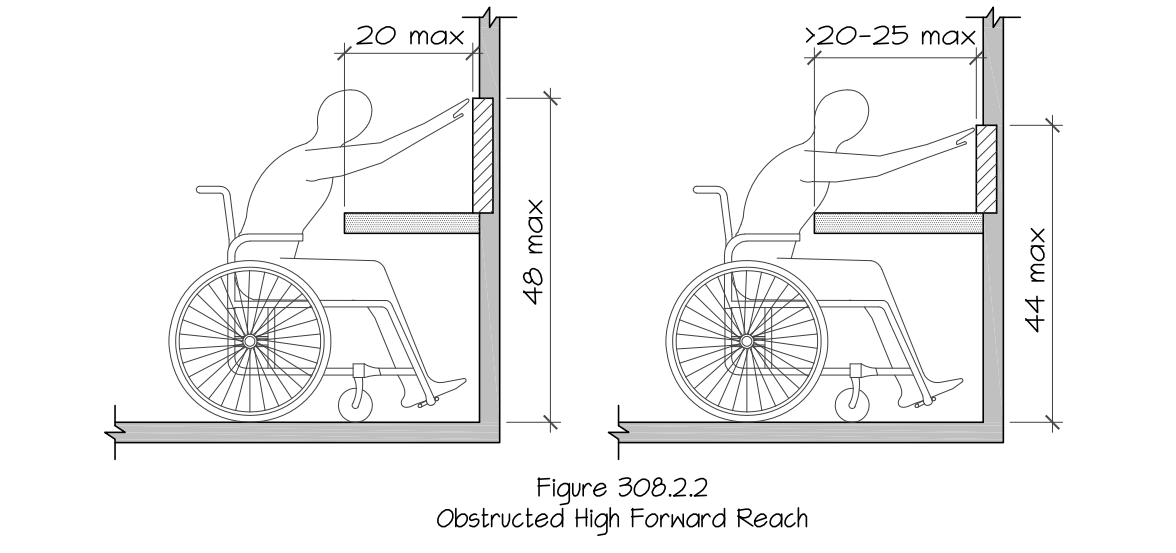
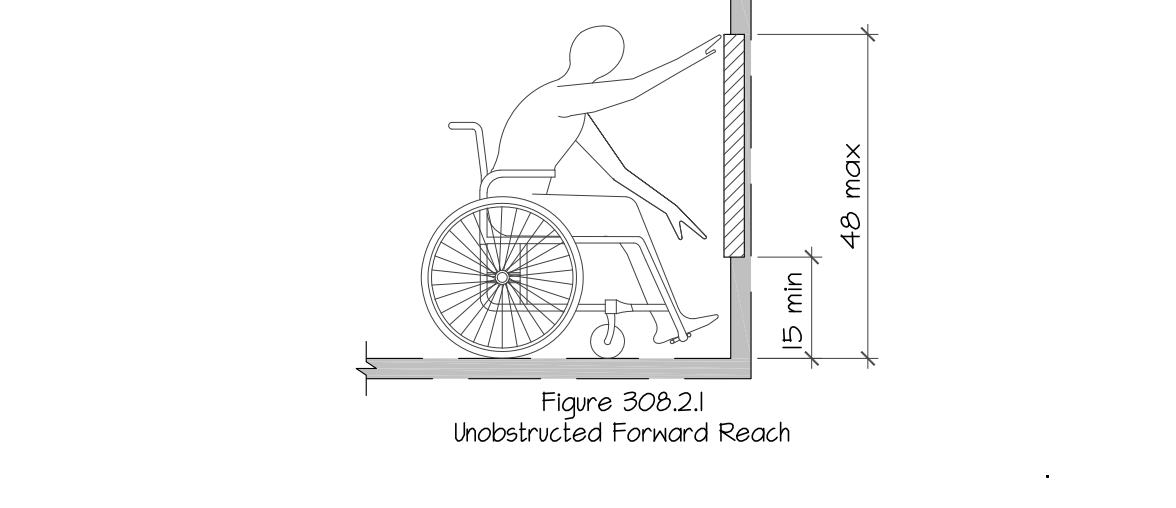
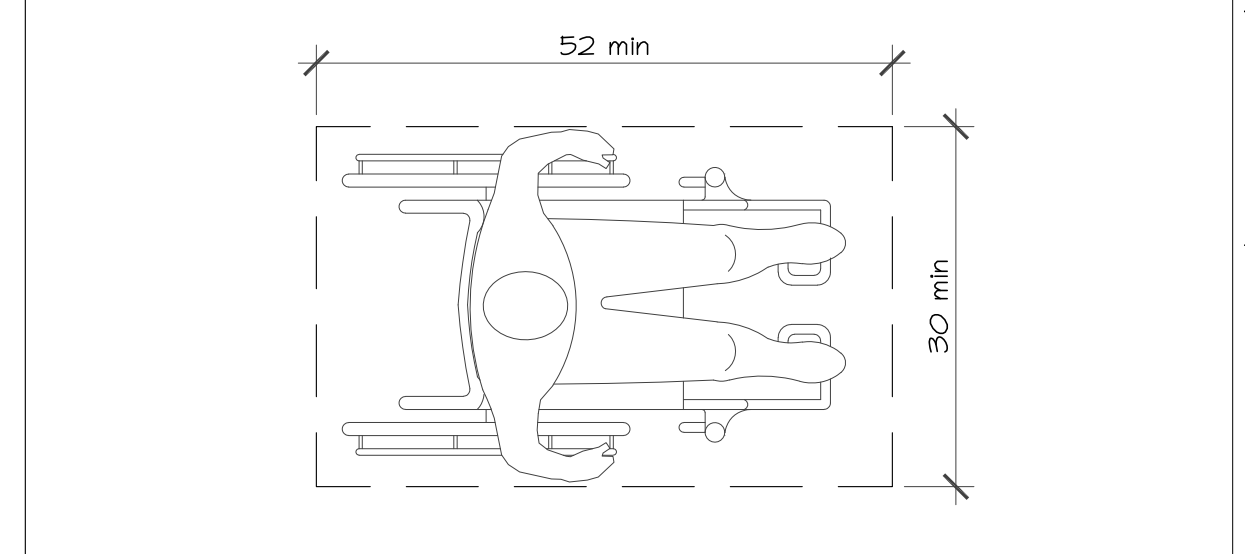


Figure 306.3.2 Obstructed High Side Reach

306.2 Forward Reach.
306.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the floor.
306.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space complying with ICC/ANSI A117.1-2017 Section 305 and knee and toe clearance complying with ICC/ANSI A117.1-2017 Section 306 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum above the floor where the reach depth over the obstruction is 20" maximum. The high forward reach shall be 44" maximum above the floor where the reach depth over the obstruction is greater than 20" and not more than 25" maximum.
306.3 Side Reach.
306.3.1 Unobstructed. Where a clear floor space complying with ICC/ANSI Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10" maximum from the element, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the floor.
Exception: 1. Existing elements that are not altered shall be permitted at 54" maximum above the floor. 2. Operable parts on fuel dispensers installed on existing curbs shall be permitted at 54" maximum above the floor.
306.3.2 Obstructed High Reach. Where a clear floor space complying with ICC/ANSI A117.1-2017 Section 305 allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum above the floor and the depth of the obstruction shall 24" maximum. The high side reach shall be 48" maximum above the floor for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum above the floor for a reach depth of 24" maximum.

306 REACH RANGES



305.2 FLOOR SURFACES. Floor surfaces of a clear floor space shall comply with ICC/ANSI A117.1-2017 Section 302. Changes in level shall not be permitted within the clear floor space. Slopes not steeper than 1:48 shall be permitted.
305.3.1 NEW BUILDINGS AND FACILITIES. In new buildings and facilities, the clear floor space shall be 52" minimum in length and 30" minimum in width.(fig. 304.3.1)
305.5 POSITION. Unless otherwise specified, the clear floor spaces shall be positioned for either forward or parallel approach to an element.

305 CLEAR FLOOR SPACE

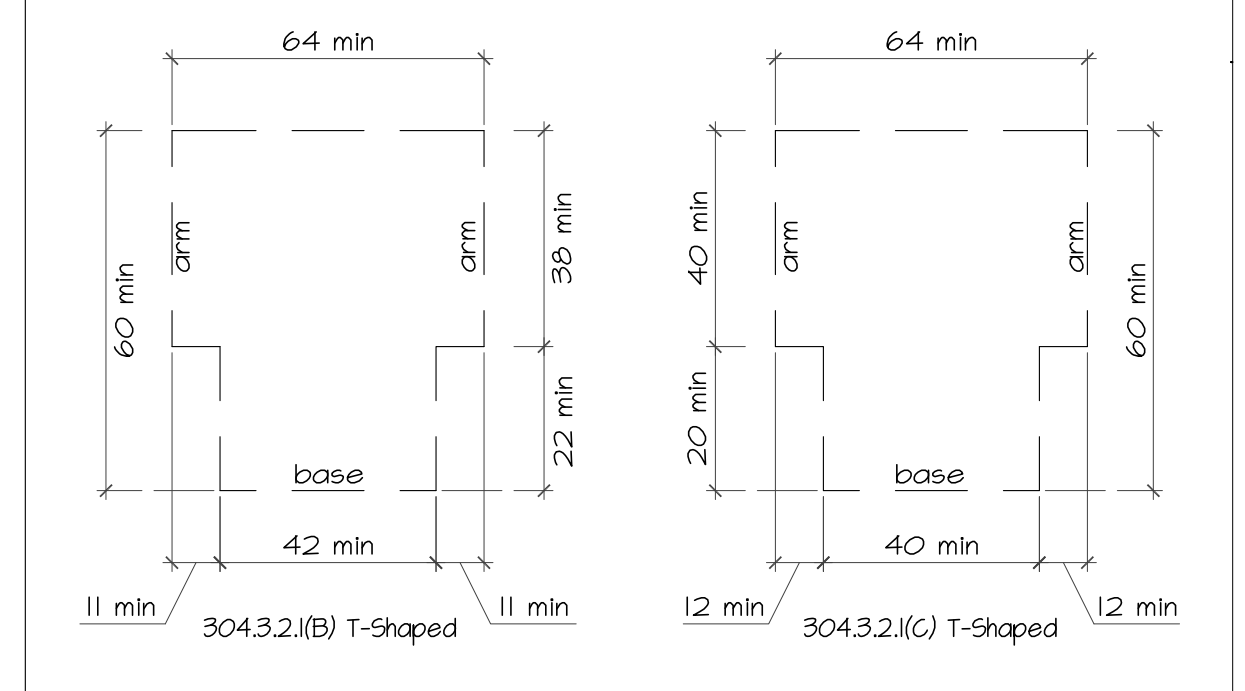
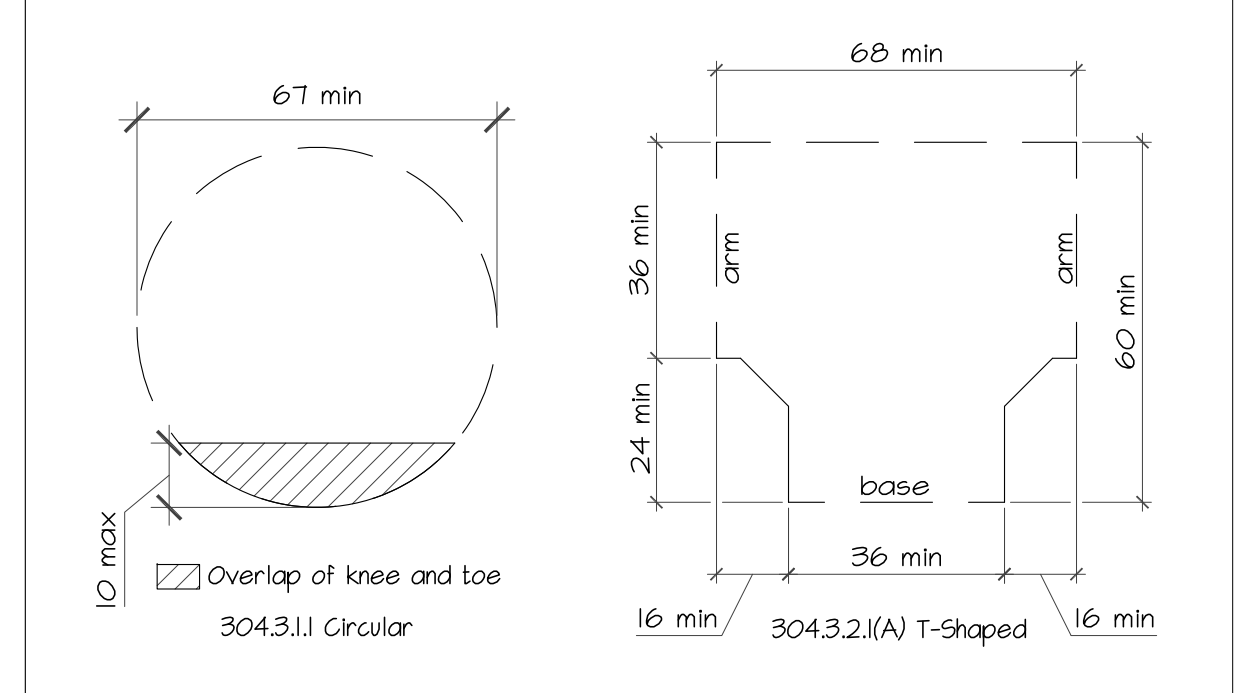


Figure 304.3 Size of Wheelchair Turning Space

304 WHEELCHAIR TURNING SPACE

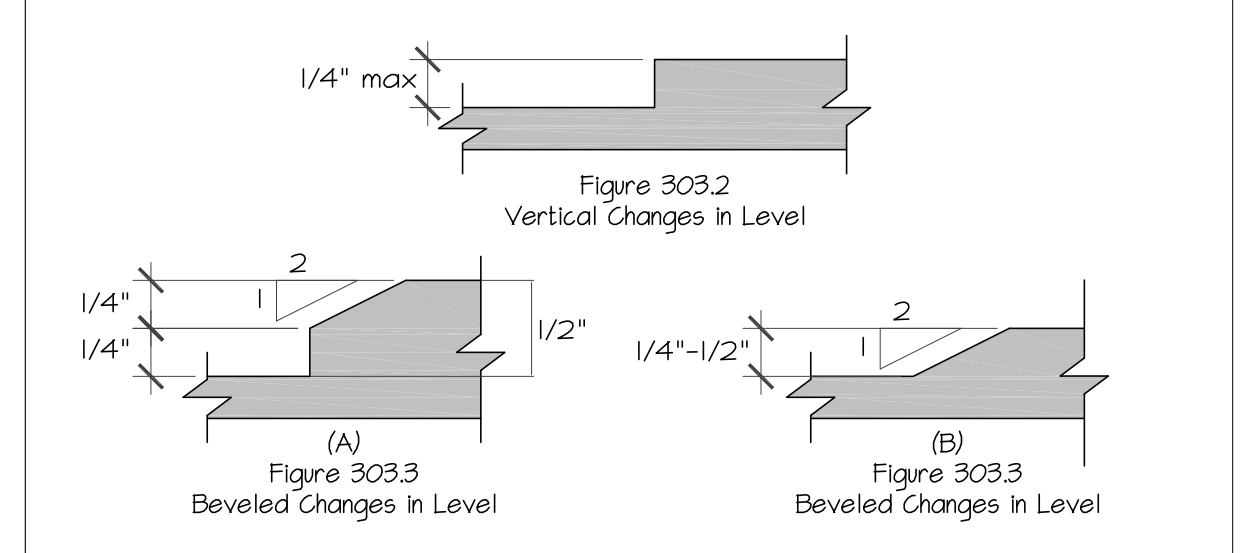
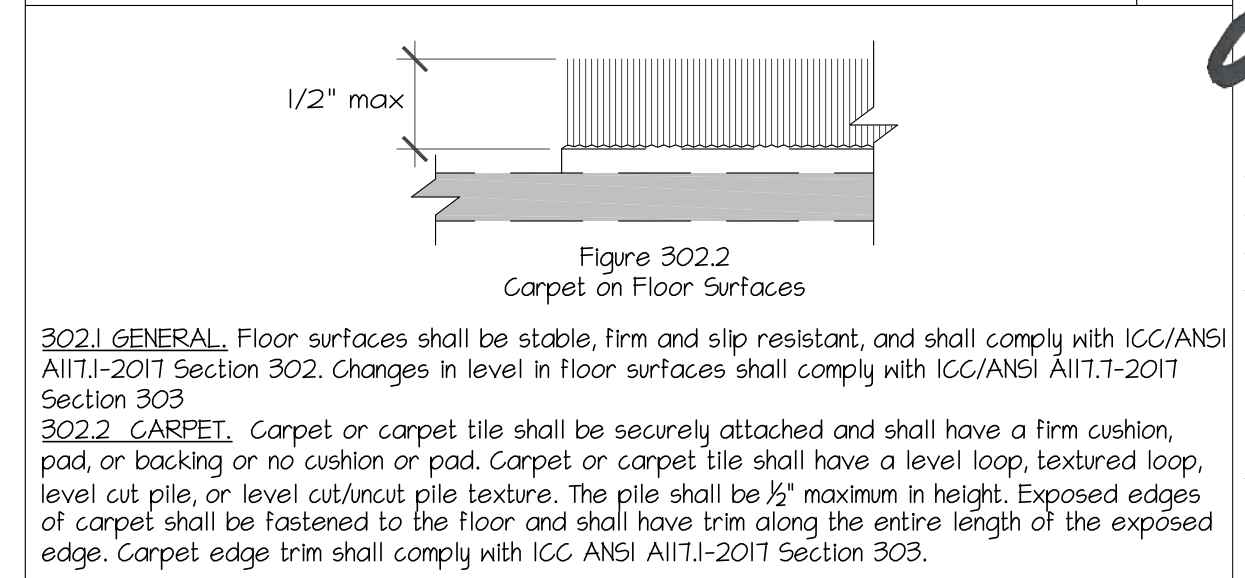


Figure 303.2 Vertical Changes in Level
 Figure 303.3 Beveled Changes in Level

303 CHANGES IN LEVEL



302 FLOOR SURFACES

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PREPARED FOR:
MAG BUILDERS

25TH AVE. RESTAURANT/BAR
 2917 W. 25TH AVE.
 DENVER, COLORADO 80211

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 DAVID L. BERTON A.I.A.
 REALARCHITECTURE LTD.
 2999 N. Speer Blvd., Denver, Co. 80211
 Ph: (303) 477-5550 Fax: 477-5505
 www: realarchitecture.com

STATE OF COLORADO
 DAVID LAWRENCE
 C-4472
 ARCHITECT

DRAWN: DLB K6
 DATE: 01-15-2020
 PROJECT NUMBER: 1769
 REVISIONS:

SHEET #
A-1.2

PROJECT INFORMATION

ADDRESS: 2917 N. 25TH AVE. DENVER, COLORADO 80211
 DESCRIPTION: RESTAURANT AND BAR
 GOVERNING CODES: 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2015 INTERNATIONAL BUILDING CODE (IBC), 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2015 INTERNATIONAL MECHANICAL CODE (IMC), 2015 INTERNATIONAL FUEL-GAS CODE (IFGC), 2015 INTERNATIONAL PLUMBING CODE (IPC), 2015 INTERNATIONAL FIRE CODE (IFC), 2015 NATIONAL ELECTRIC CODE (NEC), 2016 DENVER BUILDING CODE AMENDMENTS, AMERICAN NATIONAL STANDARD INSTITUTE ICC/ANSI A117.1-2009

OCCUPANCY: A-2
 CONSTRUCTION TYPE: VA; AUTOMATIC SPRINKLER SYSTEM INSTALLED UNDER SEPARATE PERMIT
 ZONING: 6-M5-3

CODE STUDY

ALLOWABLE AREA & HEIGHTS (2015 IBC: TABLE 504.3, 504.4, 506.2)

OCCUPANCY GROUP A-2
 BASIC ALLOWABLE AREA: 46,000 SF (PER TABLE 506.2, 5M)
 ACTUAL AREA: 4,759 SF
 ALLOWABLE HEIGHT: 3 STORIES; 10'-0" MAX HEIGHT
 ACTUAL HEIGHT: 3 STORY

OCCUPANCY LOAD: 231 PEOPLE

OCCUPANT LOAD (2015 IBC: TABLE 1004.1.2)

OCCUPANCY AREA	NET AREA	IBC TABLE 1004.1.2 USE	LOAD FACTOR	TOTAL OCCUPANTS	SEATS
MAIN FLOOR					
DINING 1	874 SF	ASSEMBLY W/ FIXED SEATS (UNCONCENTRATED)	15 NET	59	53
BAR 1 SEATING	45 SF	DBCA SEC 1004.1.2 EXCEPTION	1 PER 3 SF	32	12
STORAGE, ELEVATOR, ENTRY, STAIR, BAR	897 SF	ACCESSORY AREA	300 GROSS	3	0
KITCHEN	649 SF	COMMERCIAL KITCHEN	200 GROSS	4	0
SECOND FLOOR					
DINING 2	623 SF	ASSEMBLY W/ FIXED SEATS (UNCONCENTRATED)	15 NET	42	40
BAR 2 SEATING	96 SF	DBCA SEC 1004.1.2 EXCEPTION	1 PER 3 SF	32	6
LOUNGE	261 SF	ASSEMBLY W/ FIXED SEATS (UNCONCENTRATED)	15 NET	18	15
RESTROOMS, ELEVATOR, STAIR, BAR, OFFICE	1,036 SF	ACCESSORY AREA	300 GROSS	4	0
OUTDOOR DECK					
BAR 2 SEATING	40 SF	DBCA SEC 1004.1.2 EXCEPTION	1 PER 3 SF	14	5
OUTDOOR DINING	421 SF	ASSEMBLY W/ FIXED SEATS (UNCONCENTRATED)	15 NET	29	28
GRAND TOTAL OCCUPANTS				231	154

EXITING REQUIREMENTS (2015 IBC: SECTION 1005)

231 OCCUPANTS TOTAL
 = 231 OCCUPANTS X 0.2' = 41.4'
 EXIT STAIR REQUIREMENTS:
 139 OCCUPANTS X 0.3' = 42" STAIRWAY WIDTH
 44" STAIRWAY WIDTH PROVIDED

REQUIRED EXITS: 2
 PROVIDED EXITS: 2

RESTROOM REQUIREMENTS (2015 IBC: TABLE 2902.1)

TOTAL OCCUPANTS = 231
 MEN/WOMEN = 1/19

	REQUIRED	PROVIDED	
MEN'S WATER CLOSET	2	1*	*IPC SECTION 419.2: URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50 PERCENT OF THE REQUIRED WATER CLOSETS IN ALL OTHER OCCUPANCIES
MEN'S URINAL	0	2*	
MEN'S LAVATORY	1	1	
WOMEN'S WATER CLOSET	2	3	
WOMEN'S LAVATORY	1	2	
UNISEX WATER CLOSET	0	1	
UNISEX LAVATORY	0	1	
TOTAL FIXTURES	6	11	

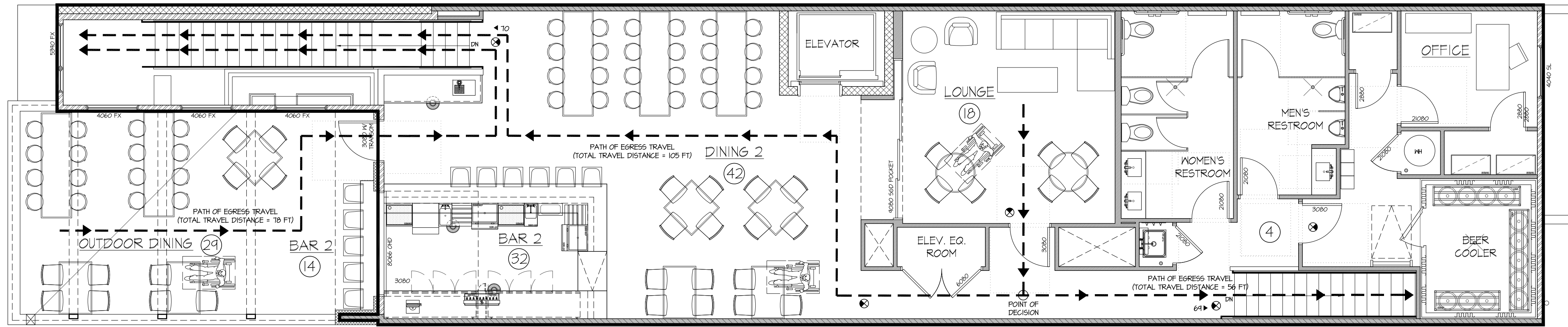
EXITING LEGEND

- PATH OF TRAVEL
- ⊗ EXIT SIGN
- ⊙ CALCULATED OCCUPANTS OF AREA
- ⊕ CUMULATIVE OCCUPANT LOAD AT DOOR OR STAIR
- 1" REQUIRED EXIT WIDTH, IN INCHES
- 1" PROVIDED EXIT WIDTH, IN INCHES

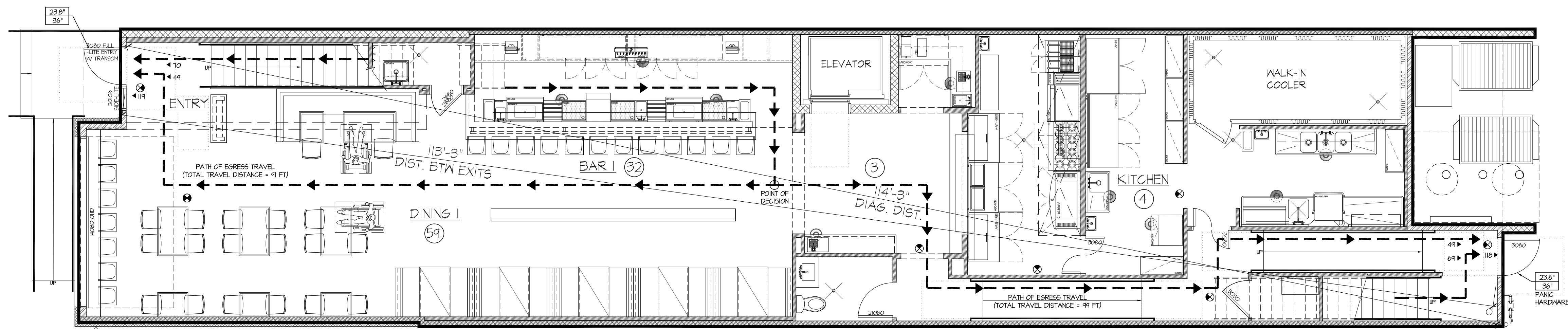
NOTE: REQUIRED EXIT WIDTH (IBC, SEC 1005.1) SHALL NOT BE LESS THAN:
 0.3' OCCUPANT FOR STAIRWAYS &
 0.2' OCCUPANT FOR OTHER EGRESS COMPONENTS

NOTE: EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250' PER IBC TABLE 1012.2

*NOTE: PER IBC SEC 1010.1.4.3.2.2 PROVIDE READILY VISIBLE DURABLE SIGN AT MAIN ENTRY & SIDE DOOR POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.

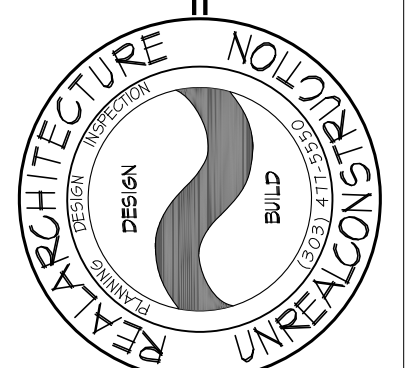


2 SECOND FLOOR EXIT PLAN
 SCALE: 3/16" = 1'-0"



1 FIRST FLOOR EXIT PLAN
 SCALE: 3/16" = 1'-0"

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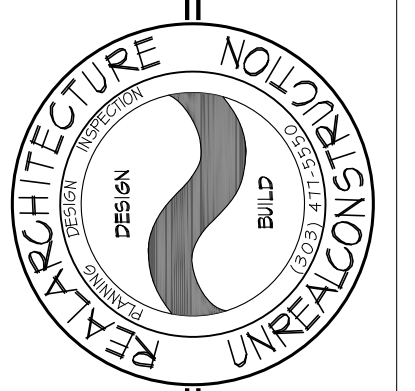


DRAWN: DLB, KG
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 REVISIONS:

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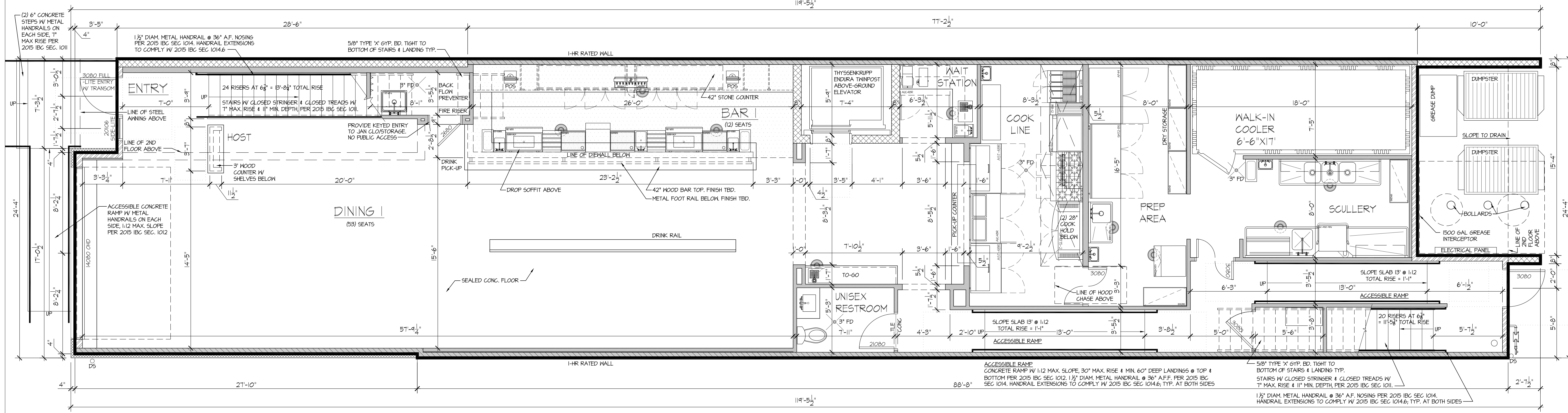
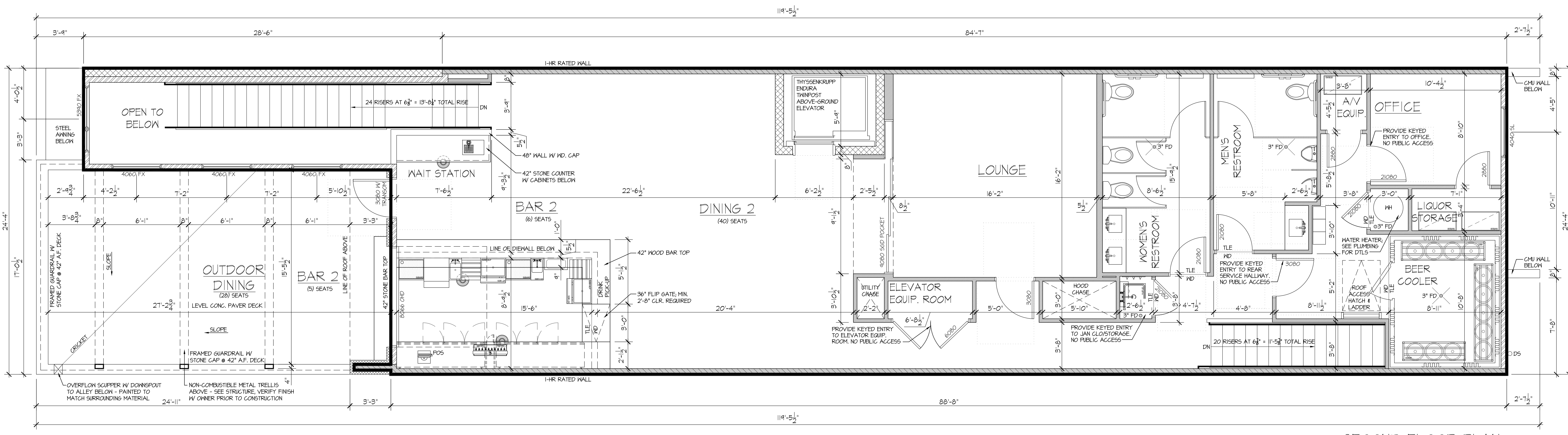


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REALARCHITECTURE LTD.
 2999 N. Speer Blvd., Denver, Co. 80211
 Ph. (303) 477-5550 Fax 477-5505
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DRAWN: DLB/K6
 DATE: 01-15-2020
 PROJECT NUMBER: 1769
 REVISION:

SHEET #
A-2



WALL LEGEND

<p>EXTERIOR LOAD BEARING WALL - 1 HR</p> <p>W-1 GA FILE NO. WP 8105 WALL ASSEMBLY WITH VAPOR BARRIER - 2x6's AT 16" O.C. - TYPICAL EXT. FINISH MATLS</p>	<p>EXTERIOR LOAD BEARING WALL - 0 HR</p> <p>W-2 TYPICAL EXTERIOR WALL ASSEMBLY WITH VAPOR BARRIER - 2x6's AT 16" O.C. - TYPICAL EXT. FINISH MATLS</p>	<p>EXTERIOR LOAD BEARING WALL W/ MASONRY - 1 HR</p> <p>W-3 GA FILE NO. WP 8105 WALL ASSEMBLY WITH VAPOR BARRIER - 2x6's AT 16" O.C. - BRICK VENEER</p>	<p>EXTERIOR LOAD BEARING WALL W/ MASONRY</p> <p>W-4 TYPICAL EXTERIOR WALL ASSEMBLY WITH VAPOR BARRIER - 2x6's AT 16" O.C. - BRICK VENEER</p>	<p>EXTERIOR/INTERIOR CMU WALL - 2 HR</p> <p>W-5 8" CMU WALL</p>	<p>EXTERIOR PARTIAL HEIGHT WALL</p> <p>W-6 - VERIFY HEIGHT - 8" CMU WALL - TYPICAL EXT. FINISH MATLS</p>
<p>INTERIOR PARTITION WALL</p> <p>W-7 - (1) LAYER 1/2" GYP. BD. - 2x4's OR 2x6's AT 16" O.C. - (1) LAYER 1/2" GYP. BD.</p>	<p>INTERIOR PARTIAL HEIGHT WALL</p> <p>W-8 - VERIFY HEIGHT - (1) LAYER 1/2" GYP. BD. - 2x4's AT 16" O.C. - (1) LAYER 1/2" GYP. BD.</p>	<p>W-9 DROPPED SOFFIT - VERIFY HEIGHT</p>	<p>*SEE STRUCTURE TO CONFIRM STUD SPACING AND SHEATHING REQUIREMENTS*</p>		

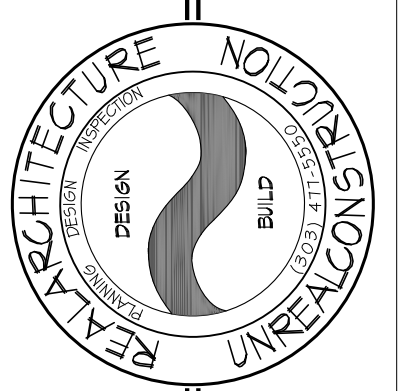
1769-1769.dwg
 Jun 15, 2020 - 4:18pm

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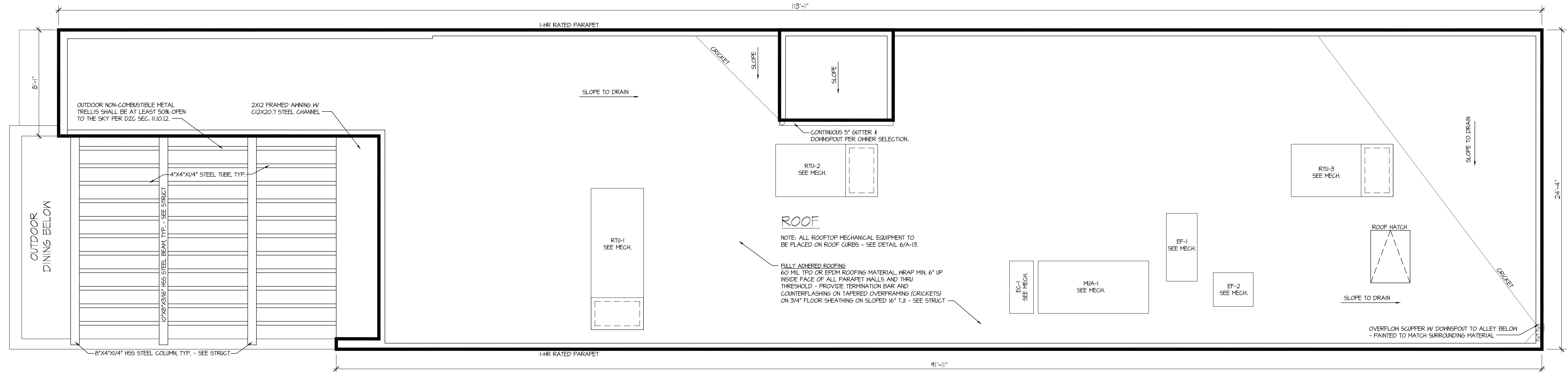
25TH AVE. RESTAURANT/BAR

PREPARED FOR:
MAG BUILDERS

2917 W. 25TH AVE.
DENVER, COLORADO 80211



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ROOF PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

EXTERIOR LOAD BEARING WALL - 1 HR
W-1 GA FILE NO. W-1 8105 WALL ASSEMBLY WITH VAPOR BARRIER - 2x6's AT 16" O.C. - TYPICAL EXT. FINISH MATLS

EXTERIOR LOAD BEARING WALL - 0 HR
W-2 TYPICAL EXTERIOR WALL ASSEMBLY WITH VAPOR BARRIER - 2x6's AT 16" O.C. - TYPICAL EXT. FINISH MATLS

EXTERIOR LOAD BEARING WALL W/ MASONRY - 1 HR
W-3 GA FILE NO. W-3 8105 WALL ASSEMBLY WITH VAPOR BARRIER - 2x6's AT 16" O.C. - BRICK VENEER

EXTERIOR LOAD BEARING WALL W/ MASONRY
W-4 TYPICAL EXTERIOR WALL ASSEMBLY WITH VAPOR BARRIER - 2x6's AT 16" O.C. - BRICK VENEER

EXTERIOR/INTERIOR CMU WALL - 2 HR
W-5 8" CMU WALL

EXTERIOR PARTIAL HEIGHT WALL
W-6 - VERIFY HEIGHT - 8" CMU WALL - TYPICAL EXT. FINISH MATLS

INTERIOR PARTITION WALL
W-7 - (1) LAYER 1/2" GYP. BD. - 2x4's OR 2x6's AT 16" O.C. - (1) LAYER 1/2" GYP. BD.

INTERIOR PARTIAL HEIGHT WALL
W-8 - VERIFY HEIGHT - (1) LAYER 1/2" GYP. BD. - 2x4's AT 16" O.C. - (1) LAYER 1/2" GYP. BD.

DROPPED SOFFIT
VERIFY HEIGHT

SEE STRUCTURE TO CONFIRM STUD SPACING AND SHEATHING REQUIREMENTS

17694-Plgns.dwg
Jun 14, 2020 - 4:43pm

DRAWN: DLB K6
DATE: 01-15-2020
PROJECT NUMBER: 17694
REVISION:

SHEET #
A-3

- 25TH AVENUE RESTAURANT**
- FFE = 5300.8'
- TOP OF PARAPET
EL: 130'-10 1/4"
 - ROOF TOP PLATE HIGH
EL: 129'-4 3/8"
 - WINDOW/DOOR HEAD
EL: 123'-5 1/4"
 - ROOF TOP PLATE LOW
EL: 123'-5 1/8"
 - OFFICE WINDOW HEAD
EL: 121'-8 1/4"
 - 2ND & DECK F.F.
EL: 113'-8 1/4"
 - 1ST TOP PLATE
EL: 112'-1 1/8"
 - TRANSOM WINDOW HEAD
EL: 110'-6"
 - ENTRY DOOR/DOOR HEAD
EL: 108'-0"
 - 1ST F.F. @ ALLEY
EL: 102'-2"
EL: 5509.0'
 - 1ST F.F. @ KITCHEN
EL: 101'-4"
EL: 5501.42'
 - 1ST F.F. @ ENTRY
EL: 100'-0"
EL: 5300.8'



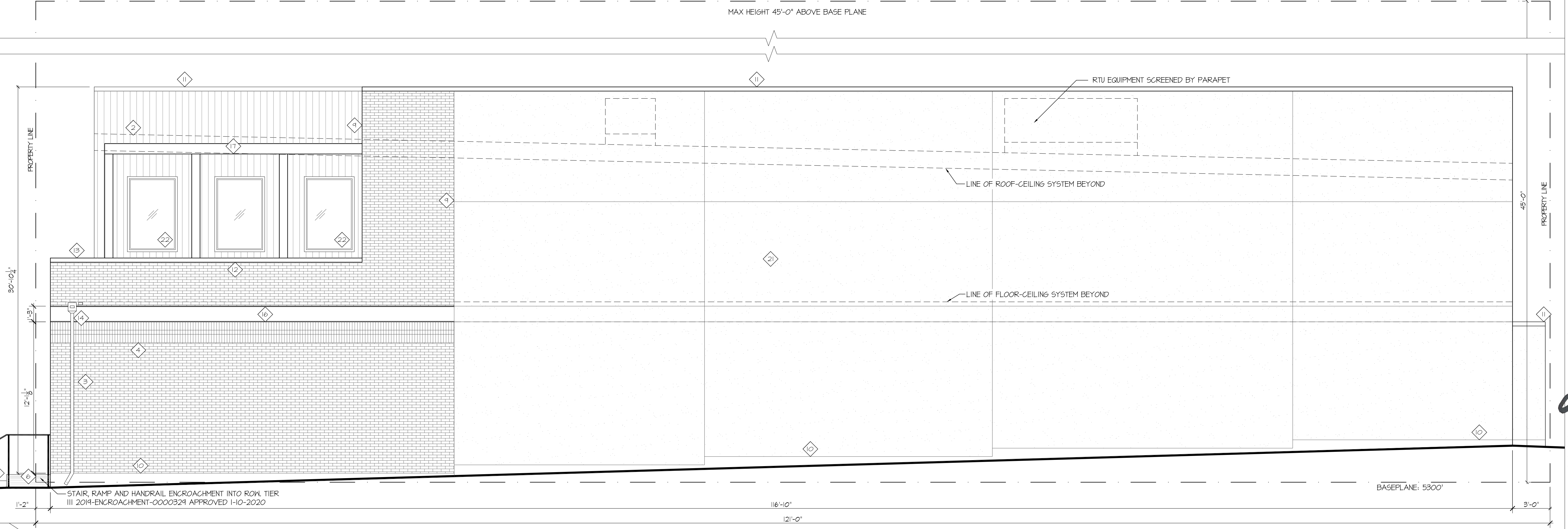
25TH AVE. ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

- TYPICAL MATERIALS**
- 1 60 MIL TPO OR EPDM ROOFING SEE PLANS AND SECTIONS FOR ADDITIONAL INFORMATION
 - 2 VERTICAL CORRUGATED METAL SIDING - PROVIDE FLASHING, INSTALL PER MFGR SPECS; VERIFY PROFILE, COLOR & FINISH W/ OWNER
 - 3 BRICK VENEER PER OWNER SELECTION, PROVIDE PROPER FLASHING, SEALANT & WEEPS - INSTALL PER MFGR SPECS
 - 4 BRICK SOLDIER COURSE, PROVIDE PROPER FLASHING, SEALANT - INSTALL PER MFGR SPECS
 - 5 CONCRETE STAIR - MAX 7" RISE
 - 6 ADA/ANSI COMPLIANT PEDESTRIAN CONCRETE RAMP - SEE PLANS
 - 7 BLACK VINYL WINDOWS & DOORS TYPICAL INSTALL PER MFGR SPECS, PROVIDE FLASHING & SEALANT; VERIFY FINISH W/ OWNER
 - 8 GLASS OVERHEAD GARAGE DOOR, PER OWNER SELECTION
 - 9 PROVIDE FLASHING & SEALANT @ DISSIMILAR MATERIALS
 - 10 PROVIDE REQUIRED CLEARANCE FROM EXTERIOR MATERIAL TO FINISHED GRADE PER INDUSTRY STANDARDS, MFGR SPECS AND CITY STANDARDS
 - 11 METAL CAP FLASHING PAINTED PER OWNERS SELECTION - INSTALL PER MFGR SPECS - VERIFY LOCATIONS W/ OWNER (VIF)
 - 12 PARAPET @ MIN. 42" AF. PATIO/DECK
 - 13 STONE PARAPET CAP SLOPED TO DRAIN, MATCH BRICK - PROVIDE FLASHING INSTALL PER MFGR SPECS - VERIFY LOCATIONS W/ OWNER (VIF)
 - 14 OVERFLOW SCUPPER W/ DOWNSPOUT TO ALLEY BELOW - PAINTED TO MATCH SURROUNDING MATERIAL
 - 15 1 HOUR SOFFIT WITH (2) LAYERS TYPE 'X' EXTERIOR GYP. BOARD WITH PAINTED HARDBOARD OR STAINED CEDAR SOFFIT FINISH MATERIAL
 - 16 C15X40.0 STEEL CHANNEL - PROVIDE FLASHING & SEALANT PER MFGR SPECS.
 - 17 NON-COMBUSTIBLE STEEL TRELIS - INSTALL PER MFGR SPECS, VERIFY WITH OWNER
 - 18 PRE-FABRICATED METAL ANNING W/ C15X40.0 STEEL CHANNEL - INSTALL PER MFGR SPECS, SEE STRUCTURE FOR CONNECTIONS
 - 19 ELECTRICAL SERVICE AND METERS
 - 20 GAS SERVICE AND METERS. PAINT METERS TO MATCH WALL COLOR BEYOND
 - 21 STUCCO VENEER - PROVIDE FLASHING, INSTALL PER MFGR SPECS; VERIFY PROFILE, COLOR & FINISH W/ OWNER
 - 22 BLACK STOREFRONT WINDOWS & DOORS TYPICAL INSTALL PER MFGR SPECS, PROVIDE FLASHING & SEALANT; VERIFY FINISH W/ OWNER

- TYPICAL NOTES**
1. BUILDER TO COORDINATE WINDOW FINISH MATERIALS W/ MFGR AND SUB-CONTACTOR PRIOR TO CONSTRUCTION - VERIFY ALL TERMINATIONS, BANDING DETAILS, WINDOW/DOOR TRIM AND FLASHING DETAILS
 2. COORDINATE COLOR AND FINISH OF ALL MATERIALS WITH OWNER PRIOR TO CONSTRUCTION
- TYPICAL STL. MASONRY LINTEL
PAINTED STEEL MASONRY LINTEL - OPENINGS 6'-0" OR LESS USE 4"x3"x3/8" LLV, 4" MIN BEARING EACH SIDE TYP., FOR OPENINGS 6'-0" OR GREATER USE 6"x3"x1/2" LLV, 6" MIN BEARING EACH SIDE TYP. - SEE ELEVATION FOR LOCATION OF MASONRY OPENINGS - COORDINATE W/ BUILDER, VERIFY IN FIELD
- TYPICAL MASONRY ASSEMBLY
INSTALL BRICK VENEER PER MFGR SPECS, BRICK VENEER W/ METAL TIES @ 16" O.C. VERT. & HORIZ. TO EACH STUD, PROVIDE AIR SPACE ON BUILDING PAPER ON SHEATHING ON WOOD STUDS @ 16" O.C., PROVIDE FLASHING & WEEPS PER MFGR SPECS TYP.

MATERIALS LEGEND

HATCH	DESCRIPTION
	VERTICAL CORRUGATED METAL SIDING PROFILE, COLOR & FINISH BY OWNER
	STUCCO VENEER PROFILE, COLOR & FINISH BY OWNER
	BRICK VENEER PROFILE, COLOR & FINISH BY OWNER



SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

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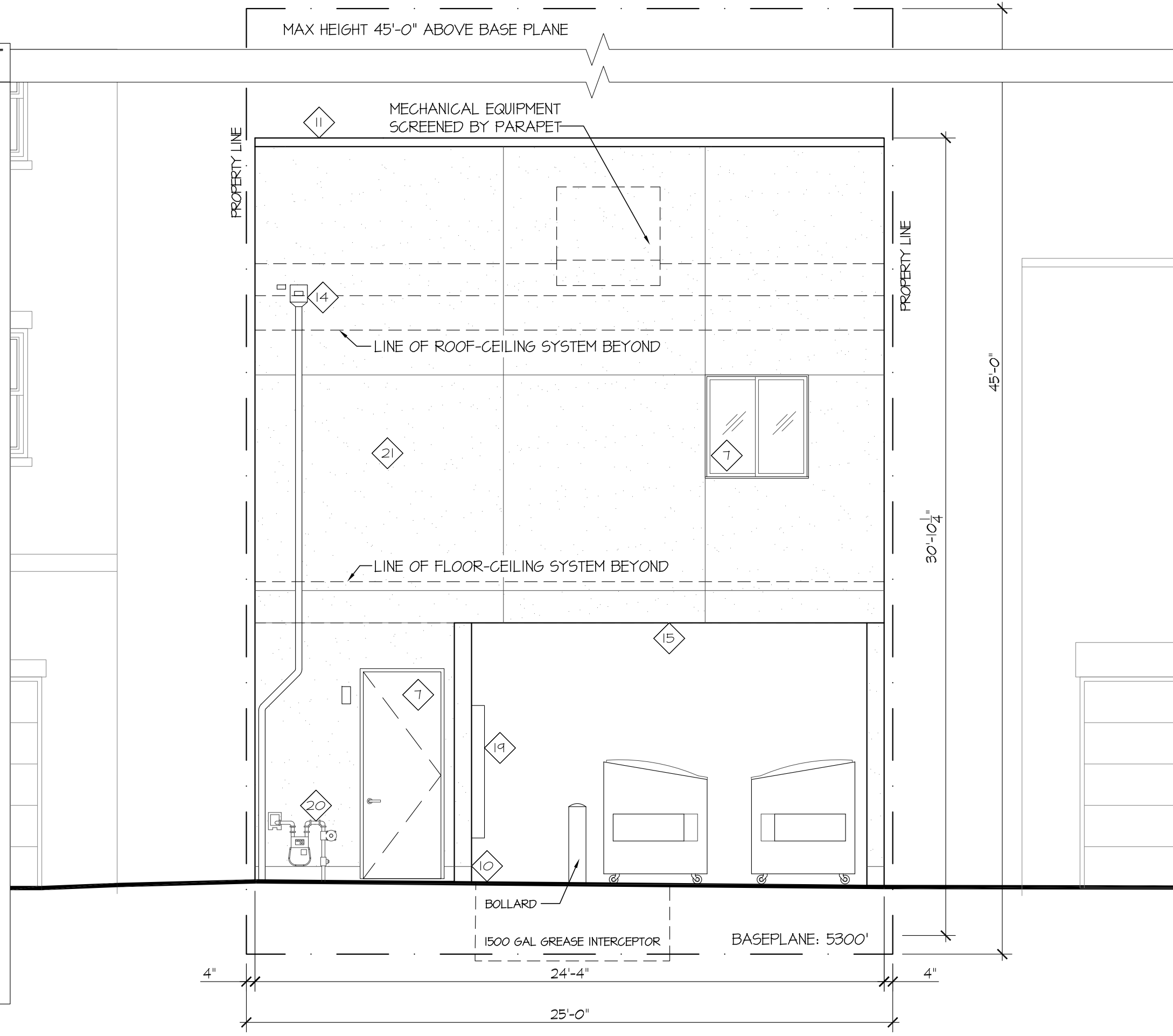
STATE OF COLORADO
DAVID LAWRENCE
C-4472
LICENSED ARCHITECT

DRAWN: DLB KG
DATE: 01-15-2020
PROJECT NUMBER: 1769
REVISIONS:

SHEET #
A-4

25TH AVENUE RESTAURANT
- FFE = 5300.0'

TOP OF PARAPET	EL: 130'-10 1/4"
ROOF TOP PLATE HIGH	EL: 125'-4 3/8"
WINDOW/H.D. HEAD	EL: 123'-0 1/4"
ROOF TOP PLATE LOW	EL: 123'-5 1/8"
OFFICE WINDOW HEAD	EL: 121'-0 1/4"
2ND & DECK F.F.	EL: 115'-0 1/4"
1ST TOP PLATE	EL: 112'-1 1/8"
TRANSOM WINDOW HEAD	EL: 110'-6"
ENTRY DOOR/H.D. HEAD	EL: 108'-0"
1ST F.F. @ ALLEY	EL: 102'-2"
1ST F.F. @ KITCHEN	EL: 101'-4"
1ST F.F. @ ENTRY	EL: 100'-0"
BASEPLANE	EL: 5300.0'



2
A-5 ALLEY ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

TYPICAL MATERIALS

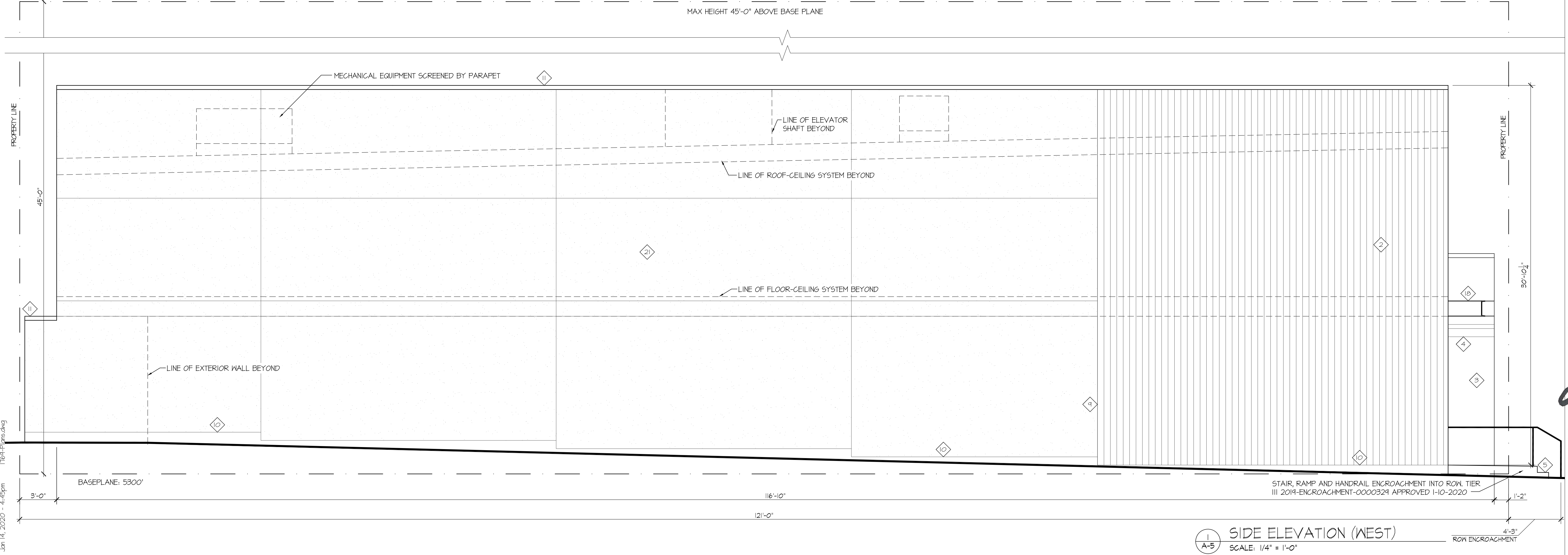
- 1 60 MIL TPO OR EPDM ROOFING SEE PLANS AND SECTIONS FOR ADDITIONAL INFORMATION
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- 22 BLACK STOREFRONT WINDOWS & DOORS TYPICAL INSTALL PER MFGR SPECS, PROVIDE FLASHING & SEALANT; VERIFY FINISH W/ OWNER

TYPICAL NOTES

- 1. BUILDER TO COORDINATE WINDOW FINISH MATERIALS W/ MFGR AND SUB-CONTACTOR PRIOR TO CONSTRUCTION - VERIFY ALL TERMINATIONS, BANDING DETAILS, WINDOW/DOOR TRIM AND FLASHING DETAILS
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INSTALL BRICK VENEER PER MFGR SPECS, BRICK VENEER W/ METAL TIES @ 16" O.C. VERT. & HORIZ. TO EACH STUD, PROVIDE AIR SPACE ON BUILDING PAPER ON SHEATHING ON WOOD STUDS @ 16" O.C., PROVIDE FLASHING & WEEPS PER MFGR SPECS TYP.

MATERIALS LEGEND

HATCH	DESCRIPTION
	VERTICAL CORRUGATED METAL SIDING PROFILE, COLOR & FINISH BY OWNER
	STUCCO VENEER PROFILE, COLOR & FINISH BY OWNER
	BRICK VENEER PROFILE, COLOR & FINISH BY OWNER



1
A-5 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

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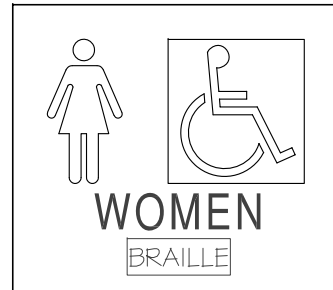
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NOLAN
REALCON

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STATE OF COLORADO
DAVID LAWRENCE
C-472
PROFESSIONAL ARCHITECT

DRAWN: DLB, KG
DATE: 01-15-2020
PROJECT NUMBER: 1769
REVISIONS:

SHEET #
A-5

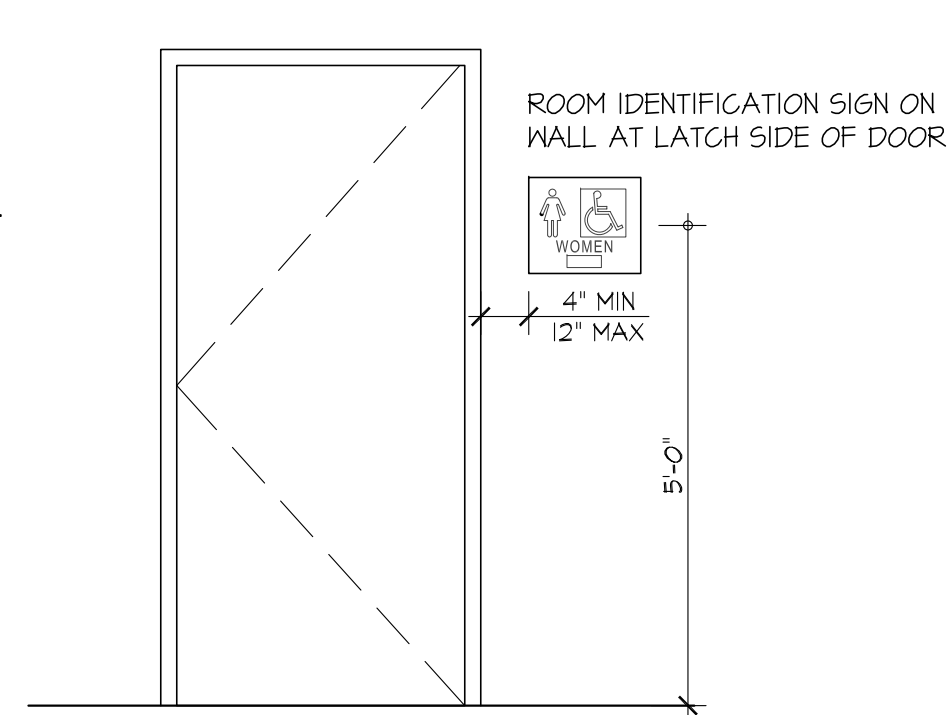


NOTE:
THIS ILLUSTRATES THE
CRITERIA FOR TOILET ROOM
IDENTIFICATION SIGNS. SEE
SPECIFICATION SECTION IN
FEDERAL STANDARD 515B
SECTION 15040 FOR SPECIFIC
SIGNAGE INFORMATION.

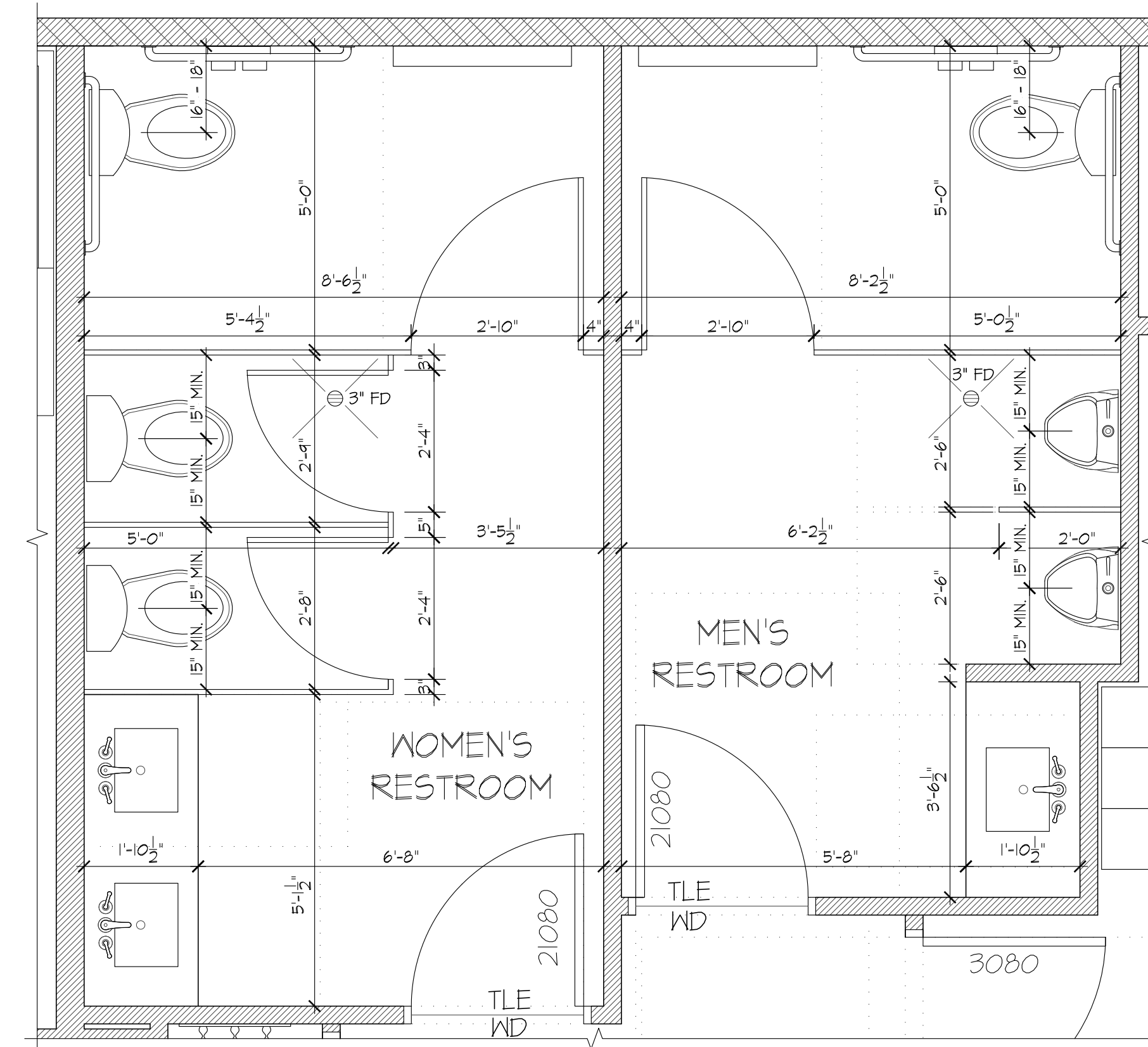
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FINISH & COLOR: EGGSHELL OR MATTE FINISH,
CONTRASTING W/ WALL COLOR.
SYMBOLS & CHARACTERS:
FINISH & COLOR: EGGSHELL OR MATTE FINISH,
CONTRASTING W/ WALL COLOR.
PICTORIAL SYMBOL:
HEIGHT: 6" MIN.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:
HEIGHT: 6" MIN.
COLOR: WHITE FIGURE ON BLUE BACKGROUND,
BLUE SHALL BE EQUAL TO COLOR NO. 15040
IN FEDERAL STANDARD 515B.

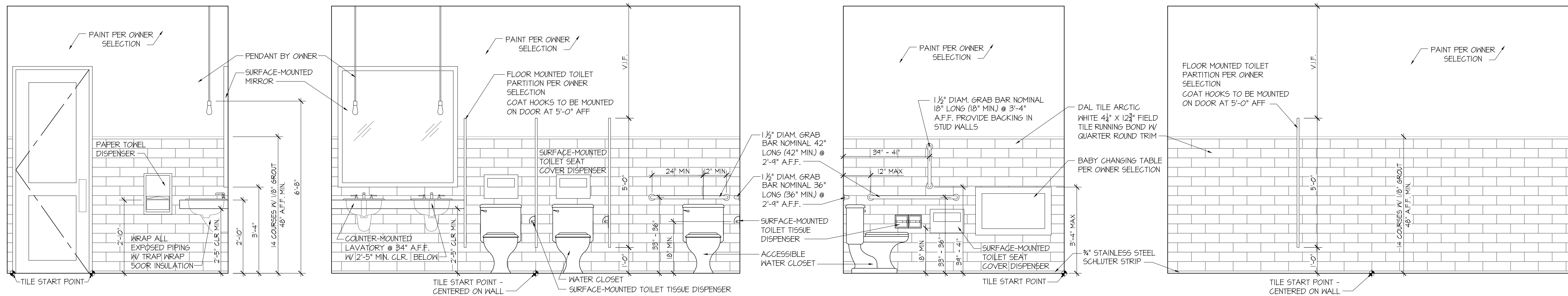
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LETTER TYPE: SANS-SERIF, UPPERCASE,
RAISED 1/2" MINIMUM ABOVE BACKGROUND
SURFACE. HEIGHT 3/8" MINIMUM, 2" MAXIMUM.
LETTER PROPORTIONS: WIDTH-TO-HEIGHT
RATIO OF BETWEEN 3.5 AND 1.1 AND STROKE
WIDTH TO HEIGHT RATIO BETWEEN 1.5 AND 1.0.



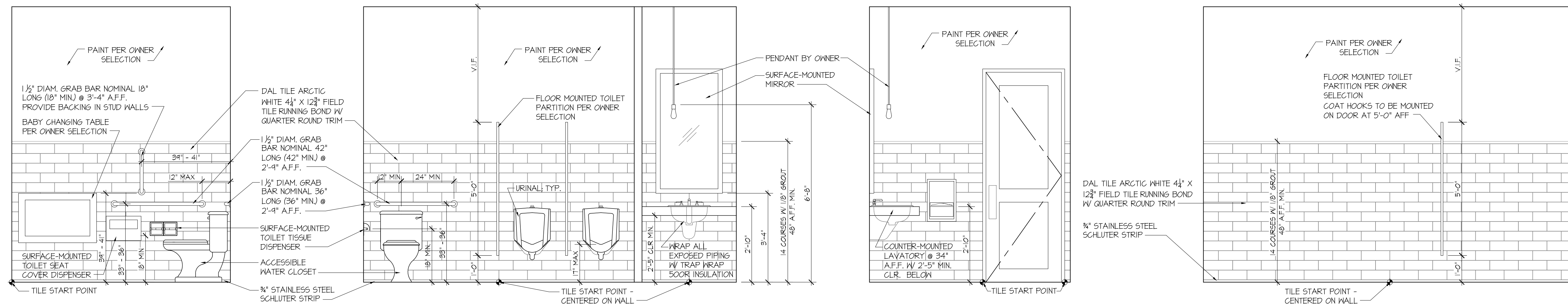
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SCALE: 1/2" = 1'-0"



3 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



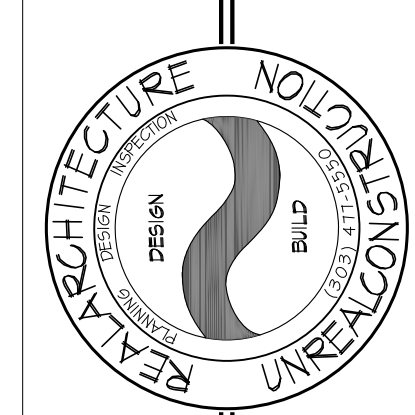
2 WOMAN'S RESTROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



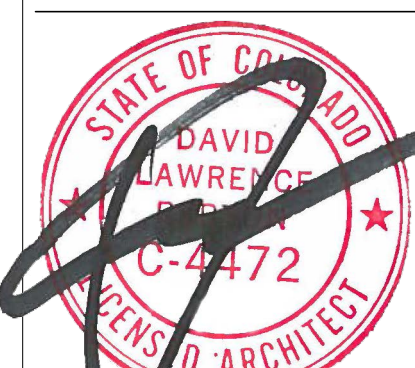
1 MEN'S RESTROOM ELEVATIONS
SCALE: 1/2" = 1'-0"

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DRAWN: DLB K6
DATE: 01-15-2020
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SHEET #
A-6

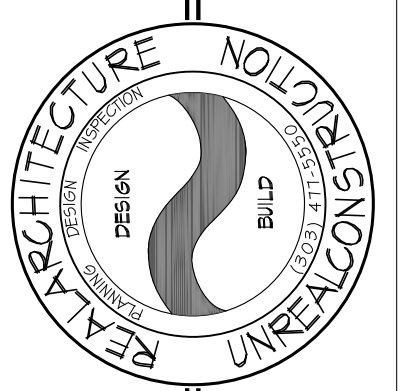
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PREPARED FOR:
MAG BUILDERS

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DENVER, COLORADO 80211

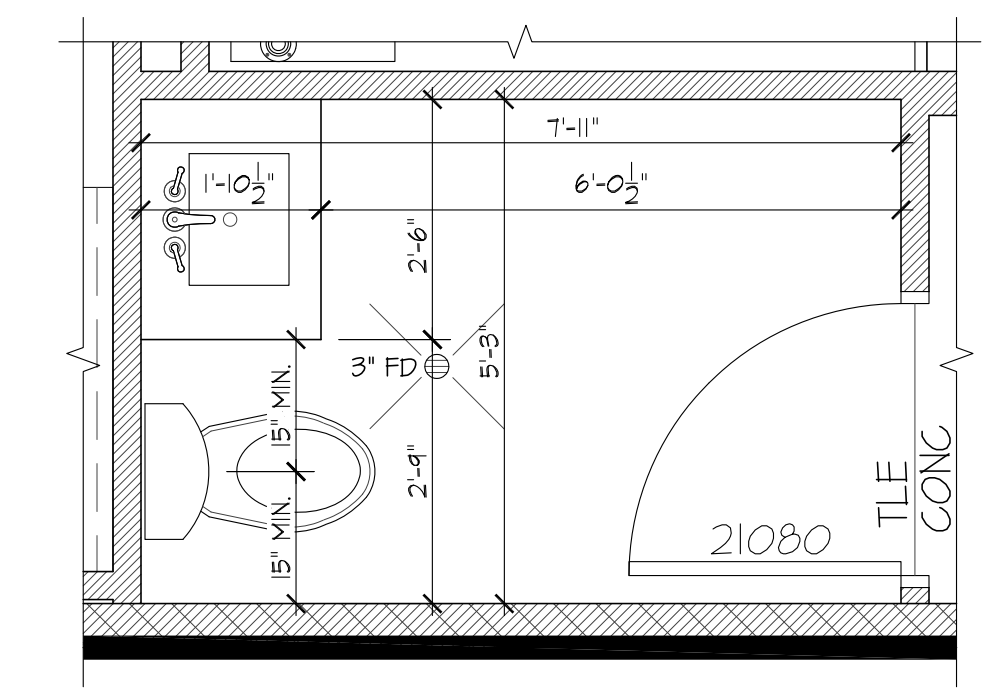


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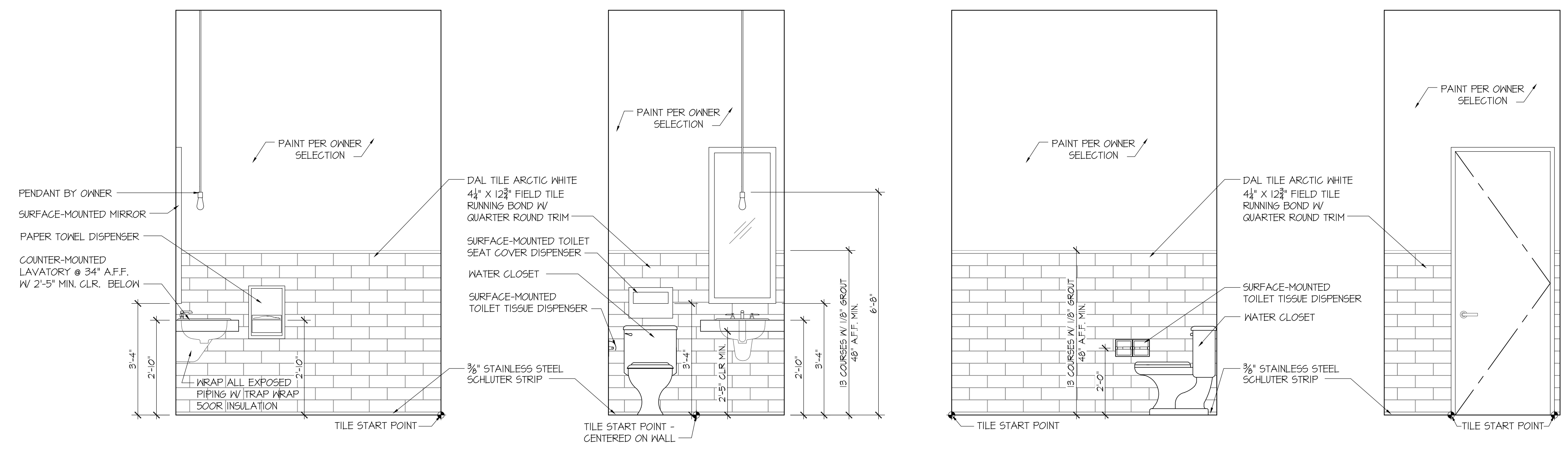


DRAWN: DLB K6
DATE: 01-15-2020
PROJECT NUMBER: 1769
REVISIONS:

SHEET #
A-7



2 ENLARGED RESTROOM PLAN
A-7 SCALE: 1/2" = 1'-0"

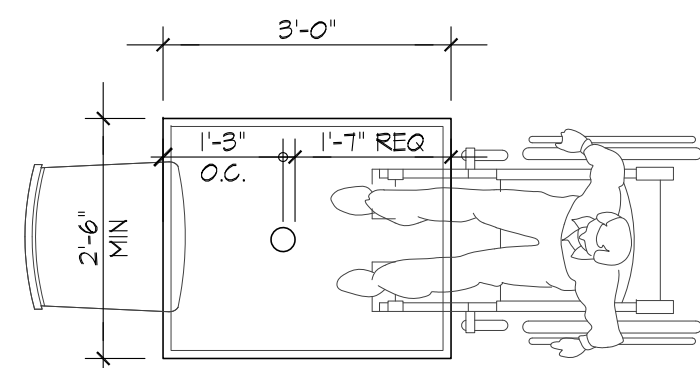
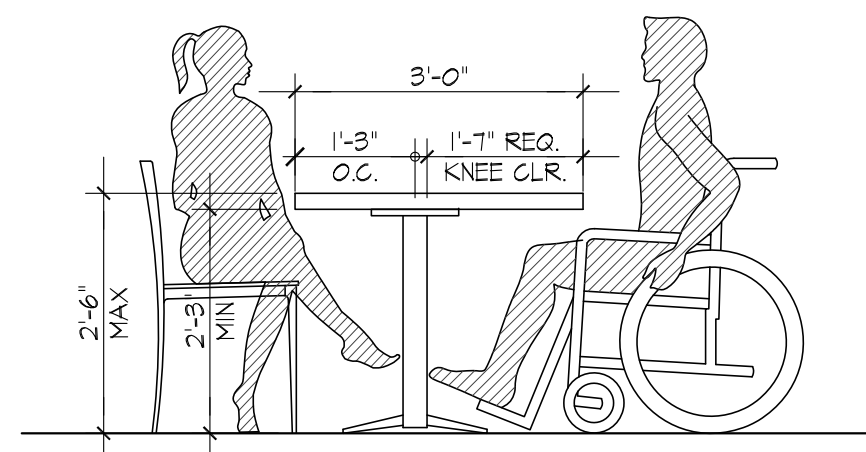


1 UNISEX RESTROOM ELEVATIONS
A-7 SCALE: 1/2" = 1'-0"

Jan 14, 2020 - 4:48pm 1769-Plans.dwg

FURNITURE SCHEDULE

TYPE	QUANTITY	DESCRIPTION	EXTERIOR	DIMENSIONS					BASE	PROVIDED BY
				HEIGHT	WIDTH	DEPTH	LENGTH	SEAT HEIGHT		
F-1	25	BAR STOOL		30"	18"	18"		30"		
F-2	24	DINING STOOL		18"	16"	18"		18"		
F-3	45	DINING CHAIR		32"	18"	18"		18"		
F-4	12	DINING CHAIR		32"	18"	18"		18"		
F-5	16	DINING STOOL		18"	16"	18"		18"		
F-6	5	BAR STOOL		30"	18"	18"		30"		
F-7	2	LOUNGE SEAT		2'-2"			2'-6"			
F-8	1	LOUNGE SOFA		2'-10"			4'-0"			
F-9	2	4-TOP ROUND TABLE		42"	3'-0"	2"		24" Ø		
F-10	3	8-TOP COMMUNITY TABLE		30"	8'-0"	2"	2'-4"	TBD		
F-11	8	4-TOP TABLE		30"	4'-0"	2"	2'-6"	24" Ø		
F-12	4	2-TOP TABLE		30"	2'-0"	2"	2'-6"	18" Ø		
F-13	1	COCKTAIL TABLE		2'-0"						
F-14	1	COFFEE TABLE		4'-6"			1'-10"			
F-15	3	4-TOP TABLE		30"	4'-0"	2"	2'-6"	24" Ø		
F-16	2	8-TOP COMMUNITY TABLE		30"	10'-0"	2"	2'-4"	TBD		
F-17	5	4-TOP BOOTH TABLE		30"	4'-1"	2"	2'-6"	24" Ø		
MILLWORK										
MN-1	10	DINING BANQUETTE		42"	2'-4"	1'-6"	4'-0"	18"		
MN-2	1	DINING BANQUETTE		34"	4'-4"	1'-6"	11'-8"	18"		

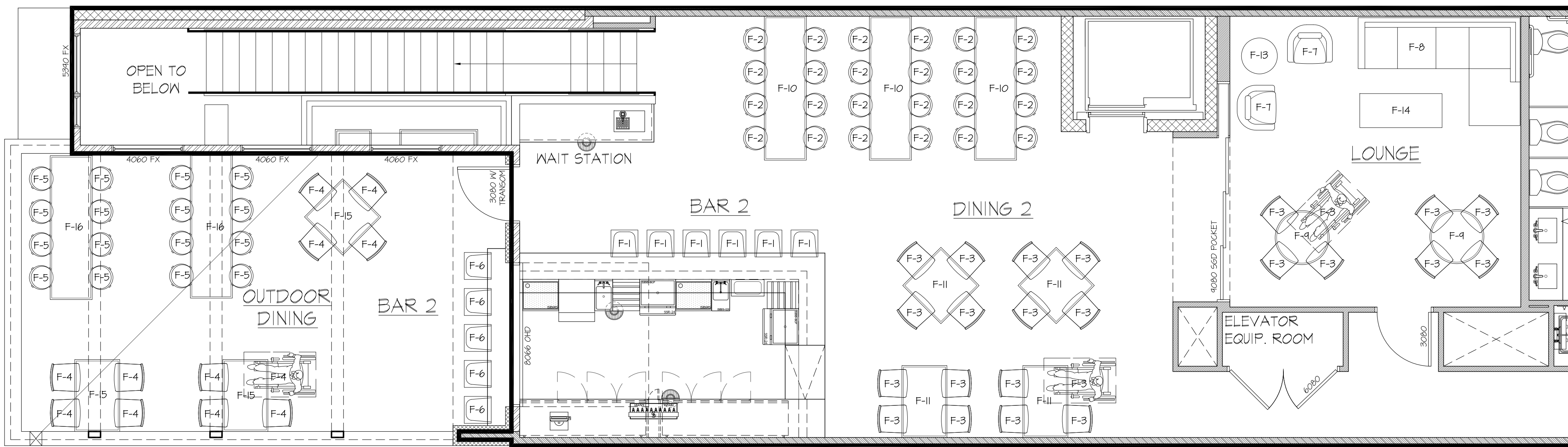


3 ADA TABLE DTL
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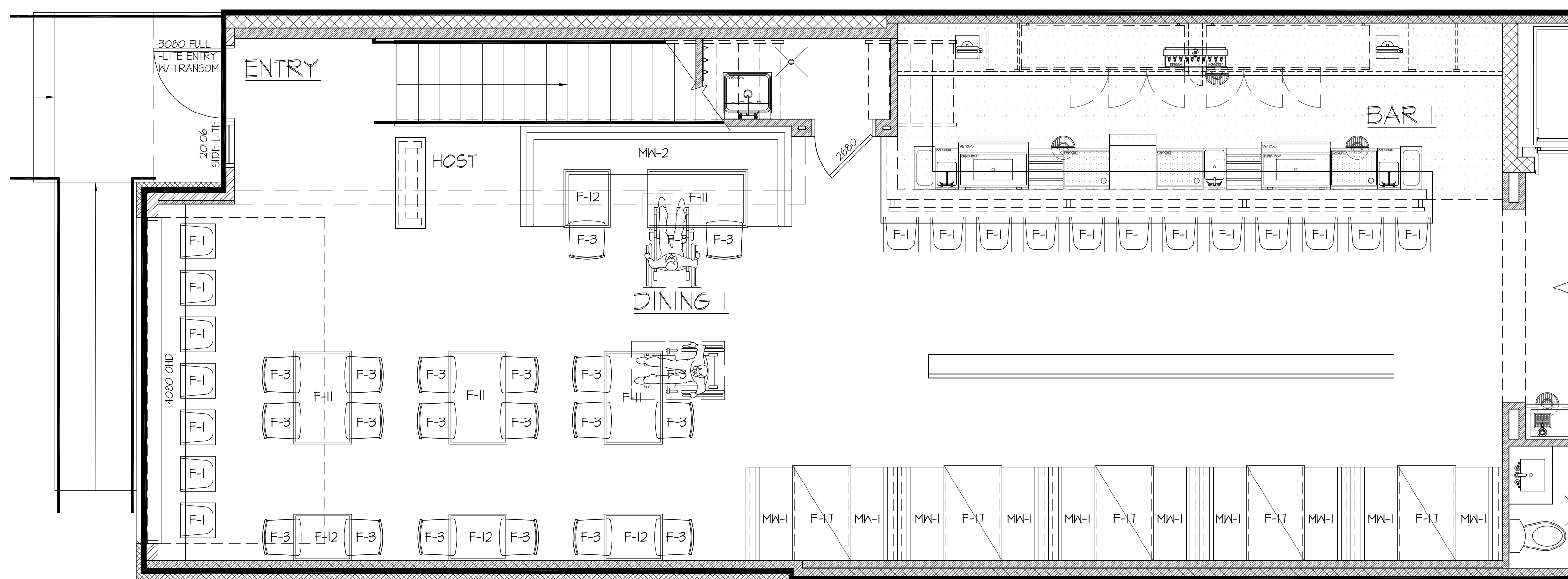
FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL FINISH						CEILING			REMARKS		
			NORTH	EAST	SOUTH	WEST	MATERIAL	TYPE/COLOR /PATTERN	HEIGHT					
DINING ROOM 1		SEALED CONCRETE	WOOD	PAINT	TBD	PAINT	TBD	PAINT	TBD	GYP	PAINT	12'-0"		
BAR 1		SEALED CONCRETE	TOP SET, 3/8" RADIUS COVE - DAL TILE - WHITE 100 - 6"X 8"	PAINT	TBD	FRP @ DIEWALL	MARLITE - WHITE - P100	FRP @ DIEWALL	MARLITE - WHITE - P100	PAINT	TBD	GYP	PAINT	10'-6"
JANITOR'S CLOSET 1		SEALED CONCRETE	TOP SET, 3/8" RADIUS COVE - DAL TILE - WHITE 100 - 6"X 8"	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	GYP	PAINT	9'-11"
UNISEX RESTROOM		CERAMIC TILE	3/8" STAINLESS STEEL SCHLUTER STRIP	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	GYP	PAINT	12'-0"
SERVICE HALLWAY 1		SEALED CONCRETE	WOOD	PAINT	TBD	PAINT	TBD	PAINT	TBD	PAINT	TBD	GYP	PAINT	VARIES
WAIT STATION 1		SEALED CONCRETE	WOOD	PAINT	TBD	PAINT	TBD	PAINT	TBD	PAINT	TBD	GYP	PAINT	12'-0"
ORDER AREA		SEALED CONCRETE	WOOD	PAINT	TBD	PAINT	TBD	PAINT	TBD	PAINT	TBD	GYP	PAINT	12'-0"
KITCHEN - COOK LINE		SEALED CONCRETE	TOP SET, 3/8" RADIUS COVE - DAL TILE - WHITE 100 - 6"X 8"	STAINLESS STEEL	18 GA BRUSHED S.S. SHEETS	STAINLESS STEEL	18 GA BRUSHED S.S. SHEETS	FRP	MARLITE - WHITE - P100	STAINLESS STEEL	18 GA BRUSHED S.S. SHEETS	GYP	PAINT	10'-11"
KITCHEN - PREP AREA		SEALED CONCRETE	TOP SET, 3/8" RADIUS COVE - DAL TILE - WHITE 100 - 6"X 8"	FRP	MARLITE - WHITE - P100	FRP	MARLITE - WHITE - P100	FRP	MARLITE - WHITE - P100	FRP	MARLITE - WHITE - P100	T-BAR	2 X 4 GRID	9'-0"
KITCHEN - SCULLERY		SEALED CONCRETE	TOP SET, 3/8" RADIUS COVE - DAL TILE - WHITE 100 - 6"X 8"	FRP	MARLITE - WHITE - P100	FRP	MARLITE - WHITE - P100	FRP	MARLITE - WHITE - P100	FRP	MARLITE - WHITE - P100	T-BAR	2 X 4 GRID	9'-0"
LIQUOR STORAGE		WOOD	WOOD	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	GYP	DUNN EDWARDS SWISS COFFEE	VARIES
SERVICE HALLWAY 2		WOOD	WOOD	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	GYP	DUNN EDWARDS SWISS COFFEE	VARIES
MECHANICAL ROOM		CERAMIC TILE	TOP SET, 3/8" RADIUS COVE - DAL TILE - WHITE 100 - 6"X 8"	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	GYP	DUNN EDWARDS SWISS COFFEE	VARIES
AV EQUIPMENT ROOM		WOOD	WOOD	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	GYP	DUNN EDWARDS SWISS COFFEE	VARIES
OFFICE		WOOD	WOOD	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	GYP	DUNN EDWARDS SWISS COFFEE	VARIES
LOUNGE		WOOD	WOOD	PAINT	TBD	PAINT	TBD	PAINT	TBD	PAINT	TBD	GYP	PAINT	VARIES
JANITOR'S CLOSET 2		CERAMIC TILE	TOP SET, 3/8" RADIUS COVE - DAL TILE - WHITE 100 - 6"X 8"	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	GYP	DUNN EDWARDS SWISS COFFEE	VARIES
ELEVATOR EQUIPMENT ROOM		TBD	TBD	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	PAINT	DUNN EDWARDS SWISS COFFEE	GYP	DUNN EDWARDS SWISS COFFEE	VARIES
WOMEN'S RESTROOM		CERAMIC TILE	3/8" STAINLESS STEEL SCHLUTER STRIP	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	GYP	PAINT	VARIES
MEN'S RESTROOM		CERAMIC TILE	3/8" STAINLESS STEEL SCHLUTER STRIP	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	CERAMIC TILE/PAINT	TBD	GYP	PAINT	VARIES
WAIT STATION 2		WOOD	WOOD	PAINT	TBD	PAINT	TBD	PAINT	TBD	PAINT	TBD	GYP	PAINT	VARIES
BAR 2		QUARRY TILE	3/8" RADIUS QUARRY COVE - DAL TILE - ARID FLASH	PAINT	FRP @ DIEWALL	PAINT	MARLITE - WHITE - P100	PAINT	TBD	FRP @ DIEWALL	MARLITE - WHITE - P100	GYP	PAINT	VARIES
DINING ROOM 2		WOOD	WOOD	PAINT	TBD	PAINT	TBD	PAINT	TBD	PAINT	TBD	GYP	PAINT	VARIES

* CONCRETE FLOOR TO BE SEALED W/ APPROVED CLEAR SEALANT RESISTANT TO WATER, WEAR, ACID AND OIL.
* ANY EXPOSED UTILITY SERVICE LINES & PIPES SHALL NOT OBSTRUCT OR PREVENT CLEANING OF WALLS & CEILING.



2 SECOND LEVEL FURNITURE PLAN
SCALE: 1/4" = 1'-0"



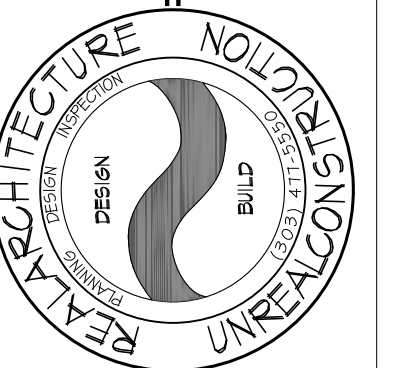
1 FIRST LEVEL FURNITURE PLAN
SCALE: 1/4" = 1'-0"

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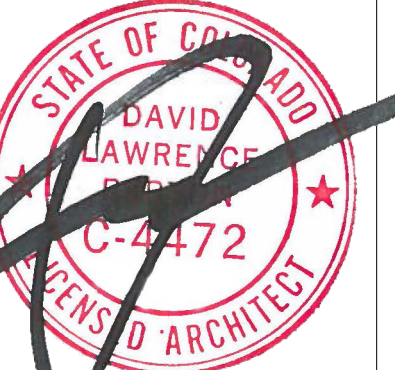
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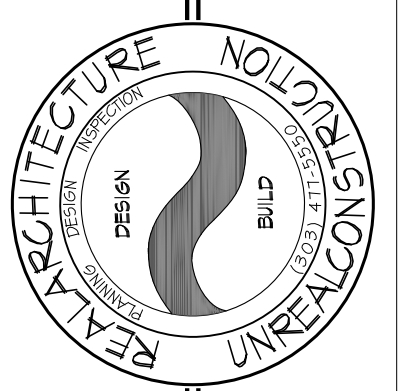
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DATE: 01-15-2020
PROJECT NUMBER: 1769
REVISIONS:

SHEET #
A-8

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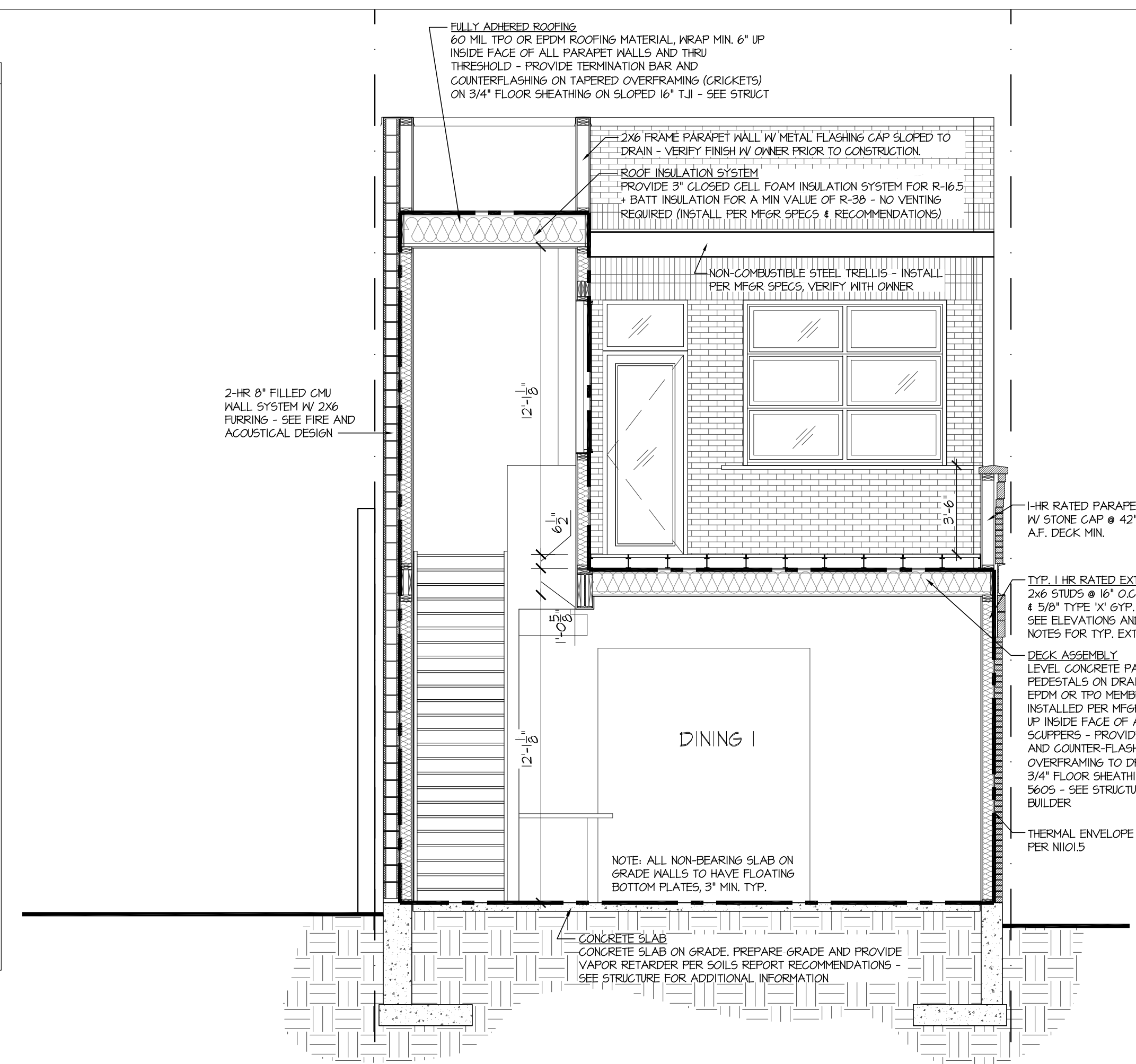
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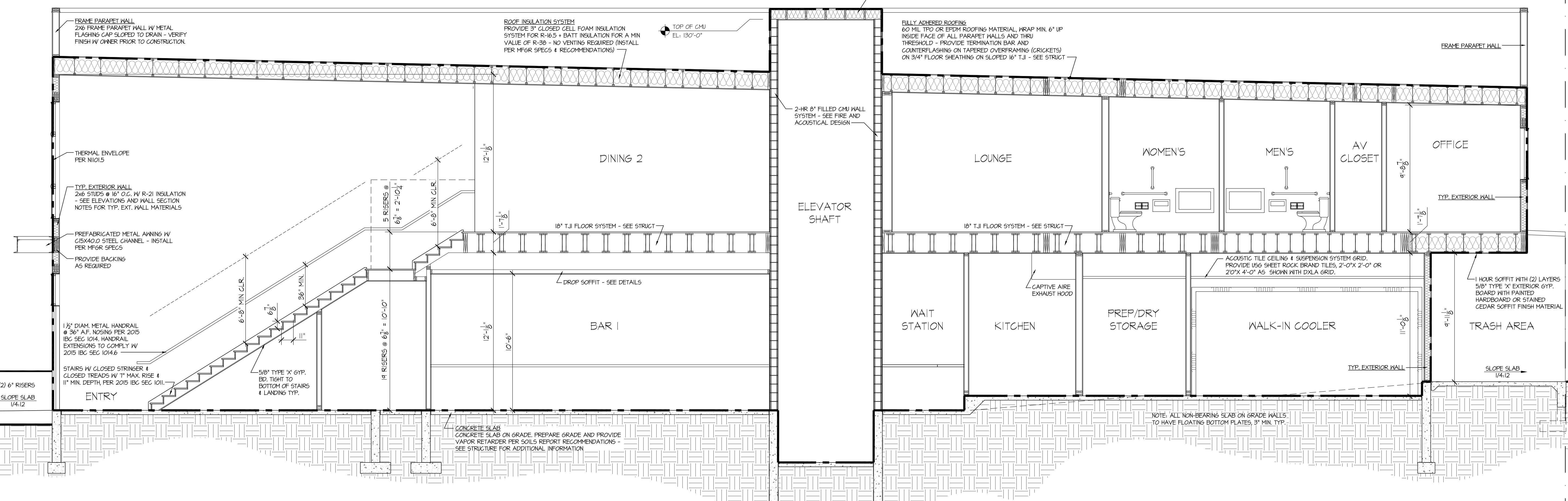
SHEET #
A-9

- 25TH AVENUE RESTAURANT - FFE = 5300.8'
- TOP OF PARAPET
EL. 130'-10 1/4"
 - ROOF TOP PLATE HIGH
EL. 125'-4 3/8"
 - WINDOW/O.H.D. HEAD
EL. 123'-8 1/4"
 - ROOF TOP PLATE LOW
EL. 123'-5 1/8"
 - OFFICE WINDOW HEAD
EL. 121'-8 1/4"
 - 2ND F. DECK F.F.
EL. 113'-8 1/4"
 - 1ST TOP PLATE
EL. 102'-1 1/8"
 - TRANSOM WINDOW HEAD
EL. 107'-6"
 - ENTRY DOOR/O.H.D. HEAD
EL. 108'-0"
 - 1ST F.F. @ ALLEY
EL. 102'-2"
 - EL. 5303.0'
 - 1ST F.F. @ KITCHEN
EL. 101'-1"
 - EL. 5301.82'
 - 1ST F.F. @ ENTRY
EL. 100'-0"
 - EL. 5300.8'



2 TRANSVERSE BUILDING SECTION
SCALE: 1/4" = 1'-0"

ELEVATOR SLOPED ROOF-CEILING ASSEMBLY RC 2750, TPO OR EPDM CLASS 'B', FULLY ADHERED OR MECHANICALLY FASTENED PER MFGR SPECS & IBC SECTION 1504. ON STAIR ROOF-CEILING ASSEMBLY RC 2750 - SEE SHEET A1.3 FOR FIRE ASSEMBLIES - POLYISO AND BATT TO MEET R-30 REQUIREMENT



1 LONGITUDINAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

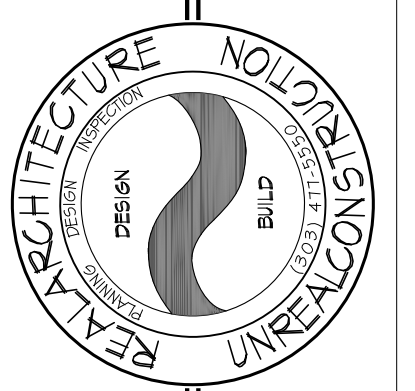
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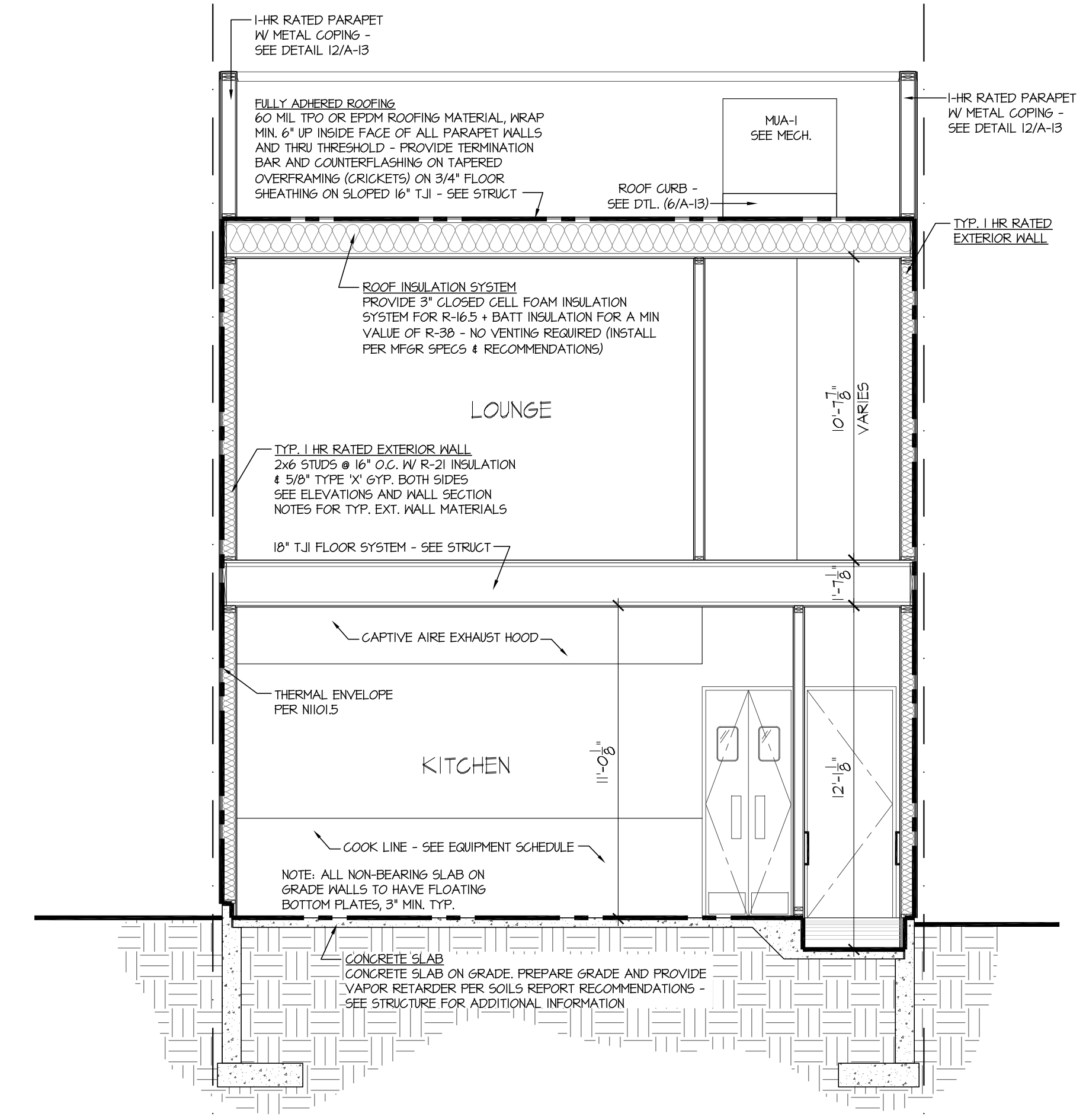
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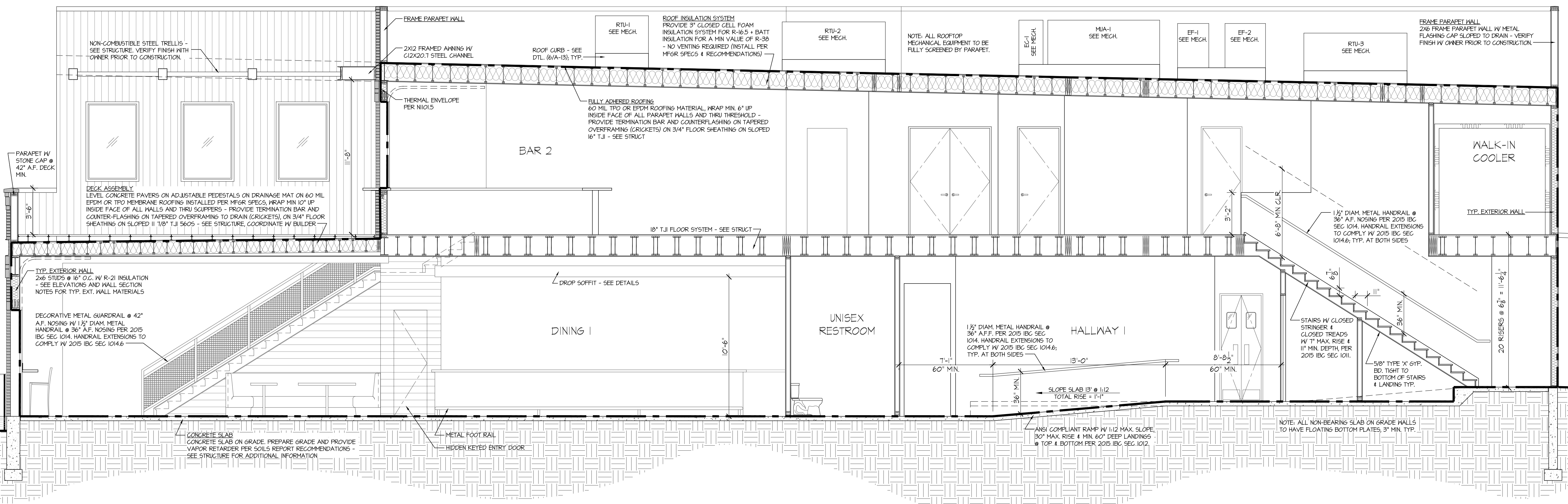
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DATE: 01-15-2020
PROJECT NUMBER: 1769
REVISIONS:

SHEET #
A-10

- 25TH AVENUE RESTAURANT - FFE = 5300.0'
- TOP OF PARAPET
EL: 130'-10 1/4"
 - ROOF TOP PLATE HIGH
EL: 129'-4 3/8"
 - WINDOW/O.H.D. HEAD
EL: 123'-8 1/4"
 - ROOF TOP PLATE LOW
EL: 123'-5 1/8"
 - OFFICE WINDOW HEAD
EL: 121'-8 1/4"
 - 2ND & DECK F.F.
EL: 113'-8 1/4"
 - 1ST TOP PLATE
EL: 112'-1 1/8"
 - TRANSOM WINDOW HEAD
EL: 110'-6"
 - ENTRY DOOR/O.H.D. HEAD
EL: 108'-0"
 - 1ST F.F. @ ALLEY
EL: 102'-2"
EL: 5303.0'
 - 1ST F.F. @ KITCHEN
EL: 101'-1"
EL: 5301.42'
 - 1ST F.F. @ ENTRY
EL: 100'-0"
EL: 5300.0'

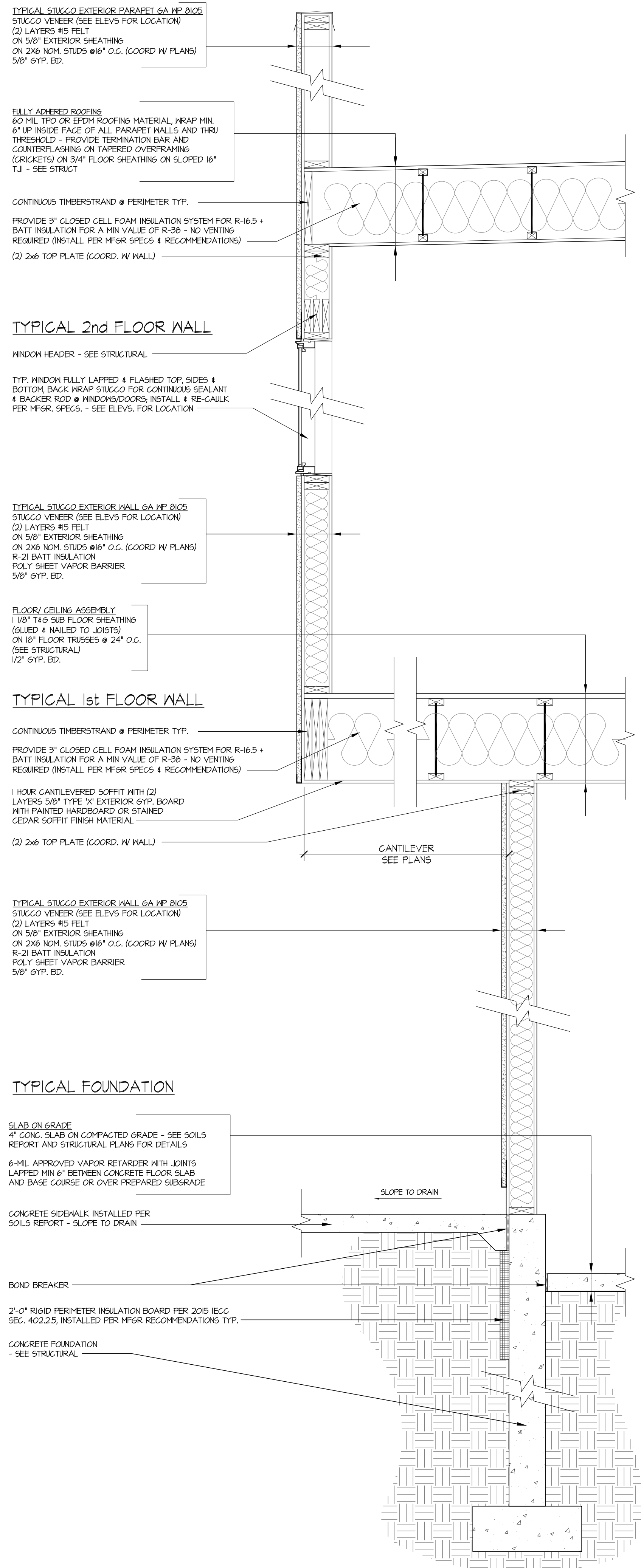


2 TRANSVERSE BUILDING SECTION
SCALE: 1/4" = 1'-0"

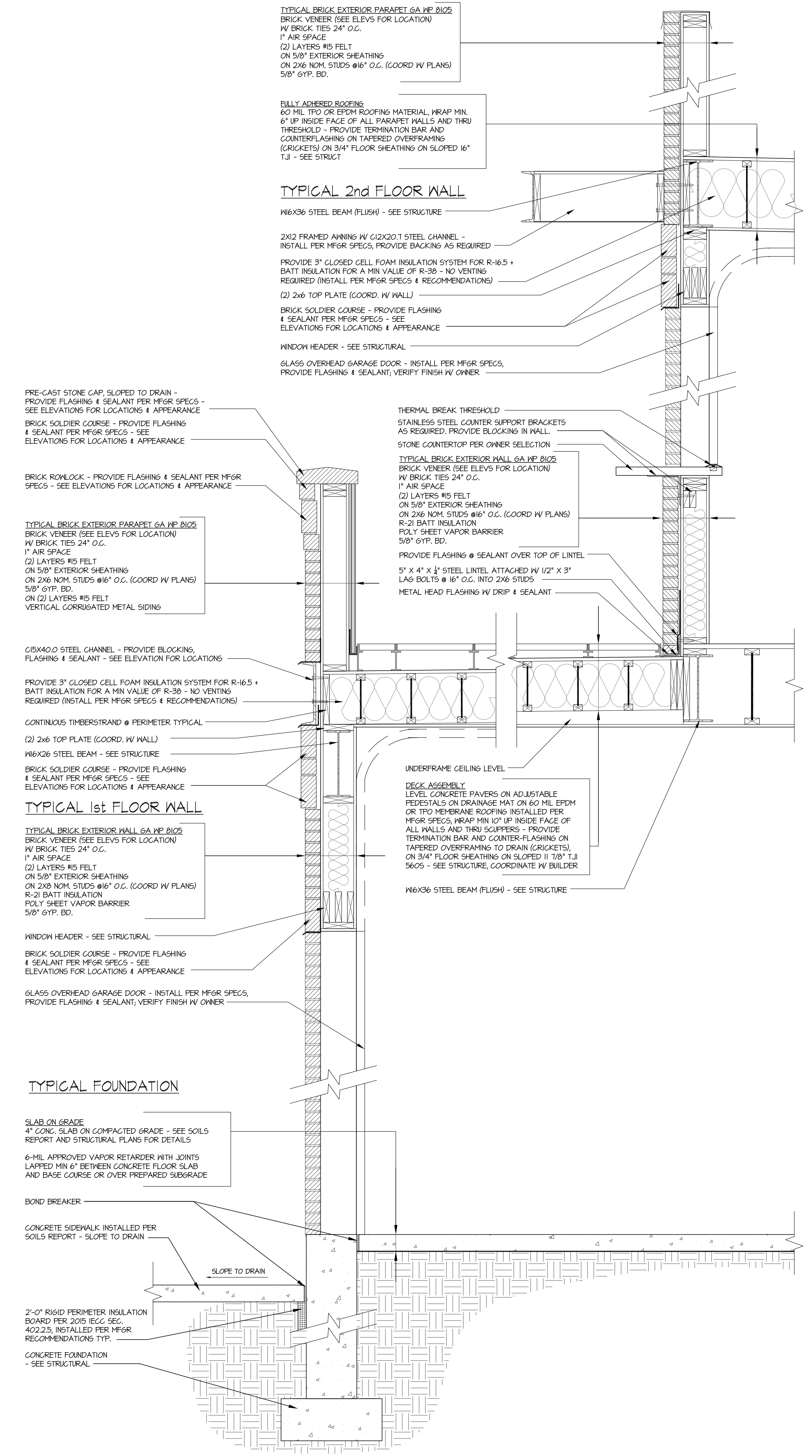


1 LONGITUDINAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

Jan 14, 2020 - 4:50pm
1769 - Sections & Details.dwg



2
A-11 TYPICAL EXTERIOR WALL SECTION @ STUCCO
SCALE: 3/4"=1'-0"



1
A-11 TYPICAL EXTERIOR WALL SECTION @ BRICK
SCALE: 3/4"=1'-0"

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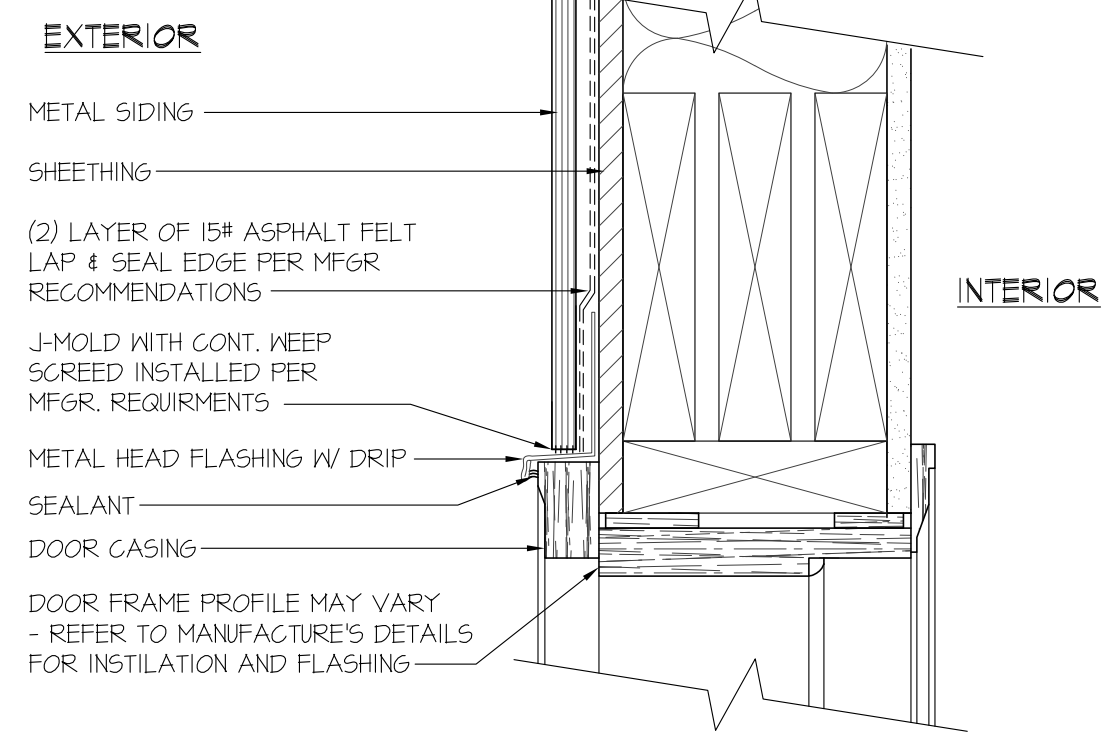
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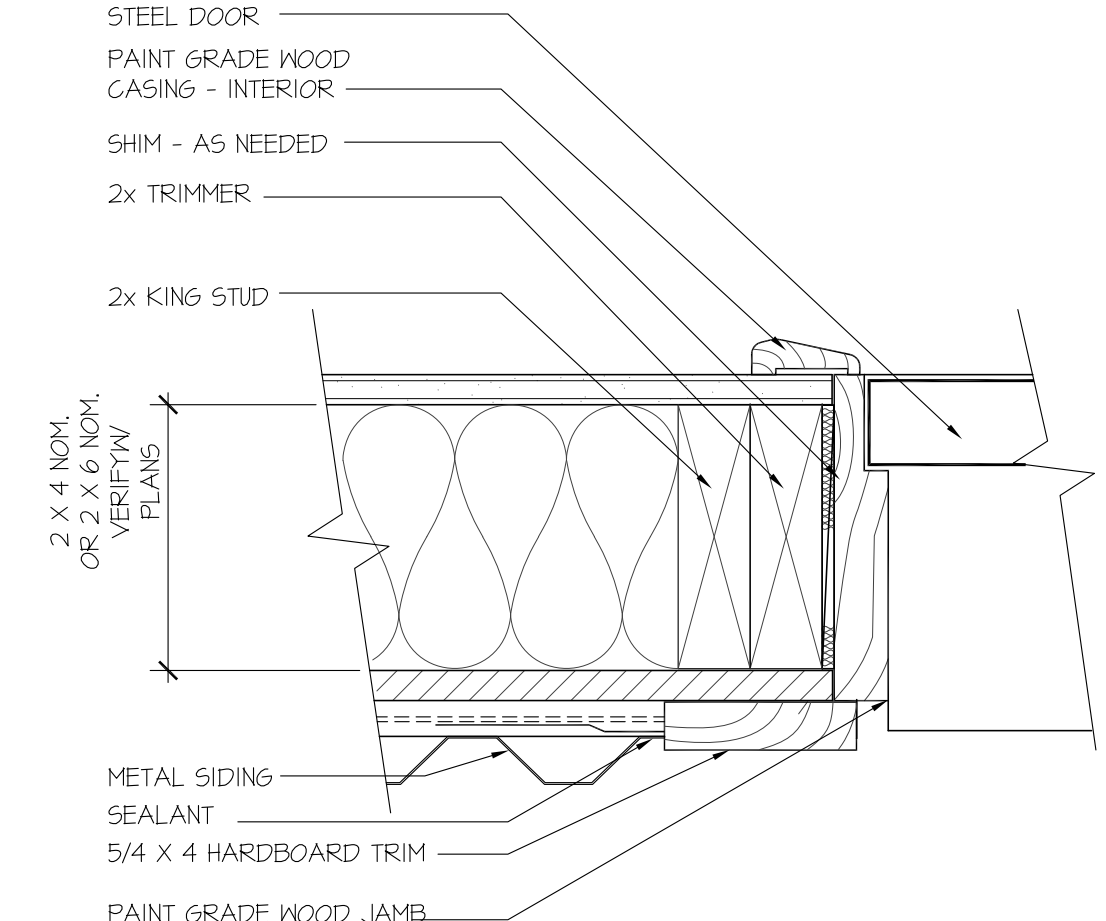
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 DATE: 01-15-2020
 PROJECT NUMBER: 1769
 REVISIONS:

SHEET #
 A=11

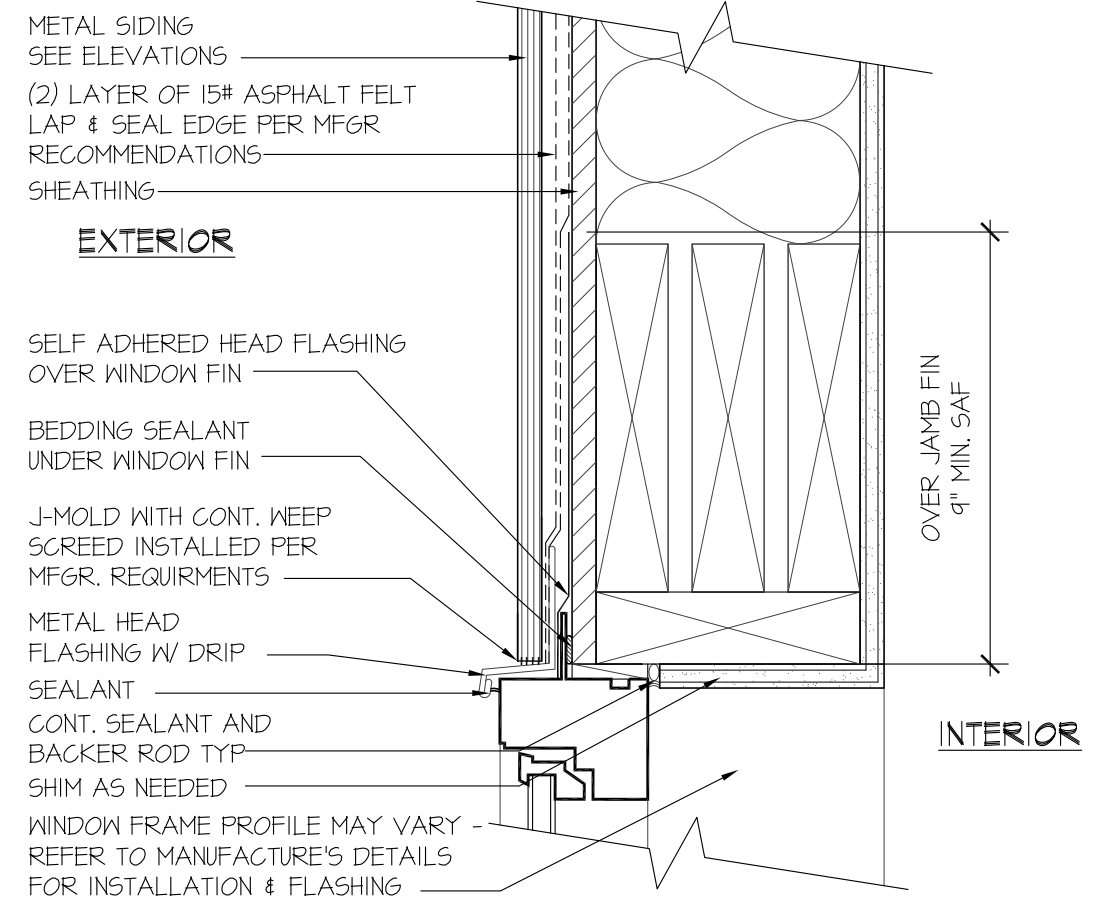
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169-sections & Details.dwg



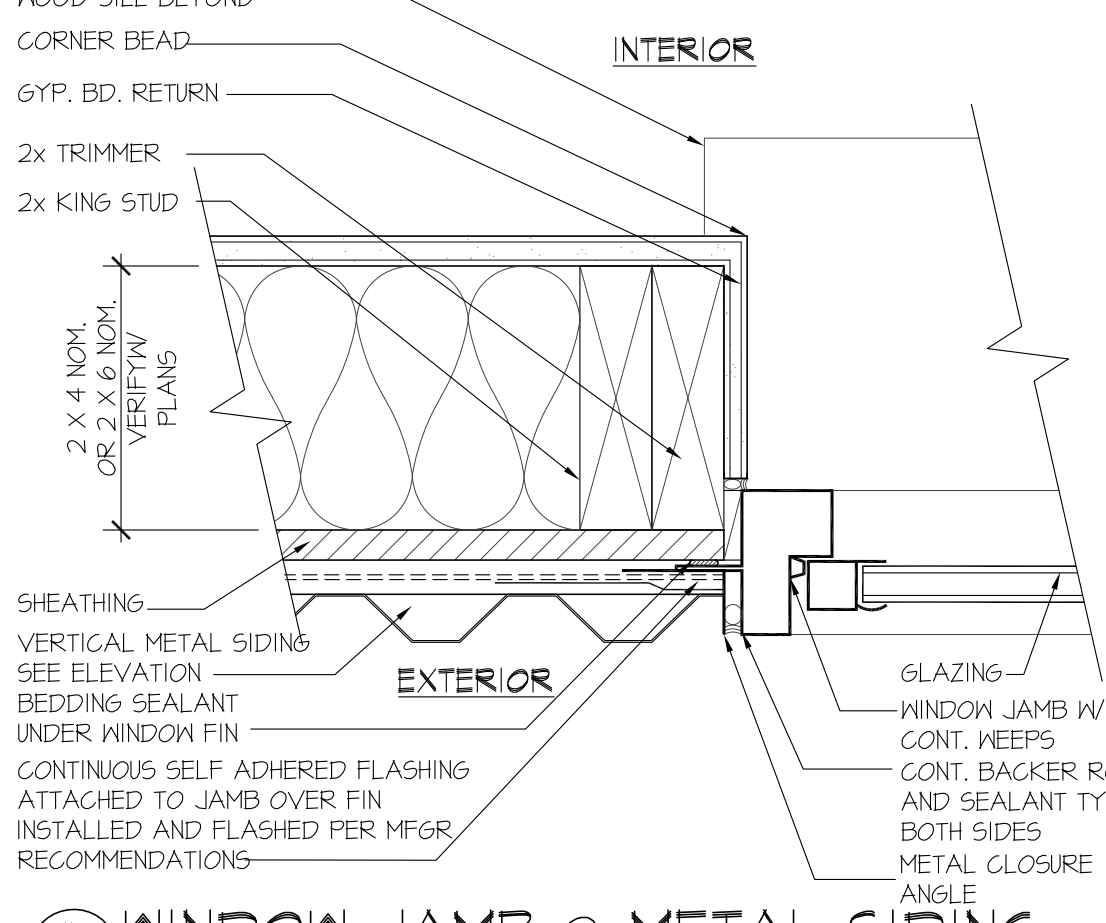
16 DOOR HEAD @ METAL SIDING
A-12/3'-11"-0"



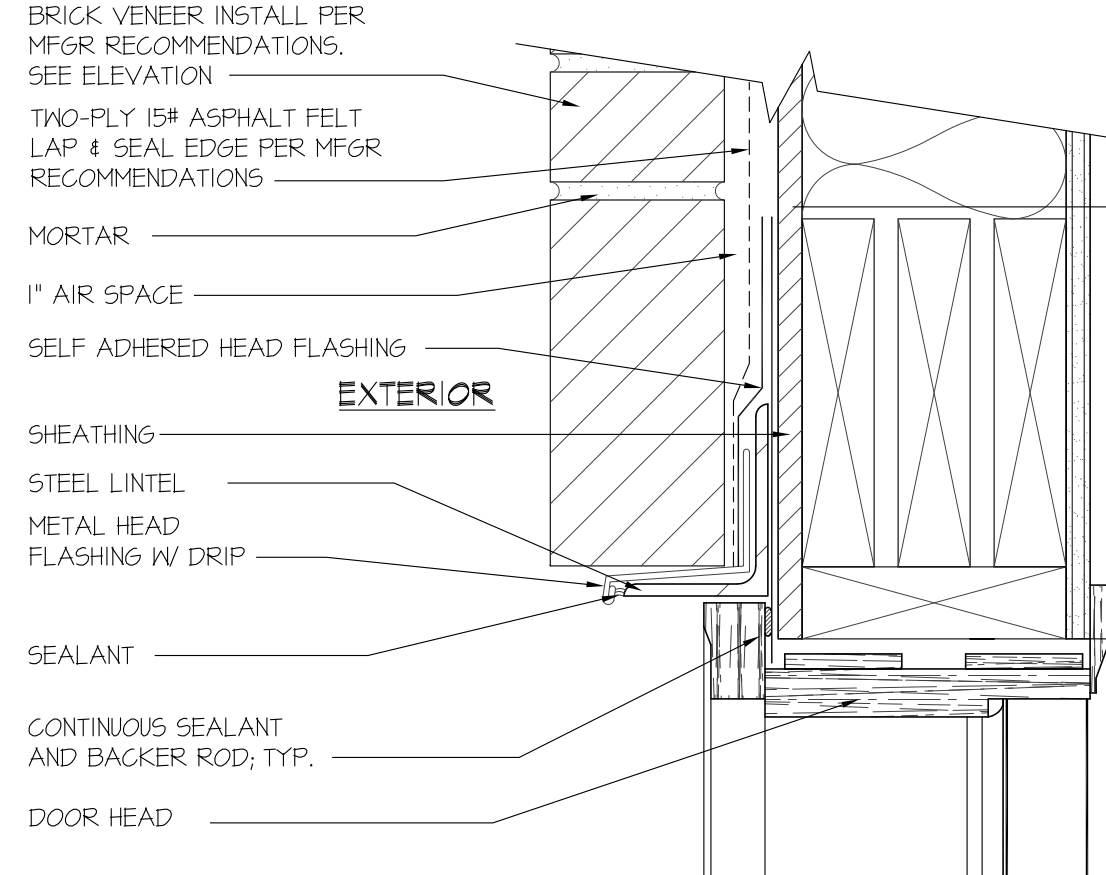
17 DOOR JAMB @ METAL SIDING
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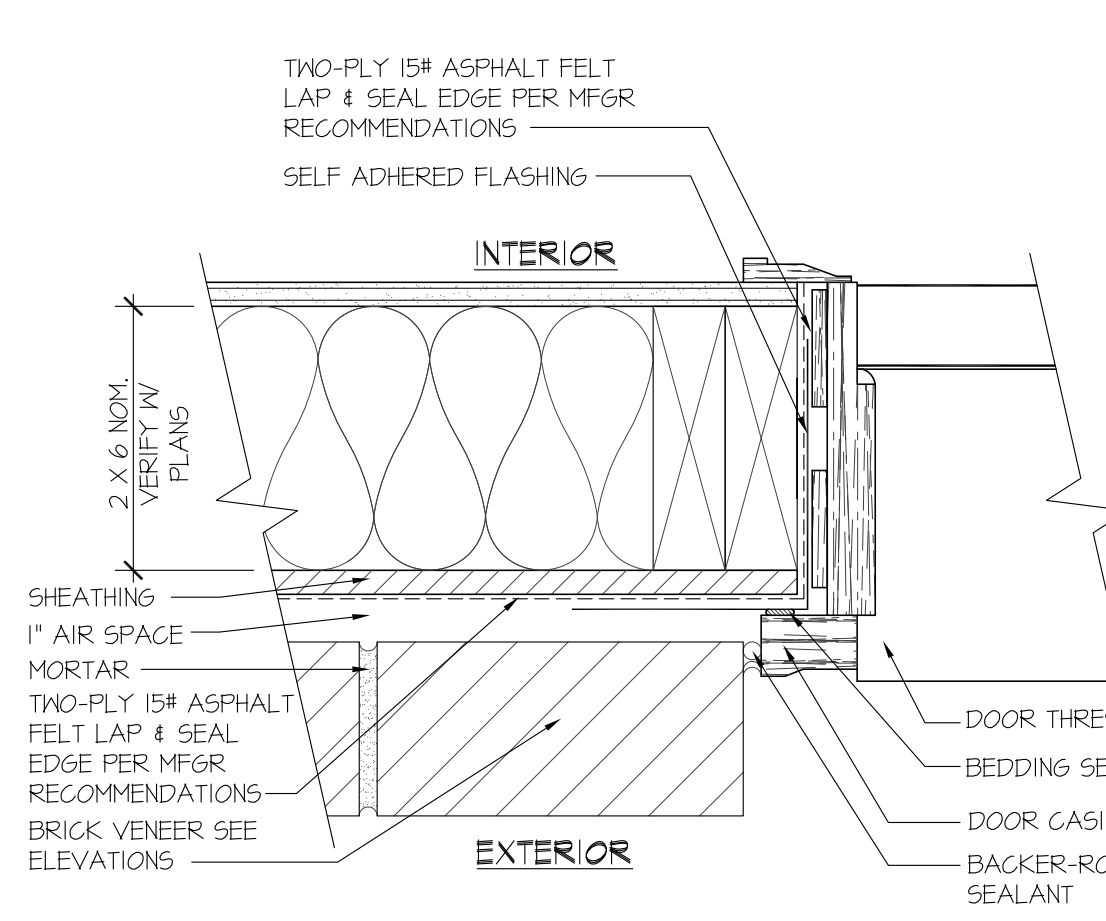
18 WINDOW HEAD @ METAL SIDING
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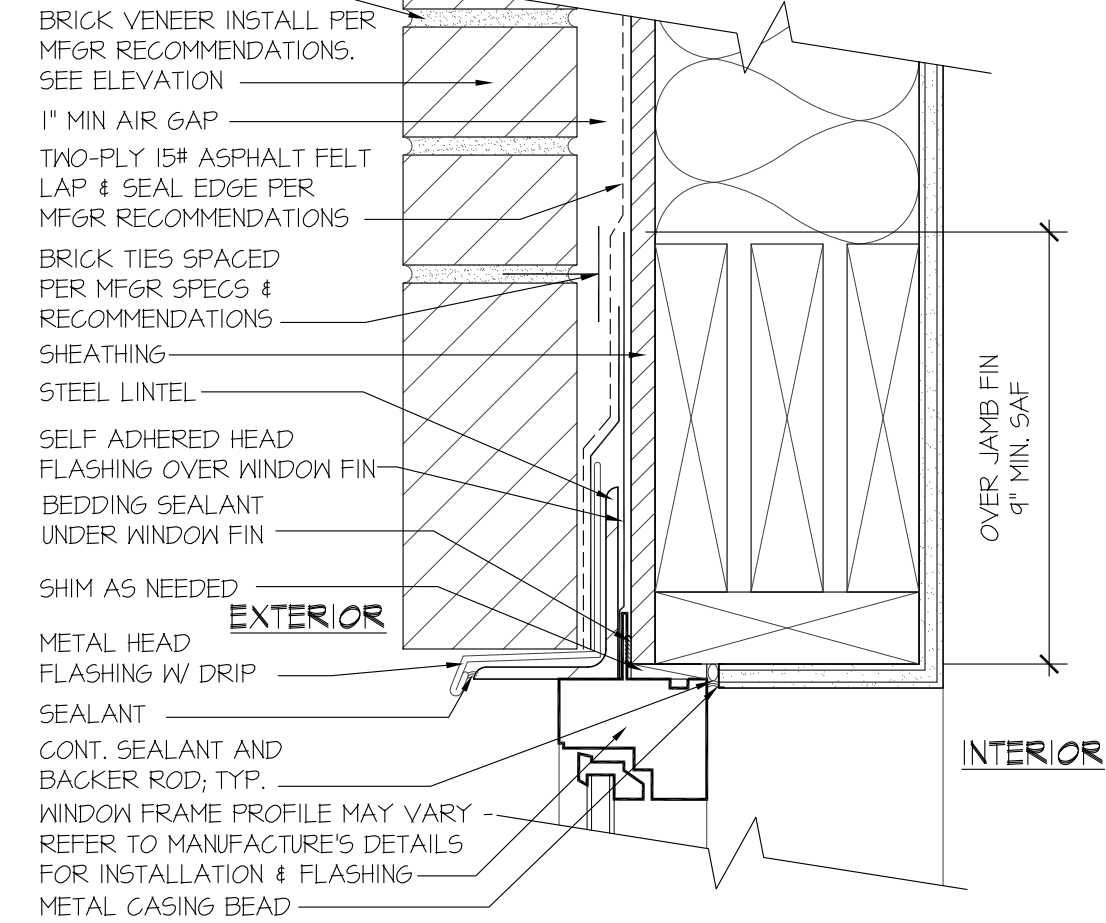
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A-12/3'-11"-0"



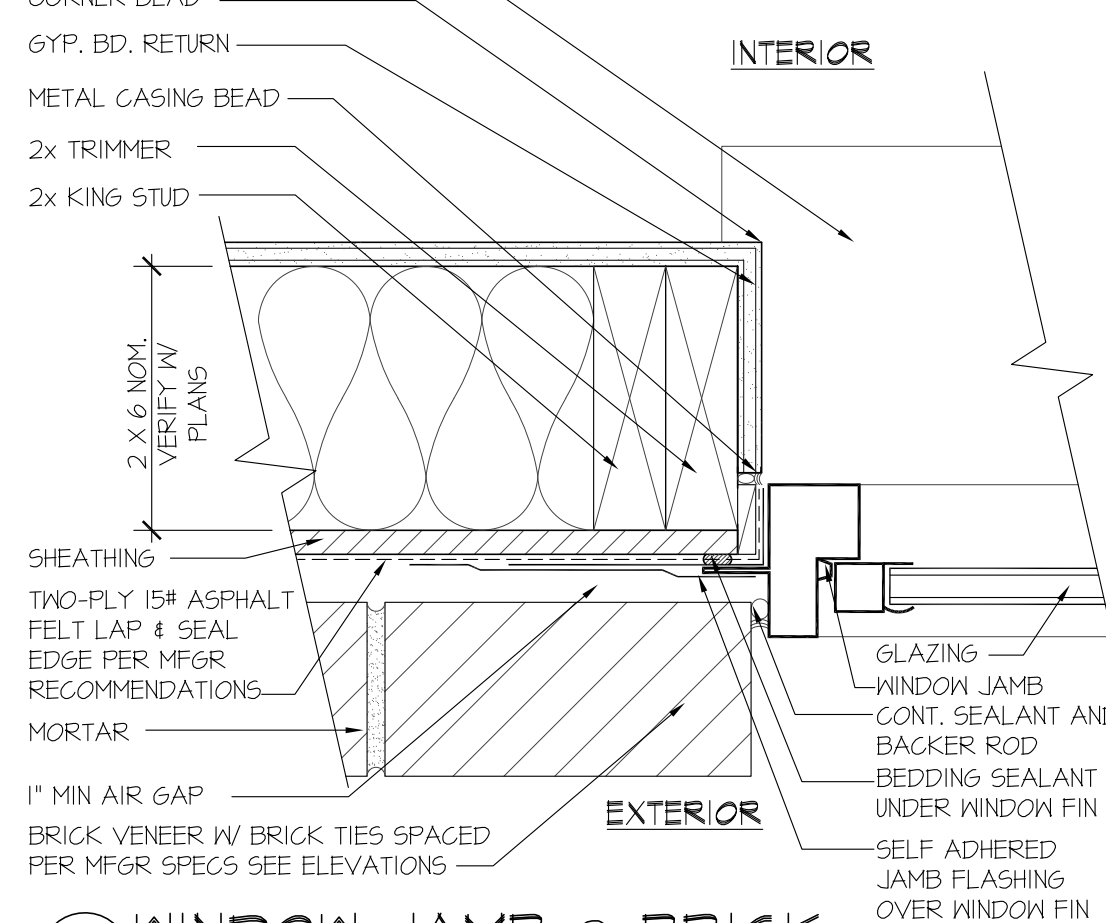
14 DOOR HEAD @ BRICK
A-12/3'-11"-0"



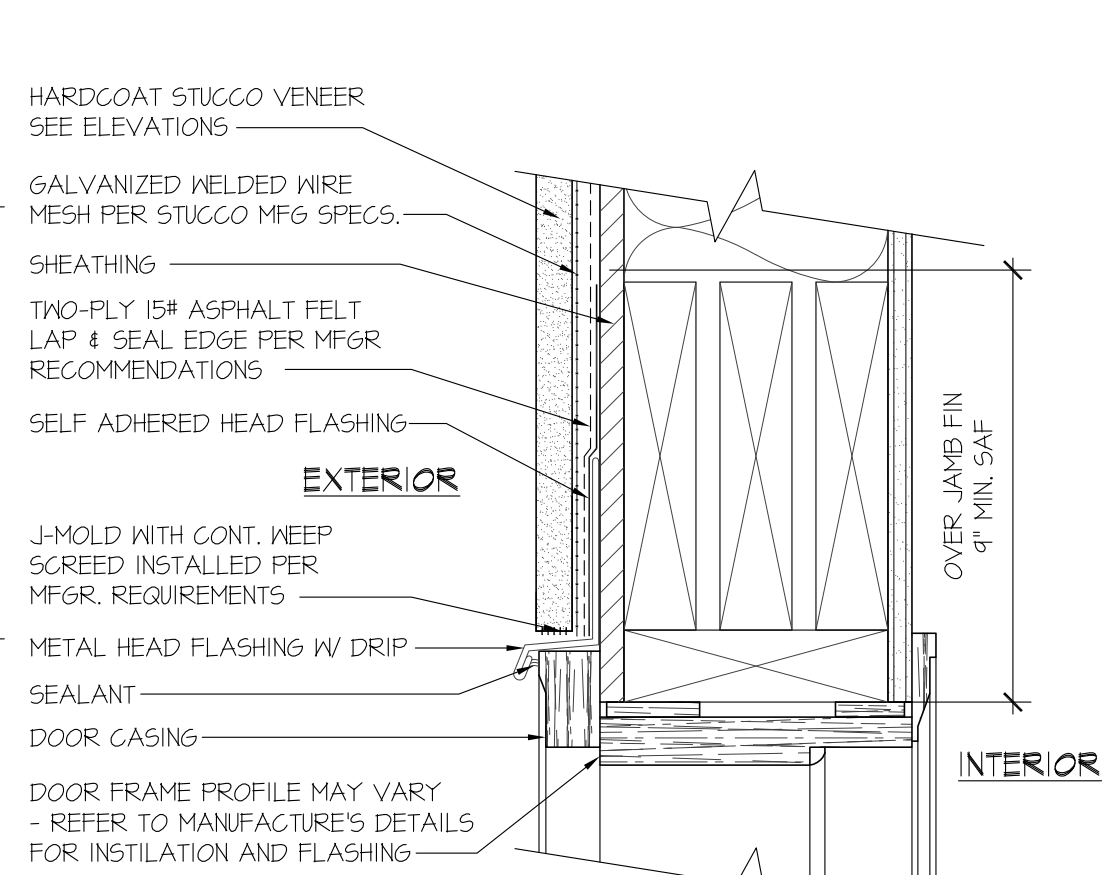
13 DOOR JAMB @ BRICK
A-12/3'-11"-0"



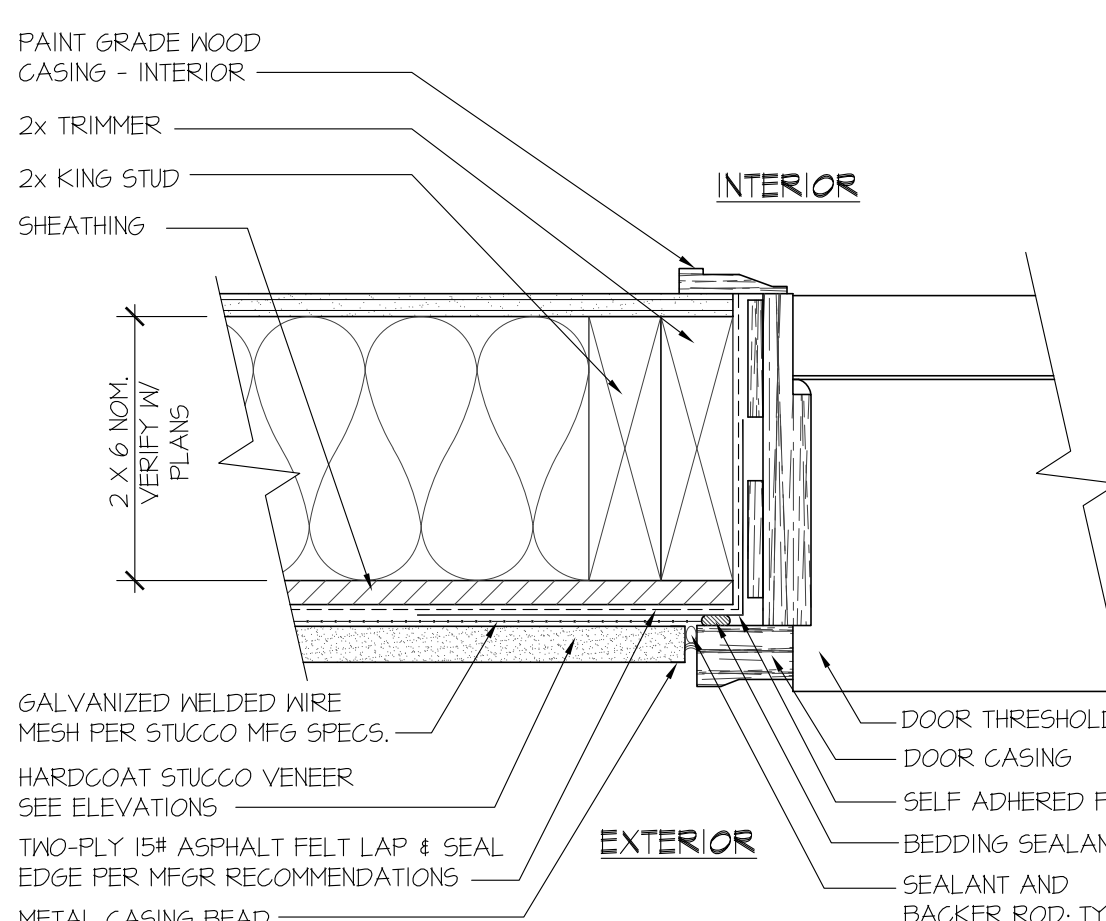
12 WINDOW HEAD @ BRICK
A-12/3'-11"-0"



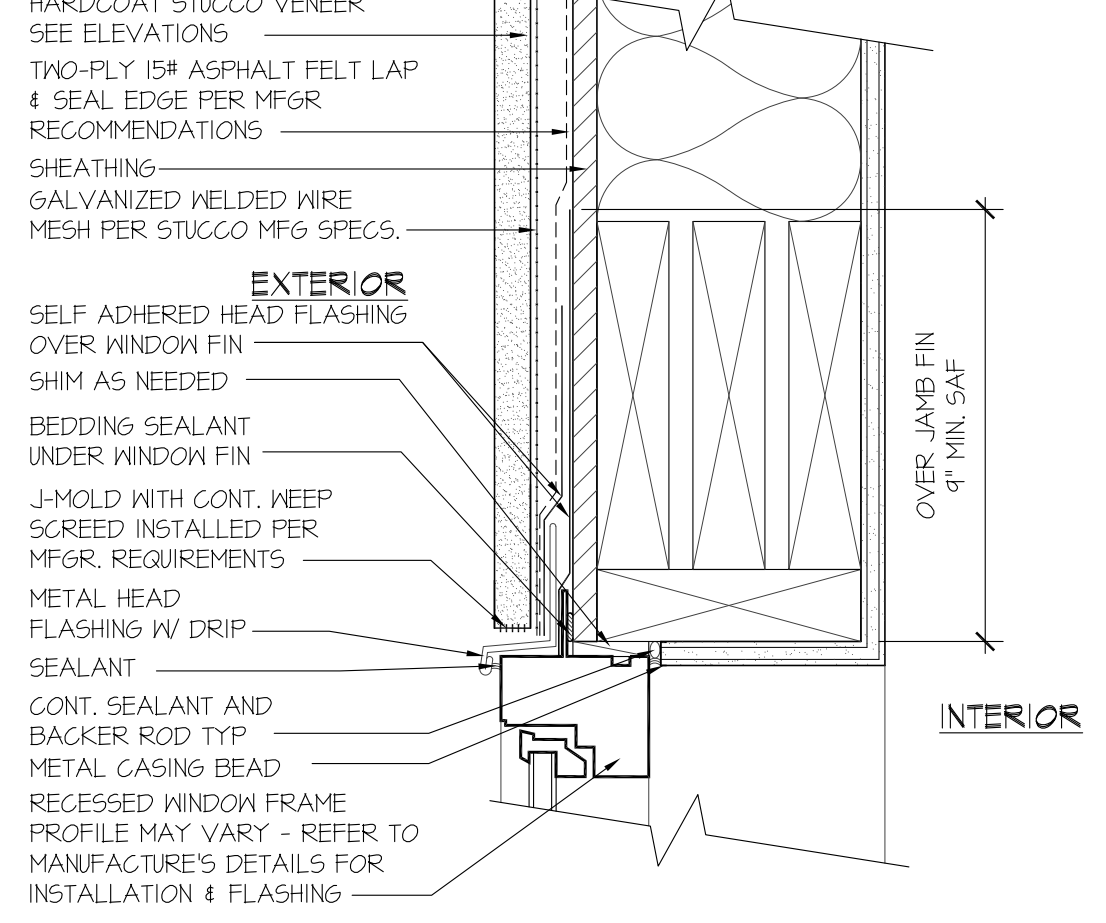
11 WINDOW JAMB @ BRICK
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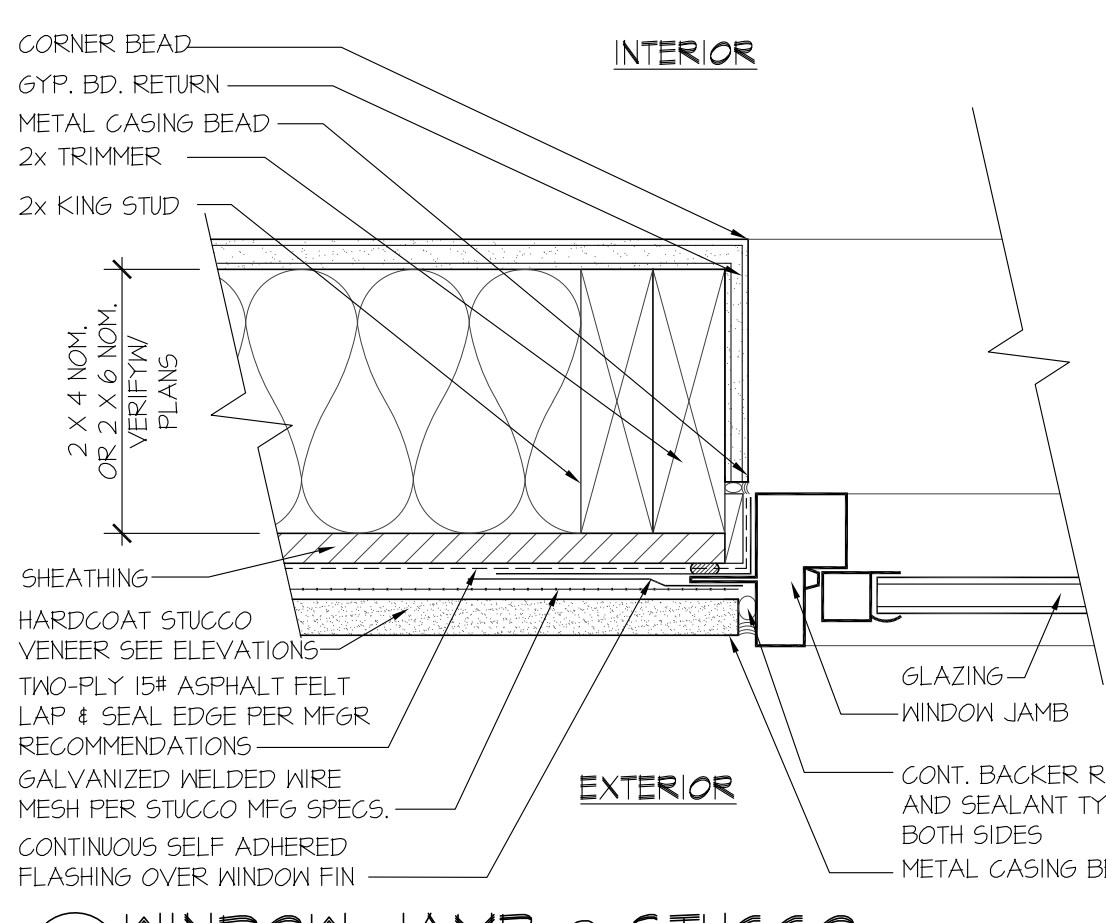
10 DOOR HEAD @ STUCCO
A-12/3'-11"-0"



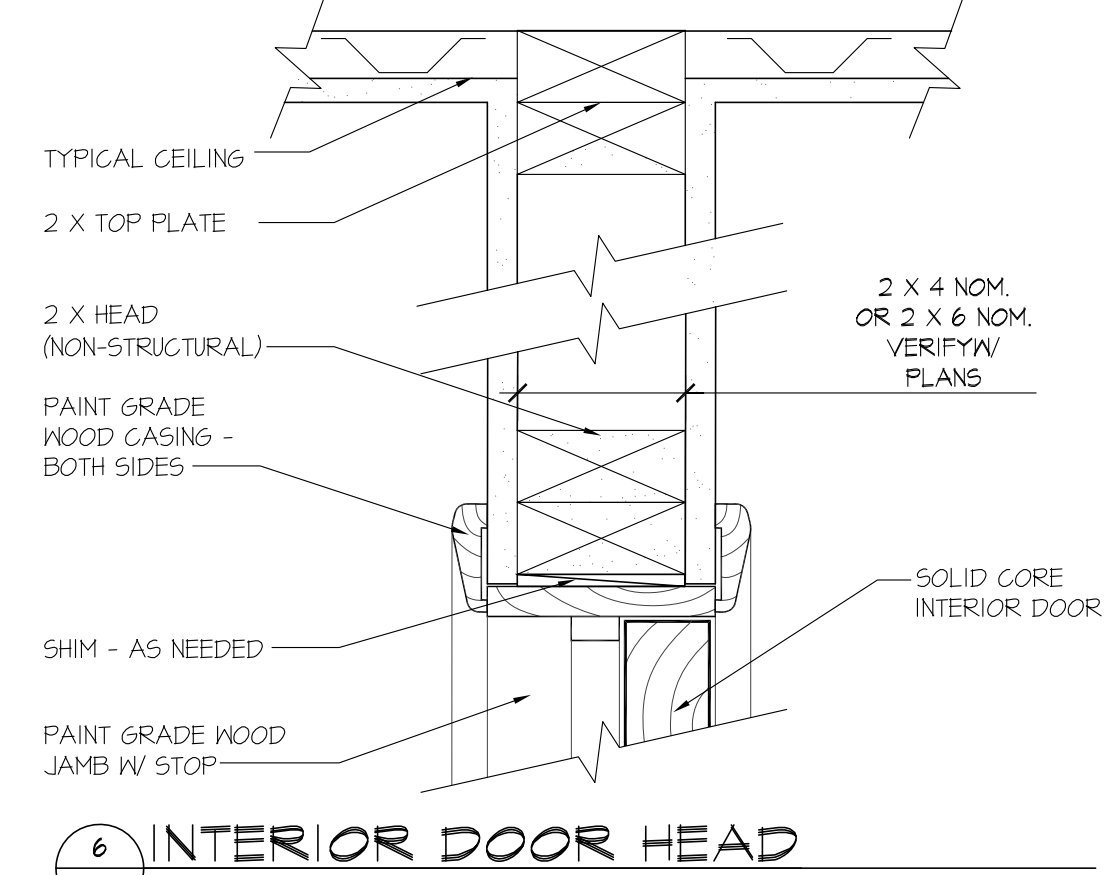
9 DOOR JAMB @ STUCCO
A-12/3'-11"-0"



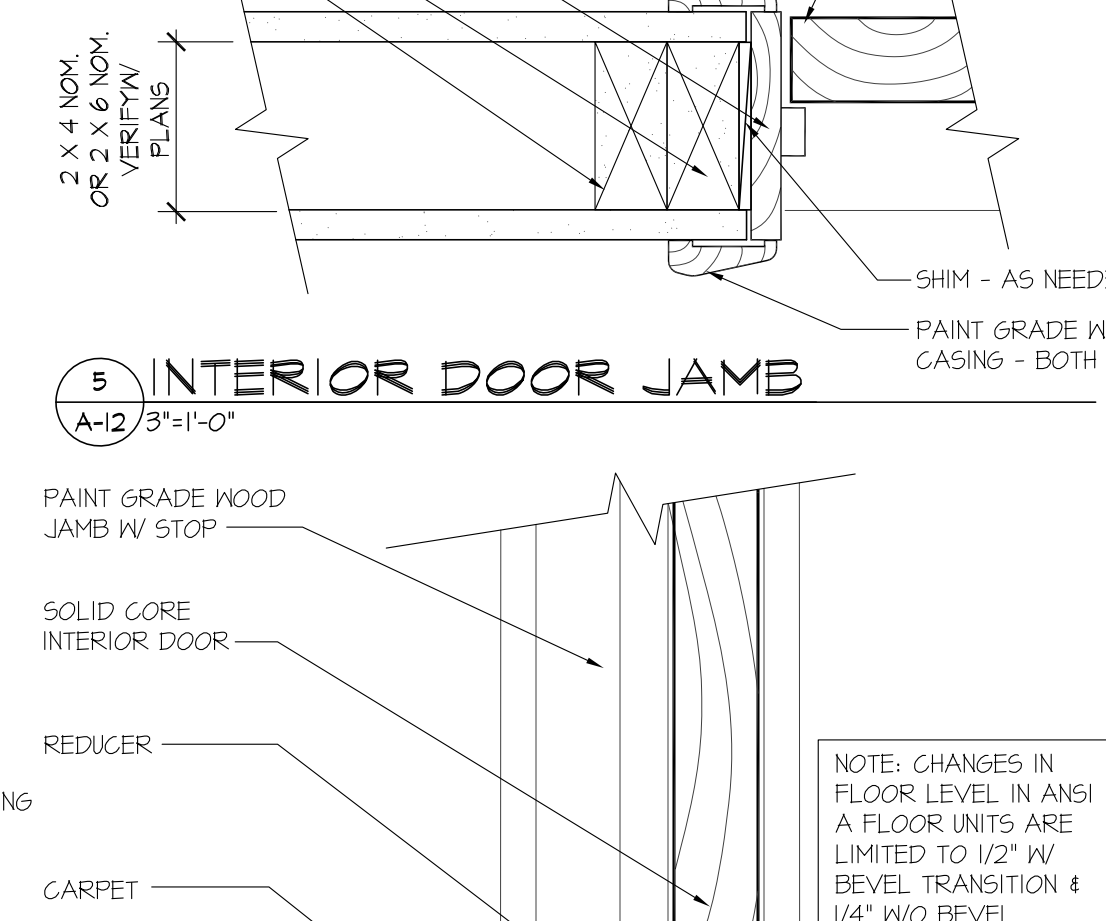
8 WINDOW HEAD @ STUCCO
A-12/3'-11"-0"



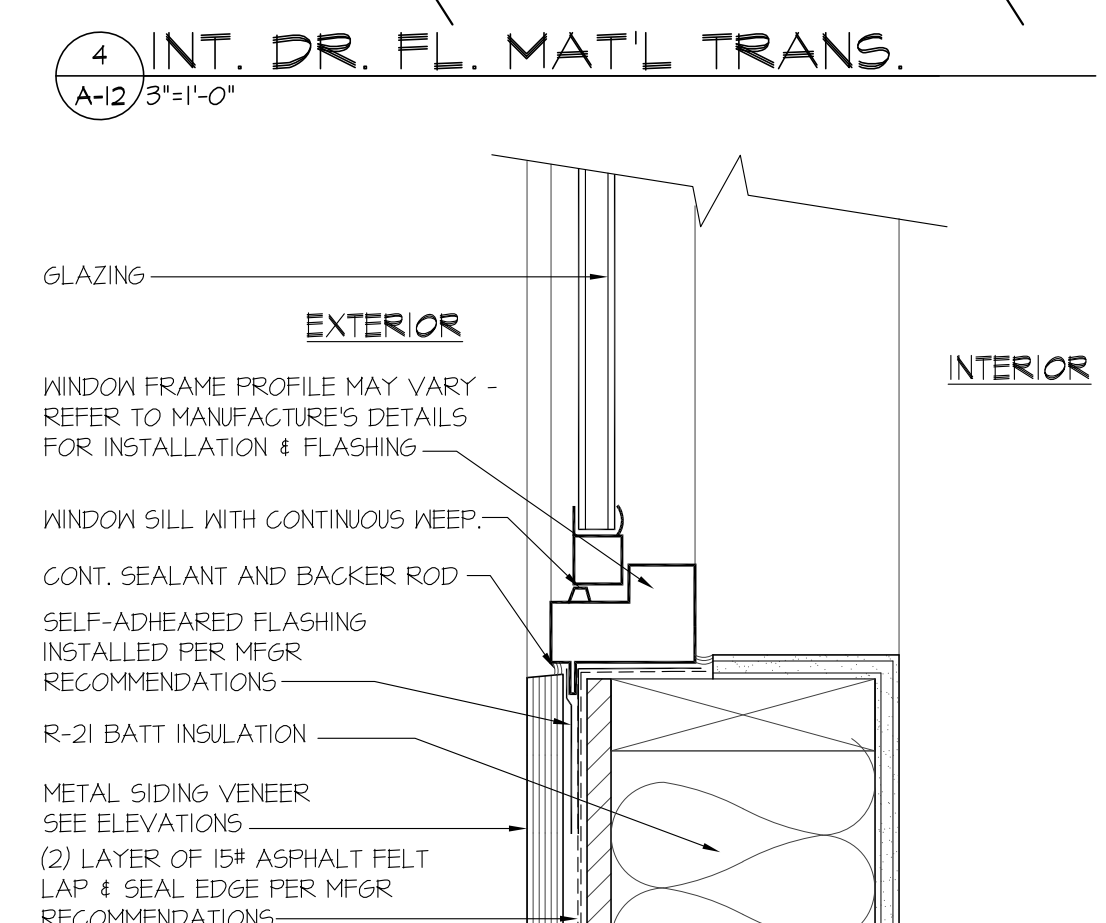
7 WINDOW JAMB @ STUCCO
A-12/3'-11"-0"



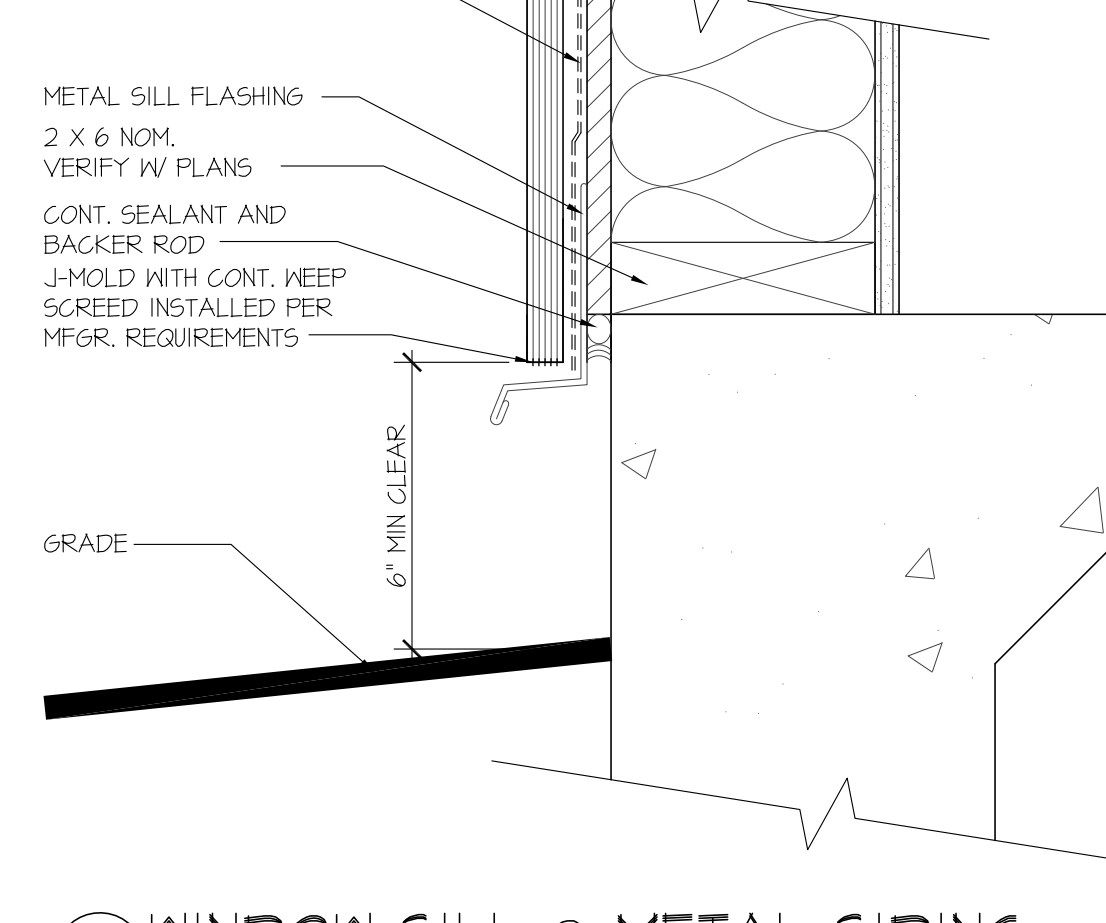
6 INTERIOR DOOR HEAD
A-12/3'-11"-0"



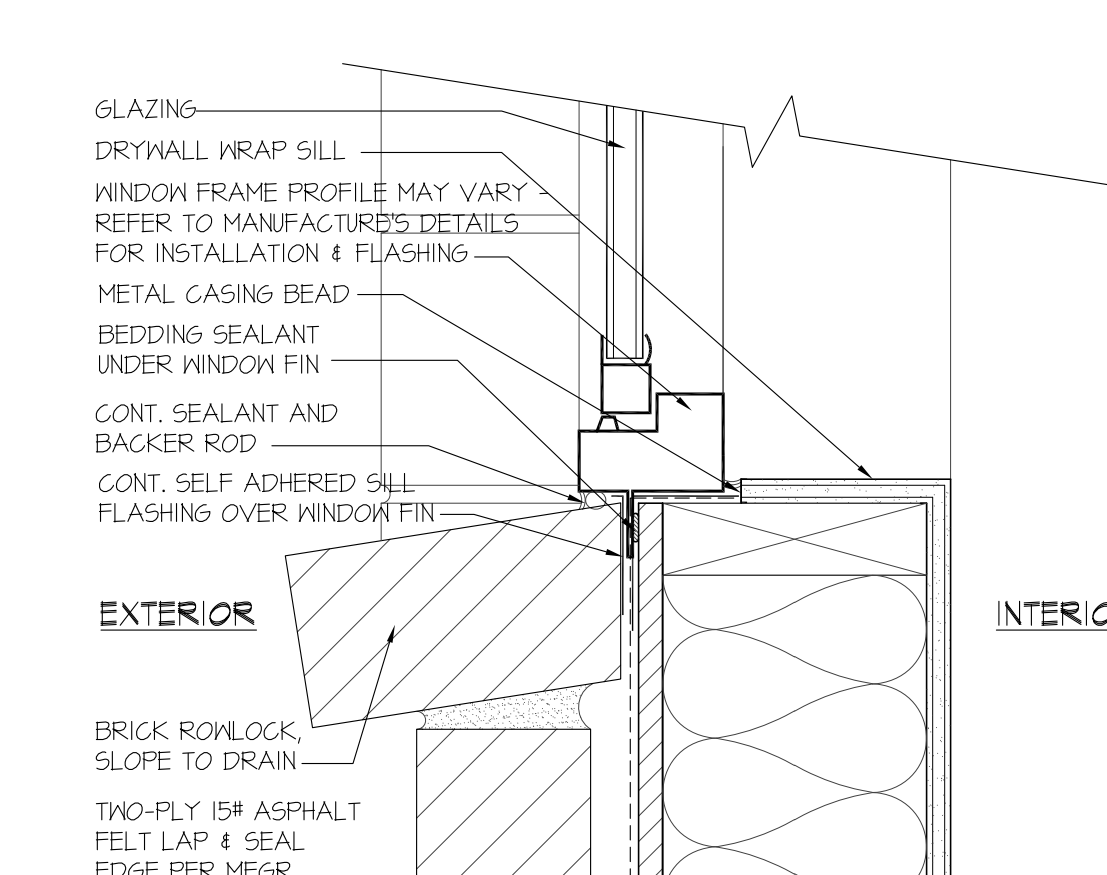
5 INTERIOR DOOR JAMB
A-12/3'-11"-0"



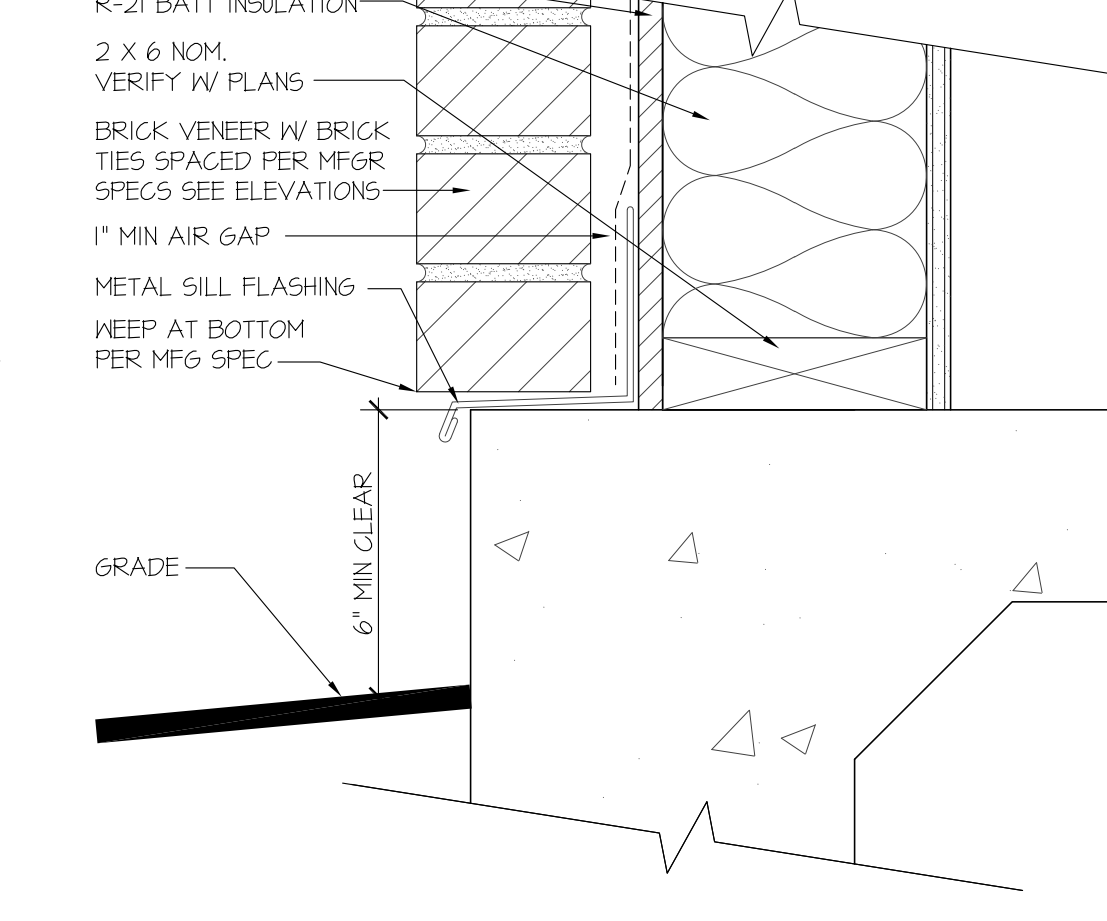
4 INT. DR. FL. MAT'L TRANS.
A-12/3'-11"-0"



3 WINDOW SILL @ METAL SIDING
A-12/3'-11"-0"



2 WINDOW SILL @ BRICK
A-12/3'-11"-0"



1 WINDOW SILL @ STUCCO
A-12/3'-11"-0"

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ARCHITECTS
P.C.

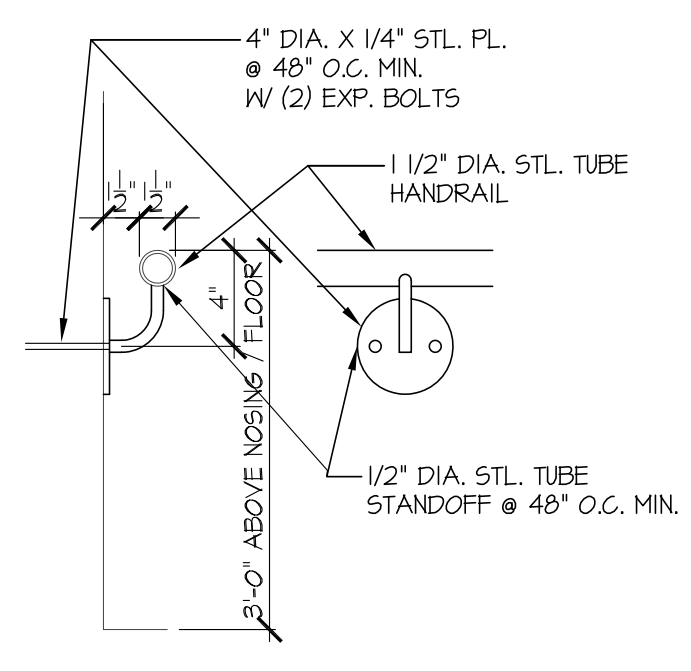
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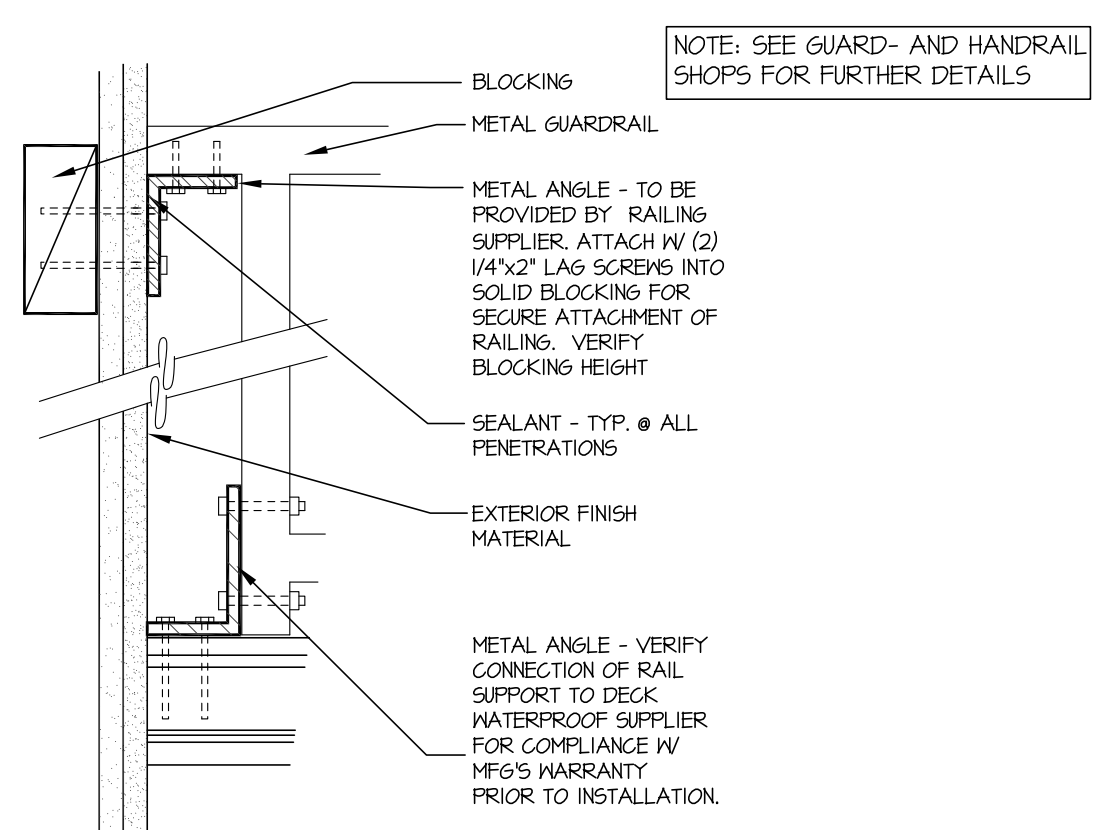
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DATE: 01-15-2020
PROJECT NUMBER: 1769
REVISIONS:

SHEET #
A-12

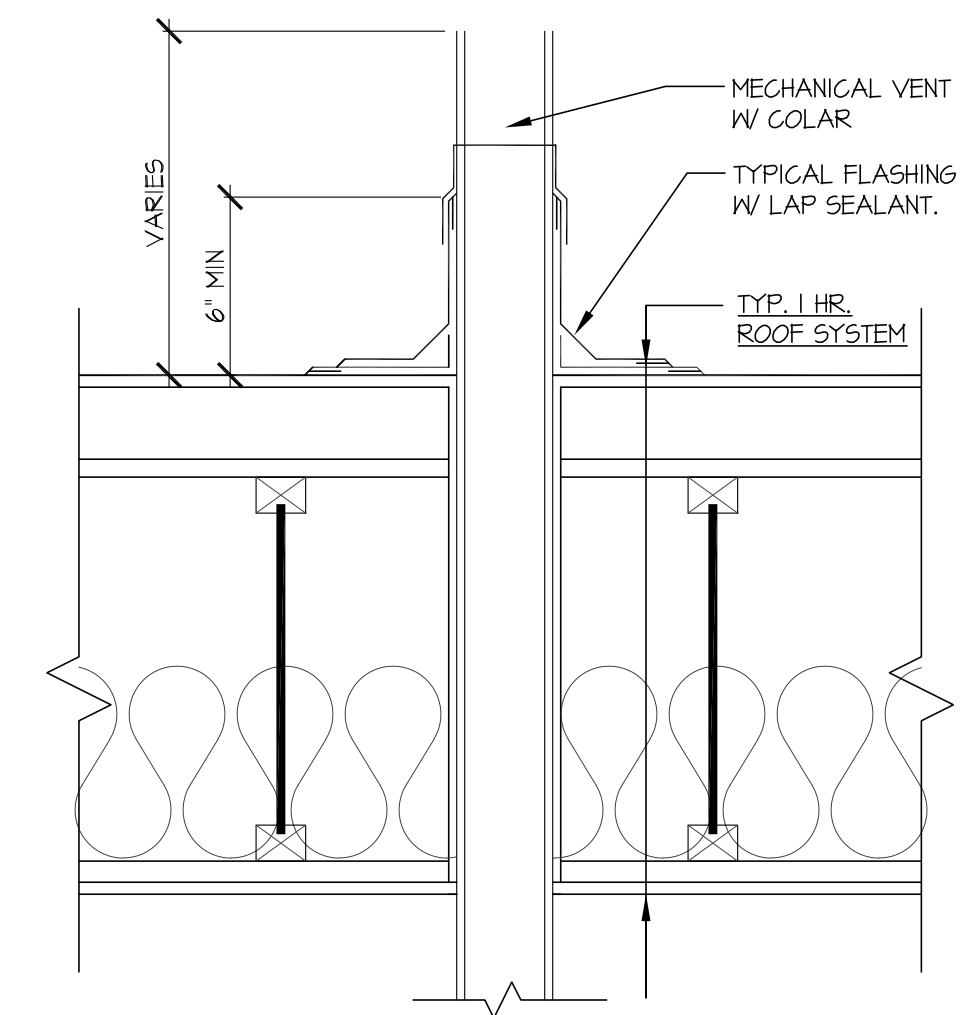
Jun 14, 2020 - 4:53pm
1164-sections & Details.dwg



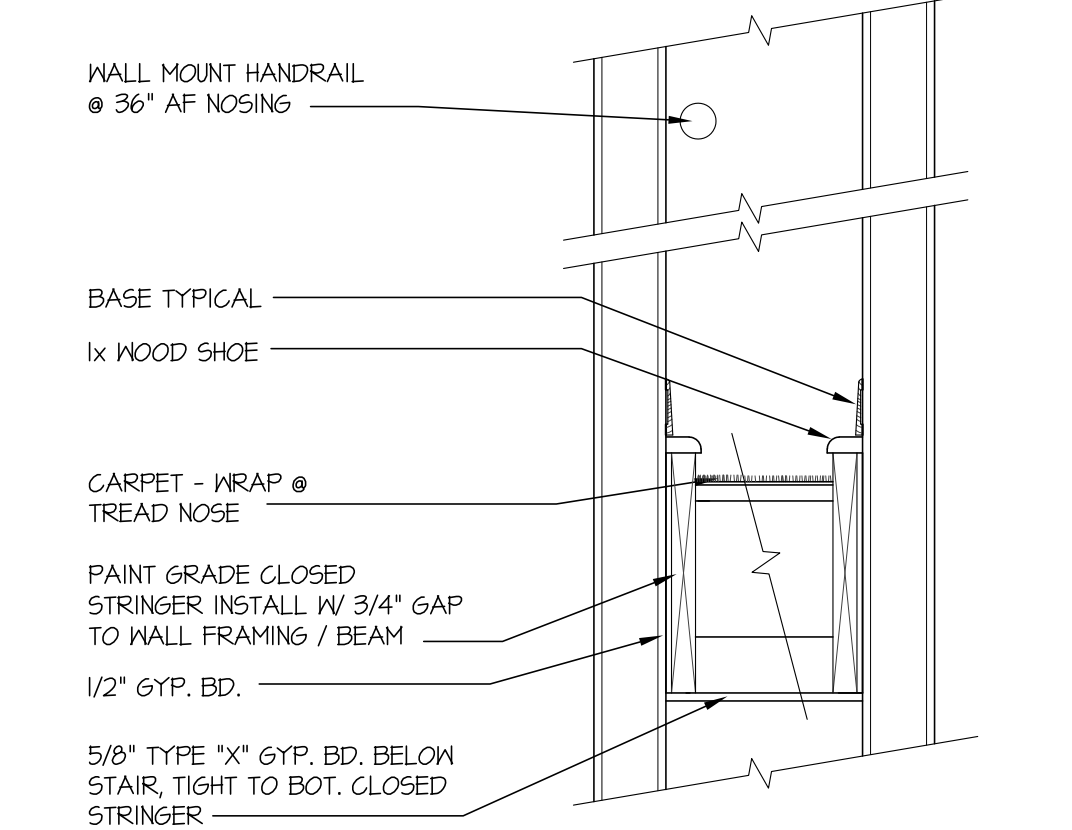
15 WALL MOUNT HANDRAIL SECTION
A-13 @ STAIRS/STEPS 1 1/2"=1'-0"



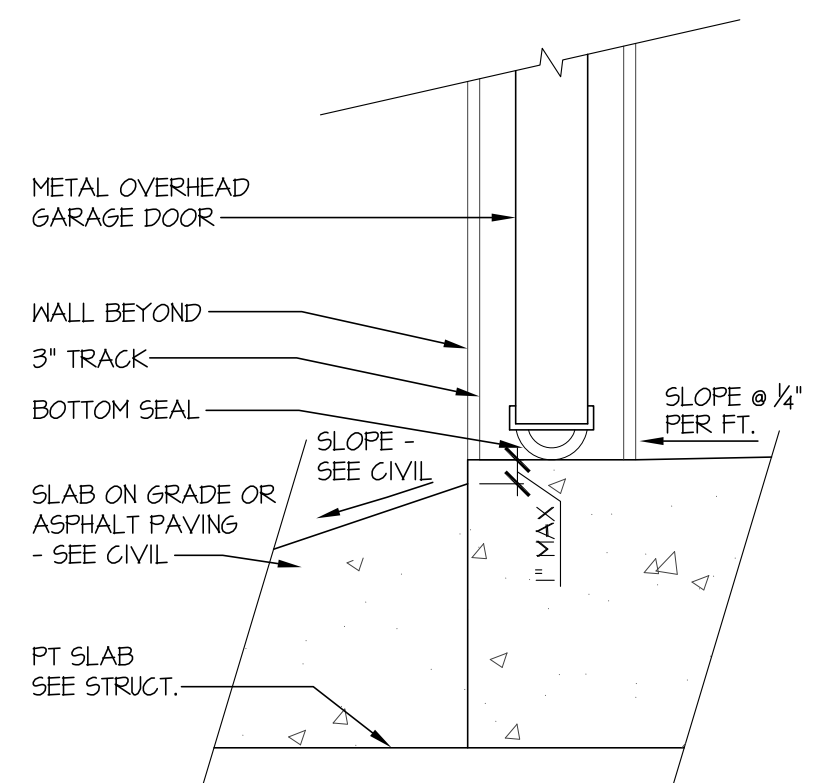
11 DETAIL @ EXT. GUARDRAIL CONNECTION
A-13 1 1/2"=1'-0"



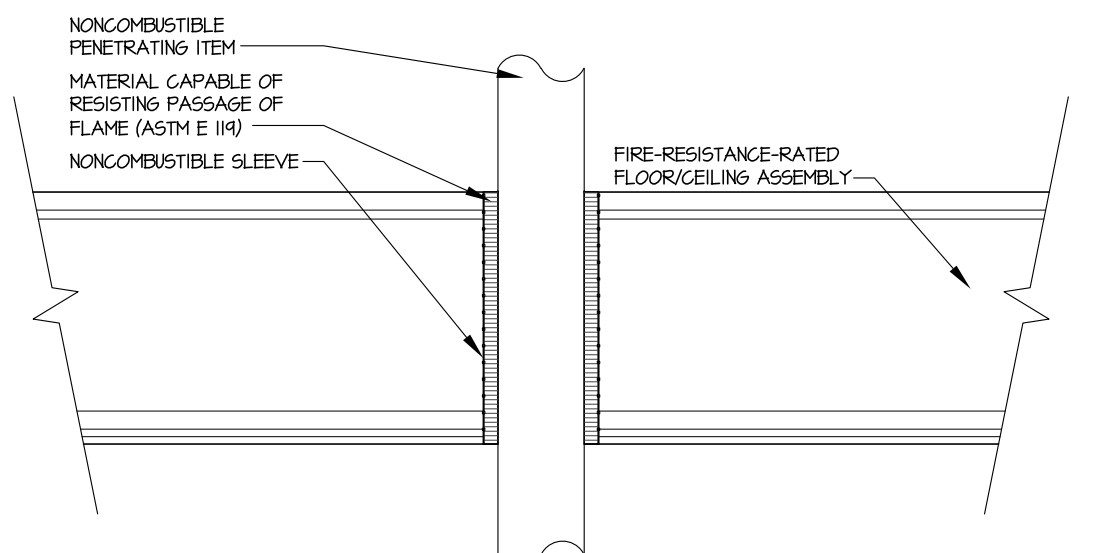
7 VENT PENETRATION @ ROOF
A-13 1 1/2"=1'-0"



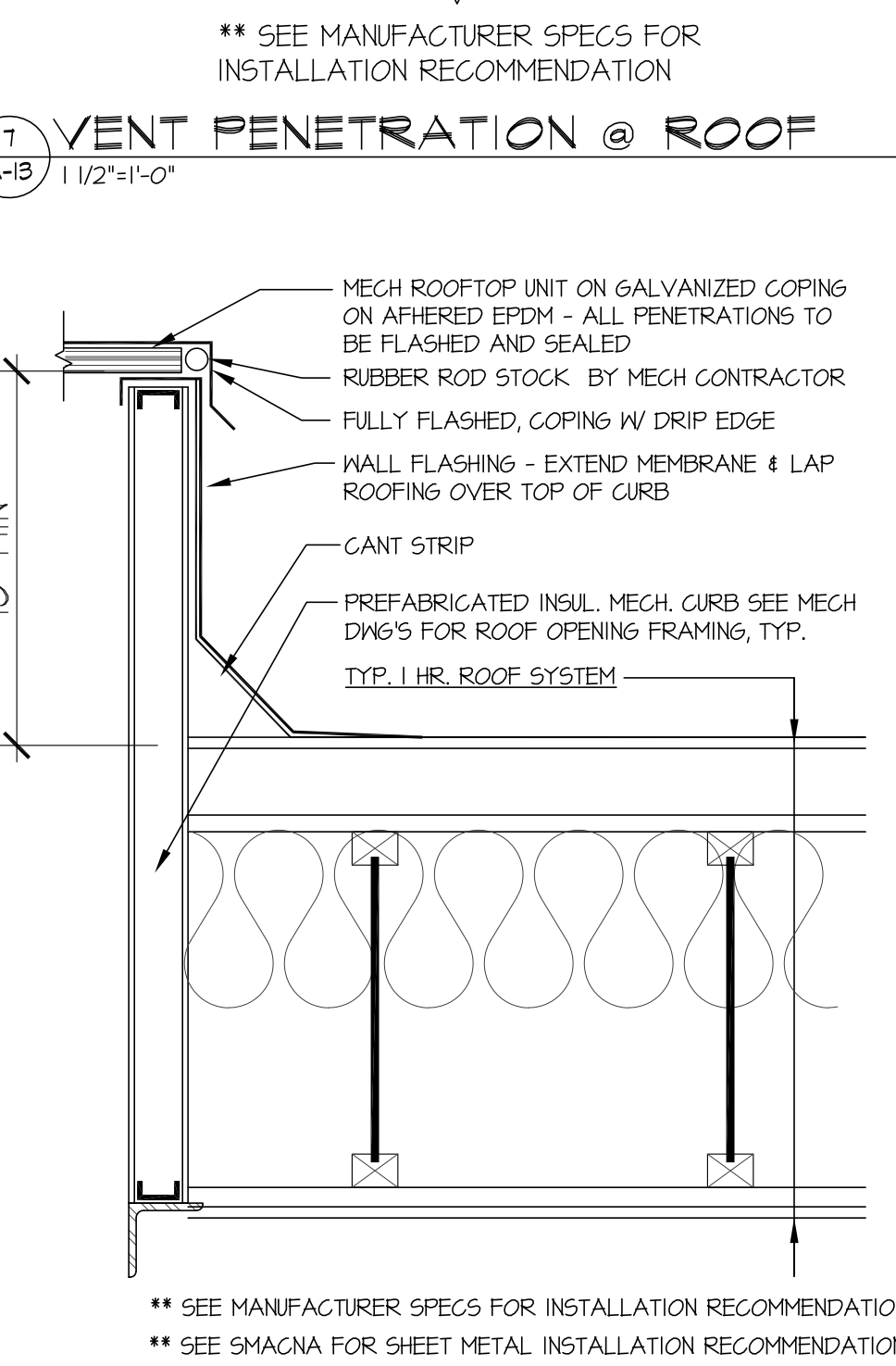
4 INTERIOR STAIR SECTION
A-13 1 1/2"=1'-0"



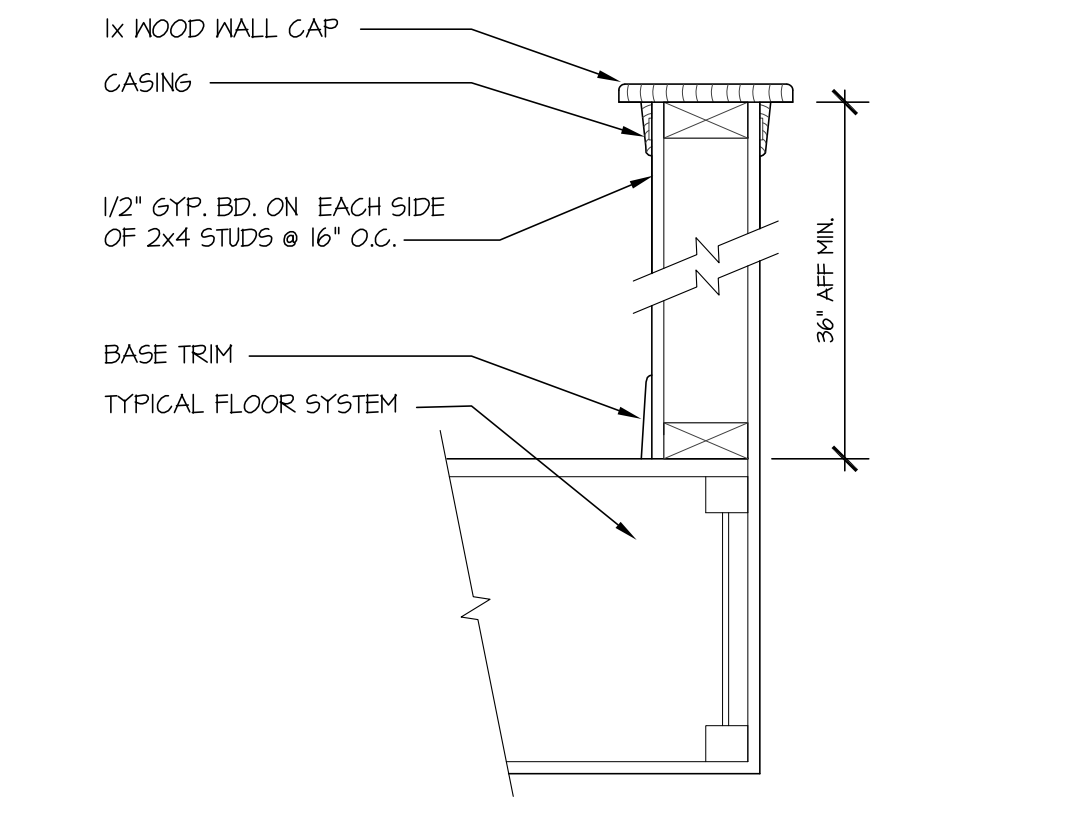
14 GARAGE DR. THRESHOLD @ CONC.
A-13 1 1/2"=1'-0"



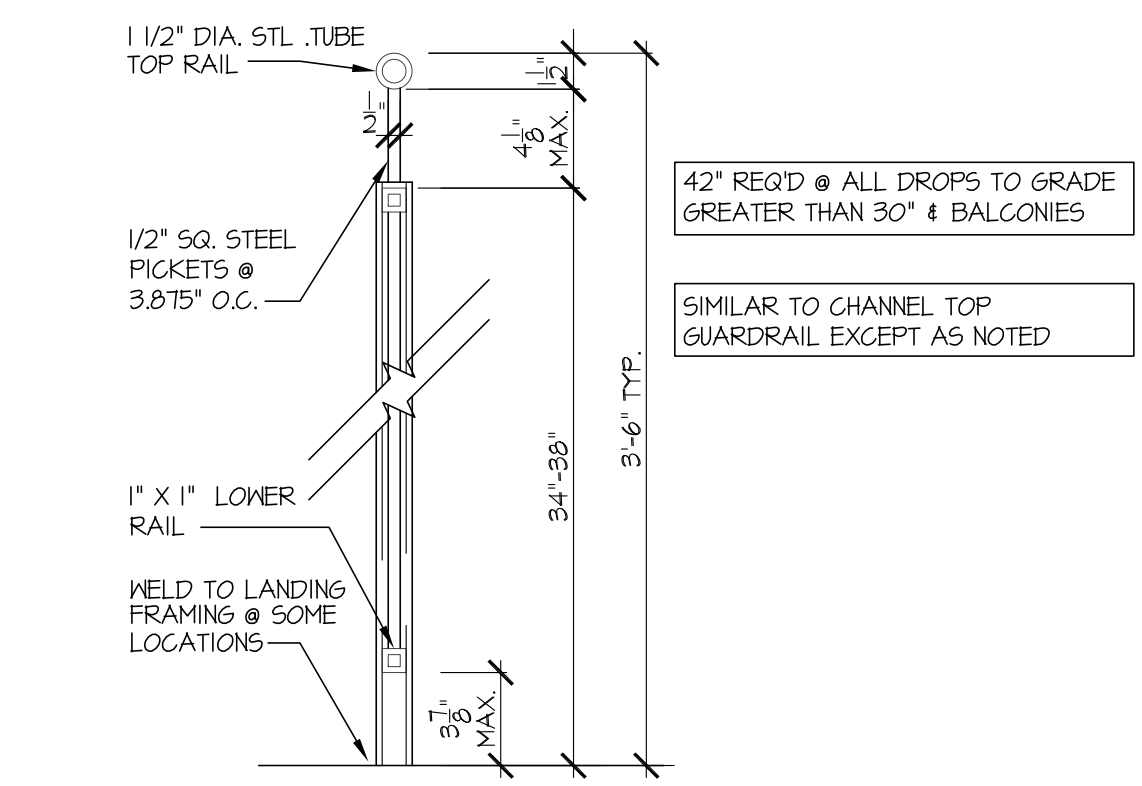
10 TYP. FLOOR PENETRATION
A-13 1 1/2"=1'-0"



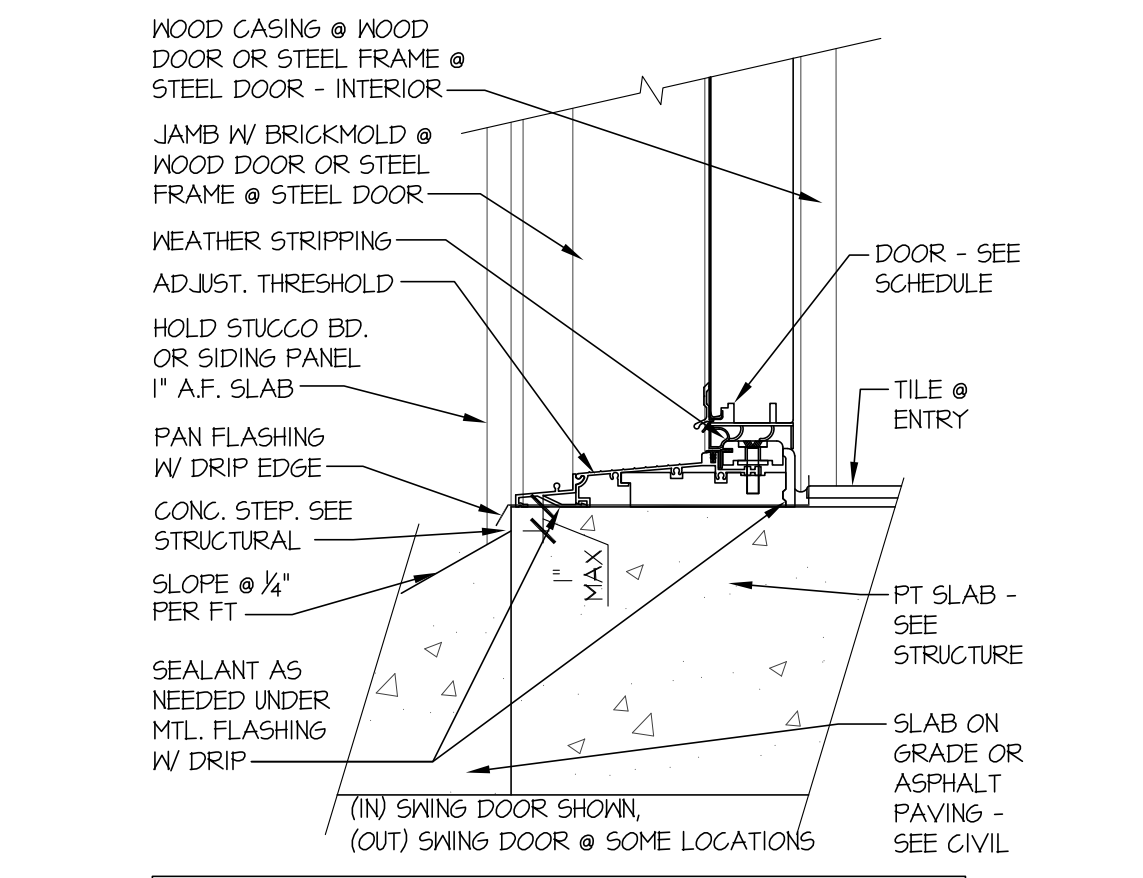
6 ROOF @ MECHANICAL CURB
A-13 1 1/2"=1'-0"



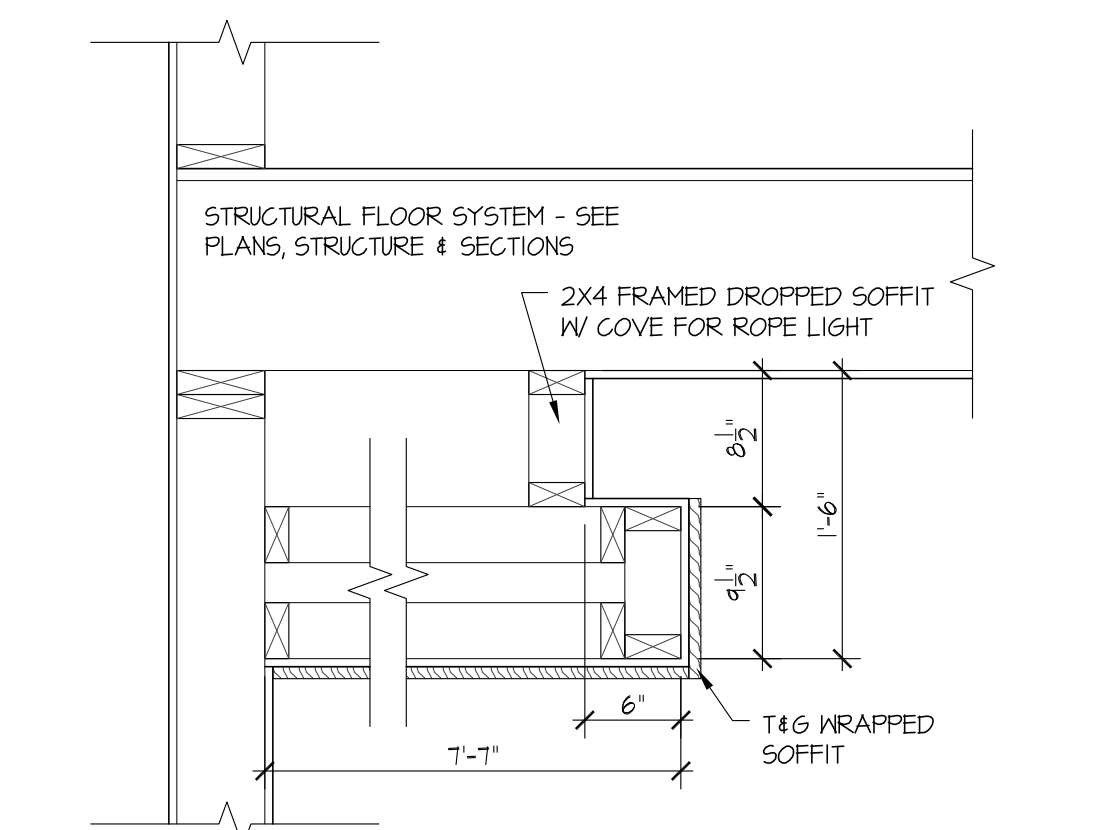
3 DTL. @ INT. GUARDRAIL
A-13 1 1/2"=1'-0"



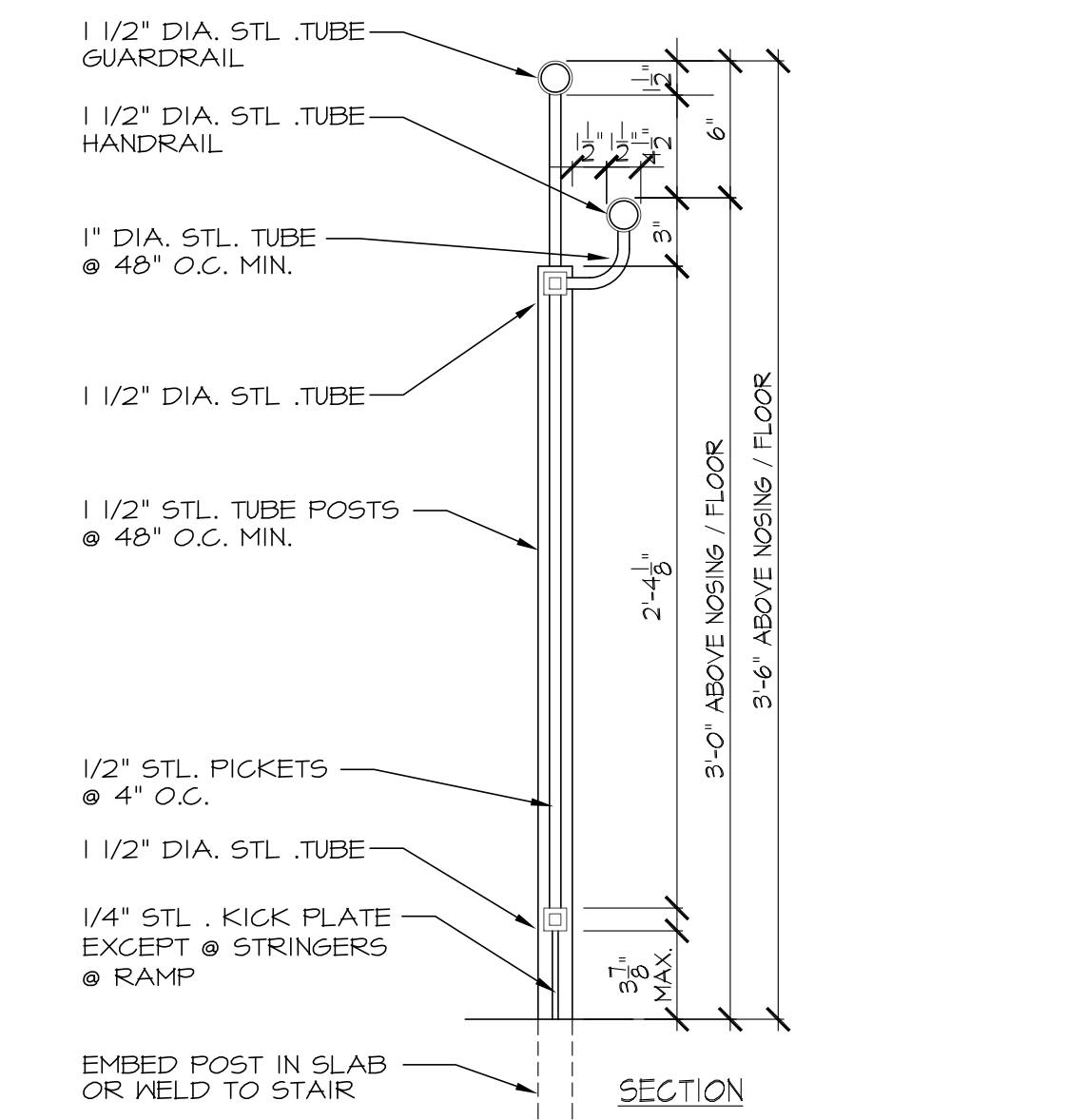
17 42" HIGH HANDRAIL SECTION
A-13 1 1/2"=1'-0"



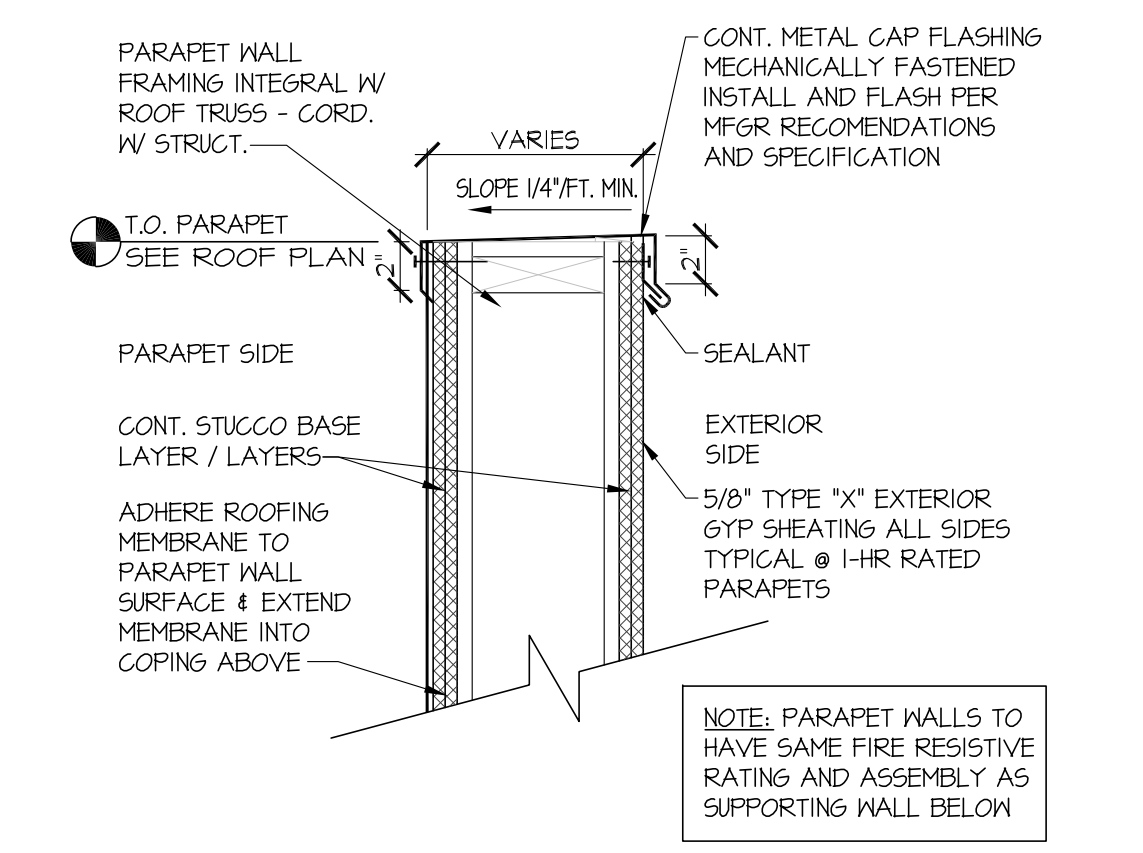
13 EXT. DR. THRESHOLD @ CONC.
A-13 1 1/2"=1'-0"



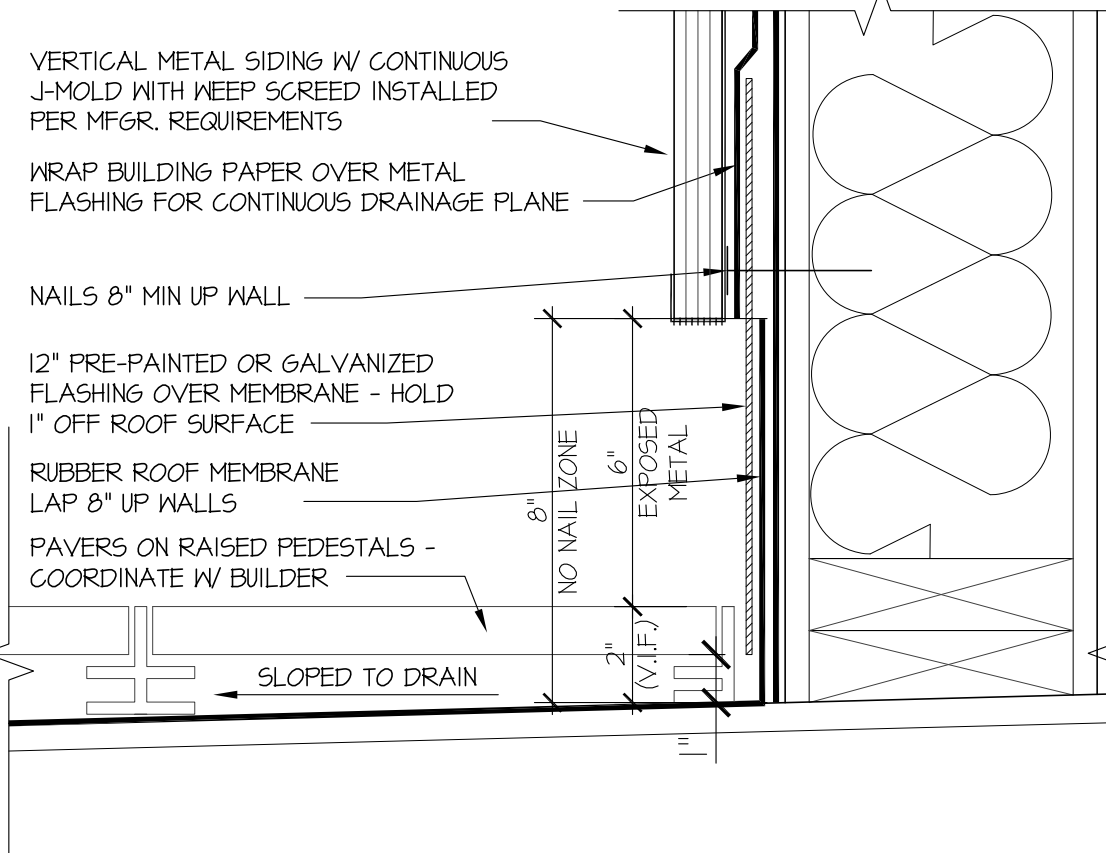
9 SOFFIT W/ LIGHT COVE
A-13 1"=1'-0"



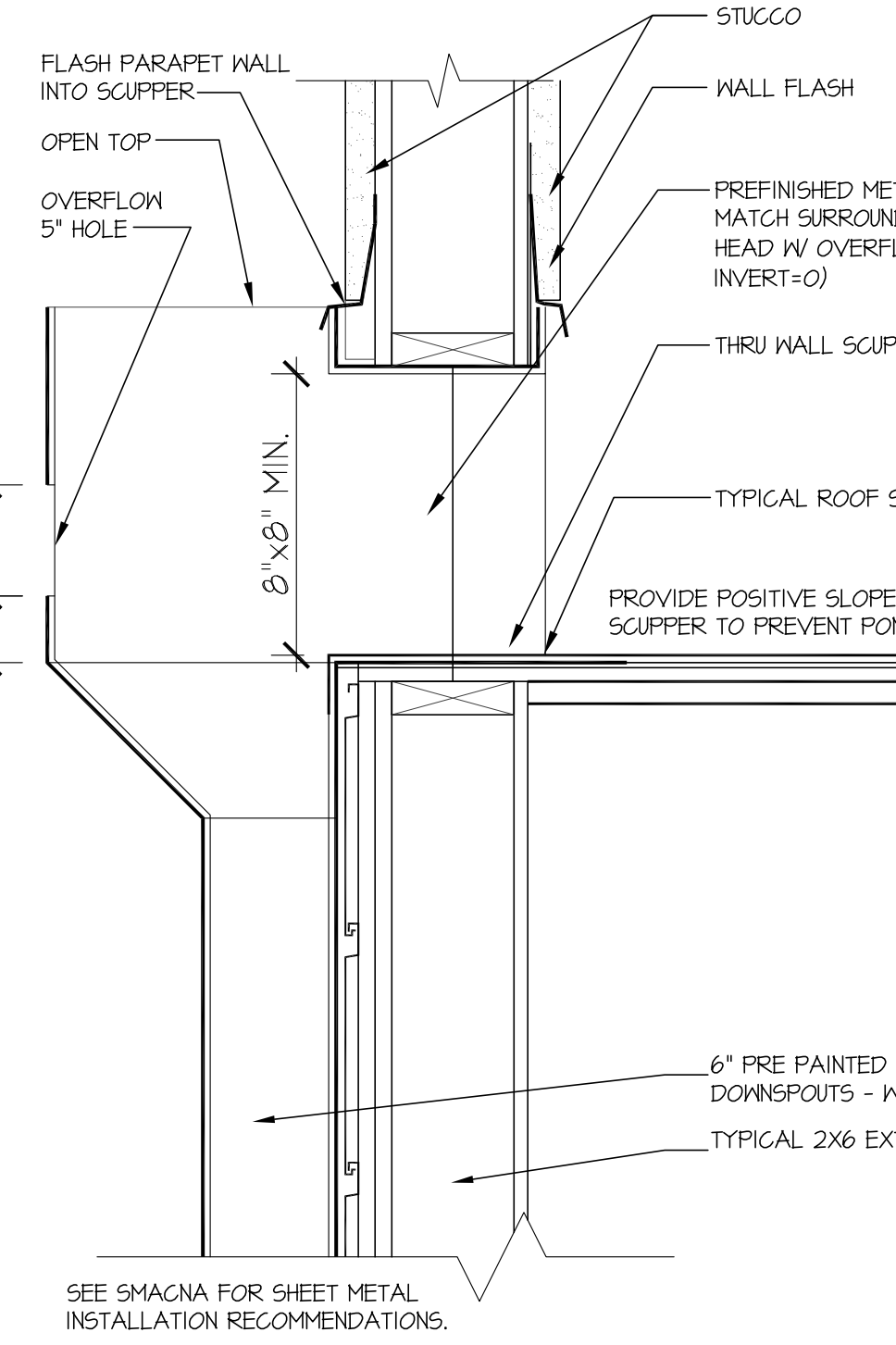
16 GUARDRAIL W/ HANDRAIL DETAIL
A-13 @ STAIRS/STEPS W/ 30" OR MORE DROP TO GRADE 1 1/2"=1'-0"



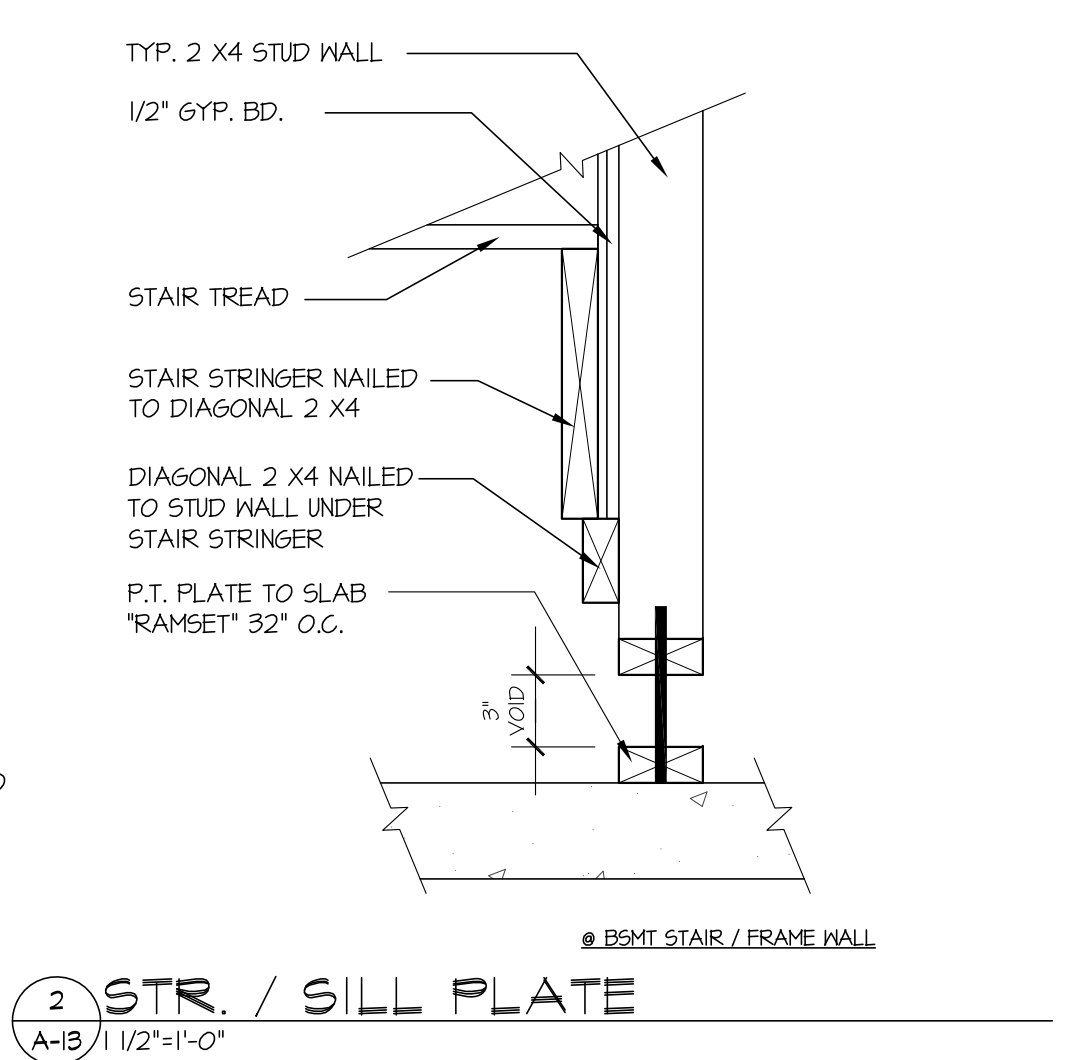
12 DETAIL @ RATED PARAPET WALL
A-13 1 1/2"=1'-0"



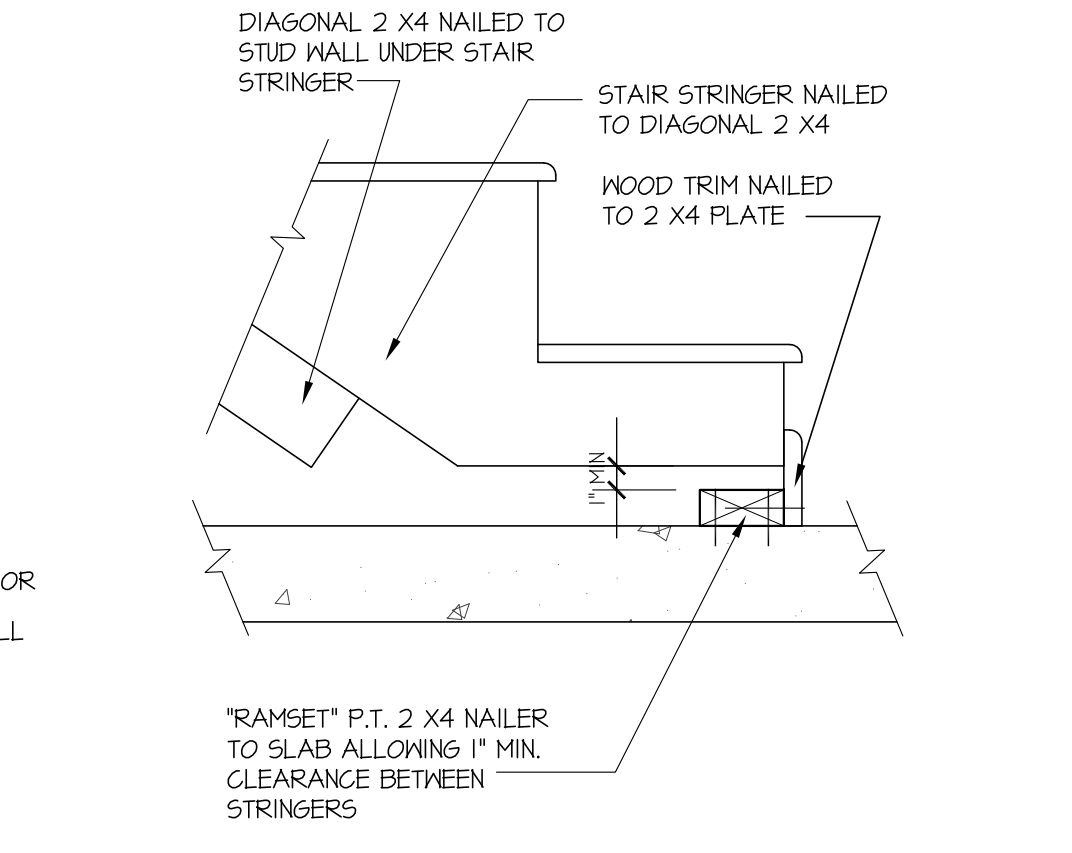
8 ROOF PAVERS @ WALL
A-13 3"=1'-0"



5 COLLECTOR BOX W/ OVERFLOW
A-13 1 1/2"=1'-0"



2 STR. / SILL PLATE
A-13 1 1/2"=1'-0"



1 FOOT OF STAIR
A-13 1 1/2"=1'-0"

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NOLAN BILLY
BUILD

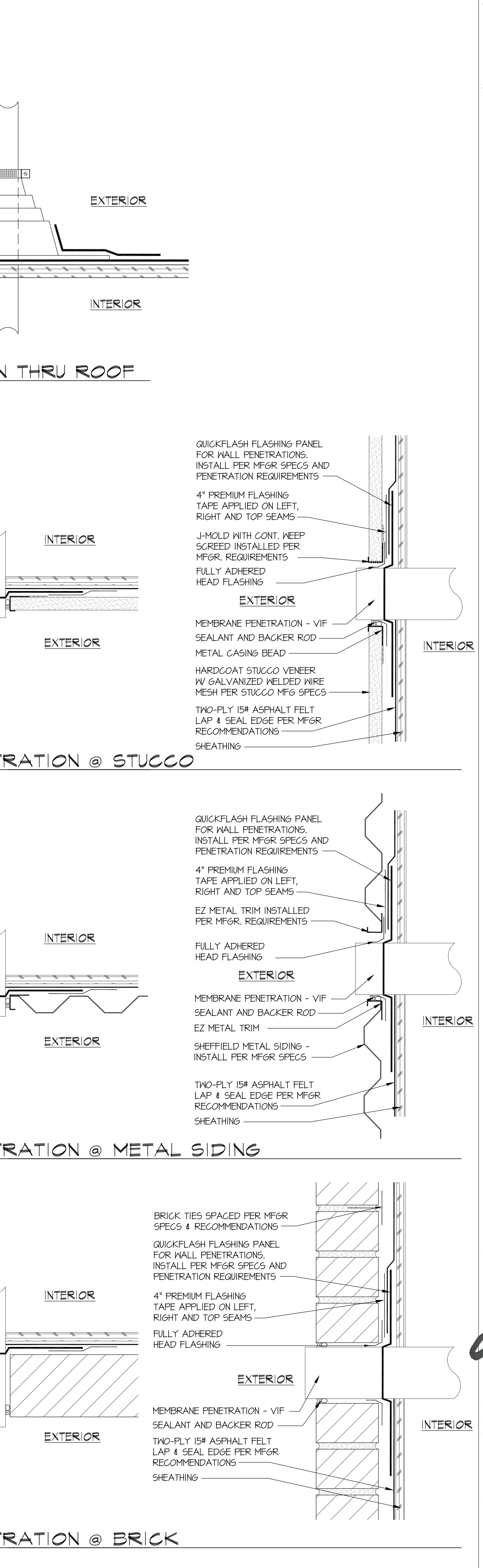
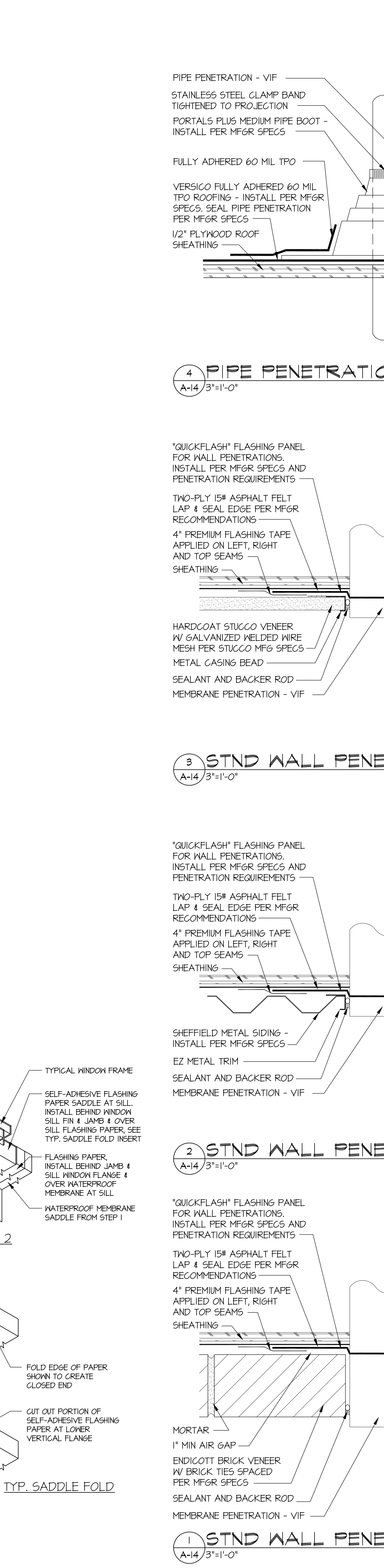
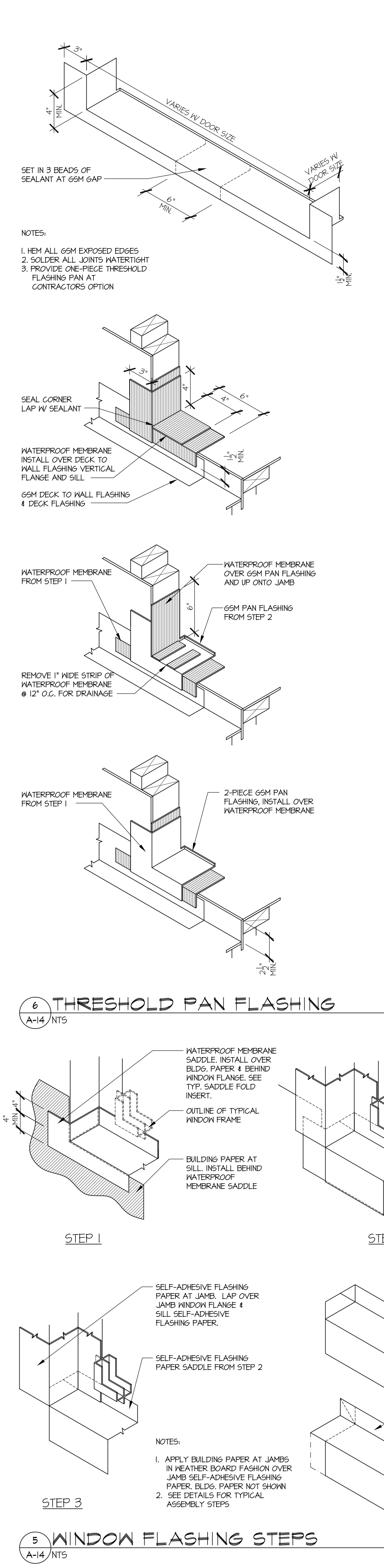
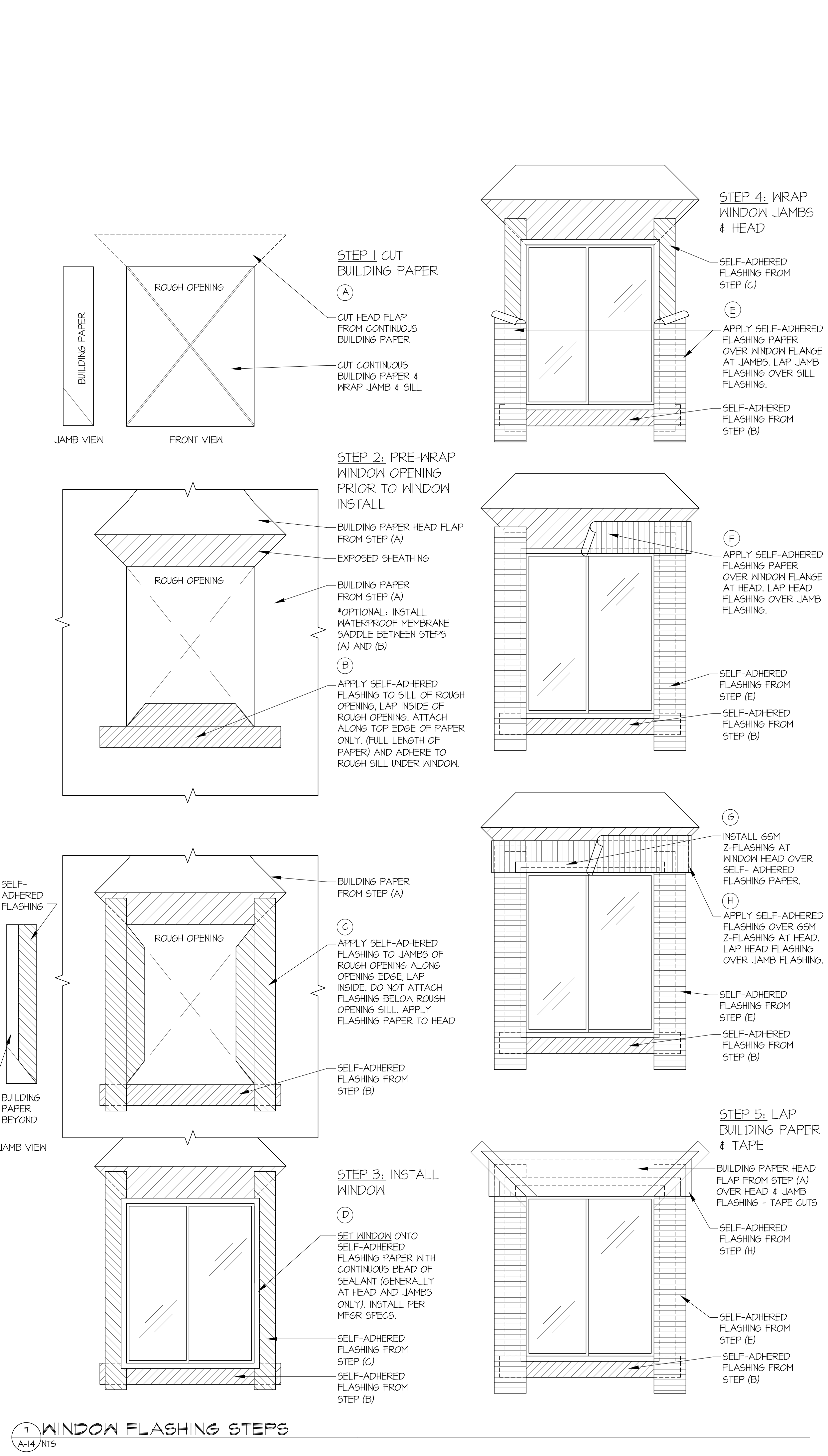
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DRAWN: DLB K6
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PROJECT NUMBER: 1769
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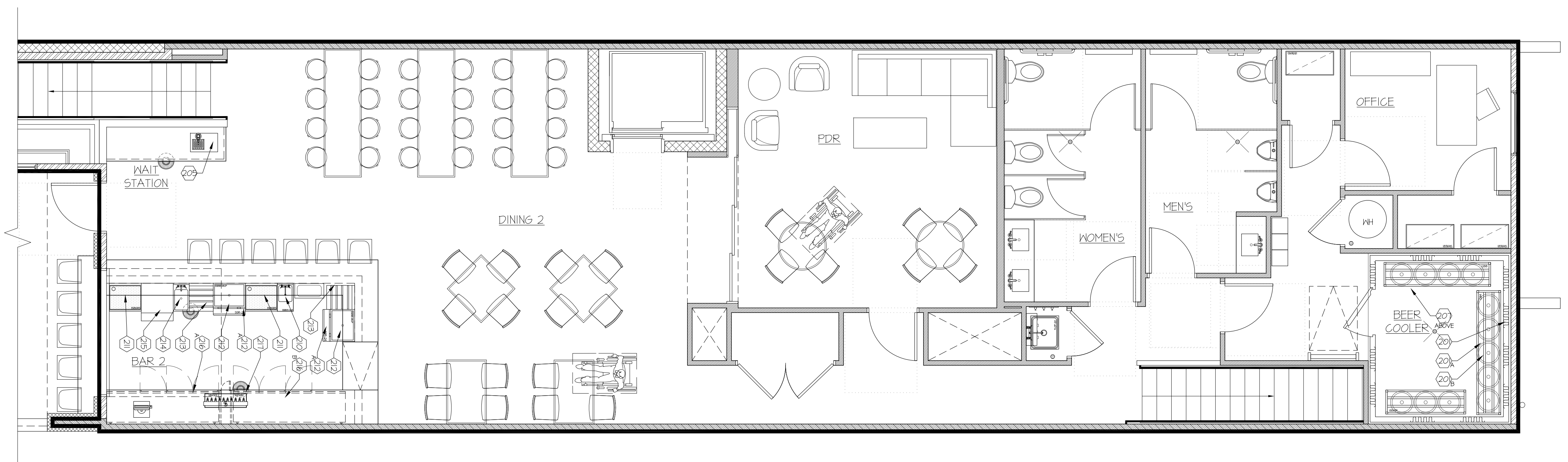
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 DESIGN BUILD

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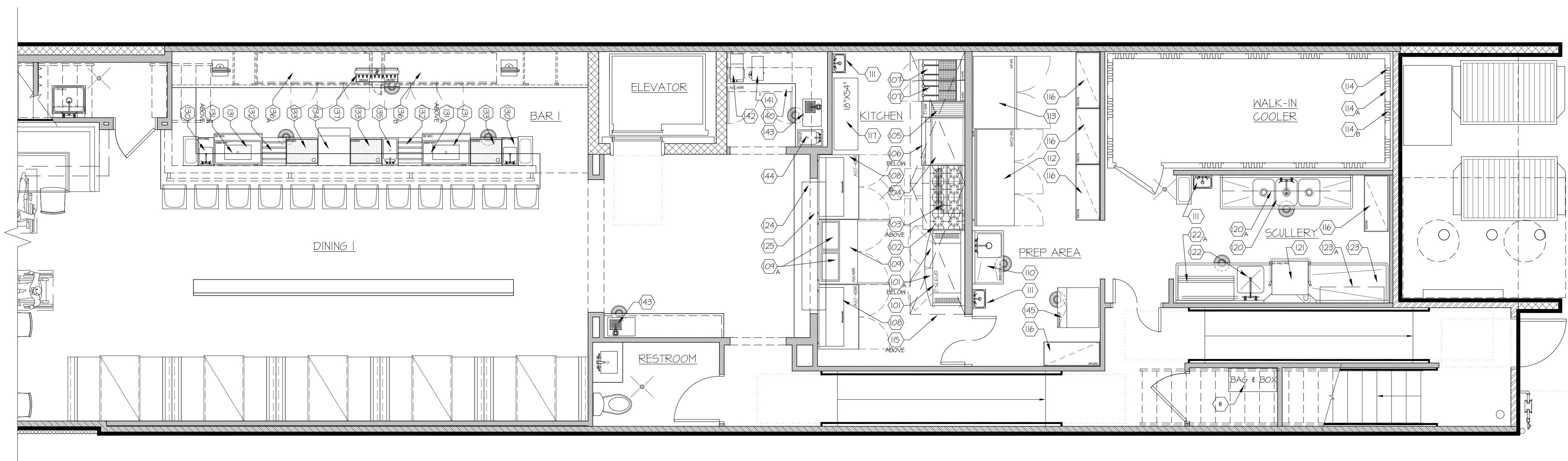
STATE OF COLORADO
 DAVID LAWRENCE
 0-472
 ARCHITECT

DRAWN: DLB KG
 DATE: 01-15-2020
 PROJECT NUMBER: 1769
 REVISIONS:

SHEET #
 A-14



2 SECOND FLOOR EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

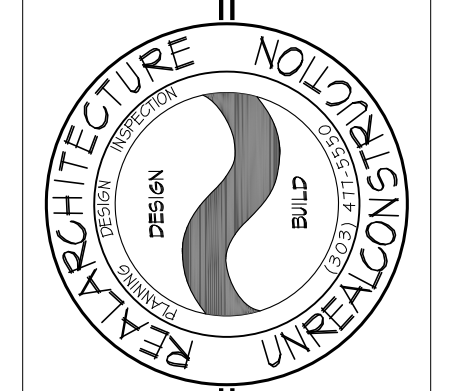
Jan 15, 2020 - 4:23pm 1164-Plans.dwg

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DRAWN: DLB K6
DATE: 01-15-2020
PROJECT NUMBER: 1769
REVISIONS:

SHEET #
EQ-1

EXHIBIT A

PAGE 1 OF 2

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE PUBLIC ALLEY RIGHT-OF-WAY ESTABLISHED BY C.H. WALKER SUBDIVISION OF BLOCK 32 OF HIGHLAND, RECORDED IN BOOK 3 OF PLATS PAGE 18 (APRIL 9TH, 1883, ARAPAHOE COUNTY) AND BY RESOLUTION NO. CR20-1153, RECORDED AT REC# 2020197706 AND 2020022278 ALL IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER'S OFFICE, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, OF SAID BLOCK 32;

THENCE N00°16'50"W, A DISTANCE OF 2.00 FEET;

THENCE N89°45'16"E, PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 72.27 FEET;

THENCE S73°16'39"E, A DISTANCE OF 20.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE ESTABLISHED BY SAID RESOLUTION;

THENCE S89°45'16"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.85 FEET;

THENCE N73°16'39"W, A DISTANCE OF 10.37 FEET TO A POINT ON THE WEST LINE OF SAID RIGHT-OF-WAY, ALSO BEING A POINT ON THE EAST LINE OF LOT 19, OF SAID BLOCK 32;

THENCE N00°16'50"W, ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 0.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 19;

THENCE S89°45'16"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 75.16 FEET, BACK TO THE **POINT OF BEGINNING**.

CONTAINING 176.94 ± SQUARE FEET (0.004 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 40 FOOT RANGE LINE ALONG W. 26TH AVE. BETWEEN A FOUND CHISELED CROSS IN RANGE BOX LOCATED AT THE INTERSECTION OF FEDERAL BLVD. AND W. 26TH AVE. AND A FOUND A FOUND CHISELED CROSS IN RANGE BOX LOCATED AT THE INTERSECTION OF ELIOT ST. AND W. 26TH AVE.; ASSUMED TO BEAR **N89°47'18"E** AT 406.94' (406.67').

Prepared By:

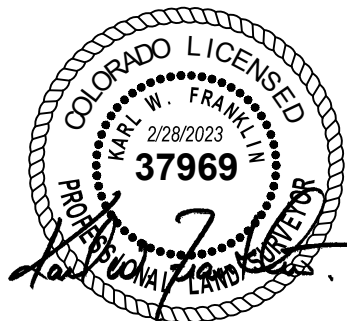
Altitude Land Consultants, Inc

Karl W. Franklin, PE-PLS-EXW

Colorado PLS 37969

Date: 2/28/2023

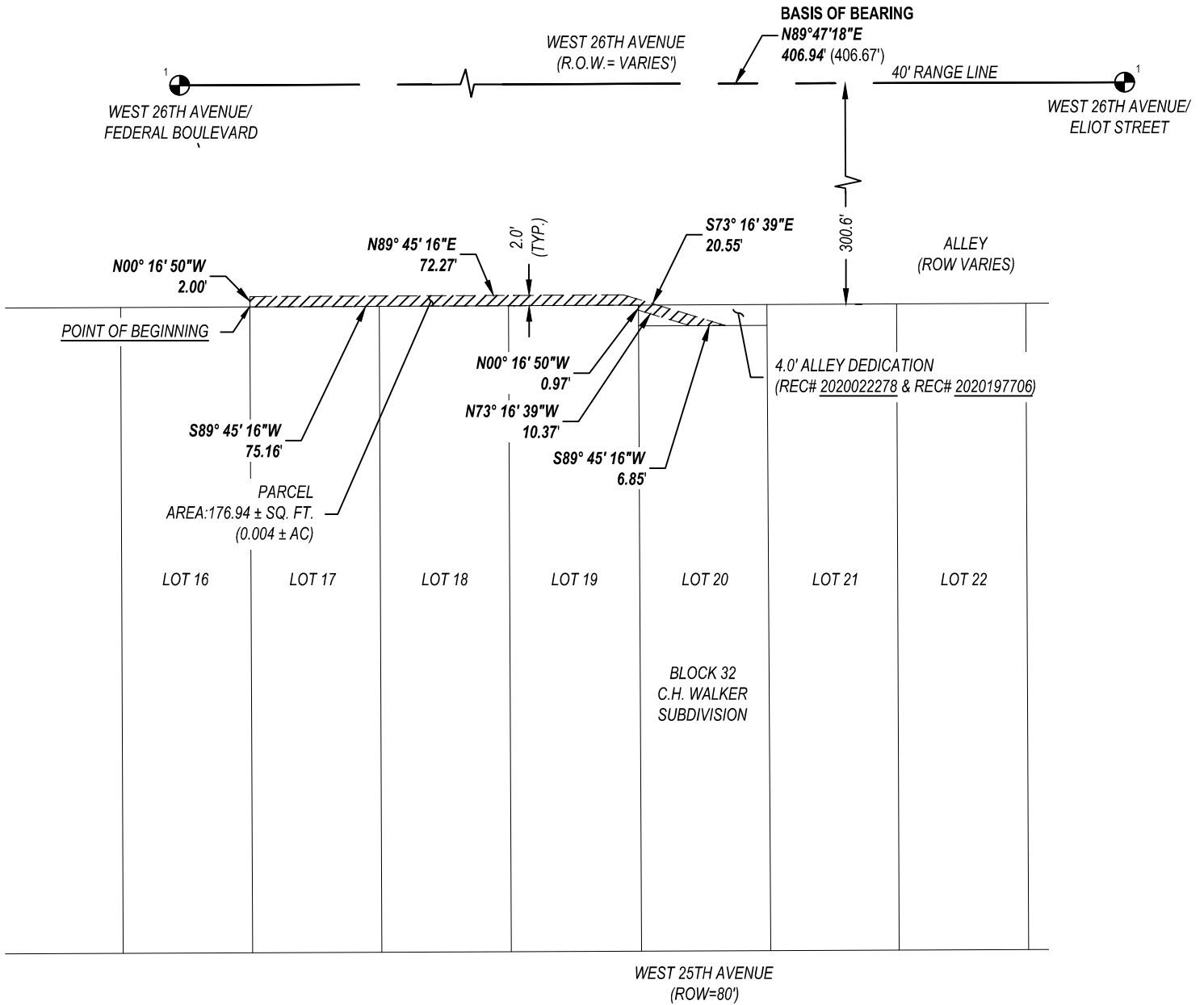
Job No. 21-209



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Denver, CO 80216

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

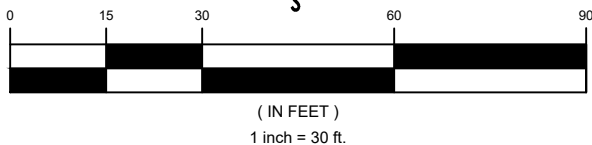
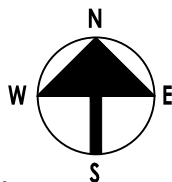
EXHIBIT A
PAGE 2 OF 2



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Date: 2/28/2023
Job No. 21-209



LEGEND:

	FOUND CHISELED CROSS IN RANGE BOX
	RANGE LINE
	ADJACENT PROPERTY LINE
	PARCEL AREA

Tier III 2917 W 25th Ave Private Electric Service

03/01/2023

Master ID: 2022-PROJMSTR-0000596 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000078 **Review Phase:**
Location: **Review End Date:** 09/27/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: DS Transportation Review Review Status: Approved

Reviewers Name: Winton Brazil
Reviewers Email: Winton.Brazil@denvergov.org

Status Date: 09/27/2022
Status: Approved
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Bridget Rassbach
Reviewers Email: Bridget.Rassbach@denvergov.org

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Thomas Savich
Reviewers Email: Thomas.Savich@denvergov.org

Status Date: 03/01/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: DOTI/ROWS/SURVEY
Reviewers Name: Thomas Savich
Reviewers Phone: 818.809.8753
Reviewers Email: thomas.savich@denvergov.org
Approval Status: Approved

Comments:

Attachment: Encroachment Land Description-002.pdf-23-03-01-14-26.pdf

Attachment: Encroachment Land Description-002.docx-23-03-01-14-26.docx

Status Date: 02/24/2023
Status: Denied
Comments: Per Thomas Savich, revisions requested to legal descriptions.

Status Date: 01/23/2023
Status: Approved

Comment Report

Tier III 2917 W 25th Ave Private Electric Service

03/01/2023

Master ID: 2022-PROJMSTR-0000596 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000078 **Review Phase:**
Location: **Review End Date:** 09/27/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: DOTI/ROWS/SURVEY
Reviewers Name: Thomas Savich
Reviewers Phone: 818.809.8753
Reviewers Email: thomas.savich@denvergov.org
Approval Status: Approved

Comments:

Attachment: Vesting Deed 2022038467-001.pdf

Attachment: Vesting Deed 2022038467-001.docx

Attachment: Encroachment Land Description-002.pdf

Attachment: Encroachment Land Description-002.docx

Attachment: SitePlanMarkup-001.pdf

Attachment: Title Commiment-001.pdf

Status Date: 09/27/2022

Status: Denied

Comments: Survey comments are in the REDLINES folder and uploaded to E-Review.

REDLINES uploaded to E-review webpage

Reviewing Agency: DES Wastewater Review

Review Status: Approved

Reviewers Name: Brenden Marron

Reviewers Email: Brenden.Marron@denvergov.org

Status Date: 09/21/2022

Status: Approved

Comments: No conflicts or objection on behalf of Wastewater>

Reviewing Agency: City Council Referral

Review Status: Approved - No Response

Status Date: 09/28/2022

Status: Approved - No Response

Comments:

Reviewing Agency: ERA Transportation Review

Review Status: Approved

Reviewers Name: Kelsey Kijowski

Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 12/20/2022

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: ERA Transportation

Comment Report

Tier III 2917 W 25th Ave Private Electric Service

03/01/2023

Master ID: 2022-PROJMSTR-0000596 **Project Type:** Tier III Encroachment Resolution

Review ID: 2022-ENCROACHMENT-0000078 **Review Phase:**

Location: **Review End Date:** 09/27/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Kelsey Kijowski
Reviewers Phone: 720-913-8834
Reviewers Email: kelsey.kijowski@denvergov.org
Approval Status: Approved

Comments:

Revised plans (dated 12.19.22) addressing comments has been uploaded.

Attachment: 1769-221219-Xcel Diagram Pole Locate (12.19.22).pdf

Status Date: 09/27/2022

Status: Denied

- Comments:
1. Please clarify – what is being owned by the private property owner vs. Xcel?
 2. Is the underground conduit 120V or 240V?
 3. Is this a new transformer? If so, a UPR will need to be submitted by Xcel.

Please note, based on the answers to questions 1 and 2, different or additional permitting/guidance may be provided. Please reach out to me directly at Kelsey.Kijowski@denvergov.org to discuss further.

REDLINES uploaded to E-review webpage

Reviewing Agency: ERA Wastewater Review

Review Status: Approved

Reviewers Name: Michael Sasarak
Reviewers Email: mike.sasarak@denvergov.org

Status Date: 09/27/2022

Status: Approved

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Status Date: 11/23/2022

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service

Reviewing Agency/Company: CenturyLink
Reviewers Name: Pamela Griner
Reviewers Phone: 443-846-2085
Reviewers Email: Pamela.Griner@Lumen.com
Approval Status: Approved

Comments:

Attachment: Encroachment Ltr approval P843137.pdf

Status Date: 09/28/2022

Status: Approved - No Response

Comments:

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral

Review Status: Approved

Status Date: 09/29/2022

2022-ENCROACHMENT-0000078

Comment Report

Tier III 2917 W 25th Ave Private Electric Service

03/01/2023

Master ID: 2022-PROJMSTR-0000596 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000078 **Review Phase:**
Location: **Review End Date:** 09/27/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 09/28/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Comcast Referral Review Status: Approved

Status Date: 09/28/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: Comcast
Reviewers Name: Javier Sotelo
Reviewers Phone: 720-670-8278
Reviewers Email: javier_sotelo@cable.comcast.com
Approval Status: Approved

Comments:

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 09/28/2022

Comment Report

Tier III 2917 W 25th Ave Private Electric Service

03/01/2023

Master ID: 2022-PROJMSTR-0000596 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000078 **Review Phase:**
Location: **Review End Date:** 09/27/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status: Approved - No Response
Comments:

Reviewing Agency: Street Maintenance Referral Review Status: Approved - No Response

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Building Department Review Review Status: Approved - No Response

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Division of Real Estate Referral Review Status: Approved

Reviewers Name: Jason Clements
Reviewers Email: jason.clements@denvergov.org

Status Date: 09/08/2022
Status: Approved
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved - No Response

Reviewers Name: Brian Lukus
Reviewers Email: Brian.Lukus2@denvergov.org

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 09/28/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 13036286302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:

Comment Report

Tier III 2917 W 25th Ave Private Electric Service

03/01/2023

Master ID: 2022-PROJMSTR-0000596 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000078 **Review Phase:**
Location: **Review End Date:** 09/27/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 09/26/2022
Status: Approved
Comments:

Reviewing Agency: Policy and Planning Referral Review Status: Approved - No Response

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Office of Disability Rights Referral Review Status: Approved

Status Date: 09/28/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: DODR
Reviewers Name: Juan Pasillas
Reviewers Phone: 720-913-3309
Reviewers Email: juan.pasillas@denvergov.org
Approval Status: Approved

Comments:
*Approved.

*Final construction, including any later modifications to any public sidewalks (which are considered public Accessible Routes), as well as any other areas open to the general public, must comply with all applicable 2010 ADA requirements.

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Porames Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 09/20/2022
Status: Approved
Comments:

Reviewing Agency: TES Sign and Stripe Review Review Status: Approved - No Response

Comment Report

Tier III 2917 W 25th Ave Private Electric Service

03/01/2023

Master ID: 2022-PROJMSTR-0000596 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000078 **Review Phase:**
Location: **Review End Date:** 09/27/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org
Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review **Review Status:** Approved

Reviewers Name: Erin Hatch
Reviewers Email: Erin.Hatch@denvergov.org
Status Date: 09/23/2022
Status: Approved
Comments: Approved. No anticipated tree impacts.

Reviewing Agency: Landmark Review **Review Status:** Approved - No Response

Reviewers Name: Karen Bryant
Reviewers Email: Karen.Bryant@denvergov.org
Status Date: 09/26/2022
Status: Approved - No Response
Comments: No historic district or structure

Reviewing Agency: CDOT Referral **Review Status:** Approved

Status Date: 09/28/2022
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000078 - Tier III 2917 W 25th Ave Private Electric Service
Reviewing Agency/Company: CDOT Region 1 ROW/survey
Reviewers Name: dane courville
Reviewers Phone: 7206720231
Reviewers Email: dane.courville@state.co.us
Approval Status: Approved

Comments:
Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.

Status Date: 09/28/2022
Status: Approved - No Response
Comments:

Reviewing Agency: ERA Review **Review Status:** Approved - No Response

Reviewers Name: Shari Bills
Reviewers Email: Shari.Bills@denvergov.org
Status Date: 09/28/2022
Status: Approved - No Response

Comment Report

Tier III 2917 W 25th Ave Private Electric Service

03/01/2023

Master ID:	2022-PROJMSTR-0000596	Project Type:	Tier III Encroachment Resolution
Review ID:	2022-ENCROACHMENT-0000078	Review Phase:	
Location:		Review End Date:	09/27/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments: