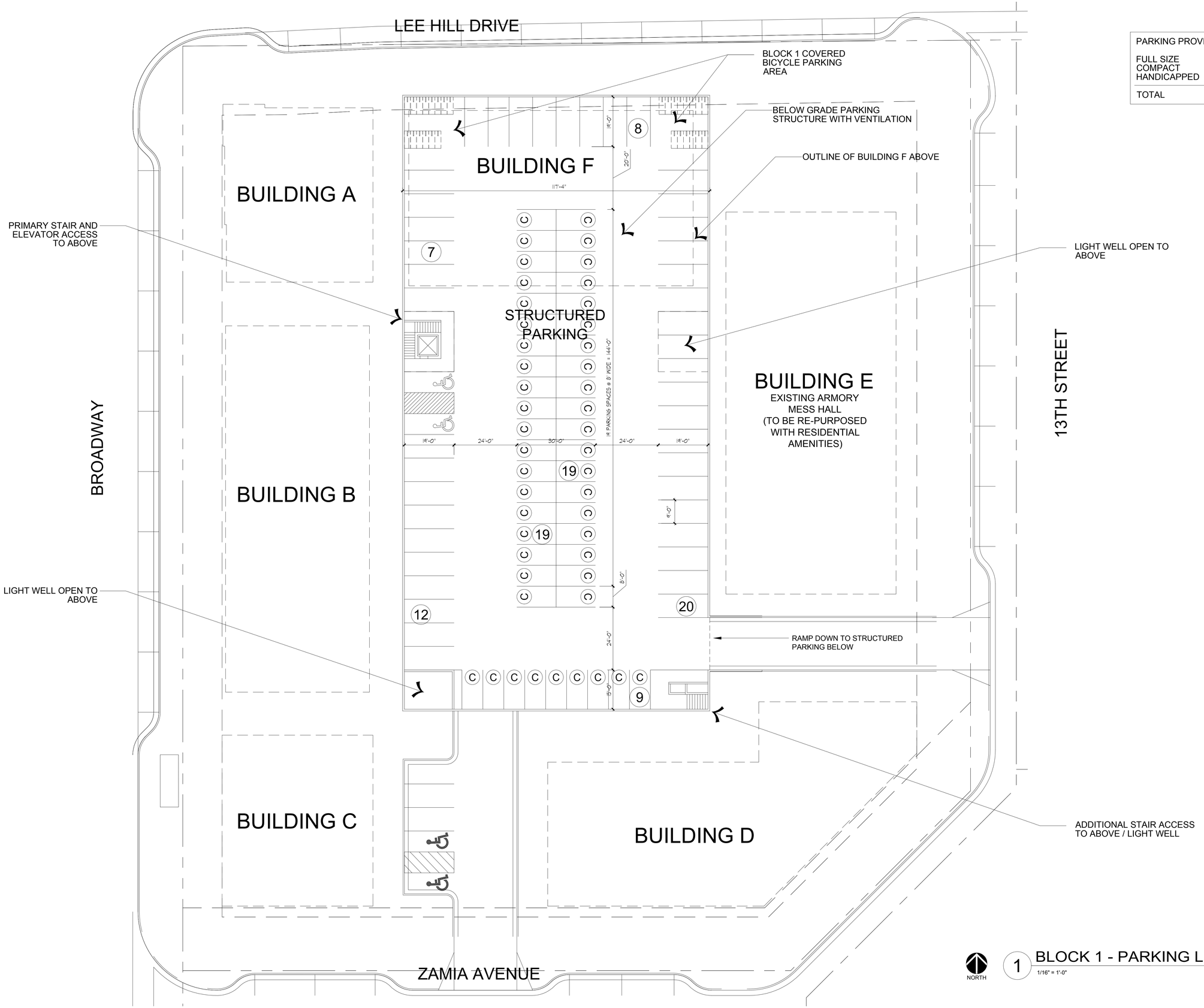

PARKING PROVIDED FOR THIS LEVEL		
FULL SIZE	45	48.0%
COMPACT	47	50.0%
HANDICAPPED	02	02.0%
TOTAL	94	100%

NORTH

1 BLOCK 1 - PARKING LEVEL PLAN
1/16" = 1'-0"

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015 - 00012

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ARMORY COMMUNITY

BOULDER, COLORADO

DATE:	REVISION:
02-02-2015	SITE REVIEW SUBMITTAL 1
04-20-2015	SITE REVIEW SUBMITTAL 2
02-01-2016	SITE REVIEW SUBMITTAL 3

SHEET NAME:
PARKING LEVEL PLAN BLOCK 1

SHEET NUMBER:
A-5.01

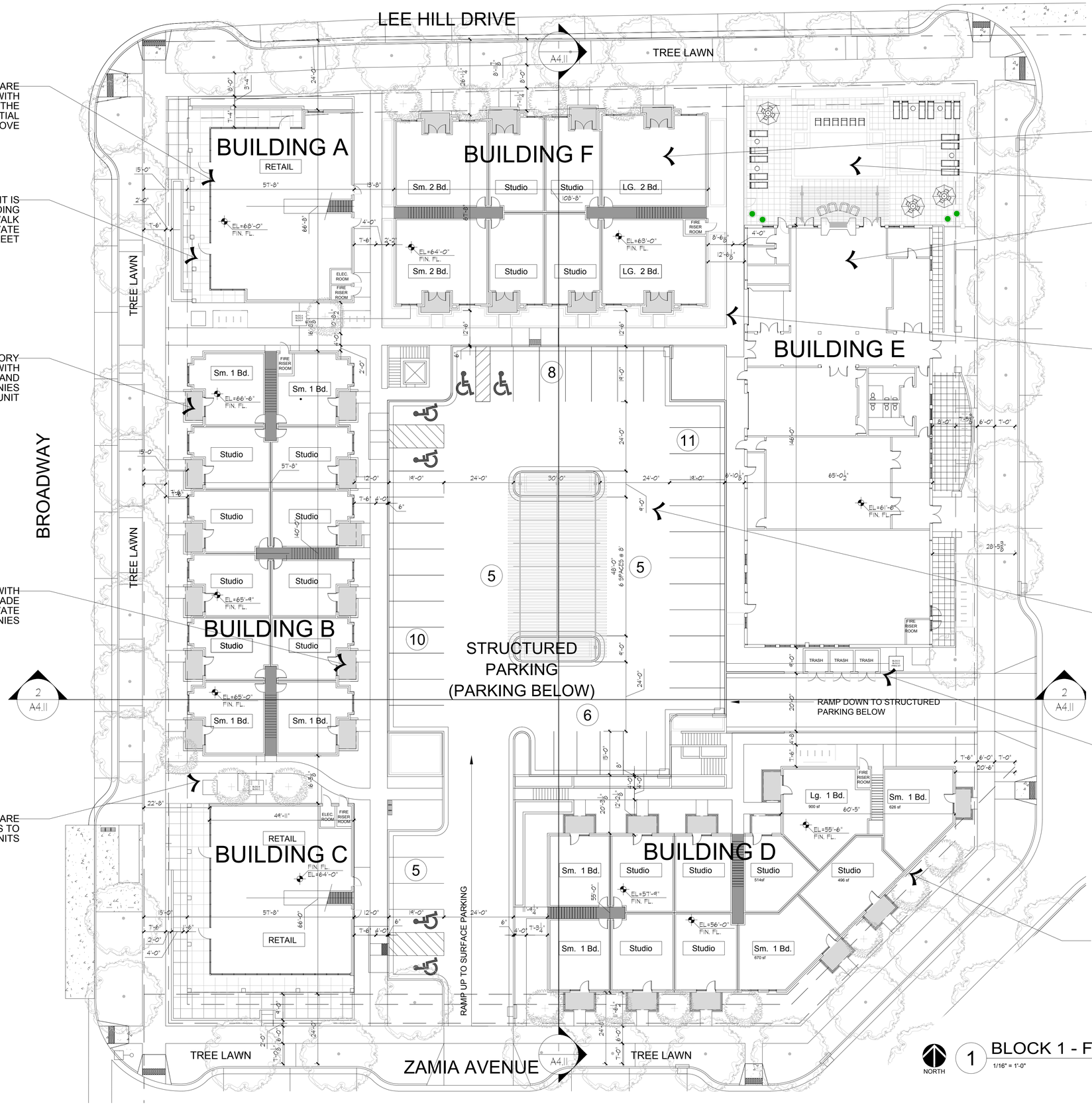
BUILDINGS A AND C ARE MIXED-USE BUILDINGS WITH RETAIL/RESTAURANT AT THE LOWER LEVEL AND RESIDENTIAL UNITS ABOVE

BUILDING A STOREFRONT IS RECESSED FROM BUILDING FRONT TO PRODE SIDEWALK OUTDOOR PATIOS TO ACTIVATE THE STREET

BUILDING B IS A TWO STORY RESIDENTIAL BUILDING WITH ENTRANCES ON THE STREET AND PRIVATE PATIOS AND BALCONIES FOR EACH UNIT

FOUR-SIDED ARCHITECTURE WITH INTERIOR FACING AT-GRADE ENTRANCES WITH PRIVATE PATIOS AND BALCONIES

PEDESTRIAN PASEOS ARE ACTIVATED WITH ENTRANCES TO UPPER LEVEL RESIDENTIAL UNITS



PARKING PROVIDED FOR THIS LEVEL		
FULL SIZE	31	56.0%
COMPACT	18	33.0%
HANDICAPPED	06	11.0%
TOTAL	55	100%

UPPER LEVEL UNITS IN BUILDING F HAVE VIEWS TO BOULDER AND FLAT IRONS

LOCATION OF OUTDOOR POOL AND PATIO AMENITY AREA

THE ARMORY (BUILDING E) IS RE-PURPOSED AS AN AMENITY FOR THE RESIDENTIAL COMMUNITY INCLUDING LEASING AND MANAGEMENT OFFICES, CLUB ROOM, RESTROOMS WITH SHOWERS AND LOCKER, WORKOUT ROOM AND OTHER MISCELLANEOUS AMENITIES

LINE OF STRUCTURED PARKING BELOW

PARKING IS MINIMIZED VISUALLY WITH A SMALL "AT GRADE" PARKING LOT THAT PROVIDES DIRECT ACCESS TO RETAIL, ARMORY AND RESIDENTIAL UNITS. A LARGER BELOW-GRADE PARKING STRUCTURE PROVIDES ADDITIONAL PARKING PRIMARILY FOR USE BY RESIDENTS

TRASH SERVICES, TRANSFORMERS AND UTILITY CONNECTIONS HAVE BEEN PULLED OFF OF THE STREET SCAPE WHENEVER POSSIBLE

UNIQUE ARCHITECTURE ON BUILDING D TRANSITIONS TO ARMORY BUILDING ALONG ANGLED PORTION OF 13TH STREET FOR A UNIQUE EXPERIENCE

NORTH

1 BLOCK 1 - FIRST FLOOR PLAN

1/16" = 1'-0"

the ARMORY

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015 - 00012

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SHEET NAME:
FIRST FLOOR PLAN
BLOCK 1

SHEET NUMBER:
A-5.02

NORTH

1 BLOCK 1 - SECOND FLOOR PLAN

1/16" = 1'-0"

the community ARMORY

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
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CONSULTANT:

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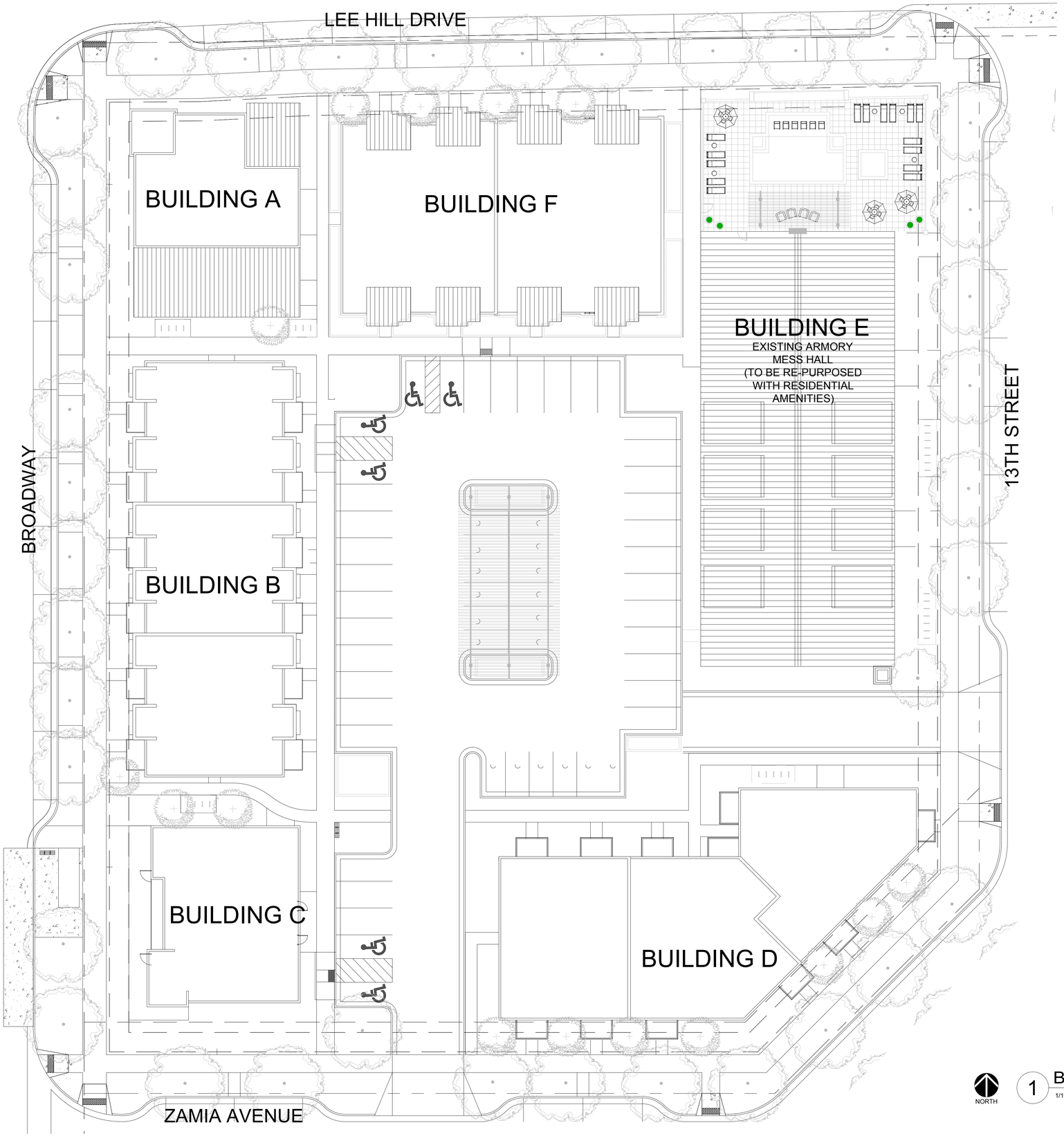
SHEET NAME:

SECOND FLOOR PLAN
BLOCK 1

SHEET NUMBER:

A-5.03



NORTH

1 BLOCK 1 - ROOF PLAN
1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
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CONSULTANT:

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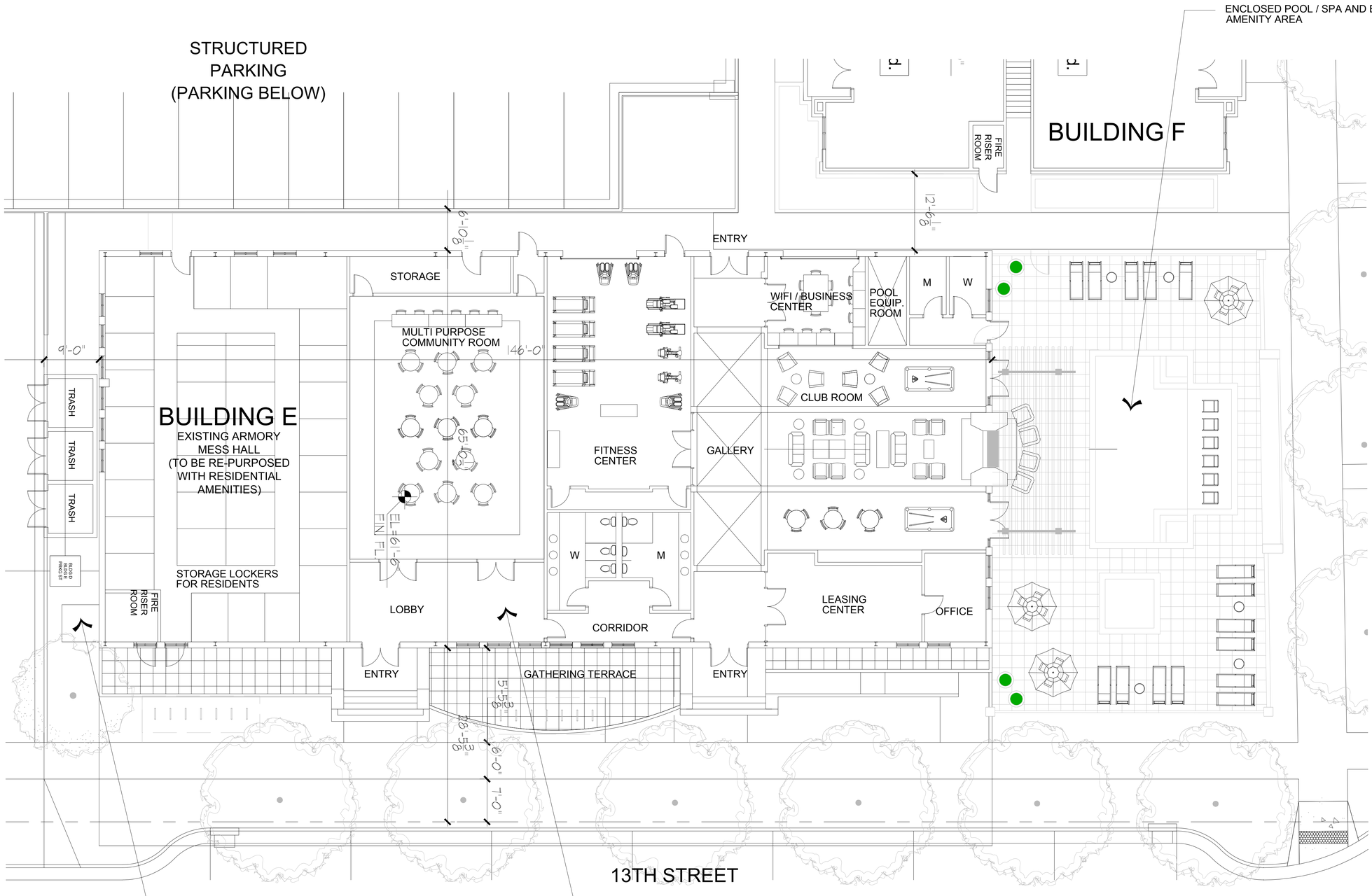
02-01-2016	SITE REVIEW SUBMITTAL 3

SHEET NAME:

ROOF PLAN
BLOCK 1

SHEET NUMBER:

A-5.04



NORTH

1 BLOCK 1 - ARMORY BUILDING E FIRST FLOOR PLAN

1/8" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015 - 00012

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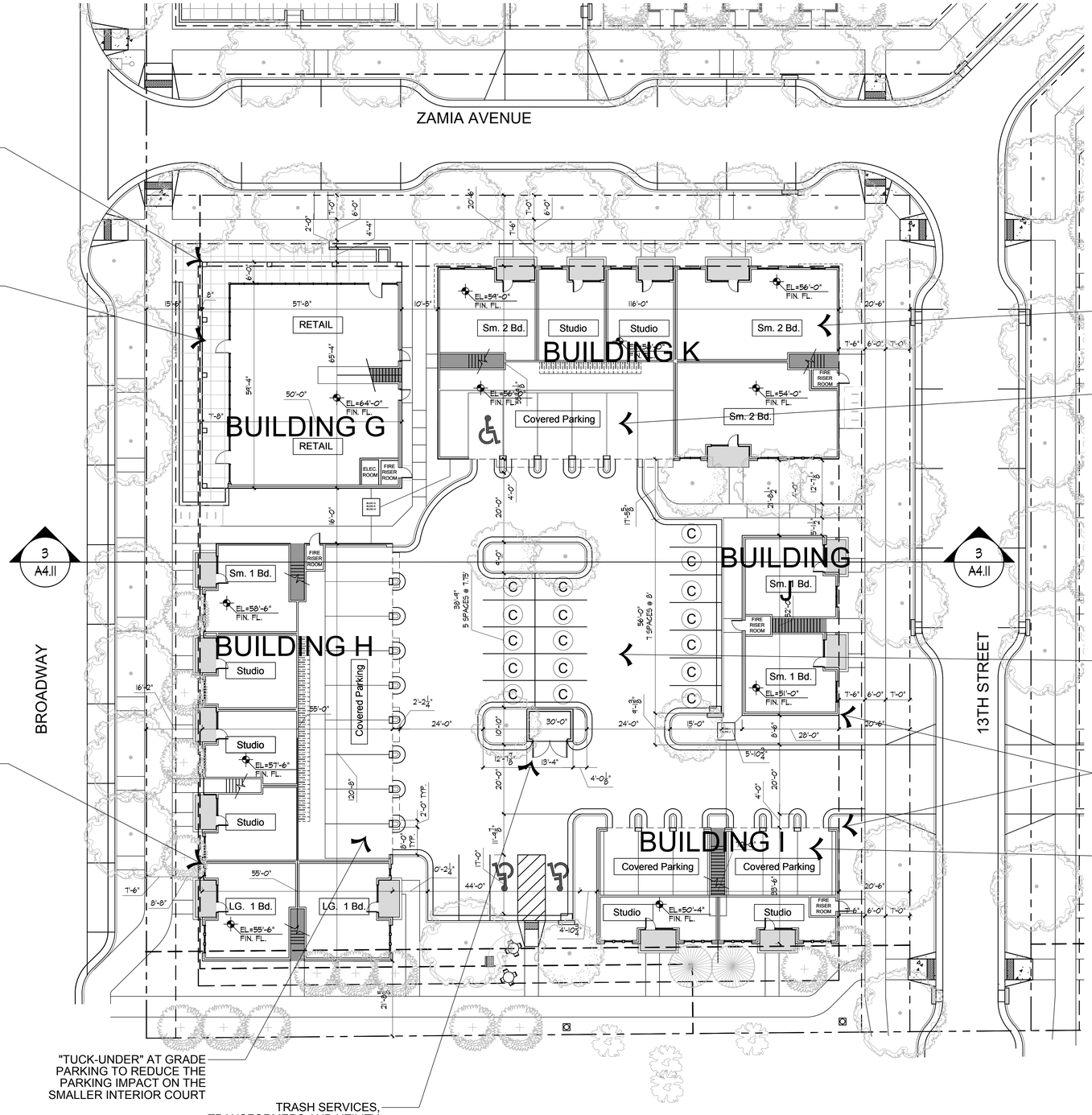
04-20-2015	SITE REVIEW SUBMITTAL 2
02-01-2016	SITE REVIEW SUBMITTAL 3

SHEET NAME:

ARMORY BUILDING E
FIRST FLOOR PLAN
BLOCK 1

SHEET NUMBER:

A-5.05



BUILDING G IS A MIXED-USE BUILDING WITH RETAIL/RESTAURANT AT THE LOWER LEVEL AND RESIDENTIAL UNITS ABOVE

BUILDING G STOREFRONT IS RECESSED FROM BUILDING FRONT TO PROVIDE SIDEWALK OUTDOOR PATIOS TO ACTIVATE THE STREET

BUILDING H IS A TWO STORY RESIDENTIAL BUILDING WITH ENTRANCES ON THE STREET AND PRIVATE PATIOS AND BALCONIES

"TUCK-UNDER" AT GRADE PARKING TO REDUCE THE PARKING IMPACT ON THE SMALLER INTERIOR COURT

TRASH SERVICES, TRANSFORMERS AND UTILITY CONNECTIONS HAVE BEEN PULLED OFF THE STREETSCAPE WHENEVER POSSIBLE

BUILDING K IS A TWO STORY RESIDENTIAL BUILDINGS WITH PRIVATE PATIOS AND BALCONIES

"TUCK-UNDER" AT GRADE PARKING TO REDUCE THE PARKING IMPACT ON THE SMALLER INTERIOR COURT

PARKING IS MINIMIZED VISUALLY WITH A SMALL AT GRADE PARKING LOT THAT PROVIDES DIRECT ACCESS TO RETAIL AND RESIDENTIAL UNITS

BUILDINGS I AND J ARE SMALLER TWO STORY RESIDENTIAL BUILDINGS WITH PRIVATE PATIOS AND BALCONIES

TUCK UNDER AT GRADE PARKING TO REDUCE THE PARKING IMPACT TO THE SMALLER INTERIOR COURT ON BLOCK 2

NOTE:

TUCK-UNDER PARKING IS OPEN-AIR AND PUBLICALLY ACCESSIBLE

PARKING PROVIDED FOR THIS LEVEL

FULL SIZE	21	51.0%
COMPACT	17	42.0%
HANDICAPPED	03	07.0%
TOTAL	41	100%

NORTH

1 BLOCK 2 - FIRST FLOOR PLAN

1/16" = 1'-0"

the community ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
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CONSULTANT:

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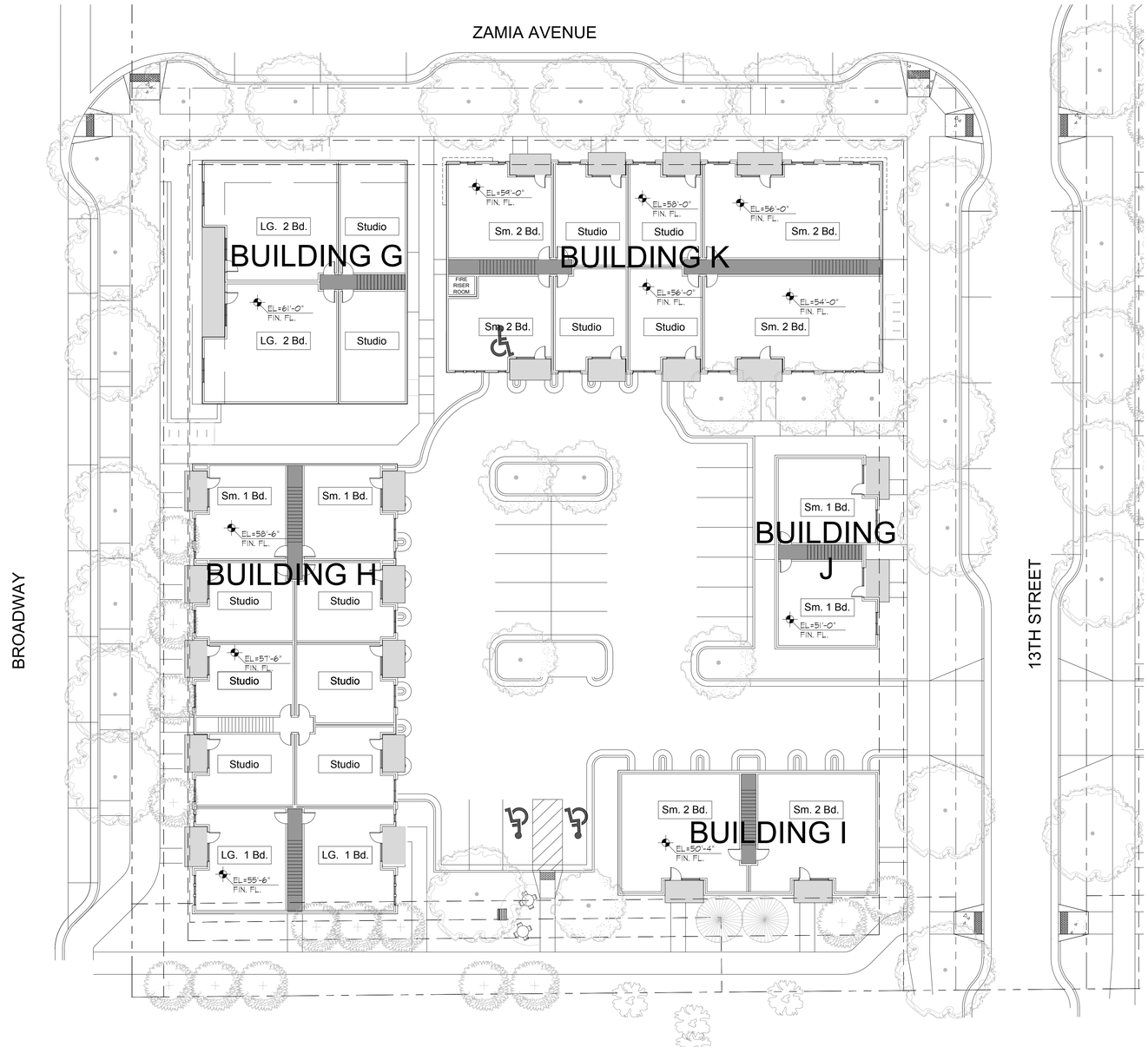
SHEET NAME:

FIRST FLOOR PLAN
BLOCK 2

SHEET NUMBER:

A-5.08



NORTH

1 BLOCK 2 - SECOND FLOOR PLAN

1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
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CONSULTANT:

ARMORY COMMUNITY

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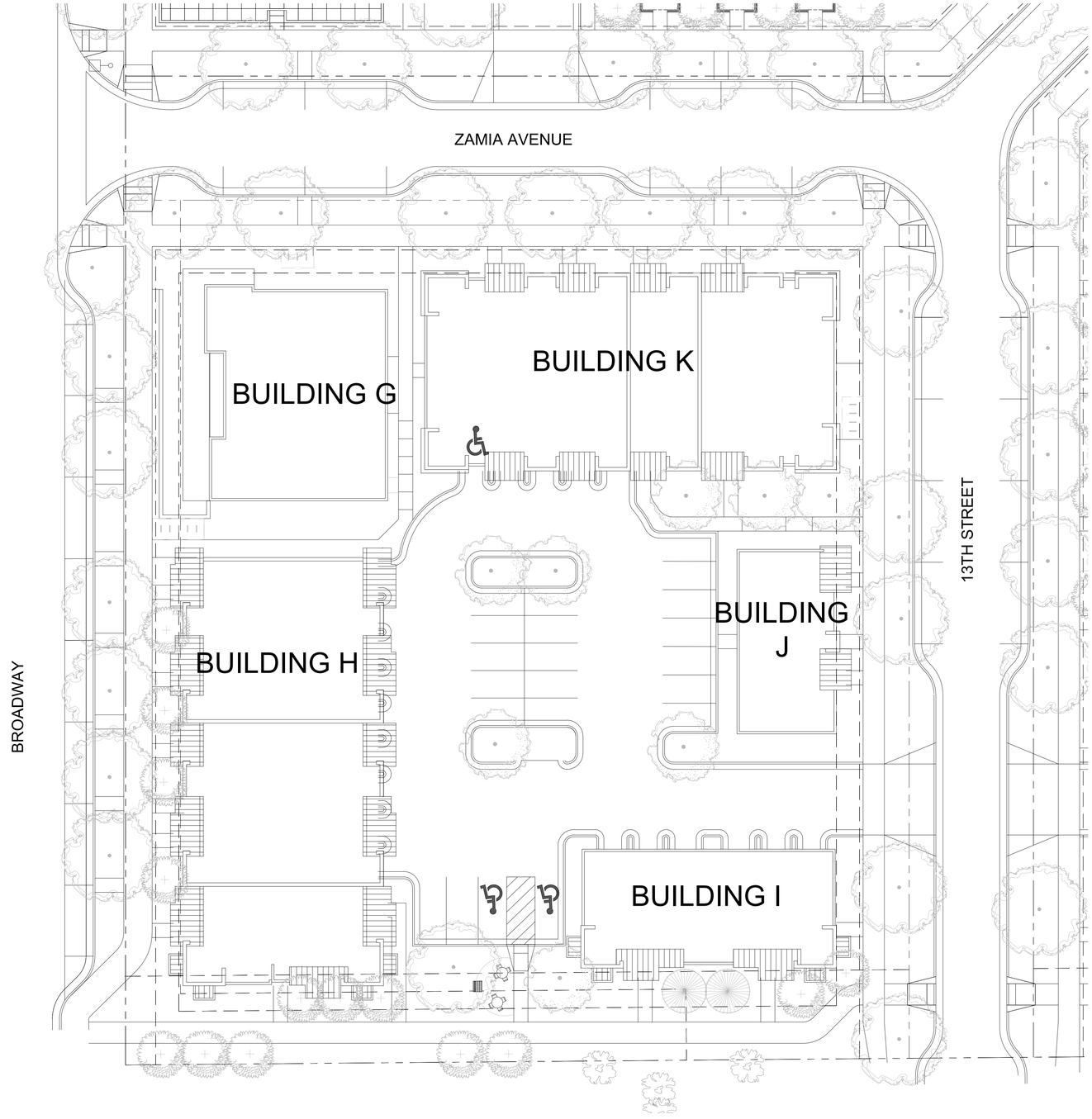
SHEET NAME:

SECOND FLOOR PLAN
BLOCK 2

SHEET NUMBER:

A-5.09



NORTH

1 BLOCK 2 - ROOF PLAN
1/16" = 1'-0"

the ARMORY community

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
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CONSULTANT:

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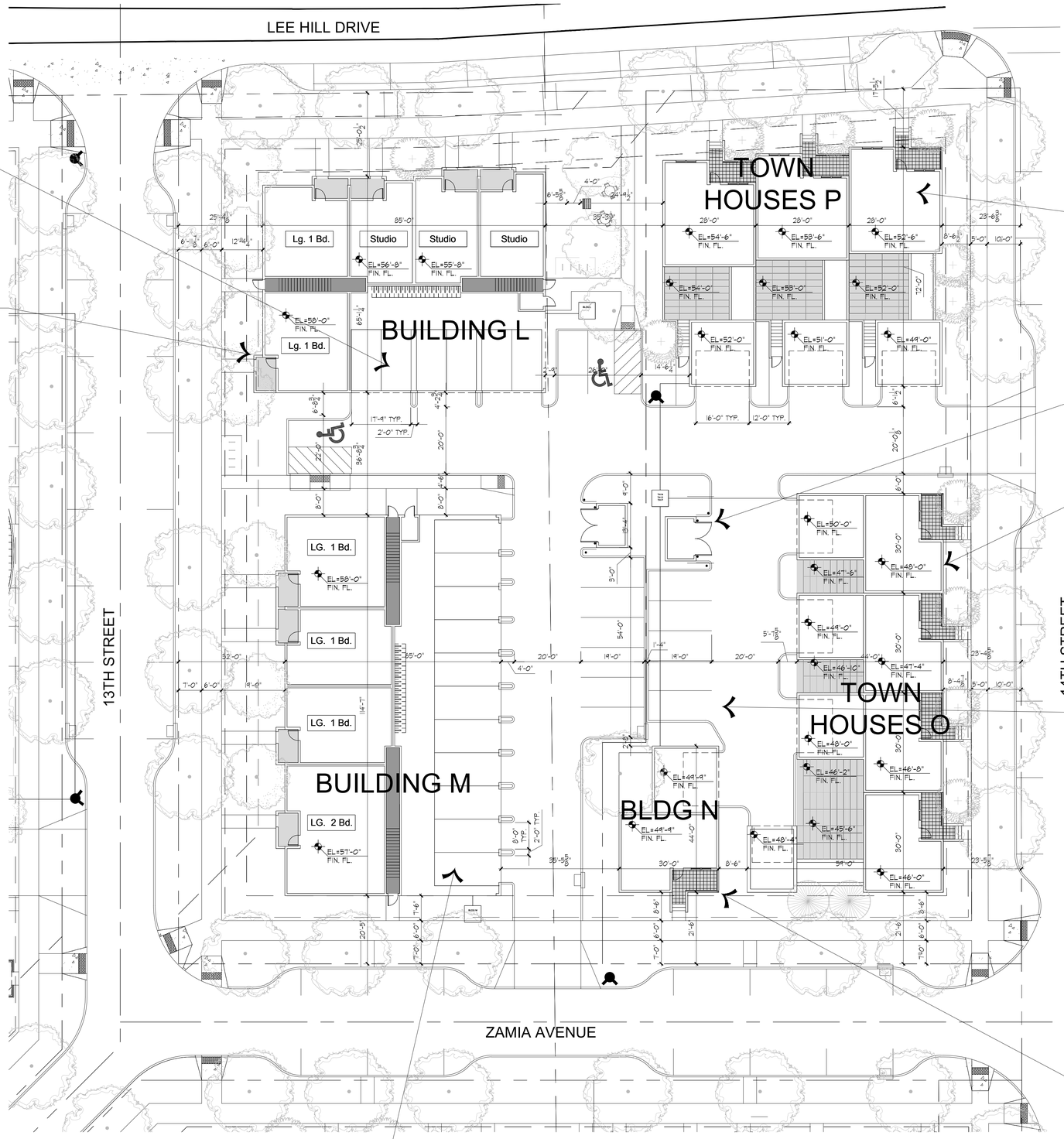
SHEET NAME:
ROOF PLAN
BLOCK 2

SHEET NUMBER:
A-5.10



"TUCK-UNDER" AT GRADE PARKING TO REDUCE THE PARKING IMPACT ON THE SMALLER INTERIOR COURT

BUILDING L IS A TWO STORY RESIDENTIAL BUILDING WITH ENTRANCES ON THE STREET AND PRIVATE PATIOS AND BALCONIES

TOWN HOUSE BUILDING P CONSISTS OF TWO STORY RESIDENTIAL UNITS WITH ATTACHED GARAGES, ENTRANCES ON THE STREET AND PRIVATE PATIOS IN THE FRONT AND BACK

TRASH SERVICES, TRANSFORMERS AND UTILITY CONNECTIONS HAVE BEEN PULLED OFF THE STREETSCAPE WHENEVER POSSIBLE

TOWN HOUSE BUILDING O CONSISTS OF TWO STORY RESIDENTIAL UNITS WITH ATTACHED GARAGES, ENTRANCES ON THE STREET AND PRIVATE PATIOS IN THE FRONT AND BACK

PARKING IS MINIMIZED VISUALLY WITH A SMALL AT GRADE PARKING LOT THAT PROVIDES DIRECT ACCESS TO RETAIL UNITS

TOWN HOUSE BUILDING N IS A TWO STORY RESIDENTIAL UNIT WITH ATTACHED GARAGE, ENTRANCE ON THE STREET AND PRIVATE PATIOS IN THE FRONT AND BACK

"TUCK-UNDER" AT GRADE PARKING TO REDUCE THE PARKING IMPACT ON THE SMALLER INTERIOR COURT

NOTE:

TUCK-UNDER PARKING IS OPEN-AIR AND PUBLICALLY ACCESSIBLE

PARKING PROVIDED MU-1

FULL SIZE	24	92.0%
COMPACT	00	00.0%
HANDICAPPED	02	08.0%
TOTAL	26	100%

PARKING PROVIDED RMX-2

FULL SIZE	20	100.0%
COMPACT	00	00.0%
HANDICAPPED	00	00.0%
TOTAL	20	100%

NORTH

1 BLOCK 3 - FIRST FLOOR PLAN

1/16" = 1'-0"

the community ARMORY

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
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CONSULTANT:

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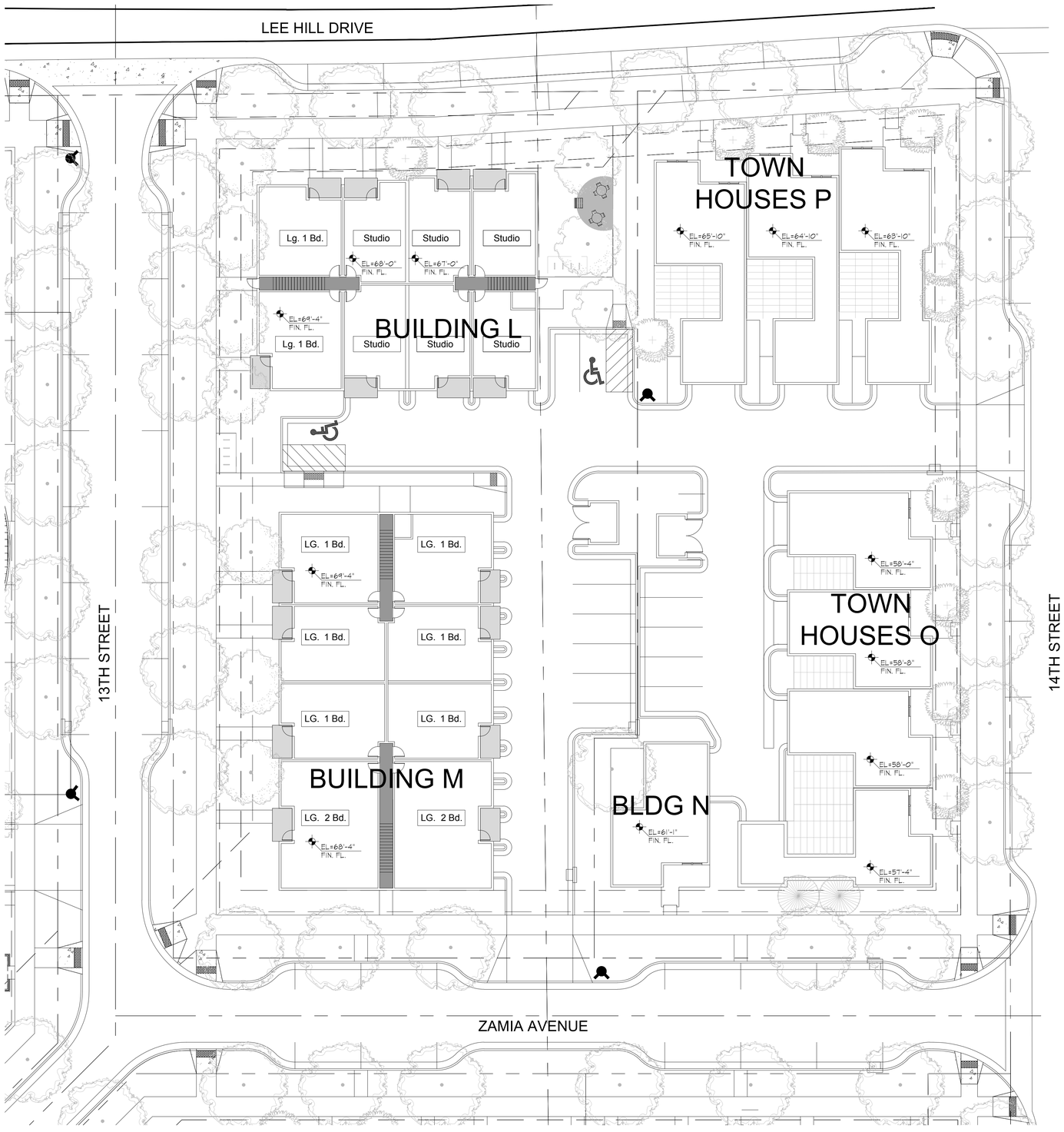
02-01-2016	SITE REVIEW SUBMITTAL 3

SHEET NAME:

FIRST FLOOR PLAN
BLOCK 3

SHEET NUMBER:

A-5.13



NORTH

1 BLOCK 3 - SECOND FLOOR PLAN

1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

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CONSULTANT:

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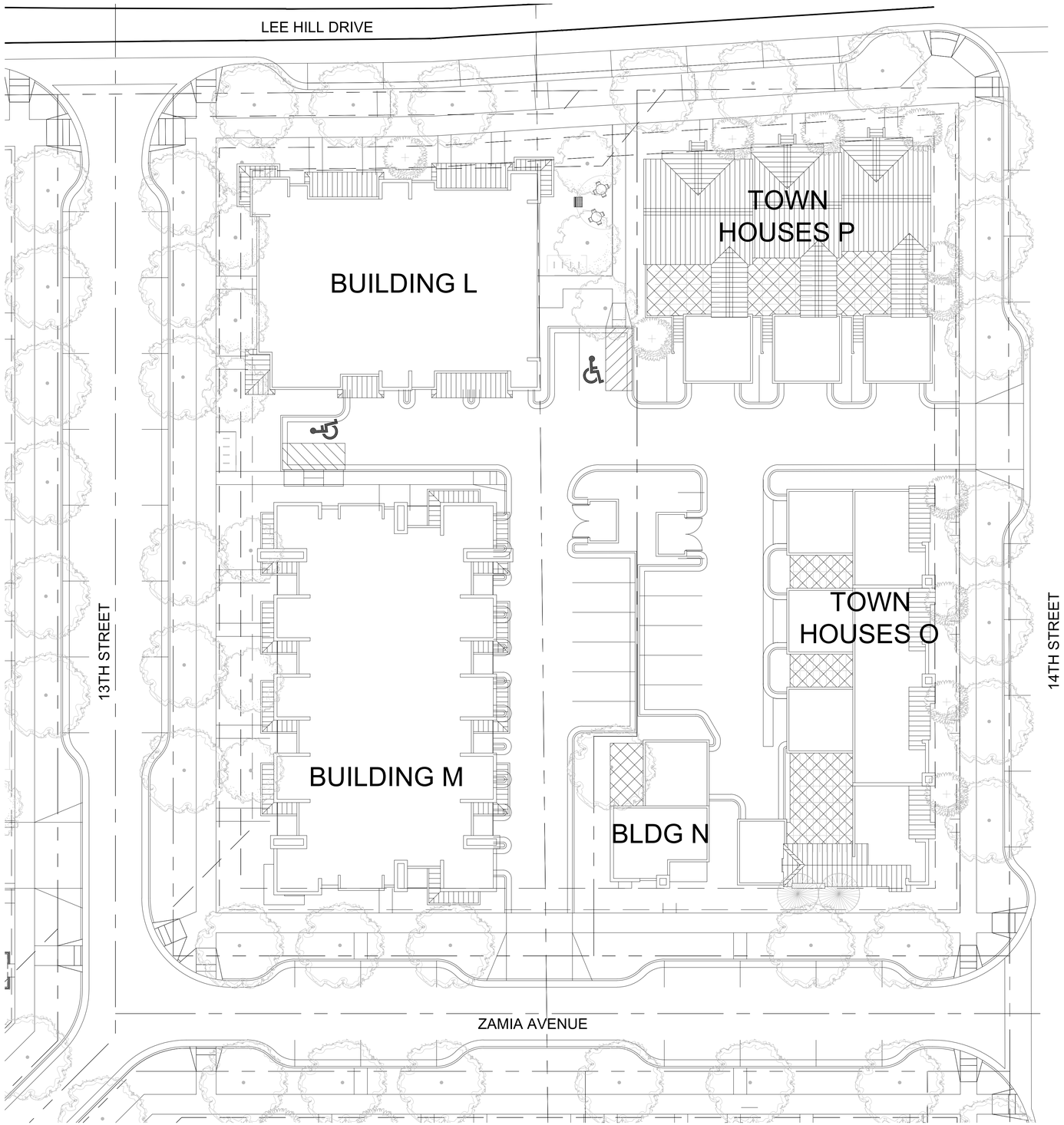
SHEET NAME:

SECOND FLOOR PLAN
BLOCK 3

SHEET NUMBER:

A-5.14



NORTH

1 BLOCK 3 - ROOF PLAN
1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND
INVESTORS, LLC

ARCHITECT:

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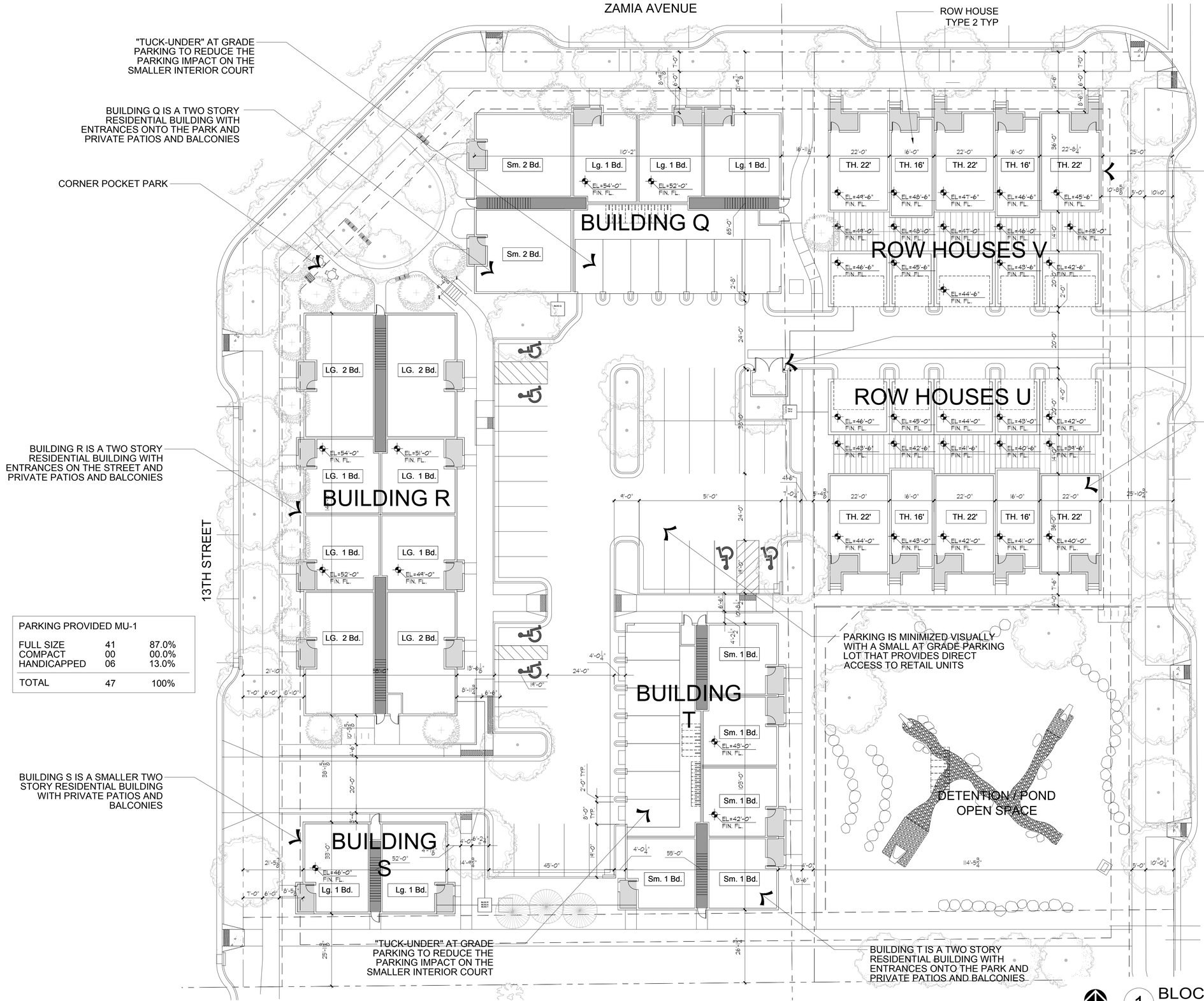
SHEET NAME:

ROOF PLAN
BLOCK 3

SHEET NUMBER:

A-5.15



PARKING PROVIDED MU-1		
FULL SIZE	41	87.0%
COMPACT	00	00.0%
HANDICAPPED	06	13.0%
TOTAL	47	100%

PARKING PROVIDED RMX-2		
FULL SIZE	16	100.0%
COMPACT	00	00.0%
HANDICAPPED	00	02.0%
TOTAL	16	100%

NOTE:

TUCK-UNDER PARKING IS OPEN-AIR AND PUBLICALLY ACCESSIBLE

ROW HOUSE BUILDING V CONSISTS OF TWO STORY UNITS WITH ENTRANCES ONTO THE STREET, PRIVATE PATIOS AND DETACHED GARAGES. UNITS ALTERNATE BETWEEN WIDE AND NARROW

NARROW UNITS ARE CONSIDERED ROW HOUSE TYPE 1

WIDE UNITS ARE CONSIDERED ROW HOUSE TYPE 2

TRASH SERVICES, TRANSFORMERS AND UTILITY CONNECTIONS HAVE BEEN PULLED OFF THE STREETSCAPE WHENEVER POSSIBLE

ROW HOUSE BUILDING U CONSISTS OF TWO STORY UNITS WITH ENTRANCES ONTO THE PARK, PRIVATE PATIOS AND DETACHED GARAGES. UNITS ALTERNATE BETWEEN WIDE AND NARROW

NARROW UNITS ARE CONSIDERED ROW HOUSE TYPE 1

WIDE UNITS ARE CONSIDERED ROW HOUSE TYPE 2

NORTH

1 BLOCK 4 - FIRST FLOOR PLAN

1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

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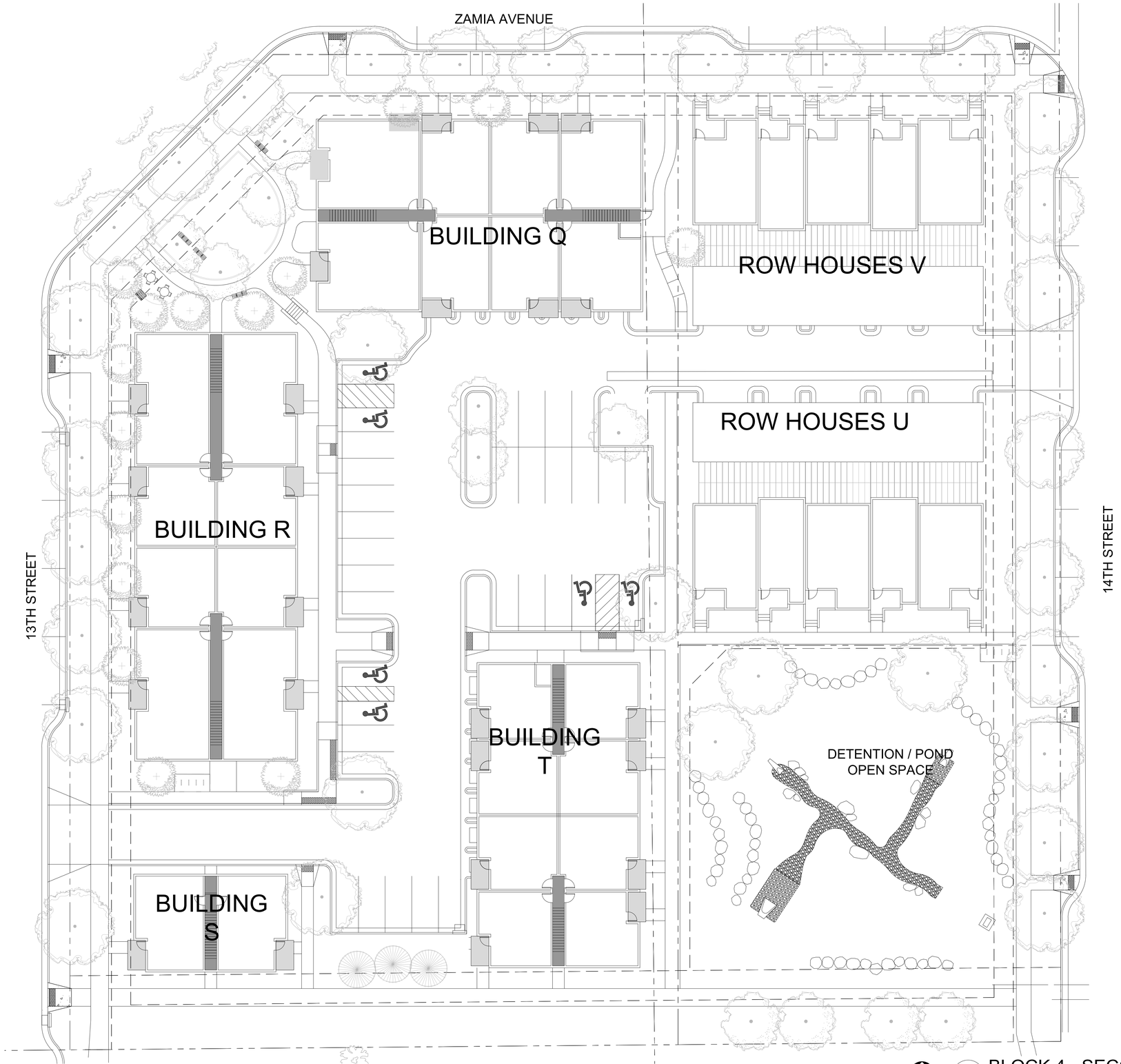
SHEET NAME:

FIRST FLOOR PLAN
BLOCK 4

SHEET NUMBER:

A-5.18



NORTH

1 BLOCK 4 - SECOND FLOOR PLAN
1/16" = 1'-0"

the ARMORY community

DEVELOPER:

ARMORY LAND INVESTORS, LLC

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

LUR2015 - 00012

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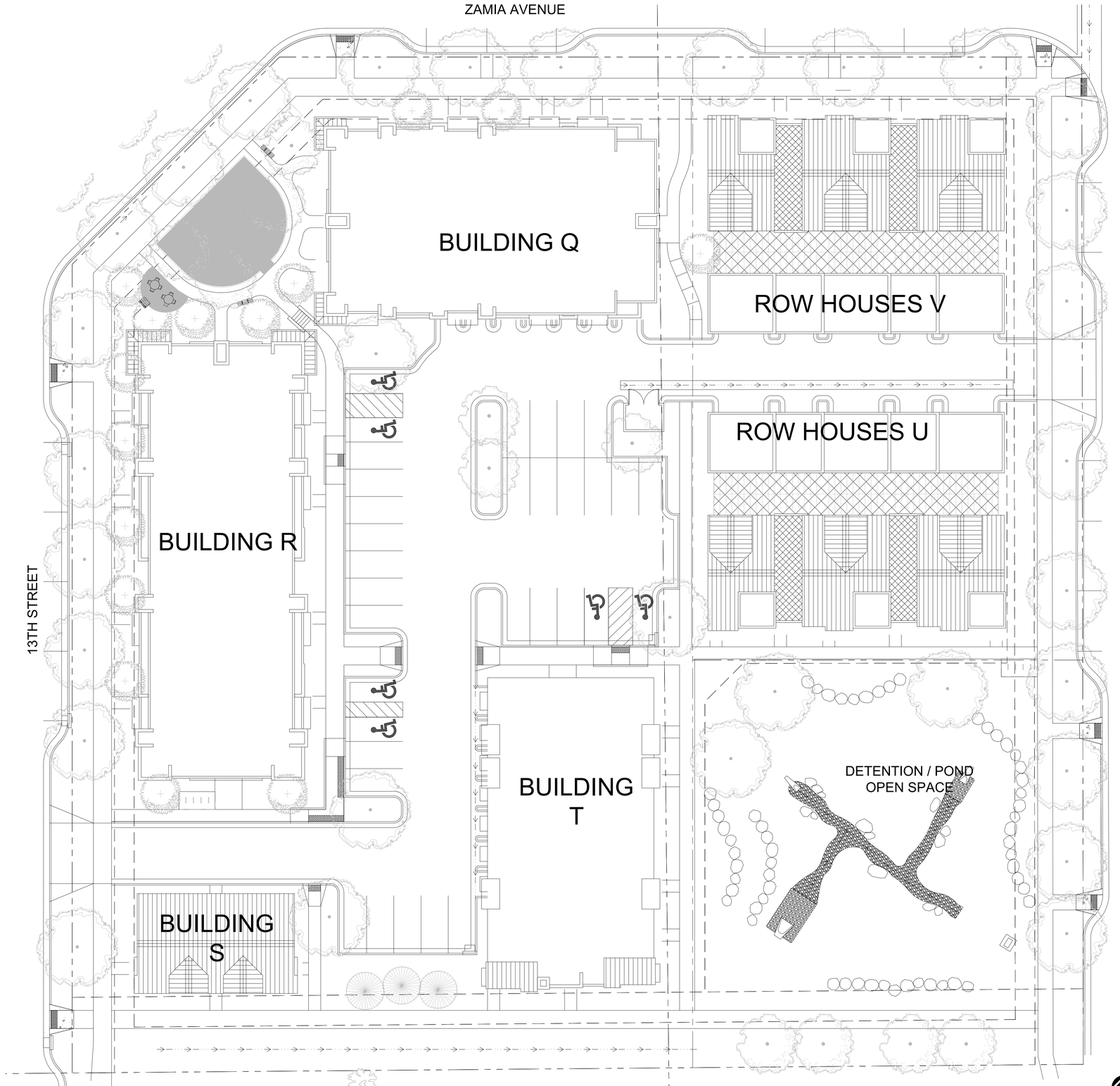
SHEET NAME:

SECOND FLOOR PLAN
BLOCK 4

SHEET NUMBER:

A-5.19



NORTH

1 BLOCK 4 - ROOF PLAN
1/16" = 1'-0"

community the ARMORY

DEVELOPER:
ARMORY LAND INVESTORS, LLC

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

CONSULTANT:

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SHEET NAME:
ROOF PLAN
BLOCK 4

SHEET NUMBER:
A-5.20