



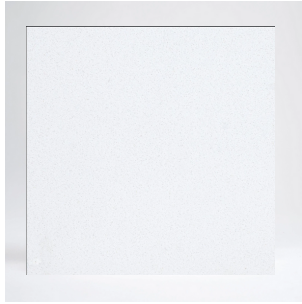
ON YOUR SIX  
2361 & 2363 HIGH STREET  
DENVER, CO 80210

## WARM PACKAGE

### Kitchen



Kitchen Cabinets  
Winstead Quill



Countertops  
Miami White

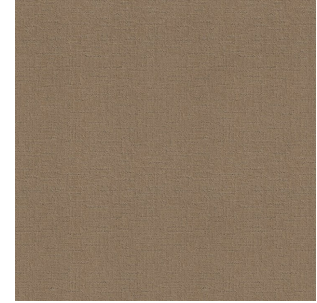


Backsplash  
Matte Arctic White  
4 x 16

### Floors



LVP  
Polaris 2012 - Oceanfront

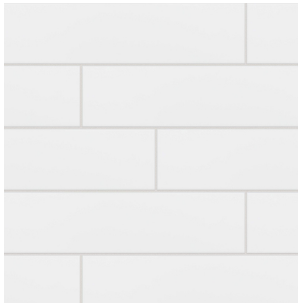


Carpet  
Marini Time III Desert Sand

## Bathrooms



Floor Tile  
Potenza Gray Matte  
12 x 24



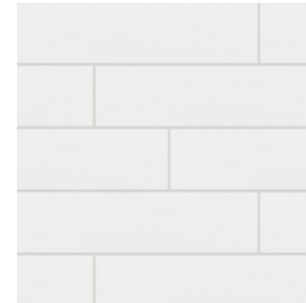
Backsplash  
Matte Arctic White  
3 X 6



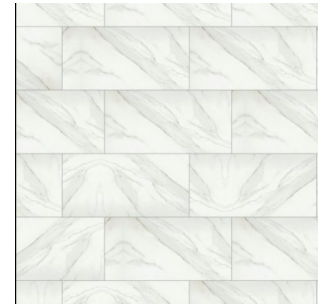
bathroom cabinets  
Elkins White



Countertops  
Miami White



Backsplash  
Matte Arctic White  
4 x 16



Floor Tile  
Nobleza Lugo Matte

### Secondary Baths

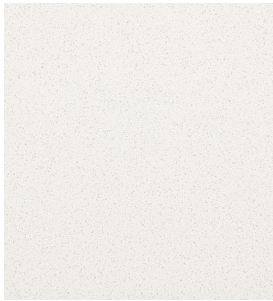
### Primary Bath

## COOL PACKAGE

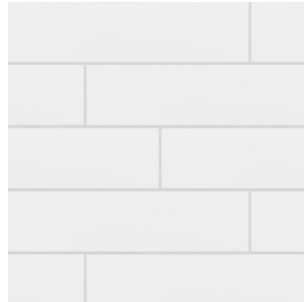
### Kitchen



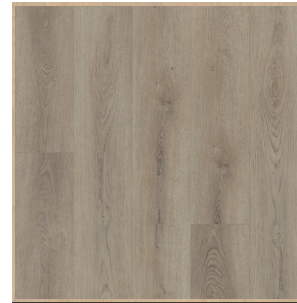
Kitchen Cabinets  
Winstead Burlap



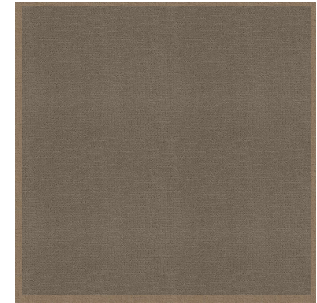
Countertops  
Della Terra  
Linen



Backsplash  
Glossy Arctic White  
4 x 16



LVP  
Polaris 5218 - Taupe

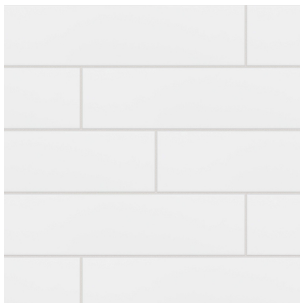


Carpet  
Marini Time III Bashful

### Bathrooms



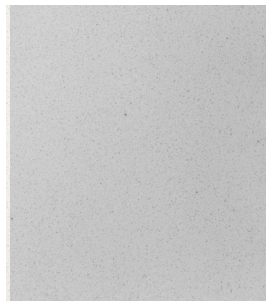
Floor Tile  
cemento rasota bianco  
12 x 24



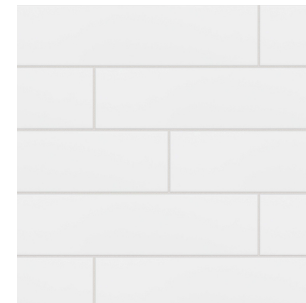
Backsplash  
Glossy Arctic White  
3 X 6



bathroom cabinets  
Elkins Stone Gray



Countertops  
Nustone  
Breckenridge



Backsplash  
Glossy Arctic White  
4 x 16



Floor Tile  
Nobleza Astorga

### Secondary Baths

### Primary Bath



|  |      |      |
|--|------|------|
|  | 2341 | 2343 |
|  | 2345 | 2347 |
|  | 2349 | 2351 |
|  | 2353 | 2355 |
|  | 2357 | 2359 |
|  | 2361 | 2363 |

### Unit 1 (front unit)

2363 High Street, Denver CO 80210

- 2,018 sqft
- 4 Bed
- 3.5 Bath: 2 full, 3/4, 1 powder
- 1-Car garage detached 225 sqft
- 3rd floor flex space with wet bar with mini fridge
- 64 sq ft rooftop patio
- basement wet bar with dishwasher and mini fridge
- basement storage room
- Kitchen Island
- front patio or porch feature

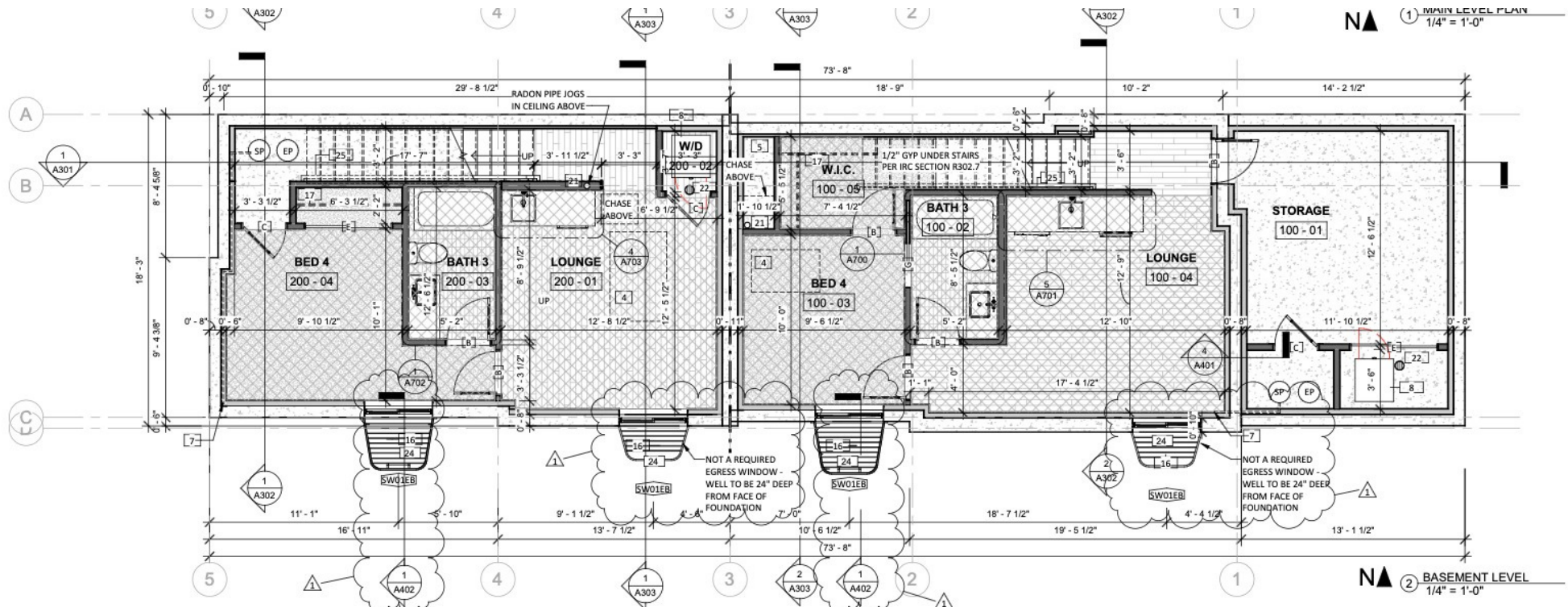
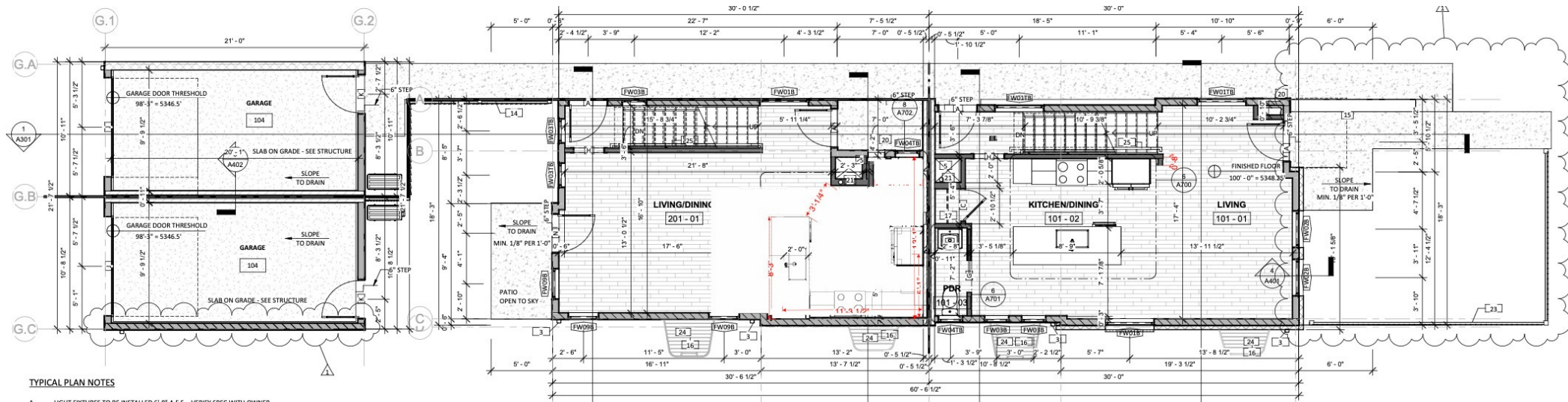
### Unit 2 (back unit)

2361 High Street, Denver CO 80210

- 1,997 sqft
- 4 Bed
- 3.5 Bath: 2 full, 3/4, 1 powder
- 1-Car garage detached 225 sqft
- 3rd floor flex space with wet bar and mini fridge
- 51 sq ft rooftop patio
- basement wet bar with dishwasher
- back patio
- \*no basement mini fridge\*
- \*no storage room\* ?

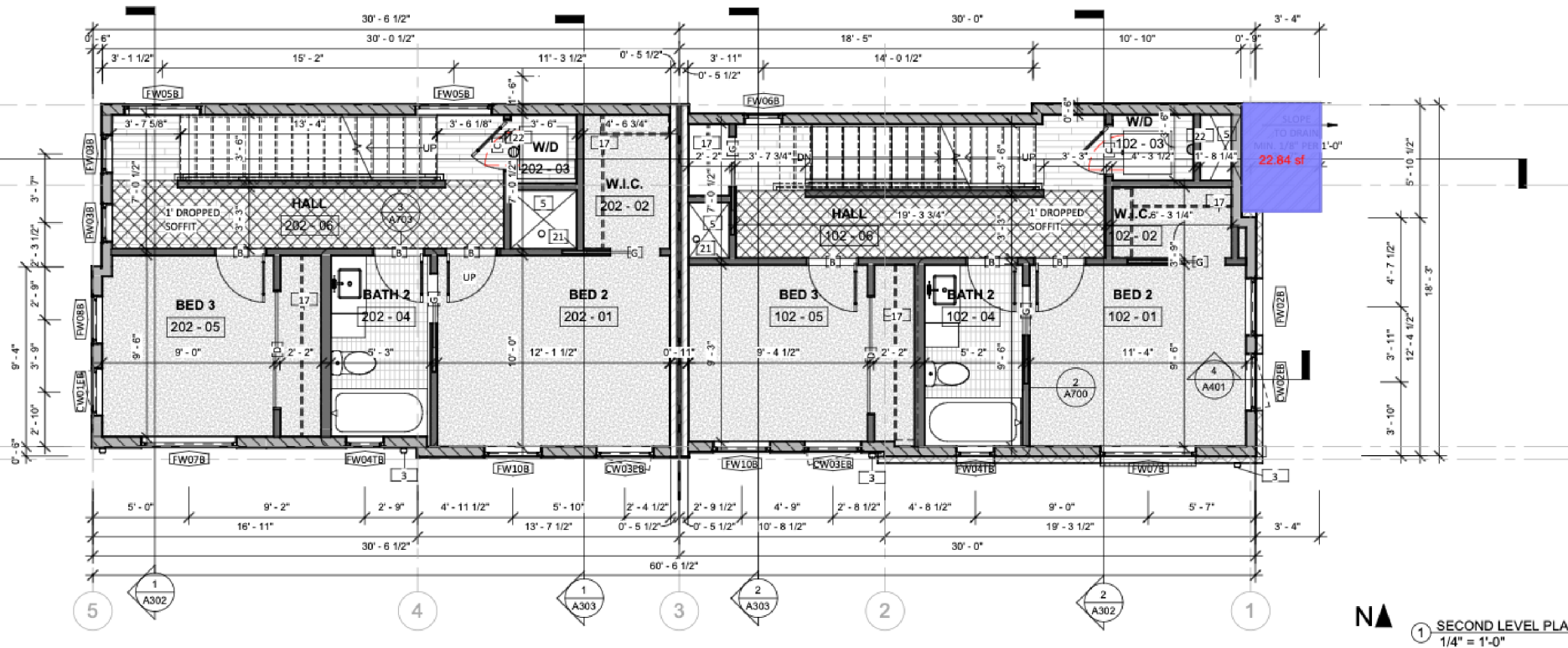
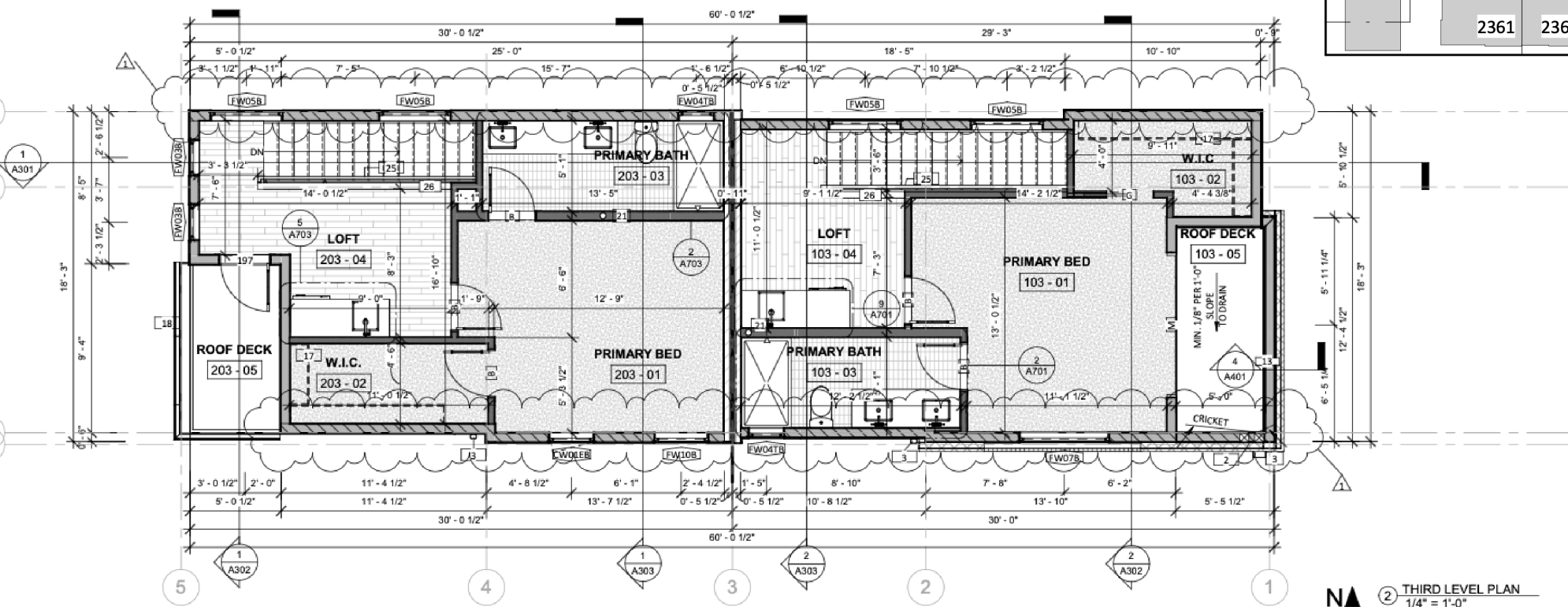
### SQUARE FOOTAGE CALCULATIONS

| BUILDING FORM & HABITABLE SPACE | ZONING LAND USE      | 2363 (SF)       | 2361 (SF)       | GROSS FLOOR AREA (GFA) |
|---------------------------------|----------------------|-----------------|-----------------|------------------------|
| DUPLEX BUILDING FORM            | G-MU-5               |                 |                 |                        |
| BASEMENT                        |                      | 484 SF          | 485 SF          | 969 SF                 |
| MAIN                            |                      | 545 SF          | 520 SF          | 1,065 SF               |
| SECOND                          |                      | 545 SF          | 548 SF          | 1,093 SF               |
| THIRD                           |                      | 481 SF          | 497 SF          | 978 SF                 |
| TOTAL GFA                       |                      | <b>2,018 SF</b> | <b>1,997 SF</b> | <b>4,358 SF</b>        |
| ROOF DECK                       |                      | 64 SF           | 51 SF           | 147 SF                 |
| DETACHED GARAGE BUILDING FORM   |                      |                 |                 |                        |
| GARAGE                          |                      | 225 SF          | 225 SF          | <b>450 SF</b>          |
| PARKING REQUIRED:               | 1 PER UNIT / 2 TOTAL |                 |                 |                        |
| PARKING PROVIDED:               | 1 PER UNIT / 2 TOTAL |                 |                 |                        |

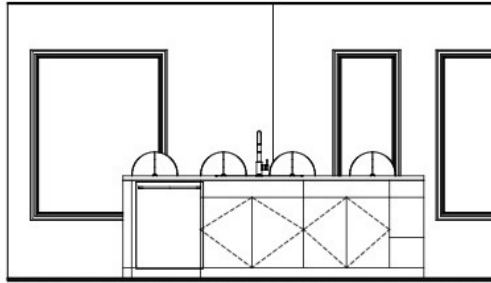


2361

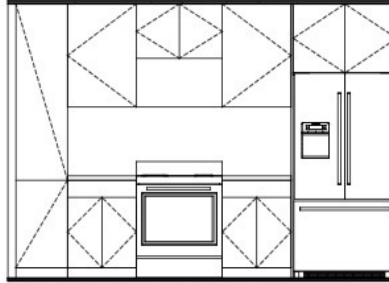
2363



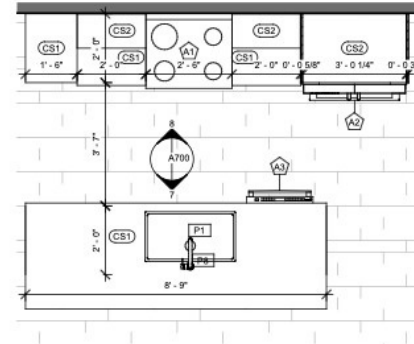
# unit 1 (front unit) - 2363 high street



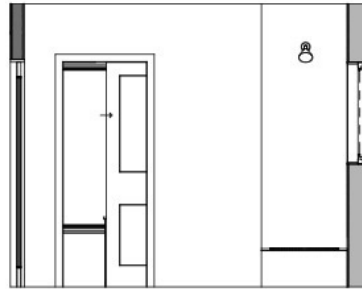
7 UNIT 1 - KITCHEN CAB WALL  
1/2" = 1'-0"



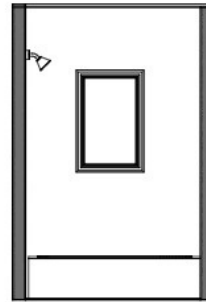
8 UNIT 1 - KITCHEN ISLAND  
1/2" = 1'-0"



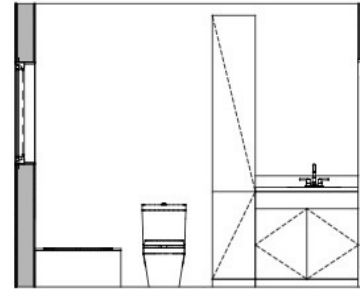
6 UNIT 1 - KITCHEN  
1/2" = 1'-0"



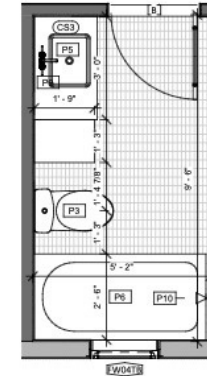
5 UNIT 1 - BATH 2 - HEAD WALL  
1/2" = 1'-0"



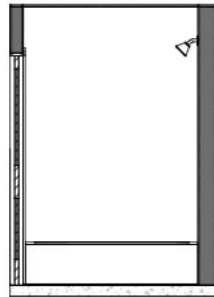
12 UNIT 1 - BATH 2 - SHOWER WALL  
1/2" = 1'-0"



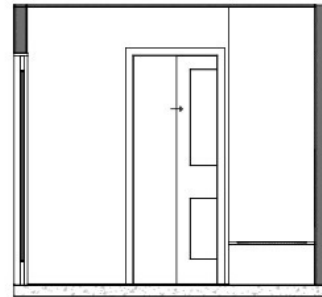
4 UNIT 1 - BATH 2 - VANITY WALL  
1/2" = 1'-0"



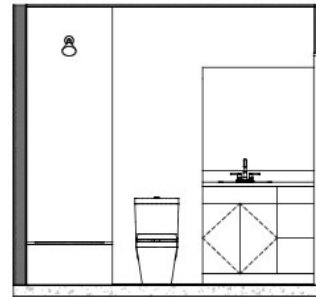
2 UNIT 1 - BATH 2  
1/2" = 1'-0"



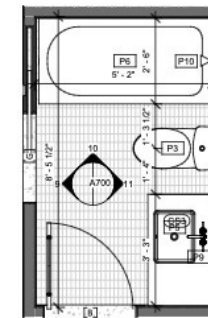
10 UNIT 1 - BATH 3 - SHOWER WALL  
1/2" = 1'-0"



9 UNIT 1 - BATH 3 - FOOT WALL  
1/2" = 1'-0"



11 UNIT 1 - BATH 3 - CAB WALL  
1/2" = 1'-0"



1 UNIT 1 - BATH 3  
1/2" = 1'-0"



1335 S INCA ST  
DENVER, CO 80223  
303.997.4001

| ISSUED | DESCRIPTION |
|--------|-------------|
| NO.    | DATE        |
|        |             |
|        |             |
|        |             |

PROJECT: 2345  
DATE: 08-09-2022  
DESIGNED BY: SMN  
DRAWN BY: AJT  
CHECKED BY: SMN  
VERIFY ALL LINES, ANGLES, AND DIMENSIONS  
BY FIELD SURVEY AND MEASUREMENT

ON YOUR SIX  
2361 & 2363 S HIGH STREET  
DENVER, CO 80210



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DATE:  
08-09-2022

SHEET TITLE:  
ENLARGED FLOOR  
PLANS - 2363

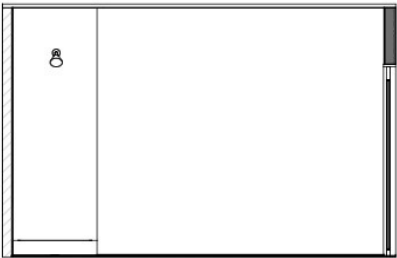
A700

# unit 1 (front unit) - 2363 high street

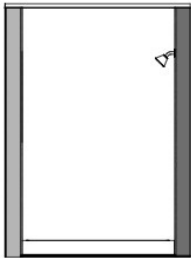
| Casework Schedule |       |               |       |
|-------------------|-------|---------------|-------|
| Type Mark         | Count | Description   | Depth |
| CS1               | 12    | LOWER CABINET | 2'-0" |
| CS2               | 7     | UPPER CABINET | 1'-0" |
| CS3               | 8     | LOWER CABINET | 1'-9" |

| Appliance Schedule |       |              |                        |               |
|--------------------|-------|--------------|------------------------|---------------|
| Keynote            | Count | Manufacturer | Description            | Model         |
| B                  | 4     | SAMSUNG      | STACKABLE WASHER/DRYER | Model # B1182 |
| A1                 | 2     | SAMSUNG      | RANGE                  | NE63T81115S   |
| A2                 | 2     | SAMSUNG      | REFRIGERATOR           | RS22T5201SR   |
| A3                 | 4     | SAMSUNG      | DISHWASHER             | DW80R2011US   |
| A4                 | 3     | SAMSUNG      | MINI-REFRIGERATOR      |               |

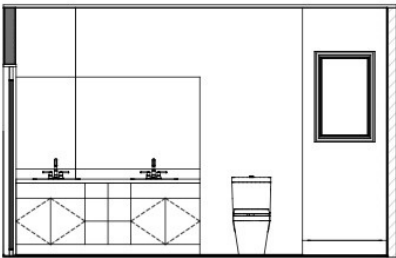
| Plumbing Fixture Schedule |       |                                          |
|---------------------------|-------|------------------------------------------|
| Type Mark                 | Count | Description                              |
|                           | 4     |                                          |
| P1                        | 2     | SINGLE BOWL, STAINLESS STEEL SINK        |
| P2                        | 2     | SINGLE BASIN DROP IN                     |
| P3                        | 2     | PEDISTAL BATHROOM SINK                   |
| P4                        | 8     | TOILET                                   |
| P5                        | 9     | UNDERMOUNT BATHROOM SINK                 |
| P6                        | 4     | SHOWER/TUB WITH TILE SURROUND TO CEILING |
| P7                        | 2     | SHOWER BASE WITH TILE SURROUND           |
| P8                        | 5     | KITCHEN FAUCET                           |
| P9                        | 8     | VANITY FAUCET                            |
| P10                       | 5     | SHOWER HEAD                              |
| P11                       | 4     | STAINLESS STEEL UNDERMOUNT BAR SINK      |



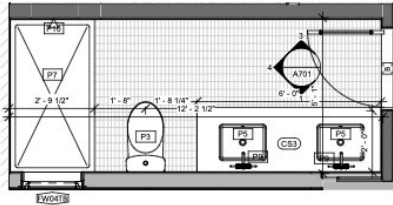
3 UNIT 1 - PRIMARY HEAD WALL  
1/2" = 1'-0"



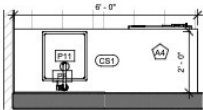
4 UNIT 1 - PRIMARY - SHOWER WALL  
1/2" = 1'-0"



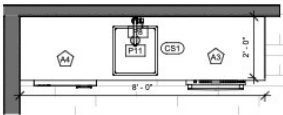
1 UNIT 1 - BATH 3 - VANITY WALL  
1/2" = 1'-0"



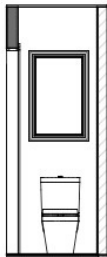
2 UNIT 1 - PRIMARY BATH  
1/2" = 1'-0"



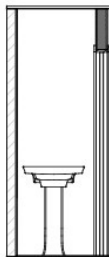
5 UNIT 1 - 3RD FLR WETBAR  
1/2" = 1'-0"



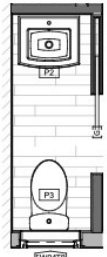
5 UNIT 1 - BSMT WET BAR  
1/2" = 1'-0"



8 UNIT 1 - PDR - SINK  
1/2" = 1'-0"



7 UNIT 1 - PDR - TOILET  
1/2" = 1'-0"



6 UNIT 1 - POWDER  
1/2" = 1'-0"



1335 S INCA ST  
DENVER, CO 80223  
303.597.4001

| NO. | DATE | ISSUED | DESCRIPTION |
|-----|------|--------|-------------|
|     |      |        |             |

PROJECT: 2345  
DATE: 08-09-2022  
DESIGNED BY: SMN  
DRAWN BY: APT  
CHECKED BY: SMN

VERIFY ALL LINE, ANGLE, AND DIMENSIONS  
BY FIELD SURVEY AND MEASUREMENT

ON YOUR SIX  
2361 & 2363 S HIGH STREET  
DENVER, CO 80210



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PROHIBITED.

DATE:  
08-09-2022

SHEET TITLE:  
ENLARGED FLOOR  
PLANS - 2363

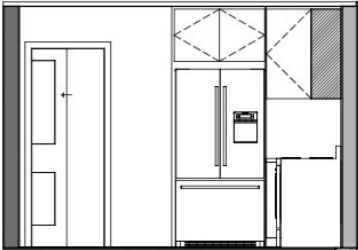
A701

unit 2 (back unit) - 2361 high street

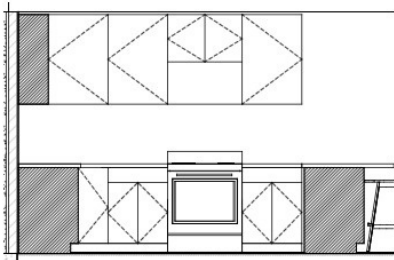
| Casework Schedule |       |               |       |
|-------------------|-------|---------------|-------|
| Type Mark         | Count | Description   | Depth |
| CS1               | 12    | LOWER CABINET | 2'-0" |
| CS2               | 7     | UPPER CABINET | 1'-0" |
| CS3               | 8     | LOWER CABINET | 1'-9" |

| Plumbing Fixture Schedule |       |                                          |
|---------------------------|-------|------------------------------------------|
| Type Mark                 | Count | Description                              |
| P1                        | 2     | SINGLE BOWL STAINLESS STEEL SINK         |
| P2                        | 2     | PEDISTAL BATHROOM SINK                   |
| P3                        | 8     | TOILET                                   |
| P5                        | 9     | UNDERMOUNT BATHROOM SINK                 |
| P9                        | 4     | SHOWER/TUB WITH TILE SURROUND TO CEILING |
| P7                        | 2     | SHOWER BASE WITH TILE SURROUND           |
| P8                        | 6     | KITCHEN FAUCET                           |
| P9                        | 8     | VANITY FAUCET                            |
| P10                       | 5     | SHOWER HEAD                              |
| P11                       | 4     | STAINLESS STEEL UNDERMOUNT BAR SINK      |

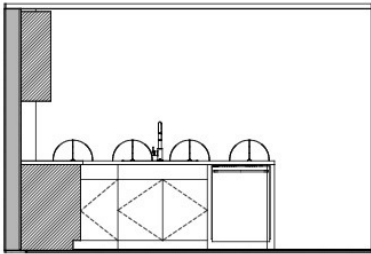
| Appliance Schedule |       |              |                        |               |
|--------------------|-------|--------------|------------------------|---------------|
| Keynote            | Count | Manufacturer | Description            | Model         |
| B                  | 4     | SAMSUNG      | STACKABLE WASHER/DRYER | Model # 81182 |
| A1                 | 2     | SAMSUNG      | RANGE                  | NE63T8115S    |
| A2                 | 2     | SAMSUNG      | REFRIGERATOR           | RS22T5201SR   |
| A3                 | 4     | SAMSUNG      | DISHWASHER             | DW60R2031US   |
| A4                 | 3     | SAMSUNG      | MINI REFRIGERATOR      |               |



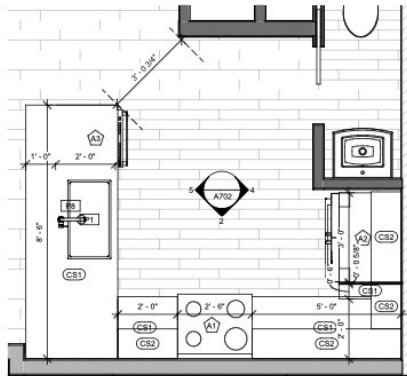
4 UNIT 2 - KITCHEN - FRIDGE WALL  
1/2" = 1'-0"



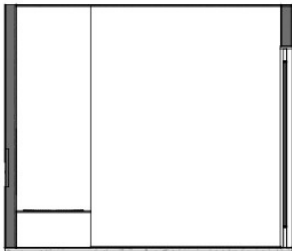
2 UNIT 2 - KITCHEN - CAB WALL  
1/2" = 1'-0"



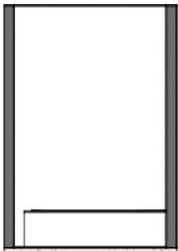
5 UNIT 2 - KITCHEN - ISLAND  
1/2" = 1'-0"



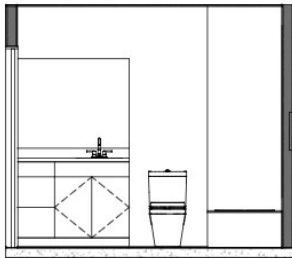
3 UNIT 2 - KITCHEN  
1/2" = 1'-0"



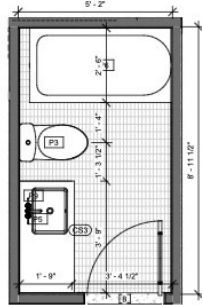
11 UNIT 2 - BATH 1 - FOOT WALL  
1/2" = 1'-0"



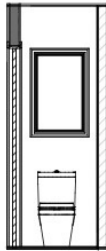
6 UNIT 2 - BATH 1 - SHOWER WALL  
1/2" = 1'-0"



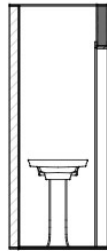
7 UNIT 2 - BATH 1 - VANITY WALL  
1/2" = 1'-0"



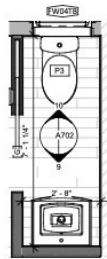
1 UNIT 2 - BATH 1  
1/2" = 1'-0"



10 UNIT 2 - PDR - VANITY  
1/2" = 1'-0"



9 UNIT 2 - PDR - TOILET  
1/2" = 1'-0"



8 UNIT 2 - POWDER  
1/2" = 1'-0"



1335 S INCA ST  
DENVER, CO 80223  
303.997.4001

| ISSUED | DESCRIPTION |
|--------|-------------|
| NO.    | DATE        |
| 1      |             |
| 2      |             |
| 3      |             |
| 4      |             |
| 5      |             |
| 6      |             |
| 7      |             |
| 8      |             |
| 9      |             |
| 10     |             |
| 11     |             |
| 12     |             |

PROJECT: 2145  
DATE: 08-09-2022  
DESIGNED BY: SMN  
DRAWN BY: JPT  
CHECKED BY: SMN

VERIFY ALL LABEL, ANGLE, AND DIMENSIONS  
BY FIELD SURVEY AND MEASUREMENT

ON YOUR SIX  
2361 & 2363 S HIGH STREET  
DENVER, CO 80210



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DATE:  
08-09-2022

SHEET TITLE:

ENLARGED FLOOR  
PLANS - 2361

A702

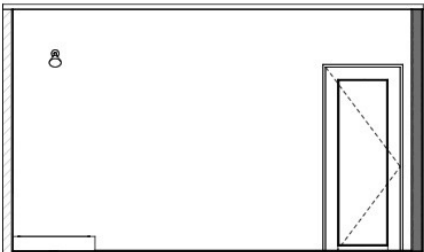
# unit 2 (back unit) - 2361 high street

| Casework Schedule |       |               |       |
|-------------------|-------|---------------|-------|
| Type Mark         | Count | Description   | Depth |
| C31               | 12    | LOWER CABINET | 2'-0" |
| C32               | 7     | UPPER CABINET | 1'-0" |
| C33               | 8     | LOWER CABINET | 1'-9" |

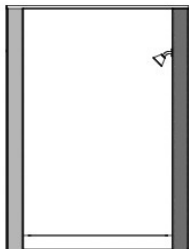
| Plumbing Fixture Schedule |       |                                           |
|---------------------------|-------|-------------------------------------------|
| Type Mark                 | Count | Description                               |
| P1                        | 4     | SINGLE BOWL STAINLESS STEEL SINK          |
| P2                        | 2     | SINGLE BASIN DROP IN                      |
| P3                        | 2     | PEDISTAL BATHROOM SINK                    |
| P4                        | 8     | TOILET                                    |
| P5                        | 9     | UNDERMOUNT BATHROOM SINK                  |
| P6                        | 4     | SHOWER/CLUB WITH TILE SURROUND TO CEILING |
| P7                        | 2     | SHOWER BASE WITH TILE SURROUND            |
| P8                        | 6     | KITCHEN FAUCET                            |
| P9                        | 8     | VANITY FAUCET                             |
| P10                       | 5     | SHOWER HEAD                               |
| P11                       | 4     | STAINLESS STEEL UNDERMOUNT BAR SINK       |

| Appliance Schedule |       |              |                        |
|--------------------|-------|--------------|------------------------|
| Keynote            | Count | Manufacturer | Description            |
| B                  | 4     | SAMSUNG      | STACKABLE WASHER/DRYER |
| A1                 | 2     | SAMSUNG      | RANGE                  |
| A2                 | 2     | SAMSUNG      | REFRIGERATOR           |
| A3                 | 4     | SAMSUNG      | DISHWASHER             |
| A4                 | 3     | SAMSUNG      | MINI REFRIGERATOR      |

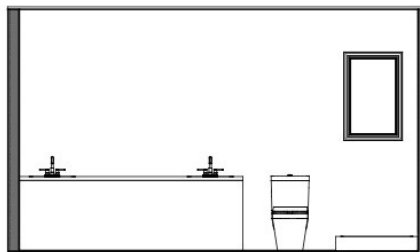
| Model         |
|---------------|
| Model # 81382 |
| NE63T81115S   |
| RS2752015R    |
| DW60R2031US   |



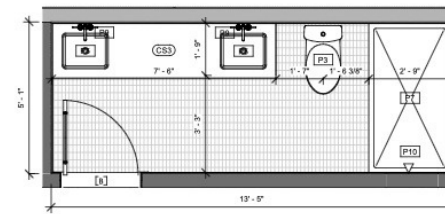
⑧ UNIT 2 - PRIMARY - HEAD WALL  
1/2" = 1'-0"



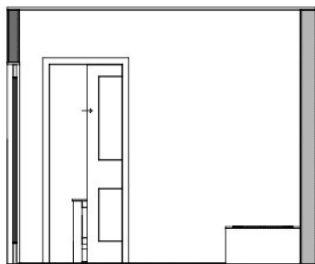
⑨ UNIT 2 - PRIMARY - SHOWER WALL  
1/2" = 1'-0"



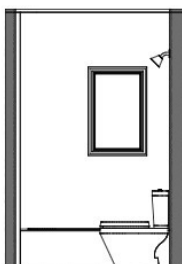
⑦ UNIT 2 - PRIMARY - CAB WALL  
1/2" = 1'-0"



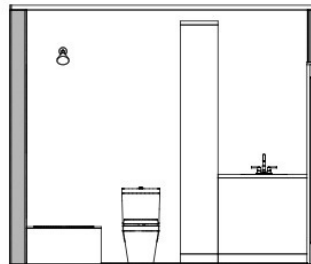
② UNIT 2 - PRIMARY  
1/2" = 1'-0"



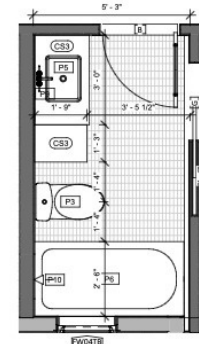
① UNIT 2 - BATH 2 - FOOT WALL  
1/2" = 1'-0"



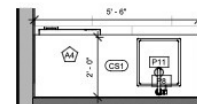
⑫ UNIT 2 - BATH 2 - HEAD WALL  
1/2" = 1'-0"



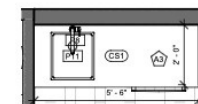
⑩ UNIT 2 - BATH 2 - VANITY WALL  
1/2" = 1'-0"



③ UNIT 2 - BATH 2  
1/2" = 1'-0"



⑤ UNIT 2 - 3RD FLR WET BAR  
1/2" = 1'-0"



④ UNIT 2 - BSMT WET BAR  
1/2" = 1'-0"



1335 S INCA ST  
DENVER, CO 80223  
303.897.4001

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

PROJECT: 2361  
DATE: 08-09-2022  
DESIGNED BY: SMN  
DRAWN BY: JPT  
CHECKED BY: SMN

VERIFY ALL LABELS, ANNOTS, AND DIMENSIONS  
BY FIELD SURVEY AND PHOTOGRAPHY

ON YOUR SIX  
2361 & 2363 S HIGH STREET  
DENVER, CO 80210



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DATE  
08-09-2022

SHEET TITLE  
ENLARGED FLOOR  
PLANS - 2361

A703