Pearl Place

2095 30th, 2111 30th, 2121 30th and 2920 Pearl, 2930 Pearl.

Boulder, CO.

Site Review Addendum

November 14, 2014

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Owner

Pearl Place Associates, LLC
4500 Cherry Creek Drive South, 550
Denver, CO 80206

Developer

Forum Real Estate Group
4500 Cherry Creek Drive South, 550
Denver, CO 80206

Developer

Brickstone Partners
1423 S Pearl St
Denver, CO 80210

Architect

Tryba Architects
1620 Logan Street
Denver, CO 80203
303.831.4010

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Civil Engineer

The Sanitas Group
1022 Willow Place
Louisville, CO 80027
303.981.9238

Landscape Architect

Studio Terra
758 Club Circle
Louisville, CO 80027
303.494.9138

Transportation Engineer

Fehr & Peers
621 17th St, 2301
Denver, CO 80293
303.296.4300

PARKING COUNTS

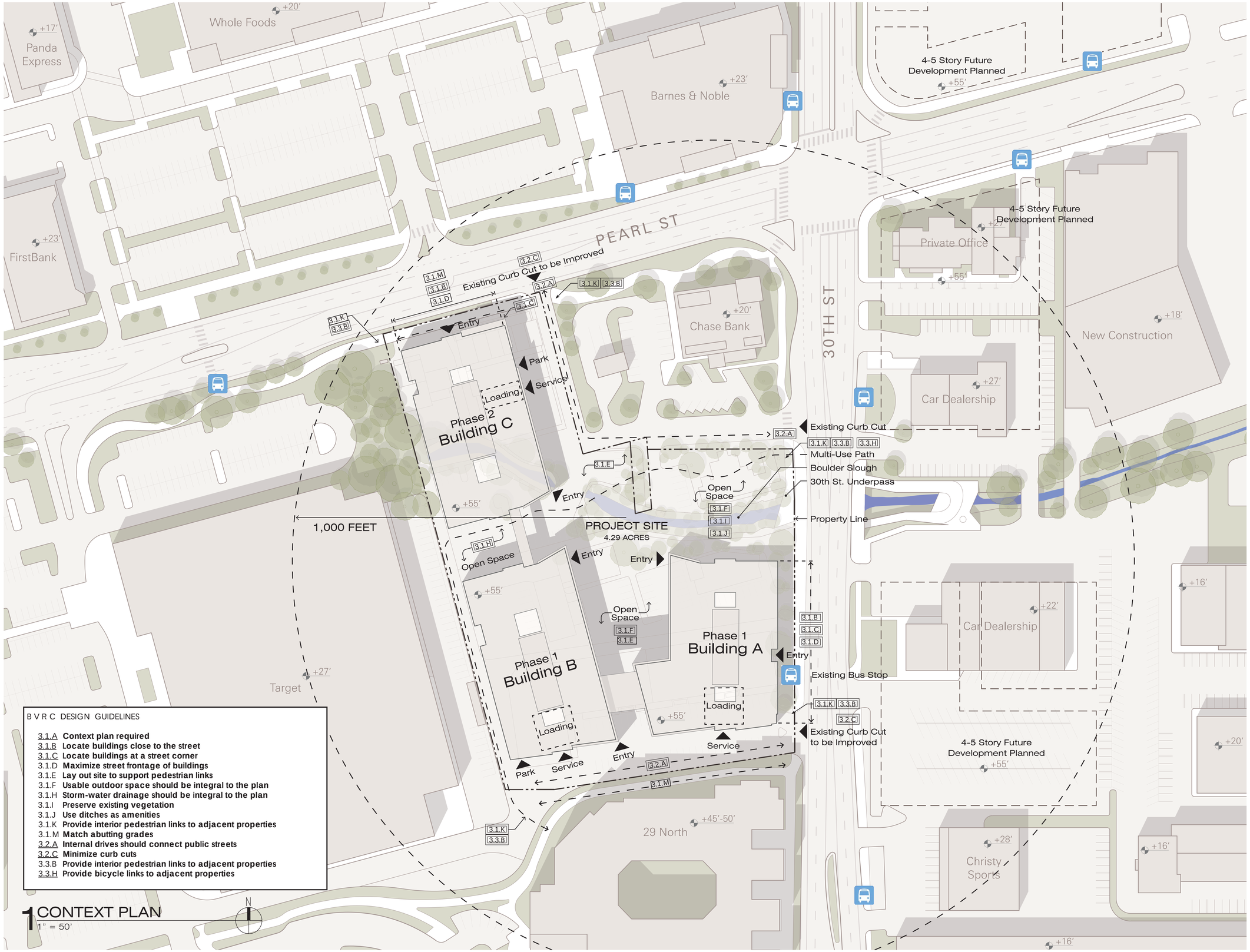
	Required per Land Use Code Section 9-9-6, B.R.C. 1981		Proposed	
	Compact	Standard	Compact	Standard
Phase 1	325 spaces	217 spaces	297 spaces	198 spaces
*Phase 2	162 spaces	109 spaces	56 spaces	69 spaces
Total	487 spaces	326 spaces	353 spaces	267 spaces
Project Total	813 spaces		620 spaces	

*Note: **96 Tandem spaces** will be provided in addition to total in Phase 2

1.) Minimum number of off-street parking spaces per square foot of floor area for nonresidential uses and their accessory uses is 1:400

2.) Required Parking Calculation: 325,344sf / 400 = **813 Stalls** *(See floor area calculation on sheet A1.10)*

3.) Parking Reduction: 813 spaces - 620 spaces = 193 spaces; 193 / 813 = **(24% reduction)**



B V R C DESIGN GUIDELINES

- 3.1.A Context plan required
- 3.1.B Locate buildings close to the street
- 3.1.C Locate buildings at a street corner
- 3.1.D Maximize street frontage of buildings
- 3.1.E Lay out site to support pedestrian links
- 3.1.F Usable outdoor space should be integral to the plan
- 3.1.H Storm-water drainage should be integral to the plan
- 3.1.I Preserve existing vegetation
- 3.1.J Use ditches as amenities
- 3.1.K Provide interior pedestrian links to adjacent properties
- 3.1.M Match abutting grades
- 3.2.A Internal drives should connect public streets
- 3.2.C Minimize curb cuts
- 3.3.B Provide interior pedestrian links to adjacent properties
- 3.3.H Provide bicycle links to adjacent properties

1 CONTEXT PLAN
1" = 50'

Pearl Place

Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

TRYBA ARCHITECTS
1620 Logan Street
Denver, Colorado 80203
303.831.4010

Forum Real Estate Group
4500 CHERRY CREEK DRIVE SOUTH, 550
DENVER, CO 80246

Site Review Case No.
LUR2014-00035

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ISSUE

DATE	NO.	REMARKS
05/05/2014	1	SITE REVIEW - 1ST SUBMITTAL
07/21/2014	2	SITE REVIEW - 2ND SUBMITTAL
09/15/2014	3	SITE REVIEW - 3RD SUBMITTAL
10/20/2014	4	SITE 4TH SUBMITTAL
11/14/2014	5	CORRECTIONS

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED: CK	APPROVED: BM
PROJECT NO. 1402.00	Pearl Place	
DATE: 11/14/2014	G1.0	

DRAWING TITLE:

CONTEXT PLAN

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 5

Parcel Description

(PROVIDED BY STEWART TITLE)

PARCEL I:
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST SIDE OF COUNTY ROAD NO. 221B AND THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE SOUTH 75° WEST, 208.05 FEET ALONG THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 75° WEST, 235.00 FEET ALONG THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE SOUTH 15° EAST, 150.00 FEET AT RIGHT ANGLES TO THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY;
THENCE SOUTH 75° WEST, 75.00 FEET PARALLEL TO THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE SOUTH 15° EAST, 134.74 FEET AT RIGHT ANGLES TO THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE NORTH 75° EAST, 255.00 FEET PARALLEL TO THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE NORTH 4°04' WEST, 290.00 FEET TO THE TRUE POINT OF BEGINNING, LESS THE FOLLOWING:

BEGINNING AT THE INTERSECTION OF THE WEST SIDE OF COUNTY ROAD NO. 221B AND THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE SOUTH 75° WEST, 250.00 FEET ALONG THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 75° WEST, 75.00 FEET ALONG THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE SOUTH 15° EAST, 200.00 FEET AT RIGHT ANGLES TO THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE NORTH 75° EAST, 75.00 FEET PARALLEL TO THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE NORTH 15° WEST, 200.00 FEET AT RIGHT ANGLES TO THE SOUTH SIDE OF PEARL STREET EXTENDED, TO THE TRUE POINT OF BEGINNING, AND EXCEPT THAT PARCEL DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 2, 1961, IN BOOK 1208, AT PAGE 79, AND EXCEPT THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 13, 1979, AT RECEPTION NUMBER 326946,
COUNTY OF BOULDER,
STATE OF COLORADO.

PARCEL II:
THE BENEFICIAL EASEMENT FOR INGRESS, CREATED BY GRANT OF EASEMENT RECORDED JULY 30, 1982, ON FILM 1215, AT RECEPTION NUMBER 505015,
COUNTY OF BOULDER,
STATE OF COLORADO.

PARCEL III:
LOT 3,
DAYTON-HUDSON SUBDIVISION,
COUNTY OF BOULDER,
STATE OF COLORADO.

PARCEL IV:
A TRACT OF LAND IN THE SE1/4NW1/4 AND THE NE1/4SW1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST SIDE OF COUNTY ROAD 221B (30TH STREET), AND THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE S75°00'W, 208.05 FEET ALONG THE SOUTH LINE OF SAID PEARL STREET, EXTENDED EASTERLY TO THE NE CORNER OF THAT TRACT OF LAND CONVEYED TO FREDERIC A. PRUETT AND AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1171 AT PAGE 379, OF THE BOULDER COUNTY RECORDS, BOULDER COUNTY, COLORADO; THENCE S04°04'E, 290.00 FEET ALONG THE EAST LINE OF THAT TRACT DESCRIBED IN BOOK 1171 AT PAGE 379 TO THE SOUTHEAST CORNER THEREOF; THENCE S75°00'W, 32.24 FEET ALONG THE SOUTH LINE OF THAT TRACT DESCRIBED IN SAID BOOK 1171 AT PAGE 379 TO THE APPROXIMATE CENTERLINE OF THE BOULDER AND LEFT HAND DITCH AND THE TRUE POINT OF BEGINNING;

THENCE S71°20'E, 69.03 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID BOULDER AND LEFT HAND DITCH; THENCE N82°05'E, 85.00 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID BOULDER AND LEFT HAND DITCH; THENCE N70°40'E, 66.00 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID BOULDER AND LEFT HAND DITCH TO THE WEST LINE OF COUNTY ROAD NO. 221B; THENCE S00°03'20"E 121.88 FEET ALONG THE WEST LINE OF SAID COUNTY ROAD NO. 221B, TO THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO JACK T. THOMPSON AND JANE F. THOMPSON AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1185 AT PAGE 423, OF SAID BOULDER COUNTY RECORDS; THENCE S80°54'W, 401.10 FEET ALONG THE SOUTH LINE OF THAT TRACT DESCRIBED IN SAID BOOK 1185 AT PAGE 423 TO THE SW CORNER THEREOF; THENCE N15°00'W, 120.28 FEET ALONG THE WEST LINE OF THAT TRACT DESCRIBED IN SAID BOOK 1185 AT PAGE 423, TO THE SOUTH LINE OF THAT TRACT DESCRIBED IN SAID BOOK 1171 AT PAGE 379; THENCE N75°00'E, 222.76 FEET, ALONG THE SOUTH LINE OF THAT TRACT DESCRIBED IN SAID BOOK 1171AT PAGE 379 TO THE TRUE POINT OF BEGINNING,

EXCEPT THE FOLLOWING DESCRIBED PROPERTY, CONVEYED TO THE CITY OF BOULDER: THAT PORTION OF THE NE 1/4 NE 1/4 SW 1/4 AND THE SE¼SE¼NW¼ OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ NORTHEAST ¼ SOUTHWEST ¼ OF SAID SECTION 29; THENCE N00°14'20"W, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29, A DISTANCE OF 660.77 FEET;
THENCE S89°40'40"W, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF 30TH STREET WHICH POINT IS THE SE CORNER OF THAT
TRACT OF LAND CONVEYED BY JACK T. THOMPSON, JANE F. THOMPSON AND W. F. RENO TO JAMES W. KACK BY DEED RECORDED AUGUST 6, 1968, ON FILM 642, AT RECEPTION NUMBER 886448, AND THE TRUE POINT OF BEGINNING;

THENCE N00°14'20"W, ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 642, AT RECEPTION NUMBER 886448 AND PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29, A DISTANCE OF 121.88 FEET TO THE NE CORNER OF SAID TRACT OF LAND DESCRIBED ON FILM 642, AT RECEPTION NUMBER 886448;
THENCE S70°29'00"W, ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 642, AT RECEPTION NUMBER 886448, A DISTANCE OF 11.12 FEET; THENCE S00°14'20"E, PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29, A DISTANCE OF 119.88 FEET TO THE SOUTH LINE OF THE SAID TRACT OF LAND DESCRIBED ON FILM 642, AT RECEPTION NUMBER 886448; THENCE N80°43'00"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 642, AT RECEPTION NUMBER 886448, A DISTANCE OF 10.63 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF BOULDER,
STATE OF COLORADO.

PARCEL V:
THAT PART OF THE SE 1/4 NW 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 75° WEST A DISTANCE OF 518.05 FEET FROM THE INTERSECTION OF THE WEST SIDE OF COUNTY ROAD NO. 221B AND THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY IN THE CITY OF BOULDER, COLORADO; THENCE SOUTH 15° EAST, A DISTANCE OF 150 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH SIDE OF PEARL STREET A DISTANCE OF 75 FEET; THENCE NORTH 15° WEST, A DISTANCE OF 150 FEET, MORE OR LESS, TO A POINT ON THE SOUTH SIDE OF PEARL STREET EXTENDED EASTERLY; THENCE SOUTH 75° WEST ALONG THE SOUTH SIDE OF SAID PEARL STREET EXTENDED EASTERLY, A DISTANCE OF 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,
(BEING THE SAME PROPERTY EXCEPTED IN THAT CERTAIN WARRANTY DEED FROM GORDON ARNOLD AND EVA ARNOLD TO REGINA L. HOWARD DATED SEPTEMBER 16, 1960, RECORDED OCTOBER 5, 1960, IN BOOK 1158, AT PAGE 255, OF THE RECORDS OF BOULDER COUNTY, COLORADO)
COUNTY OF BOULDER,
STATE OF COLORADO.

Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS ____ DAY OF _____, 20__.

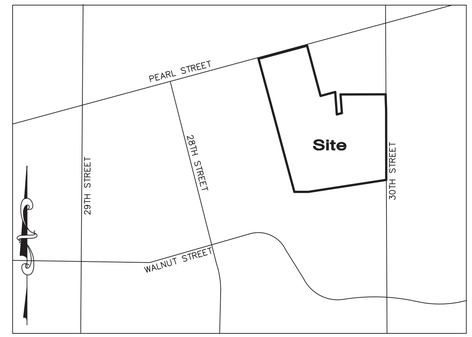
Parcel Description (cont.)

PARCEL VI:
LOT 2,
HEFFRON SUBDIVISION,
COUNTY OF BOULDER,
STATE OF COLORADO.

PARCEL VII:
THE BENEFICIAL EASEMENTS FOR INGRESS, EGRESS AND PARKING AS SHOWN ON THE PLAT OF HEFFRON SUBDIVISION, RECORDED FEBRUARY 5, 1976, ON FILM 913, AT RECEPTION NUMBER 166001,
COUNTY OF BOULDER,
STATE OF COLORADO.

PARCEL VIII:
THE BENEFICIAL EASEMENTS FOR INGRESS AND EGRESS, CREATED BY GRANT OF EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED MARCH 8, 1979, ON FILM 1053, AT RECEPTION NUMBER 326506,
COUNTY OF BOULDER,
STATE OF COLORADO.

PARCEL IX:
THE BENEFICIAL EASEMENTS FOR INGRESS, EGRESS AND PARKING, CREATED BY GRANT OF EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED MARCH 8, 1979, ON FILM 1053, AT RECEPTION NUMBER 326507,
COUNTY OF BOULDER,
STATE OF COLORADO.



Vicinity Map
NOT TO SCALE

Notes

1. STEWART TITLE GUARANTY COMPANY FOR STEWART TITLE COMMITMENT NUMBER 960408A, DATED DECEMBER 13, 2013 AT 5:30 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF FORUM REAL ESTATE GROUP AND STEWART TITLE, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.

4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

5. BASIS OF BEARINGS: AN ASSUMED BEARING OF SOUTH 00°03'40" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX AT THE NORTH QUARTER CORNER OF SECTION 29 AND A FOUND 2 1/2" ALLOY CAP ON 3/4" REBAR IN MONUMENT BOX AT THE CENTER QUARTER CORNER OF SECTION 29 AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

6. THE LOCATIONS FOR UNDERGROUND UTILITIES ARE BASED UPON VISIBLE SURFACE EVIDENCE, PAINT MARKINGS BY ACCURATE UNDERGROUND AND MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND MUNICIPALITIES. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.

7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.

8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

Notes (cont.)

10. BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE SOUTHEASTERLY CORNER OF SUBJECT PROPERTY, BEING A FOUND CHISELED CROSS IN A CONCRETE ISLAND WITH AN ELEVATION OF 5272.28 FEET. A CHECK SHOT, 0.2'±, WAS TAKEN ON CITY OF BOULDER POINT A-13-1, BEING A "CUT "L" NE COR WEST WALL RR BRIDGE OVER GOOSE CREEK" LOCATED ON THE WEST SIDE OF TRACKS NORTH OF PEARL, 0.5 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5266.55 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.

11. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.

12. DATES OF FIELD WORK: JULY 16 & 17, 2014, MARCH 3-7 AND 15, 2014; MARCH 26-27, 2013 AND APRIL 2, 2013 (FLATIRONS, INC., JOB#13-61,728; NOVEMBER 1-7, 2012 (FLATIRONS, INC., JOB# 12-60,510); APRIL 8, 1998 (FLATIRONS SURVEYING, INC. JOB# 97-30,691).

13. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
#18 NOV 1, 1977 FILM 983, REC# 249565 AGREEMENT WITH THE CITY OF BOULDER
#29 APRIL 12, 1976 FILM 920, REC# 172910 AGREEMENT WITH THE CITY OF BOULDER

14. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
#14 APRIL 25, 1947 BK 804, PG 222 COPELAND PIPELINE AGREEMENT

15. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

16. THE LOCATION OF PARCEL VIII, THE "BENEFICIAL EASEMENTS FOR INGRESS AND EGRESS, CREATED BY GRANT OF EASEMENT AND RIGHT-OF-WAY AGREEMENT", AS SHOWN HEREON, IS APPROXIMATE BASED ON A SKETCH RECORDED WITH THE COUNTY OF BOULDER AT RECEPTION NO. 326506 ON MARCH 8, 1979. SAID SKETCH DOES NOT CONTAIN BEARINGS AND/OR DISTANCES FOR THE EASEMENT.

17. THE LOCATION OF PARCEL IX, THE "BENEFICIAL EASEMENTS FOR INGRESS, EGRESS AND PARKING, CREATED BY GRANT OF EASEMENT AND RIGHT-OF-WAY AGREEMENT", AS SHOWN HEREON, IS APPROXIMATE BASED ON A SKETCH RECORDED WITH THE COUNTY OF BOULDER AT RECEPTION NO. 326507 ON MARCH 8, 1979. SAID SKETCH DOES NOT CONTAIN BEARINGS AND/OR DISTANCES FOR THE EASEMENT.

18. THE LOCATION OF THE "EXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY OF INGRESS AND EGRESS FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS", AS SHOWN HEREON, IS APPROXIMATE BASED ON A SKETCH RECORDED WITH THE COUNTY OF BOULDER AT RECEPTION NO. 326505. SAID SKETCH DOES NOT CONTAIN BEARINGS AND/OR DISTANCES FOR THE EASEMENT.

19. DECK, PARKING, CURB AND GUTTER EXTENDS INTO DITCH IMPROVEMENT AND BIKEWAY EASEMENT AS SHOWN HEREON.

20. THE SUBJECT PROPERTY SHARES PARKING WITH THE ADJOINERS TO THE WEST.

21. CORNER MONUMENTS ARE NOT SET IN DITCH.

22. THE BOULDER AND LEFT HAND DITCH CROSSES SUBJECT PROPERTY WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.

23. FENCES ARE NOT COINCIDENT WITH PROPERTY LINES, AS SHOWN HEREON.

24. CONCRETE PAN EXTENDS ACROSS EASTERLY PROPERTY LINE AS SHOWN HEREON.

25. INGRESS-EGRESS VEHICULAR TRAFFIC, BETWEEN PARCEL III AND PARCEL IV, WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.

26. OBSERVED UTILITY LINES CROSS INTO AND OUT OF THE SUBJECT PROPERTY AS SHOWN HEREON WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.

27. ACCESS APPEARS TO BE SHARED WITH PROPERTY ADJACENT EASTERLY

28. OVERHANG EXTENDS INTO UTILITY EASEMENT AS SHOWN HEREON.

29. THE LOCATION OF THE "NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY OF INGRESS", AS SHOWN HEREON, IS APPROXIMATE BASED ON A SKETCH RECORDED WITH THE COUNTY OF BOULDER AT RECEPTION NO. 505015 ON JULY 30, 1982. SAID SKETCH DOES NOT CONTAIN BEARINGS AND/OR DISTANCES FOR THE EASEMENT.

30. THE PURPOSE OF THIS ALTA SURVEY IS TO COMBINE EXISTING ALTA SURVEYS, AND TO EXPAND THE AREAS OF TOPOGRAPHY AND IMPROVEMENT LOCATIONS, INCLUDING UTILITIES AND TREE LOCATES ACROSS THE ENTIRE SUBJECT PROPERTY.

31. STORM SEWER DRAINAGE APPEARS TO DRAIN INTO DITCH.

Surveyor's Certificate

TO FORUM REAL ESTATE GROUP AND STEWART TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 AND 5 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2014.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

REVISION	DATE
1 – Added adjacent easements	– 2014-07-16 EP
2 – Added additional Topo	– 2014-07-21 EP
3 – Added additional trees	– 2014-08-18
4 – Added tree drips	– 2014-08-25 EP
5	–
6	–
7	–
8	–
9	–

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
FORUM REAL ESTATE GROUP
&
Others (See Note 3)

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3660 DOWNING ST
DENVER, CO 80205
PH: (303) 936-6997

COLORADO LICENSED
16406
03-25-14
PROFESSIONAL LAND SURVEYOR
SEAL

JOB NUMBER:	14-63,192
DATE:	03-21-2014
DRAWN BY:	E. PRESCOTT
CHECKED BY:	TW/JK/JZG/SO

SHEET 1 OF 5

BY:EPRESCOTT FILE:63192-ALTA-C13.DWG DATE:8/25/2014 3:56 PM

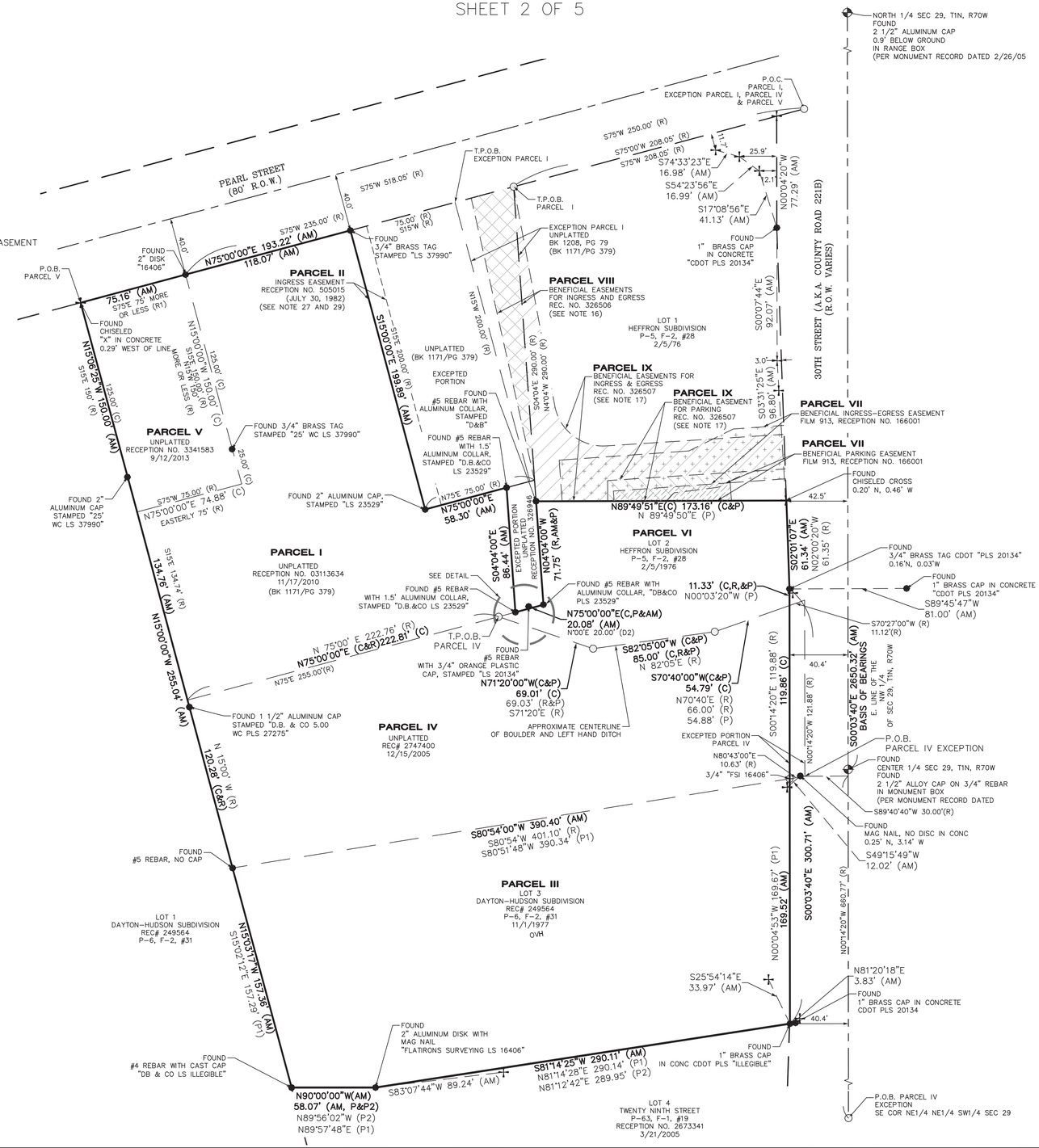
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 5

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- (R) AS PER RECORD INFORMATION
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF HEFFRON SUBDIVISION
- (P1) AS PER THE PLAT OF DAYTON–HUDSON SUBDIVISION
- (P2) AS PER THE PLAT OF TWENTY–NINTH STREET
- PARCEL VII (EASEMENT "A" PROPOSED INGRESS & EGRESS EASEMENT AS PER THE PLAT OF HEFFRON SUBDIVISION)
- PARCEL VII (EASEMENT "B" PROPOSED PARKING EASEMENT AS PER THE PLAT OF HEFFRON SUBDIVISION)
- PARCEL VIII BENEFICIAL EASEMENTS FOR INGRESS & EGRESS REC NO. 326506
- PARCEL IX BENEFICIAL EASEMENTS FOR INGRESS & EGRESS REC NO. 326507
- PARCEL VIII BENEFICIAL EASEMENTS FOR PARKING REC NO. 326507
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



Boundary Closure Report

COURSE: N75°00'00"E	LENGTH: 193.22'
COURSE: S15°00'00"E	LENGTH: 199.89'
COURSE: N75°00'00"E	LENGTH: 58.30'
COURSE: S04°04'00"E	LENGTH: 86.44'
COURSE: N75°00'00"E	LENGTH: 20.08'
COURSE: N04°04'00"W	LENGTH: 71.75'
COURSE: N89°49'51"E	LENGTH: 173.16'
COURSE: S02°01'07"E	LENGTH: 61.34'
COURSE: S00°03'40"E	LENGTH: 300.71'
COURSE: S81°14'25"W	LENGTH: 290.11'
COURSE: N90°00'00"W	LENGTH: 58.07'
COURSE: N15°03'17"W	LENGTH: 157.36'
COURSE: N15°00'00"W	LENGTH: 255.04'
COURSE: N15°06'25"W	LENGTH: 150.00'

PERIMETER: 2075.49'
ERROR CLOSURE: 0.01 COURSE: N51°03'03"W
ERROR NORTH: 0.007 EAST: −0.008

PRECISION 1: 207547.00

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

BY:EPRESCOTT FILE:63192–ALTA–C13.DWG DATE:8/25/2014 3:57 PM

REVISION	DATE
1 – Added adjacent easements	– 2014–07–16 EP
2 – Added additional Topo	– 2014–07–21 EP
3 – Added additional trees	– 2014–08–18
4 – Added tree drips	– 2014–08–25 EP
5 –	–
6 –	–
7 –	–
8 –	–
9 –	–

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
FORUM REAL ESTATE GROUP
&
Others (See Note 3)

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COLORADO LICENSED
16406
8/25/14
PROFESSIONAL LAND SURVEYOR
SEAL

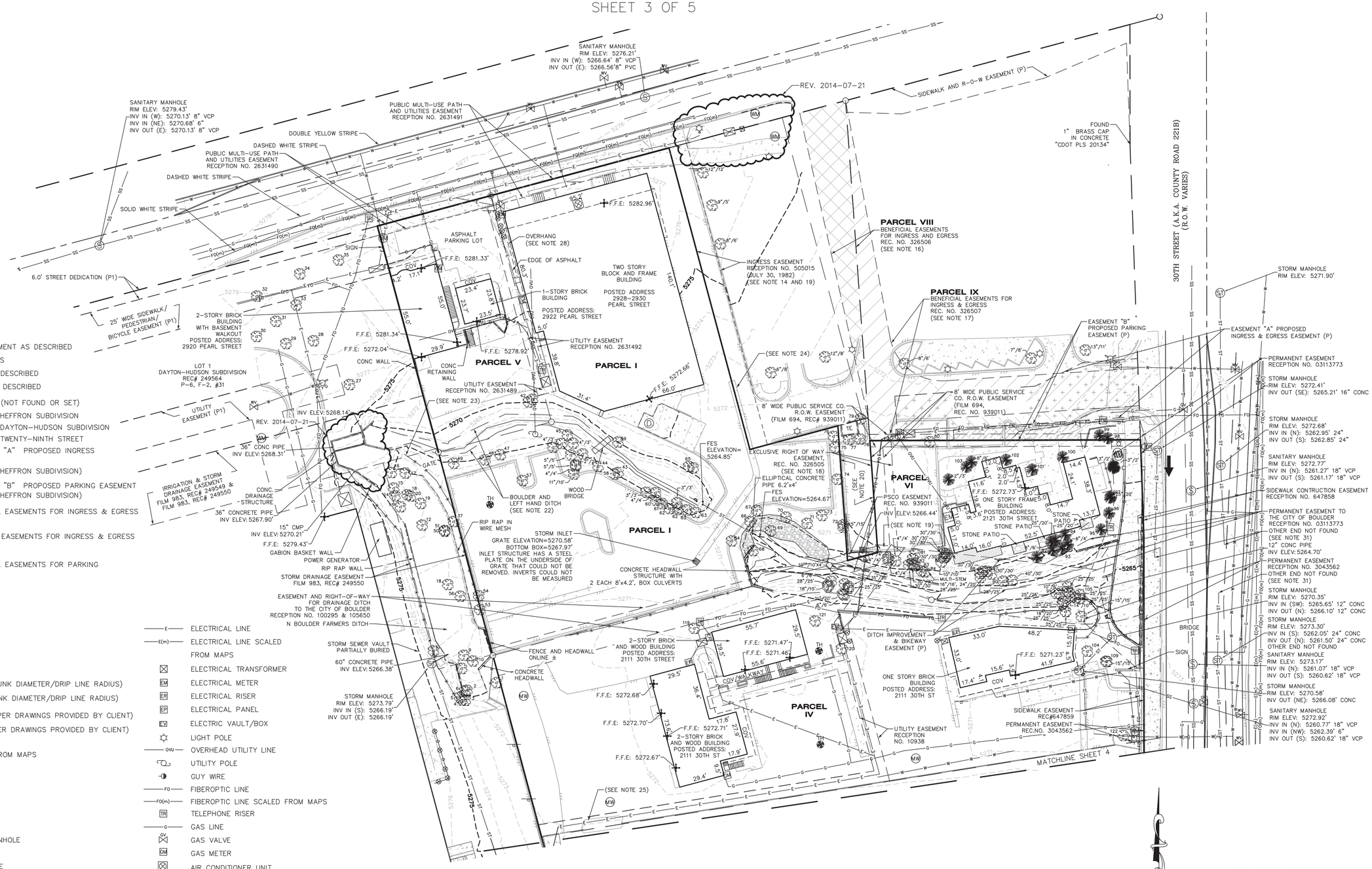
JOB NUMBER:	14–63,192
DATE:	03–21–2014
DRAWN BY:	E. PRESCOTT
CHECKED BY:	TW/JK/JZG/SO

SHEET 2 OF 5

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 5



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- (P) AS PER THE PLAT OF HEFFRON SUBDIVISION
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- PARCEL VIII BENEFICIAL EASEMENTS FOR PARKING REC NO. 326507
- CONCRETE
- RIPRAP
- DECK
- EDGE OF ASPHALT
- FENCE
- SIGN
- BOLLARD
- x"/x' CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- x"/x' DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- 1 CONIFEROUS TREE (# PER DRAWINGS PROVIDED BY CLIENT)
- 1 DECIDUOUS TREE (# PER DRAWINGS PROVIDED BY CLIENT)
- W WATER LINE
- W(m) WATER LINE SCALED FROM MAPS
- WV WATER VALVE
- WM WATER METER
- MW MONITOR WELL
- FIRE HYDRANT
- SS SANITARY SEWER LINE
- S SANITARY SEWER MANHOLE
- CLEANOUT
- ST STORM DRAINAGE LINE
- ST STORM DRAINAGE MANHOLE
- CURB INLET
- GRATE INLET
- D AREA DRAIN
- E ELECTRICAL LINE
- E(m) ELECTRICAL LINE SCALED FROM MAPS
- ELECTRICAL TRANSFORMER
- EM ELECTRICAL METER
- ER ELECTRICAL RISER
- EP ELECTRICAL PANEL
- EV ELECTRIC VAULT/BOX
- LIGHT POLE
- OW OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- FO FIBEROPTIC LINE
- FO(m) FIBEROPTIC LINE SCALED FROM MAPS
- TR TELEPHONE RISER
- G GAS LINE
- GV GAS VALVE
- GM GAS METER
- AIR CONDITIONER UNIT
- LOCATION OF FINISHED FLOOR
- TH TEST HOLE
- HAND RAIL
- TE TRASH ENCLOSURE

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

REVISION	DATE
1 – Added adjacent easements	– 2014-07-16 EP
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5	–
6	–
7	–
8	–
9	–

ALTA/ACSM LAND TITLE SURVEY
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COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 16406 8-29-14

JOB NUMBER: 14-63,192
DATE: 03-21-2014
DRAWN BY: E. PRESCOTT
CHECKED BY: TW/JK/JZG/SO

SHEET 3 OF 5

BY:EPRESCOTT FILE:63192-ALTA-C13.DWG DATE:8/25/2014 3:58 PM

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH,
RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 4 OF 5

Legend

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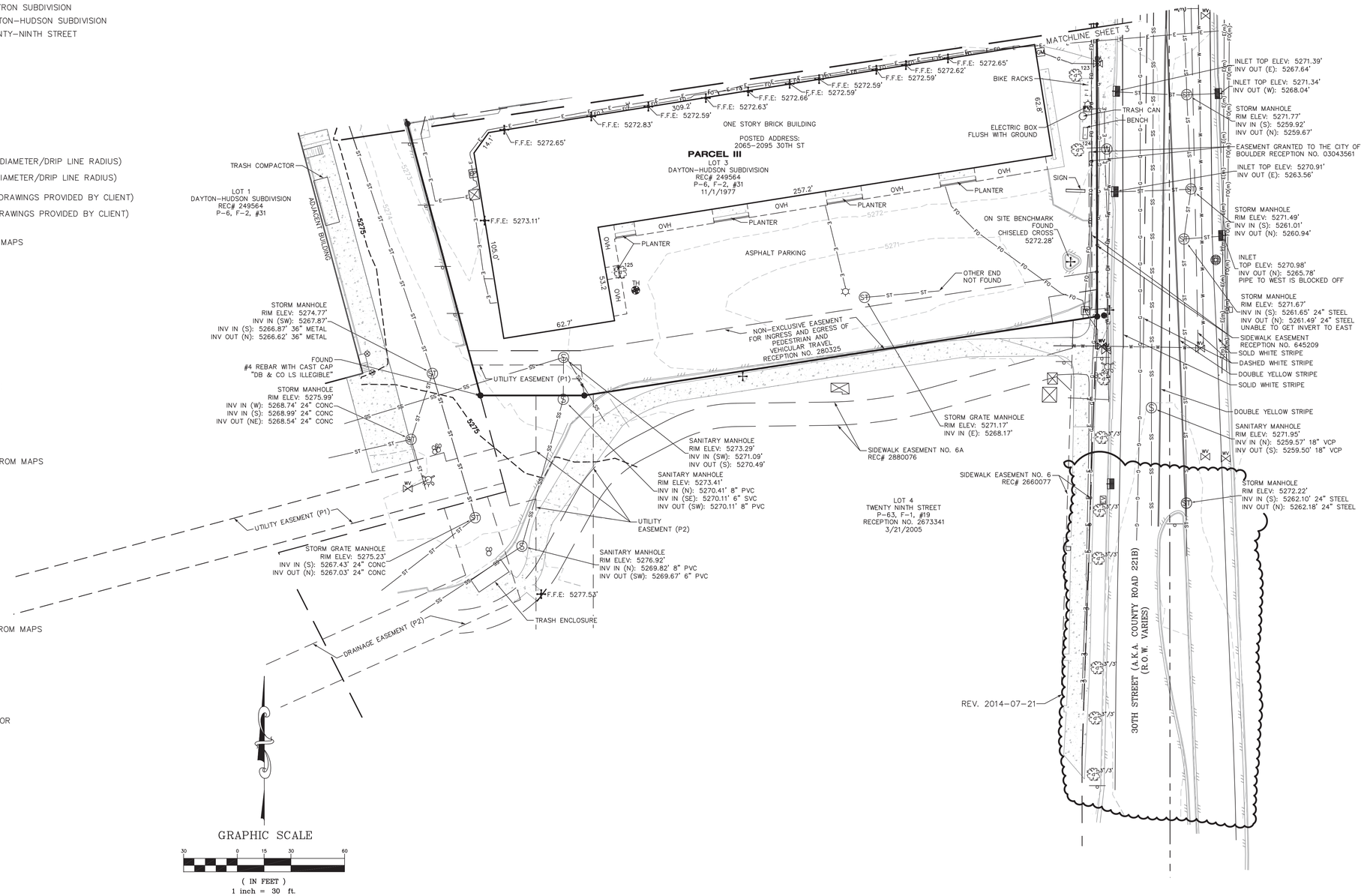
- TE TRASH ENCLOSURE



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ALTA/ACSM LAND TITLE SURVEY
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SHEET 4 OF 5

BY:EPRESCOTT FILE:63192–ALTA–C13.DWG DATE:8/25/2014 3:58 PM

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH,
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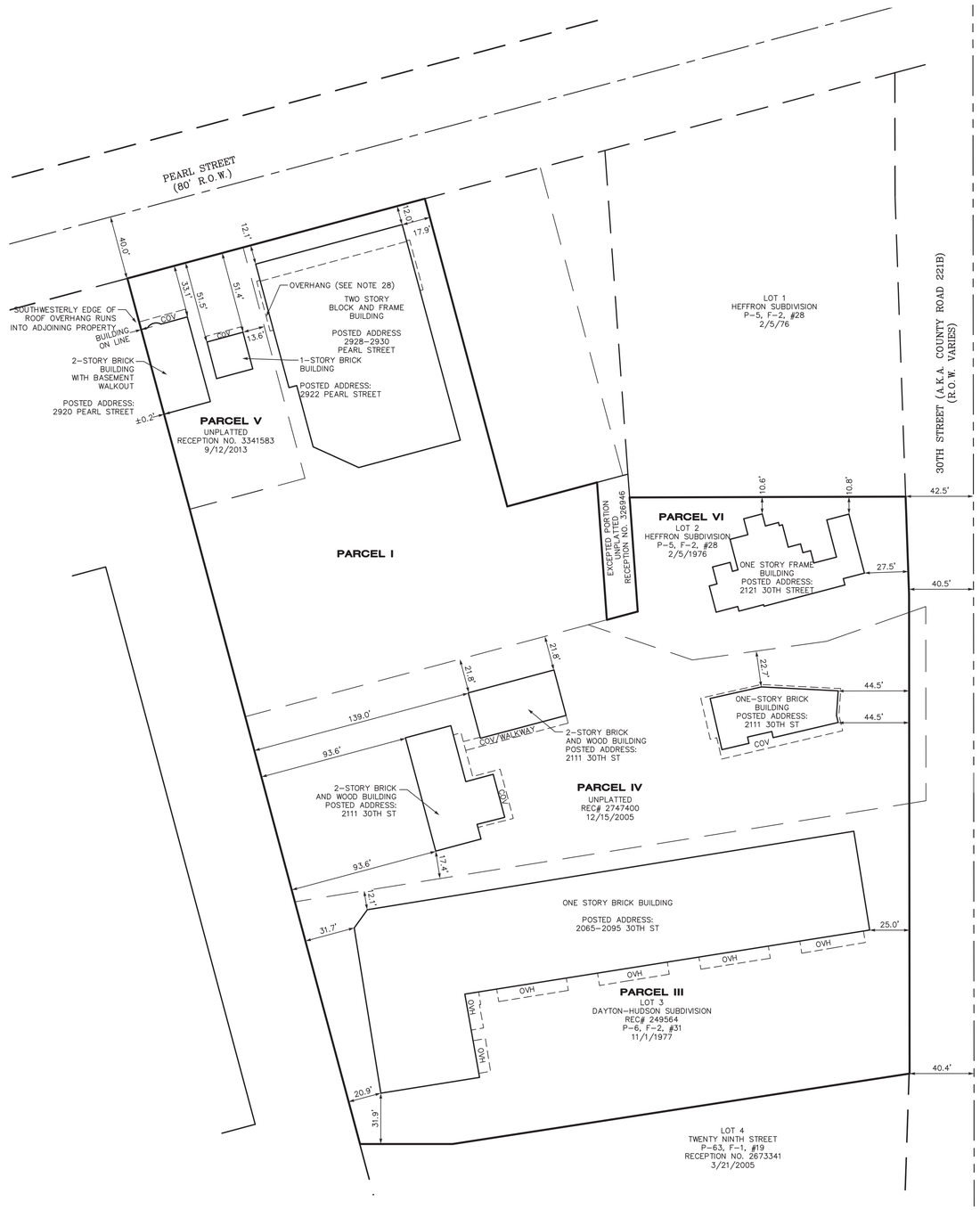
SHEET 5 OF 5



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

BUILDING TIES

REVISION	DATE
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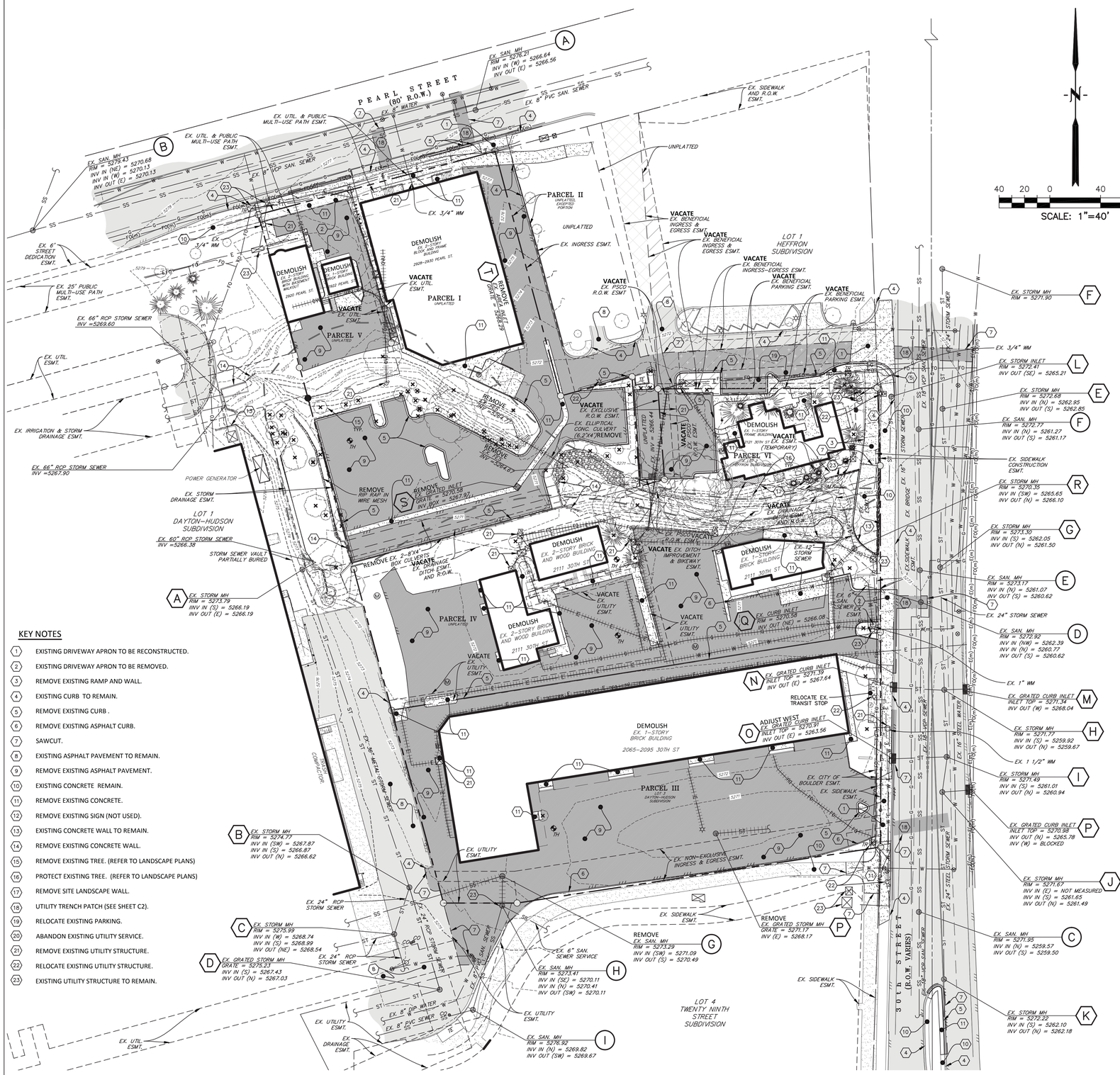
SHEET 5 OF 5

BY:EPRESCOTT FILE:63192-ALTA-C13.DWG DATE:8/25/2014 3:59 PM



KEY NOTES

1. EXISTING DRIVEWAY APRON TO BE RECONSTRUCTED.
2. EXISTING DRIVEWAY APRON TO BE REMOVED.
3. REMOVE EXISTING RAMP AND WALL.
4. EXISTING CURB TO REMAIN.
5. REMOVE EXISTING CURB .
6. REMOVE EXISTING ASPHALT CURB.
7. SAWCUT.
8. EXISTING ASPHALT PAVEMENT TO REMAIN.
9. REMOVE EXISTING ASPHALT PAVEMENT.
10. EXISTING CONCRETE REMAIN.
11. REMOVE EXISTING CONCRETE.
12. REMOVE EXISTING SIGN (NOT USED).
13. EXISTING CONCRETE WALL TO REMAIN.
14. REMOVE EXISTING CONCRETE WALL.
15. REMOVE EXISTING TREE. (REFER TO LANDSCAPE PLANS)
16. PROTECT EXISTING TREE. (REFER TO LANDSCAPE PLANS)
17. REMOVE SITE LANDSCAPE WALL.
18. UTILITY TRENCH PATCH (SEE SHEET C2).
19. RELOCATE EXISTING PARKING.
20. ABANDON EXISTING UTILITY SERVICE.
21. REMOVE EXISTING UTILITY STRUCTURE.
22. RELOCATE EXISTING UTILITY STRUCTURE.
23. EXISTING UTILITY STRUCTURE TO REMAIN.

LEGEND

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EX. RIGHT-OF-WAY
EX. SECTION LINE
EX. PROPERTY MONUMENT
EX. SECTION MONUMENT
EX. EASEMENT
EX. FENCE
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER LINE
EX. WATER LINE (PER CITY MAPPING)
EX. NATURAL GAS LINE
EX. NATURAL GAS LINE (PER AGENCY MAPPING)
EX. FIBER OPTIC LINE
EX. FIBER OPTIC LINE (PER AGENCY MAPPING)
EX. CABLE TV
EX. TELEPHONE
EX. UNDERGROUND ELECTRICAL LINE
EX. UNDERGROUND ELECTRICAL LINE (PER AGENCY MAPPING)
EX. OVERHEAD UTILITY LINE
EX. UTILITY MANHOLE
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. TELECOMMUNICATIONS RISER
EX. ELECTRICAL EQUIPMENT
EX. ELECTRICAL METER
EX. LIGHT POLE
EX. POWER POLE
EX. SANITARY SEWER CLEAN-OUT
EX. MONITORING WELL
EX. TEST HOLE
EX. SIGN
EX. SANITARY SEWER MANHOLE DESIGNATOR
EX. STORM STRUCTURE DESIGNATOR
REMOVE EX. UTILITY LINE
SAWCUT EX. IMPROVEMENT
EX. MINOR CONTOUR
EX. MAJOR CONTOUR
EX. ASPHALT PAVEMENT
EX. ASPHALT PAVEMENT TO BE REMOVED
EX. CONCRETE
EX. CONCRETE TO BE REMOVED
EX. TREES
EX. TREES TO BE REMOVED

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 NOT DESIGNATE FOR REMOVAL. TREE PROTECTION SHALL INCLUDE 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.

EXISTING CONDITIONS SURVEY NOTES

1. THE EXISTING CONDITIONS BASED ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY FLATIRONS, INC. ISSUED 03/21/14.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY FLATIRONS, INC.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY FLATIRONS, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). THE SANITAS GROUP, LLC IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SANITAS GROUP, LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
3. EXISTING TREE LOCATIONS BASED ON FIELD SURVEY BY FLATIRONS, INC.

Know what's **below.** **Call** before you dig.

Pearl Place

Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

TRYBA ARCHITECTS
1620 Logan Street
Denver, Colorado 80203
303.831.4010

Forum Real Estate Group
4500 CHERRY CREEK DRIVE SOUTH, 550
DENVER, CO 80246

The Sanitas Group
801 MAIN ST, SUITE 210
LOUISVILLE, CO 80027
303.981.9238
CONTACT: LESLIE R. EWY, P.E.

Site Review Case No.
LUR2014-00035

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ISSUE

DATE	NO.	REMARKS
05/05/2014	1	SITE REVIEW 1st SUBMITTAL
07/21/2014	2	SITE REVIEW 2nd SUBMITTAL
09/12/2014	3	SITE REVIEW 3rd SUBMITTAL
10/20/2014	4	SITE REVIEW 4th SUBMITTAL
11/14/2014	5	CORRECTIONS

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
TSG	---	---

PROJECT NO. 1402.00

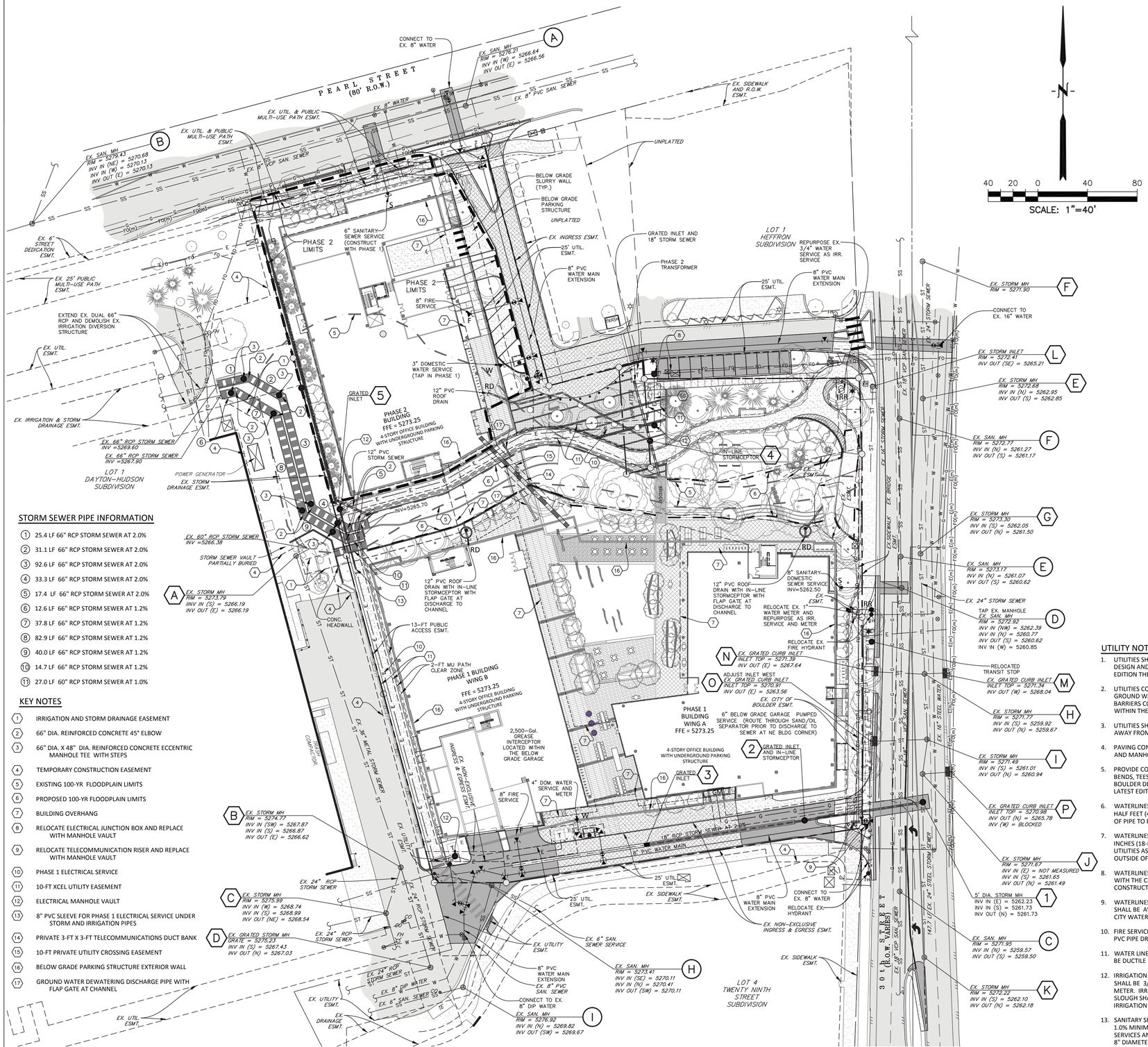
DATE: 04/21/2014

Pearl Place

C1.0

DRAWING TITLE:

PRELIMINARY DEMOLITION PLAN



STORM SEWER PIPE INFORMATION

1. 25.4 LF 66" RCP STORM SEWER AT 2.0%
2. 31.1 LF 66" RCP STORM SEWER AT 2.0%
3. 92.6 LF 66" RCP STORM SEWER AT 2.0%
4. 33.3 LF 66" RCP STORM SEWER AT 2.0%
5. 17.4 LF 66" RCP STORM SEWER AT 2.0%
6. 12.6 LF 66" RCP STORM SEWER AT 1.2%
7. 37.8 LF 66" RCP STORM SEWER AT 1.2%
8. 82.9 LF 66" RCP STORM SEWER AT 1.2%
9. 40.0 LF 66" RCP STORM SEWER AT 1.2%
10. 14.7 LF 66" RCP STORM SEWER AT 1.2%
11. 27.0 LF 60" RCP STORM SEWER AT 1.0%

KEY NOTES

1. IRRIGATION AND STORM DRAINAGE EASEMENT
2. 66" DIA. REINFORCED CONCRETE 45° ELBOW
3. 66" DIA. X 48" DIA. REINFORCED CONCRETE ECCENTRIC MANHOLE TEE WITH STEPS
4. TEMPORARY CONSTRUCTION EASEMENT
5. EXISTING 100-YR FLOODPLAIN LIMITS
6. PROPOSED 100-YR FLOODPLAIN LIMITS
7. BUILDING OVERHANG
8. RELOCATE ELECTRICAL JUNCTION BOX AND REPLACE WITH MANHOLE VAULT
9. RELOCATE TELECOMMUNICATION RISER AND REPLACE WITH MANHOLE VAULT
10. PHASE 1 ELECTRICAL SERVICE
11. 10-FT XCEL UTILITY EASEMENT
12. ELECTRICAL MANHOLE VAULT
13. 8" PVC SLEEVE FOR PHASE 1 ELECTRICAL SERVICE UNDER STORM AND IRRIGATION PIPES
14. PRIVATE 3-FT X 3-FT TELECOMMUNICATIONS DUCT BANK
15. 10-FT PRIVATE UTILITY CROSSING EASEMENT
16. BELOW GRADE PARKING STRUCTURE EXTERIOR WALL
17. GROUND WATER DEWATERING DISCHARGE PIPE WITH FLAP GATE AT CHANNEL

LEGEND

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EX. RIGHT-OF-WAY
EX. SECTION LINE
EX. PROPERTY MONUMENT
EX. SECTION MONUMENT
EX. EASEMENT
EX. FENCE
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER LINE
EX. WATER LINE (PER CITY MAPPING)
EX. NATURAL GAS LINE
EX. NATURAL GAS LINE (PER AGENCY MAPPING)
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EX. FIBER OPTIC LINE (PER AGENCY MAPPING)
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EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. TELECOMMUNICATIONS RISER
EX. ELECTRICAL EQUIPMENT
EX. ELECTRICAL METER
EX. LIGHT POLE
EX. POWER POLE
EX. SANITARY SEWER CLEAN-OUT
EX. MONITORING WELL
EX. TEST HOLE
EX. SIGN
SANITARY SEWER MANHOLE DESIGNATOR
STORM STRUCTURE DESIGNATOR
REMOVE EX. UTILITY LINE
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
EX. ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
EX. CONCRETE
PROPOSED CONCRETE
EX. TREES
PROPOSED TREES (SEE LANDSCAPE PLANS)

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. WATERLINES AND DOMESTIC WATER SERVICE PIPES SHALL BE AWWA C900 CLASS 200 PVC PIPE DR14 WITH CITY WATER METER.
10. FIRE SERVICE LINES SHALL BE AWWA C900 CLASS 200 PVC PIPE DR14.
11. WATER LINE FITTINGS AND FIRE SERVICE FITTINGS SHALL BE DUCTILE IRON OR CAST-IRON AWWA C110 CLASS 250.
12. IRRIGATION SERVICE LINE NORTH OF BOULDER SLOUGH SHALL BE 3/4" COPPER 'K' PIPE WITH 3/4" IRRIGATION METER. IRRIGATION SERVICE LINE SOUTH OF BOULDER SLOUGH SHALL BE 1" COPPER 'K' PIPE WITH 1" IRRIGATION METER.
13. SANITARY SEWER SERVICES SHALL BE SDR 35 PVC PIPE AT 1.0% MINIMUM SLOPE OR GREATER FOR 6" DIAMETER SERVICES AND 0.5% MINIMUM SLOPE OR GREATER FOR 8" DIAMETER SERVICES.

EXISTING CONDITIONS SURVEY NOTES

1. THE EXISTING CONDITIONS BASED ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY FLATIRONS, INC. ISSUED 03/21/14.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY FLATIRONS, INC.
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CONTACT: LESLIE R. EWY, P.E.

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PROJECT NO. 1402.00

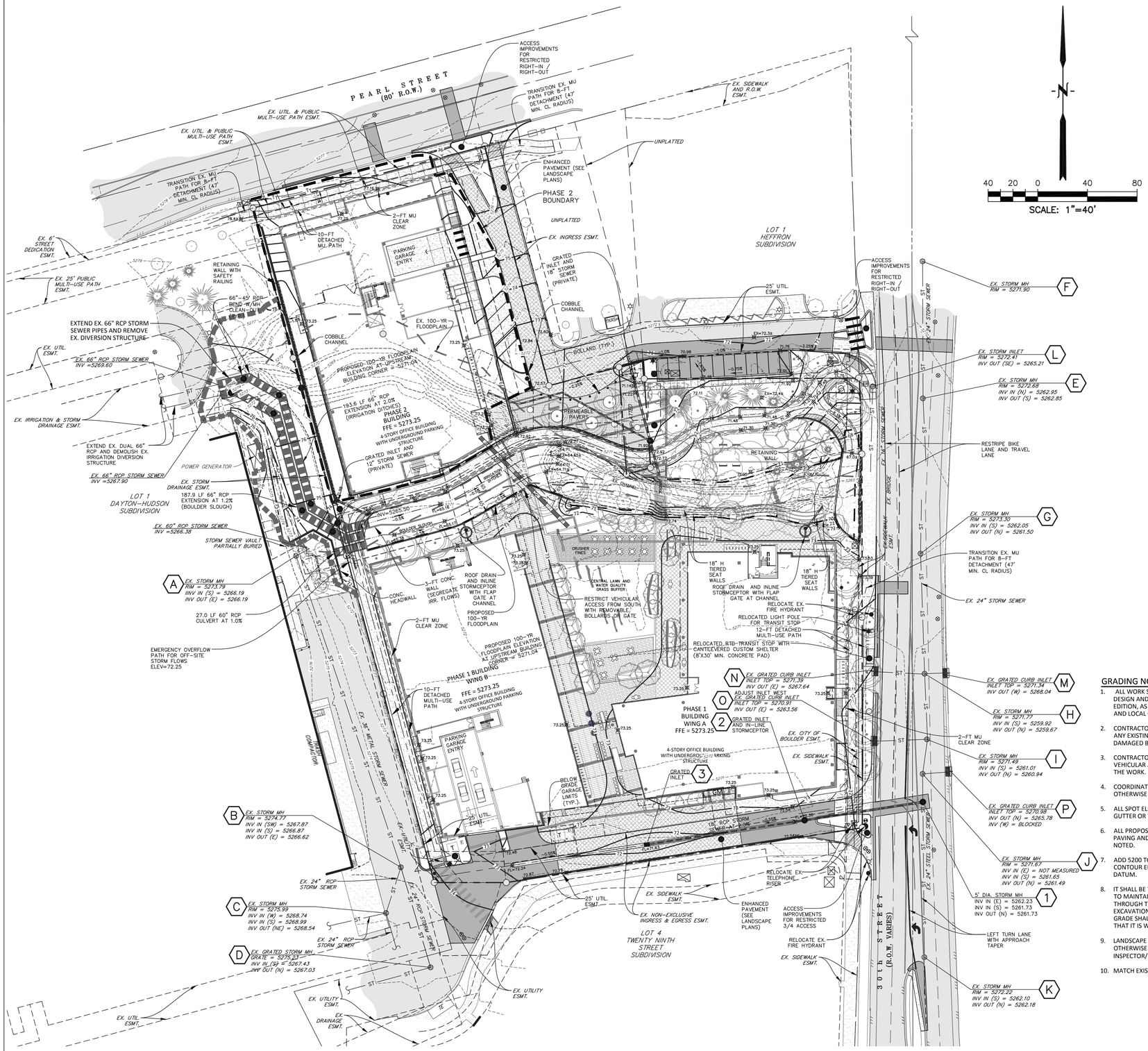
DATE: 04/21/2014

Pearl Place

C2.0

DRAWING TITLE:

PRELIMINARY UTILITY PLAN



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EX. RIGHT-OF-WAY
- EX. SECTION LINE
- EX. PROPERTY MONUMENT
- EX. SECTION MONUMENT
- EX. EASEMENT
- EX. FENCE
- EX. STORM SEWER — ST — ST
- EX. OVERHEAD UTILITY LINE — OVH
- EX. UTILITY MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. TELECOMMUNICATIONS RISER
- EX. ELECTRICAL EQUIPMENT
- EX. ELECTRICAL METER
- EX. LIGHT POLE
- EX. POWER POLE
- EX. SANITARY SEWER CLEAN-OUT
- EX. MONITORING WELL
- EX. TEST HOLE
- EX. SIGN
- STORM STRUCTURE DESIGNATOR — A
- EX. MINOR CONTOUR — 5271
- EX. MAJOR CONTOUR — 5270
- PROPSED MINOR CONTOUR — 71
- PROPSED MAJOR CONTOUR — 70
- EX. ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EX. CONCRETE
- PROPOSED CONCRETE
- EX. TREES
- PROPOSED TREES (SEE LANDSCAPE PLANS)
- EX. 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN
- LIMITS OF OFF-SITE DISTURBANCE

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 5200 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.
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PROJECT NO. 1402.00

DATE: 04/21/2014

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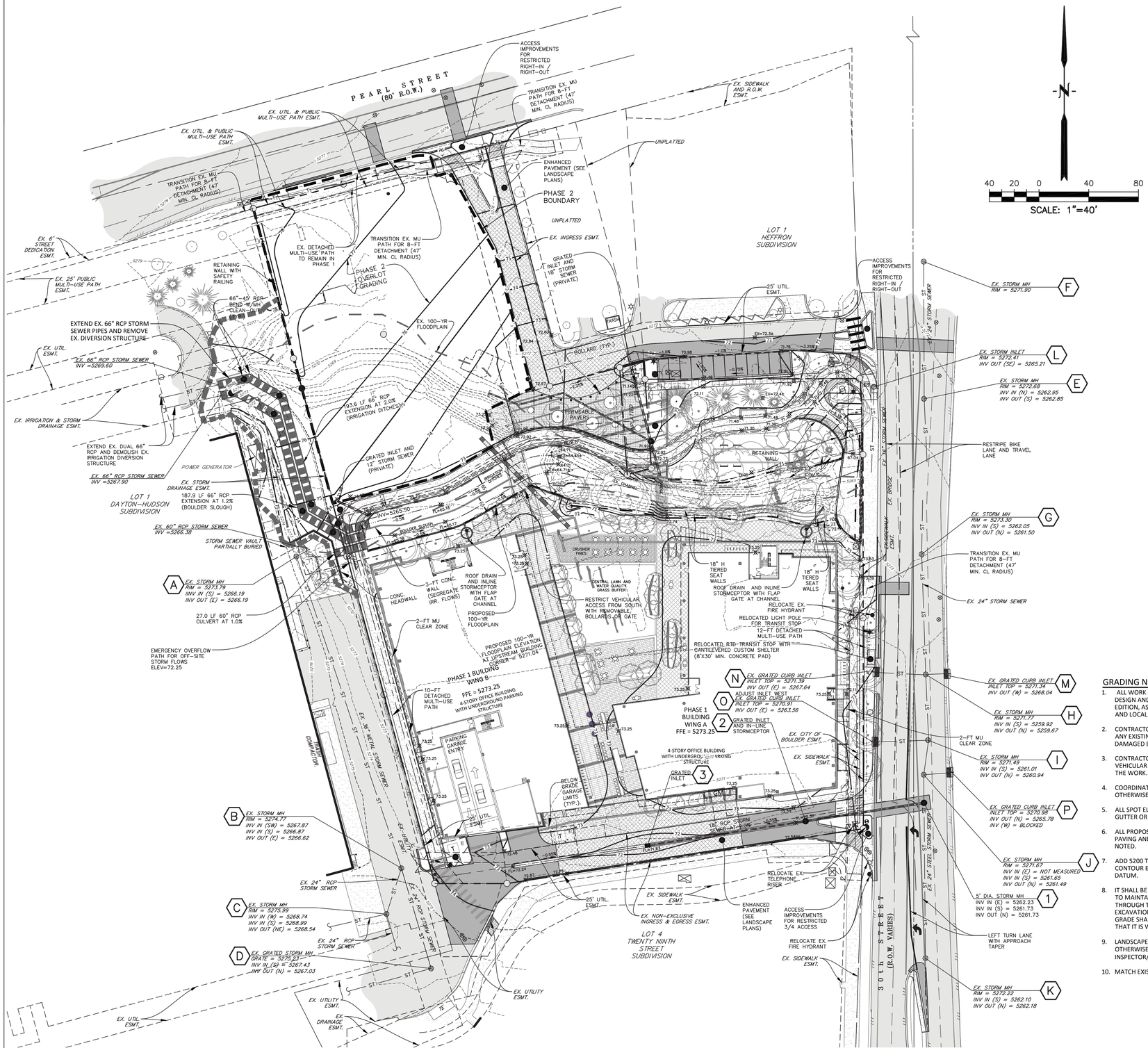
C3.0

DRAWING TITLE:

PRELIMINARY GRADING PLAN



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- EX. OVERHEAD UTILITY LINE
- EX. UTILITY MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. TELECOMMUNICATIONS RISER
- EX. ELECTRICAL EQUIPMENT
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- EX. LIGHT POLE
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- EX. MONITORING WELL
- EX. TEST HOLE
- EX. SIGN
- STORM STRUCTURE DESIGNATOR
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROPSED MINOR CONTOUR
- PROPSED MAJOR CONTOUR
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REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
TSG	---	---

PROJECT NO. 1402.00

DATE: 04/21/2014

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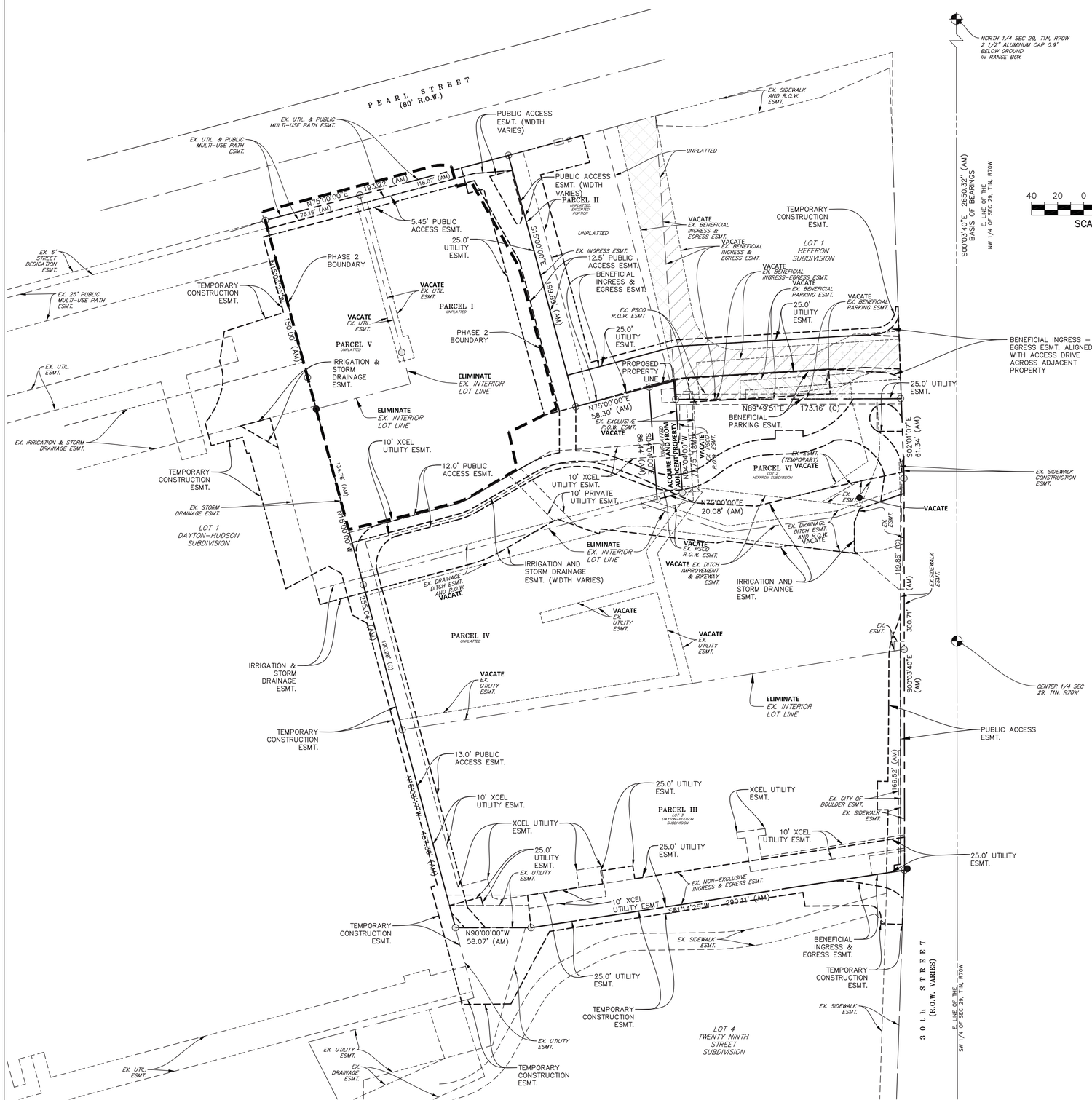
C3.1

DRAWING TITLE:
PHASE 1
PRELIMINARY GRADING PLAN



LEGEND

- PROPERTY BOUNDARY
- EX. PARCEL BOUNDARY
- EX. RIGHT-OF-WAY
- EX. RIGHT-OF-WAY CENTERLINE
- EX. EASEMENT
- VACATE EX. EASEMENT
- PROPOSED EASEMENT

NOTE

THE PURPOSE OF THIS PLAN IS FOR EXHIBIT PURPOSES ONLY. EXISTING EASEMENT CONFIGURATION IS DRAWN BASED ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY FLATIRONS, INC. DATED 03/21/14. PLEASE REFER TO THIS ALTA/ACSM SURVEY FOR ADDITIONAL INFORMATION.

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DRAWING TITLE:
PRELIMINARY EASEMENT LAYOUT PLAN

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EX. SECTION LINE
EX. PROPERTY MONUMENT
EX. SECTION MONUMENT
EX. EASEMENT
EX. FENCE
EX. STORM SEWER (ST)
EX. OVERHEAD UTILITY LINE (OVH)
EX. UTILITY MANHOLE
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. TELECOMMUNICATIONS RISER
EX. ELECTRICAL EQUIPMENT
EX. ELECTRICAL METER
EX. LIGHT POLE
EX. POWER POLE
EX. SANITARY SEWER CLEAN-OUT
EX. MONITORING WELL
EX. TEST HOLE
EX. SIGN

EX. MINOR CONTOUR (5271)
EX. MAJOR CONTOUR (5270)
PROPSED MINOR CONTOUR (71)
PROPSED MAJOR CONTOUR (70)
EX. ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
EX. CONCRETE
PROPOSED CONCRETE
EX. TREES
PROPOSED TREES (SEE LANDSCAPE PLANS)

10 5 0 10 20
SCALE: 1"=10'

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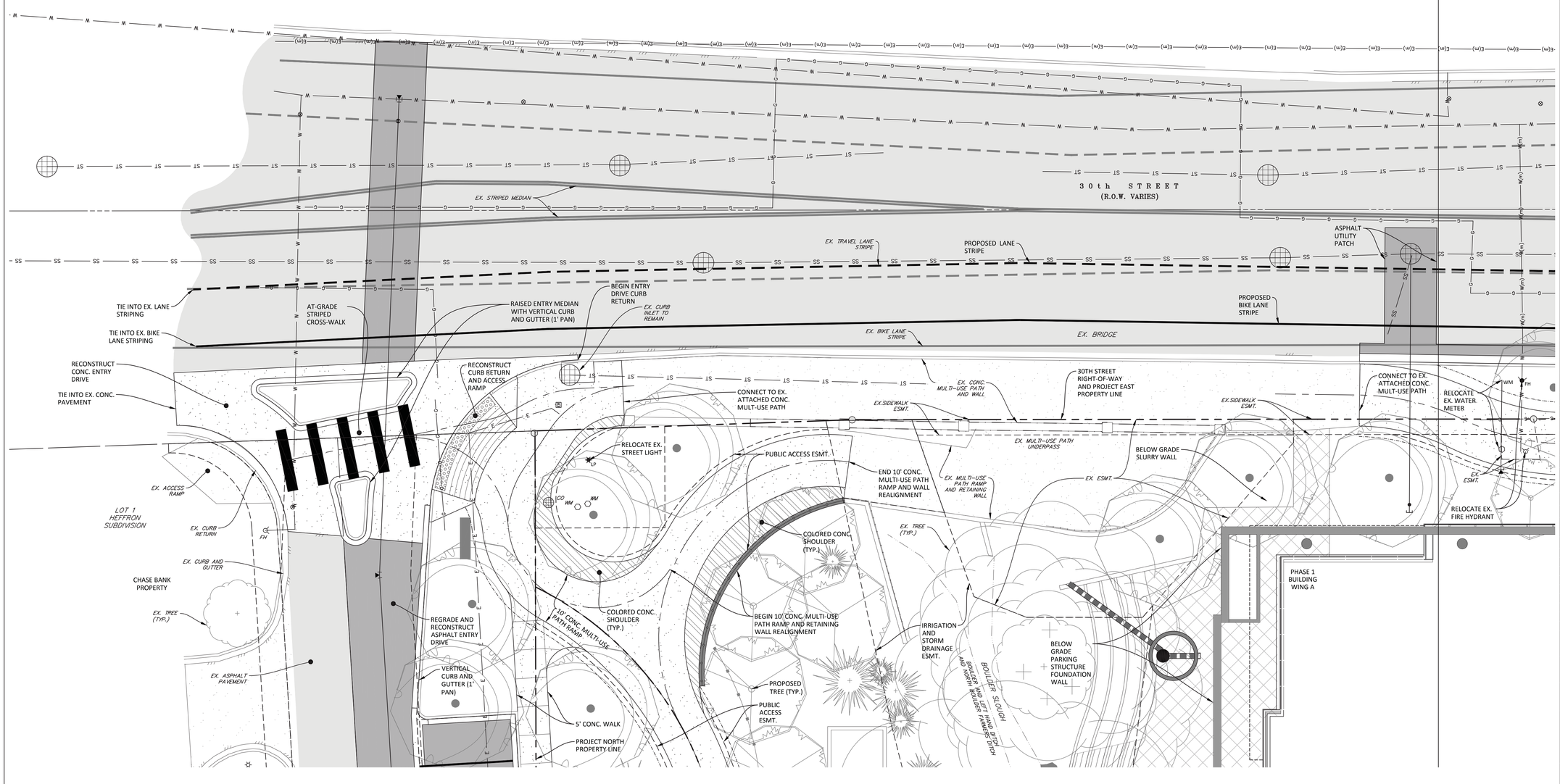

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PROJECT NO. 1402.00
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Pearl Place

C5.0

DRAWING TITLE:
PRELIMINARY 30th STREET ACCESS PLAN - NORTH

EXISTING CONDITIONS SURVEY NOTES

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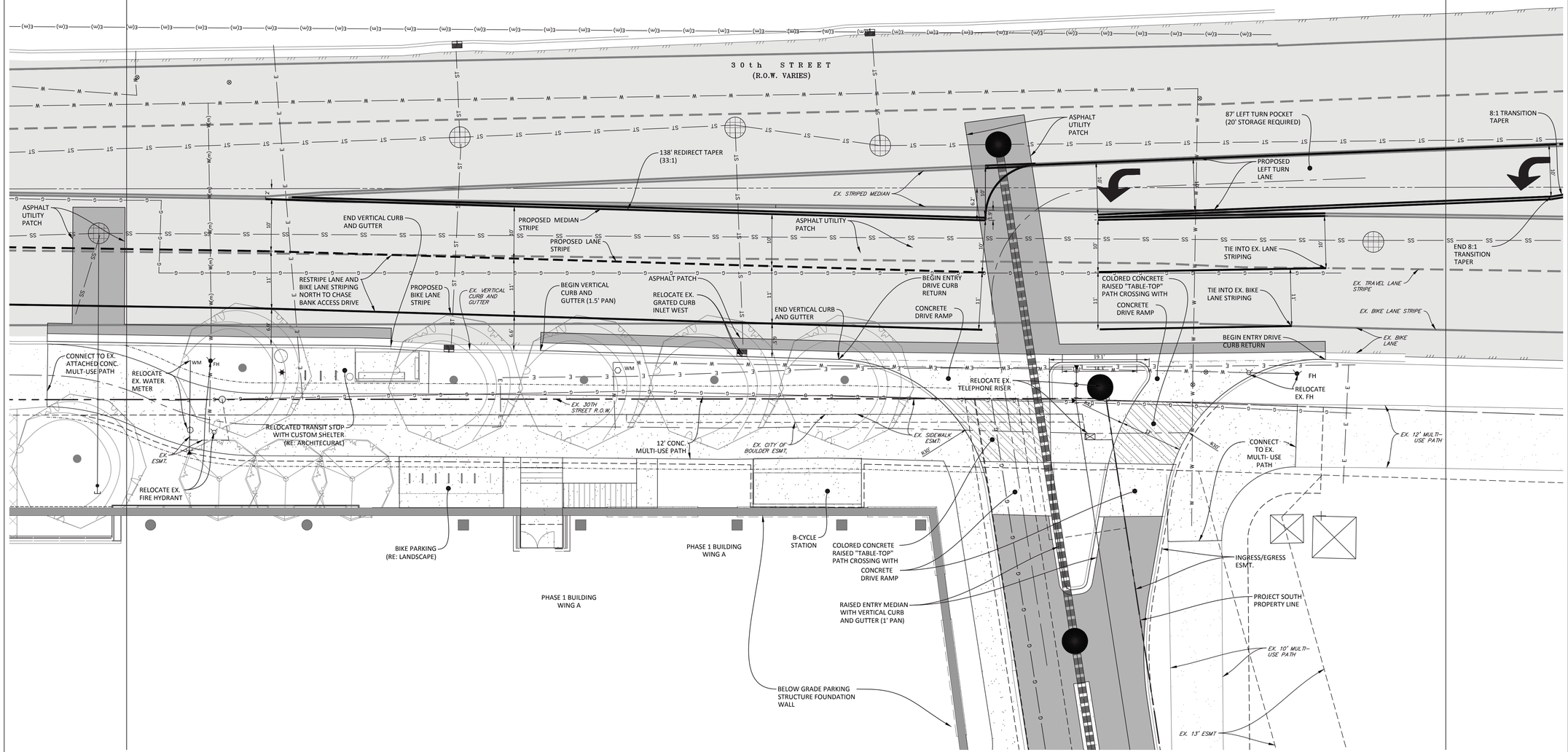
EX. SIGN

EX. MINOR CONTOUR
EX. MAJOR CONTOUR
PROPSED MINOR CONTOUR
PROPSED MAJOR CONTOUR
EX. ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
EX. CONCRETE
PROPOSED CONCRETE
EX. TREES
PROPOSED TREES (SEE LANDSCAPE PLANS)

SCALE: 1"=10'

Know what's **below.** **Call** before you dig.



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C5.1

DRAWING TITLE:

PRELIMINARY 30th STREET ACCESS PLAN - CENTRAL

MATCHLINE

SEE SHEET C5.1

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1. THE EXISTING CONDITIONS BASED ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY FLATIRONS, INC. ISSUED 03/21/14.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY FLATIRONS, INC.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY FLATIRONS, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). THE SANITAS GROUP, LLC IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SANITAS GROUP, LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
3. EXISTING TREE LOCATIONS BASED ON FIELD SURVEY BY FLATIRONS, INC.

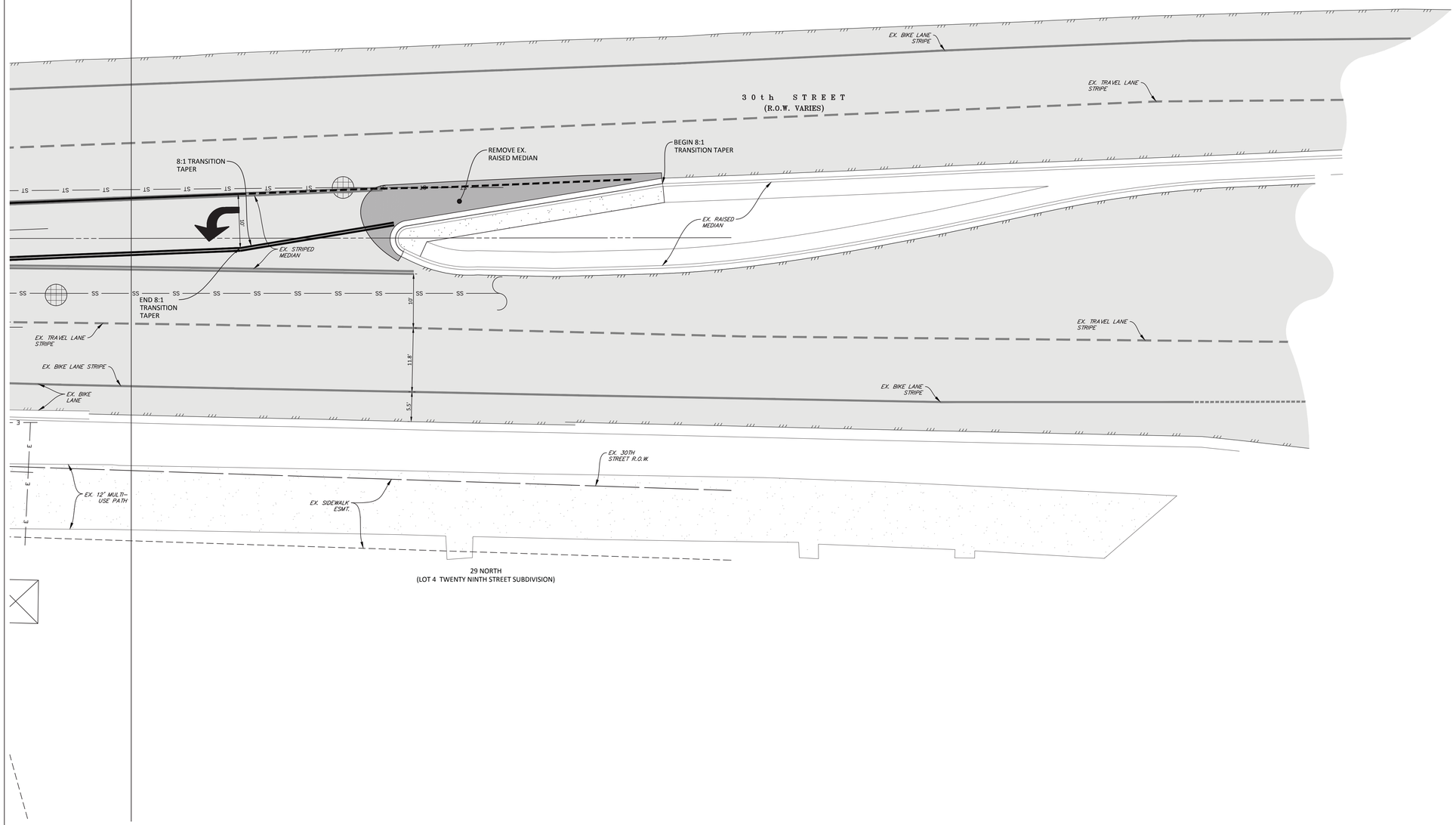
LEGEND

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EX. RIGHT-OF-WAY
EX. SECTION LINE
EX. PROPERTY MONUMENT
EX. SECTION MONUMENT
EX. EASEMENT
EX. FENCE
EX. STORM SEWER
EX. OVERHEAD UTILITY LINE
EX. UTILITY MANHOLE
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER
EX. TELECOMMUNICATIONS RISER
EX. ELECTRICAL EQUIPMENT
EX. ELECTRICAL METER
EX. LIGHT POLE
EX. POWER POLE
EX. SANITARY SEWER CLEAN-OUT
EX. MONITORING WELL
EX. TEST HOLE
EX. SIGN

EX. MINOR CONTOUR
EX. MAJOR CONTOUR
PROPSED MINOR CONTOUR
PROPSED MAJOR CONTOUR
EX. ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
EX. CONCRETE
PROPOSED CONCRETE
EX. TREES
PROPOSED TREES (SEE LANDSCAPE PLANS)

10 5 0 10 20
SCALE: 1"=10'

811
Know what's **below.**
Call before you dig.



Pearl Place

Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

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The Sanitas Group
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LOUISVILLE, CO 80027
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Site Review Case No.
LUR2014-00035

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ISSUE

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09/12/2014	3	SITE REVIEW 3rd SUBMITTAL
10/20/2014	4	SITE REVIEW 4th SUBMITTAL
11/12/2014	5	CORRECTIONS

REVISIONS

DATE	NO.	REMARKS

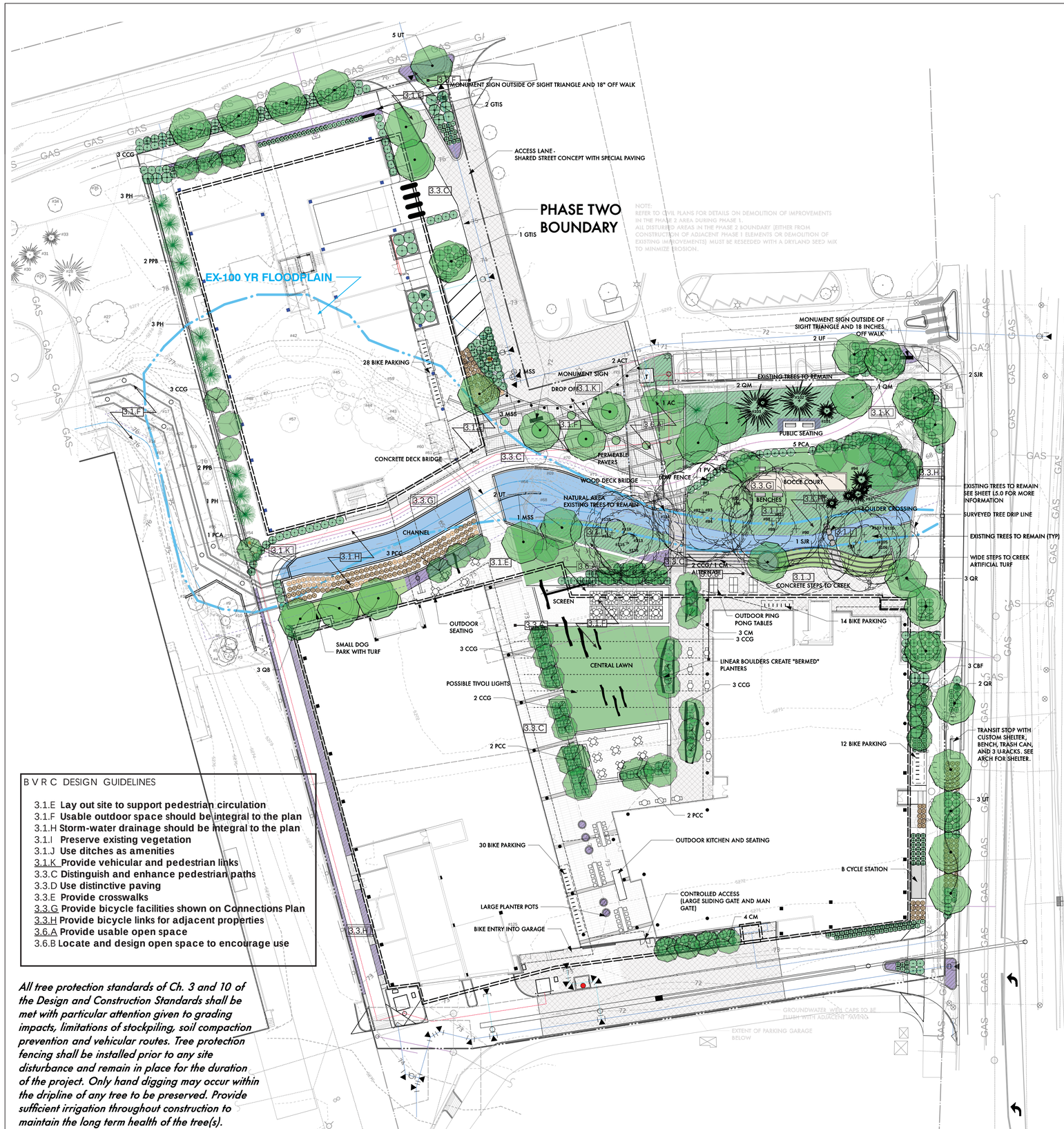
DRAWN:	CHECKED:	APPROVED:
TSG	---	---

PROJECT NO. 1402.00
DATE: 04/21/2014

Pearl Place

C5.2

DRAWING TITLE:
PRELIMINARY 30th STREET ACCESS PLAN - SOUTH



NOTE:
REFER TO CIVIL PLANS FOR DETAILS ON DEMOLITION OF IMPROVEMENTS IN THE PHASE 2 AREA DURING PHASE 1.
ALL DISTURBED AREAS IN THE PHASE 2 BOUNDARY (EITHER FROM CONSTRUCTION OF ADJACENT PHASE 1 ELEMENTS OR DEMOLITION OF EXISTING IMPROVEMENTS) MUST BE RESEEDED WITH A DRYLAND SEED MIX TO MINIMIZE EROSION.

B V R C DESIGN GUIDELINES

3.1.E **Lay out site to support pedestrian circulation**
3.1.F **Usable outdoor space should be integral to the plan**
3.1.H **Storm-water drainage should be integral to the plan**
3.1.I **Preserve existing vegetation**
3.1.J **Use ditches as amenities**
3.1.K **Provide vehicular and pedestrian links**
3.3.C **Distinguish and enhance pedestrian paths**
3.3.D **Use distinctive paving**
3.3.E **Provide crosswalks**
3.3.G **Provide bicycle facilities shown on Connections Plan**
3.3.H **Provide bicycle links for adjacent properties**
3.6.A **Provide usable open space**
3.6.B **Locate and design open space to encourage use**

All tree protection standards of Ch. 3 and 10 of the Design and Construction Standards shall be met with particular attention given to grading impacts, limitations of stockpiling, soil compaction prevention and vehicular routes. Tree protection fencing shall be installed prior to any site disturbance and remain in place for the duration of the project. Only hand digging may occur within the dripline of any tree to be preserved. Provide sufficient irrigation throughout construction to maintain the long term health of the tree(s).

LEGEND

- EXISTING TREES
  REFER TO TREE INVENTORY FOR DETAILS
  REFER TO NOTES THIS SHEET FOR TREES TO REMAIN
- NEW DECIDUOUS TREE
- NEW ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW ORNAMENTAL GRASSES
- ENHANCED LANDSCAPE
  COMBINATION OF ORNAMENTAL GRASSES, PERENNIALS, GROUNDCOVERS
- NATURALIZED UNDERSTORY/ GROUNDCOVERS
- LAWN
- ENHANCED PAVING - PAVERS (CONCRETE OR BRICK)
- PERMEABLE PAVING (PERMEABLE CONCRETE OR CONCRETE OR BRICK PAVERS)
- ENHANCED PAVING - CIP COLORED CONCRETE
- CRUSHER FINES

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. 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 DEPRESSIONS.
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 NOR 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 GROUNDCOVER 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 LOOSENED; 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 MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE OR SUB-SURFACE DRIP, SHRUBS AND TREES WILL HAVE 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 THE 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. REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR TREE PROTECTION REQUIREMENTS.
15. PROTECT THE FOLLOWING 23 TREES (REFER TO THE TREE INVENTORY FOR DETAILS) - 181-91, 13-119, 106-111.
16.A DETAILED TREE PROTECTION PLAN WILL BE PROVIDED AT TEC DOCS.
17. NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 AND MARCH 1 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.
18. SOD SPECIFICATION:
    REVEILLE®
    HYBRID TURF GRASS OF KENTUCKY BLUEGRASS AND TEXAS BLUEGRASS

    SOD AVAILABLE THROUGH:
    GRAFF'S TURF FARMS
    9809 N. FRONTAGE RD I-76
    PO BOX 715
    FORT MORGAN, CO 80701-0715
    P: 970-867-8873
    F: 970-867-4343
    E: graffs@graffsturffarms.com
    W: www.graffsturffarms.com

SCALE: 1" = 30'-0"
30 15 0 30 FT
N

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CAROL@STUDIOTERRA.NET
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LUR2014-00035

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11/14/2014	5	CORRECTIONS

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
	CK	BM

PROJECT NO. 1402.00

DATE: 11/14/2014

Pearl Place

L1.0

DRAWING TITLE:

LANDSCAPE PLAN

GRASSES IN CHANNEL

ENTRY COURT

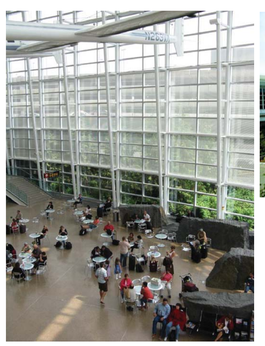
SECONDARY PED BRIDGE

DOG PARK

BOULDER CROSSING

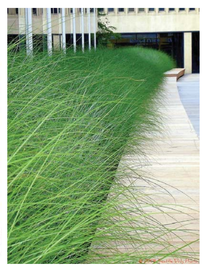
LARGE LINEAR BOULDERS

STEPS TO CREEK



RAISED PLANTERS

COURTYARD LANDSCAPE



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carol@studioterra.net
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PROJECT NO. 1402.00

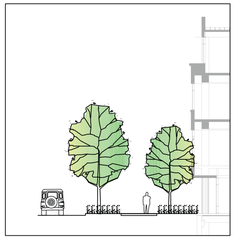
DATE: 11/14/2014

Pearl Place

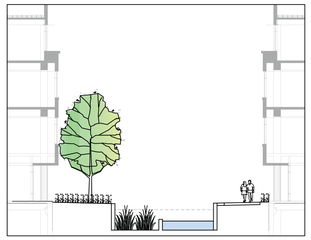
L2.0

DRAWING TITLE:

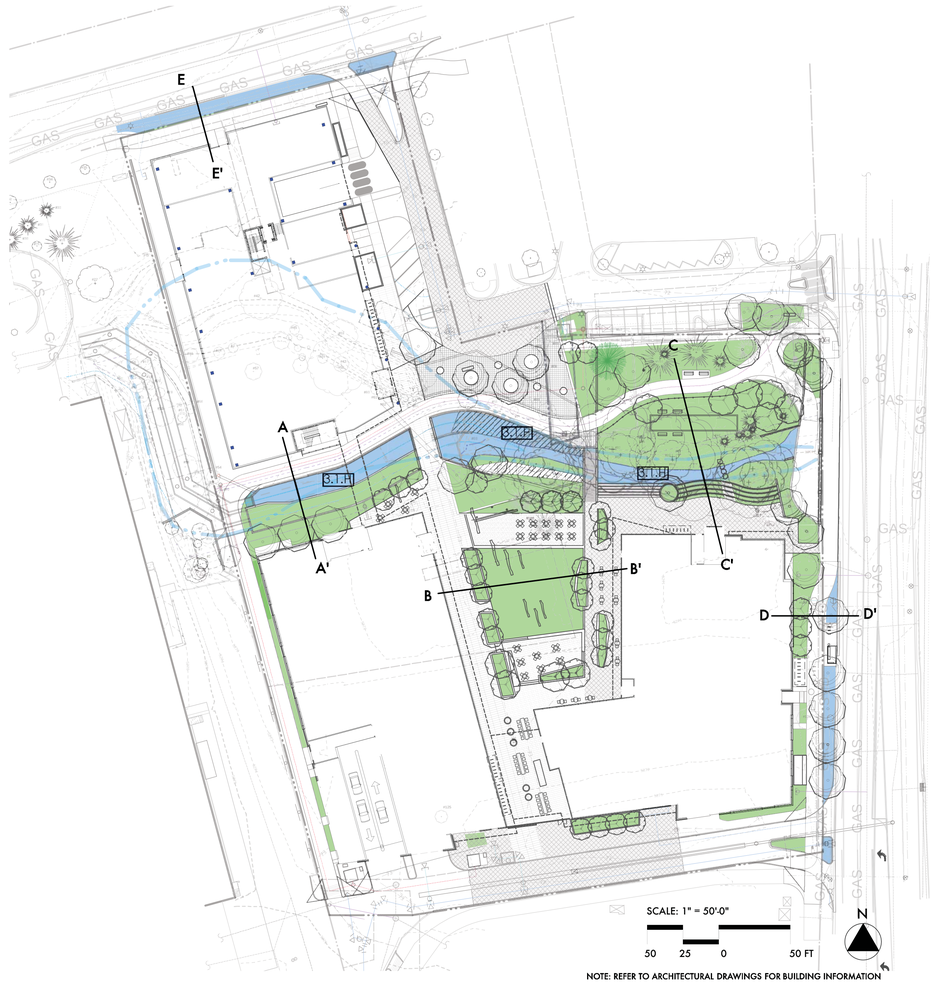
LANDSCAPE IMAGERY



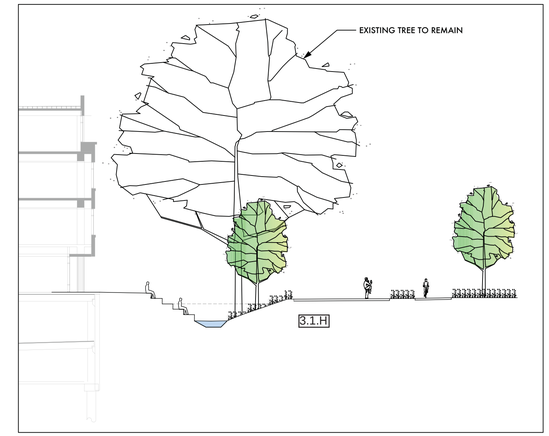
E SECTION E - E'
Scale: 1" = 20 ft



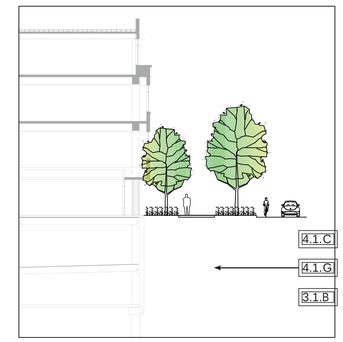
A Section A - A'
Scale: 1" = 20 ft



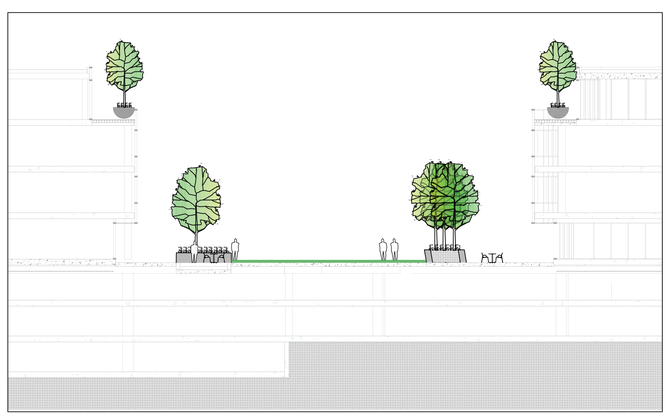
NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION



C Section C - C'
Scale: 1" = 20 ft



D SECTION D - D'
Scale: 1" = 20 ft



B Section B - B'
Scale: 1" = 20 ft

B V R C DESIGN GUIDELINES

- 3.1.B **Locate buildings close to the street**
- 3.1.H **Storm-water drainage should be integral to the plan**
- 3.1.J **Use ditches as amenities**
- 3.1.K **Provide vehicular and pedestrian links**
- 4.1.B **Minimun width for A and B street landscape strips is 8 ft.**
- 4.1.C **A row of trees must be planted**
- 4.1.G **A and B sidewalks must be 6 to 8 ft wide**

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758 CLUB CIRCLE
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11/14/2014	5	CORRECTIONS

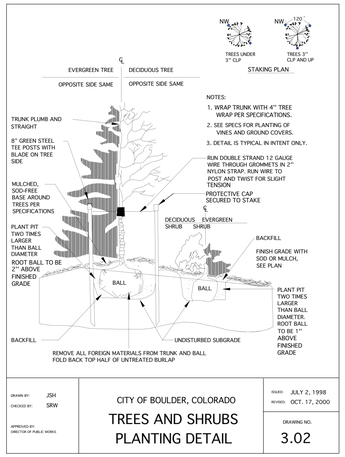
REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED: CK	APPROVED: BM
PROJECT NO. 1402.00	Pearl Place	
DATE: 11/14/2014		
	L3.0	

DRAWING TITLE:

SITE CROSS SECTIONS



NOTES:

1. WRAP TRUNK WITH 4" TREE WRAP PER SPECIFICATIONS.
2. SEE SPECS FOR PLANTING OF VINES AND GROUND COVERS.
3. DETAIL IS TYPICAL IN INTENT ONLY.

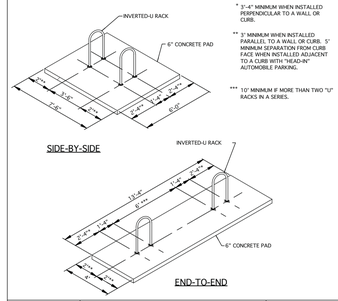
RUN DOUBLE STRAND 12 GAUGE WIRE THROUGH GROMMETS IN 2" NYLON STRAP, RUN WIRE TO POST AND TWIST FOR SLIGHT TENSION

PROTECTIVE CAP SECURED TO STAKE

DRAWN BY: JSH CHECKED BY: SRW APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.02

NOTES:

EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED.
PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER.
PAD IS TO BE CONSTRUCTED WITH CLASS B CONCRETE.
EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPERATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.



* 3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.

** 3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.

*** 10' MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.

DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO INVERTED "U" BICYCLE RACKS	ISSUED: JULY 2, 1998 REVISED: OCT 6, 2009 DRAWING NO. 2.52.B

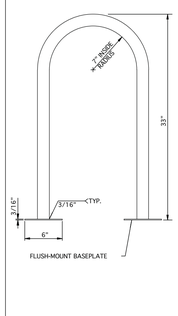
NOTES:

DIMENSIONS:

1. HEIGHT-33" FROM THE GROUND
2. CONTINUOUS BEND INSIDE RADIUS=7"

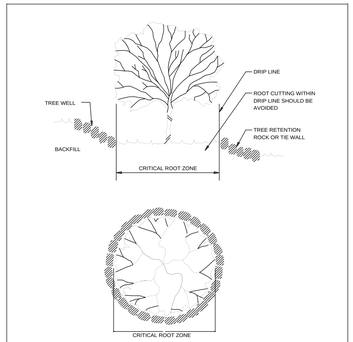
MATERIALS AND CONSTRUCTION:

1. MINIMUM OR 1 1/4" SCHEDULE 40 STEEL PIPE (1 5/8" OUTSIDE DIAMETER)
2. MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
3. SOLID ONE-PIECE CONSTRUCTION; CONTINUOUS BEND; LEGS 14"-18" APART
4. GALVANIZED WITH BLACK POWDER COAT FINISH
5. FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS)

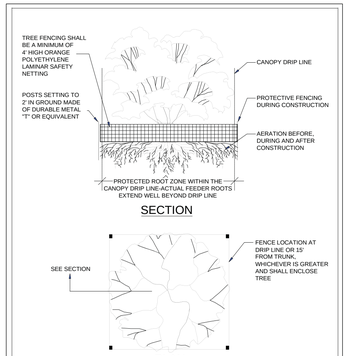


DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO INVERTED "U" BICYCLE RACKS	ISSUED: JULY 2, 1998 REVISED: OCT 6, 2009 DRAWING NO. 2.52.A

BIKE RACKS IN THE PUBLIC R.O.W.



DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO GRADE CHANGE AROUND EXISTING TREES	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.04

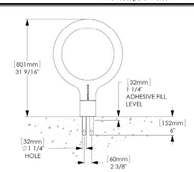


DRAWN BY: JSH CHECKED BY: RJH APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO PROTECTED ROOT ZONE AND DRIP LINE	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.12

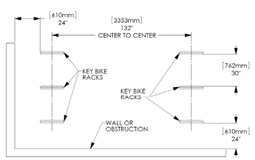
BANTA & COLE Bike Rack — Key — Installation Guide — landscapeforms® www.landscapeforms.com Ph: 800.521.2546

Tools Required

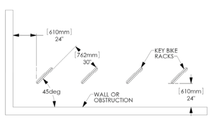
- Unit ships assembled



Side Elevation, showing core drill sizes



Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)



Optional bike rack spacing

HANDLE WITH CARE! Key's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

INSTALLATION:

1. Set bike rack in position and mark hole locations.
2. Core drill 1-1/4" diameter (minimum) holes 6" deep
3. Prepare the holes for outdoor anchoring cement, such as Kwikset ™ or Super Por-rok ®. Follow the manufacturer's instructions for blowing out dust, filling with water, scrubbing, and removing excess water.
4. Fill the holes with anchoring cement and place the bike rack back into position.

Date: December 2010
European Community Design RCD 000500947

Page 1 of 1

BIKE RACKS ON PRIVATE PROPERTY

STREET TREE REQUIREMENTS

STREETSCAPE	LF	TREES REQUIRED	TREES PROVIDED	NOTES
30TH STREET	150	4	4	Frontage at access lane and existing attached MU Path and Bridge not included in LF
PEARL STREET	180	5	5	Frontage at access lane not included in LF

1 STREET TREE CALCULATION

SITE LANDSCAPE

Gross Site Area	**186,675 SF**
Buildings	78,236 SF
Drives and Surface Parking	19,150 SF
Net Site Area	**89,289 SF**

SITE LANDSCAPE

	SF	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
NET SITE AREA (NOT COVERED BY BUILDINGS OR PARKING)	89,289	60	**85**	300	550 +

In addition to the new trees described above, approximately 20 large mature trees on site are intended for protection.

NOTE: Dry utilities not yet shown on plan. Addition of utilities and transformers may result in a net loss of site trees but the overall count will still greatly exceed city requirements.

2 SITE LANDSCAPE CALCULATION

LEGEND

LANDSCAPE AT GROUND LEVEL

ENHANCED PAVING (PEDESTRIAN AREAS ONLY)
PAVERS, COLORED CONCRETE, PERMEABLE PAVING

LANDSCAPE IN RIGHT-OF-WAY

SLOPES IN EXCESS OF 15% (NOT COUNTED)

35% OPEN SPACE PROVIDED WHERE 20% IS REQUIRED

SITE AREA = 186,675 SF
REQUIRED OPEN SPACE (20%) = 37,336 SF

PROVIDED OPEN SPACE (35%) = 65,865 SF

Open Space Calculation

Landscape Areas	34,850 SF	
Enhanced Paving Areas	28,350 SF	
ROW Landscape	2,665 SF	*not to exceed 10% of total*
Total	**65,865 SF**	

Not Included in Calculation:
Terraces, Roof Decks (allowed but not counted)
Required on-site Multi Use Paths (allowed but not counted)
Slopes in excess of 15%
Water surface of ditch

3 OPEN SPACE CALCULATION

1" = 60'-0"

B V R C DESIGN GUIDELINES

3.3.A Provide complete pedestrian network

StudioTerra
758 Club Circle
Louisville, CO 80027
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LANDSCAPE ARCHITECTURE ■ LAND PLANNING ■ URBAN DESIGN

Pearl Place

Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

TRYBA ARCHITECTS
1620 Logan Street
Denver,Colorado 80203
303.831.4010

Forum Real Estate Group
4500 CHERRY CREEK DRIVE SOUTH, 550
DENVER, CO 80246

Site Review Case No.
LUR2014-00035

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ISSUE

DATE	NO.	REMARKS
05/05/2014	1	SITE REVIEW - 1ST SUBMITTAL
07/21/2014	2	SITE REVIEW - 2ND SUBMITTAL
09/15/2014	3	SITE REVIEW - 3RD SUBMITTAL
10/20/2014	4	SITE 4TH SUBMITTAL
11/14/2014	5	CORRECTIONS

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED: CK	APPROVED: BM

PROJECT NO. 1402.00

DATE: 11/14/2014

Pearl Place

L4.0

DRAWING TITLE:

COMPLIANCE, AND DETAILS

			PERENNIALS							
KEY	QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
		1 GAL	AEGOPODIUM PODAGRARIA	GREEN BISHOP'S WEED	8-12"	1-2'	MEDIUM	FS TO SHADE	WHITE	SUMMER
		1 GAL	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	VARIEGATED BISHOP'S WEED	8-12"	1-2'	MEDIUM	FS TO SHADE	WHITE	SUMMER
		1 GAL	CAMPSIS RADICANS	TRUMPET VINE	VINE	VINE	LOW	SUN	ORANGE	MID TO LATE SUMMER
		1 GAL	CAMPSIS RADICANS SUMMER SNOWFALL	VARIEGATED TRUMPET VINE	VINE	VINE	LOW	SUN	ORANGE	MID TO LATE SUMMER
		1 GAL	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	8-12"	18-24"	LOW	ADAPTABLE	BLUE	MID TO LATE SUMMER
		1 GAL	COREOPSIS GRANDIFLORA 'SUNRAY'	DWARF DOUBLE COREOPSIS	12-18"	12-18"	LOW	SUN	YELLOW	MID-SUMMER
		1 GAL	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	18-24"	18-24"	LOW	SUN	SOFT YELLOW	MID-SUMMER TO FALL
		1 GAL	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	12-18"	3-6'	LOW	ADAPTABLE	INSIGNIFICANT	EARLY SUMMER
		1 GAL	GERANIUM 'JOHNSON'S BLUE'	BLUE CRANESBILL	18-24"	2-3'	MEDIUM	ADAPTABLE	VIOLET-BLUE	EARLY SUMMER
		1 GAL	HEMEROCALLIS 'JOAN SENIOR'	WHITE DAYLILY	18-24"	18-24"	LOW	SUN TO FS	WHITE	LATE SPRING TO EARLY SUMMER
		1 GAL	HEMEROCALLIS 'LITTLE BUSINESS'	RASPBERRY DAYLILY	12-18"	12-18"	LOW	SUN	RASPBERRY	LATE SPRING TO EARLY SUMMER
		1 GAL	HEMEROCALLIS 'ROCKET CITY'	ORANGE DAYLILY	3-4'	2-3'	LOW	SUN	ORANGE	EARLY TO MID-SUMMER
		1 GAL	HEMEROCALLIS 'STELLA DE ORO'	DWARF GOLD DAYLILY	1-2'	12-18"	LOW	SUN	GOLDEN YELLOW	LATE SPRING TO LATE SUMMER
		1 GAL	IRIS x PUMILA 'LITTLE SAPPHIRE'	DWARF BLUE IRIS	8-12"	8-12"	LOW	SUN	BLUE	LATE SPRING
		1 GAL	IRIS x PUMILA 'MR. ROBERTS'	DWARF YELLOW IRIS	8-12"	8-12"	LOW	SUN	YELLOW	LATE SPRING
		1 GAL	IRIS x PUMILA 'OPEN SKY'	DWARF SKY BLUE IRIS	8-12"	8-12"	LOW	SUN	LIGHT BLUE	LATE SPRING
		1 GAL	LAVANDULA ANGUSTIFOLIA 'GROSSO'	GROSSO LAVENDER	2-3'	2-3'	LOW	SUN	LAVENDER-BLUE	EARLY TO LATE SPRING
		1 GAL	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	DEEP BLUE LAVENDER	8-12"	8-12"	LOW	SUN	LAVENDER-BLUE	EARLY SPRING TO MID-SUMMER
		1 GAL	LEUCANTHEMUM X SUPERBUM 'LITTLE MISS MUFFET'	DWARF SHASTA DAISY	12-15"	12-15"	MEDIUM	SUN	WHITE	EARLY TO LATE SUMMER
		1 GAL	MONARDA 'BLUE STOCKING'	BLUE BEE-BALM	2-3'	12-18"	MEDIUM	SUN	LILAC-BLUE	MID-SUMMER
		1 GAL	NEPETA X LITTLE TRUDY	LITTLE TRUDY CATMINT	8-12"	18-24"	LOW	SUN	LAVENDER	EARLY TO LATE SUMMER
		1 GAL	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	6-8"	12-18"	LOW	SUN	PINK	LATE SUMMER
		1 GAL	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	18-24"	18-24"	LOW	SUN	YELLOW	MID-SUMMER
		1 GAL	SALVIA PACHYPHYLLA	MOJAVE SAGE	2-3'	2-3'	LOW	SUN	BLUE	SUMMER TO FALL
		1 GAL	VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	4-6"	12-18"	LOW	ADAPTABLE	BLUE	EARLY SPRING TO MID-SUMMER
		1 GAL	ZAUSCHNERIA GARRETTII ORANGE CARPET	ORANGE CARPET CALIFORNIA FUCHSIA	4-6"	15-20"	LOW	SUN	ORANGE	LATE SUMMER TO FALL
		1 GAL	ZINNIA GRANDIFLORA	PAPER FLOWER	6-8"	8-12"	VERY LOW	SUN	GOLDEN YELLOW	MID TO LATE SUMMER

			ORNAMENTAL GRASSES							
KEY	QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
		5 GAL	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	4-5'	18-24"	LOW	SUN TO FS	GOLDEN TAN	EARLY SUMMER TO FALL
		5 GAL	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	2-3'	2-3'	MEDIUM	SUN	PINK	LATE SUMMER
		5 GAL	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	4-5'	4-5'	MEDIUM	SUN	CREAMY-WHITE	LATE SUMMER TO
		5 GAL	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN	CREAMY WHITE	SUMMER
		5 GAL	MISCANTHUS SINENSIS LITTLE NICKY™	LITTLE NICKY DWARF ZEBRA GRASS	3-4'	2-3'	MEDIUM	SUN	BEIGE	SUMMER
		5 GAL	MISCANTHUS SINENSIS PURPURASCENS	FLAME (PURPLE MAIDEN) GRASS	3-4'	2-3'	MEDIUM	SUN	BRONZE TO SILVERY V	LATE SUMMER
		5 GAL	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	4-5'	2-3'	MEDIUM	SUN TO SHADE	SILVERY TO BUFF	LATE SUMMER TO EARLY FALL
		5 GAL	MOLINIA CAERULEA 'VARIEGATA'	VARIEGATED MOOR GRASS	1-2'	12-15"	MEDIUM	FILTERED SHADE	TAN SEED HEADS	MID-SUMMER
		5 GAL	MUHLENBERGIA CAPILLARIS REGAL MIST	REGAL MIST MUHLY GRASS	3-4'	3-4'	LOW	SUN	PINK	LATE SUMMER
		5 GAL	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3-4'	24-30"	LOW	SUN	TAN	LATE SUMMER
		5 GAL	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1-2'	12-18"	LOW	SUN	WHITE WITH COPPER T	LATE SUMMER

			CONTAINER SHRUBS							
KEY	QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
		5 GAL	ACER GINNALA 'COMPACTA'	DWARF AMUR MAPLE	6-8'	6-8'	LOW	SUN	N/A	N/A
		5 GAL	BUDDLEJA DAVIDII 'NANHO BLUE'	COMPACT BLUE BUTTERFLY BUSH	4-6'	4-5'	MEDIUM	SUN	BLUE	SUMMER TO FALL
		5 GAL	BUDDLEJA DAVIDII 'NANHO WHITE'	COMPACT WHITE BUTTERFLY BUSH	4-6'	4-5'	MEDIUM	SUN	WHITE	SUMMER TO FALL
		5 GAL	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	3-4'	2-3'	LOW	SUN	BLUE	MID TO LATE SUMMER
		5 GAL	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	4-5'	4-6'	MEDIUM	ADAPTABLE	WHITE	LATE SPRING TO EARLY SUMMER
		5 GAL	CORNUS SERICEA 'KELSEYI'	KELSEY DWARF DOGWOOD	2-3'	2-3'	MEDIUM	FS TO SHADE	WHITE	LATE SPRING TO EARLY SUMMER
		5 GAL	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	6-8'	4-6'	LOW	SUN TO FS	WHITE	EARLY SUMMER
		5 GAL	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	2-3'	3-4'	LOW	SUN TO FS	WHITE	EARLY SUMMER
		5 GAL	PHILADELPLUS LEWISII BLIZZARD	MOCKORANGE, BLIZZARD	6-8'	6-8'	LOW	SUN	WHITE	SPRING
		5 GAL	PHILADELPLUS X VIRGINALIS DWFMINN. SNOWFLAKE	MOCKORANGE, DWARF MINN SNOWBELLE	3-4"	3-4'	MEDIUM	SUN	WHITE	EARLY SUMMER
		5 GAL	PHYSOCARPUS OPULIFOLIUS NANUS	NINEBARK, DWARF	4-5'	4-5'	LOW	SUN TO FS	WHITE	LATE SPRING
		5 GAL	PHYSOCARPUS X SUMMER WINE	NINEBARK, SUMMER WINE	4-6'	4-6'	MEDIUM	SUN	WHITE	SUMMER
		5 GAL	PRUNUS BESSEYI PAWNEE BUTTES	CHERRY, CREEPING WESTERN SAND	15-18'	4-6'	LOW	SUN	WHITE	SPRING
		5 GAL	PRUNUS X CISTENA	PLUM, PURPLE LEAF	6-8'	4-6'	MEDIUM	SUN	PALE PINK	MID-SPRING
		5 GAL	RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	2-3'	6-8'	LOW	SUN	YELLOW	EARLY SPRING
		5 GAL	RIBES ALPINUM	CURRANT, ALPINE	3-6'	3-6'	LOW	SUN TO FS	YELLOWISH-GREEN	MID-SPRING
		5 GAL	ROSA FOETIDA BICOLOR	ROSE, AUSTRIAN COPPER	6-10'	6-8'	LOW	SUN	YELLOW/ORANGE W/ S	LATE SPRING
		5 GAL	ROSA WOODSII	ROSE, NATIVE PINK	3-6'	3-6'	LOW	SUN	PINK	EARLY SUMMER
		5 GAL	ROSA X NEARLY WILD	ROSE, SINGLE PINK SHRUB	2-3'	2-3'	LOW	SUN	PINK	EARLY TO LATE SUMMER
		5 GAL	ROSA X STARRY NIGHT	ROSE, SINGLE WHITE SHRUB	1-3'	3-4'	MEDIUM	SUN	WHITE	EARLY TO LATE SUMMER
		5 GAL	SPIREA JAPONICA ANTHONY WATERER	SPIREA, ANTHONY WATERER	2-3'	2-4'	MEDIUM	SUN TO FS	ROSE RED	EARLY SUMMER
		5 GAL	SYMPHORICARPOS ALBUS	SNOWBERRY, WHITE	3-4'	3-5'	LOW	SUN TO FS	WHITE WITH PINK	EARLY SUMMER
		5 GAL	SYRINGA PATULA MISS KIM	LILAC, MISS KIM DWARF	3-5'	3-5'	LOW	SUN	PALE LAVENDER	LATE SPRING
		5 GAL	VIBURNUM DENTATUM BLUE MUFFIN	VIBURNUM, BLUE MUFFIN ARROWHEAD	3-5'	3-4'	MEDIUM	ADAPTABLE	WHITE	SPRING
		5 GAL	VIBURNUM PLICATUM TOMENTOSUM WATANABEI	VIBURNUM, DWARF DOUBLEFILE	4-6'	6-8'	MEDIUM	SUN TO FS	WHITE	SPRING TO FALL
		5 GAL	WEIGELA FLORIDA RUMBA	WEIGELA, RUMBA	2-3'	3-4'	MEDIUM	SUN TO FS	DARK RED	SUMMER
		5 GAL	WEIGELA FLORIDA VARIEGATA	WEIGELA, VARIEGATED	4-6'	4-6'	MEDIUM	SUN TO FS	PINK	EARLY SUMMER

			DECIDUOUS TREES							
KEY	QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
GTIS	3	3" CAL	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	40-50'	30-40'	LOW	SUN	N/A	N/A
QB	3	3" CAL	QUERCUS BICOLOR	OAK, SWAMP WHITE	40-60'	40-60'	LOW	SUN TO FS	N/A	N/A
QM	3	3" CAL	QUERCUS MACROCARPA	OAK, BUR	50-80'	50-80'	LOW	SUN	N/A	N/A
QR	5	3" CAL	QUERCUS ROBUR	OAK, ENGLISH	40-60'	30-40'	MEDIUM	SUN	N/A	N/A
SJR	3	3" CAL	SOPHORA JAPONICA 'REGENT'	REGENT JAPANESE PAGODA TREE	40-50'	30-40'	MEDIUM	SUN TO FS	CREAMY WHITE	SUMMER
UF	3	3" CAL	ULMUS FRONTIER	ELM, FRONTIER	25-35'	15-25'	MEDIUM	SUN	N/A	N/A
UT	10	3" CAL	ULMUS X TRIUMPH	TRIUMPH ELM	40-50'	50-60'	MEDIUM	SUN	N/A	N/A
	30									

			ORNAMENTAL TREES							
KEY	QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
ACT	2	2.5" CAL	ACER TATARICUM PATTERN PERFECT	MAPLE, PATTERN PERFECT TATARIAN	15-20'	15-20'	LOW	ADAPTABLE	GREENISH-WHITE	SPRING
CC	0	2.5" CAL	CERCIS CANADENSIS	REDBUD, EASTERN	20-30'	20-30'	MEDIUM	FS TO SHADE	PINK TO LAVENDER	SPRING
CBF	3	2.5" CAL	CARPINUS BETULUS FASTIGIATA	HORNBEAM, PYRAMIDAL EUROPEAN	25-35'	15-25'	MEDIUM	SUN TO FS	CATKIN, BUFF	SPRING
CCG	21	2.5" CAL	CRATAEGUS CRUS-GALLI INERMIS CRUSADER	HAWTHORN, THORNLESS COCKSPUR	12-15'	12-15'	LOW	SUN	WHITE	SPRING
CM	5	2.5" CAL	CRATAEGUS X MORDENENSIS SNOWBIRD	HAWTHORN, SNOWBIRD	15-20'	15-20'	LOW	SUN	WHITE	SPRING
MC	0	2.5" CAL	MALUS CORALBURST	CRABAPPLE, CORALBURST	12-15'	12-15'	MEDIUM	SUN	PINK-WHITE	SPRING
MSS	4	2.5" CAL	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	20-25'	20-25'	MEDIUM	SUN	WHITE	SPRING
PAM	1	2.5" CAL	PRUNUS ARMENIACA MOONGOLD	APRICOT, MOONGOLD	15-25'	15-25'	MEDIUM	SUN	PALE PINK	EARLY SPRING
PV	1	2.5" CAL	PRUNUS VIRGINIANA SHUBERT	CHOKECHERRY, SHUBERT OR CANADA RED	20-30'	15-25'	LOW	SUN	WHITE	SPRING
PCA	6	2.5" CAL	PYRUS CALLERYANA AUTUMN BLAZE	PEAR, AUTUMN BLAZE	25-35'	20-30'	MEDIUM	SUN	WHITE	SPRING
PCC	11	2.5" CAL	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	20-30'	15-20'	MEDIUM	SUN	WHITE	SPRING
	54									

			EVERGREEN TREES							
KEY	QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
AC	1	8 FT	ABIES CONCOLOR	FIR, WHITE	40-60'	20-30'	MEDIUM	SUN	N/A	N/A
PPB	4	8 FT	PICEA PUNGENS BABY BLUE EYES	SPRUCE, BABY BLUE EYES	20-30'	10-15'	MEDIUM	SUN	N/A	N/A
PH	7	8 FT	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	10-12'	15-25'	LOW	SUN	N/A	
	12									

			EVERGREEN SHRUBS							
KEY	QUANT	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
		5 GAL	JUNIPERUS COMMUNIS GREEN CARPET	JUNIPER, GREEN CARPET	8-10"	4-6'	LOW	SUN	N/A	N/A
		5 GAL	JUNIPERUS HORIZONTALIS BAR HARBOUR	JUNIPER, BAR HARBOUR	8-12"	6-8'	LOW	SUN	N/A	N/A
		5 GAL	JUNIPERUS SABINA BROADMOOR	JUNIPER, BROADMOOR	12-18"	6-8'	LOW	SUN TO FS	N/A	N/A
		5 GAL	JUNIPERUS SABINA CALGARY CARPET	JUNIPER, CALGARY CARPET	12-18"	6-8'	LOW	SUN TO FS	N/A	N/A
		5 GAL	PICEA ABIES PUMILA	SPRUCE, DWARF NORWAY	3-4'	3-6'	MEDIUM	SUN	N/A	N/A

NOTE: SHRUB COUNT EXCEEDS 550 SHRUBS (WHERE 350 ARE REQUIRED)
NOTE: TREE COUNT IS 95 TREES (WHERE 69 ARE REQUIRED)
THIS DOES NOT INCLUDE APPROXIMATELY 20 EXISITNG LARGE MATURE TREES TO REMAIN

TREE TABLE FROM TREE INVENTORY

ID #	Common Name	DBH (in)	Condition	Comments or Recommendations
1	Siberian elm*	14, 16, 4	Excellent	-Non-native species -Species of management concern
2	Siberian elm*	8	Excellent	-Non-native species -Species of management concern
3	Siberian elm*	7	Excellent	-Non-native species -Species of management concern
4	Siberian elm*	10	Excellent	-Non-native species -Species of management concern
5	Green ash*	18	Excellent	-Native species -No maintenance required
6	Siberian elm*	10	Excellent	-Non-native species -Species of management concern
7	Siberian elm*	6	Excellent	-Non-native species -Species of management concern
8	Siberian elm*	7	Excellent	-Non-native species -Species of management concern
9	Crack willow*	12, 11, 10, 9	Excellent	-Non-native species -Species of management concern
10	Crack willow*	10	Excellent	-Non-native species -Species of management concern
11	Crack willow*	10, 9	Excellent	-Non-native species -Species of management concern
12	Crack willow	14, 18, 20, 8	Excellent	-Non-native species -Species of management concern
13	Crack willow*	10	Excellent	-Non-native species -Species of management concern
14	Crack willow*	11, 9	Excellent	-Non-native species -Species of management concern
15	Crack willow*	10	Excellent	-Non-native species -Species of management concern
16	Crack willow*	8, 5	Excellent	-Non-native species -Species of management concern
17	Crack willow*	8	Excellent	-Non-native species -Species of management concern
18	Crack willow*	7	Excellent	-Non-native species -Species of management concern
19	Crack willow*	7	Excellent	-Non-native species -Species of management concern
20	Crack willow*	6	Excellent	-Non-native species -Species of management concern
21	Ponderosa pine*	14	Excellent	-Native species -No maintenance required
22	Ponderosa pine*	18	Excellent	-Native species -No maintenance required
23	Siberian elm*	6	Excellent	-Non-native species -Species of management concern
24	Siberian elm*	6	Excellent	-Non-native species -Species of management concern
25	Siberian elm*	6	Excellent	-Non-native species -Species of management concern
26	Siberian elm*	7	Excellent	-Non-native species -Species of management concern
27	Crack willow*	17, 18, 26	Excellent	-Non-native species -Species of management concern
28	Ponderosa pine*	26	Excellent	-Native species -No maintenance required
29	Green ash*	7	Excellent	-Native species -No maintenance required
30	Ponderosa pine*	18	Excellent	-Native species -No maintenance required
31	Ponderosa pine*	14	Excellent	-Native species -No maintenance required
32	Green ash*	10	Excellent	-Native species -No maintenance required
33	Ponderosa pine*	11	Excellent	-Native species -No maintenance required
34	Autumn purple*	9	Excellent	-Native species -No maintenance required
35	Autumn purple*	7	Excellent	-Native species -No maintenance required
36	Crack willow*	22, 11	Very Poor	-Non-native species -Species of management concern -Severely damaged, recommend
37	Crack willow*	6, 5, 7, 6	Excellent	-Non-native species -Species of management concern
38	Green ash*	9	Excellent	-Native species -No maintenance required
39	Green ash*	13	Excellent	-Native species -No maintenance required
40	Siberian elm*	11	Excellent	-Non-native species -Species of management concern
41	Crack willow*	10	Excellent	-Non-native species -Species of management concern
42	Crack willow	28, 30, 13, 14, 12	Excellent	-Non-native species -Species of management concern
43	Green ash	11, 10	Excellent	-Native species -No maintenance required
44	Crack willow	7	Excellent	-Non-native species -Species of management concern
45	Green ash	6	Excellent	-Native species -No maintenance required
46	Green ash	10, 2, 4, 4	Excellent	-Native species -No maintenance required
47	Green ash	7	Excellent	-Native species -No maintenance required
48	Green ash	8	Excellent	-Native species -No maintenance required
49	Black walnut	11	Very poor	-Native species -Dead, recommend removal
50	Crack willow*	6	Excellent	-Non-native species -Species of management concern
51	Mountain ash*	7, 6	Excellent	-Native species -No maintenance required
52	Crack willow	24, 14	Excellent	-Non-native species -Species of management concern
53	Box elder	9	Excellent	-Native species -No maintenance required
54	Crack willow	5, 9, 9, 10	Good	-Non-native species -Species of management concern
55	Crack willow	10, 8, 12, 14, 7, 8, 9	Excellent	-Non-native species -Species of management concern
56	Box elder*	8	Excellent	-Native species -No maintenance required
57	Box elder	6, 8, 7, 8, 12	Excellent	-Native species -No maintenance required
58	Crack willow	42	Excellent	-Non-native species -Species of management concern
59	Crack willow	24, 22	Excellent	-Non-native species -Species of management concern
60	Green ash	7	Excellent	-Native species -No maintenance required
61	Green ash	6	Excellent	-Native species -No maintenance required
62	Green ash	8	Excellent	-Native species -No maintenance required
63	Green ash	6	Excellent	-Native species -No maintenance required
64	Siberian elm	10, 6, 3, 3, 12, 9, 8, 7	Good	-Non-native species -Species of management concern
65	Crack willow	50, 45	Good	-Non-native species -Species of management concern -Trunk decay
66	Siberian elm	6, 5, 3	Good	-Non-native species -Species of management concern
67	Siberian elm	14	Excellent	-Non-native species -Species of management concern
68	Green ash	8, 8, 7	Excellent	-Native species -No maintenance required
69	Green ash	8, 5	Good	-Native species -Some maintenance required
70	Siberian elm	9, 11	Good	-Non-native species -Species of management concern
71	Honey locust	6	Excellent	-Native species -No maintenance required
72	Box elder	13	Good	-Native species -Some maintenance required
73	Siberian elm	7	Good	-Non-native species -Species of management concern
74	Siberian elm	8	Good	-Non-native species -Species of management concern
75	Green ash	14	Good	-Native species -Some maintenance required
76	Siberian elm	10, 10, 11, 12, 8	Excellent	-Non-native species -Species of management concern
77	Green ash	9, 6, 4, 11	Excellent	-Native species -No maintenance required
78	Siberian elm	7, 8	Excellent	-Non-native species -Species of management concern
79	Green ash	7, 4	Good	-Native species -Some maintenance required
80	Tree of heaven	8, 8	Excellent	-Non-native species -Species of management concern
81	Cottonwood	24	Good	-Native species -Species of management concern -Some maintenance required
82	Cottonwood	20	Good	-Native species -Species of management concern -Some maintenance required
83	Cottonwood	18	Excellent	-Native species -Species of management concern
84	Cottonwood	14, 16, 25, 24, 28	Excellent	-Native species -Species of management concern
85	Cottonwood	24, 30, 28	Excellent	-Native species -Species of management concern
86	Cottonwood	8	Excellent	-Native species -Species of management concern
87	Cottonwood	30	Excellent	-Native species -Species of management concern
88	Cottonwood	24	Excellent	-Native species -Species of management concern
89	Cottonwood	28	Excellent	-Native species -Species of management concern
90	Cottonwood	8	Excellent	-Native species -Species of management concern
91	Crack willow	42	Excellent	-Non-native species -Species of management concern
92	Austrian pine	7	Excellent	-Non-native species -No maintenance required
93	Ponderosa pine	12	Excellent	-Native species -No maintenance required
94	Ponderosa pine	14	Excellent	-Native species -No maintenance required
95	Austrian pine	7	Excellent	-Non-native species -No maintenance required
96	Ponderosa pine	7	Excellent	-Native species -No maintenance required
97	Austrian pine	18	Excellent	-Non-native species -No maintenance required
98	Austrian pine	19	Excellent	-Non-native species -No maintenance required
99	Ponderosa pine	20	Excellent	-Native species -No maintenance required
100	Ponderosa pine	20	Excellent	-Native species -No maintenance required
101	Ponderosa pine	12	Excellent	-Native species -No maintenance required
102	Ponderosa pine	25	Excellent	-Native species -No maintenance required
103	Austrian pine	29	Excellent	-Non-native species -No maintenance required
104	Honey locust	10	Good	-Native species -Some maintenance required
105	Crack willow	15	Excellent	-Non-native species -Species of management concern
106	Crack willow	12	Excellent	-Non-native species -Species of management concern
107	Crack willow	14	Excellent	-Non-native species -Species of management concern
108	Crack willow	16	Excellent	-Non-native species -Species of management concern
109	Crack willow	13	Excellent	-Non-native species -Species of management concern
110	Crack willow	14	Excellent	-Non-native species -Species of management concern
111	Crack willow	8	Excellent	-Non-native species -Species of management concern
112	Crack willow	18, 7, 10, ,24, 26	Good	-Non-native species -Species of management concern
113	Crack willow	25, 7, 10	Excellent	-Non-native species -Species of management concern
114	Crack willow	35, 20	Excellent	-Non-native species -Species of management concern
115	Crack willow	21	Excellent	-Non-native species -Species of management concern
116	Crack willow	6	Excellent	-Non-native species -Species of management concern
117	Crack willow	28, 18	Excellent	-Non-native species -Species of management concern
118	Crack willow	6, 5	Good	-Non-native species -Species of management concern
119	Green ash	11, 11, 10, 8, 6	Excellent	-Native species -No maintenance required
120	Ponderosa pine	21	Excellent	-Native species -No maintenance required
121	Ponderosa pine	20	Excellent	-Native species -No maintenance required
122	Honey locust	13	Good	-Native species -Some maintenance required
123	Honey locust	16	Excellent	-Native species -No maintenance required
124	Honey locust	15	Excellent	-Native species -No maintenance required
125	Honey locust	9	Good	-Native species -Some maintenance required

TREES ON SITE TO BE PROTECTED DURING CONSTRUCTION

** Tree location occurs off-Site*
*ID# refers to **Figure 1**: ERC Tree Inventory Map 9/16/2013*
DBH refers to diameter at breast height measured at 54 inches above ground
Multiple DBH values indicate tree trunk branching at measured height

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carol@studioterra.net
LANDSCAPE ARCHITECTURE ■ LAND PLANNING ■ URBAN DESIGN

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DATE: 11/14/2014

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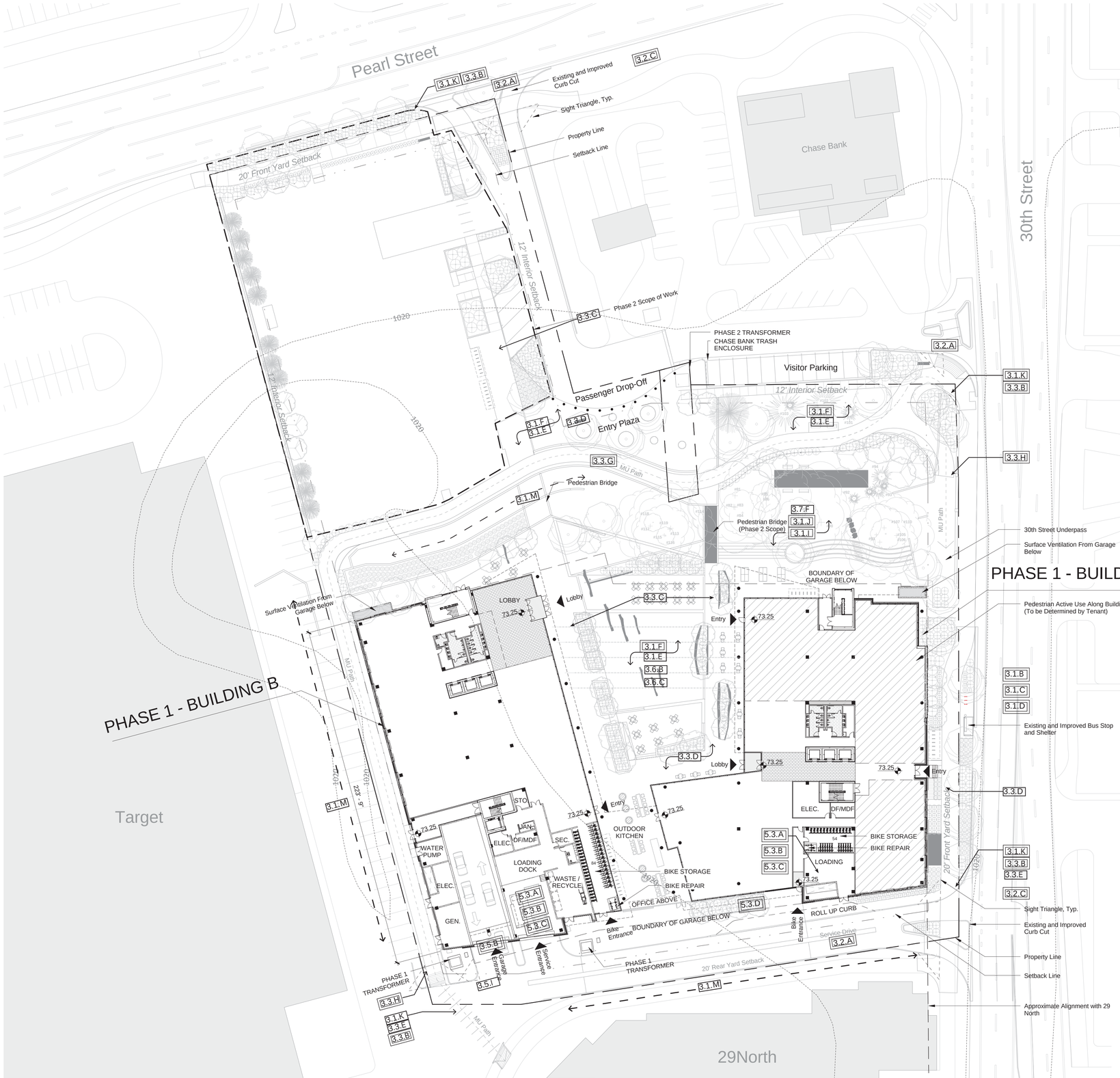
L5.0

DRAWING TITLE:

PLANT SCHEDULE



BICYCLE PARKING TOTALS

EXTERIOR BIKE RACKS:

PHASE 1 - 31 RACKS = 62 TOTAL BICYCLE SPACES

PHASE 2 - 14 RACKS = 28 TOTAL BICYCLE SPACES

INTERIOR BIKE RACKS:

WING A - 27 RACKS = 54 TOTAL BICYCLE SPACES

WING B - 42 RACKS = 84 TOTAL BICYCLE SPACES

BUILDING HEIGHT / LOW POINT CALCULATIONS

1. The ..... *1020* ..... line represents the 1020' contour of the site's 1958 topography (prior to subsequent development). This 1020' contour converted to the 1958 datum would be 5271.27' (1020+4251.27 = 5271.27).

2. Building height is calculated as the distance to highest point of each building above the1020' contour of 1958 topo (5271.27').

3. For all buildings, the height above the 5271.27' contour is 55', excluding rooftop appurtenances, with an 18" parapet allowance in excess of 55'. All buildings are 4 stories.

4. Roof elevations are to top of roofing system, U.N.O.

B V R C DESIGN GUIDELINES

- 3.1.A **Context plan required**
- 3.1.B **Locate buildings close to the street**
- 3.1.C **Locate buildings at a street corner**
- 3.1.D **Maximize site to support pedestrian links**
- 3.1.E **Lay out site to support pedestrian circulation**
- 3.1.F **Usable outdoor space should be integral to the plan**
- 3.1.H **Storm-water drainage should be integral to the plan**
- 3.1.I **Preserve existing vegetation**
- 3.1.J **Use ditches as amenities**
- 3.1.K **Provide interior pedestrian links to adjacent properties**
- 3.1.M **Match abutting grades**
- 3.2.A **Internal drives should connect public streets**
- 3.2.C **Minimize curb cuts**
- 3.3.B **Provide interior pedestrian links to adjacent properties.**
- 3.3.C **Distinguish and enhance pedestrian paths**
- 3.3.D **Use distinctive paving**
- 3.3.E **Provide crosswalks**
- 3.3.G **Provide bicycle facilities shown on Connections Plan**
- 3.3.H **Provide bicycle links to adjacent properties**
- 3.5.B **Try to provide structure, rather than surface, parking**
- 3.5.I **Entries and exits should be visually unobtrusive**
- 3.7.F **Protect the existing vegetation to remain**
- 5.3.A **Locate service areas to minimize visibillity**
- 5.3.B **Screen truck areas**
- 5.3.C **Enclose trash storage**
- 5.3.D **Utility boxes and meters should be inconspicuous**

1 GROUND FLOOR PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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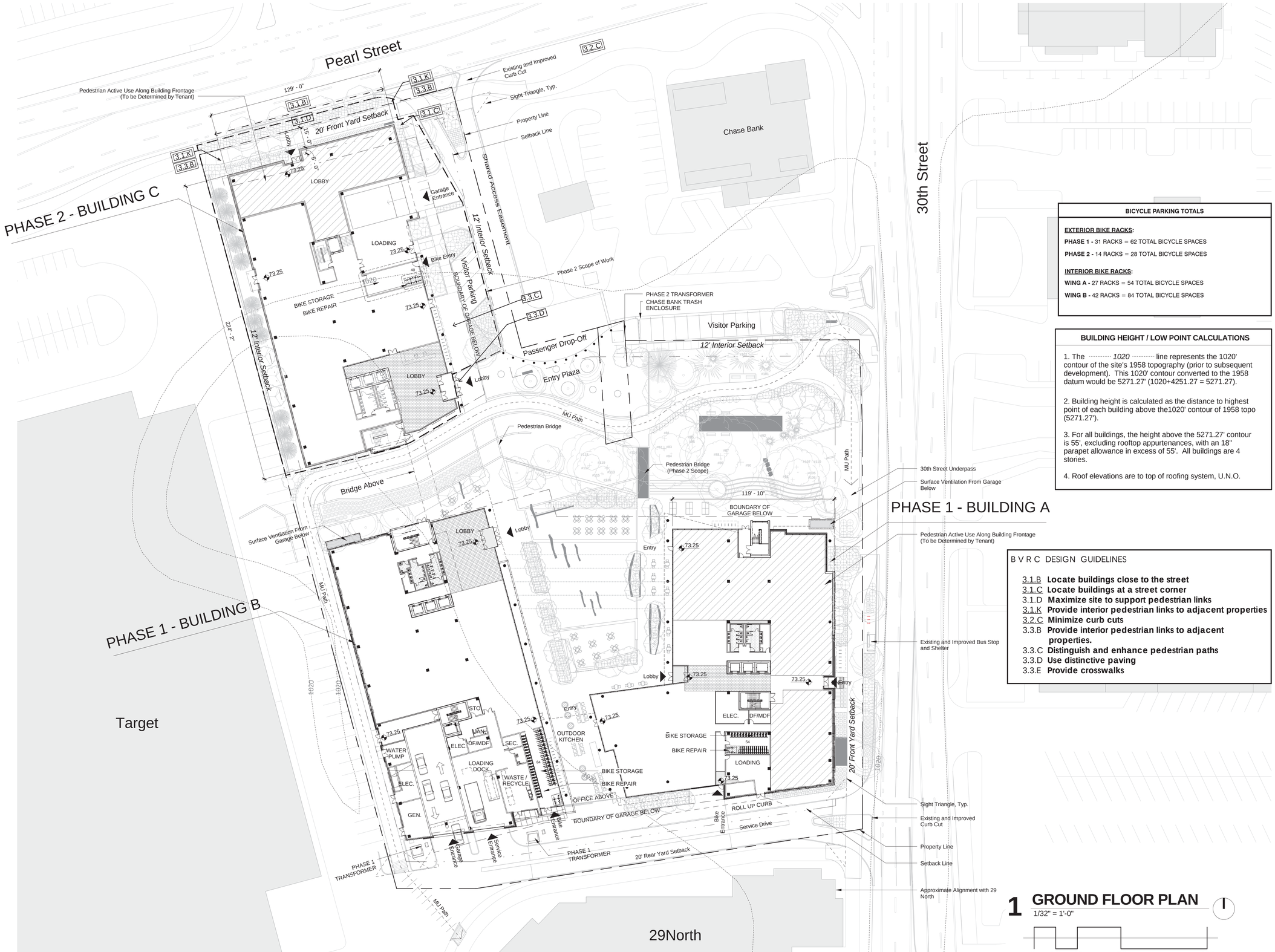
DATE: 11/14/2014	A1.1a	

DRAWING TITLE:

PHASE I GROUND FLOOR PLAN



BICYCLE PARKING TOTALS

EXTERIOR BIKE RACKS:

PHASE 1 - 31 RACKS = 62 TOTAL BICYCLE SPACES

PHASE 2 - 14 RACKS = 28 TOTAL BICYCLE SPACES

INTERIOR BIKE RACKS:

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WING B - 42 RACKS = 84 TOTAL BICYCLE SPACES

BUILDING HEIGHT / LOW POINT CALCULATIONS

1. The ---------- *1020* ---------- line represents the 1020' contour of the site's 1958 topography (prior to subsequent development). This 1020' contour converted to the 1958 datum would be 5271.27' (1020+4251.27 = 5271.27).

2. Building height is calculated as the distance to highest point of each building above the1020' contour of 1958 topo (5271.27').

3. For all buildings, the height above the 5271.27' contour is 55', excluding rooftop appurtenances, with an 18" parapet allowance in excess of 55'. All buildings are 4 stories.

4. Roof elevations are to top of roofing system, U.N.O.

B V R C DESIGN GUIDELINES

- 3.1.B **Locate buildings close to the street**
- 3.1.C **Locate buildings at a street corner**
- 3.1.D **Maximize site to support pedestrian links**
- 3.1.K **Provide interior pedestrian links to adjacent properties**
- 3.2.C **Minimize curb cuts**
- 3.3.B **Provide interior pedestrian links to adjacent properties.**
- 3.3.C **Distinguish and enhance pedestrian paths**
- 3.3.D **Use distinctive paving**
- 3.3.E **Provide crosswalks**

1 GROUND FLOOR PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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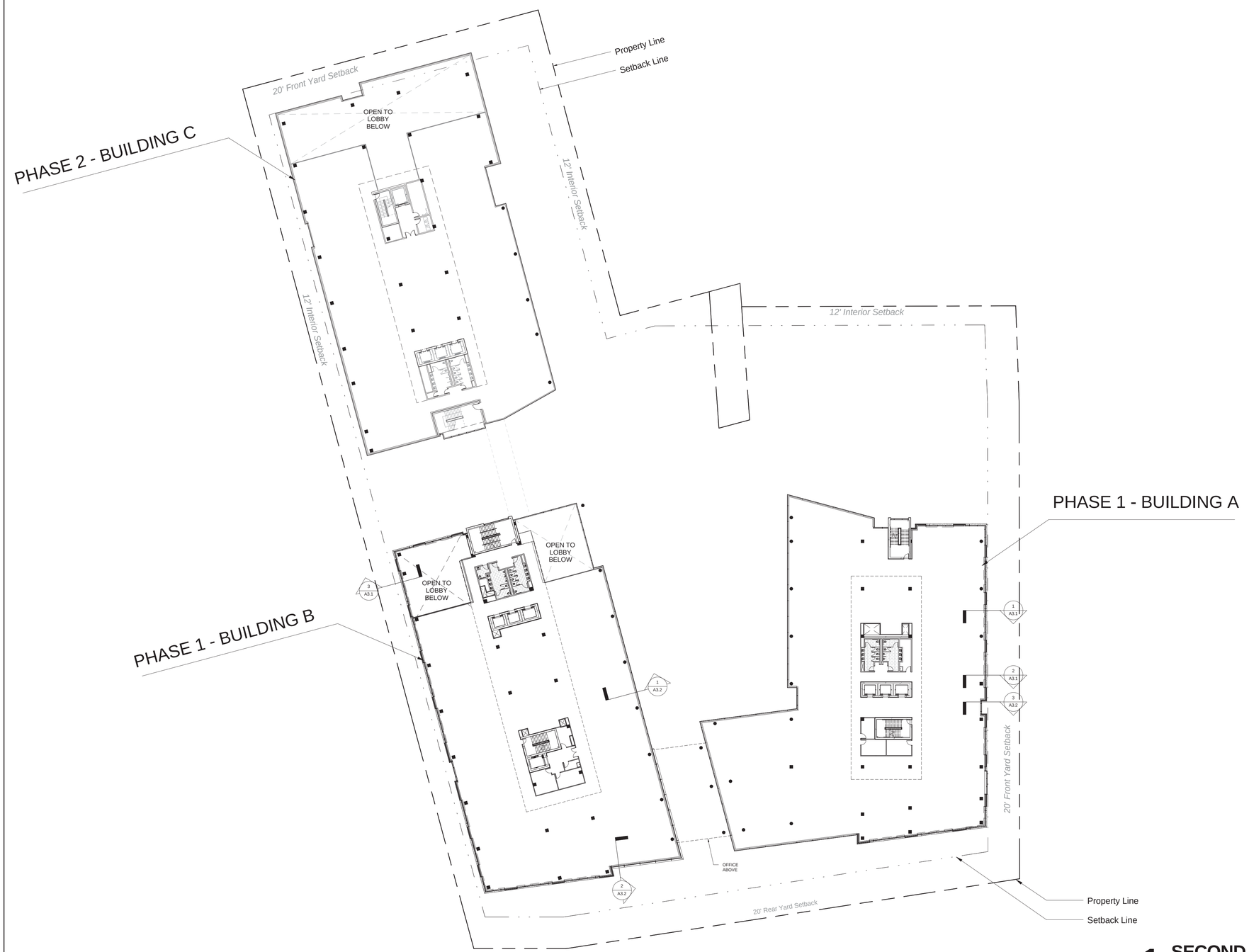
DATE: 11/14/2014		

A1.1b

DRAWING TITLE:

PHASE II GROUND FLOOR PLAN



1 SECOND FLOOR PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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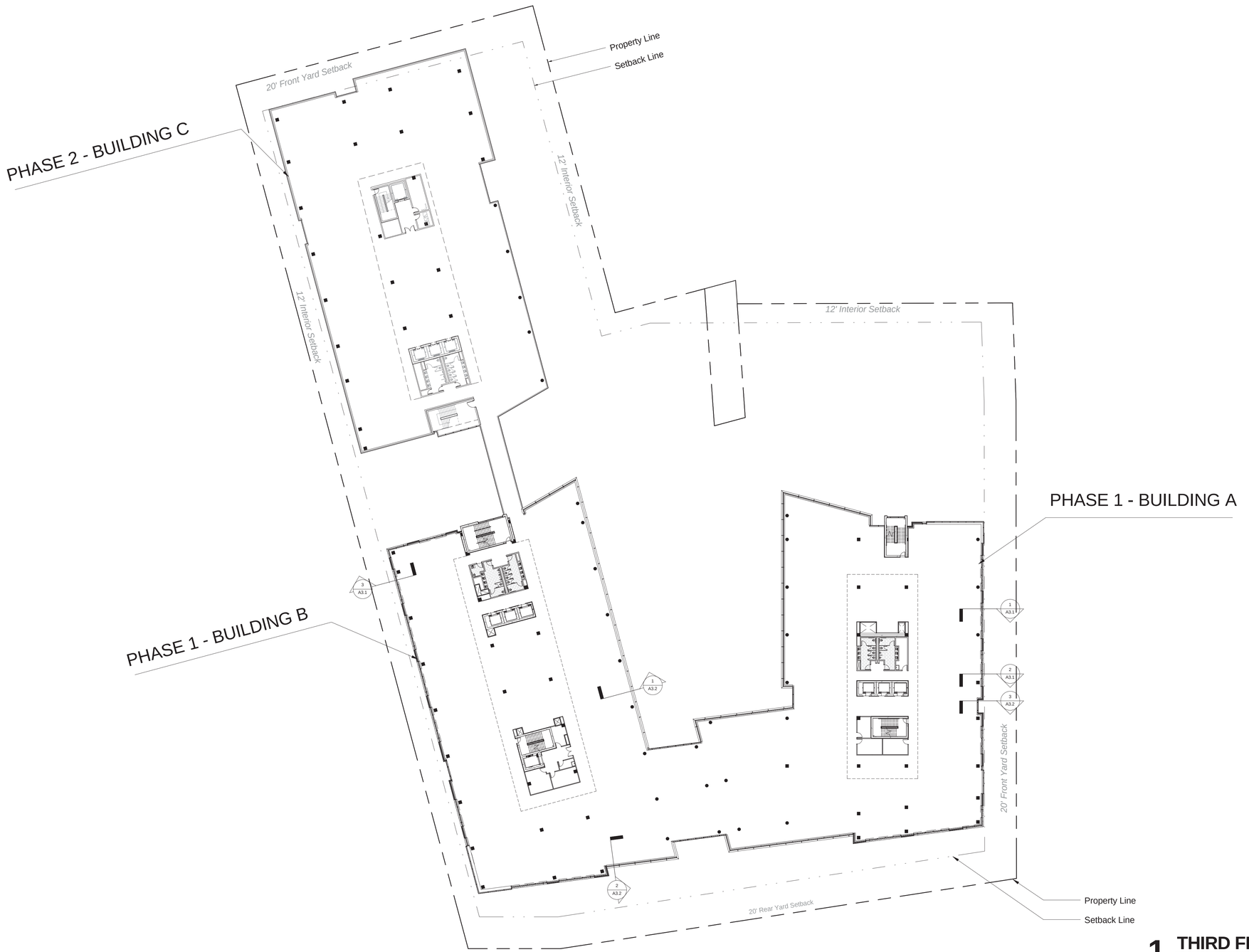
Pearl Place

A1.2

DRAWING TITLE:

SECOND FLOOR PLAN



1 THIRD FLOOR PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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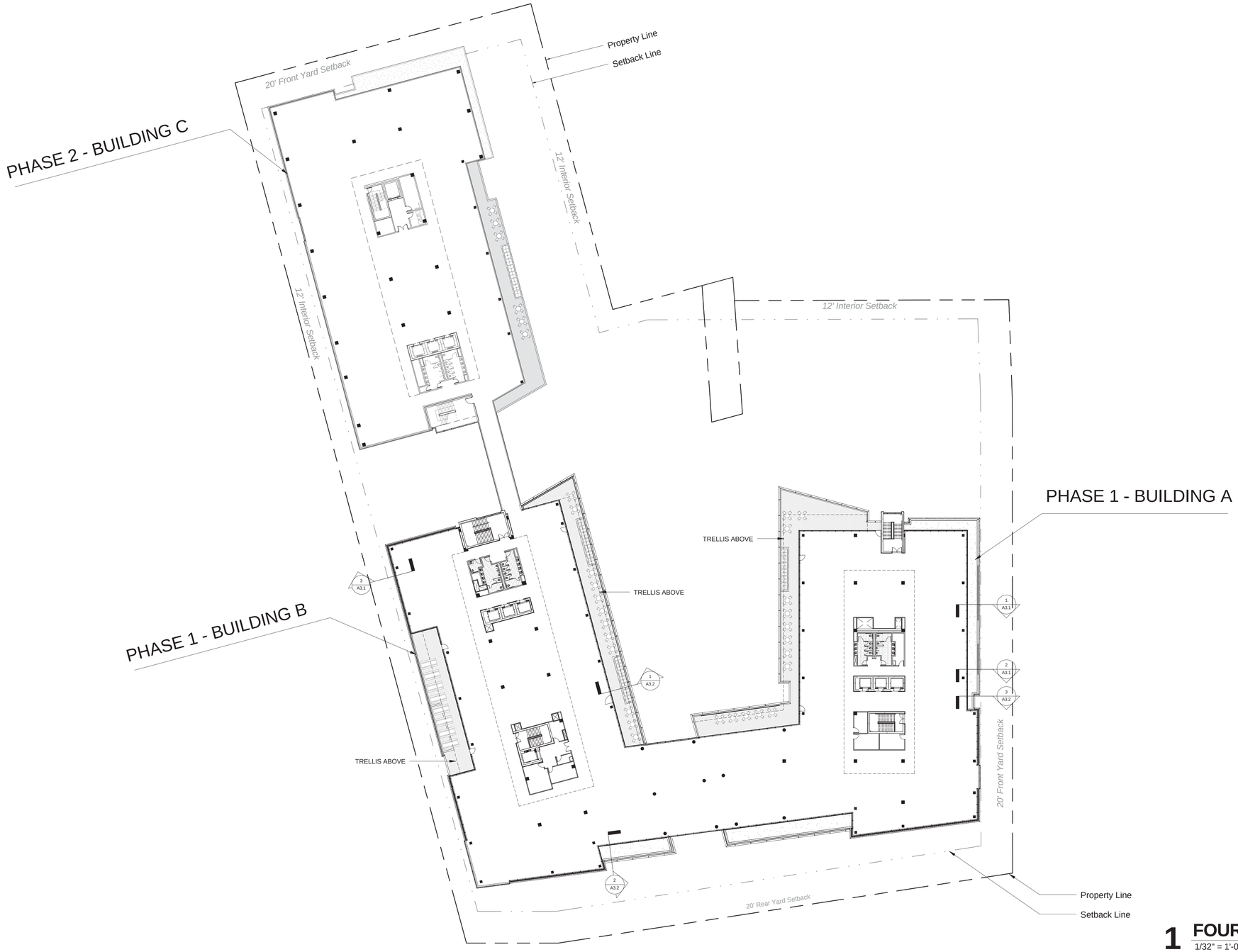
A1.3

DRAWING TITLE:

THIRD FLOOR PLAN



1 FOURTH FLOOR PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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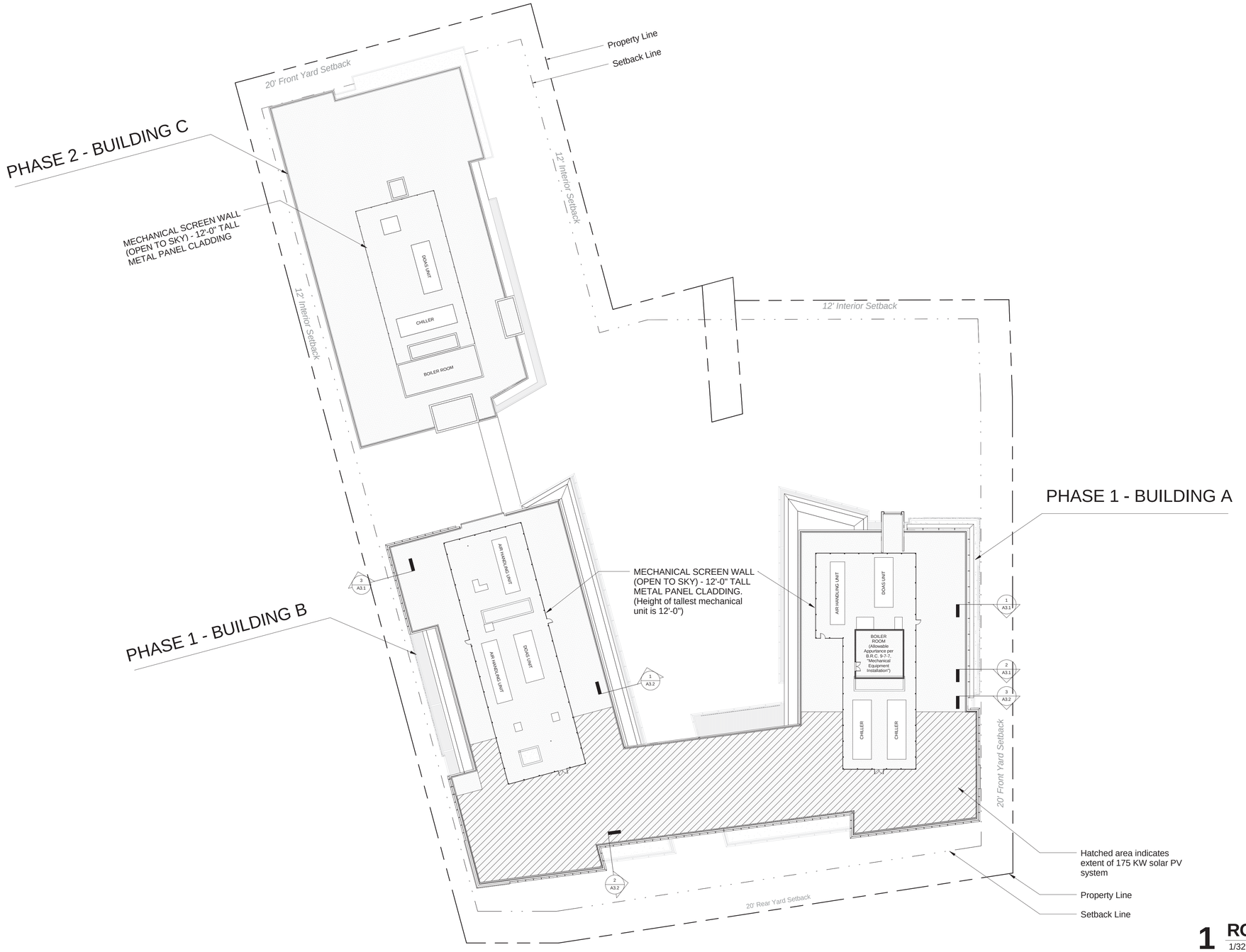
Pearl Place

A1.4

DRAWING TITLE:

FOURTH FLOOR PLAN



1 ROOF PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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	A1.5	

DRAWING TITLE:

ROOF PLAN

PARKING COUNTS

	Required per Land Use Code Section 9-9-6, B.R.C. 1981		Proposed	
	Compact	Standard	Compact	Standard
Phase 1	325 spaces	217 spaces	297 spaces	198 spaces
*Phase 2	162 spaces	109 spaces	56 spaces	69 spaces
Total	487 spaces	326 spaces	353 spaces	267 spaces
Project Total	813 spaces		620 spaces	

*Note: **96 Tandem spaces** will be provided in addition to total in Phase 2

1.) Minimum number of off-street parking spaces per square foot of floor area for nonresidential uses and their accessory uses is 1:400

2.) Required Parking Calculation: 325,344sf / 400 = **813 Stalls** *(See floor area calculation on sheet A1.10)*

3.) Parking Reduction: 813 spaces - 620 spaces = 193 spaces; 193 / 813 = **(24% reduction)**

1 LEVEL P1 FLOOR PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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	A1.6	

DRAWING TITLE:

LEVEL P1 PARKING PLAN

1 ENT-LEVEL P2 FLOOR PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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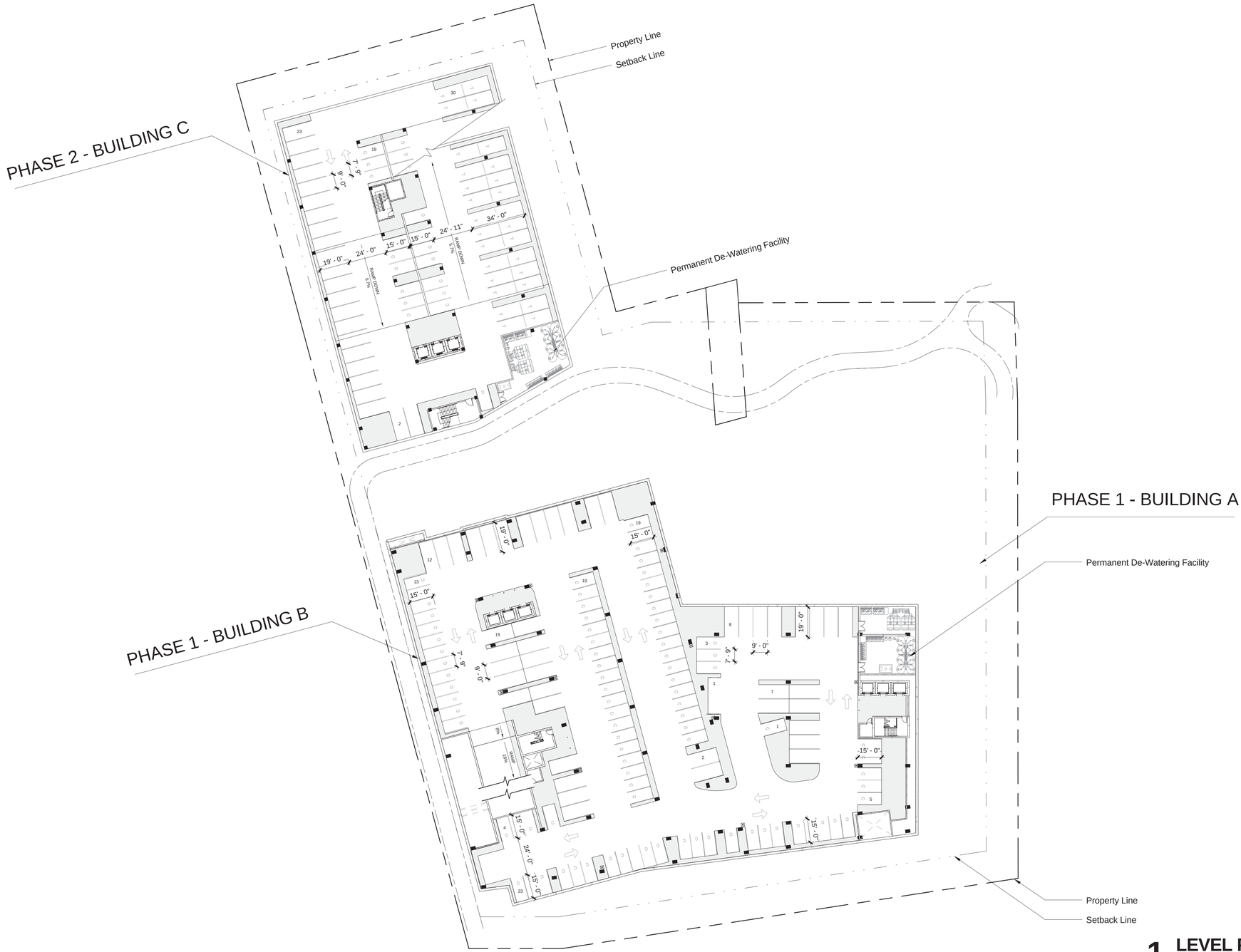
A1.7

DRAWING TITLE:

LEVEL P2 PARKING PLAN



1 LEVEL P3 - PARKING PLAN

1/32" = 1'-0"

0' 16' 32' 64' 128'

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DATE: 11/14/2014

Pearl Place

A1.8

DRAWING TITLE:

LEVEL P3 PARKING PLAN

Name	Level	Area
PHASE 1	LEVEL 1	27,039 SF
PHASE 1	LEVEL 1	26,432 SF
PHASE 1	LEVEL 2	24,165 SF
PHASE 1	LEVEL 2	28,715 SF
PHASE 1	LEVEL 3	30,835 SF
PHASE 1	LEVEL 3	28,718 SF
PHASE 1	LEVEL 4	26,354 SF
PHASE 1	LEVEL 4	22,479 SF
		214,735 SF
PHASE 2	LEVEL 1	27,290 SF
PHASE 2	LEVEL 2	22,744 SF
PHASE 2	LEVEL 3	28,973 SF
PHASE 2	LEVEL 4	25,462 SF
		104,469 SF
		319,205 SF

Per Boulder Revised Code Chapter 9-16: Definitions
"Floor Area" means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code, " B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of unhabitable space.

2 CITY OF BOULDER AREA CALCULATIONS - LEVEL 2

1" = 40'-0"

1 CITY OF BOULDER AREA CALCULATIONS - LEVEL 1

1" = 40'-0"

Pearl Place

Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

TRYBA ARCHITECTS
1620 Logan Street
Denver, Colorado 80203
303.831.4010

Forum Real Estate Group
4500 CHERRY CREEK DRIVE SOUTH, 550
DENVER, CO 80246

Site Review Case No.
LUR2014-00035

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09/15/2014	3	SITE REVIEW - 3RD SUBMITTAL
10/20/2014	4	SITE 4TH SUBMITTAL
11/14/2014	5	CORRECTIONS

REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED: CK	APPROVED: BM
PROJECT NO. 1402.00	Pearl Place	
DATE: 11/14/2014		
	A1.9	

DRAWING TITLE:

AREA PLAN CALCULATIONS

Name	Level	Area
PHASE 1	LEVEL 1	27,039 SF
PHASE 1	LEVEL 1	26,432 SF
PHASE 1	LEVEL 2	24,165 SF
PHASE 1	LEVEL 2	28,715 SF
PHASE 1	LEVEL 3	30,835 SF
PHASE 1	LEVEL 3	28,718 SF
PHASE 1	LEVEL 4	26,354 SF
PHASE 1	LEVEL 4	22,479 SF
		214,735 SF
PHASE 2	LEVEL 1	27,290 SF
PHASE 2	LEVEL 2	22,744 SF
PHASE 2	LEVEL 3	28,973 SF
PHASE 2	LEVEL 4	25,462 SF
		104,469 SF
		319,205 SF

Per Boulder Revised Code Chapter 9-16: Definitions
"Floor Area" means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code, " B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of unhabitable space.

2 CITY OF BOULDER AREA CALCULATIONS - LEVEL 4

1" = 40'-0"

1 CITY OF BOULDER AREA CALCULATIONS - LEVEL 3

1" = 40'-0"

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DATE	NO.	REMARKS

DRAWN:	CHECKED:	APPROVED:
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PROJECT NO. 1402.00

DATE: 11/14/2014

Pearl Place

A1.10

DRAWING TITLE:

AREA PLAN CALCULATIONS

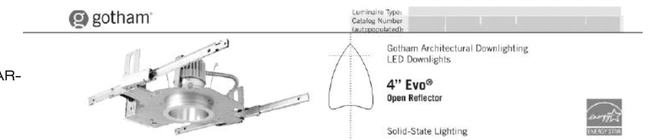
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	247	S4-Tape Light - aqua-edg	SINGLE	N.A.	0.750	AQUAEDGE-3000K
	1	S1-Downlight Soffit - EV	SINGLE	N.A.	0.750	EVO 35/20 4AR LS MD 120
	12	S2- Bridge Downlight-IHO	SINGLE	N.A.	0.750	
	2	S3- Pole Light-661-1124	SINGLE	N.A.	0.750	661-1124
	12	S6-Wallpack-09 us 620-25	SINGLE	N.A.	0.750	620-2520
	46	S7-L06123001	SINGLE	N.A.	0.381	ILZ-10-C-XE-WW-1-MD
	9	S9-Ingrade-09 us 611-302	SINGLE	N.A.	0.750	611-3021
	9	S11-Catenary-661-4324	SINGLE	N.A.	0.750	661-4324
	28	S5alt3100 8COB 40K SYM 300mA	SINGLE	N.A.	0.750	3100 8COB 40K SYM 300mA
	1	S1alt-EVO 30 06 4AR LS MD 120	SINGLE	N.A.	0.529	EVO 30/06 4AR LS MD 120
	60	EVO 30 06 4AR LS WD 120	SINGLE	N.A.	0.529	EVO 30 06 4AR LS WD 120

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10 ft Line	Illuminance	Fc	0.00	0.04	0.00	N.A.	N.A.
Calc Pts	Illuminance	Fc	0.38	8.34	0.00	N.A.	N.A.
East Bridge	Illuminance	Fc	1.95	2.2	1.3	1.50	1.69
Property Line	Illuminance	Fc	0.00	0.04	0.00	N.A.	N.A.
WEST BRIDGE	Illuminance	Fc	1.07	1.7	0.2	5.35	8.50

Fixture Type Legend

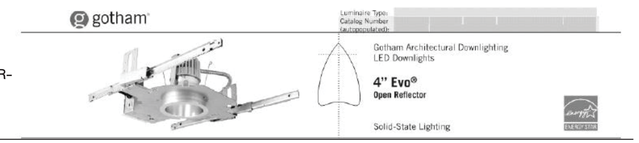
Fixture S1

Manufacturer: Gotham
Specified Catalog #: EVO-30-06-4AR-WD-XX-277



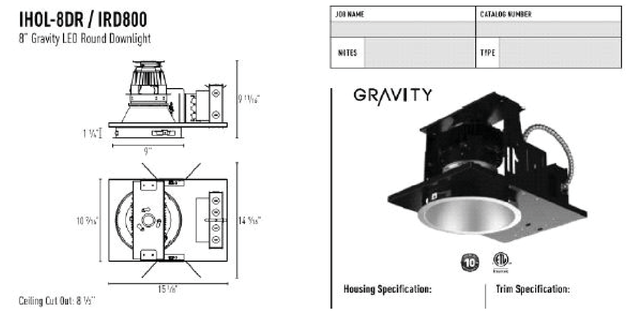
Fixture S1A

Manufacturer: Gotham
Specified Catalog #: EVO-30-20-4AR-MD-XX-277



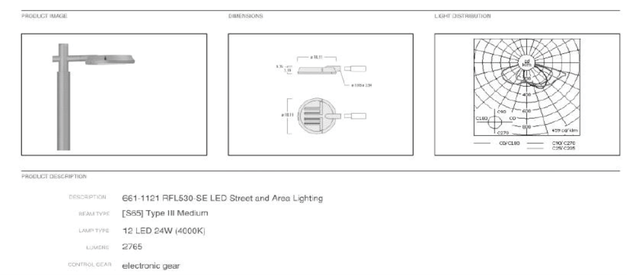
Fixture S2

Manufacturer: Intense
Specified Catalog #: IHOL-8DRL350-D1027-30



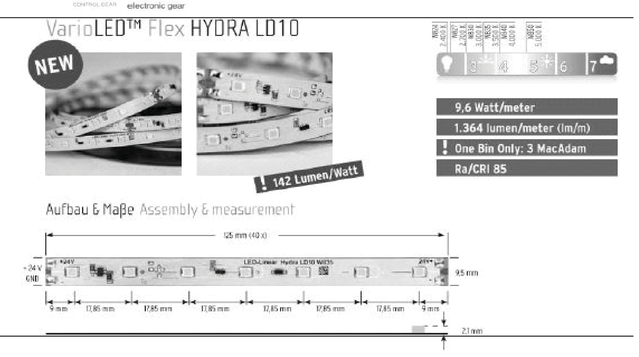
Fixture S3

Manufacturer: WE-EF
Specified Catalog #: 661-1121RFL530-SE LED



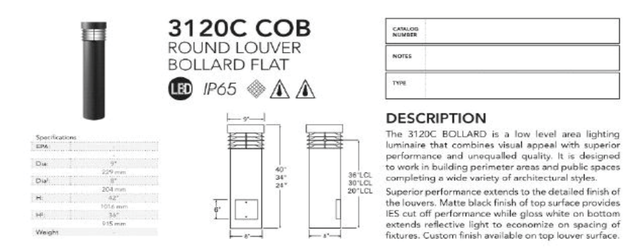
Fixture S4

Manufacturer: LED Linear
Specified Catalog #: VarioLED Flex HYDRA LD10 W840/A IP67



Fixture S5

Manufacturer: Hydrel
Specified Catalog #: 3120C-H42-8COB-30K-MVOLT-FT-LDIM-B



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REVISIONS

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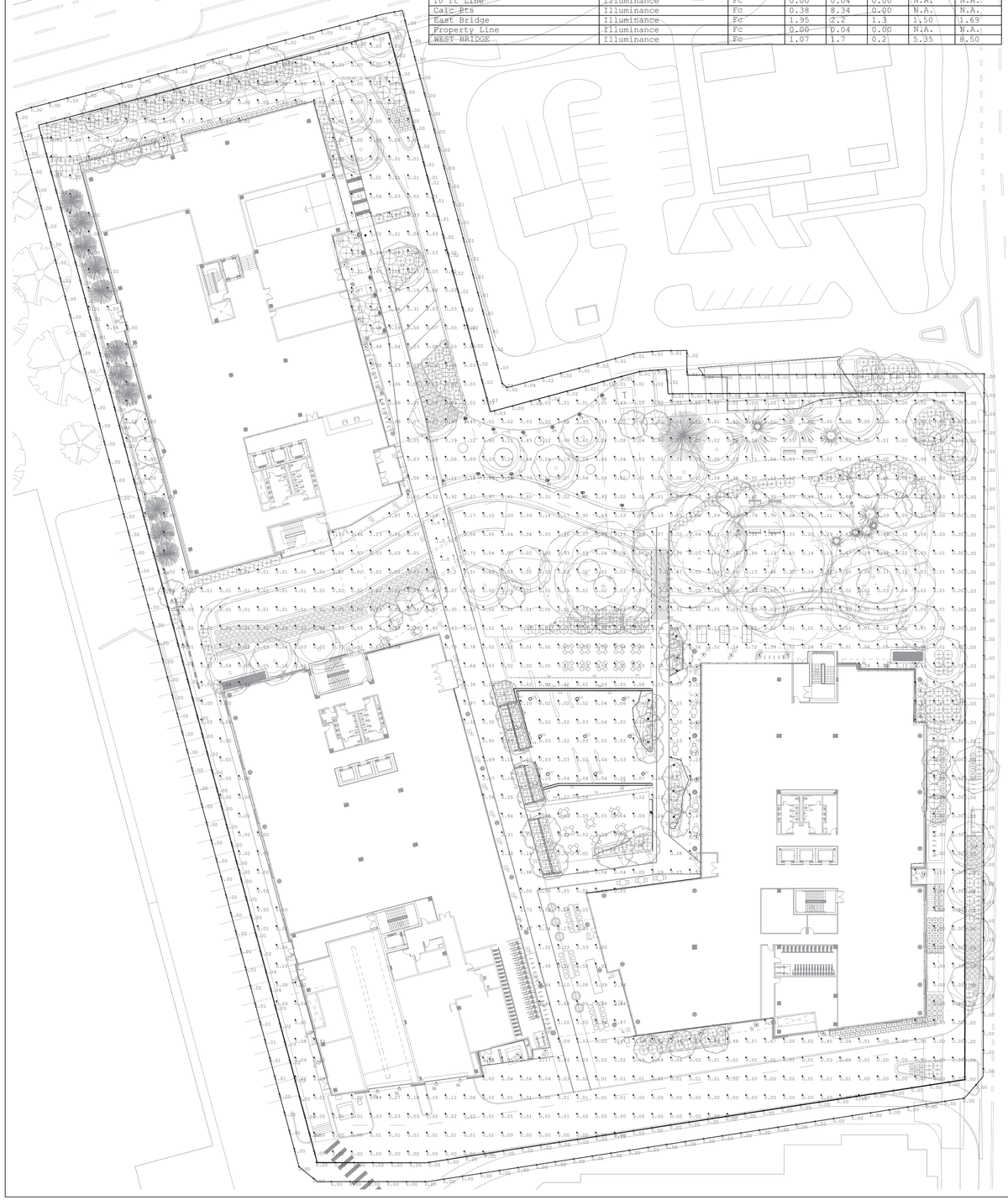
DRAWN:	CHECKED: CK	APPROVED: BM
PROJECT NO. 1402.00	Pearl Place	
DATE: 11/14/2014		
	A1.11	

DRAWING TITLE:

SITE LIGHTING PLAN

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	247	S4-Tape Light - aqua-edg	SINGLE	N.A.	0.750	AQUAEDGE-3000K
	1	S1-Downlight Soffit - EV	SINGLE	N.A.	0.750	EVO 35/20 4AR LS MD 120
	12	S2- Bridge Downlight-IHO	SINGLE	N.A.	0.750	
	2	S3- Pole Light-661-1124	SINGLE	N.A.	0.750	661-1124
	12	S6-Wallpack-09_us 620-25	SINGLE	N.A.	0.750	620-2520
	46	S7-L06123001	SINGLE	N.A.	0.381	TLZ-10-C-XE-WW-1-MD
	9	S9-Inground-09_us 611-302	SINGLE	N.A.	0.750	611-3021
	9	S11-Catenary-661-4324	SINGLE	N.A.	0.750	661-4324
	28	S5alt3100 8COB 40K SYM 300mA	SINGLE	N.A.	0.750	3100 8COB 40K SYM 300mA
	1	S1alt-EVO 30 06 4AR LS MD 120	SINGLE	N.A.	0.529	EVO 30/06 4AR LS MD 120
	60	EVO 30_06_4AR_LS_WD_120	SINGLE	N.A.	0.529	EVO 30_06_4AR_LS_WD_120

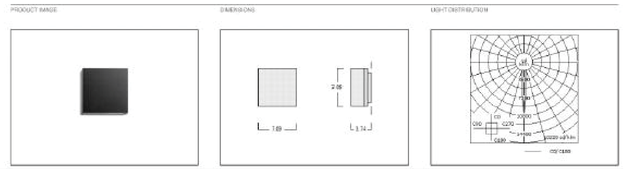
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10 ft Line	Illuminance	Fc	0.00	0.04	0.00	N.A.	N.A.
Calc Pts	Illuminance	Fc	0.38	8.34	0.00	N.A.	N.A.
East Bridge	Illuminance	Fc	1.95	2.2	1.3	1.50	1.69
Property Line	Illuminance	Fc	0.00	0.04	0.00	N.A.	N.A.
WEST BRIDGE	Illuminance	Fc	1.07	1.7	0.2	5.35	8.50



Fixture Type Legend (Continued)

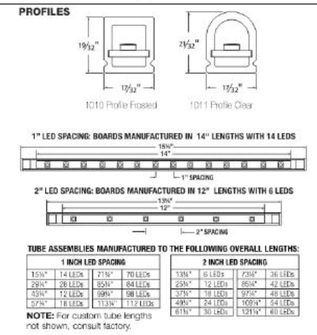
Fixture S6

Manufacturer: WE-EF
Specified Catalog #: 620-2520
QLS410-LED



Fixture S7

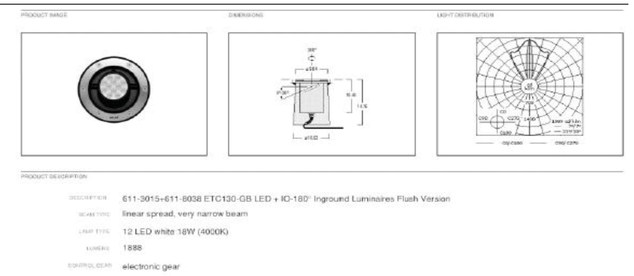
Manufacturer: Tivoli
Specified Catalog #: ILT-1010-40-01-12-277



Fixture S8 (Not Used)

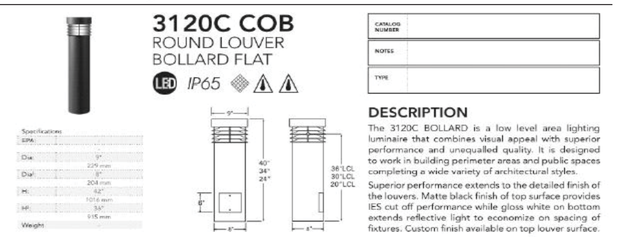
Fixture S9

Manufacturer: WE-EF
Specified Catalog #: 611-3021
ETC130-GB LED



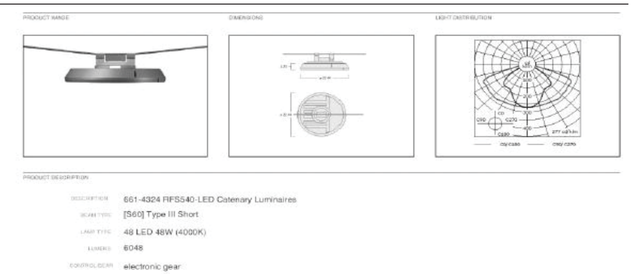
Fixture S10

Manufacturer: Hydrel
Specified Catalog #: 3120C-H42-8COB-30K-MVOLT-FT-LDIM-B



Fixture S11

Manufacturer: WE-EF
Specified Catalog #: 661-4324
RFS540-LED



Pearl Place

Office Development

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DRAWN:	CHECKED:	APPROVED:
	CK	BM

PROJECT NO. 1402.00

DATE: 11/14/2014

Pearl Place

A1.12

DRAWING TITLE:

PHOTOMETRIC ANALYSIS

View from 30th Street

Pearl Place

Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

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	CK	BM

PROJECT NO. 1402.00

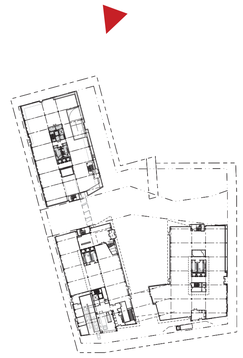
DATE: 11/14/2014

Pearl Place

A2.1

DRAWING TITLE:

ARCHITECTURAL PERSPECTIVE



View from Pearl Street

Pearl Place

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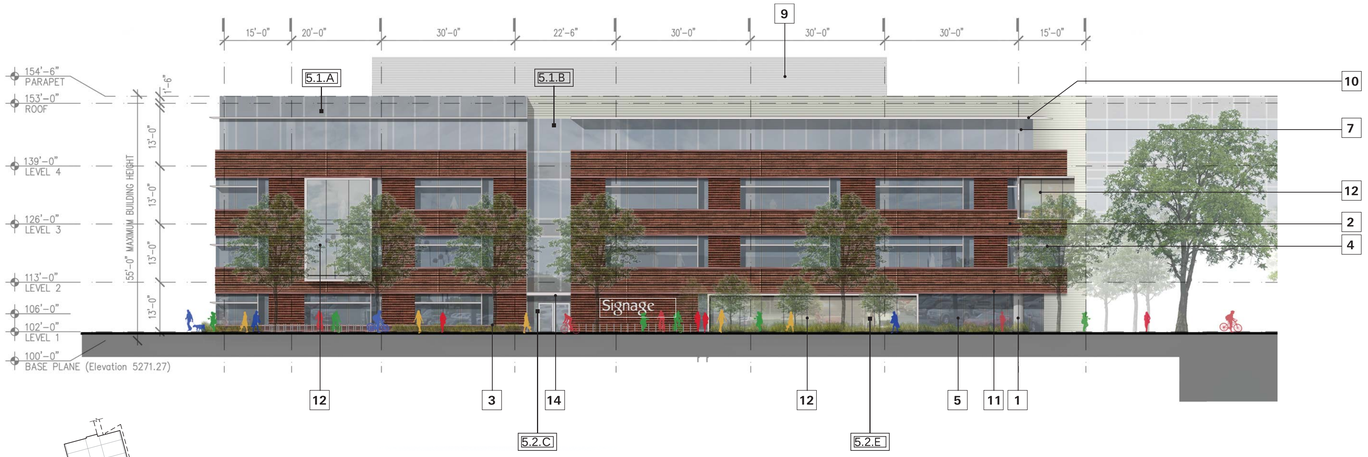
DATE: 11/14/2014		
	A2.2	

DRAWING TITLE:

ARCHITECTURAL PERSPECTIVE



4

PHASE 1- BUILDING A

EAST ELEVATION

1/16" = 1'-0"

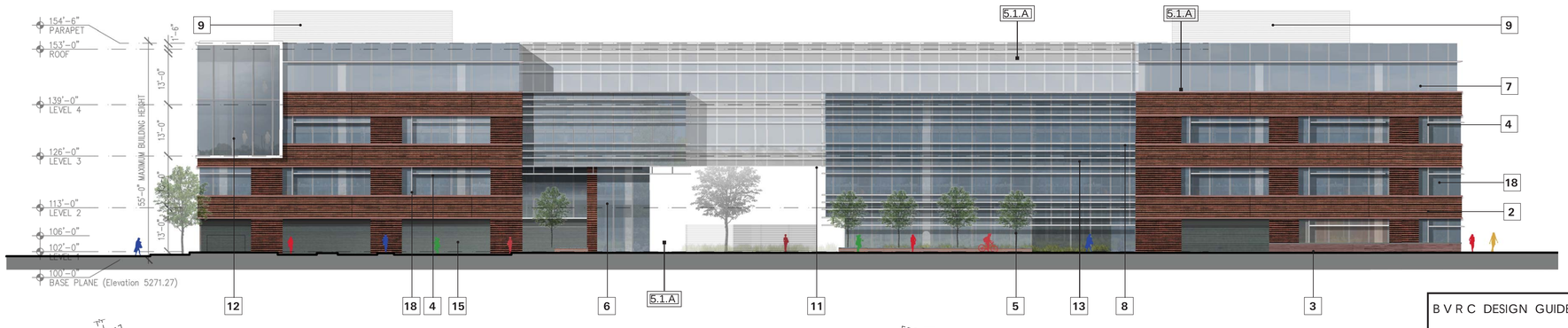
FOR NOTES REFER 1/A2.4

3

PHASE 2- BUILDING C

EAST ELEVATION

1/16" = 1'-0"



2

PHASE 1 - BUILDING B

SOUTH ELEVATION

1/16" = 1'-0"

1

PHASE 1 - BUILDING A

SOUTH ELEVATION

1/16" = 1'-0"

KEY

1. Cast in place concrete column - sealed C-1
2. Brick Veneer Wall System - BR-1 and BR-2
3. Stone Veneer to building base - ST-2
4. Fixed Aluminum Sunshade - AL-1
5. Storefront System at grade - Coated aluminium mullions with 1" insulated glazing - GL 1
6. Lobby glazing - Coated aluminium mullions with 1" insulated glazing - GL 2
7. Storefront System at 4th floor - Coated aluminium mullions with 1" insulated glazing - GL1
8. Aluminum Curtain Wall System w/ 1" Insulated Glazing - GL1
9. Mechanical Screen - Panelised metal screen colour matched to AL-1
10. Decorative metal 'eyebrow' - AL-1
11. T&G Wood Soffit - WD-1
12. Expressed window element with integrated shadow box and structural glazing
13. Horizontal Aluminum Louvre - AL1
14. Aluminium composite panel canopy - AL1
15. Metal Service Door
16. Chase Bank Building in foreground
17. Timber and Steel Trellis Roof to terrace
18. Aluminum Window Wall System w/ 1" Insulated Glazing - GL1
19. Glazed Entry Doors - SS-1

Note:
All exterior aluminum to be coated AL1 unless otherwise noted

MATERIAL AND SAMPLES KEY

Natural Stone
ST-1 Loveland Buff Sandstone Natural Cleft Face (Landscape)

Stainless Steel
SS-1 No.4 Finish Polished Stainless Steel

Wood
WD-1 Clear Stained Western Red Cedar

Glass
GL-1 Viracon VNE1-63 Or Similar
GL-2 Viracon VE1-2M Or Similar

Coated aluminum
AL-1 Duranar XL Champagne Gold

Natural Stone
ST-2 Colorado Rose Sandstone Natural Cleft Face

Brick
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish
BR-2 Cloud Ceramics Cherokee Blend Velour Finish
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish

Concrete
C-1 Architectural Concrete - Cast in Place

B V R C DESIGN GUIDELINES

5.1.A **Break down the mass of the buildging**
5.1.B **Provide pedestrian breaks on long buildings**
5.1.C **Transition to adjacent buildings**
5.2.C **Emphasize building entrances**
5.2.D **Avoid larger blank walls**
5.2.E **Provide pedestrian interest on the ground level**

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PROJECT NO. 1402.00	Pearl Place	
DATE: 11/14/2014		
	A2.3	

DRAWING TITLE:

EXTERIOR ELEVATIONS

4 PHASE 2 - BUILDING C
WEST ELEVATION
1/16" = 1'-0"

3 PHASE 1 - BUILDING C
WEST ELEVATION
1/16" = 1'-0"

2 PHASE 1 - BUILDING A
NORTH ELEVATION
1/16" = 1'-0"

1 PHASE 2 - BUILDING C
NORTH ELEVATION
1/16" = 1'-0"

KEY

1. Cast in place concrete column - sealed C-1
2. Brick Veneer Wall System - BR-1 and BR-2
3. Stone Veneer to building base - ST-2
4. Fixed Aluminum Sunshade - AL-1
5. Storefront System at grade - Coated aluminium mullions with 1" insulated glazing - GL 1
6. Lobby glazing - Coated aluminium mullions with 1" insulated glazing - GL 2
7. Storefront System at 4th floor - Coated aluminium mullions with 1" insulated glazing - GL1
8. Aluminum Curtain Wall System w/ 1" Insulated Glazing - GL1
9. Mechanical Screen - Panelised metal screen colour matched to AL-1
10. Decorative metal 'eyebrow' - AL-1
11. T&G Wood Soffit - WD-1
12. Expressed window element with integrated shadow box and structural glazing
13. Horizontal Aluminum Louvre - AL1
14. Aluminium composite panel canopy - AL1
15. Metal Service Door
16. Chase Bank Building in foreground
17. Timber and Steel Trellis Roof to terrace
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19. Glazed Entry Doors - SS-1

Note:
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Natural Stone
ST-1 Loveland Buff Sandstone Natural Cleft Face (Landscape)

Stainless Steel
SS-1 No.4 Finish Polished Stainless Steel

Wood
WD-1 Clear Stained Western Red Cedar

Glass
GL-1 Viracon VNE1-63 Or Similar
GL-2 Viracon VE1-2M Or Similar

Coated aluminum
AL-1 Duranar XL Champagne Gold

Natural Stone
ST-2 Colorado Rose Sandstone Natural Cleft Face

Brick
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish
BR-2 Cloud Ceramics Cherokee Blend Velour Finish
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish

Concrete
C-1 Architectural Concrete - Cast in Place

Pearl Place
Office Development

30TH AND PEARL STREET
BOULDER, COLORADO

TRYBA ARCHITECTS
1620 Logan Street
Denver, Colorado 80203
303.831.4010

Forum Real Estate Group
4500 CHERRY CREEK DRIVE SOUTH, 550
DENVER, CO 80246

Site Review Case No.
LUR2014-00035

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10/20/2014	4	SITE 4TH SUBMITTAL
11/14/2014	5	CORRECTIONS

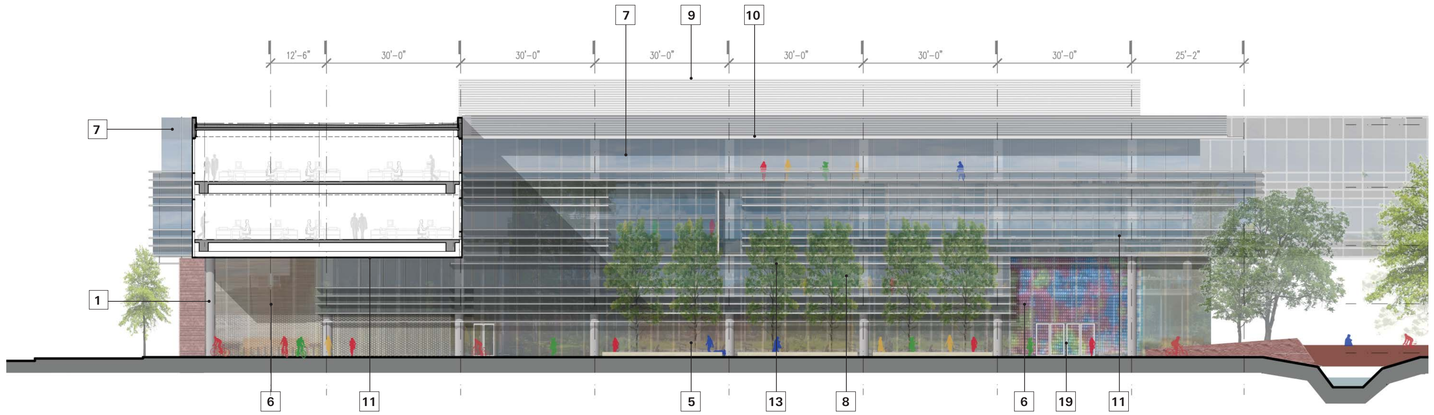
REVISIONS

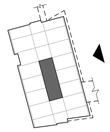
DATE	NO.	REMARKS

DRAWN:	CHECKED: CK	APPROVED: BM
PROJECT NO. 1402.00	Pearl Place	
DATE: 11/14/2014		
	A2.4	

DRAWING TITLE:

EXTERIOR ELEVATIONS

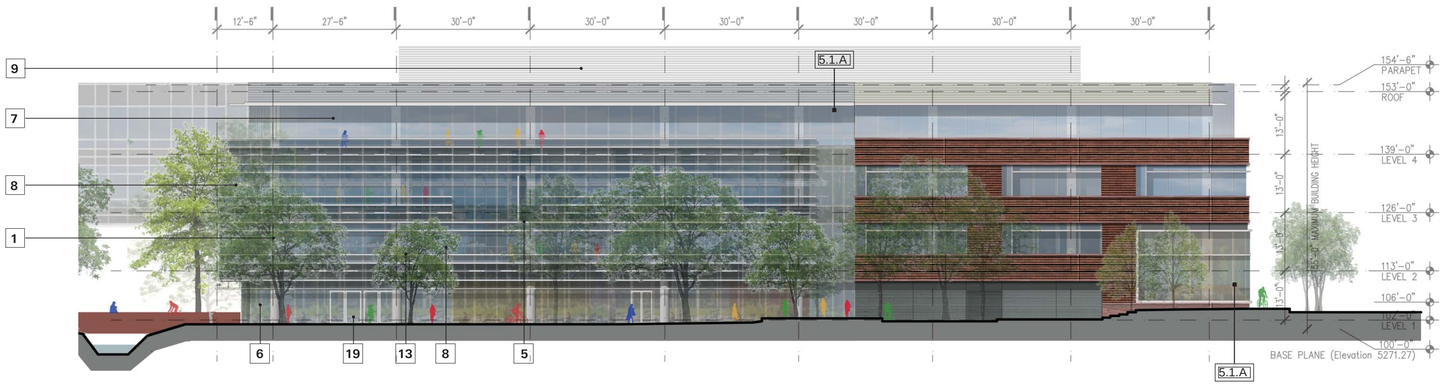


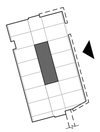


2 PHASE 1 - BUILDING B

EAST ELEVATION

1/16" = 1'-0"





1 PHASE 1 - BUILDING C

EAST ELEVATION

1/16" = 1'-0"

KEY

1. Cast in place concrete column - sealed C-1
2. Brick Veneer Wall System - BR-1 and BR-2
3. Stone Veneer to building base - ST-2
4. Fixed Aluminum Sunshade - AL-1
5. Storefront System at grade - Coated aluminium mullions with 1" insulated glazing - GL 1
6. Lobby glazing - Coated aluminium mullions with 1" insulated glazing - GL 2
7. Storefront System at 4th floor - Coated aluminium mullions with 1" insulated glazing - GL1
8. Aluminum Curtain Wall System w/ 1" Insulated Glazing - GL1
9. Mechanical Screen - Panelised metal screen colour matched to AL-1
10. Decorative metal 'eyebrow' - AL-1
11. T&G Wood Soffit - WD-1
12. Expressed window element with integrated shadow box and structural glazing
13. Horizontal Aluminum Louvre - AL1
14. Aluminium composite panel canopy - AL1
15. Metal Service Door
16. Chase Bank Building in foreground
17. Timber and Steel Trellis Roof to terrace
18. Aluminum Window Wall System w/ 1" Insulated Glazing - GL1
19. Glazed Entry Doors - SS-1

Note:
All exterior aluminum to be coated AL1 unless otherwise noted

MATERIAL AND SAMPLES KEY

Natural Stone
ST-1 Loveland Buff Sandstone Natural Cleft Face (Landscape)

Stainless Steel
SS-1 No.4 Finish Polished Stainless Steel

Wood
WD-1 Clear Stained Western Red Cedar

Glass
GL-1 Viracon VNE1-63 Or Similar
GL-2 Viracon VE1-2M Or Similar

Coated aluminum
AL-1 Duranar XL Champagne Gold

Natural Stone
ST-2 Colorado Rose Sandstone Natural Cleft Face

Brick
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish
BR-2 Cloud Ceramics Cherokee Blend Velour Finish
BR-1 Cloud Ceramics Medium Ironspot Smooth Finish

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C-1 Architectural Concrete - Cast in Place

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REVISIONS

DATE	NO.	REMARKS

DRAWN:	CHECKED: CK	APPROVED: BM

PROJECT NO. 1402.00

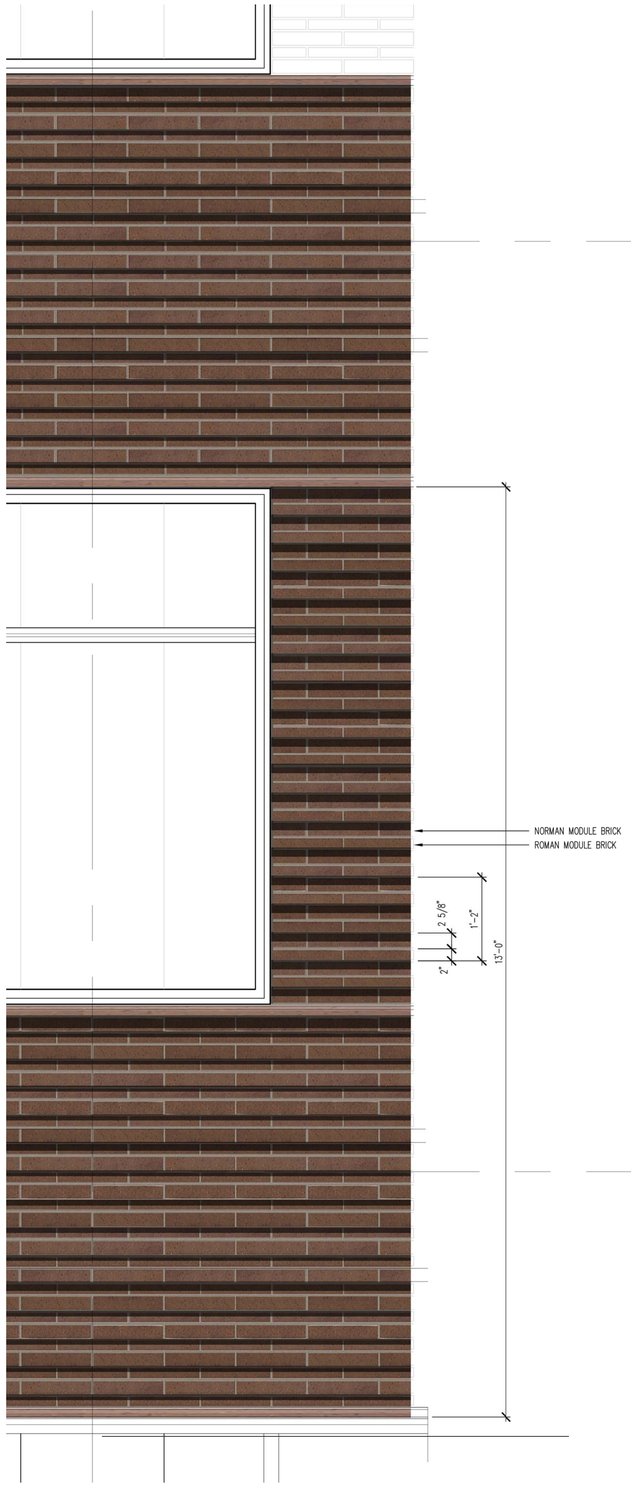
DATE: 11/14/2014

Pearl Place

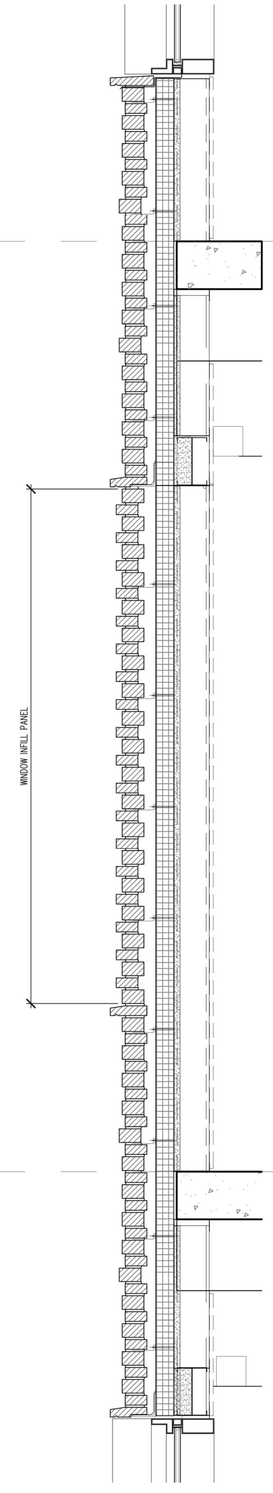
A2.5

DRAWING TITLE:

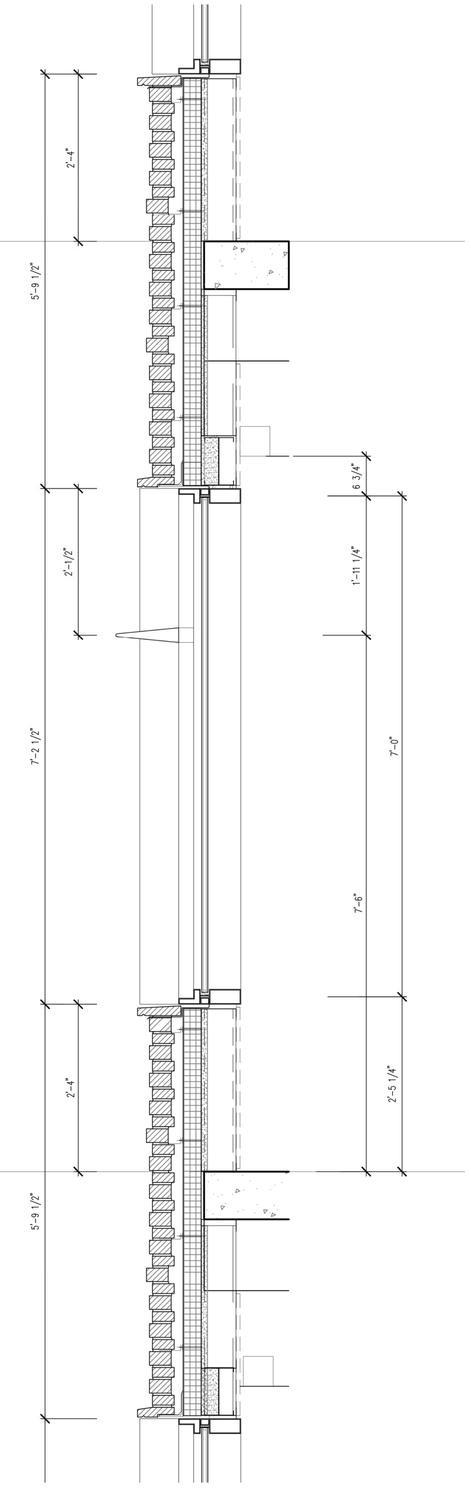
EXTERIOR ELEVATIONS



ENLARGED BRICK DETAIL N.T.S.



SECTION AT INFILL N.T.S.



SECTION AT WINDOW N.T.S.

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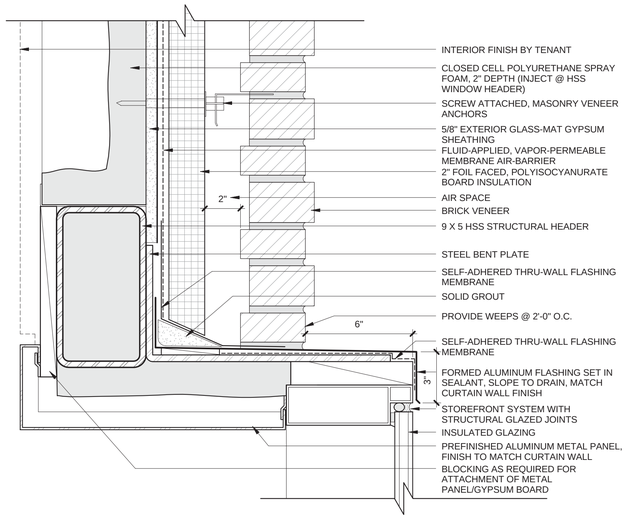
PROJECT NO. 1402.00	Pearl Place	
DATE: 11/14/2014		
	A2.6	

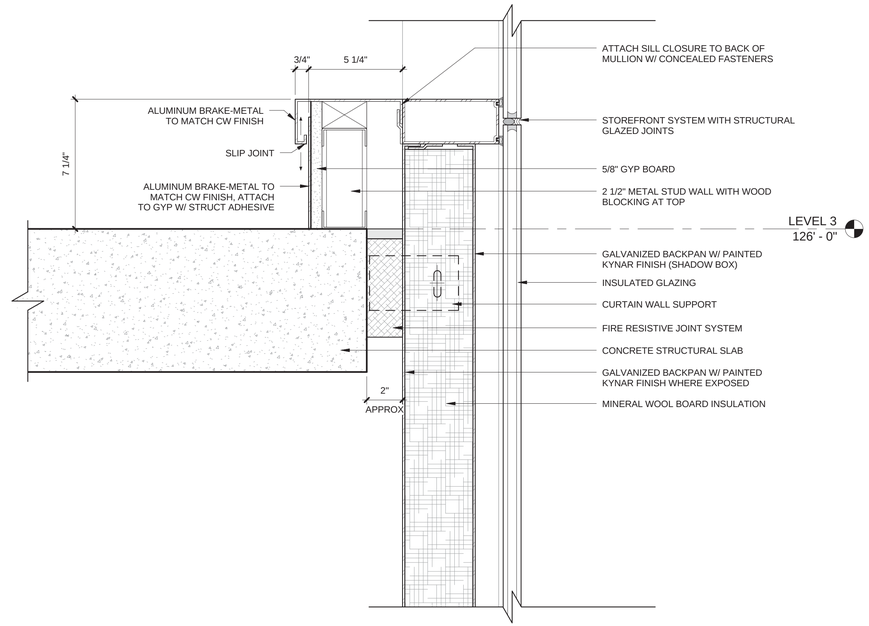
DRAWING TITLE:

ENLARGED BRICK DETAIL



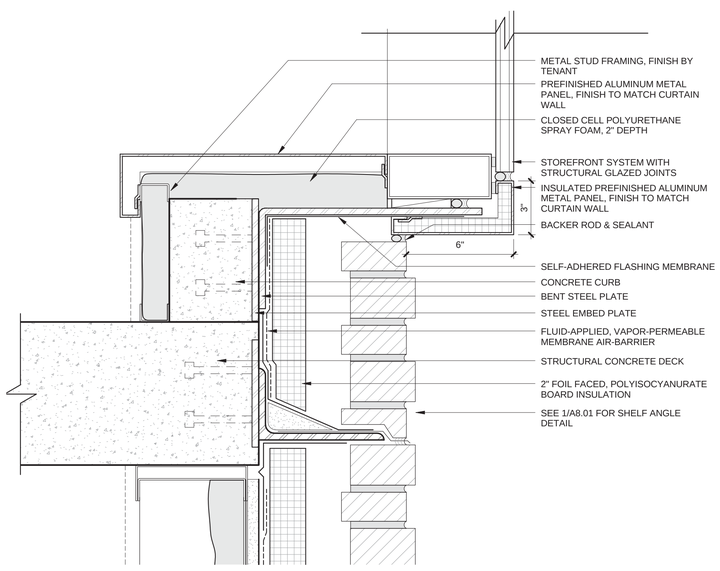
2 HEAD DETAIL @ BOX WINDOW - BRICK

3" = 1'-0"



3 SHADOW BOX DETAIL @ BOX WINDOW

3" = 1'-0"



1 SILL DETAIL @ BOX WINDOW - BRICK

3" = 1'-0"

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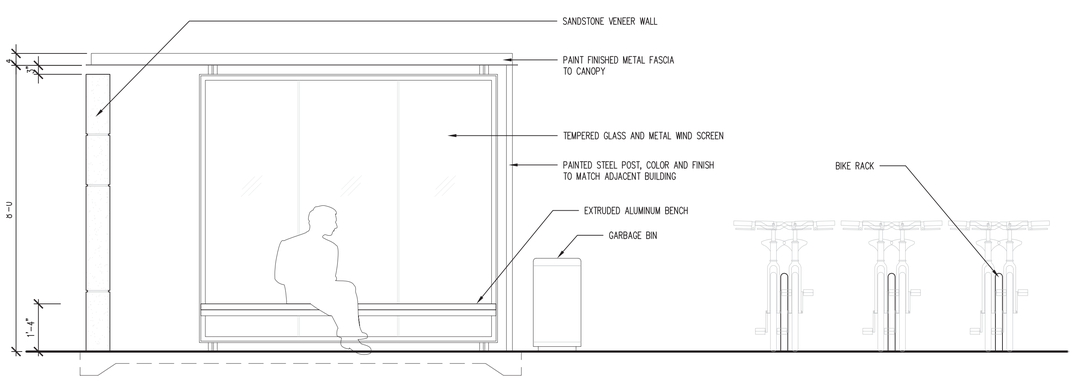
	A2.7	

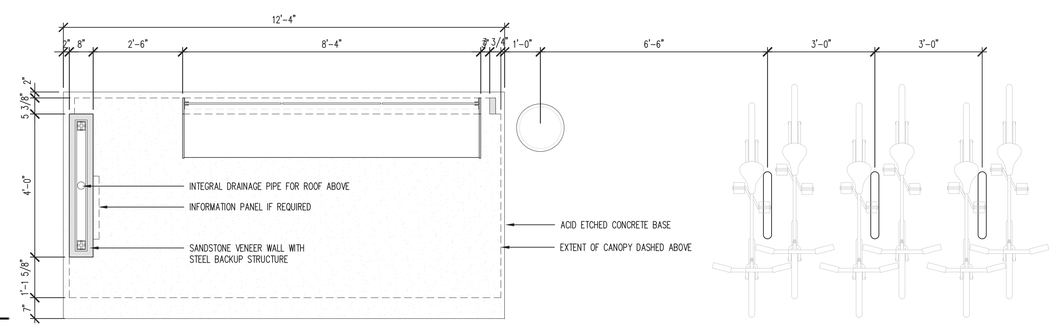
DRAWING TITLE:

WINDOW BOX DETAIL

1. SANDSTONE VENEER WALL SIMILAR TO FINISH OF BUILDING BASE.
2. TEMPERED GLASS AND METAL WIND-SCREEN SIMILAR TO COLOR AND DETAILING OF BUILDING WINDOW SYSTEMS.
3. LINEAR METAL PANEL CEILING SIMILAR TO BUILDING CANOPY SOFFITS.
4. BIKE RACK.
5. TRASH RECEPTACLE.



2 BUS SHELTER ELEVATION
1/2" = 1'-0"



2
A2.8

1 PARTIAL PLAN @ BUS SHELTER
1/2" = 1'-0"

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NOTE: Sheet is not submitted for final approval, to be reviewed further during Tech Docs.

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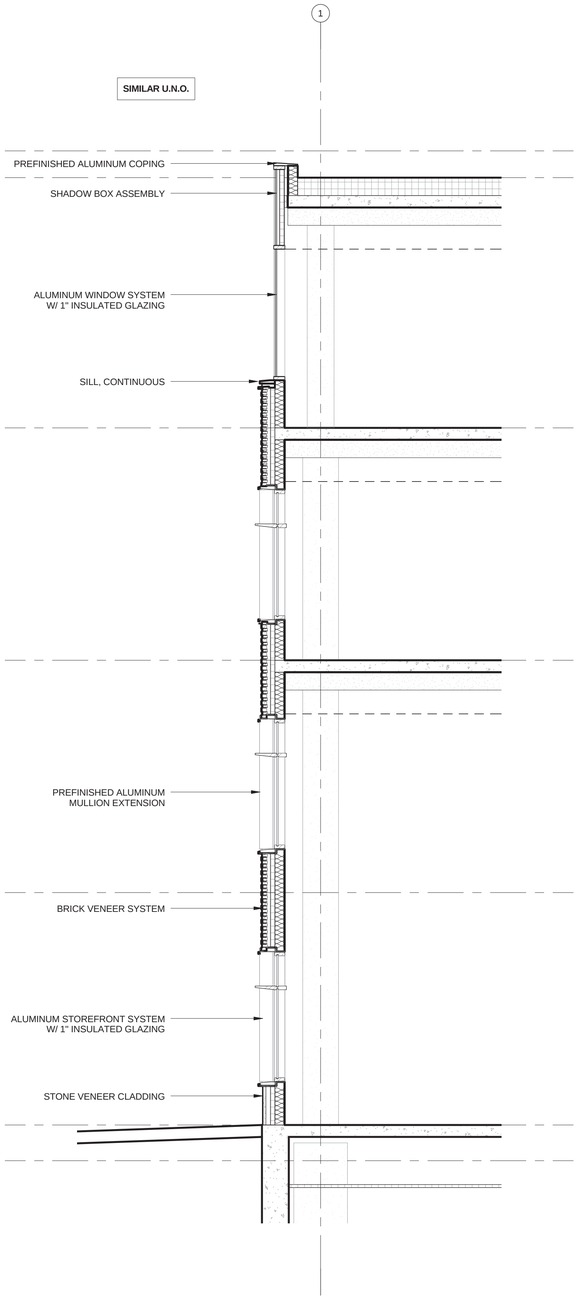
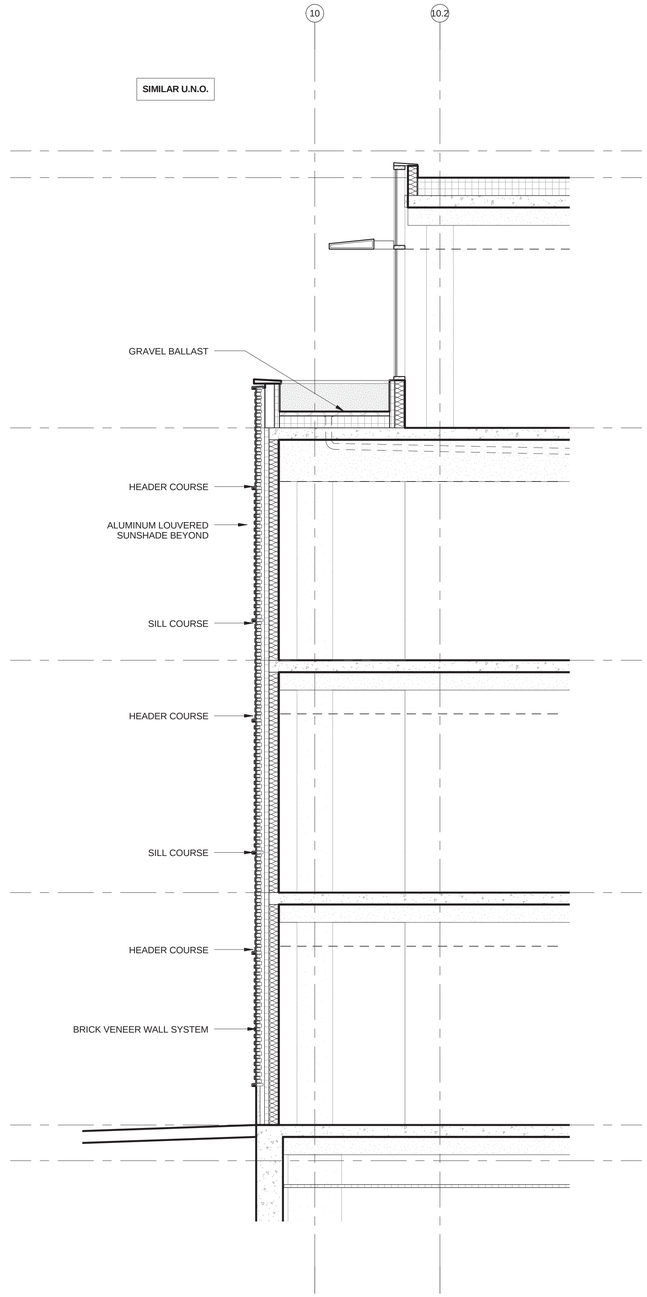
DATE: 11/14/2014	A2.8	

DRAWING TITLE:

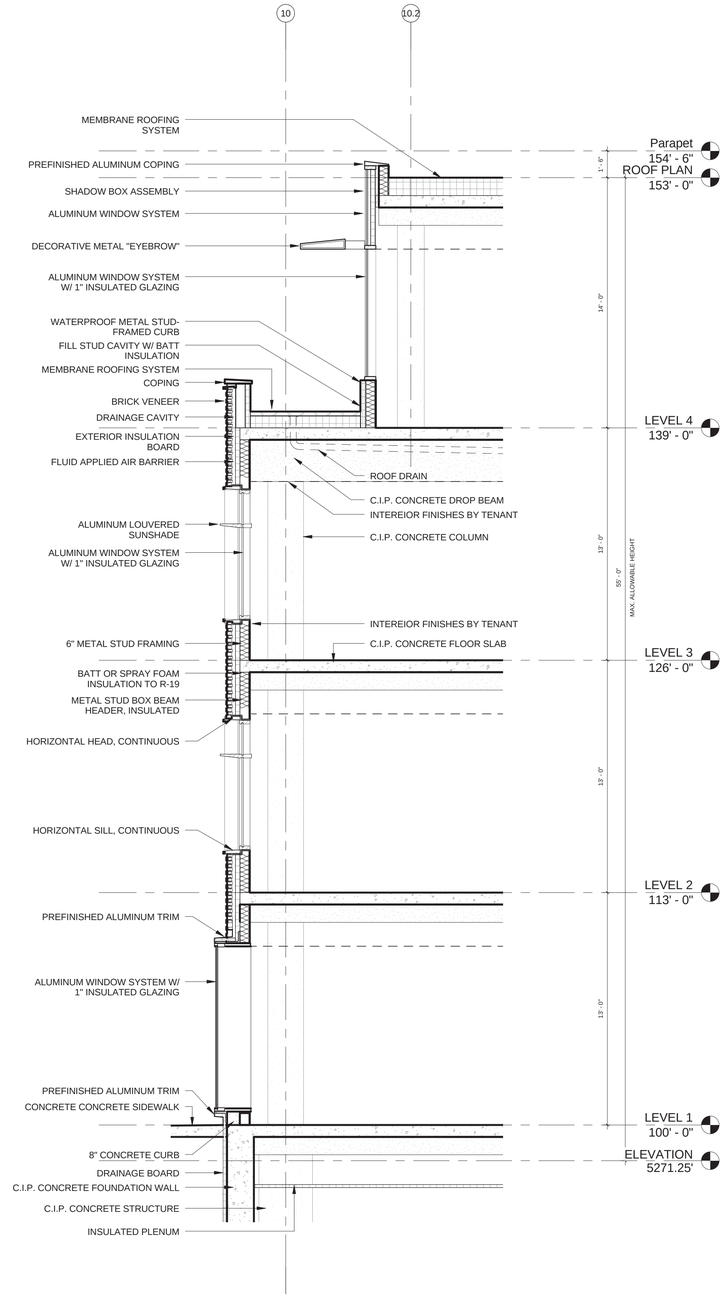
BUS SHELTER DETAIL



3 MASONRY FACADE -SEMI-FLUSH PENTHOUSE
1/4" = 1'-0"



2 MASONRY FACADE - RECESSED PENTHOUSE
1/4" = 1'-0"



1 MASONRY FACADE - FRAMED BASE
1/4" = 1'-0"

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	CK	BM

PROJECT NO. 1402.00

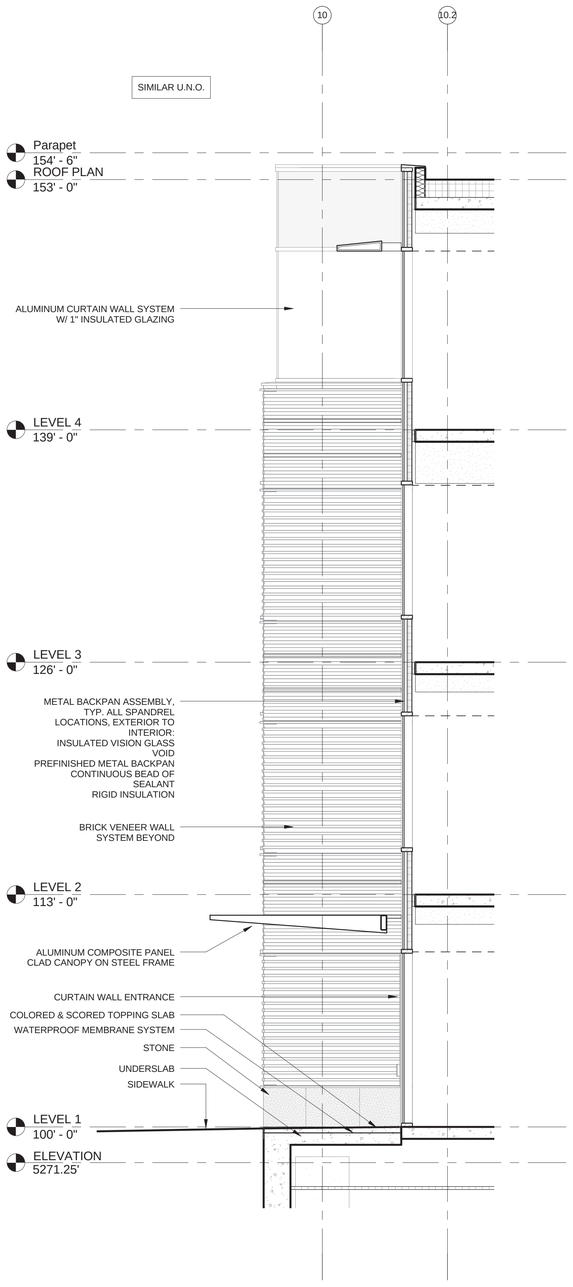
DATE: 11/14/2014

Pearl Place

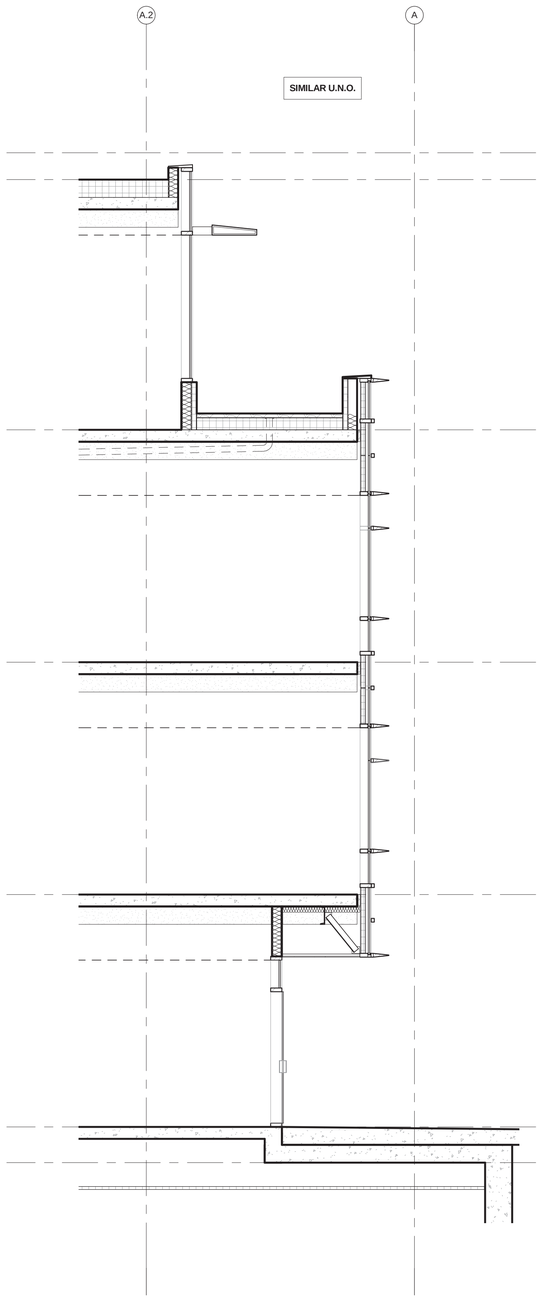
A3.1

DRAWING TITLE:

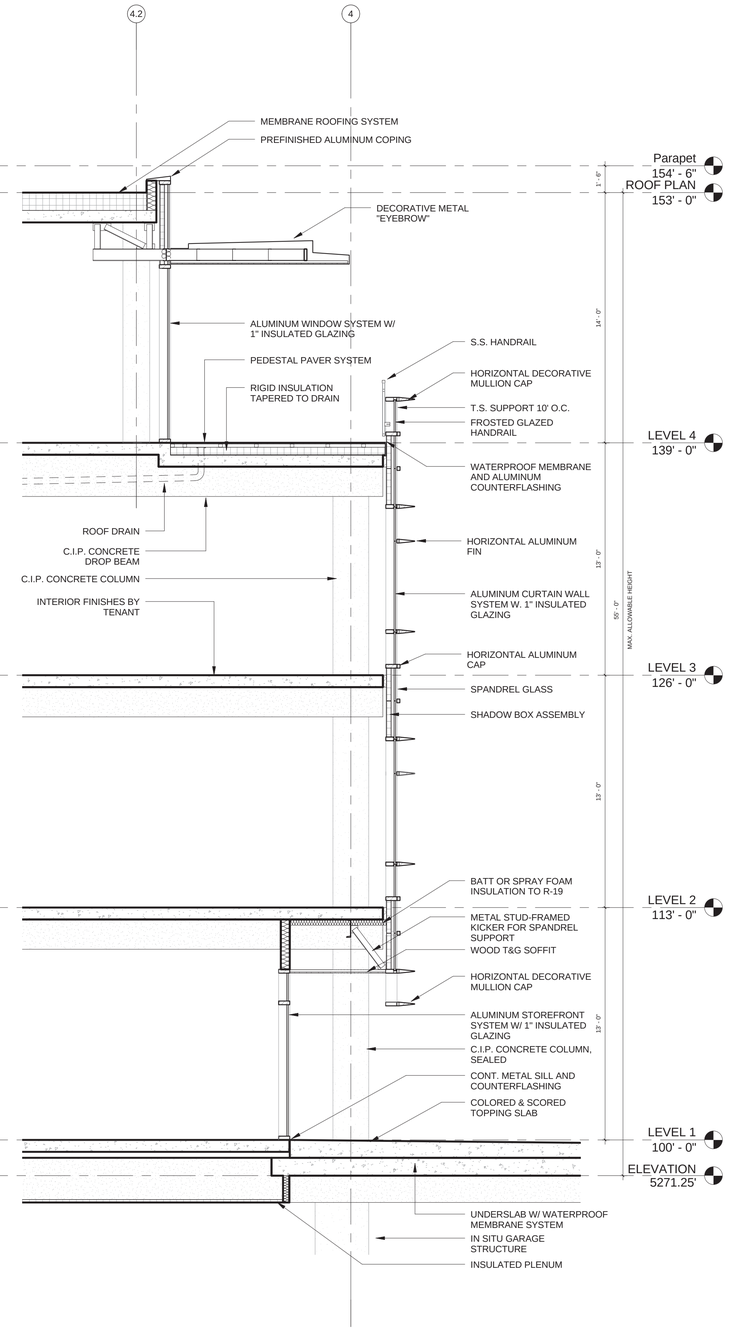
WALL SECTIONS



3 **GLAZED FACADE - ENTRY**
1/4" = 1'-0"



2 **GLAZED FACADE - SERVICE**
1/4" = 1'-0"



1 **GLAZED FACADE - ROOF TERRACE**
1/4" = 1'-0"

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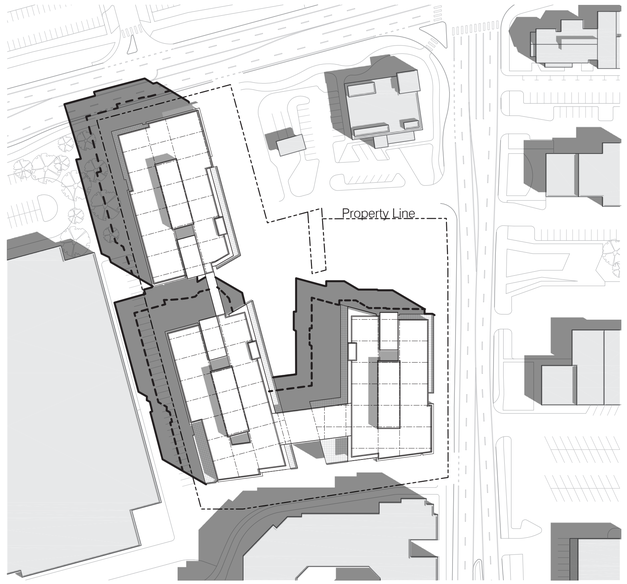
DRAWN:	CHECKED: CK	APPROVED: BM
PROJECT NO. 1402.00	Pearl Place	
DATE: 11/14/2014		

A3.2

DRAWING TITLE:

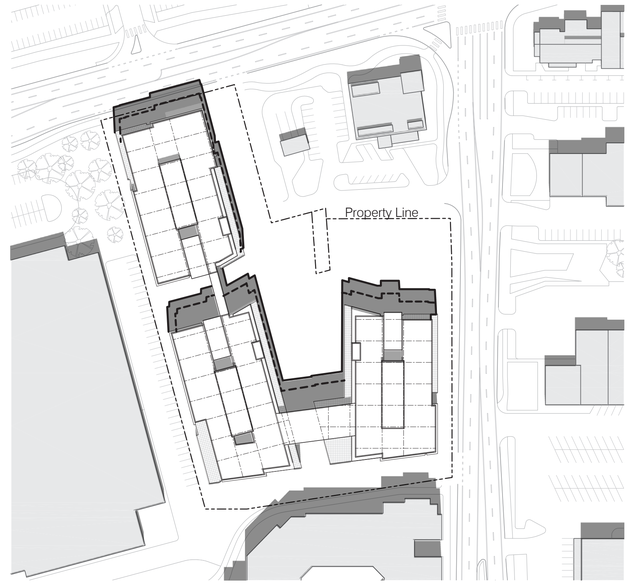
WALL SECTIONS



March 21st at 9 am

1" = 100'-0"

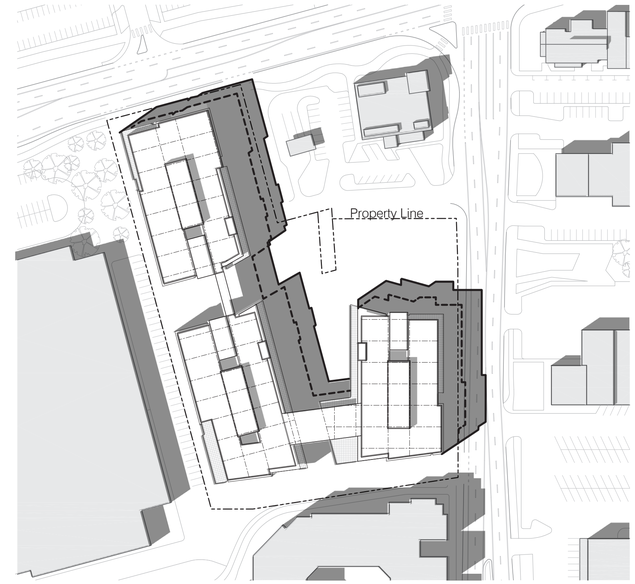
55' High Cast Shadow
35' High Cast Shadow



March 21st at 12 pm

1" = 100'-0"

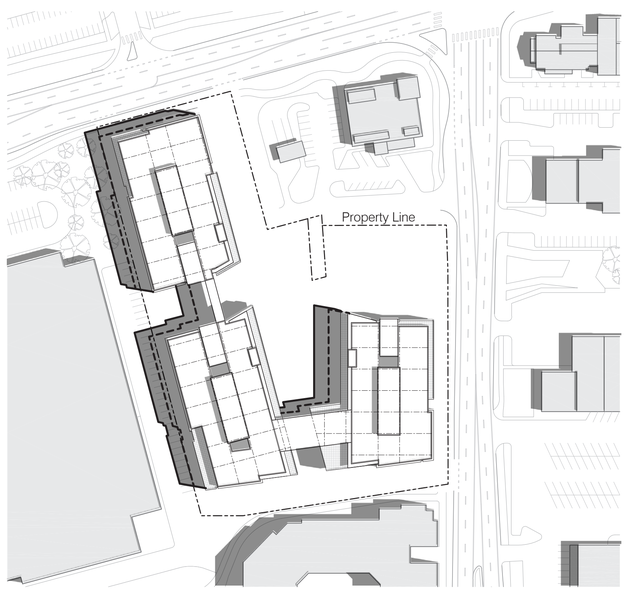
55' High Cast Shadow
35' High Cast Shadow



March 21st at 3 pm

1" = 100'-0"

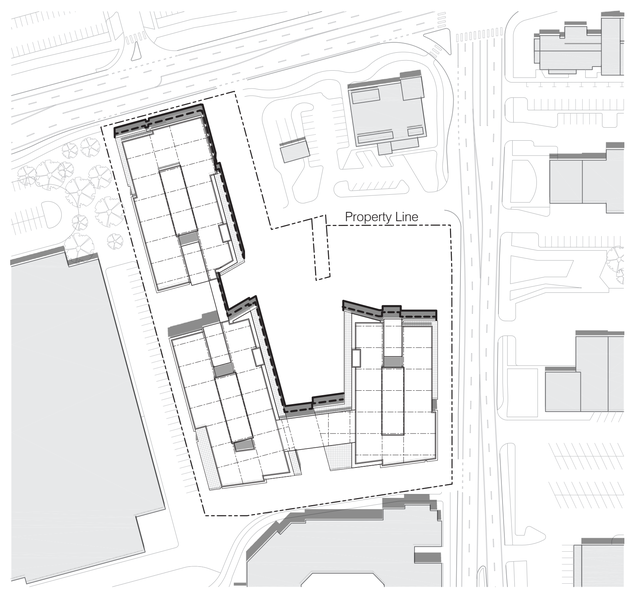
55' High Cast Shadow
35' High Cast Shadow



June 21st at 9 am

1" = 100'-0"

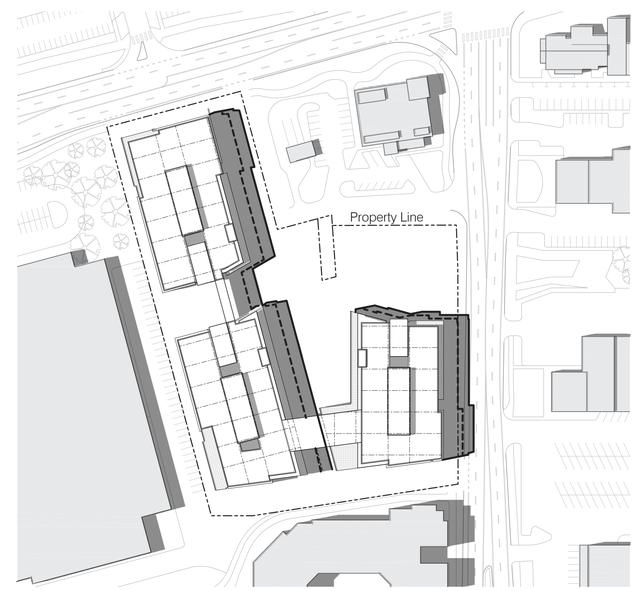
55' High Cast Shadow
35' High Cast Shadow



June 21st at 12 pm

1" = 100'-0"

55' High Cast Shadow
35' High Cast Shadow



June 21st at 3 pm

1" = 100'-0"

55' High Cast Shadow
35' High Cast Shadow

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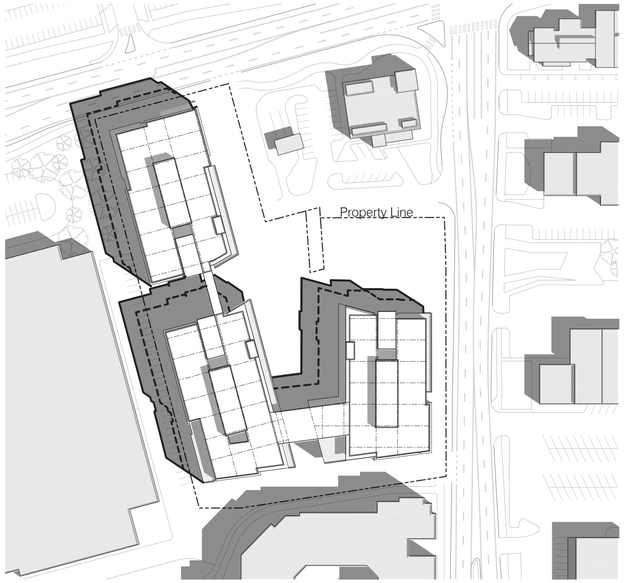
A4.1

DRAWING TITLE:

SHADOW STUDIES



September 21st at 9 am

1" = 100'-0"

55' High Cast Shadow

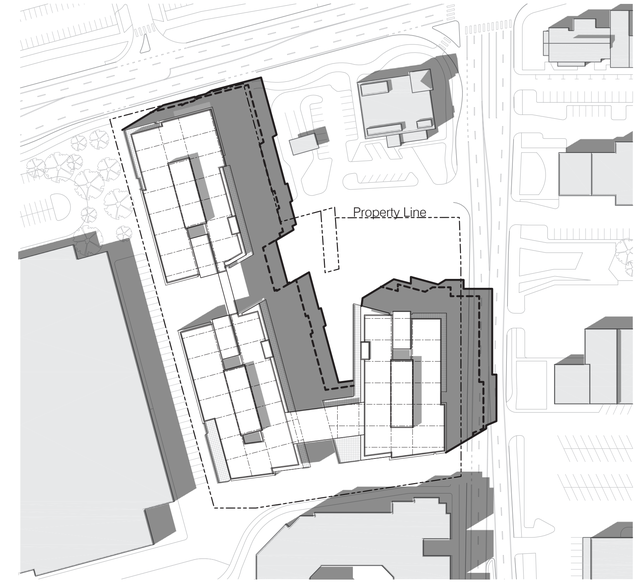
35' High Cast Shadow

September 21st at 12 pm

1" = 100'-0"

55' High Cast Shadow

35' High Cast Shadow



September 21st at 3 pm

1" = 100'-0"

55' High Cast Shadow

35' High Cast Shadow

December 21st at 9 am

1" = 100'-0"

55' High Cast Shadow

35' High Cast Shadow

December 21st at 12 pm

1" = 100'-0"

55' High Cast Shadow

35' High Cast Shadow

December 21st at 3 pm

1" = 100'-0"

55' High Cast Shadow

35' High Cast Shadow

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	A4.2	

DRAWING TITLE:

SHADOW STUDIES