

# **Boulder Design Advisory Board Agenda**

Wednesday, September 9, 2015  
1777 West Conference Room  
4 – 7 p.m.

## **The following items will be discussed:**

1. Call to Order
2. [Approval of 7/15 and 7/29 minutes](#)
3. [The REVE Project Review](#)
4. [2751 30<sup>th</sup> Street Project Review](#)
5. Board Matters

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### **For further information on these projects, please contact:**

Sam Assefa at 303.441.4277      [assefas@bouldercolorado.gov](mailto:assefas@bouldercolorado.gov) or

### **For administrative assistance, please contact:**

Melinda Melton at 303.441.3215      [meltonm@bouldercolorado.gov](mailto:meltonm@bouldercolorado.gov)

**CITY OF BOULDER**  
**BOULDER DESIGN ADVISORY BOARD MINUTES**  
**July 15, 2015**  
**1777 Broadway, 1777 West Conference Room**

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

**BDAB MEMBERS PRESENT:**

Jamison Brown, Chair  
Jeff Dawson  
Michelle Lee  
Jim Baily  
David McInerney

**BDAB MEMBERS ABSENT:**

**PLANNING BOARD EX-OFFICIO MEMBER PRESENT:**

Leonard May

**STAFF PRESENT:**

Sam Assefa, Senior Urban Designer  
Charles Ferro, Development Review Manager  
Elaine McLaughlin, Senior Planner  
Chandler Van Schaack, Planner I

**BOARD DISCUSSION:**

**1. Approval of Minutes**

The board approved the June 10, 2015 BDAB minutes.

**2. Boulder Commons Project Review**

The applicant gave a presentation of the project.

**BOARD COMMENTS:**

**J. Brown** commented that the plaza read as a large circulation zone with not a lot of definition from a user standpoint. He also felt that the grassy park area needed more attention in terms of becoming a programmed place to enliven the area. He suggested adding moveable furniture, places to sit, something to provide more shade, interesting things to look at, food carts, etc.

**M. Lee** pointed out that the permanent programming should reflect the seasonal programming. She noted that the pattern of the paving was very linear and the applicant had an opportunity to add more movement and curves in the plaza and improve upon the vertical circulation in regards to the entrance to the parking. **J. Brown** agreed that the parking entrance needed more attention.

There was a discussion on the appropriateness of having a bike lane through the middle of the plaza. The board felt that the potential for the area would improve greatly if there was not a required bike lane which felt like an intrusion of the space. The board recommended

eliminating this area as a multi-modal path connection to allow more flexibility but it can still be used by bikes.

**J. Bailly** asked if the two large transformer pads in the plaza, which were shown in the site plan, could be relocated.

The applicant acknowledged the fact that there is no ideal location for a service area and they discussed some of the design solutions they were considering.

**M. Lee** suggested putting in some pedestrian-scale light poles that could also be multi-purpose and decorative.

**M. Lee** questioned the location of the coffee shop and its ability to draw in customers.

**J. Bailly** inquired as to how the applicant envisioned handling service with buildings of this size and also recommended that they designate a specific loading zone.

The applicant explained that they are treating it as an urban building so service trucks will come in the afternoon and evening. Most trash containers will be in the basement with the exception of the location on the southern building next to the restaurant.

**M. Lee** saw an opportunity to draw people in with the restaurant area on the west end of the south building, especially with the hotel being so close. She thought the massing on the building set up a strong corner but the restaurant area got tucked away and had a small amount of seating. She would like to see the landscape that is between the Goose Creek connection and the building be utilized as a social space where people could gather.

**J. Bailly** strongly agreed with **M. Lee's** comment and felt that the seating should be pulled out as much as possible.

**J. Dawson** questioned the legitimacy of the masonry because of lack of enough transparency to draw people into the space. He suggested making the restaurant more present along the street.

**J. Brown** agreed with **J. Dawson's** comments and suggested perhaps moving the entrance of the restaurant to the front of the building so pedestrians could see into the interior and/or making the brick box on the corner an interior space rather than exterior.

**J. Dawson** liked the strong composition of the south building and felt that the contrast in materials was really effective and elegant along the street.

**M. Lee** pointed out the wood underneath the soffit on the triangular corner piece and asked if they would consider wrapping the metal underneath instead of the wood. She felt the location was a little high for wood and was such a small area.

The board expressed support for the solar panel on the south elevation of the south building.

**J. Brown** thought the edge of the last solar panel on the building should be inset. **J. Bailly** agreed and liked how it turned into an awning at the bottom and also capped the building.

**J. Brown** encouraged the applicant to keep in mind the reflectivity of the metal panel in the plaza area.

**J. Baily** was concerned about the overall color/materials becoming very bleak in the winter. He felt there was an opportunity to animate the building a little more where the first floor retail met the second floor. He also felt the strict regularity with the patterns of the windows could use some shadow and depth.

**M. Lee** suggested the use of blade signs to add some life to the building in the winter months.

**J. Dawson** did not have a concern that the window patterning would become monotonous since the buildings were not that long. He cautioned the applicant in adding color on the fourth floor as it could disrupt the sophistication of the materials and become overly animated.

**J. Brown** liked the massing of the first floor of the north building but was concerned that the window materials did not quite fit in. He suggested breaking up the patterning with a textured material.

**J. Dawson** liked the consistency in the use of materials from top to bottom on the south building. He thought the north building felt less refined in terms of the use of materials and the openings. He suggested arranging the materials so they create a sense of continuity between the two buildings.

**M. Lee** liked the variety and diversity of the different buildings in Boulder Junction.

**D. McInerney** liked the use of the steel beams on the ground floor.

**J. Baily** liked the overall form of the portion of the north building facing the street and also that it was slightly different than the south building. He also liked the patterning of the top two floors and would not mind if that was pulled down to the first floor. He also considered how these buildings fit within the existing structures in Boulder Junction. It needs the retail on the first floor to be consistent with the feel of the entire area.

**M. Lee** strongly encouraged them to keep the retail component on the first floor especially if they pull the brick down to that level.

**D. McInerney** inquired as to whether the masonry specified on the south building (Lakewood brick black diamond smooth) would be darker than it appeared in the plans.

**J. Dawson** asked how they are using the wood on the east façade of north building and inquired if it would make sense to try to emphasize the entries a little more, especially with the wood material.

### **3. S’PARK Project Review**

**E. McLaughlin** suggested that the board focus on the Ciclo and the S’PARK West buildings (permanently affordable units) in their review.

The applicant went over some concerns that the board discussed at a previous BDAB meeting and also highlighted changes that have been made since they last reviewed the project such as the shape of the roof, proportions of the windows, the use of materials on the upper two stories, materials, rhythm and height of the façade, and the way the building touched the ground.

## **BOARD COMMENTS:**

### **Ciclo Building**

The board generally liked the Cor-Ten Steel material used.

**J. Baily** shared a concern that the Cor-Ten could potentially bleed onto the sidewalk.

**M. Lee** thought the Community Cycles building should have a continuous singularity in the architecture with a stronger differentiation between the first floor retail units and the residential above.

**J. Baily** felt that this was not necessarily a negative thing. He commented that the entrance to Community Cycles was more apparent than on previous renderings. He also thought the way in which the corner was drawn in current plans helped to scale down the building and make it more welcoming.

**J. Brown** thought that the top two stories needed to come all the way out on the corner rather than being recessed to give the building a more complete look.

**J. Dawson** disagreed with **M. Lee's** comment (above) due to a concern that too many of the buildings in the S'PARK development have glass on the ground with a building floating above. He liked the overall changes and thought that the Maarket building could be something special within the development and the Community Cycles building could be a little calmer and familiar in terms of its proportions. He also liked the use of natural materials to bring in some color and recommended switching the design between the residential and public entrances on the ends of the building.

**J. Brown** agreed with possibly switching the design on the corners. On the 34<sup>th</sup> Street elevation, he wondered if carrying the white bond element through horizontally, instead of having transom light behind the sign-band, would help with the singularity in architecture that **M. Lee** referenced.

**M. Lee** suggested keeping the interesting elements on the residential level and flattening out the lower level on the same plane so it feels like it's cantilevering and more uplifting.

**J. Brown** struggled with the expression of the non-brick piece of the ground floor. He thought either this or the brick piece should change to express that this level is a different use.

There were some concerns expressed with the proportion of the windows at 34<sup>th</sup> and Valmont.

### **S'PARK West Building (3155 Bluff Street)**

**J. Dawson** had a concern about the uniformly square proportions of the openings and thought there may be an opportunity to fit in a few more vertical portions.

**J. Brown** struggled with the zone between the townhouse projections and suggested having them go above the parapet for the back section as opposed to staying below it which might help diminish the long horizontal between the two ends.

The board agreed that the color palette and materials were improved from previous plans.

**J. Baily** agreed with **J. Dawson** to be cautious of the usage of square window openings especially in the stucco portion above the brick. This portion of the building seems to be the weakest link.

**D. McInerney** agreed that the stucco portion of the façade was the weakest link because the middle pair of windows at the bottom of the stucco sat right on top of the masonry.

**J. Dawson** pointed out that the applicant had clustered the townhomes to create doubles but that it could be interesting to arrange them in the same consistent direction to create a series of more vertical townhome forms versus bringing them together. This would give the units a private entry rather than a shared porch.

**E. McLaughlin** asked the board to comment on whether or not the materials used were equivalent or better quality in comparison to the market rate units that are on the site.

**D. McInerney** thought the materials had become much more equivalent in the current iteration.

**J. Dawson** agreed and thought the switch to brick over block made more sense; he liked the wood material and thought that there was a level of refinement that is not normally seen in less expensive housing.

#### **4. Board Matters**

The board went over the draft agenda for the 2015 BDAB Retreat.

The board discussed how best to gather feedback from applicants regarding the design review process.

There was discussion about the Landmarks Board's concerns with the Design Guidelines review process.

*Note: The 2015 BDAB Retreat was originally scheduled for August 12, 2015 but was later rescheduled for October 14, 2015.*

APPROVED BY:

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Board Chair

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DATE

**CITY OF BOULDER**  
**BOULDER DESIGN ADVISORY BOARD MINUTES**  
**July 29, 2015**  
**1777 Broadway, 1777 West Conference Room**

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**BDAB MEMBERS PRESENT:**

Jamison Brown, Chair  
Michelle Lee  
Jim Baily  
David McInerney

**BDAB MEMBERS ABSENT:**

Jeff Dawson

**PLANNING BOARD EX-OFFICIO MEMBER PRESENT:**

**STAFF PRESENT:**

Sam Assefa, Senior Urban Designer  
Kalani Pahoia, Urban Designer

**BOARD DISCUSSION:**

**1. Canyon Center Project Review**

The applicant gave a presentation of the project.

**BOARD COMMENTS:**

There was general consensus among board members on the following:

- Tan color on the fireplaces
- Evaluate the rationale for the stucco patterning
- Assess materials to be used for the railings – perhaps a lighter or simpler material
- Remove the red trim cap of the buttress elements and lighten the trim on the chimneys
- Either remove the floating horizontal trim or carry it all the way through
- If there is a façade where all of the windows are being replaced so that the uniformity can be maintained and a more vertical proportioned window can be used, this would be the preferable option when and if that opportunity arises

**2. Board Matters**

**S. Assefa** introduced **Kalani Pahoia**, the City of Boulder’s new Urban Designer.

The board discussed the edits and the process/timeline of the Downtown Design Guidelines.

APPROVED BY:

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
DATE



**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: boulderplandevop.net

Revised

February 2015

402.pdf

**BOULDER DESIGN ADVISORY BOARD APPLICATION**

Date of Application 5/27/2015 Address of Property for Review 3006 PEARL ST  
2100 & 2170 35th ST  
2120 32ND ST

Applicant's Name KELLY DAVIS - OR Phone 303.861.5704

Address 2206 PEARL ST, BOULDER, CO 80302

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

Owner's Name and Address MICHAEL McNALLY Phone 615.778.3150  
SOUTHERN LAND CO /  
1550 W. MCEWENDR., SUITE 200  
FRANKLIN, TN 37067

Project Description  
RÉVE: MULTI-BUILDING MIXED-USE DEVELOPMENT INCLUDING  
OFFICE, RETAIL AND FOR-RENT RESIDENTIAL.

Lot Size 6.01 AC (261,616 SF)  
 Total Existing Bldg. Sq Ft. 36,403 SF  
 Existing Bldg Height VARIABLES

Proposed Additional Bldg. Sq. Ft. 373,453 SF  
 Proposed Bldg. Height VARIABLES - UP TO 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**

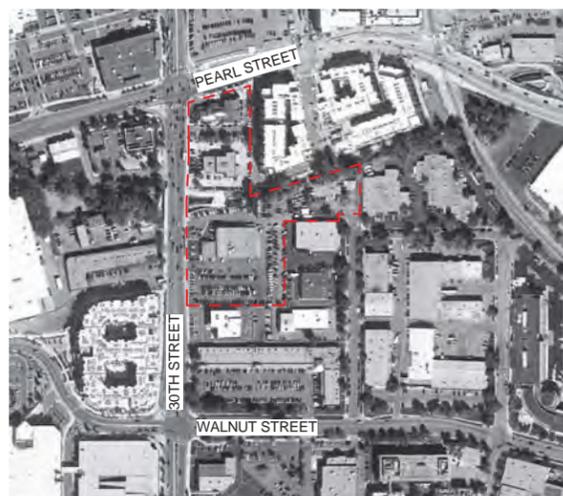
At the time of the meeting, please bring at least one set of rendered drawings and material samples.

**Committee Comments about the Proposal:**

For submittal questions or project-content questions, please contact Sam Assefa, at 303-441-4277, [assefas@bouldercolorado.gov](mailto:assefas@bouldercolorado.gov). For administrative questions about BDAB, please contact Melinda Melton, 303-441-3215, [meltonm@bouldercolorado.gov](mailto:meltonm@bouldercolorado.gov). You can also visit the Boulder Design Advisory Board (BDAB) website for more detailed information.



VICINITY MAP



VICINITY MAP  
 1" = 300'-0"

PROJECT TEAM

**OWNER**  
 SOUTHERN LAND COMPANY  
 MICHAEL McNALLY  
 1550 W. McEWEN AVE  
 SUITE 200  
 FRANKLIN, TN 37067  
 VOICE: 615.778.1214

**DEVELOPER**  
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 TOM SKJUBE  
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**ARCHITECT**  
 OZ ARCHITECTURE  
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**CIVIL**  
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**LANDSCAPE**  
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 BEN ORENSHAW  
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 SUITE 200  
 FRANKLIN, TN 37067  
 VOICE: 615.778.1214

**MEP**  
 MEP ENGINEERING INC  
 TOM LOLLEY  
 6402 SOUTH TROY CIR.  
 CENTENNIAL, CO 80111  
 VOICE: 303.936.1633

DRAWING INDEX

Sheet #	Sheet Name	Sheet #	Sheet Name
0.1	COVER SHEET	7.12	LANDSCAPE PLAN - SOUTH
0.2	VICINITY MAP AND CONTEXT	7.12.1	TREE PLANTING CONDITIONS AND DETAILS
0.3	INSPIRATION PHOTOS	7.13	PLANT SCHEDULE / LANDSCAPE NOTES AND DETAILS
0.4	SITE CONCEPT DIAGRAM	7.14	SITE PLAN - PHOTOMETRICS
0.5	RENDERINGS	7.15	FIXTURE CUTSHEETS
0.6	RENDERINGS	7.16	FIXTURE CUTSHEETS
1.01	UTILITY PLAN	8.1	OVERALL SITE PLAN
12.01	PRELIMINARY STORMWATER PLAN	8.2	NORTH PARCEL PARKING LEVEL 1
12.02	PRELIMINARY JUNCTION PLACE PLAN AND PROFILE	8.3	NORTH PARCEL PARKING LEVEL 2
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		8.5	NORTH PARCEL LEVEL 2 PLAN
		8.6	NORTH PARCEL LEVEL 3 PLAN
		8.7	NORTH PARCEL LEVEL 4 PLAN
		8.8	NORTH PARCEL ROOF PLAN
		8.9	SOUTH PARCEL PARKING LEVEL 1
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		8.19	BUILDING 3 ELEVATIONS
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		8.21	DATA TABLES
		8.22	OVERALL SITE SECTIONS
		16.1	SETBACK PLAN AND LOW POINT - NORTH
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		16.3	BUILDING HEIGHT CALCULATION
		16.4	SHADOW STUDIES
		16.5	100' PROXIMITY BUILDING EXHIBIT
		16.6	OPEN SPACE CALCULATIONS





REVE

SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 00 - GENERAL

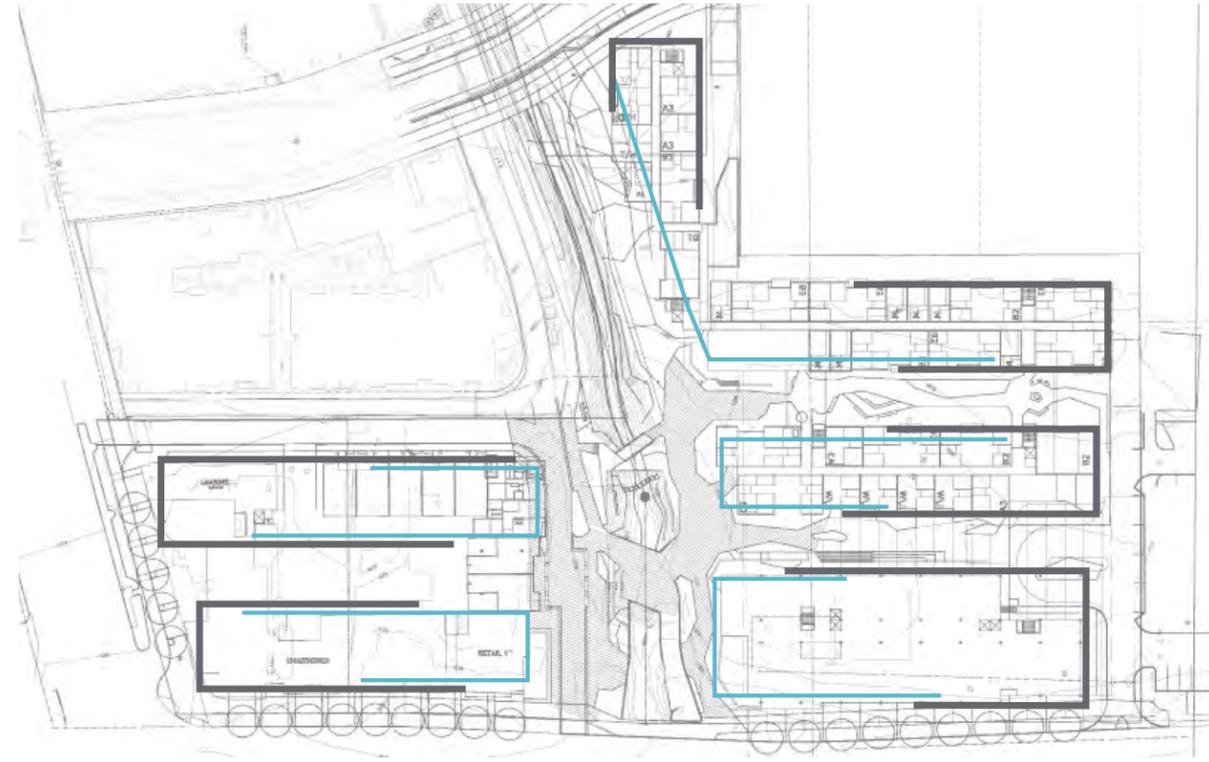
SHEET 0.2

VICINITY MAP AND CONTEXT





MOVEMENT



MASSING



GRADIENT



COMBINED



1 3D SKETCH - BUILDING 2 ON 30TH ST  
1" = 1/16"



2 3D SKETCH - BUILDING 2 FROM THE SOUTH  
1" = 1/16"



3 3D SKETCH - 30TH AND PEARL CORNER  
1" = 1/16"



4 3D SKETCH - BUILDING 1 FROM THE SOUTH  
1" = 1/16"

REVE  
SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 00 - GENERAL  
SHEET 0.5  
RENDERINGS



1 3D SKETCH - VIEW ACROSS PLAZA TOWARDS THE SOUTH  
1" = 1/16"



2 3D SKETCH - WATERWAY  
1" = 1/16"



3 3D SKETCH - BUILDINGS 3 AND 4 FROM THE NORTH  
1" = 1/16"

REVE

SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 00 - GENERAL  
SHEET 0.6  
RENDERINGS

**RETAIL STOREFRONT**

- DETAIL AND ACTIVITY AT THE PEDESTRIAN LEVEL
- RESIDENTIAL LEASING TO BE LOCATED IN THIS AREA

**PEARL STREET STREETSCAPE**

- EXISTING DESIGN ELEMENTS AND LANGUAGE ARE RETAINED AND ENHANCED
- 10'-0" MULTI-USE PATH MAINTAINED

**RETAIL/ RESTAURANT CORNER**

- ACTIVE USE AT STREET LEVEL REINFORCES IMPORTANCE OF CORNER

**SHORT TERM BICYCLE PARKING**

- LOCATED AT AND NEAR BUILDING ENTRANCES
- ENCOURAGES USE OF MULTI-USE PATH

**30TH STREET STREETSCAPE**

- DESIGN IS INFLUENCED BY EXISTING PEARL STREET STREETSCAPE BUT REFLECTS THE CONCEPT OF INCREASING IRREGULARITY AND 'EROSION' WITH PROXIMITY TO THE DITCH, AS IS EVIDENT IN THE ARCHITECTURE

**RETAIL STOREFRONT**

- DETAIL AND ACTIVITY AT THE PEDESTRIAN LEVEL
- SIGNAGE, LIGHTING, PLANTING, AND PAVING TO BE DETAILED AT THE PEDESTRIAN SCALE

**OUTDOOR DINING AT CORNER**

- COMFORTABLE INDOOR/ OUTDOOR SPACE PROVIDES ACTIVITY AND INTEREST AT THE CORNER
- LOWER-SCALED SPACE REINFORCES ARCHITECTURAL CONCEPT OF EROSION AT DITCH/ PLAZA SPACE

**PEDESTRIAN PLAZA/ SHARED STREET**

- DESIGNED AS A PEDESTRIAN PLAZA THAT ALLOWS VEHICULAR ACCESS
  - CONTINUOUS PAVING ACROSS PLAZA WITH NO CURB
  - BOLLARDS, STONE PLINTHS, AND PLANTING DELINEATE VEHICULAR DRIVE AISLE
  - CENTER OF PLAZA WIDENS TO ALLOW EVENT USE AND FOOD TRUCK PARKING
  - LANDSCAPING AND BOSQUE PROVIDE BUFFERING FROM 30TH STREET WHILE MAINTAINING VISUAL ACCESS
  - MOVABLE SEATING AREAS ALLOW USE BY MULTIPLE GROUP SIZES

**CENTRAL PLAZA**

- PEDESTRIAN-SCALED GATHERING SPACE DESIGNED TO BE THE 'HEART' OF THE COMMUNITY
  - ICONIC FIRE PIT/ SCULPTURE FEATURE
  - MULTIPLE LOCATIONS FOR MUSIC PERFORMANCES
  - MULTIPLE-SCALED SEATING AREAS ACCOMMODATE LARGE EVENTS AND DAILY USE
  - GROUND FLOOR BUILDINGS USES COMPLIMENT PUBLIC SPACE
  - TERRACES AT GROUND LEVEL OF BUILDINGS ALLOW FOR OVERLOOK AND INTERACTION
  - DITCH IS ACCENTUATED AS THE ORGANIZATIONAL ELEMENT THAT TIES BOTH SIDES OF THE PROJECT TOGETHER

**OUTDOOR DINING AT CORNER**

- COMFORTABLE INDOOR/ OUTDOOR SPACE PROVIDES ACTIVITY AND INTEREST AT THE CORNER
- LOWER SCALED SPACE REINFORCES ARCHITECTURAL CONCEPT OF EROSION AT DITCH/ PLAZA SPACE

**FITNESS TERRACE**

- FOR OFFICE TENANTS AND RESIDENTS USE
- ALLOWS CROSSFIT/ SPIN AND ACTIVE EXERCISE TO SPILL OUT TO THE PUBLIC AREAS PROVIDING INTEREST AND ACTIVITY

**OFFICE ENTRANCE TERRACE**

- GATHERING SPACE AT OFFICE ENTRANCE ALLOWS FOR OUTDOOR MEETINGS AND GATHERING

**EVENT/ LIVING STEPS**

- WIDE STEPS AND TERRACE TO ALLOW GATHERINGS FOR OFFICE
- SMALL SEATS AND TABLES INTEGRAL TO DESIGN ALLOW FOR DAILY SMALL GROUP OR INDIVIDUAL USE

**LIVE/WORK STOREFRONT**

- GROUND-FLOOR ENTRANCES TO TOWNHOME UNITS ALLOW FOR COMMERCIAL AND RETAIL USE PROVIDING A TRANSITION BETWEEN THE ADJACENT OFFICE AND RESIDENTIAL USES
- DESIGN ALLOWS FOR SIGNAGE AND FLEXIBILITY IN CHARACTER OF FRONTAGE ZONE

**RESIDENTIAL ENTRANCE**

- MAILROOM LOCATED THIS AREA
- LOCATED ADJACENT TO DROP-OFF FOR EASE OF MOVE-IN AND ACCESS TO SITE

**DROP-OFF**

- CENTRAL LOCATION FOR EASE OF USE OF OFFICE TENANTS AND RESIDENTS

30TH STREET

PEARL STREET

32ND STREET

- FLATIRONS RESIDENT COURTYARD (2ND LEVEL)**
- DESIGNED TO TAKE ADVANTAGE OF SOUTHERN ASPECT AND VIEWS TO MOUNTAINS BEYOND
  - ENTERTAINMENT AREA WITH MOVABLE SEATING TO ALLOW SPilloUT FROM INTERIOR AMENITY SPACE
  - FIRE PITS ARRANGED FOR LARGE AND SMALL GATHERINGS
  - OPEN SYNTHETIC LAWN AND SEATING FOR MULTIPLE USES
  - SEMI-PRIVATE ARBOR/ CABANA FOR VIEWS TO POOL AND MOUNTAINS
  - SMALL GATHERING ENTERTAINMENT AREA WITH TV
  - LARGE SPA FOR RESIDENT USE
  - SWIMMING POOL WITH DECK ADJACENT TO INTERIOR AMENITY FOR FLEXIBLE PROGRAMMING
  - COVERED OUTDOOR KITCHEN/ BAR WITH RAIL SEATING AT EDGE OF TERRACE

**5'-0" MINIMUM PEDESTRIAN PATH**

**TOWNHOME RESIDENTIAL UNITS (below)**

- GROUND FLOOR ENTRANCES PROVIDE GOOD PEDESTRIAN SCALE
- 'EYES ON THE STREET' HELPS PROVIDE SENSE OF SECURITY FOR REVE AND SOLANA RESIDENTS

**LIVE/WORK UNITS (below)**

- DIRECT ACCESS TO GROUND FLOOR UNITS ALLOWS STOREFRONT AND ACTIVE USE TO BE EXTENDED INTO THE SITE AND ONTO THE PEDESTRIAN PLAZA

**EAST/ WEST MULTI-USE PATH**

- DIRECT CONNECTION COMPLETED BETWEEN EXISTING LEGS
- 10'-0" CLEAR PATH
- PEDESTRIAN CROSSINGS PERPENDICULAR TO PATH OF TRAVEL FOR SAFETY

**TERRACE TO WATER'S EDGE**

- STEPPED WALLS ALLOW ACCESS TO WATER
- WATER IN DITCH PROVIDES WATERFALL FEATURE
- NATURALIZED PLANTING SOFTENS HARDSCAPE
- MOVABLE SEATING PROVIDES VANTAGE POINT

**DITCH OVERLOOK**

- SWING PROVIDES RESTING POINT
- OVERLOOK CLOSE TO WATER

**RELOCATED QUONSETT HUT**

- RECONFIGURED TO GATHERING AREA OVERLOOKING DITCH AND BIORETENTION AREA

**POCKET PARK**

- TRANSITION FROM PUBLIC SIDEWALK TO BUILDING/ SITE ENTRANCE
- MOVABLE SEATING AND SHADED FOR COMFORT

**BIORETENTION/ PLANTING AREA**

- INTERPRETIVE SIGNAGE
- WATER QUALITY BMP
- SCREENING AND DECORATIVE PLANTING

**FIRE LANE (20FT)**

- REQUIRED FIRE ACCESS
- PAVING DESIGN TO REDUCE VISUAL WIDTH AND INCREASE INTEREST

**TOWNHOME STOOPS**

- GROUND FLOOR ENTRANCES TO UNITS
- STOOPS REINFORCE FEELING OF A PEDESTRIAN STREET

**BUILDING ENTRANCE TERRACE**

- OVERLOOK TO CENTRAL PLAZA
- SMALL PLANTING AREAS DELINEATE PATH OF TRAVEL

**PET RECREATION AREA**

- SYNTHETIC TURF FOR EASE OF MAINTENANCE
- EASY ACCESS TO WASH STATION
- PET-PLAY FEATURES
- FENCED FOR SECURITY

**SERVICE AREA**

**WOOD FOOTBRIDGE/ BOARDWALK**

- PROVIDES PEDESTRIAN CROSSING OVER DITCH
- ALLOWS VISUAL ACCESS TO WATER

**OUTDOOR GAME BOARD**

- MORE PRIVATE SPACE
- EASTERN ASPECT FOR MORNING SUN EXPOSURE

**GROUND FLOOR TERRACE**

- SEMI-TRANSPARENT SCREENS FOR PRIVACY
- DIRECT ACCESS TO COURTYARD PROVIDES 'EYES ON THE STREET' SECURITY

**BIORETENTION/ PLANTING AREA**

- WATER QUALITY BMP
- SCREENING AND DECORATIVE PLANTING

**CHILD-FRIENDLY RESIDENT COURTYARD**

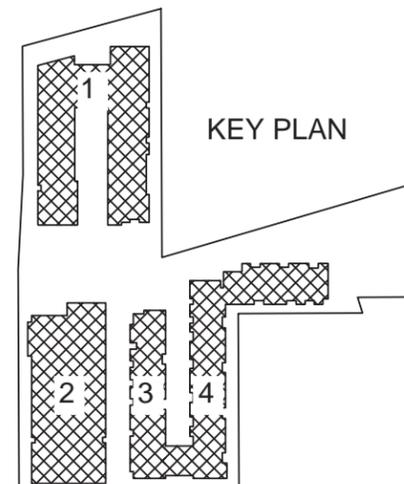
- OPEN TURF AREA FOR PLAY
- OPEN SIGHT LINES FOR VISUAL ACCESS AND SECURITY
- ROCK FEATURE AND SLIDE FOR UNSTRUCTURED PLAY

**RESIDENT ENTERTAINMENT AREA (2ND LEVEL)**

- OUTDOOR KITCHEN, TVs, FIRE PIT, AND MULTIPLE SEATING OPTIONS FOR RESIDENT GATHERING AND INDIVIDUAL USE
- ENHANCED PLANTING AND POSSIBLE STRING LIGHTS OVERHEAD PROVIDE SCALE
- OPEN VIEWS TO MOUNTAINS BEYOND

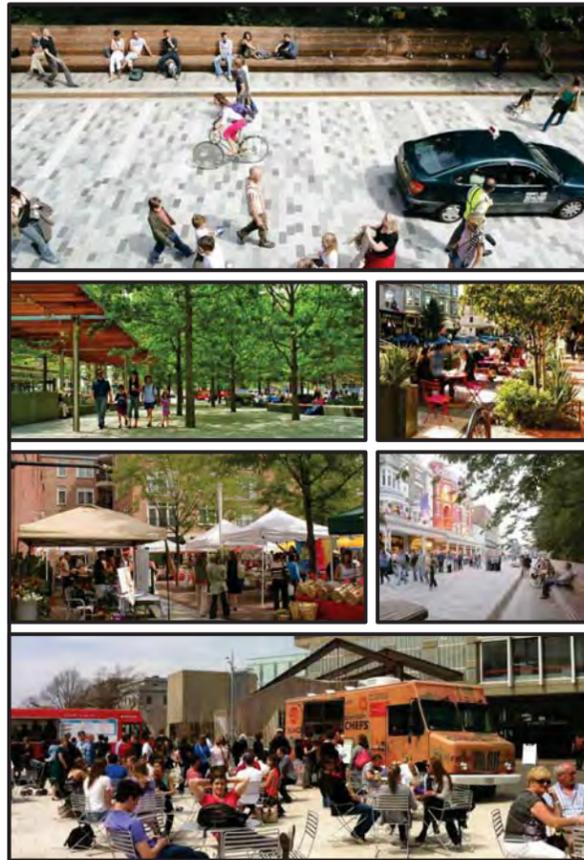
**PET RECREATION AREA**

- SYNTHETIC TURF FOR EASE OF MAINTENANCE
- EASY ACCESS TO WASH STATION
- PET-PLAY FEATURES
- FENCED FOR SECURITY





RETAIL/OUTDOOR DINING



PEDESTRIAN PLAZA WITH SHARED STREET



OFFICE ENTRANCE/LIVING STEPS



CENTRAL PLAZA



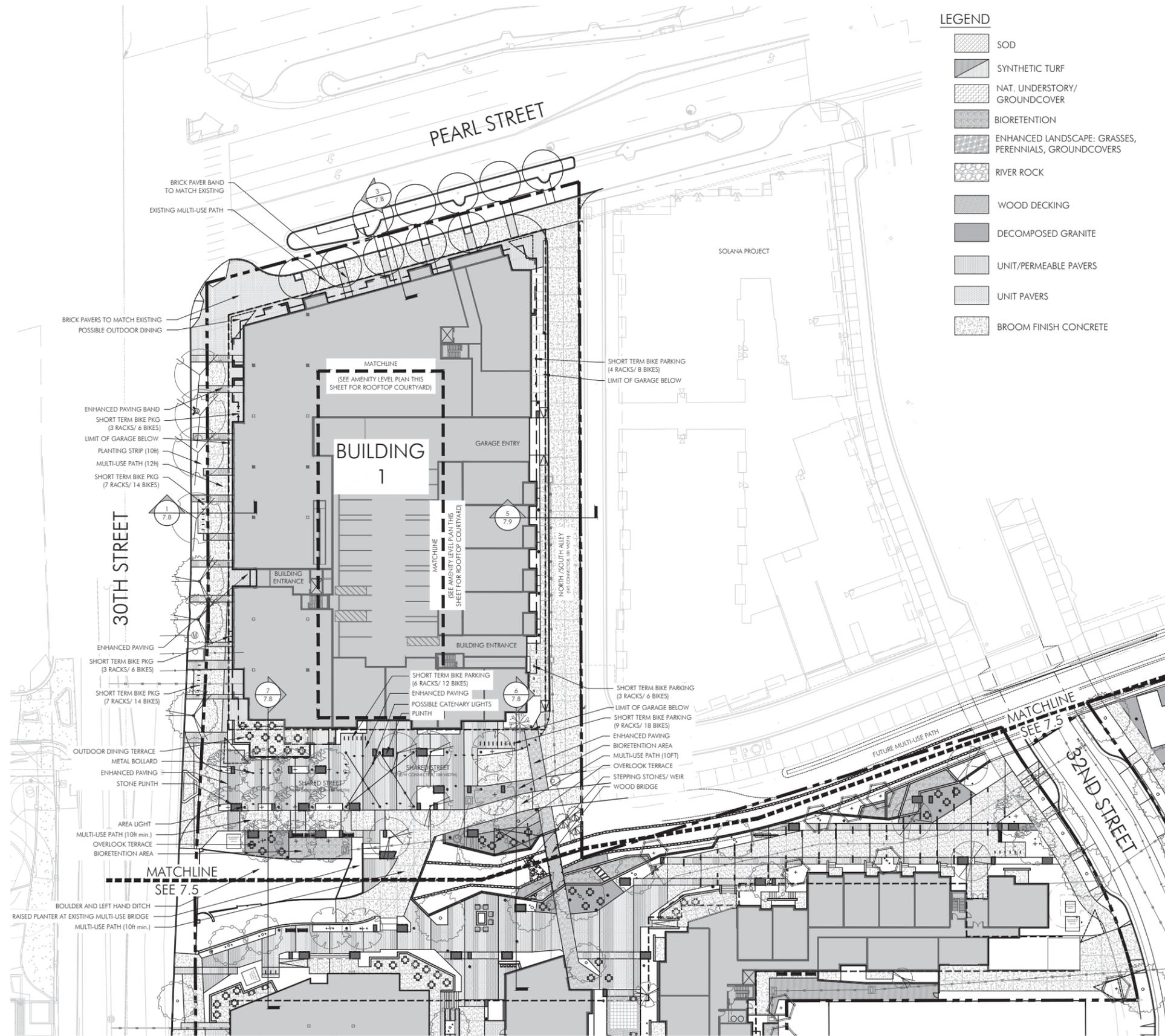
QUONSET HUT/BIORETENTION



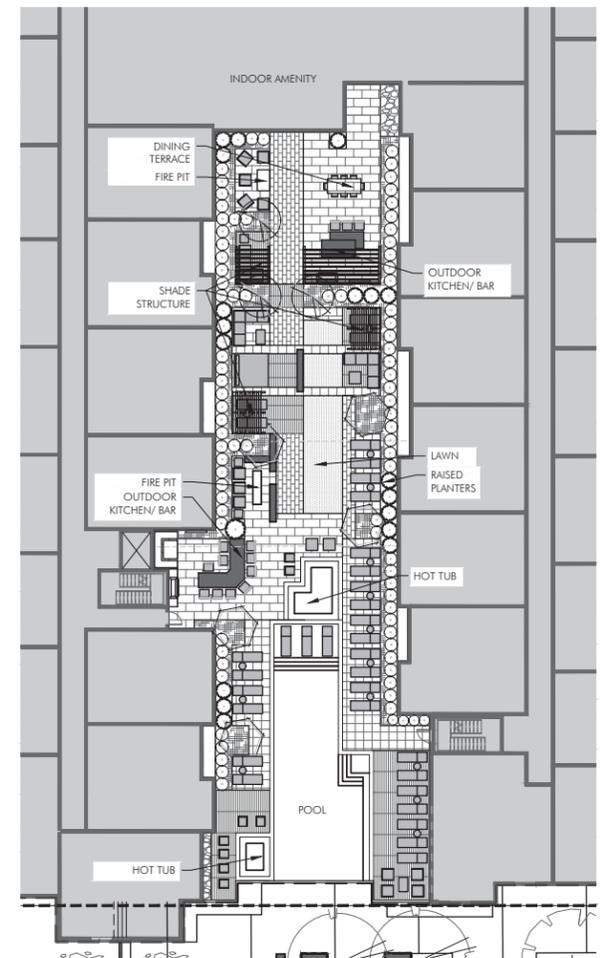
DESIGN ELEMENTS



CHILD-FRIENDLY COURT



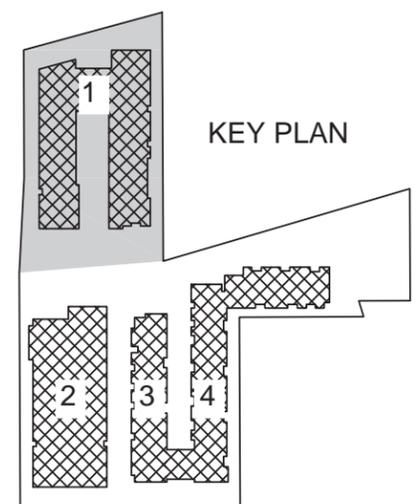
- LEGEND**
- SOD
  - SYNTHETIC TURF
  - NAT. UNDERSTORY/GROUNDCOVER
  - BIORETENTION
  - ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
  - RIVER ROCK
  - WOOD DECKING
  - DECOMPOSED GRANITE
  - UNIT/PERMEABLE PAVERS
  - UNIT PAVERS
  - BROOM FINISH CONCRETE



**BUILDING 1- AMENITY LEVEL**

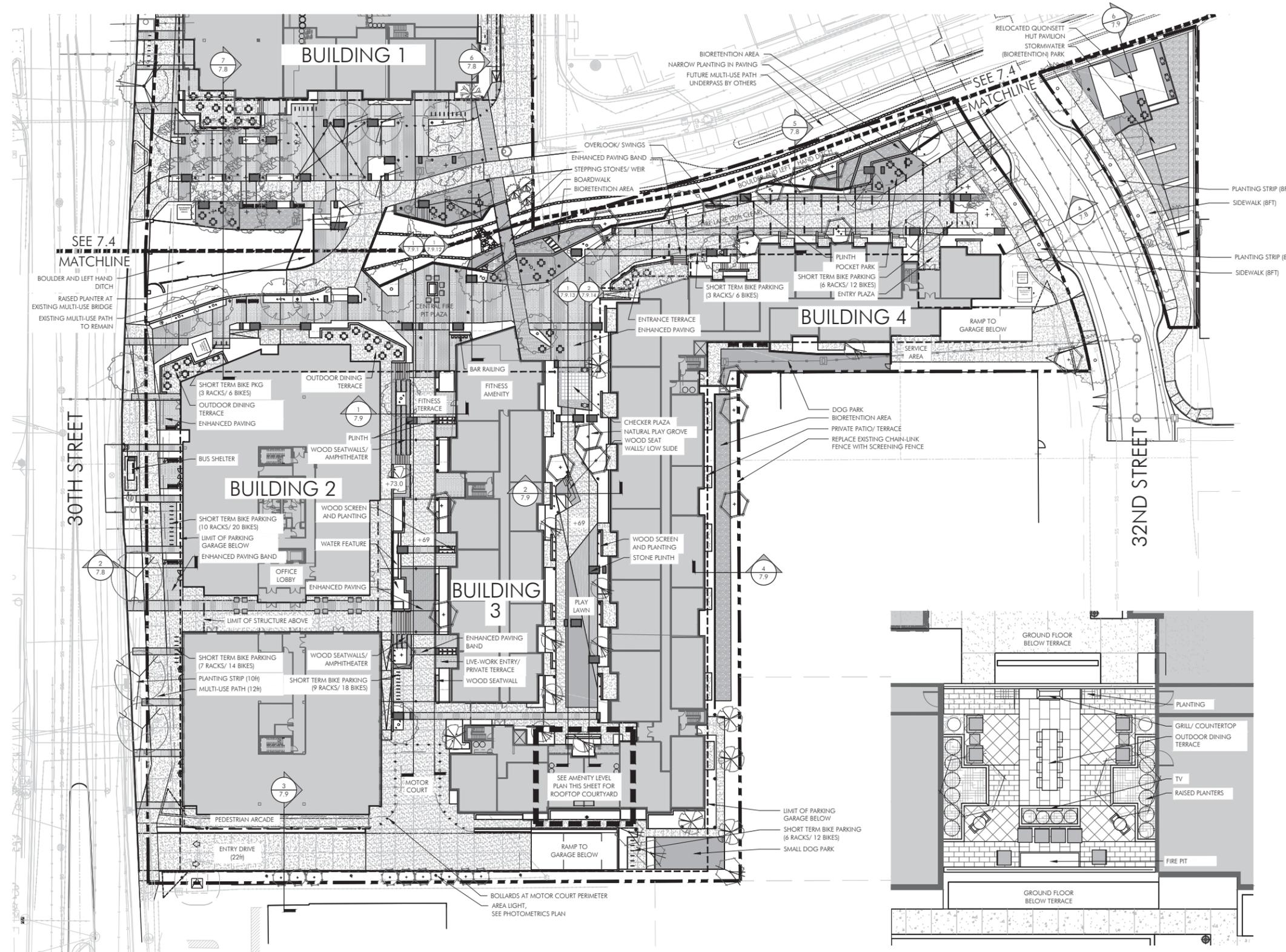
0 10 20 40

- NOTES:**
- REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY, AND EASEMENT INFORMATION



**REVE**  
 SITE REVIEW SUBMITTAL | 07/20/2015

SECTION 07  
 SHEET 7.4  
 MATERIALS PLAN- NORTH

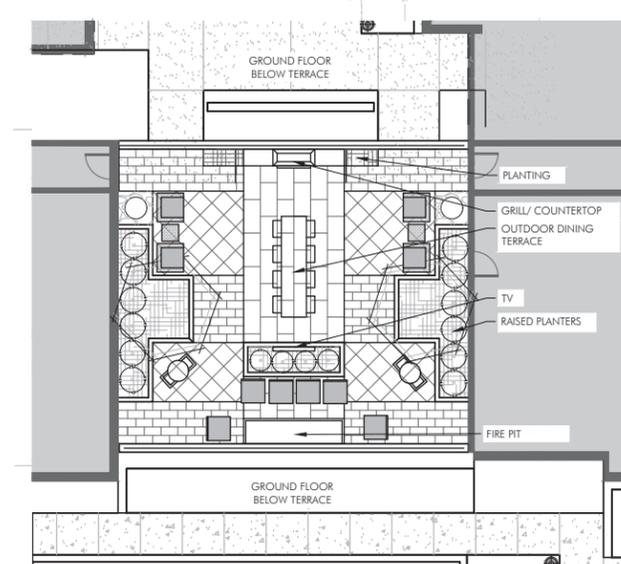


LEGEND

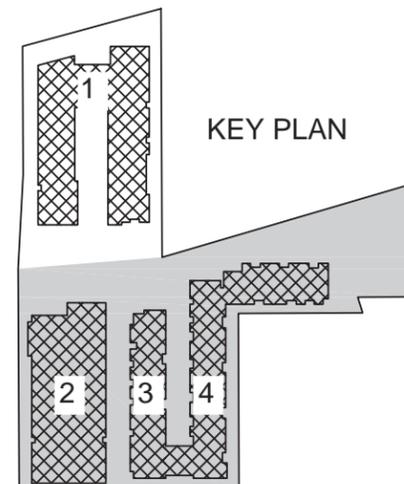
- SOD
- SYNTHETIC TURF
- NAT. UNDERSTORY/GROUND COVER
- BIORETENTION
- ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
- RIVER ROCK
- WOOD DECKING
- DECOMPOSED GRANITE
- UNIT/PERMEABLE PAVERS
- UNIT PAVERS
- BROOM FINISH CONCRETE

NOTES:

1. REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY, AND EASEMENT INFORMATION



BUILDING 3/4  
AMENITY LEVEL (3FL)



KEY PLAN



REVE

SITE REVIEW SUBMITTAL | 07/20/2015

SECTION 07  
SHEET 7.5

MATERIALS PLAN-SOUTH



LEGEND	
<b>FURNISHINGS</b>	<b>PLANTING</b>
F.1 BOLLARD	PL.1 SHADE TREE
F.2 STONE PLINTH	PL.2 ORNAMENTAL TREE
F.3 BICYCLE RACK	PL.3 MIXED GROUNDCOVER
F.4 MOVEABLE SEATING	PL.4 BIORETENTION
F.5 BENCH	<b>DESIGN FEATURES</b>
F.6 BAR SEATING	DF.1 OUTDOOR CHESS BOARD
F.7 WOOD BENCH (BUILT-IN)	DF.2 FIREPIT/SCULPTURE
F.8 LIVING STEPS	DF.3 WATER FEATURE
<b>LIGHTING</b>	DF.4 WOOD SCREEN
L.F.1 AREA LIGHT	DF.5 CHILDREN'S MOUNTAIN AND SLIDE
L.F.2 CATENARY FIXTURE	DF.6 WOODLAND WALK
L.F.3 DECORATIVE BEACON	DF.7 WOOD PEDESTRIAN BRIDGE
L.F.4 BOLLARD LIGHT	
L.F.5 STRING/ FESTOON LIGHTING	
<b>PAVING</b>	
PA.1 BROOM-FINISHED CONCRETE	
PA.2 PERMEABLE PAVERS	
PA.3 UNIT PAVERS	
PA.4 DECOMPOSED GRANITE	
PA.5 WOOD PAVING	
PA.6 SYNTHETIC TURF	

**SHARED STREET NARRATIVE**

Designed foremost as a multi-modal, pedestrian-scaled plaza, this area serves as an urban connector tying together the north-south and east-west sides of the project by providing the Scale, Detail and Thoroughway for multiple modes of travel.

**Scale**

- Buildings 1 & 2 provide the scale and height needed to anchor this wide space at 30th Street
- Outdoor dining, building entrances and retail storefronts line the plaza area to encourage pedestrian activity
- Retail in Building 1 and Retail/Amenities in Buildings 2 and 3 will provide multiple pedestrian destinations and encourage cross access across the pedestrian bridge and Multi-Use Path
- Tree Grove provides shade and buffer from 30th Street

**Detail**

- The Shared Street is comprised mainly of permeable pavers to increase infiltration and quality of stormwater discharge
- Automobiles are restricted to the center travel way by bollards, trees and plantings, stone plinths and lights. These features are placed close to the side of the travel way to scale down the space and encourage slow speeds
- Offset in the center of the auto traffic lane to create a wider plaza area for larger pedestrian gatherings and to discourage high-speed cut-through auto traffic. Catenary light fixtures provide scale over this area
- Several areas of the existing Multi-Use Path Bridge are redesigned to provide raised planters to increase stormwater absorption and decrease the amount of exposed concrete in the Ditch area
- Both fixed and moveable seating is carefully placed throughout the Shared Street area to increase comfort of pedestrians and encourage resting and gathering
- Trees placed in paving will be supported by the Silva Cell planting system

**Thoroughway**

- Clear path for auto traffic through center of plaza
- Clear path for cyclists along Multi-Use Path which is primarily concrete to carry the standard City of Boulder detail through the area
- Clear paths for pedestrians along the Retail face of the building on the north and clear points for crossing to bridges and Central Plaza
- Multi-Use Path is relocated to allow for a more direct east/west connection as well as placing more landscape and seating closer to the Ditch, which improves the view into the project from 30th Street

**CENTRAL PLAZA NARRATIVE**

Conceived as the Central gathering place of the Réve project - Centered on the Improved Ditch/Wildlife Corridor, Identifiable as the Heart of the Project, Paved Terraces for circulation and gathering and Scaled by perfect building placement and interface.

**Wildlife Corridor/Improved Ditch**

- Native, riparian plantings line the ditch edge to provide natural transition to terraces
- Plantings to provide food, shelter and shade to re-establish ditch as a Wildlife Corridor
- Wier in ditch provides ponding and waterfall for increased interest

**Heart of the Project**

- Large fire pit/sculpture as focal gathering feature
- Tall sculptural light features provide interest
- Multiple overlooks and pause points to view naturalized Ditch

**Paved Terraces**

- Many points of pedestrian access and destination to encourage walking and use

The Central Plaza is comprised mainly of permeable pavers to increase infiltration and the quality of stormwater discharge

**Hardscape areas are designed for gathering of large groups while still being comfortable for daily use by residents and office users**

- Paving layout accommodates multiple users and modes of travel while variations in paving pattern, color and type visually break up wide expanses of paving
- Moveable seating is placed in multiple areas to allow people to arrange seating for their comfort and to accommodate multiple group sizes

**Urban Character**

- Buildings are positioned to provide human scale to this large space
- Ground-Floor Building interfaces are oriented onto Central Plaza - Retail, Fitness and Residential Building Entrances
- Multiple upper-floor terraces step building to provide better sight lines and sunlight to pedestrian terraces
- Perfect blend of materials in hardscape elements to correspond to the architecture and provide visual interest
- Ample tree and landscape planting to provide shade, scale and visual interest



1 VIEW LOOKING WEST



2 VIEW LOOKING EAST FROM 30TH ST



3 VIEW LOOKING WEST @ MULTI-USE PATH



4 VIEW LOOKING EAST FROM 30TH



1 VIEW LOOKING EAST



2 VIEW LOOKING WEST



3 VIEW LOOKING WEST



4 VIEW LOOKING SOUTHWEST



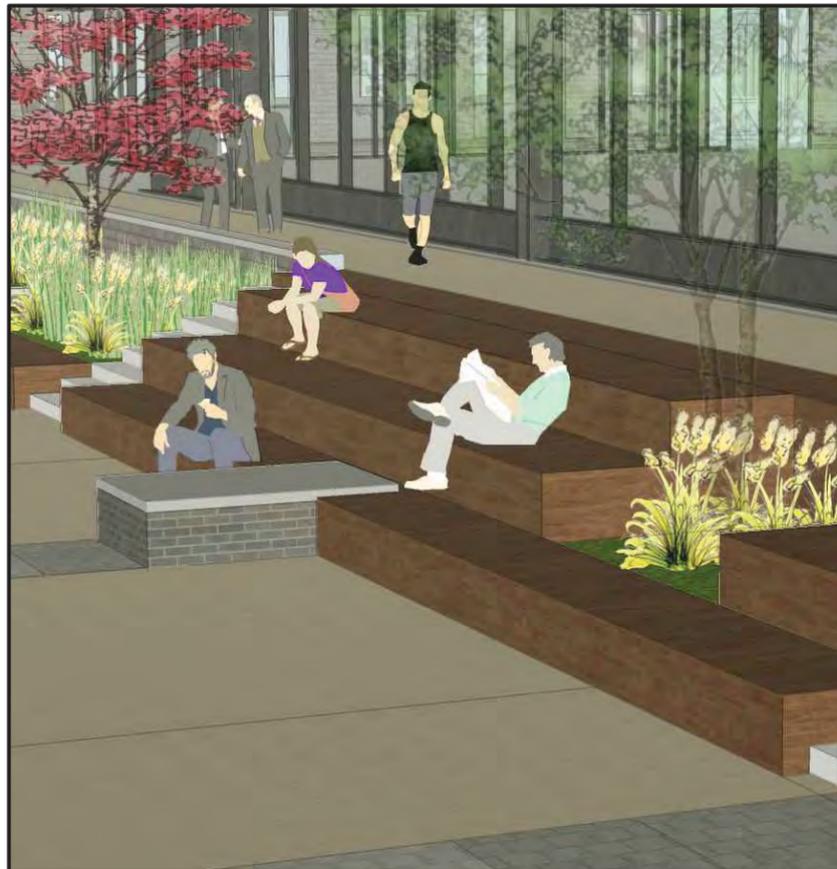
SECTION 07  
 SHEET 7.5.4  
 ENTRANCE DRIVE  
**REVE**  
 SITE REVIEW SUBMITTAL | 07/20/2015  
 OPEN SPACE ENLARGEMENT PLAN



1 VIEW LOOKING NORTH



2 VIEW LOOKING SOUTH



3 VIEW OF LIVING STEPS



4 VIEW LOOKING SOUTH



1 VIEW LOOKING SOUTH



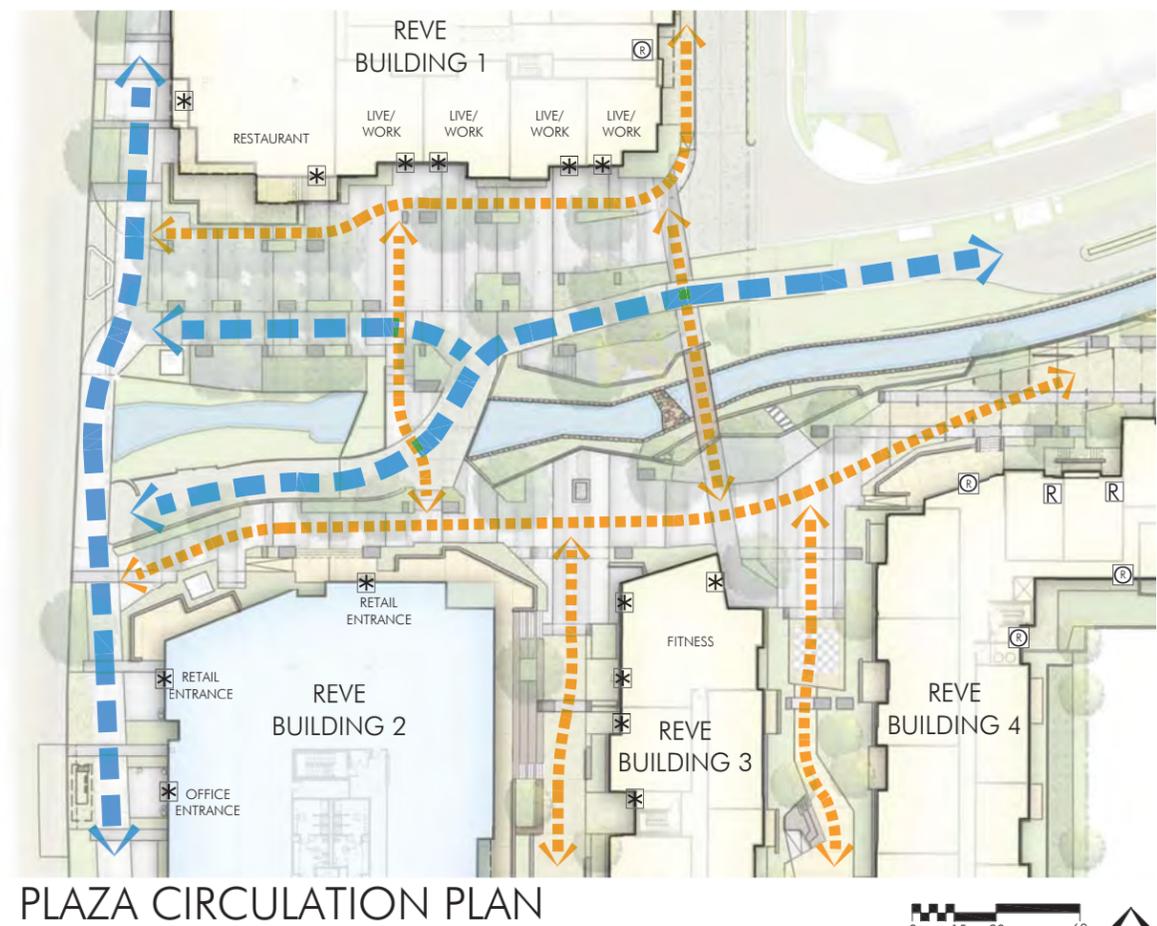
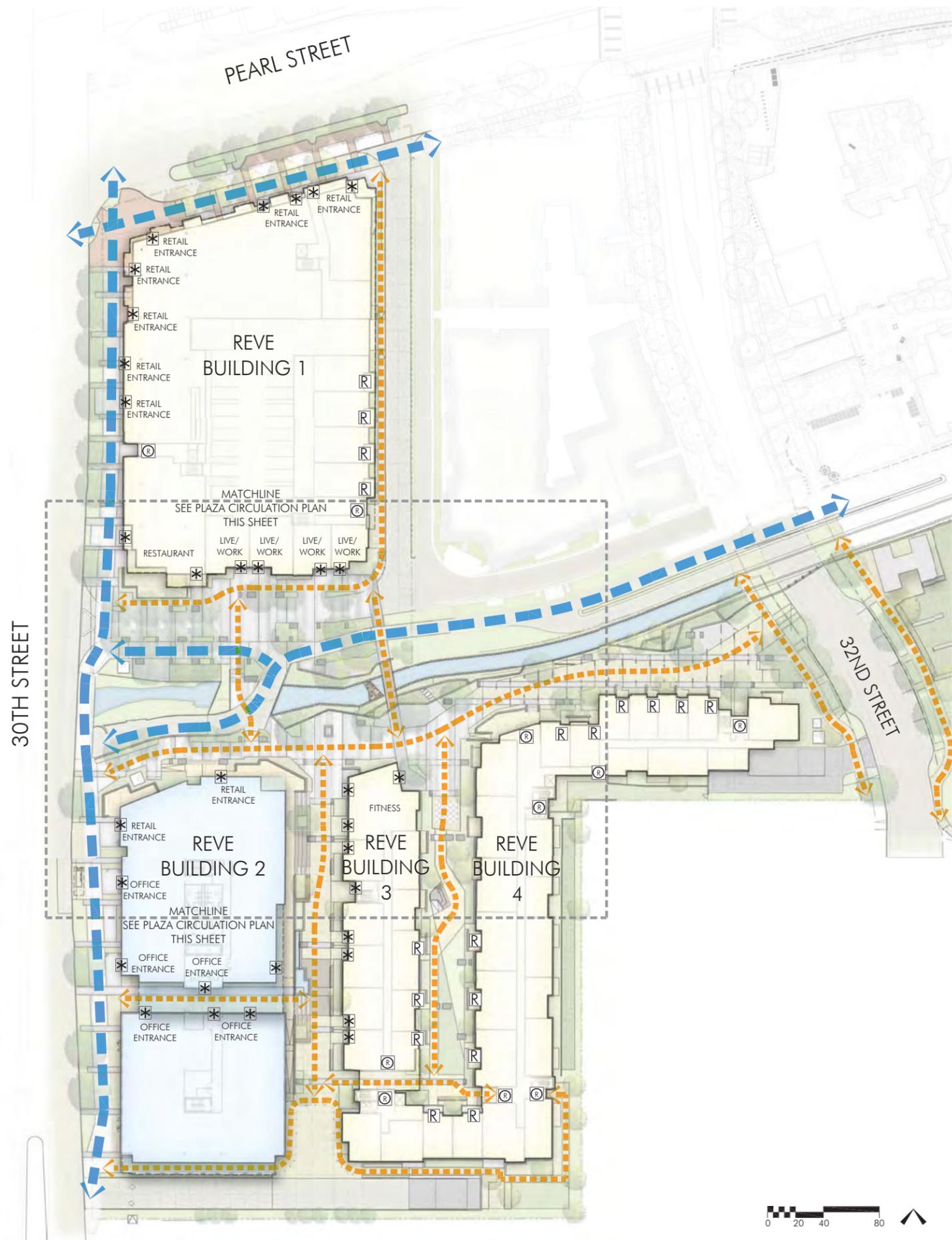
2 VIEW LOOKING NORTH



3 VIEW LOOKING NORTH @ CHILDREN'S MOUNTAIN/ SLIDE AND WOODLAND WALK

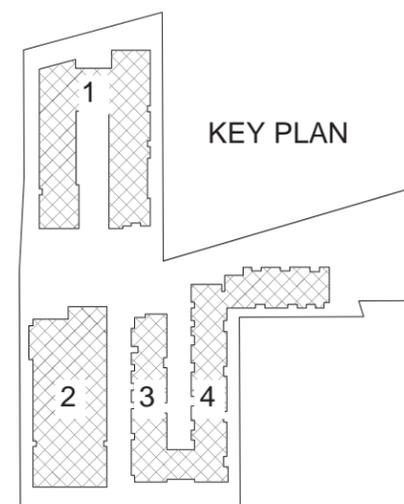


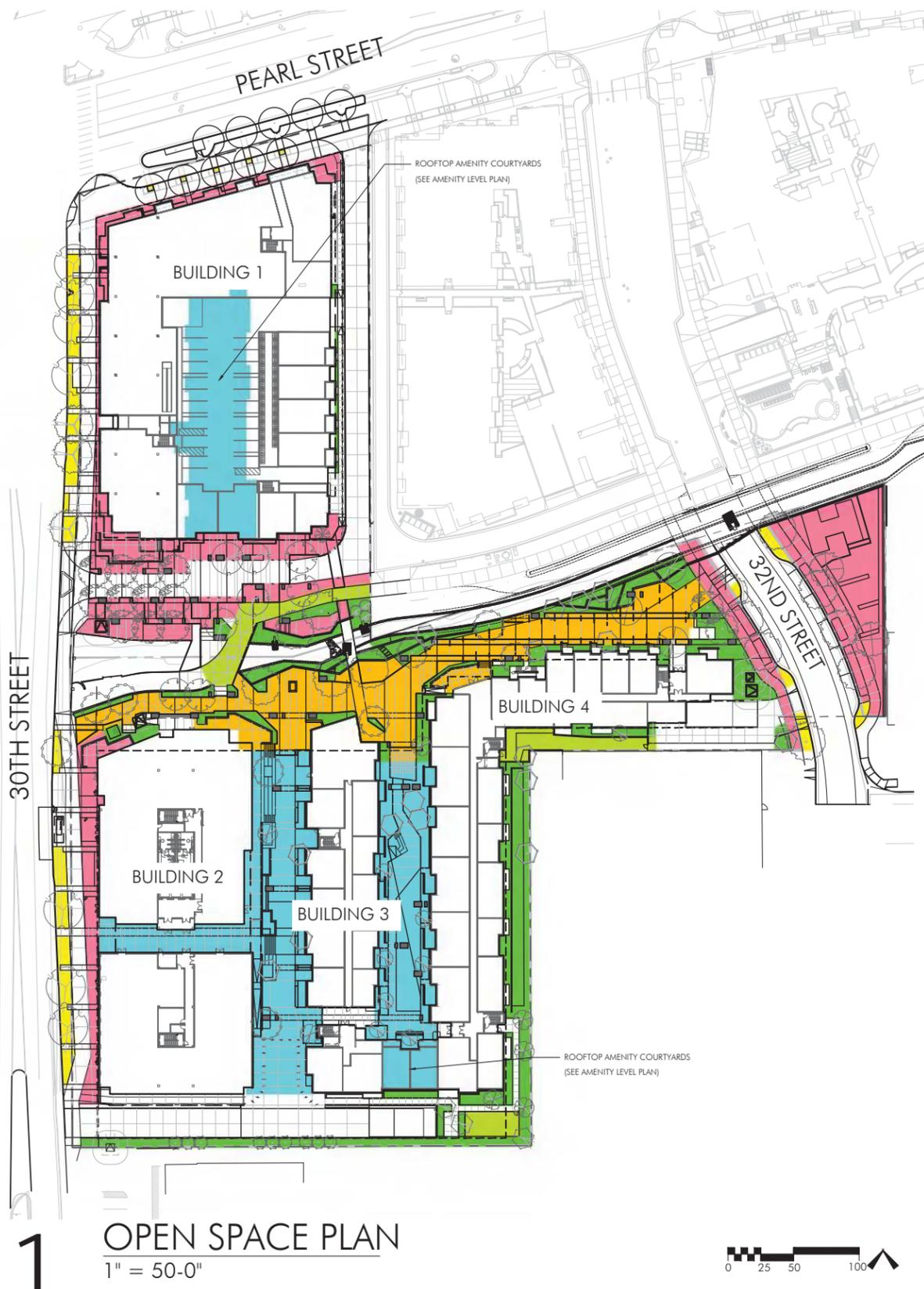
4 VIEW LOOKING SOUTH FROM DITCH



CIRCULATION KEY

- RESIDENT ONLY BUILDING ENTRANCE
- PRIVATE RESIDENTIAL ENTRANCE
- COMMERCIAL BUILDING ENTRANCE
- MULTI-USE PATH
- PEDESTRIAN PATH





**Open Space Requirements**

	Total Property	Required Open Space	Type 1A	Type 1B	Type 2	Type 3*	Type 4	Type 5	Total Open Space Provided	% Open Space Provided
North Parcel (MU-4)	84,543 sf	20%	16,909 sf	1,690	1,530	2,131	8,909	12,124	26,384 sf	31%
South Parcel (BR-1)	168,771 sf	20%	33,754 sf	2,504	16,772	2,384	24,841	13,933	76,400 sf	45%
<b>Totals</b>	<b>253,314 sf</b>								<b>102,784 sf</b>	<b>41%</b>

\* North Parcel Type 3 Open Space is comprised of rooftop terrace Amenity Courtyards

**Excluded from Calculations**  
 Shared Street @ North Parcel  
 Multi-use Path @ 30th/ Pearl  
 Private Balconies/ Terraces

**OPEN SPACE CALCULATIONS**

- TYPE 1A**  
LANDSCAPED ROW (10% MAX)
- TYPE 1B**  
LANDSCAPED AREAS
- TYPE 2**  
OUTDOOR ACTIVITY OR RECREATIONAL AREAS
- TYPE 3**  
OUTDOOR GARDEN/ LANDSCAPED COURTYARD
- TYPE 4**  
LANDSCAPED AREAS, PLAZAS, PATIOS ADJACENT TO STREETS
- TYPE 5**  
EXTERIOR PAVED SURFACES w/ PASSIVE RECREATIONAL ACTIVITIES

**OPEN SPACE LEGEND**

**Street Tree Requirements**

	Lineal Footage	Required Trees	Provided Trees	Notes
<b>North Parcel</b>				
30th Street	326	11	7	Additional Trees precluded due to Shared Street Access, existing Ditch bridge, and utility access
Pearl Street	208	7	5	Existing Trees to be replaced. Additional Trees precluded due to intersection visibility and North-South Connector access
<b>South Parcel</b>				
30th Street	372	12	7	Additional Trees precluded due to Drive Access, existing ditch bridge, proposed transit shelter and utility access
Junction Place (East)	164	5	4	Additional Trees precluded due to sidewalk transitioning to existing conditions at 32nd St/ Prairie Ave & future bridge structure
Junction Place (West)	181	6	4	Additional Trees precluded due to Fire Lane, driveway access, future bridge structure
<b>Totals</b>		<b>42</b>	<b>27</b>	

**STREET TREE CALCULATIONS**

**Site Landscape Requirements**

	Gross Site Area	Buildings/ Parking	Drives	Net Site	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
North Parcel (MU-4)	84,543 sf	38,229	12,128	34,186	23	23	114	115+
South Parcel (BR-1)	168,771 sf	70,856	8,022	89,893	60	62	300	300+
<b>Totals</b>	<b>253,314 sf</b>	<b>109,085</b>	<b>20,150</b>	<b>124,079</b>	<b>84</b>	<b>85</b>	<b>414</b>	<b>425+</b>

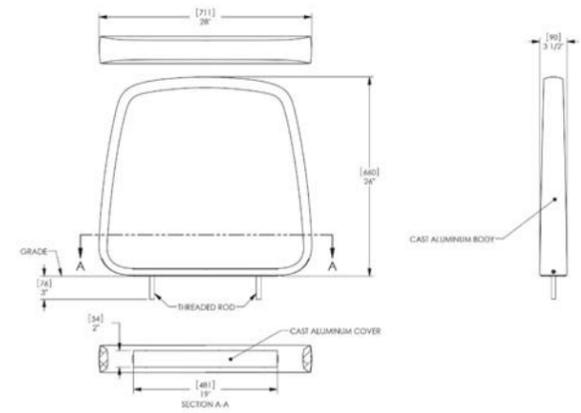
**SITE LANDSCAPE CALCULATIONS**

**BVRC Guidelines**

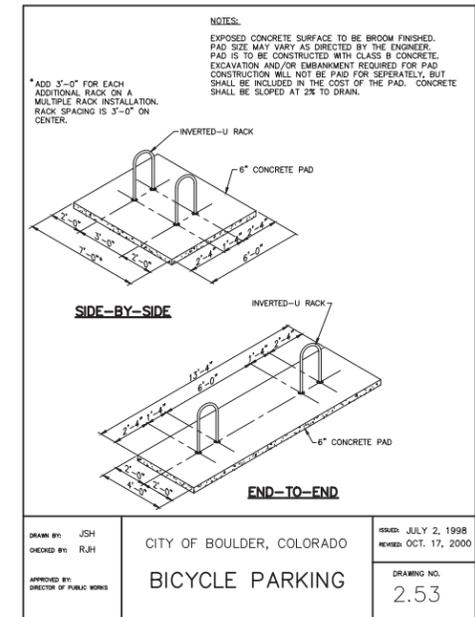
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3.1.C	Compliant
3.1.D	Compliant
3.1.E	Compliant
3.1.F	Compliant
3.1.G	Compliant
3.1.H	Compliant
3.1.I	Compliant
3.1.J	Compliant
3.1.K	Compliant
3.1.L	Compliant
3.1.M	Compliant
3.1.N	Compliant
3.2.A	Compliant
3.2.B	Compliant
3.2.C	Compliant
3.3.A	Compliant
3.3.B	Compliant
3.3.C	Compliant
3.3.D	Compliant
3.3.E	Compliant
3.3.F	Compliant
3.3.G	Compliant
3.3.H	Compliant
3.4.A	Compliant
3.4.B	Compliant
3.4.C	Compliant
3.5.A	Compliant
3.5.B	Compliant
3.5.C	Compliant
3.5.D	Compliant
3.5.E	Compliant
3.5.F	Compliant
3.5.G	Compliant
3.5.H	Compliant
3.5.I	Compliant
3.5.J	Compliant
3.5.K	Compliant
3.5.L	Compliant
3.5.M	Compliant
3.6.A	Compliant
3.6.B	Compliant
3.6.C	Compliant
3.6.D	Compliant
3.6.E	Compliant
3.7.A	Compliant
3.7.B	Compliant
3.7.C	Compliant
3.7.D	Compliant
3.7.E	Compliant
3.7.F	Compliant
3.7.G	Compliant
3.8.A	Compliant
3.8.B	Compliant
3.8.C	Compliant
3.9.A	Compliant
3.9.B	Compliant
3.9.C	Compliant
4.1.A	Compliant
4.1.B	Compliant
4.1.C	Compliant
4.1.D	Compliant
4.1.E	Compliant
4.1.G	Compliant
4.1.I	Compliant
4.1.M	Compliant
4.1.N	Compliant
4.1.O	Compliant
4.2.A	Compliant
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4.3.D	Compliant

**REVE**  
 SITE REVIEW SUBMITTAL | 07/20/2015

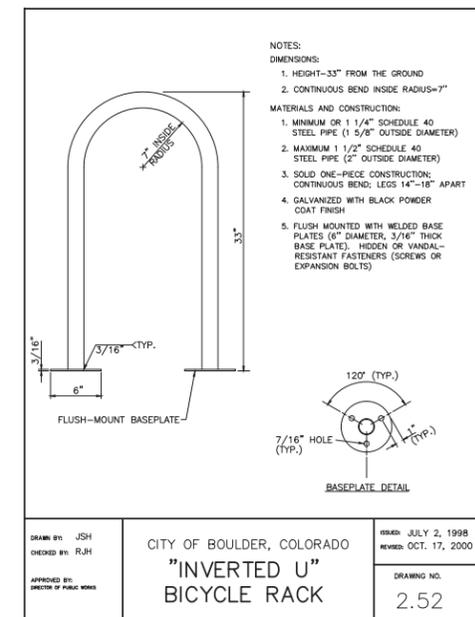
SECTION 07  
 SHEET 7.6  
 OPEN SPACE COMPLIANCE AND  
 LANDSCAPE CALCULATIONS



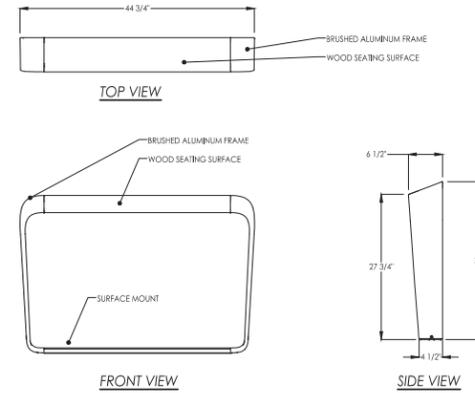
3 PRIVATE BIKE RACKS  
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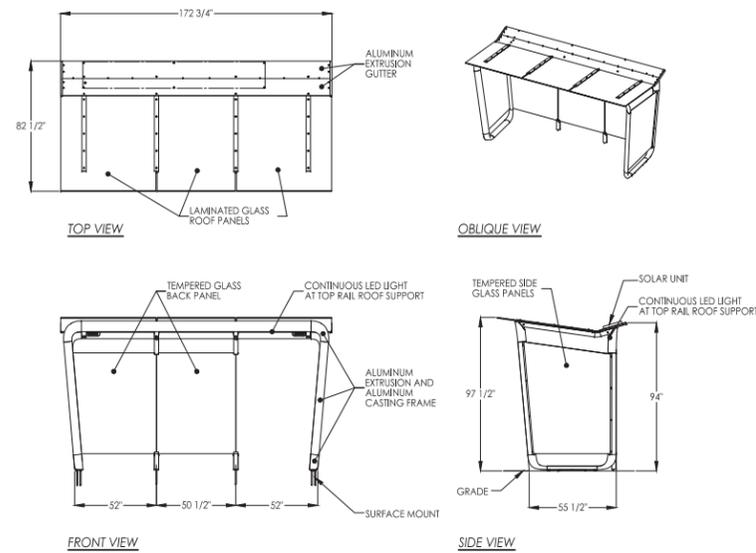
2 INVERTED U BIKE RACK  
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1 INVERTED U BIKE RACK  
 NTS



5 LEAN RAIL @ BUS SHELTER  
 Scale: NTS



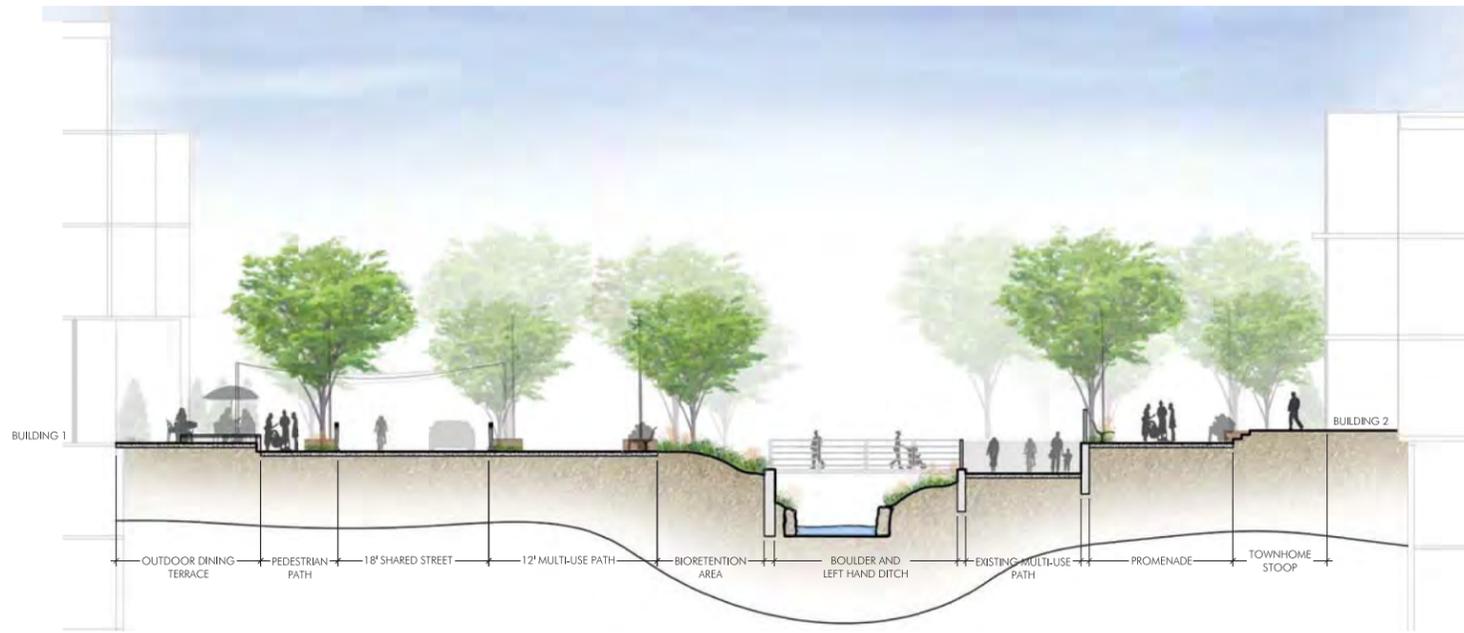
4 BUS SHELTER  
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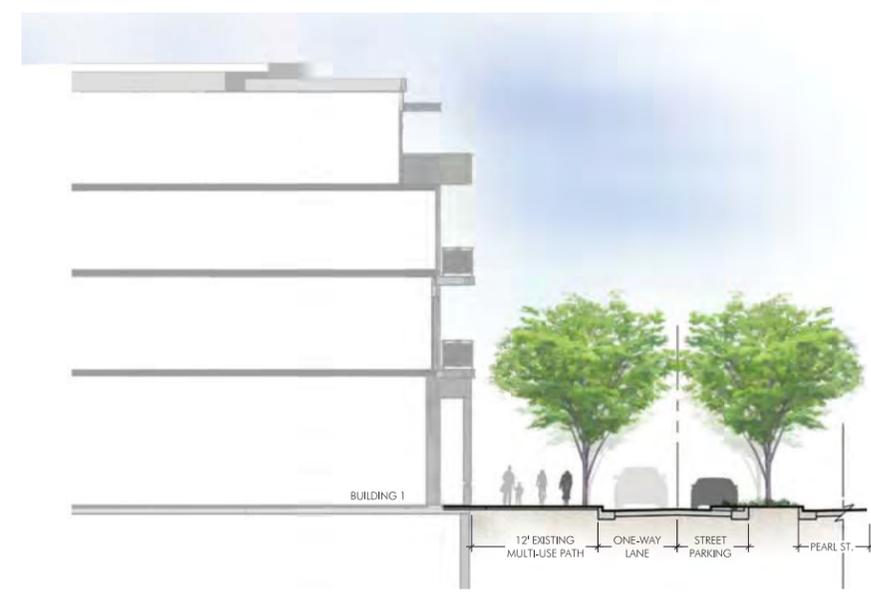
6 BUS SHELTER (3D VIEW)  
 Scale: NTS

REVE  
 SITE REVIEW SUBMITTAL | 07/20/2015

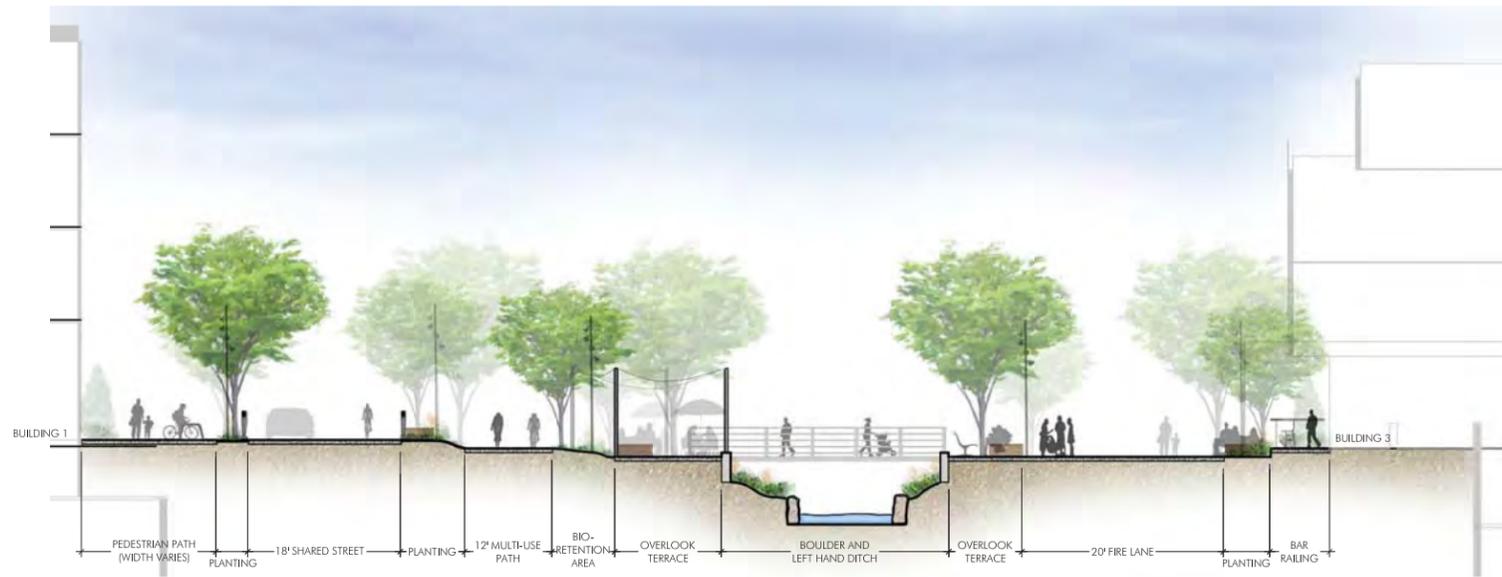
SECTION 07  
 SHEET 7.7  
 COMPLIANCE DETAILS



**7** DITCH WEST (BLDG 1-2)  
 Scale: 1" = 10'-0"



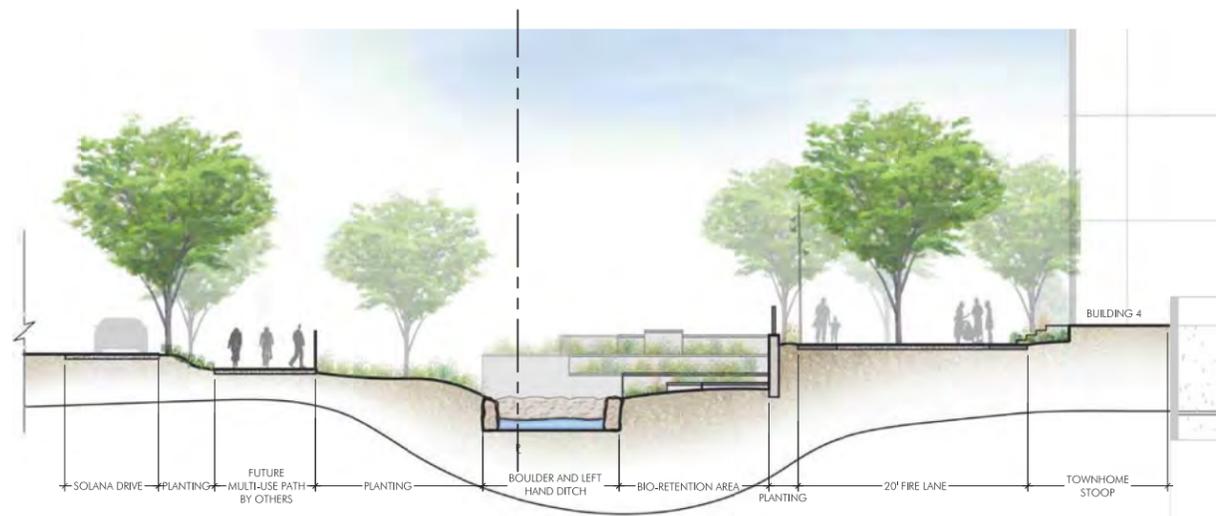
**3** PEARL PLACE BUILDING 1 WEST  
 Scale: 1" = 10'-0"



**6** DITCH MIDDLE (BLDG 1-3)  
 Scale: 1" = 10'-0"



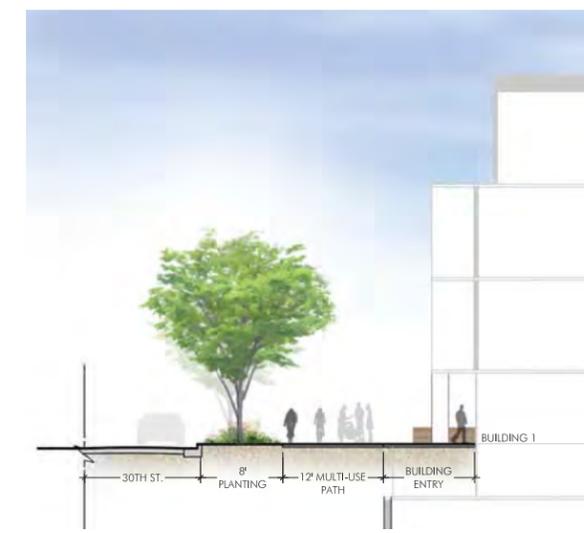
**2** 30TH STREET BUILDING 2 NORTH  
 Scale: 1" = 10'-0"



**5** DITCH EAST (BLDG 4/5)  
 Scale: 1" = 10'-0"



**4** JUNCTION PLACE  
 Scale: 1" = 10'-0"



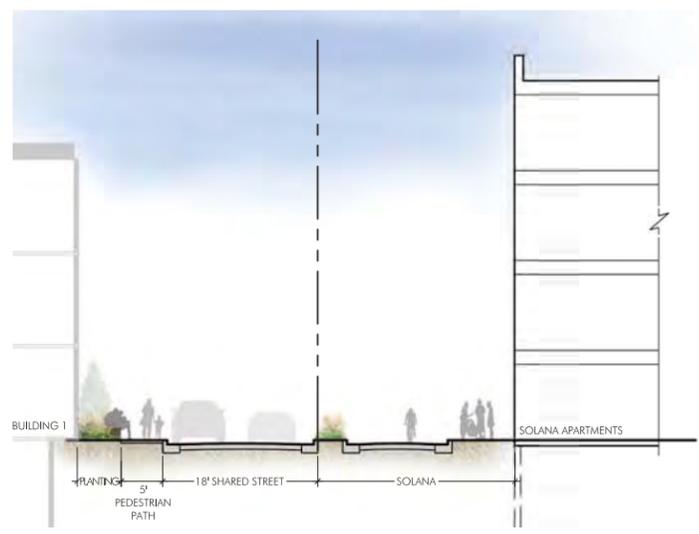
**1** 30TH STREET BUILDING 1 NORTH  
 Scale: 1" = 10'-0"

**REVE**  
 SITE REVIEW SUBMITTAL | 07/20/2015

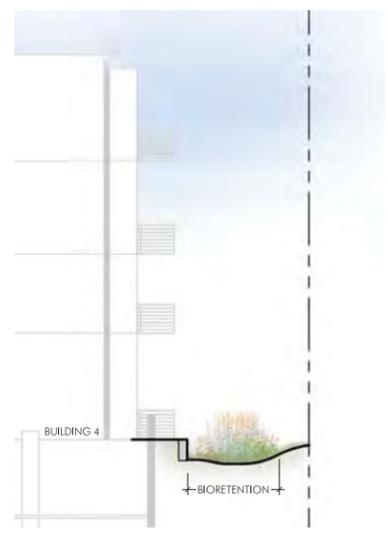
SECTION 07  
 SHEET 7.8  
 ELEVATIONS AND SECTIONS



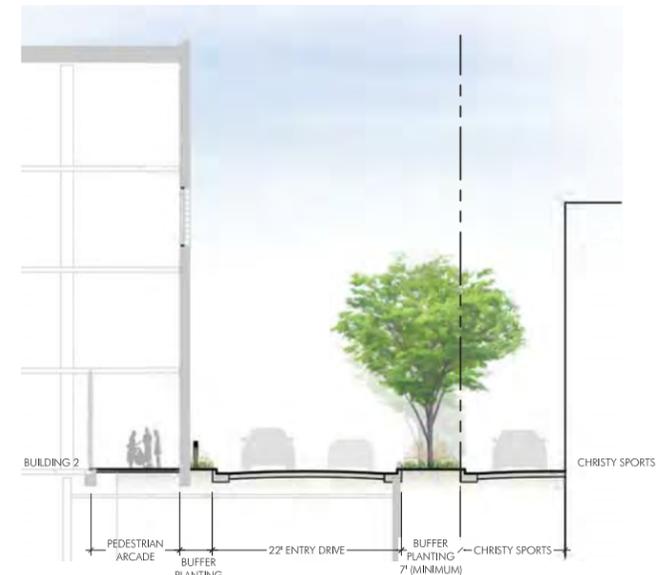
6 STORMWATER PARK  
 Scale: 1" = 10'-0"



5 NORTH/SOUTH CONNECTIONS  
 Scale: 1" = 10'-0"



4 BIORETENTION @ BLDG 4/PROPERTY LINE  
 Scale: 1" = 10'-0"



3 CHRISTY SPORTS/ENTRY DRIVE  
 Scale: 1" = 10'-0"



2 COURT @ BLDG 3/4  
 Scale: 1" = 10'-0"



1 COURT @ BLDG 2/3  
 Scale: 1" = 10'-0"



**2** WEST ELEVATION - URBAN COURTYARD (LOOKING @ BLDG 2)  
Scale: 1" = 10'-0"



**1** WEST ELEVATION - URBAN COURTYARD (LOOKING @ BLDG 2)  
Scale: 1" = 10'-0"



**2** EAST ELEVATION - URBAN COURTYARD (LOOKING @ BLDG 3)  
Scale: 1" = 10'-0"



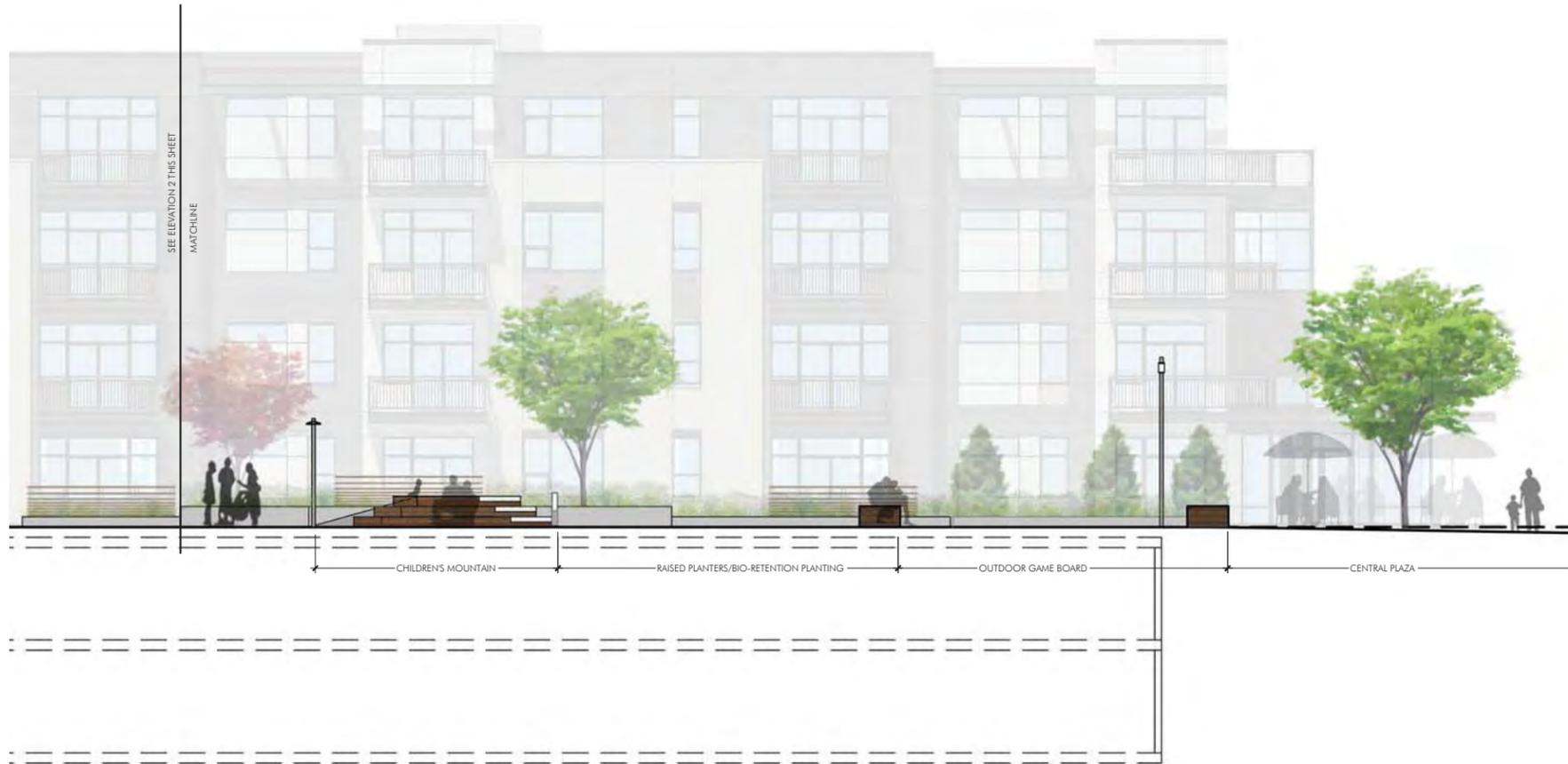
**1** EAST ELEVATION - URBAN COURTYARD (LOOKING @ BLDG 3)  
Scale: 1" = 10'-0"

**REVE**  
SITE REVIEW SUBMITTAL | 07/20/2015

SECTION 07  
SHEET 7.9.2  
ELEVATIONS AND SECTIONS



**2** WEST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 3)  
Scale: 1" = 10'-0"



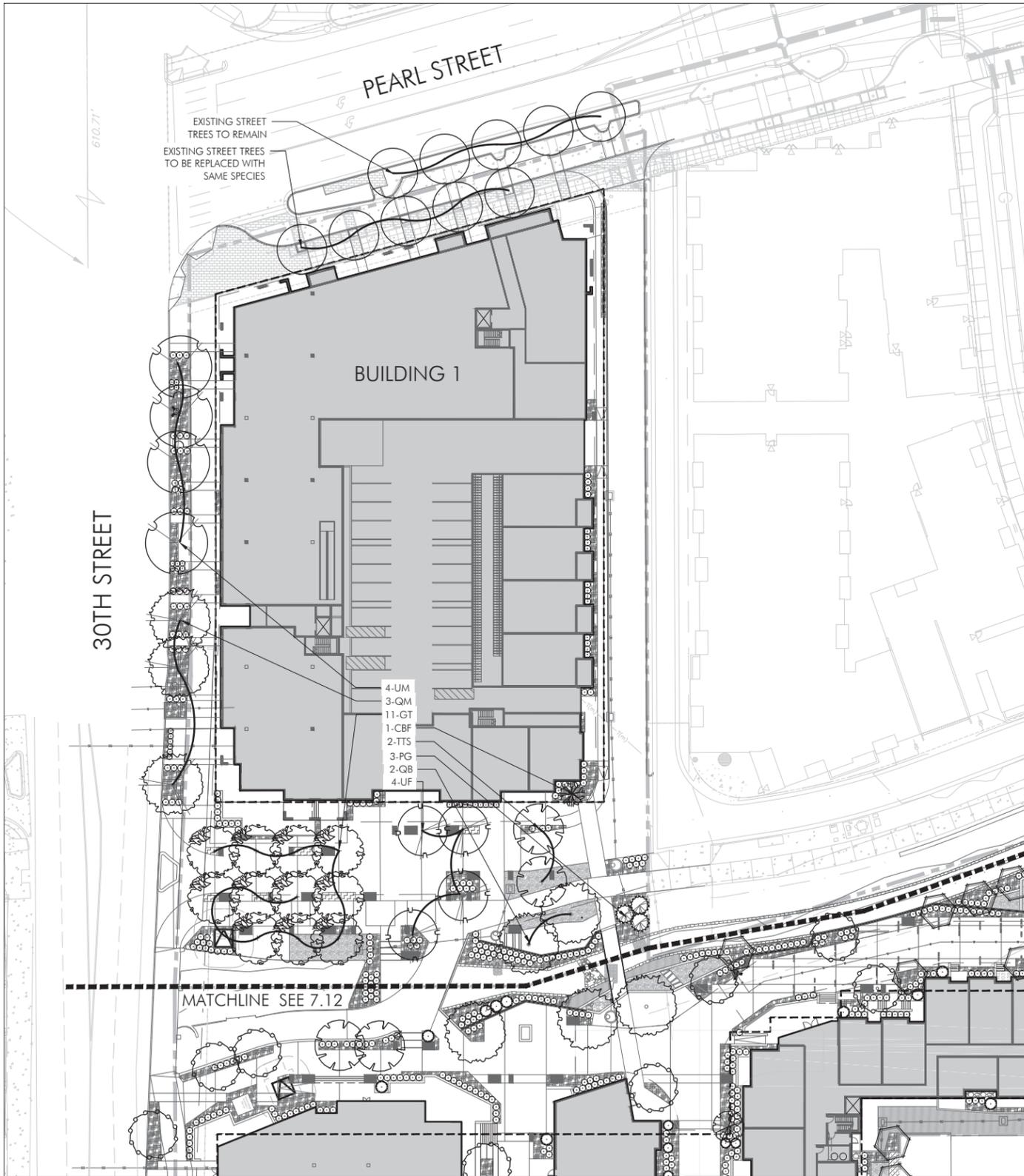
**1** WEST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 3)  
Scale: 1" = 10'-0"



**2** EAST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 4)  
Scale: 1" = 10'-0"



**1** EAST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 4)  
Scale: 1" = 10'-0"

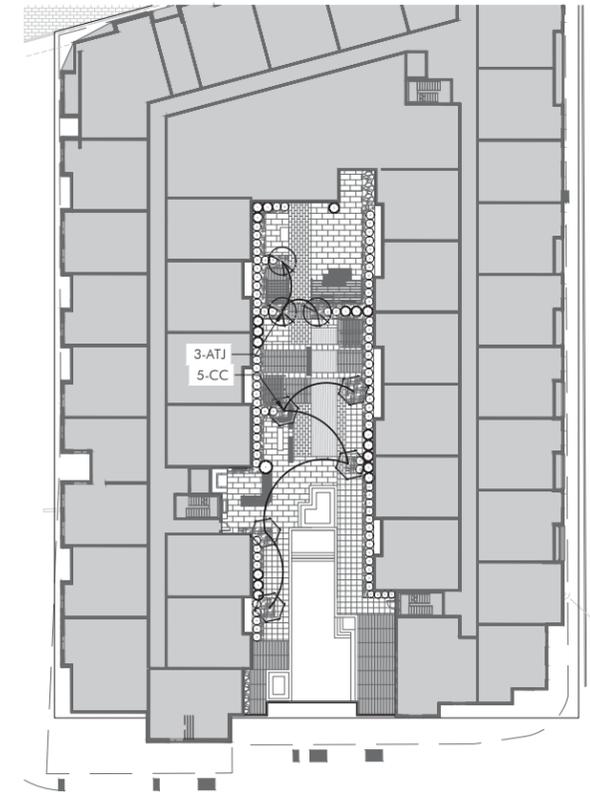


LANDSCAPE LEGEND

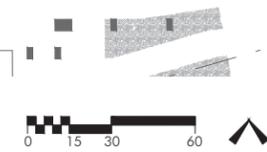
- SOD
- SYNTHETIC TURF
- NAT. UNDERSTORY/GROUNDCOVER
- BIORETENTION
- ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
- RIVER ROCK

NOTES:

1. TREES PLANTED IN PAVED AREAS WITH INADEQUATE ADJACENT IMPERVIOUS SURFACE AREA OR ROOT SOIL VOLUME, STRUCTURAL SOIL, AND/OR ROOT PATHS WILL BE PROVIDED TO ADJACENT LANDSCAPE AREAS.
2. ALL LANDSCAPED AREAS WILL BE IRRIGATED USING WATER CONSERVING EFFICIENT AUTOMATIC SYSTEM INCLUDING SUCH COMPONENTS AS DRIP IRRIGATION RAIN SENSORS AND SOIL MOISTURE SENSORS.



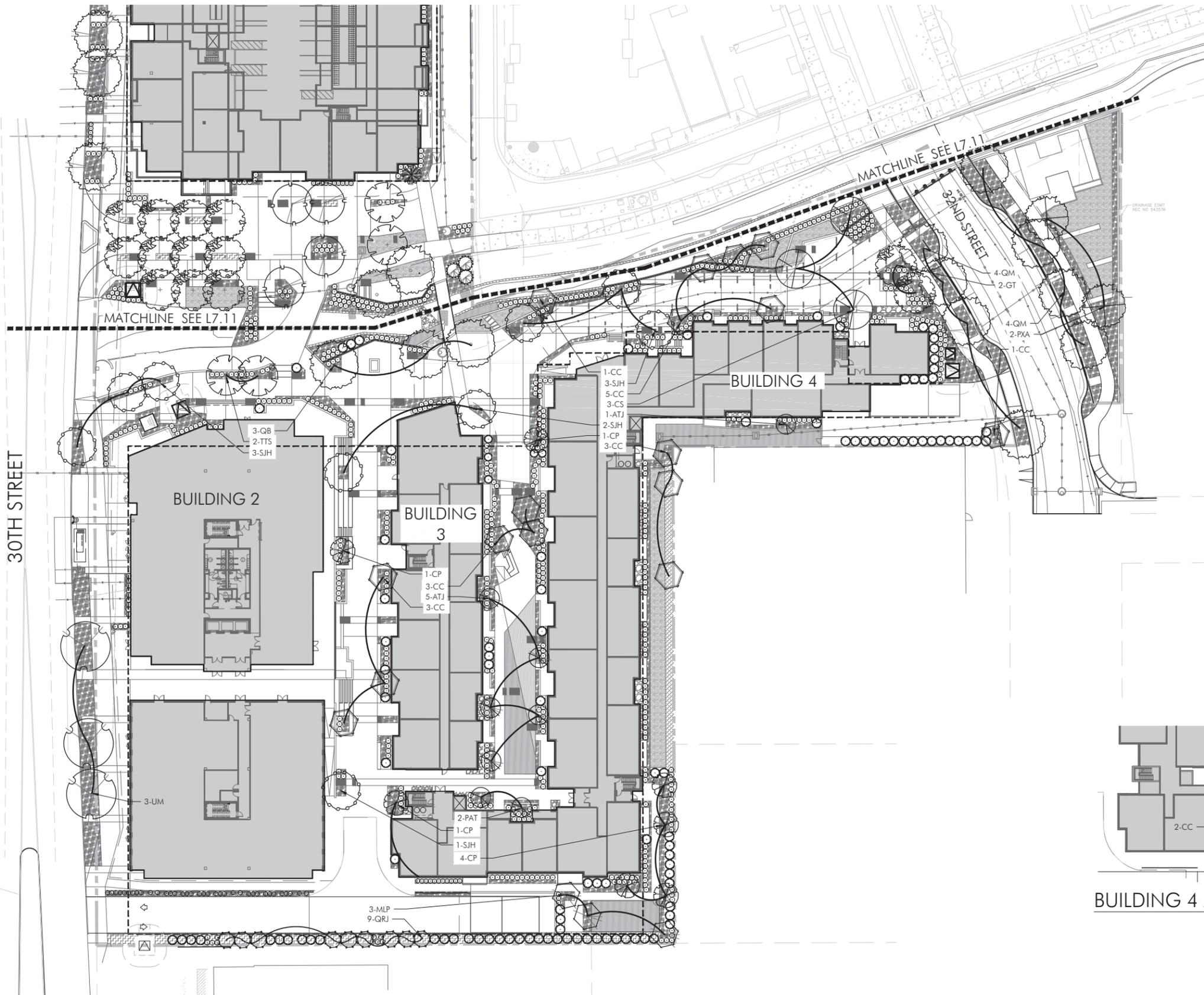
AMENITY LEVEL



LANDSCAPE PLAN-NORTH

REVE  
 SITE REVIEW SUBMITTAL | 07/20/2015

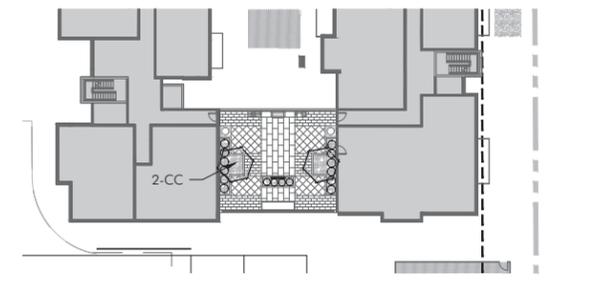
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 SHEET 7.11  
 LANDSCAPE PLAN-NORTH

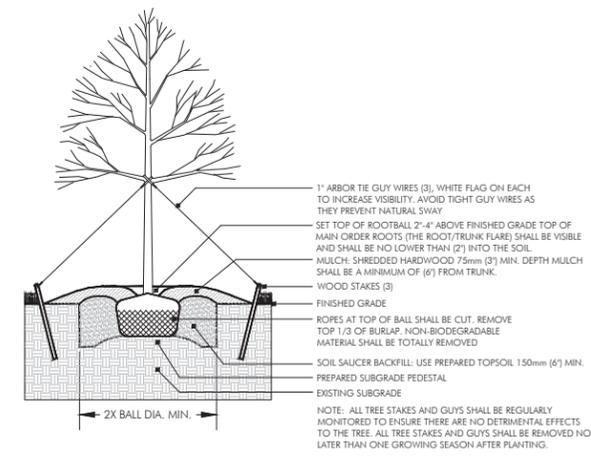


LANDSCAPE LEGEND

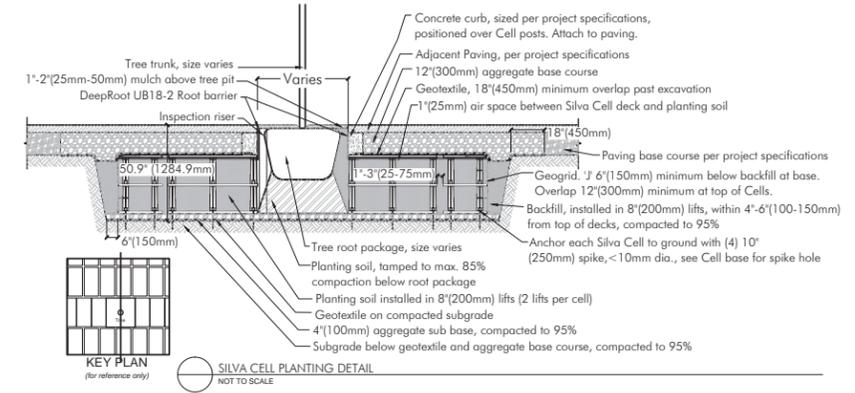
- SOD
- SYNTHETIC TURF
- NAT. UNDERSTORY/GROUNDCOVER
- BIORETENTION
- ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
- RIVER ROCK

- NOTES:
1. TREES PLANTED IN PAVED AREAS WITH INADEQUATE ADJACENT IMPERVIOUS SURFACE AREA OR ROOT SOIL VOLUME, STRUCTURAL SOIL, AND/OR ROOT PATHS WILL BE PROVIDED TO ADJACENT LANDSCAPE AREAS.
  2. ALL LANDSCAPED AREAS WILL BE IRRIGATED USING WATER CONSERVING EFFICIENT AUTOMATIC SYSTEM INCLUDING SUCH COMPONENTS AS DRIP IRRIGATION RAIN SENSORS AND SOIL MOISTURE SENSORS.

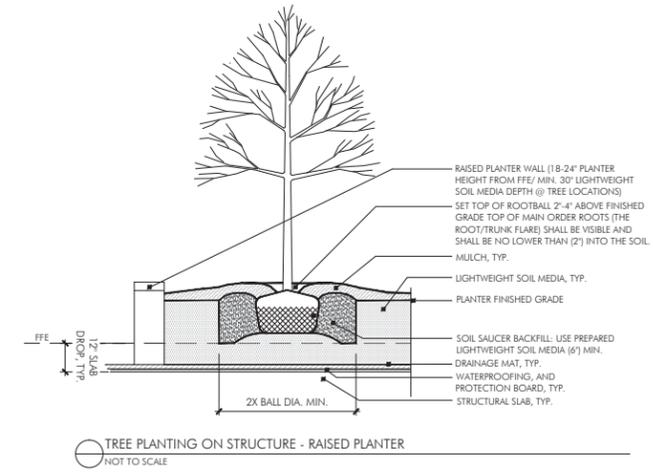




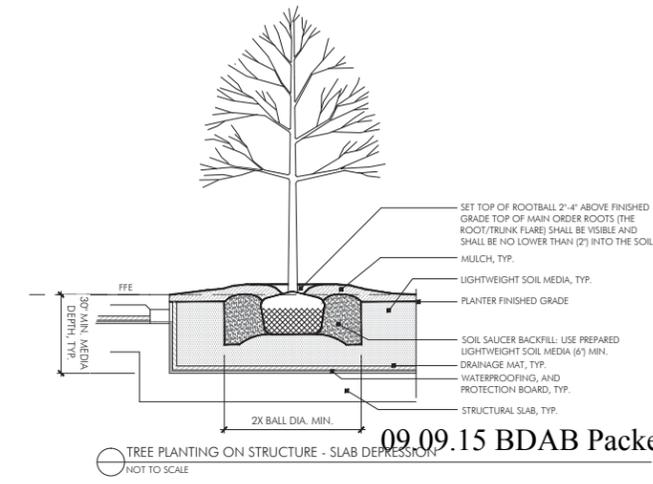
DECIDUOUS TREE PLANTING  
NOT TO SCALE



SILVA CELL PLANTING DETAIL  
NOT TO SCALE



TREE PLANTING ON STRUCTURE - RAISED PLANTER  
NOT TO SCALE



TREE PLANTING ON STRUCTURE - SLAB DEPRESSION  
NOT TO SCALE



NOTE:  
TREES AT THE ROOFTOP AMENITY TERRACES NOT SHOWN AND TO BE INSTALLED PER THE RAISED PLANTER CONDITION.

- Typ. Installation (At-Grade)  
(71 - 68% of overall trees)
- Silva Cell Installation (At-Grade)  
(10 - 10% of overall trees)
- Raised Planter (Rooftop)  
(21 - 20% of overall trees)
- Slab Depression (Rooftop)  
(2 - 2% of overall trees)

OPEN SPACE LEGEND

1 TREE PLANTING DIAGRAM  
1" = 50'-0"



PLANT SCHEDULE

MASTER LANDSCAPE PLANT LIST									
CANOPY TREES									
OFF.	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	MATURE HT	MATURE SP	NOTES
1	CL	Quercus laevis	White Oak	2" CAL	AS SHOWN	30'	30'	15'	
2	CA	Quercus coccinea	Scarlet Oak	2" CAL	AS SHOWN	30'	30'	15'	
3	CS	Quercus prinus	Prickly Pear Oak	2" CAL	AS SHOWN	30'	30'	15'	
4	PA	Parrotia persica	Parrotia	2" CAL	AS SHOWN	30'	30'	15'	
5	SI	Quercus shumardii	Shumard Oak	2" CAL	AS SHOWN	30'	30'	15'	
6	QU	Quercus macrocarpa	Big Leaf Oak	2" CAL	AS SHOWN	30'	30'	15'	
7	QO	Quercus obtusiloba	Winged Oak	2" CAL	AS SHOWN	30'	30'	15'	
8	SI	Quercus shumardii	Shumard Oak	2" CAL	AS SHOWN	30'	30'	15'	
9	SI	Quercus shumardii	Shumard Oak	2" CAL	AS SHOWN	30'	30'	15'	
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Plant Materials shall be delivered to the site after the beds are prepared and are ready for planting. Shipments of plant materials shall be thoroughly protected from the sun and from drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected. Plant materials remain the property of the Contractor until initial acceptance.

**Shrubs And Groundcovers**  
Plants shall be nursery grown, healthy, vigorous, compact, bushy to the ground, well branched, of normal habit of growth for the species, and shall be free from defects, decay, girdling roots, sun-scald injuries, abrasions of the bark or limbs, disease, insect eggs, and larvae. They shall have ball sizes that meet the standard set forth by the American Association of Nurserymen, Inc. The specified sizes shall be before pruning, and the plants shall be measured from their nominal top branches in normal position to the top of the ball or soil level. Plants shall not be pruned prior to delivery, except upon special approval. All plants shall be of specimen quality. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

**Shade Trees**  
Shade trees shall be healthy, vigorous, full-branched on all sides, well-shaped, specimen quality, symmetrical, and shall meet the trunk diameter, height and spread requirements as specified. Single trunk trees shall have a straight trunk. Trees which have a damaged or crooked leader or trunk or are one-sided or do not have a full, symmetrical branch structure and crown, will be rejected. Ball shall be firm, neat, slightly tapered, and well branched. Any tree loose in the ball or with broken ball at the time of planting will be rejected. Trees with abrasions on the bark, disfiguring knots, or wounds over two (2) inches which have not calloused will be rejected. All trees shall have trunk flare exposed, excess soil shall be removed from root ball necessary. Tree ball sizes shall be as outlined in ANSI Z6.0.1 -1980.

**Ornamental Trees**  
Ornamental trees shall be healthy, vigorous, full branched, well shaped, and shall meet the height and spread, caliper and branching character as specified. Trees not having a full, symmetrical branch structure and crown will be rejected. Single trunk ornamental trees shall have straight trunks with branching beginning a minimum of forty-two (42) inches above the top of the ball or container. Multi-trunk ornamental trees shall be trained so all "sucker" type branching is removed from around trunk canes as well as extraneous branching on trunk canes below crown of trees. Pruning shall be such that at least one-half of the plant is trunk branching and approximately one-half is crown foliage. All multi-trunk trees will conform to the number of trunk canes and/or caliper specified.

**Materials**  
Compost: 100% organic, aerobically composted humus, fully composted under proper C/H ratios with sustained temperatures to 170 degrees F., possessing excellent air porosity, water holding capacity and drainage, optimum cation exchange capacity, free of weeds, weed seeds, insect pests and with a pH averaging 6.5 to 7.0. As supplied by Living Earth Technology, Dallas, Texas, or approved equal. Fertilizer: Complete slow release fertilizer with an organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis. Fertilizer shall contain 20% nitrogen, 10% phosphoric acid, 10% potash, unless otherwise specified or approved. 'Agriform' by Sierra Chemical Company, or approved equal. Peat Moss: Clean hypanum peat, free of noxious weeds and rubble, dark brown in color.

**Topsoil**  
Topsoil: Fertile natural surface soil, uniform in composition, similar to site topsoil if approved, free of stones, lumps, weeds, and roots. Minimum 20 percent organic matter, 50 to 70 percent sand, 15 to 20 percent clay. If topsoil at the site does not meet specifications, Contractor is responsible for importing topsoil to the site for the purpose of backfilling plant pits.

**Tagging**  
The Contractor shall make an initial selection and tag, with a permanent tree tag, the trees he proposes to furnish that meet all the specifications requirements and deliver required samples to the site for approval when requested. Tree tags to be removed after final planting is complete. The Contractor shall lay out plant material and set necessary markers and stakes for approval by Landscape Architect prior to planting. All plants are to be in the straight and even rows as shown on plans. The Landscape Architect or Owner reserved the right to relocate shrubs and trees from positions on the plans prior to their planting. All tree locations are to be approved by the Landscape Architect.

**Tree Pits And Planting**  
If planting occurs without approval of plant locations by the Landscape Architect, the Landscape Architect reserves the right to relocate plant material as deemed necessary. Ornamental Trees: Plant ornamental trees in pits twelve (12) inches larger than the tree ball. After setting the tree, the pit shall be backfilled with parts of topsoil to one (1) part of compost and carefully settled by watering to prevent air pockets. Form a three (3) inch high watering ring for each ornamental tree. All cord or wire to secure burlap on tree ball shall be cut from top of ball and around trunk. Place a (2) inch layer of compost inside the watering ring.

**Shade Trees**  
Shade trees shall be planted in a tree pit two (2) feet greater in diameter than the tree ball. The crown of the tree ball should be approximately one (1) inch higher than the existing grade. After setting the tree, the pit shall be backfilled with four (4) parts of acceptable existing soil or topsoil to one (1) part compost and carefully settled by watering to prevent air pockets. Form a four (4) inch high watering ring around the tree. All cord or wire used to secure burlap on tree ball shall be cut from top one-third of ball and from around trunk after setting. Place two (2) inch layer of compost or bark mulch inside the watering ring. Percolation Test Pits: The Contractor shall excavate at least four (4) test pits on the site and fill with water to test for percolation. Size of pits shall be comparable to largest tree pit to be excavated. Location can be in conjunction with proposed shade tree location. Monitor pit for forty-eight (48) hours. If, at the end of that time, water has not significantly percolated, a Stand Pipe underdrain system should be installed for trees in that area.

**Stand Pipe Installation**  
Should it be determined that tree pits will not percolate, or do so very slowly, shade trees shall have sump pipes installed in specially excavated tree pits.

**Tree Guying And Staking**  
Submit unit cost in bid for staking all trees four (4) inch caliper and under, with three (3) steel stakes and three (3) Adj-A-Tye straps, Model 5100. Stakes should be located equal distant around the tree, and outside of tree pit. Stakes to be embedded a minimum of two (2) feet into stable soil. Staked and guys shall be removed following the one (1) year warranty period.

**Bed Alignment And Plant Placement**  
Shrubs and groundcover shall be planted in string line straight rows using alternative spaces between rows. The specified quantity of shrubs or groundcover shall be placed in the bed prior to planting to assure even coverage. The specified quantity of seasonal color shall be placed in the bed prior to planting to assure even coverage.

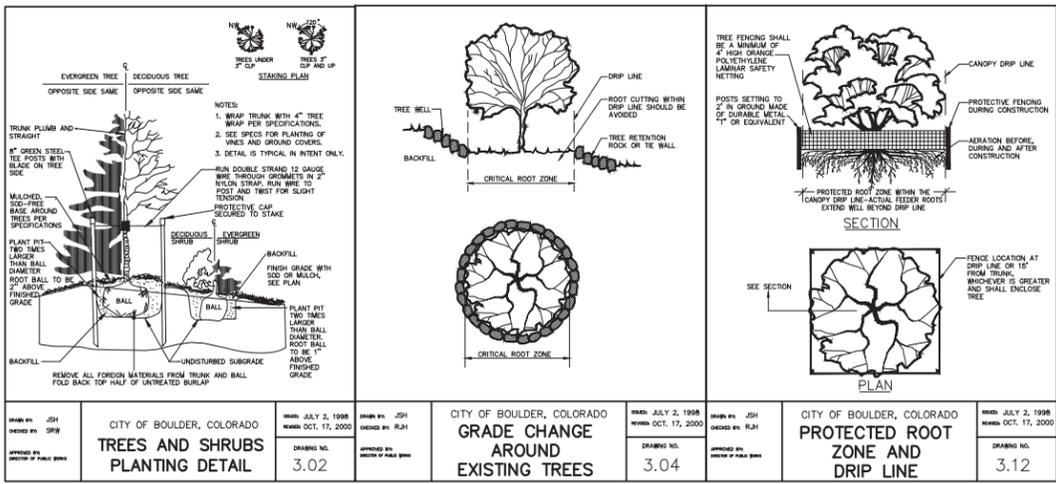
**After the planting is completed**, all cultivated areas shall be leveled, loosened, and raked, and the edges carefully trimmed so that the tree pits and beds shall present a neat appearance. Care shall be used that these bed edges conform as closely as possible with the lines shown on the Planting Plan. Steel edging stakes shall be on the inside of the beds.

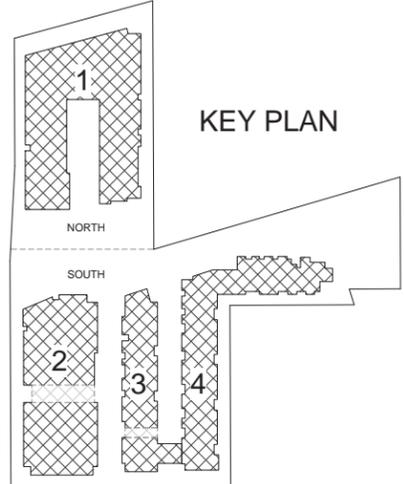
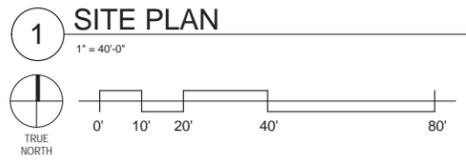
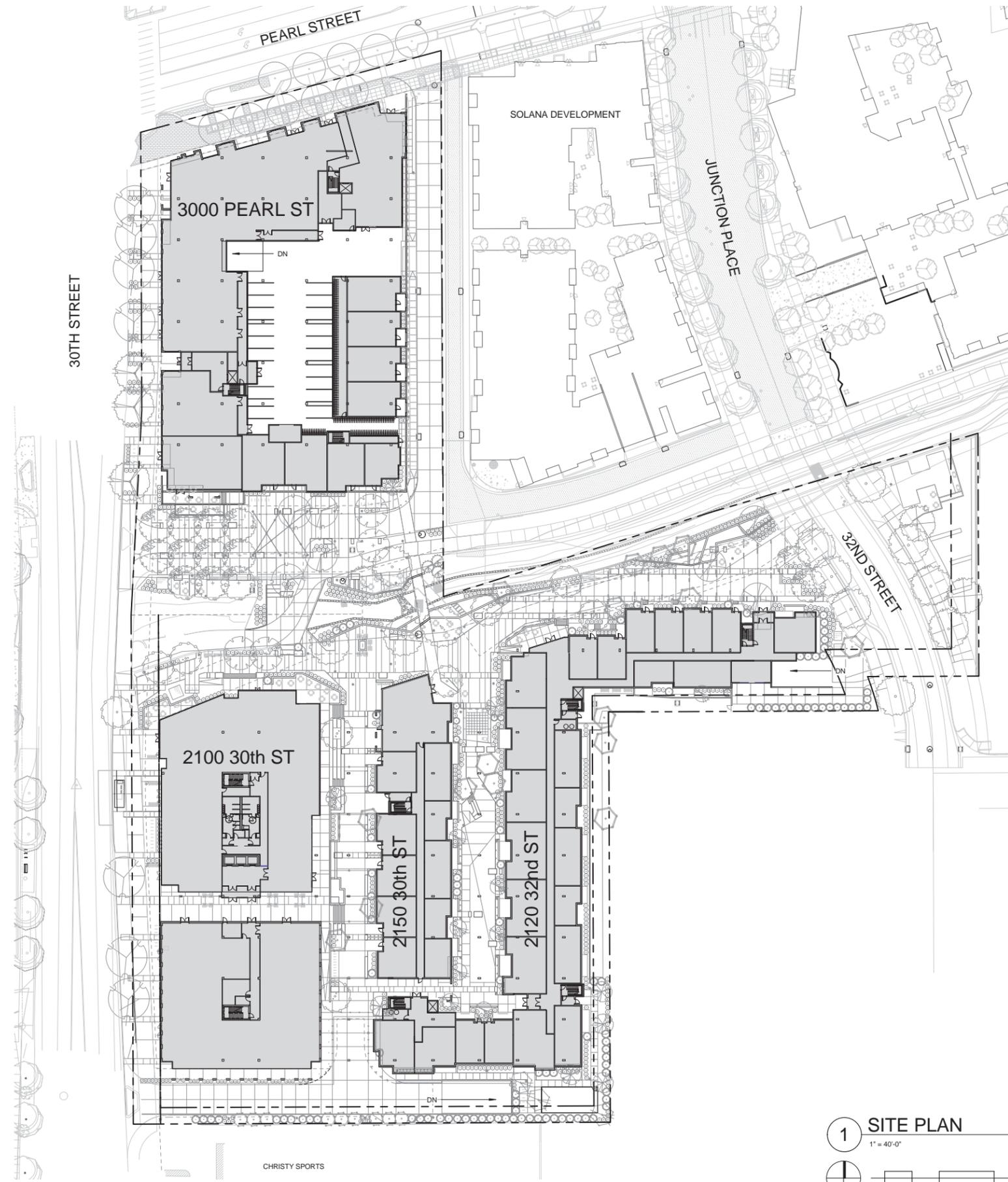
**Top Dressing**  
After the work of planting has been completed and approved by the Landscape Architect, mulch all beds and tree rings with two (2) inches of shredded hardwood bark mulch, lightly cultivated into area. Do not disturb watering saucer and do not cover root flare.

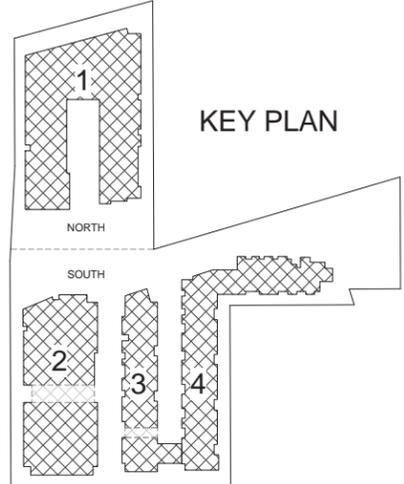
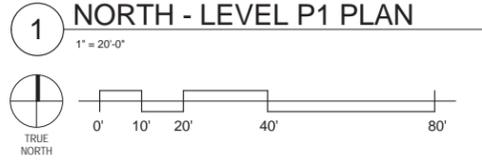
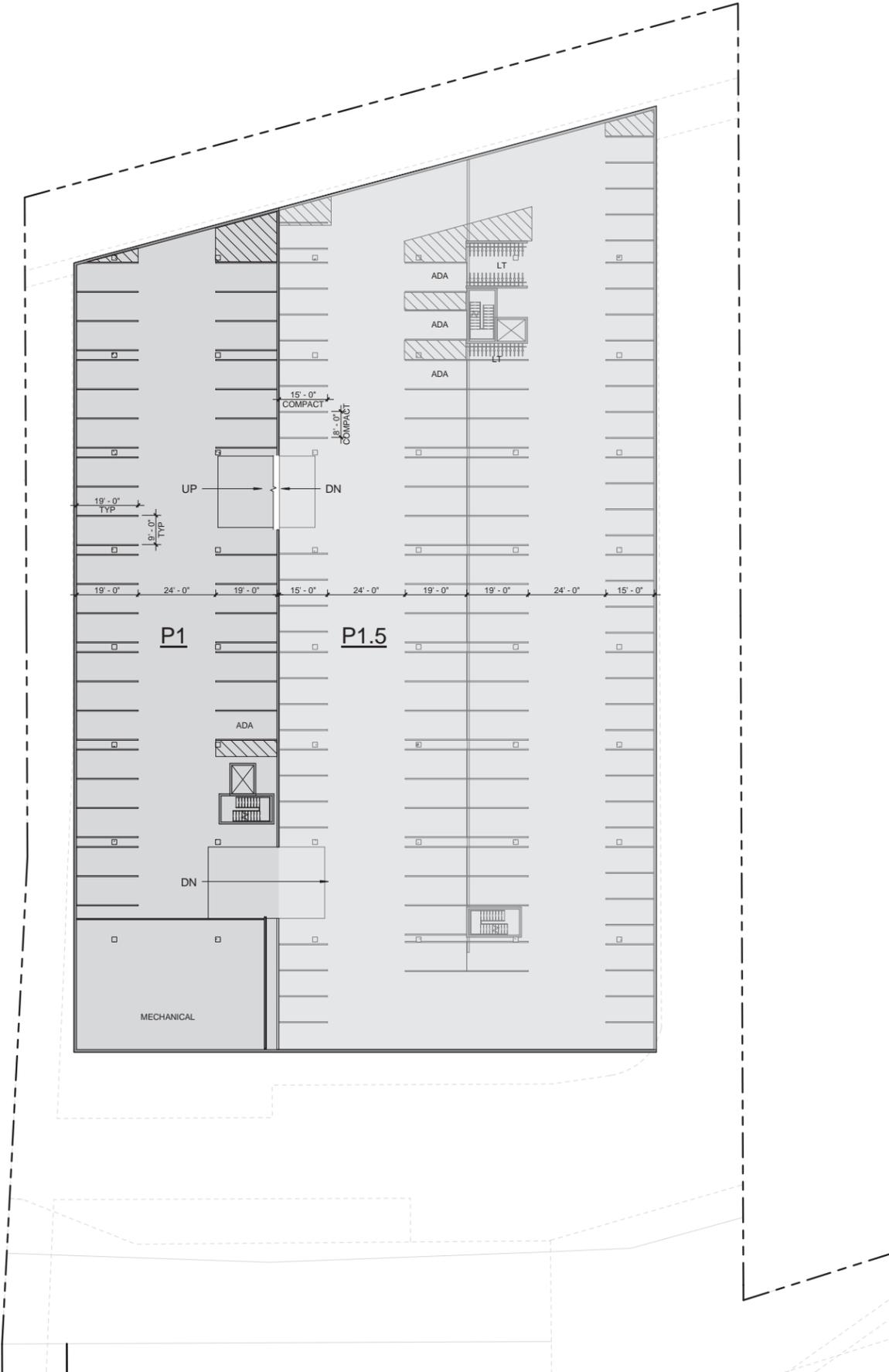
**Annual Pot Planting and Preparation**  
Use light screen material, landscaping fabric, to cover hole. Use soil mixture containing Fafard Complete Container Mix, Miracle Gro Moisture control container mix, or Manrovia Container Soil. Loosen roots of plant material (scoring the root ball). Fill container with min. 4" washed #57 stone; line stone with filter fabric. Fill remaining container with soil mixture leaving at least 1 but no more than 2 inches between top of soil and top of container. Wet soil before planting to settle soil. Add slow release fertilizer - Osmocote, Colorbust - and mix into soil. Add small amount of moisture holding granules. Use 4-5 plants per square foot of container. This may vary depending on the size of the plant (if it is a one or 5 gallon, etcetera). When putting in plants container, you can leave 1/4- 1/3 inch of root ball above the top of soil. After you finish planting, "finish off" pots with pine fines, mini-nuggets, small stones, or moss. Water well immediately after planting. Use a "Rain Mat" under some large plant material that tends to wilt when dry.

**Annual Beds Planting and Preparation**  
When ever possible, loosen soil with tiller adding soil conditioner (Earth Food, Barky Beaver soil conditioner, or soil from The Compost Farm). Use 3 to 4 annuals per square foot. Add fertilizer, then mulch with Mini nuggets or soil conditioner. Water well immediately after planting. Best if plants being used are watered well before taken to planting site.

PLANTING DETAILS

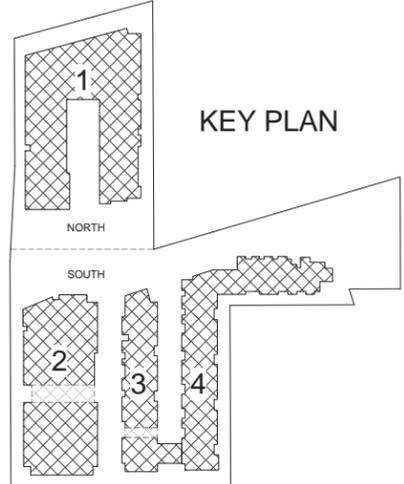
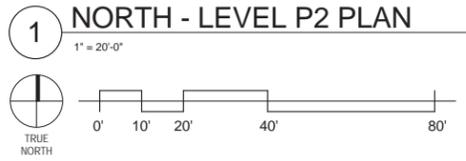
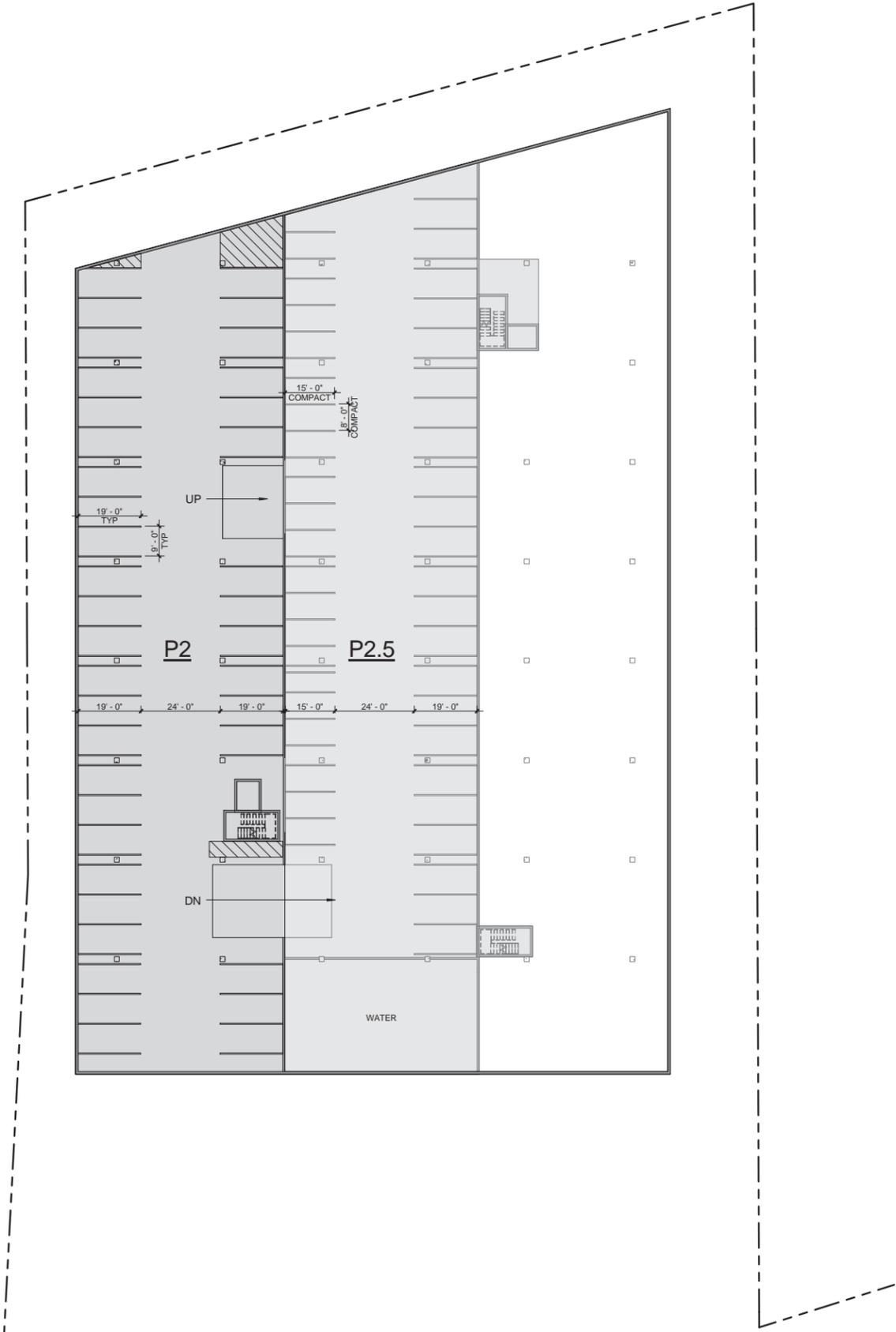


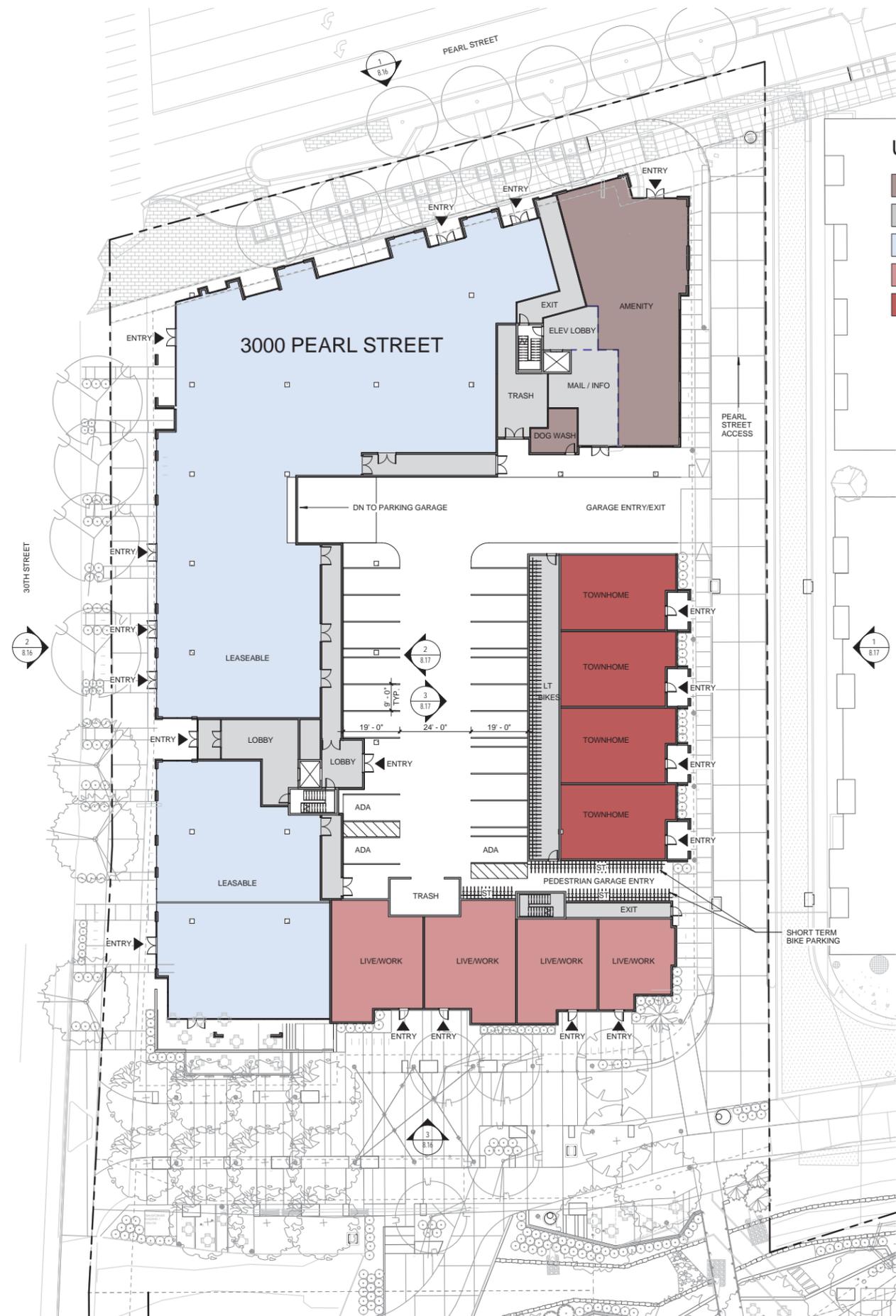




REVE  
SITE REVIEW SUBMITTAL | 07/17/2015

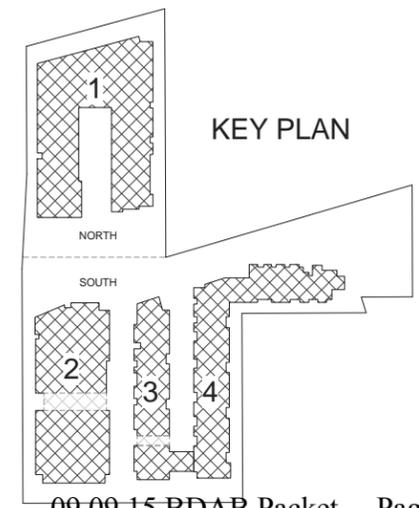
SECTION 08 - ARCHITECTURAL PLANS  
SHEET 8.2  
NORTH PARCEL PARKING LEVEL 1

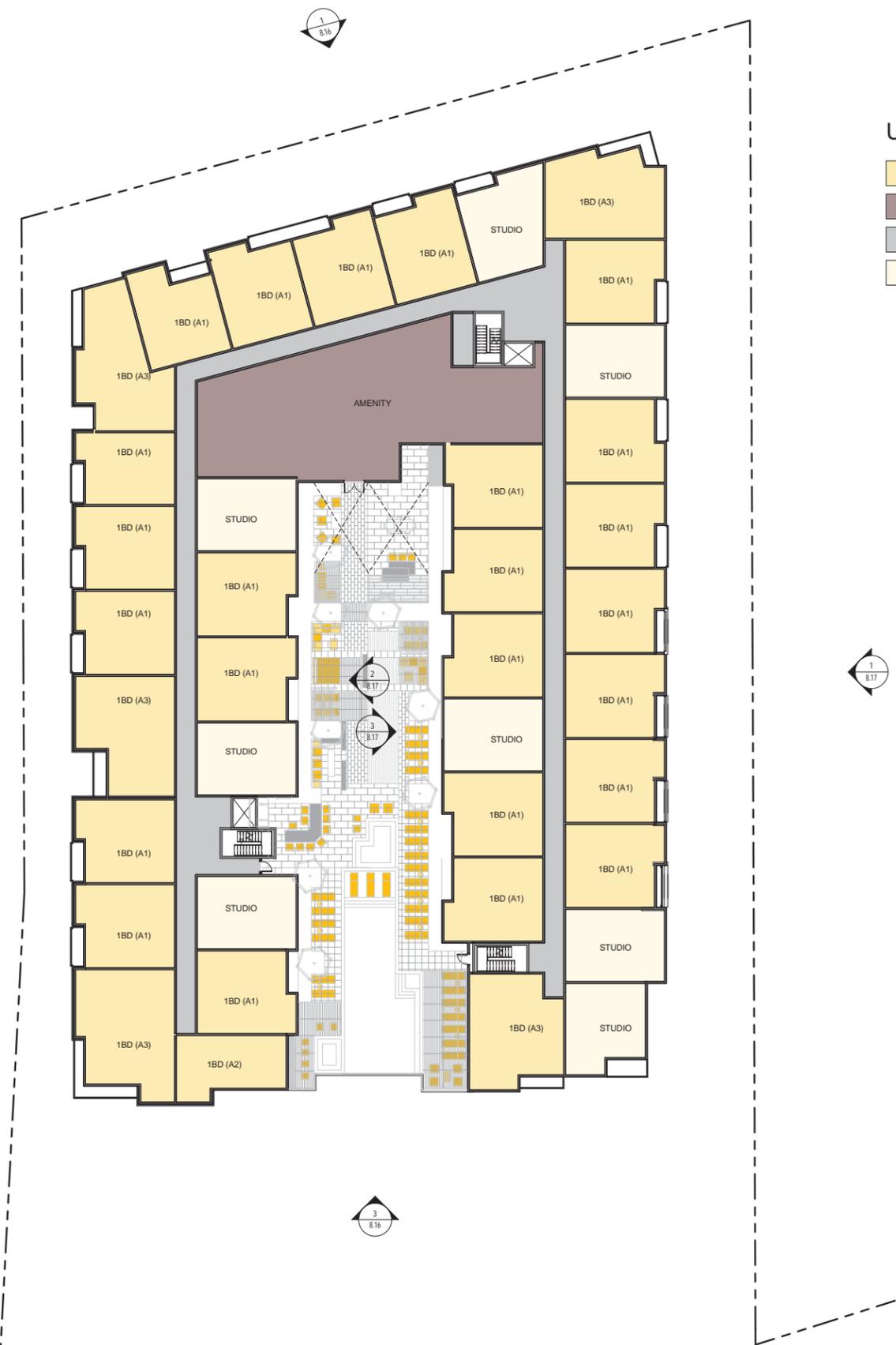




- Use Legend**
- AMENITY
  - COMMON
  - LEASABLE
  - LIVE WORK
  - TOWNHOME

**1 NORTH - LEVEL 1 FLOOR PLAN**  
 1" = 20'-0"  
 TRUE NORTH

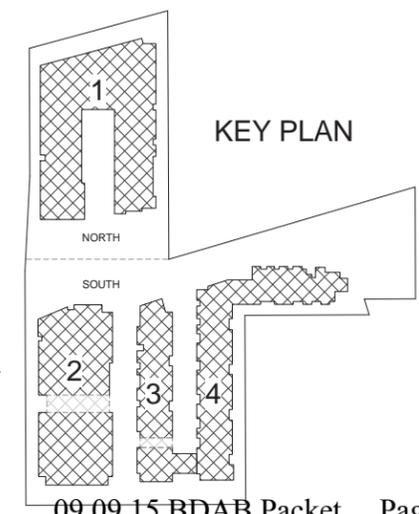
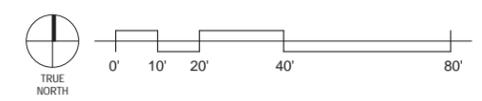




Use Legend

- 1 BEDROOM
- AMENITY
- COMMON
- STUDIO

1 NORTH - LEVEL 2 FLOOR PLAN  
1" = 20'-0"



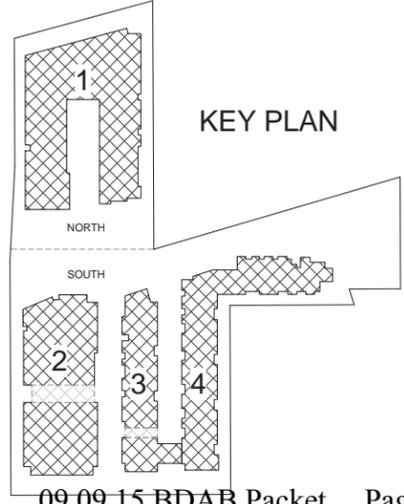
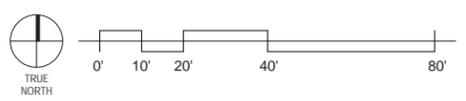


**Use Legend**

- 1 BEDROOM
- COMMON
- STUDIO



**1 NORTH - LEVEL 3 FLOOR PLAN**  
1" = 20'-0"



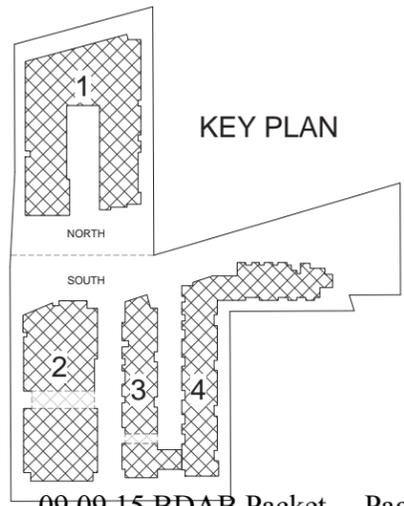
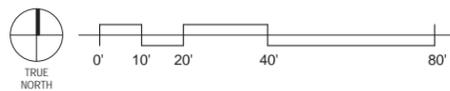


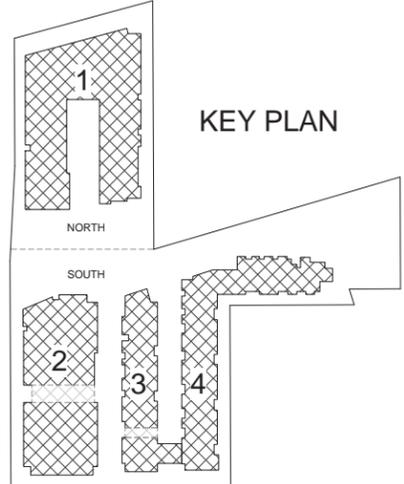
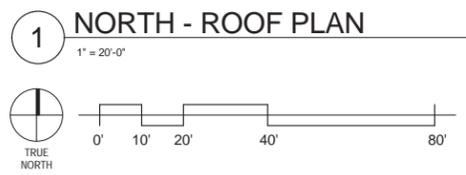
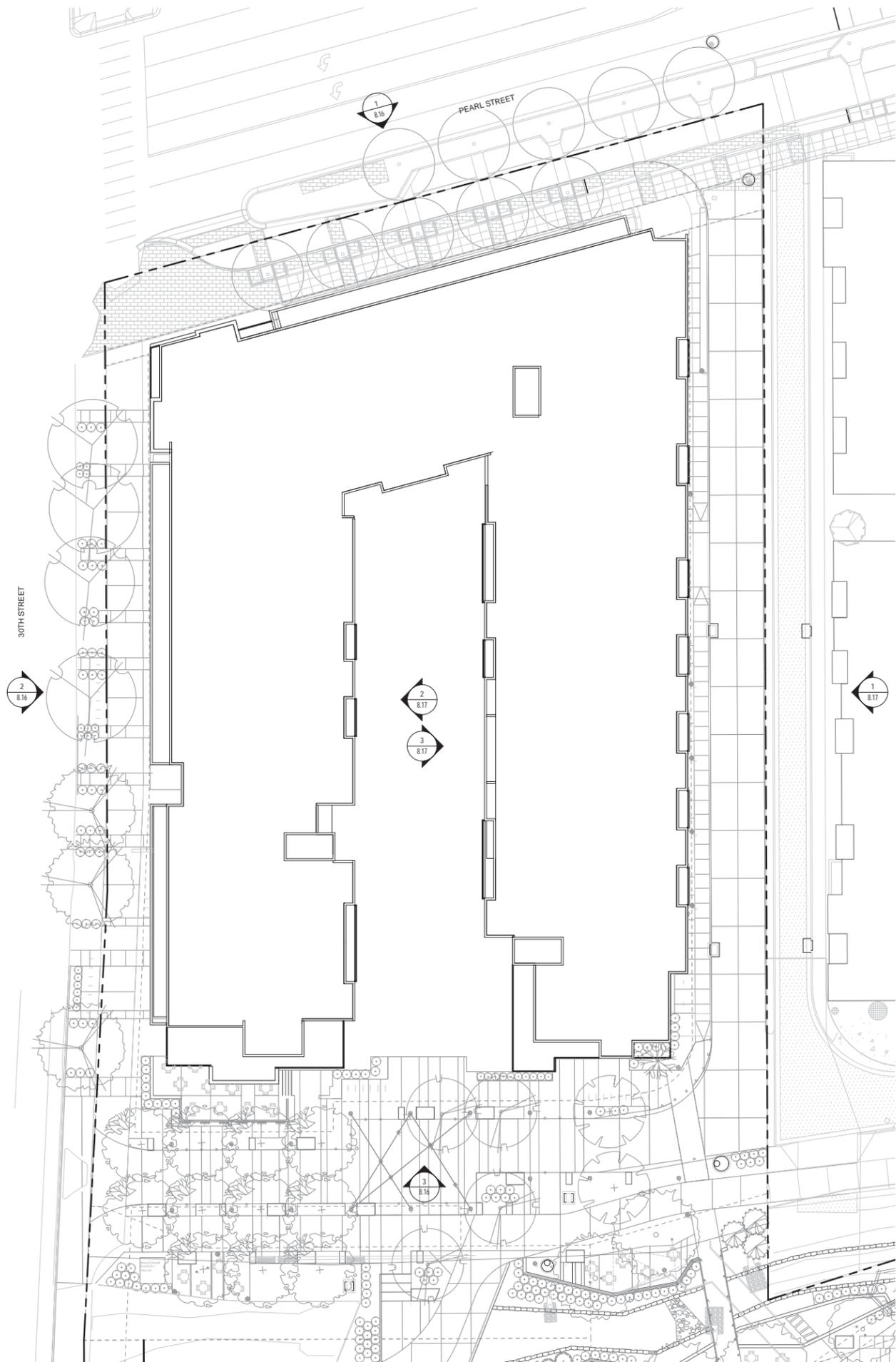
Use Legend

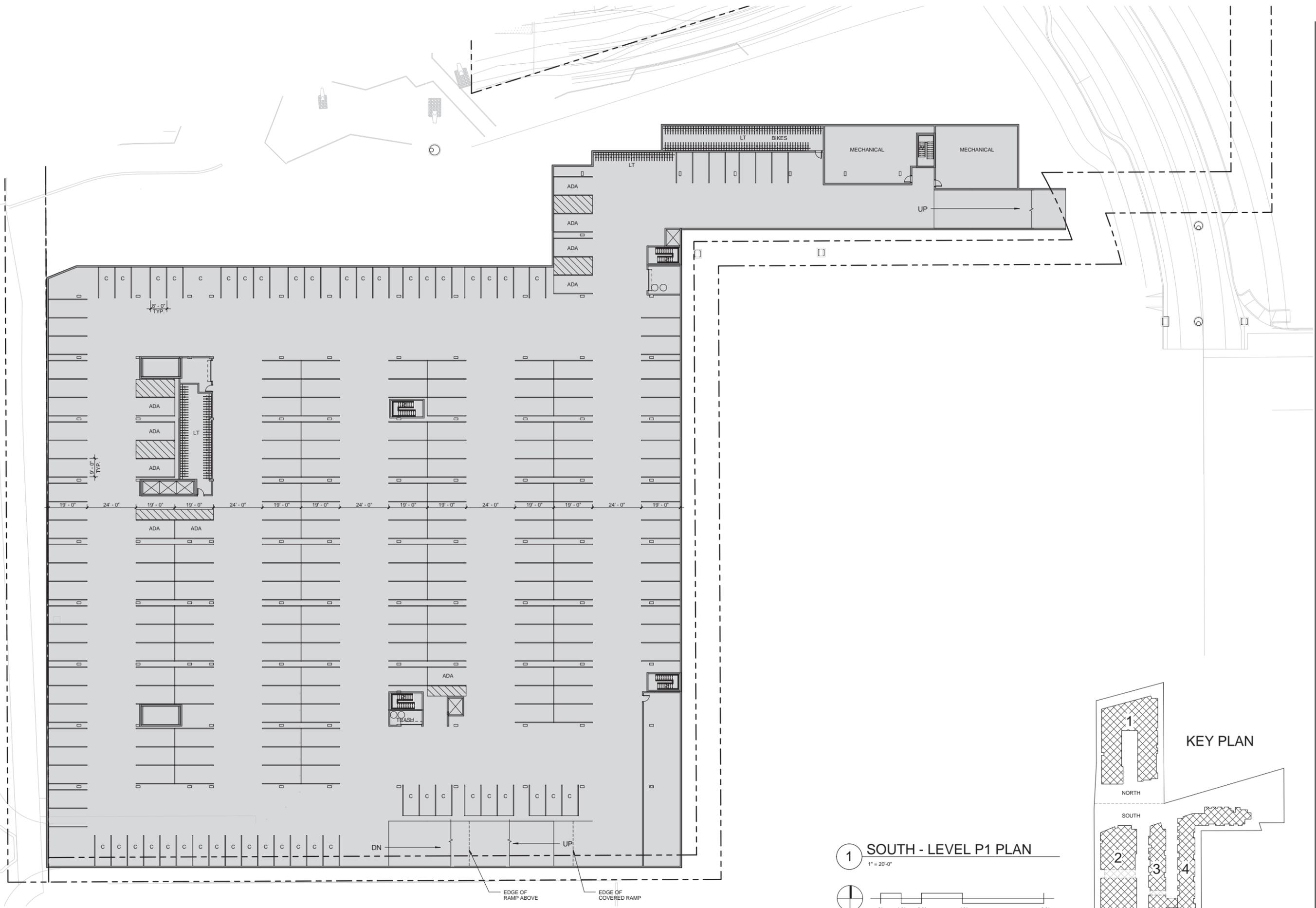
- 1 BEDROOM
- AMENITY
- COMMON
- PENTHOUSE
- STUDIO

1 NORTH - LEVEL 4 FLOOR PLAN

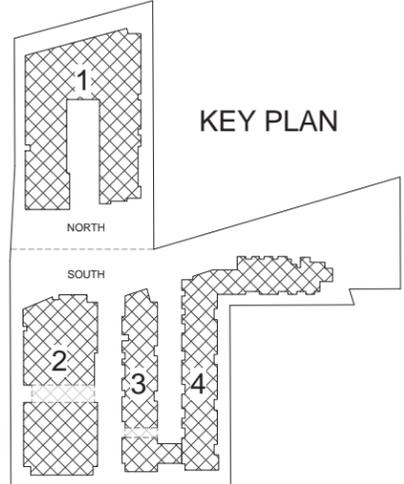
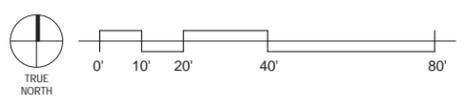
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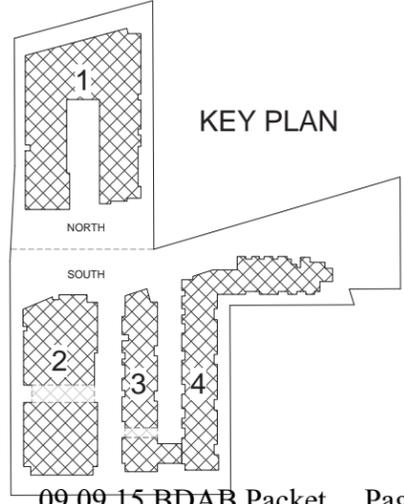
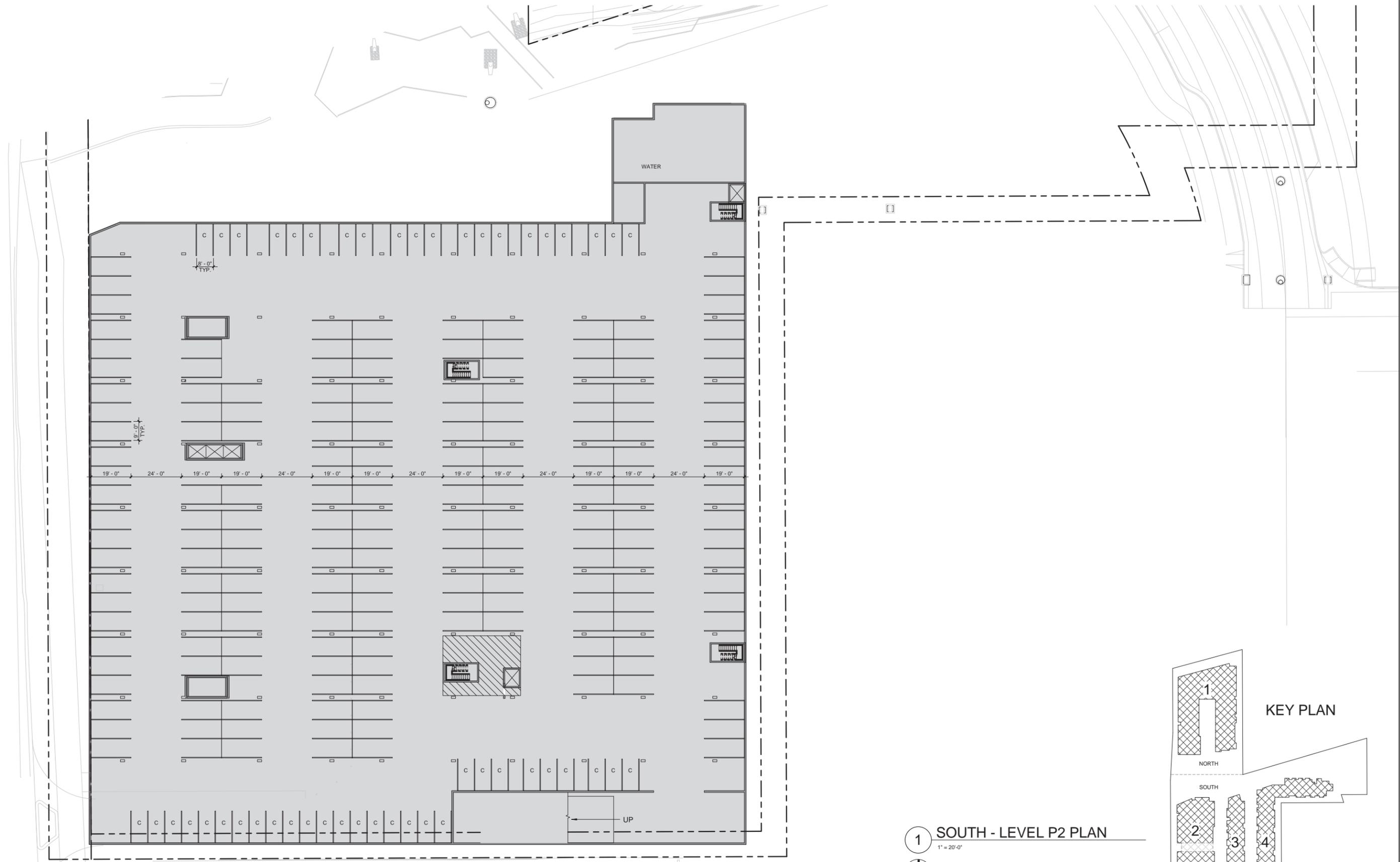




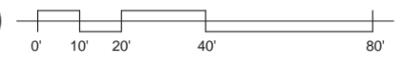


1 SOUTH - LEVEL P1 PLAN  
1" = 20'-0"





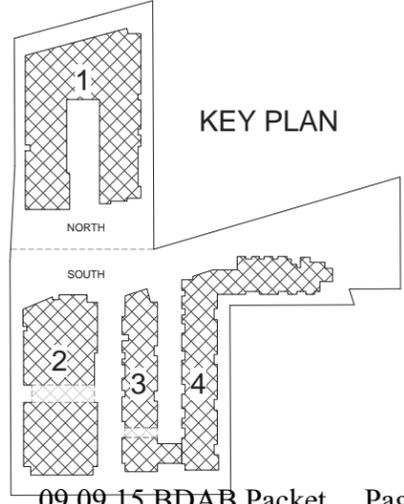
1 SOUTH - LEVEL P2 PLAN  
1" = 20'-0"  
TRUE NORTH





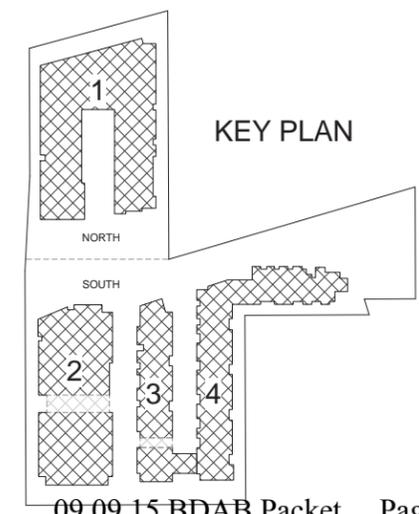
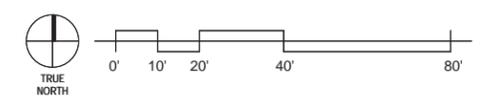
- Use Legend**
- 1 BEDROOM
  - 2 BEDROOM
  - AMENITY
  - COMMON
  - EFFICIENCY
  - LEASABLE
  - LIVE WORK
  - TOWNHOME

**1 SOUTH - LEVEL 1 FLOOR PLAN**  
1" = 20'-0"  
TRUE NORTH



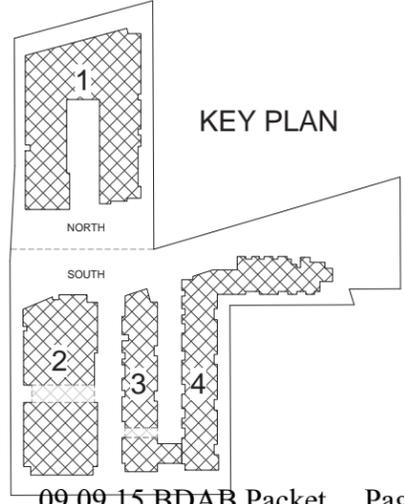


1 SOUTH - LEVEL 2 FLOOR PLAN  
1" = 20'-0"





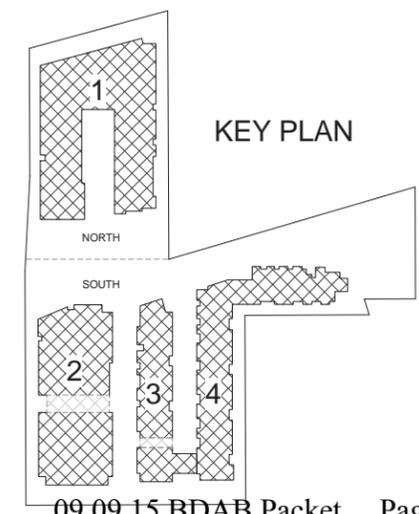
1 SOUTH - LEVEL 3 FLOOR PLAN  
1" = 20'-0"  
TRUE NORTH





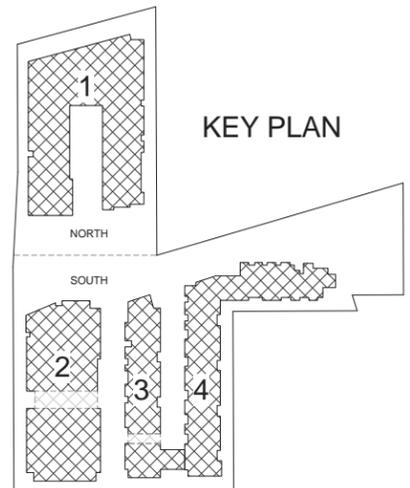
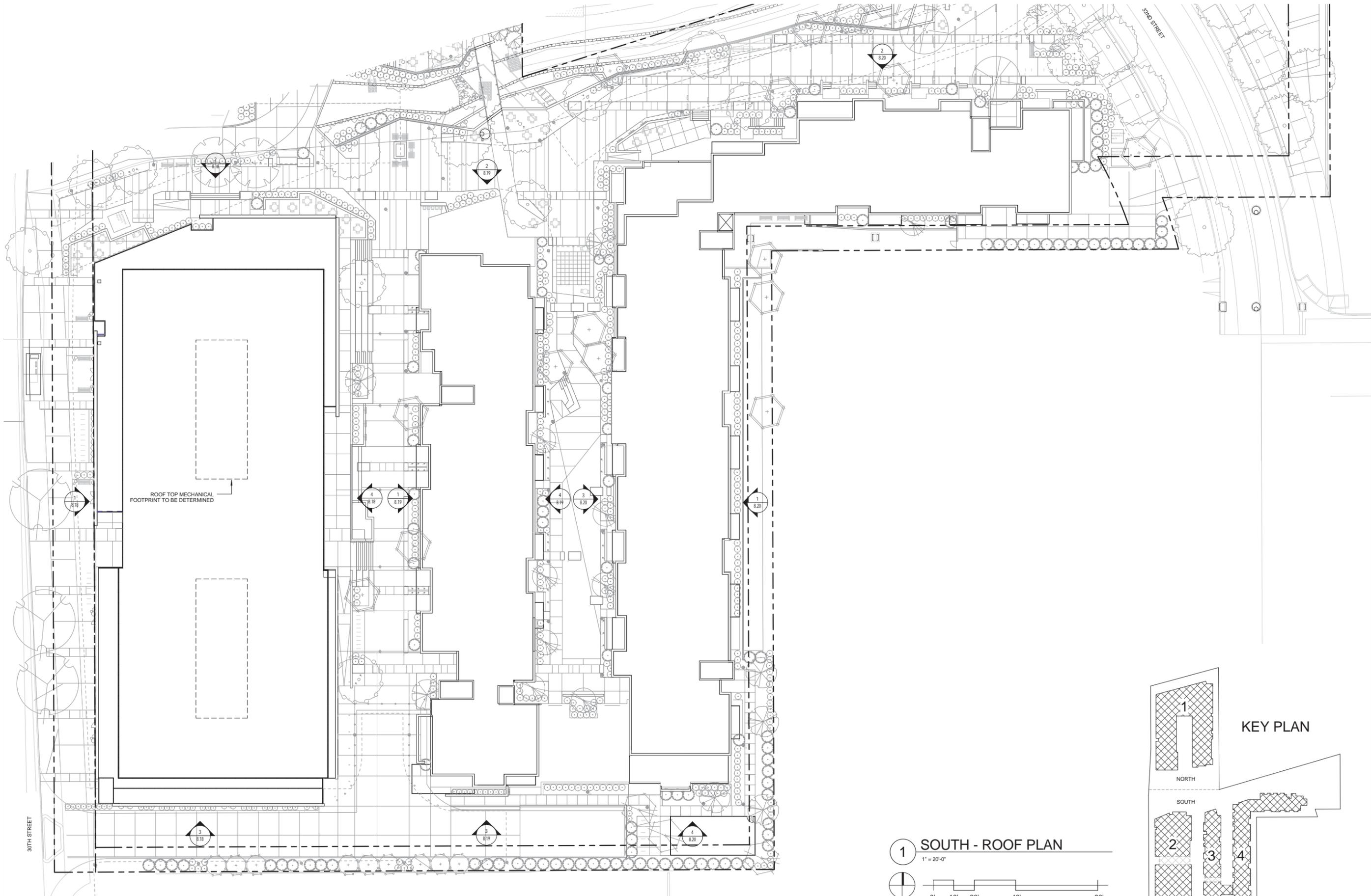
1 SOUTH - LEVEL 4 FLOOR PLAN  
1" = 20'-0"

TRUE NORTH

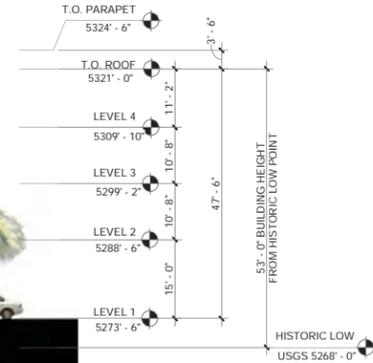


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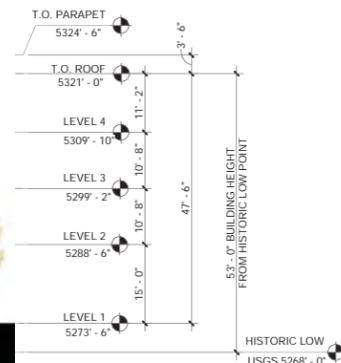
SECTION 08 - ARCHITECTURAL PLANS  
SHEET 8.14  
SOUTH PARCEL LEVEL 4 PLAN



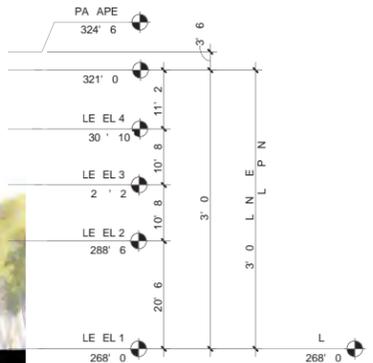
1 SOUTH - ROOF PLAN  
 1" = 20'-0"  
 TRUE NORTH



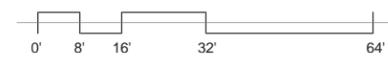
1 BUILDING 1 - NORTH - PEARL ST.  
1 116



2 BUILDING 1 - WEST - 30TH ST.  
1 116

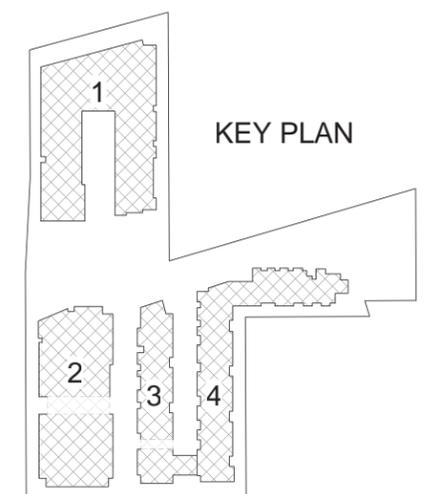


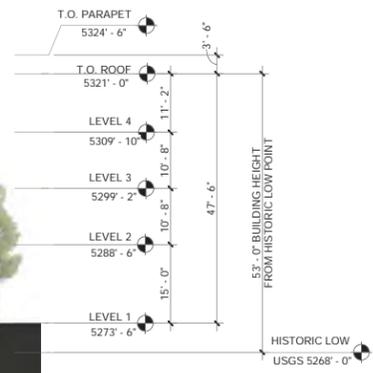
3 BUILDING 1 - SOUTH  
1 116



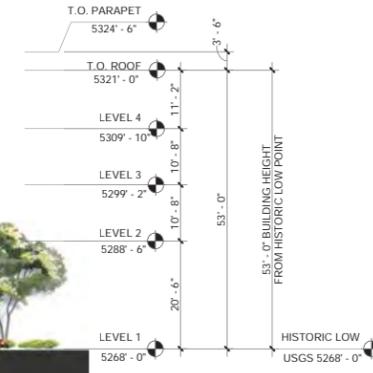
**MATERIAL LEGEND**

	01 BRIC RUNNING BOND 1
	02 CEMENT PLASTER STUCCO 1
	03 SIDING 1
	04 BRIC STAC ED BOND 2
	05 ALUM WINDOW OR STORE-FRONT GLA ING
	06 STL BALCON OR AWNING

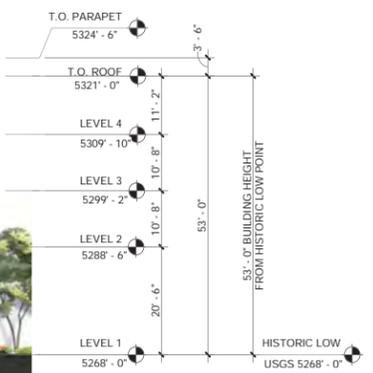




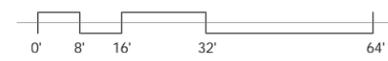
1 BUILDING 1 - EAST  
1 116



2 BUILDING 1 - EAST COURT ARD  
1 116

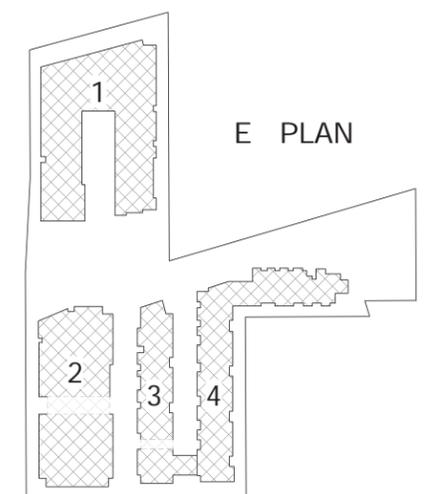


3 BUILDING 1 - WEST COURT ARD  
1 116



**MATERIAL LEGEND**

	01 BRIC RUNNING BOND 1
	02 CEMENT PLASTER STUCCO 1
	03 SIDING 1
	04 BRIC STAC ED BOND 2
	05 ALUM WINDOW OR STORE-FRONT GLA ING
	06 STL BALCON OR AWNING



A E ALLE EN

	01	K A K E N
	02	E A A A N EEN
	03	AL N L A N E
	04	L A L NY A N N
	0	
	06	AL N PAN EL E



1 L N 2 E 3  
 1 116



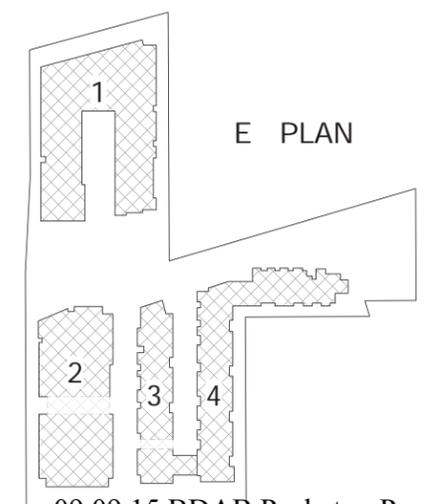
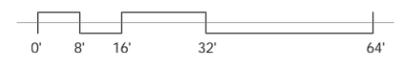
2 L N 2 N  
 1 116



3 L N 2  
 1 116



4 L N 2 EA  
 1 116



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SECTION 08 - ARCHITECTURAL PLANS  
 SHEET 8.18  
 BUILDING 2 ELEVATIONS



1 L N 3 E  
 1 1 16



2 L N 3 N  
 1 1 16



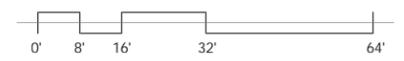
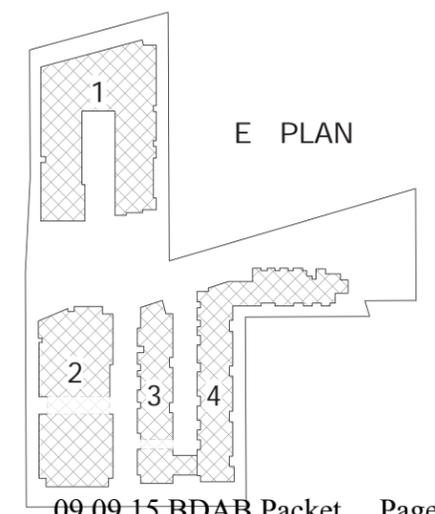
3 L N 3  
 1 1 16



4 L N 3 EA  
 1 1 16

A E ALLE EN

	01	K N N N N 1
	02	E EN LAP N
	03	K A KE N 2
	04	E EN PLA E
	05	AL N LA N
	06	L AL NY A N N
	07	E AL N
	08	K N N N N 3



REVE  
 SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 08 - ARCHITECTURAL PLANS  
 SHEET 8.19  
 BUILDING 3 ELEVATIONS



1 L N 4 E  
1 116



2 L N 4 N  
1 116



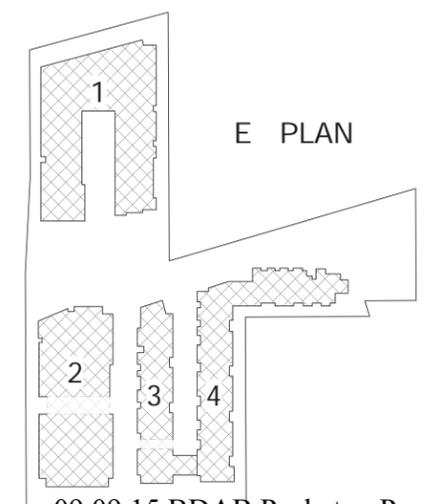
3 L N 4 EA  
1 116



4 L N 4  
1 116

A E ALLE EN

	02	E EN	LAP N
	03	K A KE	N 2
	04	E EN PLA	E
	00	AL N	LA N
	06	L AL NY	A NN
	01	E AL N	
	08	K NNN	N 3
	07	K A KE	N 4



### BUILDINGS 1, 3, AND 4 UNIT COUNTS

Totals by building:	Building 1 (North)							Building 3 (South)							Building 4 (South)							Project totals
	Level 0.5	Level 1	Level 2	Level 3	Level 4	Total	Total NRSF	Level 1	Level 2	Level 3	Level 4	Total	Total NRSF	Level 1	Level 2	Level 3	Level 4	Total	Total NRSF			
Efficiency Units						0		3	2	3	2	10		3	5	5	3	16		26		
Studio Units			8	10	8	26						0						0		26		
1 Bedroom Units			30	32	29	91		4	5	6	3	18		9	6	5	5	25		134		
2 Bedroom Units						0					1	1		4	7	8	4	23		24		
3 Bedroom Units						0				2	2	4					2	2		6		
Penthouse					1	1						2					4	4		7		
Live Work / Townhouses	8					8		7				7		6				6		21		
Subtotal with Efficiencies at 1/2 density	8	0	38	42	38	126		12.5	6	10.5	8	37		20.5	15.5	17.5	14.5	68		231		
Total with Efficiencies counted as one density	8	0	38	42	38	126	108,254	14	7	12	9	42	42,688	22	18	20	16	76	79,744	244		

### BUILDINGS 1, 3, AND 4 AREA

	Building 1 (North)							Building 3 (South)							Building 4 (South)											
	Level P2	Level P1	Level P1	Level P1	Total	Level 5	Level 1	Level 2	Level 3	Level 4	Total	Level 1	Level 2	Level 3	Level 4	Total	Level 1	Level 2	Level 3	Level 4	Total					
Overall Building Gross Square Footage (GSF)	27,261	50,734	95,270	102,897	276,162	7,805	29,094	38,046	37,529	34,335	146,799	29,194	31,880	31,880	24,802	117,756	15,338	15,737	14,319	12,987	58,381	24,748	24,643	24,558	21,314	55,261
UNITS:																										
Units Overall Building Gross Square Footage (GSF)						7,805	9,943	38,046	37,529	34,335	127,618						18,090	15,737	14,319	12,987	57,731	34,748	34,643	34,318	31,314	95,811
Units Net Rentable Square Footage (NRSF)						7,805	7,964	29,817	33,212	29,796	107,691						11,640	10,890	10,264	9,252	39,890	27,264	26,880	26,349	17,835	78,314
Units Amenities (Common Interior including clubhouse, fitness, and leasing office)						0	2,879	3,971	0	0	6,850						1,493	0	0	0	1,493	0	0	0	0	0
Common Area (Circulation/BOH)						0	0	4,258	4,307	4,540	13,105						1,890	2,443	2,584	2,185	9,100	4,907	3,467	3,507	3,442	15,321
Unit Building Efficiency (NRSF/GSF)						100.0%	71.0%	78.4%	88.5%	86.8%	84.4%						79.6%	83.4%	81.3%	83.2%	81.9%	77.8%	84.7%	82.9%	83.7%	82.2%
Unit Balconies (open air)						0					0					0				0						0
Unit Patios (on concrete podium) - SLC to verify sizes						0					0					0				0						0
Unit Private Rooftop Terrace Areas (over occupied space)						0					0					0				0						0
Unit Public Roof Terraces (over occupied space)						0					0					0				0						0
Units Amenities (Common Exterior)						0		9,545			9,545					0				0						0
TOTAL UNITS (Micros as one unit)						8		39	43	38	128					14	7	12	9	42	22	18	20	16	76	
Amenity Interior Space SF per Unit						54					54					36				36						0
Amenity Exterior Space SF per Unit						75					75					0				0						0
Total Amenity Space SF per Unit						129					129					36				36						0
PARKING GARAGE AREAS	27,261	50,734	95,270	102,897	276,162		12,809				12,809					0				0						0
Commercial:						22,839					22,839	29,194	31,880	31,880	24,802	117,756										
Comm Overall Building Gross Square Footage (GSF)						22,839					22,839	29,194	31,880	31,880	24,802	117,756										
Comm Net Rentable Square Footage (NRSF)						17,859					17,859	27,104	31,529	31,529	24,275	114,437										
Comm Common Area (Circulation/BOH)						1,562					1,562	2,090	351	351	527	3,319										
Comm Building Efficiency (NRSF/GSF)						78.2%					78.2%	92.8%	98.9%	98.9%	97.9%	97.2%										

### PARKING

#### PARKING REQUIREMENTS (VEHICLE)

Use	Count	Parking Ratio	Parking required
Residential			
Studio	25	1 space/200 sf	25
1 Bedroom	92	1 space/200 sf	92
Townhome	4	1 space/200 sf	4
Live Work	4	1 space/200 sf	4
Total Residential	125	1 space/200 sf	125
Non-Residential			
Leasing Office	3,457	1 space/400 sf	9
Restaurant	4,629	1 space/150 sf	31
Restaurant	5,190	1 space/150 sf	35
Office (Flex)	3,715	1 space/150 sf	9
Retail (Flex)	114,377	1 space/400 sf	8
Total Non-Residential	20,706	varies	83
Total max parking			218

#### PARKING REQUIREMENTS (BICYCLE)

Use	Count	Bike Rate	Total	Long Term	%	Short Term	%
Residential							
Studio	125 units	2 per unit	250	188	75%	62	25%
Leasing Office	3,457	1 per 1,500 sf	3	2	75%	1	25%
Office	3,715	1 per 1,500 sf	3	2	75%	1	25%
Restaurant	4,629	1 per 750 sf	7	2	25%	5	75%
High turn over Restaurant	5,190	1 per 750 sf	7	2	25%	5	75%
Retail	3,716	1 per 750 sf	5	1	25%	4	75%
North Parcel totals:			275	197	78%	78	28%
South Parcel - based on 07-14 OZ matrix:							
Unit count	118 units	2 per unit	236	177	75%	59	25%
Office	114,377	1 per 1,500 sf	77	58	75%	19	25%
High turn over Restaurant	0	1 per 750 sf	0	0	25%	0	75%
Retail	3,649	1 per 750 sf	5	1	25%	4	75%
North Parcel totals:			318	236	78%	82	28%
Combined parcel counts - based on 07-14 OZ matrix:							
Use	Count	Bike Rate	Total	Long Term	%	Short Term	%
Combined Parcel totals:			593	433	0.7302	160	0.2698

#### PARKING PROVIDED

Use	Standard (9'x15')	Compact (7.5'x15')	% Compact	Accessible	Parking provided	Parking required	Bicycle provided	Bikes required
Level P2	62	29	34.8%	0	82	0	0	0
Level P1	81	47	34.56%	8	136	200	0	0
Surface	0	0	0%	0	0	84	0	0
Total North	143	77	30.72%	8	218	284	0	0
South Parcel								
Level P2	184	48	20.69%	0	232	0	0	0
Level P1	171	49	21.40%	9	229	243	0	0
Surface	0	0	0%	0	0	88	0	0
Total South	355	97	21.04%	9	461	331	0	0
Combined parcels								
Level P2	246	68	21.66%	0	314	0	0	0
Level P1	252	96	26.30%	17	365	443	0	0
Surface	0	0	0%	0	0	172	0	0
Overall Site	498	164	34.55%	17	679	679	0	0

#### ACCESSIBLE PARKING PROVIDED

Use	Total space	Accessible required	Accessible provided
North Parcel	218	7	8
South Parcel	461	9	9
Surface	0	0	0
Overall Site	679	16	17

#### ACCESSIBLE PARKING REQUIREMENTS

Total number of spaces	Min HC req'd
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total

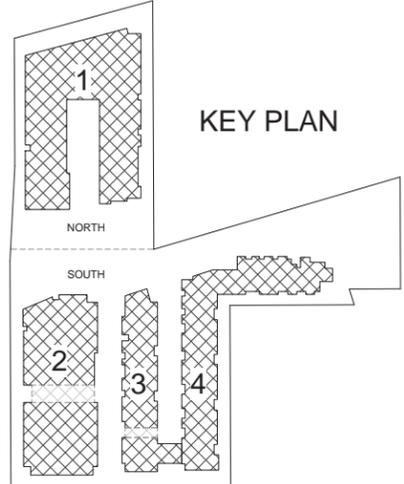
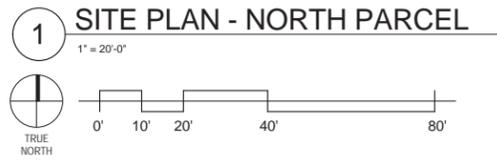
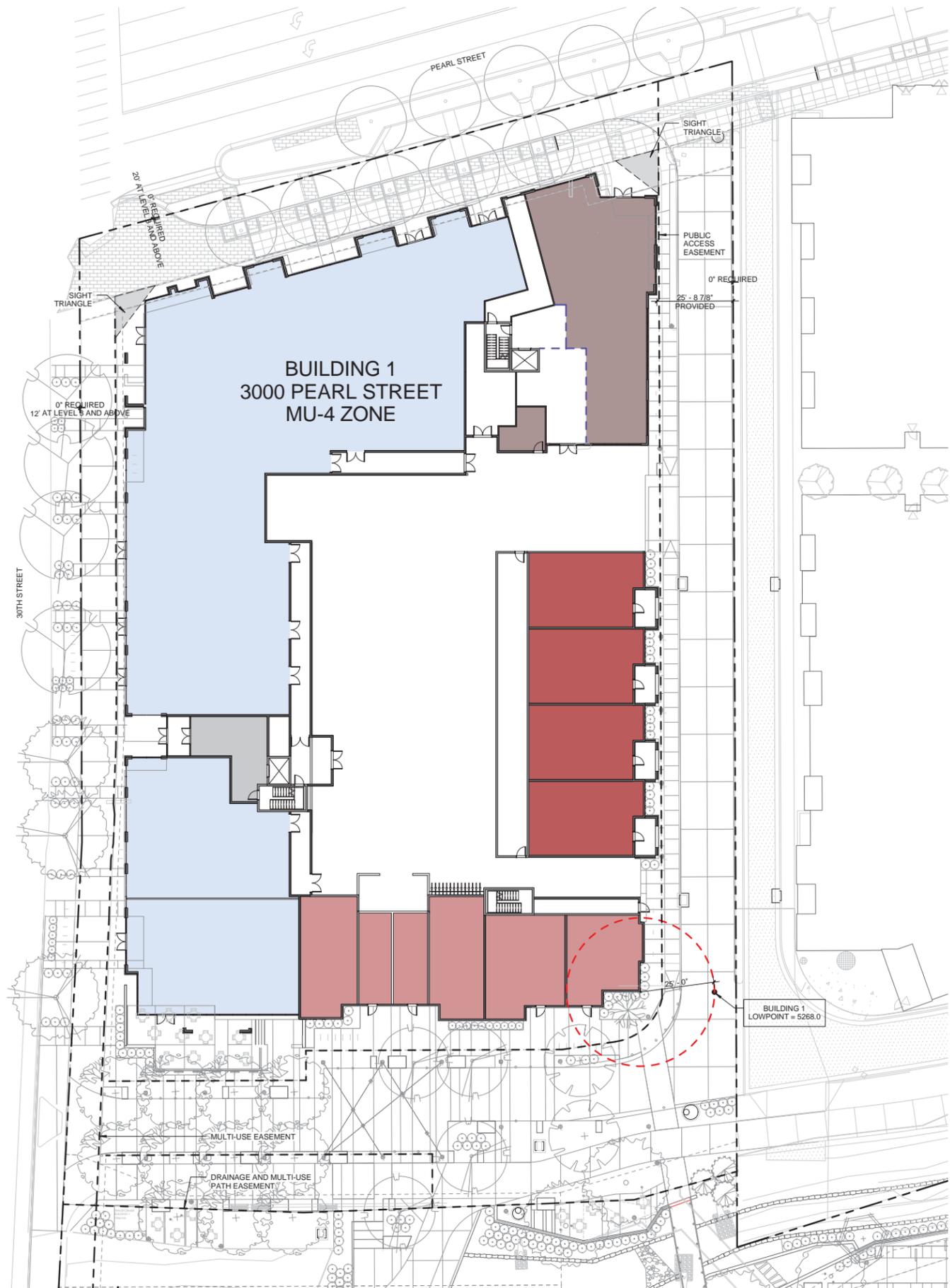
### BUILDING 2 AREA

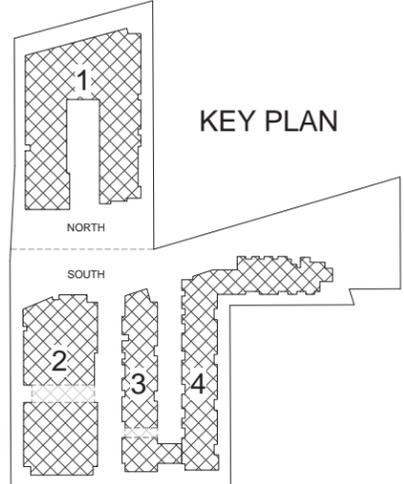
- PROJECT SPECIFIC NOTES:**  
1. IGA BOUNDARY DOES NOT TAKE INTO ACCOUNT EXTERIOR WINDOWS WHICH ARE NOT MOODED AT THIS TIME.  
2. VERTICAL PENETRATIONS FOR SHAFTS AND BUILDING/FLOOR SERVICE AREAS FOR MECHANICAL AND ELECTRICAL ROOMS ARE PLACE HOLDERS AND WILL CHANGE WHEN THE MECHANICAL AND ELECTRICAL SYSTEM ARE ENGINEERED.  
3. OCC. AREA/EXTENDED CIRC. NOT ACCOUNTED FOR AT THIS TIME.  
4. PATIOS AND OCCUPIED ROOF AREAS ARE NOT INCLUDED IN BOMA

Level	Gross SF	Rentable Per BOMA (below)	Total Gross/Total BOMA Rentable
Level 1	29,902	28,220	
Level 2	32,149	31,620	
Level 3	24,800	24,220	
Total	119,000	115,680	1.028699862

Input	PRELIMINARY CALCULATIONS (NOT FOR LEASING)					FINAL CALCULATIONS					
	MEASURE	MEASURE	MEASURE	MEASURE	MEASURE	MEASURE	MEASURE	MEASURE	MEASURE	MEASURE	
SPACE / SUITE	INTERIOR GROSS AREA (IGA)	MAJOR VERTICAL PENETRATIONS	PARKING	OCCUPANT STORAGE	PRELIMINARY FLOOR AREA	SPACE ID	OCCUPANT AREA	BASE BUILDING CIRCULATION	SERVICE & AMENITY AREAS	LOAD FACTOR B	RENTABLE AREA
Parking											
PARKING GARAGE TOTALS	0	0	0	0	0		0	0	0	1.1083	-
Occupant Area A						Occupant Area A	11,686			1.1083	12,951
Occupant Area B	29,902	830			29,072	Occupant Area B	13,777	2,498	1,452	1.1083	15,269
LVL 1 TOTALS							25,463			1.1083	28,220
Occupant Area C						Occupant Area C	28,531			1.1083	31,620
LVL 2 TOTALS							28,531	1,697	566	1.1083	31,620
Occupant Area D						Occupant Area D	28,531			1.1083	31,620
LVL 3 TOTALS							28,531	1,325	566	1.1083	31,620
Occupant Area E						Occupant Area E	21,854			1.1083	24,220
LVL 4 TOTALS							21,854	1,324	566	1.1083	24,220
TOTALS	119,000	3,320	0	0	115,680		104,379	6,844	3,150	1.1083	115,680

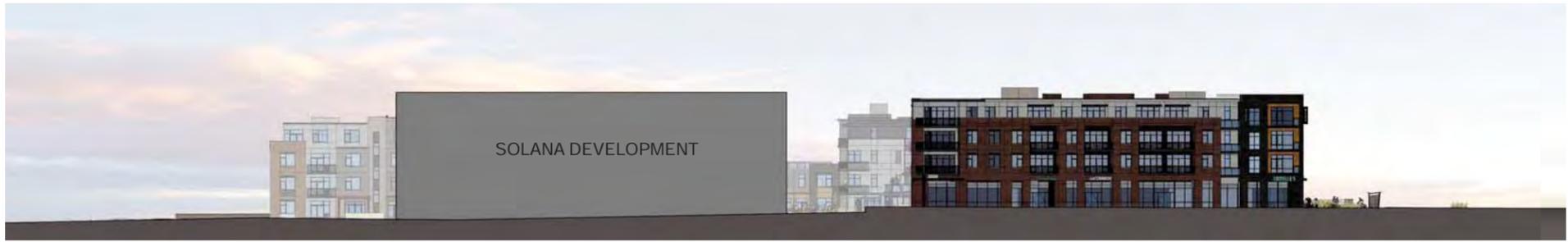
- USE THESE NUMBERS FOR LEASING
- BOMA NOTES:**  
B - Interior Gross Area (IGA) excludes voids, interstitial space, and makes no deductions for columns and other projections necessary for the building.  
C - Major Vertical Penetrations include stairs, elevators shafts, flues, pipe shafts, vertical ventilation ducts and their enclosing walls. Excludes voids and vertical penetrations built for the private use of a tenant occupying office area on more than one floor.  
D - Parking includes enclosed, unattended floor area located within the building and used for storage of motor vehicles, including associated circulation and services.  
E - Occupant Storage is space that is usable by occupants only for storage because of its location and/or because of the levels of finish, lighting, power and HVAC making it unsuitable for use as office space.  
F - Preliminary Floor Area is the result of subtracting the areas of the major vertical penetrations, parking and occupant storage on a floor from the interior gross area of that floor level.  
H - Occupant Area is a portion of a building where an occupant normally houses personnel, equipment, fixtures, furniture, supplies, goods or merchandise.  
I - Base Building Circulation is the minimum path on a multi-occupant floor necessary for access to and egress from occupant areas, stairs, restrooms, janitor's closets, areas of refuge, life safety equipment, building service & amenity areas.  
J - Building Amenity Areas adds convenience for all occupants of a building and that is not used exclusively by one occupant. Including building conference rooms, lounges or vending, food service, health or fitness, daycare facilities, locker or shower facilities. (Not historically used as part of a building common calc.). Building Service Areas is the portion of a building that provides services that enable occupants to work in the building. This includes main and auxiliary lobbies, corridors, mechanical & equipment rooms, fire control rooms, enclosed loading docks, restrooms & janitor





1 SITE PLAN - SOUTH PARCEL  
1" = 20'-0"  
TRUE NORTH

SECTION 16 - ARCHITECTURAL PLANS - HEIGHT  
SHEET 16.2  
SETBACK PLAN AND LOW POINT - SOUTH  
REVE  
SITE REVIEW SUBMITTAL | 07/17/2015



1 SITE SECTION - NORTH

1 132



2 SITE SECTION - NORTH AT MID-SITE

1 132



3 SITE SECTION - SOUTH

1 132



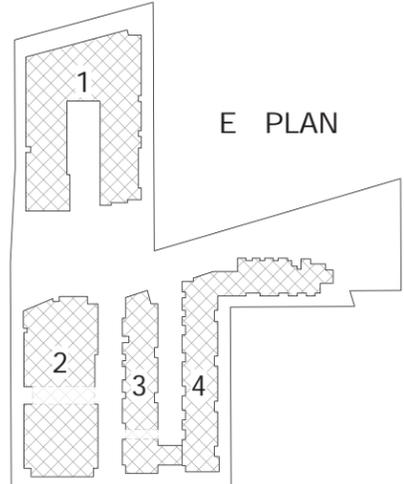
4 SITE SECTION - EAST

1 132



5 SITE SECTION - WEST

1 132





1 BUILDING 1 - WEST  
1 116



2 BUILDING 2 - WEST  
1 116



3 BUILDING 3 - WEST  
1 116



4 BUILDING 4 - WEST  
1 116

**AHM 16.5 Written Statement:** A written statement and drawings which describes the way in which the proposal accommodates pedestrians, including without limitation uses proposed for the ground level, percent of transparent material at the ground level, and signage and graphics.

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pedestrian and bicyclist first. Even the required TVAP con-

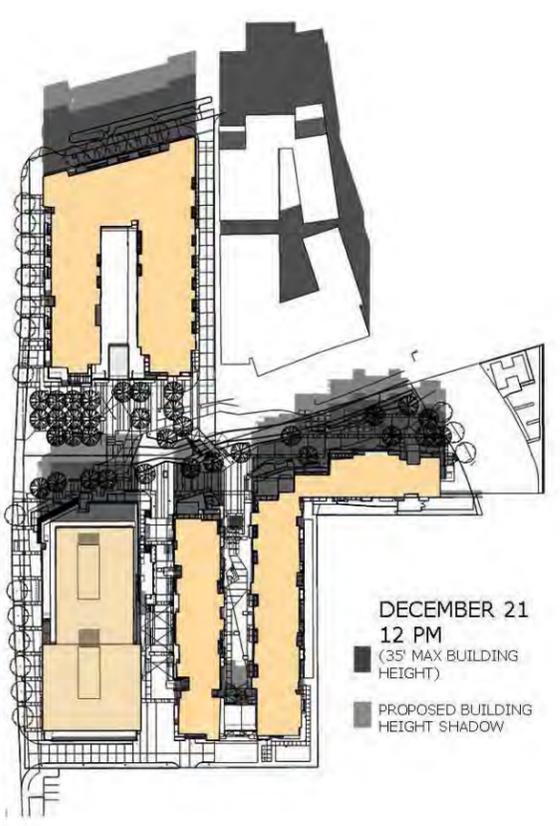
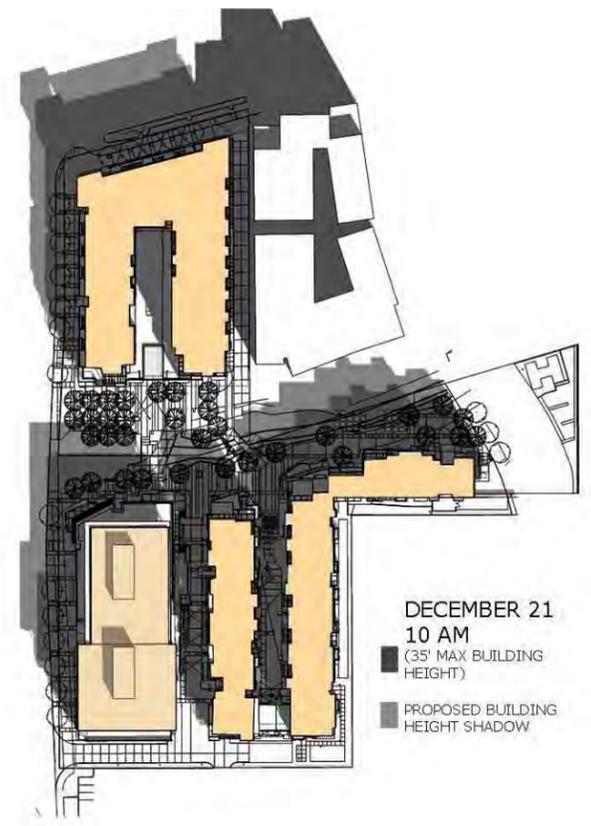
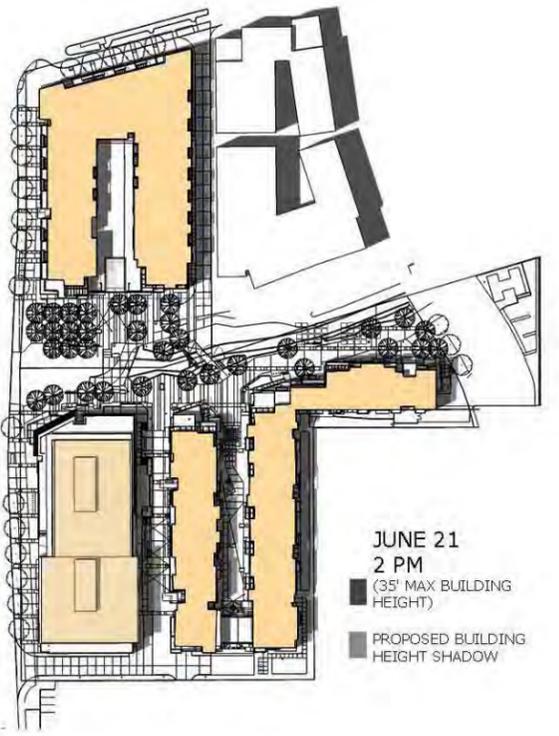
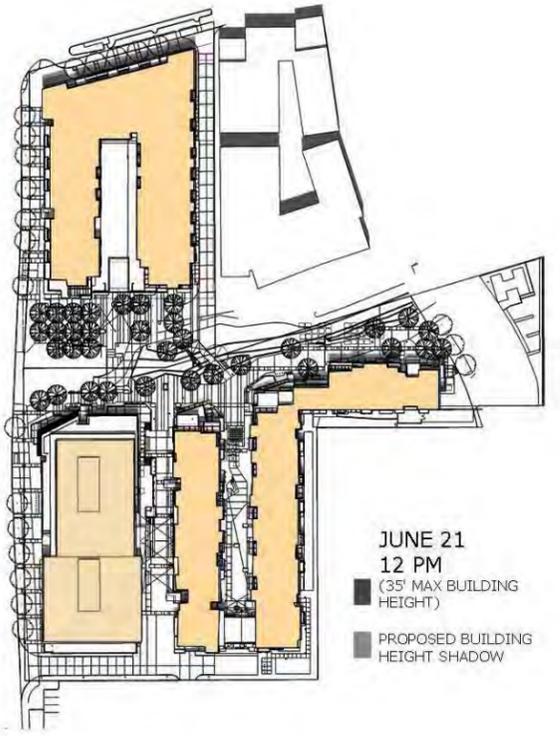
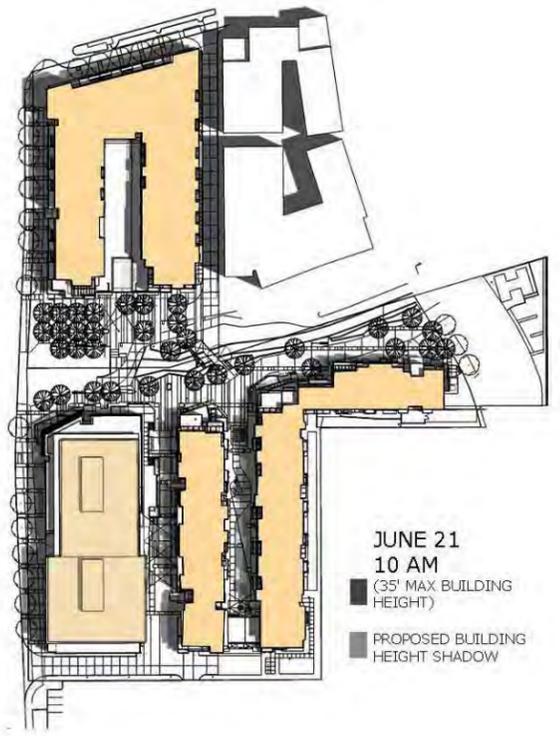
Ground floor uses promote visibility, transparency, en-  
U L O D

L W  
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ganized to slow the auto traffic down and create a  
C 30 S  
cilitate safe and efficient pedestrian/bicycle movement

R  
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A 30 S

retail, restaurant, and office uses at the ground floor.  
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to define a pedestrian scale along auto centric these  
T



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SITE REVIEW SUBMITTAL | 07/17/2015

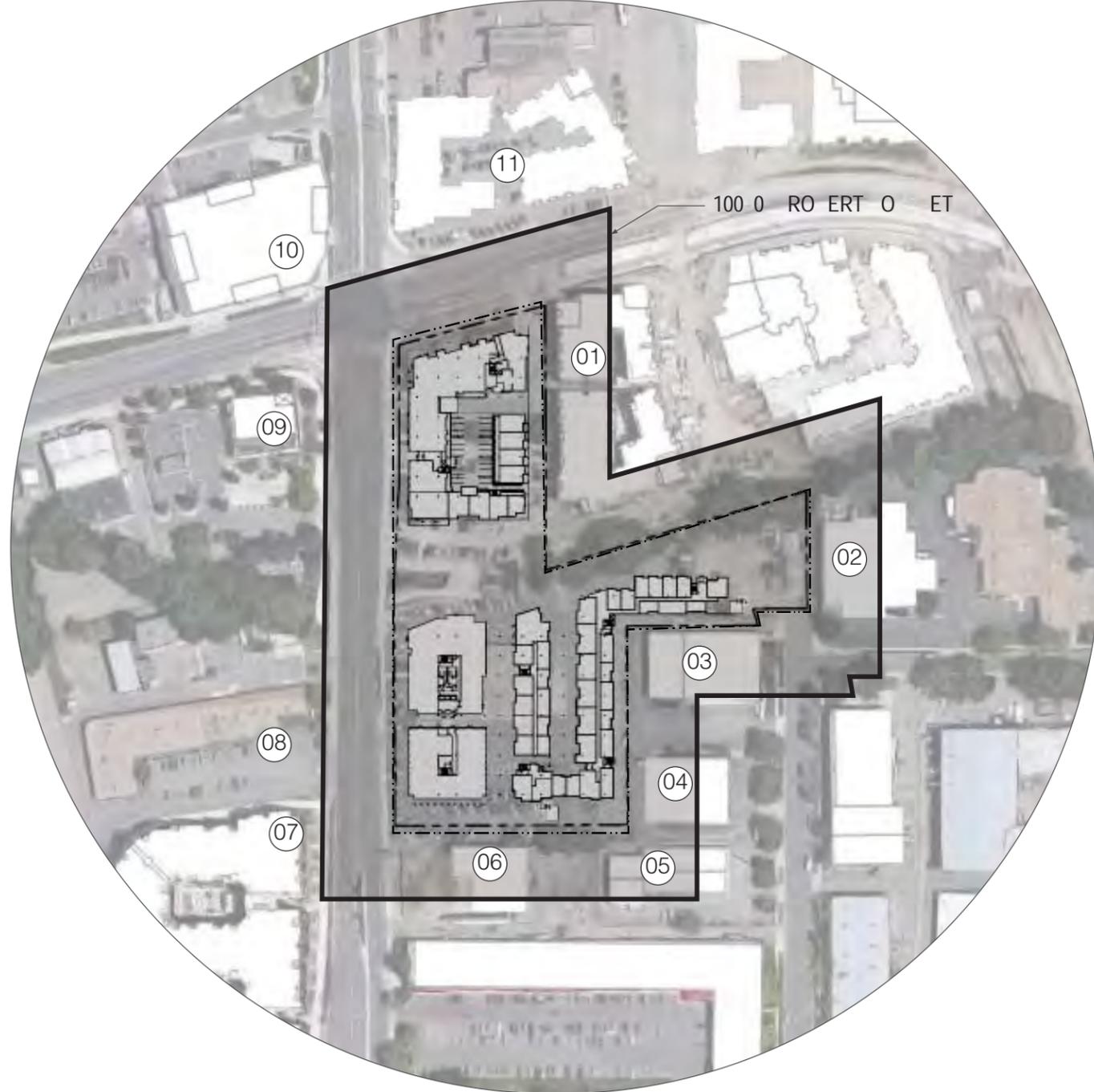
SECTION 16 - ARCHITECTURAL PLANS

SHEET 16.4

SHADOW STUDIES



PROXIMAL BUILDINGS		ESTIMATED APPARENT BLDG HGT STORIES	
1.	3060 PEARL P W SOLANO	46-8	4
2.	3275 PRAIRIE AVE ERO	11-2	1
3.	2175 32ND ST	14-8	4
4.	2045 32ND ST E CEL SPORTS	16-6	1
5.	2005 32ND ST	11-6	1
6.	2000 30TH ST CHRIST S SPORTS	32-0	2
7.	1955 30TH ST TWO NINE NORTH	47-6	4
8.	GOOGLE HQ (IN CONSTR)	46'-0"	4
9.	2950 PEARL ST CHASE	22-0	1
10.	2999 PEARL ST BARNES NOBLE	34-0	1
11.	BOULDER JUNCTION (IN CONSTR)	55'-0"	5



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SECTION 16 - ARCHITECTURAL PLANS

SHEET 16.5

100' PROXIMITY BUILDING EXHIBIT



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SECTION 00 - GENERAL

SHEET 0.2

VICINITY MAP AND CONTEXT





1 3D SKETCH - BUILDING 2 ON 30TH ST  
1" = 1/16"



2 3D SKETCH - BUILDING 2 FROM THE SOUTH  
1" = 1/16"



3 3D SKETCH - 30TH AND PEARL CORNER  
1" = 1/16"



4 3D SKETCH - BUILDING 1 FROM THE SOUTH  
1" = 1/16"

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SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 00 - GENERAL  
SHEET 0.5  
RENDERINGS



1 3D SKETCH - VIEW ACROSS PLAZA TOWARDS THE SOUTH  
1" = 1/16"



2 3D SKETCH - WATERWAY  
1" = 1/16"

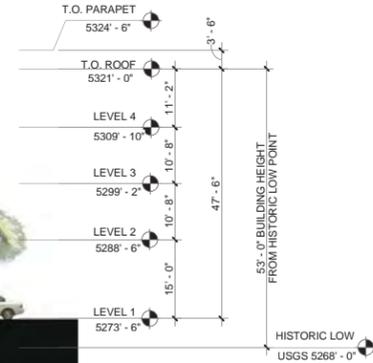


3 3D SKETCH - BUILDINGS 3 AND 4 FROM THE NORTH  
1" = 1/16"

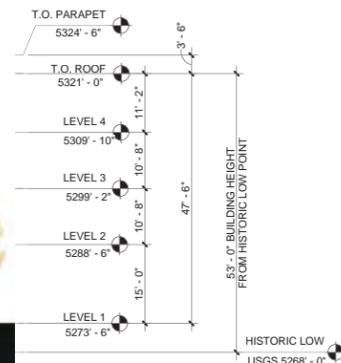
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SITE REVIEW SUBMITTAL | 07/17/2015

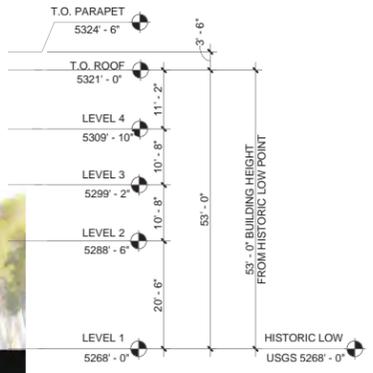
SECTION 00 - GENERAL  
SHEET 0.6  
RENDERINGS



1 BUILDING 1 - NORTH - PEARL ST.  
1" = 1/16"



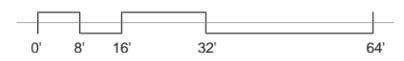
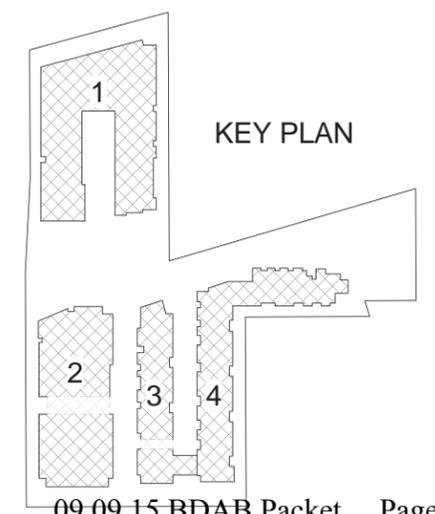
2 BUILDING 1 - WEST - 30TH ST.  
1" = 1/16"

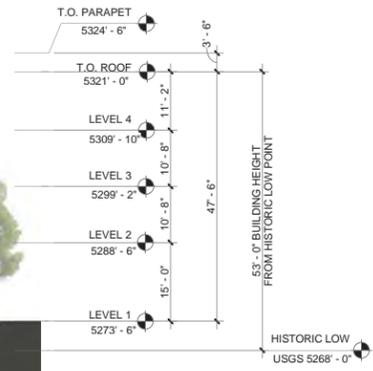


3 BUILDING 1 - SOUTH  
1" = 1/16"

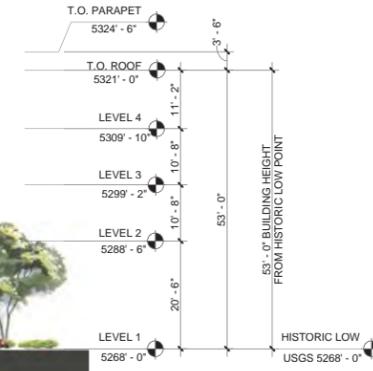
**MATERIAL LEGEND**

	01 BRICK, RUNNING BOND, #1
	02 CEMENT PLASTER STUCCO #1
	03 SIDING, #1
	04 BRICK, STACKED BOND, #2
	05 ALUM WINDOW OR STORE-FRONT, GLAZING
	06 STL BALCONY OR AWNING

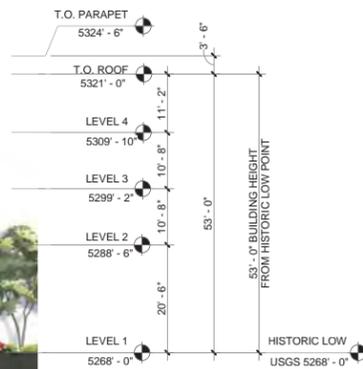




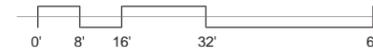
1 BUILDING 1 - EAST  
1" = 1/16"



2 BUILDING 1 - EAST COURTYARD  
1" = 1/16"

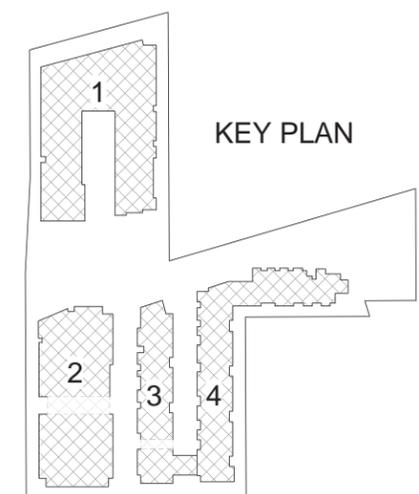


3 BUILDING 1 - WEST COURTYARD  
1" = 1/16"



**MATERIAL LEGEND**

	01 BRICK, RUNNING BOND, #1
	02 CEMENT PLASTER STUCCO, #1
	03 SIDING, #1
	04 BRICK, STACKED BOND, #2
	05 ALUM WINDOW OR STORE-FRONT, GLAZING
	06 STL BALCONY OR AWNING





1 BUILDING 2 - WEST - 30TH ST.  
1" = 1/16"

**MATERIAL LEGEND**

	01 BRICK, STACKED BOND
	02 TERRA COTTA RAINSCREEN
	03 ALUM WINDOW OR STORE-FRONT, GLAZING
	04 STL BALCONY OR AWNING
	05 WOOD SOFFIT
	06 ALUM WINDOW OR STORE-FRONT, SPANDREL



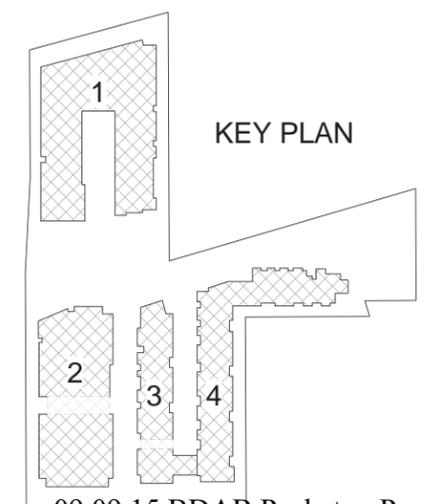
2 BUILDING 2 - NORTH  
1" = 1/16"



3 BUILDING 2 - SOUTH  
1" = 1/16"



4 BUILDING 2 - EAST  
1" = 1/16"



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SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 08 - ARCHITECTURAL PLANS  
SHEET 8.18  
BUILDING 2 ELEVATIONS



1 BUILDING 3 - WEST  
 1" = 1/16"

**MATERIAL LEGEND**

	01 BRICK, RUNNING BOND, #1
	02 CEMENTITIOUS LAP SIDING
	03 BRICK, STACKED BOND, #2
	04 CEMENT PLASTER STUCCO
	05 ALUM WINDOW, GLAZING
	06 STL BALCONY OR AWNING
	07 METAL SIDING
	08 BRICK, RUNNING BOND, #3



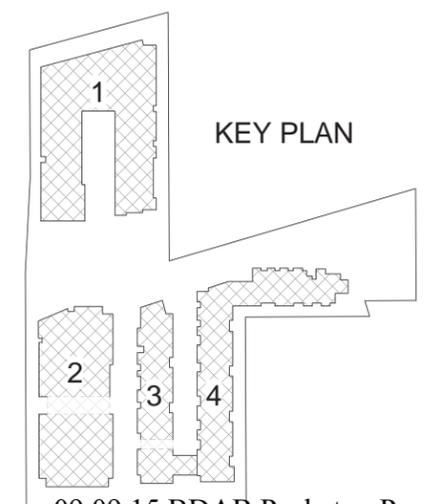
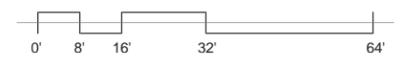
2 BUILDING 3 - NORTH  
 1" = 1/16"



3 BUILDING 3 - SOUTH  
 1" = 1/16"



4 BUILDING 3 - EAST  
 1" = 1/16"



REVE  
 SITE REVIEW SUBMITTAL | 07/17/2015

SECTION 08 - ARCHITECTURAL PLANS  
 SHEET 8.19  
 BUILDING 3 ELEVATIONS



1 BUILDING 4 - WEST  
1" = 1/16"



2 BUILDING 4 - NORTH  
1" = 1/16"



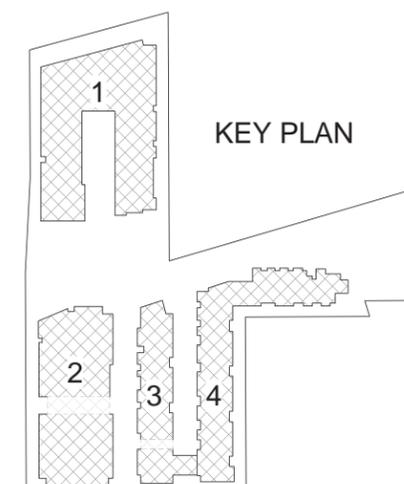
3 BUILDING 4 - EAST  
1" = 1/16"



4 BUILDING 4 - SOUTH  
1" = 1/16"

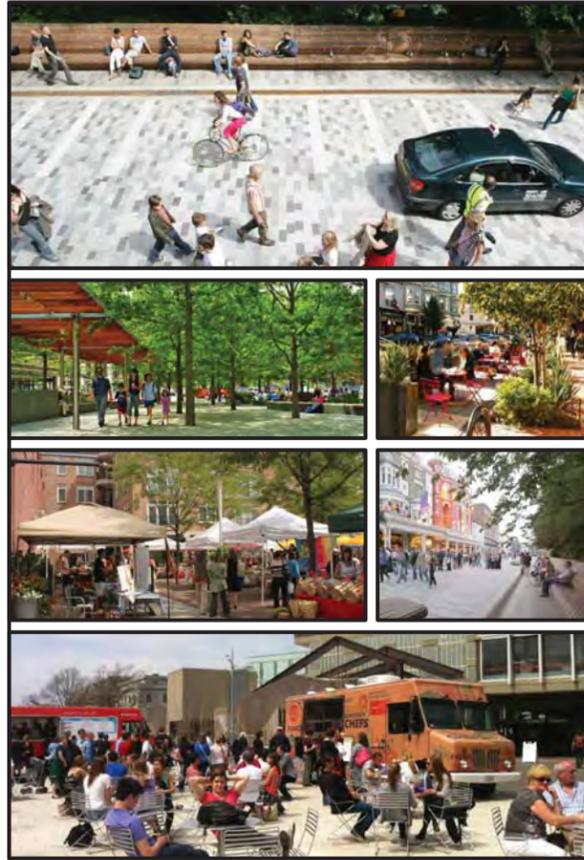
**MATERIAL LEGEND**

- 02 CEMENTITIOUS LAP SIDING
- 03 BRICK, STACKED BOND, #2
- 04 CEMENTPLASTER STUCCO,
- 05 ALUM WINDOW, GLAZING
- 06 STL BALCONY OR AWNING
- 07 METAL SIDING
- 08 BRICK, RUNNING BOND, #3
- 09 BRICK, STACKED BOND, #4





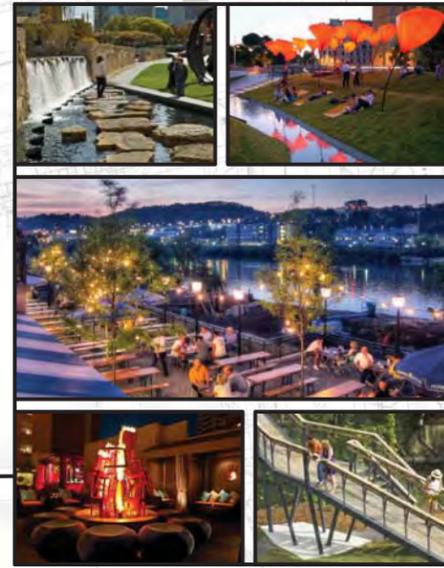
RETAIL/OUTDOOR DINING



PEDESTRIAN PLAZA WITH SHARED STREET



OFFICE ENTRANCE/LIVING STEPS



CENTRAL PLAZA



QUONSETT HUT/BIORETENTION



DESIGN ELEMENTS



CHILD-FRIENDLY COURT





LEGEND	
<b>FURNISHINGS</b>	<b>PLANTING</b>
F.1 BOLLARD	PL.1 SHADE TREE
F.2 STONE PLINTH	PL.2 ORNAMENTAL TREE
F.3 BICYCLE RACK	PL.3 MIXED GROUNDCOVER
F.4 MOVEABLE SEATING	PL.4 BIORETENTION
F.5 BENCH	<b>DESIGN FEATURES</b>
F.6 BAR SEATING	DF.1 OUTDOOR CHESS BOARD
F.7 WOOD BENCH (BUILT-IN)	DF.2 FIREPIT/SCULPTURE
F.8 LIVING STEPS	DF.3 WATER FEATURE
<b>LIGHTING</b>	DF.4 WOOD SCREEN
LF.1 AREA LIGHT	DF.5 CHILDREN'S MOUNTAIN AND SLIDE
LF.2 CATENARY FIXTURE	DF.6 WOODLAND WALK
LF.3 DECORATIVE BEACON	DF.7 WOOD PEDESTRIAN BRIDGE
LF.4 BOLLARD LIGHT	
LF.5 STRING/ FESTOON LIGHTING	
<b>PAVING</b>	
PA.1 BROOM-FINISHED CONCRETE	
PA.2 PERMEABLE PAVERS	
PA.3 UNIT PAVERS	
PA.4 DECOMPOSED GRANITE	
PA.5 WOOD PAVING	
PA.6 SYNTHETIC TURF	

**SHARED STREET NARRATIVE**

Designed foremost as a multi-modal, pedestrian-scaled plaza, this area serves as an urban connector tying together the north-south and east-west sides of the project by providing the Scale, Detail and Thoroughway for multiple modes of travel.

**Scale**

- Buildings 1 & 2 provide the scale and height needed to anchor this wide space at 30th Street
- Outdoor dining, building entrances and retail storefronts line the plaza area to encourage pedestrian activity
- Retail in Building 1 and Retail/Amenities in Buildings 2 and 3 will provide multiple pedestrian destinations and encourage cross access across the pedestrian bridge and Multi-Use Path
- Tree Grove provides shade and buffer from 30th Street

**Detail**

- The Shared Street is comprised mainly of permeable pavers to increase infiltration and quality of stormwater discharge
- Automobiles are restricted to the center travel way by bollards, trees and plantings, stone plinths and lights. These features are placed close to the side of the travel way to scale down the space and encourage slow speeds
- Offset in the center of the auto traffic lane to create a wider plaza area for larger pedestrian gatherings and to discourage high-speed cut-through auto traffic. Catenary light fixtures provide scale over this area
- Several areas of the existing Multi-Use Path Bridge are redesigned to provide raised planters to increase stormwater absorption and decrease the amount of exposed concrete in the Ditch area
- Both fixed and moveable seating is carefully placed throughout the Shared Street area to increase comfort of pedestrians and encourage resting and gathering
- Trees placed in paving will be supported by the Silva Cell planting system

**Thoroughway**

- Clear path for auto traffic through center of plaza
- Clear path for cyclists along Multi-Use Path which is primarily concrete to carry the standard City of Boulder detail through the area
- Clear paths for pedestrians along the Retail face of the building on the north and clear points for crossing to bridges and Central Plaza
- Multi-Use Path is relocated to allow for a more direct east/west connection as well as placing more landscape and seating closer to the Ditch, which improves the view into the project from 30th Street

**CENTRAL PLAZA NARRATIVE**

Conceived as the Central gathering place of the Réve project - Centered on the Improved Ditch/Wildlife Corridor, Identifiable as the Heart of the Project, Paved Terraces for circulation and gathering and Scaled by perfect building placement and interface.

**Wildlife Corridor/Improved Ditch**

- Native, riparian plantings line the ditch edge to provide natural transition to terraces
- Plantings to provide food, shelter and shade to re-establish ditch as a Wildlife Corridor
- Wier in ditch provides ponding and waterfall for increased interest

**Heart of the Project**

- Large fire pit/sculpture as focal gathering feature
- Tall sculptural light features provide interest
- Multiple overlooks and pause points to view naturalized Ditch

**Paved Terraces**

- Many points of pedestrian access and destination to encourage walking and use

**Urban Character**

- Buildings are positioned to provide human scale to this large space
- Ground-Floor Building interfaces are oriented onto Central Plaza - Retail, Fitness and Residential Building Entrances
- Multiple upper-floor terraces step building to provide better sight lines and sunlight to pedestrian terraces
- Perfect blend of materials in hardscape elements to correspond to the architecture and provide visual interest
- Ample tree and landscape planting to provide shade, scale and visual interest

**The Central Plaza is comprised mainly of permeable pavers to increase infiltration and the quality of stormwater discharge**

- Hardscape areas are designed for gathering of large groups while still being comfortable for daily use by residents and office users
- Paving layout accommodates multiple users and modes of travel while variations in paving pattern, color and type visually break up wide expanses of paving
- Moveable seating is placed in multiple areas to allow people to arrange seating for their comfort and to accommodate multiple group sizes



1 VIEW LOOKING WEST



2 VIEW LOOKING EAST FROM 30TH ST



3 VIEW LOOKING WEST @ MULTI-USE PATH



4 VIEW LOOKING EAST FROM 30TH



1 VIEW LOOKING EAST



2 VIEW LOOKING WEST



3 VIEW LOOKING WEST



4 VIEW LOOKING SOUTHWEST



**NATURE COURT NARRATIVE**

Residential Court designed as a series of Outdoor Rooms for gathering and play in a natural environment.

**Open Lawn**

- Open Lawn (synthetic turf) for free play in a secure environment
- 18" tall Stone Plinths for vertical relief and climbing
- Multiple seating areas with open sight lines for security
- Access to and from most ground floor units to encourage use and increase security, permeability and 'Eyes on the Street'
- Book Mailbox for sharing reading resources

**Play Area**

- Family-friendly features:
- 'Climbing Mountain' and Slide for younger children
- 'Woodland Walk' through tree grove with diverse planting and plant identification markers
- Outdoor Game Board for learning, gathering and competition

**Natural Features**

- Ample native plantings and trees to reinforce natural character
- Use of natural building materials such as wood, Cor-Ten metal and stone

**LEGEND**

FURNISHINGS	LIGHTING	PAVING	PLANTING	DESIGN FEATURES
F.1 BOLLARD	L.F.1 AREA LIGHT	PA.1 BROOM-FINISHED CONCRETE	PL.1 SHADE TREE	DF.1 OUTDOOR CHESS BOARD
F.2 STONE PLINTH	L.F.2 CATENARY FIXTURE	PA.2 PERMEABLE PAVERS	PL.2 ORNAMENTAL TREE	DF.2 FIREPIT/SCULPTURE
F.3 BICYCLE RACK	L.F.3 DECORATIVE BEACON	PA.3 UNIT PAVERS	PL.3 MIXED GROUNDCOVER	DF.3 WATER FEATURE
F.4 MOVEABLE SEATING	L.F.4 BOLLARD LIGHT	PA.4 DECOMPOSED GRANITE	PL.4 BIORETENTION	DF.4 WOOD SCREEN
F.5 BENCH	L.F.5 STRING/ FESTOON LIGHTS	PA.5 WOOD PAVING		DF.5 CHILDRENS MOUNTAIN AND SLIDE
F.6 BAR SEATING		PA.6 SYNTHETIC TURF		DF.6 WOODLAND WALK
F.7 WOOD BENCH (BUILT-IN)				DF.7 WOOD PEDESTRIAN BRIDGE
F.8 LIVING STEPS				

**URBAN COURT NARRATIVE**

Flexible use Court where Office, Commercial and Residential uses blend seamlessly

**Open Space**

- Organized as a series of Outdoor Rooms with smooth transitions
- Terraces adjacent to Fitness Use encourage outdoor exercise - Yoga, Spin, Etc.
- Living Steps and hardscape circuit encourage outdoor CrossFit/Cardio Training
- Detailed benches, screens and paving provides interest at a pedestrian scale
- Landscape and Trees natural elements contrast with geometric paving feature layout

**Building 2 - Office and Retail Use**

- Café use and outdoor dining provides activity at ground floor
- Living steps provide open grade transition and opportunity for gathering and small group seating
- Water feature provides white sound and visual interest

**Building 3 - Live/Work and Residential Use**

- Retail and commercial uses at ground floor provide activity at the public realm
- Fitness amenity at north end of Building 3 is available to both residential and office users. Access opens onto a Yoga/Exercise shared terrace
- 2-Story Live/Work Units at Building 3 provide vertical transition of residential use
- Residential mail room is placed at south end of Building 3 for ease of carrier access to encourage pedestrian use of court

**Sophisticated lighting provides security and extends the use of the space to evening and nighttime hours**

- Catenary light fixtures reinforce pedestrian scale
- Public uses and building entrances are grouped near drop-off and loading area at south of plaza
- Multiple Building entrances and commercial uses provide permeability at the ground floor level

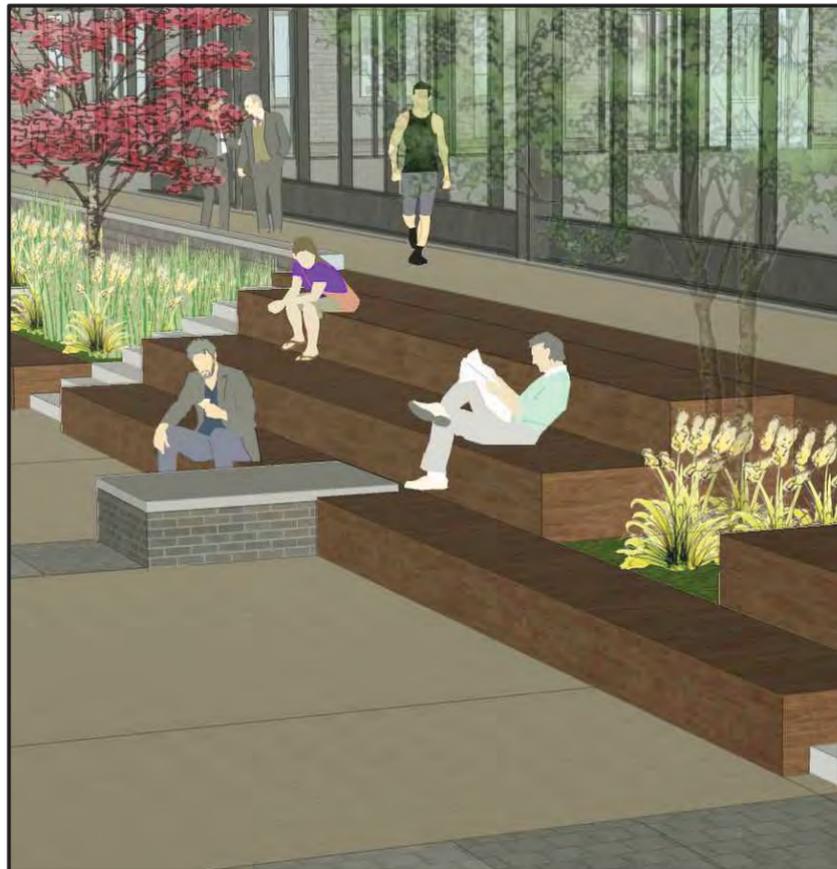
SECTION 07  
 SHEET 7.5.4  
 OPEN SPACE ENLARGEMENT PLAN  
 ENTRANCE DRIVE  
 REVE  
 SITE REVIEW SUBMITTAL | 07/20/2015



1 VIEW LOOKING NORTH



2 VIEW LOOKING SOUTH



3 VIEW OF LIVING STEPS



4 VIEW LOOKING SOUTH



1 VIEW LOOKING SOUTH



2 VIEW LOOKING NORTH



3 VIEW LOOKING NORTH @ CHILDREN'S MOUNTAIN/ SLIDE AND WOODLAND WALK



4 VIEW LOOKING SOUTH FROM DITCH

*Paper copies of the Reve discussion template will be provided at the meeting.*



**BOULDER DESIGN ADVISORY BOARD APPLICATION**

Date of Application 8/20/15 Address of Property for Review 2751 30<sup>th</sup> and 2875 30<sup>th</sup>  
 Applicant's Name Greenix Boulder Phone 303 990 2629  
 Address 782 Cherry St. Denver CO 80220  
 Relationship to Project (e.g.: architect, contractor, etc.) Owner  
 Owner's Name and Address Same Phone Same

Project Description

Lot Size 1.85 Acres Proposed Additional Bldg. Sq. Ft. —  
 Total Existing Bldg. Sq Ft. — Proposed Bldg. Height 37'  
 Existing Bldg Height —

**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**

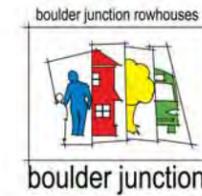
At the time of the meeting, please bring at least one set of rendered drawings and material samples.

**Committee Comments about the Proposal:**

For submittal questions or project-content questions, please contact Sam Assefa, at 303-441-4277, [assefas@bouldercolorado.gov](mailto:assefas@bouldercolorado.gov). For administrative questions about BDAB, please contact Melinda Melton, 303-441-3215, [meltonm@bouldercolorado.gov](mailto:meltonm@bouldercolorado.gov). You can also visit the Boulder Design Advisory Board (BDAB) website for more detailed information.



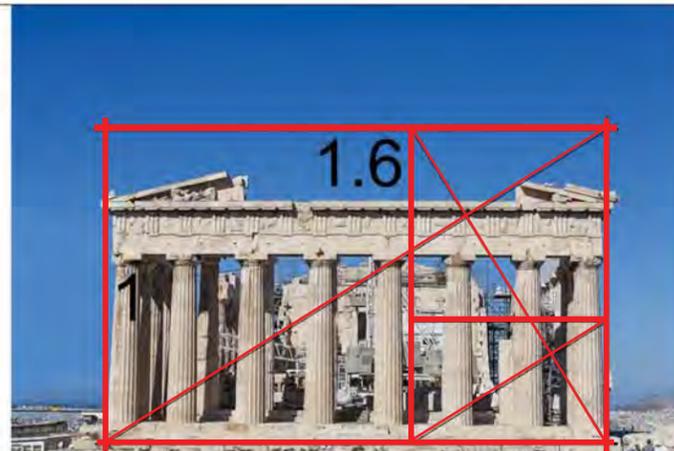
# Architectural Documents Boulder Junction rowhouses



## Golden Rectangle

The Golden Rectangle has been known since antiquity as one having a pleasing shape, and is frequently found in art and architecture as a rectangular shape that seems 'right' to the eye.

The ancient Greeks used the golden ratio (1 to 1.6) when building the Parthenon.



## Hotel Boulderado

We also were influenced by one of Boulder's most beloved buildings, the Hotel Boulderado, in our design.



2751 and 2875 30th Street  
Boulder, Colorado

27 April 2015



jeff dawkins architect . llc  
State of Colorado License - ARC.00403480  
248.321.0640  
jeffthearchitect@gmail.com

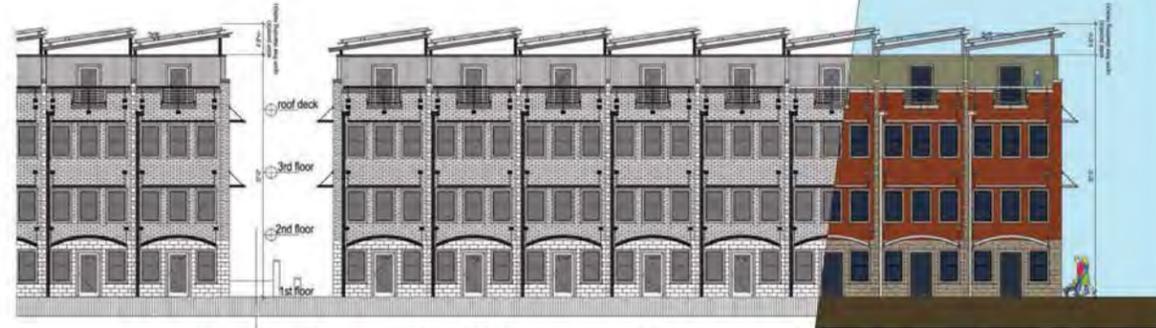
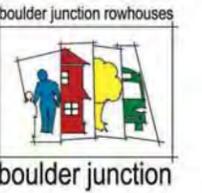


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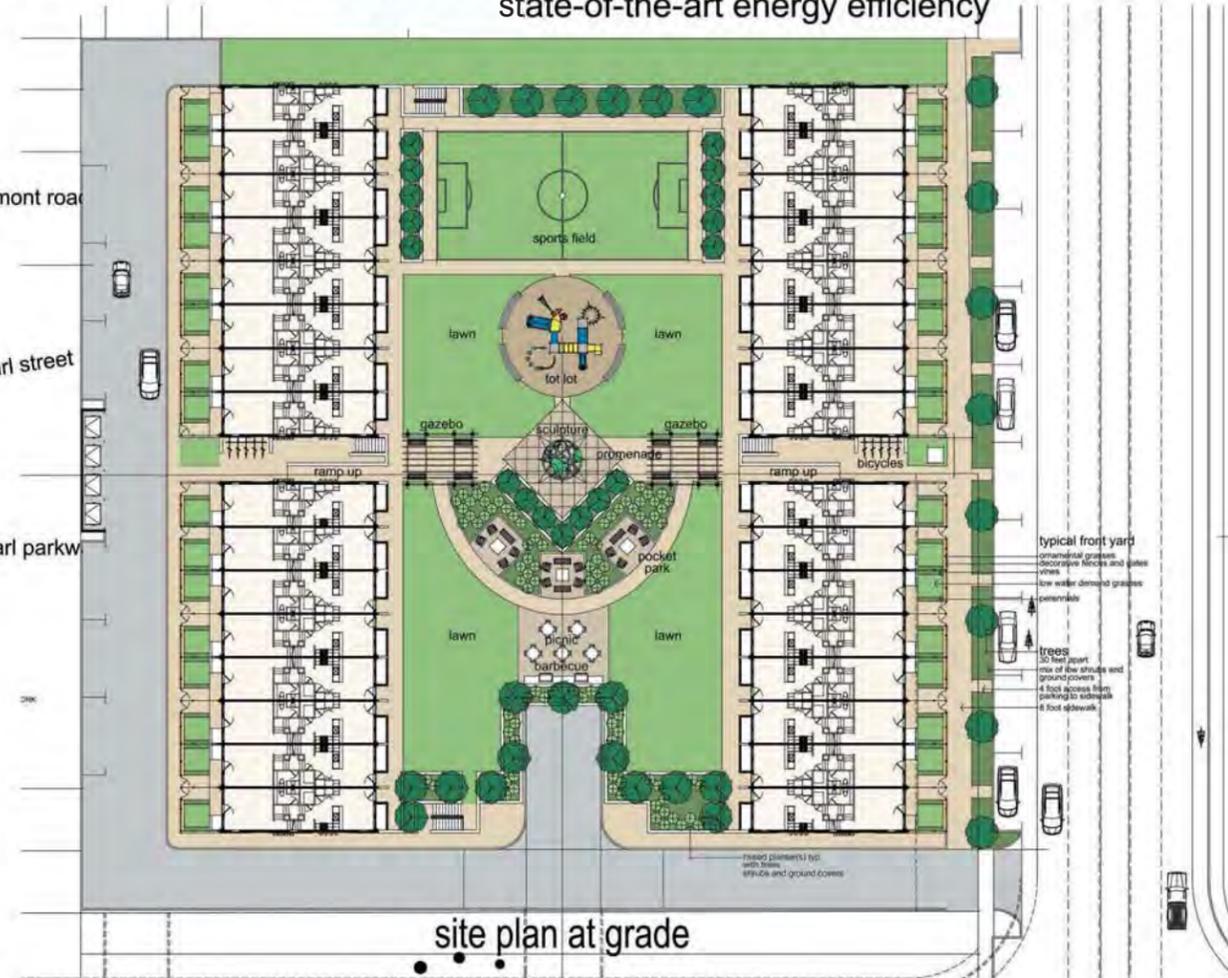
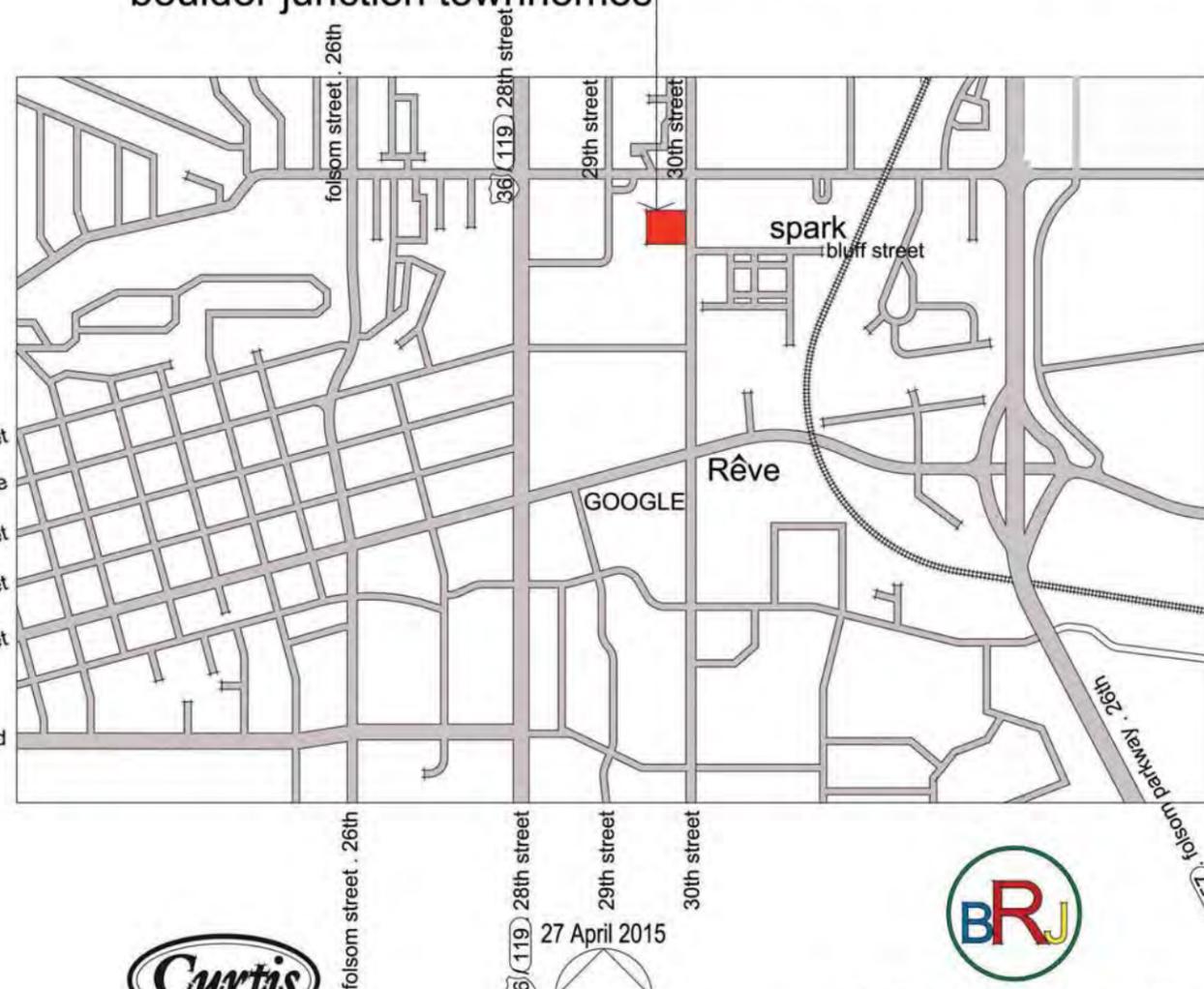


# Boulder Junction Rowhouses



**site** Presenting 32 new rowhouses in the City of Boulder Colorado in the dynamic . new . Boulder Junction District family size . 2,700 square feet . three bedroom state-of-the-art energy efficiency

boulder junction townhomes



site plan at grade



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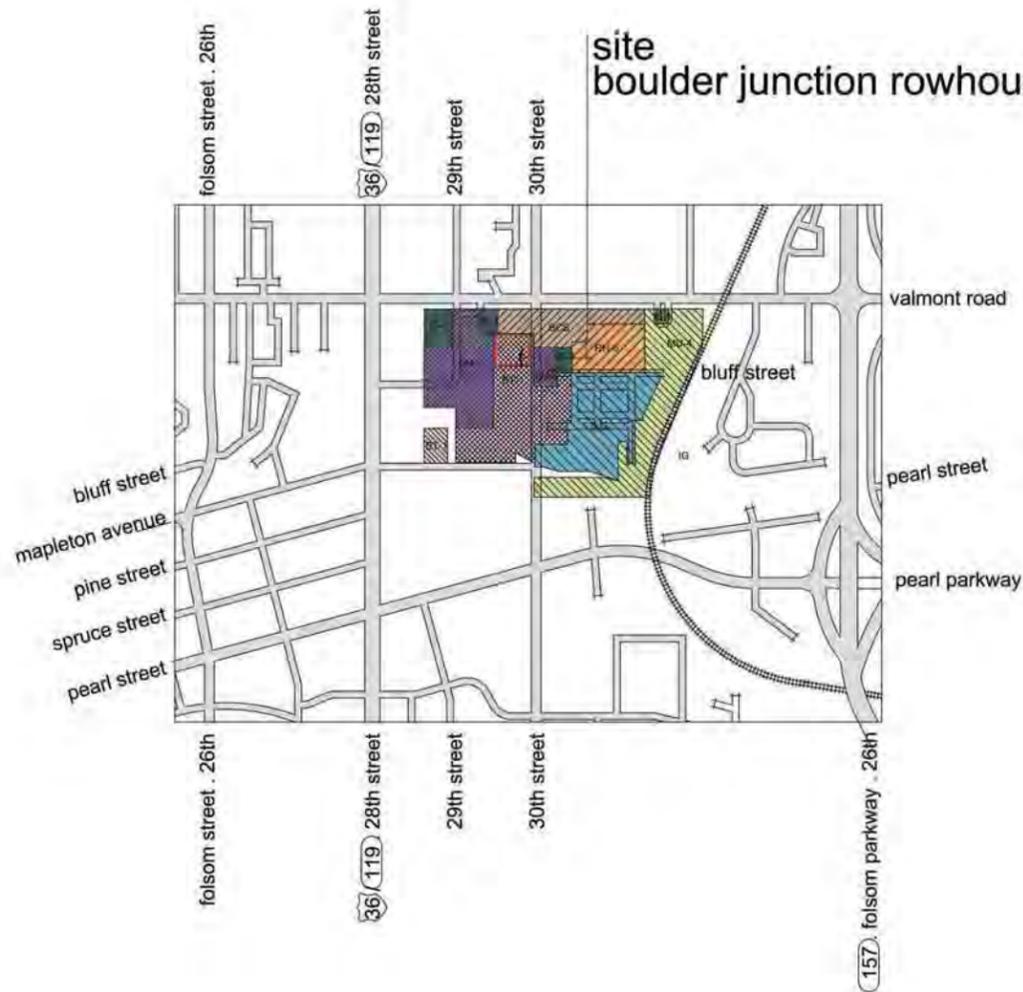
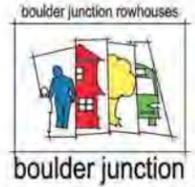
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# Architectural Documents

## Boulder Junction rowhouses



drawing number	subject
	cover
1.	introduction . team . drawing index
2.	architectural site plan at grade + site location map
2a	landscape plan
3.	architectural site plan underground parking
4.	3 bedroom rowhouse floor plans
4a	plan - key
5.	front elevations
6.	rear elevations and underground parking section
7.	north elevation and site section through buildings
8.	south elevation and site section between buildings
9.	typical building section
10.	open space calculation
11.	Bluff Street extension per TVAP proposal

### The Team

**Developers**  
**Jason Lewiston**  
**Greenius Corporation**  
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 JasonLewiston@gmail.com 303.990.2629

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**Curtis Building Company**  
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2751 and 2875 30th Street  
 Boulder . Colorado

27 April 2015



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### Energy Features

**Energy efficient design, including solar panels, is about saving money through lower utility bills. It is a fantastic coincidence that in saving money, you are also doing a great deal to help the environment by causing far less pollution, and increasing your comfort, health, safety, and even our national security.**

**Our rowhouse dwellers will save hundreds of dollars per year on their utility bills due to several features, including:**  
**NRG Block:** Our exteriors will be built out of an insulated block, some in brick size shapes, which is far superior to any lumber/insulation combination. There will be virtually no air loss or heat exchange through our walls.

**Greenius Screens:** We will install our own interior magnetic window screens (patent pending) which will block most air loss and heat exchange at the windows.

**Energy Recovery Ventilator:** As a result of having air tight structures, we will install energy recovery ventilators which will use the energy from indoor air to heat or cool incoming outdoor air. Our indoor air will be frequently exchanged at minimal energy loss.

**Solar Panels:** A 2 to 3 kWh system will provide much of the electricity for our units. The units will still be "grid" tied and will draw electricity from the grid whenever necessary.

**Terrazzo concrete floors:** You really don't want to know what you breath in from your carpeting or coated hardwood everyday. Our floors will be time tested, eternal poured concrete. Residents can place area rugs atop and replace them when needed if they like, but our flooring will not significantly off-gas or retain dirt.

**Solar Hot Water Collectors:** Have you ever picked up a hose in the summer and felt how hot the water was? We will use the sun to heat much of our hot water.

**Ceiling Fans:** These use a lot less energy than air conditioners in the summer. User friendly Programmable Thermostats.

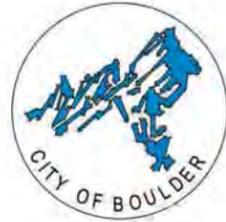
**LED and CFL lighting:** Some of our light bulbs will last ten years or more and use 1/15 the energy of yesterdays bulbs.

**Front loading washing machines:** These use a lot less water than top loading washers.

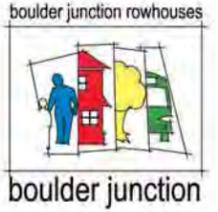
**With respect for our neighbors from Google, we will be installing Nest Thermostats in all of our homes, and products from the partners of Nest, including Big Ass Fans, Whirlpool Appliances, and LIFX lighting.**

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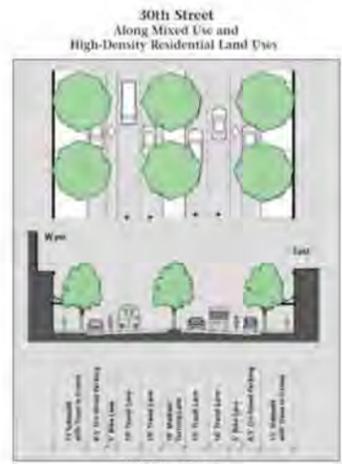
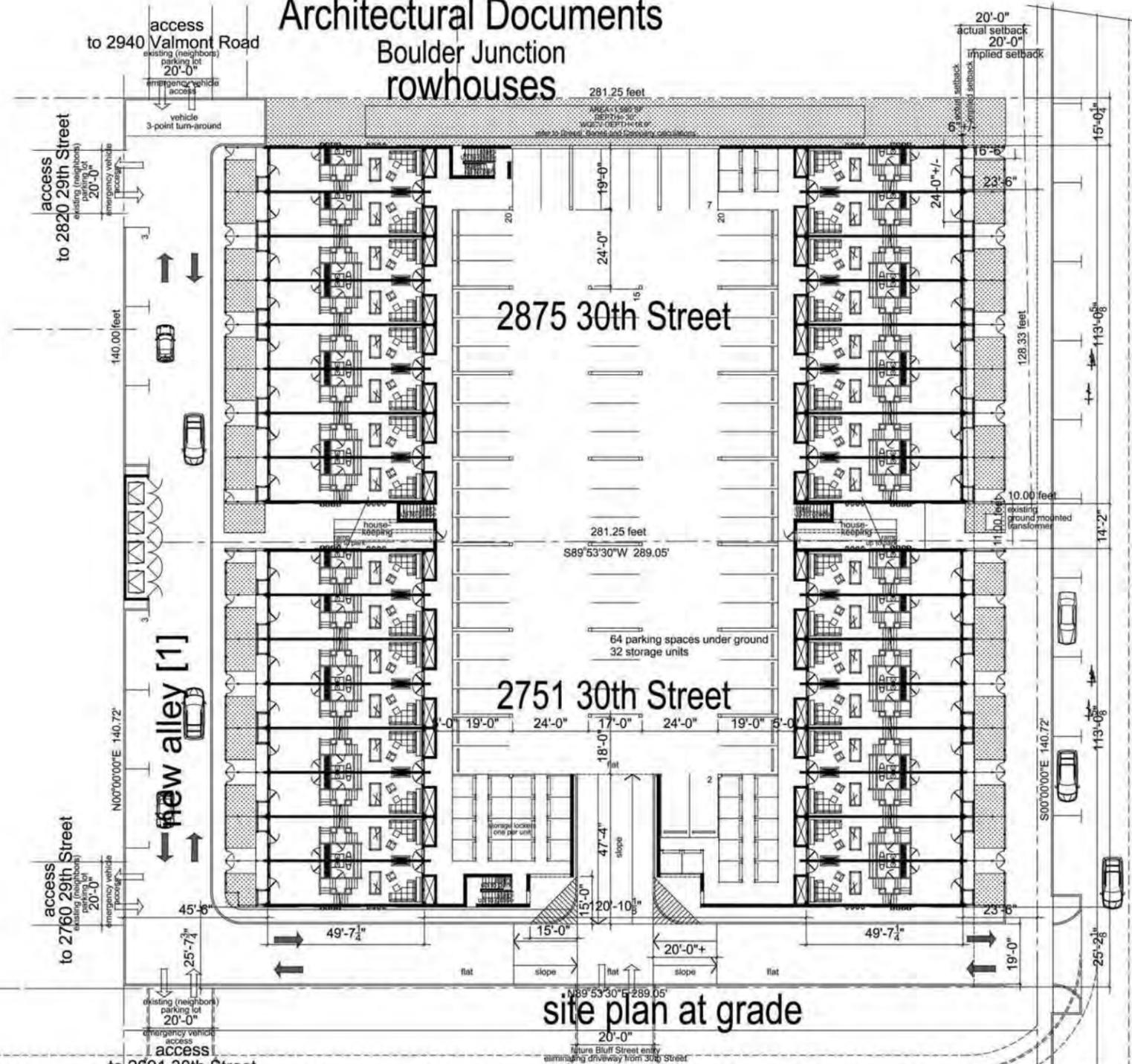


# Architectural Documents Boulder Junction rowhouses



FAR (floor area ratio) BMS zoning  
 32 units at 2,078.64 square feet each  
 66,516.48 square feet  
 lot(s) size: 80,687 square feet  
 0.82 FAR  
 lot size calculation  
 2875 30th Street = 40,147 square feet  
 2751 30th Street = 40,540 square feet

proposed parking  
 32 3 Bedroom Units  
 2 parking spaces per unit  
 64 parking spaces required  
 70 parking spaces provided



107' Street Section  
streetscape as shown in TVAP



site location map



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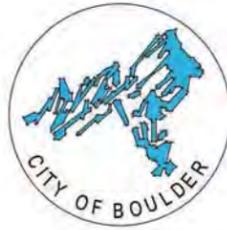


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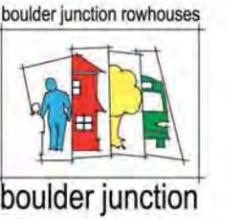
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# 2.



# Architectural Documents

## Boulder Junction rowhouses



### LEGEND

- NEW DECIDUOUS TREE
- NEW ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW ORNAMENTAL GRASSES
- ENHANCED LANDSCAPE COMBINATION OF ORNAMENTAL GRASSES, PERENNIALS and GRASSES
- NATURALIZED UNDERSTORY / GROUND COVERS
- LAWN
- ENHANCED PAVING - PAVERS (CONCRETE or BRICK)
- PERMEABLE PAVING (PERMEABLE CONCRETE or BRICK PAVERS)
- ENHANCED PAVING - CIP COLORED CONCRETE
- CRUSHER FINES

### NOTES

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERY (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED and BURLAPPED or EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE or OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK and ROOT BALL of the PLANT PRIOR TO PLANTING.
  2. TREES SHALL NOT BE PLANTED CLOSER 10 FEET to ANY PUBLIC SEWER or WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
  3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS and DEBRIS.
  4. OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE or OTHER CONSTRUCTIONS DOES NOT CONFLICT OR PRECLUDE INSTALLATION and MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
  5. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH ROLLED TOP STEEL EDGER.
  6. ALL SHRUB BED AREAS, PERENNIALS and GROUND COVER SHALL BE MULCHED WITH A 4" LAYER OF GORILLA HAIR MULCH. DO NOT USE WEED BARRIER FABRIC IN ANY OF THE LANDSCAPE BEDS.
  7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSEMED, ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
  8. ALL LANDSCAPE (PLANT MATERIAL and GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP. SHRUBS and TREES WITH A DRIP ZONE and PERENNIALS / GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS OR DRIP.
  9. PLANTS ARE GROUPED BY WATER USE ZONE TO CONSERVE WATER.
  10. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
  11. REFER TO CITY OF BOULDER DESIGN and CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
  12. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING and UTILITY INFORMATION.
  13. THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
  14. NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 and MARCH 15 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 and SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
  15. SOD SPECIFICATION:  
REVELLE  
HYBRID TURF GRASS OF KENTUCKY BLUEGRASS and TEXAS BLUEGRASS
- SOD AVAILABLE THROUGH:  
GRAFF'S TURF FARMS  
8609 N. FRONTAGE RD 1-76  
PO BOX 715  
FORT MORGAN, CO 80701-0715  
P: 970.867.8973  
F: 970.867.4343  
E: graffs@graffsturf.com  
W: www.graffsturf.com



Sculpture  
to be determined  
FOCAL POINT OF PROMENADE

- typical front yard
- ornamental grasses
- decorative fences and gates
- vines
- low water demand grasses
- perennials
- trees
- 30 feet apart
- mix of low shrubs and ground covers
- 4 foot access from parking to sidewalk
- 8 foot sidewalk

### Landscape Plan

2751 and 2875 30th Street  
Boulder, Colorado  
1:20

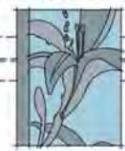


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called north

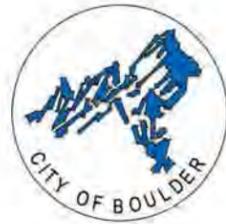
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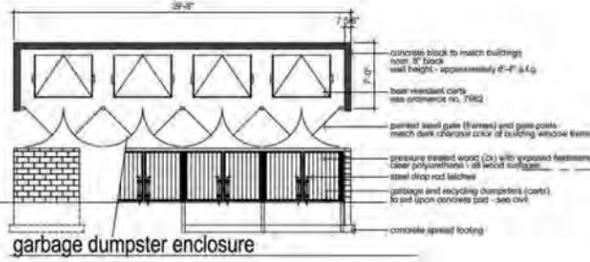
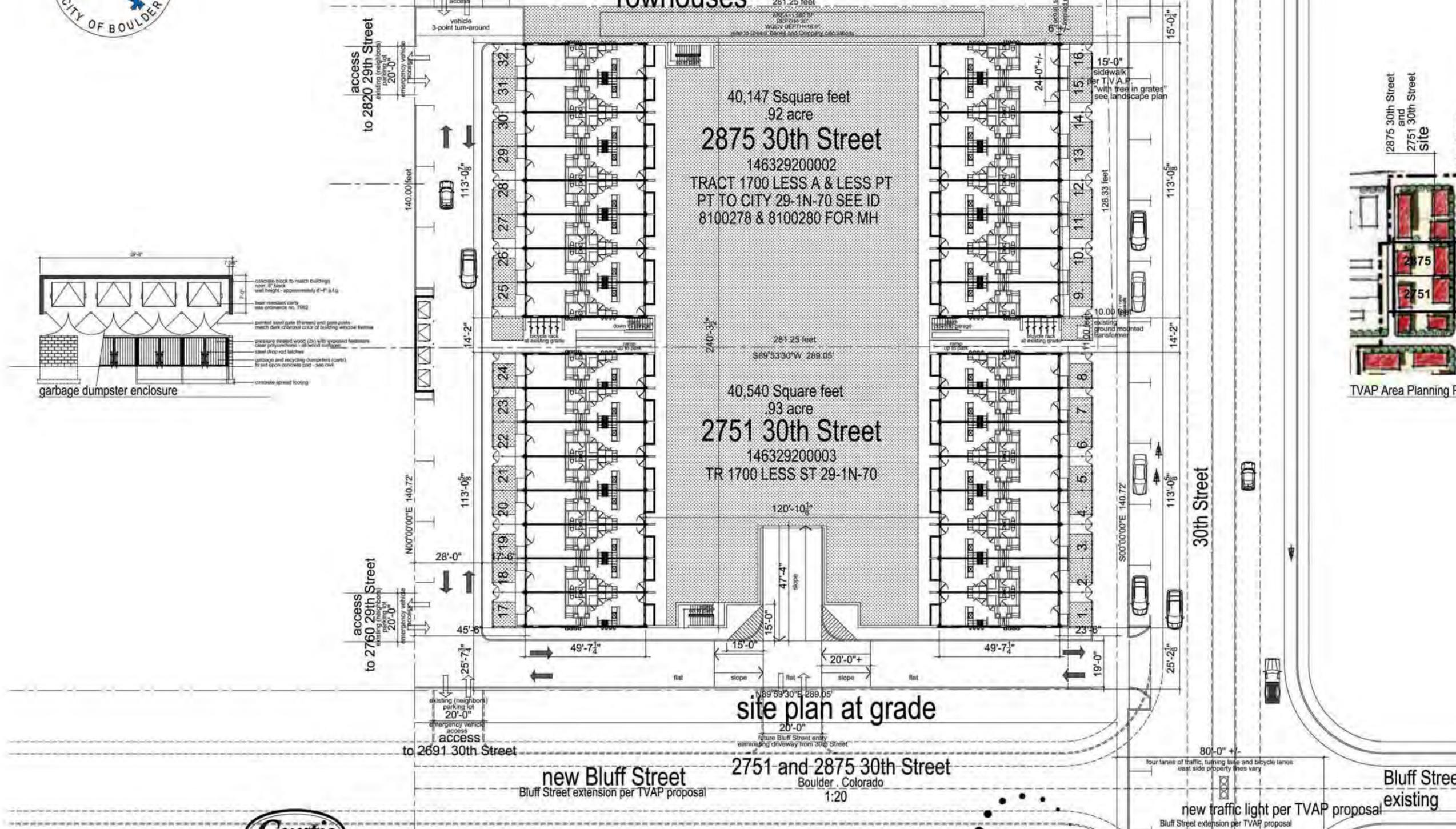
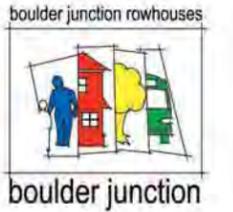
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# Architectural Documents Boulder Junction rowhouses

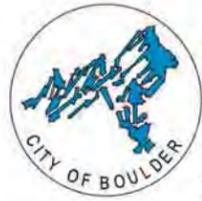


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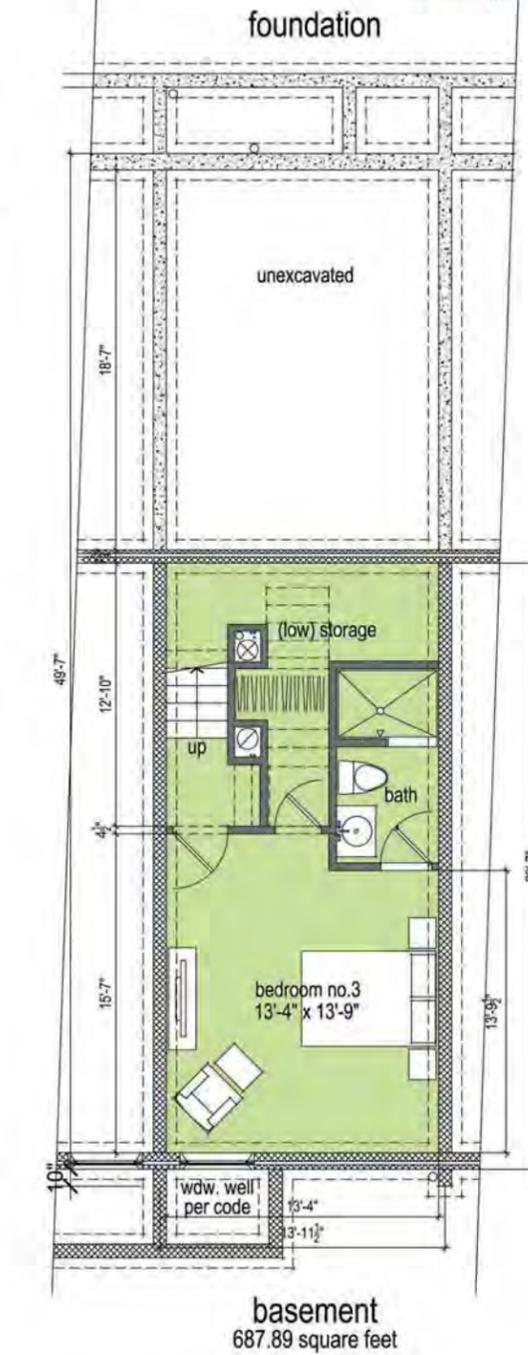
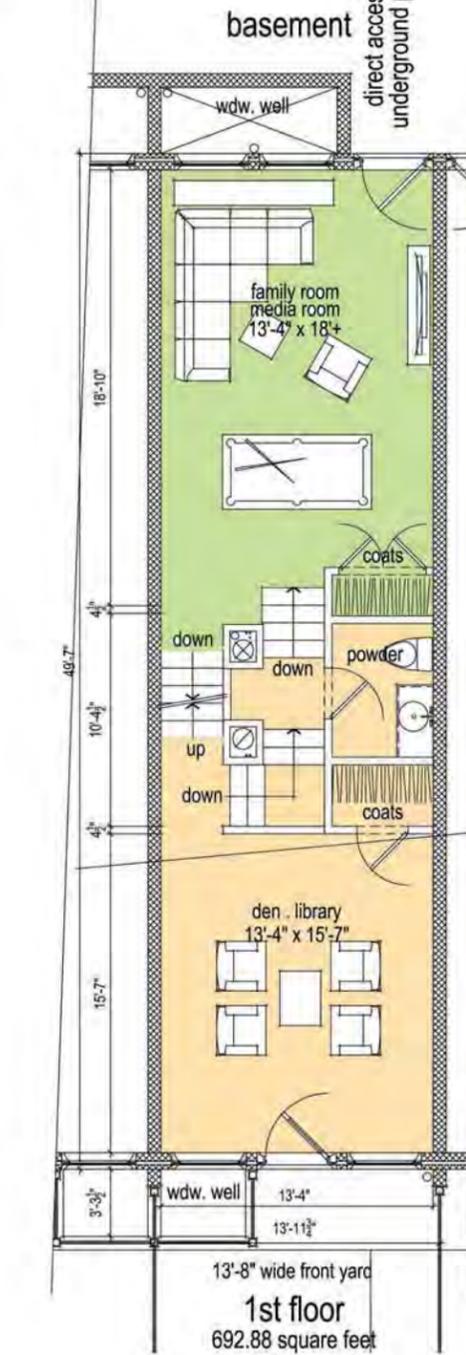
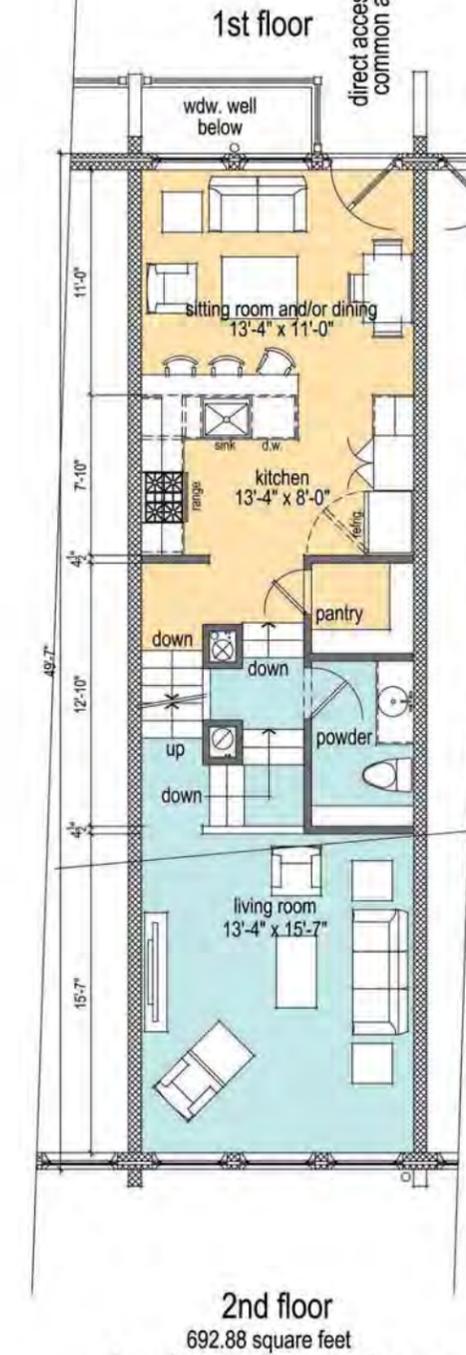
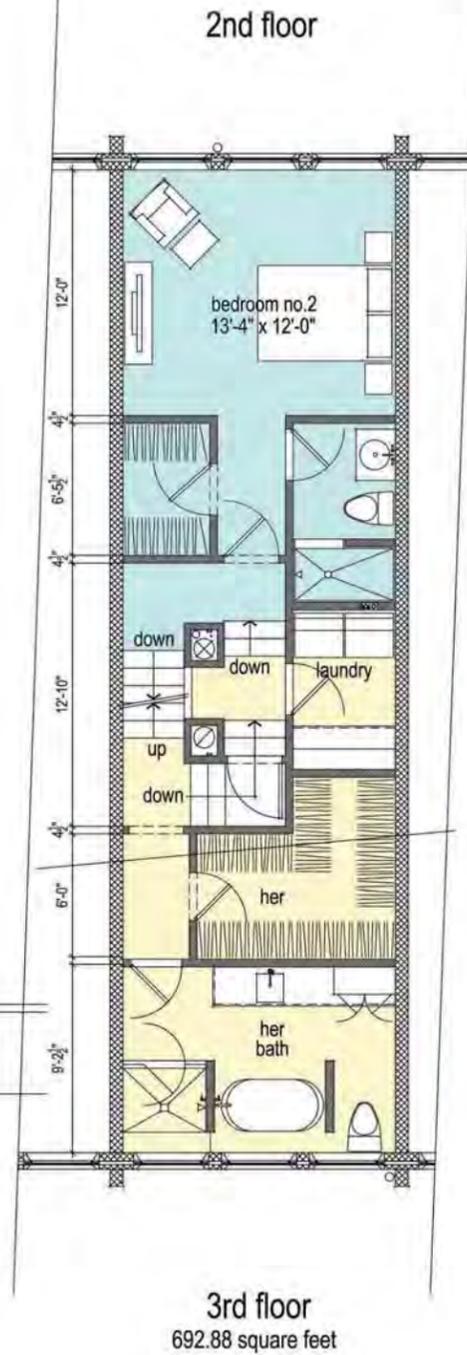
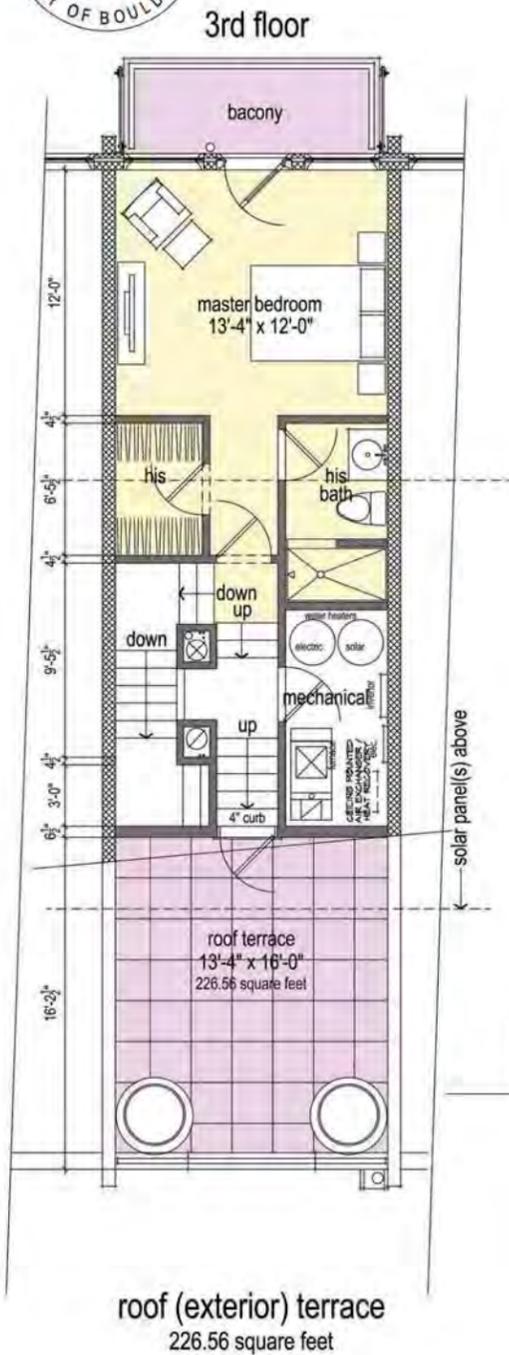
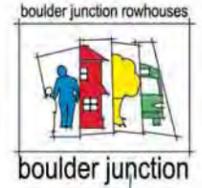


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# Architectural Documents Boulder Junction rowhouses



## typical floor plans

1/4" = 1'-0"  
2751 and 2875 30th Street  
Boulder, Colorado

typical unit

1st floor	692.88 square feet
2nd floor	692.88 square feet
3rd floor	692.88 square feet
<b>total</b>	<b>2,078.64 square feet</b>
32 units x 2,078.64 square feet / unit	
<b>total</b>	<b>66,516.48 square feet development</b>

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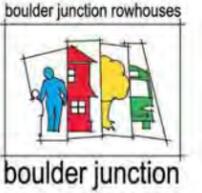
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# Boulder Junction Rowhouses



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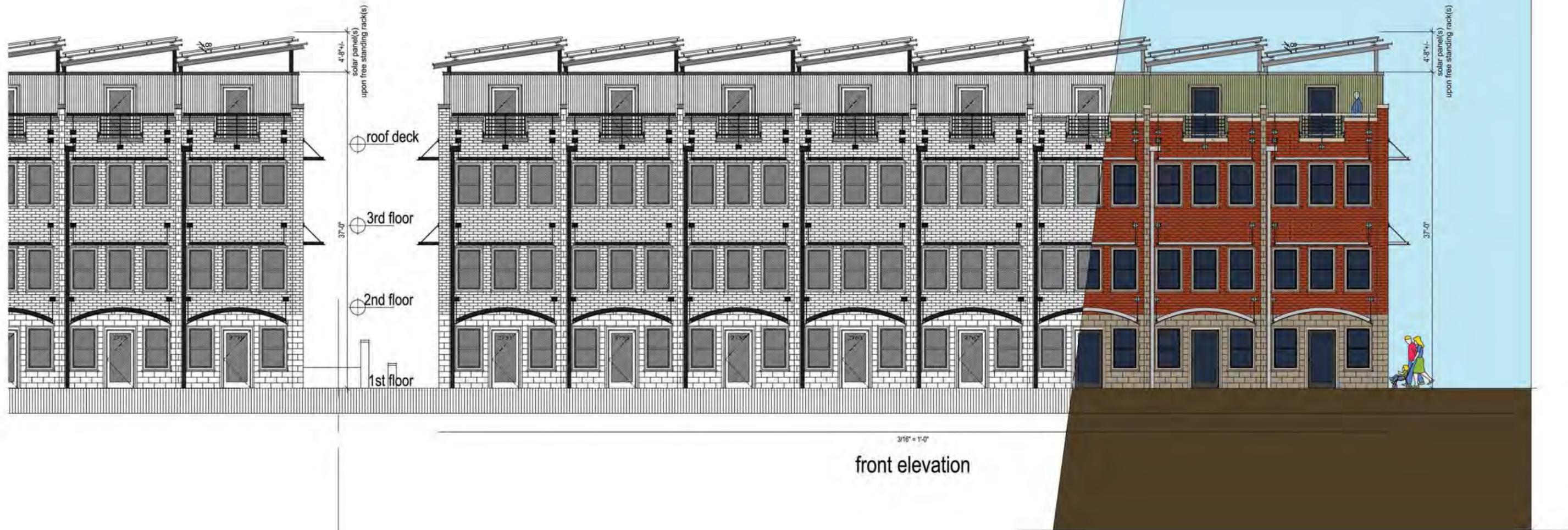
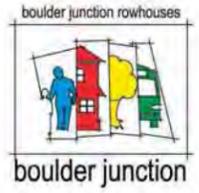
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4a



# Architectural Documents Boulder Junction rowhouses



3/16" = 1'-0"  
front elevation

## front elevation

3/16" = 1'-0"

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Boulder, Colorado

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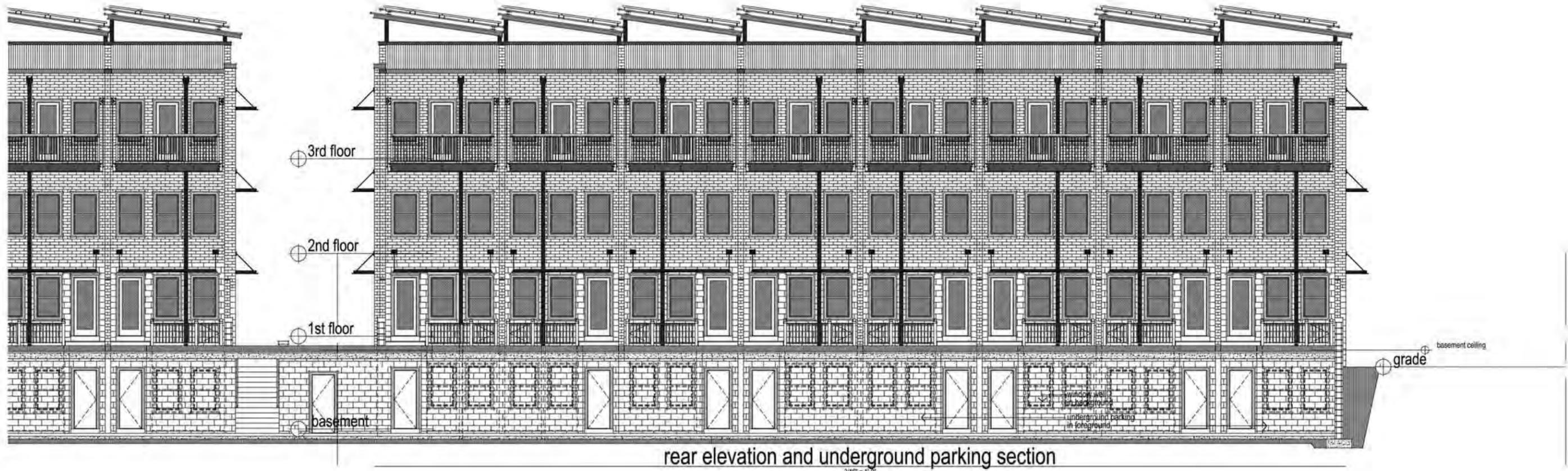
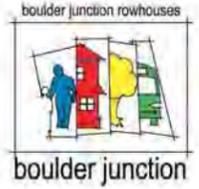
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# Architectural Documents Boulder Junction rowhouses



rear elevation and underground parking section

3/16" = 1'-0"

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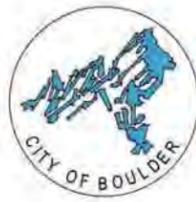


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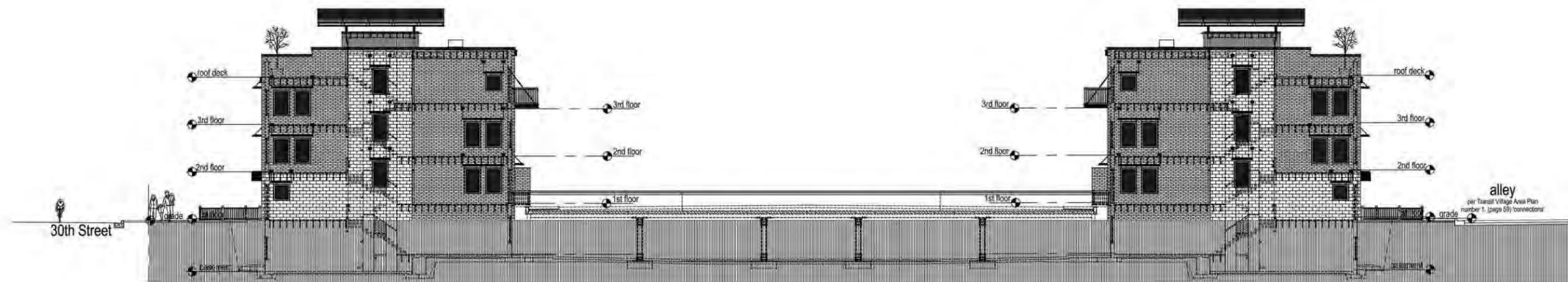
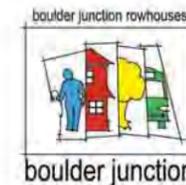
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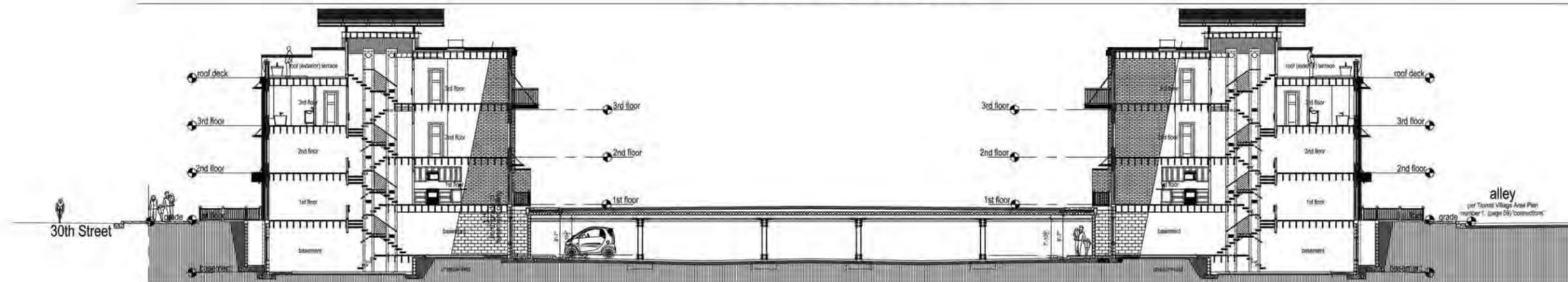
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# Architectural Documents Boulder Junction rowhouses



north side elevations



site section

## north elevation and site section

3/32" = 1'-0"

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Boulder, Colorado

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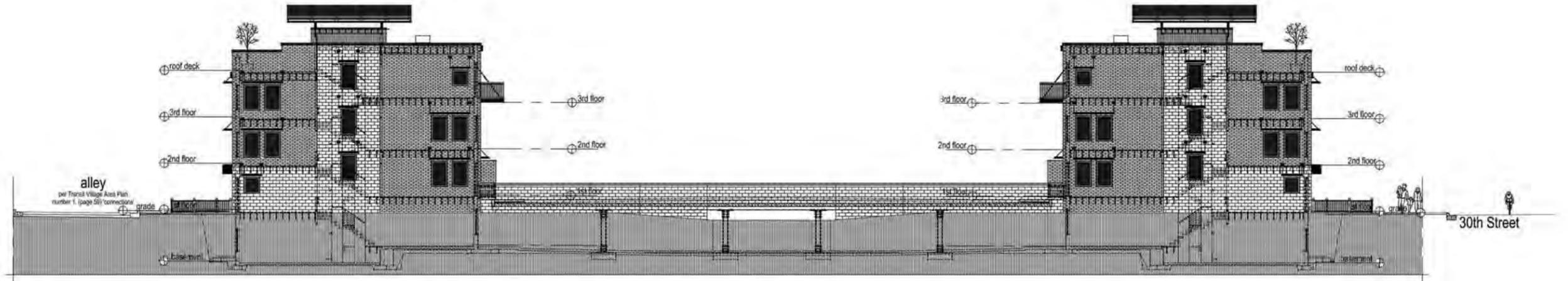
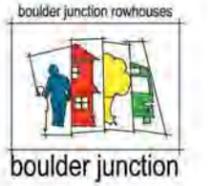


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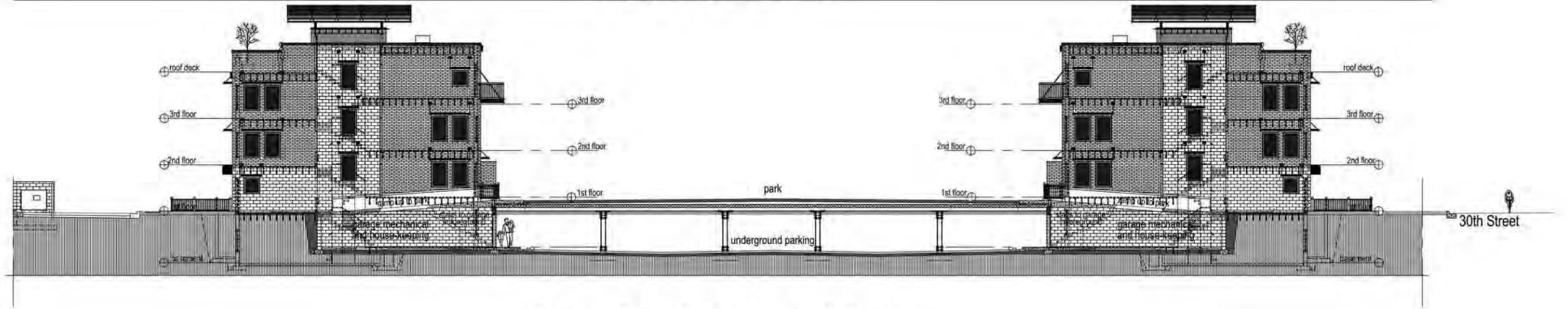




# Architectural Documents Boulder Junction rowhouses



south side elevation



site section - between buildings

## south elevation and site section between buildings

3/32" = 1'-0"

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Boulder, Colorado



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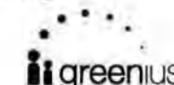
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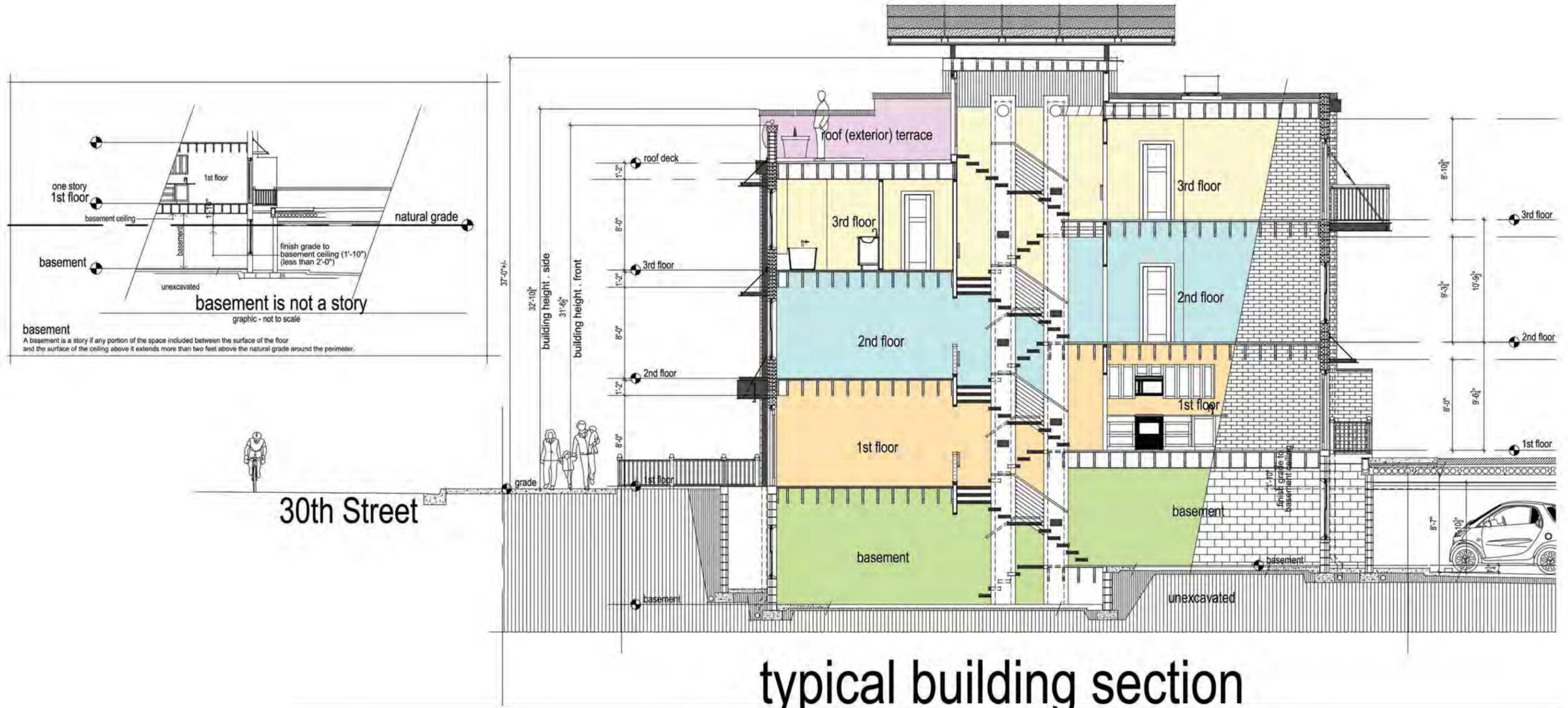
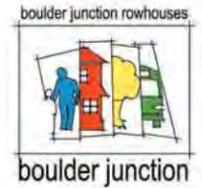
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# Architectural Documents Boulder Junction rowhouses



## typical building section

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Boulder, Colorado

27 April 2015



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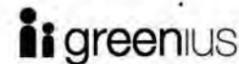
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mark@cortisbuilding.com

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jeffthearchitect@gmail.com

1/4" = 1'-0"



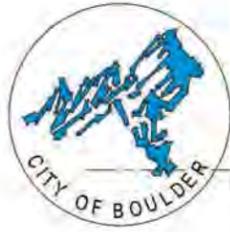
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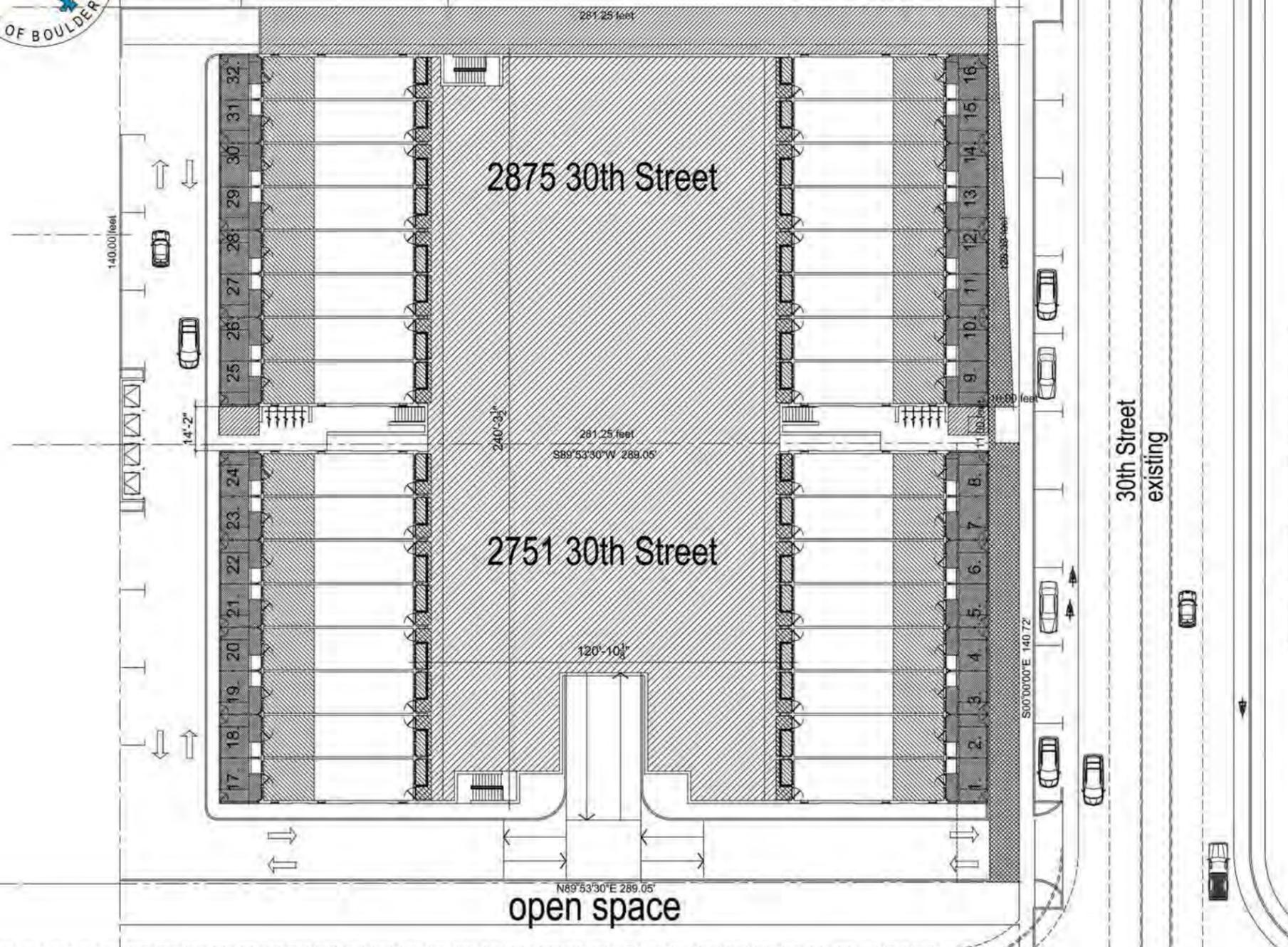
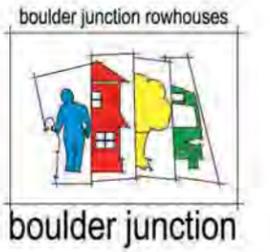
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# Architectural Documents

## Boulder Junction rowhouses



- Sideyard  
3,745.12 square feet
- Park  
26,026.11 square feet
- Roof deck(s) - balcony(s)  
8,959.68 square feet
- Fenced front yards  
5,441.64 square feet
- Front Sidewalk - per TVAP  
2,030.63 square feet

Open Space  
46,203.18 square feet

total open space per Municipal Code  
1,200 / unit x 32 units = 38,400 square feet open space required  
46,203.18 square feet open space provided

46,203.18 square feet open space provided  
is greater than 38,400 required

new Bluff Street  
Bluff Street extension per TVAP proposal

2751 and 2875 30th Street  
Boulder, Colorado  
1:20

Bluff Street existing



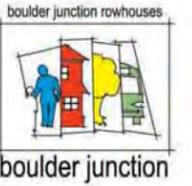
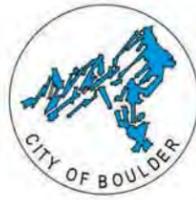
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27 April 2015  
called north

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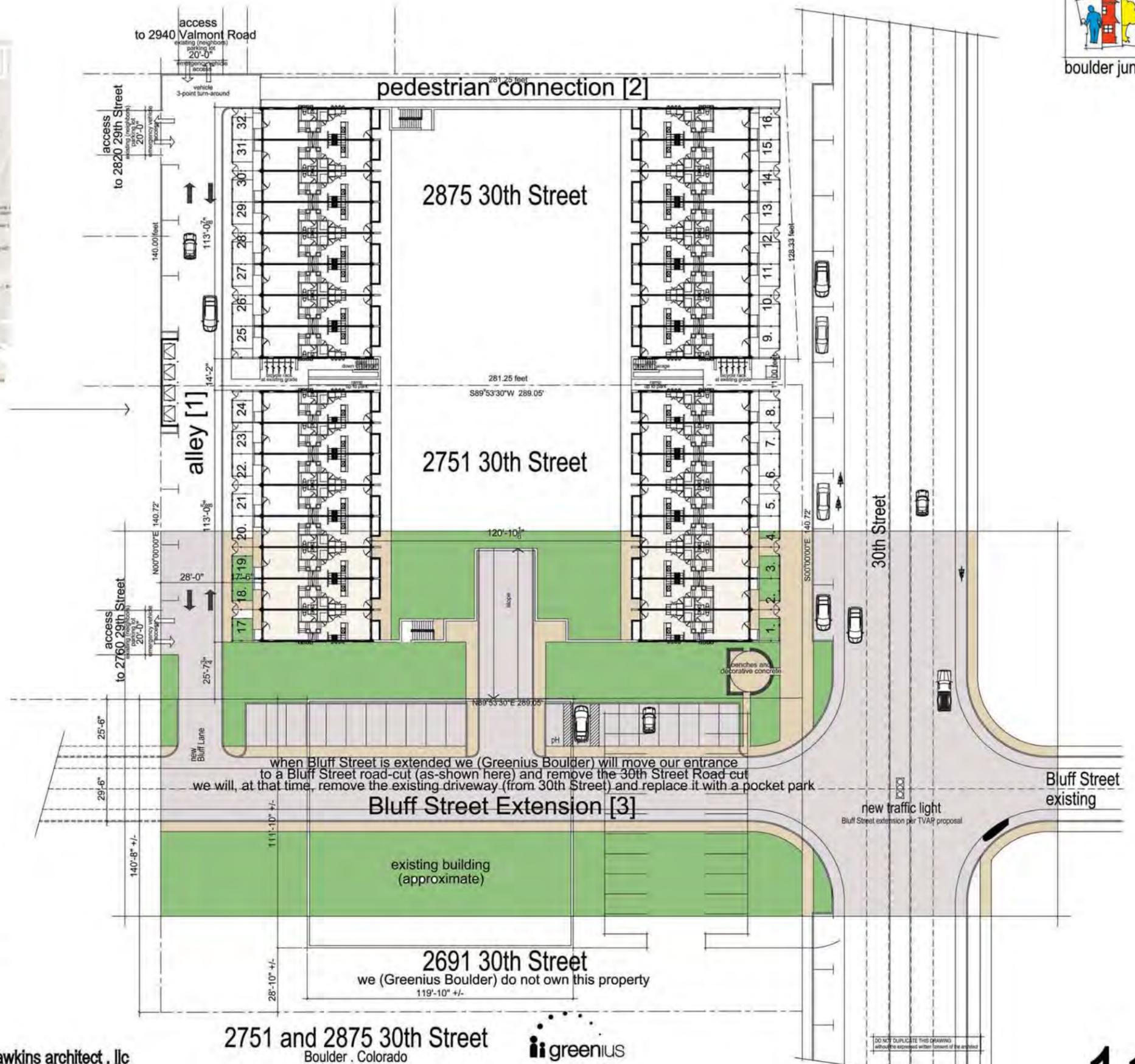
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Appendix 3: Connections Explanation and Rationale

The purpose of this appendix is to provide a detailed explanation and rationale for each connection on the Transportation Connections Plan. It will be used to help interpret the Connections Plan for capital improvement planning and review of individual development review applications.

- 1. Alley:** This connection is intended to break up the large block between 29th and 30th streets and to support rear access to the lots along both 30th and 29th streets as redevelopment occurs. The block face distance between 29th and 30th streets is approximately 600 feet, well over the recommended block size for pedestrian access. And as mixed-use redevelopment occurs along 30th Street, an urban street face is expected, which will eliminate driveway access from 30th Street and necessitate rear lot access for parking and deliveries. The proposed connection has been located approximately 260 feet west of 30th Street and on the nearest property boundary.
- 2. Pedestrian connection:** This connection is located on a property boundary approximately 230 feet south of Valmont Road and approximately mid-way between Valmont Road and the proposed extension of Bluff Street. The location of this connection is flexible but is meant to meet the objective of providing a pedestrian connection at least every 200-300 feet in a mid-block location.
- 3. Bluff Street extension:** The continuation of Bluff Street between 29th and 30th streets is a primary connection about 750 feet south of Valmont Road and provides a key east-west connection in the area. Given the location of Goose Creek and development along 28th Street, this is the only reasonable opportunity to provide an east-west connection between Valmont Road and Mapleton Avenue. Access to this portion of 29th Street is difficult and the connection of Bluff Street will significantly improve access to the area for all modes.



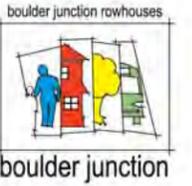
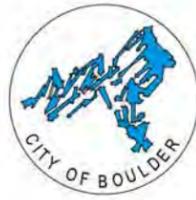
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27 April 2015

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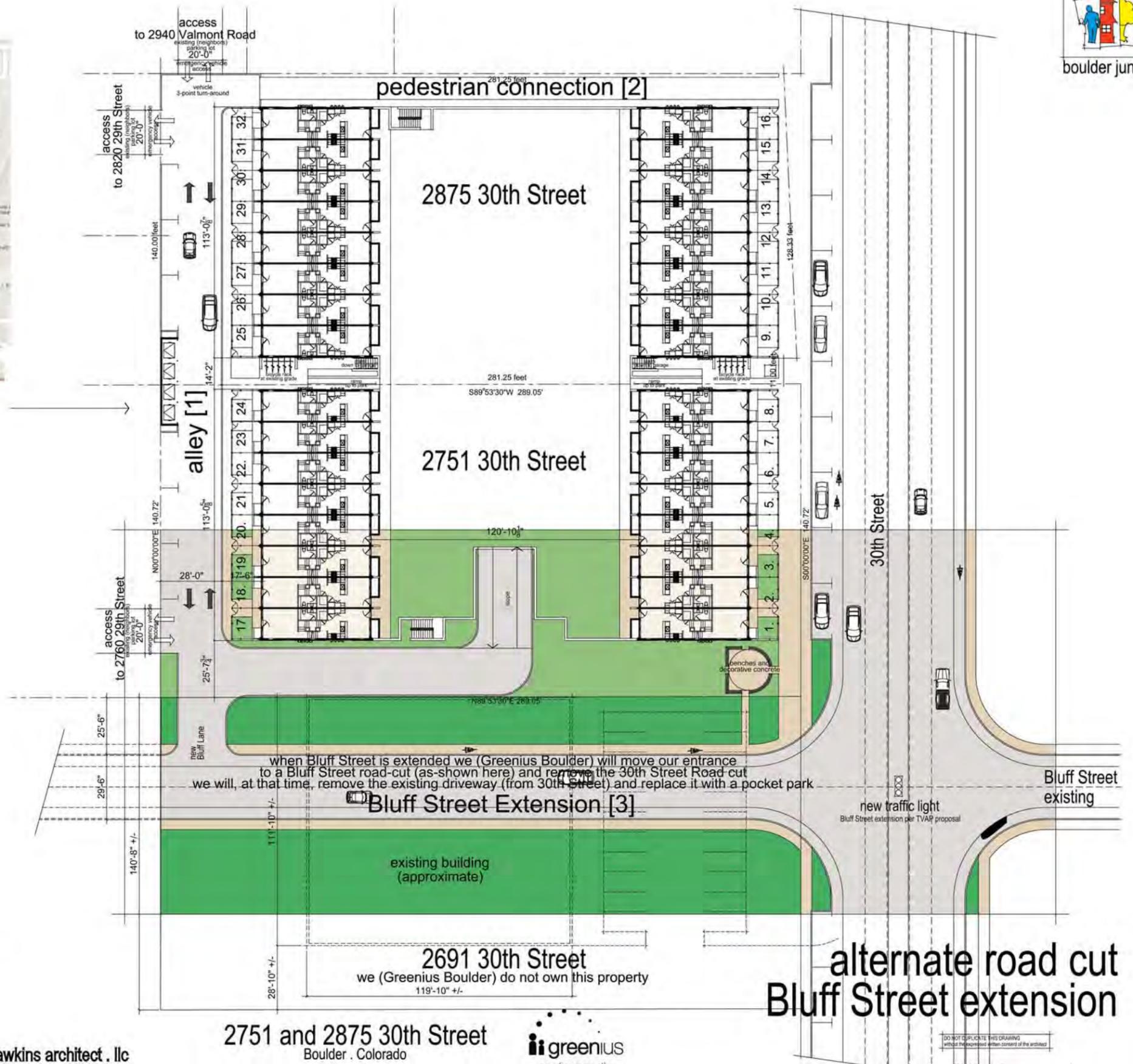
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19 August 2015

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alternate road cut  
Bluff Street extension

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Smaller capacity HVAC systems can be installed in NRG block buildings, providing upfront construction cost savings.

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Marty Walters [mjww@verizon.net](mailto:mjww@verizon.net)  
[www.nrginsulatedblock.com](http://www.nrginsulatedblock.com) (716) 947-9298



*Paper copies of the 2751 30<sup>th</sup> Street discussion template will be provided at the meeting.*