



2504 SPRUCE

2504 SPRUCE, BOULDER, CO
SITE REVIEW SET

PROJECT TEAM	
OWNER 2500 SPRUCE, LLC 2504 SPRUCE STREET BOULDER, CO P:	ARCHITECT COBURN ARCHITECTURE 2718 PINE STREET #100 BOULDER, CO P: 303.442.3351
CIVIL ENGINEER THE SANITAS GROUP 901 FRONT STREET, STE 350 LOUISVILLE, CO P: 720.346.1656	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:	52 UNITS (INCLUDES 4 AFFORDABLE RESIDENTIAL UNITS. 3 BEDROOMS: 36 UNITS 4 BEDROOMS: 16 UNITS
PROJECT INFORMATION	
LEGAL DESCRIPTION:	A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER(SW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
ZONING:	BC-2
BUILDING TYPE:	RESIDENTIAL
LOT SIZE:	101,657 SF
PROPOSED BUILDING SF:	126,059 SF (123,178 SF NEW + 2,880 EXISTING)
PROPOSED FAR:	1.21
SETBACK MINIMUMS :	BC-2 FRONT: 0' SIDE FROM STREET: 0' -THIRD STORY AND ABOVE: 12' SIDE FROM INTERIOR LOT LINE: 0 - 5' REAR: 0' *MODIFICATION REQUESTED
MAX ALLOWABLE HEIGHT (FROM BLDG LOW POINT 25' AWAY):	BC-2 35'-0" *MODIFICATION REQUESTED
PROPOSED BUILDING HEIGHTS	REQUESTED HEIGHT MODIFICATION BUILDING 1: 47' - 1 1/2" BUILDING 2: 48' - 0" BUILDING 3: 48' - 3" BUILDING 4: 49' - 3" BUILDING 5: 48' - 7 1/2" BUILDING 6: 48' - 2" BUILDING 7: 47' - 3 1/2" BUILDING 8: 48' - 6 3/4" BUILDING 9: 49' - 6 3/4" BUILDING 10: 44' - 7 1/4"

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SR-20.3	BUILDING DETAILS



COBURN
ARCHITECTURE

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



The Sanitas Group

901 Front Street, STE 350
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OUTSIDE LA

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P: 303-517-9256

2504 SPRUCE

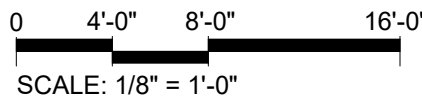
2504 SPRUCE STREET,
BOULDER, CO

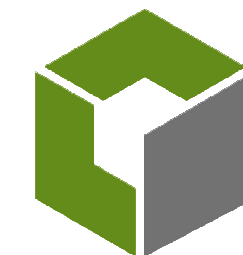
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SITE REVIEW
06.14.2024

SHEET No.

SR-0.1
COVER SHEET





COBURN
ARCHITECTURE

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



901 Front Street, STE 350
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OUTSIDE LA

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2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

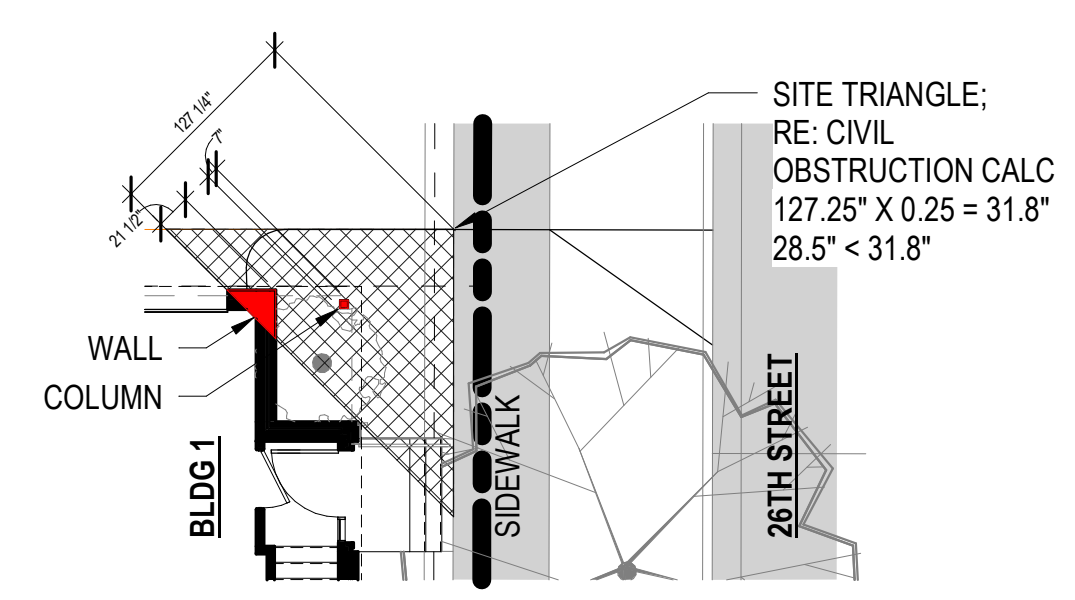
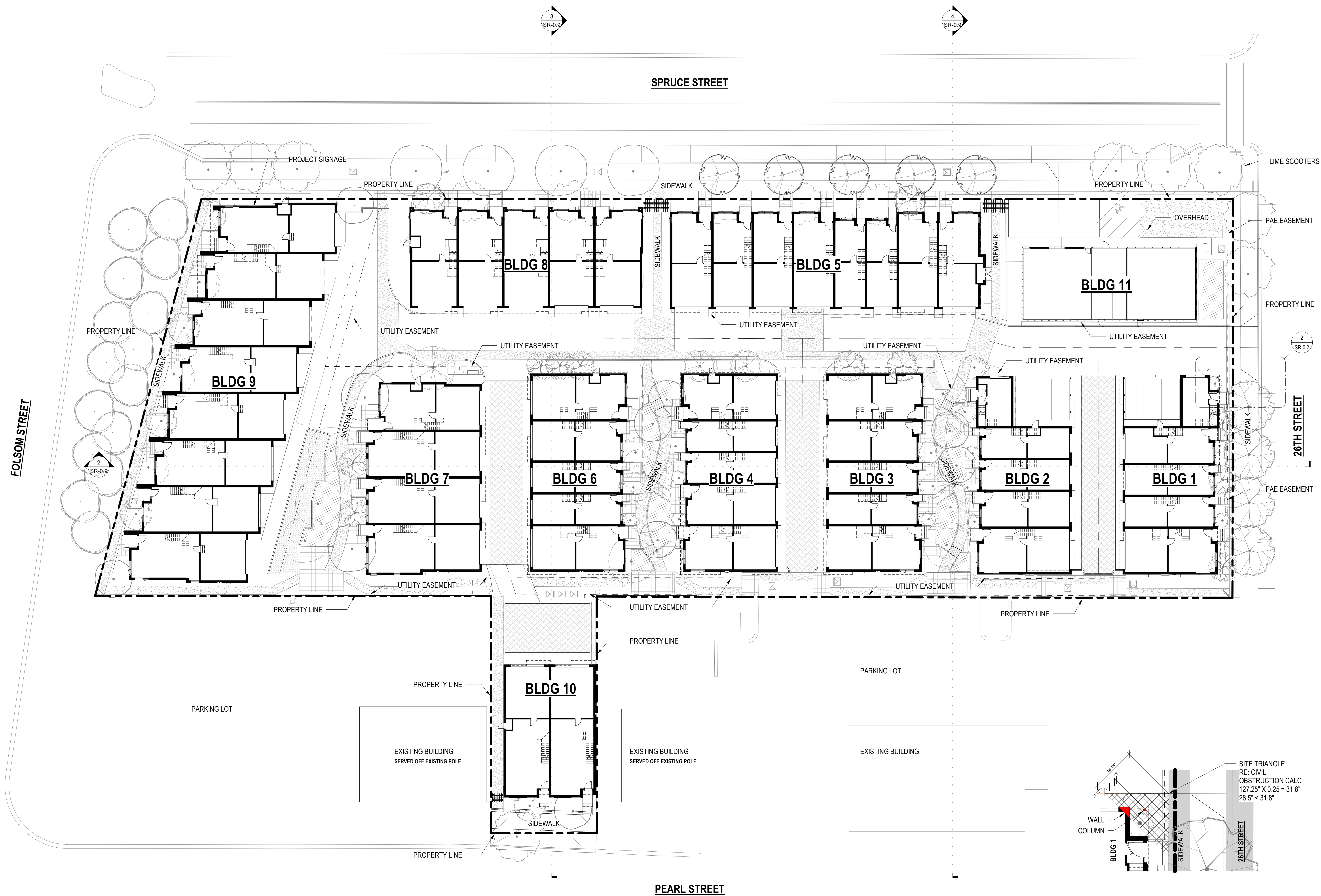
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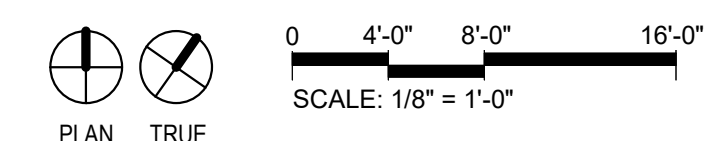
SR-0.2

ARCHITECTURAL SITE
PLAN



2 SITE TRIANGLE DIAGRAM
1" = 10'-0"

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



OUTSIDE LA

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Steamboat Springs, Colorado
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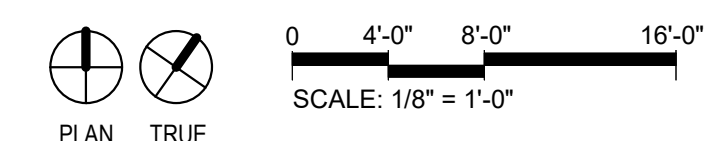
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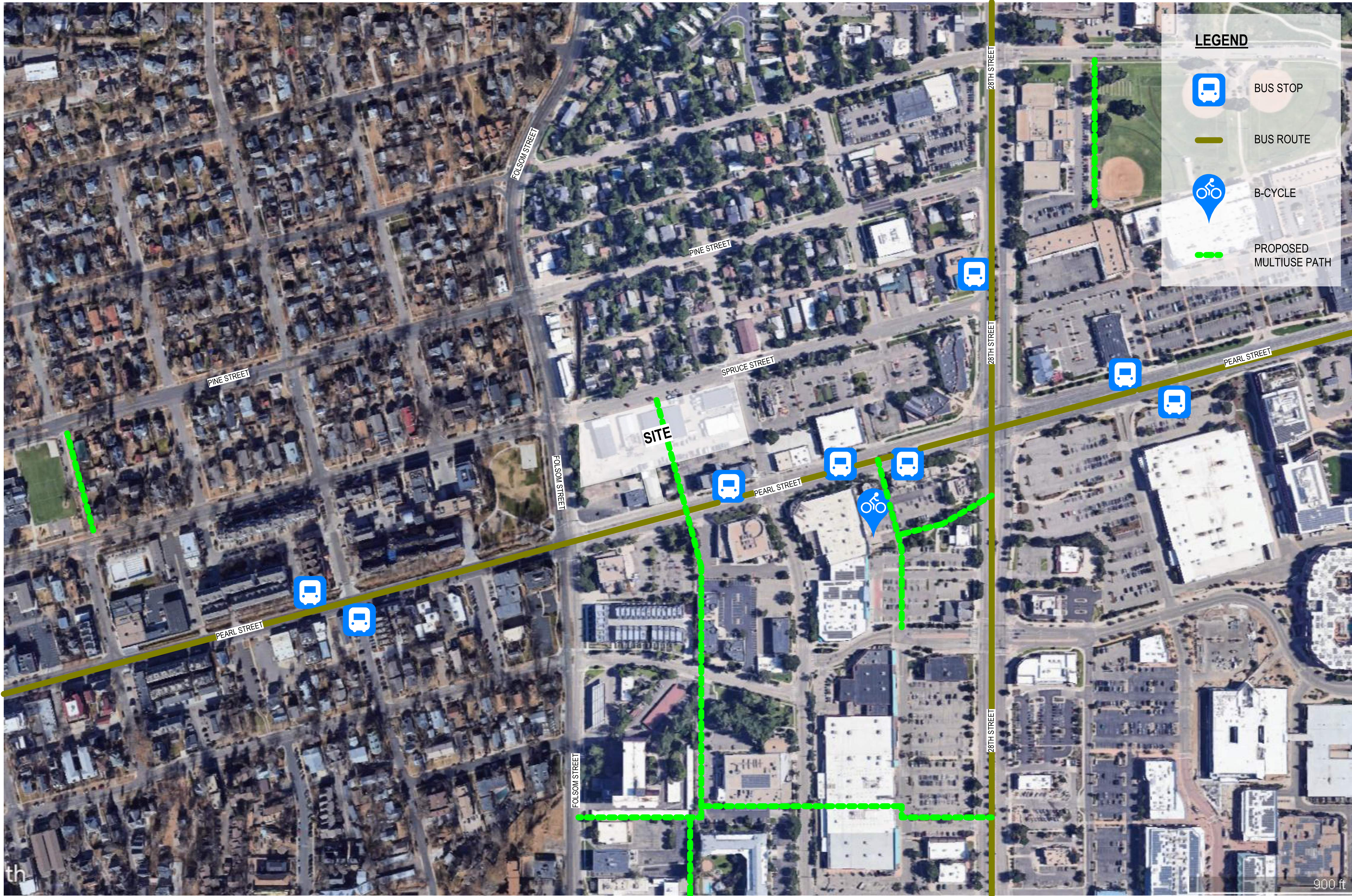
SR-0.3

**PRELIMINARY
ADDRESSING PLAN**



1 PRELIMINARY ADDRESSING PLAN
1" = 20'-0"





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2504 SPRUCE STREET,
BOULDER, CO

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SHEET No.

SR-0.4
TRANSIT CONNECTIONS



OUTSIDE LA

Boulder, Colorado
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SHEET No.

SR-0.5
VEHICLE / BIKE PARKING

DATE PRINTED: 6/14/2024 8:34:08 AM







FOLSOM STREET

SPRUCE STREET

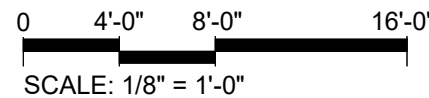
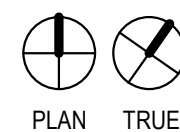
26TH STREET

PEARL STREET

1 VEHICLE / BIKE PARKING
1" = 20'-0"

PARKING LEGEND	
	2 CAR PRIVATE PARKING SPACE - 72 SPACES
	1 CAR PRIVATE PARKING SPACE - 16 SPACES
	STANDARD PARKING SPACE - 9 SPACES
	LONG TERM BIKE PARKING - 2 SPACES
	SHORT TERM BIKE PARKING - 8 SPACES
	LIME SCOOTER PARKING

TOTAL CAR PARKING - 97 SPACES
TOTAL REQUIRED - 139.5 SPACES
REDUCTION REQUEST - 30.5%
TOTAL BIKE PARKING - 10 SPACES
*PRIVATE RESIDENCES WILL ACCOMMODATE
ADDITIONAL BIKE PARKING



PROPERTY ZONE DISTRICT: RH-2				SOLAR FENCE HEIGHT: 25			
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8
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 1							
1A	5332.29	5293.00	5293.64	39.29	38.65	37.85	36.15
1B	5339.87	5293.68	5293.08	46.19	46.79	56.13	57.71
1C	5339.38	5293.96	5293.68	45.42	45.70	54.09	54.83
1C.1	5330.81		5293.67		37.14		32.16
1D	5339.39	5294.03		45.36		53.93	
1E	5332.78	5294.04		38.74		36.39	
1F	5332.35		5294.14		38.21		34.99
1G	5340.42		5294.93		45.49		54.27
1H	5332.29		5294.84		37.45		32.98
1I	5339.87		5294.86		45.01		53.00
1J	5327.89		5294.34		33.55		22.65
BUILDING 5							
5A	5333.81	5297.02		36.79		31.23	
5B	5340.92	5296.49		44.43		51.46	
5C	5341.42	5296.26	5295.99	45.16	45.43	53.40	54.11
5D	5333.92	5296.26	5295.84	37.66	38.08	33.53	34.64
5E	5321.53	5296.19	5295.78	25.34	25.75	0.90	1.99
5F	5341.41	5295.86		45.55		54.43	
5G	5341.42	5295.78		45.64		54.67	
5H	5341.42	5295.69		45.73		54.91	
5I	5341.42	5295.57		45.85		55.23	
5J	5341.42	5295.98		45.44		54.14	
5K	5341.42	5295.09		46.33		56.50	
5L	5341.42	5295.07		46.35		56.55	
5M	5341.42	5294.87		46.55		57.08	
5N	5341.42	5294.18	5294.04	47.24	47.38	58.91	59.28
5O	5332.38	5294.14	5294.05	38.24	38.33	35.07	35.31
5P	5333.84	5294.08	5294.03	39.76	39.81	39.09	39.23
5Q	5340.92		5294.01		46.91		58.03
5S	5333.88		5293.97		39.91		39.49
BUILDING 8							
8A	5335.22	5297.67		37.55		33.24	
8B	5341.99	5298.03		43.96		50.22	
8C	5342.61	5298.01	5297.81	44.60	44.80	51.91	52.44
8C.1	5333.72		5297.83		35.89		28.84
8C.2	5323.25		5297.79		25.46		1.22
8D	5342.99	5296.79	5296.06	46.20	46.93	56.15	58.09
8E	5333.72	5296.81		36.91		31.55	
8F							
8G	5342.38		5295.70		46.68		57.42
8H	5335.22		5295.49		39.73		39.02
BUILDING 9							
9A	5334.05	5301.00		33.05		21.32	
9B	5338.33	5301.00		37.33		32.66	
9B.1	5345.99	5301.00		44.99		52.95	
9C	5338.51	5301.00		37.51		33.14	
9D	5346.56	5300.50		46.06		55.78	
9E	5334.05	5300.58		33.47		22.43	
9F	5346.00	5300.37		45.63		54.64	
9G	5346.55	5300.26		46.29		56.39	
9H	5346.00	5300.27		45.73		54.91	
9I	5346.58	5300.04		46.54		57.05	
9J	5334.05	5300.28		33.77		23.23	
9K	5346.00	5300.03		45.97		55.54	
9L	5346.59	5299.96		46.63		57.29	
9M	5334.05	5299.96		34.09		24.08	
9N	5346.00	5300.12		45.88		55.30	
9O	5346.57	5300.24		46.33		56.50	
9P	5346.00	5299.89		46.11		55.91	
9Q	5346.58	5300.34		46.24		56.26	
9R	5346.00	5300.00		46.00		55.62	
9S	5346.57	5300.54		46.03		55.70	
9T	5334.05	5300.27	5300.51	33.78	33.54	23.26	22.62
9U	5338.31	5300.54	5300.39	37.77	37.92	33.82	34.22
9V	5346.00	5299.78	5299.38	46.22	46.62	56.21	57.26
9W	5345.39	5299.80	5299.73	45.59	45.66	54.54	54.72
9X	5338.33	5299.76	5299.69	38.57	38.64	35.94	36.13
9Y	5334.05	5299.59	5299.60	34.46	34.45	25.06	25.03
9Z	5338.31		5299.11		39.20		37.61
9AA	5346.56		5299.61		46.95		58.14
9BB	5338.32		5297.84		40.48		41.00
9CC	5345.38		5298.21		47.17		58.72
9DD	5334.05		5297.53		36.52		30.51
9EE	5338.32		5297.69		40.63		41.40
9FF	5345.38		5297.82		47.56		59.75
9GG	5334.10		5297.35		36.75		31.12
9HH	5338.22		5297.35		40.87		42.03
9II	5345.38		5297.69		47.69		60.10
9JJ	5338.32		5297.60		40.72		41.64
9KK	5345.38		5297.41		47.97		60.84
9LL	5334.10		5297.62		36.48		30.41
9MM	5338.35		5297.62		40.73		41.66
9NN	5345.38		5297.60		47.78		60.34
9OO	5334.05		5297.27		36.78		31.20
9PP	5338.24		5297.26		40.98		42.33
9QQ	5345.38		5297.62		47.76		60.28
9RR	5334.05		5296.91		37.14		32.16
9SS	5338.34		5297.00		41.34		43.28
9TT	5345.38		5297.26		48.12		61.24
BUILDING 10							
10A	5335.89	5298.81		37.08		32.00	
10B	5341.99	5299.02		42.97		47.60	
10C	5341.99	5298.27		43.72		49.58	
10D	5335.91	5298.08	5298.04	37.83	37.87	33.98	34.09
10E	5335.91	5298.06	5297.19	37.85	38.72	34.04	36.34
10F	5345.33		5296.89		48.44		62.09
10G	5345.33		5296.26		49.07		63.75
10H	5334.41		5296.23		38.18		34.91

SOLAR SHADOW ANALYSIS - 2 PM

1" = 40'-0"

SOLAR SHADOW ANALYSIS - 10 AM

1" = 40'-0"



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BOULDER, CO

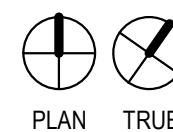
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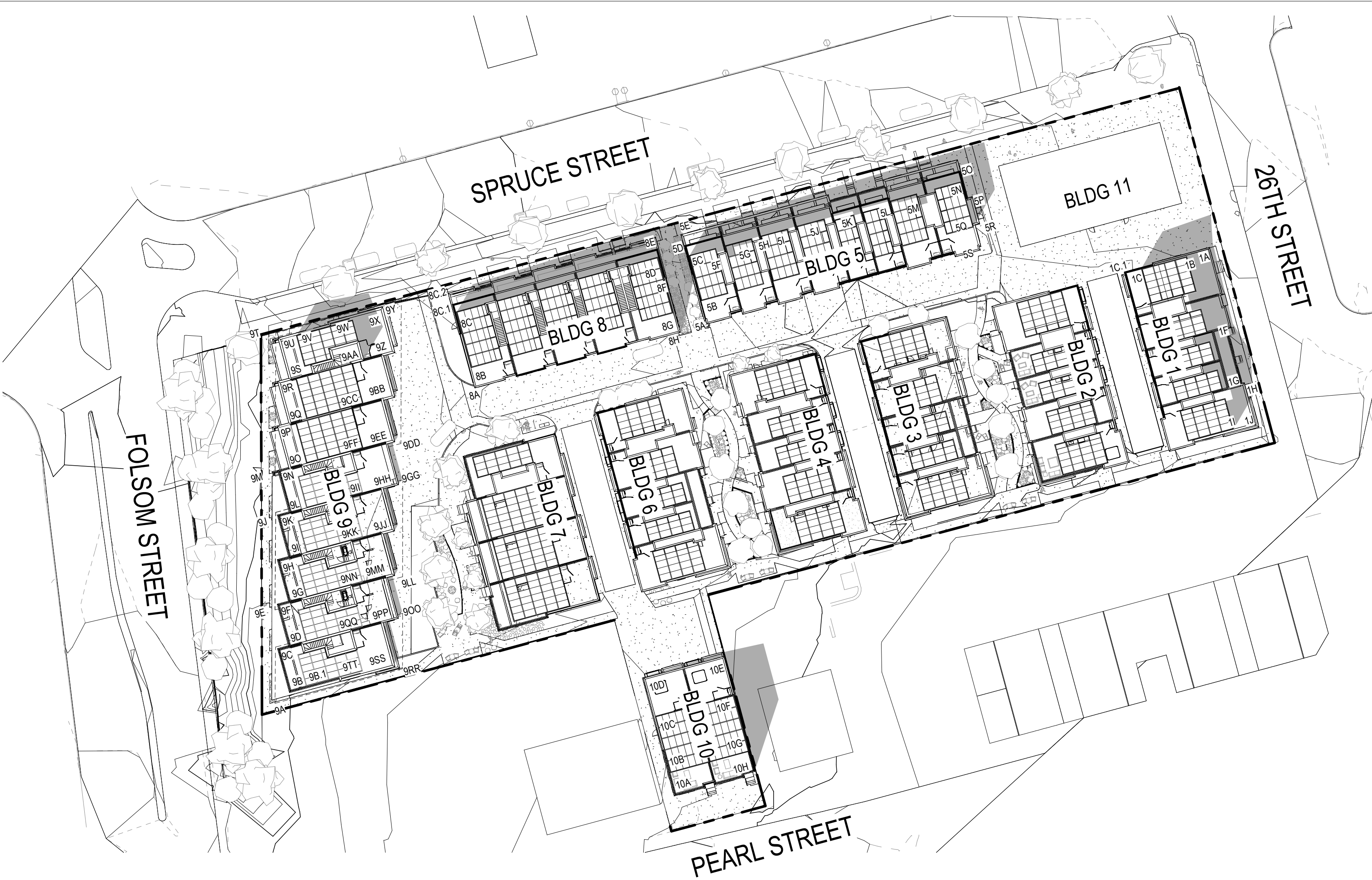
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SOLAR ACCESS DIAGRAM

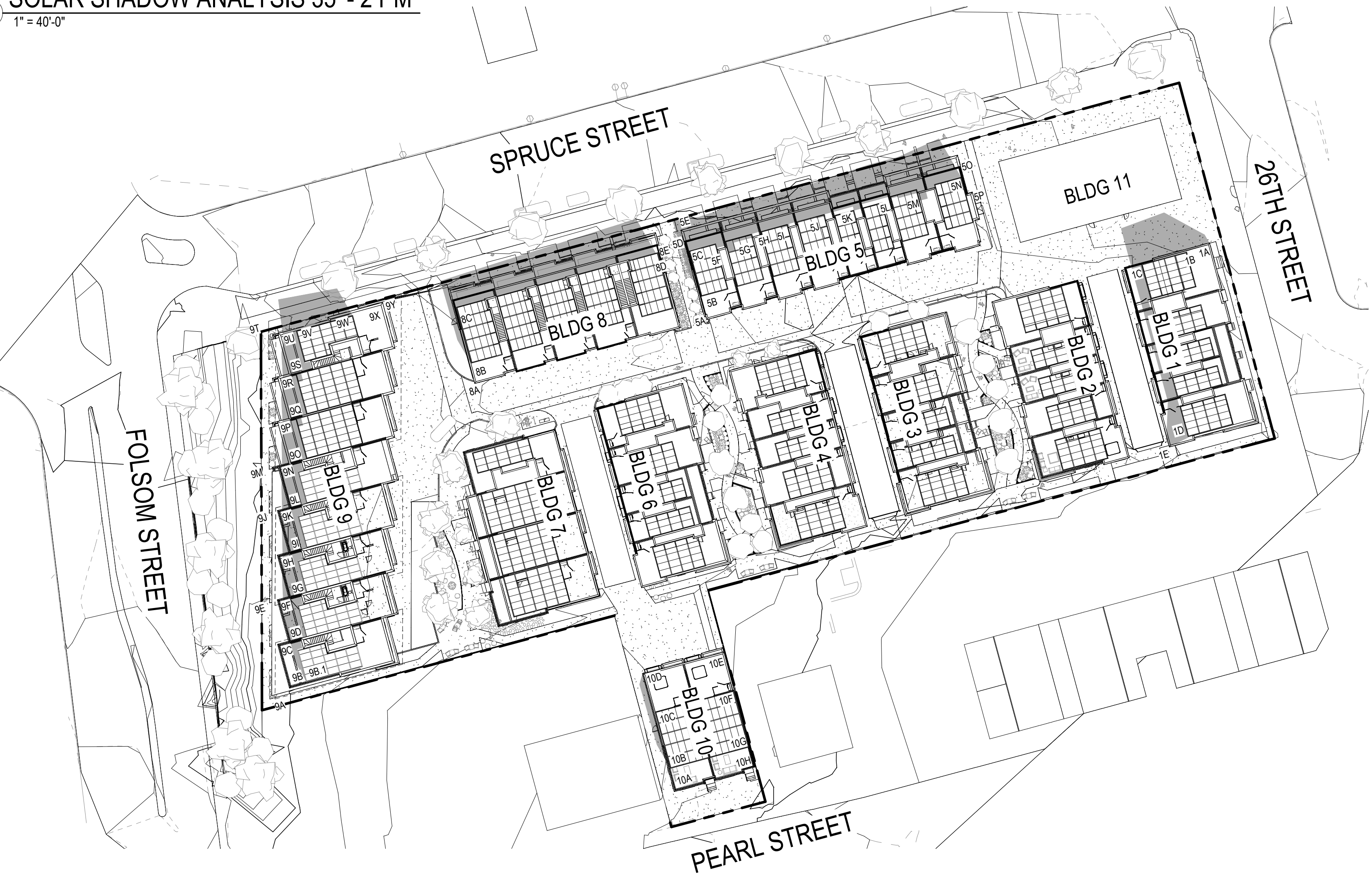


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

PROPERTY ZONE DISTRICT: RH-2				SOLAR FENCE HEIGHT: 25				
Column1	Column2	Column3	Column4	Column9	Column10	Column11	Column12	Column13
ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT PROPERTY LINE	ELEVATION OF GRADE AT PROPERTY LINE	ELEVATION OF ROOF ELEMENT AT 35	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 1								
1A	5332.29	5293.00	5293.64	5319.82	26.82	26.18	4.82	3.13
1B	5339.87	5293.68	5293.08	5327.40	33.72	34.32	23.11	24.69
1C	5339.38	5293.96	5293.68	5326.91	32.95	33.23	21.07	21.80
1C.1	5330.81		5293.67	5318.34		24.67		0
1D	5339.39	5294.03		5326.92	32.89		20.91	
1E	5332.78	5294.04		5320.31	26.27		3.37	
1F	5332.35		5294.14	5319.88		25.74		1.96
1G	5340.42		5294.93	5327.95		33.02		21.24
1H	5332.29		5294.84	5319.82		24.98		0
1I	5339.87		5294.86	5327.40		32.54		19.97
1J	5327.89		5294.34	5315.42		21.08		0
BUILDING 5								
5A	5333.81	5297.02		5320.19	23.17		0	
5B	5340.92	5296.49		5327.30	30.81		15.40	
5C	5341.42	5296.26	5295.99	5327.80	31.54	31.81	17.33	18.04
5D	5333.92	5296.26	5295.84	5320.30	24.04	24.46	0	0
5E	5321.53	5296.19	5295.78	5307.91	11.72	12.13	0	0
5F	5341.41	5295.86		5327.79	31.93		18.36	
5G	5341.42	5295.78		5327.80	32.02		18.60	
5H	5341.42	5295.69		5327.80	32.11		18.84	
5I	5341.42	5295.57		5327.80	32.23		19.16	
5J	5341.42	5295.98		5327.80	31.82		18.07	
5K	5341.42	5295.09		5327.80	32.71		20.43	
5L	5341.42	5295.07		5327.80	32.73		20.48	
5M	5341.42	5294.87		5327.80	32.93		21.01	
5N	5341.42	5294.18	5294.04	5327.80	33.62	33.76	22.84	23.20
5O	5332.38	5294.14	5294.05	5318.76	24.62	24.71	0	0
5P	5333.84	5294.08	5294.03	5320.22	26.14	26.19	3.02	3.15
5Q	5340.92		5294.01	5327.30		33.29		21.96
5S	5333.88		5293.97	5320.26		26.29		3.42
BUILDING 8								
8A	5335.22	5297.67		5321.66	23.99		0	
8B	5341.99	5298.03		5328.43	30.40		14.31	
8C	5342.61	5298.01	5297.81	5329.05	31.04	31.24	16.01	16.53
8C.1	5333.72		5297.83	5320.16		22.33		0
8C.2	5323.25		5297.79	5309.69		11.90		0
8D	5342.99	5296.79	5296.06	5329.43	32.64	33.37	20.25	22.17
8E	5333.72	5296.81		5320.16	23.35		0	
8F								
8G	5342.38		5295.70	5328.82		33.12		21.51
8H	5335.22		5295.49	5321.66		26.17		3.10
BUILDING 9								
9A	5334.05	5301.00		5319.49	18.49		0	
9B	5338.33	5301.00		5323.77	22.77		0	
9B.1	5345.99	5301.00		5331.43	30.43		14.39	
9C	5338.51	5301.00		5323.95	22.95		0	
9D	5346.56	5300.50		5332.00	31.50		17.23	
9E	5334.05	5300.58		5319.49	18.91		0	
9F	5346.00	5300.37		5331.44	31.07		16.09	
9G	5346.55	5300.26		5331.99	31.73		17.83	
9H	5346.00	5300.27		5331.44	31.17		16.35	
9I	5346.58	5300.04		5332.02	31.98		18.50	
9J	5334.05	5300.28		5319.49	19.21		0	
9K	5346.00	5300.03		5331.44	31.41		16.99	
9L	5346.59	5299.96		5332.03	32.07		18.74	
9M	5334.05	5299.96		5319.49	19.53		0	
9N	5346.00	5300.12		5331.44	31.32		16.75	
9O	5346.57	5300.24		5332.01	31.77		17.94	
9P	5346.00	5299.89		5331.44	31.55		17.36	
9Q	5346.58	5300.34		5332.02	31.68		17.70	
9R	5346.00	5300.00		5331.44	31.44		17.07	
9S	5346.57	5300.54		5332.01	31.47		17.15	
9T	5334.05	5300.27	5300.51	5319.49	19.22	18.98	0	0
9U	5338.31	5300.54	5300.39	5323.75	23.21	23.36	0	0
9V	5346.00	5299.78	5299.38	5331.44	31.66	32.06	17.65	18.70
9W	5345.39	5299.80	5299.73	5330.83	31.03	31.10	15.98	16.16
9X	5338.33	5299.76	5299.69	5323.77	24.01	24.08	0	0
9Y	5334.05	5299.59	5299.60	5319.49	19.90	19.89	0	0
9Z	5338.31		5299.11	5323.75		24.64		0
9AA	5346.56		5299.61	5332.00		32.39		19.57
9BB	5338.32		5297.84	5323.76		25.92		2.44
9CC	5345.38		5298.21	5330.82		32.61		20.16
9DD	5334.05		5297.53	5319.49		21.96		0
9EE	5338.32		5297.69	5323.76		26.07		2.83
9FF	5345.38		5297.82	5330.82		33.00		21.19
9GG	5334.10		5297.35	5319.54		22.19		0
9HH	5338.22		5297.35	5323.66		26.31		3.47
9II	5345.38		5297.69	5330.82		33.13		21.53
9JJ	5338.32		5297.60	5323.76		26.16		3.07
9KK	5345.38		5297.41	5330.82		33.41		22.28
9LL	5334.10		5297.62	5319.54		21.92		0
9MM	5338.35		5297.62	5323.79		26.17		3
9NN	5345.38		5297.60	5330.82		33.22		21.77
9OO	5334.05		5297.27	5319.49		22.22		0
9PP	5338.24		5297.26	5323.68		26.42		3.76
9QQ	5345.38		5297.62	5330.82		33.20		21.72
9RR	5334.05		5296.91	5319.49		22.58		0
9SS	5338.34		5297.00	5323.78		26.78		4.71
9TT	5345.38		5297.26	5330.82		33.56		22.67
BUILDING 10								
10A	5335.89	5298.81		5323.31	24.50		0	
10B	5341.99	5299.02		5329.41	30.39		14.28	
10C	5341.99	5298.27		5329.41	31.14		16.27	
10D	5335.91	5298.08	5298.04	5323.33	25.25	25.29	0.66	0.77
10E	5335.91	5298.06	5297.19	5323.33	25.27	26.14	0.72	3.02
10F	5345.33		5296.89	5332.75		35.86		28.76
10G	5345.33		5296.26	5332.75		36.49		30.43
10H	5334.41		5296.23	5321.83		25.60		1.59

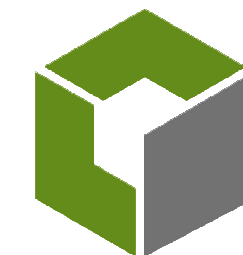


1 SOLAR SHADOW ANALYSIS 35' - 2 PM
1" = 40'-0"



2 SOLAR SHADOW ANALYSIS 35' - 10 AM
1" = 40'-0"

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



COBURN
ARCHITECTURE

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



901 Front Street, STE 350
Louisville, Colorado
P: 720-346-1656

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

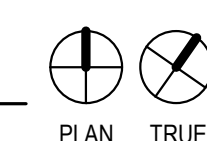
SHEET No.

SR-0.7

SETBACK AND EASEMENT DIAGRAM



1 SETBACK AND EASEMENT DIAGRAM
1" = 20'-0"



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

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

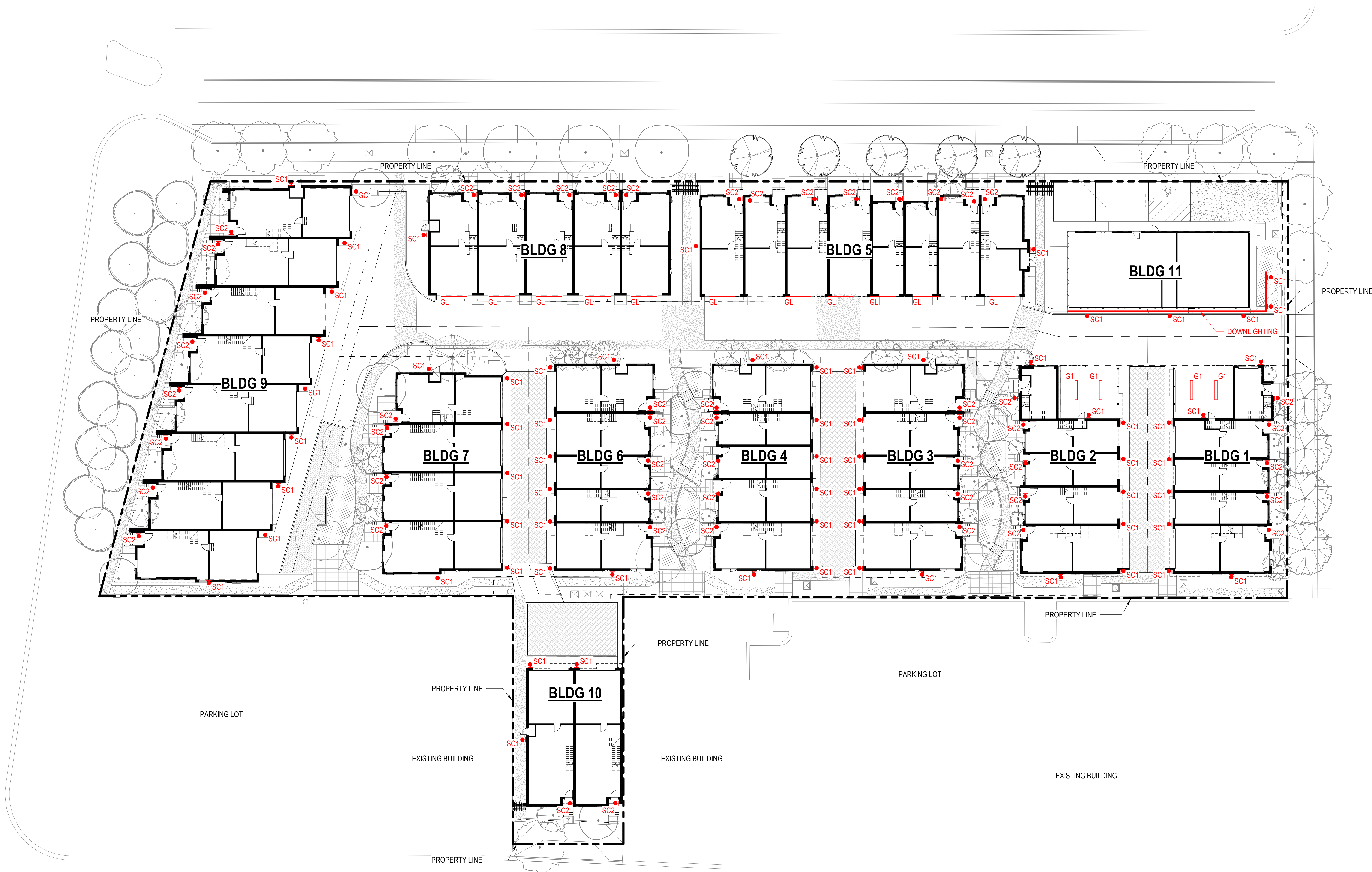
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SITE REVIEW
06.14.2024

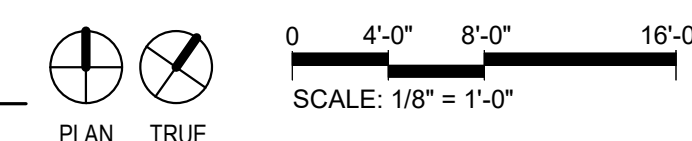
SHEET No.

SR-0.8

SITE LIGHTING DIAGRAM



1 SITE LIGHTING DIAGRAM
1" = 20'-0"



OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

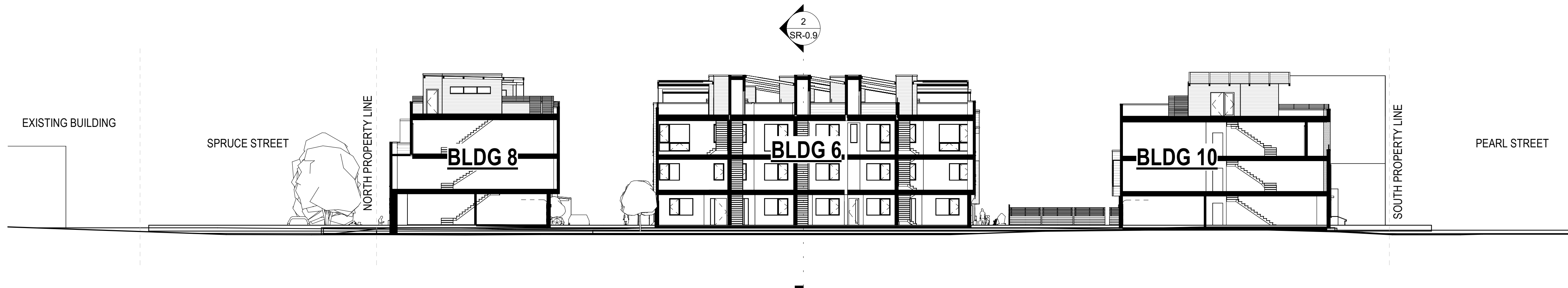
2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

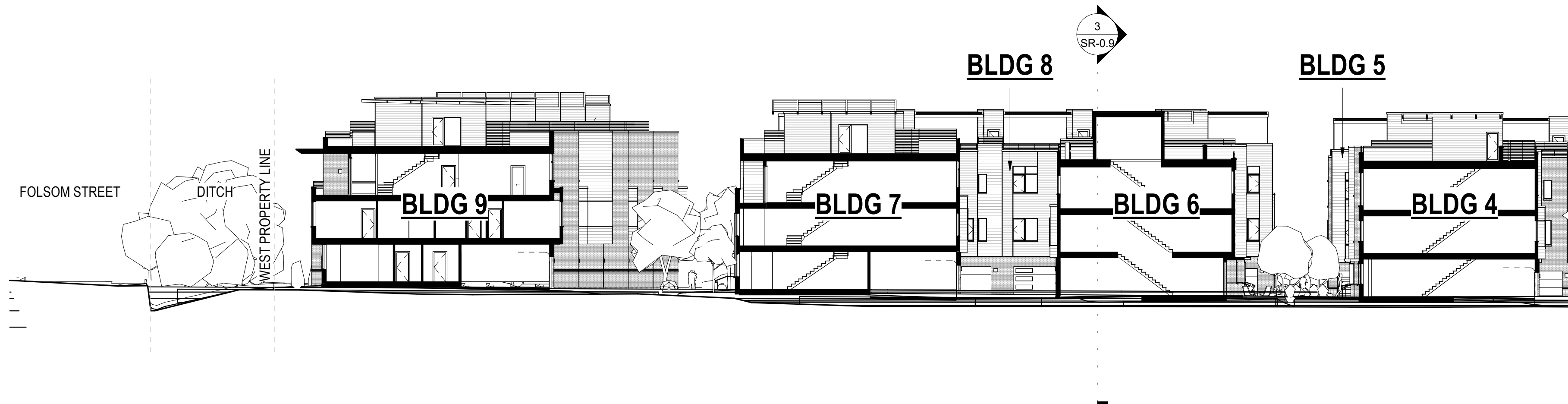
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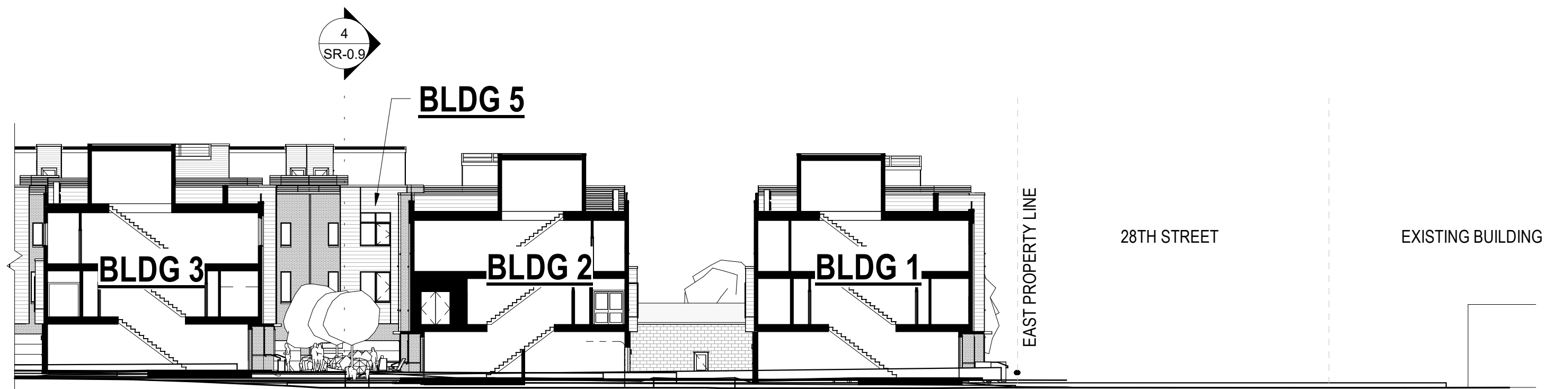
4 NORTH-SOUTH SECTION 2
1" = 20'-0"



3 NORTH-SOUTH SECTION 1
1" = 20'-0"



2 EAST-WEST SECTION 1.B
1" = 20'-0"



1 EAST-WEST SECTION 1.A
1" = 20'-0"

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

SITE REVIEW
06.14.2024

SHEET No.

SR-0.9
SITE SECTIONS

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

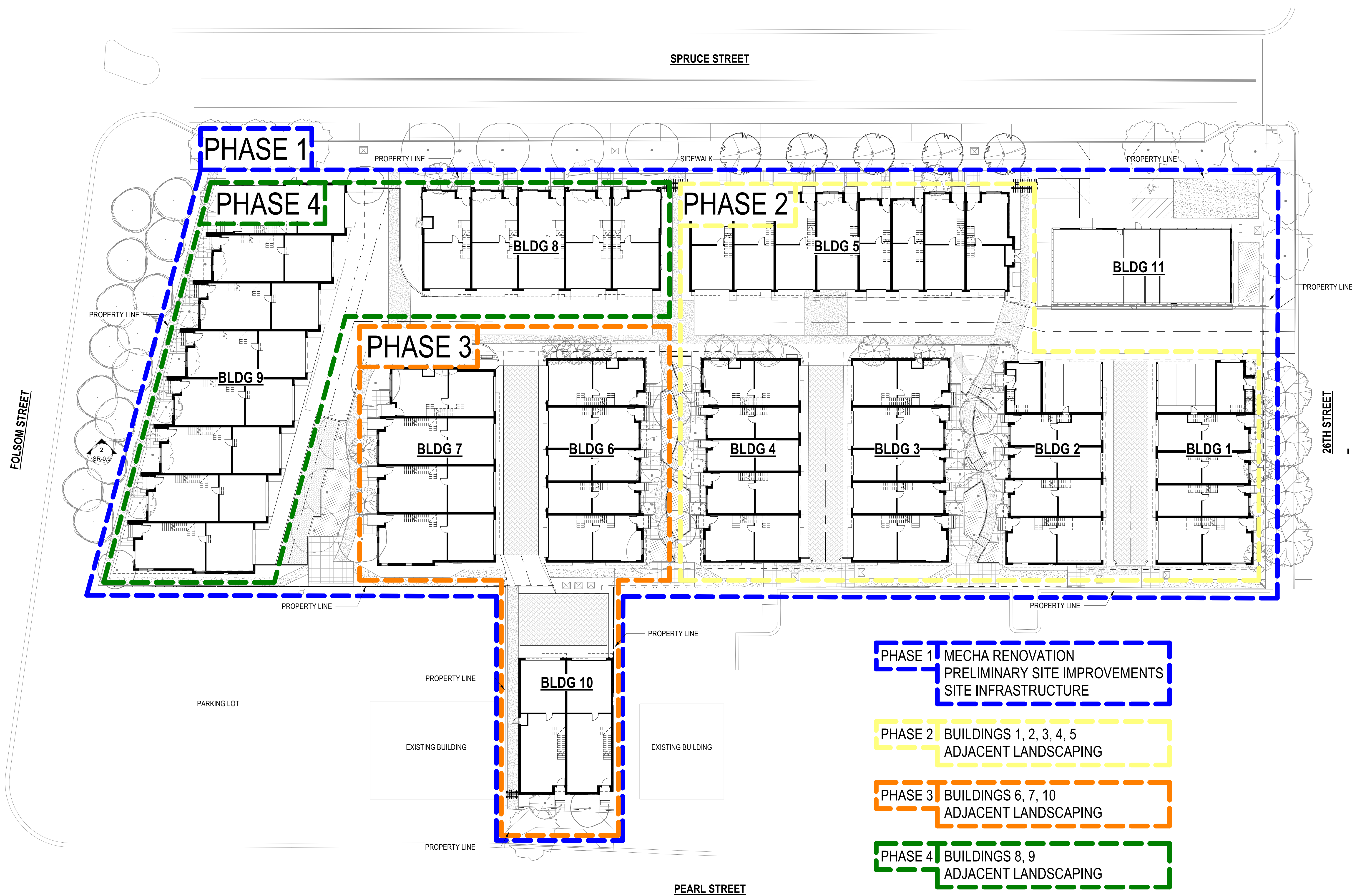
2504 SPRUCE

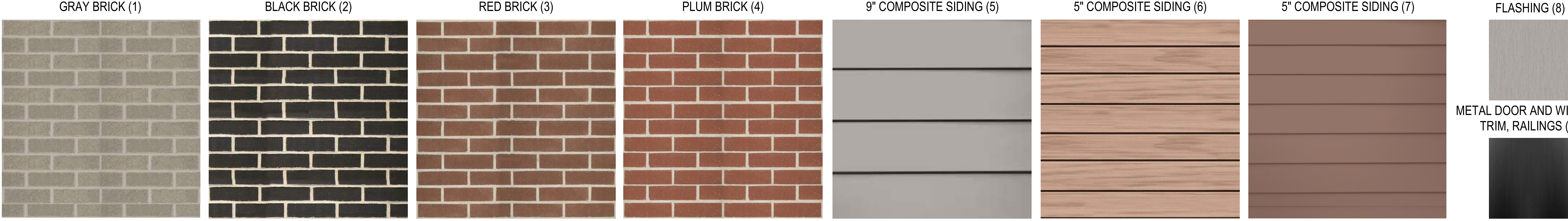
2504 SPRUCE STREET,
BOULDER, CO

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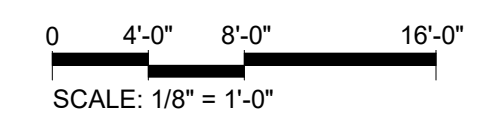
SITE REVIEW
06.14.2024

SHEET No.
SR-0.10
PHASING DIAGRAM





1 MATERIAL BOARD



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

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

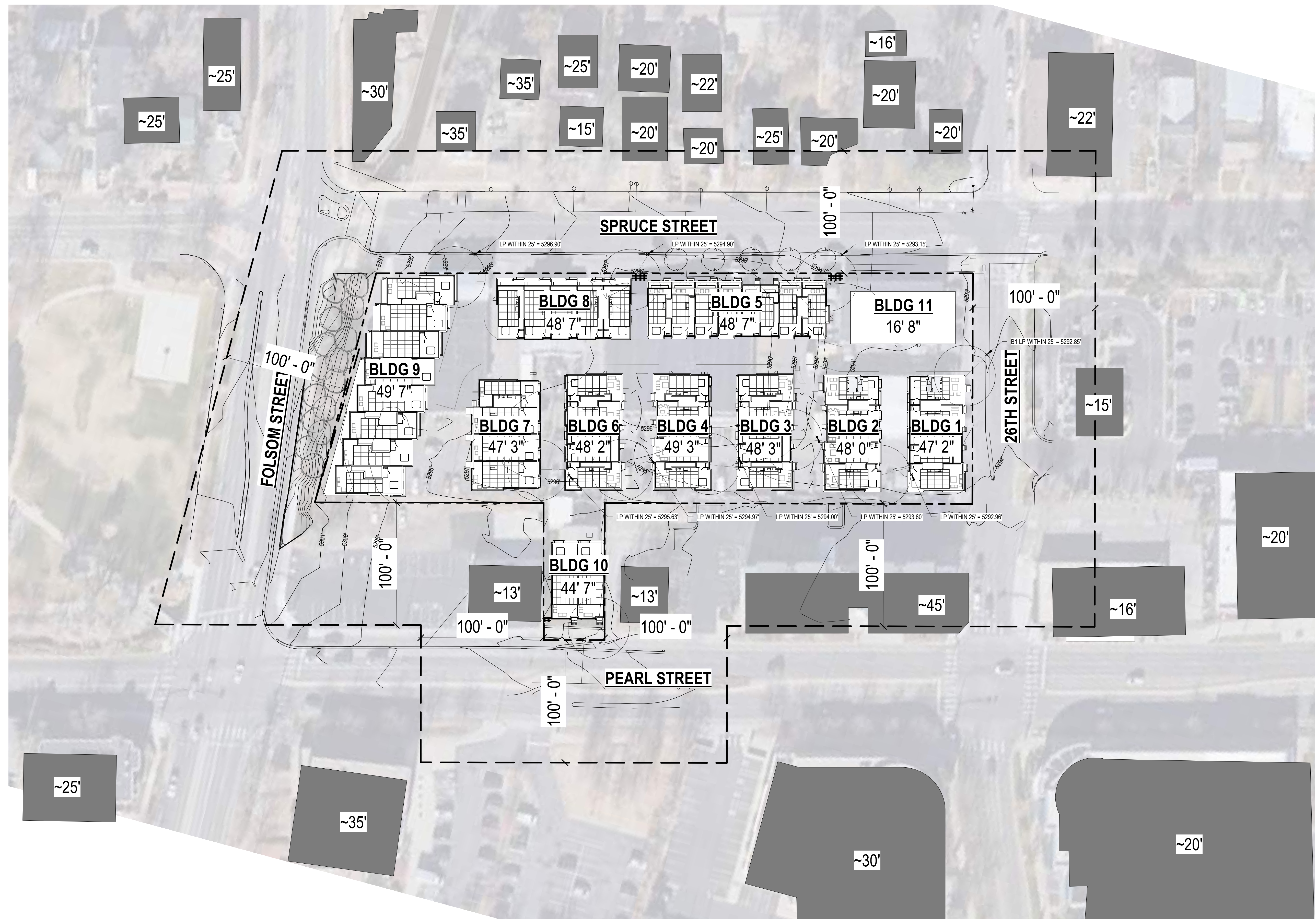
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SITE REVIEW
06.14.2024

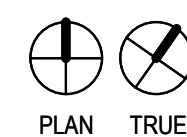
SHEET No.

SR-0.12

BUILDING HEIGHTS



BUILDING HEIGHTS
1" = 40'-0"





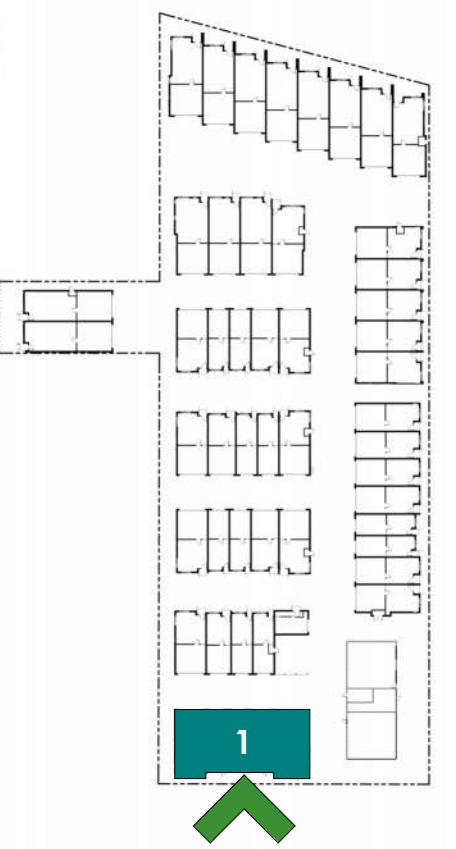
COBURN
ARCHITECTURE

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

2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

SHEET No.

SR-1.0

BLDG 1 - PERSPECTIVE

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



4 SOUTHEAST PERSPECTIVE



1 NORTHEAST PERSPECTIVE



2 NORTHWEST PERSPECTIVE



3 SOUHWEST PERSPECTIVE



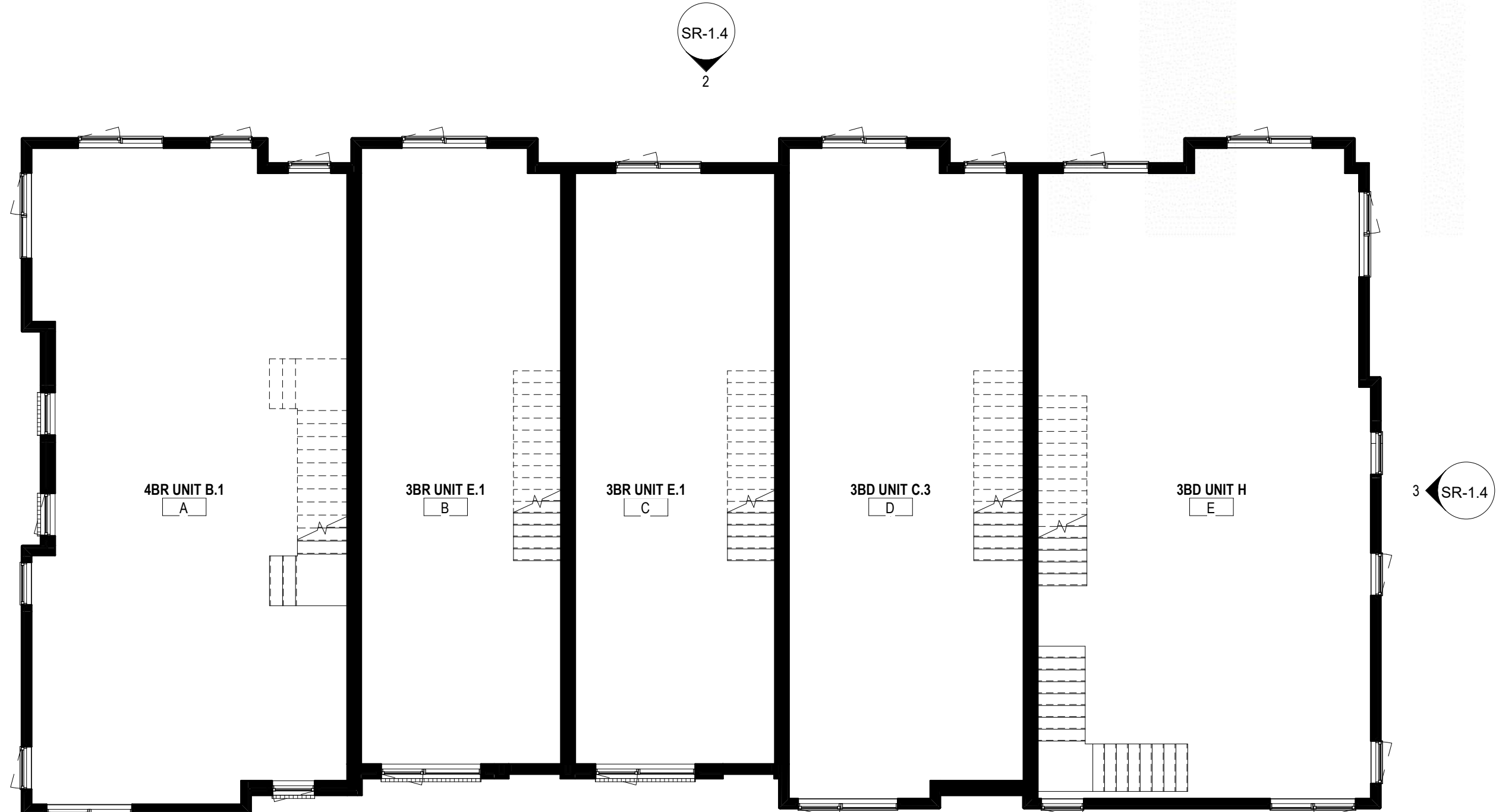
2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

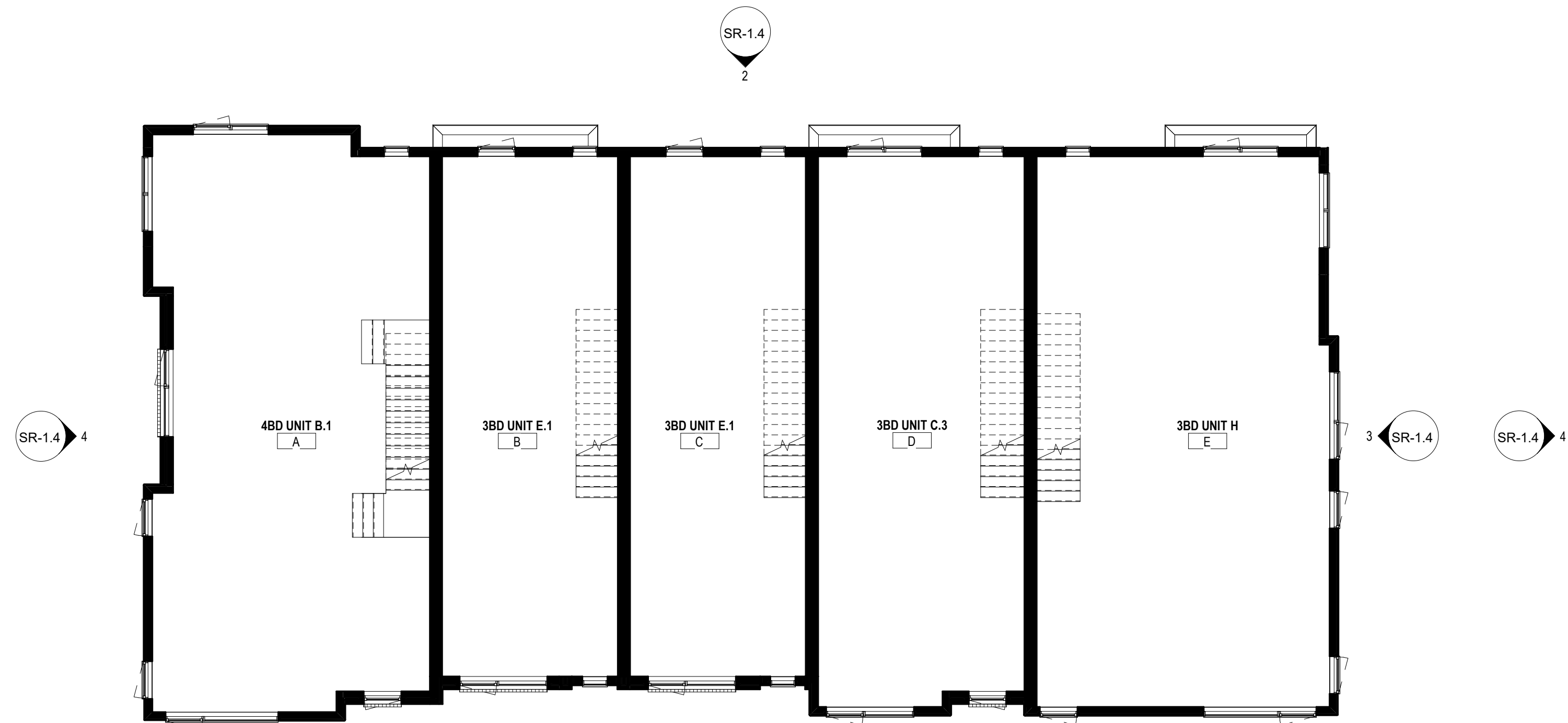
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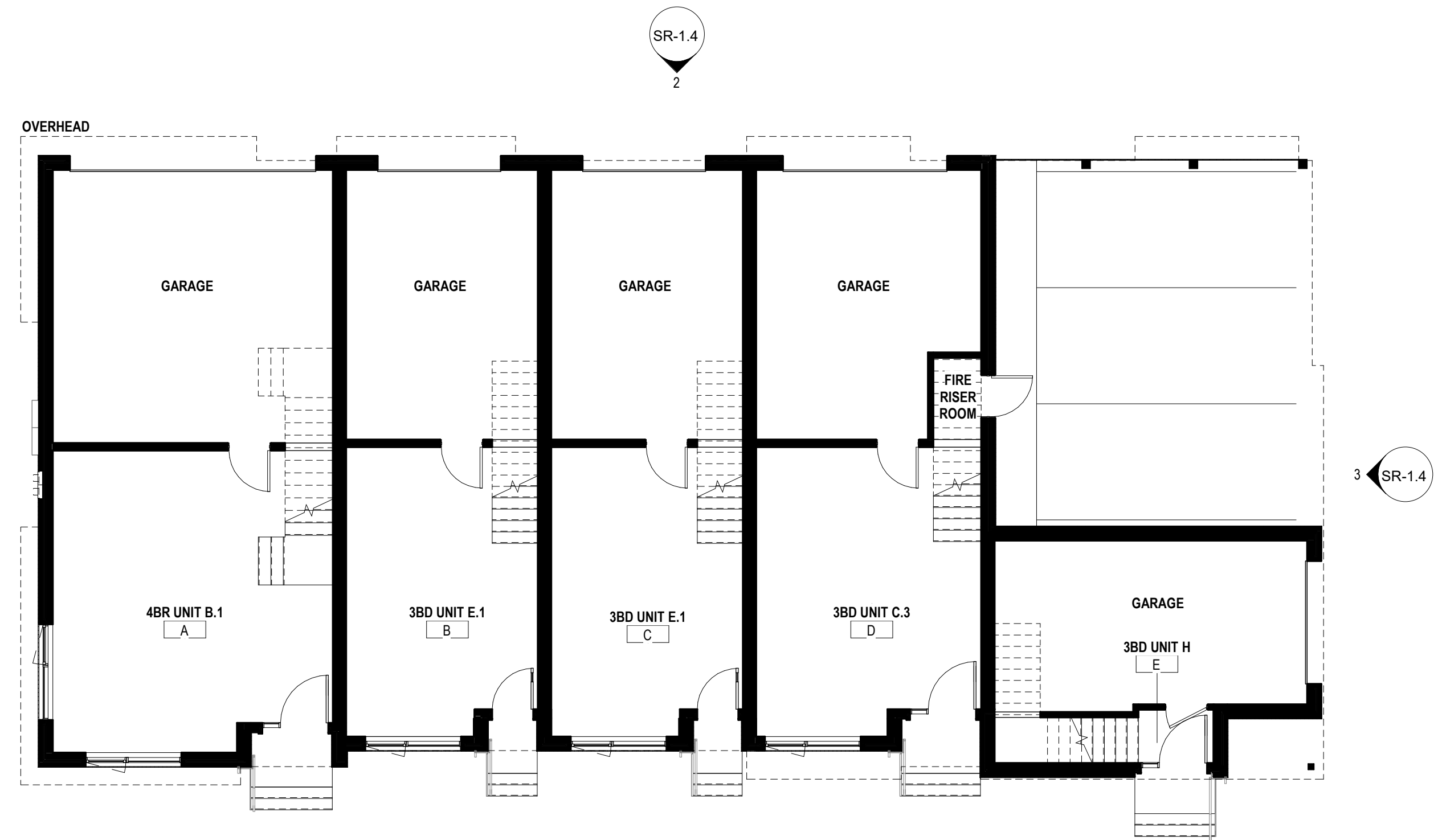
BUILDING 1 - ROOF DECK
1/8" = 1'-0"



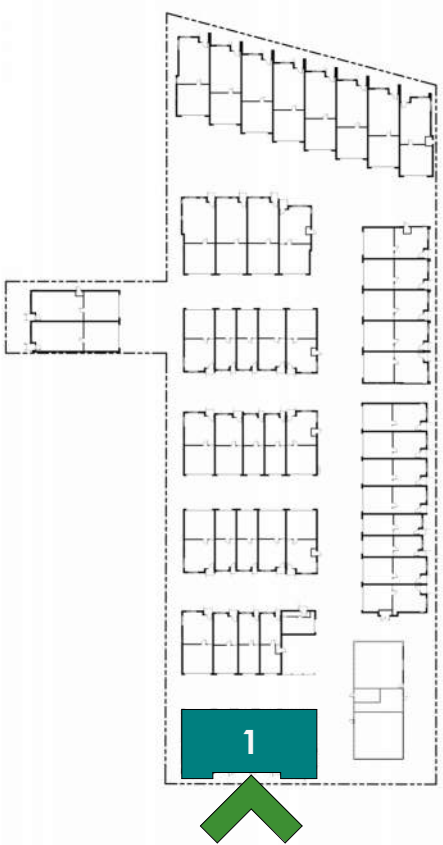
BUILDING 1 - LEVEL 2
1/8" = 1'-0"



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



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

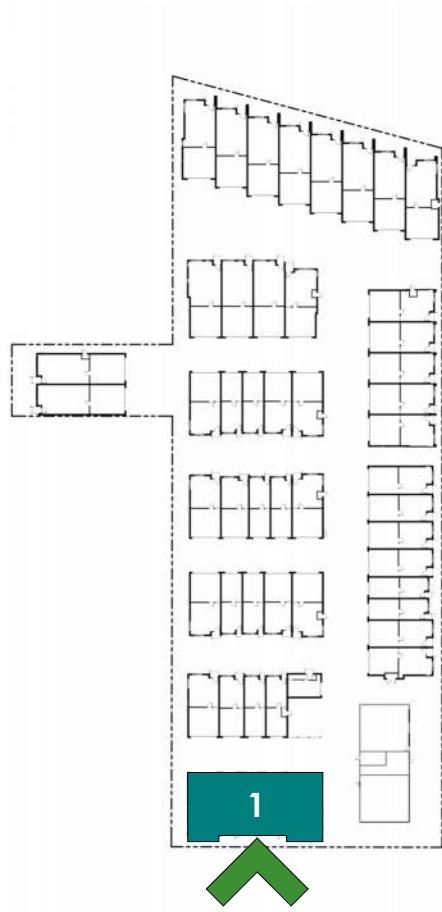


SITE REVIEW
06.14.2024

2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

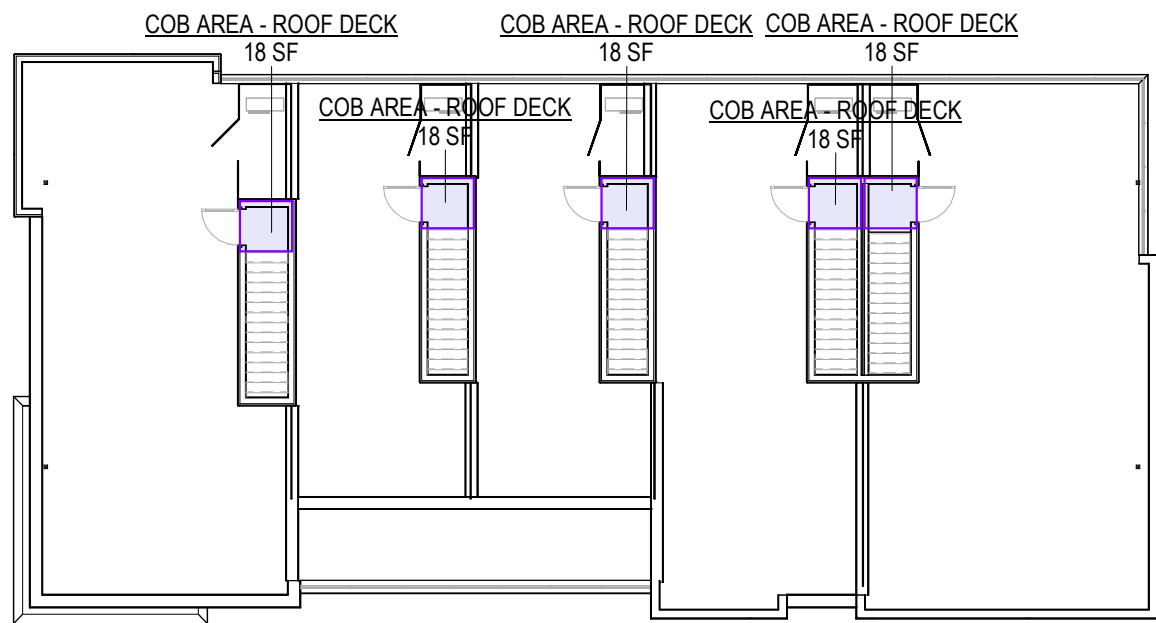


BUILDING 1 - ROOF PLAN
1/8" = 1'-0"

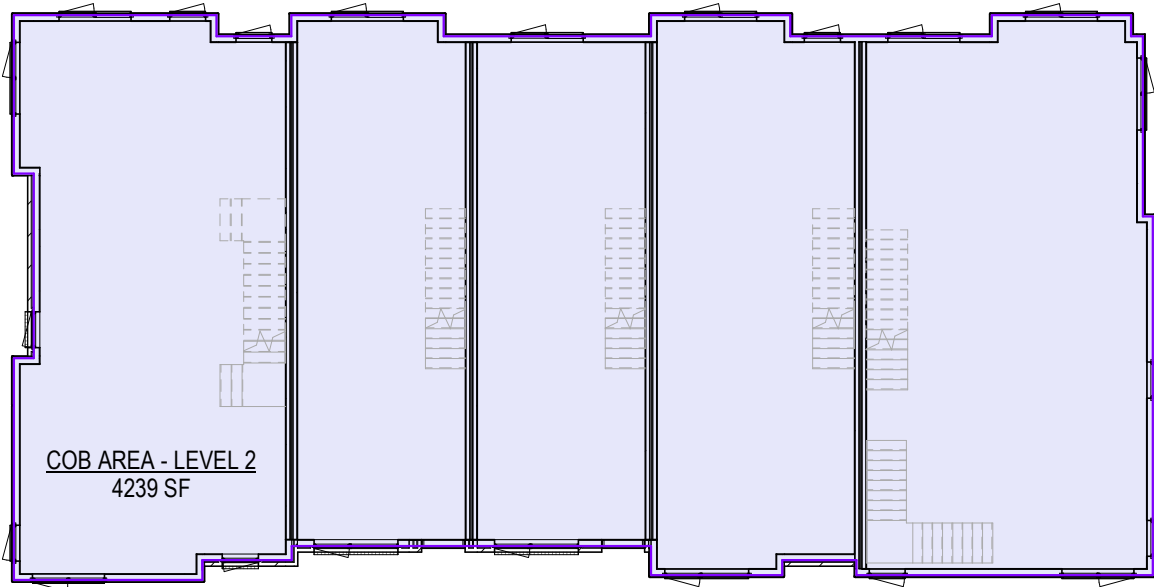
2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

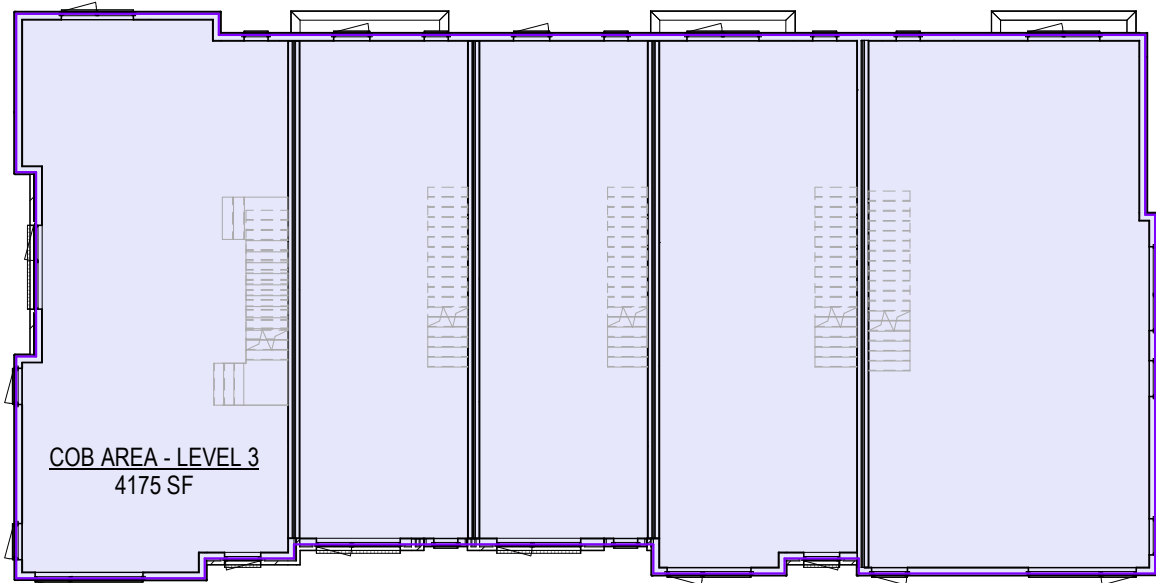
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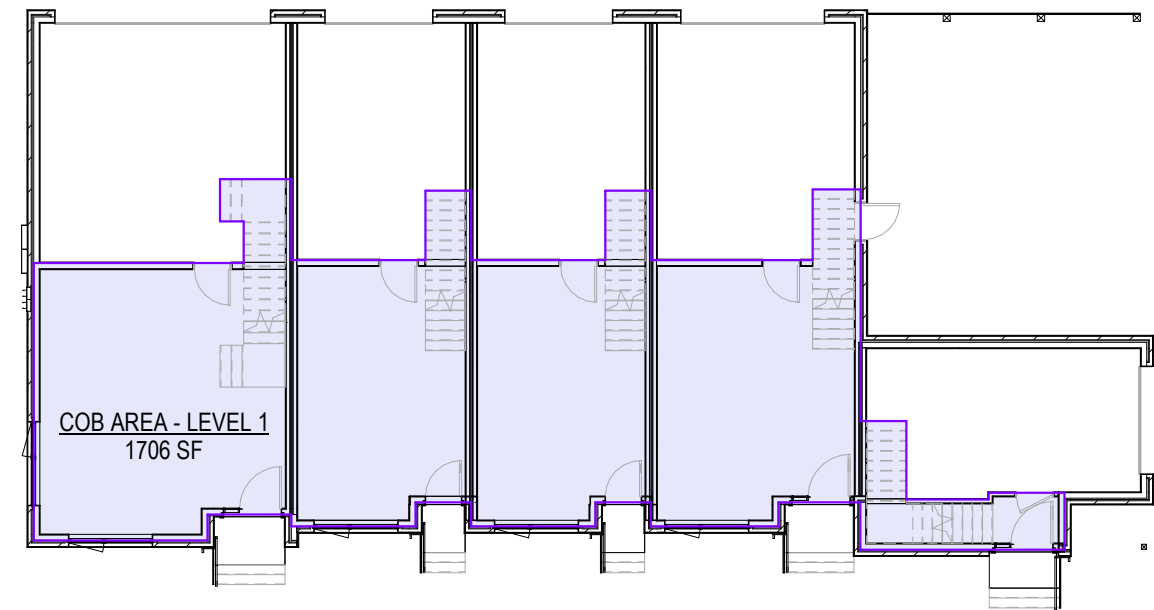
4 BUILDING 1 - ROOF DECK AREA
1/16" = 1'-0"



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



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



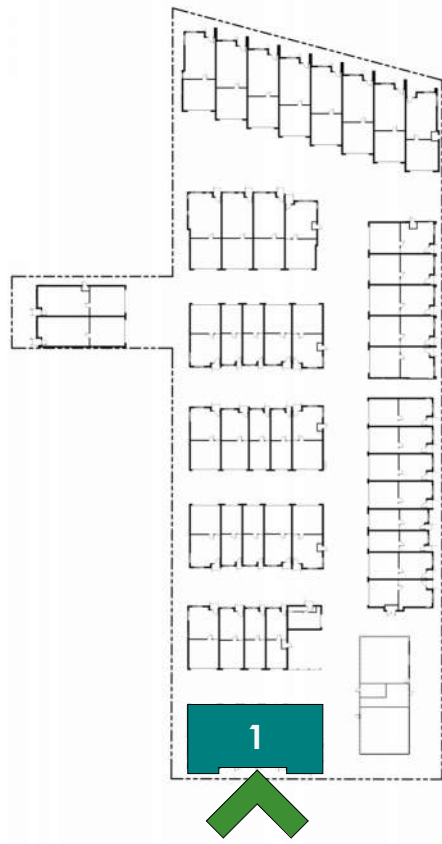
1 BUILDING 1 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	517 SF
UNIT B - UNIT TYPE E.1	346 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE C.3	398 SF
UNIT E - UNIT TYPE H	100 SF
LEVEL 1	1706 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	680 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.3	797 SF
UNIT E - UNIT TYPE H	1103 SF
LEVEL 2	4239 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	638 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.3	776 SF
UNIT E - UNIT TYPE H	1083 SF
LEVEL 3	4175 SF
ROOF DECK	
UNIT A - UNIT TYPE B.1	18 SF
UNIT B - UNIT TYPE E.1	18 SF
UNIT C - UNIT TYPE E.1	18 SF
UNIT D - UNIT TYPE C.3	18 SF
UNIT E - UNIT TYPE H	18 SF
ROOF DECK	91 SF
	10211 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	1706 SF
COB AREA - LEVEL 2	4239 SF
COB AREA - LEVEL 3	4175 SF
COB AREA - ROOF DECK	91 SF
	10211 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 elevatd 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.

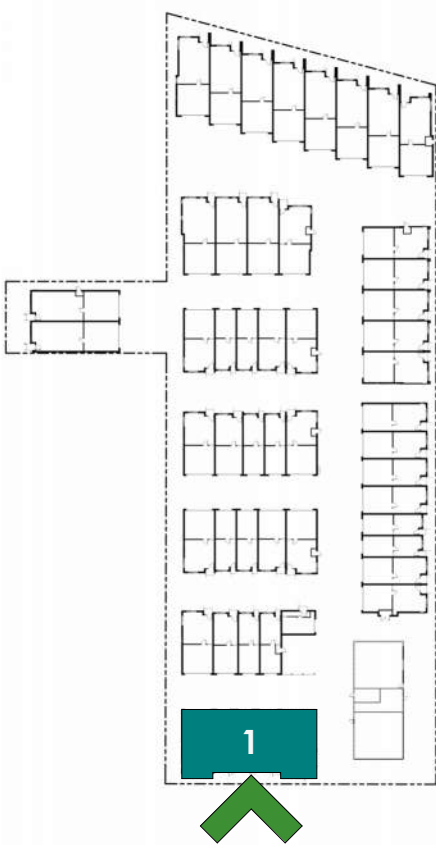


SITE REVIEW
06.14.2024

2504 SPRUCE

2051 26TH STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024



4 **BUILDING 1 - SOUTH ELEVATION**
1/8" = 1'-0"



2 **BUILDING 1 - WEST ELEVATION**
1/8" = 1'-0"



3 **BUILDING 1 - NORTH ELEVATION**
1/8" = 1'-0"



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

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



COBURN
ARCHITECTURE

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

2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

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4 NORTHWEST PERSPECTIVE



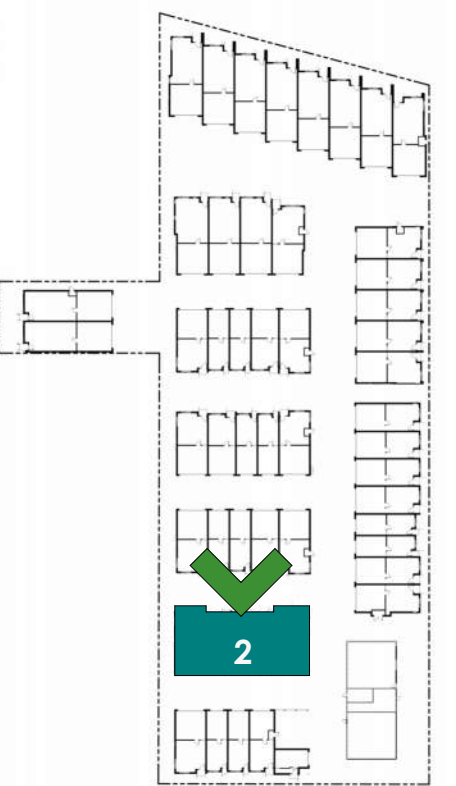
2 SOUHWEST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE



1 NORTHEAST PERSPECTIVE



SITE REVIEW
06.14.2024

SHEET No.

SR-2.0

BLDG 2 - PERSPECTIVE

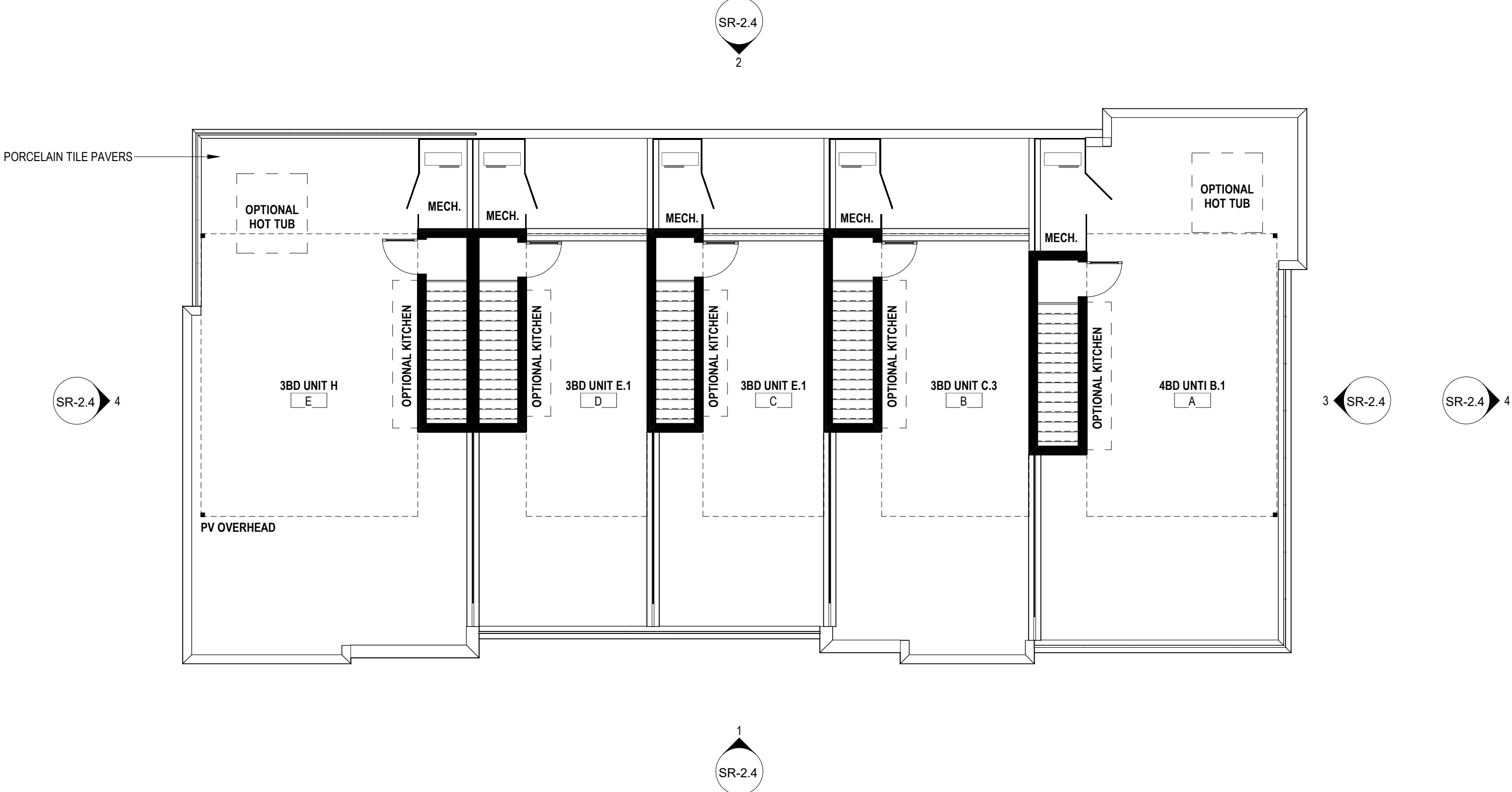
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

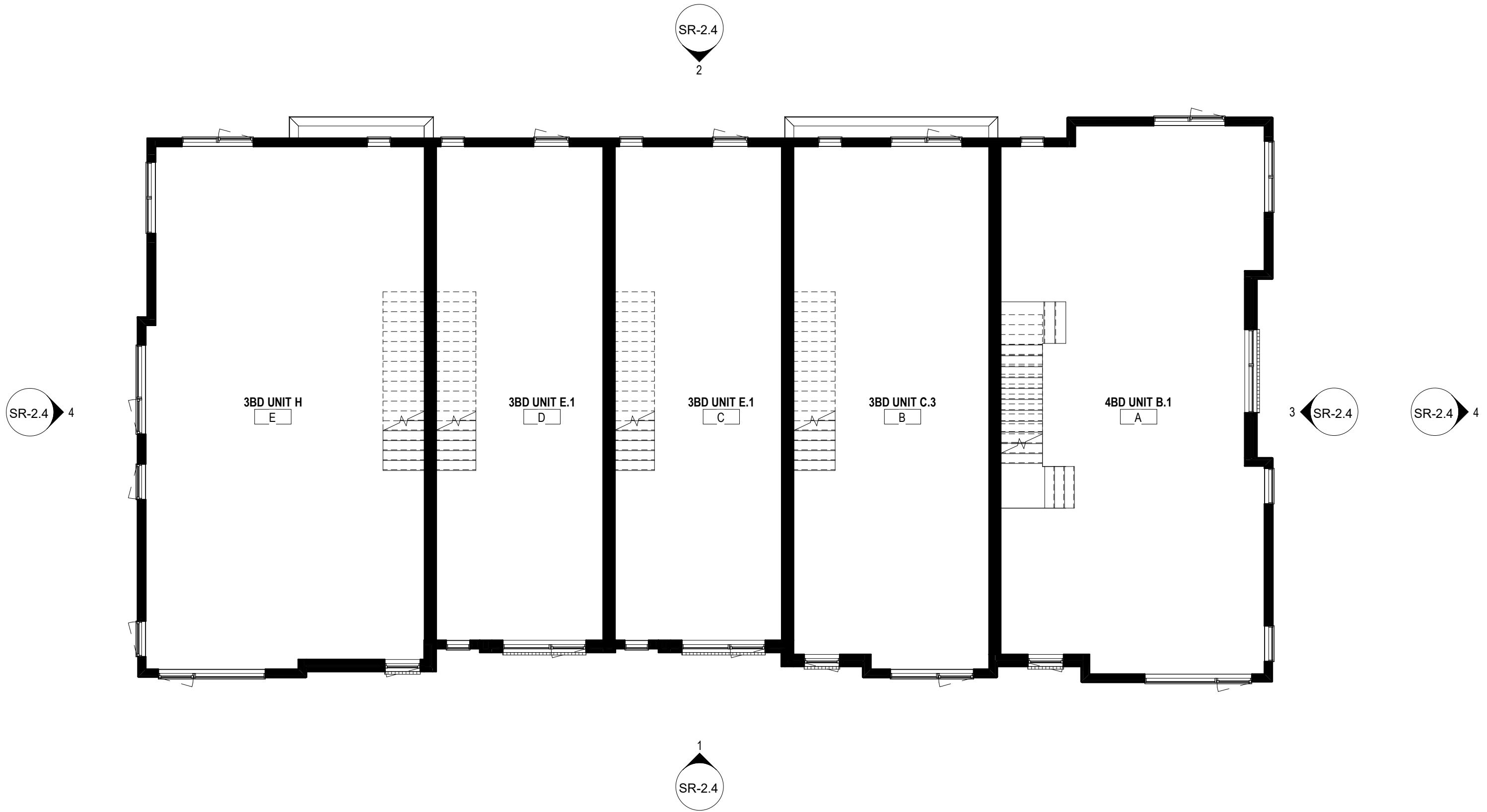
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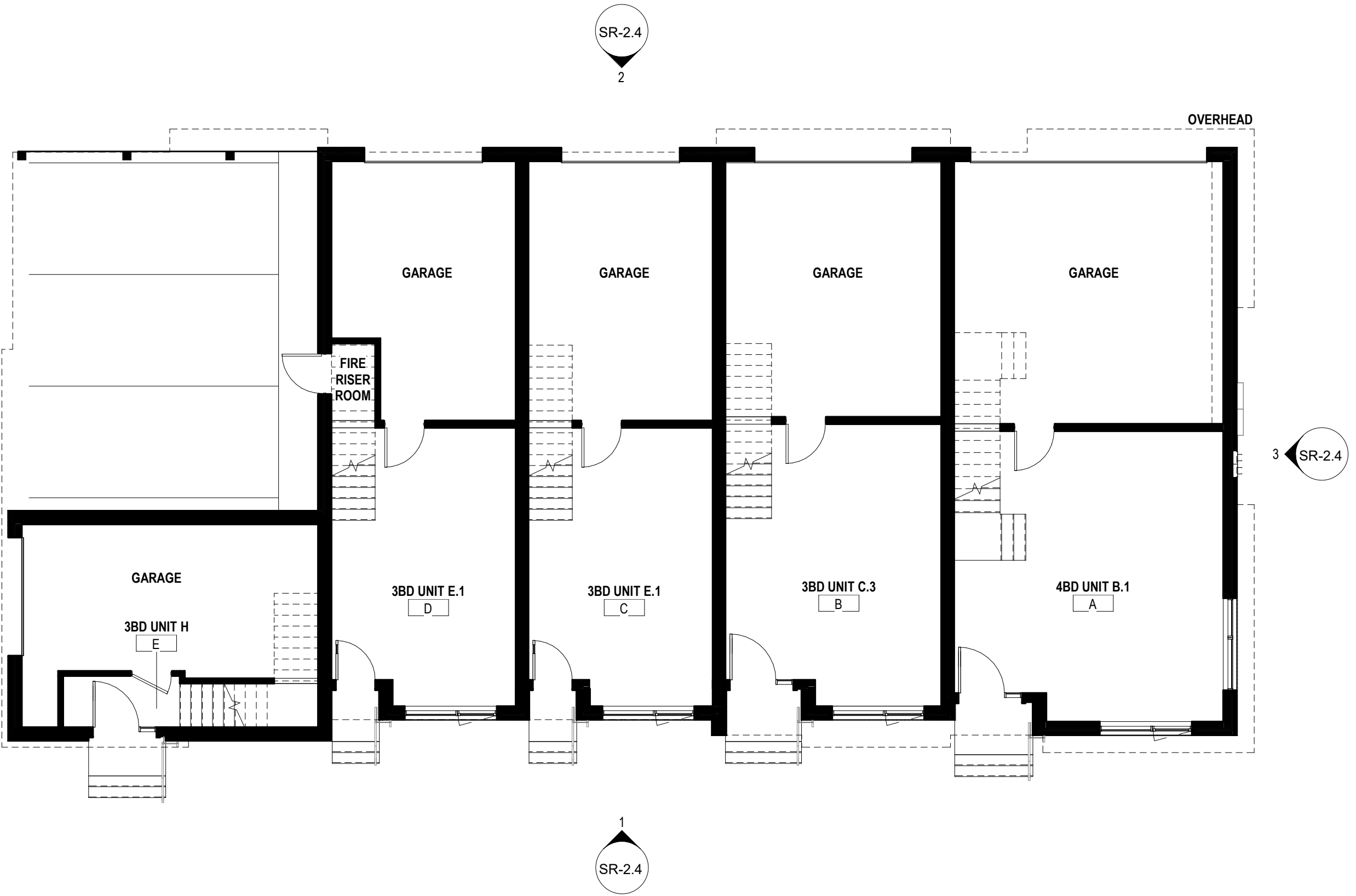
4 BUILDING 2 - ROOF DECK
1/8" = 1'-0"



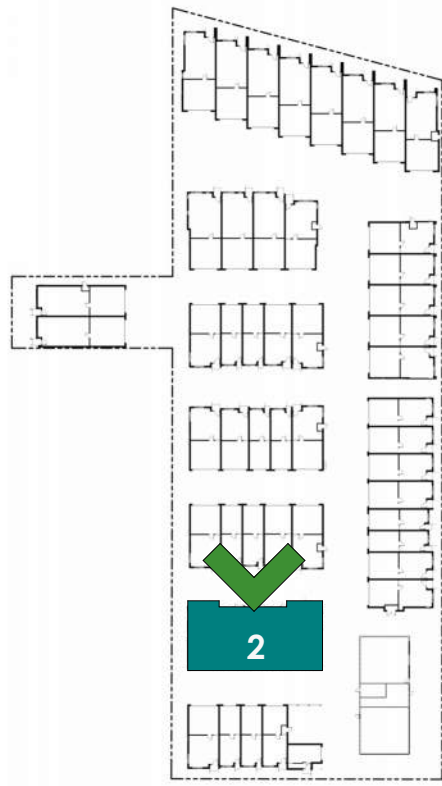
2 BUILDING 2 - LEVEL 2
1/8" = 1'-0"



3 BUILDING 2 - LEVEL 3
1/8" = 1'-0"



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

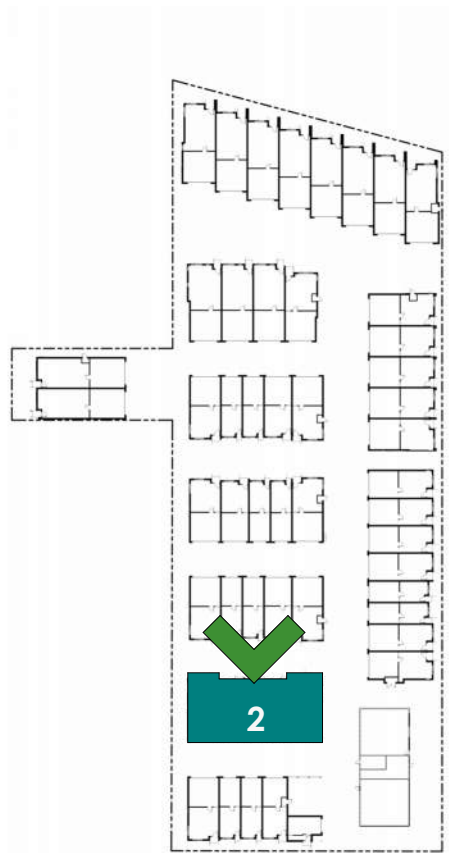


SITE REVIEW
06.14.2024

2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

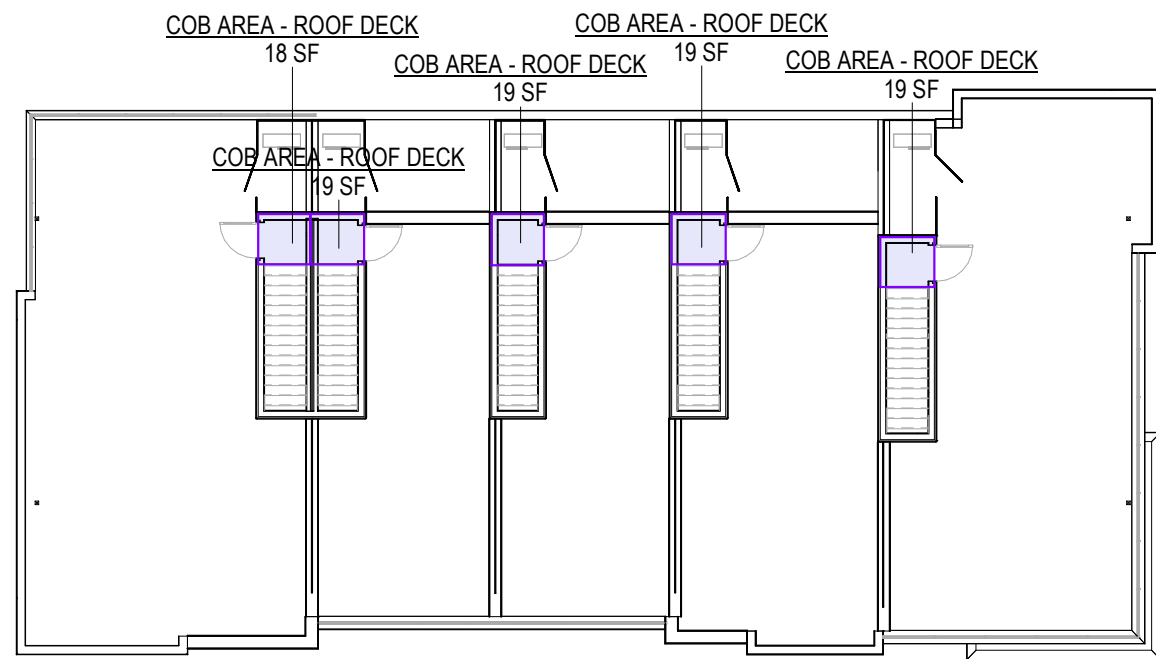


BUILDING 2 - ROOF PLAN
1/8" = 1'-0"

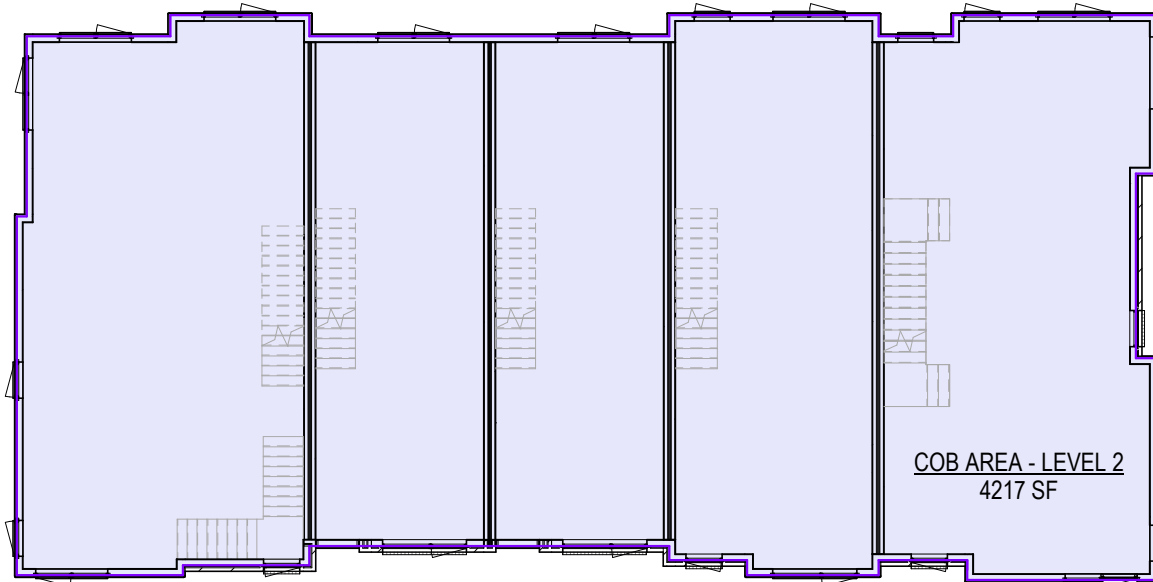
2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

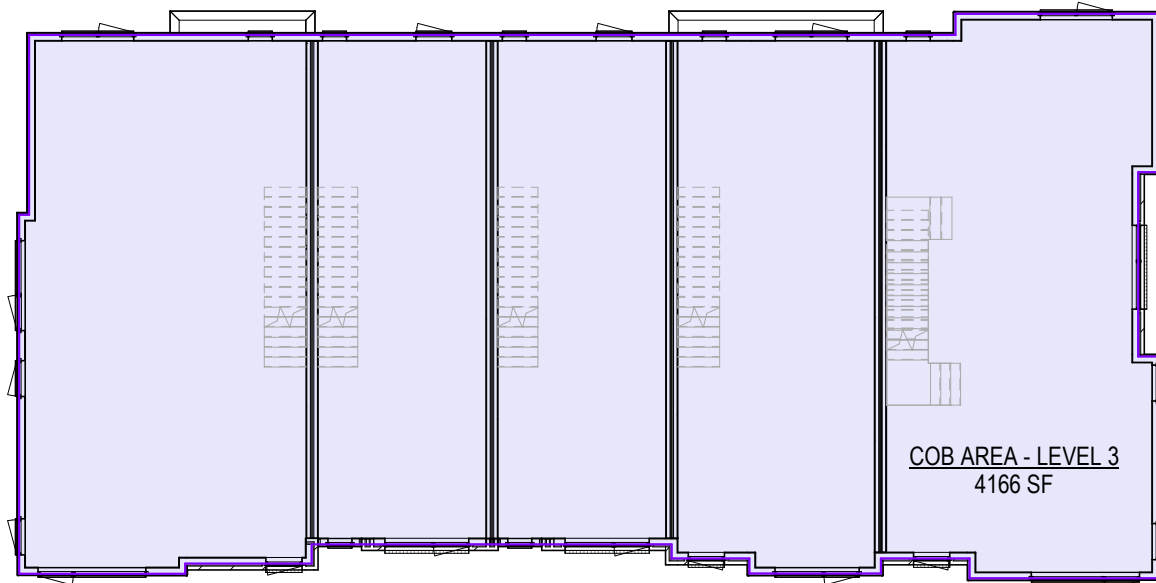
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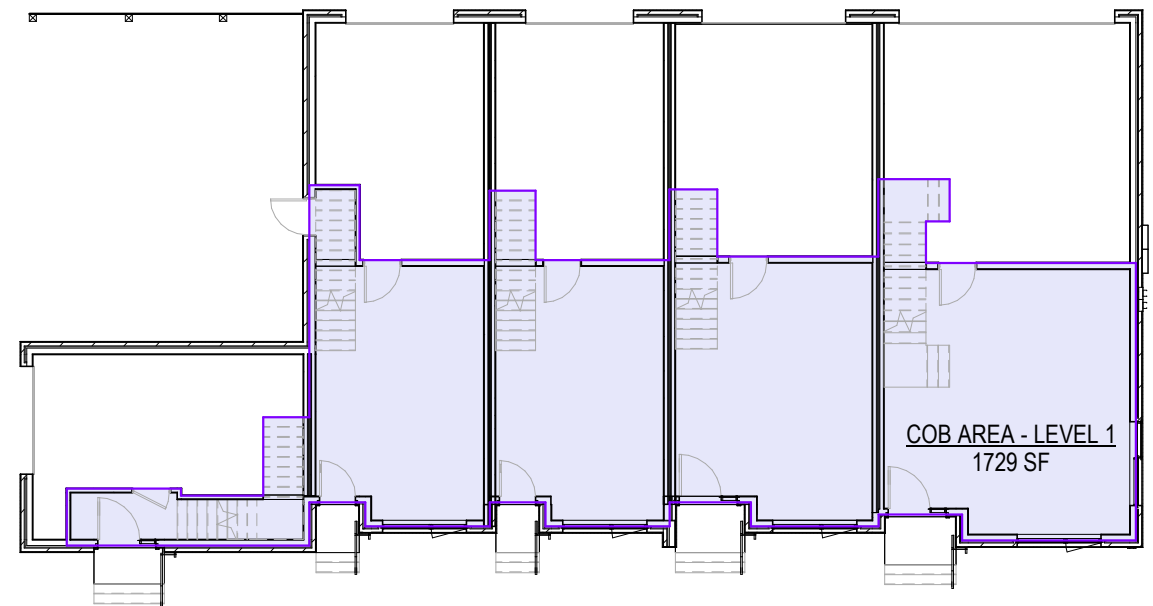
4 BUILDING 2 - ROOF DECK AREA
1/16" = 1'-0"



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



3 BUILDING 2 - LEVEL 3 AREA
1/16" = 1'-0"



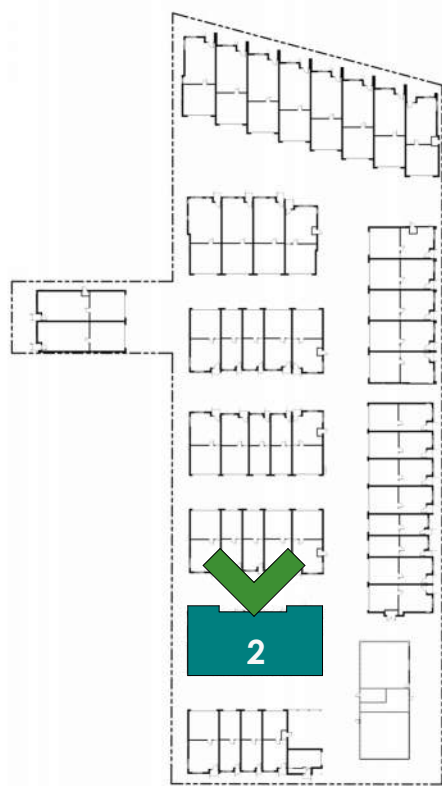
1 BUILDING 2 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	517 SF
UNIT B - UNIT TYPE C.3	400 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE E.1	350 SF
UNIT E - UNIT TYPE H	115 SF
LEVEL 1	1729 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE C.3	801 SF
UNIT C - UNIT TYPE E.1	641 SF
UNIT D - UNIT TYPE E.1	638 SF
UNIT E - UNIT TYPE H	1096 SF
LEVEL 2	4217 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE C.3	774 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE E.1	638 SF
UNIT E - UNIT TYPE H	1076 SF
LEVEL 3	4166 SF
ROOF DECK	
UNIT A - UNIT TYPE B.1	19 SF
UNIT B - UNIT TYPE C.3	19 SF
UNIT C - UNIT TYPE E.1	19 SF
UNIT D - UNIT TYPE E.1	19 SF
UNIT E - UNIT TYPE H	18 SF
ROOF DECK	93 SF
	10205 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	1729 SF
COB AREA - LEVEL 2	4217 SF
COB AREA - LEVEL 3	4166 SF
COB AREA - ROOF DECK	93 SF
	10205 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 elevatd 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.

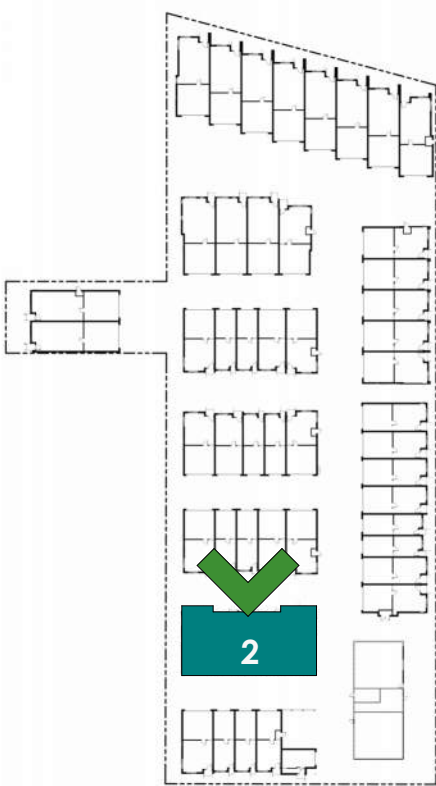


SITE REVIEW
06.14.2024

2504 SPRUCE

2580 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

SHEET No.
SR-2.4
BLDG 2 - ELEVATIONS



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



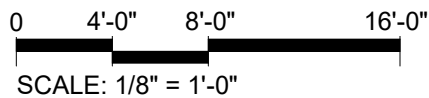
BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



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



BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"





COBURN
ARCHITECTURE

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

2504 SPRUCE

2560 SPRUCE STREET,
BOULDER, CO

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4 SOUTHEAST PERSPECTIVE



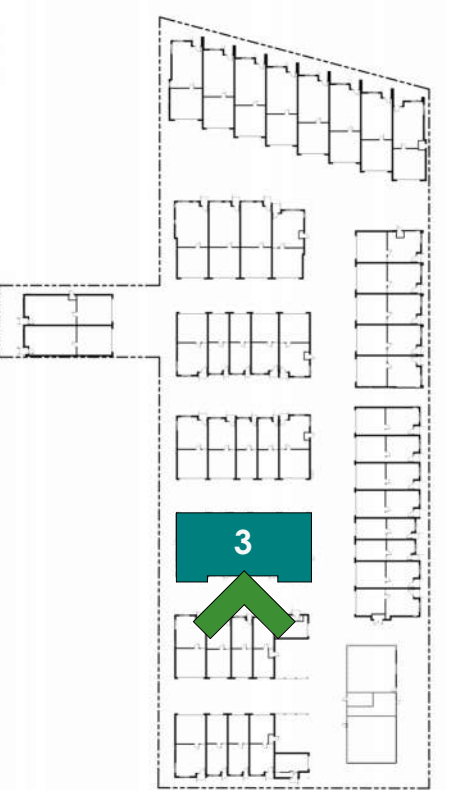
2 NORTHEAST PERSPECTIVE



3 NORTHWEST PERSPECTIVE



1 SOUTHWEST PERSPECTIVE



SITE REVIEW
06.14.2024

SHEET No.

SR-3.0

BLDG 3 - PERSPECTIVE

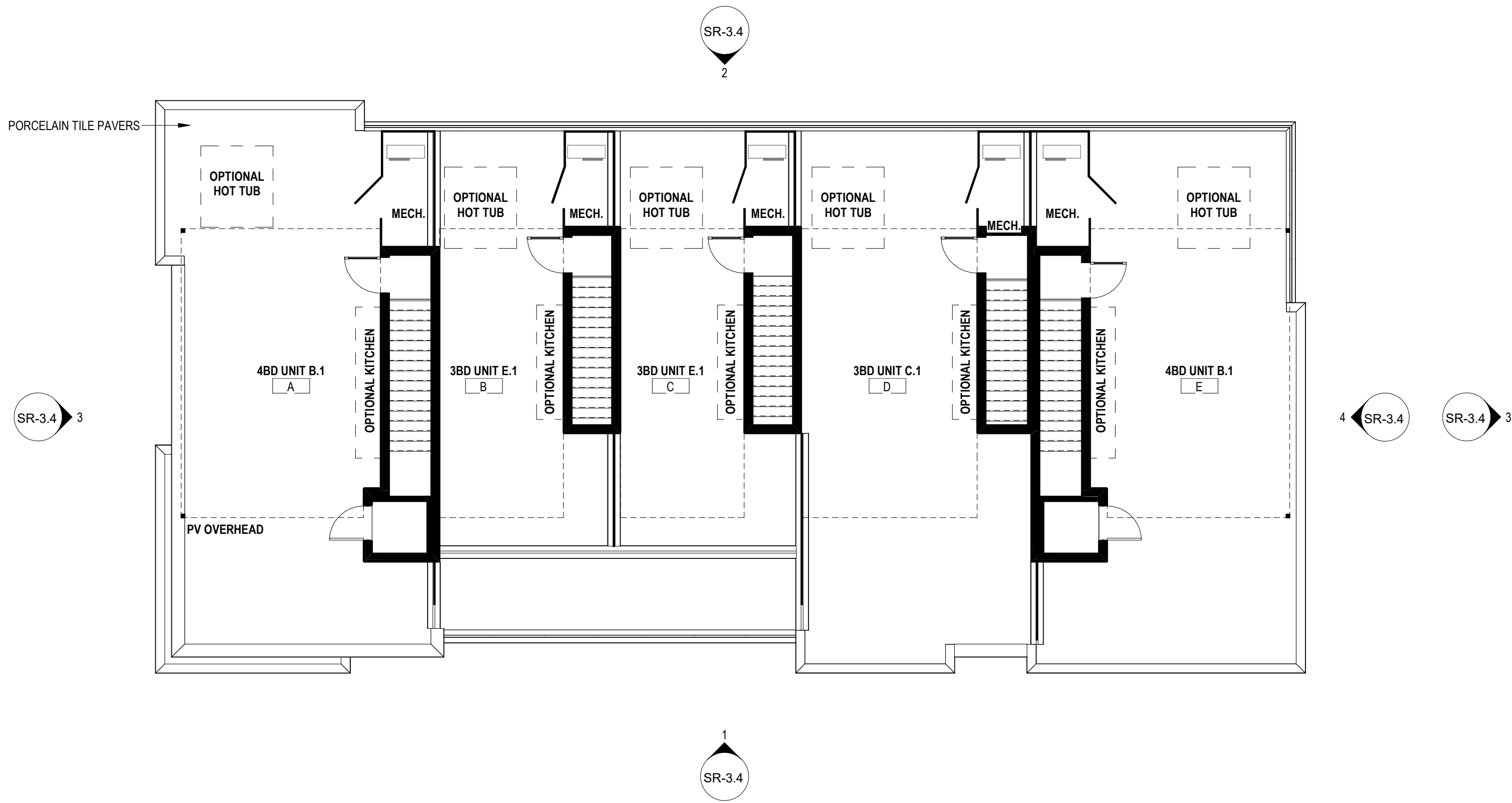
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



2504 SPRUCE

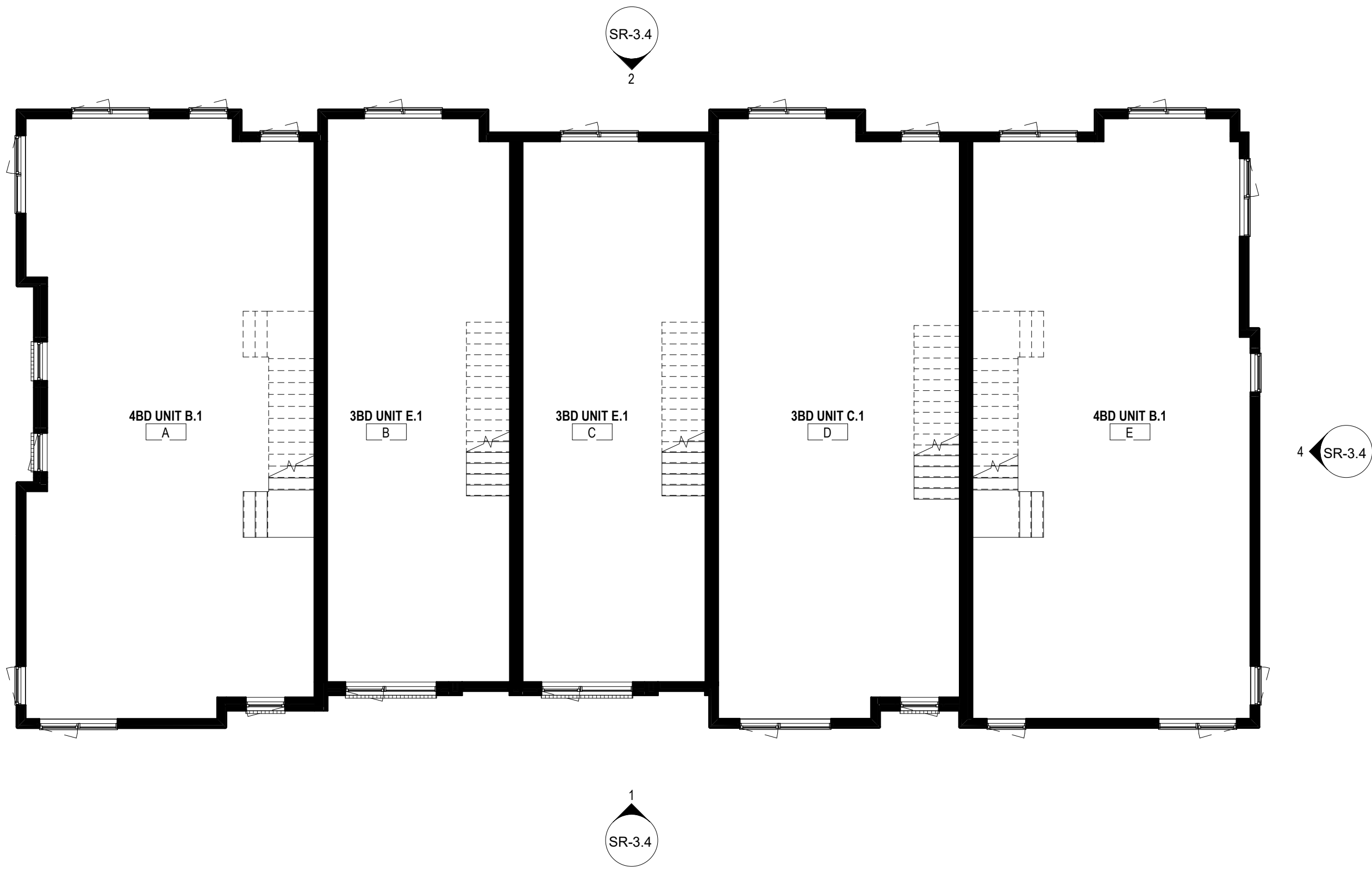
2560 SPRUCE STREET,
BOULDER, CO

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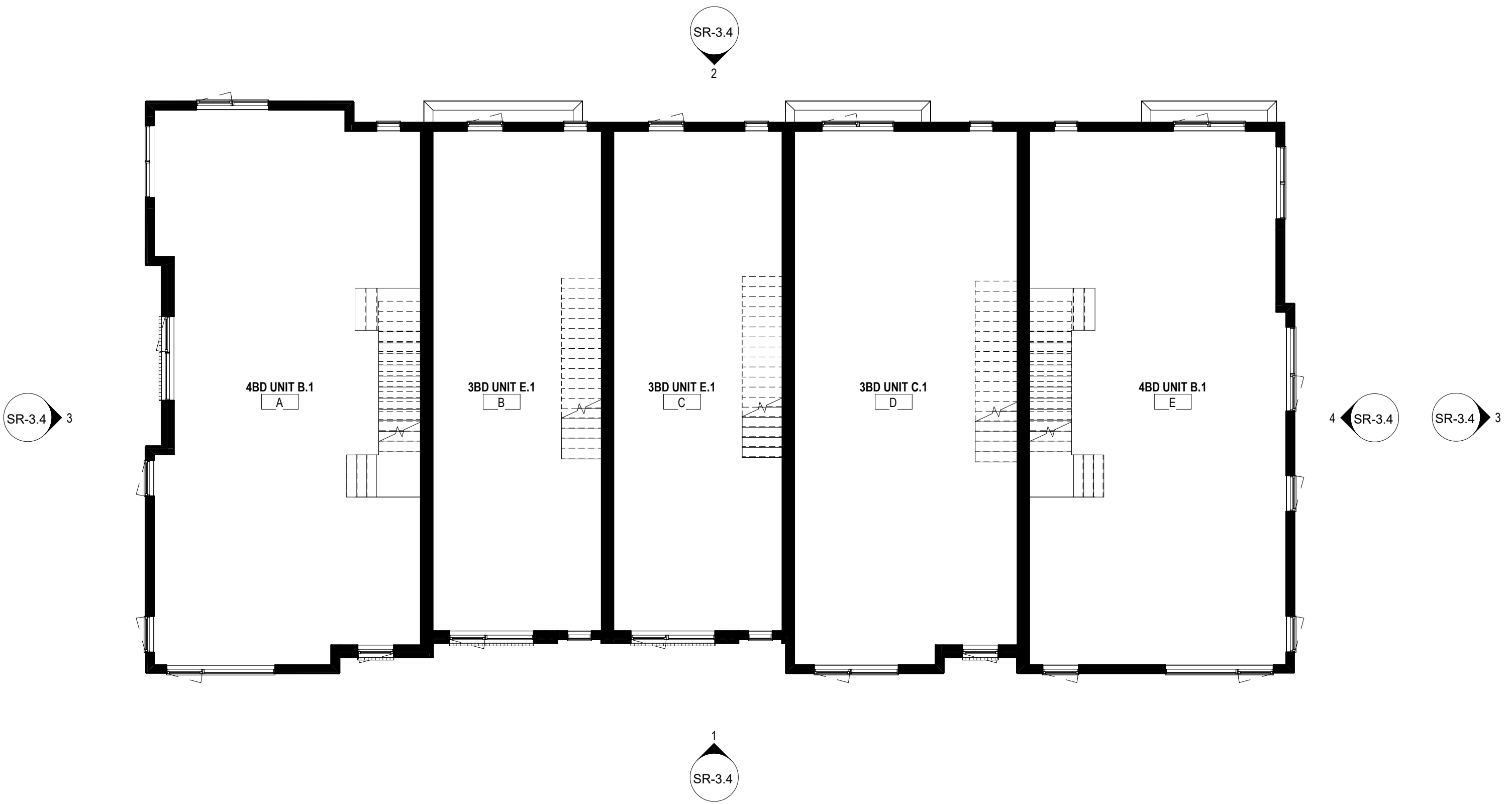
BUILDING 3 - ROOF DECK

1/8" = 1'-0"



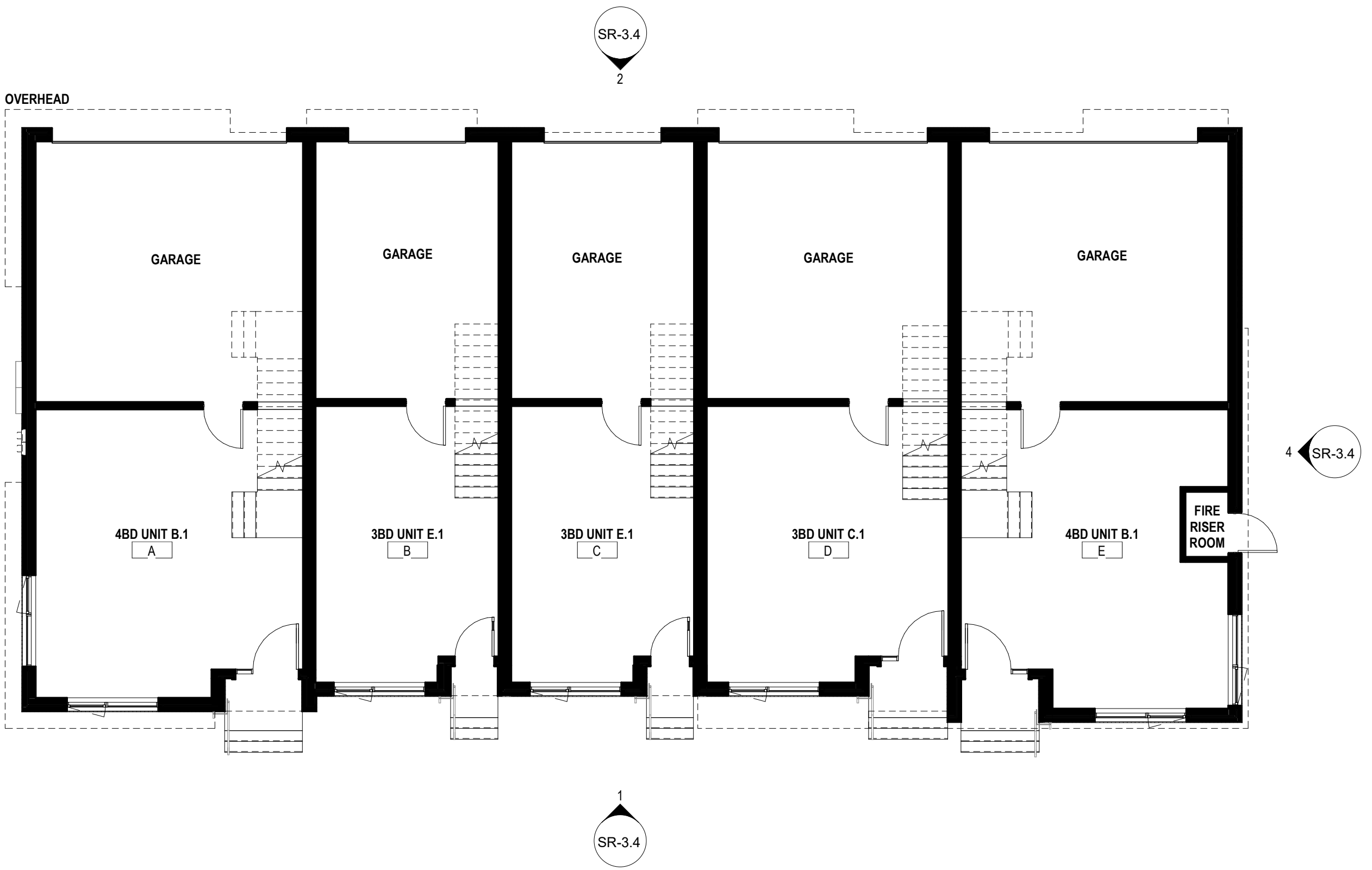
BUILDING 3 - LEVEL 2

1/8" = 1'-0"



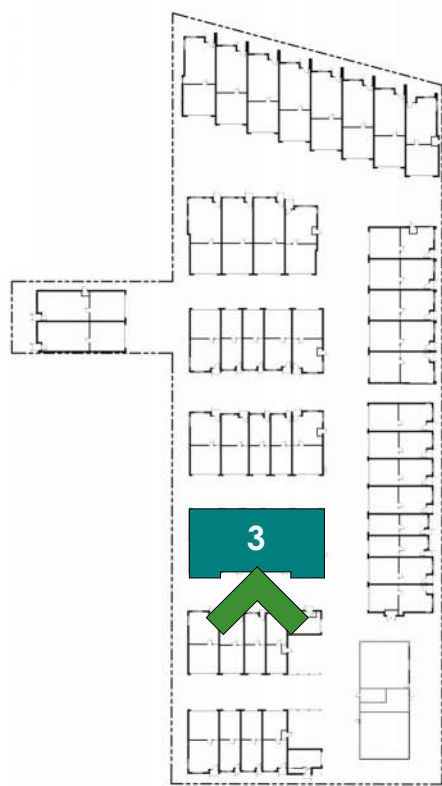
BUILDING 3 - LEVEL 3

1/8" = 1'-0"



BUILDING 3 - LEVEL 1

1/8" = 1'-0"

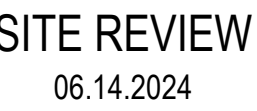


SITE REVIEW
06.14.2024



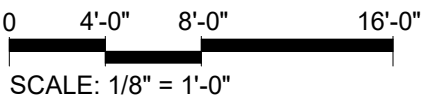
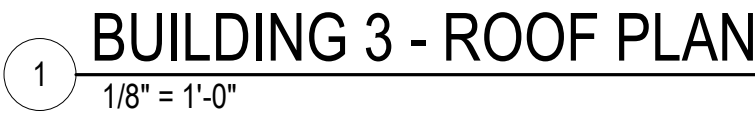
2504 SPRUCE

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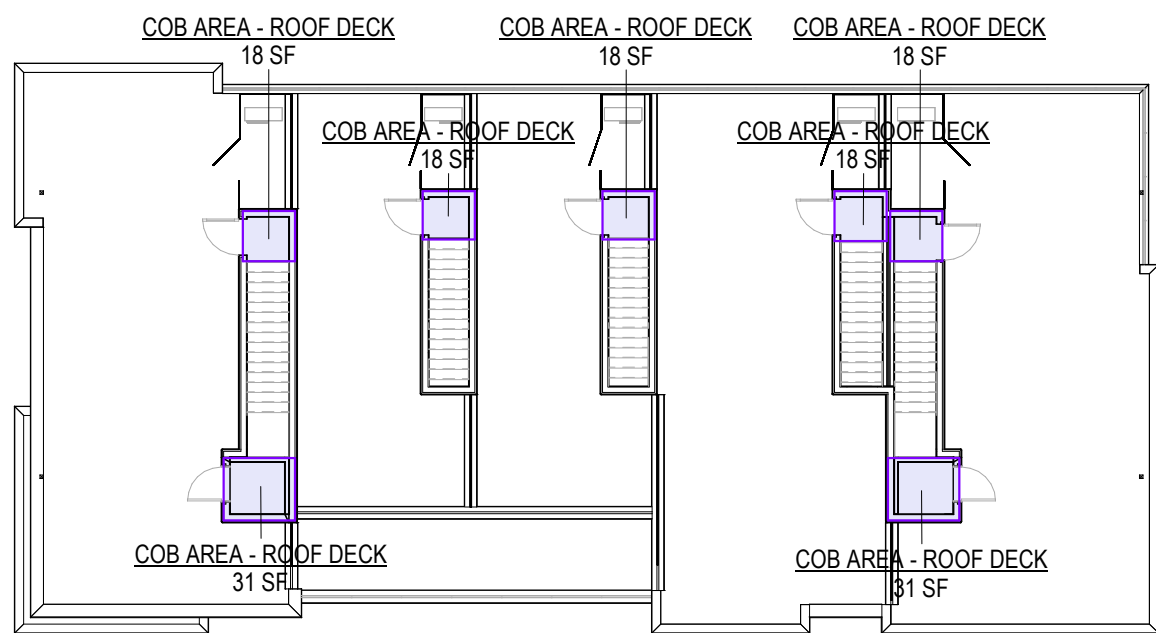
SR-3.2

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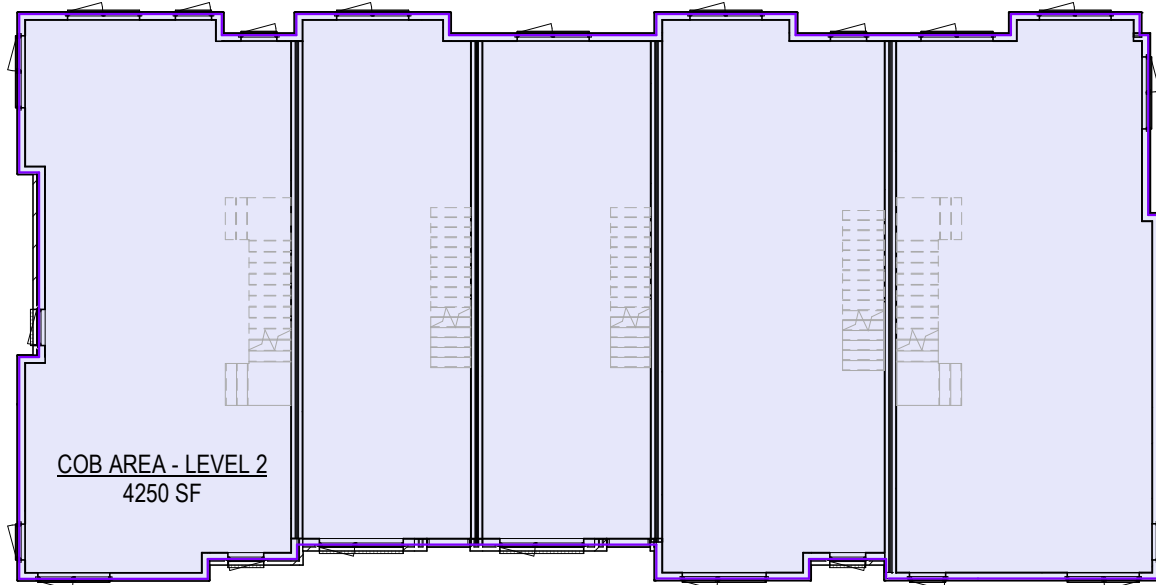


2504 SPRUCE

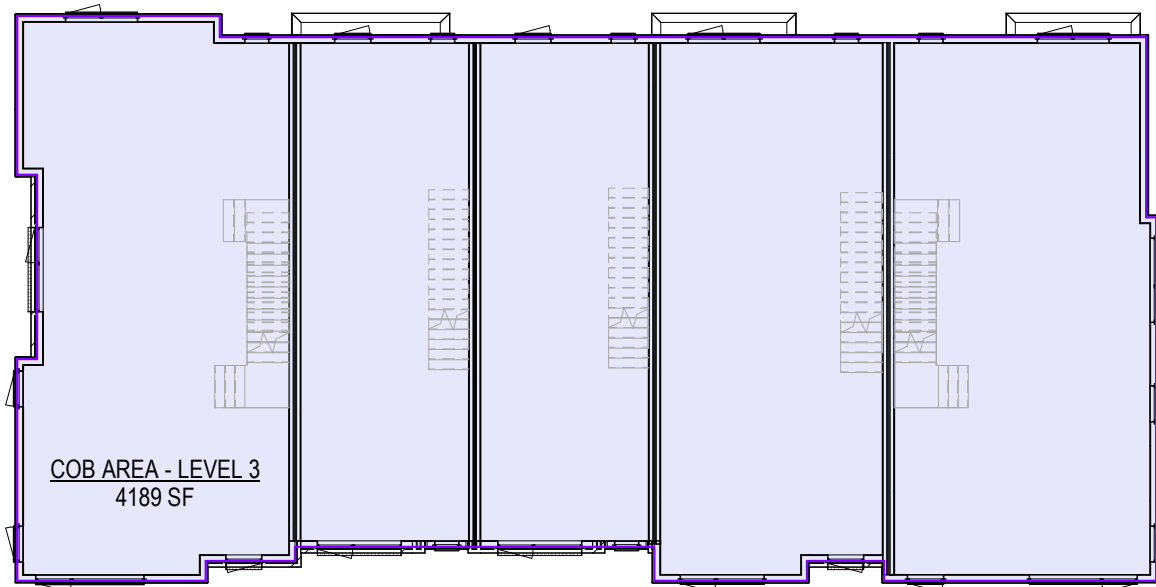
2560 SPRUCE STREET,
BOULDER, CO



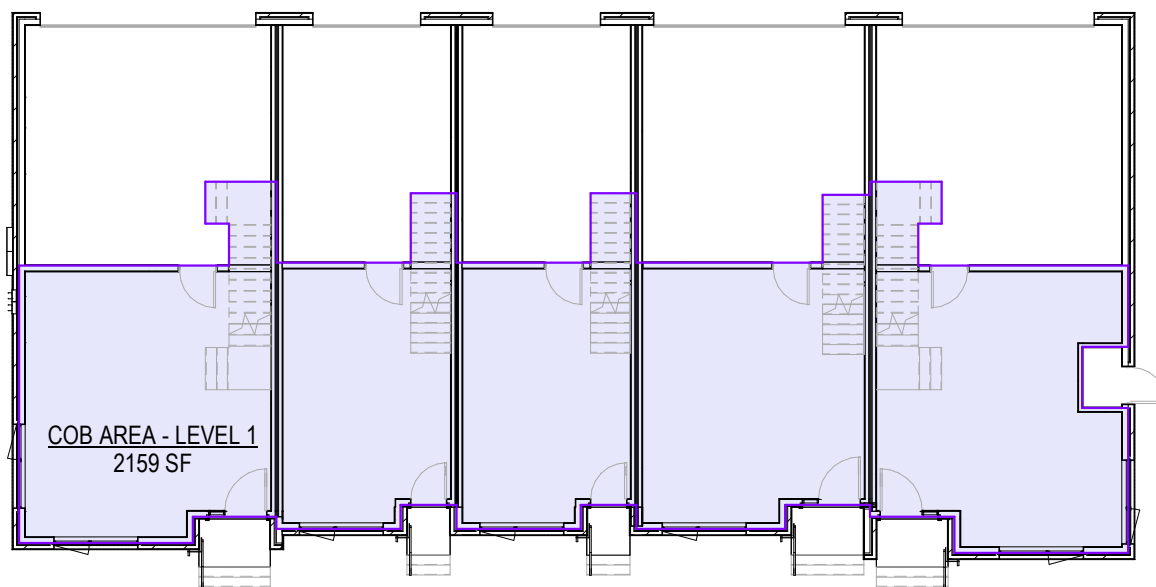
4 BUILDING 3 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 3 - LEVEL 2 AREA
1/16" = 1'-0"



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



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

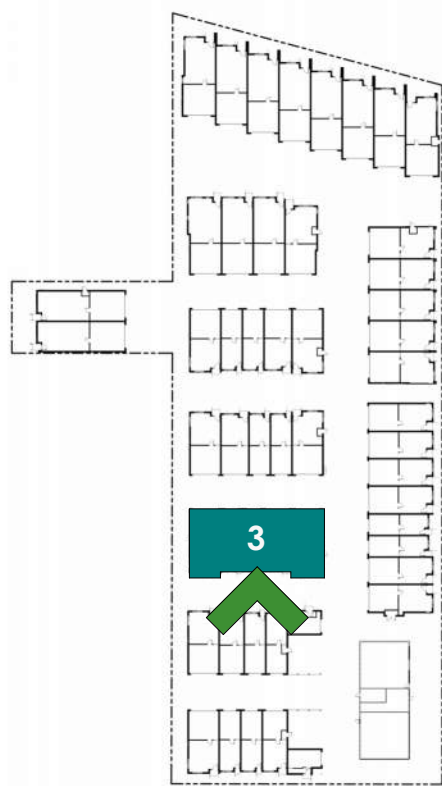
UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	516 SF
UNIT B - UNIT TYPE E.1	347 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE C.1	441 SF
UNIT E - UNIT TYPE B.1	509 SF
LEVEL 1	2159 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	660 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.1	893 SF
UNIT E - UNIT TYPE B.1	1019 SF
LEVEL 2	4250 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	638 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.1	873 SF
UNIT E - UNIT TYPE B.1	1000 SF
LEVEL 3	4189 SF
T.O. ROOF DECK	
UNIT A - UNIT TYPE B.1	49 SF
UNIT B - UNIT TYPE E.1	18 SF
UNIT C - UNIT TYPE E.1	18 SF
UNIT D - UNIT TYPE C.1	18 SF
UNIT E - UNIT TYPE B.1	49 SF
T.O. ROOF DECK	151 SF
	10750 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2159 SF
COB AREA - LEVEL 2	4250 SF
COB AREA - LEVEL 3	4189 SF
COB AREA - ROOF DECK	151 SF
	10750 SF

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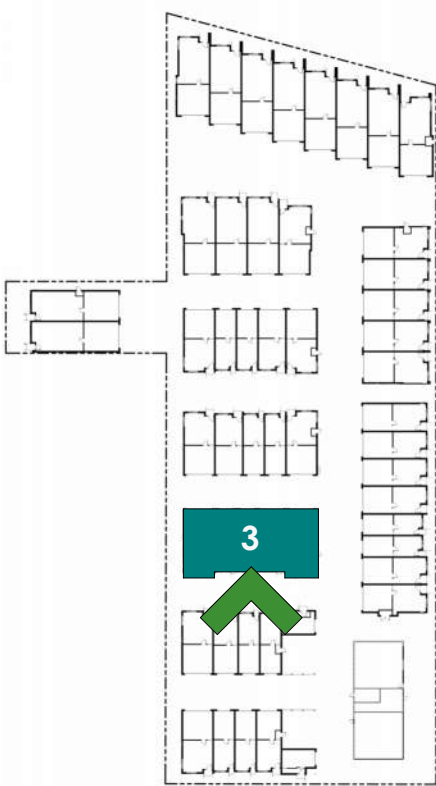


SITE REVIEW
06.14.2024

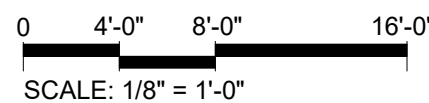
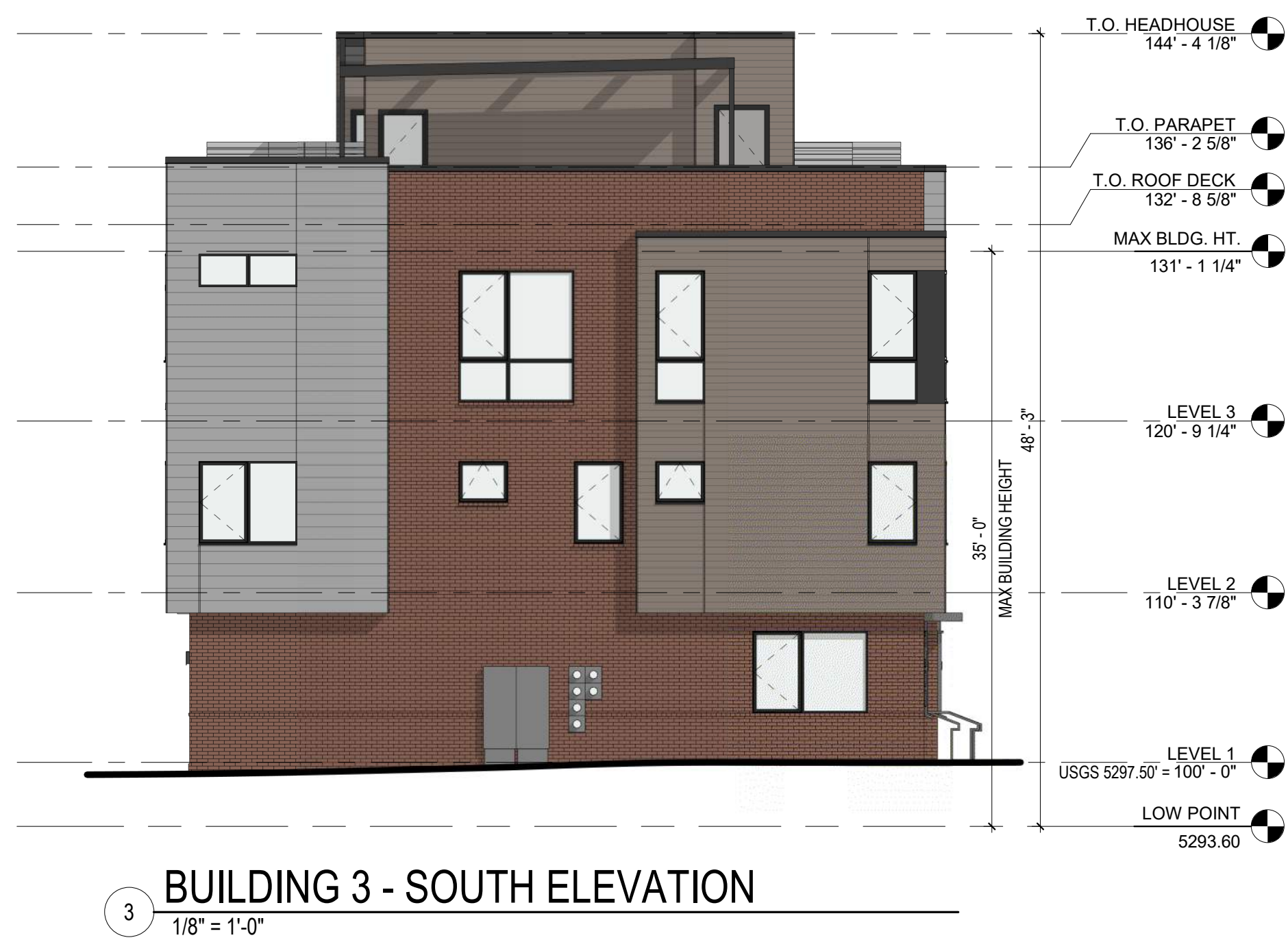
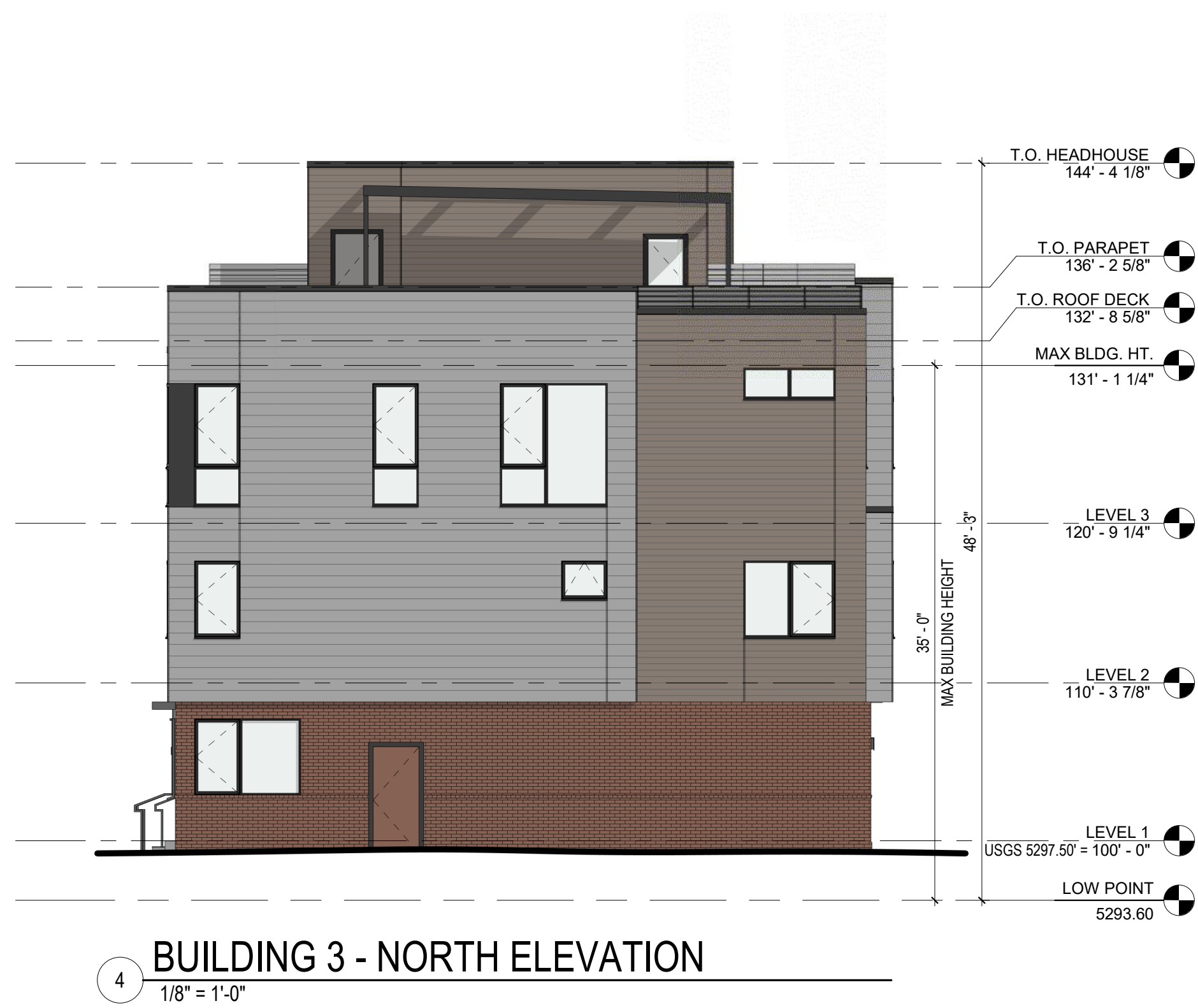
2504 SPRUCE

2560 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024



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



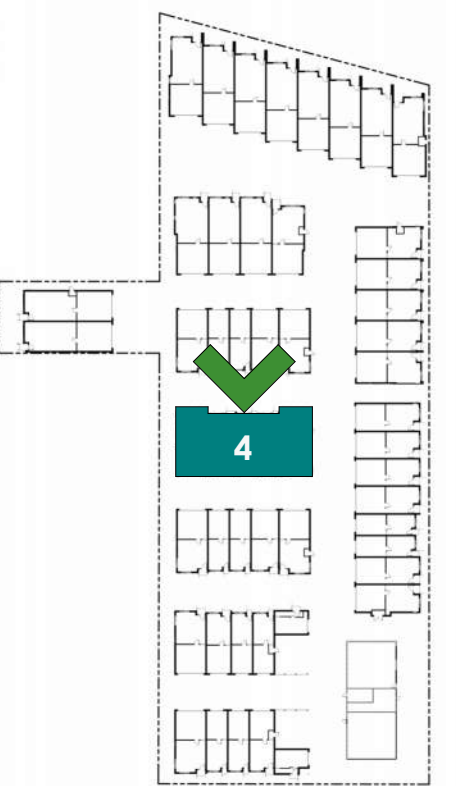
COBURN
ARCHITECTURE

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

2504 SPRUCE

2550 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

SHEET No.

SR-4.0
BLDG 4 - PERSPECTIVE



4 NORTHWEST PERSPECTIVE



2 SOUTHWEST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE



1 NORTHEAST PERSPECTIVE

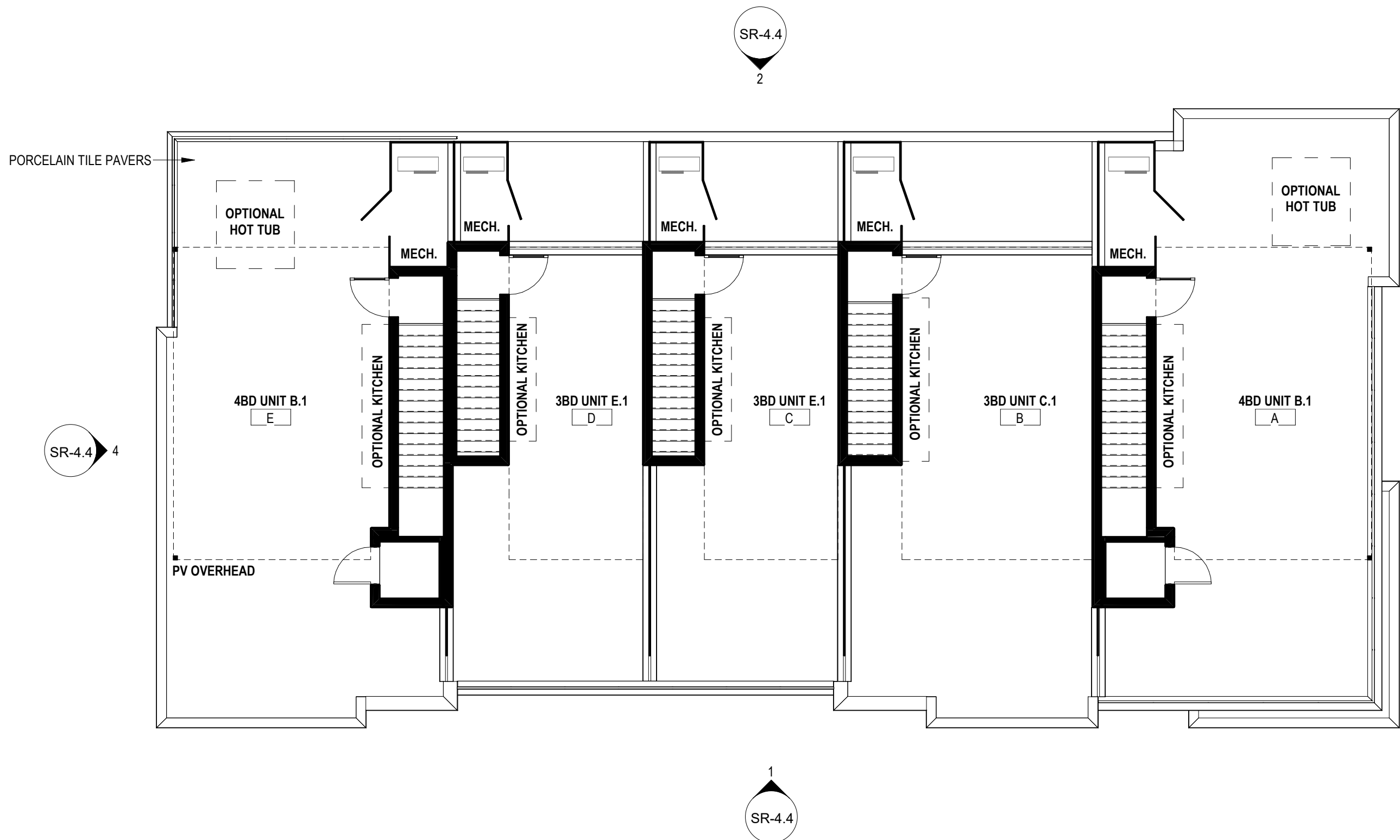
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



2504 SPRUCE

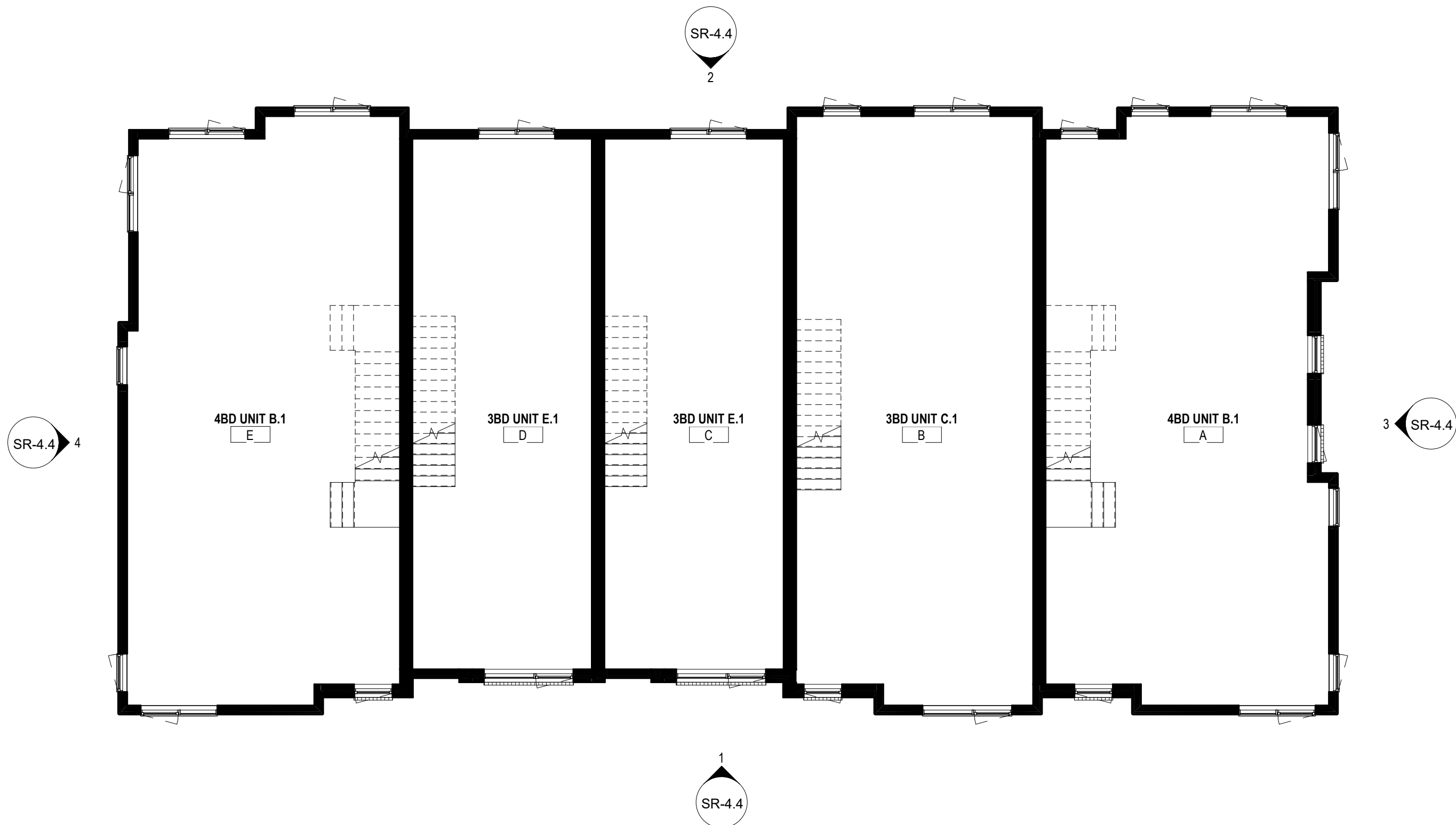
2550 SPRUCE STREET,
BOULDER, CO

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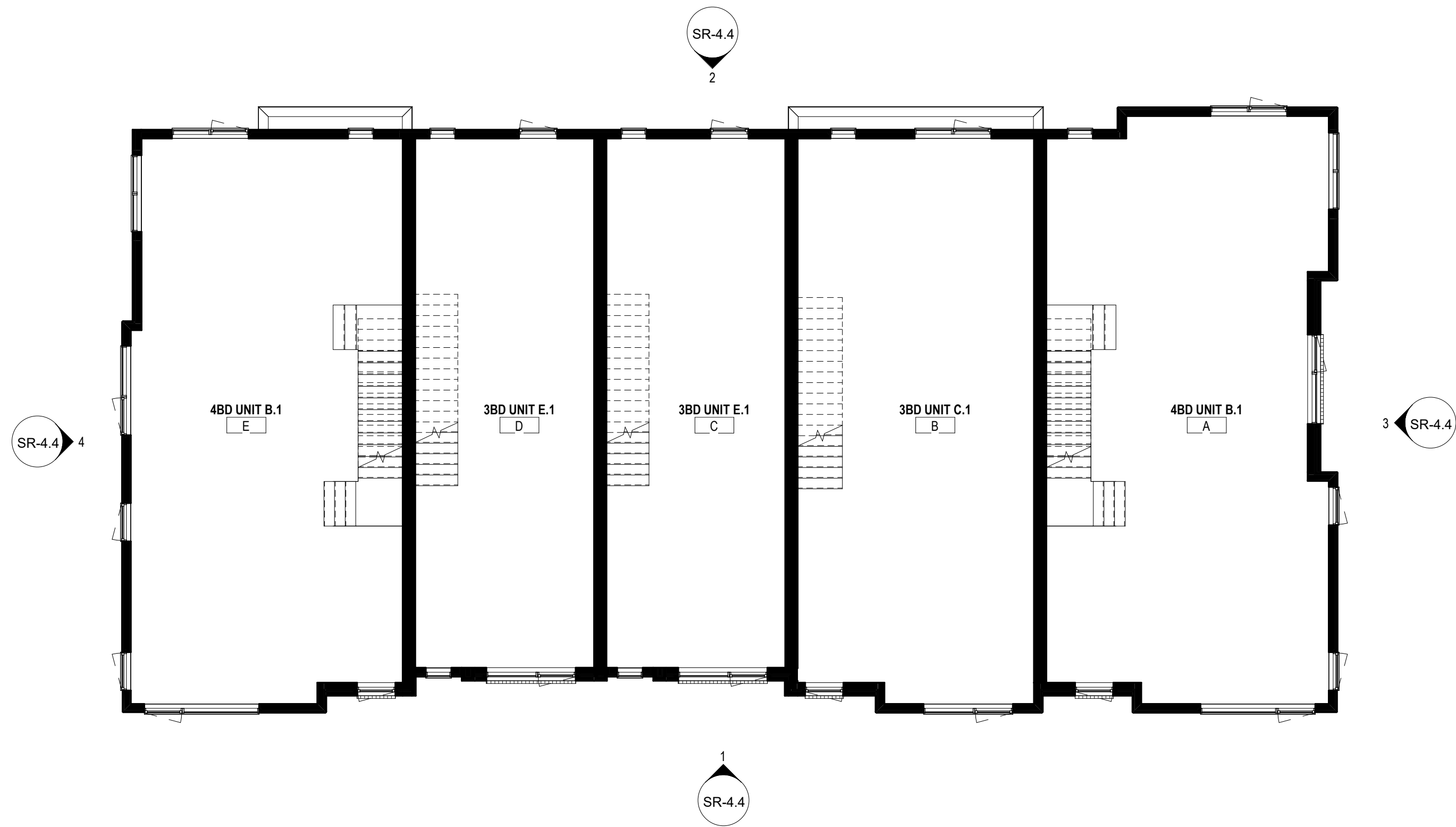
BUILDING 4 - ROOF DECK

1/8" = 1'-0"



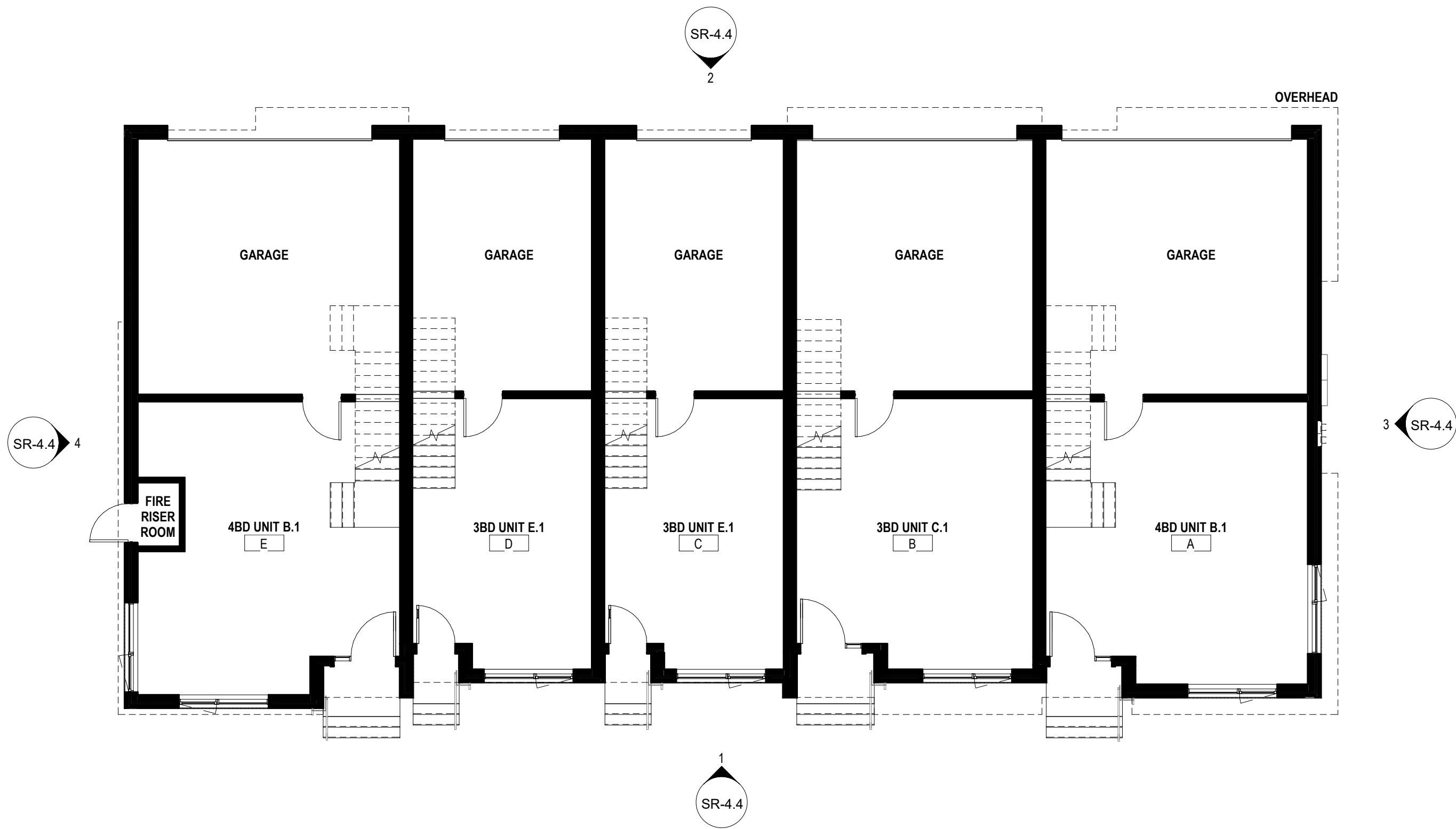
BUILDING 4 - LEVEL 2

1/8" = 1'-0"



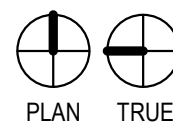
BUILDING 4 - LEVEL 3

1/8" = 1'-0"

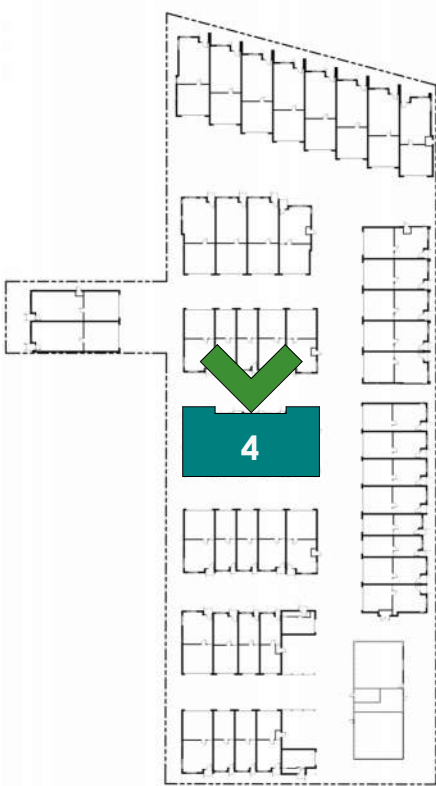


BUILDING 4 - LEVEL 1

1/8" = 1'-0"



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



SITE REVIEW
06.14.2024

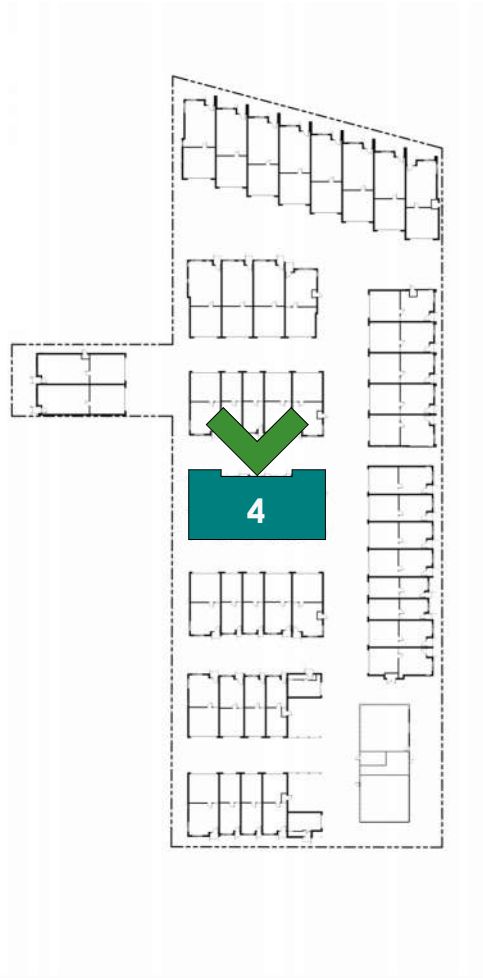
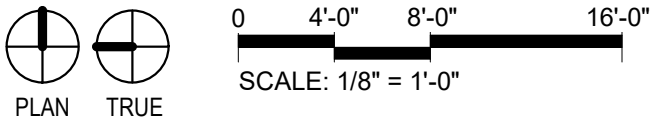
2504 SPRUCE

2550 SPRUCE STREET,
BOULDER, CO

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BUILDING 4 - ROOF PLAN
1/8" = 1'-0"

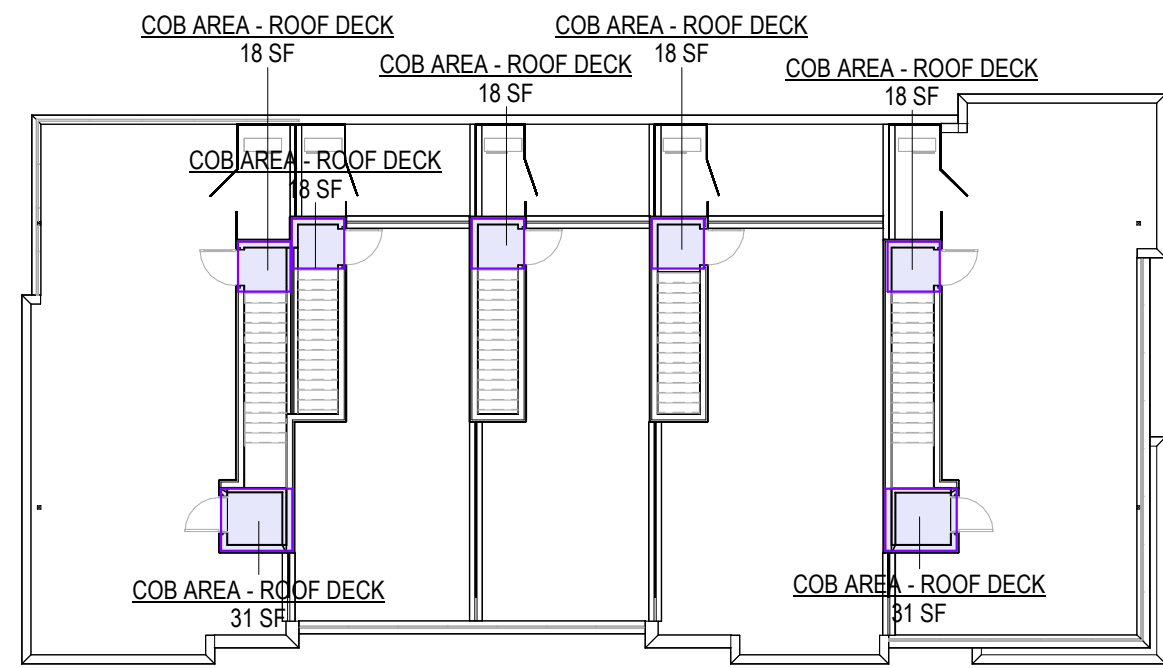


SITE REVIEW
06.14.2024

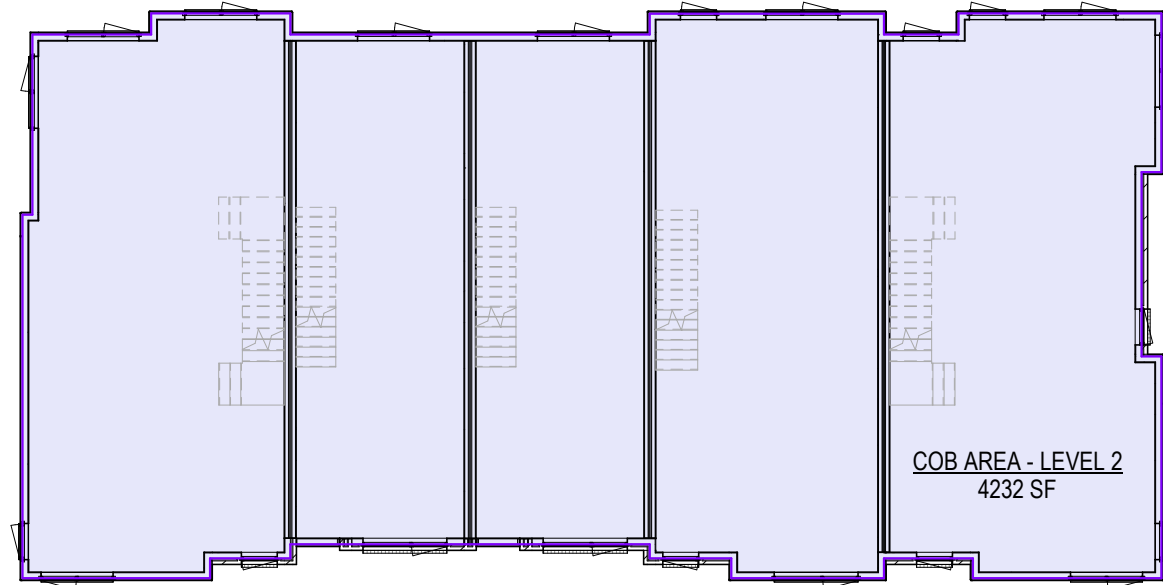
2504 SPRUCE

2550 SPRUCE STREET,
BOULDER, CO

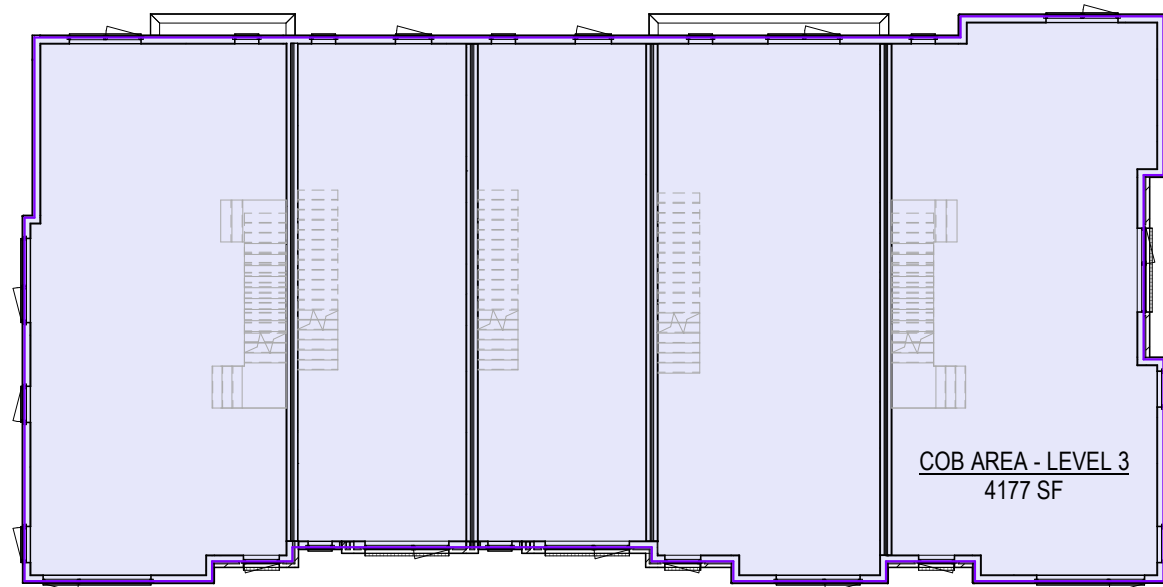
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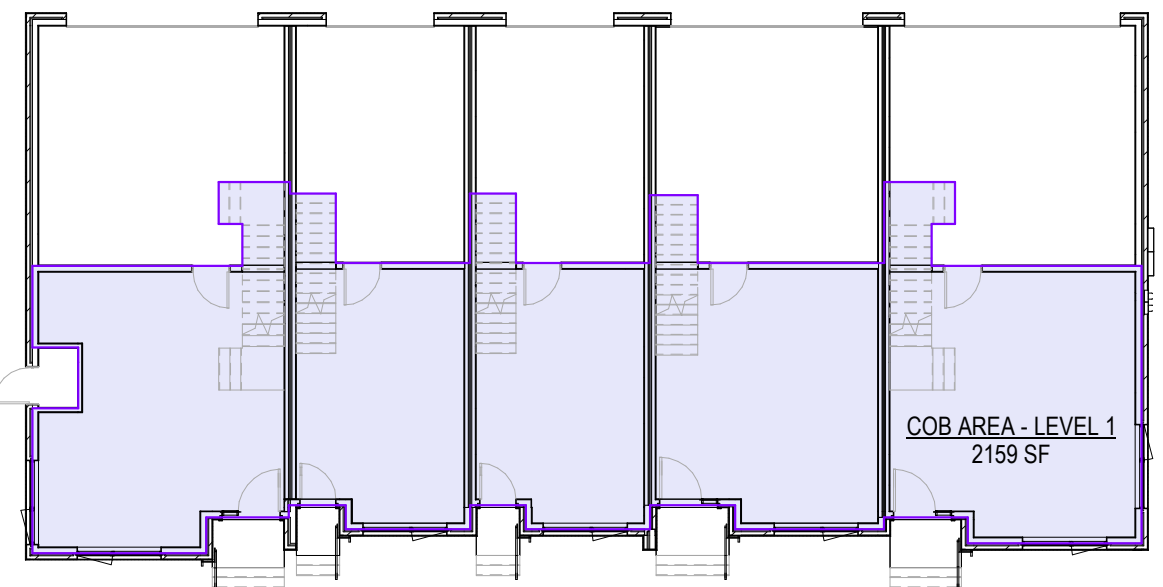
4 BUILDING 4 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 4 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 4 - LEVEL 3 AREA
1/16" = 1'-0"



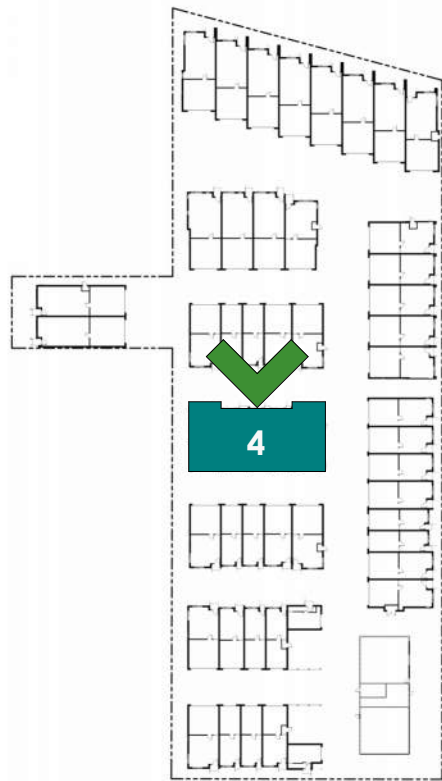
1 BUILDING 4 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	516 SF
UNIT B - UNIT TYPE C.1	442 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE E.1	346 SF
UNIT E - UNIT TYPE B.1	509 SF
LEVEL 1	2159 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE C.1	907 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE E.1	637 SF
UNIT E - UNIT TYPE B.1	1010 SF
LEVEL 2	4232 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE C.1	873 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE E.1	637 SF
UNIT E - UNIT TYPE B.1	989 SF
LEVEL 3	4177 SF
T.O. ROOF DECK	
UNIT A - UNIT TYPE B.1	49 SF
UNIT B - UNIT TYPE C.1	18 SF
UNIT C - UNIT TYPE E.1	18 SF
UNIT D - UNIT TYPE E.1	18 SF
UNIT E - UNIT TYPE B.1	49 SF
T.O. ROOF DECK	153 SF
	10721 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2159 SF
COB AREA - LEVEL 2	4232 SF
COB AREA - LEVEL 3	4177 SF
COB AREA - ROOF DECK	153 SF
	10721 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 elevatd 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
06.14.2024

2504 SPRUCE

2550 SPRUCE STREET,
BOULDER, CO

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BUILDING 4 - NORTH ELEVATION
1/8" = 1'-0"



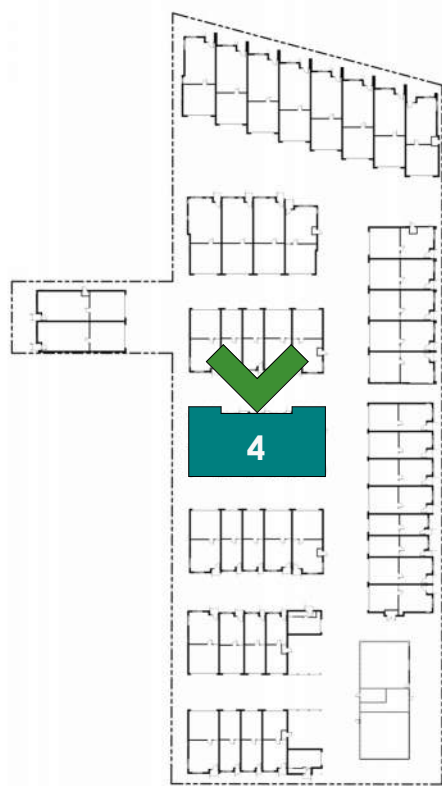
BUILDING 4 - EAST ELEVATION
1/8" = 1'-0"



BUILDING 4 - SOUTH ELEVATION
1/8" = 1'-0"



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



SITE REVIEW
06.14.2024

SHEET No.

SR-4.4
BLDG 4 - ELEVATIONS

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

2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

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4 NORTHEAST PERSPECTIVE



2 NORTHWEST PERSPECTIVE



3 SOUTHWEST PERSPECTIVE



1 SOUTHEAST PERSPECTIVE



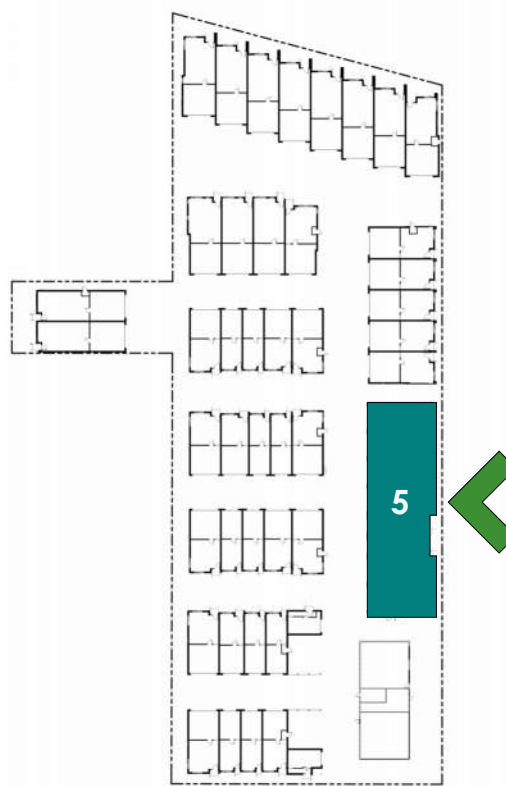
SITE REVIEW
06.14.2024



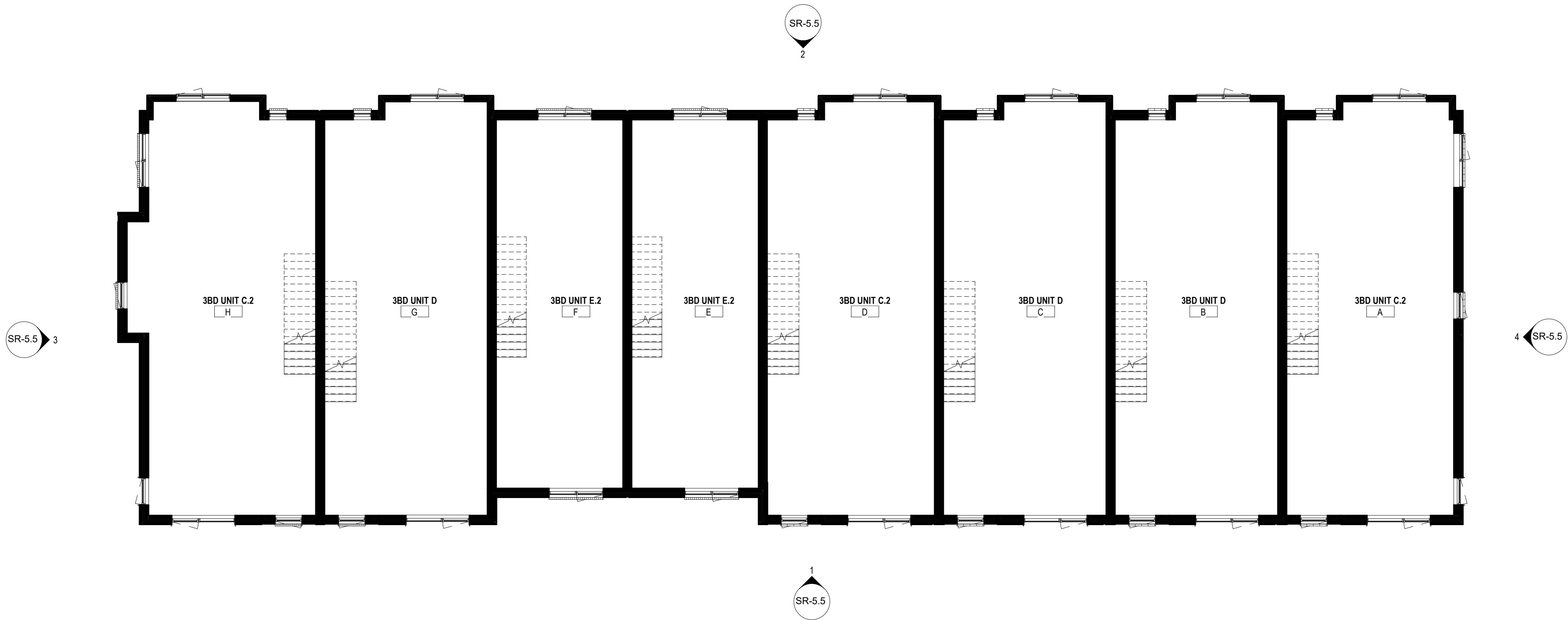
2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

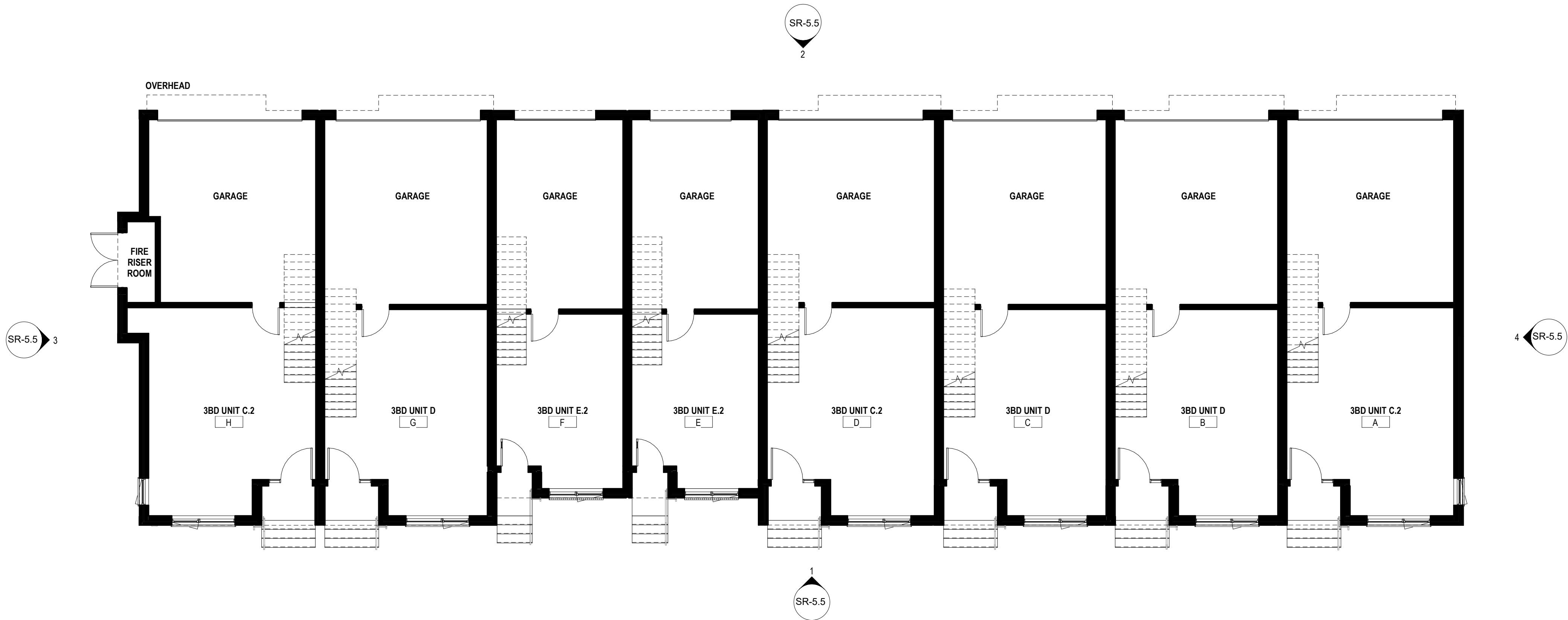
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SITE REVIEW
06.14.2024



2 **BUILDING 5 - LEVEL 2**
1/8" = 1'-0"

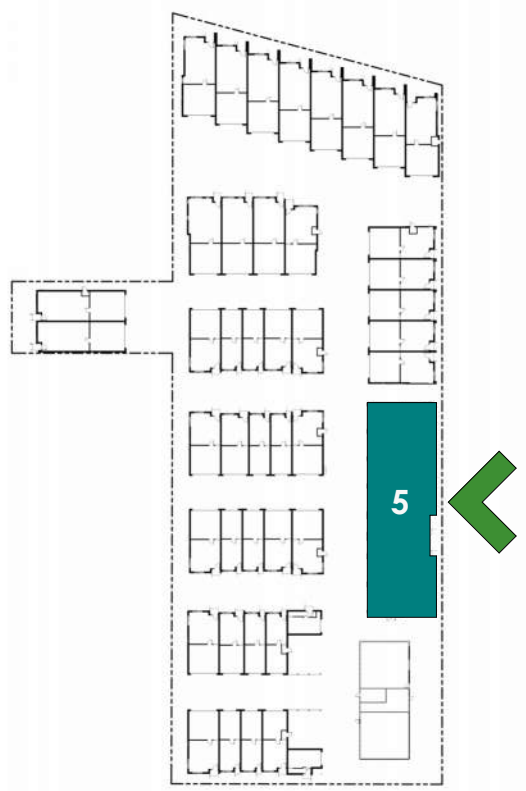


1 **BUILDING 5 - LEVEL 1**
1/8" = 1'-0"

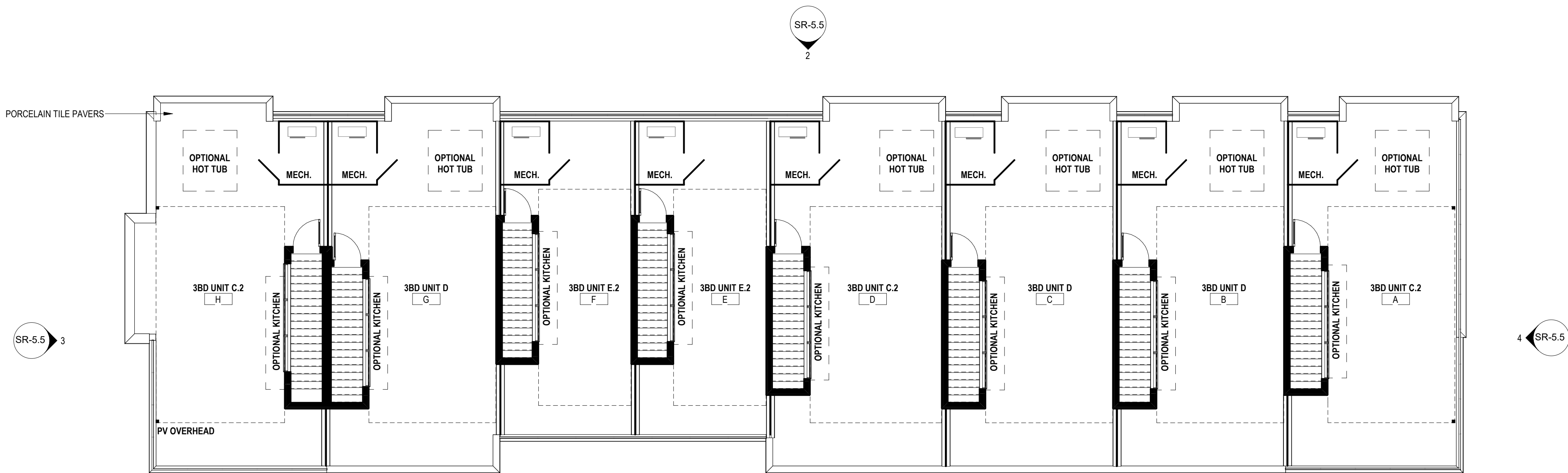
2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

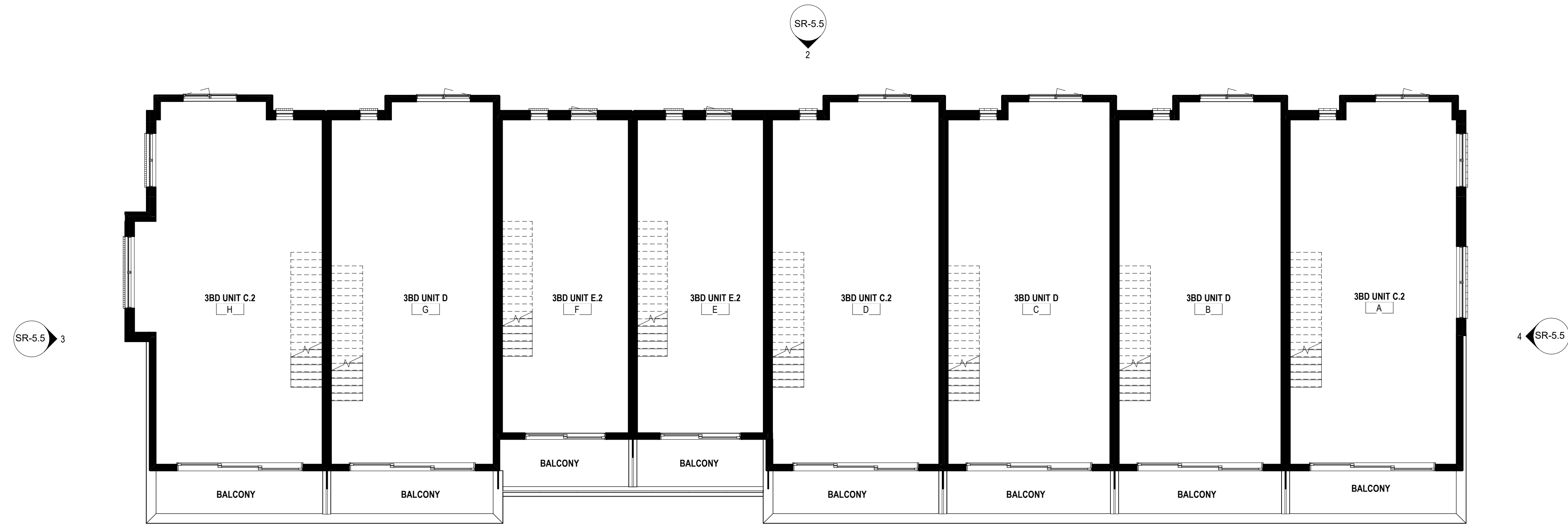
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SITE REVIEW
06.14.2024



2 BUILDING 5 - ROOF DECK
1/8" = 1'-0"

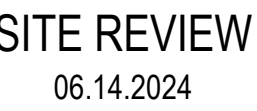


1 BUILDING 5 - LEVEL 3
1/8" = 1'-0"



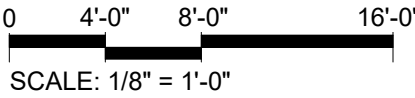
2504 SPRUCE

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SR-5.3

BLDG 5 - ROOF PLAN

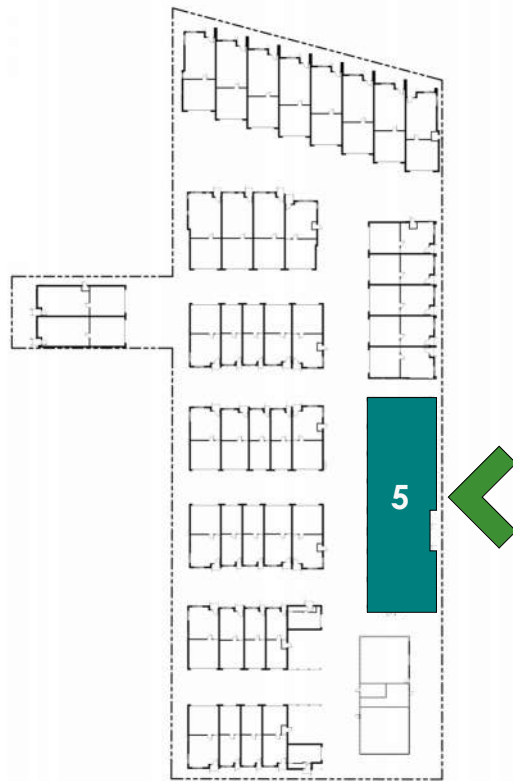

$$1/8'' = 1'-0''$$


DATE PRINTED: 6/14/2024 9:30:35 AM

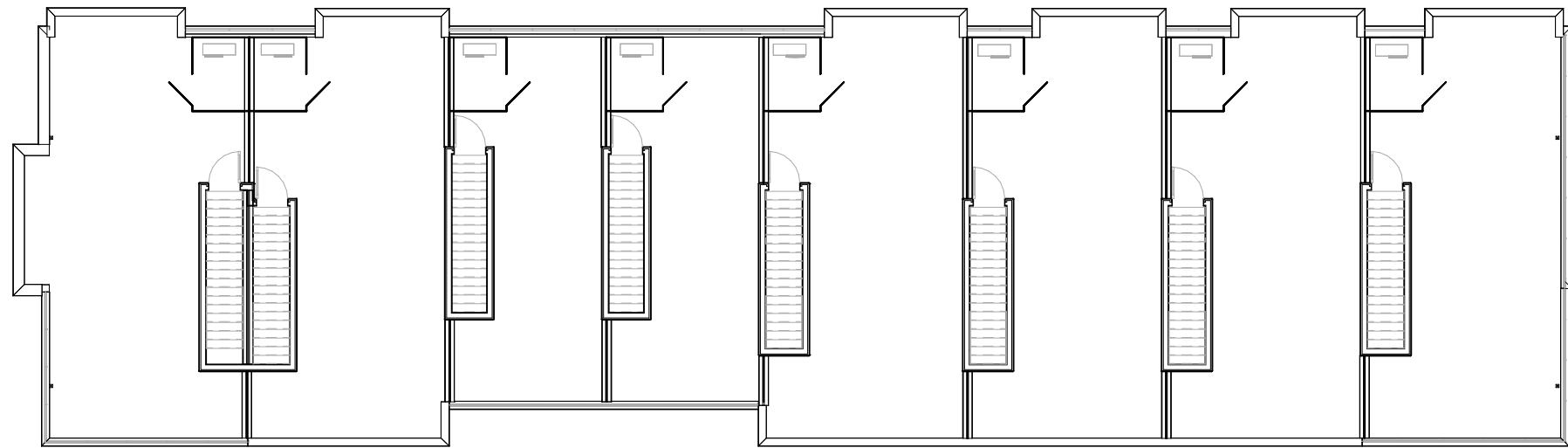
2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

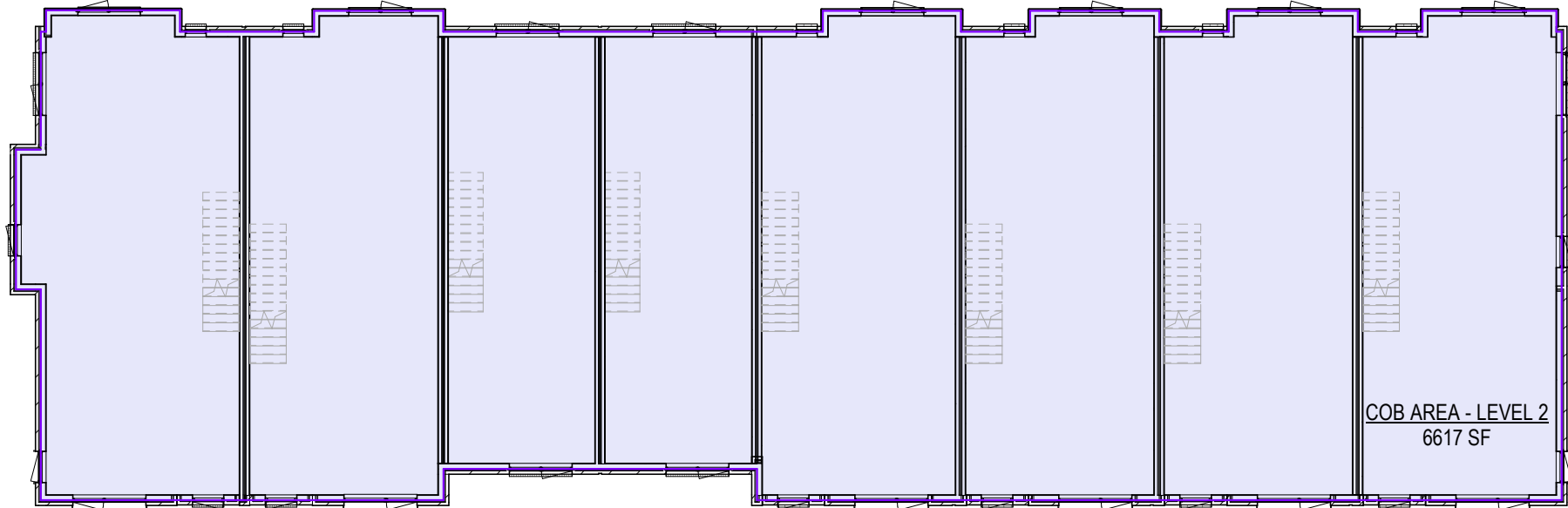
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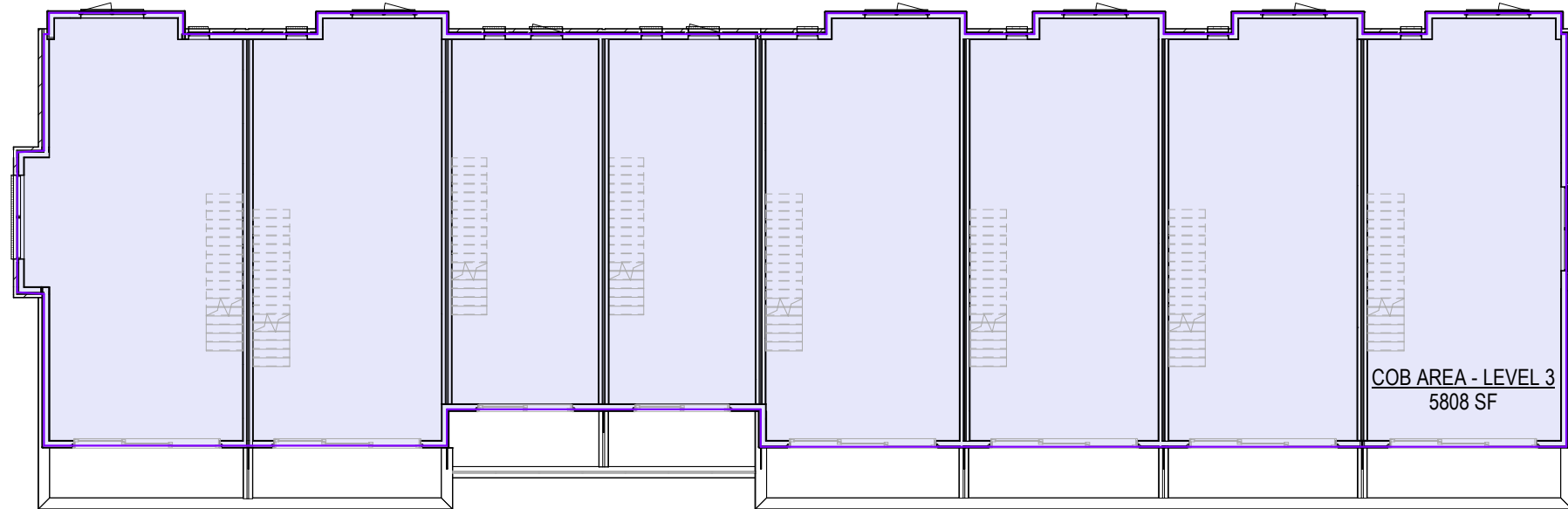
SITE REVIEW
06.14.2024



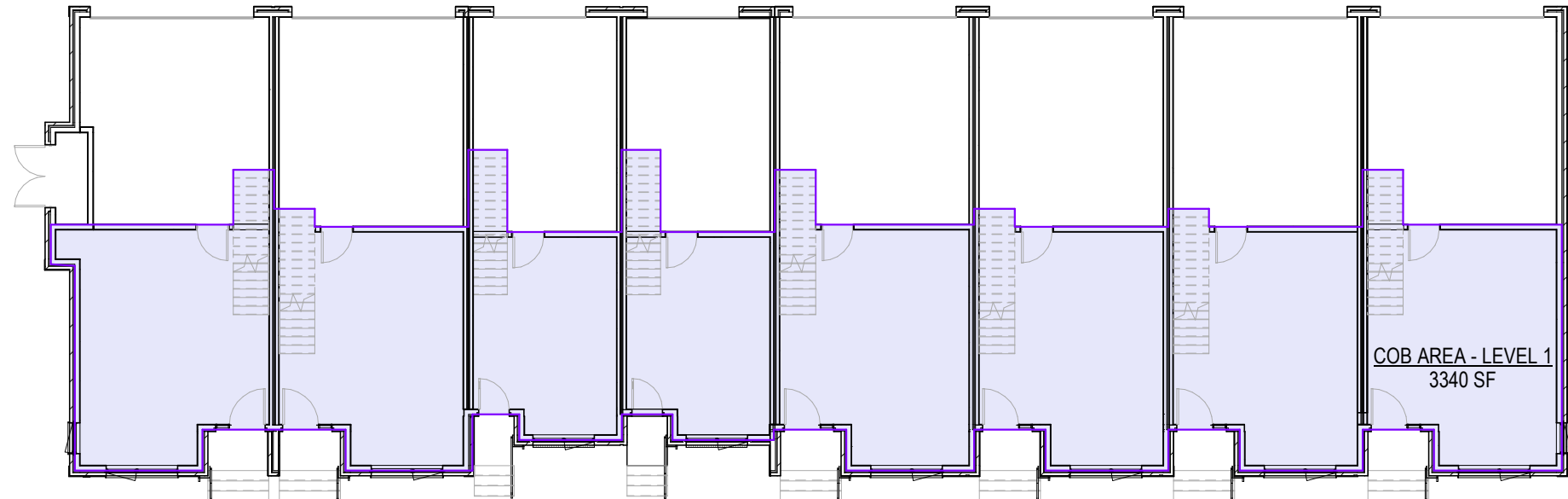
4 BUILDING 5 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 5 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 5 - LEVEL 3 AREA
1/16" = 1'-0"



1 BUILDING 5 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE C.2	462 SF
UNIT B - UNIT TYPE D	432 SF
UNIT C - UNIT TYPE D	432 SF
UNIT D - UNIT TYPE C.2	462 SF
UNIT E - UNIT TYPE E.2	323 SF
UNIT F - UNIT TYPE E.2	324 SF
UNIT G - UNIT TYPE D	434 SF
UNIT H - UNIT TYPE C.2	471 SF
LEVEL 1	3340 SF
LEVEL 2	
UNIT A - UNIT TYPE C.2	899 SF
UNIT B - UNIT TYPE D	877 SF
UNIT C - UNIT TYPE D	877 SF
UNIT D - UNIT TYPE C.2	901 SF
UNIT E - UNIT TYPE E.2	628 SF
UNIT F - UNIT TYPE E.2	628 SF
UNIT G - UNIT TYPE D	876 SF
UNIT H - UNIT TYPE C.2	934 SF
LEVEL 2	6617 SF
LEVEL 3	
UNIT A - UNIT TYPE C.2	794 SF
UNIT B - UNIT TYPE D	773 SF
UNIT C - UNIT TYPE D	773 SF
UNIT D - UNIT TYPE C.2	795 SF
UNIT E - UNIT TYPE E.2	538 SF
UNIT F - UNIT TYPE E.2	538 SF
UNIT G - UNIT TYPE D	771 SF
UNIT H - UNIT TYPE C.2	827 SF
LEVEL 3	5808 SF
	15766 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	3340 SF
COB AREA - LEVEL 2	6617 SF
COB AREA - LEVEL 3	5808 SF
COB AREA - ROOF DECK	0 SF
	15766 SF

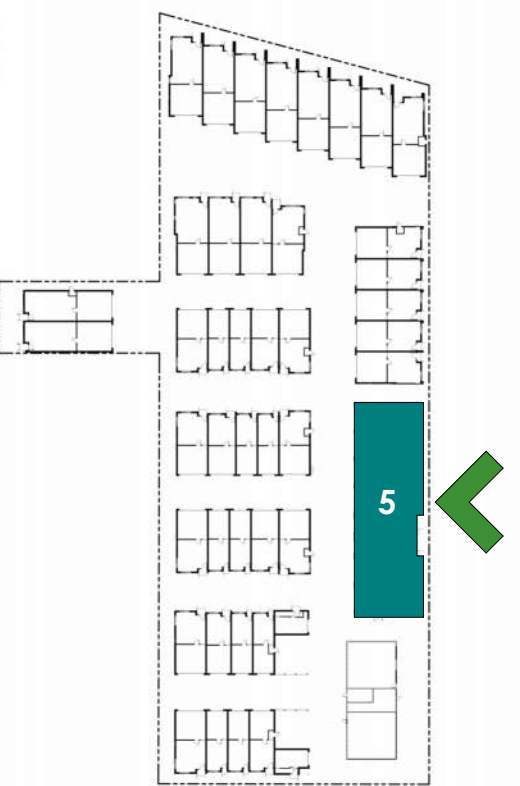
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2504 SPRUCE

2540 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

SHEET No.

SR-5.5
BLDG 5 - ELEVATIONS



BUILDING 5 - WEST ELEVATION

1/8" = 1'-0"



BUILDING 5 - EAST ELEVATION

1/8" = 1'-0"



BUILDING 5 - SOUTH ELEVATION

1/8" = 1'-0"



BUILDING 5 - NORTH ELEVATION

1/8" = 1'-0"

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



COBURN
ARCHITECTURE

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

2504 SPRUCE

2530 SPRUCE STREET,
BOULDER, CO

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4 SOUTHEAST PERSPECTIVE



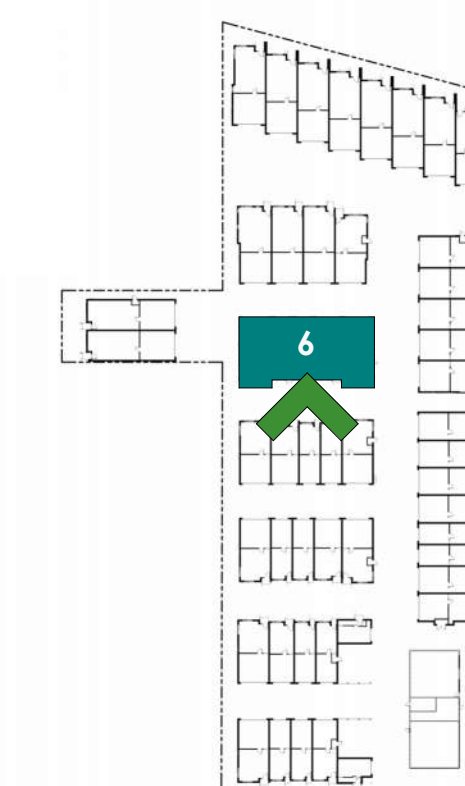
2 NORTHEAST PERSPECTIVE



3 NORTHWEST PERSPECTIVE



1 SOUTHWEST PERSPECTIVE



SITE REVIEW
06.14.2024

SHEET No.

SR-6.0

BLDG 6 - PERSPECTIVE

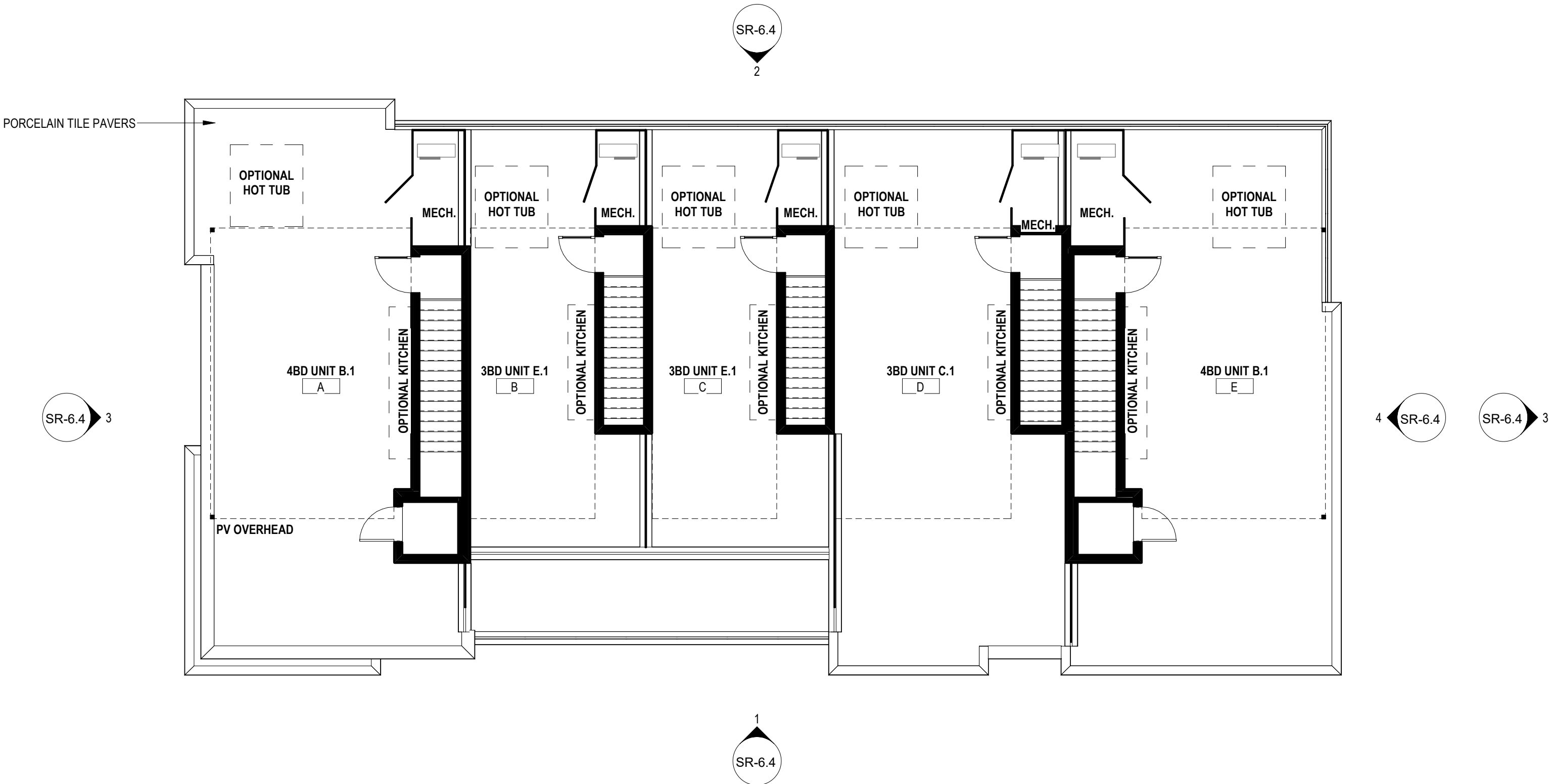
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SCALE: 1/8" = 1'-0"



2504 SPRUCE

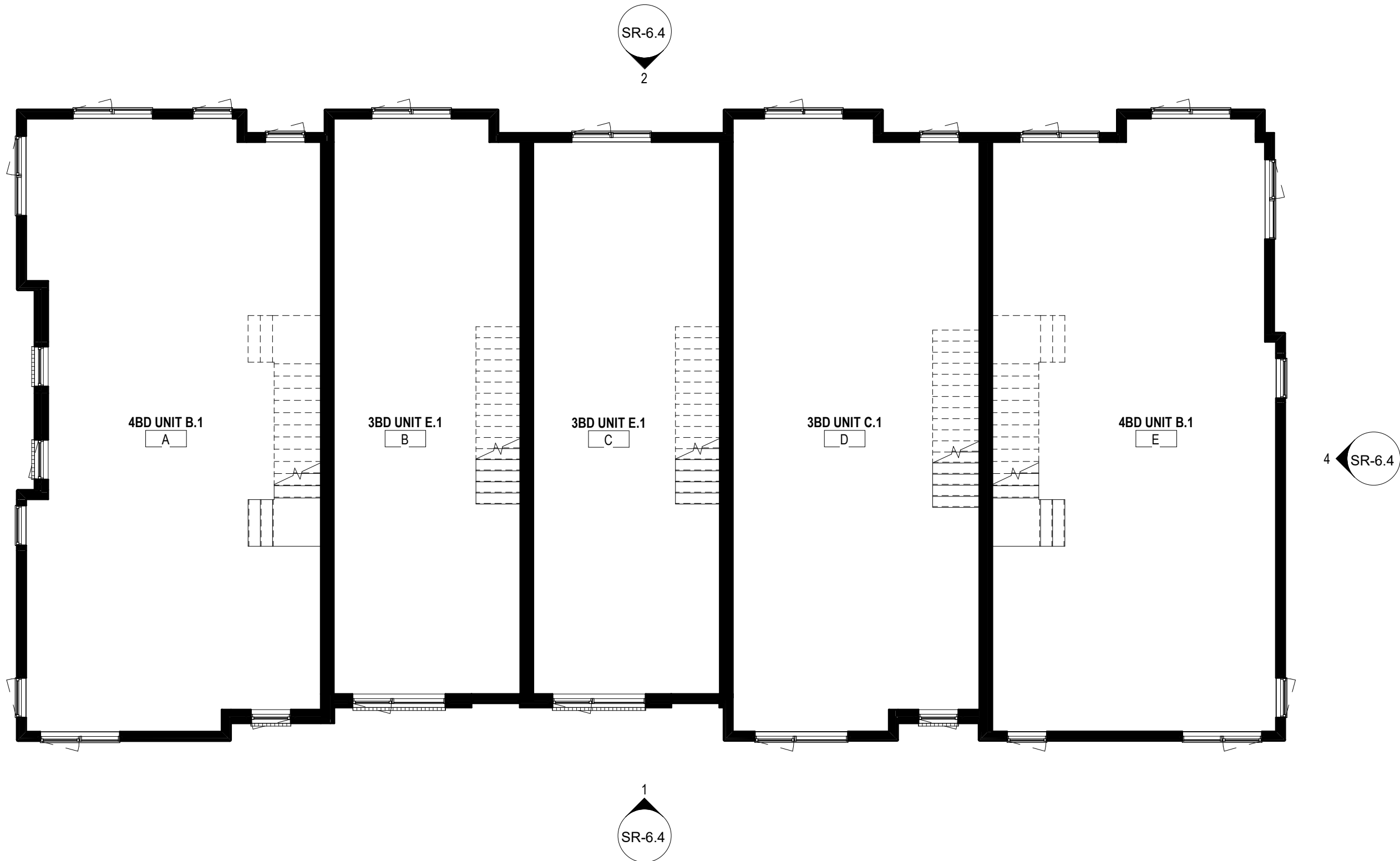
2530 SPRUCE STREET,
BOULDER, CO

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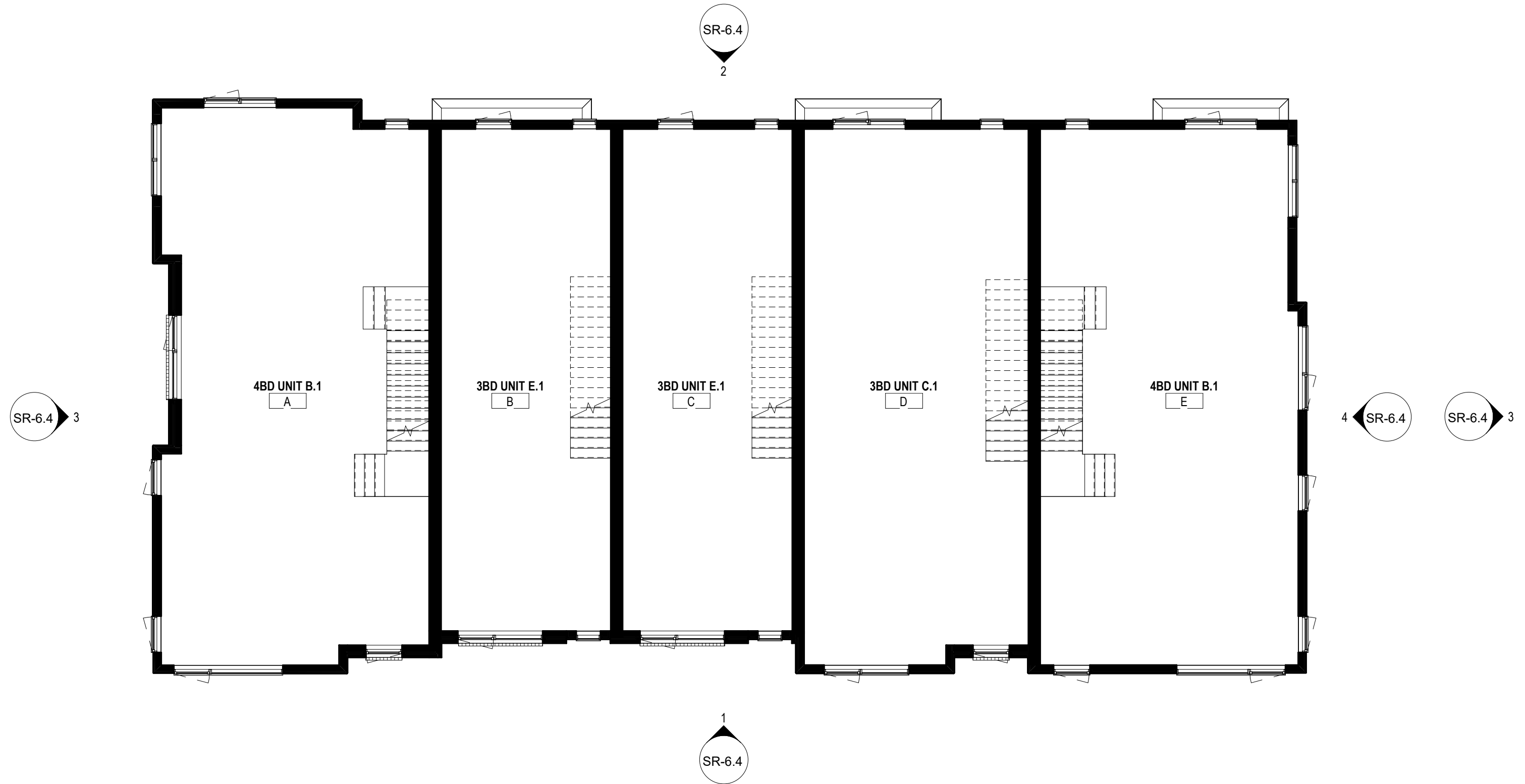
BUILDING 6 - ROOF DECK

1/8" = 1'-0"



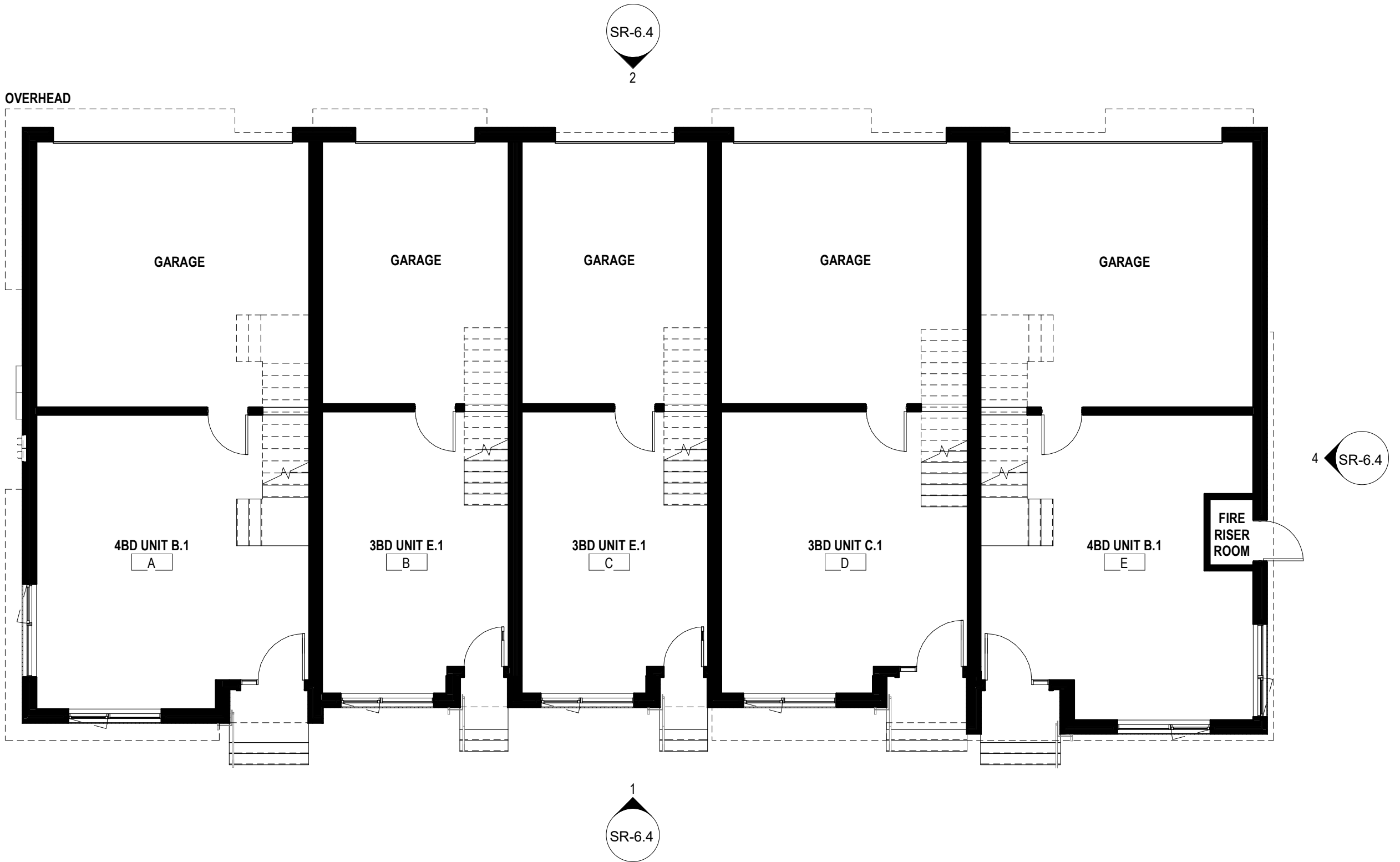
BUILDING 6 - LEVEL 2

1/8" = 1'-0"



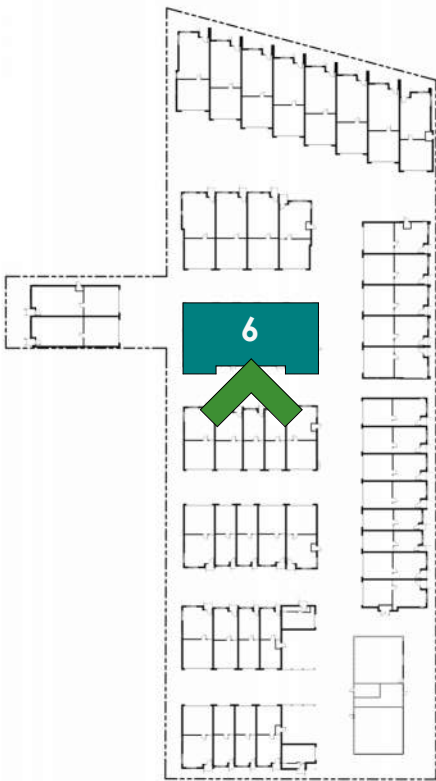
BUILDING 6 - LEVEL 3

1/8" = 1'-0"



BUILDING 6 - LEVEL 1

1/8" = 1'-0"

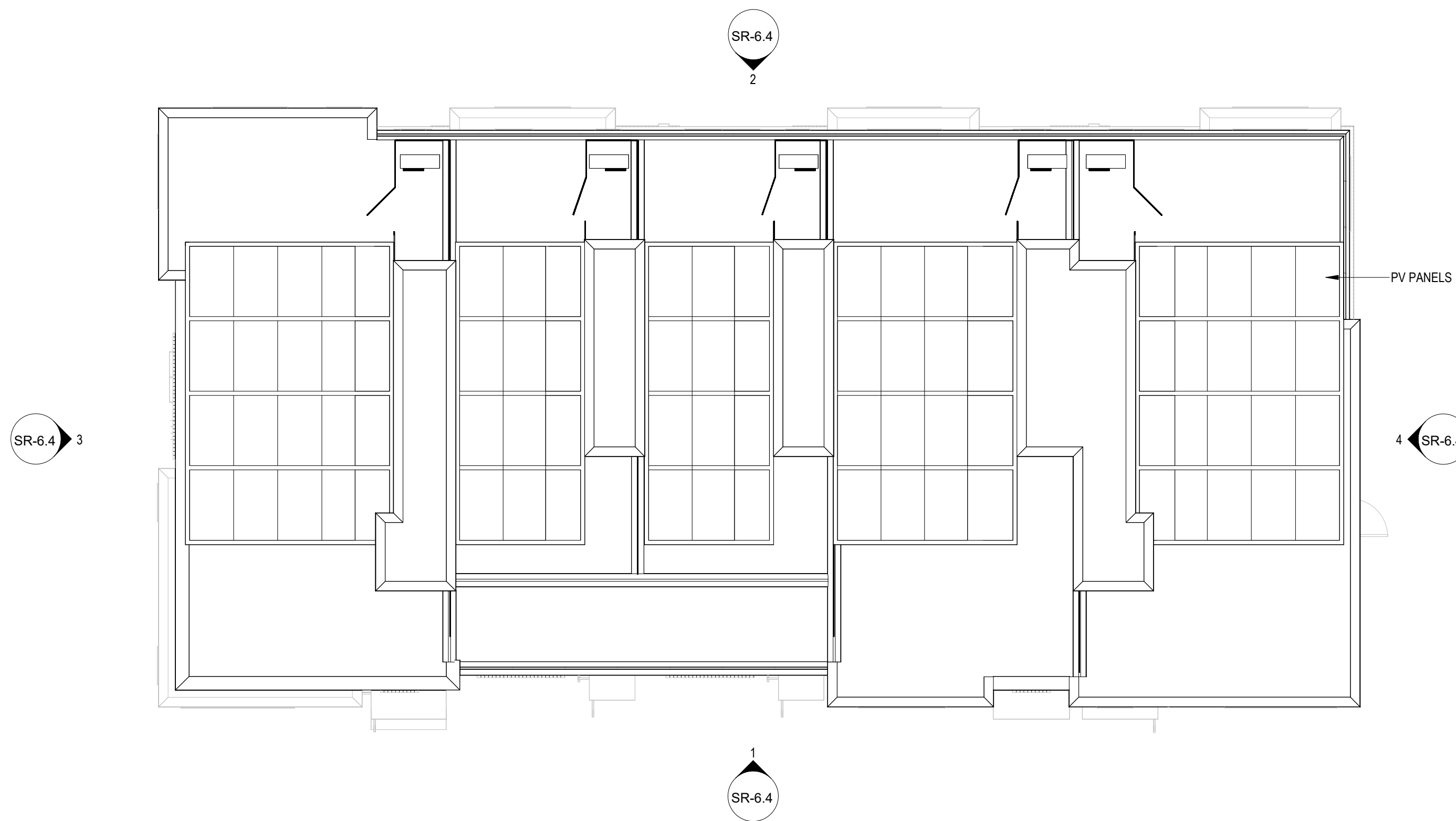


SITE REVIEW
06.14.2024

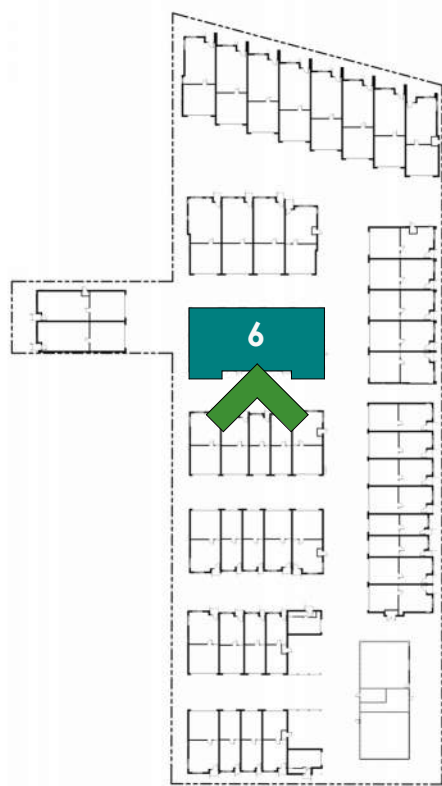
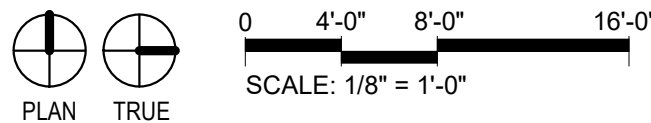
2504 SPRUCE

2530 SPRUCE STREET,
BOULDER, CO

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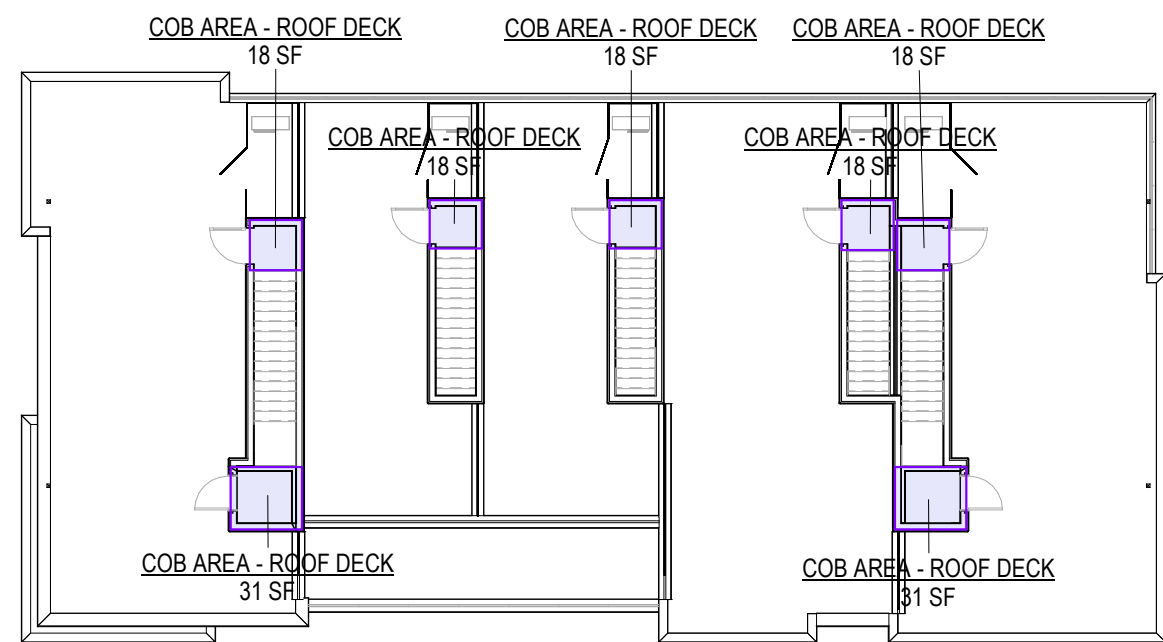
BUILDING 6 - ROOF PLAN
1/8" = 1'-0"



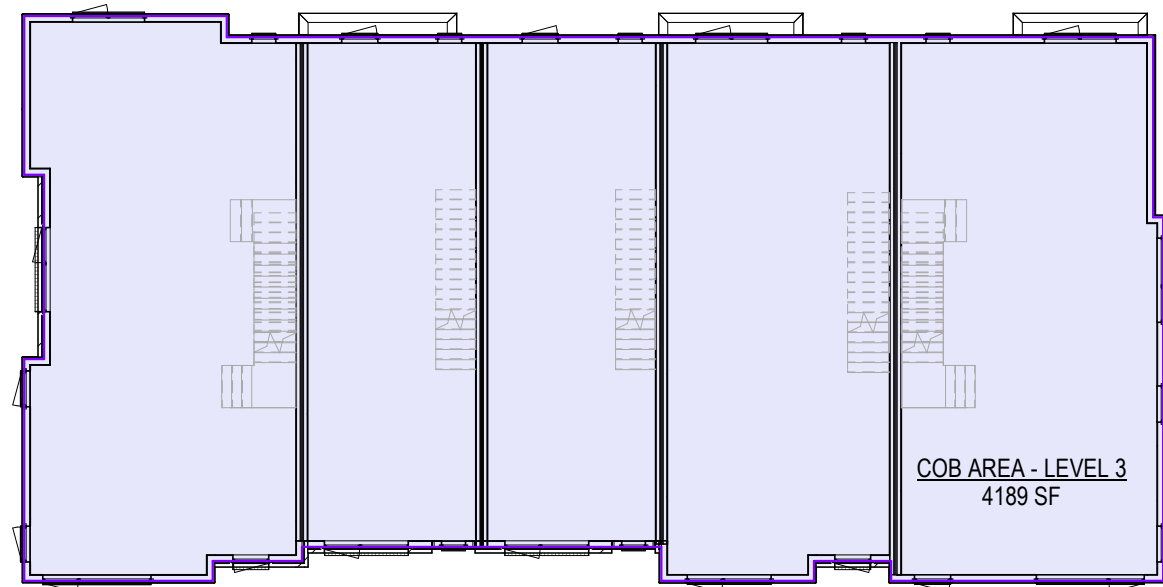
SITE REVIEW
06.14.2024

2504 SPRUCE

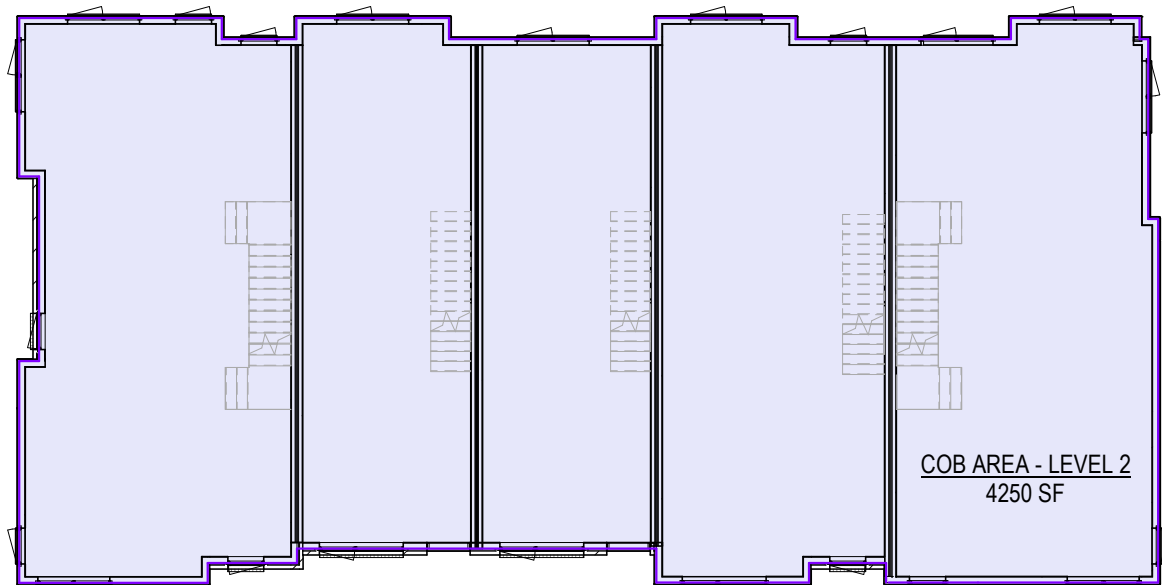
2530 SPRUCE STREET,
BOULDER, CO



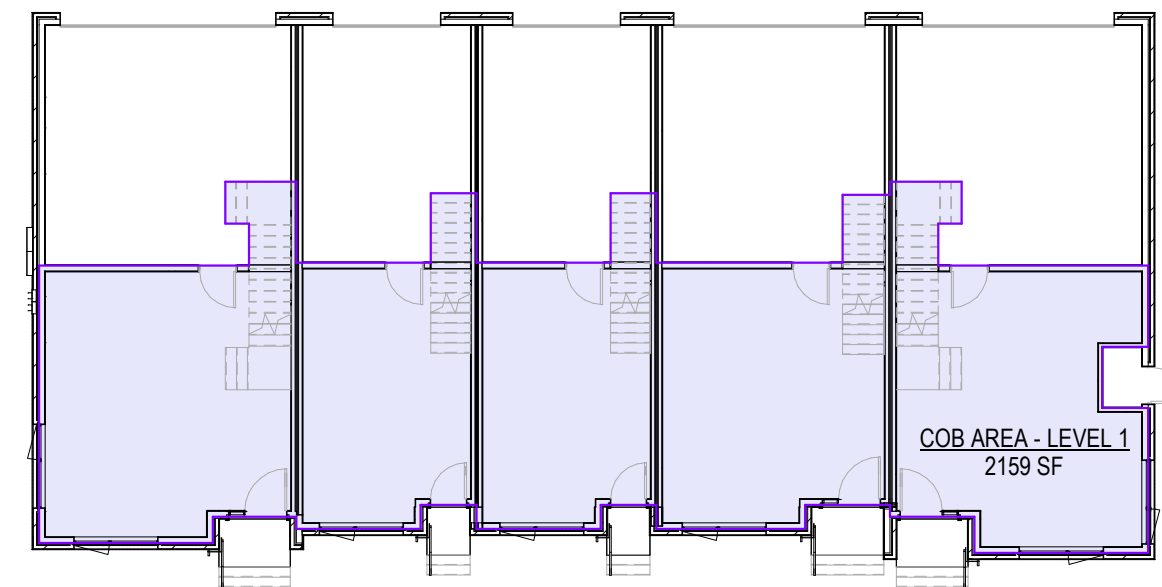
4 BUILDING 6 - ROOF DECK AREA
1/16" = 1'-0"



3 BUILDING 6 - LEVEL 3 AREA
1/16" = 1'-0"



2 BUILDING 6 - LEVEL 2 AREA
1/16" = 1'-0"



1 BUILDING 6 - LEVEL 1 AREA
1/16" = 1'-0"

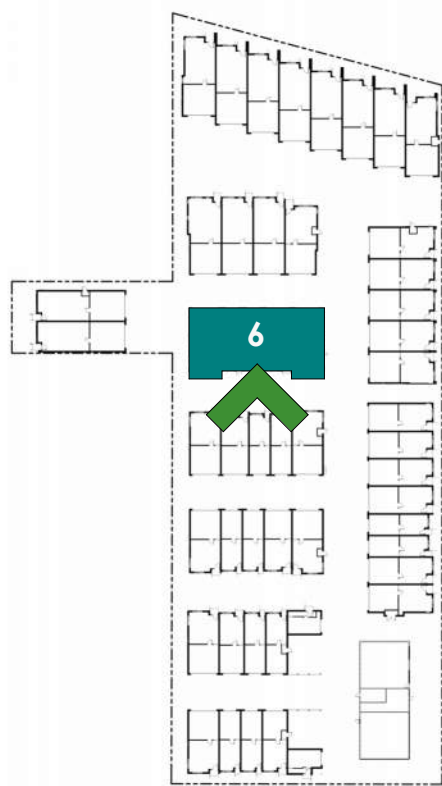
UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.1	516 SF
UNIT B - UNIT TYPE E.1	347 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE C.2	441 SF
UNIT E - UNIT TYPE B.1	509 SF
LEVEL 1	2159 SF
LEVEL 2	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	660 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.2	893 SF
UNIT E - UNIT TYPE B.1	1019 SF
LEVEL 2	4250 SF
LEVEL 3	
UNIT A - UNIT TYPE B.1	1042 SF
UNIT B - UNIT TYPE E.1	638 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.2	873 SF
UNIT E - UNIT TYPE B.1	1000 SF
LEVEL 3	4189 SF
T.O. ROOF DECK	
UNIT A - UNIT TYPE B.1	49 SF
UNIT B - UNIT TYPE E.1	18 SF
UNIT C - UNIT TYPE E.1	18 SF
UNIT D - UNIT TYPE C.2	18 SF
UNIT E - UNIT TYPE B.1	49 SF
T.O. ROOF DECK	151 SF
	10750 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2159 SF
COB AREA - LEVEL 2	4250 SF
COB AREA - LEVEL 3	4189 SF
COB AREA - ROOF DECK	151 SF
	10750 SF

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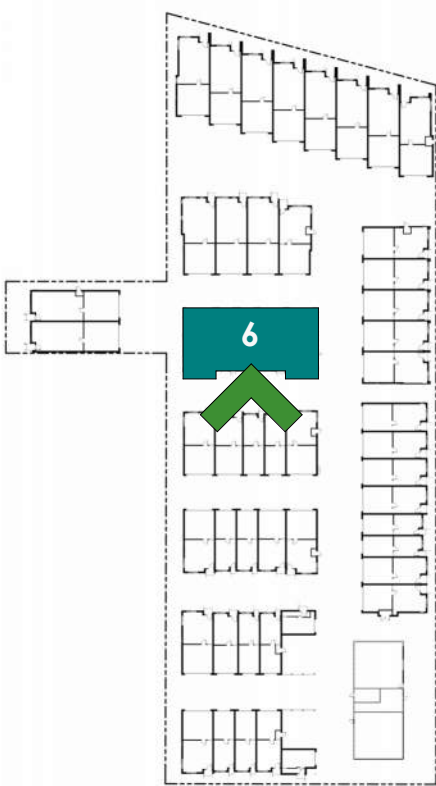


SITE REVIEW
06.14.2024

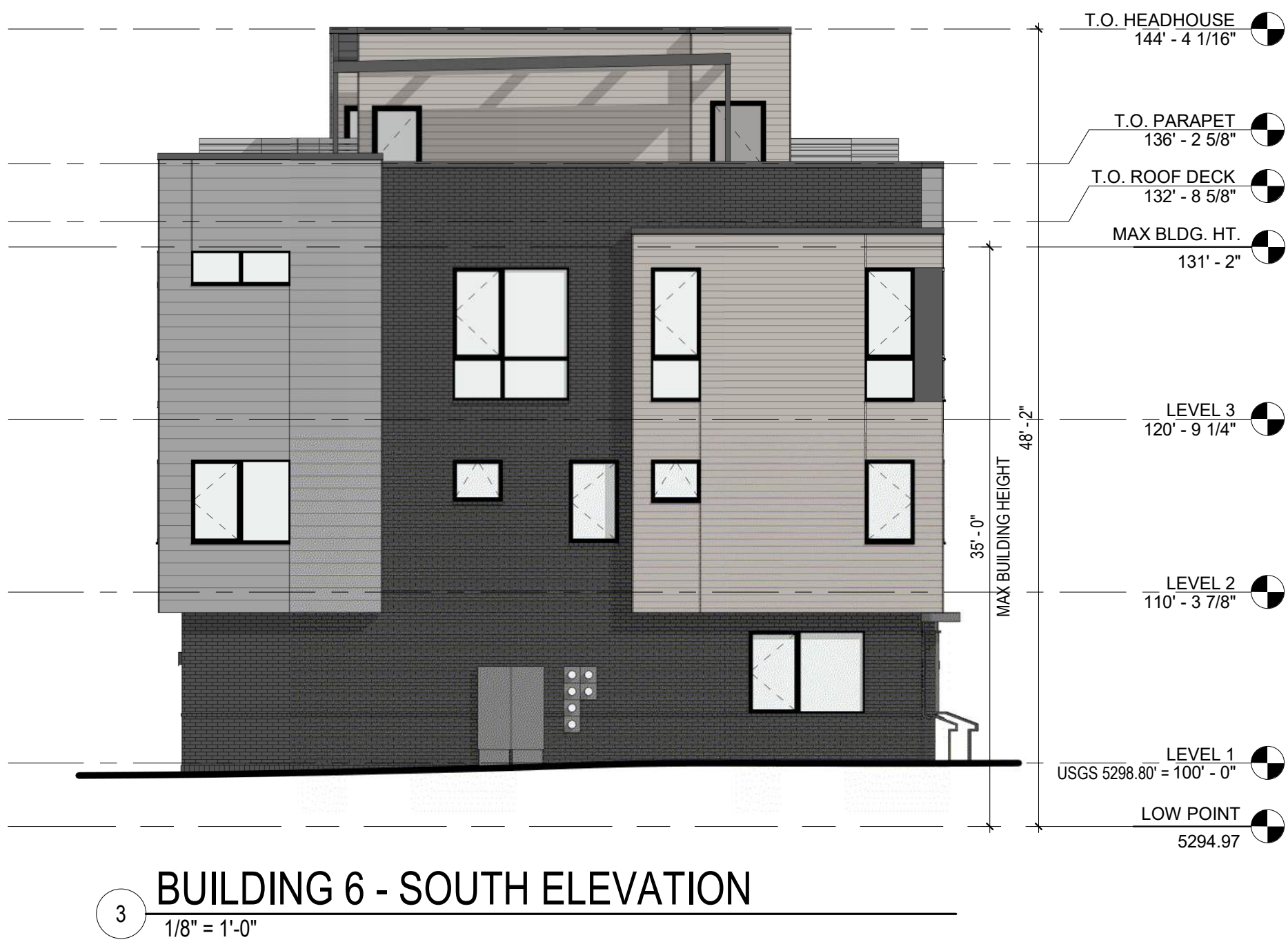
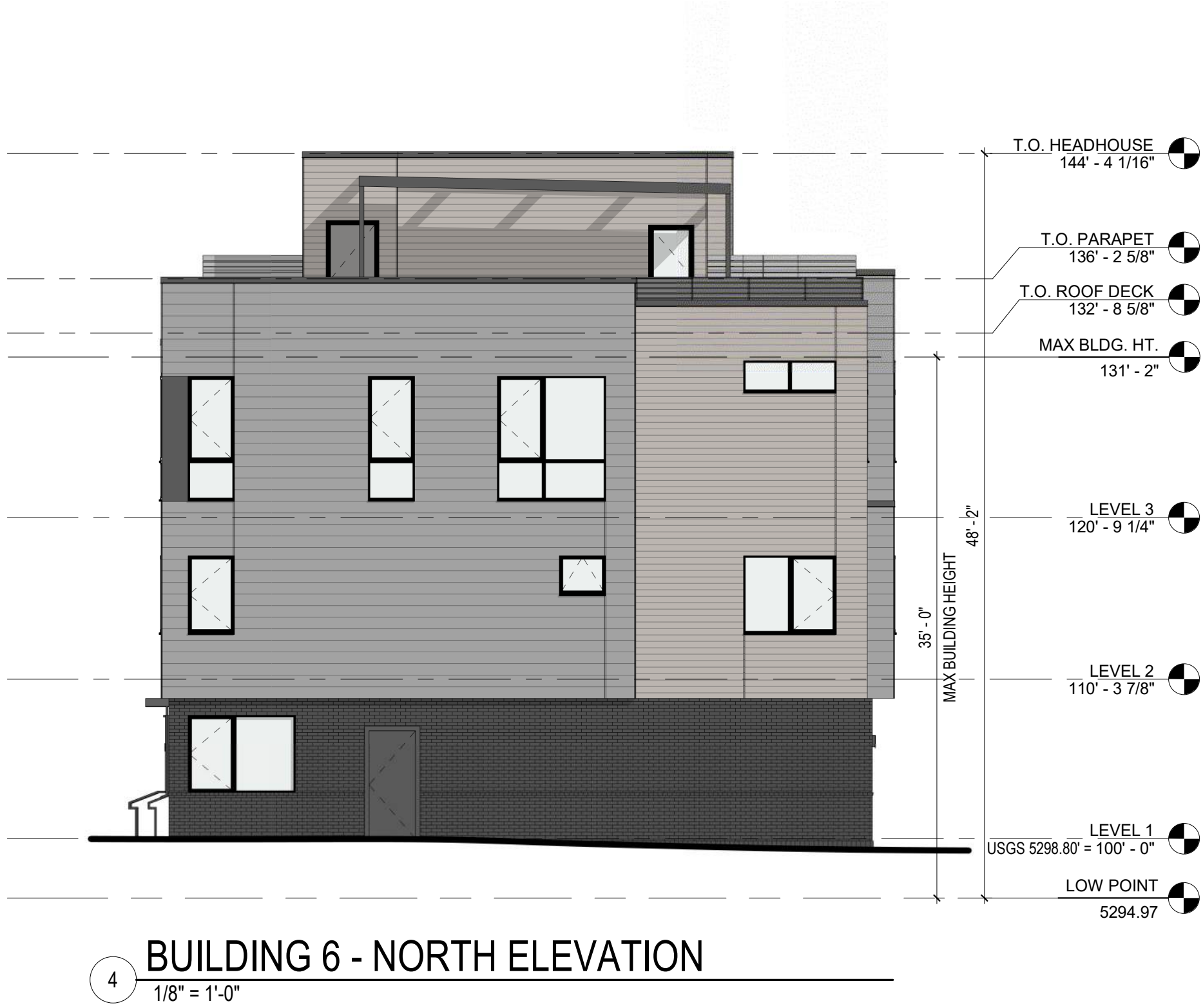
2504 SPRUCE

2530 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024



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

2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

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4 NORTHWEST PERSPECTIVE



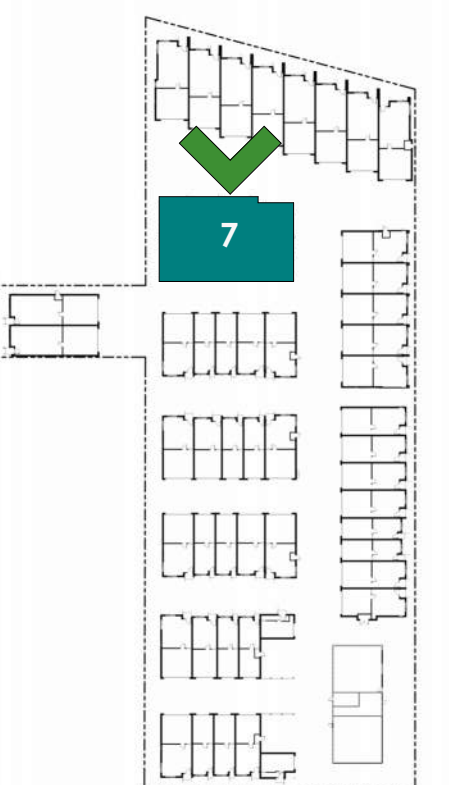
2 SOUTHWEST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE



1 NORTHEAST PERSPECTIVE



SITE REVIEW
06.14.2024

SHEET No.

SR-7.0
BLDG 7 - PERSPECTIVE

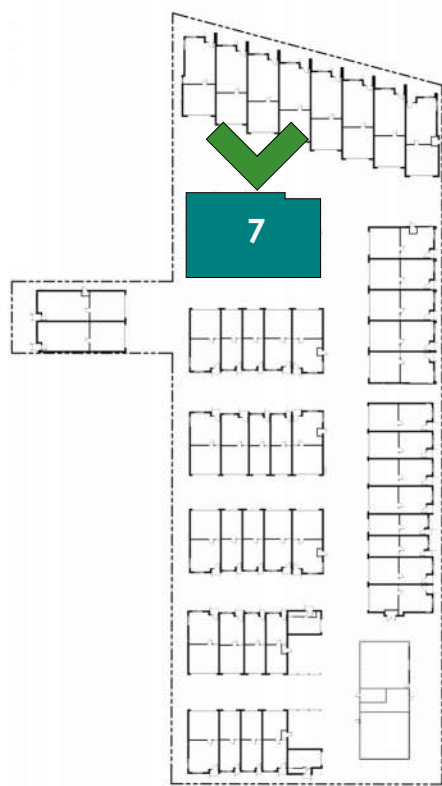
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



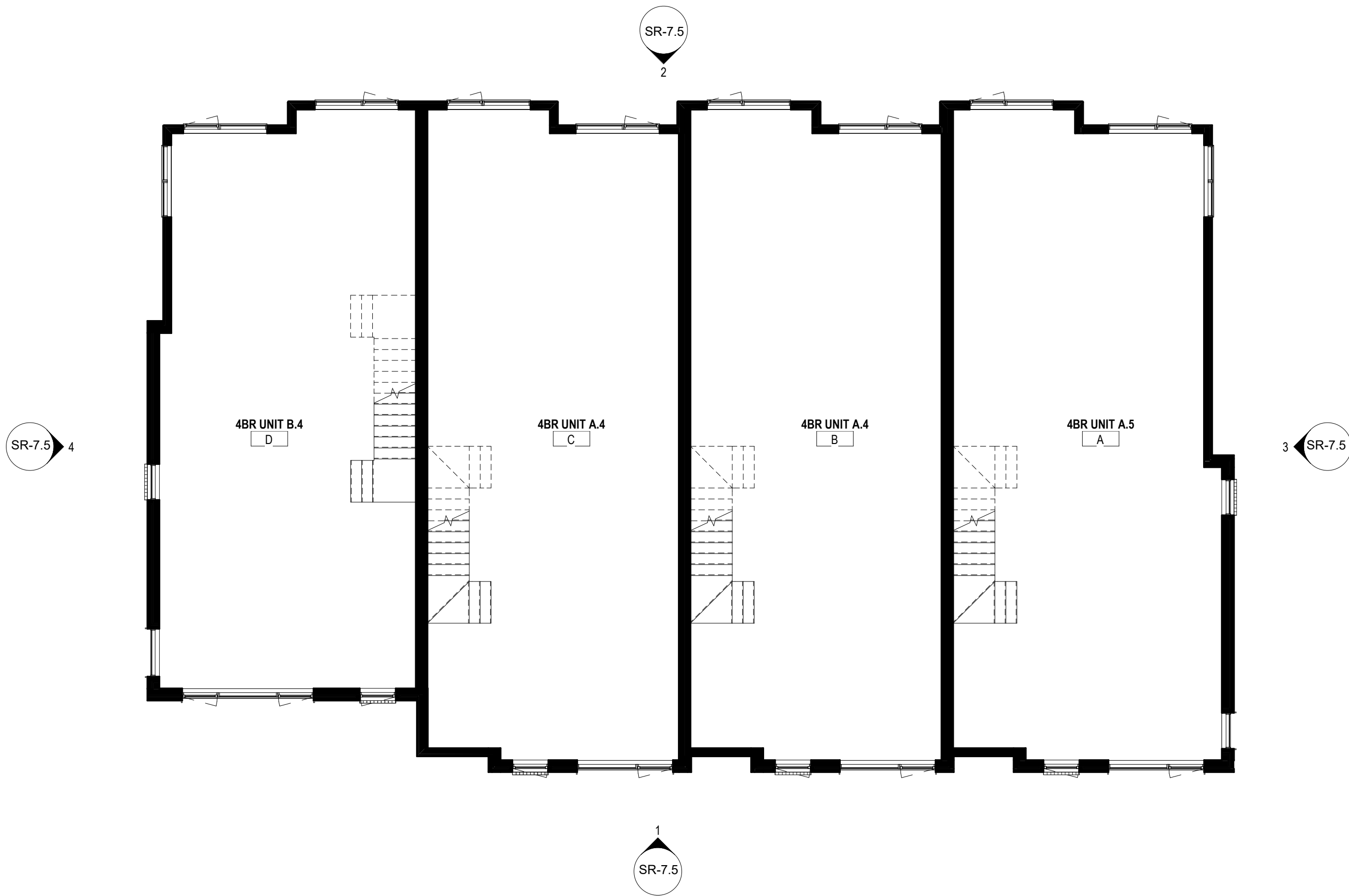
2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

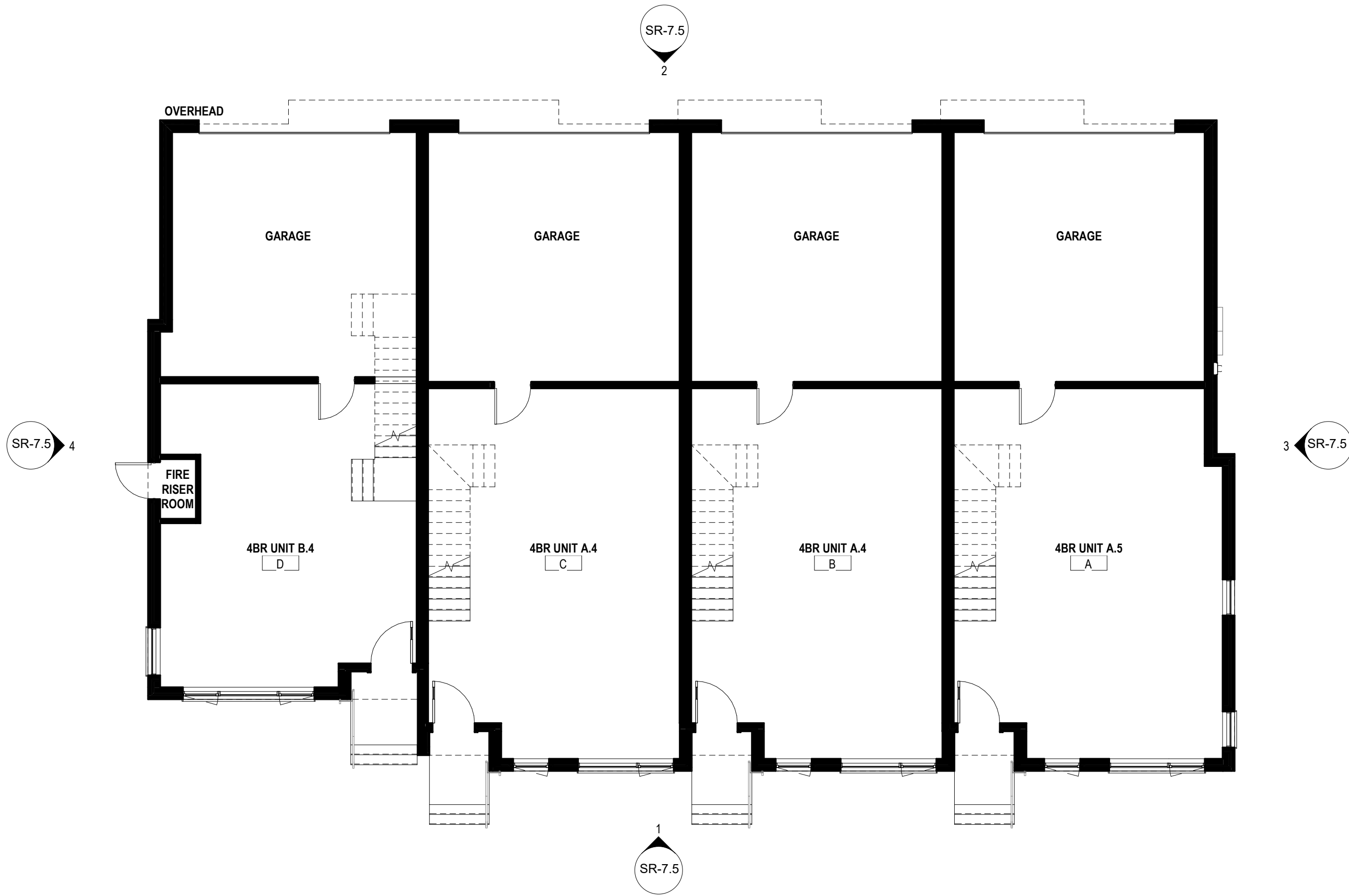
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SITE REVIEW
06.14.2024

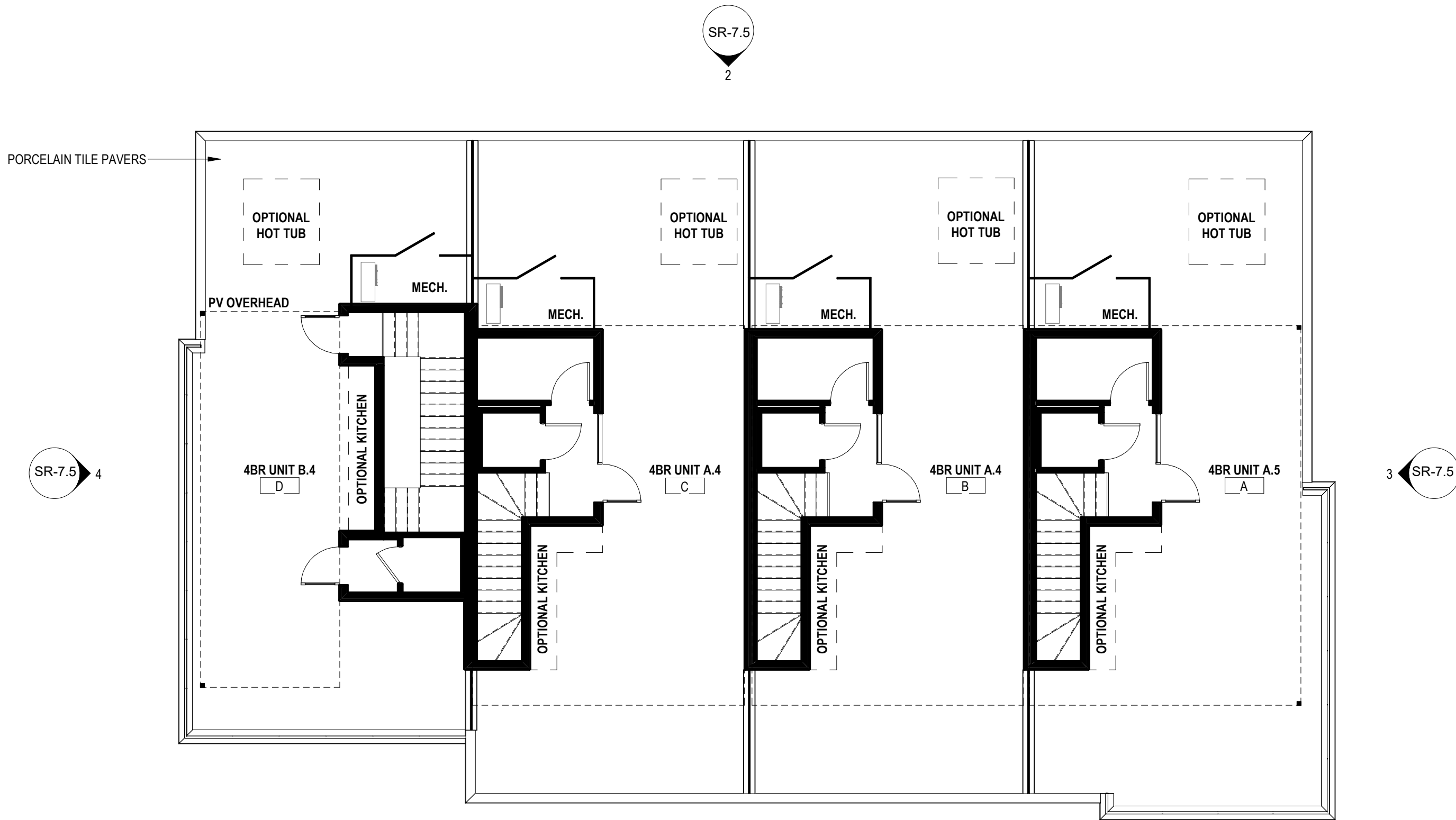
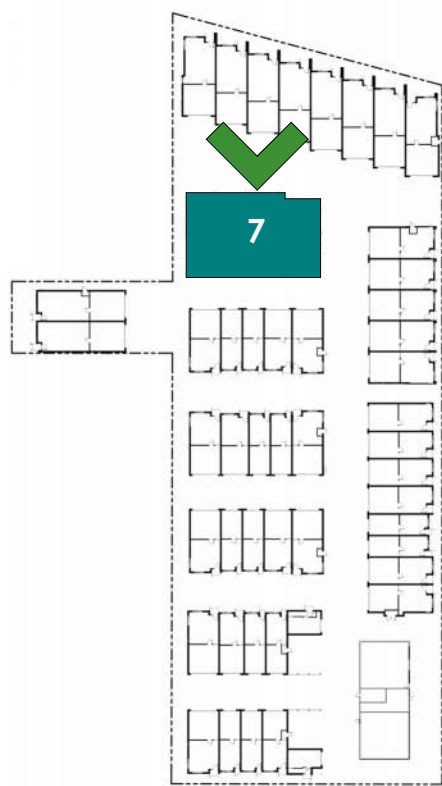


BUILDING 7 - LEVEL 2
1/8" = 1'-0"

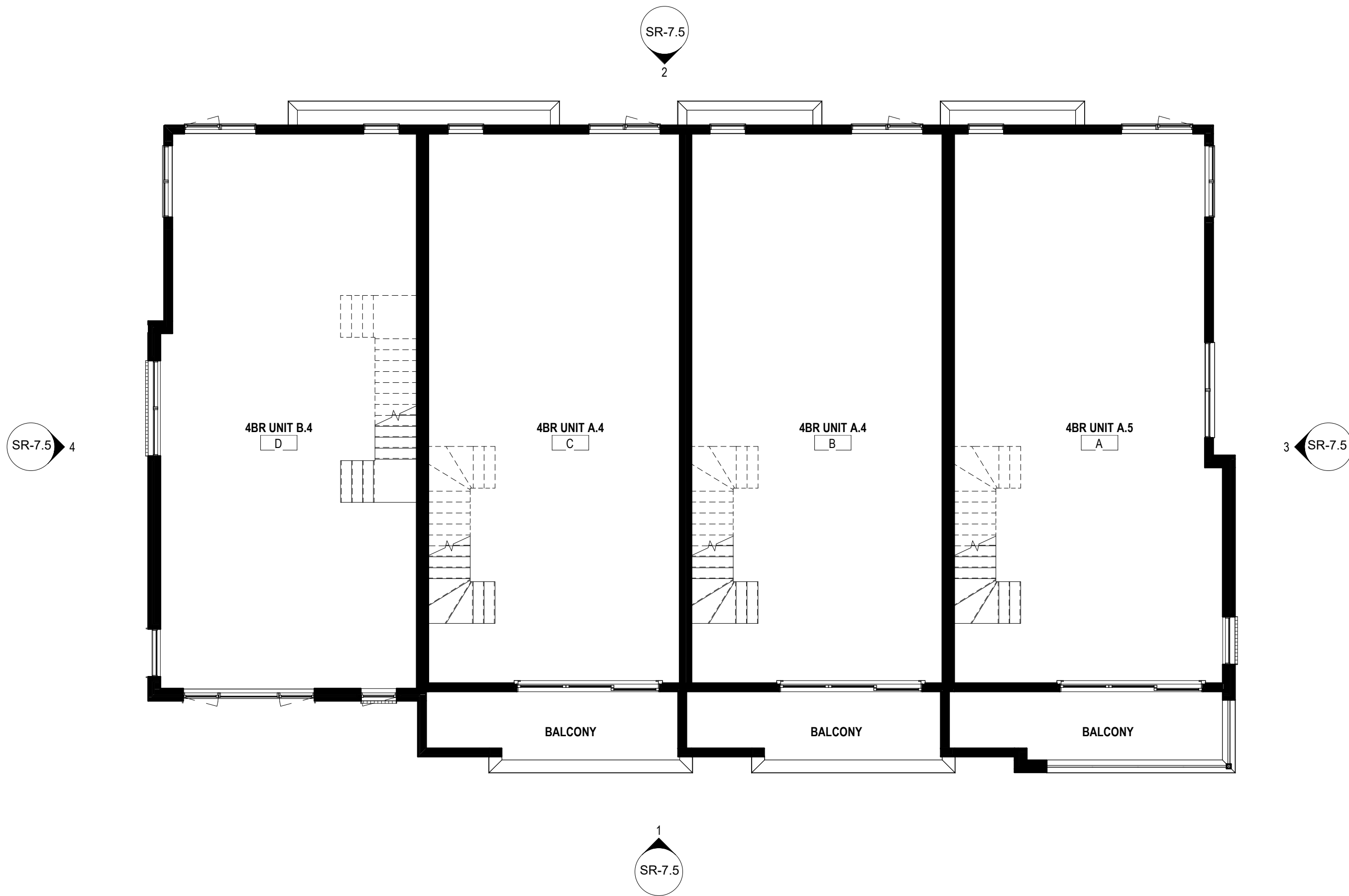


BUILDING 7 - LEVEL 1
1/8" = 1'-0"

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2 BUILDING 7 - ROOF DECK
1/8" = 1'-0"

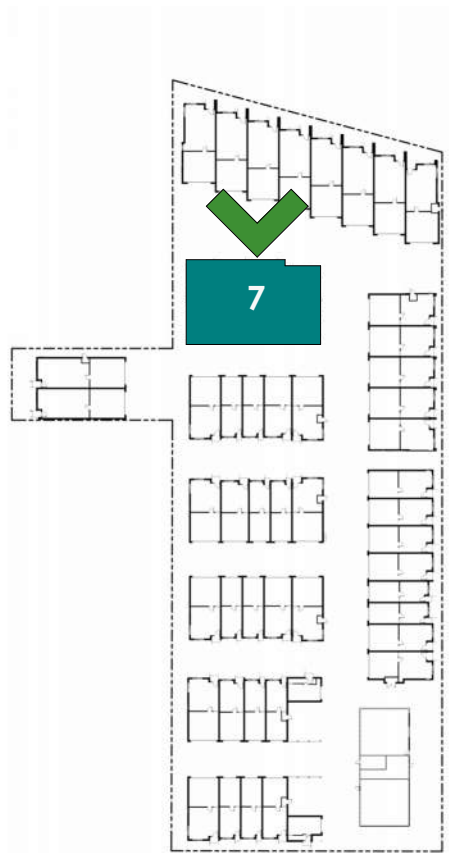


1 BUILDING 7 - LEVEL 3
1/8" = 1'-0"

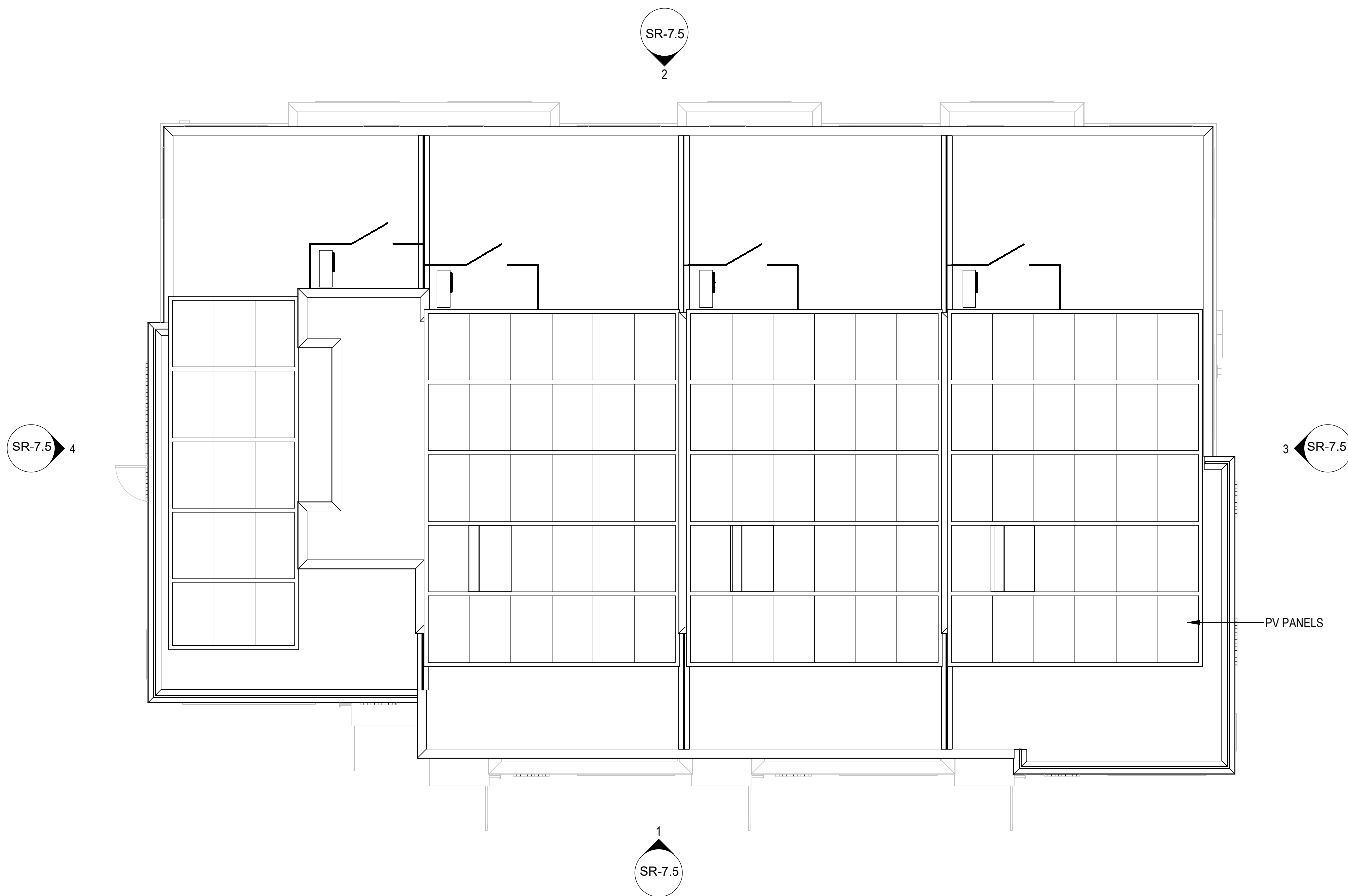
2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

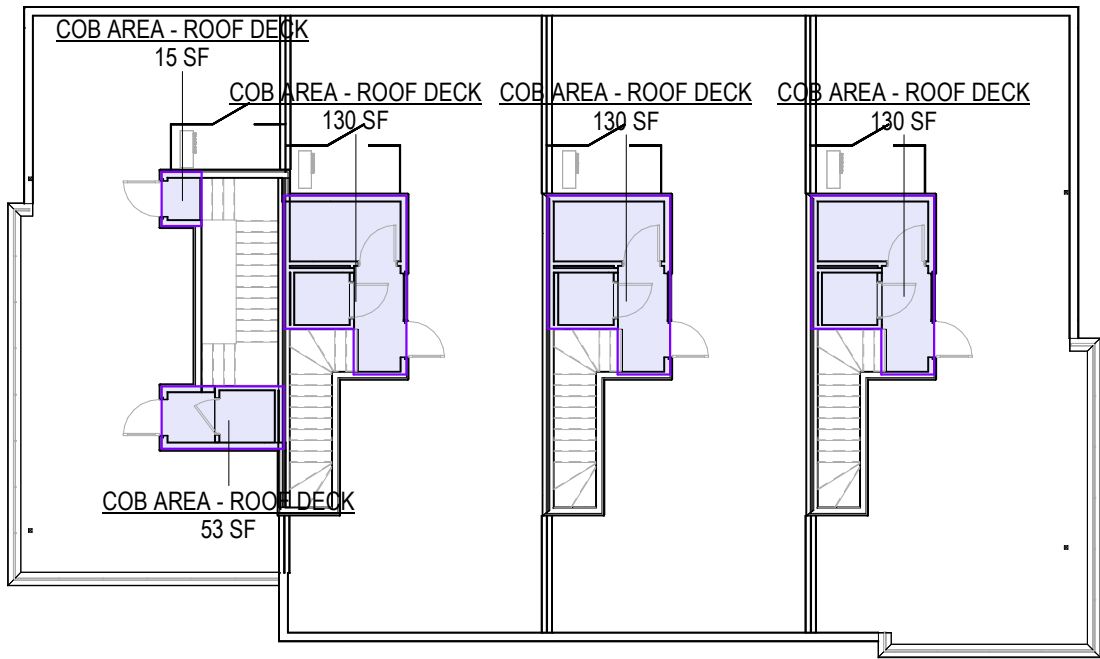


1 BUILDING 7 - ROOF PLAN
1/8" = 1'-0"

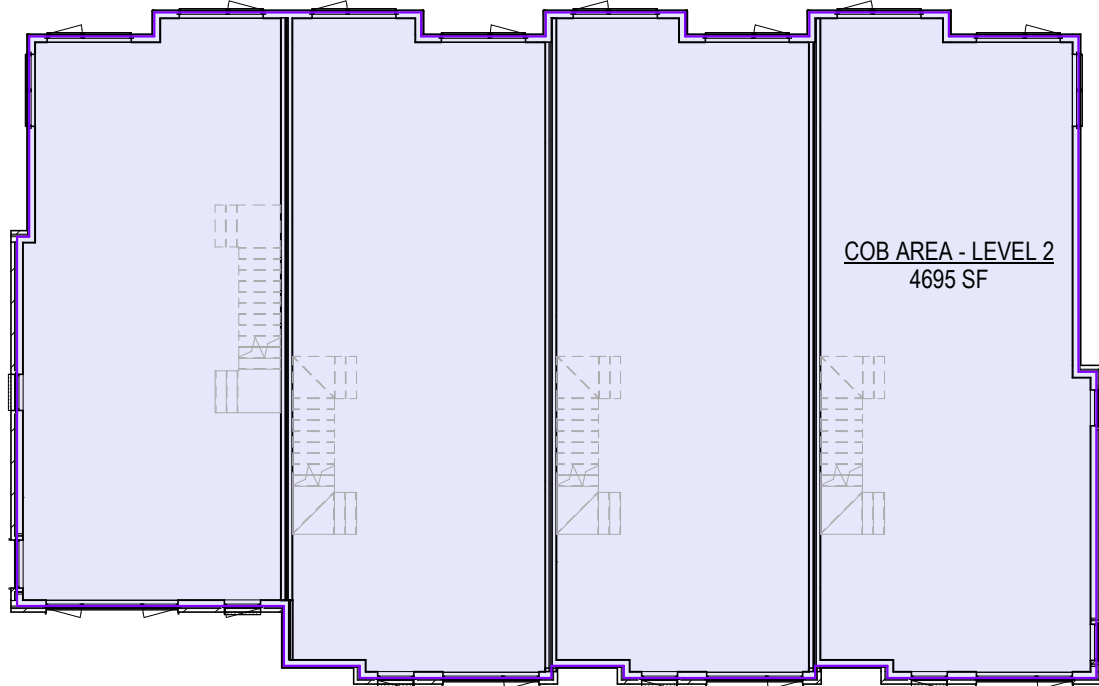
2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

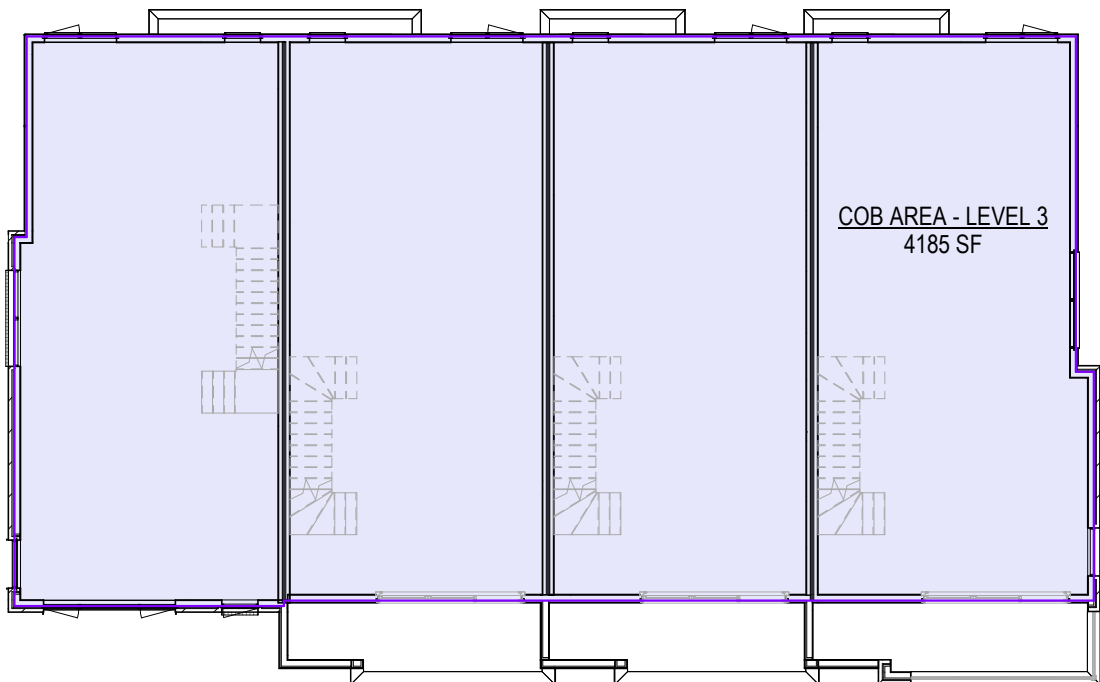
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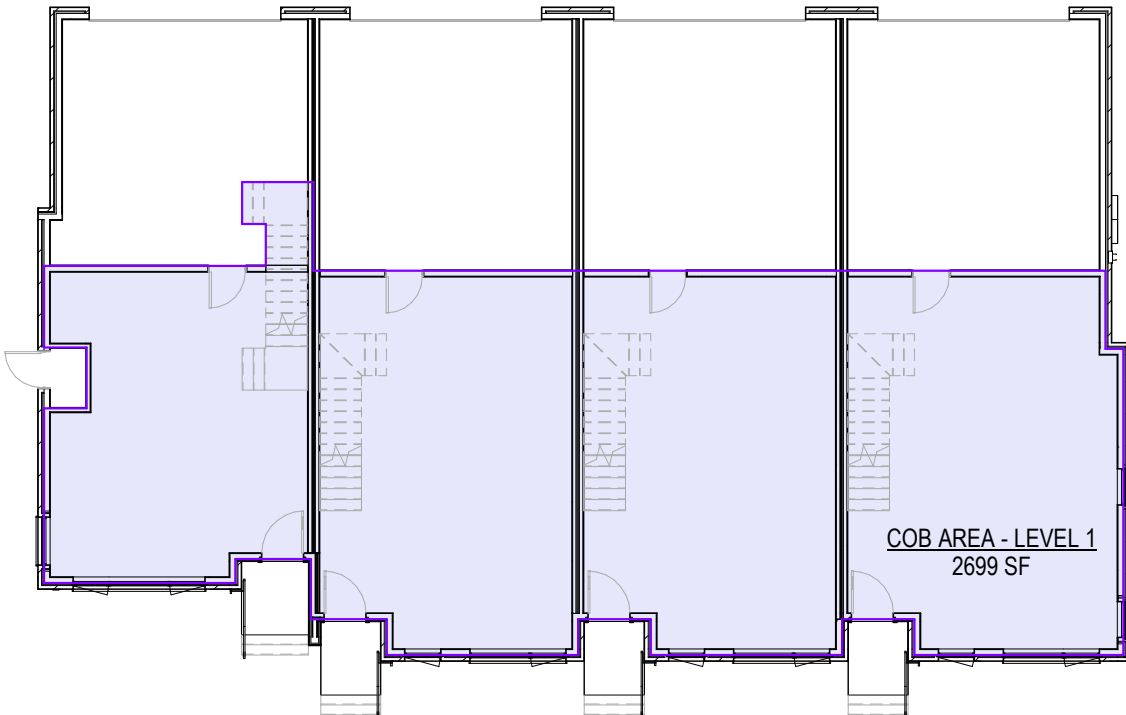
4 BUILDING 7 - ROOF DECK AREA PLAN
1/16" = 1'-0"



2 BUILDING 7 - LEVEL 2 AREA PLAN
1/16" = 1'-0"



3 BUILDING 7 - LEVEL 3 AREA PLAN
1/16" = 1'-0"



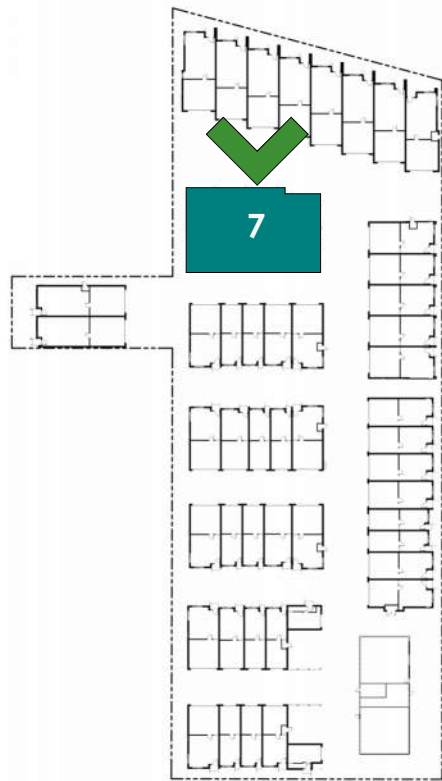
1 BUILDING 7 - LEVEL 1 AREA PLAN
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE A.5	725 SF
UNIT B - UNIT TYPE A.4	687 SF
UNIT C - UNIT TYPE A.4	689 SF
UNIT D - UNIT TYPE B.4	598 SF
LEVEL 1	2699 SF
LEVEL 2	
UNIT A - UNIT TYPE A.5	1233 SF
UNIT B - UNIT TYPE A.4	1194 SF
UNIT C - UNIT TYPE A.4	1196 SF
UNIT D - UNIT TYPE B.4	1073 SF
LEVEL 2	4695 SF
LEVEL 3	
UNIT A - UNIT TYPE A.5	1064 SF
UNIT B - UNIT TYPE A.4	1035 SF
UNIT C - UNIT TYPE A.4	1036 SF
UNIT D - UNIT TYPE B.4	1050 SF
LEVEL 3	4185 SF
T.O. ROOF	
UNIT A - UNIT TYPE A.5	130 SF
UNIT B - UNIT TYPE A.4	130 SF
UNIT C - UNIT TYPE A.4	130 SF
UNIT D - UNIT TYPE B.4	69 SF
T.O. ROOF	459 SF
	12038 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2699 SF
COB AREA - LEVEL 2	4695 SF
COB AREA - LEVEL 3	4185 SF
COB AREA - ROOF DECK	459 SF
	12038 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.

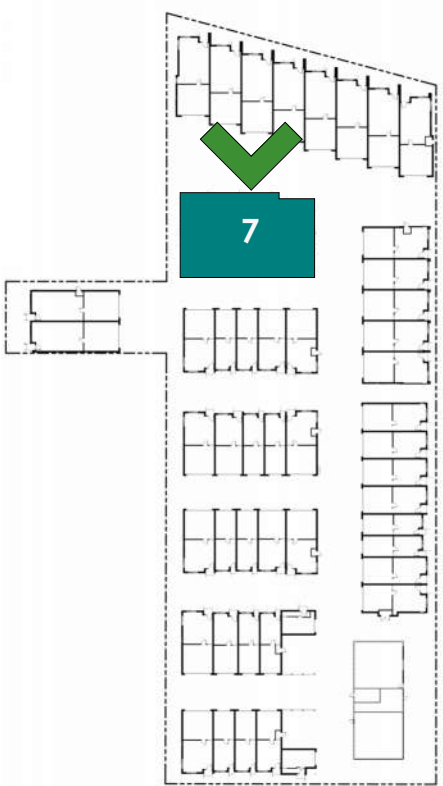


SITE REVIEW
06.14.2024

2504 SPRUCE

2520 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024



BUILDING 7 - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 7 - EAST ELEVATION
1/8" = 1'-0"



BUILDING 7 - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 7 - WEST ELEVATION
1/8" = 1'-0"



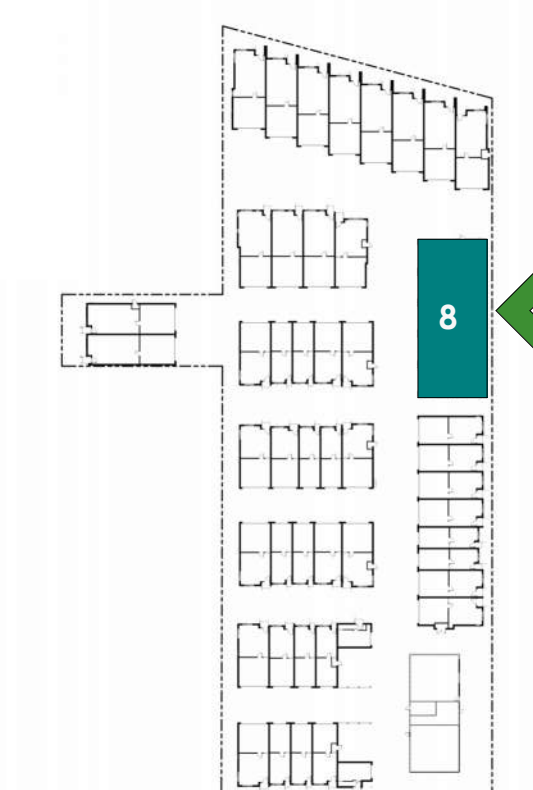
COBURN
ARCHITECTURE

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

2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

SHEET No.

SR-8.0
BLDG 8 - PERSPECTIVE



4 NORTHEAST PERSPECTIVE



2 NORTHWEST PERSPECTIVE



3 SOUTHWEST PERSPECTIVE



1 SOUTHEAST PERSPECTIVE

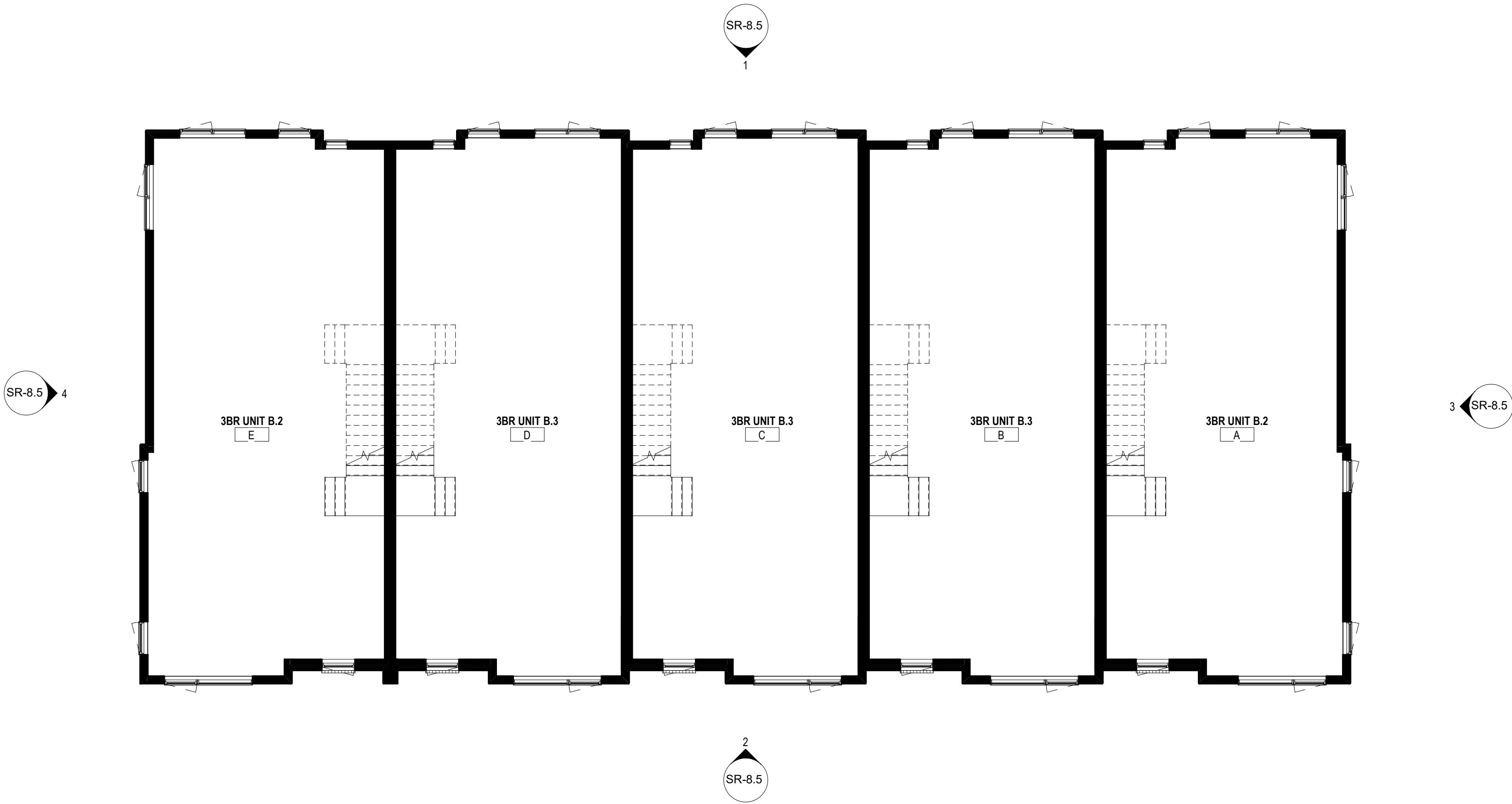
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



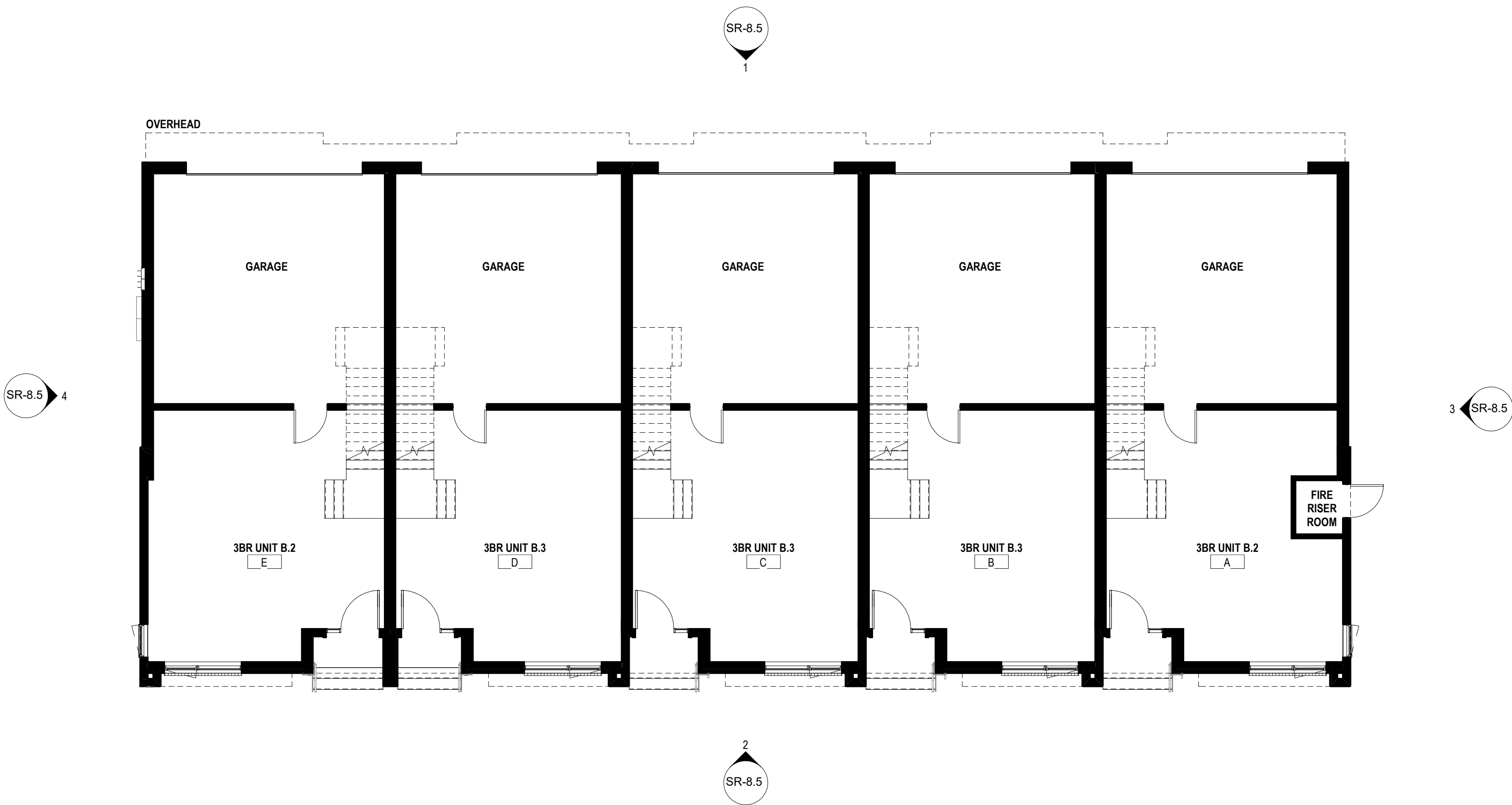
2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

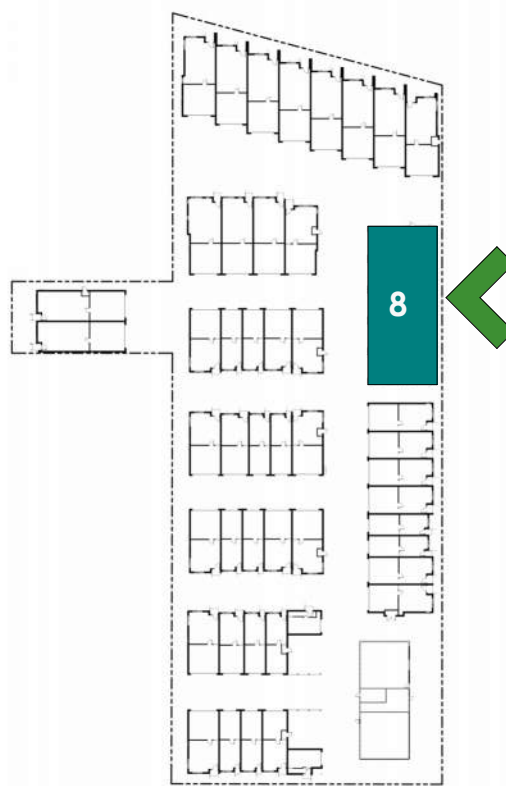
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BUILDING 8 - LEVEL 2
1/8" = 1'-0"



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

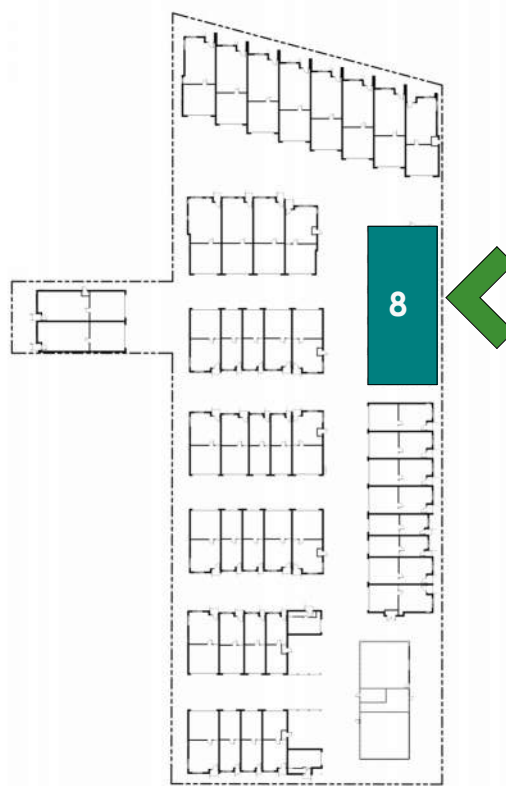


SITE REVIEW
06.14.2024

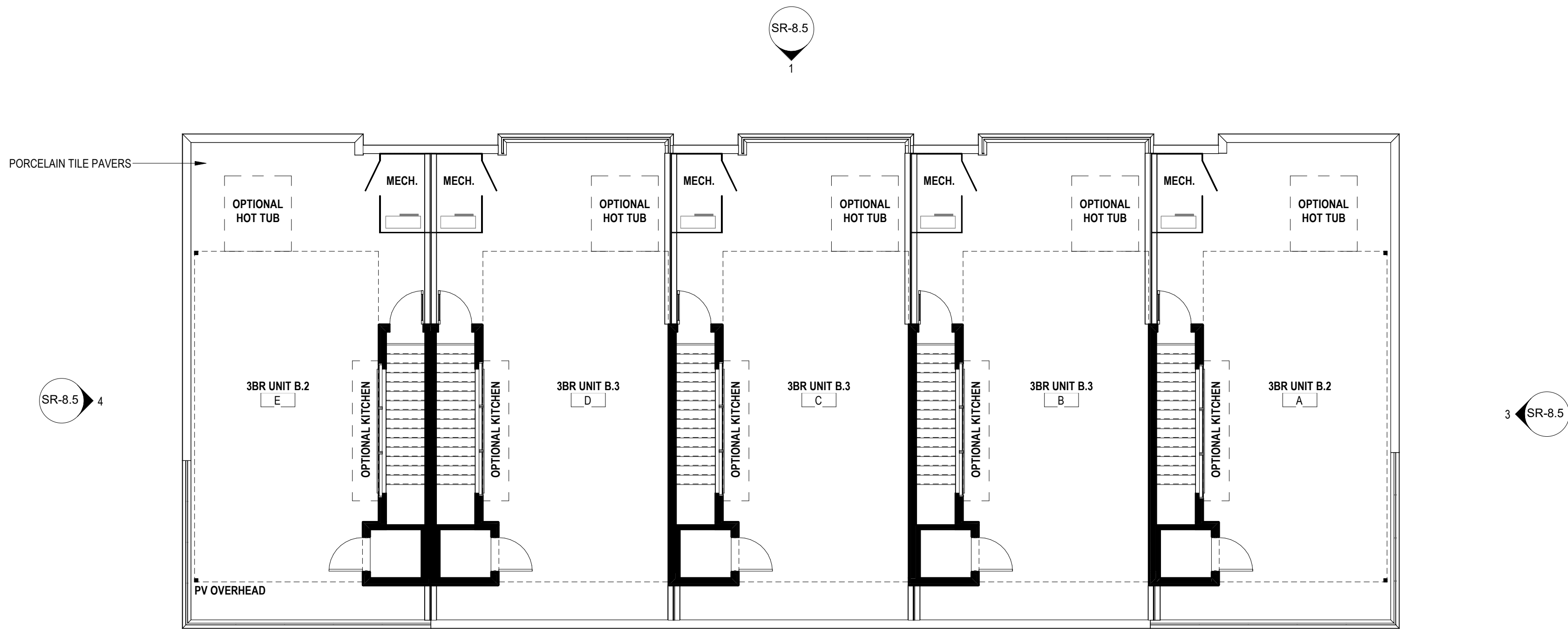
2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

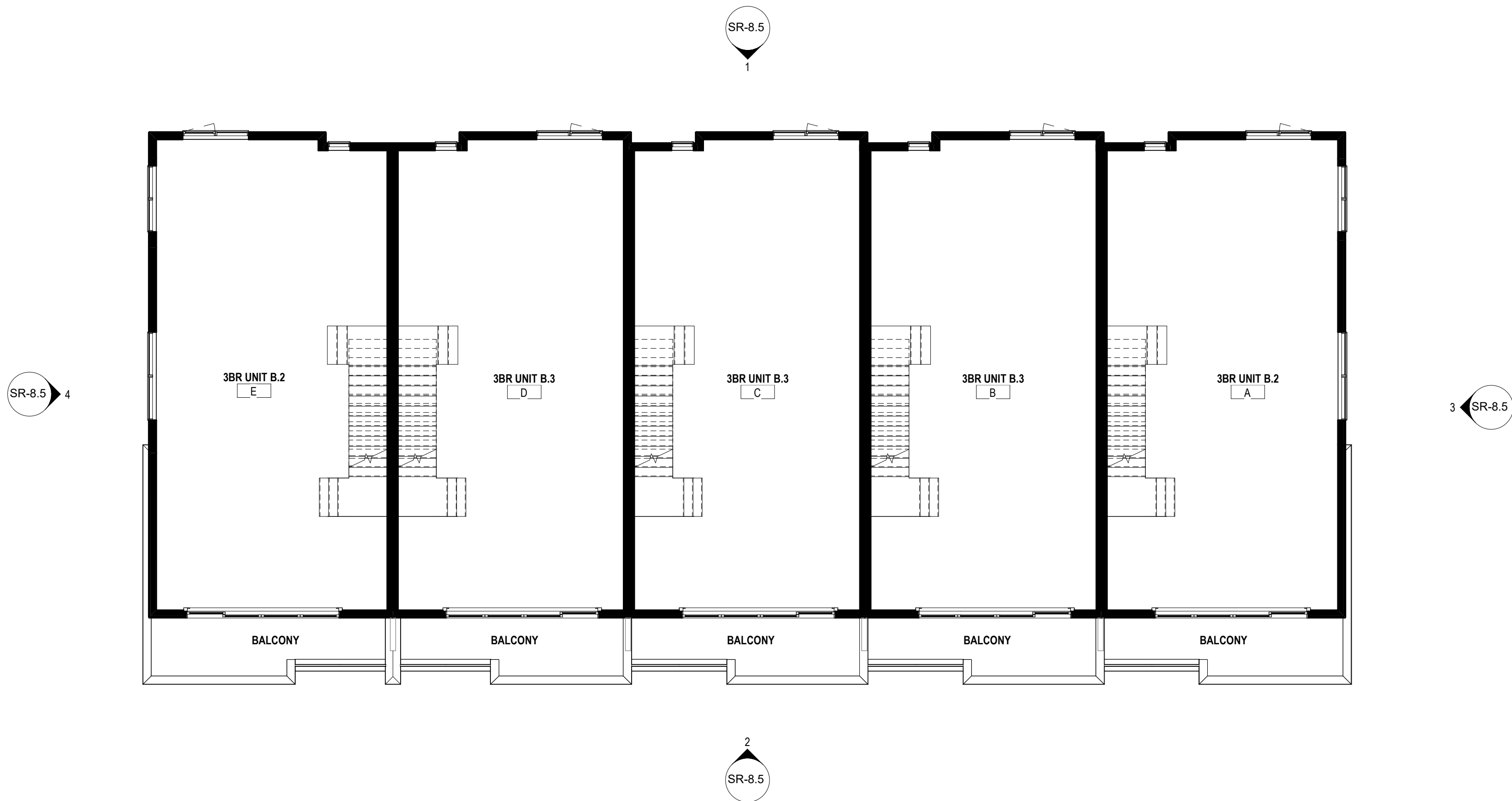
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SITE REVIEW
06.14.2024



2 BUILDING 8 - ROOF DECK
1/8" = 1'-0"

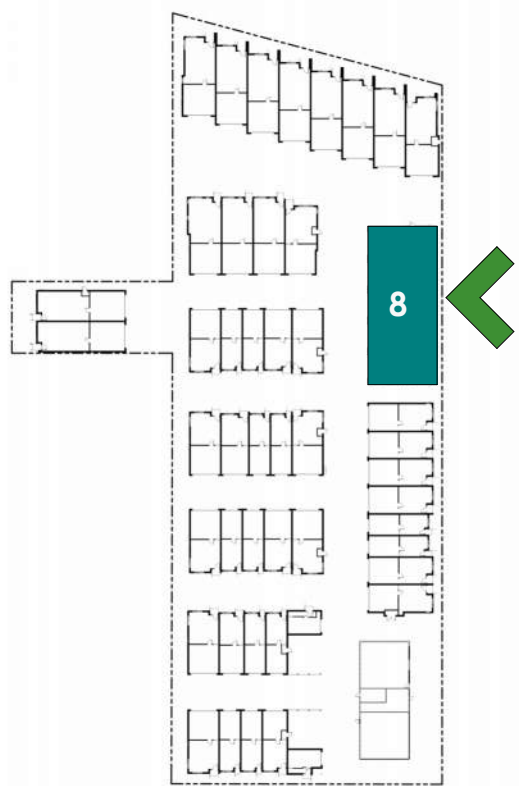


1 BUILDING 8 - LEVEL 3
1/8" = 1'-0"

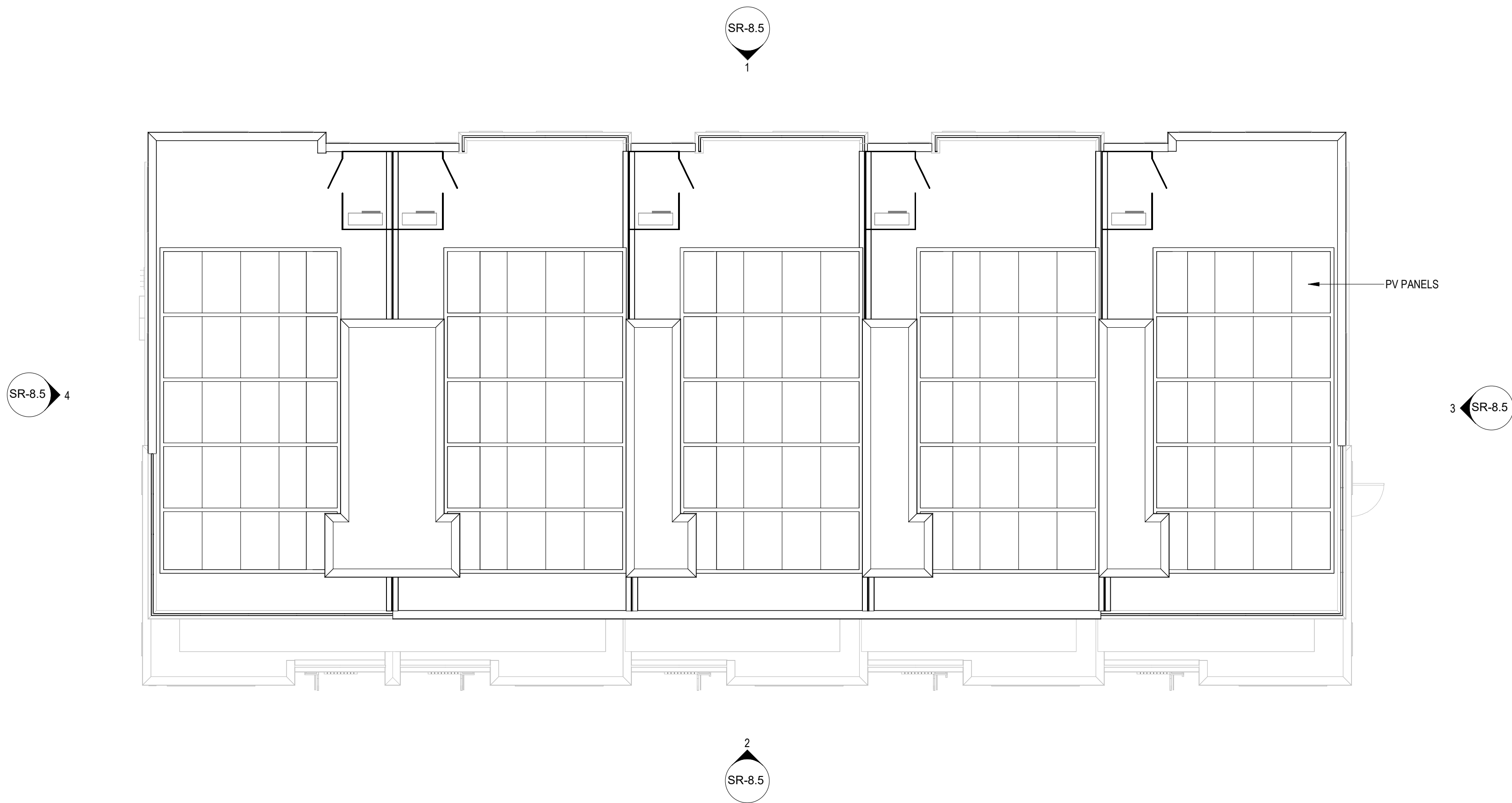
2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
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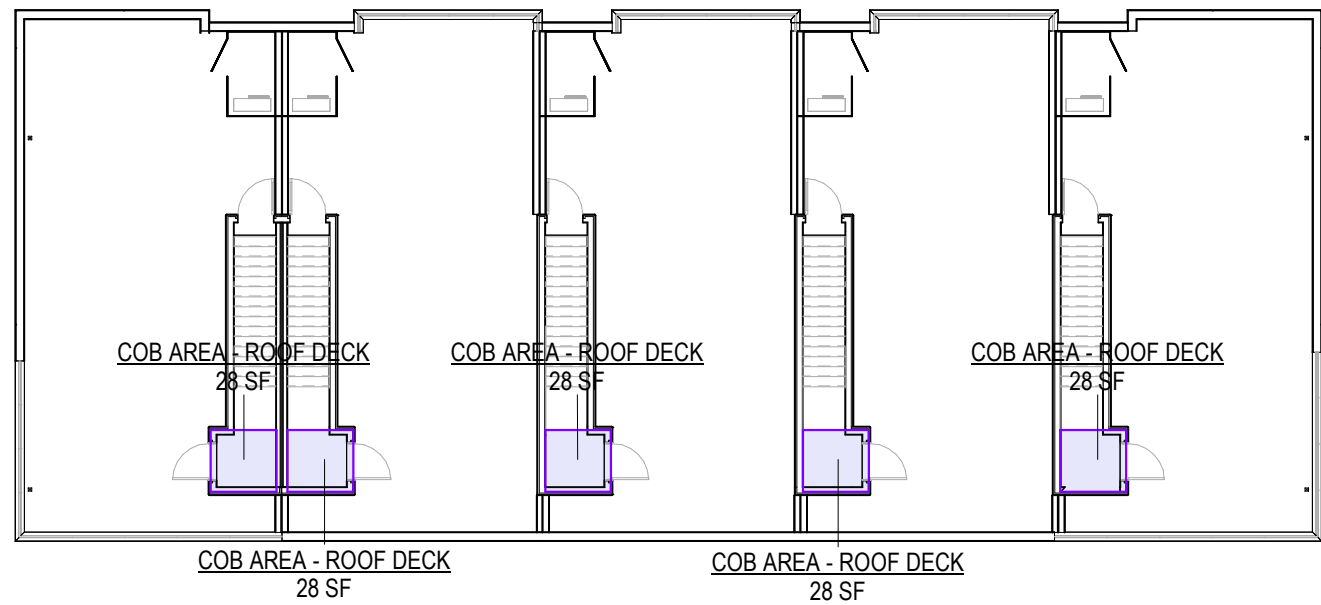


BUILDING 8 - ROOF PLAN
1/8" = 1'-0"

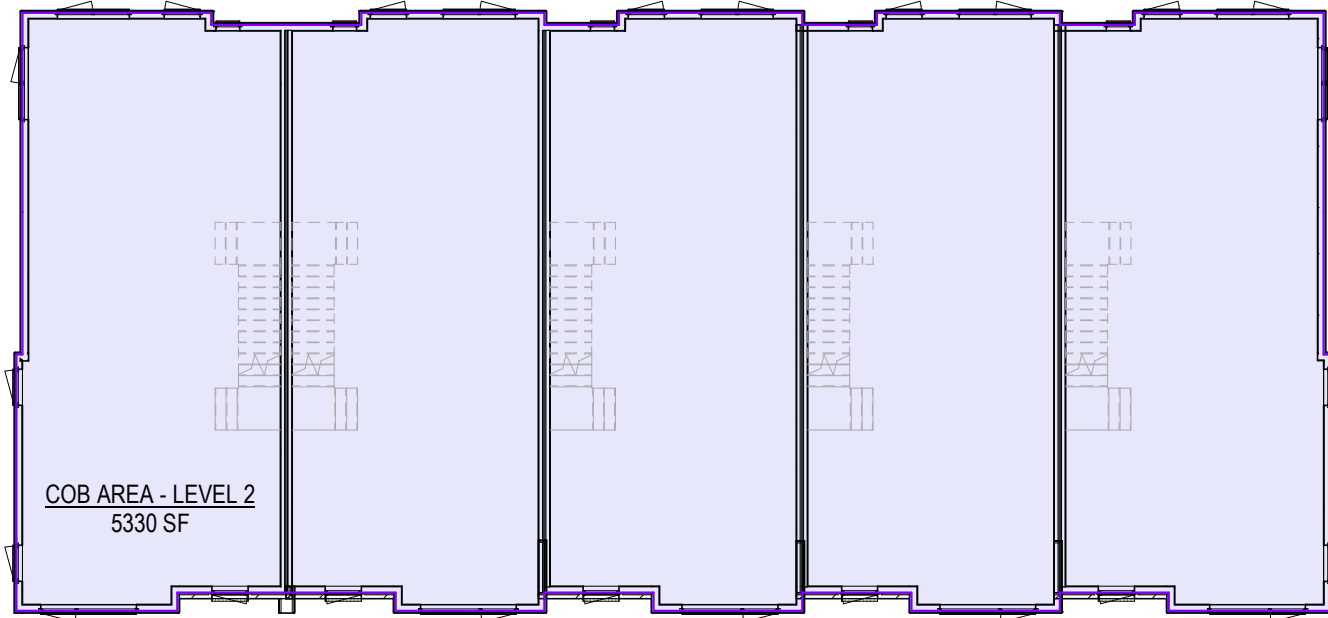
2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

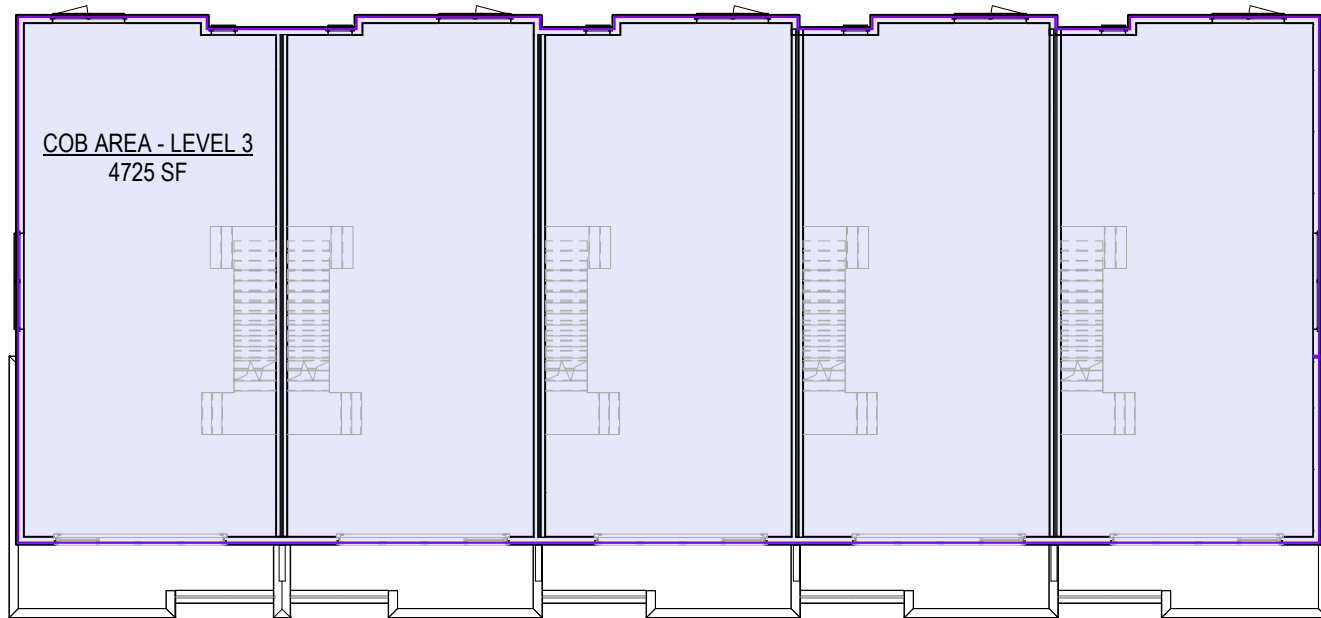
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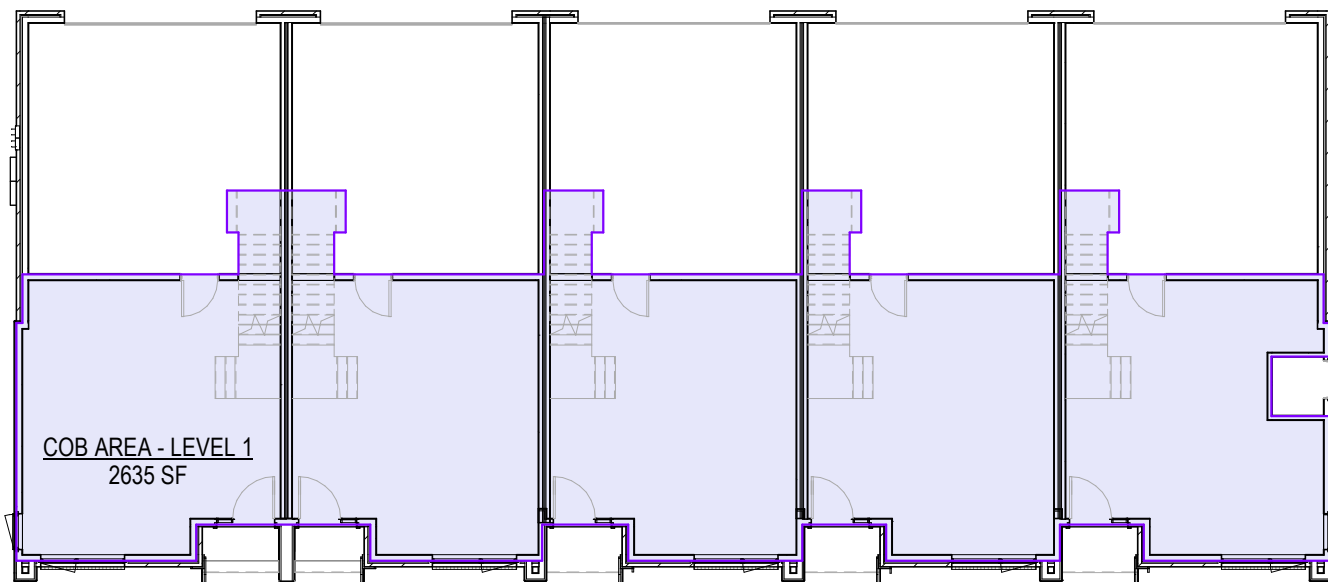
4 BUILDING 8 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 8 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 8 - LEVEL 3 AREA
1/16" = 1'-0"



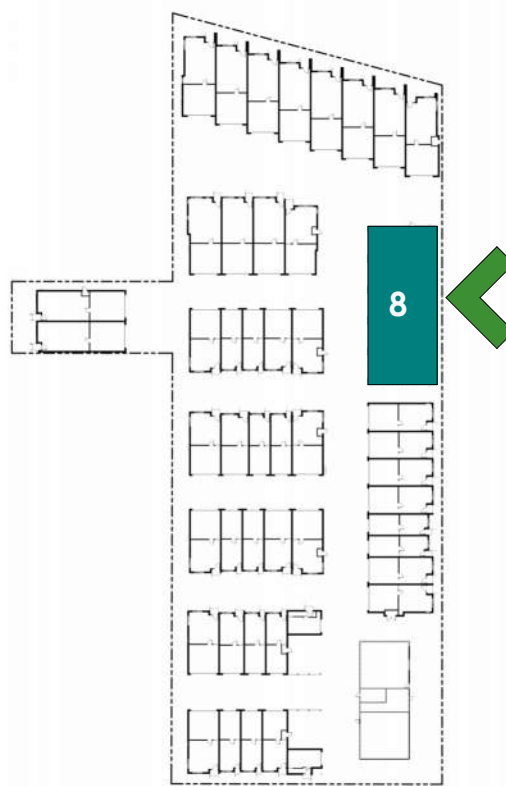
1 BUILDING 8 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE B.2	521 SF
UNIT B - UNIT TYPE B.3	523 SF
UNIT C - UNIT TYPE B.3	523 SF
UNIT D - UNIT TYPE B.3	523 SF
UNIT E - UNIT TYPE B.2	544 SF
LEVEL 1	2635 SF
LEVEL 2	
UNIT A - UNIT TYPE B.2	1087 SF
UNIT B - UNIT TYPE B.3	1051 SF
UNIT C - UNIT TYPE B.3	1052 SF
UNIT D - UNIT TYPE B.3	1052 SF
UNIT E - UNIT TYPE B.2	1088 SF
LEVEL 2	5330 SF
LEVEL 3	
UNIT A - UNIT TYPE B.2	958 SF
UNIT B - UNIT TYPE B.3	936 SF
UNIT C - UNIT TYPE B.3	936 SF
UNIT D - UNIT TYPE B.3	936 SF
UNIT E - UNIT TYPE B.2	959 SF
LEVEL 3	4725 SF
T.O. ROOF	
UNIT A - UNIT TYPE B.2	28 SF
UNIT B - UNIT TYPE B.3	28 SF
UNIT C - UNIT TYPE B.3	28 SF
UNIT D - UNIT TYPE B.3	28 SF
UNIT E - UNIT TYPE B.2	28 SF
T.O. ROOF	141 SF
	12831 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	2635 SF
COB AREA - LEVEL 2	5330 SF
COB AREA - LEVEL 3	4725 SF
COB AREA - ROOF DECK	141 SF
	12831 SF

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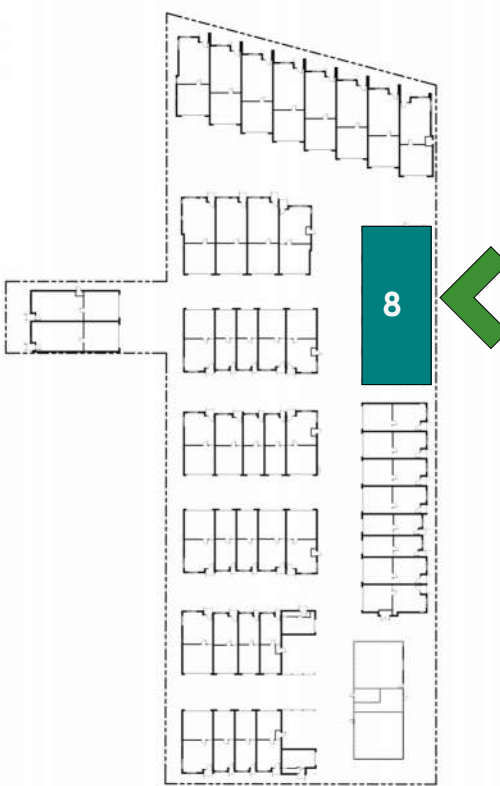


SITE REVIEW
06.14.2024

2504 SPRUCE

2510 SPRUCE STREET,
BOULDER, CO

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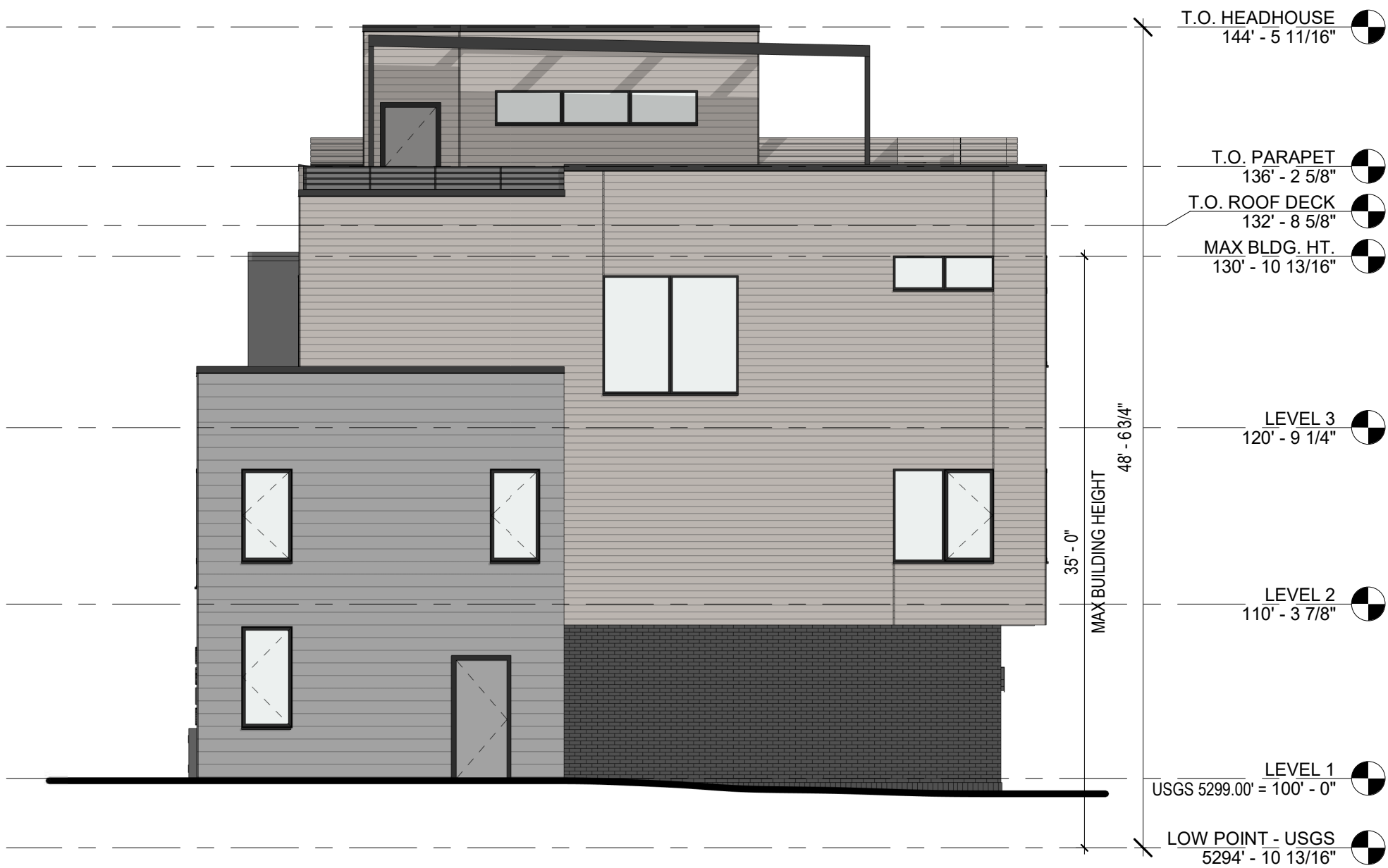
BUILDING 8 - EAST ELEVATION

1/8" = 1'-0"



BUILDING 8 - NORTH ELEVATION

1/8" = 1'-0"



BUILDING 8 - WEST ELEVATION

1/8" = 1'-0"



BUILDING 8 - SOUTH ELEVATION

1/8" = 1'-0"

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



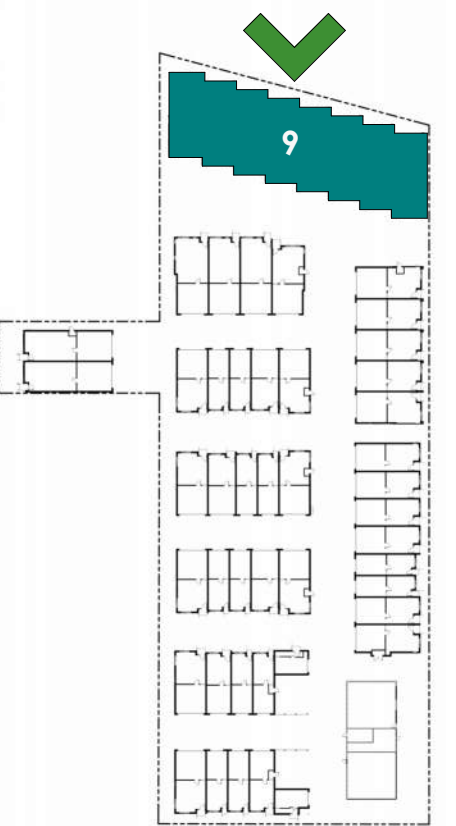
COBURN
ARCHITECTURE

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

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

SHEET No.

SR-9.0

BLDG 9 - PERSPECTIVE



4 NORTHWEST PERSPECTIVE



2 SOUTHWEST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE



1 NORTHEAST PERSPECTIVE

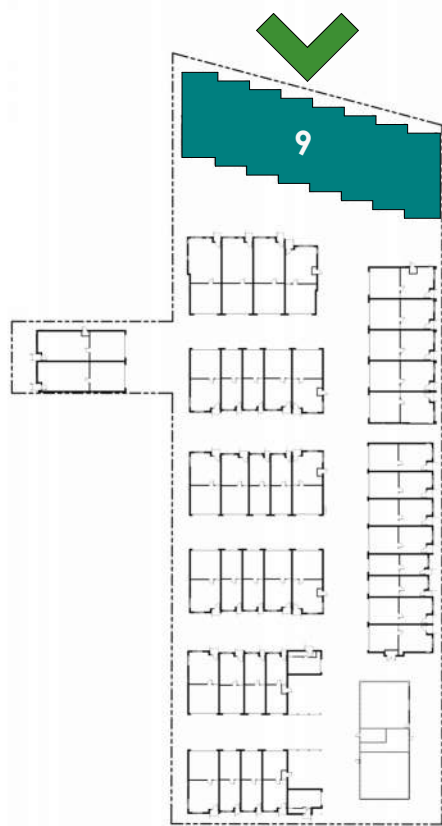
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SCALE: 1/8" = 1'-0"



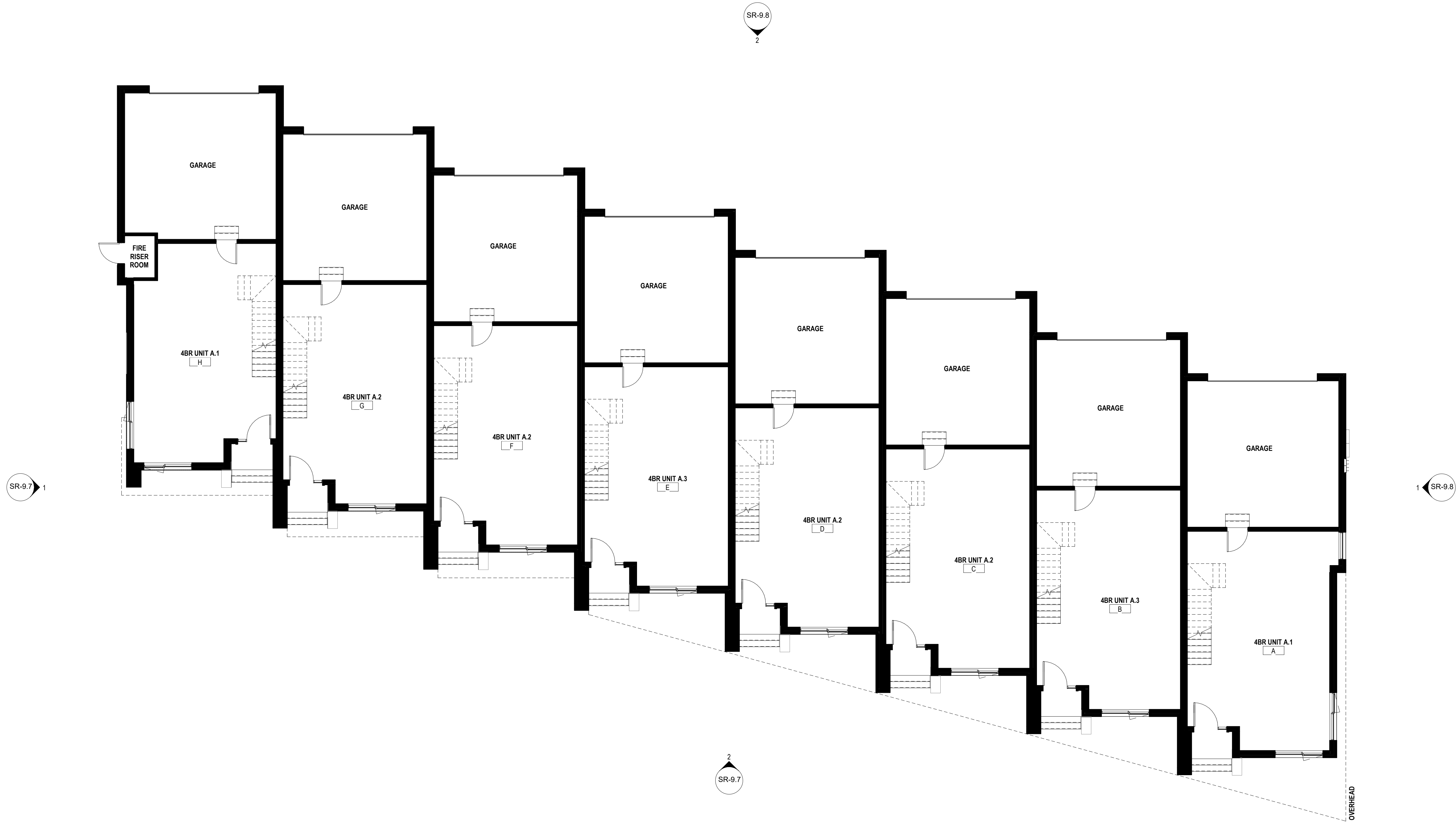
2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

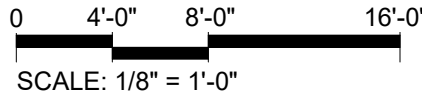
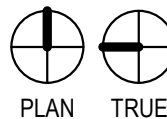
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SITE REVIEW
06.14.2024



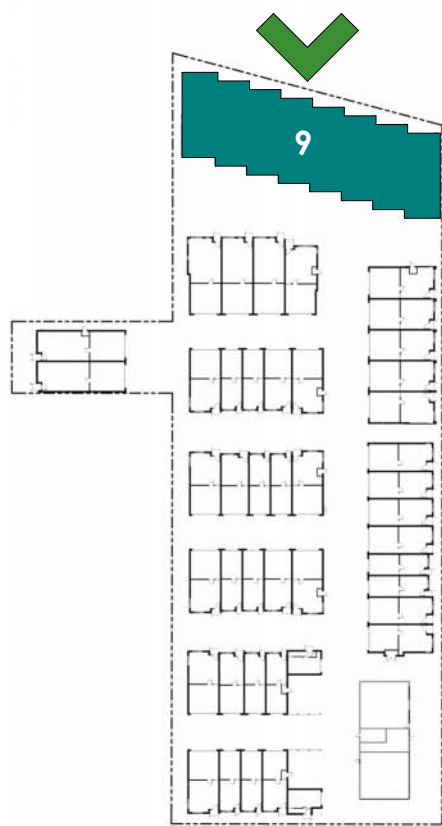
BUILDING 9 - LEVEL 1
1/8" = 1'-0"



2504 SPRUCE

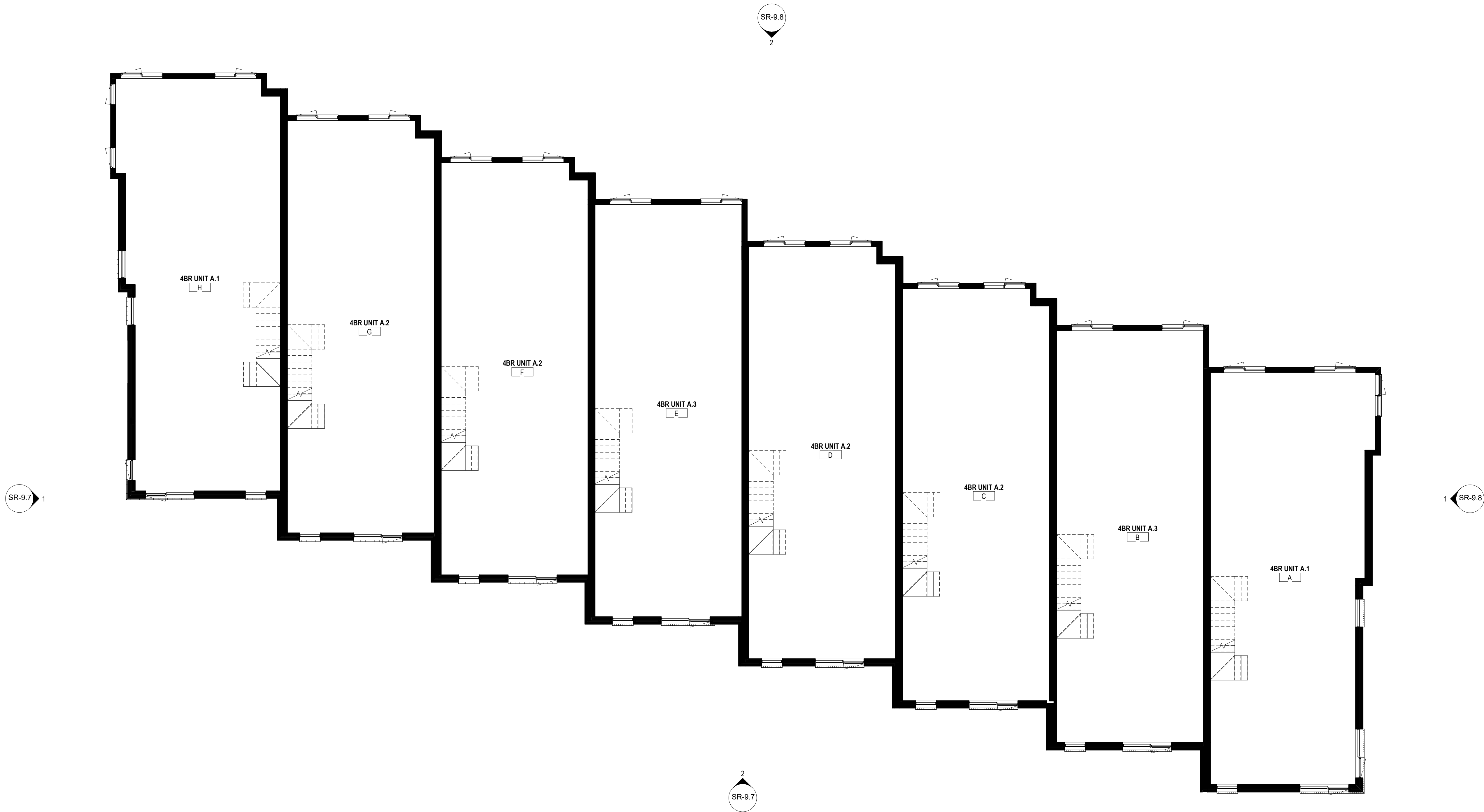
2050 FOLSOM STREET,
BOULDER, CO

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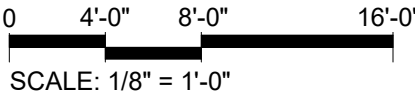
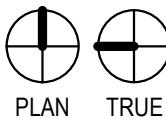


SITE REVIEW
06.14.2024

SHEET No.
SR-9.2
BLDG 9 - LEVEL 2



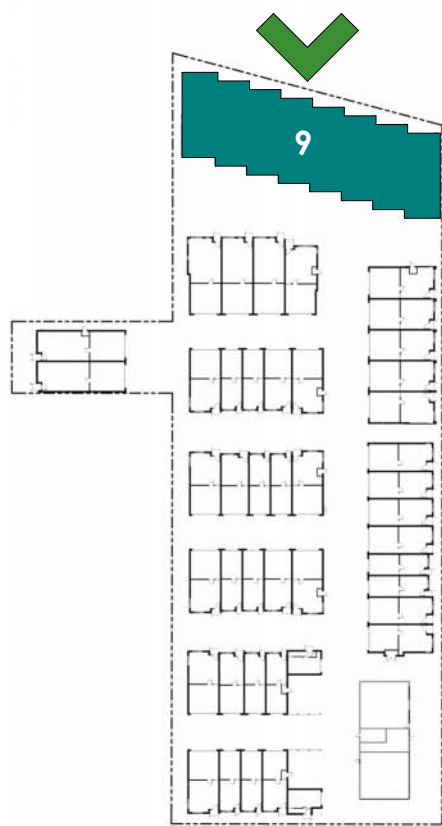
BUILDING 9 - LEVEL 2
1/8" = 1'-0"



2504 SPRUCE

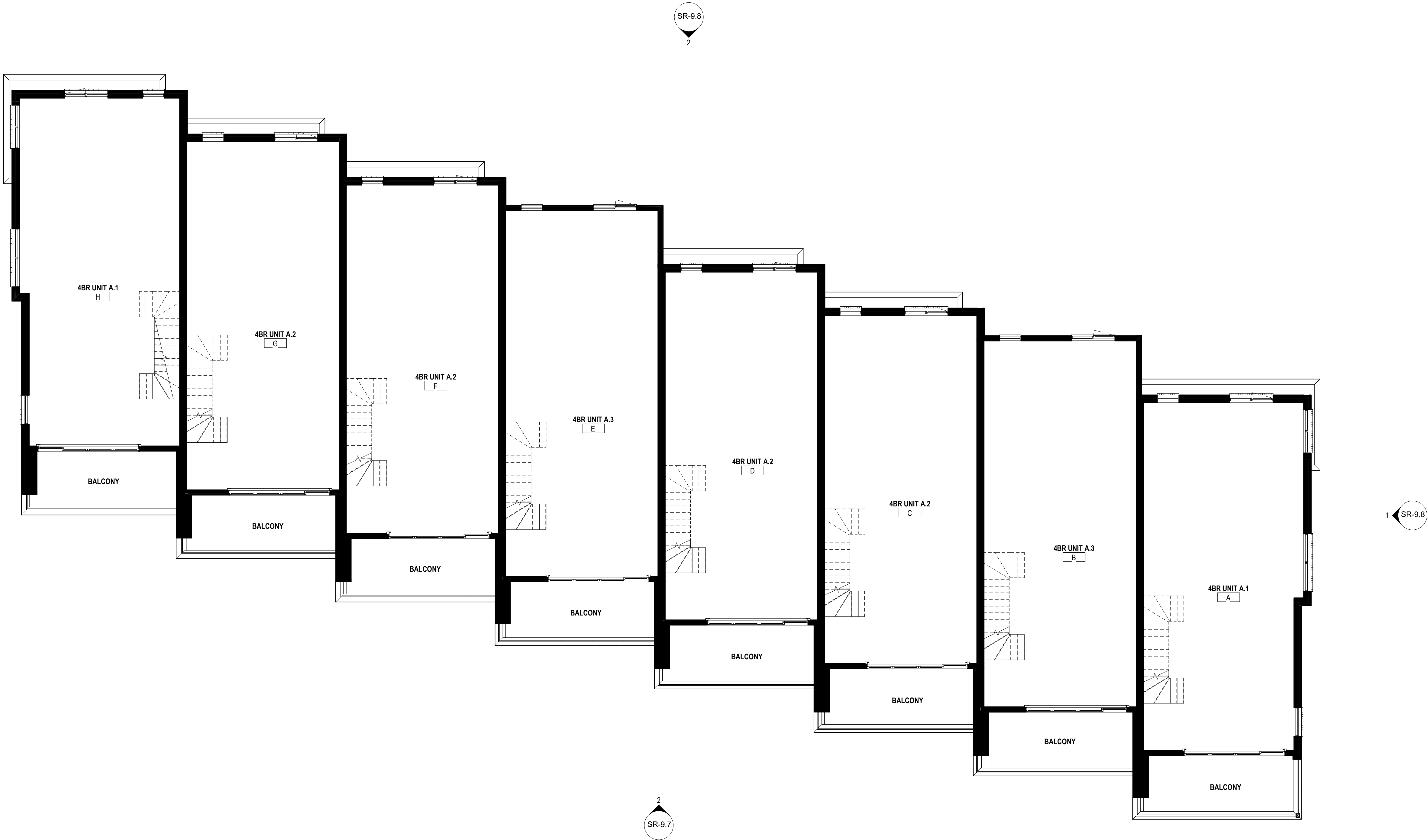
2050 FOLSOM STREET,
BOULDER, CO

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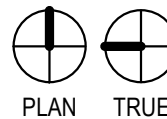


SITE REVIEW
06.14.2024

SHEET No.
SR-9.3
BLDG 9 - LEVEL 3



BUILDING 9 - LEVEL 3
1/8" = 1'-0"

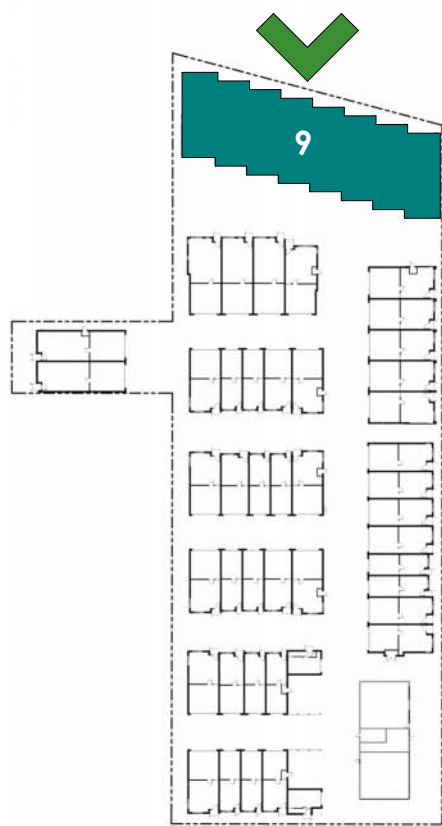


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

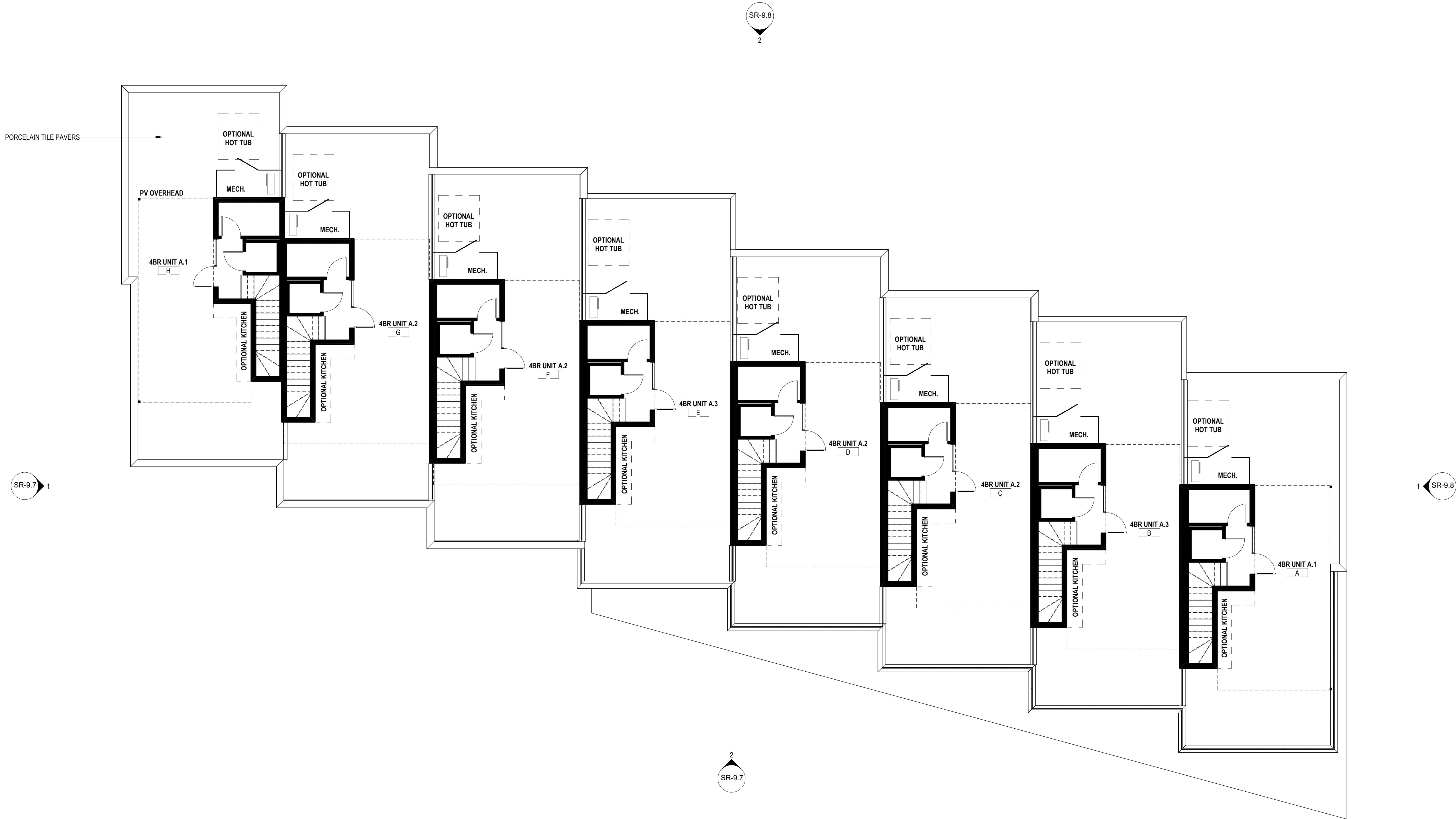
2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

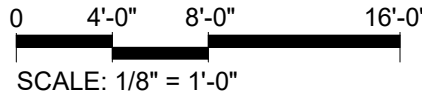
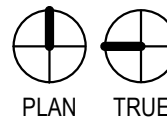
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SITE REVIEW
06.14.2024



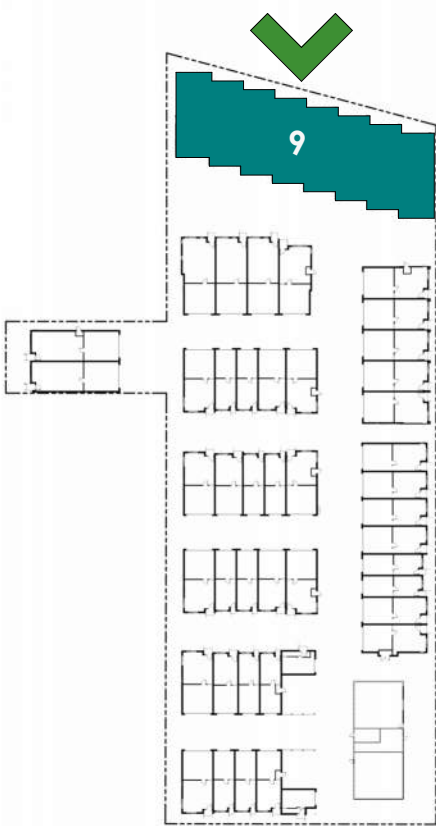
BUILDING 9 - ROOF DECK
1/8" = 1'-0"



2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

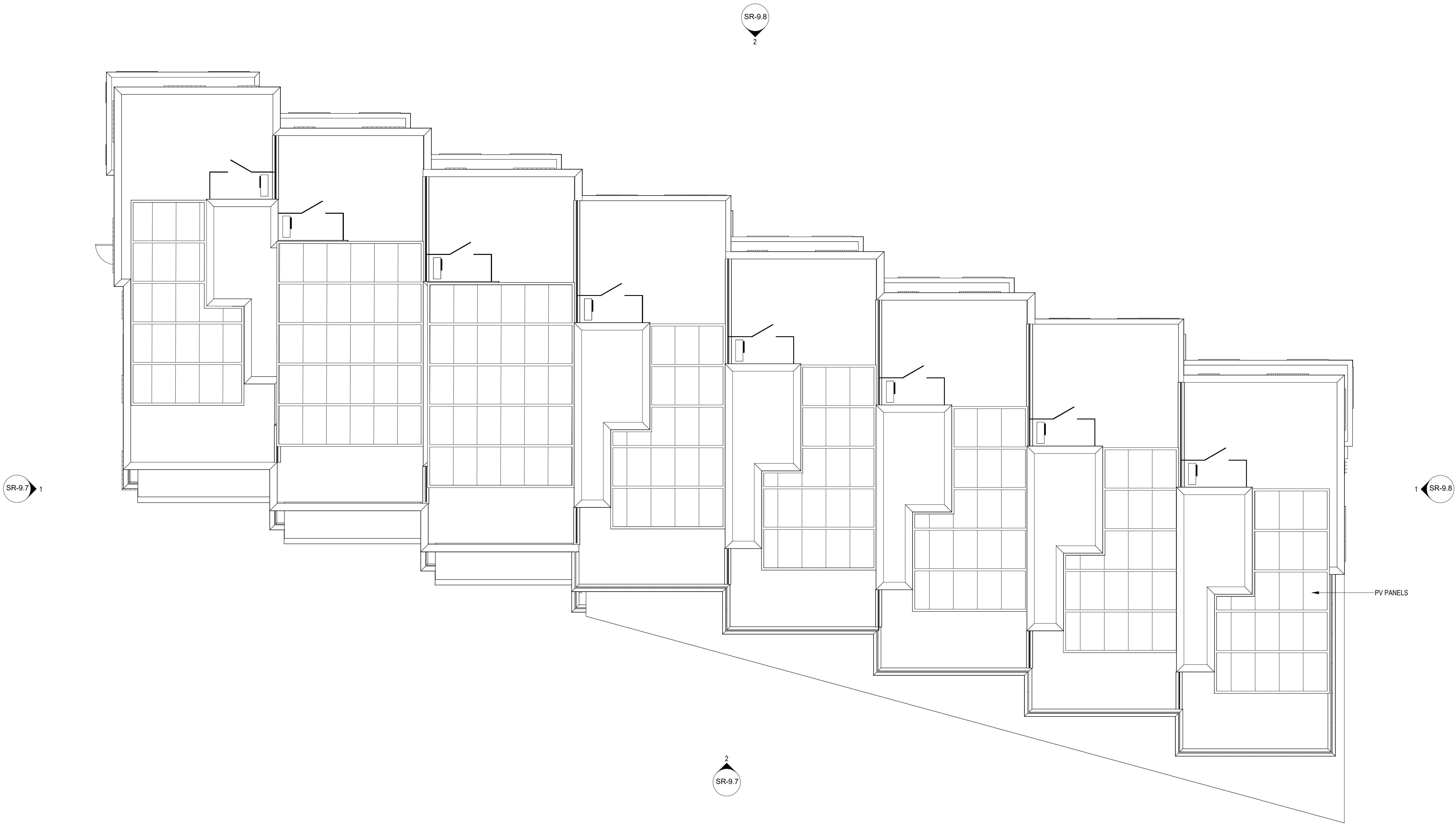
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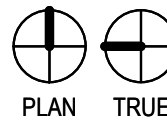
SITE REVIEW
06.14.2024

SHEET No.

SR-9.5
BLDG 9 - ROOF PLAN



BUILDING 9 - ROOF PLAN
1/8" = 1'-0"

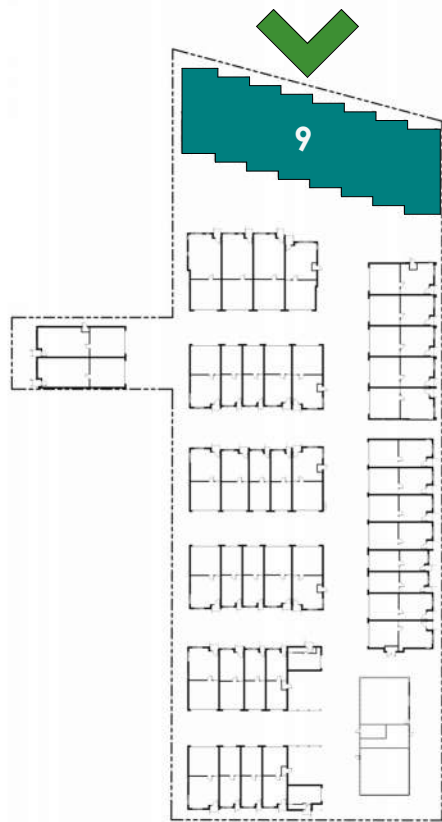


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

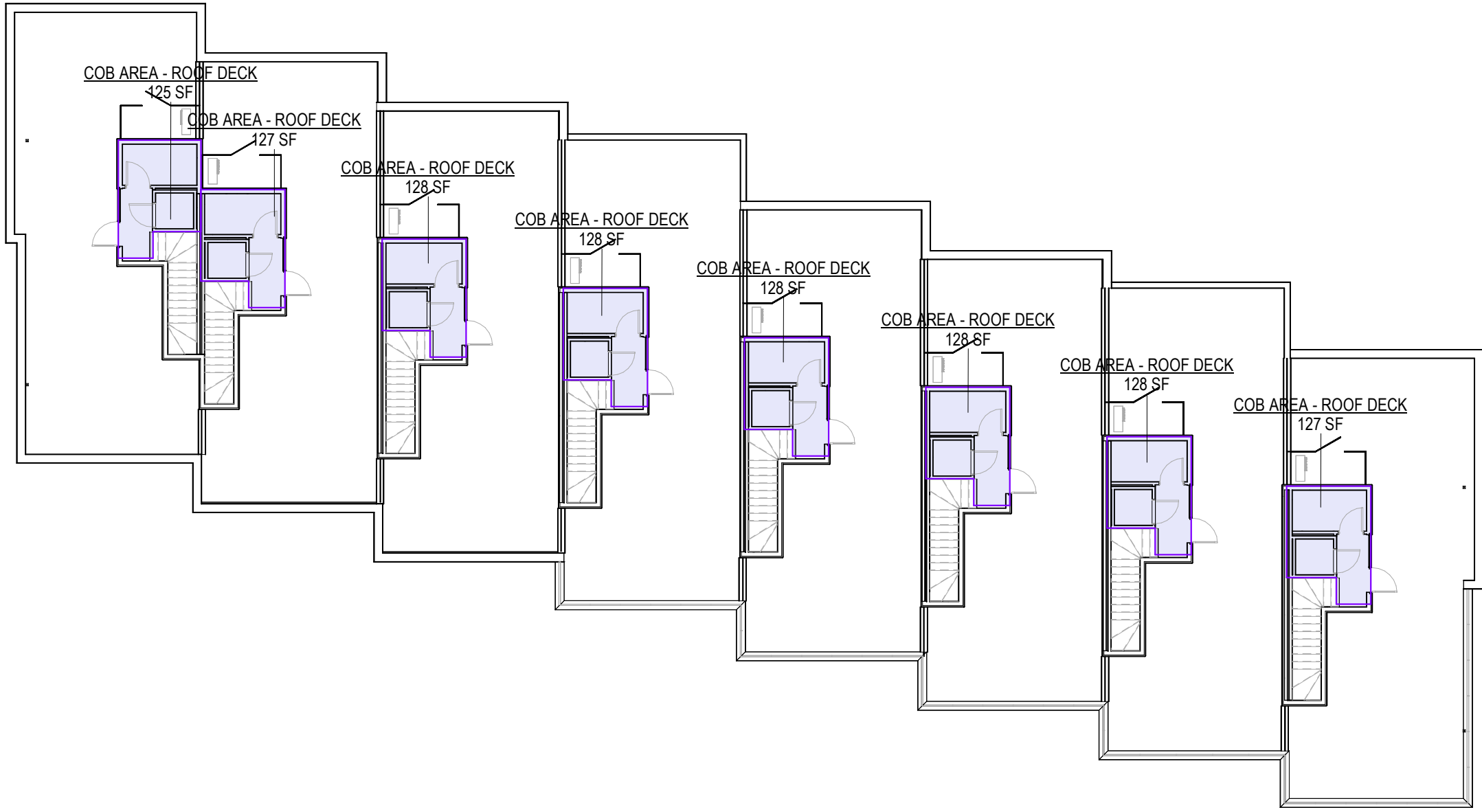
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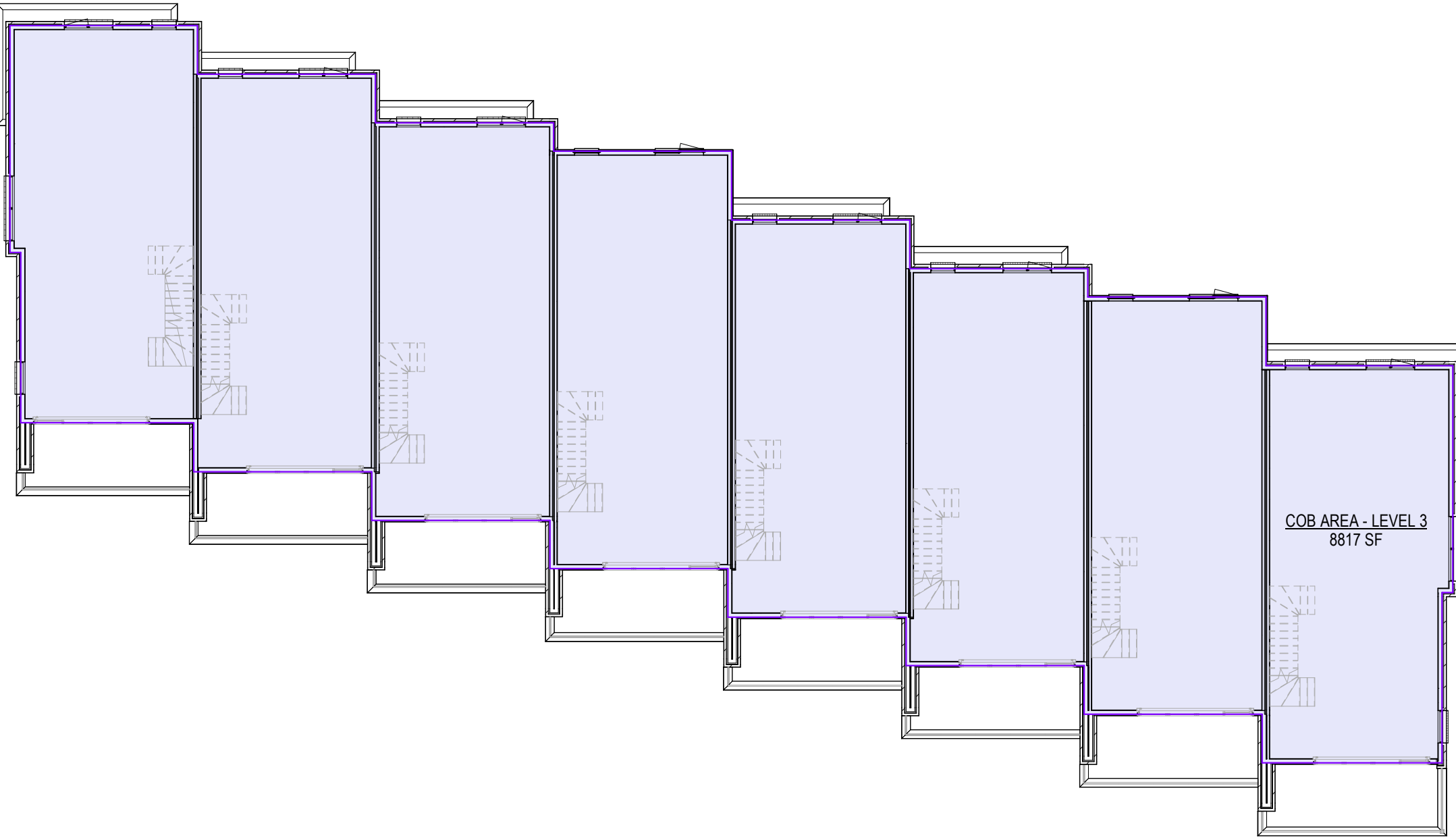
SITE REVIEW
06.14.2024

SHEET No.

SR-9.6
BLDG 9 - AREA PLANS



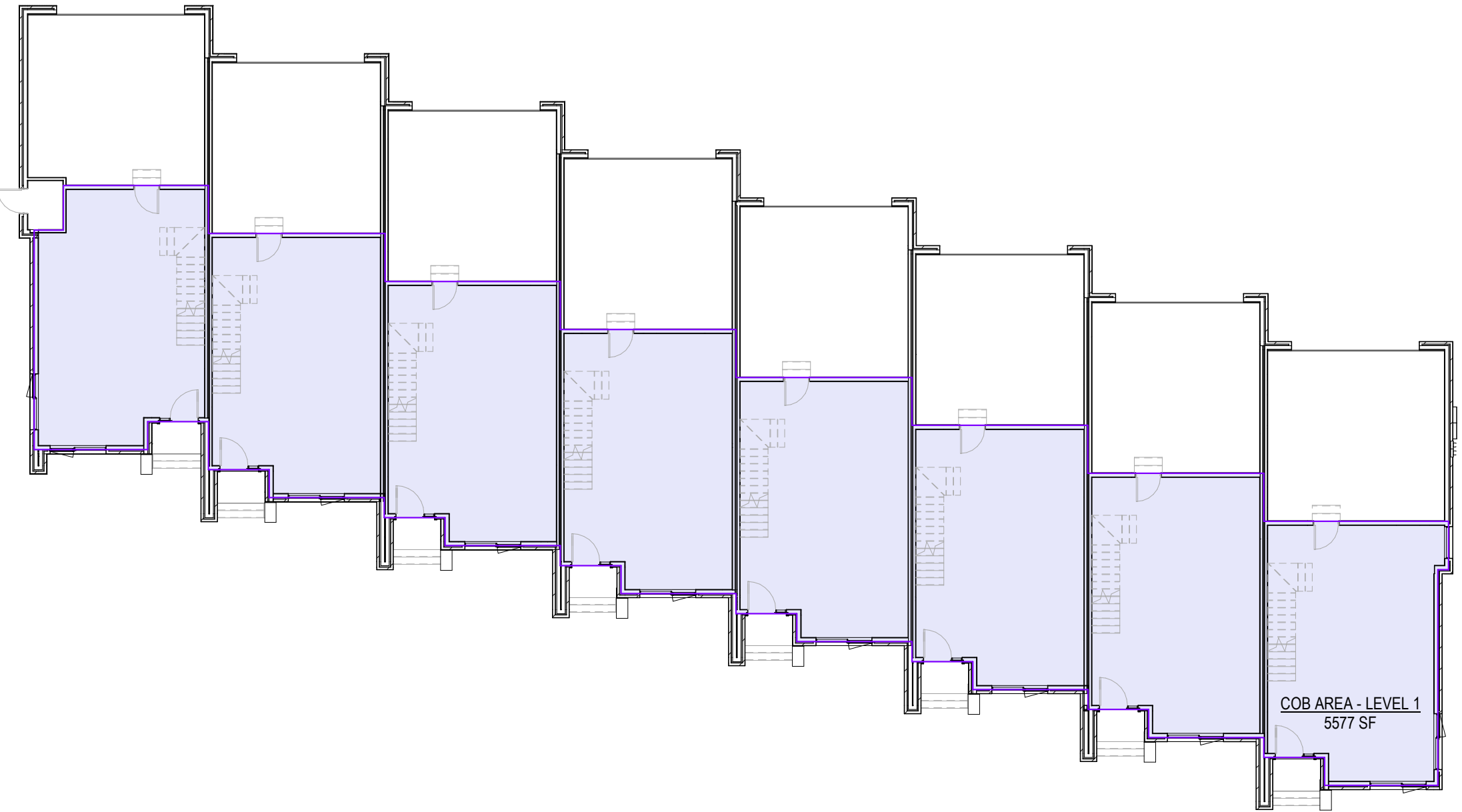
4 BUILDING 9 - ROOF DECK AREA PLAN
1/16" = 1'-0"



3 BUILDING 9 - LEVEL 3 AREA PLAN
1/16" = 1'-0"



2 BUILDING 9 - LEVEL 2 AREA PLAN
1/16" = 1'-0"



1 BUILDING 9 - LEVEL 1 AREA PLAN
1/16" = 1'-0"

UNIT AREA SCHEDULE	
Name	Area
LEVEL 1	
UNIT A - UNITY TYPE A.1	701 SF
UNIT B - UNITY TYPE A.3	700 SF
UNIT C - UNITY TYPE A.2	700 SF
UNIT D - UNITY TYPE A.2	700 SF
UNIT E - UNITY TYPE A.3	700 SF
UNIT F - UNITY TYPE A.2	701 SF
UNIT G - UNITY TYPE A.2	700 SF
UNIT H - UNITY TYPE A.1	673 SF
LEVEL 1	5577 SF
LEVEL 2	
UNIT A - UNITY TYPE A.1	1369 SF
UNIT B - UNITY TYPE A.3	1323 SF
UNIT C - UNITY TYPE A.2	1316 SF
UNIT D - UNITY TYPE A.2	1316 SF
UNIT E - UNITY TYPE A.3	1323 SF
UNIT F - UNITY TYPE A.2	1316 SF
UNIT G - UNITY TYPE A.2	1314 SF
UNIT H - UNITY TYPE A.1	1366 SF
LEVEL 2	10642 SF
LEVEL 3	
UNIT A - UNITY TYPE A.1	1111 SF
UNIT B - UNITY TYPE A.3	1137 SF
UNIT C - UNITY TYPE A.2	1082 SF
UNIT D - UNITY TYPE A.2	1082 SF
UNIT E - UNITY TYPE A.3	1137 SF
UNIT F - UNITY TYPE A.2	1080 SF
UNIT G - UNITY TYPE A.2	1083 SF
UNIT H - UNITY TYPE A.1	1107 SF
LEVEL 3	8817 SF
T.O. ROOF DECK	
UNIT A - UNITY TYPE A.1	127 SF
UNIT B - UNITY TYPE A.3	128 SF
UNIT C - UNITY TYPE A.2	128 SF
UNIT D - UNITY TYPE A.2	128 SF
UNIT E - UNITY TYPE A.3	128 SF
UNIT F - UNITY TYPE A.2	128 SF
UNIT G - UNITY TYPE A.2	127 SF
UNIT H - UNITY TYPE A.1	125 SF
T.O. ROOF DECK	1017 SF
	26053 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	5577 SF
COB AREA - LEVEL 2	10642 SF
COB AREA - LEVEL 3	8817 SF
COB AREA - ROOF DECK	1017 SF
	26053 SF

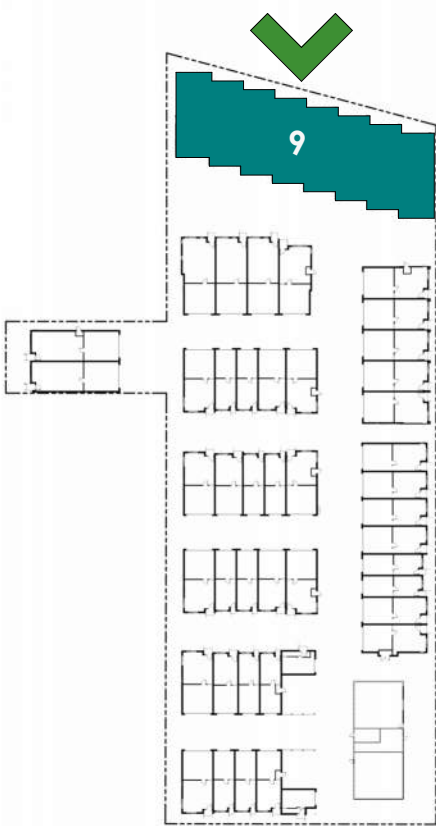
FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated 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.

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024



2 BUILDING 9 - WEST ELEVATION
1/8" = 1'-0"



1 BUILDING 9 - NORTH ELEVATION
1/8" = 1'-0"

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

2504 SPRUCE

2050 FOLSOM STREET,
BOULDER, CO

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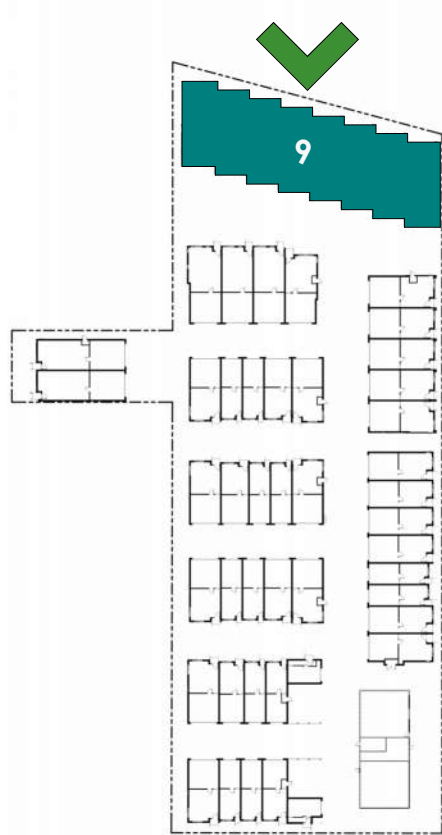


2 BUILDING 9 - EAST ELEVATION
1/8" = 1'-0"



1 BUILDING 9 - SOUTH ELEVATION
1/8" = 1'-0"

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



SITE REVIEW
06.14.2024

2504 SPRUCE

2537 PEARL STREET,
BOULDER, CO

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4 SOUTHWEST PERSPECTIVE



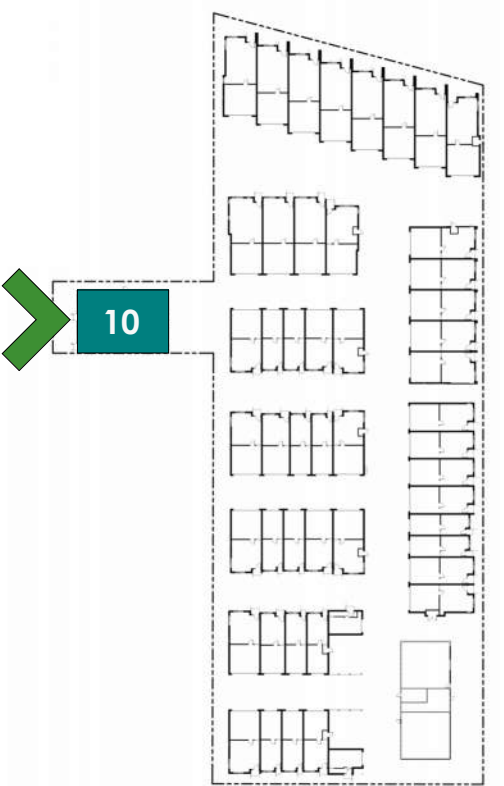
2 SOUTHEAST PERSPECTIVE



3 NORTHEAST PERSPECTIVE



1 NORTHWEST PERSPECTIVE



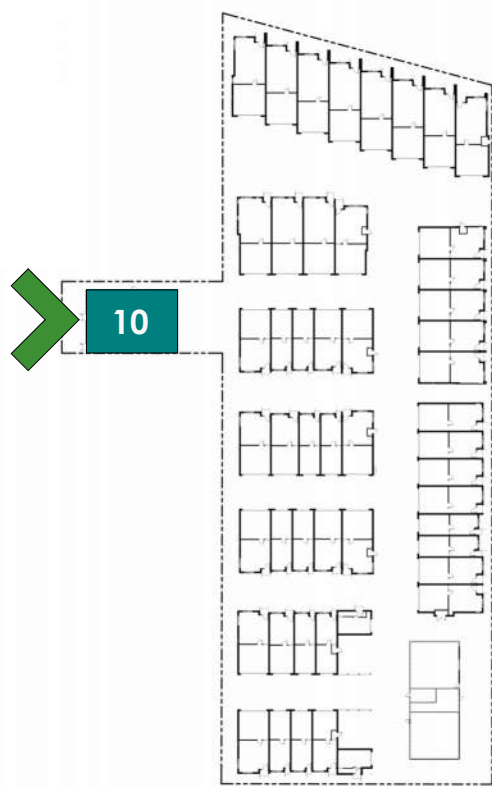
SITE REVIEW
06.14.2024



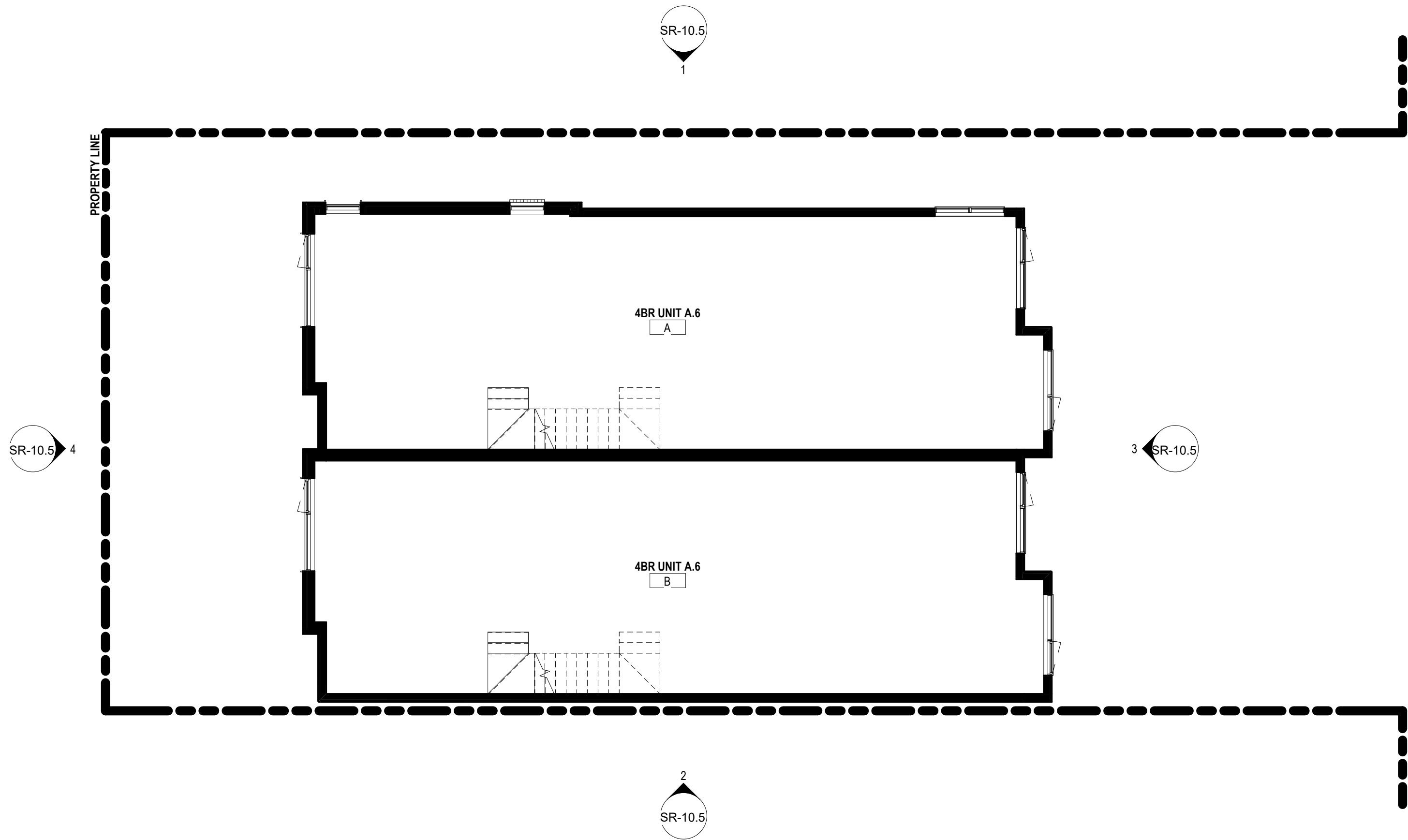
2504 SPRUCE

2537 PEARL STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

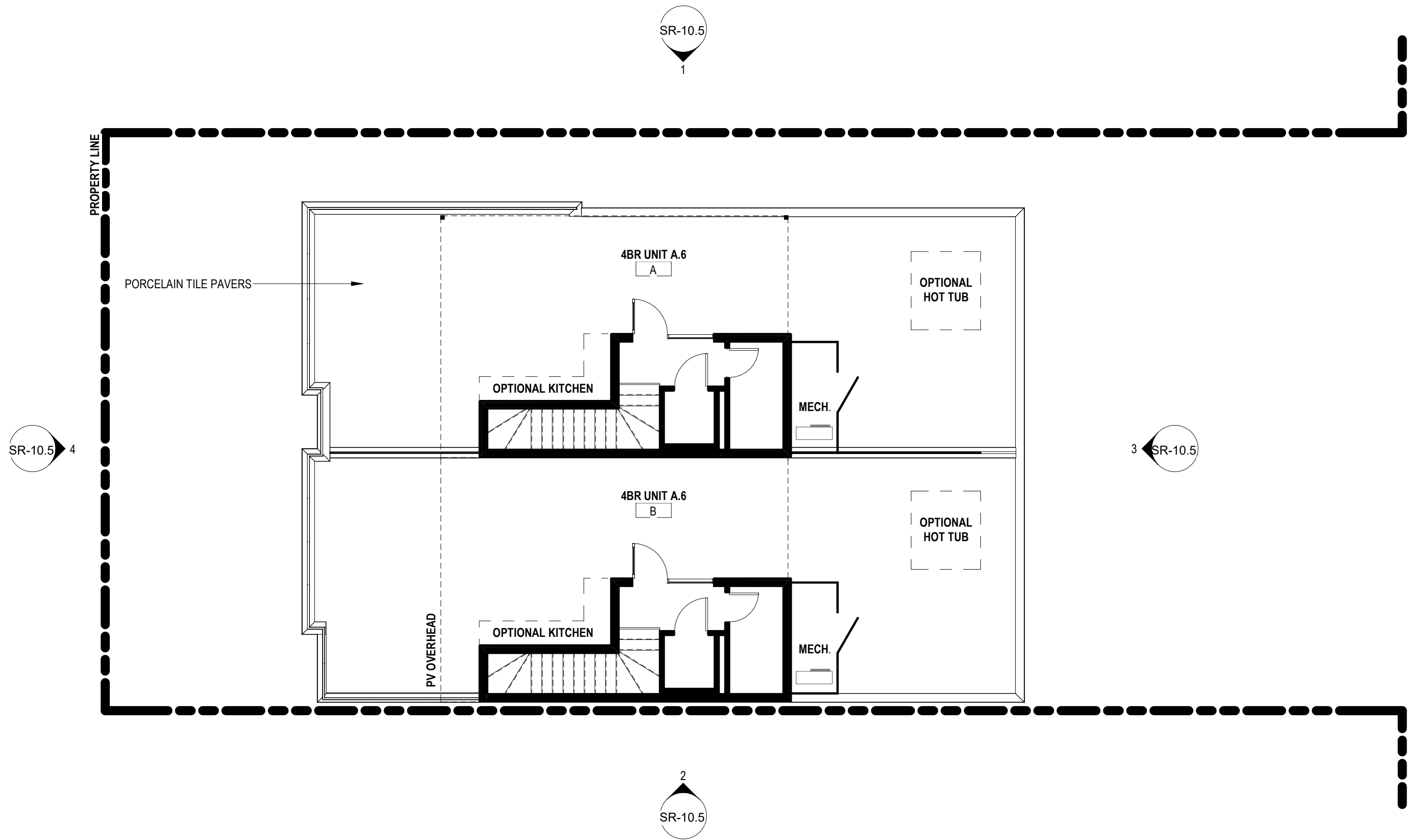
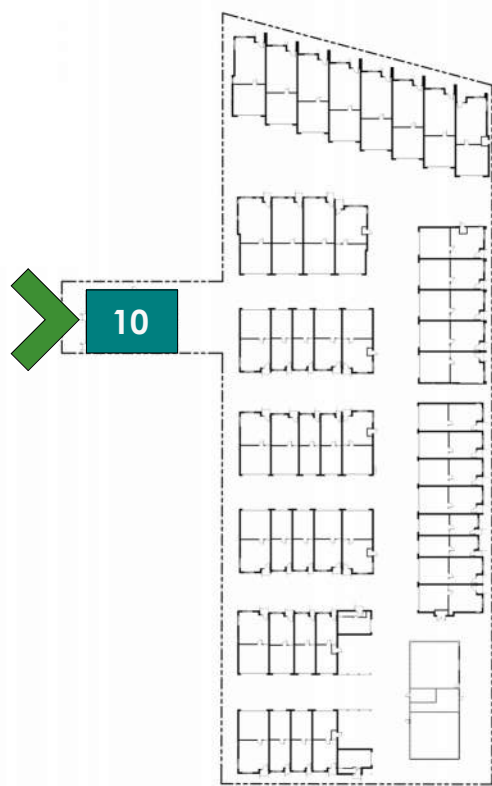


1 **BUILDING 10 - LEVEL 2**
1/8" = 1'-0"

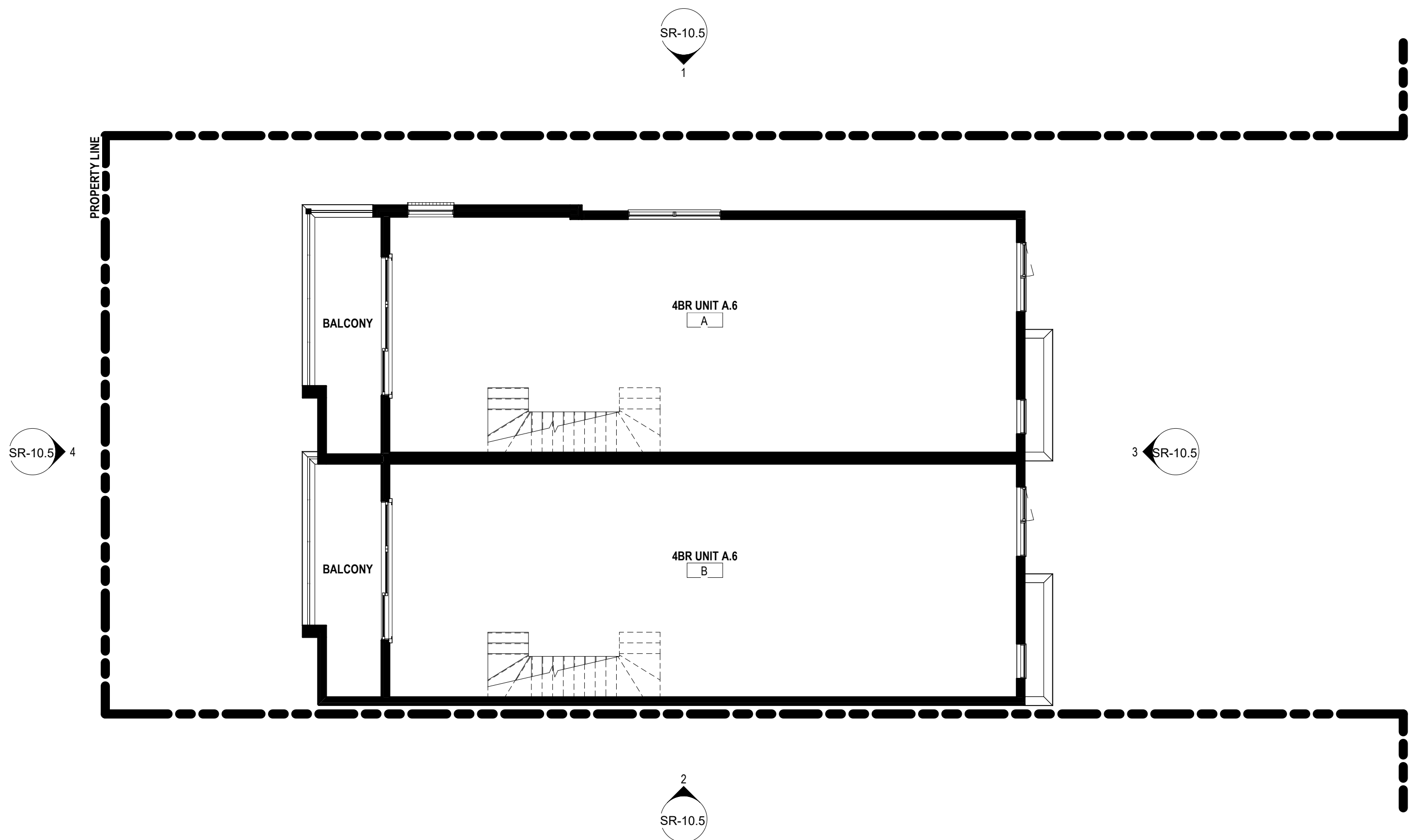


3 **BUILDING 10 - LEVEL 1**
1/8" = 1'-0"

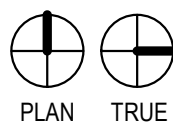
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2 BUILDING 10 - ROOF DECK
1/8" = 1'-0"



1 BUILDING 10 - LEVEL 3
1/8" = 1'-0"

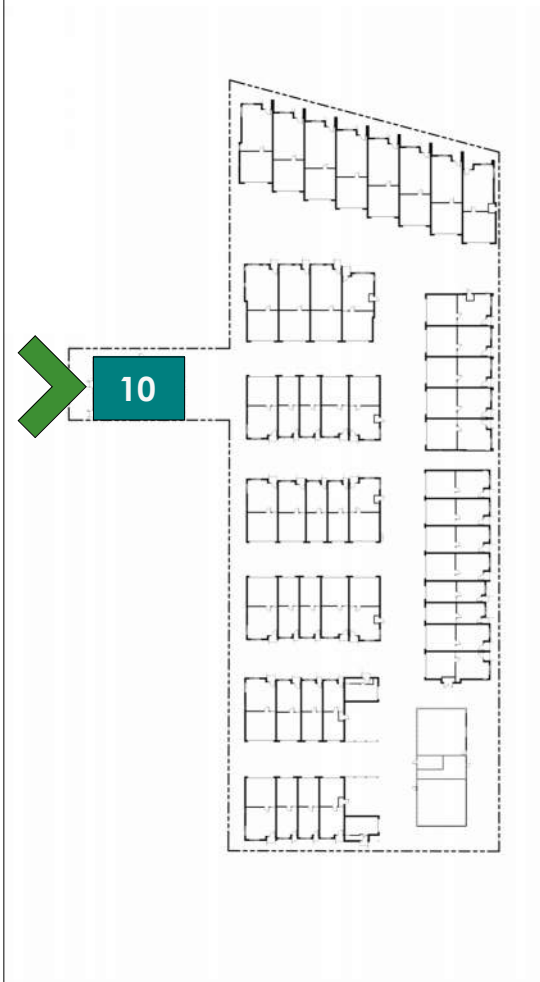


0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

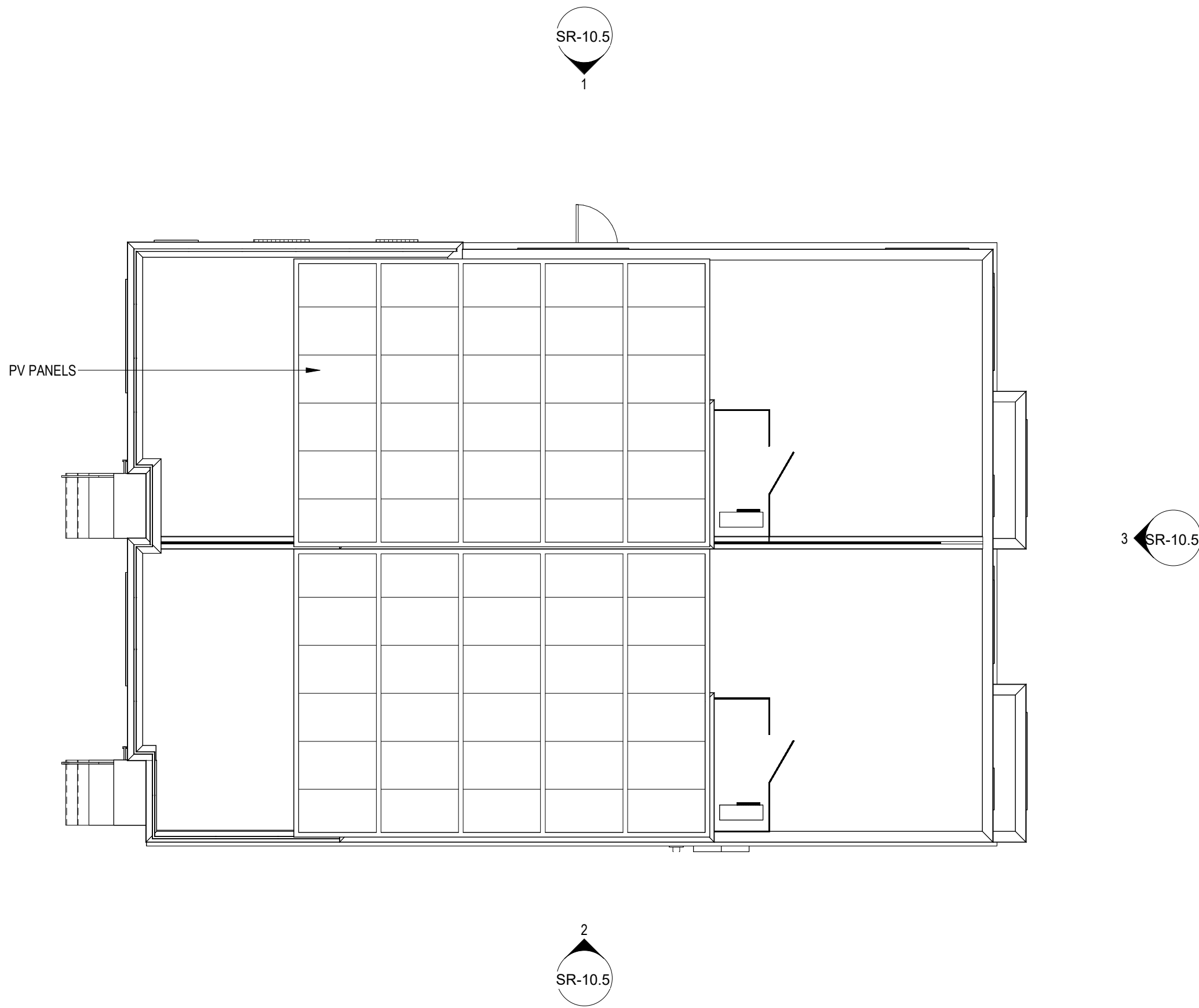
2504 SPRUCE

2537 PEARL STREET,
BOULDER, CO

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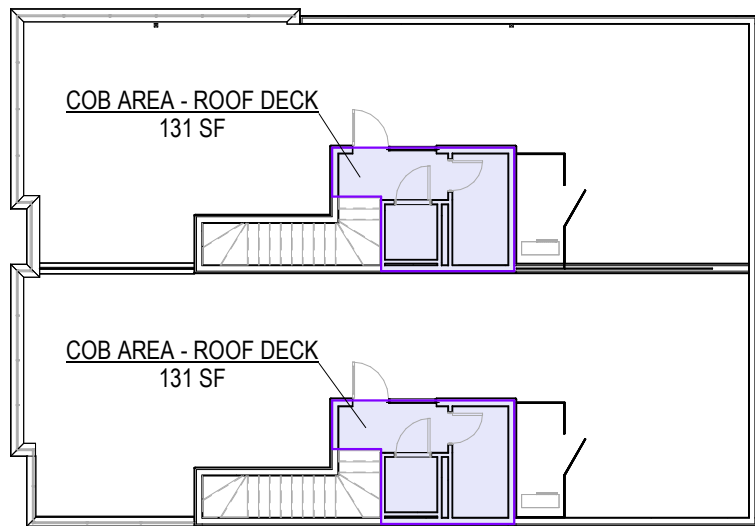


SITE REVIEW
06.14.2024

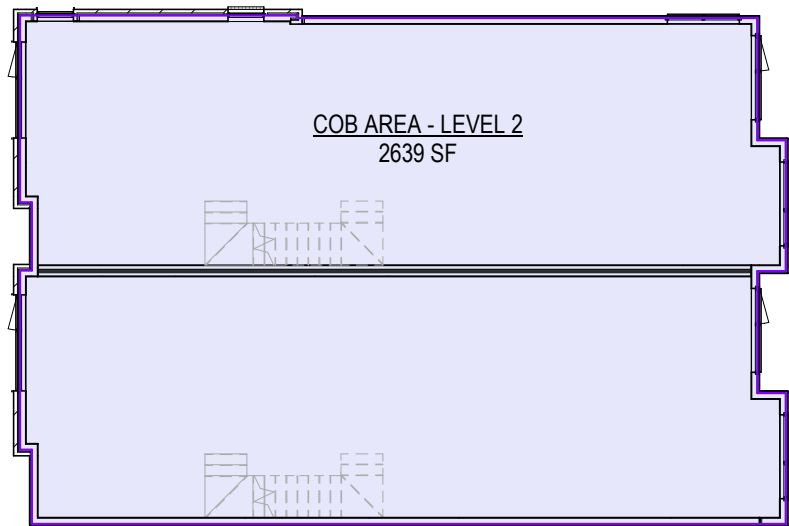


BUILDING 10 - ROOF PLAN
1/8" = 1'-0"

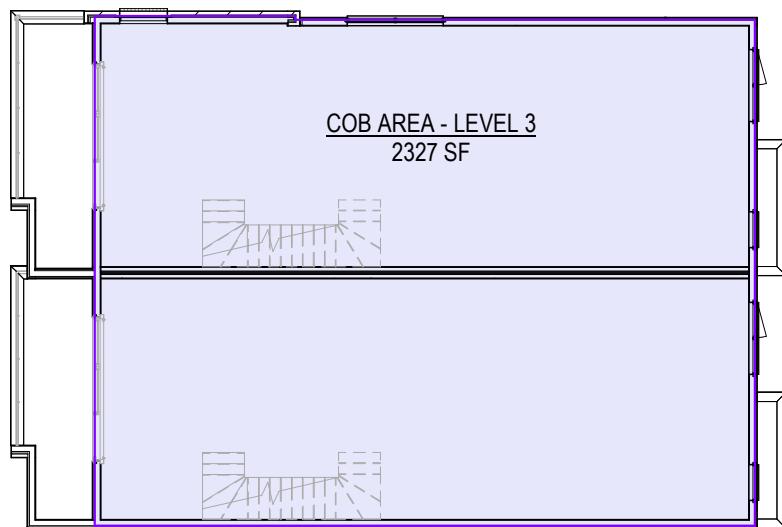
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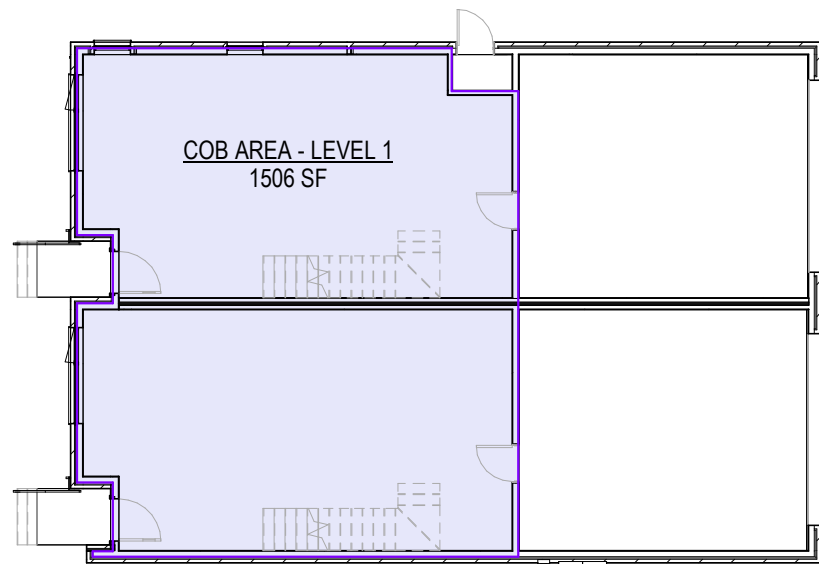
4 BUILDING 10 - ROOF DECK AREA
1/16" = 1'-0"



2 BUILDING 10 - LEVEL 2 AREA
1/16" = 1'-0"



3 BUILDING 10 - LEVEL 3 AREA
1/16" = 1'-0"



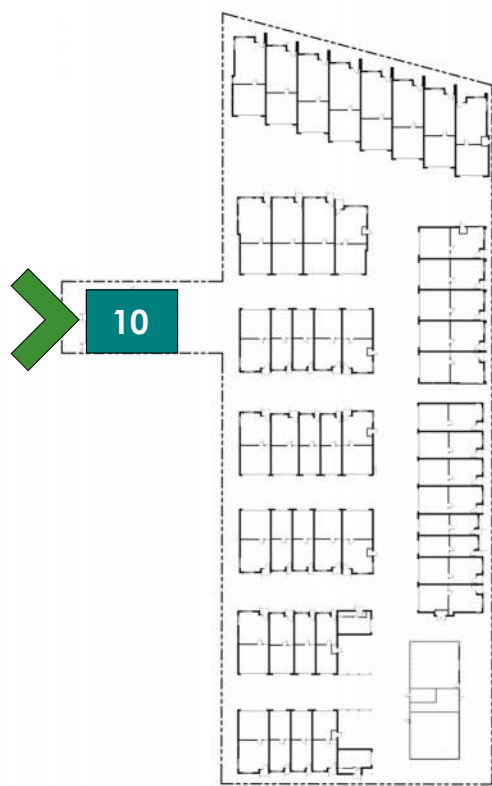
1 BUILDING 10 - LEVEL 1 AREA
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
LEVEL 1	
UNIT A - UNIT TYPE A.6	747 SF
UNIT B - UNIT TYPE A.6	759 SF
LEVEL 1	1506 SF
LEVEL 2	
UNIT A - UNIT TYPE A.6	1322 SF
UNIT B - UNIT TYPE A.6	1317 SF
LEVEL 2	2639 SF
LEVEL 3	
UNIT A - UNIT TYPE A.6	1166 SF
UNIT B - UNIT TYPE A.6	1161 SF
LEVEL 3	2327 SF
T.O. ROOF DECK	
UNIT A - UNIT TYPE A.6	131 SF
UNIT B - UNIT TYPE A.6	131 SF
T.O. ROOF DECK	262 SF
	6734 SF

AREA SCHEDULE	
COB AREA - LEVEL 1	1506 SF
COB AREA - LEVEL 2	2639 SF
COB AREA - LEVEL 3	2327 SF
COB AREA - ROOF DECK	262 SF
	6734 SF

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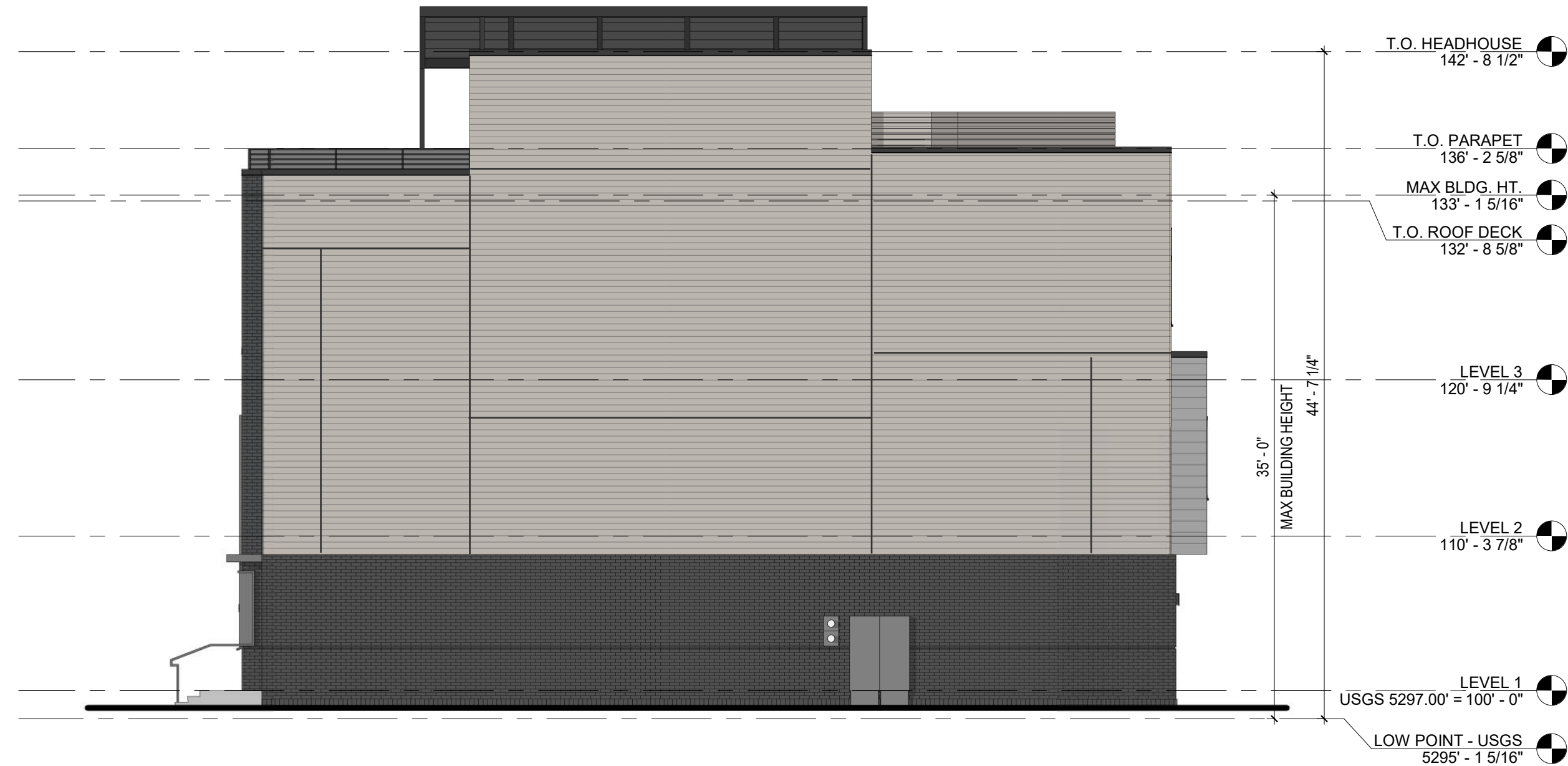
2504 SPRUCE

2537 PEARL STREET,
BOULDER, CO

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BUILDING 10 - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 10 - EAST ELEVATION
1/8" = 1'-0"

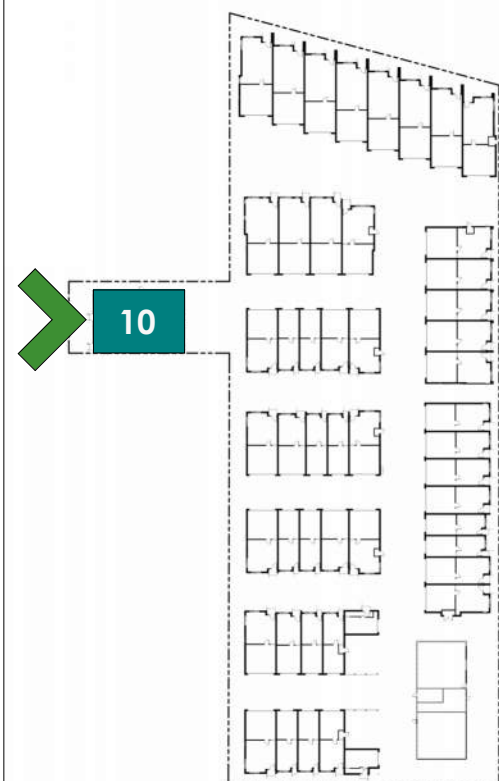


BUILDING 10 - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 10 - WEST ELEVATION
1/8" = 1'-0"

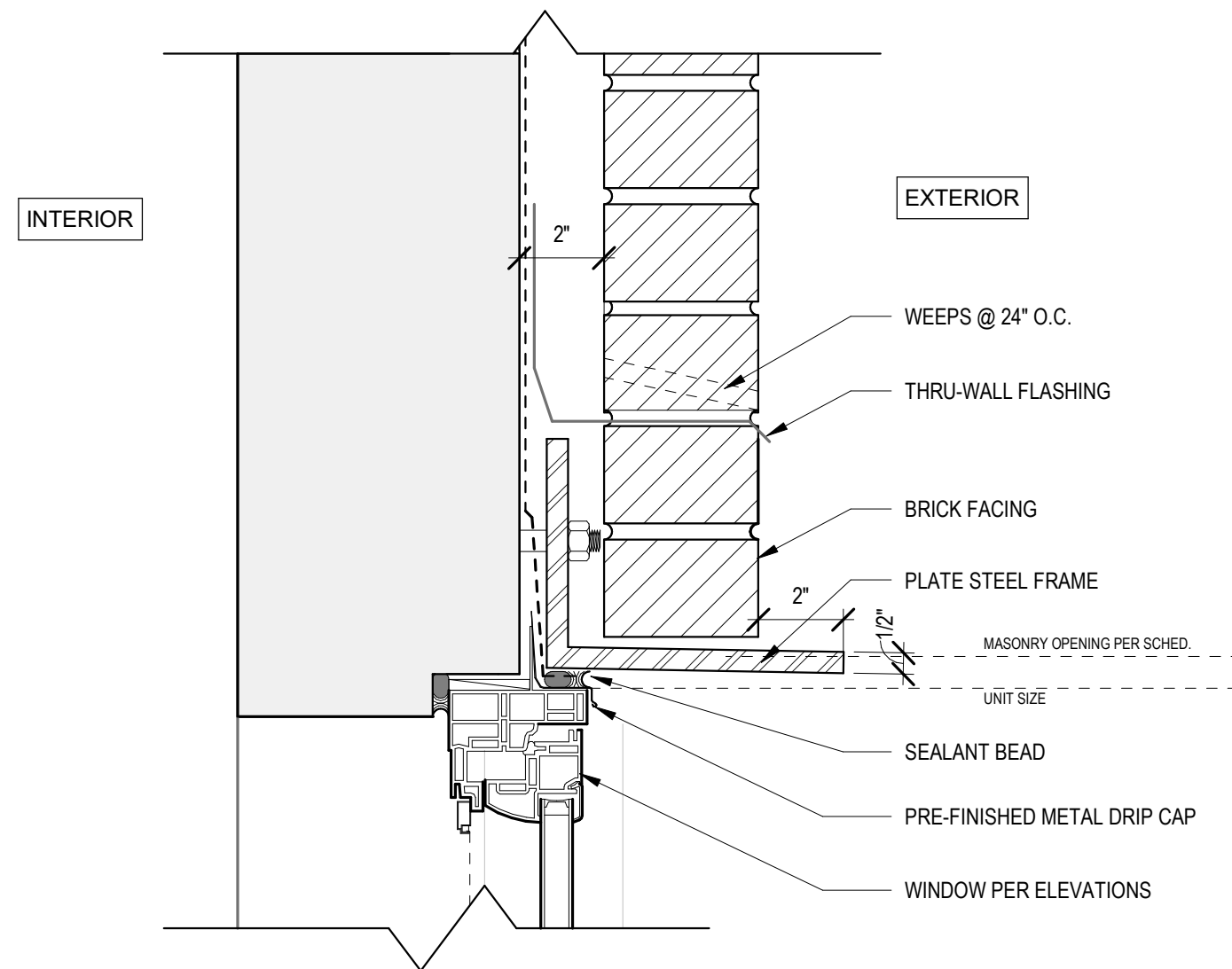
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



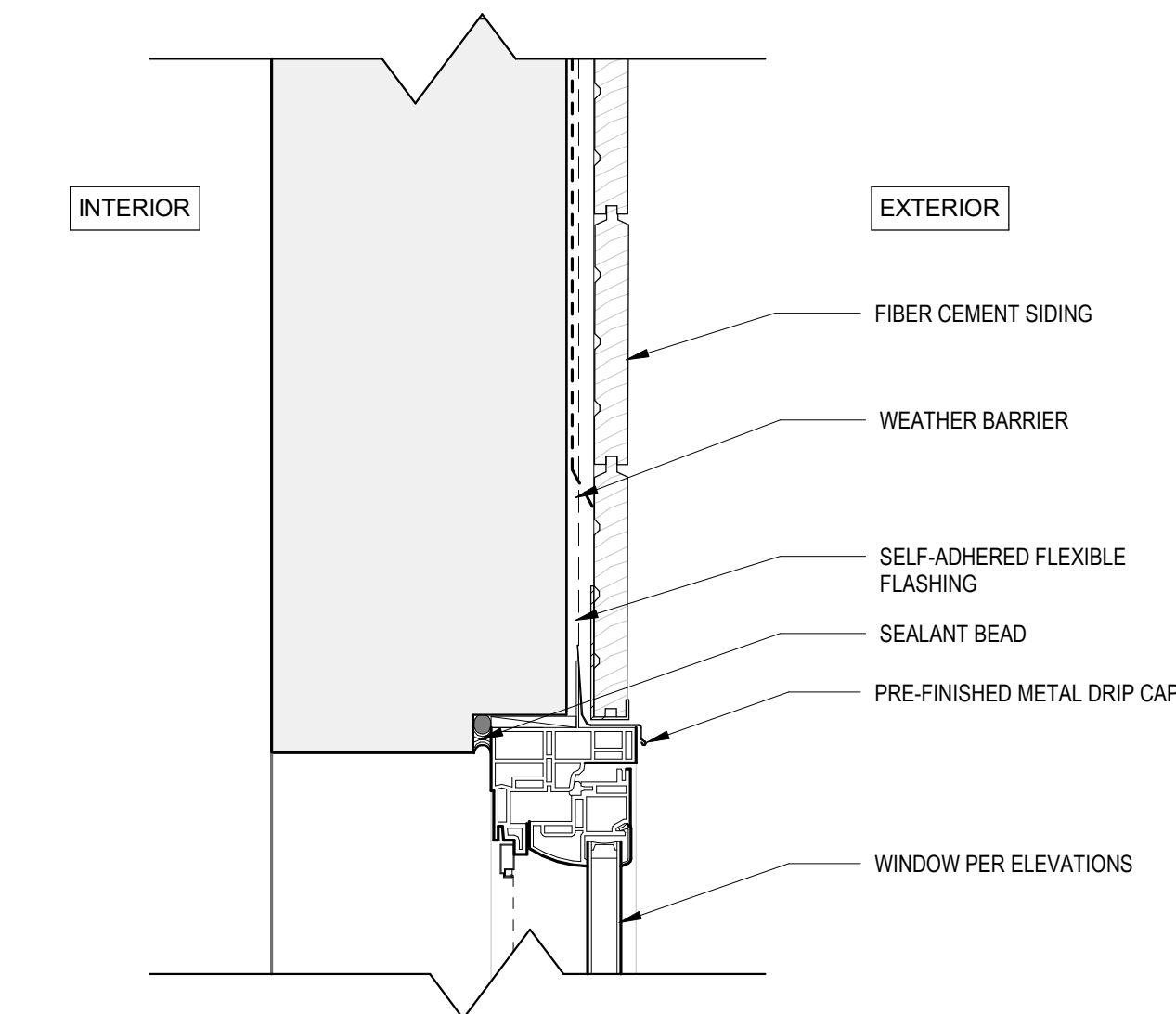
SITE REVIEW
06.14.2024

SHEET No.
SR-10.5
BLDG 10 - ELEVATIONS

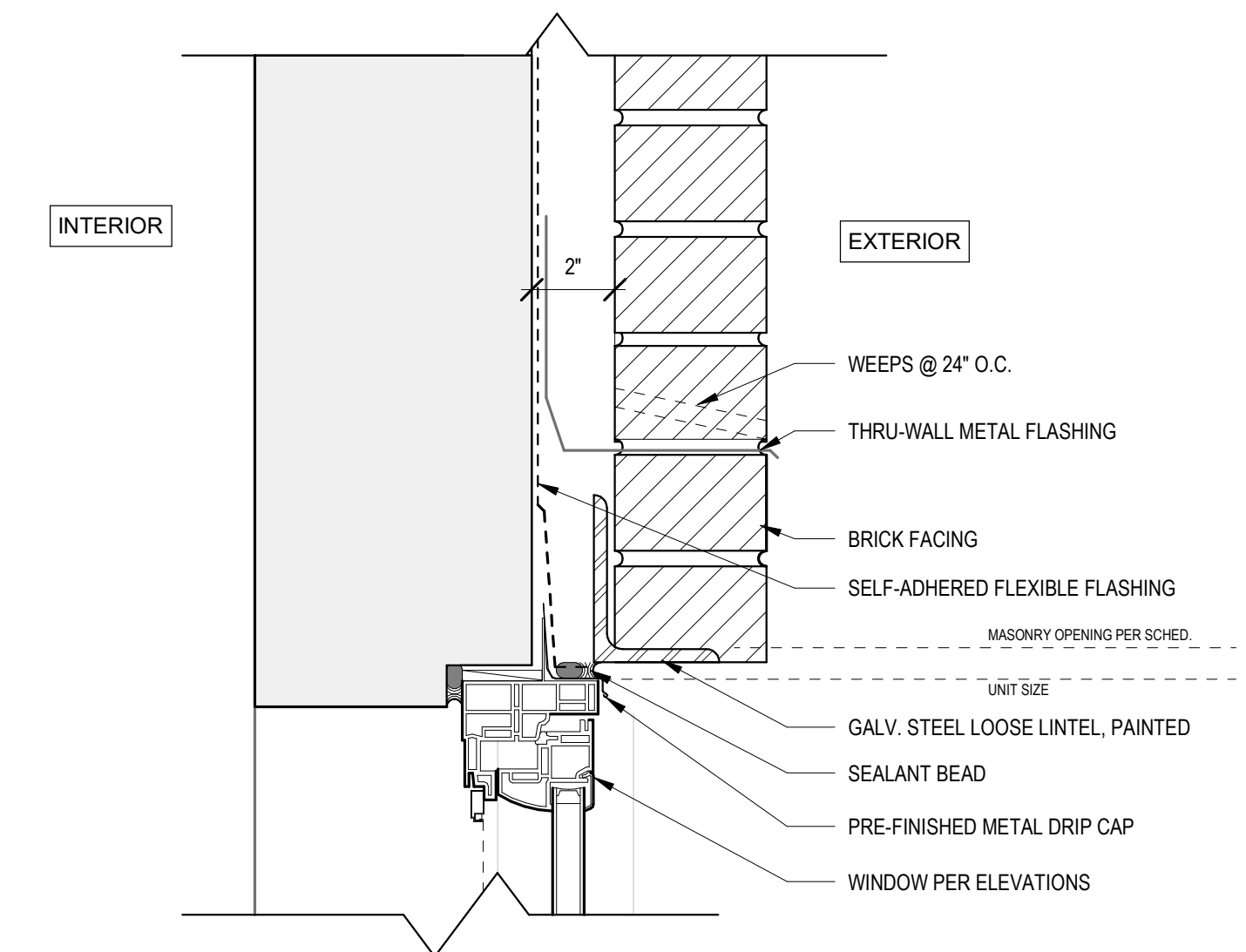
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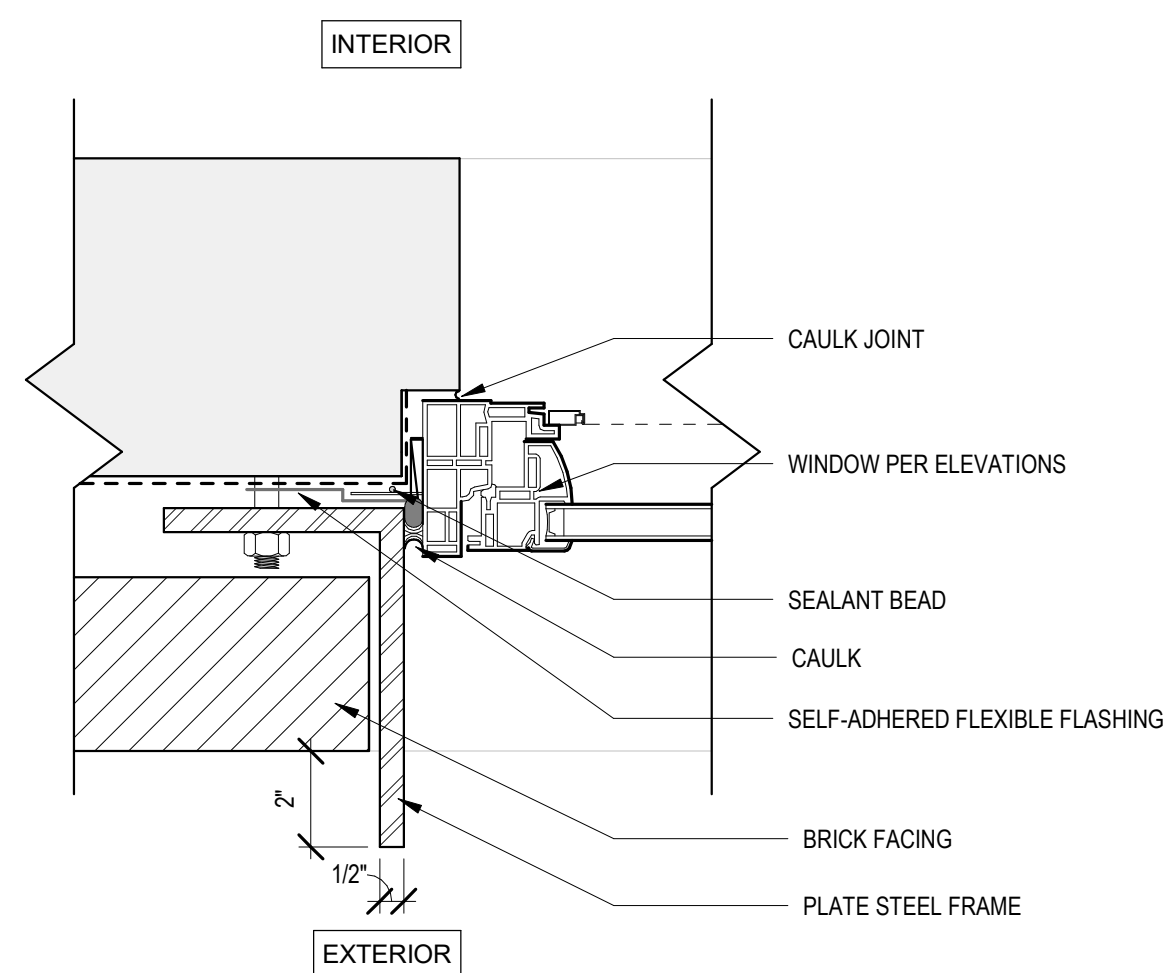
9 WINDOW HEAD @ BRICK & METAL FRAME
3" = 1'-0"



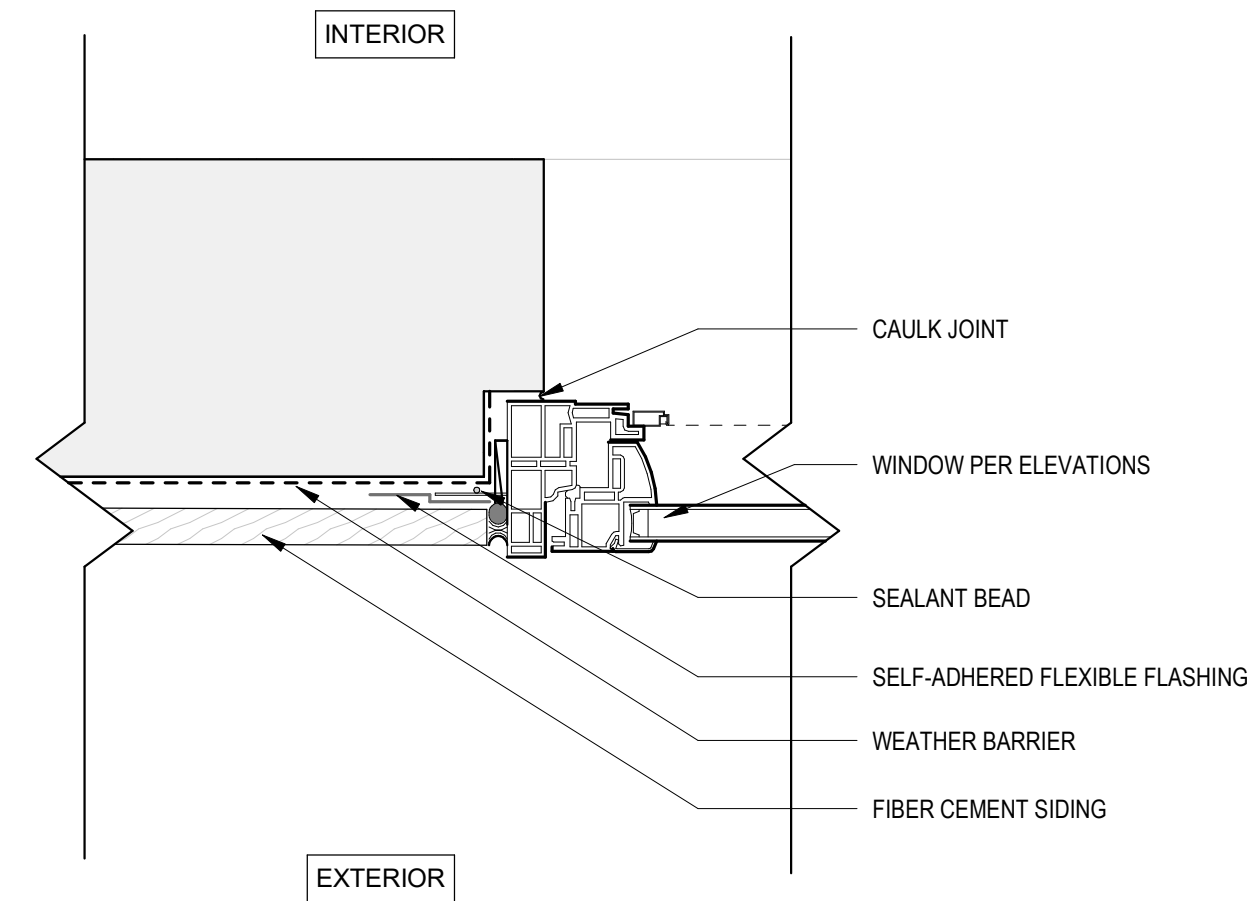
6 WINDOW HEAD @ FIBER CEMENT SIDING
3" = 1'-0"



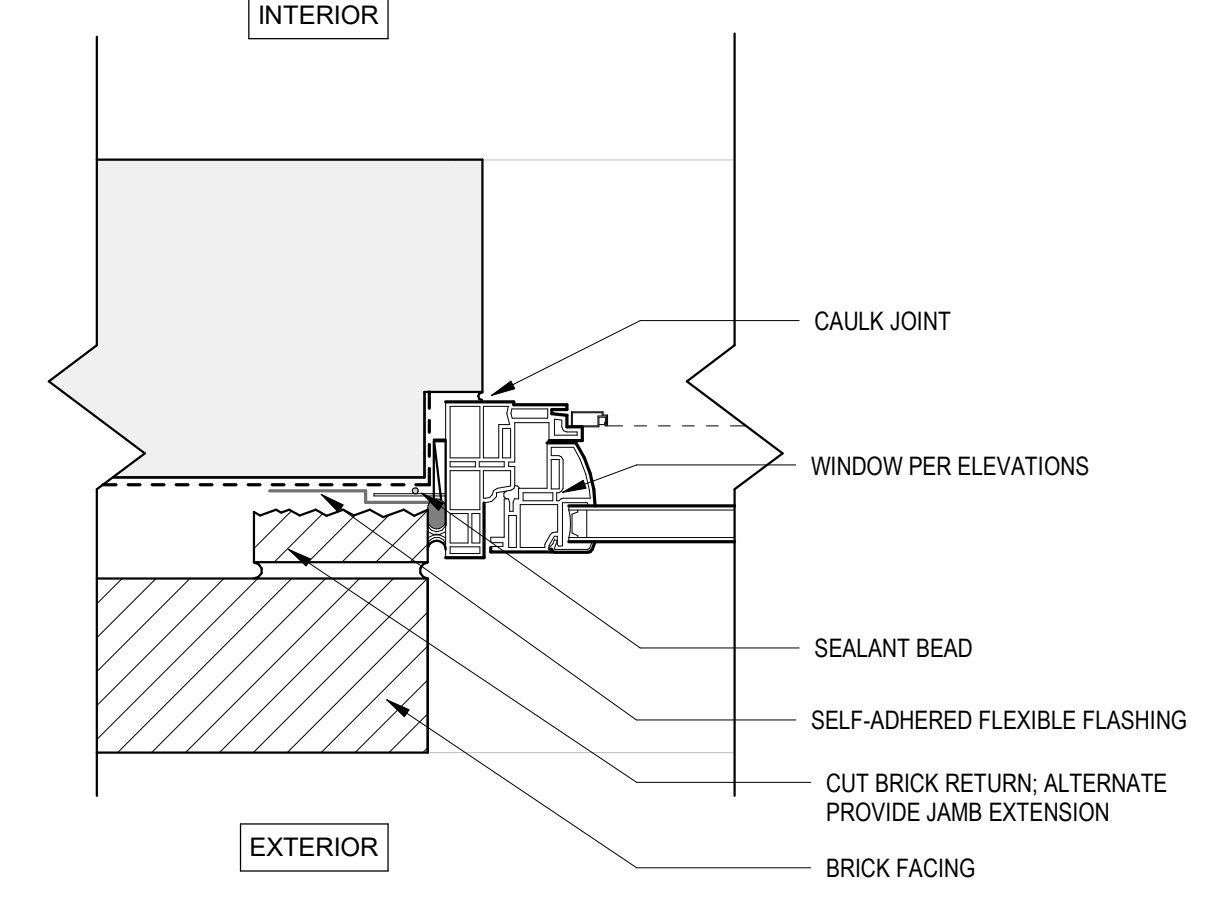
3 WINDOW HEAD @ BRICK
3" = 1'-0"



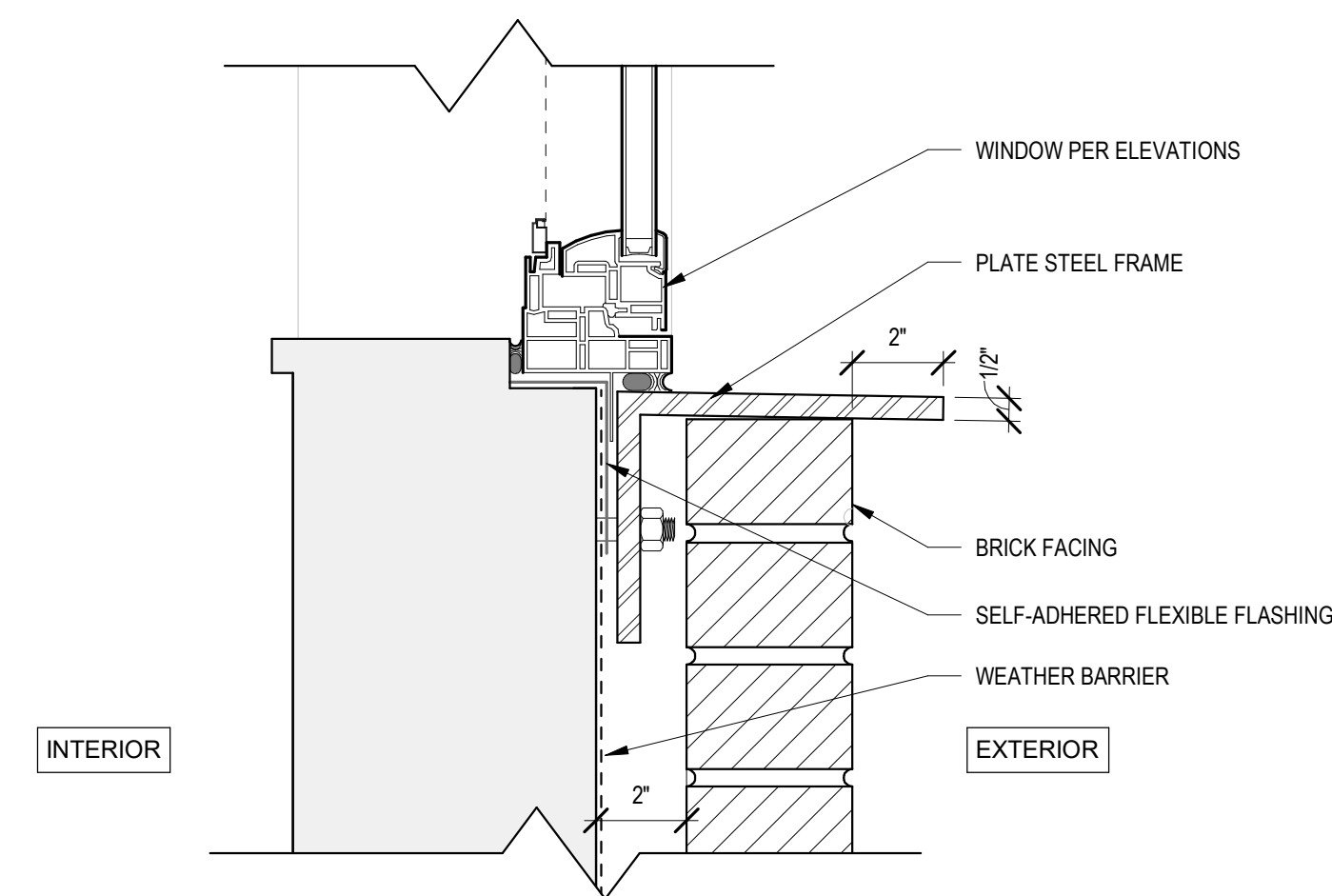
8 WINDOW JAMB @ BRICK & METAL FRAME
3" = 1'-0"



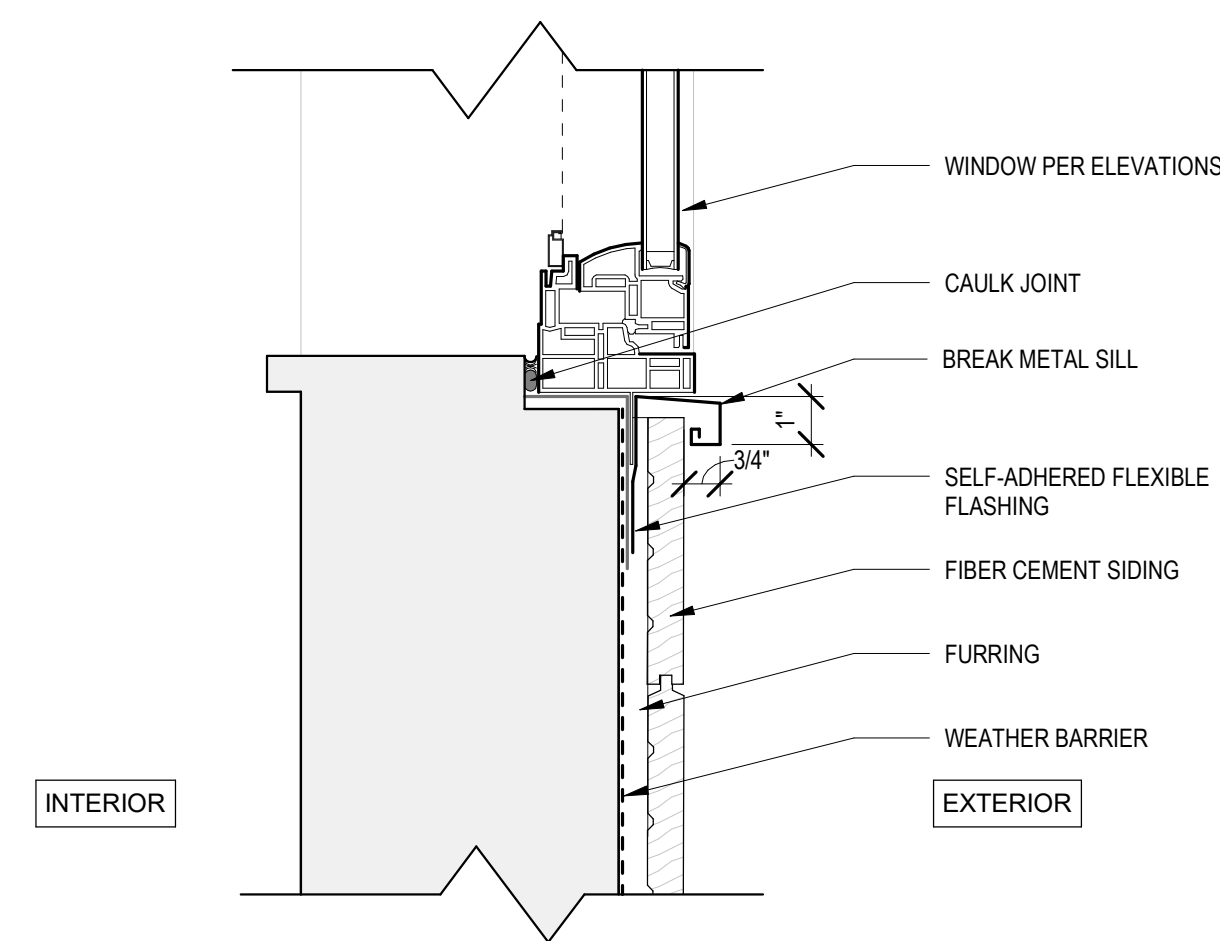
5 WINDOW JAMB @ FIBER CEMENT SIDING
3" = 1'-0"



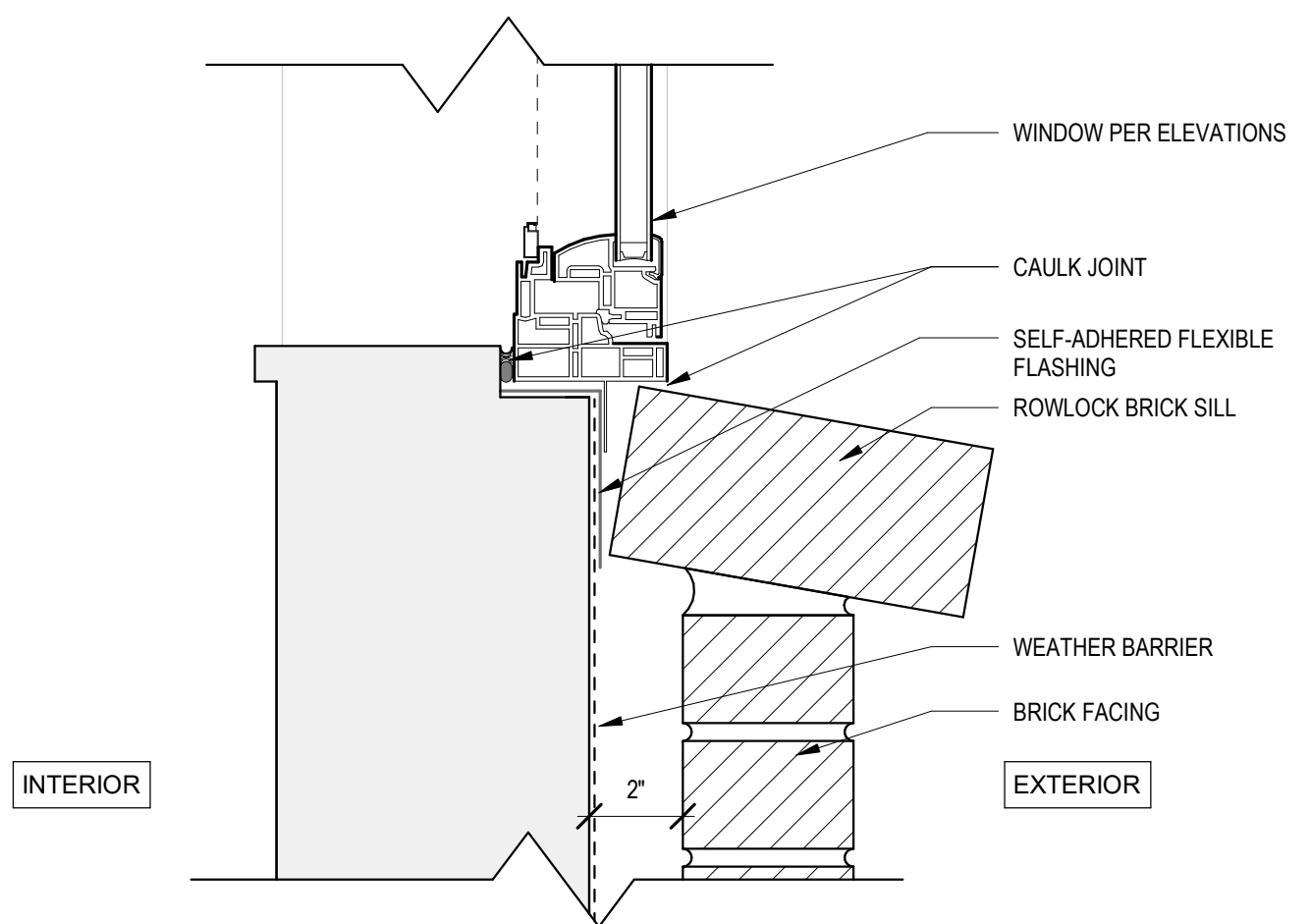
2 WINDOW JAMB @ BRICK
3" = 1'-0"



7 WINDOW SILL @ BRICK & METAL FRAME
3" = 1'-0"



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



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

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



COBURN
ARCHITECTURE

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



901 Front Street, STE 350
Louisville, Colorado
P: 720-346-1656

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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SITE REVIEW
06.14.2024

SHEET No.

SR-20.0
WINDOW DETAILS

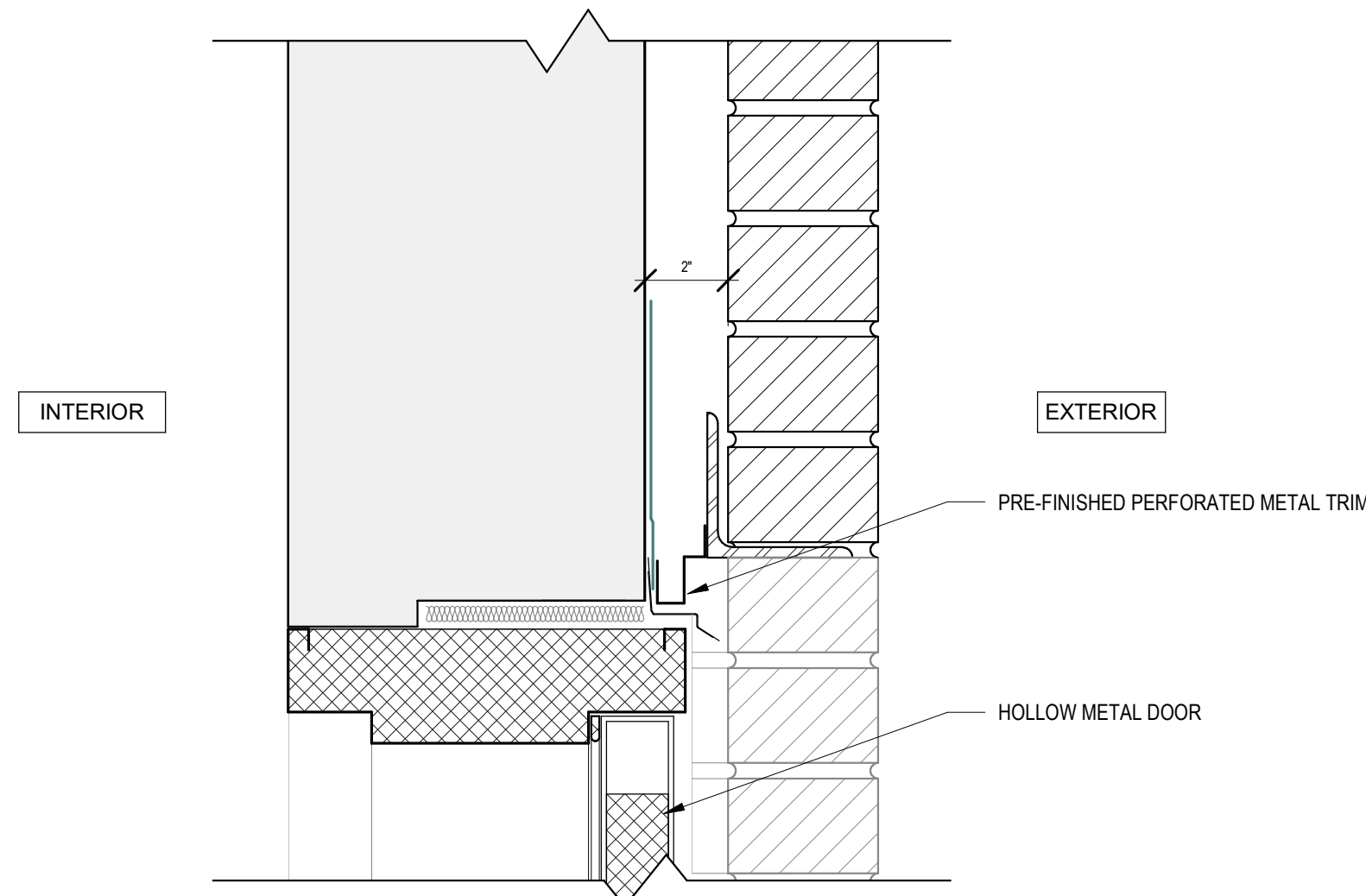
OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

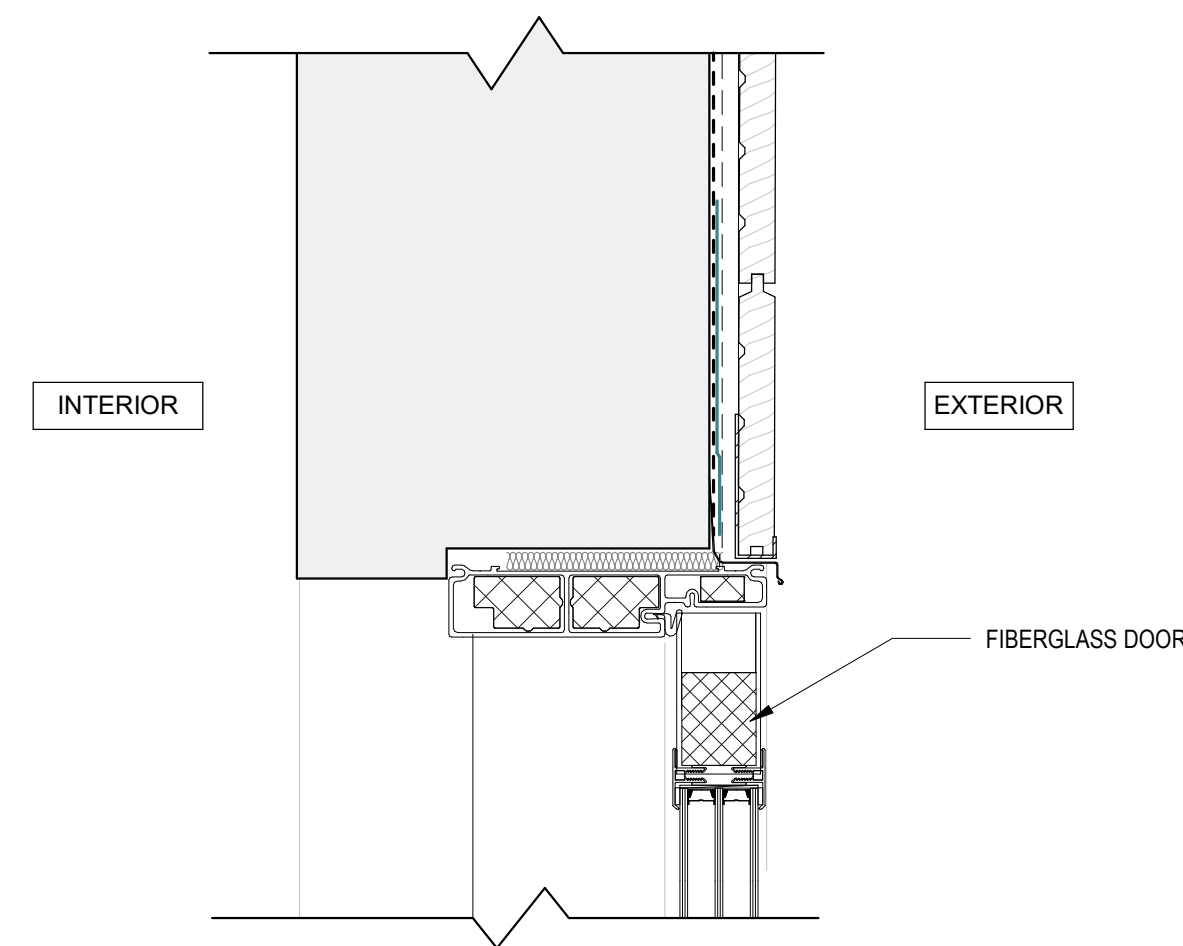
2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

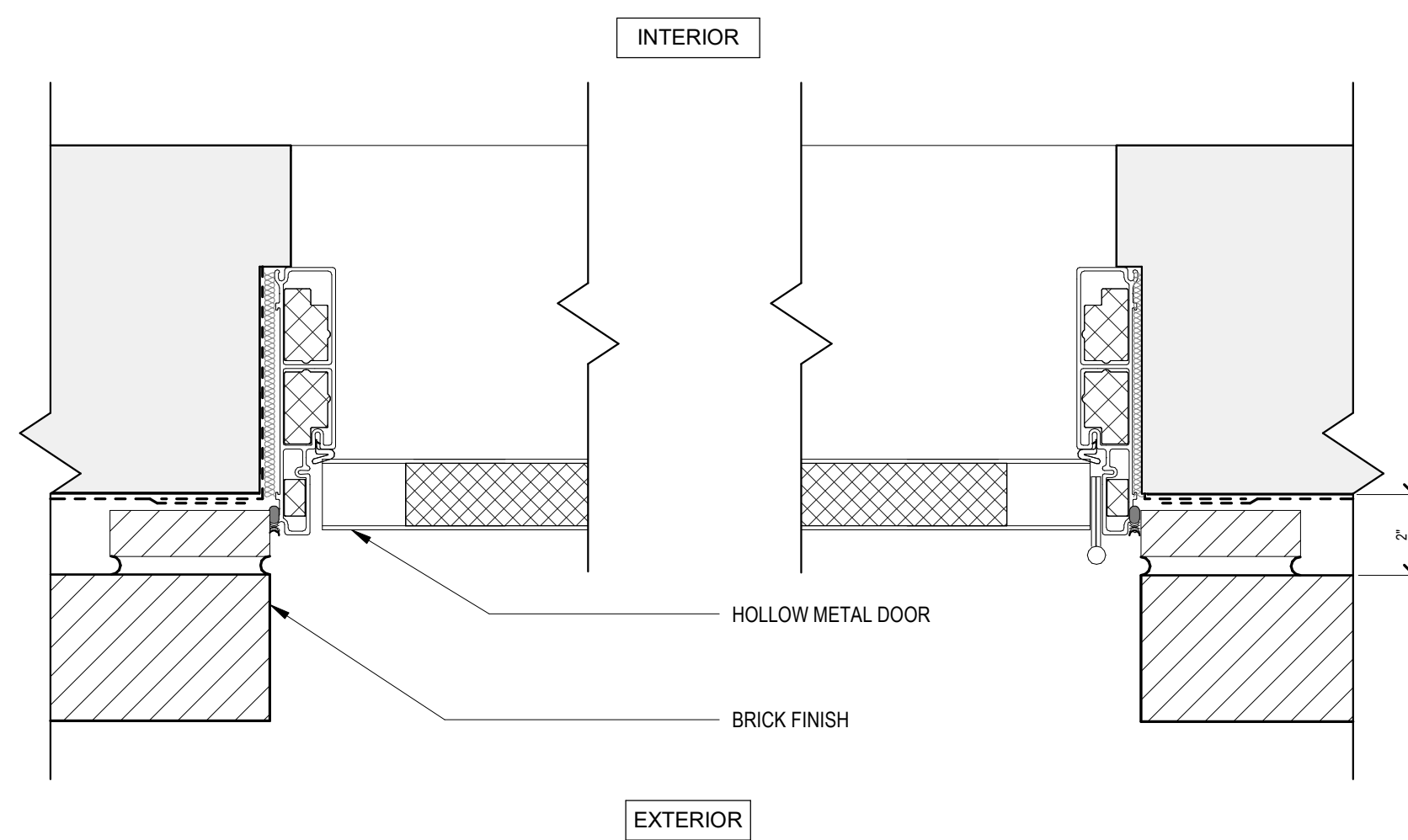
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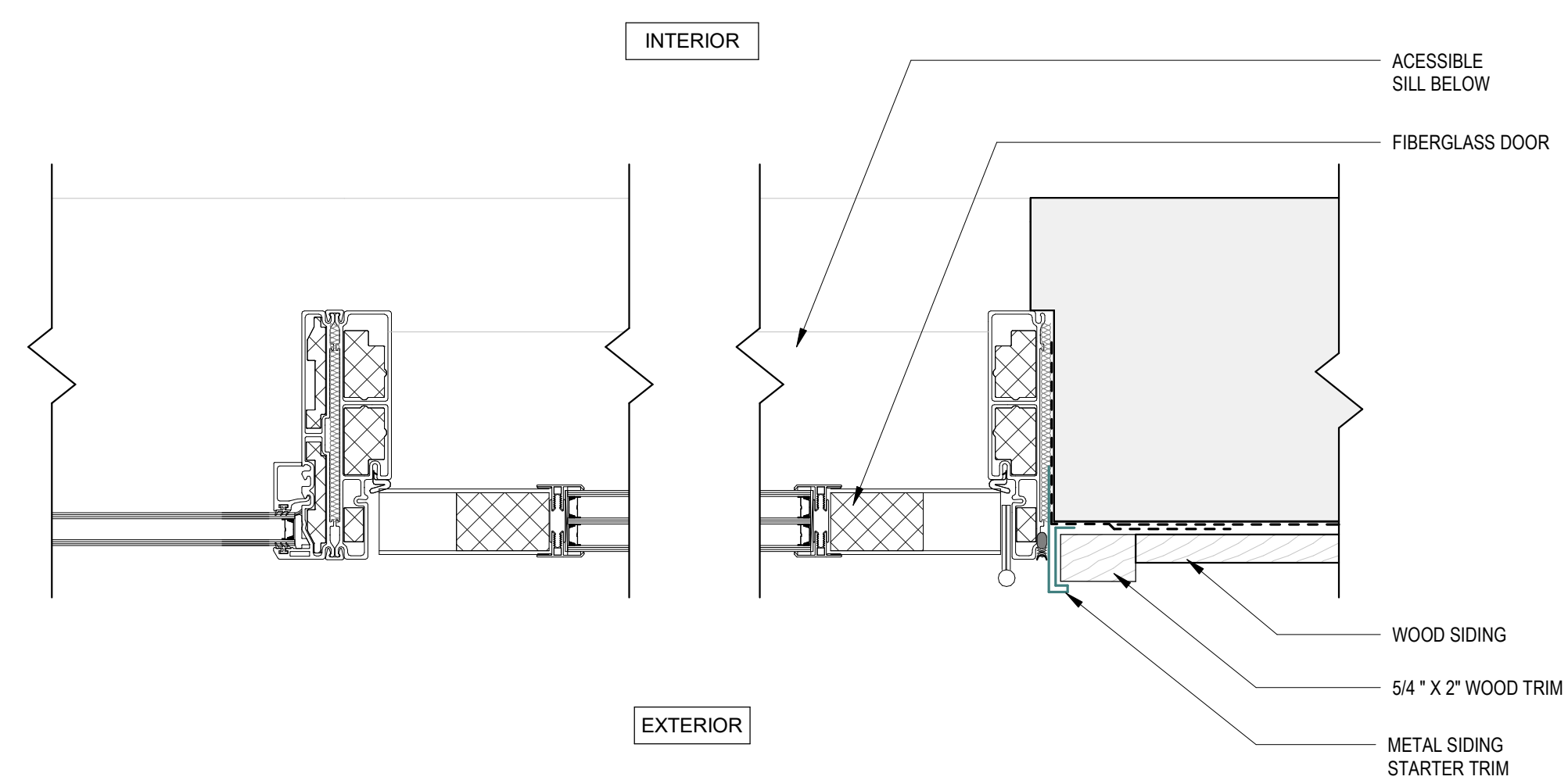
6 TYPICAL DOOR HEAD @ BRICK
3" = 1'-0"



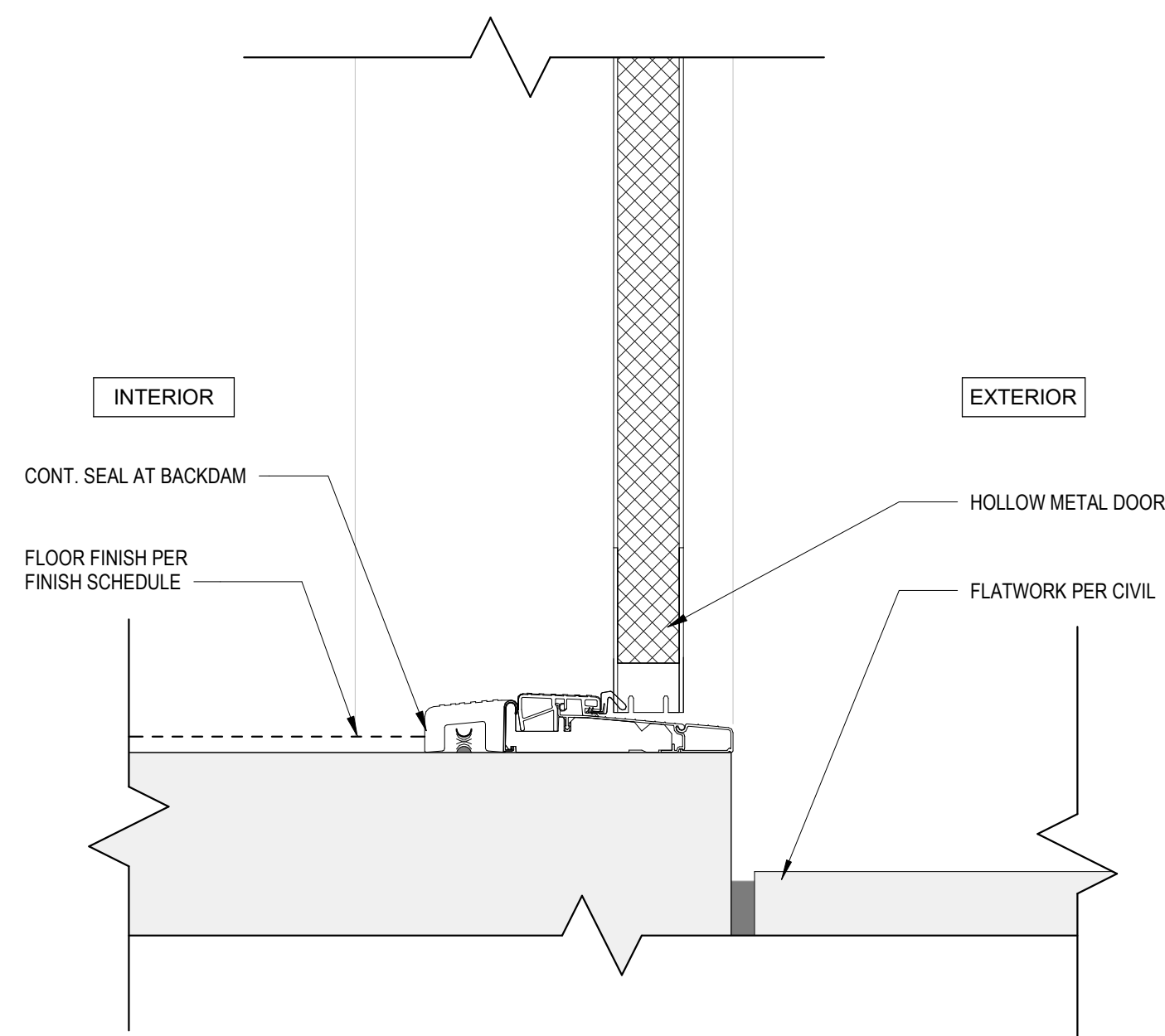
3 TYPICAL DOOR HEAD @ FIBER CEMENT
3" = 1'-0"



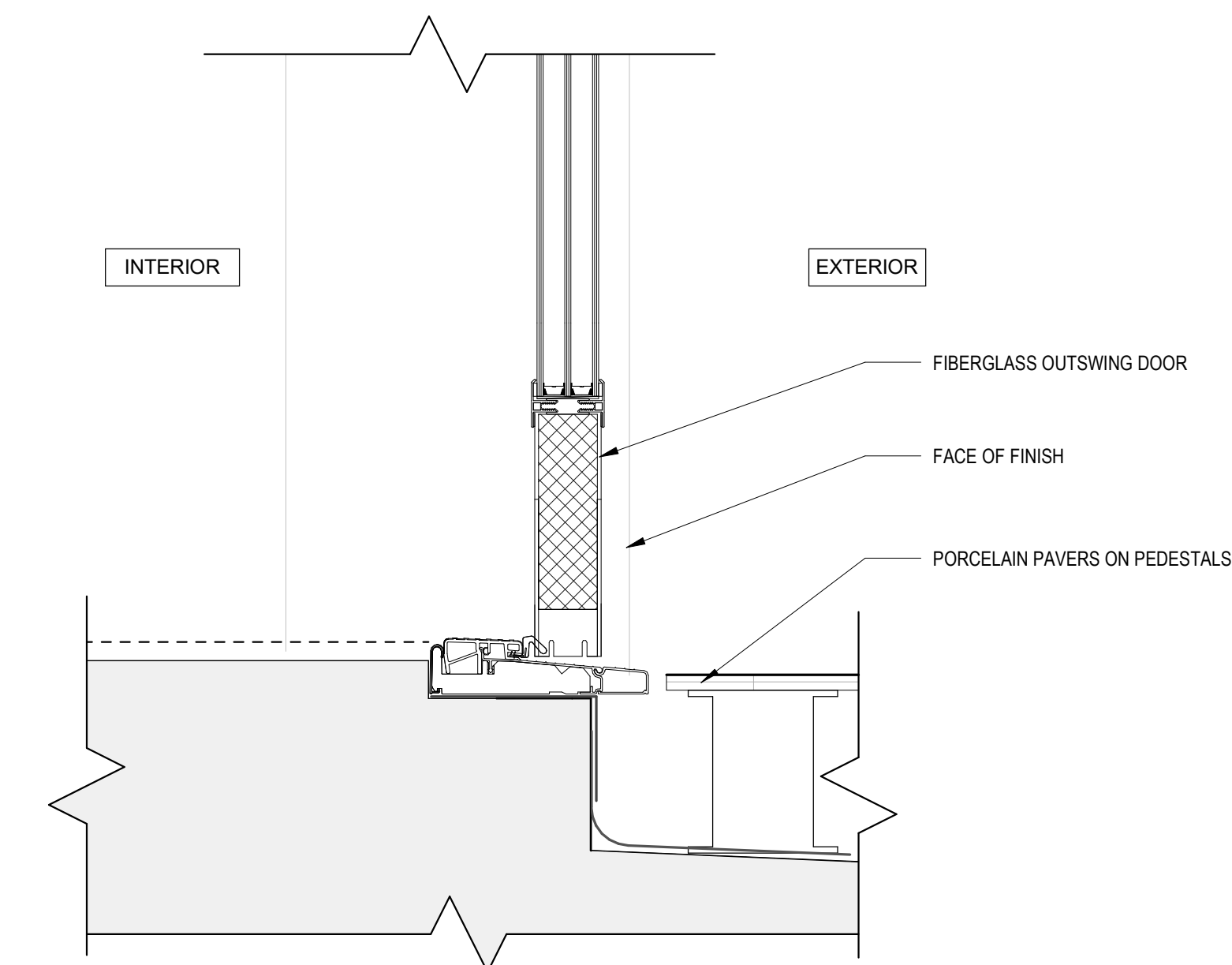
5 DOOR JAMB @ BRICK
3" = 1'-0"



2 TYPICAL DOOR JAMB @ FIBER CEMENT SIDING
3" = 1'-0"



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



1 FIBERGLASS DOOR SILL @ ROOF DECKS
3" = 1'-0"

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

SITE REVIEW
06.14.2024

SHEET No.
SR-20.1
DOOR DETAILS

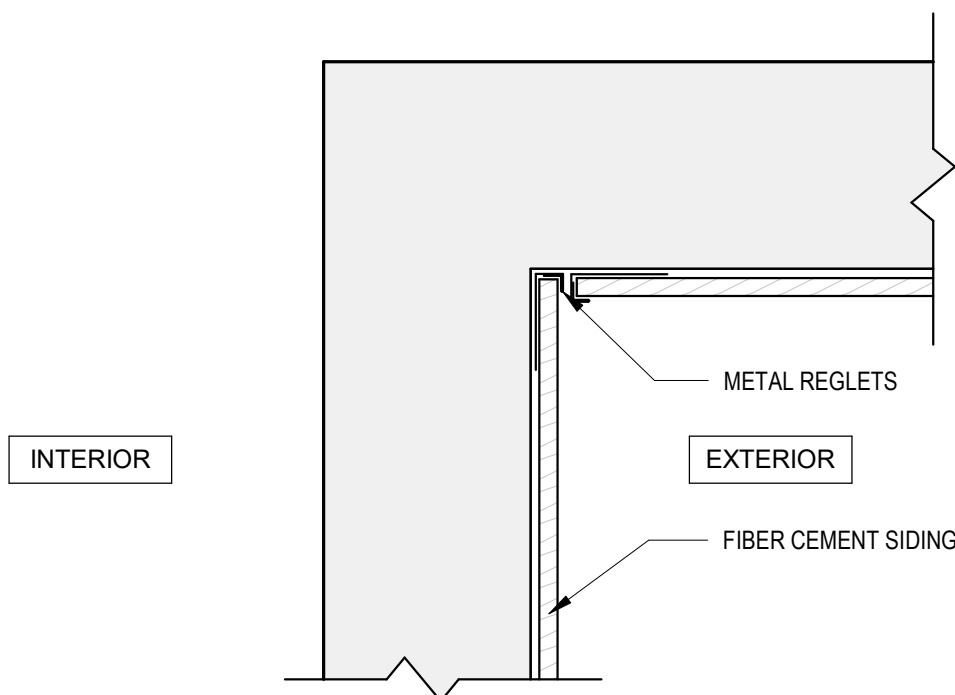
OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

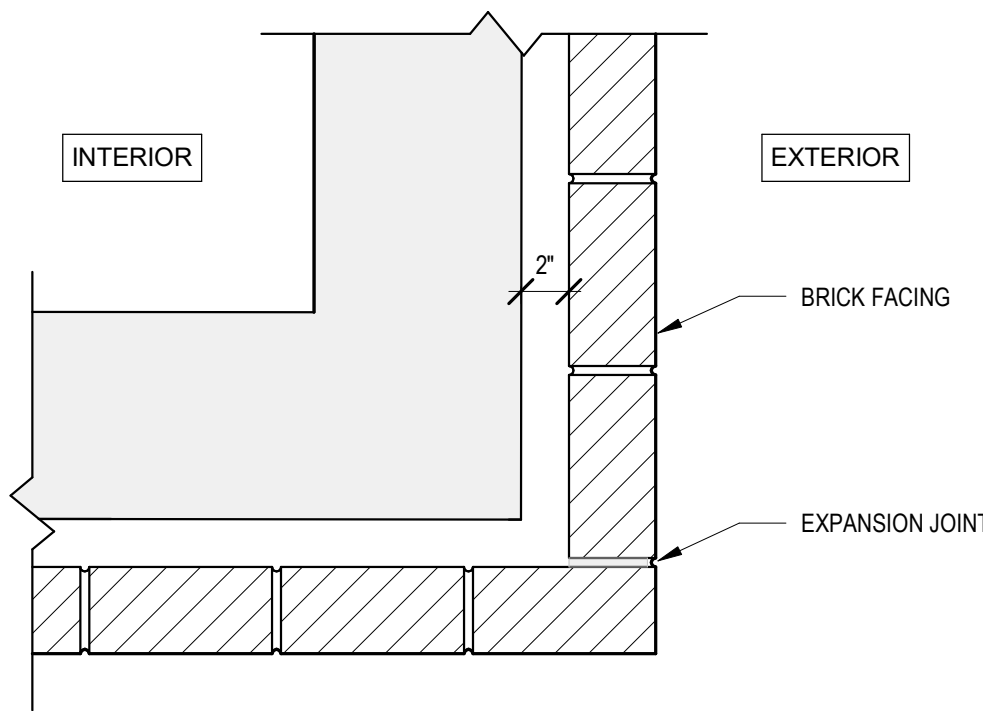
2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

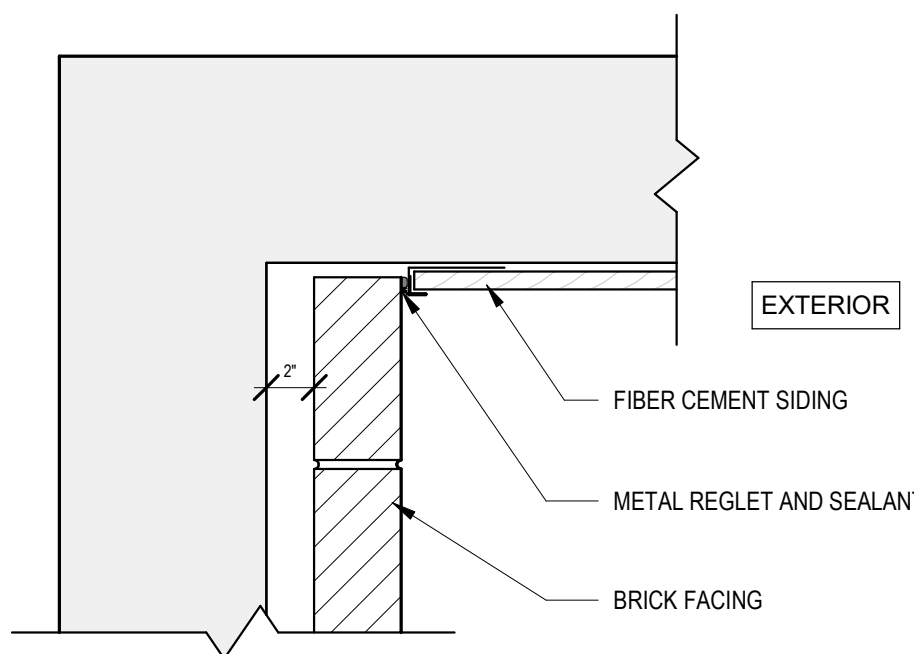
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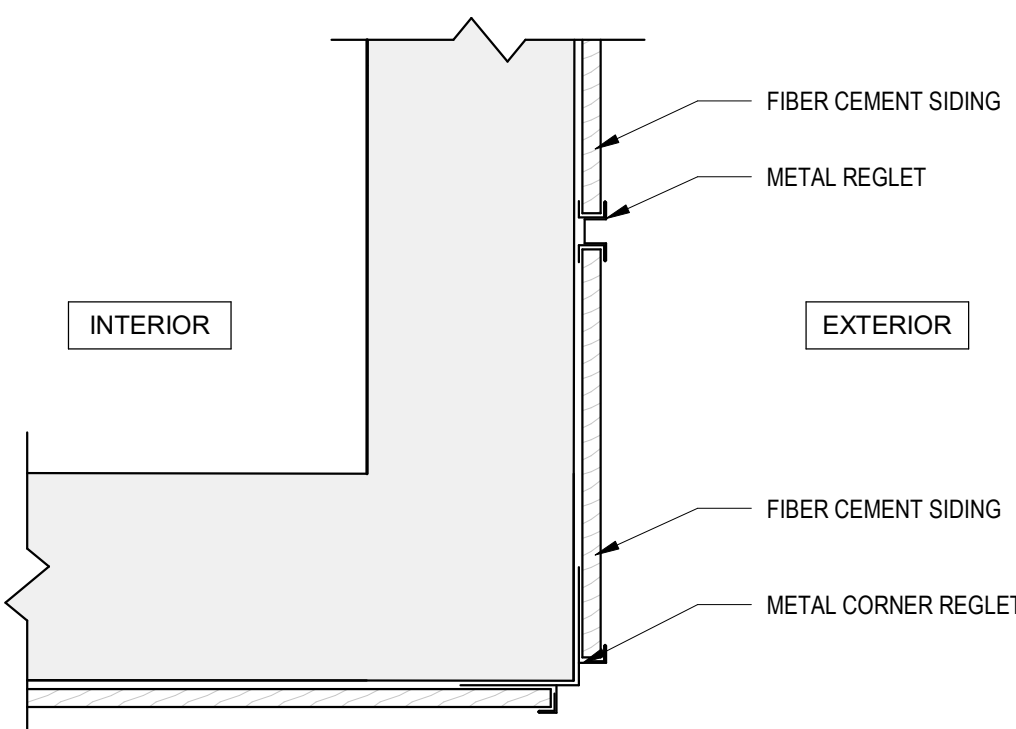
3
TYP. FC INSIDE CORNER
1 1/2" = 1'-0"



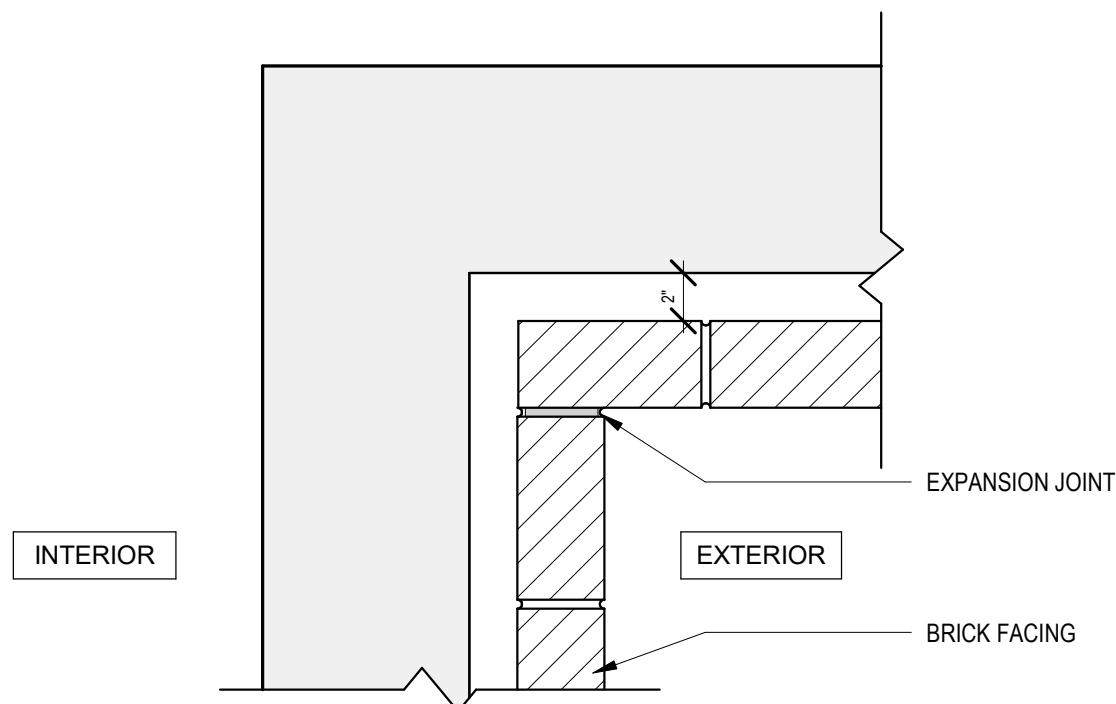
5
TYP. BRICK OUTSIDE CORNER
1 1/2" = 1'-0"



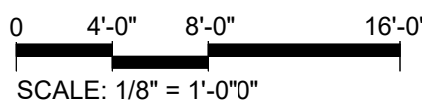
2
TYP. BRICK TO FC @ INSIDE CORNER
1 1/2" = 1'-0"



4
TYP. FC OUTSIDE CORNER
1 1/2" = 1'-0"



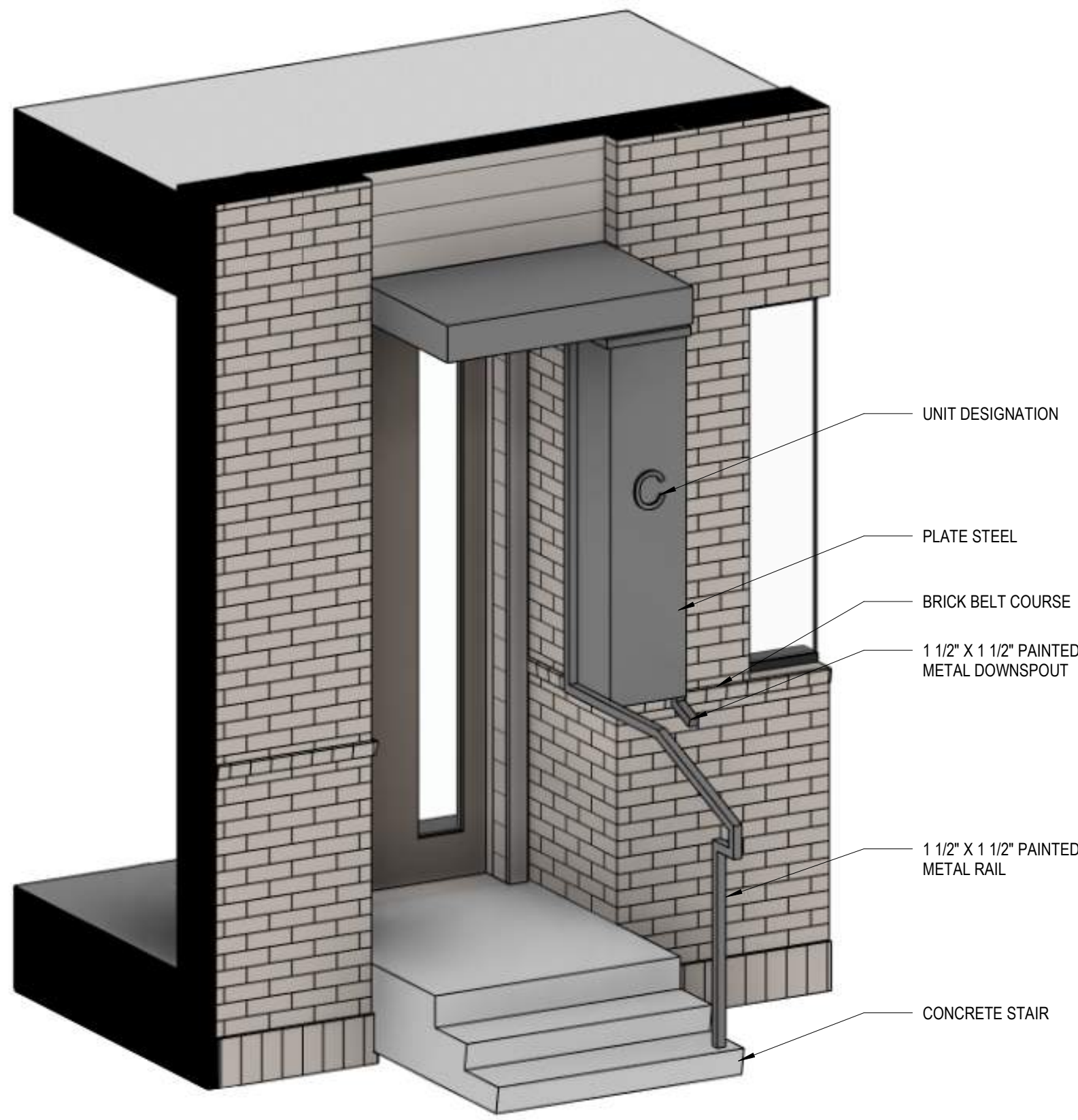
1
TYP. BRICK INSIDE CORNER
1 1/2" = 1'-0"



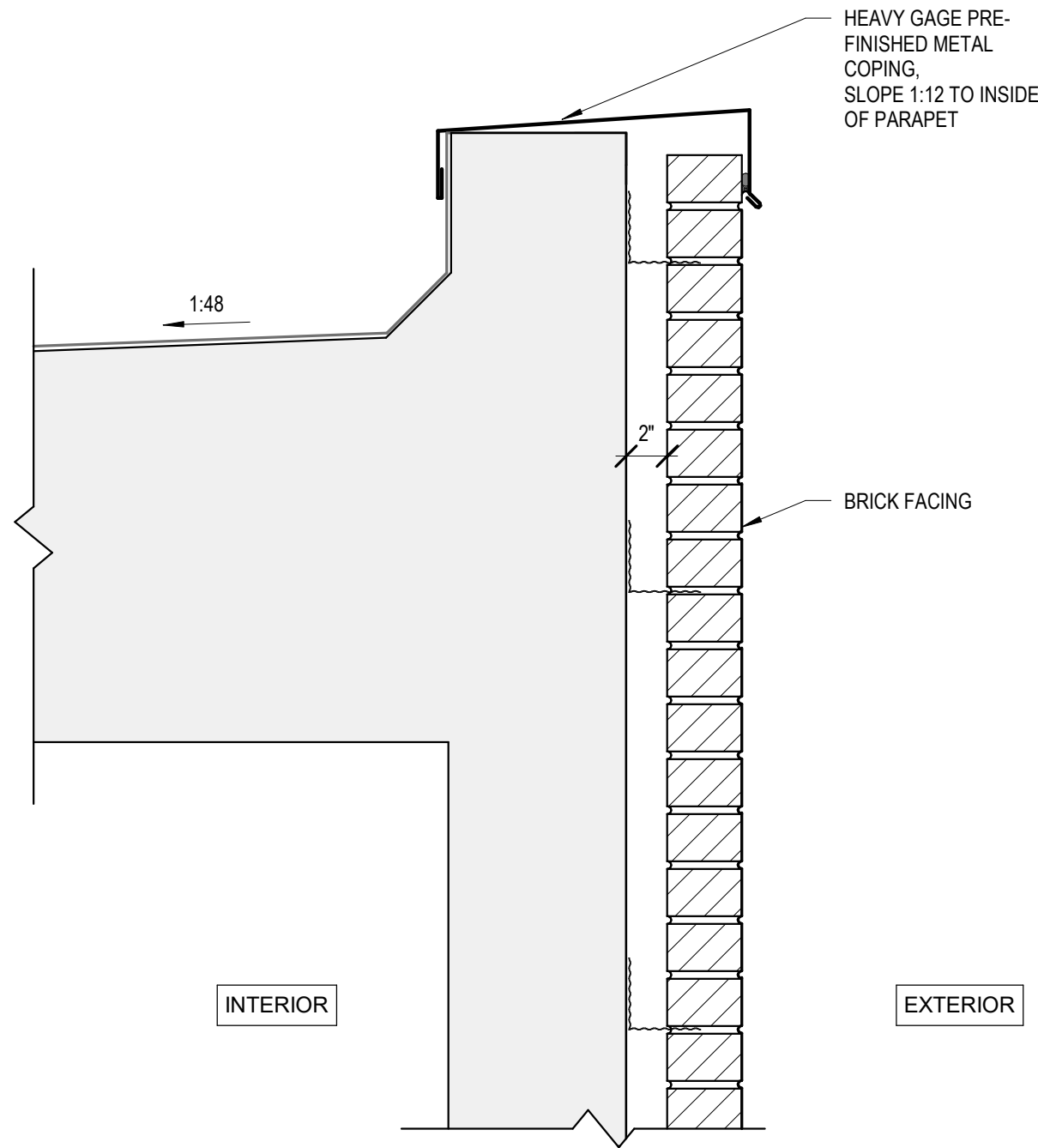
SITE REVIEW
06.14.2024

SHEET No.

SR-20.2
MATERIAL DETAILS

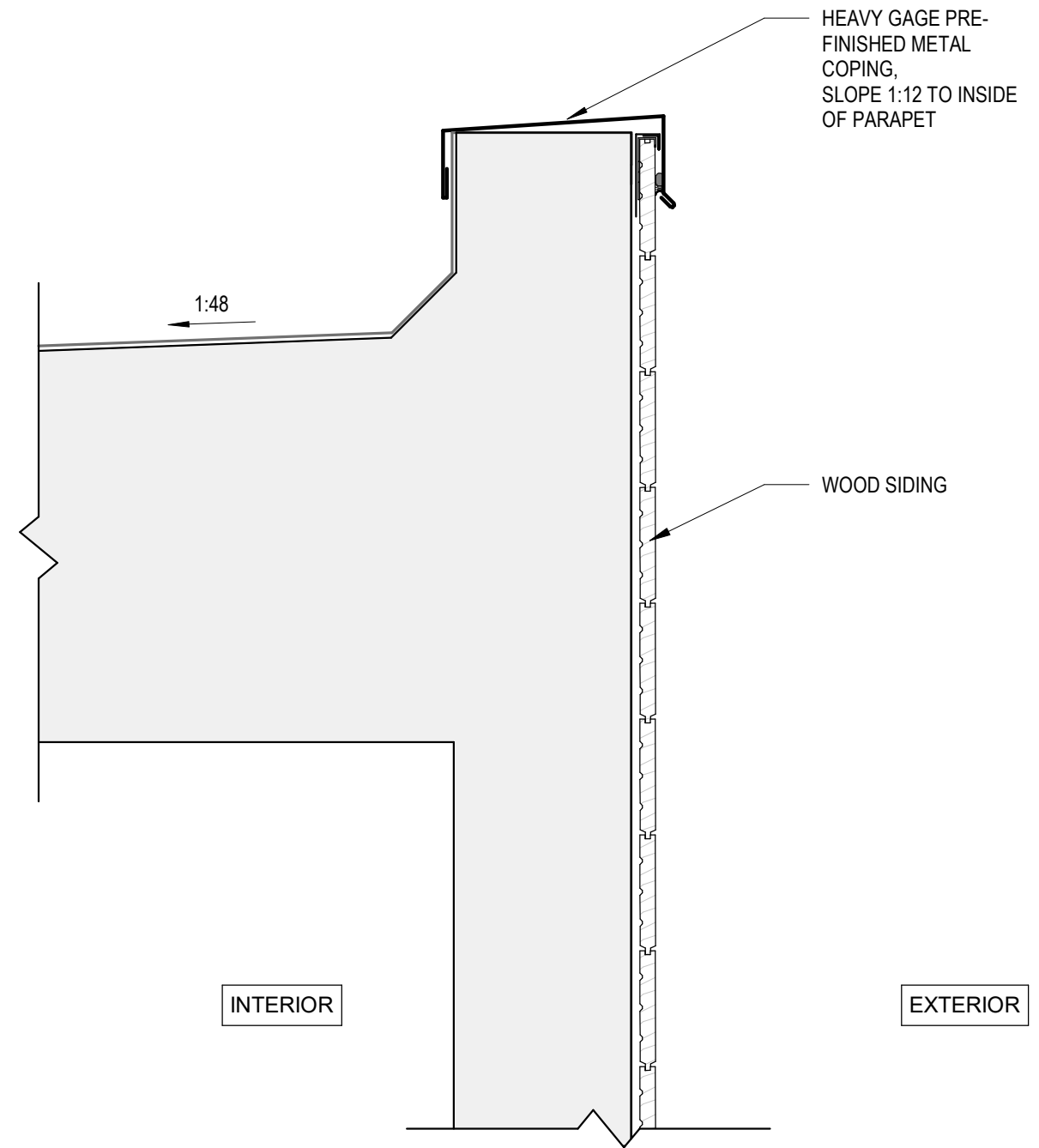


6 UNIT ENTRY AXONOMETRIC



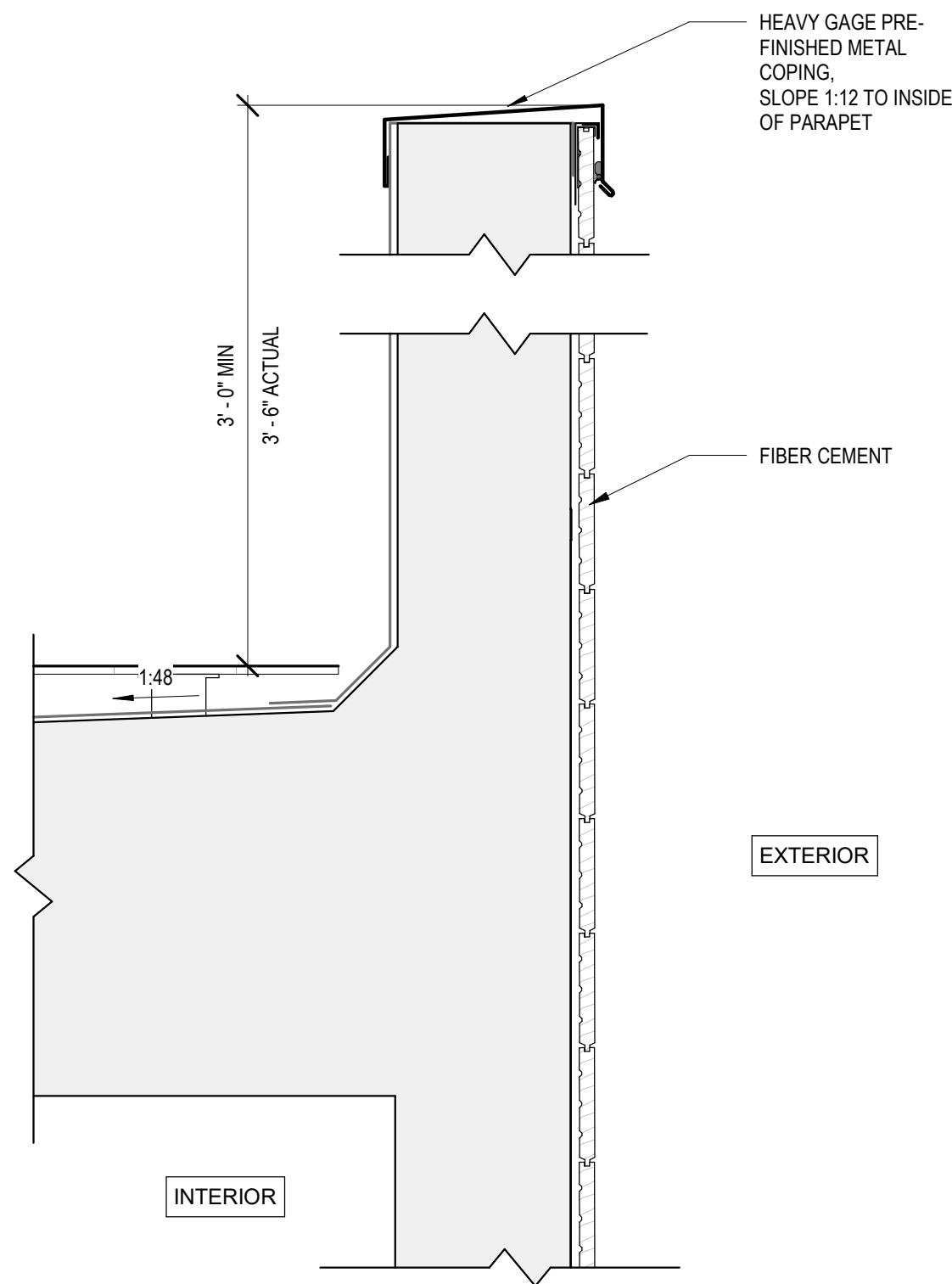
4 ROOF PARAPET @ BRICK

1 1/2" = 1'-0"



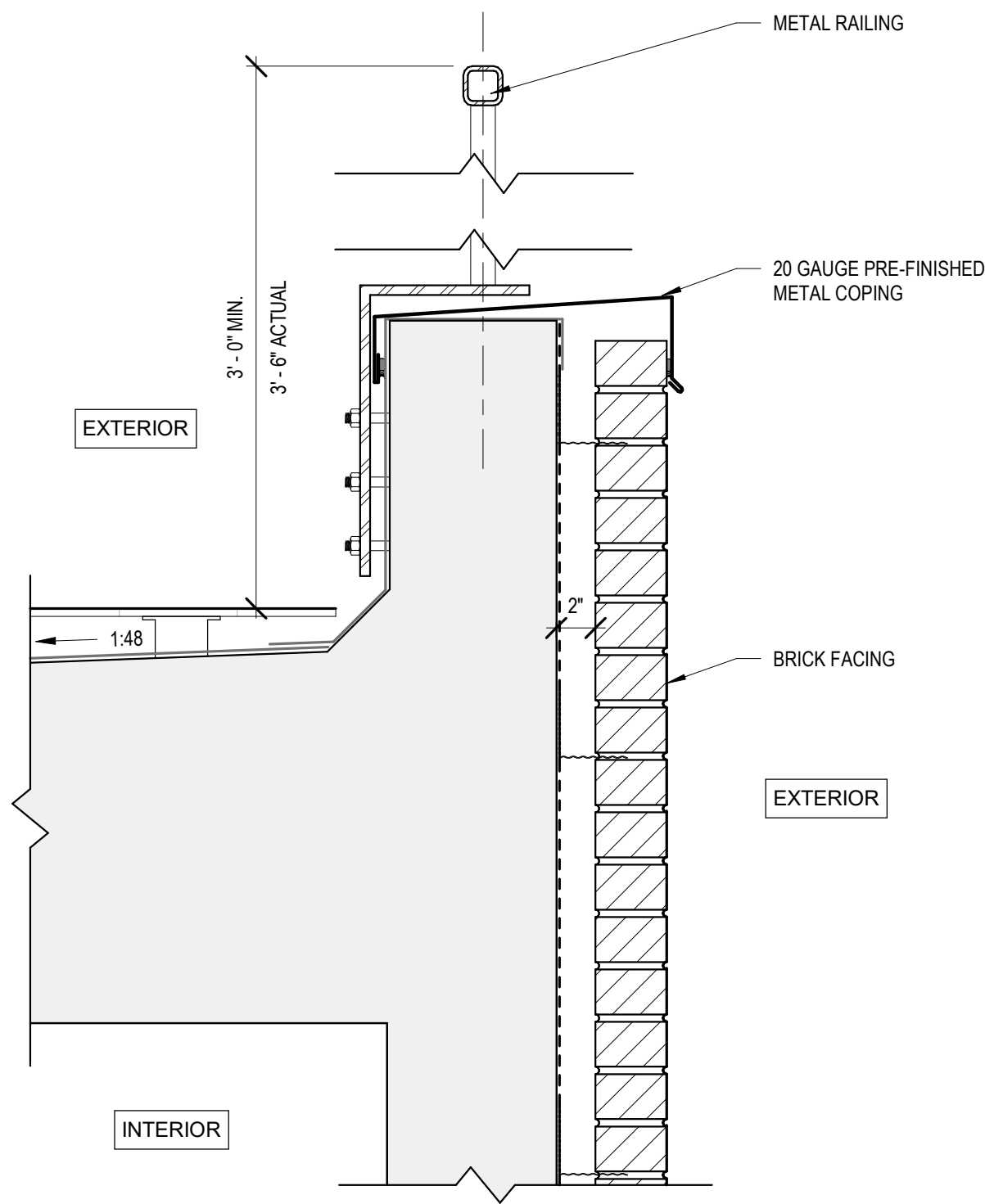
2 ROOF PARAPET @ FIBER CEMENT

1 1/2" = 1'-0"



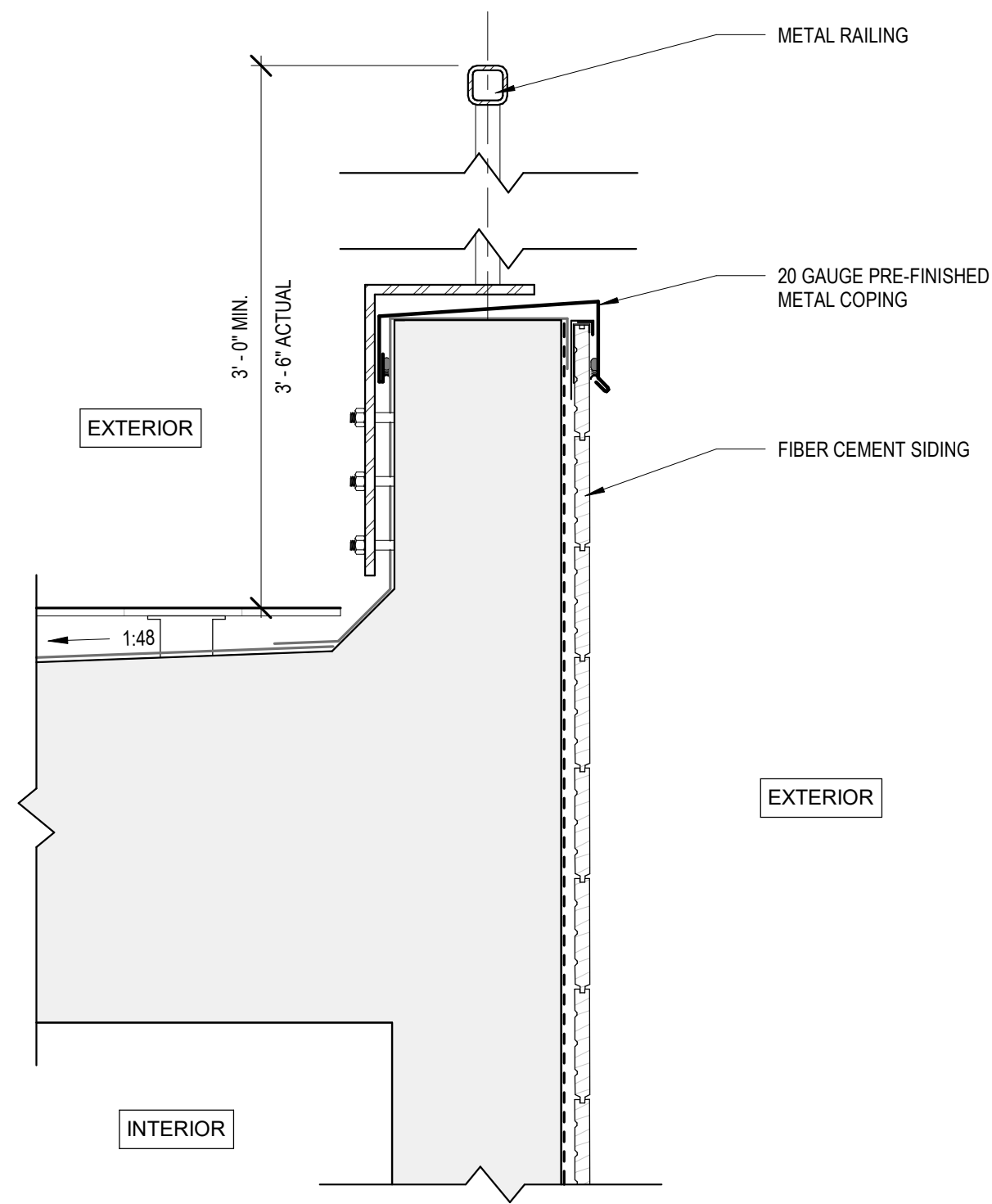
5 ROOF PARAPET RAILING @ FC

1 1/2" = 1'-0"



3 ROOF PARAPET @ BRICK & RAILING

1 1/2" = 1'-0"



1 ROOF PARAPET @ FC & RAILING

1 1/2" = 1'-0"

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



COBURN
ARCHITECTURE

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



901 Front Street, STE 350
Louisville, Colorado
P: 720-346-1656

OUTSIDE LA

Boulder, Colorado
Steamboat Springs, Colorado
P: 303-517-9256

2504 SPRUCE

2504 SPRUCE STREET,
BOULDER, CO

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
06.14.2024

SHEET No.

SR-20.3
BUILDING DETAILS