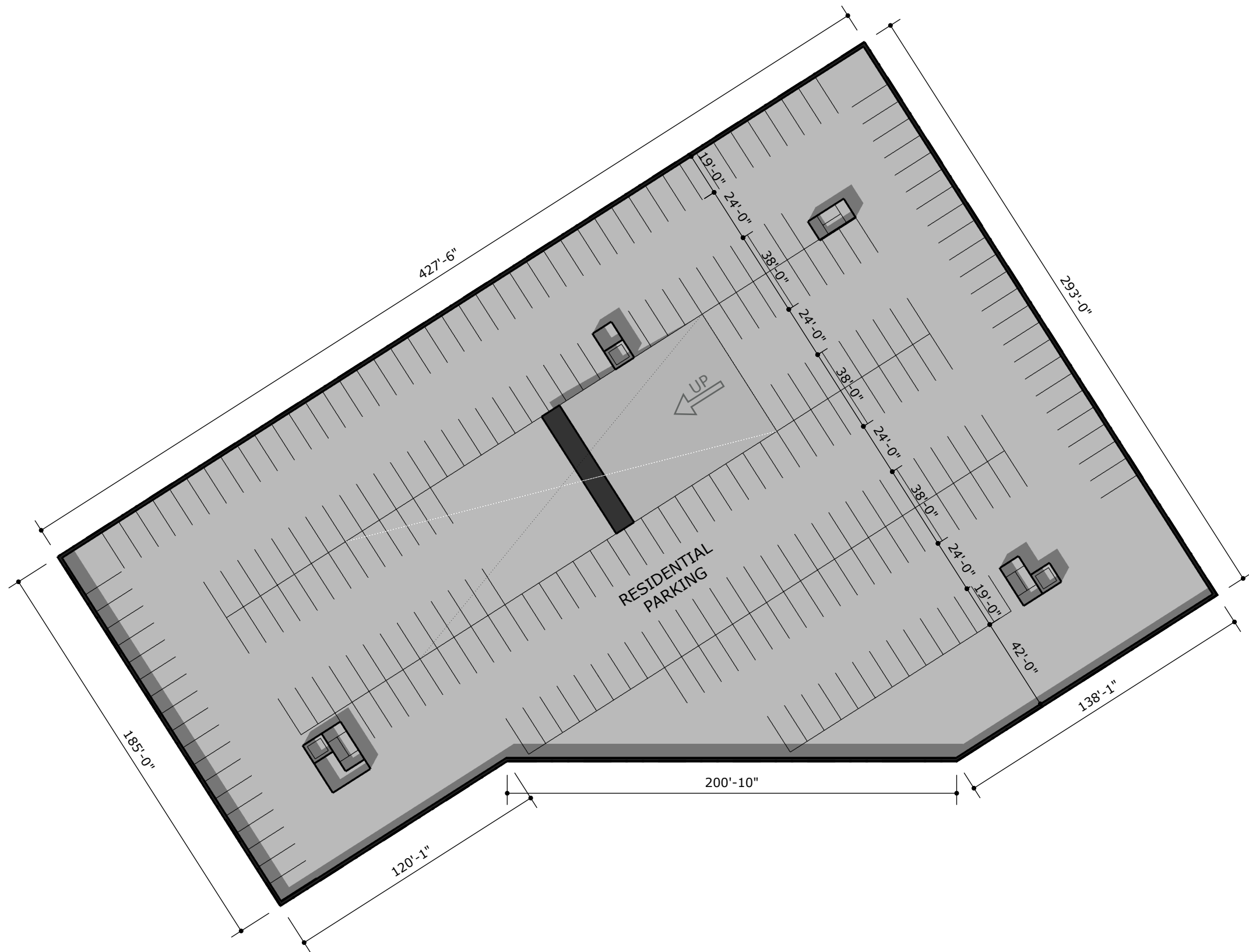


APPROVAL OF THE ARCHITECTURAL CONCEPT PLAN SIGNIFIES THAT THE GENERAL ARCHITECTURAL AND MASSING ALIGNS WITH THE VISION FOR THE DOWNTOWN. DEVELOPMENT REVIEW AGAINST THE STANDARDS AND GUIDELINES OF THE DOWNTOWN SPECIFIC PLAN WILL OCCUR UPON SUBMITTAL OF THE OFFICIAL DEVELOPMENT PLAN AS STATED IN THE ENA.





AREA TOTALS

LEVEL B		
PARKING:		299 SPACES
LEVEL 1		
PARKING:		31 SPACES
RETAIL:		38,150 GSF
APARTMENTS:	(6)	1,250 GSF
	(4)	1,600 GSF
AMENITIES:		2,000 GSF
SERVICE:		10,130 GSF
LEVEL P2		
PARKING:		75 SPACES
LEVELS 2		
APARTMENTS:	(54)	53,100 GSF
AMENITIES:		3,930 GSF
LEVEL 3 & 4		
APARTMENTS:	(59)	57,000 GSF
LEVEL 5		
APARTMENTS:	(59)	55,400 GSF
TOTAL		
RESIDENTIAL PARKING:		299 SPACES
RETAIL PARKING:		106 SPACES
RETAIL:		38,150 GSF
APARTMENTS:	(10)	13,900 GSF
	(231)	222,500 GSF
AMENITIES:		5,930 GSF

UNIT COUNT

2-STORY TOWNHOMES	10
STUDIO UNITS	45
1-BED / 1-BATH UNITS	118
2-BED / 2-BATH UNITS	68
TOTAL	241

PARKING REQUIREMENTS

RETAIL:	3 / 1,000 SF
RESIDENTIAL:	1.25 PER UNIT

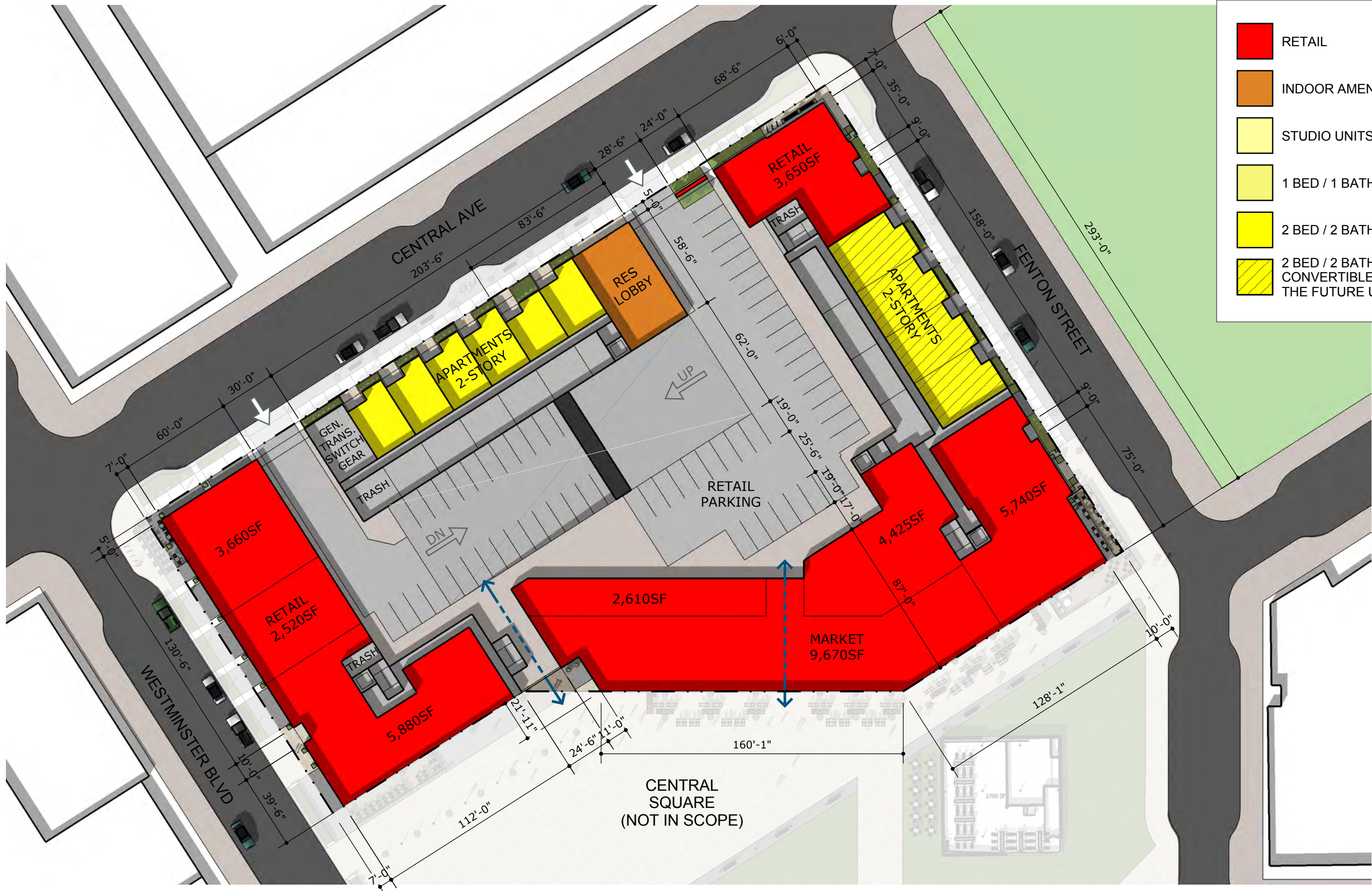
NOTES

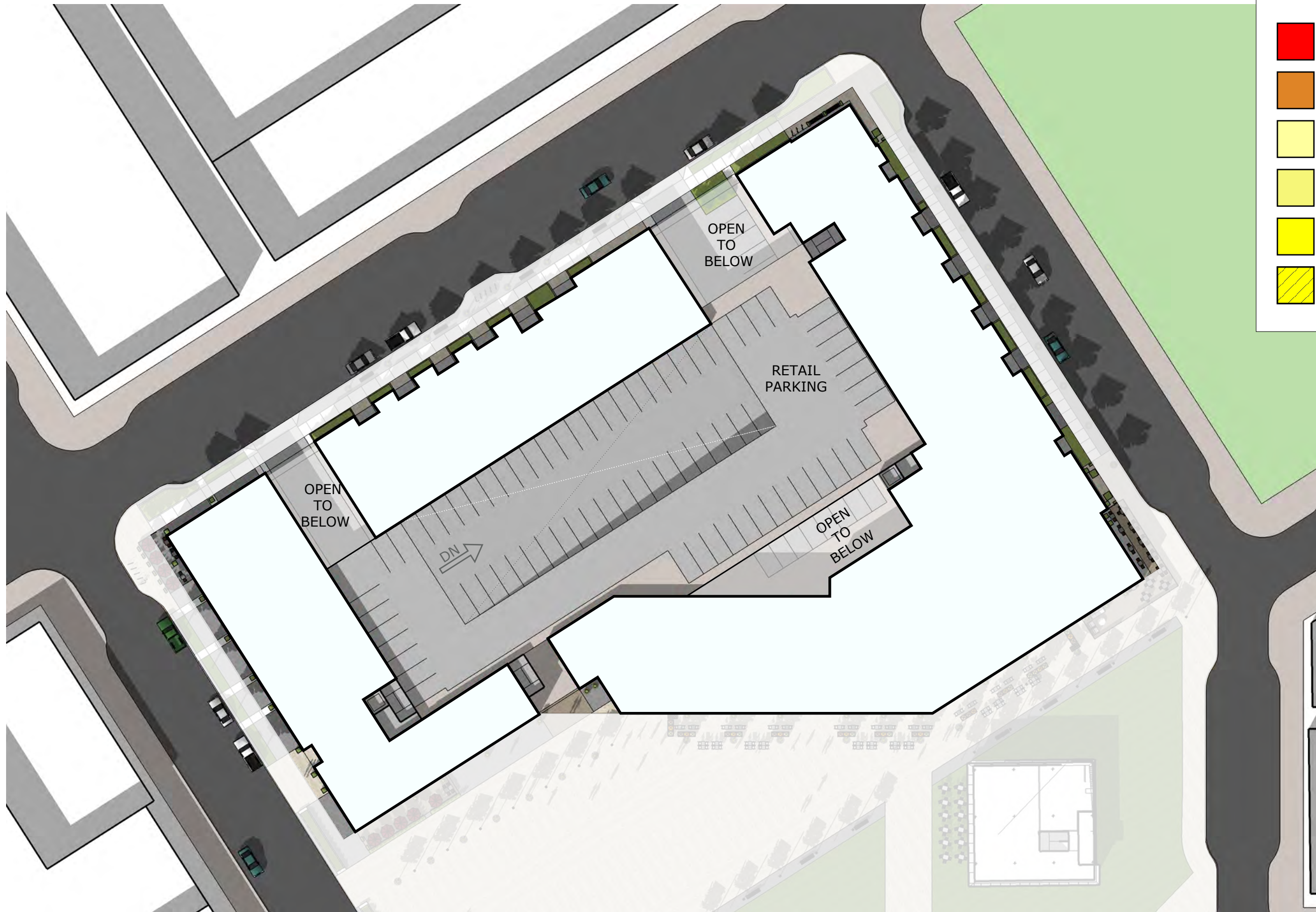
1 LEVEL BELOW GRADE & GROUND FLOOR TO BE POST-TENSION CONCRETE PODIUM CONSTRUCTION. COLUMN GRID TO BE ROUGHLY 27' x 31'
 WOOD FRAMED CONSTRUCTION LEVELS 2-5

ACCESS FROM PUBLIC SPACE TO PROPERTY AND ENCROACHMENTS INTO PUBLIC SPACE TO BE COORDINATED AT A LATER DATE WITH WENK ASSOC. AND DTJ.

LEGEND

- RETAIL
- INDOOR AMENITIES
- STUDIO UNITS
- 1 BED / 1 BATH UNITS
- 2 BED / 2 BATH UNITS
- 2 BED / 2 BATH UNITS CONVERTIBLE TO RETAIL AS THE FUTURE USE



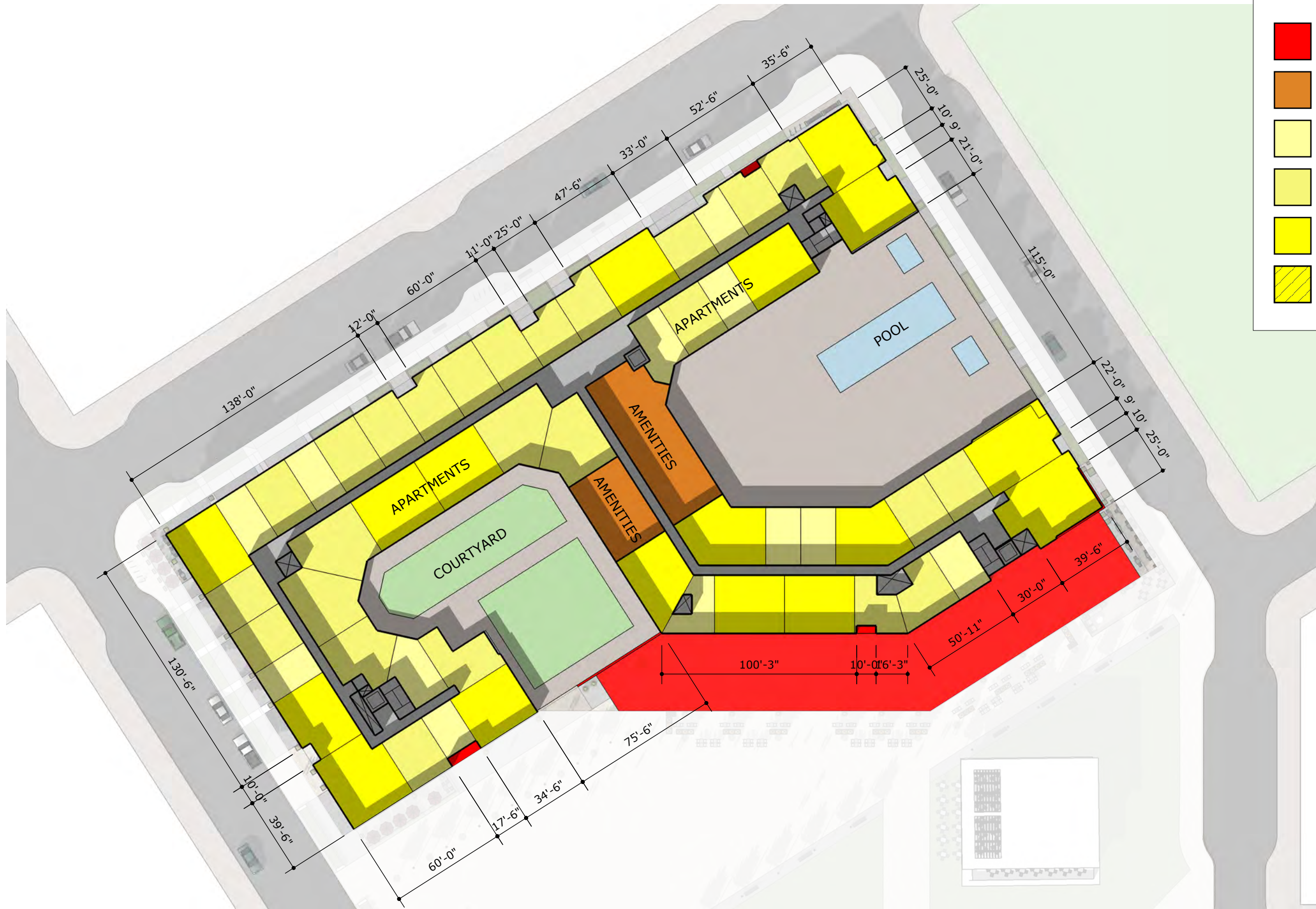


LEGEND

- RETAIL
- INDOOR AMENITIES
- STUDIO UNITS
- 1 BED / 1 BATH UNITS
- 2 BED / 2 BATH UNITS
- 2 BED / 2 BATH UNITS CONVERTIBLE TO RETAIL AS THE FUTURE USE

LEGEND

- RETAIL
- INDOOR AMENITIES
- STUDIO UNITS
- 1 BED / 1 BATH UNITS
- 2 BED / 2 BATH UNITS
- 2 BED / 2 BATH UNITS CONVERTIBLE TO RETAIL AS THE FUTURE USE



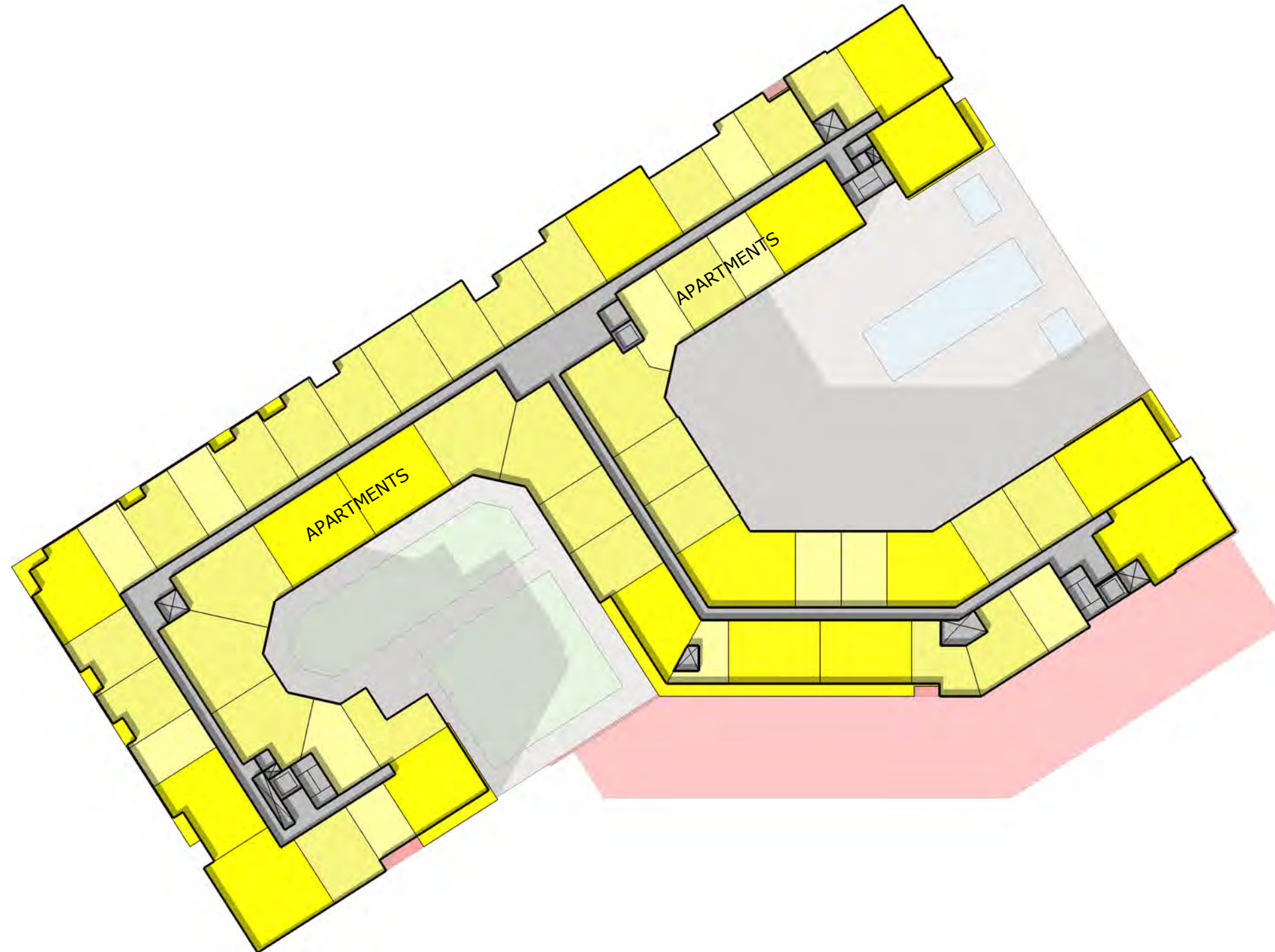
LEGEND

- RETAIL
- INDOOR AMENITIES
- STUDIO UNITS
- 1 BED / 1 BATH UNITS
- 2 BED / 2 BATH UNITS
- 2 BED / 2 BATH UNITS CONVERTIBLE TO RETAIL AS THE FUTURE USE



LEGEND

- RETAIL
- INDOOR AMENITIES
- STUDIO UNITS
- 1 BED / 1 BATH UNITS
- 2 BED / 2 BATH UNITS
- 2 BED / 2 BATH UNITS CONVERTIBLE TO RETAIL AS THE FUTURE USE



KEYNOTES

- A POOL
- B HOT TUB
- C PLANTER
- D WATER FEATURE
- E BBQ AREA
- F FIRE FEATURE
- G SEATING AREA
- H TRELLIS STRUCTURE
- J FLEX SPACE





BLOCK B3 - SOUTH ELEVATION

- 14
- 13
- 12
- 9



BLOCK B3 - SOUTH ELEVATION

KEYNOTES

<p>1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY</p> <p>2 BRICK CLADDING - MACHINE CUT COLOR - LIGHT GRAY, STACK BOND</p> <p>3 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - CRYSTAL WHITE</p>	<p>4 BRICK CLADDING - MACHINE CUT COLOR - DARK TONE, STACK BOND</p> <p>5 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - EVENING BLUE</p> <p>6 COMPOSITE METAL WALL PANEL - COLOR - LIGHT GRAY</p>	<p>7 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - MISTY</p> <p>8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE</p> <p>9 BRICK CLADDING - MACHINE CUT COLOR - MEDIUM TONE, RUNNING BOND</p>	<p>10 ALUMINUM RAILING SYSTEM W/ VERTICAL PICKETS TEMPERED CLEAR GLASS RAILING SYSTEM</p> <p>11 WOOD SIDING - RECLAIMED WOOD</p>	<p>13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"</p> <p>14 HEAVY TIMBER</p> <p>15 STOREFRONT GLAZING SYSTEM</p> <p>16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE</p>
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EXTERIOR ELEVATIONS

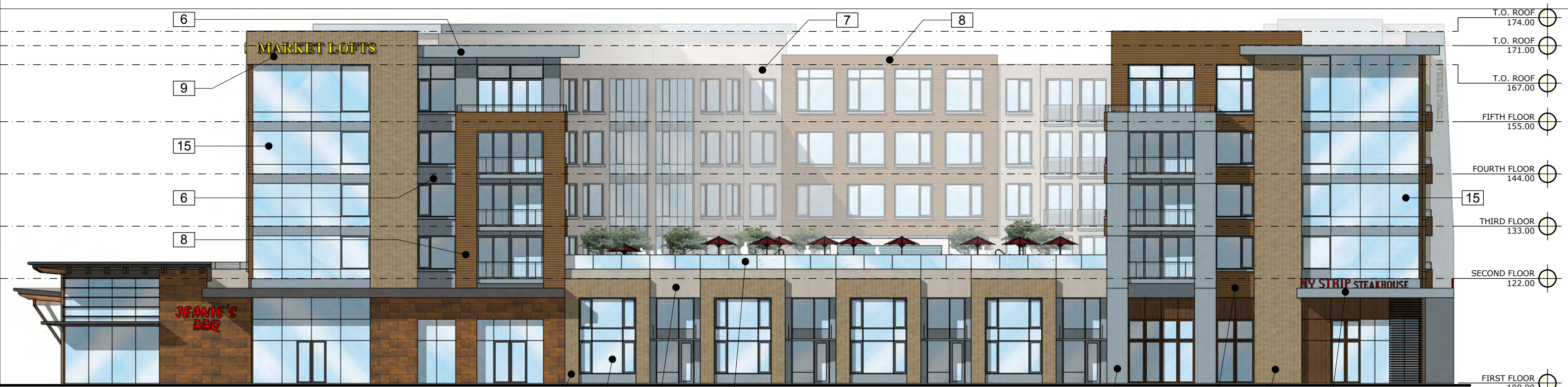
11.3.2015

SCALE: 1":20'

DOWNTOWN WESTMINSTER, CO | **BLOCK B3**

* ALL MATERIALS / COLORS SUBJECT TO CHANGE

SK



BLOCK B3 - EAST ELEVATION



BLOCK B3 - WEST ELEVATION

KEYNOTES

<p>1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY</p> <p>2 BRICK CLADDING - MACHINE CUT COLOR - LIGHT GRAY, STACK BOND</p> <p>3 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - CRYSTAL WHITE</p>	<p>4 BRICK CLADDING - MACHINE CUT COLOR - DARK TONE, STACK BOND</p> <p>5 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - EVENING BLUE</p> <p>6 COMPOSITE METAL WALL PANEL - COLOR - LIGHT GRAY</p>	<p>7 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - MISTY</p> <p>8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE</p> <p>9 BRICK CLADDING - MACHINE CUT COLOR - MEDIUM TONE, RUNNING BOND</p>	<p>10 ALUMINUM RAILING SYSTEM W/ VERTICAL PICKETS</p> <p>11 TEMPERED CLEAR GLASS RAILING SYSTEM</p> <p>12 WOOD SIDING - RECLAIMED WOOD</p>	<p>13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"</p> <p>14 HEAVY TIMBER</p> <p>15 STOREFRONT GLAZING SYSTEM</p> <p>16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE</p>
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EXTERIOR ELEVATIONS

11.3.2015

SCALE: 1":20'

DOWNTOWN WESTMINSTER, CO | **BLOCK B3**

* ALL MATERIALS / COLORS SUBJECT TO CHANGE



BLOCK B3 - NORTH ELEVATION



BLOCK B3 - NORTH ELEVATION

KEYNOTES

- 1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY
- 2 BRICK CLADDING - MACHINE CUT COLOR - LIGHT GRAY, STACK BOND
- 3 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - CRYSTAL WHITE

- 4 BRICK CLADDING - MACHINE CUT COLOR - DARK TONE, STACK BOND
- 5 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - EVENING BLUE
- 6 COMPOSITE METAL WALL PANEL - COLOR - LIGHT GRAY

- 7 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - MISTY
- 8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE
- 9 BRICK CLADDING - MACHINE CUT COLOR - MEDIUM TONE, RUNNING BOND

- 10 ALUMINUM RAILING SYSTEM W/ VERTICAL PICKETS
- 11 TEMPERED CLEAR GLASS RAILING SYSTEM
- 12 WOOD SIDING - RECLAIMED WOOD

- 13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"
- 14 HEAVY TIMBER
- 15 STOREFRONT GLAZING SYSTEM
- 16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE



EXTERIOR ELEVATIONS

11.3.2015

SCALE: 1":20'

DOWNTOWN WESTMINSTER, CO | **BLOCK B3**

* ALL MATERIALS / COLORS SUBJECT TO CHANGE



KEYNOTES

- 1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY
- 2 BRICK CLADDING - MACHINE CUT COLOR - LIGHT GRAY, STACK BOND
- 3 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - CRYSTAL WHITE

- 4 BRICK CLADDING - MACHINE CUT COLOR - DARK TONE, STACK BOND
- 5 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - EVENING BLUE
- 6 COMPOSITE METAL WALL PANEL - COLOR - LIGHT GRAY

- 7 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - MISTY
- 8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE
- 9 BRICK CLADDING - MACHINE CUT COLOR - MEDIUM TONE, RUNNING BOND

- 10 ALUMINUM RAILING SYSTEM W/ VERTICAL PICKETS
- 11 TEMPERED CLEAR GLASS RAILING SYSTEM
- 12 WOOD SIDING - RECLAIMED WOOD

- 13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"
- 14 HEAVY TIMBER
- 15 STOREFRONT GLAZING SYSTEM
- 16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE



PERSPECTIVE - 1

11.3.2015

SCALE: N.T.S.

DOWNTOWN WESTMINSTER, CO | **BLOCK B3**

* ALL MATERIALS / COLORS SUBJECT TO CHANGE

SK



KEYNOTES

- 1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY
- 2 BRICK CLADDING - MACHINE CUT COLOR - LIGHT GRAY, STACK BOND
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- 8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE
- 9 BRICK CLADDING - MACHINE CUT COLOR - MEDIUM TONE, RUNNING BOND

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- 11 TEMPERED CLEAR GLASS RAILING SYSTEM
- 12 WOOD SIDING - RECLAIMED WOOD

- 13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"
- 14 HEAVY TIMBER
- 15 STOREFRONT GLAZING SYSTEM
- 16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE



KEYNOTES

- 1 COMPOSITE METAL WALL PANEL -
COLOR - DARK GRAY
- 2 BRICK CLADDING - MACHINE CUT
COLOR - LIGHT GRAY, STACK BOND
- 3 STUCCO - SMOOTH TROWEL - LAHABRA
COLOR - CRYSTAL WHITE

- 4 BRICK CLADDING - MACHINE CUT
COLOR - DARK TONE, STACK BOND
- 5 HARDIE PLANK LAP SIDING - SMOOTH 6"W
COLOR - EVENING BLUE
- 6 COMPOSITE METAL WALL PANEL -
COLOR - LIGHT GRAY

- 7 STUCCO - SMOOTH TROWEL - LAHABRA
COLOR - MISTY
- 8 HARDIE PLANK LAP SIDING - SMOOTH 6"W
COLOR - MONTEREY TAUPE
- 9 BRICK CLADDING - MACHINE CUT
COLOR - MEDIUM TONE, RUNNING BOND

- 10 ALUMINUM RAILING SYSTEM W/
VERTICAL PICKETS
- 11 TEMPERED CLEAR GLASS
RAILING SYSTEM
- 12 WOOD SIDING - RECLAIMED WOOD

- 13 EXPOSED STEEL STRUCTURE -
PAINTED TO MATCH "1"
- 14 HEAVY TIMBER
- 15 STOREFRONT GLAZING SYSTEM
- 16 HARDIE PLANK LAP SIDING - SMOOTH 6"W
COLOR - COBBLE STONE



KEYNOTES

- 1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY
- 2 BRICK CLADDING - MACHINE CUT COLOR - LIGHT GRAY, STACK BOND
- 3 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - CRYSTAL WHITE

- 4 BRICK CLADDING - MACHINE CUT COLOR - DARK TONE, STACK BOND
- 5 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - EVENING BLUE
- 6 COMPOSITE METAL WALL PANEL - COLOR - LIGHT GRAY

- 7 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - MISTY
- 8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE
- 9 BRICK CLADDING - MACHINE CUT COLOR - MEDIUM TONE, RUNNING BOND

- 10 ALUMINUM RAILING SYSTEM W/ VERTICAL PICKETS
- 11 TEMPERED CLEAR GLASS RAILING SYSTEM
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- 13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"
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KEYNOTES

- 1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY
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- 3 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - CRYSTAL WHITE

- 4 BRICK CLADDING - MACHINE CUT COLOR - DARK TONE, STACK BOND
- 5 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - EVENING BLUE
- 6 COMPOSITE METAL WALL PANEL - COLOR - LIGHT GRAY

- 7 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - MISTY
- 8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE
- 9 BRICK CLADDING - MACHINE CUT COLOR - MEDIUM TONE, RUNNING BOND

- 10 ALUMINUM RAILING SYSTEM W/ VERTICAL PICKETS
- 11 TEMPERED CLEAR GLASS RAILING SYSTEM
- 12 WOOD SIDING - RECLAIMED WOOD

- 13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"
- 14 HEAVY TIMBER
- 15 STOREFRONT GLAZING SYSTEM
- 16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE



PERSPECTIVE - 5

11.3.2015

SCALE: N.T.S.

DOWNTOWN WESTMINSTER, CO | BLOCK B3

* ALL MATERIALS / COLORS SUBJECT TO CHANGE

SK



KEYNOTES

- 1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY
- 2 BRICK CLADDING - MACHINE CUT COLOR - LIGHT GRAY, STACK BOND
- 3 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - CRYSTAL WHITE

- 4 BRICK CLADDING - MACHINE CUT COLOR - DARK TONE, STACK BOND
- 5 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - EVENING BLUE
- 6 COMPOSITE METAL WALL PANEL - COLOR - LIGHT GRAY

- 7 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - MISTY
- 8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE
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- 13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"
- 14 HEAVY TIMBER
- 15 STOREFRONT GLAZING SYSTEM
- 16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE



PERSPECTIVE - 6

11.3.2015

SCALE: N.T.S.

DOWNTOWN WESTMINSTER, CO | **BLOCK B3**

* ALL MATERIALS / COLORS SUBJECT TO CHANGE

SK



KEYNOTES

- 1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY
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- 4 BRICK CLADDING - MACHINE CUT COLOR - DARK TONE, STACK BOND
- 5 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - EVENING BLUE
- 6 COMPOSITE METAL WALL PANEL - COLOR - LIGHT GRAY

- 7 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - MISTY
- 8 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - MONTEREY TAUPE
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- 13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"
- 14 HEAVY TIMBER
- 15 STOREFRONT GLAZING SYSTEM
- 16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE



PERSPECTIVE - 7

11.3.2015

SCALE: N.T.S.

DOWNTOWN WESTMINSTER, CO | **BLOCK B3**

* ALL MATERIALS / COLORS SUBJECT TO CHANGE

SK



KEYNOTES

- 1 COMPOSITE METAL WALL PANEL - COLOR - DARK GRAY
- 2 BRICK CLADDING - MACHINE CUT COLOR - LIGHT GRAY, STACK BOND
- 3 STUCCO - SMOOTH TROWEL - LAHABRA COLOR - CRYSTAL WHITE

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- 13 EXPOSED STEEL STRUCTURE - PAINTED TO MATCH "1"
- 14 HEAVY TIMBER
- 15 STOREFRONT GLAZING SYSTEM
- 16 HARDIE PLANK LAP SIDING - SMOOTH 6"W COLOR - COBBLE STONE