

VICINITY MAP

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PROJECT DESCRIPTION

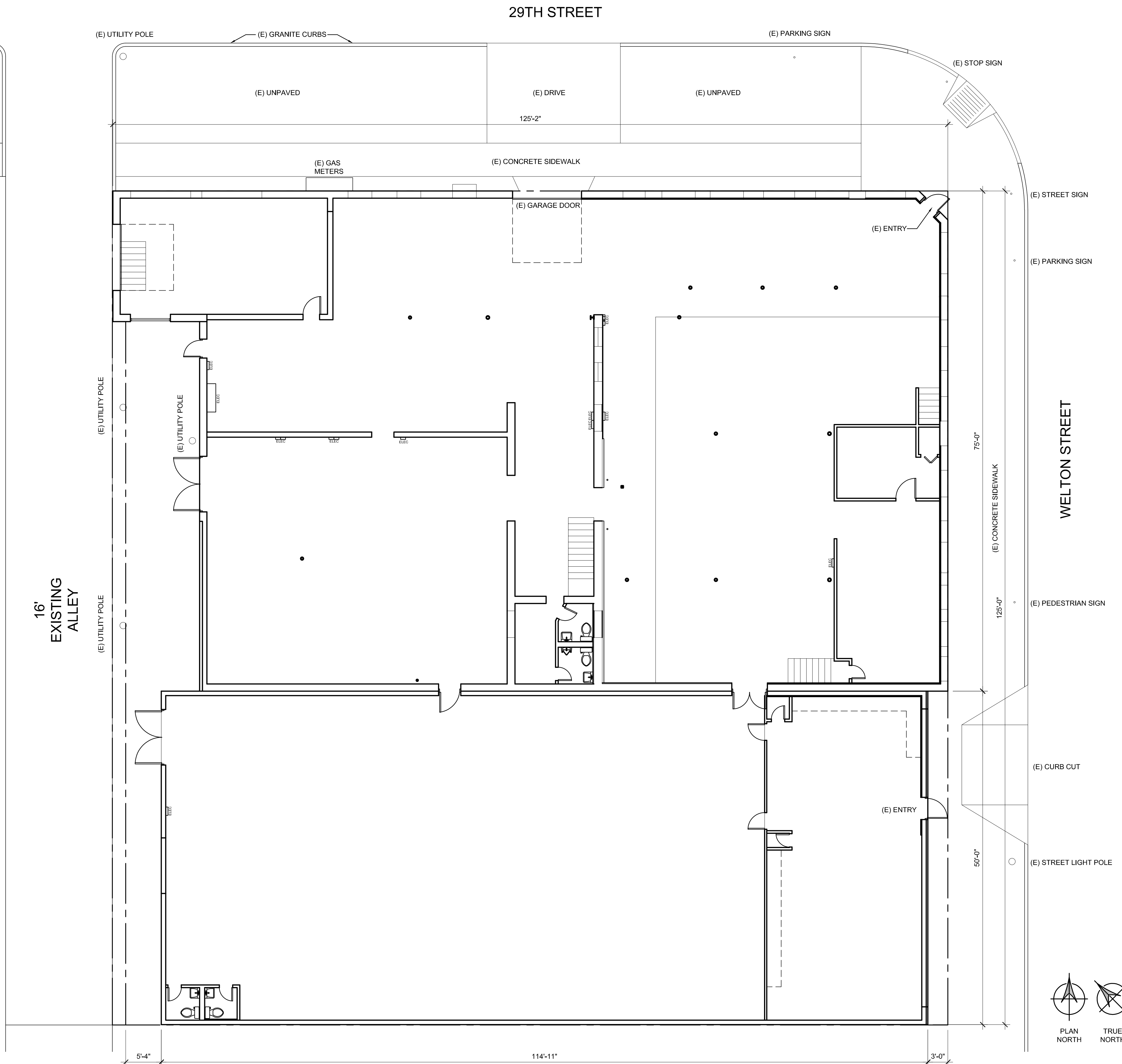
THE PROJECT IS LOCATED AT 2847-2863 WELTON ST IN THE FIVE POINTS HISTORIC CULTURAL DISTRICT AND CONSISTS OF SEVERAL NON-CONTRIBUTING BUILDINGS NOW COMBINED INTO A SINGLE ZONE-LOT. THE PROPOSED PLAN REDEVELOPS THE PROPERTY INTO A MIXED-USE MULTI-TENANT BUILDING. AS PROPOSED, THERE ARE FOUR TENANT SPACES, EACH WITH THEIR OWN EXTERIOR ENTRY AND IDENTITY.

THE FACADES HAVE BEEN DEVELOPED BY RESTORING HISTORIC OPENINGS WHERE POSSIBLE OR PRACTICAL. WHERE ENTIRELY NEW OPENINGS ARE PROPOSED, DESIGN CUES WERE TAKEN FROM THE EXISTING BUILDING OR NEIGHBORING PROPERTIES IN THE HISTORIC CULTURAL DISTRICT.

TENANTS 102 AND 103 ARE CURRENTLY AFFECTED BY FLOODPLAIN FLOWLINES. AS A RESULT, THEIR ENTRIES HAVE BEEN DESIGNED TO ACCOMMODATE THE ANTICIPATED ELEVATIONS. TENANT 103 IS PROPOSED AS A RELATIVELY SIMPLE SLOPED/STEPPED CONCRETE 'STOOP' AND A RECESSED ENTRY. BECAUSE THIS BUILDING IS SET BACK 36" FROM THE PROPERTY LINE, THIS PAVING IS ENTIRELY WITHIN THE ZONE-LOT.

TENANT 102 REQUIRES SIMILAR CHANGES IN ELEVATION BUT DUE TO SPACE CONSTRAINTS OF ITS 25' STREET FRONTAGE, ITS FAÇADE HAS BEEN DEVELOPED AS A RECESSED AND ANGLED STOREFRONT. PRECEDENTS FOR THIS ARE SHOWN WITHIN THIS SUBMITTAL AND ARE COMMON IN THE FIVE POINTS AREA AND AROUND DENVER.

CARE HAS BEEN TAKEN TO PROVIDE PEDESTRIAN SCALE AND STREETSCAPE ACTIVATION. COLOR SCHEMES AND EXTERIOR DETAILING FOR THE BUILDING HAVE BEEN LEFT RELATIVELY MODEST AND RESPECTFUL IN SCALE. STRUCTURAL SOLUTIONS SUCH AS STEEL CHANNEL LINTELS AND PIPE COLUMNS ARE NUMEROUS IN THE AREA.





WELTON STREET EXISTING ELEVATION



CORNER EXISTING ELEVATION



EXISTING CORNER ENTRY



29TH STREET EXISTING ELEVATION



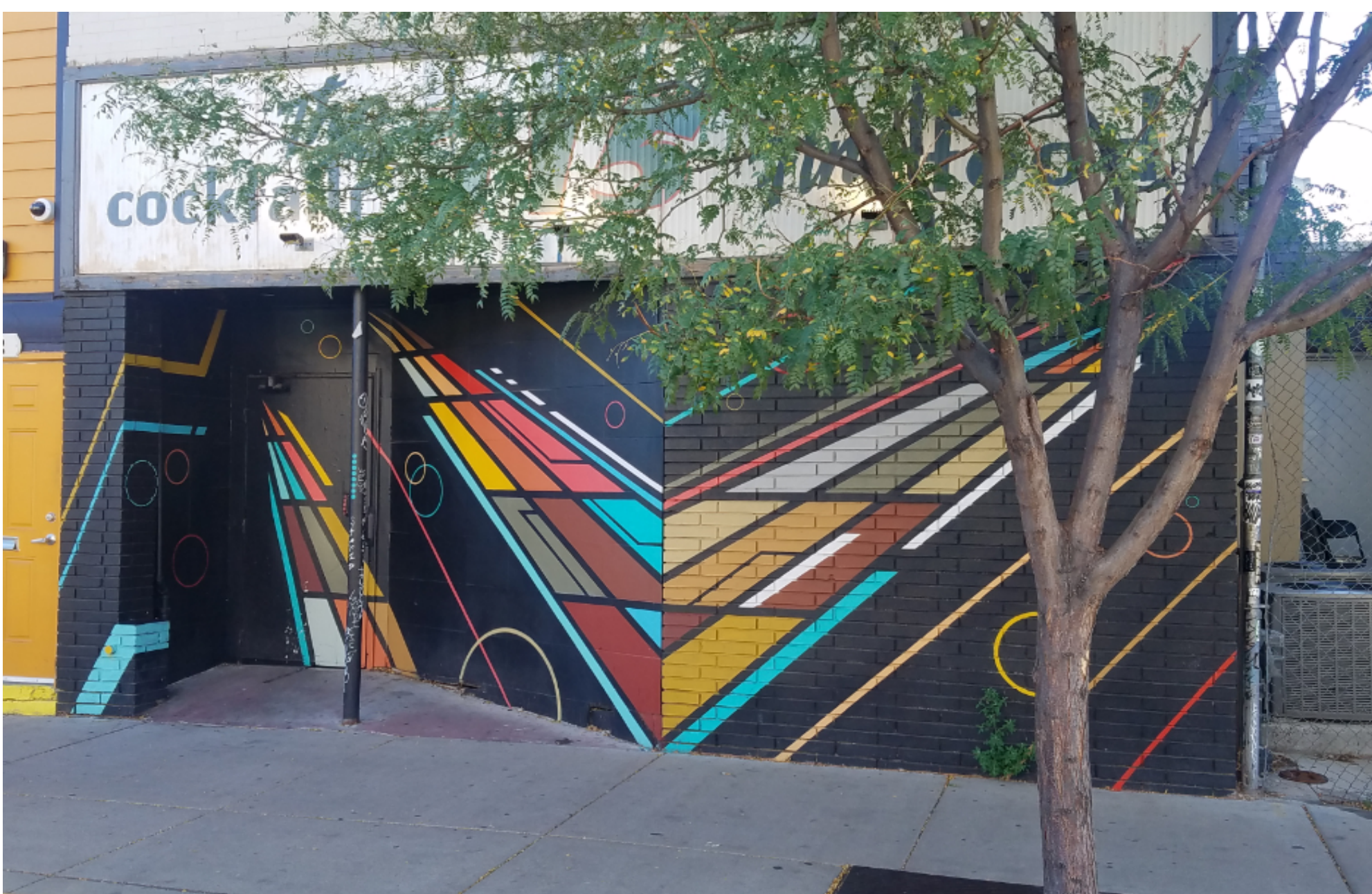
ANGLED ENTRY PRECEDENT - 2860 WELTON STREET



ANGLED ENTRY PRECEDENT - 2608 WELTON STREET



REPETITIVE WINDOW PRECEDENT - 2701 WELTON STREET



ANGLED ENTRY PRECEDENT - 715 E 26TH AVE



SIGN BAND / ACCENT ELEMENT AND CONTEXT - 2650 WELTON STREET



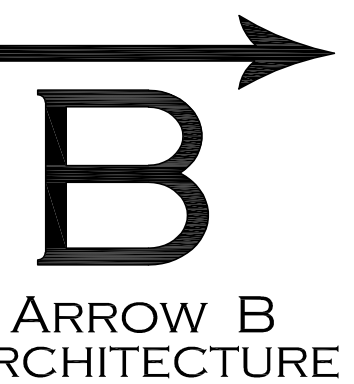
MASONRY SILLS AND BRONZE STOREFRONT - 2844 WELTON STREET

JACKSON'S CORNER - 2847 WELTON ST.

LANDMARK SUBMITTAL - SHEET 3 OF 12

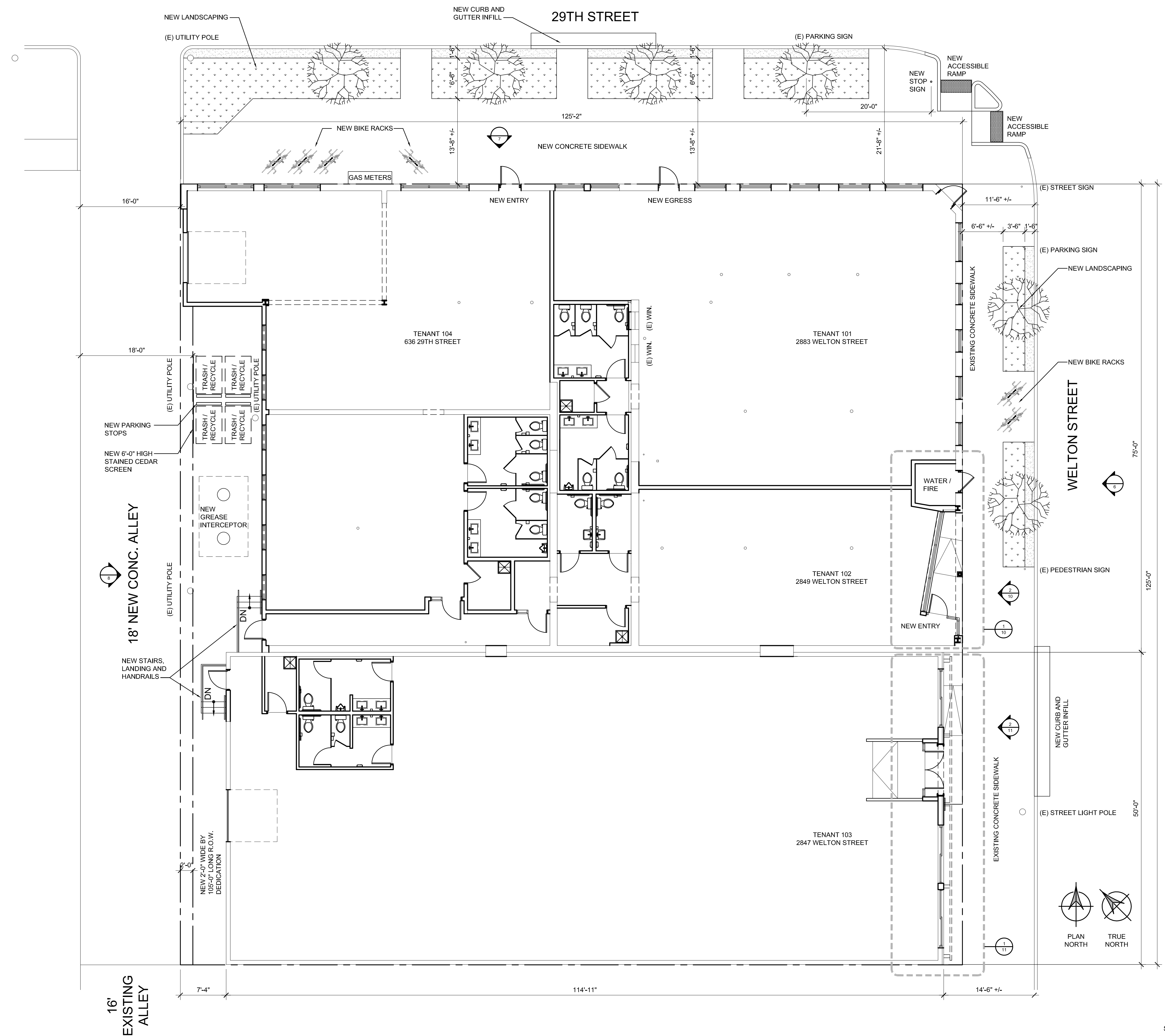
CONTEXT AND PRECEDENTS

SEPTEMBER 18TH, 2018



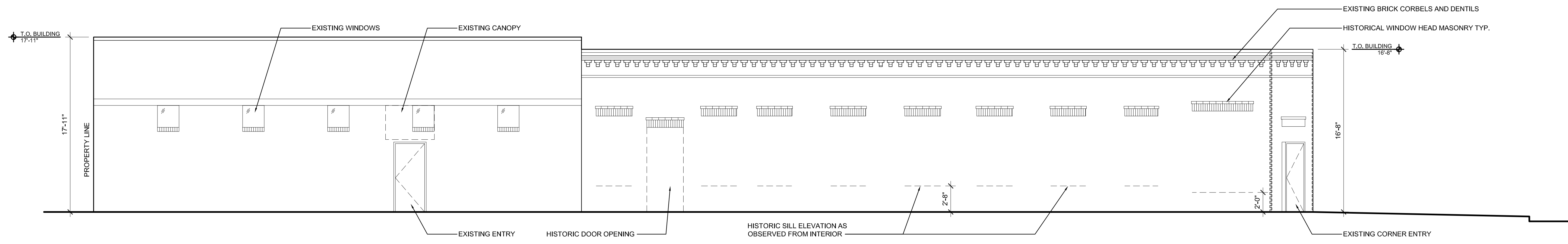
ARROW B
ARCHITECTURE



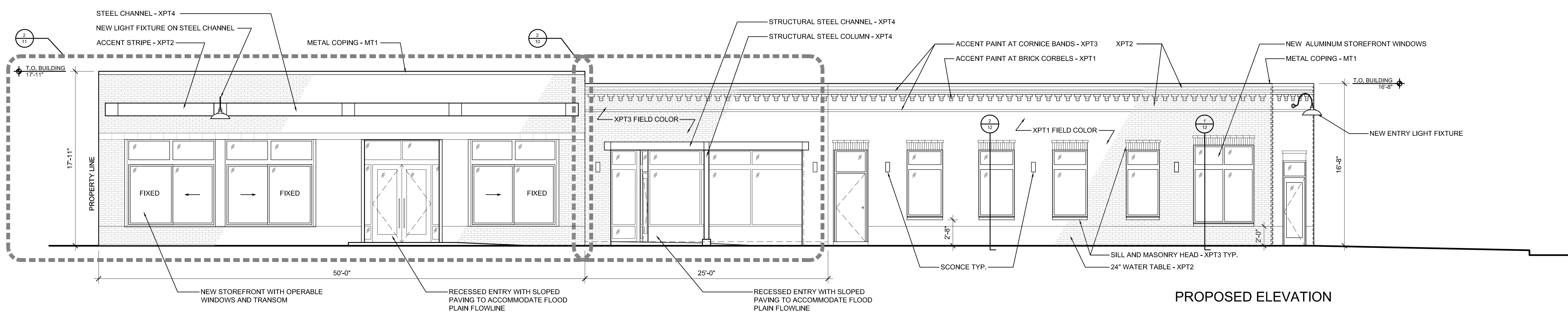


SCALE 1/8" = 1'-0"





EXISTING ELEVATION

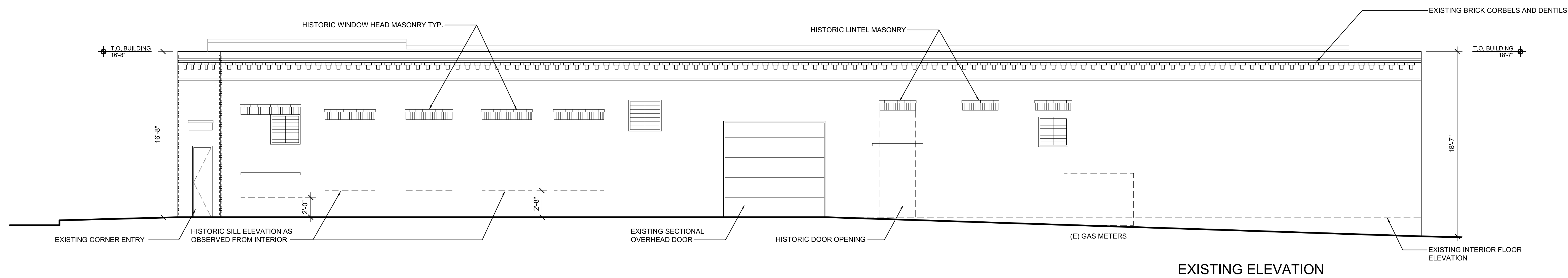


PROPOSED ELEVATION

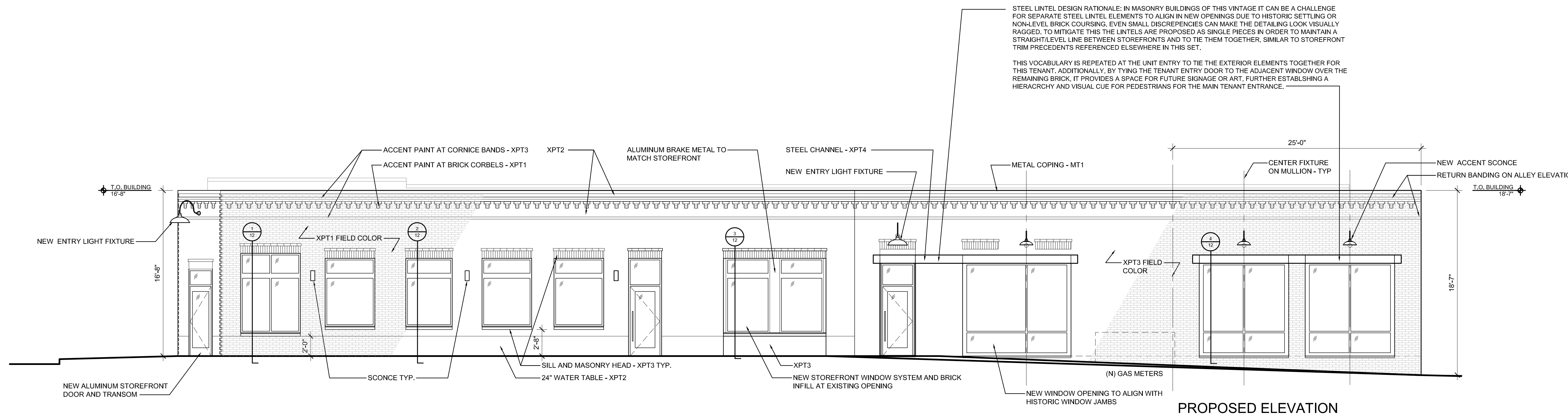
- EXTERIOR FINISH LIST**
- ALUMINUM STOREFRONT**
DARK BRONZE ANODIZED, TYP.
 - INTEGRAL CONCRETE COLOR**
ICC1 - CHROMIX ADMIXTURES 2543 LANDMARKS GRAY
 - EXTERIOR PAINT**
XPT1 - SIDEWALK GRAY 2133-60
XPT2 - DIOR GRAY 2133-40
XPT3 - DAY'S END 2133-30
XPT4 - GOLDEN VISTA 308
XPT5 - COUNTRY REDWOOD HC-183
 - NOTE: ALL PAINT TO BE BENJAMIN MOORE ULTRA SPEC EXT PAINT, SATIN FINISH 448.
 - GLAZING**
OLDCASTLE SOLARBAN 60 CLEAR, LOW-E GLASS
 - METAL**
MT1 - BERRIDGE MATTE BLACK
 - STUCCO**
ST1 - TWO COAT SYNTHETIC STUCCO SYSTEM

SCALE 3/16" = 1'-0"





EXISTING ELEVATION



PROPOSED ELEVATION

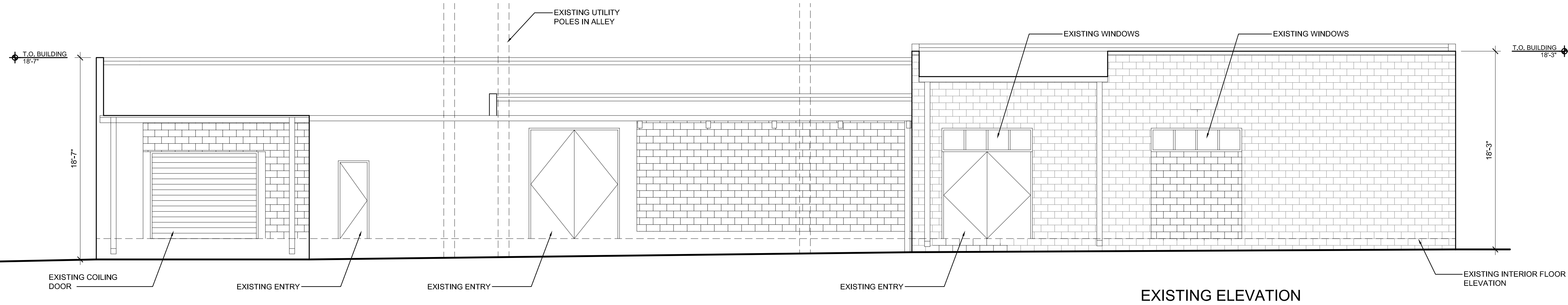
STEEL LINTEL DESIGN RATIONALE: IN MASONRY BUILDINGS OF THIS VINTAGE IT CAN BE A CHALLENGE FOR SEPARATE STEEL LINTEL ELEMENTS TO ALIGN IN NEW OPENINGS DUE TO HISTORIC SETTLING OR NON-LEVEL BRICK COURSING. EVEN SMALL DISCREPANCIES CAN MAKE THE DETAILINGS LOOK VISUALLY RAGGED. TO MITIGATE THIS THE LINTELS ARE PROPOSED AS SINGLE PIECES IN ORDER TO MAINTAIN A STRAIGHT/LEVEL LINE BETWEEN STOREFRONTS AND TO TIE THEM TOGETHER, SIMILAR TO STOREFRONT TRIM PRECEDENTS REFERENCED ELSEWHERE IN THIS SET.

THIS VOCABULARY IS REPEATED AT THE UNIT ENTRY TO TIE THE EXTERIOR ELEMENTS TOGETHER FOR THIS TENANT. ADDITIONALLY, BY TYING THE TENANT ENTRY DOOR TO THE ADJACENT WINDOW OVER THE REMAINING BRICK, IT PROVIDES A SPACE FOR FUTURE SIGNAGE OR ART, FURTHER ESTABLISHING A HIERARCHY AND VISUAL CUE FOR PEDESTRIANS FOR THE MAIN TENANT ENTRANCE.

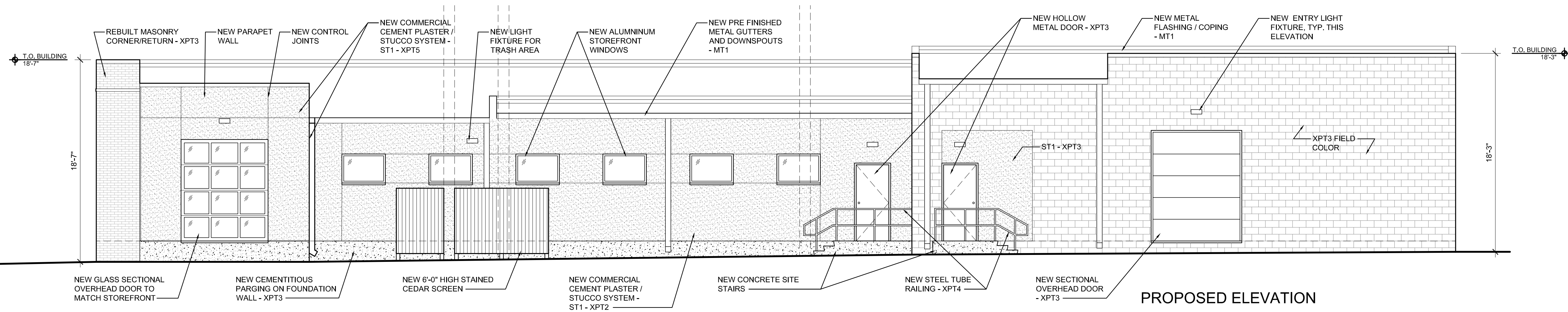
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29TH STREET ELEVATION



ALLEY FROM 29TH STREET



CORNER ENTRANCE



WELTON STREET ELEVATION



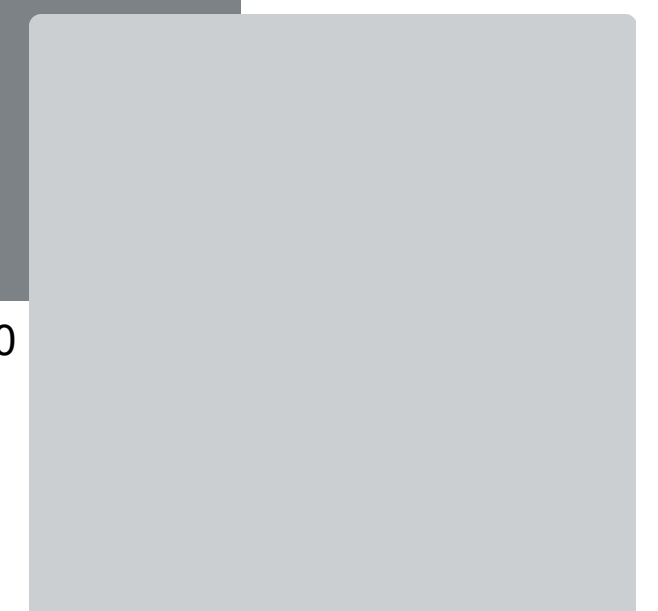
DARK BRONZE ANODIZED



DAY'S END 2133-30



DIOR GRAY 2133-40



SIDEWALK GRAY 2133-60



GOLDEN VISTA 308



COUNTRY REDWOOD HC-183



LIGHT FIXTURES

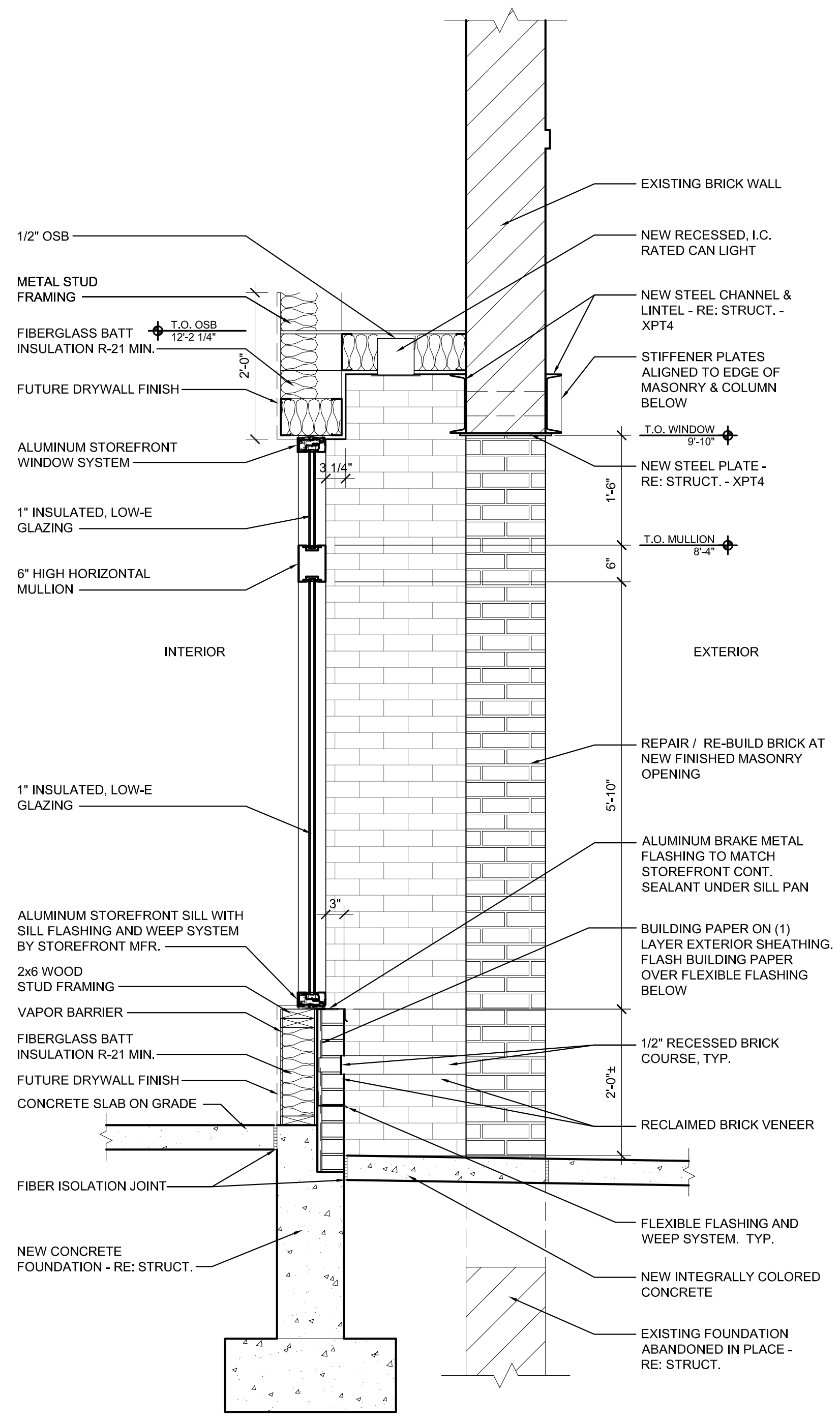
JACKSON'S CORNER - 2847 WELTON ST.

LANDMARK SUBMITTAL - SHEET 9 OF 12

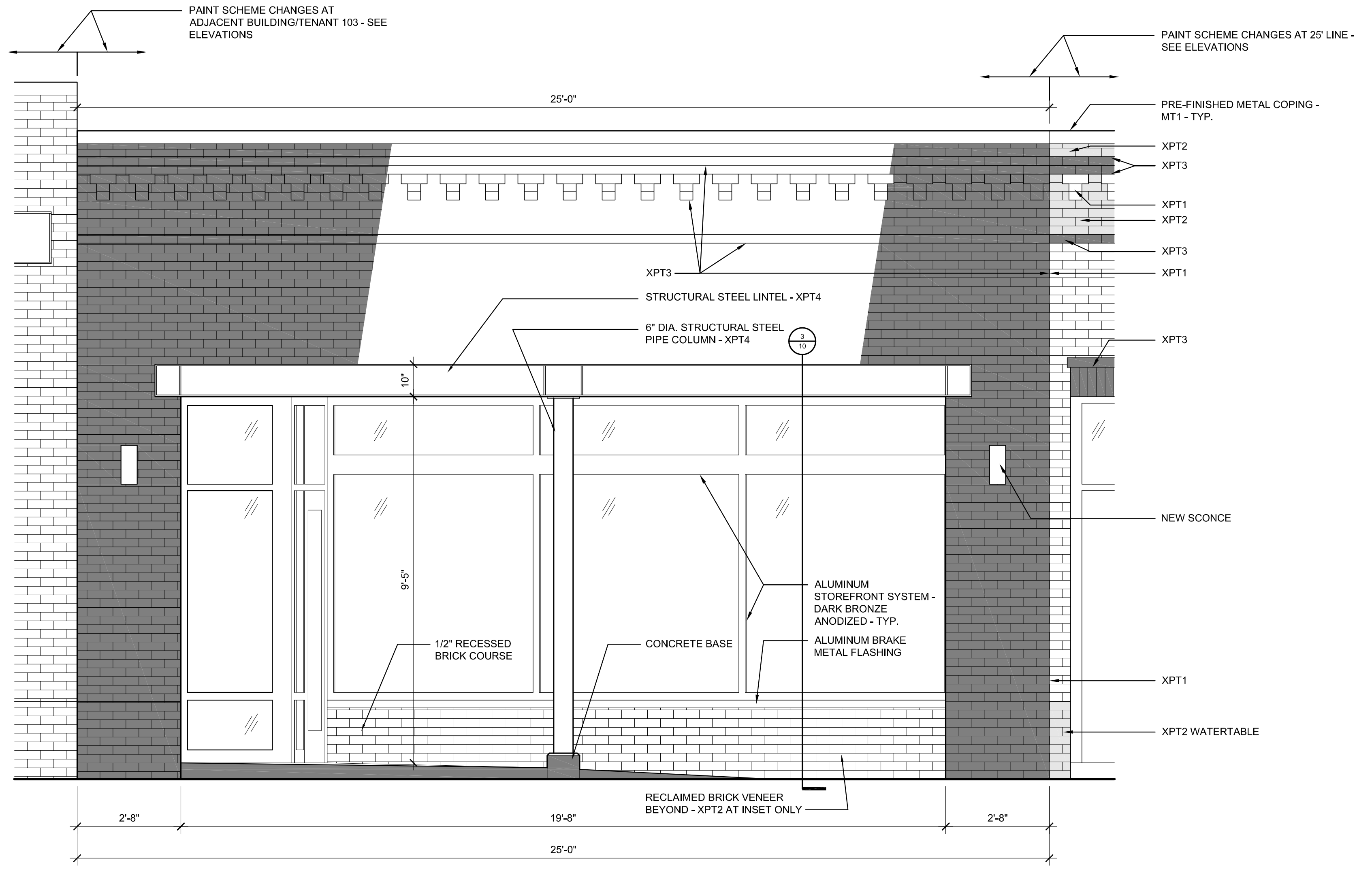
RENDERINGS - PROPOSED

SEPTEMBER 18TH, 2018

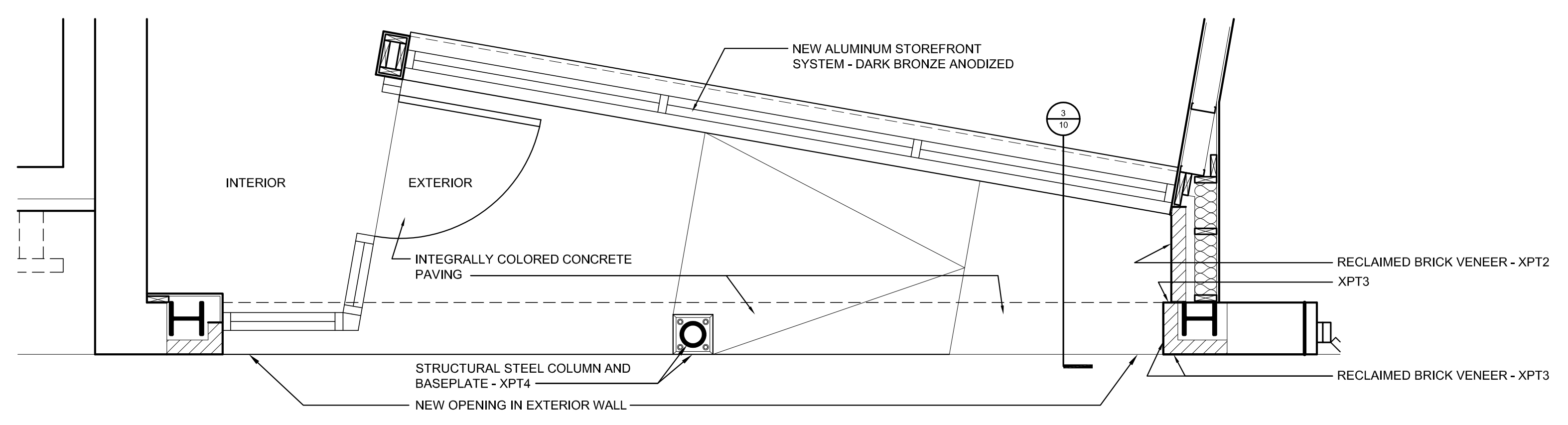




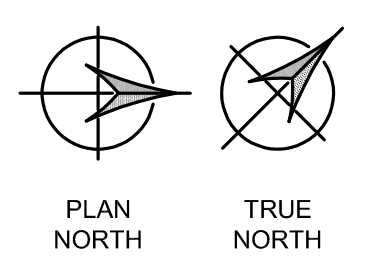
3 NEW ANGLED STOREFRONT
SCALE: 3/4" = 1'-0"
TENANT 102

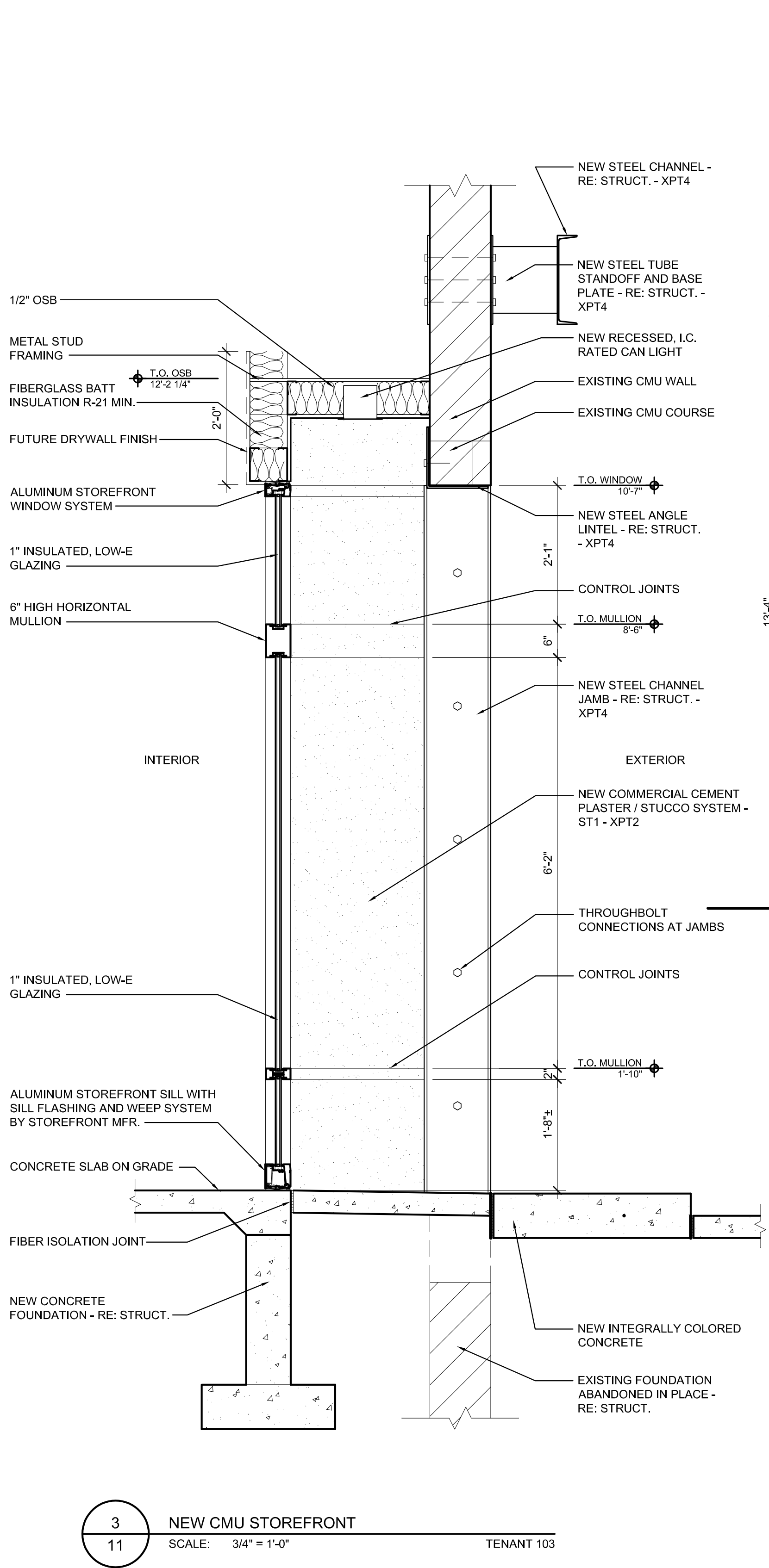


2 ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"
TENANT 102

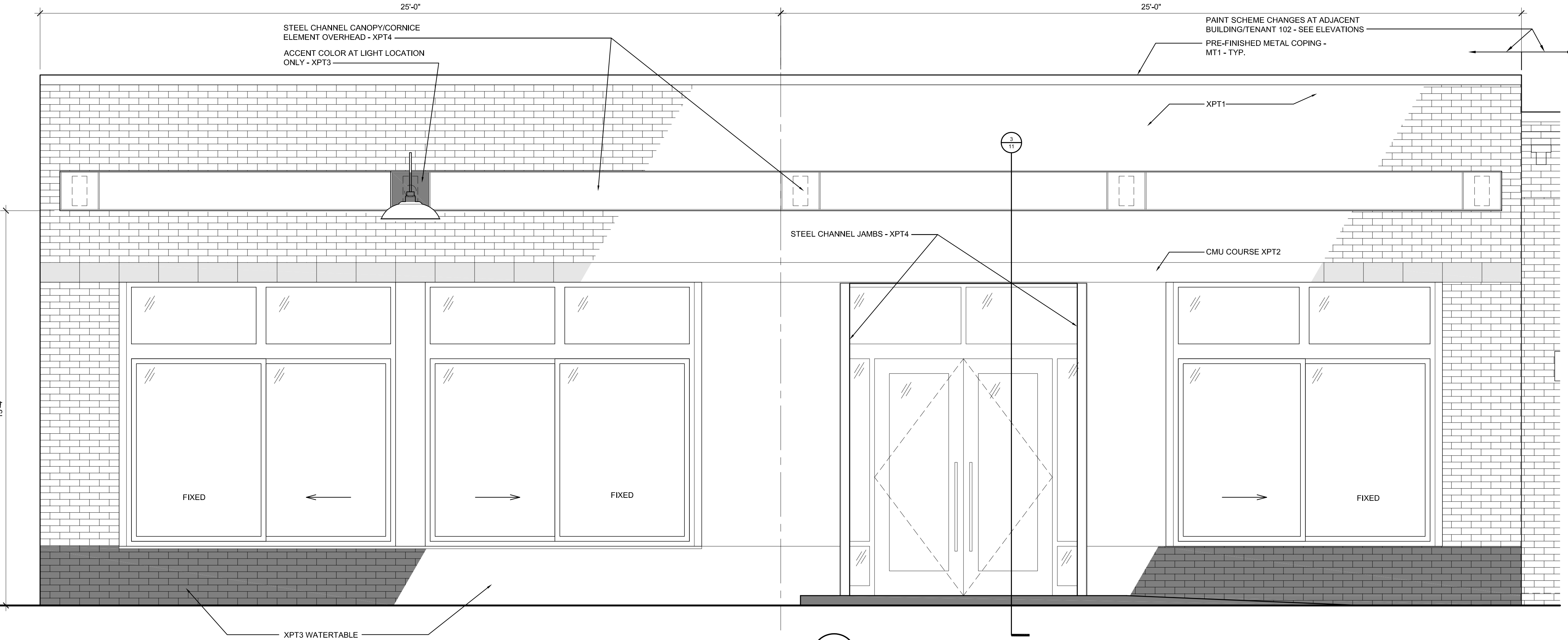


1 ENLARGED PLAN - RECESSED ENTRY
SCALE: 1/2" = 1'-0"
TENANT 102

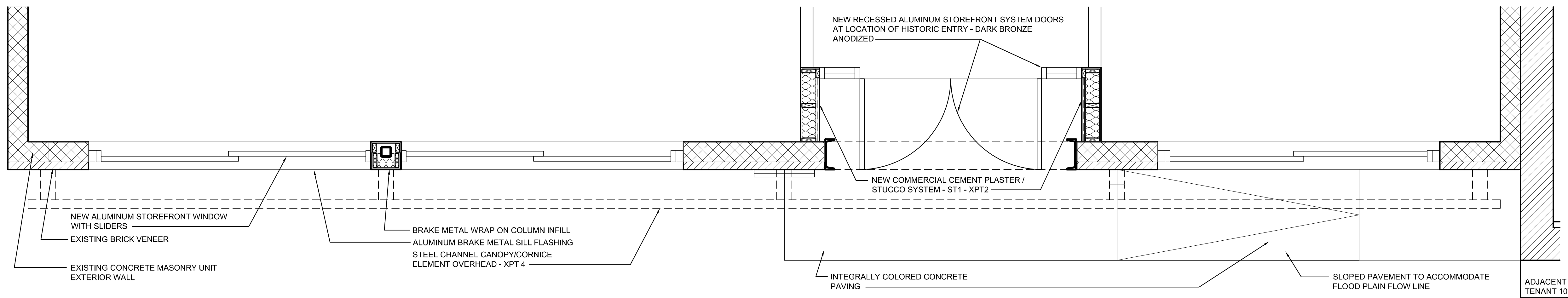




3
11
NEW CMU STOREFRONT
SCALE: 3/4" = 1'-0"
TENANT 103

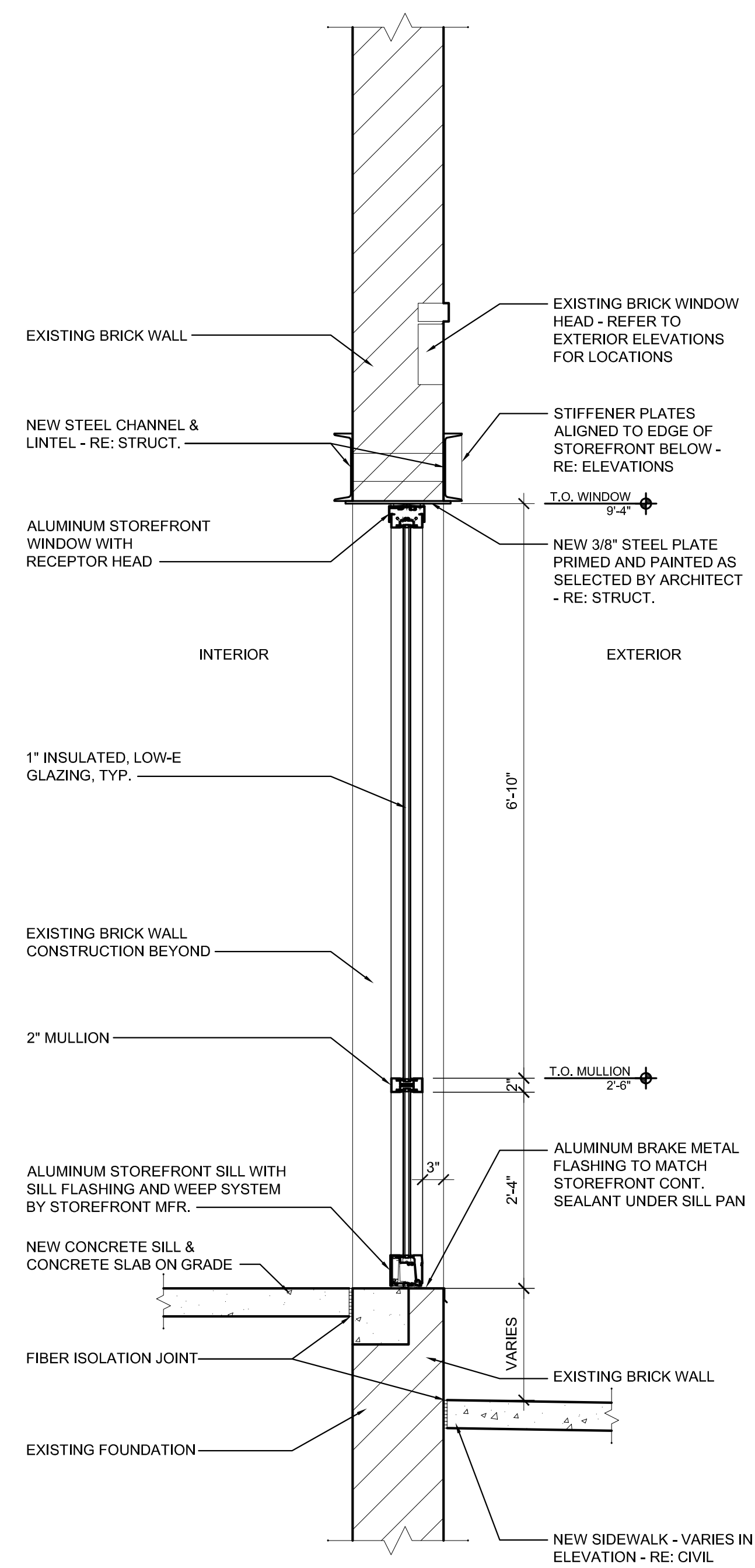


2
11
ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"
TENANT 103

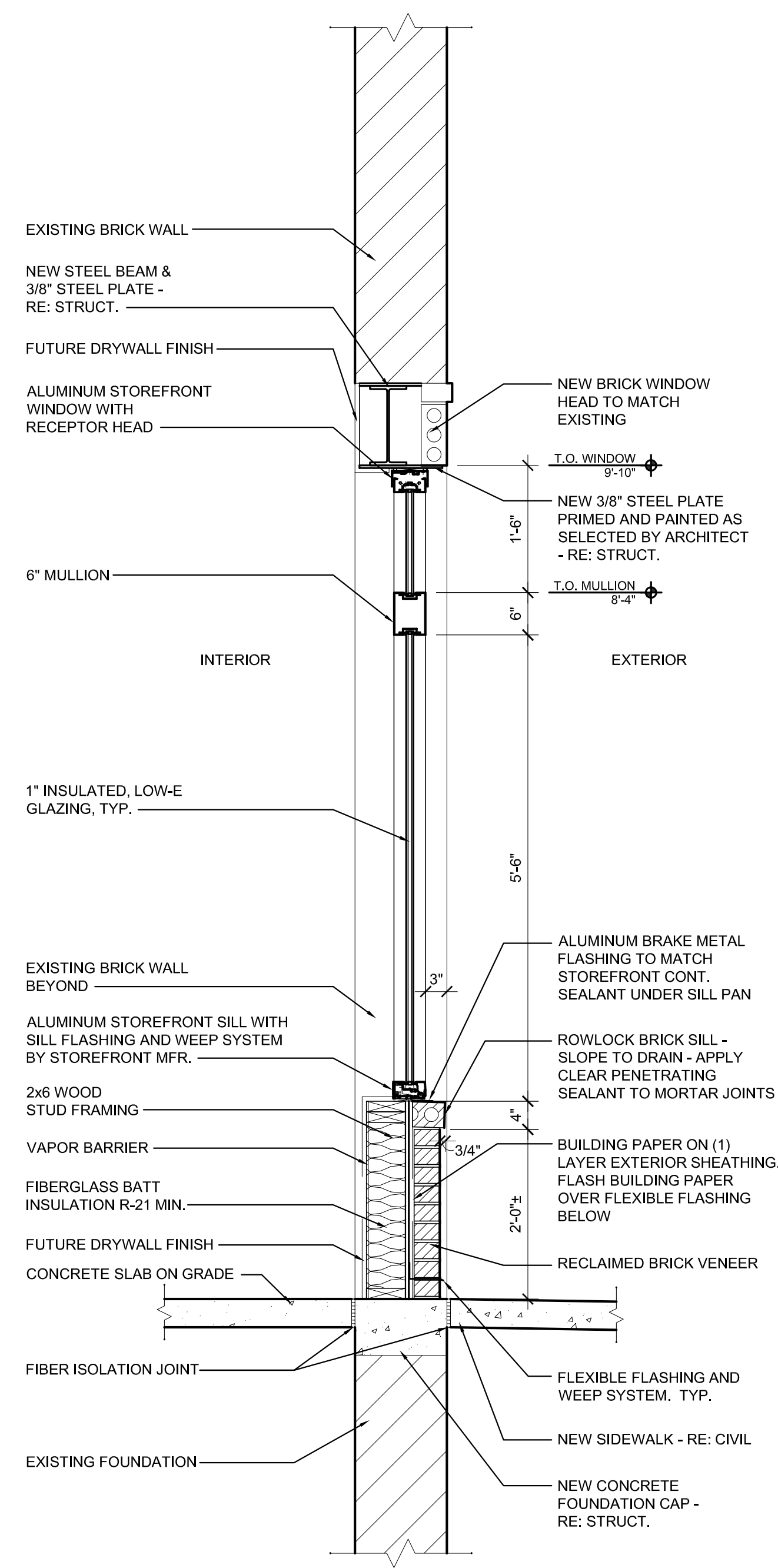


1
11
ENLARGED PLAN - ENTRY
SCALE: 1/2" = 1'-0"
TENANT 103

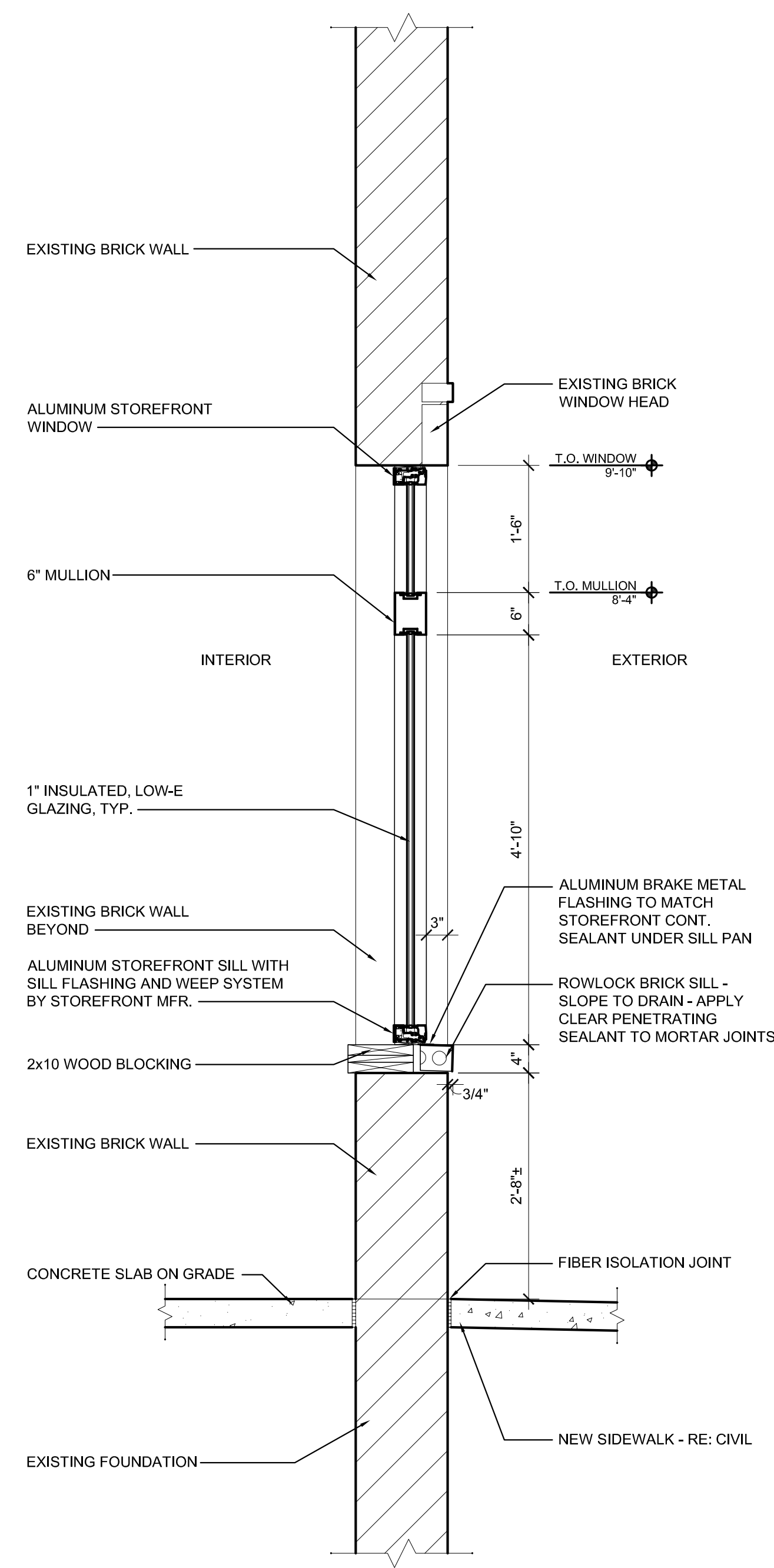
PLAN NORTH
TRUE NORTH



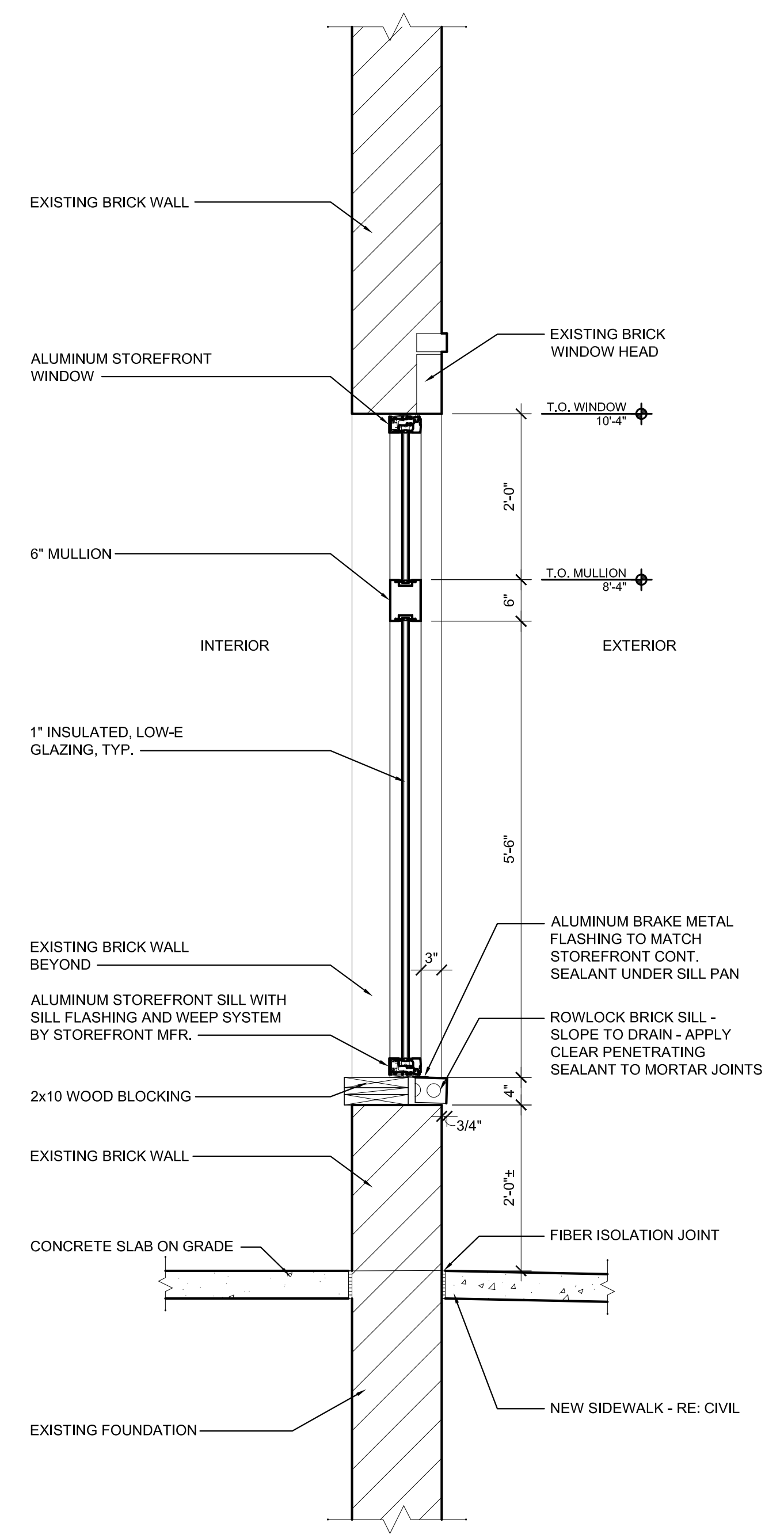
4
12
NEW STOREFRONT OPENING
SCALE: 3/4" = 1'-0"



3
12
GARAGE DOOR INFILL
SCALE: 3/4" = 1'-0"



2
12
SMALL HISTORIC WINDOW
SCALE: 3/4" = 1'-0"



1
12
LARGE HISTORIC WINDOW
SCALE: 3/4" = 1'-0"