1100 28TH ST BOULDER

1100 28TH STREET

BOULDER, CO, 80303

SITE REVIEW #5 - 12/22/2025

PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 1100 28TH STREET IN BOULDER, COLORADO, ENVISIONS THE REDEVELOPMENT OF A PROMINENT SITE INTO A BOUTIQUE MIXED-USE STUDENT HOUSING DEVELOPMENT. THE PROJECT SITE ENCOMPASSES APPROXIMATELY 1.95 ACRES. THE UPDATED DESIGN FEATURES THREE DISTINCT FIVE-STORY BUILDINGS, EACH UNDER 55 FEET IN HEIGHT, WHICH ARE CONSIDERED SEPARATELY FOR THE PURPOSE OF BUILDING HEIGHT CALCULATIONS. THESE BUILDINGS ARE CONNECTED BY OPEN-AIR PEDESTRIAN "SKY BRIDGES," REINFORCING CONNECTIVITY WHILE MAINTAINING DISTINCT BUILDING VOLUMES.

MODIFICATION REQUESTS

1. HEIGHT MODIFICATION
2. PROPOSED 4'-8 3/4" FRONT YARD SETBACK MODIFICATION

PARKING COUNTS

PARKING COUNTS	
TYPE	PARKING SPACES
ACCESSIBLE-STANDARD + EVCL (8.5' x 19')	2
ACCESSIBLE-VAN + EVCL	2
COMPACT TANDEM (7.75' x 30')	8
EV CAPABLE LIGHT-COMPACT (7'-9" x 15')	23
EV CAPABLE LIGHT-STANDARD (9'-0 x 19')	23
EV CAPABLE-COMPACT (7'-9" x 15')	46
EV CAPABLE-STANDARD (9'-0" x 19')	3
EV READY (9' x 19')	19
EVSE-STANDARD (9' x 19')	8
GRAND TOTAL	134

CAR PARKING:
FOR CITY COUNT, TANDEM COUNTS AS 1 STALL. EXCLUDE 11 COMPACT TANDEM = 123 STALLS CITY (134 LESS 11)

ELECTRIC VEHICLE REQUIREMENTS:
CITY OF BOULDER ENERGY CONSERVATION CODE TABLE C405.13.1 GROUP R OCCUPANCIES. CITY PARKING COUNT AS BASIS FOR EV STALL QTY = **123**, ALL AS GROUP R NOTE THAT THESE CALCS ASSUME ALL RETAIL PARKING IS ON-STREET.

EVSE: 5% = **7 STALLS** | EV READY (EVR): 15% = **19 STALLS** | EV CAPABLE (EVC): 40% = **50 STALLS** | EV CAPABLE LIGHT (EVCL): 40% = **50 STALLS**

BICYCLE PARKING REQUIREMENTS:
OFF-STREET BICYCLE PARKING REQUIREMENTS PER TABLE 9-8 IN 9-9-6.
- DWELLING UNITS WITHOUT A PRIVATE GARAGE = 2 BICYCLES/UNIT
- OFF STREET BICYCLE PARKING PROVIDED IS EXCEEDING CODE MINIMUM

UNIT COUNTS

UNIT SCHEDULE - BY UNIT TYPE			
UNIT NAME	UNIT COUNT	BED COUNT	%
UNIT 1.1 (TYPE A)	1	1	0.7%
UNIT 1.2	1	1	0.7%
UNIT 2.1	20	40	13.3%
UNIT 2.2	1	2	0.7%
UNIT 2.3	5	10	3.3%
UNIT 2.4	2	4	1.3%
UNIT 2.5	2	4	1.3%
UNIT 3.1	17	51	11.3%
UNIT 3.2	3	9	2.0%
UNIT 3.3	1	3	0.7%
UNIT 4.1	17	68	11.3%
UNIT 4.2	5	20	3.3%
UNIT 4.3	7	28	4.7%
UNIT 4.4	1	4	0.7%
UNIT 4.5	2	8	1.3%
UNIT 4.6	1	4	0.7%
UNIT 5.1	15	75	10.0%
UNIT 5.2	18	90	12.0%
UNIT 5.3	4	20	2.7%
UNIT 5.4	4	20	2.7%
UNIT 5.5	3	15	2.0%
UNIT 5.6	3	15	2.0%
UNIT 5.7	4	20	2.7%
UNIT 5.8	2	10	1.3%
UNIT 5.9	1	5	0.7%
UNIT S.1	7	7	4.7%
UNIT S.2	3	3	2.0%
GRAND TOTAL	150	537	100.0%

PROJECT TEAM

OWNER
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PHONE: (303) 444-1951

LANDSCAPE
OUTSIDE LA
2623 Burgess Creek Rd
Steamboat Springs, CO 80487
PHONE: (970) 871-9629



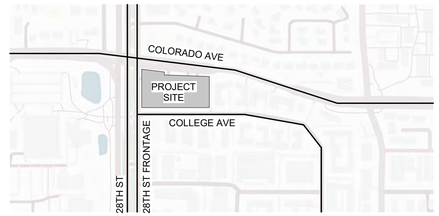
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DRAWING INDEX

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A.050	SITE PLAN
A.060	TRAFFIC PLAN
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A.101A	LEVEL 1 FLOOR PLAN - BUILDING A
A.101B	LEVEL 1 FLOOR PLAN - BUILDING B
A.101C	LEVEL 1 FLOOR PLAN - BUILDING C
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A.102A	LEVEL 2 FLOOR PLAN - BUILDING A
A.102B	LEVEL 2 FLOOR PLAN - BUILDING B
A.102C	LEVEL 2 FLOOR PLAN - BUILDING C
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A.103A	LEVEL 3 FLOOR PLAN - BUILDING A
A.103B	LEVEL 3 FLOOR PLAN - BUILDING B
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A.104A	LEVEL 4 FLOOR PLAN - BUILDING A
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A.104C	LEVEL 4 FLOOR PLAN - BUILDING C

SHEET NUMBER	SHEET NAME
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VICINITY MAP



TRUE NORTH

collective

1100 28TH ST BOULDER
1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
COVER SHEET

SHEET NUMBER
A.001

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AREA - BY LEVEL w/ PARKING (GROSS SQUARE FOOTAGE)	
AREA TYPE	TOTAL AREA
Not Placed	
BOH	0 SF
	0 SF
Not Placed	0 SF
LEVEL P1	
AMENITY	4,423 SF
BIKE	4,046 SF
BOH	1,932 SF
PARKING	51,805 SF
VERT CIRC	846 SF
	63,052 SF
LEVEL P1	63,052 SF
LEVEL 1-B	
AMENITY	8,168 SF
BIKE STOR	3,157 SF
BOH	2,059 SF
CORRIDOR	3,978 SF
RETAIL	1,719 SF
VERT CIRC	1,422 SF
	20,502 SF
UNIT 1.1	494 SF
UNIT 2.1	2,952 SF
UNIT 2.3	922 SF
UNIT 3.1	3,870 SF
UNIT 4.1	3,601 SF
UNIT 4.2	1,602 SF
UNIT 4.4	1,367 SF
UNIT 5.1	4,312 SF
UNIT 5.2	6,220 SF
UNIT 5.4	1,486 SF
UNIT 5.5	1,552 SF
UNIT 5.6	1,496 SF
UNIT S.1	400 SF
RESIDENTIAL	30,274 SF
LEVEL 1-B	50,776 SF
LEVEL 2-B	
AMENITY	2,511 SF
BIKE STOR	1,022 SF
BOH	972 SF
CORRIDOR	4,919 SF
RETAIL	1,766 SF
VERT CIRC	949 SF
	12,138 SF
UNIT 1.2	510 SF
UNIT 2.1	2,958 SF
UNIT 2.3	928 SF
UNIT 3.1	3,887 SF
UNIT 4.1	4,838 SF
UNIT 4.2	2,803 SF
UNIT 4.3	1,247 SF
UNIT 4.6	1,211 SF
UNIT 5.1	4,350 SF
UNIT 5.2	7,785 SF
UNIT 5.3	1,567 SF
UNIT 5.4	1,485 SF
UNIT 5.5	1,552 SF
UNIT 5.6	1,496 SF
UNIT S.1	808 SF
UNIT S.2	396 SF
RESIDENTIAL	37,821 SF
LEVEL 2-B	49,959 SF
LEVEL 3-B	
BOH	1,749 SF
CORRIDOR	5,845 SF
VERT CIRC	1,163 SF
	8,758 SF
UNIT 2.1	2,957 SF
UNIT 2.2	725 SF
UNIT 2.3	928 SF
UNIT 3.1	4,830 SF
UNIT 3.2	1,017 SF
UNIT 3.3	1,100 SF
UNIT 4.1	3,595 SF
UNIT 4.2	2,673 SF
UNIT 4.3	2,425 SF
UNIT 5.1	5,739 SF
UNIT 5.2	7,785 SF
UNIT 5.3	1,567 SF
UNIT 5.4	2,921 SF
UNIT 5.5	1,624 SF
UNIT 5.6	1,477 SF
UNIT 5.9	1,692 SF
UNIT S.1	799 SF
UNIT S.2	396 SF
RESIDENTIAL	44,250 SF
LEVEL 3-B	53,008 SF
LEVEL 4-B	
AMENITY	1,333 SF
BOH	530 SF
CORRIDOR	4,450 SF
VERT CIRC	1,228 SF
	7,542 SF
UNIT 2.1	2,973 SF
UNIT 2.3	927 SF
UNIT 2.4	815 SF
UNIT 2.5	719 SF
UNIT 3.1	1,937 SF
UNIT 3.2	1,019 SF
UNIT 4.1	3,600 SF
UNIT 4.2	1,470 SF
UNIT 4.3	2,431 SF
UNIT 4.5	1,201 SF
UNIT 5.1	2,878 SF
UNIT 5.2	3,114 SF
UNIT 5.3	1,565 SF
UNIT 5.7	3,028 SF
UNIT 5.8	1,603 SF
UNIT S.1	398 SF
RESIDENTIAL	29,678 SF
LEVEL 4-B	37,220 SF
LEVEL 5-B	
BOH	568 SF

AREA - BY LEVEL w/ PARKING (GROSS SQUARE FOOTAGE)	
AREA TYPE	TOTAL AREA
CORRIDOR	4,506 SF
VERT CIRC	667 SF
	5,740 SF
UNIT 2.1	2,973 SF
UNIT 2.3	927 SF
UNIT 2.4	800 SF
UNIT 2.5	719 SF
UNIT 3.1	1,937 SF
UNIT 3.2	1,027 SF
UNIT 4.1	2,418 SF
UNIT 4.2	1,485 SF
UNIT 4.3	2,415 SF
UNIT 4.5	1,201 SF
UNIT 5.1	4,299 SF
UNIT 5.2	3,114 SF
UNIT 5.3	1,567 SF
UNIT 5.7	3,028 SF
UNIT 5.8	1,603 SF
UNIT S.1	801 SF
RESIDENTIAL	30,313 SF
LEVEL 5-B	36,052 SF
GRAND TOTAL	290,068 SF

UNIT SCHEDULE - BY UNIT TYPE			
UNIT NAME	UNIT COUNT	BED COUNT	%
UNIT 1.1 (TYPE A)	1	1	0.7%
UNIT 1.2	1	1	0.7%
UNIT 2.1	20	40	13.3%
UNIT 2.2	1	2	0.7%
UNIT 2.3	5	10	3.3%
UNIT 2.4	2	4	1.3%
UNIT 2.5	2	4	1.3%
UNIT 3.1	17	51	11.3%
UNIT 3.2	3	9	2.0%
UNIT 3.3	1	3	0.7%
UNIT 4.1	17	68	11.3%
UNIT 4.2	5	20	3.3%
UNIT 4.3	7	28	4.7%
UNIT 4.4	1	4	0.7%
UNIT 4.5	2	8	1.3%
UNIT 4.6	1	4	0.7%
UNIT 5.1	15	75	10.0%
UNIT 5.2	18	90	12.0%
UNIT 5.3	4	20	2.7%
UNIT 5.4	4	20	2.7%
UNIT 5.5	3	15	2.0%
UNIT 5.6	3	15	2.0%
UNIT 5.7	4	20	2.7%
UNIT 5.8	2	10	1.3%
UNIT 5.9	1	5	0.7%
UNIT S.1	7	7	4.7%
UNIT S.2	3	3	2.0%
GRAND TOTAL	150	537	100.0%

BUILDING AREA w/o PARKING - (GSF)	
AREA TYPE	TOTAL AREA
AMENITY	16,436 SF
BIKE	4,046 SF
BIKE STOR	4,178 SF
BOH	7,810 SF
CORRIDOR	23,698 SF
RETAIL	3,485 SF
VERT CIRC	6,275 SF
	65,928 SF
RESIDENTIAL	
UNIT 1.1	494 SF
UNIT 1.2	510 SF
UNIT 2.1	14,812 SF
UNIT 2.2	725 SF
UNIT 2.3	4,631 SF
UNIT 2.4	1,615 SF
UNIT 2.5	1,437 SF
UNIT 3.1	16,461 SF
UNIT 3.2	3,063 SF
UNIT 3.3	1,100 SF
UNIT 4.1	18,052 SF
UNIT 4.2	10,034 SF
UNIT 4.3	8,518 SF
UNIT 4.4	1,367 SF
UNIT 4.5	2,401 SF
UNIT 4.6	1,211 SF
UNIT 5.1	21,578 SF
UNIT 5.2	28,019 SF
UNIT 5.3	6,264 SF
UNIT 5.4	5,892 SF
UNIT 5.5	4,729 SF
UNIT 5.6	4,468 SF
UNIT 5.7	6,056 SF
UNIT 5.8	3,207 SF
UNIT 5.9	1,692 SF
UNIT S.1	3,206 SF
UNIT S.2	792 SF
RESIDENTIAL	231,264 SF
GRAND TOTAL	238,264 SF

GROSS AREA IS MEASURED TO OUTSIDE FACE OF STRUCTURE, CENTERLINE OF DEMISING WALLS, AND CORRIDOR FACE OF DEMISING WALLS.

PARKING COUNTS	
TYPE	PARKING SPACES
ACCESSIBLE-STANDARD + EVCL (8.5' x 19')	2
ACCESSIBLE-VAN + EVCL	2
COMPACT TANDEM (7.75' x 30')	8
EV CAPABLE LIGHT-COMPACT (7'-9" x 15')	23
EV CAPABLE LIGHT-STANDARD (9'-0 x 19')	23
EV CAPABLE-COMPACT (7'-9" x 15')	46
EV CAPABLE-STANDARD (9'-0" x 19')	3
EV READY (9' x 19')	19
EVSE-STANDARD (9' x 19')	8
GRAND TOTAL	134

BUILDING A

LEVEL	Total GSF	STUDIO	1 BED	2 BED	3 BED	4 BED	5 BED		AMENITY WC
5	8,880	1	0	0	1	2	2		0
4	9,796	0	0	0	1	3	1		6
3	14,001	1	0	1	3	3	2		0
2	12,341	1	0	0	0	3	1		2
1	13,934	0	0	0	0	0	0		11
TOTAL	58,952	3	0	1	5	11	6	=	26
BED/BATH PER UNIT COUNT		1	1	2	3	4	5		
BUILDING A: BED/BATH TOTAL		3	0	2	15	44	30	=	94

BUILDING B

LEVEL	Total GSF	STUDIO	1 BED	2 BED	3 BED	4 BED	5 BED		AMENITY WC
5	17,605	0	0	3	1	1	7		0
4	17,605	0	0	3	1	1	7		0
3	24,988	1	0	3	2	1	10		0
2	23,469	1	1	3	2	2	8		0
1	22,793	0	1	3	2	2	7		0
TOTAL	106,460	2	2	15	8	7	39	=	73
BED/BATH PER UNIT COUNT		1	1	2	3	4	5		
BUILDING A: BED/BATH TOTAL		2	2	30	24	28	195	=	281

BUILDING C

LEVEL	Total GSF	STUDIO	1 BED	2 BED	3 BED	4 BED	5 BED		AMENITY WC
5	9,818	1	0	4	1	3	0		0
4	9,818	1	0	4	1	3	0		0
3	14,162	1	0	2	2	3	3		0
2	14,162	1	0	2	2	3	3		0
1	14,162	1	0	2	2	3	3		0
TOTAL	62,122	5	0	14	8	15	9	=	51
BED/BATH PER UNIT COUNT		1	1	2	3	4	5		
BUILDING A: BED/BATH TOTAL		5	0	28	24	60	45	=	162

GSF & UNIT SUMMARY BY BUILDING

PLEASE NOTE THAT THE SUM OF GSF TOTALS PER FLOOR IN THE ABOVE SUMMARY DIFFERS FROM THE GSF TOTALS PER FLOOR IN THE AREA SUMMARY BY .001% OR LESS. THIS IS DUE TO HOW THE AREAS ARE CALCULATED AND IS CONSIDERED NEGLIGIBLE.

GRAND TOTALS 150 TOTAL UNITS
537 TOTAL BEDS AND BATHS
23 TOTAL AMENITY WC



AREA TYPE LEGEND
- BOH
- CORRIDOR
- UNIT 2.1
- UNIT 2.3
- UNIT 2.4
- UNIT 2.5
- UNIT 3.1
- UNIT 3.2
- UNIT 4.1
- UNIT 4.2
- UNIT 4.3
- UNIT 4.5
- UNIT 5.1
- UNIT 5.2
- UNIT 5.3
- UNIT 5.7
- UNIT 5.8
- UNIT S.1
- VERT CIRC

6 LEVEL 5 - BUILDING AREA PLAN - ENTITLEMENTS
1" = 50'-0"



AREA TYPE LEGEND
- AMENITY
- BIKE STOR
- BOH
- CORRIDOR
- RETAIL
- UNIT 1.2
- UNIT 2.1
- UNIT 2.3
- UNIT 3.1
- UNIT 4.1
- UNIT 4.2
- UNIT 4.3
- UNIT 4.6
- UNIT 5.1
- UNIT 5.2
- UNIT 5.3
- UNIT 5.4
- UNIT 5.5
- UNIT 5.6
- UNIT S.1
- UNIT S.2
- VERT CIRC

3 LEVEL 2 - BUILDING AREA PLAN - ENTITLEMENTS
1" = 50'-0"



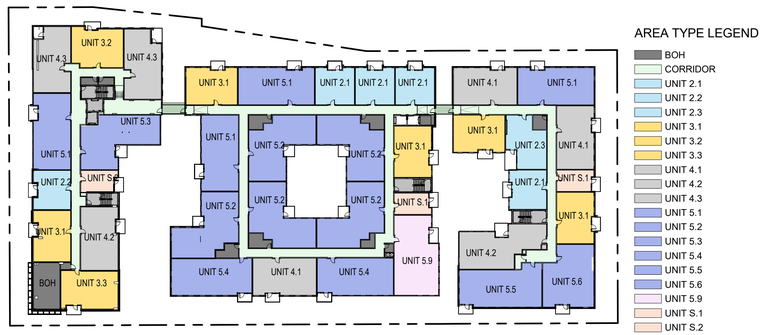
AREA TYPE LEGEND
- AMENITY
- BOH
- CORRIDOR
- UNIT 2.1
- UNIT 2.3
- UNIT 2.4
- UNIT 2.5
- UNIT 3.1
- UNIT 3.2
- UNIT 4.1
- UNIT 4.2
- UNIT 4.3
- UNIT 4.5
- UNIT 5.1
- UNIT 5.2
- UNIT 5.3
- UNIT 5.7
- UNIT 5.8
- UNIT S.1
- VERT CIRC

5 LEVEL 4 - BUILDING AREA PLAN - ENTITLEMENTS
1" = 50'-0"



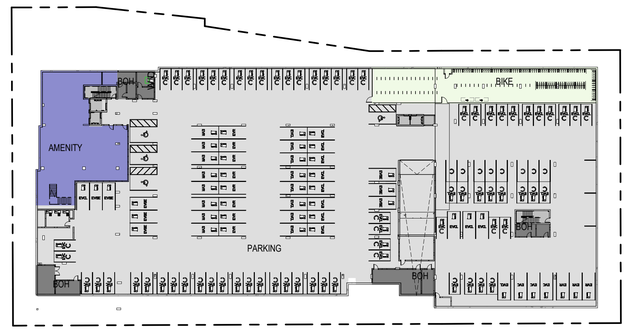
AREA TYPE LEGEND
- AMENITY
- BIKE STOR
- BOH
- CORRIDOR
- RETAIL
- UNIT 1.1
- UNIT 2.1
- UNIT 2.3
- UNIT 3.1
- UNIT 4.1
- UNIT 4.2
- UNIT 4.4
- UNIT 5.1
- UNIT 5.2
- UNIT 5.4
- UNIT 5.5
- UNIT 5.6
- UNIT S.1
- VERT CIRC

2 LEVEL 1 - BUILDING AREA PLAN - ENTITLEMENTS
1" = 50'-0"



AREA TYPE LEGEND
- BOH
- CORRIDOR
- UNIT 2.1
- UNIT 2.2
- UNIT 2.3
- UNIT 3.1
- UNIT 3.2
- UNIT 3.3
- UNIT 4.1
- UNIT 4.2
- UNIT 4.3
- UNIT 5.1
- UNIT 5.2
- UNIT 5.3
- UNIT 5.4
- UNIT 5.5
- UNIT 5.6
- UNIT 5.9
- UNIT S.1
- UNIT S.2
- VERT CIRC

4 LEVEL 3 - BUILDING AREA PLAN - ENTITLEMENTS
1" = 50'-0"



AREA TYPE LEGEND
- AMENITY
- BIKE
- BOH
- PARKING
- VERT CIRC

1 LEVEL P1 - BUILDING AREA PLAN - ENTITLEMENTS
1" = 50'-0"

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

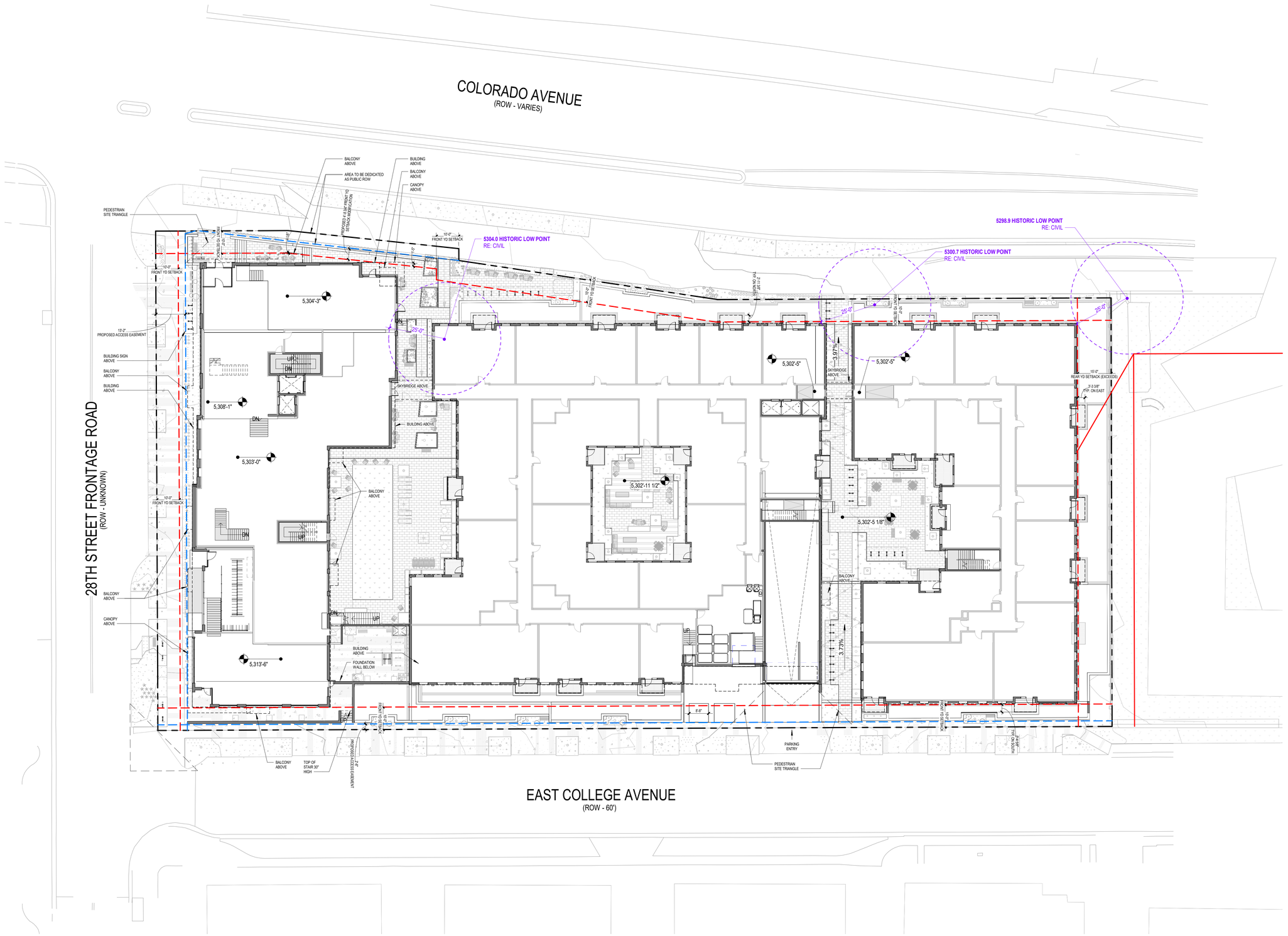
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12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
AREA PLANS

SHEET NUMBER
A.010

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1 SITE PLAN - ENTITLEMENTS
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

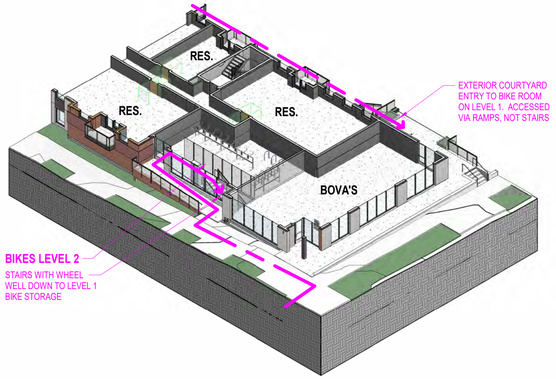
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12/22/2025

ISSUED FOR:
SITE REVIEW #5

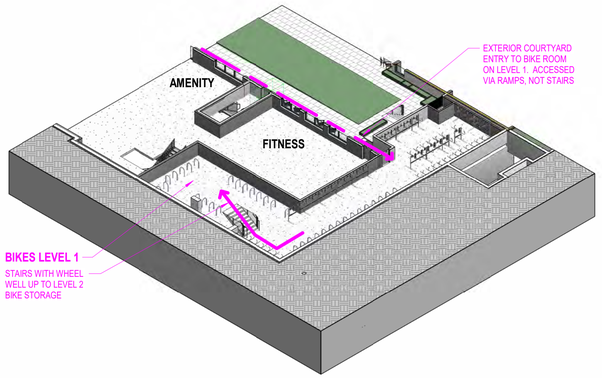
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SHEET NUMBER
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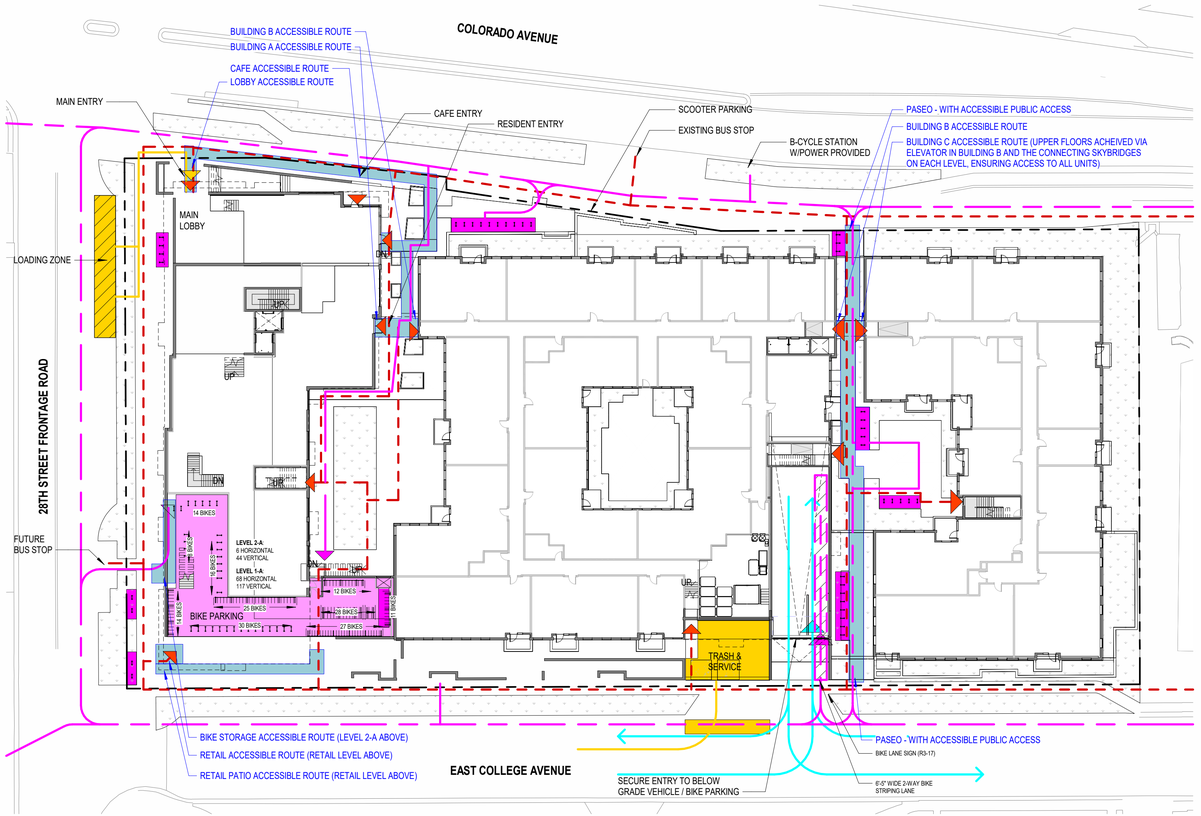
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4 LEVEL 2A - BIKE ROOM AXON DIAGRAM



3 LEVEL 1A - BIKE ROOM AXON DIAGRAM

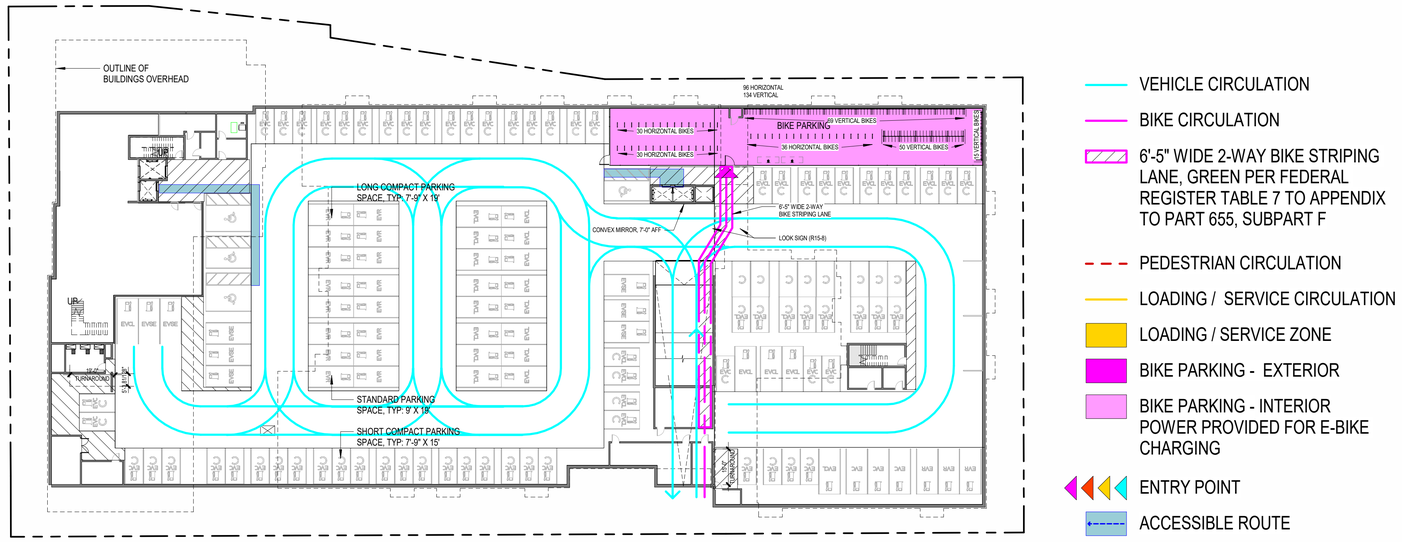


2 TRAFFIC PLAN - ENTITLEMENTS
1" = 30'-0"



BASIS OF DESIGN FOR STAIR BIKE TIRE WELL ON INTERIOR STAIR BETWEEN LEVELS 2 AND 1 AS ILLUSTRATED ABOVE. ACCESS TO LEVEL 1 BIKE STORAGE ROOM CAN ALSO BE ACCESSED WITHOUT STAIRS/STEPS AND ONLY RAMPS FROM NORTH COURTYARD ENTRY. HANDRAIL REQUIREMENTS SHALL STILL BE MET PER 2024 IBC - 1014.3: LATERAL LOCATION, HANDRAILS, HANDRAILS SHALL BE LOCATED 6 INCHES OR LESS MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

BASIS OF DESIGN FOR VERTICAL MOUNT BIKE RACKS. HORIZONTAL MOUNT BIKE RACKS ARE TYP HOOP RACKS.



1 TRAFFIC PLAN - LEVEL P1 - ENTITLEMENTS
1" = 30'-0"

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER: **124094**

DATE: **12/22/2025**

ISSUED FOR: **SITE REVIEW #5**

SHEET TITLE: **TRAFFIC PLAN**

SHEET NUMBER
A.060

12/22/2025 10:06:58 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt

Off-Street Bicycle Parking Requirements
Residential Use
Dwelling Units Without Private Garage
Minimum number of off-street bicycle spaces: 2 per unit
Long-term: 75%
Short-term: 25%
149 units x 2 per unit = 298 spaces
Long-term: 298 x 75% = 224 spaces
Short-term: 298 x 25% = 75 spaces

Off-Street Bicycle Parking Requirements
Commercial Use
Restaurant, brewpubs, and taverns
Minimum number of off-street bicycle spaces: 1 per 750 sf, minimum of 4
Long-term: 25%
Short-term: 75%
3,476 sf / 750 sf = 5 spaces
Long-term: 5 x 25% = 2 spaces
Short-term: 5 x 75% = 4 spaces

Off-Street Bicycle Parking Requirements
Required short-term spaces: 79
Provided short-term spaces: 86
Required long-term spaces: 226
Provided long-term spaces: 465

Bike Parking Ratio Calcs		
	Long-Term Bike Parking	
	6 Level 2 Horizontal	
	44 Level 2 Vertical	
	68 Level 1 Horizontal	
	117 Level 1 Vertical	
	96 Garage Horizontal	
	134 Garage Vertical	
	Short-Term Bike Parking	
	86 On-Site Horizontal	
46%	**256 Total Horizontal**	
54%	**295 Total Vertical**	
	551 Total Bike Parking	
	537 Beds	
	1.03 Bike Parking Ratio/bed	

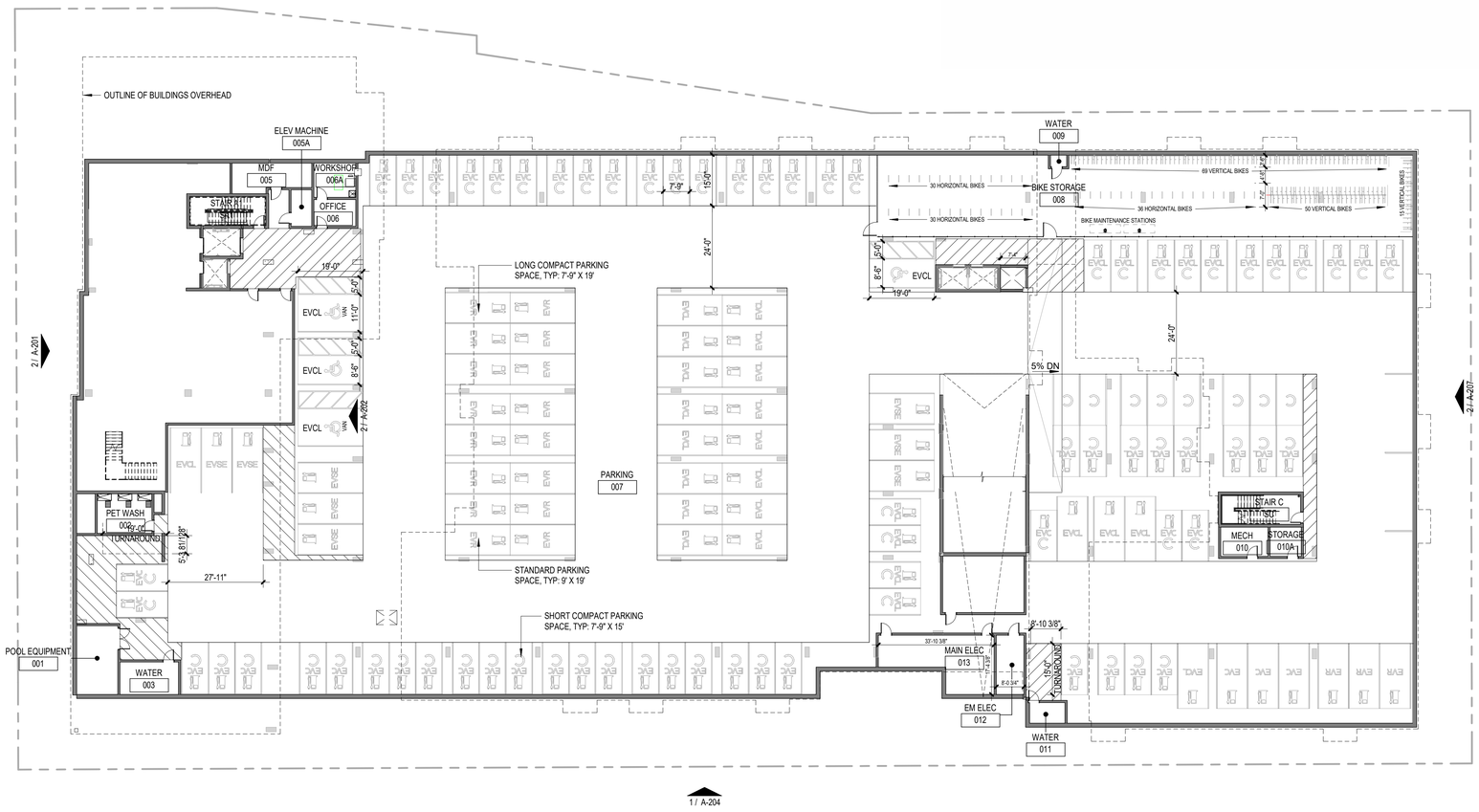
PARKING COUNTS	
TYPE	PARKING SPACES
ACCESSIBLE-STANDARD + EVCL (8.5' x 19')	2
ACCESSIBLE-VAN + EVCL	2
COMPACT TANDEM (7.75' x 30')	8
EV CAPABLE LIGHT-COMPACT (7'-9" x 15')	23
EV CAPABLE LIGHT-STANDARD (9'-0 x 19')	23
EV CAPABLE-COMPACT (7'-9" x 15')	46
EV CAPABLE-STANDARD (9'-0" x 19')	3
EV READY (9' x 19')	19
EVSE-STANDARD (9' x 19')	8
GRAND TOTAL	134

CAR PARKING:
FOR CITY COUNT, TANDEM COUNTS AS 1 STALL. EXCLUDE 11 COMPACT TANDEM = 123 STALLS CITY (134 LESS 11)

ELECTRIC VEHICLE REQUIREMENTS:
CITY OF BOULDER ENERGY CONSERVATION CODE TABLE C405.13.1 GROUP R OCCUPANCIES. CITY PARKING COUNT AS BASIS FOR EV STALL QTY = **123**, ALL AS GROUP R NOTE THAT THESE CALCS ASSUME ALL RETAIL PARKING IS ON-STREET.

EVSE: 5% = **7 STALLS** | EV READY (EVR): 15% = **19 STALLS** | EV CAPABLE (EVC): 40% = **50 STALLS** | EV CAPABLE LIGHT (EVCL): 40% = **50 STALLS**

BICYCLE PARKING REQUIREMENTS:
OFF-STREET BICYCLE PARKING REQUIREMENTS PER TABLE 9-8 IN 9-9-6.
- DWELLING UNITS WITHOUT A PRIVATE GARAGE = 2 BICYCLES/UNIT
- OFF STREET BICYCLE PARKING PROVIDED IS EXCEEDING CODE MINIMUM

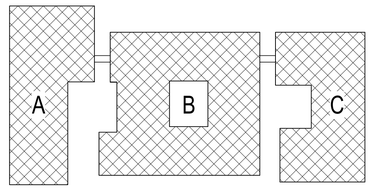


1 LEVEL P1 FLOOR PLAN - ENTITLEMENTS
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

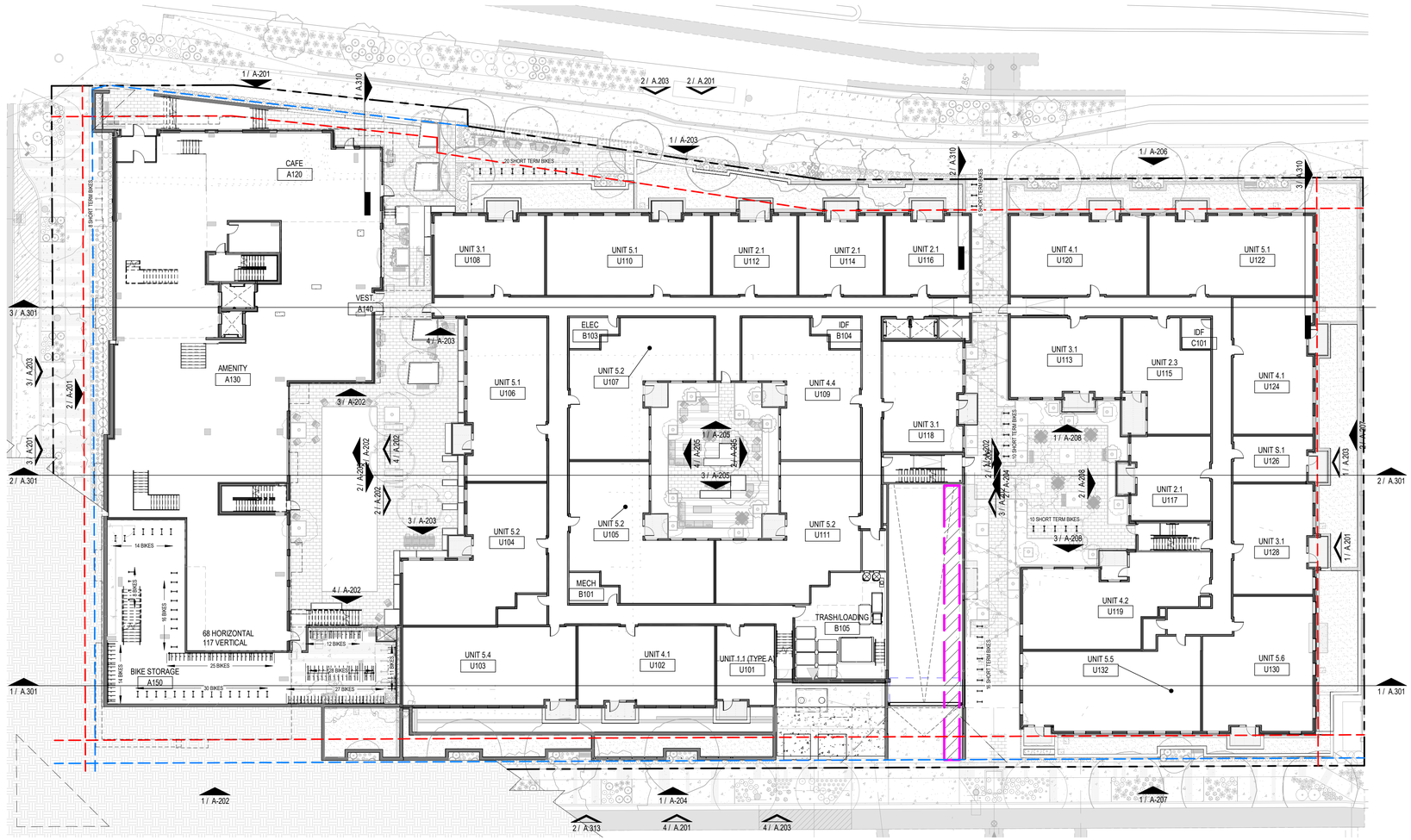
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12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL P1 FLOOR PLAN - OVERALL

SHEET NUMBER
A.100

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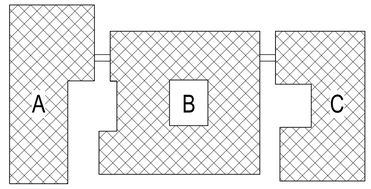


1 LEVEL 1 FLOOR PLAN - ENTITLEMENTS
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

KEY PLAN



1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION
1	MM/DD/YYYY	test

PROJECT NUMBER:
124094

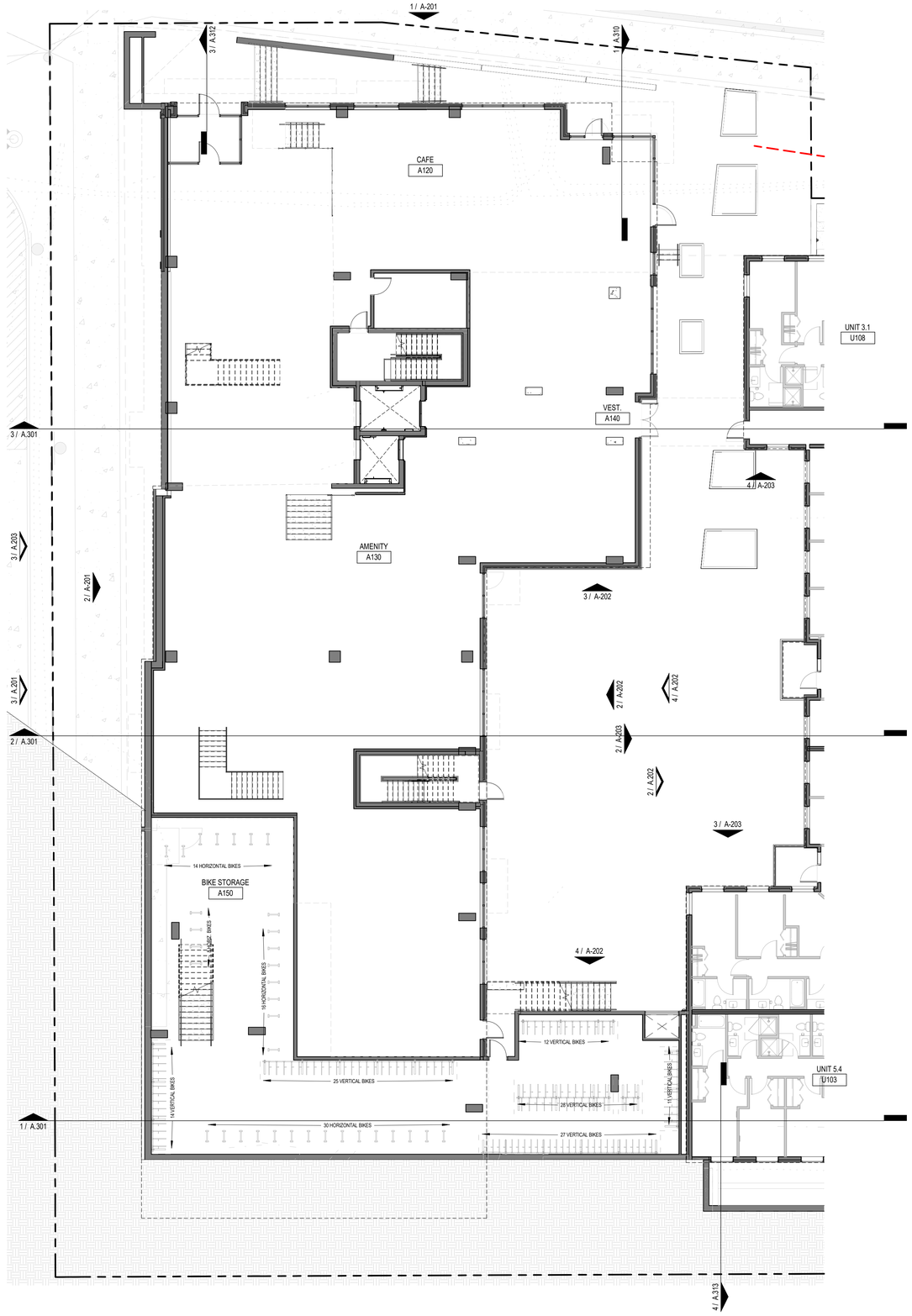
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ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 1 FLOOR PLAN - OVERALL

SHEET NUMBER
A.101

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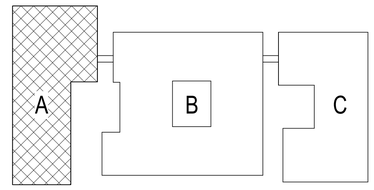
1 LEVEL 1 - BUILDING A FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

CITY STAMP

KEY PLAN



1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 1 FLOOR PLAN - BUILDING A

SHEET NUMBER
A.101A

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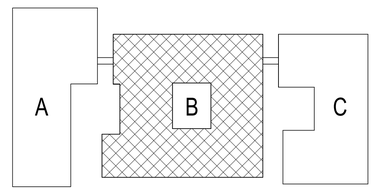


1 LEVEL 1 - BUILDING B FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

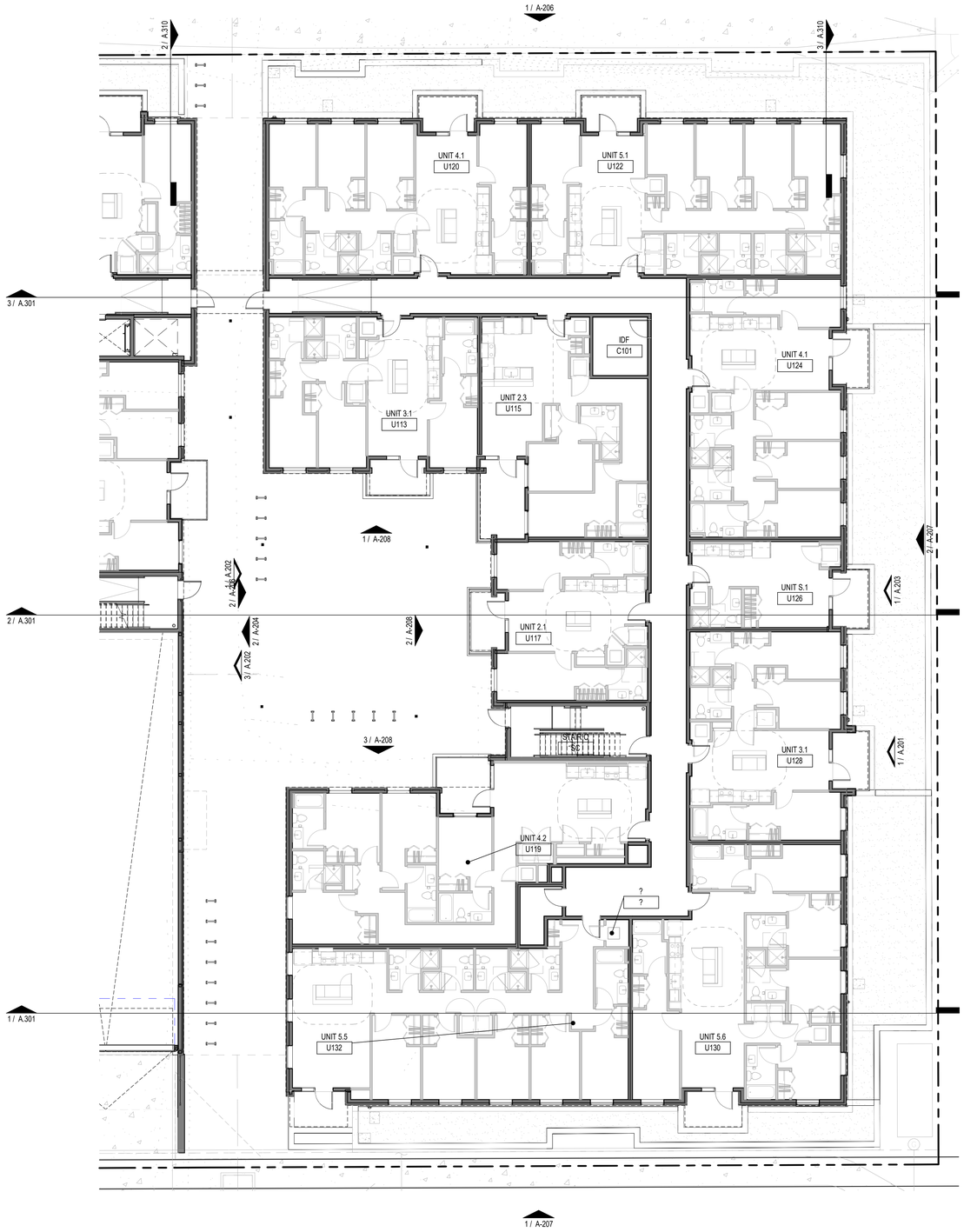
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12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 1 FLOOR PLAN - BUILDING B

SHEET NUMBER
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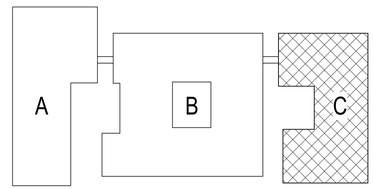
1 LEVEL 1 - BUILDING C FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

CITY STAMP

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

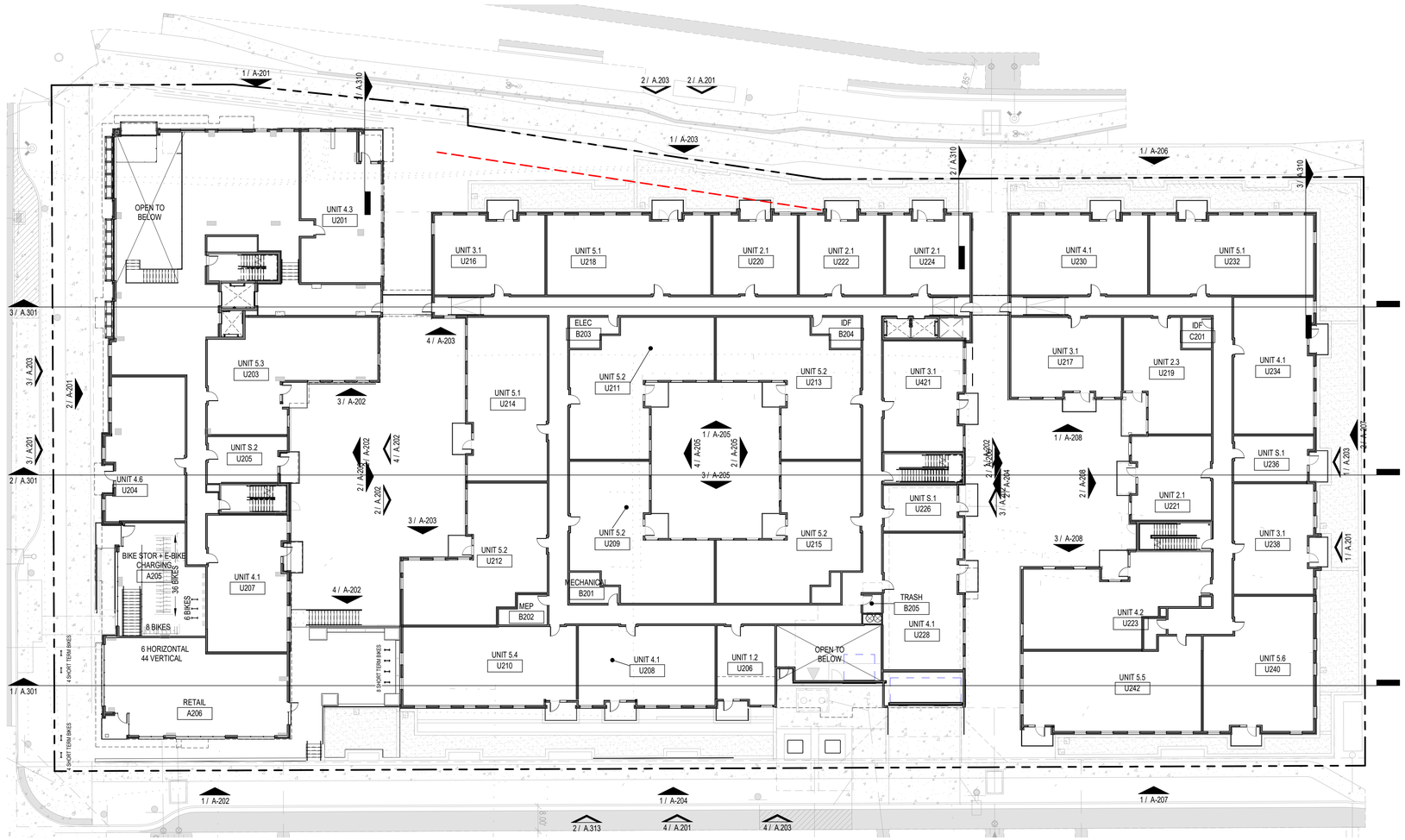
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ISSUED FOR:
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SHEET TITLE:
LEVEL 1 FLOOR PLAN - BUILDING C

SHEET NUMBER
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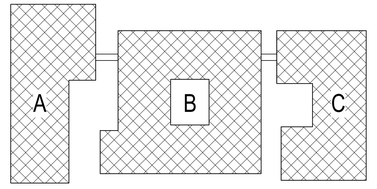


1 LEVEL 2 FLOOR PLAN - ENTITLEMENTS
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

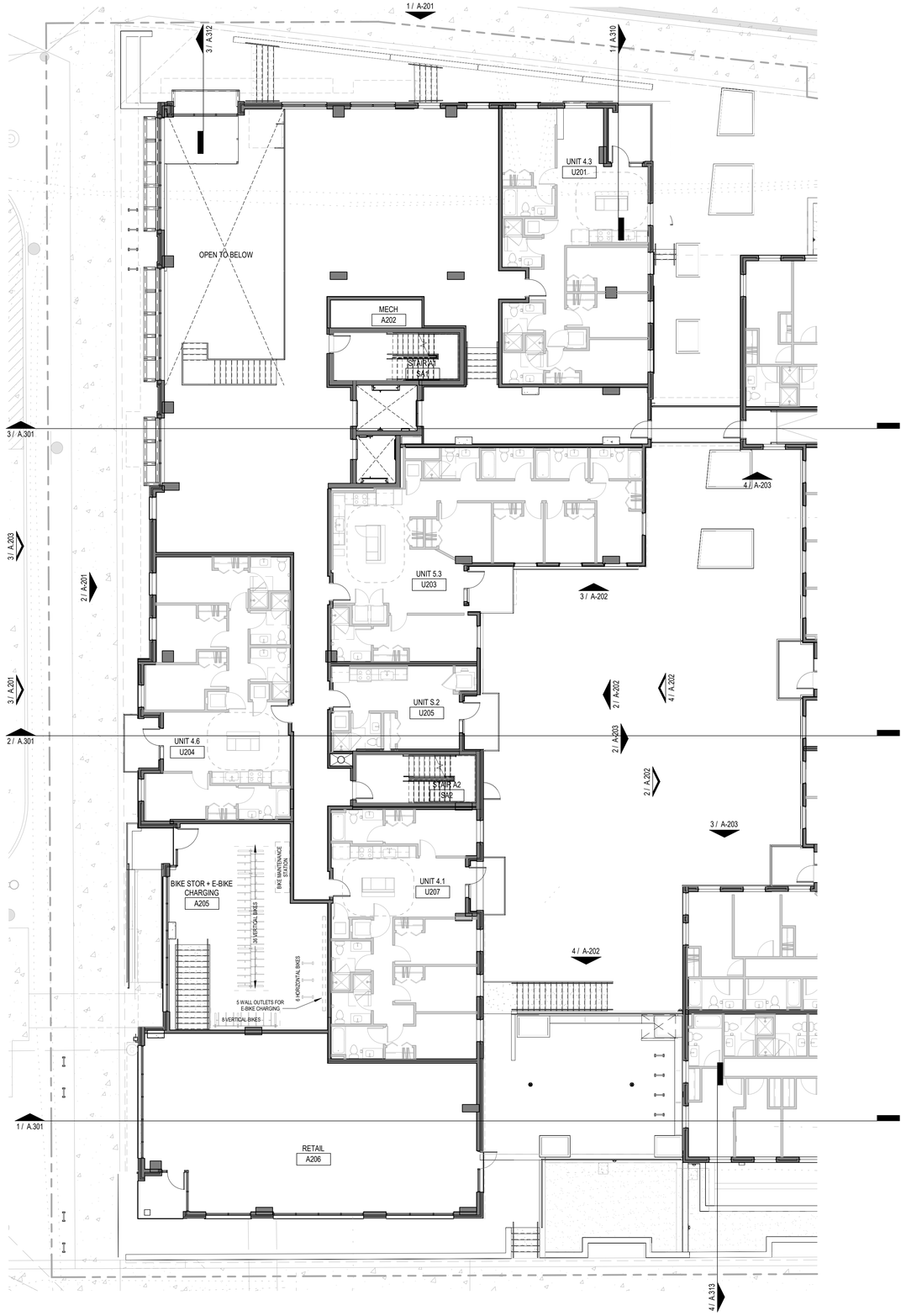
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SHEET TITLE:
LEVEL 2 FLOOR PLAN - OVERALL

SHEET NUMBER
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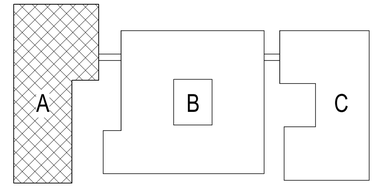


1 LEVEL 2 - BUILDING A FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

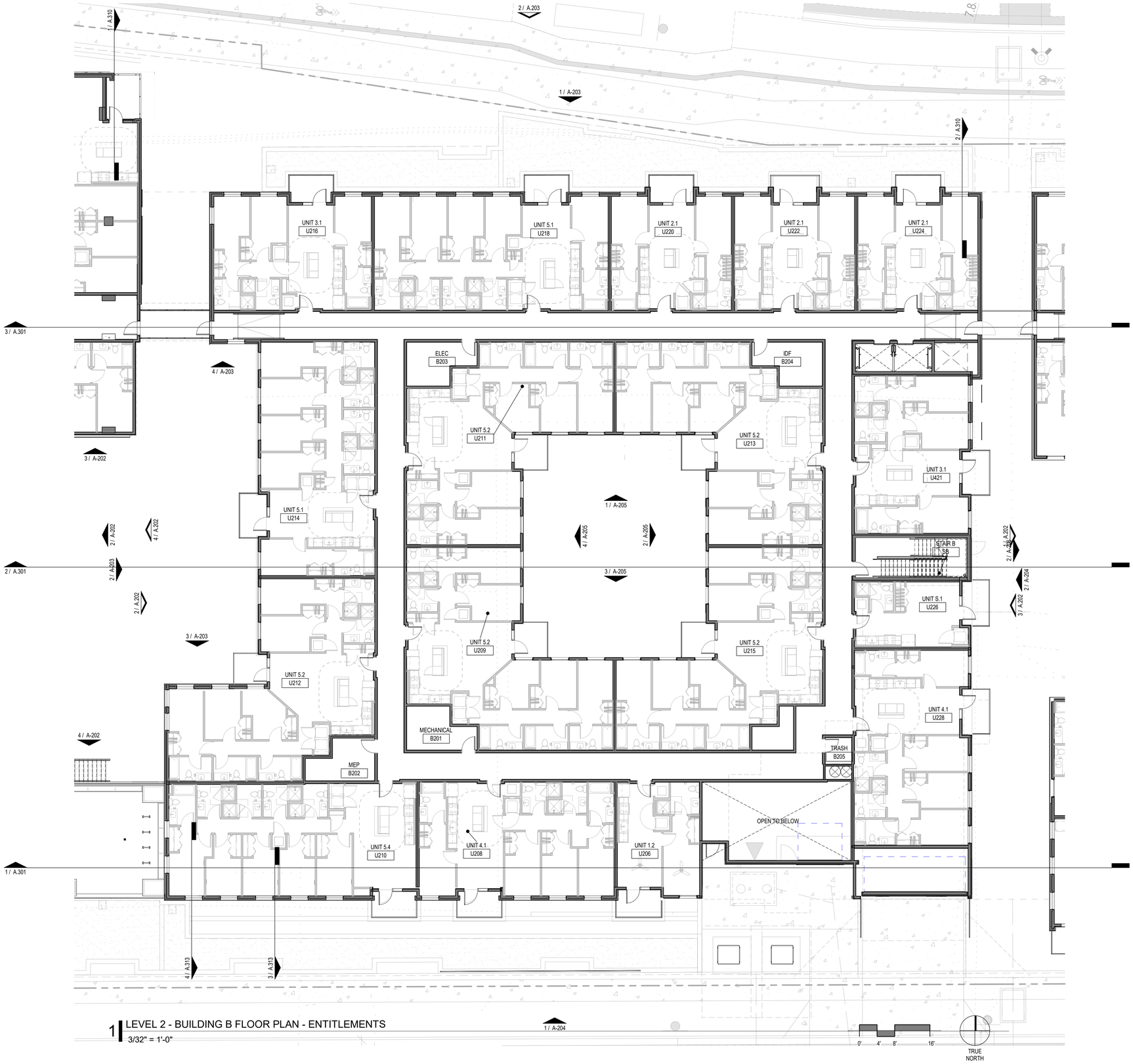
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12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 2 FLOOR PLAN - BUILDING A

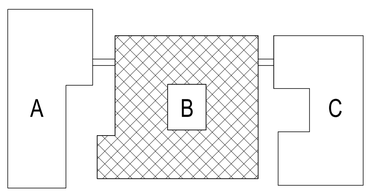
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1 LEVEL 2 - BUILDING B FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

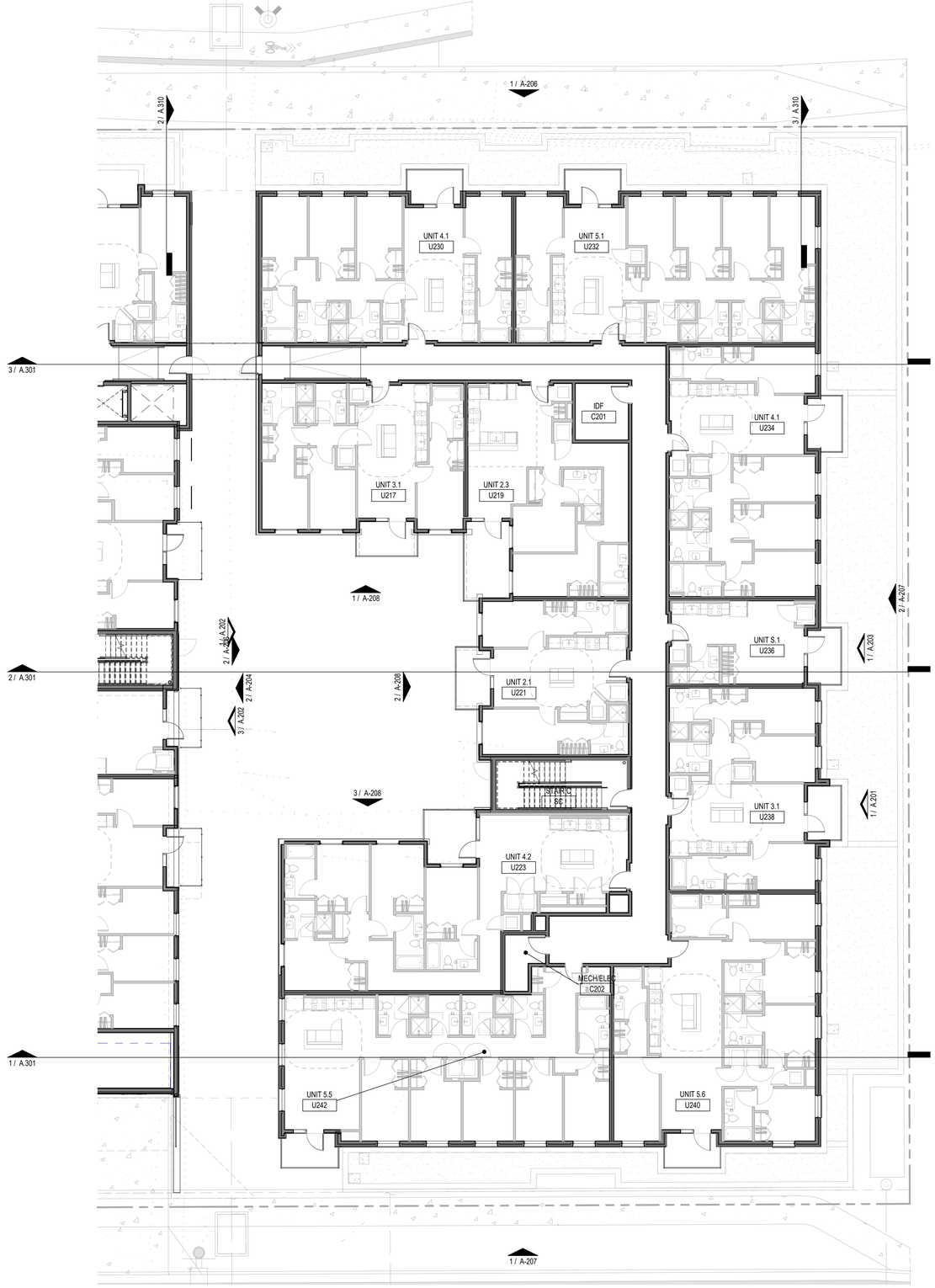
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ISSUED FOR:
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SHEET TITLE:
LEVEL 2 FLOOR PLAN - BUILDING B

SHEET NUMBER
A.102B

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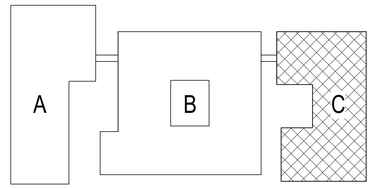


1 LEVEL 2 - BUILDING C FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

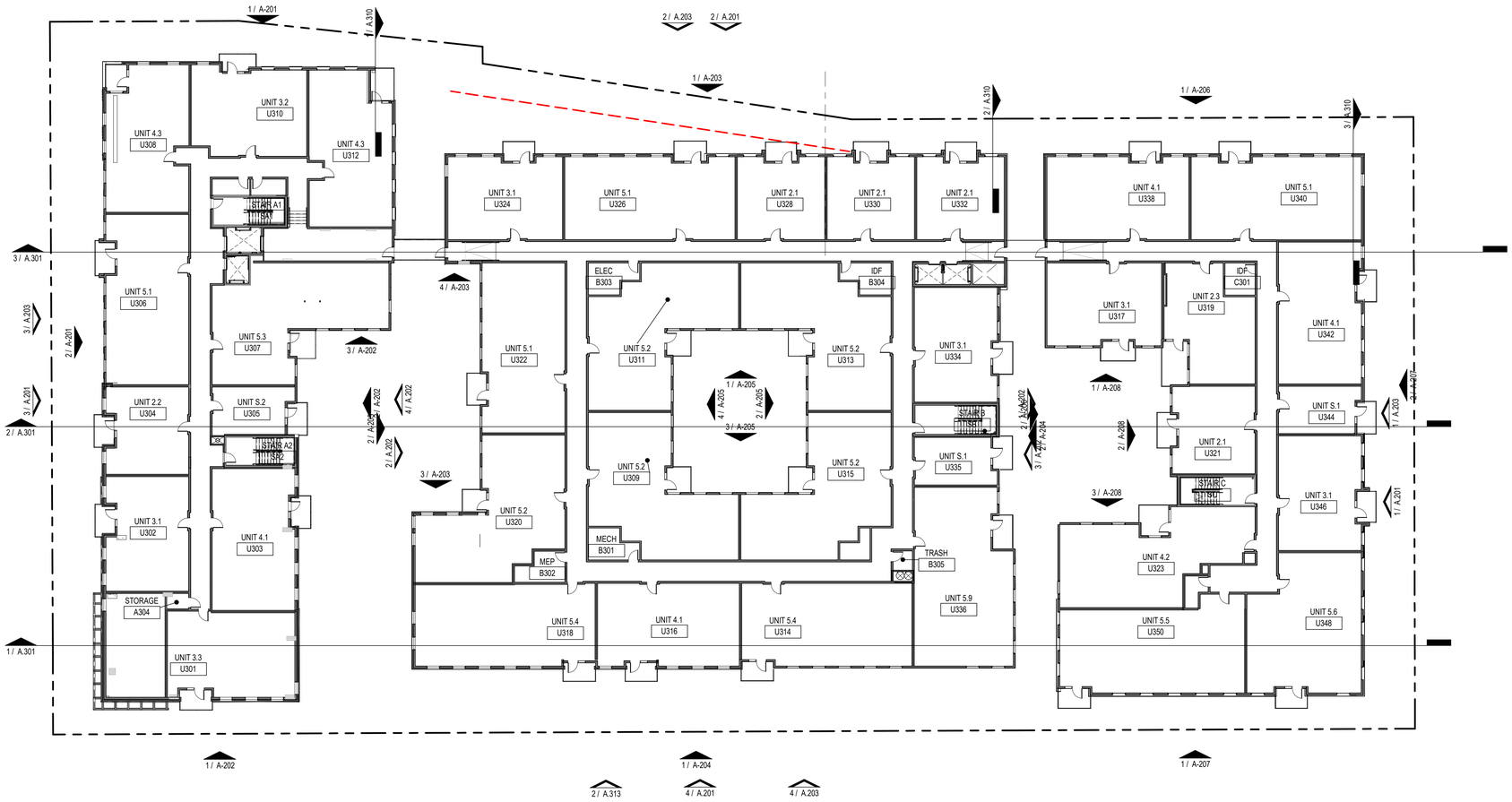
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ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 2 FLOOR PLAN - BUILDING C

SHEET NUMBER
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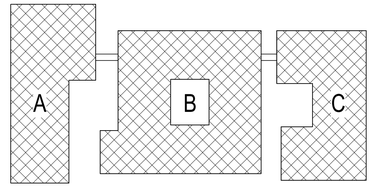


1 LEVEL 3 FLOOR PLAN - ENTITLEMENTS
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

KEY PLAN



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1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

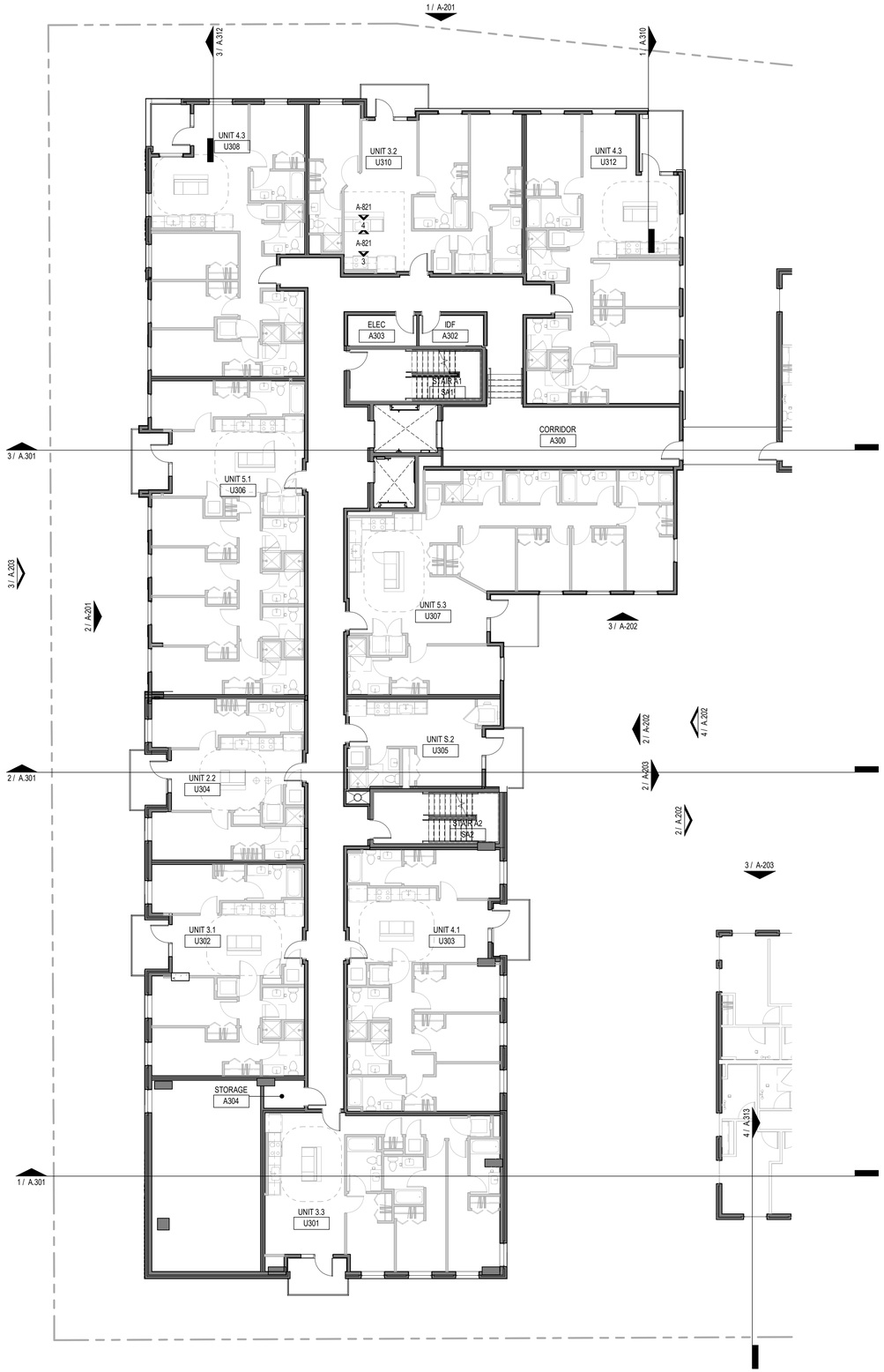
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SHEET TITLE:
LEVEL 3 FLOOR PLAN - OVERALL

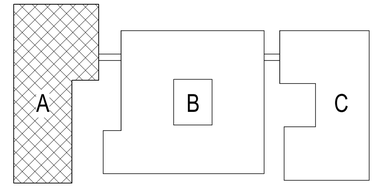
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A.103

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1 LEVEL 3 - BUILDING A FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

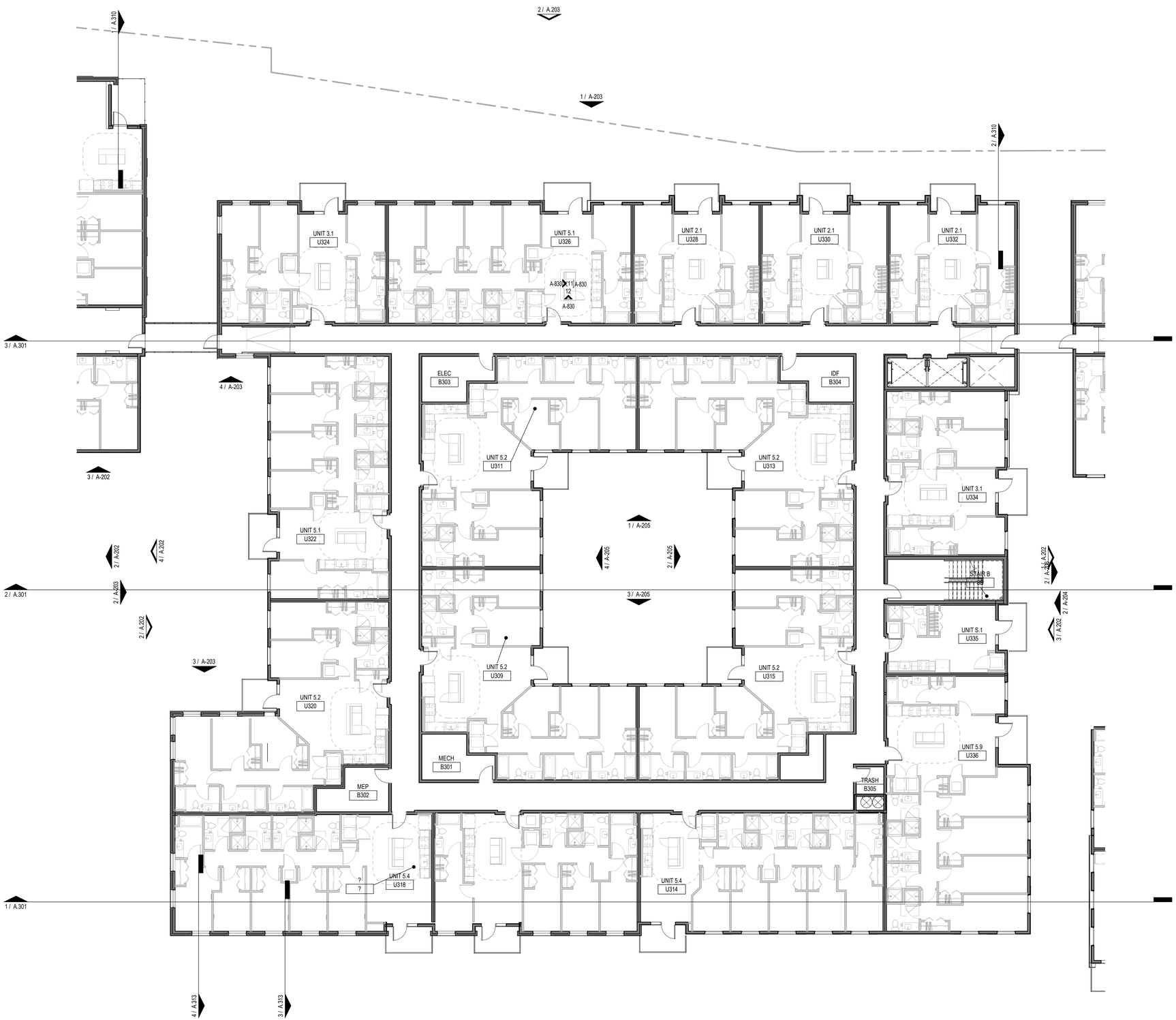
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ISSUED FOR:
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SHEET TITLE:
LEVEL 3 FLOOR PLAN - BUILDING A

SHEET NUMBER
A.103A

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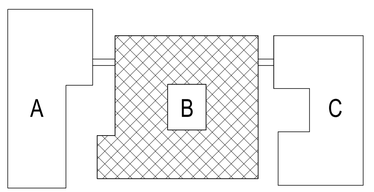


1 LEVEL 3 - BUILDING B FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

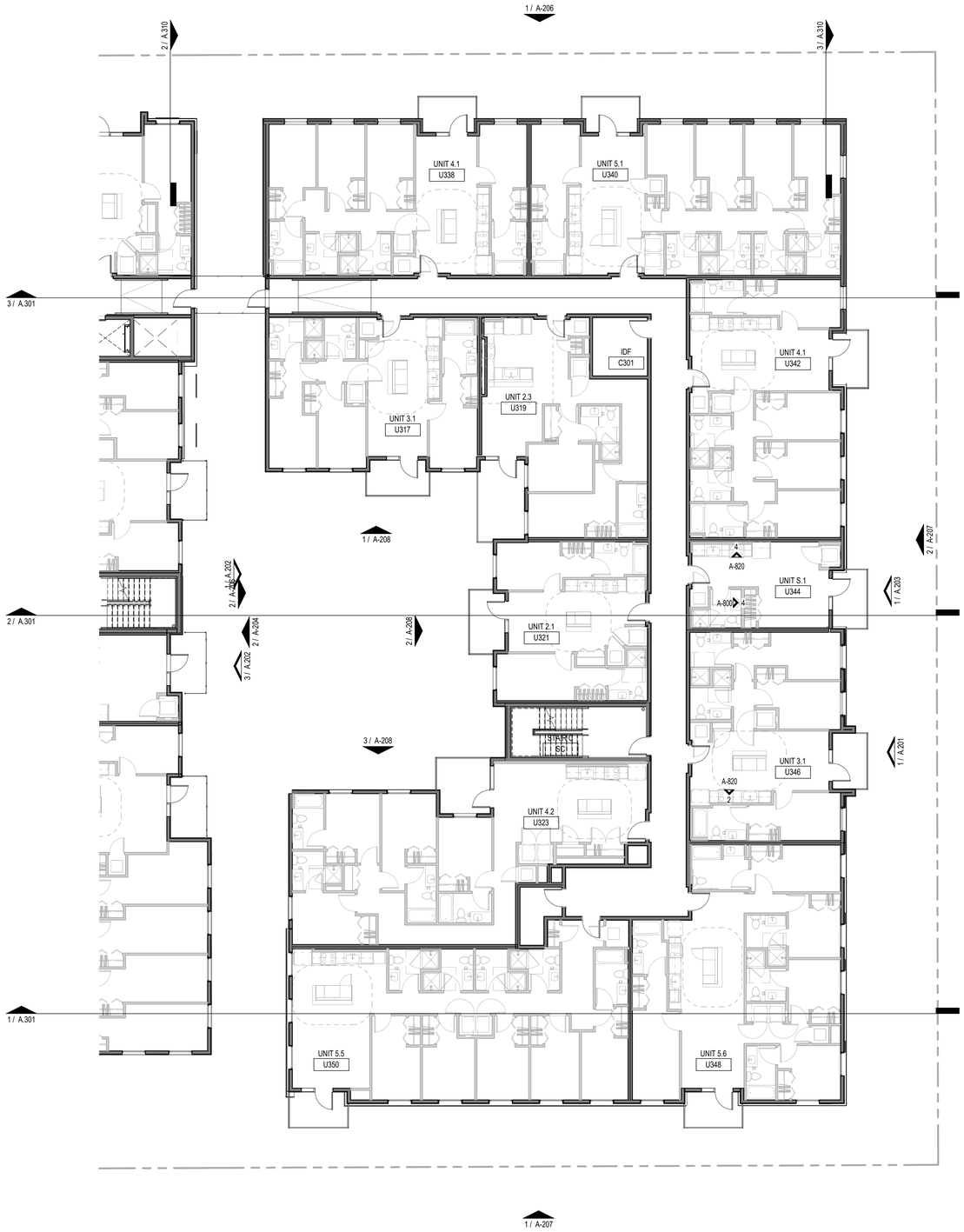
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ISSUED FOR:
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SHEET TITLE:
LEVEL 3 FLOOR PLAN - BUILDING B

SHEET NUMBER
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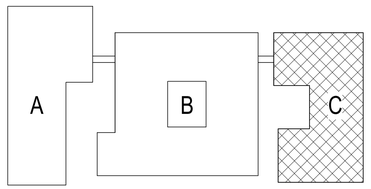


1 LEVEL 3 - BUILDING C FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

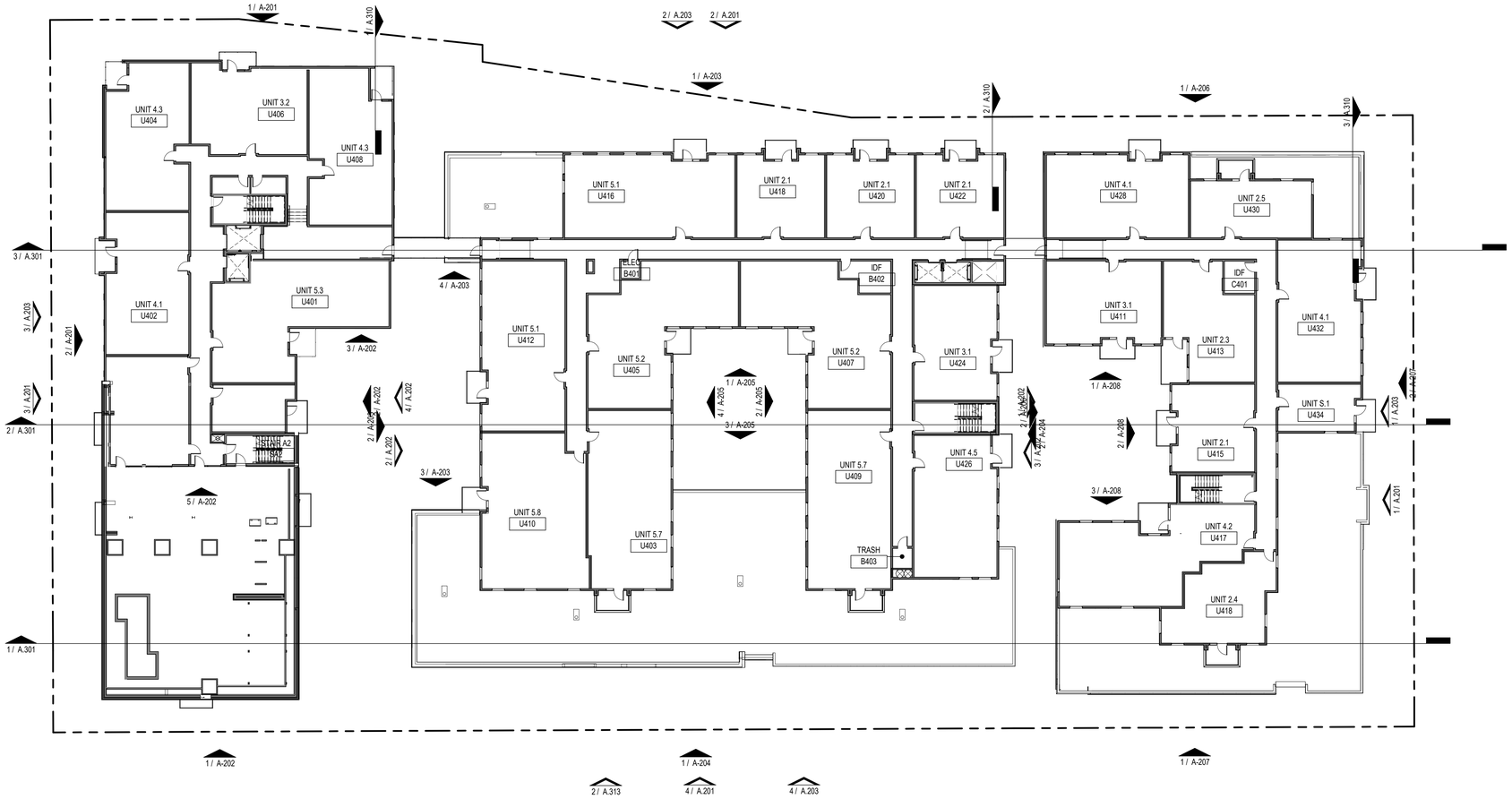
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ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 3 FLOOR PLAN - BUILDING C

SHEET NUMBER
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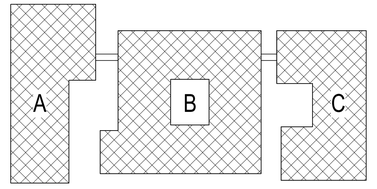


1 LEVEL 4 FLOOR PLAN - ENTITLEMENTS
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

KEY PLAN



1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

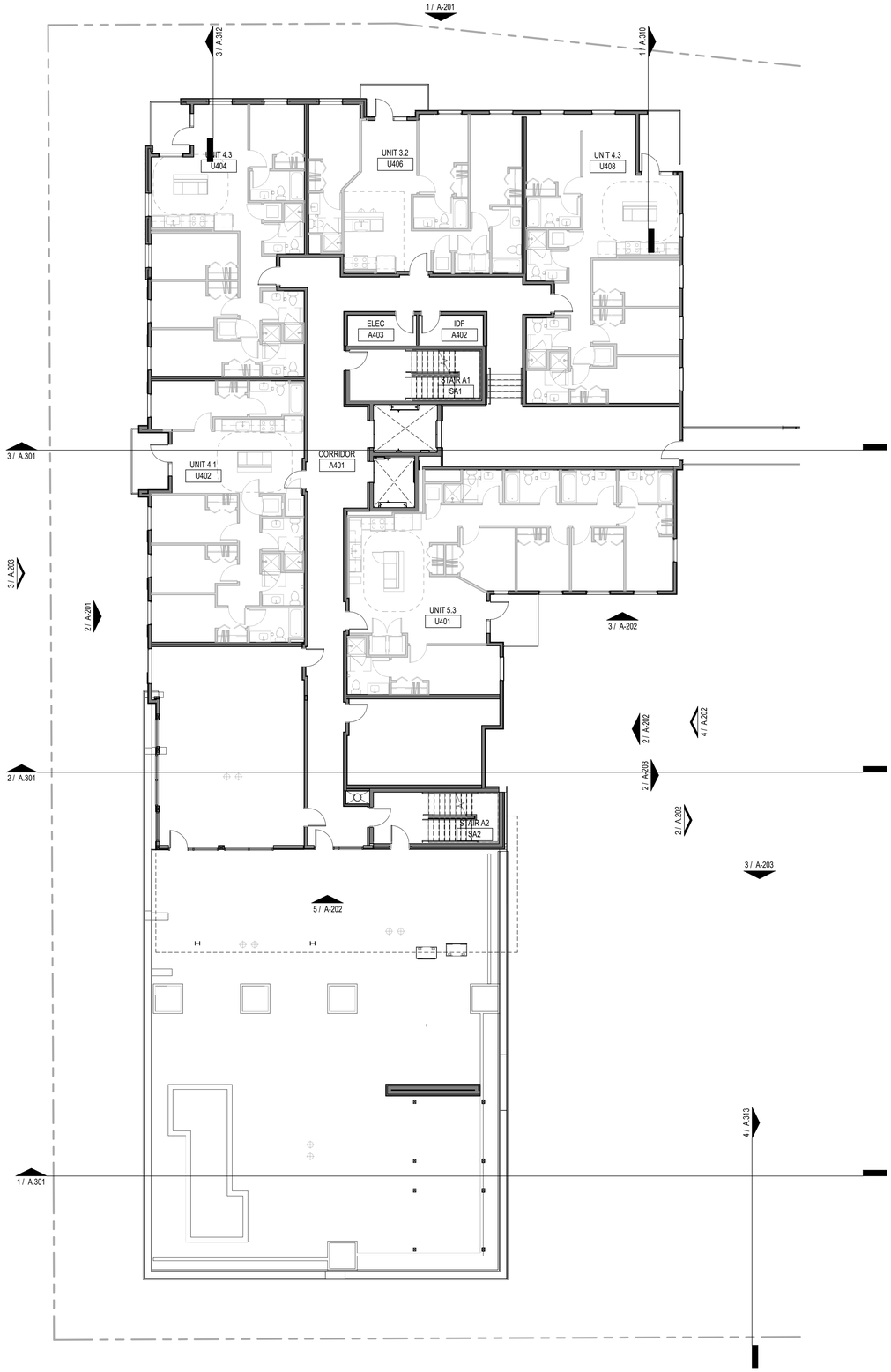
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ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 4 FLOOR PLAN - OVERALL

SHEET NUMBER
A.104

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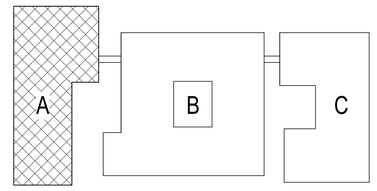


1 LEVEL 4 - BUILDING A FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 4 FLOOR PLAN - BUILDING A

SHEET NUMBER
A.104A

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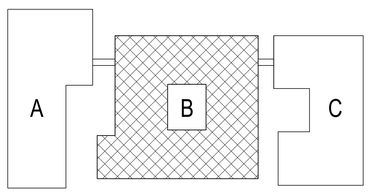


1 LEVEL 4 - BUILDING B FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

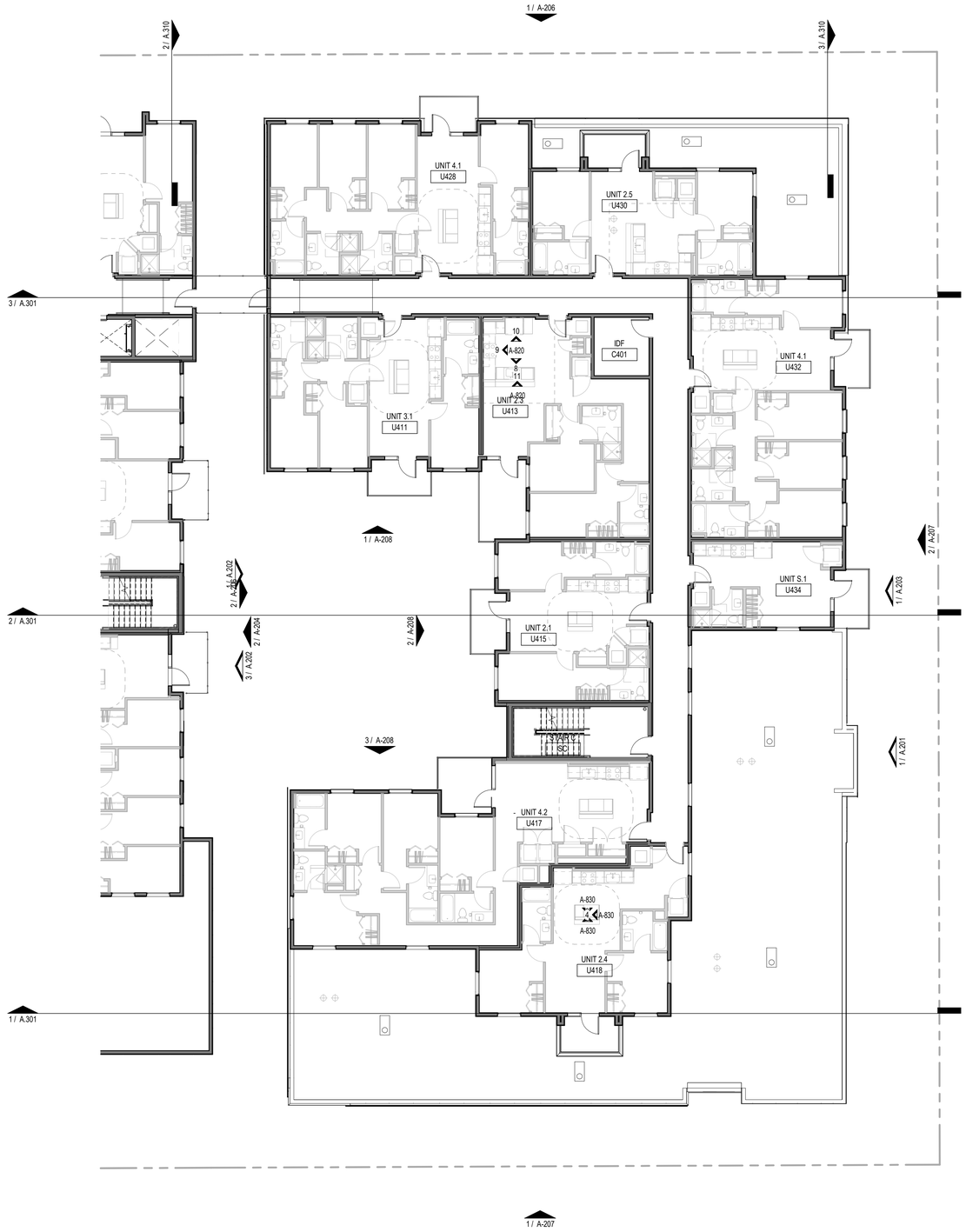
DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 4 FLOOR PLAN - BUILDING B

SHEET NUMBER
A.104B

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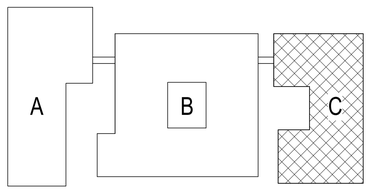


1 LEVEL 4 - BUILDING C FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

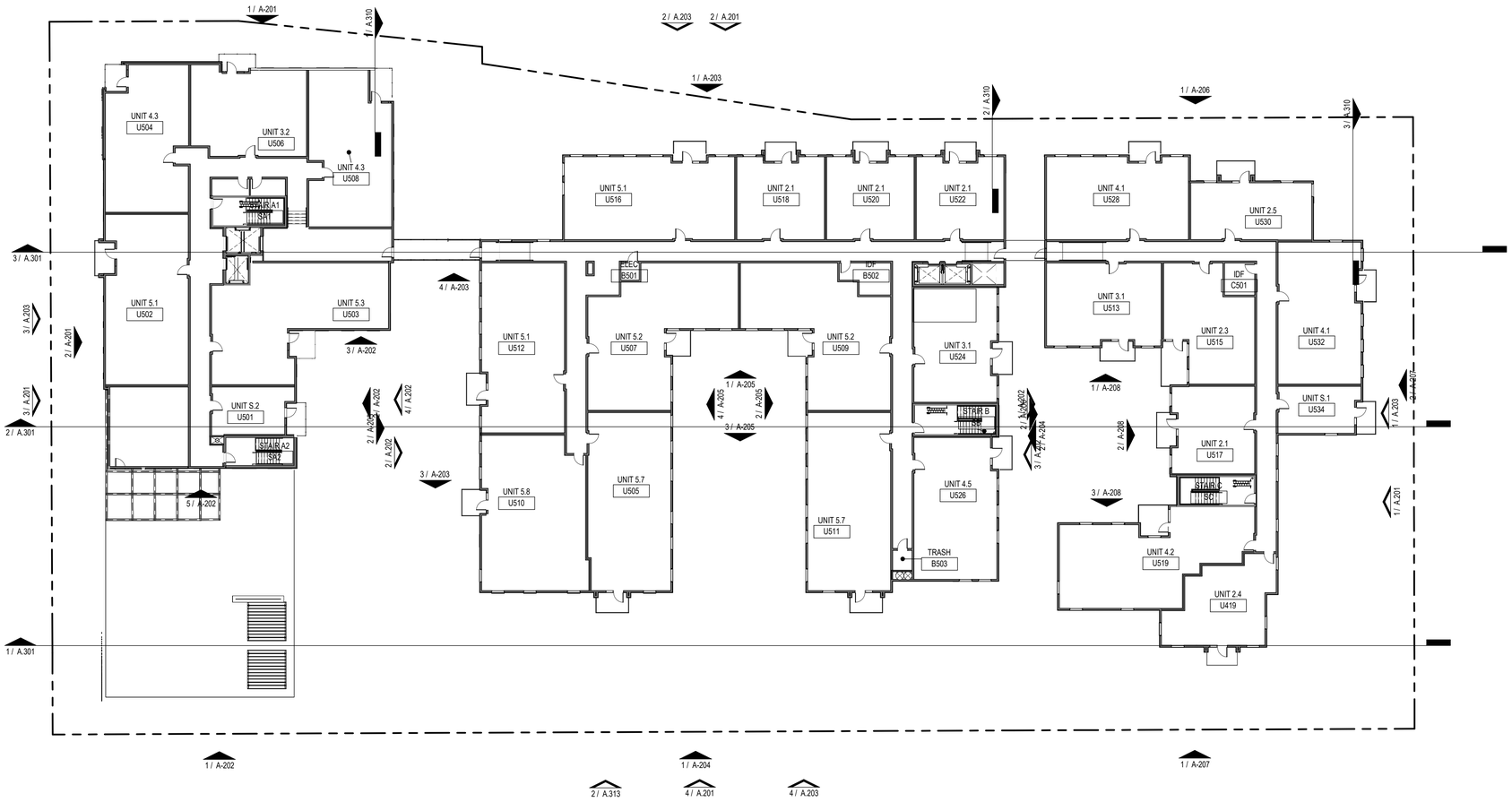
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12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 4 FLOOR PLAN - BUILDING C

SHEET NUMBER
A.104C

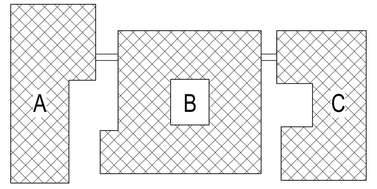
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1 LEVEL 5 FLOOR PLAN - ENTITLEMENTS
1" = 20'-0"

0' 10' 20' 40' 80'
TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

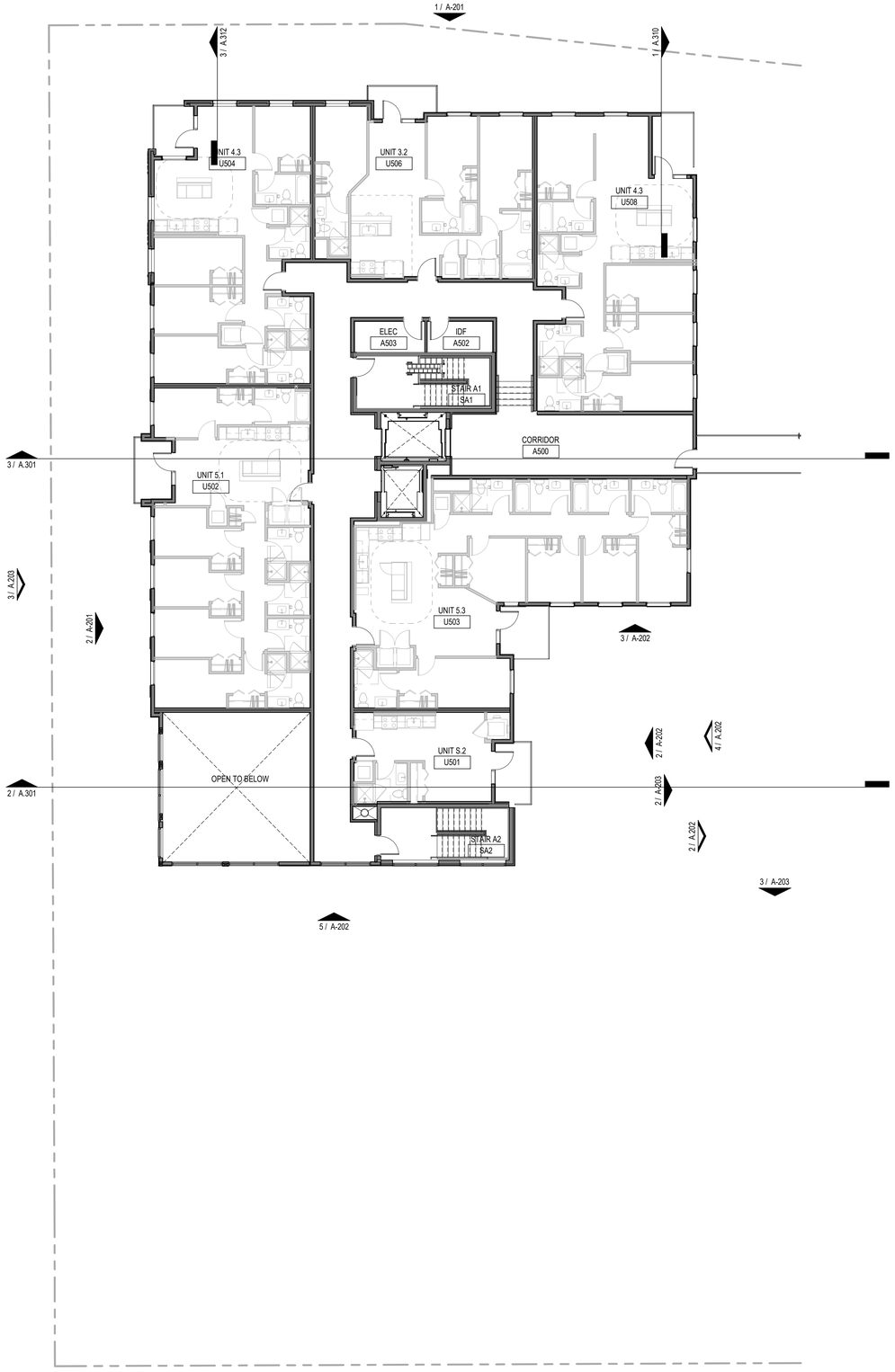
DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 5 FLOOR PLAN - OVERALL

SHEET NUMBER
A.105

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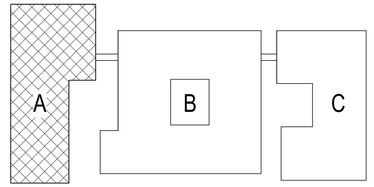


1 LEVEL 5 - BUILDING A FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

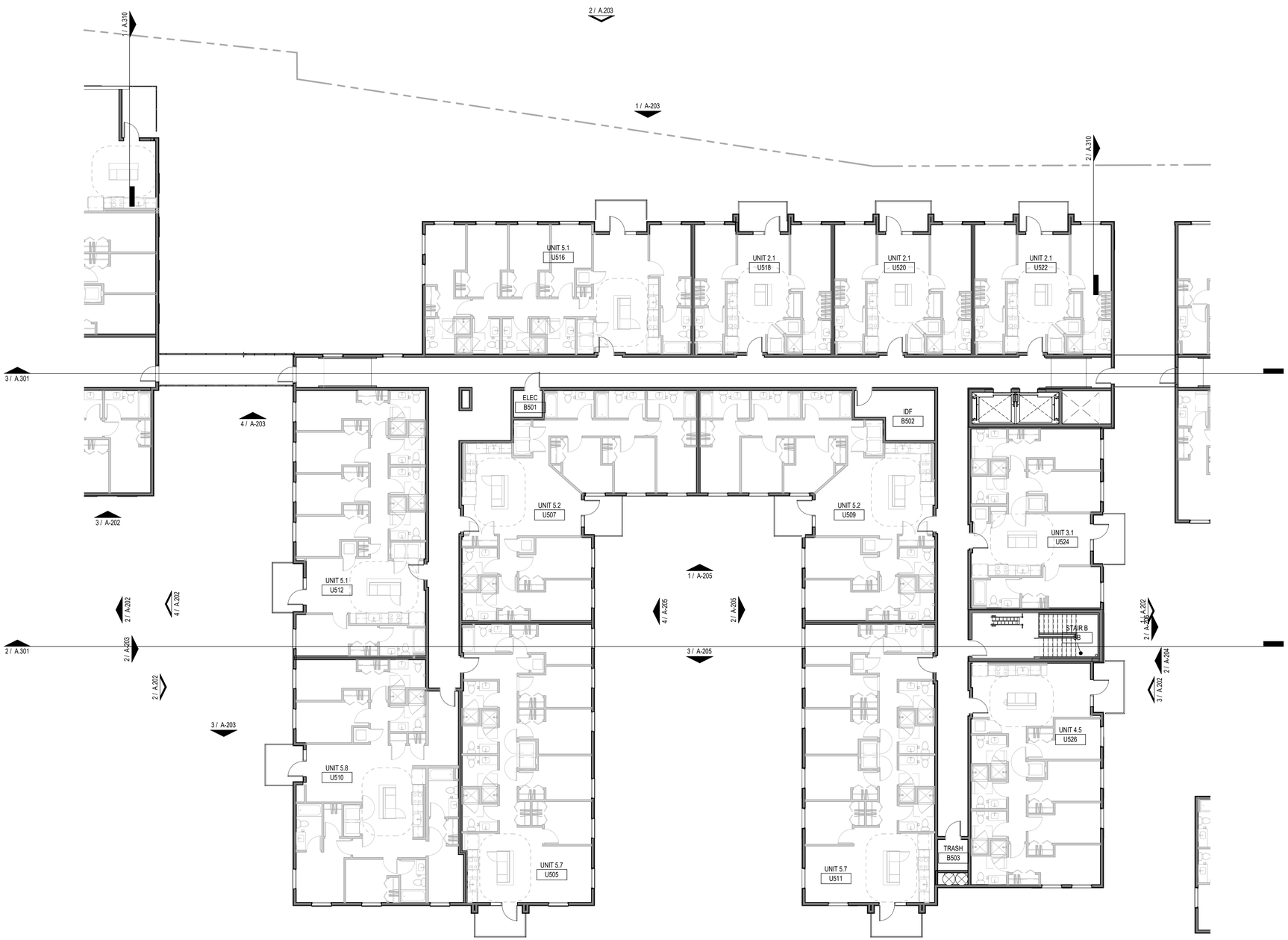
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12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 5 FLOOR PLAN - BUILDING A

SHEET NUMBER
A.105A

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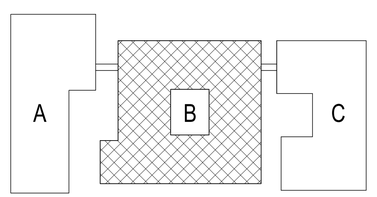
1 LEVEL 5 - BUILDING B FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

1 / A-204

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

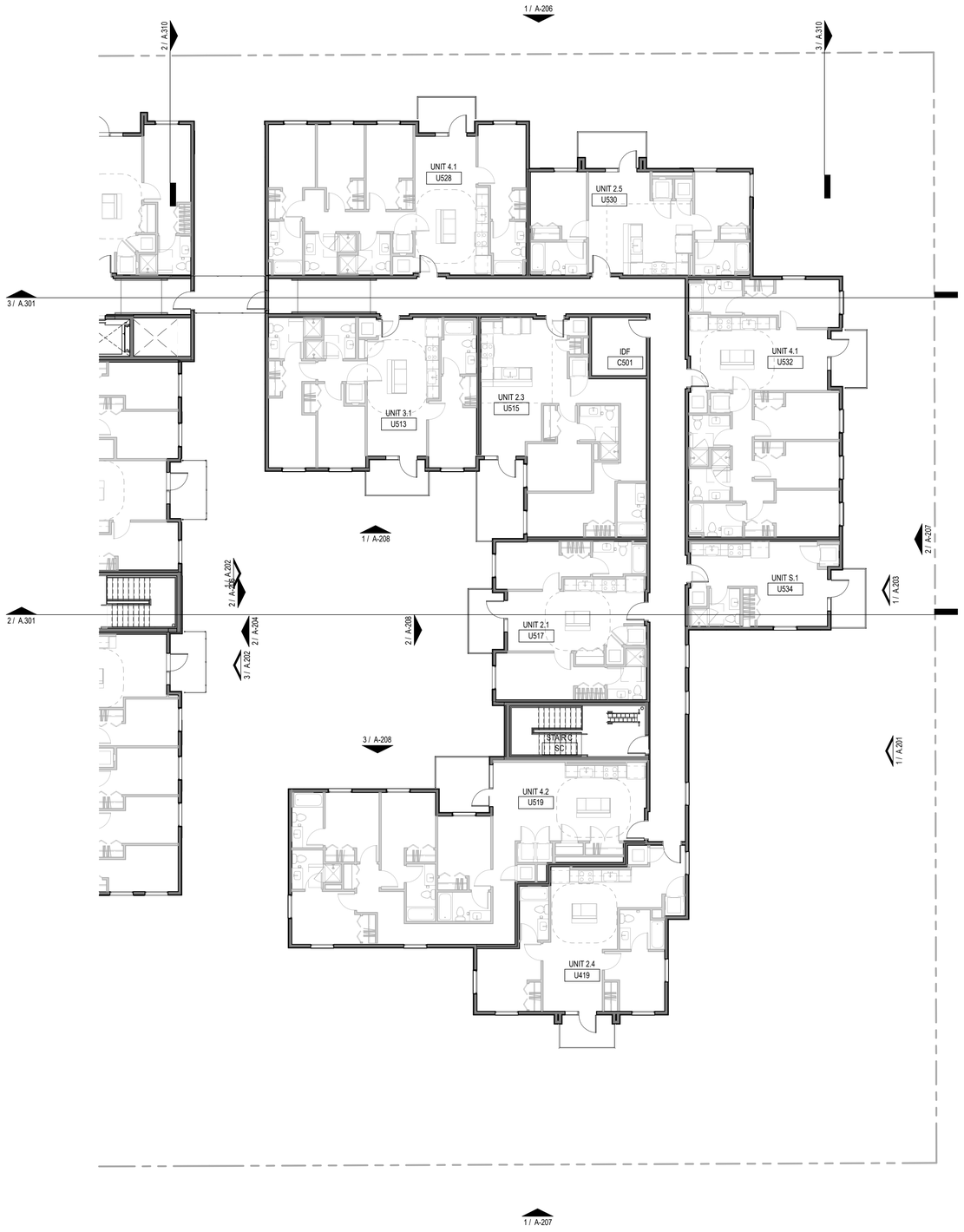
DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 5 FLOOR PLAN - BUILDING B

SHEET NUMBER
A.105B

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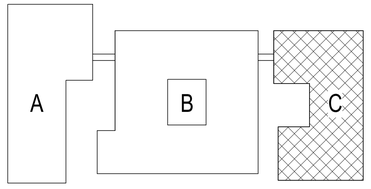


1 LEVEL 5 - BUILDING C FLOOR PLAN - ENTITLEMENTS
3/32" = 1'-0"

0' 4' 8' 16'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

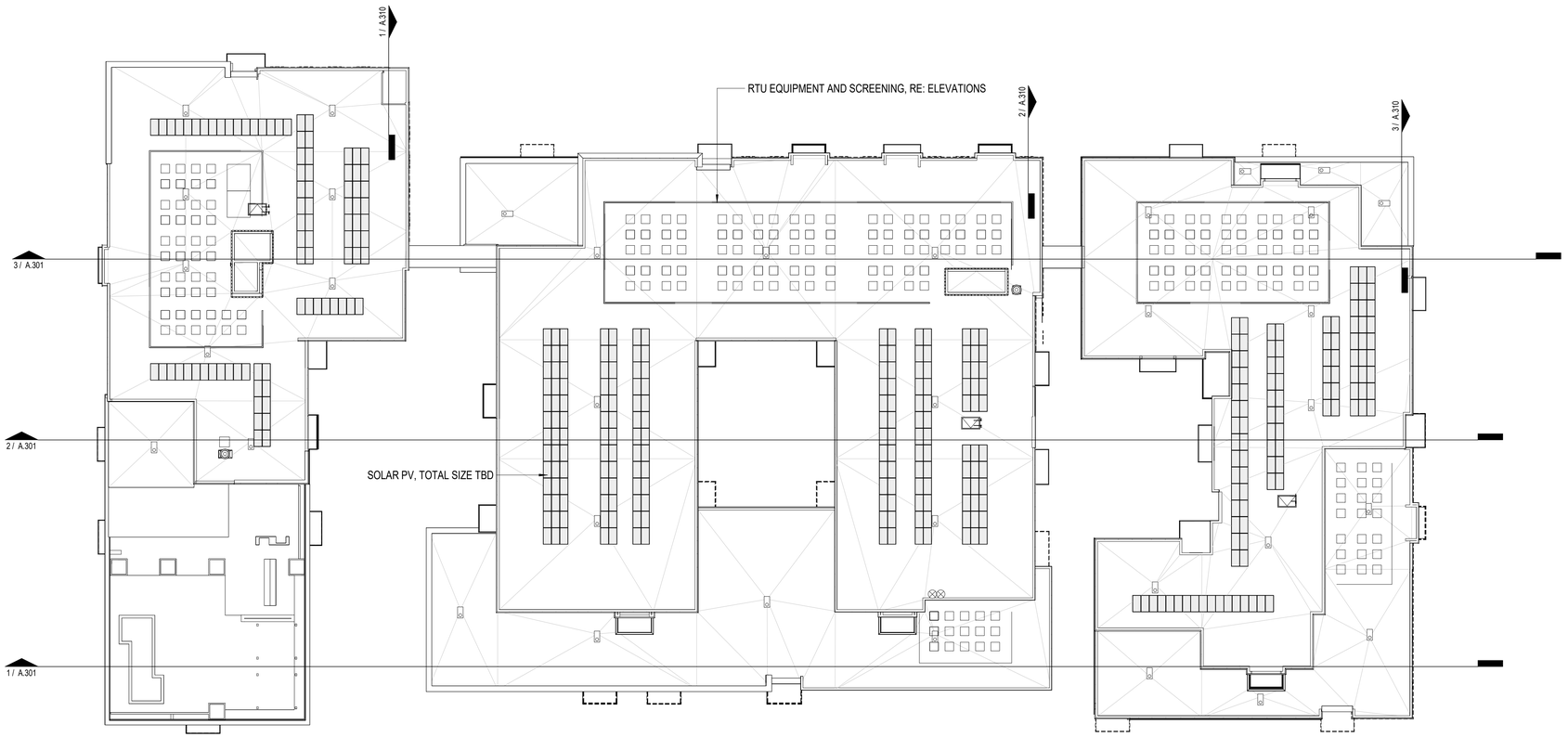
DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
LEVEL 5 FLOOR PLAN - BUILDING C

SHEET NUMBER
A.105C

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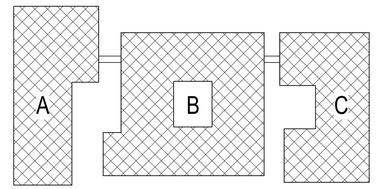


1 ROOF PLAN - ENTITLEMENTS
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

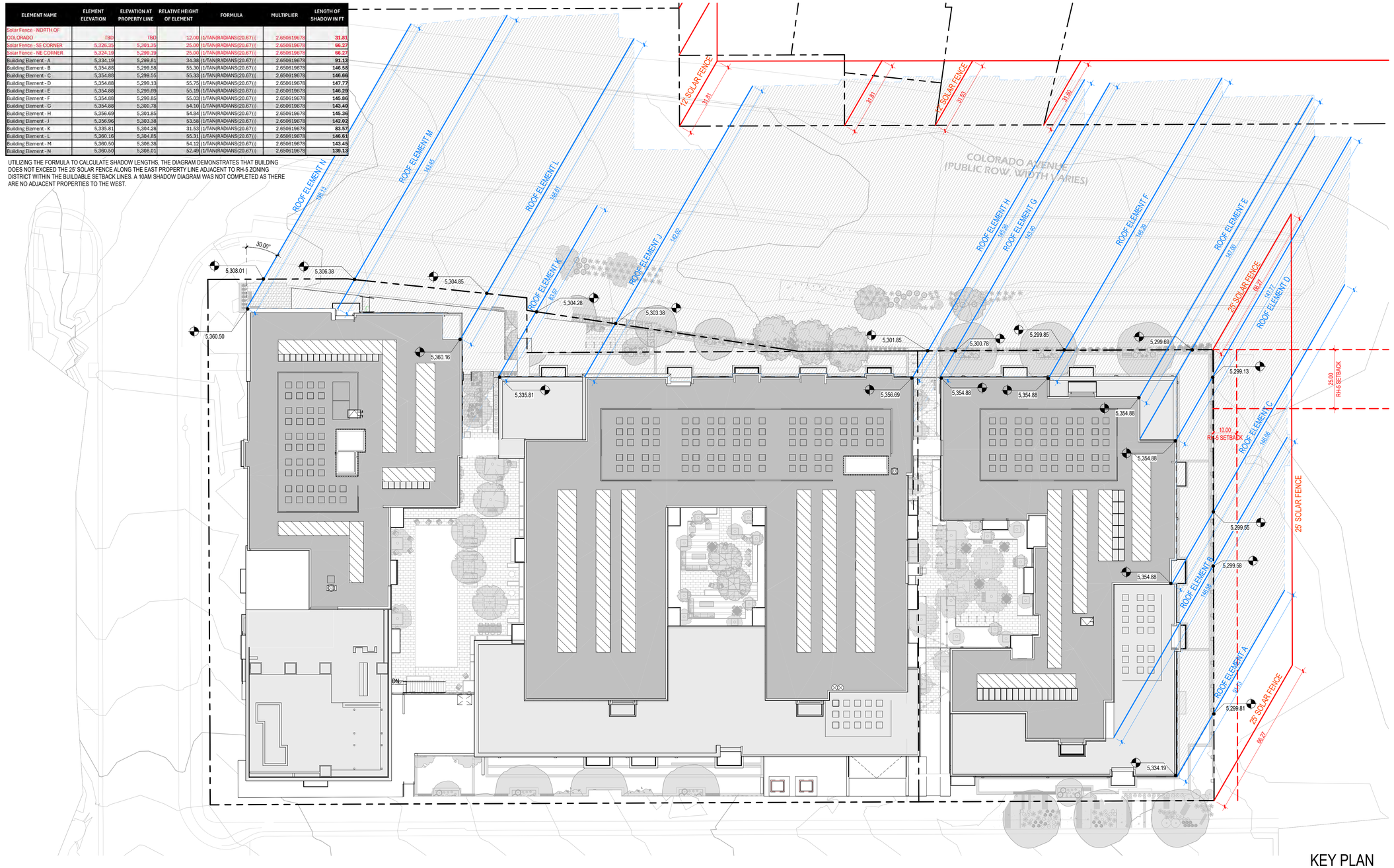
SHEET TITLE:
ROOF PLAN - OVERALL

SHEET NUMBER
A.106

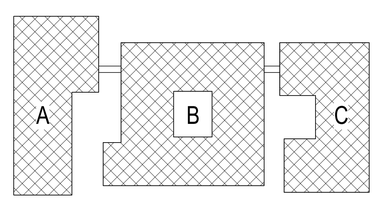
12/22/2025 12:40:17 PM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt

ELEMENT NAME	ELEMENT ELEVATION	ELEVATION AT PROPERTY LINE	RELATIVE HEIGHT OF ELEMENT	FORMULA	MULTIPLIER	LENGTH OF SHADOW IN FT
Solar Fence - NORTH OF COLORADO	TBD	TBD	12.00	(1/TAN(RADIANS(20.67)))	2.650619678	**31.81**
Solar Fence - SE CORNER	5,326.35	5,301.35	25.00	(1/TAN(RADIANS(20.67)))	2.650619678	**66.27**
Solar Fence - NE CORNER	5,324.19	5,299.19	25.00	(1/TAN(RADIANS(20.67)))	2.650619678	**66.27**
Building Element - A	5,334.19	5,299.81	34.38	(1/TAN(RADIANS(20.67)))	2.650619678	**91.13**
Building Element - B	5,354.88	5,299.58	55.30	(1/TAN(RADIANS(20.67)))	2.650619678	**146.58**
Building Element - C	5,354.88	5,299.55	55.33	(1/TAN(RADIANS(20.67)))	2.650619678	**146.66**
Building Element - D	5,354.88	5,299.13	55.75	(1/TAN(RADIANS(20.67)))	2.650619678	**147.77**
Building Element - E	5,354.88	5,299.69	55.19	(1/TAN(RADIANS(20.67)))	2.650619678	**146.28**
Building Element - F	5,354.88	5,299.85	55.03	(1/TAN(RADIANS(20.67)))	2.650619678	**145.86**
Building Element - G	5,354.88	5,300.78	54.10	(1/TAN(RADIANS(20.67)))	2.650619678	**143.40**
Building Element - H	5,356.69	5,301.85	54.84	(1/TAN(RADIANS(20.67)))	2.650619678	**145.36**
Building Element - J	5,356.96	5,303.38	53.58	(1/TAN(RADIANS(20.67)))	2.650619678	**142.02**
Building Element - K	5,335.81	5,304.28	31.53	(1/TAN(RADIANS(20.67)))	2.650619678	**83.57**
Building Element - L	5,360.16	5,304.85	55.31	(1/TAN(RADIANS(20.67)))	2.650619678	**146.61**
Building Element - M	5,360.50	5,306.38	54.12	(1/TAN(RADIANS(20.67)))	2.650619678	**143.45**
Building Element - N	5,360.50	5,308.01	52.49	(1/TAN(RADIANS(20.67)))	2.650619678	**139.13**

UTILIZING THE FORMULA TO CALCULATE SHADOW LENGTHS, THE DIAGRAM DEMONSTRATES THAT BUILDING DOES NOT EXCEED THE 25' SOLAR FENCE ALONG THE EAST PROPERTY LINE ADJACENT TO RH-5 ZONING DISTRICT WITHIN THE BUILDABLE SETBACK LINES. A 10AM SHADOW DIAGRAM WAS NOT COMPLETED AS THERE ARE NO ADJACENT PROPERTIES TO THE WEST.



KEY PLAN



1 ROOF PLAN - ENTITLEMENTS - SOLAR FENCE 2PM
1" = 20'-0"

0' 10' 20' 40' 80'
TRUE NORTH

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
ROOF PLAN - SOLAR FENCE- 2PM

SHEET NUMBER
A.107

12/22/2025 12:40:25 PM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt



4 SOUTH ELEVATION - OVERALL
1/16" = 1'-0"



3 WEST ELEVATION - OVERALL
1/16" = 1'-0"



2 NORTH ELEVATION - OVERALL
1/16" = 1'-0"

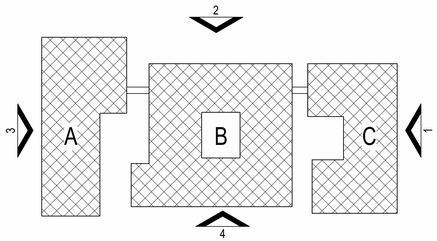


1 EAST ELEVATION - OVERALL
1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

S1 FIBER CEMENT PANEL COLOR: MEDIUM GRAY MFR: BOD - AFC	**C1** CMU (GROUND FACE) COLOR: TBD MFR: BOD - ENDICOTT
S3 FIBER CEMENT PANEL COLOR: DARK GRAY MFR: BOD - AFC	**M1** METAL PANEL COLOR: TEXTURED BLACK MFR: BOD - BERRIDGE
B1 MODULAR BRICK VENEER COLOR: TBD MFR: BOD - ENDICOTT	**M2/M3** BRIDGE MESH SCREEN COLOR: TBD MFR: BOD - MONCHOLS
B2 MODULAR BRICK COLOR: TBD MFR: BOD - ENDICOTT	**W1** WOOD-LOOK PANEL COLOR: DARK BROWN MFR: BOD - WOODN
B3 MODULAR BRICK (ROMAN) COLOR: GRAY MFR: BOD - ENDICOTT	**G1 / G21** GLAZING

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
OVERALL BUILDING ELEVATIONS

SHEET NUMBER
A.201

12/22/2025 10:09:16 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt



4 | ELEVATION - BUILDING A EAST
1/16" = 1'-0"



2 | ELEVATION - BUILDING B WEST
1/16" = 1'-0"



3 | ELEVATION - BUILDING B EAST
1/16" = 1'-0"

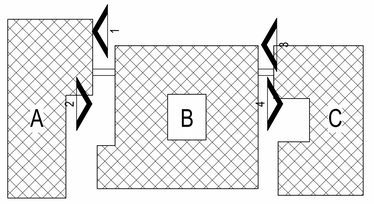


1 | ELEVATION - BUILDING C - WEST
1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

S1 FIBER CEMENT PANEL COLOR: MEDIUM GRAY MFR: BOD - AFC	**C1** CMU (GROUND FACE) COLOR: TBD MFR: BOD - ENDICOTT
S3 FIBER CEMENT PANEL COLOR: DARK GRAY MFR: BOD - AFC	**M1** METAL PANEL COLOR: TEXTURED BLACK MFR: BOD - BERRIDGE
B1 MODULAR BRICK VENEER COLOR: TBD MFR: BOD - ENDICOTT	**M2/M3** BRIDGE MESH SCREEN COLOR: TBD MFR: BOD - MCNICHOLS
B2 MODULAR BRICK COLOR: TBD MFR: BOD - ENDICOTT	**W1** WOOD-LOOK PANEL COLOR: DARK BROWN MFR: BOD - WOODN
B3 MODULAR BRICK (ROMAN) COLOR: GRAY MFR: BOD - ENDICOTT	**G1 / G21** GLAZING

KEY PLAN



1100 28TH ST
1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
OVERALL BUILDING ELEVATIONS

SHEET NUMBER
A.202

12/22/2025 10:09:32 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt



4 SOUTH ELEVATION - GLAZING CALCS

1/16" = 1'-0"



3 WEST ELEVATION - BUILDING A - GLAZING CALCS

1/16" = 1'-0"

WEST FACADE GLAZING CALCS

"CALCULATED FROM GROUND PLANE TO 9'-0" ABOVE

WEST FACADE (LEVEL 1)	**AREA**	**% OF TOTAL**
TOTAL COMMERCIAL FACADE	1633.13 SF	
COMMERCIAL GLAZING	859.07 SF	52.60%
WEST FACADE (LEVEL 2)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1158.00 SF	
RESIDENTIAL GLAZING	406.64 SF	35.12%
WEST FACADE (LEVEL 3)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	2039.01 SF	
RESIDENTIAL GLAZING	466.48 SF	22.88%
WEST FACADE (LEVEL 4)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1299.75 SF	
RESIDENTIAL GLAZING	421.32 SF	32.42%
WEST FACADE (LEVEL 5)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1299.75 SF	
RESIDENTIAL GLAZING	357.70 SF	27.52%

SOUTH FACADE GLAZING CALCS

"CALCULATED FROM GROUND PLANE TO 9'-0" ABOVE

SOUTH FACADE (LEVEL 1)	**AREA**	**% OF TOTAL**
TOTAL COMMERCIAL FACADE	551.33 SF	
COMMERCIAL GLAZING	318.18 SF	57.71%
TOTAL RESIDENTIAL FACADE	2012.69 SF	
RESIDENTIAL GLAZING	483.43 SF	24.02%
SOUTH FACADE (LEVEL 2)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1967.06 SF	
RESIDENTIAL GLAZING	536.18 SF	27.26%
SOUTH FACADE (LEVEL 3)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	3111.94 SF	
RESIDENTIAL GLAZING	777.77 SF	24.99%
SOUTH FACADE (LEVEL 4)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	2463.28 SF	
RESIDENTIAL GLAZING	599.73 SF	24.35%
SOUTH FACADE (LEVEL 5)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	2463.28 SF	
RESIDENTIAL GLAZING	569.40 SF	23.12%

RESIDENTIAL - GROUND FLOOR FACADE

RESIDENTIAL - GLAZING

COMMERCIAL - GROUND FLOOR FACADE

COMMERCIAL - GLAZING



2 NORTH ELEVATION - GLAZING CALCS

1/16" = 1'-0"



1 EAST ELEVATION - BUILDING C - GLAZING CALCS

1/16" = 1'-0"

EAST FACADE GLAZING CALCS

"CALCULATED FROM GROUND PLANE TO 9'-0" ABOVE

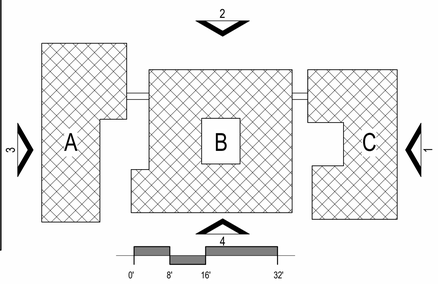
EAST FACADE (LEVEL 1)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1525.22 SF	
RESIDENTIAL GLAZING	326.86 SF	21.43%
EAST FACADE (LEVEL 2)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1525.22 SF	
RESIDENTIAL GLAZING	366.86 SF	24.06%
EAST FACADE (LEVEL 3)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1523.47 SF	
RESIDENTIAL GLAZING	366.86 SF	24.08%
EAST FACADE (LEVEL 4)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1299.97 SF	
RESIDENTIAL GLAZING	292.57 SF	22.51%
EAST FACADE (LEVEL 5)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	1299.97 SF	
RESIDENTIAL GLAZING	292.57 SF	22.51%

NORTH FACADE GLAZING CALCS

"CALCULATED FROM GROUND PLANE TO 9'-0" ABOVE

NORTH FACADE (LEVEL 1)	**AREA**	**% OF TOTAL**
TOTAL COMMERCIAL FACADE	792.22 SF	
COMMERCIAL GLAZING	479.52 SF	60.53%
TOTAL RESIDENTIAL FACADE	2482.13 SF	
RESIDENTIAL GLAZING	729.98 SF	29.41%
NORTH FACADE (LEVEL 2)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	3274.08 SF	
RESIDENTIAL GLAZING	1011.33	30.89%
NORTH FACADE (LEVEL 3)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	3300.56 SF	
RESIDENTIAL GLAZING	979.96	28.78%
NORTH FACADE (LEVEL 4)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	3196.88 SF	
RESIDENTIAL GLAZING	882.29	27.60%
NORTH FACADE (LEVEL 5)	**AREA**	**% OF TOTAL**
TOTAL RESIDENTIAL FACADE	3196.88 SF	
RESIDENTIAL GLAZING	882.29	27.60%

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

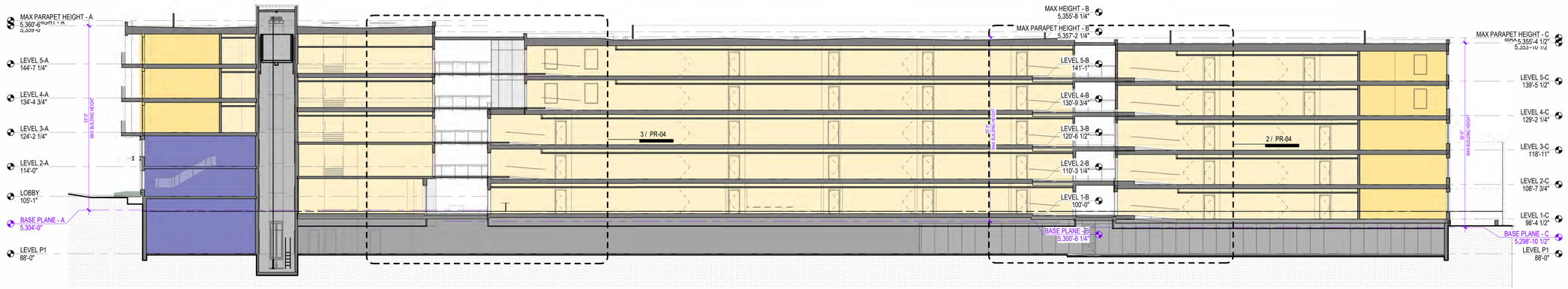
ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
OVERALL BUILDING ELEVATIONS - GLAZING CALCULATION

SHEET NUMBER

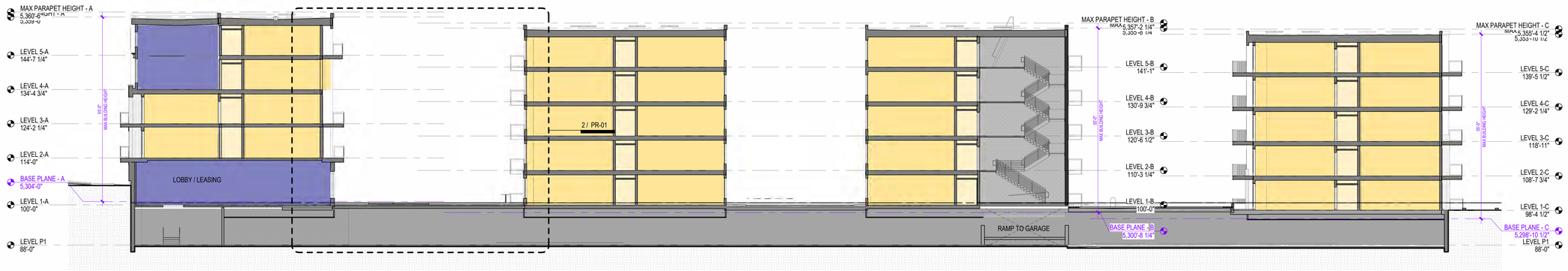
A.203

12/22/2025 10:09:53 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt



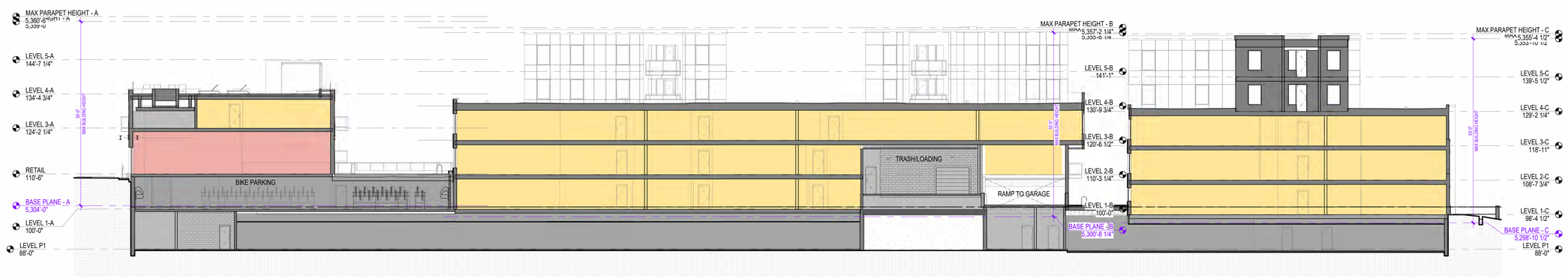
3 E-W SITE SECTION - THRU BRIDGES - ENTITLEMENTS

1/16" = 1'-0"



2 E-W SITE SECTION - THRU COURTYARDS - ENTITLEMENTS

1/16" = 1'-0"



1 E-W SITE SECTION - THRU POOL & LOADING - ENTITLEMENTS

1/16" = 1'-0"

12/22/2025 10:10:21 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

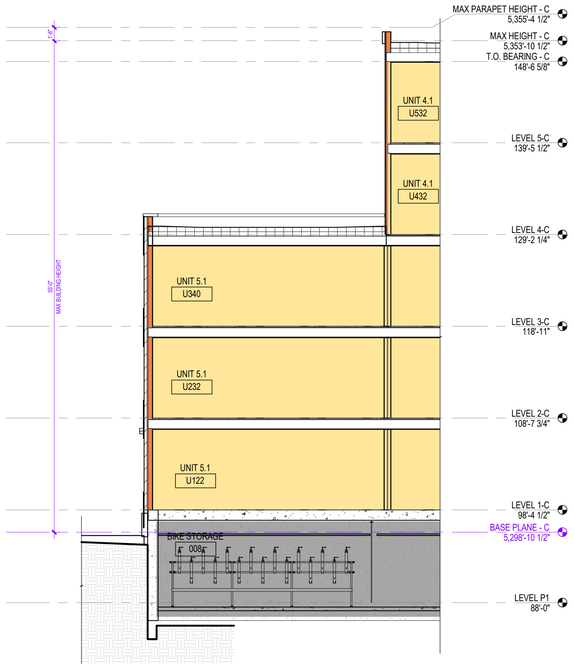
PROJECT NUMBER:
124094

DATE:
12/22/2025

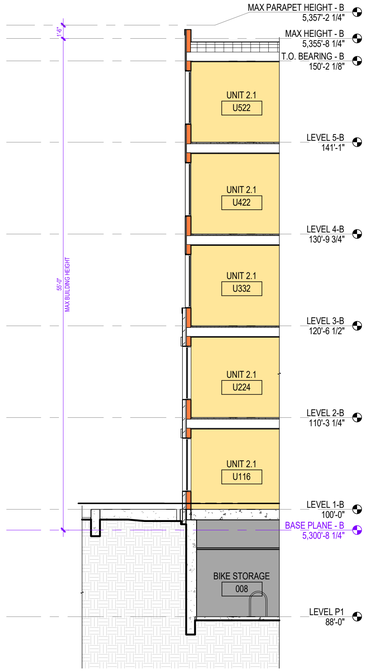
ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
BUILDING SECTIONS

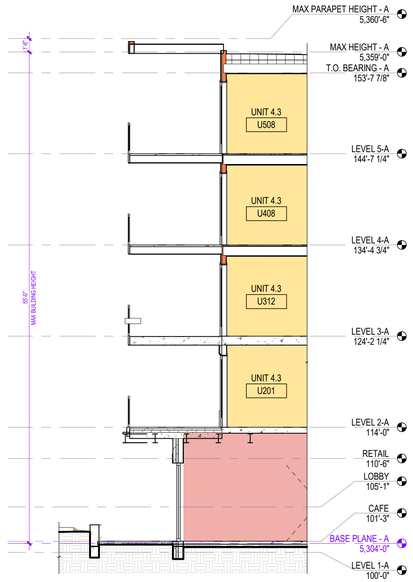
SHEET NUMBER
A.301



3 NORTH WALL SECTION 4 - BLDG C
1/8" = 1'-0"

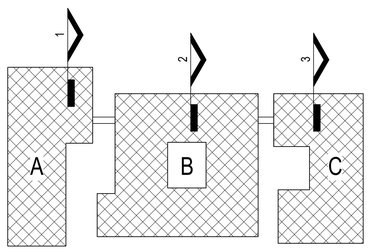


2 NORTH WALL SECTION 5 - BLDG B
1/8" = 1'-0"



1 NORTH WALL SECTION 6 - BLDG A
1/8" = 1'-0"

KEY PLAN



12/22/2025 10:10:26 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt

collective

1100 28TH STREET
1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

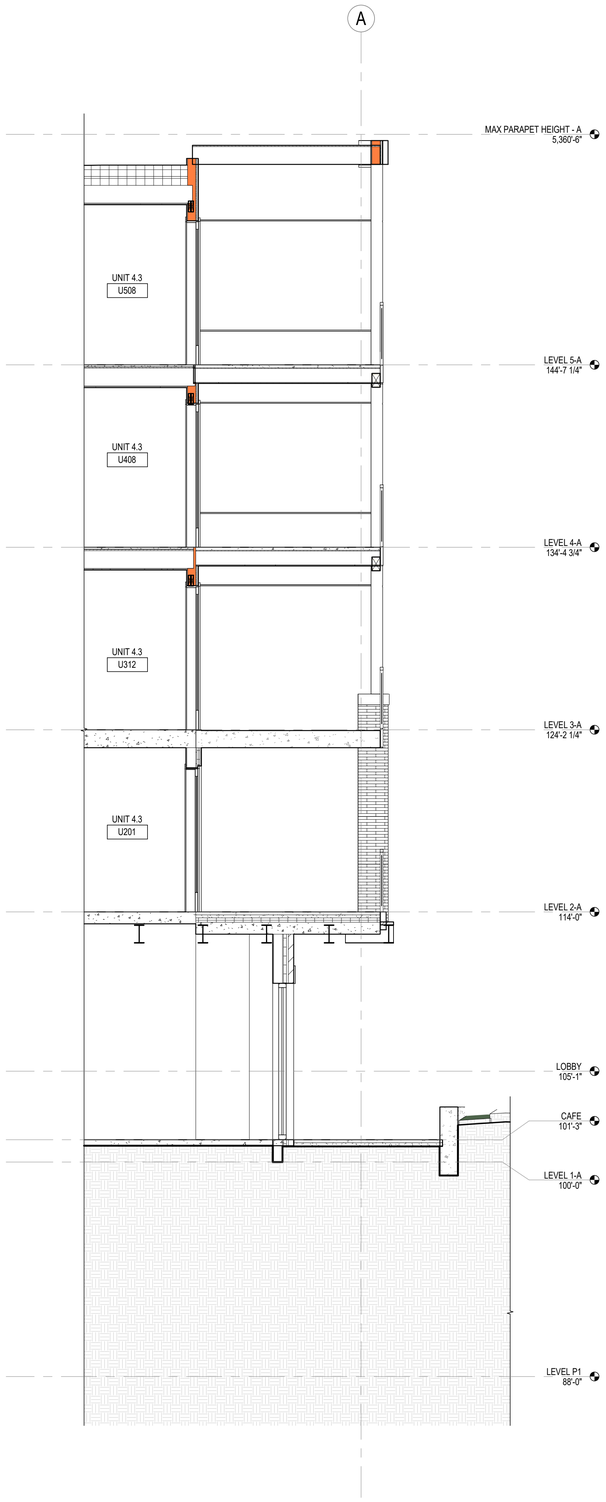
PROJECT NUMBER:
124094

DATE:
12/22/2025

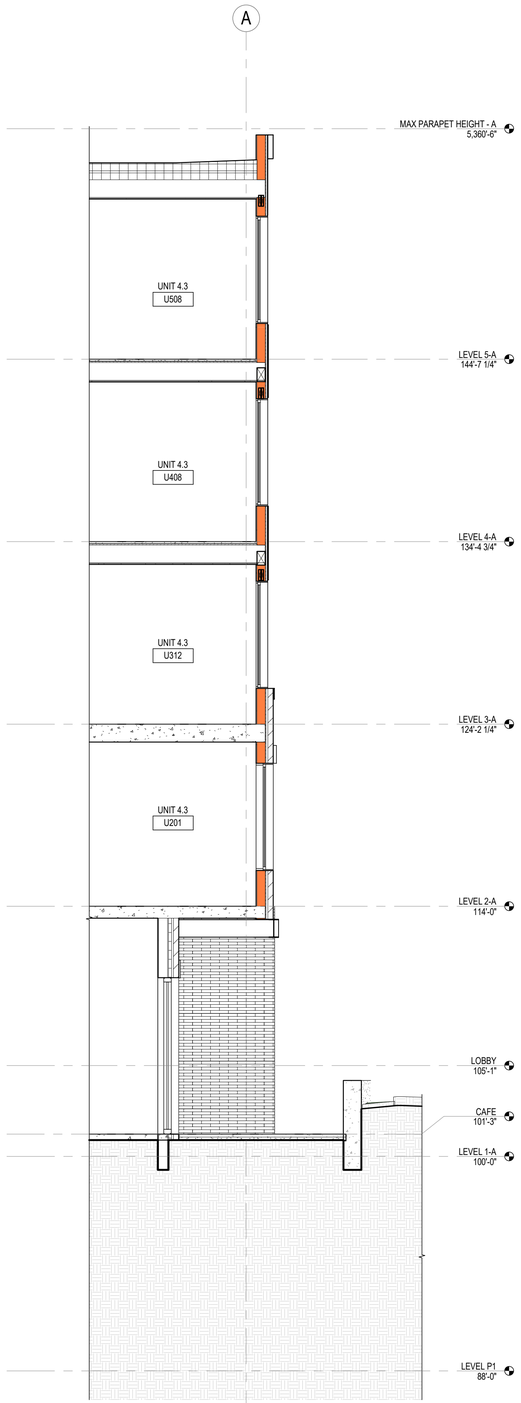
ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
WALL SECTIONS - MAX BUILDING HEIGHT

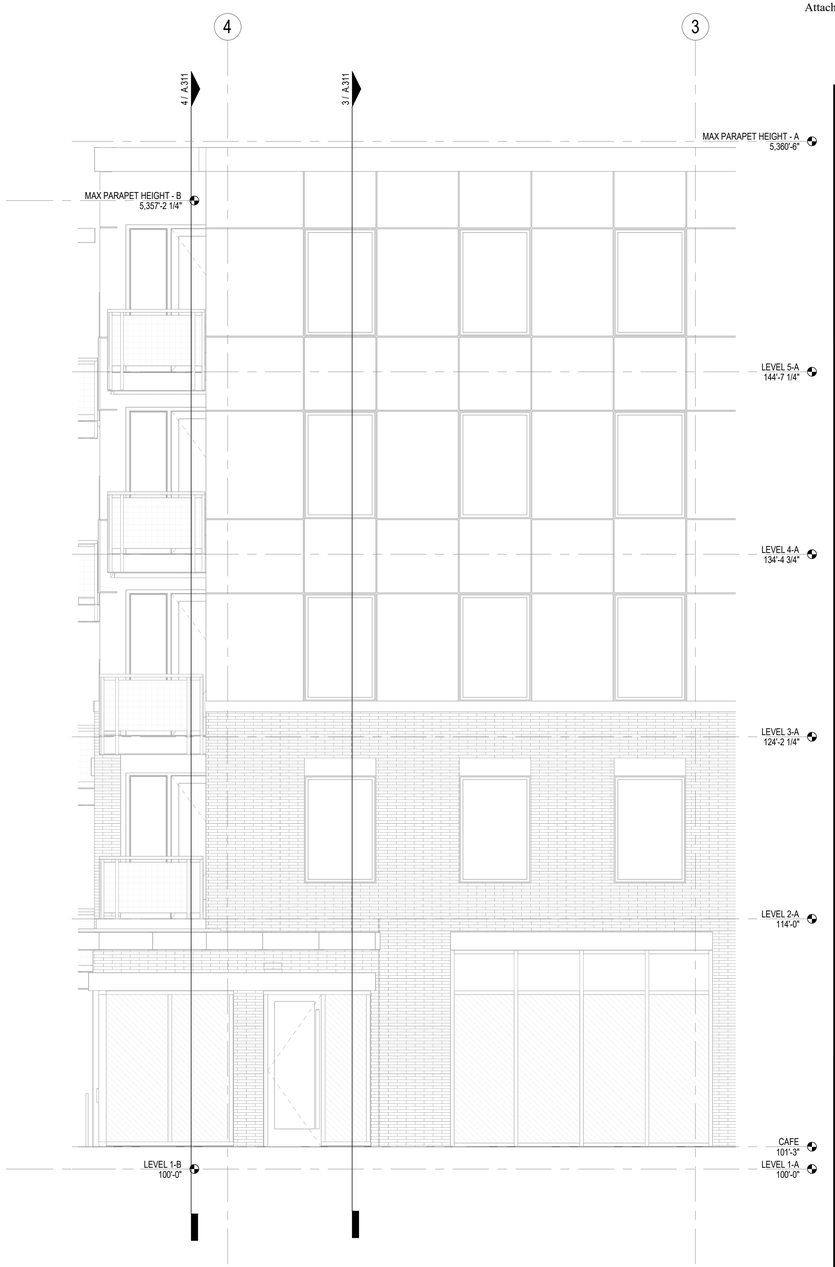
SHEET NUMBER
A.310



4 ENT - BLDG A - N WALL SECTION @ COLORADO BALCONIES 2
1/4" = 1'-0"

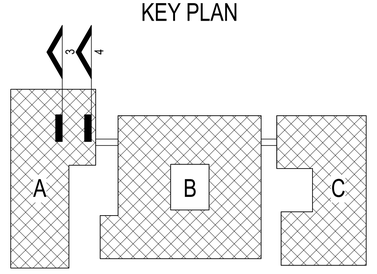


3 ENT - BLDG A - N WALL SECTION @ STUCCO OVER BRICK
1/4" = 1'-0"



2 ENT - BLDG A - NORTH ELEVATION @ CAFE
1/4" = 1'-0"

KEY PLAN



collective

1100 28TH ST

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

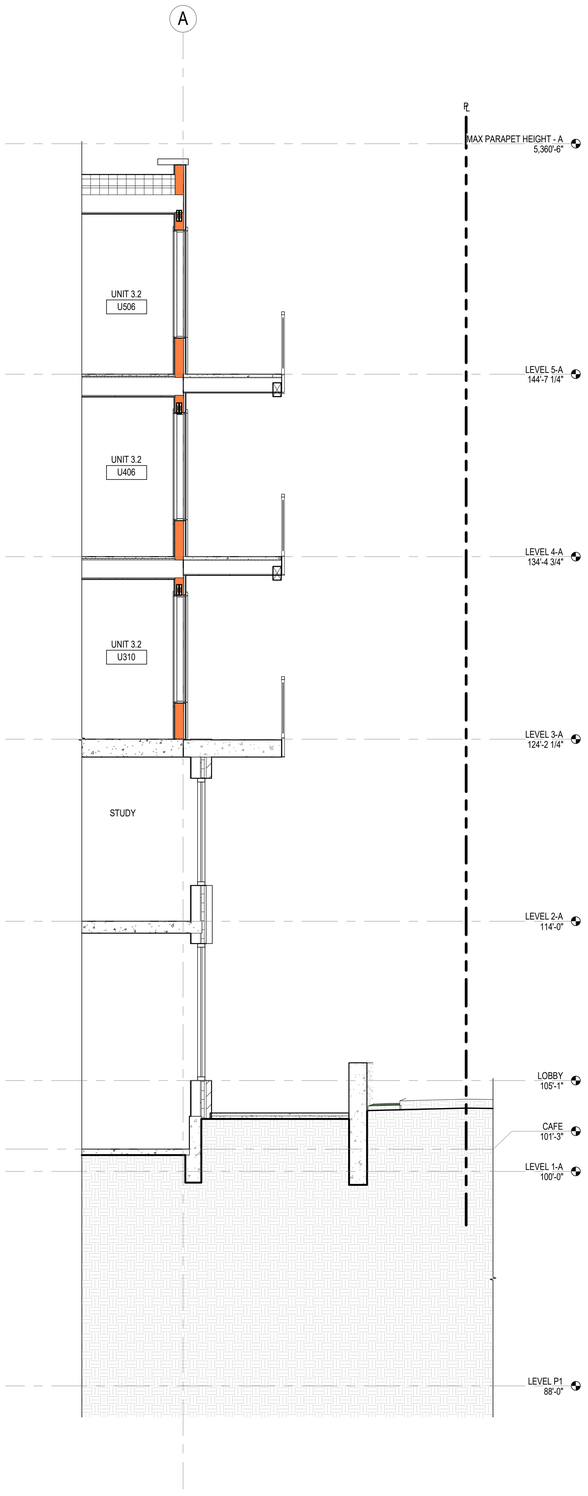
DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

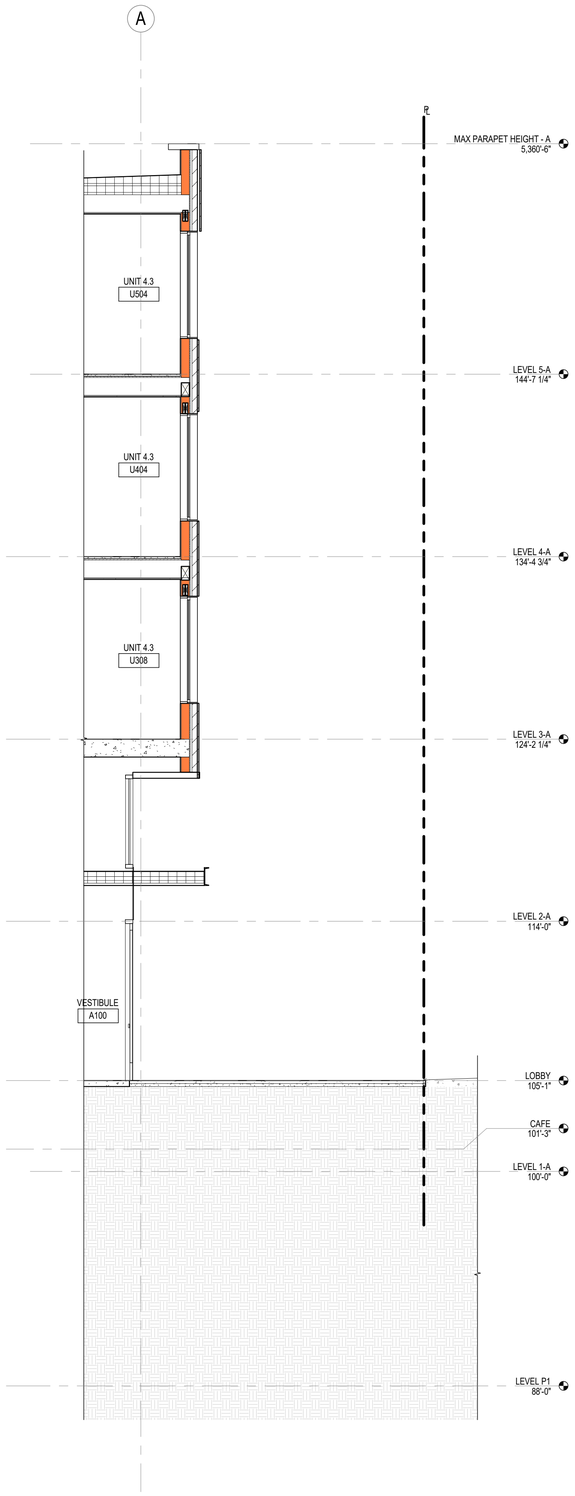
SHEET TITLE:
WALL SECTIONS - BUILDING A - NORTH 1

SHEET NUMBER
A.311

12/22/2025 10:10:30 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt



4 ENT - BLDG A - N WALL SECTION @ COLORADO BALCONIES 1
1/4" = 1'-0"

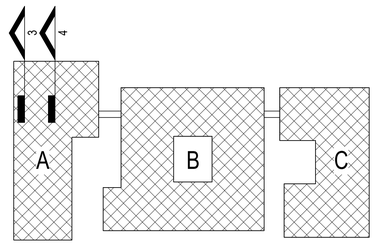


3 ENT - BLDG A - N WALL SECTION @ LOBBY
1/4" = 1'-0"



2 ENT - BLDG A - NORTH ELEVATION @ LOBBY
1/4" = 1'-0"

KEY PLAN



collective

1100 28TH ST
1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

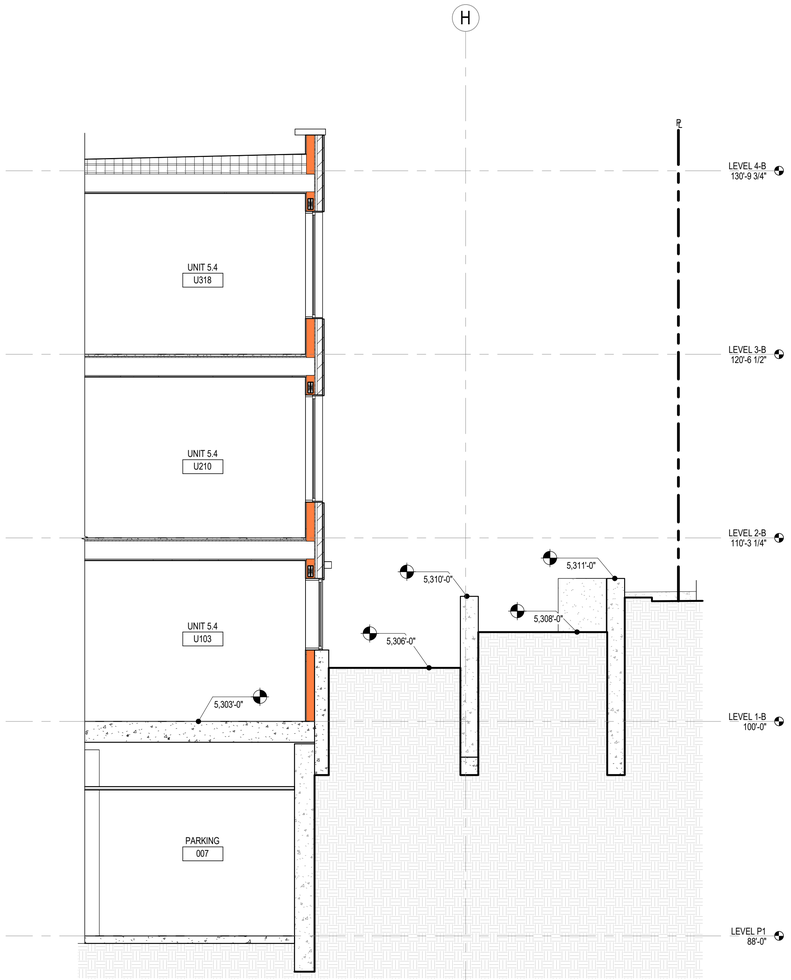
DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

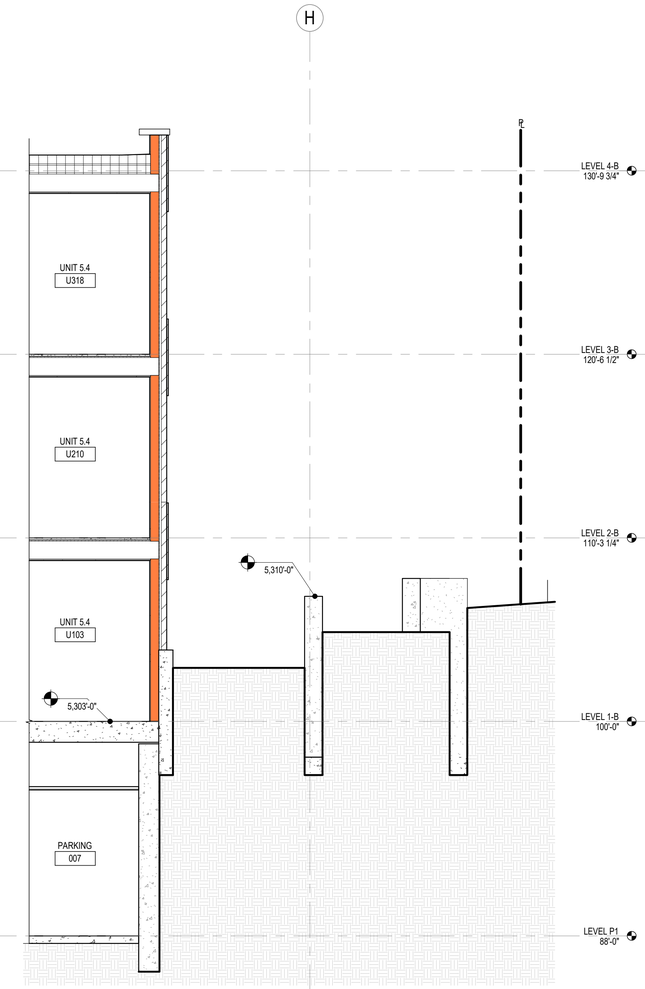
SHEET TITLE:
WALL SECTIONS - BUILDING A - NORTH 2

SHEET NUMBER
A.312

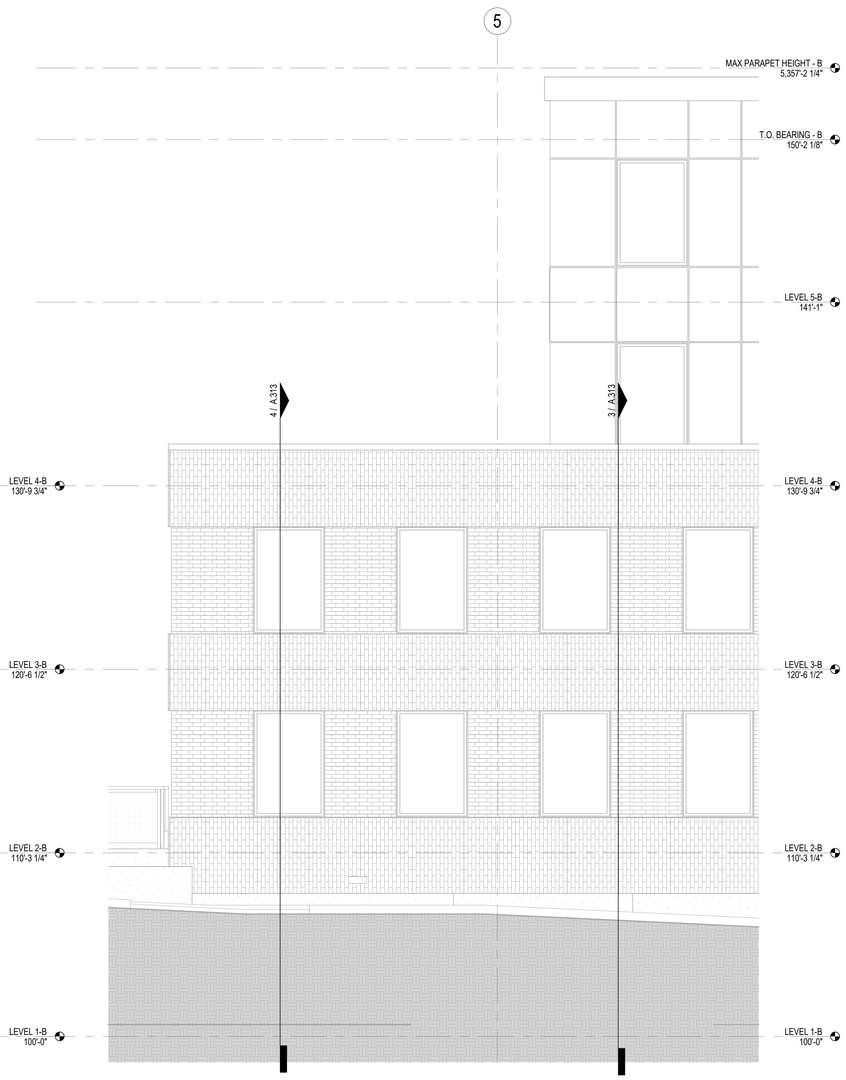
12/22/2025 10:10:33 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt



4 BLDG B - S WALL SECTION @ RAIN GARDEN
1/4" = 1'-0"

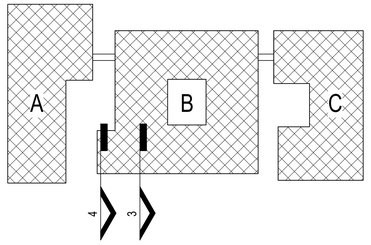


3 ENT - BLDG B - S WALL SECTION @ BRICK OVER BRICK
1/4" = 1'-0"



2 ENT - BLDG B - SOUTH ELEVATION 1
1/4" = 1'-0"

KEY PLAN



collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

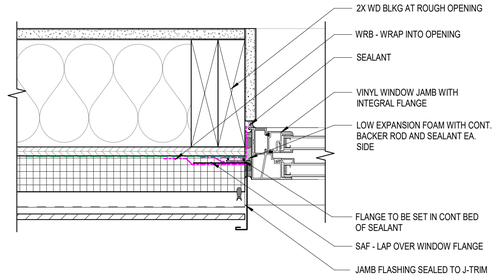
DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

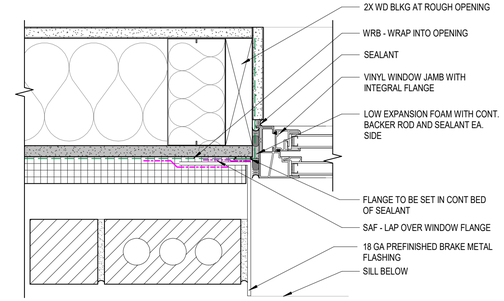
SHEET TITLE:
WALL SECTIONS - BUILDING B - SOUTH

SHEET NUMBER
A.313

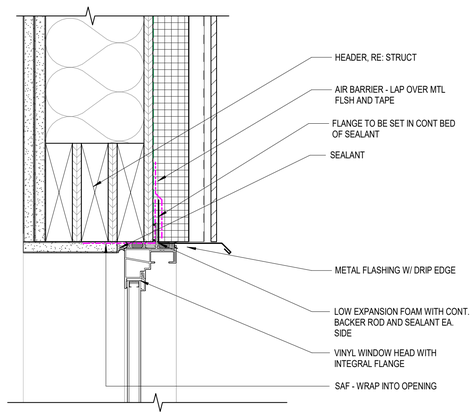
12/22/2025 10:10:37 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt



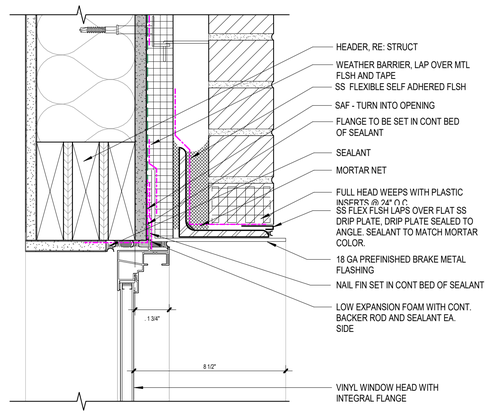
5 WINDOW JAMB @ FIBER CEMENT
3" = 1'-0"



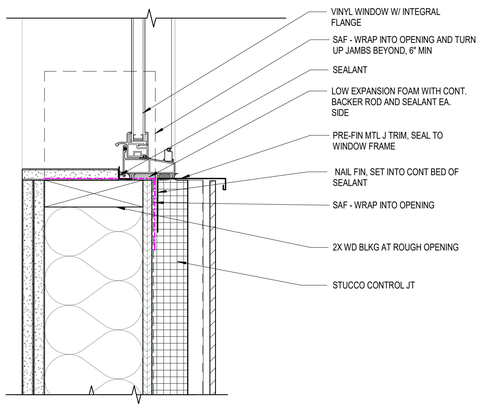
2 WINDOW JAMB @ BRICK
3" = 1'-0"



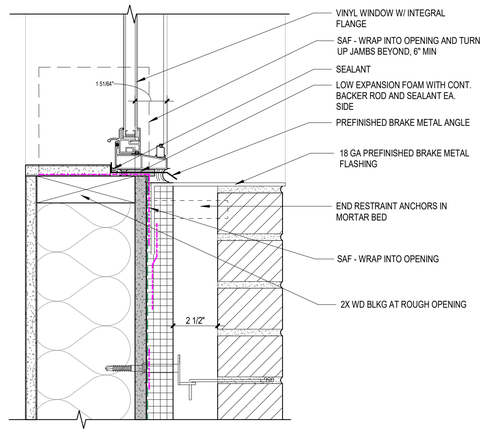
3 WINDOW HEAD @ FIBER CEMENT
3" = 1'-0"



1 WINDOW HEAD @ BRICK
3" = 1'-0"



6 WINDOW SILL @ FIBER CEMENT
3" = 1'-0"



4 WINDOW SILL @ BRICK
3" = 1'-0"

12/22/2025 10:10:39 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

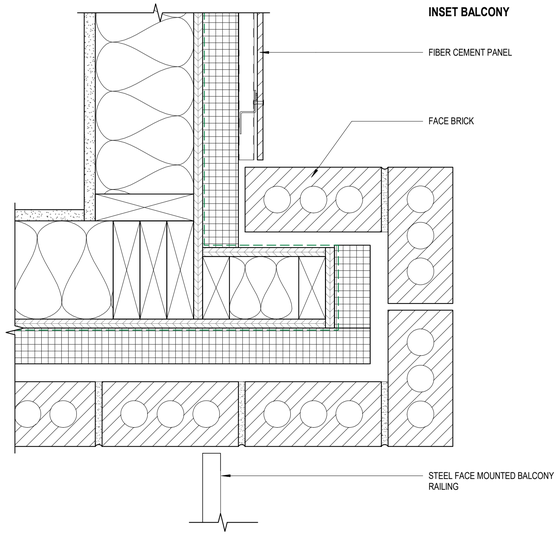
PROJECT NUMBER:
124094

DATE:
12/22/2025

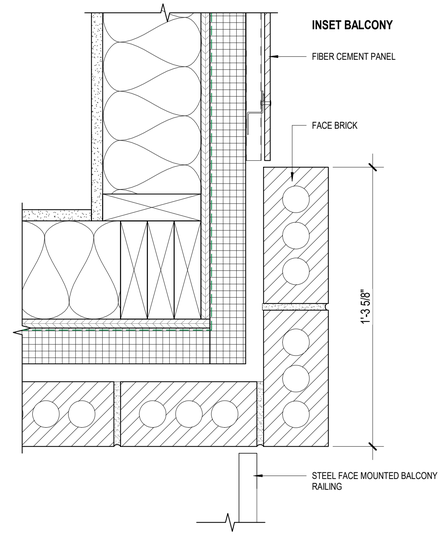
ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
DETAILS

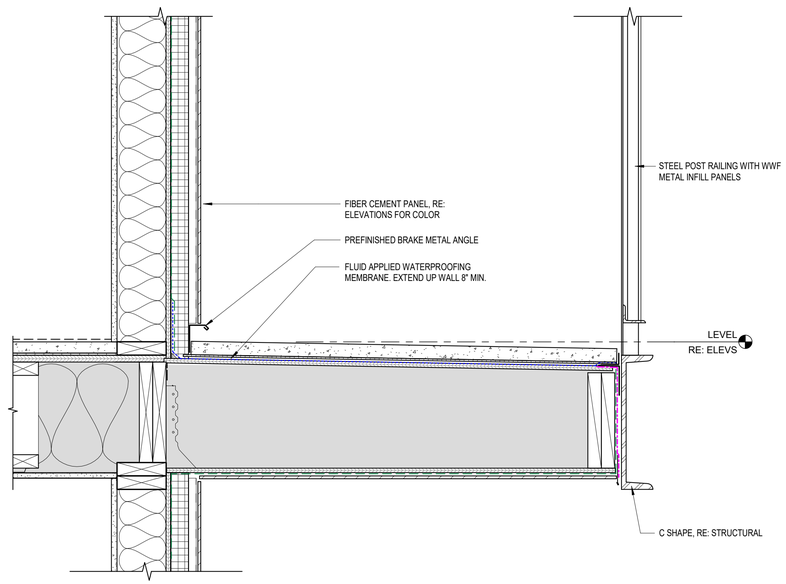
SHEET NUMBER
A.331



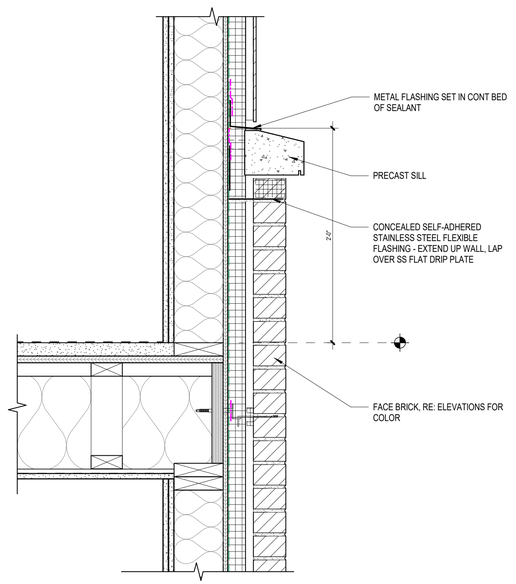
4 BALCONY JAMB
3" = 1'-0"



3 BALCONY JAMB
3" = 1'-0"



2 TYPICAL BALCONY DETAIL
1 1/2" = 1'-0"



1 BRICK TO FIBER CEMENT PANEL TRANSITION
1 1/2" = 1'-0"

12/22/2025 10:10:41 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

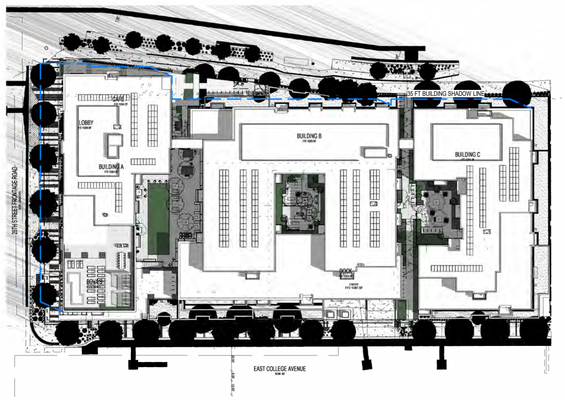
PROJECT NUMBER:
124094

DATE:
12/22/2025

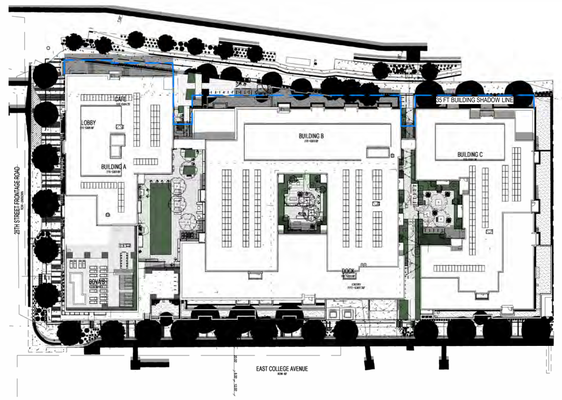
ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
EXTERIOR DETAILS

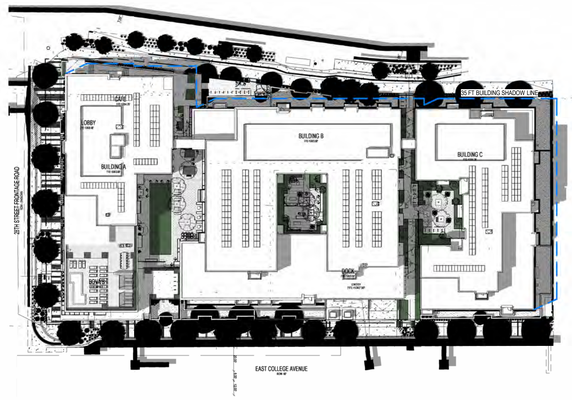
SHEET NUMBER
A.332



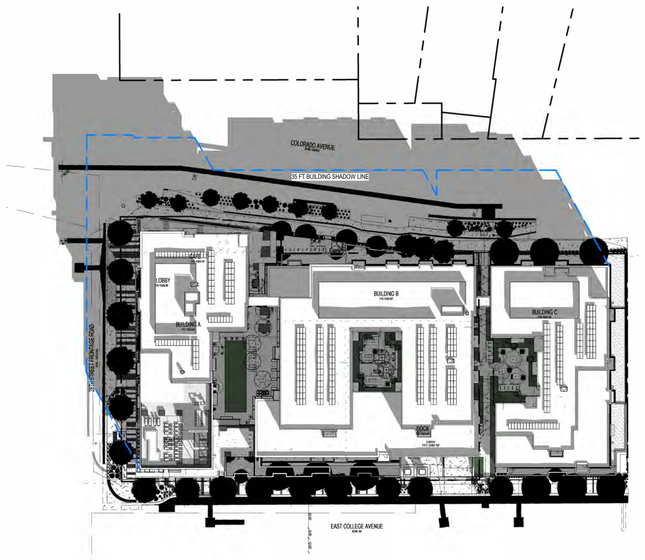
1 | SOLAR STUDY - SUMMER 10 AM - JUN 21



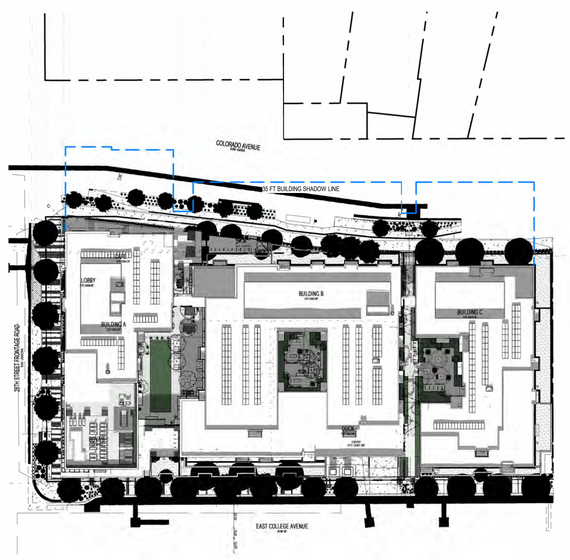
2 | SOLAR STUDY - SUMMER NOON - JUN 21



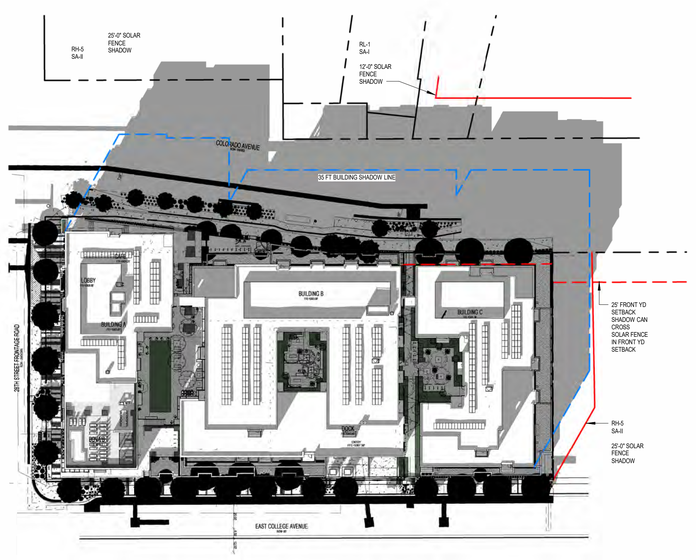
3 | SOLAR STUDY - SUMMER 2 PM - JUN 21



4 | SOLAR STUDY - WINTER 10 AM - DEC 21



5 | SOLAR STUDY - WINTER NOON - DEC 21



6 | SOLAR STUDY - WINTER 2 PM - DEC 21

12/22/2025 10:12:06 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
SOLAR STUDY

SHEET NUMBER
A.400



4 BIRDSEYE
1 : 19



3 28TH AND COLORADO
1 : 19



5 BOVAS
1 : 19



2 28TH STREET
1 : 19



6 PASEO VIEW
1 : 19



1 COLORADO AVE
1 : 19

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

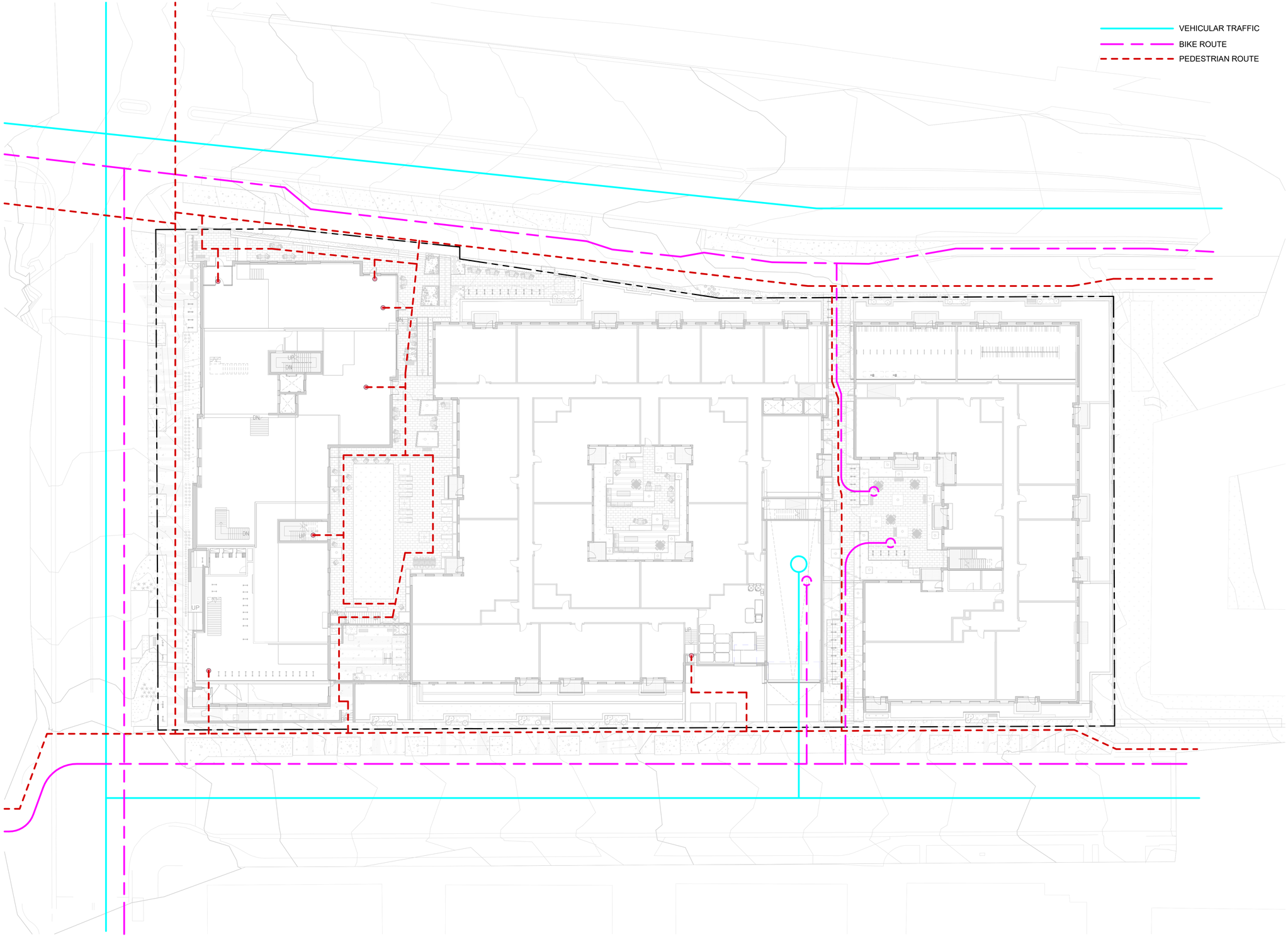
DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
SKETCH RENDERINGS

SHEET NUMBER
A.401

2/23/2026 5:10:54 PM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt



1 MULTI-MODAL PLAN
1" = 20'-0"

collective

1100 28TH ST

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
12/22/2025

ISSUED FOR:
SITE REVIEW #5

SHEET TITLE:
MULTI-MODAL PLAN

SHEET NUMBER
A.404

12/22/2025 10:12:14 AM Autodesk Docs://124094.00 1100 28TH - LV BOULDER/124094_1100 28TH-LV BOULDER_A24.rvt

EXISTING TREE SURVEY LEGEND

14 — EXISTING TREE TO BE REMOVED

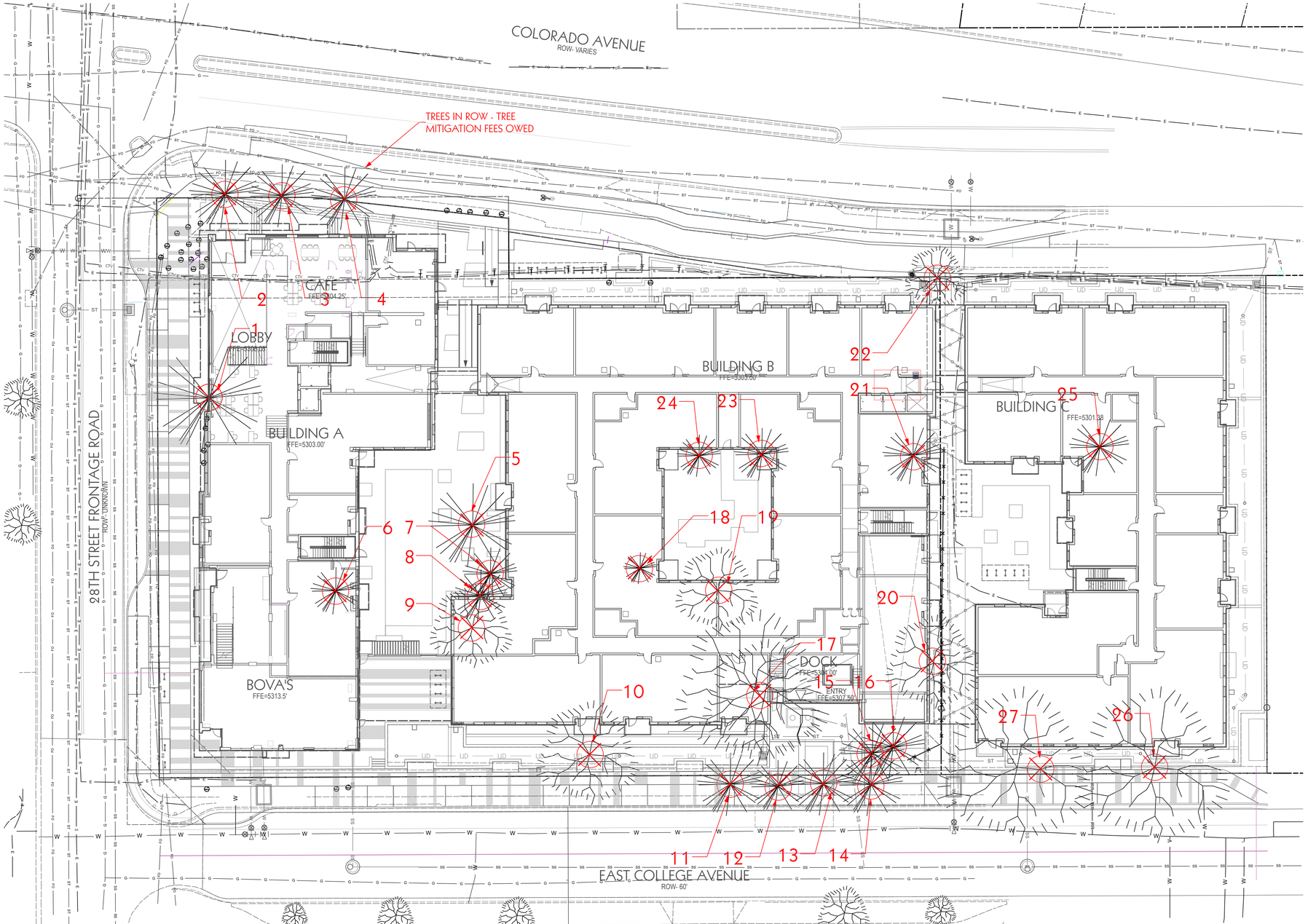
ERC TAG NUMBER

REMOVED DUE TO POOR HEALTH =1

REMOVED DUE TO ARCH. IMPROVEMENTS =17

REMOVED DUE TO GRADING AND UTILITY IMPROVEMENTS=22

REMOVED DUE TO EAB CONCERNS=14



EXISTING TREE SURVEY

ERC — 1100 28th Street– Tree Inventory

Table 3. – Existing Tree Inventory

	ID#	Common Name	Scientific Name	DBH (in)	Condition	Comments
REMOVE	~~1~~	~~Austrian pine~~	~~*Pinus nigra*~~	~~22.0~~	~~Good~~	
REMOVE	~~2~~	~~Scotch pine~~	~~*Pinus sylvesrtis*~~	~~16.0~~	~~Good~~	
REMOVE	~~3~~	~~Scotch pine~~	~~*Pinus sylvesrtis*~~	~~19.0~~	~~Good~~	
REMOVE	~~4~~	~~Scotch pine~~	~~*Pinus sylvesrtis*~~	~~18.0~~	~~Good~~	
REMOVE	~~5~~	~~Scotch pine~~	~~*Pinus sylvesrtis*~~	~~20.0~~	~~Good~~	
REMOVE	~~6~~	~~Blue spruce~~	~~*Picea pungens*~~	~~13.0~~	~~Good~~	
REMOVE	~~7~~	~~Pinyon pine~~	~~*Pinus edulis*~~	~~12.0~~	~~Good~~	
REMOVE	~~8~~	~~Blue spruce~~	~~*Picea pungens*~~	~~12.0~~	~~Good~~	
REMOVE	~~9~~	~~Hawthorn sp.~~	~~*Crataegus sp.*~~	~~16.0~~	~~Good~~	
REMOVE	~~10~~	~~Small-leaf linden~~	~~*Tilia cordata*~~	~~16.5~~	~~Good~~	
REMOVE	~~11~~	~~Blue spruce~~	~~*Picea pungens*~~	~~18.0~~	~~Good~~	
REMOVE	~~12~~	~~Blue spruce~~	~~*Picea pungens*~~	~~18.0~~	~~Good~~	
REMOVE	~~13~~	~~Blue spruce~~	~~*Picea pungens*~~	~~15.5~~	~~Good~~	
REMOVE	~~14~~	~~Blue spruce~~	~~*Picea pungens*~~	~~18.0~~	~~Good~~	
REMOVE	~~15~~	~~Blue spruce~~	~~*Picea pungens*~~	~~13.0~~	~~Good~~	
REMOVE	~~16~~	~~Blue spruce~~	~~*Picea pungens*~~	~~12.0~~	~~Good~~	
REMOVE	~~17~~	~~Crack willow~~	~~*Salix fragilis*~~	~~76.0~~	~~Good~~	
REMOVE	~~18~~	~~Blue spruce~~	~~*Picea pungens*~~	~~8.0~~	~~Good~~	
REMOVE	~~19~~	~~Autumn blaze maple~~	~~*Acer x freemanii*~~	~~14.0~~	~~Good~~	
REMOVE	~~20~~	~~Boxelder maple~~	~~*Acer negundo*~~	~~25.0~~	~~Good~~	
REMOVE	~~21~~	~~Pinyon pine~~	~~*Pinus edulis*~~	~~10.5~~	~~Good~~	
REMOVE	~~22~~	~~Plains cottonwood~~	~~*Populus deltoides ssp. monilifera*~~	~~28.0~~	~~Fair~~	~~Hazard branches~~
REMOVE	~~23~~	~~Blue spruce~~	~~*Picea pungens*~~	~~9.0~~	~~Good~~	
REMOVE	~~24~~	~~Blue spruce~~	~~*Picea pungens*~~	~~10.0~~	~~Good~~	
REMOVE	~~25~~	~~Tree of Heaven~~	~~*Ailanthus altissima*~~	~~20.5~~	~~good~~	~~Non-native, Invasive~~
REMOVE	~~26~~	~~Honey locust~~	~~*Gleditsia triacanthos*~~	~~30~~	~~good~~	~~Non-native~~
REMOVE	~~27~~	~~Honey locust~~	~~*Gleditsia triacanthos*~~	~~31~~	~~good~~	~~Non-native~~

OZ collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
EXISTING TREE SURVEY

SHEET NUMBER
L.000

LEGEND:

STREET TREES

ORNAMENTAL TREES

SHRUB BEDS

TREE BOXES & PLANTERS (size vary)

RAIN GARDENS w/ POLLENATOR PLANTS

ARTIFICIAL TURF (Shawgrass)

BIKE RACKS

BIKE RACKS

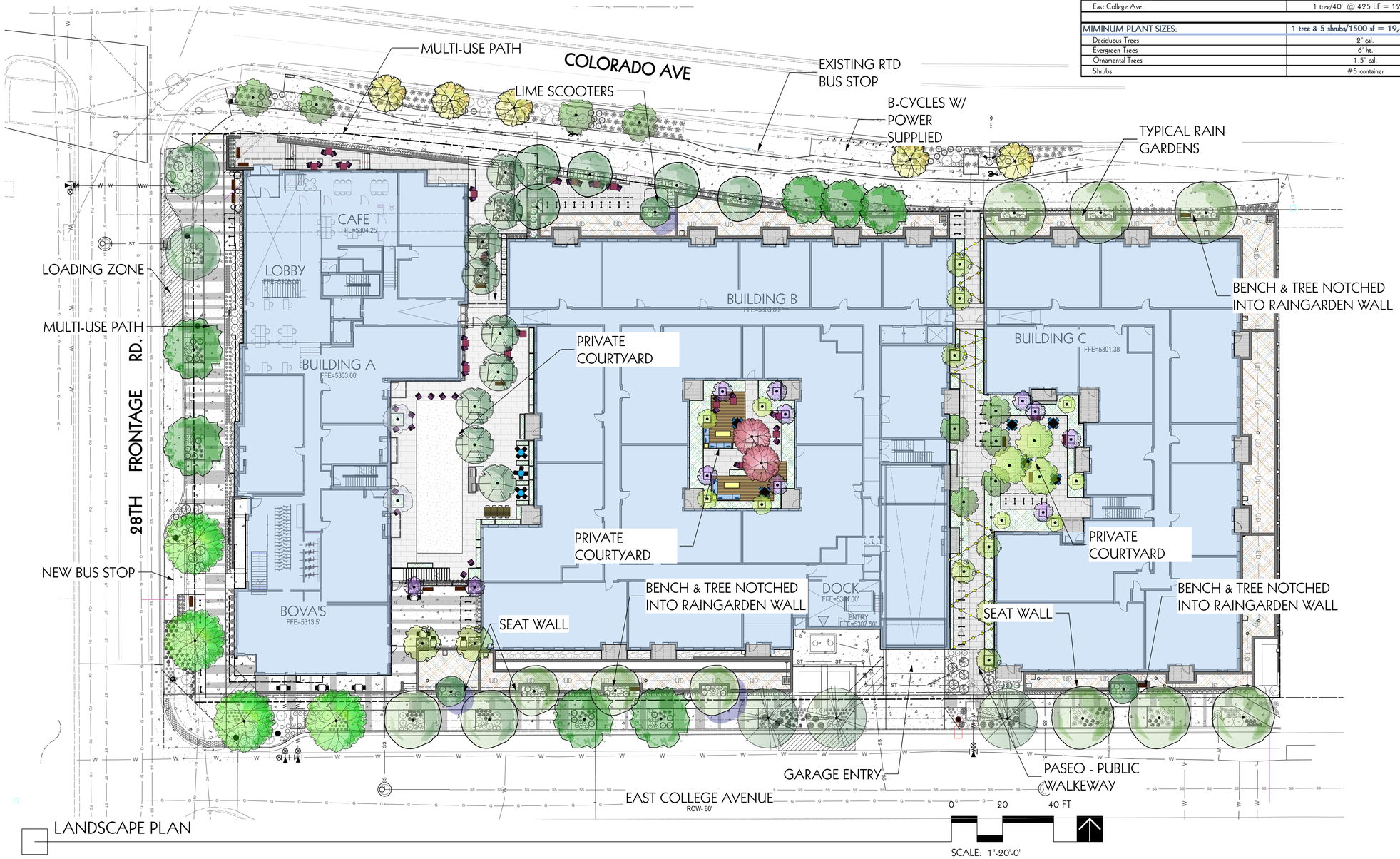
POOL SECURITY FENCING

PRECAST CONC. PAVERS ON PEDESTAL SYSTEM
(Hartstone 24 x 48)

WOOD DECK PAVERS ON PEDESTAL SYSTEM
(Bison Wood Decking)

UNIT BALCONIES

LANDSCAPE REQUIREMENTS: 12/17/25		
OVERALL SITE		
TOTAL LOT AREA		86,182 sf
BUILDING AREA:		51,178
TOTAL DRIVE & PARKING LOT:		6,473
LANDSCAPE AREA		**28,531**
*Amount of Bluegrass Turf = 0% of Landscape Area		
	REQUIRED	PROVIDED/COMMENTS
TOTAL NUMBER OF PARKING STALLS	359	126
TOTAL NUMBER BIKE RACKS	2 per unit = 149 units = 298 bike racks	457 long term
	25% = 75 short term racks	76 short term
INTERIOR PARKING LOT LANDSCAPED AREA @ 5%:	N/A	no surface parking lot
PARKING LOT SCREENING:		
FROM ADJACENT STREET		
Screening	N/A	no surface parking lot
FROM ADJACENT PROPERTIES		
Height & Opacity	Landscape Material 42" ht.	no surface parking lot
Width		no surface parking lot
Trees	perimeter: 1 tree/25 lf	no surface parking lot
STREETSCAPE:	REQUIRED	PROVIDED/COMMENTS
Colorado Ave.	1 tree/40' @ 408 LF = 10 trees	7 provided due to existing utility conflicts
28th Street / Frontage Road	1 tree/40' @ 223 LF = 6 trees	6 new provided
East College Ave.	1 tree/40' @ 425 LF = 12 trees	12 new provided
MIMINUM PLANT SIZES:	1 tree & 5 shrubs/1500 sf = 19,605 sf = 14 trees + 66 shrubs	
Deciduous Trees	2" cal.	35
Evergreen Trees	6' ht.	0
Ornamental Trees	1.5" cal.	66
Shrubs	#5 container	408 5-gal shrubs + 1678 1-gal orn. Grasses



LANDSCAPE PLAN

SCALE: 1"-20'-0"

OZ collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
MASTER LANDSCAPE PLAN

SHEET NUMBER
L.100

LEGEND:

STREET TREES

ORNAMENTAL TREES

SHRUB BEDS

TREE BOXES & PLANTERS (size vary)

RAIN GARDENS w/ POLLENATOR PLANT

ARTIFICIAL TURF (Shawgrass)

BIKE RACKS

POOL SECURITY FENCING

PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)

WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)

UNIT BALCONIES

COLORADO AVE.

28T FRONTAGE RD

SIGHT TRIANGLE

25-BAGG
8-FCBS
2-LWH
4-GLS
6-BES

31-BAGG
3-ABP

15-FCBS
11-GLS

13-BAGG
2-LWH
10-YC
13-BGA

LIME SCOOTER STORAGE

32-BAGG

EXISTING RTD BUS STOP W/ NEW SHELTER, BENCH, TRASH & BIKE RACKS

11 B-CYCLES RACKS W/ POWER PROVIDED

11 B-CY
POWER

MATCHLINE L101

MATCHLINE L103

14-RG
15-BAG
15-FRG
15-CM
15-BAG
15-RG
8-VJS
5-DCB
7-WFS
10-VI
3-MSB
8-DKL
68-SW
5-FE
5-DKL
26-SW
14-VMG
28-BGA
11-WY
2-HWC
7-KD
32-BGA
16-BAG

8-CM
8-BAGG
4-PMZ
2-EO
4-JWS
7-BES

CAFE SEATING
MAIN ENTRY
CAFE DOORS
7-CSD
7-BAG
BENCH & PLANTER POTS
4 BIKE RACKS (8 bikes)

10-VI
6-VJS
5-DCB
11-WFS
4-VI
4-DCB
5-VJS
2-WFS
3-VJS
6-VI
2-DCB
9-WFS

5-YC
5-MSB
10-BGA
12-VJS
8-SW
11-EGE

3-CPB
7-WFS
1-SPO
10 BIKE RACKS (20 bikes)

3-CPB
7-WFS

RAIN GARDEN W/ POLLENATOR PLANTS (see Sheets L201-204)

UNIT PATIO/BALCONY - TYP.

3 BIKE RACI
(6 bikes)

5-BES
4-FCBS
5-DFG
SHRUB BEDS UNDER STREET TREES

5-BES
2-HB
4-FCBS
5-DFG

45-FRG
44-EBF
68-EL
16-PCR
16-JWS
44-EBF

2-CSL

ACCESS RAMP TO MAIN DOORS & COURTYARD

SOFT OUTDOOR SEATING AREAS

SECURITY FENCING & GATES

PERIMETER RAISED PLANTERS - 18" min depth

5 BIKE RAC
(10 bikes)

6-SSC
3-SSC

1-PKP
2-DAM
2-SMG
2-PKP
2-DAM

2-PKP

TREE PLANTER BOX - TYP (3' x 3' x3')

STUDY NOOKS

PERIMETER RAISED PLAN
- 18" min depth

6-BES
4-DFG
4-FCBS

ON-STREET PARKING

ACTIVE RECREATION / OUTDOOR FITNESS AREA

ARTIFICIAL TURF

4-FRG
6-BLP

RAMP TO BIKE

ACTIVE RECREATION /

MATCHLINE L101
MATCHLINE L102

MATCHLINE L1.1
MATCHLINE L1.2
MATCHLINE L1.3
MATCHLINE L1.4

DETAILED LANDSCAPE PLAN

SCALE: 1"-10'-0"

OZ collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER
L.101

LEGEND:

STREET TREES

ORNAMENTAL TREES

SHRUB BEDS

TREE BOXES & PLANTERS (size vary)

RAIN GARDENS w/ POLLENATOR PLANTS

ARTIFICIAL TURF (Shawgrass)

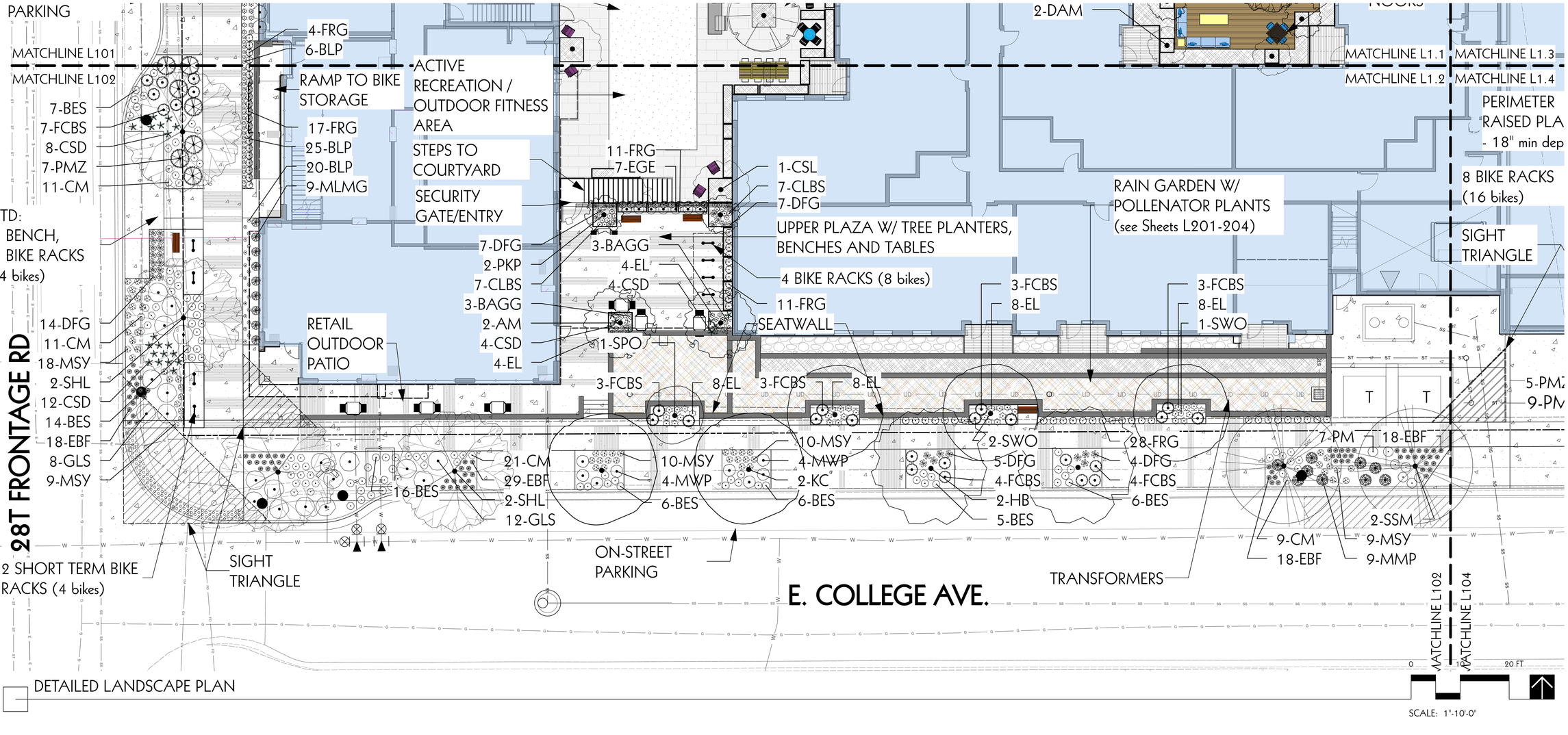
BIKE RACKS

POOL SECURITY FENCING

PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)

WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)

UNIT BALCONIES



DETAILED LANDSCAPE PLAN

SCALE: 1"-10'-0"

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

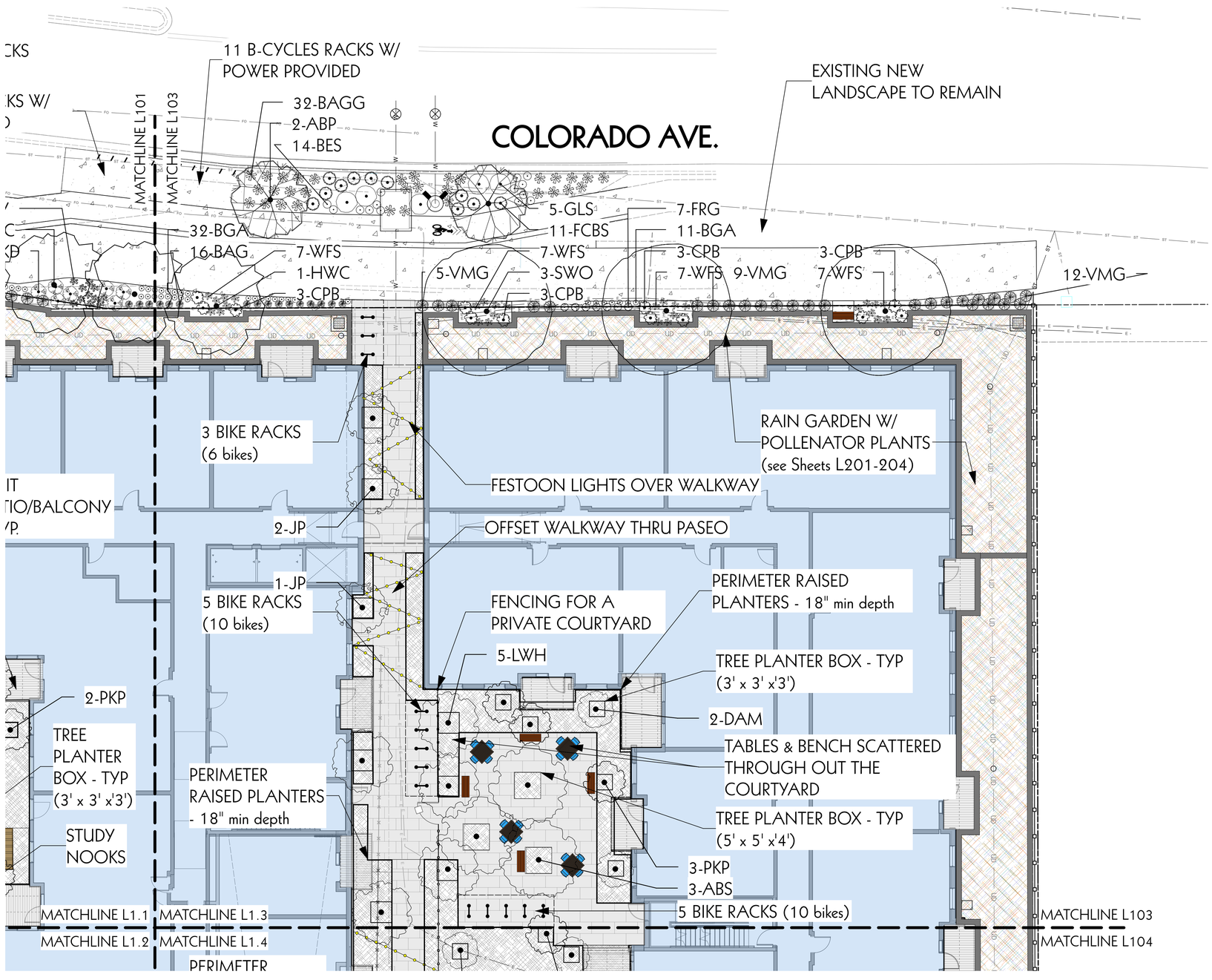
PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER
L.102



LEGEND:

- STREET TREES
- ORNAMENTAL TREES
- SHRUB BEDS
- TREE BOXES & PLANTERS (size vary)
- RAIN GARDENS w/ POLLENATOR PLANTS
- ARTIFICIAL TURF (Shawgrass)
- BIKE RACKS
- POOL SECURITY FENCING
- PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)
- WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)
- UNIT BALCONIES
- BENCH, WALL SEAT, TABLE & CHAIRS

DETAILED LANDSCAPE PLAN

0 10 20 FT

SCALE: 1"-10'-0"

OZ collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

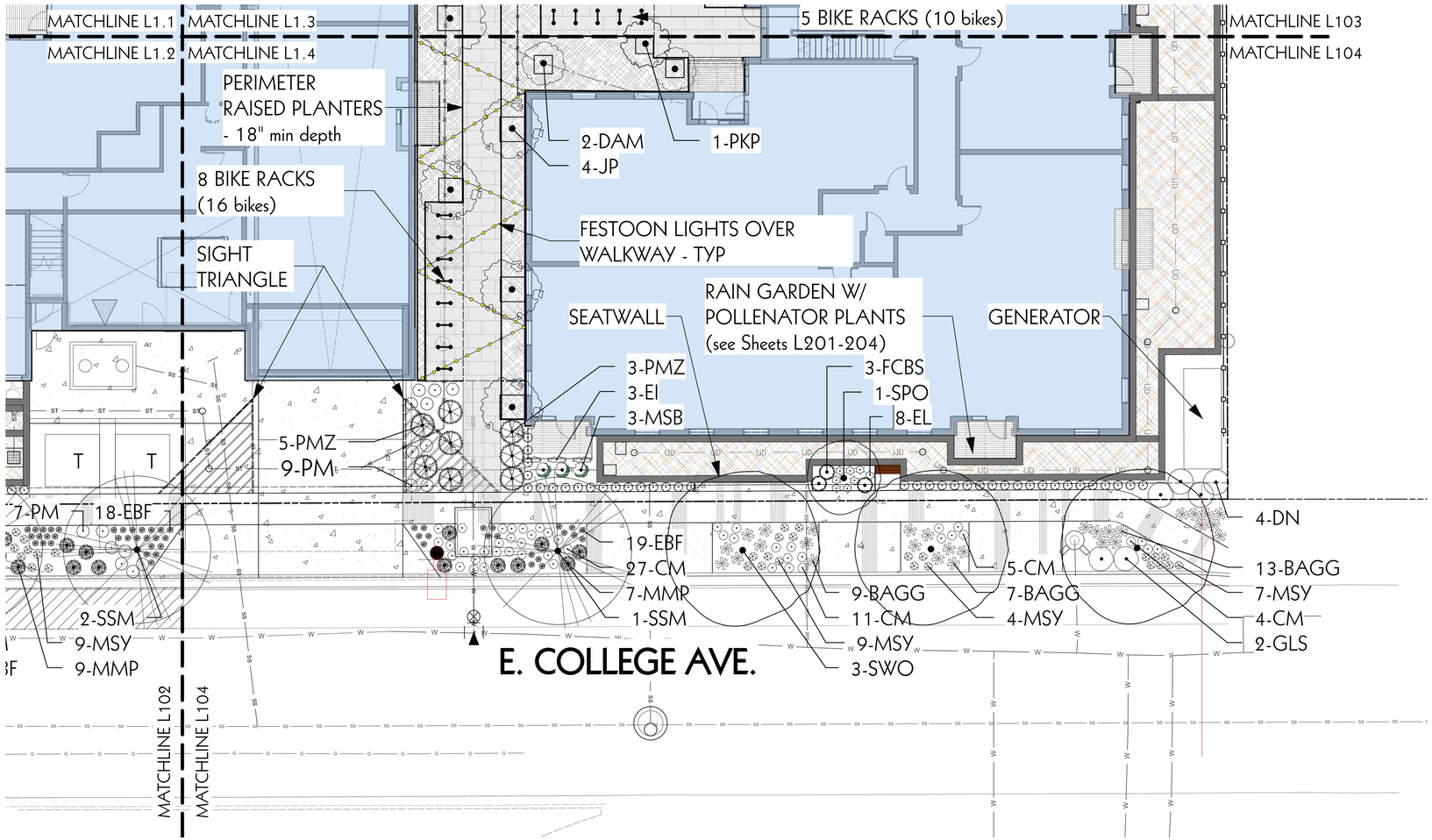
ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER
L.103

LEGEND:

- STREET TREES
- ORNAMENTAL TREES
- SHRUB BEDS
- TREE BOXES & PLANTERS (size vary)
- RAIN GARDENS w/ POLLENATOR PLANTS
- ARTIFICIAL TURF (Shawgrass)
- BIKE RACKS
- POOL SECURITY FENCING
- PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)
- WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)
- UNIT BALCONIES
- BENCH, WALL SEAT, TABLE & CHAIRS



DETAILED LANDSCAPE PLAN

0 10 20 FT

SCALE: 1"-10'-0"

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

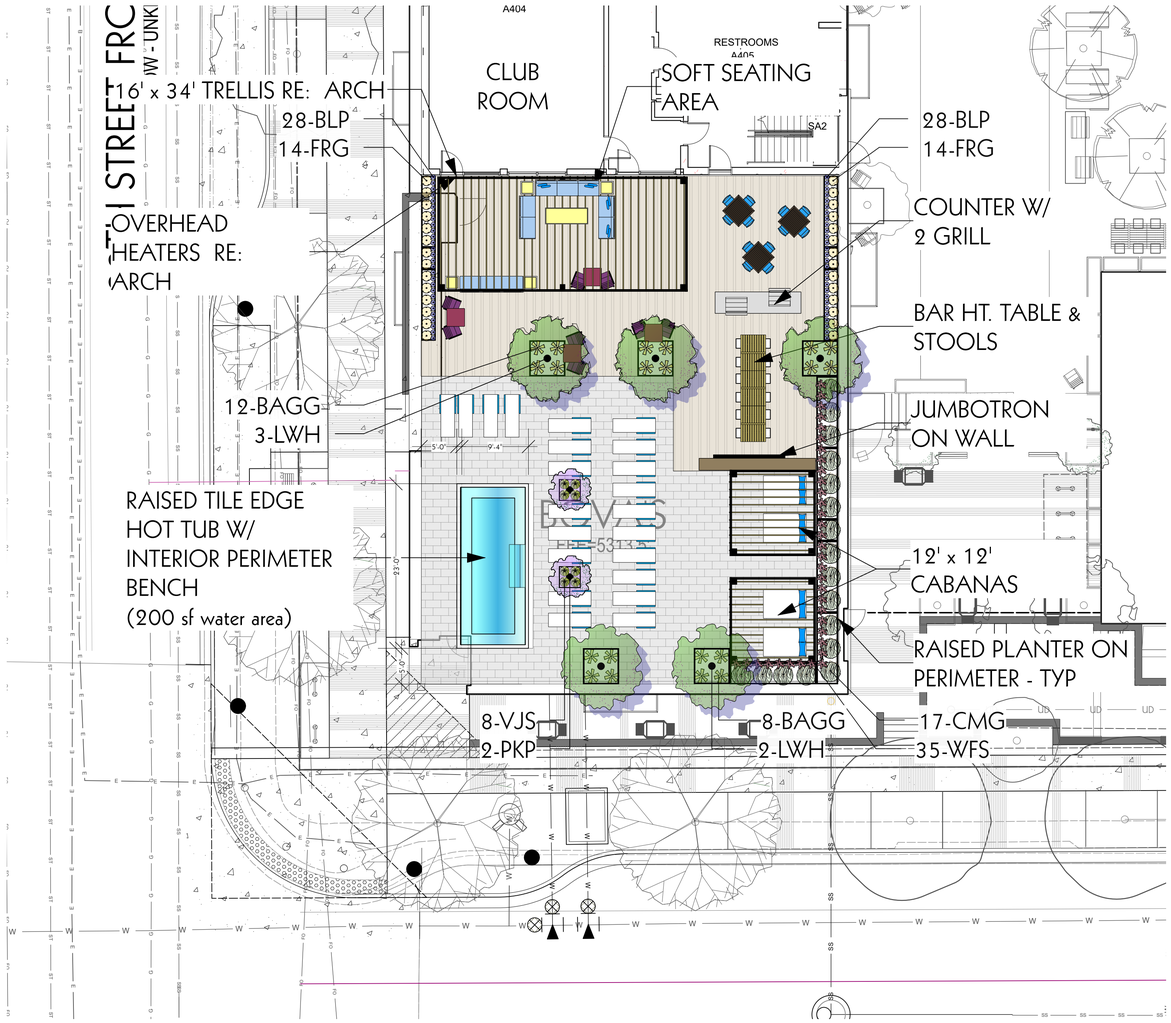
PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED LANDSCAPE PLAN

SHEET NUMBER
L.104

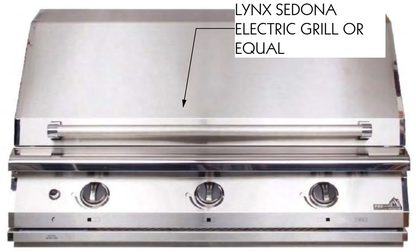


DETAILED ROOF PLAN

0 10 20 FT

SCALE: 1"-10'-0"





ROOFTOP DECK TRELLIS



ROOFTOP DECK TRELLIS





ROOFTOP DECK FURNISHINGS

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED ROOF LANDSCAPE PLAN

SHEET NUMBER
L.105

LEGEND:

STREET TREES

ORNAMENTAL TREES

SHRUB BEDS

TREE BOXES & PLANTERS (size vary)

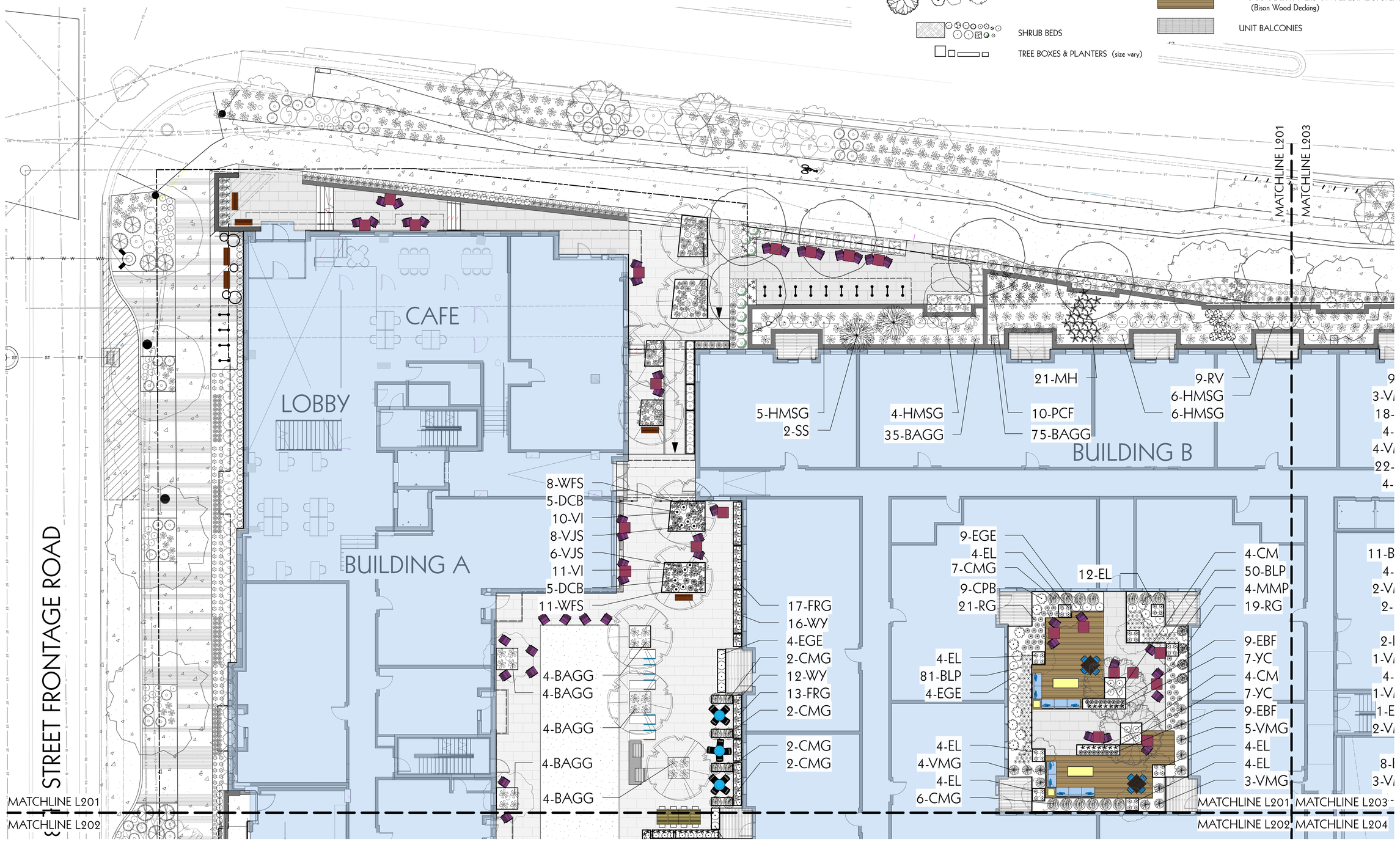
BIKE RACKS

POOL SECURITY FENCING

PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)

WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)

UNIT BALCONIES



DETAILED COURTYARD & RAINGARDEN PLAN

0 10 20 FT

SCALE: 1"-10'-0"

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED RAINGARDEN & COURTYARD PLANTING PLAN

SHEET NUMBER
L.201

LEGEND:

STREET TREES

ORNAMENTAL TREES

SHRUB BEDS

TREE BOXES & PLANTERS (size vary)

ARTIFICIAL TURF (Shawgrass)

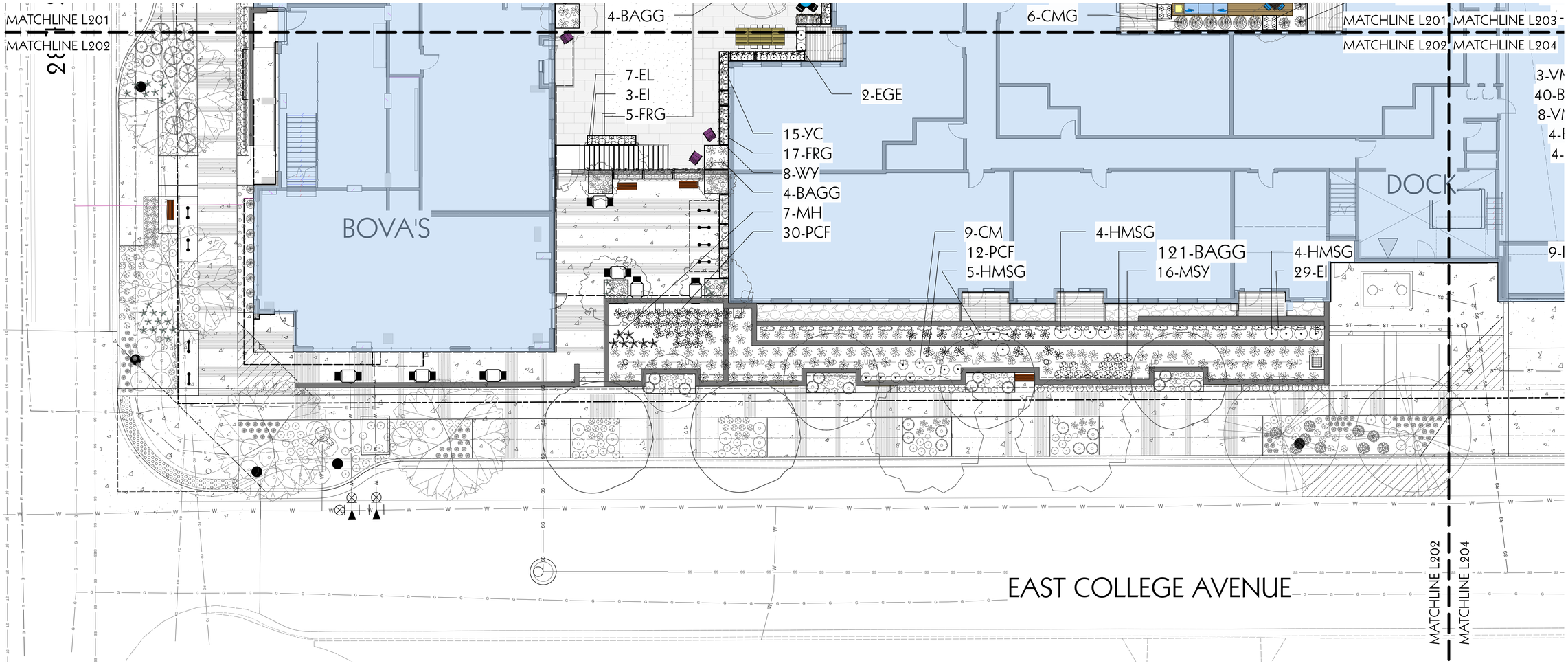
BIKE RACKS

POOL SECURITY FENCING

PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)

WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)

UNIT BALCONIES



DETAILED COURTYARD & RAINGARDEN PLAN

0 10 20 FT

SCALE: 1"-10'-0"

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED RAINGARDEN & COURTYARD PLANTING PLAN

SHEET NUMBER
L.202

LEGEND:

STREET TREES

ORNAMENTAL TREES

SHRUB BEDS

TREE BOXES & PLANTERS (size vary)

ARTIFICIAL TURF (Shawgrass)

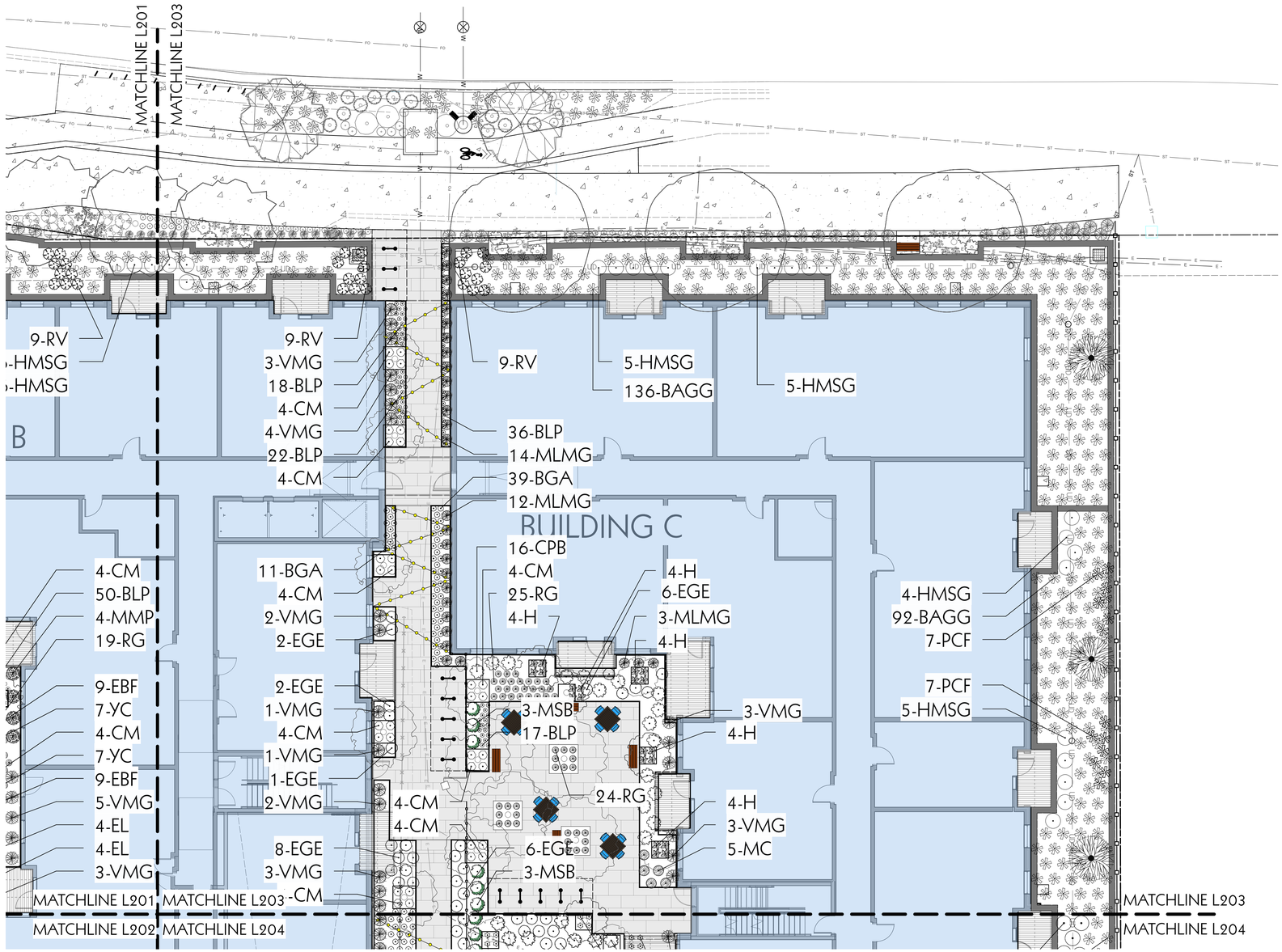
BIKE RACKS

POOL SECURITY FENCING

PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)

WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)

UNIT BALCONIES



DETAILED COURTYARD & RAINGARDEN PLAN

0 10 20 FT

SCALE: 1"-10'-0"

collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED RAINGARDEN & COURTYARD PLANTING PLAN

SHEET NUMBER
L.203

LEGEND:

STREET TREES

ORNAMENTAL TREES

SHRUB BEDS

TREE BOXES & PLANTERS (size vary)

ARTIFICIAL TURF (Shawgrass)

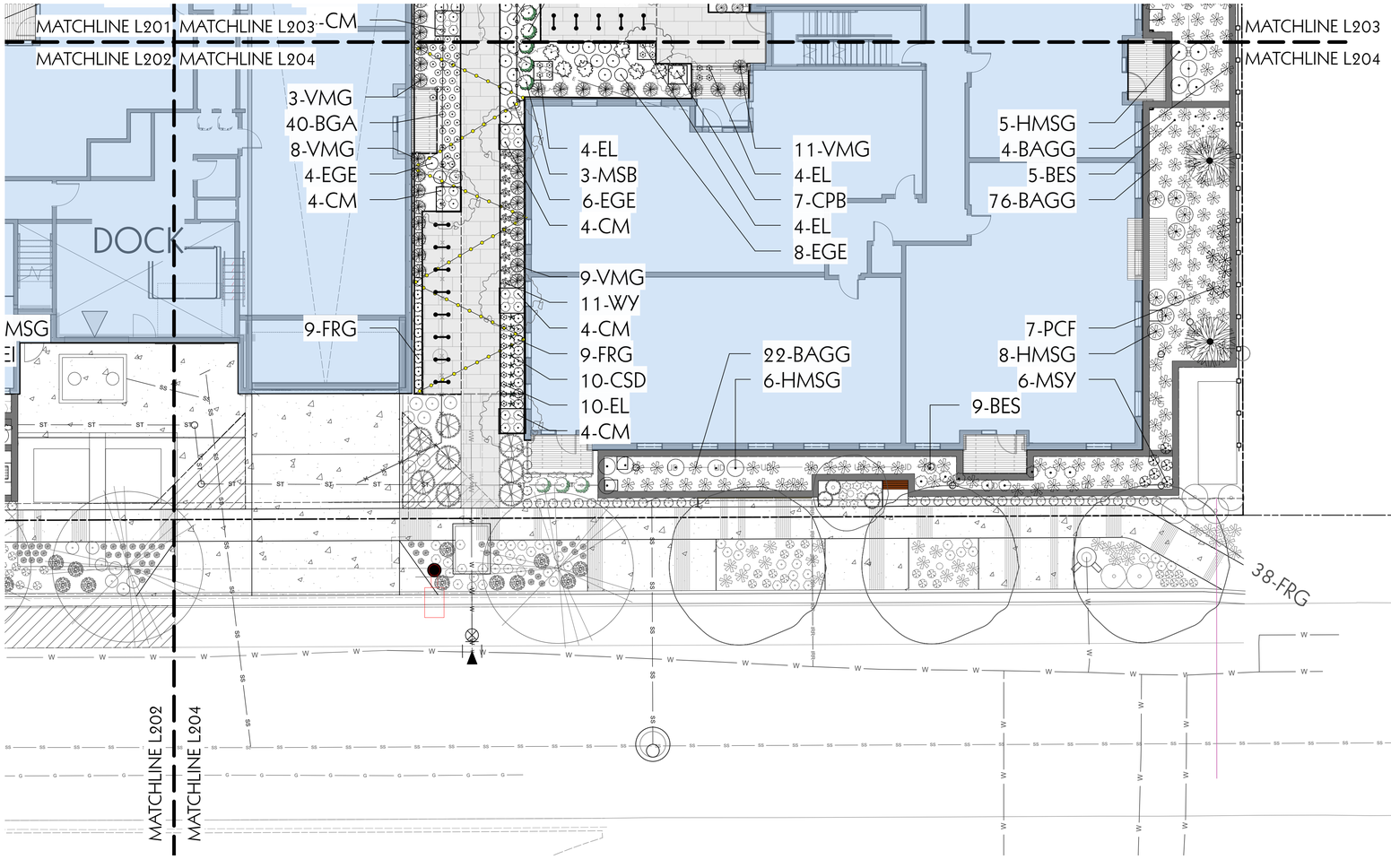
BIKE RACKS

POOL SECURITY FENCING

PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)

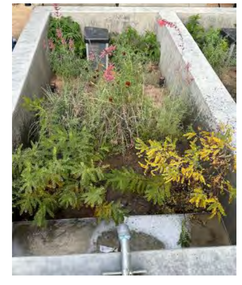
WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)

UNIT BALCONIES



DETAILED COURTYARD & RAINGARDEN PLAN







IMAGES OF RAINGARDEN PLANTINGS

0 10 20 FT

SCALE: 1"-10'-0"

OZ collective

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

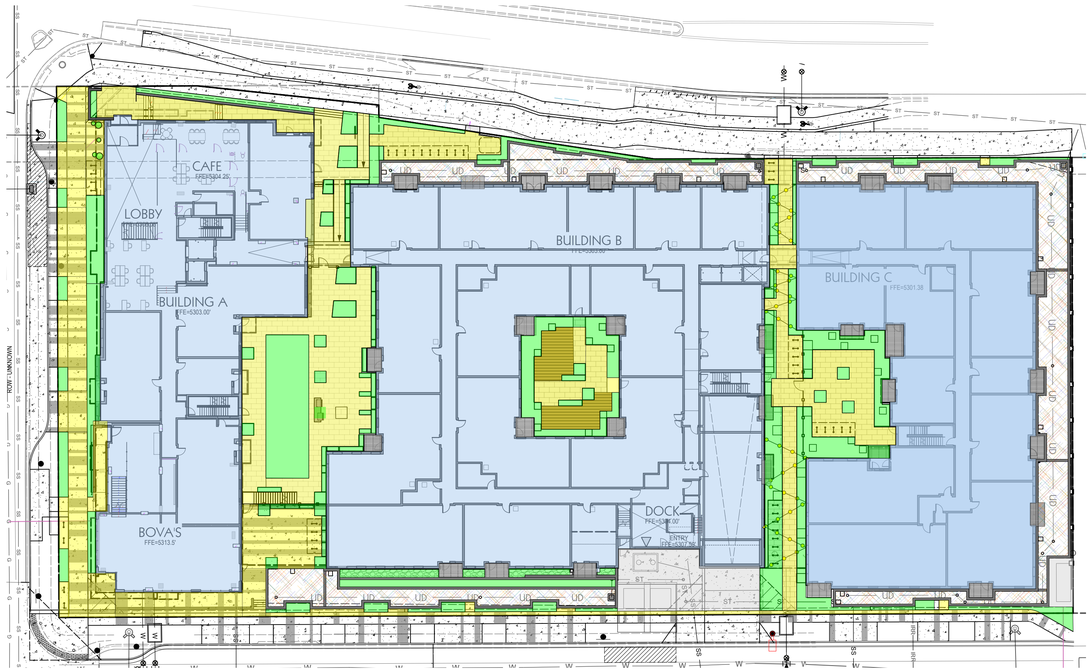
DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
DETAILED RAINGARDEN & COURTYARD PLANTING PLAN

SHEET NUMBER
L.204

PLANT LIST: 12/17/25							
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	o.c. SPACING	WATER USAGE	% OF SPECIES
SHADE TREES:							
EO	2	Quercus robur	English Oak	2" dp.	as shown	LOW	2.0%
FE	5	Ulmus 'Frontier'	Frontier Elm	2" dp.	as shown	MED	5.0%
HB	4	Celtis occidentalis	Hackberry	2" dp.	as shown	LOW	4.0%
HWC	3	Catalpa speciosa HEARTLAND	HEARTLAND Western Catalpa	2" dp.	as shown	LOW	3.0%
KC	2	Gymnocladus dioicus	Kentucky Coffeetree	2" dp.	as shown	LOW	2.0%
SHL	4	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" dp.	as shown	MED	4.0%
SPO	3	Quercus STREETSPIRE	STREETSPIRE Oak	2" dp.	as shown	MED	3.0%
SSM	3	Acer miyabe 'State Street'	State Street Maple	2" dp.	as shown	LOW	3.0%
SWO	9	Quercus bicolor	Swamp White Oak	2" dp.	as shown	LOW	8.9%
TOTAL:	**35**						
ORNAMENTAL TREES:							
ABP	5	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	1.5" dp.	as shown	LOW	5.0%
ABS	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance® Apple Serviceberry	1.5" dp.	as shown	LOW	3.0%
AM	2	Acer ginnala	Amur Maple	1.5" dp.	as shown	MED	2.0%
CSL	3	Syringa pekinensis	China Snow Chinese Tree Lilac	1.5" dp.	as shown	LOW	3.0%
DAM	8	Acer ginnala 'Bailey Compact'	Dwarf Amur Maple	1.5" dp.	as shown	LOW	7.9%
JP	7	Pyrus calleryana 'Jaczam'	Jack Flowering Pear	1.5" dp.	as shown	MED	6.9%
LWH	14	Crataegus phaenopyrum 'Lustre'	Lustre Washington Hawthorn	1.5" dp.	as shown	MED	13.9%
PKP	13	Prunus nigra 'Princess Kay'	Princess Kay Canadian Plum	1.5" dp.	as shown	LOW	12.9%
SMG	2	Magnolia x soulangiana	Saucer Magnolia	1.5" dp.	as shown	MED	2.0%
SSC	9	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" dp.	as shown	LOW	8.9%
TOTAL:	**66**						
SHRUBS:							
CPB	50	Berberis thunbergii 'Crimson Pygmy' ('Atropurpure	Crimson Pygmy Barberry	5 gallon	2' o.c.	LOW	
DCB	26	Viburnum opulus 'Nanum'	Dwarf Cranberry Bush	5 gallon	3' o.c.	LOW	
DKL	13	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gallon	4' o.c.	LOW	
DN	4	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gallon	5' o.c.	LOW	
EGE	80	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	5 gallon	3' o.c.	LOW	
FCBS	76	Caryopteris x clandonensis 'First Choice'	First Choice Blue Spirea	5 gallon	4' o.c.	LOW	
GLS	42	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gallon	5' o.c.	MED	
JWS	20	Spiraea japonica 'Albiflora'	Japanese White Spirea	5 gallon	3.5' o.c.	LOW	
KD	7	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	5 gallon	4' o.c.	LOW	
MMP	20	Pinus mugo 'Mops'	Minature Mugo Pine	5 gallon	5' o.c.	LOW	
MSB	20	Symphoricarpos x doorenbosii 'Marlene'	Marlene Snowberry	5 gallon	3' o.c.	LOW	
MWP	8	Potentilla fruticosa 'McKay's White'	Mckay's White Potentilla	5 gallon	3' o.c.	LOW	
PCR	16	Rosa x 'Meipotal'	Carefree Delight™ Shrub Rose	5 gallon	4' o.c.	LOW	
PMZ	19	Arctostaphylos x coloradoensis Panchito	Panchito Manzanita	5 gallon	4' o.c.	LOW	
SS	7	Amelanchier canadensis	Shadblow Serviceberry	5 gallon	5' o.c.	LOW	
TOTAL:	**408**						
ORNAMENTAL GRASSES:							
BAG	53	Helictotrichon sempervirens	Blue Avena Grass	1 gallon	2' o.c.	LOW	
BAGG	784	Bouteloua gracilis 'Blonde Ambition' P.P.A.F.	Blonde Ambition Grama Grass	1 gallon	1.5' o.c.	LOW	
CMG	38	Miscanthus sinensis 'Arabesque'	Arabesque Maiden Grass	1 gallon	24" o.c.	LOW	
DFG	51	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gallon	2' o.c.	MED	
EBF	208	Festuca glauca 'Elijah Blue' (F. ovina var. glauca)	Elijah Blue Fescue	1 gallon	1.5' o.c.	MED	
FRG	274	Calamagrostis x acutiflora `Karl Foerster`	Foerster`S Feather Reed Grass	1 gallon	2' o.c.	LOW	
HMSG	71	Panicum virgatum 'Heavy Metal'	Heavey Metal Switch Grass	1 gallon	3' o.c.	LOW	
MLMG	38	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1 gallon	3' o.c.	LOW	
VJS	56	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	1 gallon	2' o.c.	LOW	
VMG	105	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 gallon	3' o.c.	LOW	
TOTAL:	**1678**						
PERENNIALS:							
BES	117	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 gallon	18" o.c.	LOW	
BGA	184	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Carpet Bugle	4" pots	12" o.c.	LOW	
BLP	331	Vinca major	Big Leaf Periwinkle	4" pots	12" o.c.	LOW	
CLBS	14	Verovica suatriaca 'Carter Lake Blue'	Carter Lake Blue Speedwell	1 gallon	18" o.c.	LOW	
CM	187	Nepeta 'Psfike'	Little Trudy Catmint	1 gallon	18" o.c.	LOW	
CSD	45	Leucanthemum x superbum 'Silver Princess'	Compact Shasta Daisy	1 gallon	18" o.c.	LOW	
EI	35	Hedera helix	English Ivy	1 gallon	24" o.c.	LOW	
EL	181	Lavendula aungustifolia 'Munstead'	English Lavender	1 gallon	12" o.c.	LOW	
H	20	Hosta x 'Patriot'	Patriot Plantain Lily	1 gallon	18" o.c.	LOW	
MC	5	Geranium 'Patricia'	Magenta Cranesbill	1 gallon	18" o.c.	LOW	
MH	31	Ratibida columnifera	Mexican Hat	1 gallon	12" o.c.	LOW	
MSY	98	Achillea x 'Moonshine'	Moonshine Yarrow	1 gallon	18" o.c.	LOW	
PCF	73	Echinacea purpurea	Purple Coneflower	1 gallon	18" o.c.	LOW	
PM	16	Callirhoe involucrata	Poppy Mallow	1 gallon	24" o.c.	LOW	
RG	118	Geranium x 'Rozanne' P.P.# 12175 (G. 'Gerwat	Rozanne Cranesbill	1 gallon	24" o.c.	LOW	
RV	27	Centranthus ruber	Red Valerian	1 gallon	18" o.c.	LOW	
SW	102	Galium odoratum	Sweet Woodruff	1 gallon	12" o.c.	LOW	
VI	51	Iris pallida 'Variegata'	Variegated Sweet Iris	1 gallon	12" o.c.	LOW	
WFS	125	Saponaria ocymoides Alba'	White Flowering Soapwort	1 gallon	12" o.c.	LOW	
WY	58	Achillea millefolium 'White Beauty'	White Beauty Yarrow	1 gallon	12" o.c.	LOW	
YC	44	Aquilegia x hybrida 'Origami Yellow'	Origami Yellow Columbine	1 gallon	12" o.c.	LOW	
TOTAL:	**1862**						



OPEN SPACE SUMMARY TABLE: 12/17/25/25				
TOTAL LOT AREA				86,182
	BUILDING AREA:			51,178
	TOTAL DRIVE & PARKING LOT:			6,473
	OPEN SPACE AREA:			
		REQUIRED	**PROVIDED**	
	Landscape:	**25,855**	**28,702**	**33%**
	Landscape - Shrub Beds (greater than 2' in width)		8,225	
	Decorative Walks, Pavers & Treated Multi-use Trails		14,013	
	Roof Deck & Private Decks (only 25% of total open space area)	6,464	6,464	
	Rain Garden Area if added		5,373	40%

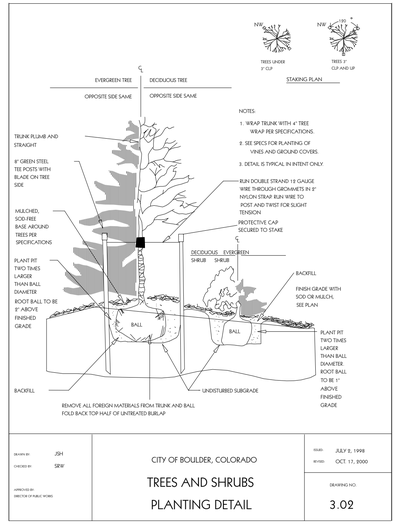
OPEN SPACE DIAGRAM

0 30 60 FT

SCALE: 1"-30'-0"

CITY OF BOULDER STANDARD LANDSCAPE NOTES

1. LANDSCAPING SCHEDULE: (A) 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. BARE ROOT STOCK SHALL NOT BE PLANTED AFTER APRIL 30 OR IF PLANTS HAVE BEGUN TO LEAF OUT. (B) NOTHING SHALL BE PLANTED DURING FREEZING OR EXCESSIVELY WINDY, HOT, OR WET WEATHER OR WHEN THE GROUND CONDITIONS CANNOT BE PROPERLY WORKED FOR DIGGING, MIXING, RAKING, OR GRADING. (C) NOTHING SHALL BE PLANTED UNTIL THE ADJACENT SITE IMPROVEMENTS, PAVEMENTS, IRRIGATION INSTALLATION AND FINISH GRADING IS COMPLETED. THE CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM IN THE PRESENCE OF THE DIRECTOR. THE IRRIGATION SYSTEM SHALL BE IN APPROVED, OPERATING CONDITION PRIOR TO ANY PLANTING.
2. SITE PREPARATION AND ALL PLANTING SHALL BE COMPLETED, AT A MINIMUM, IN ACCORDANCE WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. SITE PREPARATION SHALL INCLUDE TILLING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES BELOW THE FINISHED GRADE, TOGETHER WITH SOIL AMENDMENTS THAT ARE APPROPRIATE TO ENSURE THE HEALTH AND SUSTAINABILITY OF THE LANDSCAPING TO BE PLANTED.
3. TURF GRASS SHALL BE LIMITED TO A MAXIMUM OF 25 PERCENT OF ALL LANDSCAPE AREAS ON THE SITE.
4. ALL PLANTING BEDS AND A 3-FOOT DIAMETER RING AT THE BASE OF EACH TREE WITHIN SOD OR SEEDED AREAS SHALL BE MULCHED WITH ORGANIC MULCH AT LEAST 4" DEEP.
5. GRAVEL, ROCK MULCH, OR CRUSHER FINES SHALL NOT BE USED UNDER TREES OR ANY PLANTING AREAS. ROCK OR GRAVEL MAY ONLY BE USED AS A SPECIFIC ORNAMENTAL FEATURE IN LIMITED AREAS (SUCH AS AT THE BOTTOM OF A DRAINAGE SWALE OR DRY RIVER BED) OR AS A PEDESTRIAN PATH OR PATIO.
6. WEED BARRIER FABRIC SHALL NOT TO BE USED IN ANY PLANTING AREAS.
7. ALL PLANTS SHALL BE GROUPED BY WATER NEEDS. A MINIMUM OF 75 PERCENT OF ALL LANDSCAPED AREAS (INCLUDING ANY TURF GRASS) MUST USE LOW TO MODERATE WATER DEMAND PLANTS. THE LANDSCAPE SHALL BE DESIGNED SO THAT, AT MATURITY, NOT MORE THAN 10 PERCENT OF THE LANDSCAPED AREA IS EXPOSED MULCH.
8. ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM MUST BE ZONED TO DELIVER DIFFERENT APPROPRIATE AMOUNTS OF WATER TO DIFFERENT PLANT ZONES. THE SITE SHOULD BE IRRIGATED WITH DRIP IRRIGATION, BUBBLER, OR MICRO-SPRAY SYSTEMS. ALL TREES WILL BE ZONED SEPARATELY FROM TURF GRASS. ALL IRRIGATION ZONES SHALL USE A SMART SYSTEM THAT ADJUSTS FOR RAINFALL, SOIL MOISTURE, AND OTHER WEATHER FACTORS.
9. PROTECTIVE MAINTENANCE: AN APPLICANT FOR CONSTRUCTION APPROVAL SHALL PROVIDE MAINTENANCE AND CARE FOR ALL EXISTING TREES REQUIRED TO BE PROTECTED IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO ANY PROJECT OR CONSTRUCTION SITE DURING CONSTRUCTION ACTIVITIES AND THE PUBLIC IMPROVEMENT WARRANTY PERIOD TO ENSURE THAT EXISTING TREES SURVIVE AND ARE NOT DAMAGED. REFER TO CHAPTER 3 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR ALL TREE PROTECTION REQUIREMENTS. (ONLY APPLICABLE TO EXISTING PUBLIC STREET TREES OR EXISTING PRIVATE TREES THAT WILL MEET THE STREET TREE REQUIREMENTS OF SECTION 9-9-13 BRC 1981)
10. ALL NEW TREES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING WATER OR SEWER UTILITY LINES OR FROM LIGHT POLES OR OVERHEAD UTILITY POLES. ALL NEW UTILITY LINES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING PUBLIC STREET TREE.



DESIGN BY: JSH CHECKED BY: SRW APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 5, 1998 REVISED: OCT 17, 2000 DRAWING NO: 3.02	

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1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

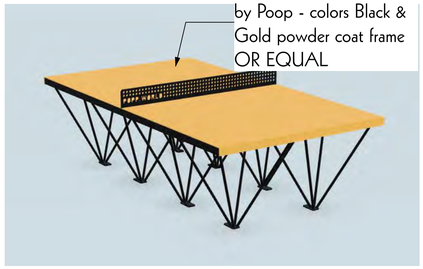
PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
PLANT LIST, LANDSCAPE NOTES & OPEN SPACE DIAGRAM

SHEET NUMBER
L.205



PING PONG TABLE
by Poop - colors Black & Gold powder coat frame
OR EQUAL



DINING TABLE & CHAIRS
by Summer Classics
Coast Extension table w/ Bali Arm Chair OR EQUAL



CAFE TABLE & CHARIS
by Kun Design
Balance Table w/ Loop Armchair OR EQUAL

COURTYARD FURNISHINGS



CAMBER BENCH by Forms + Surfaces OR EQUAL



APEX TABLE & BENCH by Forms + Surfaces OR EQUAL



TONYO LITTER by Forms + Surfaces OR EQUAL



WALL-TOP SEAT W/ IPE SLATS by Timberform OR EQUAL

SITE FURNISHINGS



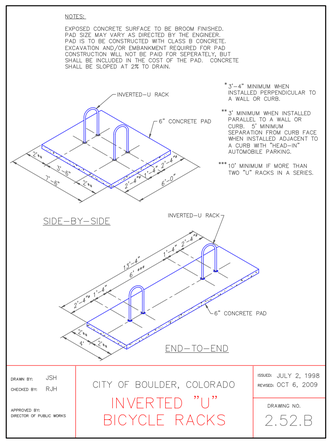
WILSHIRE PLANTERS
by Tournesol - sizes vary
OR EQUAL

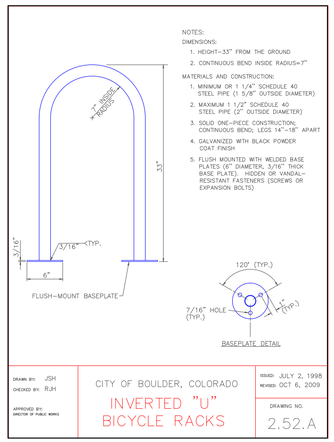
PLANTERS



EMERSON BIKE RACKS
Landscape Forms - install per COB spacing OR EQUAL

BIKE RACKS





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1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

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124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
SITE FURNISHINGS

SHEET NUMBER
L.301

HARDSCAPE LEGEND

- PRECAST CONC. PAVERS ON PEDESTAL SYSTEM (Hartstone 24 x 48)
- WOOD DECK PAVERS ON PEDESTAL SYSTEM (Bison Wood Decking)
- UNIT BALCONIES
- MULTI-USE PATH SCORE JTS.



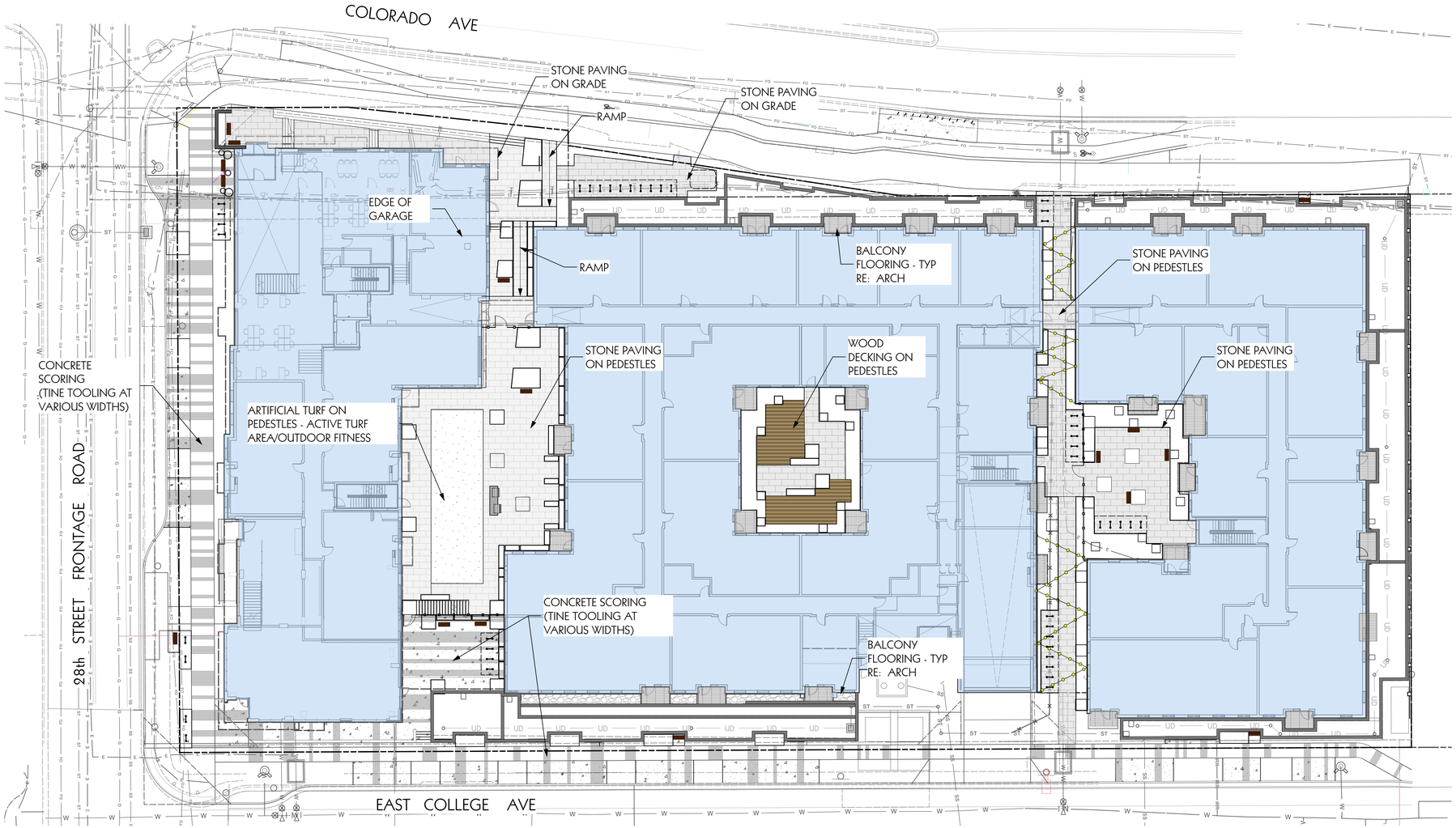




PEDESTAL PAVING MATERIALS



CONCRETE SCORING - CONCRETE TINE RACK



HARDSCAPE PLAN

0 20 40 FT

SCALE: 1"-20'-0"

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

PROJECT NUMBER:
124094

DATE:
2025/12/22

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
HARDSCAPE PLAN

SHEET NUMBER
L.302

DEMOLITION LEGEND

- DEMO SUBSURFACE FEATURE
- DEMO SURFACE FEATURE
- DEMO BUILDING
- ABANDON SUBSURFACE FEATURE
- LIMITS OF SAWCUT
- REMOVE EXISTING TREE
- PROTECT EXISTING TREE

DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ACTUAL LIMITS MAY VARY, CONTRACTOR IS RESPONSIBLE FOR ADJUSTING LIMITS OF DEMOLITION AND CONSTRUCTION AS NECESSARY. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS.
3. IF PARTIAL BUILDING DEMOLITION IS REQUIRED, CONTRACTOR TO PROTECT ARCHITECTURAL AND STRUCTURAL ELEMENTS CONNECTED TO BUILDING. REFER TO ARCHITECT AND APPLICABLE ENGINEERS FOR DETAILED BUILDING DEMOLITION INFORMATION INCLUDING, COLUMNS, STOOPS, FOOTINGS, ETC.
4. REPLACE EXISTING FLATWORK AT UTILITY TRENCHES AS REQUIRED.
5. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
6. ALL DRY UTILITY AND ELECTRIC DEMOLITION OR RELOCATION SHOULD BE COORDINATED WITH PROPERTY OWNER, UTILITY OWNER, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION.
7. ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO SITE DISTURBANCE.
8. CONTRACTOR TO COMPLY WITH ALL REGULATORY REQUIREMENTS FOR HAZARDOUS MATERIAL REMOVAL AND DISPOSAL.
9. REFER TO GENERAL NOTES FOR TREE PROTECTION. COORDINATE WITH LANDSCAPE ARCHITECT FOR TREE REMOVAL.
10. CONTRACTOR TO MAINTAIN SAFE PEDESTRIAN ACCESS. PROVIDE TEMPORARY ROUTE AND SIGNAGE AS NEEDED.
11. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN SERVICES DURING CONSTRUCTION.
12. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.

RELOCATE PEDESTRIAN PUSH BUTTONS
PROTECT CONC ISLAND
COORDINATE PROTECT, DEMO, ABANDON, AND REROUTE OF DRY UTILS (GAS, ELEC, FIBER, ETC, TYP)
DEMO CURB AND GUTTER AT ACCESS DRIVE
DEMO CONCRETE (TYP)
DEMO UNDERGROUND UTILS
DEMO ASPHALT PARKING (TYP)
REMOVE AND RESET RTD SIGN, BIKE RACKS
PROTECT BUS STOP
PROTECT RTD SIGN
DEMO OVERHEAD ELECTRIC, POLES, AND EQUIPMENT
DEMO SIGN
DEMO CHASE DRAIN
DEMO CURB AND GUTTER AT ACCESS DRIVE
LIMITS OF SAWCUT (TYP)
PROTECT STREETLIGHT
DEMO ELECTRICAL EQUIPMENT
DEMO UNDERGROUND UTILS
PROTECT CROSSING SIGNAL
PROTECT TRAFFIC SIGNAL POLE
DEMO WALLS
DEMO SIGN
DEMO WALL
DEMO STORM
DEMO PORTION OF PAN WITHIN PROPERTY
RESTRIPE ROW TO MATCH EXISTING WHERE IMPACTED BY DEMO, (TYP)
DEMO OVERHEAD ELEC, POLE, AND EQUIPMENT (TYP)
DEMO BOLLARDS (TYP)
DEMO SIGNAGE (TYP)
REMOVE AND RELOCATE EXIST LIGHTPOLE (SEE C3.0 FOR NEW LOCATION) AND REMOVE AND RESET SIGNS
DEMO WALL (TYP)
DEMO SIGN
DEMO CONCRETE (TYP)
LIMITS OF SAWCUT (TYP)
DEMO PRIVATE SEWER, TYP
DEMO FLAGPOLE
DEMO WALL
DEMO ASPHALT (TYP)
DEMO SIGN
DEMO GAS
DEMO LIGHT POLE
DEMO BOLLARDS
DEMO EXIST BUILDINGS AND UTILITY SERVICES
DEMO SIGN, ENCLOSURE
REMOVE AND RESET SIGN
COORDINATE PROTECT, DEMO, ABANDON, AND REROUTE OF DRY UTILS (GAS, ELEC, FIBER, ETC, TYP)
DEMO CONCRETE PATHS (TYP)
DEMO SIGN
DEMO ASPHALT (TYP)
DEMO CONCRETE (TYP)
DEMO ENTRANCE DRIVE
DEMO WALLS (TYP)
DEMO IRRG (RE: IRRG, TYP)
ABANDON WATER SERVICE
DEMO TREES (TYP)
DEMO ASPHALT (TYP)
LIMITS OF SAWCUT (TYP)
REMOVE ALL METERS UNLESS OTHERWISE NOTED
PROTECT AND REUSE EXISTING SERVICE LINE AND METER FOR IRRIGATION (RE: IRRG, TYP)
PROTECT EXIST FIRE HYDRANT
DEMO BOLLARDS
REMOVE AND RESET SIGN
PROTECT EXIST FIRE HYDRANT ADJUST ALL UTILS TO REMAIN TO FG, TYP
DEMO ELEC LINE AND EQUIPMENT
ABANDON WATER SERVICE
DEMO WALL
DEMO ASPHALT (TYP)

20 0 20 40
SCALE IN FEET

CONSULTING ENGINEERS
JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
www.jvajva.com
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1100 28TH ST BOULDER

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BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
01/28/2026

ISSUED FOR:
SITE REVIEW

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER
C0.2

TRAFFIC CONTROL NOTES:

1. THIS TRAFFIC CONTROL PLAN EXHIBIT IS PRELIMINARY AND SHALL BE FINALIZED BY THE RESPONSIBLE ENTITY. PRIOR TO CONSTRUCTION, RESPONSIBLE ENTITY SHALL APPLY FOR A RIGHT OF WAY PERMIT FROM THE CITY OF BOULDER TO FINALIZE TRAFFIC CONTROL AND PHASING PLANS AS REQUIRED BY SECTION 1.03(D)(4)(d) OF THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS.
2. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL ALONG EXISTING RIGHT-OF-WAY WHERE PROPOSED CURB AND GUTTER IMPACTS TRAFFIC.

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT
- EXISTING BUS STOP AREAS
- EXISTING SIDEWALKS PED ROUTES
- EXISTING MU-JUSE PATH PED ROUTES

COLORADO AVENUE
ROW- VARIES

28TH STREET FRONTAGE ROAD
ROW - UNKNOWN

EAST COLLEGE AVENUE
ROW- 60'

CONTRACTOR TO PROTECT AND MAINTAIN EXISTING ELEMENTS AT CORNER INTERSECTION THROUGOUT CONSTRUCTION

CONTRACTOR TO MAINTAIN PEDESTRIAN ACCESS IN THE EAST/WEST DIRECTION DURING CONSTRUCTION

CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUS STOP AND SHELTER THROUGHOUT THE DURATION OF CONSTRUCTION

CONTRACTOR TO PROVIDE AN ALTERNATIVE PEDESTRIAN ROUTE ALONG 28TH STREET DURING CONSTRUCTION

CONTRACTOR TO PROVIDE AN ALTERNATIVE PEDESTRIAN ROUTE ALONG COLLEGE AVE DURING CONSTRUCTION

CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUS STOP UNTIL THE PROPOSED BUS STOP BECOMES OPERATIONAL

CAFE
FFE=5304.25'

LOBBY
FFE=5308.08'

BUILDING A
FFE=5303.00'

BUILDING B
FFE=5303.00'

BUILDING C
FFE=5301.38

BOVA'S
FFE=5313.5'

DOCK
FFE=5303.00'

ENTRY
FFE=5307.50'

SUBJECT PARCEL
61,261 SQ. FT.
1.406 ACRES

SUBJECT PARCEL
23,871 SQ. FT.
0.548 ACRES

SCALE IN FEET
20 0 20 40

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BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER: 124094

DATE: 01/28/2026

ISSUED FOR: SITE REVIEW

SHEET TITLE: TRAFFIC CONTROL PLAN EXHIBIT

SHEET NUMBER
EX-1

J:\241082.civ - 1100 28th street\Drawings\241082-CIV-00-TRF-01.dwg, 1/28/2026 - 1:59 PM, NJD

ACCESS & UTILITY EASEMENT
& RIGHT OF WAY RESERVATION
REC. NO. 2080193
VACATED BY REC. NO. 2110736

ACCESS & UTILITY EASEMENT
& RIGHT OF WAY RESERVATION
REC. NO. 2080193
VACATED BY REC. NO. 2011736

VARIABLE WIDTH
REC. NO. 04018742

COLORADO AVENUE
ROW- VARIES

AREA TO BE DEDICATED AS PUBLIC ROW

PROPOSED PUBLIC ACCESS ESMT

EXIST ROW PROPOSED TO BE VACATED AS A PROPOSED UTILITY EASEMENT

PROPOSED DRAINAGE EASEMENT

EXISTING UTILITY EASEMENT TO BE VACATED

PROPOSED UTILITY EASEMENT

PROPOSED DRAINAGE EASEMENT

5' EASEMENT
REC. NO. 2080193

PROPOSED DRAINAGE EASEMENT

EXISTING UTILITY EASEMENT TO BE VACATED

EXIST LOT LINE TO BE ELIMINATED

28TH STREET FRONTAGE ROAD
ROW- UNKNOWN

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED PUBLIC ACCESS ESMT

EAST COLLEGE AVENUE
ROW- 60'

2.05' SIDEWALK EASEMENT
REC. NO. 2836346

6.7' SIDEWALK EASEMENT
REC. NO. 2244706

22.5' EMERGENCY ACCESS EASEMENT
REC. NO. 2837114

EASEMENT EXHIBIT LEGEND

VACATED ROW

VACATED EASEMENT

20 0 20 40
SCALE IN FEET

J:\124\082.civ - 1100 28th street\Drawings\Exhibits Figures\124108Z.CIV.ESMT.EXH.dwg, 1/28/2026 - 1:57 PM, NJD

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SITE REVIEW

SHEET TITLE:
EASEMENT EXHIBIT

SHEET NUMBER
EX-2

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

COLORADO AVENUE
ROW- VARIES

EAST COLLEGE AVENUE
ROW- 60'

28TH STREET FRONTAGE ROAD
ROW - UNKNOWN

CAFE
FFE=5304.25'

LOBBY
FFE=5308.08'

BUILDING A
FFE=5303.00'

BUILDING B
FFE=5303.00'

BUILDING C
FFE=5301.38

BOVA'S
FFE=5313.5'

DOCK
FFE=5303.00'

SUBJECT PARCEL
1.261 SQ.FT.
1.406 ACRES

SUBJECT PARCEL
23,871 SQ.FT.
0.548 ACRES

BIORETENTION EMERGENCY SPILLWAY

OUTLET STRUCTURE

RD DISCHARGE AT CONC SPLASH BLOCK (RE: PLUMB)

BIORETENTION MEDIA ELEV: 5299.50

BIORETENTION MEDIA ELEV: 5299.20

BIORETENTION MEDIA ELEV: 5298.50

BIORETENTION MEDIA ELEV: 5307.50

BIORETENTION MEDIA ELEV: 5310.00

BIORETENTION MEDIA ELEV: 5302.50

BIORETENTION MEDIA ELEV: 5301.50

WEIR WALL BETWEEN BIORETENTION SYSTEMS (TYP)

LANSCAPE AT A LOWER LEVEL (NOT BIORETENTION)

CONNECT TO EXIST SD MH PER COB STDS
INV IN(S) 5296.38 (EXIST 6" PVC)
INV IN(W) 5295.79 (EXIST 18" RCP)
INV IN(SW) 5294.37 (18" RCP)
INV OUT(E) 5294.27 (EXIST 18" RCP)

OUTLET STRUCTURE
INV OUT(N) 5294.55 (18" RCP)
INV IN(W) 5294.65 (6" SLOTTED PVC)
INV IN(S) 5294.65 (6" SLOTTED PVC)

18" RCP @ 1.00%

4" SD MH

SINGLE VALLEY INLET

CONCRETE PAN

8" SOLID PVC

6" SLOTTED PIPE

4" SLOTTED PIPE

8" PVC DISCHARGE TO CONC PAD

03.9 LP WITHIN 25' OF BUILDING

98.9 LP WITHIN 25' OF BUILDING

00.6 LP WITHIN 25' OF BUILDING

RAMP W/ HANDRAILS AND TURN DOWN EDGE

STAIRS

SLOPED WALK

TW STEP

ENTRY FFE=5307.50'

TW 02.00 (2-NOTCH WEIR)

TW 01.50 (2-NOTCH WEIR)

TW 03.50 (2-NOTCH WEIR)

TW 04.50 (2-NOTCH WEIR)

RD DISCHARGE AT CONC SPLASH BLOCK (RE: PLUMB)

BIORETENTION EMERGENCY SPILLWAY

8" PVC DISCHARGE TO CONC PAD

SIGN: STOP HERE, NO LEFT TO FRONTAGE

SIGN: DIVIDED HIGHWAY

SIGN: RAISED CROSSWALK

SIGN: RIGHT LANE BIKE ONLY

SIGN: PED XING AHEAD

SIGN: TURN

BIKE LANE TYP.

SMH 12021
RIM = 5314.57
INV. SE = 5307.68 (8" CLAY)
ABANDONED
INV. S = 5307.16 (8" PVC)
INV. N = 5307.14 (8" PVC)

SMH 12242 - STUB
RIM = 5311.15
INV. E = 5300.94 (8" PVC)

AREA DRAIN 12104
GRATE = 5314.0
INV. N = 5313.02 (3" PVC)
INV. S = 5312.54 (6" PVC)
BOTTOM OF BOX = 5312.45

AREA DRAIN 12103
GRATE = 5314.1
INV. S = 5313.36 (3" PVC)
INV. SE = 5312.35 (6" PVC)
INV. N = 5312.34 (6" PVC)
BOTTOM OF BOX = 5312.34

DMH 14727
RIM = 5316.55

DMH 14728
RIM = 5316.45

2.05' SIDEWALK EASEMENT
REC. NO. 2836346

6.7' SIDEWALK EASEMENT

22.5' EMERGENCY ACCESS EASEMENT
REC. NO. 2837714

20' UTILITY EASEMENT
REC. NO. 01477358
& 01477359

PUBLIC SERVICE CO. EASEMENT
REC. NO. 90552145

OUTLOT 1, EAST RIDGE SUBDIVISION VACATED TO CITY OF BOULDER
REC. NO. 01477358

ACCESS & UTILITY EASEMENT & RIGHT OF WAY RESERVATION
REC. NO. 2080193
VACATED BY REC. NO. 2110736

CENTER-WEST SIXTEENTH CORNER
SECTION 32, T1N., R.70W.,
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP IN MONUMENT BOX
LS20134

FOUND #4 REBAR WITH 2" ALUMINUM CAP LS15315

FOUND #5 REBAR WITH 1.5" ALUMINUM CAP LS16406

FOUND 3" BRASS DISK IN CONCRETE LS38197

FOUND CHISELED X

FOUND #5 REBAR

FOUND NAIL WITH BRASS TAG LS19588

N89°47'44"E 200.00'

N89°47'44"E 69.97'

S00°16'16"E 20.00'

S00°16'16"E 7.61'

S84°20'03"E 41.14'

S07°53'14"W 18.12'

S89°58'55"W

SCALE IN FEET

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REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
01/28/2026

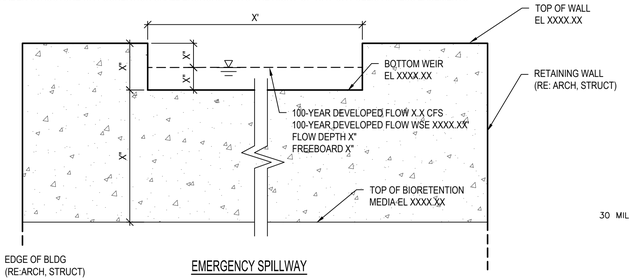
ISSUED FOR:
SITE REVIEW

SHEET TITLE:
GRADING AND DRAINAGE PLAN

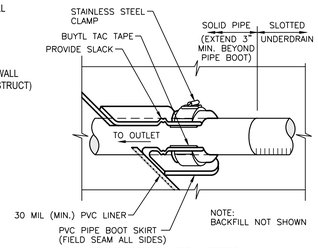
SHEET NUMBER
C1.0

BIORETENTION NOTES:

1. REFER TO MILE HIGH FLOOD DISTRICT (MFHD) URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, CHAPTER 4 FOR MATERIAL SPECIFICATIONS.
2. BIORETENTION SECTIONS ARE NOT TO SCALE, SEE PLAN FOR BASIN AND PIPE LAYOUT, DIMENSIONS, AND INVERTS.
3. MAINTENANCE REQUIREMENTS:
   - 3.1. ROUTINE: REMOVE WEEDS, DEBRIS, AND LITTER FROM BASIN AND KEEP THE AREA CLEAN FOR AESTHETIC REASONS, WHICH ALSO REDUCES FLOATABLES BEING FLUSHED DOWNSTREAM.
   - 3.2. BIANNUALLY & AFTER LARGE STORM EVENTS: INSPECT AND REPAIR AREAS IF DAMAGED DUE TO HIGH FLOWS. CHECK THE BASINS SIDES FOR FILTER MATERIAL LAYER COVERAGE.
   - 3.3. THE FILTER LAYERS WILL CLOG WITH TIME. EVERY 5-10 YEARS, FILTER LAYER REMOVAL IS REQUIRED BY OWNER WHEN THE WATER IN THE BASIN FAILS TO INFILTRATE DUE TO HIGH SEDIMENT DEPOSITS IN THE FILTER LAYER. REMOVE AND REPLACE THE BIORETENTION MEDIA. RESOW THE SEEDMIX.
4. CONTRACTOR SHALL PROVIDE REQUIRED IRRIGATION (TEMPORARY OR THROUGH PERMANENT INSTALLED SYSTEM) FOR VEGETATION ESTABLISHMENT DURING CONSTRUCTION. SUPPLEMENTAL WATER DURING EXTENDED DRY PERIODS MAY BE NEEDED ON A ROUTINE BASIS DEPENDING ON PLANT SELECTION. DURING ESTABLISHMENT, ALL PLANTS SHOULD RECEIVE APPROXIMATELY 1 INCH OF MOISTURE (COMBINED RAIN AND IRRIGATION) PER WEEK FOR THE FIRST GROWING SEASON TO PROMOTE ESTABLISHMENT. SOME PLANTS MAY REQUIRE MORE THAN ONE GROWING SEASON TO BECOME FULLY ESTABLISHED.
5. FIELD-SEAM THE GEOMEMBRANE USING A SINGLE-TRACK OR DOUBLE-TRACK THERMAL FUSION WELDER, AND IN ACCORDANCE WITH THE GEOMEMBRANE MANUFACTURER'S REQUIREMENTS
6. PROVIDE A 1.5-INCH-WIDE SEAM FOR SINGLE-TRACK WELDS AND TWO NOMINAL 0.5-INCH-WIDE SEAMS SEPARATED BY AN AIR TEST CHANNEL FOR DUAL TRACK WELDS. PROVIDE AT LEAST 6 INCHES OF OVERLAP BETWEEN GEOMEMBRANE PANELS FOR SINGLE TRACK AND DUAL TRACK THERMAL FUSION WELDING (PVC GEOMEMBRANE INSTITUTE [PGI], 2003)
7. INSTALL THE GEOMEMBRANE WITH SOME SLACK TO PREVENT TEARING DUE TO BACKFILL, COMPACTION, AND SETTLING. FOLLOW MANUFACTURER'S SPECIFICATIONS RELATED TO ACCEPTABLE WEATHER CONDITIONS FOR INSTALLATION. DO NOT INSTALL IN THE PRESENCE OF STANDING WATER, MUD, SNOW AND EXCESSIVE MOISTURE, OR FROZEN SUBGRADE CONDITIONS
8. PREPARE A SMOOTH-ROLLED, LEVEL SUBGRADE SURFACE THAT IS FREE OF LOOSE FRAGMENTS GREATER THAN 2 INCHES IN SIZE AND SHARP ROCKS OR OBJECTS THAT COULD POTENTIALLY PUNCTURE THE GEOMEMBRANE. TEST ALL FIELD SEAMS, BATTEN BAR CONNECTIONS, PIPE PENETRATIONS, AND PATCHES USING A NON-DESTRUCTIVE AIR LANCE TEST. PERFORM DESTRUCTIVE FIELD SEAM TESTS TO VERIFY THAT THE SEAM STRENGTH REQUIREMENTS OF THE SPECIFICATIONS ARE MET. COLLECT RANDOM SAMPLES AT LEAST EVERY 500 LINEAR FEET (PGI, 2003) FOR FIELD SEAMS AND CONDUCT AT LEAST THREE TESTS REGARDLESS OF THE LENGTH OF SEAMS. TEST COUPONS OR SAMPLES CUT OUT OF THE LINER AT SELECTED SEAM LOCATIONS FOR THICKNESS, BONDED SEAM STRENGTH AND PEEL ADHESION IN ACCORDANCE WITH MINIMUM STRENGTH REQUIREMENTS PRESENTED IN TABLE 4-7. PLACE AND SEAM GEOMEMBRANE PATCHES USED TO REPAIR THE LINER AT EACH DESTRUCTIVE SAMPLE LOCATION IN ACCORDANCE WITH THE GEOMEMBRANE SUPPLIER'S REQUIREMENTS AND TEST EACH PATCH WITH AN AIR LANCE
9. NO PORTION OF THE RAIN GARDEN STRUCTURE OR FOUNDATION SHALL ENCROACH INTO THE RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENTS

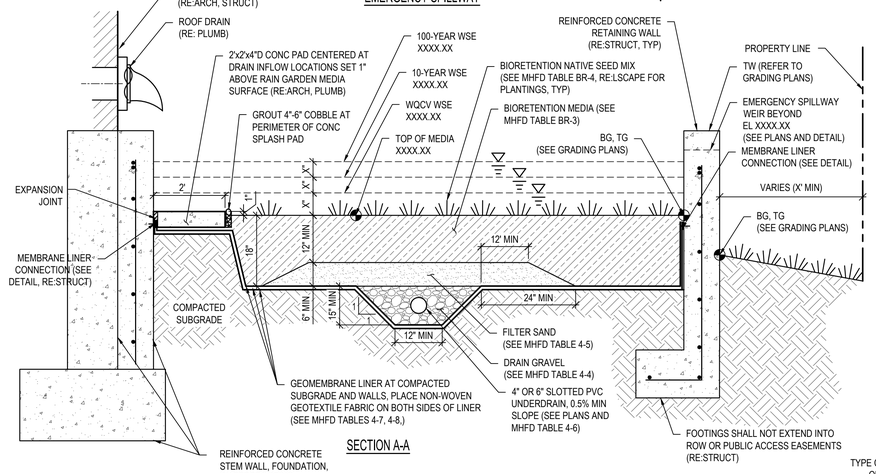


EMERGENCY SPILLWAY

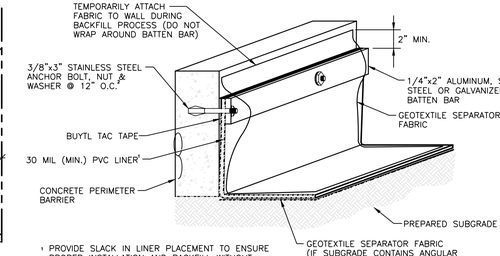


GEOMEMBRANE LINER/UNDERDRAIN PENETRATION DETAIL

NTS



SECTION A-A

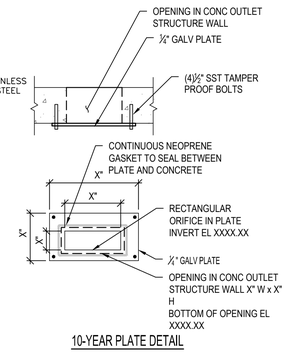


[1] PROVIDE SLACK IN LINER PLACEMENT TO ENSURE PROPER INSTALLATION AND BACKFILL WITHOUT DAMAGE

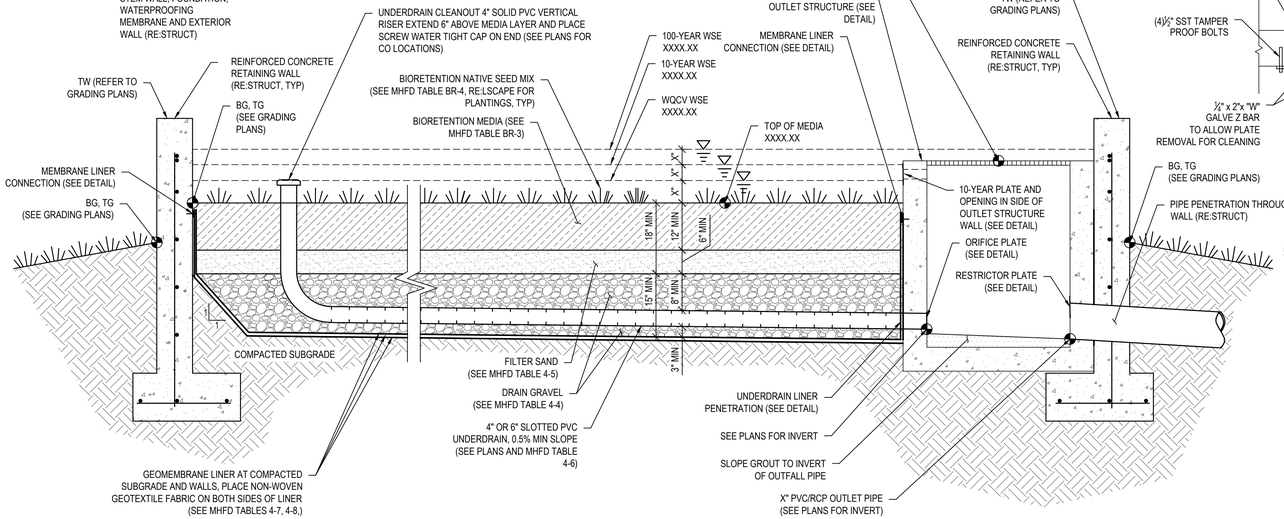
[2] NITRILE POLYMER BASED VINYL MEMBRANE SEAMING ADHESIVE MAY BE USED AS AN ALTERNATIVE TO THE BOLTED BATTEN BAR IN AREAS WHERE THE NEED FOR AN IMPERMEABLE LINER IS LESS CRITICAL.

MEMBRANE LINER/CONCRETE CONNECTION DETAIL

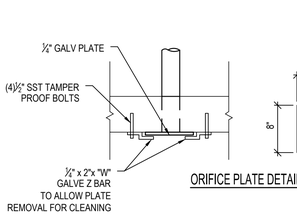
NTS



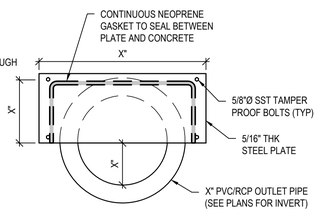
10-YEAR PLATE DETAIL



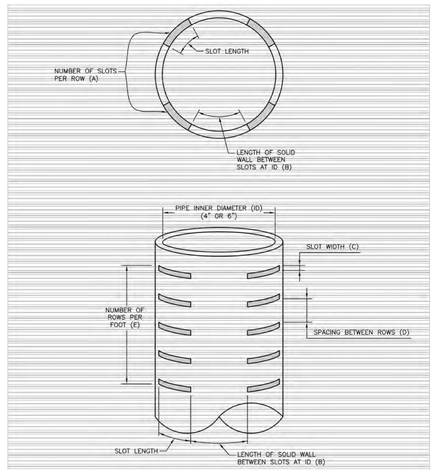
SECTION B-B



ORIFICE PLATE DETAIL



100-YR RESTRICTOR PLATE DETAIL



BIORETENTION FACILITY

NTS

TABLE 4-7. GEOMEMBRANE PROPERTIES

PROPERTIES	TEST METHOD	SPECIFIED VALUE
Gauge (mils, nominal)		30
Thickness (mils, min.)	ASTM D1593 (Par. 8.1.3)	28.5
Specific Gravity (min.)	ASTM D792 (Method A)	1.20
Minimum Tensile Properties (each direction)	ASTM D882 (Method A or B)	
• Breaking Factor (lbs/in)		73
• Elongation at Break (%)		380
• Modulus at 100% Elongation (lbs/in)		32
Tear Resistance (lbs, min.)	ASTM D1004 (Die C)	8
Low Temperature (deg F)	ASTM D1790	-20
Dimensional Stability (% change, max.)	ASTM D1204 (100 deg. C, 15 min.)	3
Water Extraction (% loss, max.)	ASTM D3083 (NSF 54 Modified)	0.15
Volatile Loss (% loss, max.)	ASTM D1203 (Method A)	0.7
Resistance to Soil Burial (% change, max.)	ASTM D3083 (NSF 54 Modified)	
• Breaking Factor		5%
• Elongation at Break		20%
• Modulus at 100% Elongation		20%
Hydrostatic Water Resistance (psi, min.)	ASTM D751 (Method A)	100
Water Vapor Transmission (cm/sec, max.)	ASTM D814	5.0×10^{-9}
Pinholes (number per 10 sq. yds. Geomembrane)		1
Seam Requirements		
• Bonded Seam Strength (lbs/in width, min.)	ASTM D882	58.4
• Peel Adhesion (lbs/in width, min.)	ASTM D882	15

TABLE 4-8. MATERIAL PROPERTIES FOR NON-WOVEN GEOTEXTILE USED FOR SEPARATOR OR FILTER FABRIC

PROPERTIES	TEST METHOD	SPECIFIED VALUE
Grab Tensile Strength (lbs, min.)	ASTM D4632	200
Grab Tensile Elongation (%)	ASTM D4632	50
Trapezoid Tear Strength (lbs, min.)	ASTM D4533	80
Mullen Burst Strength (psi, min.)	ASTM D3786	375
Puncture Strength (lbs, min.)	ASTM D4833	100
Apparent Opening Size (AOS) (U.S. Sieve)	ASTM D4751	80
Permittivity (sec^{-1})	ASTM D4491	1.4
UV Resistance (at 500 hours) (% strength retained, min.)	ASTM D4355	70
Weight (oz/yd^2, min.)	ASTM D5261	8

(MIRAFI 180N OR APPROVED ALTERNATE)

TABLE BR-4. NATIVE SEED MIX FOR BIORETENTION

COMMON NAME	SCIENTIFIC NAME	VARIETY	PURE LIVE SEED (PLS)	
			POUNDS/ACRE	OUNCES/ACRE
Sand bluestem	*Andropogon hallii*	Garden	3.5	
Sideoats grama	*Bouteloua curtipendula*	Butte	3	
Prairie sandreed	*Calamovilfa longifolia*	Goshen	3	
Indian ricegrass	*Oryzopsis hymenoides*	Paloma	3	
Switchgrass	*Panicum virgatum*	Blackwell	4	
Western wheatgrass	*Pascopyrum smithii*	Ariba	3	
Little bluestem	*Schizachyrium scoparium*	Patura	3	
Alkali sacaton	*Sporobolus airoides*		3	
Sand dropseed	*Sporobolus cryptandrus*		3	
Pasture sage[1]	*Artemisia frigida*			2
Blue aster[1]	*Aster laevis*			4
Blanket flower[1]	*Gaillardia aristata*			8
Prairie coneflower[1]	*Ratibida columnifera*			4
Purple Prairie Clover[1]	*Dalea (Petalostemum) purpurea*			4
Sub-Totals:			27.5	22
Total pounds/acre			**28.9**	

[1] Wildflower seed (optional) for a more diverse and natural look.

TABLE BR-3. BIORETENTION MEDIA PROPERTIES

SOIL PARAMETERS	TEST NAME	BIORETENTION MEDIA PROPERTIES
Texture/Gradation	ASTM D7928 Sedimentation (Hydrometer) Method	Particle Size Distribution: 70-80% Sand (0.05-2.0 mm diameter) 5-25% Silt (0.002-0.05 mm diameter) 5-15% Clay (<0.002 mm diameter) Notes: Sand, silt and clay percentages are by dry weight. Particle sizes are based on the USDA soil classification system. Distribution is measured after gravel > 2 mm is removed from sample. Media should have no more than 25% material > 2 mm. Equivalent sieve sizes for the upper and lower limit of sand are #10 and #240, respectively.
Organic Matter	ASTM D2974	1-5% by dry weight
pH	ASA/AASHTO	6.0 - 8.5
Salinity/Salts (EC) dS/m or mmhos/cm	Saturated Paste	<3
Nitrate Nitrogen (ppm)	ASA2 33-3	<30
Phosphorus (ppm)	Use Olsen when pH>6.2, otherwise use Mehlich-3	Olsen: <20 or Mehlich-3: <30

TABLE 4-5. GRADATION SPECIFICATIONS FOR AASHTO M 43 FINE AGGREGATE (FILTER SAND)

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
9.5 mm (3/8")	100
4.75 mm (No. 4)	95 – 100
2.36 mm (No. 8)	80 – 100
1.18 mm (No. 16)	50 – 85
600 µm (No. 30)	25 – 60
300 µm (No. 50)	10 – 30
150 µm (No. 100)[1]	0 – 10
75 µm (No. 200)[1]	0 - 3

[1] Slight variation from CDOT Table 703-1

TABLE 4-4. GRADATION SPECIFICATIONS FOR AASHTO M 43 NO. 8 COARSE AGGREGATE (DRAIN GRAVEL) (SOURCE: CDOT TABLE 703-1)

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
12.5 mm (1/2")	100
9.5 mm (3/8")	85 – 100
4.75 mm (No. 4)	10 – 30
2.36 mm (No. 8)	0 – 10
1.18 mm (No. 16)	0 – 5

TABLE 4-6. SLOT CONFIGURATION FOR PVC UNDERDRAIN PIPE

GEOMETRY	MINIMUM	MAXIMUM
Number of slots per row (A)	4	6
Length of solid wall between slots at ID (B), inches	1.0	2.0
Slot width (C), inches	0.060	0.100
Spacing between rows (D), inches	0.25	1.0
Rows per lineal foot (E)[3]	11	36
Open area per lineal foot[2] (square inches)	6.0	20.0

[1] Average based on slots over 19" of each 20' length of pipe

[2] Open area per lineal foot (sq in) = (3.14 * (ID) - (A) * (B)) * (C) * (19/20 * 12/(C+D))

Use factory-slotted pipe consisting of a minimum 4-inch (inside diameter) Schedule 40 or SDR 17 PVC pipe. Do not use perforated pipe or pipe that is hand-slotted. A slotted 6-inch inside diameter Schedule 40 or SDR 26 pipe can be used to allow larger access for video-inspecting the pipe. SDR pipe includes bell-and-spigot joints that provide more joint

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BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER: **124094**

DATE: **01/28/2026**

ISSUED FOR: **SITE REVIEW**

SHEET TITLE: **BIORETENTION FACILITY DETAILS**

SHEET NUMBER CD1.0

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HISTORIC RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (ACRES)	5-YR RUNOFF (CFS)	100-YR RUNOFF (Cfs)
H1	1	0.89	2.30	6.14
H2	2	1.03	1.66	4.92
H3	3	0.05	0.07	0.29
OS1	4	0.01	0.00	0.03
OS2	5	0.01	0.01	0.04
OS3	6	0.02	0.05	0.15
OS4	7	0.03	0.04	0.15
X1	8	0.28	0.75	1.98
X2	9	0.10	0.20	0.62

DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	NJD/JPW
DRAWN BY:	NJD
CHECKED BY:	XT
JOB #:	241082.CIV
DATE:	SEP 10, 2025

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HISTORIC DRAINAGE MAP

SHEET NO.
FIG 1

SCALE IN FEET: 20 0 20 40

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DEVELOPED RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (ACRES)	5-YR RUNOFF (CFS)	100-YR RUNOFF (Cfs)
A1	1	0.22	0.60	1.55
A2	2	0.22	0.58	1.53
B1	3	0.21	0.56	1.46
B2	4	0.40	1.03	2.77
C1	5	0.36	0.97	2.53
C2	6	0.07	0.19	0.51
C3	7	0.10	0.25	0.69
C4	8	0.18	0.45	1.24
Z1	9	0.02	0.05	0.14
Z2	10	0.02	0.05	0.14
Z3	11	0.05	0.13	0.35
Z4	12	0.02	0.05	0.14
X1	13	0.24	0.57	1.60
X2	14	0.07	0.18	0.50
X3	15	0.13	0.32	0.89
EX1	16	0.06	0.16	0.43
EX2	17	0.02	0.05	0.13

DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- + 03.3 EXISTING SPOT ELEVATION
- + 03.54 PROPOSED SPOT ELEVATION
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	NJD/JPW
DRAWN BY:	NJD/JPW
CHECKED BY:	XT
JOB #:	241082.CIV
DATE:	JAN 28, 2026

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DEVELOPED DRAINAGE PLAN

SHEET NO.
FIG 2

SCALE IN FEET: 20 0 20 40

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DEVELOPED RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (ACRES)	5-YR RUNOFF (CFS)	100-YR RUNOFF (Cfs)
A1	1	0.22	0.60	1.55
A2	2	0.22	0.58	1.53
B1	3	0.21	0.56	1.46
B2	4	0.40	1.03	2.77
C1	5	0.36	0.97	2.53
C2	6	0.07	0.19	0.51
C3	7	0.10	0.25	0.69
C4	8	0.18	0.45	1.24
Z1	9	0.02	0.05	0.14
Z2	10	0.02	0.05	0.14
Z3	11	0.05	0.13	0.35
Z4	12	0.02	0.05	0.14
X1	13	0.24	0.57	1.60
X2	14	0.07	0.18	0.50
X3	15	0.13	0.32	0.89
EX1	16	0.06	0.16	0.43
EX2	17	0.02	0.05	0.13

DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES

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Boulder, CO 80302 303.444.1951
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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	NJD/JPW
DRAWN BY:	NJD/JPW
CHECKED BY:	XT
JOB #:	241082.CIV
DATE:	JAN 28, 2026

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1100 28TH STREET
BOULDER, CO, 80303

DEVELOPED DRAINAGE PLAN

SHEET NO.
FIG 3

SCALE IN FEET: 20 0 20 40

J:\241082.CIV - 1100 28th Street\Drawings\241082.CIV-04-DDP-01.dwg, 1/28/2026 - 3:12 PM, NJD

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

COLORADO AVENUE
ROW- VARIES

EAST COLLEGE AVENUE
ROW- 60'

28TH STREET FRONTAGE ROAD
ROW - UNKNOWN

CAFE
FFE=5304.25'

LOBBY
FFE=5308.08'

BUILDING A
FFE=5303.00'

BUILDING B
FFE=5303.00'

BUILDING C
FFE=5301.38

BOVA'S
FFE=5313.5'

DOCK
FFE=5303.00'
ENTRY
FFE=5307.50'

SUBJECT PARCEL
1.261 SQ.FT.
1.406 ACRES

SUBJECT PARCEL
23,871 SQ.FT.
0.548 ACRES

BIORETENTION MEDIA ELEV: 5299.50
BIORETENTION MEDIA ELEV: 5299.20
BIORETENTION MEDIA ELEV: 5298.50
BIORETENTION MEDIA ELEV: 5299.50
BIORETENTION MEDIA ELEV: 5301.50
BIORETENTION MEDIA ELEV: 5302.50
BIORETENTION MEDIA ELEV: 5307.50
BIORETENTION MEDIA ELEV: 5310.00

BIORETENTION EMERGENCY SPILLWAY
OUTLET STRUCTURE
8" SOLID PVC
RD DISCHARGE AT CONC SPLASH BLOCK (RE: PLUMB)
03.9 LP WITHIN 25' OF BUILDING
00.6 LP WITHIN 25' OF BUILDING
98.9 LP WITHIN 25' OF BUILDING
4" SLOTTED PIPE
6" SLOTTED PIPE
8" PVC DISCHARGE TO CONC PAD
WEIR WALL BETWEEN BIORETENTION SYSTEMS (TYP)
RAMP W/ HANDRAILS AND TURN DOWN EDGE
LANSCAPE AT A LOWER LEVEL (NOT BIORETENTION)
Lansdscape Area (NOT Bioretention)
CONNECT TO EXIST SD MH PER COB STDS
INV IN(S) 5296.38 (EXIST 6" PVC)
INV IN(W) 5295.79 (EXIST 18" RCP)
INV IN(SW) 5294.37 (18" RCP)
INV OUT(E) 5294.27 (EXIST 18" RCP)
OUTLET STRUCTURE
INV OUT(N) 5294.55 (18" RCP)
INV IN(W) 5294.65 (6" SLOTTED PVC)
INV IN(S) 5294.65 (6" SLOTTED PVC)
18" RCP @ 1.00%
18" RCP
4' SD MH
SINGLE VALLEY INLET
CONCRETE PAN
STEP
TW 08.30
TW 07.30
TW 04.00
TW 05.50
TW 02.00 (2-NOTCH WEIR)
TW 04.50
TW 03.50
TW 03.00
TW 02.50
TW 01.50
TW 00.50
TW 01.00
TW 14.00
TW 12.50
TW 10.00
TW 15.00
TW STEP
TW 13.00
TW 12.00 (2-NOT
TW 09.50
TW 05.50
TW 02.00
TW 04.00
TW 01.50 (2-NOTCH WEIR)
TW 03.50 (2-NOTCH WEIR)
TW 05.00 (2-NOTCH WEIR)
RD DISCHARGE AT CONC SPLASH BLOCK (RE: PLUMB)
BIORETENTION EMERGENCY SPILLWAY
WEIR WALL BETWEEN BIORETENTION SYSTEMS (TYP)
8" PVC DISCHARGE TO CONC PAD
8" SOLID PVC
6" SLOTTED PIPE
4" SLOTTED PIPE
OUTLET STRUCTURE
LANSCAPE AT A LOWER LEVEL (NOT BIORETENTION)
RD DISCHARGE AT CONC SPLASH BLOCK (RE: PLUMB)
03.9 LP WITHIN 25' OF BUILDING
00.6 LP WITHIN 25' OF BUILDING
98.9 LP WITHIN 25' OF BUILDING
RAMP W/ HANDRAILS AND TURN DOWN EDGE
BIORETENTION EMERGENCY SPILLWAY
CONCRETE PAN
SINGLE VALLEY INLET
18" RCP
4' SD MH
STAIRS
SLOPED WALK
BIKE LANE TYP.
SIDEWALK
SIGN: STOP HERE, NO LEFT TO FRONTAGE
SIGN: DIVIDED HIGHWAY
SIGN: RAISED CROSSWALK
SIGN: RIGHT LANE BIKE ONLY
SIGN: PED XING AHEAD
SIGN: TURN
ACCESS & UTILITY EASEMENT & RIGHT OF WAY RESERVATION REC. NO. 2080193 VACATED BY REC. NO. 2110736
PUBLIC SERVICE CO. EASEMENT REC. NO. 90552145
20' UTILITY EASEMENT REC. NO. 01477358 & 01477359
OUTLOT 1, EAST RIDGE SUBDIVISION VACATED TO CITY OF BOULDER REC. NO. 01477358
FOUND #4 REBAR WITH 2" ALUMINUM CAP LS15315
FOUND #5 REBAR WITH 1.5" ALUMINUM CAP LS16405
FOUND #5 REBAR WITH 1.5" ALUMINUM CAP LS16406
FOUND 3" BRASS DISK IN CONCRETE LS38197
N89°47'44"E 200.00'
N89°47'44"E 69.97'
S00°16'16"E 20.00'
S00°16'16"E 7.61'
S84°20'03"E 41.14'
S07°53'14"W 18.12'
N89°47'44"E 2.68'
N89°47'44"E 2.73'
RIM = 5311.81
SS
RIM = 5310.57
NUT = 5303.26
RIM = 5311.11
NUT = 5310.07
RIM = 5311.15
NUT = 5308.22
BOULDER WATER
XCEL GAS
CU FIBER
DMH 11224
RIM = 5308.95
INV. SW = 5305.66 (18" RCP)
INV. S = 5305.64 (18" RCP)
INV. NE = 5305.63 (18" RCP)
0.1' – 0.2' STANDING WATER
DMH 11391
RIM = 5315.13
INV. E = 5311.20 (18" RCP)
DMH 11089
RIM = 5308.80
INV. NE = 5305.65 (18" RCP)
SMH 11275
RIM = 5308.53
INV. SE = 5305.35 (8" PVC)
INV. NW = 5305.29 (8" PVC)
AREA DRAIN 12104
GRATE = 5314.0
INV. N = 5313.02 (3" PVC)
INV. S = 5312.54 (6" PVC)
BOTTOM OF BOX = 5312.45
AREA DRAIN 12103
GRATE = 5314.1
INV. S = 5313.36 (3" PVC)
INV. SE = 5312.35 (6" PVC)
INV. N = 5312.34 (6" PVC)
BOTTOM OF BOX = 5312.34
CENTURY LINK FIBER
CENTER–WEST SIXTEENTH CORNER SECTION 32, T1N., R.70W., FOUND #6 REBAR WITH 2.5" ALUMINUM CAP IN MONUMENT BOX LS20134
RIM = 5313.88
NUT = 5309.85
RIM = 5315.31
NUT = 5312.45
SMH 12021
RIM = 5314.57
INV. SE = 5307.68 (8" CLAY)
ABANDONED
INV. S = 5307.16 (8" PVC)
INV. N = 5307.14 (8" PVC)
SMH 12242 – STUB
RIM = 5311.15
INV. E = 5300.94 (8" PVC)
DMH 14727
RIM = 5316.55
DMH 14727
RIM = 5316.45
2.05' SIDEWALK EASEMENT REC. NO. 2836346
6.7' SIDEWALK EASEMENT
22.5' EMERGENCY ACCESS EASEMENT REC. NO. 2837714
DMH 14793
RIM = 5300.9
INV. W = 529
INV. NW = 52
INV. E = 529
DMH 16115
RIM = 5303.53
FULL OF MUD
INV. W = 5304.72
INV. E = 5303.72
FLOW OBSERVED TO THE EAST
~0.05' STANDING WATER OBSERVED
INV. SW = 5304.61 (8" RCP)
~0.05' STANDING WATER OBSERVED
CENTURY LINK
XCEL HIGH PRESSURE GAS
COMCAST
XCEL ELECTRIC
FOUND CHISELED X
FOUND #5 REBAR
FOUND NAIL WITH BRASS TAG LS19588
IRRIGATION BACKFLOW
ROCK
GRASS
GRAVEL
MULCH
PAVERS
FF = 5299.53 THRESHOLD
RD
CO
SD
SS
UD
FO
E
G
W
S
N
SCALE IN FEET
20 0 20 40

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1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
124094

DATE:
01/28/2026

ISSUED FOR:
SITE REVIEW

SHEET TITLE:
DRAINAGE EXHIBIT

SHEET NUMBER
FIG 4

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.

COLORADO AVENUE
ROW- VARIES

EAST COLLEGE AVENUE
ROW- 60'

28TH STREET/FRONTAGE ROAD
ROW - UNKNOWN

SUBJECT PARCEL
61,261 SQ. FT.
1.406 ACRES

SUBJECT PARCEL
23,871 SQ. FT.
0.548 ACRE

CAFE
FFE=5304.25'

LOBBY
FFE=5308.08'

BUILDING A
FFE=5303.00'

BUILDING B
FFE=5303.00'

BUILDING C
FFE=5301.38

BOVA'S
FFE=5313.5'

DOCK
FFE=5303.00'
ENTRY
FFE=5307.50'

2" ALUMINUM CAP LS15315
N89°47'44"E 200.00'
FOUND #5 REBAR WITH 1.5" ALUMINUM CAP LS16406
S00°16'16"E 20.00'
N89°47'44"E 69.97'
S00°16'16"E 7.61'
S84°00'01"E 41.14'
FOUND #5 REBAR WITH 1.5" ALUMINUM CAP LS16406
S07°53'14"W 18.12'
FOUND 1" BRASS DISK IN CONCRETE LS38197
2.68'
2.73'
OUTLOT 1, EAST RIDGE SUBDIVISION VACATED TO CITY OF BOULDER REC. NO. 01477358

RIM = 5310.57
NUT = 5303.26
RIM = 5311.11
NUT = 5310.07
RIM = 5311.15
NUT = 5308.22
RIM = 5308.53
FULL OF MUD

BOULDER WATER
WATERLINE LOWERING AT SAN XING
12" X 8" TEE W/ TB, (1) 12" & (1) 8" GV CONNECT TO EXIST 8" MAIN PER COB STDS
12" PVC
12" 11.25° BEND W/ TB
ADJUST UTILS TO REMAIN TO FINISHED GRADE (TYP)
12"X4" TEE W/ TB, & 4" GV
12"X6" TEE W/ TB, (1) 12" & (1) 6" GV
12" PLUG W/ TB
6" DIP
FIRE HYDRANT
8"x6" TEE W/ 8" GV & 6" GV CONNECTION AT CITY MAIN PER COB STDS
3" DOM WATER METER W/ VAULT FOR BLDG C
3" DOM WATER SVC CONNECTION AT BLDG C (RE: PLUMB)
RELOCATED LIGHT POLE AND SIGNS
6" FIRE SVC CONNECTION AT BLDG (RE: PLUMB)
3" DOM WATER SVC CONNECTION AT BLDG A (RE: PLUMB)
3" TYPE K COPPER
8" SAN SEWER SVC AT BLDG A DCO (RE: PLUMB) INV OUT (S) 5302.72 (8" PVC)
8" SAN SEWER SVC AT BLDG B DCO (RE: PLUMB) INV 5307.98
BOVA'S GREASE INTERCEPTOR (RE: PLUMB)
8" PVC SAN SVC @ 2%
3" DOM WATER CONNECTION AT BLDG B (RE: PLUMB)
3" DOM WATER METER W/ VAULT FOR BLDG B
8" SAN SEWER SVC AT BLDG C DCO (RE: PLUMB) INV 5295.86
REUSE EXIST 1" METER FOR IRRIGATION (RE: IRRG)
GENERATOR (RE: UTIL OWNER XCEL)
8" PVC SAN SVC @ 2%
8" PVC SAN MAIN @ 2% PER COB STDS
TRANSFORMERS (2) (RE:UTIL OWNER XCEL)
EXIST FH TO REMAIN
8"X4" TEE W/ 4" GV
EXIST FH
3" DOM WATER METER W/ VAULT FOR BLDG A
LIGHT POLE
4' SAN MH PER COB STDS RIM 5311.85 INV IN(N) 5301.84 (8" PVC) INV OUT(E) 5301.64 (8" PVC)
CONNEC TO EXIST 4' SAN MH PER COB STDS INV IN(W) 5301.14 (8" PVC) INV OUT(E) 5300.94 (EXIST 8" PVC)
CORE DRILL 8" SAN SVC INTO EX MH PER COB STDS INV IN(W) 5296.91 (EXIST 8" PVC) INV IN(N) 5296.82 (8" PVC) INV OUT(E) 5296.62 (EXIST 8" CLAY)
SAN 4' MH CONNECT TO MAIN PER COB STDS RIM 5304.00 INV IN(E) 5295.10 (EXIST 8" CLAY) INV IN(N) 5295.30 (8" PVC) INV OUT(W) 5295.10 (EXIST 8" CLAY)

SIGN: STOP HERE, NO LEFT TO FRONTAGE
SIGN: NO RIGHT TURN
ACCESS & UTILITY EASEMENT, & RIGHT OF WAY RESERVATION REC. NO. 2080193 VACATED BY REC. NO. 2110736
SIGN: SCHOOL XING AHEAD
SIGN: RAISED CROSSWALK
SIGN: RIGHT LANE BIKE ONLY
CROSSWALK BIKE LANE, TYP.
CENTER–WEST SIXTEENTH CORNER SECTION 32, T.1N., R.70W., FOUND #6 REBAR WITH 2.5" ALUMINUM CAP IN MONUMENT BOX LS20134
2905 E. COLLEGE AVE, ONE STORY BRICK TRIPLEX WITH ATTACHED TWO STORY APARTMENT

DMH 11224
RIM = 5308.95
INV. SW = 5305.66 (18" RCP)
INV. S = 5305.64 (18" RCP)
INV. NE = 5305.63 (18" RCP)
0.1' – 0.2' STANDING WATER

DMH 11391
RIM = 5315.13
INV. E = 5311.20 (18" RCP)

DMH 11089
RIM = 5308.80
INV. NE = 5305.65 (18" RCP)

SMH 11275
RIM = 5308.53
INV. SE = 5305.35 (8" PVC)
INV. NW = 5305.29 (8" PVC)

INV. SW = 5304.61 (18" RCP)
~0.05' STANDING WATER OBSERVED

RIM = 5308.72 (18" RCP)
~0.1' STANDING WATER OBSERVED TO THE EAST

AREA DRAIN 12104
GRATE = 5314.0
INV. N = 5313.02 (3" PVC)
INV. S = 5312.54 (6" PVC)
BOTTOM OF BOX = 5312.45

AREA DRAIN 12103
GRATE = 5314.1
INV. S = 5313.36 (3" PVC)
INV. SE = 5312.35 (6" PVC)
INV. N = 5312.34 (6" PVC)
BOTTOM OF BOX = 5312.34

SMH 12021
RIM = 5314.57
INV. SE = 5307.68 (8" CLAY)
ABANDONED
INV. S = 5307.16 (8" PVC)
INV. N = 5307.14 (8" PVC)

SMH 12242 – STUB
RIM = 5311.15
INV. E = 5300.94 (8" PVC)

2.05' SIDEWALK EASEMENT REC. NO. 2836346
6.7' SIDEWALK EASEMENT REC. NO. 2244706
22.5' EMERGENCY ACCESS EASEMENT REC. NO. 2837714

DMH 14728
RIM = 5316.55
DMH 14727
RIM = 5316.45
INV. N = 5308.23 (18" RCP)
DMH 14729
RIM = 5318.53

RIM = 5313.88
NUT = 5309.85
RIM = 5309.27
RIM = 5309.59
NUT = 5305.15
RIM = 5302.00
RIM = 5302.02
NUT = 5297.72
RIM = 5301.56
NUT = 5296.94
RIM = 5300.97
NUT = 5297.31
RIM = 5301.29
NUT = 5297.48

INLET 14928
GRATE = 5299.1
INV. N = 5296.69 (6"

FF = 5299.53
THRESHOLD

FOUND CHISELED X
FOUND #5 REBAR
FOUND NAIL W/T BRASS TAG LS1958

CU ELECTRIC
XCEL GAS
XCEL HIGH PRESSURE GAS
CENTURY LINK FIBER
CENTURY LINK COMCAST
COLORED CONCRETE
BOULDER WATER
IRRIGATION BACKFLOW
PAVERS
GRAVEL
MULCH
GRASS

20 0 20 40
SCALE IN FEET

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1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER: **124094**

DATE: **01/28/2026**

ISSUED FOR: **SITE REVIEW**

SHEET TITLE: **UTILITY PLAN**

SHEET NUMBER C2.0

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HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

COLORADO AVENUE
ROW- VARIES

28TH STREET FRONTAGE ROAD
ROW - UNKNOWN

EAST COLLEGE AVENUE
ROW-60'

BUILDING A
FFE=5303.00'

BUILDING B
FFE=5303.00'

BUILDING C
FFE=5301.38

CAFE
FFE=5304.25'

LOBBY
FFE=5308.08'

BOVA'S
FFE=5313.5'

DOCK
FFE=5303.00'
ENTRY
FFE=5307.50'

SUBJECT PARCEL
61,261 SQ. FT.
1.406 ACRES

SUBJECT PARCEL
23,871 SQ. FT.
0.548 ACRES

CP-1
N1246175.66
E3068598.06
ELEV5308.44

CP-2
N1246145.92
E3069023.55
ELEV5298.89

CP-3
N1245953.18
E3068598.98
ELEV5313.04

335.00'

AASHTO 35 MPH RIGHT TURN SIGHT TRIANGLE

EXIST BIKE RAMP

PROPOSED TREE LAWN

OFFSET FLOWLINES

CORNER RAMPS TO REMAIN

PEDESTRIAN PUSH BUTTON

BIKE LANE STRIPING

PROPOSED TREE LAWN

LOADING/UNLOADING ZONE

PROPOSED PARALLEL PARKING AISLE

RETAINING WALL

AREA TO BE DEDICATED AS PUBLIC ROW

PEDESTRIAN SIGHT TRIANGLE

LOADING ONLY SIGN (RIGHT)

PROPOSED WALK

VACATED ESMT

LOADING ONLY SIGN (LEFT)

13.13' PROPOSED ACCESS ESMT

RELOCATED LIGHT POLE

BUS STOP AND NO PARKING SIGNS

RAMP W/ HANDRAILS AND TURN DOWN EDGE

MCI 45' MOTOR COACH

RTD BUS STOP

NO PARKING SIGN

SIGHT TRIANGLE FOR BUS

BOLLARDS TO MATCH EXISTING (TYP)

RELOCATED STOP SIGN

NO PARKING SIGN (LEFT)

RTD SIGN TO REMAIN

BUS STOP TO REMAIN

BIKE PATH

MULTI-USE PATH

PROPOSED TREE LAWN

COLORED CONCRETE STRIP (DAVIS COLORS FLAGSTONE BROWN)

VACATED ROW

VACATED EASEMENT

PROPOSED BIORETENTION

VACATED EASEMENT

PROPOSED BIORETENTION

2.48' PROPOSED ACCESS ESMT

PROPOSED PUBLIC ACCESS ESMT 1' BEHIND BACK OF WALK

PROPOSED WALK

FLOWLINE

ENSURE WATER METER HATCH/LID IS LOCATED IN LANDSCAPE

LOADING/UNLOADING ZONE

NO PARKING SIGN (RIGHT)

PROPOSED ACCESS DRIVES

PROPOSED LIGHT POLE WITH NO PARKING SIGN (LEFT)

6" VERTICAL CURB (TYP)

PEDESTRIAN SIGHT TRIANGLE

PROPOSED BIORETENTION

OUTLOT 1, EAST RIDGE SUBDIVISION VACATED TO CITY OF BOULDER REC. NO. 01477358

2" ALUMINUM CAP LS15315

FOUND #5 REBAR WITH 1.5" ALUMINUM CAP LS16406

FOUND 1" BRASS DISK IN CONCRETE LS38197

FOUND NAIL W/T BRASS TAG LS1958

2905 E. COLLEGE AVE. ONE STORY BRICK TRIPLEX WITH ATTACHED TWO STORY APARTMENT

SCALE IN FEET

20 0 20 40

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1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER: **124094**

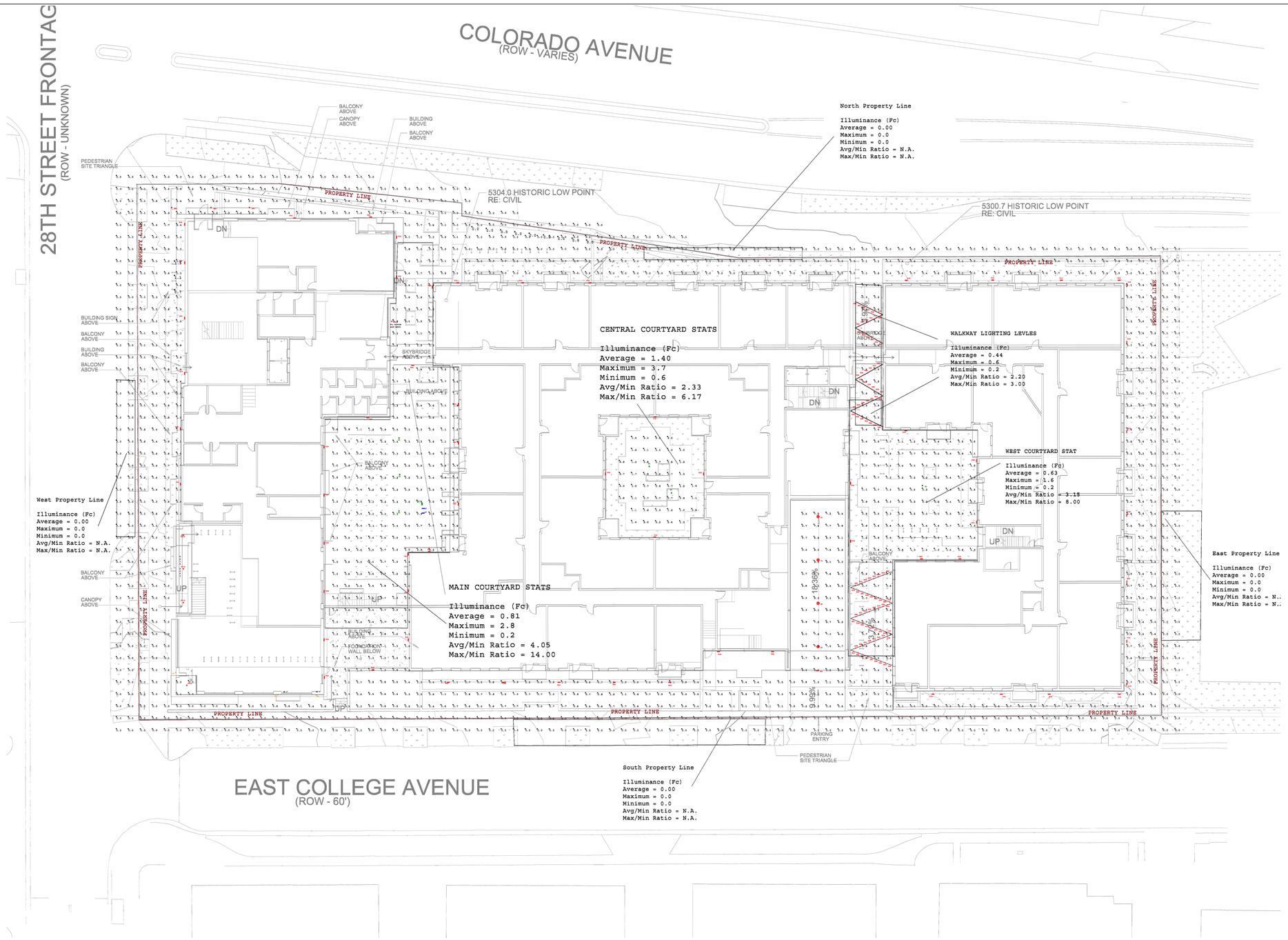
DATE: **01/28/2026**

ISSUED FOR: **SITE REVIEW**

SHEET TITLE: **HORIZONTAL CONTROL PLAN**

SHEET NUMBER C3.0

J:\241082.civ - 1100 28th street\Drawings\241082-CIV-03-HCP-01.dwg, 1/28/2026 - 1:58 PM, NJD



1100 28th Street (Boulder, CO)
Site Level | 9-8-25

1100 28TH ST BOULDER

1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

SITE PLAN WITH PHOTOMETRICS

PROJECT NUMBER:
124094

DATE:
2025/09/09

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
TITLE BLOCK TEMPLATE - 24X36

SHEET NUMBER
LD.001

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: PD

LED CANOPY

TYPE: _____

ILLUMINATING US

Illuminating US | MCP2 is a versatile commercial LED Canopylight. It adopts precise and effective optical lens to provide excellent light distribution curve, combined with no flicker, greatly reducing glare. It combines neat exterior with optimal performance and energy saving, and provides stunning lighting effects for surface mount applications. Rugged housing, aluminum construction and many options make it ideal for schools, parking garages, at gas stations and other applications.

SPECIFICATION

Construction
- Layered discreetly profiled for maximum outdoor applications
- Casting: Pre-engineered LED heat sink optimized for thermal and long life.
- Wire connection equipped gasoline retaining that provides protection and mechanical appearance while adopting small for the environment with optimal gauge.

Optics
- Lumen: more than 3000~23000+ with diffuse up to 135lm/W.
- Lightening has several kinds in standard 4000K, 5000K (CRI>80) temperatures.
- Optional Parking Garage Fluorescent or Lime Ray Photometry as per requirements.

Electrical
- Universal 120-277Vdc 24-7V input voltage.
- 0-10V dimming standard at the planning range of 100% to 10%.
- Both drivers have a power factor >95%, THD <20%.
- Operating temperature at -40°C to +50°C(-40°F to 113°F).

Controls
- Optional PIR sensor.
- Optional Microwave sensor.

Lifespan
- Rated over 100,000 hour LED lifespan based on IES LM-80 test results and TM-21 calculations.

Warranty
- Five years warranty.

Certifications
- Designed to Dark Sky™ Qualified
- U.S. and Canada
- See Warranty Terms for qualifications and requirements. All values are design or typical values, measured under laboratory conditions at 25°C(77°F) apart from remarks with other conditions. Product specifications are subject to change without notice.

TYPE:



ACCESSORIES (Optional)



Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: W1

BRICK-OD OUTDOOR

STANDARD SPECIFICATION UNIT – SUNLIT DIRECTION DISTRIBUTION (TOTE)

OUTER FRAME & MOUNT PLATE

DIFFUSER

USE PERFORMANCE – DOUBLE CHANNEL – TYPE 2 DISTRIBUTION

MECHANICAL

FINISH

WARRANTY

ORDERING INFORMATION

1. SIZE
2. FINISH
3. DISTRIBUTION
4. WATTAGE
5. COLOR TEMPERATURE
6. AVAILABLE OPTIONS

Specifications subject to change without notice.

Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: W2

BRICK-OD OUTDOOR

STANDARD SPECIFICATION UNIT – SUNLIT DIRECTION DISTRIBUTION (TOTE)

OUTER FRAME & MOUNT PLATE

DIFFUSER

USE PERFORMANCE – DOUBLE CHANNEL – TYPE 2 DISTRIBUTION

MECHANICAL

FINISH

WARRANTY

ORDERING INFORMATION

1. SIZE
2. FINISH
3. DISTRIBUTION
4. WATTAGE
5. COLOR TEMPERATURE
6. AVAILABLE OPTIONS

Specifications subject to change without notice.

Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: W3 MOD 4 Watt

BRICK-OD OUTDOOR

STANDARD SPECIFICATION UNIT – SUNLIT DIRECTION DISTRIBUTION (TOTE)

OUTER FRAME & MOUNT PLATE

DIFFUSER

USE PERFORMANCE – DOUBLE CHANNEL – TYPE 2 DISTRIBUTION

MECHANICAL

FINISH

WARRANTY

ORDERING INFORMATION

1. SIZE
2. FINISH
3. DISTRIBUTION
4. WATTAGE
5. COLOR TEMPERATURE
6. AVAILABLE OPTIONS

Specifications subject to change without notice.

Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: XA

MODEL CP-1SQ | Specification Sheet
Commercial Series – Mounts

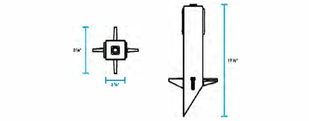
PROJECT:

PRODUCT FEATURES

Material	PVC
Electrical	Size ingeniously hidden & protected from the weather. Offers easy power hook-up and engineered wiring. Two 1/2" knockouts.
Mounting	Directional. Stabilizes for easy assembly.

DESCRIPTION

DIMENSIONS



Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: XB

NORDIC
EC25106
CEILING

PROJECT



SPECIFICATION DETAILS

KUZCO

Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: XD

SLOPE SLIM
STANDARD SPECIFICATION

DIFFUSER

MOUNTING

ENTRY

WARRANTY

ORDERING INFORMATION

1. SIZE
2. FINISH
3. DISTRIBUTION
4. WATTAGE
5. COLOR TEMPERATURE
6. AVAILABLE OPTIONS

Specifications subject to change without notice.

Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: XE

The Basic System

The Exhibitor Series sconces are permanently sealed to flexible cold-weather waterproof polycarbonate globes. Fixtures are wet-location listed and rated IP66. When specifying an Exhibitor Lighting System, use this Construction Series: Sensing, LED Style and Globe Selection.

EXBS - S - XXWK - B14 - C

Mounting Options

Fascom Mounting
Part# EK-MGA-WH (WH-HK)
Part# EK-MGA-BK (Black)
For Fascom applications, our accessory adds our versatile mission mounting plate. Fascom mounting plate is 4" x 4" x 1/4" aluminum in color. Wire stops and directional mounting holes for easy installation and alignment.

Surface Mounting with Glass
Part# EK-MG-WH (White)
Part# EK-MG-BK (Black)
Exhibitor Series can be surface mounted to structures using mounting plates. One plate is required for mounting each sconce. The sconce can be swapped into the desired orientation in place on the structure.

Surface Mounting with Straps
Part# EK-MS-WH (White)
Part# EK-MS-BK (Black)
Exhibitor Series can be mounted to structures using our mounting straps. Two straps are required for most light sconces. Straps are positioned on either side of the sconce and then screwed securely to the structure.

Panel/Extrusion Mounting
Part# EK-MP-SS
For thin applications, flat panels or extrusions up to 3/4" can offer stainless-steel panel fasteners. The socket assembly is inverted then bolted into the panel, fastener and grommet are viewed in place from above.

4 | TONISTAR LIGHTING

Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

Midwest Lighting & Power Services | 1100 28th St (Boulder, CO) | TYPE: XF

PROFESSIONAL OUTDOOR LIGHTING

Type:
Model:
Project:

SPECIFICATION SHEET

MODEL 4014 Landscape Series • Specialty Lights

FIXTURE SPECIFICATIONS:

HOUSING:
Cast 356-T6 die cast extruded aluminum.

STEM:
Heavy-gauge extruded, rolled, powder-coated steel tubing.

BASE:
Base, polyester powder-coated. Finished housing & base with black UV resistant PVC insulation.

WIRING & CONNECTIONS:
Two-piece ceramic socket with nickel contacts, six-foot silver spring, & Teflon-jacketed conductor.

LENS:
Glass & heat resistant tempered glass lens.

LAMP TYPE:
• A19 Medium Base – 200W maximum. (A 30 BAB 22W) Standard.
• MR-16 (20W max. 12V Pins). 4.5W included.

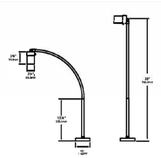
MOUNTING:
Bottom of base threaded into CNC machined solid aluminum mounting canopy.

PATENTING:
Utility patents pending

FINISH:
Finished with a 3" gripper of 18-8 stainless cable & underground connection to supply cable. Optional fastened #14 Plastic Screw Base.

All Vista luminaires are MADE IN U.S.A.

DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify its design and/or construction of the fixtures shown without further notification.

Midwest Lighting & Power Services - Cameron Lewis 5-21-2025

1100 28TH ST
1100 28TH STREET
BOULDER, CO, 80303

REVISIONS:

NO	DATE	DESCRIPTION

SITE PLAN CUT SHEETS

PROJECT NUMBER:
124094

DATE:
2025 / 09 / 07

ISSUED FOR:
NOT FOR CONSTRUCTION

SHEET TITLE:
TITLE BLOCK TEMPLATE - 24X36

SHEET NUMBER
LD.002