

COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301

40702 15.87N 105°15'01.07W

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PENROSE PLACE

3300 PENROSE PLACE, BOULDER, CO

SITE REVIEW SET



PROJECT TEAM	
OWNER BOULDER HOUSING PARTNERS 4800 BROADWAY BOULDER, CO	ARCHITECT COBURN ARCHITECTURE 2718 PINE STREET #100 BOULDER, CO P: 303.442.3351
CIVIL ENGINEER JVA, INCORPORATED 1319 SPRUCE STREET BOULDER, CO 80302 P: 303.444.1951	LANDSCAPE ARCHITECT OUTSIDE LA BOULDER, CO P: 303.517.9256
TRAFFIC ENGINEER LSC TRANSPORTATION CONSULTANTS 1889 YORK STREET DENVER, CO P: 303.333.1105	
SCOPE OF WORK	
NEW RESIDENTIAL DEVELOPMENT:	113 UNITS, 100% AFFORDABLE RESIDENTIAL UNITS. 0 BEDROOMS: 13 UNITS 1 BEDROOMS: 59 UNITS 2 BEDROOMS: 32 UNITS 3 BEDROOMS: 9 UNITS
PROJECT INFORMATION	
LEGAL DESCRIPTION:	LOT 1 DIAGONAL PARK REPLAT A AND PRIVATE STREET NAMED PENROSE PLACE, DIAGONAL PARK, LOCATED IN THE NORTH EAST CORNER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 70 WEST IF THE 6TH PM, COUNTY OF BOULDER, CO
ZONING:	RH-4
BUILDING TYPE:	RESIDENTIAL
LOT SIZE:	RH-4 207,095 SF
SETBACK MINIMUMS :	RH-4 FRONT (EAST): 20' REQUIRED: 20' PROPOSED: N/A INTERIOR SIDE (NORTHEAST): 1' PER 2' OF BLDG. HEIGHT, 5' MIN. REQUIRED: 9.5' PROPOSED: 48" SIDE ADJACENT STREET(NORTH): 1' PER 2' OF BLDG. HEIGHT, 10' MIN. REQUIRED: 17.25' PROPOSED: 32' REAR (WEST): 20' REQUIRED: 20' PROPOSED: 8" SIDE ADJACENT STREET (SOUTH): 1' PER 2' OF BLDG. HEIGHT, 10' MIN. REQUIRED: 22.5' PROPOSED: 120" INTERIOR SIDE (EAST/SOUTHEAST): 1' PER 2' OF BLDG. HEIGHT, 5' MIN. REQUIRED: 17.25' PROPOSED: 8" *MODIFICATION REQUESTED
MAX ALLOWABLE HEIGHT (FROM BLDG LOW POINT 25' AWAY):	RH-4 35'-0" *MODIFICATION REQUESTED
PROPOSED BUILDING HEIGHTS	REQUESTED HEIGHT MODIFICATION
BUILDING A: EXISTING BUILDING B: 38' - 5 1/4" BUILDING C: 48' 11 3/4" BUILDING D: 43'-5 1/8" BUILDING E: 42'-4 1/2"	BUILDING A: NO MODIFICATION BUILDING B: 39" BUILDING C: 49'-5 3/4" BUILDING D: 44" BUILDING E: 42'-10 1/2"

SHEET INDEX	
SHEET #	SHEET NAME
ARCHITECTURAL	
SR-6.3b	0 BED TYPE 4
ARCHITECTURAL SITE	
SR-0.1	TITLE SHEET
SR-0.2	PROJECT INFO
SR-0.3	SITE PLAN
SR-0.4	PRELIMINARY ADDRESSING PLAN
SR-0.5	TRANSIT CONNECTIONS
SR-0.6	VEHICLE / BIKE PARKING
SR-0.7	OPEN SPACE DIAGRAMS
SR-0.8	SOLAR ACCESS DIAGRAM
SR-0.9	SOLAR ACCESS DIAGRAM 35 FEET
SR-0.10	SETBACK AND EASEMENT DIAGRAM
SR-0.11	MATERIAL BOARD
SR-0.12	TRASH ENCLOSURE
SR-0.13	CIRCULATION/ACCESSIBILITY PLAN
BUILDING A	
SR-1.0a	PERSPECTIVE
SR-1.1a	BASEMENT PLAN
SR-1.2a	LEVEL 1 + LEVEL 2 FLOOR PLAN
SR-1.2b	LEVEL 1 + LEVEL 2 FLOOR PLAN Copy 1
SR-1.3a	LEVEL 2 + LEVEL 3 FLOOR PLAN
SR-1.4a	ROOF PLAN
SR-1.8a	AREA PLANS
SR-2.0a	ELEVATIONS
BUILDING B	
SR-1.0b	PERSPECTIVE
SR-1.1b	LEVEL 1
SR-1.2b	LEVEL 2
SR-1.3b	LEVEL 3
SR-1.4b	ROOF PLAN
SR-1.8b	AREA PLANS
SR-2.0b	ELEVATIONS
BUILDING C	
SR-1.0c	PERSPECTIVE
SR-1.1c	LEVEL 0
SR-1.2c	LEVEL 1
SR-1.3c	LEVEL 2
SR-1.4c	LEVEL 3
SR-1.5c	ROOF PLAN
SR-1.8c	AREA PLAN
SR-2.0c	ELEVATIONS
BUILDING D	
SR-1.0d	PERSPECTIVE
SR-1.1d	LEVEL 1
SR-1.2d	LEVEL 2
SR-1.3d	LEVEL 3
SR-1.4d	ROOF PLAN
SR-1.8d	AREA PLAN
SR-2.0d	ELEVATIONS
BUILDING E	
SR-1.0e	PERSPECTIVE
SR-1.1e	LEVEL 1
SR-1.2e	LEVEL 2
SR-1.3e	LEVEL 3
SR-1.4e	ROOF PLAN
SR-1.8e	AREA PLAN
SR-2.0e	ELEVATIONS
DETAILS	
SR-5.1	WINDOW DETAILS
SR-5.2	DOOR DETAILS
SR-5.3	MATERIAL DETAILS

SITE REVIEW
2024.03.22

SHEET No.

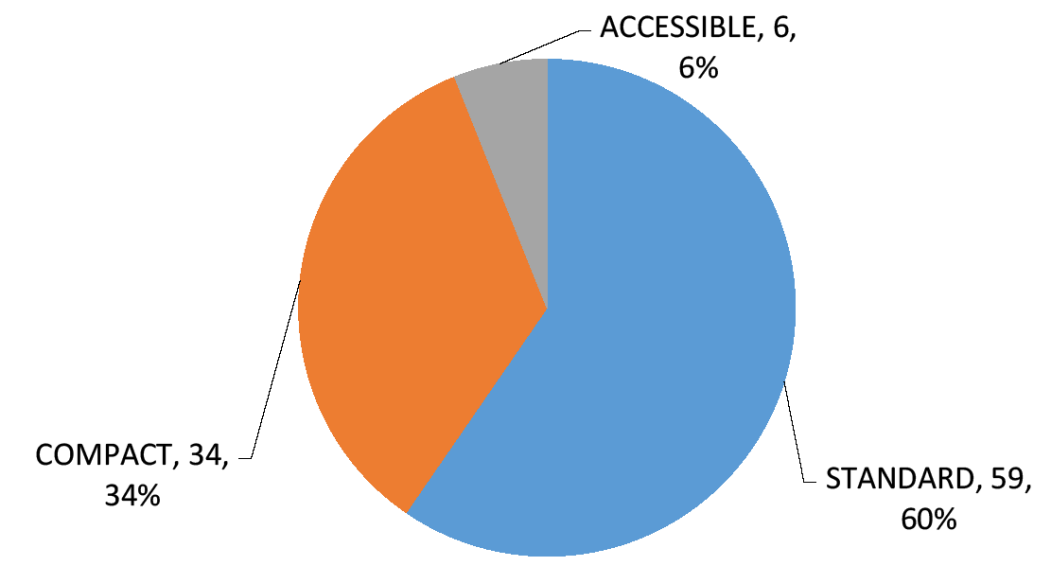
SR-0.1
TITLE SHEET

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301

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3300 PENROSE - PROJECT INFORMATION					
AREA CALCULATIONS					
	<u>ZONING</u>				
	RH-4	4.75 ACRE		207,095 SF	
	TOTAL SITE AREA	4.75 ACRE		207,095 SF	
BUILDING SQUARE FOOTAGES					
	<u>BUILDING TYPE</u>	<u>BUILDING FLOOR AREA**</u>	<u>BUILDING FOOTPRINT***</u>	<u>FAR****</u>	
	A (Existing)	17,063	7,628	0.08	**The total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.
	B	14,760	3,784	0.07	
	C	47,252	405	0.23	
	D	16,067	5,348	0.08	
	E	17,880	4,161	0.09	
	TOTAL SQUARE FOOTAGES:	113,022	21,326	0.55	
			MAX FAR FOR RH-4:	1.00	***Area measured to the exterior face of finish of second floor. Includes balconies.
					****"Building floor area" divided by "Total Site Area" SF RH-4 requirement contingent upon revised municipal code approval for the RH-4 zone and other zones where increased density is desired.
OPEN SPACE CALCULATIONS					
		<u>ACRE</u>	<u>% OPEN SPACE REQUIRED:</u>	<u>TOTAL OPEN SPACE REQUIRED:</u>	
	RH-4	4.75	30%	62,129 square feet	*Refer to sheet SR-0.7 for breakdown of Open Space Calculations
UNIT COUNTS AND MOTOR VEHICLE PARKING REQUIREMENTS (PER THE CITY OF BOULDER)					
	<u>UNIT TYPE</u>	<u>QUANTITY OF UNITS</u>	<u>PARKING REQUIREMENTS</u>	<u>REQUIRED PARKING</u>	<u>PROPOSED PARKING RATIOS</u>
	0 BEDROOM	13	(1) SPACE PER DU	13	(.5) SPACE PER DU
	1 BEDROOM	59	(1) SPACE PER 1-BDR UNIT	59	(.5) SPACE PER 1-BDR UNIT
	2 BEDROOM	32	(1.5) SPACE PER 2-BDR UNIT	48	(.78) SPACE PER 2-BDR UNIT
	3 BEDROOM	9	(2) SPACE PER 3-BDR UNIT	18	(1) SPACE PER 3-BDR UNIT
	TOTAL DWELLING UNITS	113		138 TOTAL RESIDENTIAL PARKING SPACES REQUIRED	91 TOTAL RESIDENTIAL PARKING SPACES
MOTOR VEHICLE PARKING PROVIDED					
		<u>STANDARD</u>	<u>COMPACT</u>	<u>ACCESSIBLE</u>	<u>TOTAL</u>
	SURFACE PARKING	12	15	4	31
	TUCK UNDER PARKING SPACE	47	19	2	68
	TOTAL PARKING SPACES PROVIDED	59	34	6	99
		<u>REQUIRED PARKING</u>	<u>PROPOSED PARKING</u>		
	LEASING OFFICE REQ. PARKING	3	3	1:300 1,000 SF OF LEASING	
	HEADSTART REQ. PARKING	5	5	1:300 1,456 SF OF DAYCARE	
	TOTAL ALLOCATED FOR RESIDENTIAL	138	91		
	TOTAL ALLOCATED FOR NON-RESIDENTIAL*	8	8		
	TOTAL	146	99	32% PARKING REDUCTION REQUESTED	
BICYCLE PARKING (PER THE CITY OF BOULDER)					
		<u>REQUIRED BY CITY</u>	<u>PROVIDED</u>		
	SHORT TERM PARKING	60	60		
	RESIDENTIAL	56.5	56.5	25% of 226 spaces residential	
	LEASING OFFICE	1	1	25% of 4 spaces office	
	DAYCARE (HEADSTART)	2	2	50% of 4 spaces daycare	
	LONG TERM PARKING	175	175		
	RESIDENTIAL	169.5	169.5	75% of 226 spaces residential	
	LEASING OFFICE	3	3	75% of 4 spaces office	
	DAYCARE (HEADSTART)	2	2	50% of 4 spaces daycare	
	TOTAL	235	235		
RESIDENTIAL BUILDING OCCURANCES					
		<u>0BDR</u>	<u>1BDR</u>	<u>2BDR</u>	<u>3BDR</u>
		13	59	32	9
	BUILDING A (Existing)	7	3	2	0
	BUILDING B	0	16	2	0
	BUILDING C	0	15	18	9
	BUILDING D	6	12	3	0
	BUILDING E	0	13	7	0
	TOTAL DWELLING UNITS	13	59	32	9





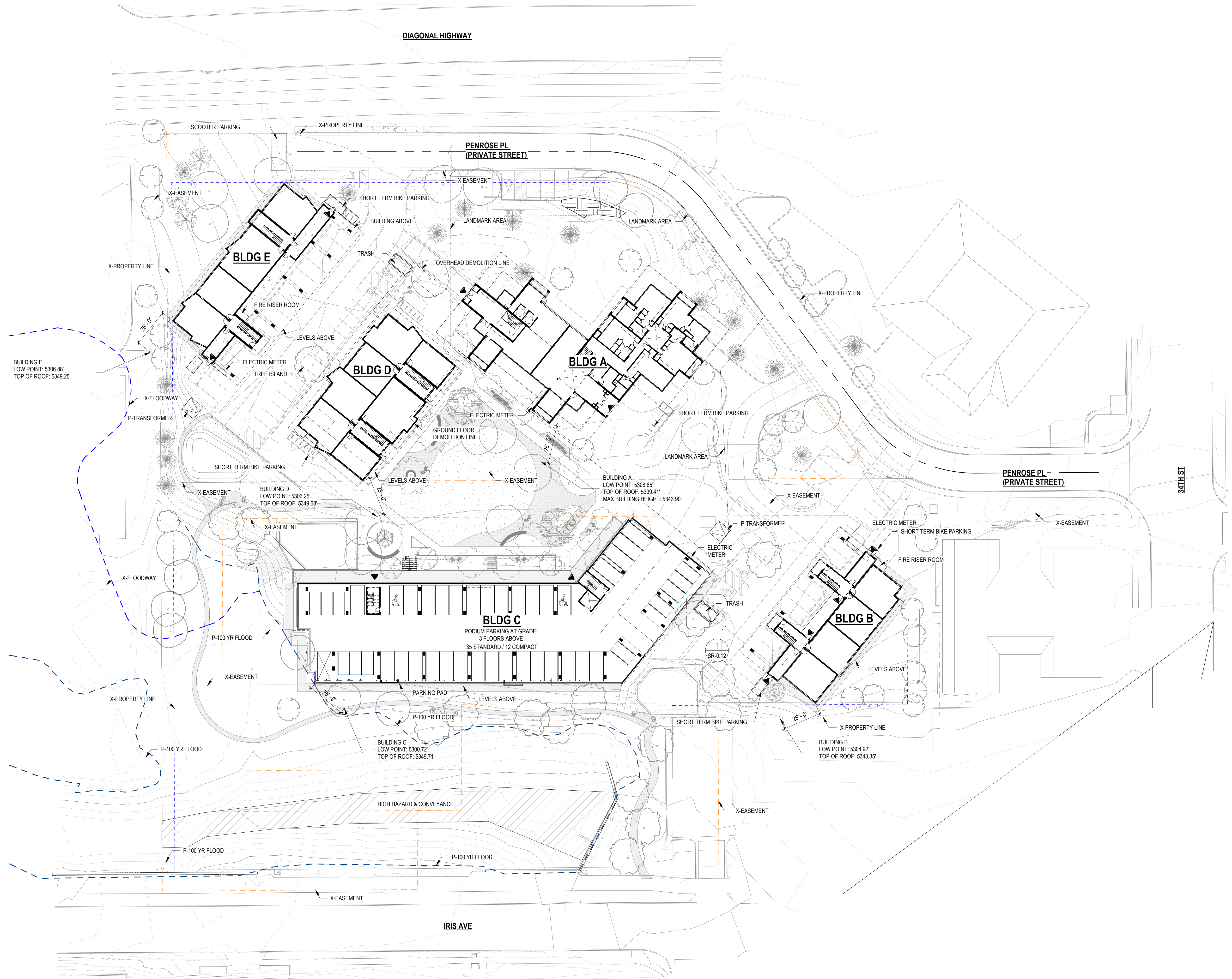
COBURN
ARCHITECTURE

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Boulder, Colorado
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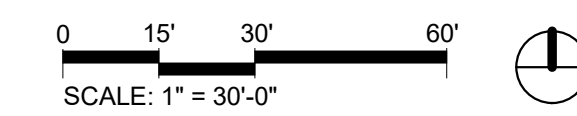
3300 PENROSE

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BOULDER, CO 80301
4/2/22 15.R/N 1051513.DWG

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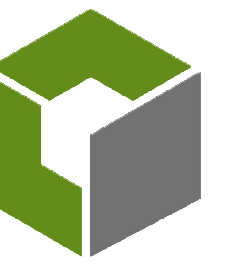
1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



SITE REVIEW
2024.03.22

SHEET No.

SR-0.3
SITE PLAN



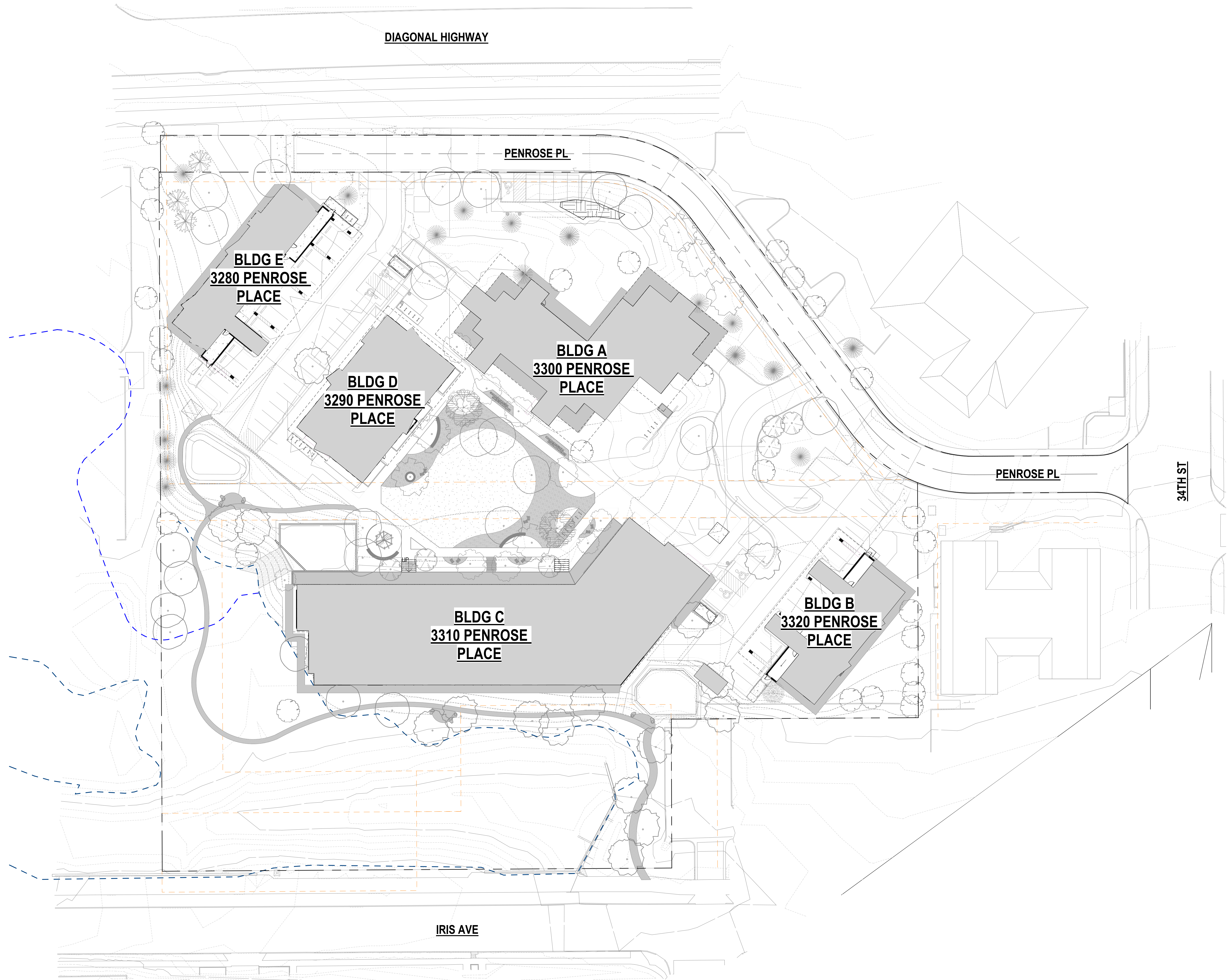
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BOULDER, CO 80301
4/27/22 15:00N 100°15'01.00W

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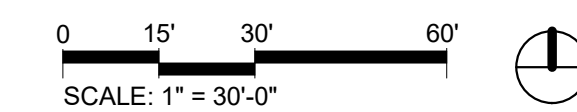
SITE REVIEW
2024.03.22

SHEET No.

SR-0.4

**PRELIMINARY
ADDRESSING PLAN**

1 PRELIMINARY ADDRESSING PLAN
1" = 30'-0"





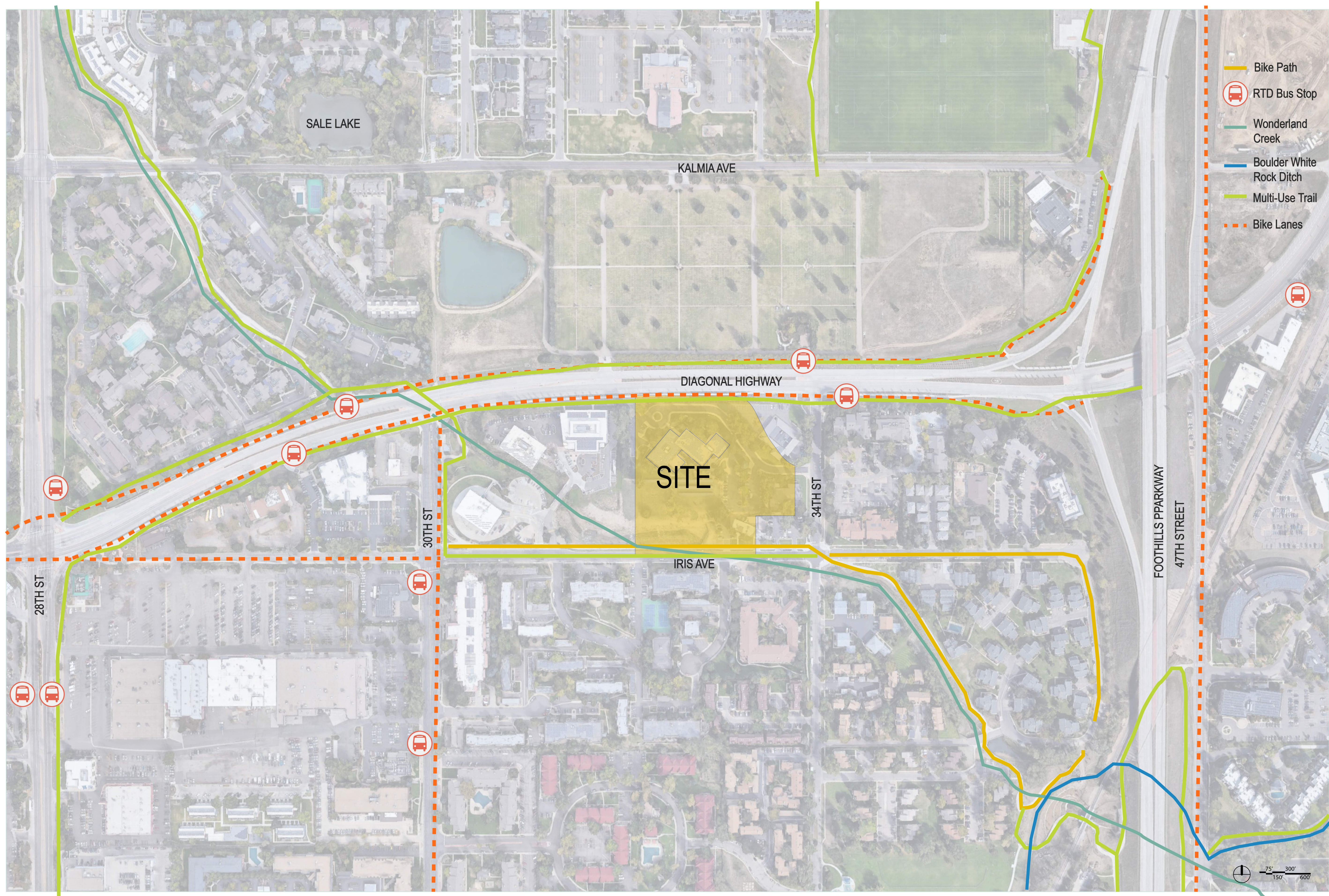
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2718 Pine Street #100
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3300 PENROSE

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4/17/22 15:07N 10011501.DWG

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DATE PRINTED: 3/22/2024 1:09:24 PM

1 TRANSIT CONNECTIONS
12" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-0.5
TRANSIT CONNECTIONS



COBURN
ARCHITECTURE

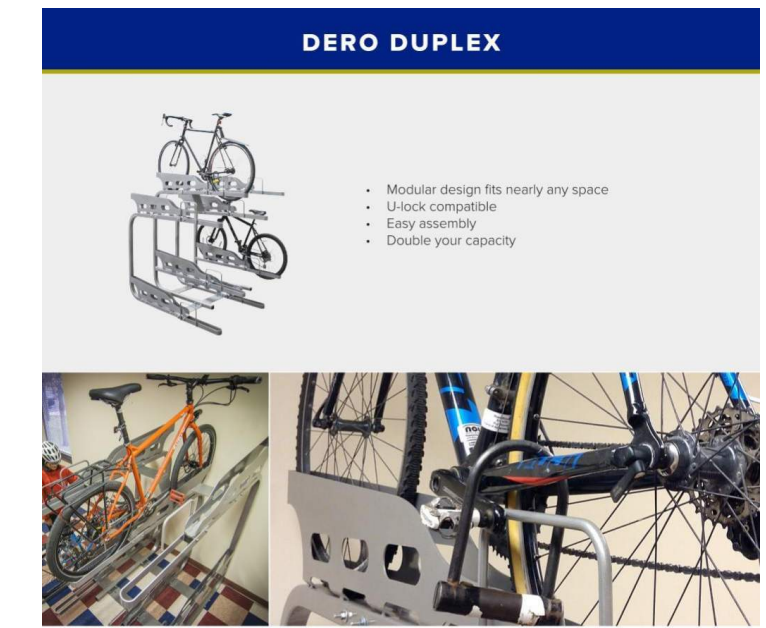
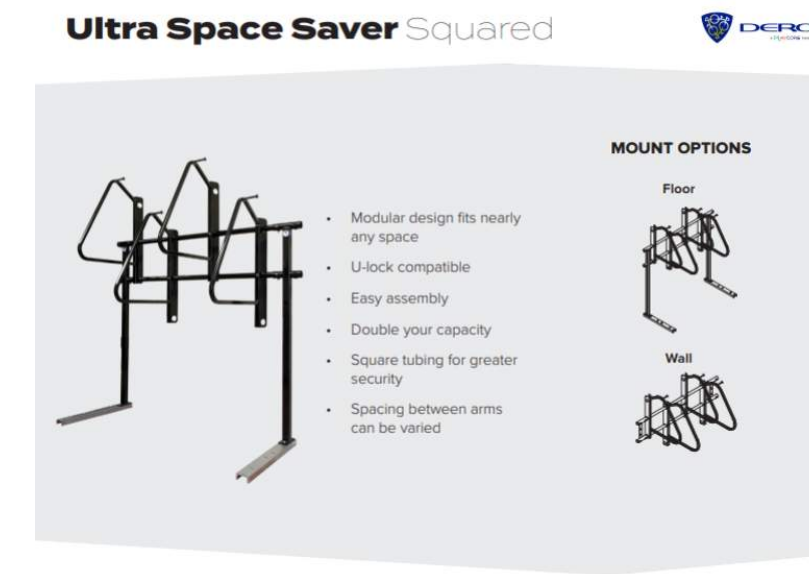
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BOULDER, CO 80301
4/27/22 15:07N 10/15/23 JRW

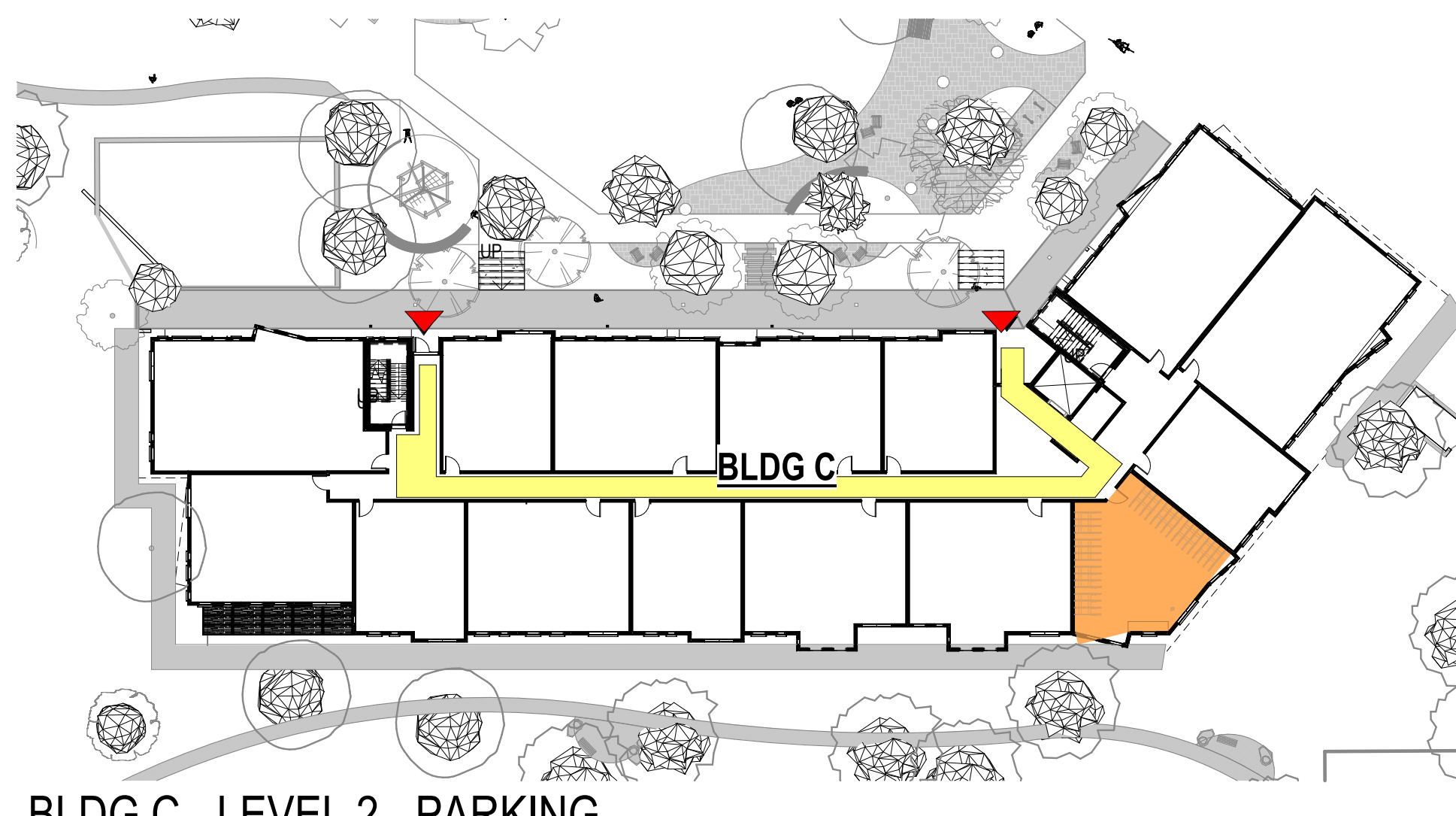
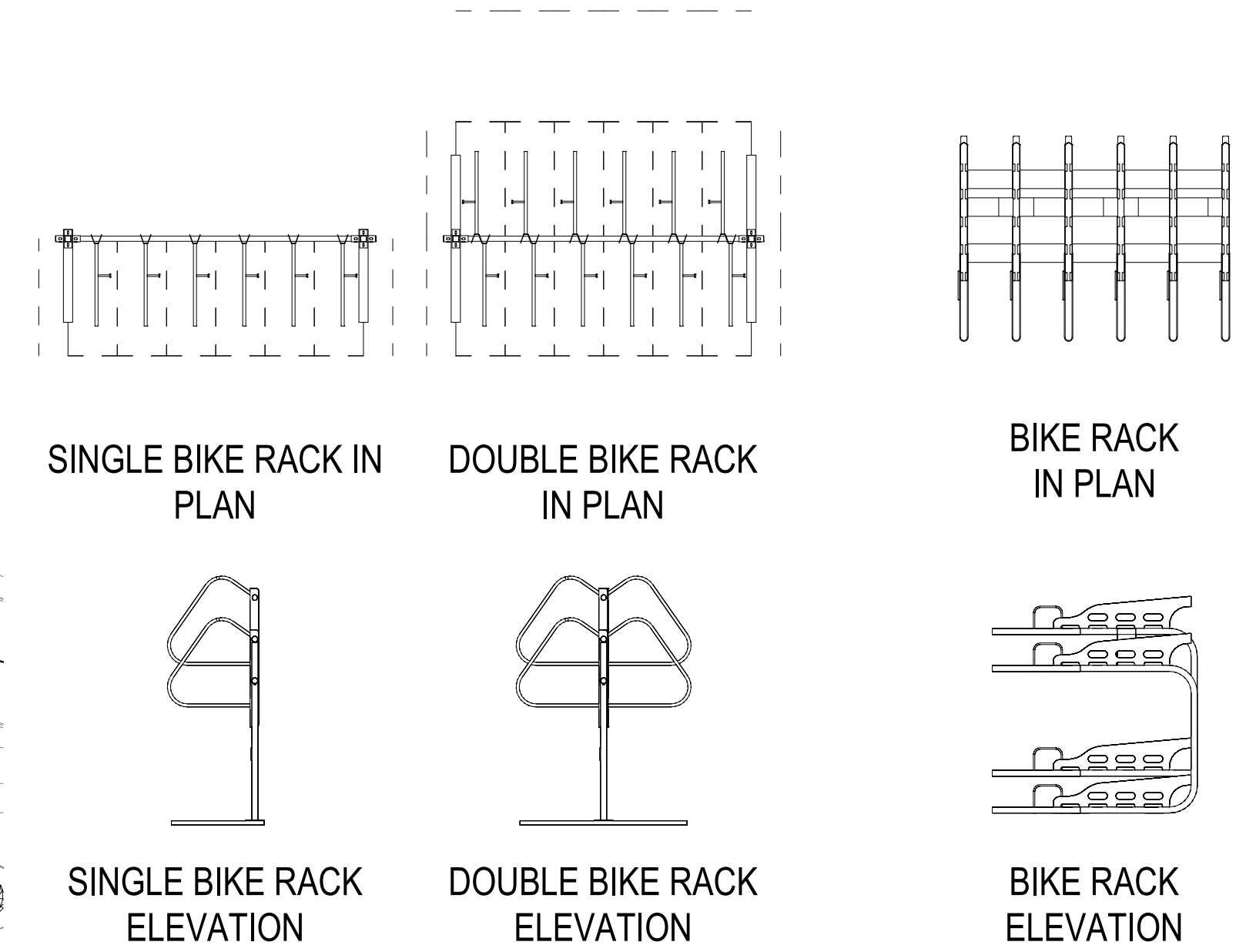
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BIKE PARKING LEGEND



NOTE: Adequate lighting shall be provided for the bicycle parking areas and the route to the garage entrance, PER BOULDER REVISED CODE.

NOTE: Adequate lighting shall be provided for the bicycle parking areas and the route to the garage entrance, PER BOULDER REVISED CODE.



PARKING LEGEND

- COMPACT PARKING SPACE
- STANDARD PARKING SPACE
- LONG TERM BIKE PARKING
- SHORT TERM BIKE PARKING
- SCOOTER PARKING
- PATH OF TRAVEL
- ▲ BUILDING ENTRY

BIKE PARKING:

LONG TERM BIKE PARKING
TOTAL: 194

SHORT TERM BIKE PARKING
TOTAL: 60

VEHICLE PARKING:

STANDARD PARKING SPACES

TOTAL: 37

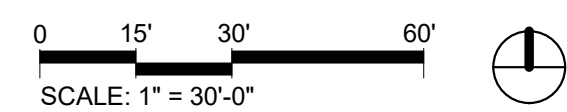
COMPACT PARKING SPACES

TOTAL: 51

ACCESSIBLE PARKING SPACES

TOTAL: 6

TOTAL VEHICLE PARKING: 94 SPACES



1 SITE PARKING DIAGRAM

1" = 30'-0"

2 BLDG C - LEVEL 2 - PARKING

1" = 30'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-0.6

VEHICLE / BIKE PARKING



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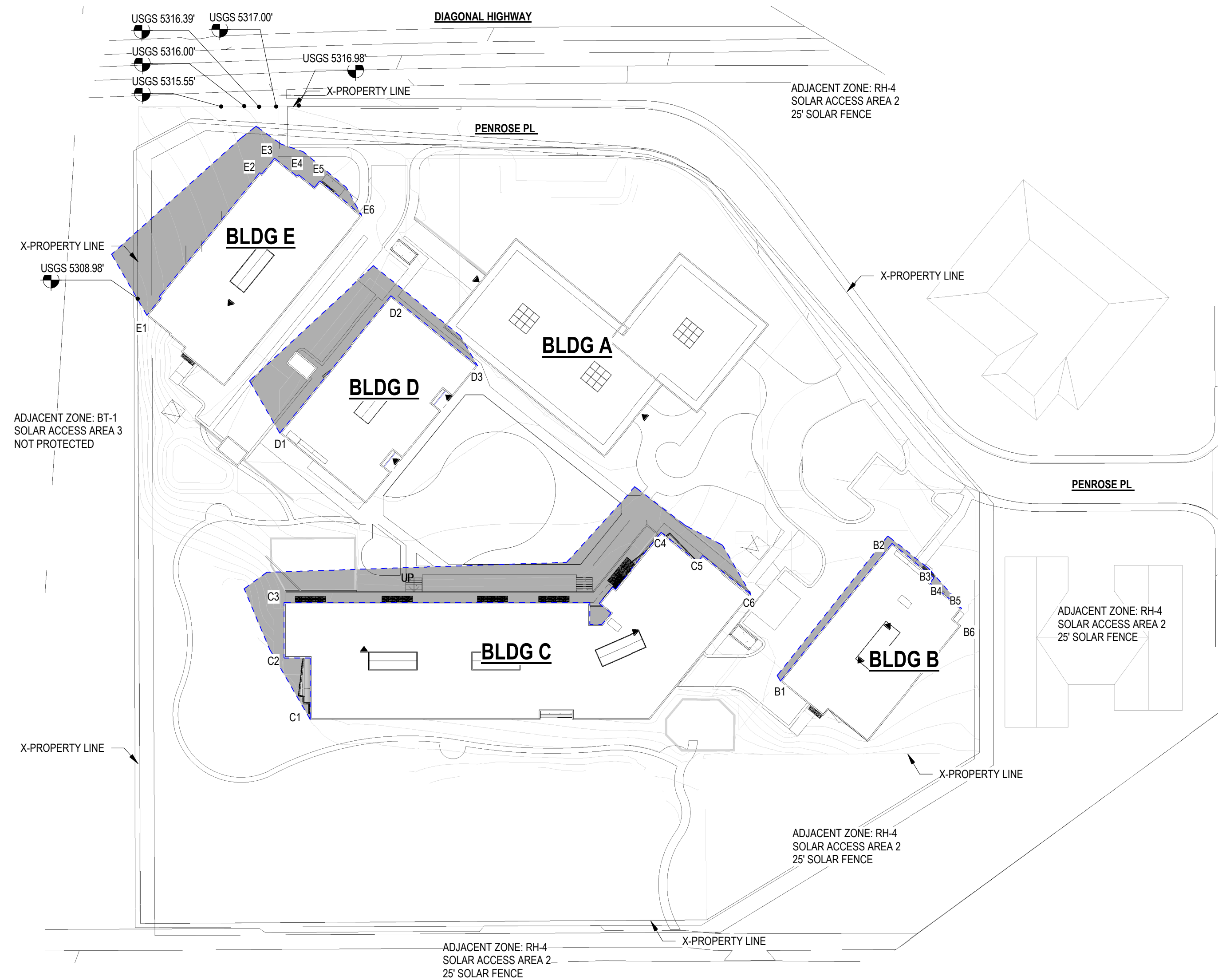
40702 15.87N 105°15'01.07W

Actual Height Adjusted Shadows

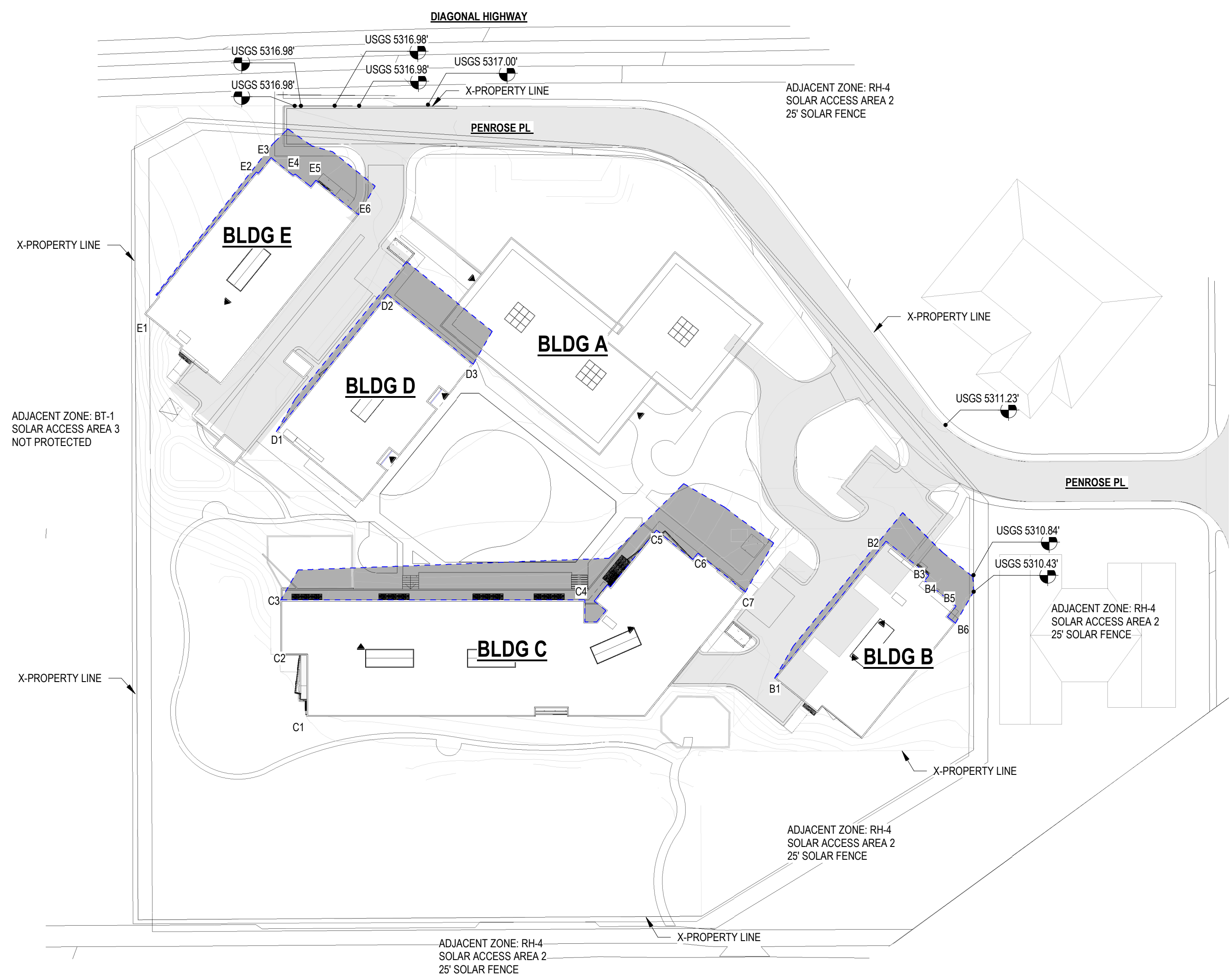
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ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT PROPERTY LINE	ELEVATION OF GRADE AT PROPERTY LINE	RELATIVE HEIGHT OF ROOF ELEMENT	RELATIVE HEIGHT OF ROOF ELEMENT	LENGTH OF SHADOW	LENGTH OF SHADOW
		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
BUILDING A	EXISTING BUILDING						
BUILDING B		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
B1	5343.35'						
B2	5343.35'		5311.23'		32.1		18.8
B3	5343.35'		5312.65'		31.1		16.2
B4	5343.35'		5312.59'		31		15.9
B5	5343.35'		5310.84'		32.5		19.9
B6	5343.35'		5310.43'		32.9		20.9
BUILDING C	DOES NOT CROSS PROPERTY LINES	10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
BUILDING D	DOES NOT CROSS PROPERTY LINES	10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
BUILDING E		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
E1	5349.25	5308.98'		40.3		40.5	
E2	5349.25	5315.55'	5316.98'	33.7	32.3	23.1	19.3
E3	5349.25	5316'	5316.98'	33.2	32.3	21.7	19.3
E4	5349.25	5316.39'	5316.98'	32.9	32.3	20.9	19.3
E5	5349.25	5317'	5316.98'	32.2	32.3	19.1	19.3
E6	5349.25	5316.98'	5317'	32.3	32.2	19.3	19.1

 ACTUAL HEIGHT ADJUSTED SHADOW LENGTH

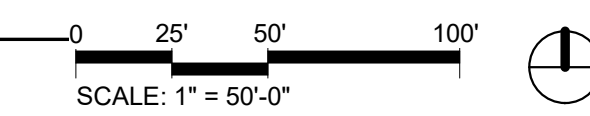
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1 SOLAR ACCESS DIAGRAM 10 AM
1" = 50'-0"



2 SOLAR ACCESS DIAGRAM 2 PM
1" = 50'-0"



SITE REVIEW
2024.03.22

SHEET No.

SR-0.8
SOLAR ACCESS DIAGRAM



COBURN
ARCHITECTURE

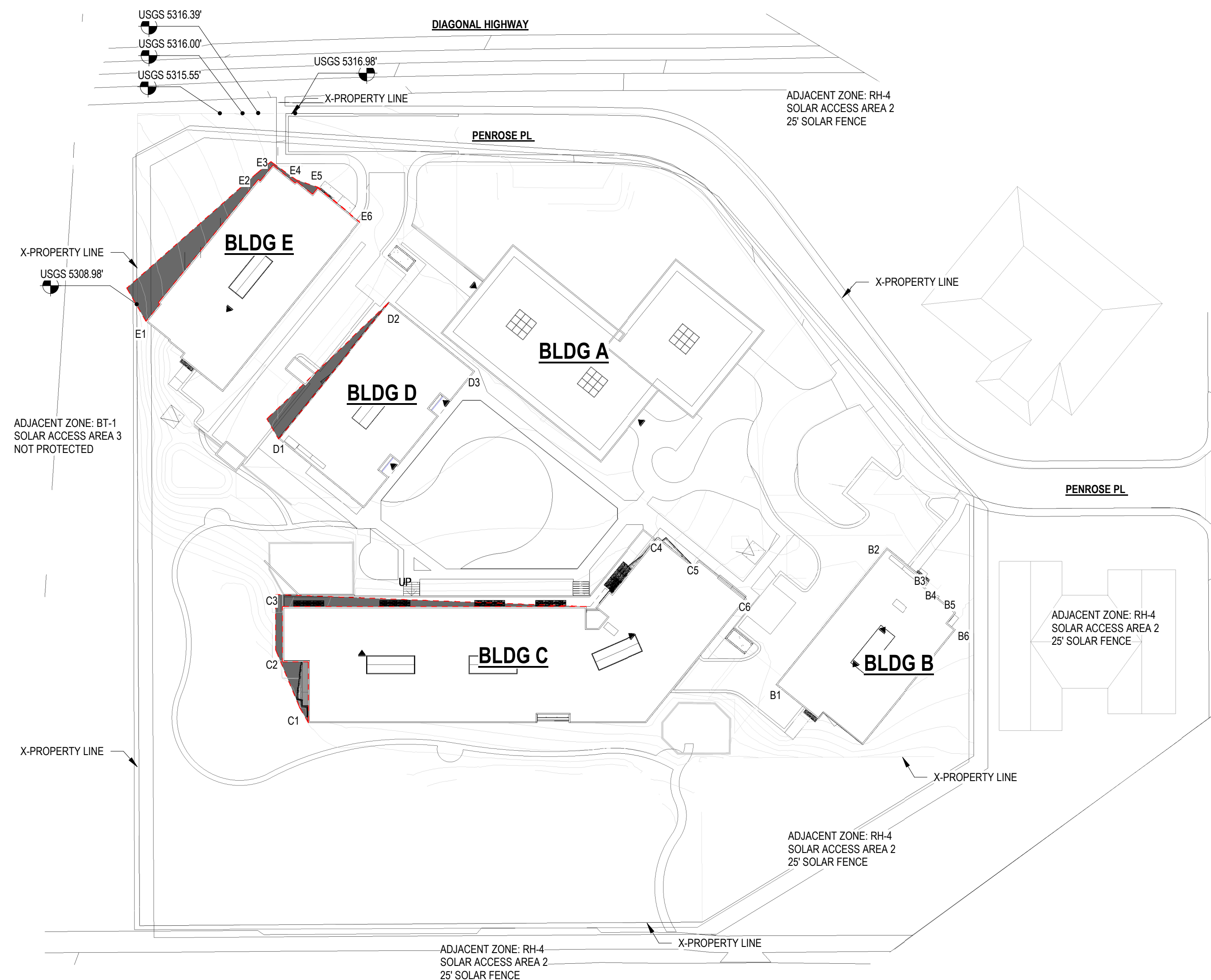
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3300 PENROSE

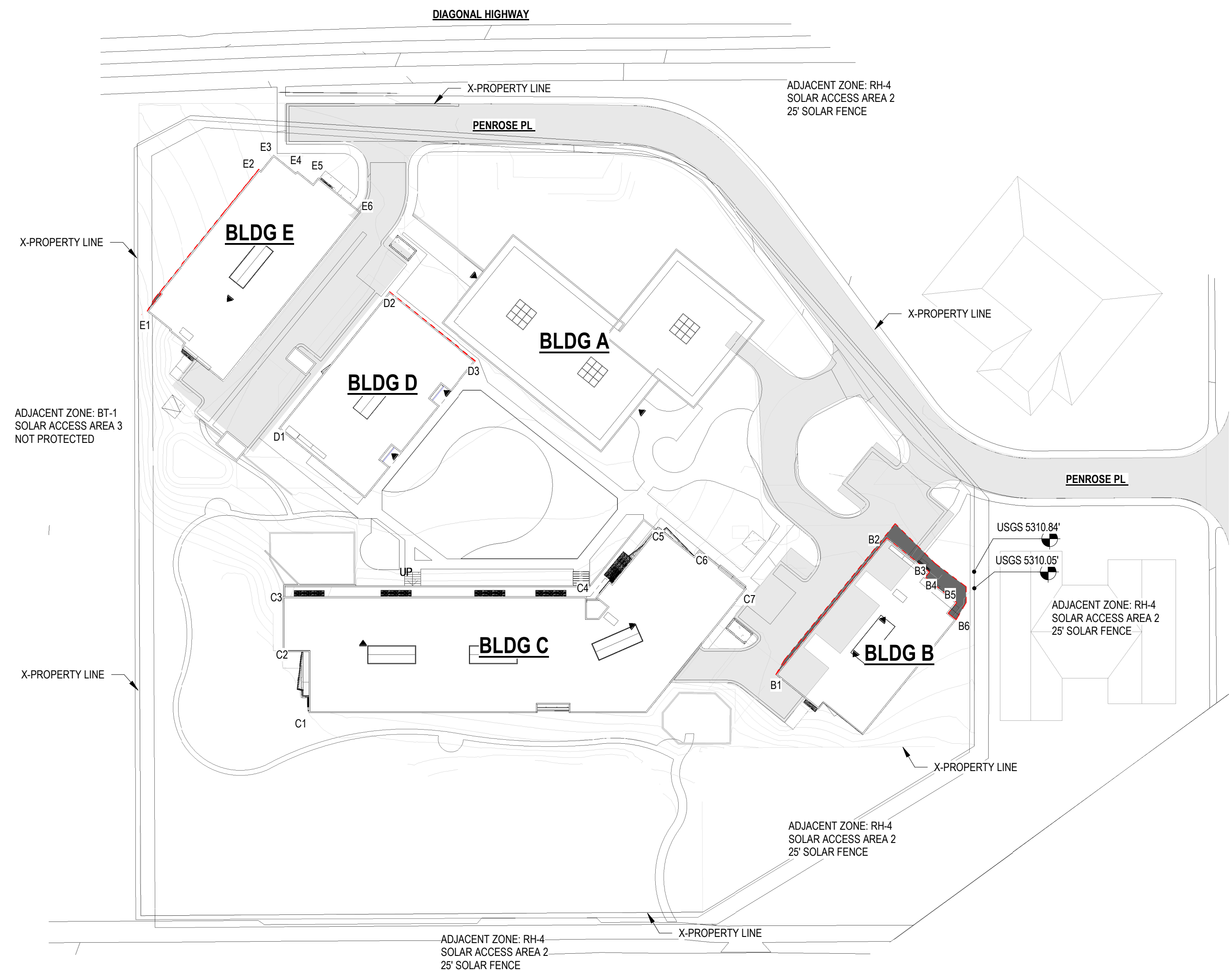
3300 PENROSE PL,
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40702 15.87N 105°15'01.97W

35 Foot Height Adjusted Shadows

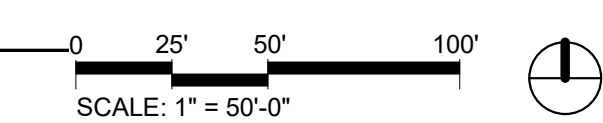
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BUILDING A	EXISTING BUILDING	10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
BUILDING B		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
B1	5339.92	5317'		22.9		-	
B2	5339.92	5316.15'	5311.23'	23.8	28.7	-	9.8
B3	5339.92	5315.83'	5312.65'	24.1	27.3	-	6.1
B4	5339.92		5312.59'		27.3		6.1
B5	5339.92	5315.58'	5310.84'	24.3	29.1	-	10.9
B6	5339.92		5310.43'		29.5		11.9
BUILDING C	DOES NOT CROSS PROPERTY LINES	10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
BUILDING D	DOES NOT CROSS PROPERTY LINES	10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
BUILDING E		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
E1	5341.88	5308.98'	5316.57'	32.9	25.3	20.9	0.8
E2	5341.88	5315.55'	5316.98'	26.3	24.9	3.4	-
E3	5341.88	5316'	5316.98'	25.9	24.9	2.4	-
E4	5341.88	5316.39'	5316.98'	25.5	24.9	1.3	-
E5	5341.88	5317'	5316.98'	24.9	24.9	-	-
E6	5341.88	5316.98'	5317'	24.9	24.9	-	-



1 SOLAR ACCESS DIAGRAM 10 AM 35 FEET
1" = 50'-0"



2 SOLAR ACCESS DIAGRAM 2 PM 35 FEET
1" = 50'-0"

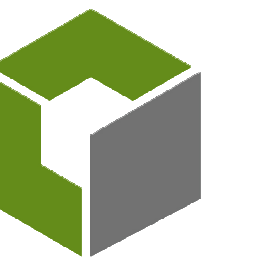


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SITE REVIEW
2024.03.22

SHEET No.

SR-0.9
SOLAR ACCESS DIAGRAM
35 FEET



COBURN
ARCHITECTURE

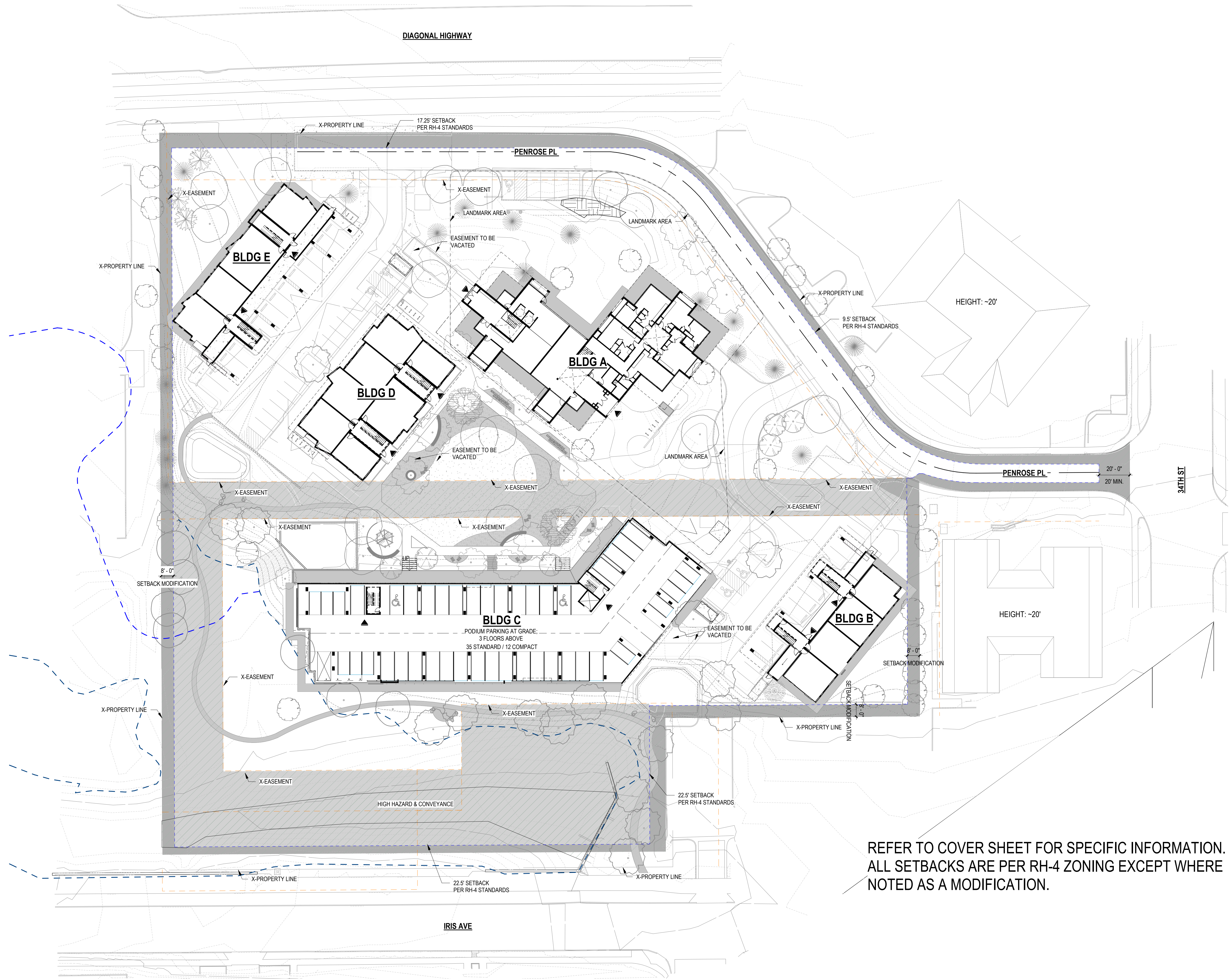
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301

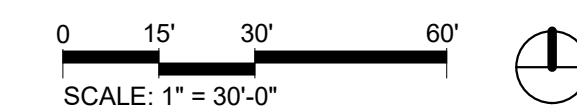
DISCLAIMER:
THESE DOCUMENTS ARE PROVIDED BY
COBURN ARCHITECTURE INC., FOR THE
DESIGN INTENT OF THIS SPECIFIC PROJECT
AND ONLY THIS PROJECT. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR ALL
CONSTRUCTION COORDINATION, METHODS
AND MATERIALS REQUIRED FOR THE
SUCCESSFUL COMPLETION OF THE PROJECT.
THIS INCLUDES BUT IS NOT LIMITED TO THE
QUALITY OF WORKMANSHIP AND MATERIALS
REQUIRED FOR EXECUTION OF THESE
DOCUMENTS AND WORK OR MATERIALS
SUPPLIED BY ANY SUBCONTRACTORS. ALL
WORK SHALL COMPLY WITH GOVERNING
CODES AND ORDINANCES. THE CONTRACTOR
SHALL REVIEW AND UNDERSTAND ALL
DOCUMENTS AND SHALL NOTIFY THE
ARCHITECT IMMEDIATELY OF ANY
DISCREPANCIES IN THE DRAWINGS, FIELD
CONDITIONS OR DIMENSIONS.

ISSUED/REVISION SCHEDULE				
NO.	DESCRIPTION	AUTHOR	CHECKED	DATE



REFER TO COVER SHEET FOR SPECIFIC INFORMATION.
ALL SETBACKS ARE PER RH-4 ZONING EXCEPT WHERE
NOTED AS A MODIFICATION.

1 SETBACK AND EASEMENTS
1" = 30'-0"



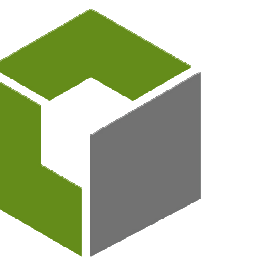
SITE REVIEW
2024.03.22

**NOT FOR
CONSTRUCTION**

SHEET No.

SR-0.10

**SETBACK AND EASEMENT
DIAGRAM**



COBURN
ARCHITECTURE

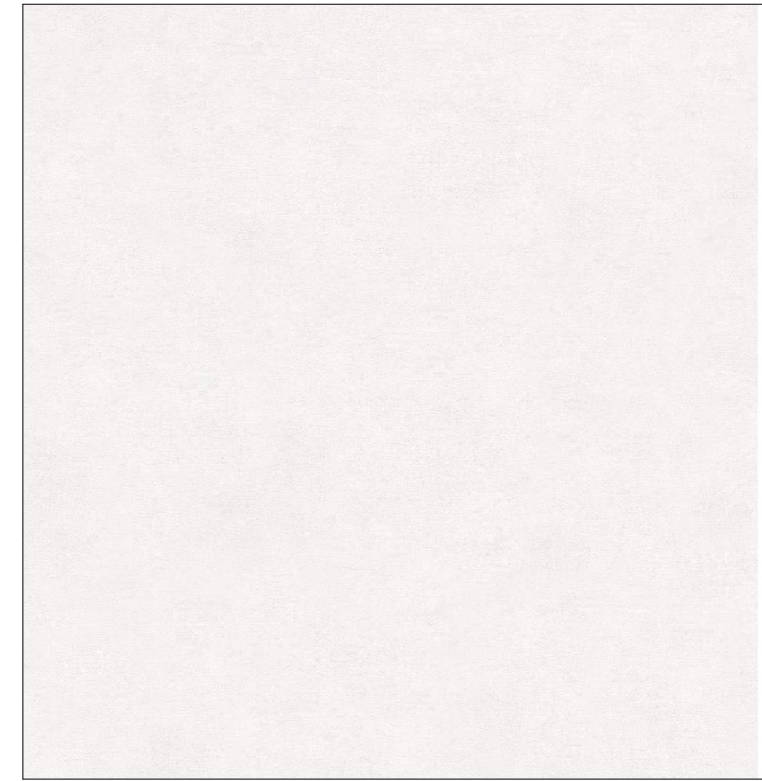
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

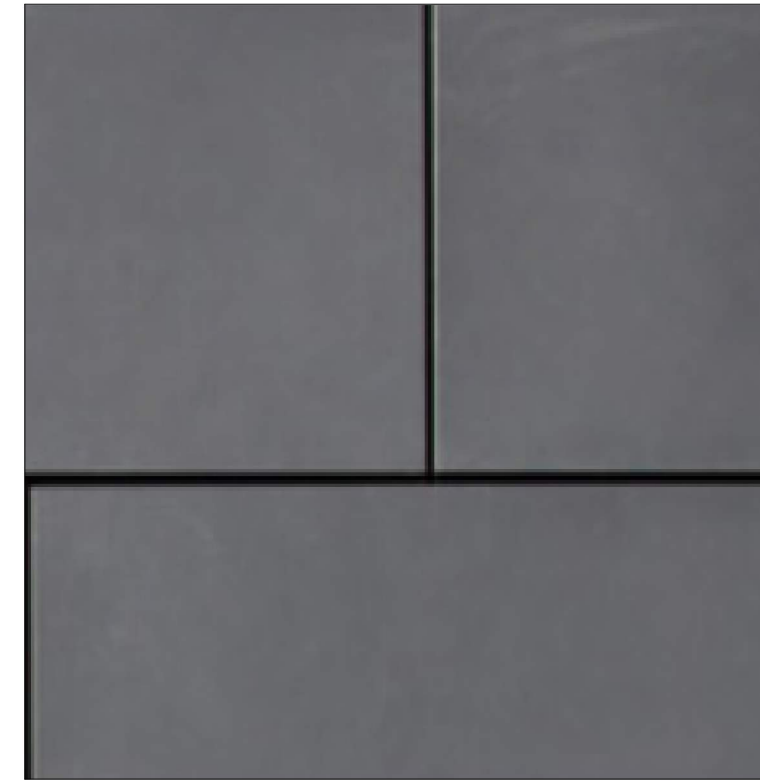
3300 PENROSE PL,
BOULDER, CO 80301
4/22/24 15:07N 10511501.DWG

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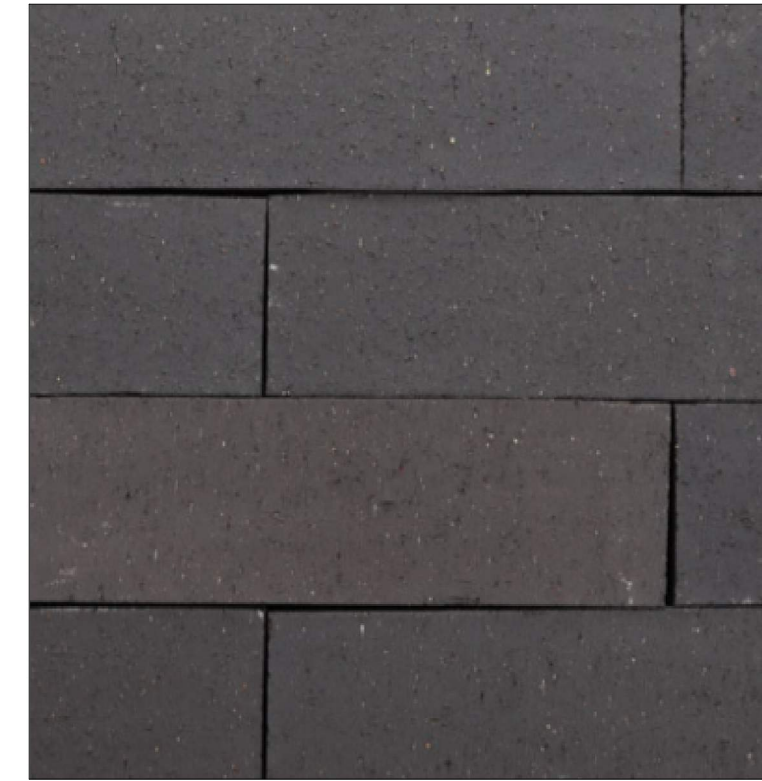
SMOOTH FINISH WHITE STUCCO (1)



GRAY METAL PANEL (2)



DARK GRAY BRICK (3)



METAL DOOR AND WINDOW TRIM, RAILINGS, SCREENING (4)



GRAY METAL WINDOW SURROUND PANEL (5)



GRAY ROOF EDGE PANEL (6)



WOOD SOFFIT (7)



DATE PRINTED: 3/22/2024 1:10:52 PM

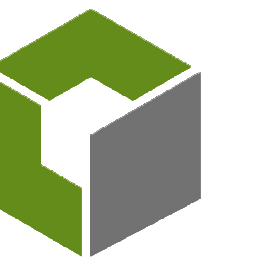
1 MATERIAL BOARD

SITE REVIEW
2024.03.22

SHEET No.

SR-0.11

MATERIAL BOARD



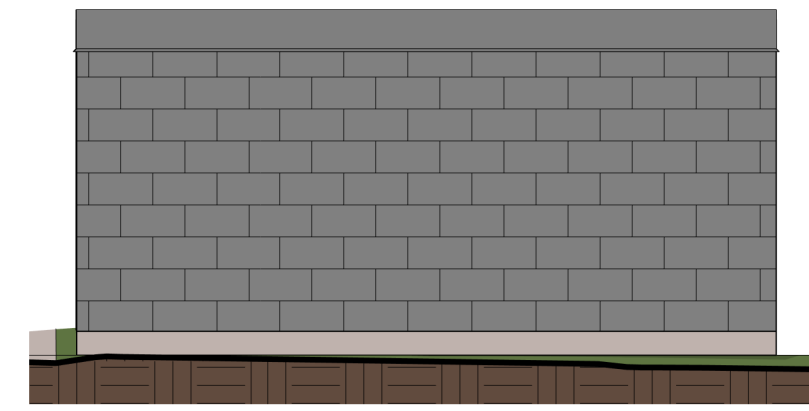
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

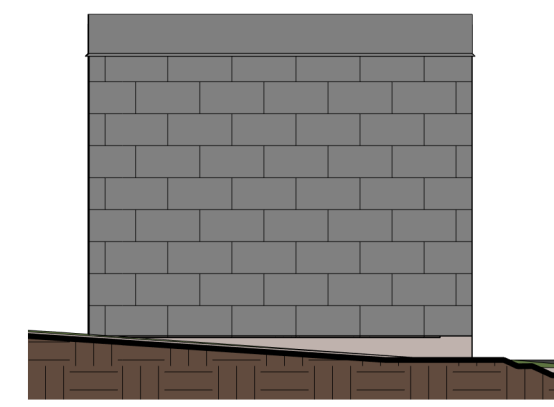
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3300 PENROSE PL,
BOULDER, CO 80301
4/7/22 15:07N 105°15'01.07W

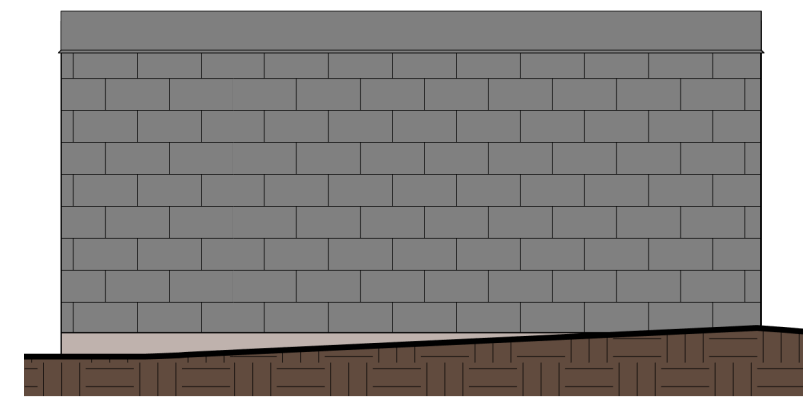
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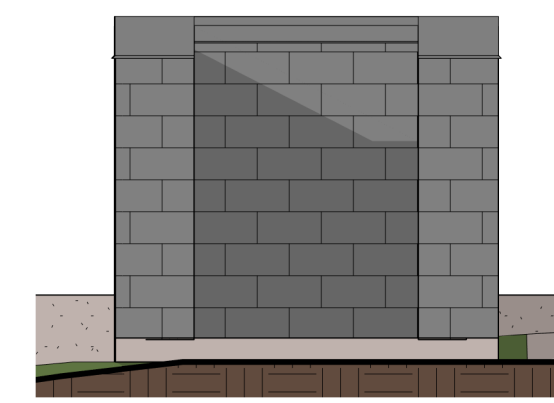
6 TRASH ENCLOSURE - LEFT
1/4" = 1'-0"



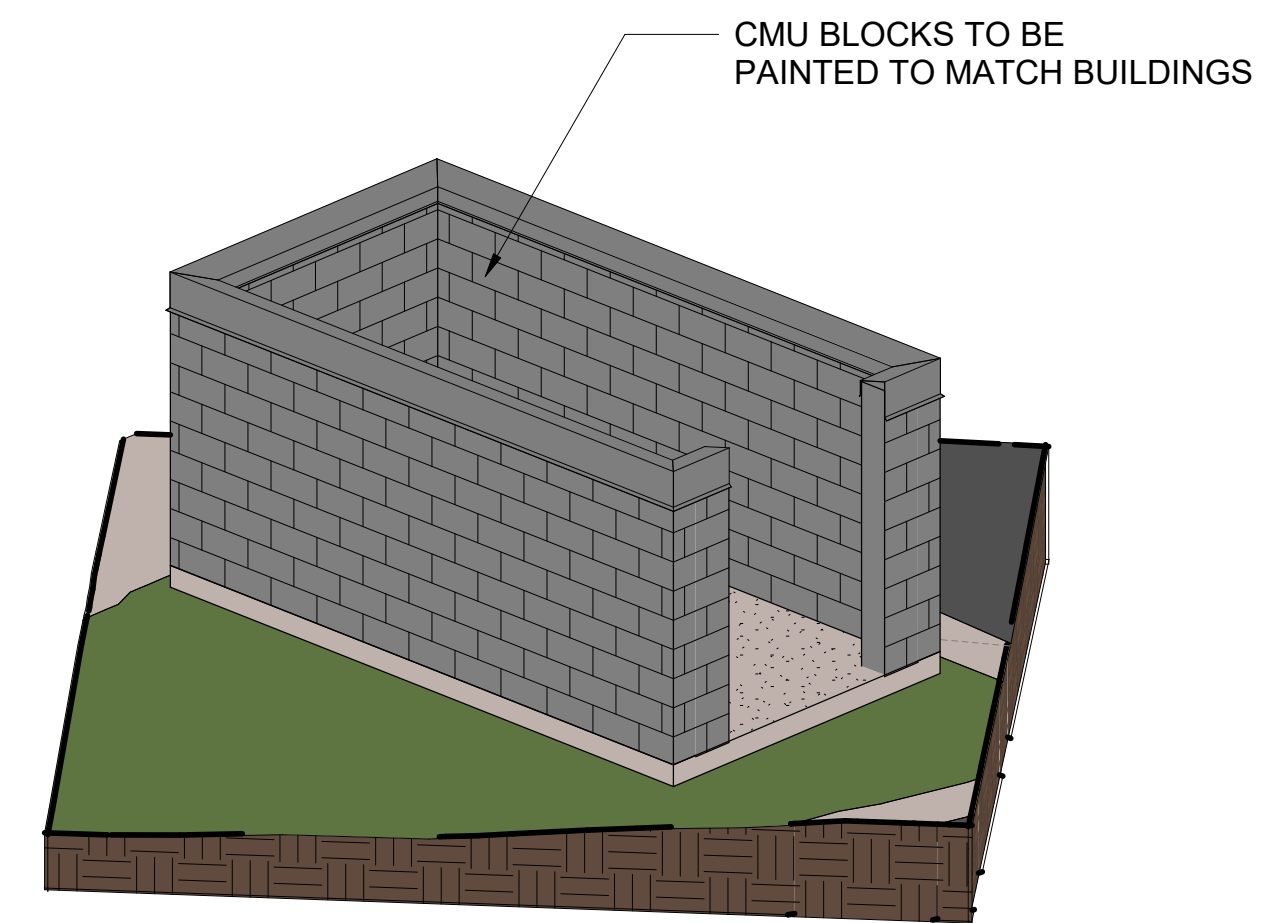
5 TRASH ENCLOSURE - REAR
1/4" = 1'-0"



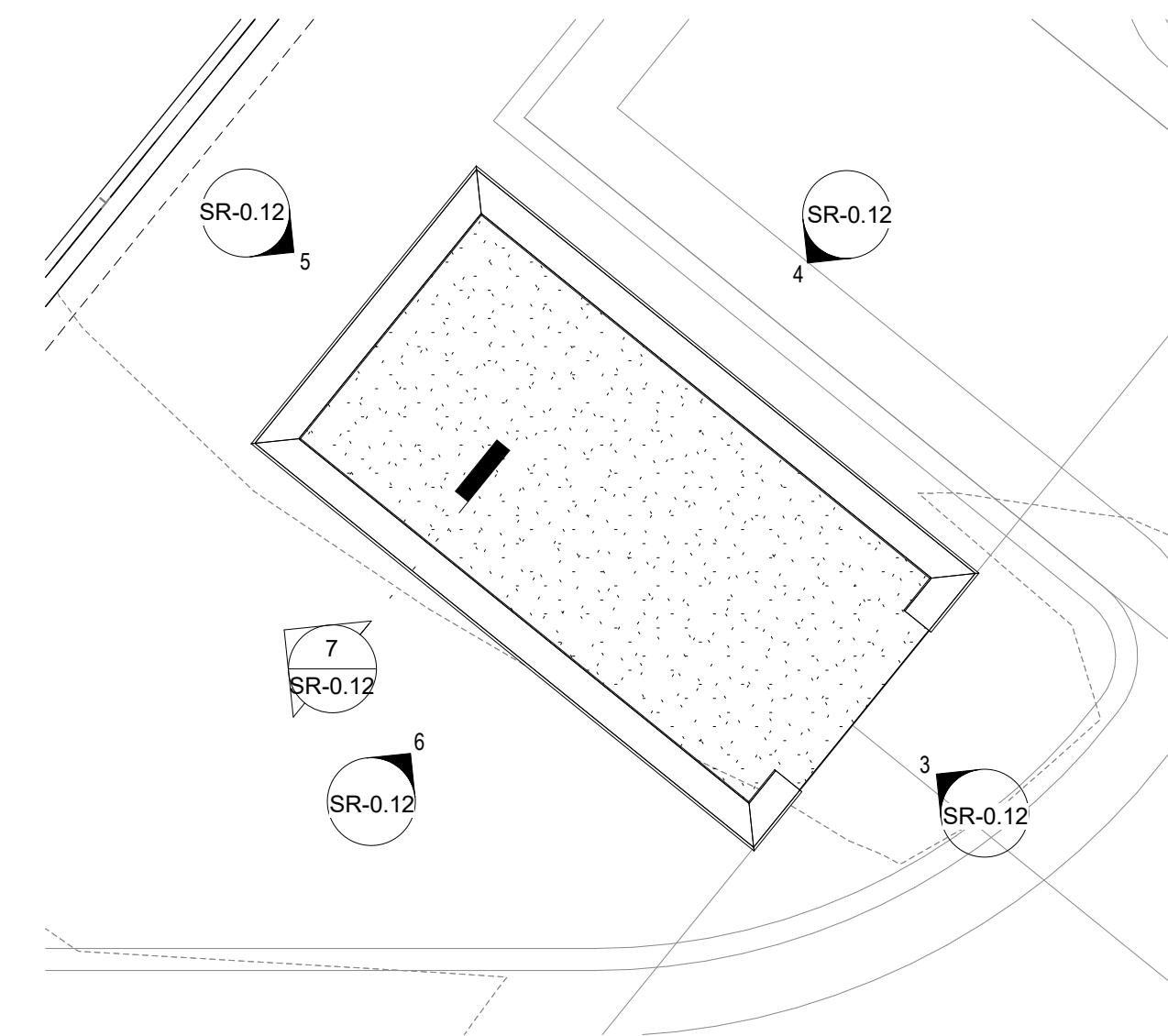
4 TRASH ENCLOSURE - RIGHT
1/4" = 1'-0"



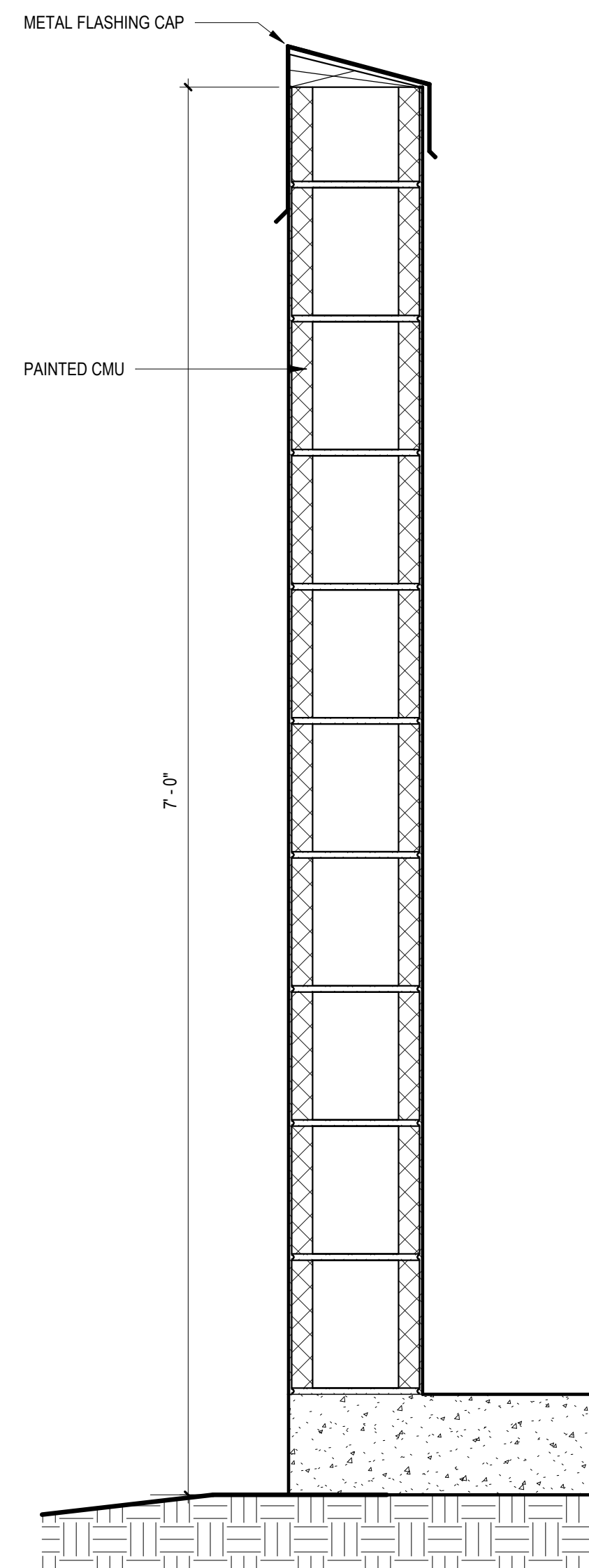
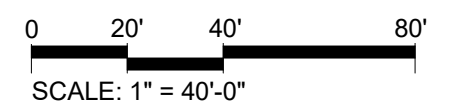
3 TRASH ENCLOSURE - FRONT
1/4" = 1'-0"



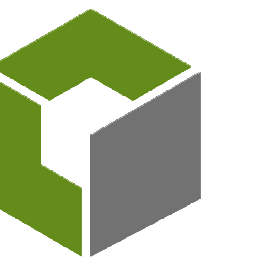
2 TRASH ENCLOSURE - 3D AXO



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



7 TRASH ENCLOSURE SECTION
1 1/2" = 1'-0"



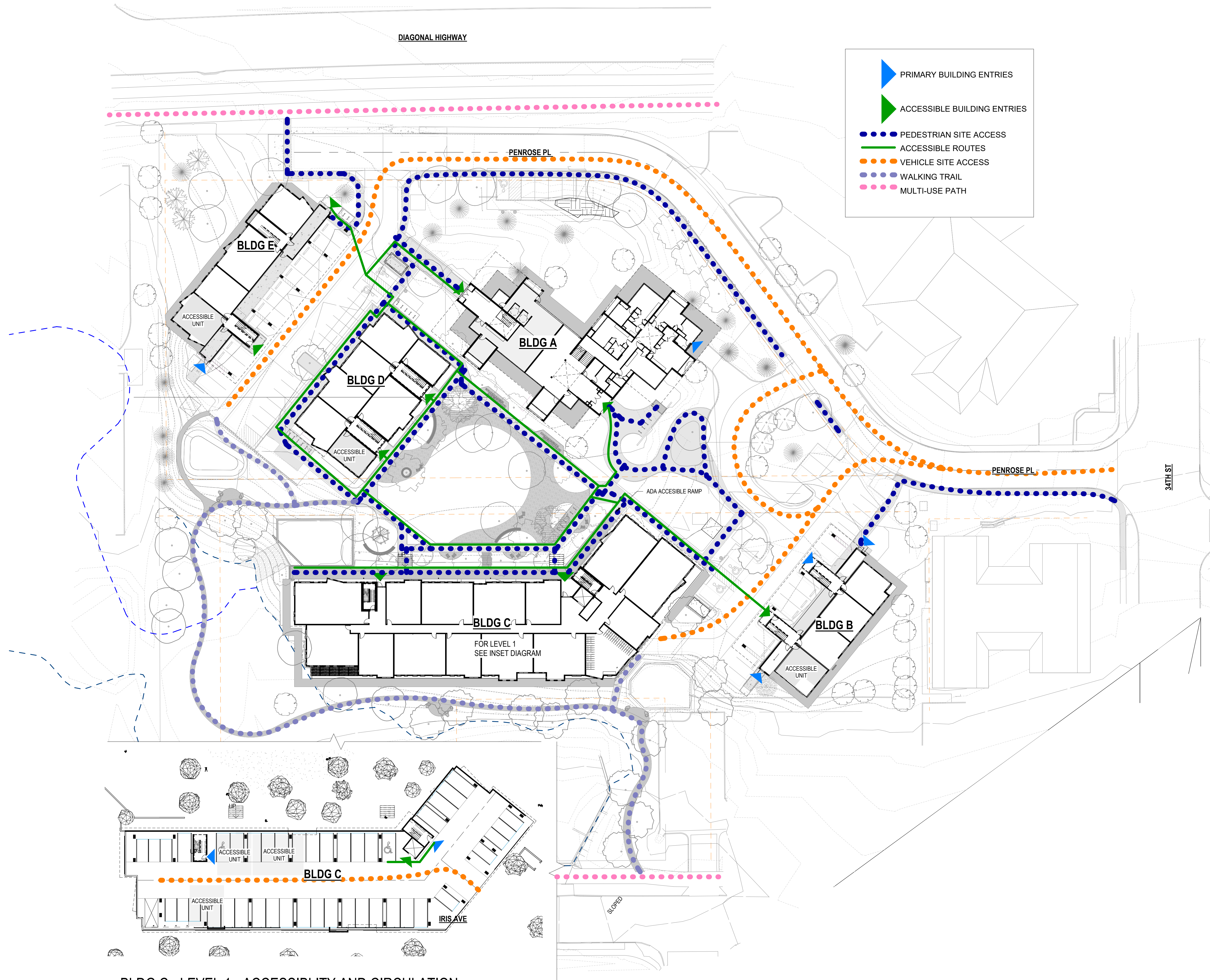
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/2/22 15:00 100% 150% 200%

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2 BLDG C - LEVEL 1 - ACCESSIBILITY AND CIRCULATION
1" = 30'-0"

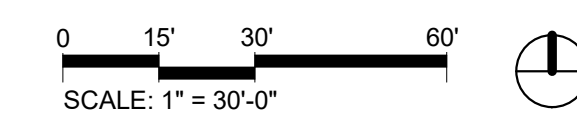
1 ACCESSIBILITY AND CIRCULATION DIAGRAM
1" = 30'-0"

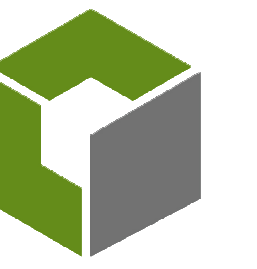
SITE REVIEW
2024.03.22

SHEET No.

SR-0.13

**CIRCULATION/ACCESSIBILITY
PLAN**





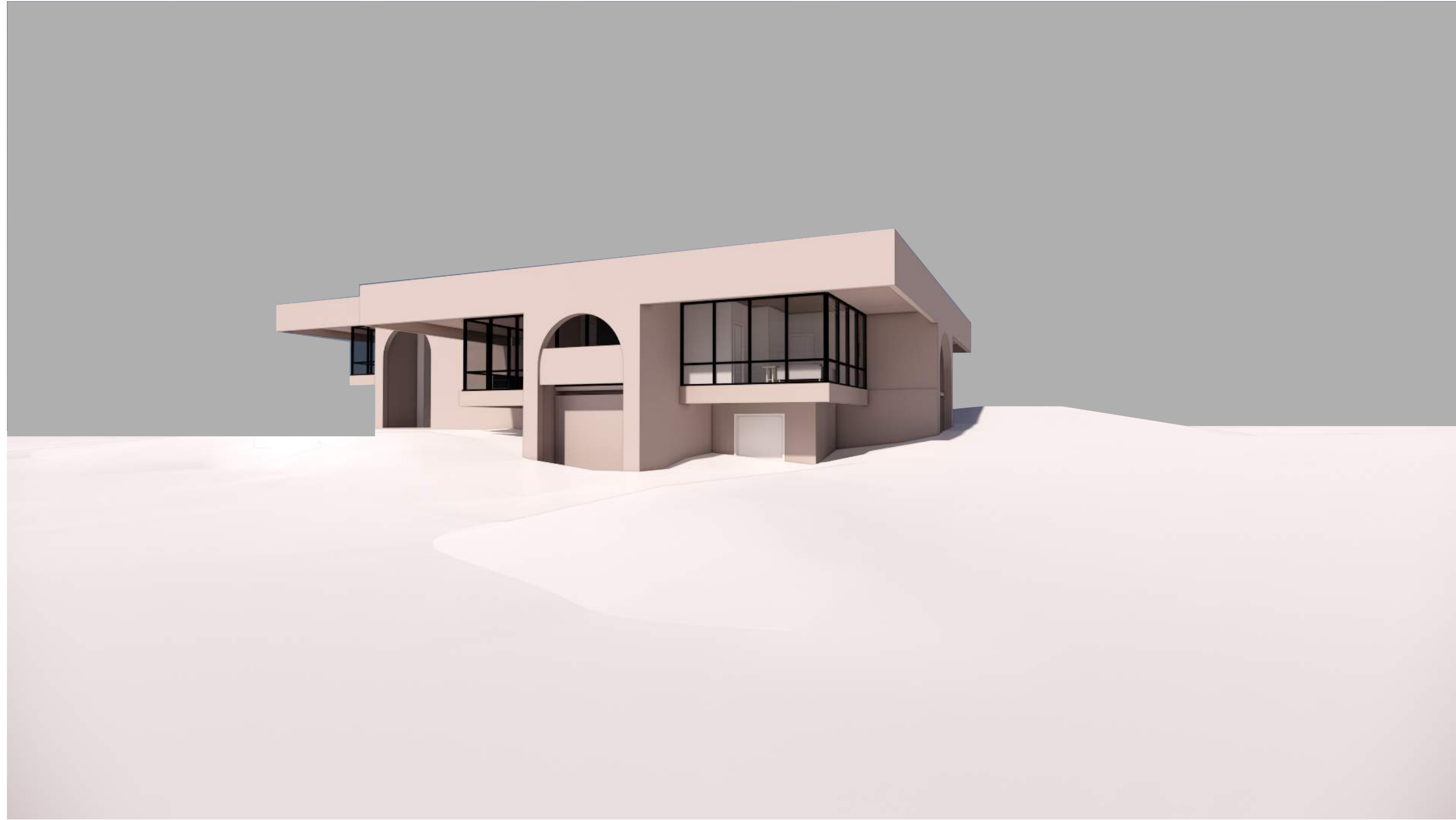
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER CO 80301

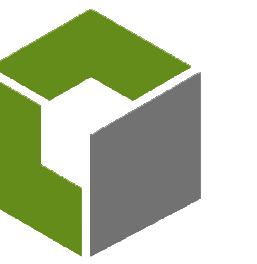
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SITE REVIEW
2024.03.22

SHEET No.

SR-1.0a
PERSPECTIVE



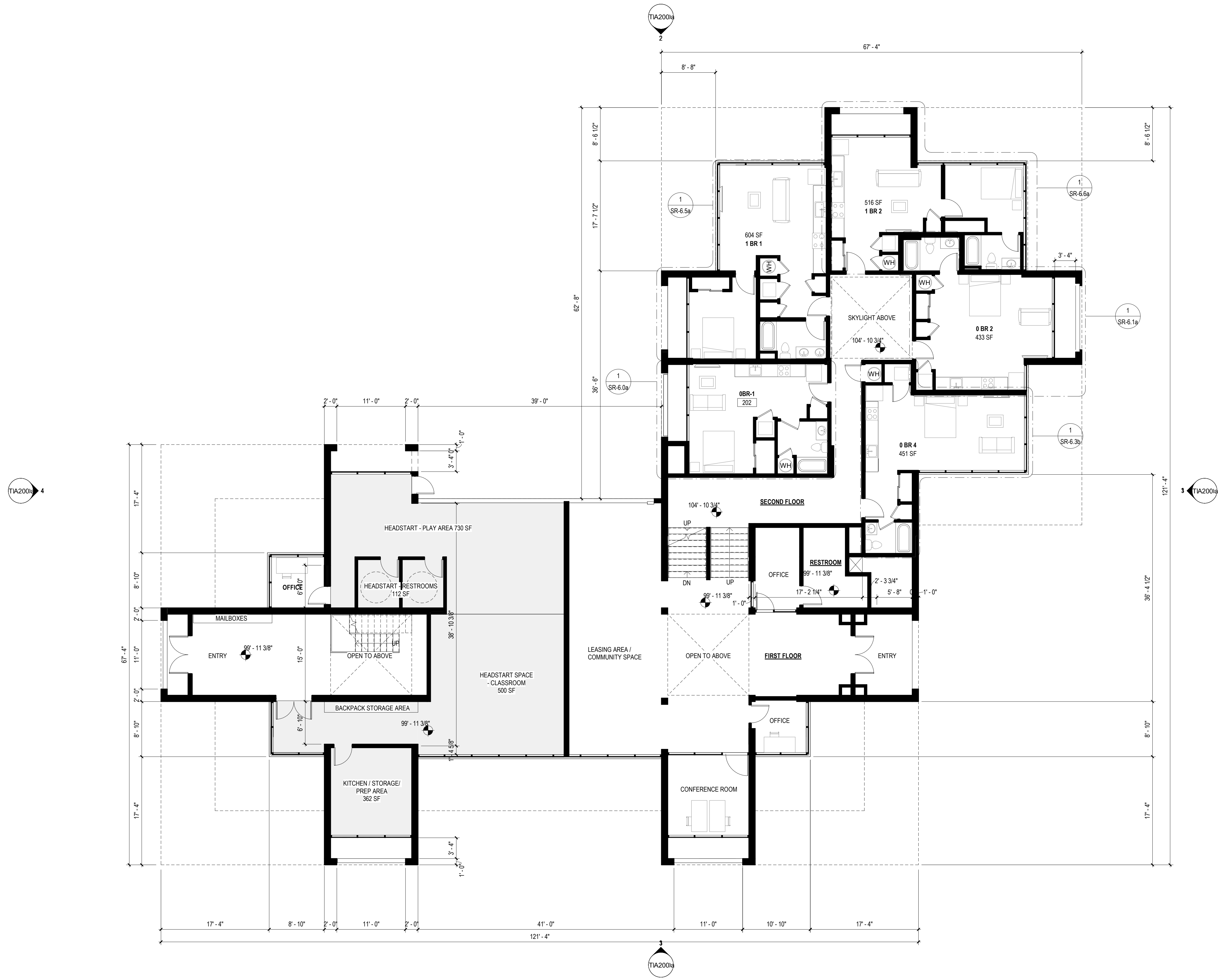
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

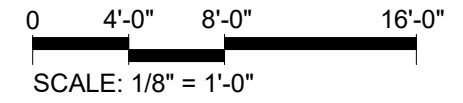
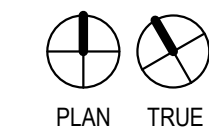
3300 PENROSE

3300 PENROSE PL,
BOULDER CO 80301

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LEVEL 1 + LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



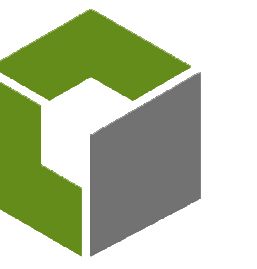
SITE REVIEW
2024.03.22

SHEET No.

SR-1.2a

LEVEL 1 + LEVEL 2 FLOOR PLAN

DATE PRINTED: 3/22/2024 10:32:25 AM



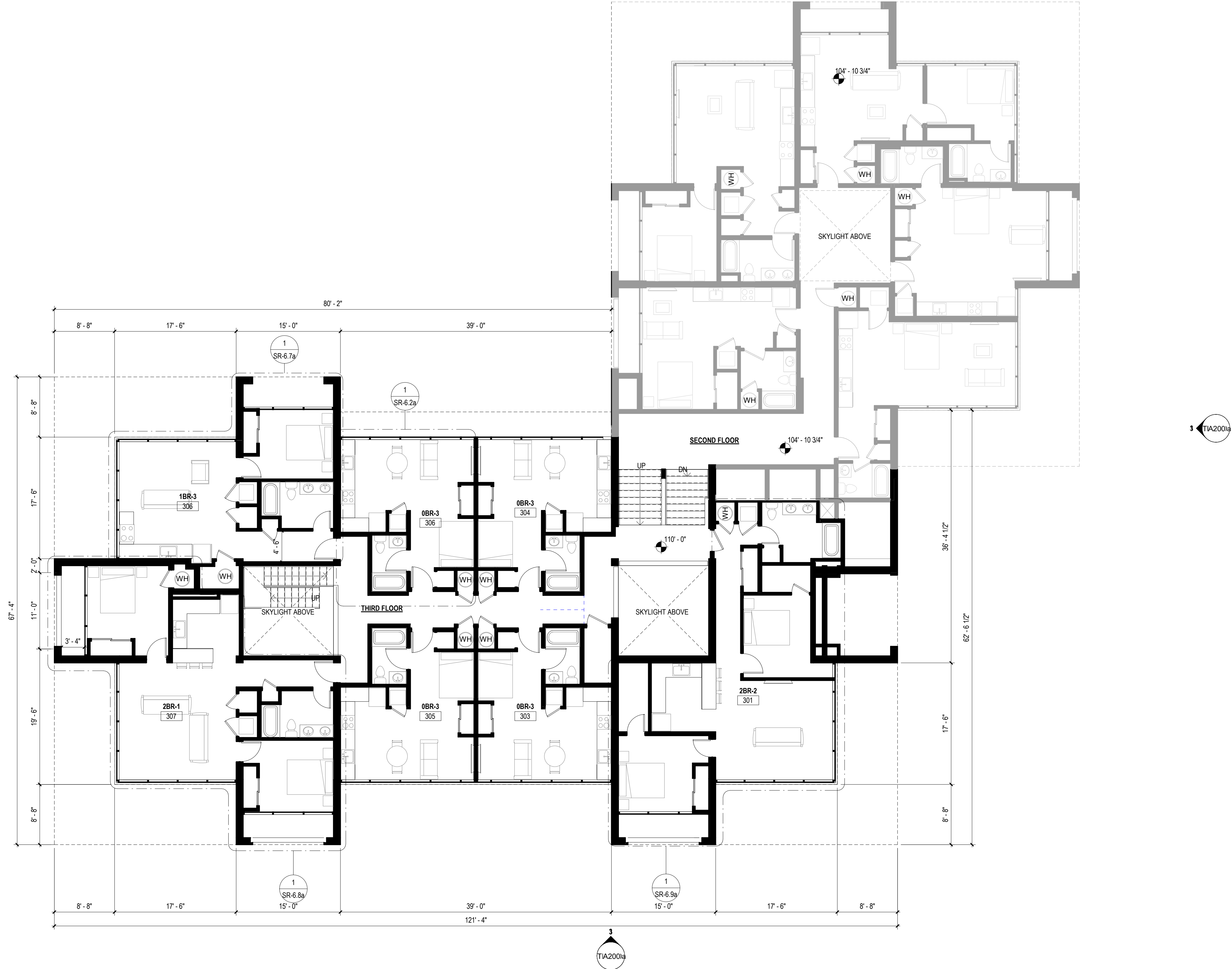
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

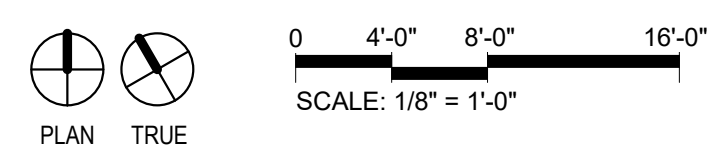
3300 PENROSE

3300 PENROSE PL,
BOULDER CO 80301

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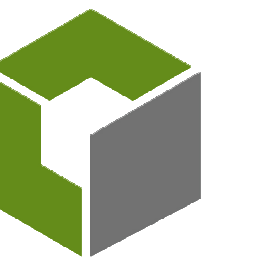
LEVEL 2 + LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



SITE REVIEW
2024.03.22

SHEET No.
SR-1.3a
LEVEL 2 + LEVEL 3 FLOOR
PLAN

DATE PRINTED: 3/22/2024 10:32:26 AM



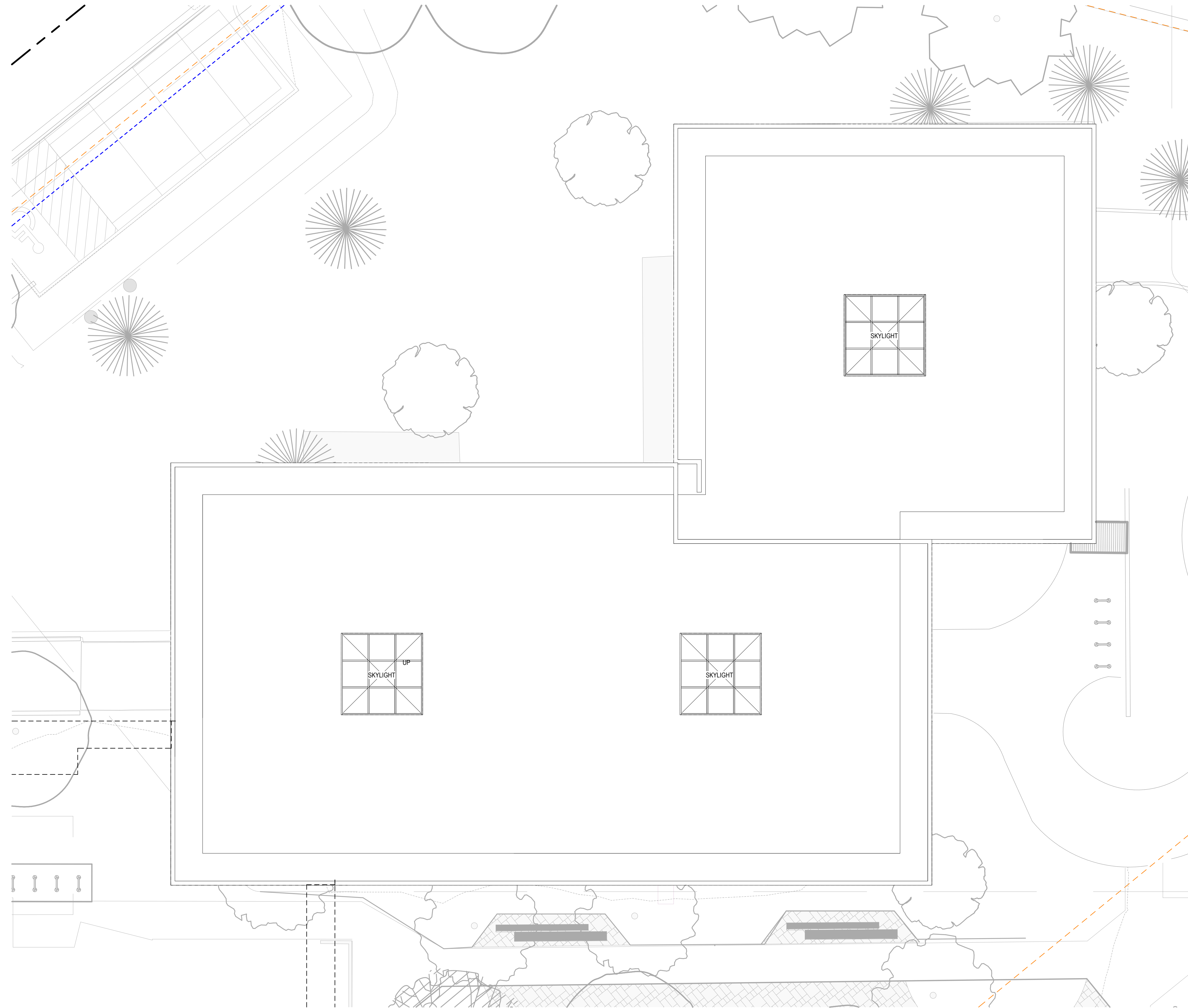
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER CO 80301

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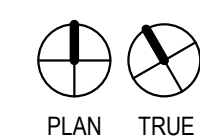


SITE REVIEW
2024.03.22

SHEET No.

SR-1.4a
ROOF PLAN

1 ROOF PLAN - SR
1/8" = 1'-0"

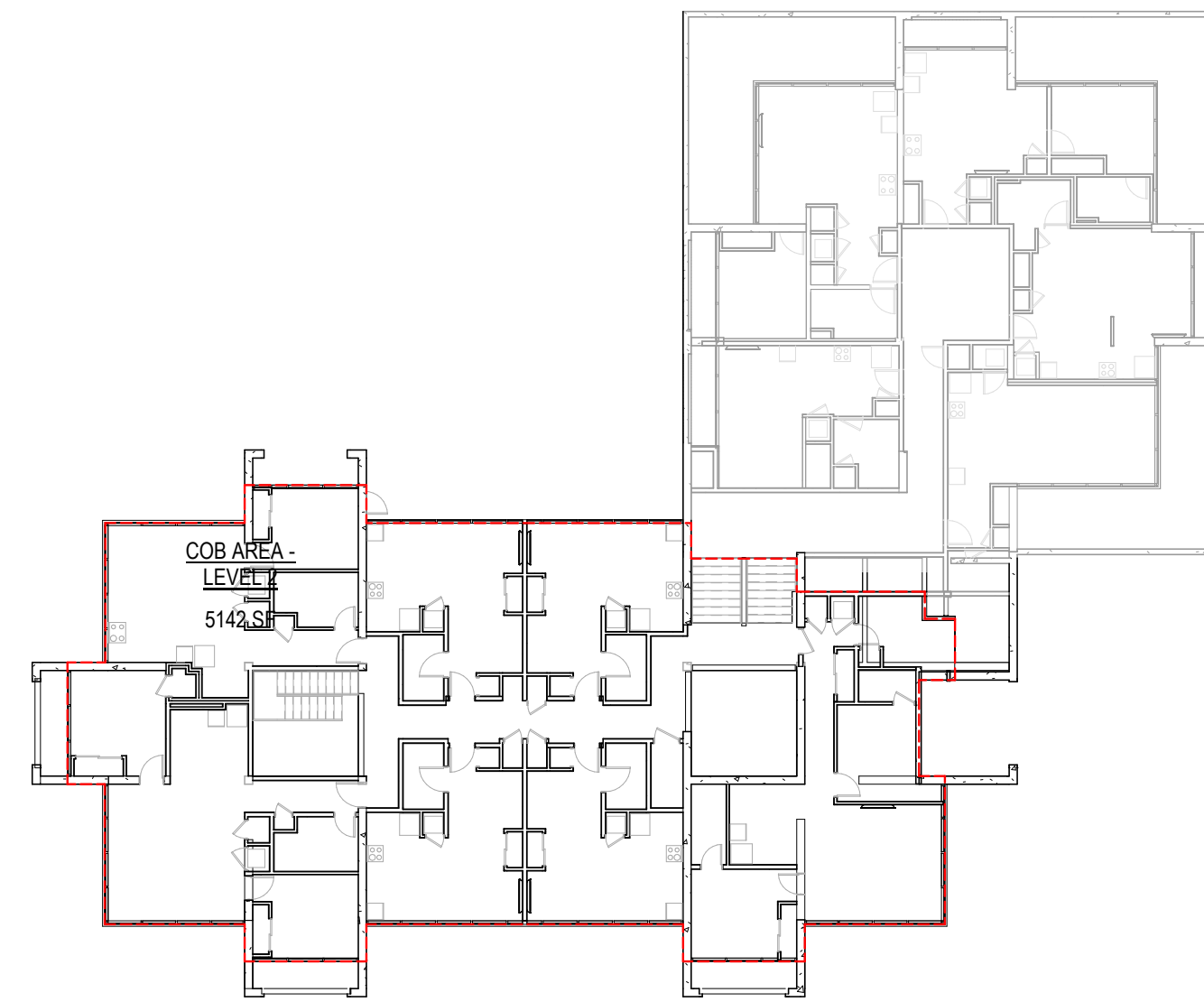


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

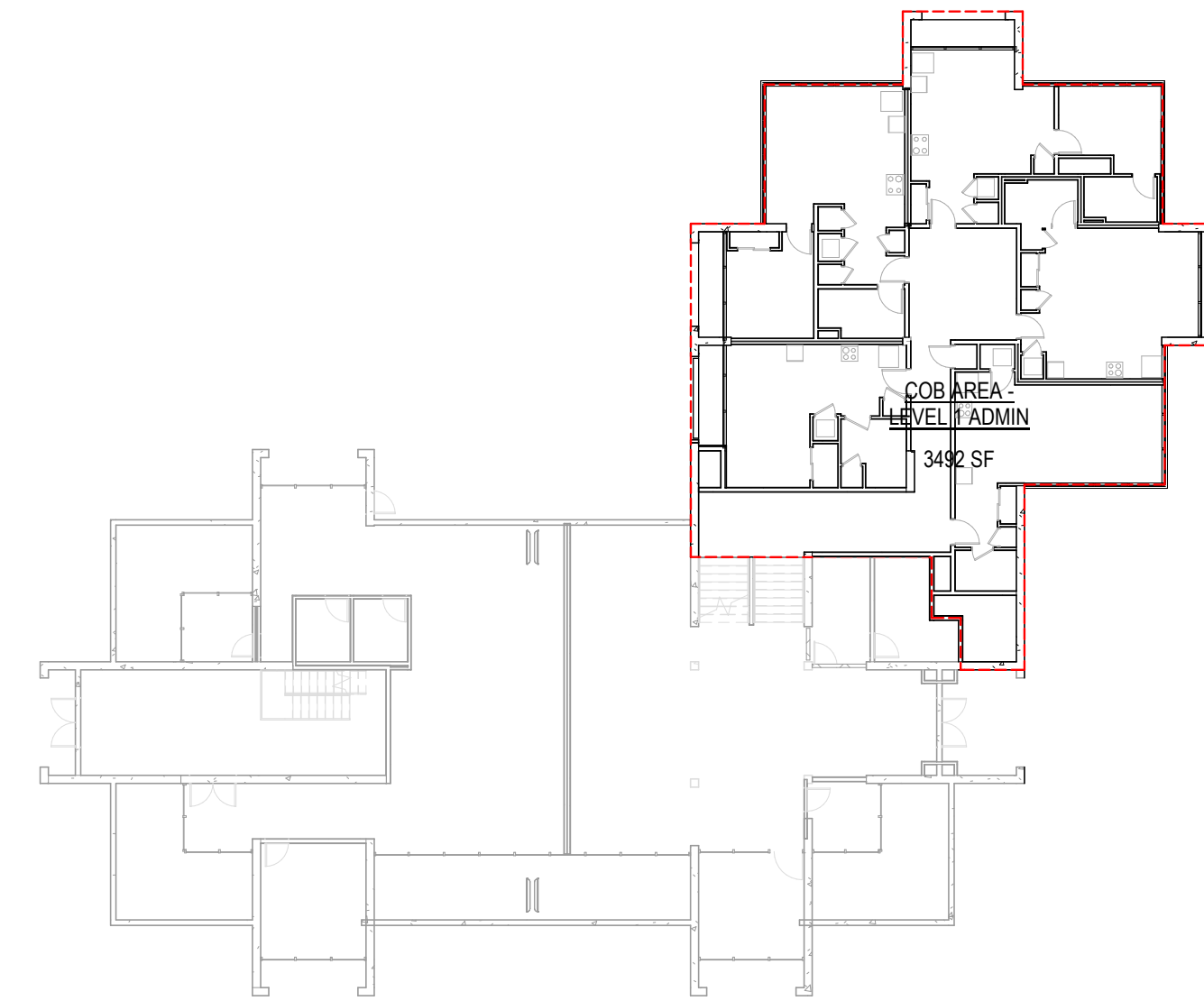
3300 PENROSE

3300 PENROSE PL,
BOULDER CO 80301

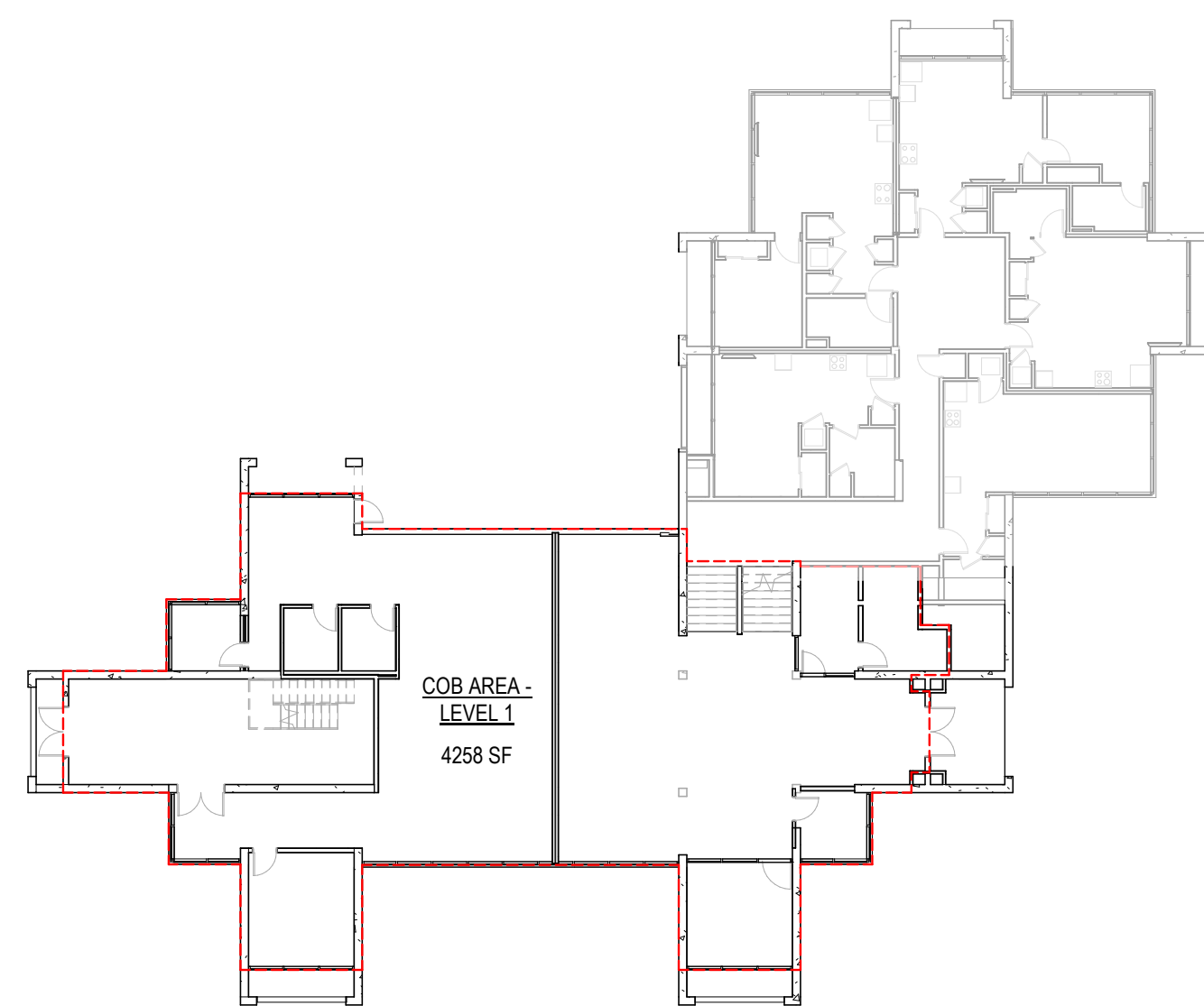
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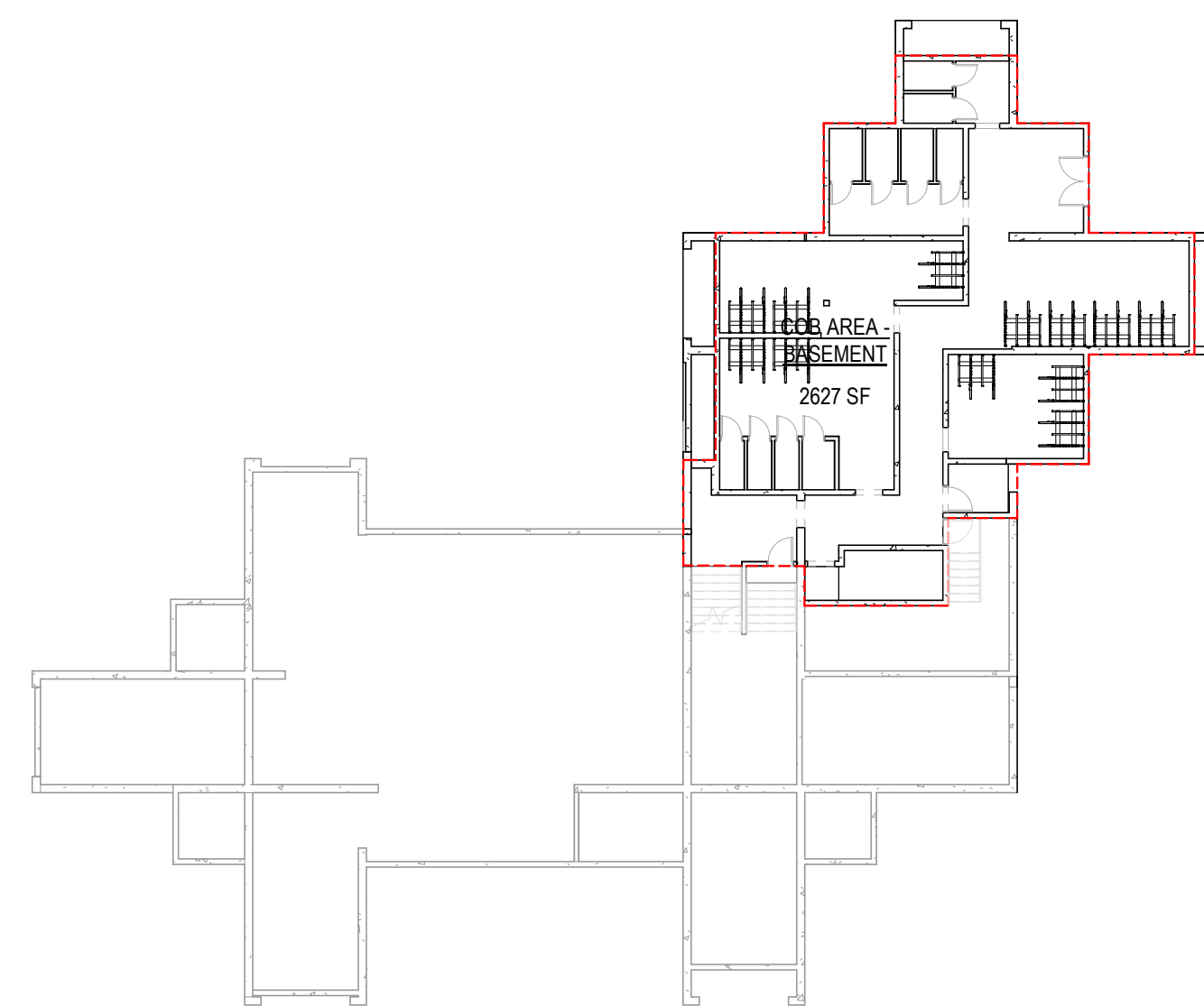
4 **LEVEL 3**
3/64" = 1'-0"



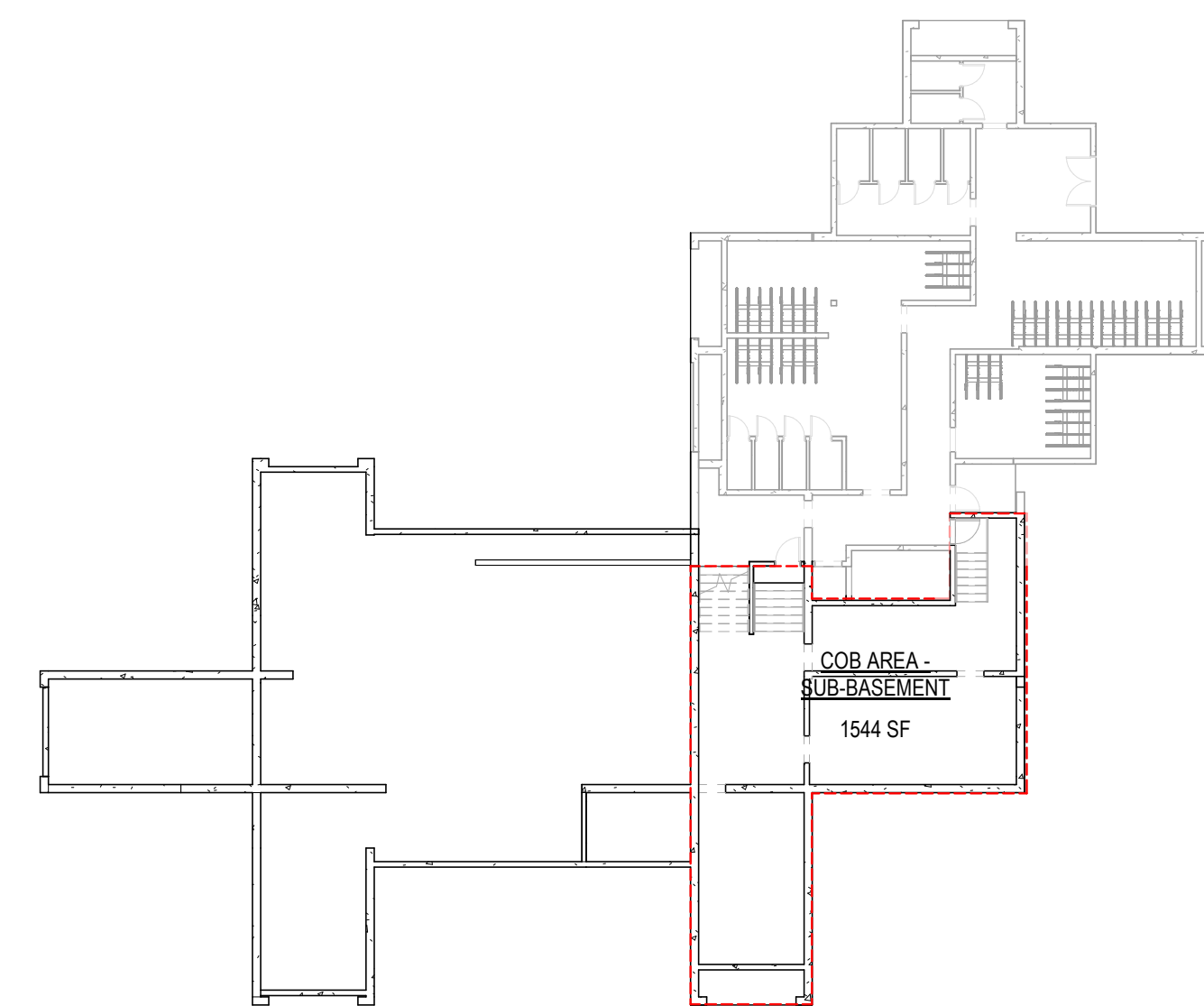
5 **LEVEL 2**
3/64" = 1'-0"



3 **LEVEL 1**
3/64" = 1'-0"



2 **BASEMENT**
3/64" = 1'-0"

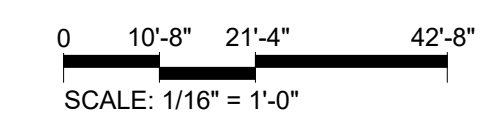


1 **SUB-BASEMENT**
3/64" = 1'-0"

COB AREA SCHEDULE	
COB AREA - SUB-BASEMENT	1544 SF
COB AREA - BASEMENT	2627 SF
COB AREA - LEVEL 1	4258 SF
COB AREA - LEVEL 1 ADMIN	3492 SF
COB AREA - LEVEL 2	5142 SF
TOTAL AREA	17063 SF

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

UNINHABITABLE SPACE means, a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

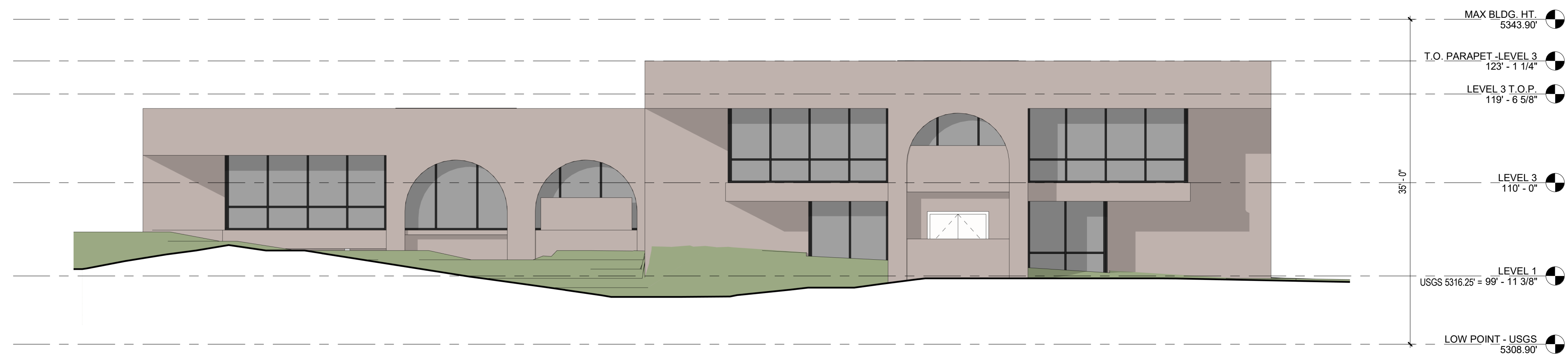


SITE REVIEW
2024.03.22

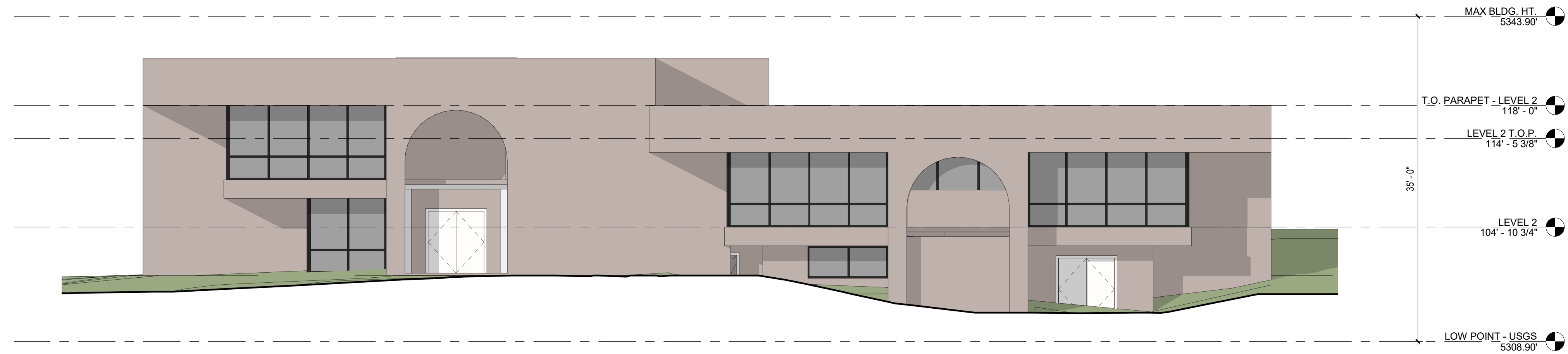
SHEET No.

SR-1.8a
AREA PLANS

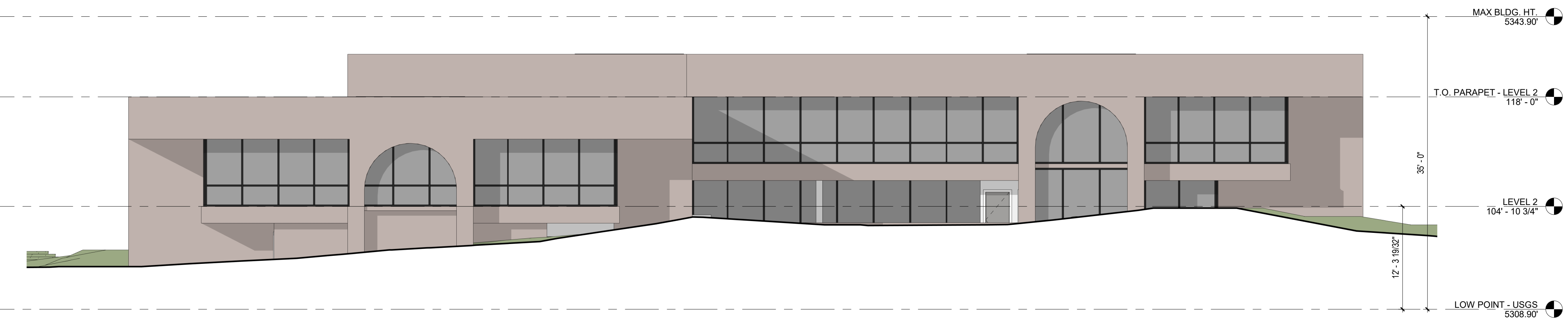
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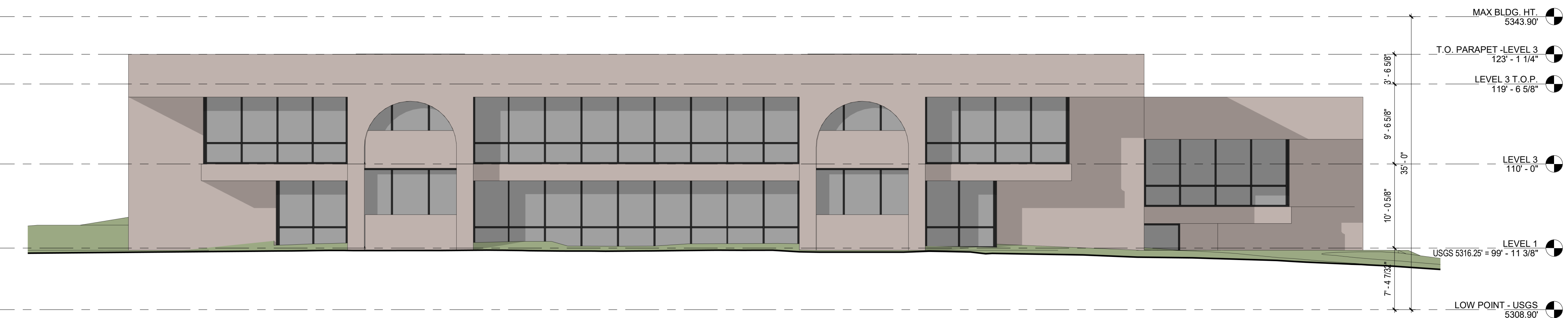
4 WEST ELEVATION
1/8" = 1'-0"



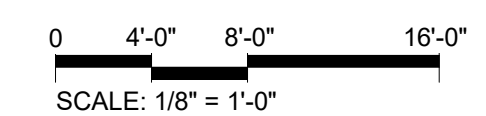
1 EAST ELEVATION
1/8" = 1'-0"

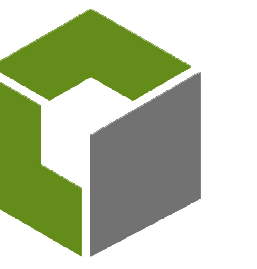


2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"





COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/17/22 15.87M 105°15'01.07W

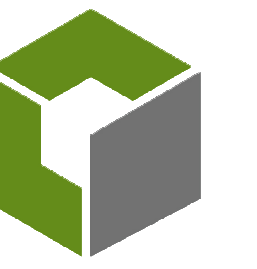
Disclaimer: The buildings illustrated in this submittal are representative of the size, massing, architectural character and detailing. Repeat building types, if any, may have their own unique detailing, coloring, and final configuration but will be consistent with the quality of buildings shown in this package. Window locations illustrated on the floor plans are approximate. Final window locations subject to revision dependent upon site specific conditions. See site plan for lot specific building orientation. Lot specific metrics are included on the civil site plan.



SITE REVIEW
2024.03.22

SHEET No.

SR-1.0b
PERSPECTIVE



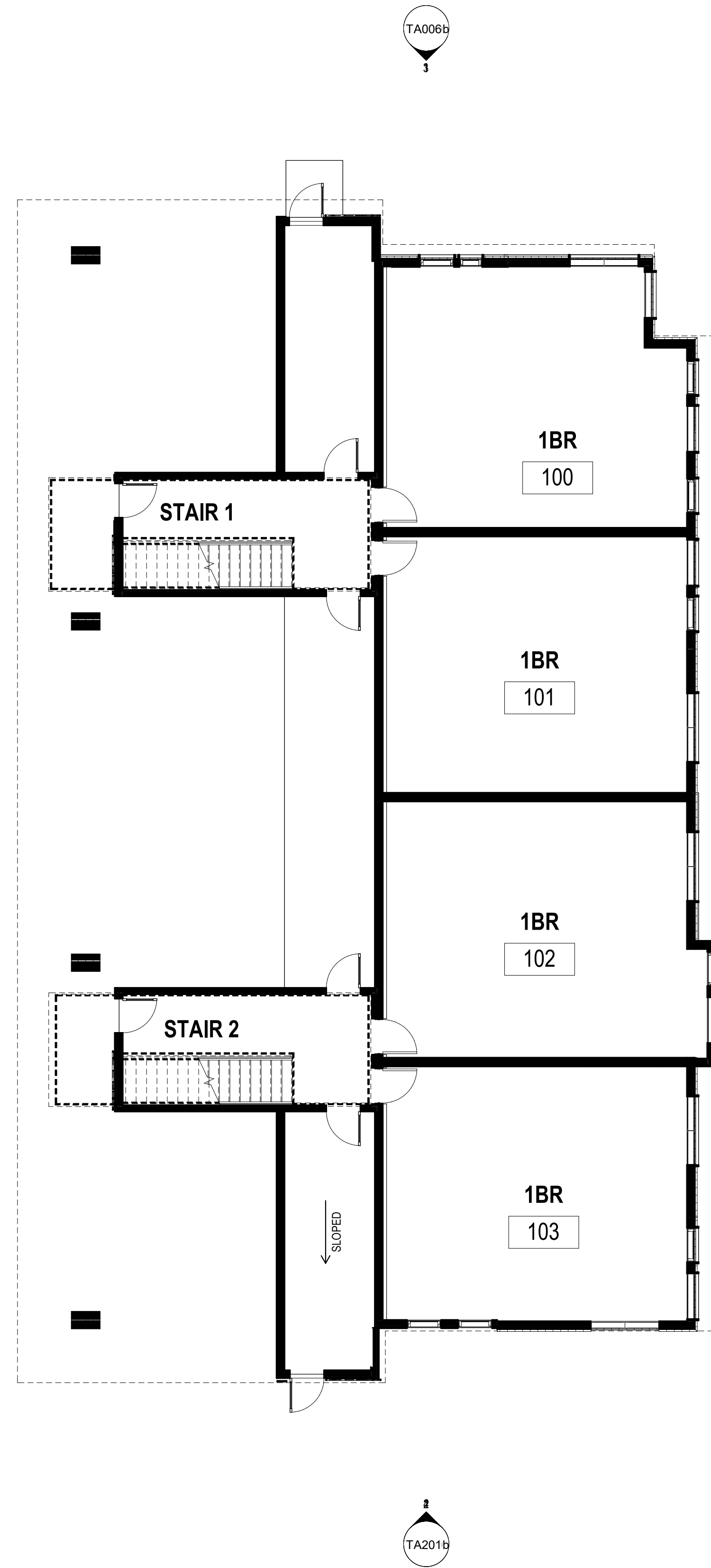
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

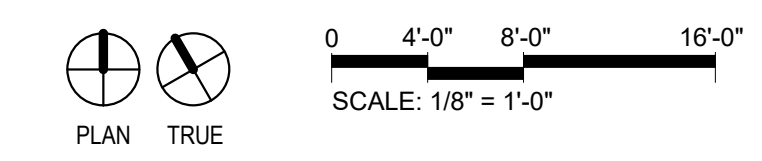
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/7/22 15:07N 105°15'01.07W

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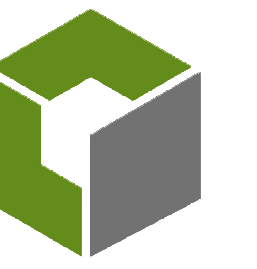
1 LEVEL 1 - SR
1/8" = 1'-0"



SITE REVIEW
2024.03.22

SHEET No.

SR-1.1b
LEVEL 1



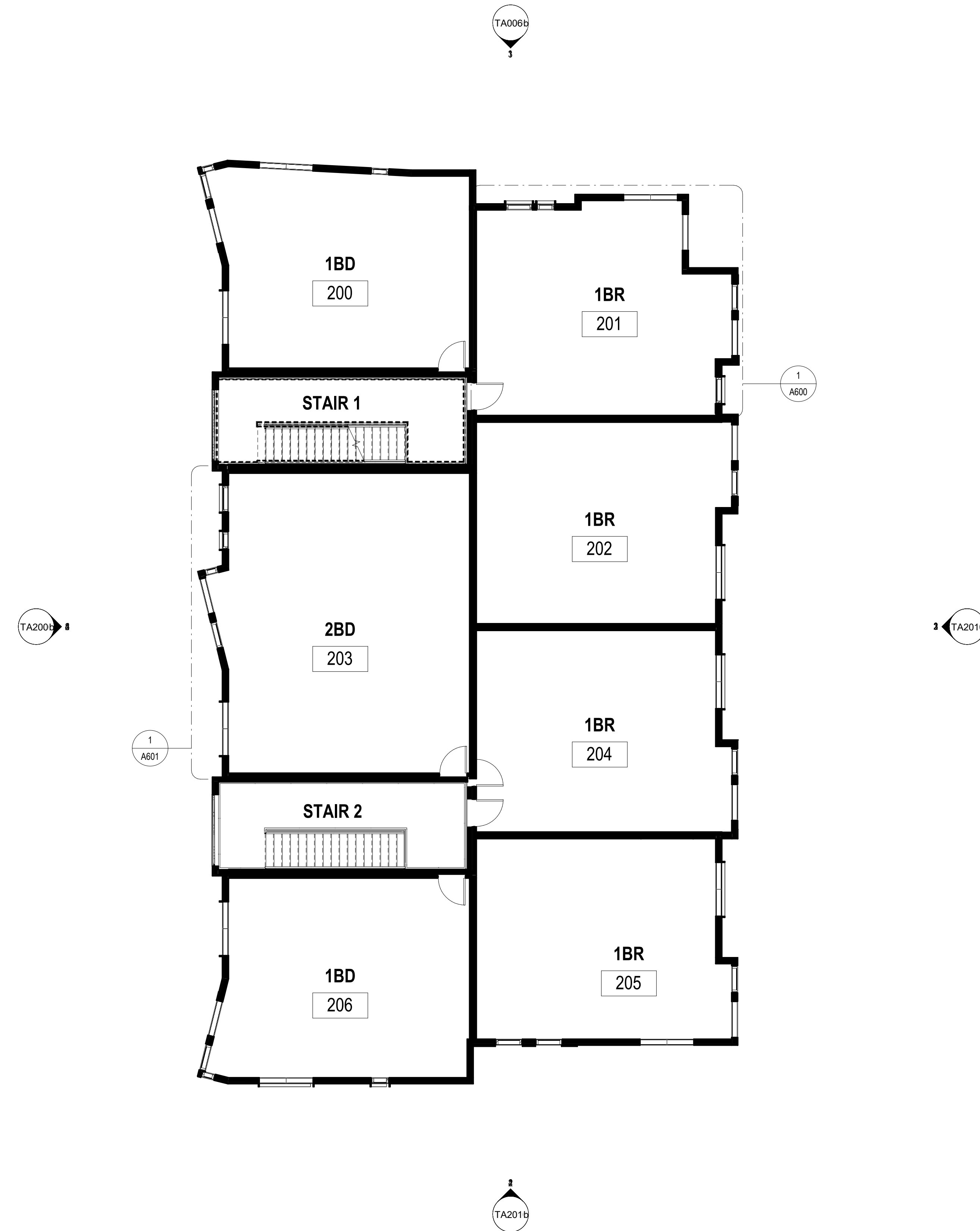
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

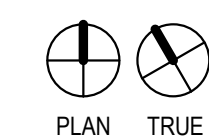
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
42°02'15.87"N 105°15'01.37"W

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LEVEL 2 - SR
1/8" = 1'-0"

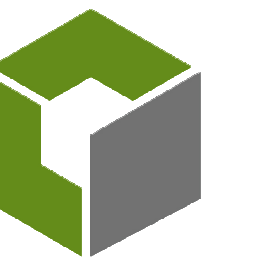


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.2b
LEVEL 2



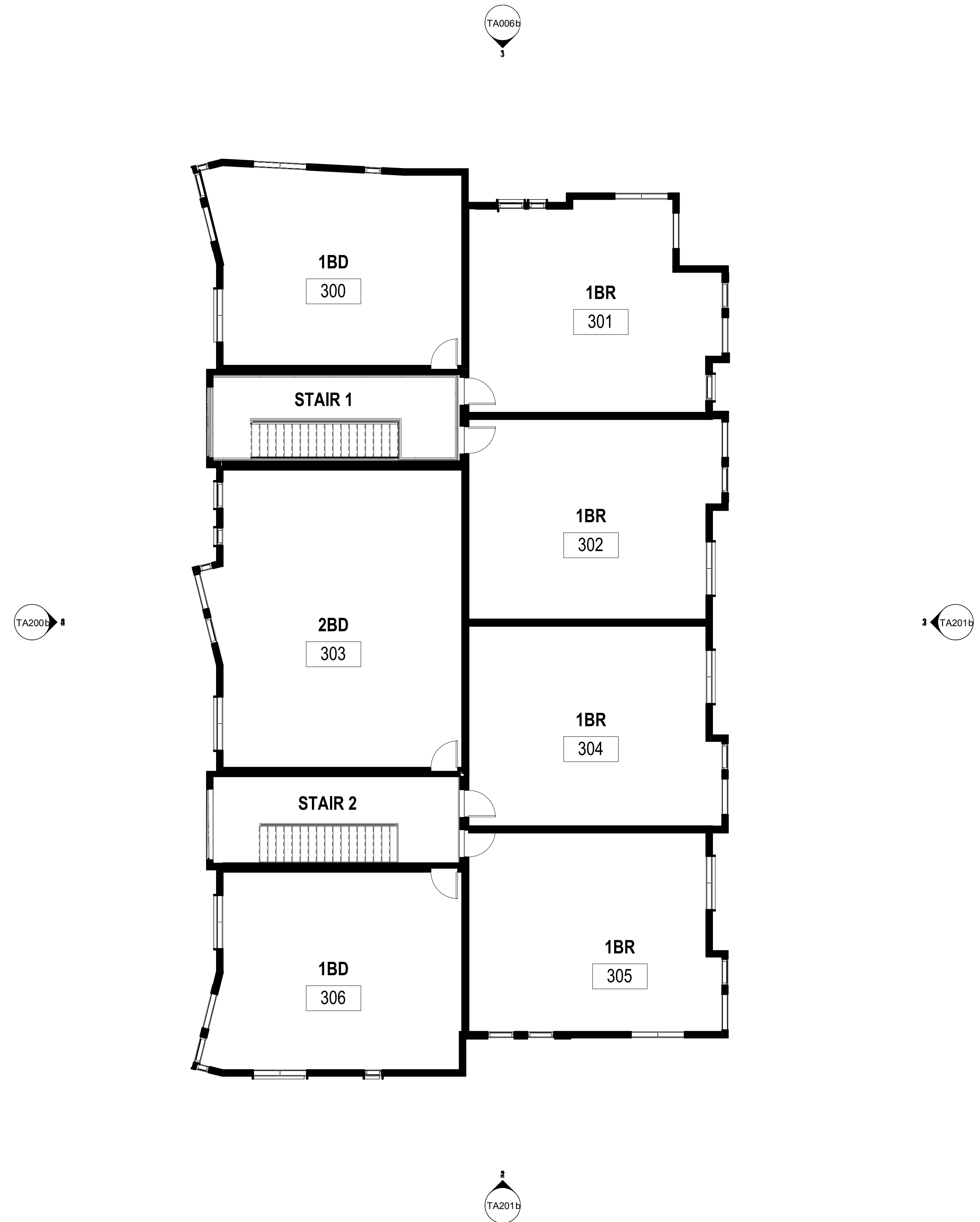
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

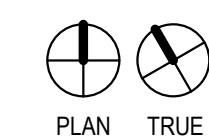
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
42°02'15.87N 105°15'01.37W

Disclaimer: The buildings illustrated in this submittal are representative of the size, massing, architectural character and detailing. Repeat building types, if any, may have their own unique detailing, coloring, and final configuration but will be consistent with the quality of buildings shown in this package. Window locations illustrated on the floor plans are approximate. Final window locations subject to revision dependent upon site specific conditions. See site plan for lot specific building orientation. Lot specific metrics are included on the civil site plan.



1 LEVEL 3 - SR
1/8" = 1'-0"

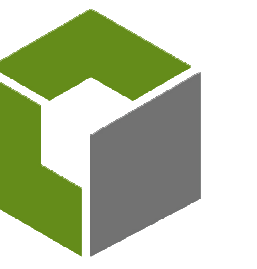


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.3b
LEVEL 3



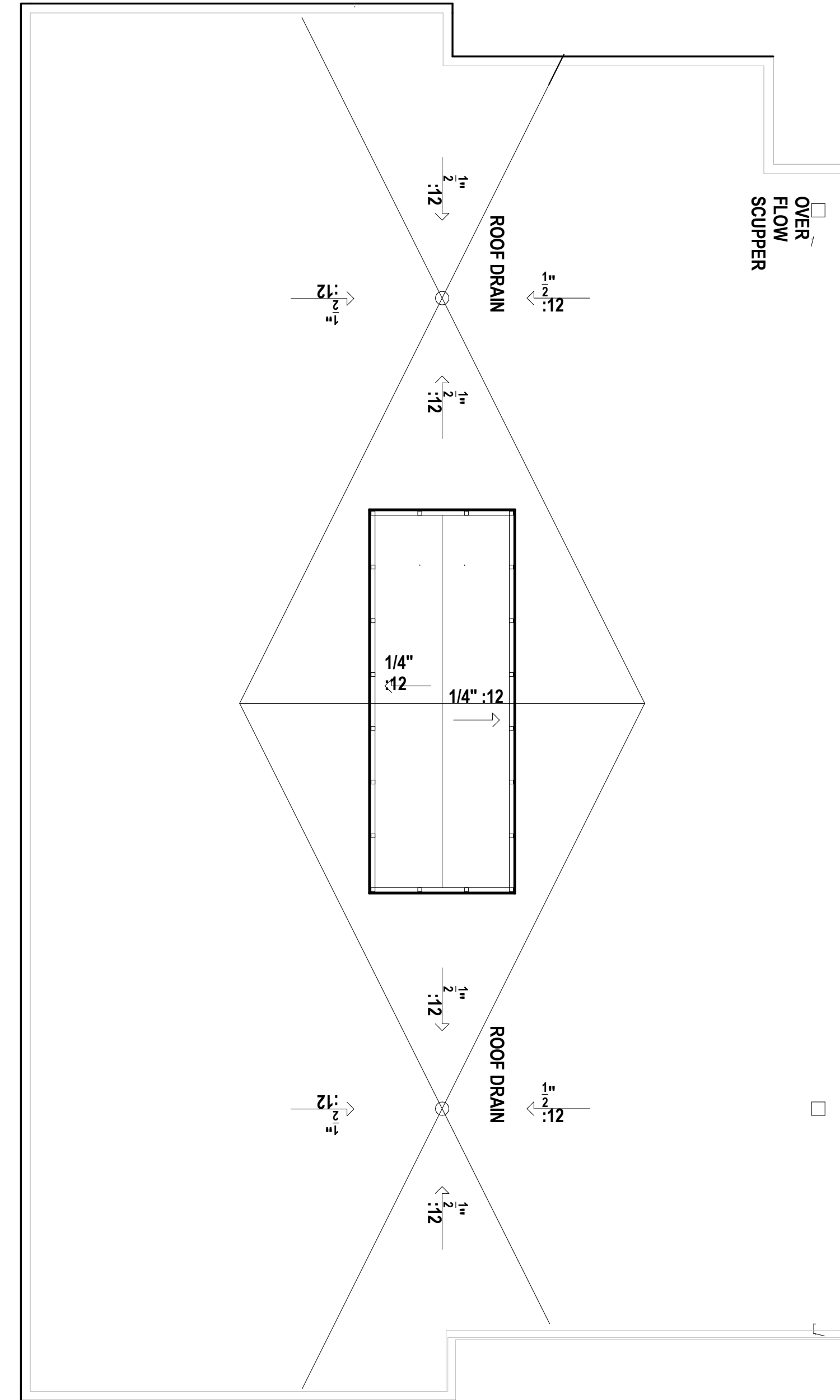
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

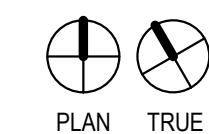
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/22/15, R/N 10/15/2013, J/W

Disclaimer: The buildings illustrated in this submittal are representative of the size, massing, architectural character and detailing. Repeat building types, if any, may have their own unique detailing, coloring, and final configuration but will be consistent with the quality of buildings shown in this package. Window locations illustrated on the floor plans are approximate. Final window locations subject to revision dependent upon site specific conditions. See site plan for lot specific building orientation. Lot specific metrics are included on the civil site plan.



1 TOP OF ROOF - SR
1/8" = 1'-0"

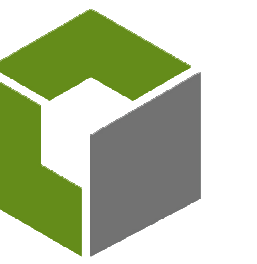


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.4b
ROOF PLAN



COBURN
ARCHITECTURE

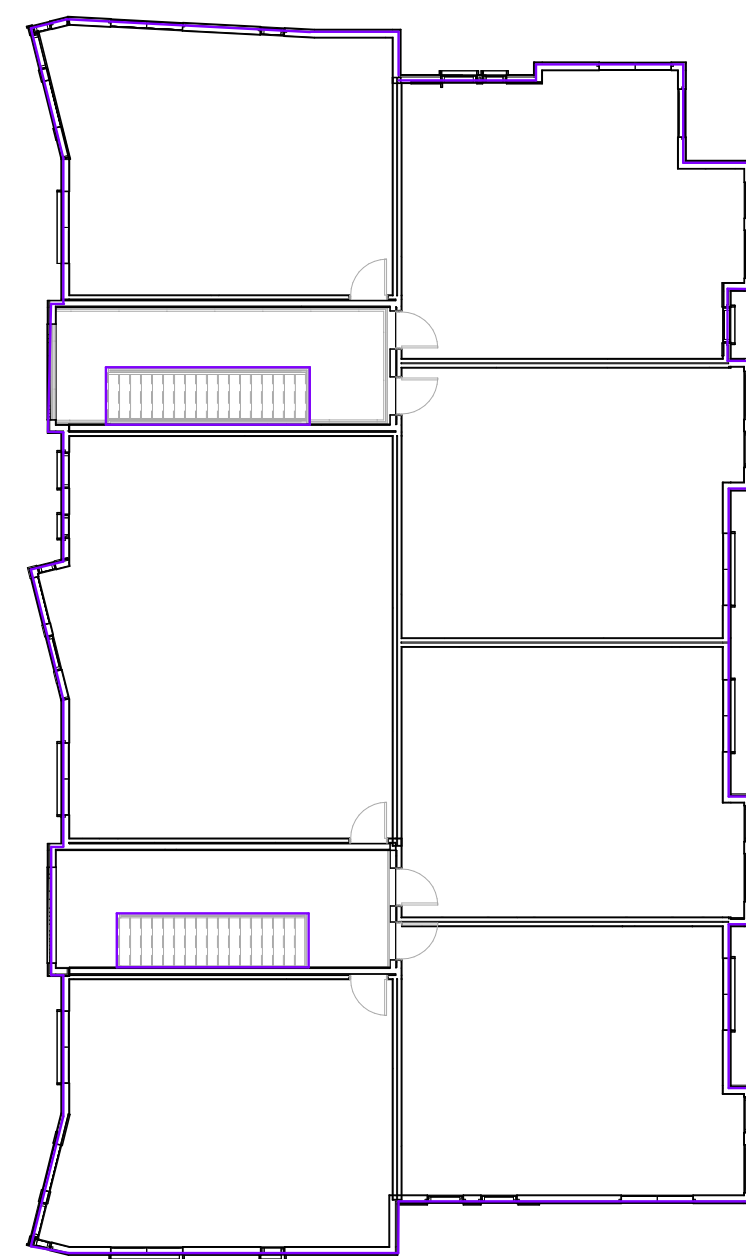
2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

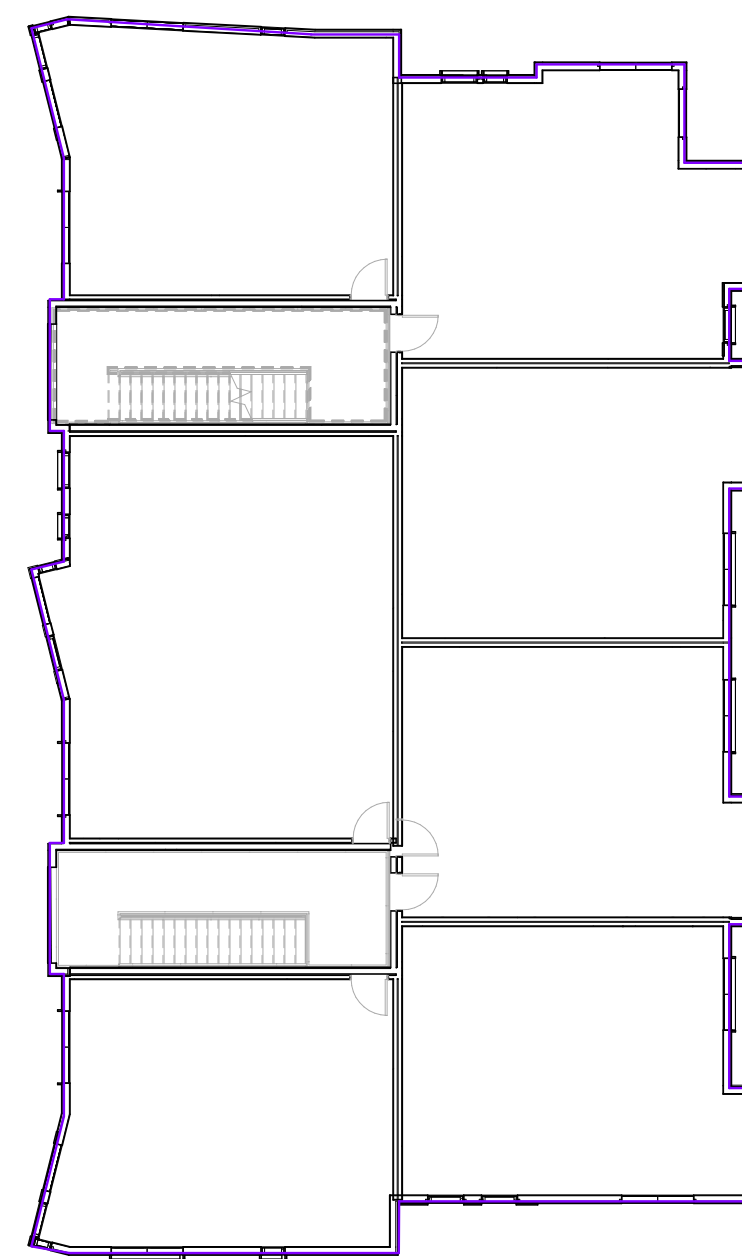
3300 PENROSE PL,
BOULDER, CO 80301

4/7/22 15:00N 100°15'01.00W

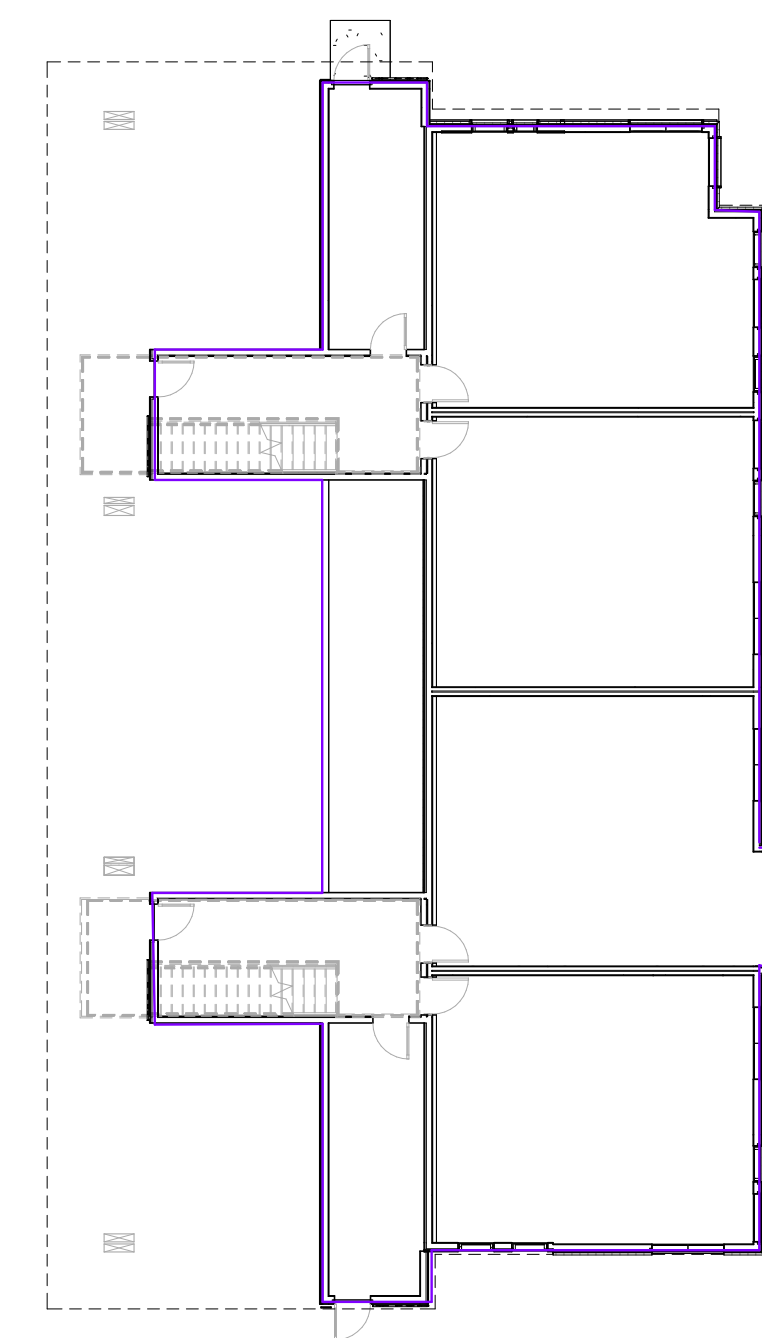
Disclaimer: The buildings illustrated in this submittal are representative of the size, massing, architectural character and detailing. Repeat building types, if any, may have their own unique detailing, coloring, and final configuration but will be consistent with the quality of buildings shown in this package. Window locations illustrated on the floor plans are approximate. Final window locations subject to revision dependent upon site specific conditions. See site plan for lot specific building orientation. Lot specific metrics are included on the civil site plan.



3 BLDG B - LEVEL 3 AREA PLAN - SR
1/16" = 1'-0"



2 BLDG B - LEVEL 2 AREA PLAN - SR
1/16" = 1'-0"

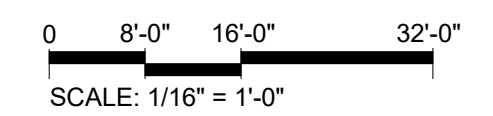


1 BLDG B - LEVEL 1 AREA PLAN - SR
1/16" = 1'-0"

COB AREA SCHEDULE	
COB AREA - LEVEL 1	3784 SF
COB AREA - LEVEL 2	5566 SF
COB AREA - LEVEL 3	5410 SF
TOTAL AREA	14760 SF

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

UNINHABITABLE SPACE means, a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.



SCALE: 1/16" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.8b
AREA PLANS

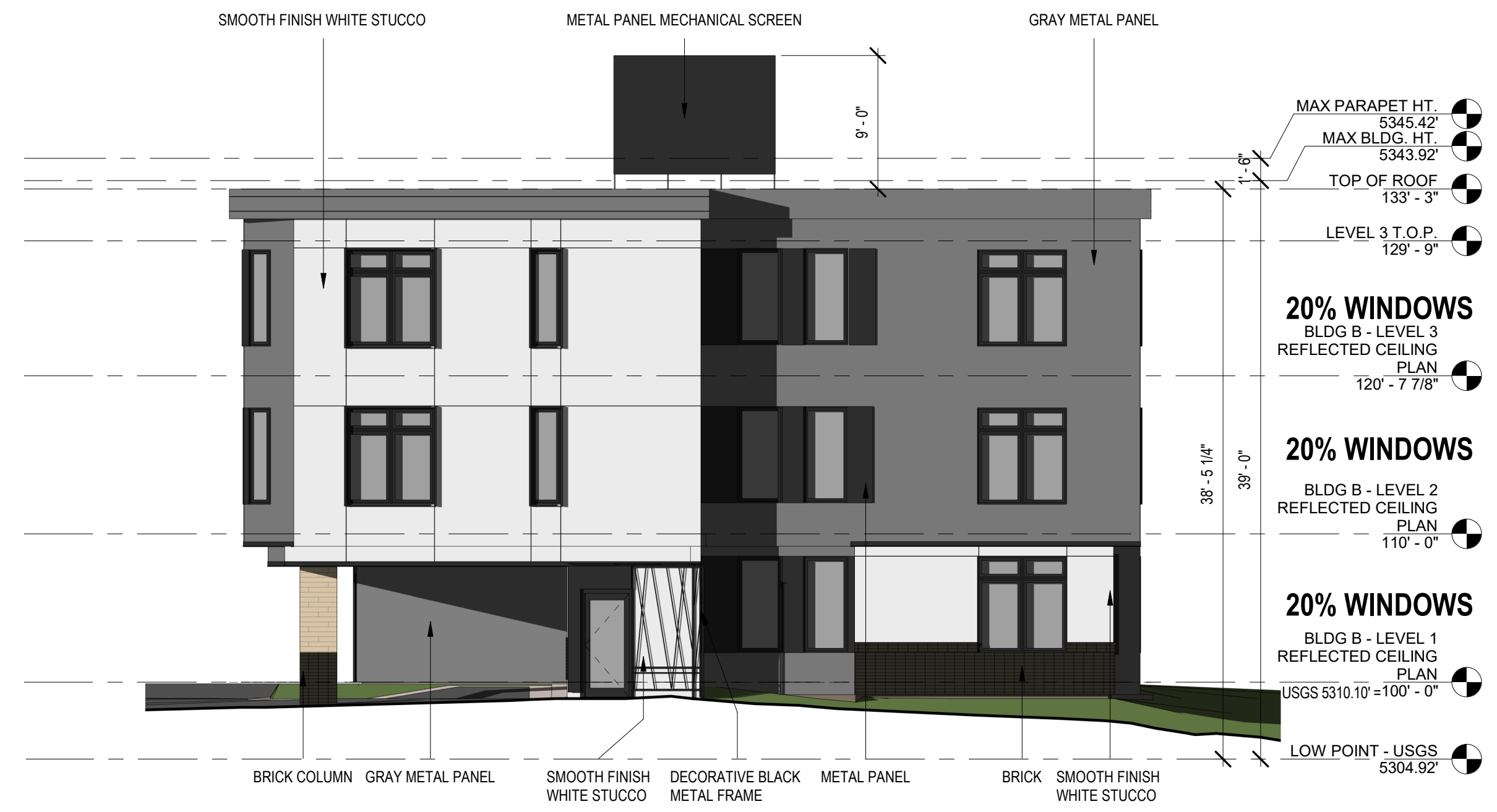
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
40702 15.RN 10015101.DWG

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4 WEST ELEVATION
1/8" = 1'-0"



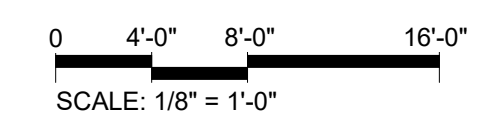
2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



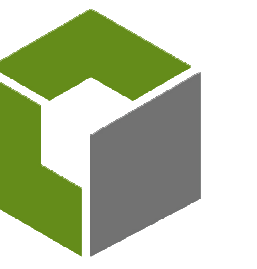
1 NORTH ELEVATION
1/8" = 1'-0"



SITE REVIEW
2024.03.22

SHEET No.

SR-2.0b
ELEVATIONS



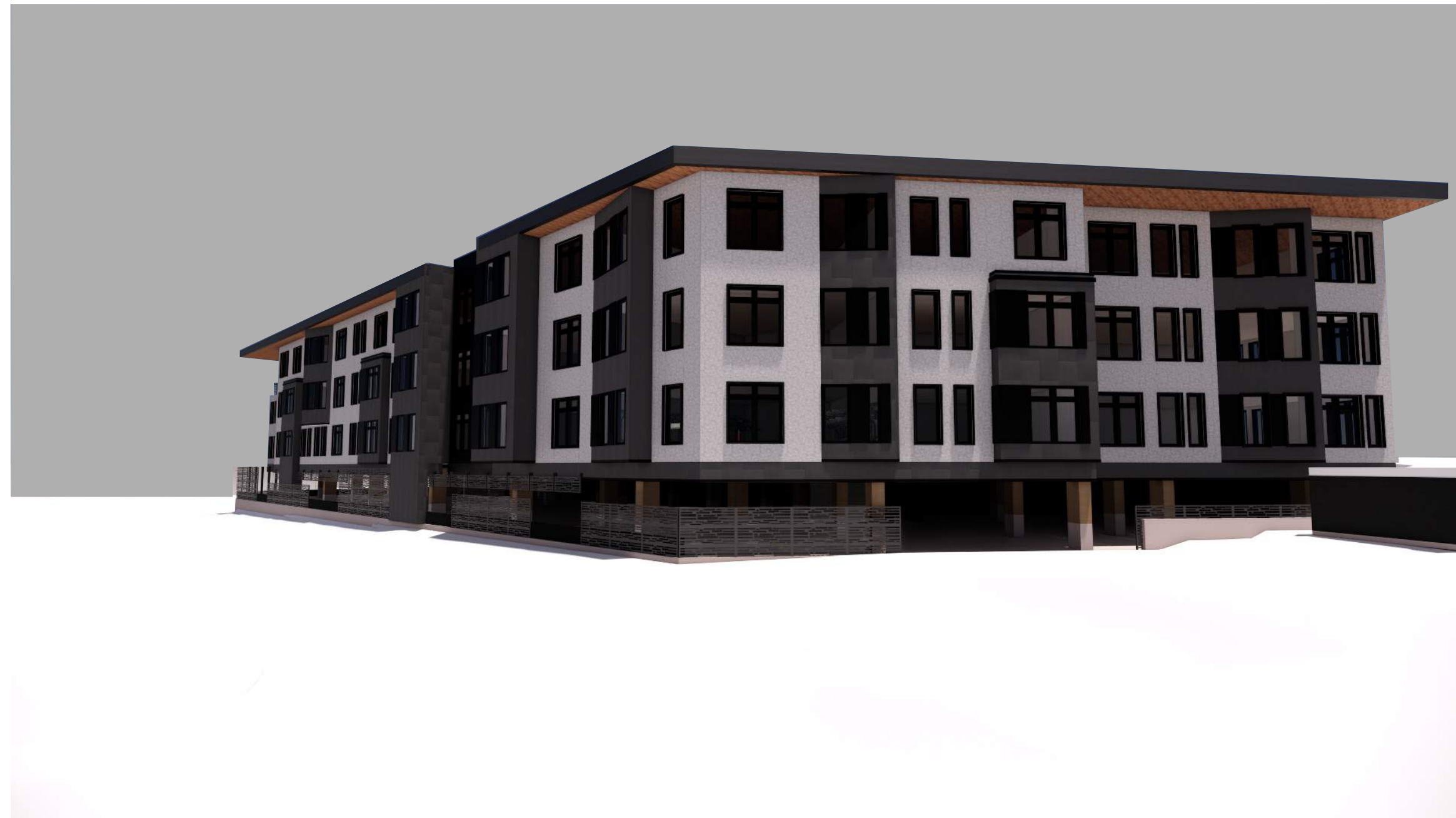
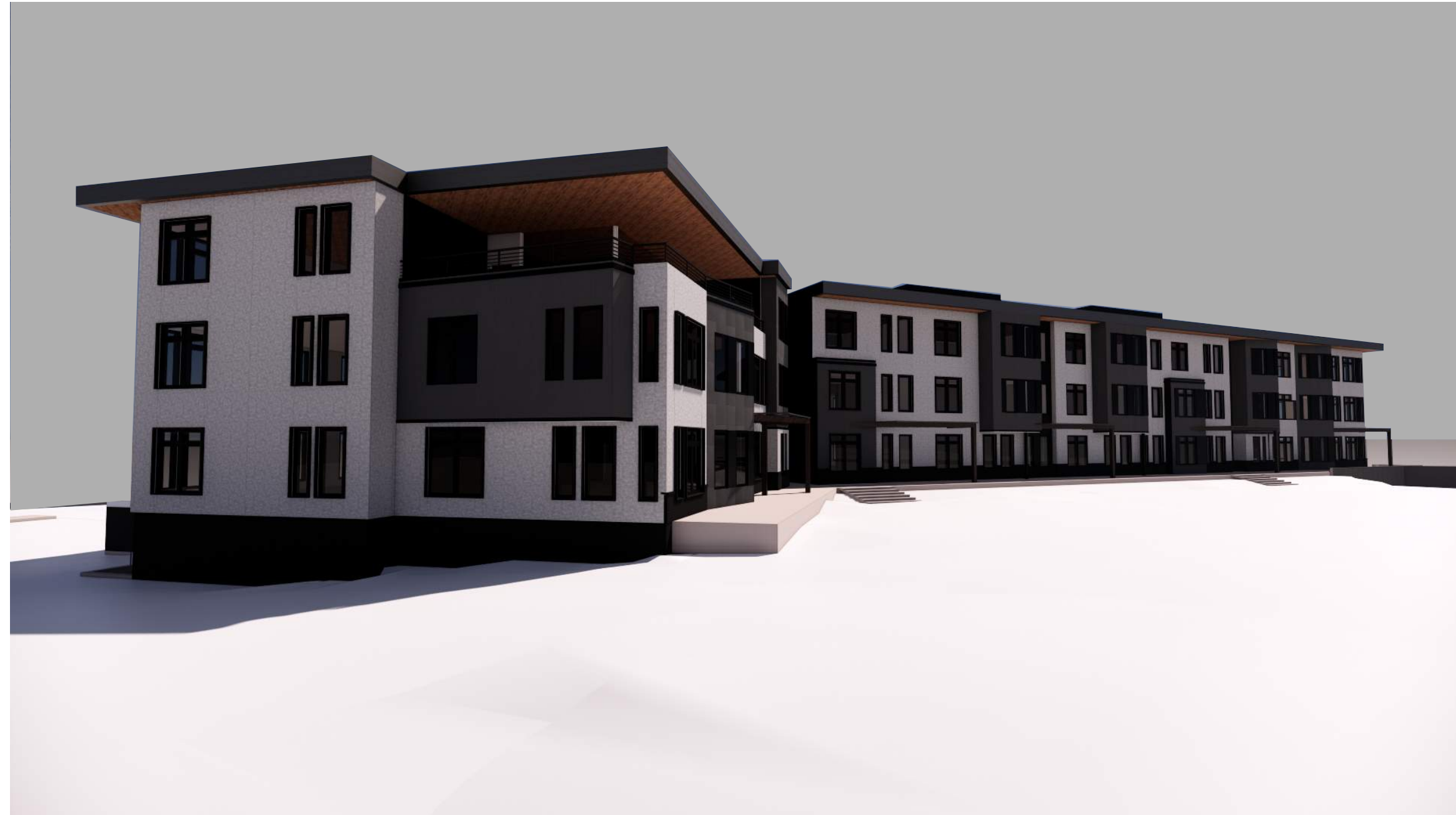
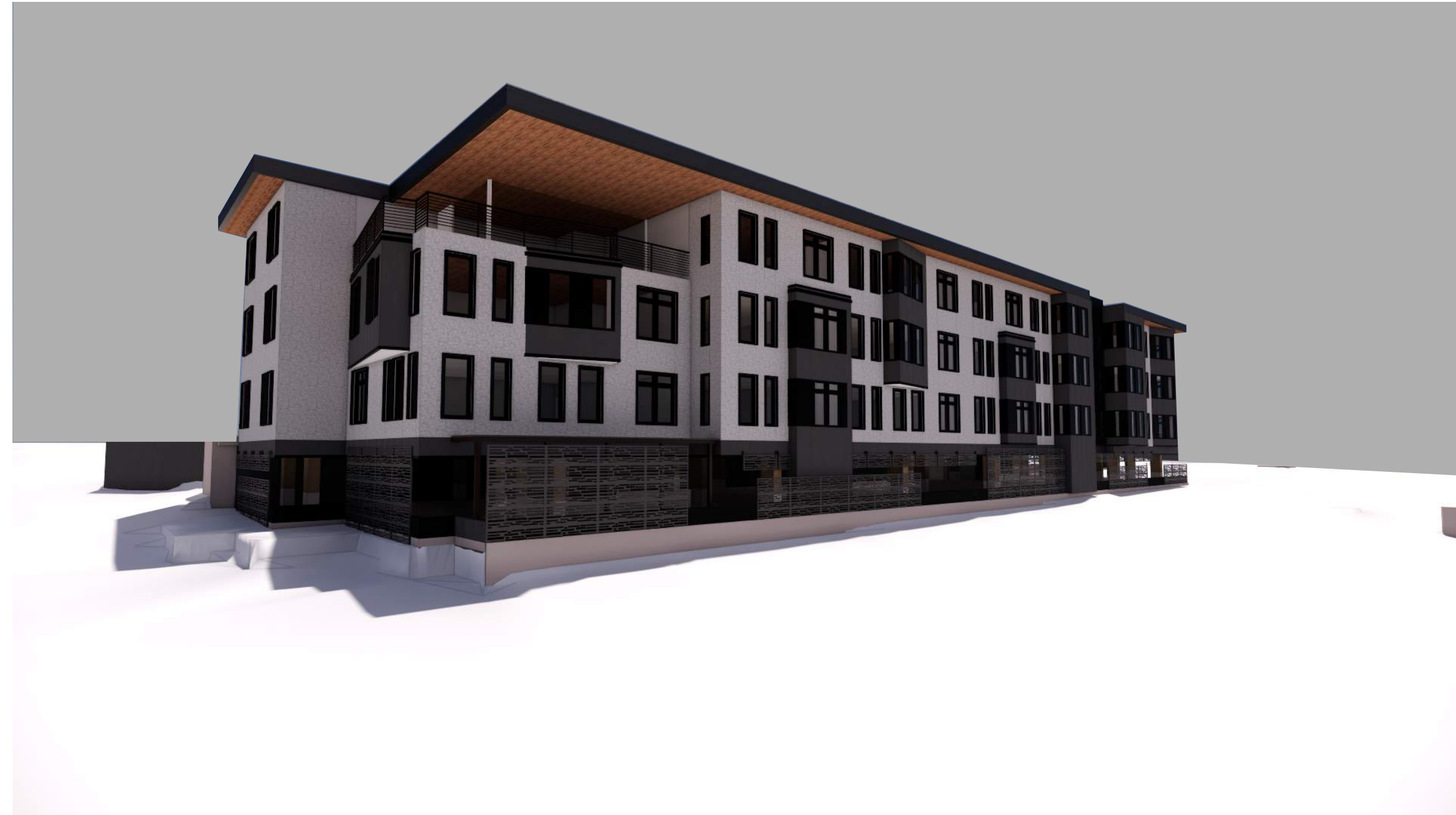
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/17/22 15.87M 105°15'01.07W

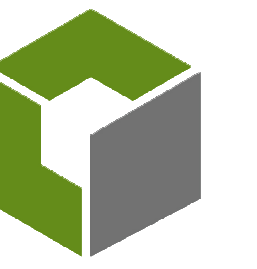
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SITE REVIEW
2024.03.22

SHEET No.

SR-1.0c
PERSPECTIVE



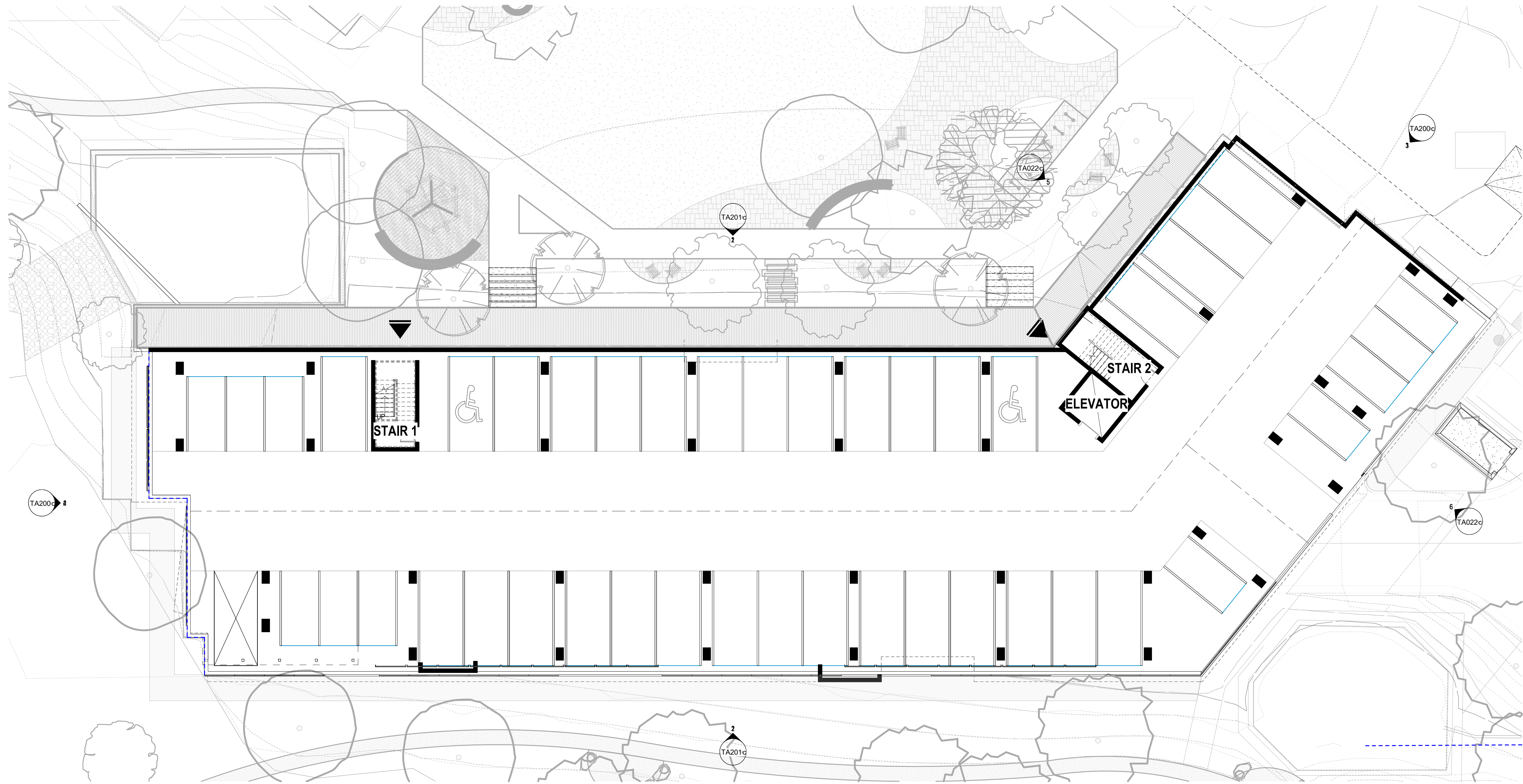
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

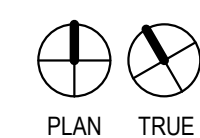
3300 PENROSE PL,
BOULDER, CO 80301
4/2/22 15:07N 105°15'01.07W

Disclaimer: The buildings illustrated in this submittal are representative of the size, massing, architectural character and detailing. Repeat building types, if any, may have their own unique detailing, coloring, and final configuration but will be consistent with the quality of buildings shown in this package. Window locations illustrated on the floor plans are approximate. Final window locations subject to revision dependent upon site specific conditions. See site plan for lot specific building orientation. Lot specific metrics are included on the civil site plan.



DATE PRINTED: 3/22/2024 11:10:59 AM

1 LEVEL 0
3/32" = 1'-0"

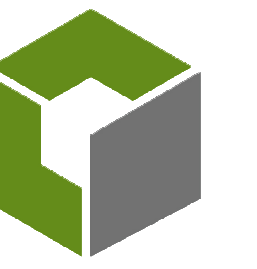


0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.1c
LEVEL 0



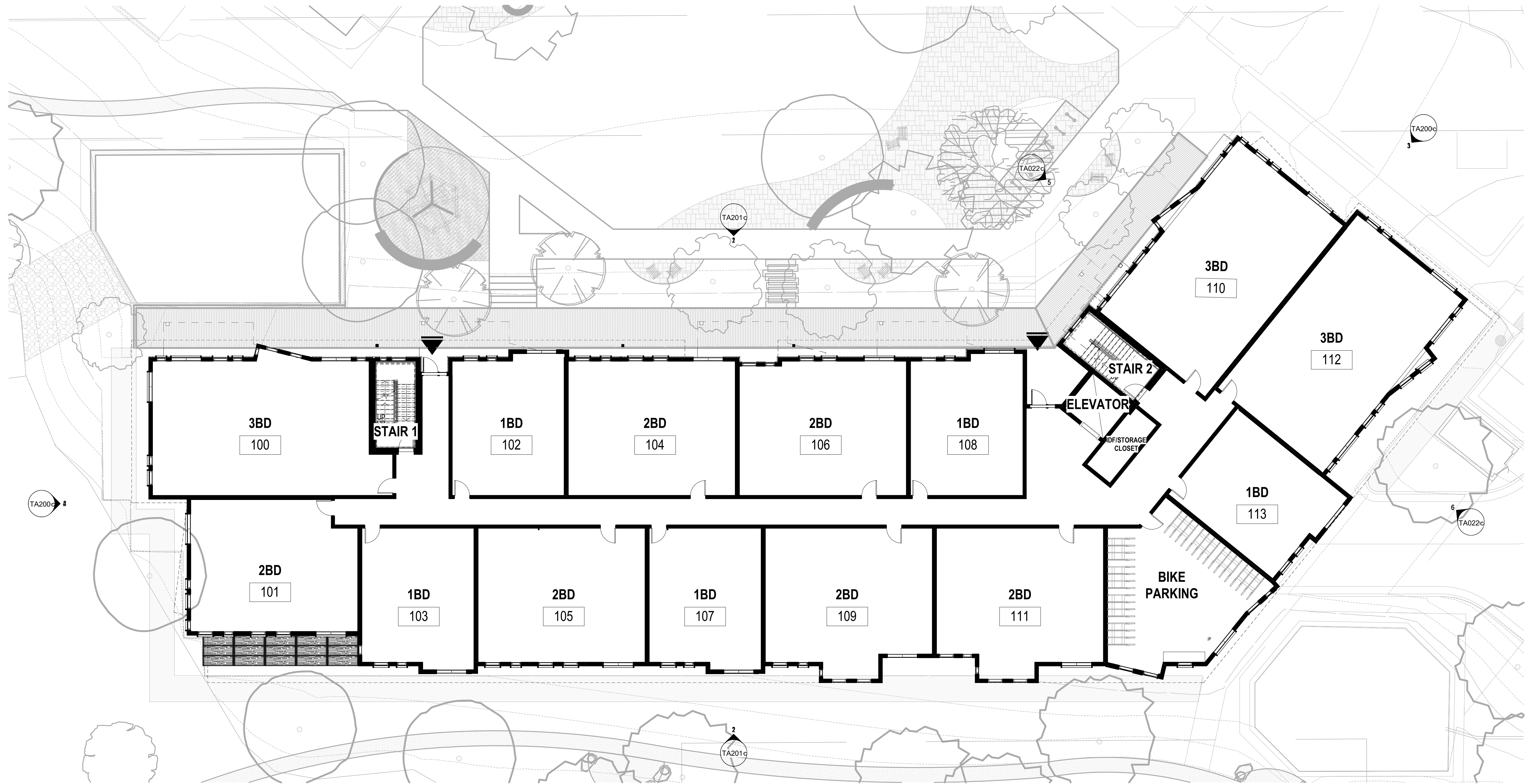
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/2/22 15:00N 10/15/23 JRM

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DATE PRINTED: 3/22/2024 11:11:01 AM

1 LEVEL 1
3/32" = 1'-0"

PLAN TRUE
0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SITE REVIEW
2024.03.22

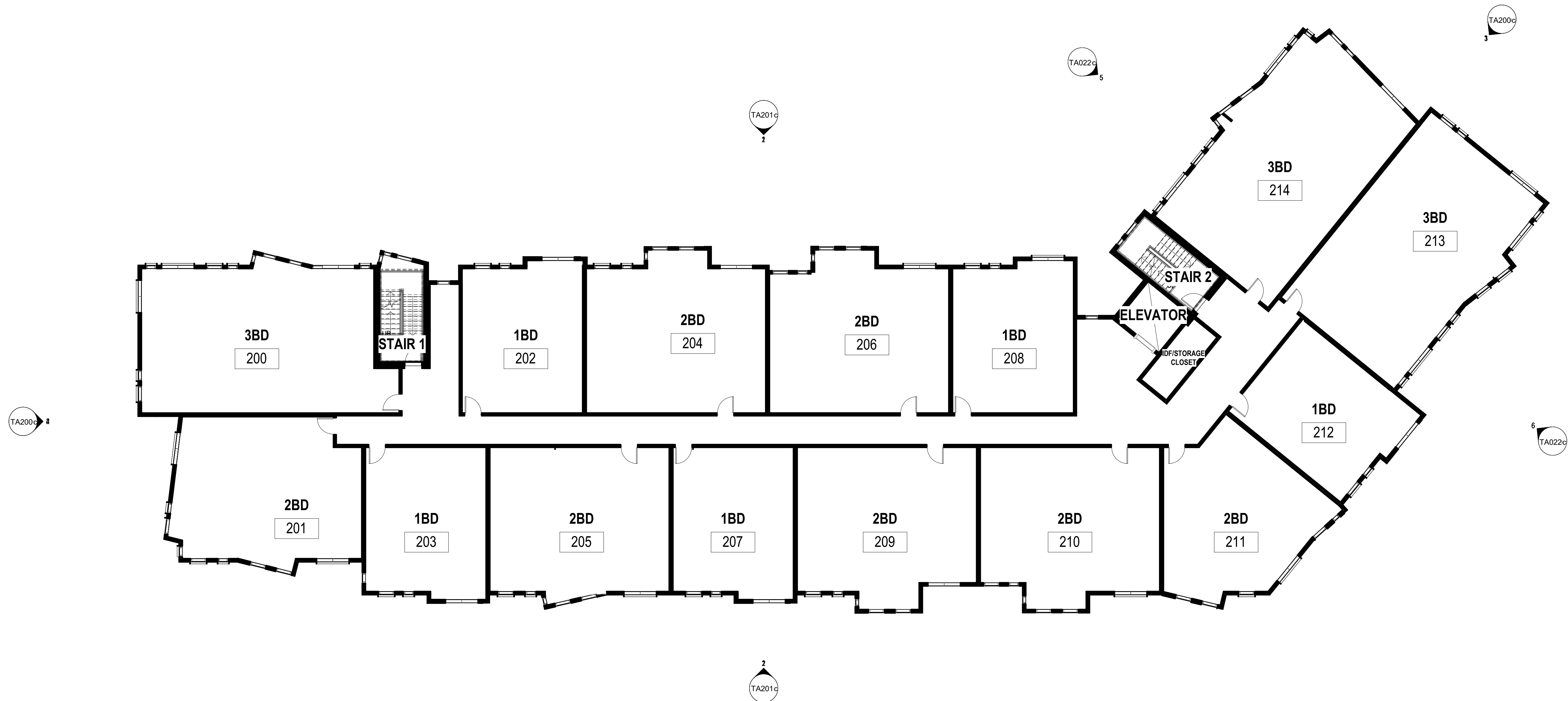
SHEET No.

SR-1.2c
LEVEL 1

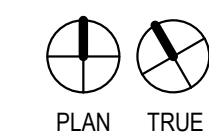
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/2/22 15:07N 105°15'01.07W

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1 LEVEL 2
3/32" = 1'-0"



0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SITE REVIEW
2024.03.22

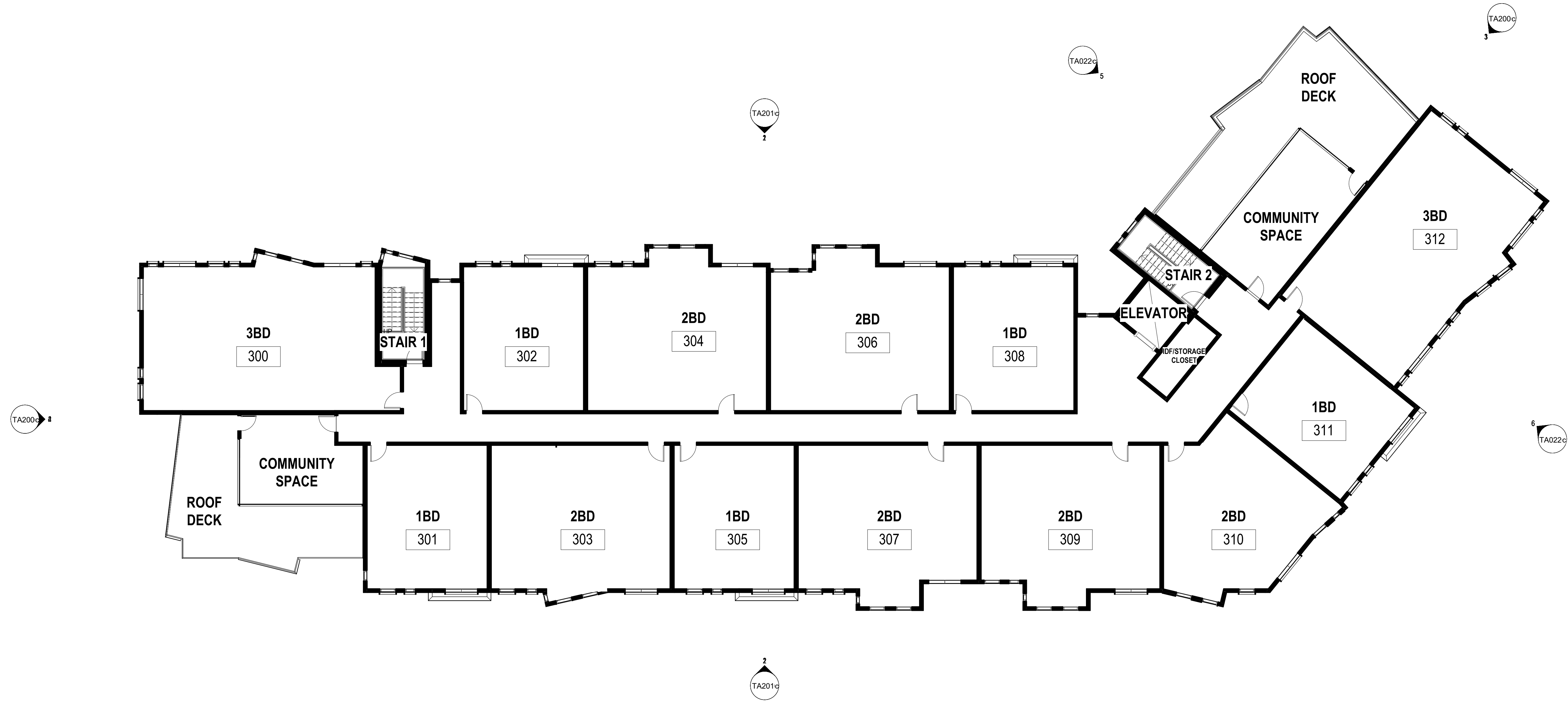
SHEET No.

SR-1.3c
LEVEL 2

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/2/22 15:07N 105°15'01.07W

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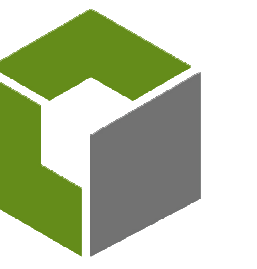
DATE PRINTED: 3/22/2024 11:11:03 AM

LEVEL 3
3/32" = 1'-0"

PLAN TRUE
SCALE: 3/32" = 1'-0"
0 5'-4" 10'-8" 21'-4"

SITE REVIEW
2024.03.22

SHEET No.
SR-1.4c
LEVEL 3



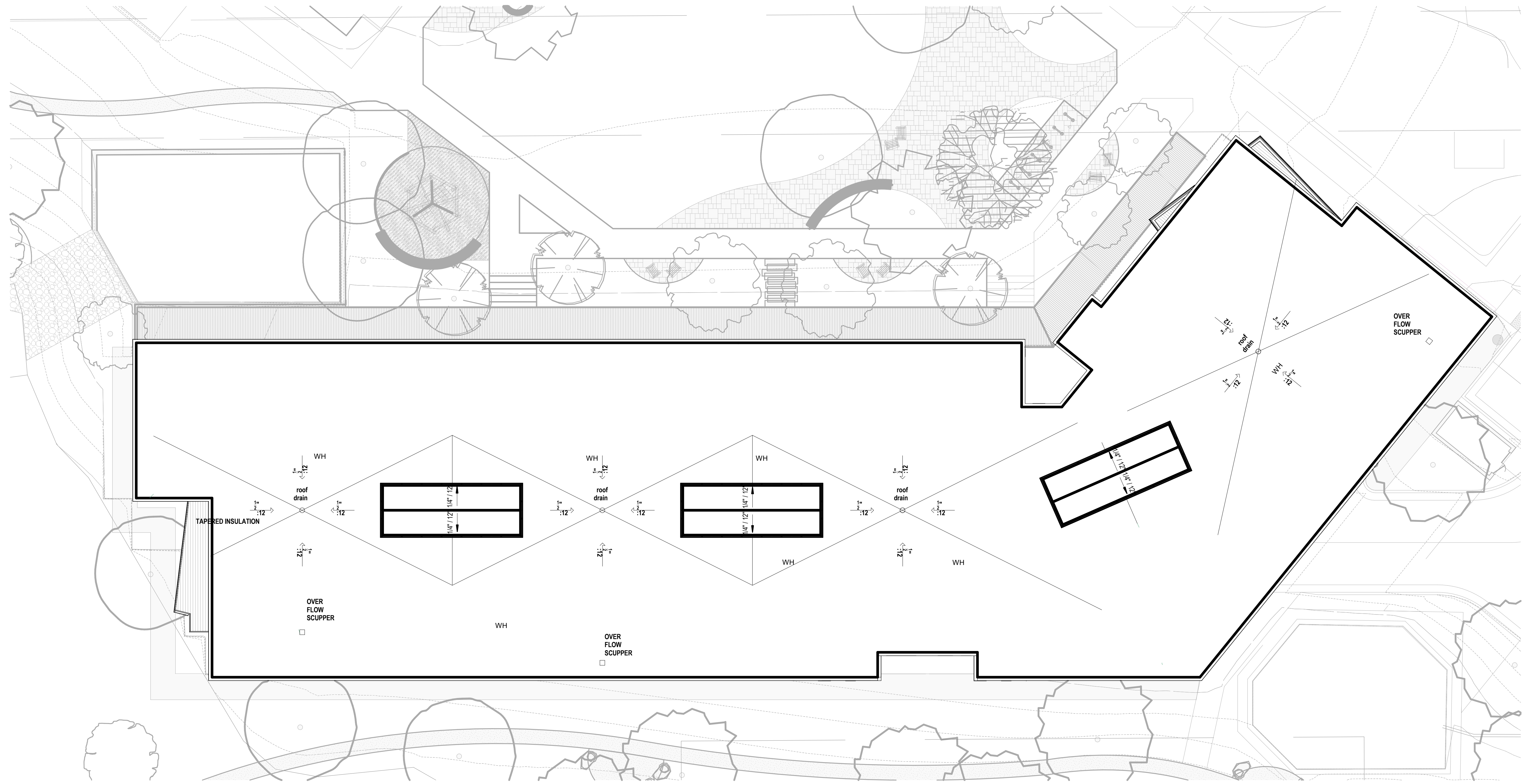
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

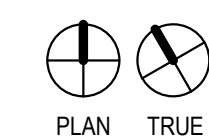
3300 PENROSE PL,
BOULDER, CO 80301
4/2/22 15:57N 105°15'01.07W

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DATE PRINTED: 3/22/2024 11:11:06 AM

1 TOP OF ROOF - SR
3/32" = 1'-0"

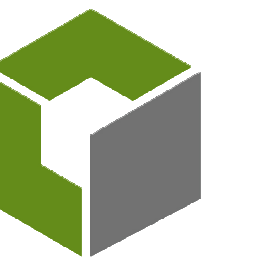


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.5c
ROOF PLAN



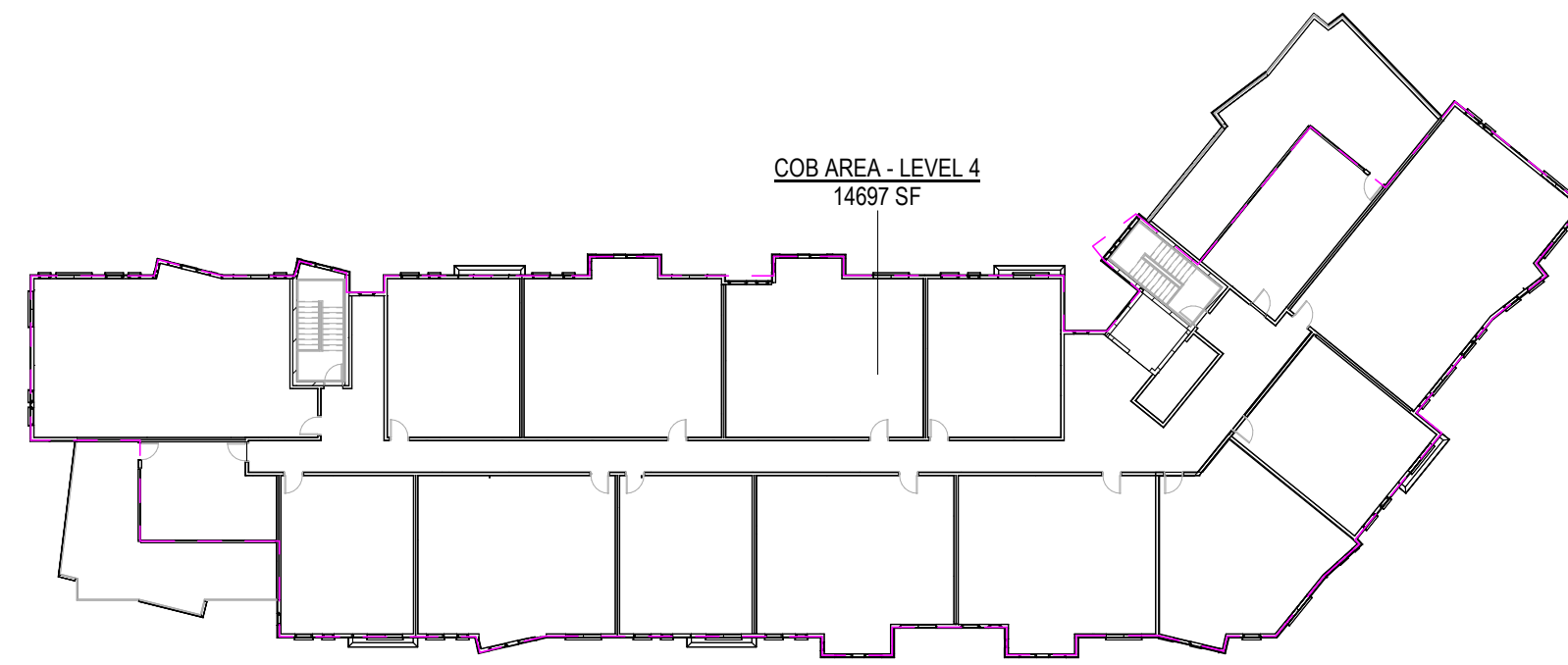
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

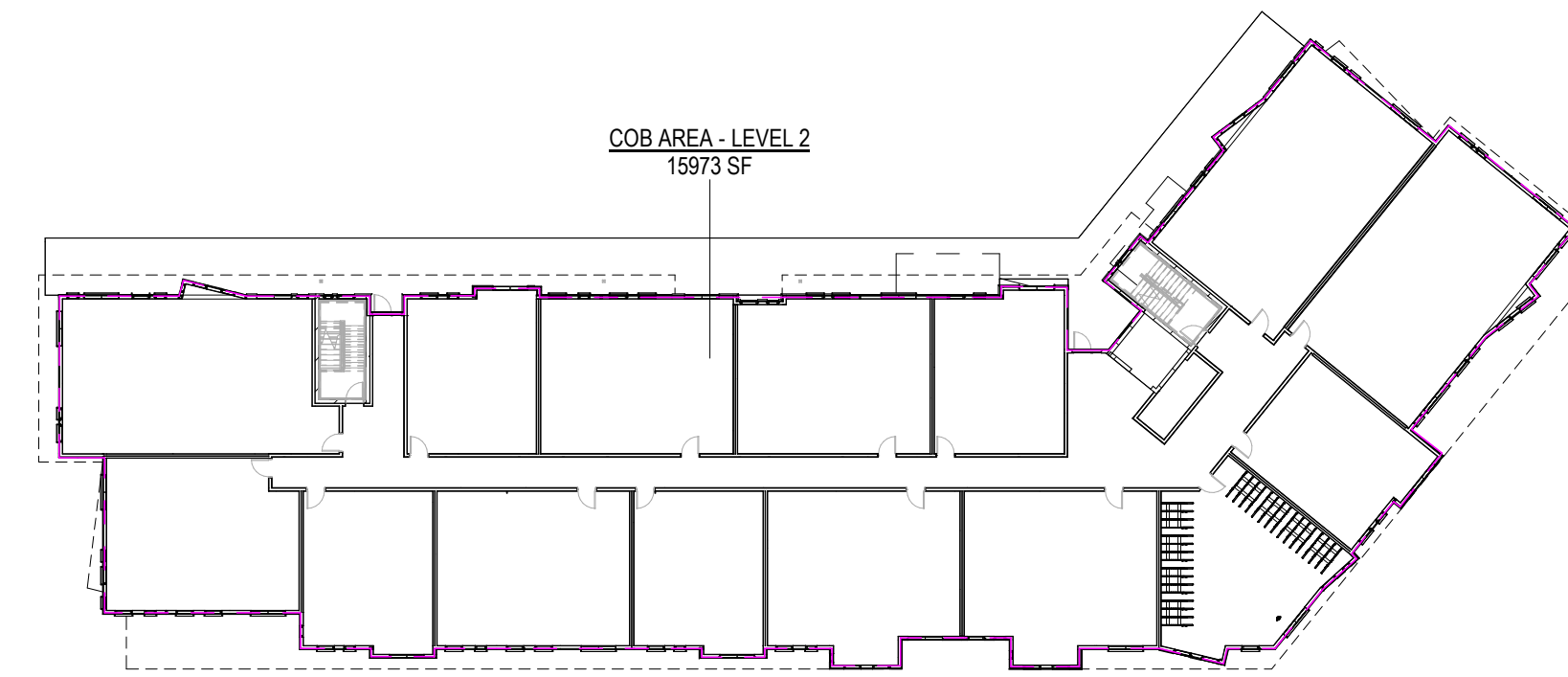
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/7/22 15.RVN 100115101.DWG

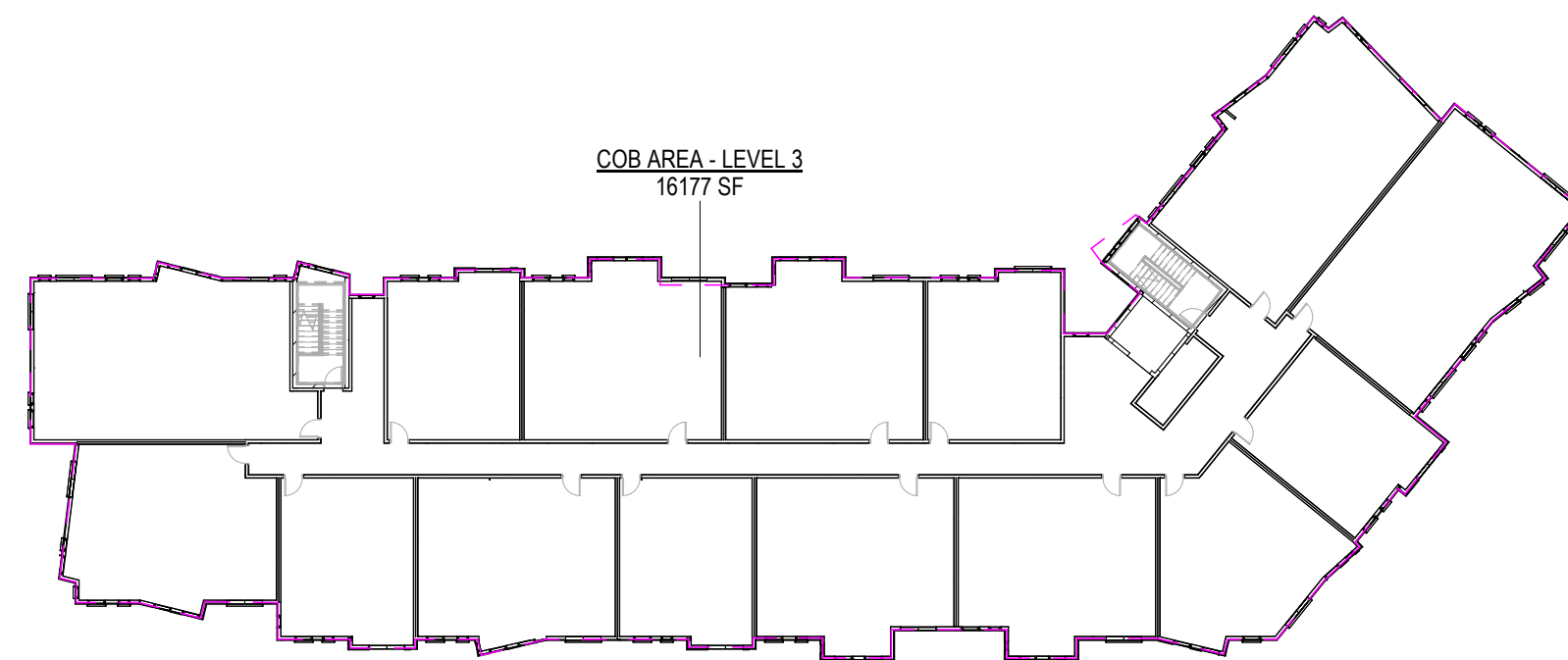
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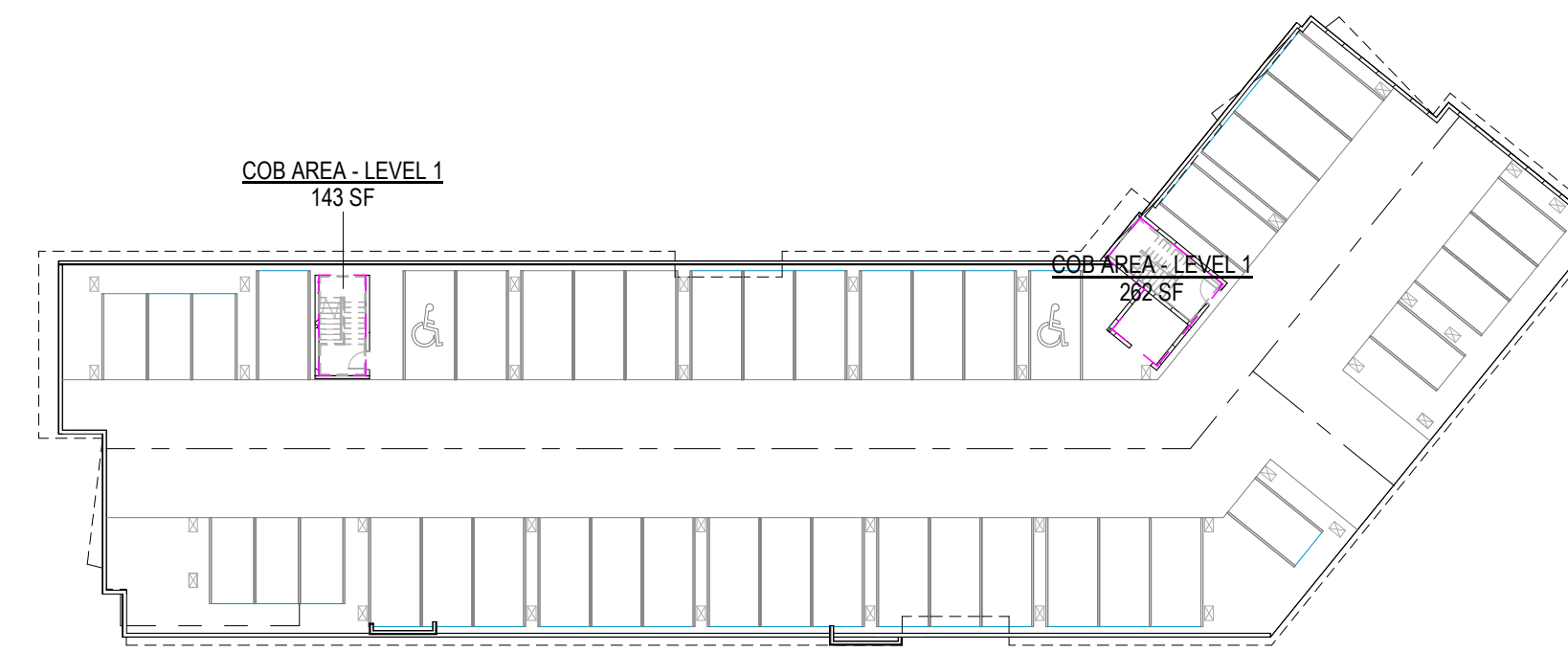
4 LEVEL 3
1/32" = 1'-0"



2 LEVEL 1
1/32" = 1'-0"



3 LEVEL 2
1/32" = 1'-0"

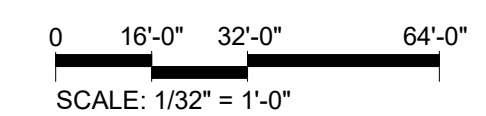


1 LEVEL 0
1/32" = 1'-0"

COB AREA SCHEDULE	
COB AREA - LEVEL 1	143 SF
COB AREA - LEVEL 1	282 SF
COB AREA - LEVEL 2	15973 SF
COB AREA - LEVEL 3	16177 SF
COB AREA - LEVEL 4	14697 SF
TOTAL AREA	47252 SF

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by Chapter 10-5, "Building Code," B.R.C. 1991, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

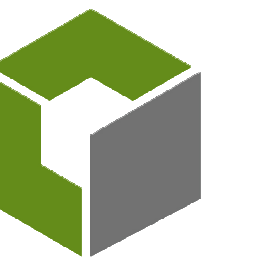
UNINHABITABLE SPACE means, a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.



SITE REVIEW
2024.03.22

SHEET No.

SR-1.8c
AREA PLAN



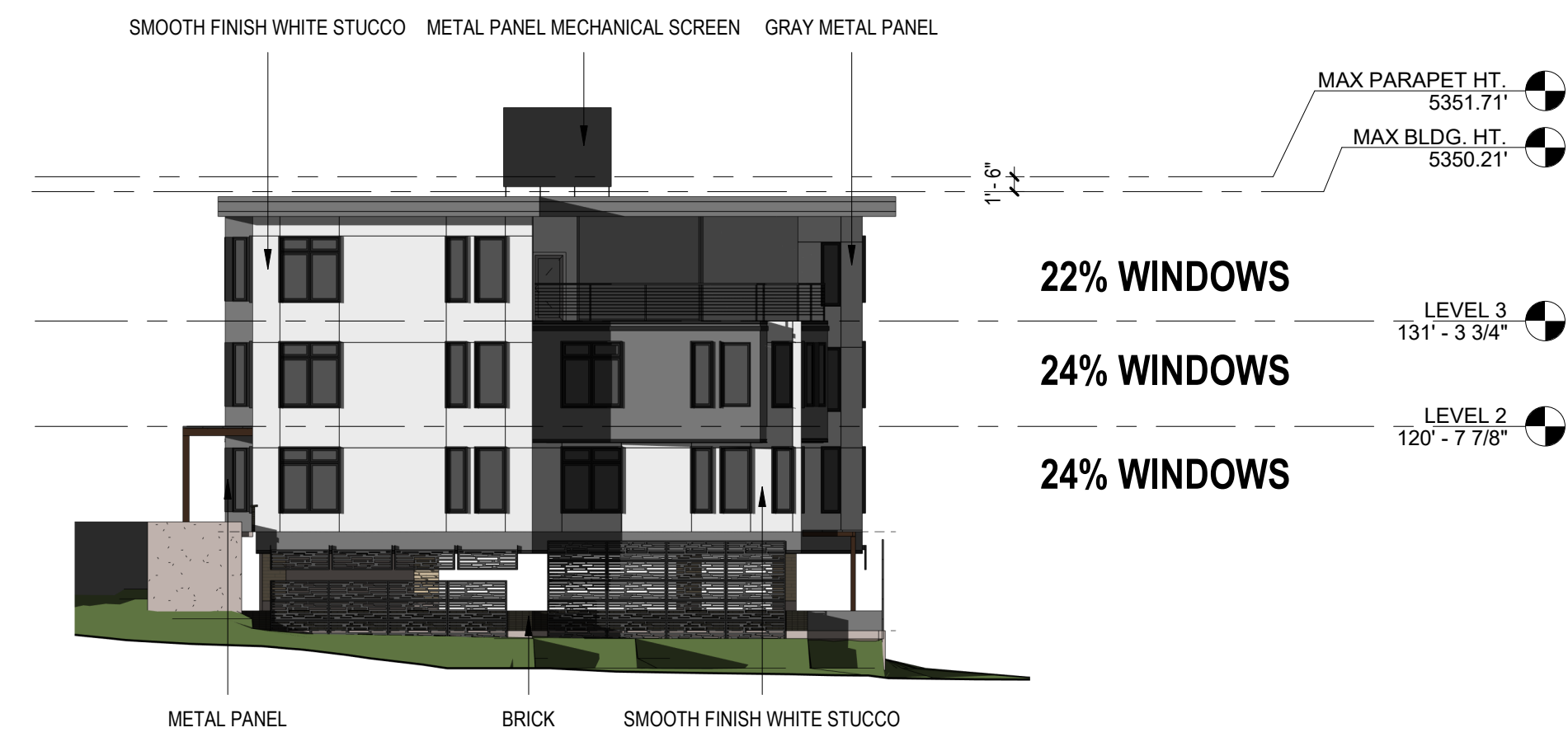
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

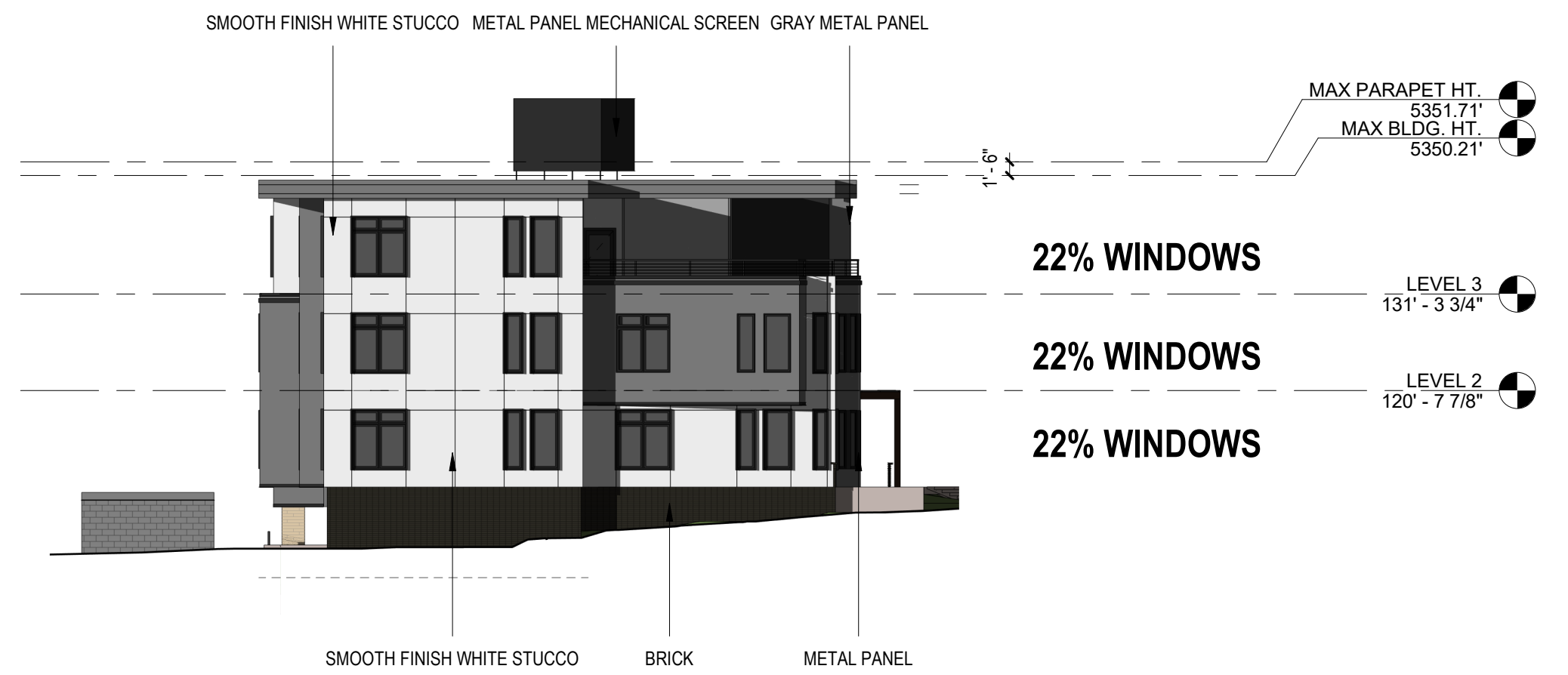
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/27/22 15.87% 105°15'01.37W

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4 WEST ELEVATION
1/16" = 1'-0"



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



2 SOUTH ELEVATION
1/16" = 1'-0"



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

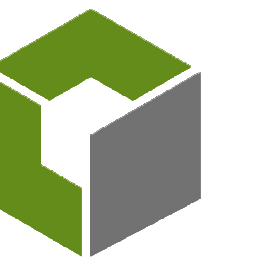
0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-2.0c
ELEVATIONS

DATE PRINTED: 3/22/2024 11:11:13 AM



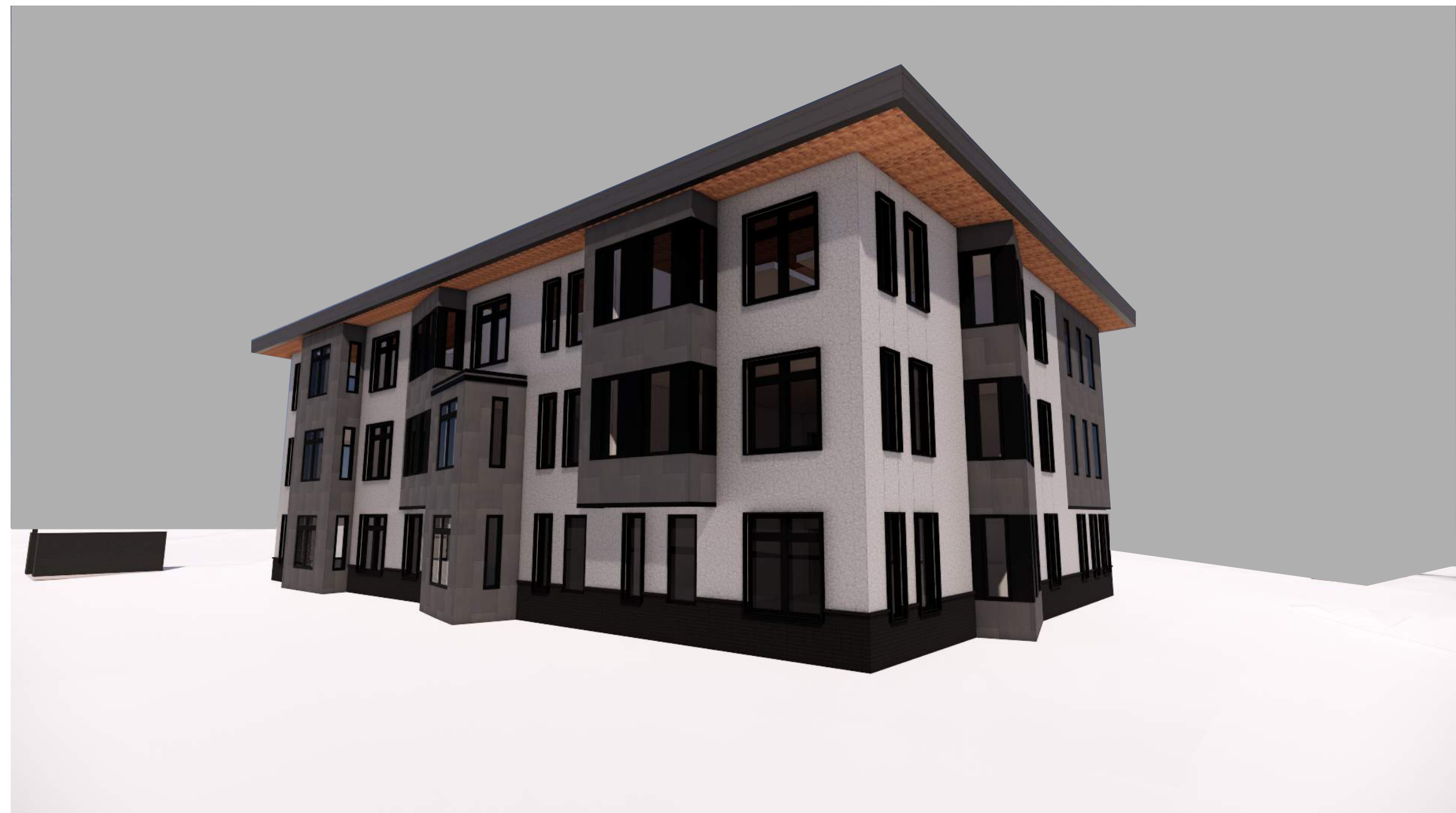
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/7/22 15.87M 105°15'01.07W

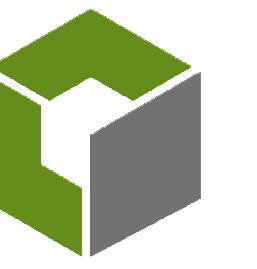
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SITE REVIEW
2024.03.22

SHEET No.

SR-1.0d
PERSPECTIVE



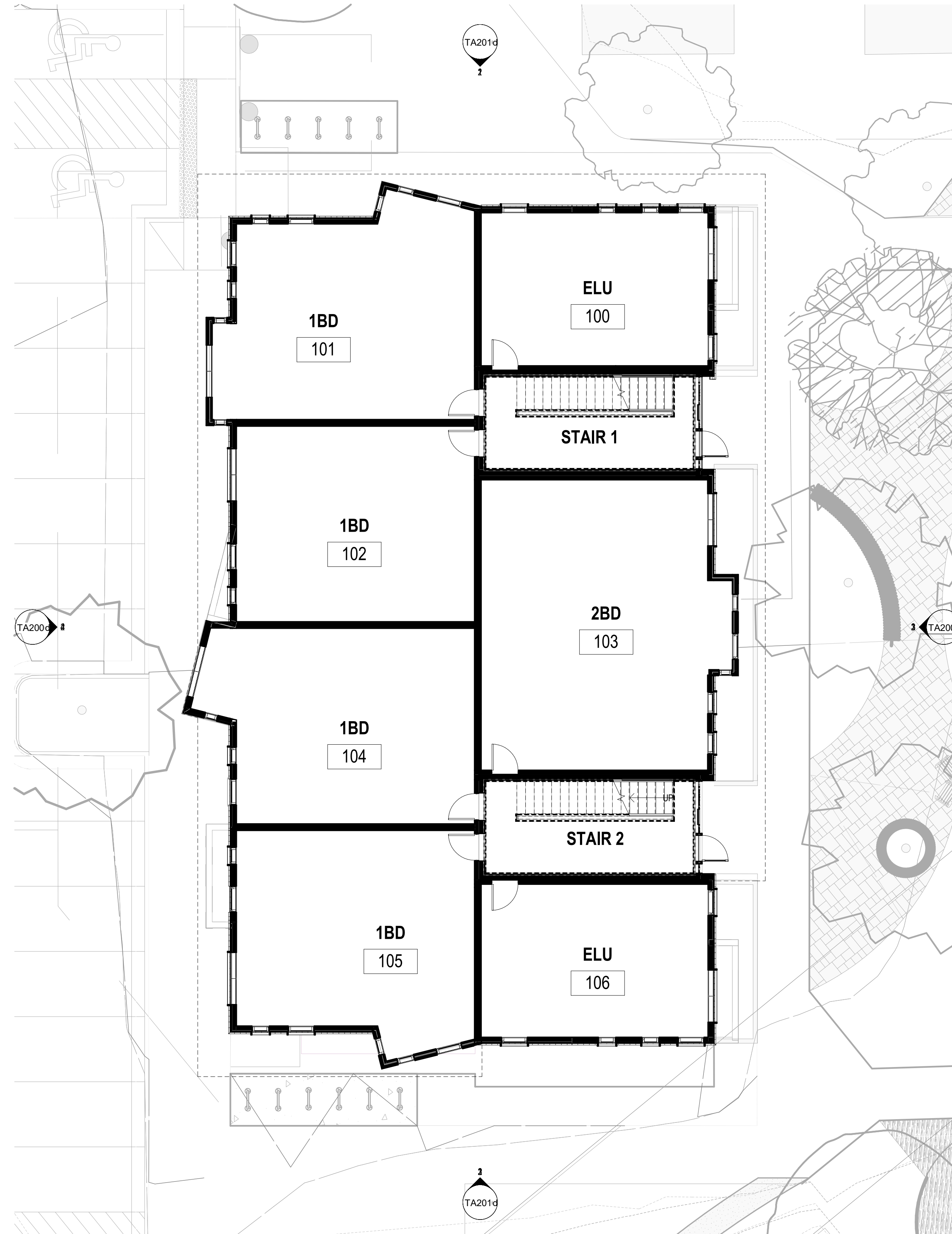
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

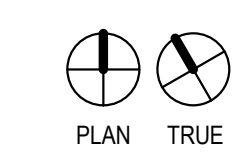
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
42°02'15.87N 105°15'01.37W

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1 LEVEL 1 - SR
1/8" = 1'-0"

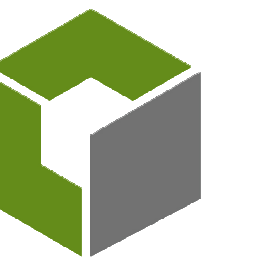


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.1d
LEVEL 1



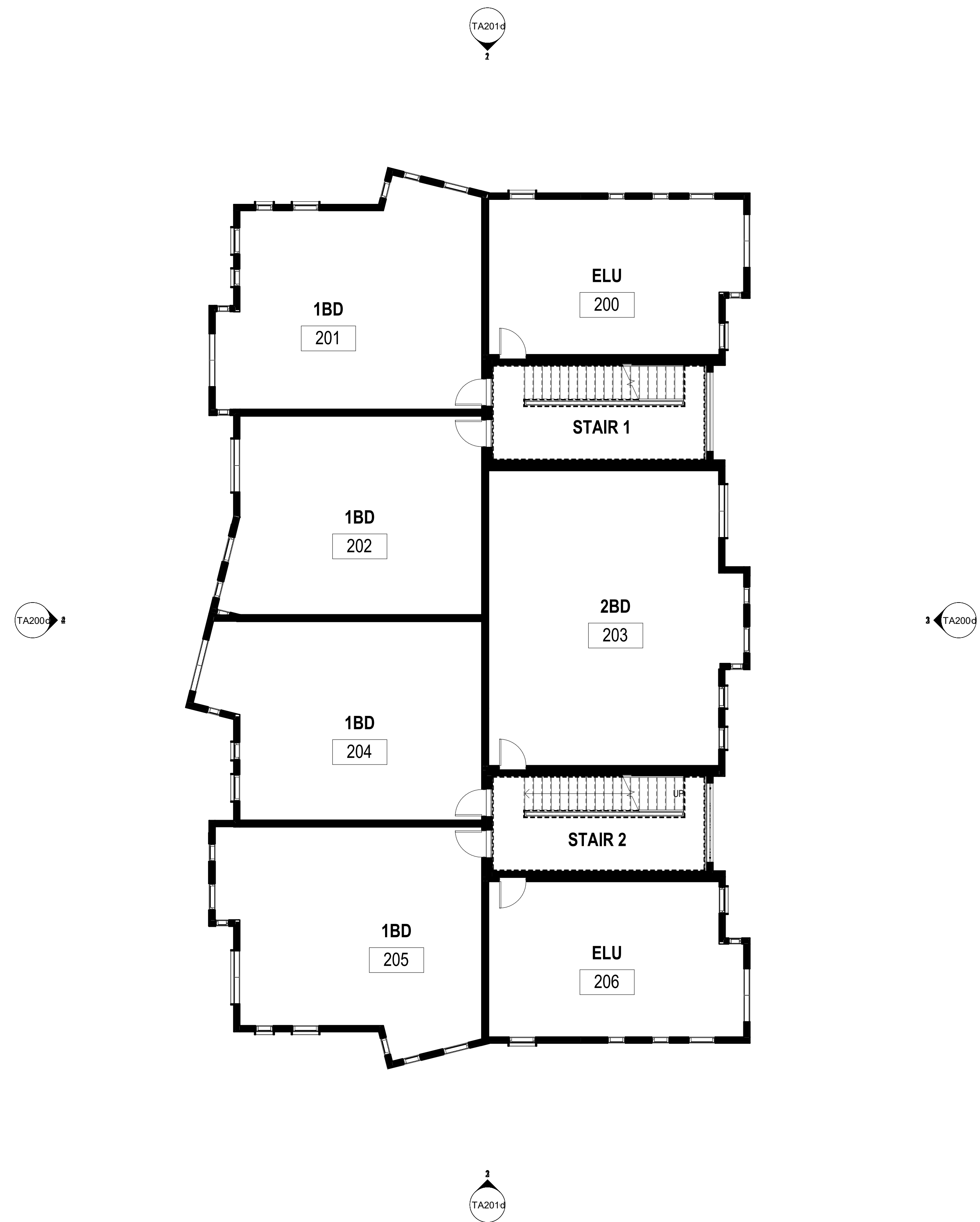
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

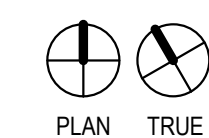
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
47°02'15.87N 105°15'01.37W

Disclaimer: The buildings illustrated in this submittal are representative of the size, massing, architectural character and detailing. Repeat building types, if any, may have their own unique detailing, coloring, and final configuration but will be consistent with the quality of buildings shown in this package. Window locations illustrated on the floor plans are approximate. Final window locations subject to revision dependent upon site specific conditions. See site plan for lot specific building orientation. Lot specific metrics are included on the civil site plan.



1 LEVEL 2 - SR
1/8" = 1'-0"

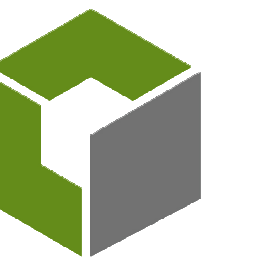


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.2d
LEVEL 2



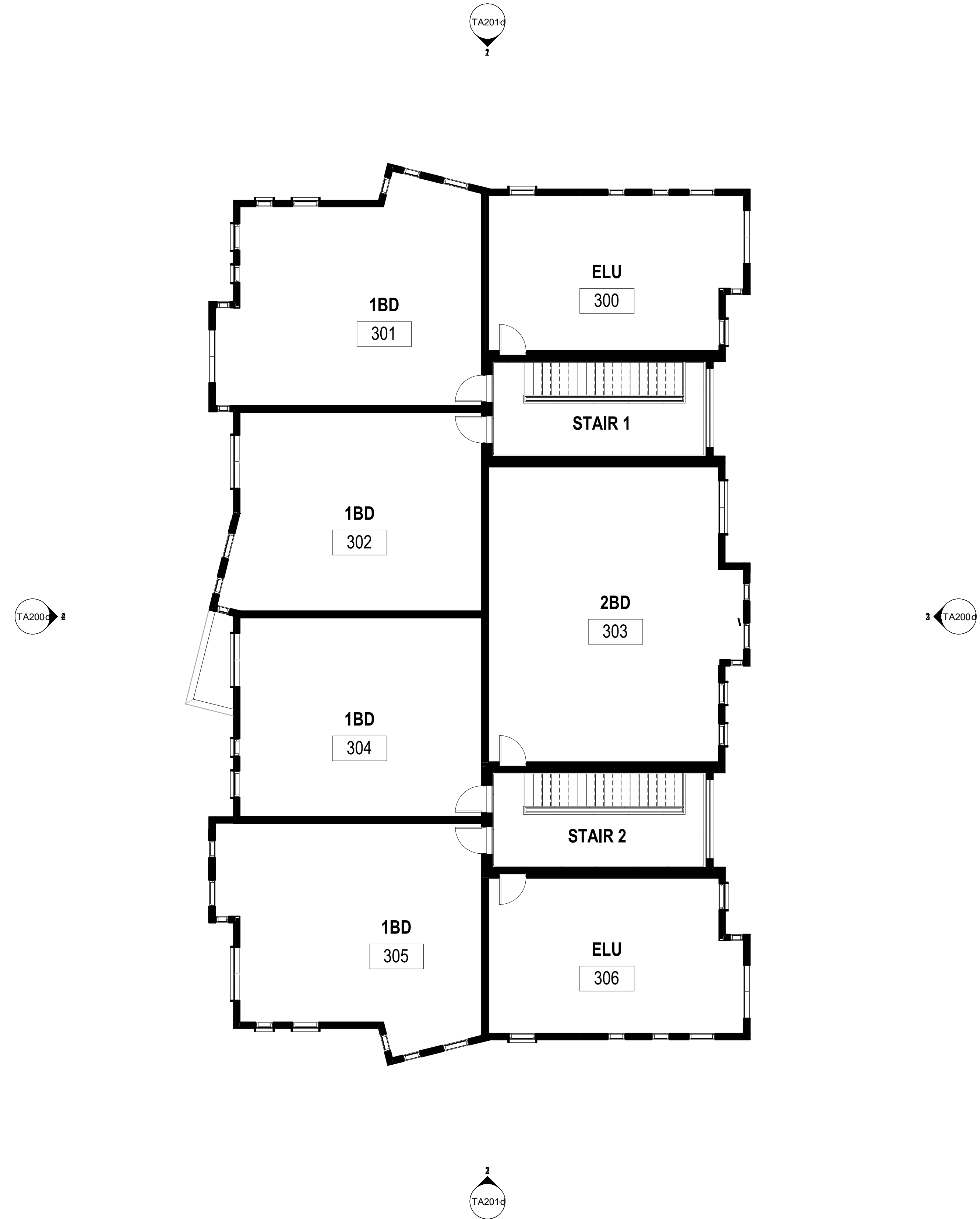
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

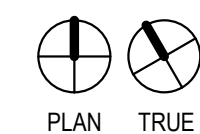
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
42°02'15.87N 105°15'01.37W

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1 LEVEL 3 - SR
1/8" = 1'-0"

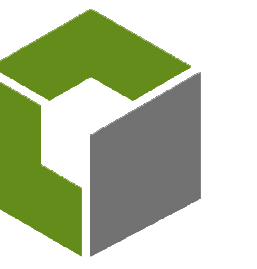


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.3d
LEVEL 3



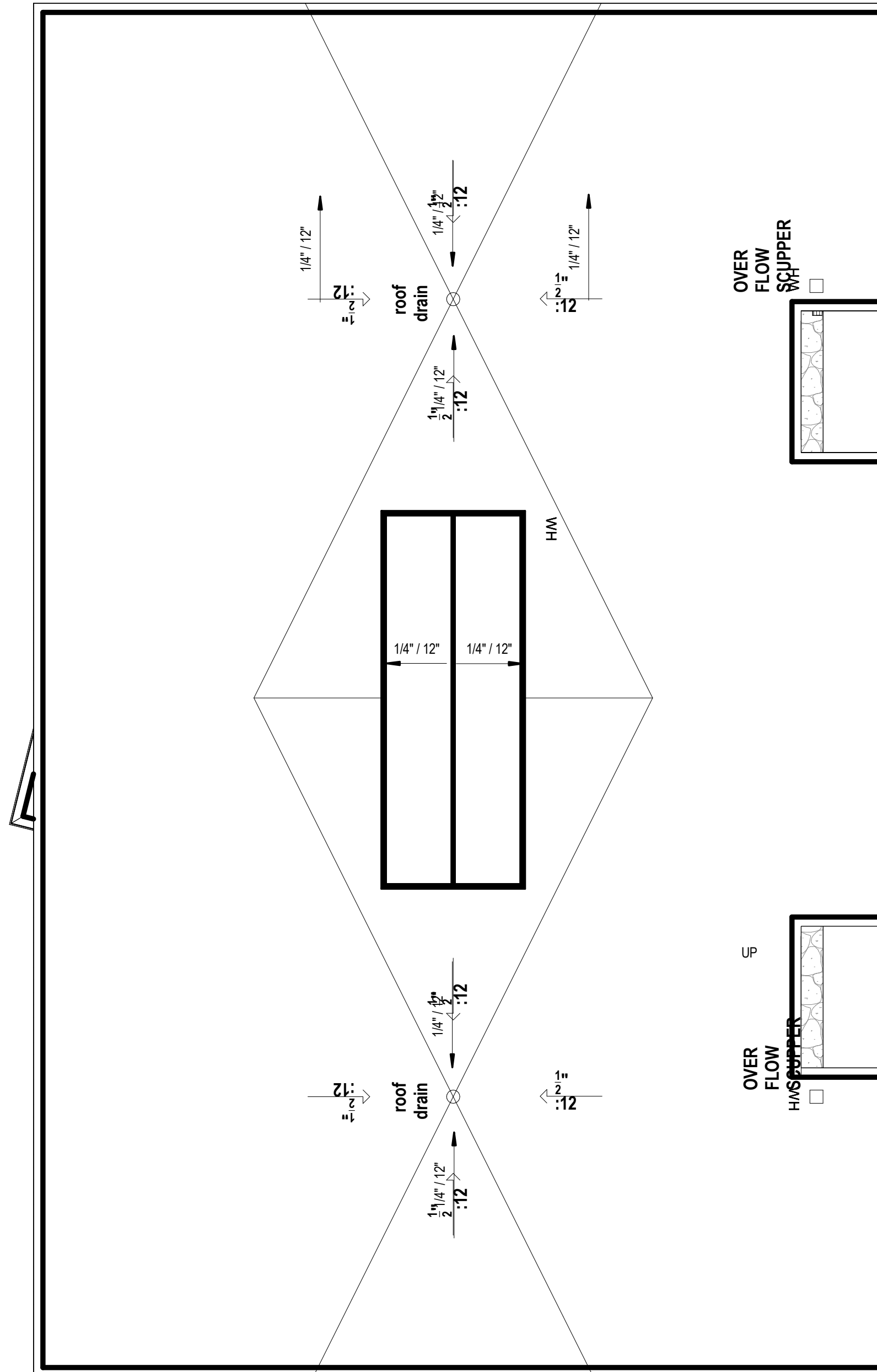
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

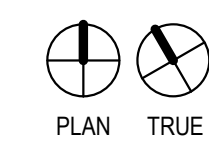
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/22/24 15:00 100% 1501.DWG

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1 TOP OF ROOF - SR
1/8" = 1'-0"

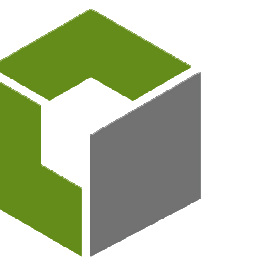


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.4d
ROOF PLAN



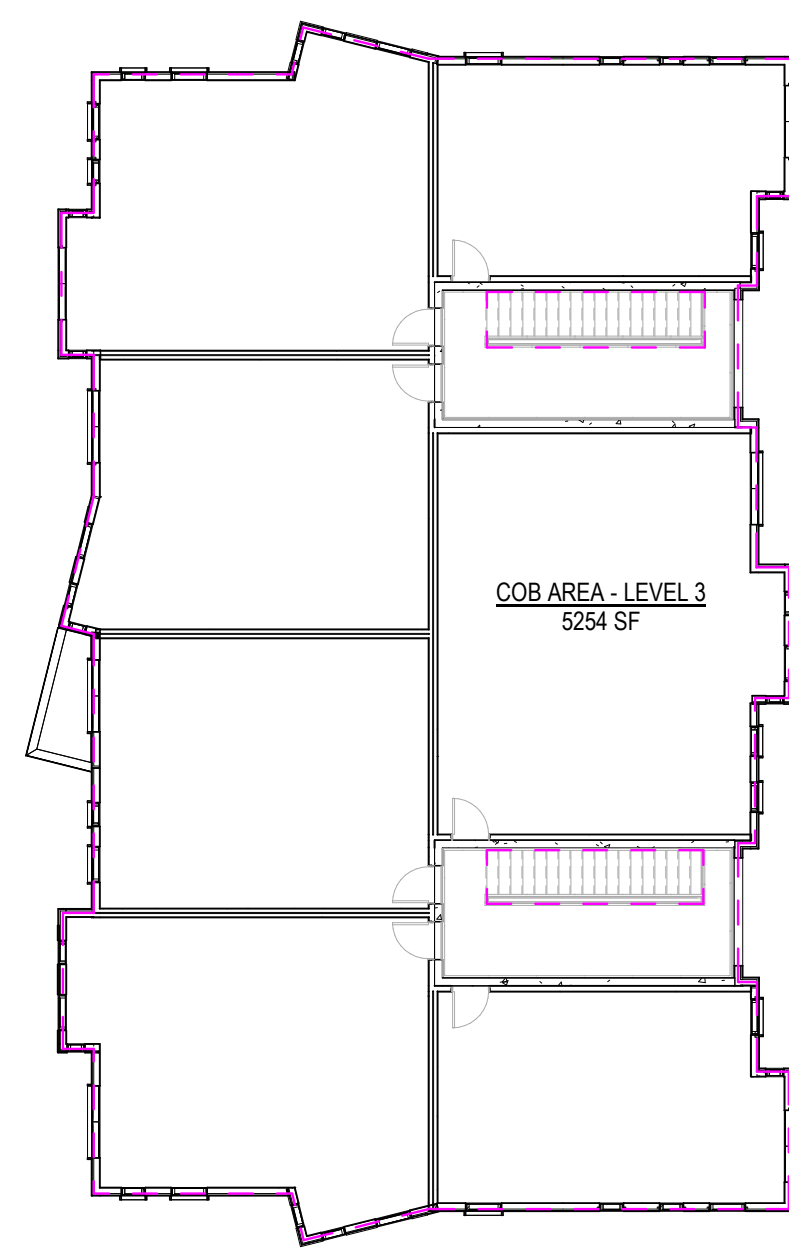
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

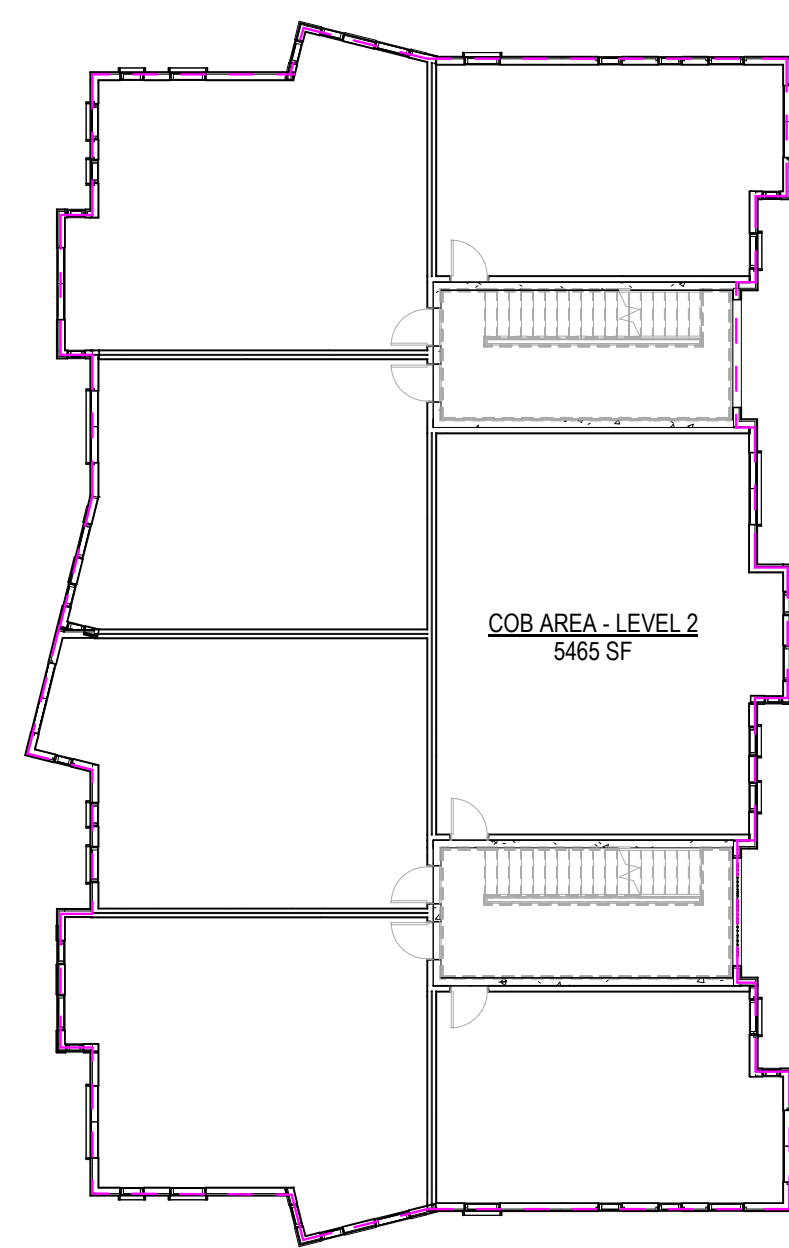
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/7/22 15:57N 105°15'01.37W

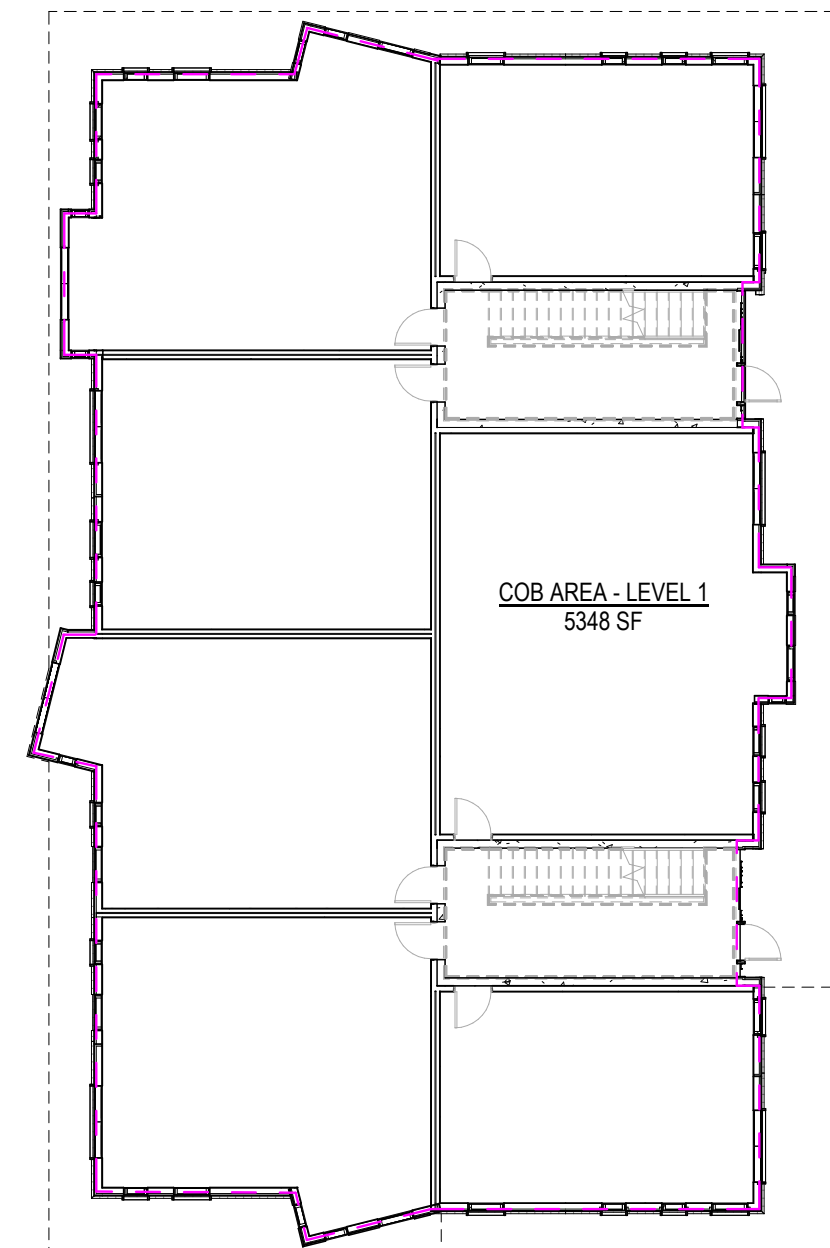
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3 LEVEL 3
1/16" = 1'-0"



2 LEVEL 2
1/16" = 1'-0"

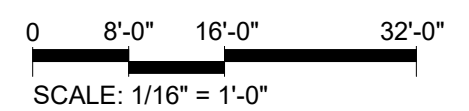


1 LEVEL 1
1/16" = 1'-0"

COB AREA SCHEDULE	
Name	Area
COB AREA - LEVEL 1	5348 SF
COB AREA - LEVEL 2	5465 SF
COB AREA - LEVEL 3	5254 SF
TOTAL AREA	16067 SF

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

UNINHABITABLE SPACE means, a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.



SITE REVIEW
2024.03.22

SHEET No.

SR-1.8d
AREA PLAN

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
42702 15.RN 1001501.07W

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4 WEST ELEVATION

1/8" = 1'-0"



2 SOUTH ELEVATION

1/8" = 1'-0"



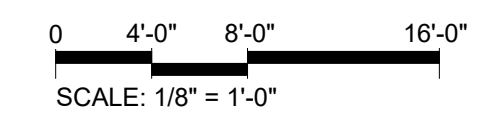
3 EAST ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

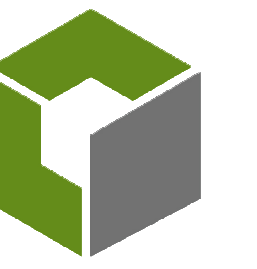
1/8" = 1'-0"



SITE REVIEW
2024.03.22

SHEET No.

SR-2.0d
ELEVATIONS



COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/17/22 15.87M 105°15'01.37W

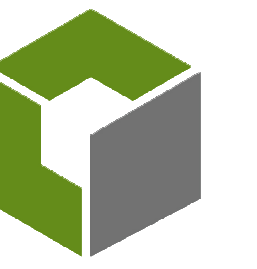
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SITE REVIEW
2024.03.22

SHEET No.

SR-1.0e
PERSPECTIVE



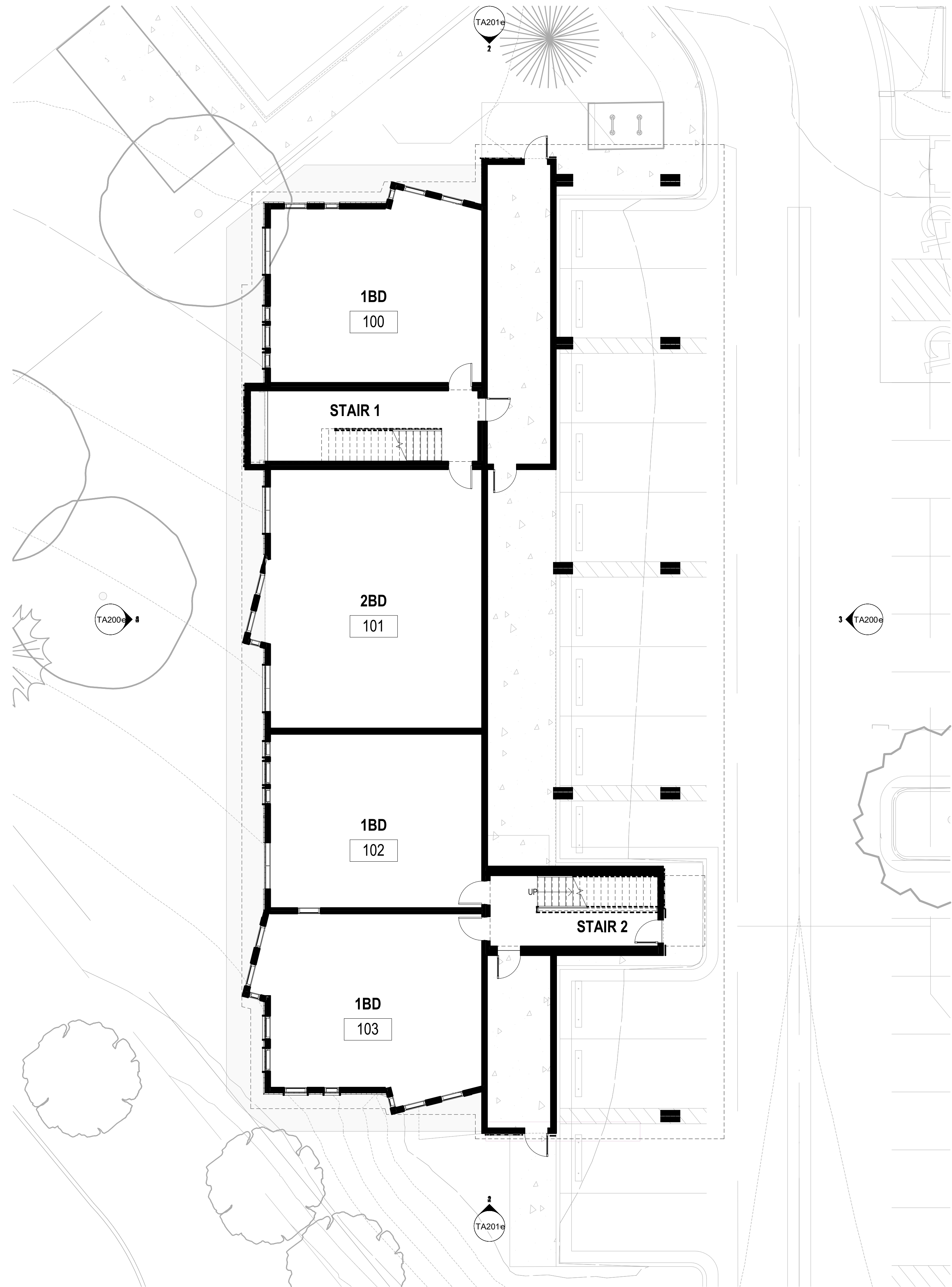
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

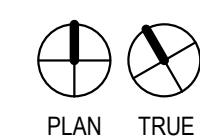
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/12/22 15:00N 105°15'01.00W

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1 LEVEL 1 - SR
1/8" = 1'-0"



0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.1e
LEVEL 1



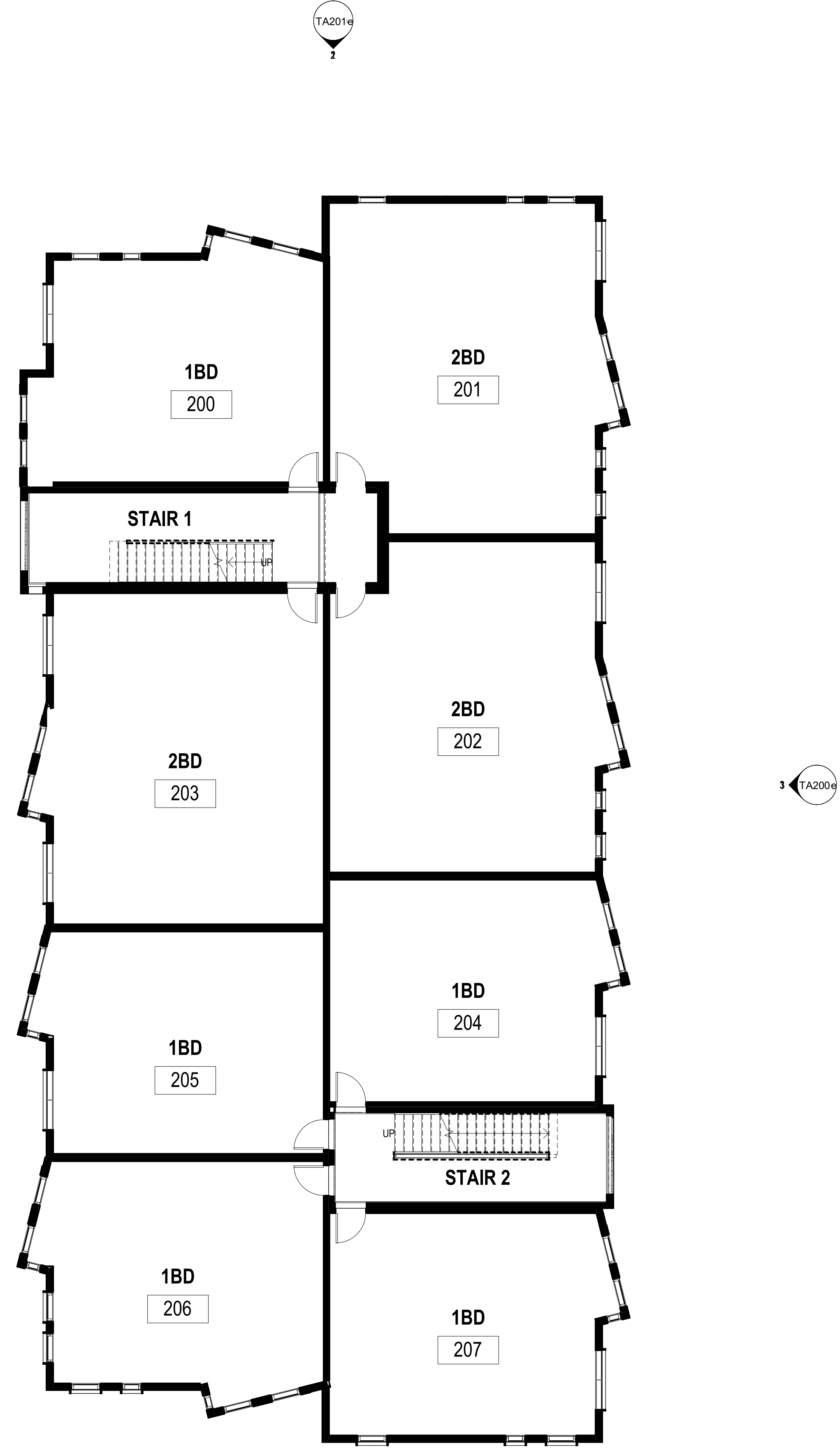
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

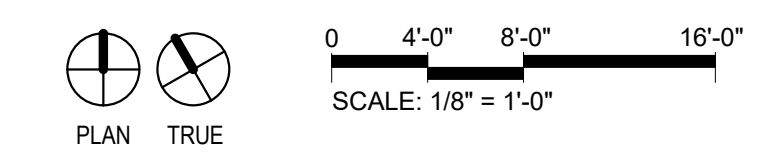
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
47°02'15.87"N 105°15'01.37"W

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1 LEVEL 2 - SR
1/8" = 1'-0"

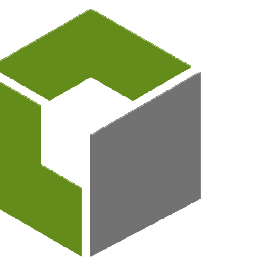


SITE REVIEW
2024.03.22

SHEET No.

SR-1.2e
LEVEL 2

DATE PRINTED: 3/22/2024 10:59:57 AM



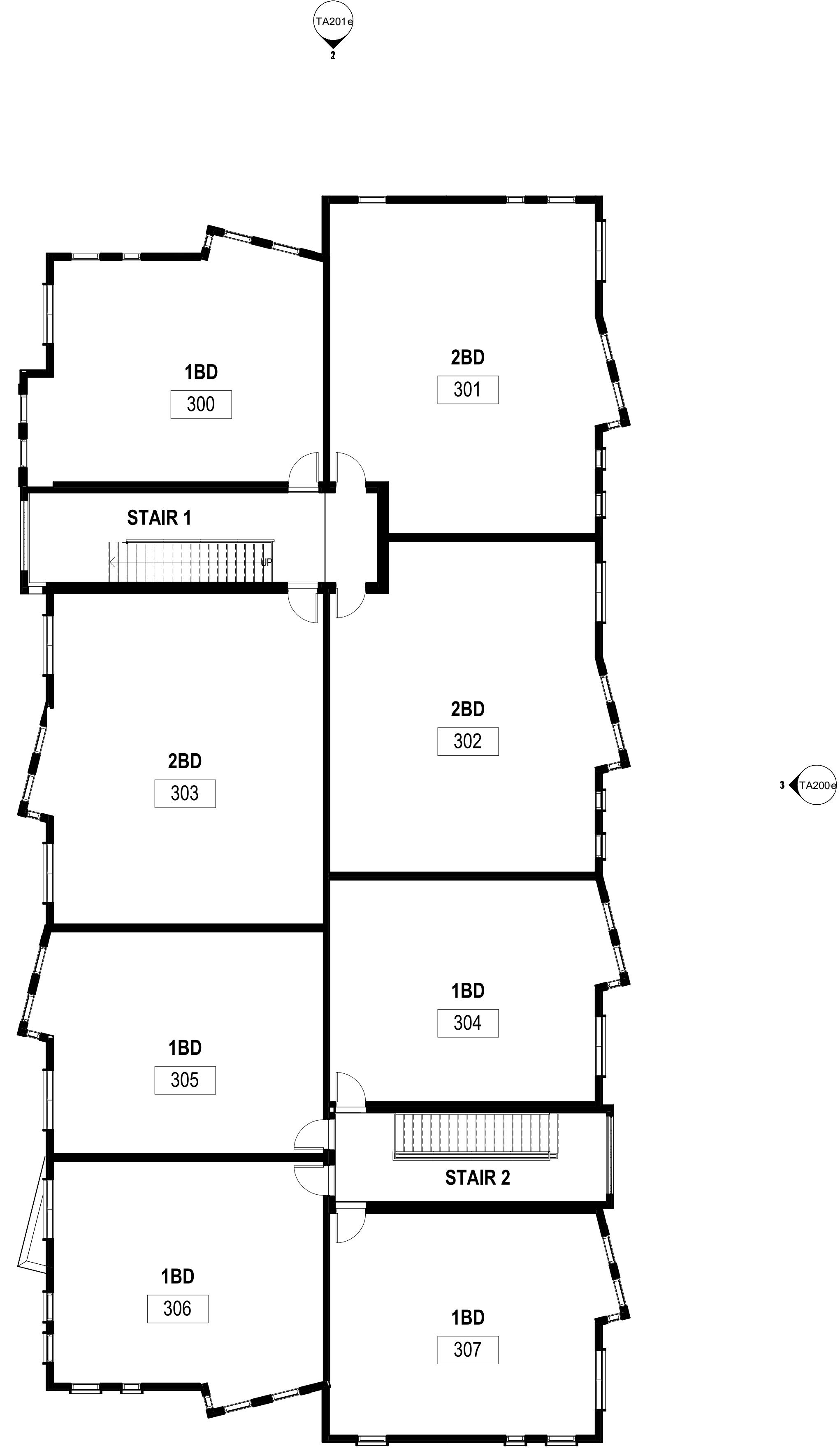
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

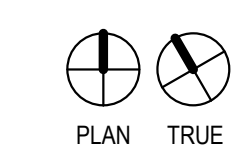
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
42°02'15.87"N 105°15'01.37"W

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1 LEVEL 3 - SR
1/8" = 1'-0"



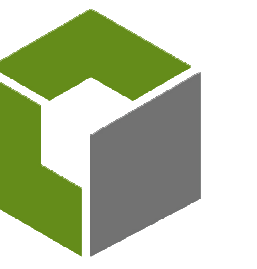
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.3e
LEVEL 3

DATE PRINTED: 3/22/2024 10:59:58 AM



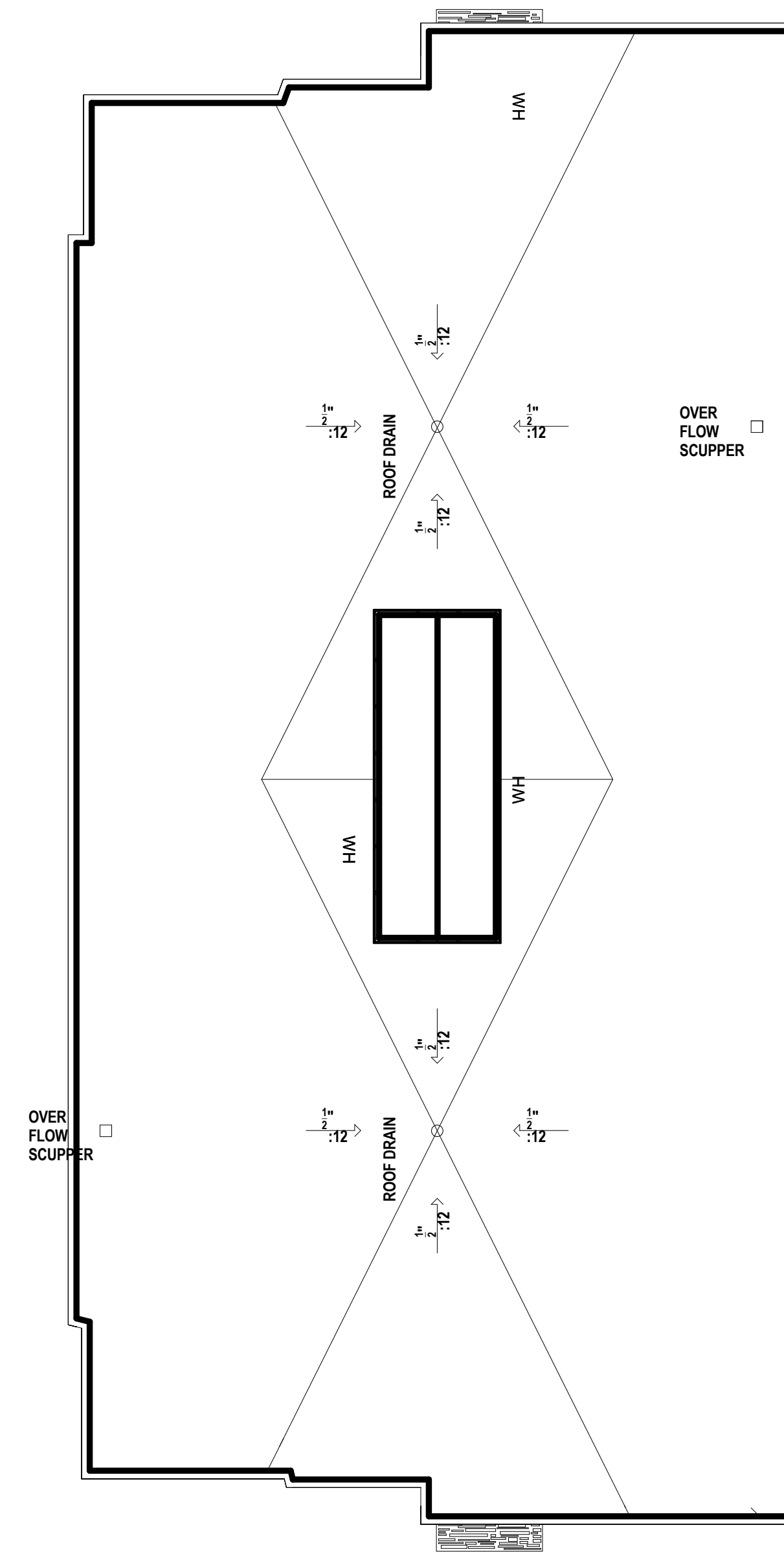
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

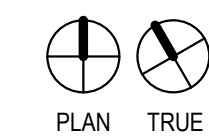
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/7/22 15:07N 105°15'01.07W

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1 TOP OF ROOF - SR
3/32" = 1'-0"

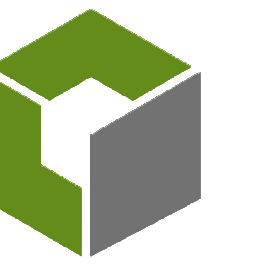


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.4e
ROOF PLAN



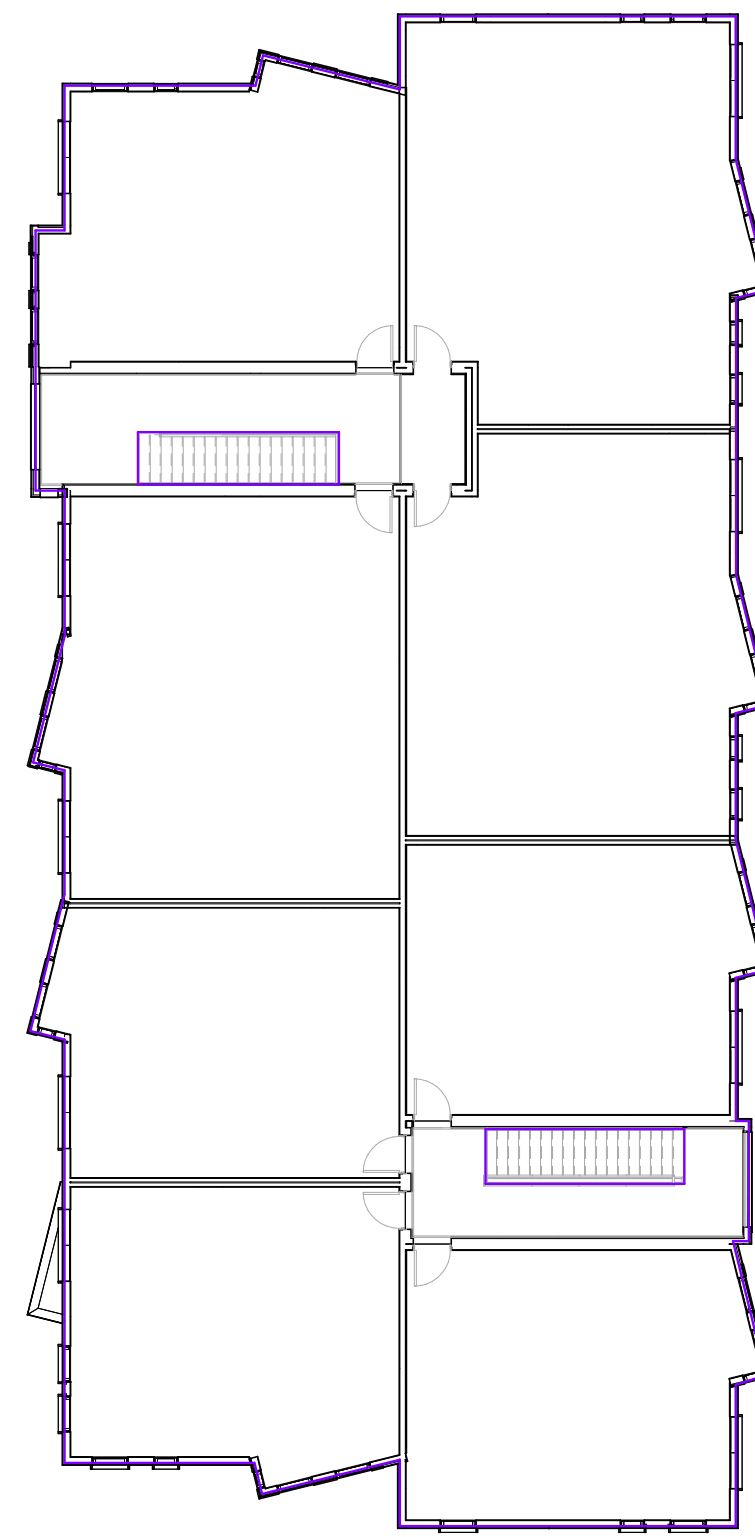
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

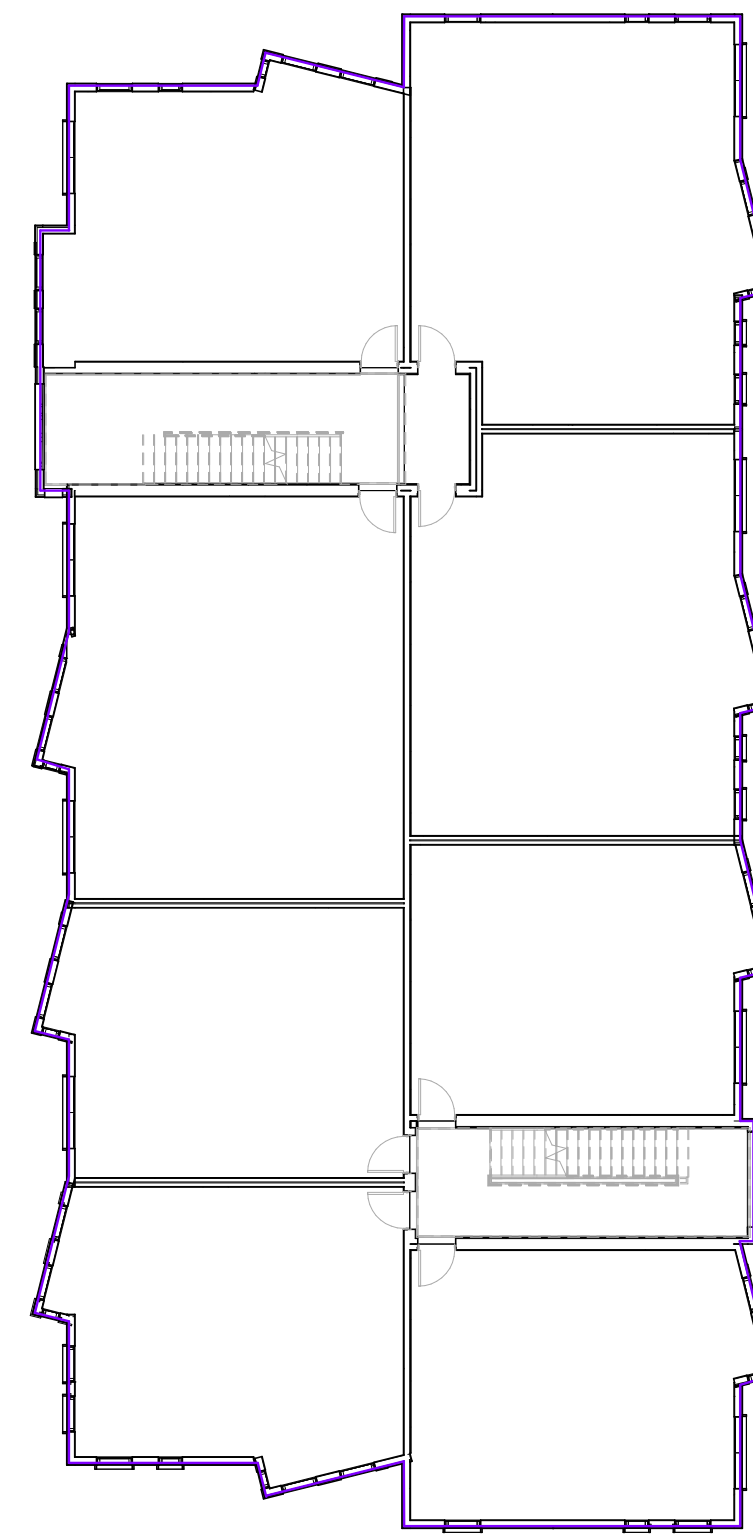
3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/7/22 15:07N 100°15'01.07W

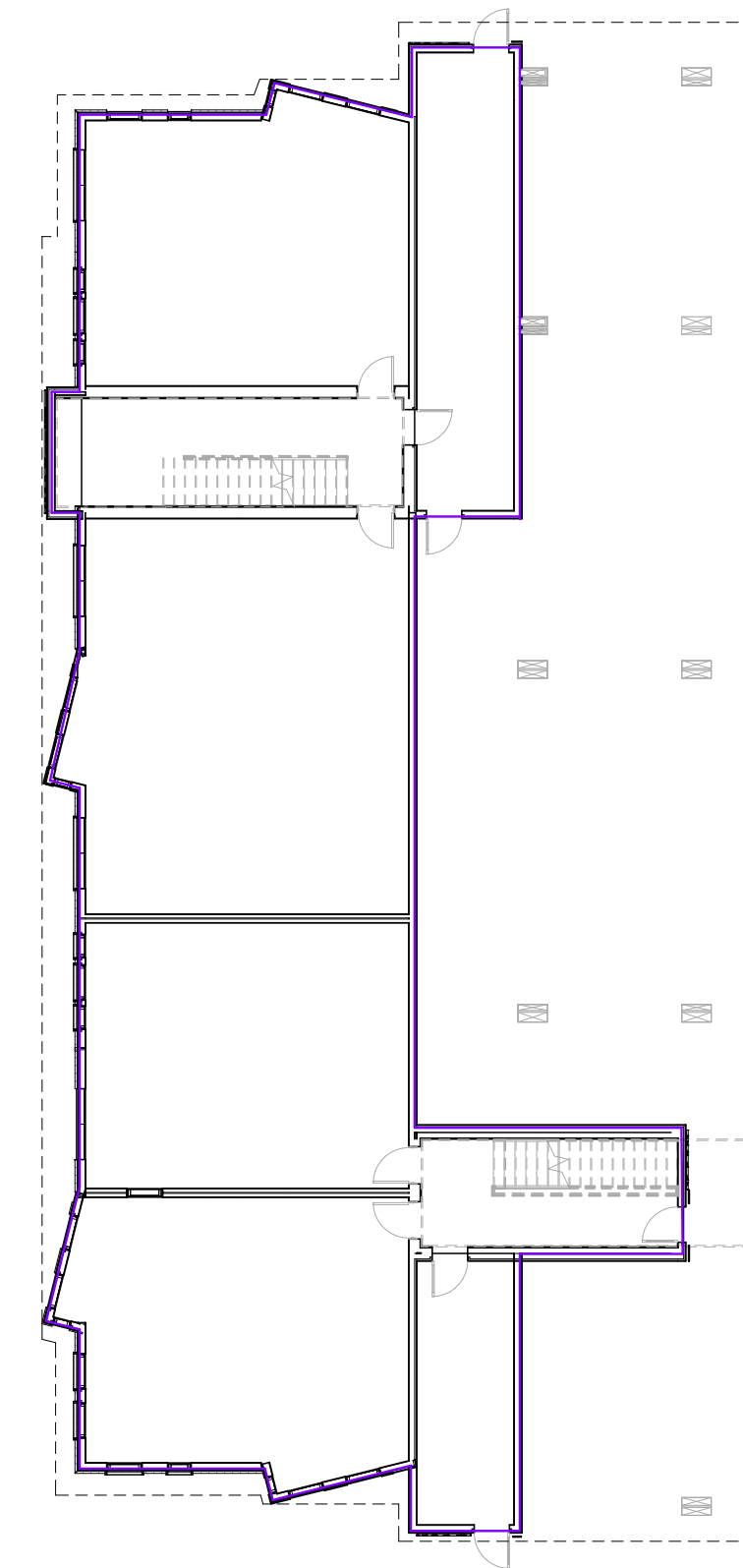
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3 LEVEL 3
1/16" = 1'-0"



2 LEVEL 2
1/16" = 1'-0"

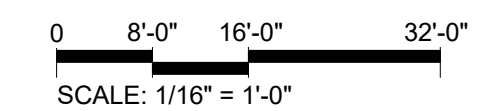


1 LEVEL 1
1/16" = 1'-0"

COB AREA SCHEDULE	
COB AREA - LEVEL 1	4161 SF
COB AREA - LEVEL 2	6946 SF
COB AREA - LEVEL 3	6773 SF
TOTAL AREA	17880 SF

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

UNINHABITABLE SPACE means, a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.



SCALE: 1/16" = 1'-0"

SITE REVIEW
2024.03.22

SHEET No.

SR-1.8e
AREA PLAN

3300 PENROSE

3300 PENROSE PL,
BOULDER, CO 80301
4/27/24 15:07N 105°15'01.07W

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4 WEST ELEVATION
1/8" = 1'-0"



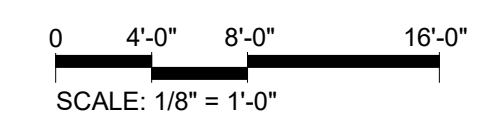
2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



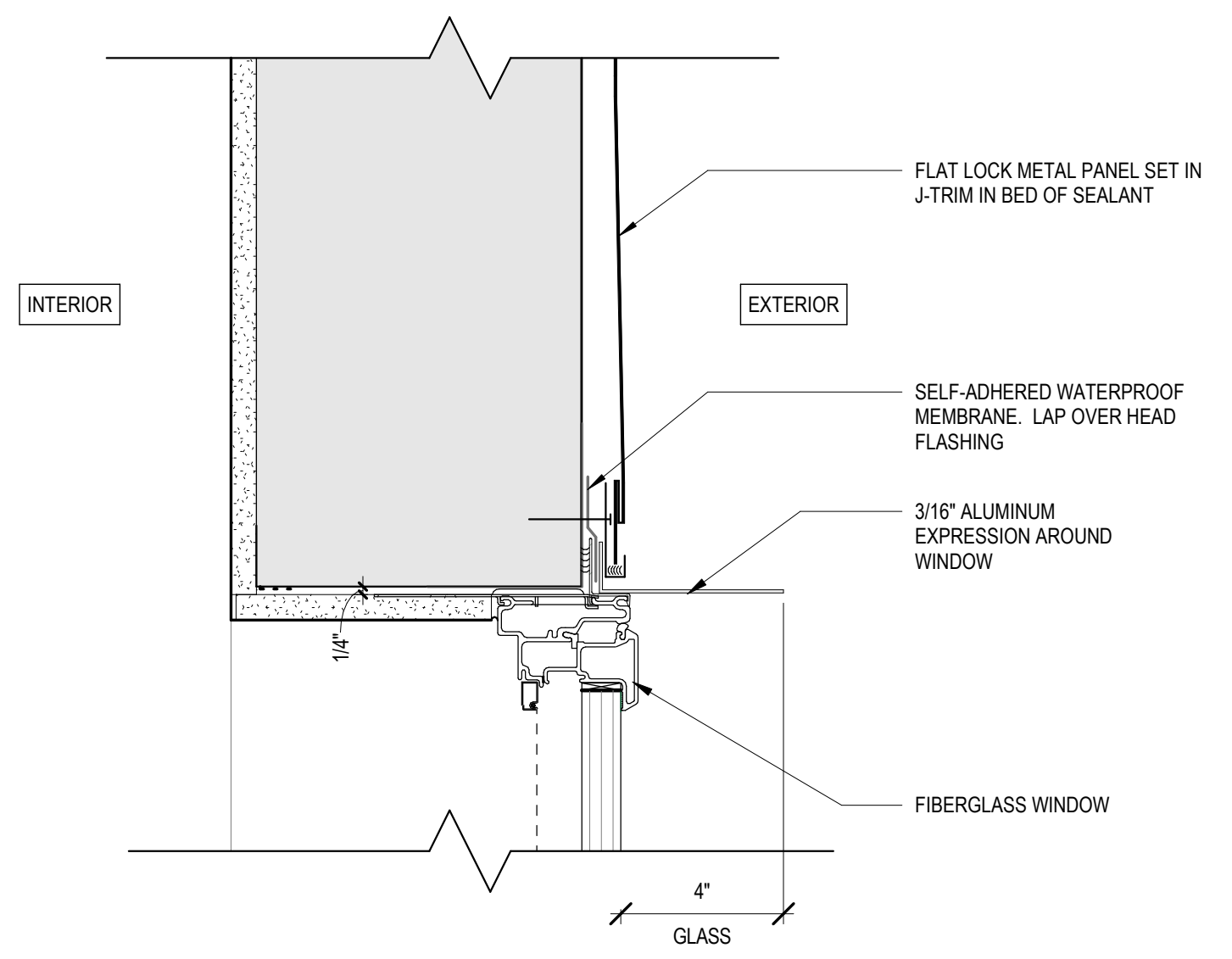
SITE REVIEW
2024.03.22

SHEET No.

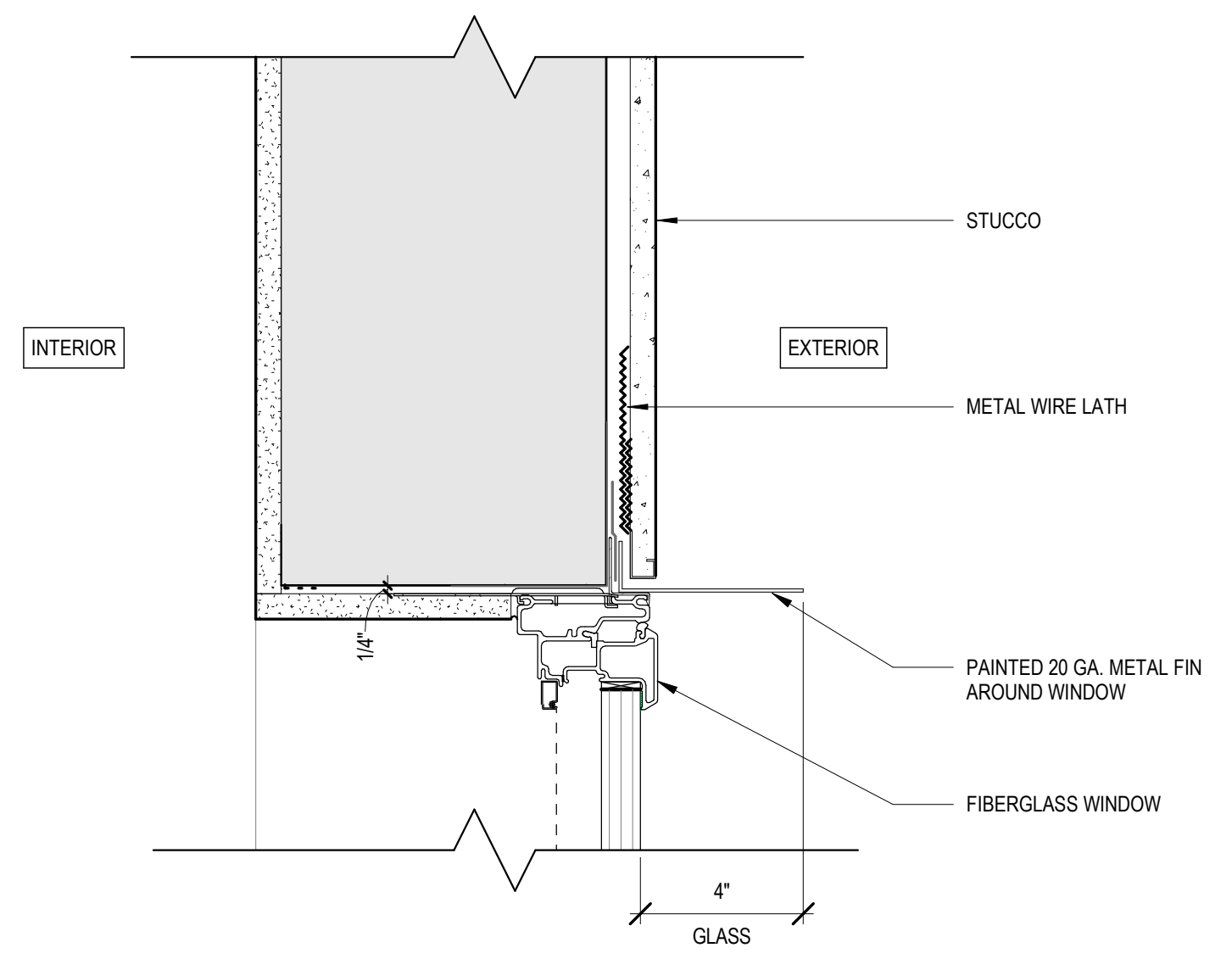
SR-2.0e
ELEVATIONS

DATE PRINTED: 3/22/2024 11:00:03 AM

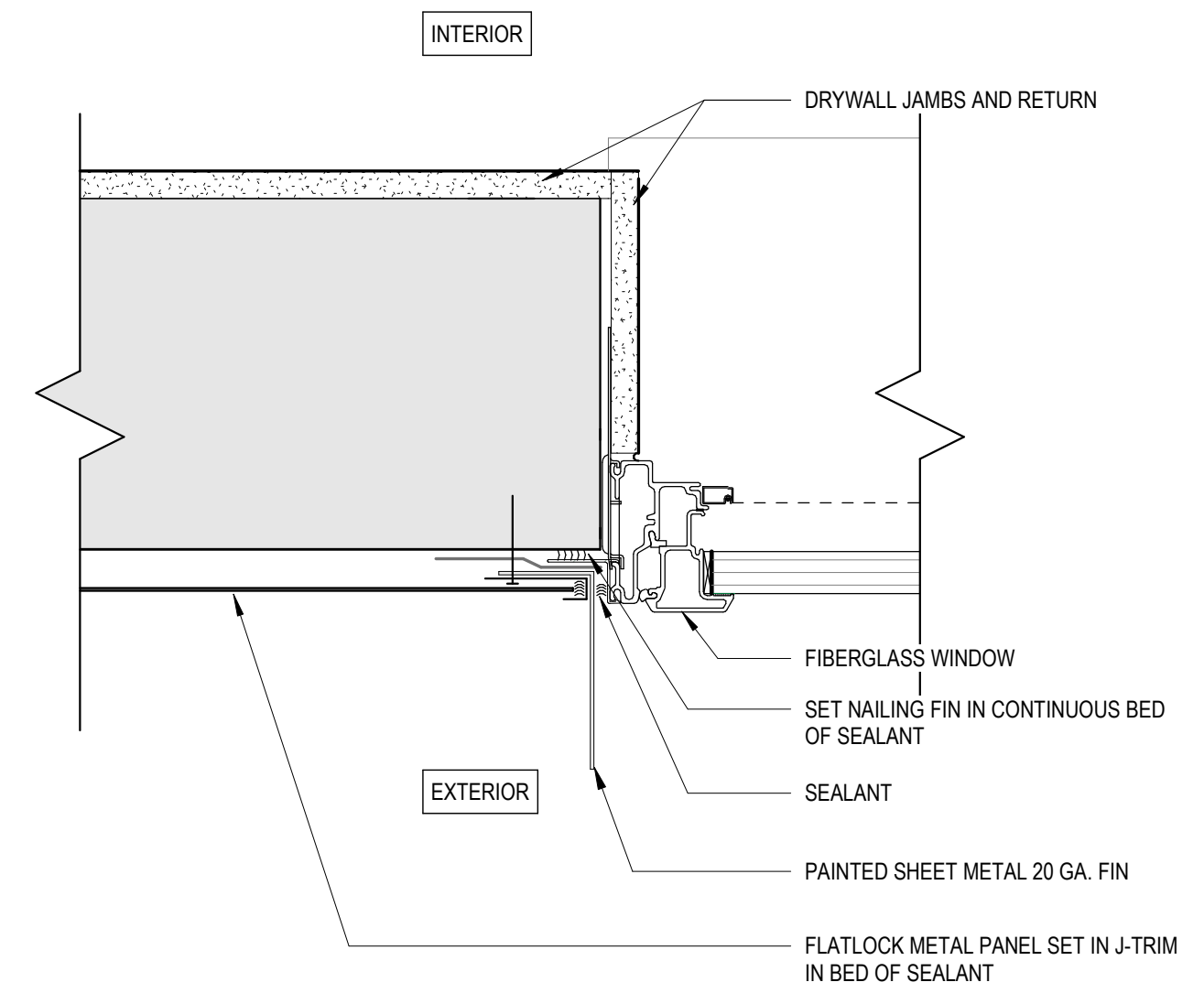
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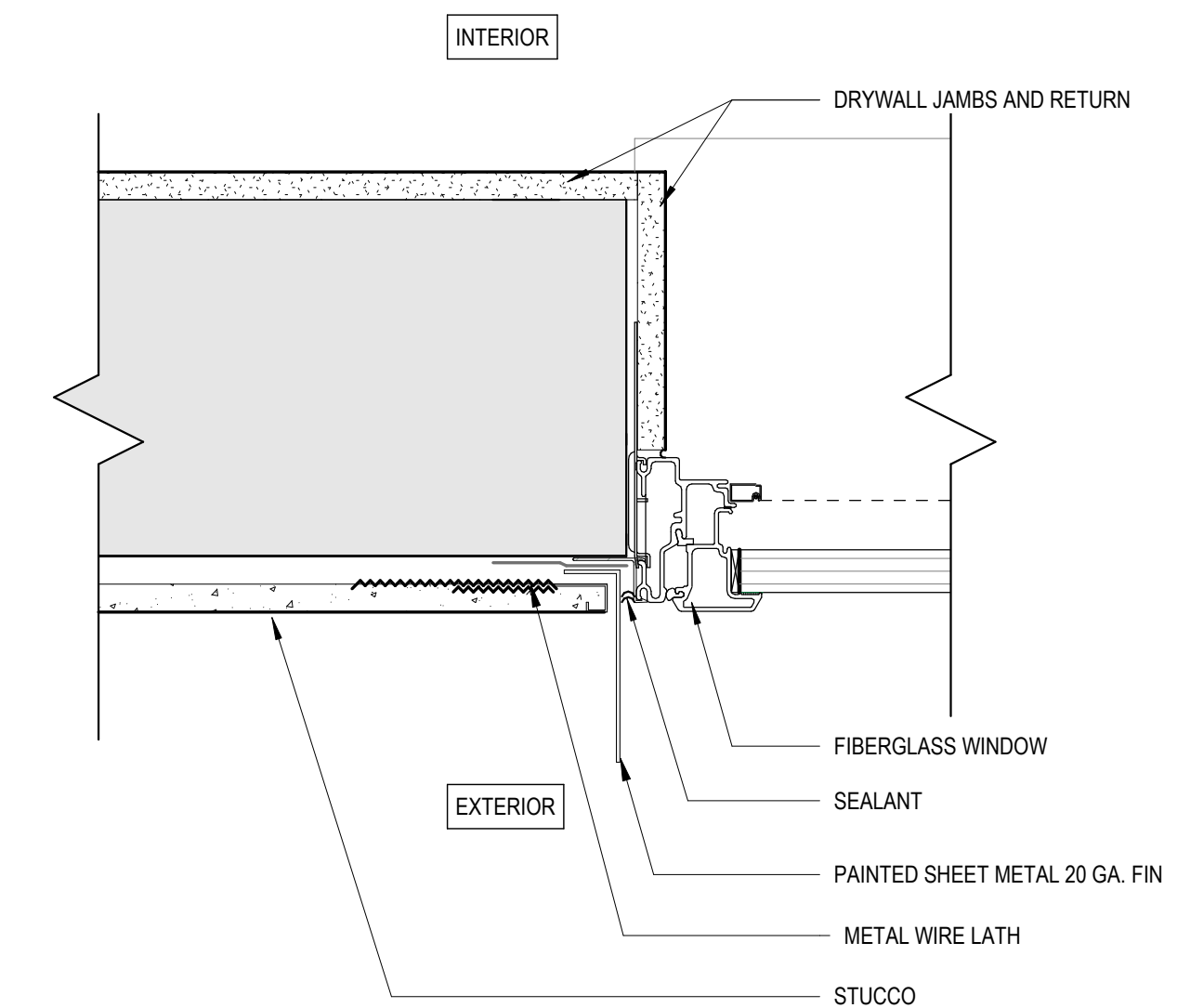
6 TYP. METAL PANEL WINDOW HEAD - SECTION
3" = 1'-0"



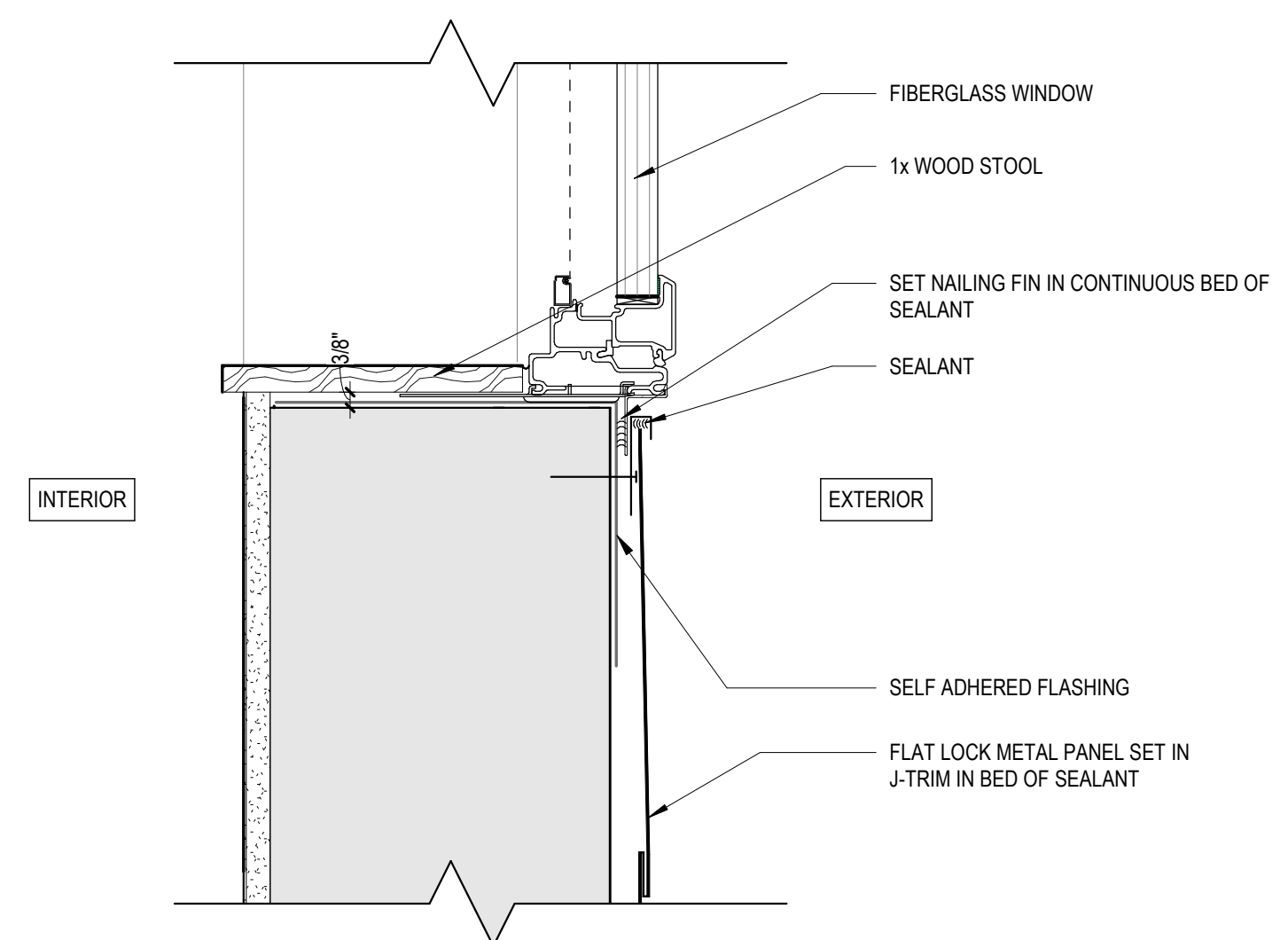
3 TYP. STUCCO WINDOW HEAD - SECTION
3" = 1'-0"



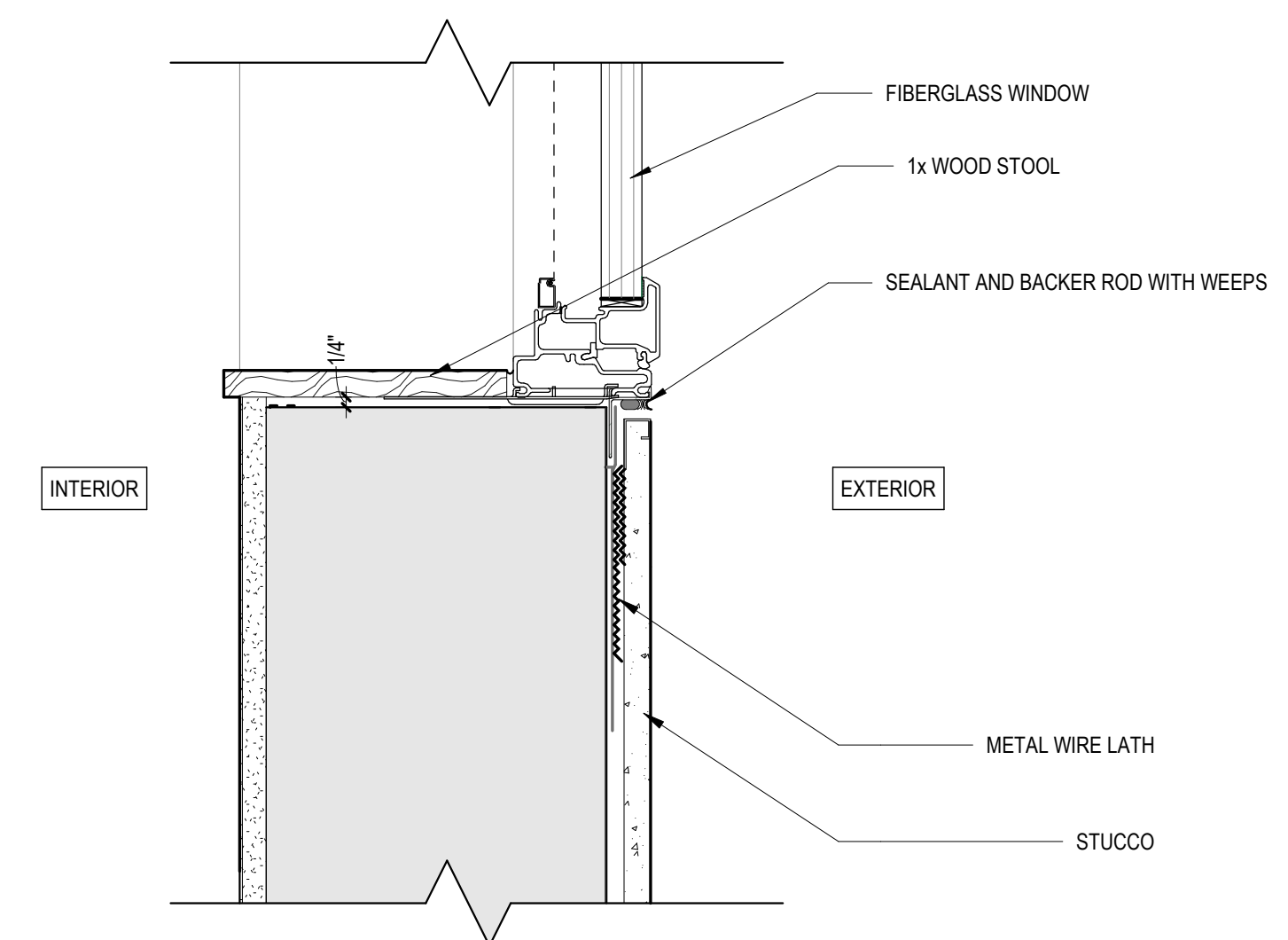
5 TYP. METAL PANEL WINDOW JAMB - PLAN
3" = 1'-0"



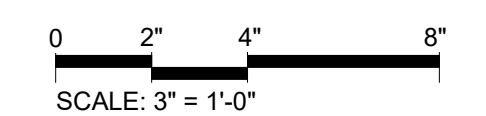
2 TYP. STUCCO WINDOW JAMB - PLAN
3" = 1'-0"



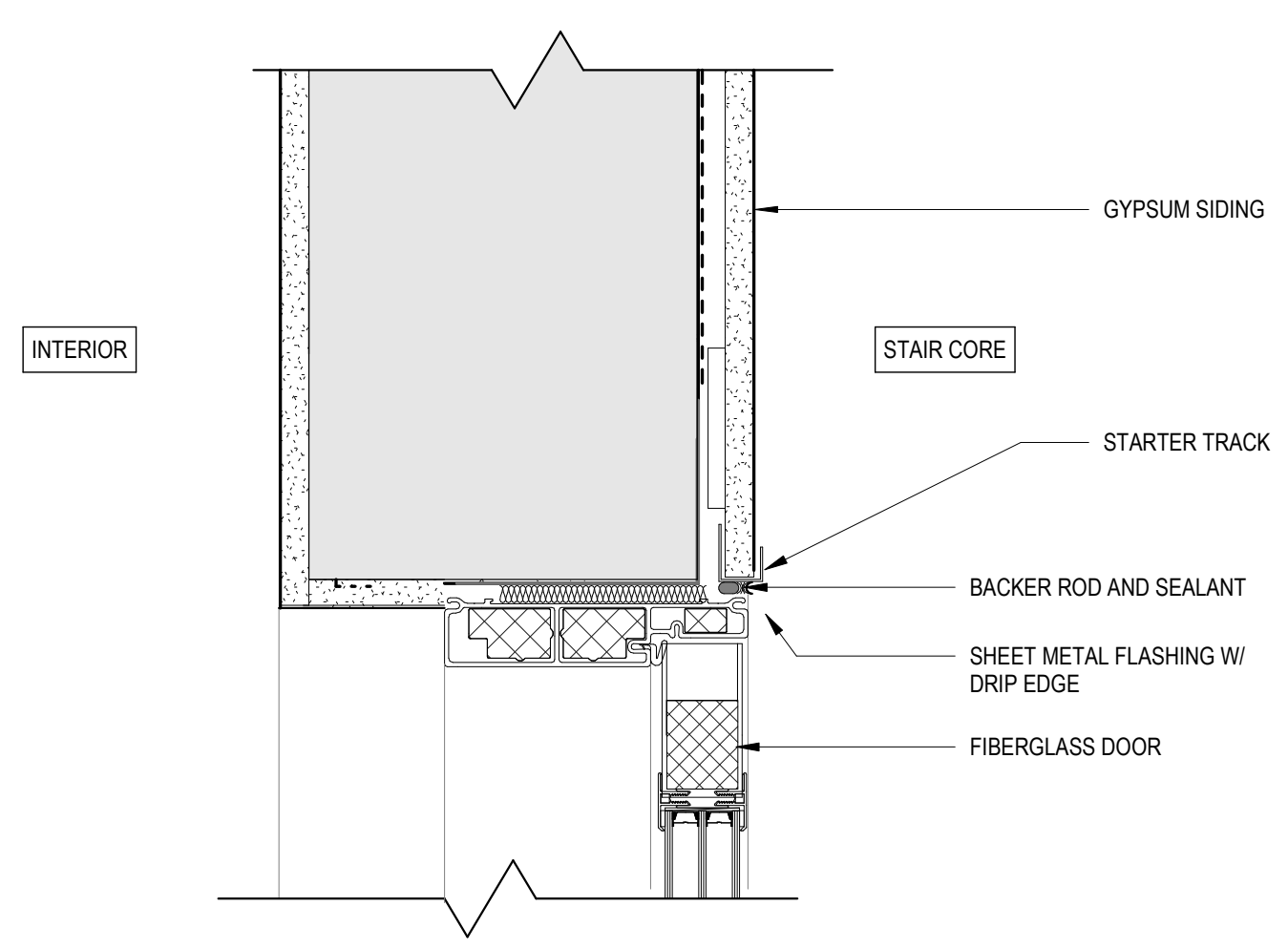
4 TYP. METAL PANEL WINDOW SILL - SECTION
3" = 1'-0"



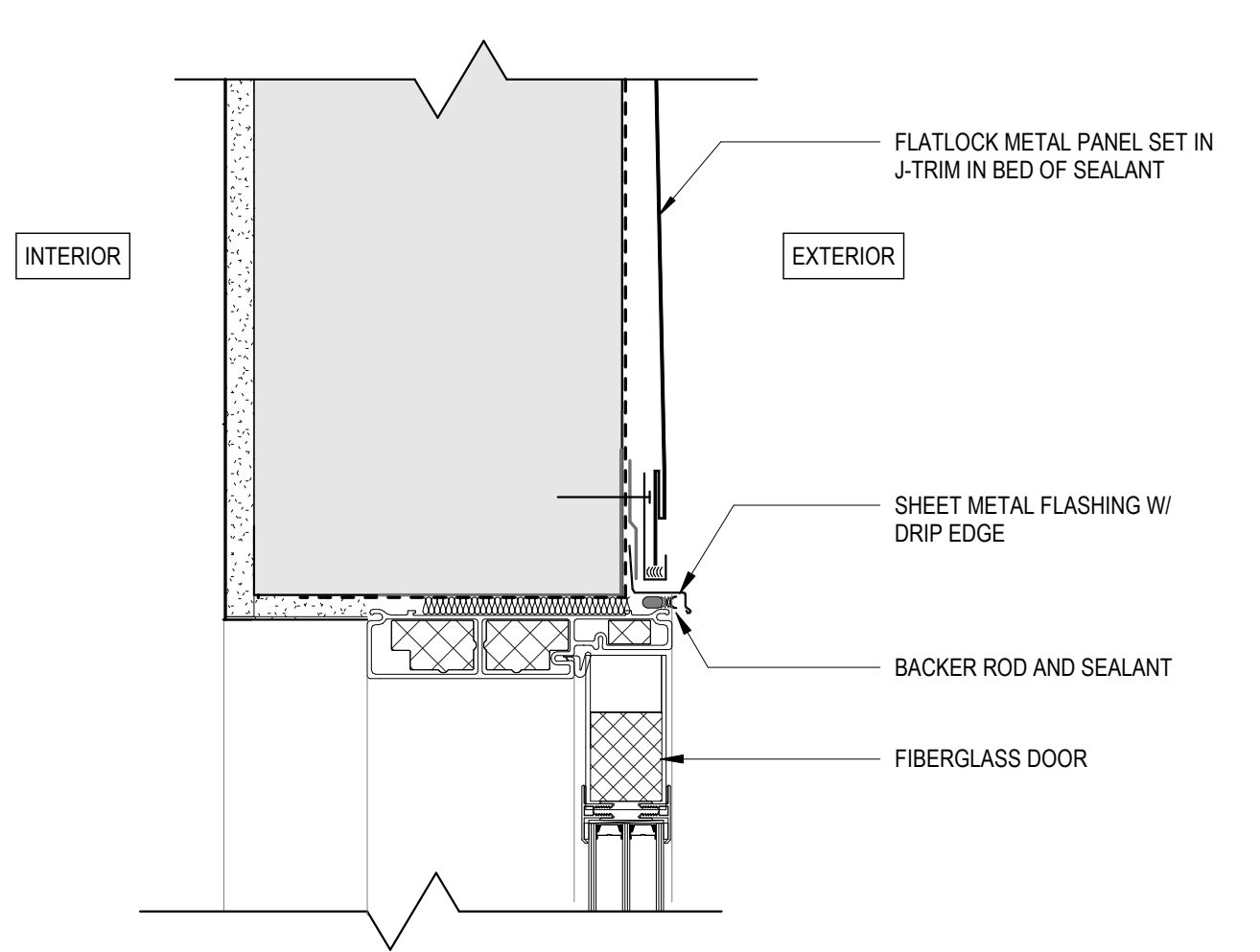
1 TYP. STUCCO WINDOW SILL - SECTION
3" = 1'-0"



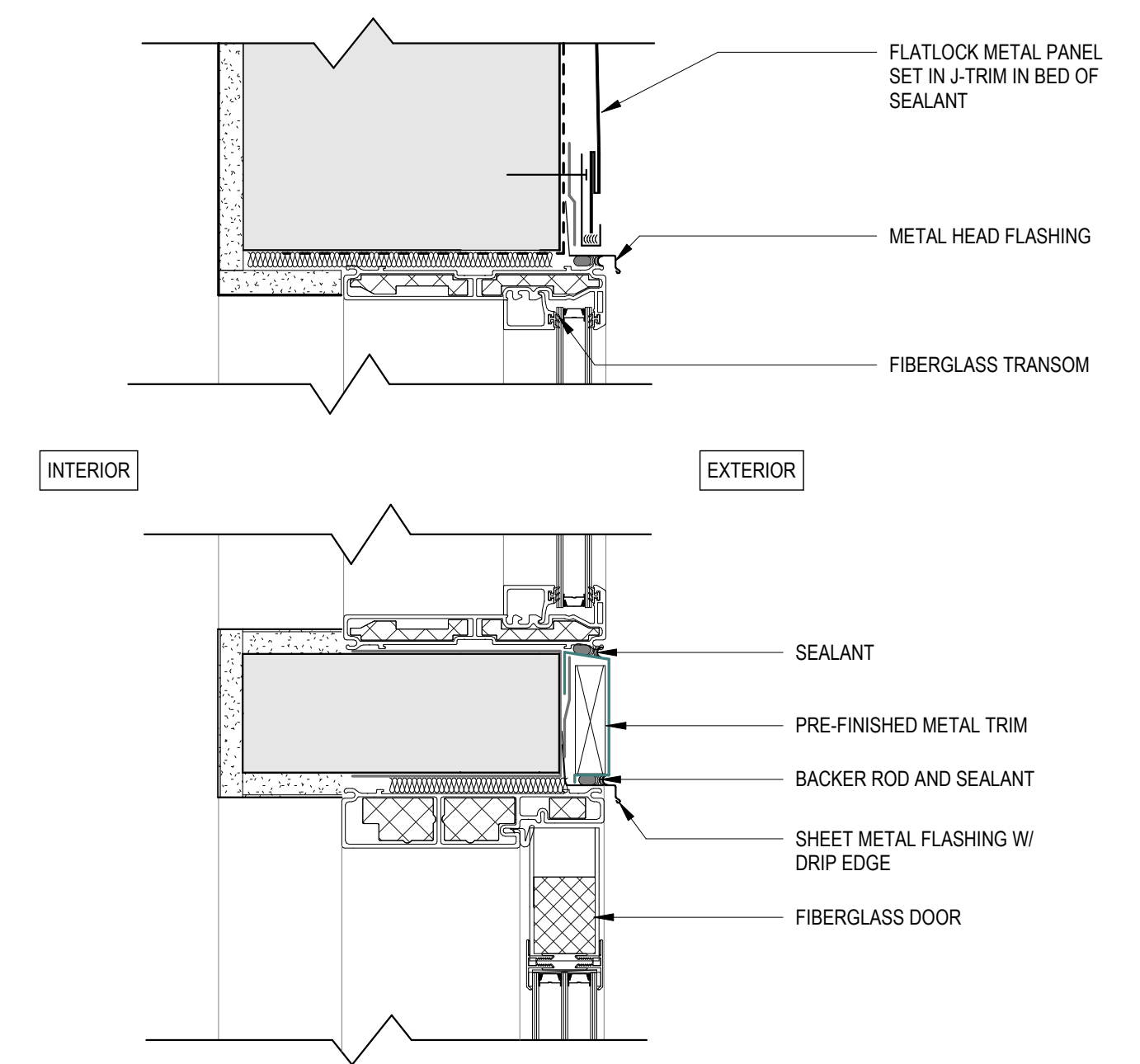
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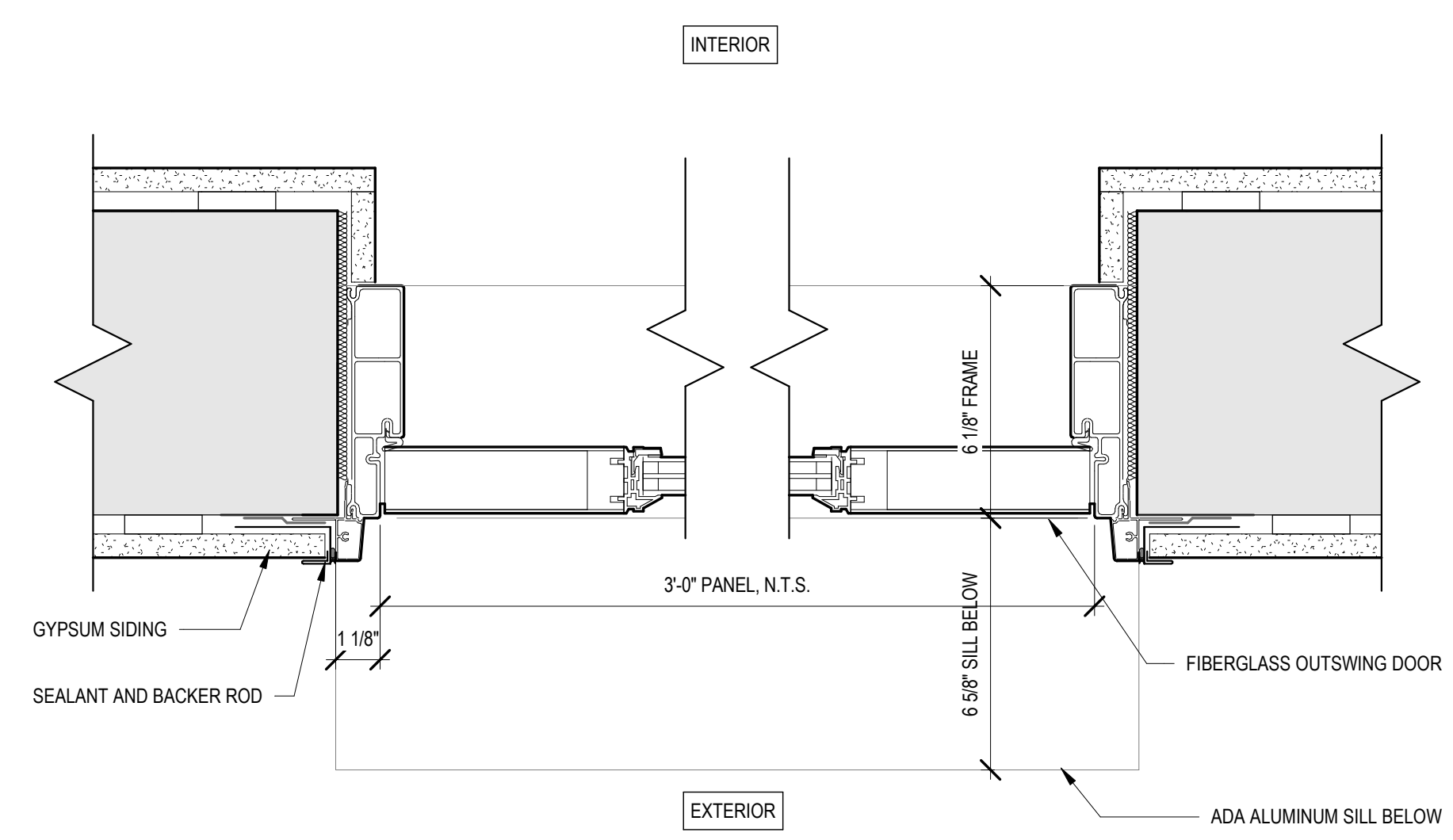
9 FIBERGLASS DOOR HEAD @ STAIR CORE
3" = 1'-0"



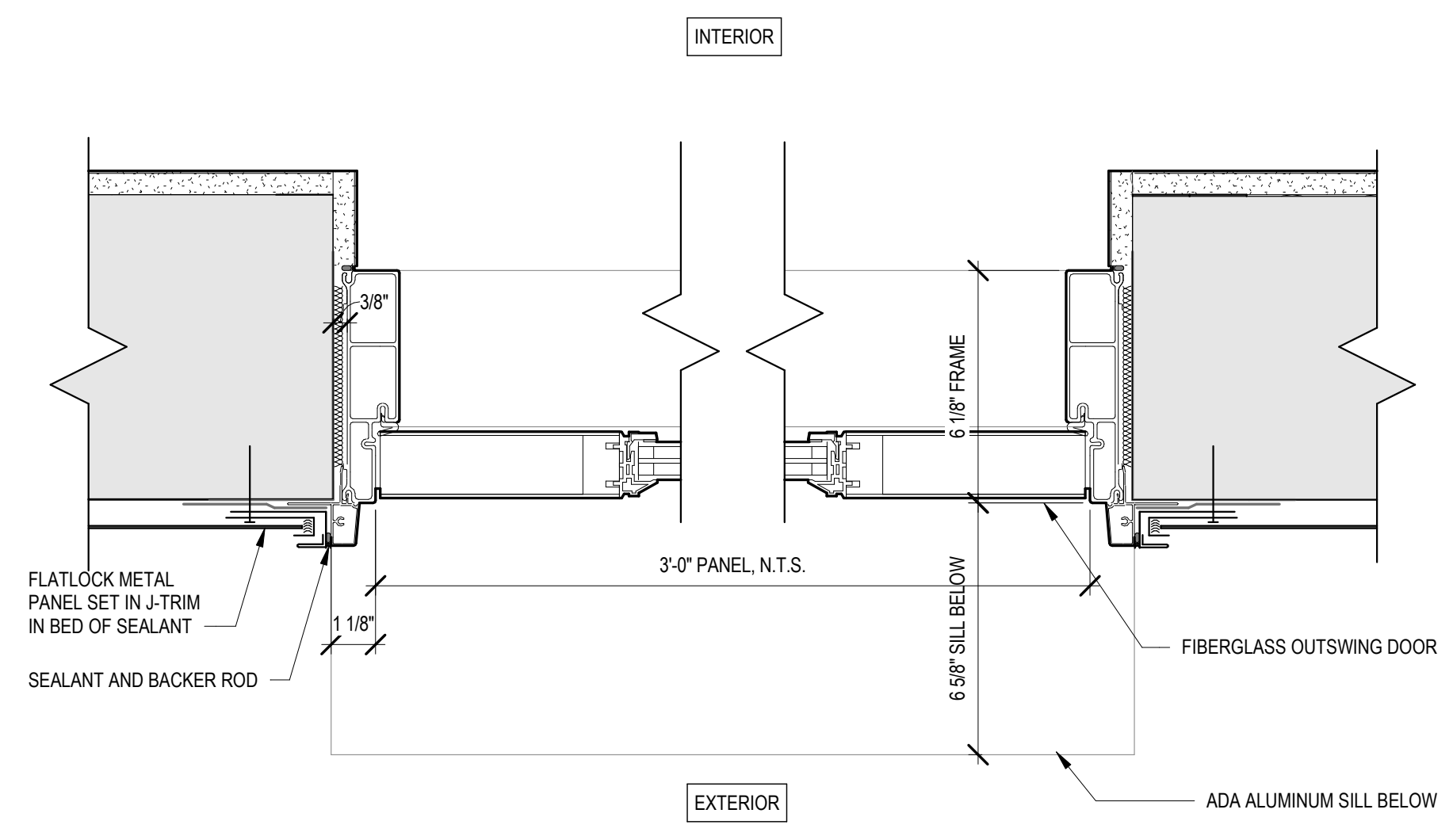
6 FIBERGLASS OS DOOR HEAD @ METAL PANEL
3" = 1'-0"



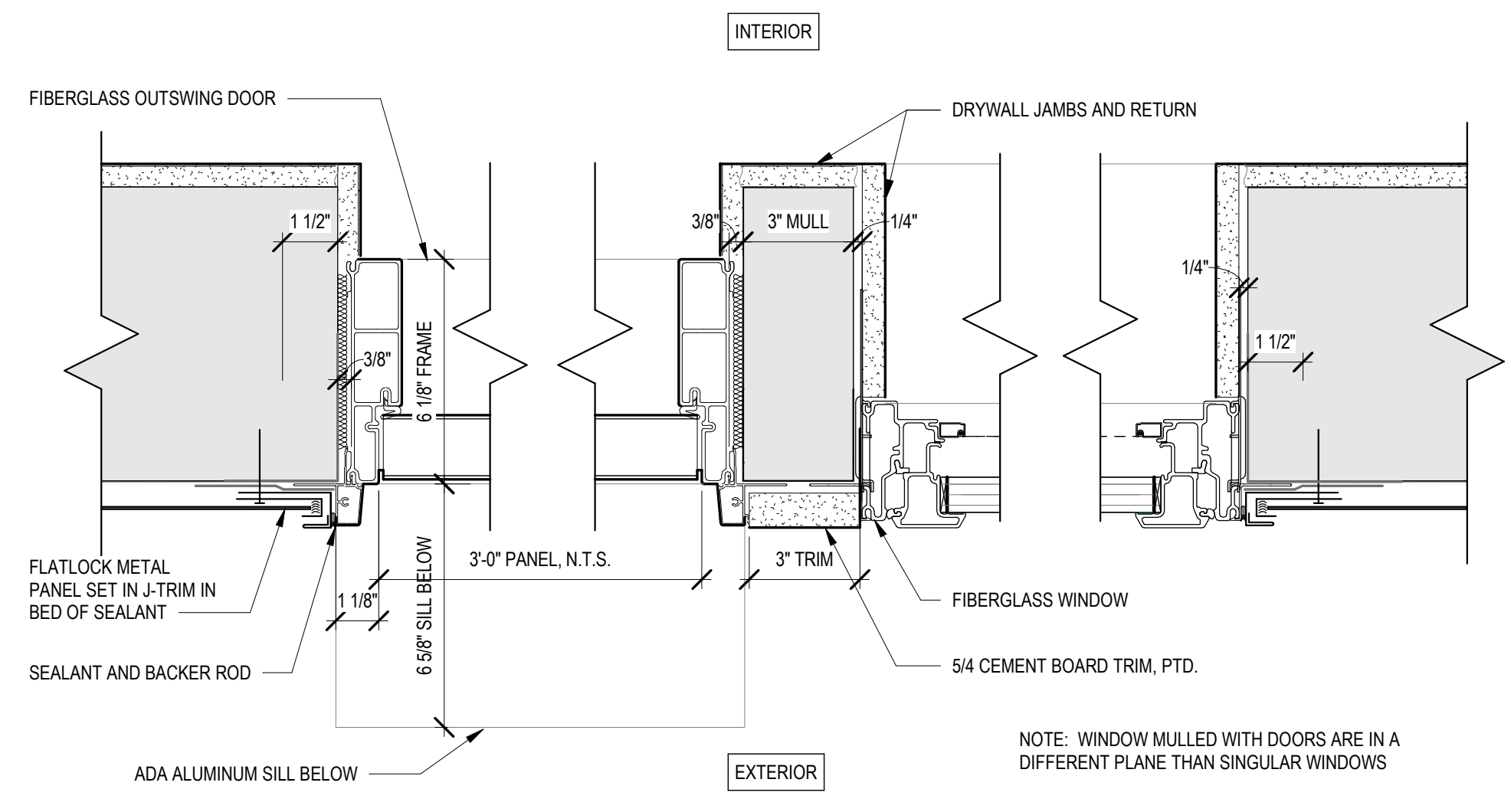
3 FIBERGLASS OS DOOR HEAD / TRANSOM @ METAL PANEL
3" = 1'-0"



8 FIBERGLASS DOOR JAMB @ STAIR CORE
3" = 1'-0"

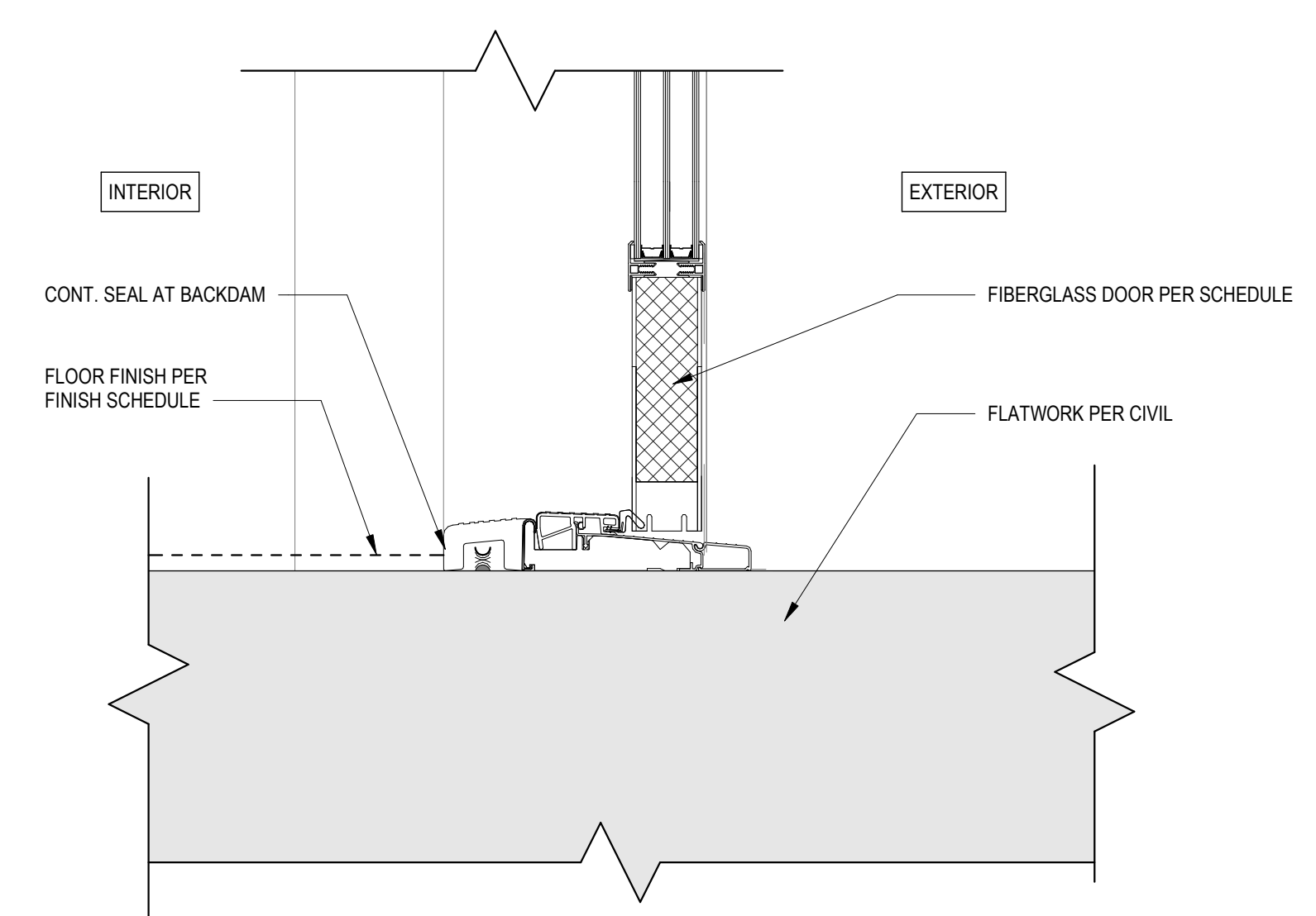


5 FIBERGLASS OS DOOR JAMB @ METAL PANEL
3" = 1'-0"

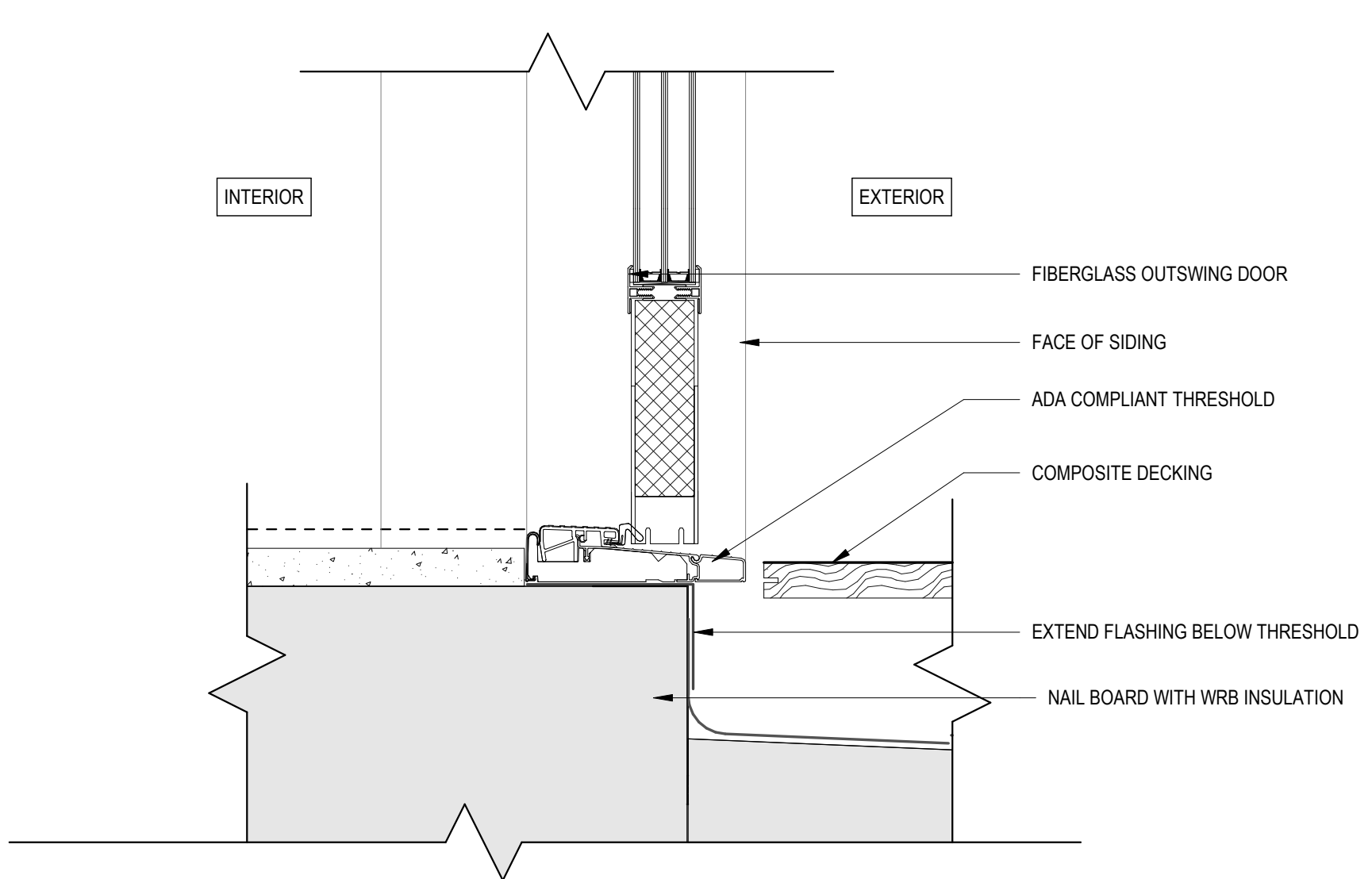


2 FIBERGLASS OS DOOR JAMB / MULL @ METAL PANEL
3" = 1'-0"

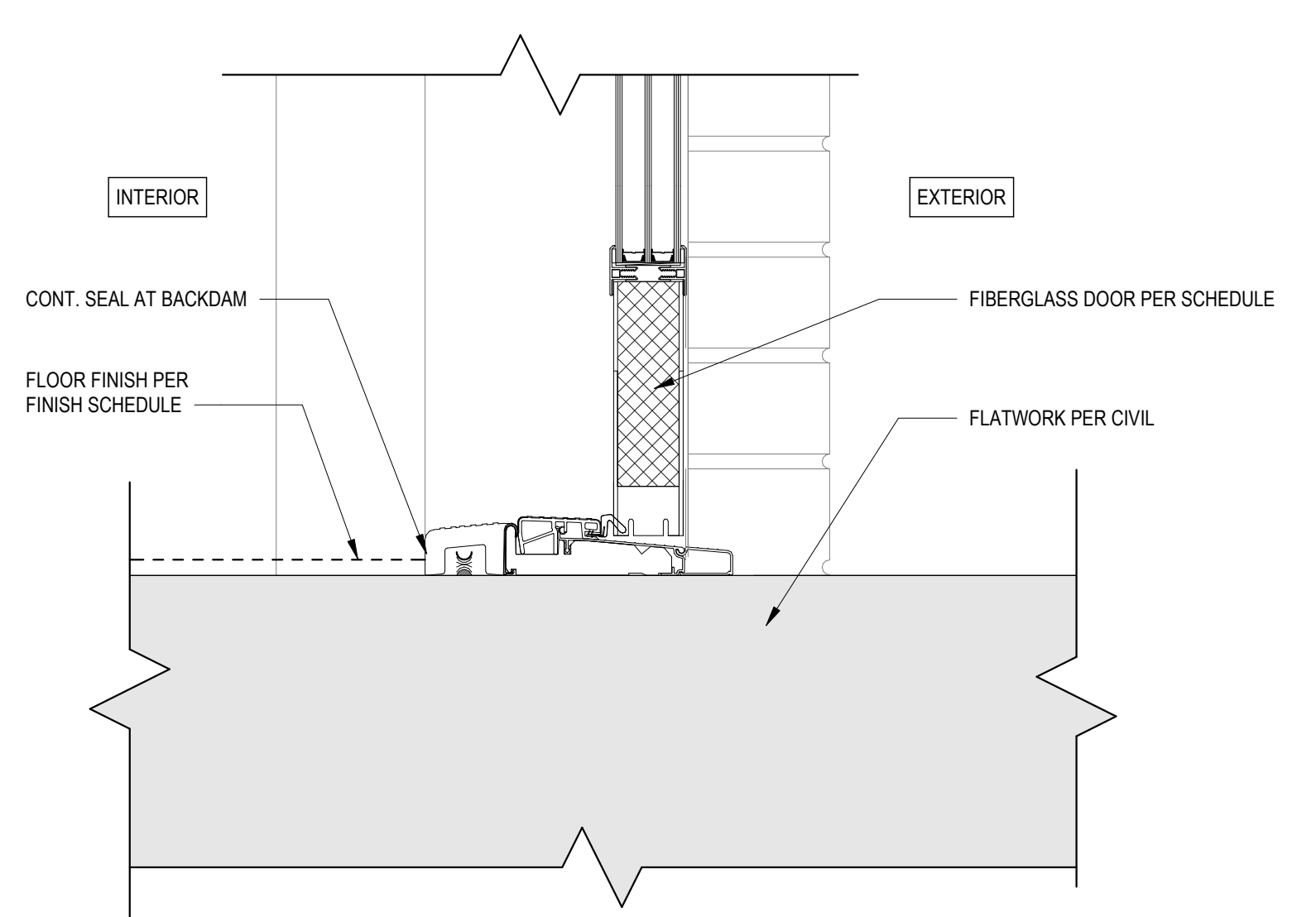
NOTE: WINDOW MULLED WITH DOORS ARE IN A DIFFERENT PLANE THAN SINGULAR WINDOWS



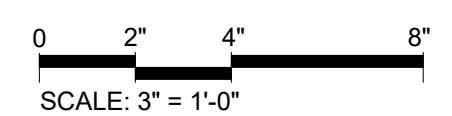
7 FIBERGLASS OS DOOR SILL @ STAIR CORES
3" = 1'-0"



4 FIBERGLASS OS DOOR SILL @ METAL PANEL
3" = 1'-0"



1 FIBERGLASS OS DOOR SILL @ GRADE
3" = 1'-0"





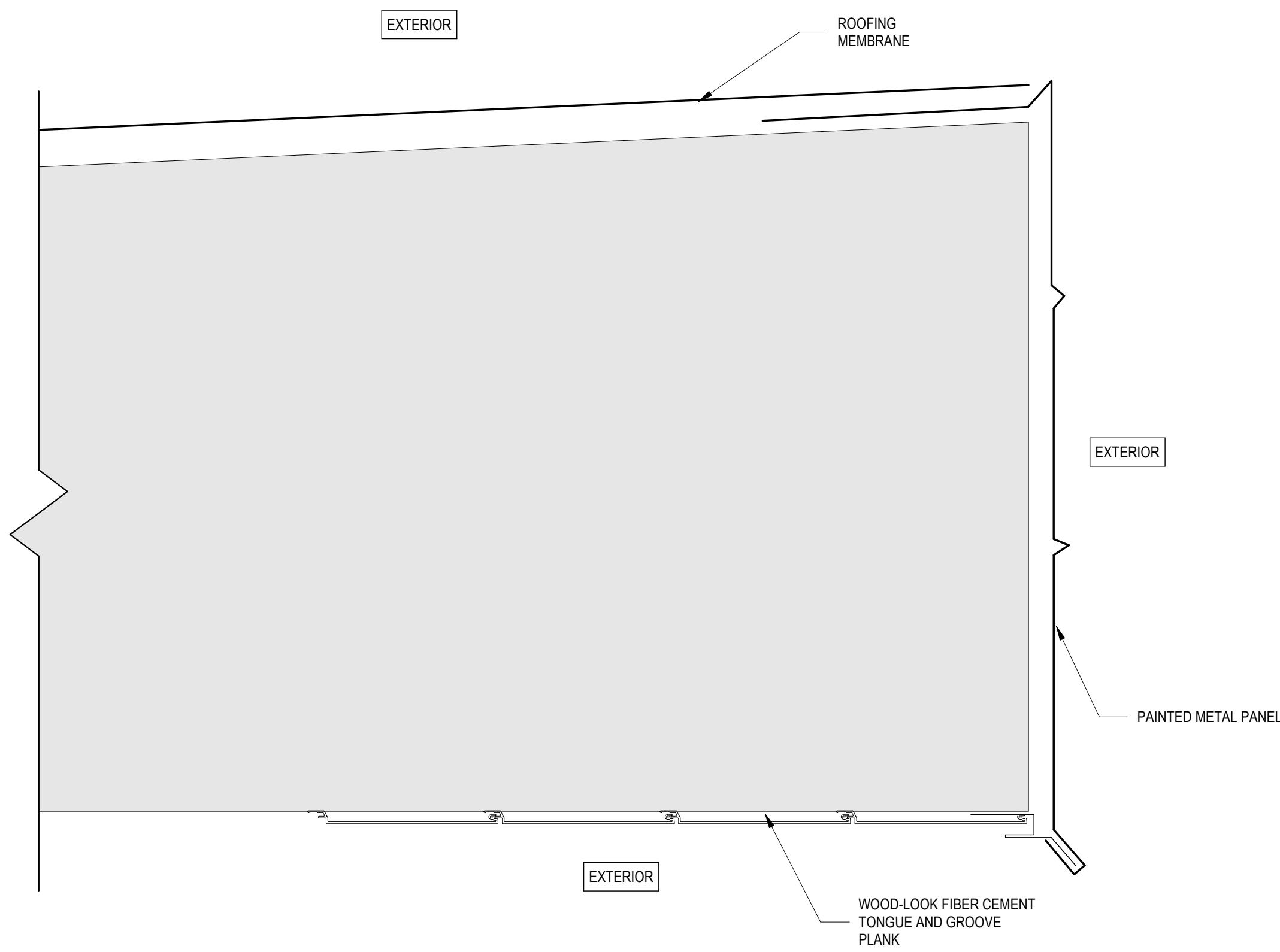
COBURN
ARCHITECTURE

2718 Pine Street #100
Boulder, Colorado
p: 303-442-3351

3300 PENROSE

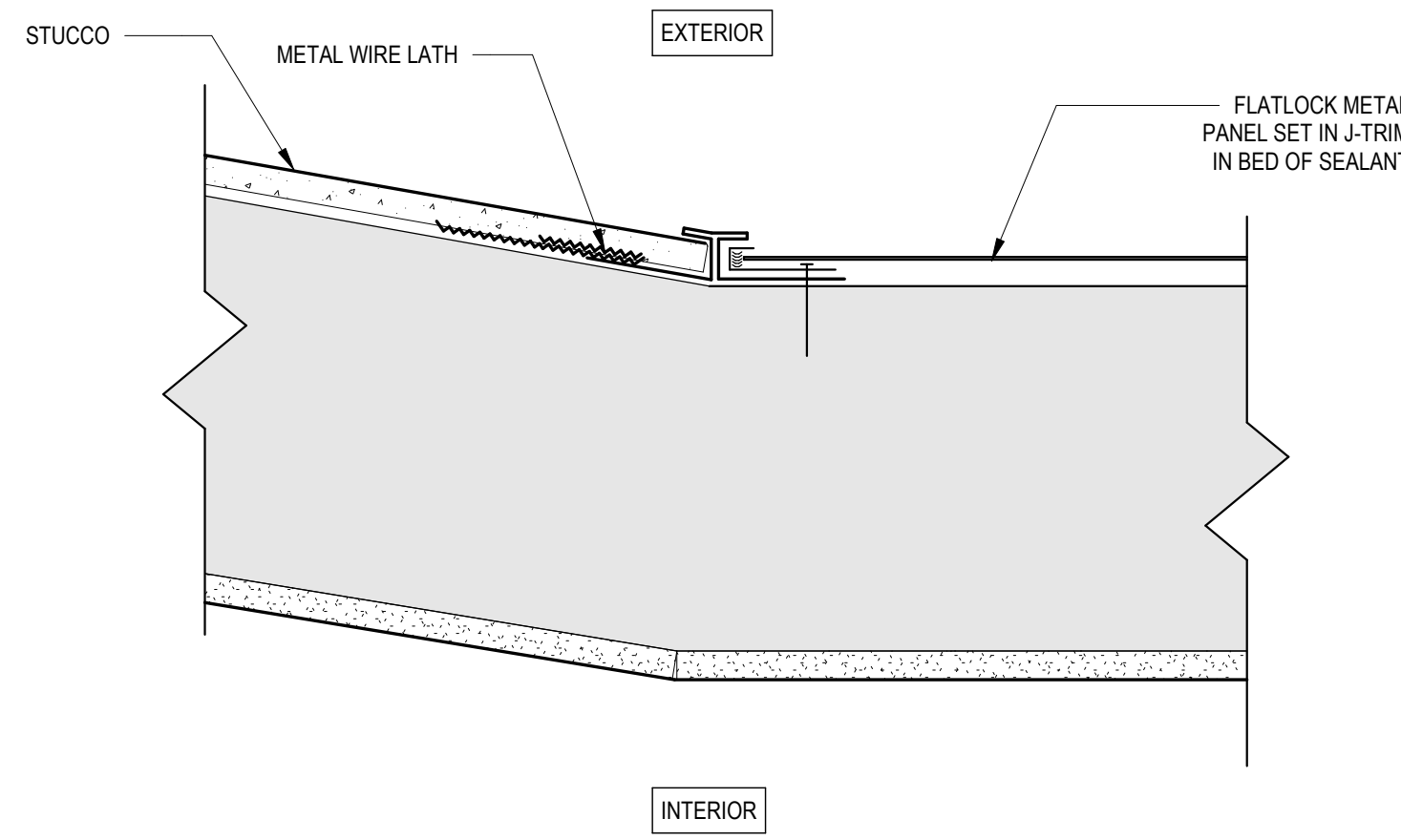
3300 PENROSE PL,
BOULDER, CO 80301
4/7/22 15.87% 105°15'01.37"W

Disclaimer: The buildings illustrated in this submittal are representative of the size, massing, architectural character and detailing. Repeat building types, if any, may have their own unique detailing, coloring, and final configuration but will be consistent with the quality of buildings shown in this package. Window locations illustrated on the floor plans are approximate. Final window locations subject to revision dependent upon site specific conditions. See site plan for lot specific building orientation. Lot specific metrics are included on the civil site plan.



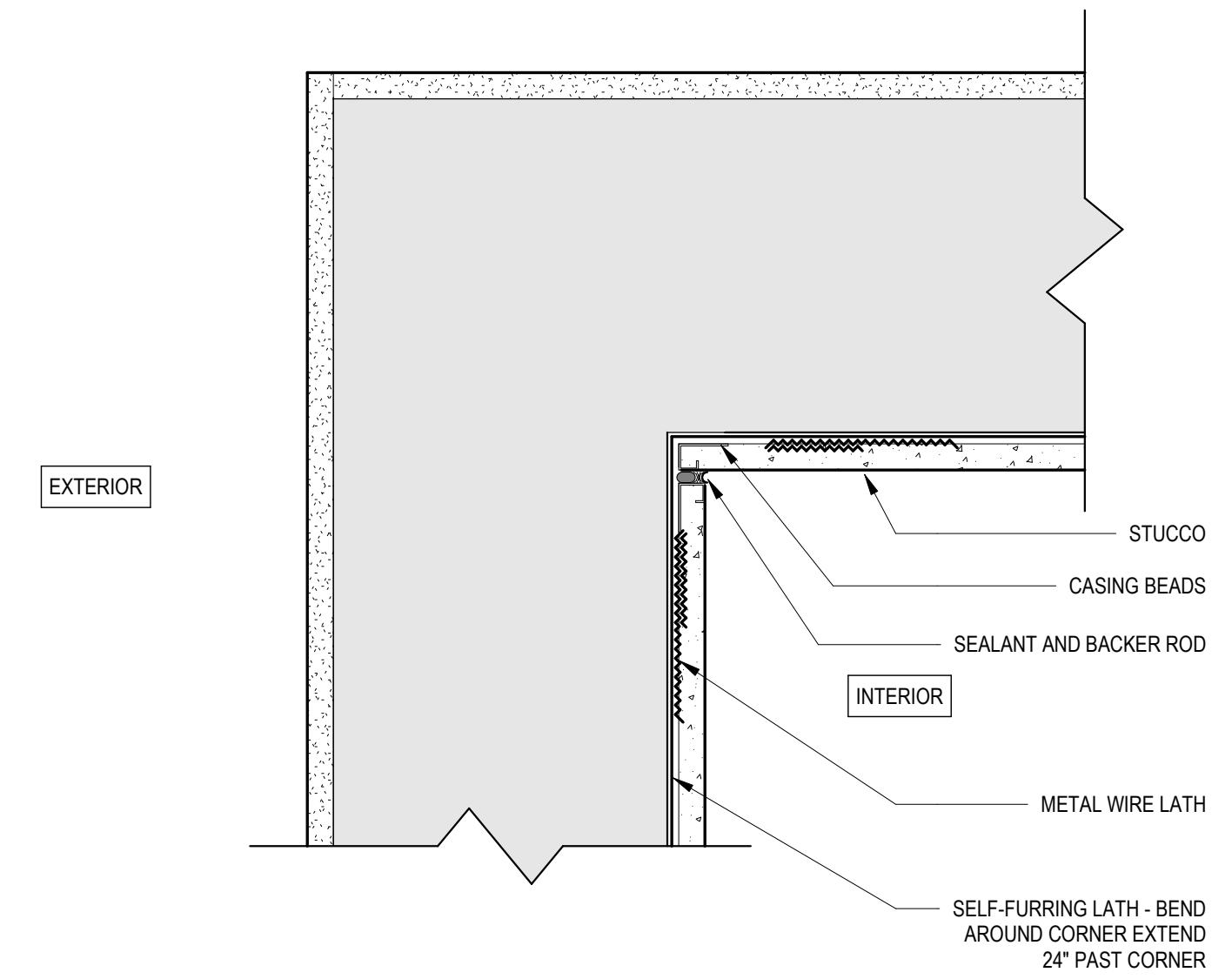
9 TYP. ROOF FASCIA DETAIL

3" = 1'-0"



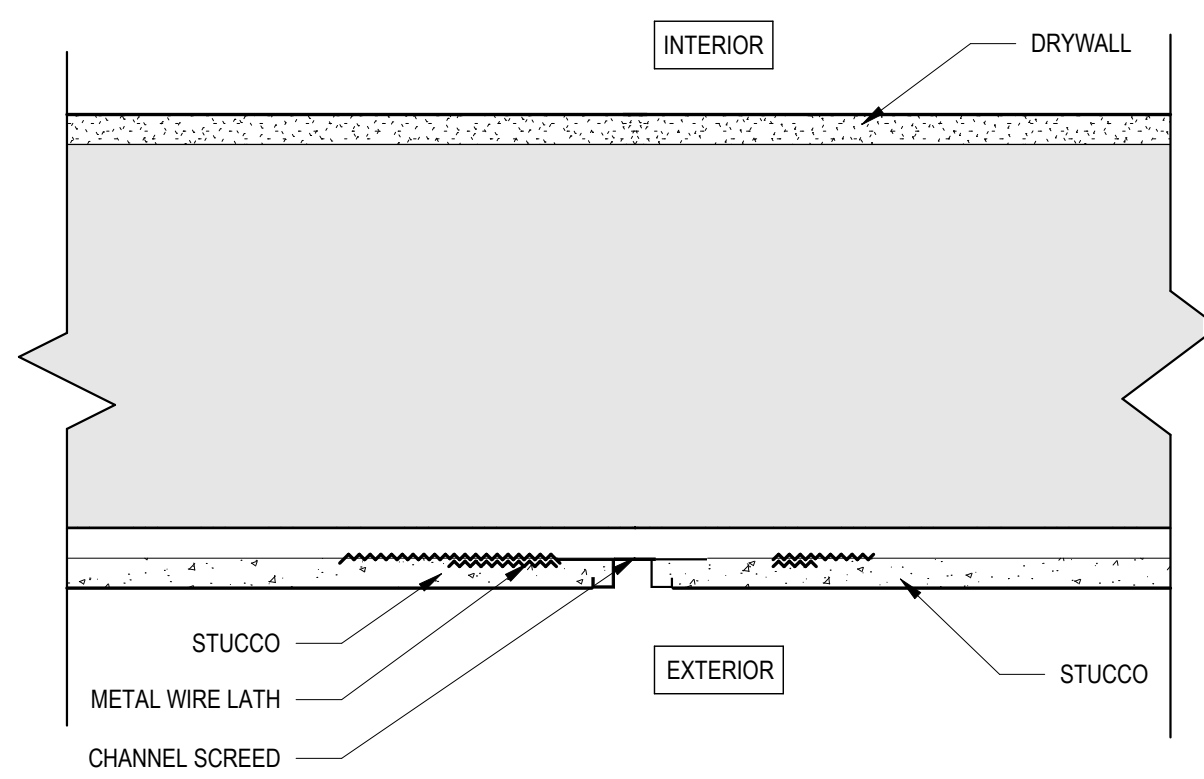
6 METAL PANEL TO STUCCO @ BUMP OUT

3" = 1'-0"



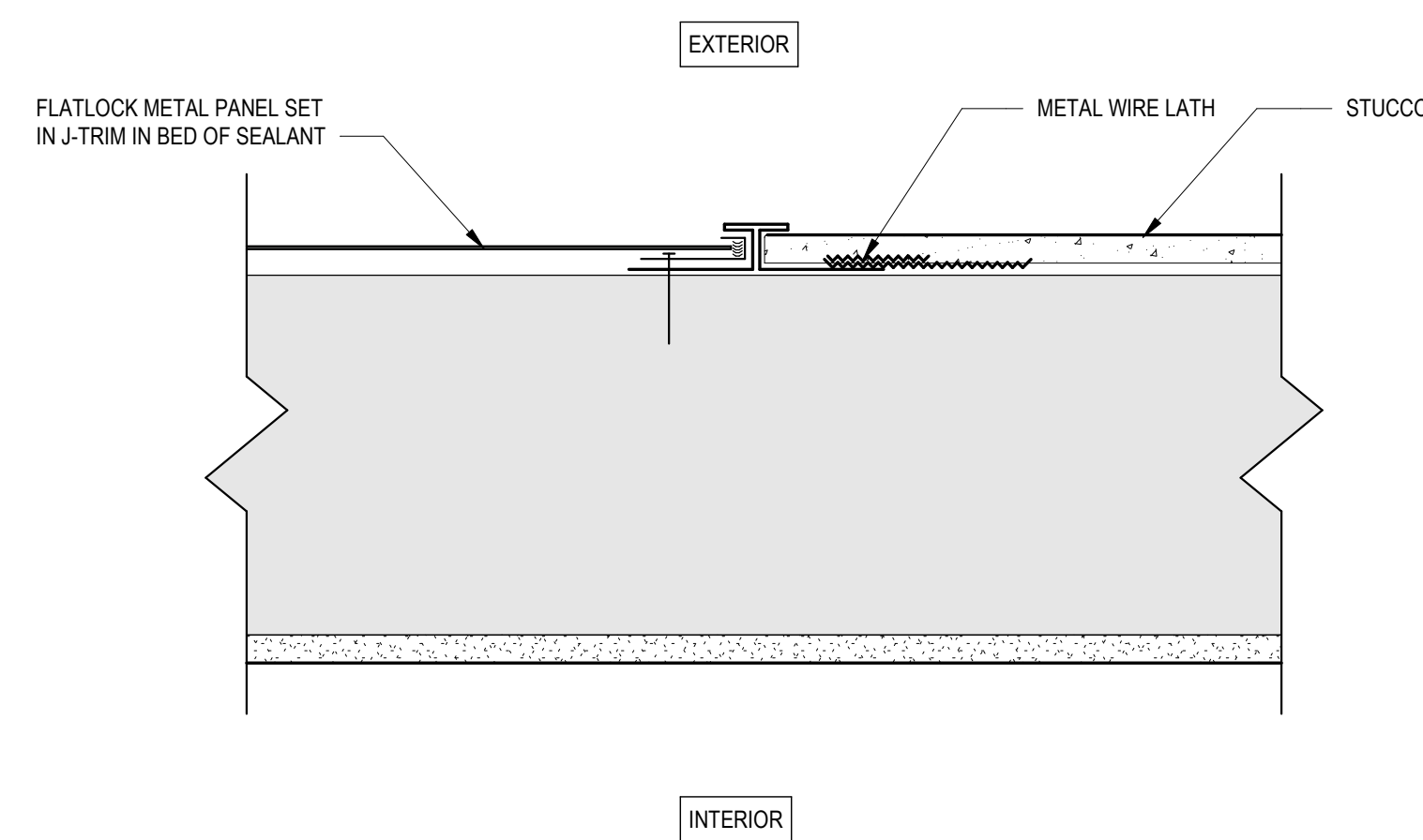
3 STUCCO @ INSIDE CORNER

3" = 1'-0"



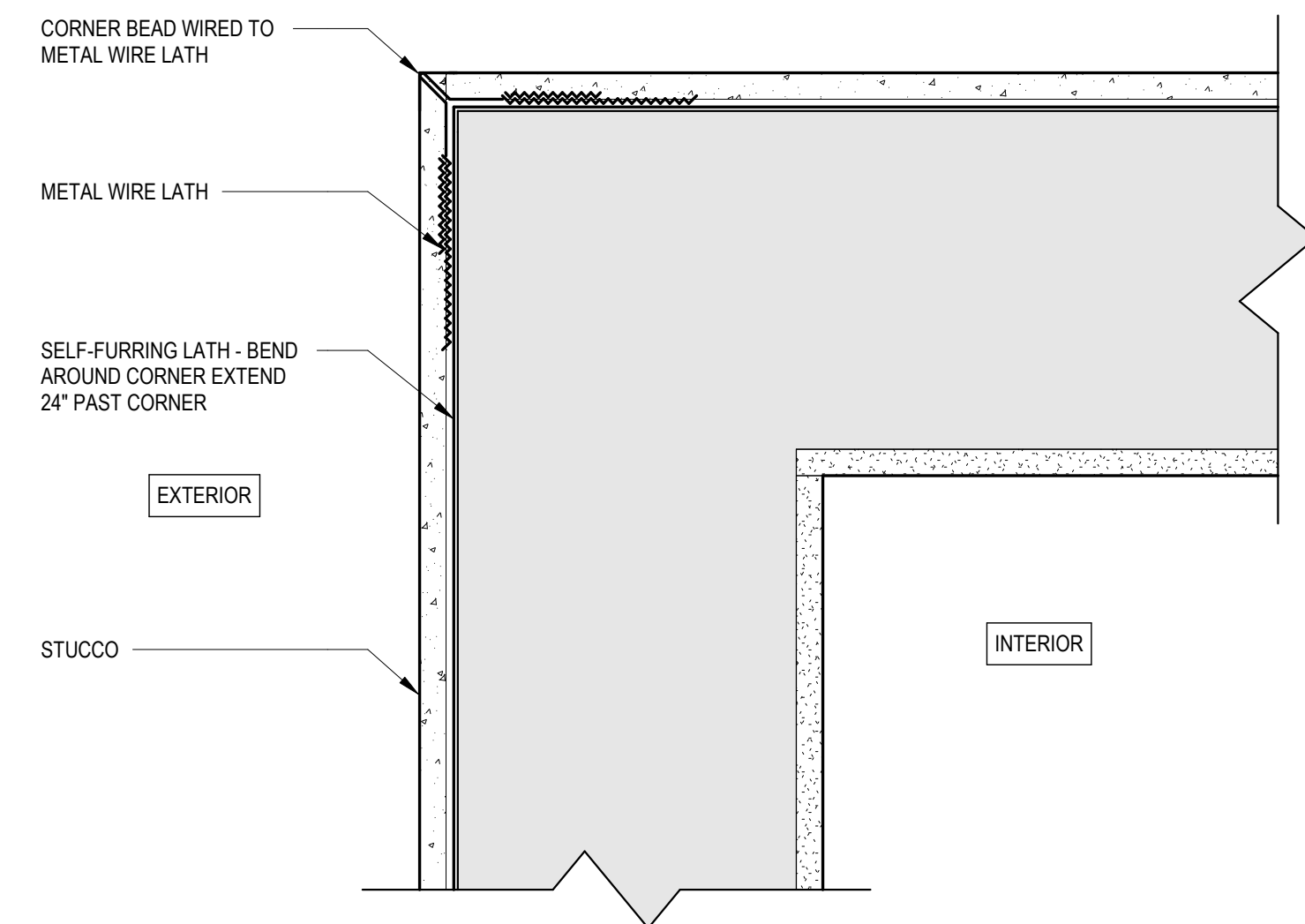
8 TYP. VERTICAL AND HORIZONTAL STUCCO REVEAL

3" = 1'-0"



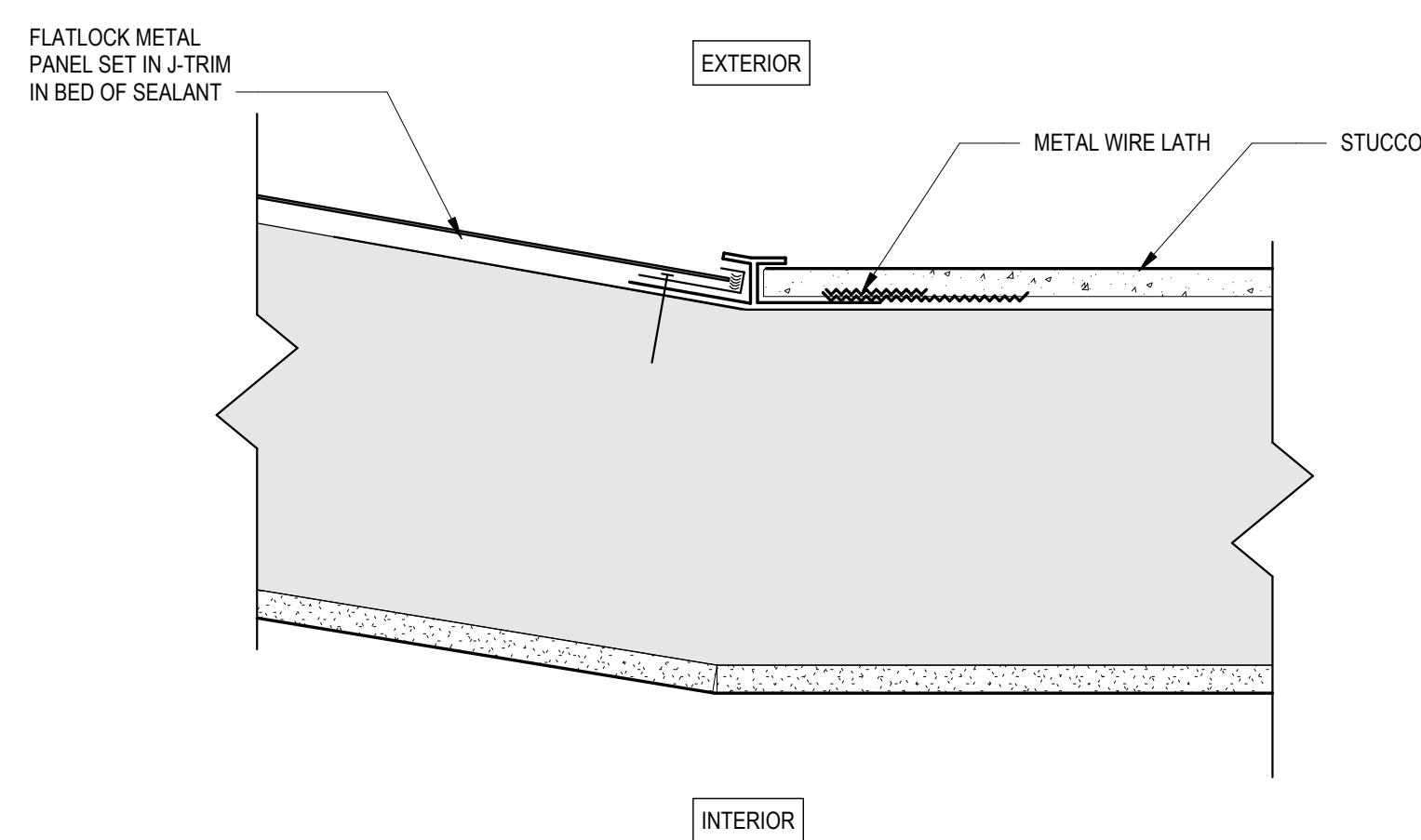
5 STUCCO TO METAL PANEL @ PLAN

3" = 1'-0"



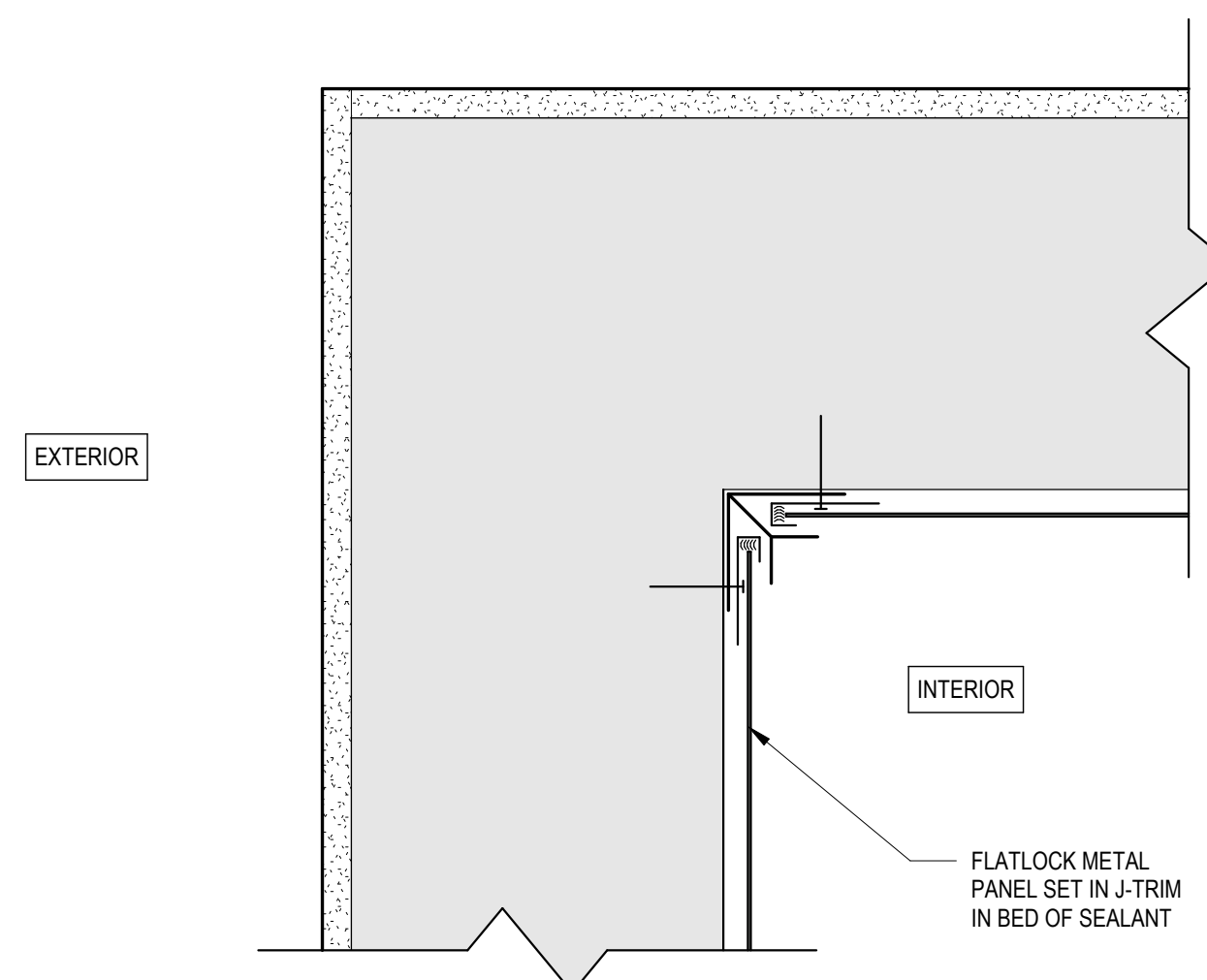
2 STUCCO @ CORNER

3" = 1'-0"



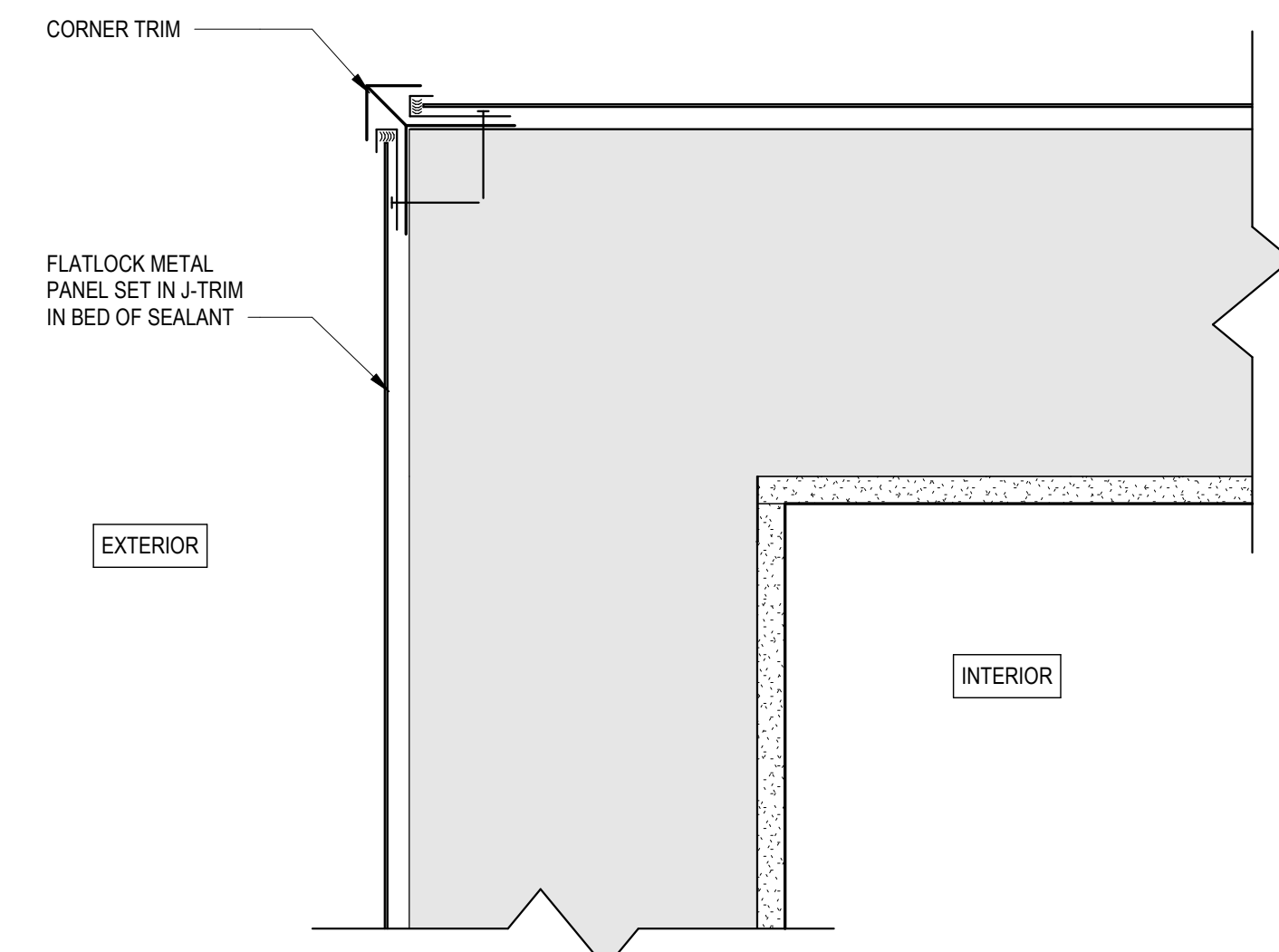
7 STUCCO TO METAL PANEL @ BUMP OUT

3" = 1'-0"



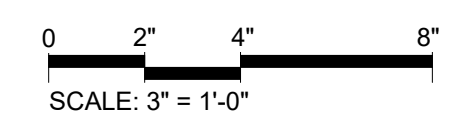
4 METAL PANEL @ INSIDE CORNER

3" = 1'-0"



1 METAL PANEL @ CORNER

3" = 1'-0"



SITE REVIEW
2024.03.22

SHEET No.

SR-5.3
MATERIAL DETAILS

DATE PRINTED: 3/22/2024 11:32:04 AM