MEMORANDUM

TO: Planning Board
FROM: Jessica Vaughn, Case Manager
DATE: November 5, 2013
SUBJECT: **Call Up Item:** Site Review request to convert the existing office condominiums located at 2885 Aurora Ave. to 40 individual multi-family residential dwelling units. The development proposal also includes various site and building improvements, including landscape and streetscape enhancements, restriping the parking area to meet standards, providing accessible routes, bike parking and exterior building improvements, including new windows and repointing the existing brick. The call-up period expires on Nov. 22, 2013.

Background. Located just to the east of the Lotus Building on the north side of Aurora Avenue, at 2885 Aurora Ave., the project site is zoned Residential High-5 (RH-5), which is defined as:

> *"High density residential areas primarily used for a variety of types of attached residential units, including, without limitation, apartment buildings, and where complementary uses may be allowed" (section 9-5-2(c)(1)(F), B.R.C. 1981).*

Figure 1: Vicinity Map

Today, the project site is comprised of 40 office condominiums. The project site and the existing building are falling into disrepair. The site landscaping does not currently meet the interior parking lot landscaping, screening, or streetscape requirements, and the building exterior requires maintenance.

Figure 2: Site Photos, from left, (1) Parking area fronting Aurora Avenue, (2) East view lower level, (3) Lower level parking area

While currently zoned RH-5, historically the project site has been zoned Transitional Business-Existing, today known as Business Transitional-2 (TB-2). It wasn't until 2004, when the project site was rezoned to RH-5. As part of the rezoning to a residential zoning designation, the majority of the existing office condominiums were rendered legal nonconforming uses since office uses are not permitted in the RH-5 zone district without a Use Review approval. Some of the office uses have undergone pervious approvals, including a Special Review (SR-89-16) for a cultural and educational center office and a Special Review (SR-87-18) for retail sales. The current development proposal to convert the office spaces to individual residential dwelling units will supersede and nullify the previous Special Review approvals.

The character of the area is identifiably high-density residential with a variety of multi-family, high density residential development surrounding the project site, including the Spanish Towers (930 28th St.) to the north, Montclair Court Condominiums (2850 Aurora Ave.) to the south, Blue Sky Lofts (2905 Aurora Ave.) to the east, Cavalier Apartments (2898 Aurora Ave.) to the south east, and the Lotus Building (900 28th Street) to the west. In addition, the project site is in proximity to the recently approved redevelopment of the Outlook Hotel located at 800 28th St., the Lotus Building located at 900 28th Street, the Province located at 950 28th St., and Landmarks Lofts II located at 970 28th St., all of which are student oriented developments ranging in density from 22 dwelling units per acre to 64 dwelling units per acre.

Project Proposal. The applicant is proposing to convert the existing 40 office condominiums to individual residential units, comprised of one-one bedroom unit, one-two bedroom unit and 24-three bedroom units resulting in a maximum of 117 occupants.

Although the scope of the redevelopment of the project site is limited in that the existing building and site layout will be maintained, the development proposal includes significant improvements to the project site with respect to:

- Site landscaping. The project site will be brought into compliance with the current landscape requirements as they pertain to interior parking lot landscaping and screening standards and street tree requirements;

- Open space. Currently the iste has little useable open space. Open space is being provided in excess of what is required. As part of the open space program, two larger yards, located on the north side of the project site will be provided as well as smaller yards adjacent to each of the individual unit entries. All of which will encourage a variety of recreation opportunities, both shared and private, active and passive.

- Parking area. The existing parking area will be restriped to meet the current stall dimension requirements, backing requirements as well as accessibility standards. All of the required parking is being provided on site. In addition, a total of 50 bike parking spaces are proposed where eight are required. Bike parking will be provided in both short term, public spaces (32 spaces) and long term secure spaces (18 spaces);

- Circulation. In an effort to create a safer circulation pattern and to minimize pedestrian/vehicular conflicts the applicant is proposing to construct an eight-foot sidewalk connection to the west consistent with the 28th Street Frontage Road Connections Plan, eliminating a curb cut off of Aurora Avenue and providing an ADA accessible route through the project site and building;

- Exterior. In order to enhance the dilapidated building, exterior building improvements, including repointing the brick and replacing the windows will be completed. In addition, interior improvements are also proposed that will improve the energy efficiency of the existing building, including additional insulation, new front doors, low water plumbing fixtures and tankless water heaters. The existing building will be updated to meet current building code requirements for energy efficiency.

Refer to **Attachment C** for the applicant's proposed plan set.

Review Process. Based on the size of the project site, 2.29 acres, Site Review is required pursuant to section 9-2-14(b), Table 2-2, "Site Review Threshold Table," B.R.C. 1981.

A Site Review application that does not include modifications to height or a parking reduction request in excess of 50 percent, is a staff level decision that is subject to a 14-day Planning Board call-up period. The applicant is not requesting any modifications to the Land Use Code, the Site Review request is subject to a staff level decision and 14-day Planning Board call-up period.

Analysis. Overall the development proposal to convert the 40 existing condominium office spaces into individual residential dwelling units was found to be consistent with the Site Review criteria, including those related to the overarching Boulder Valley Comprehensive Plan goals and policies pertaining to providing a variety of housing opportunities and compatible adjacent land uses as well as the general Site Review criteria pertaining to site design, including landscaping, circulation and open space.

Specifically, the development proposal will bring the site into compliance with the current landscape requirements, including interior parking lot landscaping and screening standards as well as street tree requirements. Overall, the landscaping will be planted in excess of what is required.

Also as part of the development that applicant has proposed improvements to the site's existing circulation pattern that will result in a safer pedestrian environment with the limitation of pedestrian/vehicular conflicts and enhanced connectivity, including the elimination of a curb cut off of Aurora Avenue, the construction of an eight-foot sidewalk providing connectivity to the west consistent with the 28th Street Frontage Road Connections Plan and the addition of ADA accessible routes through the project site.

With regard to open space, as indicated above, the applicant is providing open space in excess of what is required. A total of 29,316 square feet is being provided where 24,000 square feet is required. Open space is being provided in a variety of forms, including large, open yard spaces as well as smaller individual yards adjacent to unit entries. Overall, the open space program will provide for a variety of recreational opportunities, including active and passive activities.

It should be noted that all of the required parking is provided on site. As part of the development proposal, the applicant has provided a Transportation Demand Management Plan (TDM). Ultimately, in this case, the TDM is geared towards facilitating multi-modal transit opportunities as well as minimizing adverse impacts to the surrounding neighborhood. The applicant is providing bike parking in excess of what is required. A total of seven spaces are required and 50 bike parking spaces are being provided, both short term (32 spaces) and long term, secure spaces (18). In addition, as part of the TDM, the applicant will maintain parking that will be de-coupled from the residential units (similar to other recently approved Nonconforming Use Review conversions on University Hill).

Given the student oriented nature of the development proposal and its proximity to the University of Colorado and major transit lines, along with the TDM which provides viable parking demand off-sets, including maintaining unbundled parking, the parking demand will be adequately accommodated and adverse impacts minimized.

A complete analysis of the Site Review criteria can be found in **Attachment B**.

Public Comment. Required public notice was provided in the form of written notifications to property owners within 600 feet of the subject property. In addition, a public notice sign was posted on the property and therefore, all public notice requirements of section 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 were met. One comment was received in response to the public notice that expressed concern with regard to the proposed parking being an

inadequate amount to serve the demand generated by the residential use. As indicated above, all reqired parking will be contained on-site and a TDM has been provided to help encourage this of alternate modes of transportation.

Conclusion. Staff finds that the Site Review request to convert the existing office condominiums to individual residential dwelling units meets the relevant criteria pursuant to section 9-2-14(h)(2), "*Site Review*," B.R.C. 1981. Refer to **Attachment B** for a complete analysis of the Site Review criteria.

This proposal was approved by Planning and Development Services staff on November 8, 2013 and the decision may be called up before Planning Board on or before November 22, 2013. There are no Planning Board meetings in the call-up period. Questions about the project or decision should be directed to Charles Ferro at (303) 441-4012 or ferroc@bouldercolorado.gov.

Attachments.
Attachment A: Staff Disposition.
Attachment B: Site Review Criteria.
Attachment C: Proposed Plan Set.

CITY OF BOULDER
Planning and Development Services
1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevelop.net

CITY OF BOULDER PLANNING DEPARTMENT NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION:	**APPROVED WITH CONDITIONS**
PROJECT NAME:	**2885 Aurora Ave. office conversion to residential units**
DESCRIPTION:	**SITE REVIEW to convert the existing office building and use to 40 attached residential units comprised of 117 bedrooms. The development proposal includes site improvements, including landscaping. No modifications to land use standards.**
LOCATION:	**2885 Aurora Ave.**
COOR:	**N01W04**
LEGAL DESCRIPTION:	**See Exhibit A attached**
APPLICANT:	**Dan Otis**
OWNER:	**2885 Boulder LLC**
APPLICATION:	**Site Review, LUR2013-00038**
ZONING:	**Residential High-5 (RH-5)**
CASE MANAGER:	**Jessica Vaughn**
VESTED PROPERTY RIGHT:	**NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

Approved On: November 8, 2013
Date

By: _____
David Driskell, Executive Director of Community Planning and Sustainability

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board expires: November 22, 2013

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT MUST BE SUBMITTED TO THE PLANNING DEPARTMENT, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development within three years from the date of final approval. Failure to "substantially complete" (as defined in Section 9-2-12) the development within three years shall cause this development approval to expire.

CONDITIONS OF APPROVAL

1. The Applicant shall be responsible for ensuring that the **development shall be in compliance with all approved plans** dated November 6, 2013 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. Prior to a building permit application, the Applicant shall submit to the City of Boulder **a revised Transportation Demand Management Plan** subject to the approval of the City Manager.

3. Prior to a building permit application, the Applicant shall dedicate to the City, at no cost, the following easements as shown on the approved plans, meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:

    a. A **10-foot wide public access easement** extending east along the north property line from the northwest corner of the site then extending south on the west edge of the parking lot.

    b. A **public access easement** along the south property line which varies in width from 8.2' in width in the southwest corner of the site to 12.1' in width in the southeast corner of the site.

    c. A **25-foot utility** easement extending north from the Aurora Avenue entrance to the site, extending to the west, then extending north just east of and adjacent to the west wing of the building.

    d. An additional **utility easement** varying in width along the west edge of the existing 25-foot utility easement extending north from the lower end of the sidewalk ramp at the southeast corner of the east wing of the building to the proposed fire hydrant location near the northeast corner of the building.

4. Prior to issuance of a certificate of occupancy, the Applicant shall construct and complete, subject to the approval of the City Manager, the following public improvements serving the site in conformance with the approved plans and meeting the City of Boulder Design and Construction Standards:

    a. An **8-foot sidewalk** extending east along the south property line adjacent to Aurora Avenue.

    b. A **5-foot sidewalk** extending east along the north property line from the northwest corner of the site then turning south on the west edge of the parking lot.

    c. A **water line** extending from Aurora Avenue within the western portion of the horseshoe drive.

    d. A **water line** extending from Aurora Avenue along the eastern drive.

EXHIBIT A

LOT 1, PARKS SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO

EXCEPTING THEREFROM ANY AND ALL IMPROVEMENTS LOCATED THEREON, AND FURTHER EXCEPTION THEREFORM UNIVERSITY CENTER OFFICE CONDOMINIUMS, AS SHOWN ON THE CONDOMINIUM MAP FOR UNIVERSITY CENTER OFFICE CONDOMINIUMS RECORDED MARCH 20, 1979 AT RECEPTION NO. 328149, 1ST AMENDED CONDOMINIUM MAP FOR UNIVERSITY CENTER OFFICES CONDOMINIUMS RECORDED AUGUST 5, 1980 UNDER RECEPTION NO. 406127, 2ND AMENDED CONDOMINIUM MAP FOR UNIVERSITY CENTER OFFICE CONDOMINIUMS RECORDED MARCH 4, 1981 UNDER RECEPTION NO. 436456 AND 3RD AMENDED CONDOMINIUM MAP FOR UNIVERSITY CENTER OFFICE CONDOMINIUMS RECORDED AUGUST 20, 1981 UNDER RECEPTION NO. 460428 AND AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE UNIVERSITY CENTER OFFICE CONDOMINIUMS RECORDED MAY 29, 1979 UNDER RECEPTION NO. 339612.

Case #: LUR2013-00058

Project Name: 2885 Aurora Office Conversion to Residential

Date: November 4, 2013

CRITERIA FOR REVIEW

No site review application shall be approved unless the approving agency finds that:

(1) Boulder Valley Comprehensive Plan:

_Y_(A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

The project site has a land use designation of High Density Residential (HR) which is defined as areas having densities of more than 14 dwelling units per acre. As proposed, the development proposal will result in 40 dwelling units and a density of 17 dwelling units per acre. The density is both consistent with the land use map and underlying zone district (RH-5), which permits densities of 27.2 dwelling units per acre.

In addition, the proposal to convert the existing office condominiums in to residential dwelling units, is consistent with a wide range of BVCP goals and policies, especially those related to compatibility of land uses in that the surrounding uses are all high density residential, many student oriented developments, and providing a variety of housing opportunities. While the development proposal was found to be generally consistent with a wide range of BVCP policies, the most notable are provided below.

2.15 Compatibility of Adjacent Land Uses
2.30 Sensitive Infill and Redevelopment
2.32 Physical Design for People
2.34 Importance of Street Trees and Streetscapes
7.09 Housing for a Full Range of Households

_Y_(B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:

_**Y**_**(i)** The density permitted in the Boulder Valley Comprehensive Plan, or,

The High Density Residential BVCP land use designation identifies this area as having densities of more than 14 dwelling units per acre. The development proposal at 17 dwelling units per acre is consistent with this criterion.

_**Y**_**(ii)** The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.

There are no waivers to the minimum lot area per dwelling unit requested as part of the development proposal. The resulting density is less than what is permitted by-right, 27.2 dwelling units per acre.

_**Y**_**(C)** The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques require to meet other site review criteria.

As a result of the development proposal, no public amenities are required that would render the development proposal economically infeasible. All of the required public amenities will be completed as part of the construction of the proposed development, including an eight-foot sidewalk located in the northwestern corner of the project site for the purposes of providing a connection to the west and two fire hydrant runs. One hydrant run will be located on the western portion of the project site and another on the east providing fire hydrants to serve the entire building.

(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

_**Y**_**(A) Open Space:** Open space, including, without limitation, parks, recreation areas, and playgrounds:

_**Y**_**(i)** Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

Today, the project site is limited in its open space amenities and landscape quality and quantity. As part of the development proposal, the applicant will bring the project site in to compliance with the landscape standards as well as create functional open spaces that may be used as gathering spaces, including two larger yard spaces to be located on the north side of the project site as well as small front yards located adjacent to each unit.

N/A (ii) Private open space is provided for each detached residential unit;

N/A (iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludiovicianus), which is a species of local concern, and their habitat;

Although there are not notable natural features on the project site, the development proposal does include the preservation of long lived trees.

_**Y**_**(iv)** The open space provides a relief to the density, both within the project and from surrounding development;

The overall amount of open space is in excess of what is required. A total of 20 percent open space is required where 29 percent is provided. The additional open space and landscape will provide a relief to the density, internal site paving and from the surrounding development with adequate landscape buffers, landscape islands and internal site landscape.

_**Y**_**(v)** Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

As part of the development proposal, the applicant is proposal two larger landscape yards (both in excess of 800 square feet), which may be used as gathering spaces or active recreation opportunities.

N/A (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and

N/A (vii) If possible, open space is linked to an area- or city-wide system.

N/A (B) ***Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)***

_**Y**_**(C)** ***Landscaping***

_**Y**_**(i)** The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

Today the project site is limited in the quantity and quality of its existing landscape, not meeting many of the current standards, including interior parking lot landscaping and screening standards, and street tree requirements. As part of the development proposal, the applicant will provide interior parking lot landscaping and a streetscape design that not only meets the current standards, but will also provide relief to the site paving and soften the parking area as well as provide a buffer to the surrounding development.

Overall, the proposed landscape is an improvement over the existing dilapidated site conditions that will provide an aesthetic enhancement. The proposed landscape is being planted in excess of what is required.

N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

_**Y**_**(iii)** The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards" and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and

The landscape plan does provide an excess of plantings that are required, including interior site landscape.

_**Y**_**(iv)** The setbacks, yards, and useable open space along public rights-of-way are landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan.

The overall landscape plan provides an improvement of the existing dilapidated site conditions as well as an increase in the overall landscape area provided on the project site.

The proposed streetscape design will provide a consistent streetscape along Aurora while meeting the street tree requirements. In addition, a well planted landscape side yard is provided between the project site and the property adjacent to the east which will provide a buffer and relief to density. An excess of interior parking lot landscape is being proposed which will help to soften the site paving and parking areas. And finally, two large landscape areas as well as individual smaller yards adjacent to each unit entry will not only provide landscape and open space opportunities, but also relief to the building elevations.

N/A (D) ***Circulation:*** Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

While the scope of the redevelopment of the project site is limited and does not include the complete redevelopment of the project site there are a variety of transportation improvements that are being made, including the elimination of a curb cut along Aurora Avenue and the construction of an eight-foot sidewalk that will provide a connection to the west, consistent with the 28th Street Frontage Road Connections Plan. Both of the improvements will enhance the site connectivity as well as limit potential vehicular/pedestrian conflicts.

_**Y**_**(E)** ***Parking***

The parking area that serves the development is existing on the project site. Today, the existing parking area does not meet the interior parking lot landscape or screening standards.

While the parking area is existing and its general layout will not be altered, the development proposal does includes improvements to the existing parking area, including eliminating some paved area to accommodate interior parking lot landscaping and screening as well as the restriping of the parking area to meet parking stall minimum dimensions and accessibility standards. All of the

improvements proposed will bring the existing parking area into compliance with the landscape and screening, and accessibility standards.

___**(F)** ***Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area***

N/A (i) The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area or the character established by an adopted plan for the area;

The building height, mass, scale, orientation is not being altered as part of the development proposal. The existing building will remain.

N/A (ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area;

The building height, mass, scale, orientation is not being altered as part of the development proposal. The existing building will remain.

N/A (iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

The building height, mass, scale, orientation is not being altered as part of the development proposal. The existing building will remain.

_**Y**_**(iv)** If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;

The project site is located one block east of the 28th Street frontage road along Aurora Avenue, just east of the Lotus Building. The character of the area is identifiably residential with a variety of multi-family, high density residential development surrounding the project site, including the Spanish Towers (930 28th St.) to the north, Montclair Court Condominiums (2850 Aurora Ave.) to the south, Blue Sky Lofts (2905 Aurora Ave.) to the east, Cavalier Apartments (2898 Aurora Ave.) to the south east, and the Lotus Building (900 28th Street) to the west.

In addition, the project site is in proximity to the recently approved redevelopment of the Outlook Hotel located at 800 28th St., the Lotus Building located at 900 28th Street, the Province located at 950 28th St., and Landmarks Lofts II located at 970 28th St., all of which are student oriented developments ranging in density from 22 dwelling units per acre to 64 dwelling units per acre.

The development proposal to convert the existing office condominiums to residential dwelling units is consistent with the general character of the area. In addition, the proposed 40 units, resulting in a density of roughly 17.46 dwelling units per acre, is compatible with the surrounding development.

_**Y**_**(v)** Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level;

Although the scope of the redevelopment of the project site is limited, improvements will occur to the building exterior, including windows and repointing the brick, and site, including accessible routes and landscape improvements. The applicant is also proposing a sidewalk connection to the west which is consistent with the 28th Street Connections Plan, closing a curb cut along Aurora Avenue as well as multiple parking lot improvements, including improving the streetscape, minimizing the paved area, increasing the overall interior parking lot landscaping and restriping the parking area to meet minimum standards.

All of the aforementioned improvements will create a safer, more vibrant pedestrian experience that is well connected and where pedestrian/vehicular conflicts are limited.

_**Y**_**(vi)** To the extent practical, the project provides public amenities and planned public facilities;

While the scope of the development proposal is limited, the applicant is proposing to construction an eight-foot sidewalk to provide a connection to the west, consistent with the 28th Street Frontage Road Connections Plan.

_**Y**_**(vii)** For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

The development proposal to convert an existing office condominium to multi-family attached dwelling units will provide additional housing opportunities.

_**Y**_**(viii)** For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;

The development proposal includes landscape improvements especially along the side yards which will provide a buffer between the adjacent properties and the project site.

_**Y**_**(ix)** A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;

While an exterior lighting plan has not been provided, exterior lighting is proposed. A detailed lighting plan consistent with section 9-9-16, "Lighting, Outdoor," B.R.C. 1981, will be provided as part of the building permit application materials.

N/A (x) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;

There are no natural systems associated with the project site.

_Y_(xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

The development proposal will meet the current building code requirements related to energy efficiency, including those of the Green Points Program due to the addition of dwelling units.

The building improvements include enhancements to the existing building envelope to meet current energy code requirements. The scope of work includes insulation in the walls, floor and ceilings/attic spaces, new entry doors, and new thermally improved window units. In addition, interior plumbing fixtures have been selected to enhance water savings, including tankless water heaters.

N/A (xii) Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

Although the development proposal includes improvements and updates to the existing building exterior, the exterior materials will remain the same, including brick, stucco and wood siding.

N/A (xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;

There will be no grading as a result of the development proposal.

N/A (xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and

The project site is not located within an urbanizing area; it is located in Area I.

N/A (xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.

The project site is not located within an urbanizing area; it is located within Area I.

N/A (G) ***Solar Siting and Construction: For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:***

N/A (H) ***Additional Criteria for Poles Above the Permitted Height:*** No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:

N/A (I) ***Land Use Intensity Modifications:***

N/A (J) ***Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District:***

N/A (K) ***Additional Criteria for Parking Reductions:*** *The off-street parking requirements of section 9-9-6, "Parking Standards," B.R.C. 1981, may be modified as follows:*

N/A (L) ***Additional Criteria for Off-Site Parking:*** The parking required under section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

2885 AURORA AVENUE

BOULDER, COLORADO

SITE REVIEW
NOVEMBER 6, 2013

OWNER: Brickstone Partners
1423 South Pearl Street
Denver, CO 80210
(303) 815-6705

ARCHITECT: Tryba Architects
1620 Logan Street
Denver, Colorado 80203
(303) 831-4010

CIVIL: The Sanitas Group, LLC
1022 Willow Place
Louisville, Colorado 80027
(303) 987-9238

TRAFFIC: Fehr & Peers
621 17th Street, Suite 2301
Denver, Colorado 80293
(303) 296-4302

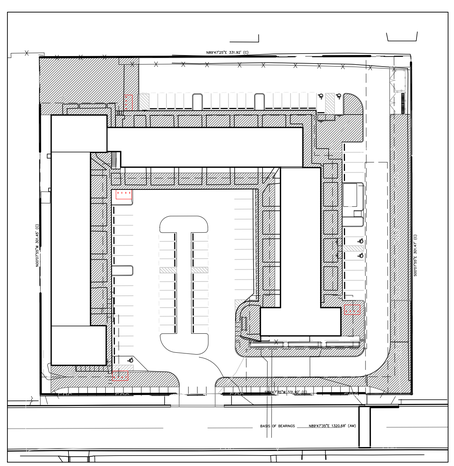
UNIT MATRIX

Project Name: 2885 Aurora Avenue **Project No.** 1301.00

Address / Building #	Floor	Unit	Type	Area (net SF[1])	Bedrooms	Bathrooms	Parking Spaces	Accessibility Type (2006 IBC 1107.6.2)
2885 East Aurora Avenue	Lower	001	Apartment	874	3	2	2	B
		002	Apartment	838	2	2	1.5	B
		003	Apartment	839	3	2	2	B
		004	Apartment	836	3	2	2	B
		005	Apartment	835	3	2	2	B
		006	Apartment	835	3	2	2	B
		007	Apartment	835	3	2	2	B
		008	Apartment	838	3	2	2	A
		009	Apartment	849	3	2	2	B
		010	Apartment	847	3	2	2	B
		011	Apartment	845	3	2	2	B
		012	Apartment	844	3	2	2	B
		013	Apartment	843	3	2	2	B
		014	Apartment	863	3	2	2	B
		015	Apartment	814	3	2	2	B
		016	Apartment	476	1	1	1	B
	Ground	101	Apartment	823	3	2	2	B
		102	Apartment	830	3	2	2	B
		103	Apartment	827	3	2	2	B
		104	Apartment	827	3	2	2	B
		105	Apartment	827	3	2	2	B
		106	Apartment	827	3	2	2	B
		107	Apartment	827	3	2	2	B
		108	Apartment	827	3	2	2	B
		109	Apartment	833	3	1	2	B
		110	Apartment	860	3	1	2	B
		111	Apartment	671	3	1	2	B
		112	Apartment	848	3	2	2	B
		113	Apartment	847	3	2	2	B
		114	Apartment	846	3	2	2	B
		115	Apartment	846	3	2	2	B
		116	Apartment	846	3	2	2	B
		117	Apartment	849	3	2	2	B
		118	Apartment	848	3	2	2	B
		119	Apartment	847	3	2	2	B
		120	Apartment	844	3	2	2	B
		121	Apartment	844	3	2	2	B
		122	Apartment	843	3	2	2	B
		123	Apartment	812	3	2	2	B
		124	Apartment	864	3	2	2	B
	TOTAL	40 units		33074	117	76	78 required 78 provded[2]	1 - Type A 39 - Type B

(1) Floor area calculation taken from the finished face of interior w alls
(2) The provided parking spaces are composed of 39 standard, 39 compact, and 5 accessible spaces.

OPEN SPACE DIAGRAM



OPEN SPACE

1/64" = 1'-0"

VICINITY MAP

SCALE: 1" = 500'

LEGAL DESCRIPTION

LOT 1, PARKS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DESCRIPTION

CONVERSION OF AN EXISTING 1 AND 2 STORY OFFICE CONDOMINIUM BUILDING INTO SIUDENT HOUSING CONTAINING 40 UNITS (1 1-BED, 1 2-BED, AND 38 3-BED UNITS) OR A TOTAL 117 BEDS. THE CONVERSION AND REDEVELOPMENT DOES NOT PROPOSE ADDING MORE FLOOR AREA OR MODIFYING IN A SUBSTANTIAL MANNER ANY PORTIONS OF THE BUILDING ENVELOPE - WALL OR ROOF. WITH THE EXCEPTION OF LIMITED LANDSCAPING AND SITE MAINTENANCE, WORK IS PRIMARILY INTERIOR PARTITIONS, KITCHENS, BATHS, AND ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING.

LAND USE SUMMARY

SITE AREA		
	EXISTING	PROPOSED
BUILDING FLOOR AREA		
GROUND LEVEL	21,665 SF	21,665 SF
LOWER LEVEL	14,269 SF	14,517 SF
TOTAL	35,934 SF	36, 182 SF
TOTAL UNITS		
GROUND LEVEL	24	24
LOWER LEVEL	16	16
TOTAL	40	40
TOTAL LOT AREA	100,061 SF	100,061 SF
LOT COVERAGE	0.22	0.22
OPEN SPACE	23, 246 SF	29,400 SF
PAVED AREA	48,255 SF	37,266 SF
PARKING AREA	47,705 SF	36,150 SF
LANDSCAPE AREA	30,141 SF	41,078 SF

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	07/12/2013	08/30/2013	10/07/2013	11/06/2013
GENERAL					
G0.0	COVER SHEET	o	o	o	o
G0.1	GENERAL INFORMATION AND SHEET INDEX	o	o	o	o
CIVIL					
C1.0	PRELIMINARY DEMOLITION PLAN	o	o	o	o
C2.0	PRELIMINARY UTILITY PLAN	o	o	o	o
C3.0	PRELIMINARY GRADING PLAN	o	o	o	o
ARCHITECTURAL					
AS1.0	ARCHITECTURAL SITE PLAN	o	o	o	o
D1.0	EXISTING EXTERIOR CONDITIONS	o	o	o	o
D1.1	EXTERIOR DEMO, REPAIR AND REPLACE SCOPE - GENERAL	o	o	o	o
D1.2	EXTERIOR DEMO, REPAIR AND REPLACE SCOPE - UNIQUE	o	o	o	o
A1.0	GROUND FLOOR PLAN	o	o	o	o
A1.1	LOWER FLOOR PLAN	o	o	o	o
A5.0	ENLARGED LAUNDRY PLAN AND ELEVATIONS			o	o

SYMBOLS

NORTH DIRECTION MARK
GRIDLINE AND IDENTIFICATION
PHOTO OR DRAWING NUMBER
SHEET NUMBER BUILDING SECTION MARK
DRAWING NUMBER
SHEET NUMBER DETAIL MARK
DRAWING NUMBER
SHEET NUMBER DETAIL MARK
HIDDEN LINE (ABOVE, BELOW OR BEYOND)
Name / Elevation — ELEVATION MARK
EXTERIOR ELEVATION MARK
SHEET NUMBER
INTERIOR ELEVATION MARK
SHEET NUMBER
PARTITION NUMBER
PARTITION TYPE MODIFICATIONS
PARTITION TYPE SYMBOL
P1-107 DOOR NUMBER
KEYNOTE
WINDOW TAG
REVISION TAG
G0.1
SHEET SEQUENCE
SHEET INFORMATION TYPE
DESIGN DISCIPLINE

ABBREVIATIONS

A.C.	Above Counter	FR.	Framing	R.O.	Rough Opening
ACT	Acoustical Ceiling Tile	FTG.	Footing	R.R.	Rest Room
A.F.F.	Above Finish Floor	GA.	Gauge	S	Stone
ALUM.	Aluminum	G.C.	General Contractor	SHT.	Sheet
ANOD.	Anodized	GALV.	Galvanized	S.C.	Solid Core
ARCH.	Architect(ural)	GWB.	Gypsum Wall Board	SCH.	Schedule
BLDG.	Building	H/C	Handicapped	S.F.	Square Feet
BLKG.	Blocking	H.M.	Hollow Metal	SIM.	Similar
BM.	Beam	HORIZ.	Horizontal	SPEC.	Specifications
B.O.	Bottom Of	HR.	Hour	SQR.	Square
B/W	Between	HT.	Height	S.S.	Stainless Steel
C	Concrete	I.D.	Inside Diameter	ST.	Stain
C.I.P.	Cast In Place	INSUL.	Insulation/Insulating	STC	Sound Transmission Class
C.J.	Control Joint	JT.	Joint	STL.	Steel
CLG.	Ceiling	LAV.	Lavatory	STD.	Standard
CLR.	Clear	LF.	Linear Feet	STOR.	Storage
C.M.U.	Concrete Masonry Unit	MACH.	Machine	STR.	Structural
COL.	Column	MAX.	Maximum	SV	Sheet Vinyl
CONC.	Concrete	MECH.	Mechanical	T	Tile
CONT.	Continuous	MEZZ.	Mezzanine	T	Tread
CONST.	Construction	MFR.	Manufacturer	TEL.	Telephone
CPT	Carpet	MIN.	Minimum	T.O.	Top of
DIA.	Diameter	MISC.	Miscellaneous	T.O.S.	Top of Steel
D.F.	Drinking Fountain	M.O.	Masonry Opening	T.O.C.	Top of Concrete
DN.	Down	MTD	Mounted	T.O.W	Top of Wall
D.S.	Downspout	MTL	Metal	TYP.	Typical
DTL.	Detail	N.A.	Not Applicable	U.L.	Underwriter's Laboratory (Test)
DWG.	Drawing	N.I.C.	Not in Contract	Unexcav.	Unexcavated
(E) or EXG.	Existing	NOM.	Nominal	U.N.O.	Unless Noted Otherwise
EA.	Each	N.T.S.	Not to Scale	V.	Sheet Vinyl
EFR.	Existing Framing to Remain	O.C.	On Center	VCT	Vinyl Compositition Tile
E.J.	Expansion Joint	O.D.	Outside Diameter	VERT.	Vertical
ELEC.	Electrical	O/D	Overflow Drain	V.I.F.	Verify in Field
EL.	Elevation	OPPH.	Opposite Hand	W/	With
ELEV.	Elevator	OPG.	Opening	W/O	Without
EQUIP.	Equipment	OPP.	Opposite	W.C.	Water Closet
ETR	Existing to Remain	P.C.	Precast	W.W.F.	Welded Wire Fabric
E.W.C.	Electric Water Cooler	PLAM	Plastic Laminate	WD.	Wood
EQ.	Equal	PLYWD.	Plywood	△	Angle
F.C.U.	Fan Coil Unit	PR	Pair	@	At
F.D.	Floor Drain	P	Paint	℄	Centerline
F.E.	Fire Extinguisher	PVMT.	Pavement	⊢	Channel
FN.	Finish	R	Riser	ø	Diameter
FLR.	Floor	RB	Resilient Base	ℙ	Plate
FNDN.	Foundation	Re:	Refer (to)		
F.O.	Face of	REINF.	Reinforced/Reinforcing		
F.O.C.	Face of Concrete	REQ'D.	Required		
F.O.F.	Face of Finish	R.D.	Roof Drain		
F.O.S.	Face of Stud	RM.	Room		

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DATE	NO.	REMARKS
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10/07/2013	3	SITE REVIEW 2ND RESUBMITTAL
11/06/2013	4	SITE REVIEW 3RD RESUBMITTAL

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
KH, JL	CK	BM

PROJECT NO. 1301.00

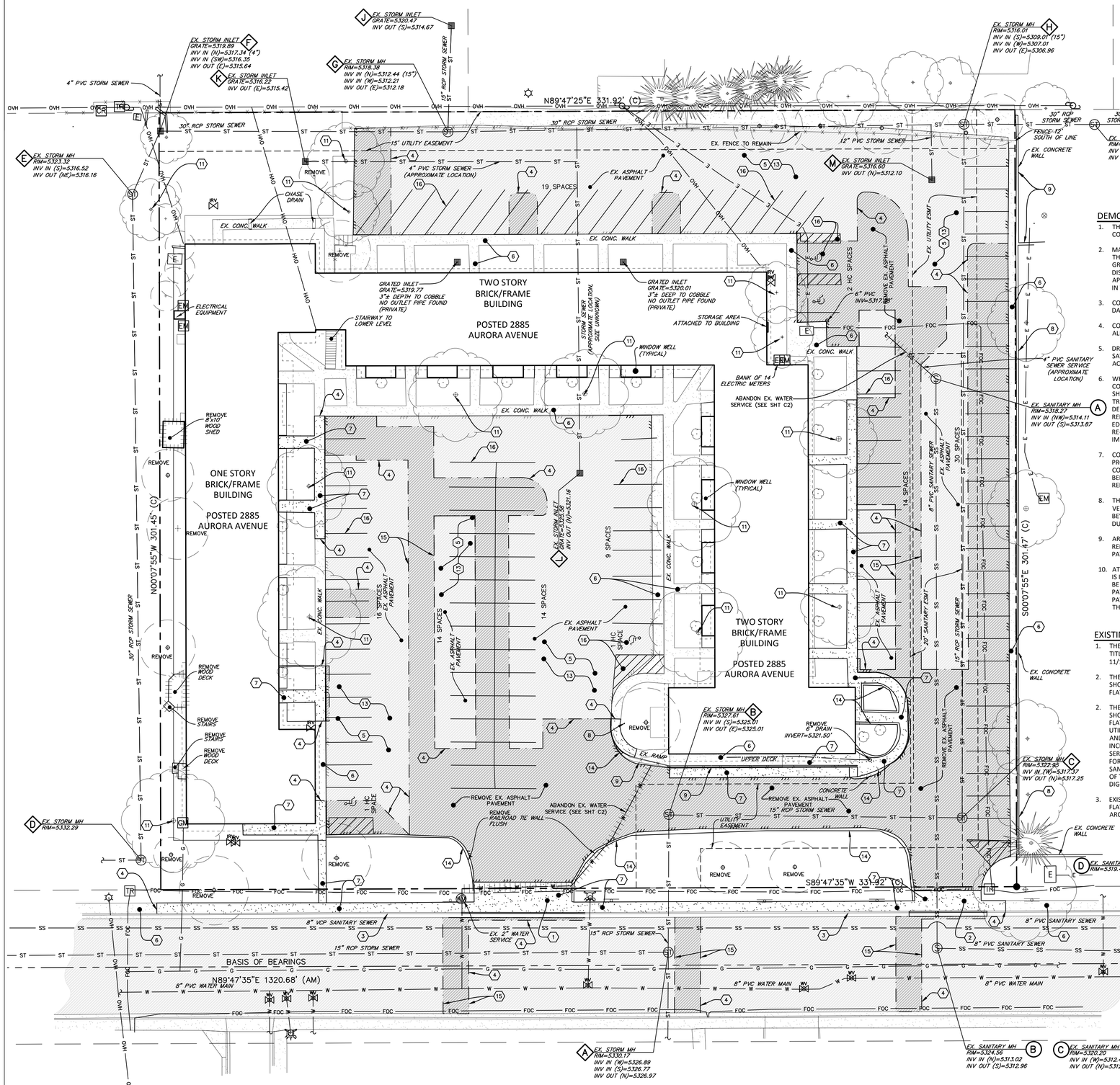
DATE: 10/07/2013

2885 AURORA AVENUE

G0.1

DRAWING TITLE:

GENERAL INFORMATION



DEMOLITION AND RESTORATION NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LAWFUL MANNER.
2. MATERIAL OR DEBRIS SHALL NOT BE DISPOSED WITHIN THE PROJECT LIMITS UNLESS WRITTEN PERMISSION IS GRANTED BY THE PROPERTY OWNER. THE MANNER OF DISPOSAL WITHIN THE PROJECT LIMITS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
3. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE PRIVATE AND PUBLIC PROPERTY.
4. CONTRACTOR SHALL PROTECT FROM FROM DAMAGE ALL EXISTING TREES, INCLUDING THE ROOT STRUCTURE.
5. DRAINAGE STRUCTURES SHALL NOT BE REMOVED UNTIL SATISFACTORY ARRANGEMENTS HAVE BEEN MADE TO ACCOMMODATE DRAINAGE AND TRAFFIC CONTROL.
6. WHERE NEW CONSTRUCTION TIES INTO EXISTING CONCRETE OR ASPHALT IMPROVEMENTS, CONTRACTOR SHALL SAW CUT THE EXISTING IMPROVEMENTS TO A TRUE LINE, WITH A VERTICAL FACE AND TO MINIMUM DEPTH OF 2-INCHES OR TO THE DEPTH OF THE REINFORCING STEEL, WHICHEVER OCCURS FIRST. IF THE EDGE IS DAMAGED DURING CONSTRUCTION, IT SHALL BE RE-CUT PRIOR TO CONSTRUCTING THE NEW IMPROVEMENTS.
7. CONTRACTOR SHALL RESTORE DAMAGED OR INJURED PROPERTY, AT THE CONTRACTOR'S EXPENSE, TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE THE DAMAGE OR INJURY OCCURRED, BY REPAIRING, REBUILDING OR RESTORING THE PROPERTY.
8. THE CONTRACTOR SHALL RESTORE ANY EXISTING VEGETATION AND/OR SURFACE IMPROVEMENTS BEYOND THE PROJECT LIMITS DISTURBED OR DAMAGED DURING CONSTRUCTION.
9. AREAS OF SEVERELY DEGRADED ASPHALT SHALL BE REMOVED AND REPLACED WITH NEW ASPHALT PAVEMENT SECTION .
10. AT OWNER'S OPTION, AREAS WHERE EXISTING ASPHALT IS IN ACCEPTABLE CONDITION, EXISTING ASPHALT MAY BE ROTO-MILLED AND OVERLAID WITH NEW ASPHALT PAVEMENT. FINAL SURFACE GRADES OF ASPHALT PAVEMENT SHALL BE TO THE GRADES SPECIFIED ON THE THESE PLANS .

EXISTING CONDITIONS SURVEY NOTES

1. THE EXISTING CONDITIONS BASED ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY FLATIRONS, INC. ISSUED 11/16/12 AND UPDATED 06/21/13 .
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY FLATIRONS, INC.
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3. EXISTING TREE LOCATIONS BASED ON FIELD SURVEY BY FLATIRONS, INC. AND FIELD OBSERVATION BY TRYBA ARCHITECTS.

KEY NOTES

1. EXISTING DRIVE WAY APRON TO BE RECONSTRUCTED.
2. EXISTING DRIVE WAY APRON TO BE REMOVED.
3. EXISTING CURB AND GUTTER TO REMAIN.
4. SAWCUT
5. EXISTING ASPHALT TO REMAIN
6. EXISTING CONCRETE TO REMAIN
7. REMOVE EXISTING CONCRETE
8. REMOVE EXISTING SIGN.
9. EXISTING CONCRETE WALL TO REMAIN.
10. REMOVE EXISTING TREE. REFER TO LANDSCAPE PLANS.
11. PROTECT EXISTING TREE. REFER TO LANDSCAPE PLANS.
12. REMOVE EXISTING ROCK MULCH. REFER TO LANDSCAPE PLANS.
13. EXISTING ASPHALT TO BE REHABILITATED. SEE DEMOLITION AND RESTORATION NOTES 9 AND 10.
14. REMOVE SITE LANDSCAPE WALL .
15. UTILITY TRENCH PATCH (SEE SHEET C2).
16. REMOVE ALL PARKING STRIPES AND PAVEMENT MARKINGS.

N

20 10 0 20 40

SCALE: 1"=20'

LEGEND

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EX. EASEMENT
EX. FENCE
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER LINE
EX. NATURAL GAS LINE
EX. FIBER OPTIC LINE
EX. UNDERGROUND ELECTRICAL LINE
EX. OVERHEAD ELECTRICAL LINE
EX. SIGN
EX. STORM MANHOLE
EX. SANITARY SEWER MANHOLE
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. TELECOMMUNICATIONS RISER
EX. GAS METER
EX. ELECTICAL METER
EX. ELECTRICAL EQUIPMENT
EX. LIGHT POLE
EX. POWER POLE
ABANDON EX. SANITARY SERVICE
ABANDON EX. WATER SERVICE
EX. SANITARY SEWER MANHOLE DESIGNATOR
EX. STORM STRUCTURE DESIGNATOR
EX. ASPHALT PAVEMENT
EX. ASPHALT PAVEMENT TO BE REMOVED
EX. CONCRETE
EX. CONCRETE TO BE REMOVED
EX. TREES
EX. TREES TO BE REMOVED (SEE LANDSCAPE PLANS)

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REHABILITATION OF

2885 AURORA AVENUE

FOR STUDENT HOUSING

BOULDER, COLORADO

TRYBA ARCHITECTS
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11/06/2013	4	SITE REVIEW 3RD RESUBMITTAL

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
TSG	LRE	CCS

PROJECT NO. 1301.00

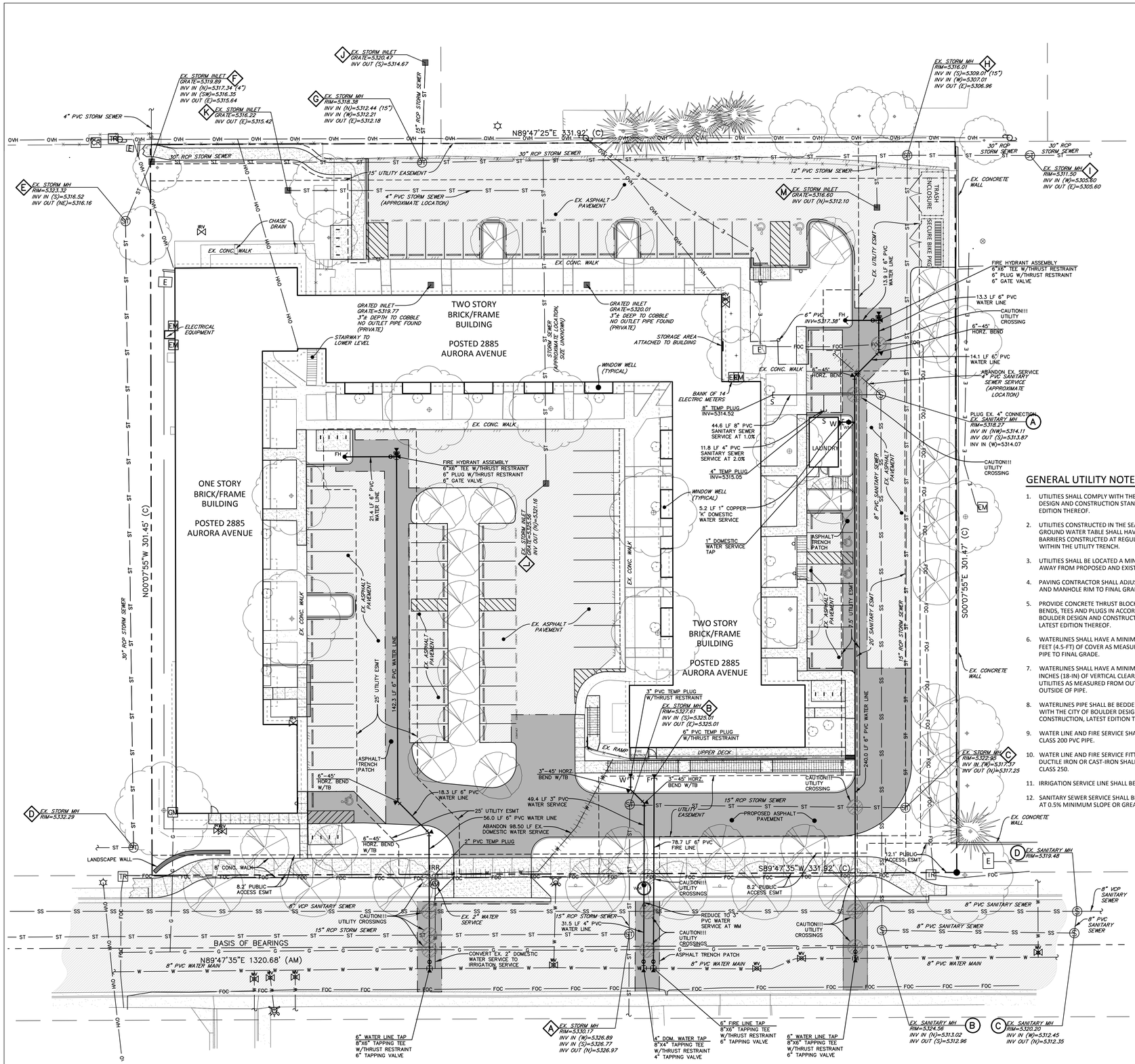
DATE: 07/12/2013

2885 AURORA AVENUE

C1.0

DRAWING TITLE:

PRELIMINARY DEMOLITION PLAN



SCALE: 1"=20'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EX. EASEMENT
- EX. FENCE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. NATURAL GAS LINE
- EX. FIBER OPTIC LINE
- EX. UNDERGROUND ELECTRICAL LINE
- EX. OVERHEAD ELECTRICAL LINE
- EX. SIGN
- EX. STORM MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. TELECOMMUNICATIONS RISER
- EX. GAS METER
- EX. ELECTICAL METER
- EX. ELECTRICAL EQUIPMENT
- EX. LIGHT POLE
- EX. POWER POLE
- EX. SANITARY SEWER MANHOLE DESIGNATOR
- EX. STORM STRUCTURE DESIGNATOR
- EX. ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EX. CONCRETE
- PROPOSED CONCRETE
- EX. TREES
- PROPOSED TREES (SEE LANDSCAPE PLANS)
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED WATER SERVICE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE WITH THRUST BLOCKING
- PROPOSED HORZ. BEND WITH THRUST BLOCKING
- ABANDON EX. SANITARY SERVICE
- ABANDON EX. WATER SERVICE

GENERAL UTILITY NOTES

1. UTILITIES SHALL COMPLY WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION THEREOF.
2. UTILITIES CONSTRUCTED IN THE SEASONAL HIGH GROUND WATER TABLE SHALL HAVE GROUND WATER BARRIERS CONSTRUCTED AT REGULAR INTERVALS WITHIN THE UTILITY TRENCH.
3. UTILITIES SHALL BE LOCATED A MINIMUM OF 10-FT AWAY FROM PROPOSED AND EXISTING TREES.
4. PAVING CONTRACTOR SHALL ADJUST WATER VALVES AND MANHOLE RIM TO FINAL GRADE.
5. PROVIDE CONCRETE THRUST BLOCKING AT ALL FIRE LINE BENDS, TEES AND PLUGS IN ACCORDANCE WITH CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION THEREOF.
6. WATERLINES SHALL HAVE A MINIMUM FOUR AND A HALF FEET (4.5-FT) OF COVER AS MEASURED FROM TOP OF PIPE TO FINAL GRADE.
7. WATERLINES SHALL HAVE A MINIMUM OF EIGHTEEN INCHES (18-IN) OF VERTICAL CLEARANCE FROM OTHER UTILITIES AS MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
8. WATERLINES PIPE SHALL BE BEDDED IN ACCORDANCE WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION, LATEST EDITION THEREOF.
9. WATER LINE AND FIRE SERVICE SHALL BE AWWA C900 CLASS 200 PVC PIPE.
10. WATER LINE AND FIRE SERVICE FITTINGS SHALL BE DUCTILE IRON OR CAST-IRON SHALL BE AWWA C110 CLASS 250.
11. IRRIGATION SERVICE LINE SHALL BE 2" COPPER 'K' PIPE.
12. SANITARY SEWER SERVICE SHALL BE 8" SDR 35 PVC PIPE AT 0.5% MINIMUM SLOPE OR GREATER.

EXISTING CONDITIONS SURVEY NOTES

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DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
TSG	LRE	CCS

PROJECT NO. 1301.00

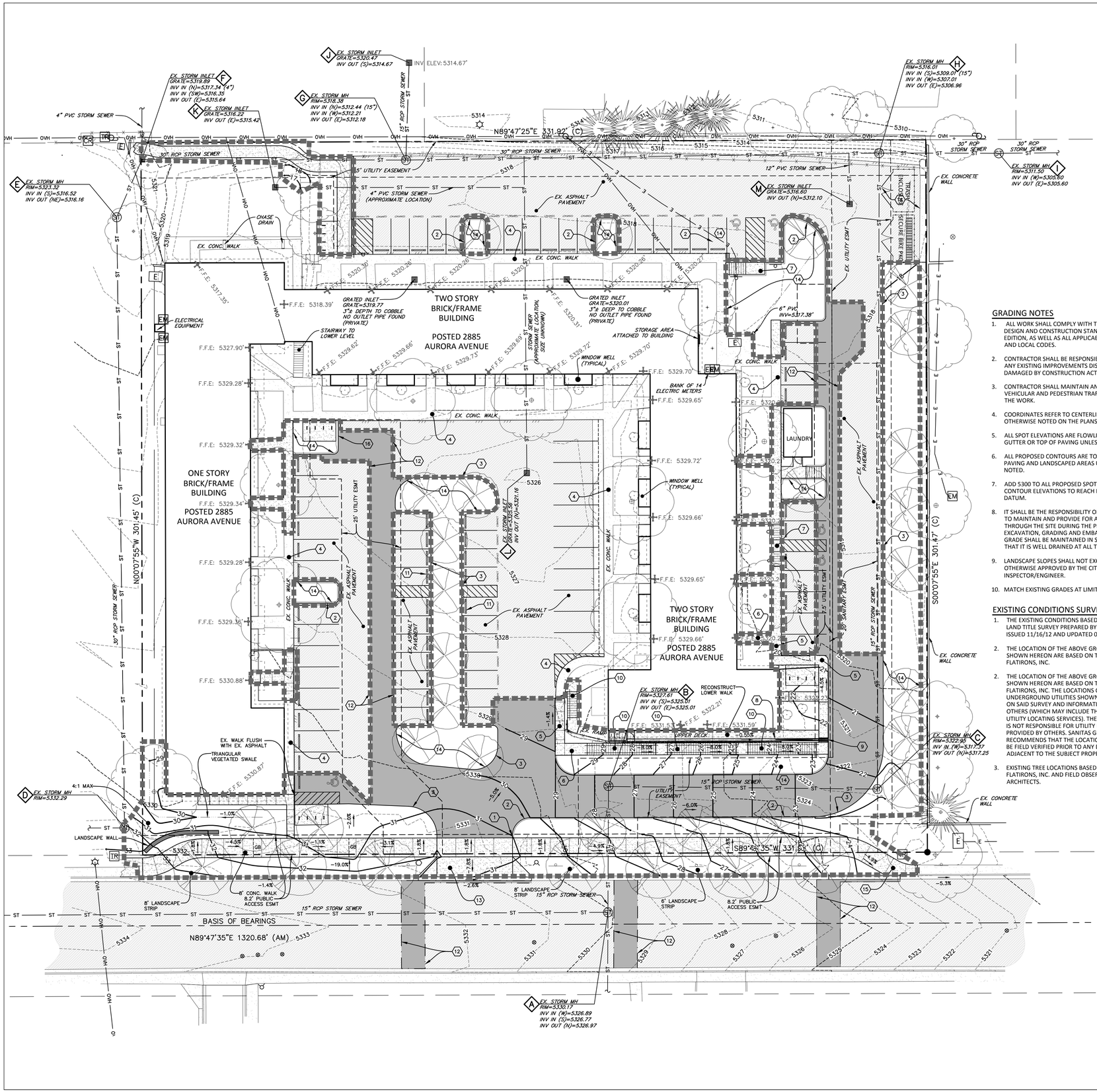
DATE: 07/12/2013

2885 AURORA AVENUE

C2.0

DRAWING TITLE:

PRELIMINARY UTILITY PLAN



GRADING NOTES

1. ALL WORK SHALL COMPLY WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS, LATEST EDITION, AS WELL AS ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY EXISTING IMPROVEMENTS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL MAINTAIN AND PROTECT VEHICULAR AND PEDESTRIAN TRAFFIC IN PROXIMITY OF THE WORK.
4. COORDINATES REFER TO CENTERLINE OF UTILITY, UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL SPOT ELEVATIONS ARE FLOWLINE OF CURB AND GUTTER OR TOP OF PAVING UNLESS OTHERWISE NOTED.
6. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
7. ADD 5300 TO ALL PROPOSED SPOT ELEVATIONS AND CONTOUR ELEVATIONS TO REACH PROJECT VERTICAL DATUM.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
9. LANDSCAPE SLOPES SHALL NOT EXCEED 4:1 (H:V) UNLESS OTHERWISE APPROVED BY THE CITY INSPECTOR/ENGINEER.
10. MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.

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2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY FLATIRONS, INC.
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3. EXISTING TREE LOCATIONS BASED ON FIELD SURVEY BY FLATIRONS, INC. AND FIELD OBSERVATION BY TRYBA ARCHITECTS.

KEY NOTES

1. 2-FT CURB TAPER
2. 6" REVEAL CURB HEAD
3. EDGE OF ASPHALT
4. EX. THICKENED EDGE WALK
5. PROPOSED THICKENED EDGE WALK
6. 5' CONCRETE WALK
7. CURB RAMP
8. 1' CONCRETE PAN
9. 1' COVERED CHASE DRAIN
10. RAMP WITH HAND RAILS
11. WHEEL STOPS
12. ASPHALT TRENCH PATCH
13. RECONSTRUCT EX. DRIVE RAMP
14. EX. PAVEMENT REMOVED TO CREATE LANDSCAPE AREA
15. 4' CONCRETE WALK
16. 6" MOUNTABLE CURB

20 10 0 20 40

SCALE: 1"=20'

LEGEND

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EX. EASEMENT
EX. FENCE
EX. MAJOR CONTOUR — 5325
EX. MINOR CONTOUR — 5324
EX. SPOT ELEVATION — 24.62
PROPOSED MAJOR CONTOUR — 25
PROPOSED MINOR CONTOUR — 28
PROPOSED SPOT ELEVATION — 24.93
EX. STORM SEWER — ST
EX. OVERHEAD ELECTRICAL LINE — OE
EX. STORM MANHOLE — ST
EX. TELECOMMUNICATIONS RISER — TR
EX. GAS METER — GM
EX. ELECTICAL METER — EM
EX. ELECTRICAL EQUIPMENT — E
EX. LIGHT POLE
EX. POWER POLE
EX. STORM STRUCTURE DESIGNATOR — A
EX. ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
EX. CONCRETE
PROPOSED CONCRETE
EX. TREES
PROPOSED TREES (SEE LANDSCAPE PLANS)
LIMITS OF DISTURBANCE

AREA OF DISTURBANCE = 33,481-SF

ASPHALT PAVEMENT REDUCTION = 11,108-SF

Know what's below. Call before you dig.

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REVISIONS

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TSG	LRE	CCS

PROJECT NO. 1301.00

DATE: 07/12/2013

2885 AURORA AVENUE

C3.0

DRAWING TITLE:

PRELIMINARY GRADING PLAN

SITE PLAN GENERAL NOTES

1. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent.
2. Trees shall not be closer than 4 feet to any gas or electrical line and no closer than 10 feet to any water or sewer line. Shrubs shall not be planted closer than 4 feet to any water or sewer line. Locations of all utilities shall be verified in the field prior to planting. A horizontal distance of 20' between street tress and street lights shall be maintained.
3. Grades shall be set to allow for proper drainage away form all structures. Grades shall maintain smooth profiles and be free of surface debris, bumps and depressions.
4. Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading storm drainage, or other construction does not conflict with nor preclude installation and maintenance of landscape elements on this plan.
5. All shrub beds adjacent to turf areas shall be edged with Ryerson or approved equivalent steel edger.
6. All shrub bed areas, perennial bed areas and groundcover areas shall be mulched with 3" layer of shredded cedar woodbark mulch, 2-3 inches in size.
7. During construction, prevent cleaning of equipment, the storage or disposal of waste building materials (ie. paint, oils, solvent, asphalt, concrete, mortar) within the dripline of any protected tree or group of trees.
8. Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened, organic amendment such as compost, peat, or aged manure shall be thoroughly incorporated at the rate of at least three (3) cubic yards of amendment per 1000 square feet of landscape area.
9. All sod areas unless otherwise noted will be sodded with low-water demanding blend. Dryland/Native seed to suit specific soil conditions and maintenance requirements.
10. Contractor shall verify all material quantities prior to installation. Actual number of symbols shall have priority over the quantity designated.
11. Refer to the City of Boulder Design and Construction Streetscaping Standards.
12. Refer to the Civil Engineer Drawings for Grading and Utility Information.
13. Bicycle parking rack shall be inverted "U" standard or the Cora style rack. Bike racks shall be attached to a concrete base using a high security tamper proof anchor such as a mushroom head carbon steel expansion anchor "spike" #5550 as manufactured by Rawl or an equivalent theft-proof device.

Refer to the 2885 Aurora Avenue Tree Survey completed by Boulder Trees & Landscape Consulting on August 26, 1013 for additional information and clarification of existing tree conditions.

PLANT LIST

DECIDUOUS TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
CO	Celtis occidentalis	Hackberry	2" CAL	7

ORNAMENTAL TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
MR	Malus 'Radiant'	Radiant Crabapple	2" CAL	13
PC	Pyrus Calleryana 'Chanticleer '	Chanticleer Pear	2" CAL	11

SHRUBS-DECIDUOUS

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
CAC	Caryopteris x clandonesis	Blue Mist Spirea	5 GAL 3' O.C.	57
CD	Cotoneaster divaricatus	Spreading Cotoneaster	5 GAL 3' O.C.	48
EAC	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 GAL 3' O.C.	27
EA	Euonymus alatus	Burning Bush	5 GAL 5' O.C.	9
EFC	Euonymus fortunei 'Coloratus'	Wintercreeper	5 GAL 3' O.C.	37
KA	Kolkwitzia amabilis	Beautybush	5 GAL 5' O.C.	9
RN	Rosa x 'Nearly Wild'	Nearly Wild Rose	5 GAL 3' O.C.	60
SJA	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	5 GAL 3' O.C.	50
SCH	Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	5 GAL 3' O.C.	74
SV	Syringa vulgaris	Common Lilac	5 GAL 5' O.C.	6

SHRUBS-EVERGREEN

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
JCA	Juniperus chinensis 'Armstrongii'	Armstrong Juniper	5 GAL 5' O.C.	15
JBH	Juniperus scopulorum 'Blue Haven'	Blue Haven Juniper	5 GAL 5' O.C.	5
JCM	Juniperus chinensis 'Monlep'	Mint Julep Juniper	5 GAL 5' O.C.	7
JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 GAL 5' O.C.	44
MA	Mahonia aquifolium compacta	Dwarf Mahonia	5 GAL 3' O.C.	52

SOD

To match existing sod	Square Feet	5,374

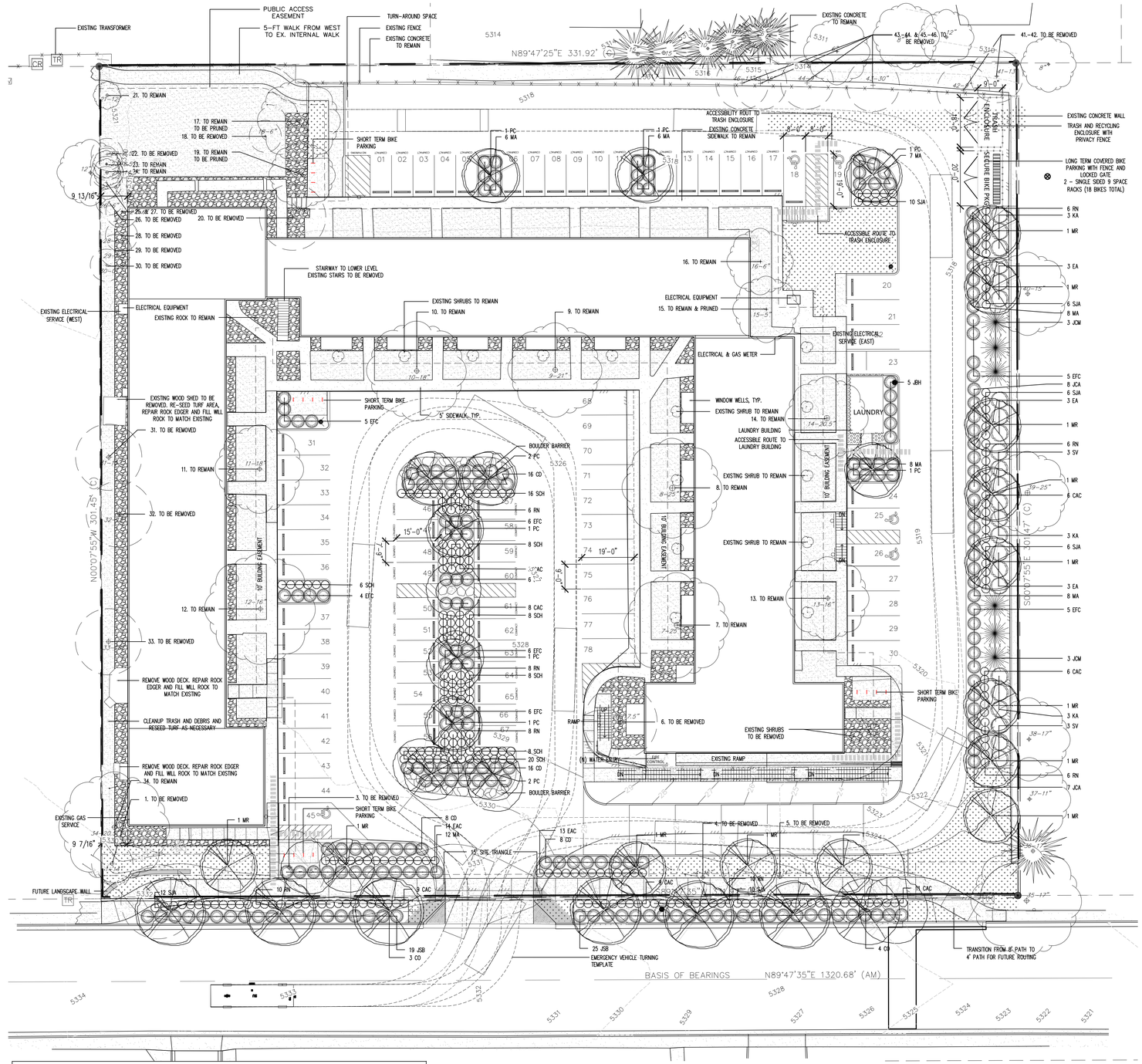
LANDSCAPE REQUIREMENTS

TOTAL LOT AREA	100,061
BUILDING FOOTPRINT	21,913
TOTAL PARKING AREA	36,450
REMAINING AREA	41,698

		REQUIRED	PROVIDED
TOTAL NUMBER OF	SHORT TERM BIKE SPACES	7	32 (16 - 'U' RACKS)
	LONG TERM BIKE SPACES	--	18 (2 - 9 SPACE SINGLE SIDED RACKS)
TOTAL NUMBER OF PARKING STALLS		78	78
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA		1,703	2,945
TOTAL PERIMETER PARKING LOT LANDSCAPING AREA		NA	NA
TOTAL NUMBER OF STREET TREES		7	7
TOTAL QUANTITY OF PLANT MATERIAL (41,698 / 1500 = 27.8)		28 TREES 140 SHRUBS	30 TREES (17 EXISTING & 13 PROPOSED) 141 SHRUBS

Concept image of proposed trash and recycling enclosure with privacy fence.

Concept image of proposed long term covered bike parking with U-racks, fence and secured gate. Fencing materials to match proposed trash and recycling enclosure.



LEGEND

- EXISTING TREE AND SHRUB TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING SOD TO REMAIN
- NEW SOD
- EXISTING ROCK TO REMAIN

1 ARCHITECTURAL SITE PLAN
1:20

N

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AB	CK	BM

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2885 AURORA AVENUE

AS1.0

DRAWING TITLE:

SITE AND LANDSCAPE PLAN

12 SOUTHEAST VIEW
N.T.S.

8 WEST VIEW
N.T.S.

4 EAST VIEW - LOWER LEVEL
N.T.S.

11 EAST VIEW
N.T.S.

7 SOUTHWEST VIEW
N.T.S.

3 NORTHEAST VIEW - LOWER LEVEL
N.T.S.

10 SOUTH VIEW
N.T.S.

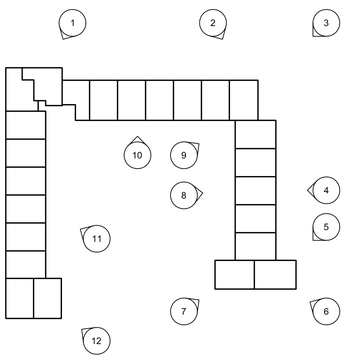
6 SOUTHEAST VIEW
N.T.S.

2 NORTH VIEW - LOWER LEVEL
N.T.S.

9 SOUTHWEST VIEW
N.T.S.

5 EAST VIEW - LOWER LEVEL
N.T.S.

1 NORTH VIEW - LOWER LEVEL
N.T.S.



KEYPLAN

N

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2885 AURORA AVENUE

D1.0

DRAWING TITLE:
EXISTING EXTERIOR CONDITIONS

PROVIDE FLEXIBLE DOWNSPOUT EXTENSION TO 6' FROM EXTERIOR WALL.

PROVIDE DOWNSPOUT EXTENSIONS TO MATCH EXISTING DOWNSPOUT PROFILE TO 6' FROM EXTERIOR WALL. APPROPRIATELY PREP AND PAINT ENTIRETY OF ALL DOWNSPOUTS.

6 DOWNSPOUT CONDITIONS

N.T.S.

REMOVE EXISTING DAMAGED SEALANT AT FLASHING / BRICK SILL. CLEAN BRICK AND PROVIDE CONTINUOUS SILICONE SEALANT TO MATCH BRICK COLOR.

PROVIDE CONTINUOUS SILICONE SEALANT AT BASE OF WALL / SIDEWALK.

3 TYPICAL CAULK REPAIR

N.T.S.

DEMO. EXISTING GRATE, DRAIN WATER FROM AREAWELL AND PROVIDE NEW SLOPED PLASTIC COVER.

8 AREA WELLS

N.T.S.

NOTE SOME EXISTING SILL CONDITIONS CONTAIN A NEGATIVELY SLOPING SILL THAT IS NOT REVERSIBLE WITHOUT WINDOW REPLACEMENT.

EXISTING METAL SILL TO REMAIN - CLEAN AND PREP SURFACE COMPLETELY, PRIME AND PAINT WITH DIRECT-TO-METAL ENAMEL.

REPAIR PER 3/D1.0

PROVIDE MASONRY SEALER ON ALL SLOPED BRICK.

TUCKPOIINT / REPLACE ANY MISSING OR ERODED MORTAR AS REQ'D.

NOTE SOME EXISTING SILL CONDITIONS CONTAIN A WARPED FLASHING BUT THE CONDITION DOES NOT APPEAR TO BE COMPROMISING THE WINDOW/WALL PERFORMANCE. THIS CONDITION WILL NOT BE REPAIRED OR REPLACED WITHOUT WINDOW REPLACEMENT.

5 METAL WINDOW SILL CONDITIONS

N.T.S.

DEMO. ENTIRE WOOD FRAME AND GLAZING OF WINDOW WELL COVER AND PROVIDE FLAT EXPANDED METAL DIAMOND GRATE RATED FOR EXTERIOR APPLICATION AND WALKWAY LOADING.

UPON REMOVAL OF WINDOW WELL COVER, ARCHITECT TO DETERMINE PROPER SEALING OF EDGE CONDITIONS THAT REMAIN.

EXISTING DRAINAGE OF WINDOW WELL (BELOW) TO BE CONFIRMED AND COORDINATED WITH CIVIL AND PLUMBING ENGINEERS.

2 TYPICAL WINDOW WELL COVER

N.T.S.

EXISTING WOOD SOFFIT TO REMAIN, PATCH ALL HOLES TO MATCH EXISTING WOOD, PREP. APPROPRIATELY AND APPLY CLEAR, PENETRATING SEALER.

EXISTING WOOD FRAMING TO REMAIN - PREP. APPROPRIATELY AND APPLY CLEAR, PENETRATING SEALER.SEAL.

REPLACE ALL MISSING / BROKEN LIGHT COVERS. SEE ELECTRICAL DRAWINGS FOR FURTHER LIGHTING SCOPE.

SEE CIVIL DRAWINGS FOR SCOPE OF SIDEWALK REPLACEMENT

7 TYPICAL AWNING

N.T.S.

EXISTING WOOD SILL TO REMAIN - SAND / PREP APPROPRIATELY WHERE FLAKING, STAIN TO MATCH ADJACENT FRAME AND APPLY CLEAR, PENETRATING SEALER.

4 WOOD WINDOW SILL CONDITIONS

N.T.S.

EXISTING ROOF TO REMAIN. REPAIR FLASHING WHERE MISSING OR DAMAGED.

EXISTING WOOD SOFFIT TO REMAIN, PATCH ALL HOLES TO MATCH EXISTING WOOD, PREP. APPROPRIATELY AND APPLY CLEAR, PENETRATING SEALER.

EXISTING WOOD TRIM TO REMAIN - PREP. APPROPRIATELY AND APPLY CLEAR, PENETRATING SEALER.

INSTALL NEW WINDOWS, U.N.O. RE-SEAL PERIMETERS AGAINST AIR LEAKAGE.

EXISTING WOOD SIDING TO REMAIN, REPAINT WITH EXTERIOR ACRYLIC LATEX PAINT (INCL. ALL WOOD SIDING INFILL LOCATIONS).

EXISTING DOORS AND FRAMES TO BE REMOVED AND REPLACED. SEAL PERIMETER AGAINST AIR LEAKAGE .

EXISTING BRICK TO REMAIN, POWERWASH.

ALL MISCELLANEOUS TENANT EQUIPMENT TO BE REMOVED.

1 TYPICAL OVERALL EXTERIOR SCOPE

N.T.S.

THIS DRAWING COVERS TYPICAL CONDITIONS THROUGHOUT THE PROJECT. SEE D1.1 FOR SPECIFIC UNIQUE CONDITIONS.

GENERAL NOTES: EXTERIOR

1. THE FOLLOWING DEFINITIONS APPLY FOR ALL WORK:
   - REMOVE/DEMOLISH: TEAR DOWN COMPLETELY REMOVE FROM SITE
   - SALVAGE: DISMANTLE, PROTECT AND STORE FOR FUTURE REUSE ON THIS PROJECT
   - PROTECT: KEEP FROM BEING DAMAGED IN PLACE WITHOUT DISMANTLING
2. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION OR INSTALLATION OF NEW WORK NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING.
3. PROVIDE BARRIERS FOR SOUND, DUST AND PEDESTRIAN TRAFFIC BETWEEN ALL CONSTRUCTION AREAS AND ADJACENT PROPERTIES DURING CONSTRUCTION.
4. PROTECT ALL EXISTING BUILDING AND SITE ELEMENTS (INCLUDING ADJACENT PROPERTIES) TO REMAIN DURING CONSTRUCTION.
5. G.C. RESPONSIBLE FOR ANY TEMPORARY SHORING REQUIRED DURING CONSTRUCTION.
6. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
7. WHERE EXISTING ELECTRICAL, MECHANICAL OR PLUMBING EQUIPMENT IS SPECIFIED TO BE REMOVED / REPLACED PER MEP DRAWINGS, FULLY DEMOLISH ALL ABANDONED INFRASTRUCTURE AND PATCH ANY HOLES TO MATCH ADJACENT CONDITIONS.
8. PATCH AND REPAIR ADJACENT WORK AFFECTED BY NEW CONSTRUCTION AND RENOVATION WITH VISUALLY MATCHING AND COMPATIBLE MATERIALS.

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D1.1

DRAWING TITLE:

EXTERIOR DEMO, REPAIR AND REPLACE SCOPE - TYPICAL

REMOVE DOOR, FRAME AND TRIM. PROVIDE WINDOW AND TRIM TO MATCH ADJACENT.

INFILL LOWER PORTION WITH WOOD SIDING AND TEXTURED SKIM COAT TO MATCH EXISTING.

REMOVE DECK, STAIRS ,RAILING AND ALL ASSOCIATED ELEMENTS. REPAIR FACADE TO MATCH ADJACENT.

9 UNIT 101 DOOR CONVERSION TO WINDOW
N.T.S.

PROVIDE TREATED, PAINTED WOOD FRAME SURROUNDING OPENING OVER DAMAGED SIDING.

DEMO. GRILLE AND PROVIDE NEW PER MECHANICAL DRAWINGS.

6 GRILLE REPLACEMENT
N.T.S.

DEMO. DOOR, FRAME, SIDELIGHTS AND WOOD TRIM.

INFILL UPPER PORTION WITH WOOD SIDING AND TEXTURED SKIM COAT TO MATCH EXISTING ADJACENT CONDITION.

INFILL WITH BRICK TO ADJACENT SILL HEIGHT. USE BRICK SALVAGED ON SITE OR PROVIDE BRICK TO MATCH EXISTING.

REMOVE PARTIAL BRICKS AND PROVIDE NEW FULL BRICKS. SUBMIT BRICK COURSING LAYOUT TO ARCHITECT FOR APPROVAL.

3 UNITS 101/102 DOOR INFILL
N.T.S.

DEMO. DOOR, FRAME AND WOOD TRIM. INFILL WITH WOOD SIDING AND TEXTURED SKIM COAT TO MATCH EXISTING.

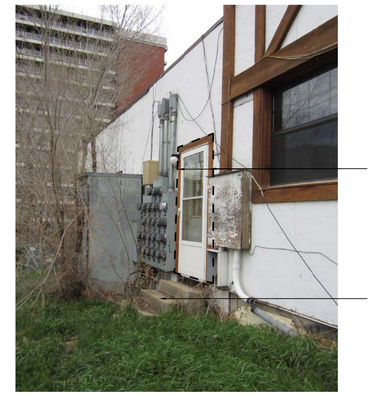
REMOVE DECK, STAIRS, RAILING AND ALL ASSOCIATED ELEMENTS. REPAIR FACADE TO MATCH ADJACENT.

8 UNIT 103 DOOR INFILL
N.T.S.

REMOVE DOOR, FRAME AND TRIM. PROVIDE WINDOW AND TRIM TO MATCH ADJACENT.

INFILL LOWER PORTION WITH WOOD SIDING AND TEXTURED SKIM COAT TO MATCH EXISTING.

5 UNIT 107 DOOR CONVERSION TO WINDOW
N.T.S.



DEMO. DOOR, FRAME AND WOOD TRIM. INFILL ENTIRE OPENING WITH WOOD SIDING AND TEXTURED SKIM COAT TO MATCH EXISTING ADJACENT CONDITION.

DEMO. CONC. STAIR AND REPAIR FACADE AS REQ'D.

2 UNIT 108 DOOR INFILL
N.T.S.

DEMO. DOOR, FRAME AND THRESHOLD AND REPAIR WOOD TRIM FROM DOOR ATTACHMENT. EXTEND CONCRETE SLAB AND SOFFIT IN NEW ALCOVE AS SHOWN ON PLAN.

7 UNITS 109/110 DOOR DEMO
N.T.S.

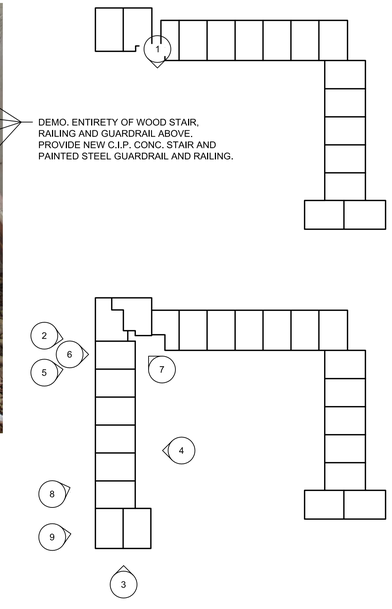
DEMO. AS REQ'D TO INFILL WITH BRICK TO LOWER SILL HEIGHT. USE BRICK SALVAGED ON SITE OR PROVIDE BRICK TO MATCH EXISTING.

REMOVE PARTIAL BRICKS AND PROVIDE NEW FULL BRICKS. SUBMIT BRICK COURSING LAYOUT TO ARCHITECT FOR APPROVAL.

4 BRICK INFILL
N.T.S.

DEMO. ENTIRETY OF WOOD STAIR, RAILING AND GUARDRAIL ABOVE. PROVIDE NEW C.I.P. CONC. STAIR AND PAINTED STEEL GUARDRAIL AND RAILING.

1 STAIR
N.T.S.



KEYPLAN

GENERAL NOTES: EXTERIOR

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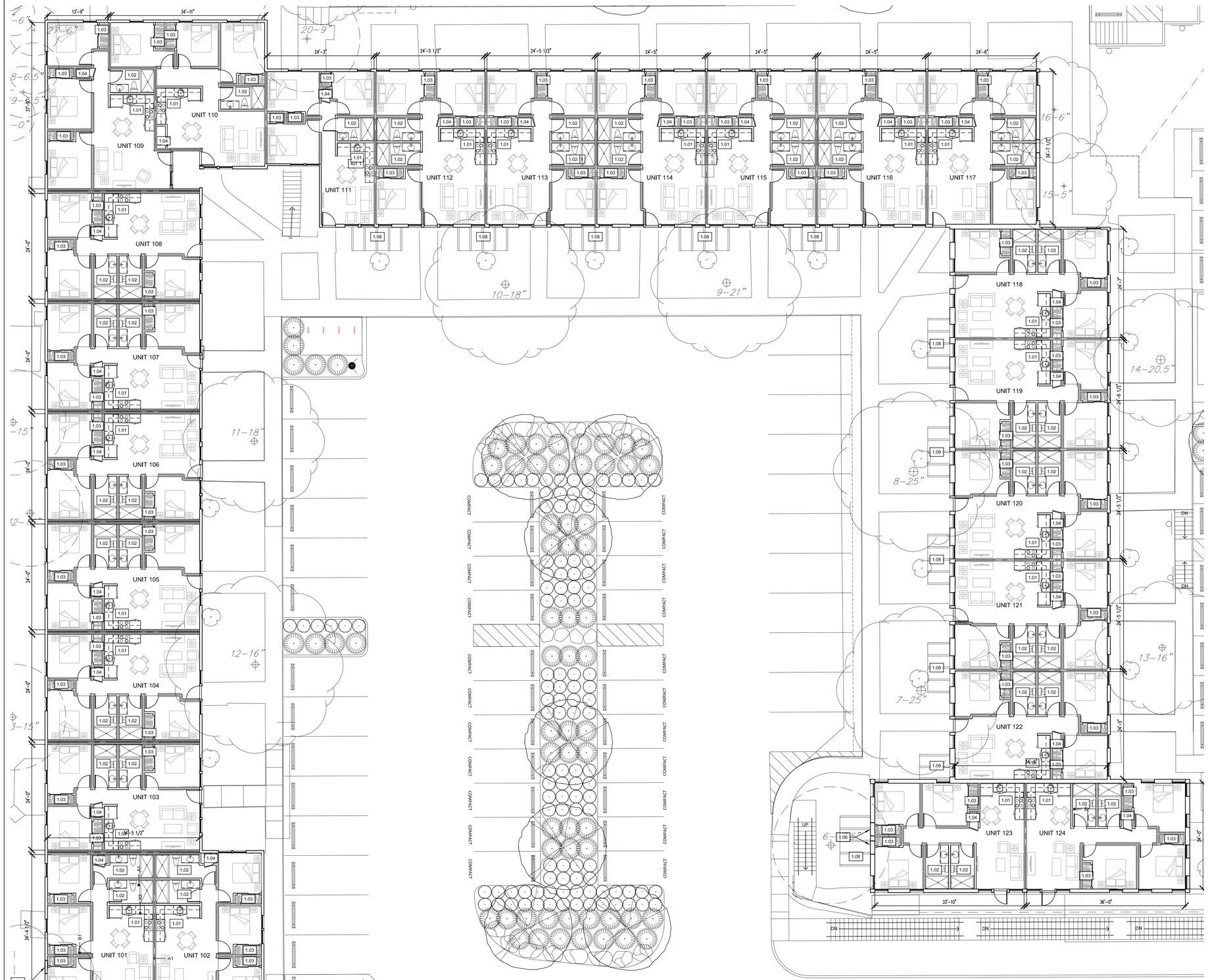
2885 AURORA AVENUE

D1.2

DRAWING TITLE:

EXTERIOR DEMO, REPAIR AND REPLACE SCOPE - UNIQUE



1 GROUND FLOOR PLAN

3/32" = 1'-0"

GENERAL NOTES: PLANS

1. ALL EXISTING INTERIOR PARTION WALLS INDICATED TO REMAIN SHALL BE INSPECTED BY THE GENERAL CONTRACTOR FOR SEATABILITY OF FRAMING/FINISHES.
2. FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION OR INSTALLATION OF NEW WORK.
3. DO NOT SCALE DRAWINGS.
4. NOTIFY THE ARCHITECT AND OWNER IN WRITING IF HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION ACTIVITIES.
5. PROVIDE FLOOR LEVELING THROUGHOUT UNITS TO $\frac{1}{4}$" PER 10 FT.
6. ADD BLOWN-IN ATTIC INSULATION TO A MINIMUM 7" DEPTH/R-33.
7. REPLACE MISSING/LOOSE FLOOR AND CRAWL SPACE INSULATION.
8. ALL WINDOW TO BE TYPE A, U.N.O.

KEY NOTES: PLANS

KEY NOTES ARE GENERAL IN NATURE. REFER TO DRAWINGS AND FINISH LEGEND FOR FURTHER CLARIFICATION. KEY NOTES IDENTIFIED MAY NOT NECESSARILY BE SHOWN ON PLANS.

1.01	PROVIDE BASE AND UPPER CABINETS, PLASTIC LAMINATE COUNTERTOP, REFRIGERATOR, DISHWASHER, MICROWAVE, AND SINK WITH DISPOSAL
1.02	PROVIDE VANITY CABINET WITH SOLID SURFACE VANITY TOP AND INTEGRAL SINK, MIRROR, MEDICINE CABINET, SHOWER ENCLOSURE, TOILET, AND RESTROOM ACCESSORIES
1.03	CLOSET ROD (66" AFF) AND WHITE MELAMINE SHELF (70" AFF)
1.04	WATER HEATER
1.05	REMOVE EXISTING WINDOW, INFILL OPENING
1.06	REMOVE EXISTING DOOR, INFILL OPENING
1.07	PROVIDE COIN-OPERATED WASHER/DRYERS
1.08	REMOVE EXISTING WOOD FRAME AND GLAZING OF WINDOW WELL. PROVIDE FLAT EXPANDED METAL DIAMOND GRATE RATED FOR EXTERIOR APPLICATION AND WALKWAY LOADING.

PARTITION LEGEND

- EXTERIOR OR DEMISING WALL
- NEW INTERIOR PARTITION
- NEW INTERIOR ACOUSTIC PARTITION

SEE PARTITION TAGS AND PARTITION SCHEDULE FOR DETAILED INFORMATION

PARTITION SCHEDULE

1 EXTERIOR WALL TO REMAIN.
ADD 3" CONTINUOUS SPRAY FOAM INSULATION TO STUD CAVITY.

2A EXISTING FIRE AND STC RATED UNIT DEMISING WALL TO REMAIN.
NEW ½" GYPSUM WALLBOARD TO RUN FULL-HEIGHT TO UNDERSIDE OF ROOF DECK OR FLOOR. PROVIDE FULL-HEIGHT 3 ½" ACOUSTICAL BATT INSULATION. SEAL TOP AND BOTTOM PERIMETER.

2B NEW MIN. 1-HR FIRE RATED AND MIN. STC 50 UNIT DEMISING WALL.
MATCH EXISTING DEMISING WALL CONSTRUCTION.

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MIN ½" GYPSUM WALLBOARD EACH SIDE OF 2X4 STUD FRAMING. RUN TO UNDERSIDE OF FINISHED CEILING.

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5 NEW NON-RATED PLUMBING WALL.
DOUBLE STUD WALL AS REQ'D FOR PLUMBING PIPING.

REHABILITATION OF

2885 AURORA AVENUE

FOR STUDENT HOUSING

BOULDER, COLORADO

TRYBA ARCHITECTS
1620 Logan Street
Denver, Colorado 80203
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1423 SOUTH PEARL STREET
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ISSUE

DATE	NO.	REMARKS
07/12/2013	1	SITE REVIEW
08/30/2013	2	SITE REVIEW RESUBMITTAL
10/07/2013	3	SITE REVIEW 2ND RESUBMITTAL
11/06/2013	4	SITE REVIEW 3RD RESUBMITTAL

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
KH, CT	CK	BM

PROJECT NO. 1301.00

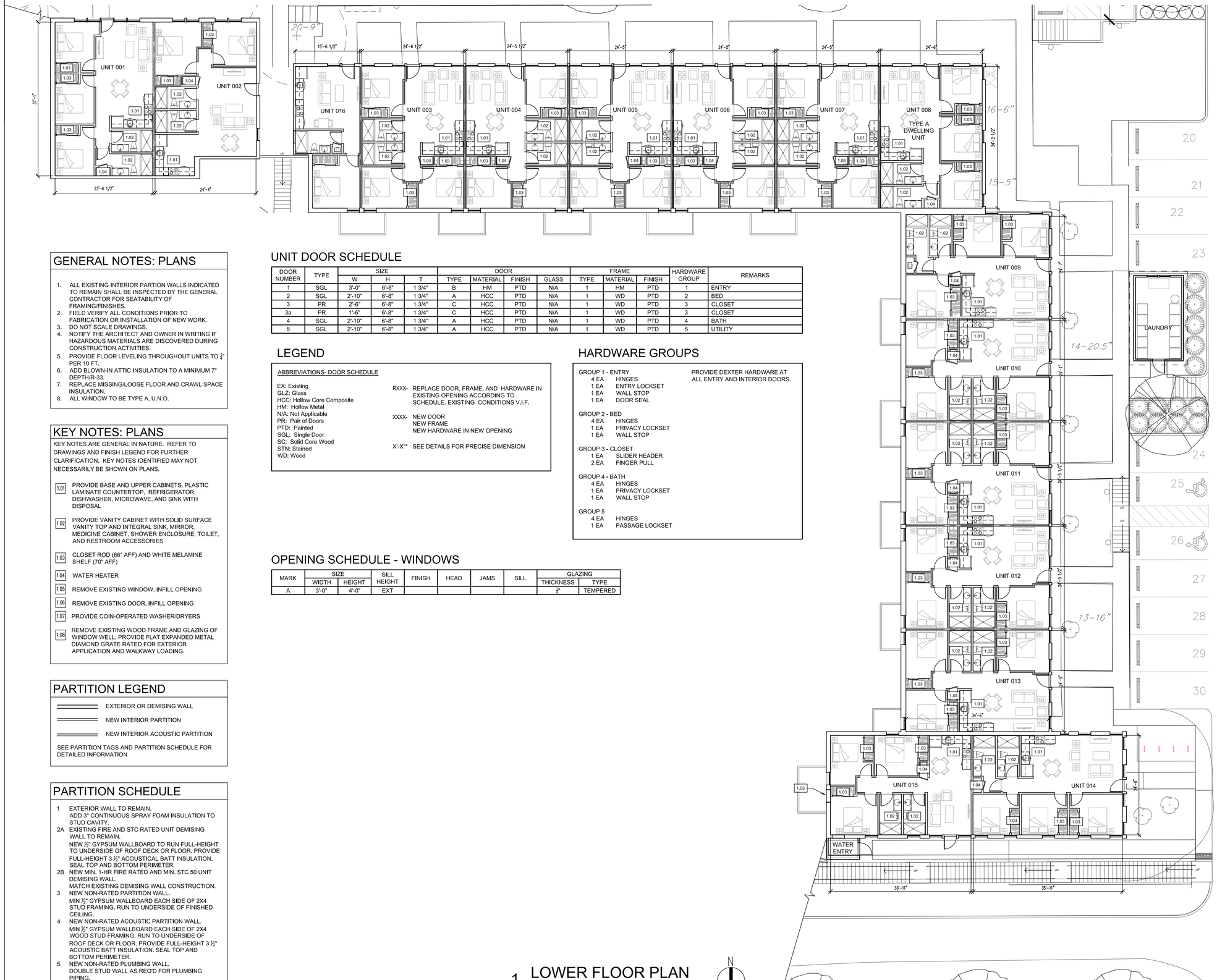
DATE: 10/07/2013

2885 AURORA AVENUE

A1.0

DRAWING TITLE:

GROUND FLOOR PLAN



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UNIT DOOR SCHEDULE

DOOR NUMBER	TYPE	SIZE			DOOR				FRAME			HARDWARE GROUP	REMARKS
		W	H	T	TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	FINISH		
1	SGL	3'-0"	6'-8"	1 3/4"	B	HM	PTD	N/A	1	HM	PTD	1	ENTRY
2	SGL	2'-10"	6'-8"	1 3/4"	A	HCC	PTD	N/A	1	WD	PTD	2	BED
3	PR	2'-6"	6'-8"	1 3/4"	C	HCC	PTD	N/A	1	WD	PTD	3	CLOSET
3a	PR	1'-6"	6'-8"	1 3/4"	C	HCC	PTD	N/A	1	WD	PTD	3	CLOSET
4	SGL	2'-10"	6'-8"	1 3/4"	A	HCC	PTD	N/A	1	WD	PTD	4	BATH
5	SGL	2'-10"	6'-8"	1 3/4"	A	HCC	PTD	N/A	1	WD	PTD	5	UTILITY

LEGEND

ABBREVIATIONS- DOOR SCHEDULE

EX: Existing
GLZ: Glass
HCC: Hollow Core Composite
HM: Hollow Metal
N/A: Not Applicable
PR: Pair of Doors
PTD: Painted
SGL: Single Door
SC: Solid Core Wood
STN: Stained
WD: Wood

RXXX- REPLACE DOOR, FRAME, AND HARDWARE IN EXISTING OPENING ACCORDING TO SCHEDULE. EXISTING CONDITIONS V.I.F.

XXXX- NEW DOOR
NEW FRAME
NEW HARDWARE IN NEW OPENING

X'-X"* SEE DETAILS FOR PRECISE DIMENSION

HARDWARE GROUPS

PROVIDE DEXTER HARDWARE AT ALL ENTRY AND INTERIOR DOORS.

GROUP 1 - ENTRY
4 EA HINGES
1 EA ENTRY LOCKSET
1 EA WALL STOP
1 EA DOOR SEAL

GROUP 2 - BED
4 EA HINGES
1 EA PRIVACY LOCKSET
1 EA WALL STOP

GROUP 3 - CLOSET
1 EA SLIDER HEADER
2 EA FINGER PULL

GROUP 4 - BATH
4 EA HINGES
1 EA PRIVACY LOCKSET
1 EA WALL STOP

GROUP 5
4 EA HINGES
1 EA PASSAGE LOCKSET

OPENING SCHEDULE - WINDOWS

MARK	SIZE		SILL HEIGHT	FINISH	HEAD	JAMS	SILL	GLAZING	
	WIDTH	HEIGHT						THICKNESS	TYPE
A	3'-0"	4'-0"	EXT					$\frac{1}{4}$"	TEMPERED

1 LOWER FLOOR PLAN
3/32" = 1'-0"

N

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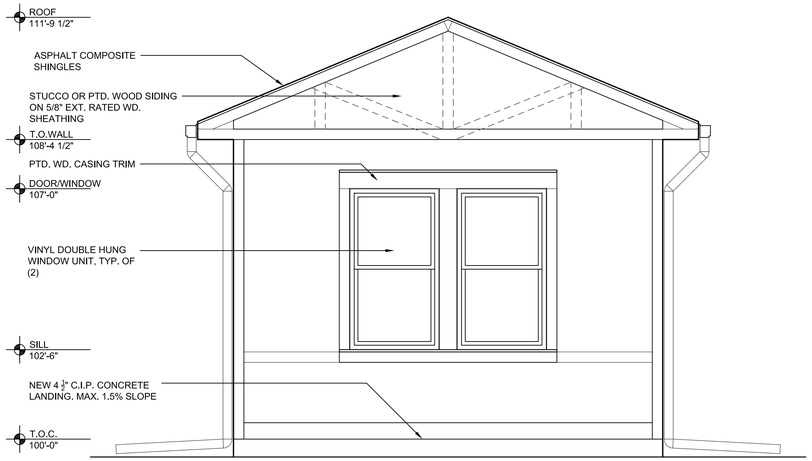
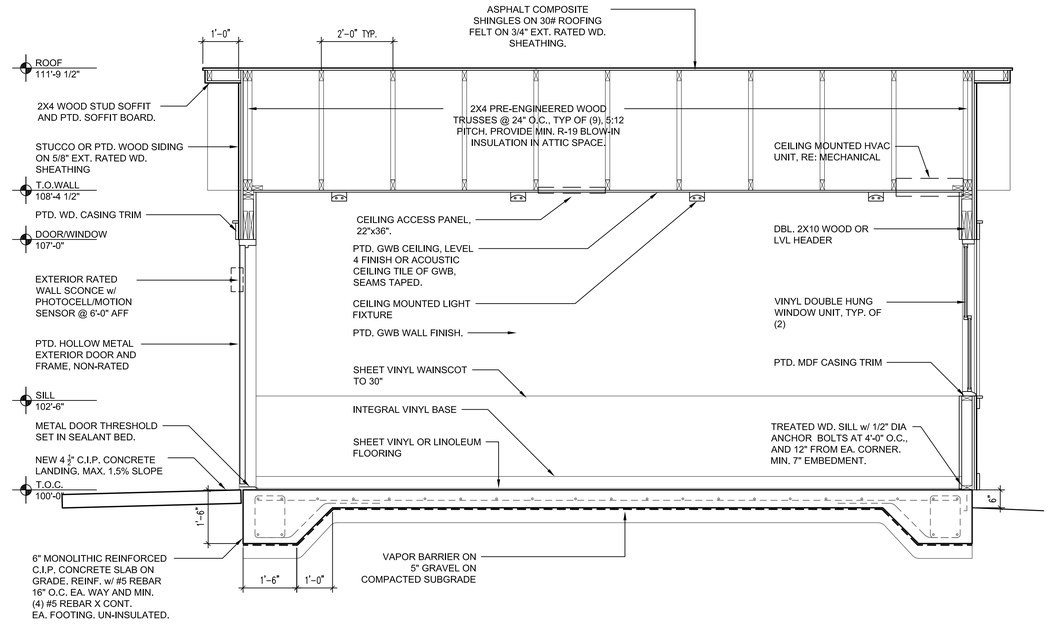
2885 AURORA AVENUE

A1.1

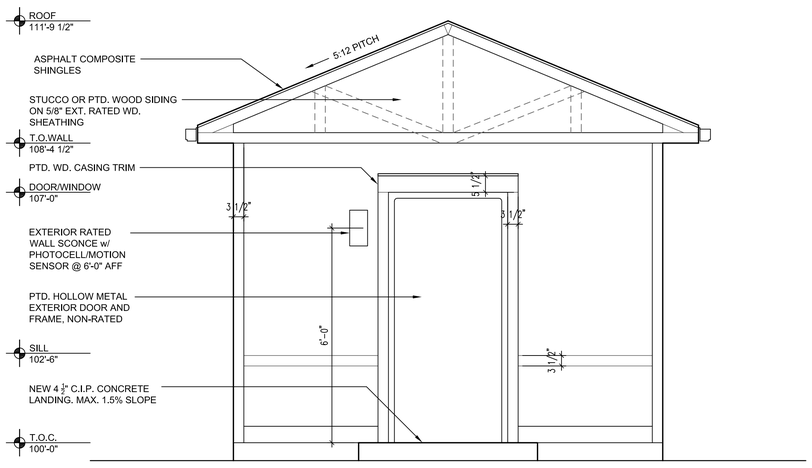
DRAWING TITLE:
LOWER FLOOR PLAN AND SCHEDULES



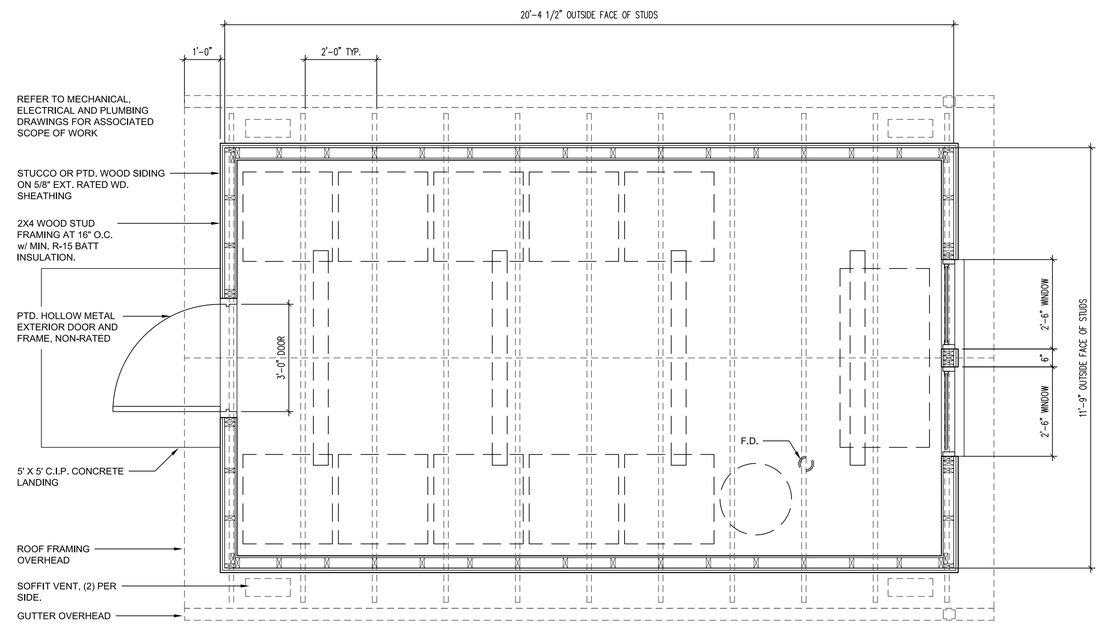
3 NORTH LAUNDRY ELEVATION
1/2" = 1'-0"



2 LAUNDRY SECTION
1/2" = 1'-0"



4 SOUTH LAUNDRY ELEVATION
1/2" = 1'-0"



1 ENLARGED LAUNDRY PLAN
1/2" = 1'-0"

N

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A5.0

DRAWING TITLE:

ENLARGED PLANS AND ELEVATIONS