

# BLOCK 176

## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

### LEGAL DESCRIPTION

LOTS 17 THROUGH 27, INCLUSIVE, BLOCK 176, EAST DENVER, AND ALL THAT PART OF SIDELOT, SOMETIMES CALLED OUTLOT 7, H.C. BROWN'S ADDITION TO DENVER, COLORADO, LYING SOUTHERLY OF THAT PORTION THEREOF CONVEYED TO THE CITY OF DENVER FOR AN ALLEY BY DEED RECORDED IN BOOK 129 AT PAGE 614, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### BASIS OF BEARINGS

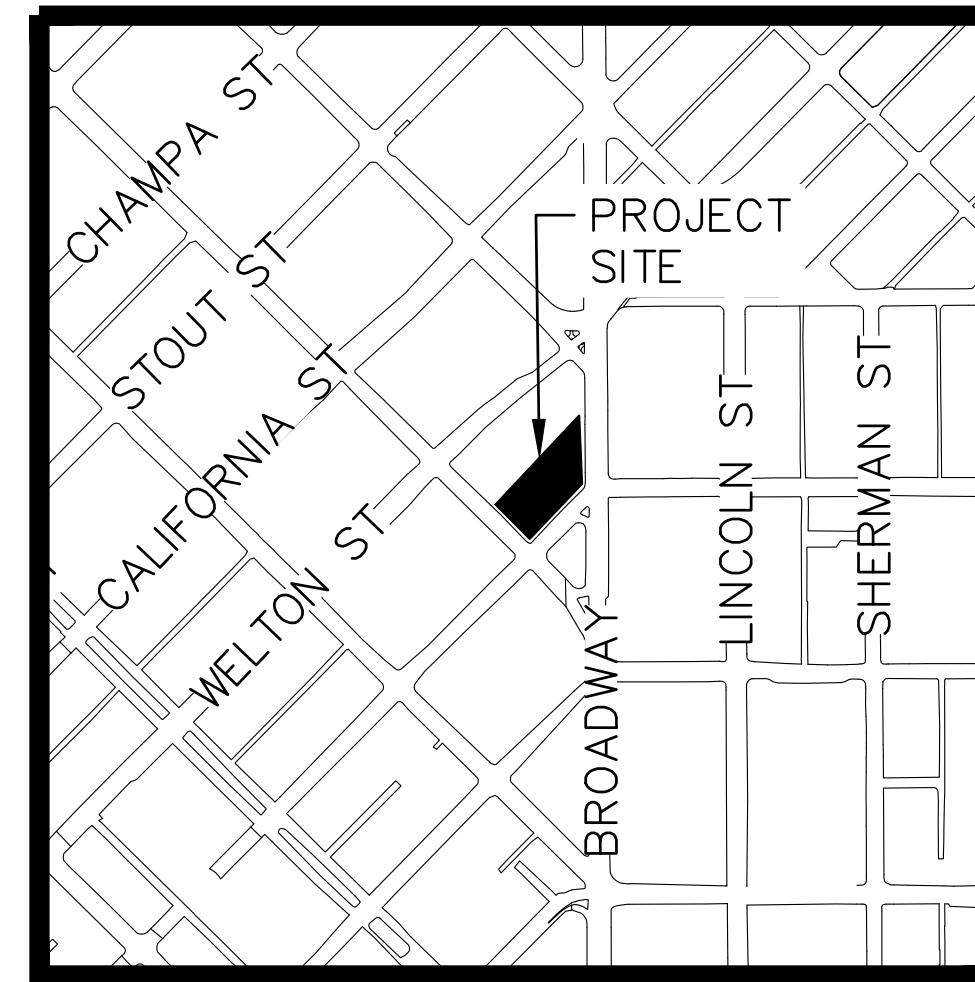
BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE ALONG BROADWAY BETWEEN 19TH ST AND 18TH ST., BEING S00°03'39"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTH ON 19TH ST. BY A FOUND 2" ALUMINUM CAP PLS 37889 IN CONCRETE AND MONUMENTED AT THE SOUTH AT 18TH ST BY A FOUND 2" ALUMINUM CAP PLS 36062 IN CONCRETE.

### BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK 7C, BEING AN CITY COUNTY OF DENVER BRASS CAP, IN FRONT OF WALK AT THE SOUTHWEST CORNER OF 20TH STREET AND WELTON STREET. HAVING AN ELEVATION OF 5230.43 FEET (NAVD 88).  
SITE BENCHMARK NO. 1: FOUND NAIL AND TAG PLS 38162 AT THE SOUTHEAST CORNER OF LOT 24 HAVING AN ELEVATION = 5227.26'.  
SITE BENCHMARK NO. 2: FOUND NAIL AND TAG PLS 38162 AT THE SOUTHEAST CORNER OF LOT 17 HAVING AN ELEVATION = 5227.42'.

### SITE DATA

ZONE LOT			
ZONE DISTRICT(S):	D-C (DOWNTOWN CORE), UO-1 (ADULT USE OVERLAY)		
GROSS PROJECT AREA:	29,854.00 SF	0.69 AC	
2' ALLEY DEDICATION:	543.00 SF	0.01 AC	
NET PROJECT AREA:	29,311.00 SF	0.67 AC	
MAX F.A.R.	17:1		
MAX ALLOWABLE GROSS AREA TOWARD F.A.R.	498,287 GSF		
BUILDING FORM			
DESIGN ELEMENTS	ALLOWED / REQUIRED	PROPOSED	
FORM TYPE:			
BUILDING HEIGHT:	FEET 400.0 FT	400.0 FT	
<b>BUILD-TO (50% WITHIN 0'-10'):</b>		38 STORIES (S. TOWER) 32 STORIES (N. TOWER)	
18TH STREET:	92% (113'-7" WITHIN 10')	50.0 % MIN	89%
GLENARM PLACE:	100% (177'-8.5" WITHIN 10')	50.0 % MIN	96%
BROADWAY:	94% (146'-3" WITHIN 10')	50.0 % MIN	79%
GROSS FLOOR AREA:			
DWELLING, MULTI-UNIT		496,591 SF	
RETAIL - SALES, SERVICE, REPAIR; EATING/DRINKING ESTABLISHMENTS		12,082 SF	
PARKING OF VEHICLES		258,450 SF	
TOTAL		767,123 SF	
SOUTH TOWER			
NUMBER OF DWELLING UNITS			
STUDIO		52 UNITS	
ONE-BEDROOM		98 UNITS	
TWO-BEDROOM		90 UNITS	
THREE-BEDROOM		28 UNITS	
THREE-BEDROOM (PH)		7 UNITS	
TOTAL		275 UNITS	
NORTH TOWER			
NUMBER OF DWELLING UNITS			
STUDIO		0 UNITS	
ONE-BEDROOM		108 UNITS	
TWO-BEDROOM		66 UNITS	
THREE-BEDROOM		22 UNITS	
THREE-BEDROOM (PH)		6 UNITS	
TOTAL		202 UNITS	
TOTAL UNITS (BOTH TOWERS)			
477 UNITS			
PARKING & LOADING			
PARKING		REQUIRED	PROPOSED
DWELLING, MULTI-UNIT (TOTAL REQ)			
STANDARD		0	469
COMPACT	(10% OF TOTAL PROVIDED MAX)	0	22
VAN ACCESSIBLE		0	2
STANDARD ACCESSIBLE		0	9
TANDEM SPACES*		0	28
TOTAL		0	530
BICYCLE PARKING (1 PER 20 CAR SPACES)		N/A FIXED	N/A FIXED
		N/A ENCLOSED	N/A ENCLOSED
		N/A TOTAL	76 TOTAL
LOADING SPACE (10'X26')		2	2
GROUND STORY ACTIVATION (TRANSPARENCY)			
	18TH STREET:	65%	85%
	GLENARM PLACE:	65%	94%
	BROADWAY:	65%	82%



VICINITY MAP  
1"=500'

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	ALTA SHEET 1 OF 1
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	STREETSCAPE PLAN
7	AMENITY HARDSCAPE PLAN
8	LANDSCAPE NOTES
9	LANDSCAPE DETAILS
10	PARKING PLANS
11	PARKING PLANS
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15	ROOF PLAN
16	ARCHITECTURAL BUILDING ELEVATIONS
17	ARCHITECTURAL BUILDING ELEVATIONS
18	PODIUM ELEVATIONS
19	PODIUM ELEVATIONS
20	AREA SUMMARY & WALDRAM DIAGRAM
21	PHOTOMETRIC SITE PLAN
22	PHOTOMETRIC PLAN - AMENITIES DECK
23	PHOTOMETRIC DETAILS
24	PHOTOMETRIC DETAILS
25	PHOTOMETRIC DETAILS

### CONTACTS

**DEVELOPER**  
AMACON  
856 HOMER STREET,  
SUITE 500  
VANCOUVER, B.C. CANADA V6B 2W5  
TEL: (604) 602-7700  
CONTACT: CHRIS QUIGLEY

**ARCHITECT**  
DAVIS PARTNERSHIP ARCHITECTS  
2901 BLAKE STREET  
SUITE 100  
DENVER, CO 80205  
TEL: (303) 861-8555  
CONTACT: FRED PAX, AIA

**ENGINEER**  
KIMLEY-HORN  
4582 SOUTH ULSTER STREET  
SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2300  
CONTACT: RANDALL PHELPS, P.E.

**SURVEYOR**  
WILSON & COMPANY  
1675 BROADWAY  
SUITE 200  
DENVER, CO 80202  
TEL: (303) 297-2693  
CONTACT: DOUGLAS H ORT III, PLS

**MEP**  
MEP ENGINEERING, INC.  
6402 SOUTH TROY CIRCLE  
SUITE 100  
CENTENNIAL, CO 80111  
TEL: (303) 936-1633  
CONTACT: BYRON BRAKE, CPD

**LANDSCAPE ARCHITECT**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET  
SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2300  
CONTACT: JEREMY POWELL

### GENERAL NOTES

- FENCES, WALLS, SIGNS AND FIXTURE STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- THIS PLAN IS SUBJECT TO A LANDSCAPE PLAN AS PART OF AND APPROVED IN THIS DOCUMENT.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- THE SITE SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. ALL OTHER TIMES THE SITE SHALL BE LANDSCAPED WITHIN 45 DAYS OF THE START OF GROWING SEASON.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS AREAS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR SHUT-OFF INSTALLED.
- THIS PROJECT IS LOCATED WITHIN THE DOWNTOWN DENVER BUSINESS 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.

### FEMA CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0800460201G, REVISED NOVEMBER 16, 2005.

### OWNER'S SIGNATURE

I, (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE DENVER ZONING CODE OF THE CITY AND COUNTY OF DENVER. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS OF AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

BY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

ADDRESS \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

I, \_\_\_\_\_, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF THE BLOCK 176 SITE DEVELOPMENT PLAN WAS PREPARED UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

DOUGLAS ORT LICENSE #37066  
ON BEHALF OF WILSON & COMPANY

### APPROVALS

APPROVED BY: \_\_\_\_\_  
FOR THE ZONING ADMINISTRATOR

APPROVED BY: \_\_\_\_\_  
FOR THE MANAGER, COMMUNITY PLANNING AND DEVELOPMENT

### CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO  
CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,  
\_\_\_\_ 20\_\_ RECEPTION # \_\_\_\_\_

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: \_\_\_\_\_  
DEPUTY CLERK AND RECORDER

FEE: \_\_\_\_\_

# Kimley»Horn

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4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, COLORADO 80237 (303) 228-2300

ISSUED: 11/5/2018  
COVER SHEET  
SHEET 1 OF 25







# BLOCK 176 SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

## LEGEND

- PROPERTY LINE
- - - - - PROPOSED EASEMENT LINES
- - - - - EXISTING EASEMENT LINES
- PROPOSED CURB AND GUTTER
- ⊕ EXISTING FIRE HYDRANT
- ⊗ PROPOSED WATER VALVE
- ⊙ EXISTING SANITARY MANHOLE
- ⊗ PROPOSED SANITARY MANHOLE
- SAWCUT LINE
- ▨ PROPOSED LANDSCAPE/HARDSCAPE (REF. LANDSCAPE PLANS)
- ▨ PROPOSED CONCRETE
- ▨ EXISTING CONCRETE PAVEMENT
- FL FLOWLINE
- PL PROPERTY LINE
- ROW RIGHT-OF-WAY

## KEYNOTES

- 1 PROPOSED 6" CURB & GUTTER PER CCD STD. DWG 5.2A
- 2 EX CURB & GUTTER
- 3 SIDEWALK RAMP
- 4A EX LIGHT POLE, TO REMAIN
- 4B EX LIGHT POLE, TO BE REMOVED
- 4C EX LIGHT POLE, TO BE UPGRADED TO CURRENT CCD/XCEL STANDARDS
- 5 PROPOSED LIGHT POLE
- 6 PROPOSED TREE (REF. LANDSCAPING PLANS)
- 7 30'X30' CORNER SIGHT TRIANGLE. CORNER SIGHT TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
- 8 10'X10' PEDESTRIAN SIGHT TRIANGLE. NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN PEDESTRIAN SIGHT TRIANGLES.

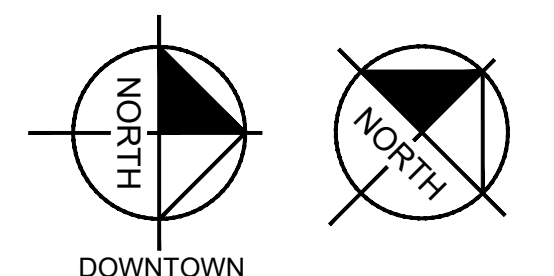
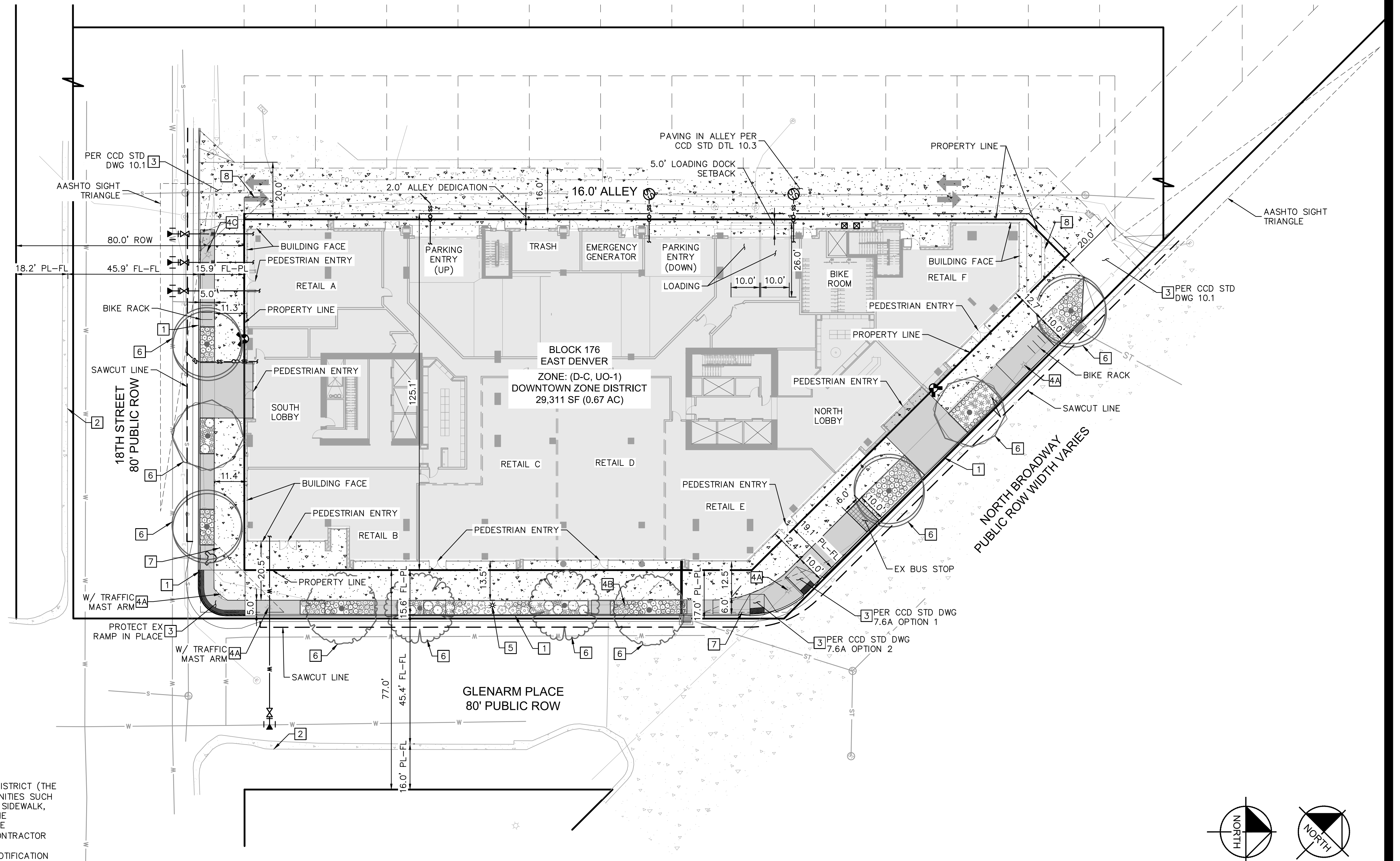
## BASE PLANE CALCULATION

CORNER	FG ELEVATION	EG ELEVATION	LOW ELEVATION
#1	5226.95	5226.96	5226.95
#2	5226.30	5226.28	5226.28
#3	5226.50	5226.57	5226.50
#4	5227.25	5227.30	5227.25
#5	5227.95	5227.50	5227.50
AVG ELEVATION		5226.90	
ROUND ELEVATION		5227	

BUILD-TO ANALYSES	REQUIRED	PROVIDED
PRIMARY STREET - 18TH STREET TOTAL BUILD-TO (50% WITHIN 0'-10')		
18TH STREET FRONTAGE LENGTH = 122.92' BUILDING LENGTH = 109.58'	50%	89%
PRIMARY STREET - GLENARM PLACE TOTAL BUILD-TO (50% WITHIN 0'-10')		
GLENARM PLACE FRONTAGE LENGTH = 177.92' BUILDING LENGTH = 171.58'	50%	96%
PRIMARY STREET - BROADWAY TOTAL BUILD-TO (50% WITHIN 0'-10')		
18TH STREET FRONTAGE LENGTH = 155.08' BUILDING LENGTH = 122.92'	50%	79%

## NOTES

- THIS PROJECT IS LOCATED WITHIN THE DOWNTOWN DENVER BUSINESS 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.
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- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, 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.



GRAPHIC SCALE IN FEET  
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ISSUED: 11/5/2018  
SITE PLAN  
SHEET 3 OF 25

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4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, COLORADO 80237 (303) 228-2300



# BLOCK 176 SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

## UTILITY LEGEND

—	PROPERTY LINE	---	SAWCUT LINE
- - - - -	PROPOSED EASEMENT LINES	1.50%	FLOW ARROW
- - - - -	EXISTING EASEMENT LINES	xxxx.xx	PROPOSED SPOT ELEVATION
—	PROPOSED STORM PIPE	—	PROPOSED CURB & GUTTER
—	EXISTING STORM PIPE	—	EXISTING FIRE HYDRANT
—	PROPOSED WATER LINE	—	PROPOSED WATER VALVE
—	EXISTING WATER LINE	—	EXISTING SANITARY SEWER MANHOLE
—	PROPOSED SANITARY LINE	—	PROPOSED SANITARY SEWER MANHOLE
—	EXISTING SANITARY LINE	—	EXISTING UNDERGROUND ELECTRICAL LINE
—		—	EXISTING FIBER OPTIC LINE
—		—	EXISTING STREET LIGHT

## WATER KEYNOTES

- ① PROPOSED 8" FIRE LINE
- ② PROPOSED 2" COMMERCIAL SERVICE LINE
- ③ PROPOSED 4" RESIDENTIAL SERVICE LINE
- ④ PROPOSED TAP (SIZE PER PLAN)
- ⑤ PROPOSED WATER METER, LOCATED INSIDE BUILDING GROUND LEVEL (SIZE PER PLAN)
- ⑥ PROPOSED FIRE DEPARTMENT CONNECTION

## SANITARY SEWER KEYNOTES

- ① PROPOSED 12" SANITARY SEWER LINE
- ② PROPOSED 8" SANITARY SEWER LINE
- ③ PROPOSED 6" SANITARY SEWER LINE
- ④ PROPOSED 4' SANITARY SEWER MANHOLE ON 9" MAIN
- ⑤ PROPOSED CCD STANDARD 2-WAY CLEANOUT

## STORM SEWER KEYNOTES

- ① PROPOSED STORM SEWER WATER QUALITY & DETENTION VAULT WITH PUMPS LOCATED ON LEVEL P2 OF THE PROPOSED BUILDING
- ② TIE INTO EXISTING STORM SEWER INLET
- ③ PROTECT IN-PLACE EX STORM SEWER INLET
- ④ PROPOSED 6" DIP STORM SEWER

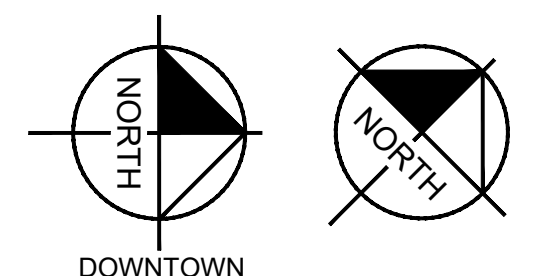
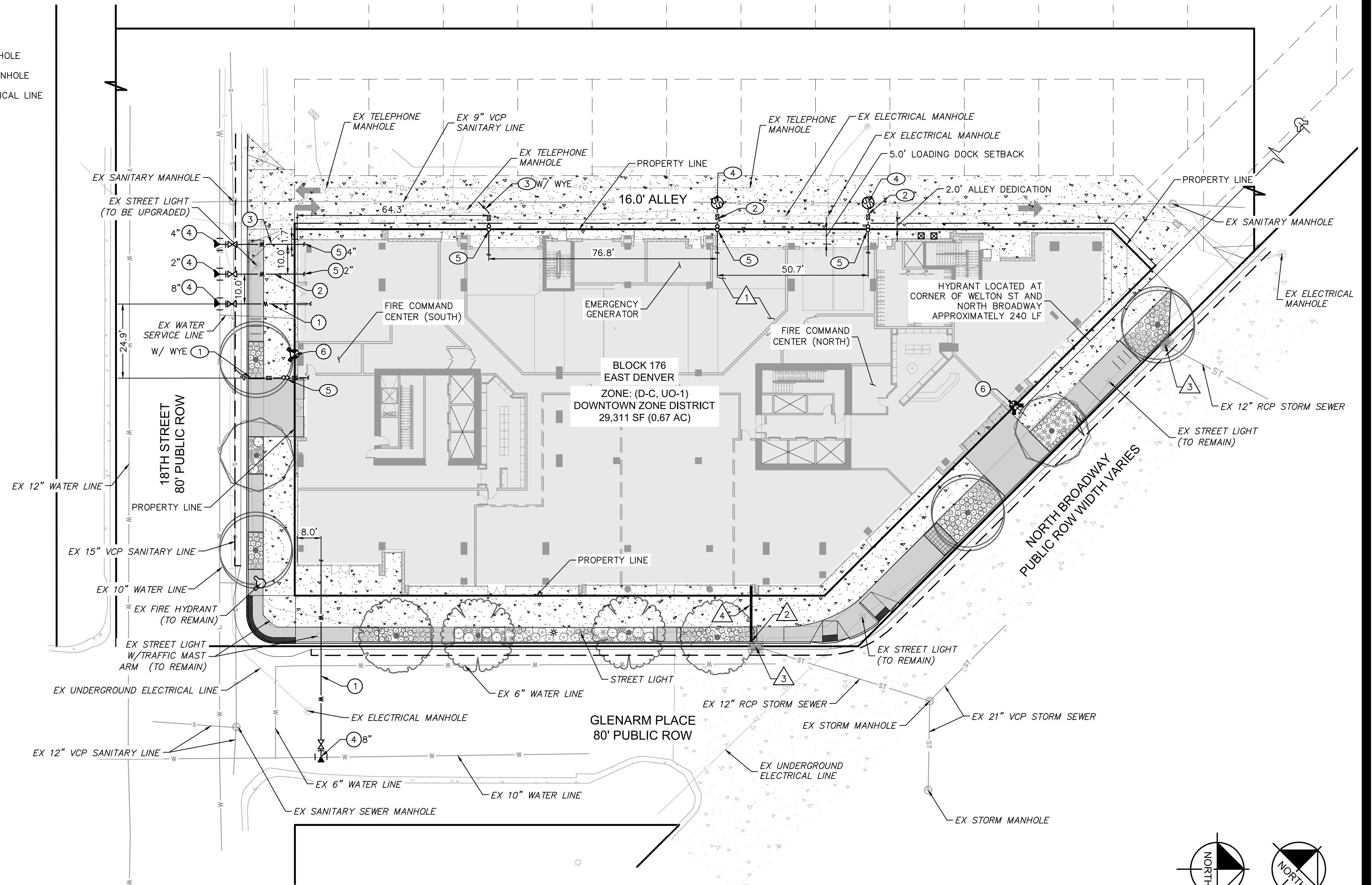
## FIRE FLOW DATA

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1,500 GPM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 2 FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2015 IFC  
OCCUPANCY GROUP: MULTI-FAMILY  
CONSTRUCTION TYPE: 1A  
FIRE FLOW CALCULATION AREA: 84,753 GSF  
THIS BUILDING IS FULLY SPRINKLERED.

## NOTES

1. ALL PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. CONTRACTOR TO POTHOLE EXISTING DRY UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE ACTUAL LOCATION. CONTRACTOR TO ENSURE MINIMUM VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS PER CCD CODE.
3. ALL PVC PIPE SHALL BE SDR-35 UNLESS OTHERWISE NOTED.
4. ALL PROPOSED STORM AND SANITARY SEWER SERVICE AND FACILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
5. SANITARY SEWER SERVICES TO BE ENCASED PER C.C.D. STD. DTL. S-350 (WHERE APPLICABLE).
6. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITIES FOR INFRASTRUCTURE INSTALLATION.



GRAPHIC SCALE IN FEET  
0 10 20 40

ISSUED: 11/5/2018  
UTILITY PLAN  
SHEET 4 OF 25

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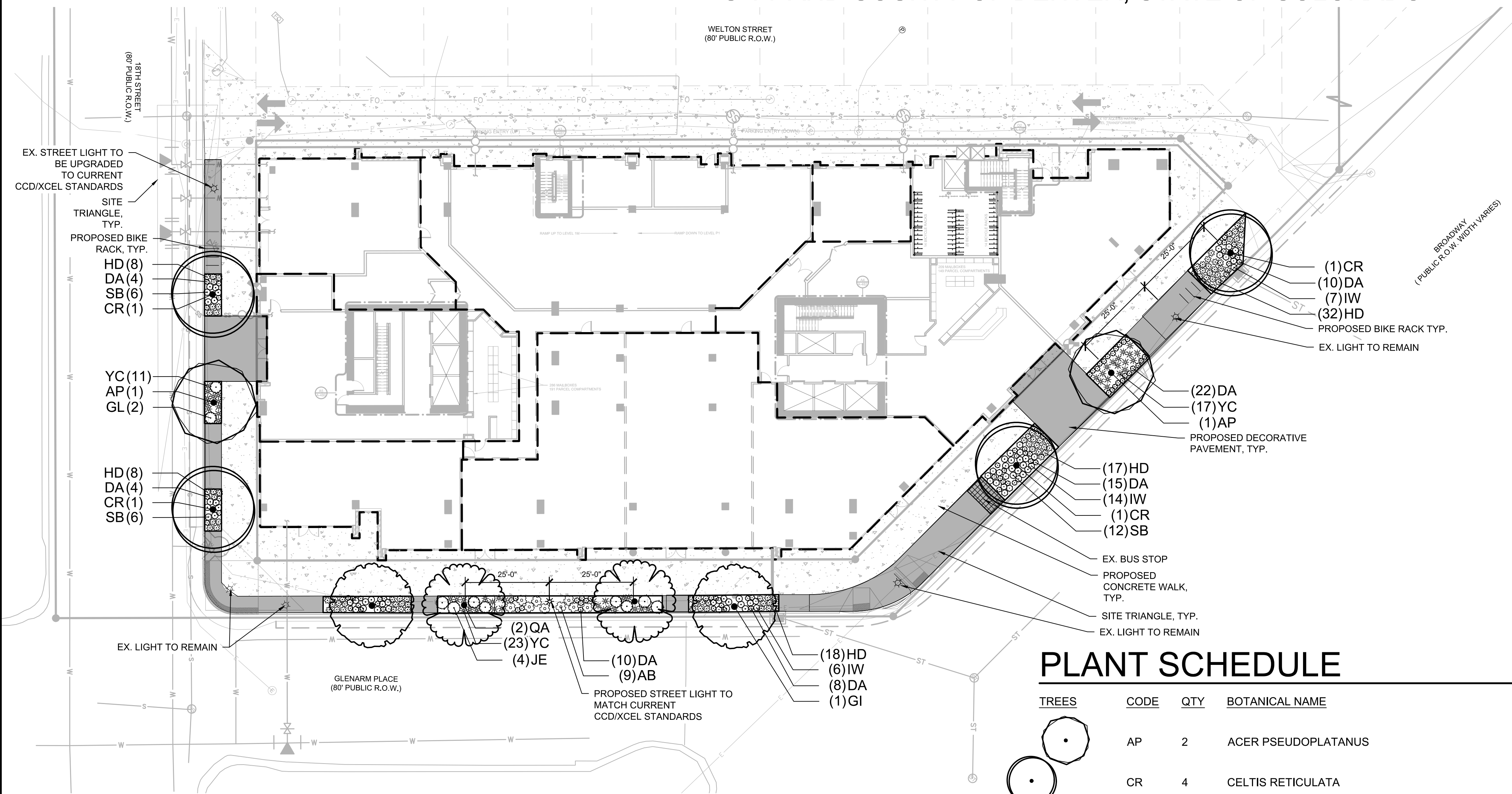




# BLOCK 176

## SITE DEVELOPMENT PLAN

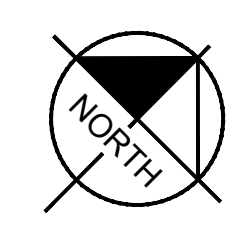
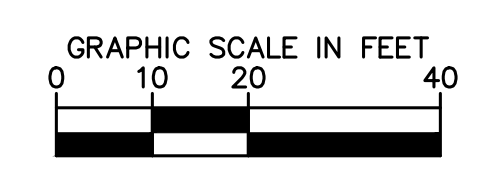
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### PLANT SCHEDULE

TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AP	2	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	B & B	2" CAL MIN	12'-14' HT MIN	
	CR	4	CELTIS RETICULATA	NETLEAF HACKBERRY	B & B	2" CAL MIN	12'-14' HT MIN	
	GI	2	GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE'	TRUESHADE THORNLESS HONEYLOCUST	B & B	2" CAL MIN	12'-14' HT MIN	
	QA	2	QUERCUS ALBA	WHITE OAK	B & B	2" CAL MIN	12'-14' HT MIN	
SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	AB	9	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL	SEE PLAN	18" FULL	
	DA	83	DICENTRA SPECTABILIS 'ALBA'	WHITE JAPANESE BLEEDING HEART	1 GAL	SEE PLAN	12" FULL	
	GL	6	GENISTA LYDIA	LYDIA WOADWAXEN	5 GAL	SEE PLAN	24" FULL	
	HD	101	HEUCHERA DOLCE 'BLACKBERRY ICE'	BLACKBERRY ICE CORAL BELLS	1 GAL	SEE PLAN	12" FULL	
	IW	33	IRIS GERMANICA 'WABASH'	WABASH BEARDED IRIS	1 GAL	SEE PLAN	14" FULL	
	JE	4	JUNIPERUS HORIZONTALIS 'EMERALD SPREADER'	EMERALD SPREADER JUNIPER	5 GAL	SEE PLAN	24" FULL	
	SB	34	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	1 GAL	SEE PLAN	12" FULL	
	YC	51	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE YUCCA	5 GAL	SEE PLAN	24" FULL	

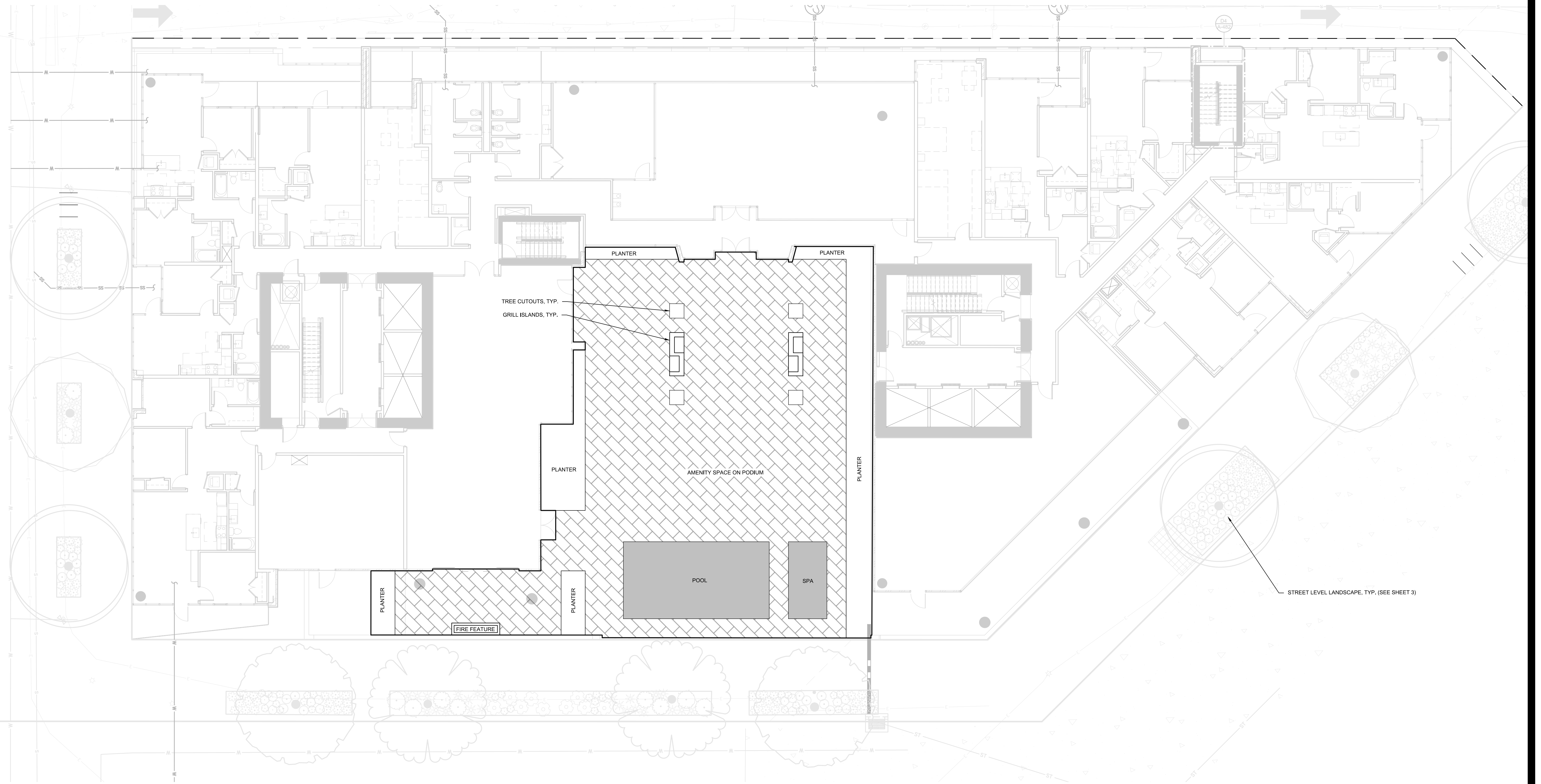
- NOTE:**
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
  - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
  - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.
  - NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN PEDESTRIAN SIGHT TRIANGLES.
  - CORNER SIGHT TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30 INCHES IN HEIGHT WITHIN AASHTO ROADWAY SIGHT TRIANGLES FOR STREET TREES AND TRAFFIC CONTROL DEVICES.
  - CORNER SIGHT TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30 INCHES IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
  - REFER TO ARCHITECTURAL PLAN FOR INTERIOR BIKE RACK PARKING AND VEHICULAR PARKING LOCATIONS.
  - PROPOSED TREES IN THE ROW SHALL BE PRE-APPROVED BY THE CITY FORESTERS OFFICE AND SHALL BE A MIN OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 25' FROM STREET LIGHTS, 20' FROM CURB RAMPS, AND 10' FROM EDGE OF DRIVEWAYS.
  - ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE PER THE STREETScape DESIGN MANUAL WITH THE EXCEPTION OF THE TREE PLANTING. THIS SHALL BE IN ACCORDANCE WITH CURRENT FORESTRY RULES AND REGULATIONS.
  - GREEN ROOF ORDINANCE COMPLIANCE PATH: 12% ENERGY SAVINGS ABOVE CODE REQUIRED MINIMUM.



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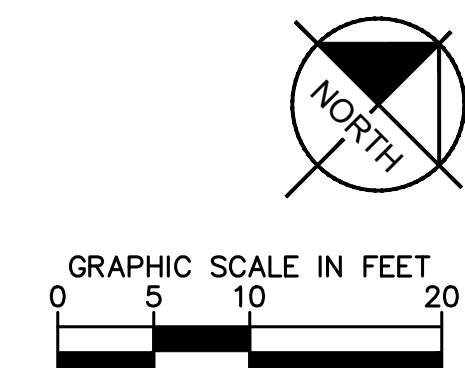


**BLOCK 176**  
**SITE DEVELOPMENT PLAN**  
 A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
 TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



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**Kimley»Horn**  
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 DENVER, COLORADO 80237 (303) 228-2300



ISSUED: 11/5/2018  
**AMENITY HARDSCAPE PLAN**  
 SHEET 7 OF 25



# BLOCK 176 SITE DEVELOPMENT PLAN

## A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

### GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK**
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPE AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
1. GENERAL
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- | MATERIAL    | SAMPLE SIZE                                    |
|-------------|--|
| MULCH       | ONE (1) CUBIC FOOT                             |
| TOPSOIL MIX | ONE (1) CUBIC FOOT                             |
| PLANTS      | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |
2. PLANT MATERIALS
- a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. 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 PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY.
- c. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM PROJECT LANDSCAPE ARCHITECT.
- d. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT.
- e. THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- f. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. SOIL MIXTURE**
1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 6.0, AND SOLUBLE SALTS LESS THAN 5.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- \* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- \* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS.

- MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL.
- MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING**
1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTFRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK**
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST**
1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING**
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES**
1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUTS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION Q PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
8. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
9. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
10. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
11. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
12. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
13. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
14. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INCULCATION.
15. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, TILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STRIBING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
16. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
17. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
18. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

### FORESTRY LANDSCAPE NOTES

1. PROPOSED TREES IN THE ROW SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 25' FROM STREET LIGHTS, 20' FROM CURB RAMPS, AND 10' FROM EDGE OF DRIVEWAYS.
2. ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE PER THE STREETScape DESIGN MANUAL, WITH THE EXCEPTION OF TREE PLANTING, THIS SHALL BE IN ACCORDANCE WITH CURRENT FORESTRY RULES AND REGULATIONS.
3. 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.
4. PER CITY CODE, ALL TREE REMOVALS IN DENVER LIMITS MUST BE PERFORMED BY PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY DENVER FORESTRY (INCLUDING TREES IN ROWS AND ON PRIVATE PROPERTY). FOR A CURRENT LIST OF LICENSED TREE CONTRACTORS, VISIT WWW.DENVERGOV.ORG/FORESTRY.
- 4.1. FOR FORESTRY-APPROVED TREE REMOVALS IN PUBLIC RIGHT(S) OF WAY, A TREE REMOVAL PERMIT ISSUED BY THE OFFICE OF THE CITY FORESTER IS REQUIRED PRIOR TO REMOVAL. IN ORDER TO OBTAIN TREE REMOVAL PERMIT, CONTACT FORESTRY (FORESTRY@DENVERGOV.ORG) WITH NAME OF LICENSED CONTRACTOR OR PROPERTY OWNER PERFORMING REMOVAL. INCLUDE D-LOG NUMBER (2018PM000027) WHEN REQUESTING REMOVAL PERMIT.
- 4.2. FOR TREES ON PRIVATE PROPERTY, A FORESTRY-ISSUED TREE REMOVAL PERMIT IS NOT REQUIRED PRIOR TO REMOVAL. HOWEVER, PER CITY CODE, ALL TREE REMOVALS IN DENVER MUST BE PERFORMED BY PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY THE OFFICE OF THE CITY FORESTER.
5. A FORESTRY-ISSUED TREE PLANTING PERMIT IS REQUIRED FOR ALL TREES TO BE PLANTED IN PUBLIC RIGHTS OF WAY. CONTACT FORESTRY (FORESTRY@DENVERGOV.ORG) WITH NAME OF CONTRACTOR OR PROPERTY OWNER PERFORMING PLANTING. INCLUDE D-LOG NUMBER (2018PM000027) WHEN REQUESTING PERMIT. PLANTING PERMITS MUST BE OBTAINED PRIOR TO INSTALLATION.
6. EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT OF WAY SHALL BE PROTECTED PER FORESTRY STANDARDS & PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUE OF DEMOLITION PERMIT, APPROVED BY FORESTRY, AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. NO CONSTRUCTION ACTIVITIES OR STORAGE OF MATERIALS SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OFFICE OF THE CITY FORESTER.
7. REQUIRED SOIL REMEDIATION WHEN REMOVING HARDSCAPE/CONCRETE/ASPHALT/PAVERS/ETC. TO PLANT TREES) SOIL ANALYSIS AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES, INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, AND BRICK.
- 7.1. DEEP SOIL ANALYSIS TO 24" DEPTH REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS.
- 7.1.1. ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, SOIL SALINITY, ORGANIC MATTER (OM) PERCENTAGE, AND PLANT AVAILABLE NUTRIENTS.
- 7.2. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
8. EXISTING ROW TREES APPROVED FOR REMOVAL BY THE OFFICE OF THE CITY FORESTER (OCF) MUST BE PROTECTED IN PLACE PER FORESTRY STANDARDS AND SPECIFICATIONS UNTIL REMOVED BY AN OCF-LICENSED TREE CONTRACTOR. A TREE REMOVAL PERMIT IS REQUIRED FROM THE OCF PRIOR TO REMOVAL. FAILURE TO PROTECT SUCH TREES UNTIL REMOVAL, OR REMOVING ROW TREES WITHOUT AN OCF-ISSUED PERMIT WILL RESULT IN NOTICE OF VIOLATION AND MAY INCLUDE CITATIONS/FINES.

### SUPPLEMENTAL FORESTRY LANDSCAPE NOTES (NEW FOR 2017)

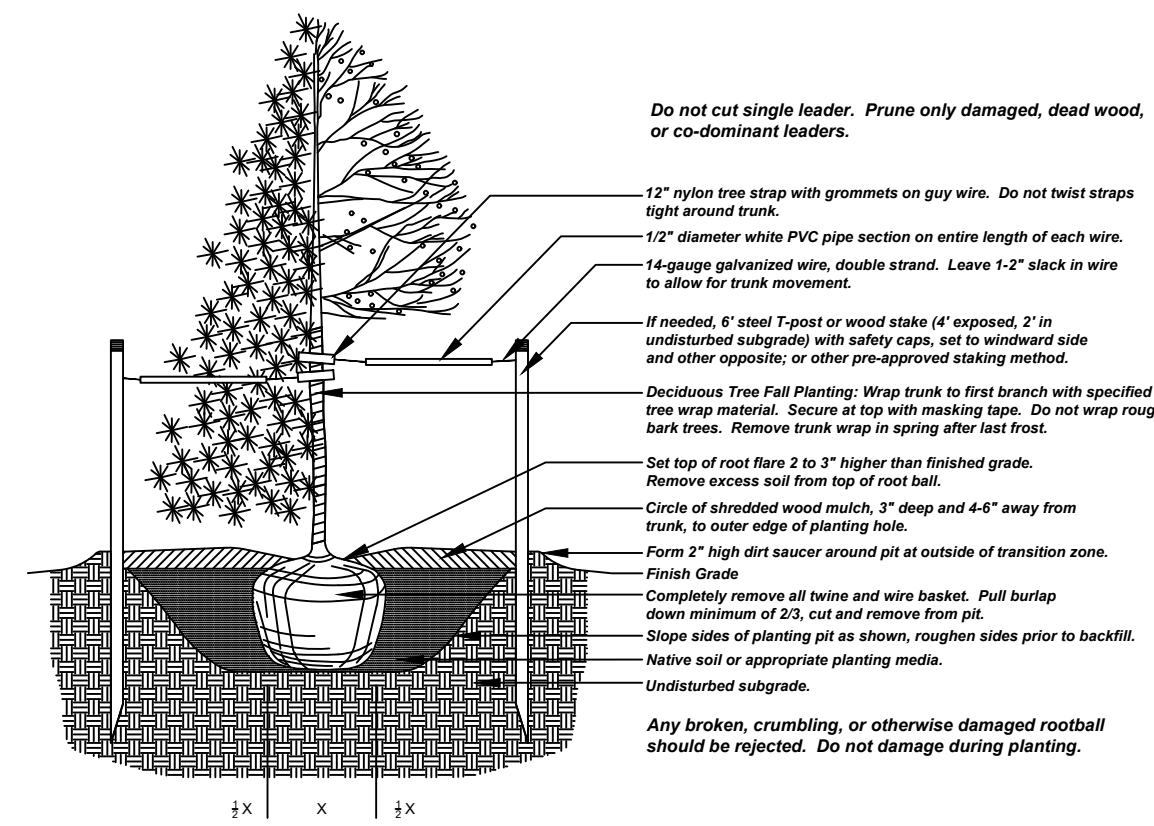
1. EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT OF WAY SHALL BE PROTECTED PER OFFICE OF THE CITY FORESTER STANDARDS & PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, INSPECTED & APPROVED BY OFFICE OF THE CITY FORESTER STAFF, AND SHALL REMAIN IN PLACE UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.
2. IF PRUNING FOR CONSTRUCTION SCAFFOLDING IS NECESSARY, CONTRACTOR SHALL CONSULT WITH FORESTRY STAFF PRIOR TO COMMENCEMENT OF WORK.
3. MINIMUM TREE PROTECTION REQUIREMENTS: TREE PROTECTION SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE (CRZ), THE CRZ IS EQUAL TO THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO ONE FOOT RADIALY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATER.
- a. FOR DEMOLITION ACTIVITIES: ORANGE PLASTIC SAFETY FENCING IS ACCEPTABLE. FENCING SHALL BE MIN. 48" IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 12-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH. HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT.
- b. FOR CONSTRUCTION ACTIVITIES: USE 6" CHAIN LINK FENCING TO ESTABLISH TREE PROTECTION ZONE (TPZ). ONCE TPZ IS IN PLACE, IT MAY NOT BE MOVED, RESIZED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT PRIOR WRITTEN APPROVAL FROM OFFICE OF THE CITY FORESTER.
- NOTE: PLASTIC FENCE TREE PROTECTION IS ONLY ACCEPTABLE FOR DEMOLITION ACTIVITIES. ONCE DEMOLITION IS COMPLETED, 6" CHAIN LINK FENCING MUST BE INSTALLED PER BOUNDARIES SHOWN ON APPROVED SDP DRAWINGS. INSTALL FENCING PRIOR TO COMMENCEMENT OF SITE CONSTRUCTION (INCLUDING EXCAVATION).
4. OFFICE OF THE CITY FORESTER STAFF SHALL INSPECT AND APPROVE BOUNDARIES OF TREE PROTECTION ZONE(S) PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, INCLUDING WHEN PLASTIC FENCING IS TO BE REPLACED WITH CHAIN LINK FENCING. ONCE APPROVED BY THE OFFICE OF THE CITY FORESTER, THE TREE PROTECTION ZONE SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT PRIOR APPROVAL.
5. "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE AS POSTED BY OFFICE OF THE CITY FORESTER AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE INSTALLED.
6. NO ENTRANCE AND/OR ACCESS TO THE TREE PROTECTION ZONE, INCLUDING CONSTRUCTION ACTIVITIES, IS PERMITTED WITHOUT PRIOR APPROVAL FROM THE OFFICE OF THE CITY FORESTER.
7. WHILE TREE PROTECTION FENCING IS IN PLACE, TREES SHALL BE DEEP-ROOT WATERED AT AN INTERVAL OF ONCE PER WEEK WHEN TEMPERATURES ARE AT OR ABOVE 50-DEGREES F. TREES SHALL BE WATERED AT THE RATE OF 10 GALLONS PER INCH CALIPER.
8. TREE LAWN WITHIN BOUNDARY OF TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILING IS ONLY PERMITTED IN AREAS OUTSIDE EX. TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.
9. INSTALLATION OF ANY IRRIGATION UNDER DRIP LINES OF EXISTING TREES MUST BE PERFORMED BY DIRECTIONAL BORE. TRENCHING OF IRRIGATION LINES WITHIN TREE PROTECTION ZONES IS STRICTLY PROHIBITED.

NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND/OR GRUBBING/LANDSCAPING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES (I.E DRIP LINES OF TREES).



# BLOCK 176 SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:

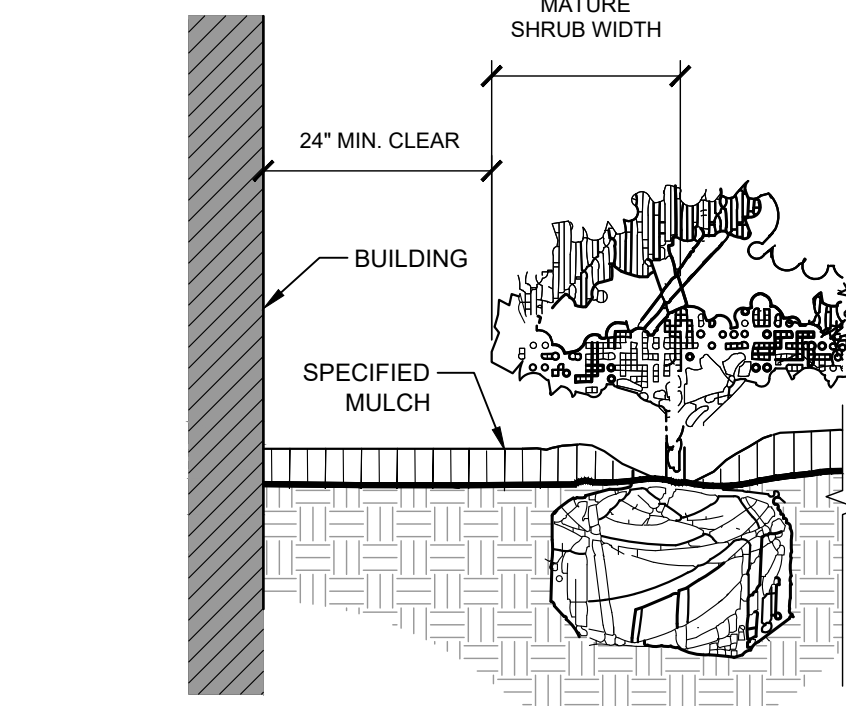
- An approved planting permit from the Office of the City Forester (OCF), regardless of approved plans, is required prior to planting.
- Administrative citations up to \$999 shall be issued for trees planted without an OCF issued permit.
- Only tree species approved by or listed on the OCF's approved street tree list shall be planted in the PRW.
- For a list of prohibited or suspended PRW trees, contact or visit the OCF website.
- If overhead utility wires exist in the PRW, only ornamental or trees maturing at 20 (twenty) feet maximum height shall be planted.
- Trees shall be contained in tree lawns and/or planting areas.
- Trees shall not be planted in tree lawns less than five feet wide unless authorized by the OCF.
- Where sidewalks are not present, trees shall be located as designated by Office of the City Forester.
- Planting in corner triangle formed by the first 30 (thirty) feet along the PRW in each direction from the corner is not permitted.
- Planting within 10 (ten) feet of alleys, driveways, or fire hydrants is not permitted.
- Planting within 20 (twenty) feet of stop signs is not permitted.
- Planting within 25 (twenty-five) feet of street lights is not permitted.
- Planting within five feet of water meters or pits is not permitted.
- Large shade trees shall be spaced 35 (thirty-five) feet o.c. and ornamental trees 25 (twenty-five) feet o.c. or as designated by OCF.
- Trees shall be pruned to maintain a clearance of 13'-6" over streets and alleys and 6'-6" over remaining portions of PRW, including sidewalks.

Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.

NO.	REVISION	DATE	PREPARED BY OFFICE OF THE CITY FORESTER, DENVER PUBLIC AND RECREATION DEPARTMENT	CITY AND COUNTY OF DENVER, 201 W. COLFAX AVE. DENVER, COLORADO 80202	STANDARD RESIDENTIAL TREE PLANTING DETAIL FOR SOI AREA OR TREE LAWN	NOT TO SCALE
1						DATE: 01/13/17
2						DRAWN: P.L.A.

1 CITY OF DENVER TREE PLANTING DETAIL

NTS  
046-T2C-19

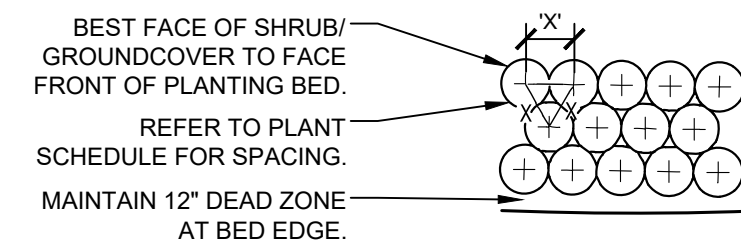


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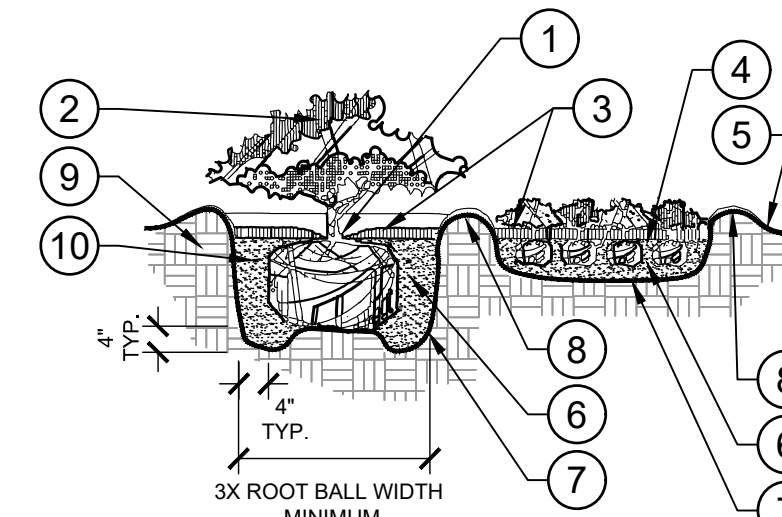
- CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
- INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

2 PLANTINGS ADJACENT TO BUILDINGS

NTS



PLAN



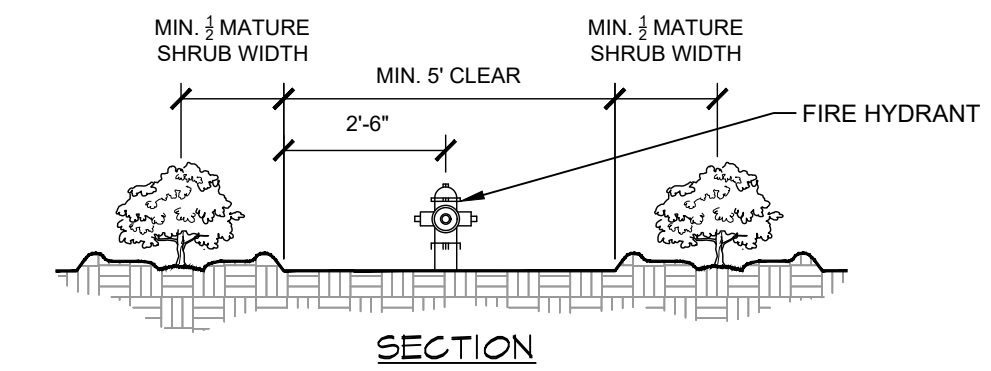
SECTION

NOTES:

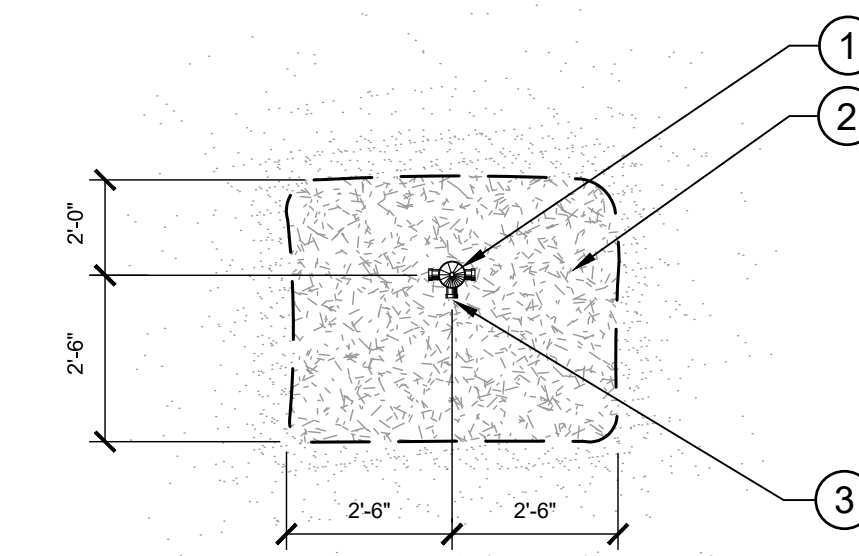
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
- ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING

NTS



SECTION



PLAN

- FIRE HYDRANT.
- NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
- FRONT OF HYDRANT (TOWARD CURB)

4 SHRUB PLANTING AT FIRE HYDRANT

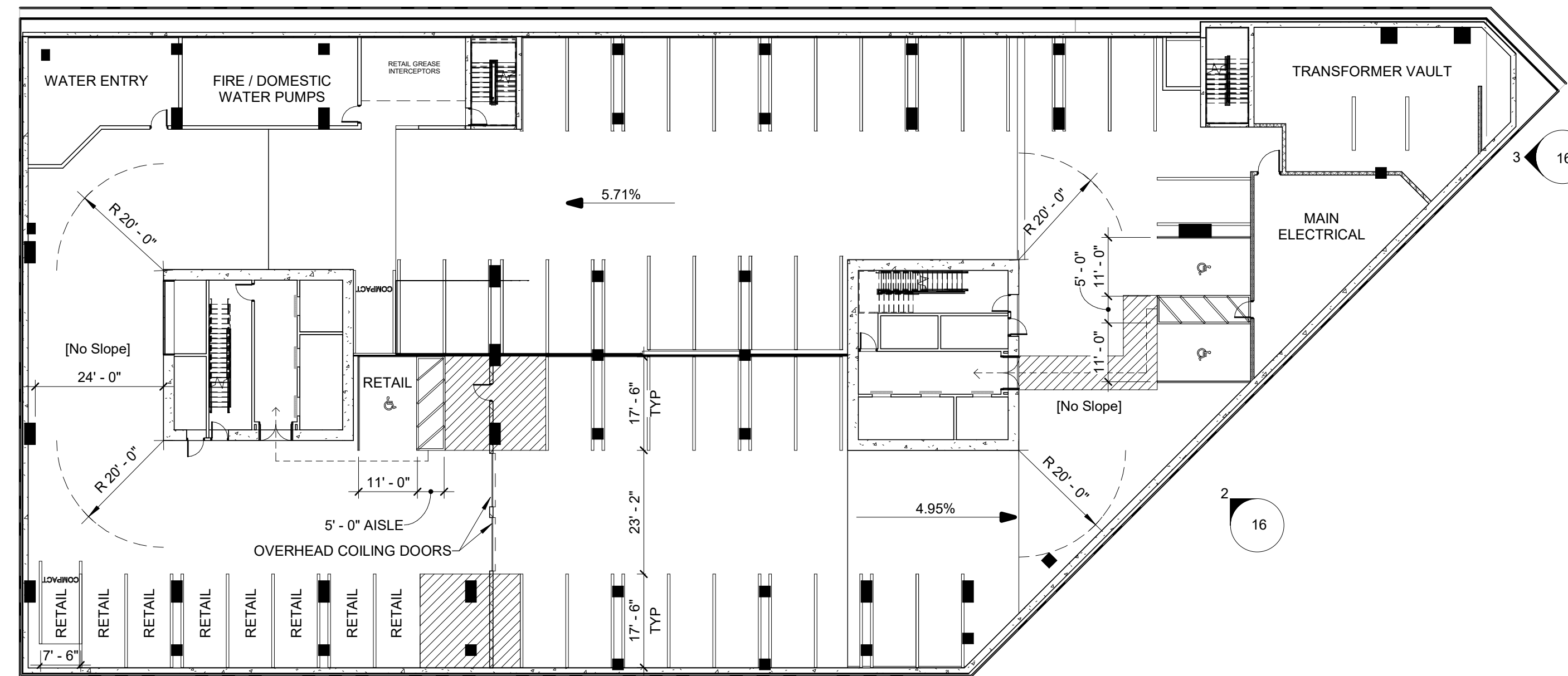
NTS



# BLOCK 176

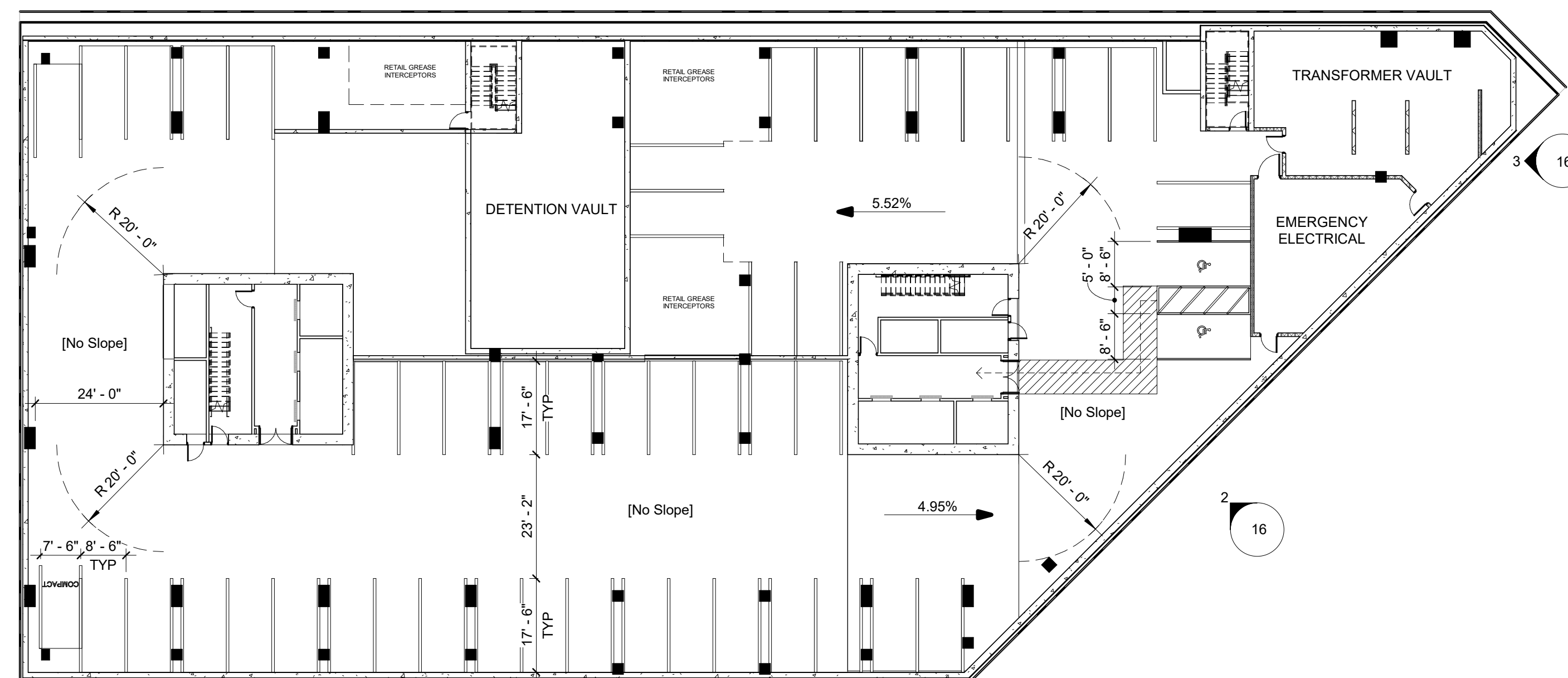
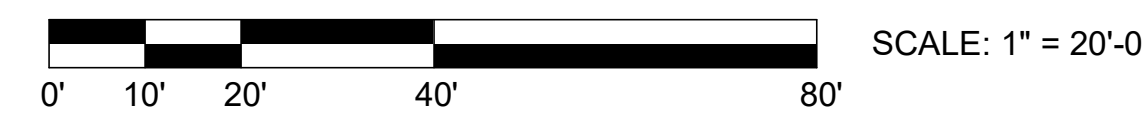
## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



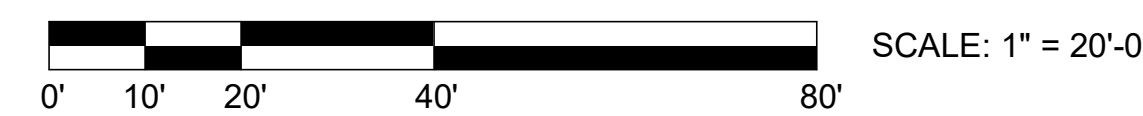
PARKING SPACES PROVIDED - LEVEL P1	
DESCRIPTION	QUANTITY
ADA - VAN	3
COMPACT (7'-6" x 15'-6")	2
STANDARD (8'-6" x 17'-6")	26
LEVEL P1: 31	31
Grand total: 31	31

TRUE NORTH (P1) LEVEL P1 PARKING PLAN  
1" = 20'-0"



PARKING SPACES PROVIDED - LEVEL P2	
DESCRIPTION	QUANTITY
ADA - STANDARD	2
COMPACT (7'-6" x 15'-6")	1
STANDARD (8'-6" x 17'-6")	64
LEVEL P2: 67	67
Grand total: 67	67

TRUE NORTH (P2) LEVEL P2 PARKING PLAN  
1" = 20'-0"



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PARTNERSHIP  
ARCHITECTS**

ISSUED: 11/5/2018  
PARKING PLANS  
SHEET 10 OF 25

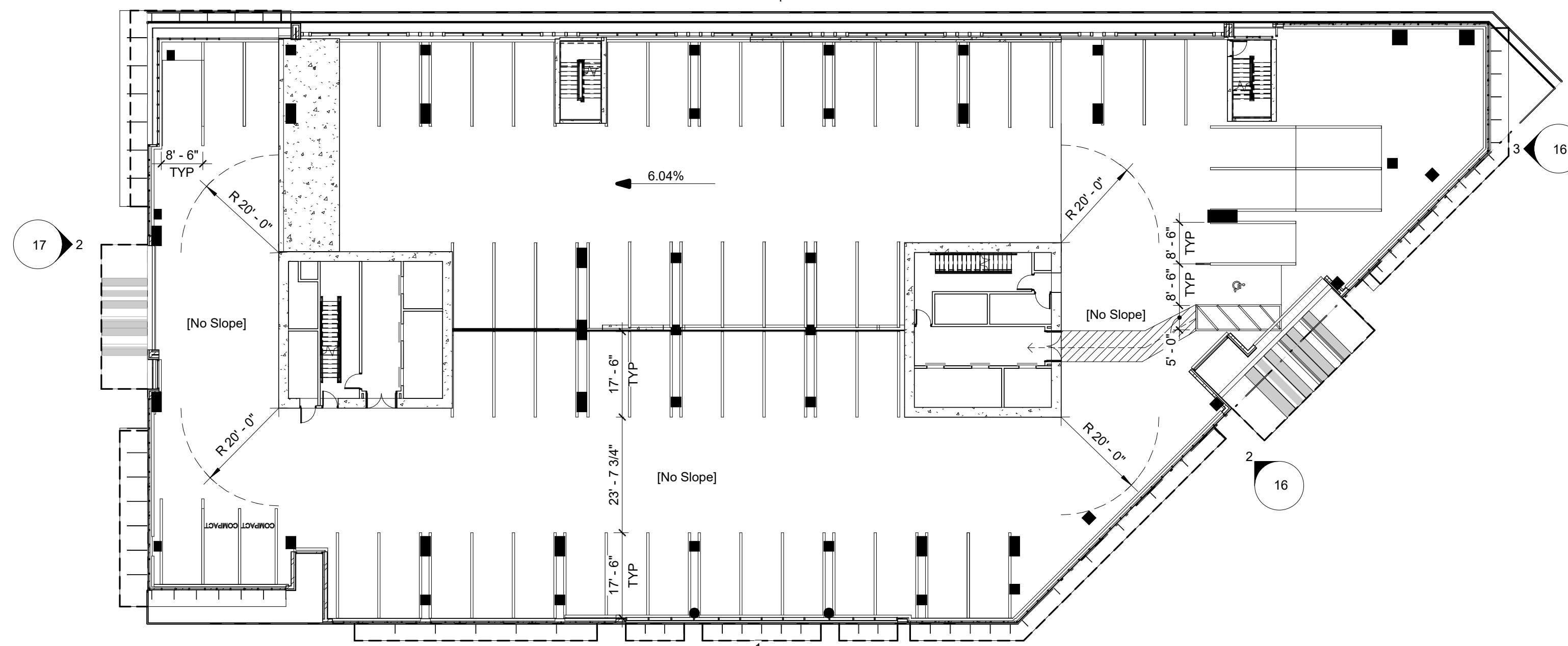


# BLOCK 176

## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARKING SPACES PROVIDED - LEVEL 2	
DESCRIPTION	QUANTITY
ADA - STANDARD	1
COMPACT (7'-6" x 15'-6")	2
STANDARD (8'-6" x 17'-6")	58
TANDEM (8'-6" x 17'-6")	4
LEVEL 2: 65	65
Grand total: 65	65



TRUE NORTH  
PROJECT NORTH  
**2 LEVEL 2 PARKING PLAN**  
1" = 20'-0"  
SCALE: 1" = 20'-0"

### OPEN SPACE CALCULATION (8.3.1.4.A):

MINIMUM REQUIRED = 30 SF PER UNIT X 477 UNITS = 14,310 SF

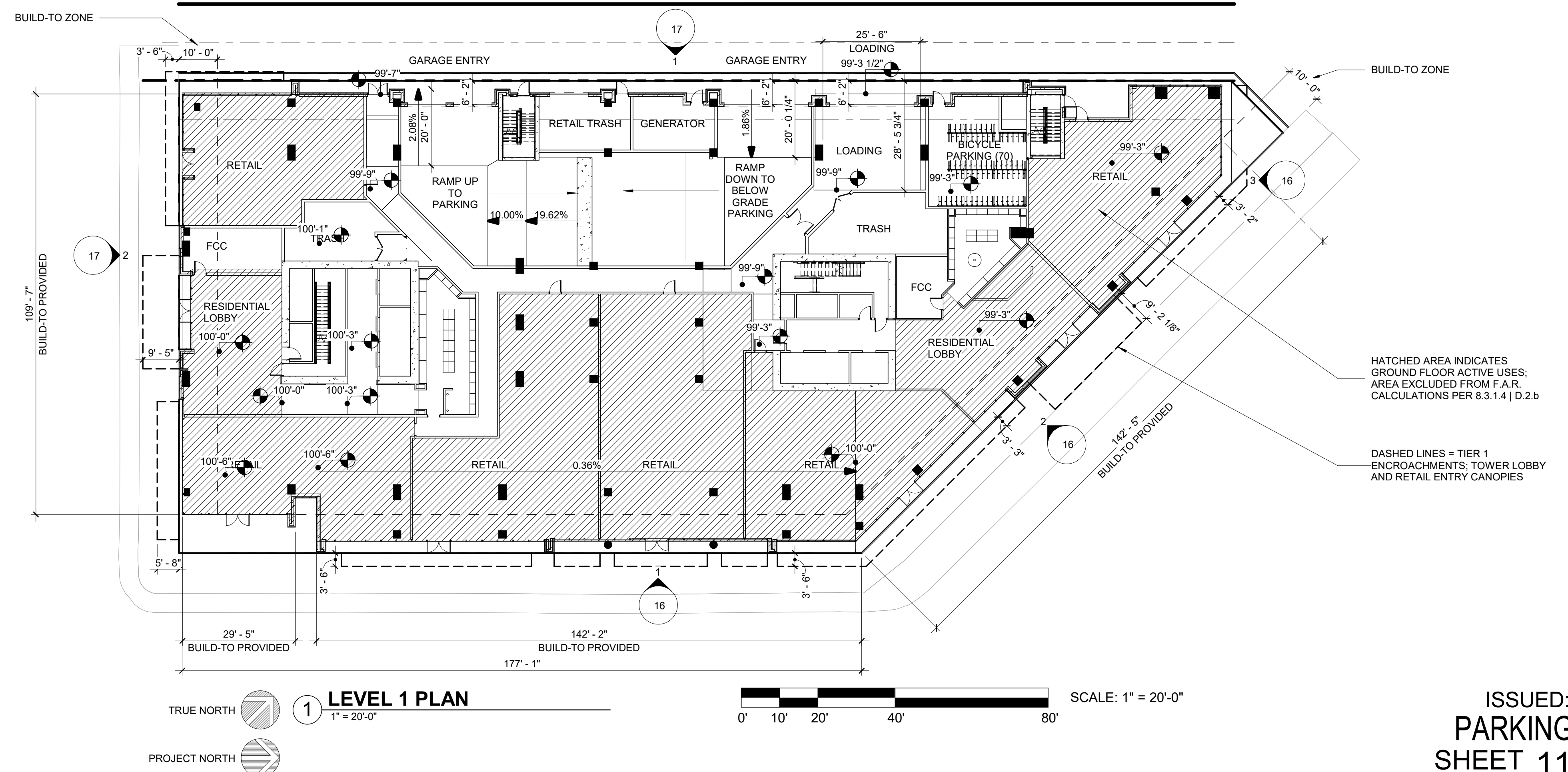
PROVIDED:  
SOUTH TOWER BALCONIES (30 LEVELS) = 21,266 SF  
NORTH TOWER BALCONIES (24 LEVELS) = 13,272 SF  
PODIUM = 9,035 SF

TOTAL PROVIDED = 43,573 SF

BUILD-TO ANALYSES	REQUIRED	PROVIDED
Primary Street - 18TH STREET Total Build-To (50% within 0'-10') 18th Street Frontage Length = 122.92' Building Length = 109.58'	50%	89%
Primary Street - GLENARM PLACE Total Build-To (50% within 0'-10') Glenarm Place Frontage Length = 177.92' Building Length = 171.58'	50%	96%
Primary Street - BROADWAY Total Build-To (50% within 0'-10') 18th Street Frontage Length = 155.08' Building Length = 122.92'	50%	79%

### 8.3.1.6.B.2 MINIMUM BUILD-TO REQUIREMENTS

1/8" = 1'-0"



TRUE NORTH  
PROJECT NORTH  
**1 LEVEL 1 PLAN**  
1" = 20'-0"  
SCALE: 1" = 20'-0"

HATCHED AREA INDICATES GROUND FLOOR ACTIVE USES; AREA EXCLUDED FROM F.A.R. CALCULATIONS PER 8.3.1.4 | D.2.b

DASHED LINES = TIER 1 ENCROACHMENTS; TOWER LOBBY AND RETAIL ENTRY CANOPIES

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**DAVIS PARTNERSHIP ARCHITECTS**

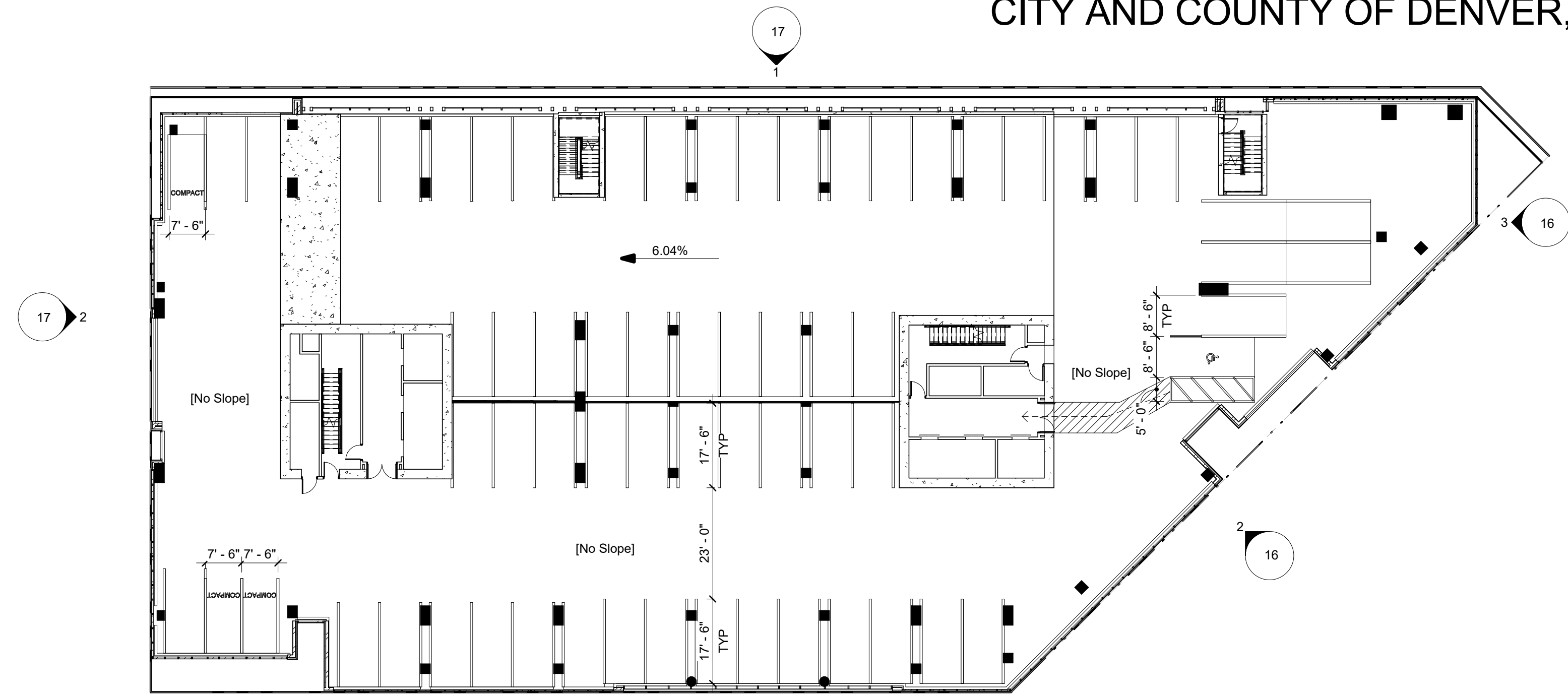
ISSUED: 11/5/2018  
**PARKING PLANS**  
SHEET 11 OF 25



# BLOCK 176

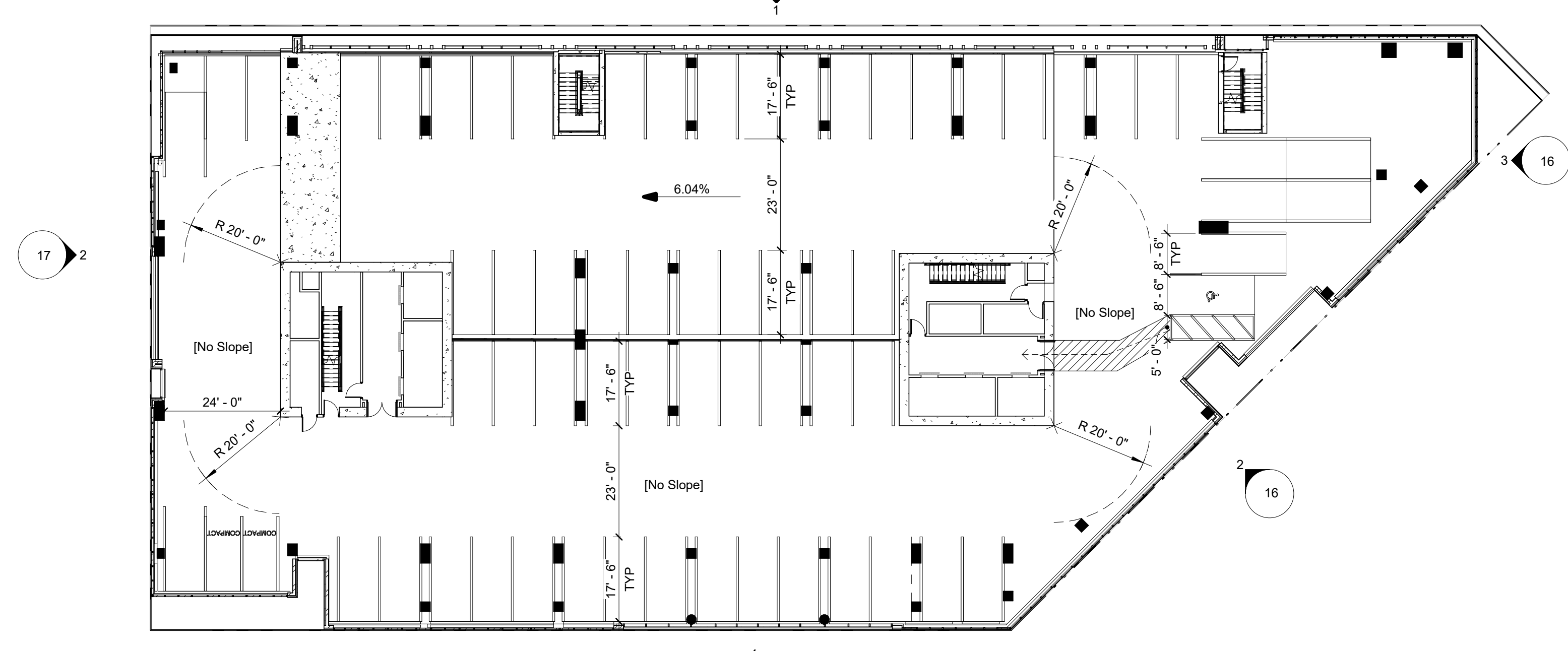
## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



**4 LEVEL 4 PARKING PLAN**  
1" = 20'-0"  
TRUE NORTH  
PROJECT NORTH  
SCALE: 1" = 20'-0"  
0' 10' 20' 40' 80'

PARKING SPACES PROVIDED - LEVEL 4	
DESCRIPTION	QUANTITY
ADA - STANDARD	1
COMPACT (7'-6" x 15'-6")	3
STANDARD (8'-6" x 17'-6")	58
TANDEM (8'-6" x 17'-6")	4
LEVEL 4: 66	66
Grand total: 66	66



**3 LEVEL 3 PARKING PLAN**  
1" = 20'-0"  
TRUE NORTH  
PROJECT NORTH  
SCALE: 1" = 20'-0"  
0' 10' 20' 40' 80'

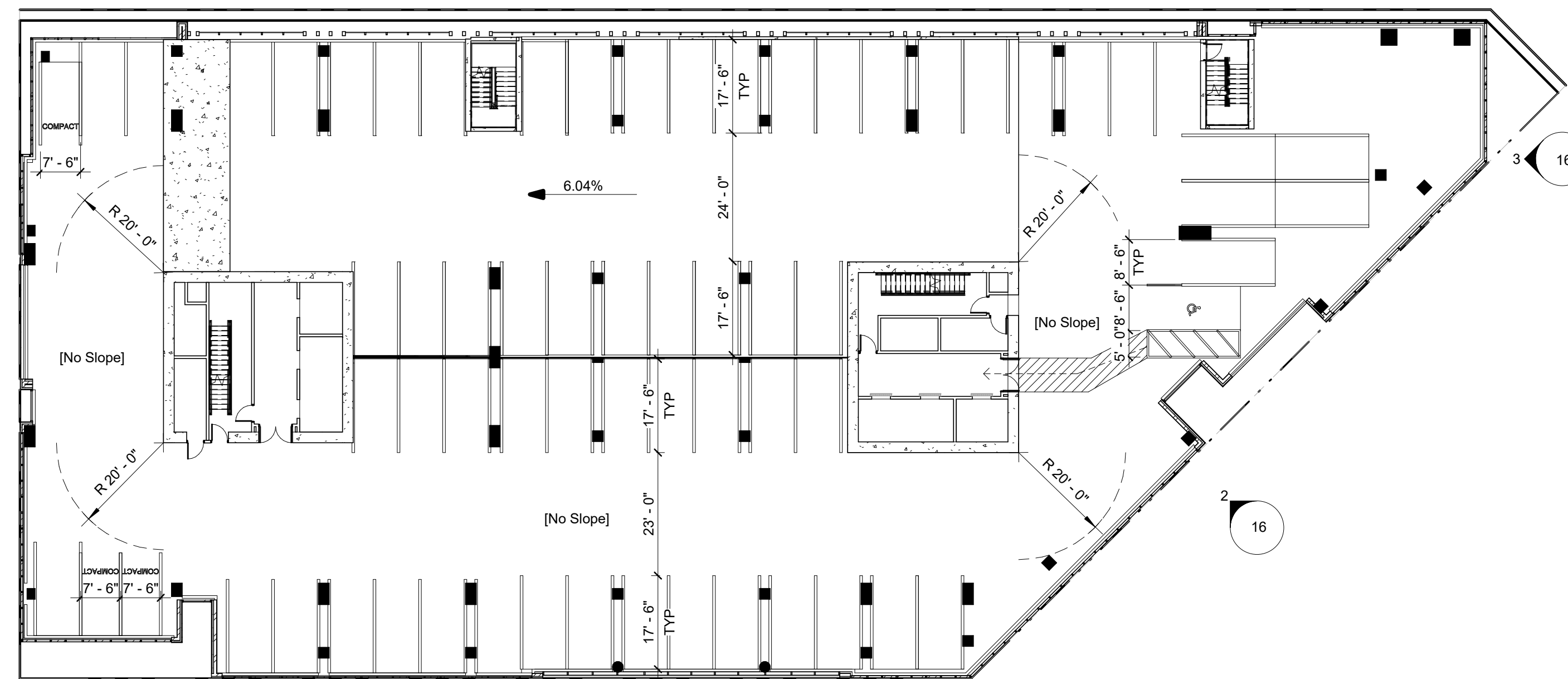
PARKING SPACES PROVIDED - LEVEL 3	
DESCRIPTION	QUANTITY
ADA - STANDARD	1
COMPACT (7'-6" x 15'-6")	2
STANDARD (8'-6" x 17'-6")	59
TANDEM (8'-6" x 17'-6")	4
LEVEL 3: 66	66
Grand total: 66	66



# BLOCK 176

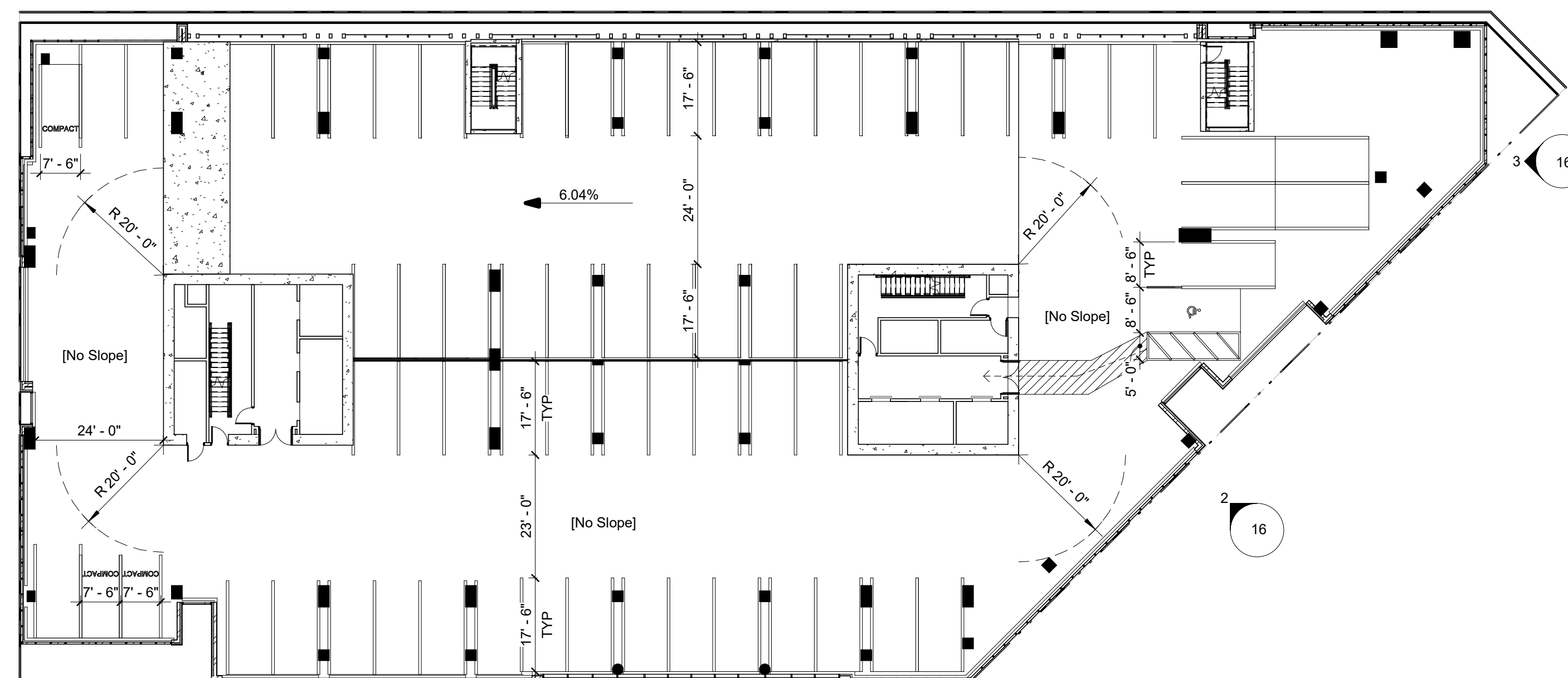
## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



**6 LEVEL 6 PARKING PLAN**  
1" = 20'-0"  
TRUE NORTH  
PROJECT NORTH  
SCALE: 1" = 20'-0"  
0' 10' 20' 40' 80'

PARKING SPACES PROVIDED - LEVEL 6	
DESCRIPTION	QUANTITY
ADA - STANDARD	1
COMPACT (7'-6" x 15'-6")	3
STANDARD (8'-6" x 17'-6")	58
TANDEM (8'-6" x 17'-6")	4
LEVEL 6: 66	66
Grand total: 66	66



**5 LEVEL 5 PARKING PLAN**  
1" = 20'-0"  
TRUE NORTH  
PROJECT NORTH  
SCALE: 1" = 20'-0"  
0' 10' 20' 40' 80'

PARKING SPACES PROVIDED - LEVEL 5	
DESCRIPTION	QUANTITY
ADA - STANDARD	1
COMPACT (7'-6" x 15'-6")	3
STANDARD (8'-6" x 17'-6")	58
TANDEM (8'-6" x 17'-6")	4
LEVEL 5: 66	66
Grand total: 66	66

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PARTNERSHIP  
ARCHITECTS**

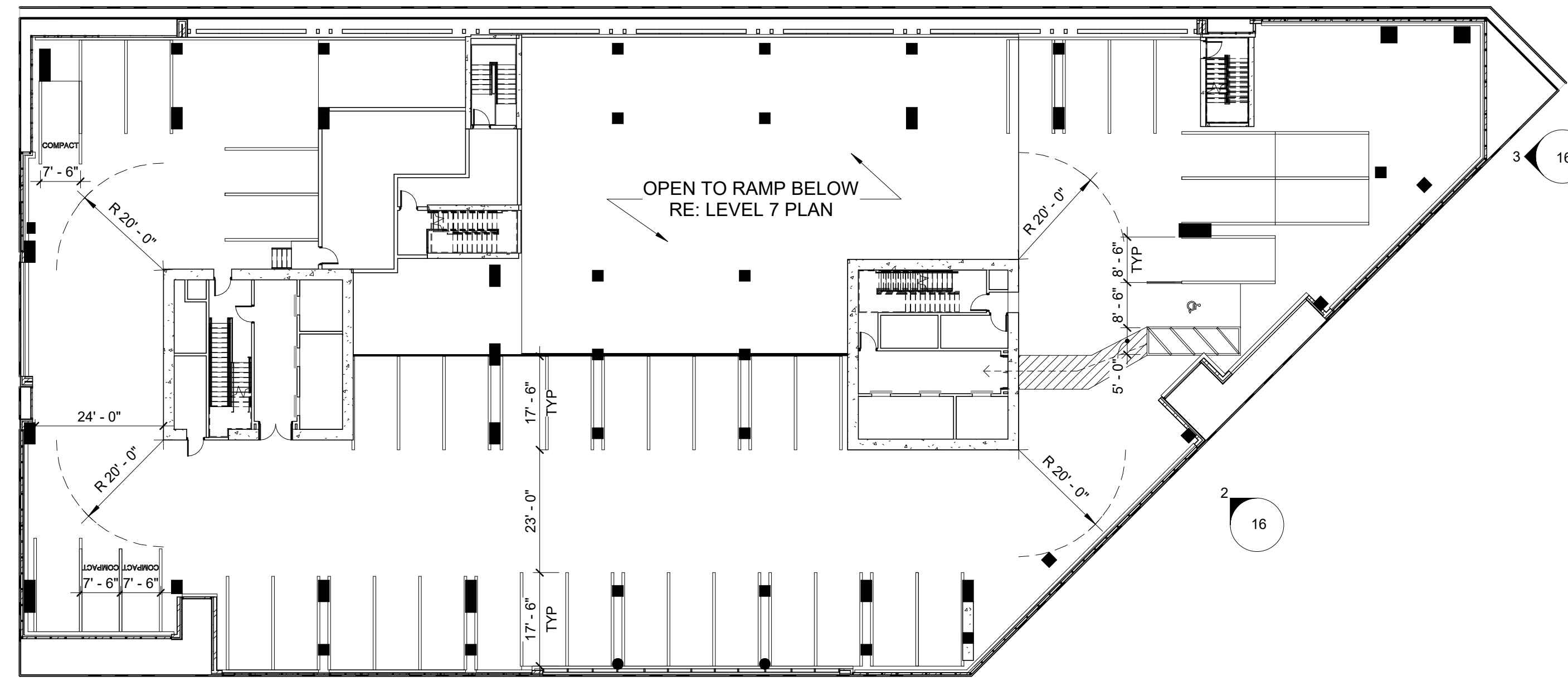
ISSUED: 11/5/2018  
**PARKING PLANS**  
SHEET 13 OF 25



# BLOCK 176

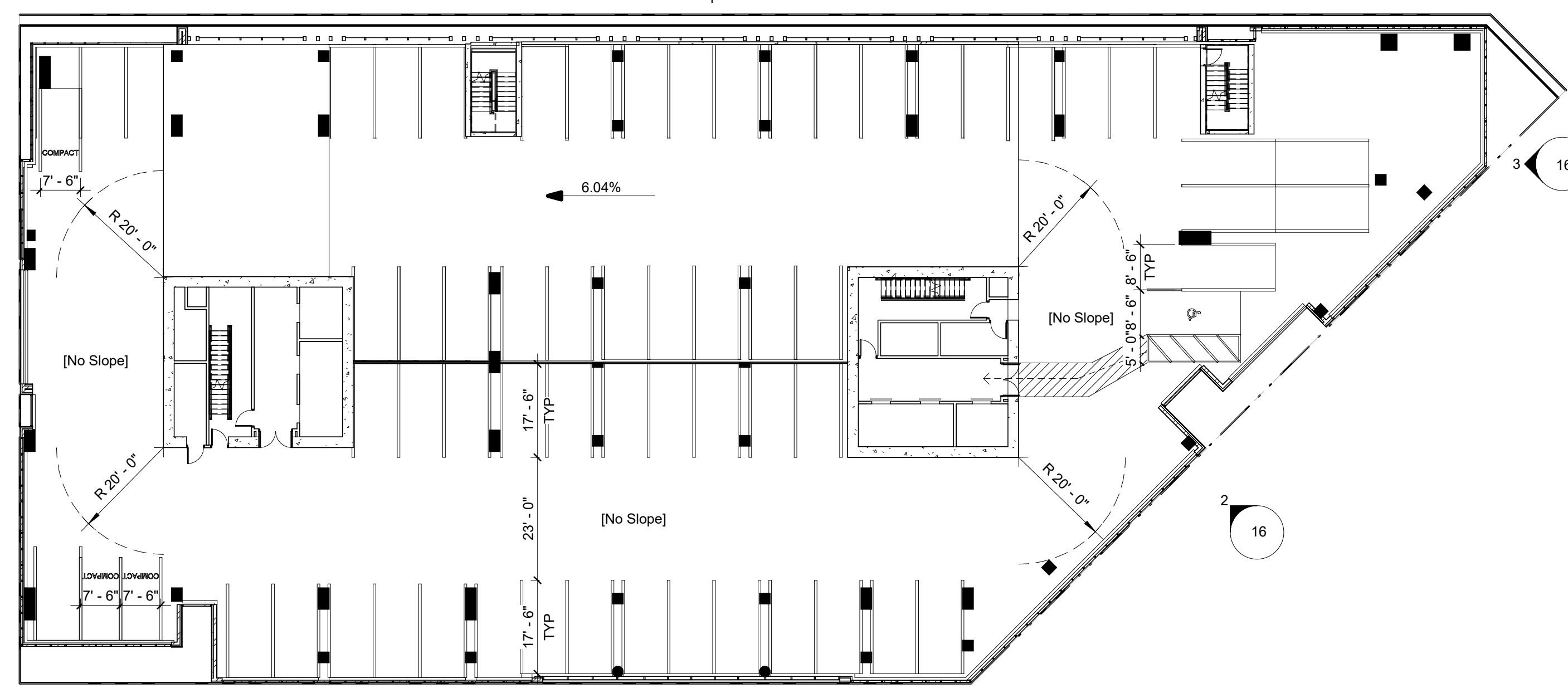
## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



**8 LEVEL 8 PARKING PLAN**  
1" = 20'-0"  
TRUE NORTH  
PROJECT NORTH  
SCALE: 1" = 20'-0"  
0' 10' 20' 40' 80'

PARKING SPACES PROVIDED - LEVEL 8	
DESCRIPTION	QUANTITY
ADA - STANDARD	1
COMPACT (7'-6" x 15'-6")	3
STANDARD (8'-6" x 17'-6")	34
TANDEM (8'-6" x 17'-6")	4
LEVEL 8: 42	42
Grand total: 42	42



**7 LEVEL 7 PARKING PLAN**  
1" = 20'-0"  
TRUE NORTH  
PROJECT NORTH  
SCALE: 1" = 20'-0"  
0' 10' 20' 40' 80'

PARKING SPACES PROVIDED - LEVEL 7	
DESCRIPTION	QUANTITY
ADA - STANDARD	1
COMPACT (7'-6" x 15'-6")	3
STANDARD (8'-6" x 17'-6")	59
TANDEM (8'-6" x 17'-6")	4
LEVEL 7: 67	67
Grand total: 67	67

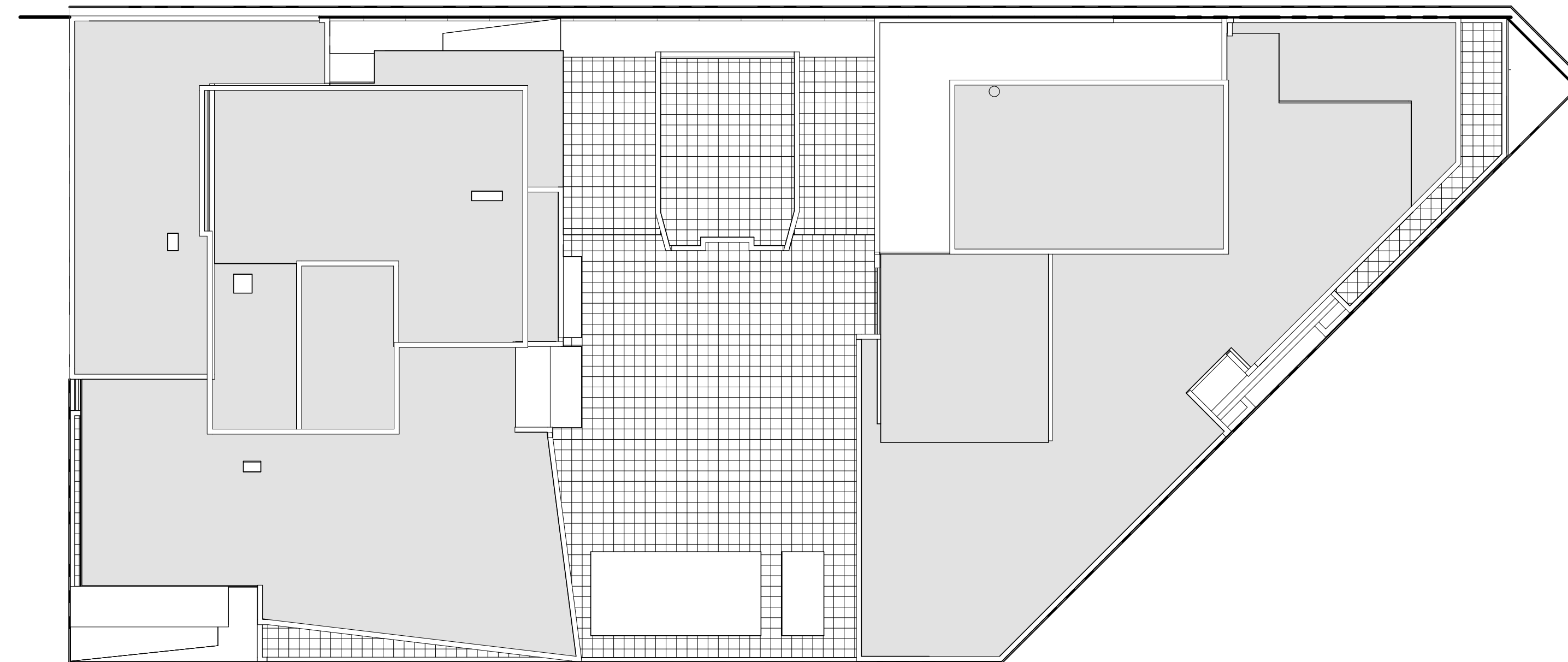



# BLOCK 176

## SITE DEVELOPMENT PLAN

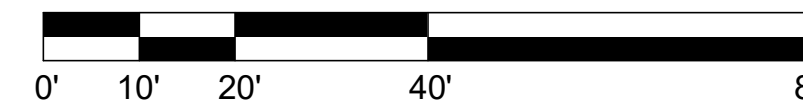
A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

**GREEN ROOF ORDINANCE COMPLIANCE PATH:**  
**12% ENERGY SAVINGS ABOVE CODE REQUIRED MINIMUM**



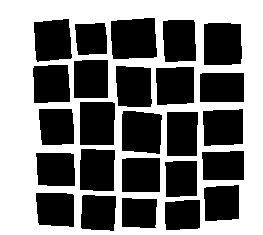
TRUE NORTH  ① ROOF TOWER PLAN  
1" = 20'-0"

PROJECT NORTH 

 SCALE: 1" = 20'-0"

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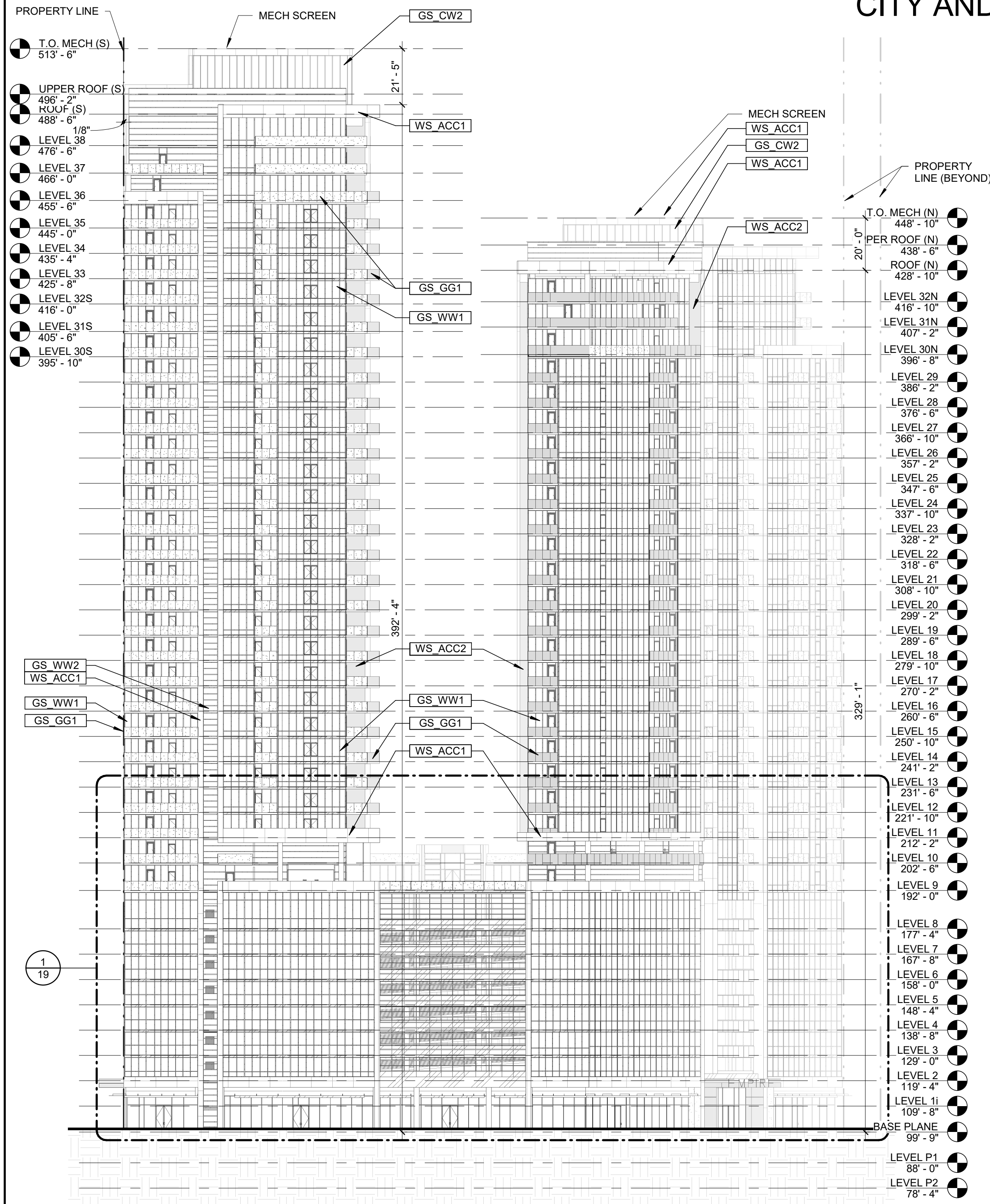
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ARCHITECTS**

ISSUED: 11/5/2018  
**ROOF PLAN**  
**SHEET 15 OF 25**

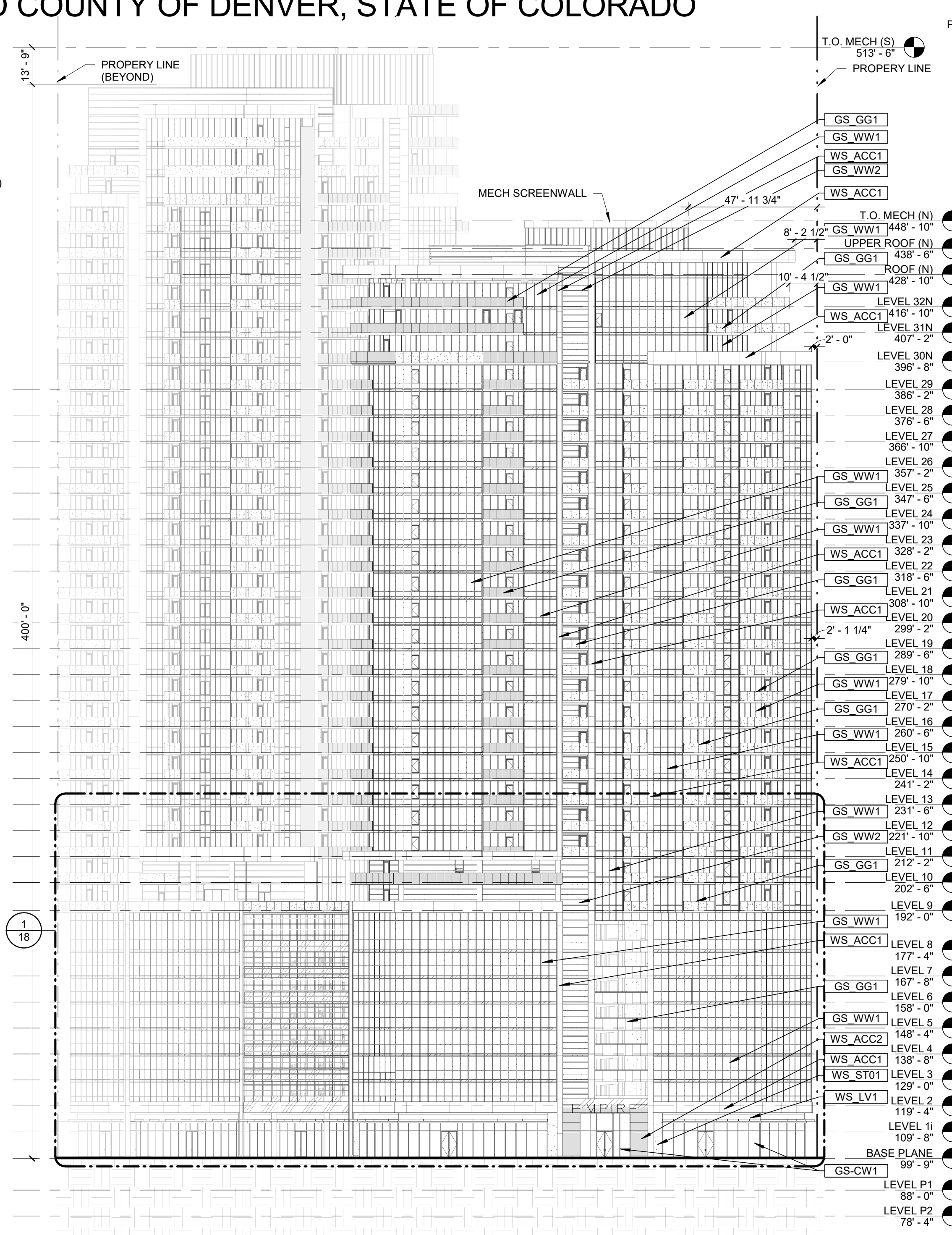
# BLOCK 176

## SITE DEVELOPMENT PLAN

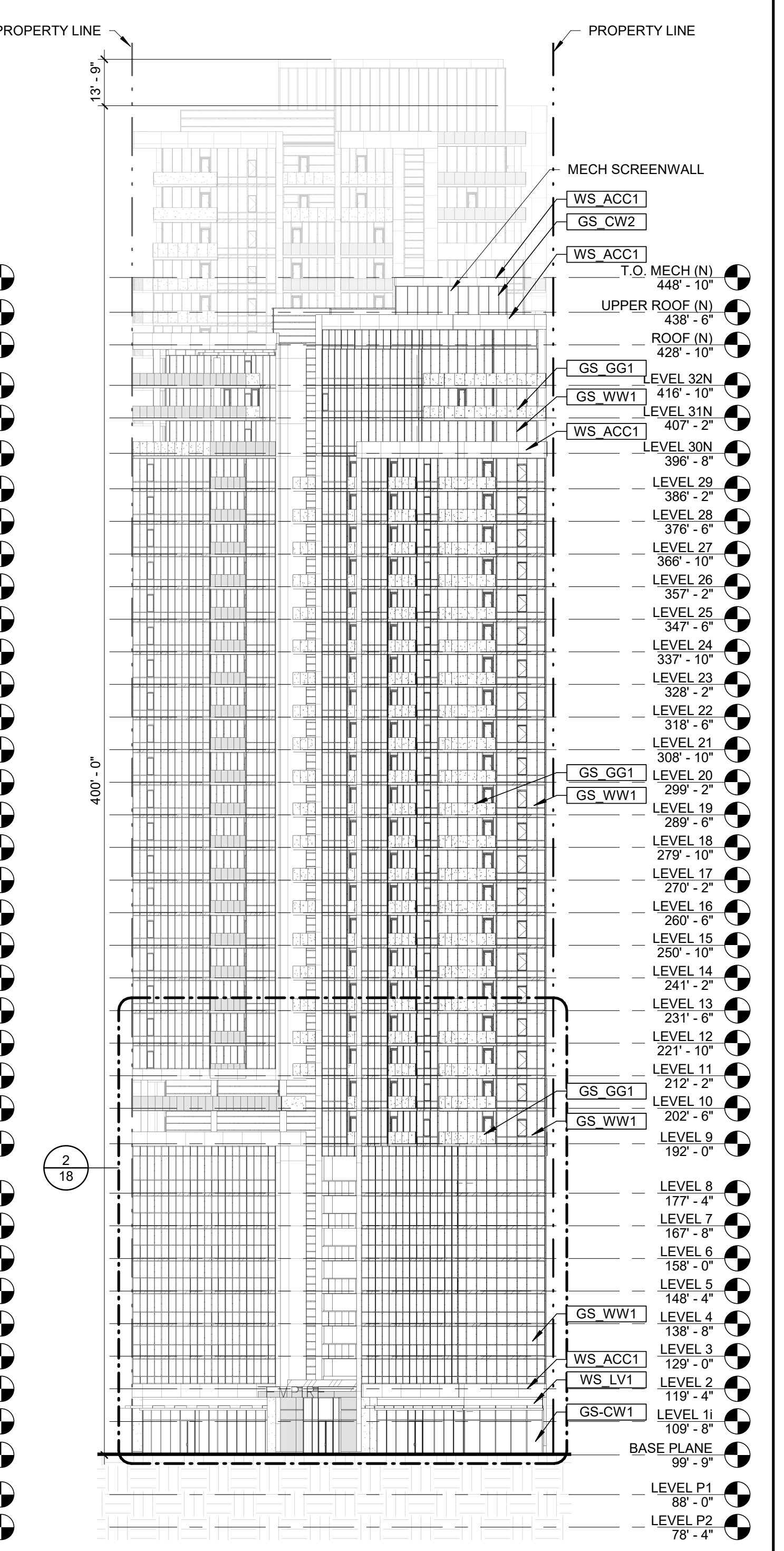
A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



1 EAST ELEVATION (GLENARM PLACE)  
1" = 30'-0"



2 NORTHEAST ELEVATION (N. BROADWAY)  
1" = 30'-0"



3 NORTH ELEVATION (N. BROADWAY CUT)  
1" = 30'-0"

### EXTERIOR SYSTEM NOTES

	WS_ACC1	ALUMINUM COMPOSITE PANEL - WHITE		GS_CW1	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM
	WS_ACC2	ALUMINUM COMPOSITE PANEL - BROWN		GS_CW2	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM
	WS_ACC3	ALUMINUM COMPOSITE PANEL - CHARCOAL		GS_WW1	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM, CHARCOAL MULLIONS
	WS_SW1	PARKING GARAGE SCREEN WALL - EXTRUDED ALUMINUM FINIS		GS_WW2	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM, COPPER MULLIONS
	WS_SW2	PARKING GARAGE SCREEN WALL - PERFORATED PANEL		GS_GG1	GLASS GUARDRAIL
	WS_LV1	ARCHITECTURAL ALUMINUM LOUVER GRILL		GS_GG2	GLASS GUARDRAIL
	WS_STO1	STONE CLADDING			

NOTE: LEGEND HATCHES AND PATTERNS ARE NOT AN INDICATION OF MATERIAL PATTERN

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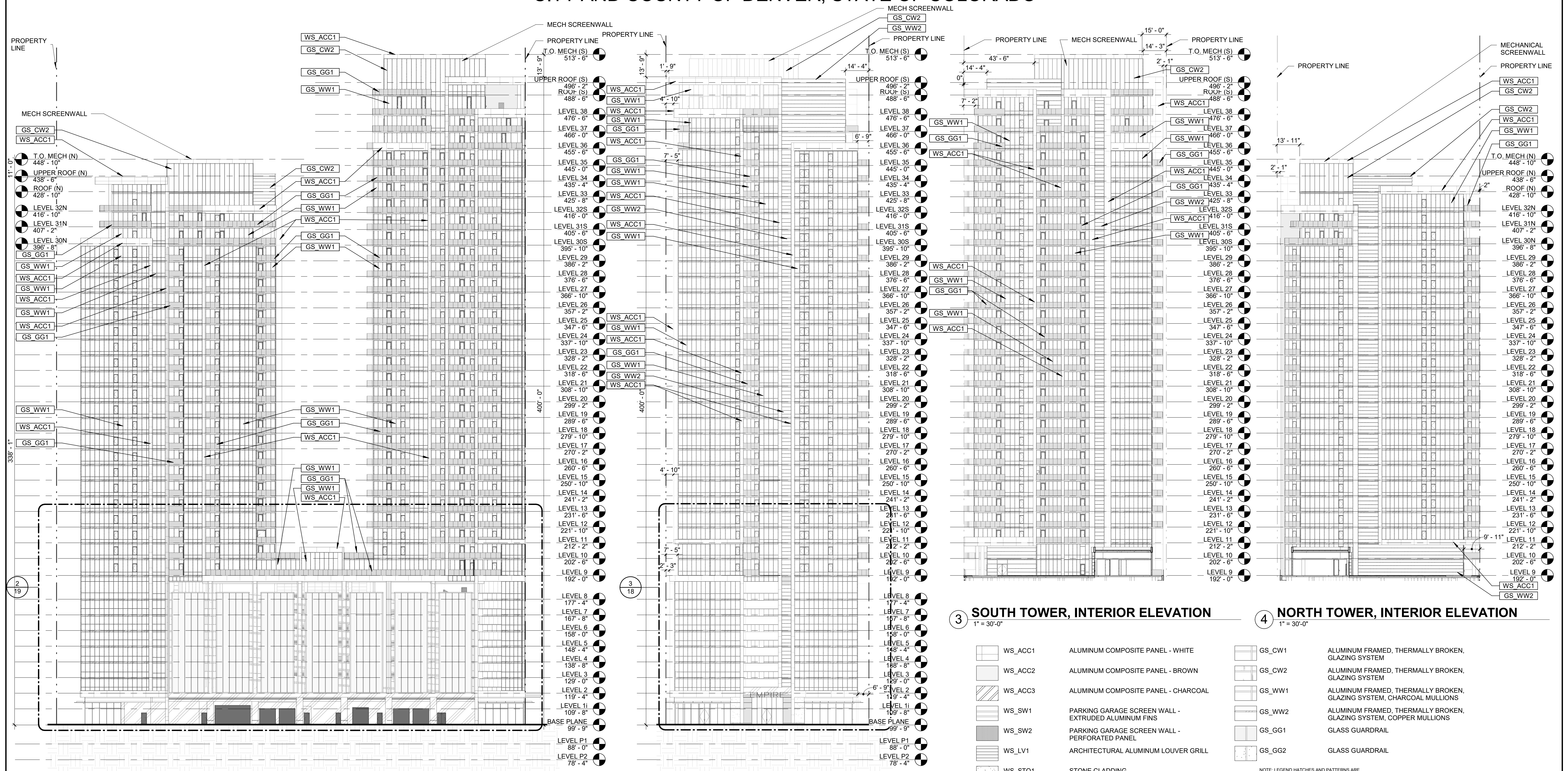
ISSUED: 11/5/2018  
ARCHITECTURAL BUILDING ELEVATIONS  
SHEET 16 OF 25



# BLOCK 176

## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



1 WEST ELEVATION (ALLEY)  
1" = 30'-0"

2 SOUTH ELEVATION (18TH STREET)  
1" = 30'-0"

3 SOUTH TOWER, INTERIOR ELEVATION  
1" = 30'-0"

4 NORTH TOWER, INTERIOR ELEVATION  
1" = 30'-0"

WS_ACC1	ALUMINUM COMPOSITE PANEL - WHITE	GS_CW1	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM
WS_ACC2	ALUMINUM COMPOSITE PANEL - BROWN	GS_CW2	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM
WS_ACC3	ALUMINUM COMPOSITE PANEL - CHARCOAL	GS_WW1	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM, CHARCOAL MULLIONS
WS_SW1	PARKING GARAGE SCREEN WALL - EXTRUDED ALUMINUM FINS	GS_WW2	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM, COPPER MULLIONS
WS_SW2	PARKING GARAGE SCREEN WALL - PERFORATED PANEL	GS_GG1	GLASS GUARDRAIL
WS_LV1	ARCHITECTURAL ALUMINUM LOUVER GRILL	GS_GG2	GLASS GUARDRAIL
WS_STO1	STONE CLADDING		

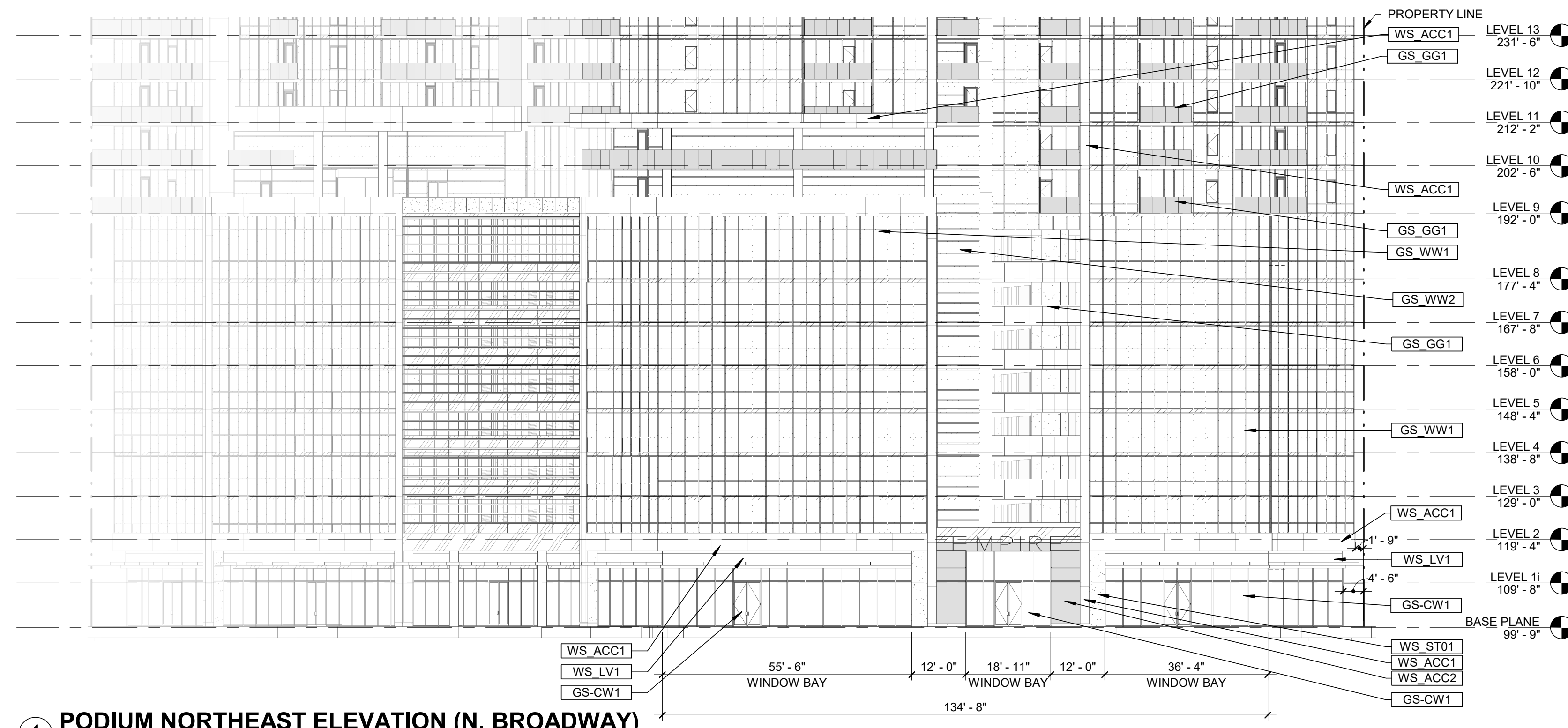
NOTE: LEGEND HATCHES AND PATTERNS ARE NOT AN INDICATION OF MATERIAL PATTERN

### EXTERIOR SYSTEM NOTES

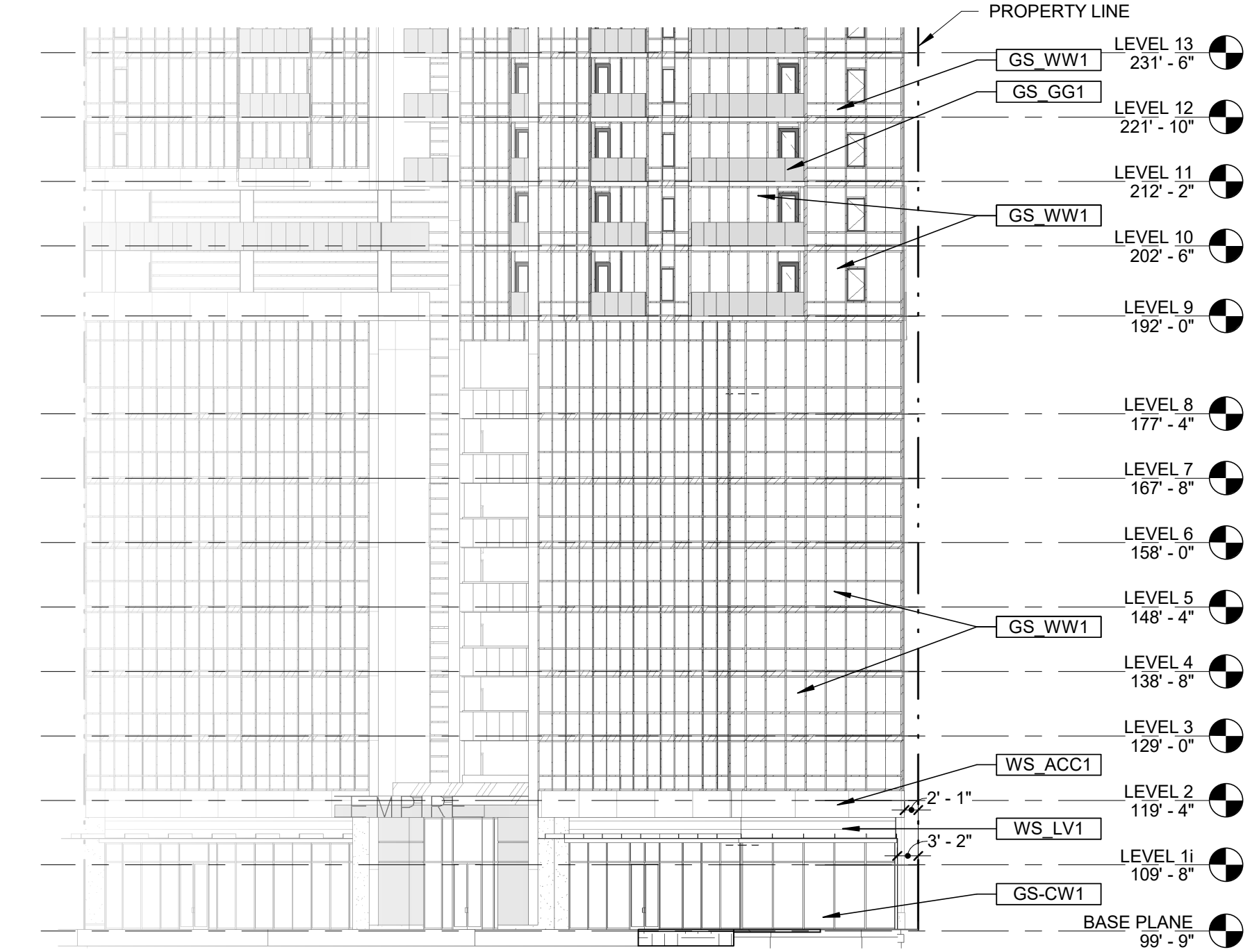
# BLOCK 176

## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



1 PODIUM NORTHEAST ELEVATION (N. BROADWAY)  
1" = 20'-0"

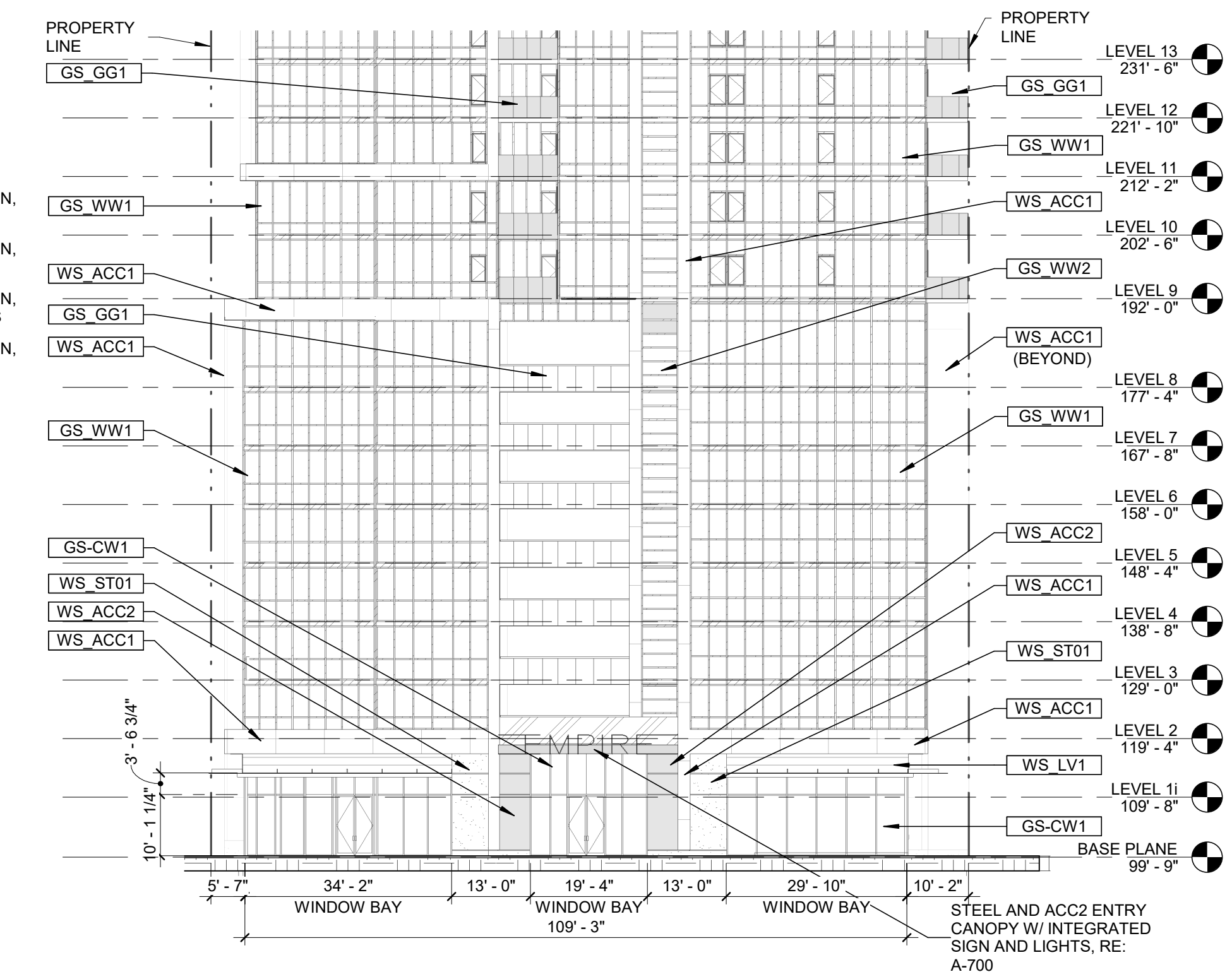


2 PODIUM NORTH ELEVATION (N. BROADWAY CUT)  
1" = 20'-0"

GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED (MIN)	PROVIDED
<b>Primary Street - 18TH STREET</b> Total Transparency (%) 18th Street Building Length = 109.25' Clear Glazing = 93.25'	65%	85%
<b>Primary Street - GLENARM PLACE</b> Total Transparency (%) Glenarm Place Building Length = 175.33' Clear Glazing = 165.58'	65%	94%
<b>Primary Street - BROADWAY</b> Total Transparency (%) 18th Street Building Length = 134.66' Clear Glazing = 110.63'	65%	82%

### EXTERIOR SYSTEM NOTES

- |         |  |        |  |
|---------|--|--------|--|
| WS_ACC1 | ALUMINUM COMPOSITE PANEL - WHITE                     | GS_CW1 | ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM                    |
| WS_ACC2 | ALUMINUM COMPOSITE PANEL - BROWN                     | GS_CW2 | ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM                    |
| WS_ACC3 | ALUMINUM COMPOSITE PANEL - CHARCOAL                  | GS_WW1 | ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM, CHARCOAL MULLIONS |
| WS_SW1  | PARKING GARAGE SCREEN WALL - EXTRUDED ALUMINUM FINIS | GS_WW2 | ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM, COPPER MULLIONS   |
| WS_SW2  | PARKING GARAGE SCREEN WALL - PERFORATED PANEL        | GS_GG1 | GLASS GUARDRAIL  |
| WS_LV1  | ARCHITECTURAL ALUMINUM LOUVER GRILL                  | GS_GG2 | GLASS GUARDRAIL  |
| WS_ST01 | STONE CLADDING                                       |        |  |
- NOTE: LEGEND HATCHES AND PATTERNS ARE NOT AN INDICATION OF MATERIAL PATTERN



3 PODIUM SOUTH ELEVATION (18TH STREET)  
1" = 20'-0"

ISSUED: 11/5/2018  
PODIUM ELEVATIONS  
SHEET 18 OF 25

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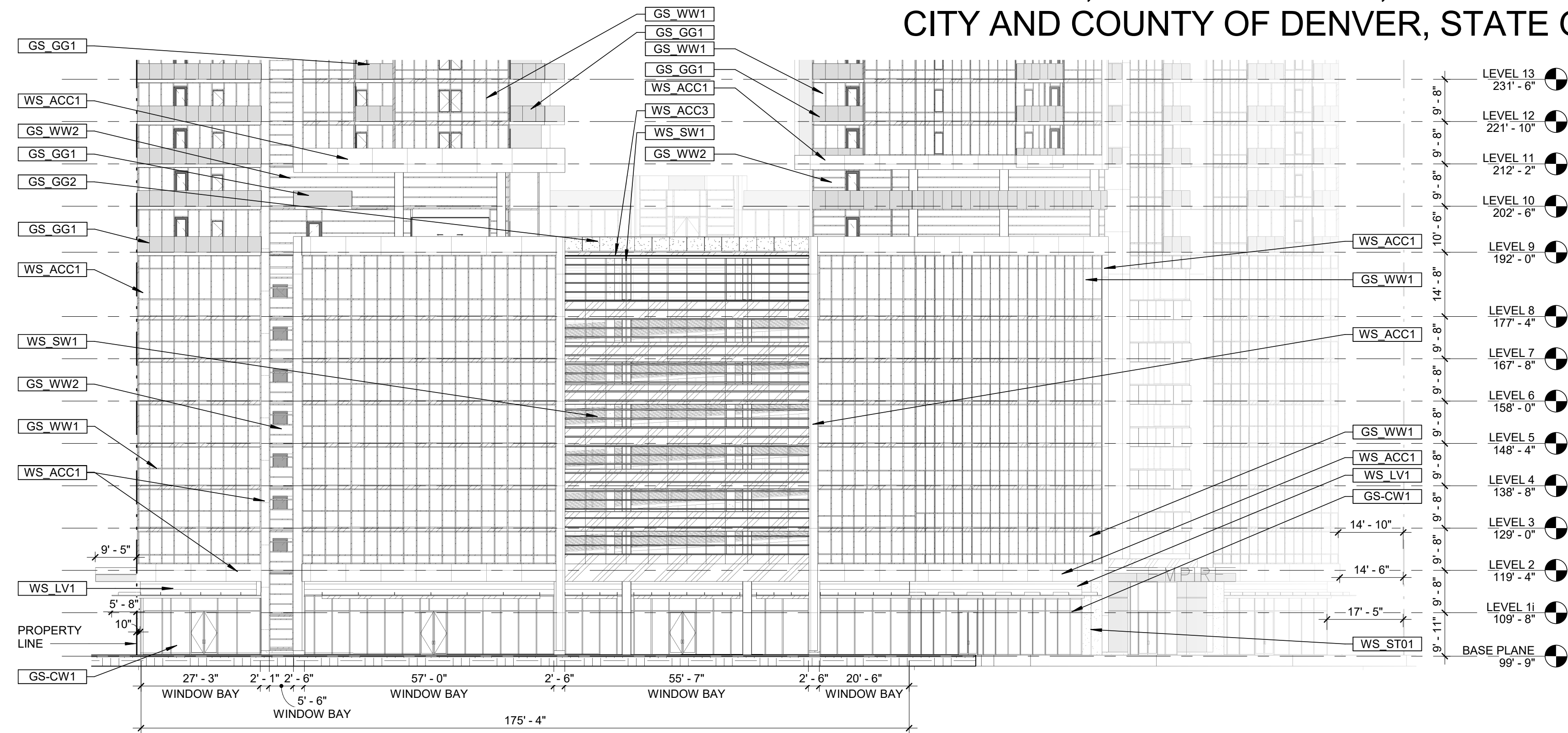
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# BLOCK 176

## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

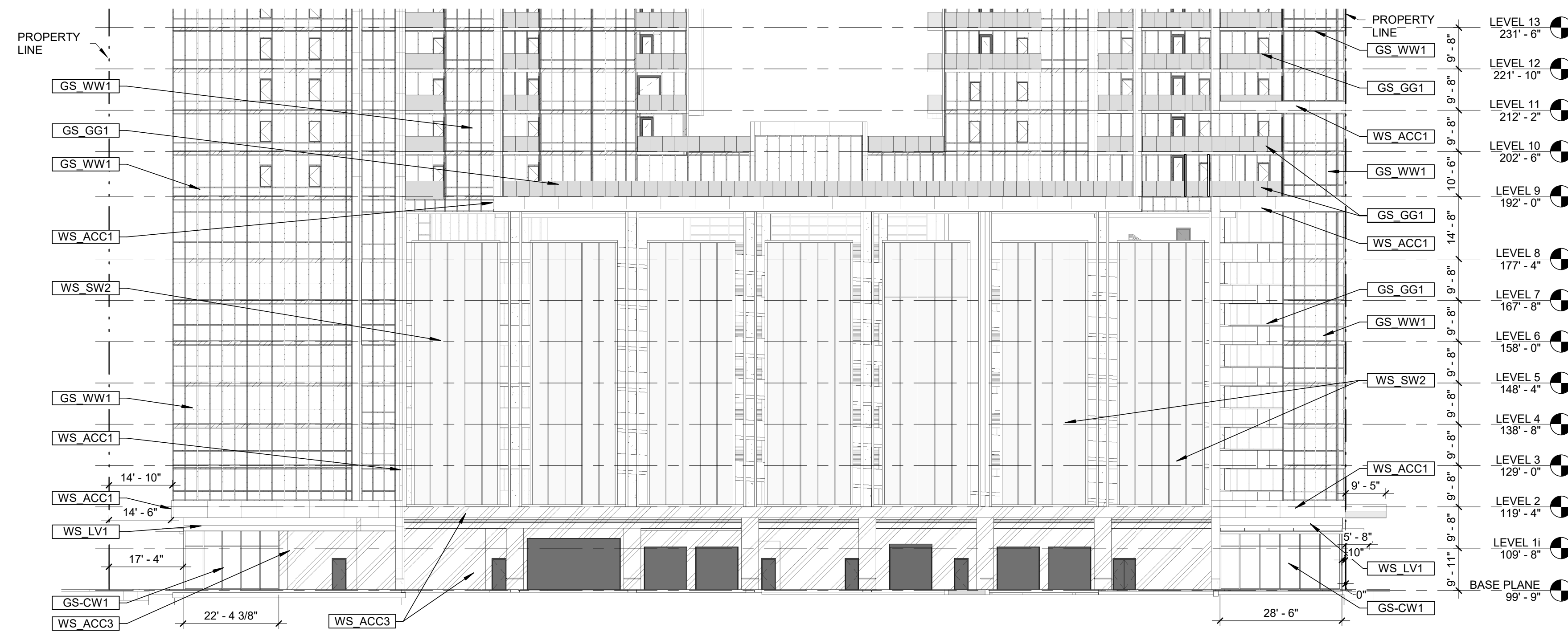


1 **PODIUM EAST ELEVATION (GLENARM PLACE)**  
1" = 20'-0"

### EXTERIOR SYSTEM NOTES

	WS_ACC1	ALUMINUM COMPOSITE PANEL - WHITE		GS_CW1	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM
	WS_ACC2	ALUMINUM COMPOSITE PANEL - BROWN		GS_CW2	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM
	WS_ACC3	ALUMINUM COMPOSITE PANEL - CHARCOAL		GS_WW1	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM, CHARCOAL MULLIONS
	WS_SW1	PARKING GARAGE SCREEN WALL - EXTRUDED ALUMINUM FINIS		GS_WW2	ALUMINUM FRAMED, THERMALLY BROKEN, GLAZING SYSTEM, COPPER MULLIONS
	WS_SW2	PARKING GARAGE SCREEN WALL - PERFORATED PANEL		GS_GG1	GLASS GUARDRAIL
	WS_LV1	ARCHITECTURAL ALUMINUM LOUVER GRILL		GS_GG2	GLASS GUARDRAIL
	WS_STO1	STONE CLADDING			

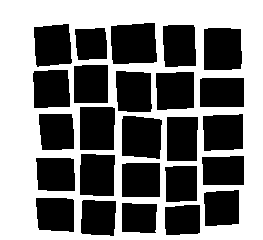
NOTE: LEGEND HATCHES AND PATTERNS ARE NOT AN INDICATION OF MATERIAL PATTERN



2 **PODIUM WEST ELEVATION (ALLEY)**  
1" = 20'-0"

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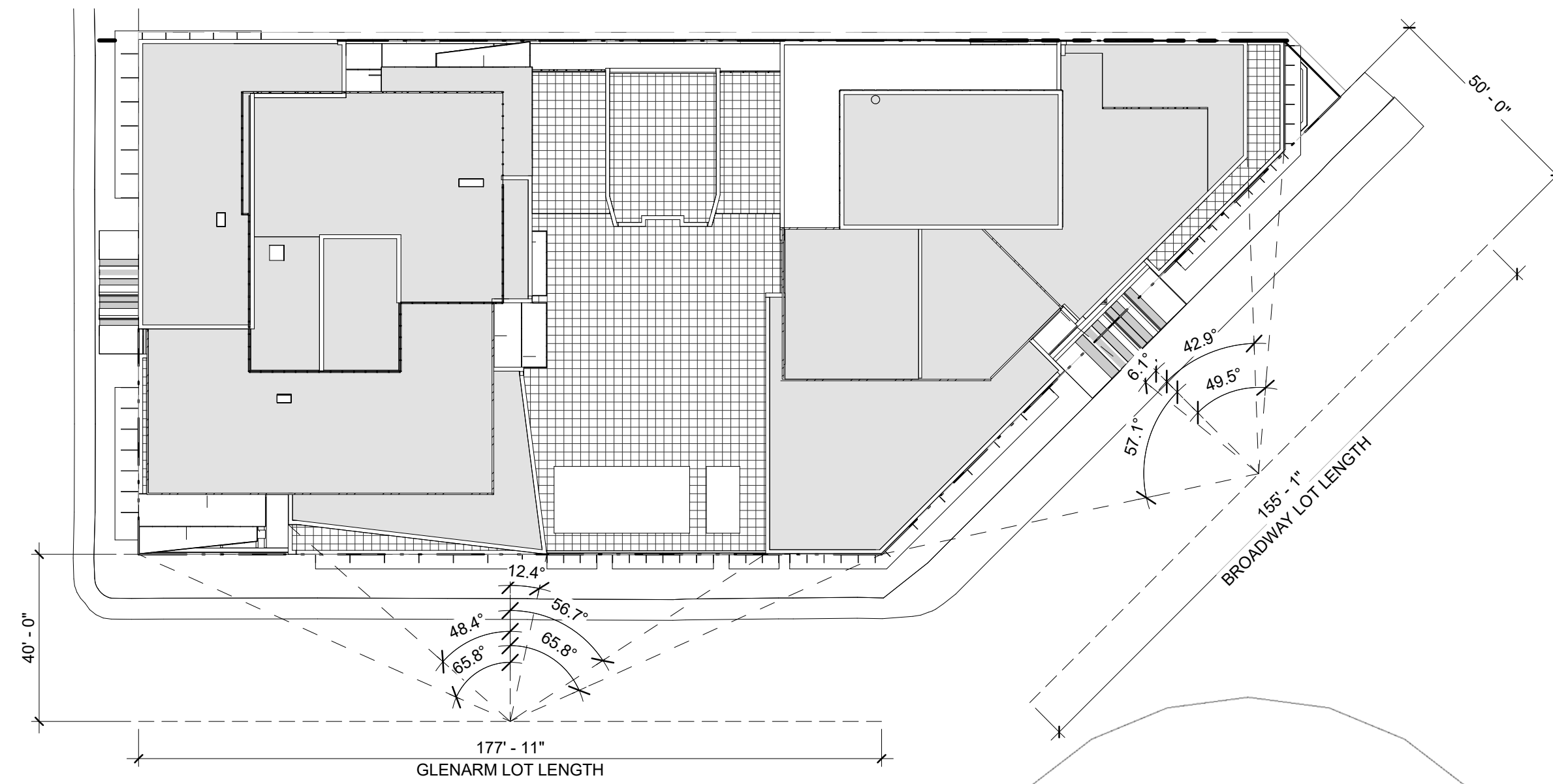
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ISSUED: 11/5/2018  
**PODIUM ELEVATIONS**  
SHEET 19 OF 25

# BLOCK 176

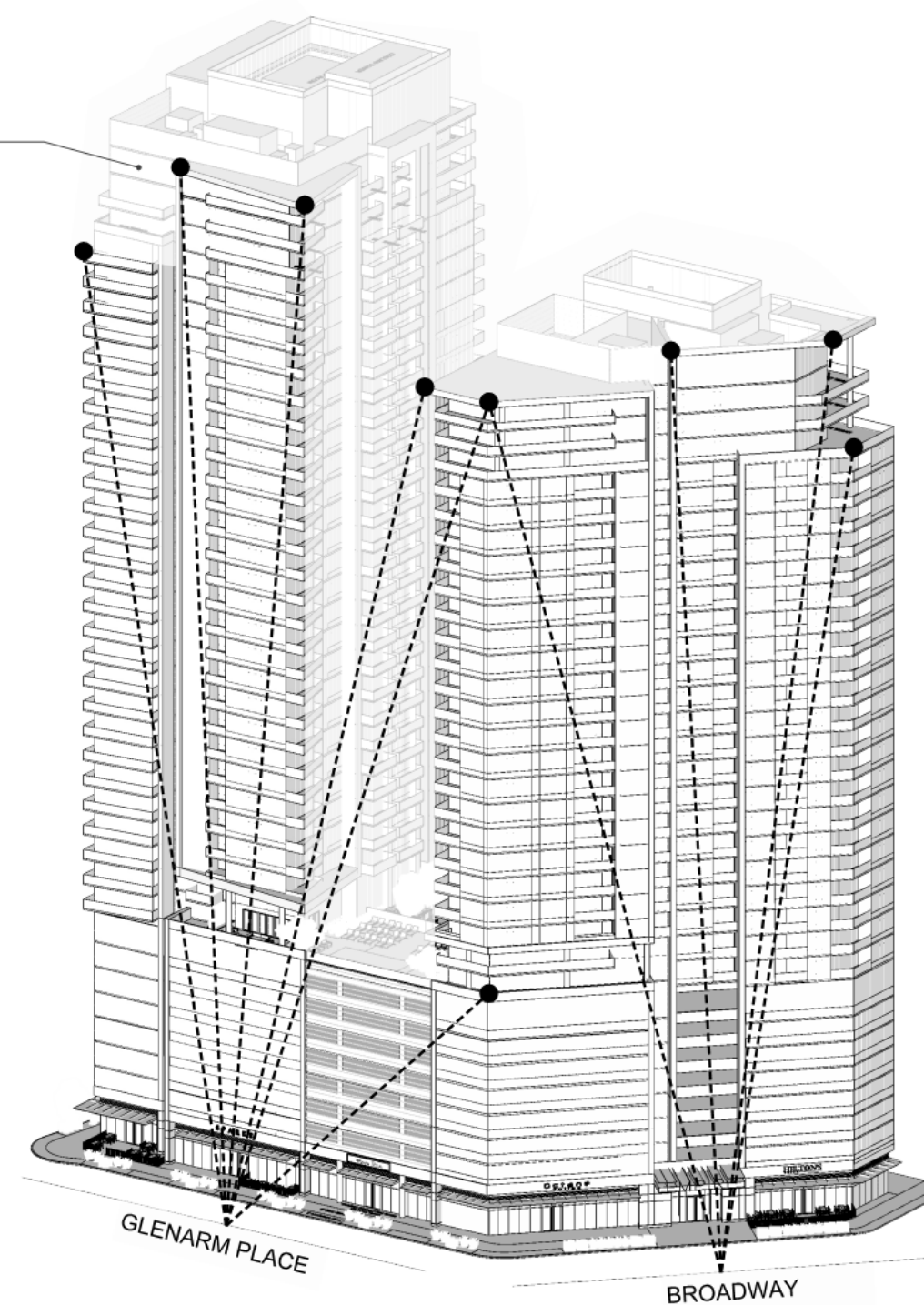
## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

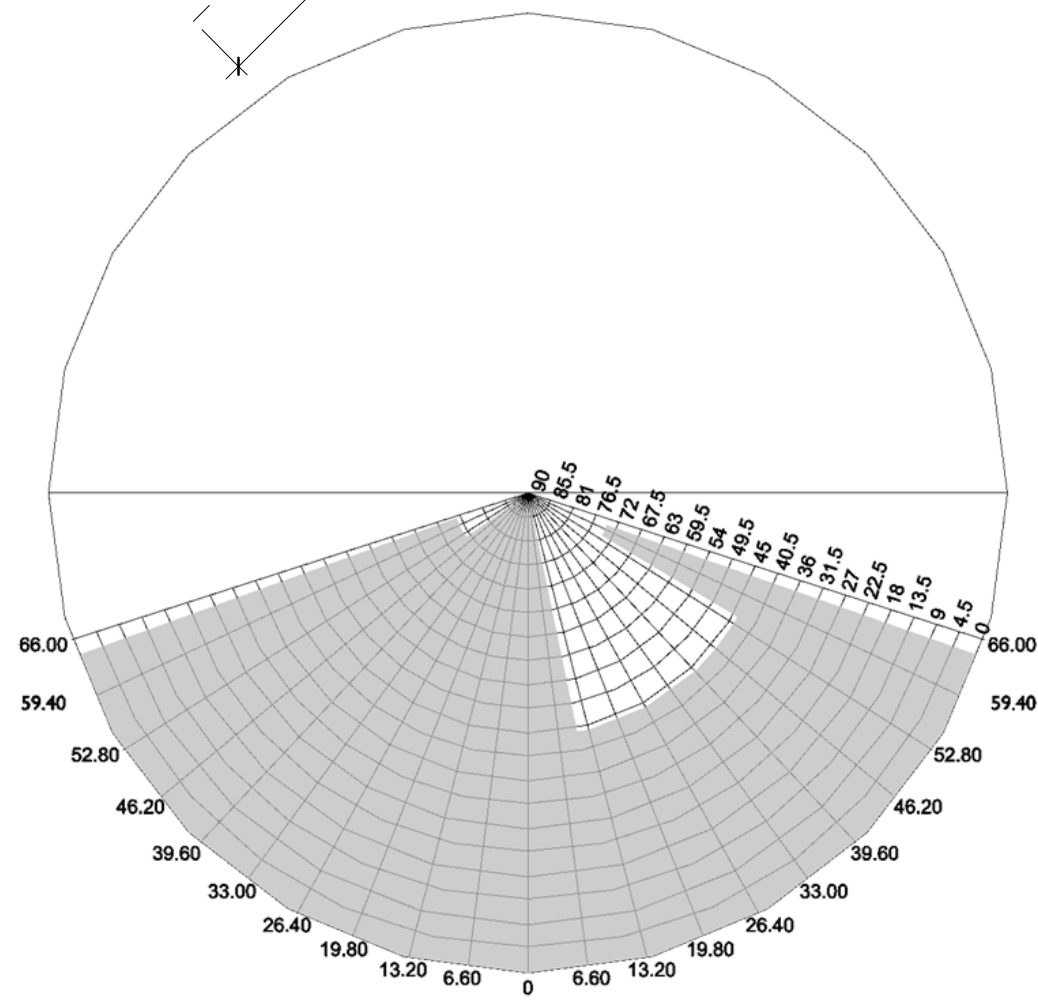


1 WALDRAM PLAN  
1" = 30'-0"

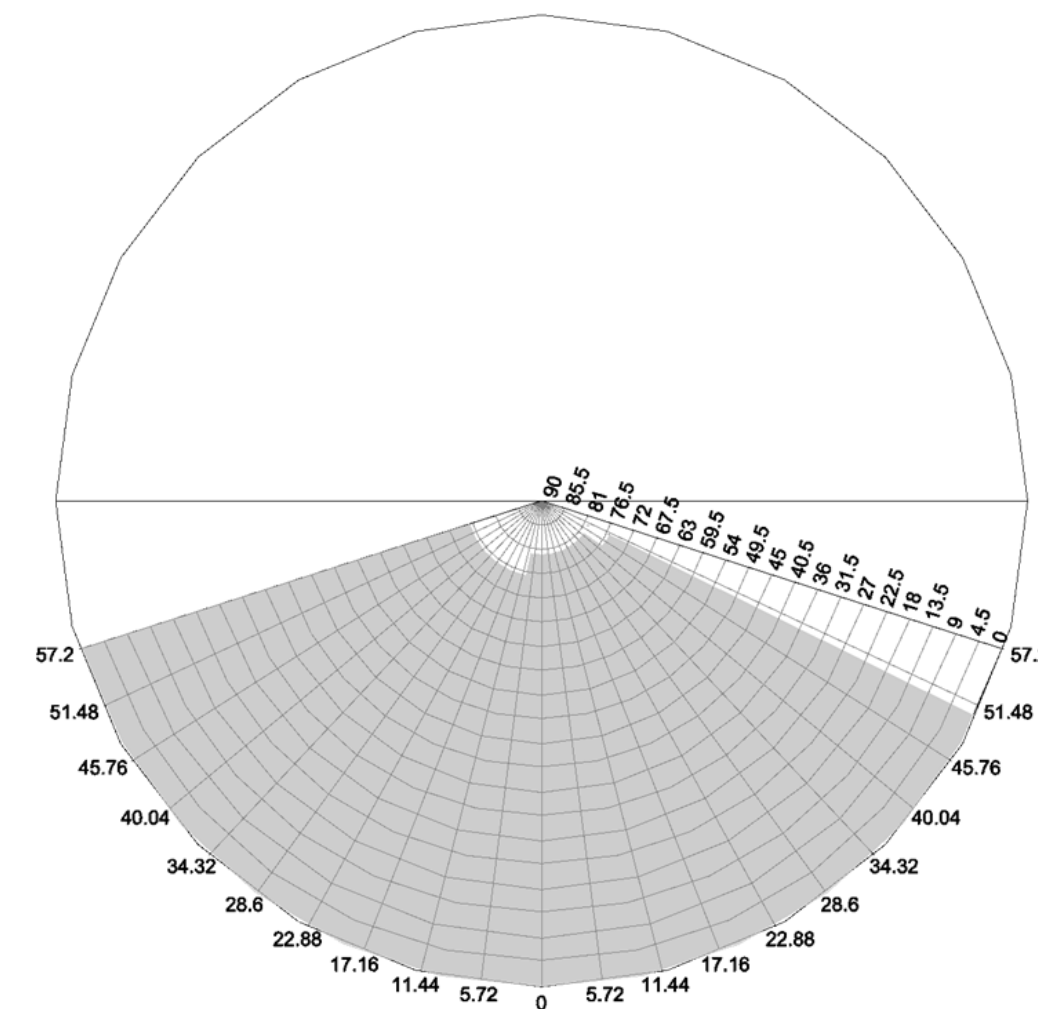
FACADE SET BACK, DOES NOT IMPEDE OPEN SKY FROM POINT OF MEASUREMENT



POINTS OF MEASUREMENT



GLENARM PL WALDRAM DIAGRAM  
177'-11" LOT LENGTH  
40' TO CENTER OF STREET  
MIN OPEN SPACE = 15% (60 SPACES IN GRID)  
OPEN SPACE PROVIDED = 18% (72 SPACES IN GRID)



BROADWAY WALDRAM DIAGRAM  
155'-1" LOT LENGTH (157'-1" - 2' ALLEY DEDICATION)  
50' TO CENTER OF STREET  
MIN OPEN SPACE = 15% (60 SPACES IN GRID)  
OPEN SPACE PROVIDED = 16.75% (67 SPACES IN GRID)

### 8.3.1.4 | D.1

#### Basic Maximum Gross Floor Area

The sum total of the gross floor area of all structures on a zone lot shall not be greater than 10 times the area of the zone lot on which the structures are located (FAR = 10.0).

### 8.3.1.4 | D.2

#### Floor Area Premiums

In addition to the basic maximum gross floor area permitted under paragraph D.1. above, a premium of additional floor area may be constructed under the following circumstances, provided, however, that: (i) no use of the premiums described in those Subsections c. through f. below, either alone or in combination with one another, shall cause the maximum gross floor area on any zone lot to be increased by more than 2 times the size of such zone lot; and (ii) any area for which a premium has been granted pursuant to Subsections a. or c. below shall continue to be occupied by the use which originally earned the premium, or by other uses that would earn at least an equal amount of premium space.

### 8.3.1.4 | D.2.a.i.

Two square feet for each square foot of housing constructed in a new building, or through conversion of all or a part of an existing building from other uses.

### 8.3.1.4 | D.4.a.ii.b.

#### Final maximum gross floor area.

##### a. Limits for designated areas.

Notwithstanding Sections 8.3.1.4.D.1-3 above, the final maximum gross floor areas that may be constructed on zone lots shall be limited as described below and shown on Exhibit 8.2:

- i. For structures located within the area bounded by 14th Street, Colfax Avenue, Broadway Street, 18th Street, and the Market Street-Larimer Street alley: (i) A floor area ratio of 17:1; or (ii) If structures contain over 50 percent of their gross floor area in housing uses, then a floor area ratio of 20:1.
- ii. For structures located in all other areas zoned D-C and D-TD:
  - a) A floor area ratio of 12:1; or
  - b) If structures contain over 50 percent of their gross floor area in housing uses, then a floor area ratio of 17:1.

GFA SUMMARY	Factor	SF	Total	Comments
Basic Maximum Summary (10:1)	10	29,311	293,110	8.3.1.4   D.1
Final Maximum GFA (17:1)	17	29,311	498,287	8.3.1.4   D.4.a.ii.b
Basic Maximum GFA (10:1)			293,110	8.3.1.4   D.1
Total Floor Area Premium Applied to Project			204,718	8.3.1.4   D.2
GFA of Current Design			497,828	13.1.5.15.B

Floor Area Premium	Factor	SF	Total	Comments
Maximum Premium for Housing	2	293,110	586,220	8.3.1.4   D.2.a.i. (Exceeds max 17:1 GFA)
Floor Area Excluded from calculations			Total	Comments
Ground Floor Active Uses			13,972	8.3.1.4   D.2.b

### 8.3.1.4 | D.2.b

#### Floor area excluded from calculations.

Gross floor area occupied by Downtown Ground Floor Active Uses (i) which would qualify for a floor area premium pursuant to Section 8.3.1.4.D.2.c, but (ii) for which a floor area premium is not granted because of the restrictions in Section 8.3.1.4.D.2 above limiting the total amount of floor area premiums that may be granted, shall be excluded from the calculation of the gross floor area of a structure or project. Any floor area so excluded from the calculation of gross floor area shall continue to be occupied by Downtown Ground Floor Active Uses.

### 13.1.5.15.B

#### B. Calculation of Gross Floor Area

For purposes of calculating FAR, "gross floor area" means the sum of the gross horizontal areas of the several floors of a building, including interior balconies and mezzanines, but excluding exterior balconies. All horizontal dimensions of each floor are to be measured by the exterior faces of walls of each such floor. The floor area of a building shall include the floor area of accessory buildings on the same zone lot, measured the same way. In computing gross floor area there shall be excluded the following:

1. Any floor area devoted to mechanical equipment serving the building, provided that the floor area of such use occupies not less than 75 percent of the floor area of the story in which such mechanical equipment is located;
2. Any floor area in a story in which the floor above is less than 6 feet above the finished grade for more than 50% of the total building perimeter;
3. Any floor area used exclusively as parking space for motor vehicles; and

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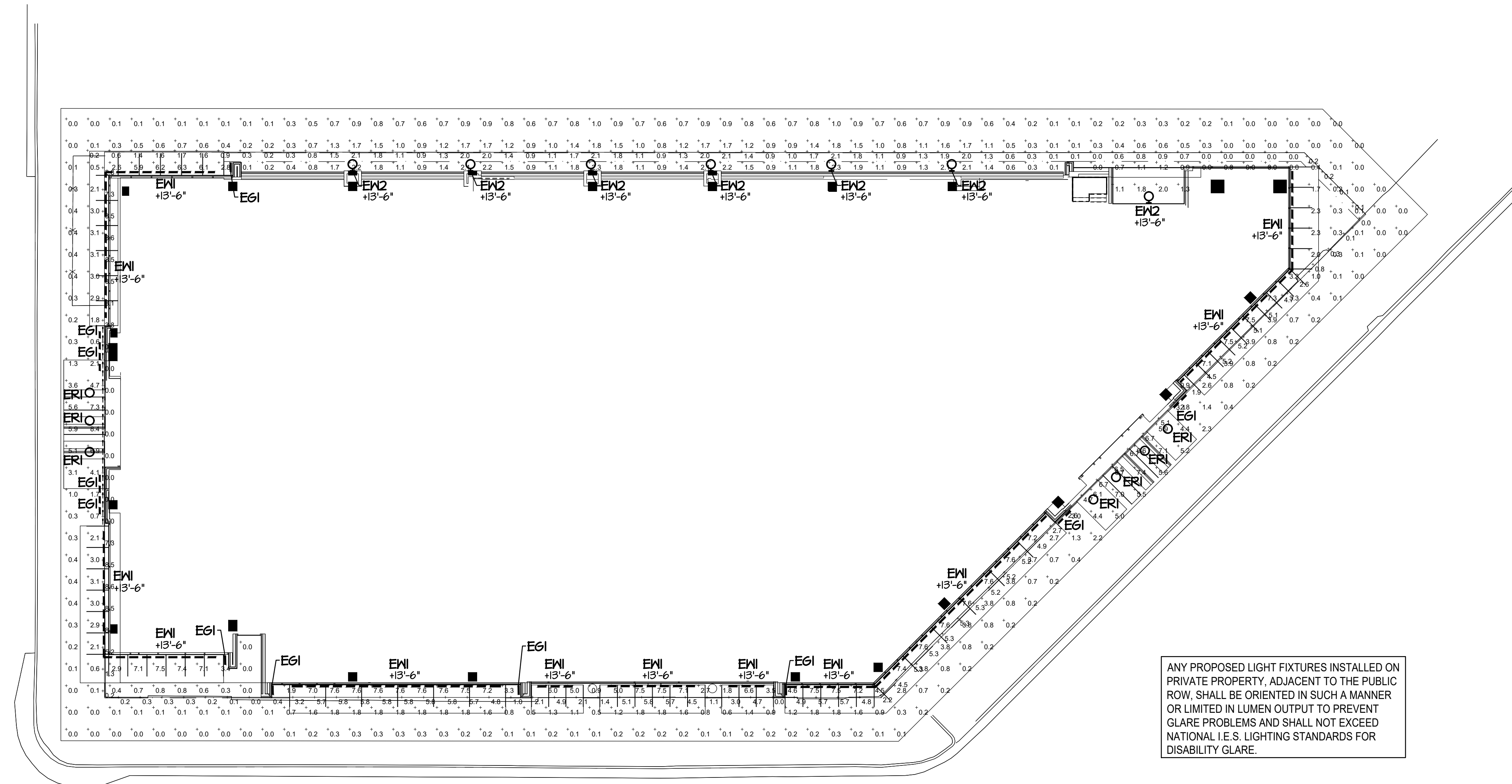
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# BLOCK 176

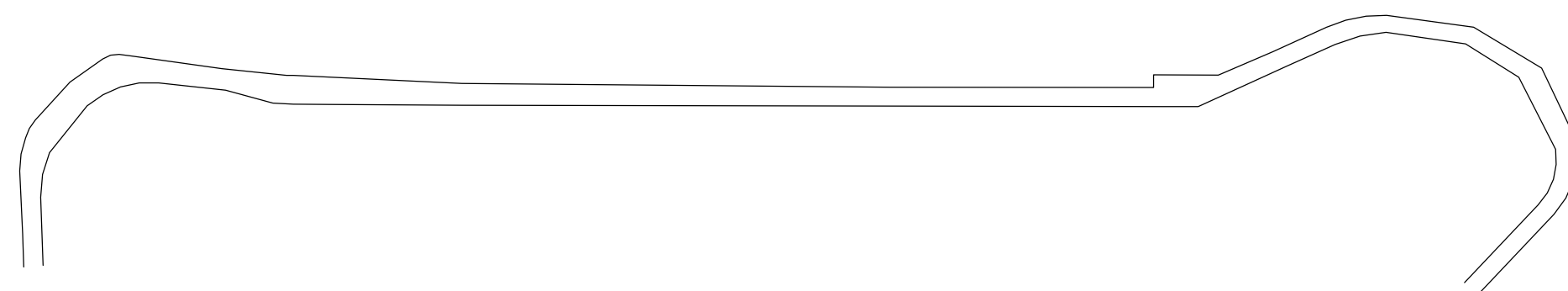
## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, 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.

**PHOTOMETRIC SITE PLAN**  
 SCALE: 1/16" = 1'-0"



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MEP PROJECT # 18275  
 DESIGNED BY: TJM CHECKED BY: DGM

**MEP**  
 ENGINEERING INC.  
 CLIENT CENTRIC CONSULTING

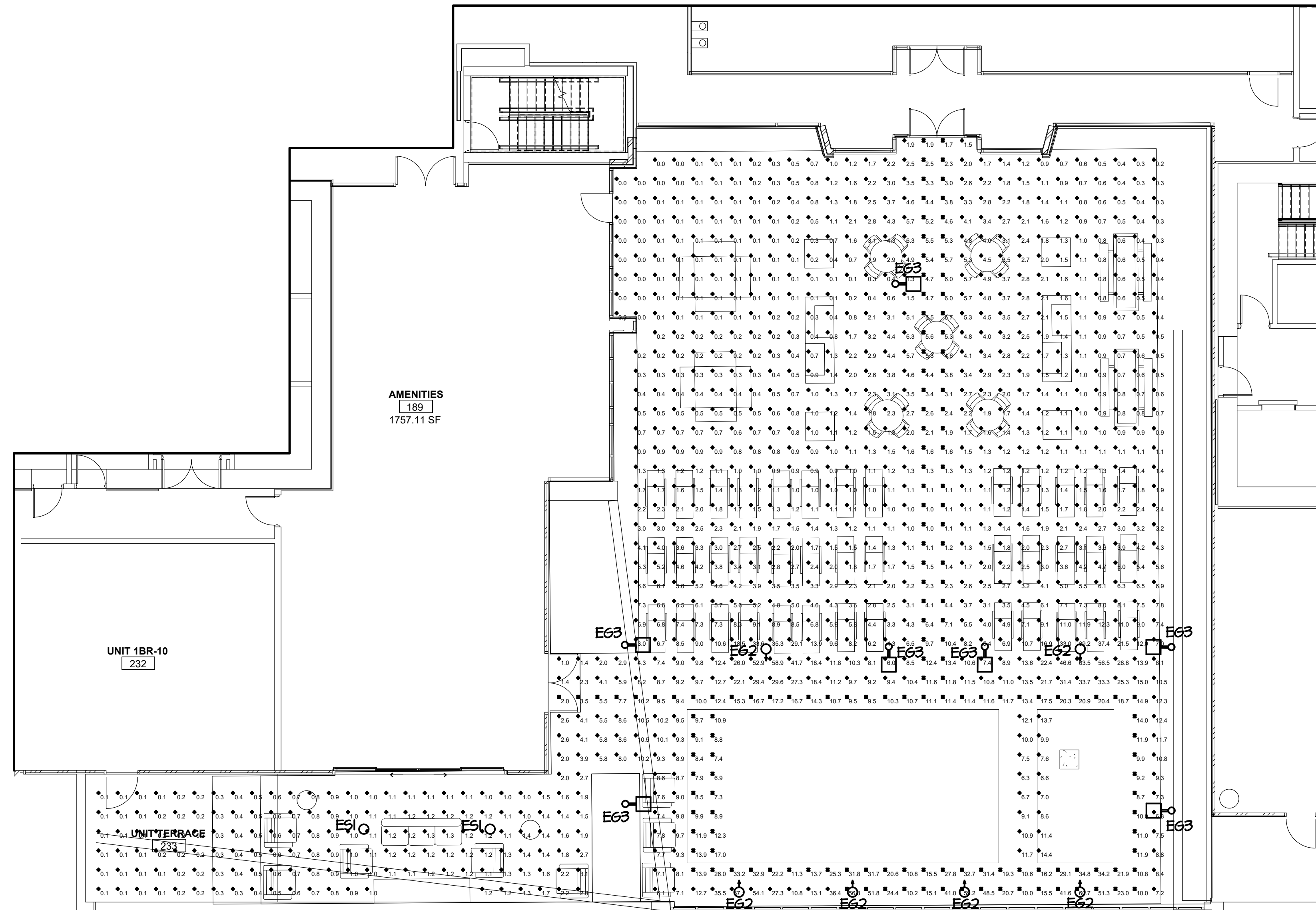
6402 S. Troy Circle, Suite 100 (W) 303.936.1633  
 Centennial, CO 80111 (F) 303.934.3299  
 info@mep-eng.com www.mep-eng.com

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 PHOTOMETRIC SITE PLAN  
 SHEET 21 OF 25

# BLOCK 176

## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



**PHOTOMETRIC AMENITIES DECK**  
SCALE: 1/8" = 1'-0"

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MEP PROJECT #18275  
DESIGNED BY: TJM CHECKED BY: DGM



**MEP**  
ENGINEERING INC.  
CLIENT CENTRIC CONSULTING

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info@mep-eng.com www.mep-eng.com

ISSUED: 11/5/2018

PHOTOMETRIC PLAN - AMENITIES DECK  
SHEET 22 OF 25







# BLOCK 176

## SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



TYPE "EG3"



**TALIS**  
LIGHT MARKINGS PRODUCT RANGE - BOLLARDS



**TECHNICAL CHARACTERISTICS**

Version	S1	M1	M2	L1	L2	L3
Number of LED modules	1	1	2	1	2	3
Height (ft)	11.8	15.7	15.7	19.7	19.7	19.7
Weight (lbs)	101.4	130.1	127.9	158.7	156.5	154.3
Protection index	IP 65					
Shock resistance	IK 10					
Materials:	Extruded aluminium					
Body	Transparent PC with anti-UV treatment					
Protector	Transparent PC with anti-UV treatment					

**ELECTRICAL CHARACTERISTICS**

- Power current up to 800 mA
- Electrical class: II
- Incorporated driver
- Varistor (protection against high voltages)
- Optional lighting management systems: automatic time-related lowering of intensity with up to 5 levels, presence detection, constant flux, gradation by means of voltage variation, command 1-10V, communication DALI or PWM.

**LIGHTING DISTRIBUTIONS**

Type II

All information is subject to change without notice.

www.ragni-lighting.com

TYPE "EG3"



ACUSENS MODULE

The AcuSens module is a compact LED module composed of 16 LEDs. Talis uses the asymmetrical distribution version. It owes its name on the one hand to the visual clarity it provides and, on the other hand, to the feeling of softness conveyed by its ambience lighting. AcuSens is thermally self-managed thanks to a built-in diaphragm (SYNUJET® technology).

**POWER AND LUMINOUS INTENSITIES - LUMINAIRE OUTPUT DATA**

Number of LEDs	350 mA		500 mA		700 mA		800 mA	
	P <sub>t</sub> (W)	Φ (lm)	P <sub>t</sub> (W)	Φ (lm)	P <sub>t</sub> (W)	Φ (lm)	P <sub>t</sub> (W)	Φ (lm)
16	21	2200	30	2900	40	3850	47	4150

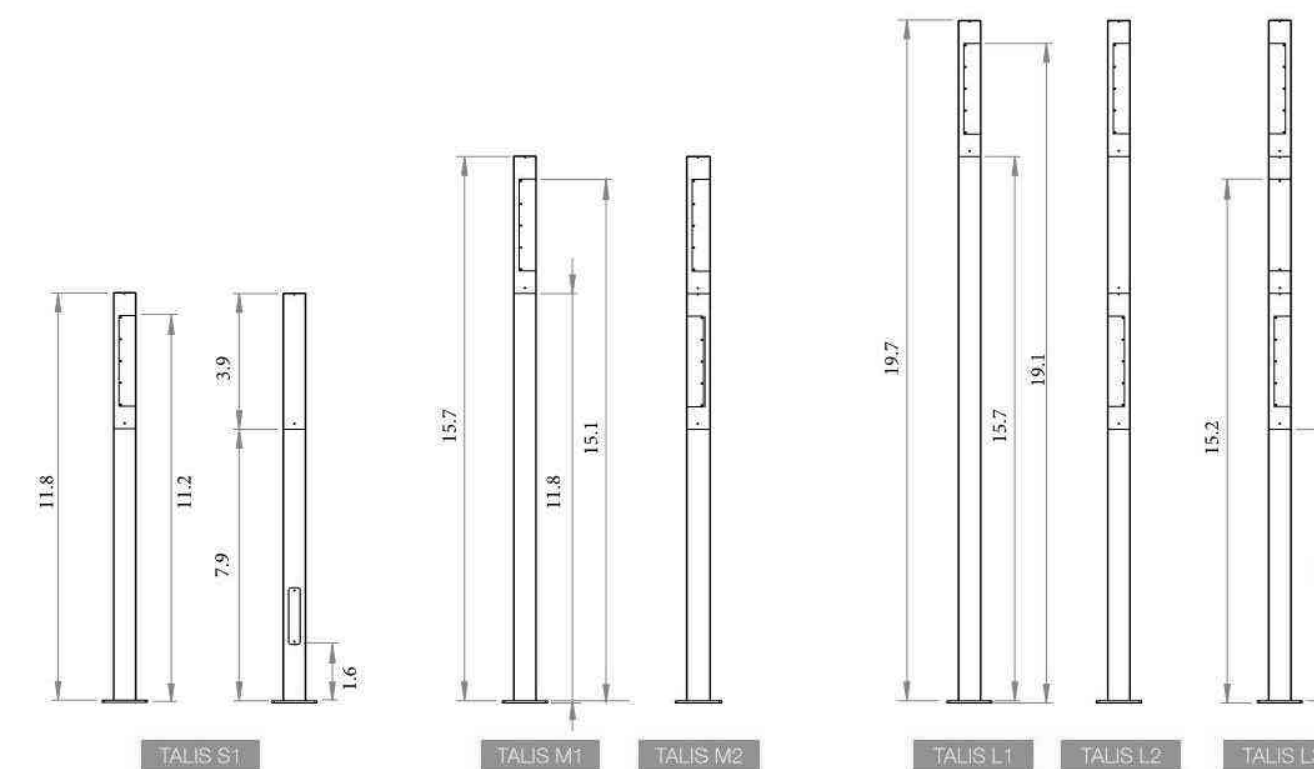
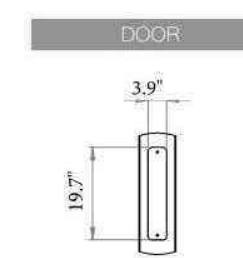
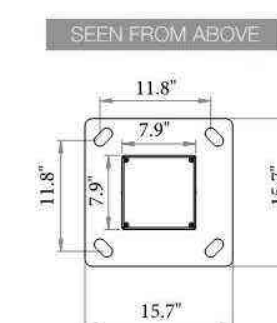
P<sub>t</sub> (W) = Total power consumption including driver consumption • Φ (lm) = Nominal flux (lm) • Luminous efficiency (lm/W)

**ORDERING INFORMATION**

Fixture	Size	No. of Heads	Lens	Window 2 Direction*	Window 3 Direction*	Module	Color Temp.	Drive Current	Dist	Line Voltage	Color
TALIS						1AS16			T2		
S	1	1	CL - (Clear)	X (BLANK OR N/A)	X (BLANK OR N/A)	3 (3000 K)	35 (350 mA)			120 V	Black
M	2	2	FR - (Frosted)	0 (0°)	0 (0°)	4 (4000 K)	50 (500 mA)			220 V	Bronze
L	3	3		1 (90°)	1 (90°)		70 (700 mA)			277 V	Silver
				2 (180°)	2 (180°)		90 (900 mA)			347 V	White
				3 (270°)	3 (270°)					480 V	RAL #
										UNV	



**DIMENSIONS (in/ft)**



www.ragni-lighting.com

www.ragni-lighting.com

**Kimley»Horn**



MEP PROJECT #18275  
DESIGNED BY: TJM CHECKED BY: DGM



**MEP**  
ENGINEERING INC.  
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PHOTOMETRIC DETAILS  
SHEET 24 OF 25



# BLOCK 176 SITE DEVELOPMENT PLAN

A PORTION OF LOTS 17-27, BLOCK 176, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

### TYPE "EW2"

PERFORMANCE IN LIGHTING

MIMIK 20 FLAT M

PRODUCT CODE 071178  
PROJECT TYPE

Part number: 071178  
Lampholder: LED  
Wattage: 13.5 W  
Finish: AN-96 / IRON GRAY / TEXTURED  
Degree of protection: IP 65  
CRI: 80  
Kelvin: 3000  
Luminaire lumen output: 960 lm  
L: 180  
B: 810  
Lifetime: 60000 h  
cULus: [ ]  
Voltage: 120/277V  
Ta MIN luminaire: 0"  
Ta MAX luminaire: 0"

**Description**  
Indoor and outdoor wall mounted fixtures, comprising:  
- Die-cast painted aluminum housing  
- Aluminum heat dissipation system  
- Flat, tempered glass diffuser, machined and anodized on the inner surface for MIMIK FLAT series  
- Silicone gasket  
- LED versions include 120/277 V safety transformer  
- 3000 K and 4000 K, mid-power LED board for MIMIK FLAT series  
- Available in single (S) and dual (D) emission versions

**PHOTOMETRIC DATA**

**TECHNICAL DRAWINGS**

### OPTIONAL ACCESSORIES TYPE "EW2"

**MIMIK 20 BOLLARD**  
03482 Bollard h: 40"  
IRON GRAY

**MIMIK 20 LINE BOLLARD**  
03484 Line Bollard h: 40"  
IRON GRAY

**MIMIK 20 FLAT M Accessory**  
33241 FLAT M Customizing ring / Facade Accessory  
IRON GRAY

### TYPE "EW1"

Specification Sheet

lumenfacade nano  
Horizontal  
EODM4

WHITE AND STATIC COLORS

Project Name: \_\_\_\_\_ City: \_\_\_\_\_  
Type: \_\_\_\_\_ Catalog / Part Number: \_\_\_\_\_

**Photometric Summary**

4ft, 4 W/F, 4000K	Delivered output (lm)	Intensity (peak cd)
8'x8'	1,530	41,352
10'x10'	1,456	32,262
10'x30'	1,435	9,126
10'x60'	1,427	4,867
10'x90'	1,424	2,551
30'x10'	1,439	9,098
30'x30'	1,767	4,079
30'x60'	1,713	2,581
30'x90'	1,726	1,865
60'x10'	1,426	5,547
60'x60'	1,730	1,279
60'x90'	1,719	1,540
90'x90'	1,690	1,045
W (120")	844	N/A
WW	1,524	7,393

**Description**  
The Lumenfacade Nano Horizontal is a high-efficiency linear LED luminaire with a slim profile that makes it easy to conceal and integrate into architectural facades. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano Horizontal is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano Horizontal can be configured with a wide number of options, including optics for grazing, floodlighting, or wall washing; a choice of output; various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade Nano Horizontal is also available with a unique asymmetric distribution, providing exceptional uniformity and brightness for walls and signage.

**Features**  
Color and Color Temperature: 2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue  
Length (nominal): 12 in, 24 in, 36 in, 48 in  
Optics: 8" x 8", 10" x 10", 10" x 30", 10" x 60", 10" x 90", 30" x 10", 30" x 30", 30" x 60", 30" x 90", 60" x 10", 60" x 60", 60" x 90", 90" x 90", Wide 120", Asymmetric Wallwash  
Options: Corrosion-resistant coating for hostile environments  
Power Consumption: 2 W/F, 4 W/F  
Warranty: 5-year limited warranty

### TYPE "EW1"

Specification Sheet

lumenfacade nano  
Horizontal  
EODM4

WHITE AND STATIC COLORS

**Colors and Color Temperatures**  
2200K 2700K 3000K 3500K 4000K  
Red Green Blue

**Controls**  
ON/OFF [ ] DMX/RDM

**Ratings**  
IP66 IK08

**Certifications**  
UL CE

**Performance**  
Delivered Output: 884 lm [2 W/F, 48 in fixture, 4000K, 30" x 30", DMX/RDM], 1,767 lm [4 W/F, 48 in fixture, 4000K, 30" x 30", DMX/RDM]  
Delivered Intensity: 20,676 cd at nadir [2 W/F, 48 in fixture, 4000K, 8" x 8", DMX/RDM], 41,352 cd at nadir [4 W/F, 48 in fixture, 4000K, 8" x 8", DMX/RDM]  
Illuminance at Distance: Minimum 1 fc at 144 ft [2 W/F, 48 in fixture, 4000K, 8" x 8", DMX/RDM], Minimum 1 fc at 203 ft [4 W/F, 48 in fixture, 4000K, 8" x 8", DMX/RDM]  
Color Consistency: 3 SDCM [2 SDCM for 8" x 8", 10" x 10", 10" x 30", 10" x 60", 10" x 90", 30" x 10", 60" x 10", W and WW optical]  
Color Rendering: CRI 80+  
Lumen Maintenance: L70 > 90,000 hrs

**Physical**  
Housing Material: Low copper content extruded aluminum  
Lens Material: Clear tempered glass  
Hardware Material: Stainless steel  
End Cap Material: Machined aluminum  
Gasket Material: Silicone  
Surface Finish: Electrostatically applied polyester powder coat  
Weight: 1.5 lbs [12 in], 3.2 lbs [24 in], 4.8 lbs [36 in], 6.5 lbs [48 in]

**Electrical and control**  
Voltage: 48 VDC  
Resolution (DMX/RDM): Per fixture, 8-bit or 16-bit  
Control: On/Off control, DMX/RDM enabled (compatible with 0-10V or DMX/RDM system)

**Environmental**  
Storage Temperature: -58 °F to 185 °F (device must reach start-up temperature value before operating)  
Start-up Temperature: -13 °F to 122 °F  
Operating Temperature: -40 °F to 122 °F  
Ingress Protection Rating: IP66  
Impact Resistance Rating: IK08 (IK09 for 48 in fixture)

Performance in Lighting - 2021 Keys Photo - Conyers, Georgia 30033 - USA - voice 770.822.2115 - info.us@id@lighting.com www.performanceinlighting.com

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LIGHTING FIXTURE SCHEDULE												
ID	MANUFACTURER	MODEL	CATALOG NUMBER	LUMINAIRE			LAMPS					
				DESCRIPTION	VOLTAGE	DIMMING	MOUNTING	QTY.	TYPE	WATTS	LUMENS	COLOR TEMP./CRI
E61	LUMENPULSE	LUMENFACADE	LOID-100/271-48-22K-DIM-ASL	4' LINEAR IN-GRADE LED ACCENT LIGHTING FIXTURE	120-277V	Y	RECESSED IN-GRADE	1	LED			
			LOID-100/271-24-22K-DIM-ASL	2' LINEAR IN-GRADE LED ACCENT LIGHTING FIXTURE								
E62	PERFORMANCE IN LIGHTING	MIMIK 20	71110	EXTERIOR RATED LED BOLLARD LIGHTING FIXTURE	120-277V	N	GRADE	1	LED	26	2141	3000 / 80
E63	RAGN LIGHTING	TALIS	TALIS-CIROI-H6L3000K800mA	EXTERIOR RATED PEDESTRIAN POLE LIGHTING FIXTURE	120-277V	Y	GRADE	1	LED	47	4150	3000 / 80
ERI	GOTHAM	EVO	EVO 30/10 6AR MD LD	RECESSED LED DOWNLIGHT	120-277V	Y	RECESSED	1	LED	11.8	1000	3000 / 80
E81	PERFORMANCE IN LIGHTING	MIMIK 10	71765	SURFACE MOUNTED LED AREA LIGHTING FIXTURE	120-277V	Y	CEILING SURFACE	1	LED	10	701	3000 / 70
E81	LUMENPULSE	LUMENFACADE	LOGN-2H-48V-24-22K-HFR-XX-SI-VISOR	LINEAR RECESSED LED ACCENT LIGHTING FIXTURE	120-48VDC	Y	RECESSED	1	LED			
E82	PERFORMANCE IN LIGHTING	MIMIK 20	71110	EXTERIOR WALL MOUNTED LED AREA LIGHTING FIXTURE	120-277V	N	WALL SURFACE	1	LED	13.5	960	3000 / 80

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MEP PROJECT # 18275  
DESIGNED BY: TJM CHECKED BY: DGM

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PHOTOMETRIC DETAILS  
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