

Boulder Design Advisory Board Agenda

Wednesday, January 8, 2014
1739 Broadway, 401 Conference Room
4 – 6 p.m.

The following items will be discussed:

1. **1301 Walnut Street**, Jeff Dawson
2. **2550 Canyon Boulevard**, Newman Architecture
3. Board Matters

For further information on these projects, please contact:

Sam Assefa at 303.441.4277 assefas@bouldercolorado.gov or

For administrative assistance, please contact:

Susan Meissner at 303.441.4464 meissners@bouldercolorado.gov



City of Boulder Planning and Development Services

1739 Broadway, third floor • PO Box 791 • Boulder, CO 80306

Phone: 303-441-1880 • Fax: 303-441-3241 • Web: boulderplandevlop.net

Revised
July 2013
402.pdf

BOULDER DESIGN ADVISORY BOARD APPLICATION

Date of Application 12/30/2013 Address of Property for Review 1301 Walnut

Applicant's Name Jeff Dawson Phone 720-771-0516

Address 741A Pearl Street

Relationship to Project (e.g.: architect, contractor, etc.) Architect

Owner's Name and Address Jeff Wingert - WW Reynolds Phone 303-442-8687

Project Description

The proposed office building will be four stories and 55' tall with an occupied basement below. A courtyard at the center of the building has been included at the basement to provide day light and fresh air to the basement tenant spaces. The courtyard will also connect pedestrians along Walnut to the restaurant patio and historic carriage house on the north side of the property. The building will be primarily clad in brick with precast or stone accents. The third floor and "bridge" elements will be clad in more contemporary materials such as metal panel and storefront glass.

Lot Size 21,037 SF

Total Existing Bldg. Sq Ft. 9,933

Existing Bldg Height 2 Stories

Proposed Additional Bldg. Sq. Ft. 72,217 Sf

Proposed Bldg. Height 55'

Submission Deadlines

The Boulder Design Advisory Board generally meets on the second Wednesday of every month. The deadline for submitting your application is 4 p.m. on the last Wednesday of the month, two weeks prior to the meeting date that you wish to attend. Come in person to the Planning and Development Services Center, 1739 Broadway, third floor, to submit your application and materials to a Project Specialist.

Please see the attached "Submission Requirements" sheet for guidance on what we need.

What to Bring to Your Review

At the time of the meeting, please bring at least one set of rendered drawings and material samples.

Committee Comments about the Proposal:

For submittal questions or project-content questions, please contact Sam Assefa, (303) 441-4277, assefas@bouldercolorado.gov. For administrative questions about BDAB, please contact Susan Meissner, (303) 441-4464, meissners@bouldercolorado.gov You can visit our Web site at: www.boulderplandevlop.net and click on Boulder Design Advisory Board (BDAB).



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BDAB Application Submission Requirements

Application requirements for design review will vary depending upon the complexity and scale of the project to be reviewed, and the specific requirements of the reviewing body. In general, the applicant should provide the appropriate architectural drawings, sketches, and photographs of existing buildings and their sites to allow the reviewing body to fully understand the nature and scope of the exterior changes and any significant design issues.

For BDAB, four (4) paper copies and all electronic files on a CD or thumb drive. Copies of all relevant information listed below must be submitted *to a project specialist* in the Planning and Development Services Center no later than 4 p.m. on the last Wednesday of the month, two weeks prior to the BDAB meeting. *[Please DO NOT send a courier; a representative from your organization needs to bring the plans to the project specialist in person so the specialist can check that submission requirements have been met, which prevents problems with the application.]* Applications should be well organized and contain sufficient information to allow reviewers to fully understand the proposed building design or alteration, including relevant urban design information such as how the project fits within its surrounding context, and how it relates to adjacent buildings and properties.

At a minimum, BDAB applications should include the following information:

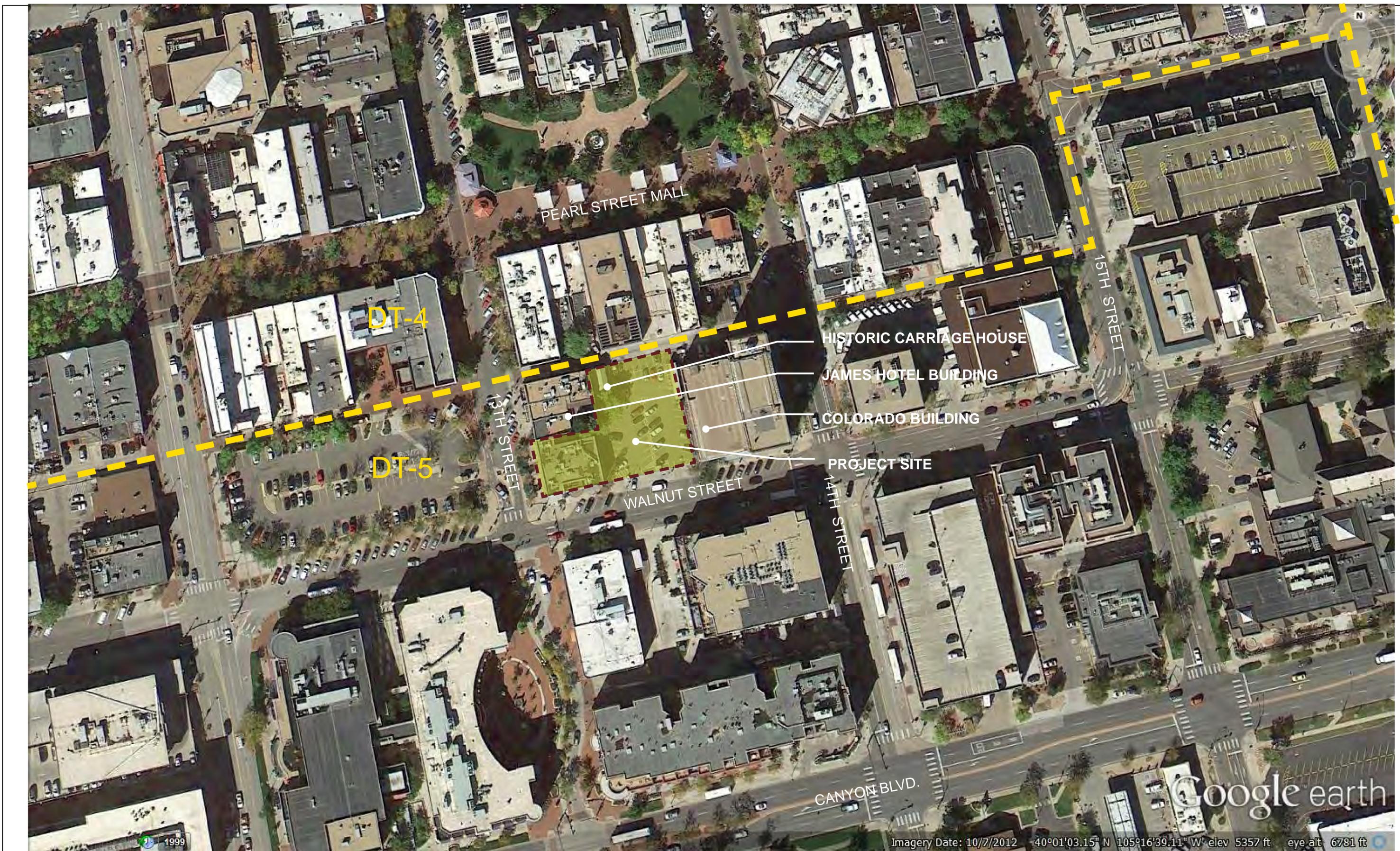
- A map illustrating the location of the project as well as photographs of the project site and the surrounding area.
- A site plan in a clear graphic style should be presented in the context of the city blocks surrounding the project. Site boundaries and dimensions should be clearly marked and special issues such as floodplain, shadows, land restrictions and the existing site conditions need to be highlighted.
- All relevant floor plans, building sections, and exterior elevations should be illustrated at a scale sufficient to fully understand the proposed design.
- Provide exterior wall elevations in color showing material and color selections.

Additional information that may be required for BDAB:

The following additional information may be required if the proposal modifies the permitted “by-right” building height, or if the project is of significant complexity that the two dimensional drawings described above do not fully illustrate the design issues:

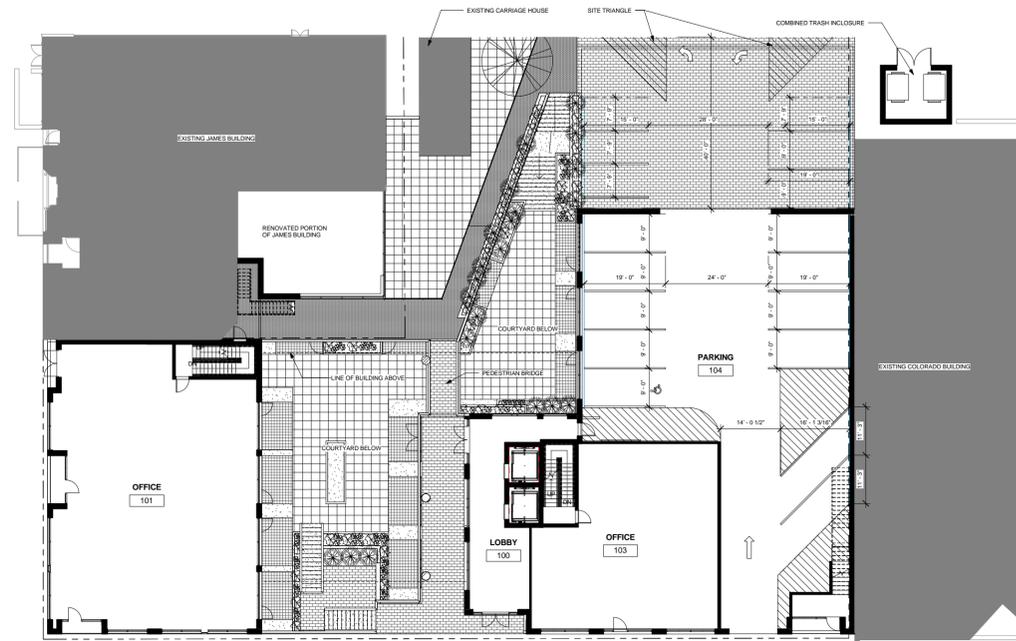
- A simple mass model if the project is of significant size and complexity, showing the surrounding context.
- Color perspective sketches illustrating the proposed project and its surroundings, from street level, to present the project from the pedestrian’s viewpoint.
- An analysis of the shadow impact of the proposed project is important, especially for projects on the south side of downtown streets.

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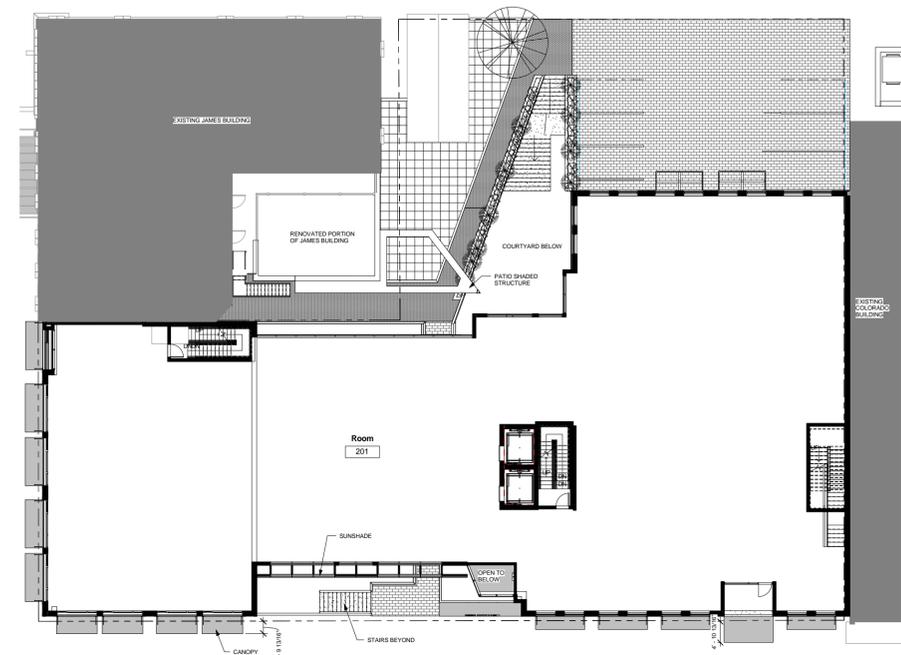




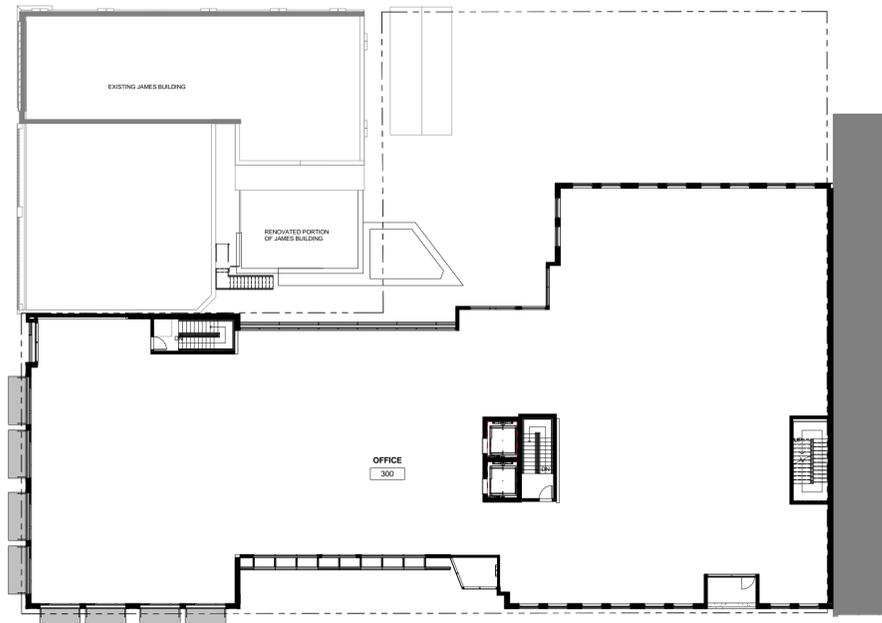




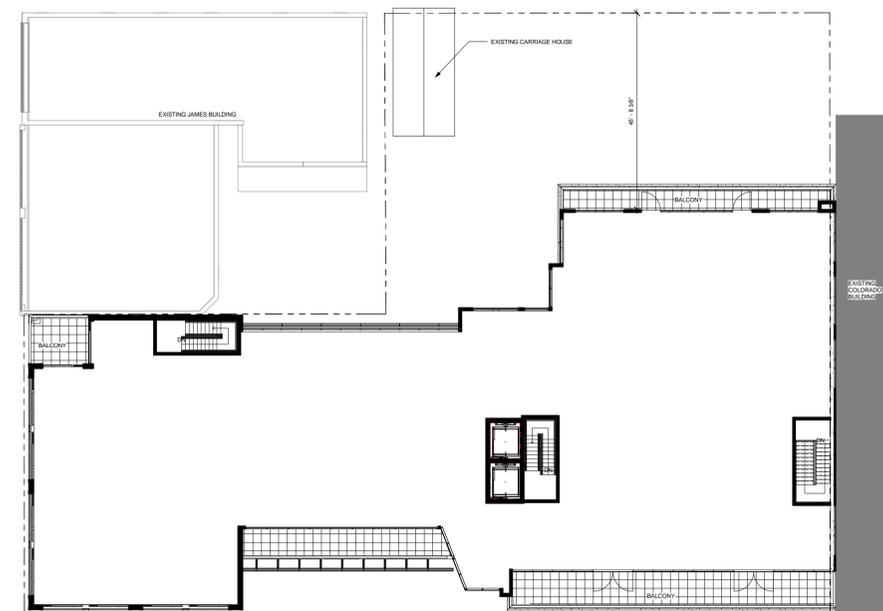
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



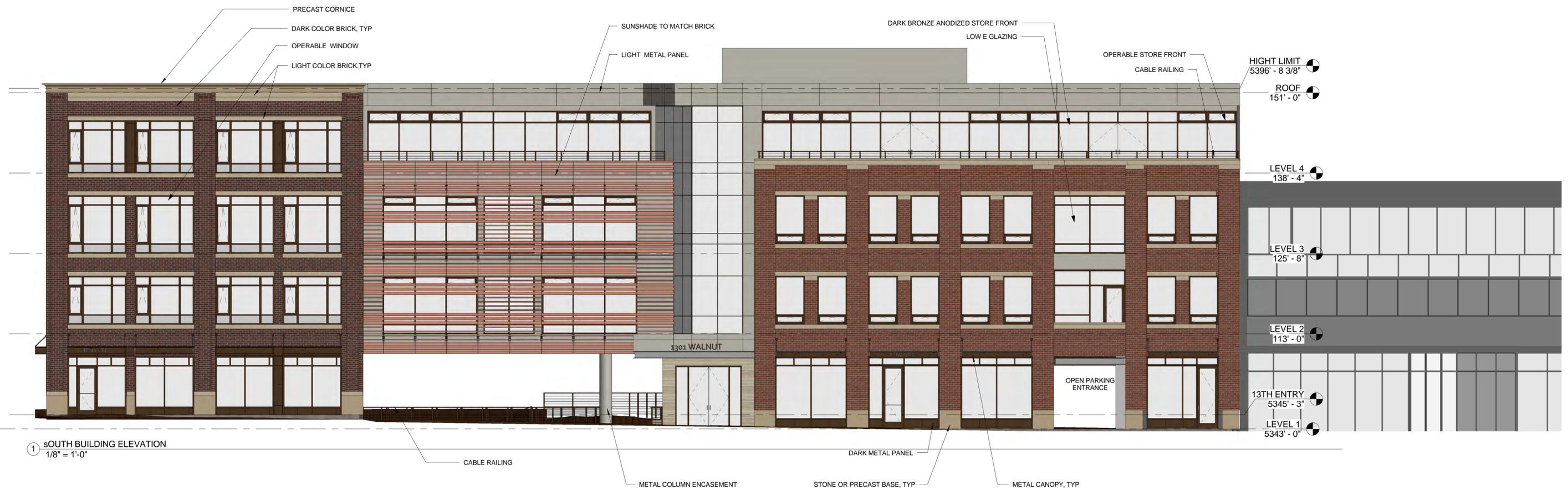
LEVEL 4 FLOOR PLAN



WEST ELEVATION IN STREET CONTEXT



SOUTH ELEVATION IN STREET CONTEXT



1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



2 COLOR-NORTH BUILDING ELEVATION
1/8" = 1'-0"

WENCEL BUILDING 1301 WALNUT BOULDER COLORADO

w.w. Reynolds Company

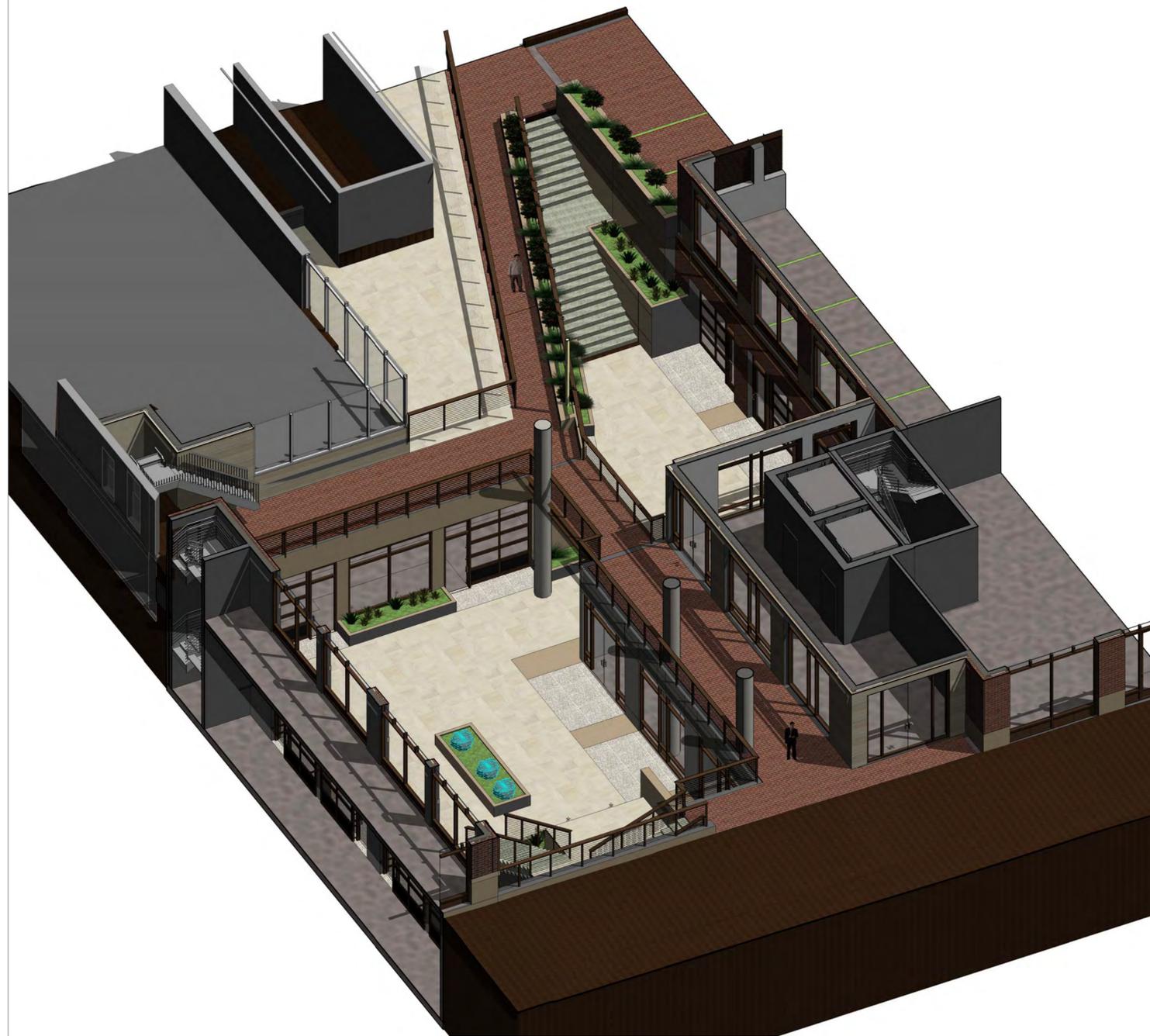
STUDIO



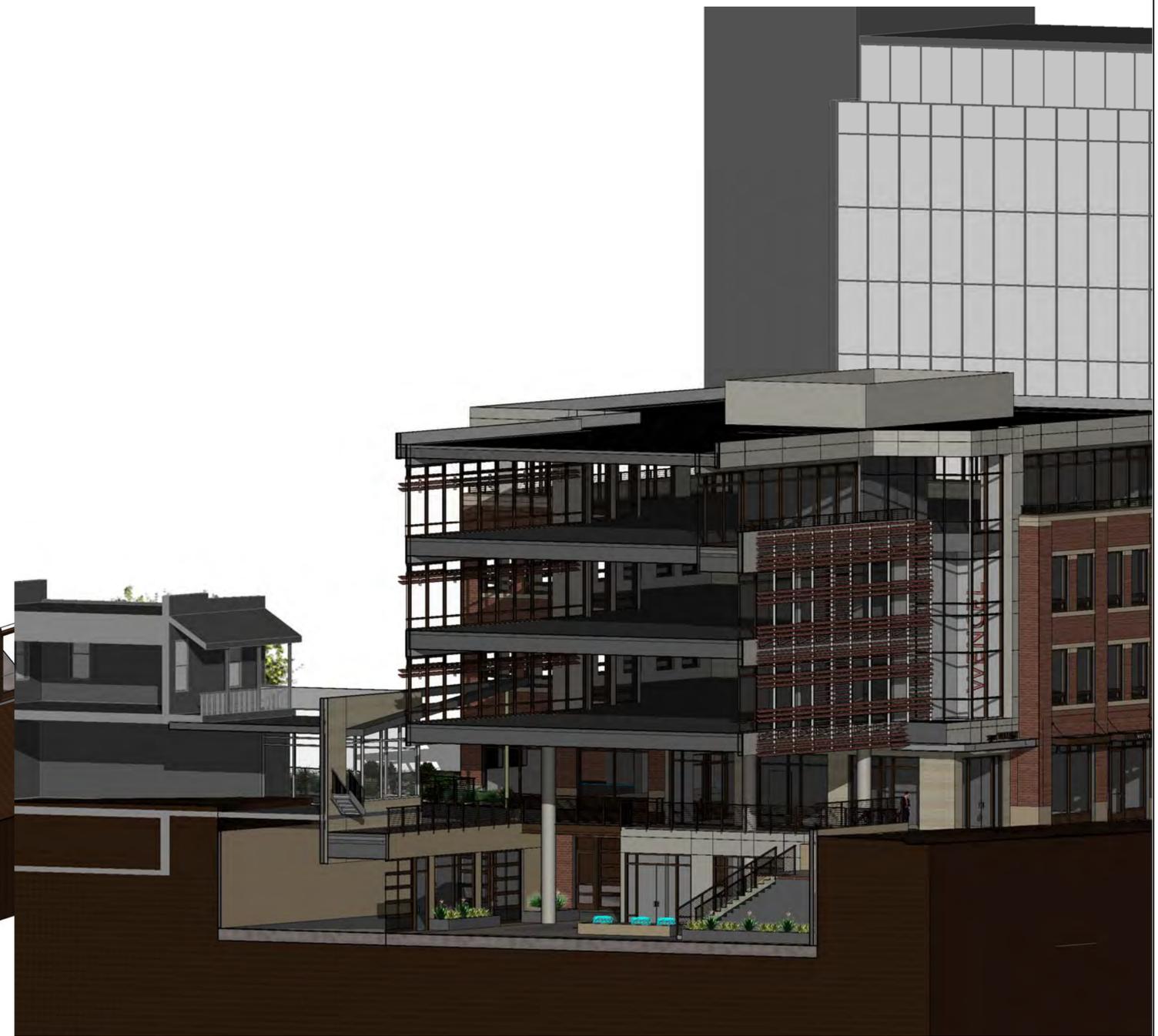
① COLOR- WEST BUILDING ELEVATION
1/8" = 1'-0"



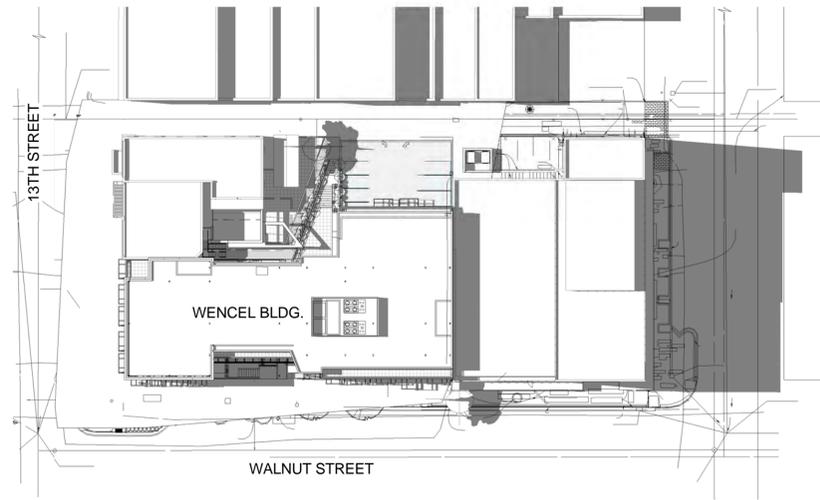
EAST COURTYARD ELEVATION



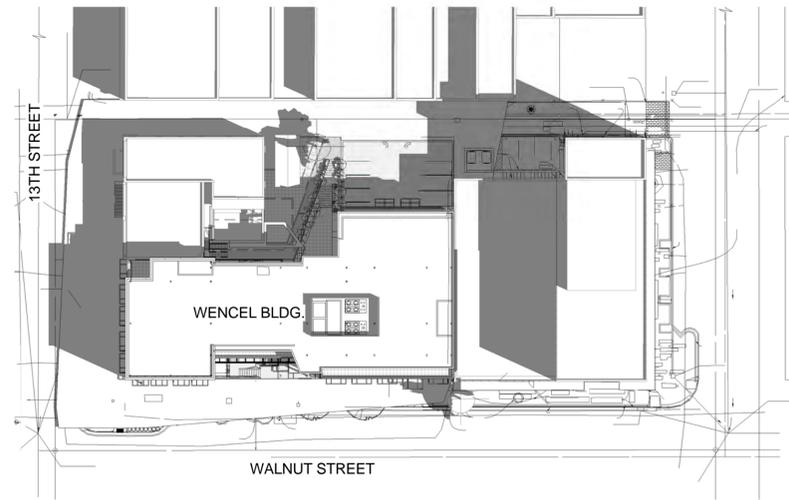
COURTYARD ISOMETRIC SECTION LOOKING FROM LEVEL 1



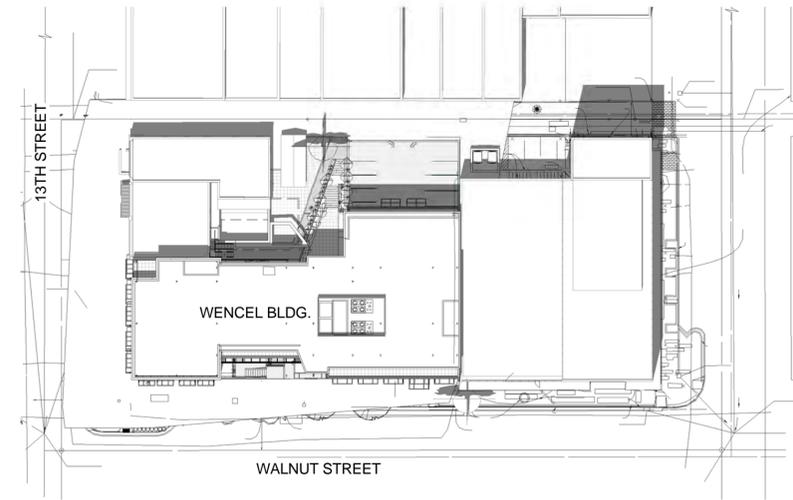
COURTYARD ISOMETRIC SECTION LOOKING EAST



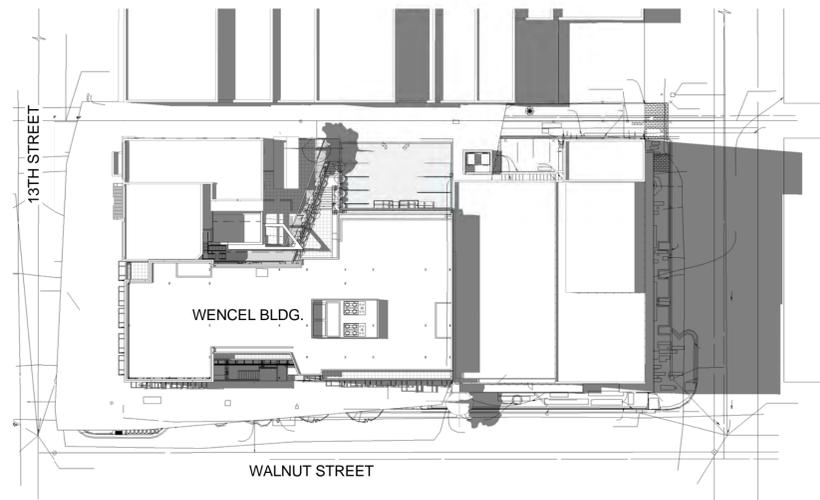
① JUNE 21 3 PM



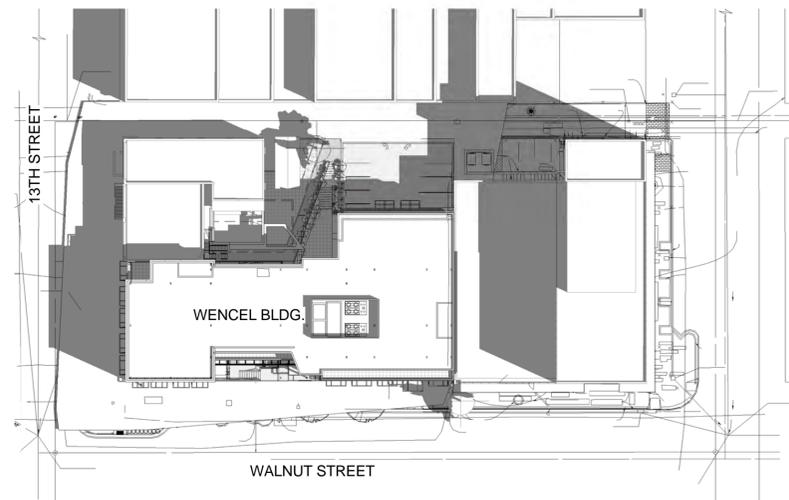
② JUNE 21 9 AM



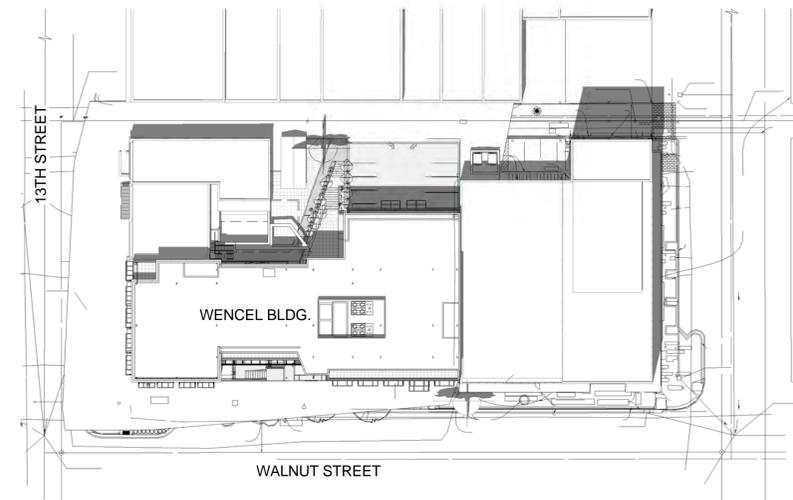
③ JUNE 21 12 PM



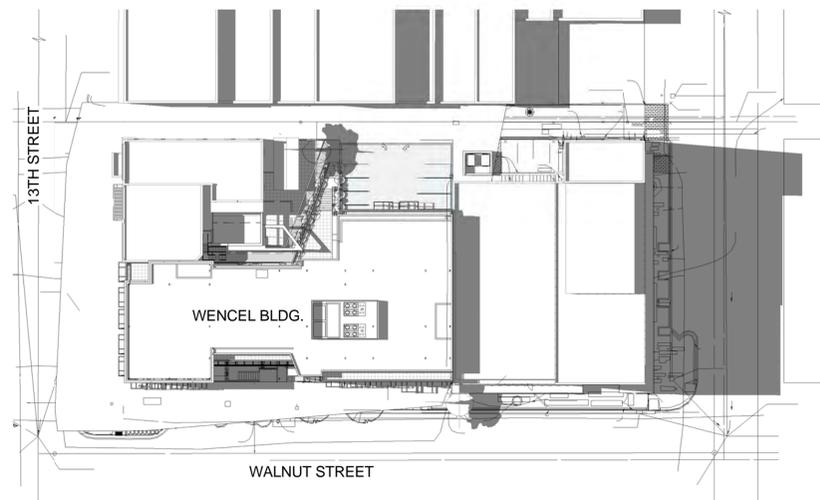
① JUNE 21 3 PM



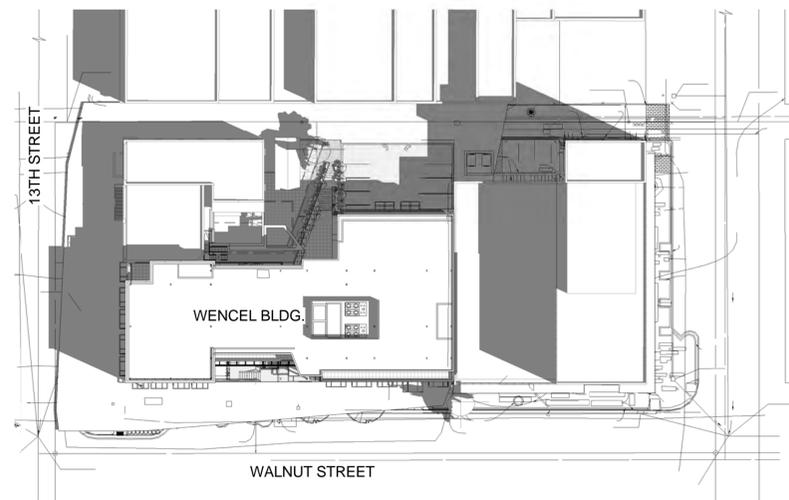
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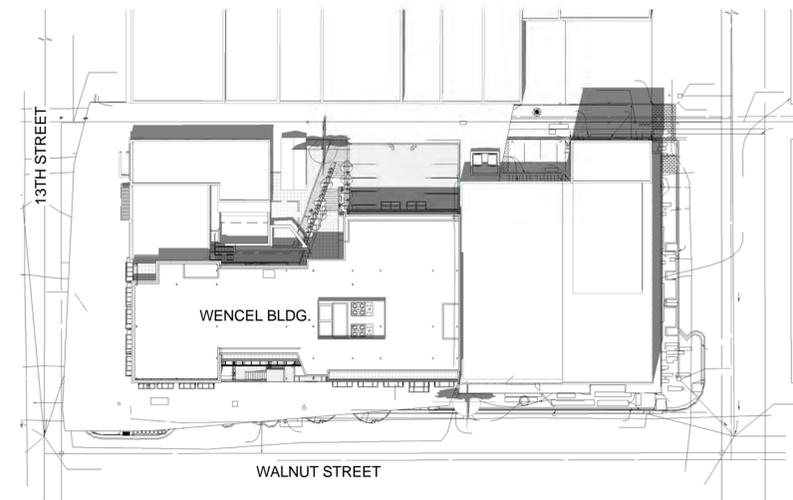
③ JUNE 21 12 PM



① JUNE 21 3 PM



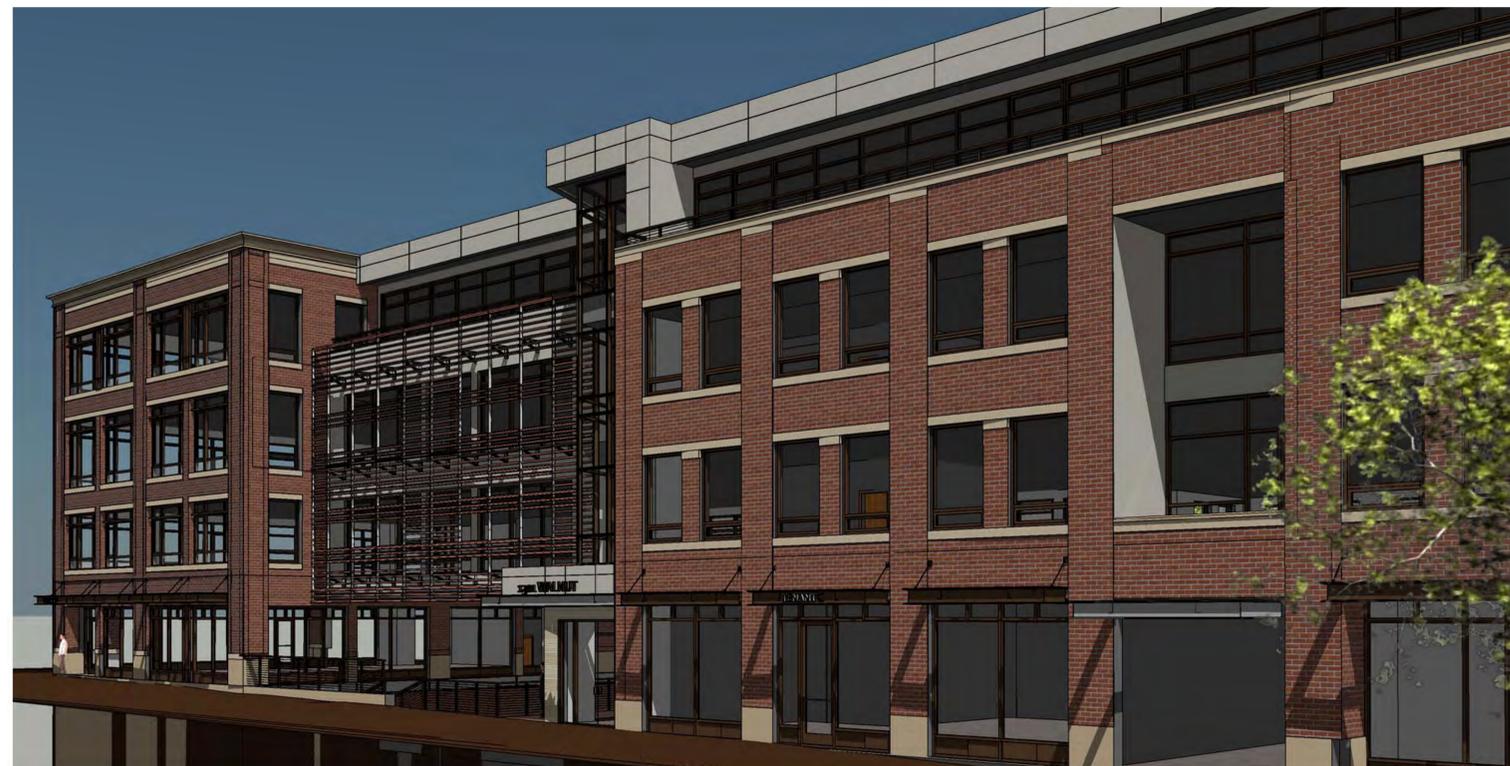
② JUNE 21 9 AM



③ JUNE 21 12 PM



PERSPECTIVE LOOKING EAST ON WALNUT



PERSPECTIVE LOOKING WEST ON WALNUT



13TH LOOKING SOUTH



BUILDING ENTRY PERSPECTIVE



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Total Existing Bldg. Sq Ft. _____

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BOULDER, COLORADO

PROJECT CONTACTS

DEVELOPER / OWNER **STONEBRIDGE COMPANIES**
 9100 EAST PANORAMA DRIVE, SUITE 300
 ENGLEWOOD, CO 80112
 (303) 785-3199
 CONTACT: WILLIAM G. MARTINIC
 (303) 785-3169
 EMAIL: BMARTINIC@SBCOS.COM

ARCHITECT **NEWMAN ARCHITECTURE**
 9220 W 20TH AVENUE
 LAKEWOOD, CO 80215
 (303) 877-2306
 CONTACT: STEVE NEWMAN
 (303) 877-2306
 EMAIL: STEVE@NEWMAN-ARCHITECTURE.COM

ASSOCIATE ARCHITECT **STANTEC**
 1112 PEARL STREET
 BOULDER, CO 80302
 (303) 447-8202
 CONTACT: DANIEL AIZENMAN
 (303) 625-0366
 EMAIL: DANIEL.AIZENMAN@STANTEC.COM

INTERIOR DESIGNER **DESIGN FORCE CORPORATION**
 2727 WEST 5TH AVENUE
 DENVER, CO 80204
 (303) 824-6100
 CONTACT: ROXANNE FRANCY
 (303) 824-6100 EXT. 236
 EMAIL: RFRANCY@DESIGNFORCECORP.COM

CIVIL ENGINEER **KIMLEY-HORN AND ASSOCIATES, INC.**
 990 SOUTH BROADWAY, SUITE 200
 DENVER, CO 80209
 (303) 228-2300
 CONTACT: MEAGHAN TURNER
 (303) 228-2322
 EMAIL: MEAGHAN.TURNER@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT **ENVIRONMENTAL LANDWORKS COMPANY, INC.**
 10260 W. 44TH AVENUE
 WHEAT RIDGE, CO 80033
 (303) 852-9480
 CONTACT: JON C. OUELLETTE
 (303) 947-3473
 EMAIL: JON@ENVIRONMENTAL-LANDWORKS.COM

STRUCTURAL ENGINEER **JIRSA HEDRICK**
 7000 E BELLEVUE AVENUE, SUITE 250
 GREENWOOD VILLAGE CO 80111
 (303) 839-1963
 CONTACT: STEVE JIRSA
 (303) 839-1963
 EMAIL: STRUCTURE@JIRSAHEDRICK.COM

MDP ENGINEER **MDP ENGINEERING GROUP, P.C.**
 1800 GLENARM PLACE, SUITE 800
 DENVER CO 80202
 (303) 389-0095
 CONTACT: ANTONY A. SINITSKY
 (303) 389-0095
 EMAIL: ASINITSKY@MDPEG.COM

NEWMAN ARCHITECTURE
 9220 W 20th AVENUE
 LAKEWOOD, CO 80215
 (303) 877-2306

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BOULDER RESIDENCE INN
 2550 CANYON BLVD.
 BOULDER, CO, 80302
STONEBRIDGE COMPANIES
 9100 EAST PANORAMA DRIVE, SUITE 300
 ENGLEWOOD, CO 80112
 (303) 785-3199

PROJECT #: 102-2013
 DRAWN BY: CC
 CHECKED BY: SN
 ISSUE DATE: 1/3/2014
 REVISION 1: ---
 REVISION 2: ---

COVER SHEET

A0.0

PROJECT DATA

SITE DATA:

OVERALL SITE: 72,062 SF
 BUILDING COVERAGE (FOOTPRINT): 36,961 SF

BUILDING AREAS:

FIRST FLOOR 22,400 SF
 SECOND FLOOR 26,672 SF
 THIRD FLOOR 26,672 SF
 FORTH FLOOR 26,672 SF
 FIFTH FLOOR 26,672 SF
TOTAL: 129,088 SF

NORTH UNDERGROUND GARAGE 11,795 SF (NOT INCLUDED IN FAR)
 SOUTH PARKING (AREA UNDER BLDG.) 12,375 SF

TOTAL BUILDING AREA: 153,258 SF

FLOOR AREA RATIO (FAR):

TOTAL BUILDING AREA 153,258 SF
 LESS UNDERGROUND GARAGE - 11,795 SF
FAR BUILDING AREA: 141,463 SF / 72,062 = 1.96

ZONING:

PROJECT SITE: BR-1 (BUSINESS REGIONAL 1)
 ADJACENT PROPERTY:
 NORTH BR-1 (BUSINESS REGIONAL 1)
 SOUTH BR-1 (BUSINESS REGIONAL 1)
 EAST BR-1 (BUSINESS REGIONAL 1)
 WEST BR-1 (BUSINESS REGIONAL 1)

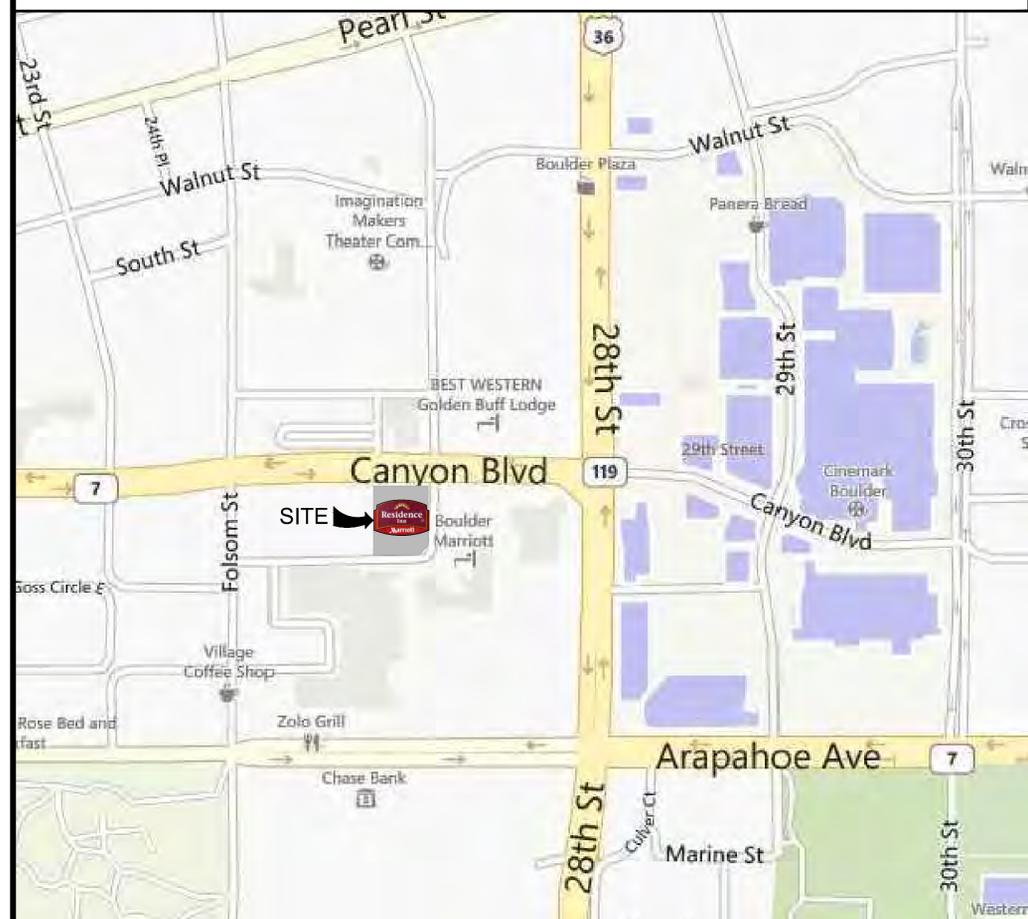
OCCUPANCY CLASSIFICATION:

HOTEL R-1 (RESIDENTIAL GROUP R)
 PARKING GARAGE S-2 (STORAGE GROUP S)

SHEET INDEX

- A0.0 - COVER SHEET
- A0.1 - SHEET INDEX & PROJECT DATA
- A1.0 - EXISTING CONDITIONS AERIAL
- A1.1 - EXISTING CONDITIONS IMAGES
- L1.0 - LANDSCAPE PLAN
- A2.0 - BASEMENT GARAGE FLOOR PLAN
- A2.1 - FIRST FLOOR PLAN
- A2.2 - SECOND FLOOR PLAN
- A2.3 - TYPICAL THIRD & FORTH FLOOR PLAN
- A2.4 - FIFTH FLOOR PLAN / PARTIAL ROOF PLAN
- A2.5 - ROOF PLAN
- A3.0 - BUILDING ELEVATIONS
- A3.1 - BUILDING ELEVATIONS
- A3.2 - DETAIL ELEVATIONS
- A3.3 - DETAIL ELEVATIONS
- A4.1 - BUILDING SECTION @ CANYON BLVD
- A4.2 - BUILDING SECTION @ 26TH ST
- A5.0 - BIRD'S EYE VIEWS
- A5.1 - BUILDING PERSPECTIVES
- A5.2 - BUILDING PERSPECTIVES
- A5.4 - MATERIAL IMAGES
- A7.1 - SHADOW STUDY - 1 OF 3
- A7.2 - SHADOW STUDY - 2 OF 3
- A7.3 - SHADOW STUDY - 3 OF 3

VICINITY MAP



NEWMAN ARCHITECTURE

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STONEBRIDGE COMPANIES
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 ENGLEWOOD, CO 80112
 (303) 786-3199

PROJECT #: 102-2013
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 REVISION 2: ---

SHEET INDEX & PROJECT DATA

A0.1



A - VIEW FROM NORTH-WEST CORNER ACROSS CANYON



B - VIEW FROM NORTH-EAST CORNER ACROSS CANYON



C - VIEW FROM SOUTH-WEST CORNER @ DRIVE



D - VIEW FROM SOUTH SIDE @ DRIVE



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EXISTING CONDITION
IMAGES

A1.1



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ARCHITECTURE**

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Landscape Architecture | Site Planning

10260 West 44th Avenue
Wheat Ridge, CO 80205 | 303.862.9480
www.environmental-landworks.com

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SOUTH EAST CORNER OF CANYON BLVD. & 26TH ST.
BOULDER, CO 80302

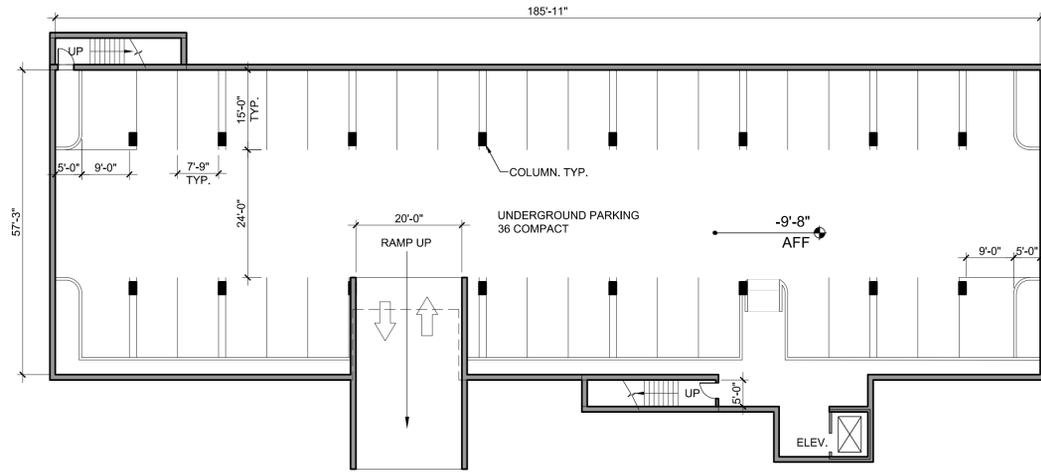
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DRAWN BY: PP, JO
CHECKED BY: JO
ISSUE DATE: 01/03/2014
REVISION 1: ---
REVISION 2: ---

LANDSCAPE
PLAN

L1.0

DOWNTOWN DESIGN ADVISORY BOARD SUBMITTAL - 01/03/2014



01 BASEMENT GARAGE FLOOR PLAN

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



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BASEMENT GARAGE
FLOOR PLAN

A2.0

102-2013-a2.1 - first floor & site plan.dwg



01 FIRST FLOOR & SITE PLAN
 SCALE: 1/16" = 1'-0"



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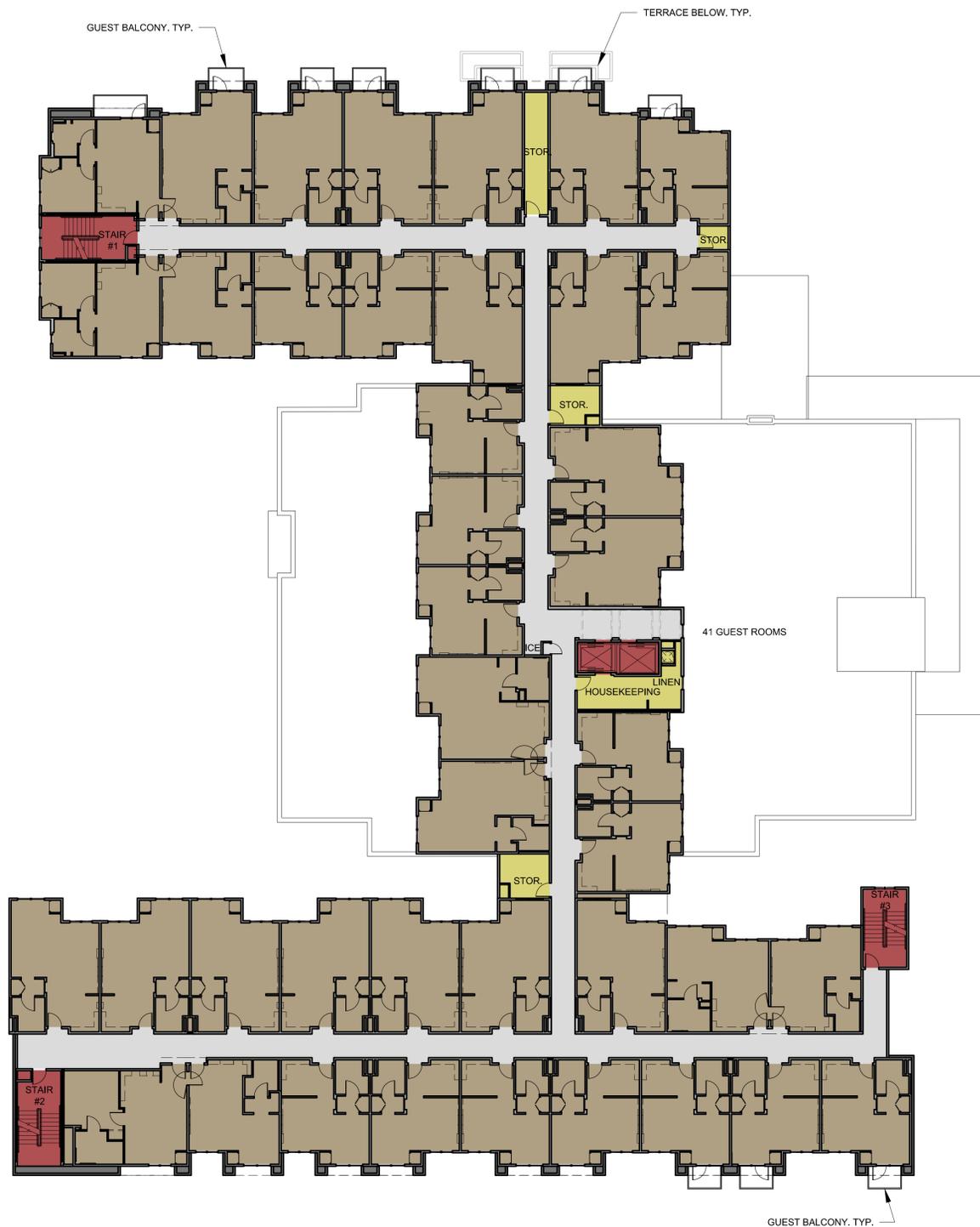
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FIRST FLOOR & SITE PLAN

A2.1

DOWNTOWN DESIGN ADVISORY BOARD SUBMITTAL - 1/3/2014



LEGEND

- GUEST ROOMS
- BACK OF HOUSE
- CIRCULATION
- VERTICAL CIRCULATION

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TYPICAL UPPER
FLOOR PLAN

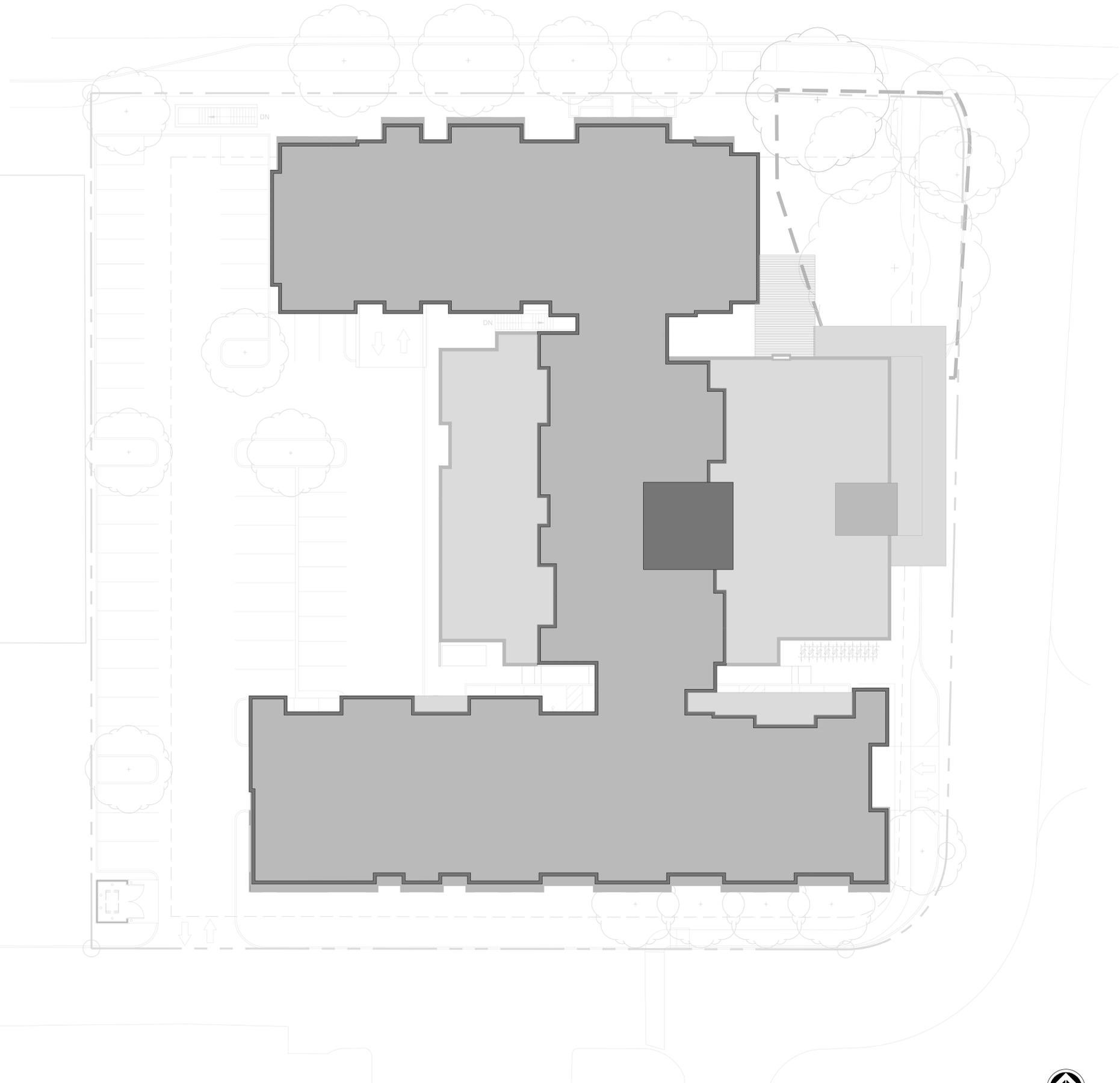
A2.2

01 SECOND FLOOR PLAN

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



102-2013-a2.5-roof-plan.dwg



NOTE: REFER TO BUILDING ELEVATIONS (SHEETS A3.0 & A3.1) FOR ROOF HEIGHTS

01 ROOF PLAN
SCALE: 1/16" = 1'-0"



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ROOF PLAN

A2.5

DOWNTOWN DESIGN ADVISORY BOARD SUBMITTAL - 1/3/2014



B - SOUTH ELEVATION

FROM LOWEST POINT - 25' FROM BLDG. (65'-0")

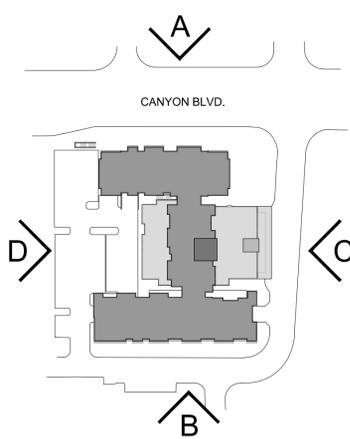


FINISH MATERIALS LEGEND:

BRK-1	MEDIUM-COLORED PEWTER BRICK
BRK-2	COFFEE-COLORED BRICK
COMP-1	ENGINEERED / COMPOSITE PANEL
COMP-2	ENGINEERED / COMPOSITE METAL PANEL
GLAZ-1	VISION GLAZING
GLAZ-2	SPANDREL GLAZING
GLAZ-3	CANOPY GLAZING
GLAZ-4	BACKLIT GLAZING W/ CUSTOM PRINTED PATTERN GRAPHIC
GLAZ-5	FROSTED GLAZING
MTL-1	PAINTED METAL COLOR 1
MTL-2	PAINTED METAL COLOR 2
MTL-3	PAINTED METAL LOUVERS ON BACKLIT SCREEN
STN-1	MEDIUM-COLORED TEXTURED STONE
STN-2	LIGHT-COLORED TEXTURED STONE
STUCCO-1	STUCCO, COLOR 1
STUCCO-2	STUCCO, COLOR 2
STUCCO-3	STUCCO, COLOR 3
STUCCO-4	STUCCO, COLOR 4

GENERAL NOTES:

- BUILDING HEIGHT CALCULATIONS:**
BUILDING HEIGHT IS DISTANCE OF HIGHEST POINT OF BUILDING ABOVE LOWEST EXISTING GRADE WITHIN 25' OF LOWEST CORNER OF THE BUILDING.
FOR THE BUILDING THIS ELEVATION IS 5290.11 AND THE BUILDING IS 54'-4" ABOVE THIS ELEVATION AT ITS HIGHEST POINT. THE BUILDING IS FOUR STORIES ALONG CANYON BLVD. THE REMAINDER OF THE BUILDING IS FIVE STORIES.
- ALL BLDG. FINISH MATERIALS & CONDITIONS ARE TYPICAL UNLESS OTHERWISE NOTED.
- ALL WINDOWS AT HOTEL ROOMS TO BE VINYL.
- ALL WINDOWS AT COMMON AREAS & STAIRS TO BE STOREFRONT.



A - NORTH ELEVATION (ALONG CANYON BLVD.)

FROM LOWEST POINT - 25' FROM BLDG. (65'-0")



SCREEN WALL / TRELLIS, PAINTED METAL

PEDESTRIAN ENTRY



BOULDER RESIDENCE INN
SOUTH EAST CORNER OF CANYON BLVD. & 26TH ST.
BOULDER, CO, 80302

STONEBRIDGE COMPANIES
9100 EAST PANORAMA DRIVE, SUITE 300
ENGLEWOOD, CO 80112
(303) 786-3199

PROJECT #: 102-2013
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REVISION 2: ---

BUILDING ELEVATIONS

A3.0



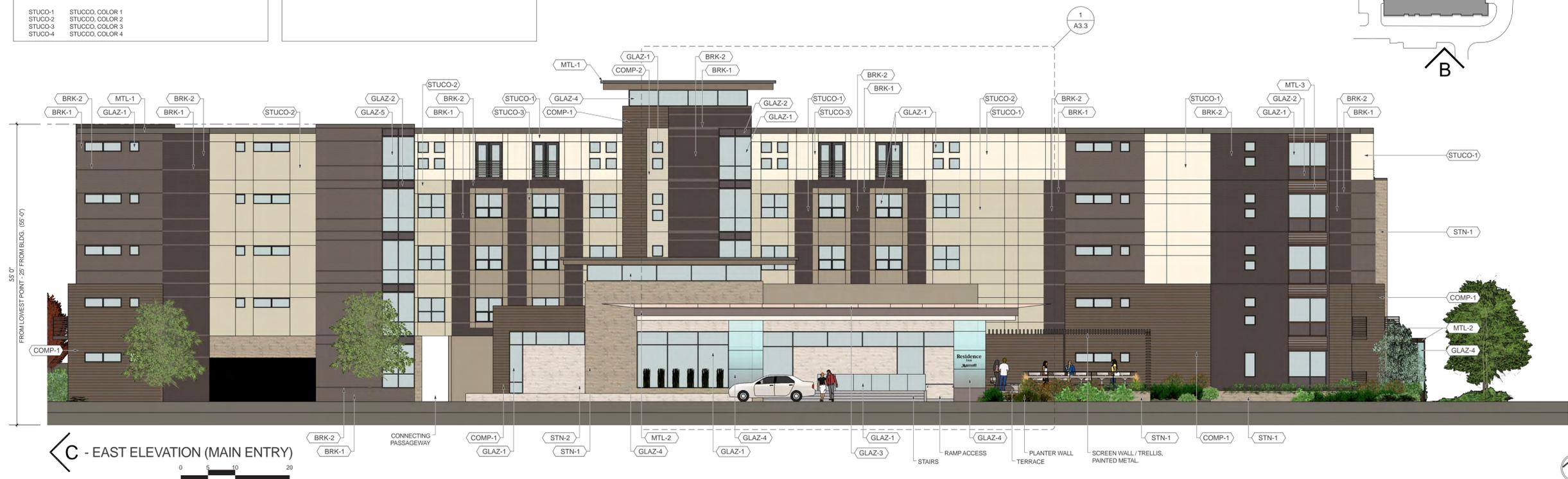
D - WEST ELEVATION

FINISH MATERIALS LEGEND:

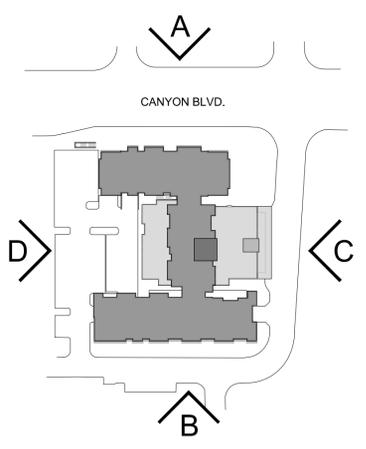
BRK-1	MEDIUM-COLORED PEWTER BRICK
BRK-2	COFFEE-COLORED BRICK
COMP-1	ENGINEERED / COMPOSITE PANEL
COMP-2	ENGINEERED / COMPOSITE METAL PANEL
GLAZ-1	VISION GLAZING
GLAZ-2	SPANDREL GLAZING
GLAZ-3	CANOPY GLAZING
GLAZ-4	BACKLIT GLAZING W/ CUSTOM PRINTED PATTERN GRAPHIC
GLAZ-5	FROSTED GLAZING
MTL-1	PAINTED METAL, COLOR 1
MTL-2	PAINTED METAL, COLOR 2
MTL-3	PAINTED METAL LOUVERS ON BACKLIT SCREEN
STN-1	MEDIUM-COLORED TEXTURED STONE
STN-2	LIGHT-COLORED TEXTURED STONE
STUCCO-1	STUCCO, COLOR 1
STUCCO-2	STUCCO, COLOR 2
STUCCO-3	STUCCO, COLOR 3
STUCCO-4	STUCCO, COLOR 4

GENERAL NOTES:

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- ALL WINDOWS AT COMMON AREAS & STAIRS TO BE STOREFRONT.



C - EAST ELEVATION (MAIN ENTRY)



BOULDER RESIDENCE INN
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BOULDER, CO, 80302

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9100 EAST PANORAMA DRIVE, SUITE 300
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REVISION 2: -/-/-/-/-

BUILDING ELEVATIONS

A3.1

FINISH MATERIALS LEGEND:

BRK-1	MEDIUM-COLORED PEWTER BRICK
BRK-2	COFFEE-COLORED BRICK
COMP-1	ENGINEERED / COMPOSITE PANEL
COMP-2	ENGINEERED / COMPOSITE METAL PANEL
GLAZ-1	VISION GLAZING
GLAZ-2	SPANDREL GLAZING
GLAZ-3	CANYON GLAZING
GLAZ-4	BACKLIT GLAZING W/ CUSTOM PRINTED PATTERN GRAPHIC
GLAZ-5	FROSTED GLAZING
MTL-1	PAINTED METAL, COLOR 1
MTL-2	PAINTED METAL, COLOR 2
MTL-3	PAINTED METAL LOUVERS ON BACKLIT SCREEN
STN-1	MEDIUM-COLORED TEXTURED STONE
STN-2	LIGHT-COLORED TEXTURED STONE
STUCO-1	STUCCO, COLOR 1
STUCO-2	STUCCO, COLOR 2
STUCO-3	STUCCO, COLOR 3
STUCO-4	STUCCO, COLOR 4

GENERAL NOTES:

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- ALL WINDOWS AT COMMON AREAS & STAIRS TO BE STOREFRONT.



1 - NORTH ELEVATION (ALONG CANYON BLVD.)



2 - SOUTH ELEVATION

FINISH MATERIALS LEGEND:

BRK-1	MEDIUM-COLORED PEWTER BRICK
BRK-2	COFFEE-COLORED BRICK
COMP-1	ENGINEERED / COMPOSITE PANEL
COMP-2	ENGINEERED / COMPOSITE METAL PANEL
GLAZ-1	VISION GLAZING
GLAZ-2	SPANDREL GLAZING
GLAZ-3	CANYON GLAZING
GLAZ-4	BACKLIT GLAZING W/ CUSTOM PRINTED PATTERN GRAPHIC FROSTED GLAZING
MTL-1	PAINTED METAL, COLOR 1
MTL-2	PAINTED METAL, COLOR 2
MTL-3	PAINTED METAL LOUVERS ON BACKLIT SCREEN
STN-1	MEDIUM-COLORED TEXTURED STONE
STN-2	LIGHT-COLORED TEXTURED STONE
STUCCO-1	STUCCO, COLOR 1
STUCCO-2	STUCCO, COLOR 2
STUCCO-3	STUCCO, COLOR 3
STUCCO-4	STUCCO, COLOR 4

GENERAL NOTES:

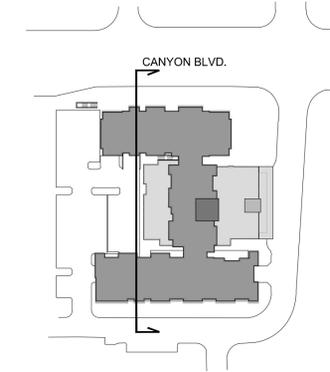
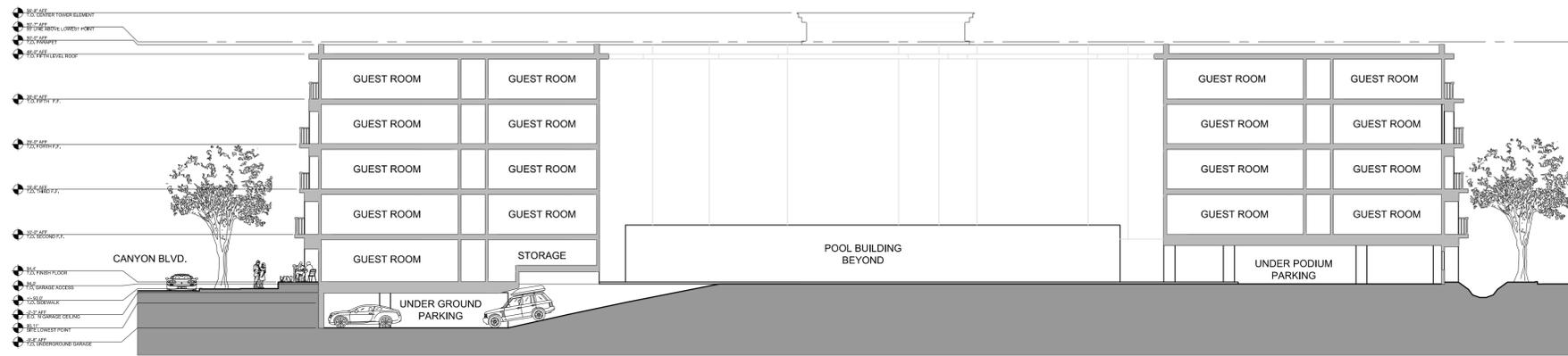
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- ALL WINDOWS AT COMMON AREAS & STAIRS TO BE STOREFRONT.



1 - EAST ELEVATION (MAIN ENTRY)



2 - WEST ELEVATION (REAR OF BUILDING)



01 BUILDING SECTION

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

- 56'-8" AFF
T.O. CENTER TOWER ELEMENT
- 50'-7" AFF
55' LINE ABOVE LOWEST POINT
- 50'-0" AFF
T.O. PARAPET
- 48'-0" AFF
T.O. FIFTH LEVEL ROOF

- 38'-6" AFF
T.O. FIFTH F.F.

- 29'-0" AFF
T.O. FORTH F.F.

- 19'-6" AFF
T.O. THIRD F.F.

- 10'-0" AFF
T.O. SECOND F.F.

- 94.4'
T.O. FINISH FLOOR

- 94.0'
T.O. GARAGE ACCESS

- +/- 93.0'
T.O. SIDEWALK

- 2'-3" AFF
B.O. N GARAGE CEILING

- 90.11'
SITE LOWEST POINT

- 9'-8" AFF
T.O. UNDERGROUND GARAGE

CANYON BLVD.

GUEST ROOM

STORAGE

UNDER GROUND
PARKING

01 BUILDING SECTION @ CANYON BLVD.

SCALE: 3/16" = 1'-0"

NOT FOR
CONSTRUCTION

BOULDER RESIDENCE INN

2550 CANYON BLVD.

BOULDER, CO, 80302

STONEBRIDGE COMPANIES

9100 EAST PANORAMA DRIVE, SUITE 300

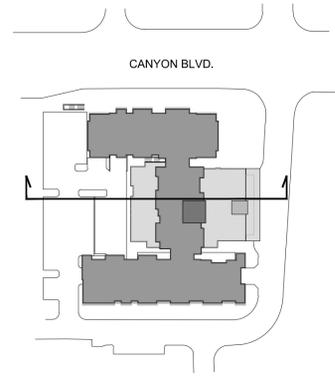
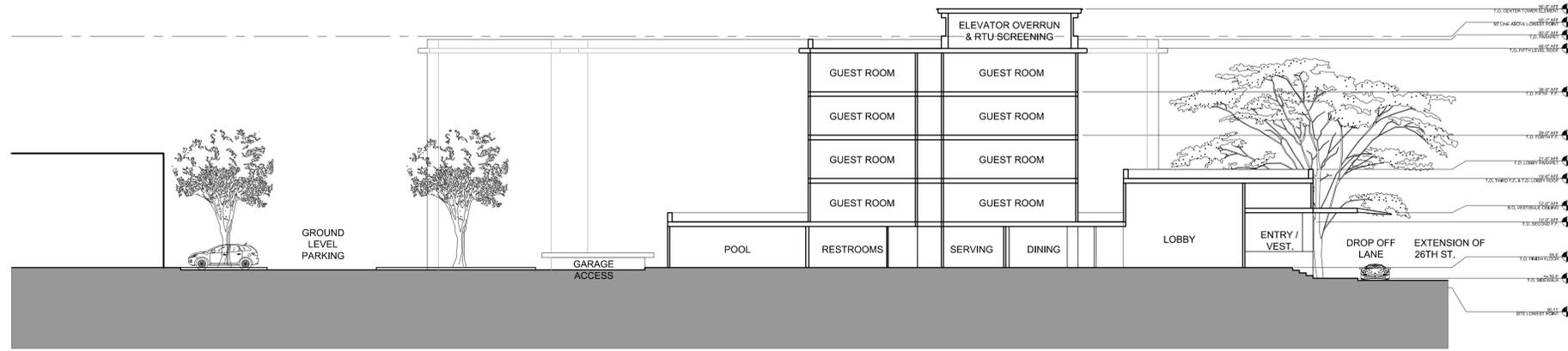
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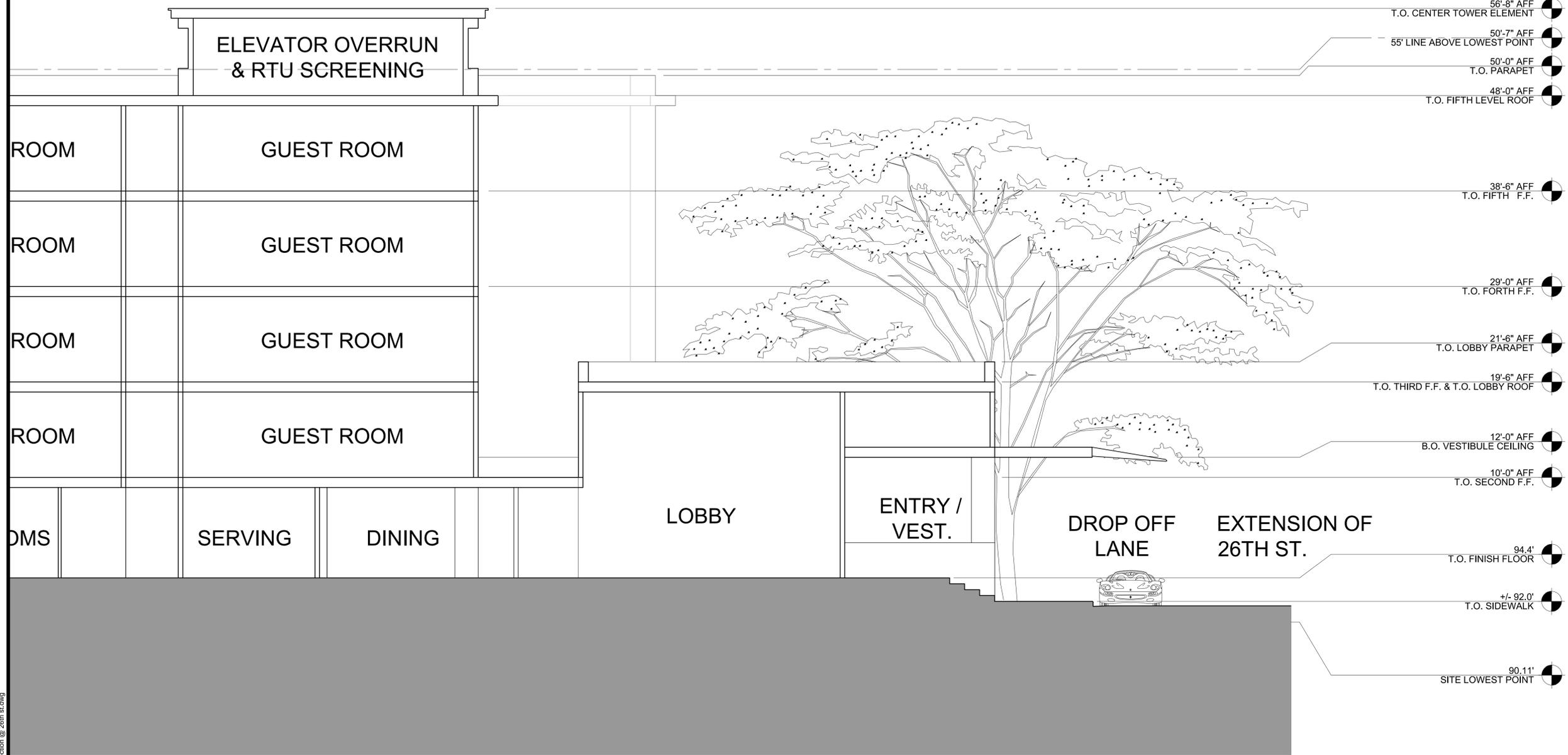
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**BUILDING SECTION
@ CANYON BLVD**

A4.1



01 BUILDING SECTION
SCALE: 1/16" = 1'-0"



01 BUILDING SECTION @ EXTENSION OF 26TH ST.
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

BOULDER RESIDENCE INN
2550 CANYON BLVD.
BOULDER, CO, 80302

STONEBRIDGE COMPANIES

9100 EAST PANORAMA DRIVE, SUITE 300
ENGLEWOOD, CO 80112
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BUILDING SECTION @ 26TH ST

A4.2



C - AXON VIEW



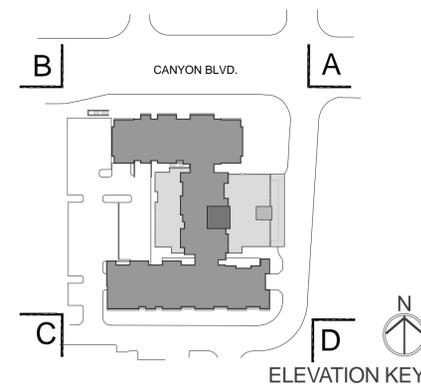
D - AXON VIEW



B - AXON VIEW



A - AXON VIEW



BOULDER RESIDENCE INN
SOUTH EAST CORNER OF CANYON BLVD. & 26TH ST.
BOULDER, CO, 80302

STONEBRIDGE COMPANIES
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BIRD'S EYE VIEWS

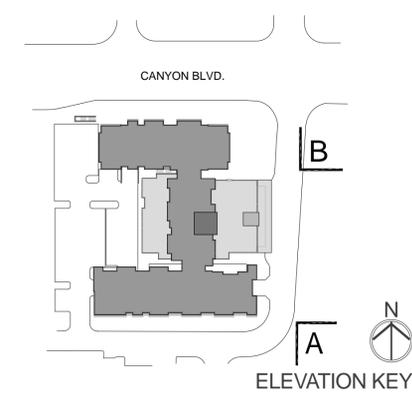
A5.0



B - VIEW LOOKING TO MAIN ENTRY FROM 26TH ST.



A - VIEW LOOKING NORTHWEST FROM 26TH ST.



NEWMAN ARCHITECTURE
 9220 W 20th AVENUE
 LAKEWOOD, CO 80215
 (303) 877-2306

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 1112 Pearl Street
 Boulder, CO
 www.stantec.com

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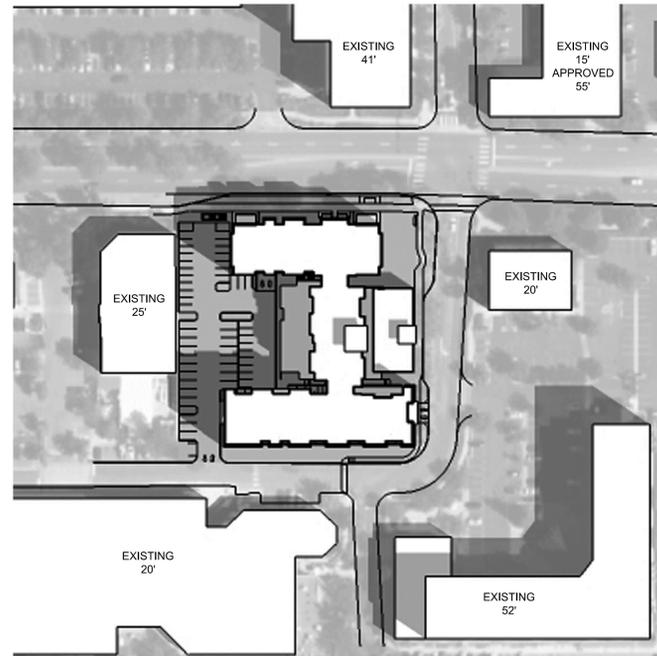
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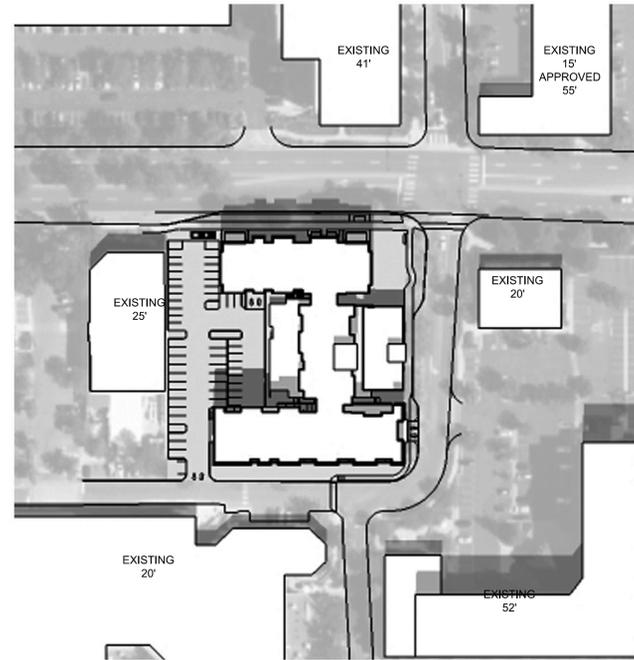
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BUILDING PERSPECTIVES

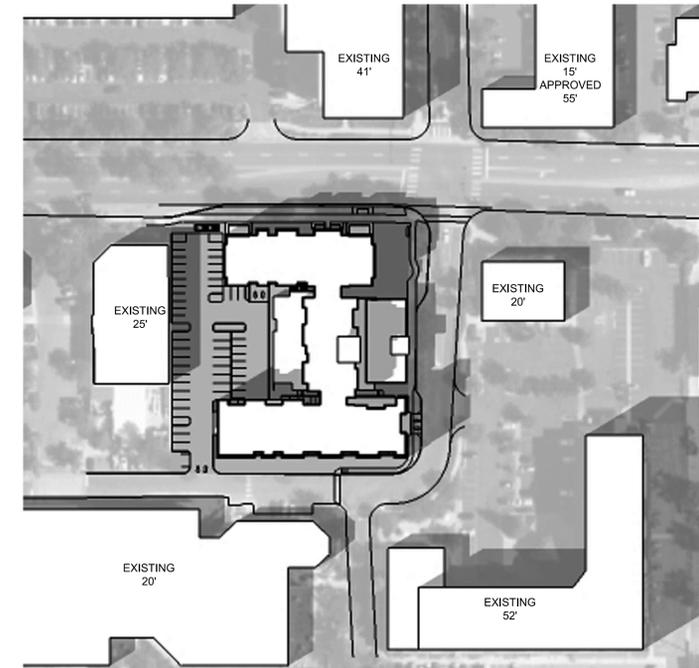
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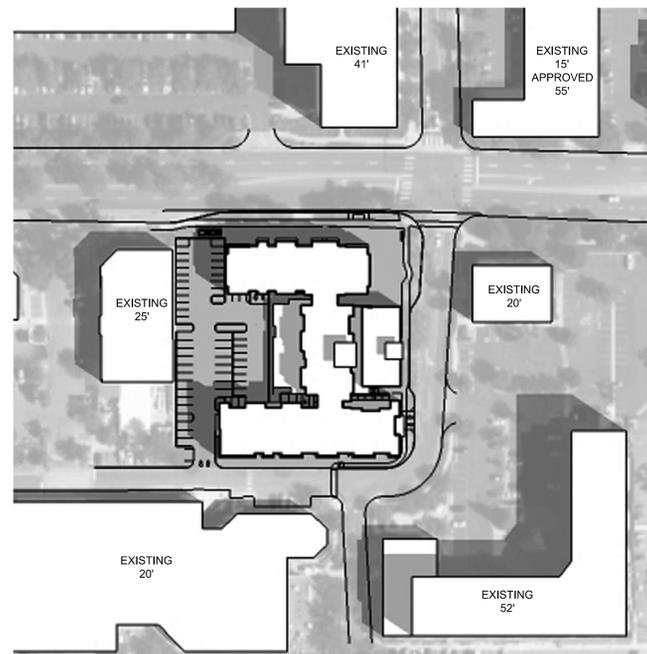
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 MAR/SEP - 9 AM



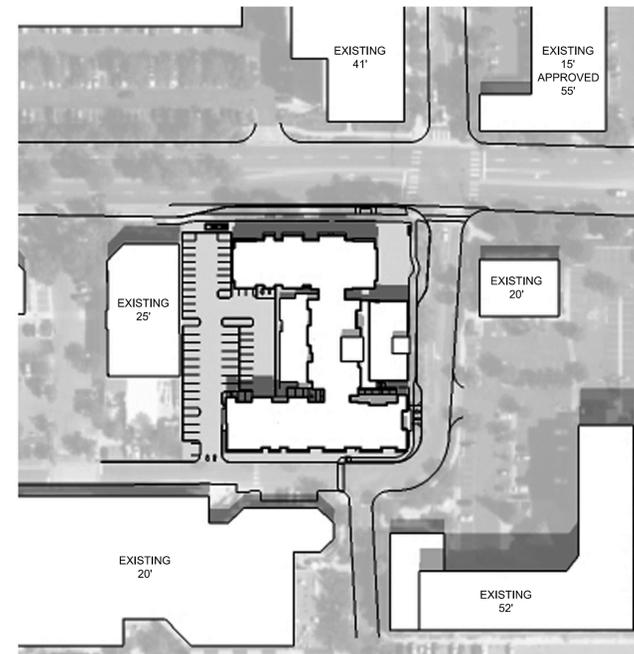
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ON 21 MAR/SEP - 12 NOON



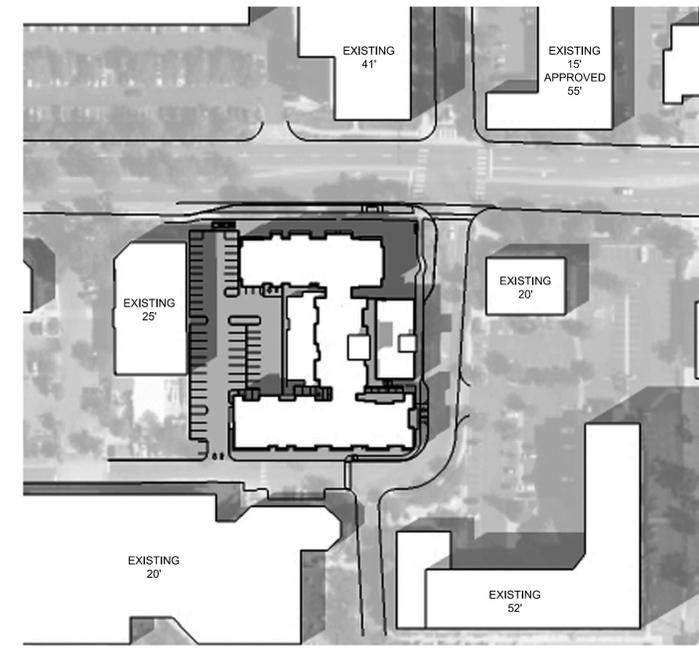
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 MAR/SEP - 3 PM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 MAR/SEP - 9 AM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 MAR/SEP - 12 NOON



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 MAR/SEP - 3 PM

NOT FOR
CONSTRUCTION

BOULDER RESIDENCE INN

2550 CANYON BLVD.
BOULDER, CO, 80302

STONEBRIDGE COMPANIES

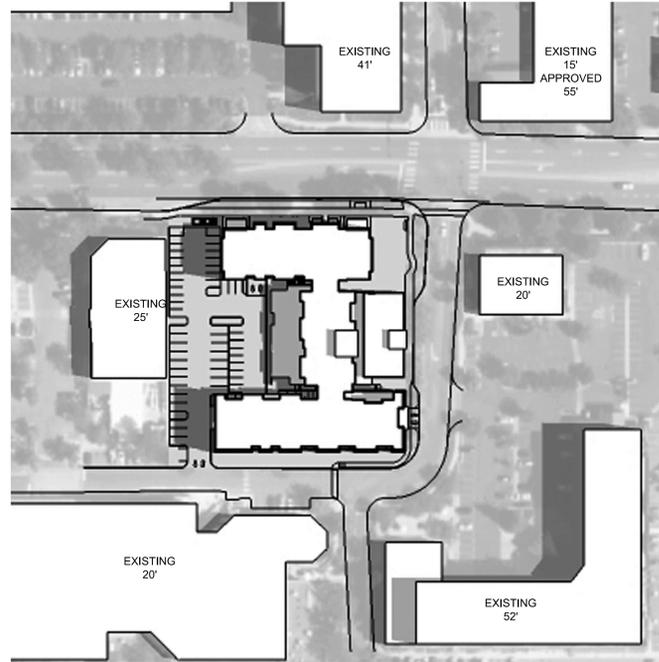
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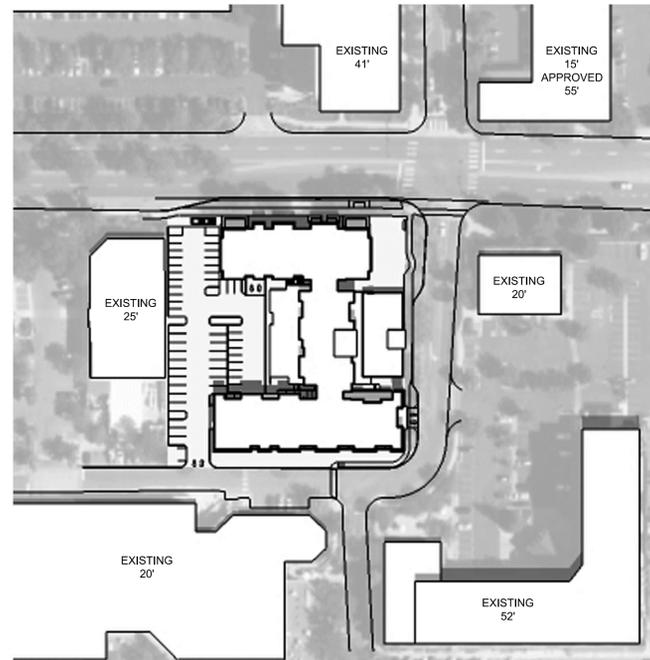
SHADOW STUDY -
1 OF 3



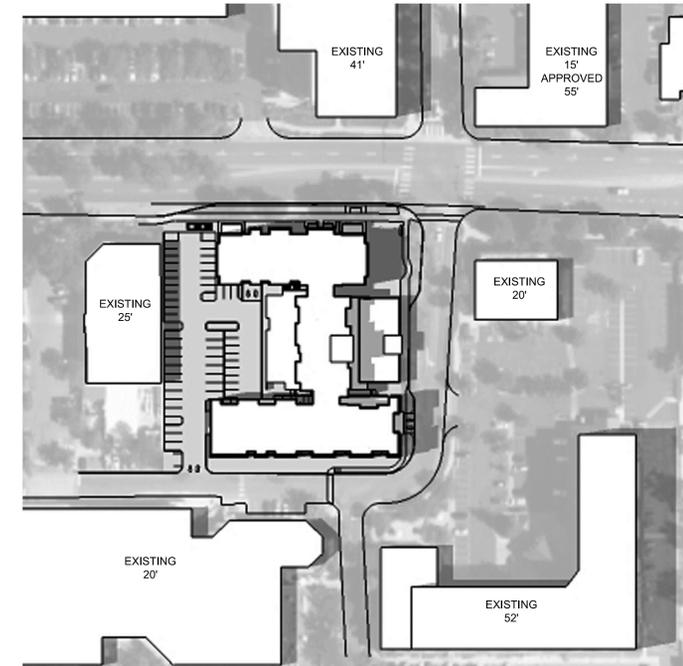
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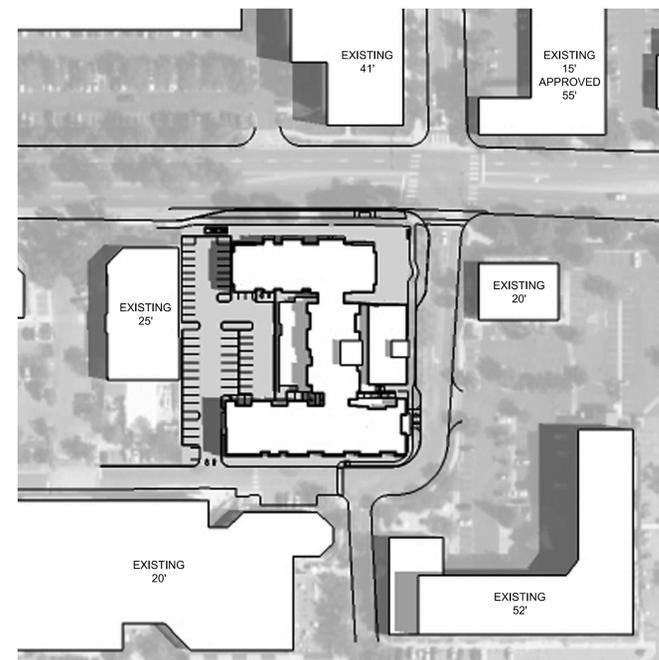
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 9 AM



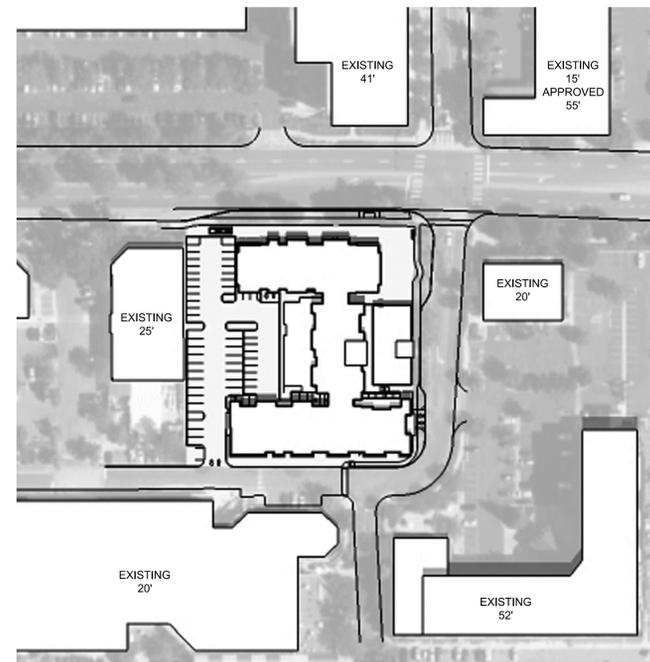
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 12 NOON



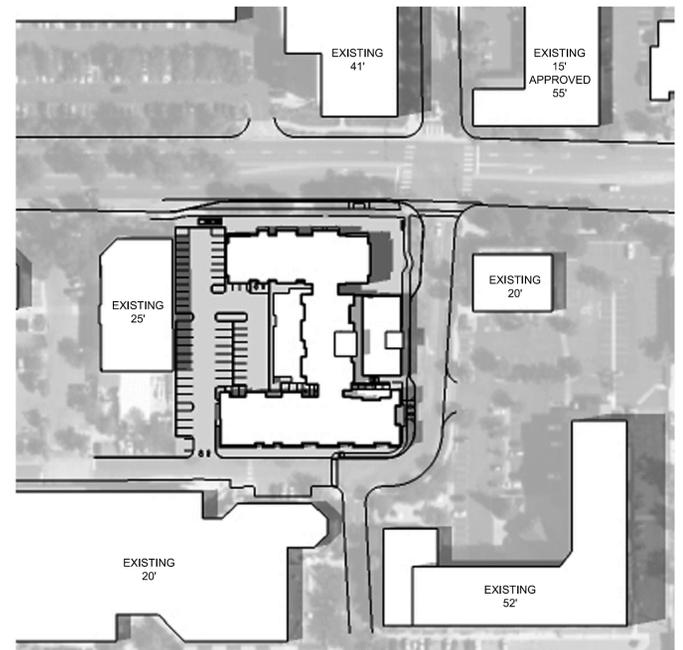
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 3 PM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 9 AM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 12 NOON



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 JUNE - 3 PM



NOT FOR
CONSTRUCTION

BOULDER RESIDENCE INN

2550 CANYON BLVD.
BOULDER, CO, 80302

STONEBRIDGE COMPANIES

9100 EAST PANORAMA DRIVE, SUITE 300
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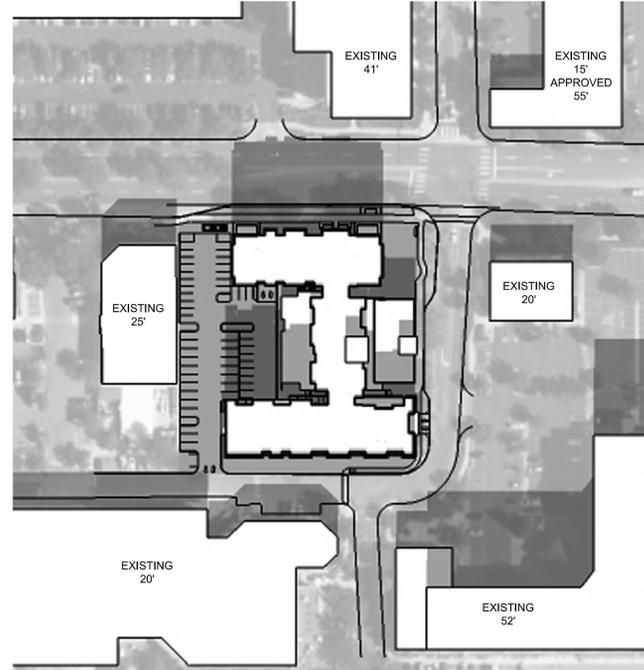
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SHADOW STUDY -
2 OF 3

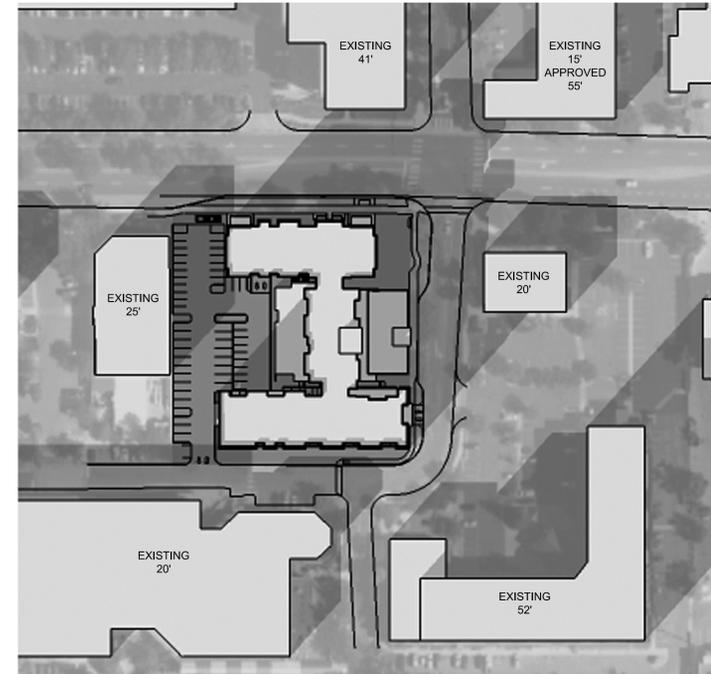
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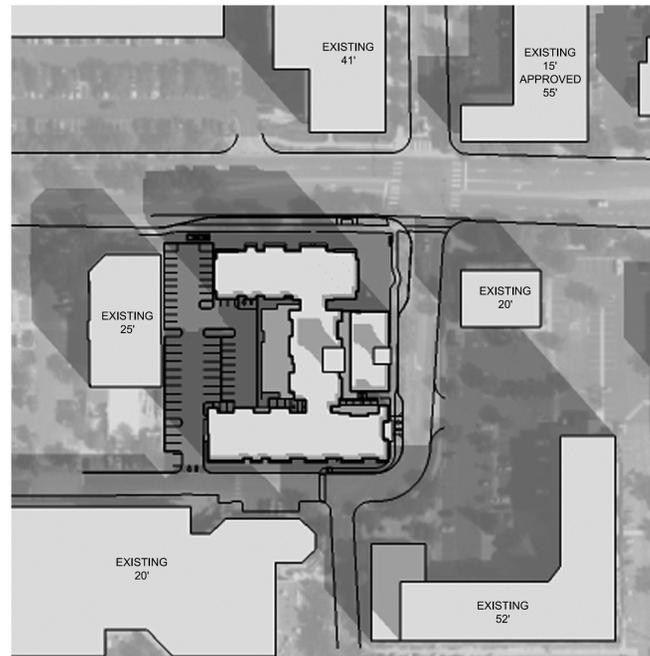
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 9 AM



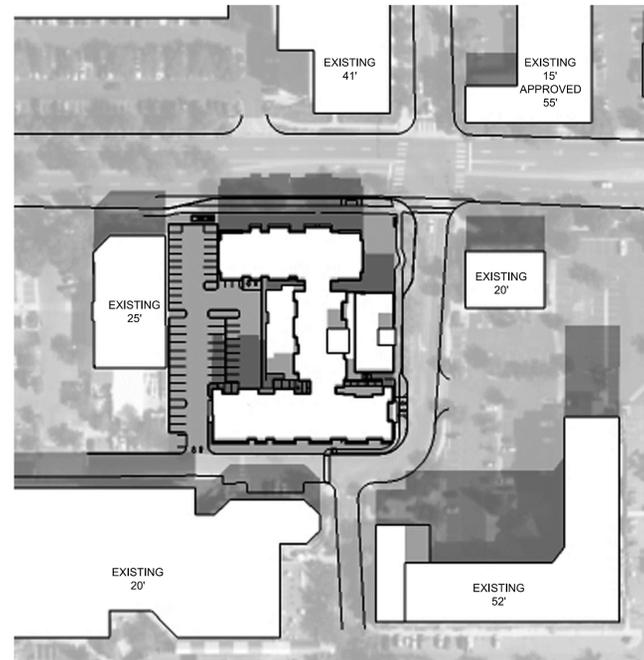
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 12 NOON



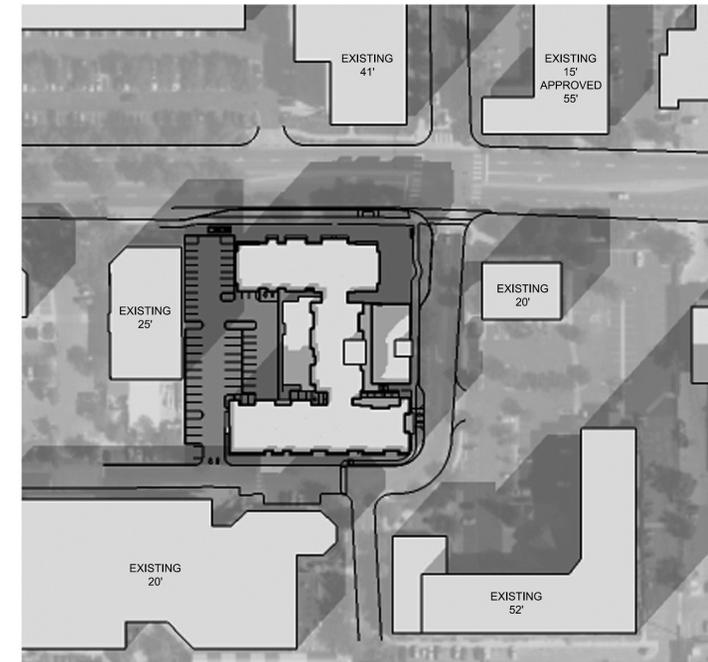
PROPOSED HEIGHT OF 55' & 7'-7" FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 3 PM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 9 AM



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 12 NOON



AT HEIGHT OF 35' & 20' FRONT SETBACK (CANYON BLVD.)
ON 21 DEC. - 3 PM



NOT FOR
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BOULDER RESIDENCE INN
2550 CANYON BLVD.
BOULDER, CO, 80302

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3 OF 3

A7.3