



CERTIFICATE OF DEMOLITION ELIGIBILITY

The Certificate of Demolition Eligibility (CDE) provides certainty in the demolition process. Owners of non-landmark, non-historic-district properties who are not currently planning demolition but who want increased certainty about a potential future demolition may apply for a Certificate of Demolition Eligibility. This CDE process involves a similar level of review as a demolition review. If a Certificate of Demolition Eligibility is issued, a property owner or owner's agent may proceed with a demolition application without further Landmark Preservation review for a period of five years.

Certificate of Demolition Eligibility Application Process:

Submit the completed CDE application, along with the \$250.00 application fee, color photographs of all sides of the structure(s), and copy of the real property record from the Assessor's Office to Landmark Preservation at landmark@denvergov.org.

Upon receipt of a complete application, Landmark Preservation staff will review the application within 10 business days to determine if the structure has potential to be a Denver landmark.

If the structure(s) is found to have potential to be a Denver landmark, Landmark staff will post a public notice for 21 calendar days. If a notice of intent to file a designation is received by the 21st day of the posting, the posting period will be extended to 60 days. If a designation application is submitted within the posting period, the designation process will begin. If a designation application is not submitted during the posting period, Landmark Preservation staff will issue a CDE the following business day.

If the structure(s) is determined not to have potential to be a Denver landmark, the CDE will be issued. A CDE is valid for five years, during which, a Denver landmark designation application cannot be submitted without owner approval. With a valid CDE, the property owner may demolish the structure(s) without further review by Landmark Preservation. To demolish the structure(s), submit a demolition application and the CDE to Landmark Preservation, and staff will issue a demolition approval number.

Visit www.denvergov.org/landmark for a full description of the CDE notice, posting, and landmark designation process. If you have additional questions, please contact Landmark Preservation staff at landmark@denvergov.org.

Please note: To apply for a CDE a structure cannot be pending Denver landmark designation, individually designated, or located within a designated historic district.

Property Address: 2001 N. York Street

Legal Description: 2001 N. York Street

Property Owner Information

Name: RDC II, LLC

Contact Name: Jack Ricci

Address: 2001 N. York Street

City: Denver

State, Zip: CO, 80218

Phone: (720) 328-9940

E-mail address: jack@ricciad.com

Applicant Information

Name: Ricci Architecture & Development

Contact Name: Jack Ricci

Address: 2001 N. York Street

City: Denver

State, Zip: CO, 80218

Phone: (720) 328-9940

E-mail address: jack@ricciad.com

Print Name: Jack Ricci

Signature of Owner: _____

Date: 12/09/2020

Continued

Certificate of Demolition Eligibility Submittal Checklist

Complete CDE Application

- Application must include applicant's contact information and the property owner's contact information.
- The CDE must be signed by the property owner; the signature must be a written original, wet or scanned signature. A typed signature cannot be accepted.

Color photographs

- Color photographs showing all sides (typically 4) of all structures larger than 1.5 stories on the property. This may include accessory structures such as barns, carriage houses, etc.
- Photographs must be at least 300 dpi, at least 4" x 6", and attached to the email as a jpg or pdf. Photographs that are thumbnails, embedded, or linked will not be accepted.
- If the site is complicated, label photographs and provide a site plan.

Real Property Record from the Assessor's Office for the Property

- To verify property ownership and legal description. Property owner information is available at denvergov.org/assessor.

Landmark Designation Criteria, Chapter 30 of the Denver Revised Municipal Code, Section 30-3

To qualify as a Denver landmark, a property must meet at least three of the following ten criteria and retain integrity.

1. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
2. It has direct and substantial association with a recognized person or group of persons who had influence on society;
3. It embodies the distinctive visible characteristics of an architectural style or type;
4. It is a significant example of the work of a recognized architect or master builder;
5. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
6. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
7. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
8. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
9. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
10. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

2001 N YORK ST

Owner	RDC TWO LLC 2001 N YORK ST STE E DENVER, CO 80205-5713
Schedule Number	02355-01-008-000
Legal Description	PARKSIDE SUB B2 L7 TO L9
Property Type	COMMERCIAL-OFFICE
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	6857
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1970	Basement/Finish:	0/0
Lot Size:	9,375	Zoned As:	G-RO-3

Note: Valuation zoning may be different from City's new zoning code.

Current Year				
	Actual	Assessed	Exempt	
Land		\$515,600	\$149,520	\$0
Improvements		\$834,100	\$241,890	
Total		\$1,349,700	\$391,410	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$515,600	\$149,520	\$0
Improvements		\$834,100	\$241,890	
Total		\$1,349,700	\$391,410	

Real Estates Property Taxes for current tax year

Mill Levy * **72.116** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

The property tax system is undergoing an upgrade and the most recent tax assessment data is unavailable at this time. Please contact 311 if you need immediate assistance.

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$20,104.84**

Assessed Value for the current tax year

Assessed Land	\$149,520.00	Assessed Improvements	\$241,890.00
Exemption	\$0.00	Total Assessed Value	\$391,410.00

Date: December 9, 2020

Log Number: *Not Established*

Attention:

Denver CPD / Landmark

Thank you for reviewing this application for a Certificate of Demolition Eligibility for the structure located at 2001 N. York Street. The purpose of this letter is to convey that the subject building does not meet minimum criteria for designation as a historic structure, and therefore should not be subject to the 21-day posting period requirement. I have provided a brief description of the existing structure and outlined supporting facts for this conclusion below.

The building consists of two visually distinct, but structurally dependent parts of different ages and styles. The original structure, completed sometime in 1926, is an example of the classic brick “four-square” house typology seen throughout Denver in buildings of similar vintage. A large addition, which I believe was completed sometime in 1992, is of light frame construction with an EIFS façade, and can best be classified as belonging to the post-modern style of architecture. The 1992 addition completely “wraps” the main (east) façade, as well as portions of the north and south facades of the original structure. Precisely dating the two structures was difficult as the building department, public records, and the Denver Public Library possess almost no information on the subject property. Multiple searches by library and records personnel did not return any information for the 1992 addition. The 1926 completion date of the original structure was established based off of a building permit card from 1925, which was returned during a search of library records. The 1992 date was established based off what I believe are the construction and / or permit documents for that portion of the building provided by the previous owner, and which are dated 1991 with dated revisions occurring into April 1992. Both of these items are attached as part of this submittal.

Reasons the structure does **not** meet minimum criteria for designation are as follows:

- Per DRMC 30-3 (1) The structure does not maintain its integrity: more than 50% of the original 1926 building is obscured behind the 1992 addition. In the course of constructing that addition the original front porch, stairs and porch roof were demolished, historic windows were removed and re-sized, and additional openings were added.
- Per DRMC 30-3 (2) The structure is not more than 30 years of age or of exceptional importance: while the original structure is more than 30 years of age, the 1992 addition is 28 years old, and thus does not meet criteria established by DRMC 30-3 (2). I have no reason to believe that the addition is of “exceptional importance” from either a stylistic, or historical events-based viewpoint to the point the preservation is required. Construction documents for the 1991/1992 addition have been included as an attachment to this submittal.

Thank you for considering these points as you review our application, and please do not hesitate to reach out with any questions.

Jack Ricci, AIA
513-919-7107
jack@ricciad.com

FACADE ELEVATION PHOTOS

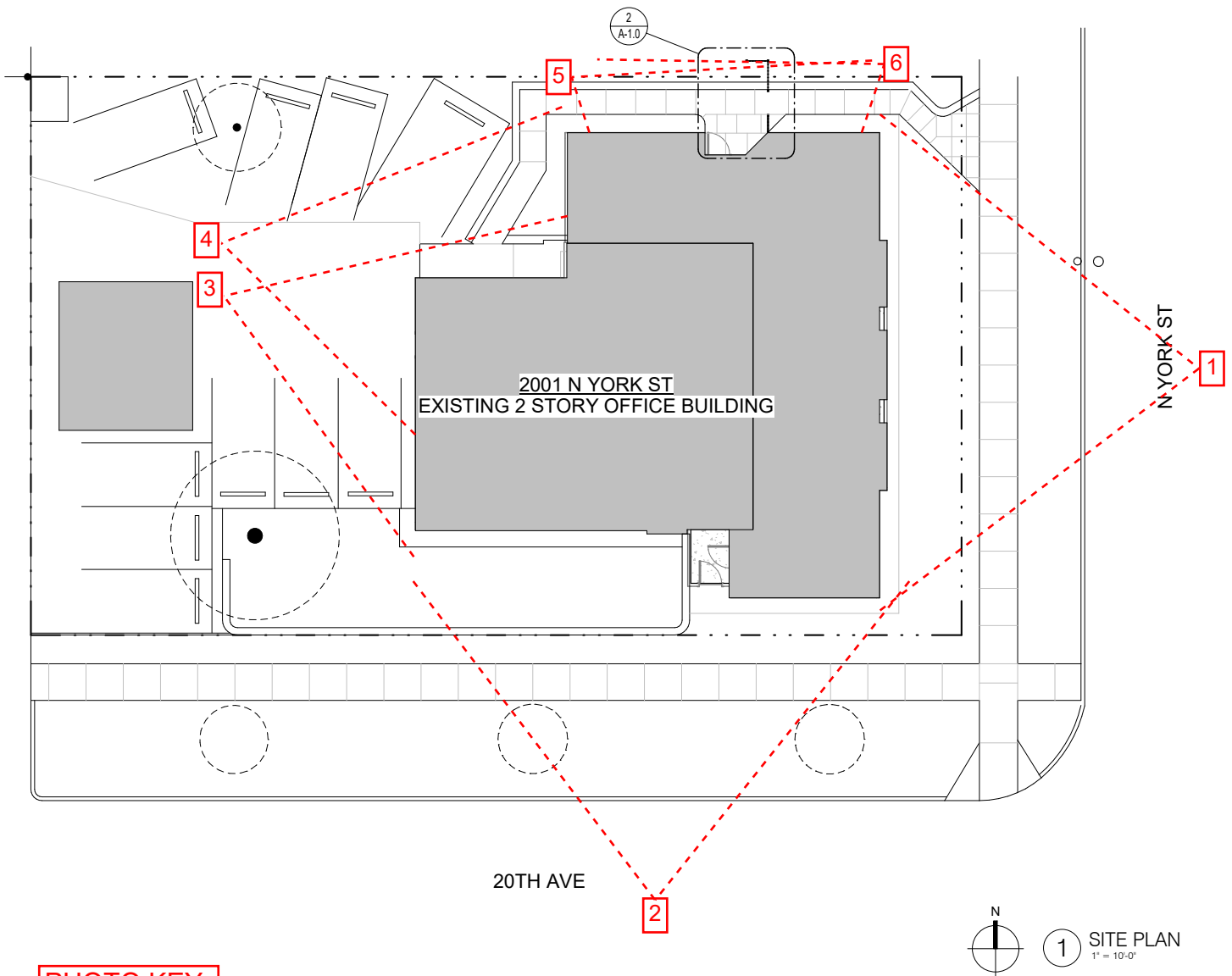


PHOTO KEY



1. EAST FACADE



2. SOUTH FACADE



3. WEST FACADE (1 OF 2)



3. WEST FACADE (2 OF 2)



5. NORTH FACADE (1 OF 2)



6. NORTH FACADE (2 OF 2)

ASSESSOR'S RECORD**2001 N YORK ST**

Owner RDC TWO LLC
2001 N YORK ST STE E
DENVER, CO 80205-5713

Schedule Number 02355-01-008-000

Legal Description PARKSIDE SUB B2 L7 TO L9

Property Type COMMERCIAL-OFFICE

Tax District DENVER

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	6857
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1500	Basement/Finish:	0/0
Lot Size:	9,375	Zoned As:	G-RO-3

Note: Valuation zoning may be different from City's new zoning code.

Current Year

Actual	Assessed	Exempt
Land	\$515,600	\$149,520 \$0
Improvements	\$834,100	\$241,890
Total	\$1,349,700	\$391,410

Prior Year

Actual	Assessed	Exempt
Land	\$515,600	\$149,520 \$0
Improvements	\$834,100	\$241,890
Total	\$1,349,700	\$391,410

ASSESSOR'S RECORD

Real Estates Property Taxes for current tax year

Mill Levy * **72.116** *

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Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$20,104.84**

Assessed Value for the current tax year

Assessed Land	\$149,520.00	Assessed Improvements	\$241,890.00
Exemption	\$0.00	Total Assessed Value	\$391,410.00

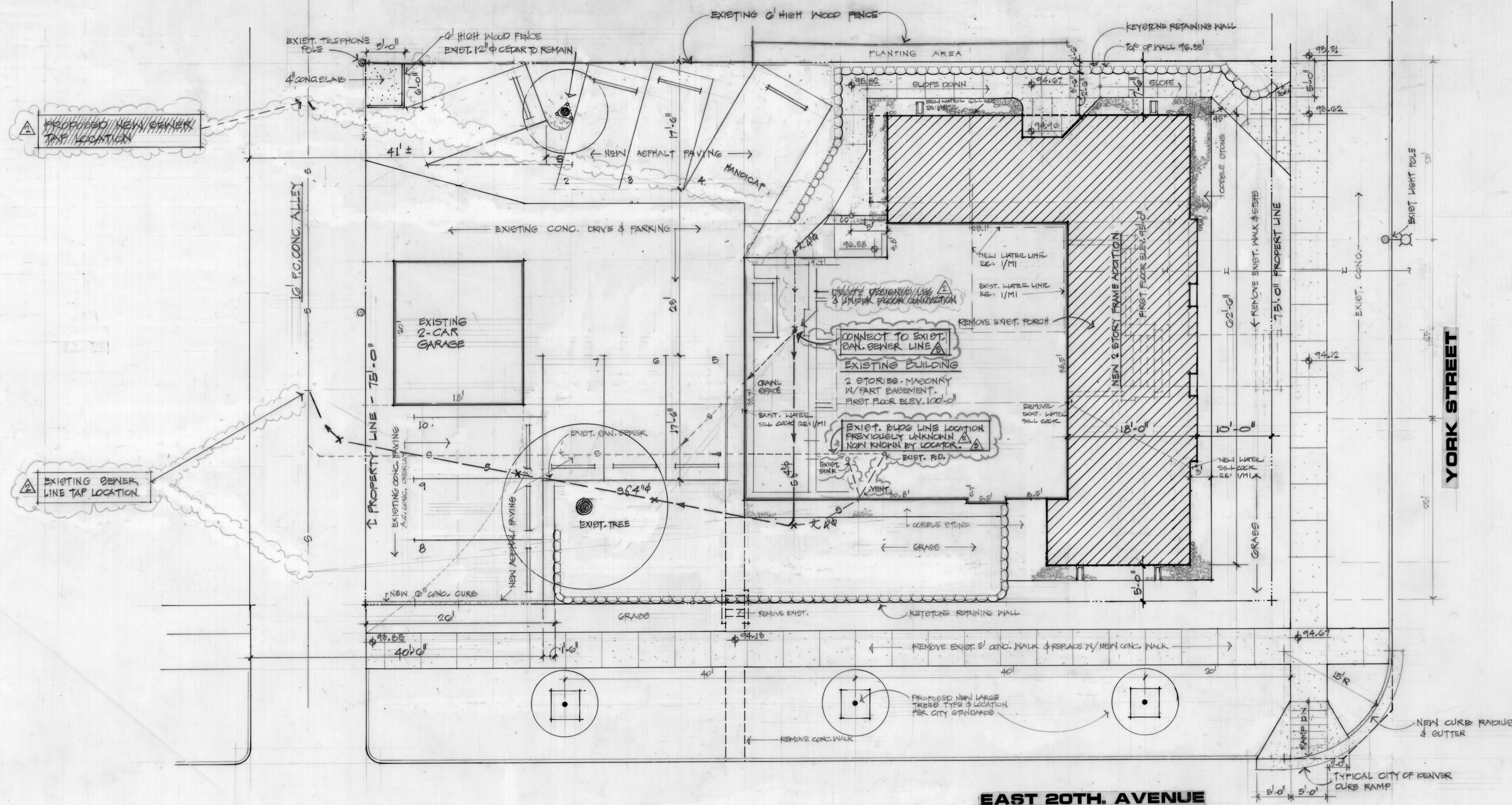
1925/26 PERMIT RECORD

York -- 2007

Zone District Residence "A" Stories 2 Size 33'8"x43'9"
 Description Brick parsonage, full basement and garage 17x18' on alley
 Lot 7-8-9 Block 2 Addition Park Side Sub.
 Architect _____ Contractor J.A. Johnson, 319 So. Clarkson
 Plan Filed _____ Plan Returned Filed Destroyed _____
 Remarks _____

Building Division	Electrical Division	Plumbing Division
Date Ftgs. Called _____	Permit No. <u>203</u> Date <u>1/13/26</u>	Permit No. _____ Date _____
Inspector _____	No. Lt. Outlets _____ Call _____	No Fixtures _____ 1st Call _____
Remarks <u>10-6-25-2590</u>	No. Fix. Outlets <u>45</u> Call _____	2nd or Final _____ Call _____
Second Insp. <u>11/2-25-2590</u>	No. Motors _____ Call _____	Drainage Permit _____ Date _____
Inspector <u>11/13/25-3072</u>	No. Gen. or Sw. Bd. _____ Call _____	Inspected O. K. _____ By _____
Remarks <u>8/16/27 100</u>	Inspected O.K. <u>1/13/26</u> By <u>Hamel</u>	_____
Date Cert. Occp. _____	_____	_____
Est. Cost <u>14,000</u>	Est. Cost <u>165</u>	Est. Cost _____
Fee \$ <u>14</u>	Fee \$ <u>2.10</u>	Fee \$ _____ Total Cost \$ _____

Name Augustana Lutheran Parsonage Street York Date 10-1-25 No. 6697 25
 2007



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

2 LEGAL DESCRIPTION
 LOTS 7 TO 9 INCLAVE, BLOCK 2, PARKSIDE DIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO
 OWNER: BERTRAM A. BRUTON

3 ARCHITECTURAL NOTES

1. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE EXISTING FACILITIES FROM DAMAGE AND TO MINIMIZE DISRUPTION OF NORMAL OPERATIONS FOR THE DURATION OF THIS WORK.
2. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE UNIFORM BUILDING CODE, 1988 EDITION AND ALL OTHER ORDINANCES OF THE CITY OF DENVER, COLORADO.
3. FIELD VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS AND COORDINATE WITH NEW WORK. DO NOT SCALE DRAWINGS.

4 PLANS REFERENCE & MATERIALS DESIGNATION

	SECTION (DRAWING NO. ON BOTTOM)		EXISTING BUILDING
	DETAIL		BRICK
	WINDOW		CONCRETE
	DOOR		SYNTHETIC STUCCO
	OFFICE		ROUGH WOOD
	ROOM REFERENCE		FINISHED WOOD
	SPOT ELEVATION		PLYWOOD
	ROOM ELEVATION		WOOD STUD PARTITION

ELEVATION NO. AT SHADDED CORNER
 ROOM REFERENCE
 DIBST NO. WHICH ELEVATION IS SHOWN

5 LIST OF DRAWINGS

DRAWING NO.	DESCRIPTION	SHEET NO.
A1	SITE PLAN	1
A2	GROUND FLOOR PLAN & EXISTING BASEMENT	2
A3	SECOND LEVEL PLAN & EXISTING FIRST FLOOR	3
A4	ROOF PLAN & EXISTING SECOND FLOOR	4
A5	ELEVATIONS	5
A6	SECTION	6
A7	FOUNDATION PLAN, DETAILS & WALL SECTIONS	7
M1	PLUMBING UNDERFLOOR PLAN	8
M2	GROUND FLOOR MECHANICAL	9
M3	SECOND LEVEL MECHANICAL	10
M4	GROUND FLOOR H.V.A.C. SCHEMATIC	11
M5	SECOND LEVEL H.V.A.C. SCHEMATIC	12
M6	ROOF H.V.A.C. SCHEMATIC	13
E1	GROUND FLOOR ELECTRICAL PLAN	14
E2	SECOND LEVEL ELECTRICAL PLAN	15

6 BUILDING DATA:

CODE	UBC-1988 EDITION	BUILDING AREA	EXISTING BUILDING	NEW ADDITION:
ZONE	R-4		FIRST FLOOR	1,650 SQ. FT.
BUILDING AREA	5,937 SQ. FT.		SECOND FLOOR	1,334 SQ. FT.
BLDG. GROUND AREA	9,375 SQ. FT.		TOTAL	2,984
CONSTRUCTION TYPE	V-1 NR		GROUND FLOOR	1,462 SQ. FT.
OCCUPANCY	B-2		SECOND LEVEL	1,491 SQ. FT.
OCCUPANCY LOAD	25		TOTAL	2,953 SQ. FT.
BUILDING HEIGHT	34 FT.		ALLOWABLE FLOOR AREA	8,000 SQ. FT.
PERMITTED (TABLE 5-D)	40 FT.		SEC. 505 (b)	X 2
			TOTAL	16,000 SQ. FT.

Revisions

1. 4-2-92 SAN. SEWER CONNECTION FOR ADDITIONAL DIRECT TO ALLEY.
2. REMOVE CONNECTION TO EXIST. BLDG. SAN. SEWER FOR ORIGINAL DESIGN.

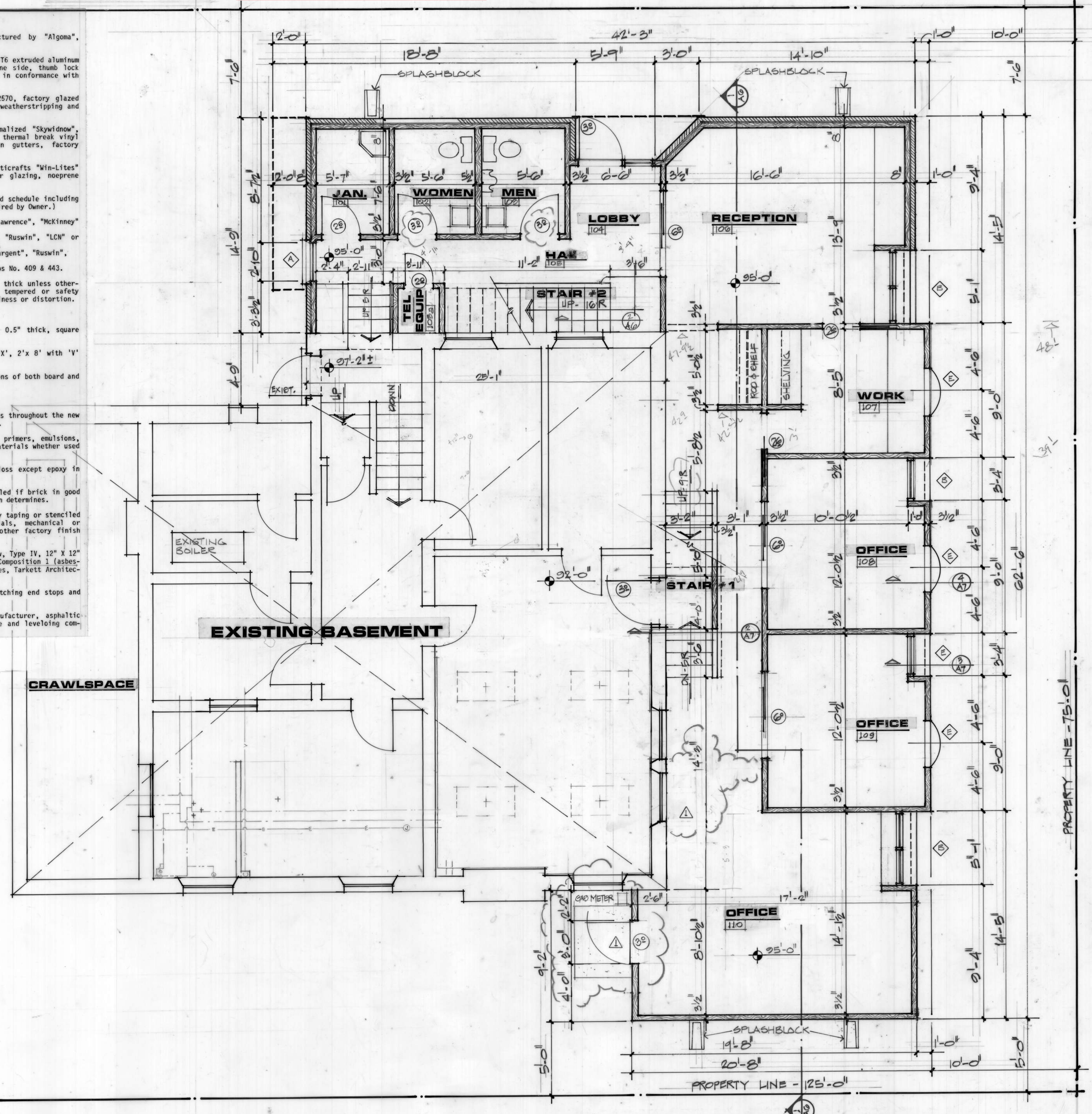
BUILDING RENOVATION AND ADDITION
 2001 YORK STREET
 DENVER, COLORADO 80205

bertram a. bruton and associates architects
 2001 york street
 denver, colorado 80205
 303-388-4314

project no. 8230
 date MARCH 4, 1991
 drawn by BAE/RM
 checked by BAE
A1
 sheet no. 1 of 14

- SPECIFICATION:**
- 1. GENERAL:**
- 1.1 Scope of Work: Remove existing front porch on each side of building, salvage all brick, and add new attached two story offices including reception, conference and toilets extending to north, east and south of existing building.
 - 1.2 Structural Design Criteria:
 - 1.2.1 LIVE LOADS USED IN DESIGN: ROOF, SNOW 30 PSF FLOOR 50 PSF (OFFICE) 150 PSF
 - 1.2.2 WIND 85 MPH EXP. B STAGNATION PRESSURE = 19 PSF FOUNDATION BEARING PRESSURE: 1,500 PSF (NATURAL SANDS, TO BE VERIFIED DURING CONSTRUCTION)
 - 1.2.3 CODE USED IN DESIGN: UNIFORM BUILDING CODE - 1988 EDITION.
- 2. SITEWORK:**
- 2.1 Grading: Remove existing concrete walks as required. Grade away from new addition. Provide ground cover to prevent erosion of exposed earth.
- 3. CONCRETE:**
- 3.1 Concrete Materials: All concrete shall be made with sand and gravel aggregate and shall conform to a 28 day strength of 3,000 psi minimum.
 - 3.2 Concrete on Ground: Foundation work and all concrete in contact with the ground shall be made with type II cement.
 - 3.3 Concrete Design: Design shall be in accordance with ACI Building Code ACI-318-89 and shall meet requirements of ACI 301 Specifications for Structural Concrete for Buildings.
 - 3.4 Reinforcement: ASTM A615, Grade 60, detailed and supported in accordance with latest ACI detailing manual, rolled in identification markings on reinforcement to be clearly visible.
 - 3.5 Horizontal Grade Wall Reinforcement: Continuous around corners. Minimum lap for splices 24" or 36 bar diameters. Provide sufficient tie bars to support all reinforcement.
 - 3.6 Clearances for reinforcement:
 - Concrete placed directly on earth, footings3"
 - Slabs on earthslab mid-depth
 - Formed surfaces exposed to weather or earth:
 - #5 bars or smaller1-1/2"
 - #6 bars or larger2"
 - 3.7 Floors or Wall Bracing: Place prior to backfilling of wall. Backfilling adjacent to foundation walls should be placed in moistured layers, not puddled, to insure maximum compaction.
 - 3.8 Openings in Concrete Walls and Slabs: Provide two #5 bars all around opening. Extend 2'-0" beyond opening.
 - 3.9 Formed Control Joints: Cut as soon as possible without fraying the concrete.
- 4. MASONRY:**
- 4.1 Brick: All brick shall be salvaged from existing porch.
 - 4.2 Mortar: Lay all masonry in type "M" mortar.
 - 4.2.1 Reinforcement: ASTM A615, Grade 40.
 - 4.2.2 Ties: Brick shall have round rust resistant steel z-rods, one tie per each 2 square feet of wall area, horizontal and vertical distance not more than 24". ties shall be placed within 12" of openings.
- 5. METALS:**
- 5.1 Structural Steel: Shapes and plates shall be ASTM A36, fabricated and erected in conformance with latest AISC Specifications and code of standard practice.
 - 5.2 Loose lintels: Provide 1 angle for each 4" width of masonry of size as indicated on drawings.
- 6. WOOD:**
- 6.1 General: Design and fabrication shall be to National Design Specifications for Stress-Grade Lumber and Its Fastenings, latest edition, and AITC Design Specifications. Factory mark each piece of lumber and plywood with type, grade, mill and factory agency, except omit markings from surfaces to be exposed. Provide S&S, West Coast Douglas Fir-Larch #2, kiln dried to 19% maximum moisture content.
 - 6.1.1 Either solid 2 X 10 or 1 X 4 cross bridging shall be used at intervals not to exceed 8 feet. Provide solid blocking at all joist bearing.
 - 6.1.2 Joists parallel to walls shall be tied at bridging intervals with t-straps.
 - 6.1.3 All flush framing shall be with the proper size Simpson "strong tie" joist hangers, or equal.
 - 6.2 Trusses and Dimension Lumber: Comply with PS 20, WMPA Grading Rules; Framing Lumber stress rating of Fb = 1,250 psi, E = 1,700,000 psi.
 - 6.3 Plywood: Comply with PS 1. "U.S. Product Standard for Construction and Industrial Plywood"; Concealed with APA Rated Sheathing, Exposure 1.
 - 6.4 Solid Decking: Comply with AITC 112 "Standard for Tongue-and-Groove Heavy Timber Roof Decking"; Solid Decking stress rating of Fb = 2,000 psi, E = 1,800,000 psi.
 - 6.5 Construction Panels: Comply with APA "Performance Standard and Policies for Structural Use Panels", Form No. E443.
 - 6.6 Nailing: Structural nailing shall conform to the Uniform Building Code Table 250.
 - 6.7 Finish wood: Comply with Architectural Woodwork Institute (AWI) "Quality Standards", Custom Grades: Standing and Running trim of Clear Douglas-Fir.
- 7. THERMAL & MOISTURE PROTECTION:**
- 7.1 Waterproofing: Provide non-fibred type liquid; FS SS-A-694 or 701 depending on viscosity required. Provide expansion joints, waterstops, primers, fillers, sealers, joint tapes, adhesives, flashings, cant strips and accessories as recommended by manufacturer of materials for application shown.
 - 7.2 Water Repellent Coatings: Clear Sealer; "Chemstop Masonry Waterproofing", "Rainproof 85", "Clear Double 7" by hydrozo, "Sure-Klean Weather Seal 201-GP" by ProSeCo Inc., or approved equal.
 - 7.3 Roof Insulation: Provide Composite Nailable Board Insulation, composed of 2-1/2" thick rigid closed-cell polyisocyanurate board insulation complying with FS Hi-I-1972; thermal resistance (R-value @ 75° F) when aged in accordance with RIC/TIMA Bulletin 281-1, and a nailable course of plywood, particle-board, or nail-retaining fiberboard 7/16" to 5/8" thick, integrally laminated to insulation face with bottom surface of asphalt saturated/coated roofing felt or glass fiber mat.
 - 7.4 Perimeter Insulation: Rigid polystyrene 1-1/2" thick for concrete below grade.
 - 7.5 Building Insulation: Glass or other inorganic (non-asbestos) fibers formed with binders into resilient flexible blankets or semi-rigid batts; ASTM C665; density not less than 0.5 lbs. per cu. ft. for glass & 2.5 lbs. per cu. ft. for mineral wool; thermal conductivity (k-value @ 75° F) of 0.27; thickness to provide R-19 for walls.
 - 7.6 Exterior Insulation and finish system (Synthetic Stucco): Provide complete system by "Dryvit Systems, Inc.", "Stimplex Products Division" or "STO Industries, Inc."
 - 7.7 Shingles: Mineral surfaced fiberglass strip asphalt, bearing UL Class A and "Wind Resistant" labels, ASTM D3018, color and pattern selected by Architect, self-adhesive tabs and ridge shingles pre-cut to match. Aluminum or hot-dipped galvanized round wire roofing nails, 0.08" diameter shank and 0.375" head diameter, lengths as required to penetrate not less than 0.75" into board sheathing.
 - 7.8 Sheet Metal Flashing and Trim: Zinc-coated steel sheet; ANSI/ASTM A526 or A527; hot-dip galvanize to comply with ANSI/ATSM A525, G90, mill phosphatized, 24 gage except as otherwise noted for flashing, roof opening curb cover, metal downspouts & leaderheads.
 - 7.9 Downspouts & Conductor Heads: Fabricate to profiles shown in 8' to 10' lengths or roll forming from coil stock, and full locked longitudinal joints; provide bottom discharge elbows; strainer units 0.062" diameter, non-corrosive, compatible wire or wire mesh 0.5" maximum spacing of wires in beehive design, at outlets of conductor heads.
 - 7.10 Joint Sealants and Calking: Provide compatible with material to be used, elastomeric sealants, interior silicone rubber sealants and non-elastomeric sealants.
 - 7.11 Built-up Bituminous Roofing: Provide ten year guarantee GAF, Marville Products Corp. or Waterite Roofing System Guarantee.

- 8. DOORS AND FRAMES:**
- 8.1 Wood Doors: Provide solid core flush wood doors manufactured by "Algoma", "Calwood", "Wedsor", "Eggers" or "Meyerheuser".
 - 8.2 Sliding Glass Doors: Provide sliding doors and frames of 6063-T6 extruded aluminum alloy with factory lubricated roller bearings keyed locks one side, thumb lock opposite side, pull handles and 3/4" high track manufactured in conformance with AAMA 101-85.
 - 8.3 Windows: Equal to Acorn Building Components, Inc., Series 2570, factory glazed with 0.625" clear insulating glass, fixed in place. Include weatherstripping and accessories.
 - 8.4 Skylights: Equal to Plasticrafts "High-Lite" or MASCO Thermalized "Skywidow", sealed clear acrylic double dome, aluminum retainer, integral thermal break vinyl curb, 3" nailing flange, weather gaskets and condensation gutters, factory assembled. Include "High-Lite" where indicated on drawings.
 - 8.5 Round Windows: Equal to Skyline Plastics "Wall-Lite" or Plasticrafts "Win-Lites" double-glazed acrylic plastic with bronze outer clear inner glazing, neoprene glazing gasket and removable ring for replacement.
 - 8.6 Hardware: Provide hardware for doors as shown on drawings and schedule including "builders hardware" or "finish hardware": (Include keys as required by Owner.)
 - Butts: No. FB179 by "Staley" or equal by "Hager", "Lawrence", "McKinney" or "Henry Soss".
 - Closers: No. 11058L by "Corbin" or equal by "Sargent", "Ruswin", "LCN" or "Morton". Through-bolt all door-mounted closers.
 - Locks/ Latches: Nos. 865 knob 400 Series "Corbin" or equal by "Sargent", "Ruswin", "Schlage" or "General".
 - Misc.: Provide silencers for all doors. "Rookwood" stops No. 409 & 443.
 - 8.7 Glazing: Provide Type I, Quality 13, clear float glass, 1/4" thick unless otherwise indicated. Provide horizontally tempered glass, where tempered or safety glass is required by applicable codes and laws, with minimum waviness or distortion.
- 9. FINISHES:**
- 9.1 Exposed Gypsum Board: ASTM C36, standard taper long edges, 0.5" thick, square edge, Type 'X' in 4 ft. width.
 - 9.2 Gypsum Sheathing: ASTM C630, 0.5" thick, square edge, Type 'X', 2' x 8' with 'V' tongue and groove long edges or 4' x 8' square edged.
 - 9.3 Joint Treatment: Comply with ASTM C475, C640 and recommendations of both board and joint compound manufacturers.
 - 9.4 Screw Fasteners: Comply with ASTM C1002.
 - 9.5 Painting: Paint and finish interior exposed items and surfaces throughout the new work and any disturbed existing work, except as otherwise noted.
 - "Paint" means all coating systems, materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
 - All wall & ceiling surfaces to be painted latex semi-gloss except epoxy in toilet rooms.
 - Walls of existing building exposed will be cleaned & sealed if brick in good condition or furred with gyp board and painted if condition determines.
 - Excluded: Shop prime of ferrous metal items, pipe raceway taping or stenciled painting, factory finish or installer finish materials, mechanical or electrical equipment and fixtures, Anodized aluminum or other factory finish metal.
 - 9.6 Resilient Flooring: Provide vinyl composition tile FS SS-T-emp, Type IV, 12" X 12" X 0.125 gage, pattern extending through full tile thickness, Composition 1 (asbestos free), Armstrong "Exelon Imperial", Kentile VCT, any series, Tarkett Architectural VCT, or approved equal.
 - 9.7 Resilient Base: Provide FS SS-W-40, Type I, rubber, with matching end stops and preformed or molded corner units, 0.125" gage, 4" high.
 - Adhesive Compounds: type recommended by resilient manufacturer, asphaltic type for concrete substrate, primer of non-staining type and leveling compound of latex type for feather edging.
- 10, 11, 12, 13 & 14: (Not Used)
- 15. MECHANICAL:** See Mechanical Drawings.
- 16. ELECTRICAL:** See Electrical Drawings.



1 GROUND FLOOR PLAN

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



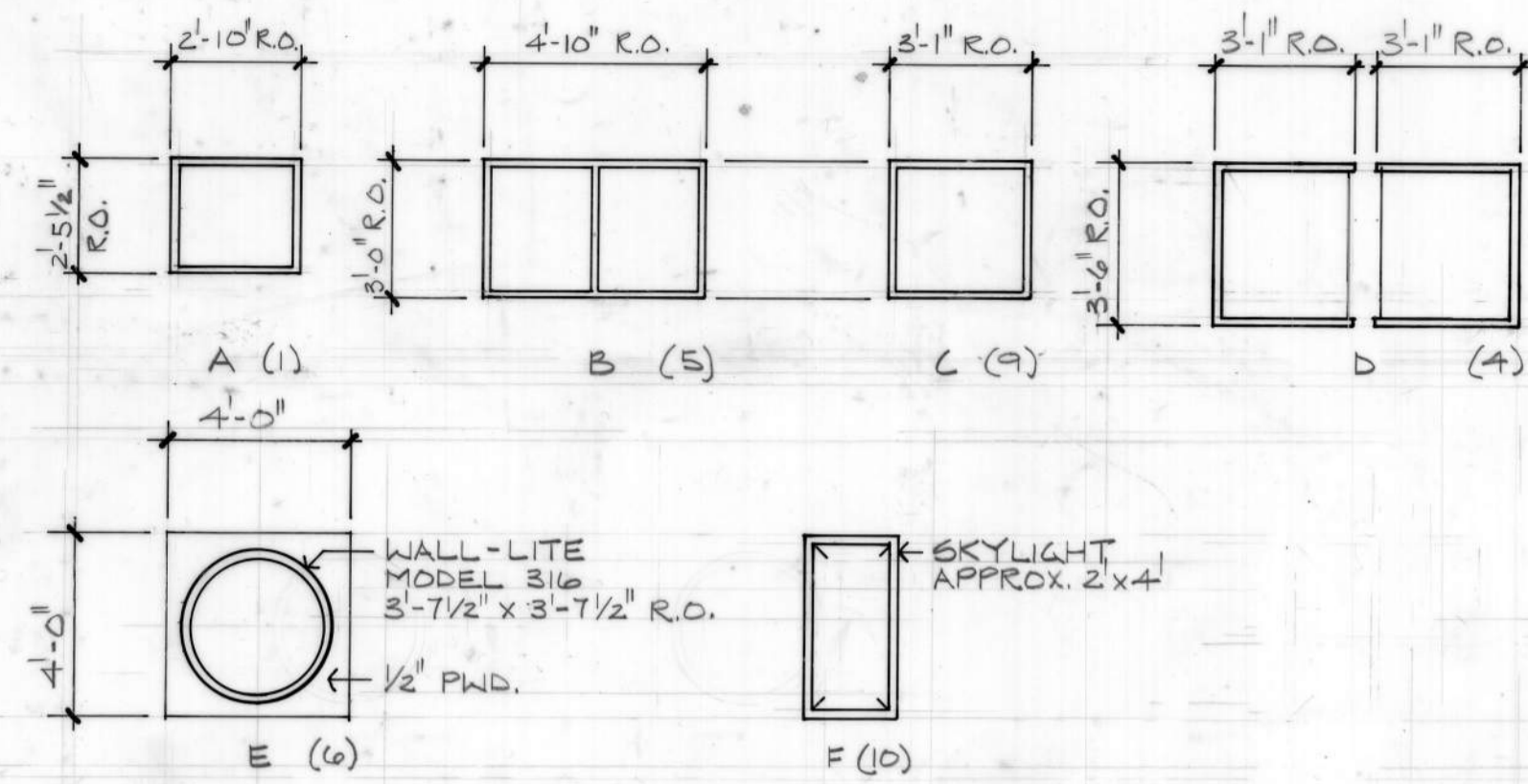
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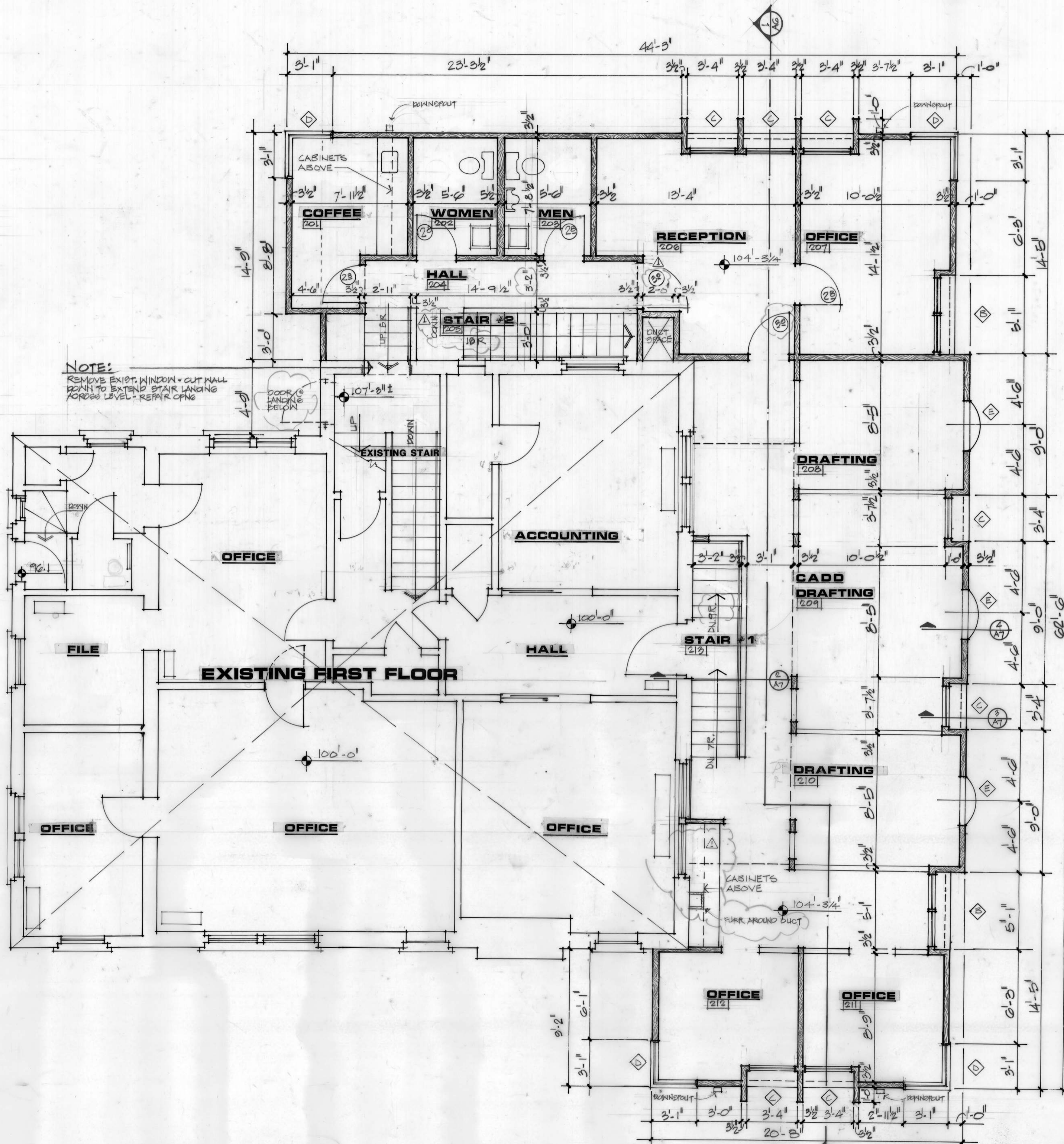
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denver, colorado
80205 303-988-4314

project no. 8200
date MARCH 4, 1991
drawn by BAP
checked by RM
drawing

A2
sheet no. 2 of 14

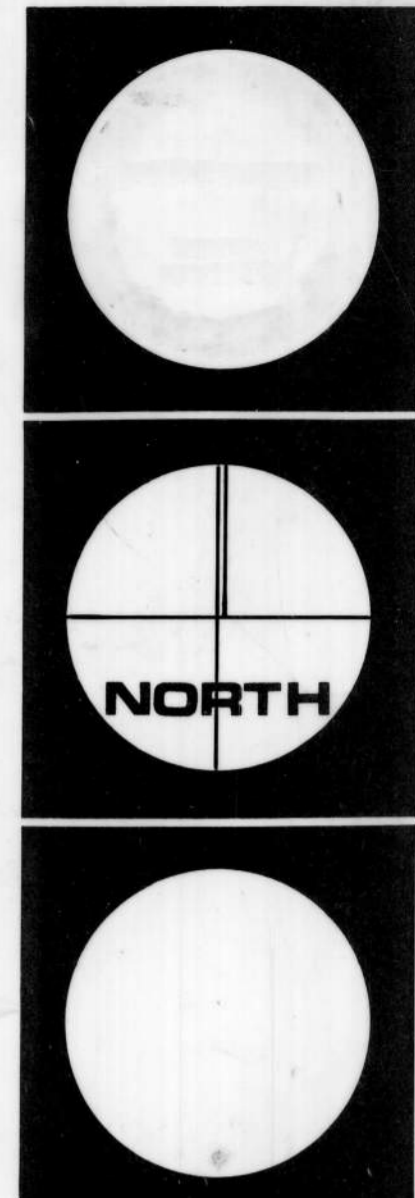


2 WINDOW SCHEDULE



1 SECOND LEVEL PLAN

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



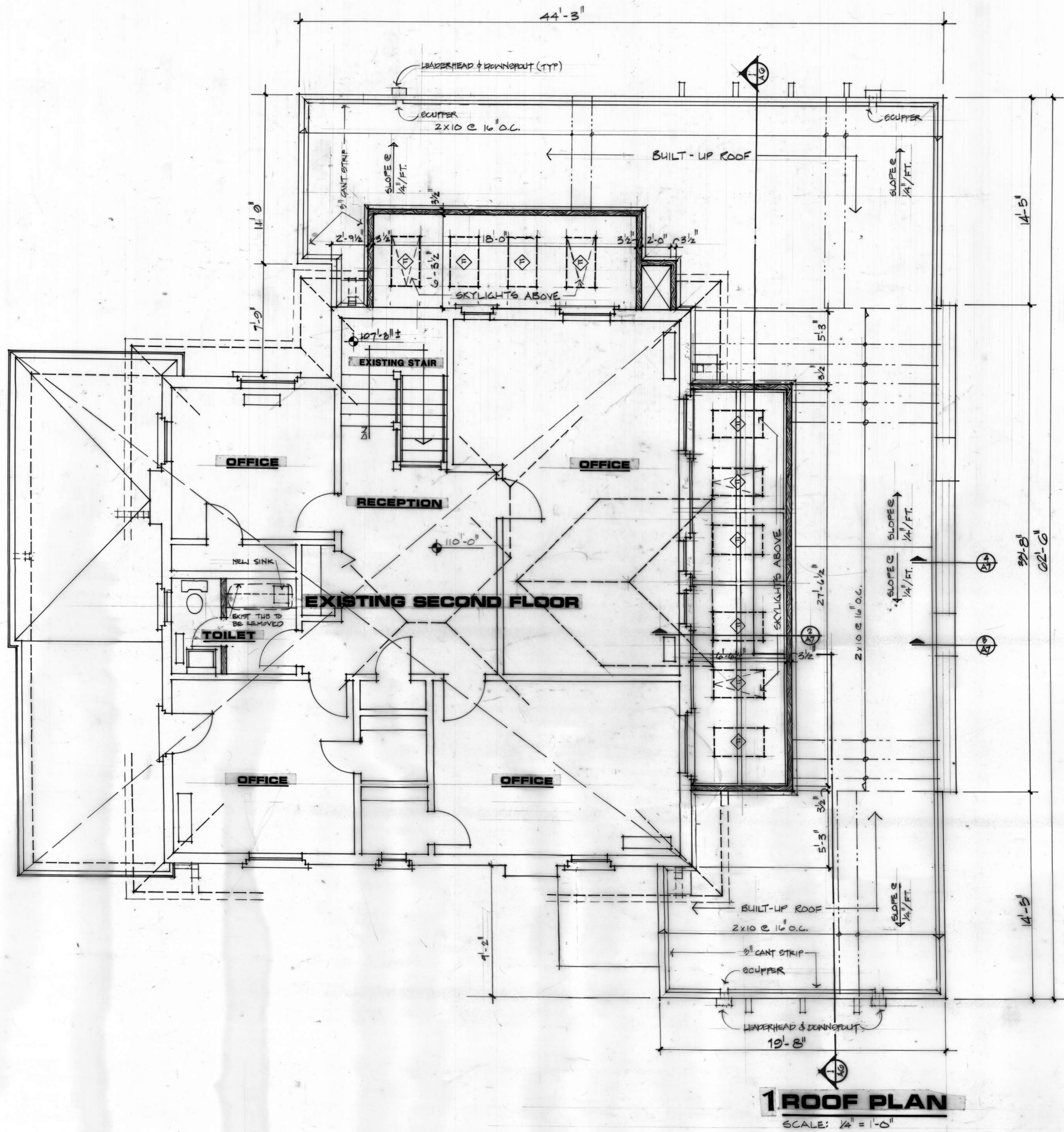
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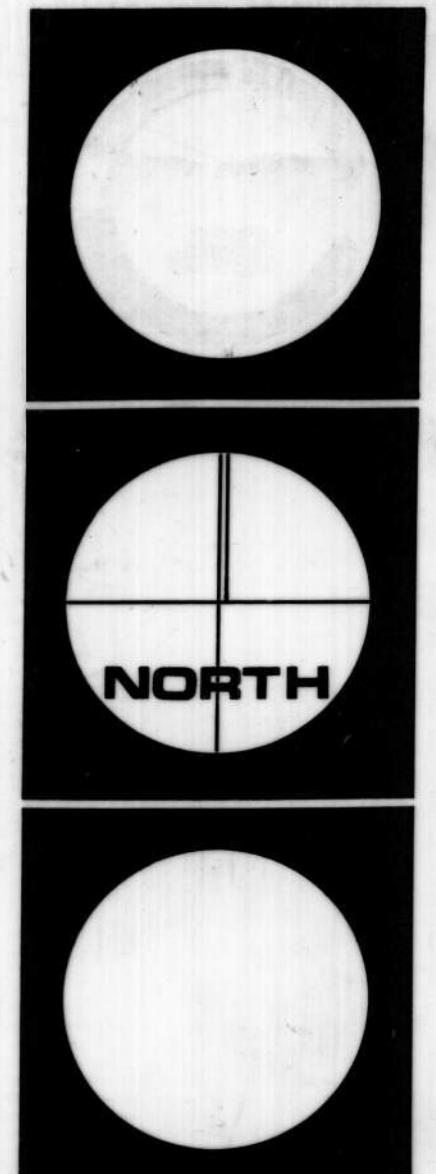
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date	MARCH 4, 1991
drawn by	BAB
checked by	RM
drawing	A3
sheet no.	of 14



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

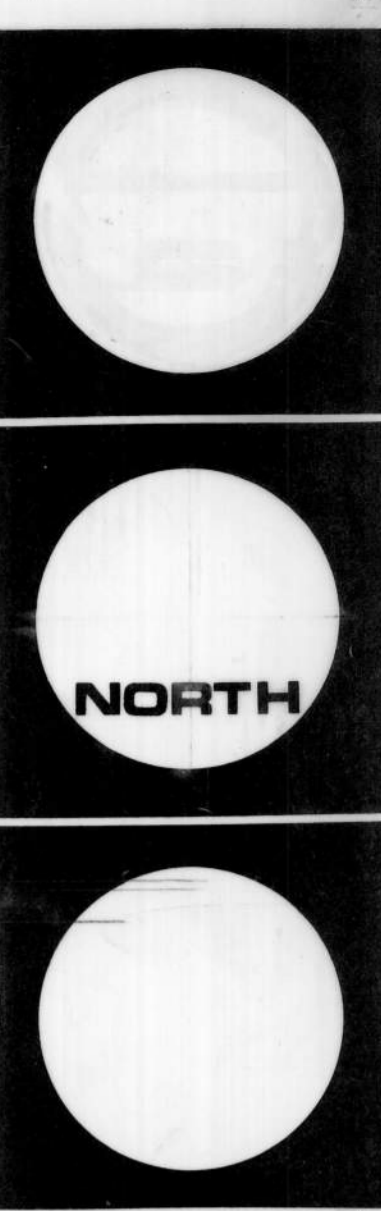
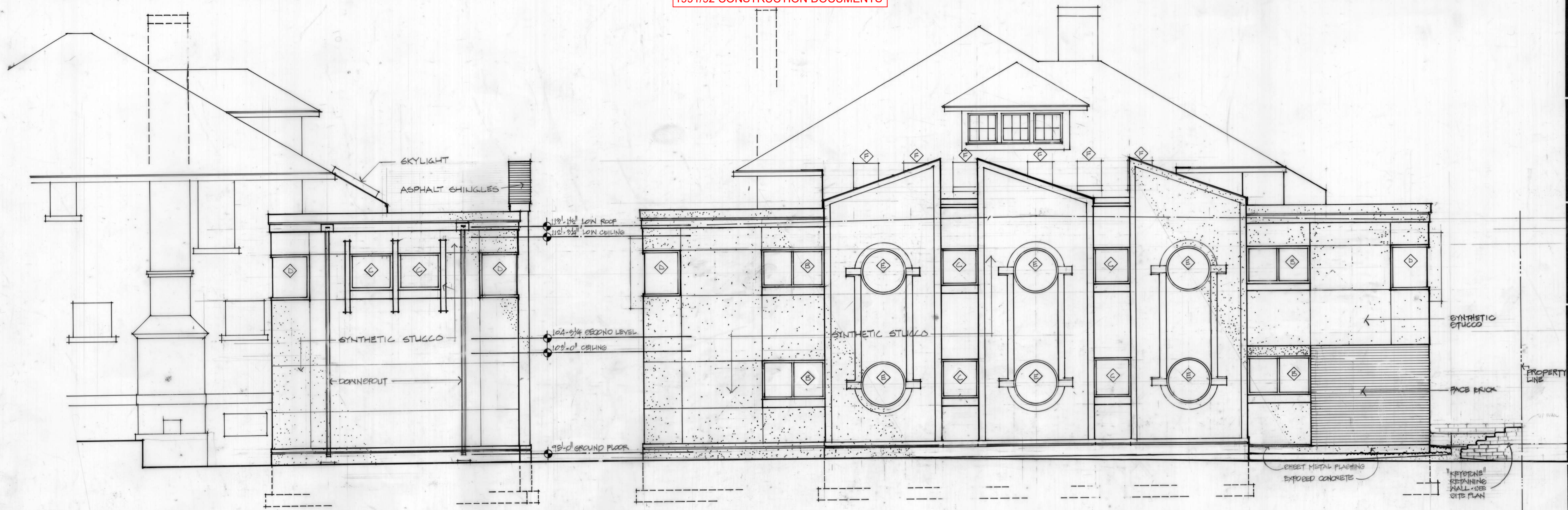


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project no. 0220
date | MARCH 4, 1991
drawn by BAP/JZ
checked by R.M.
drawing
A4
sheet no. 4 of 14



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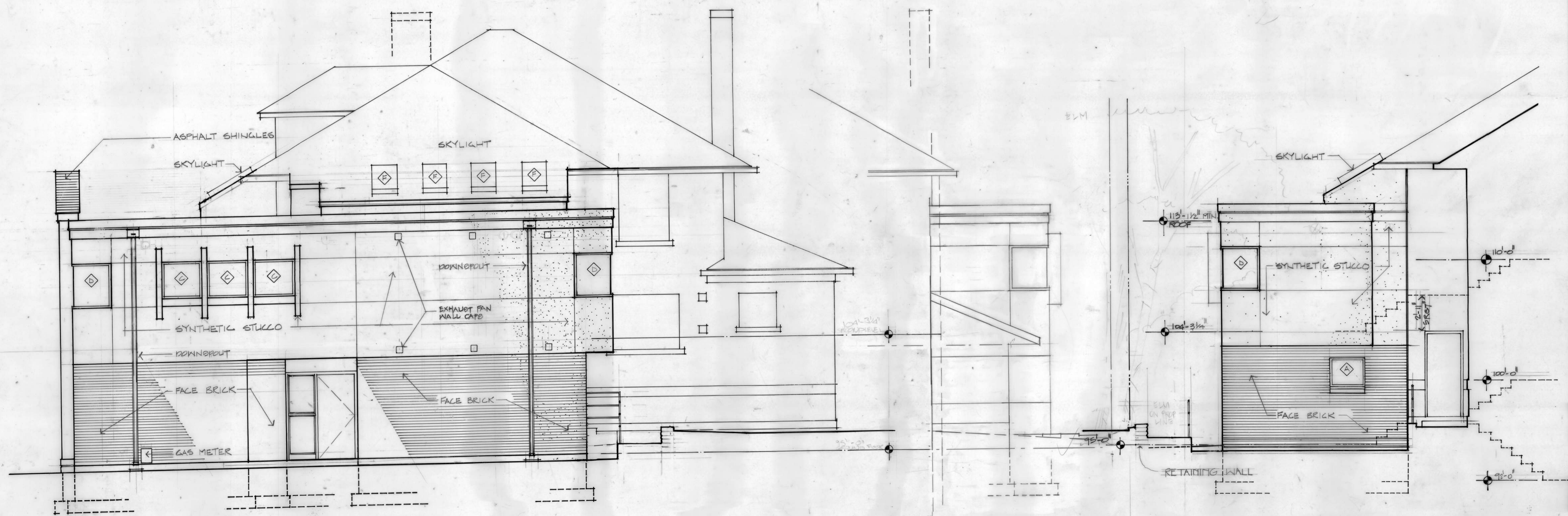
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project no. 8250
 date MARCH 1991
 drawn by BAE
 checked by RM
 drawing **A5**
 sheet no. 3 of 14

1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

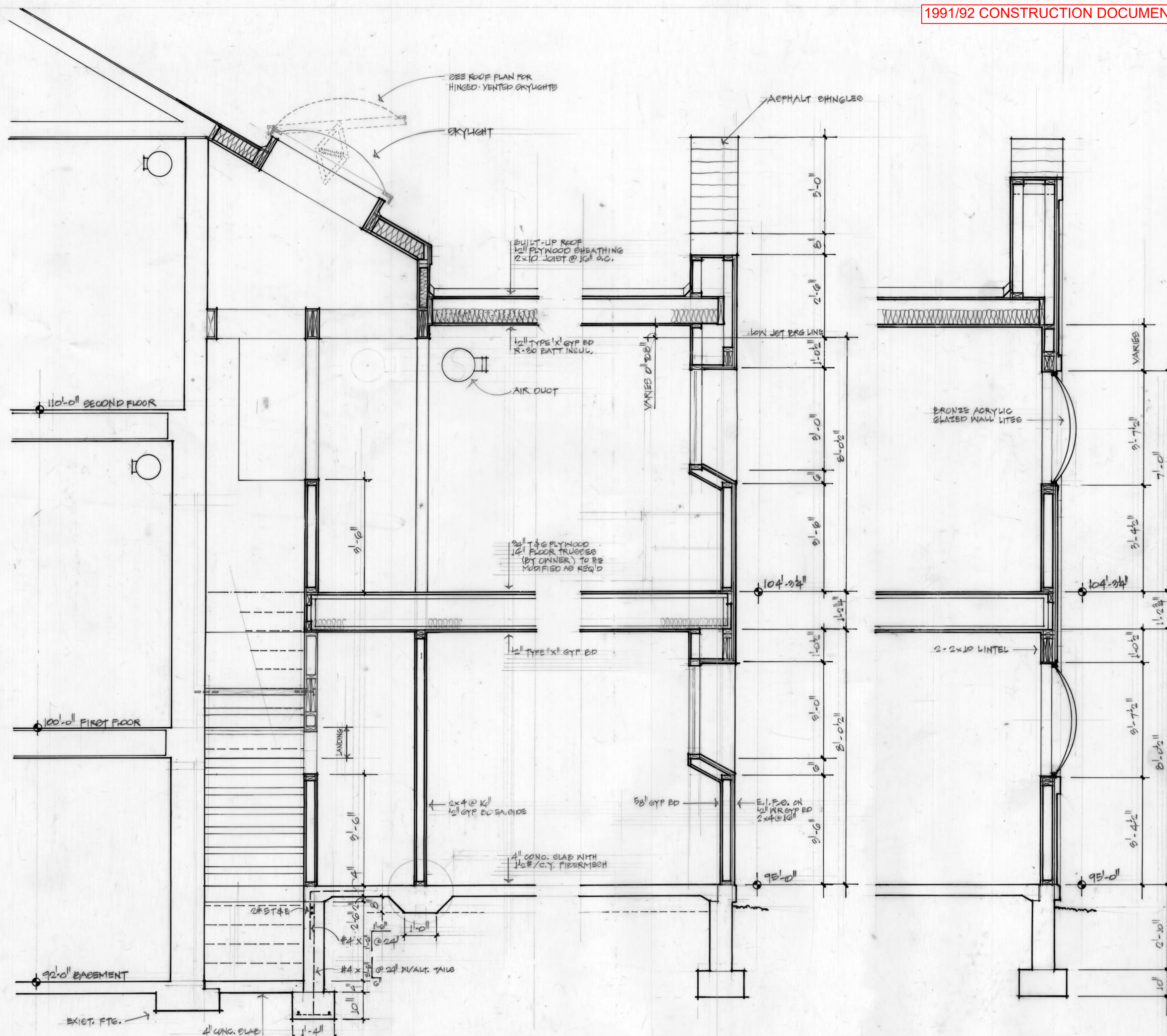
2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

4A WEST ELEV

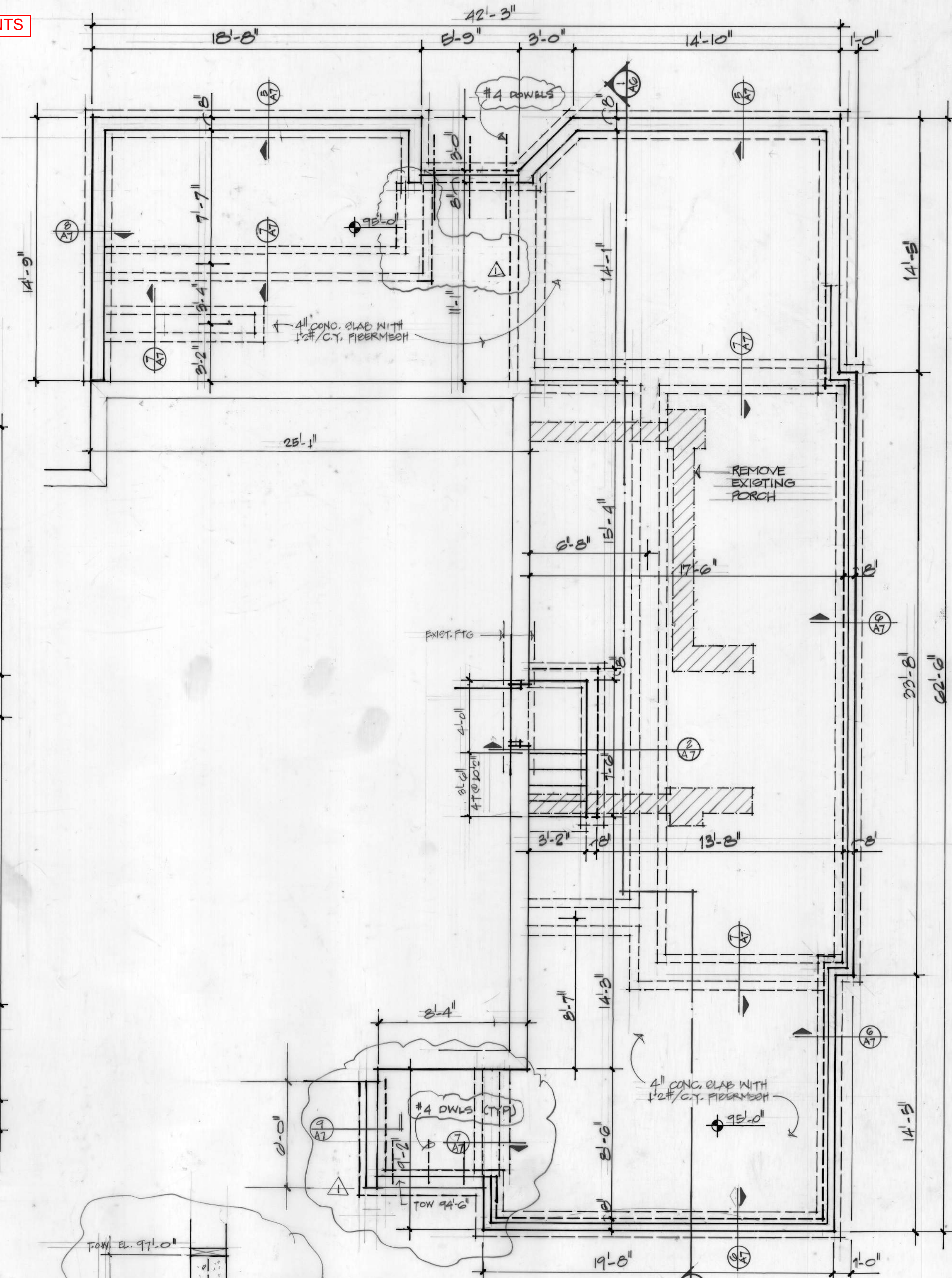
4 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



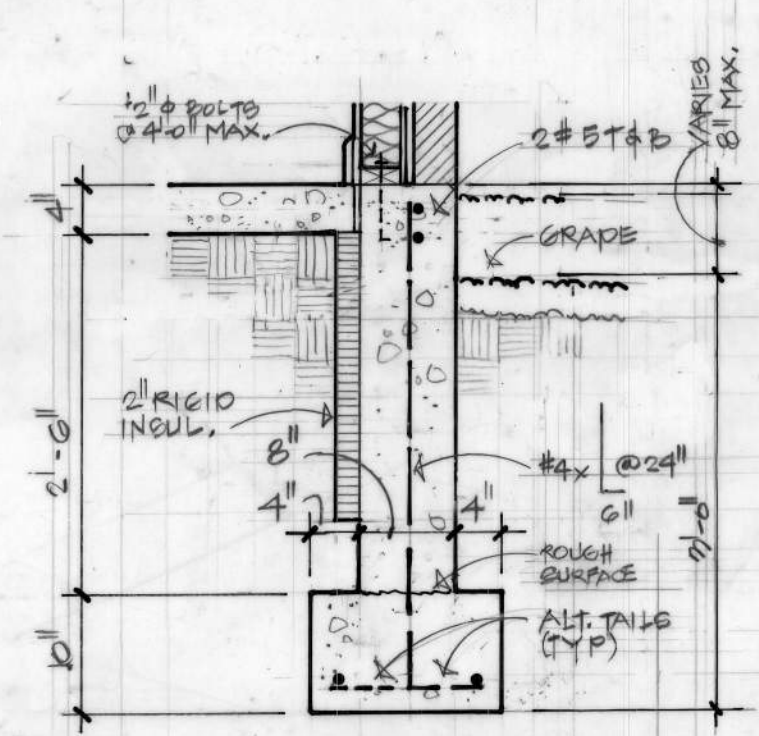
2 SECTION
SCALE: 1/2" = 1'-0"

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

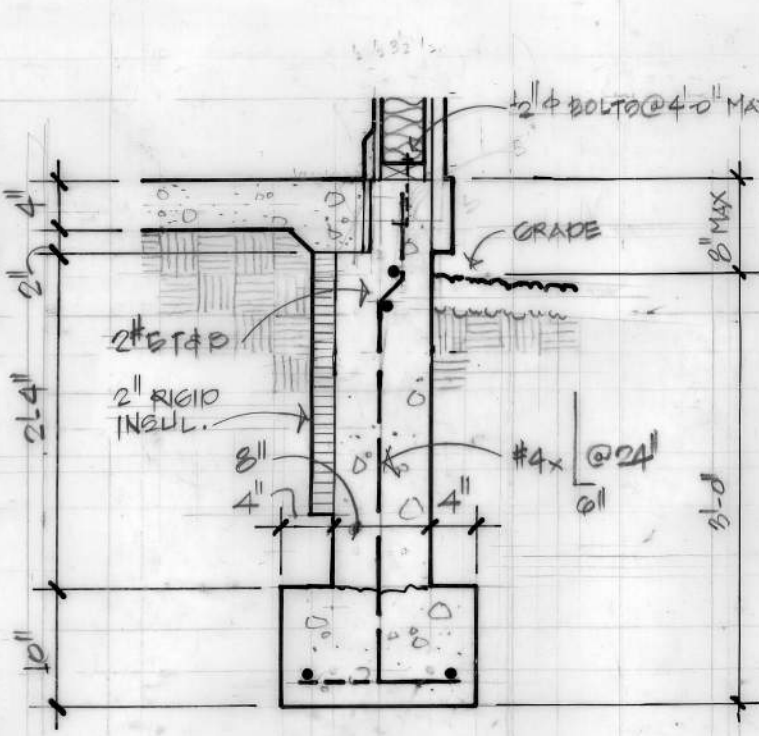
4 SECTION
SCALE: 1/2" = 1'-0"



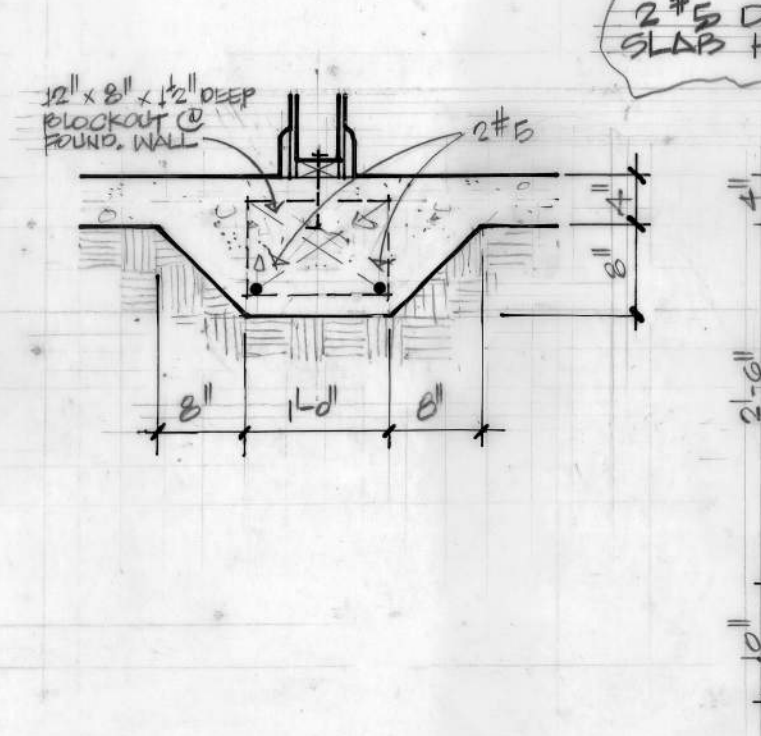
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



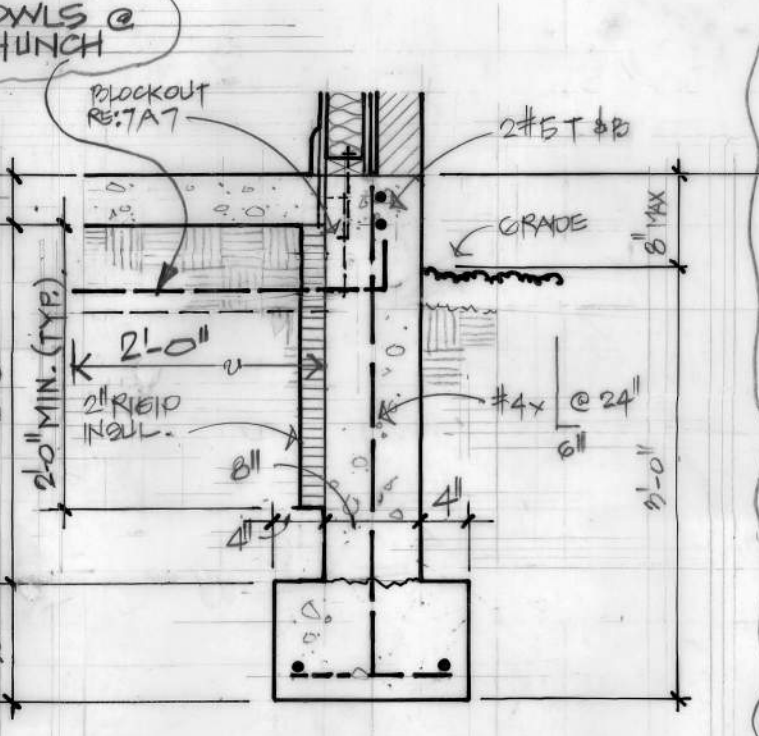
5 FND. DETAIL
SCALE: 3/4" = 1'-0"



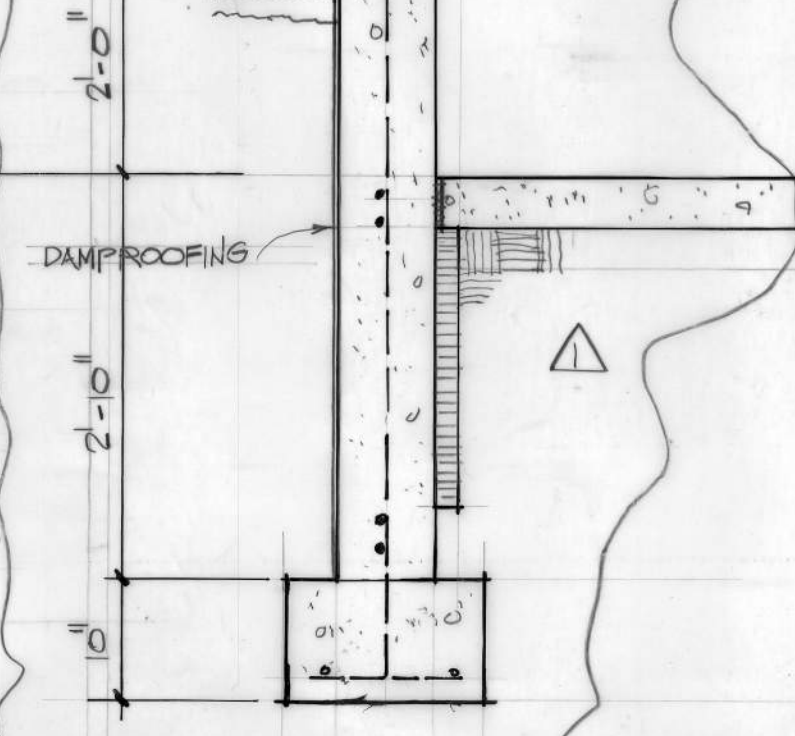
6 FND. DETAIL
SCALE: 3/4" = 1'-0"



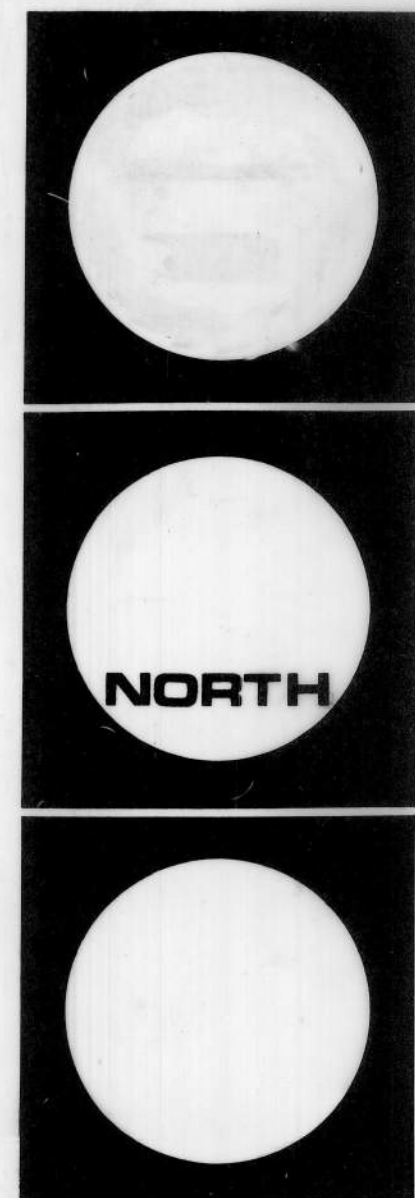
7 FND. DETAIL
SCALE: 3/4" = 1'-0"



8 FND. DETAIL
SCALE: 3/4" = 1'-0"



9 FND. DETAIL



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 Δ 7-8-91 BAE

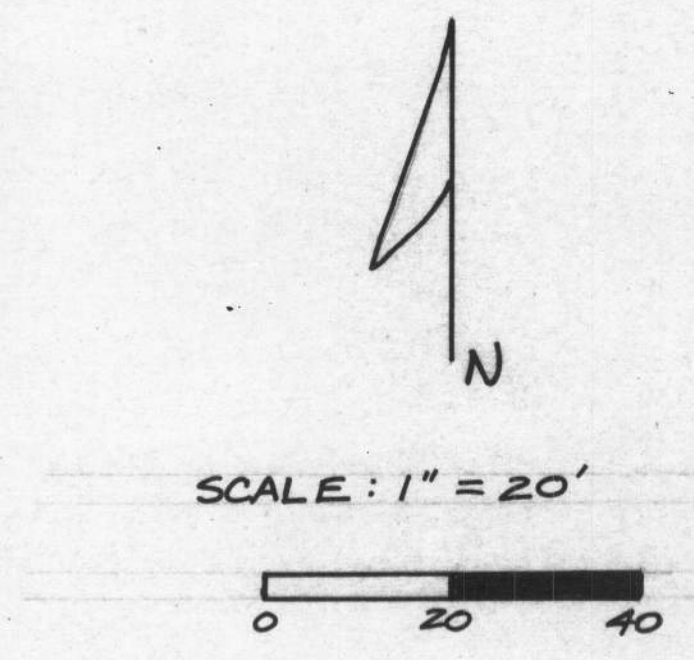
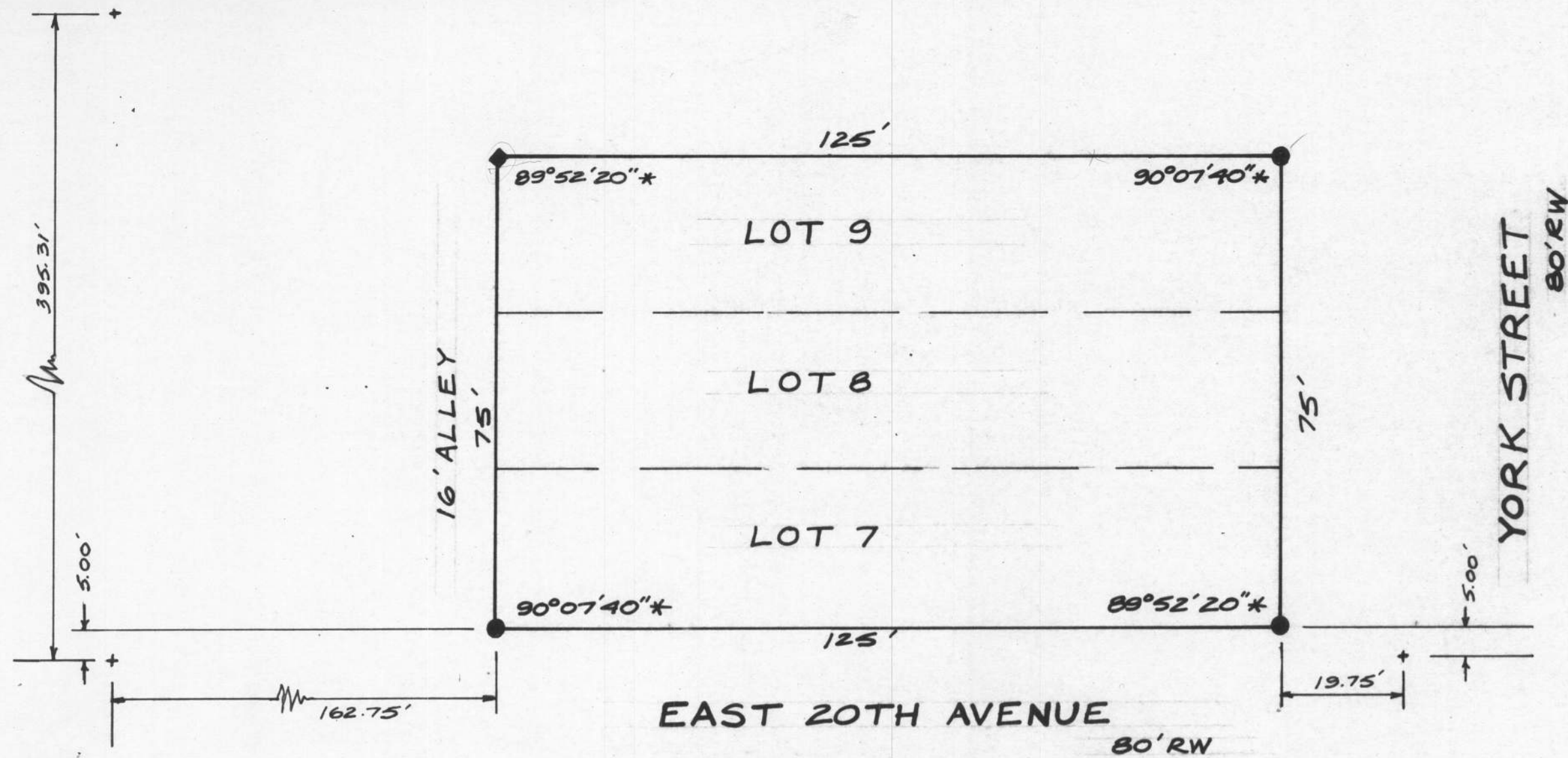
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 denver, colorado
 80205 303.388.4314

project no. 8090
 date MARCH 4, 1991
 drawn by BAE/JZ
 checked by RM
 drawing
A7
 sheet no. 7 of 14

BOUNDARY SURVEY

PARCEL LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

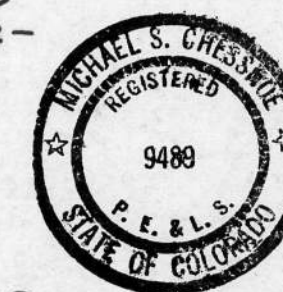


- + FOUND CROSS "+" ON CONCRETE CURB
- ◆ SET BRASS DISK W/ P.K. NAIL - P.E. & L.S. #9489
- SET #4 REBAR W/ CAP - P.E. & L.S. #9489
- * FIELD ANGLE

LEGAL DESCRIPTION: LOTS 7 TO 9 INCLUSIVE, BLOCK 2, PARK SIDE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CERTIFICATE OF SURVEY: I HEREBY CERTIFY THAT ON JUNE 21, 1991, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHENEVER POSSIBLE AND UTILIZING CITY OF DENVER SURVEY INFORMATION FOR CONTROL.

Michael S. Chessnoe 6/24/91
 MICHAEL S. CHESSNOE, P.E. & L.S.



DEPOSITED THIS _____ DAY OF _____ 19____ AT _____ M. IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____

 COUNTY SURVEYOR

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON