



PROPERTY LINE POD BOUNDARY LINE

SCALE: 1:60
0 60' 120' 240'

DESIGNED FOR
GL COMMERCIAL

WESTERRA PHASE I - POD 4



MSA
ARCHITECTS
ARCHITECTURE & PLANNING



CRUTTEN
THOMPSON
& ASSOCIATES INC.

ILLUSTRATIVE MASTER SITE PLAN

DATE: 07/09/2026

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LEGEND

- 1. ART PLAZA
- 2. PARALLEL PARKING
- 3. VEHICULAR ARRIVAL / DROP OFF
- 4. POCKET PARK
- 5. MAIN LOBBY
- 6. LEASING CENTER
- 7. FITNESS CENTER
- 8. DOG WASH
- 9. PARKING GARAGE
- 10. SWIMMING POOL
- 11. CABANAS
- 12. FIREPIT / LOUNGE AREA
- 13. BBQ/ DINING AREA W/ SHADE STRUCTURE
- 14. YOGA LAWN
- 15. OPEN PAVILION / BAR AREA
- 16. MULTIPURPOSE LAWN
- 17. 10' WIDE MULTIPURPOSE PATH
- 18. DOG RUN
- 19. PICKELBALL COURT
- 20. LOADING / TRASH PICKUP
- 21. WATERFRONT PLAZA

PROPERTY LINE - - - - -

POD BOUNDARY LINE - - - - -



SCALE: 1:30

0 30' 60' 120'

DESIGNED FOR

GL COMMERCIAL

WESTERRA PHASE I - POD 4



ILLUSTRATIVE PHASE I- POD 4 SITE PLAN

DATE: 07/09/2026

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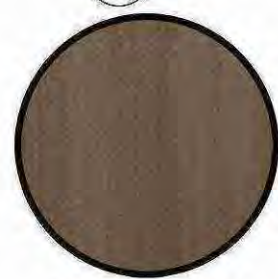


1 NORTH ELEVATION (FRONT)

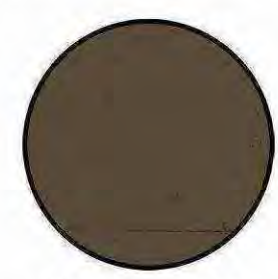
SCALE: 1/16"=1'-0"



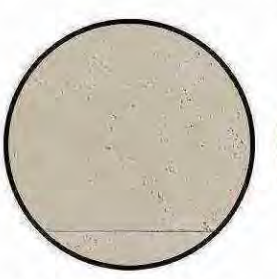
LIGHT WOOD MATERIAL



DARK WOOD MATERIAL



BRICK MATERIAL (DARK)



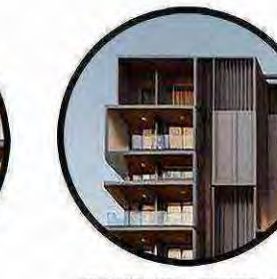
BRICK MATERIAL (CREAM)



ENTRANCE DETAIL



ELEVATION DETAIL



CORNER DETAIL



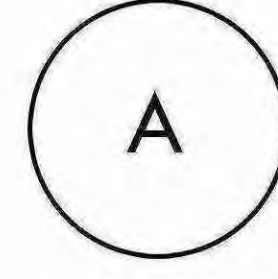
GLASS RAILING



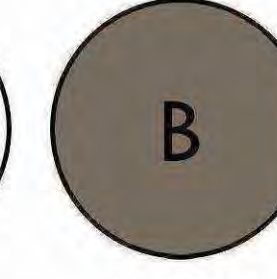
MESH RAILING



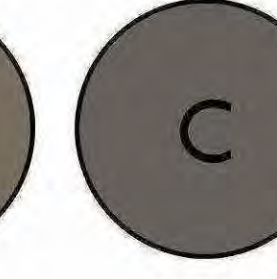
GARAGE SCREEN



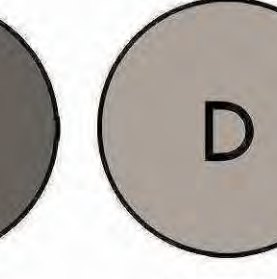
SW 9500 ULTRA WHITE



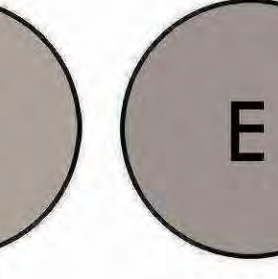
SW 7025 BACKDROP



SW 7068 GRIZZLE GRAY



SW 7016 MINDFUL GRAY



SW 7673 PEWTER GRAY

COLORS

ELEVATION LEGEND	
1	SMOOTH STUCCO FINISH PAINTED
2	LIGHT WOOD SIDING
3	DARK WOOD SIDING
4	VERTICAL FLOOR TO CEILING GRID WINDOW (3) OR (2)
5	METAL MESH PANEL RAILING
6	METAL PANEL RAILING
7	GLASS RAILING
8	BRICK VENEER
9	FRAME DETAIL
10	BALCONY DETAIL
11	GARAGE MESH SCREEN
12	DECORATIVE METAL SCREENING
13	STOOP
14	EYEBROW
15	BAND/TRIM
16	MODERN CURTAIN WALL WINDOW FLOOR TO CEILING (3) OR (2)
17	SCORE LINE
18	ENTRY FRAME
19	BUILDING IDENTIFICATION SIGN SHALL BE A MINIMUM OF 10 INCH IN HEIGHT

COLOR LEGEND	
A	SW 9500 ULTRA WHITE
B	SW 7025 BACKDROP
C	SW 7068 GRIZZLE GRAY
D	SW 7016 MINDFUL GRAY
E	SW 7673 PEWTER GRAY

NOTE 1:
WHERE ACCENT LIGHTING IS USED, THE MAXIMUM ILLUMINATION ON ANY VERTICAL SURFACE OR ANGULAR ROOF SURFACE SHALL NOT EXCEED 5.0 AVERAGE FOOT-CANDELES. BUILDING FACADE AND ACCENT LIGHTING WILL BE COMPATIBLE IN DESIGN, AND LOCATED, AIMED, AND SHIELDED SO THAT LIGHT IS DIRECTED ONLY ONTO THE BUILDING FACADE AND SPILLOVER LIGHT IS MINIMIZED AS PER SUBSECTION 16-140(4) OF THE CITY'S LDC.

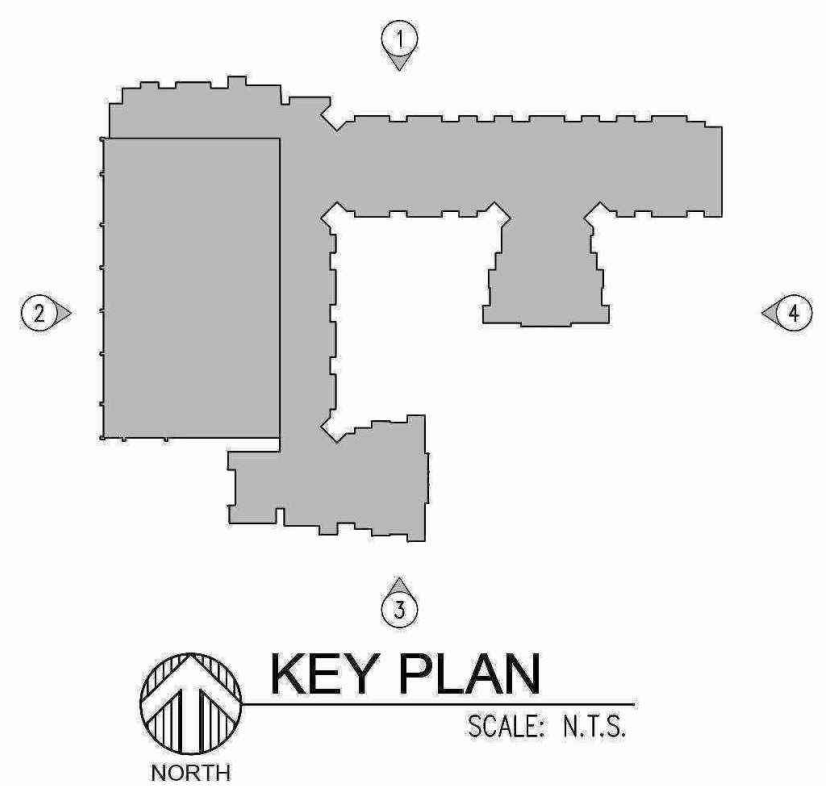
NOTE 2:
BUILDING ADDRESS WILL COMPLY WITH CITY OF DENVER. CRANES SECTION 16-249 ON NORTH ELEVATION AS INDICATED IN RESPONSE NARRATIVE.

RESUBMITTAL #1 - 2025/10/29



2 WEST ELEVATION

SCALE: 1/16"=1'-0"



KEY PLAN
SCALE: N.T.S.

DESIGNED FOR

GL COMMERCIAL

WESTERRA PHASE I - POD 4

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CRANEN
THOMPSON
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ELEVATIONS - COLORED

DATE: 07/09/2026

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3 SOUTH ELEVATION

SCALE: 1/16"=1'-0"



COLORS

ELEVATION LEGEND	
1	SMOOTH STUCCO FINISH PAINTED
2	LIGHT WOOD SIDING
3	DARK WOOD SIDING
4	VERTICAL FLOOR TO CEILING GRID WINDOW (3) OR (2)
5	METAL MESH PANEL RAILING
6	METAL PANEL RAILING
7	GLASS RAILING
8	BRICK VENEER
9	FRAME DETAIL
10	BALCONY DETAIL
11	GARAGE MESH SCREEN
12	DECORATIVE METAL SCREENING
13	STOOP
14	EYEBROW
15	BAND/TRIM
16	MODERN CURTAIN WALL WINDOW FLOOR TO CEILING (3) OR (2)
17	SCORE LINE
18	ENTRY FRAME
19	BUILDING IDENTIFICATION SIGN SHALL BE A MINIMUM OF 10 INCH IN HEIGHT

COLOR LEGEND	
A	SW 9500 ULTRA WHITE
B	SW 7025 BACKDROP
C	SW 7068 GRIZZLE GRAY
D	SW 7016 MINDFUL GRAY
E	SW 7673 PEWTER GRAY

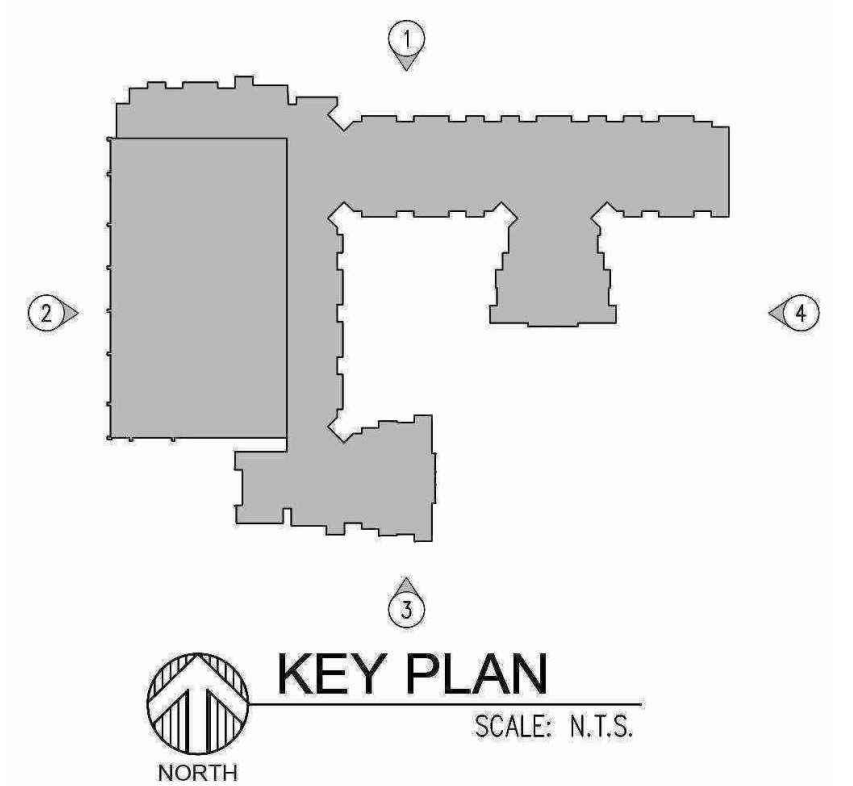
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NOTE 2:
BUILDING ADDRESS WILL COMPLY WITH CITY OF SUNRISE. ORIGINANCE SECTION 16-249 ON NORTH ELEVATION AS INDICATED IN RESPONSE NARRATIVE.



4 EAST ELEVATION

SCALE: 1/16"=1'-0"



KEY PLAN
SCALE: N.T.S.