MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 1586 HOOKER STREET, DENVER, CO 80204

PROJECT BENCHMARK

BENCHMARK FOR THIS SURVEY IS A CITY AND COUNTY OF DENVER BRASS CAP IN THE CONCRETE NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF IRVING STREET AND WEST COLFAX AVENUE.
STAMPED 77B.BENCHMARK ELEVATION= 5298.57' (1988 NAVD)

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 26, CHELTENHAM HEIGHTS AS RESUBDIVIDED BY F.E. BUSBY, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY OF HOOKER STREET; THENCE N00°01'02"E ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 76.00 FEET TO A POINT 6.92 FEET SOUTH OF THE THE NORTH LINE OF THE SOUTH ONE-HALF OF LOT 31, BLOCK 26; THENCE S89°52'27"E PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF LOT 31, A DISTANCE OF 170.09 FEET; T HENCE S00°00'32"W, A DISTANCE OF 76.00 FEET; THENCE N89°52'27"W, A DISTANCE OF 170.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 12927.2 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS

BASIS OF BEARINGS IS ASSUMED BETWEEN THE FOUND ROUND DOWEL IN DENVER RANGE BOX NEAR THE INTERSECTION OF W. 16TH AVE. AND HOOKER ST. AND THE FOUND AXLE IN DENVER RANGE BOX NEAR THE INTERSECTION OF W. 16TH AVE. AND GROVE ST., BLOCK 26, CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F.E. BUSBY. ASSUMED BEARING = N89°52'19"W AS SHOWN ON SURVEY.

STATISTICAL INFORMATION - TABLE A

ZONE DISTRICT: C-MX-5

GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	12,927.2 SF	0.3
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY PRIMARY AND SIDE STREET DESIGNATIONS	N/A PRIMARY ST:	N/A N. HOOKER STREET
PROPOSED USE(S)	DWELLING, MULTI-UNIT	
NUMBER OF DWELLING UNITS	60	
BUILDING FORM USED	GENERAL	
GROSS FLOOR AREA (SQ. FT)	50,735 SF	

DESIGN ELEMENTS	ALLOWED	PROPOSED
BUILDING HEIGHT, STORIES (MAX)	5	5
BUILDING HEIGHT, FEET (MAX)	70'	69' - 2 5/8"

BUILD-TO	REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX) (REFER TO SHEET 03 OF 12 FOR DETAILS)	70% (53'-2") 0'/15'	84% (63'-11 1/2")
SIDE STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	N/A	N/A
OVERALL BUILDINGS OR STRUCTURE LENGTH (MAX) (REFER TO SHEET 03 OF 12 FOR DETAILS)	53'-2"	63' - 11 1/2"

PARKING	REQUIRED (MIN/MAX)	PROVIDED
DWELLING, MULTI-UNIT (0.75 x 60 UNITS)	45 TOTAL SPACES	
STANDARD SPACES	43	21
ACCESSIBLE SPACES	2	2
COMPACT SPACES	0	2
CAR SHARE - PER DZC SECTION 10.4.5.3 - ON SITE CAR SHARING REDUCTION (REDUCTION OF 5 SPACES PER 1 SPACE PROVIDED)	-20	4
TOTAL	25	29*

* REDUCTION IN REQUIRED PARKING SPACES WAS APPROVED THROUGH 2019-ZONE-3848 ZPIN PROCESS

BICYCLE (ENCLOSED/FIXED) DWELLING, MULTI-UNIT: (80/20) 1 PER 2 UNITS *x 60 UNITS = 30 (=24 ENCLOSED / 6 FIXED)*	24 ENCL. / 6 FIXED	24 ENCL. / 6 FIXED
LOADING SPACES	1	1

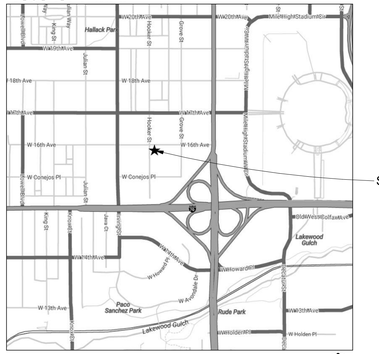
GROUND STORY ACTIVATION	REQUIRED (MIN)	PROVIDED
TOTAL TRANSPARENCY PRIMARY STREET (%) (REFER TO SHEET 09 OF 12 FOR ANALYSES)	40%	65%

ACTIVE USE AND SETBACK REQUIREMENTS

ACTIVE USE	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - NORTH HOOKER STREET (REFER TO SHEET 03 OF 12 FOR ANALYSES)	100%	100%

SETBACKS	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - NORTH HOOKER STREET	0'	0' - 4 1/2" +/-
SIDE INTERIOR NORTH	0'	5' - 0"
SIDE INTERIOR SOUTH	0'	5' - 0"
REAR, ALLEY	0'	0' - 0"

VICINITY MAP



SCALE: 1" = 1,000'

SHEET INDEX

01 OF 13 COVER SHEET
02 OF 13 SURVEY
03 OF 13 SURVEY
04 OF 13 SITE PLAN
05 OF 13 GRADING AND DRAINAGE PLAN
06 OF 13 UTILITY PLAN
07 OF 13 LANDSCAPE PLAN
08 OF 13 LANDSCAPE NOTES AND DETAILS
09 OF 13 BUILDING PLANS
10 OF 13 ARCHITECTURAL BUILDING ELEVATIONS
11 OF 13 ARCHITECTURAL BUILDING ELEVATIONS
12 OF 13 SITE PHOTOMETRIC PLAN
13 OF 13 ROOF PHOTOMETRIC PLAN

GENERAL NOTES:

A. THE SDP WAS REVIEWED UNDER THE MAY 24, 2018 DENVER ZONING CODE AS AMENDED THROUGH OCTOBER 10, 2019.

B. FENCES, WALLS SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.

C. ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.

D. PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.

E. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.

F. APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.

G. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWTH SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE GROWING SEASON.

H. 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.

I. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS. TREES, SHRUBS, AND DECORATIVE GRASSES 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.

J. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.

K. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AS CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNER(S) OF PARCELS.

L. PER SECTION 10.4.5.3 THE ON-SITE CAR SHARE PROGRAM IS USED TO MEET THE MINIMUM REQUIRED PARKING. THE CAR SHALL BE MADE AVAILABLE TO ALL RESIDENTS ON THIS ZONE LOT. THE ON-SITE CAR SHARE AGREEMENT MUST REMAIN IN EFFECT FOR THE DURATION OF THE PARKING CREDIT ALLOWANCE. CESSATION OF THE AGREEMENT VOIDS THE ZONING USE PERMIT. AN EXECUTED CAR SHARE AGREEMENT BETWEEN ZIP CAR AND RISE REALITY HOLDINGS, LLC DATED JANUARY 29, 2019 IS ON FILE WITH THE CITY LOCATED WITHIN THE 2018PM0000587 PROJECT FOLDER.

M. PER ARTICLE III, SECTION 48 OF THE DENVER MUNICIPAL CODE, TRASH RECEPTACLES AND PICK UP SERVICE WILL BE PROVIDED BY A PRIVATE TRASH REMOVAL SERVICE

OWNER'S SIGNATURES

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

MILE HIGH PLACE, LLC
2255 SHERIDAN BLVD, UNIT C-296
EDGEWATER, CO 80214

BY:_____DATE:_____
JAMES HERRON, MANAGER

STATE OF COLORADO
CITY AND COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF _____A.D.,20____, BY JAMES HERRON.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

_____
ADDRESS

GREEN BUILDING ORDINANCE REQUIREMENTS

I.	PROJECT DESCRIPTION :	NEW BUILDING > 25,000 SQ FT
II.	COOL ROOF REQUIREMENT :	LOW-SLOPED ROOF VERSICO VERSIGARD WHITE EPDM INITIAL SOLAR REFLECTANCE: 0.76 SOLAR REFLECTANCE AT 3 YEARS : 0.64 INITIAL SOLAR REFLECTANCE INDEX : 94
III.	COMPLIANCE OPTIONS :	EXEMPT; RESIDENTIAL, 5 STORIES UNDER 62.5 FEET IN HEIGHT
IV.	SIGNATURES AND CONTACT INFORMATION :	REFER TO THE PREVIOUSLY SUBMITTED GREEN BUILDING DECLARATION FORM, SIGNED BY OWNER ON 6/3/19.

SURVEYOR'S CERTIFICATION

I, STACY LYNN JACOBS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY FOR MILE HIGH PLACE SOUTH WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

_____
STACY LYNN JACOBS, P.L.S. NO. 38495
FOR & ON BEHALF OF R&R ENGINEERS-SURVEYORS, INC.

NOTE:
THERE ARE TWO SURVEY SHEETS INCLUDED IN THE SDP. THIS IS DUE TO THE ORIGINAL SURVEYOR, JIM WOOLRIDGE WITH CROSSROADS, BEING UNABLE TO CERTIFY THE FINAL SURVEY FOR THE SDP RECORDATION. THE SURVEY SHEET FROM CROSSROADS WAS SIGNED AND SUBMITTED AS PART OF THE BUILDING PLANS ON 09/24/2019. R&R SURVEYORS COMPLETED AN UPDATED SURVEY ON 02/11/2020, BUT WAS NOT ABLE TO CONFIRM ALL OF THE INFORMATION IN THE CROSSROADS SURVEY BECAUSE AT THE TIME THAT R&R SURVEYORS COMPLETED THE SURVEY, THE IMPROVEMENT DEMOLITION AND EXCAVATION HAD ALREADY BEEN COMPLETED. THE ORIGINAL SURVEY COMPLETED BY CROSSROADS IS TO BE USED TO DETERMINE DESIGN COMPLIANCE WITH ZONING HEIGHT AND GRADING REQUIREMENTS.

APPROVALS:

APPROVED BY: _____ _____
FOR THE ZONING ZONING ADMINISTRATOR DATE

APPROVED BY: _____ _____
FOR THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT DATE

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO

)S.S.

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT_____O'CLOCK___M.,_____20___, AND DULY RECORDED

UNDER RECEPTION #_____.

_____
CLERK AND RECORDER: EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER.

BY_____DEPUTY

FEE_____

PIVOTAL
ARCHITECTURE, PC
771 Santa Fe Drive #204
Denver, CO 80204
ph. (720) 473-6320

2/14/2020

MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO

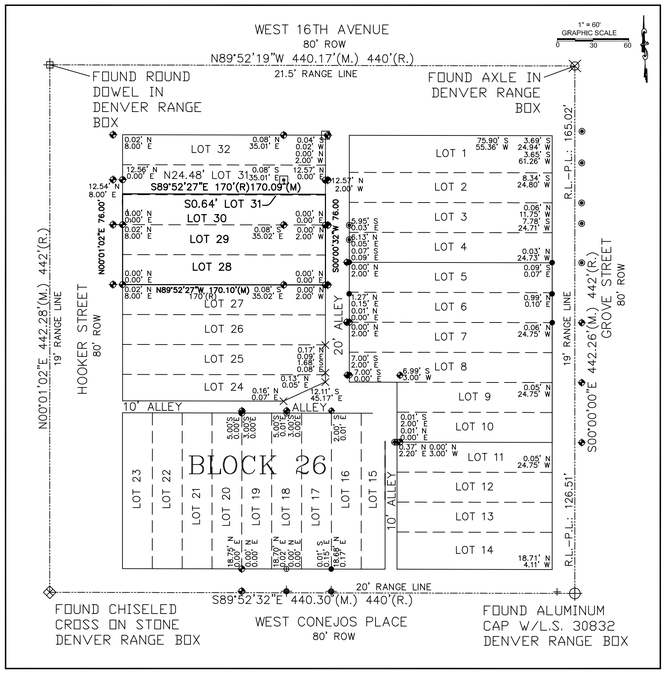
LOCATED AT: 1586 HOOKER STREET, DENVER, CO 80204

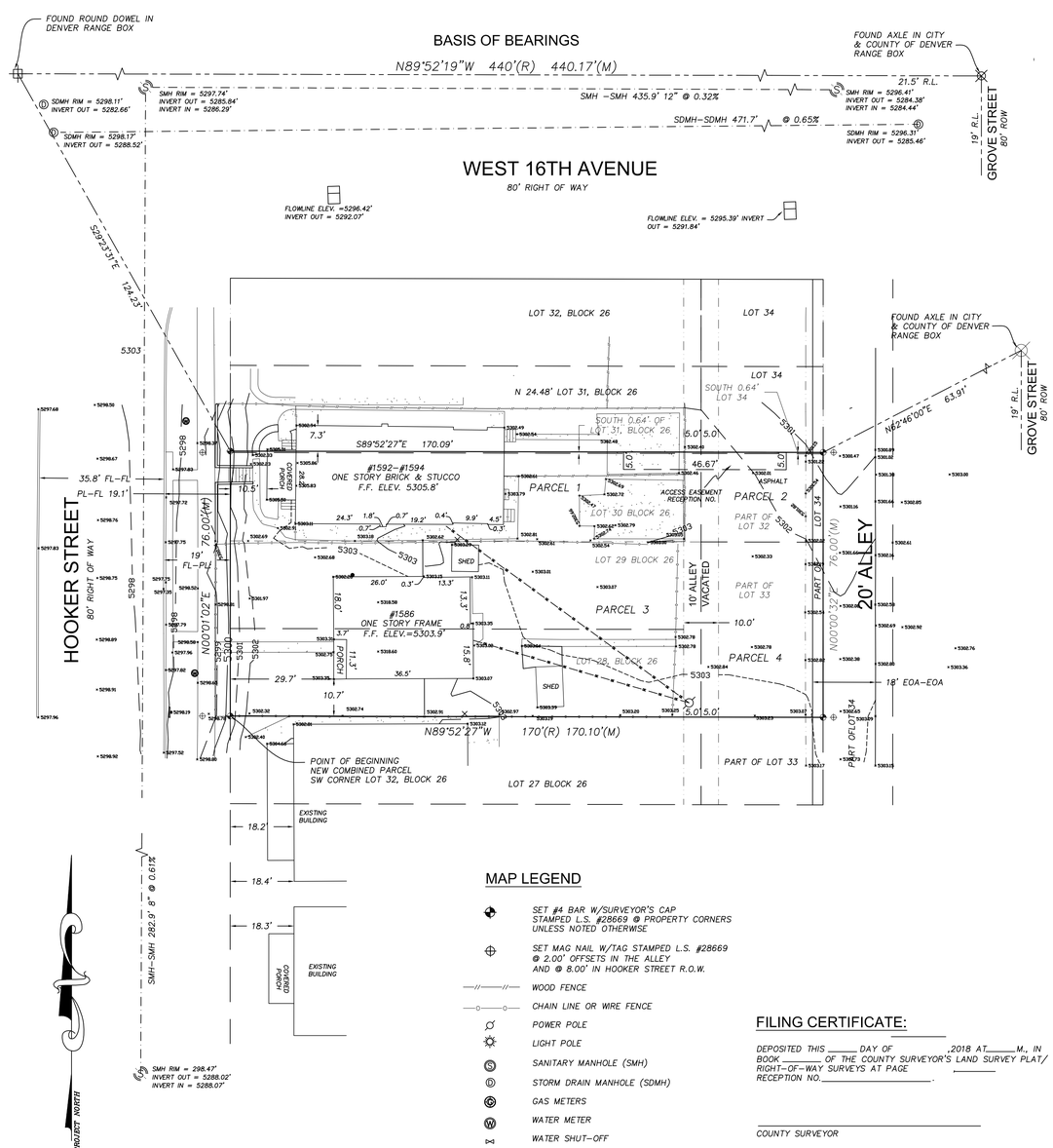
RANGE LINE CONTROL MAP LEGEND

- FOUND CHISELED CROSS ON STONE IN DENVER RANGE BOX AS SHOWN
- FOUND AXLE IN DENVER RANGE BOX OR AS NOTED HEREON
- FOUND DOWEL IN DENVER RANGE BOX AS NOTED HEREON
- FOUND ALUMINUM CAP W/ L.S#30832 IN DENVER RANGE BOX
- FOUND NAIL & TAG W/ L.S. 15321
- FOUND CHISELED CROSS
- FOUND NAIL & TAG W/ L.S. 27269
- FOUND REBAR & CAP W/ L.S. 9489
- FOUND NAIL & TAG W/ L.S. 16116
- FOUND NAIL & TAG W/ L.S. 27601
- SET #4 BAR WITH L.S. # 28669 SURVEYOR'S CAP @ PROPERTY CORNERS
- SET MAG NAIL W/ L.S. # 28669 TAG @ 2.00' OFFSETS IN THE ALLEY AND @ 8.00' IN HOOKER ST. R.O.W.

RANGE LINE CONTROL MAP

N-S/E-W DISTANCE
FROM FOUND POINT TO CALCULATED POINT





MAP LEGEND

- SET #4 BAR W/SURVEYOR'S CAP STAMPED L.S. #28669 @ PROPERTY CORNERS UNLESS NOTED OTHERWISE
- SET MAG NAIL W/TAG STAMPED L.S. #28669 @ 2.00' OFFSETS IN THE ALLEY AND @ 8.00' IN HOOKER STREET R.O.W.
- WOOD FENCE
- CHAIN LINE OR WIRE FENCE
- POWER POLE
- LIGHT POLE
- SANITARY MANHOLE (SMH)
- STORM DRAIN MANHOLE (SDMH)
- GAS METERS
- WATER METER
- WATER SHUT–OFF
- INFORMATION SIGN
- FL–FL FLOWLINE TO FLOWLINE
- FL–PL FLOWLINE TO PROPERTY LINE
- SMH–SMH MANHOLE TO MANHOLE (SMH/SDMH)

PROPERTY DESCRIPTION:

A PORTION OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO.

EXISTING PARCEL 1 DESCRIPTION:

LOT 30 AND THE SOUTH ½ OF LOT 31, BLOCK 26, CHELTENHAM HEIGHTS AS RESUBDIVIDED BY F.E. BUSBY, TOGETHER WITH THAT PART OF THE WEST ½ OF VACATED ALLEY EAST OF AND ADJACENT TO SAID LOTS, AS ESTABLISHED BY THE ORDINANCE VACATING SAID ALLEY RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 538, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 5089.5 SQUARE FEET MORE OR LESS.
(A.K.A. 1592–1594 HOOKER STREET)

EXISTING PARCEL 2 DESCRIPTION:

PART OF LOT 34, EXCEPT THE EAST 23 FEET THEREOF, ALL OF LOT 33 AND THE EAST 1/2 OF THE VACATED ALLEY ADJOINING AS DESCRIBED I N ORDINANCE NO. 477, SERIES OF 1963 RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 538, BLOCK 26, CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F. E. BUSBY, ALL LYING SOUTH OF THE NORTH LINE OF THE SOUTH ½ OF LOT 31 AND NORTH OF THE SOUTH LINE OF LOT 30 IN SAID BLOCK EXTENDED EAST, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 1,319.3 SQUARE FEET MORE OR LESS. (A.K.A. 3100 WEST 16TH AVENUE)

EXISTING PARCEL 3 DESCRIPTION:

LOTS 28 AND 29, BLOCK 26, CHELTENHAM HEIGHTS AS RESUBDIVIDED BY F.E. BUSBY, TOGETHER WITH THAT PART OF THE WEST ½ OF VACATED ALLEY EAST OF AND ADJACENT TO SAID LOTS, AS ESTABLISHED BY THE ORDINANCE VACATING SAID ALLEY RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 538, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 6786.2 SQUARE FEET MORE OR LESS. (A.K.A. 1586 HOOKER STREET)

EXISTING PARCEL 4 DESCRIPTION:

PART OF LOT 34, EXCEPT THE EAST 23 FEET THEREOF, ALL OF LOT 33 AND THE EAST ½ OF THE VACATED ALLEY ADJOINING AS DESCRIBED IN ORDINANCE NO. 477, SERIES OF 1963 RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 538, BLOCK 26, CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F. E. BUSBY, ALL LYING SOUTH OF THE NORTH LINE OF LOT 31 AND NORTH OF THE SOUTH LINE OF LOT 28 IN SAID BLOCK EXTENDED EAST, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 1759.2 SQUARE FEET MORE OR LESS.
(A.K.A. 3100 WEST 16TH AVENUE)

NEW COMBINED PARCEL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 26, CHELTENHAM HEIGHTS AS RESUBDIVIDED BY F.E. BUSBY, ALSO BEING A POINT ON THE EAST RIGHT–OF–WAY OF HOOKER STREET; THENCE N00°01'02"E ALONG SAID EAST RIGHT–OF–WAY, A DISTANCE OF 76.00 FEET TO A POINT 11.92 FEET SOUTH OF THE THE NORTH LINE OF THE SOUTH ONE–HALF OF LOT 31, BLOCK 26; THENCE S89°52'27"E PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF LOT 31, A DISTANCE OF 170.09 FEET; THENCE S00°00'32"W, A DISTANCE OF 76.00 FEET; THENCE N89°52'27"W, A DISTANCE OF 170.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 12927.2 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

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

2. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATED AS LOCATED BY A FIELD SURVEY FROM EXISTING SURFACE EVIDENCE. OTHER UNDERGROUND UTILITY LINES AND SERVICE LINES MAY EXIST FOR WHICH THERE IS NO EVIDENCE AND THIS SURVEY SHOULD NOT BE RELIED UPON FOR CONSTRUCTION WITHOUT FIRST CONTACTING THE APPROPRIATE AGENCIES OR AUTHORITIES.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CROSSROADS SURVEYING, INC. OR ANY OF IT'S AGENTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OF TITLE POLICY.

4. BASIS OF BEARINGS IS ASSUMED BETWEEN THE FOUND ROUND DOWEL IN DENVER RANGE BOX NEAR THE INTERSECTION OF W. 16TH AVE. AND HOOKER ST. AND THE FOUND AXLE IN DENVER RANGE BOX NEAR THE INTERSECTION OF W. 16TH AVE. AND GROVE ST., BLOCK 26, CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F.E. BUSBY. ASSUMED BEARING = N89°52'19"W AS SHOWN ON SURVEY.

5. BENCHMARK FOR THIS SURVEY IS A CITY AND COUNTY OF DENVER BRASS CAP IN THE CONCRETE NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF IRVING STREET AND WEST COLFAX AVENUE.
STAMPED 77B.BENCHMARK ELEVATION= 5298.57' (1988 NAVD)

6. ALL DIMENSIONS SHOWN AND USED ARE IN U.S. SURVEY FEET.

7. UPON COMPLETION OF PROPOSED CONSTRUCTION OWNER WILL NOTIFY SURVEYOR TO RESET MONUMENTATION AS NECESSARY.

SURVEYOR'S CERTIFICATION

I, JAMES M. WOOLDRIDGE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY TO JAMES HERRON THAT ON MAY 24, 2017 A SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND CHECKING OF THE ABOVE DESCRIBED PROPERTY, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THIS DRAWING IS A TRUE REPRESENTATION OF SAID SURVEY.

COLORADO REGISTERED JAMES M. WOOLDRIDGE PROFESSIONAL LAND SURVEYOR 28669

JAMES M. WOOLDRIDGE, P.L.S. NO. 28669
FOR AND ON THE BEHALF OF
CROSSROADS SURVEYING, INC.

FILING CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, 2018 AT _____M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLAT/ RIGHT–OF–WAY SURVEYS AT PAGE _____ RECEPTION NO._____.

_____
COUNTY SURVEYOR

REVISED: DESCRIPTION NEW COMBINED PARCEL AND CERTIFICATION 5–31–19
REVISED: ADDED FIRE ACCESS EASEMENT 2–09–19
REVISED: ADDED SANITARY AND STORM SEWER 6–06–18

CROSSROADS SURVEYING, INC.
10250 W. MISSISSIPPI AVE. #1106
LAKEWOOD, COLORADO 80226
PHONE: 720–974–6088
FAX: 720–974–6089

PIVOTAL ARCHITECTURE, PC
771 Santa Fe Drive #204
Denver, CO 80204
ph. (720) 473-6320

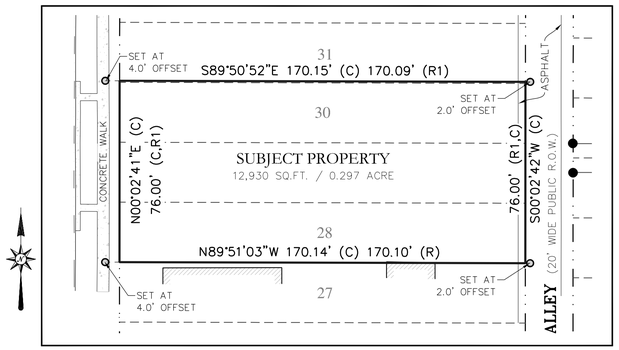
02/14/2020

MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO



DETAIL

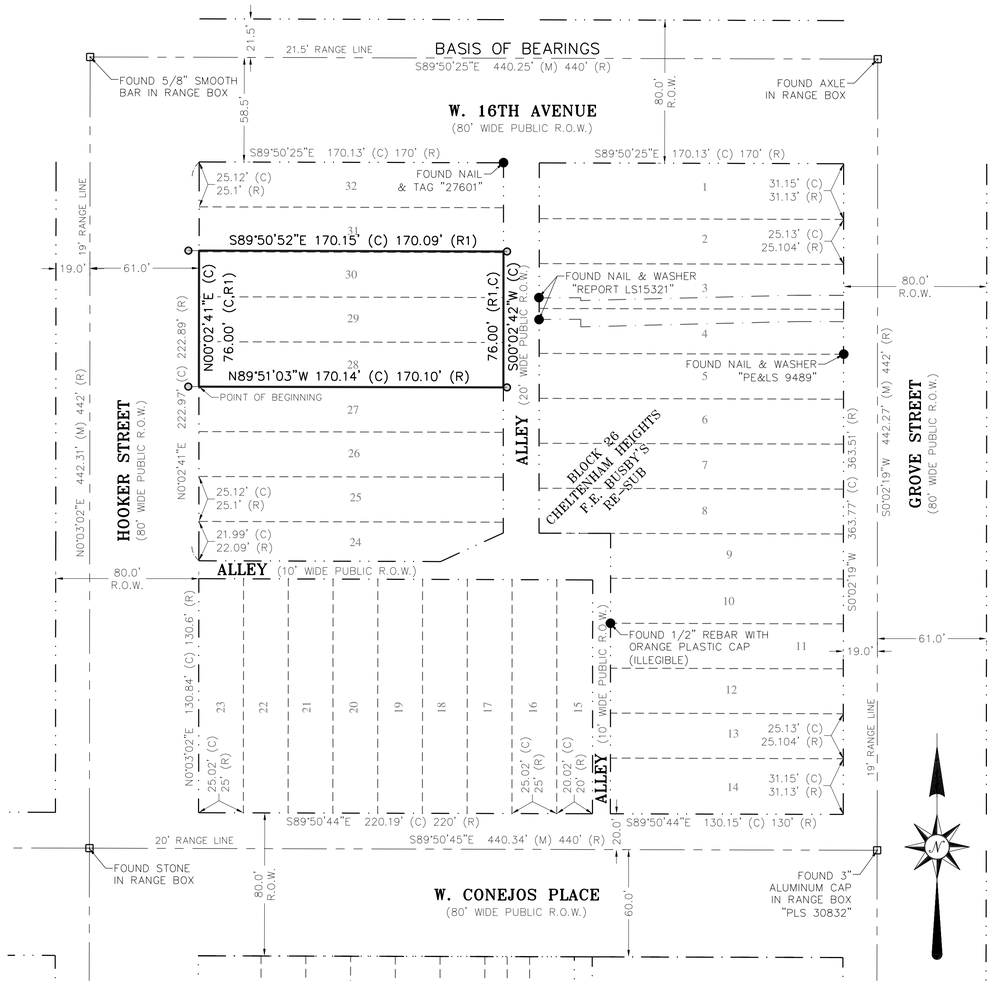
SCALE: 1" = 1,000'

LEGEND

●	FOUND MONUMENT, AS NOTED	(R)	RECORD DISTANCE
○	SET NAIL AND BRASS TAG STAMPED "PLS 38495"	(M)	MEASURED DIMENSION
⊡	FOUND RANGE POINT, AS NOTED	(C)	CALCULATED DIMENSION
	EXISTING BUILDING		SUBJECT PARCEL BOUNDARY LINE
	AREA OF CONCRETE		SECTION LINE
			ADJACENT PROPERTY LINE
			RIGHT-OF-WAY LINE
15			LOT NUMBER

GENERAL NOTES

1. UTILITY INFORMATION WAS OBTAINED FROM FIELD OBSERVATION, UTILITY LOCATE SERVICE, AND RECORD MAPS. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE EVIDENCE ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY. UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
4. BEARINGS ARE BASED ON THE 21.5' RANGE LINE IN WEST 16TH AVENUE, BETWEEN HOOKER STREET AND GROVE STREET. SAID LINE BEARS SOUTH 89°50'25" EAST, AND IS MONUMENTED AT THE WEST END BY A 5/8" SMOOTH BAR IN RANGE BOX AND IS MONUMENTED AT THE EAST END BY A FOUIND AXLE IN RANGE BOX.
5. LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC. OR ANY OF IT'S AGENTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OF TITLE POLICY.
7. BENCHMARK INFORMATION FOR THIS SURVEY IS A CITY AND COUNTY OF DENVER BRASS CAP IN THE CONCRETE NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF IRVING STREET AND WEST COLFAX AVENUE. STAMPED 77B. BENCHMARK ELEVATION= 5298.57' (88 NAVD).



BLOCK ANALYSIS

0 40 80 120

SCALE: 1" = 40'

PROPERTY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXISTING PARCEL 1 DESCRIPTION

LOT 30 AND THE SOUTH HALF OF LOT 31, BLOCK 26, CHELTENHAM HEIGHTS AS RESUBDIVIDED BY F.E. BUSBY, TOGETHER WITH THAT PART OF THE WEST HALF OF VACATED ALLEY EAST OF AND ADJACENT TO SAID LOTS, AS ESTABLISHED BY THE ORDINANCE VACATING SAID ALLEY RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 538, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 5089.5 SQUARE FEET MORE OR LESS. (A.K.A. 1592-1594 HOOKER STREET)

EXISTING PARCEL 2 DESCRIPTION

PART OF LOT 34, EXCEPT THE EAST 23 FEET THEREOF, ALL OF LOT 33 AND THE EAST 1/2 OF THE VACATED ALLEY ADJOINING AS DESCRIBED IN ORDINANCE NO. 477, SERIES OF 1963 RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 538, BLOCK 26, CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F. E. BUSBY, ALL LYING SOUTH OF THE NORTH LINE OF THE SOUTH ½ OFLOT 31 AND NORTH OF THE SOUTH LINE OF LOT 30 IN SAID BLOCK EXTENDED EAST, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 1319.3 SQUARE FEET MORE OR LESS. (A.K.A. 3100 WEST 16TH AVENUE)

EXISTING PARCEL 3 DESCRIPTION

LOTS 28 AND 29, BLOCK 26, CHELTENHAM HEIGHTS AS RESUBDIVIDED BY F.E. BUSBY, TOGETHER WITH THAT PART OF THE WEST HALF OF VACATED ALLEY EAST OF AND ADJACENT TO SAID LOTS, AS ESTABLISHED BY THE ORDINANCE VACATING SAID ALLEY RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 538, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 6786.2 SQUARE FEET MORE OR LESS. (A.K.A. 1586 HOOKER STREET)

EXISTING PARCEL 4 DESCRIPTION

PART OF LOT 34, EXCEPT THE EAST 23 FEET THEREOF, ALL OF LOT 33 AND THE EAST HALF OF THE VACATED ALLEY ADJOINING AS DESCRIBED IN ORDINANCE NO. 477, SERIES OF 1963 RECORDED JANUARY 14, 1964 IN BOOK 9167 AT PAGE 538, BLOCK 26, CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F. E. BUSBY, ALL LYING SOUTH OF THE NORTH LINE OF LOT 31 AND NORTH OF THE SOUTH LINE OF LOT 28 IN SAID BLOCK EXTENDED EAST, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONTAINING 1759.2 SQUARE FEET MORE OR LESS. (A.K.A. 3100 WEST 16TH AVENUE)

NEW COMBINED PARCEL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 26, CHELTENHAM HEIGHTS AS RESUBDIVIDED BY F.E. BUSBY, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY OF HOOKER STREET; THENCE N00°02'41"E ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 76.00 FEET TO A POINT 0.63 FEET NORTH OF THE THE SOUTHWEST CORNER OF LOT 31, BLOCK 26; THENCE S89°50'52"E, A DISTANCE OF 170.15 FEET;THENCE S00°02'42"W, A DISTANCE OF 76.00 FEET; THENCE N89°51'03"W, A DISTANCE OF 170.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,930 SQUARE FEET MORE OR LESS.

STACY LYNN JACOBS P.L.S.
COLORADO REG. NO. 38495
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
WWW.RRENGINEERS.COM

PIVOTAL ARCHITECTURE, PC
771 Santa Fe Drive #204
Denver, CO 80204
ph. (720) 473-6320

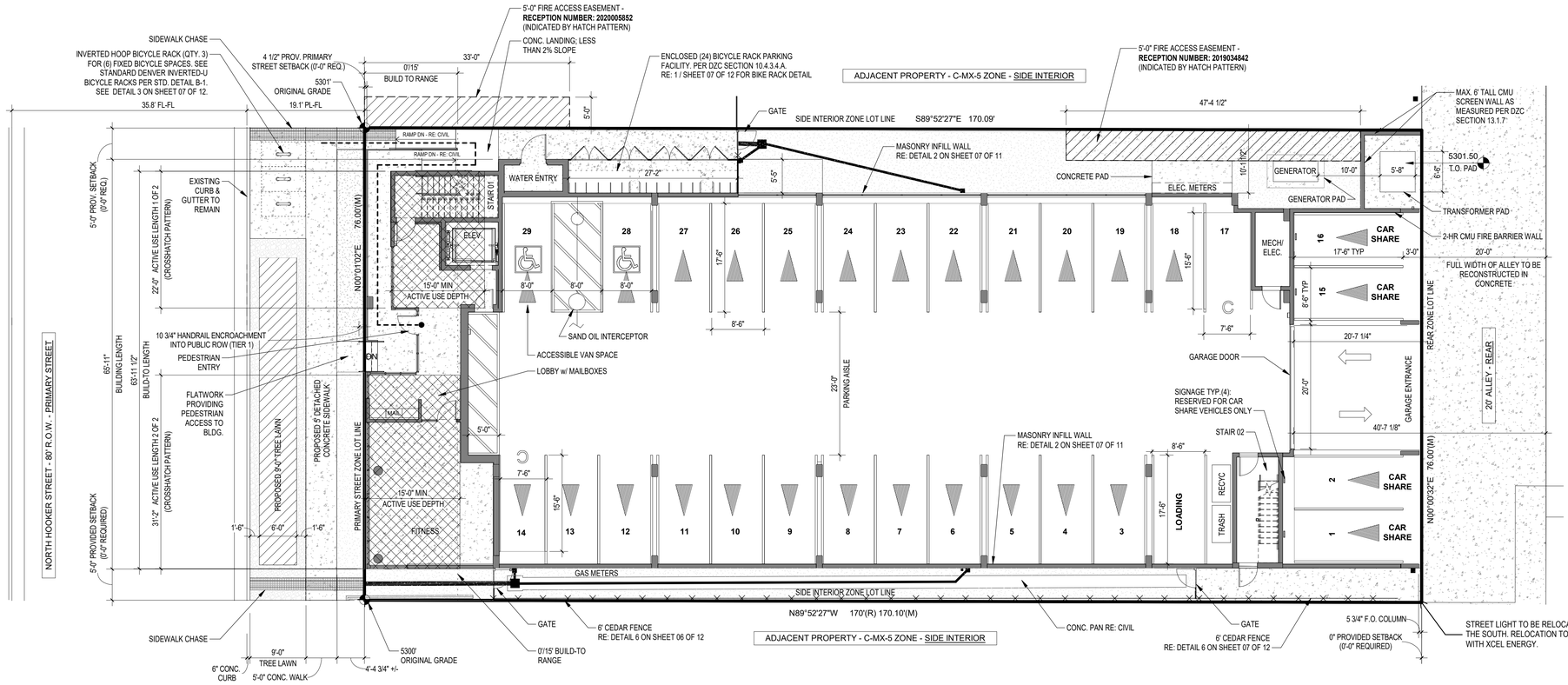
2/14/2020

MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 1586 HOOKER STREET, DENVER, CO 80204



1 SITE PLAN
1" = 10'-0"

NOTES:

1. GENERALIZED DESIGN AND NOTES FOR ANY MAJOR, CHANGED, OR NEW IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY REQUIRED OF THE DEVELOPMENT PROJECT IS SHOWN.
2. A TRANSPORTATION ENGINEERING PLAN (TEP) IS A SET OF CONSTRUCTION PLANS TO DOCUMENT IN DETAIL THE PUBLIC RIGHT-OF-WAY IMPROVEMENTS PROPOSED. THIS DOCUMENT IS USED BY CITY AND COUNTY OF DENVER (CCD) INSPECTORS TO ENSURE THAT ALL REQUIRED PUBLIC RIGHT-OF-WAY IMPROVEMENTS ARE CONSTRUCTED PER CCD STANDARDS. REFER TO 2018-TRAN-0000332

SIGHT TRIANGLE RESTRICTIONS:

10' X 10' PEDESTRIAN SIGHT TRIANGLES - NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE.

30' X 30' CORNER SIGHT TRIANGLES - CORNER TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.

ROADWAY SIGHT TRIANGLES - NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

BASE PLANE CALCULATION

FRONT NORTHWEST VALUE: 5,301'
FRONT SOUTHWEST VALUE: 5,300'
10,601' ÷ 2 = 5,300.5'

PER DZC 13.1.3.2.C, MEASUREMENTS FOR PURPOSES OF ESTABLISHING A PRIMARY BASE PLANE SHALL BE ROUNDED TO THE CLOSEST WHOLE NUMBER.

SINGLE BASE PLANE = 5301' (ARCHITECTURAL = 100'-9 5/8" +/-)

ARCHITECTURAL 100'-0" = NAVD88 5300.2'

BUILD-TO ANALYSIS

	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - HOOKER STREET	70%	84%
TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)		
ZONE LOT STREET FRONTAGE LENGTH		76' - 0"
BUILD-TO LENGTH	53' - 2"	63' - 11 1/2"

SIDE STREET - NOT APPLICABLE

ACTIVE USE ANALYSIS

ACTIVE USE REQUIREMENTS	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - N. HOOKER ST.	100% (53'-2")	100% (53' - 2")** *LENGTH 1 OF 2 = 22' - 0"* *LENGTH 2 OF 2 = 31' - 2"*
PORTION OF THE STREET LEVEL BUILDING FRONTAGE THAT MEETS THE MIN BUILD-TO REQUIREMENTS* x REQ'D MIN	53'-2" x 100% 53'-2"	

SIDE STREET - NOT APPLICABLE

** 70% (REQ. MIN.) OF ZONE LOT STREET FRONTAGE LENGTH (76' - 0") = 53'-2"*
*** REFERENCE SITE PLAN FOR IDENTIFICATION OF ACTIVE USE LENGTHS*

SITE PLAN LEGEND

- FRONT DOOR LOCATION
- GARAGED VEHICLE
- ACCESSIBLE PATH TO TYPE "A" AND TYPE "B" DWELLING UNITS
- 6' OPAQUE CEDAR FENCE
- PROVIDED ACTIVE USE ZONE

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MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

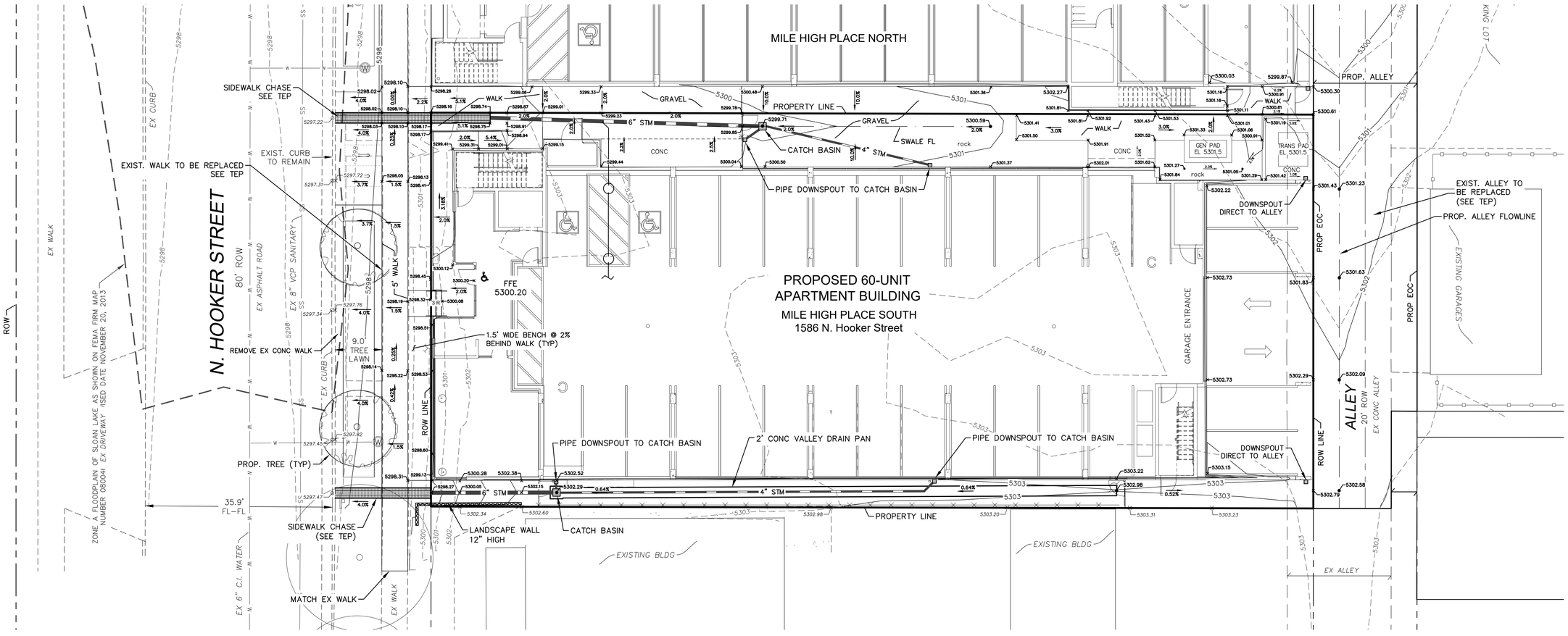
MULTIFAMILY RESIDENTIAL

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 1586 N HOOKER STREET DENVER, CO 80204

PROJECT BENCHMARK:
CITY AND COUNTY OF DENVER BRASS CAP IN THE CONCRETE NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF IRVING STREET AND WEST COLFAX AVENUE. STAMPED 77B.
BENCHMARK ELEVATION: 5298.57 (1988 NAVD)

NORTH
0 10' 20'



LEGEND

- PROPERTY LINE
- x EXISTING FENCE
- SS EXISTING SANITARY SEWER
- W EXISTING WATER MAIN
- ST EXISTING STORM DRAIN
- G EXISTING GAS MAIN
- E EXISTING BURIED ELECTRIC
- TE EXISTING BURIED PHONE/CABLE
- 5230 PROPOSED CONTOUR
- 5230 EXISTING CONTOUR
- PROPOSED WALL
- 2.2% PROPOSED SLOPE/FLOW ARROW
- 2.2% EXISTING SLOPE/FLOW ARROW
- X 5280 EXISTING SPOT ELEVATION
- o 5280 EXISTING FLOWLINE SPOT ELEV
- X 5280.00 PROPOSED FINISHED GRADE ELEV
- ● 5280.00 PROPOSED FLOWLINE SPOT ELEV
- FFE = FINISHED FLOOR ELEVATION
- PROPOSED STORM DRAIN PIPE
- ACCESSIBLE ENTRY

GENERAL NOTES:

1. THE CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, MOBILIZATION, OR ORDERING OF MATERIALS, CONFIRM THAT EXISTING UTILITY LOCATIONS ARE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
3. NO JOINTS ALLOWED ALONG DRIVE FLOWLINE. ALL JOINTS MUST BE A MINIMUM 3' AWAY FROM FL.
4. SEE GEOTECH REPORT FOR PAVEMENT DESIGN.

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
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720-536-5278

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MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO

LOCATED AT: 1586 N HOOKER STREET DENVER, CO 80204

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BENCHMARK ELEVATION: 5298.57 (1988 NAVD)

LEGEND

- PROPERTY LINE
- x EXISTING FENCE
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- W EXISTING WATER MAIN
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- G EXISTING GAS MAIN
- E EXISTING BURIED ELECTRIC
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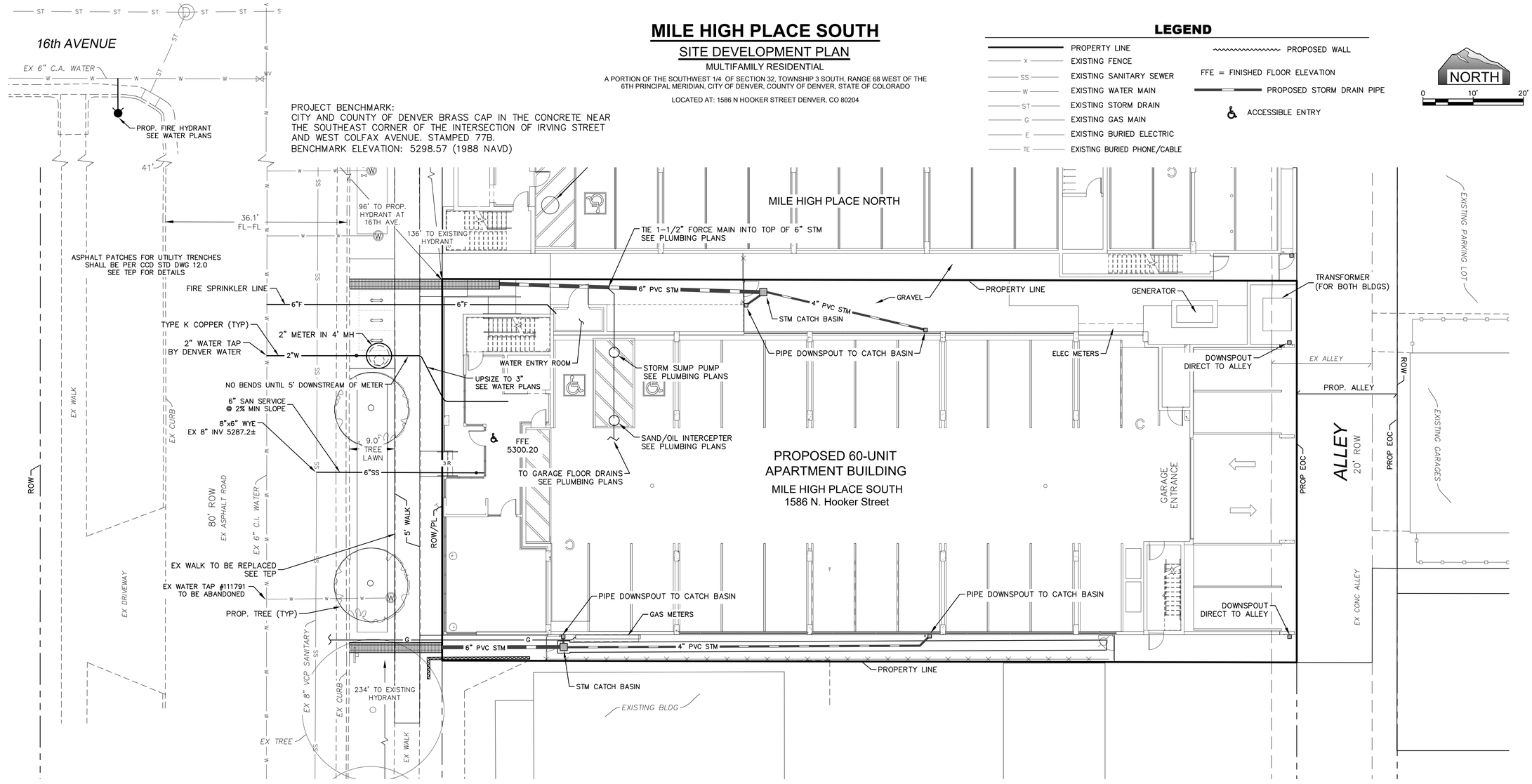
- PROPOSED WALL
- FFE = FINISHED FLOOR ELEVATION
- PROPOSED STORM DRAIN PIPE
- ACCESSIBLE ENTRY

NORTH
0 10' 20'



WATER NOTES:

1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW APPROVAL SEPARATE OF THE DRC PROCESS.
3. AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED FOR FIRELINES, COMMERCIAL, MULTIFAMILY DWELLINGS AND IRRITATION.
4. METER LOCATIONS MUST BE APPROVED BY DW.
5. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FIRE FLOWS.
6. ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAIN AND INSPECTED BY THIS WILL BE DONE AT THE DEVELOPER'S COST.
7. SYSTEM DEVELOPMENT VALUE 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 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 & 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.
14. ALL METER PITS REQUIRE ADDRESS TAGS INSTALLED PER ENGINEERING STANDARD 3.02 G.
15. ALL MANIFOLDS MUST BE IN THE TRENCH, FULLY CONNECTED, UP TO THE SECONDARY CURB STOP (AT A MINIMUM) AT THE TIME OF TAP.

GENERAL NOTES:

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3. PIPE LENGTHS SHOWN ARE 2D, MEASURED FROM CENTER TO CENTER OF STRUCTURES.
4. CONTRACTOR TO CONFIRM BUILDING SANITARY SERVICE LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO CONFIRM BUILDING ROOFDRAIN LOCATIONS PRIOR TO CONSTRUCTION.
6. ALL WATER IMPROVEMENTS SHALL BE PER DENVER WATER STANDARDS.
7. ALL SANITARY & STORM IMPROVEMENTS SHALL BE PER DENVER WASTEWATER STANDARDS.
8. SEE PRIVATE STORM PLANS FOR STORM SEWER DETAILS.

FIRE FLOW DATA:

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1853 GPM MIN @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED BY A MINIMUM OF 2 FIRE HYDRANTS. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2015 IFC WITH 2016 AMENDMENTS
OCCUPANCY GROUP: R-2, S-2,
CONSTRUCTION TYPE: I-A (PARKING GARAGE), V-A (APARTMENTS)
AREAS: GARAGE=9,794 SF APTS=40,154 SF TOTAL=49,948 SF
FIRE FLOW = (9794/49948)x2500 + (40154/49948)x4000 = 3706 GPM
THIS BUILDING IS SPRINKLERED (50% CREDIT)
REQUIRED FIRE FLOW = 1853 GPM

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MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 1586 HOOKER STREET, DENVER, CO 80204

Office of the City Forester (OCF) Standard General Plan Notes:
1. Existing trees required to be preserved in ROW and/or public place shall be protected per OCF standards and practices. Tree protection shall be installed prior to issue of demolition/building permit, approved by the OCF, and shall remain as approved throughout construction. No access, construction activities or storage of construction materials/debris/equipment shall take place within tree protection zones without prior written authorization from the OCF.
2. Per City Code, all tree removals in City/County of Denver must be performed by the property owner or a tree contractor licensed by OCF, including trees in ROW, public place and private property. For a current list of licensed tree contractors, visit www.denvergov.org/Forestry.
A. OCF-approved tree removals in ROW or public place;
i. A tree removal permit issued by the OCF is required prior to removal. Tree removal permits are not included with building permits or plan approvals and must be obtained separately from the OCF. Contact the OCF (Forestry@denvergov.org) with name of licensed contractor or property owner performing removal. Include project number (2018PM0000587) and project address.
ii. Existing ROW or public place trees approved for removal by the OCF must be protected in place until removed by an OCF licensed tree contractor. Failure to protect such trees until removal, or removing trees without a permit, will result in a notice of violation and/or citations/fines.
B. A tree removal permit is not required for private property tree removals.
3. 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 OCF Rules and Regulations.
4. All electric fixtures and utilities, including but not limited to outlets and lights, shall be located at outside perimeter of tree planting areas within hardscape. In tree lawns, fixtures shall be placed minimum 3 (three) feet radially from base of trunk.
5. An OCF-issued tree planting permit is required for all trees to be planted in ROW or public place. Contact OCF (Forestry@denvergov.org) with name of contractor or property owner performing work. Include project number (2018PM0000587) and project address when requesting permit. Tree planting permits are not included with building permits and must be obtained separately from the OCF prior to installation.
6. Proposed tree planting in the Right-of-Way (ROW) or public place shall be pre-approved by the Office of the City Forester (OCF) and shall be a minimum of;
A. 30' from outside edge of intersecting curbs for sight triangle
B. 20' from stop signs
C. 25' from street lights
D. 20' from pedestrian curb ramps
E. 10' from edge of vehicular drive apron and hydrants.
7. 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.
8. Required soil remediation when removing hardscape/concrete/asphalt/pavers/etc. to plant trees):
A. Soil analysis, bulk density testing and remediation required when removing hardscape to plant trees; including but not limited to concrete, asphalt, pavers, brick
i. Deep soil analysis to 24" depth required from credited, local soil analysis laboratory with experience in local urban soils.
ii. Analysis must determine soil texture and type, pH balance, soil salinity, organic matter (OM) percentage, and plant available nutrients
B. Soil Remediation required based on soil analysis.
9. Contact the OCF a minimum of five (5) business days before commencement of demolition and/or construction activity.
10. After trees are planted, email forestry@denvergov.org for final tree planting inspection approval. Denver Forestry will verify correct tree species have been installed, trees have been planted at proper depth, and all burlap, wire, and rope has been removed from tree root balls. Trees planted too deeply must be corrected per Forestry direction. Species that deviate from approved SDP must also be approved by Office of the City Forester.

LANDSCAPE PLAN LEGEND

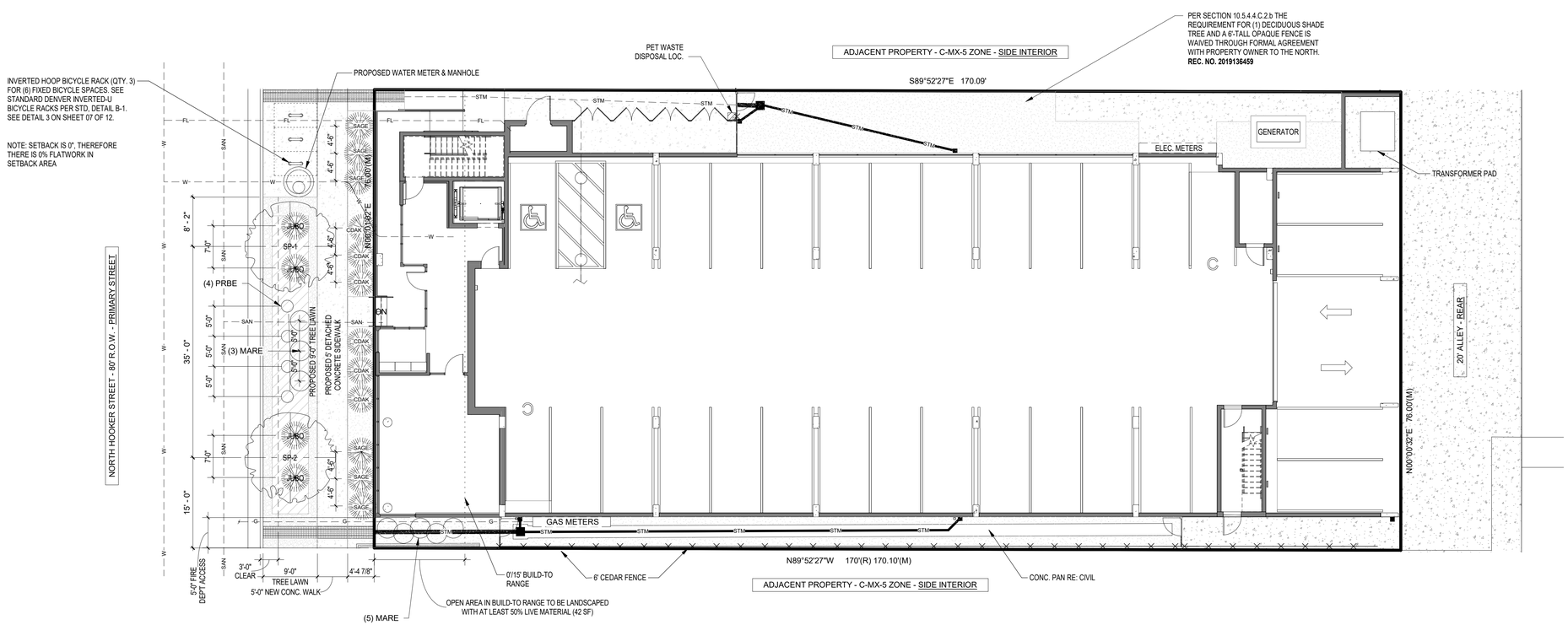
- CONCRETE
- SHREDDED REDWOOD MULCH. CONTAIN AREAS WITH STEEL EDGER.
- 3/4" WASHED GRANITE MULCH
- 4" COBBLE MULCH

BUILD-TO RANGE LIVE MATERIALS COVERAGE

TOTAL AREA OF BUILD-TO RANGE (SF)	1,140
AREA OF BUILD-TO RANGE OCCUPIED BY BUILDING, PEDESTRIAN WALKWAYS, ETC. (SF)	1,057
TOTAL REMAINING "OPEN AREA" (SF)	83
AREA OF LIVE MATERIAL (SF)	42 (51%)
AREA OF NON-LIVE MATERIAL (SF)	41 (49%)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
SP-1	1	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" B&B	30' CANOPY SPREAD AT MATURITY
SP-2	1	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" B&B	50' CANOPY SPREAD AT MATURITY
SHRUBS					
JUBO	4	JUNIPERUS SABINA `BROADMOOR`	BROADMOOR JUNIPER	# 5	
MARE	8	MAHONIA REPENS	CREEPING MAHONIA	# 1	
PRBE	4	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	# 5	
CDAK	6	CARYOTERIS X CLANDONENSIS	DARK NIGHT SPIREA	# 5	
SAGE	6	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE	# 5	



1 LANDSCAPE PLAN
1" = 10'-0"

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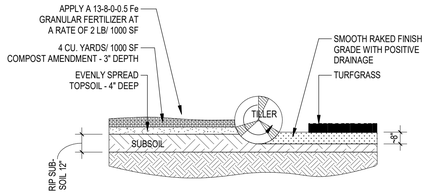
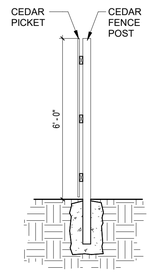
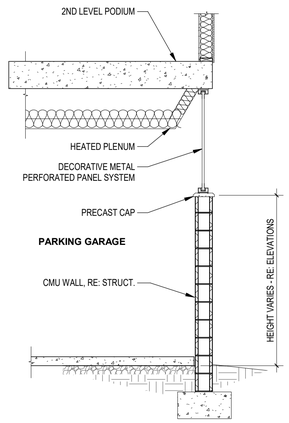


NOTES:
1. NOTES 1-4 FROM PLANT SOIL PREPARATION DETAIL APPLY.
2. FINISH GRADE FOR ALL SOD AREAS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE OF THE WALK/CURB.

5 SOIL PREPARATION - TURFGRASS (SOD)
1/2" = 1'-0"



6 DETAIL FOR OPAQUE FENCE / ENCLOSURE
3/8" = 1'-0"



2 MASONRY INFILL WALL
3/8" = 1'-0"

NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND OTHER FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
3. COMPOST TO CONSIST OF 1-YEAR OLD PLANT-BASED ORGANIC MATERIAL.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE.
6. LAWNS WITHIN THE BOUNDARIES OF EXISTING TREE DRIPLINES SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINES WHERE CONCRETE AND HARDSCAPE ARE REMOVED.

4 SOIL PREPARATION - PLANTINGS
1/2" = 1'-0"

1-Loop Wave Style Bike Rack - 2 Bike Capacity, Black

Upscale stylish look for downtown shopping and business districts.

- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Concrete mounting hardware sold separately.

3 DETAIL FOR FIXED BICYCLE RACK
NOT TO SCALE

Product

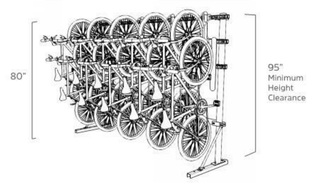
DoubleUp Single Sided Rack

Model: 543-4010

thepark AND FACILITIES CATALOG

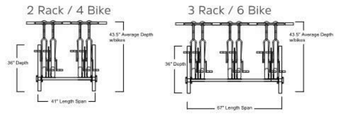
Materials and Benefits:

11 gauge steel
¼" x 2" flat steel hook mounts
3/4" solid steel locking bar
7/16" holes to accommodate 3/8" bolt
2" x 2" square support bars



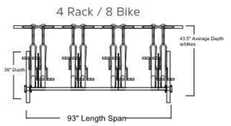
Finishes:

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sanded Down
2. Washed and Dried
3. Zinc Primer
4. Powder Coat
5. UV Clear Topcoat



Size Options:

☐ **2 Rack / 4 Bike (41" Span, Approx 55" w/bikes)**
☐ **3 Rack / 6 Bike (67" Span, Approx 81" w/bikes)**
☐ **4 Rack / 8 Bike (93" Span, Approx 108" w/bikes)**
☐ **5 Rack / 10 Bike (119" Span, Approx 134" w/bikes)**



Color Options:

☐ **Standard Color**
Black

Mount Options:

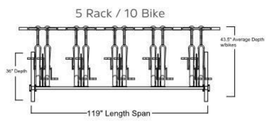
Free Standing

Space Recommendations:

Distance from ground to bottom of rack: 42"
Ceiling height: Minimum 95"

Side wall to rack center:
Minimum 20", recommended 24"

Distance between racks center to center:
Minimum 28", recommended 31"



1 ENCLOSED BICYCLE RACK DETAILS
3/8" = 1'-0"

PLANT NOTES

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.

2. TREES SHALL NOT BE PLANTED CLOSER 10 FEET TO ANY SEWER OR WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH UTILITY COMPANIES LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. NO WEED BARRIER IN TREE PLANTING AREAS.

3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.

4. DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

5. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH RYERSON OR APPROVED EQUIVALENT STEEL EDGER.

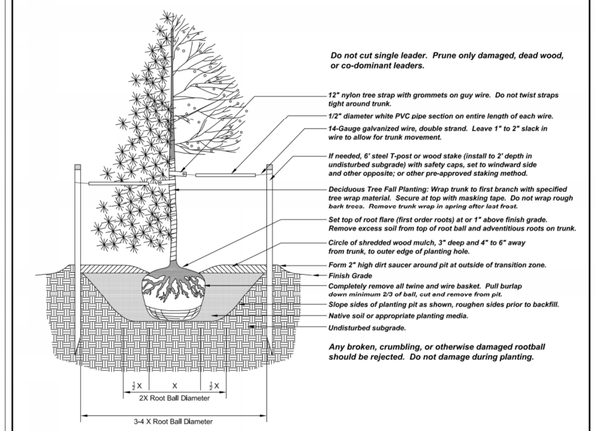
6. ALL SHRUB BED AREAS SHALL BE MULCHED WITH SHREDDED REDWOOD MULCH TO A DEPTH OF 4". PERENNIALS AND GROUNDCOVER AREAS SHALL BE MULCHED WITH A 3" LAYER. NO WEED BARRIER IN PERENNIAL/ANNUAL AREAS OR R.O.W. TREE PLANTING AREAS.

7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST THREE (3) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.

8. ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM ACCORDING TO INTERLOCKEN DESIGN SPECIFICATIONS. TURF AREAS WILL HAVE A SPRAY ZONE, SHRUBS AND TREES IN GRATES OR OPENINGS WILL HAVE A DRIP ZONE AND PERENNIALS/GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS. MAINTENANCE FOR ALL OF THIS PROJECT WILL BE BY OWNER.

9. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.

10. ANY WORK COMPLETED WITHIN THE ROW WILL MEET CITY OF DENVER, STREETSCAPE DESIGN MANUAL STANDARDS. IF ANY ADDITIONAL TREES ARE REQUIRED WITHIN THE ROW, THEY SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE PER THE STREETSCAPE DESIGN STANDARDS.



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.
- Penalties 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 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 centered 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.
- All electric fixtures and utilities, including but not limited to outlets and lights, shall be located at outside perimeter of tree planting areas within hardscape. In tree lawns, fixtures shall be placed minimum 3 (three) feet radially from base of trunk.

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

REVISIONS MARK	BULLETIN	DATE	PREPARED BY OFFICE OF THE CITY FORESTER, DENVER PARKS AND RECREATION DEPARTMENT	CITY AND COUNTY OF DENVER 201 W. COLFAX AVE. DENVER, COLORADO 80202	STANDARD RESIDENTIAL TREE PLANTING DETAIL FOR SOD AREA OR TREE LAWN	NOT TO SCALE DATE: 9/14/18 DIAGRAM P-1.A

PIVOTAL ARCHITECTURE, PC
771 Santa Fe Drive #204
Denver, CO 80204
ph. (720) 473-6320

02/14/2020

MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 1586 HOOKER STREET, DENVER, CO 80204

ACCESSIBLE HOUSING

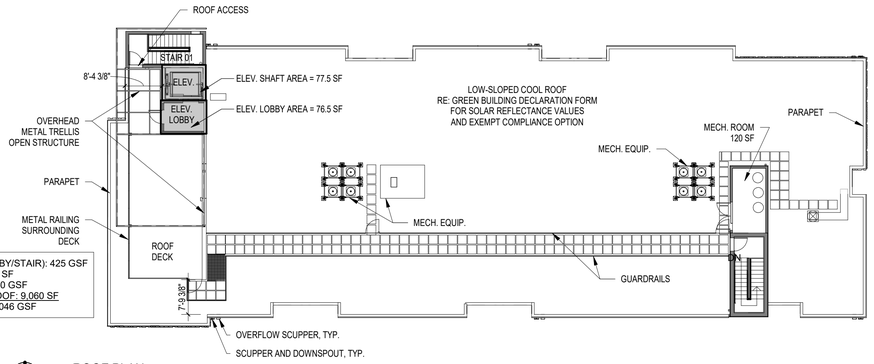
PER CITY AND COUNTY OF DENVER APPENDIX M COLORADO TITLE 9 ARTICLES

	PROJECT	REQUIRED	PROVIDED
9-5-105 (2a)	58 - 71 UNITS	30 POINTS	244 POINTS
9-5-105 (1)	(2) TYPE A DWELLING UNITS (6 POINTS EACH)		
9-5-105 (1)	(58) TYPE B DWELLING UNITS (4 POINTS EACH)		

STAIR, ELEV, ELEV LOBBY AND MECHANICAL ENCLOSURES

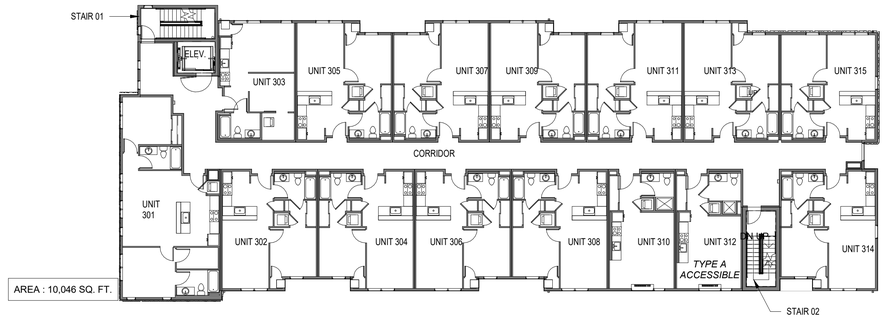
AREA PERCENTAGE CALCULATIONS:

AGGREGATE AREA OF ENCLOSURE, ROOF-TOP MECHANICAL EQUIPMENT (SF) AND ROOF TRELLIS	1,003
AREA OF THE SUPPORTING ROOF (SF)	10,046
PERCENT OF AREA (%)	10



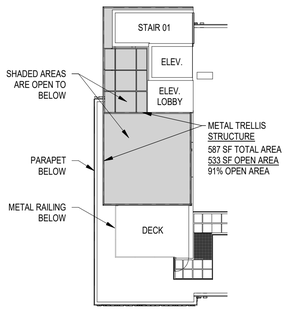
AREA (ELEV/LOBBY/STAIR): 425 GSF
ROOF DECK: 441 SF
MECH. ROOM: 120 GSF
UNOCCUPIED ROOF: 9,060 SF
TOTAL AREA: 10,046 GSF

6 ROOF PLAN
1/16" = 1'-0"

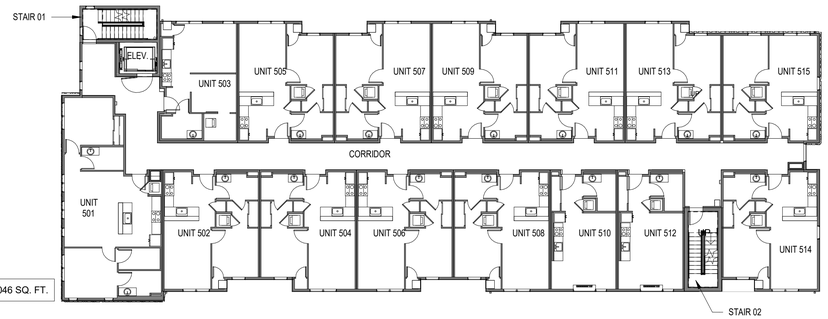


AREA : 10,046 SQ. FT.

3 LEVEL 3
1/16" = 1'-0"

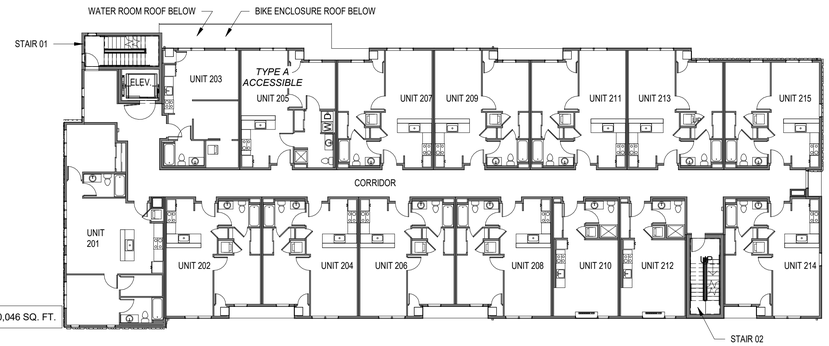


8 TRELLIS PLAN
1/16" = 1'-0"



AREA : 10,046 SQ. FT.

5 LEVEL 5
1/16" = 1'-0"

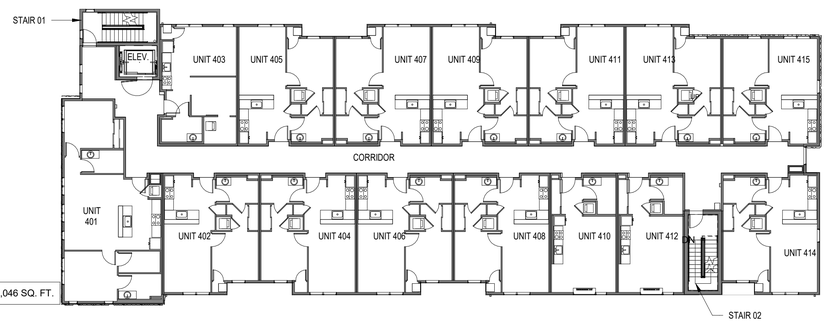


AREA : 10,046 SQ. FT.

2 LEVEL 2
1/16" = 1'-0"

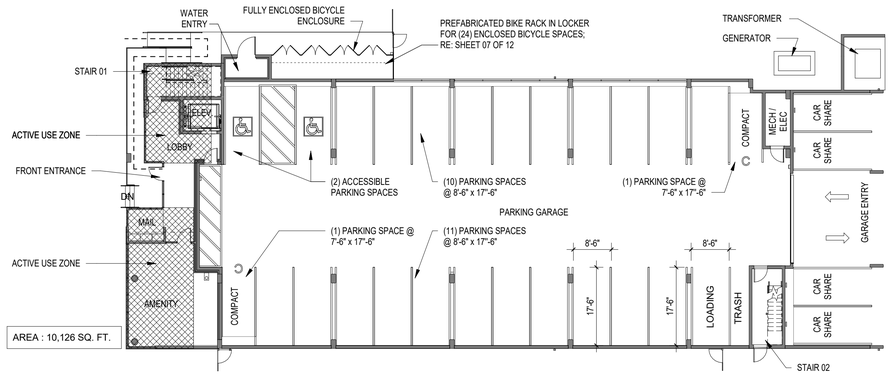
NOTE: SIGN TO BE MOUNTED IN FRONT OF ALL COMPACT PARKING SPACES.

7 COMPACT PARKING SPACE SIGNAGE
1 1/2" = 1'-0"



AREA : 10,046 SQ. FT.

4 LEVEL 4
1/16" = 1'-0"



AREA : 10,126 SQ. FT.

1 LEVEL 1
1/16" = 1'-0"

PIVOTAL
ARCHITECTURE, PC
771 Santa Fe Drive #204
Denver, CO 80204
ph. (720) 473-6320

02/14/2020

MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 1586 HOOKER STREET, DENVER, CO 80204

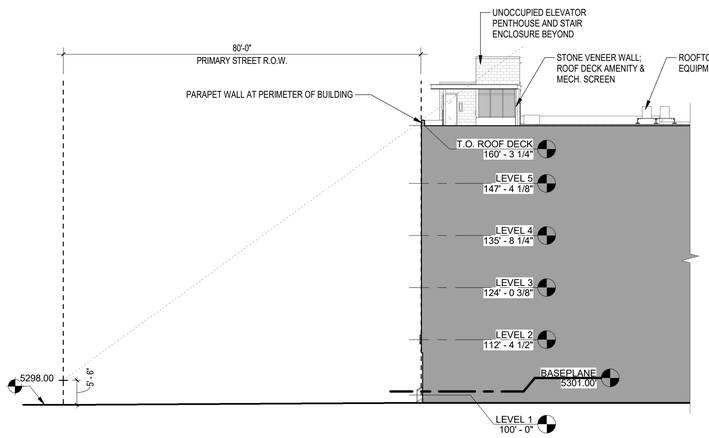
GROUND STORY ACTIVATION (TRANSPARENCY)

REFERENCE WEST ELEVATION - PRIMARY STREET

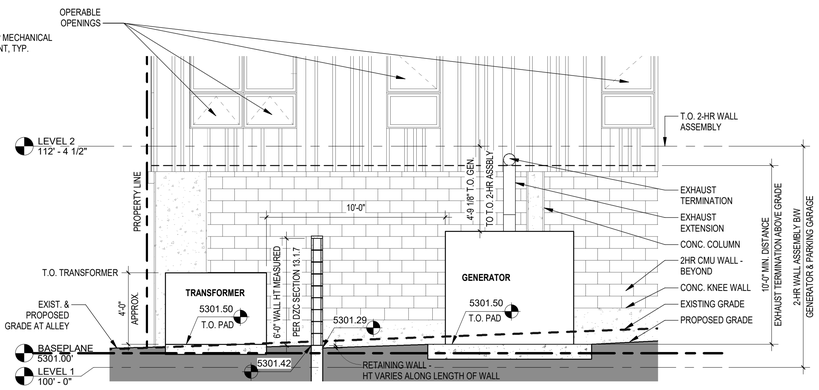
	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - N HOOKER STREET	40%	65%
TOTAL TRANSPARENCY (%)		
BUILDING LENGTH *	63' - 11 1/2"	63' - 11 1/2"
CLEAR GLAZING	25' - 7"	41' - 4" (AS DIMENSIONED BELOW)

WINDOW GLAZING SHALL BE CLEAR AND SHALL TRANSMIT AT LEAST 65% OF THE VISIBLE DAYLIGHT (VISIBLE TRANSMITTANCE SHALL BE .65 OR GREATER).

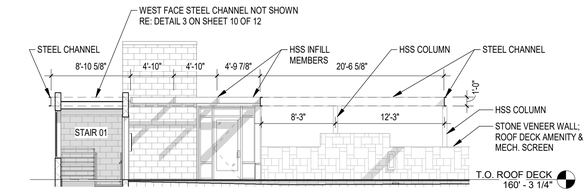
** BUILDING LENGTH = STREET-FACING STREET LEVEL BUILDING FACADE*



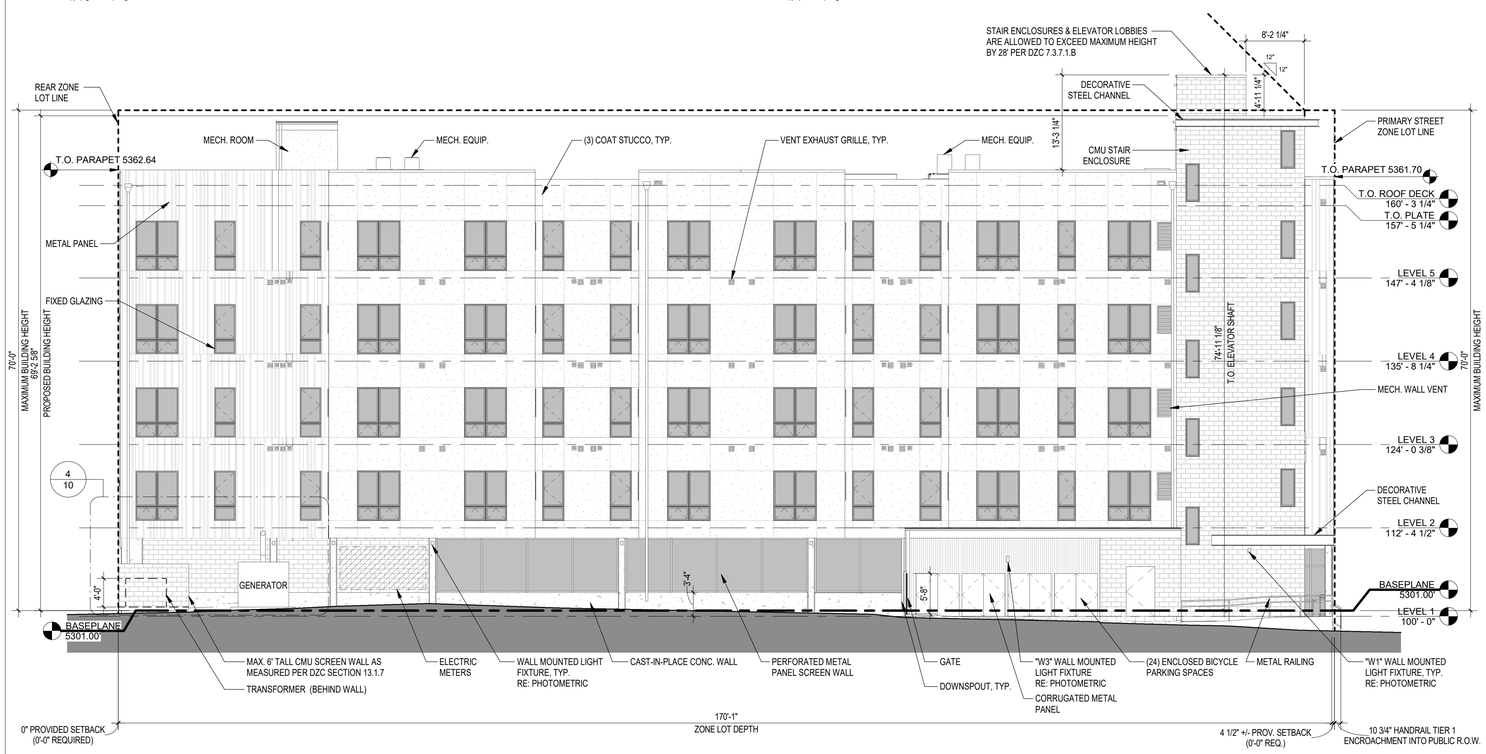
3 MECHANICAL EQUIPMENT SCREENING EXHIBIT
1/16" = 1'-0"



4 ENLARGED NORTH ELEVATION AT TRANSFORMER & GENERATOR
1/4" = 1'-0"



5 TRELLIS ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION - (SIDE INTERIOR)
1" = 10'-0"

1 WEST ELEVATION - HOOKER STREET - PRIMARY STREET
1" = 10'-0"

PIVOTAL
ARCHITECTURE, PC
771 Santa Fe Drive #204
Denver, CO 80204
ph. (720) 473-6320

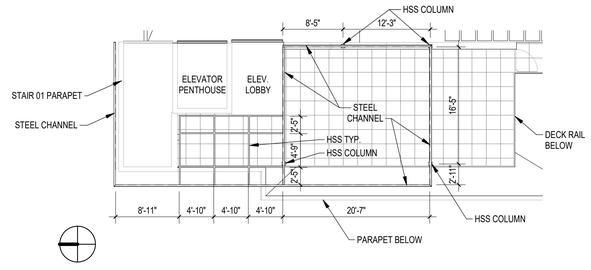
2/14/2020

MILE HIGH PLACE SOUTH

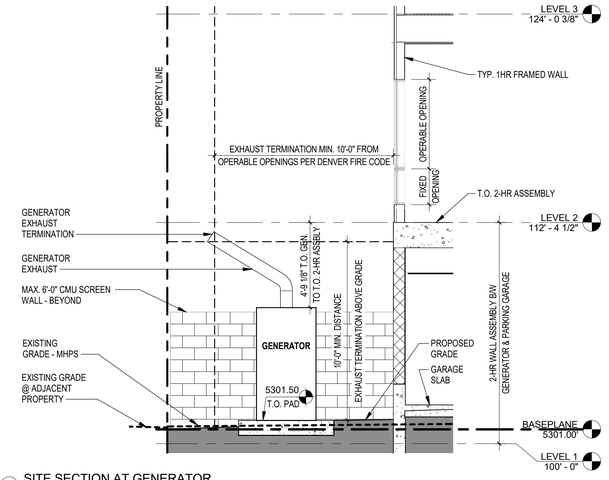
SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

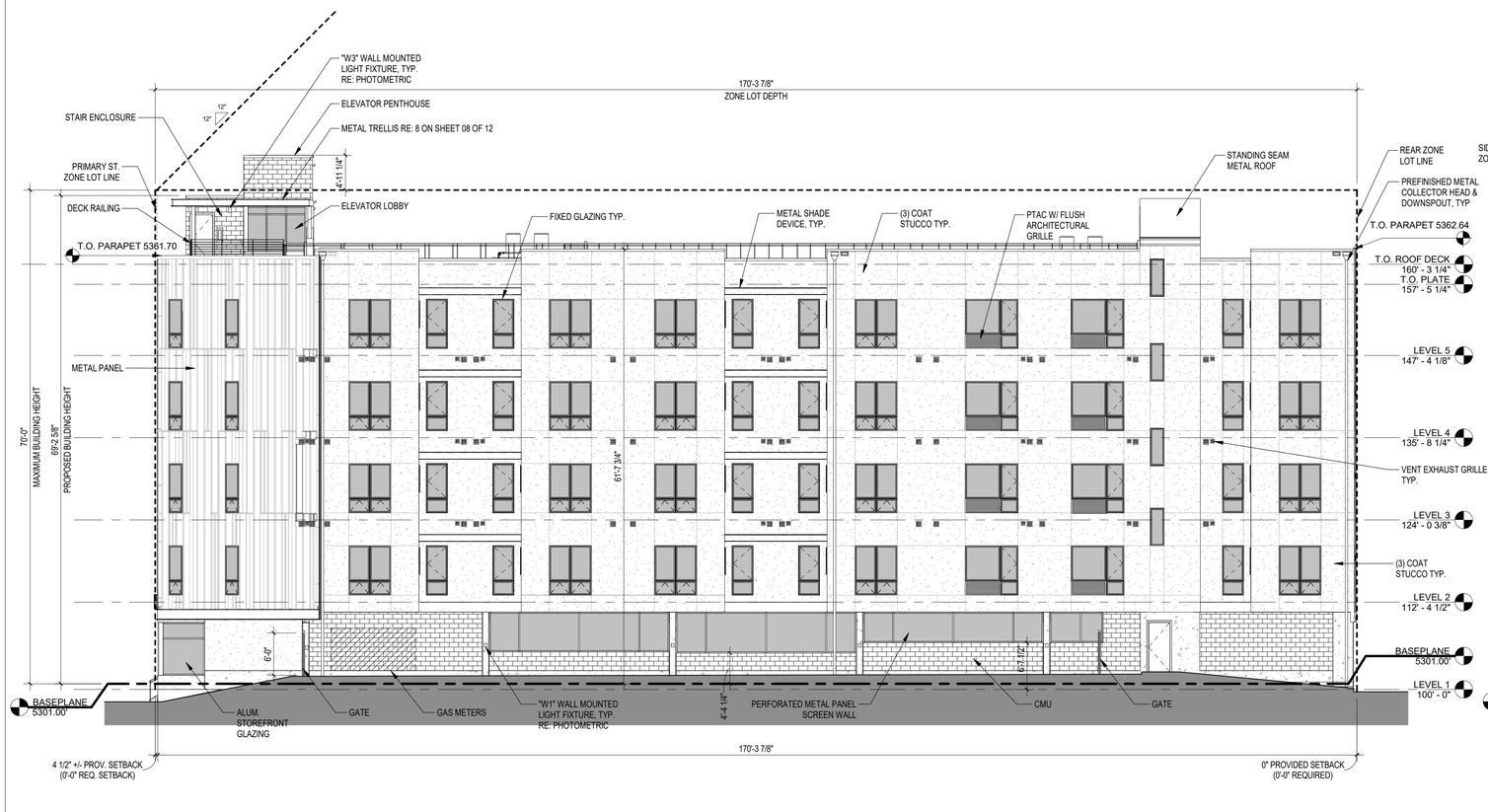
A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 1586 HOOKER STREET, DENVER, CO 80204



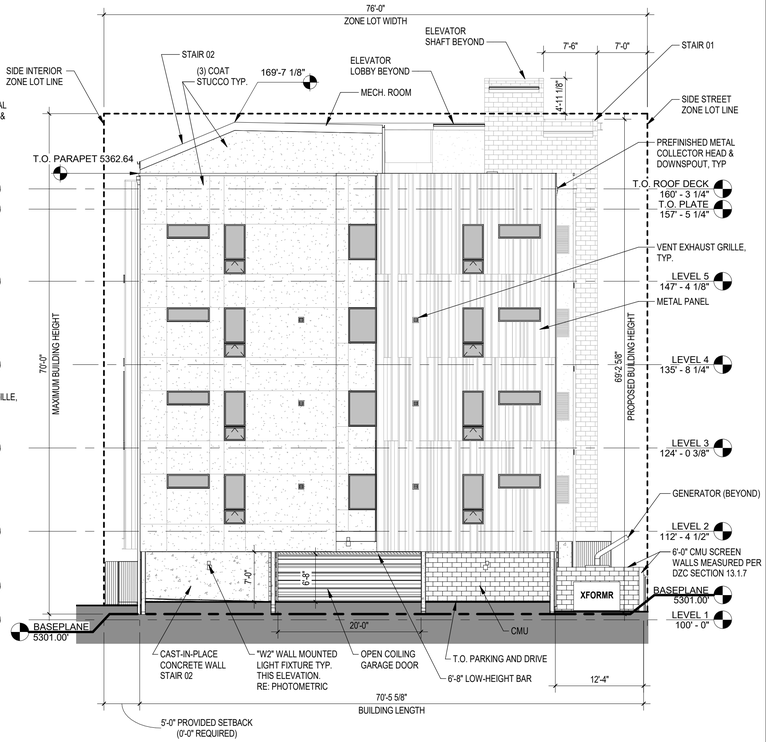
3 ROOF TOP TRELLIS PLAN
1" = 10'-0"



4 SITE SECTION AT GENERATOR
1/4" = 1'-0"



2 SOUTH ELEVATION - (SIDE INTERIOR)
1" = 10'-0"



1 EAST ELEVATION - ALLEY (REAR)
1" = 10'-0"

PIVOTAL
ARCHITECTURE, PC
771 Santa Fe Drive #204
Denver, CO 80204
ph. (720) 473-6320

2/14/2020

MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 1598 N HOOKER STREET DENVER, CO 80204

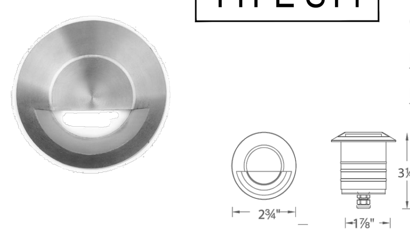
2" INGROUND - CIRCLE STEP LIGHT

2041

WAC LANDSCAPE LIGHTING

TYPE ST1

Fixture Type:
Catalog Number:
Project:
Location:



PRODUCT DESCRIPTION

Landscape 2" recessed luminaire for step and wall light applications.

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)
Power: 4.1W / 6.6VA
Brightness: 50 lm
CRI: 85
Rated Life: 70,000 hours

FEATURES

- IP68 rated, Suitable for continuous immersion under water
- Factory sealed water tight fixtures
- Solid stainless steel construction
- Stainless steel spring clip allows wall or step light applications
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
2041	Circle Step	30	3000K	BS SS	Bronzed Stainless Steel Stainless Steel

2041-30____

Example: **2041-30SS**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUL 2016

Liteline

RA2-7F LUNA™ LED

2" LUNA™ LED Round Fixed Color Selectable Recessed Fixture
Recess Lighting

TYPE D1

Job Information		
Project Name		Type
Location		
Quantity		Date
Contact/Phone		
Notes		

Features

Body
Durable airtight aluminum body with anodized blue heat sink to provide maximum airflow for the LED light source.

LED Characteristics
This general application light fixture features a 7 watt LED module that maintains uniform intensity producing up to 560 lumens; with a typical CRI of 90. On-fixture color selectable switch allows switching between 2700 K, 3000 K, 3500 K, 4000 K and 5000 K colour temperatures.

Dimming
100%-10% dimming capability. This fixture is compatible with industry standard forward-phase / reverse-phase dimmers (contact factory for list of compatible dimmers).

Beam Spread
The fixture lens provides 40° beam spread.

Mounting
Includes two spring loaded clips to attached to any ceiling material.

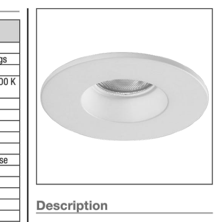
LED Driver
Extruded aluminum hardwire box with 170mA dimmable class II electronic LED driver with 100-135V AC input. Includes an 18" FT6 rated cable with DC 2.1 connector between driver and fixture approved for use in plenums and suspended ceilings.

Quick Connect push-in terminals
Three "Quick connect" push-in terminals for fast and easy wiring.

Operating Temperature
-20°C~40°C (-4°F~104°F)

Environment
- Suitable for wet locations.
- Approved for direct contact with insulation.
- Airtight

SPECIFICATION	
Application	Ceiling Recess Mount
Approved Location	Wet / Insulated Ceilings
Beam Angle	40°
CCT (color selectable)	2700 K / 3000 K / 3500 K / 4000 K / 5000 K
Certification	cETLus
Class II	Yes
Colour	BK / BN / WH
CRI	90
Dimming	Yes
Dimming Tech	Forward/reverse-phase
Energy Star	Yes
Hole Cut	Ø 2½" (64mm)
Input	100-135V AC, 60Hz
Lumens	Up to 560
Lumens per Watt	Up to 79
Power Factor	0.9
Projected Life	70% @ 36,000 hrs
Warranty	Lifetime
Wattage	7W



Description

The RA2-7F is a 7 watt 2" round fixed recessed light fixture for retrofit application. It is a high-performance, easy to install downlight solution that offers good light output, energy-efficiency and streamlined design. Suitable for wet locations.

Notes: Accessories are sold separately. For additional options please consult your Liteline representative.
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

Ordering Guide

RA2-7F - 90 [Trim Finish]

BK : Black
BN : Brushed Nickel
WH : White

Liteline Corporation | Telephone 416.996.1856 / 1.866.730.7704 | Fax 905.709.5255 / 1.888.738.9736 | LITELINE.COM

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REV 1.11.19

Mini | 86199ABZ

Job Name:________ Job Type:________ Quantity:________ Comments:________

TYPE W1

PRODUCT DESCRIPTION

Small scale outdoor lighting perfect for indoor and outdoor applications. The indirect exterior lighting not only provides illumination where you want but also highlights the building structure for a beautiful architectural effect. Available in four finishes: Black, Silver, Architectural Bronze, and White.

MEASUREMENTS
DIMENSION : 5." W x 6.25" H x 4." Ext
BACK PLATE : 4.33" W x 4.33" H x 4.25" HCO
HANGING WEIGHT : 1.83 lb

LAMPING
INPUT VOLTAGE : 120V
LUMENS : 450 Rated (220 Del.)
BULB : 6W (INTEGRATED), 6W Total
DIMMABLE : Dimmable
CRI : 90+ CRI
COLOR_TEMP : 3000K
LIGHTING_DIRECTION : Up/Down

*height from center of outlet to the top of the fixture

FINISHES OPTION
Architectural Bronze ABZ

MATERIAL
Die Cast Aluminum

RATINGS
Wet Location
CA Title 24
ADA
Dimmable
DARKSKY

ADDITIONAL
INSTALL UP/DOWN: Up/Down
RATED LIFE 35000 Hours
OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING
WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. I ATLANTA, GA 30336
P. 626.956.4200 I F. 626.956.4225 I maximlighting.com

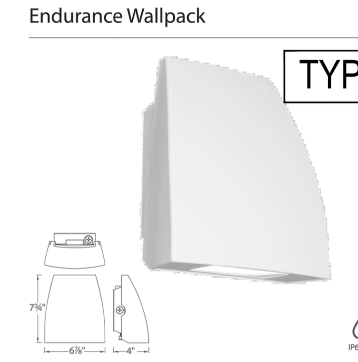
FIN - model: WP-LED1

Endurance Wallpack

WAC LIGHTING
Responsible Lighting®

TYPE W2

Fixture Type:
Catalog Number:
Project:
Location:



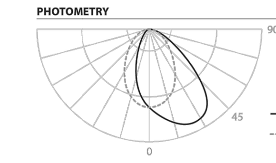
PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FEATURES
- Factory-Sealed LED Light Engine
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

SPECIFICATIONS
Construction: Die-cast aluminum
Power: Integral driver in luminaire. Universal voltage input (120V-277V)
Dimming: 100% - 30% with 0 - 10V dimmer (120V - 277V)
100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish: Architectural Bronze, Graphite, and White
Standards: IP66, Wet Location, ETL & cETL Listed
Total Harmonic Distortion: 35%
Operating Temperature: -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



ORDER NUMBER

	Power	Comparable	Color Temp		Delivered Lumens	CBCP	Finish	
WP-LED119	19W	39W HID	30 50	3000K 5000K	1390 1460	1030 1048	aBZ aGH aWT	Architectural Bronze Architectural Graphite Architectural White
WP-LED127	27W	70W HID	30 50	3000K 5000K	2075 2135	1461 1467		
WP-LED135	35W	100W HID	30 50	3000K 5000K	2750 2825	1930 1921		

Example: WP-LED119-50-BZ

ACCESSORIES

Motion Sensor (120V)	MS-120-BZ MS-120-GY MS-120-WT	Bronze Gray White	
Photo Sensor (120V)	PC-120-BZ PC-120-GY PC-120-WT	Bronze Gray White	

WAC Lighting
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SLANT - LED Outdoor Sconce

WS-W14911

dweLED by WAC Lighting

TYPE W3

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES
- Can be rotated 180° for alternate mounting option
- No transformer or driver needed
- Color Temperature: 3000K
- CRI: 90
- Rated Life: 50,000 hours

SPECIFICATIONS
Construction: Aluminum body with acrylic diffuser
Input: 120V
Dimming: 100% - 10% ELV
Light Source: High output LED
Finish: Black (BK), Brushed Aluminum (AL)
Standards: Dark Sky friendly, ETL/cETL, Wet location listed, ADA Compliant, Title 24 JA8-2016 Compliant

WS-W14911

ORDER NUMBER

Model	Size	Watt	LED Lumens	Delivered Lumens	Finish
WS-W14911	11"	7W	441	353	BK Black AL Brushed Aluminum

Example: WS-W14911-BK

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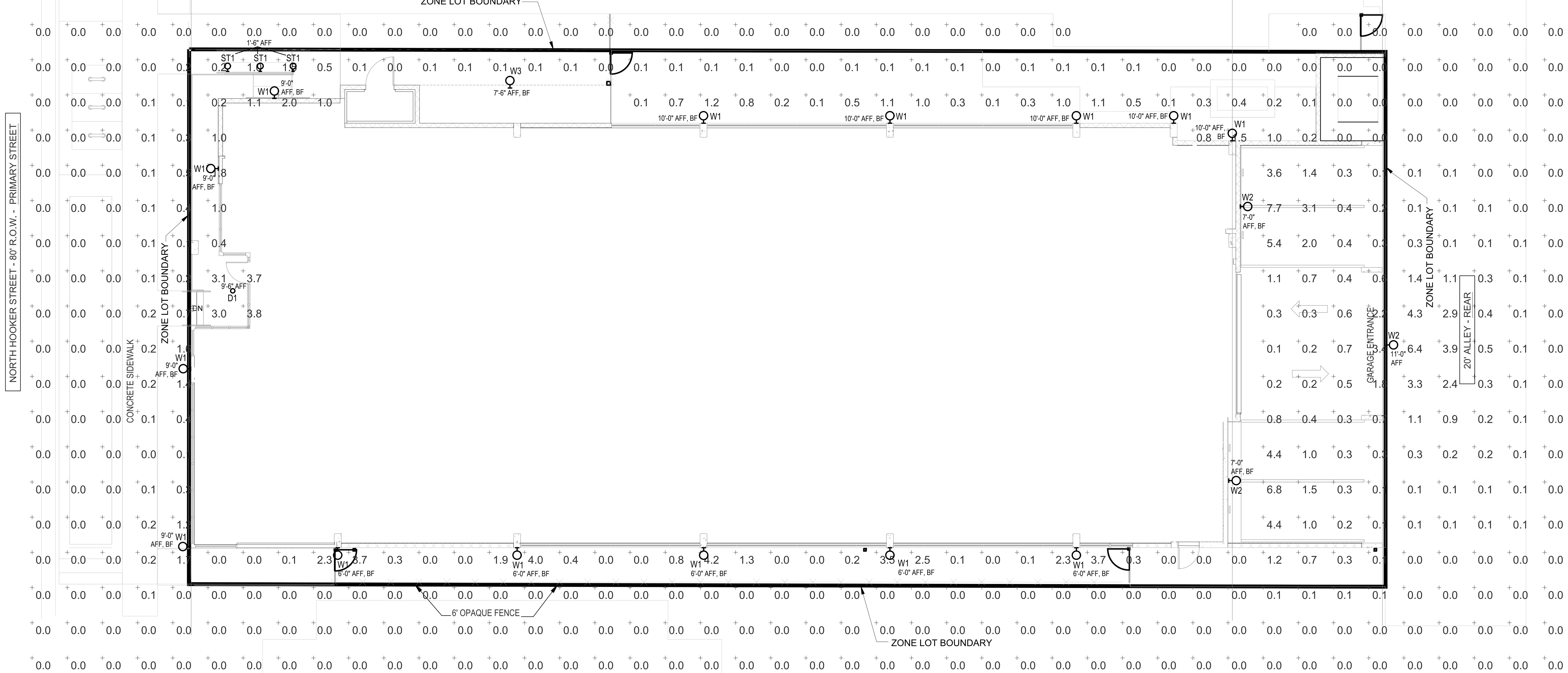

1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 10'-0"

SITE LUMINAIRE SCHEDULE												
TYPE	DESCRIPTION	MFR	MODEL	VOLTS	LAMPING	LUMENS	WATTS	VA	MOUNTING	MOUNTING HEIGHT	QUANTITY	NOTES
D1	2" ROUND DOWNLIGHT	LITELINE	RA2-7F	120	LED	560	7	7.4	RECESSED CEILING	9'-0" AFF	5	1
ST1	FULL-CUTOFF STEP LIGHT	WAC	2041-30-BS	120	LED	50	6.6	6.9	SURFACE WALL	1'-6" AFF	3	1,2
W1	FULL-CUTOFF AREA WALL SCONCE	MAXIM	86199ABZ	120	LED	450	6	6.3	SURFACE WALL	10'-0" AFF, UON	12	1,2
W2	FULL-CUTOFF AREA WALL SCONCE	WAC	WP-LED119	120	LED	1390	19	20.0	SURFACE WALL	7'-0" AFF, UON	3	1,2
W3	FULL-CUTOFF AREA WALL SCONCE	WAC	WS-W14911	120	LED	353	7	7.4	SURFACE WALL	7'-6" AFF	1	1,2

ABBREVIATIONS: AFF - ABOVE FINISHED FLOOR, BF - BOTTOM OF FIXTURE, RD - LUMINAIRE RECESS DEPTH, OH - OVERALL LUMINAIRE HEIGHT.

GENERAL NOTES:
1. EXTERIOR LAMPS SHALL BE 3000K CCT, UON.
2. REFERENCE ARCHITECTUAL PLANS FOR EXACT MOUNTING HEIGHTS FOR ALL PENDANTS AND WALL SCONCES.

STATISTICS:					
LOCATION	MAX	MIN	AVG	MAX:MIN	MAX:AVG
SITE	7.7	0.0	1.2	N/A	6.4:1
WALKWAYS	1.1	0.0	0.3	N/A	3.7:1
PROPERTY LINE-N (*)	0.1	0.0	0.1	N/A	1.0:1
PROPERTY LINE-W	6.0	0.0	0.6	N/A	10.0:1
PROPERTY LINE-S(*)	0.1	0.0	0.0	N/A	N/A
PROPERTY LINE-E(**)	0.2	0.0	0.1	N/A	2.0:1

(*) BORDERING RESIDENTIAL
(**) AT ALLEY

GENERAL NOTES:
1. EXTERIOR LIGHTING MUST FOLLOW DENVER OUTDOOR LIGHTING STANDARD.
2. ALL CALCULATIONS MADE WITH A LIGHT LOSS FACTOR OF 1.0.
3. ALL CALCULATION POINTS ARE AT GRADE.
4. POINT SPACING IS 5'-0".
5. ALL LUMINAIRES ARE FULL CUTOFF.
6. LUMINAIRES POWERED VIA HOUSE PANEL, AND TO BE CONTROLLED VIA PHOTOCELL.
7. ANY PROPOSED LIGHT FIXTURE INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.

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1480 HOYT ST. STE. 200
LAKEWOOD, CO 80215
303.421.3208

PIVOTAL ARCHITECTURE, PC
771 Santa Fe Drive #204
Denver, CO 80204
ph. (720) 473-6320

MILE HIGH PLACE SOUTH

SITE DEVELOPMENT PLAN

MULTIFAMILY RESIDENTIAL

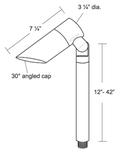
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT: 1598 N HOOKER STREET DENVER, CO 80204

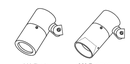
STAFF LIGHT C.O.B LED MODULES: 8W, 16W, 31W MODEL PL-40L

Specification-grade landscape lighting, wet-location luminaire for path or garden lighting applications.

- Machined 6061-T6 copper-free aluminum. Aluminum components are black anodized, then a polyester powder coat finish is applied.
- Seven standard TGIC powder coat finishes and clear anodized finish available.
- Stainless steel hardware.
- Three interchangeable reflector optics included.
- Three cap styles from which to choose.
- Ground mount included.
- Stems lengths of 12"- 42" available.
- Clear tempered glass lens, glued in.
- High-temperature silicone O-ring seals are used to seal the cap against the body.
- Listed for wet location use.
- Warranty: 10 Years.

TYPE PL1





Specifications:

Interchangeable optics supplied with luminaire.

MODEL:	PL-40L	OPTICS:	SP - 20° Spot FL - 42° Flood WFL - 60° Wide Flood
MATERIAL:	6061-T6 Aluminum		
VOLTAGE:	120V-277V	KELVIN:	2700, 3000, 3500, 4000
WATTAGE:	8W, 16W, 31W	FINISHES:	BK - Black BZ - Bronze WT - White BG - Beige BKT - Black Texture BZT - Bronze Texture SL - Silver CA - Clear Anodized

Ordering Logic:

MODEL	CAP STYLE	STEM LENGTH		MOUNT	FINISH	
PL - 40L	1 - 90° Flush 2 - 90° Regress 3 - 30° Angle	12 - 12" 18 - 18" 24 - 24"	30 - 30" 36 - 36" 42 - 42"	MT48 - Ground Stake	BK - Black BZ - Bronze WT - White BG - Beige	BKT - Black Texture BZT - Bronze Texture SL - Silver CA - Clear Anodized

ORDERING EXAMPLE: PL - 40L - 1 - 12 - MT48 - BK - 643*

*See specification sheet to select lamp type to be installed

Excelsior Lighting, Inc.

PROJECT

TYPE

2507 N. Bundy Drive Fresno, CA 93727 T - 559.346.1051 F - 559.346.1071 excelsiorlighting.com

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2" INGROUND - CIRCLE STEP LIGHT
2041

WAC LANDSCAPE LIGHTING

TYPE ST1

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Landscape 2" recessed luminaire for step and wall light applications.

FEATURES
- IP68 rated, Suitable for continuous immersion under water
- Factory sealed water tight fixtures
- Solid stainless steel construction
- Stainless steel spring clip allows wall or step light applications
- Spring clip, 6' lead wire and direct burial gel-filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS
Input: 9 - 15VAC (Transformer is required)
Power: 4.1W / 6.6VA
Brightness: 50 lm
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
2041	*Circle Step*	**30**	*3000K*	**BS** **SS**	*Bronzed Stainless Steel* *Stainless Steel*

2041-30____
Example: **2041-30SS**

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SLANT - LED Outdoor Sconce
WS-W14911

dweLED by WAC Lighting

TYPE W3

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Cleverly designed, minimalistic lighting.

FEATURES
- Can be rotated 180° for alternate mounting option
- No transformer or driver needed
- Color Temperature: 3000K
- CRI: 90
- Rated Life: 50,000 hours

SPECIFICATIONS
Construction: Aluminum body with acrylic diffuser
Input: 120V
Dimming: 100% - 10% ELV
Light Source: High-output LED
Finish: Black (BK), Brushed Aluminum (AL)
Standards: Dark Sky friendly, ETL/cETL, Wet location listed, ADA Compliant, Title 24 JA8-2016 Compliant

WS-W14911

ORDER NUMBER

Model	Size	Watt	LED Lumens	Delivered Lumens	Finish	
WS-W14911	*11"*	*7W*	*441*	*353*	**BK** **AL**	*Black* *Brushed Aluminum*

Example: **WS-W14911-BK**

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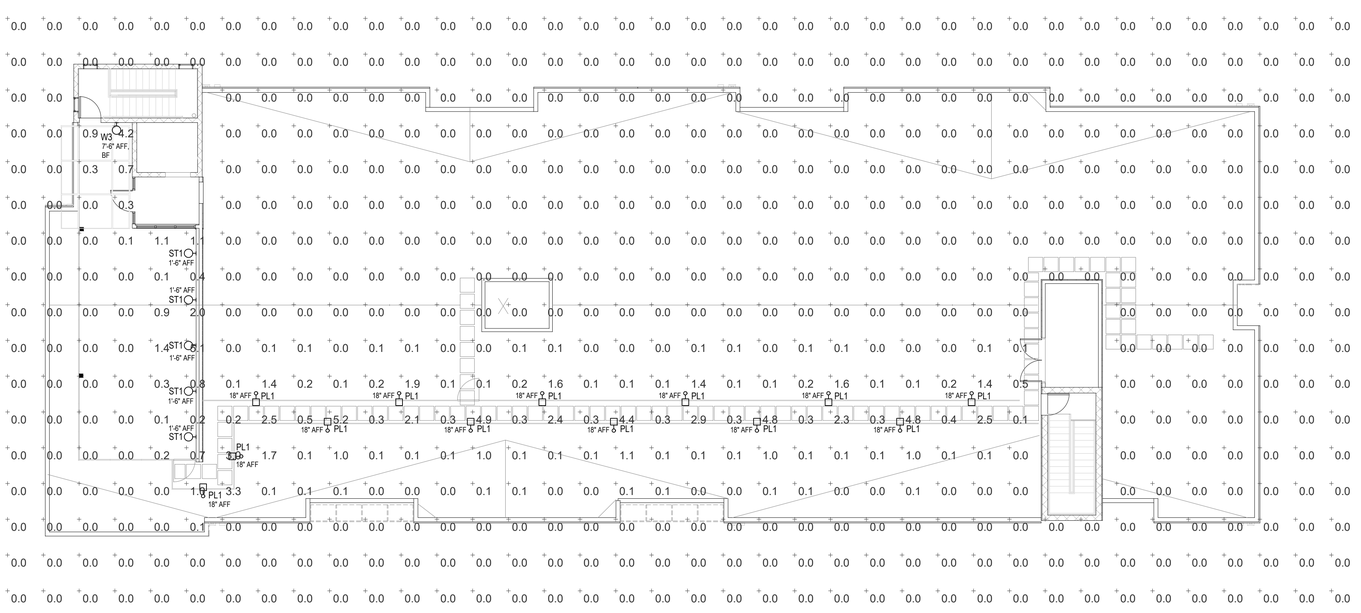

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1 **ROOF PHOTOMETRIC PLAN**
SCALE: 1" = 10'-0"

ROOF LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MFR	MODEL	VOLTS	LAMPING	LUMENS	WATTS	VA	MOUNTING	MOUNTING HEIGHT	QUANTITY	NOTES
PL1	PATH LIGHT, 30 DEGREE ANGLED FULL CUTOFF CAP, POWERED JUNCTION STAKE	EXCELSIOR LIGHTING	PL-40L-3-18-3000K, MT-48-A-18-8	120	LED	700	8	8.3	STAKE	18" AFF	13	1,2
ST1	FULL-CUTOFF STEP LIGHT	WAC	2041-30-BS	120	LED	50	6.6	6.9	SURFACE WALL	1'-6" AFF	5	1,2
W3	FULL-CUTOFF AREA WALL SCONCE	WAC	WS-W14911	120	LED	353	7	7.4	SURFACE WALL	7'-6" AFF	1	1,2

ABBREVIATIONS: AFF - ABOVE FINISHED FLOOR, BF - BOTTOM OF FIXTURE, RD - LUMINAIRE RECESS DEPTH, OH - OVERALL LUMINAIRE HEIGHT.

GENERAL NOTES:
1. EXTERIOR LAMPS SHALL BE 3000K CCT, UON.
2. REFERENCE ARCHITECTUAL PLANS FOR EXACT MOUNTING HEIGHTS FOR ALL PENDANTS AND WALL SCONCES.

STATISTICS (FC):					
LOCATION	MAX	MIN	AVG	MAX:MIN	MAX:AVG
ROOF	5.2	0.0	0.4	N/A	13.0:1
DECK	1.3	0.0	0.2	N/A	6.5:1
WALKWAY	5.2	0.1	2	52.0:1	2.6:1
PROPERTY LINES	0.0	0.0	0.0	N/A	N/A

GENERAL NOTES:
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3. ALL CALCULATION POINTS ARE AT GRADE.
4. POINT SPACING IS 5'-0".
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02/14/2020