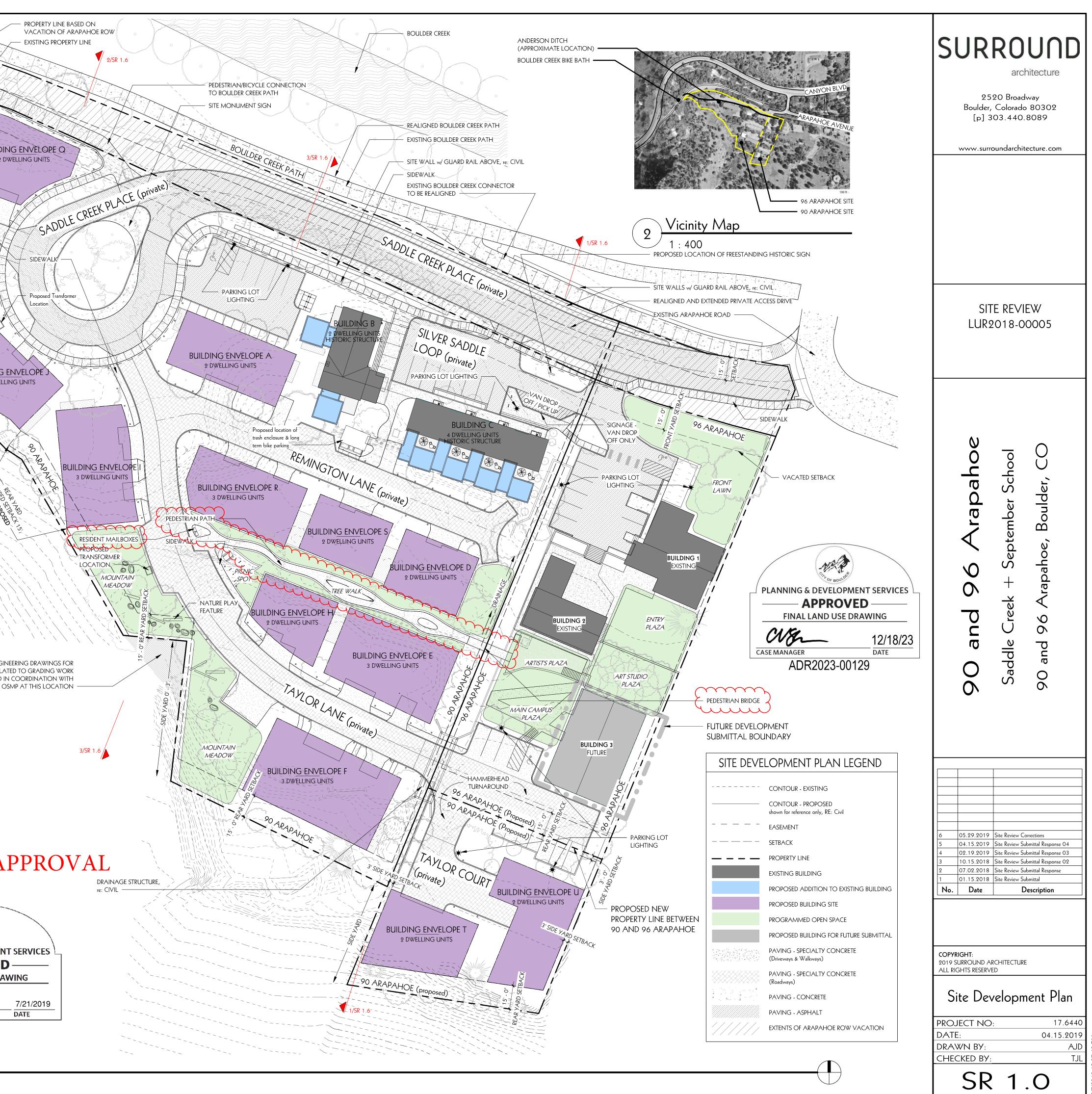
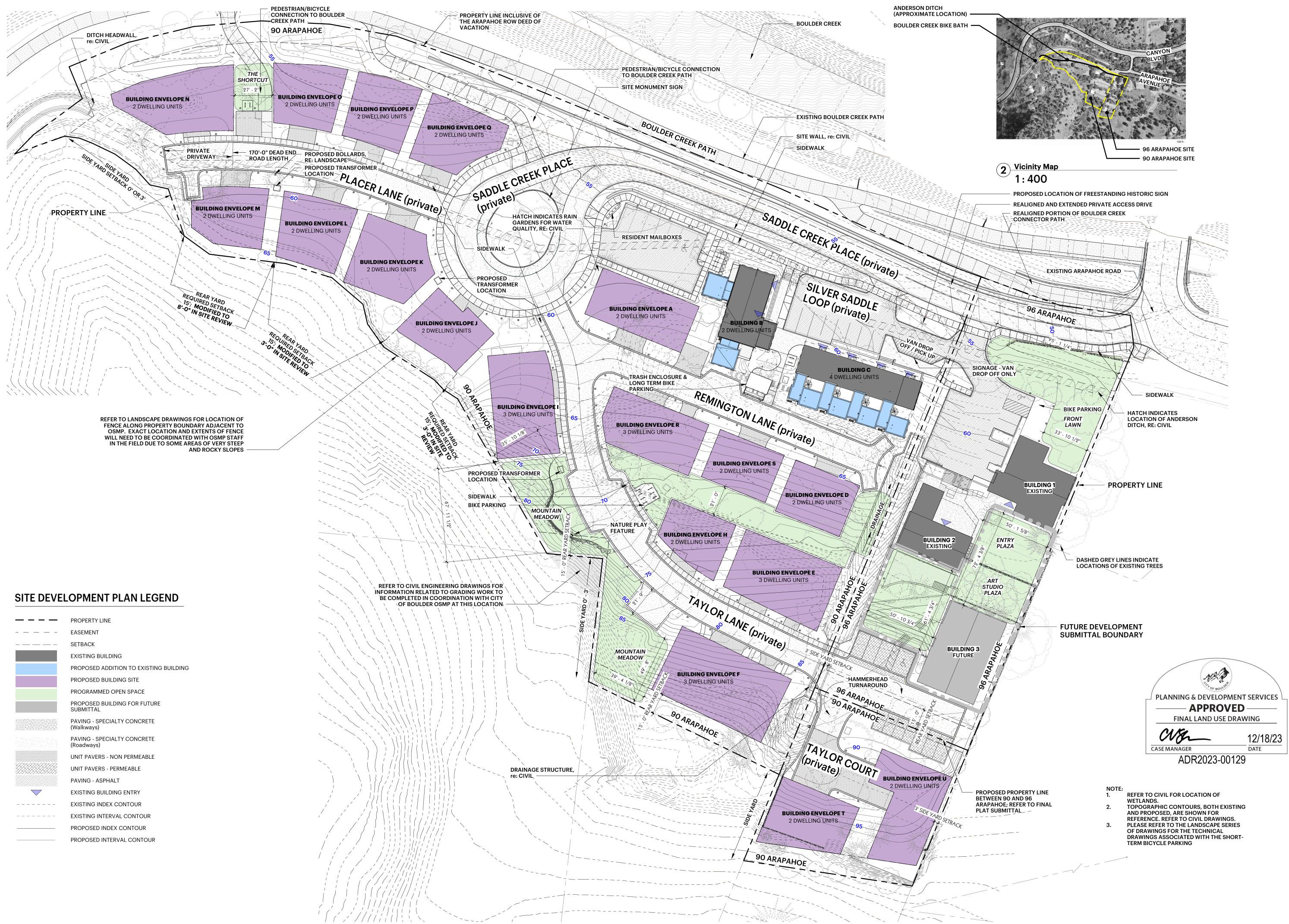
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| Area of ROW to be vacat Area of 96 Arapahoe re-p fotal Site Area (Existing) otal Site Area (Proposed Cell totals are based on pro Proposed re-platted totals ESIDENTIAL DENSITY ESIDENTIAL DENSITY Maximum Duelling Units Maximum Duelling Units Maximum Duer acre The residential density for BUILDING AREA Non-contributing structures Maximum Size of Principa Allowable FAR 20 Arapahoe 20 Arapahoe 20 Arapahoe 20 Arapahoe 20 Arapahoe 21 Proposed building areas Side from street (3rd story ide yard landscaped setba Side from street (3rd story ide yard landscaped setba Side from street (3rd story ide yard landscaped setba Side from interior lot line Parking side setback/screen Accessory use setbacks front ide yard landscaped setba Side from interior lot line Parking side setback/screen Accessory use setbacks front ide yard landscaped setba ide from interior lot line Parking fort setback (cove Parking side setback/screen Accessory use setbacks front ide yard landscaped setba ide from interior lot line Parking fort setback (cove Parking Side setback/screen Accessory use setbacks front ide yard landscaped setback ide from interior lot line Parking fort setback (cove Parking fort | 90 Arapahoe Proposed Total Area 96 Arapahoe ed 96 Arapahoe 96 Arapahoe Proposed Total Area 90 Arapahoe Proposed Total Area 90 Proposed vacation of ROW and pending lot to are estimates based on proposed new bound welling Unit the entire site may be located in its entirety to be removed, Silver Saddle Motel Office 1 Building 1 Demo Building 2 Demo Building 3 Demo Building 3 Demo Building 4 Building Envelope D Building Envelope F Building Envelope F Building Envelope F Building Envelope H Building Envelope A Building Site U (Pending Final Plat) 90 Arapahoe Total Existing SF 96 Arapahoe Proposed Total SF are estimates only. Building will be designed e annexation agreement enter Dwelling Unit set. Fowelling Unit | 1.120 48,691 4,975 191,707 217,412 boundaries of Final Plat dary line between 90 and 96 Arapahoe a STANDARDS 3500.00 62.12 12.40 on 90 Arapahoe per the Annexation Ag e and Residence and Motor Court Units to N/A N/A 6,768 6,000 1,882 4,920 N/A 2,908 1,808 N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A | 178,260 -14,514 39,152 217,412 and will be finalized with the Final Plat PROPOSED 4726.35 46.00 9.22 prement PROPOSED* o be renovatec PROPOSED 30 for Envelopes N thru P based on Vacation of Arapahoe RCPOSED 30 for Envelopes N thru P based on Vacation of Arapahoe N/A Based on Vacation of Arapahoe ROW N/A. PROPOSED Varies - refer to Building Height Modification Plan and Desig VA | e area for private garages or | | REFER TO CIVIL ENG INFORMATION RE TO BE COMPLETED CITY OF BOULDER |
| Area of ROW to be vacat Area of 96 Arapahoe re-p fotal Site Area (Existing) otal Site Area (Proposed Cell totals are based on pro Proposed re-platted totals ESIDENTIAL DENSITY Maximum Duelling Units Maximum Duelling Units Maximum Duelling Units Maximum Due per acre The residential density for BUILDING AREA Non-contributing structures Maximum Size of Principa Allowable FAR 20 Arapahoe 20 Arapahoe 20 Arapahoe 20 Arapahoe 20 Arapahoe 21 Proposed building areas Side from street (3rd story and additional structures Control (3rd story and abo Side from street (3rd story arking front setback (cove Parking side setback/screen Accessory use setbacks front Side yard landscaped setba Side from interior lot line Parking side setback/screen Accessory use setbacks front Suite yard landscaped setback front Suite yard landscaped setback from interior lot line Parking fort setback (cove Parking side setback/screen Accessory use setbacks front SUILDING HEIGHT Maximum Height Maximum Height for Acce Parking For Space WillDING HEIGHT Maximum Meight for Acce Parking Space pe Maximum Area Space pe | 90 Arapahoe Proposed Total Area 96 Arapahoe ed 96 Arapahoe 96 Arapahoe Proposed Total Area 96 Arapahoe Proposed Total Area 90 Proposed vacation of ROW and pending lot fe are estimates based on proposed new bound welling Unit the entire site may be located in its entirety to be removed, Silver Saddle Motel Office 1 Building 1 Demo Building 1 Demo Building 2 Demo Building 3 Demo Building 4 Building Site A Building Envelope D Building Envelope F Building Envelope F Building Envelope H Building Envelope H Building Envelope K Building Envelope N Building Envelope N Building Envelope R Building Envelope R Building Envelope R Building Envelope R Building Envelope R Building Envelope S Building Envelope C Building Envelope S Building Envelope S Building Envelope S Building Site U (Pending Final Plat) 90 Arapahoe Total Existing SF 90 Arapahoe Total Existing SF 90 Arapahoe Total Existing SF 90 Arapahoe Proposed Total SF are estimates only. Building will be designed e annexation agreement and above) red and uncovered) from street en principal and accessory structures fres essory Structures 1.8 & Structures 1.8 & Structures 1.8 & Structures 1.8 & Structures 1.9 Welling Unit | 1.120 48,691 4,975 191,707 217,412 boundaries of Final Plat dary line between 90 and 96 Arapahoe a STANDARDS 3500.00 62.12 12.40 on 90 Arapahoe per the Annexation Ag EXISTING e and Residence and Motor Court Units to N/A N/A N/A A A A A A A A A A A A A A A | 178,260 -14,514 39,152 217,412 ad will be finalized with the Final Plat PROPOSED 4726.35 46.00 9.22 reterment PROPOSED* o be renovatec 0 0 0 0 0 0 0 0 0 0 0 0 0 | e area for private garages or | | REFER TO CIVIL ENGINE INFORMATION RE TO BE COMPLETED CITY OF BOULDER |







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LAND USE CASES

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| ANNEXATION | LUR2015-00057 |
|------------------------------|---------------------------------|
| CONCEPT PLAN (SILVER SADDLE | E PROPERTY) LUR2015-00059 |
| USE REVIEW (SEPTEMBER SCHO | OL) LUR2016-00098 |
| APPLICATION FOR INDIVIDUAL L | ANDMARK HIS2017-00114 |
| SITE REVIEW | LUR2018-00005 |
| LANDMARKS ALTERATION CERT | IFICATE HIS2018-00069 |
| ROW VACATION | LUR2019-00017 |
| ANNEXATION AGREEMENT AMEI | NDMENT LUR2019-00026 |
| PRELIMINARY PLAT | LUR2019-00027 |
| FINAL PLAT | TEC2019-00049 |
| TECNICAL DOCUMENTS | TEC2019-00048 |

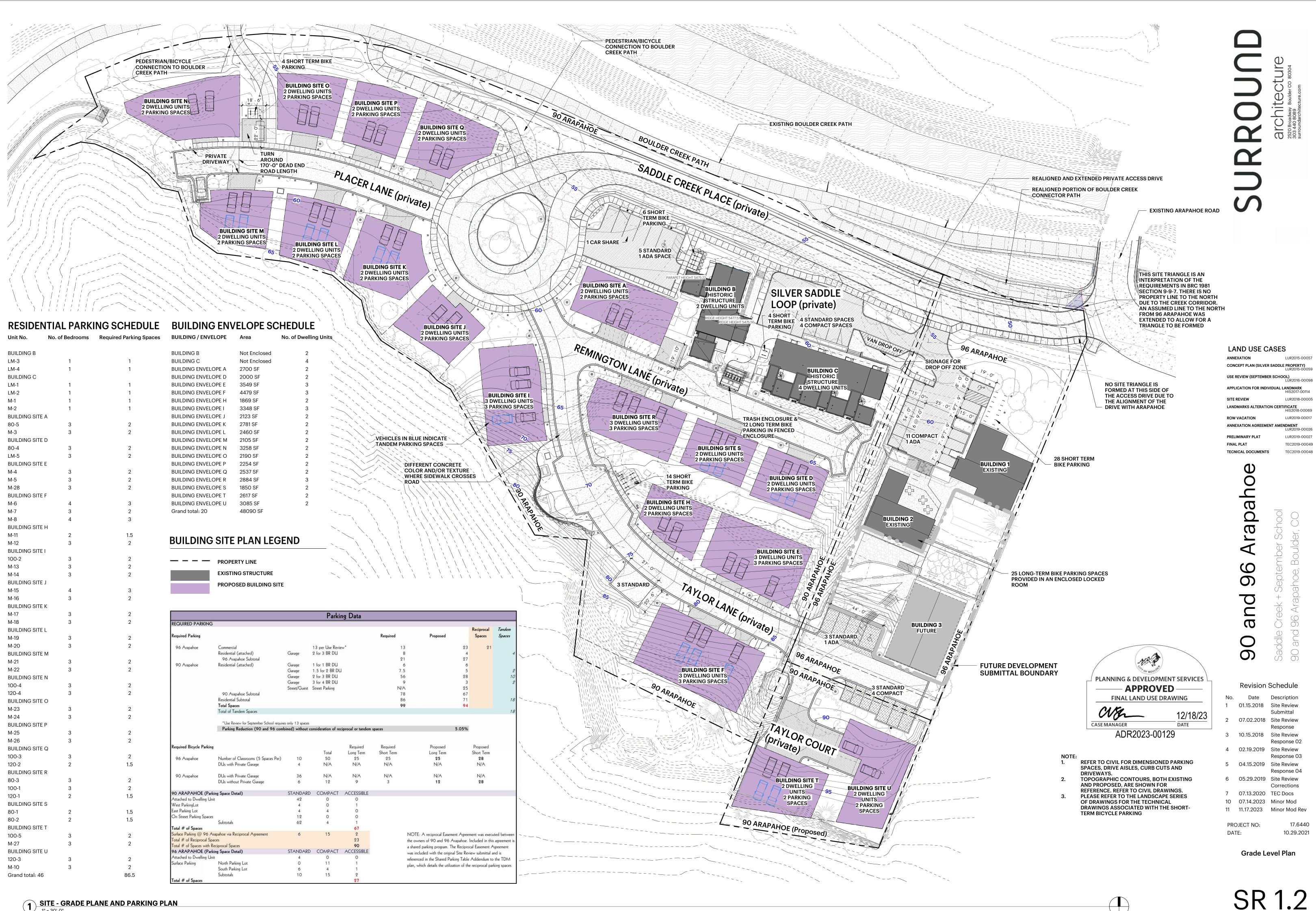
| | Revision | Schedule |
|----|------------|----------------------------|
| о. | Date | Description |
| | 07.02.2018 | Site Review Response |
| | 10.15.2018 | Site Review Response 02 |
| | 02.19.2019 | Site Review Response 03 |
| | 04.15.2019 | Site Review Response 04 |
| | 05.29.2019 | Site Review Corrections |
| | 07.13.2020 | TEC Docs |
| | 08/30/2021 | Minor Mod |
|) | 07.14.2023 | Minor Mod |
| | 11.17.2023 | Minor Mod Rev |
| | | |

17.6440 10.29.2021

Site Development Plan

PROJECT NO:

DATE:



| Unit No. | No. of Bedrooms | Required Parking S |
|-----------------|-----------------|--------------------|
| BUILDING B | | |
| LM-3 | 1 | 1 |
| LM-4 | 1 | 1 |
| BUILDING C | | |
| LM-1 | 1 | 1 |
| LM-2 | 1 | 1 |
| M-1 | 1 | 1 |
| M-2 | 1 | 1 |
| BUILDING SITE | - | |
| 80-5 | 3 | 2 |
| M-3 | 3 | 2 |
| BUILDING SITE I | | 2 |
| 80-4 | 3 | 2 |
| LM-5 | 3 | 2 |
| BUILDING SITE I | | Z |
| M-4 | 3 | 2 |
| | | |
| M-5 | 3 | 2 |
| M-28 | 3 | 2 |
| BUILDING SITE I | | 2 |
| M-6 | 4 | 3 |
| M-7 | 3 | 2 |
| M-8 | 4 | 3 |
| BUILDING SITE I | | |
| M-11 | 2 | 1.5 |
| M-12 | 3 | 2 |
| BUILDING SITE I | | |
| 100-2 | 3 | 2 |
| M-13 | 3 | 2 |
| M-14 | 3 | 2 |
| BUILDING SITE . | J | |
| M-15 | 4 | 3 |
| M-16 | 3 | 2 |
| BUILDING SITE I | < | |
| M-17 | 3 | 2 |
| M-18 | 3 | 2 |
| BUILDING SITE I | | |
| M-19 | 3 | 2 |
| M-20 | 3 | 2 |
| BUILDING SITE I | | - |
| M-21 | 3 | 2 |
| M-22 | 3 | 2 |
| BUILDING SITE I | | Z |
| 100-4 | 3 | 2 |
| | 3 | 2 |
| 120-4 | | 2 |
| BUILDING SITE | | 2 |
| M-23 | 3 | 2 |
| M-24 | 3 | 2 |
| BUILDING SITE I | | |
| M-25 | 3 | 2 |
| M-26 | 3 | 2 |
| BUILDING SITE | Q | |
| 100-3 | 3 | 2 |
| 120-2 | 2 | 1.5 |
| BUILDING SITE I | R | |
| 80-3 | 3 | 2 |
| 100-1 | 3 | 2 |
| 120-1 | 2 | 1.5 |
| BUILDING SITE S | 5 | |
| 80-1 | 2 | 1.5 |
| 80-2 | 2 | 1.5 |
| BUILDING SITE | | |
| 100-5 | 3 | 2 |
| M-27 | 3 | 2 |
| BUILDING SITE | | ۷. |
| 120-3 | 3 | 2 |
| M-10 | 3 | 2 |
| Grand total: 46 | 0 | 86.5 |
| | | 00.0 |
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| - | |
|---------------------|--------------|
| BUILDING B | Not Enclosed |
| BUILDING C | Not Enclosed |
| BUILDING ENVELOPE A | 2700 SF |
| BUILDING ENVELOPE D | 2000 SF |
| BUILDING ENVELOPE E | 3549 SF |
| BUILDING ENVELOPE F | 4479 SF |
| BUILDING ENVELOPE H | 1869 SF |
| BUILDING ENVELOPE I | 3348 SF |
| BUILDING ENVELOPE J | 2123 SF |
| BUILDING ENVELOPE K | 2781 SF |
| BUILDING ENVELOPE L | 2460 SF |
| BUILDING ENVELOPE M | 2105 SF |
| BUILDING ENVELOPE N | 3258 SF |
| BUILDING ENVELOPE O | 2190 SF |
| BUILDING ENVELOPE P | 2254 SF |
| BUILDING ENVELOPE Q | 2537 SF |
| BUILDING ENVELOPE R | 2884 SF |
| BUILDING ENVELOPE S | 1850 SF |
| BUILDING ENVELOPE T | 2617 SF |
| BUILDING ENVELOPE U | 3085 SF |
| Grand total: 20 | 48090 SF |
| | |

| PROPERTY LINE |
|-------------------|
| EXISTING STRUCTUR |
| PROPOSED BUILDING |

| | | | Parkir | ng Data | | |
|--|--|------------------|----------------------|---------------------|------------|---------|
| REQUIRED PARKING | | | | | | |
| Required Parking | | | | | Required | |
| 96 Arapahoe | Commercial | | 13 per Use Revie | w* | 1 | 13 |
| | Residential (attached) 96 Arapahoe Subtotal | Garage | 2 for 3 BR DU | | 2 | 8 21 |
| 90 Arapahoe | Residential (attached) | Garage | 1 for 1 BR DU | | | 6 |
| | | Garage | 1.5 for 2 BR DU | | 7 | .5 |
| | | Garage | 2 for 3 BR DU | | | 56 |
| | | Garage | 3 for 4 BR DU | | | 9 |
| | | Street/Guest | | | N | /A |
| | 90 Arapahoe Subtotal | Streey Ouest | Street I diking | | | 78 |
| | Residential Subtotal | | | | | 36 |
| | | | | | | 99 |
| | Total Spaces | | | | 5 | 19 |
| | Total of Tandem Spaces | | | | | |
| | *11 | 1.42 | | | | |
| | *Use Review for September School require | 1150 CONTRACTOR | | | | |
| | Parking Reduction (90 and 96 com | bined) without o | consideration of rec | iprocal or tandem s | spaces | |
| | | | | | | |
| | | | | D | D | |
| Required Bicycle Parking | | | - | Required | Required | |
| | | | Total | Long Term | Short Term | |
| 96 Arapahoe | Number of Classrooms (5 Spaces Per) | 10 | 50 | 25 | 25 | |
| | DUs with Private Garage | 4 | N/A | N/A | N/A | |
| 90 Arapahoe | DUs with Private Garage | 36 | N/A | N/A | N/A | |
| | DUs without Private Garage | 6 | 12 | 9 | 3 | |
| 90 ARAPAHOE (Park | ing Space Detail) | STANDARD | COMPACT | ACCESSIBLE | | |
| Attached to Dwelling Uni | | 42 | 0 | 0 | | |
| West ParkingLot | | 4 | 0 | 1 | | |
| East Parking Lot | | 4 | 4 | 0 | | |
| On Street Parking Spaces | | 12 | 0 | õ | | |
| On Street Faiking Spaces | Subtotals | 62 | 4 | 1 | | |
| Total # of Spaces | Subtotals | 02 | 4 | 67 | | |
| | rapahoe via Reciprocal Agreement | 6 | 15 | 2 | | NC |
| Total # of Reciprocal Spa | | 6 | 15 | | | |
| Sector and the sector of the sector sector and the sector se | | | | 23 | | the |
| Total # of Spaces with R | eciprocal Spaces | CTAND 100 | | 90 | | a sł |
| 96 ARAPAHOE (Park | ing Space Detail) | STANDARD | | ACCESSIBLE | | was |
| Attached to Dwelling Uni | | 4 | 0 | 0 | | refe |
| Surface Parking | North Parking Lot | 0 | 11 | 1 | | ola |



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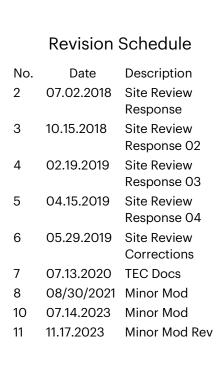
SITE - DWELLING UNIT PLAN 1" = 30'-0"



LAND USE CASES

| ANNEXATION | LUR2015-00057 |
|------------------------------|----------------------------------|
| CONCEPT PLAN (SILVER SADDL | E PROPERTY) LUR2015-00059 |
| USE REVIEW (SEPTEMBER SCHO | OL) LUR2016-00098 |
| APPLICATION FOR INDIVIDUAL I | -ANDMARK HIS2017-00114 |
| SITE REVIEW | LUR2018-00005 |
| LANDMARKS ALTERATION CERT | TIFICATE HIS2018-00069 |
| ROW VACATION | LUR2019-00017 |
| ANNEXATION AGREEMENT AME | NDMENT LUR2019-00026 |
| PRELIMINARY PLAT | LUR2019-00027 |
| FINAL PLAT | TEC2019-00049 |
| TECNICAL DOCUMENTS | TEC2019-00048 |

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PROJECT NO: 17.6440 10.29.2021

Dwelling Unit Plan

DATE:

SR 1.4

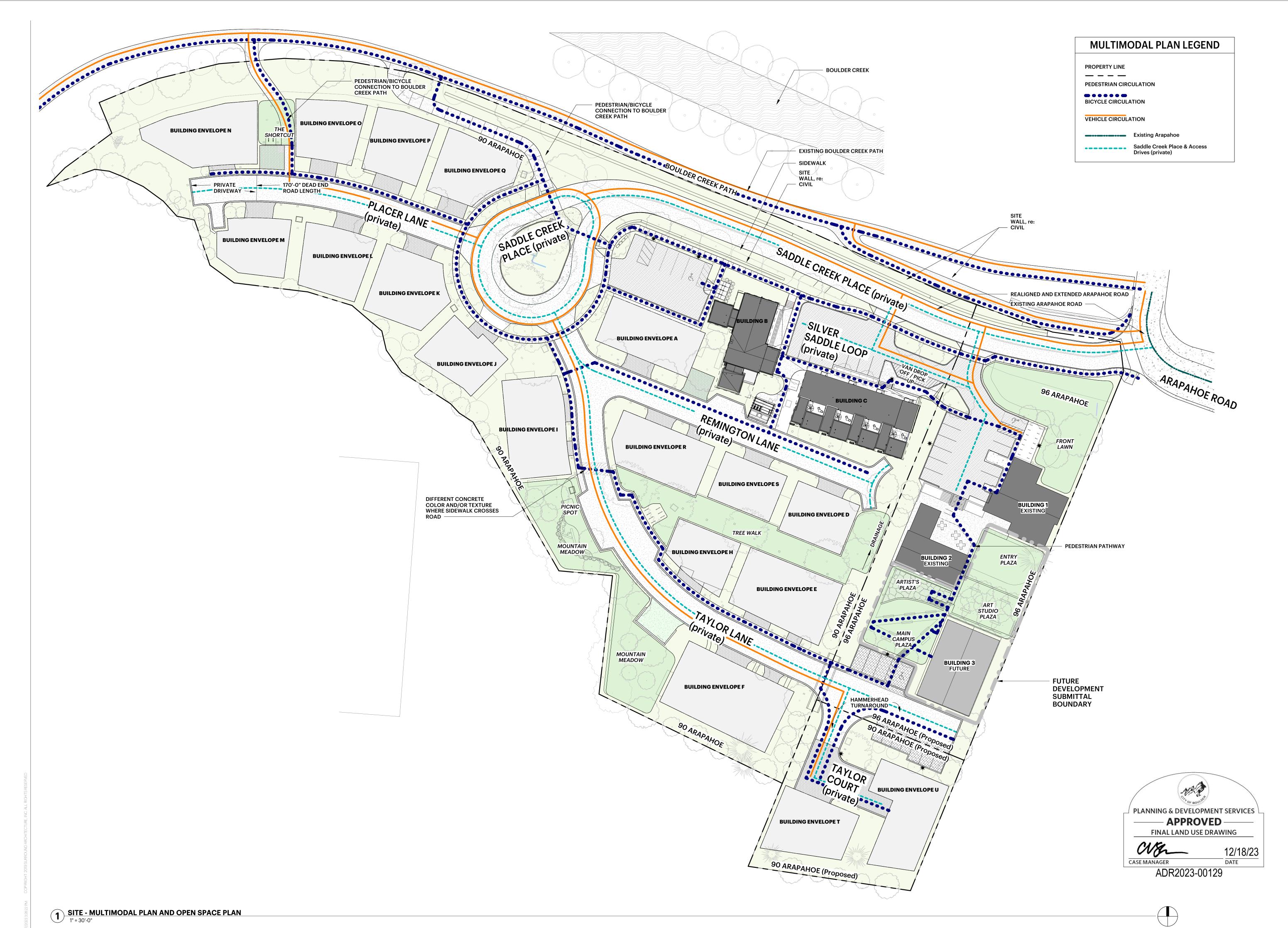
FUTURE DEVELOPMENT SUBMITTAL BOUNDARY

96 ARAPAHOE

BUILDING 1 EXISTING



 $\left(\begin{array}{c} \\ \end{array} \right)$





ARAPAHOE ROAD 96 ARAPAHOE FRONT LAWN BUILDING 1 EXISTING PEDESTRIAN PATHWAY ENTRY PLAZA ART STUDIO A 90 PLAZA FUTURE DEVELOPMENT **SUBMITTAL** BOUNDARY



LAND USE CASES

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| PRELIMINARY PLAT | LUR2019-00027 |
| FINAL PLAT | TEC2019-00049 |
| TECNICAL DOCUMENTS | TEC2019-00048 |

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| Revision Schedule | | | | |
|--------------------------|------------|----------------------------|--|--|
| No. | Date | Description | | |
| 1 | 01.15.2018 | Site Review Submittal | | |
| 2 | 07.02.2018 | Site Review Response | | |
| 3 | 10.15.2018 | Site Review Response 02 | | |
| 4 | 02.19.2019 | Site Review Response 03 | | |
| 5 | 04.15.2019 | Site Review Response 04 | | |
| 6 | 05.29.2019 | Site Review Corrections | | |
| 7 | 07.13.2020 | TEC Docs | | |
| 10 | 07.14.2023 | Minor Mod | | |
| 11 | 11.17.2023 | Minor Mod Rev | | |
| PRC | DJECT NO: | 17.6440 | | |
| DAT | ΓE: | 10.29.2021 | | |

Multimodal Plan and Open Space Plan

SR 1.13



architecture 2520 Broadway Boulder CO 80304 303 440 8089 surroundarchitecture Y SUR

LAND USE CASES

| ANNEXATION | LUR2015-00057 |
|----------------------------|------------------------------|
| CONCEPT PLAN (SILVER SADDL | E PROPERTY) LUR2015-00059 |
| USE REVIEW (SEPTEMBER SCHC | DOL) LUR2016-00098 |
| APPLICATION FOR INDIVIDUAL | LANDMARK HIS2017-00114 |
| SITE REVIEW | LUR2018-00005 |
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| ROW VACATION | LUR2019-00017 |
| ANNEXATION AGREEMENT AME | NDMENT LUR2019-00026 |
| PRELIMINARY PLAT | LUR2019-00027 |
| FINAL PLAT | TEC2019-00049 |
| TECNICAL DOCUMENTS | TEC2019-00048 |

90 and 96 Arapahoe Saddle Creek + September School 90 and 96 Arapahoe, Boulder, CO

Revision Schedule

| о. | Date | Description |
|----|------------|---------------|
| | 05/05/2022 | Minor Mod |
| C | 07.14.2023 | Minor Mod |
| | 11.17.2023 | Minor Mod Rev |
| | | |



96 ARAPAHOE

BUILDING 1 EXISTING

111

ADR2023-00129



ALLOWED EGRESS WINDOW WELL PROJECTIONS

PROJECT NO:

DATE:

17.6440

10.29.2021

5.3: BUILDING ARTICULATION - SIDING, TRIM, & MATERIALS

THE SIDING AND TRIM DETAILS criteria promote building textures which provide an overall level of quality and consistency within the neighborhood, without being too literal or imitative. An overall sense of proportion, quality, and level of detail is more important to the overall quality than literal interpretations of historic details. Some things to consider:

WALLS & TRIM should be of a consistent material on all sides of a cohesive mass. Texture is important. Material and pattern changes may be employed to distinguish volumes, hierarchy, and define design elements.

ALLOWABLE WALL MATERIALS INCLUDE:

- Wood Vertical and Horizontal Siding
- Concrete or Resin Panels: Subject to approval
- Board and Batten: Subject to approval
- Galvanized or Galvalume Metal Panels
- Steel panels: Subject to approval
- Marine Grade Plywood: Subject to approval
- Wood Shingles
- Brick: Shape, Color and Texture subject to approval
- Natural Full-depth Stone Veneer
- Precast concrete caps & details: Subject to approval
- Wood and cementitious trim
- STUCCO IS NOT ALLOWED
- <u>ᡧᠯᡐ᠊ᡏᡧ᠋᠋ᡋᡒ</u>᠊ᢌ᠋᠋ᠯᠷᡟ᠖᠋ᠯᢣᠺᡯᡘᢑ᠊ᠯᠺᡰᠰ᠊᠋᠋ᡚᢄ᠋ᠯᡧᡌᢌᢇ Adhered Natural Thin Veneer Stone, detailed with full corners and deep inset windows (4" from face of
- stone to glass): Subject to Approval.

DEPARS include trin materials and eladding shapes, attach-

ments, colors, and patterns. Simple and elegant detailing is paramount.

- thin profiles where possible

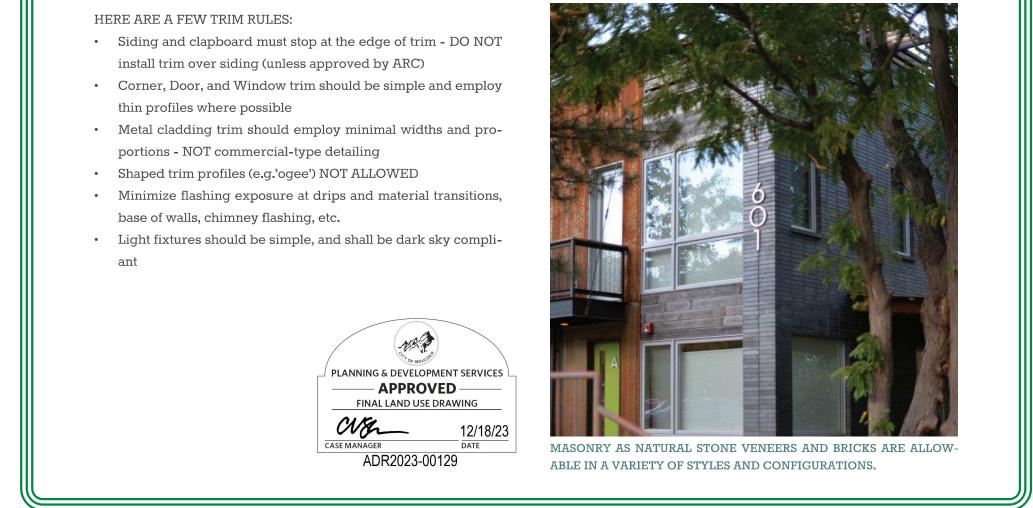
- base of walls, chimney flashing, etc.



METAL AS PANELS APPLIED TO ROOFS, WALLS, AND TRIM.



HORIZONTAL AND VERTICAL NATURAL WOOD SIDING IN LAPPED, BUTT, AND TONGUE AND GROOVE CONFIGURATIONS ARE ENCOUR-AGED.





CANYON CREEK VILLAS, LLC | SURROUND ARCHITECTURE



