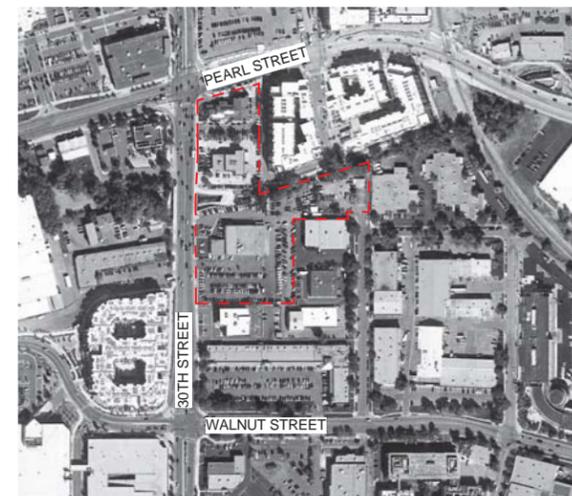




REVE - SITE  
SITE REVIEW SUBMITTAL | 01/08/2016

VICINITY MAP



VICINITY MAP  
1" = 300'-0"

PROJECT TEAM

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

**CIVIL**  
JVA  
CODY GRATNY  
1319 SPRUCE STREET  
BOULDER, CO 80302  
VOICE: 303.444.1951

**DEVELOPER**  
SOUTHERN LAND COMPANY  
TOM SKUBE  
1550 W. McEWEN AVE  
SUITE 200  
FRANKLIN, TN 37067  
VOICE: 615.778.1214

**LANDSCAPE**  
SOUTHERN LAND COMPANY  
BEN CRENSHAW  
1550 W. McEWEN AVE  
SUITE 200  
FRANKLIN, TN 37067  
VOICE: 615.778.1214

**ARCHITECT**  
OZ ARCHITECTURE  
KELLY DAVIS  
3003 LARIMER STREET  
DENVER, CO 80205  
VOICE: 303.861.5704

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

DRAWING INDEX

Sheet #	Sheet Name	Sheet #	Sheet Name	Sheet #	Sheet Name
<b>GENERAL</b>					
7.9.4	ELEVATIONS AND SECTIONS	8.15	SOUTH PARCEL ROOF PLAN		
7.10	TREE SURVEY/ TREE REPORT	8.16	BUILDING 1 ELEVATIONS		
7.11	LANDSCAPE PLAN - NORTH	8.17	BUILDING 2 ELEVATIONS		
7.12	LANDSCAPE PLAN - SOUTH	8.18	BUILDING 3 ELEVATIONS		
7.12.1	TREE PLANTING CONDITIONS	8.19	BUILDING 4 ELEVATIONS		
7.12.2	TREE PLANTING AND SPOT GRADE PLAN 1	8.20	BUILDING 5 ELEVATIONS		
7.12.3	TREE PLANTING AND SPOT GRADE PLAN 2	8.21	DATA TABLES		
7.12.4	TREE PLANTING AND SPOT GRADE PLAN 3	8.22	OVERALL SITE SECTIONS		
7.12.5	TREE PLANTING AND SPOT GRADE PLAN 4	8.23	ARCHITECTURAL DETAILS		
7.12.6	TREE PLANTING AND SPOT GRADE PLAN 5	8.24	ARCHITECTURAL DETAILS		
7.12.7	TREE PLANTING AND SPOT GRADE PLAN 6	8.25	ARCHITECTURAL DETAILS		
7.12.8	TREE PLANTING AND SPOT GRADE PLAN 7	8.26	MATERIAL BOARDS		
7.12.9	TREE PLANTING AND SPOT GRADE PLAN 8	16.1	SETBACK PLAN AND LOW POINT - NORTH		
7.12.10	TREE PLANTING SECTIONS	16.2	SETBACK PLAN AND LOW POINT - SOUTH		
7.12.11	TREE PLANTING SECTIONS	16.3	BUILDING HEIGHT CALCULATION		
7.13	PLANT SCHEDULE / LANDSCAPE NOTES AND DETAILS	16.4	SHADOW STUDIES		
7.14	SITE PLAN - PHOTOMETRICS	16.5	100' PROXIMITY BUILDING EXHIBIT		
7.15	FIXTURE CUTSHEETS	16.6	OPEN SPACE CALCULATIONS		
7.16	FIXTURE CUTSHEETS				
<b>LANDSCAPE</b>					
7.2	CONCEPTUAL NARRATIVE				
7.3	CONCEPTUAL IMAGERY				
7.4	MATERIALS PLAN - NORTH				
7.5	MATERIALS PLAN - SOUTH				
7.5.1	OPEN SPACE PLAN - ENLARGEMENT				
7.5.2	SHARED STREET IMAGES				
7.5.3	CENTRAL PLAZA IMAGES				
7.5.4	OPEN SPACE PLAN - ENLARGEMENT				
7.5.5	URBAN COURTYARD IMAGES				
7.5.6	NATURE COURTYARD IMAGES				
7.5.7	PEDESTRIAN CYCLIST CIRCULATION				
7.6	OPEN SPACE COMPLIANCE AND LANDSCAPE CALCULATIONS				
7.7	COMPLIANCE DETAILS				
7.8	ELEVATIONS AND SECTIONS				
7.9	ELEVATIONS AND SECTIONS				
7.9.1	ELEVATIONS AND SECTIONS				
7.9.2	ELEVATIONS AND SECTIONS				
7.9.3	ELEVATIONS AND SECTIONS				
<b>ARCHITECTURE</b>					
8.1	OVERALL SITE PLAN				
8.2	NORTH PARCEL PARKING LEVEL 1				
8.3	NORTH PARCEL PARKING LEVEL 2				
8.4	NORTH PARCEL LEVEL 1 PLAN				
8.5	NORTH PARCEL LEVEL 2 PLAN				
8.6	NORTH PARCEL LEVEL 3 PLAN				
8.7	NORTH PARCEL LEVEL 4 PLAN				
8.8	NORTH PARCEL ROOF PLAN				
8.9	SOUTH PARCEL PARKING LEVEL 1				
8.10	SOUTH PARCEL PARKING LEVEL 2				
8.11	SOUTH PARCEL LEVEL 1 PLAN				
8.12	SOUTH PARCEL LEVEL 2 PLAN				
8.13	SOUTH PARCEL LEVEL 3 PLAN				
8.14	SOUTH PARCEL LEVEL 4 PLAN				



SECTION 00  
SHEET 0.1  
COVER SHEET





REVE

SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 00 - GENERAL

SHEET 0.3

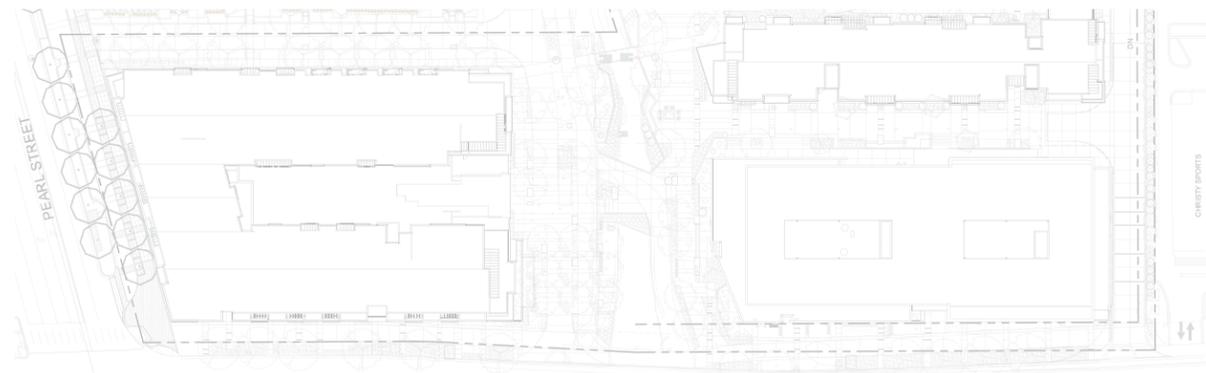
INSPIRATION PHOTOS



MOVEMENT



MASSING



GRADIENT



COMBINED

REVE

SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 00 - GENERAL

SHEET 0.4

SITE CONCEPT DIAGRAM



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

NOTE: Signage shown herein is for illustrative purposes only. All detailed signage will be submitted under a separate permit in the future



2 3D SKETCH - BUILDINGS 3 AND 4 FROM THE NORTH  
1" = 1/16"



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



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



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

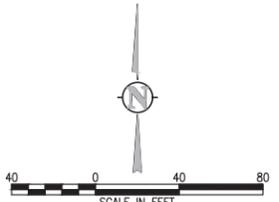
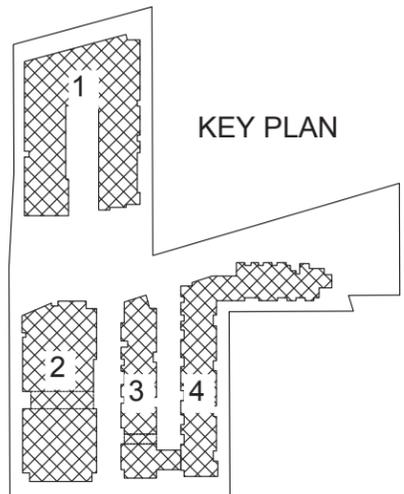
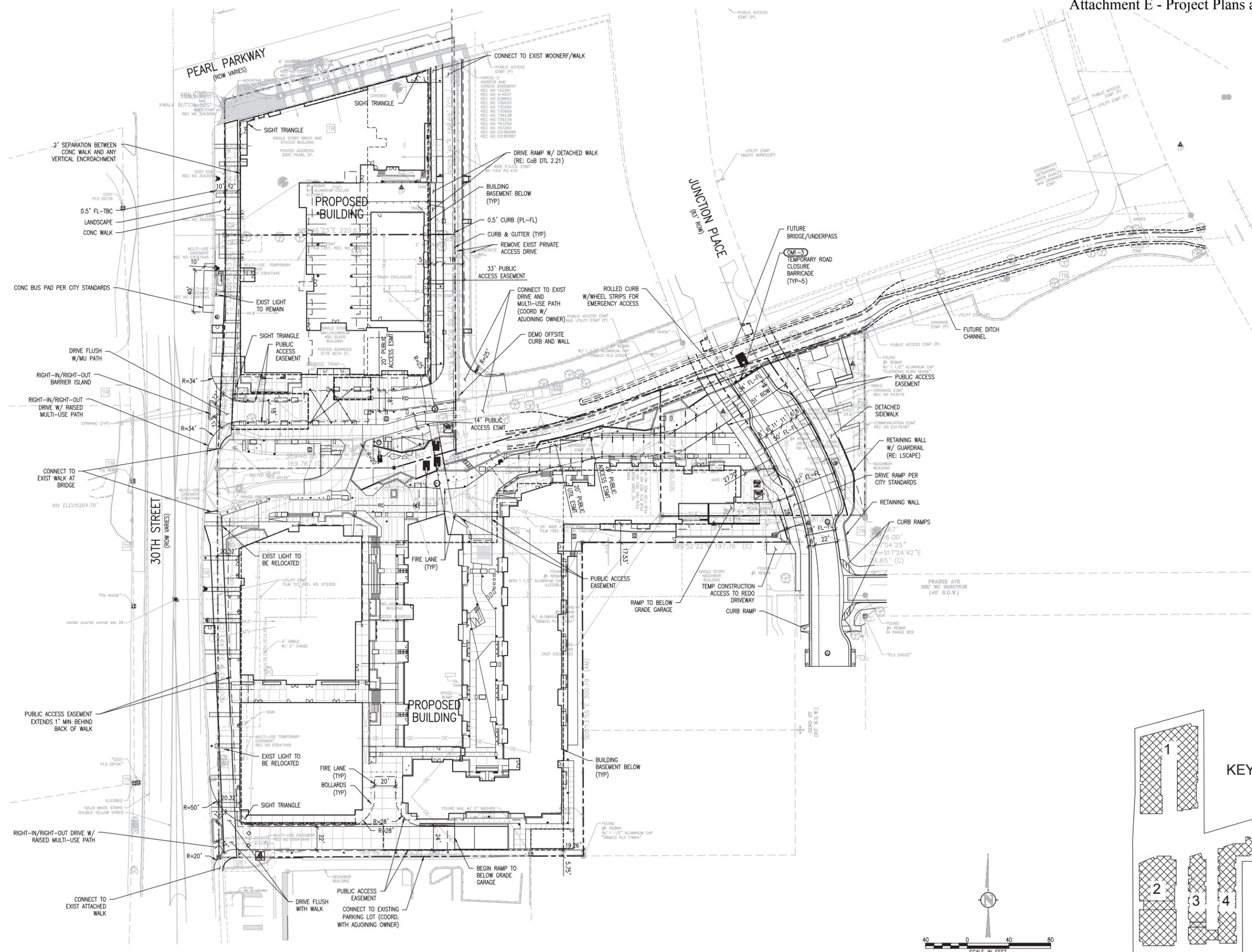


2 3D SKETCH - BUILDING 2 PASEO  
1" = 1/16"

REVE

SITE REVIEW SUBMITTAL | 01/08/2016

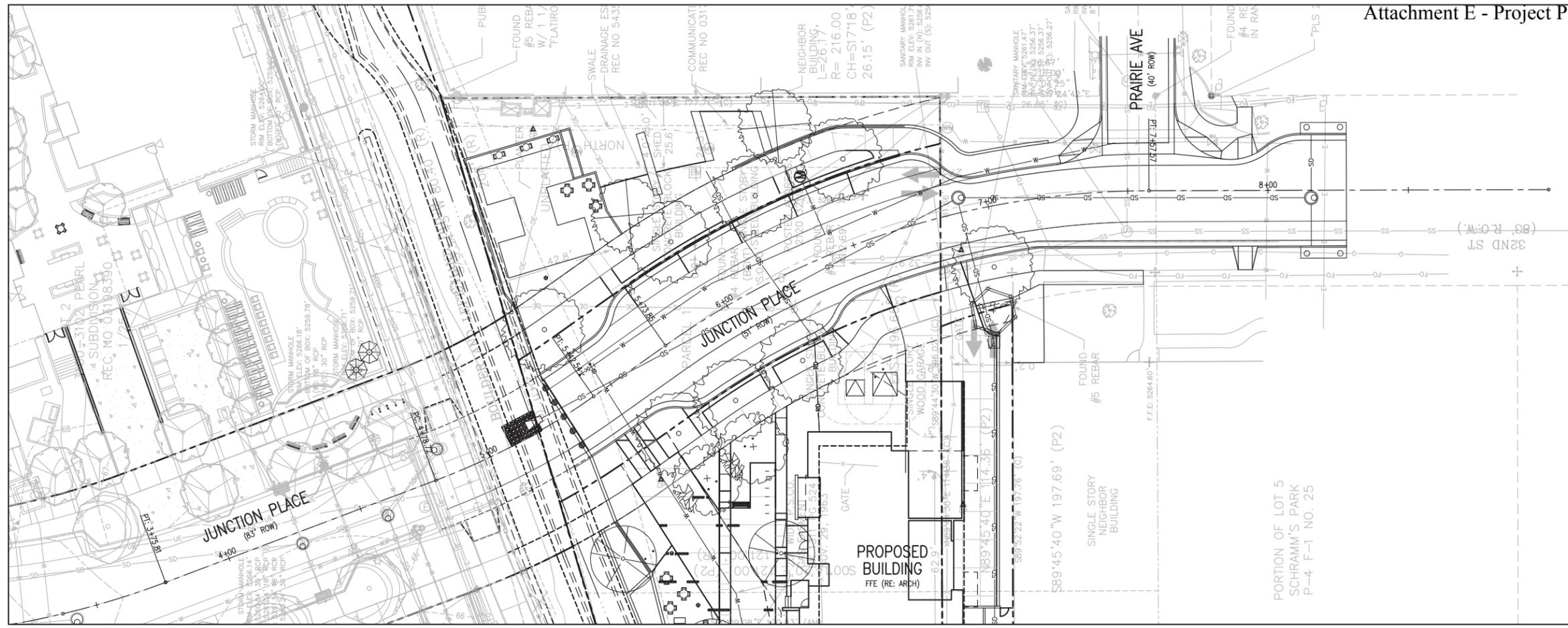
SECTION 00 - GENERAL  
SHEET 0.6  
RENDERINGS



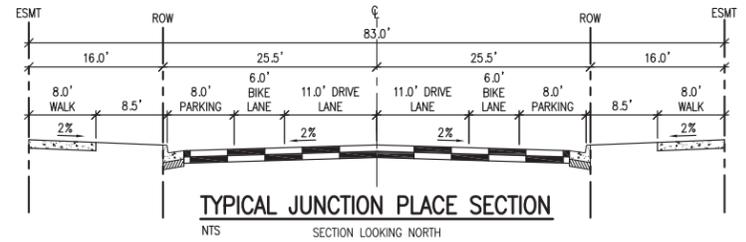
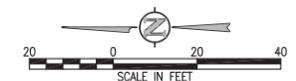
SECTION 07 - SITE PLANS  
 SHEET 07.01  
 HORIZONTAL CONTROL PLAN

REVE

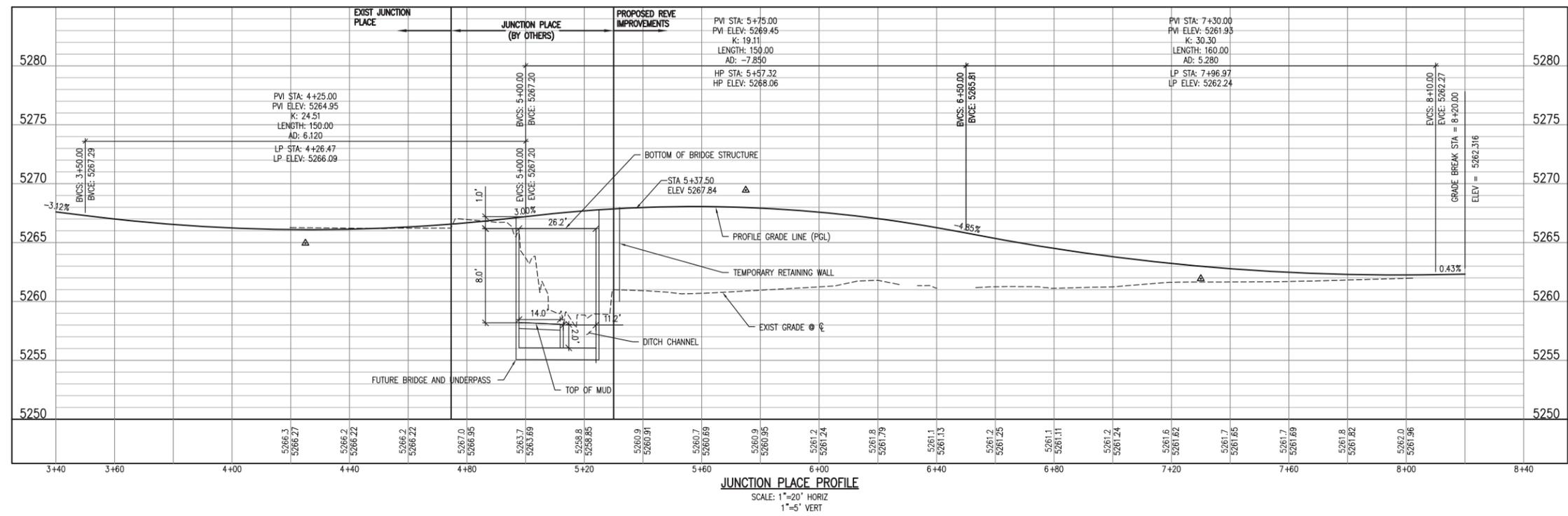
30TH AND PEARL | BOULDER, CO



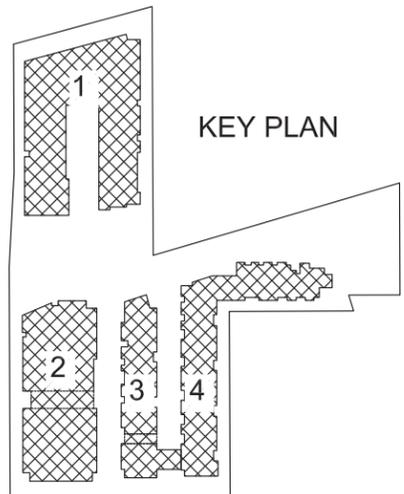
**JUNCTION PLACE PLAN VIEW**  
 SCALE 1"=20'



**TYPICAL JUNCTION PLACE SECTION**  
 SECTION LOOKING NORTH



**JUNCTION PLACE PROFILE**  
 SCALE: 1"=20' HORIZ  
 1"=5' VERT

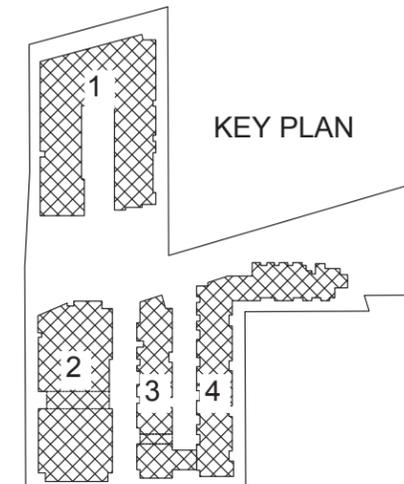
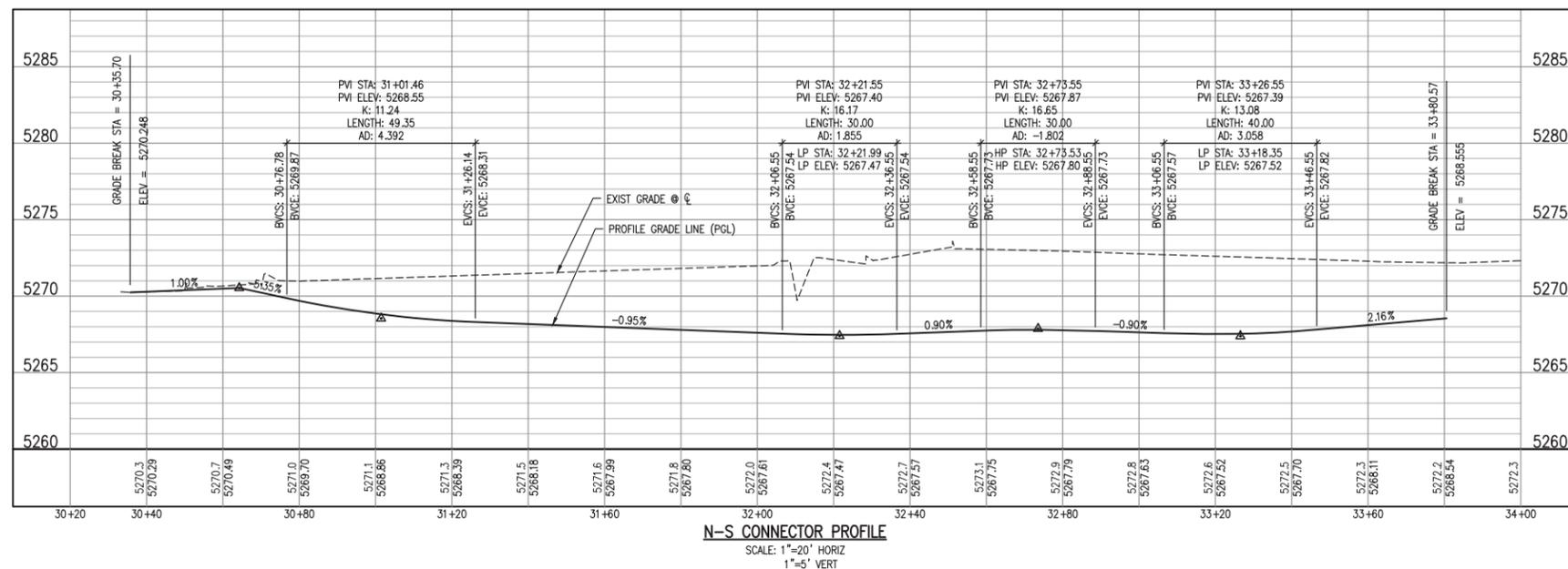
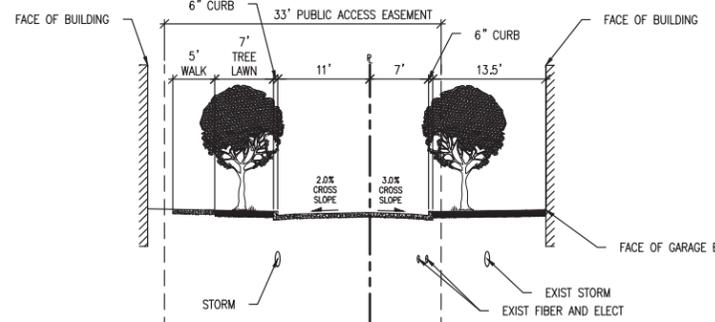
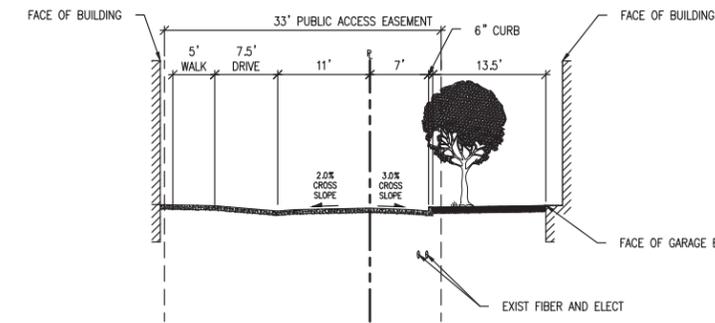
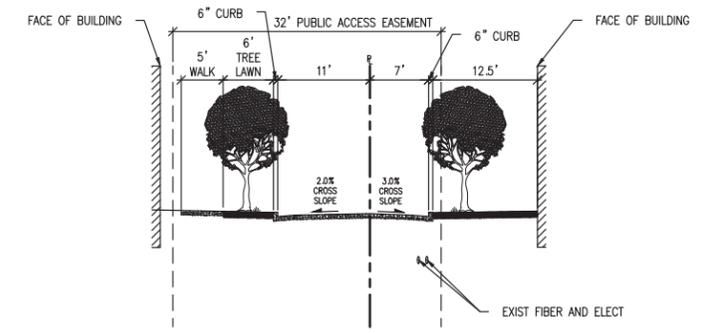
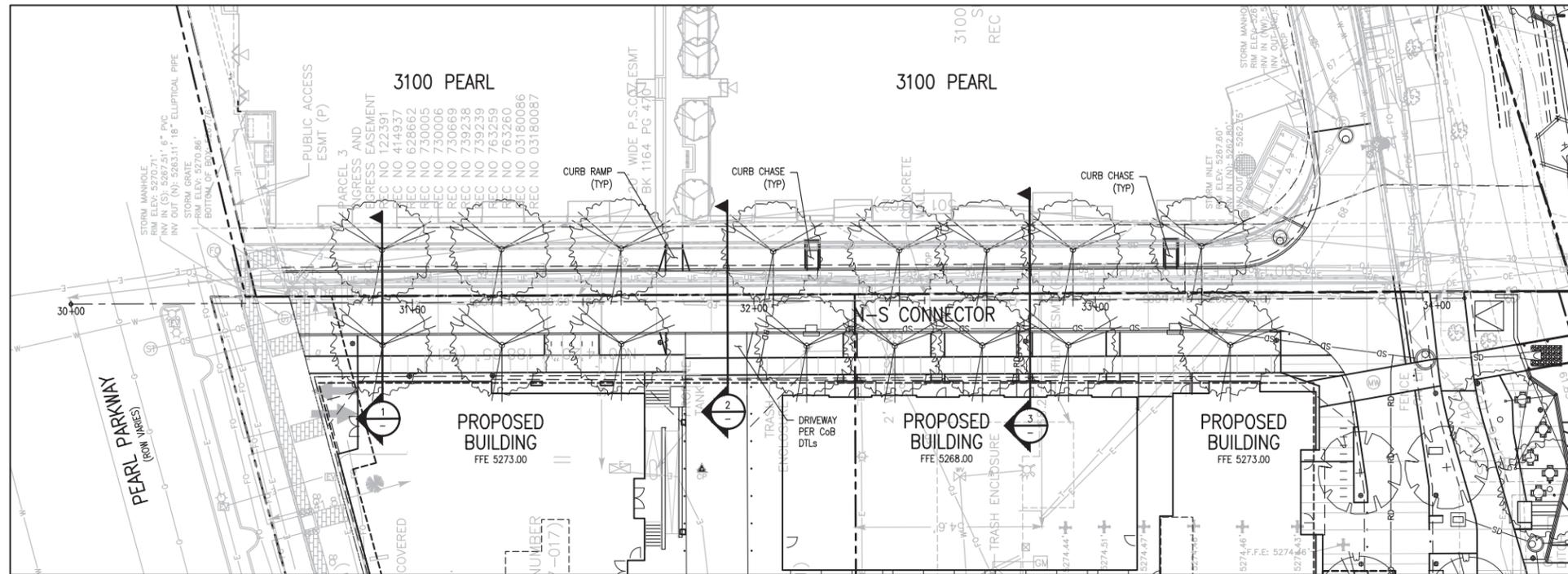


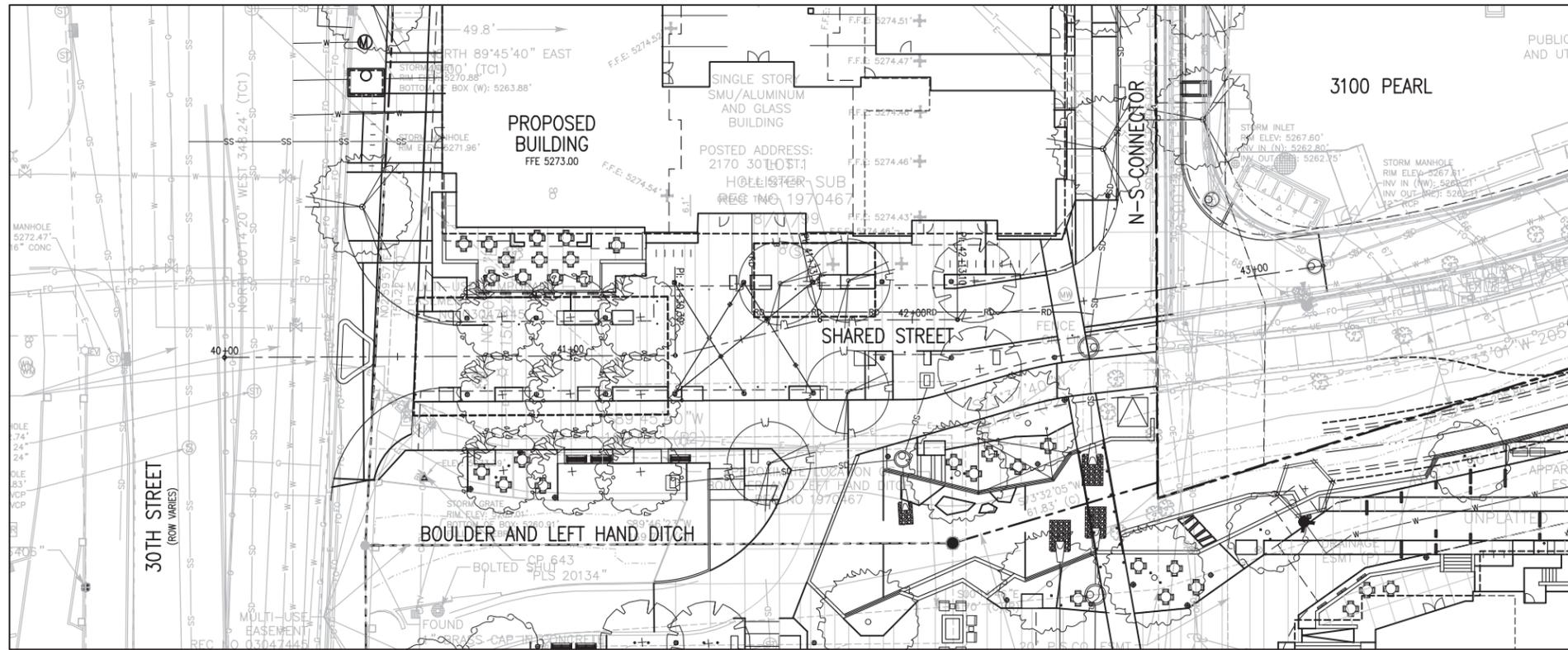
**KEY PLAN**

**REVE**  
 30TH AND PEARL | BOULDER, CO

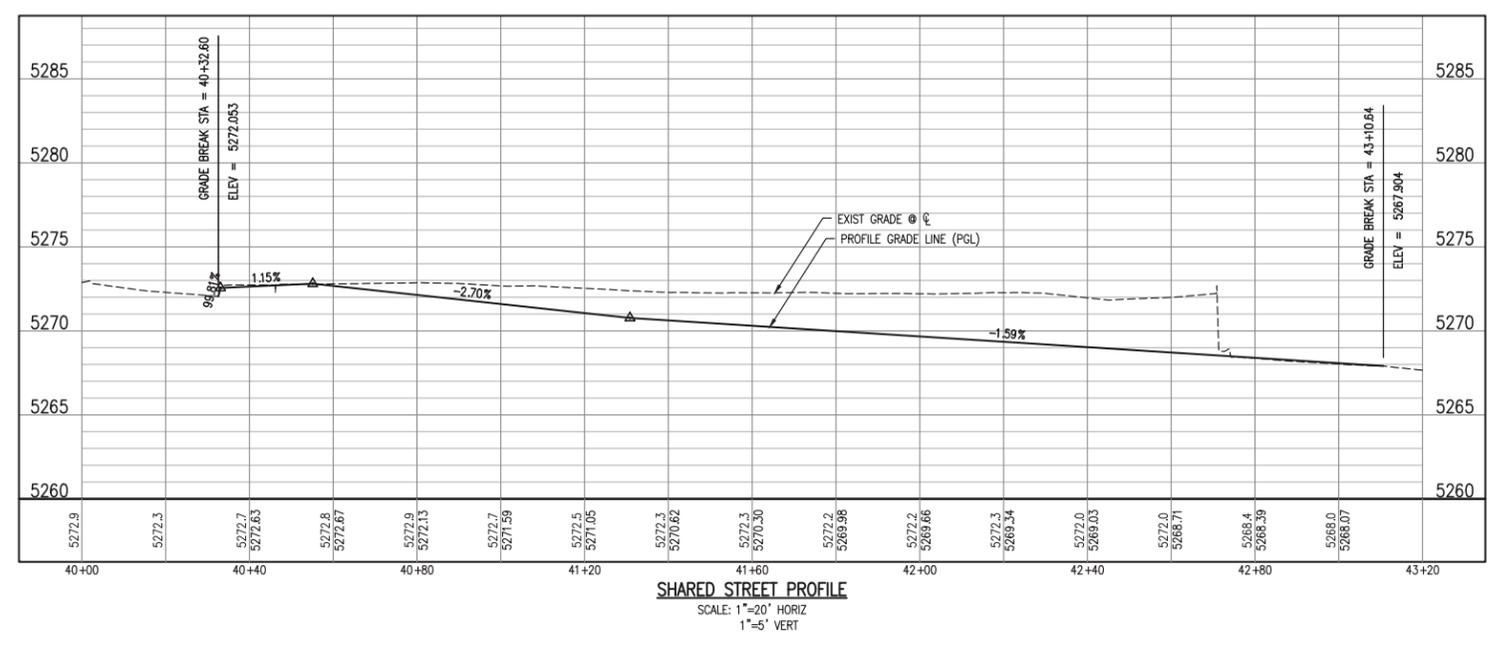
SECTION 07 - SITE PLANS  
 SHEET 07.02

PRELIMINARY JUNCTION PLACE PLAN & PROFILE

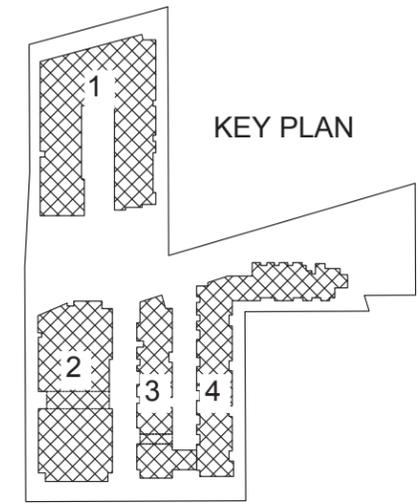




**SHARED STREET PLAN VIEW**  
SCALE 1"=20'

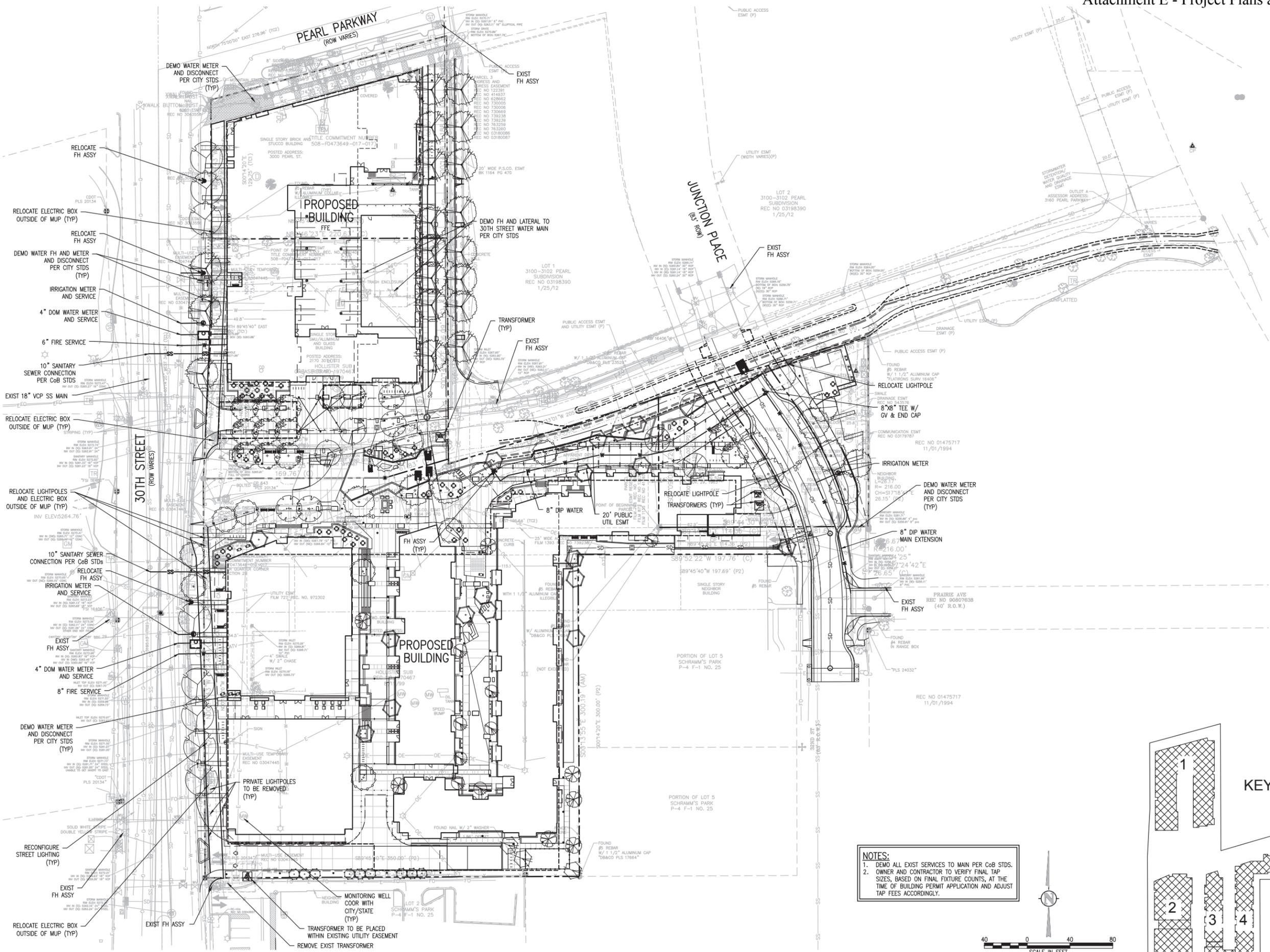


**SHARED STREET PROFILE**  
SCALE: 1"=20' HORIZ  
1"=5' VERT

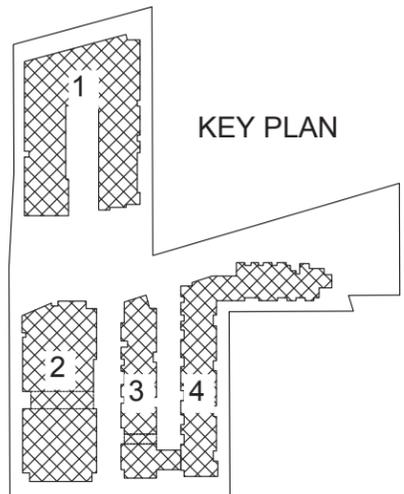
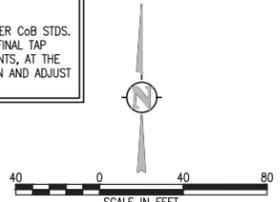


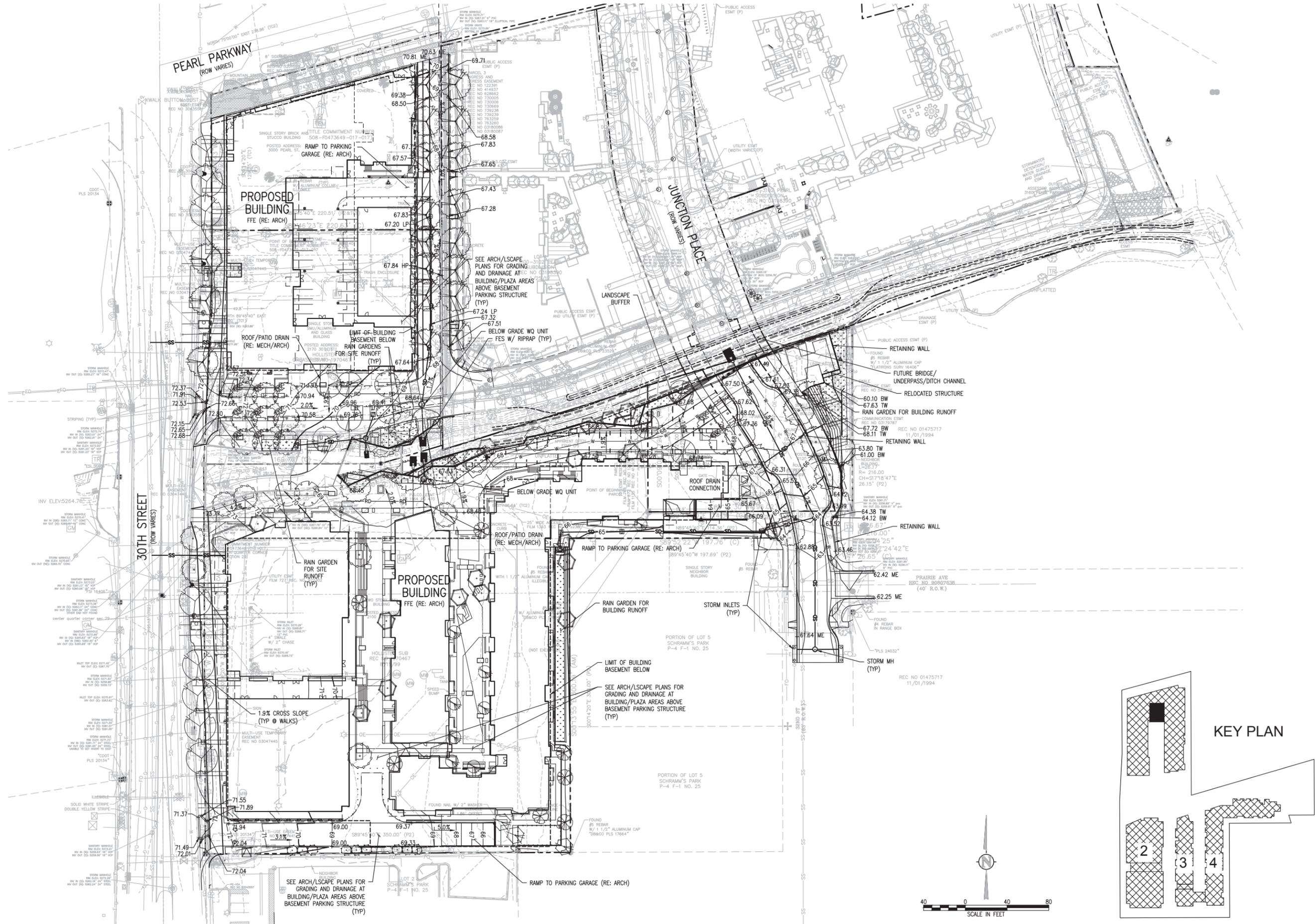
**REVE**  
30TH AND PEARL | BOULDER, CO

SECTION 07 - SITE PLANS  
SHEET 07.04  
PRELIMINARY SHARED STREET PLAN & PROFILE



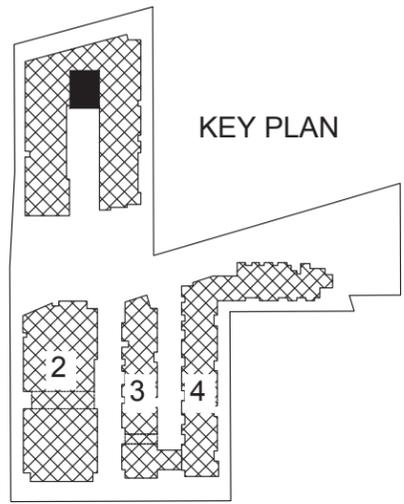
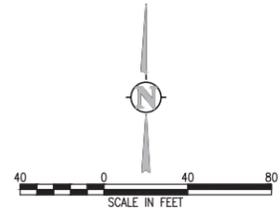
NOTES:  
1. DEMO ALL EXIST SERVICES TO MAIN PER CoB STDS.  
2. OWNER AND CONTRACTOR TO VERIFY FINAL TAP SIZES, BASED ON FINAL FIXTURE COUNTS, AT THE TIME OF BUILDING PERMIT APPLICATION AND ADJUST TAP FEES ACCORDINGLY.





**REVE**  
 30TH AND PEARL | BOULDER, CO

SECTION 12 - STORMWATER PLANS  
 SHEET 12.01  
 PRELIMINARY STORMWATER PLAN



**RETAIL STOREFRONT**

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

**PEARL STREET STREETSCAPE**

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

**RETAIL/ RESTAURANT CORNER**

- ACTIVE USE AT STREET LEVEL REINFORCES IMPORTANCE OF CORNER

**SHORT TERM BICYCLE PARKING**

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

**30TH STREET STREETSCAPE**

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

**RETAIL STOREFRONT**

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

**OUTDOOR DINING AT CORNER**

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

**PEDESTRIAN PLAZA/ SHARED STREET**

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

**CENTRAL PLAZA**

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

**OUTDOOR DINING AT CORNER**

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

**FITNESS TERRACE**

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

**OFFICE ENTRANCE TERRACE**

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

**EVENT/ LIVING STEPS**

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

**LIVE/WORK STOREFRONT**

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

**RESIDENTIAL ENTRANCE**

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

**DROP-OFF**

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

30TH STREET

PEARL STREET

JUNCTION PLACE

**FLATIRON'S RESIDENT COURTYARD (2ND LEVEL)**

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

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

**TOWNHOME RESIDENTIAL UNITS (below)**

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

**LIVE/WORK UNITS (below)**

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

**EAST/ WEST MULTI-USE PATH**

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

**TERRACE TO WATER'S EDGE**

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

**DITCH OVERLOOK**

- SWING PROVIDES RESTING POINT
- OVERLOOK CLOSE TO WATER

**RELOCATED QUONSET HUT**

- RECONFIGURED TO GATHERING AREA OVERLOOKING DITCH AND BIORETENTION AREA

**POCKET PARK**

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

**BIORETENTION/ PLANTING AREA**

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

**FIRE LANE (20FT)**

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

**TOWNHOME STOOPS**

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

**BUILDING ENTRANCE TERRACE**

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

**PET RECREATION AREA**

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

**SERVICE AREA**

**WOOD FOOTBRIDGE/ BOARDWALK**

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

**OUTDOOR GAME BOARD**

- MORE PRIVATE SPACE
- EASTERN ASPECT FOR MORNING SUN EXPOSURE

**GROUND FLOOR TERRACE**

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

**BIORETENTION/ PLANTING AREA**

- WATER QUALITY BMP
- SCREENING AND DECORATIVE PLANTING

**CHILD-FRIENDLY RESIDENT COURTYARD**

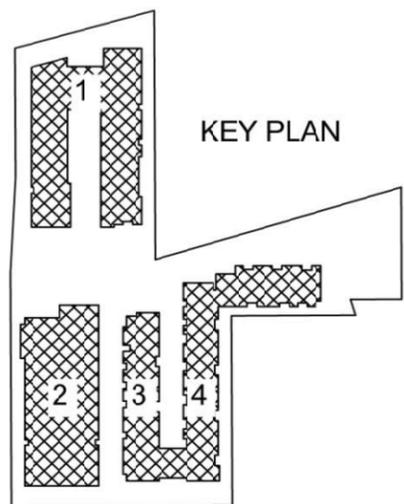
- OPEN TURF AREA FOR PLAY
- OPEN SIGHT LINES FOR VISUAL ACCESS AND SECURITY
- ROCK FEATURE AND SLIDE FOR UNSTRUCTURED PLAY

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

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

**PET RECREATION AREA**

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



REVE  
 SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
 SHEET 7.2  
 CONCEPTUAL NARRATIVE



RETAIL/OUTDOOR DINING



PEDESTRIAN PLAZA WITH SHARED STREET



OFFICE ENTRANCE/LIVING STEPS

PEARL STREET

BUILDING 1

CENTRAL PLAZA

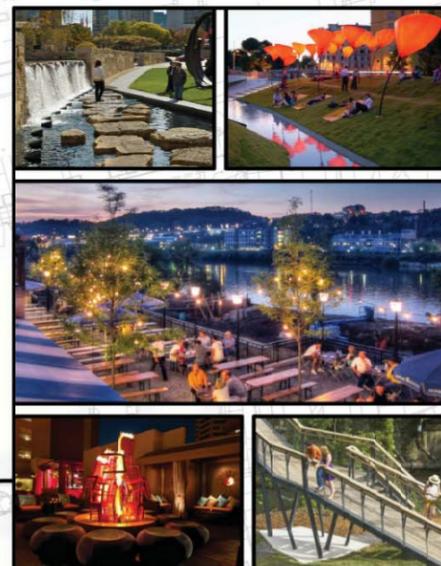
30TH STREET

BUILDING 2

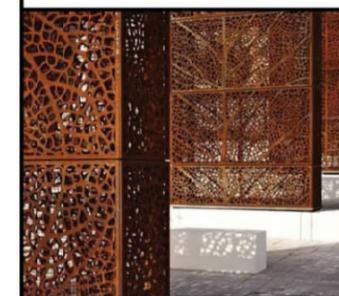
BUILDING 3

BUILDING 4

JUNCTION PLACE



QUONSETT HUT/BIORETENTION



DESIGN ELEMENTS

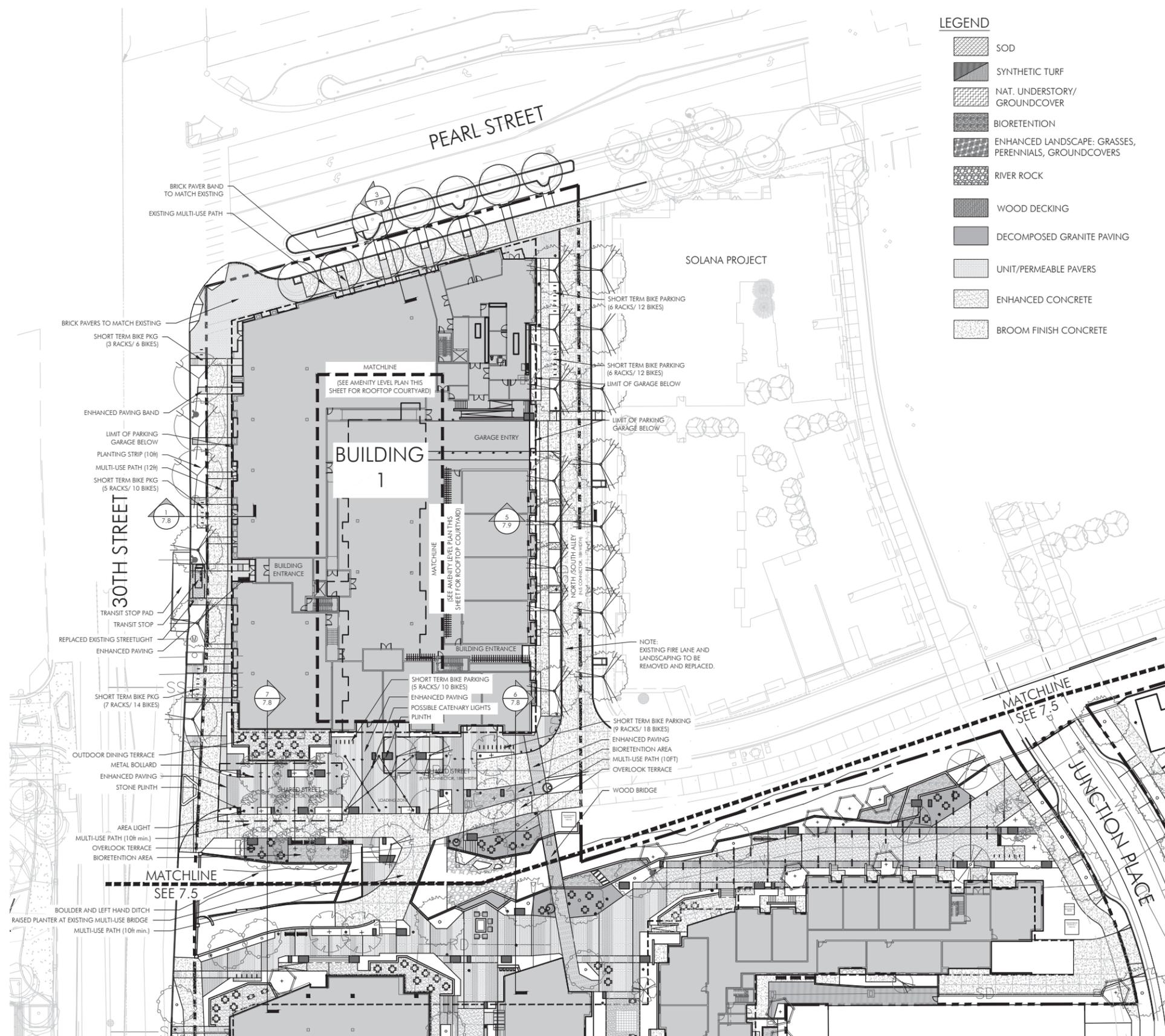


CHILD-FRIENDLY COURT

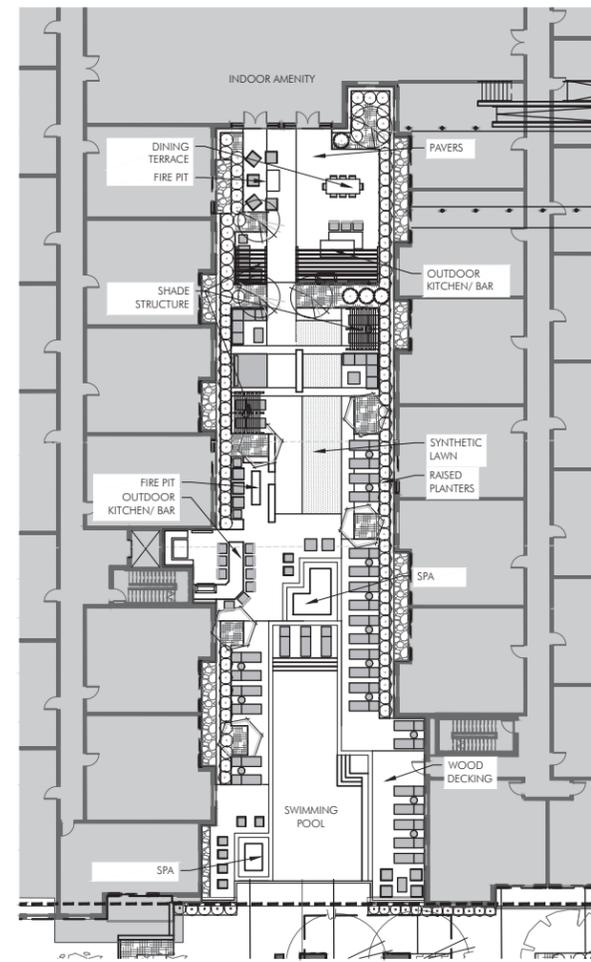
REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
SHEET 7.3  
CONCEPTUAL IMAGERY



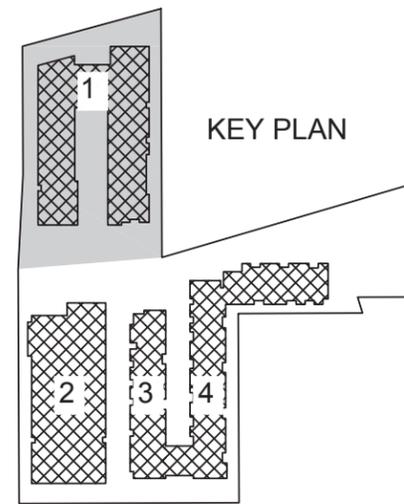


- LEGEND**
- SOD
  - SYNTHETIC TURF
  - NAT. UNDERSTORY/GROUNDCOVER
  - BIORETENTION
  - ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
  - RIVER ROCK
  - WOOD DECKING
  - DECOMPOSED GRANITE PAVING
  - UNIT/PERMEABLE PAVERS
  - ENHANCED CONCRETE
  - BROOM FINISH CONCRETE



**BUILDING 1- AMENITY LEVEL**

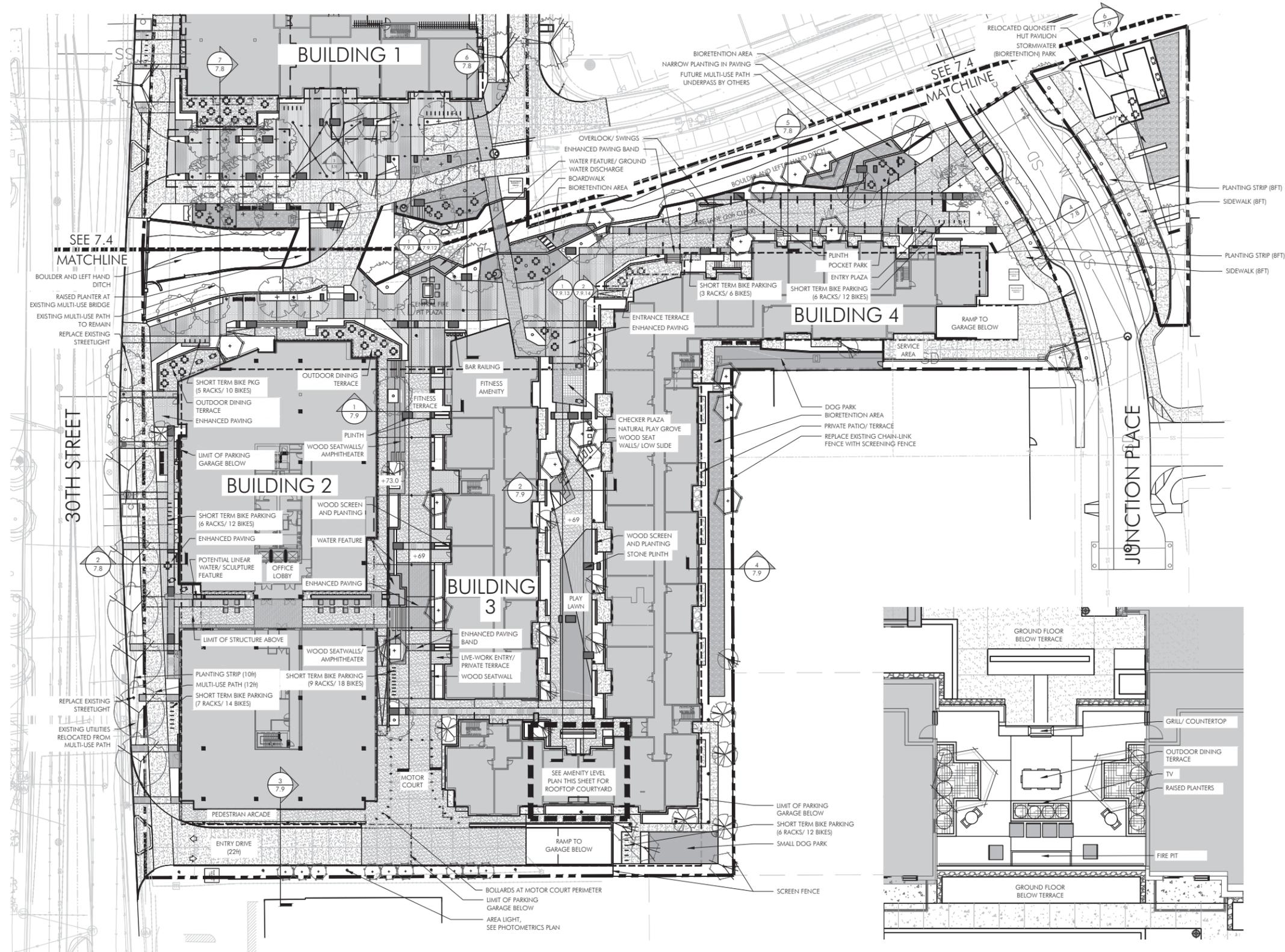
- NOTES:**
- REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY, AND EASEMENT INFORMATION



**REVE**  
SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
SHEET 7.4  
MATERIALS PLAN- NORTH

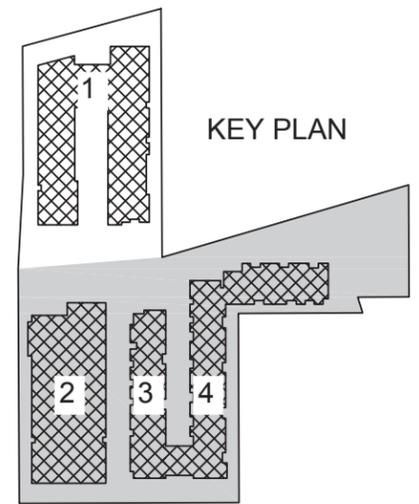
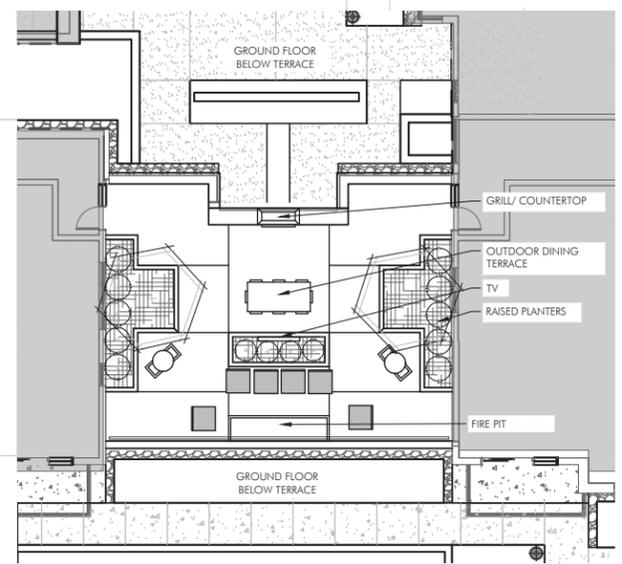




**LEGEND**

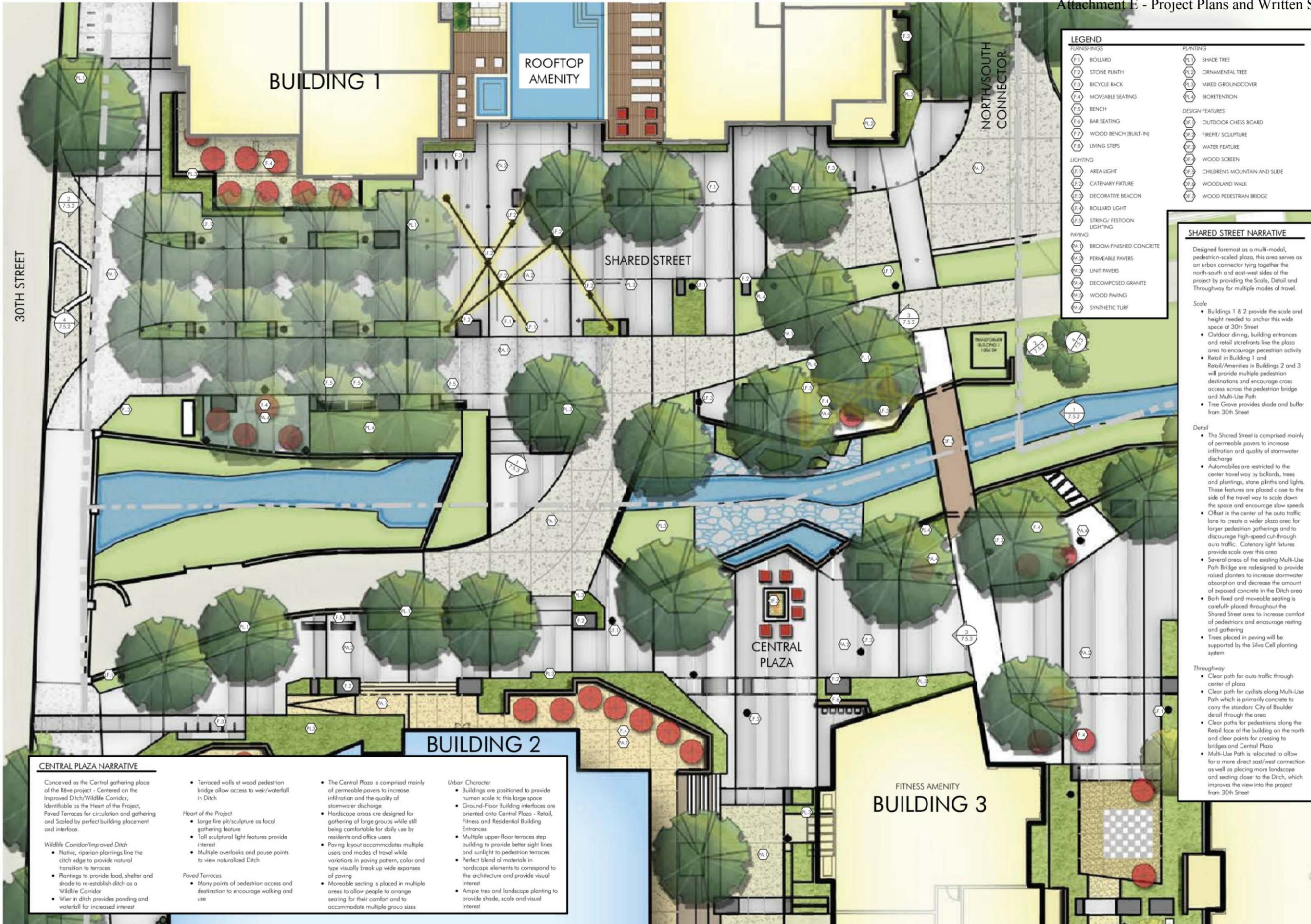
[Pattern]	SOD
[Pattern]	SYNTHETIC TURF
[Pattern]	NAT. UNDERSTORY/ GROUNDCOVER
[Pattern]	BIORETENTION
[Pattern]	ENHANCED LANDSCAPE: GRASSES, PERENNIALS, GROUNDCOVERS
[Pattern]	RIVER ROCK
[Pattern]	WOOD DECKING
[Pattern]	DECOMPOSED GRANITE PAVING
[Pattern]	UNIT/PERMEABLE PAVERS
[Pattern]	ENHANCED CONCRETE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

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



**REVE**  
 SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
 SHEET 7.5  
 MATERIALS PLAN-SOUTH



**LEGEND**

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

**SHARED STREET NARRATIVE**

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

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

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

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

**CENTRAL PLAZA NARRATIVE**

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

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

- Terraced walls at wood pedestrian bridge allow access to weir/waterfall in Ditch
- Heart of the Project**
- Large fire pit/sculpture as focal gathering feature
  - Tall sculptural light features provide interest
  - Multiple overlooks and pause points to view naturalized Ditch
- Paved Terraces**
- Many points of pedestrian access and destination to encourage walking and use

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

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





1 VIEW LOOKING WEST



2 VIEW LOOKING EAST FROM 30TH ST



3 VIEW LOOKING WEST @ MULTI-USE PATH



4 VIEW LOOKING EAST FROM 30TH



1 VIEW LOOKING EAST



2 VIEW LOOKING WEST



3 VIEW LOOKING WEST



4 VIEW LOOKING SOUTHWEST

**NATURE COURT NARRATIVE**

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

**Open Lawn**

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

**Play Area**

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

**Natural Features**

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

**LEGEND**

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



**URBAN COURT NARRATIVE**

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

**Open Space**

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

- Sophisticated lighting provides security and extends the use of the space to evening and nighttime hours
- Catenary light fixtures reinforce pedestrian scale
- Public uses and building entrances are grouped near drop-off and loading area at south of plaza
- Multiple Building entrances and commercial uses provide permeability at the ground floor level

**Building 2 - Office and Retail Use**

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

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

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

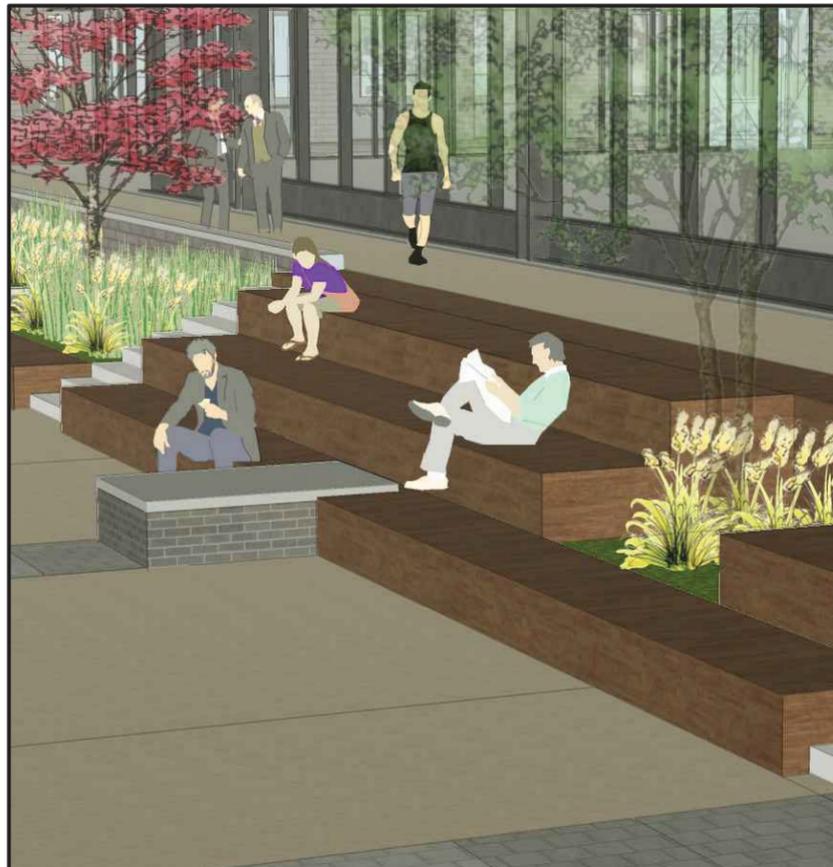




1 VIEW LOOKING NORTH



2 VIEW LOOKING SOUTH



3 VIEW OF LIVING STEPS



4 VIEW LOOKING SOUTH



1 VIEW LOOKING SOUTH



2 VIEW LOOKING NORTH



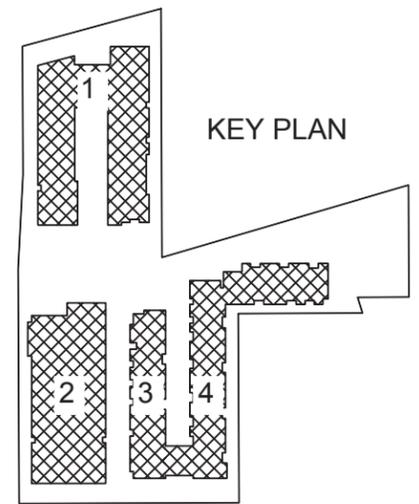
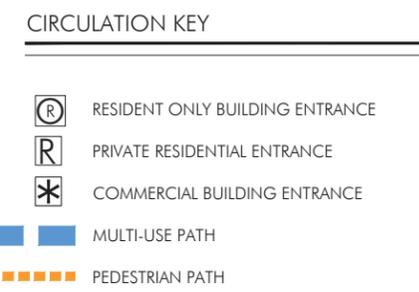
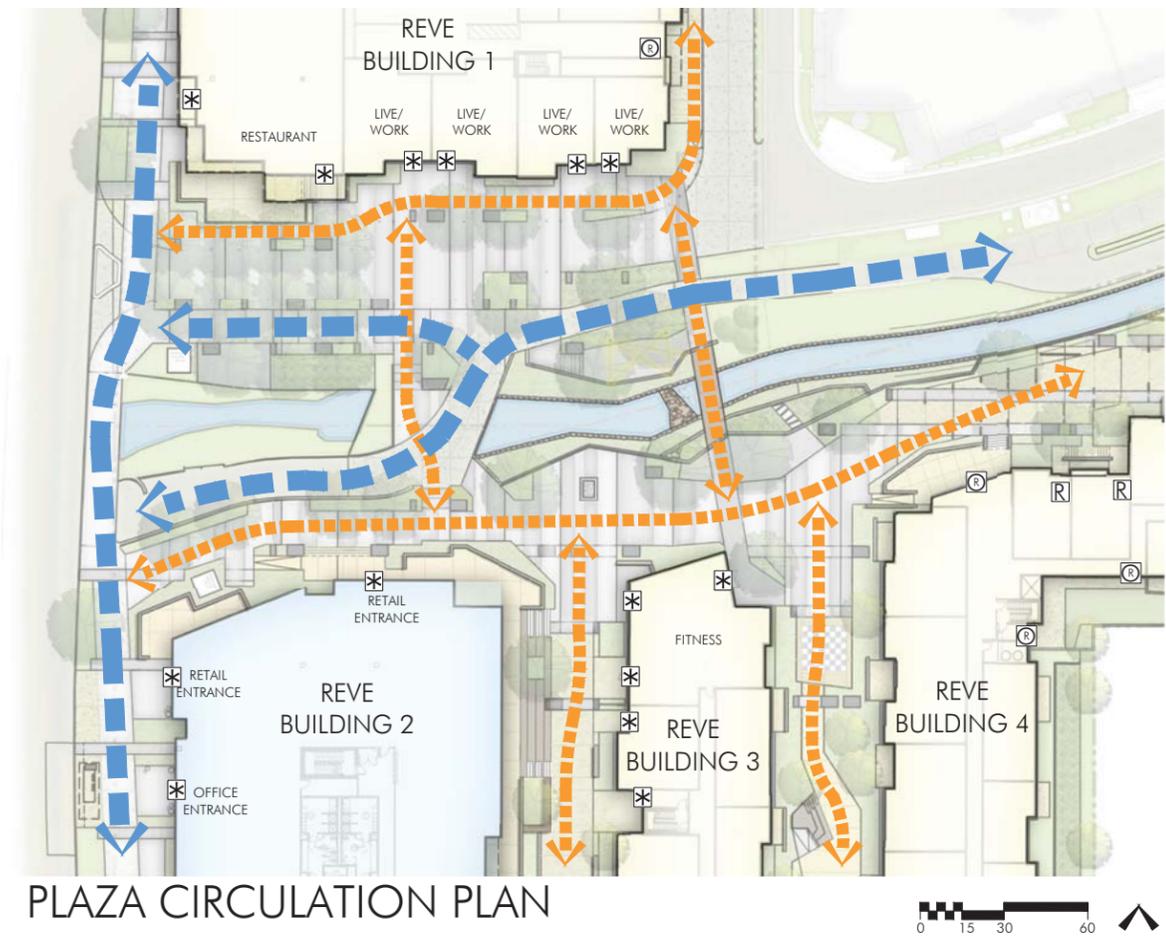
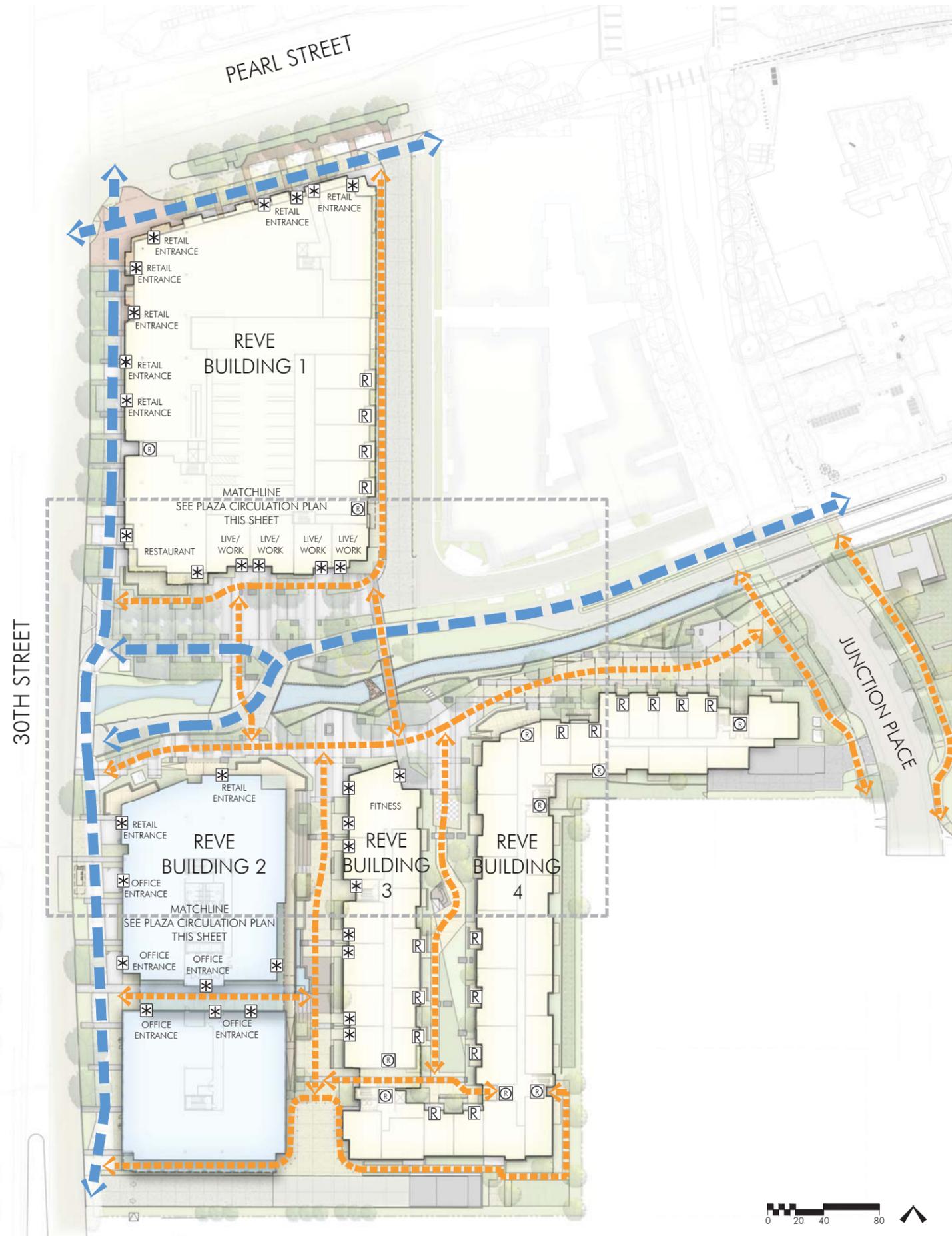
3 VIEW LOOKING NORTH @ CHILDREN'S MOUNTAIN/ SLIDE AND WOODLAND WALK

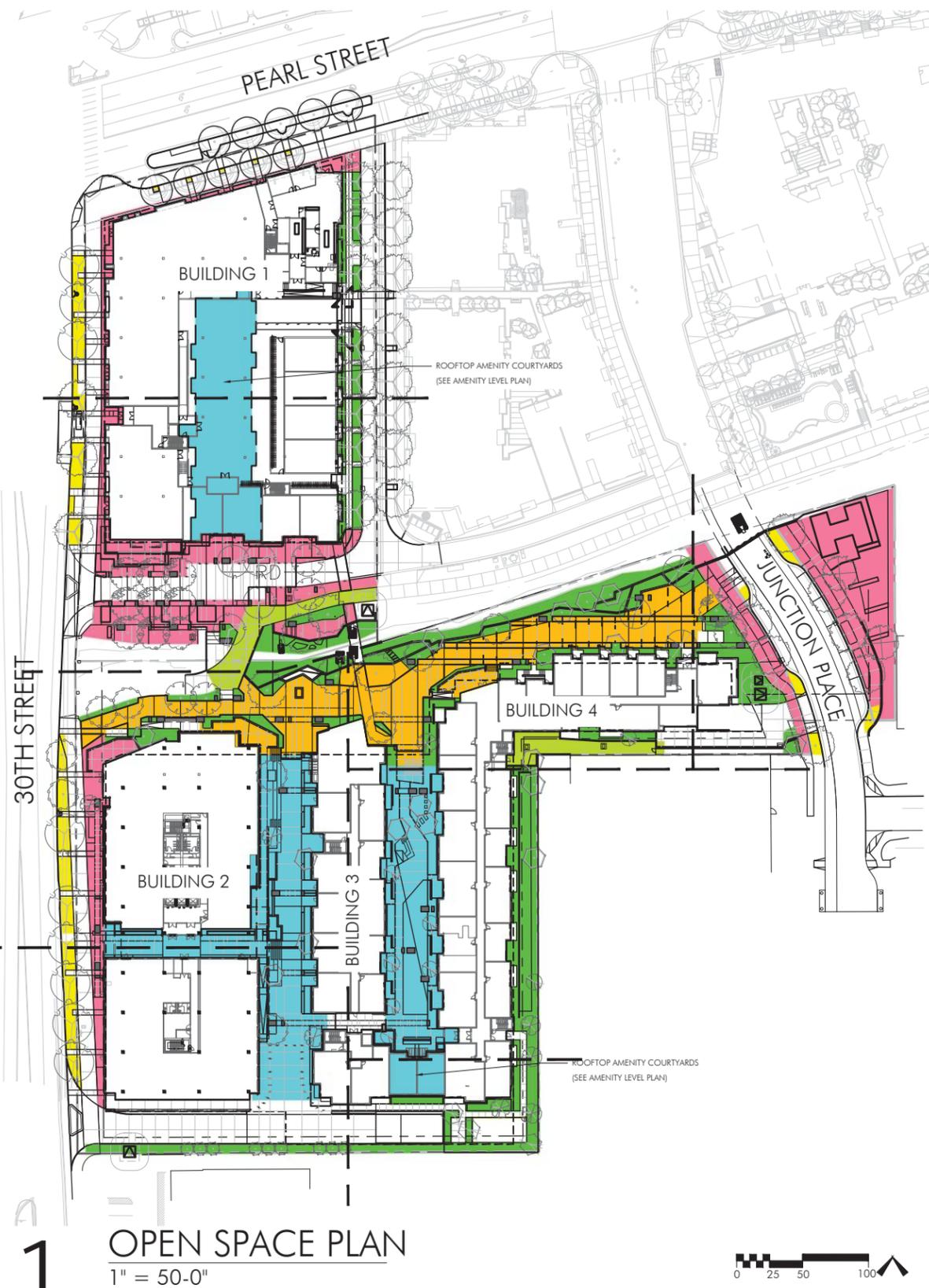


4 VIEW LOOKING SOUTH FROM DITCH

REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
SHEET 7.5.6  
NATURE COURTYARD IMAGES





**Open Space Requirements**

	Total Property	Required Open Space	Type 1A	Type 1B	Type 2	Type 3*	Type 4	Type 5	Total Open Space Provided	% Open Space Provided
North Parcel (MU-4)	84,543 sf	20%	1,582	3,631	2,131	8,614	11,578		27,536 sf	33%
South Parcel (BR-1)	168,771 sf	20%	2,829	18,655	2,369	24,680	13,814	15,801	78,148 sf	46%
	253,314 sf								105,684 sf	42%

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

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

**OPEN SPACE CALCULATIONS**

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

**OPEN SPACE LEGEND**

**Street Tree Requirements**

	Lineal Footage	Required Trees	Provided Trees	Notes
<b>North Parcel</b>				
30th Street	326	11	6	Additional Trees precluded due to Shared Street Access, existing ditch bridge, proposed transit shelter, and utility access
Pearl Street	208	7	5	Existing Trees to be replaced. Additional Trees precluded due to intersection visibility and North-South Connector access
<b>South Parcel</b>				
30th Street	372	12	7	Additional Trees precluded due to Drive Access, existing ditch bridge, and utility access
Junction Place (East)	164	5	4	Additional Trees precluded due to sidewalk transitioning to existing conditions at 32nd St/ Prairie Ave & future bridge structure
Junction Place (West)	181	6	4	Additional Trees precluded due to Fire Lane, driveway access, future bridge structure
<b>Totals</b>		<b>42</b>	<b>26</b>	

**STREET TREE CALCULATIONS**

**Site Landscape Requirements**

	Gross Site Area	Buildings/ Parking	Drives	Net Site	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
North Parcel (MU-4)	84,543 sf	46,103	10,147	28,293	19	25	94	95+
South Parcel (BR-1)	168,771 sf	72,240	9,230	87,301	58	63	291	300+
<b>Totals</b>	253,314 sf	118,343	19,377	115,594	84	88	385	425+

**SITE LANDSCAPE CALCULATIONS**

**BVRC Guidelines**

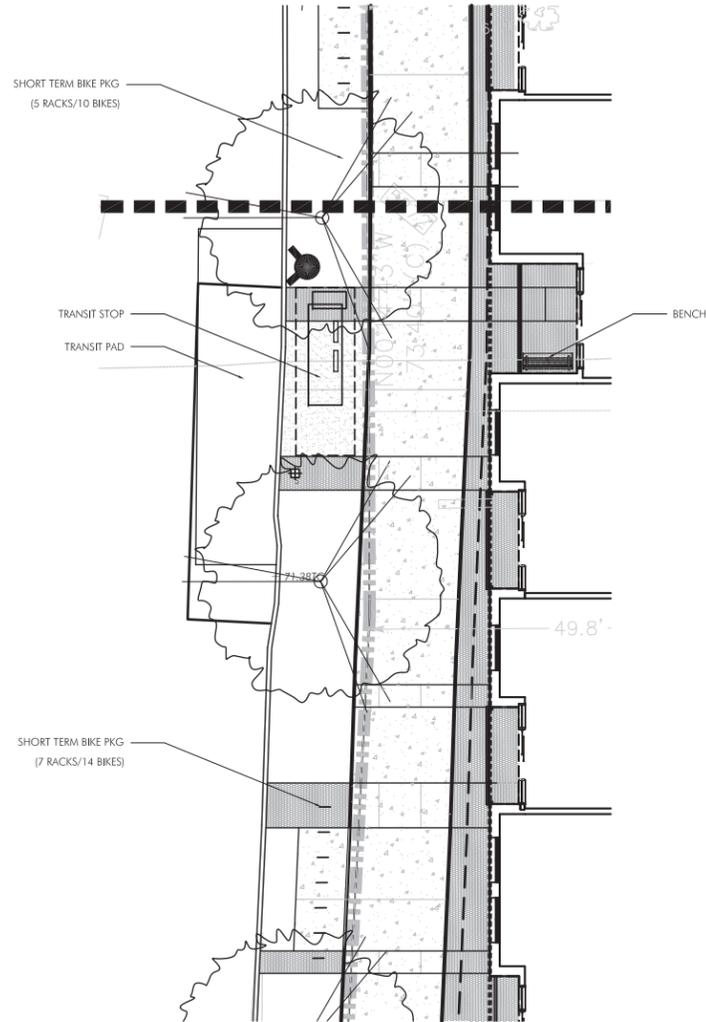
Guideline	North Parcel	South Parcel
3.1.B	Compliant	Compliant
3.1.C	Compliant	Compliant
3.1.D	Compliant	Compliant
3.1.E	Compliant	Compliant
3.1.F	Compliant	Compliant
3.1.G	Compliant	Compliant
3.1.H	Compliant	Compliant
3.1.I	Compliant	Compliant
3.1.J	Compliant	Compliant
3.1.K	Compliant	Compliant
3.1.L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

**BVRC COMPLIANCE**

SECTION 07  
SHEET 7.6  
REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

OPEN SPACE COMPLIANCE AND LANDSCAPE CALCULATIONS

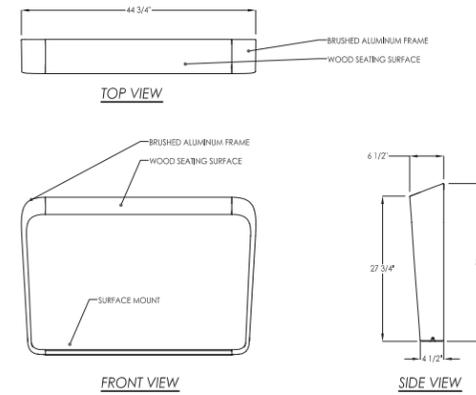
Indicates Compliance  
Indicates Non-Compliance



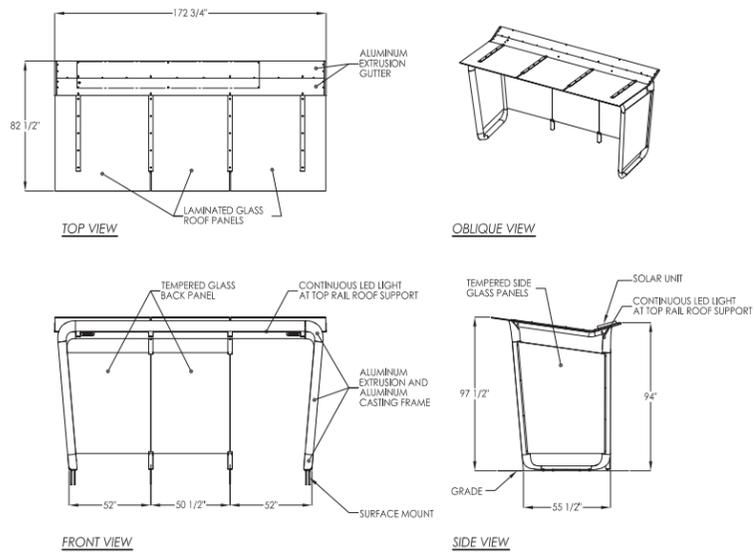
**7** TRANSIT STOP (PLAN VIEW)  
Scale: 1" = 1'-0"



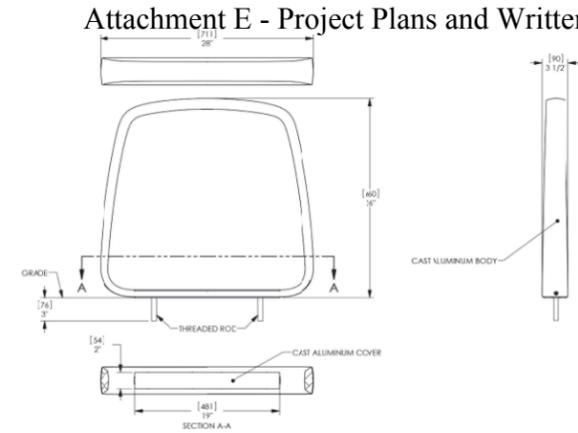
**6** TRANSIT STOP (3D VIEW)  
Scale: NTS



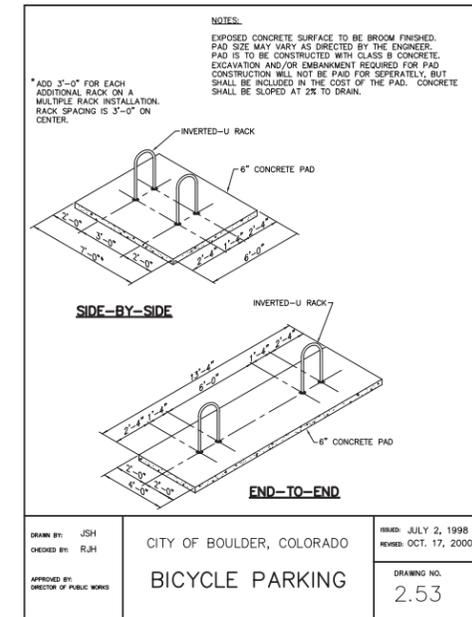
**5** LEAN RAIL @ BUS SHELTER  
Scale: NTS



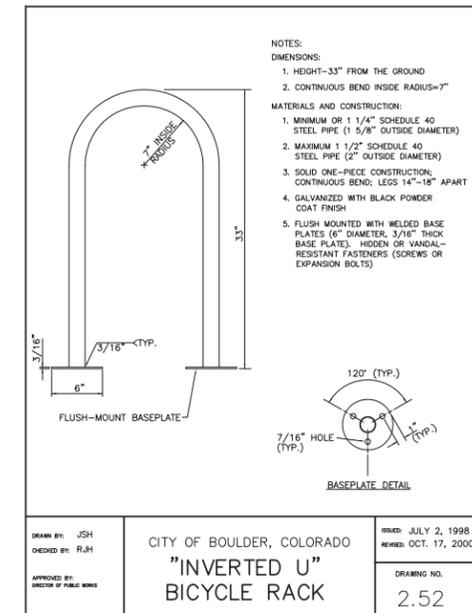
**4** BUS SHELTER  
Scale: NTS



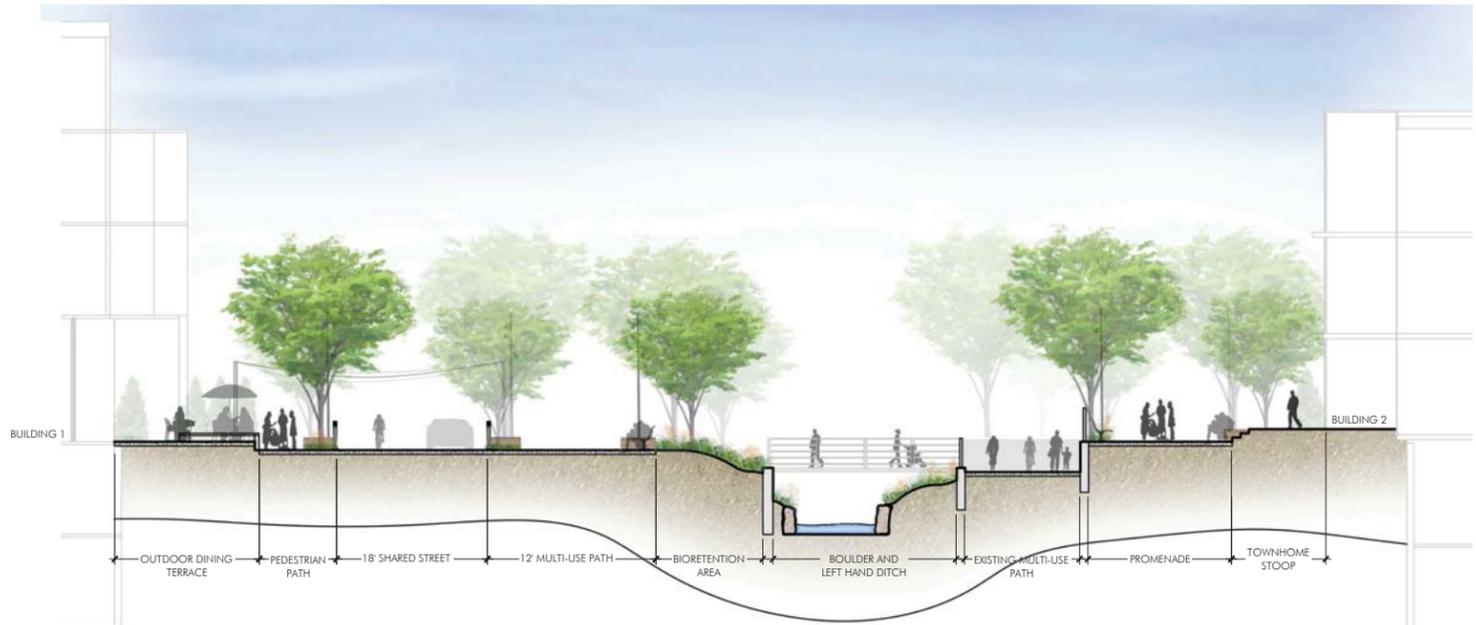
**3** PRIVATE BIKE RACKS  
Scale: NTS



**2** INVERTED U BIKE RACK  
NTS



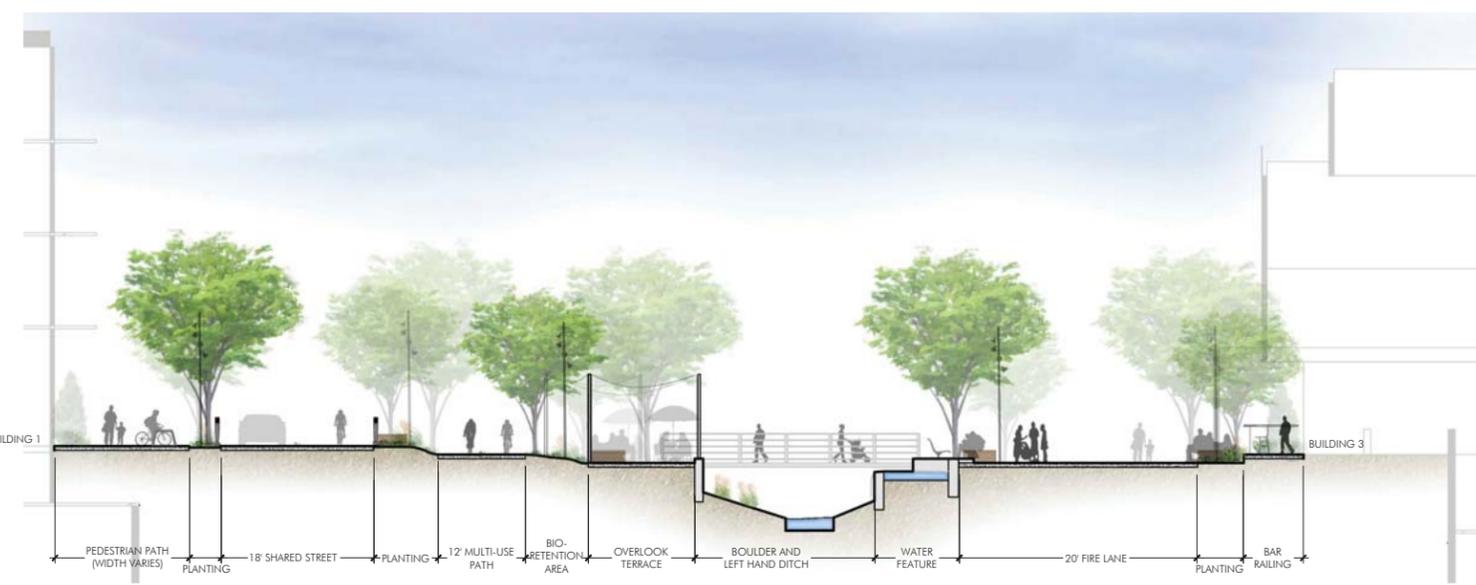
**1** INVERTED U BIKE RACK  
NTS



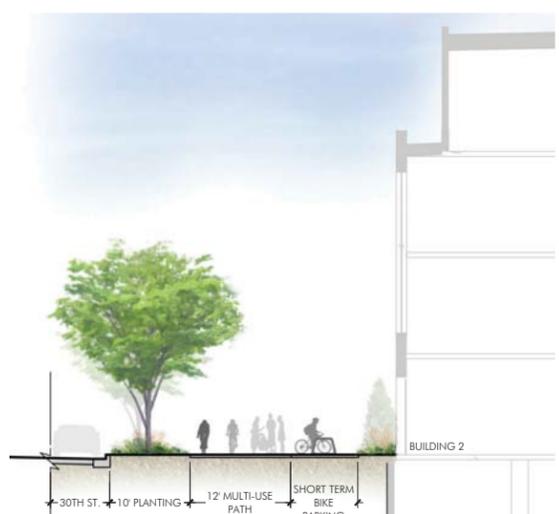
**7** DITCH WEST (BLDG 1-2)  
 Scale: 1" = 10'-0"



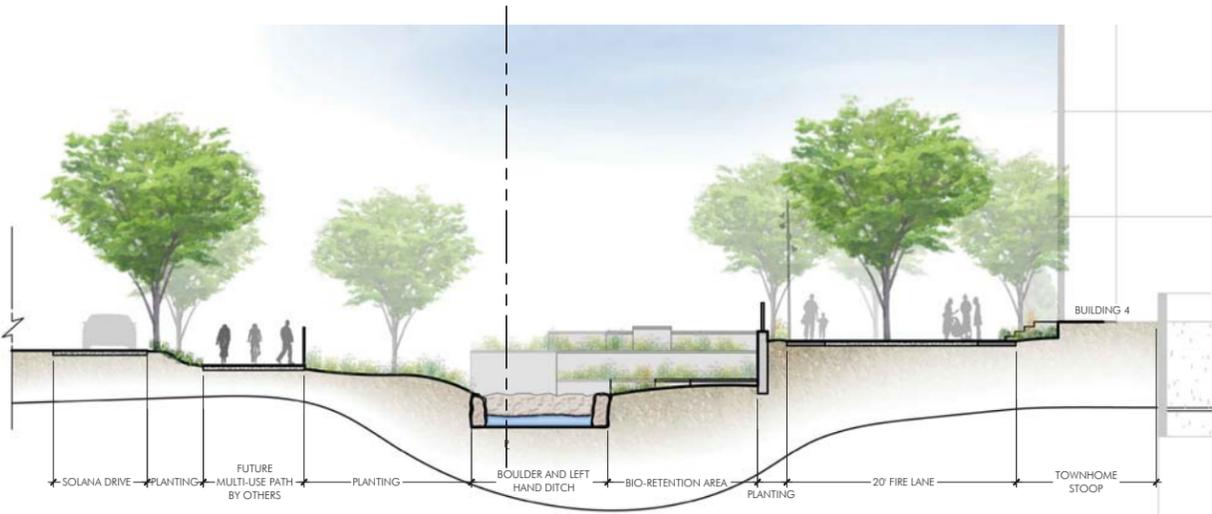
**3** PEARL PLACE BUILDING 1 WEST  
 Scale: 1" = 10'-0"



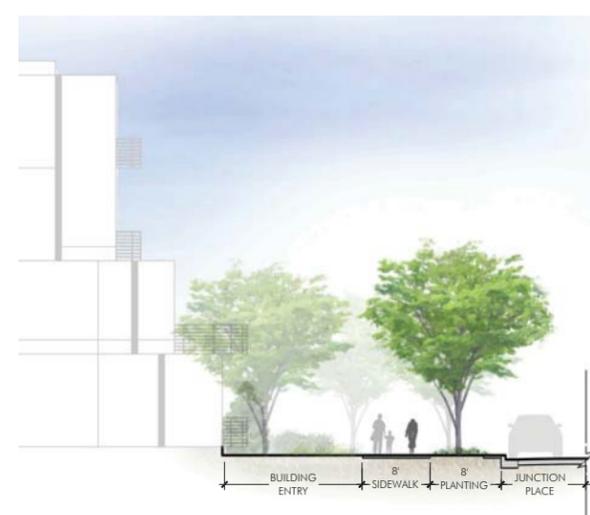
**6** DITCH MIDDLE (BLDG 1-3)  
 Scale: 1" = 10'-0"



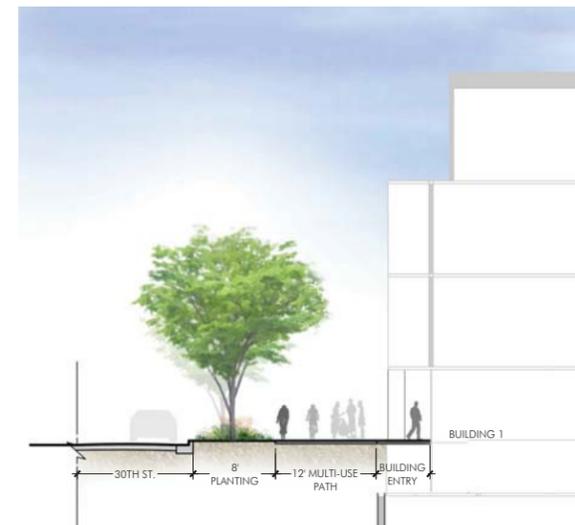
**2** 30TH STREET BUILDING 2 NORTH  
 Scale: 1" = 10'-0"



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



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



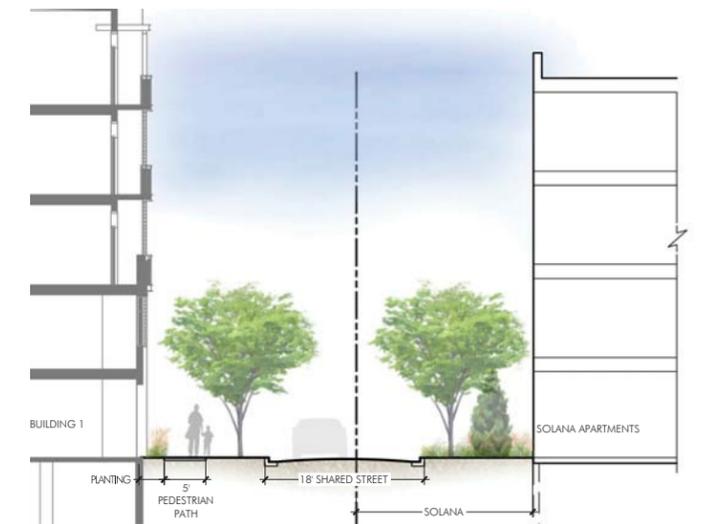
**1** 30TH STREET BUILDING 1 NORTH  
 Scale: 1" = 10'-0"

REVE  
 SITE REVIEW SUBMITTAL | 01/08/2016

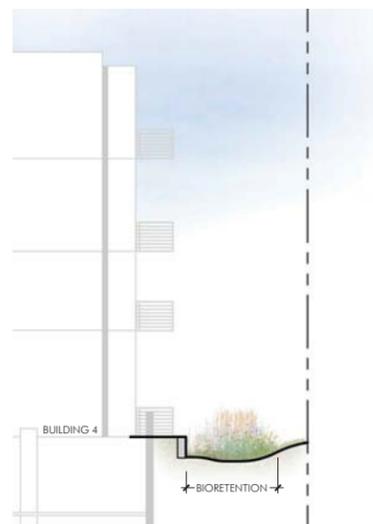
SECTION 07  
 SHEET 7.8  
 ELEVATIONS AND SECTIONS



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



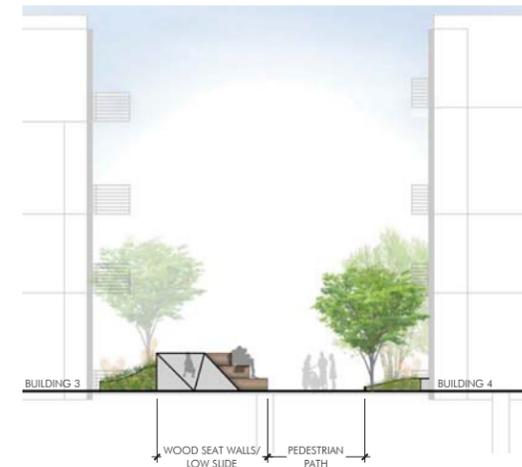
5 NORTH/SOUTH CONNECTIONS  
Scale: 1" = 10'-0"



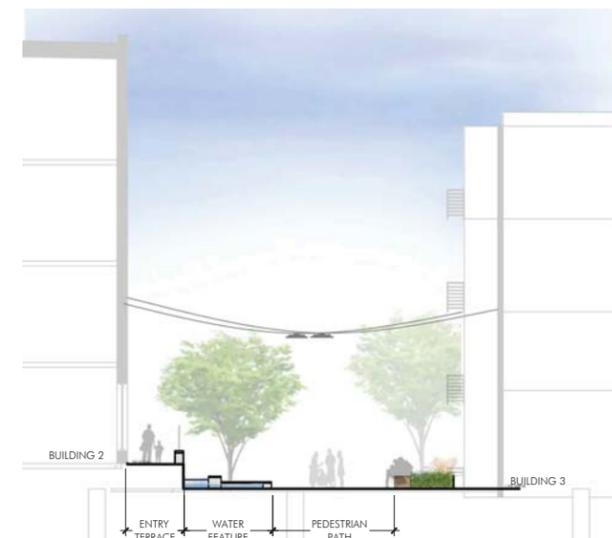
4 BIORETENTION @ BLDG 4/PROPERTY LINE  
Scale: 1" = 10'-0"



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



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



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



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



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

**REVE**  
SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
SHEET 7.9.1  
ELEVATIONS AND SECTIONS



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



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

**REVE**  
 SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
 SHEET 7.9.2  
 ELEVATIONS AND SECTIONS



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



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

**REVE**  
 SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
 SHEET 7.9.3  
 ELEVATIONS AND SECTIONS



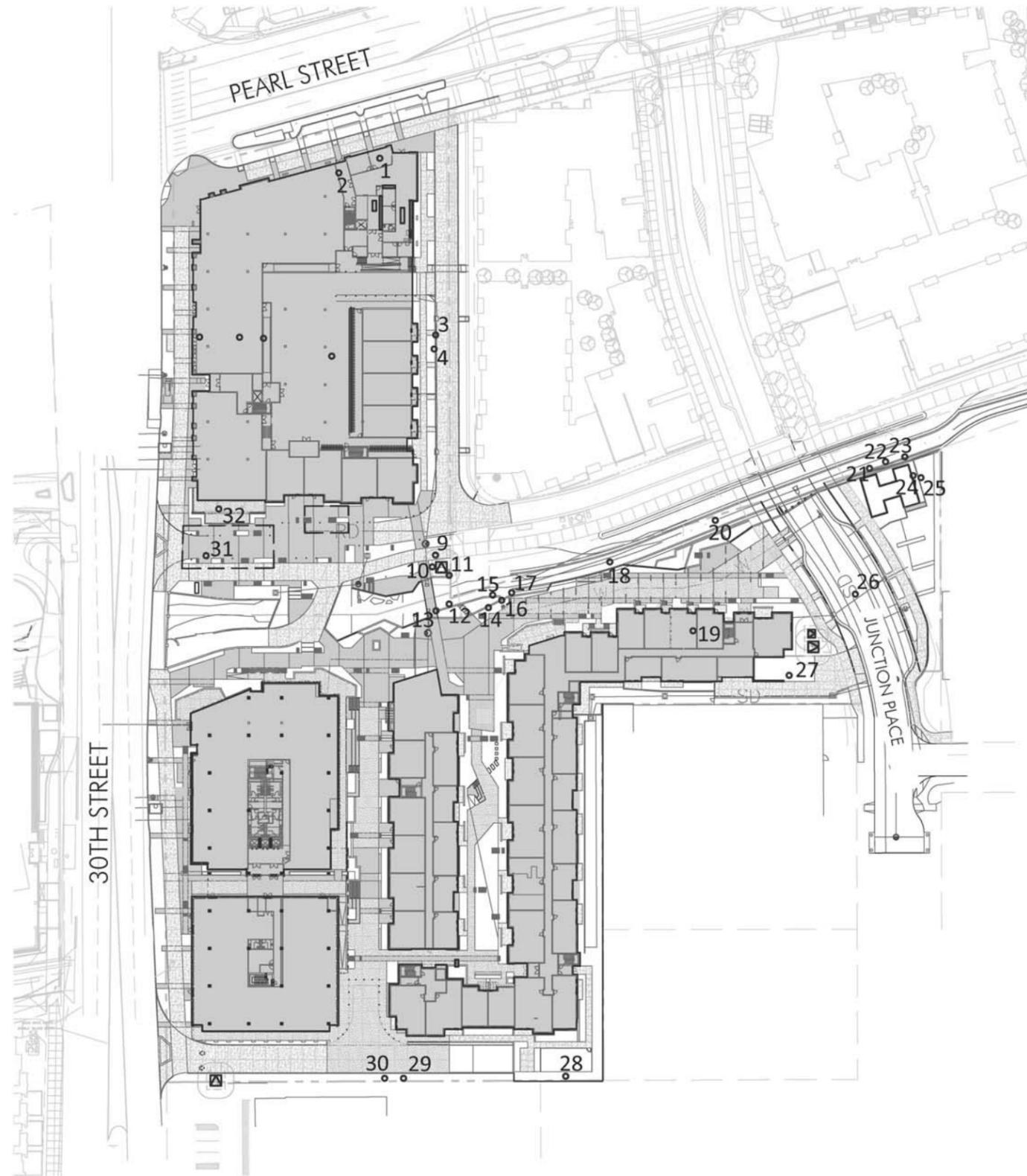
**2** EAST ELEVATION - NATURE COURTYARD (LOOKING @ BLDG 4)  
Scale: 1" = 10'-0"



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

**REVE**  
SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
SHEET 7.9.4  
ELEVATIONS AND SECTIONS



TREE REPORT AND TREE SURVEY

Table 1. Tree Inventory Results

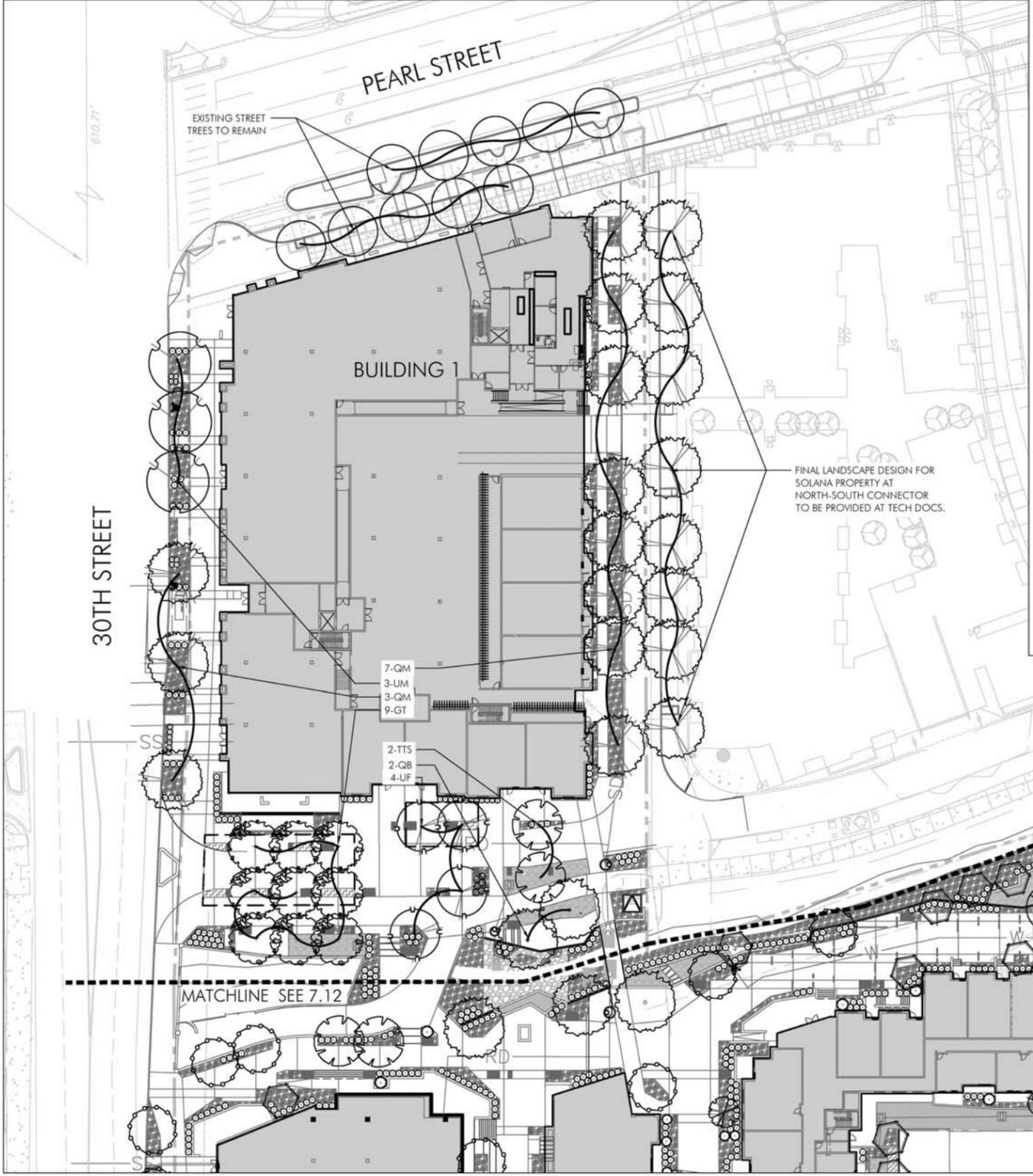
ID #	Common Name	Scientific Name	DBH (in)	Condition	Comments or Recommendations
1	Two-needle pinyon	<i>Pinus edulis</i>	7, 7.5	Excellent	-Native species
2	Tree of heaven	<i>Ailanthus altissima</i>	8	Good	-Non-native species -Close proximity to building
3	Tree of heaven	<i>Ailanthus altissima</i>	8, 8	Good	-Non-native species -Some maintenance required
4	Green ash	<i>Fraxinus pennsylvanica</i>	14	Good	-Native species -Some maintenance required -EAB concern
5	Tree of heaven	<i>Ailanthus altissima</i>	6	Good	-Non-native species -Some maintenance required
6	Siberian elm	<i>Ulmus pumila</i>	7	Good	-Native species -Some maintenance required
7	Quaking aspen	<i>Populus tremuloides</i>	7	Fair	-Native species -Some maintenance required -Potential freeze damage
8	Green ash	<i>Fraxinus pennsylvanica</i>	16	Good	-Native species -Some maintenance required -EAB concern
9	Green ash	<i>Fraxinus pennsylvanica</i>	13	Good	-Native species -Some maintenance required -EAB concern
10	Green ash	<i>Fraxinus pennsylvanica</i>	12	Good	-Native species -Some maintenance required -EAB concern
11	Tree of heaven	<i>Ailanthus altissima</i>	10	Good	-Non-native species -Some maintenance required
12	Tree of heaven	<i>Ailanthus altissima</i>	13	Good	-Non-native species -Some maintenance required
13	Siberian elm	<i>Ulmus pumila</i>	8, 15	Good	-Non-native species -Some maintenance required
14	Black locust	<i>Robinia pseudoacacia</i>	8, 12	Good	-Native species -Some maintenance required
15	Black locust	<i>Robinia pseudoacacia</i>	6, 8, 8	Good	-Native species -Some maintenance required
16	Black locust	<i>Robinia pseudoacacia</i>	13	Good	-Native species -Some maintenance required
17	Black locust	<i>Robinia pseudoacacia</i>	6, 10	Good	-Native species -Some maintenance required
18	Eastern cottonwood	<i>Populus deltoides</i>	27, 25	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
19	Black locust	<i>Robinia pseudoacacia</i>	7, 10, 10	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
20	Siberian elm	<i>Ulmus pumila</i>	6.5	Good	-Non-native species -Some maintenance required
21	American elm	<i>Ulmus americana</i>	14.5, 12	Fair	-Native species -Some maintenance required -Eroded roots along ditch banks
22	Crack willow	<i>Salix fragilis</i>	27, 23	Fair	-Non-native species -Some maintenance required -Eroded roots along ditch banks
23	Boxelder	<i>Acer negundo</i>	9, 9, 10	Good	-Native species -Some maintenance required
24	Green ash	<i>Fraxinus pennsylvanica</i>	7.5	Good	-Native species -Some maintenance required -EAB concern
25	Boxelder	<i>Acer negundo</i>	7	Good	-Native species -Some maintenance required
26	Green ash	<i>Fraxinus pennsylvanica</i>	8.5	Good	-Native species -Some maintenance required -EAB concern
27	Siberian elm	<i>Ulmus pumila</i>	10, 8, 8	Fair	-Non-native species -Some maintenance required -Abutting fence
28	Tree of heaven	<i>Ailanthus altissima</i>	9	Fair	-Non-native species -Some maintenance required -Abutting fence
29	Tree of heaven	<i>Ailanthus altissima</i>	10	Fair	-Non-native species -Some maintenance required -Abutting fence
30	Tree of heaven	<i>Ailanthus altissima</i>	6	Fair	-Non-native species -Some maintenance required -Abutting fence
31	Green ash	<i>Fraxinus pennsylvanica</i>	10	Excellent	-Native species -Some maintenance required -EAB concern
32	Green ash	<i>Fraxinus pennsylvanica</i>	7.5	Excellent	-Native species -Some maintenance required -EAB concern

-ID# refers to Figure 1: ERC Tree Inventory Map 4/28/2015  
 -DBH refers to diameter at breast height measured at 54 inches above ground  
 -Multiple DBH values indicate tree trunk branching at measured height

NOTES:  
 1. ALL EXISTING TREES TO BE REMOVED.

REVE  
 SITE REVIEW SUBMITTAL | 01/08/2016

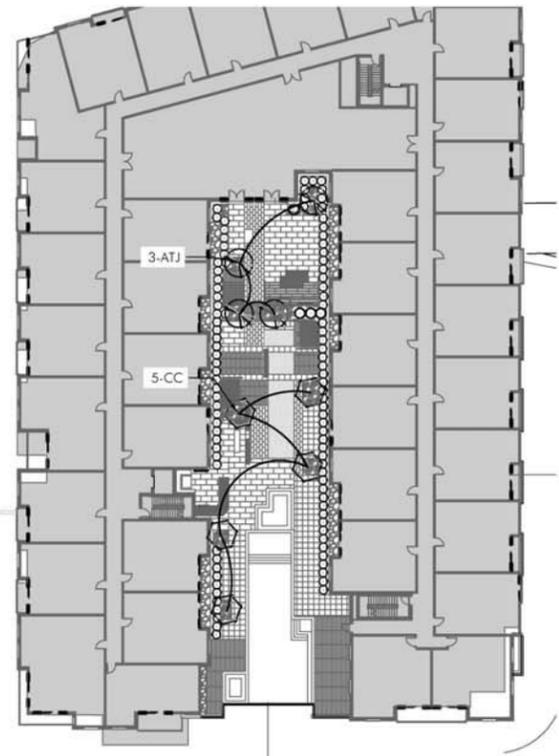
SECTION 07  
 SHEET 7.10  
 TREE SURVEY & TREE REPORT



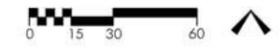
LANDSCAPE LEGEND

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

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



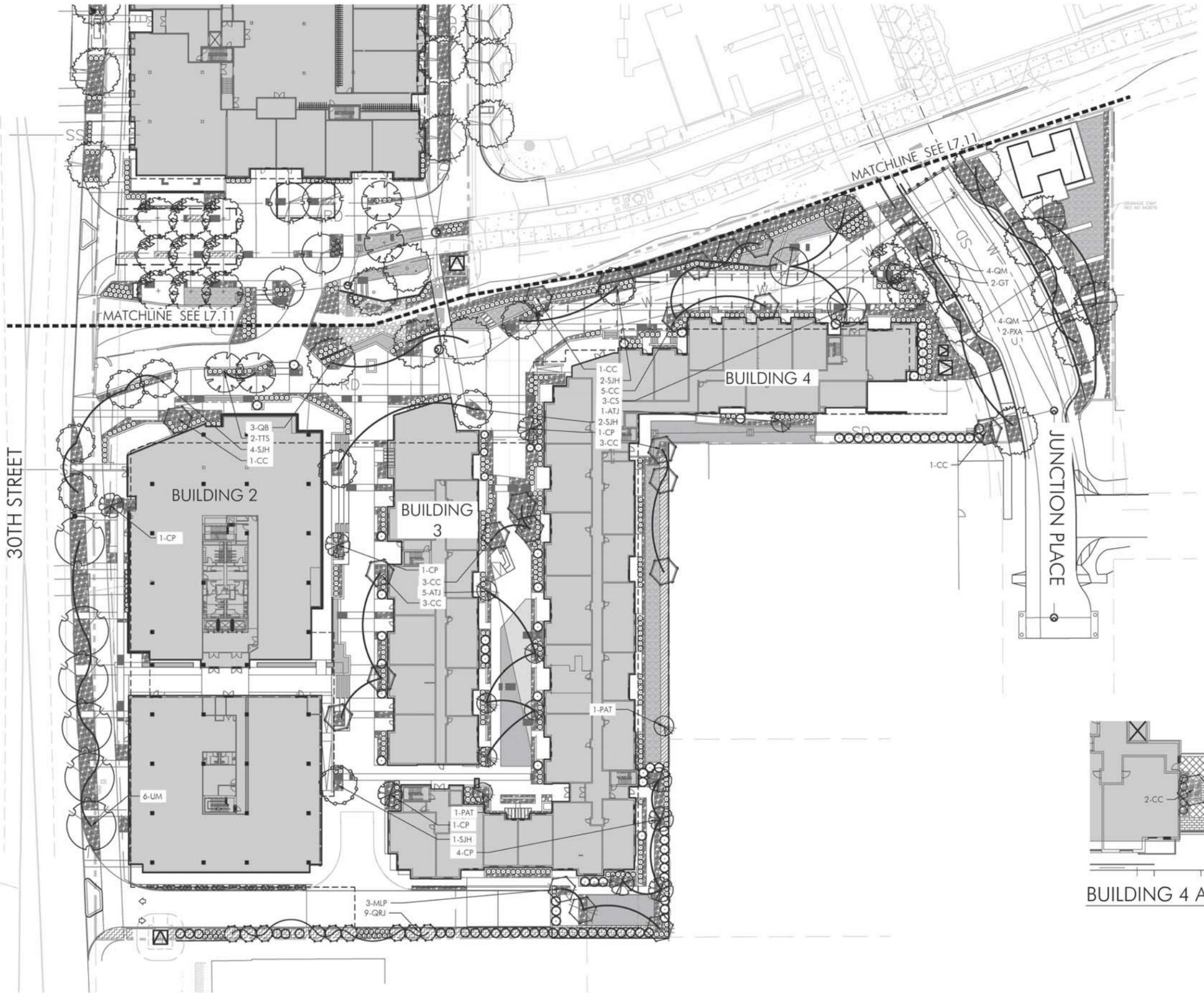
AMENITY LEVEL



LANDSCAPE PLAN-NORTH

REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

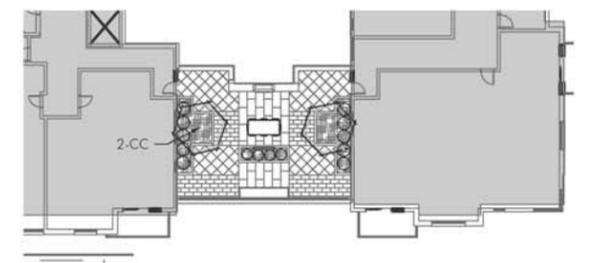
SECTION 07  
SHEET 7.11  
LANDSCAPE PLAN-NORTH

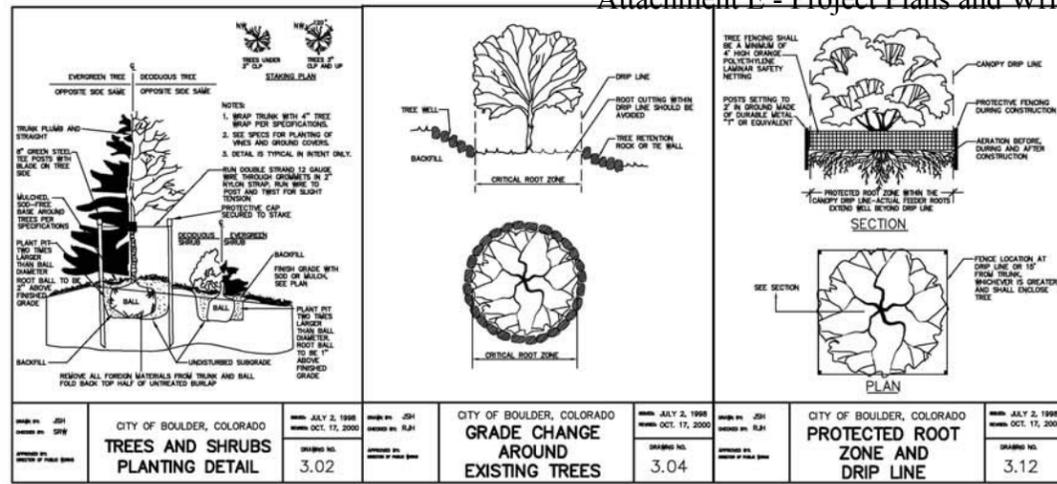


LANDSCAPE LEGEND

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

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

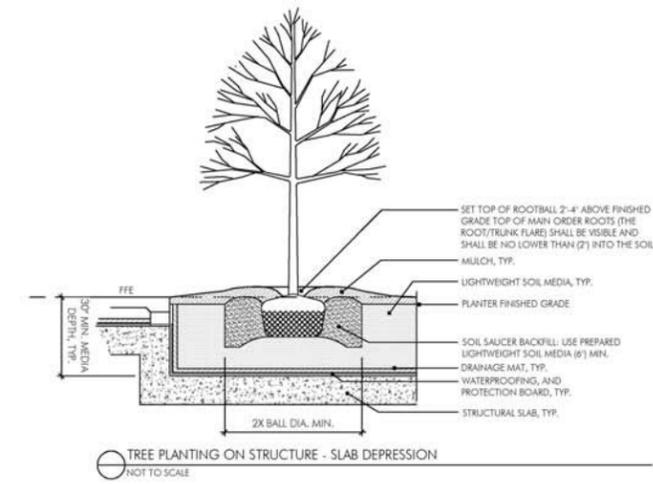
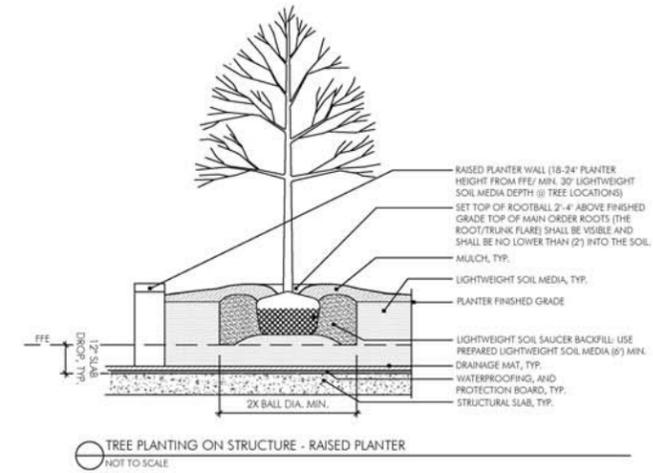
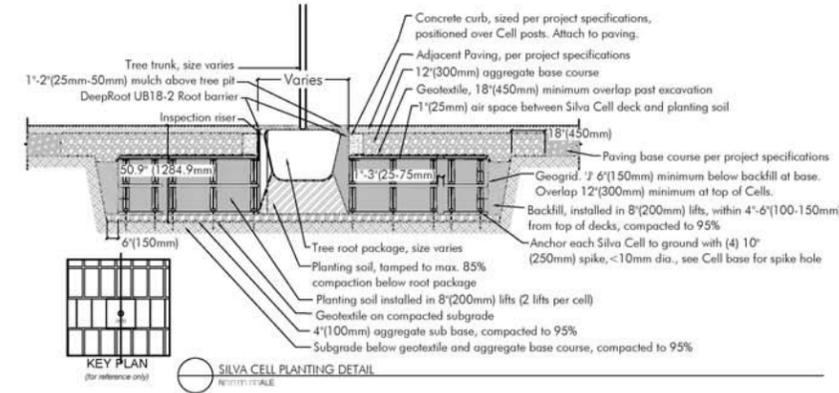




NOTE:  
TREES AT THE ROOFTOP AMENITY TERRACES NOT SHOWN AND TO BE INSTALLED PER THE RAISED PLANTER CONDITION.

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

OPEN SPACE LEGEND



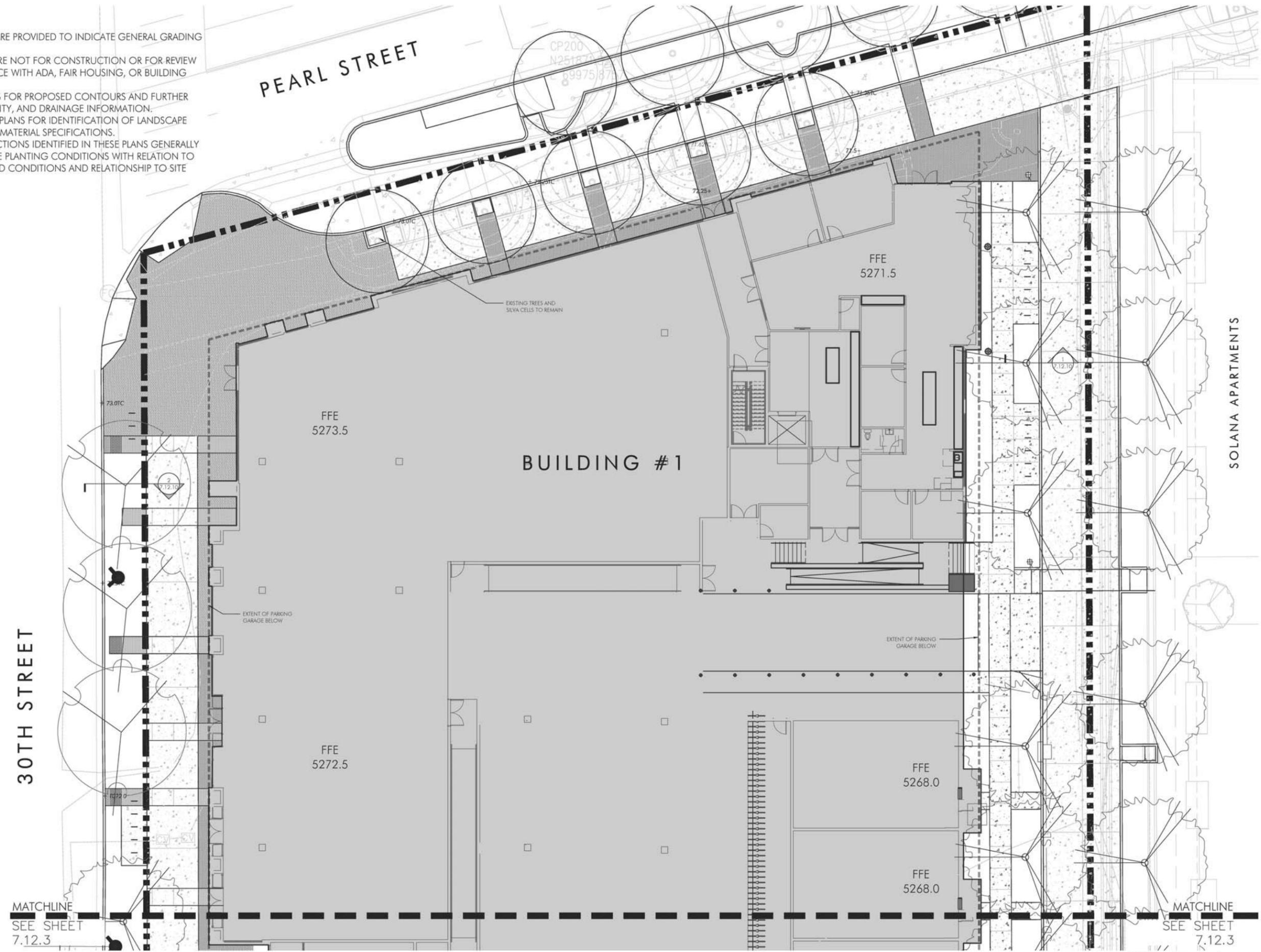
TREE PLANTING DIAGRAM

1" = 50'-0"



NOTES:

1. THESE PLANS ARE PROVIDED TO INDICATE GENERAL GRADING INTENT.
2. THESE PLANS ARE NOT FOR CONSTRUCTION OR FOR REVIEW OF COMPLIANCE WITH ADA, FAIR HOUSING, OR BUILDING CODES.
3. SEE CIVIL PLANS FOR PROPOSED CONTOURS AND FURTHER GRADING, UTILITY, AND DRAINAGE INFORMATION.
4. SEE MATERIALS PLANS FOR IDENTIFICATION OF LANDSCAPE FEATURES AND MATERIAL SPECIFICATIONS.
5. SITE CROSS SECTIONS IDENTIFIED IN THESE PLANS GENERALLY DEPICT ALL TREE PLANTING CONDITIONS WITH RELATION TO UNDERGROUND CONDITIONS AND RELATIONSHIP TO SITE ELEMENTS.



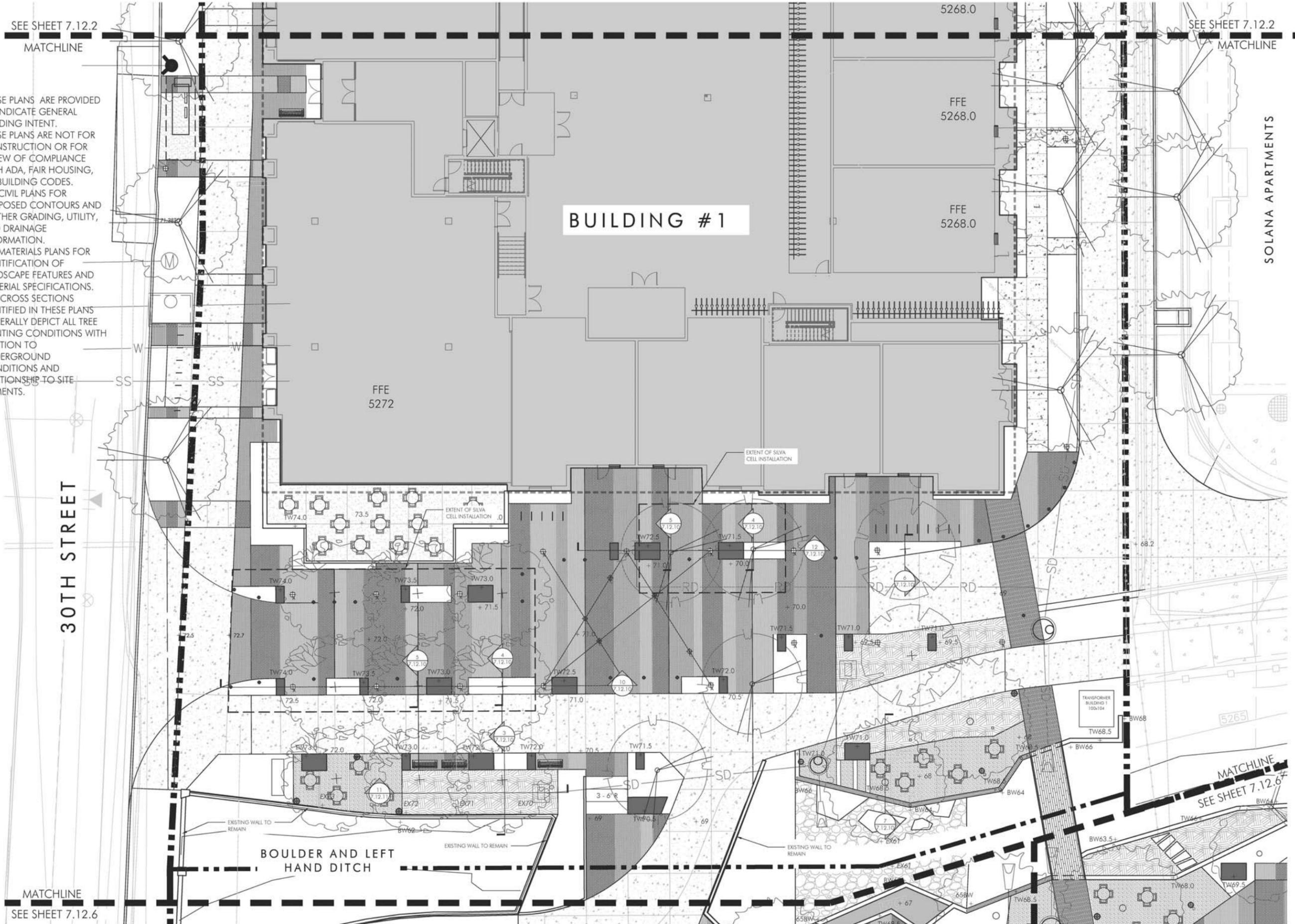
SECTION 07  
SHEET 7.12.2  
TREE PLANTING AND SPOT GRADE PLAN 1

REVE

SITE REVIEW SUBMITTAL | 01/08/2016

NOTES:

1. THESE PLANS ARE PROVIDED TO INDICATE GENERAL GRADING INTENT.
2. THESE PLANS ARE NOT FOR CONSTRUCTION OR FOR REVIEW OF COMPLIANCE WITH ADA, FAIR HOUSING, OR BUILDING CODES.
3. SEE CIVIL PLANS FOR PROPOSED CONTOURS AND FURTHER GRADING, UTILITY, AND DRAINAGE INFORMATION.
4. SEE MATERIALS PLANS FOR IDENTIFICATION OF LANDSCAPE FEATURES AND MATERIAL SPECIFICATIONS.
5. SITE CROSS SECTIONS IDENTIFIED IN THESE PLANS GENERALLY DEPICT ALL TREE PLANTING CONDITIONS WITH RELATION TO UNDERGROUND CONDITIONS AND RELATIONSHIP TO SITE ELEMENTS.



30TH STREET

SOLANA APARTMENTS

REVE

SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
SHEET 7.12.3  
TREE PLANTING AND SPOT GRADE PLAN 2

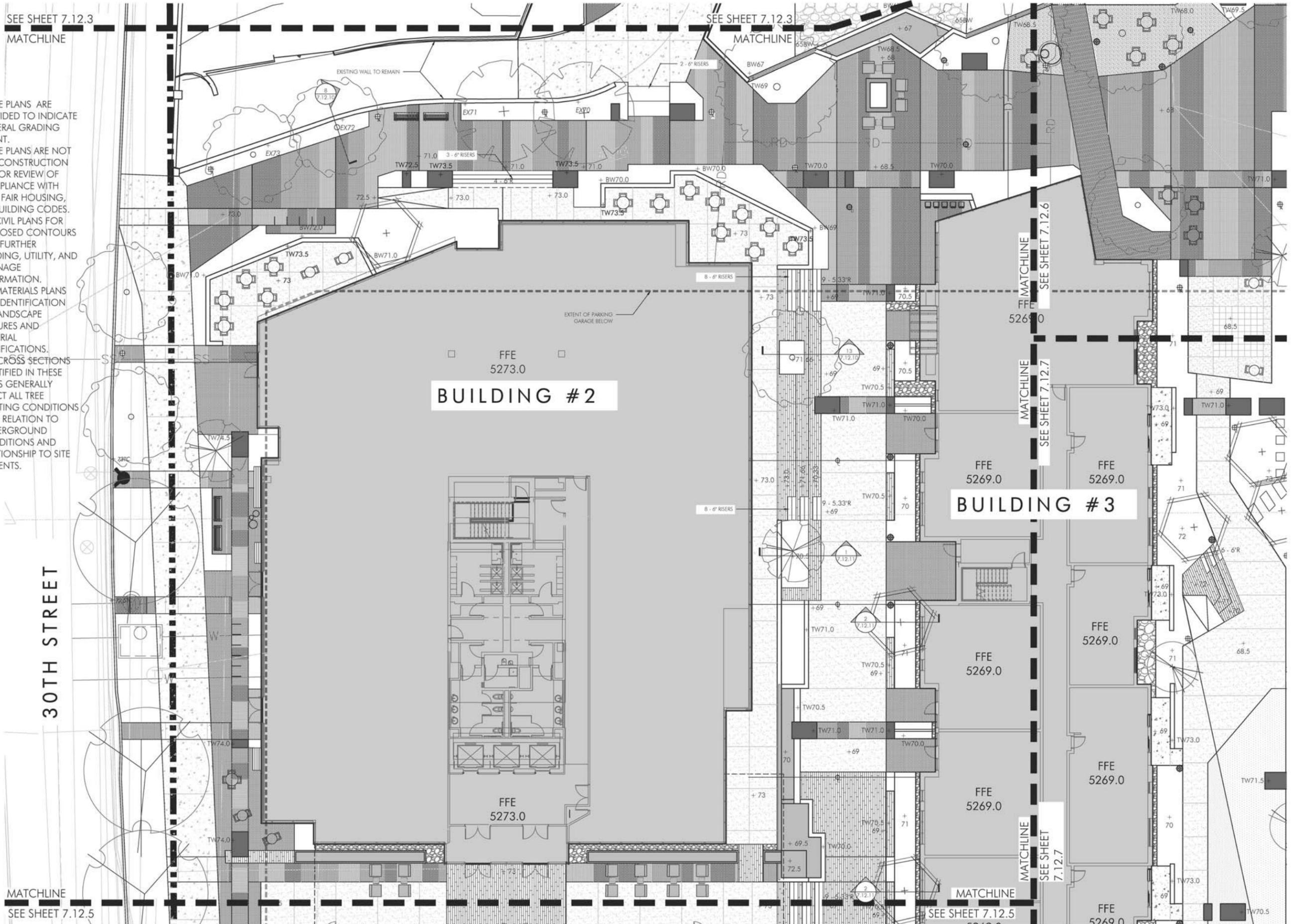


SEE SHEET 7.12.3  
 MATCHLINE

SEE SHEET 7.12.3  
 MATCHLINE

NOTES:

1. THESE PLANS ARE PROVIDED TO INDICATE GENERAL GRADING INTENT.
2. THESE PLANS ARE NOT FOR CONSTRUCTION OR FOR REVIEW OF COMPLIANCE WITH ADA, FAIR HOUSING, OR BUILDING CODES.
3. SEE CIVIL PLANS FOR PROPOSED CONTOURS AND FURTHER GRADING, UTILITY, AND DRAINAGE INFORMATION.
4. SEE MATERIALS PLANS FOR IDENTIFICATION OF LANDSCAPE FEATURES AND MATERIAL SPECIFICATIONS.
5. SITE CROSS SECTIONS IDENTIFIED IN THESE PLANS GENERALLY DEPICT ALL TREE PLANTING CONDITIONS WITH RELATION TO UNDERGROUND CONDITIONS AND RELATIONSHIP TO SITE ELEMENTS.



MATCHLINE  
 SEE SHEET 7.12.5

MATCHLINE  
 SEE SHEET 7.12.5

30TH STREET

REVE  
 SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 07  
 SHEET 7.12.4  
 TREE PLANTING AND SPOT GRADE PLAN 3

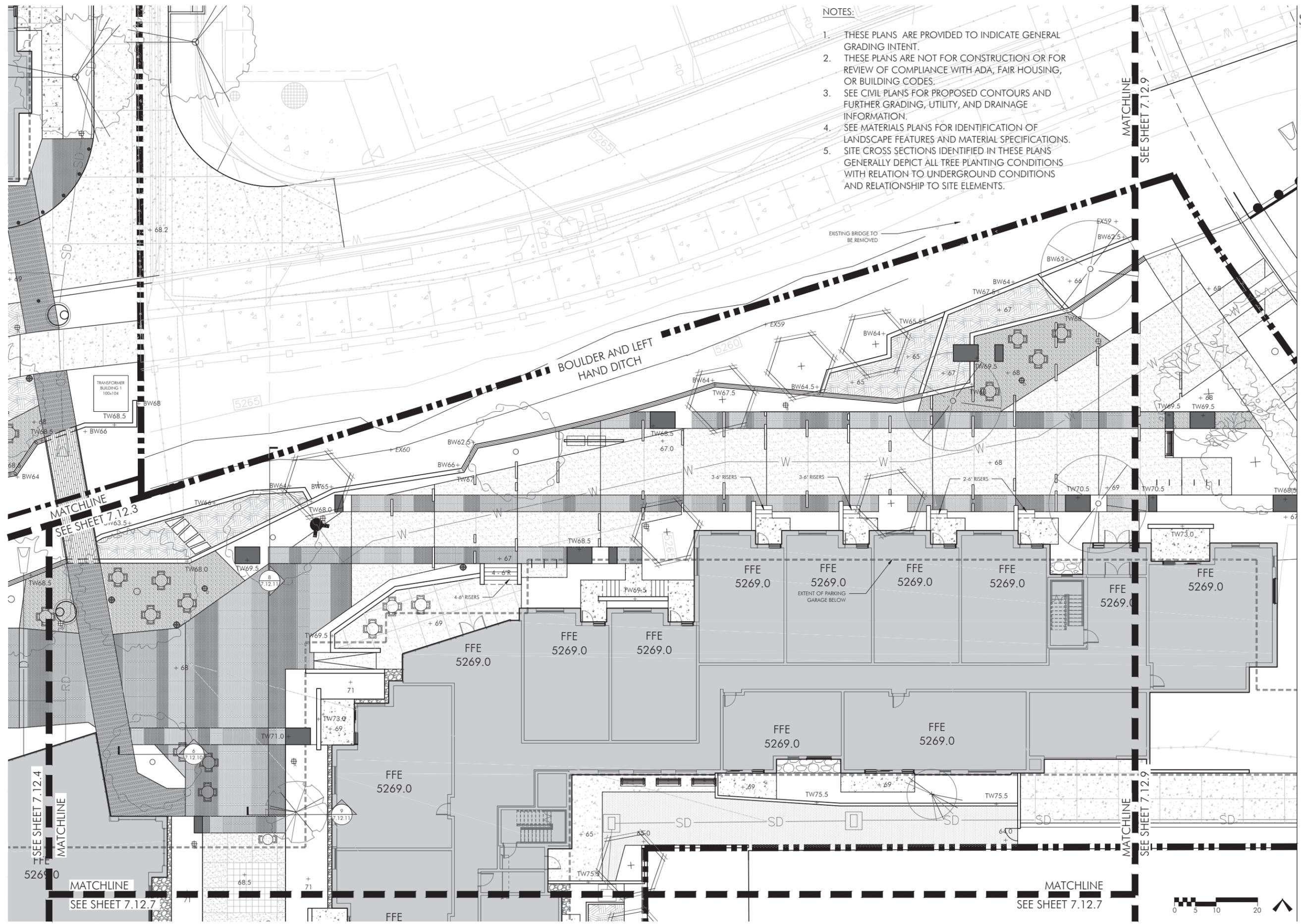




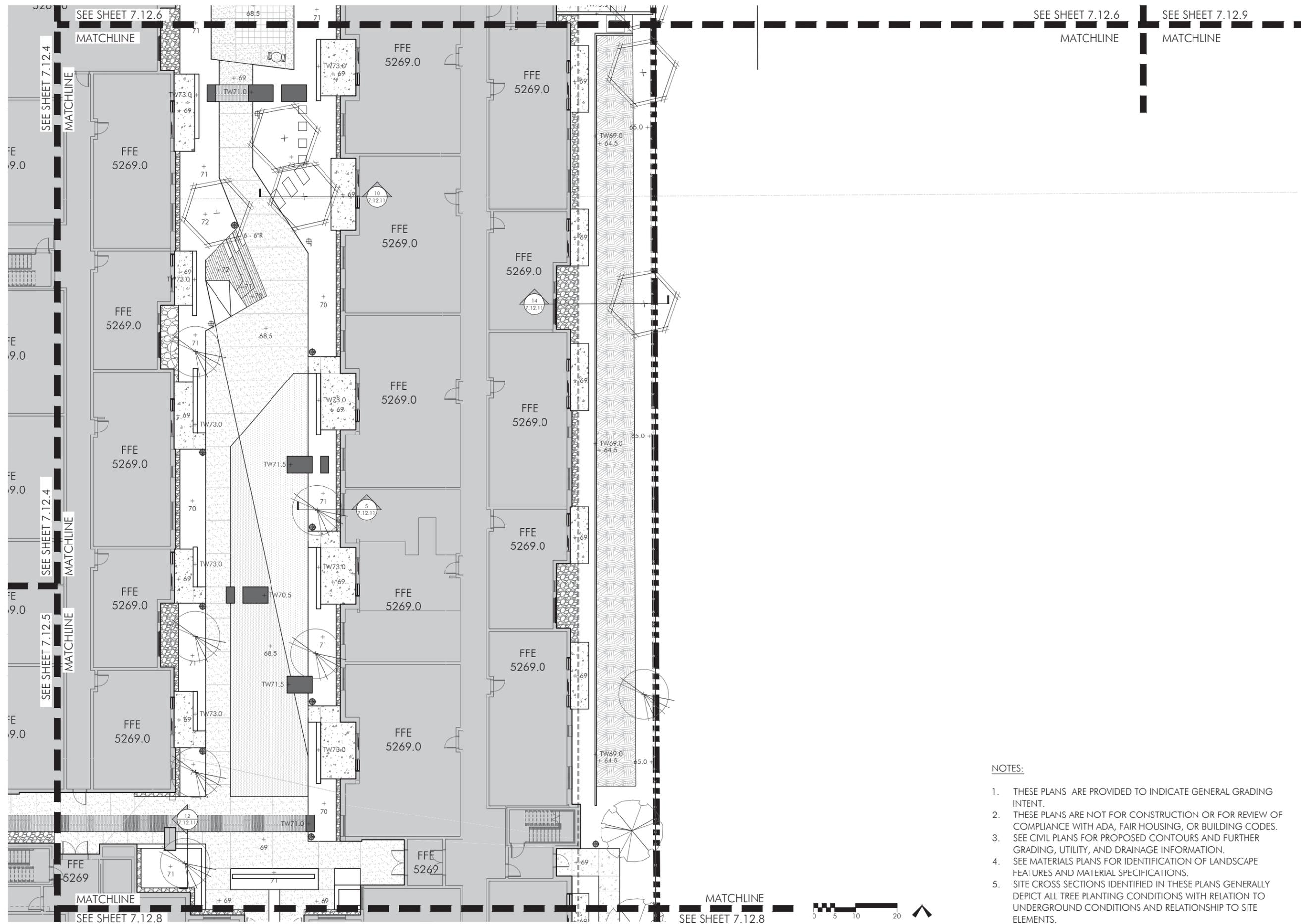


NOTES:

- 1. THESE PLANS ARE PROVIDED TO INDICATE GENERAL GRADING INTENT.
- 2. THESE PLANS ARE NOT FOR CONSTRUCTION OR FOR REVIEW OF COMPLIANCE WITH ADA, FAIR HOUSING, OR BUILDING CODES.
- 3. SEE CIVIL PLANS FOR PROPOSED CONTOURS AND FURTHER GRADING, UTILITY, AND DRAINAGE INFORMATION.
- 4. SEE MATERIALS PLANS FOR IDENTIFICATION OF LANDSCAPE FEATURES AND MATERIAL SPECIFICATIONS. SITE CROSS SECTIONS IDENTIFIED IN THESE PLANS GENERALLY DEPICT ALL TREE PLANTING CONDITIONS WITH RELATION TO UNDERGROUND CONDITIONS AND RELATIONSHIP TO SITE ELEMENTS.



SECTION 07  
 SHEET 7.12.6  
 TREE PLANTING AND SPOT GRADE PLAN 5  
 SITE REVIEW SUBMITTAL | 01/08/2016  
**REVE**



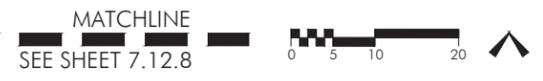
NOTES:

1. THESE PLANS ARE PROVIDED TO INDICATE GENERAL GRADING INTENT.
2. THESE PLANS ARE NOT FOR CONSTRUCTION OR FOR REVIEW OF COMPLIANCE WITH ADA, FAIR HOUSING, OR BUILDING CODES.
3. SEE CIVIL PLANS FOR PROPOSED CONTOURS AND FURTHER GRADING, UTILITY, AND DRAINAGE INFORMATION.
4. SEE MATERIALS PLANS FOR IDENTIFICATION OF LANDSCAPE FEATURES AND MATERIAL SPECIFICATIONS.
5. SITE CROSS SECTIONS IDENTIFIED IN THESE PLANS GENERALLY DEPICT ALL TREE PLANTING CONDITIONS WITH RELATION TO UNDERGROUND CONDITIONS AND RELATIONSHIP TO SITE ELEMENTS.

SECTION 07  
 SHEET 7.12.7  
 TREE PLANTING AND SPOT GRADE PLAN 6

**REVE**

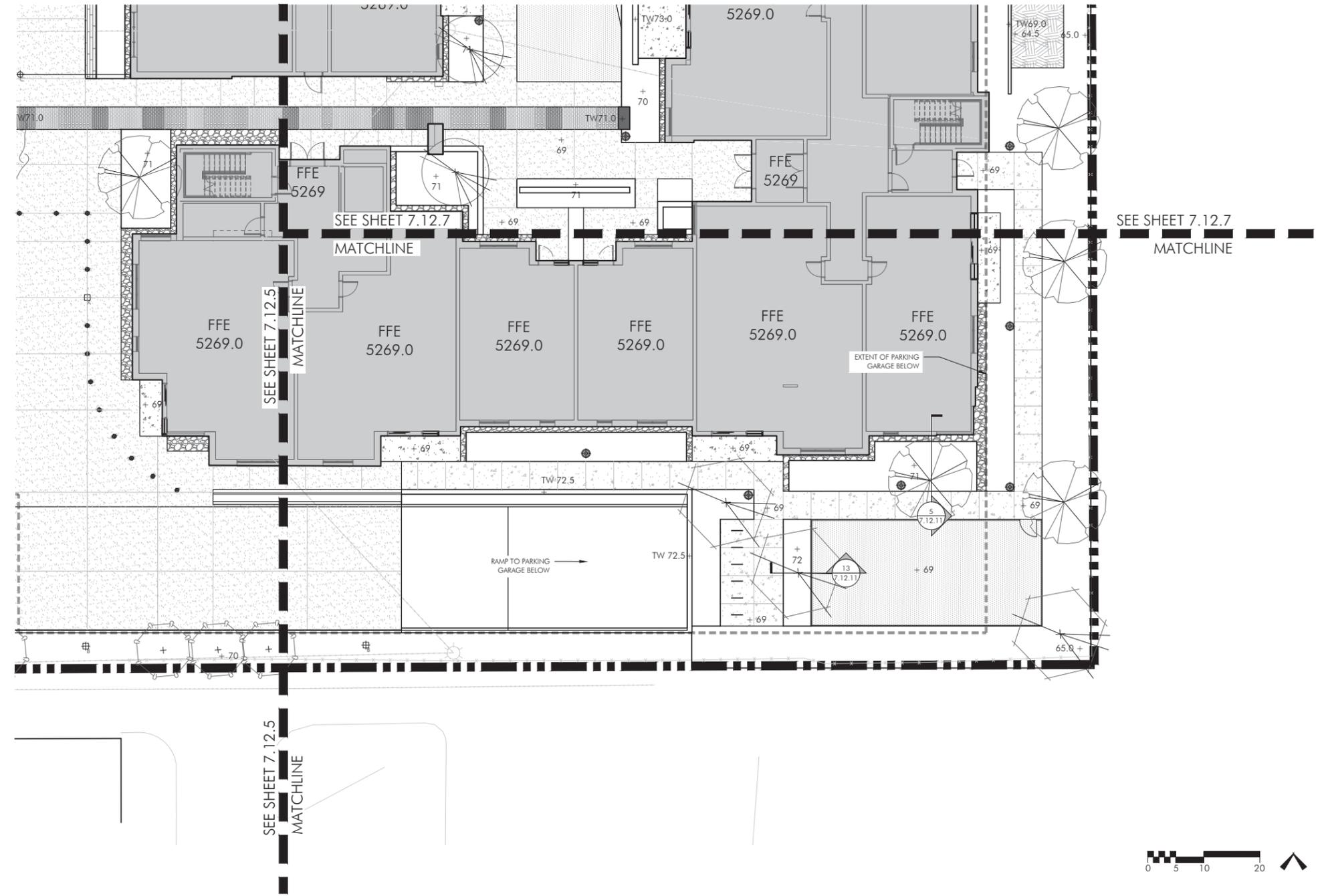
SITE REVIEW SUBMITTAL | 01/08/2016





NOTES:

- 1. THESE PLANS ARE PROVIDED TO INDICATE GENERAL GRADING INTENT.
- 2. THESE PLANS ARE NOT FOR CONSTRUCTION OR FOR REVIEW OF COMPLIANCE WITH ADA, FAIR HOUSING, OR BUILDING CODES.
- 3. SEE CIVIL PLANS FOR PROPOSED CONTOURS AND FURTHER GRADING, UTILITY, AND DRAINAGE INFORMATION.
- 4. SEE MATERIALS PLANS FOR IDENTIFICATION OF LANDSCAPE FEATURES AND MATERIAL SPECIFICATIONS.
- 5. SITE CROSS SECTIONS IDENTIFIED IN THESE PLANS GENERALLY DEPICT ALL TREE PLANTING CONDITIONS WITH RELATION TO UNDERGROUND CONDITIONS AND RELATIONSHIP TO SITE ELEMENTS.

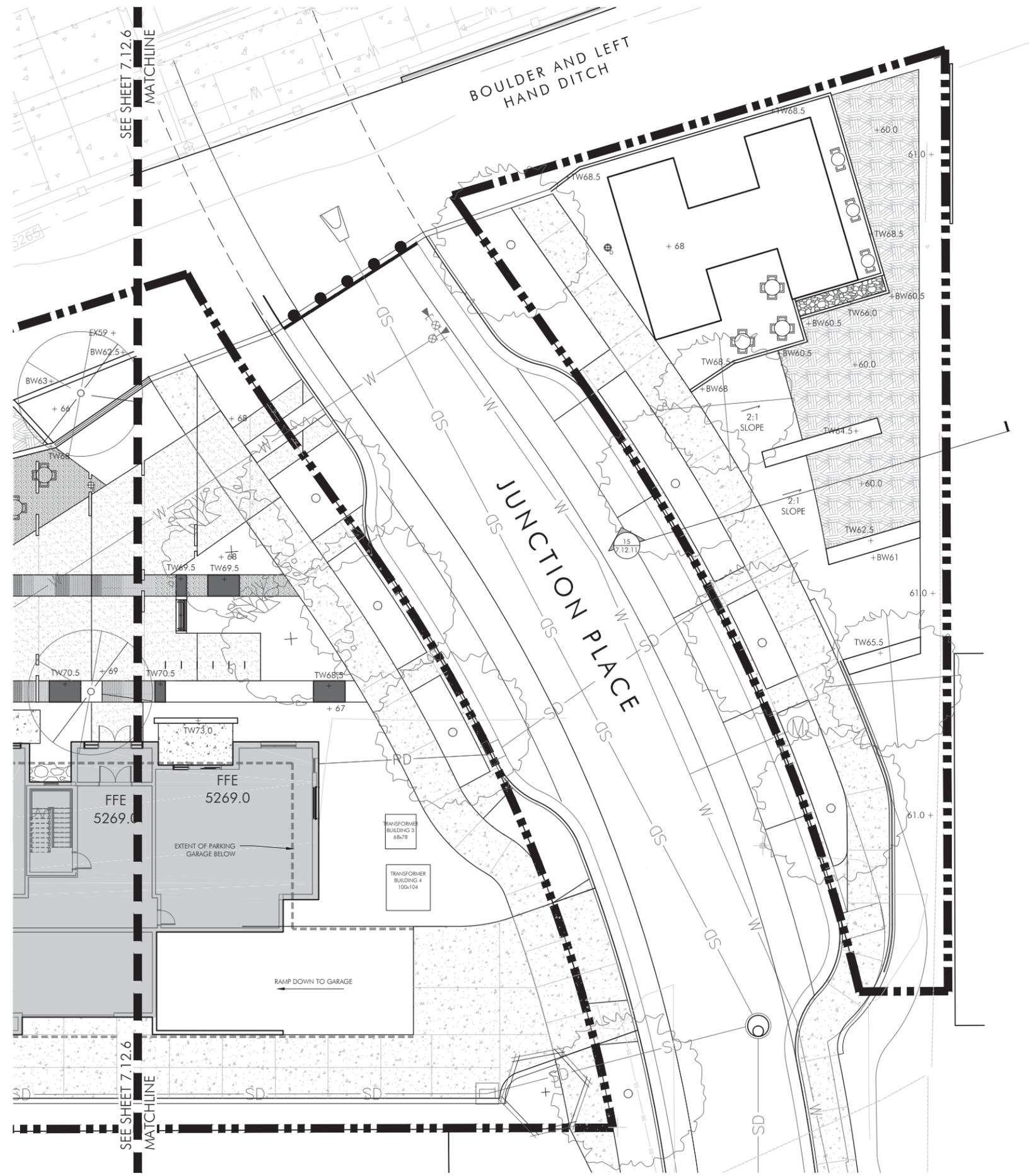


SECTION 07  
SHEET 7.12.8  
TREE PLANTING AND SPOT GRADE PLAN 7

REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

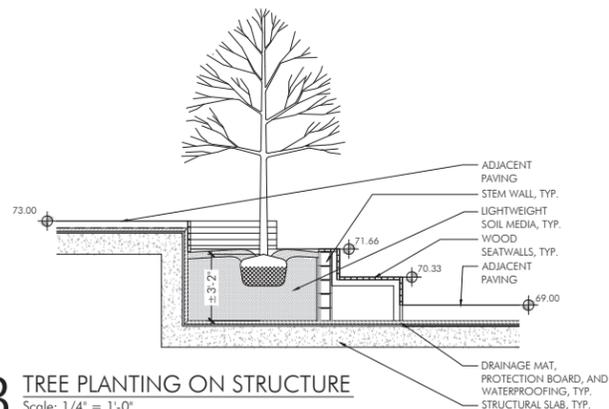
NOTES:

- 1. THESE PLANS ARE PROVIDED TO INDICATE GENERAL GRADING INTENT.
- 2. THESE PLANS ARE NOT FOR CONSTRUCTION OR FOR REVIEW OF COMPLIANCE WITH ADA, FAIR HOUSING, OR BUILDING CODES.
- 3. SEE CIVIL PLANS FOR PROPOSED CONTOURS AND FURTHER GRADING, UTILITY, AND DRAINAGE INFORMATION.
- 4. SEE MATERIALS PLANS FOR IDENTIFICATION OF LANDSCAPE FEATURES AND MATERIAL SPECIFICATIONS.
- 5. SITE CROSS SECTIONS IDENTIFIED IN THESE PLANS GENERALLY DEPICT ALL TREE PLANTING CONDITIONS WITH RELATION TO UNDERGROUND CONDITIONS AND RELATIONSHIP TO SITE ELEMENTS.

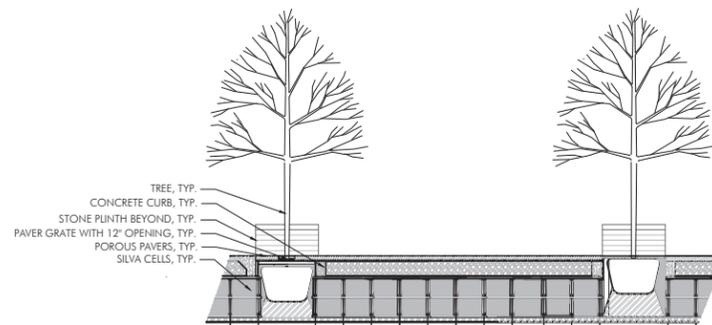


**REVE**  
 SECTION 07  
 SHEET 7.12.9  
 TREE PLANTING AND SPOT GRADE PLAN 8

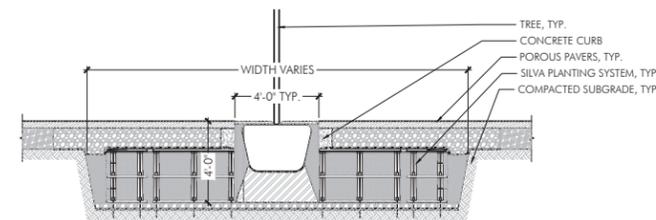
SITE REVIEW SUBMITTAL | 01/08/2016



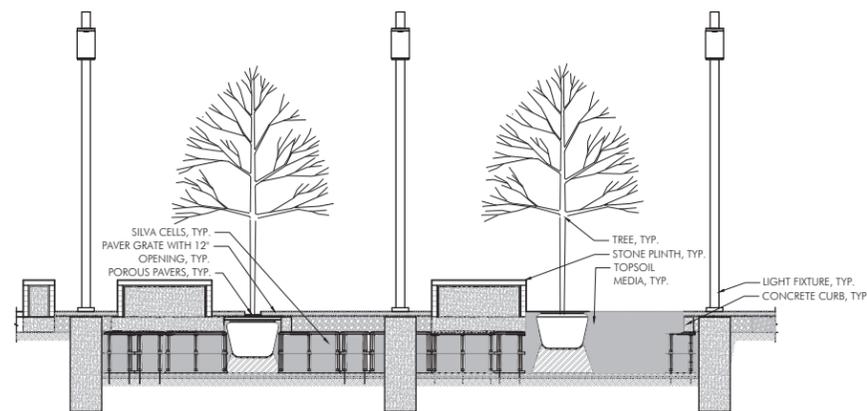
**13** TREE PLANTING ON STRUCTURE  
 Scale: 1/4" = 1'-0"



**9** TREE PLANTING AT SILVA CELLS  
 Scale: 3/16" = 1'-0"

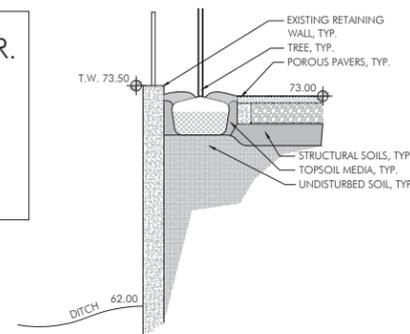


**4** TREE PLANTING AT SILVA CELL  
 Scale: 1/4" = 1'-0"

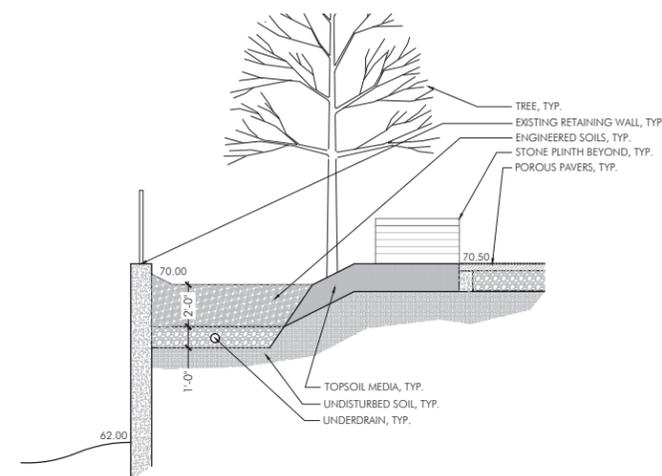


**12** PLANTING AT SILVA CELLS  
 Scale: 3/16" = 1'-0"

SHADE TREES ARE SPECIFIED AT 3" CALIPER. FLOWERING TREES ARE SPECIFIED AT 2" CALIPER. ROOTBALLS ARE GRAPHICALLY DEPICTED WITHIN THE ACCEPTABLE SIZE RANGES PER ANSI STANDARDS.



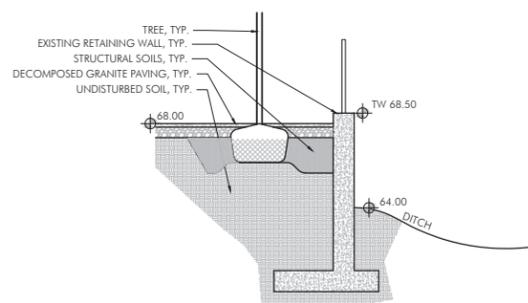
**8** TREE PLANTING AT DITCH  
 Scale: 1/4" = 1'-0"



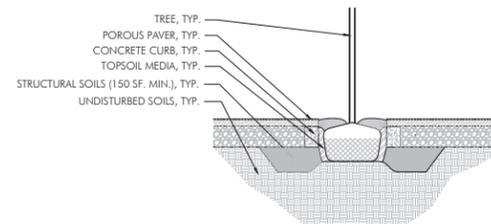
**3** BIORETENTION AT DITCH  
 Scale: 1/4" = 1'-0"

DETAIL REMOVED - SEE DETAIL 11/7.12.11

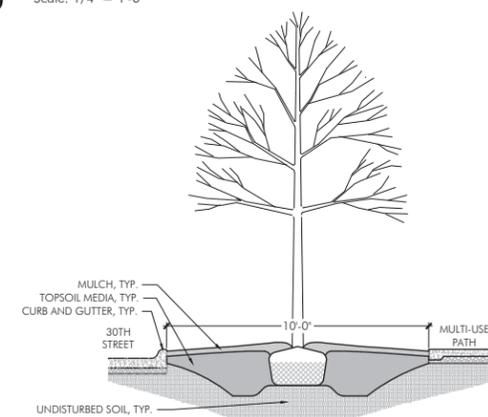
**11** BIORETENTION AT DITCH  
 Scale: 3/16" = 1'-0"



**7** TREE PLANTING AT CRUSHED STONE  
 Scale: 1/4" = 1'-0"

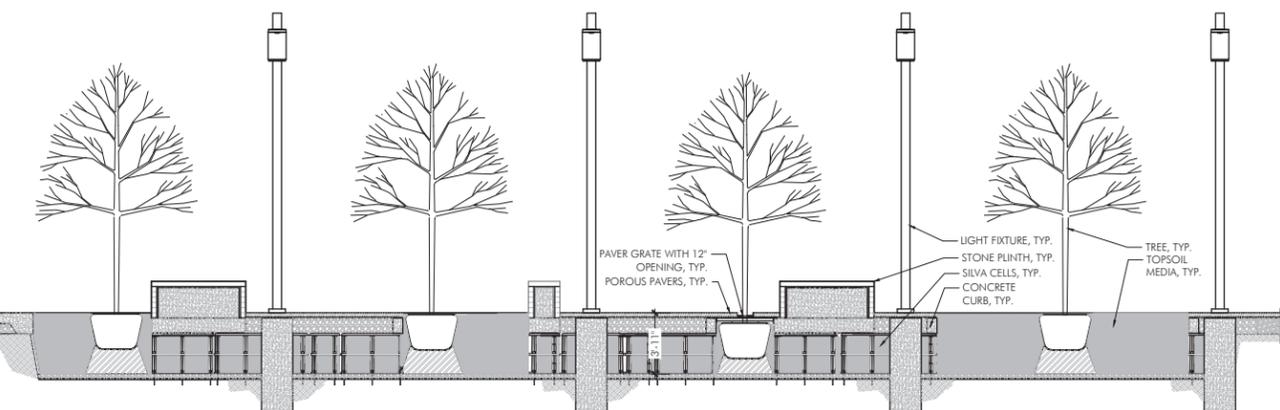


**6** TREE PLANTING AT STRUCTURAL SOILS  
 Scale: 1/4" = 1'-0"

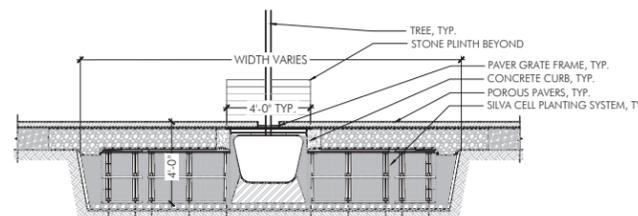


**3** BIORETENTION AT DITCH  
 Scale: 1/4" = 1'-0"

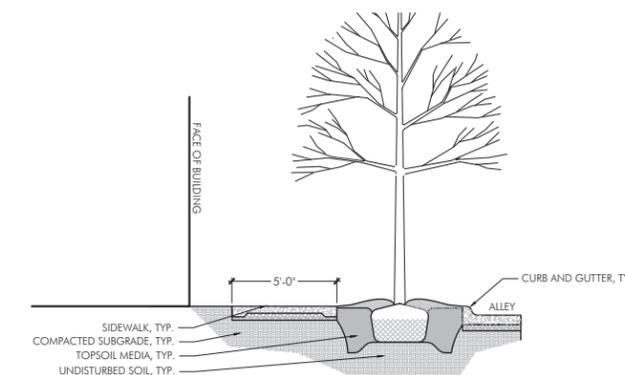
**2** TREE PLANTING AT 30TH ST.  
 Scale: 1/4" = 1'-0"



**10** TREE PLANTING AT SILVA CELLS  
 Scale: 3/16" = 1'-0"



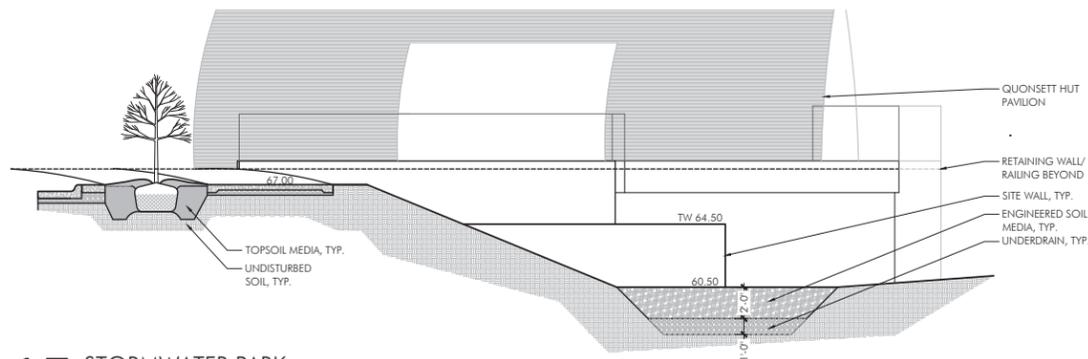
**5** TREE PLANTER AT SILVA CELL WITH GRATE  
 Scale: 1/4" = 1'-0"



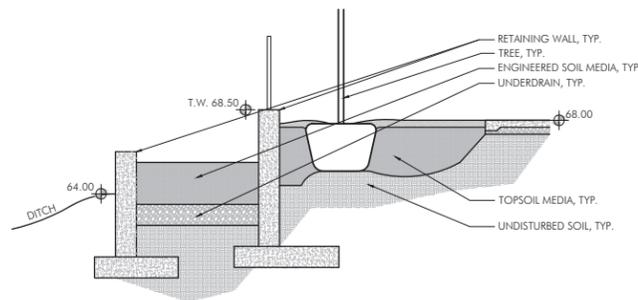
**1** TREE PLANTING AT ALLEY  
 Scale: 1/4" = 1'-0"

**REVE**  
 SITE REVIEW SUBMITTAL | 01/08/2016

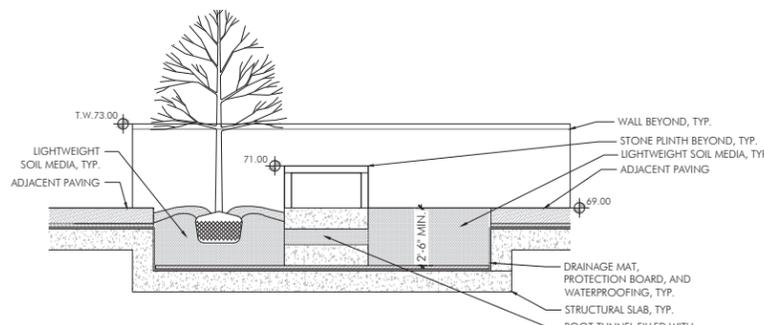
SECTION 07  
 SHEET 7.12.10  
 TREE PLANTING SECTIONS



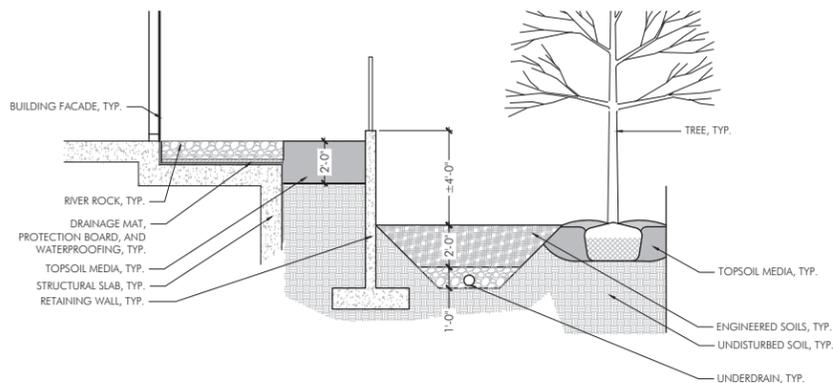
15 STORMWATER PARK  
Scale: 1/4" = 1'-0"



8 TREE PLANTING @ SOUTH PARCEL/ BIORETENTION  
Scale: 1/4" = 1'-0"

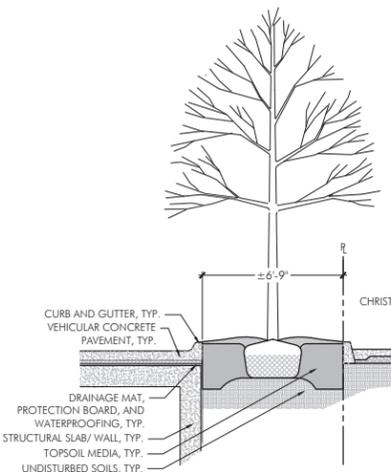


4 TREE PLANTER AT SLAB DROP  
Scale: 1/4" = 1'-0"

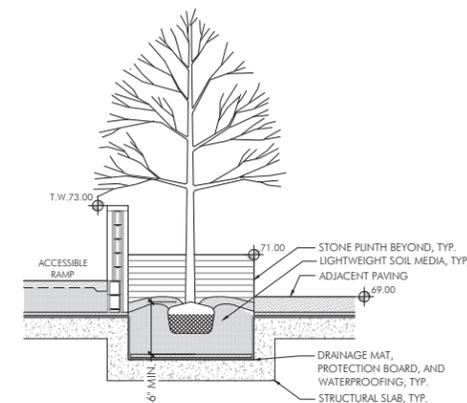


14 TREE PLANTING AT BIORETENTION  
Scale: 1/4" = 1'-0"

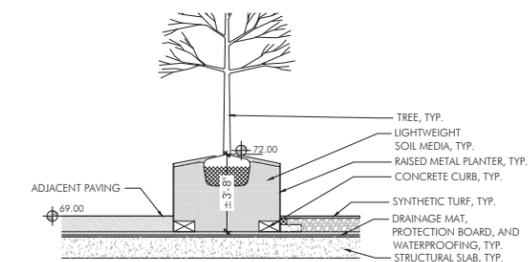
SHADE TREES ARE SPECIFIED AT 3" CALIPER. FLOWERING TREES ARE SPECIFIED AT 2" CALIPER. ROOTBALLS ARE GRAPHICALLY DEPICTED WITHIN THE ACCEPTABLE SIZE RANGES PER ANSI STANDARDS.



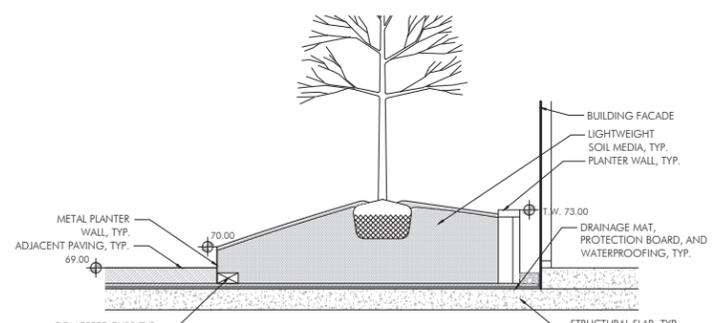
7 TREE PLANTING @ CHRISTY'S/ PARKING GARAGE  
Scale: 1/4" = 1'-0"



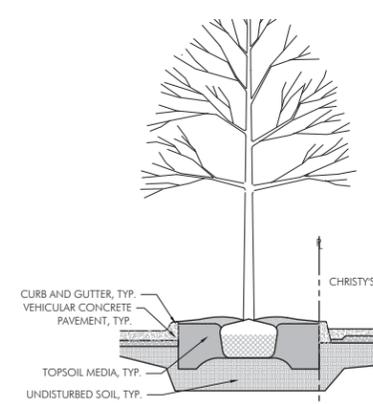
3 TREE PLANTING AT SLAB DROP  
Scale: 1/4" = 1'-0"



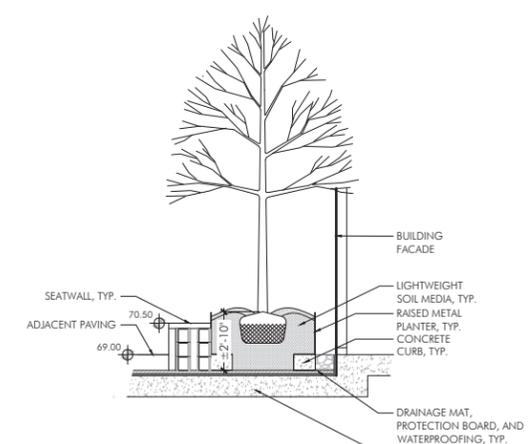
13 TREE PLANTER ON STRUCTURE  
Scale: 1/4" = 1'-0"



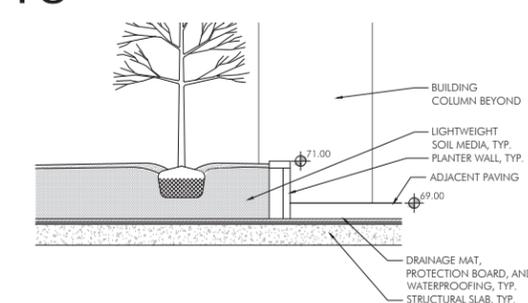
10 TREE PLANTER ON STRUCTURE  
Scale: 1/4" = 1'-0"



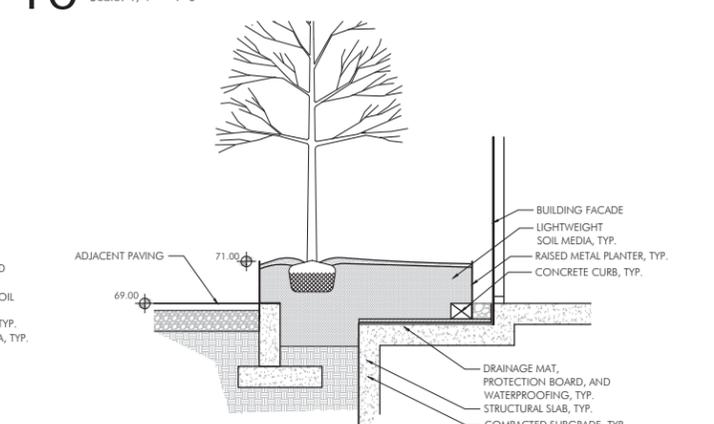
6 TREE PLANTING @ CHRISTY'S  
Scale: 1/4" = 1'-0"



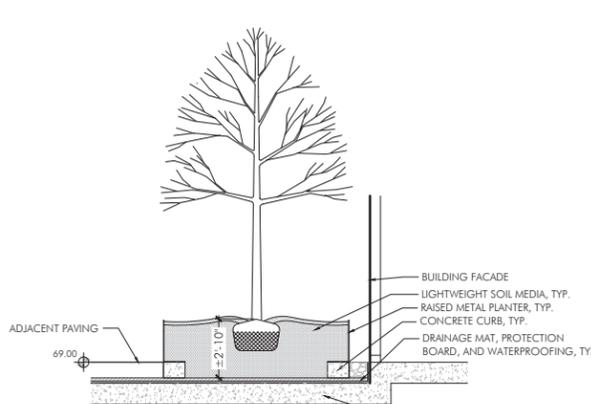
2 TREE PLANTER ON STRUCTURE  
Scale: 1/4" = 1'-0"



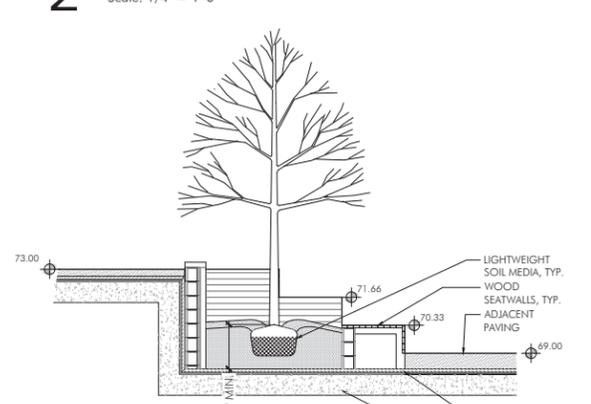
12 TREE PLANTER WALL ON STRUCTURE  
Scale: 1/4" = 1'-0"



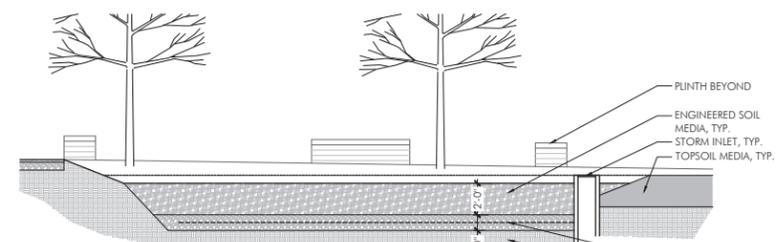
9 TREE PLANTER ON PARTIAL STRUCTURE  
Scale: 1/4" = 1'-0"



5 TREE PLANTER ON STRUCTURE  
Scale: 1/4" = 1'-0"



1 TREE PLANTER ON STRUCTURE  
Scale: 1/4" = 1'-0"



11 BIORETENTION PLANTING  
Scale: 3/16" = 1'-0"

REVE  
SECTION 07  
SHEET 7.12.11  
TREE PLANTING SECTIONS  
SITE REVIEW SUBMITTAL | 01/08/2016

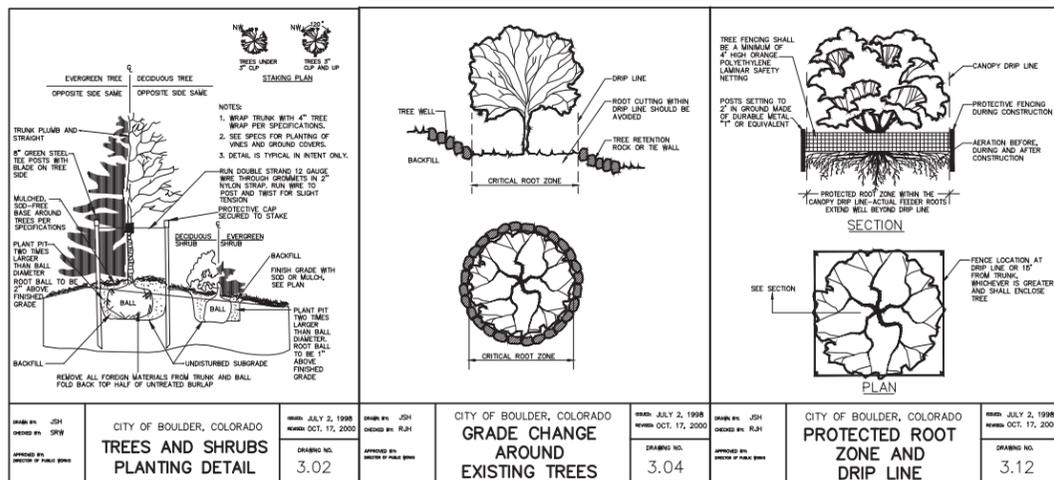


PLANT SCHEDULE

QTY.	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER	SPACING	MATURE HT.	MATURE SP.	NOTES
3	CS	Catalpa speciosa	Northern Catalpa	3" CAL	As shown	50'	35'		
11	GT	Gleditsia triacanthos 'Honeylocust'	Northern Acacia/Honeylocust	3" CAL	As shown	45'	35'		
2	PXA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" CAL	As shown	50'	40'		
13	OB	Quercus bicolor	Swamp White Oak	3" CAL	As shown	45'	45'		
11	QM	Quercus macrocarpa	Bur Oak	3" CAL	As shown	55'	45'		
9	QBJ	Quercus robur x alba 'JFS-KW20X'	Savory Gem Oak	3" CAL	As shown	45'	10'		
9	SJH	Sophora japonica 'Halka'	Milstone Japanese Pagoda Tree	3" CAL	As shown	45'	35'		
4	TTS	Tilia tomentosa 'Sterling'	Sterling Linden	3" CAL	As shown	40-50'	20-30'		
9	UM	Ulmus Morton 'Gossy'	Trumpet Elm	3" CAL	As shown	55'	45'		
4	UF	Ulmus 'Frontier'	Frontier Elm	3" CAL	As shown	40-50'	25-35'		
<b>UNDERSTORY TREES</b>									
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	CALIPER	SPACING	MATURE HT.	MATURE SP.	NOTES	
6	ATJ	Acer tataricum 'JFS-KW2'	Rugged Charm Maple	2" CAL	As shown	25'	15'		
17	CC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud	2" CAL	As shown	25'	18'		
8	CP	Crataegus crus-galli 'Tremis'	Thornless Cockspur Hawthorn	2" CAL	As shown	25'	25'		
3	MPL	Morus nigra 'Prarie Rose'	Prarie Rose Crabapple	2" CAL	As shown	20'	15'		
2	PAT	Prunus americana 'Tilton'	Tilton Apricot	2" CAL	As shown	15-25'	10-15'		
<b>EVERGREEN TREES</b>									
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES	
PG	Picea glauca	White Spruce	5 MIN.	As shown	40-60'	10-20'			
PSF	Pinus strobus 'Fastigate'	Fastigate White Pine	5 MIN.	As shown	30'	10'			
TD	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5 MIN.	As shown	10-15'	3-4'			
TOH	Thuja occidentalis 'Holmatruz'	Holmatruz Eastern Arborvitae	5 MIN.	As shown	4-6'	2-3'			
<b>EVERGREEN SHRUBS</b>									
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES	
BGG	Buxus 'Green Gem'	Green Gem Boxwood	5 GAL	30" O.C.	2-3'	2-3'			
BMJ	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	5 GAL	30" O.C.	4'	5'			
DBC	Daphne barboviana 'Carol Mackay'	Carol Mackay Dogwood	5 GAL	30" O.C.	4'	4'			
PAP	Picea abies 'Pumila'	Dwarf Norway Spruce	5 GAL	30" O.C.	3-4'	3-6'			
PM5	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 GAL	30" O.C.	3-4'	3-4'			
PMT	Pinus mugo 'Tarnhelm'	Tarnhelm Mugo Pine	5 GAL	30" O.C.	5'	10-15'	8'		
PPS	Picea pungens 'Sester Dwarf'	Sester Dwarf Blue Spruce	5 GAL	30" O.C.	4-5'	2-3'			
RGH	Rhododendron 'Gardner's Mount Saint Helena'	Mount Saint Helena's Azalea	5 GAL	30" O.C.	6-8'	3-4'			
<b>DECIDUOUS SHRUBS</b>									
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES	
BT	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	5 GAL	30" O.C.	2'	2-3'			
BD	Buddleia x davidii 'Adonis Blue'	Adonis Blue Butterfly Bush	5 GAL	30" O.C.	4-6'	4-8'			
CS	Caryophyllus x canadensis 'Sapphire Surf'	Sapphire Surf Spirea	5 GAL	30" O.C.	3-4'	2-3'			
CSK	Cornus sericea 'Kelsey'	Kelsey's Dwarf Redosier Dogwood	5 GAL	30" O.C.	2-3'	2-3'			
FI	Foraythia x intermedia 'Weekend'	Weekend Foraythia	5 GAL	30" O.C.	4-6'	4-8'			
H8	Hibiscus syriacus 'Yellow'	Yellow Rose of Sharon	5 GAL	30" O.C.	8-12'	6-10'			
LV	Ligustrum vulgare 'Lodense'	Lodense Privet	5 GAL	30" O.C.	2-3'	3-4'			
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 GAL	30" O.C.	2-3'	2-4'			
SJ	Spiraea japonica 'Goldmound'	Goldmound Spirea	5 GAL	30" O.C.	2'	2-3'			
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	5 GAL	30" O.C.	3-5'	3-6'			
VF	Viburnum farreri 'Nanum'	Dwarf Fragrant Viburnum	5 GAL	30" O.C.	2-4'	4-6'			
WF	Weigelia florida 'Alexandra'	Wine and Roses Weigelia	5 GAL	30" O.C.	2-3'	3-5'			
<b>PERENNIALS</b>									
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES	
P-CLV	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	1 GAL	18" OC	18-24"	18-24"			
P-CKS	Chrysanthemum x superbum 'Becky'	Becky Shasta Daisy	1 GAL	18" OC	20"	30"			
P-DM	Monarda didyma 'Jacob Cline'	Jacob Cline Bee Balm	1 GAL	18" OC	4-5'	4-5'			
P-DAS	Aurinia saxatilis 'Gold Dust'	Gold Dust Basket of Gold	1 GAL	18" OC	1"	2"			
P-EP	Echinacea purpurea 'Mentor'	Mentor Coneflower	1 GAL	18" OC	2-5'	2-5'			
P-GP	Gallardia pulchella	Indian Blanket	1 GAL	18" OC	12-15"	12-15"			
P-RR	Hemerocallis 'Red Rum'	Red Rum Daylily	1 GAL	18" OC	1-5'	1-5'			
P-S	Fra silvatica 'Bismarck Blue'	Bismarck Blue Siberian Iris	1 GAL	18" OC	3'	2'			
P-LAR	Lavandula angustifolia 'Royal Purple'	Deep Purple English Lavender	1 GAL	18" OC	2-5'	2-5'			
P-PN	Papaver nudicaule	Iceland Poppy	1 GAL	18" OC	1'	1'			
P-SP	Salvia pachyphylla	Mojave Sage	1 GAL	18" OC	24"	30"			
P-ST	Rubus idaeus 'Susana'	Black-eyed Susana	1 GAL	18" OC	2'	2'			
P-ZS	Zinnia grandiflora	Rocky Mountain Zinnia	1 GAL	18" OC	12-18"	12-18"			
<b>ORNAMENTAL GRASSES</b>									
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES	
O-CA	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	5 GAL	30" OC	4-5'	2'			
O-MS	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	5 GAL	30" OC	2-3'	2-3'			
O-DCS	Deschampsia caespitosa 'Scottland'	Scottish Tufted Hair Grass	5 GAL	30" OC	1.5-3'	1.5-3'			
O-PAL	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	5 GAL	30" OC	1-2'	12-18"			
O-PV	Panicum virgatum 'Northwind'	Northwind Switch Grass	5 GAL	30" OC	4-5'	2-3'			
<b>GROUNDCOVERS / VINES</b>									
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES	
G-EF	Eucynurus fortunei	Purple Wintercreeper	1 GAL	12" OC	12-18"	3-6'			
G-PS	Delosperma cooperi	Hardy Ice Plant	1 GAL	12" OC	2"	16"			
G-VM	Vinca minor 'Bowles Vanisety'	Bowles Penstemon	1 GAL	12" OC	6"	1-5'			
G-VR	Veronica repens 'Sunshine'	Golden Creeping Speedwell	1 GAL	12" OC	4"	1'			
<b>ANNUALS</b>									
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	SPACING	MATURE HT.	MATURE SP.	NOTES	
AC	Annual color (Square Feet)								

\*ALL PLANT MATERIAL CULTIVARS SUBJECT TO APPROVAL.

PLANTING DETAILS



- NOTES:
- REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS.
  - REFER TO THE CIVIL ENGINEERING DRAWINGS FOR GRADING, UTILITY AND EASEMENT INFORMATION.
  - THIS PLAN MEETS OR EXCEEDS CITY OF BOULDER LANDSCAPE CODE REQUIREMENTS.
  - REFER TO THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS FOR THE TREE PROTECTION REQUIREMENTS.
  - 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.
  - REFER TO SHEET 7.12.1 FOR RESPECTIVE TREE PLANTING CONDITIONS AND DETAILS.

Plant Materials

Plant material shall be delivered to the site after the beds are prepared and are ready for planting. Shipments of plant materials shall be thoroughly protected from the sun and from drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected. Plant materials remain the property of the Contractor until initial acceptance.

Shrubs And Groundcovers

Plants shall be nursery grown, healthy, vigorous, compact, bushy to the ground, well branched, of normal habit of growth for the species, and shall be free from defects, decay, girdling roots, sun-scall injuries, abrasions of the bark or limbs, disease, insect eggs, and larvae. They shall have ball sizes that meet the standard set forth by the American Association of Nurserymen, Inc. The specified sizes shall be before pruning, and the plants shall be measured from their nominal top branches in normal position to the top of the ball or soil level. Plants shall not be pruned prior to delivery, except upon special approval.

All plants shall be of specimen quality. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

All plants shall be hardy under climatic conditions similar to those in the locality of the project.

Shade Trees

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

Multi-trunk Trees: No division of the trunk which branches more than six (6) inches from the ground level, as determined by the root crown of the plant, shall be considered a stem.

Ornamental Trees

Ornamental trees shall be healthy, vigorous, full branched, well shaped, and shall meet the height and spread, caliper and branching character as specified. Trees not having a full, symmetrical branch structure and crown will be rejected.

Single trunk ornamental trees shall have straight trunks with branching beginning a minimum of forty-two (42) inches above the top of the ball or container.

Multi-trunk ornamental trees shall be trained so all "sucker" type branching is removed from around trunk canes as well as extraneous branching on trunk canes below crown of trees. Pruning shall be such that at least one-half of the plant is trunk branching and approximately one-half is crown foliage. All multi-trunk trees will conform to the number of trunk canes and/or caliper specified.

Materials

Compost: 100% organic, aerobically composted, humus, fully composted under proper C/H ratios with sustained temperatures to 170 degrees F., possessing excellent air porosity, water holding capacity and drainage, optimum cation exchange capacity, free of weeds, weed seeds, insect pests and with a pH averaging 6.5 to 7.0. As supplied by Living Earth Technology, Dallas, Texas, or approved equal.

Fertilizer: Complete slow release fertilizer with an organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis. Fertilizer shall contain 20% nitrogen, 10% phosphoric acid, 10% potash, unless otherwise specified or approved. 'Agriform' by Sierra Chemical Company, or approved equal.

Peat Moss: Clean hyprum peat, free of noxious weeds and rubble, dark brown in color.

Pine Fines: Fine texture, 1/4 to 1/2 inch size, free of noxious weeds and rubble.

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

Tagging

The Contractor shall make an initial selection and tag, with a permanent tree tag, the trees he proposes to furnish that meet all the specifications requirements and deliver required samples to the site for approval when requested. Tree tags to be removed after final planting is complete.

The Contractor shall lay out plant material and set necessary markers and stakes for approval by Landscape Architect prior to planting. All plants are to be in the straight and even rows as shown on plans. The Landscape Architect or Owner reserved the right to relocate shrubs and trees from positions on the plans prior to their planting. All tree locations are to be approved by the Landscape Architect.

Tree Pits And Planting

If planting occurs without approval of plant locations by the Landscape Architect, the Landscape Architect reserves the right to relocate plant material as deemed necessary.

Ornamental Trees: Plant ornamental trees in pits two (2) times larger than the diameter of the tree rootball. After setting the tree, the pit shall be backfilled with parts of topsoil to one (1) part of compost and carefully settled by watering to prevent air pockets. Form a three (3) inch high watering ring for each ornamental tree. All cord or wire to secure burlap on tree ball shall be cut from top of ball and around trunk.

Place a (2) inch layer of compost inside the watering ring.

Shade Trees: Plant shade trees in a tree pit two (2) times larger than the diameter of the tree rootball. The crown of the tree ball should be approximately one (2) inch pockets than the existing grade. After setting the tree, the pit shall be backfilled with four (4) parts of acceptable existing soil or topsoil to one (1) part compost and carefully settled by watering to prevent air pockets. Form a four (4) inch high watering ring around the tree. Place two (2) inch layer of compost or bark mulch inside the watering ring.

Percolation Test Pits: The Contractor shall excavate at least four (4) test pits on the site and fill with water to test for percolation. Size of pits shall be comparable to largest tree pit to be excavated. Location can be in conjunction with proposed shade tree location. Monitor pit for forty-eight (48) hours. If, at the end of that time, water has not significantly percolated, a Stand Pipe underdrain system should be installed for trees in that area.

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

Tree Guying And Staking

Submit unit cost in bid for staking all trees four (4) inch caliper and under, with three (3) steel stakes and three (3) Adj-A-Tye straps, Model 5100. Stakes should be located equal distant around the tree, and outside of tree pit. Stakes to be embedded a minimum of two (2) feet into stable soil.

Staked and guys shall be removed following the one (1) year warranty period.

Bed Alignment And Plant Placement

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

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

Top Dressing

After the work of planting has been completed and approved by the Landscape Architect, mulch all beds and tree rings with two (3) inches of shredded hardwood bark mulch, lightly cultivated into area. Do not disturb watering saucer and do not cover root flare.

Annual Pot Planting and Preparation

Use light screen material, landscaping fabric, to cover hole. Use soil mixture containing Fafard Complete Container Mix, Miracle Gro Moisture control container mix, or Manrovia Container Soil. Loosen roots of plant material (scoring the root ball). Fill container with min. 4" washed #57 stone; line stone with filter fabric. Fill remaining container with soil mixture leaving at least 1 but no more than 2 inches between top of soil and top of container. Wet soil before planting to settle soil. Add slow release fertilizer - Osmocote, Colorbust - and mix into soil. Add small amount of moisture holding granules.

Use 4-5 plants per square foot of container. This may vary depending on the size of the plant (if it is a one or 5 gallon, etcetera). When putting in plants container, you can leave 1/4- 1/3 inch of root ball above the top of soil. After you finish planting, "finish off" pots with pine fines, mini-nuggets, small stones, or moss. Water well immediately after planting. Use a "Rain Mat" under some large plant material that tends to wilt when dry.

Annual Beds Planting and Preparation

When ever possible, loosen soil with tiller adding soil conditioner (Earth Food, Barky Beaver soil conditioner, or soil from The Compost Farm).

Use 3 to 4 annuals per square foot. Add fertilizer, then mulch with Mini nuggets or soil conditioner. Water well immediately after planting. Best if plants being used are watered well before taken to planting site.

**SOUTHERN LAND COMPANY**  
CONSULTING ENGINEERS

**ARCHITECTURE**  
URBAN DESIGN  
INTERIOR DESIGN

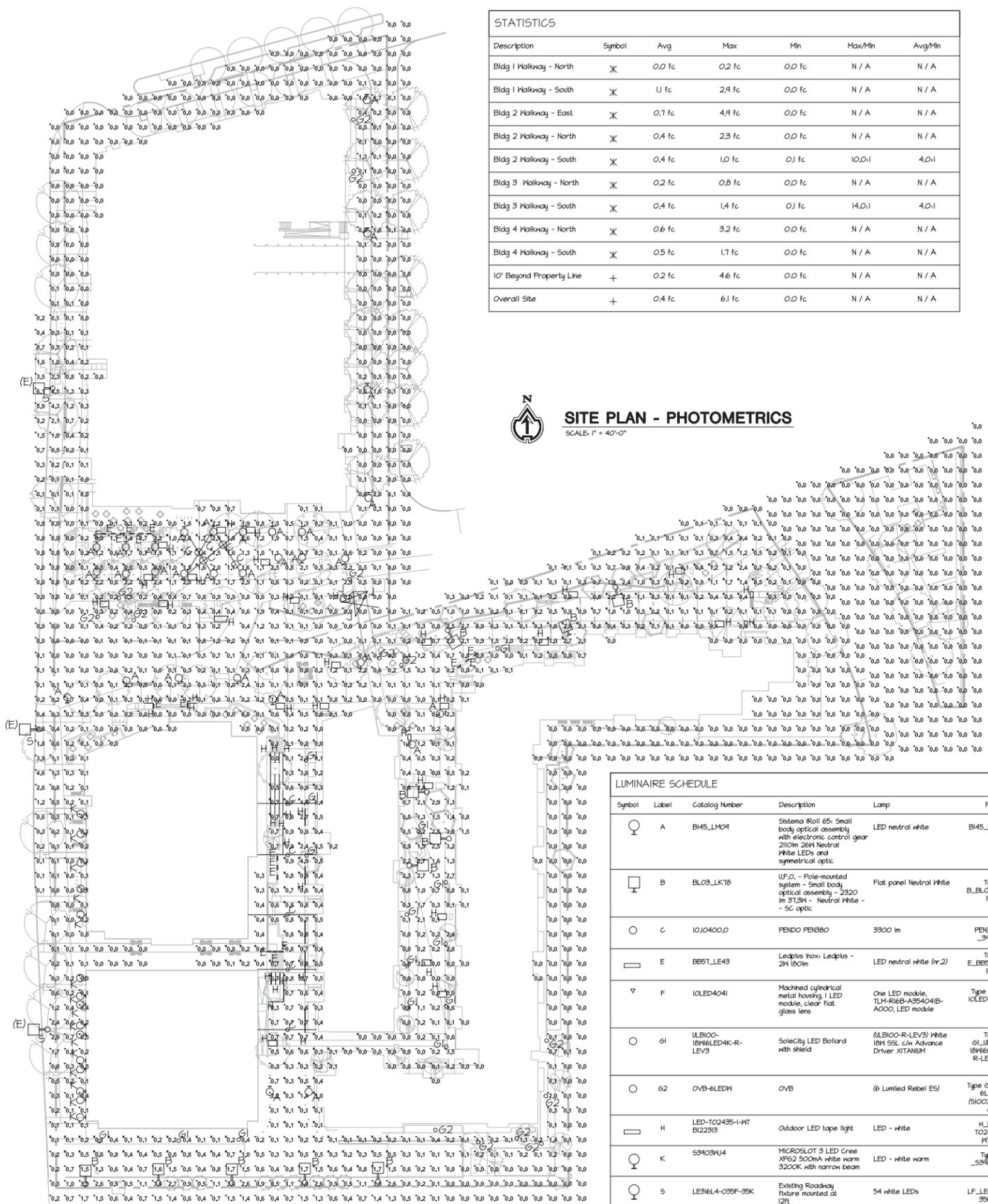
MEP PROJECT #15026  
DESIGNED BY: GCG CHECKED BY: DSM

**MEP ENGINEERING INC.**  
CLIENT CENTRIC CONSULTING

6402 S. Troy Circle, Suite 100 (W) 303.936.1633  
Centennial, CO 80111 (F) 303.934.3299  
info@mep-eng.com www.mep-eng.com

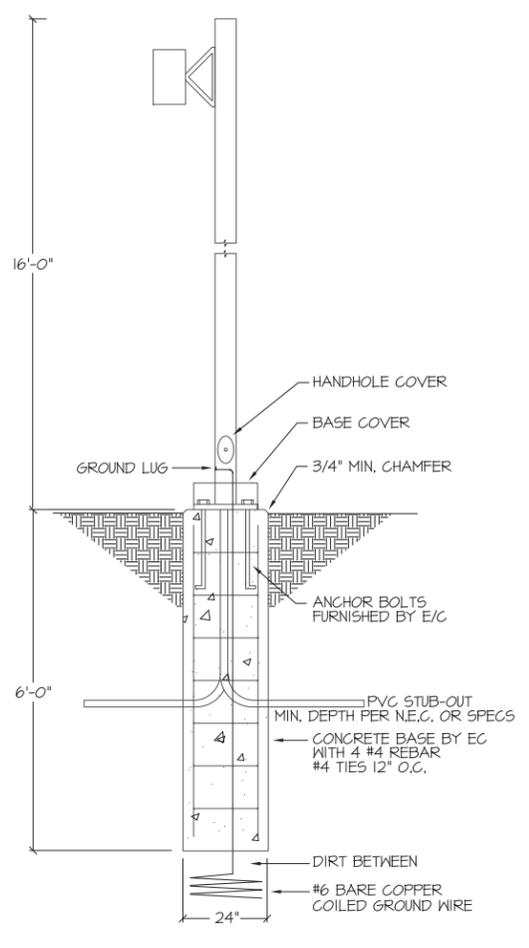
**REVE**  
SITE REVIEW SUBMITTAL 3  
11/20/2015

SECTION 08  
SHEET 7.14  
SITE PLAN - PHOTOMETRICS

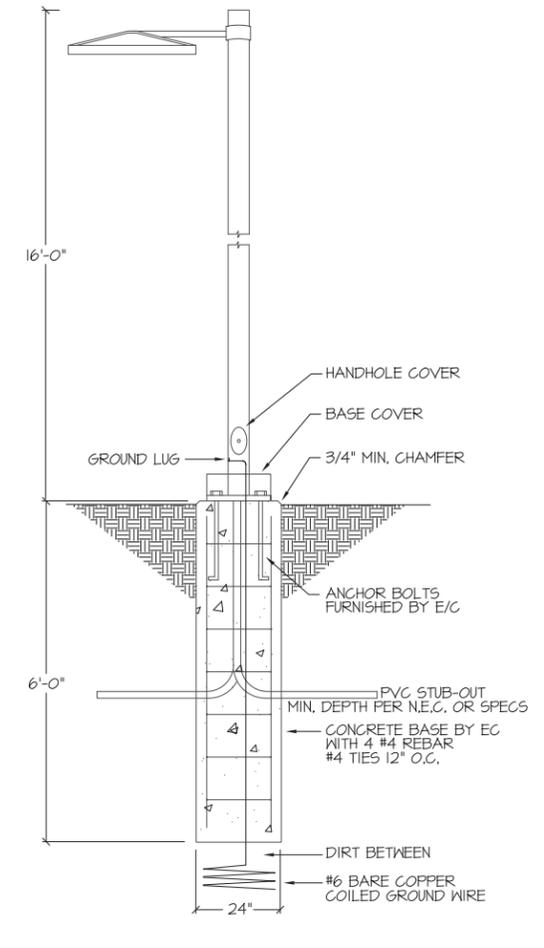


STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bldg 1 Walkway - North	X	0.0 fc	0.2 fc	0.0 fc	N / A	N / A
Bldg 1 Walkway - South	X	1.1 fc	2.9 fc	0.0 fc	N / A	N / A
Bldg 2 Walkway - East	X	0.7 fc	4.9 fc	0.0 fc	N / A	N / A
Bldg 2 Walkway - North	X	0.4 fc	2.3 fc	0.0 fc	N / A	N / A
Bldg 2 Walkway - South	X	0.4 fc	1.0 fc	0.1 fc	10.0:1	4.0:1
Bldg 3 Walkway - North	X	0.2 fc	0.8 fc	0.0 fc	N / A	N / A
Bldg 3 Walkway - South	X	0.4 fc	1.4 fc	0.1 fc	14.0:1	4.0:1
Bldg 4 Walkway - North	X	0.6 fc	3.2 fc	0.0 fc	N / A	N / A
Bldg 4 Walkway - South	X	0.5 fc	1.7 fc	0.0 fc	N / A	N / A
10' Beyond Property Line	+	0.2 fc	4.6 fc	0.0 fc	N / A	N / A
Overall Site	+	0.4 fc	6.1 fc	0.0 fc	N / A	N / A

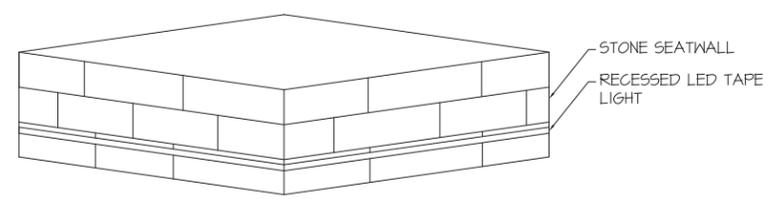
**SITE PLAN - PHOTOMETRICS**  
SCALE: 1" = 40'-0"



**FIXTURE TYPE A POLE BASE DIAGRAM**  
NOT TO SCALE

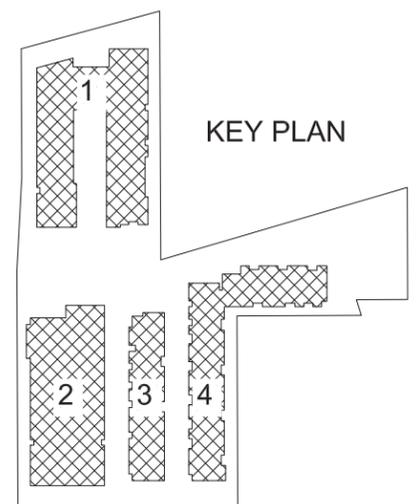


**FIXTURE TYPE B POLE BASE DIAGRAM**  
NOT TO SCALE



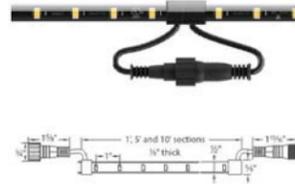
**FIXTURE 'H' DETAIL**  
SCALE: NONE

LUMINAIRE SCHEDULE							
Symbol	Label	Catalog Number	Description	Lamp	File	Lumens	LLF Watts
⊙	A	BH45_LM04	Systema Roll 65, Small body optical assembly with electronic control gear 210cm 20W Neutral White LEDs and symmetrical optic	LED neutral white	BH45_LM04IE 5	1400	1.00 28.4
⊙	B	BL03_LK7B	U.F.O. - Pole-mounted system - Small body optical assembly - 2320 lm 313W - Neutral White - SC optic	Flat panel Neutral White	Type B_BL03_LK7B, IES	2400	1.00 36
⊙	C	10J04000	PENDO PEN80	3300 lm	PEN80_3300IES	2640	1.00 45
⊙	E	BB51_LE43	LEDplus hox LEDplus - 2W 180cm	LED neutral white (rr.2)	Type E_BB51_LE43, IES	180	1.00 2.7
▽	F	10LED4041	Machined cylindrical metal housing, 1 LED module, clear flat glass lens	One LED module, TLH-R8B-355K41B-AC00, LED module	Type F_301-10LED4041.ies	147	1.00 8W
⊙	G1	ULB100-18W6LED4K-R-LEV3	SoleCity LED Ballard with shield	(ULB100-R-LEV3) White 18W SSL c/w Advance Driver XITANIUM	Type G1_ULB100-18W6LED4K-R-LEV3.ies	2250	1.00 35.37
⊙	G2	OVB-6LEDW	OVB	(6 Lumiled Rebel ES)	Type G2_OVB-6LEDW (50002024m) ies	Absolute	1.00 9.2
⊙	H	LED-T02435-I-WT B1223B	Outdoor LED tape light	LED - white	H_LED-T02435-I-WT.ies	Up to 224ft	1.00 4/ft
⊙	K	53403N14	MICROSLOT 3 LED Cree XP52 500mA white warm 3200K with narrow beam	LED - white warm	Type J_53403N14.ies	410	1.00 6
⊙	S	LE36L4-035F-35K	Existing Roadway fixture mounted at 12ft	54 white LEDs	LF_LEO_22W_35K.ies	3649	1.00 65
⊙	S	LE36L4-035F-35K	Existing Roadway fixture mounted at 24ft	46 white LEDs	LF_LEO_28W_35K.ies	7142	1.00 116.36





**InvisiLED® Pro Outdoor**  
24V Outdoor LED Tape Light



**PRODUCT DESCRIPTION**

Pro Outdoor is great for any and all outdoor accent lighting applications. Double insulated silicon encasement and distinct electrical and mechanical junctions make for a superior watertight custom system.

**FEATURES**

- IP-68 rated, allows for submersion up to five feet
- Power supply is UL and CUL listed
- Wet location listed
- Ultra thin profile at 1/8"
- Diodes spaced evenly at 1" on center
- Minimum run length of 1' and maximum of 20'
- May be field cut every 6" and at the end of a run
- Unique tape section connections ensure even LED spacing and no dark spots
- Four mounting options provided for different surfaces
- 80,000 hour rated life
- 5 year WAC Lighting product warranty

**SPECIFICATIONS**

**Construction:** Flexible, silicone sealed tape light. Indicating marks on back for field cutting.

**Power Supply:** Remote electronic Class 2 transformer. 120VAC 50/60Hz input, 24VDC 1.00W output.

**Light Source:** 12 LED diodes per foot. Runs on 24V at 3.5W per foot.

**Operating Temperature:** -4°F - 122°F (-20°C - 50°C) relative humidity 95%.

**Standards:** UL & CUL Listed, UL (E204238) wet location certified.

**ORDER NUMBER**

Model #	Length	Color
LED-TO2435	5 feet	WT White
LED-TO2435	10 feet	WT White

WAC Lighting  
www.waclighting.com  
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive • Port Washington, NY 11050  
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center  
1750 Archibald Avenue • Ontario, CA 91769  
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUL 2014

**Type H**  
SCALE: NONE

**WAC LIGHTING**  
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

**FIXTURE PERFORMANCE**

Color	Color Temp	Watts/ft	Lumens/ft
White	3500K	3.5	220

**POWER SUPPLY**

EN-Q24100-RB2-T 24VDC/100W Class 2 LED transformer

**TAPE LIGHT ACCESSORIES**

- LED-TO24-IC Joiner cables
- LED-TO24-X 4 way "X" connector
- LED-TO24-Y 3 way "Y" connector
- LED-TO24-EC End cap
- LED-TO24-C1 Mounting clip 1 (10 per pack)
- LED-TO24-C2 Mounting clip 2 (10 per pack)
- LED-TO24-C3 Mounting clip 3 (10 per pack)
- LED-TO24-CH Clear channel

For full descriptions and specs of Power Supply and Accessories see next page.

Model #  Length  Color

Example: LED-TO2435-1-WT

**SPECIFIER GUIDE** **EXTERIOR LIGHTSTRING**  
**CLEAR LED STRINGLITE**

© copyright 2014 DRAWING NO. CL 1284 LED V1.1

**LED STRINGLITE**

- Ideal for lighting above patios, walkways and plazas
- Listed for wet location
- Maximum 1440 watts per circuit

**SOCKET: UL LISTED BLACK PHENOLIC, MEDIUM BASE, RATED 250 V, 800W**

**WIRE: UL LISTED 12AWG STRANDED COPPER, BLACK PVC INSULATION, RATED 150V**

**LED GLOBE LAMP**

- 120V
- MEDIUM BASE
- 2200K WARM WHITE
- 30,000 HRS AVERAGE RATED LIFE
- NOT RECOMMENDED FOR DIMMING
- 1W EACH

**MOUNTING DETAIL**

SPECIFY CABLE TIES TO FASTEN TO SECURED AIRCRAFT CABLE

SPECIFY CABLE TIES WITH MOUNTING PLATES TO FASTEN TO SECURE SURFACE, SUCH AS BEAMS OR TRUSS. FASTEN AT LEAST EVERY 6FT.

**Lamps Included**

**SPECIFICATIONS**

PRODUCT CODE	SOCKET SPACING
STL-LED-WW	12 18 12" ON CENTER 18" ON CENTER OR SPECIFY OTHER SPACING
STL-LED-WW	18
STL-LED-WW	FILL OUT BELOW FOR SUBMITTAL

**PROJECT NAME:** \_\_\_\_\_ **SPECIFIER:** \_\_\_\_\_

**FIXTURE SO-LED TYPE:** \_\_\_\_\_ **CONTRACTOR:** \_\_\_\_\_

**QUANTITY:** \_\_\_\_\_ **DISTRIBUTOR:** \_\_\_\_\_

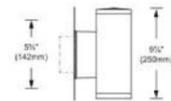
**LENGTHS:** \_\_\_\_\_ **REPRESENTATIVE:** \_\_\_\_\_

**celestial lighting** visit us at : [www.celestiallighting.com](http://www.celestiallighting.com) 14069 Dinard Ave. PH (562)•802-8811  
e-mail: [info@celestiallighting.com](mailto:info@celestiallighting.com) (800)•233-3563 Santa Fe Springs, CA 90670 FX (562)•802-2882

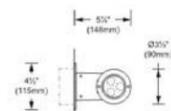
**Type J**  
SCALE: NONE

**MICROSLOT ROUND LED**

SPECIFICATION SHEET PAGE 1 OF 1



SIDE VIEW



BOTTOM VIEW

**General information**

**Luminaire characteristics:**

Power Input: 47W  
Lumens: 324lm or 410lm (delivered)  
Luminaire efficacy: 54lm/W or 68lm/W

Source: White LED 3200K or 6000K  
Lumen maintenance: >70% of initial lumens at 50,000 hours (L70) LM-80 (LED)/LM-79 tested.

Optics: 9° beam angle with super-pure aluminum reflector adjustable ±15°, up or down.

Body: Diecast aluminum body, machined aluminum mounting plate and stainless steel screws and clear toughened glass.

Electrical: High efficiency electronic driver, rated at 50,000 H, 120-277V.

Mounting: Luminaire can be installed as up or downlight. Install on a standard 4" J-box.

Finish: Aluminum gray or Anthracite gray

Weight: 3.31lbs (1.5kg)

Warranty: 5 years limited warranty.

Certification: cULus listed.

Ratings: IP 65, IK 08

**ORDERING INFO**

RESET

MODEL:  S.3903 • 6000K  S.3903W • 3200K

VOLTAGE:  UNV - 120-277V

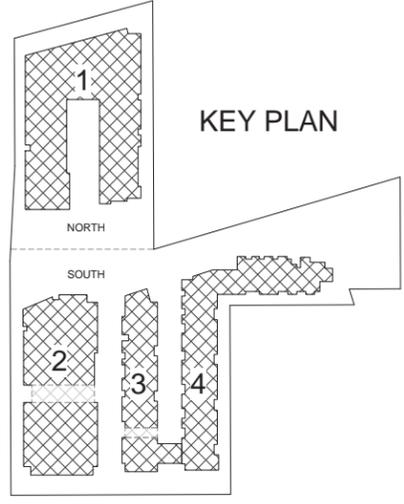
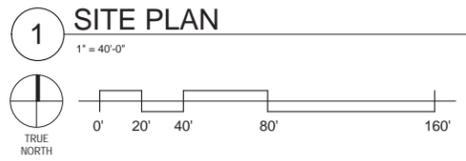
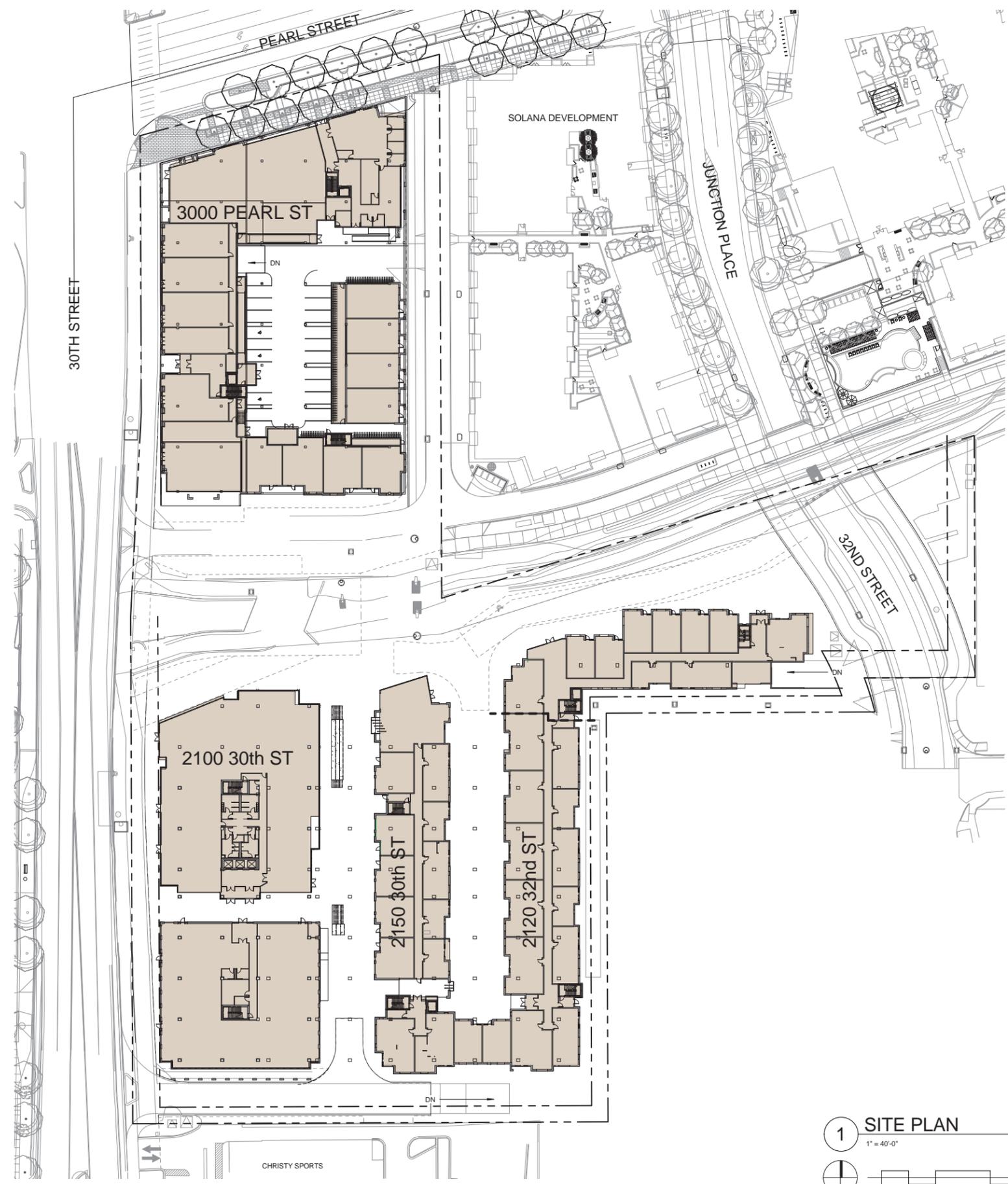
FINISH:  14 - Aluminum gray  24 - Anthracite gray

DUO TO CONTINUOUS IMPROVEMENTS, THE INFORMATION HEREIN MAY BE CHANGED WITHOUT NOTICE

**SISTEMALUX**

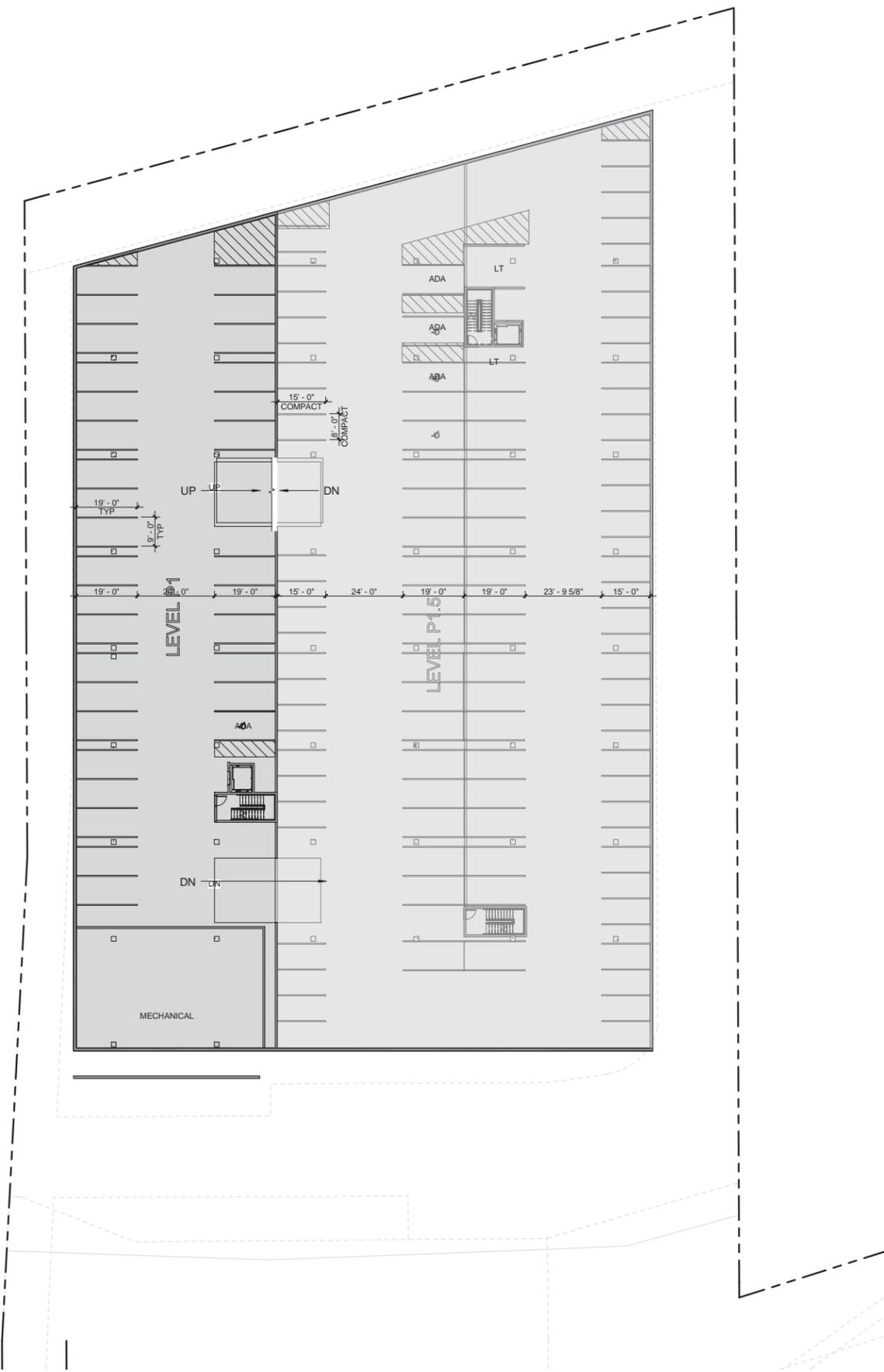
**Type K**  
SCALE: NONE



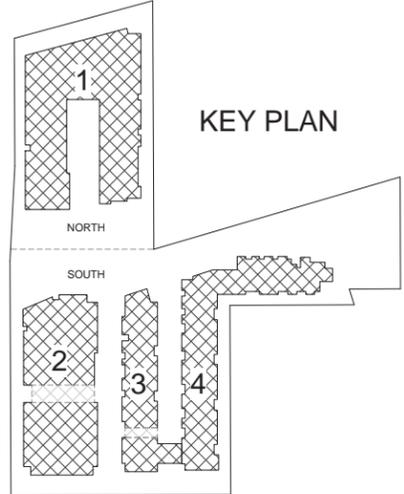
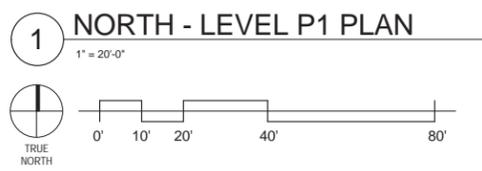


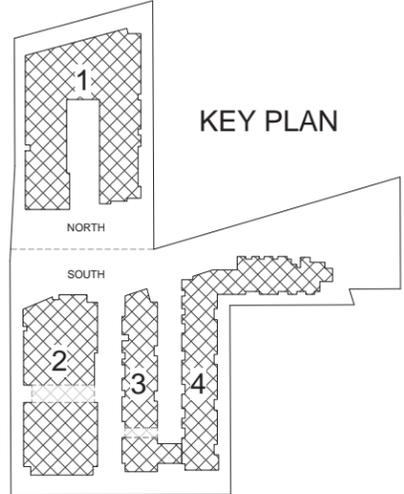
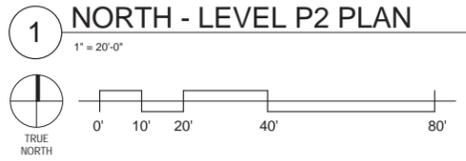
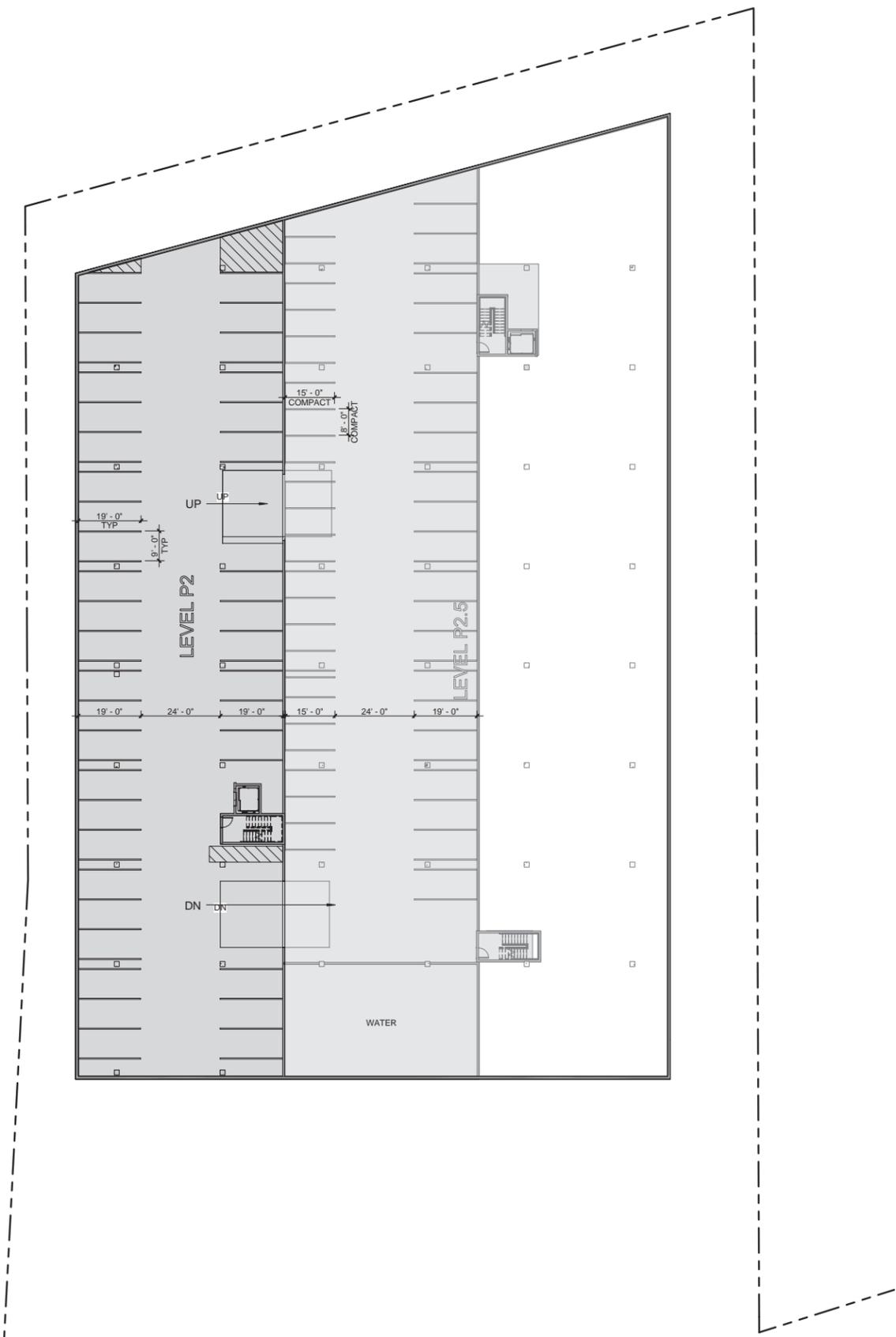
SECTION 08 - ARCHITECTURAL PLANS  
 SHEET 8.1  
 OVERALL SITE PLAN

REVE - SITE  
 SITE REVIEW SUBMITTAL | 01/08/2016



PARKING TABULATION	
<b>NORTH LOT</b>	
139 STANDARD SPACES	
67 COMPACT SPACES	
7 ADA SPACES	
213 TOTAL SPACES	
<b>SOUTH LOT</b>	
284 STANDARD SPACES	
139 COMPACT SPACES (32%)	
9 ADA SPACES	
432 TOTAL SPACES	
<b>FULL SITE</b>	
645 TOTAL SPACES	

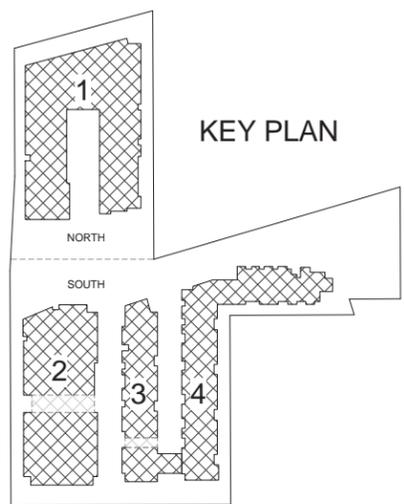
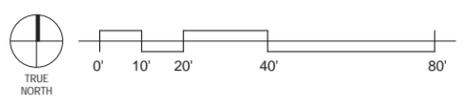






- Use Legend**
- AMENITY
  - COMMON
  - LEASABLE
  - LIVE/WORK
  - TOWNHOME

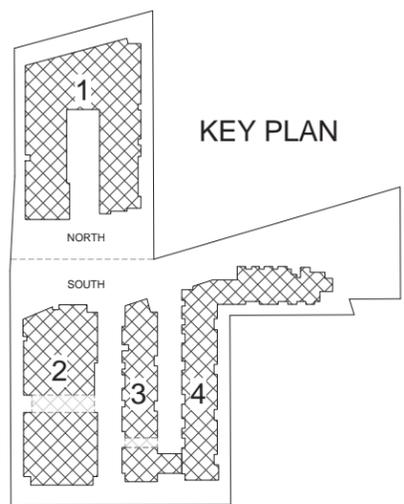
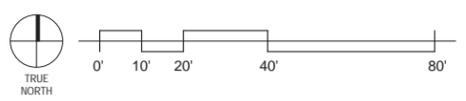
**1 NORTH - LEVEL 1 FLOOR PLAN**  
 1" = 20'-0"





- Use Legend**
- 1 BEDROOM
  - 2 BEDROOM
  - AMENITY
  - COMMON
  - STUDIO

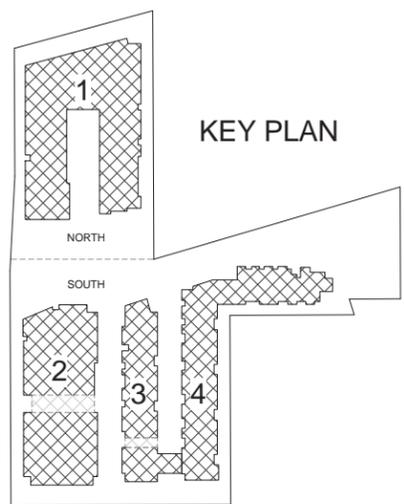
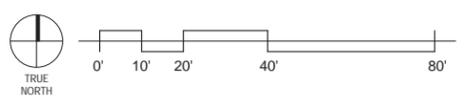
1 NORTH - LEVEL 2 FLOOR PLAN  
 1" = 20'-0"





- Use Legend**
- 1 BEDROOM
  - 2 BEDROOM
  - COMMON
  - STUDIO

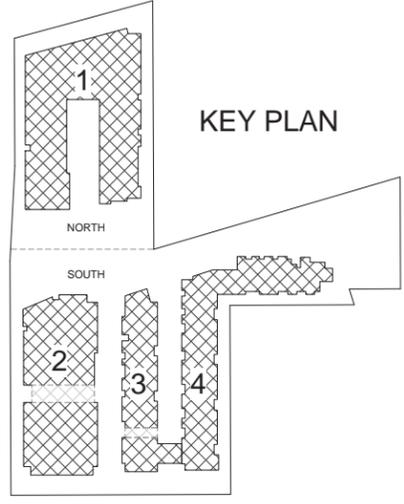
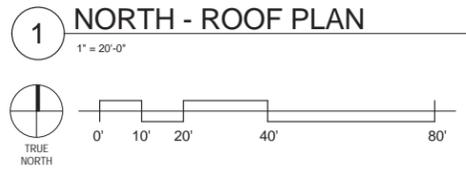
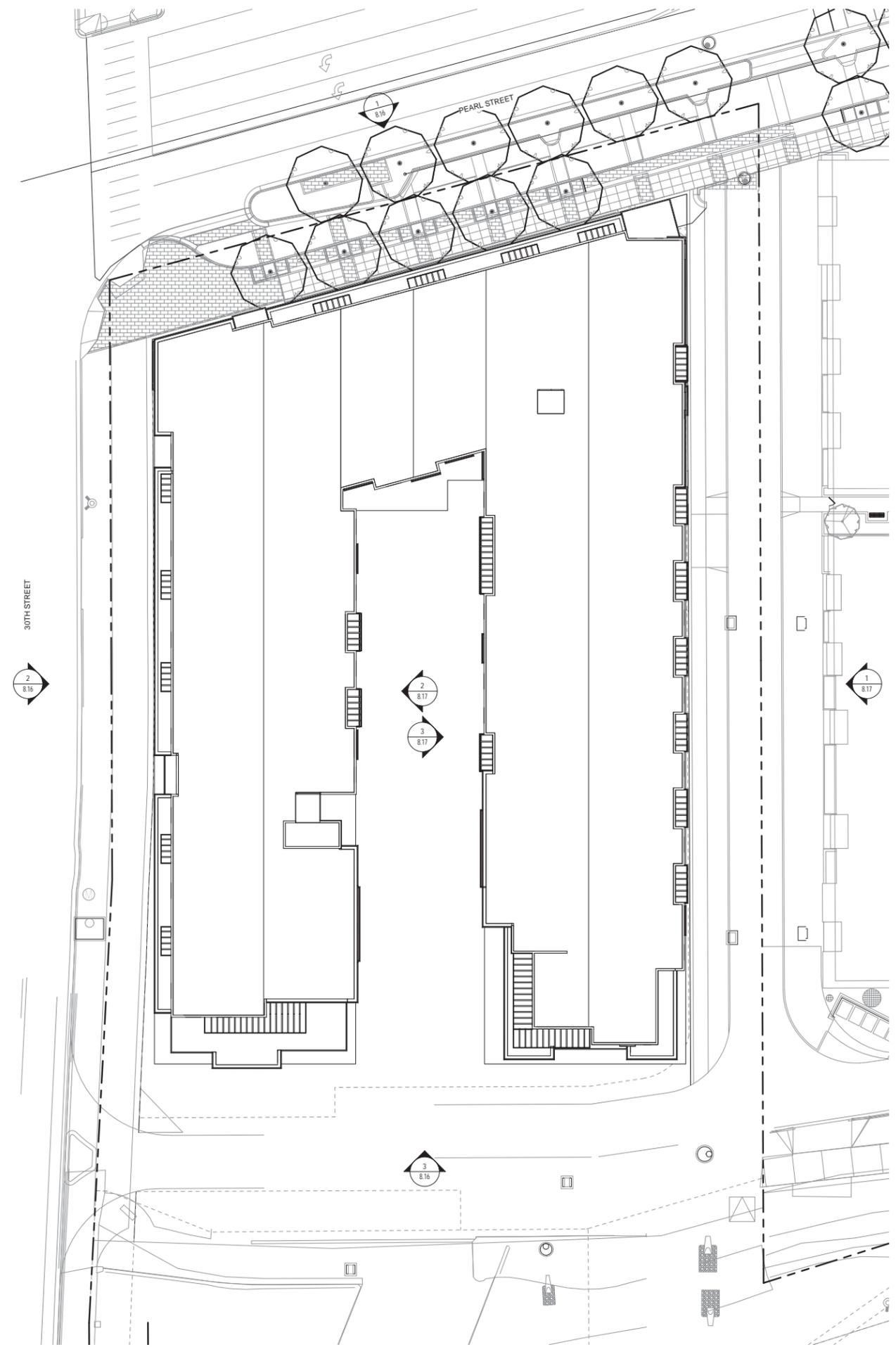
**1 NORTH - LEVEL 3 FLOOR PLAN**  
 1" = 20'-0"



**REVE - SITE**  
 SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 08 - ARCHITECTURAL PLANS  
 SHEET 8.6  
 NORTH PARCEL LEVEL 3 PLAN





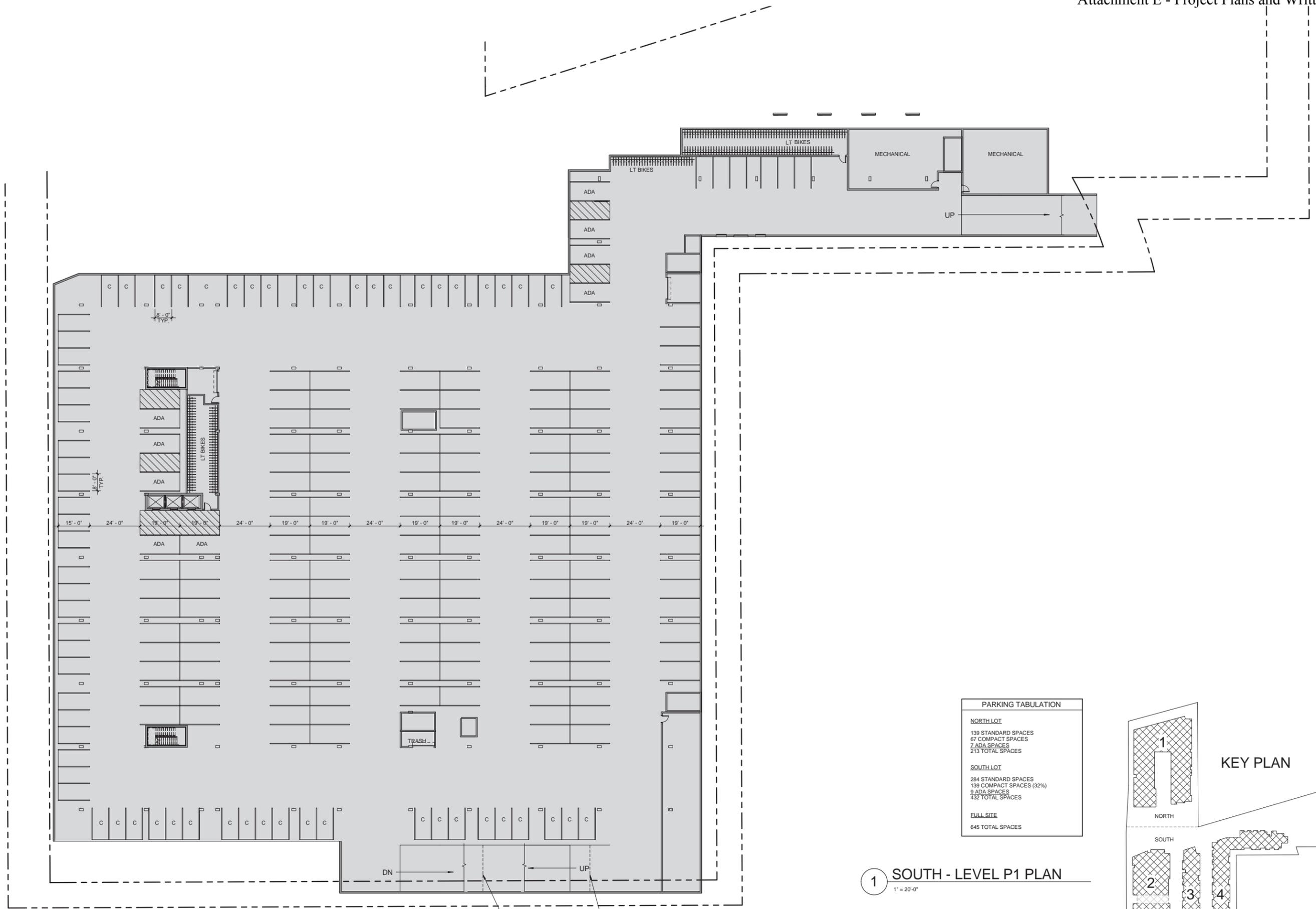
REVE - SITE

SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 08 - ARCHITECTURAL PLANS

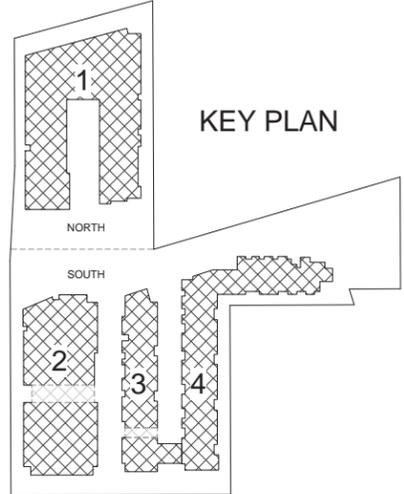
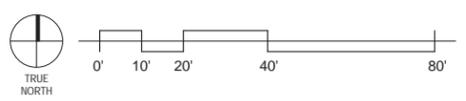
SHEET 8.8

NORTH PARCEL ROOF PLAN



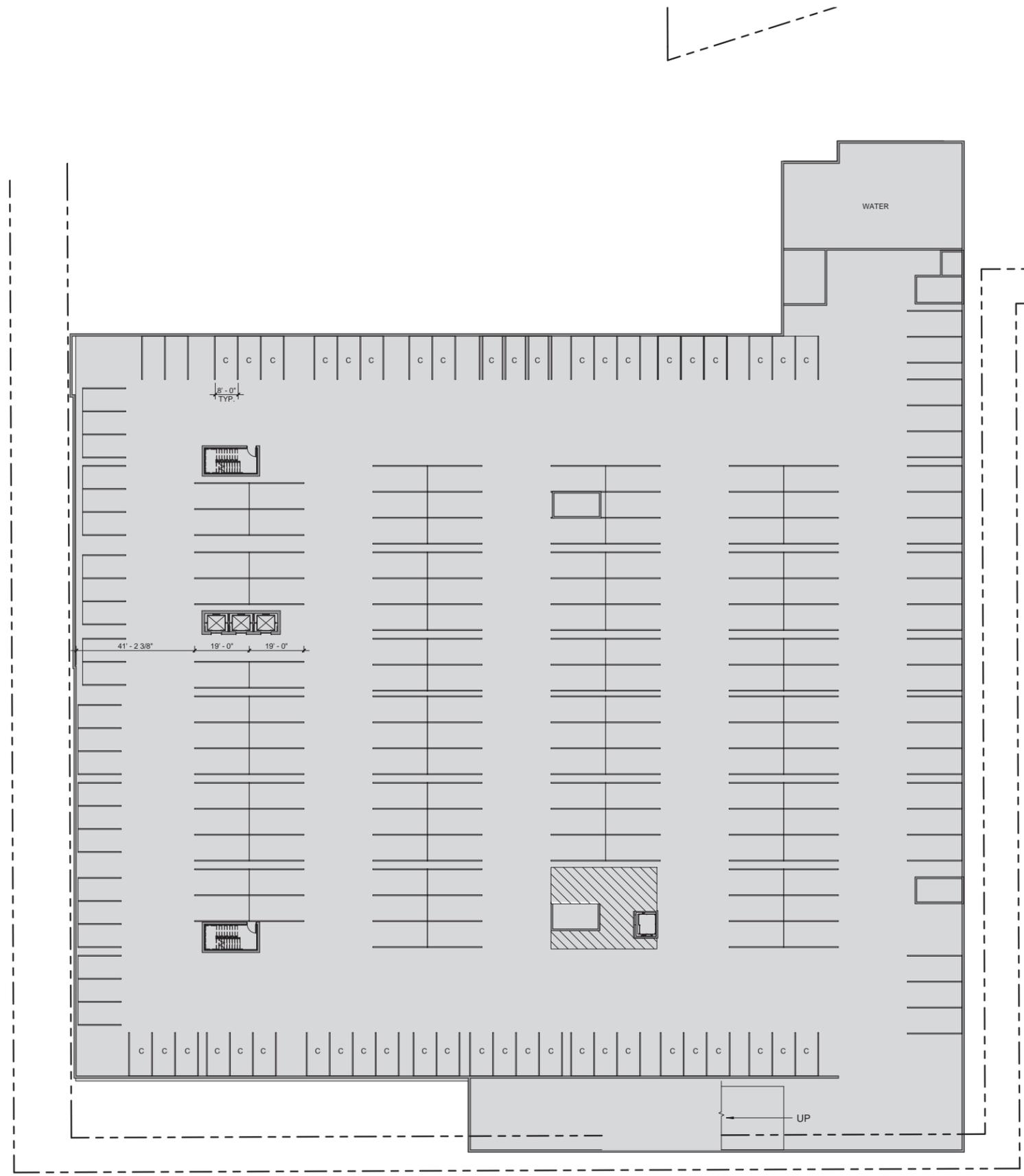
PARKING TABULATION	
<b>NORTH LOT</b>	
139 STANDARD SPACES	
67 COMPACT SPACES	
7 ADA SPACES	
213 TOTAL SPACES	
<b>SOUTH LOT</b>	
284 STANDARD SPACES	
139 COMPACT SPACES (32%)	
9 ADA SPACES	
432 TOTAL SPACES	
<b>FULL SITE</b>	
645 TOTAL SPACES	

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

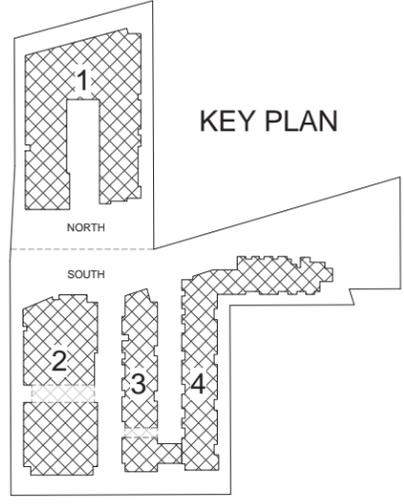


REVE - SITE  
 SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 08 - ARCHITECTURAL PLANS  
 SHEET 8.9  
 SOUTH PARCEL PARKING LEVEL 1



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

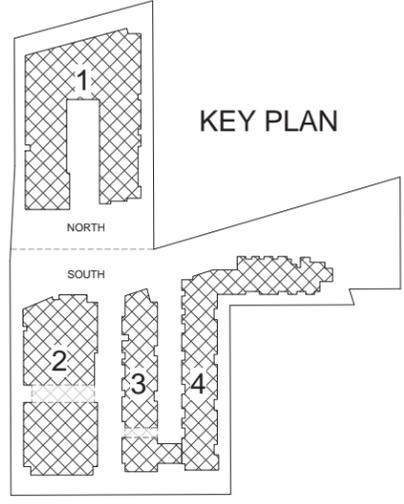


SECTION 08 - ARCHITECTURAL PLANS  
SHEET 8.10  
SOUTH PARCEL PARKING LEVEL 2

REVE - SITE  
SITE REVIEW SUBMITTAL | 01/08/2016



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

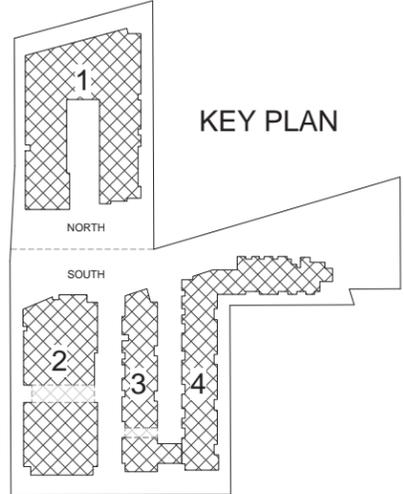
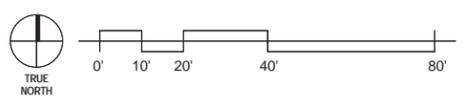


REVE - SITE



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

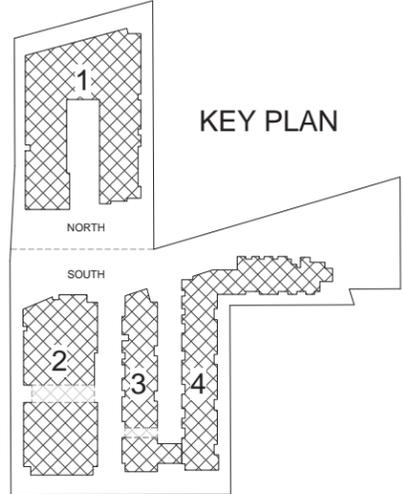
1 SOUTH - LEVEL 2 FLOOR PLAN  
 1" = 20'-0"

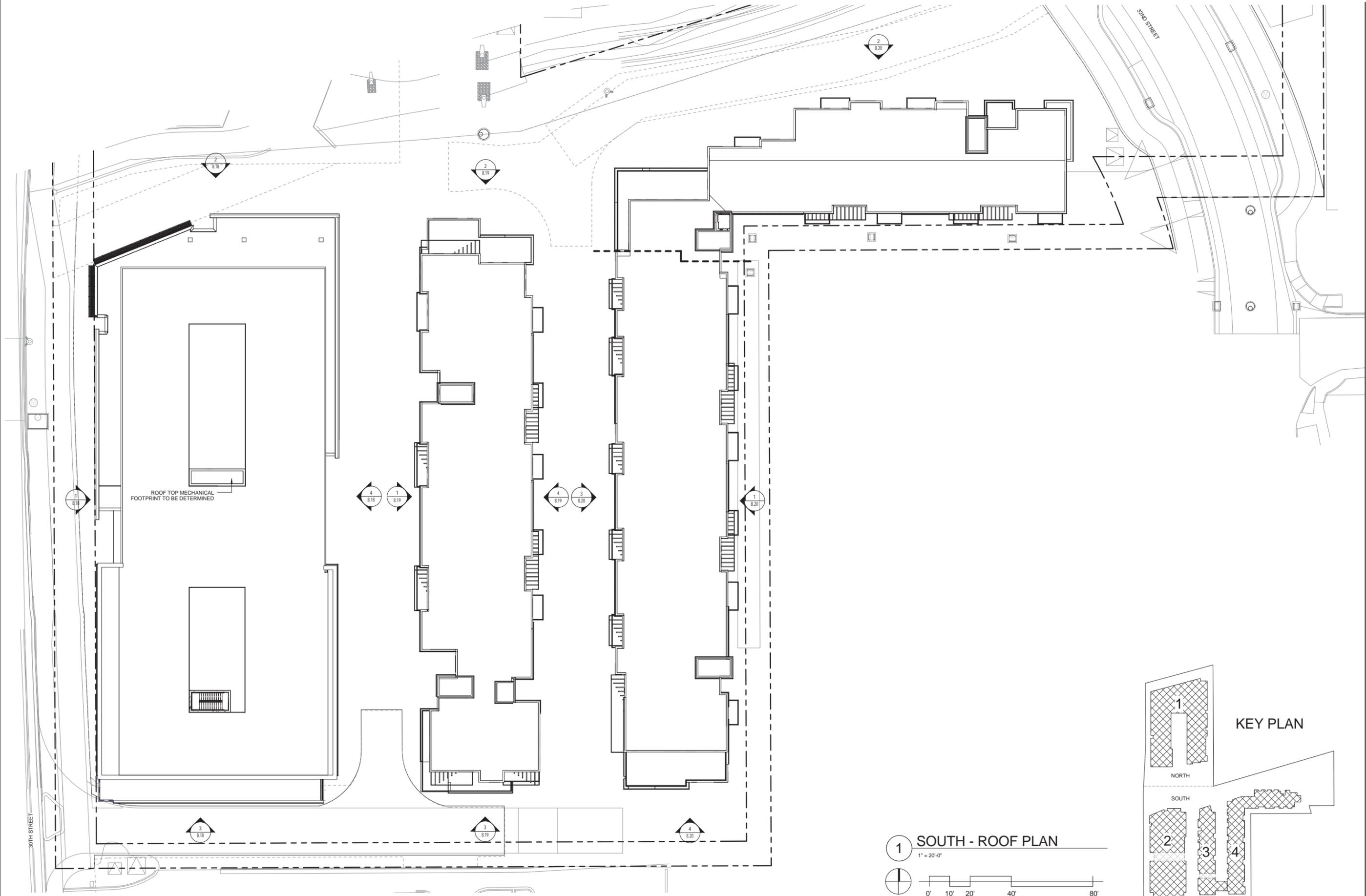




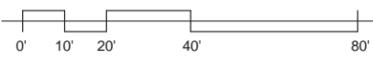


1 SOUTH - LEVEL 4 FLOOR PLAN  
 1" = 20'-0"  
 TRUE NORTH

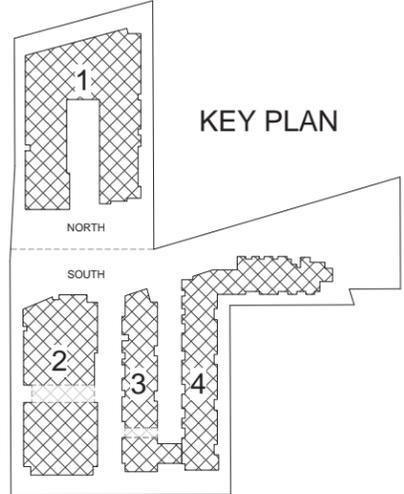




1 SOUTH - ROOF PLAN  
1" = 20'-0"



TRUE NORTH



**MATERIAL LEGEND**

-  01 BRICK, RUNNING BOND, #1
-  02 CEMENT PLASTER STUCCO, #1
-  03 SIDING, #1
-  04 BRICK, #2
-  05 ALUM WINDOW OR STORE-FRONT, GLAZING
-  06 STL BALCONY OR AWNING
-  07 METAL PANEL
-  08 METAL WINDOW HEADERS
-  09 PRECAST WINDOW SILLS



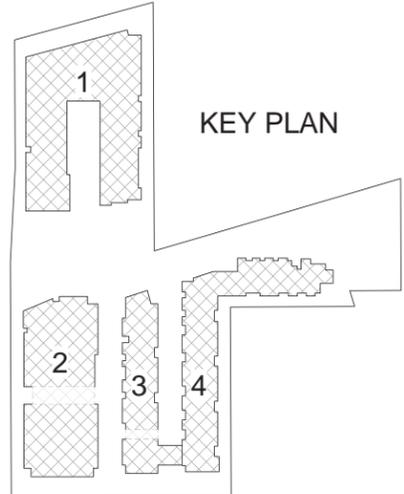
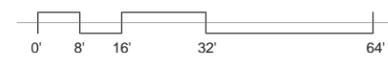
1 BUILDING 1 - NORTH - PEARL ST.  
1" = 1/16"



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



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

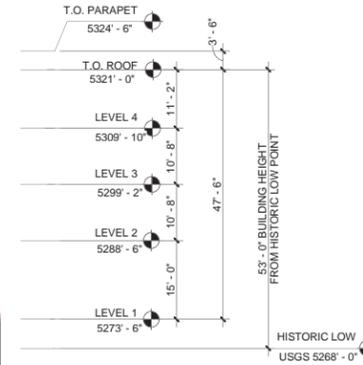


REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 08 - ARCHITECTURAL PLANS  
SHEET 8.16  
BUILDING 1 ELEVATIONS



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

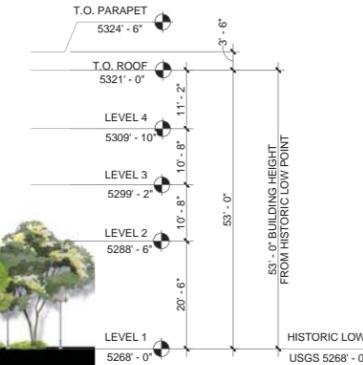


**MATERIAL LEGEND**

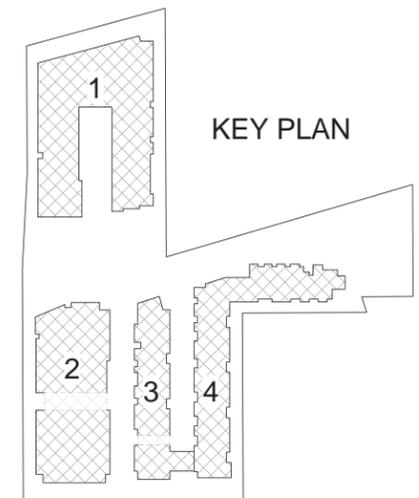
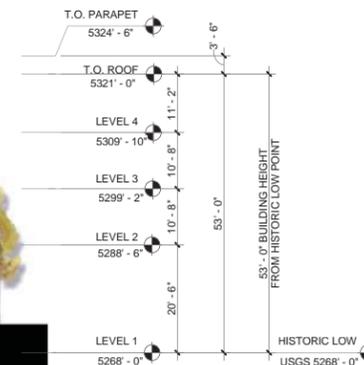
- 01 BRICK, RUNNING BOND, #1
- 02 CEMENT PLASTER STUCCO, #1
- 03 SIDING, #1
- 04 BRICK, #2
- 05 ALUM WINDOW OR STORE-FRONT, GLAZING
- 06 STL BALCONY OR AWNING
- 07 METAL PANEL
- 08 BRICK WINDOW HEADERS
- 09 PRECAST WINDOW SILLS



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



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



REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 08 - ARCHITECTURAL PLANS  
SHEET 8.17  
BUILDING 1 ELEVATIONS

**MATERIAL LEGEND**

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

Signage shown herein is for illustrative purposes only. All detailed signage will be submitted under a separate permit in the future



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



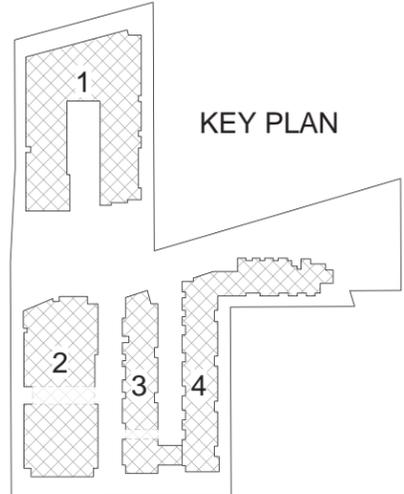
2 BUILDING 2 - NORTH  
 1" = 1/16"



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



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



REVE  
 SITE REVIEW SUBMITTAL | 01/08/2016



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



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



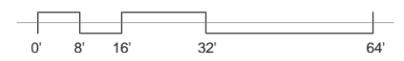
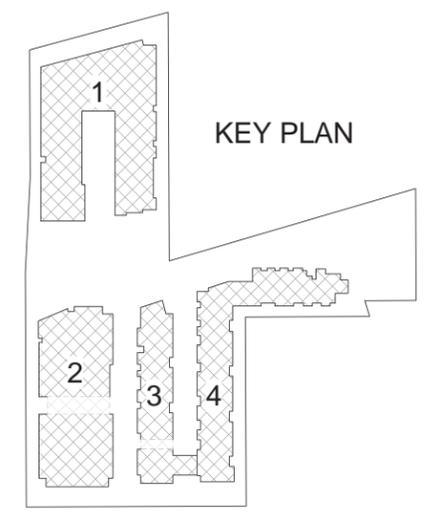
3 BUILDING 3 - SOUTH  
 1" = 1/16"



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

**MATERIAL LEGEND**

- 01 BRICK, #1
- 02 CEMENTITIOUS LAP SIDING
- 03 BRICK, #2
- 04 CEMENT PLASTER STUCCO
- 05 ALUM WINDOW, GLAZING
- 06 STL BALCONY OR AWNING
- 07 METAL SIDING
- 08 BRICK, #3
- 09 SIDING
- 10 BRICK WINDOW HEADERS
- 11 PRECAST WINDOW SILLS



REVE  
 SITE REVIEW SUBMITTAL | 01/08/2016

SECTION 08 - ARCHITECTURAL PLANS  
 SHEET 8.19  
 BUILDING 3 ELEVATIONS



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



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



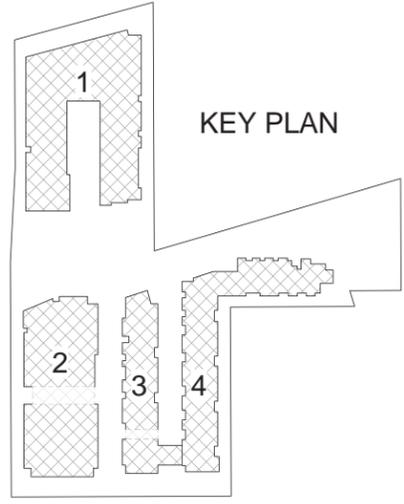
3 BUILDING 4 - EAST  
 1" = 1/16"



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

**MATERIAL LEGEND**

	01 BRICK, #1
	02 CEMENTITIOUS LAP SIDING
	03 BRICK, #2
	04 CEMENT PLASTER STUCCO
	05 ALUM WINDOW, GLAZING
	06 STL BALCONY OR AWNING
	07 METAL SIDING
	08 BRICK, #3
	09 SIDING
	10 BRICK, #4
	11 BRICK WINDOW HEADERS
	12 PRECAST WINDOW SILLS



BUILDINGS 1, 3, AND 4 UNIT COUNTS

Totals by building:	Building 1 (North)					Total	Building 3 (South)					Total	Building 4 (South)					Total	Project totals	
	Level 0.5	Level 1	Level 2	Level 3	Level 4		Level 1	Level 2	Level 3	Level 4	Level 1		Level 2	Level 3	Level 4					
Efficiency Units						0														
Studio Units			7	10	9	26	18,091													
1 Bedroom Units			29	30	27	86	68,282													
2 Bedroom Units			2	2	2	6	6,987													
3 Bedroom Units						0	0													
Penthouse						0	0													
Live Work / Townhouses	8					8	16,348													
Subtotal with Efficiencies at 1/2 density	8	0	38	42	38	126	109,708	12.5	6	10.5	8	37		20.5	19.5	17.5	14.5	68	231	
Total with Efficiencies counted as one density	8	0	38	42	38	126	109,708	14	7	12	9	42	42,688	22	18	20	16	76	79,744	244

\*PH @ Bldg. 1 is a "1BR PH" and as outlier is not included in Unit Average for Site PH

BUILDINGS 1, 2, 3, AND 4 AREA

	Below Grade Parking Garage					Building 1 (North)					Building 2 (South) per 0122 2015 BOMA					Building 3 (South)					Building 4 (South)						
	Level P2	Level P1	Level P2	Level P1	Total	Level 0.5	Level 1	Level 2	Level 3	Level 4	Total	Level 1	Level 2	Level 3	Level 4	Total	Level 1	Level 2	Level 3	Level 4	Total	Level 1	Level 2	Level 3	Level 4	Total	
Overall Building Gross Square Footage (GSF)	27,261	50,734	95,270	102,897	276,162	8,871	32,049	38,106	37,610	34,455	151,091	29,603	31,924	31,926	24,571	118,026	15,390	15,640	14,330	13,160	58,520	24,560	25,180	24,440	22,280	96,460	
Units Overall Building Gross Square Footage (GSF)						8,871	11,658	38,106	37,610	34,455	130,700						15,390	15,640	14,330	13,160	58,520	24,560	25,180	24,440	22,280	96,460	
Units Net Rentable Square Footage (NRSF)						8,510	7,838	30,116	33,207	30,037	109,708						11,140	11,410	11,960	11,100	45,610	19,240	20,810	20,190	18,490	78,730	
Units Amenities (Common Interior including clubhouse, fitness, and leasing office)						0	3,820	3,400	0	0	7,420						2,210	1,970	0	0	4,180	0	0	0	0	240	
Common Area (Circulation/BOH)						363	0	4,387	4,403	4,411	13,564						2,040	2,260	2,370	2,060	8,730	5,320	4,970	4,250	3,550	17,490	
Unit Building Efficiency (NRSF/GSF)						95.9%	67.2%	79.0%	88.3%	87.2%	83.5%						72.4%	73.0%	83.5%	84.3%	77.9%	78.2%	82.6%	82.6%	83.0%	82.6%	
TOTAL UNITS (Efficiencies as one unit)						8	0	38	42	38	126						14	7	12	9	42	21	18	20	16	76	
TOTAL UNITS (Efficiencies as 1/2 unit)						8	0	38	42	38	126						14	7	12	9	42	21	18	20	16	76	
Amenity Interior Space SF per Unit						0	0	38	42	38	126						100	100	100	100	100	100	100	100	100	100	
Amenity Exterior Space SF per Unit						0	0	38	42	38	126						0	0	0	0	0	0	0	0	0	0	
Total Amenity Space SF per Unit						0	0	38	42	38	126						100	100	100	100	100	100	100	100	100	100	
PARKING GARAGE AREAS	27,261	50,734	95,270	102,897	276,162	12,358					12,358					0											
Commercial												29,603	31,924	31,926	24,571	118,026											
Comm Overall Building Gross Square Footage (GSF)												20,382	29,603	31,926	24,571	118,026											
Comm Net Rentable Square Footage (NRSF)												17,031	27,821	31,518	23,849	114,706											
Comm Common Area (Circulation/BOH)												3,366	1,782	488	488	722	3,310										
Comm Building Efficiency (NRSF/GSF)												83.5%	94.0%	98.7%	98.7%	97.1%	97.4%										

FLOOR AREA RATIO CALCULATION

**Building Program Summary**  
This development is comprised of 114,377 sf of Office, 24,032 sf of ground floor Retail/Restaurant or Office and 244 for-rent Residential units on 5.82 acres (net after R.O.W. dedication).

**Intensity Calculations**

	MU-4 (North of Ditch)	BR-1 (South of Ditch)	Combined
Net Land Area per Zoning (After R.O.W. Dedication)	1.94 Acres or 84,543 SF	3.87 Acres or 168,771 SF	5.82 Acres or 253,314 SF
Total Floor Area Proposed	151,091 SF	273,006 SF	424,097 SF
Total Commercial Floor Area	24,032 SF	118,026 SF	142,058 SF
Total # Residential Units	126	*118/105	*244/231
*Note: For density calculation purposes, two (2) Efficiency (475 sf or less) units calculate as one (1). There are a total of 26 Efficiency units in the proposed BR-1 district, which will only count as 13 units.			
Total Floor Area Ratio	1.79	1.62	1.67
Density Units per Acre	64.95	27.13	39.69

**Open Space Calculations**

	MU-4 (North of Ditch)	BR-1 (South of Ditch)	Combined
Net Land Area per Zoning (After R.O.W. Dedication)	1.94 Acres or 84,543 SF	3.87 Acres or 168,771 SF	5.82 Acres or 253,314 SF
Required Open Space	20% or 16,909 SF	20% or 33,754 SF	20% or 50,663 SF
Provided Open Space	33% or 27,536 SF	46% or 78,148 SF	42% or 105,684 SF

PARKING

**PARKING REQUIREMENTS (VEHICLE)**

Parking requirements (updated 0929 2015)

North Parcel	Zoning	MU-4
Use	count	Parking Ratio
Residential	126	1 space/100
Studio	26	1 space/100
1 Bedroom	86	1 space/100
2 Bedroom	6	1 space/100
Townhome	4	1 space/100
Live Work	4	1 space/100
Total Residential	126	1 space/100
Non-Residential		
Leasing Office	3,457	1 space/400
Restaurant	6,616	1 space/150
Office (flex)	2,870	1 space/150
Office (flex)	3,715	1 space/400
Retail (flex)	3,715	1 space/400
Total Non-Residential	20,383	varies
Total max parking		219

South Parcel	Zoning	BR-1
Use	count	Parking Ratio
Residential	118	1 space/100
Efficiency (475 sq ft)	26	1 space/100
1 Bedroom	42	1.25 space/100
2BD units	26	1.5 space/100
3BD units	5	2 space/100
Townhome/Live Work	11	2 space/100
Penthouse	6	3 space/100
Total Residential	118	varies
Non-Residential		
Office (flex)	114,377	1 space/400
Retail (flex)	3,649	1 space/400
Total Non-Residential	118,026	varies
Total max parking		463

Combined parcels	Zoning	MU-4 & BR-1
Overall Maximum Parking		680

**PARKING REQUIREMENTS (BICYCLE)**

Bicycle parking requirements (updated 0929 2015)

North Parcel	Use	SF	Bike Rate	Total	Long Term	%	Short Term	%
Residential	126 units	2 per unit	252	189	75%	63	25%	
Leasing Office	3,457	1 per 1,500 sf	3	2	75%	1	25%	
Office	2,715	1 per 1,500 sf	3	2	75%	1	25%	
Restaurant	6,616	1 per 750 sf	9	3	25%	6	75%	
High turn over Restaurant	2,870	1 per 750 sf	4	1	25%	4	75%	
Retail	3,715	1 per 750 sf	5	1	25%	4	75%	
North Parcel totals:			277	138		75		

South Parcel	Use	SF	Bike Rate	Total	Long Term	%	Short Term	%
Residential	118 units	2 per unit	236	177	75%	59	25%	
Office	114,377	1 per 1,500 sf	77	58	75%	19	25%	
High turn over Restaurant	0	1 per 750 sf	0	0	25%	0	75%	
Retail	3,649	1 per 750 sf	5	1	25%	4	75%	
South Parcel totals:			241	136		78		

Combined parcel counts	Use	SF	Bike Rate	Total	Long Term	%	Short Term	%
Combined Parcel totals:			518	274	0.7294	161	0.2702	

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

**PARKING PROVIDED**

Vehicle parking requirements (updated 0930 2015)

North Parcel	Parking provided	Standard (P+15)	Compact (7.79:15)	% Compact	Accessible	Parking provided	Parking maximum allowed	Bicycle provided	Bikes required
Level P2	59	20	25.33%	0	79	0			
Level P1	80	47	58.07%	7	134	138			
Surface	0	0	0%	0	0	0			
Total North	139	67	48.2%	7	213	219	277		

South Parcel	Parking provided	Standard	Compact	% Compact	Accessible	Parking provided	Parking maximum	Bicycle provided	Bikes required
Level P2	148	69	46.6%	0	217	0			
Level P1	136	70	51.5%	9	215	236			
Surface	0	0	0%	0	0	92			
Total South	284	139	49.0%	9	432	462	328		

Combined parcels totals	Parking provided	Standard	Compact	% Compact	Accessible	Parking provided	Parking maximum	Bicycle provided	Bikes required
Level P2	207	89	43.0%	0	296	0			
Level P1	216	117	54.2%	16	349	434			
Surface	0	0	0%	0	0	164			
Overall Site	423	206	48.7%	16	645	680	598		

Accessible Parking provided	Parking provided	Total space	Accessible required	Accessible provided
North Parcel	213	7	7	7
South Parcel	432	9	9	9
Surface	0	0	0	0
Overall Site	645	16	16	16



1 SITE SECTION - NORTH

1" = 1/32"



2 SITE SECTION - NORTH AT MID-SITE

1" = 1/32"



3 SITE SECTION - SOUTH

1" = 1/32"



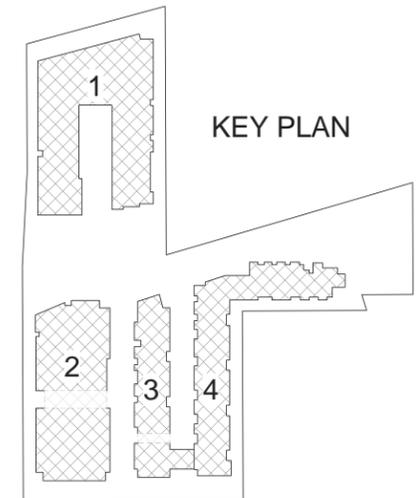
4 SITE SECTION - EAST

1" = 1/32"



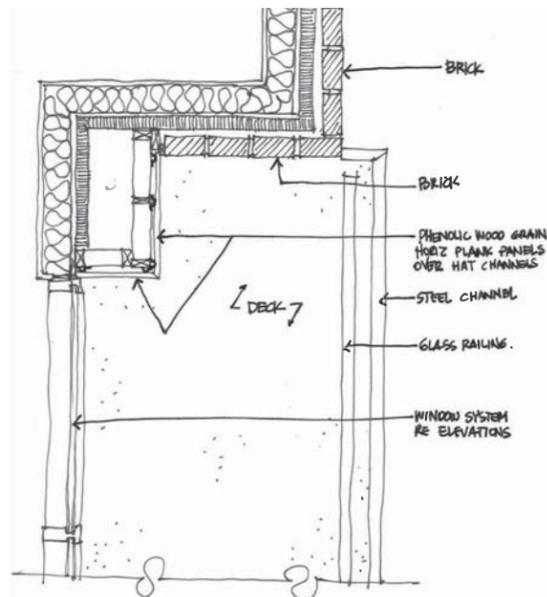
5 SITE SECTION - WEST

1" = 1/32"



REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

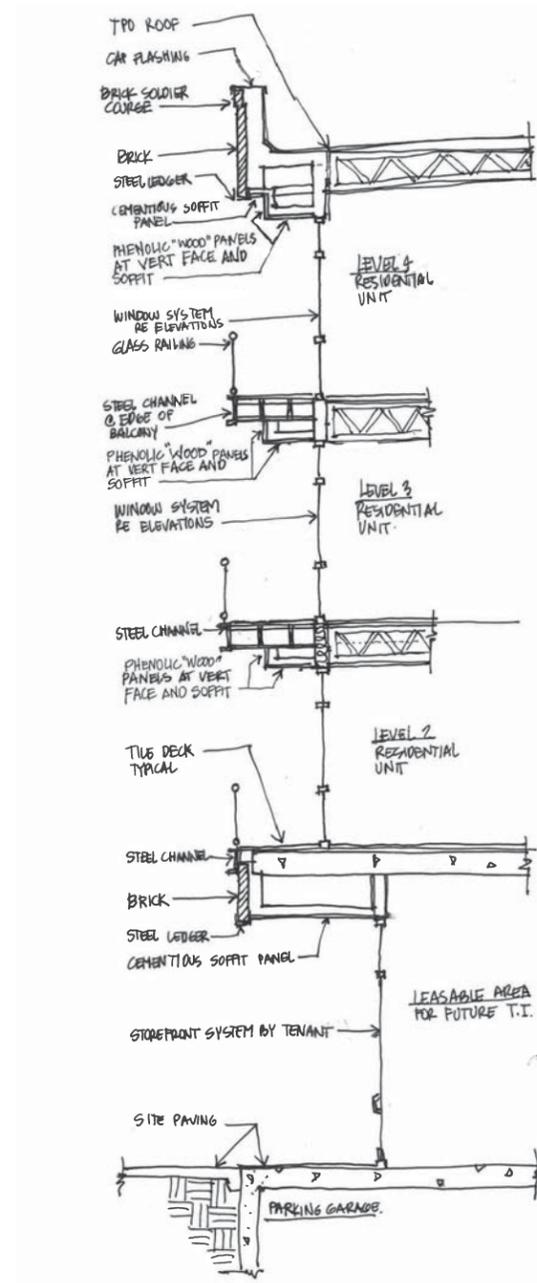
SECTION 08 - ARCHITECTURAL PLANS  
SHEET 8.22  
OVERALL SITE SECTIONS



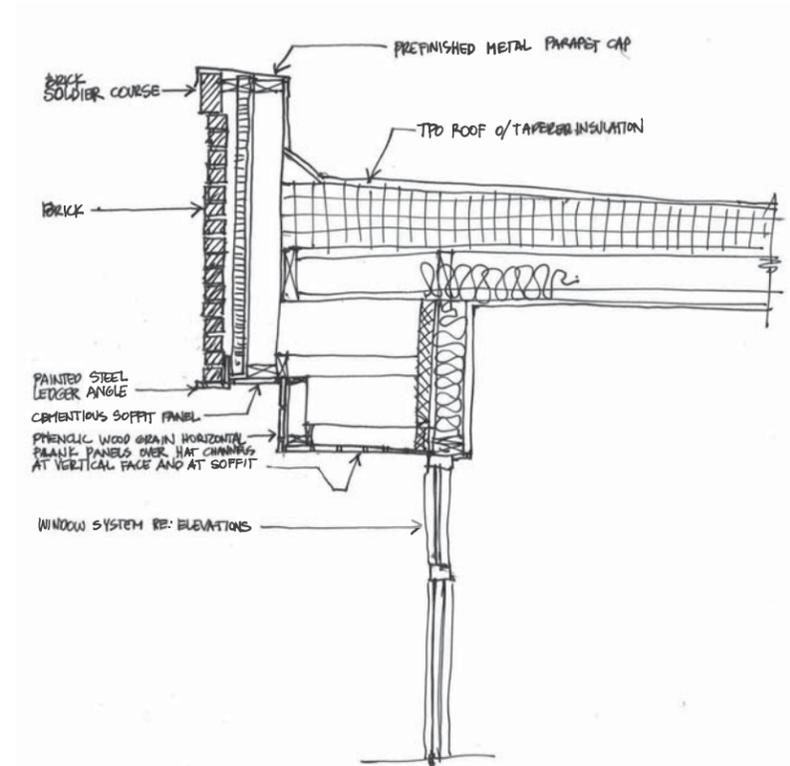
5 BUILDING 1 - WOOD TO BRICK PLAN DETAIL



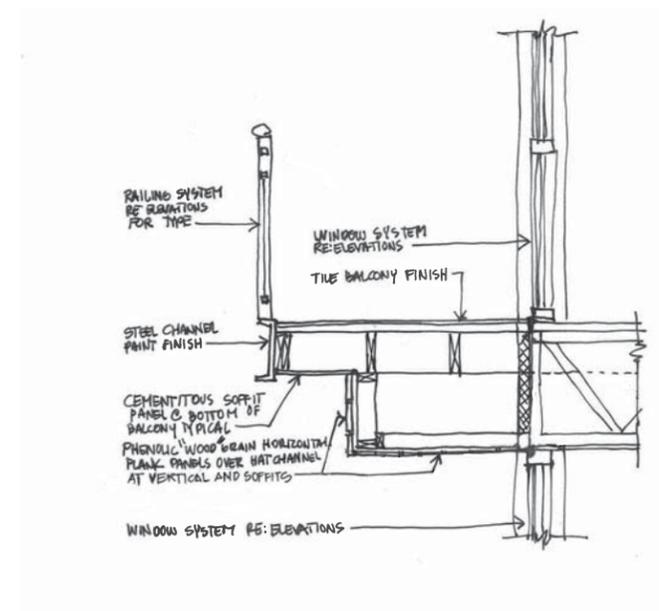
1 BUILDING 1 - 3D VIEW



2 BUILDING 1 - WALL SECTION AT BALCONY



4 BUILDING 1 - WALL CAP DETAIL



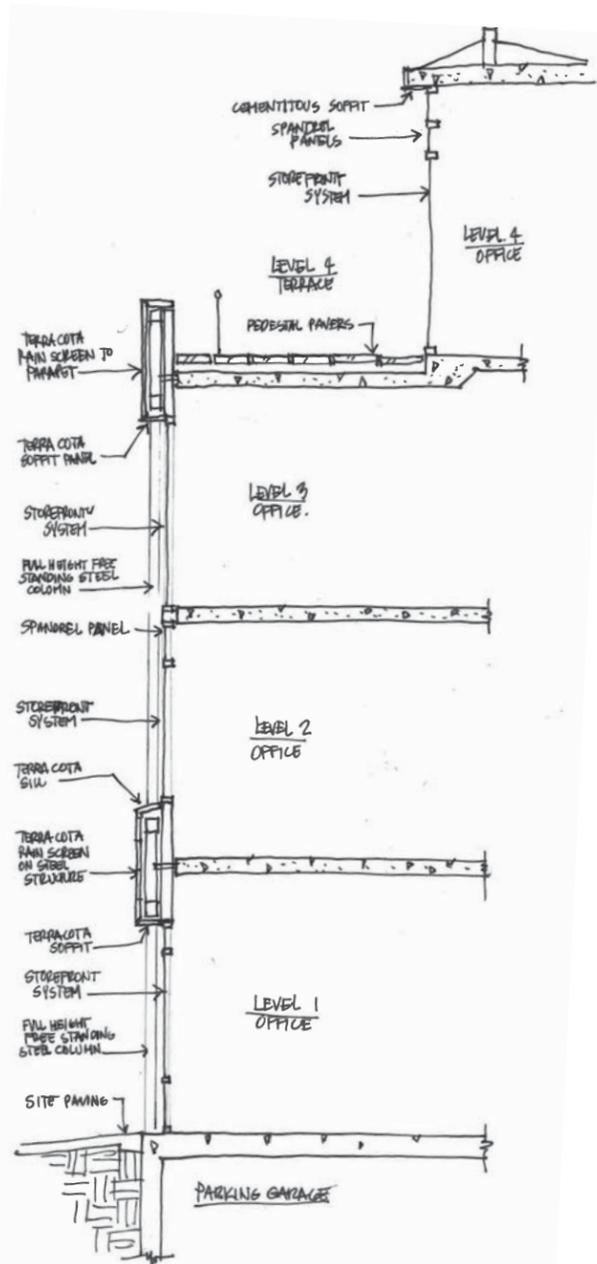
3 BUILDING 1 - BALCONY DETAIL

REVE  
SITE REVIEW SUBMITTAL | 01/08/2016

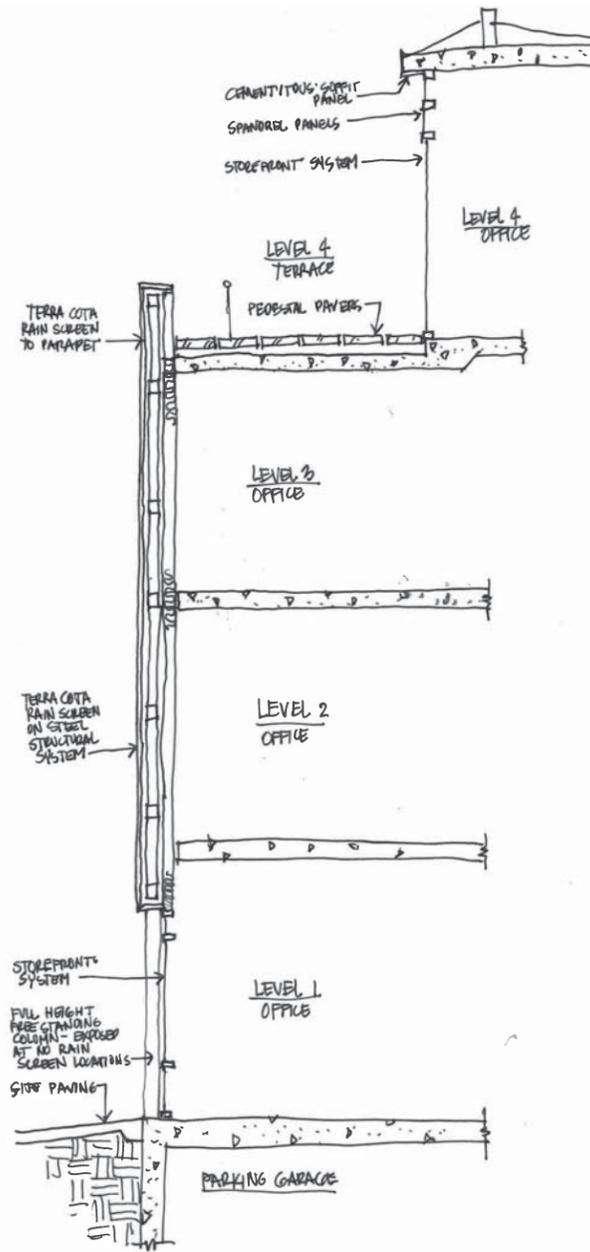
SECTION 08 - ARCHITECTURAL PLANS  
SHEET 8.23  
ARCHITECTURAL DETAILS



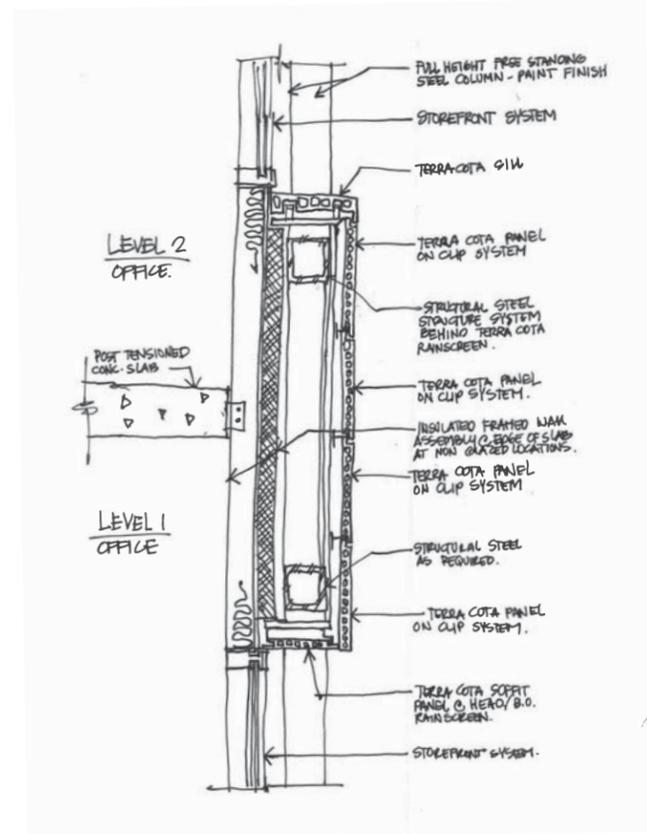
1 BUILDING 2 - 3D VIEW OF SCREEN WALL



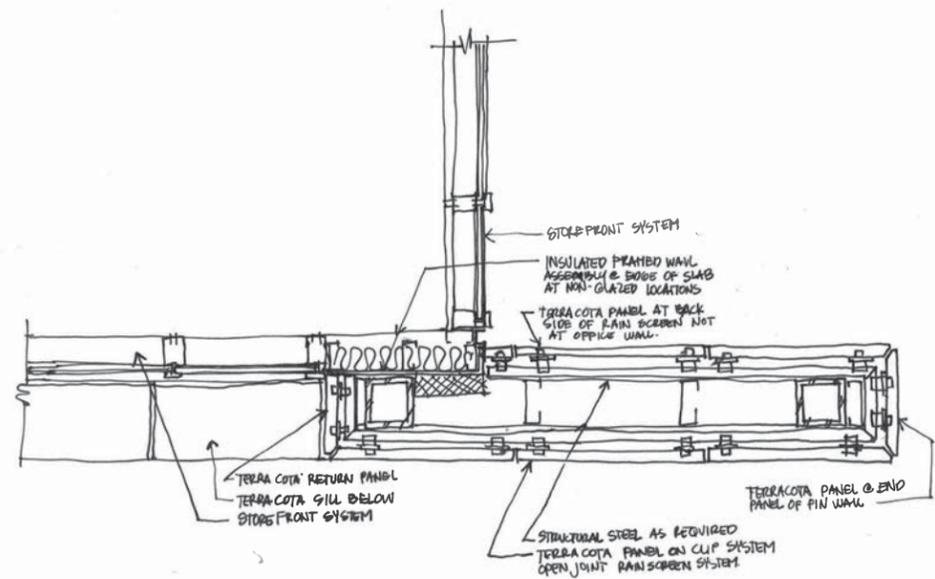
2 BUILDING 2 - SCREEN WALL AT GLASS



3 BUILDING 2 - TERRAZO SCREEN WALL



5 BUILDING 2 - SCREEN WALL SECTION DETAIL

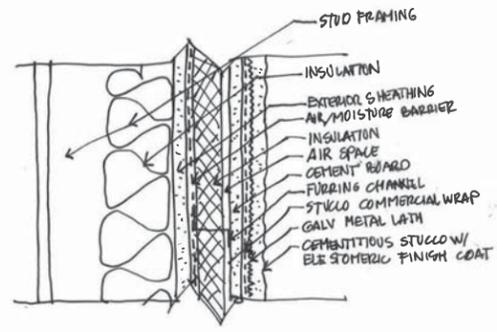


4 BUILDING 2 - SCREEN WALL PLAN DETAIL

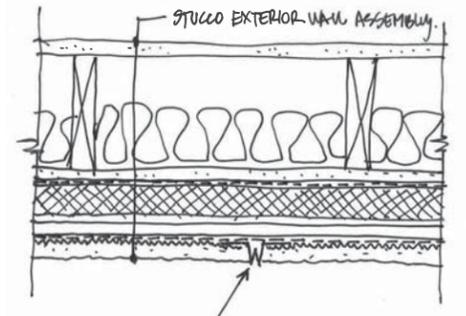


NOTE: THIS IS A PHOTOGRAPH OF THE PHYSICAL STUCCO SAMPLE AND COLOR VARIANCES MAY OCCUR DUE TO PHOTO LIGHTING AND PRINTING COLOR INACCURACIES. REFER TO MATERIAL SAMPLE BOARD FOR OVERALL COLOR PALLET

4 STUCCO COLOR SAMPLE



EXTERIOR WALL TYPE STUCCO

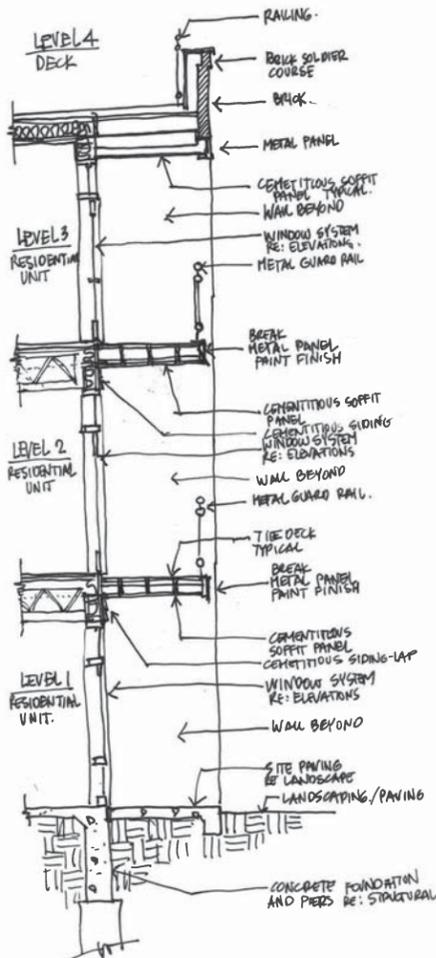


STUCCO CONTROL JOINT

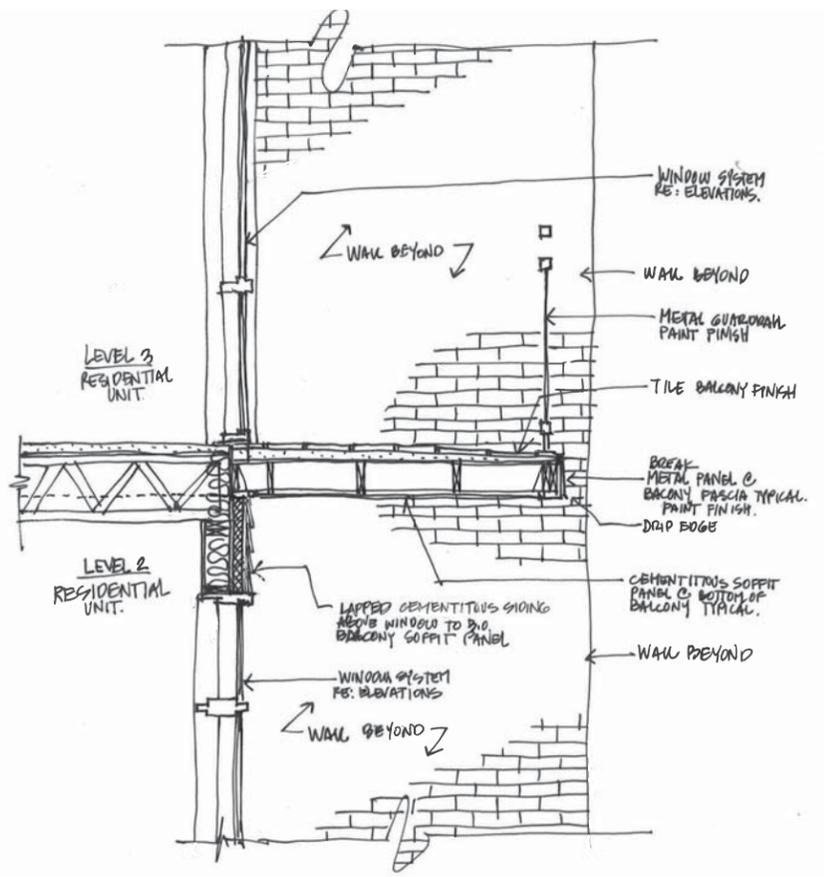
5 STUCCO JOINT DETAILS



1 BUILDING 4 - 3D VIEW  
1" = 1/4"



2 BUILDING 4 - WALL SECTION AT CORNER BALCONY  
NTS



3 BUILDING 4 - BALCONY DETAIL  
NTS

BUILDING 2 MATERIAL BOARD

- 01 BRICK, STACKED BOND - SUMMIT BRICK, THISTLEDOWN
- 02 TERRA COTTA RAINSCREEN - BOSTON VALLEY, CHARCOAL, GRAPHITE AND SLATE
- 03 ALUM WINDOW OR STOREFRONT, GLAZING - VIRACON VNE24-63
- 04 PAINTED METAL BALCONY OR AWNING - SW 6994 GREENBLACK
- 05 WOOD SOFFIT - T&G CEDAR STAIN
- 06 ALUM WINDOW OR STOREFRONT, SPANDREL - VIRACON WARM GRAY
- 07 PRECAST WINDOW HEADERS - CONTINENTAL, WEATHERED
- 08 PRECAST WINDOW SILLS - CONTINENTAL, WEATHERED

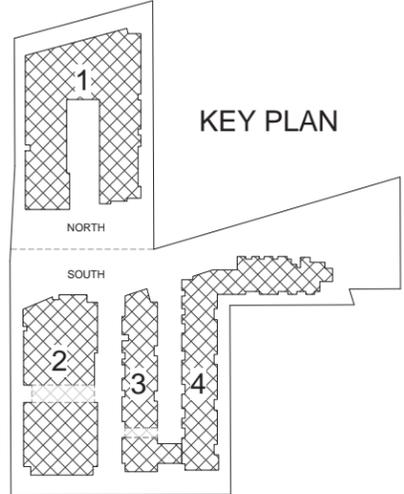
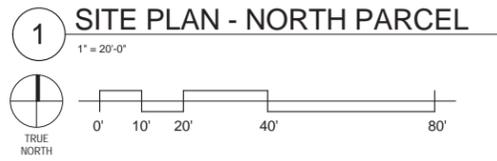
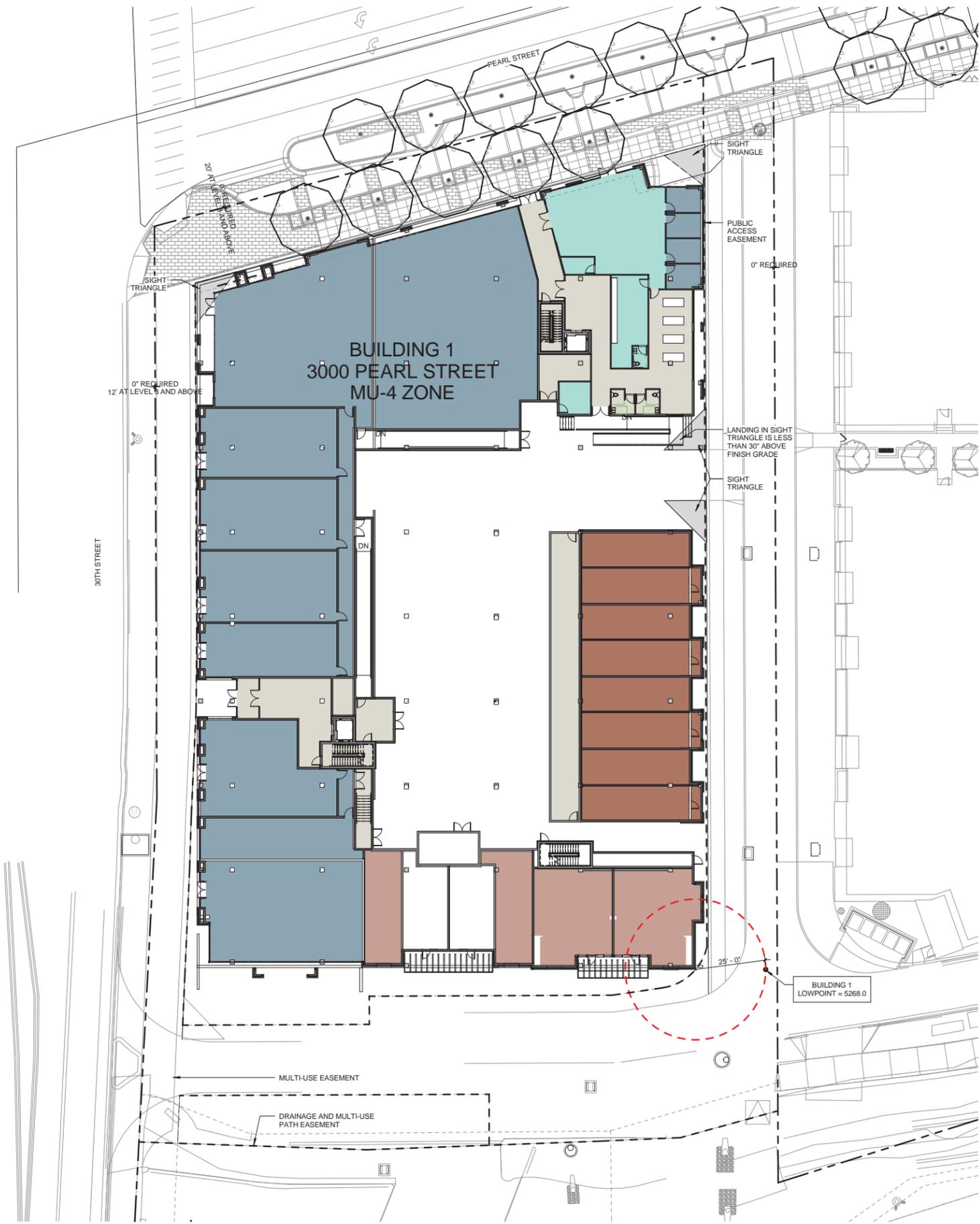
BUILDING 1 MATERIAL BOARD

- 01 BRICK, RUNNING BOND, #1 - SUMMIT BRICK, ADAMELLO SMOOTH
- 02 CEMENT PLASTER STUCCO - STO COLOR 20054
- 03 SIDING - CENTRIA, CLOVE BROWN
- 04 BRICK, #2 - SUMMIT BRICK, ANDIRON SMOOH
- 05 ALUM WINDOW OR STOREFRONT, GLAZING -- VIRACON 24-54
- 06 PAINTED METAL BALCONY OR AWNING - SW 6994 GREENBLACK
- 07 METAL PANEL - MORIN, CHAMPAGNE PEARL
- 08 BRICK WINDOW HEADERS - SUMMIT BRICK, ADAMELLO SMOOTH
- 09 PRECAST WINDOW SILLS - CONTINENTAL, GREYSTONE
- 10 WINDOW FRAMES - JELD-WEN, CHESNUT BRONZE (DARK)

BUILDING 3 AND 4 MATERIAL BOARD

- 01 BRICK, #1 - SUMMIT BRICK, LIGHT GRAY SMOOTH
- 02 CEMENTITIOUS LAP SIDING, SW 7674 PEPERCORN
- 03 BRICK, #2 - SUMMIT BRICK, THISTLEDOWN
- 04 CEMENT PLASTER STUCCO - STO COLOR 20054
- 05 ALUM WINDOW, GLAZING - VIRACON 24-54
- 06 PAINTED METAL BALCONY OR AWNING - SW 6994 GREENBLACK
- 07 METAL SIDING - MORIN SILVERSMITH (MICA)
- 08 BRICK, #3 - SUMMIT BRICK, ADAMELLO SMOOTH
- 09 SIDING - CENTRIA, CLOVE BROWN
- 10 BRICK, #4 - SUMMIT BRICK, ANDIRON SMOOH
- 11 BRICK WINDOW HEADERS - TO MATCH BRICK WALL
- 12 PRECAST WINDOW SILLS - CONTINENTAL, WEATHERED
- 13 PRECAST WINDOW SILLS - CONTINENTAL, GREYSTONE
- 14 WINDOW FRAMES - JELD-WEN, CHESNUT BRONZE (DARK)

NOTE: ALL MATERIAL MANUFACTURER AND COLORS SHOWN ARE BASIS-OF-DESIGN REPRESENTATIONS AND MAY BE SUBJECT TO CHANGE BASED ON COST AND AVAILABILITY  
 MATERIAL IMAGES ARE PHOTOGRAPHS OF PHYSICAL SAMPLES AND COLOR MAY VARY DUE TO LIGHTING AND PRINTING VARIANCES



SECTION 16 - ARCHITECTURAL PLANS - HEIGHT  
 SHEET 16.1  
 SETBACK PLAN AND LOW POINT - NORTH

REVE - SITE  
 SITE REVIEW SUBMITTAL | 01/08/2016

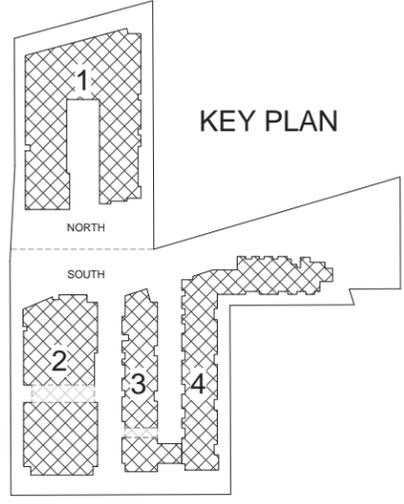


SECTION 16 - ARCHITECTURAL PLANS - HEIGHT  
 SHEET 16.2  
 SETBACK PLAN AND LOW POINT - SOUTH

REVE - SITE

SITE REVIEW SUBMITTAL | 01/08/2016

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





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



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



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



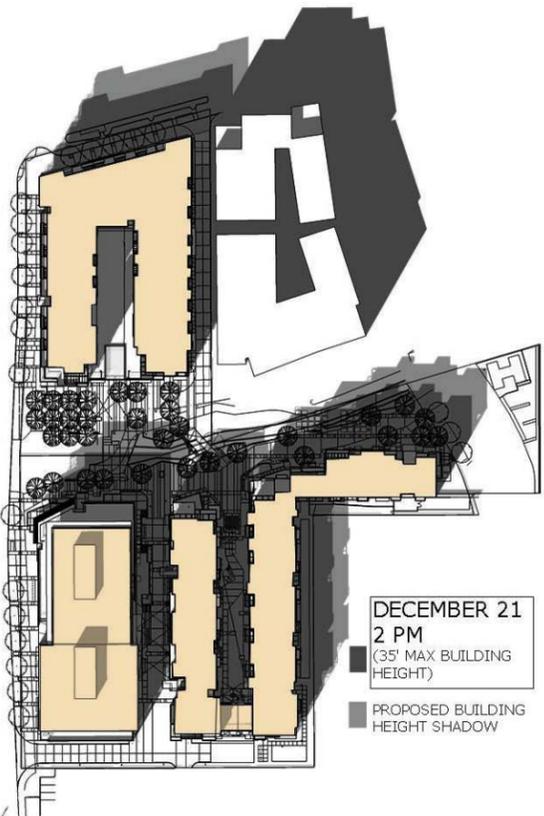
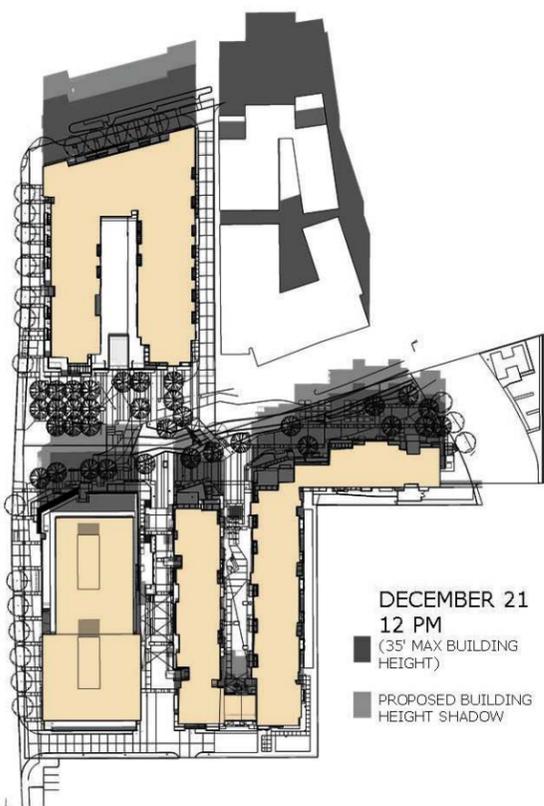
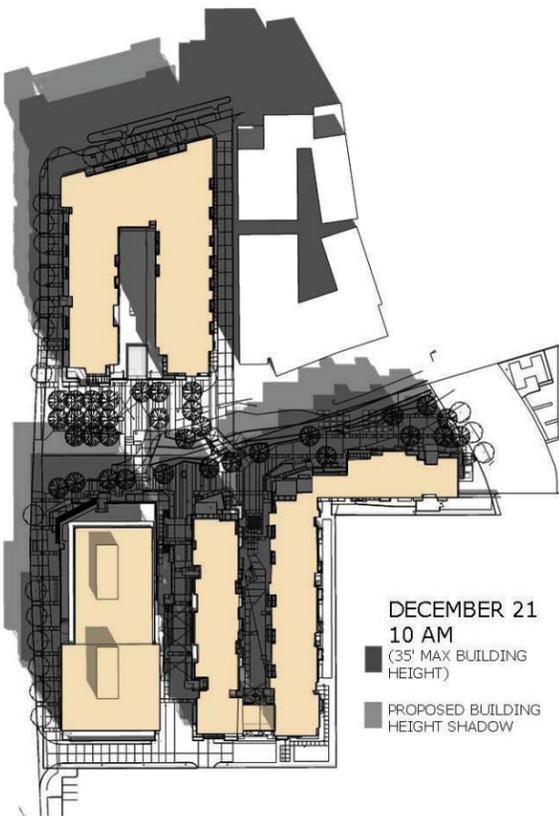
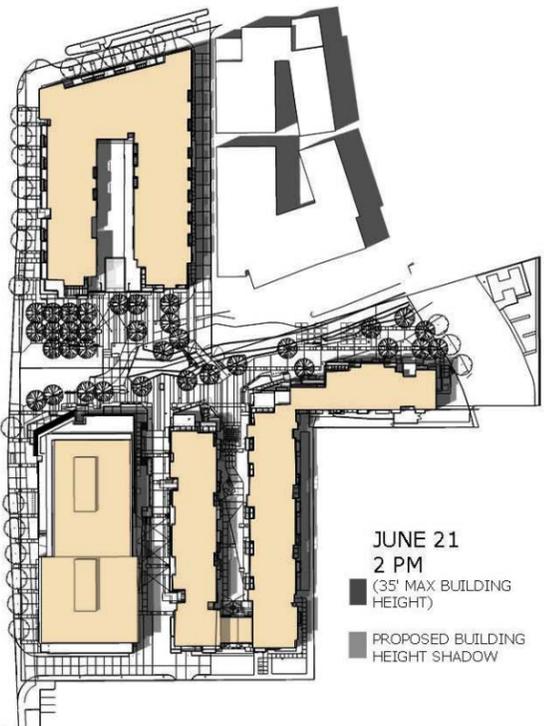
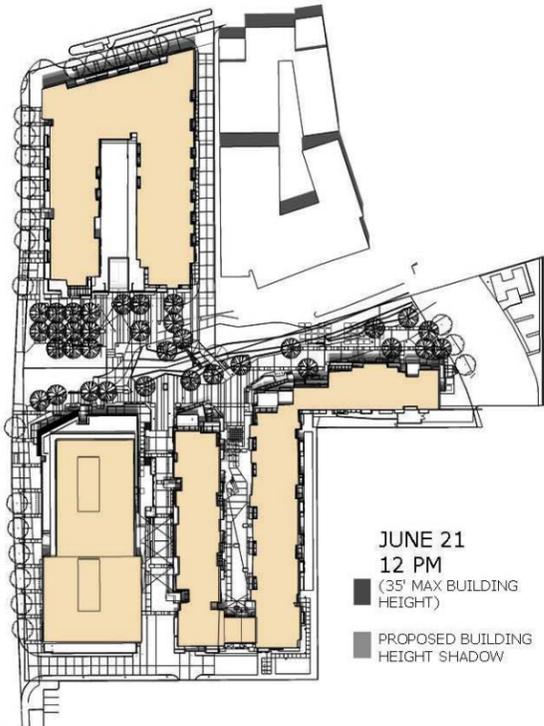
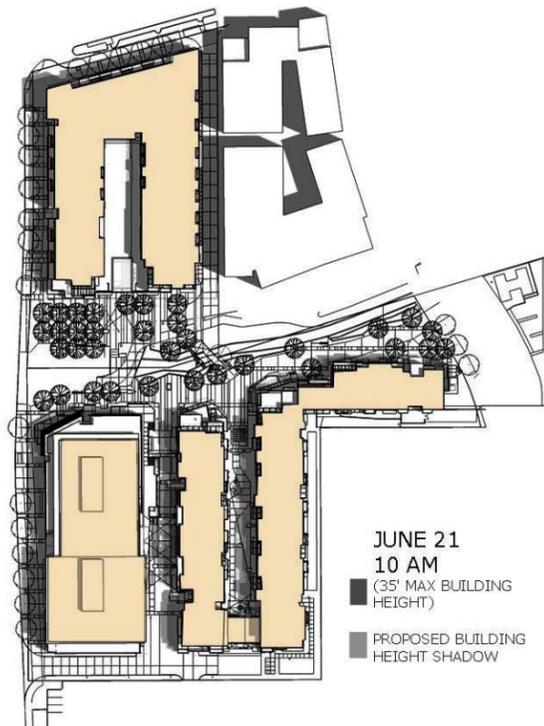
4 BUILDING 4 - WEST  
1" = 1/16"

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

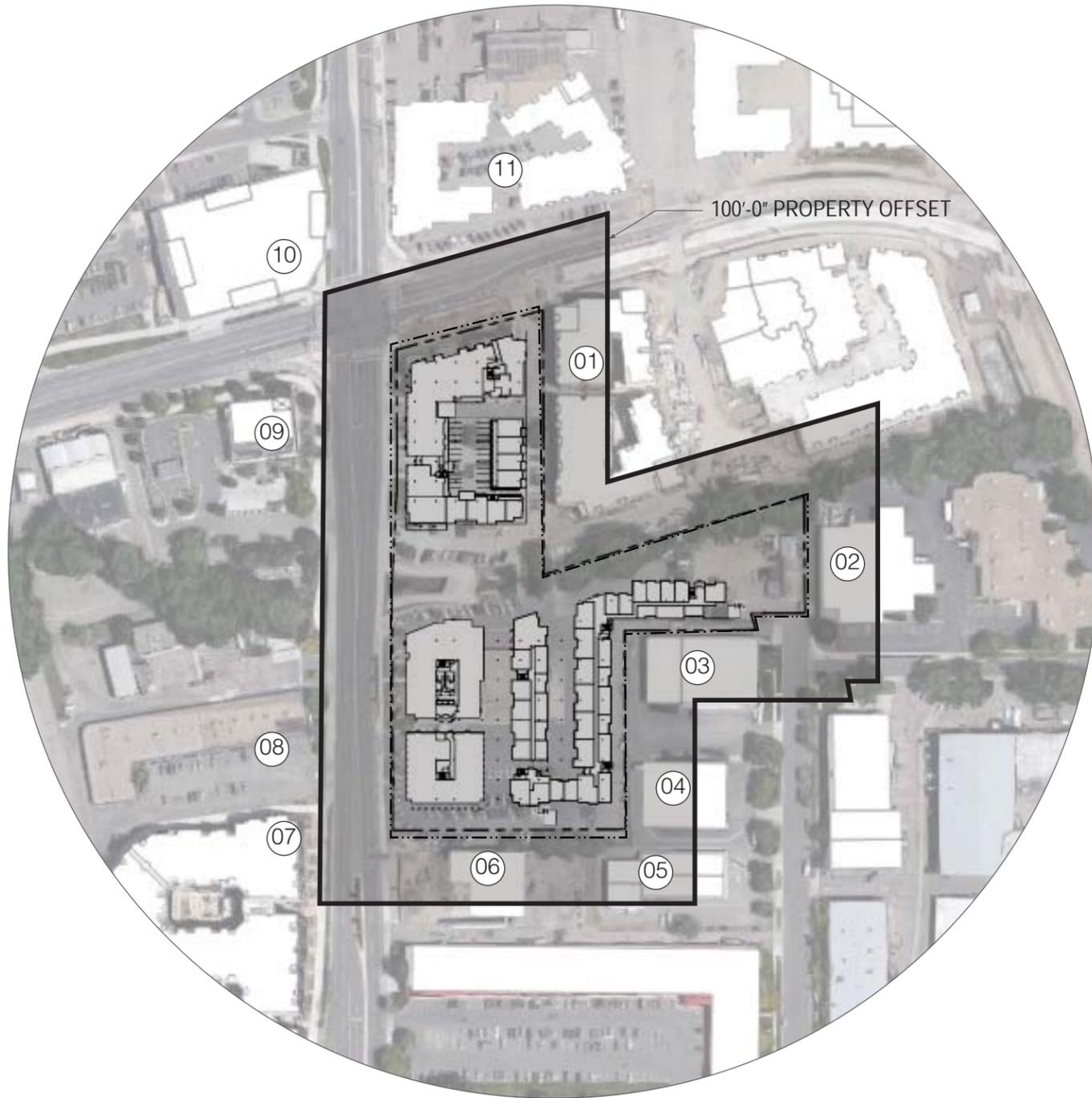
One of the most unique elements of the Rêve project design, is the absence of auto focused uses, activity and requirements. Through placing 100% of the parking entirely underground, the project design places the pedestrian and bicyclist first. Even the required TVAP connections are designed to create opportunity and priority for the pedestrian and bicyclist. There are multiple connections through the site where a pedestrian or bicyclist does not need to encounter an automobile. Key design features for the pedestrian/bicycle include:

Ground floor uses promote visibility, transparency, engagement and light. Uses include; Lively storefront spaces spill activity onto the sidewalk, Outdoor Dining, Live/Work experiences

- The site's permeability and the orientation of the buildings will promote bicycle and pedestrian circulation.
- East/West TVAP connection will be designed and organized to slow the auto traffic down and create a priority for safe, functional travel space for the pedestrian and bicyclist
- Connection to the underpass below 30th Street to facilitate safe and efficient pedestrian/bicycle movement to shopping, dining and employment located to the west of Rêve.
- All of the open spaces are linked by walkways, seating areas, courtyards, bridge, and/or a shared plaza throughout the development.
- A multi-use path is proposed for the entire frontage along the 30th Street streetscape, which will provide for circulation and encourage an active streetscape with transparency through the creation of space for retail, restaurant, and office uses at the ground floor.
- The streetscape provides for planting zones at the curb to help separate the pedestrian and vehicles and wide sidewalks/multi-use paths provide safe and comfortable circulation.
- Distinctive street furnishings and diverse storefronts
- Will create a signage program to encourage easy and fun navigation for the bicyclist and pedestrian
- The buildings have been placed to frame the streets to define a pedestrian scale along auto centric these wide corridors.
- The open space within the site has been designed to be comfortable and inviting with proper width to height of building for appropriate scale.



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





**Open Space Requirements**

	Total Property	Required Open Space	Type 1A	Type 1B	Type 2	Type 3*	Type 4	Type 5	Total Open Space Provided	% Open Space Provided
North Parcel (MU-4)	84,543 sf	20%	1,582	3,631	2,131	8,614	11,578		27,536 sf	33%
South Parcel (BR-1)	168,771 sf	20%	2,829	18,655	2,369	24,680	13,814	15,801	78,148 sf	46%
	253,314 sf								105,684 sf	42%

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

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

**OPEN SPACE CALCULATIONS**

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

**OPEN SPACE LEGEND**

**AHM 16.5 Additional Open space statement: When additional open space is required by code due to building height, include a detailed plan showing the location of all useable open space and a written statement of how it serves the public interest.**

Rêve was designed to support an urban living and working environment that, from all angles and experiences, recognizes and celebrates the central open space features. The central open space corridor aligned along the Slough was the primary design driver for the entire site. The opportunity to interface with the water is embraced by the building layout and further enhanced by elements created within the open spaces between the buildings. Over 40% of the site is open space, the majority of it integrated into the public realm and available for all the community to benefit. Wide veins of activity along the banks, as well as more intimate, tucked in spaces for private and contemplative experiences, create a series of interactive spaces that together provide a destination and a reason to travel to and discover this site. Key public open space elements include:

- Public plaza along the Boulder Slough serves as a foundation for all uses and activity converging in this area.
- Event spaces for Food Trucks, festivals, crafts, children's activities, and other community gatherings
- New wooden footbridge to provide connection between the north and south
- Eddies and alcoves of activity and quiet spaces with moveable seating and built in natural seating
- Traditional and natural playspaces for children
- Living Steps for natural gatherings, outdoor classrooms, and contemplation
- Streetscapes - protected outdoor dining areas, multiuse pathways, landscape features, buffers from the street
- Custom, integrated bus stop shelter
- Pet recreation areas
- Slough overlook areas with swing and seating
- Relocated and repurposed Quonset hit for outdoor education, non-profit or other community serving use
- The private amenities will be visible through glass, openings, light and transparency to create less of a division between the public and private spaces.

**1** OPEN SPACE PLAN  
 1" = 50'-0"

