

# 235 FILLMORE

## SITE DEVELOPMENT PLAN

PORTIONS OF PLOTS 3, 7, 8 AND 9 IN BLOCK 60 OF HARMANS SUBDIVISION  
LOCATED IN THE NORTH ONE HALF OF SECTION 12, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 235 FILLMORE STREET, DENVER, CO 80206

### LEGAL DESCRIPTION:

PARCEL 1  
THE SOUTH 341/2 FEET OF PLOT 7, ALL OF PLOT 8, THE NORTH 171/2 FEET OF PLOT 9, AND THE  
SOUTH 1/2 OF THE NORTH 1/2 OF PLOT 3, ALSO DESCRIBED AS THE SOUTH 25 FEET OF THE NORTH  
50 FEET OF PLOT 3, BLOCK 60, HARMANS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF  
COLORADO.

PARCEL 2  
A NON-EXCLUSIVE EASEMENT FOR THE LIMITED PURPOSE OF PEDESTRIAN AND VEHICULAR, ONLY,  
INGRESS AND EGRESS OVER A PORTION OF THE NORTH 25 FEET OF PLOT 3, BLOCK 60, HARMAN'S  
SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN  
EASEMENT AGREEMENT RECORDED NOVEMBER 03, 2006 UNDER RECEPTION NO. 2006176259.

### BASIS OF BEARING:

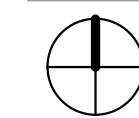
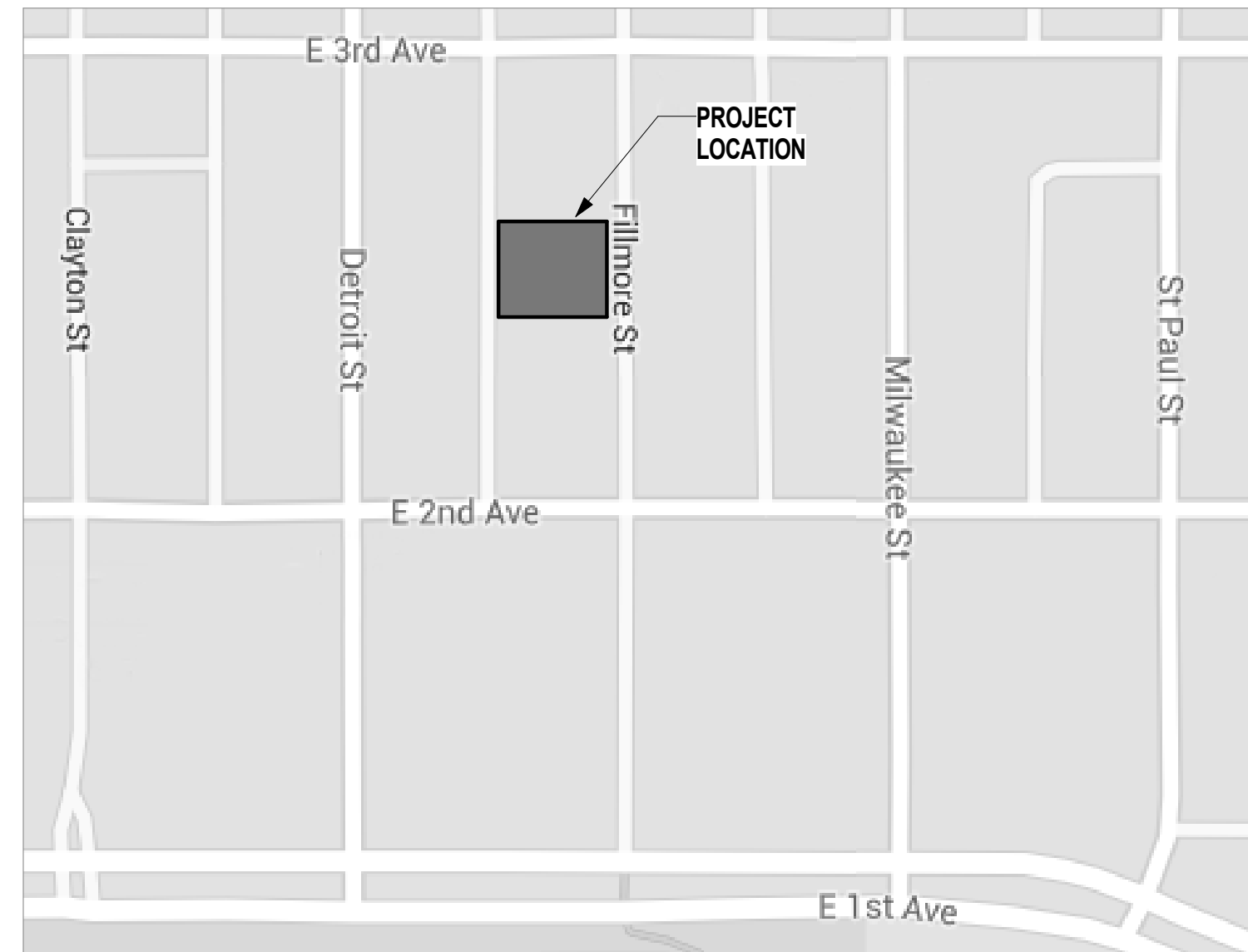
THE BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE 20' RANGE LINE IN 2ND AVENUE  
MONUMENTED AS SHOWN HEREON AND IS ASSUMED TO BEAR NORTH 89°43'27" EAST A DISTANCE  
OF 1019.96 FEET.

### BENCHMARK:

THE VERTICAL RELIEF DEPICTED ON THIS MAP WAS DETERMINED BY A CONVENTIONAL FIELD  
SURVEY REFERENCED TO A FOUND CITY AND COUNTY OF DENVER BRASS CAP MONUMENT AT THE  
S.E. CORNER OF 3RD AVENUE AND STEELE STREET DESIGNATED (396A) HAVING A PUBLISHED  
ELEVATION OF 5322.54. (NAVD 1988)

### STATISTICAL INFORMATION:

Zone District	C-CCN-5 & C-CCN-7	
General Zone Lot Information	Sq. Ft.	Acres
Zone Lot Size (Gross Project Area)	18,995.92	0.436
Area to be deeded for additional right-of-way	380 (for 2'-6" alley dedication)	0.00872 (for 2'-6" alley dedication)
Net project area (after deeding of any needed public right-of-way)	18,615.92	0.427
Primary and Side Street Designations	Primary = Fillmore Street (east); alley = west; no other side street designations	
Proposed Use(s)	Office; Retail Sales; Parking of Vehicles	
Gross Floor Area for each use	Office = 55,104 GSF; Retail = 9,092 GSF	
Building Form	Cherry Creek General	
Design Elements	Required	Provided
Building Height, Stories	5 at C-CCN-5 7 at C-CCN-7	3 (above grade) & 1 (below) at C-CCN-5; 7 (above grade) & 1 (below) at C-CCN-7
Building Height, Feet	31' at C-CCN-5 96' at C-CCN-7	28' at C-CCN-5 96' at C-CCN-7
Build-To	Required	Provided
Primary Street Total Build-To (refer to Sheet 3 of 14) for details)		Fillmore St. = 150.03'
Overall Buildings or Structure Length		150.03' x 117'-6"
Parking	Required (min./max.)	Provided
Standard spaces	104 min.	105
Compact spaces	10	10
Accessible	5 min. (4 Standard Accessible and 1 Van Accessible)	5 (4 Standard Accessible and 1 Van Accessible)
Total	119 min.	120
<b>Note:</b> Parking exceptions DZC Sections 10.4.5.1.B.1.c.i and 10.4.5.1.B.2 are used		
Bicycle (enclosed/fixed)	10/0	10/0
Loading spaces	1	1
Ground Story Activation (Transparency)	Required (min.)	Provided
Total Transparency Primary Street (%) (refer to sheet 12 of 14 for analyses)	60% min.	60%



VICINITY MAP

1" = 200'

### SHEET INDEX - SITE DEVELOPMENT PLAN

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13 OF 14	SITE PHOTOMETRIC PLAN
14 OF 14	ELECTRICAL DETAILS

### GENERAL NOTES:

- FENCES, WALLS, SIGNS AND FUTURE STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE SITE SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPERATE ZONE FROM SOD/GRASS; THIS INCLUDES THREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.

### OWNER'S SIGNATURE:

I (We), the undersigned, shall comply with all regulations contained in the Denver Zoning Code.  
The following signatures constitute all owners and holders of deeds of trust for land and structures included in this plan:

235 Fillmore Associates, LLC  
By Western Development Group, LLC, Its Manager

By \_\_\_\_\_ Date \_\_\_\_\_  
S. David Steel, President

State of Colorado  
City and County of Denver

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day  
of \_\_\_\_\_ AD 20\_\_ by S. David Steel, President.

Witness my hand and official seal  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Address

### SURVEYOR'S CERTIFICATION:

I, Robert L. Meadows Jr., a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey for the 235 Fillmore Site Development Plan was made under my supervision and the accompanying plan accurately and properly shows said survey.

\_\_\_\_\_  
Robert L. Meadows Jr., P.L.S. #34977

### APPROVALS:

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
For the Zoning Administrator

Approved by \_\_\_\_\_ Date \_\_\_\_\_  
For the Manager of Community Planning & Development

### CLERK AND RECORDER'S CERTIFICATION:

State of Colorado

}ss.

City and County of Denver

I hereby, certify that this instrument was filed for the record in my office at \_\_\_\_\_ o'clock  
\_\_\_\_.m., \_\_\_\_\_ 20\_\_ and duly recorded  
by reception # \_\_\_\_\_.

\_\_\_\_\_  
Clerk and Recorder;  
Ex-Officio Clerk of the City and County of Denver

by \_\_\_\_\_ Deputy

FEE \$ \_\_\_\_\_

architect: <b>open studio   architecture</b> 141 S. Broadway, Suite 202 Denver, Colorado 80209 303 640 3173
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copyright: 2015 open studio   architecture
date: <b>AUG. 17, 2015</b>
COVER
<b>1 OF 14</b>

# 235 FILLMORE

## SITE DEVELOPMENT PLAN

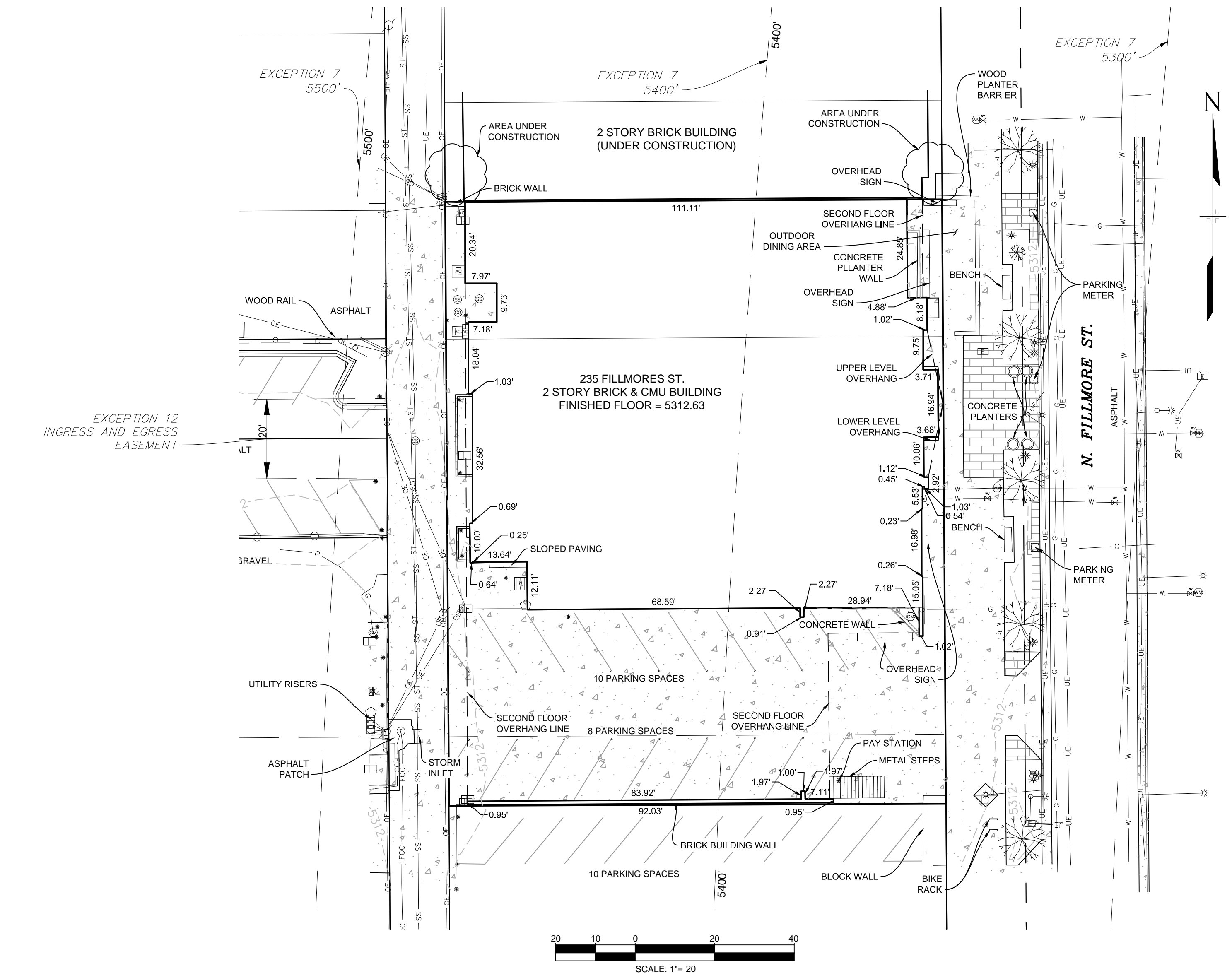
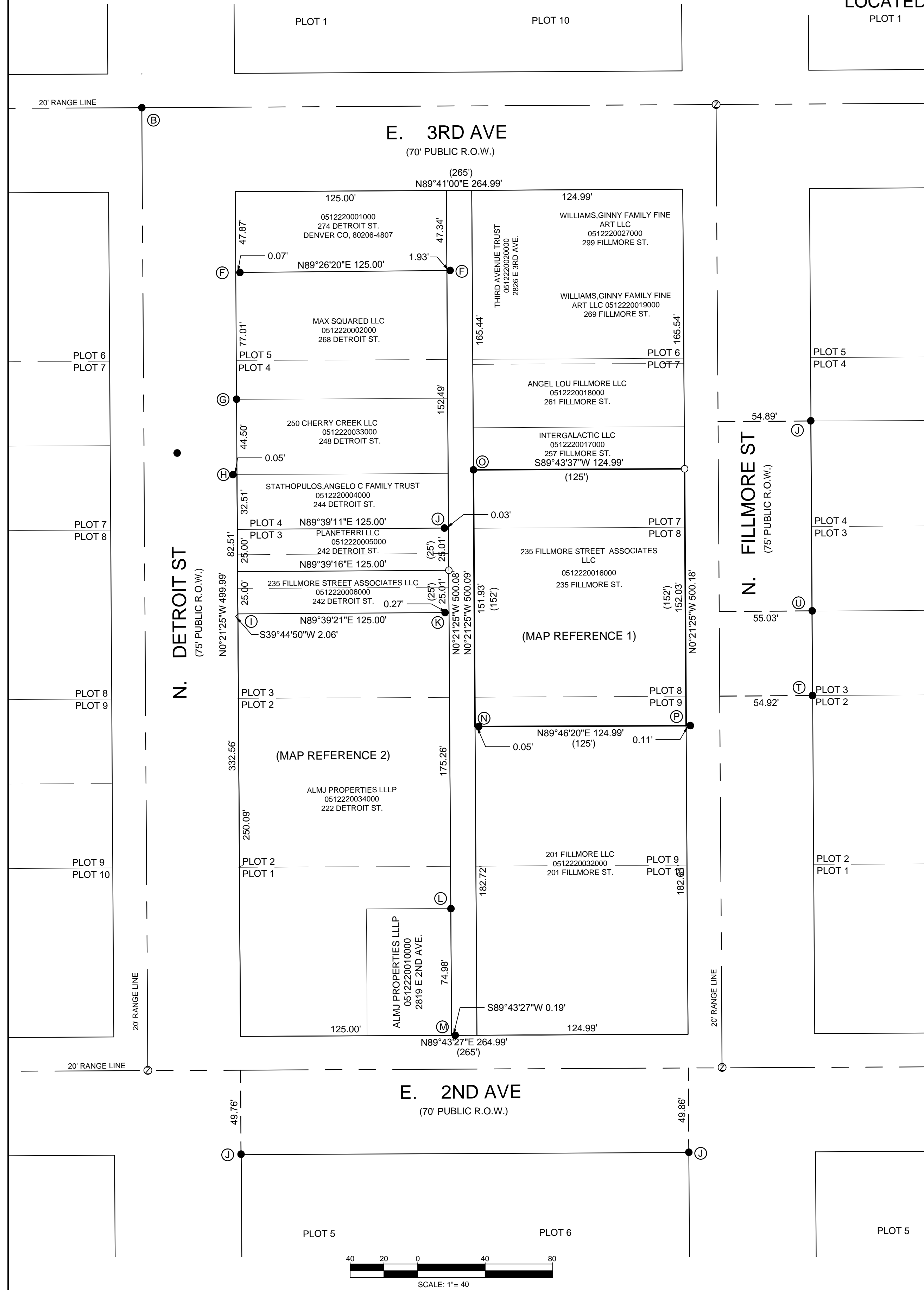
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 LOCATED IN THE NORTH ONE HALF OF SECTION 12, TOWNSHIP 4 SOUTH,  
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 CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 235 FILLMORE STREET, DENVER, CO 80206

### MAP REFERENCE LEGEND

- (R1) INDICATES REFERENCE TO THAT CERTAIN BOUNDARY AND IMPROVEMENT SURVEY ORIGINALLY AUTHORED OCTOBER 17, 1985 AND LAST UPDATED AND CERTIFIED AS AN ALTA/ACSM LAND TITLE SURVEY ON OCTOBER 9, 2006.
- (R2) INDICATES REFERENCE TO THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY DEPOSITED FOR RECORD ON JUNE 9, 2000 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER IN BOOK 37 OF THE COUNTY SURVEYOR'S LAND SURVEY/ RIGHT-OF-WAY SURVEYS AT PAGE 103 UNDER RECEPTION NO. L004690.
- (R3) INDICATES REFERENCE TO CERTAIN SUBDIVISION PLAT NAMED "Harmans' Subdv." FILED FOR RECORD MARCH 4, 1882 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER IN BOOK OF PLATS PAGE 98. ALSO BEING SHOWN ON A PLAT NAMED "HARMANS SUB-DIVISION" RECORDED APRIL 15, 1889 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER IN BOOK 7 PAGE 34. IN THE APPARENT SAME CONFIGURATION.

- ### LEGEND
- - INDICATES REFERENCE TO A FOUND MONUMENT AS DESCRIBED IN THE MONUMENT LEGEND
  - - INDICATES REFERENCE TO A SET NAIL AND 1 1/2" INCH BRASS DISK STAMPED "MATRIX PLS 34977"
  - (XX) - INDICATES REFERENCE TO A RECORDED DOCUMENT OR MAP



### MONUMENT LEGEND

- A - INDICATES A MONUMENT BOX CONTAINING A FOUND STONE WITH A CHISELED "\*" PER MAP (R)
- B - INDICATES A MONUMENT BOX CONTAINING A FOUND 1" SQUARE IRON BAR PER MAP (R)
- C - INDICATES A MONUMENT BOX CONTAINING A FOUND NO. 5 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED "LS 28283".
- D - INDICATES A MONUMENT BOX CONTAINING A FOUND NO. 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED "LS 28283".
- E - INDICATES A MONUMENT BOX CONTAINING A FOUND NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 3\_82\_".
- F - INDICATES A FOUND REBAR WITH A 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "29048" - NO RECORD
- G - INDICATES A FOUND 1/2 INCH BRASS DISK STAMPED "LS 18475" - NO RECORD.
- H - INDICATES A FOUND DRILL HOLE - ACCEPTED AS THE REMAINS OF A SURVEY MONUMENT. - NO RECORD.
- I - INDICATES A FOUND NO. 4 REBAR - NO RECORD - POSITION NOT ACCEPTED. NOTE: NO EVIDENCE FOUND OF THE NO. 5 REBAR AND PLASTIC CAP SET AT THE CORNER IN MAY OF 2000.
- J - INDICATES A FOUND 1-1/2 INCH BRASS DISK STAMPED "PLS 19003" - NO RECORD.
- K - INDICATES A FOUND NO. 4 REBAR WITH REMAINS OF PLASTIC CAP ACCEPTED AS THE MONUMENT PER MAP (R1).
- L - INDICATES A FOUND 1/2 INCH BRASS DISK ILLEGIBLY STAMPED ACCEPTED AS THE MONUMENT PER MAP (R1).
- M - INDICATES A FOUND 1/2 INCH BRASS DISK STAMPED "LS 1\_09" - NO RECORD.
- N - INDICATES A FOUND REBAR WITH A 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "PLS 9010" ACCEPTED AS PERPETUATION OF POSITION PER MAP (R1) WHICH CITED SETTING A NAIL AND DISC STAMPED "# 9010" AT THIS CORNER.
- O - INDICATES A FOUND REBAR WITH A 1-1/4 INCH YELLOW PLASTIC CAP ILLEGIBLY STAMPED ACCEPTED AS THE MONUMENT PER MAP (R1).
- P - INDICATES A FOUND DRILL HOLE - ACCEPTED AS THE REMAINS OF MONUMENT PER (R1).
- Q - INDICATES A FOUND NO. 5 REBAR WITH REMAINS OF PLASTIC CAP - NO RECORD.
- R - INDICATES A FOUND NO. 4 REBAR - NO RECORD.
- S - INDICATES A FOUND 1-1/2 INCH ALUMINUM DISK STAMPED "37066" - NO RECORD.
- T - INDICATES A FOUND 1-1/2 INCH ALUMINUM DISK STAMPED "38091" - NO RECORD.
- U - INDICATES A FOUND 1-1/2 INCH YELLOW PLASTIC CAP STAMPED "27609" - NO RECORD.
- Z - INDICATES A SET 3/4"x30" REBAR WITH 2" ALUMINUM CAP IN RANGE BOX, STAMPED "MATRIX, RANGE POINT, PLS 34977"

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**SURVEY SHEET**

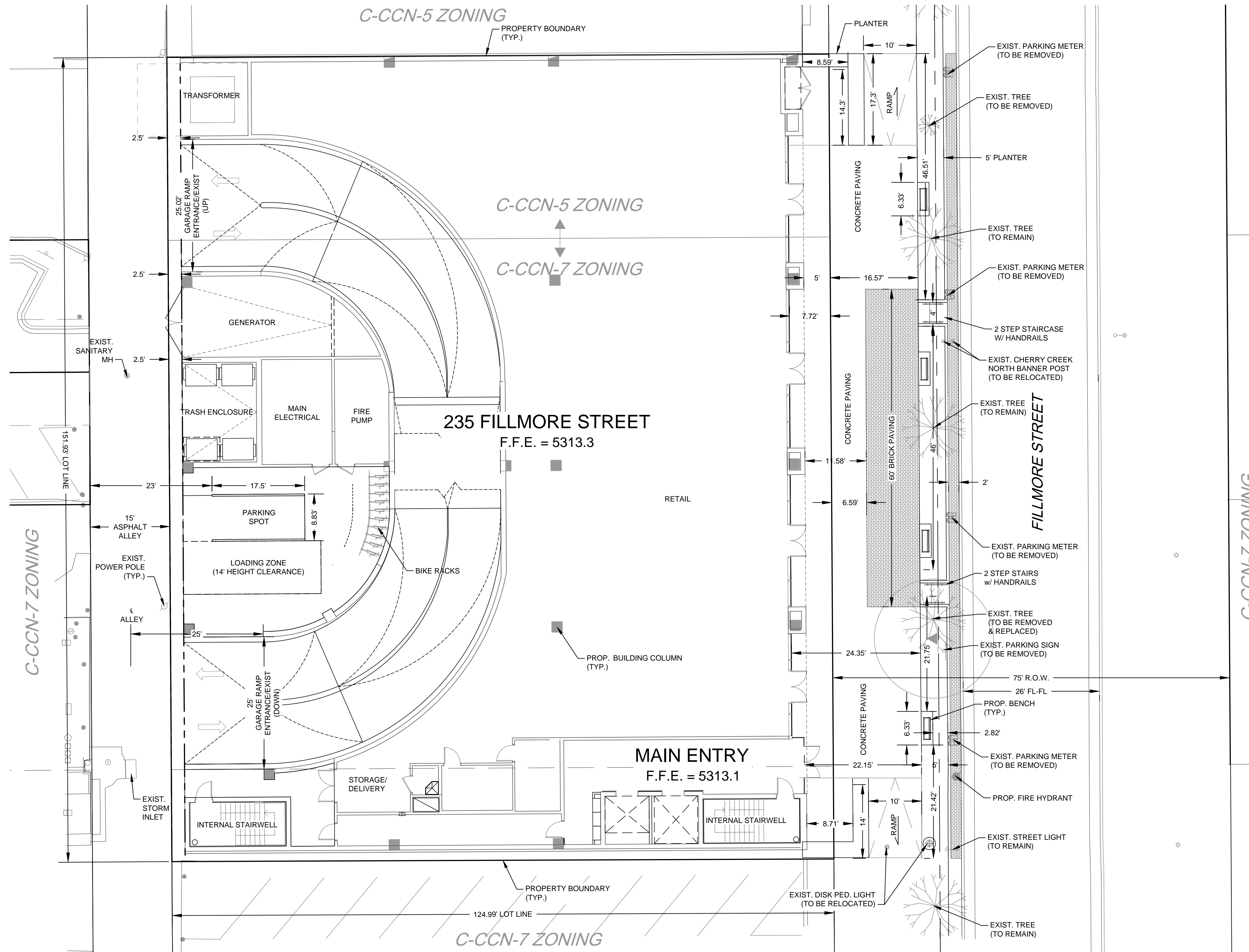
**2 OF 14**

# 235 FILLMORE

## SITE DEVELOPMENT PLAN

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 CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 235 FILLMORE STREET, DENVER, CO 80206



### GENERAL NOTES:

- THIS PROJECT IS LOCATED WITHIN THE CHERRY CREEK NORTH IMPROVEMENT DISTRICT (THE "DISTRICT"). THIS DISTRICT MAY INCLUDE, BUT IS NOT LIMITED TO, STREETScape AMENITIES SUCH AS TREES, TREE GRATES, IRRIGATION, PEDESTRIAN LIGHTS, ELECTRIC POWER SUPPLY, SIDEWALK, PAVERS, PLANTERS, WALLS, BENCHES AND TRASH RECEPTACLES. ANY DAMAGE TO THE STREETScape AMENITIES OF THIS DISTRICT, INCLUDING UTILITIES, AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT HIS COST.
- DISTRICT UTILITIES MAY EXIST IN THIS PROPERTY'S STREET FRONTAGE. THE UTILITY NOTIFICATION CENTER OF COLORADO OR PRIVATE UTILITY LOCATE COMPANIES MAY BE UNABLE TO IDENTIFY OR LOCATE DISTRICT UTILITIES. THESE UTILITIES ARE TYPICALLY IRRIGATION OR ELECTRIC LINES.

### BUILD-TO ANALYSES

PRIMARY STREET - FILLMORE STREET

TOTAL BUILD-TO:

ZONE LOT FRONTAGE LENGTH:	152.03 FT
BUILDING LENGTH:	150.25 FT
ALTERNATIVES PROVIDED:	N/A

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SITE PLAN

# 3 OF 14

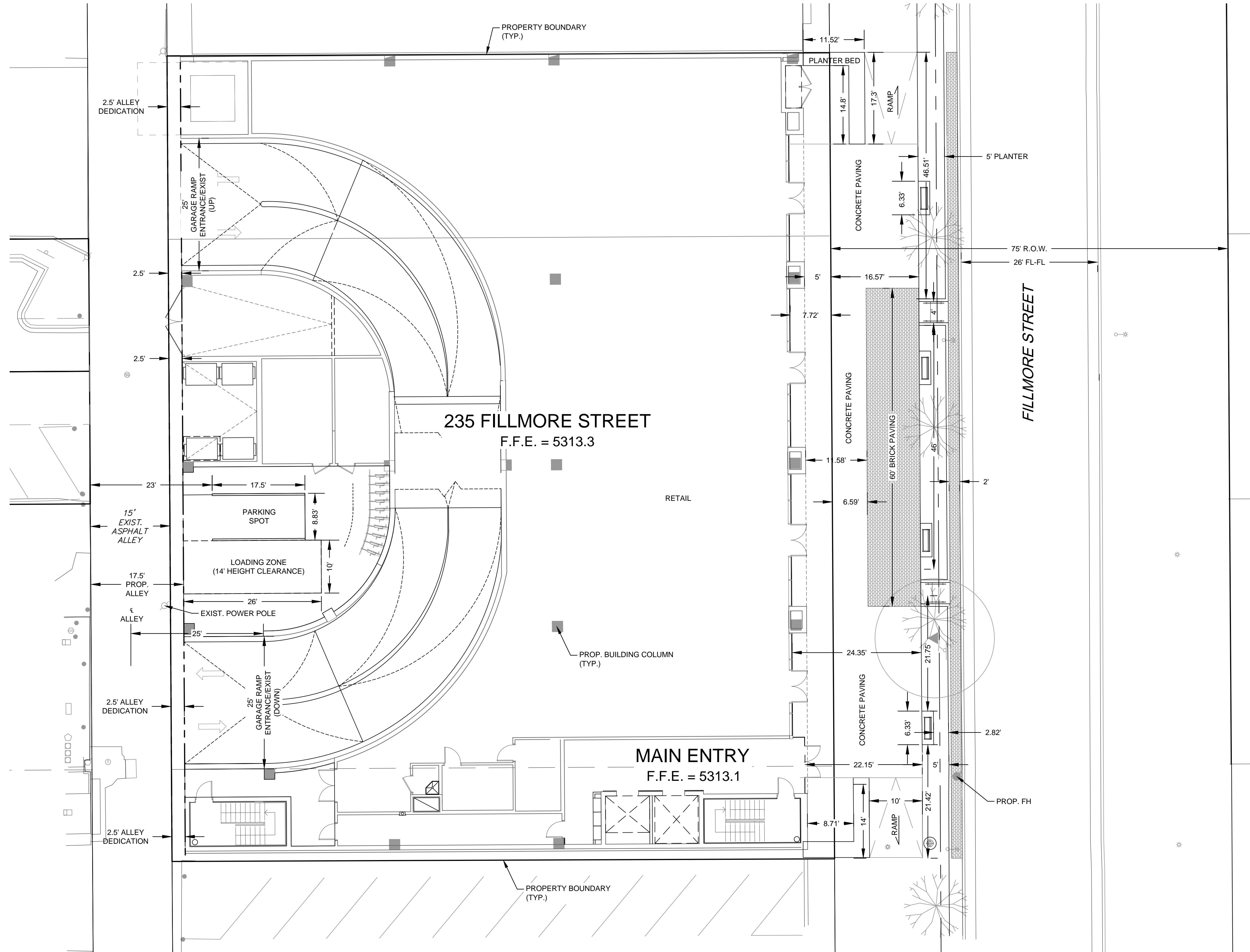


# 235 FILLMORE

## SITE DEVELOPMENT PLAN

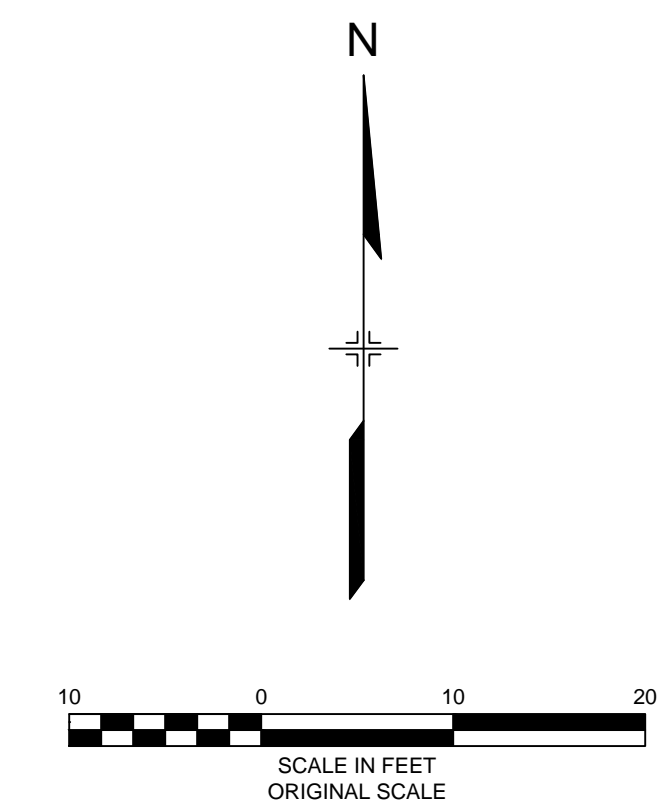
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### TRANSPORTATION NOTES:

1. SITE PLAN APPROVAL DOES NOT CONSTITUTE A NOTICE TO PROCEED FOR ROW WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE RIGHT-OF-WAY. IMPROVEMENTS MADE WITHIN THE PUBLIC RIGHT-OF-WAY TOTALING MORE THAN \$20,000 REQUIRE A PERFORMANCE BOND. CONTACT THE ROW INSPECTOR FOR THIS AREA OF THE CITY DAVE MOORE AT 303-446-3687 AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.
2. ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER SPECIFICATIONS. SHALL BE PERFORMED BY A LICENSED AND BONDED RIGHT-OF-WAY CONTRACTOR, AND REQUIRE INSPECTION BY THE CITY PRIOR TO A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF DENVER AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPs MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.



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<b>TRANSPORTATION PLAN</b>	
<b>4 OF 14</b>	

# 235 FILLMORE

## SITE DEVELOPMENT PLAN

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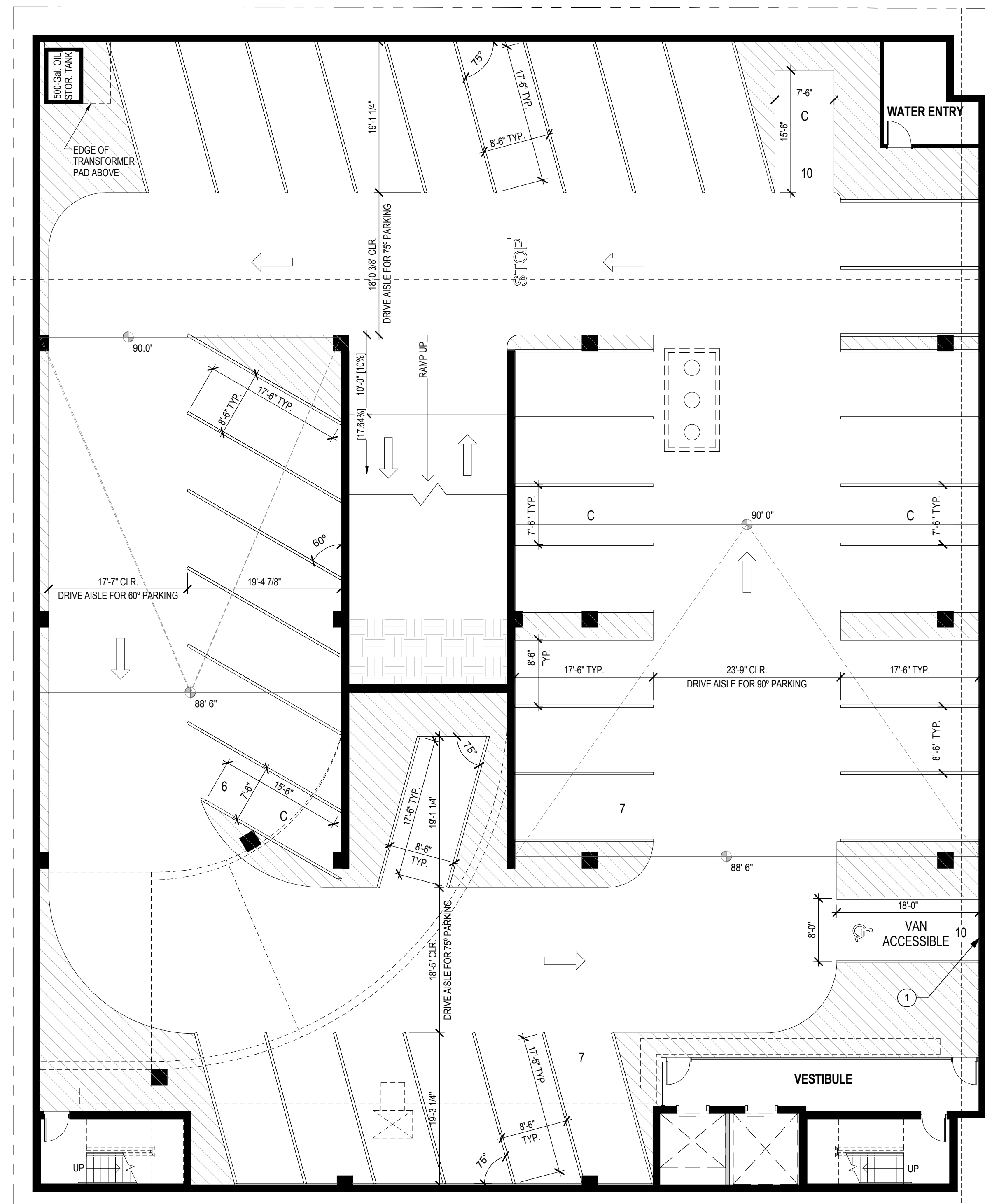
LOCATED AT: 235 FILLMORE STREET, DENVER, CO 80206

### PARKING COUNTS:

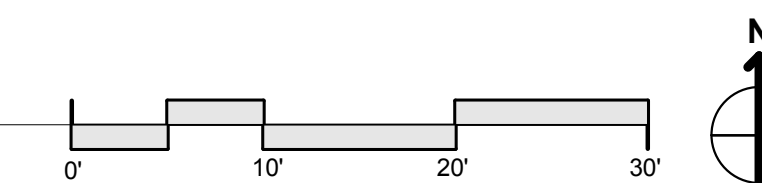
	STD.	CMPCT.	ADA	ADA VAN	TOTAL
BASEMENT	35	4	0	1	40
LEVEL 1	1	0	0	0	1
LEVEL 2	34	3	2	0	39
LEVEL 3	35	3	2	0	40
<b>TOTAL</b>	<b>105</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>120</b>

### KEYNOTES - SDP PLANS

1	ADA VAN ACCESSIBLE SIGN MOUNTED ON WALL
2	ADA ACCESSIBLE SIGN MOUNTED ON POST



1 BASEMENT LEVEL - PARKING - SDP  
 1" = 10'-0"



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PARKING PLAN - BASEMENT

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# 235 FILLMORE

## SITE DEVELOPMENT PLAN

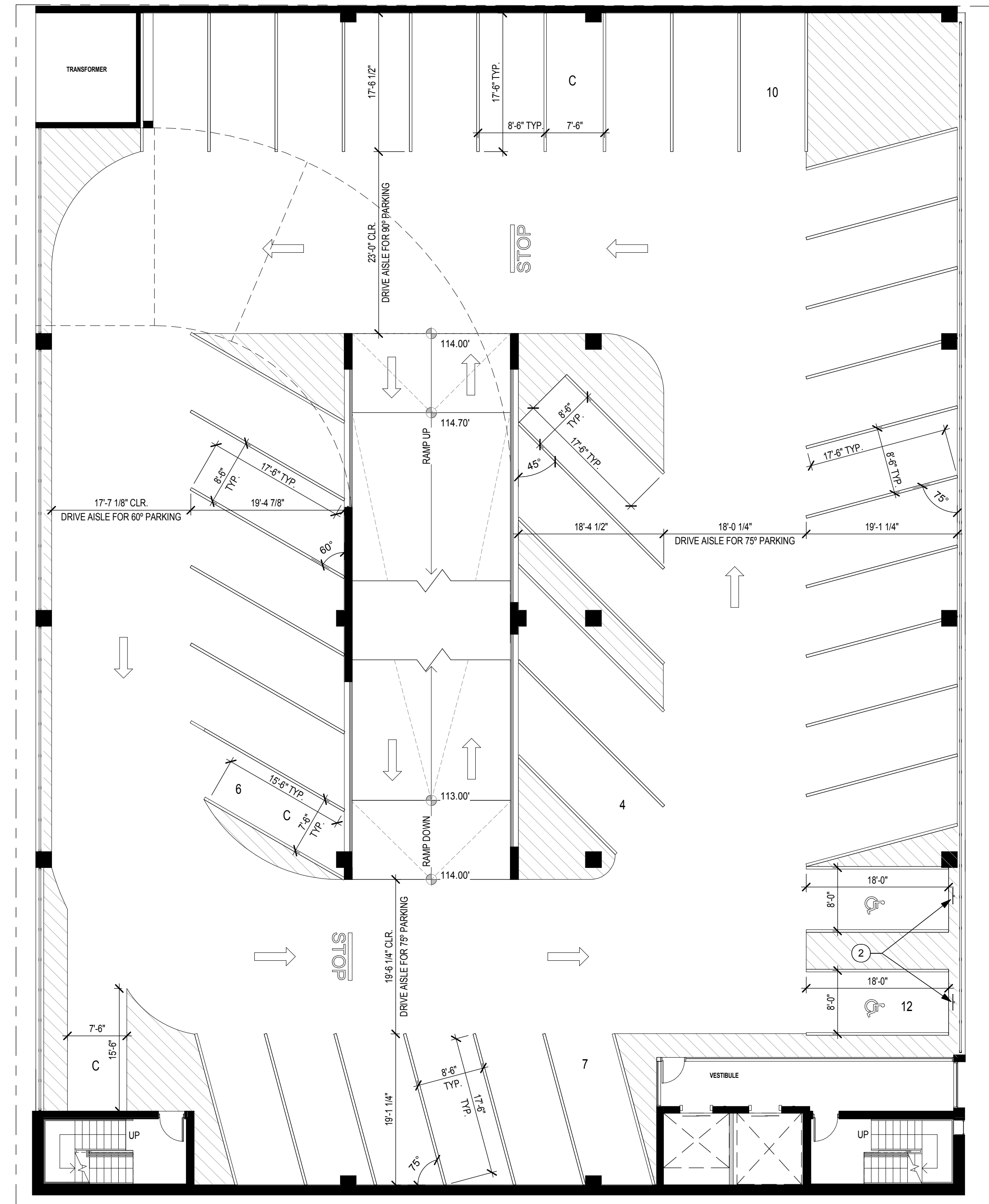
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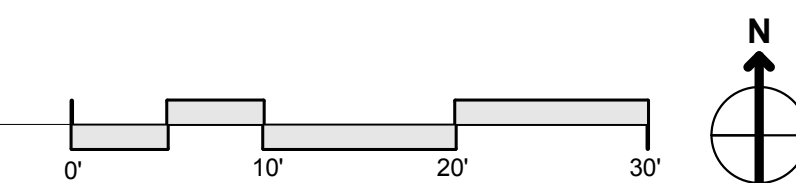
### PARKING COUNTS:

	STD.	CMPCT.	ADA	ADA VAN	TOTAL
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KEYNOTES - SDP PLANS	
1	ADA VAN ACCESSIBLE SIGN MOUNTED ON WALL
2	ADA ACCESSIBLE SIGN MOUNTED ON POST



1 LEVEL 2 PLAN - PARKING - SDP  
 1" = 10'-0"



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PARKING PLAN - LEVEL 2

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# 235 FILLMORE

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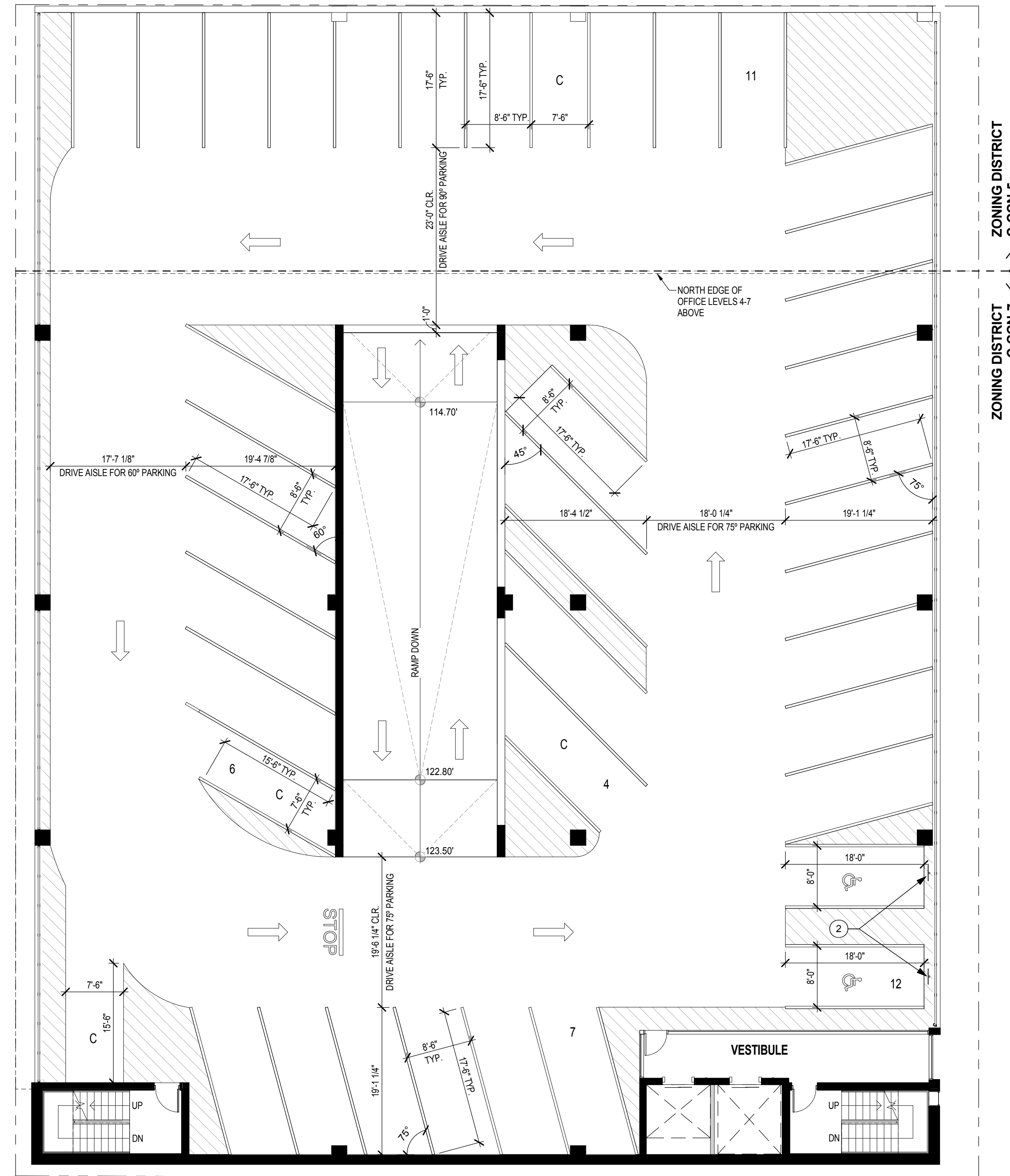
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### PARKING COUNTS:

	STD.	CMPT.	ADA	ADA VAN	TOTAL
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### KEYNOTES - SDP PLANS

1	ADA VAN ACCESSIBLE SIGN MOUNTED ON WALL
2	ADA ACCESSIBLE SIGN MOUNTED ON POST



1 LEVEL 3 PLAN - PARKING - SDP  
 1" = 10'-0"

architect:  
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PARKING PLAN - LEVEL 3

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# 235 FILLMORE

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### DENVER WATER NOTES:

1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM AT 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DENVER WATER FOR REVIEW AND APPROVAL SEPARATE OF THE DRC PROCESS.
3. AN APPROVED DENVER WATER BACKFLOW PREVENTOR IS REQUIRED FOR FIRELINES, COMMERCIAL, AND MULTI-FAMILY DWELLINGS AND IRRIGATION.
4. METER LOCATIONS MUST BE APPROVED BY DENVER WATER.
5. DEVELOPER IS RESPONSIBLE FOR ANY NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FIRE FLOWS.
6. ANY EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAIN AND INSPECTED BY DENVER WATER. THIS WILL BE DONE AT THE DEVELOPER'S COST.
7. SYSTEM DEVELOPMENT VALVE FOR REPLACEMENT TAPS WILL BE GIVEN ACCORDING TO CURRENT OPERATING RULES.
8. IF A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY A SEPARATE DOCUMENT.
9. LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
10. EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN SEPARATE TAP, SERVICE LINE AND METER.
11. SUB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
12. SOIL AMENDMENT IS REQUIRED ON ALL NEW WATER SERVICES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SOIL INSPECTION BY DW.
13. PRE-SUBMITTAL REVIEW IS REQUIRED PRIOR TO THE FORMAL WATER PLAN SUBMITTAL TO DW.

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1875 GPM. MINIMUM @ 20 PSI RESIDUAL PRESSURE.  
 THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

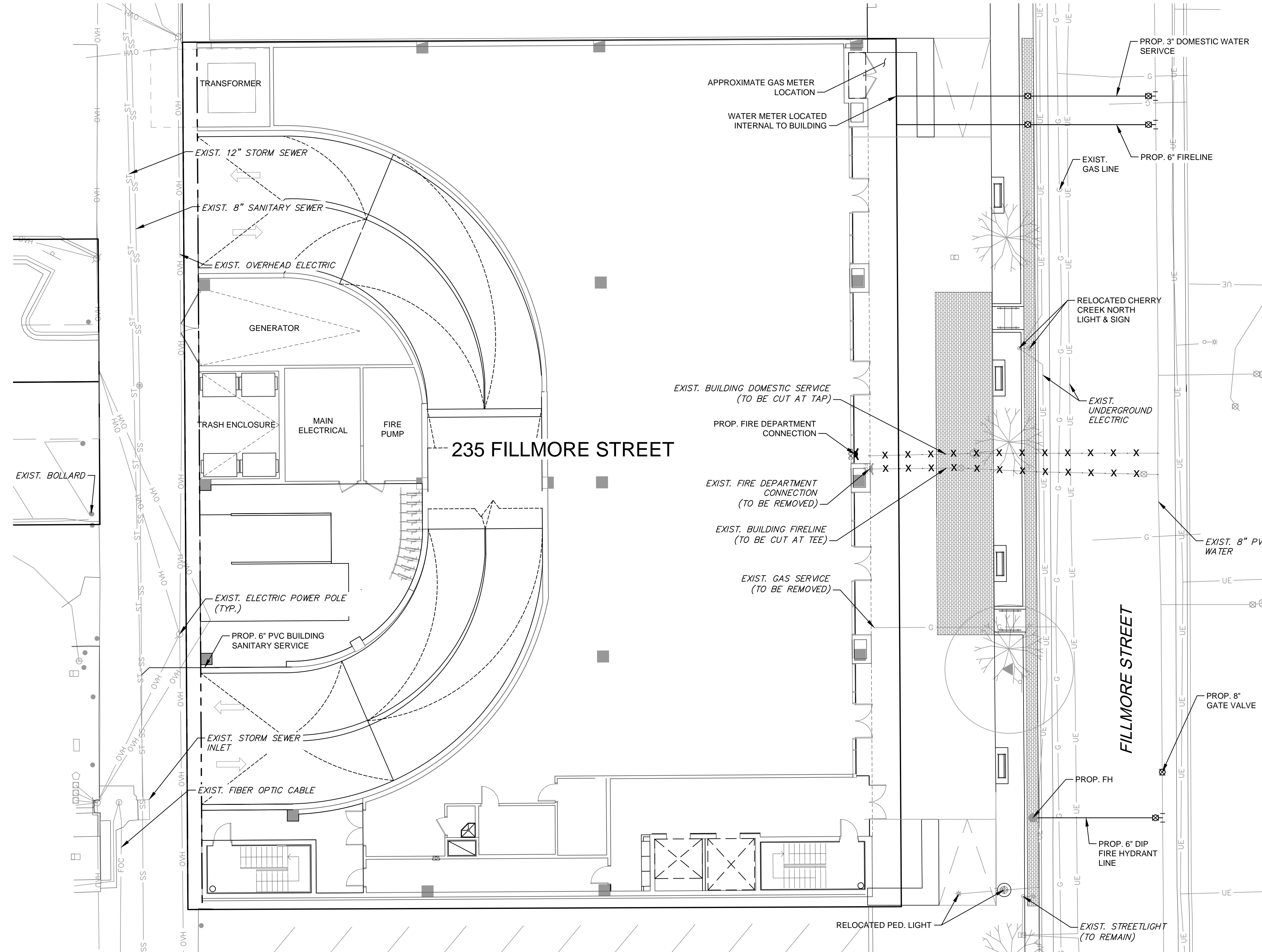
CODE USED FOR ANALYSIS: 2009 IFC WITH 2011 AMENDMENTS.  
 OCCUPANCY GROUP(S): B, M, S-2  
 CONSTRUCTION TYPE(S): TYPE I-B  
 FIRE FLOW CALCULATION AREA: 127,949 SF  
 THIS BUILDING IS FULLY SPRINKLERED.

### DENVER WATER WATER LINES

	06in WATER LINE
	08in WATER LINE
	10in WATER LINE
	12in WATER LINE
	FIRELINE
	DOMESTIC WATER LINE

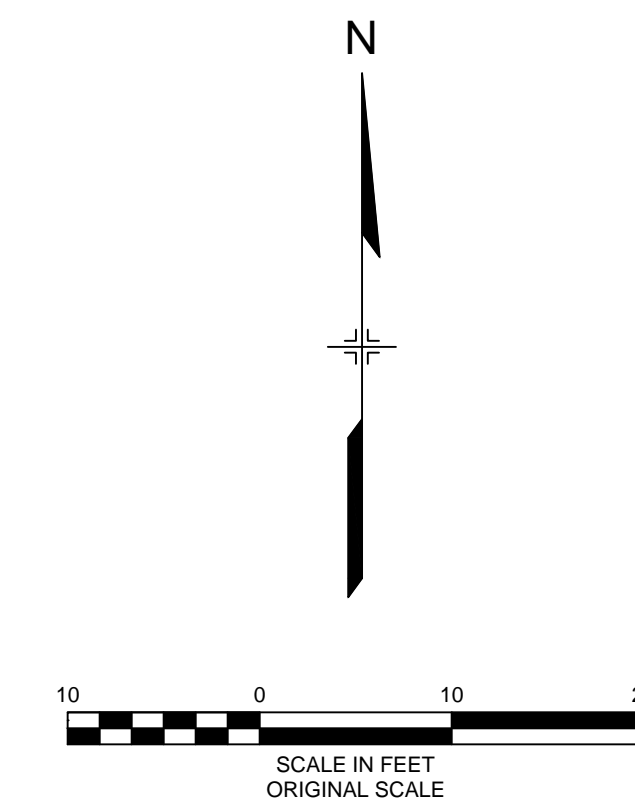
### SYMBOLS & LINETYPES

	PROPOSED CENTERLINE
	RIGHT OF WAY
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	FIRE HYDRANT
	OPEN GATE VALVE
	WATER TEE
	WATER METER IN MH
	CURB STOP
	FIRE DEPARTMENT CONNECTION
	TAP SLEEVE VALVE



### PROJECT NOTES:

1. NEAREST EXISTING FIRE HYDRANTS ARE LOCATED ON THE NE CORNER OF 2ND AVENUE & FILLMORE AND THE NE CORNER OF 2ND AVENUE & DETROIT.
2. SANITARY SEWER IN THE ALLEY FLOWS TO THE SOUTH.
3. STORM SEWER IN THE ALLEY FLOWS TO THE NORTH



architect: <b>open studio   architecture</b> 141 S. Broadway, Suite 202 Denver, Colorado 80209 303 640 3173
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<b>UTILITY SHEET</b>
<b>8 OF 14</b>



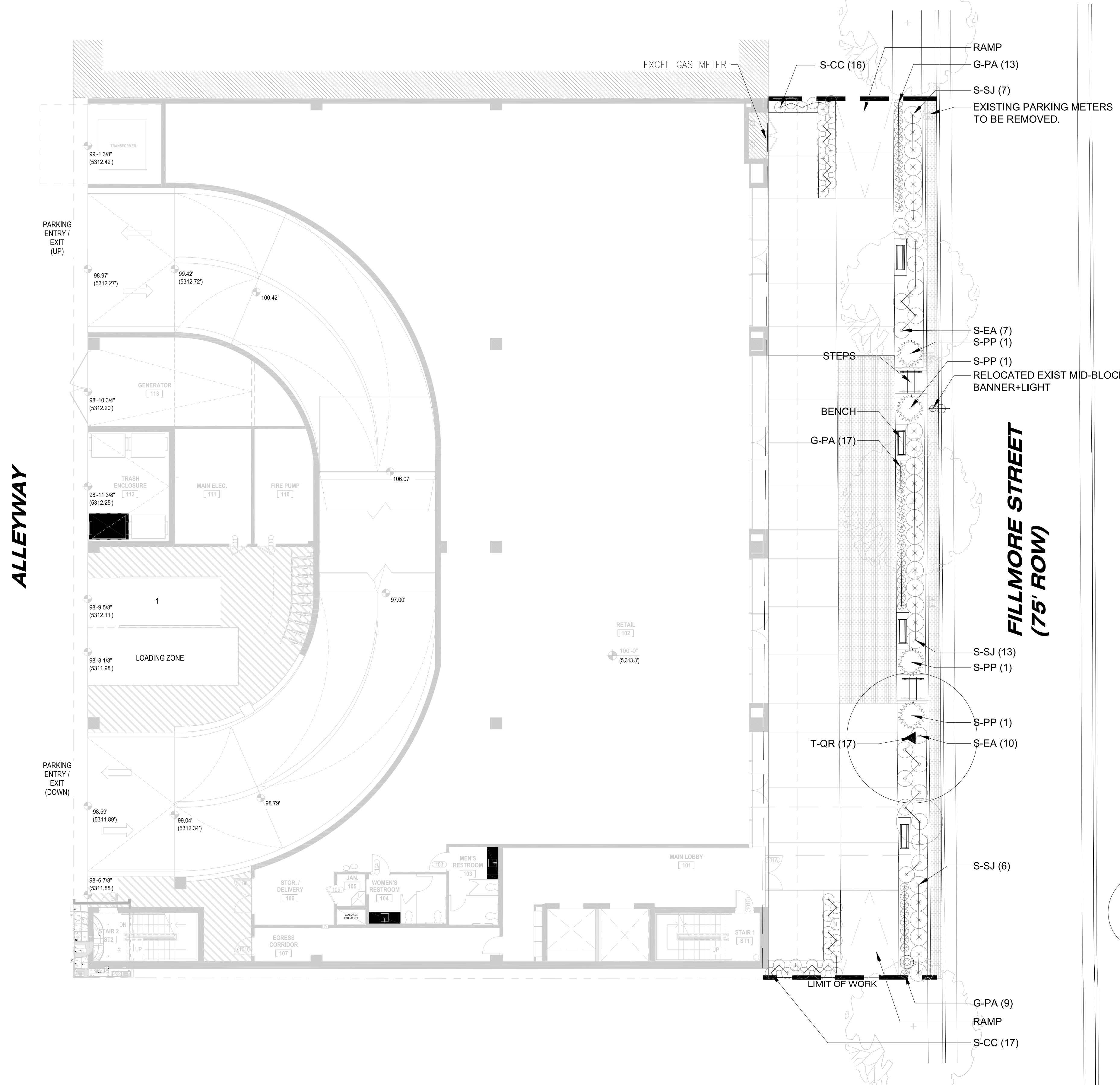


# 235 FILLMORE

## SITE DEVELOPMENT PLAN

PORTIONS OF PLOTS 3, 7, 8 AND 9 IN BLOCK 60 OF HARMANS SUBDIVISION  
 LOCATED IN THE NORTH ONE HALF OF SECTION 12, TOWNSHIP 4 SOUTH,  
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 235 FILLMORE STREET, DENVER, CO 80206



### PLANT SCHEDULE

DECIDUOUS TREES							
Abbr.	No.	Genus	Species	Common Name	Size	Spacing	Notes
T-QR	1	Quercus	rubra	Red Oak	3" cal.	per plan	6' Branching Ht. Min.

SHRUBS							
Abbr.	No.	Genus	Species	Common Name	Size	Spacing	Notes
S-CC	33	Caryopteris	x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	24" OC	
S-EA	17	Euonymus	alatus 'Compactus'	Dwarf Burning Bush	5 gal.	48" OC	
S-PP	4	Picea	pungens 'Globe'	Dwarf Globe Spruce	5 gal.	Per plan	
S-SJ	26	Spiraea	japonica 'Neon Flash'	Neon Flash Spirea	5 gal.	36" OC	

ORNAMENTAL GRASSES, GRASSES AND PERENNIALS							
Abbr.	No.	Genus	Species	Common Name	Size	Spacing	Notes
G-PA	2	Pennisetum	alopercuroides 'Hamelin'	Hamelin dwarf Fountain Grass	5 gal.	18" OC	

### CITY OF DENVER NOTES

- THE DEVELOPMENT, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER SUCCESSORS, OR ASSIGNS.
- THE OWNERS OF THIS DEVELOPMENT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), OR OTHER ENTITY OTHER THAN THE CITY OF DENVER IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE LANDSCAPED AREAS.
- THE UNDERSIGNED SHALL COMPLETE AND MAINTAIN THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN AND SHALL COMPLY WITH CHAPTER 59, ARTICLE VI, SECTION 59-585 (11) OF THE REVISED MUNICIPAL CODE FOR THE CITY AND COUNTY OF DENVER AND ASSOCIATED RULES AND REGULATIONS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- PROPOSED TREES IN THE R.O.W. SHALL BE APPROVED BY THE CITY FORESTER'S OFFICE AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 25' FROM STREET LIGHTS AND 10' FROM EDGE OF DRIVEWAYS.
- ALL PROPOSED LANDSCAPING IN R.O.W. SHALL BE PER THE STREETScape DESIGN MANUAL.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- ALL CONSTRUCTION IN TREE PROTECTION AREAS DETERMINED BY THE DENVER FORESTRY DEPT. SHALL FOLLOW ALL REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY DENVER FORESTRY DEPT.
- ALL REMOVED TREES WITHIN THE R.O.W. WILL BE APPROVED FOR SIZE AND CONDITION BY THE DENVER FORESTRY DEPT. TO DETERMINE REQUIRED APPRAISAL AND REMOVAL.
- SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES; INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS AND BRICK.
  - DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS.
    - ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS.
    - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
      - ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR NATIVE SOIL.
  - SOIL BULK DENSITY TESTING REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. REMEDIATION MAY BE REQUIRED AS DETERMINED BY SOIL TYPE.
- PER DENVER FIRE DEPARTMENT REQUIREMENTS, 25 FEET OF CLEAR WIDTH MUST BE PROVIDED FOR EMERGENCY VEHICLE ACCESS ON FILLMORE STREET ALONG THE ENTIRETY OF THE PROJECT'S FRONTAGE BY REMOVING EXISTING PARKING ON THE WEST SIDE OF THE STREET. EXISTING PARKING INFRASTRUCTURE MODIFICATIONS, SUCH AS REMOVAL OF PARKING METERS AND ADJUSTMENT OF PARKING-RELATED SIGNAGE MUST BE SHOWN ON THE SITE PLAN.

### LEGEND (landscape sheets only)

- CIP GREY CONCRETE PAVING, SAW CUT JOINTS, BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL
- ENDICOT IRONSPOT CLAY BRICK PAVERS TO MATCH CCN B.I.D. STANDARD
- 6" CIP GREY CONCRETE CURB, BROOM FINISH
- RELOCATED PEDESTRIAN LIGHT
- PEDESTRIAN BENCH TO MATCH CCN B.I.D. STANDARD
- POLISHED STAINLESS STEEL HANDRAIL TO MATCH CCN B.I.D. STANDARD
- LIMIT OF WORK
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUBS



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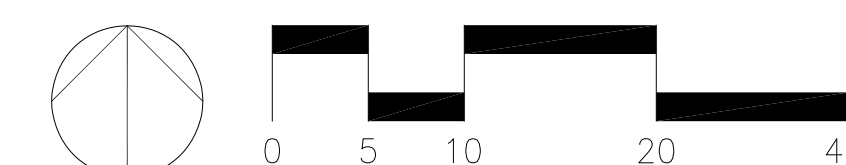
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date: **AUG. 17, 2015**

LANDSCAPE PLAN

**10 OF 14**



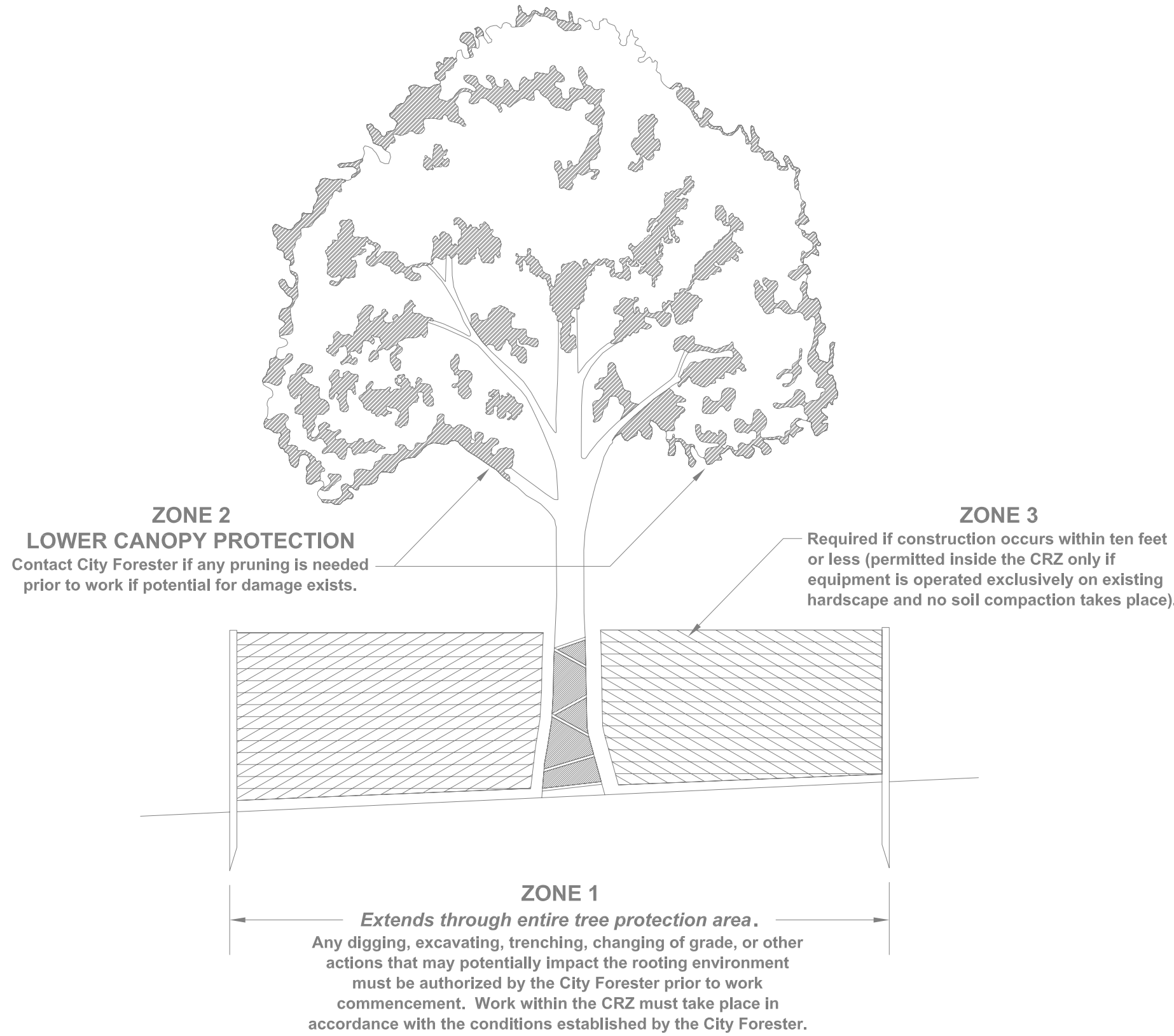
# 235 FILLMORE

## SITE DEVELOPMENT PLAN

PORTIONS OF PLOTS 3, 7, 8 AND 9 IN BLOCK 60 OF HARMANS SUBDIVISION  
LOCATED IN THE NORTH ONE HALF OF SECTION 12, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 235 FILLMORE STREET, DENVER, CO 80206

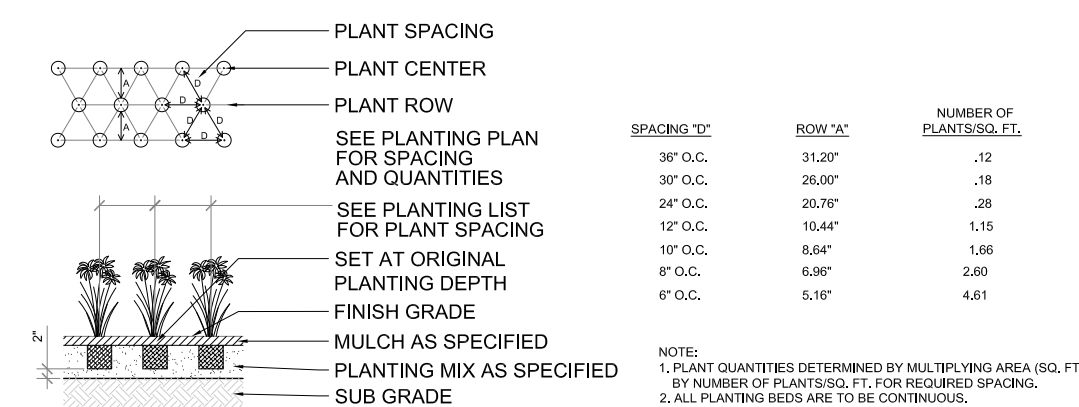
**TREE PROTECTION AREA**  
The area inside a perimeter established at the Critical Root Zone (CRZ).  
The CRZ is equal to the dripline, furthest extent of tree canopy, or is equal  
to one foot radially from the tree for every one inch of trunk diameter at  
breast height (DBH = 4.5' above soil line), or whichever is greater.



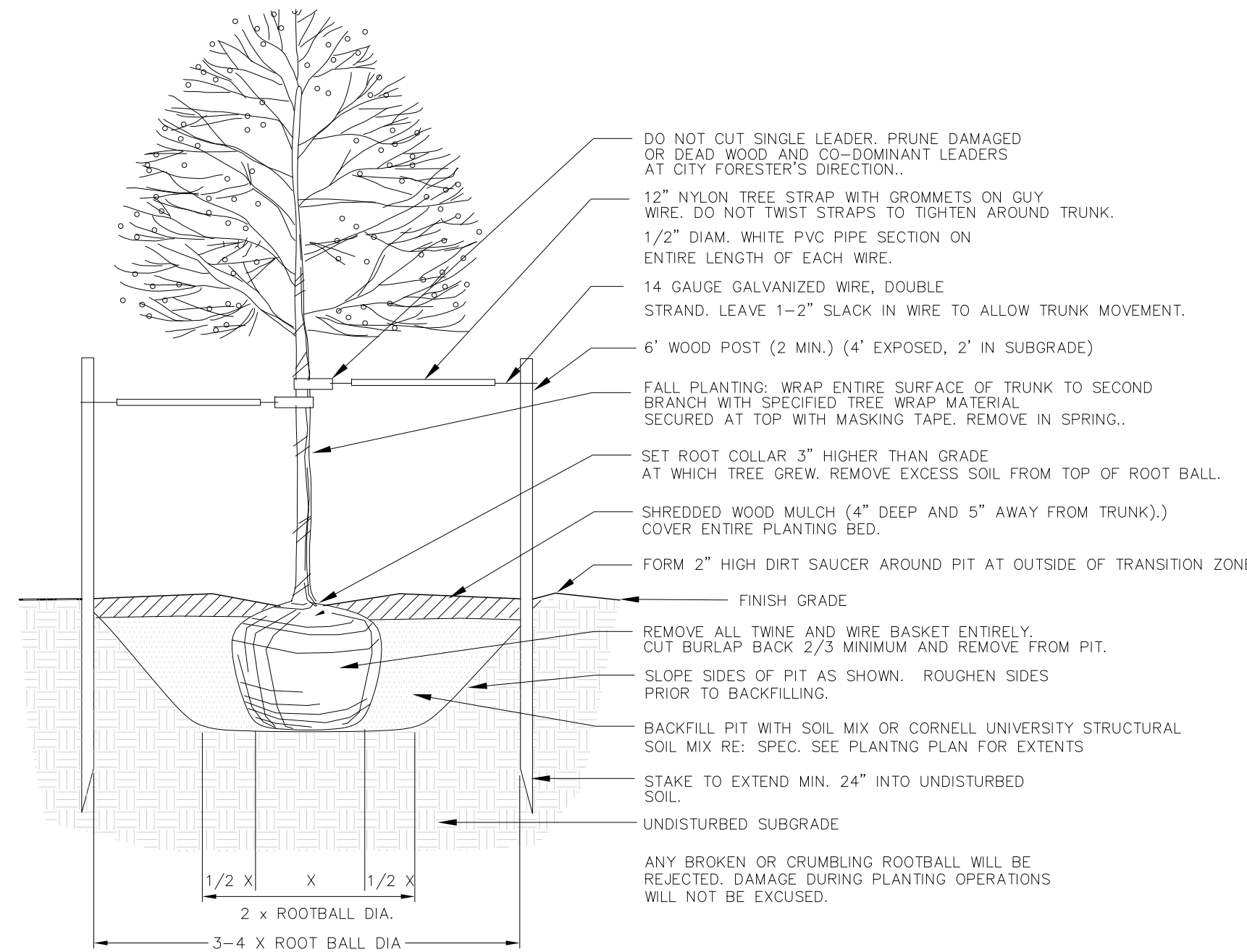
### NOTES

- When working near a protected tree, Denver's Tree Retention and Protection Specifications shall be followed.
- Damage to protected trees is subject to penalty per City Ordinance.
- Fencing shall be a minimum of 48 (forty-eight) inches in height.
- Fencing material shall be specified by City Forester. Typically, chain link fencing is acceptable.
- "Tree Protection Area" signs shall be attached to fencing every 50 (fifty) feet.
- The Tree Protection Area shall not be modified or removed prior to consent of the City Forester.
- Materials, debris, equipment, and site amenities shall not be stored within the Tree Protection Area.
- Entrance to the Tree Protection Area is not permitted without consent of the City Forester.

### 1 TREE PROTECTION NTS



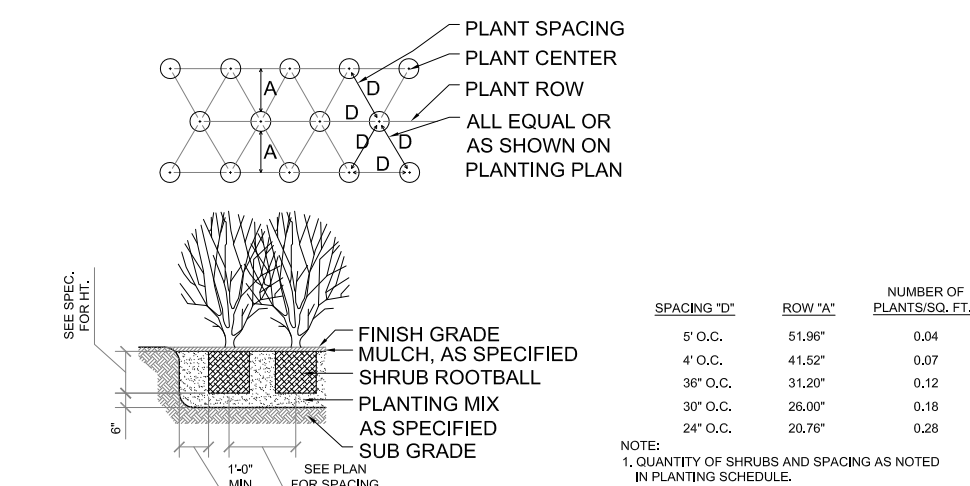
### 3 PERENNIAL PLANTING SCALE: 1/2" = 1'-0"



TREES PLANTED IN THE PUBLIC RIGHT OF WAY (PRW) ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- A PERMIT IS REQUIRED TO PLANT IN THE PRW; PERMITS ARE FREE FROM THE CITY FORESTER'S OFFICE.
- ONLY TREES FROM DENVER FORESTRY'S APPROVED STREET TREE LIST OR TREES APPROVED BY CITY FORESTER'S OFFICE SHALL BE PLANTED IN THE PRW.
- FOR A LIST OF PROHIBITED OR SUSPENDED PRW TREES, SEE DENVER FORESTRY WEBSITE OR CALL FORESTRY OFFICE.
- IF OVERHEAD UTILITY WIRES EXIST IN THE PRW, ONLY ORNAMENTAL OR TREES MATURING AT 20 FEET MAXIMUM HEIGHT SHALL BE PLANTED.
- TREES SHALL BE CENTERED IN LAWNS OR PLANTING AREAS.
- TREES SHALL NOT BE PLANTED IN TREE LAWNS LESS THAN 5 FEET WIDE.
- WHERE WALKWAYS ARE NOT PRESENT, TREES SHALL BE LOCATED AS DESIGNATED BY DENVER FORESTRY.
- PLANTING WITHIN 10 FEET FORMED BY THE FIRST 30 FEET ALONG PRW LINE IN EACH DIRECTION FROM THE CORNER IS NOT PERMITTED.
- PLANTING IN 20 FEET OF A STOP SIGN OR STREET LIGHTS IS NOT PERMITTED.
- PLANTING WITHIN 5 FEET OF WATER METERS OR PITS IS NOT PERMITTED.
- LARGE SHADE TREES SHALL BE SPACED .35' O.C. AND ORNAMENTAL TREES 25' O.C. AS DESIGNATED BY FORESTRY.
- TREES SHALL BE PRUNED TO MAINTAIN A CLEARANCE OF 13'-6" OVER STREETS AND ALLEYS AND 8 FEET OVER REMAINING PORTIONS OF PRW, INCLUDING SIDEWALK.

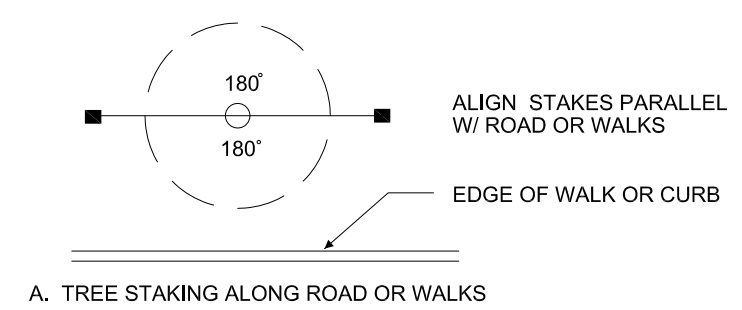
### 2 DECIDUOUS TREE PLANTING SCALE: NTS



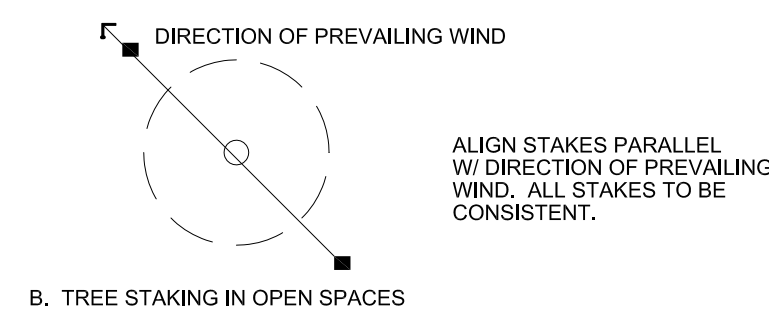
### 4 SHRUB PLANTING SCALE: 1/4" = 1'-0"

### PLANTING NOTES

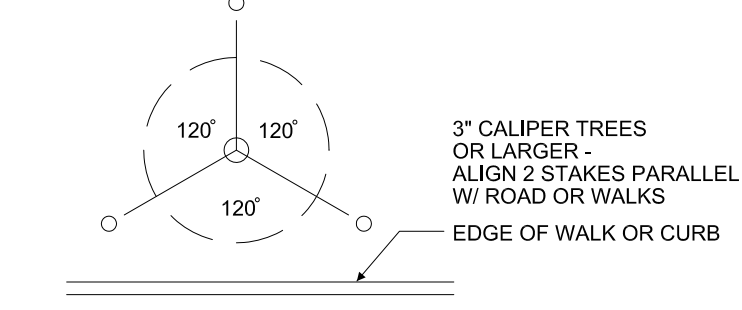
- CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING OF CONSTRUCTION
- REFER TO IRRIGATION DRAWINGS FOR GENERAL NOTES REGARDING IRRIGATION SYSTEM CONSTRUCTION.
- FIELD STAKE ALL TREE AND SHRUB LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
- PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- ALL ROOT WRAPPING MADE OF SYNTHETIC OR PLASTIC MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.
- ALL PLANT MATERIAL SHALL BE SELECTED AT THE NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
- ALL PLANT AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND PLANT SPACING.
- ALL DECIDUOUS TREES SHALL BE WRAPPED. REFER TO SPECIFICATIONS FOR WRAP TYPE AND TIMING.
- PLANT AND EDGING LAYOUT SHALL TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. REFER TO SPECIFICATION.
- ALL SHRUB AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION - CERTIFIED CLASS 1 COMPOST PRODUCT, AT 5.0 CU. YD. PER 1,000 S.F. AND DIAMMONIUM PHOSPHATE AT 5.0 LBS. PER 1,000 S.F. MATERIALS TO BE TILLED IN TO A DEPTH OF 6-8" INTO THE SOIL.
- SHRUB BEDS ARE TO BE CONTAINED BY 4X1/2" PERFORATED GALVANIZED EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. EDGER IS REQUIRED BETWEEN SHRUB BEDS AND ANNUAL FLOWER BEDS AND SHRUB BEDS AND SOD/SEED
- ALL SOD, ANNUAL BEDS, PERENNIAL BEDS AND SHRUB BEDS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS.
- CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING OF CONSTRUCTION
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITION IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON THE PLAN.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH A ONE YEAR MAINTENANCE AND WARRANTY PERIOD FROM THE DATE OF INITIAL ACCEPTANCE.
- MULCH IS TO BE A 3" DEPTH SHREDDED BARK MULCH ALL BEDS.
- COORDINATE INSTALLATION OF IRRIGATION SLEEVING PRIOR TO CURB AND PAVEMENT INSTALLATION.
- PLANTERS ARE TO INCLUDE SOIL THAT IS FREE FROM DEBRIS.
- ALL DECIDUOUS TREES LOCATED WITHIN SOD AREA IN ROW SHALL BE PROVIDED WITH A 4" SETTLED DEPTH OF CRUSHER FINES MULCH IN TREE SAUCERS. KEEP MULCH 4-6" AWAY FROM TREE TRUNKS.
- ALL TREES SHALL BE A MINIMUM OF 9' FROM EXISTING WATER LINES AND/OR IRRIGATION MAINLINES WHEN POSSIBLE.



A. TREE STAKING ALONG ROAD OR WALKS



B. TREE STAKING IN OPEN SPACES



C. TREE GUYING

### 5 TREE STAKING LAYOUT NO SCALE



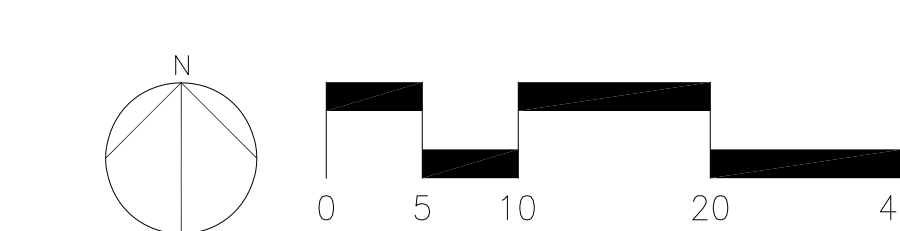
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date: **AUG. 17, 2015**

LANDSCAPE DETAILS



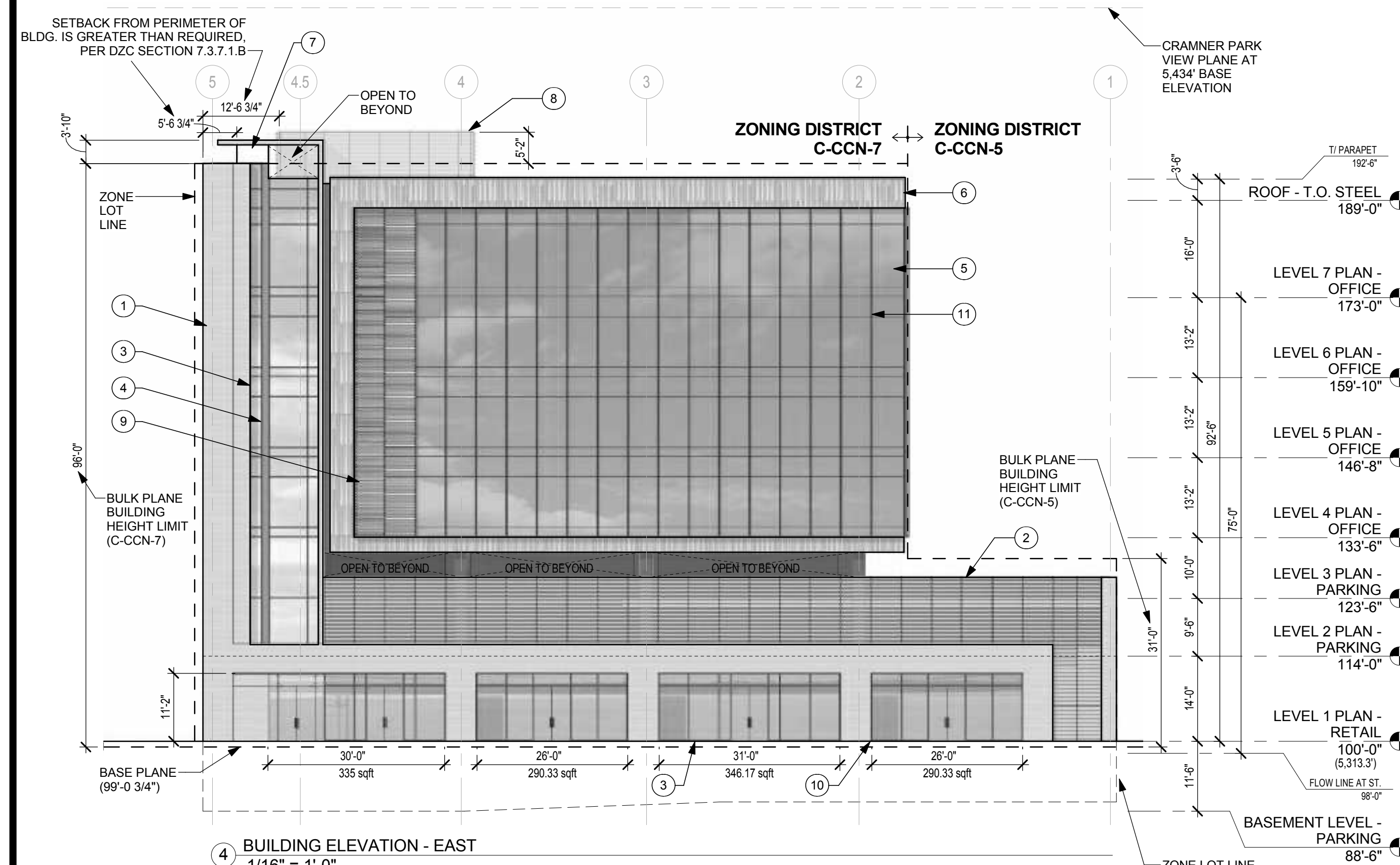


# 235 FILLMORE

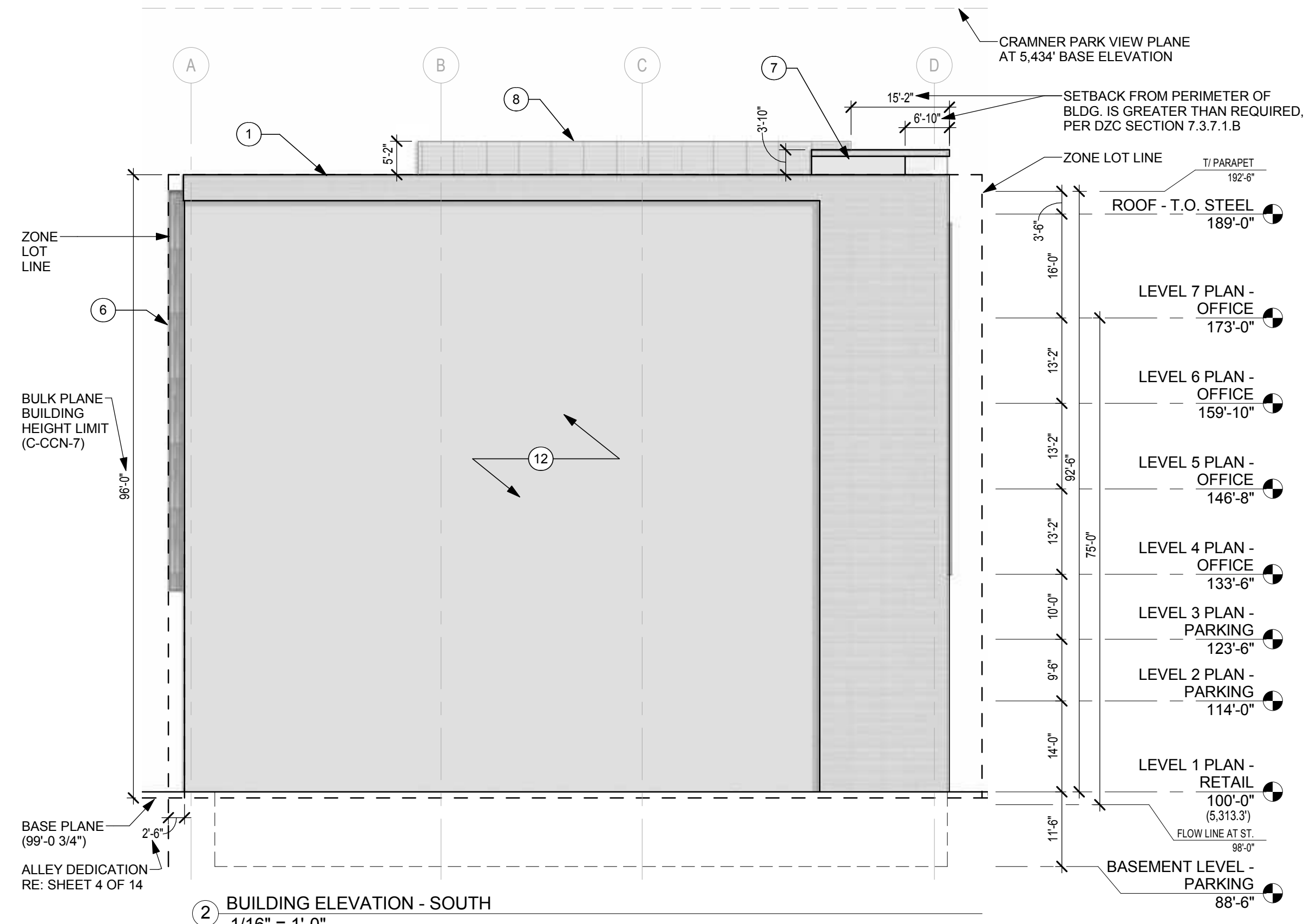
## SITE DEVELOPMENT PLAN

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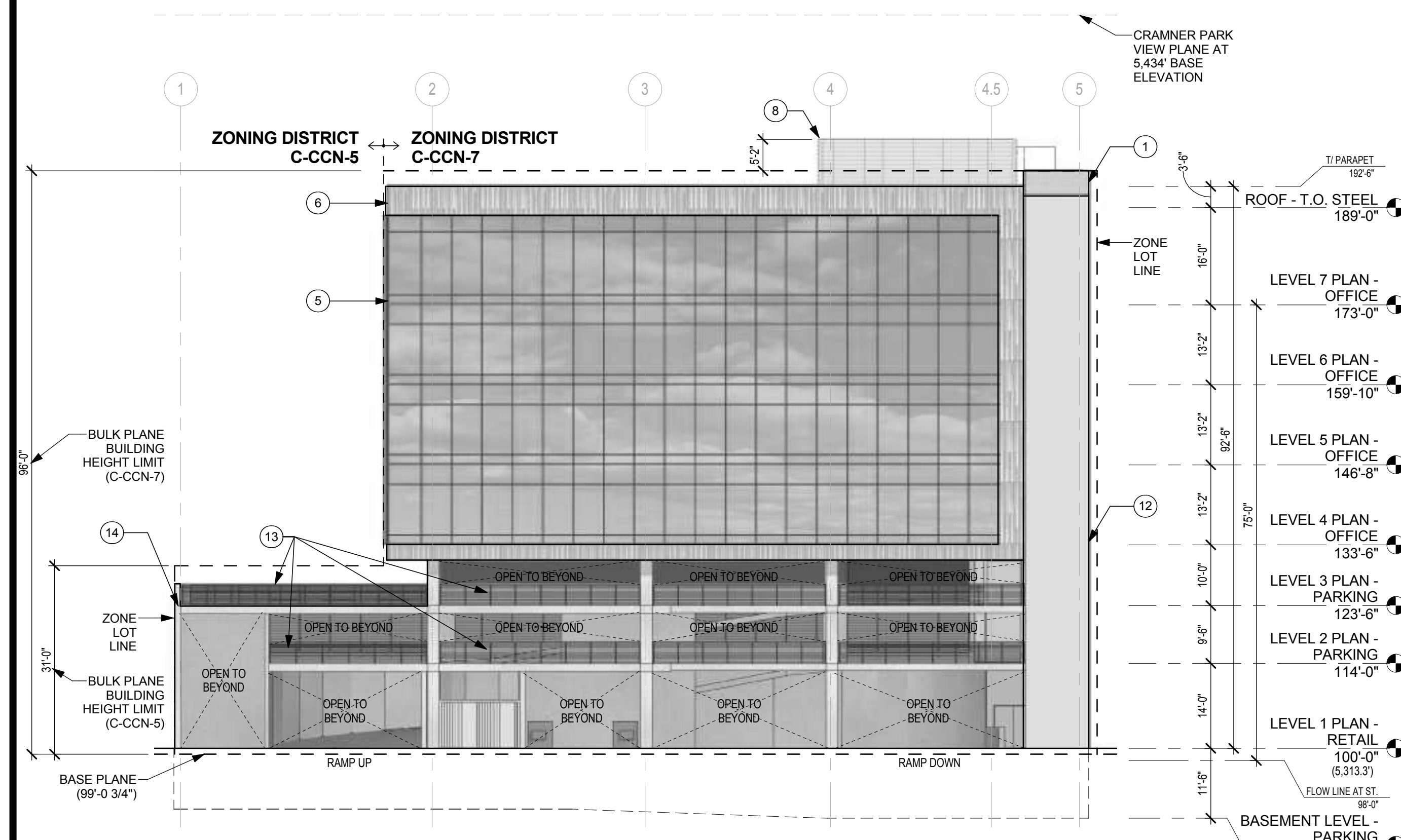
LOCATED AT: 235 FILLMORE STREET, DENVER, CO 80206



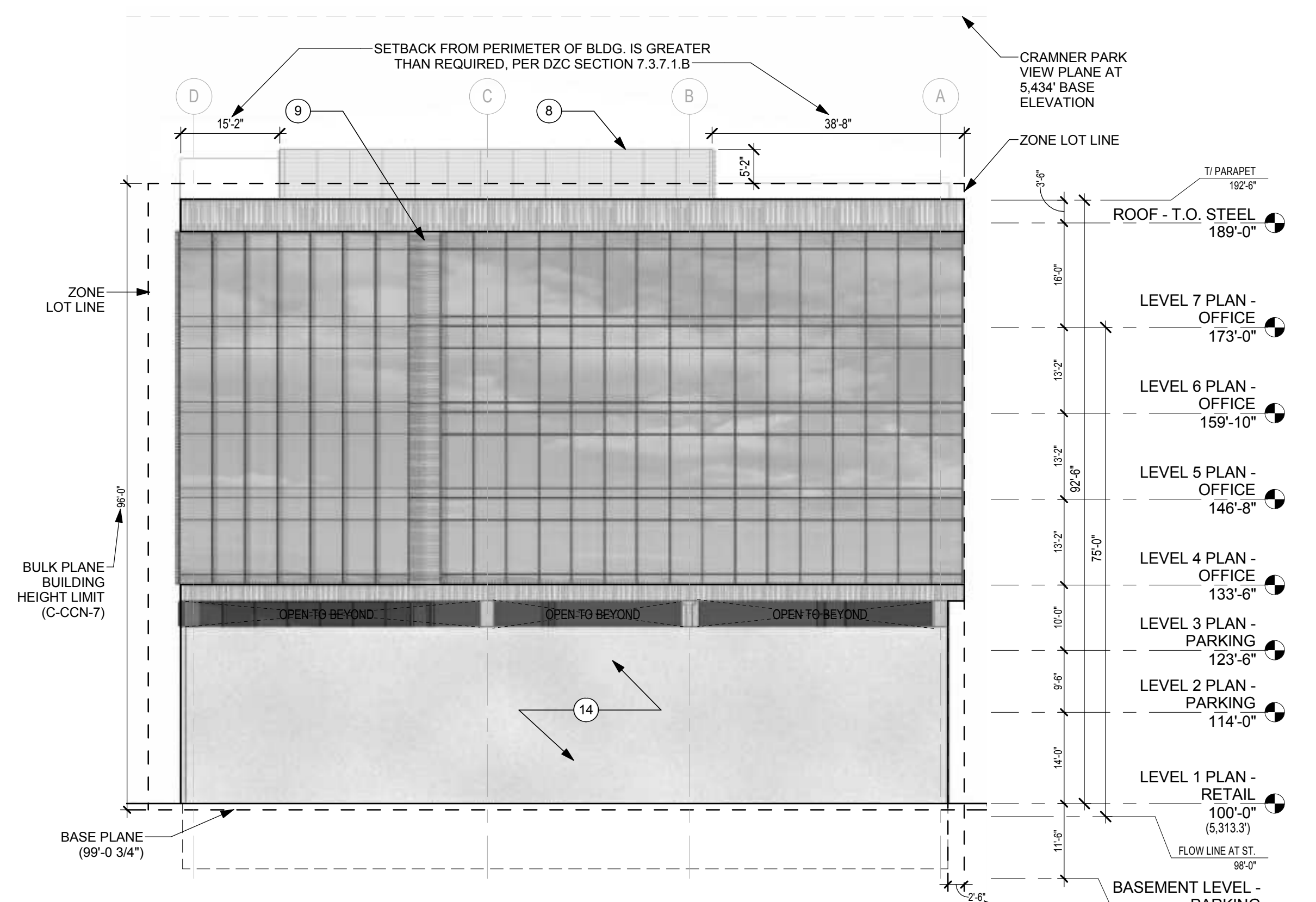
4 BUILDING ELEVATION - EAST  
1/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH  
1/16" = 1'-0"

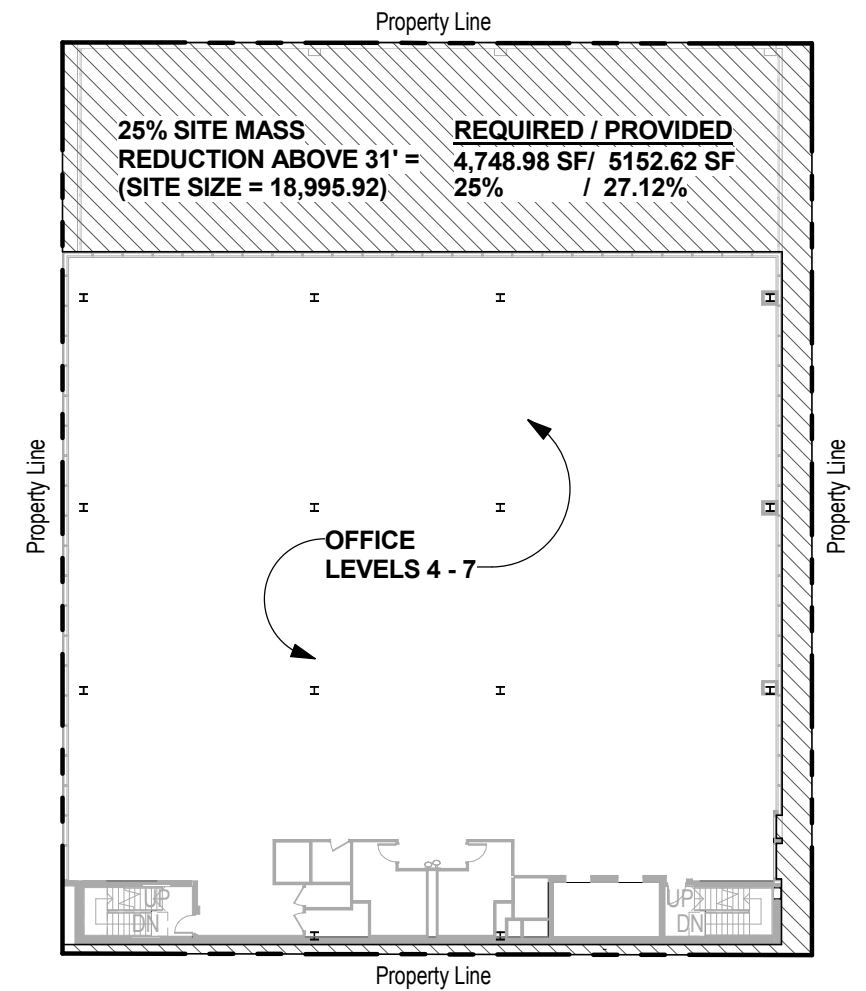


3 BUILDING ELEVATION - WEST  
1/16" = 1'-0"



1X BUILDING ELEVATION - NORTH  
1/16" = 1'-0"

KEYNOTES - SDP ELEVATIONS	
1	MASONRY VENEER
2	ARCHITECTURAL METAL LOUVER, PAINTED
3	GLASS TYPE 1
4	ARCHITECTURAL METAL PANEL 1, TO MATCH ADJACENT MULLION COLOR
5	GLASS TYPE 2
6	ARCHITECTURAL METAL PANEL 2
7	STAIR ENCLOSURE OVERRUN, SETBACK FROM PERIMETER OF BLDG. GREATER THAN REQUIRED PER DZC SECTION 7.3.7.1.B
8	METAL PANEL 3 - MECHANICAL EQUIP. SCREEN, MECH. EQUIP. OPEN TO SKY AND ABOVE 99' BLDG. HEIGHT LIMIT PER DZC SECTION 7.3.7.1.B
9	ARCHITECTURAL SHADING DEVICE - METAL
10	ARCHITECTURAL METAL PANEL 2 - STOREFRONT FRAME
11	ARCHITECTURAL ALUMINUM MULLION CAP
12	EIPS OVER CAST-IN-PLACE CONCRETE
13	42" STEEL CABLE GUARDRAIL / VEHICLE BARRIER
14	CAST-IN-PLACE CONCRETE PART WALL



5 25% MASS REDUCTION DIAGRAM  
1/32" = 1'-0"

architect:  
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ARCHITECTURAL BUILDING ELEVATIONS

**12 OF 14**

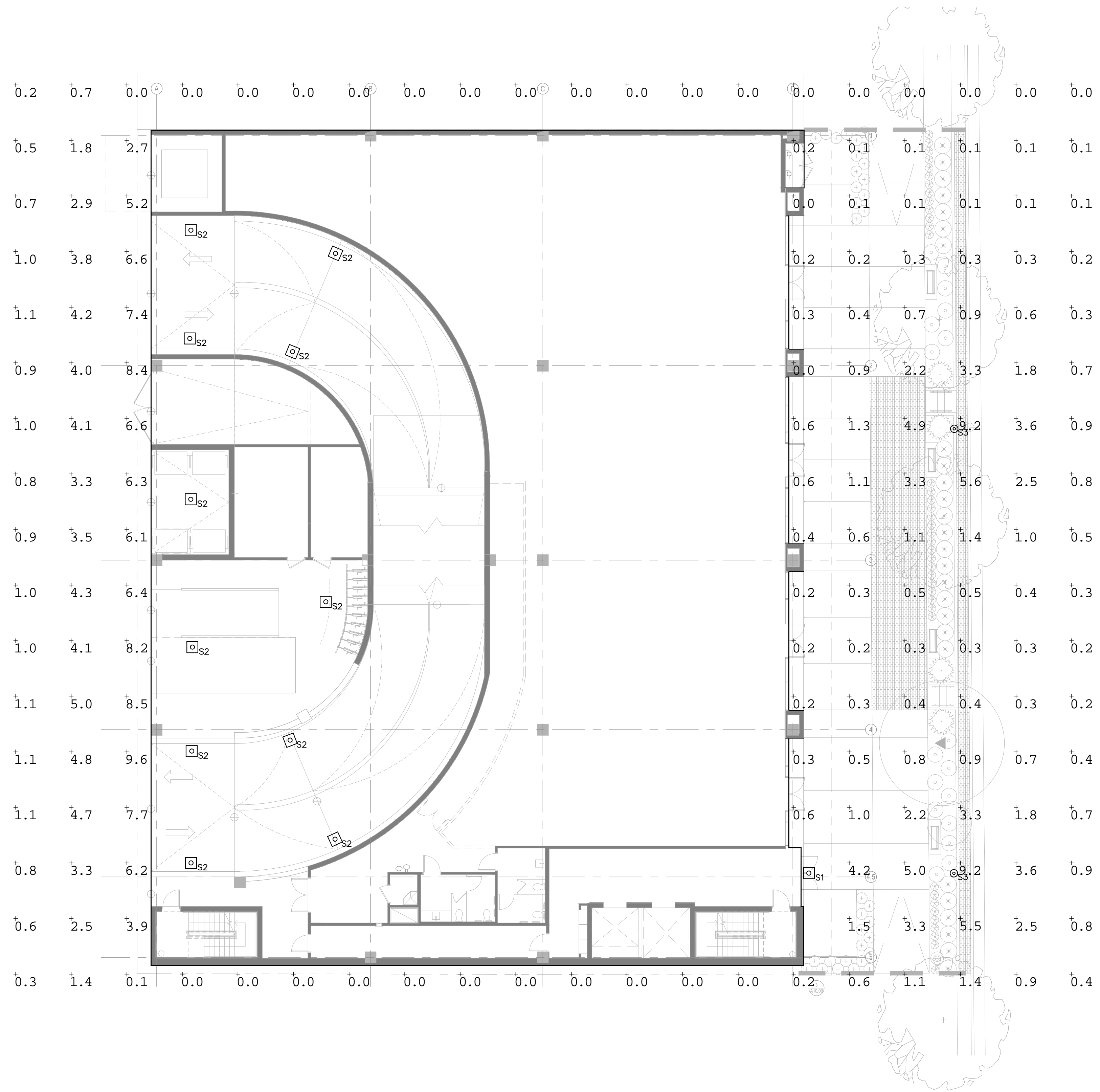


# 235 FILLMORE

## SITE DEVELOPMENT PLAN

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LOCATED AT: 235 FILLMORE STREET, DENVER, CO 80206



**GENERAL NOTES:**

ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

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PHOTOMETRIC PLAN	

