



DENVER
THE MILE HIGH CITY

Community Planning and Development
Development Services
Zoning Administration
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Denver, CO 80202
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<http://www.denvergov.org/developmentservices>

UNLISTED ACCESSORY USE DETERMINATION 445 BROADWAY STREET – GRID WORKSPACE, INC.

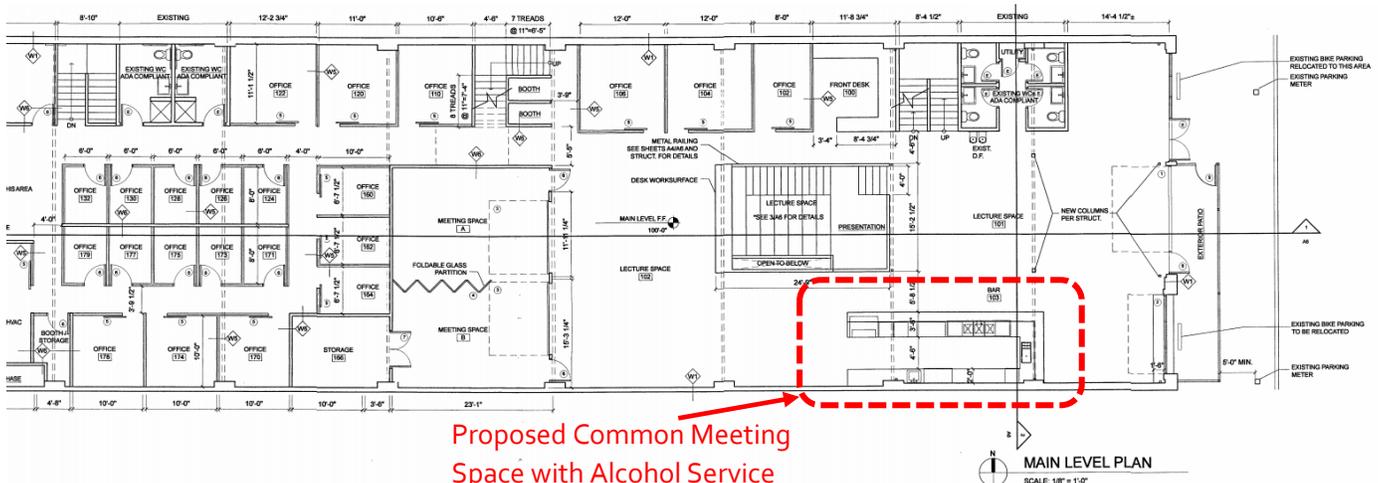
PROPOSAL FOR ACCESSORY COMMON MEETING SPACE WITH ALCOHOL SERVICE

On September 18, 2017, Grid Collaborative Workspaces applied for a zoning determination whether its proposal to include common meeting space with alcohol service with its already permitted primary Office use would be allowed as an “unlisted accessory use” under Denver Zoning Code, Section 11.10.1.

The “subject property” is three floors (20,146 sf) of a building located at 445 Broadway, Denver, CO, which is zoned C-MS-8, and is occupied by a single tenant, Grid Collaborative Workspace. Community Planning and Development (CPD) issued a zoning permit (permit #2016-Zone-0008571) on December 22, 2016, for the subject property allowing its use (of the entire space) for primary Office use.

According to the applicant, Grid Workspace’s business model is to provide “collaborative, shared-office workspace available to its members.” A variety of office space are available to “members” at different price points, but all “members” have access to a network of shared spaces, such as communal spaces with couches, small gathering and eating spaces, and community (shared) work spaces.

The specific proposal is to operate a small common meeting space on the main level of the subject property where alcohol could be served to “members” of the collaborative workspaces. A copy of the subject property’s floor plan for the main level, showing the common meeting space with alcohol service (labeled “bar” on the floor plans), is attached to this letter determination (excerpt shown below).



Proposed Common Meeting Space with Alcohol Service (labeled “bar”)

MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"



According to the applicant, the intent is to use the common meeting space with alcohol service to provide alcoholic beverages to office members at member events, including networking events, seminars, pitch competitions, membership drives, and similar activities. Some events will be free for office “members” while others may include a fee. The applicant states that it does not intend to establish or operate an “eating/drinking establishment” primary use, as that is defined in the DZC, although such use is permitted by the C-MS-8 zoning. Rather this common meeting space is intended as incidental, secondary, and minor in scale/scope to the primary office use of the subject property.

APPLICABLE RULES

In the C-MS-8 zone district, accessory uses incidental to primary nonresidential land uses but not specifically listed in the applicable Use & Parking Table may be allowed according to the provisions of DZC, Section 11.10.1, “Unlisted Accessory Uses.” Section 11.10.1 states the Zoning Administrator shall determine and impose limitations on accessory uses not otherwise listed as permitted according to the procedures and review criteria stated in DZC, Section 12.4.6, Code Interpretations and Determination of Unlisted Uses.

In addition to the general review criteria stated in DZC, Section 12.4.6., to allow such unlisted accessory use, the Zoning Administrator must also find that the use is “common and customary to a specific use by right” and that the use “is incidental to the specific use by right.” DZC §11.10.1.1.B.

ANALYSIS

IS THE COMMON MEETING SPACE WITH ALCOHOL SERVICE INCIDENTAL TO THE SUBJECT PROPERTY’S PRIMARY OFFICE USE?

In terms of physical scale, the floor area occupied by the proposed common meeting space with alcohol service is relatively small (the area labeled “bar” on the main level floor plans occupies approximately 250 square feet) compared with the total primary Office floor area (including other small common meeting spaces) totaling nearly 20,000 square feet. In terms of operation and activity, the proposed common meeting space with alcohol service is intended to be used infrequently for alcohol service, reserved primarily for special events scheduled throughout the calendar year (versus an every-day type of activity).

I find that the proposed accessory use – a small common meeting space with alcohol service – is incidental or secondary to the specific primary Office use permitted in the subject property.

IS THE COMMON MEETING SPACE WITH ALCOHOL SERVICE COMMON AND CUSTOMARY TO THE SUBJECT PROPERTY’S PRIMARY OFFICE USE?

An unlisted accessory use must be common and customary relative to the permitted primary use, in this case the primary Office use. In many primary Office uses, particularly in private professional offices, service of alcohol at regularly scheduled events (e.g., holiday office parties, networking events, lectures/seminars with guest speakers, etc.) is common and customary. The Office use at the subject property operates differently from the private office example because membership to the collaborative office workspace is open to the public, and because alcohol will be served by the workspace operator

(landlord) rather than by an individual Office tenant. However, these differences are primarily immaterial to the point that the incidental sale or service of alcohol in conjunction with the primary Office use is substantially similar in impact and effect to the private office example. The applicant also offered local examples of collaborative or co-working office spaces in Denver where the workspace operators offer alcohol within their facilities (Galvanize and WeWork), like the proposed accessory use – alcohol service – at the subject property.

I find that the proposed accessory use – a small common meeting space with alcohol service – is common and customary to the specific primary Office use permitted in the subject property.

IS THE COMMON MEETING SPACE WITH ALCOHOL SERVICE CONSISTENT WITH THE INTENT OF THE DZC, THE URBAN CENTER NEIGHBORHOOD CONTEXT, AND THE MAIN STREET ZONE DISTRICT?

According to the review criteria for Code Interpretations and Determination of Unlisted Uses in DZC, Section 12.4.6.4, an unlisted accessory use must be shown to be consistent with the intent of the zoning code, and with the intent of the subject neighborhood context and zone district.

Here, allowing common meeting space in an Office setting, with limited and incidental alcohol service, supports several of the over-arching purposes of the Denver Zoning Code, particularly goals promoting development of a mix of uses in the city’s urban centers and along its transit corridors – like Broadway – that can serve surrounding residential neighborhoods. In this case, where the C-MS-8 zoning would allow the mixing of multiple primary uses, including office, residential, and eating/drinking places, at the subject property, the allowance for mixing the existing primary Office use with a similar accessory use would similarly advance goals of mixing uses and increasing activity on Broadway.

More specifically, the intent of the Urban Center neighborhood context (the “C” in the zone district name) and the specific C-MS-8 zone district is to promote and preserve a relatively high intensity and mix of use and structures up to 8 stories tall. Ground-floor active uses in new developments are not only encouraged, but are mandated. Office use, including associated accessory meeting spaces, qualifies as a “street level active use” required in the C-MS-8 zone district by the Main Street zoning permitted building form standards. Here, a ground-floor accessory common meeting space with alcohol service would similarly qualify as a street level active use, and would satisfy the intent that new uses promote street level activation.

I find that the proposed accessory use – a small common meeting space with alcohol service – is consistent with the intent of the DZC and with the intent of the Urban Center neighborhood context and the C-MS-8 zone district.

IS THE CHARACTER AND IMPACT OF A COMMON MEETING SPACE WITH ALCOHOL SERVICE SIMILAR IN NATURE, FUNCTION, AND DURATION TO OTHER USES PERMITTED IN THE C-MS-8 ZONE DISTRICT?

In determining whether to permit an unlisted use, the Zoning Administrator must find that the “proposed use has a character and impact that are similar in nature, function, and duration to the other uses permitted in the zone district(s).” DZC, §12.4.6.4.B.1. The Zoning Administrator must assess all

relevant characteristics of the proposed use, including (as applicable): typical volume and type of sales; types of items sold; transportation requirements; related storage needs; types of structures associated with the use; parking requirements; external effects on surrounding properties; and any other potential impacts on adjacent properties compared to impacts from other uses permitted in the zone district.

In this case, an accessory common meeting space with alcohol service use, which serves the primary Office users, is similar or typical in terms of services provided and external effects or adverse impacts to many other uses permitted in the C-MS-8 zone district. The proposed accessory use is essentially a private bar/drinking place, and will be incidental both in physical scale and in scope of operations compared to the primary Office use served. In comparison, the C-MS-8 zoning would allow the operation of a primary restaurant or bar at the subject property or at neighboring properties, which would be open to the public and have few limits on scale or scope of operations. In fact, according to the applicant, the liquor license required to operate the proposed accessory use will prohibit alcohol consumption outdoors at the licensed premises, whereas a primary bar or restaurant use could be established in the same zone district with substantial accessory outdoor patios and serving areas for both food and drink.

A number of permitted, listed accessory uses in the C-MS-8 zone district could arguably have greater potential for external effects (such as noise or glare) or impacts on surrounding properties (such as increased traffic generation or sales volume) than the proposed accessory common meeting space with alcohol service use, such as conference facilities accessory to a permitted hotel use, outdoor gardens, keeping of animals, outdoor eating/serving areas or outdoor entertainment accessory to restaurants or bars, outdoor retail sale and display, and limited outdoor storage.

I find that the character and impact of an accessory common meeting space with alcohol service are similar in nature, function, and duration to other uses permitted in the C-MS-8 zone district.

CONCLUSION AND REASONABLE CONDITIONS

Based on the evidence provided by the applicant in its September 18, 2017, letter application for determination of an unlisted use (attached to this memo) and on the analysis above, I find that that the addition of common meeting space with alcohol service is allowed as an accessory use that is incidental, common, and customary to a primary Office use, specifically where the primary Office use is organized as “co-working” or “shared” work spaces.

As allowed by DZC, Sections 11.10.1 and 12.4.6, the Zoning Administrator may attach reasonable conditions to the allowance of an unlisted use. Accordingly, the following conditions shall attach to the allowance for accessory common meeting space with alcohol service:

1. The subject unlisted accessory use shall be called “common meeting space with alcohol service” and may be allowed, subject to these conditions, in all Mixed Use Commercial Zone Districts that allow the primary use of “Eating and Drinking Establishment.”
2. A “common meeting space with alcohol service” shall be allowed as accessory to a primary “Office, All Others” (Non-Medical/Non-Dental) use and where such primary Office use is designed and operated for co-working or shared workspaces. “Co-working or shared workspace” shall mean a physical work environment where independent workers, not

necessarily employed by the same organization, have the same (shared) access to some or all work spaces and amenity areas (the latter may include restrooms, fitness areas, eating areas, lounges, meeting rooms, common kitchens, and the like).

3. A zoning permit shall be required to establish or expand an accessory "common meeting space with alcohol service."
4. The accessory "common meeting space with alcohol service" use shall be established and operated within a Completely Enclosed Structure.

Approved by:

A handwritten signature in black ink, appearing to read "Tina R. Axelrad", with a horizontal line extending to the right from the end of the signature.

Tina Axelrad, Zoning Administrator

Date: October 13, 2017



CITY AND COUNTY OF DENVER

<http://www.denvergov.org>



DENVER

THE MILE HIGH CITY

Zoning Permit

Parcel #: **0510216015000**

Permit #: **2016-ZONE-0008571**

Applicant / Property /Owner Information

Applicant Name: THE GRID- COLLABORATIVE WORKSPACES
matt kennan
Owner Name: HENRY WORTH LLC
Tenant Name:
Project Address(es): 445 N Broadway

Zone Lot Master Address

Address:

Zone Lot Master Accela Record #:

Property Zone District

C-MS-8

Applicable Zoning Code:

Denver Zoning Code

Zoning Permit Final Action:

Approved w/Conditions 12/22/2016
Approved By: Ron Jones
zoning permit shall expire upon revocation and/or expiration of off-street parking lease agreement dated 01 01 15. subject to limitations of 10.4.4.5
9000 sq. feet Office on 1st floor, new 9000 sq. feet Office in basement , new 2146 sq. feet Office 2nd floor.

Reference to Approved Plans and Conditions:

Site Development Plan: No
SDP Record #:
SDP Project Name:
Zoning Approved Plan Set as Part of Permit: No
Zoning Approval Letter: No

Valuation:

Type	Amount	Fund/Org/Rev#	Payment Date	Void	Trans #

PERMITTED SCOPE OF WORK

Permitted Use(s):

Use #	Type of Request	Legal Status of Use	Use Type	Permitted Use
1	Change of Use	Conforming	Primary	Office, All Others
2	Expansion of Use	Conforming	Primary	Office, All Others

Permitted Structure(s):

Structure #	Type of Request	Type of Structure	Building Form	Admin. Adjustment	Variance

Permitted Accessory Fence/Wall/Retaining Wall Structure(s):

Type of Request: None
Remarks:

Permitted Sign(s):

Type of Request: None

Remarks:

Permitted General Site Improvement(s):

Type of Request: None

Remarks:

Standard Notes:

ground floor change of use from retail sales, al others to office, all others- no change in parking requirement.
expansion into unoccupied basement space(9000 sq. ft), new 2nd floor space(2146 sq. ft) parking req. = 14 spaces.
osp requirement via 10.4.4.5(off-site parking) met with lease agreement for osp spaces at 433 Broadway(to expire 12 31 2019)
zoning approval subject to keeping lease in place/ compliance with 10.4.4.5

Disclaimers:

1. The construction and/or operation described herein shall be accomplished in strict compliance with this Zoning Permit, the zoning regulations of the City and County of Denver, and with all other applicable ordinances and regulations. Any change in construction and/or operations may require changes to the existing permit, or require issuance of new or additional permits. If inspection reveals work beyond or different from what was permitted and shown on the zoning-approved plan set, the City shall act to ensure all violations are corrected, including exercising its right to stop work through suspension or revocation of this zoning permit.
2. Zoning Permits issued in error by the City, or issued in reliance on a permittee's material misrepresentation of fact, will be subject to enforcement action, including but not limited to cease and desist orders, suspension, or revocation of the Zoning Permit.
3. This Zoning Permit is subject to expiration per the zoning regulations of the City and County of Denver. All final inspections shall be made on all final items of work before occupancy is permitted.
4. Appeal rights are set forth in the zoning regulations of the City and County of Denver.

Internal Use

Inspection Sign Off _____

Inspector _____ Date _____

CODE NOTES:

- 1003.3.1, IBC. Headroom.** Protruding objects are permitted to extend below the minimum ceiling height required by Section 1003.2 provided a minimum headroom of 80 inches (2032 mm) shall be provided for any walking surface, including walks, corridors, aisles and passageways. Not more than 50 percent of the ceiling area of a means of egress shall be reduced in height by protruding objects.
Exception: Door closers and stops shall not reduce headroom to less than 78 inches (1981 mm).
A barrier shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such a barrier shall be located 27 inches (686 mm) maximum above the floor.
- 1003.3.3, IBC. Horizontal projections.** Structural elements, fixtures or furnishings shall not project horizontally from either side more than 4 inches (102 mm) over any walking surface between the heights of 27 inches (686 mm) and 80 inches (2032 mm) above the walking surface.
Exception: Handrails are permitted to protrude 4 1/2 inches (114 mm) from the wall.
- 1011.3, IBC. Tactile exit signs.** A tactile sign stating EXIT and complying with ICC A117.1 shall be provided adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge.
- 1022.4, IBC. Penetrations.** Penetrations into and openings through an exit enclosure are prohibited except for required exit doors, equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the exit enclosure and terminating at a steel box not exceeding 10 square inches (0.010 m²). Such penetrations shall be protected in accordance with Section 713. There shall be no penetrations or communication openings, whether protected or not, between adjacent exit enclosures.
- Sec. 303, ICC/ANSI-A117.1-2003.** Changes in level greater than 1/4" shall be accomplished by a curb, ramp, changes in level between 1/4" and 1/2" shall be beveled with a slope not greater than 1:2.
- Section 308, ICC/ANSI A117.1-2003.** Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation and electrical outlets in accessible spaces, and along accessible routes shall be accessible complying with Section 308, ICC/ANSI A117.1-2003. NOTE: The lower reach height minimum is 15 inches above finished floor, maximum 48 inches AFF. For an unobstructed forward and side reach, 44 inches for an obstructed forward reach, and 46 inches for an obstructed side reach.
- 3201.4, IBC. Drainage.** Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface.
- 606.4, IMC.** Controls operation. Upon activation, the smoke detectors shall shut down all operational capabilities of the air distribution system in accordance with the listing and labeling of appliances used in the system. Air distribution systems that are part of a smoke control system shall switch to the smoke control mode upon activation of a detector.

CODE ANALYSIS: 2015 INTERNATIONAL BUILDING CODE

Construction Type:	Type V - B	Section/Table
Zone District	C-MIS-3	
Existing Occupancy Groups: (Mixed Occupancy)	Main Level Basement Level	Group B - Business Group S-1 - Storage Section 304 Section 311
Proposed Occupancy Groups:	Main Level Basement Level Second Level (new story within existing shell)	Group B - Business Group B - Business Group B - Business
Fire Protection - Existing	Main Level Basement Level	Not Sprinkled Sprinkled
Fire Protection - Proposed	Main Level Basement Level Second Level (new story within existing shell)	Sprinkled Sprinkled T.R. Sprinkled
Gross Floor Area:		
Main Level:	8,713 s.f.	
Basement Level:	8,683 s.f.	
Proposed Second Level:	1,853 s.f.	
Total	19,249 s.f.	
Existing Building Height: (Stories)	1 Story above grade and basement level	
Existing Building Height: (Feet)	35'	
Proposed Building Height: (Stories)	2 Stories above grade and basement level	
Proposed Building Height: (Feet)	35'	
Occupancy Group B		Table 506.2
Allowable Area:	27,000 s.f.	Table 504.4
Allowable Height: (Stories)	3 Stories	Table 504.3
Allowable Height: (Feet)	60'	
Nonseparated Occupancies		
Main Level	Assembly A-2, Bar Not Required - Accessory Use	Section 303.3 Section 303.1.2
Basement Level	Assembly A-1 Not Required - Accessory Use	Section 303.2 Section 303.1.2
Construction Classification		
Construction Type:	Type V - B	Section 602.3
Fire Resistive Rating for Building Elements:		
Exterior Bearing Walls	0 Hours	Table 601
All Other Building Elements:	0 Hours	Table 601
Existing Fire Resistive Rating for Exterior Wall:	2 Hours	
Fire Separation Distance	0'-0" - Existing	
Exit and Exit Access Doorways		
Number of Exits Required - Main Level	2 - Occupant Load 1-500 Per Story	Table 1006.3.1
Number of Exits Provided - Main Level	2	Table 1006.3.2(2)
Exit Arrangement	1/3 Max Diag Dim	
Number of Exits Required - Second Level	1 - Occupant Load less than 50	Table 1006.3.1
Number of Exits Provided - Second Level	1	
Number of Exits Required - Basement Level	2 - Occupant Load 1-500 Per Story	Table 1006.3.1
Number of Exits Provided - Basement Level	2	
Exit Arrangement	1/3 Max Diag Dim	
Maximum Exit Access Travel Distance		
Main Level	300 Feet - Sprinkled	Table 1017.2
Second Level	300 Feet - Sprinkled	Table 1017.2
Lower Level	300 Feet - Sprinkled	Table 1017.2
Fire Resistive Corridors	Not Required	Table 1020.1

PROJECT: #16060

PROJECT ADDRESS

445 BROADWAY
DENVER, COLORADO 80203

LEGAL DESCRIPTION

L 32 & 33 BLK 6 BROADWAY TERRACE DAILEYS RESUB

PROJECT DATA:

JURISDICTION: CITY AND COUNTY OF DENVER
COMMUNITY PLANNING AND DEVELOPMENT
201 WEST COLFAX AVENUE, DEPT. 205
DENVER, COLORADO 80212
(720) 865-2700

BUILDING CODE: 2015 IBC INTERNATIONAL BUILDING CODE
2015 IMC (MECHANICAL)
2015 IFC (FIRE)
2015 IEBC (EXISTING BUILDING)
2015 IPC (PLUMBING)
2015 IFGC (FUEL & GAS)
2015 IECC (ENERGY)
2014 NATIONAL ELECTRICAL CODE

OWNER:

445 BROADWAY, LLC
421 BROADWAY
DENVER, COLORADO 80203
(303) 282-6101

CONTACT: REYNOLDS@FENTRESSARCHITECTS.COM

CONTRACTOR:

TBD

ARCHITECT

PAPPAS ARCHITECTURE + DESIGN LLC
5455 EAST EVANS PLACE
DENVER, COLORADO 80222
(303) 733-0877

CONTACT: PETER D. PAPPAS

STRUCTURAL ENGINEER:

MAJICK ENGINEERING
(720) 612-2444

CONTACT: IAN McQUADE, P.E., S.E.

MECHANICAL ENGINEER:

MCDONALD CONSULTING + DESIGN, INC.
10698 AMESBURY WAY
HIGHLANDS RANCH, CO 80126
(303) 875-9293

CONTACT: PETER F. MCDONALD

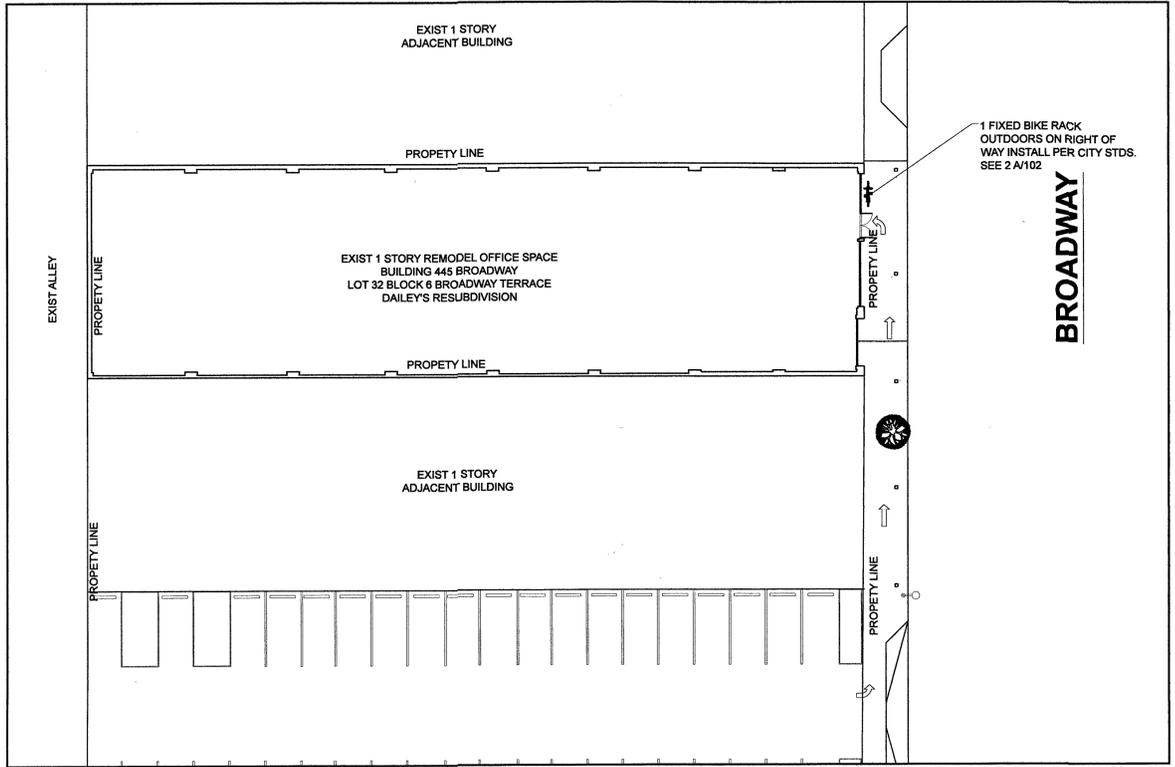
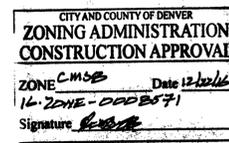
ELECTRICAL ENGINEER:

CURRENT ENGINEERING
A MEMBER OF THE CURRENT DESIGN GROUP LLC
(720) 891-1720

CONTACT: TOM SCHIRMER, PE

DRAWING INDEX

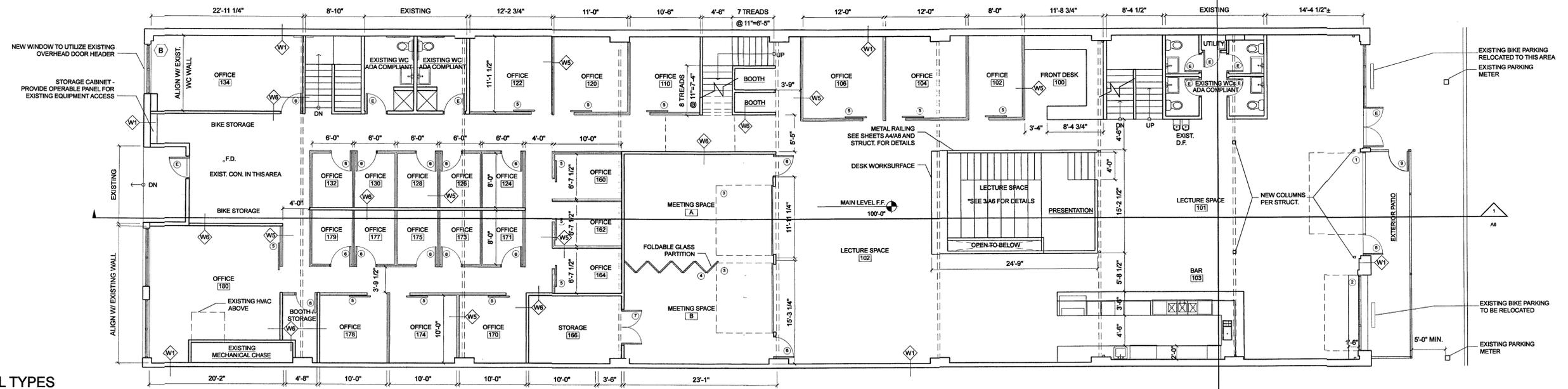
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- T2 OCCUPANT LOAD CALCS AND EXISTING PLANS
- SV1 SURVEY
- A1 MAIN & SECOND LEVEL PLANS
- A2 BASEMENT LEVEL PLAN AND DETAILS
- A3 MAIN & SECOND LEVEL RCPS
- A4 BASEMENT LEVEL RCP AND DETAILS
- A5 EXTERIOR ELEVATIONS AND FRONT PATIO DETAILS
- A6 SECTIONS AND DETAILS
- S1.1 STRUCTURALS
- S2.2 STRUCTURALS
- S3.3 STRUCTURALS
- MPOO MECHANICALS
- E101 ELECTRICALS
- E101 ELECTRICALS
- E101 ELECTRICALS
- E101 ELECTRICALS



SITE PLAN
1:20

THE GRID - COLLABORATIVE WORKSPACES
DENVER, COLORADO 80203

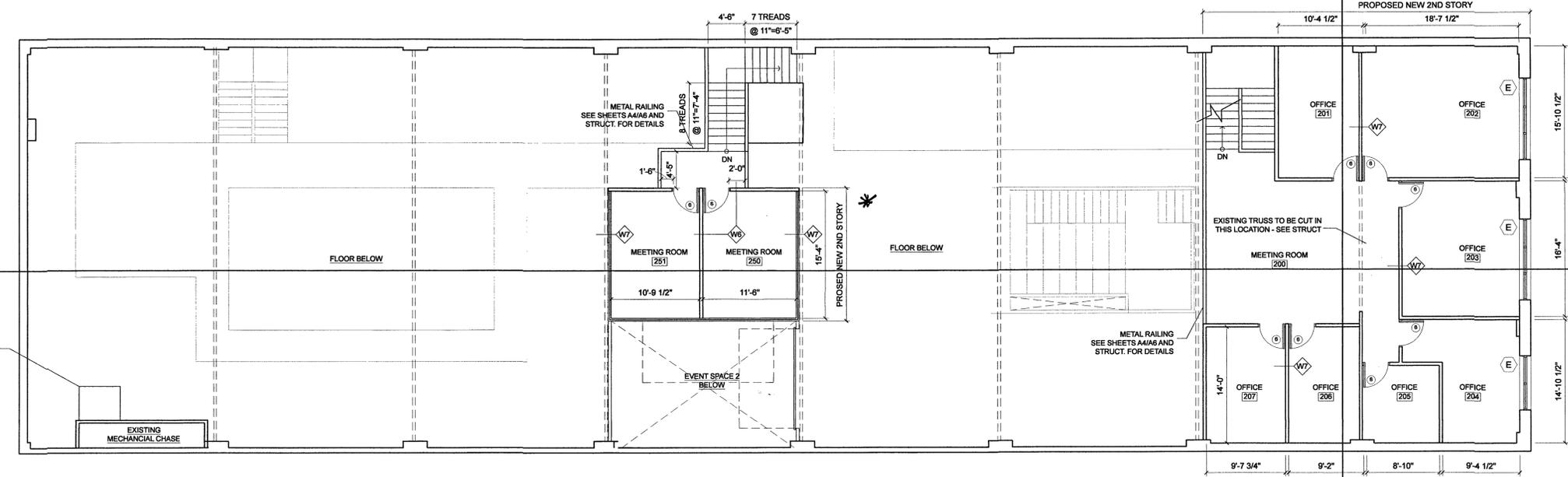
THE GRID - COLLABORATIVE WORKSPACES
 445 BROADWAY
 DENVER, COLORADO 80203
 NOT FOR CONSTRUCTION
 1250 Shinnis Street Unit 103
 Lakewood, Colorado 80401
 P. 816.509.1769
 nick@thinkgrid.com
MOD
 ARCHITECTURE + DESIGN
 PROJECT DATA & SITE PLAN
 03 DECEMBER 2016
 PROJECT: 16060
T1



MAIN LEVEL PLAN
 SCALE: 1/8" = 1'-0"

TYPICAL WALL TYPES

- W1 EXTERIOR MASONRY BEARING WALL - EXISTING EXTERIOR 4" BRICK VENEER ON 8" REINFORCED CMU BLOCK WALL - VARIES
- W2 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 3-5/8" 25 GA. STEEL STUD FRAMING @ 24" O.C. FILL WITH R-15 SOUND BATTS AT TOILET ROOMS. EXTEND TO UNDERSIDE OF STRUCTURE U.O.N. GLASS SILL TO BE @ 3'-6" A.F.F. HEADER TO BE @ 8'-0" OR UNDERSIDE OF EXISTING STRUCTURE WHERE APPLICABLE
- W3 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 6" 25 GA. STEEL STUD FRAMING @ 24" O.C. EXTEND TO UNDERSIDE OF STRUCTURE U.O.N.
- W4 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 3-5/8" 25 GA. STEEL STUD FRAMING @ 24" O.C. FILL WITH R-15 SOUND BATTS AT TOILET ROOMS. EXTEND TO UNDERSIDE OF STRUCTURE U.O.N.
- W5 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 3-5/8" 25 GA. STEEL STUD FRAMING @ 24" O.C. FILL WITH R-15 SOUND BATTS AT TOILET ROOMS. EXTEND TO 11'-0" A.F.F. GLASS SILL TO BE @ 3'-6" A.F.F. HEADER TO BE @ 8'-0"
- W6 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 3-5/8" 25 GA. STEEL STUD FRAMING @ 24" O.C. EXTEND TO UNDERSIDE OF STRUCTURE U.O.N. EXTEND TO 11'-0" WHERE APPLICABLE ON MAIN LEVEL



SECOND LEVEL PLAN
 SCALE: 1/8" = 1'-0"

CITY AND COUNTY OF DENVER
 ZONING ADMINISTRATION
 CONSTRUCTION APPROVAL
 ZONE C.M.S.B. Date: 12/22/16
 16-2015-PDB-BSTH
 Signature: [Signature]

*SEE SHEET T2 FOR APPLICABLE CODES FOR NUMBER OF EXISTS AND STAIR WIDTH REQUIREMENTS

TYPICAL WALL TYPES

- W1 EXTERIOR MASONRY BEARING WALL - EXISTING EXTERIOR 4" BRICK VENEER ON 8" REINFORCED CMU BLOCK WALL - VARIES
- W2 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 3-5/8" 25 GA. STEEL STUD FRAMING @ 24" O.C. FILL WITH R-15 SOUND BATTS AT TOILET ROOMS EXTEND TO UNDERSIDE OF STRUCTURE U.O.N. GLASS SILL TO BE @ 3'-6" A.F.F. HEADER TO BE @ 8'-0" OR UNDERSIDE OF EXISTING STRUCTURE WHERE APPLICABLE
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- W4 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 3-5/8" 25 GA. STEEL STUD FRAMING @ 24" O.C. FILL WITH R-15 SOUND BATTS AT TOILET ROOMS EXTEND TO UNDERSIDE OF STRUCTURE U.O.N.
- W5 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 3-5/8" 25 GA. STEEL STUD FRAMING @ 24" O.C. FILL WITH R-15 SOUND BATTS AT TOILET ROOMS EXTEND TO 11'-0" A.F.F. GLASS SILL TO BE @ 3'-6" A.F.F. HEADER TO BE @ 8'-0"
- W6 INTERIOR PARTITION - 5/8" GYP. BD. EACH SIDE OF 3-5/8" 25 GA. STEEL STUD FRAMING @ 24" O.C. EXTEND TO UNDERSIDE OF STRUCTURE U.O.N. EXTEND TO 11'-0" WHERE APPLICABLE ON MAIN LEVEL.

DOOR SCHEDULE

DOOR NUMBER	ROOM	DOOR										FRAME		HARDWARE GROUP	MISC HOWE	COMMENTS	
		NAME	LEAF	WIDTH	HEIGHT	THICK	ELEV	MAT.	FIN.	GLASS	TYPE	MAT.	FIN.				
(E)	EXISTING DOOR T.R.																
(1)	MAIN ENTRY	OVHD	12'-0"	9'-0"	VERIFY		AL	F	TEMP		AL	F			WS	SEE MANU. SPECS	
(2)	103 BAR	OVHD	11'-0" V.I.F.	6'-0"	VERIFY		AL	F	TEMP		AL	F			WS	SEE MANU. SPECS	
(3)	A & B MEETING SPACE	OVHD	10'-0"	9'-0"	VERIFY		AL	F	TEMP		AL	F			WS	SEE MANU. SPECS	
(4)	B MEETING SPACE	FOLDING	22'-6"	9'-0"	VERIFY		AL	F	TEMP		AL	F			WS	SEE MANU. SPECS	
(5)	VARIES	S	3'-0"	8'-0"	1-3/4"	A	AL	F	TEMP		AL	F	H			OFFICE SLIDER	
(6)	VARIES	S	3'-0"	8'-0"	1-3/4"	B	AL	F	TEMP		AL	F	H			OFFICE SWING	
(7)	166 STORAGE	P	3'-0"	8'-0"	1-3/4"		HM	PT			HM	PT	H			CL	
(8)	103 BAR	S	3'-0"	8'-0"	1-3/4"		AL	F	TEMP		AL	F	A, K, L			CL, S, WS	
(9)	EXTERIOR PATIO	S	3'-0"	3'-0"	TBD		TBD	F			TBD	F				CL	
(10)	VARIES	S	3'-0"	8'-0"	1-3/4"	A	HM	F			HM	F	D			CL	
(11)	B04/B05 MENS & WOMANS	S	3'-0"	7'-0"	1-3/4"	A	HM	F			HM	F	F			CL	

- DOOR CONSTRUCTION**
 AL ALUMINUM STOREFRONT
 HM HOLLOW METAL
 WG WOOD / GLASS
 MP METAL PANEL
 SC SOLID CORE
- DOOR FINISH**
 PT PAINT
 F FACTORY
 ST STAIN
- DOOR HARDWARE:**
 A. ENTRY LOCK SET
 B. CLASSROOM LOCKSET
 C. PASSAGE LATCHSET
 D. STOREROOM LOCKSET
 F. PRIVACY LOCKSET
 G. DUMMY KNOB
 H. OFFICE LOCKSET
 J. CLASSROOM LOCKSET
 K. DEAD BOLT
 L. LOCK INDICATOR
 M. KICK PLATE 2 SIDES
 N. PANIC BAR
- MISC. DOOR HARDWARE:**
 CL. CLOSER
 S. SIGN "THIS DOOR TO REMAIN UNLOCKED" WHEN BUILDING IS OCCUPIED"
 WS. WEATHERSTRIP AND THRESHOLD
 FB AUTOMATIC FLUSH BOLTS
- DOOR & HARDWARE NOTES:**
 1. ALL HARDWARE SHALL MEET ADA ACCESSIBILITY REQUIREMENTS
 2. GROUT ALL EXTERIOR HOLLOW METAL FRAMES SOLID.
 3. ALL EXTERIOR HOLLOW METAL DOORS SHALL BE INSULATED
 4. ALL DOOR GALZING TO BE TEMPERED
 5. ADD DOORS TO BE SOLID CORE, U.N.O.

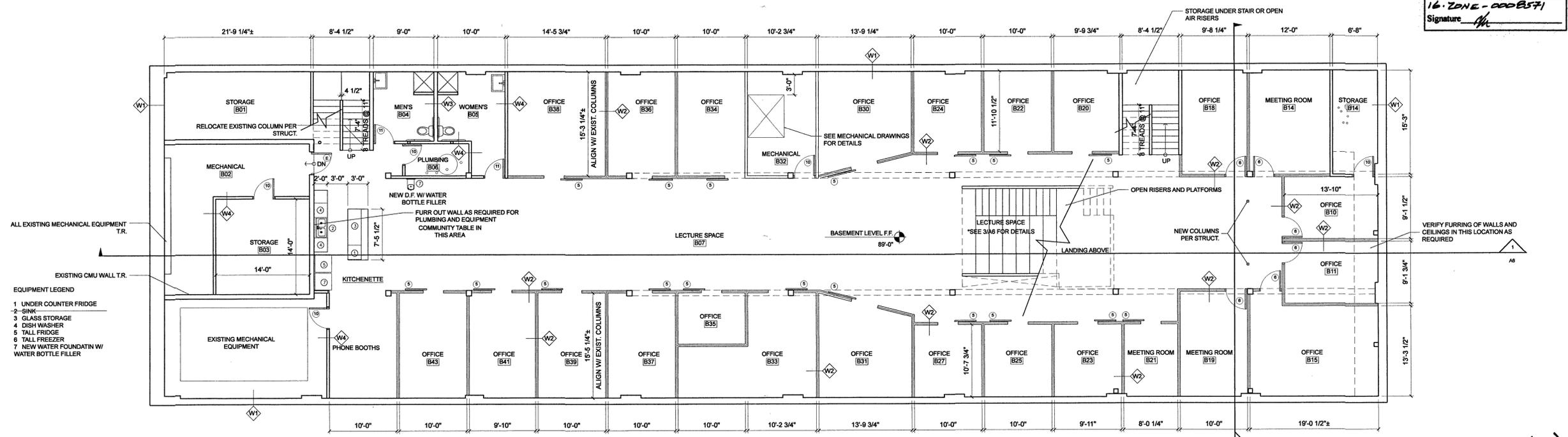
WINDOW SCHEDULE

#	QTY	SIZE	WxH R.O.	GLAZING	TYPE	MANUFACTURER	MATERIAL	JAMB	TEMP.	HEAD HEIGHT	REMARKS
A	1	MATCH EXISTING	1"	INSULATED	SKYLIGHT	TBD	TBD		T		
B	1	MATCH EXISTING	1"	INSULATED	FIXED GLASS	TBD	AL				

BATH HARDWARE SCHEDULE

	QTY	DESCRIPTION	MANUF.	MODEL	CODE	FINISH	MOUNTING HEIGHT	REMARKS
TP	2	TOILET PAPER DISP.	BOBRICK	CONTURA	B-4288	SATIN	TOP 28" ABOVE FINISHED FLOOR	
PT	2	PAPER TOWEL DISP.	BOBRICK	CONTURA	B-4369	SATIN	TOP 54" ABOVE FINISHED FLOOR	RECESSED
SD	2	SOAP DISPENSER	BOBRICK	CONTURA	B-4112	SATIN	TOP 45" ABOVE FINISHED FLOOR	
M	2	24" X 36" MIRROR						
GB36	2	36" GRAB BAR	BOBRICK		B5806-36	SATIN	36" ABOVE FINISHED FLOOR	
GB	2	42" GRAB BAR	BOBRICK		B-5806-42	SATIN	36" ABOVE FINISHED FLOOR	
GB18	2	18" GRAB BAR	BOBRICK		B-5806-42	SATIN	36" ABOVE FINISHED FLOOR	

- BATH ACCESSORY NOTES:**
 1. PROVIDE 2 X WOOD BLOCKING AT ALL HANDRAILS AND BATHROOM ACCESSORIES, TYPICAL.
 2. ALL BATH ACCESSORIES MOUNTING HEIGHTS SHALL COMPLY WITH ADA REGULATIONS.



CITY AND COUNTY OF DENVER
ZONING ADMINISTRATION
CONSTRUCTION APPROVAL
 ZONE *CMSB* Date *12/22/14*
 16. ZONE - 000 B571
 Signature *[Signature]*

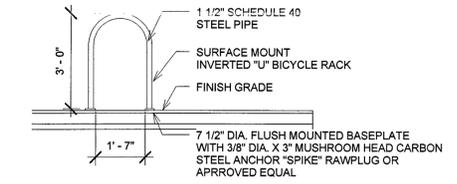
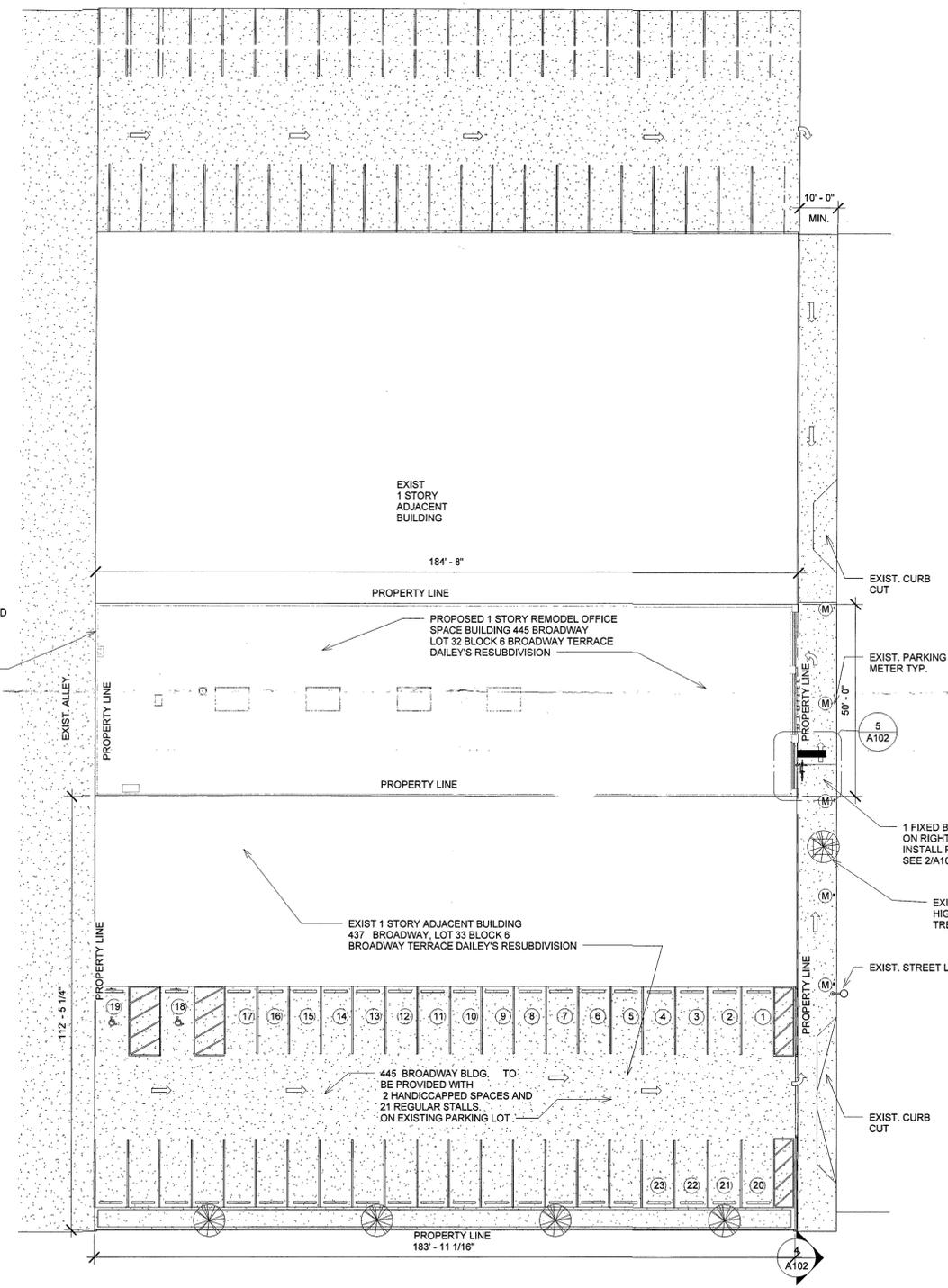
BASEMENT LEVEL PLAN

(PREV. UNOCCUPIED)
 EXCEPT FOR MECH. EQUIPMENT FOR BLDG.

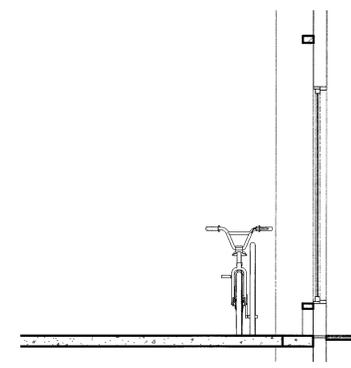
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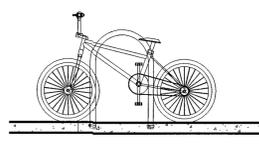
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303 773 1605



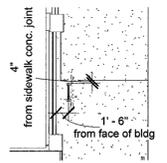
2 Bike Detail
3/8" = 1'-0"



3 Section 40
3/8" = 1'-0"



4 Section 30
3/8" = 1'-0"



5 Bike Rack Plan Enlargement
1" = 10'-0"

LEGEND

ACCESSIBLE ROUTE FROM
PARKING LOT TO MAIN BUILDING ENTRY

1 Site
1" = 20'-0"

NOTES:

EXISTING ACCESSIBLE ROUTE (BARRIER FREE)
IS TO REMAIN.



No.	Description

IGNITRR

Office Buildi
Site Plan & T

Project number
Issued set
Date
Drawn by
Checked by

Zoni
1412_2Office4E

A102

Scale