

# 2504 SPRUCE

2504 SPRUCE, BOULDER, CO  
SITE REVIEW SET



## OUTSIDE LA

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

## 2504 SPRUCE

2504 SPRUCE STREET,  
BOULDER, CO

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### PROJECT TEAM

OWNER  
2504 SPRUCE, LLC  
2504 SPRUCE STREET  
BOULDER, CO  
P: 303.442.3351

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)
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### 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'

MAX ALLOWABLE HEIGHT (FROM BLDG LOW POINT 25' AWAY): BC-2 35'-0"  
\*MODIFICATION REQUESTED

PROPOSED BUILDING HEIGHTS  
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"

REQUESTED HEIGHT MODIFICATION  
BUILDING 1: 12' - 1 1/2"  
BUILDING 2: 13' - 0"  
BUILDING 3: 13' - 3"  
BUILDING 4: 14' - 3"  
BUILDING 5: 13' - 7 1/2"  
BUILDING 6: 13' - 2"  
BUILDING 7: 12' - 3 1/2"  
BUILDING 8: 13' - 6 3/4"  
BUILDING 9: 14' - 6 3/4"  
BUILDING 10: 9' - 7 1/3"

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SR-1.2 BLDG 1 - ROOF PLAN
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SR-2.0 BLDG 2 - PERSPECTIVE
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SR-2.2 BLDG 2 - ROOF PLAN
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SR-4.2 BLDG 4 - FLOOR PLANS
SR-4.3 BLDG 4 - AREA PLANS
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SR-5.1 BLDG 5 - FLOOR PLANS
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SR-7.2 BLDG 7 - ROOF PLANS
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DETAILS
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SR-20.1 DOOR DETAILS
SR-20.2 MATERIAL DETAILS
SR-20.3 BUILDING DETAILS

SITE REVIEW  
06.14.2024

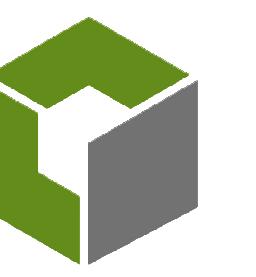
SHEET No.

SR-0.1

COVER SHEET

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**

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P: 303-517-9256

**2504 SPRUCE**

2504 SPRUCE STREET, BOULDER, CO

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**PEARL STREET**

SITE REVIEW  
06.14.2024

SHEET No.

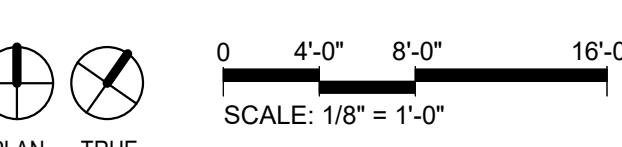
**SR-0.3**

PRELIMINARY  
ADDRESSING PLAN

PRELIMINARY ADDRESSING PLAN

1

1" = 20'-0"





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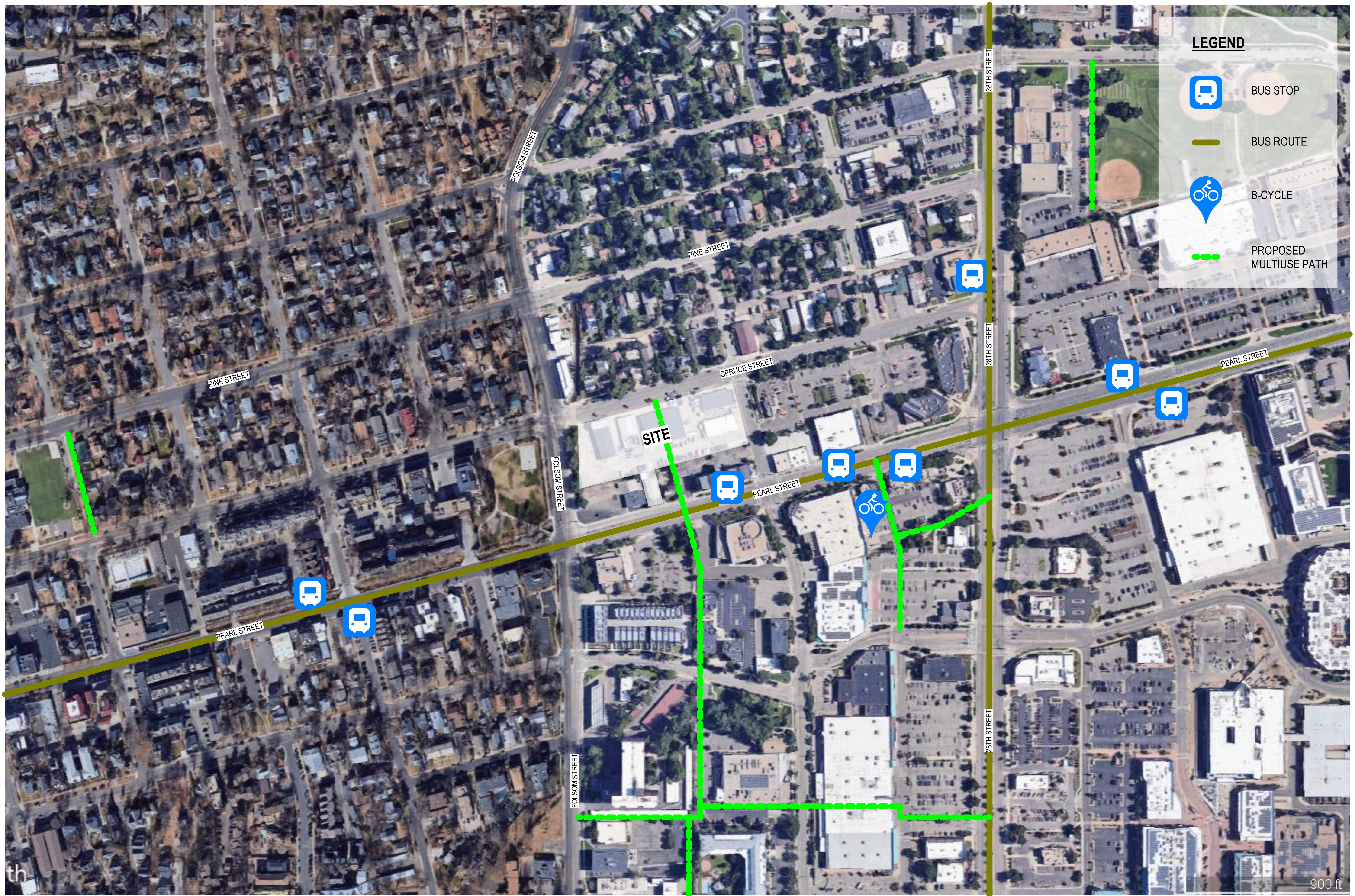
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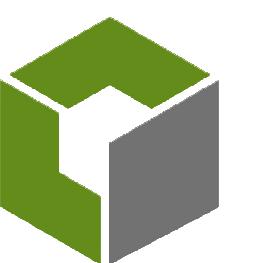


SITE REVIEW  
06.14.2024

SHEET No.

**SR-0.4**

TRANSIT CONNECTIONS



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**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

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06.14.2024

SHEET No.

**SR-0.5**

VEHICLE / BIKE PARKING



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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		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
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		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
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		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
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		45.54		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		10:00 AM	2:00 PM	10:00 AM	2:00 PM	10:00 AM	2:00 PM
10A	5335.89						



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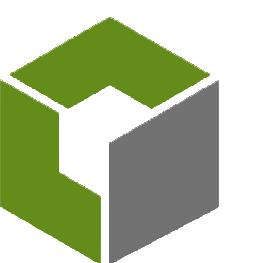
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PROPERTY ZONE DISTRICT: RH-2		SOLAR FENCE HEIGHT: 25										
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13
ROOF ELEMENT	ELEVATION OF ROOF ELEMENT	ELEVATION OF GRADE AT PROPERTY LINE	ELEVATION OF GRADE AT PROPERTY LINE	ELEVATION OF ROOF ELEMENT AT 35	RELATIVE HEIGHT OF ROOF ELEMENT	RELATIVE HEIGHT OF ROOF ELEMENT	LENGTH OF SHADOW					
BUILDING 1			10:00 AM	2:00 PM			10:00 AM	2:00 PM	10:00 AM	2:00 PM		
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		10:00 AM	2:00 PM		10:00 AM	2:00 PM	10:00 AM	2:00 PM				
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		10:00 AM	2:00 PM		10:00 AM	2:00 PM	10:00 AM	2:00 PM				
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	5342.38		5295.70	5328.82		33.12		21.51				
8H	5335.22		5295.49	5321.66		26.17		3.10				
BUILDING 9		10:00 AM	2:00 PM		10:00 AM	2:00 PM	10:00 AM	2:00 PM				
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				



**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

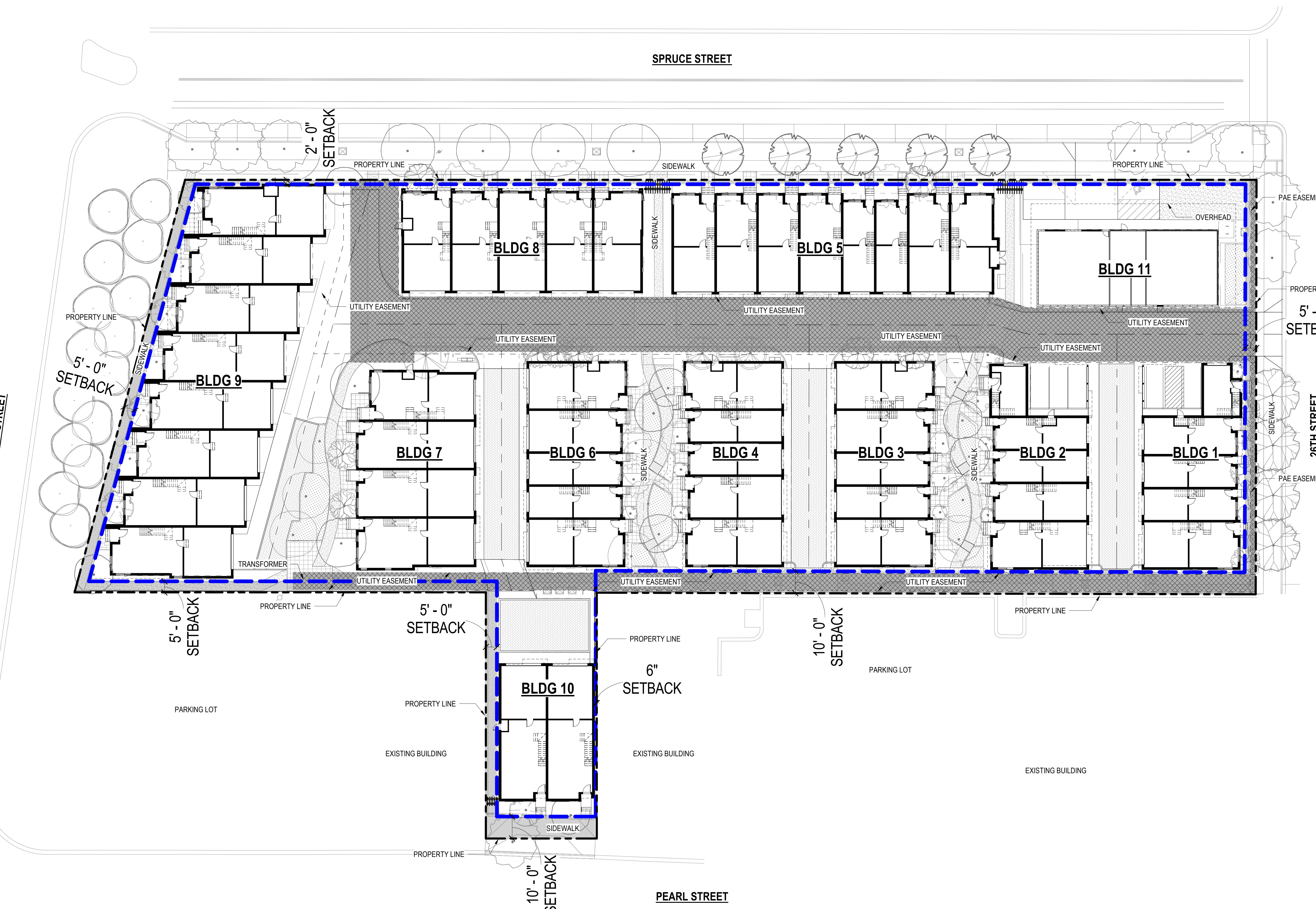
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FOLSOM STREET

SPRUCE STREET

5' - 0" SETBACK

26TH STREET



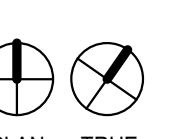
SITE REVIEW  
06.14.2024

SHEET No.

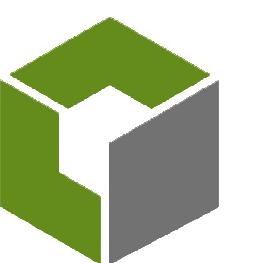
SR-0.7

SETBACK AND EASEMENT  
DIAGRAM

SETBACK AND EASEMENT DIAGRAM  
1 1" = 20'-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

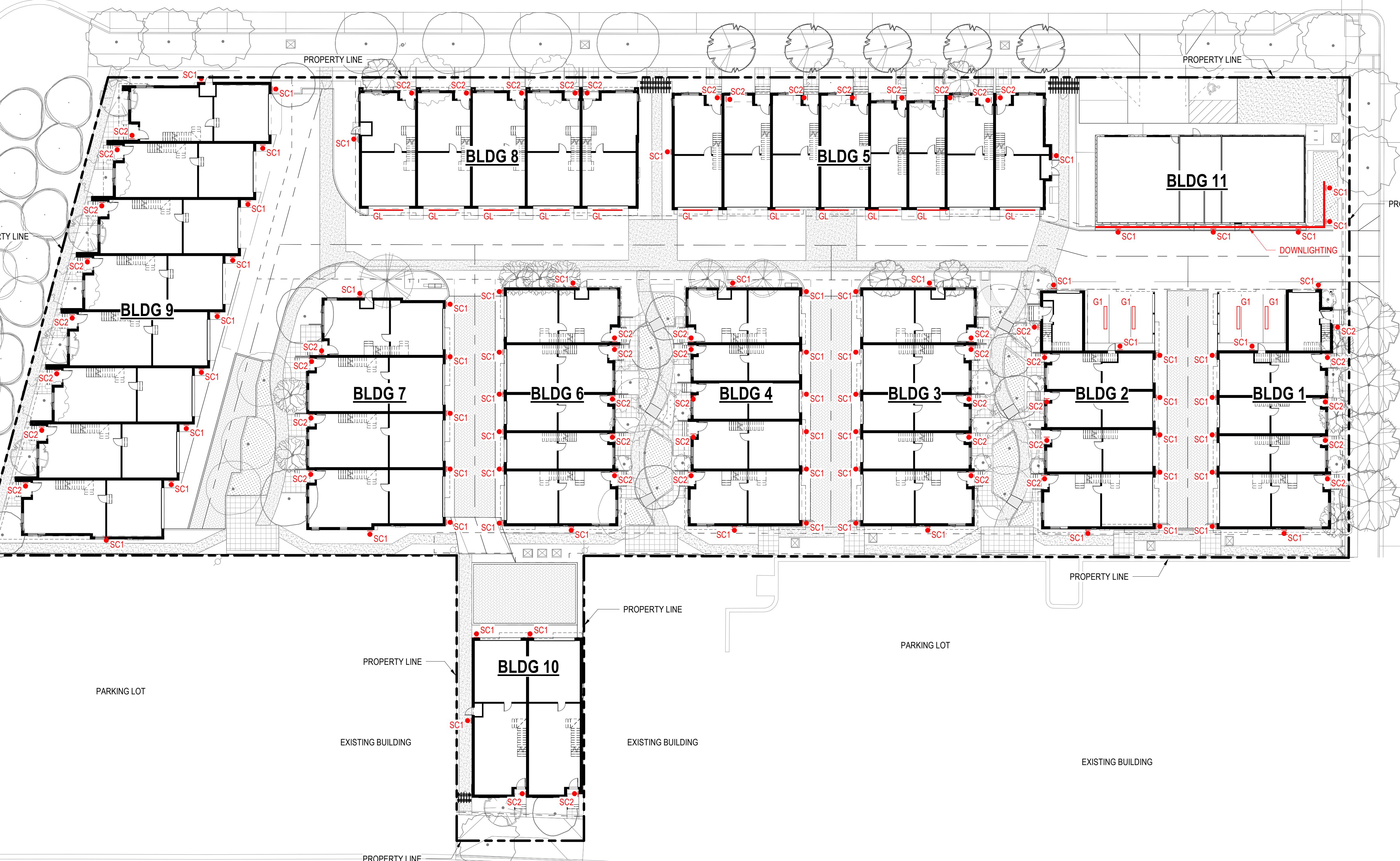
## OUTSIDE LA

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.

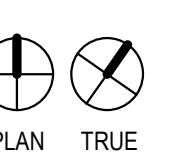
SR-0.8

SITE LIGHTING DIAGRAM

SITE LIGHTING DIAGRAM

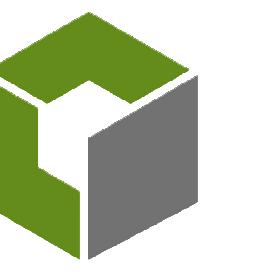
1

1" = 20'-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

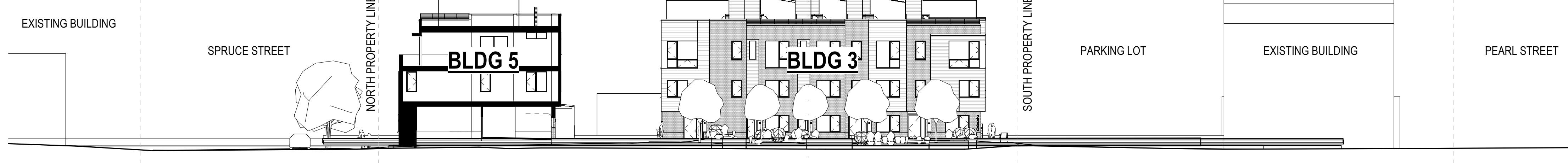
## OUTSIDE LA

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

## 2504 SPRUCE

2504 SPRUCE STREET, BOULDER, CO

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**NORTH-SOUTH SECTION 2**

4

1" = 20'-0"



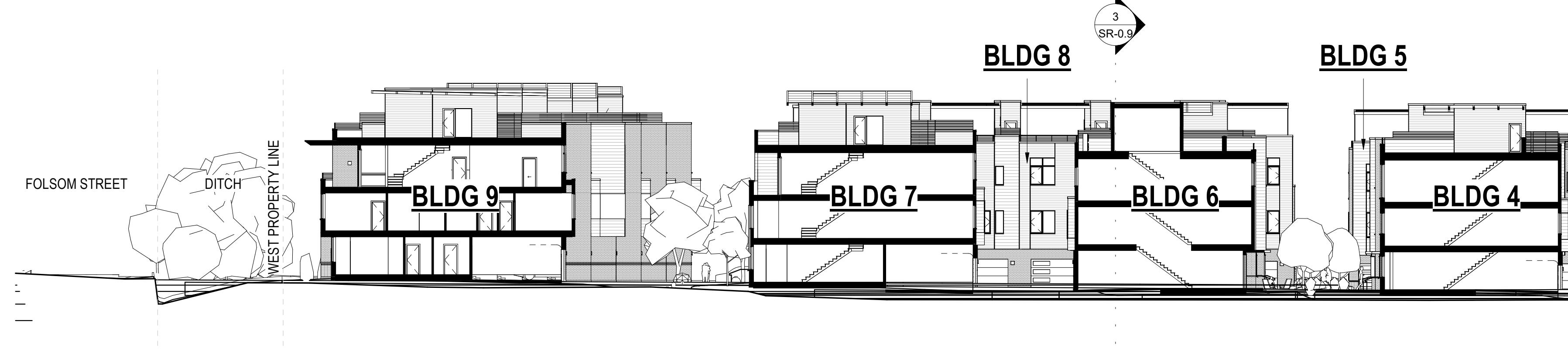
2

SR-0.9

**NORTH-SOUTH SECTION 1**

3

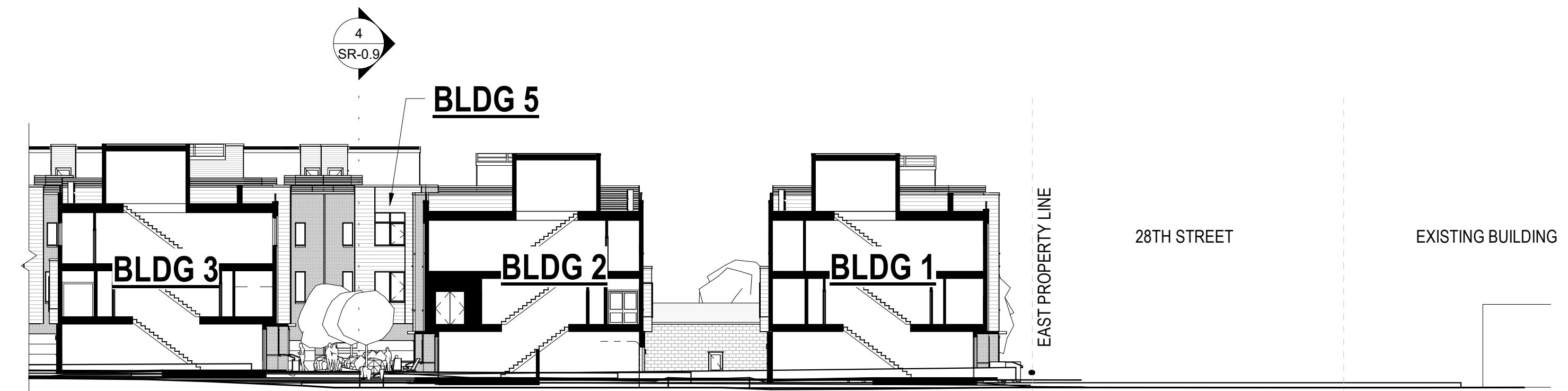
1" = 20'-0"



**EAST-WEST SECTION 1.B**

2

1" = 20'-0"



4

SR-0.9

**EAST-WEST SECTION 1.A**

1

1" = 20'-0"

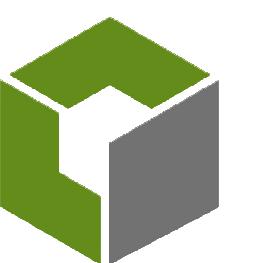
0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"

SITE REVIEW  
06.14.2024

SHEET No.

**SR-0.9**

SITE SECTIONS



**COBURN**  
ARCHITECTURE

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



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

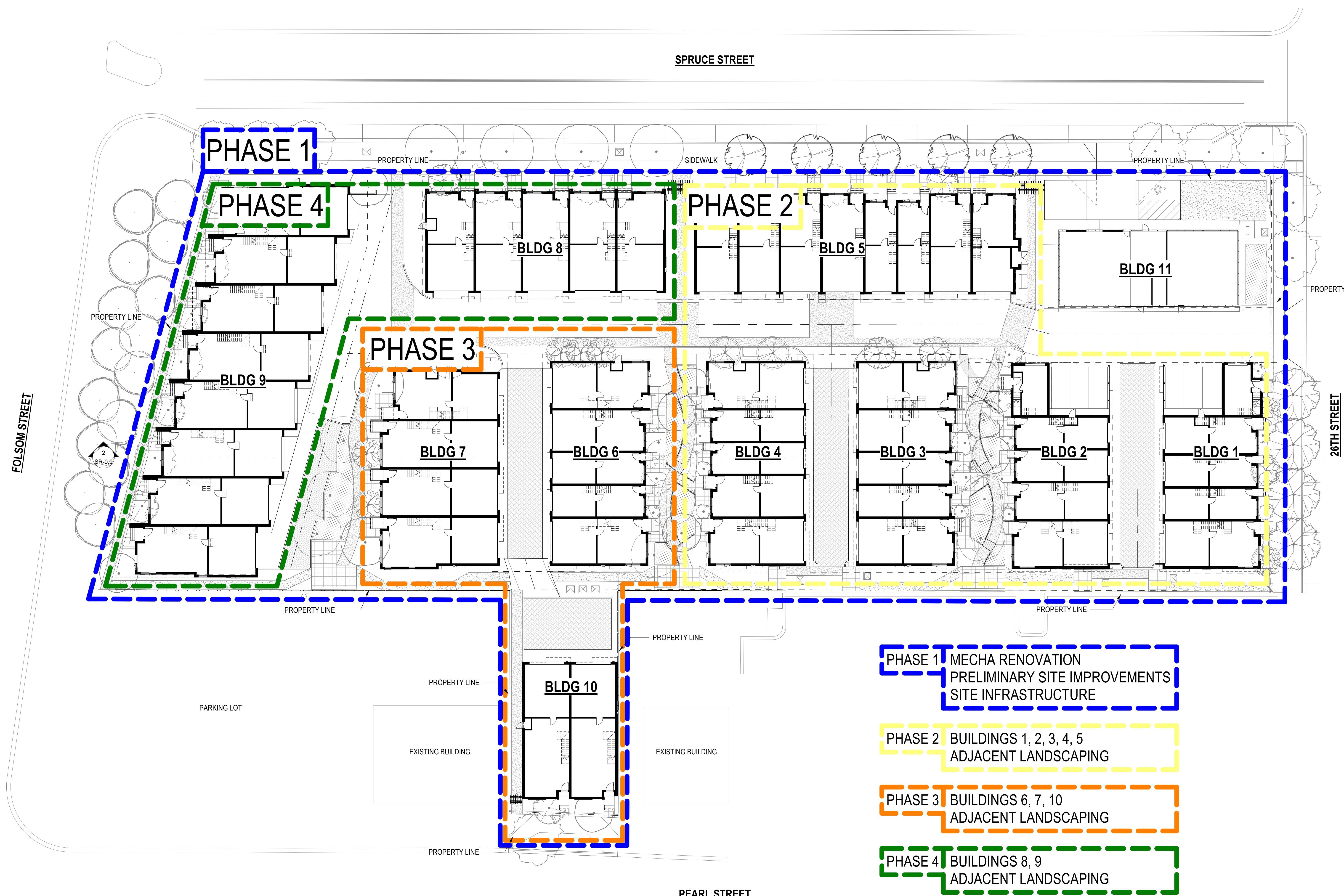
**OUTSIDE LA**

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.**

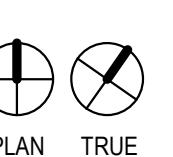
**SR-0.10**

**PHASING DIAGRAM**

**PHASING DIAGRAM**

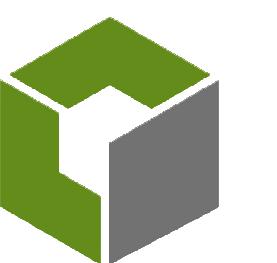
1

1" = 20'-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

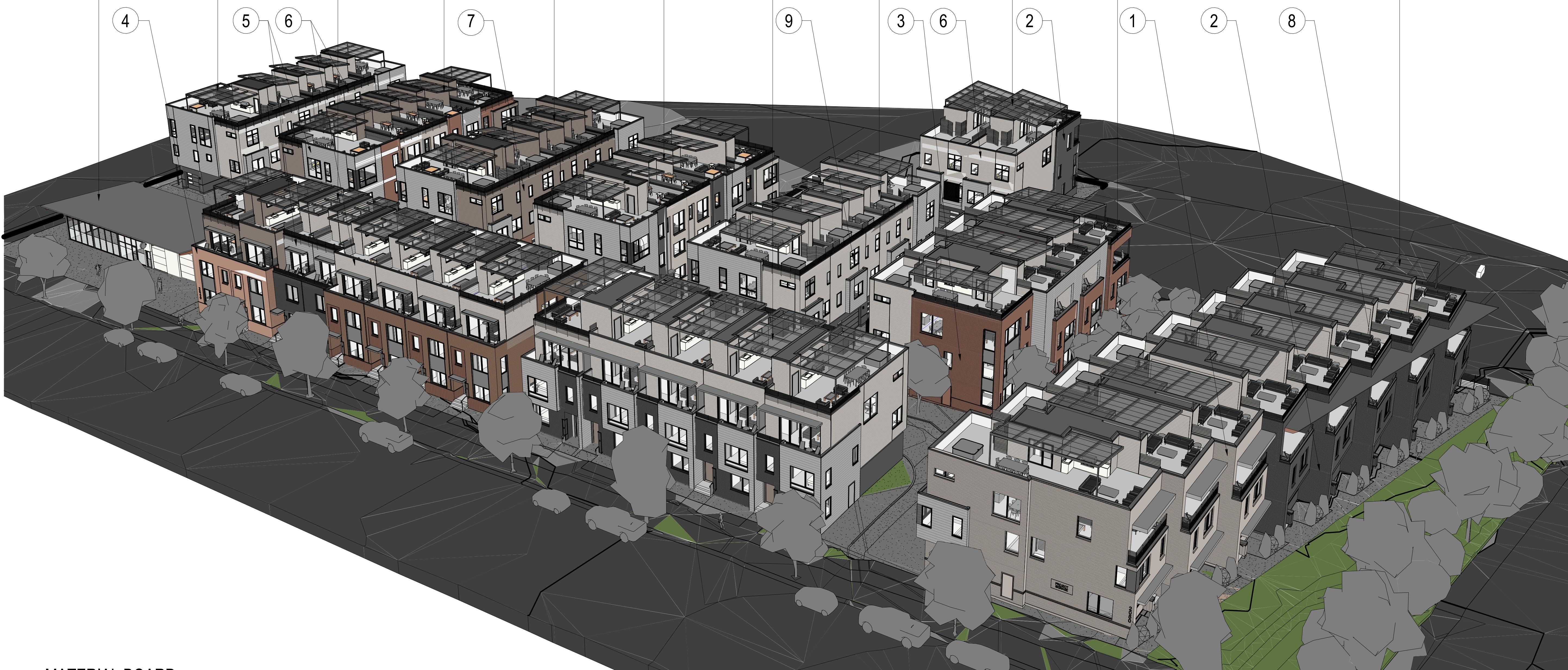
Boulder, Colorado  
Steamboat Springs, Colorado  
P: 303-517-9256

## 2504 SPRUCE

2504 SPRUCE STREET,  
BOULDER, CO

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BUILDING 11    BUILDING 1    BUILDING 5    BUILDING 2    BUILDING 3    BUILDING 4    BUILDING 8    BUILDING 6    BUILDING 10    BUILDING 7    BUILDING 9



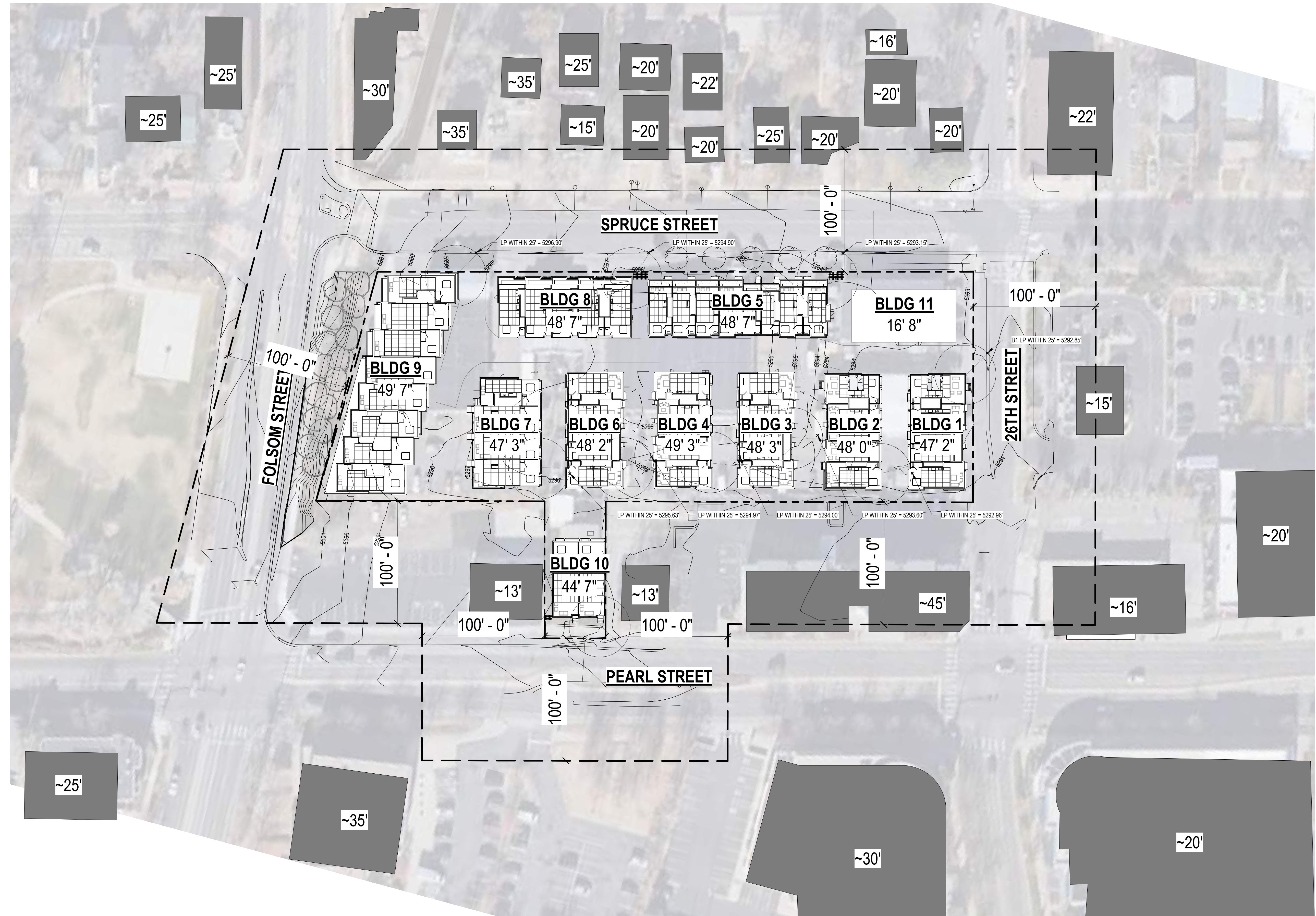
SITE REVIEW  
06.14.2024

SHEET No.

**SR-0.11**

MATERIAL BOARD

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

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SHEET No.

## SR-0.12

# BUILDING HEIGHTS

# BUILDING HEIGHTS

A horizontal scale bar with markings at 0, 4'-0", 8'-0", and 16'-0". The scale is labeled "SCALE: 1/8" = 1'-0".

**2504 SPRUCE**

2051 26TH STREET,  
BOULDER, CO



4 SOUTHEAST PERSPECTIVE



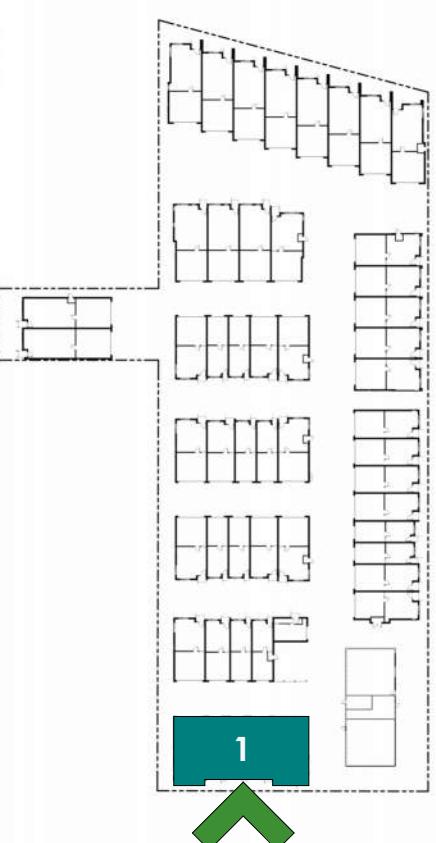
1 NORTHEAST PERSPECTIVE



2 NORTHWEST PERSPECTIVE



3 SOUTHWEST PERSPECTIVE



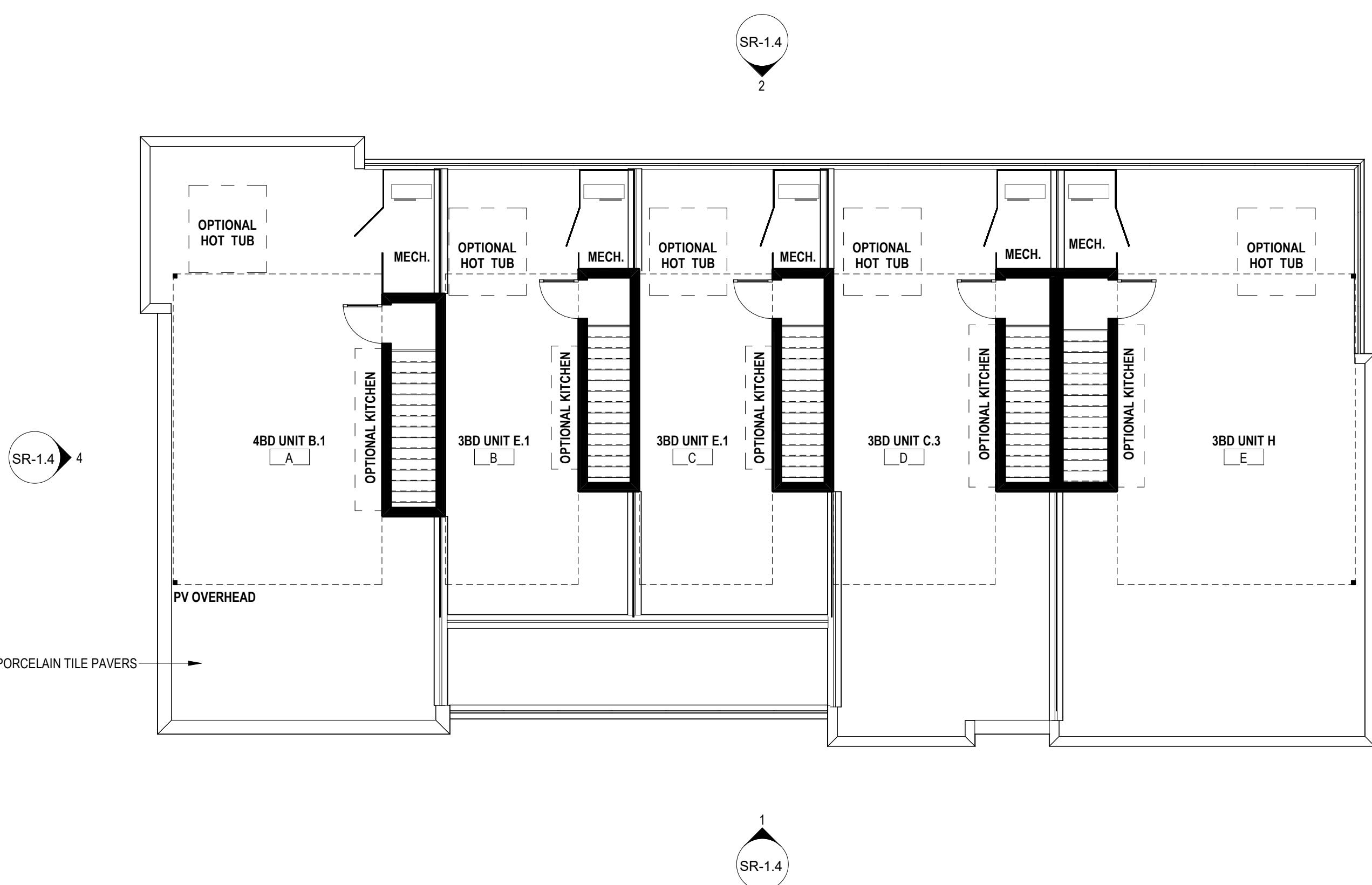
SITE REVIEW  
06.14.2024

SHEET NO.

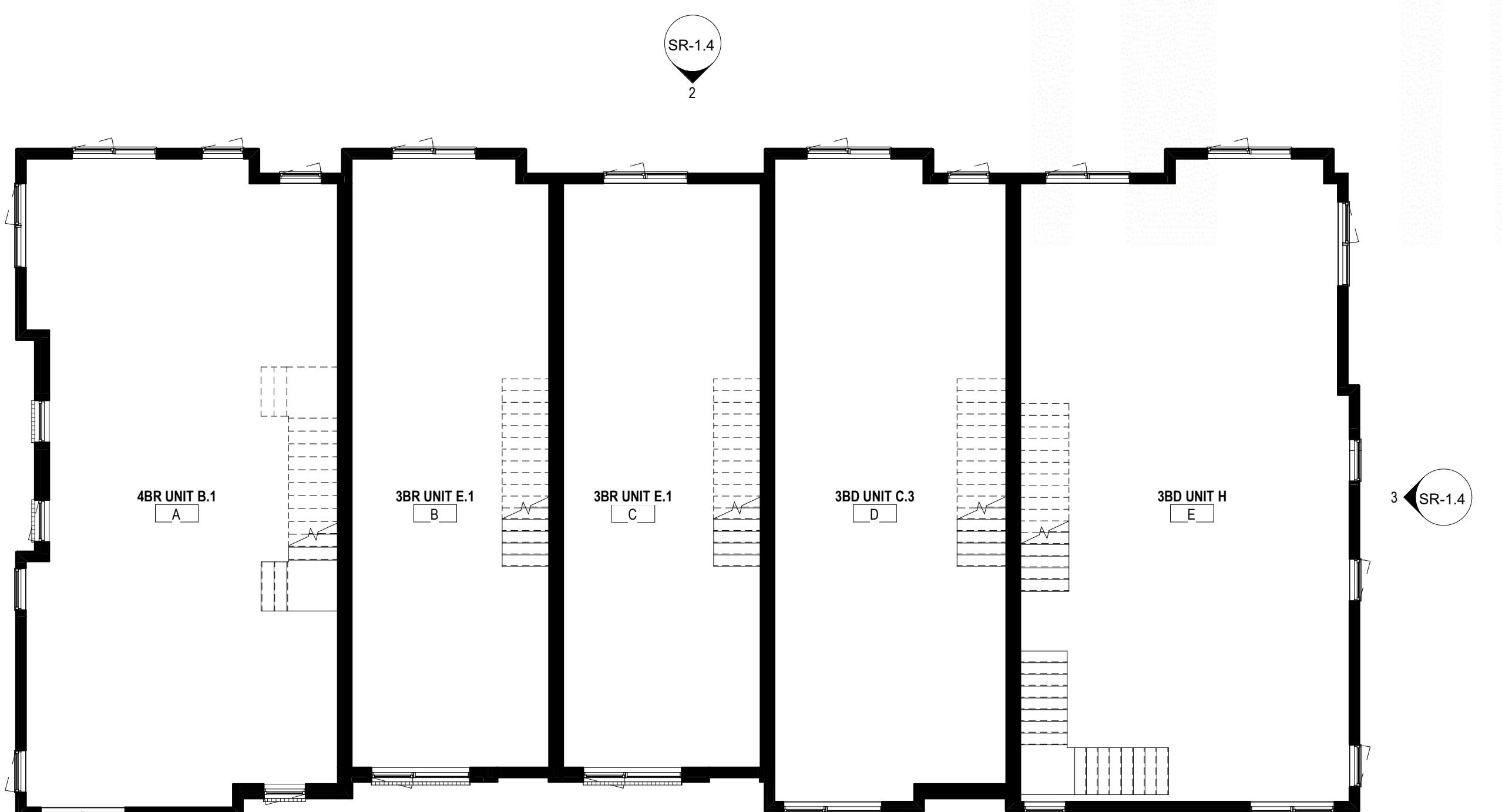
**SR-1.0**

BLDG 1 - PERSPECTIVE

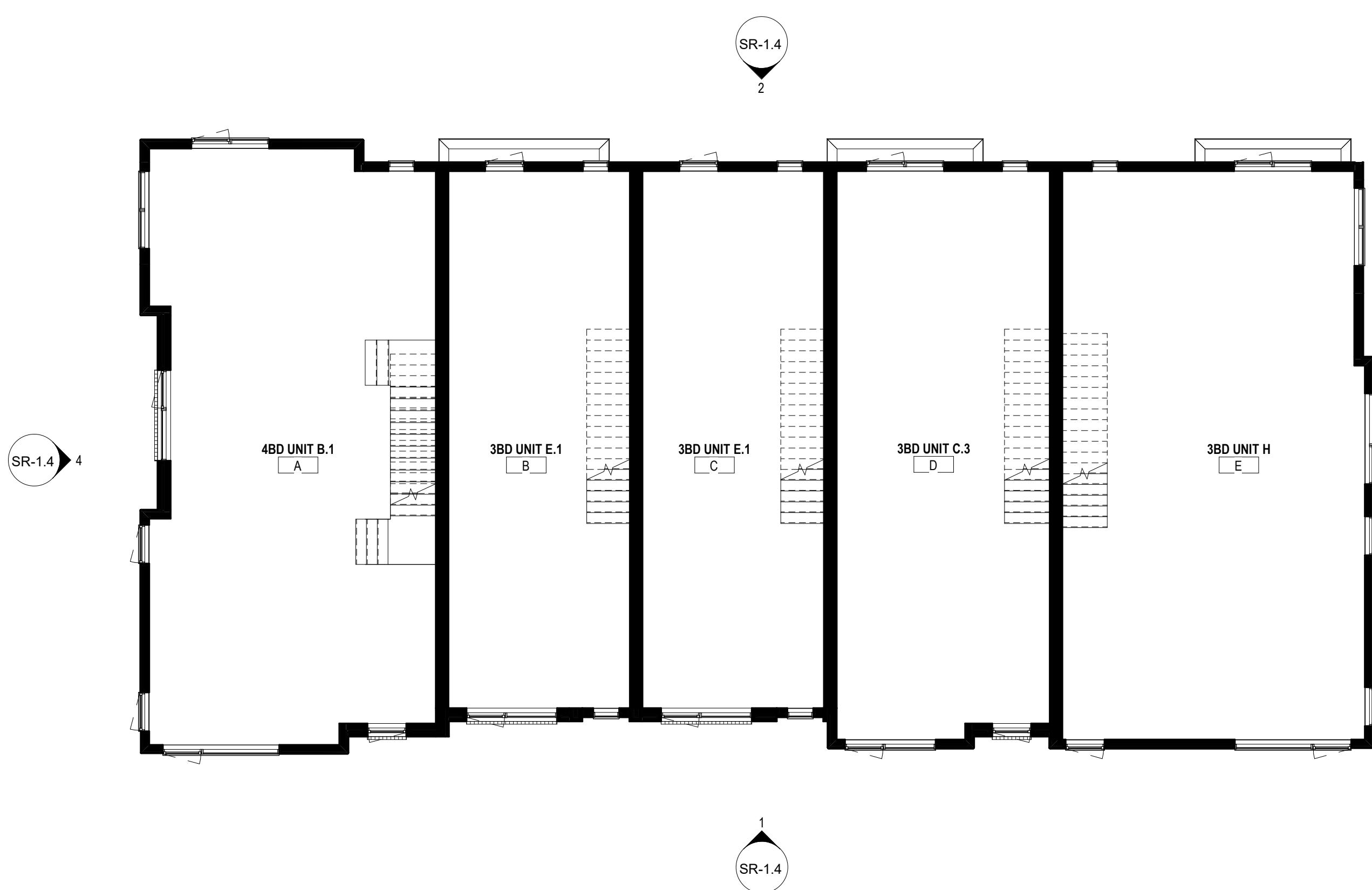
0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"

**2504 SPRUCE**
**2051 26TH STREET,  
BOULDER, CO**

**BUILDING 1 - ROOF DECK**

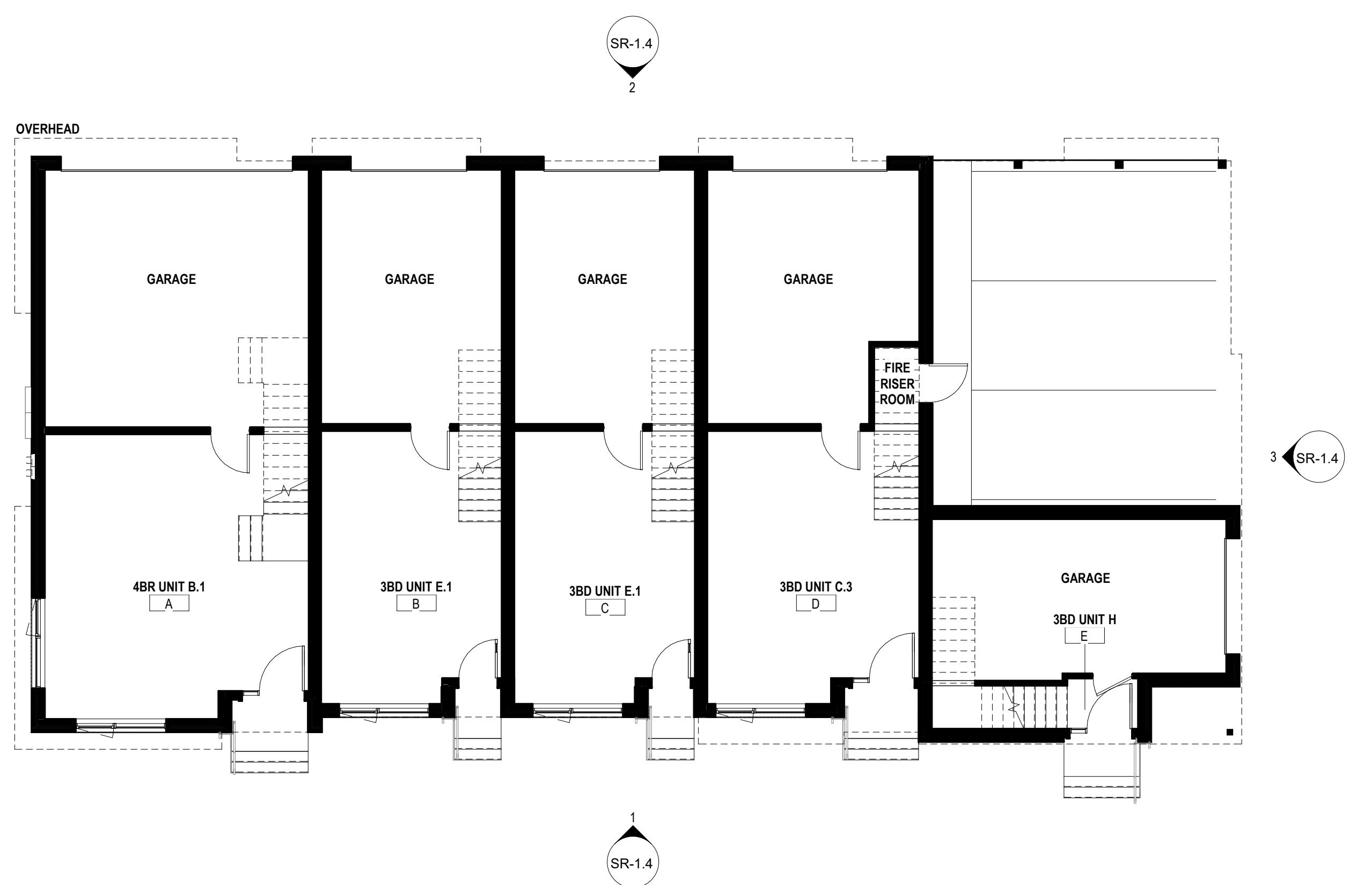
1/8" = 1'-0"


**BUILDING 1 - LEVEL 2**

1/8" = 1'-0"

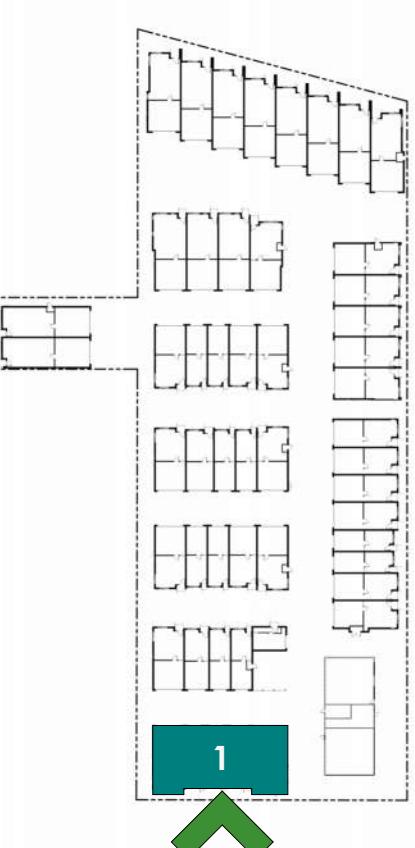

**BUILDING 1 - LEVEL 3**

1/8" = 1'-0"


**BUILDING 1 - LEVEL 1**

1/8" = 1'-0"

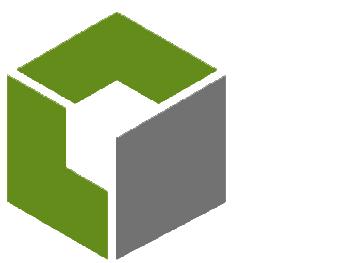
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**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-1.1**
**BLDG 1 - FLOOR PLANS**

PLAN TRUE



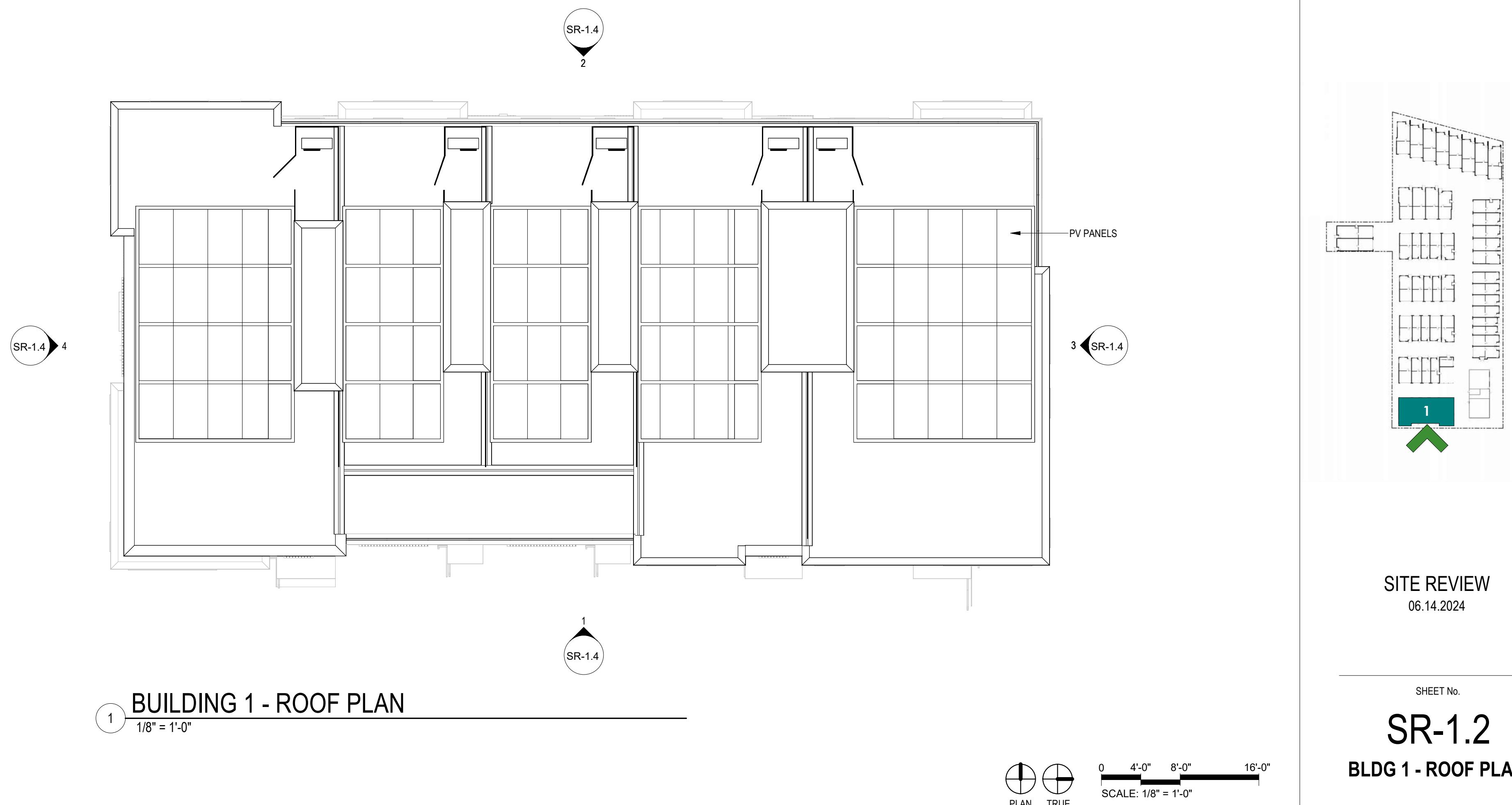
**COBURN**  
ARCHITECTURE

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

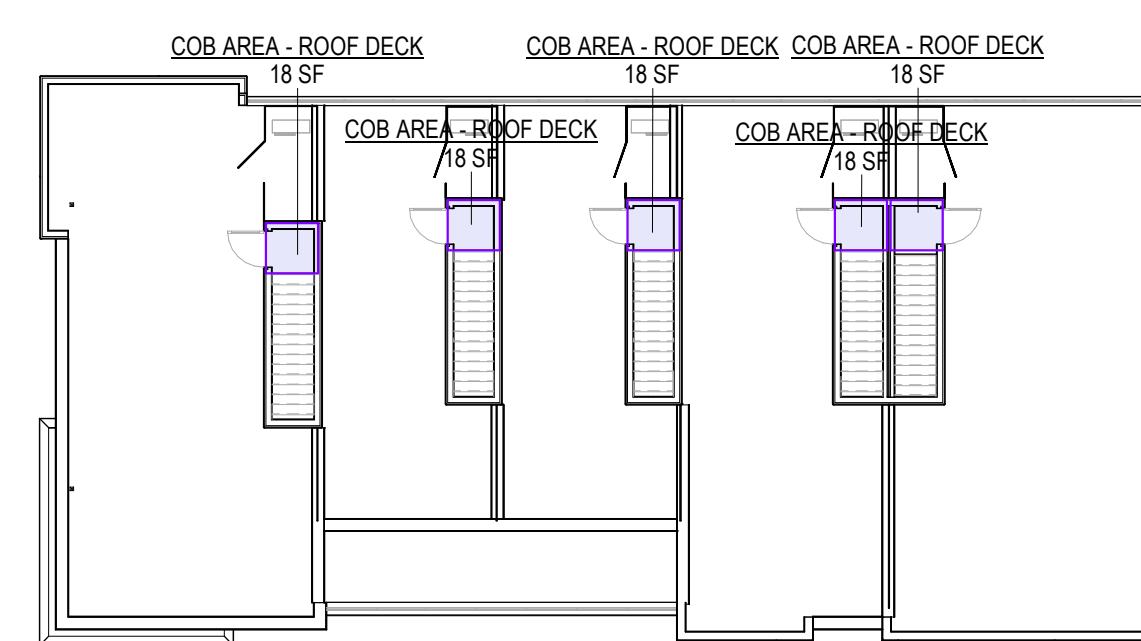
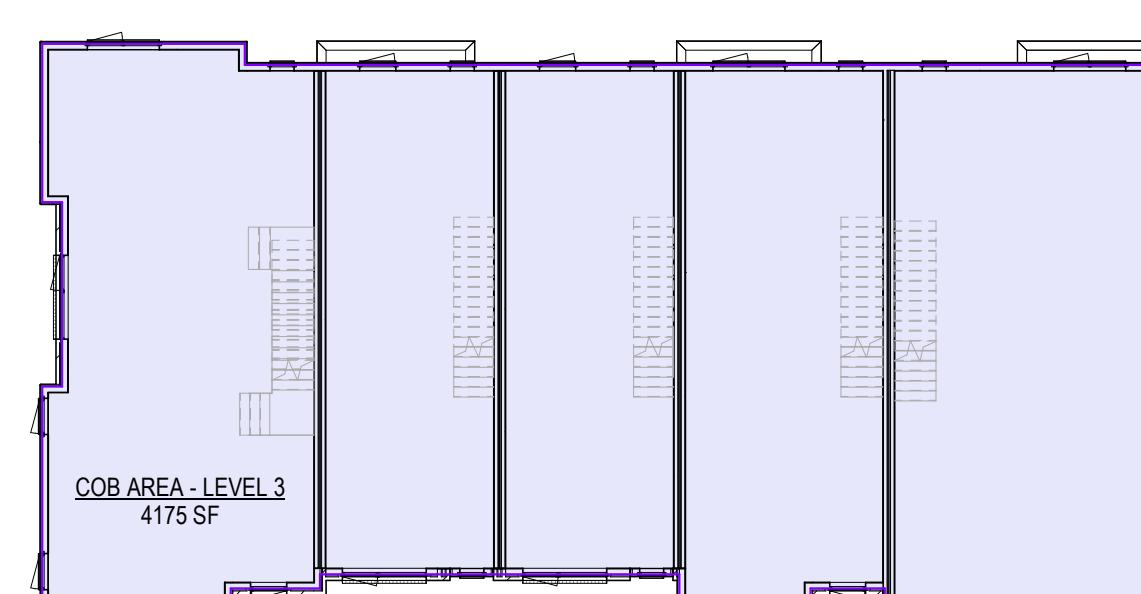
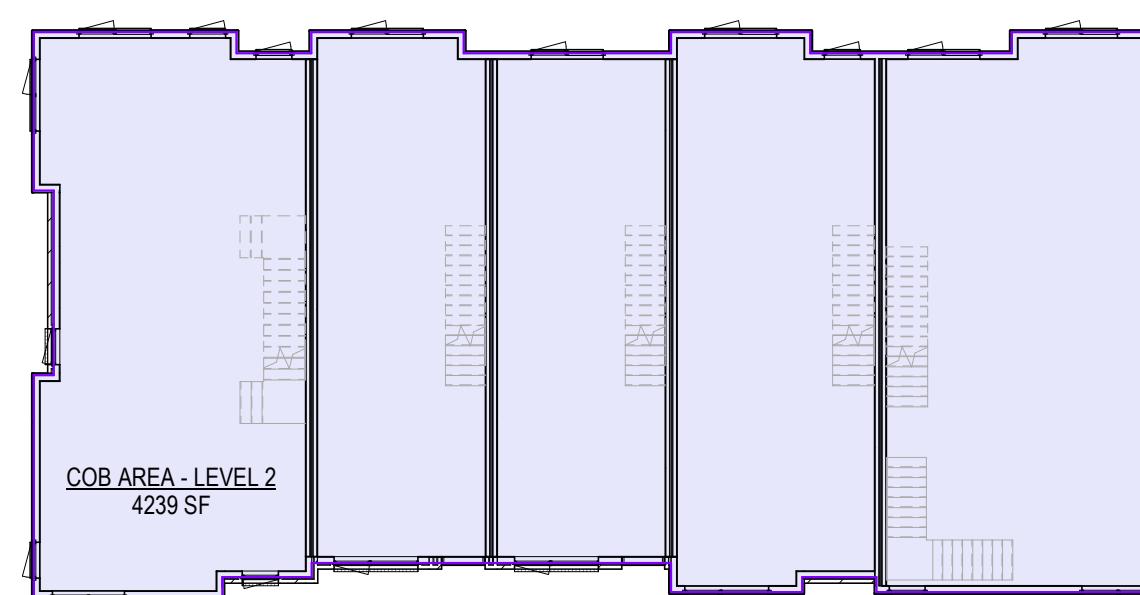
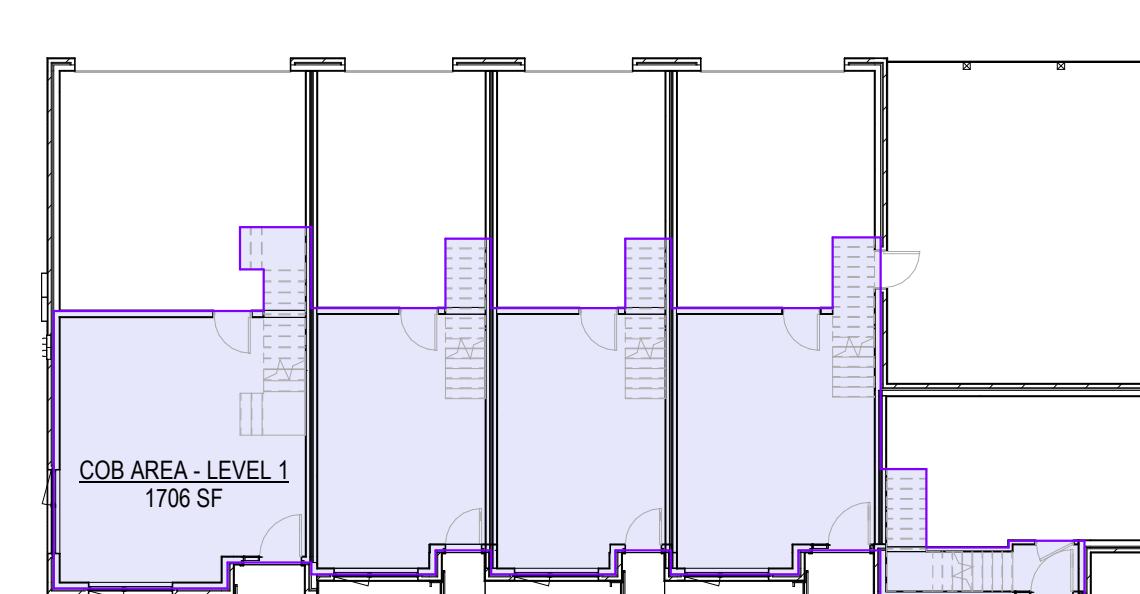
**2504 SPRUCE**

2051 26TH STREET,  
BOULDER, CO

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**2504 SPRUCE**

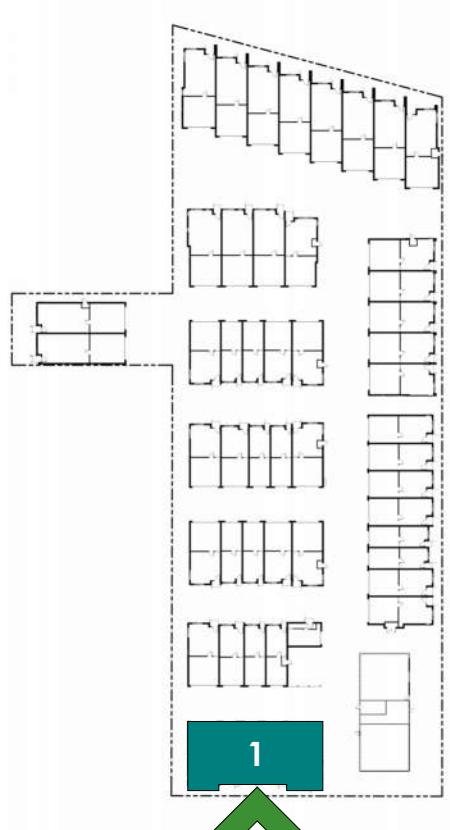
 2051 26TH STREET,  
BOULDER, CO

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

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

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

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

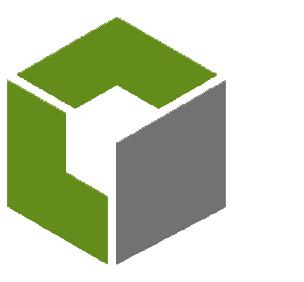
UNIT AREA SCHEDULE	
NAME	AREA
<b>LEVEL 1</b>	
UNIT A - UNIT TYPE B.1	517 SF
UNIT B - UNIT TYPE E.1	346 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE C.3	398 SF
UNIT E - UNIT TYPE H	100 SF
<b>LEVEL 1</b>	<b>1706 SF</b>
<b>LEVEL 2</b>	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	660 SF
UNIT C - UNIT TYPE E.1	638 SF
UNIT D - UNIT TYPE C.3	797 SF
UNIT E - UNIT TYPE H	1103 SF
<b>LEVEL 2</b>	<b>4239 SF</b>
<b>LEVEL 3</b>	
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
<b>LEVEL 3</b>	<b>4175 SF</b>
<b>ROOF DECK</b>	
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
<b>ROOF DECK</b>	<b>91 SF</b>
	<b>10211 SF</b>
<b>AREA SCHEDULE</b>	
COB AREA - LEVEL 1	1706 SF
COB AREA - LEVEL 2	4239 SF
COB AREA - LEVEL 3	4175 SF
COB AREA - ROOF DECK	91 SF
	<b>10211 SF</b>

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.

 SHEET No.  
**SR-1.3**  
 06.14.2024

**BLDG 1 - AREA PLANS**




**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

2051 26TH STREET,  
BOULDER, CO



**BUILDING 1 - SOUTH ELEVATION**

4  
1/8" = 1'-0"



**BUILDING 1 - WEST ELEVATION**

2  
1/8" = 1'-0"

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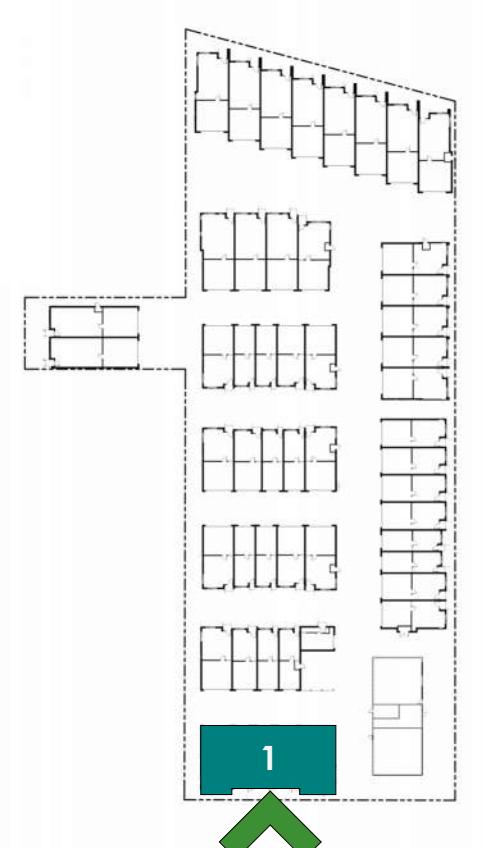
**BUILDING 1 - NORTH ELEVATION**

3  
1/8" = 1'-0"



**BUILDING 1 - EAST ELEVATION**

1  
1/8" = 1'-0"



**SITE REVIEW**  
06.14.2024

SHEET NO.

**SR-1.4**

**BLDG 1 - ELEVATIONS**

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

**2504 SPRUCE**

2580 SPRUCE STREET,  
BOULDER, CO



④ NORTHWEST PERSPECTIVE



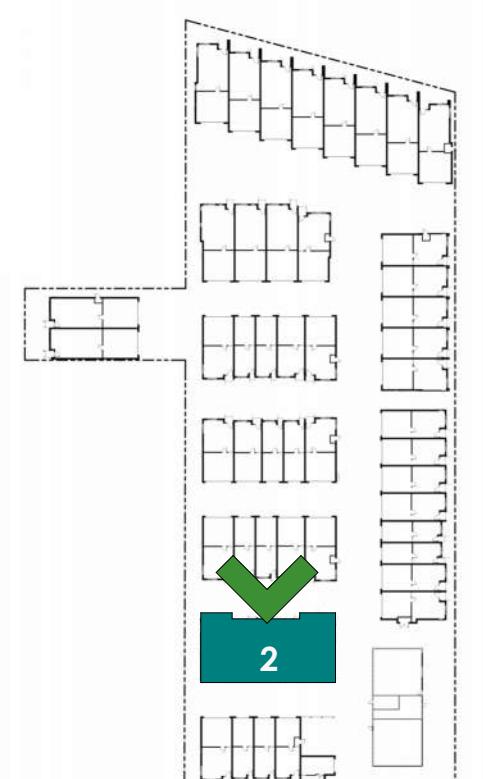
② SOUTHWEST PERSPECTIVE



③ SOUTHEAST PERSPECTIVE



① NORTHEAST PERSPECTIVE



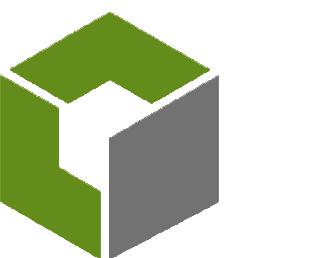
SITE REVIEW  
06.14.2024

SHEET No.

**SR-2.0**

**BLDG 2 - PERSPECTIVE**

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



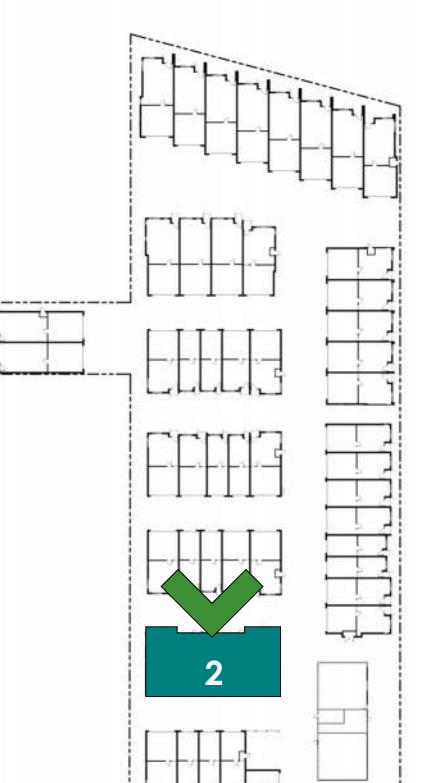
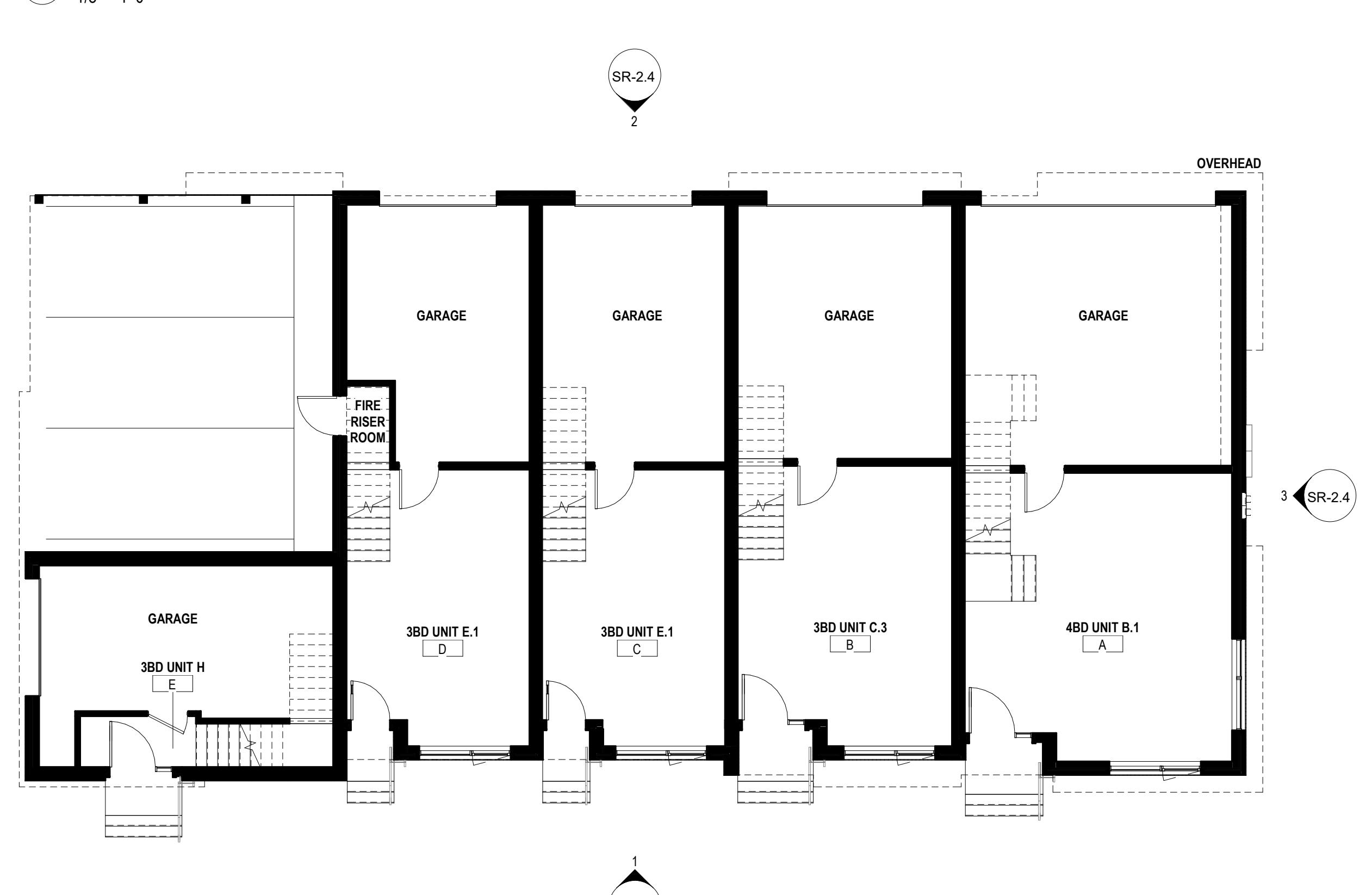
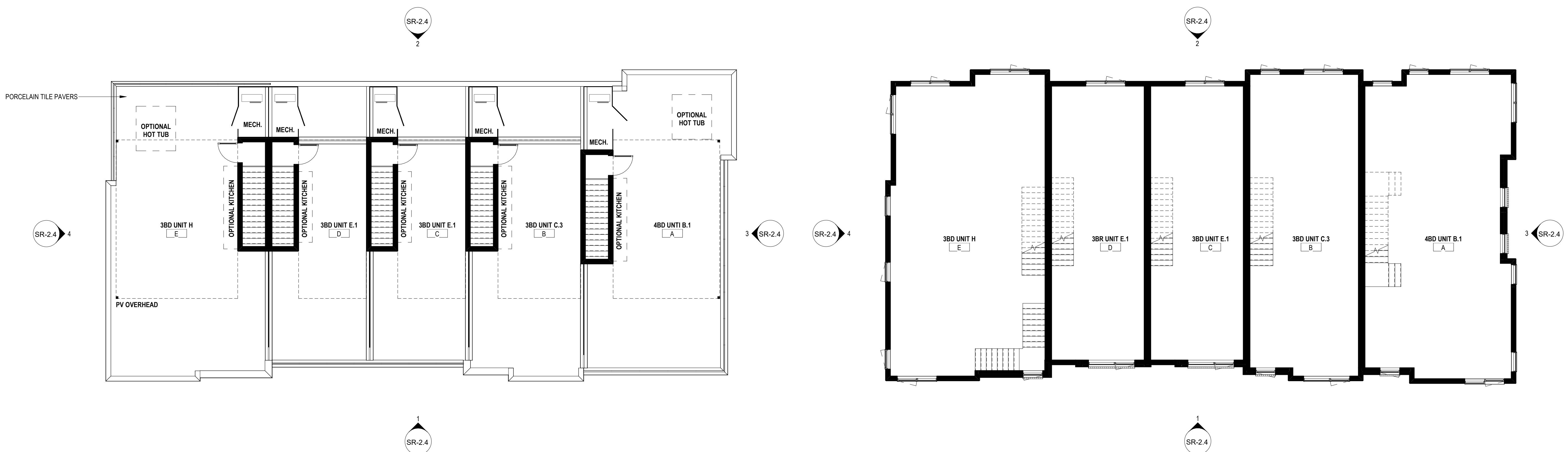
**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**



2580 SPRUCE STREET,  
BOULDER, CO



SITE REVIEW  
06.14.2024

Sheet No.

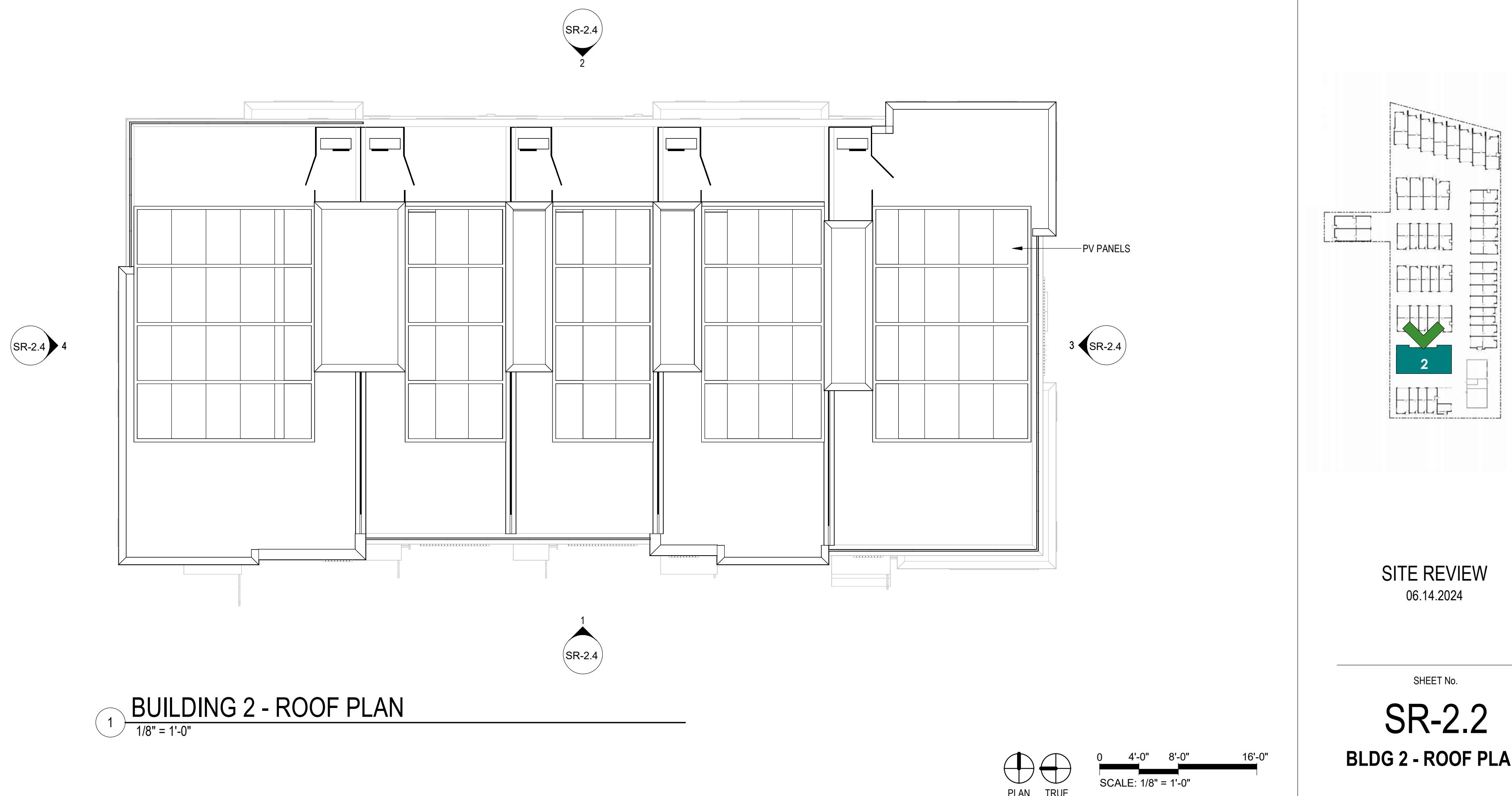
**SR-2.1**  
BLDG 2 - FLOOR PLANS

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

**2504 SPRUCE**

 2580 SPRUCE STREET,  
 BOULDER, CO

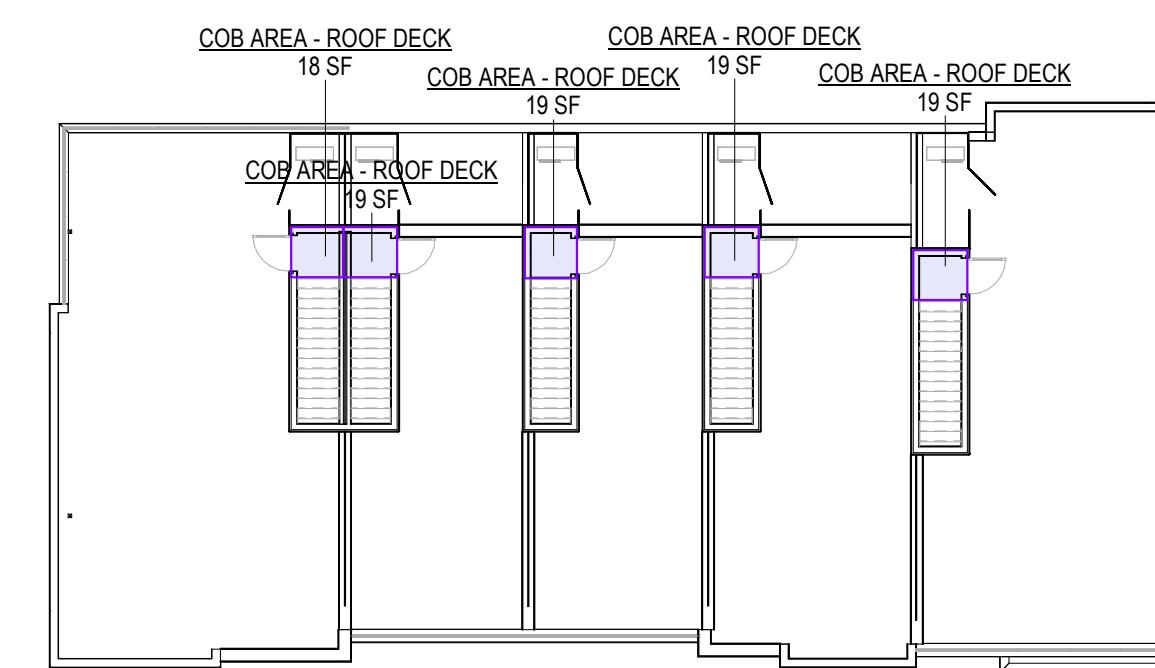
**Disclaimer:** The buildings illustrated in this submittal are representative of the size, massing, architectural character and detailing. Repeat building types, if any, may have their own unique detailing, coloring, and final configuration but will be consistent with the quality of buildings shown 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.



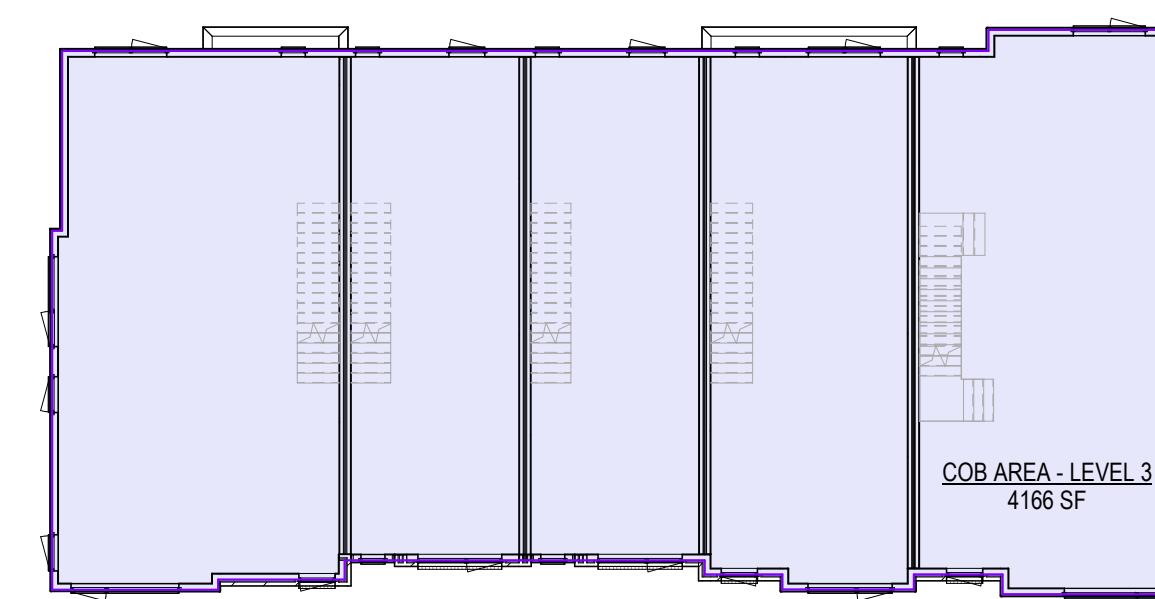
**2504 SPRUCE**

 2580 SPRUCE STREET,  
BOULDER, CO

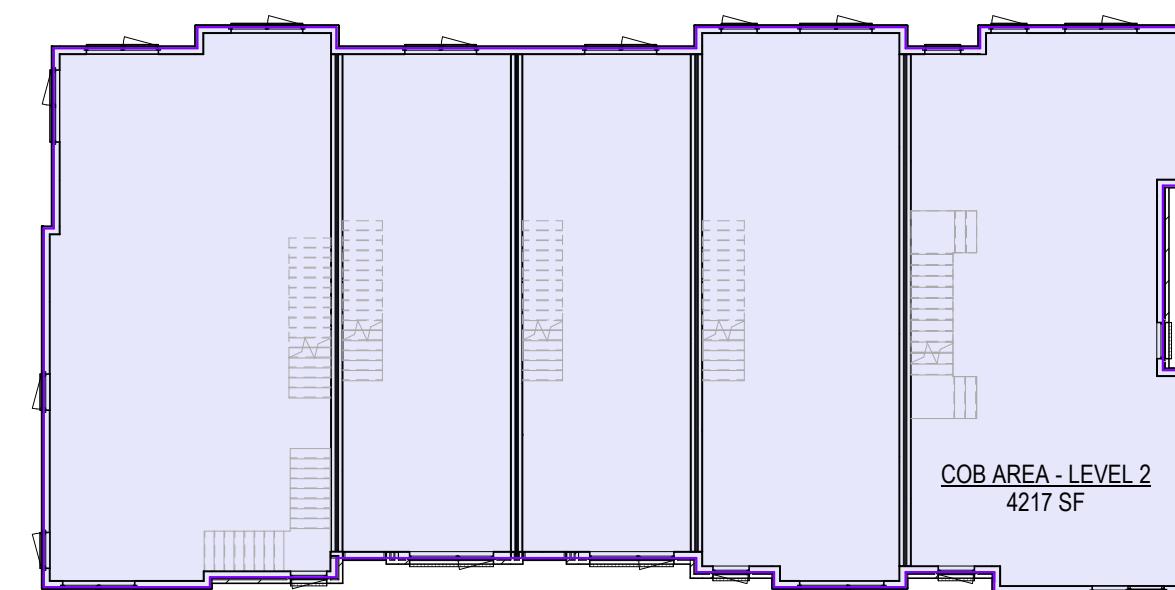
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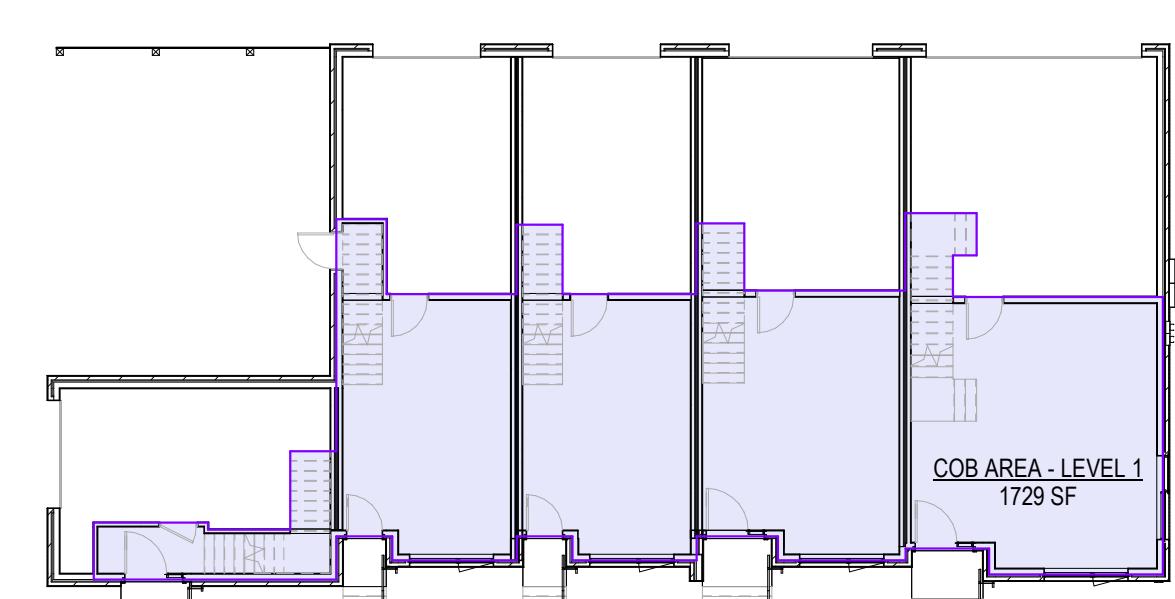
**BUILDING 2 - ROOF DECK AREA**  
4  
1/16" = 1'-0"



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



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

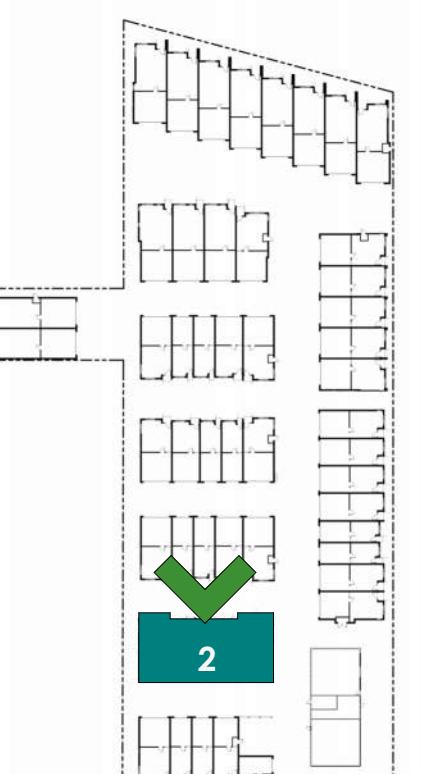


**BUILDING 2 - LEVEL 1 AREA**  
1  
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
<b>LEVEL 1</b>	
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
<b>LEVEL 1</b>	<b>1729 SF</b>
<b>LEVEL 2</b>	
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
<b>LEVEL 2</b>	<b>4217 SF</b>
<b>LEVEL 3</b>	
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
<b>LEVEL 3</b>	<b>4166 SF</b>
<b>ROOF DECK</b>	
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
<b>ROOF DECK</b>	<b>93 SF</b>
	<b>10205 SF</b>
<b>AREA SCHEDULE</b>	
COB AREA - LEVEL 1	1729 SF
COB AREA - LEVEL 2	4217 SF
COB AREA - LEVEL 3	4166 SF
COB AREA - ROOF DECK	93 SF
	<b>10205 SF</b>

**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.

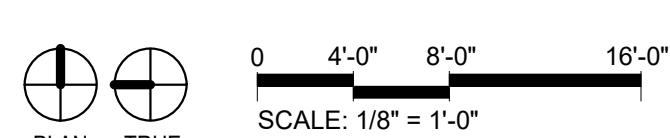
**UNINHABITABLE SPACE** means a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or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

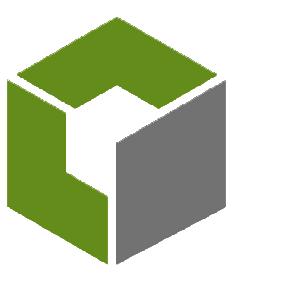


**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-2.3**  
BLDG 2 - AREA PLANS



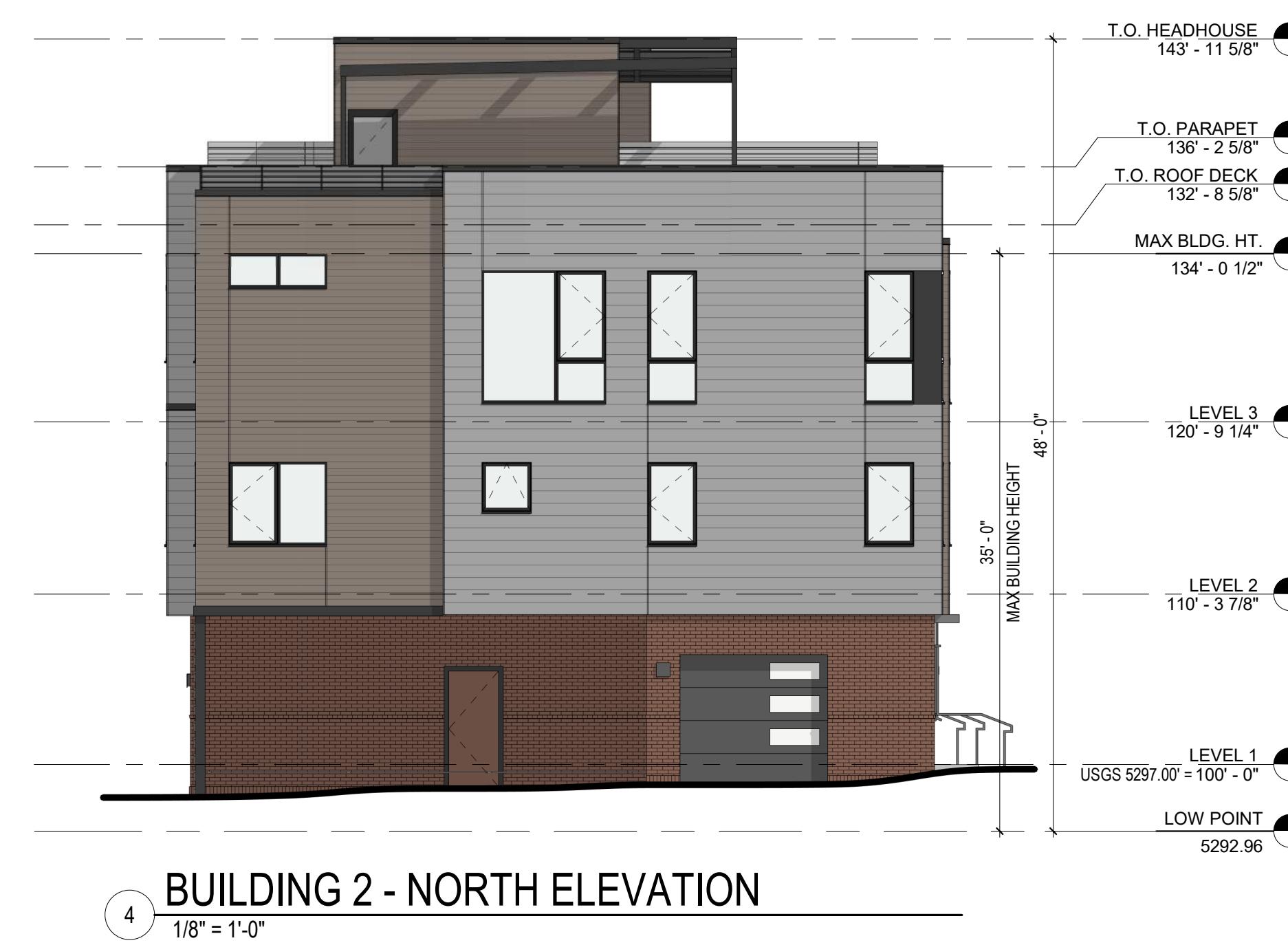


**COBURN**  
ARCHITECTURE

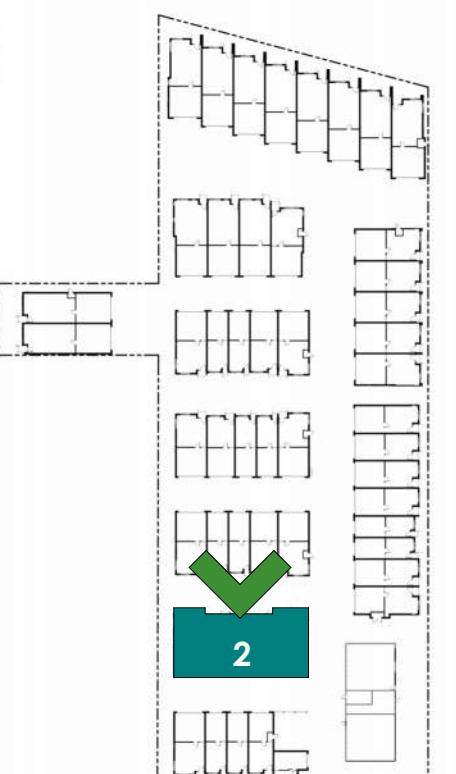
2718 Pine Street #100  
Boulder, Colorado  
p: 303-442-3351

**2504 SPRUCE**

2580 SPRUCE STREET,  
BOULDER, CO



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**SITE REVIEW**  
06.14.2024

**SR-2.4**

**BLDG 2 - ELEVATIONS**

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

**SHEET No.**

**2504 SPRUCE**

2560 SPRUCE STREET,  
BOULDER, CO



4 SOUTHEAST PERSPECTIVE



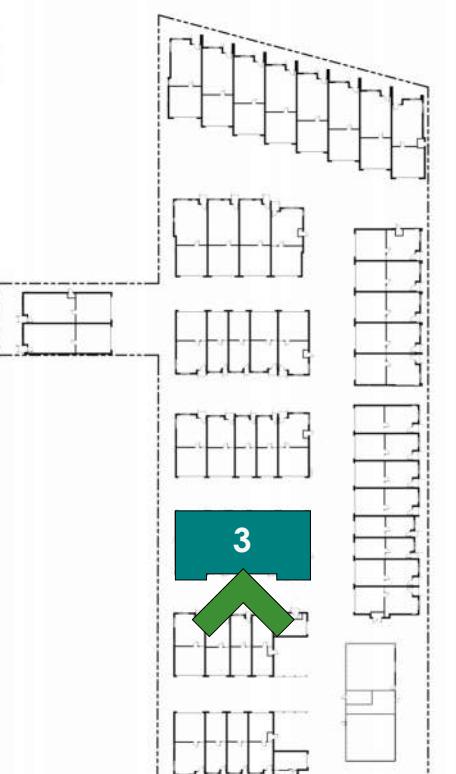
2 NORTHEAST PERSPECTIVE



3 NORTHWEST PERSPECTIVE



1 SOUTHWEST PERSPECTIVE



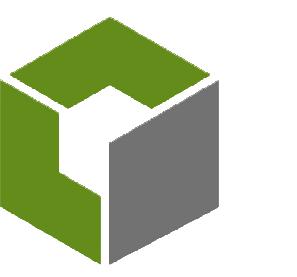
SITE REVIEW  
06.14.2024

SHEET No.

**SR-3.0**

BLDG 3 - PERSPECTIVE

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



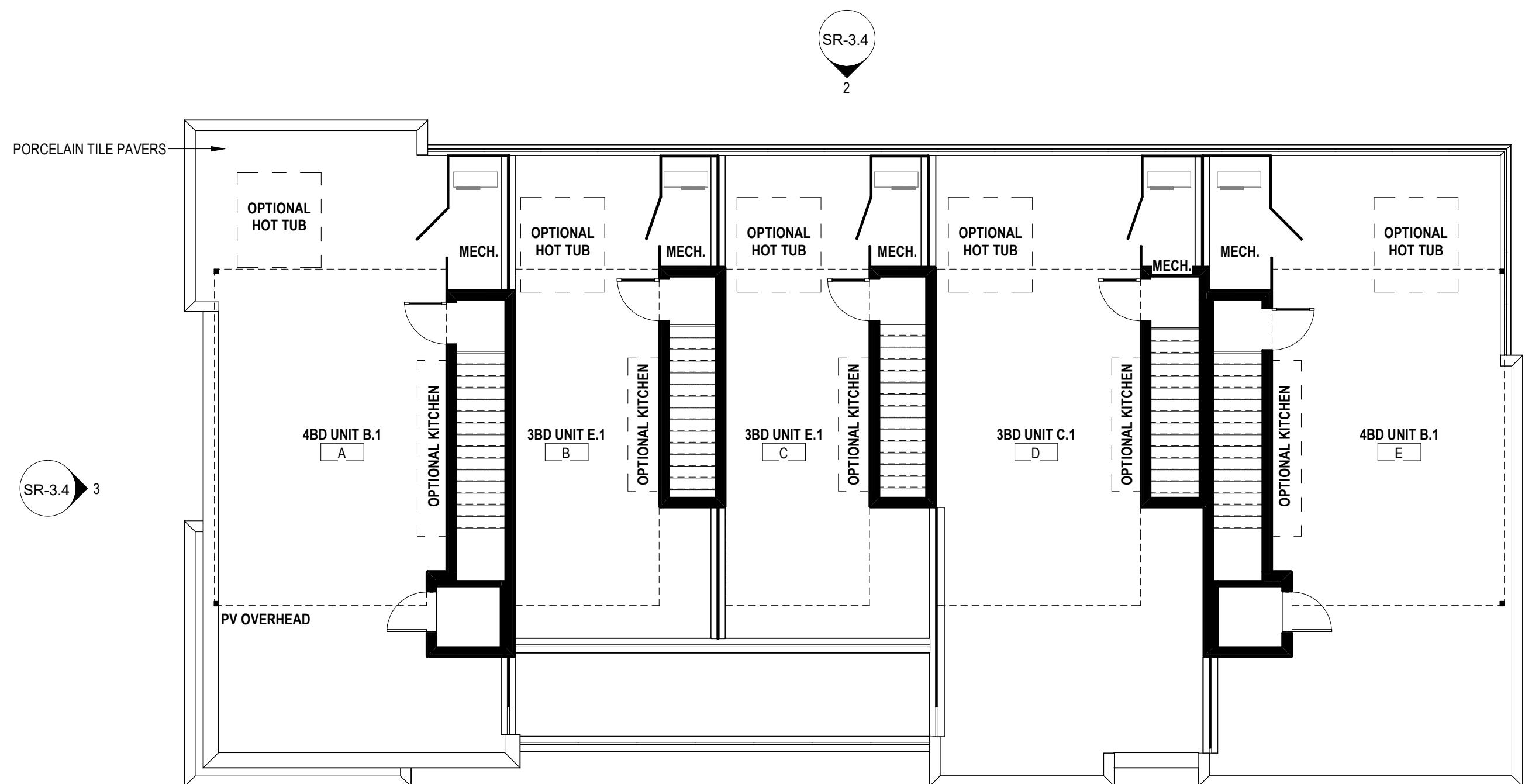
**COBURN**  
ARCHITECTURE

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

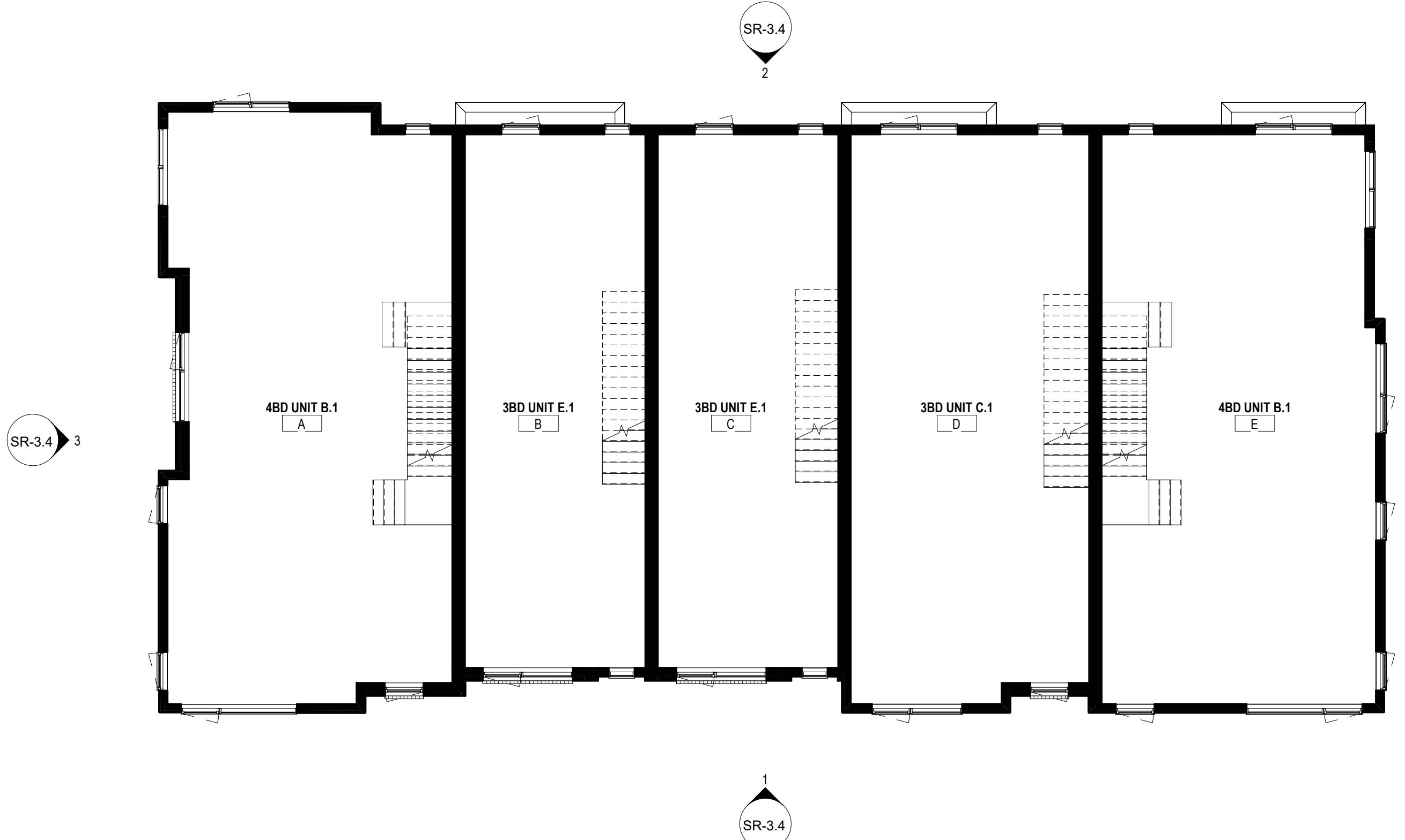
**2504 SPRUCE**



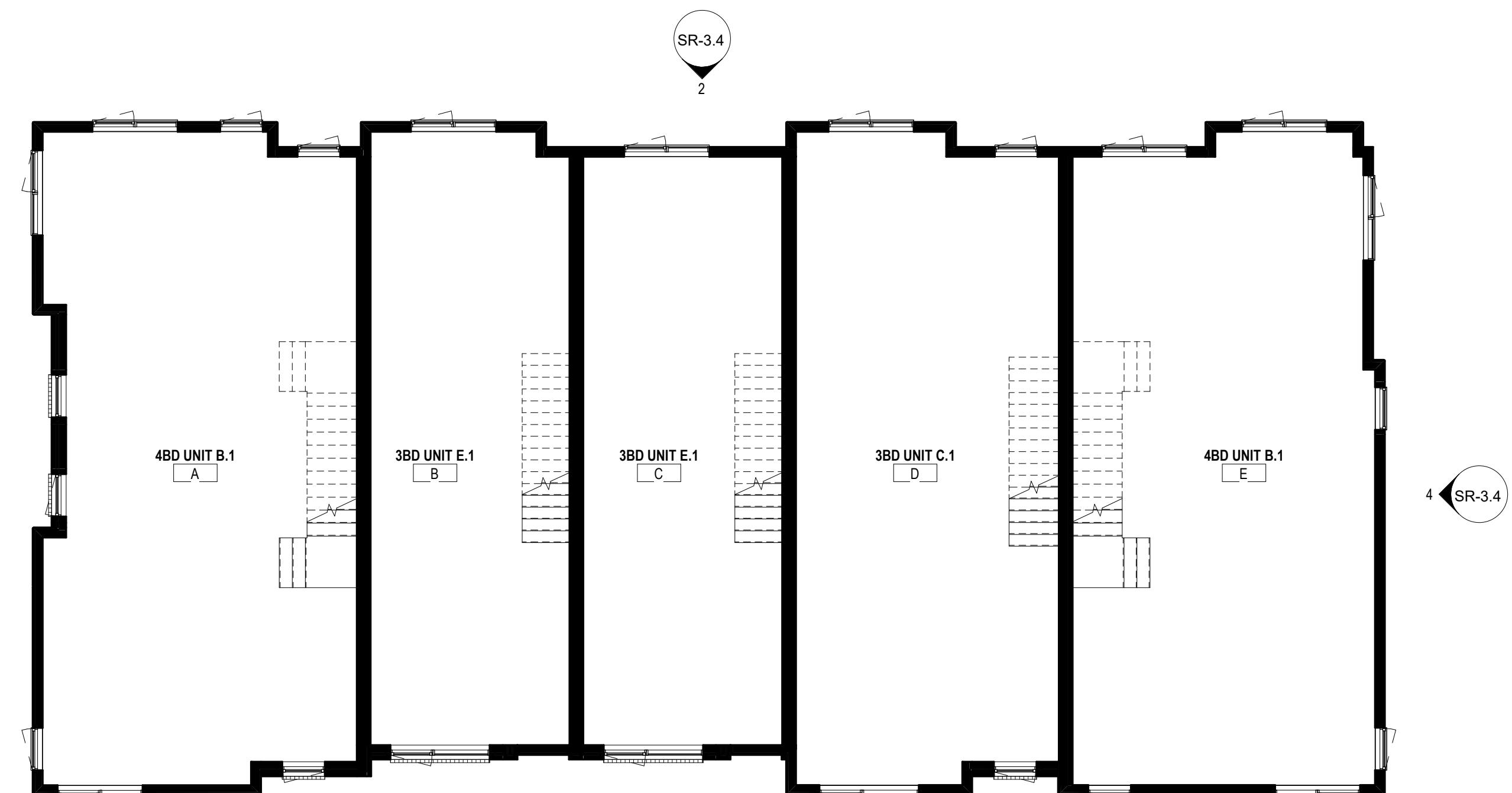
2560 SPRUCE STREET,  
BOULDER, CO



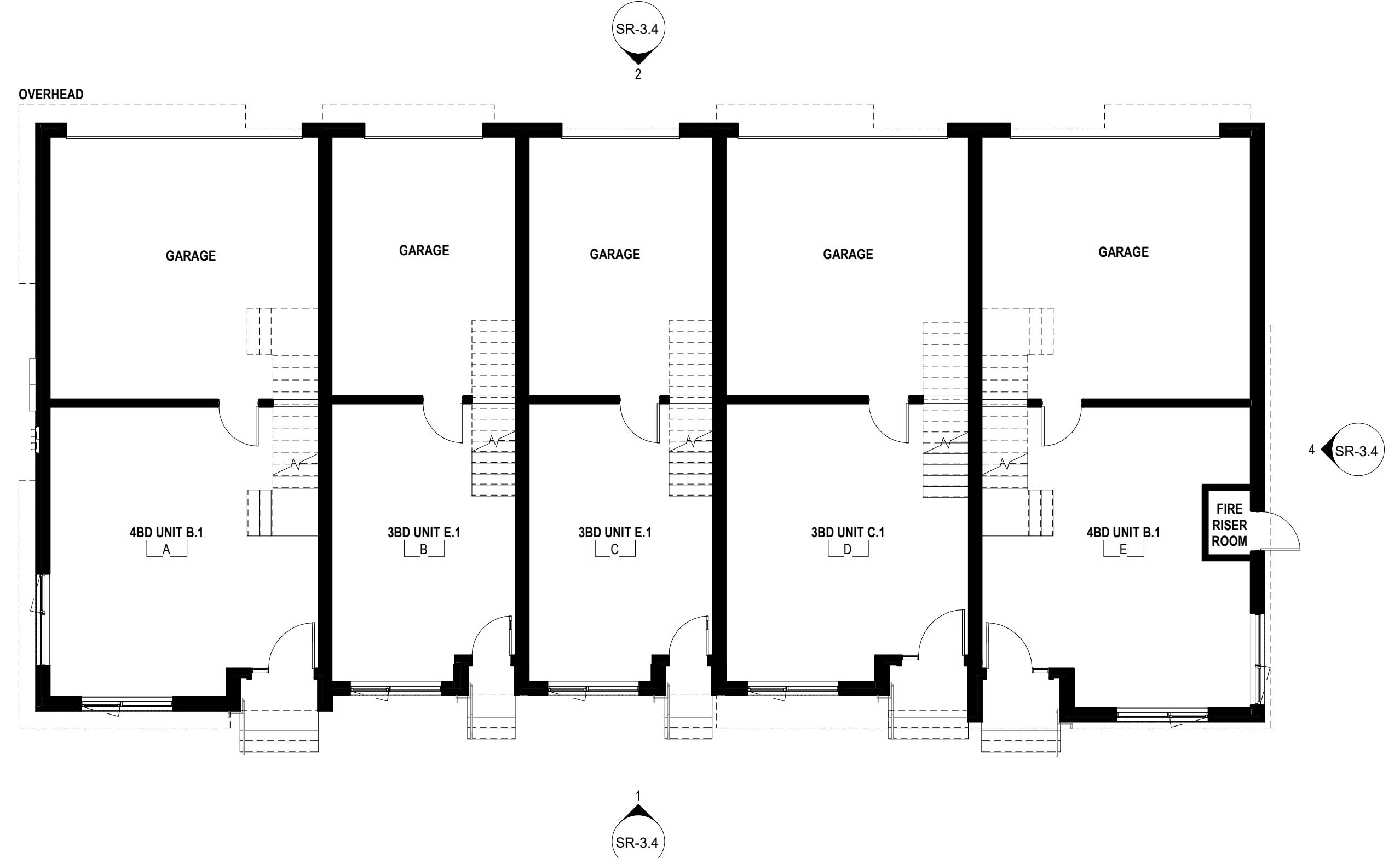
**BUILDING 3 - ROOF DECK**



**BUILDING 3 - LEVEL 3**



**BUILDING 3 - LEVEL 2**



**BUILDING 3 - LEVEL 1**

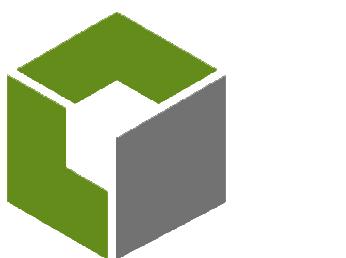
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**SITE REVIEW**  
06.14.2024

Sheet No.

**SR-3.1**

**BLDG 3 - FLOOR PLANS**



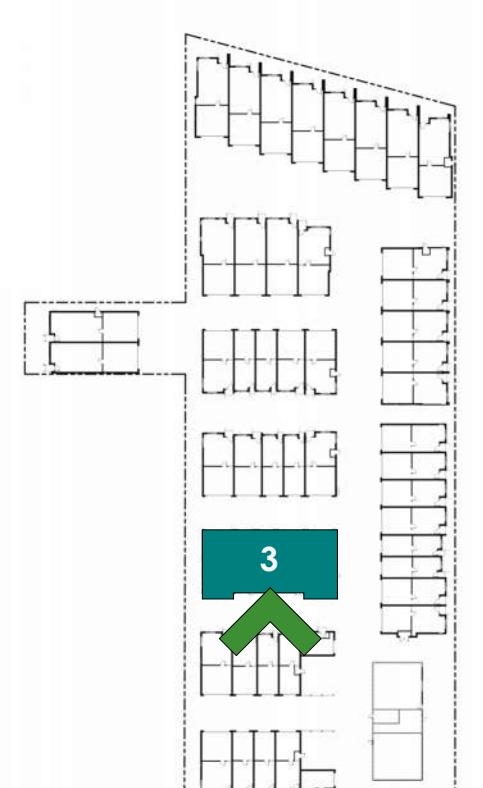
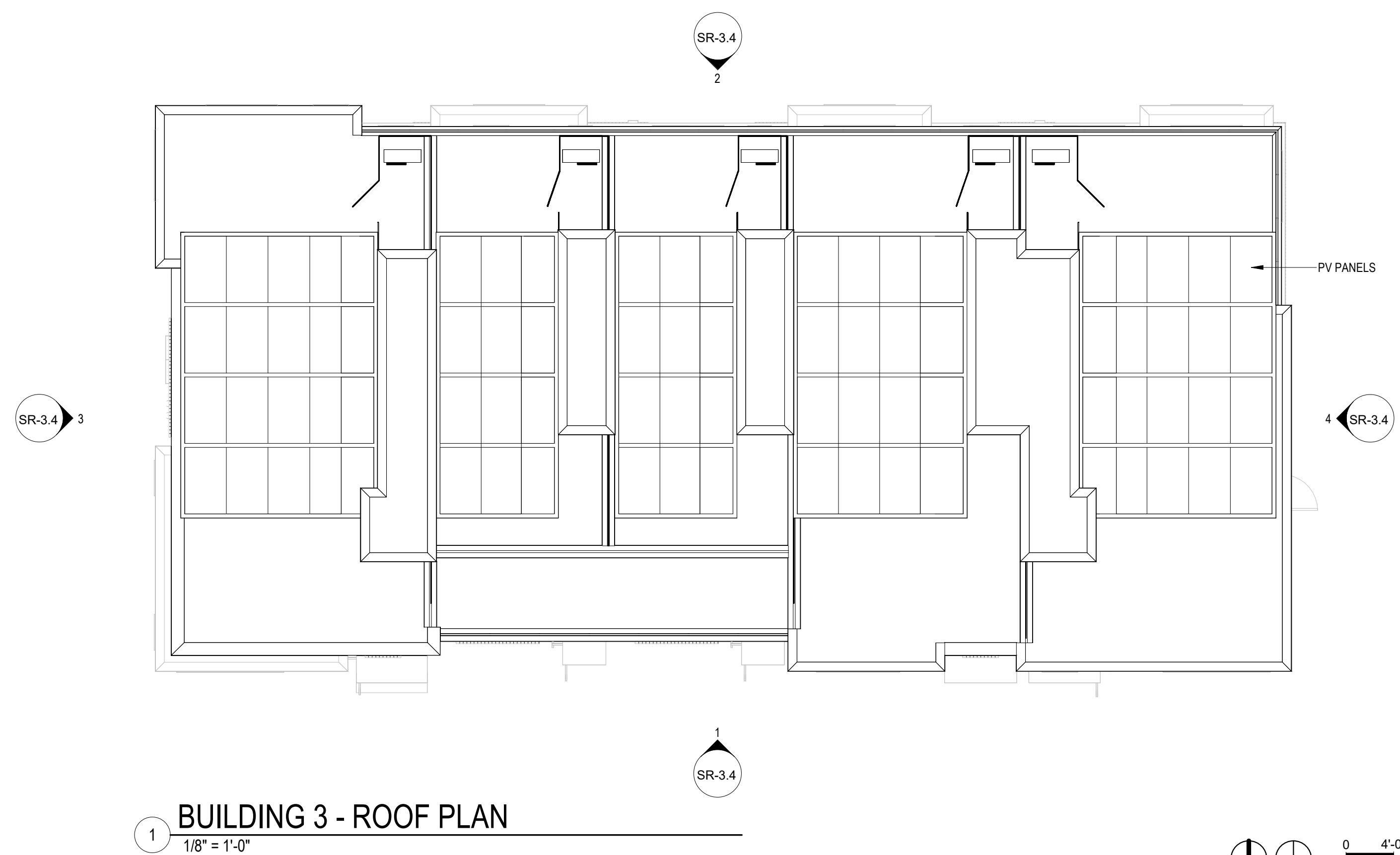
**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

2560 SPRUCE STREET,  
BOULDER, CO

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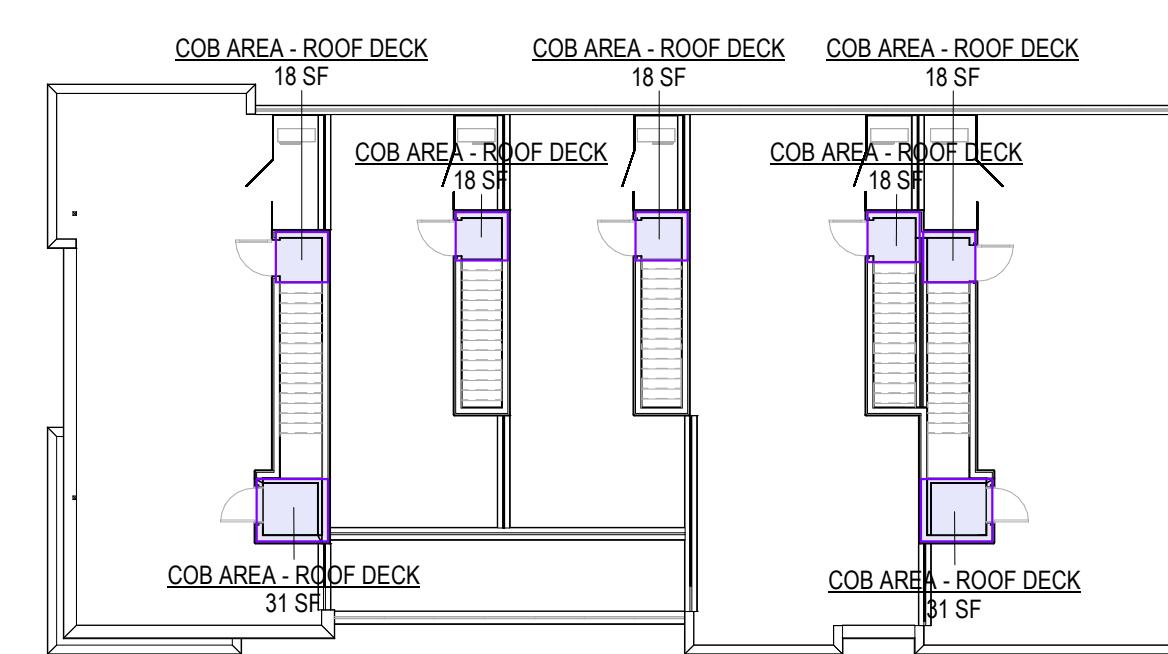


**SITE REVIEW**  
06.14.2024

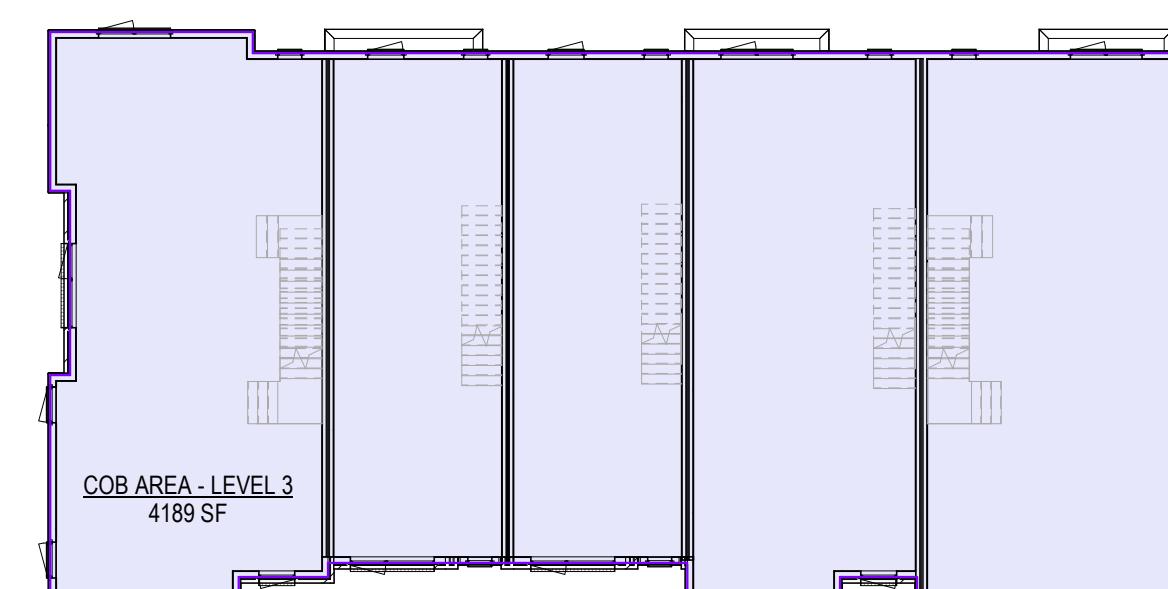
SHEET No.

**SR-3.2**

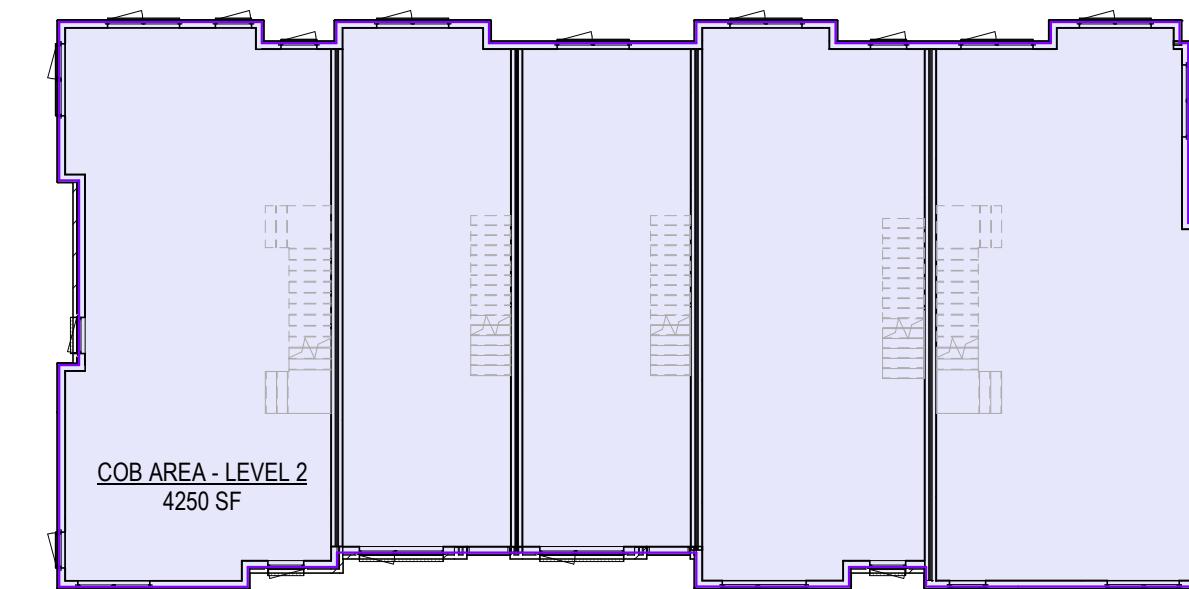
**BLDG 3 - ROOF PLAN**



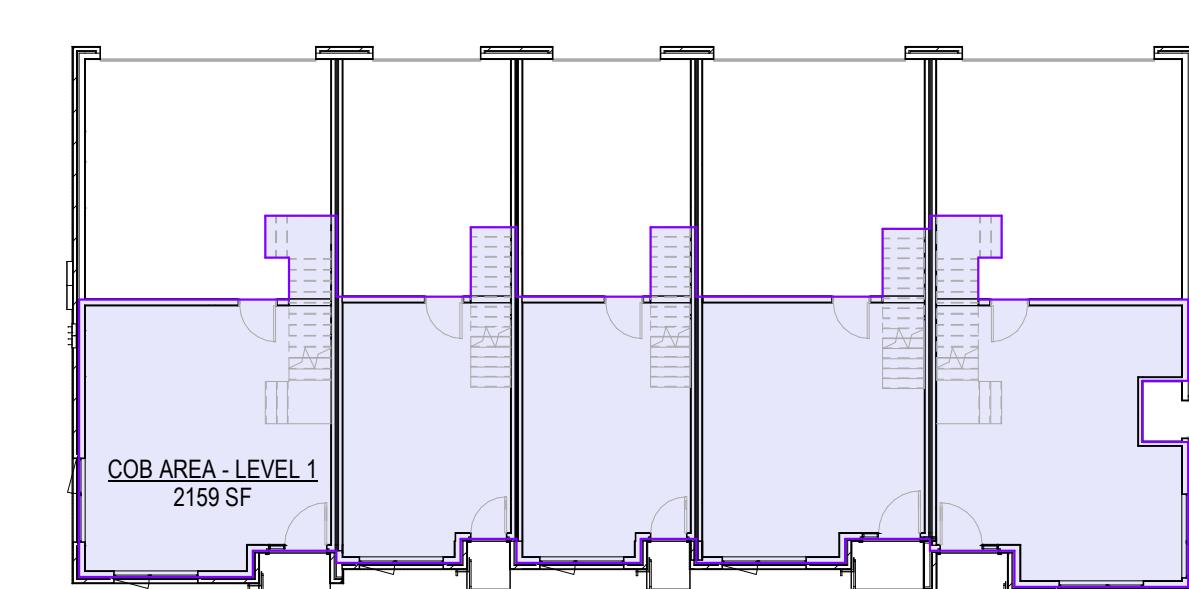
**BUILDING 3 - ROOF DECK AREA**



**BUILDING 3 - LEVEL 3 AREA**



**BUILDING 3 - LEVEL 2 AREA**



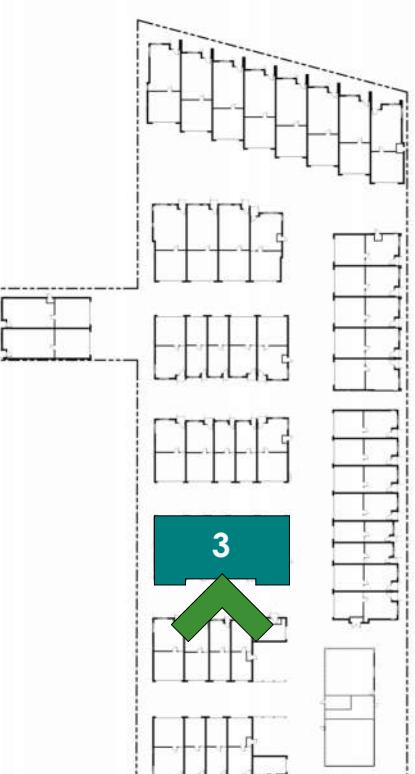
**BUILDING 3 - LEVEL 1 AREA**

UNIT AREA SCHEDULE	
NAME	AREA
<b>LEVEL 1</b>	
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
<b>LEVEL 1</b>	<b>2159 SF</b>
<b>LEVEL 2</b>	
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
<b>LEVEL 2</b>	<b>4250 SF</b>
<b>LEVEL 3</b>	
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
<b>LEVEL 3</b>	<b>4189 SF</b>
<b>T.O. ROOF DECK</b>	
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
<b>T.O. ROOF DECK</b>	<b>151 SF</b>
	<b>10750 SF</b>
<b>AREA SCHEDULE</b>	
COB AREA - LEVEL 1	2159 SF
COB AREA - LEVEL 2	4250 SF
COB AREA - LEVEL 3	4189 SF
COB AREA - ROOF DECK	151 SF
	<b>10750 SF</b>

FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior finish or to the outside surface of the exterior wall 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.

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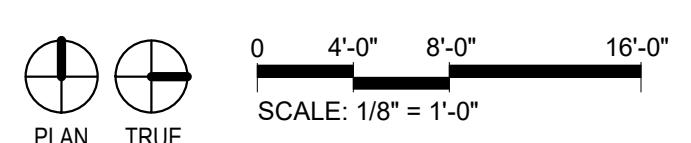


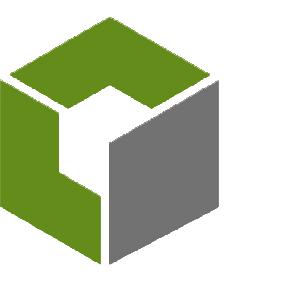
SITE REVIEW  
06.14.2024

SHEET No.

**SR-3.3**

**BLDG 3 - AREA PLANS**



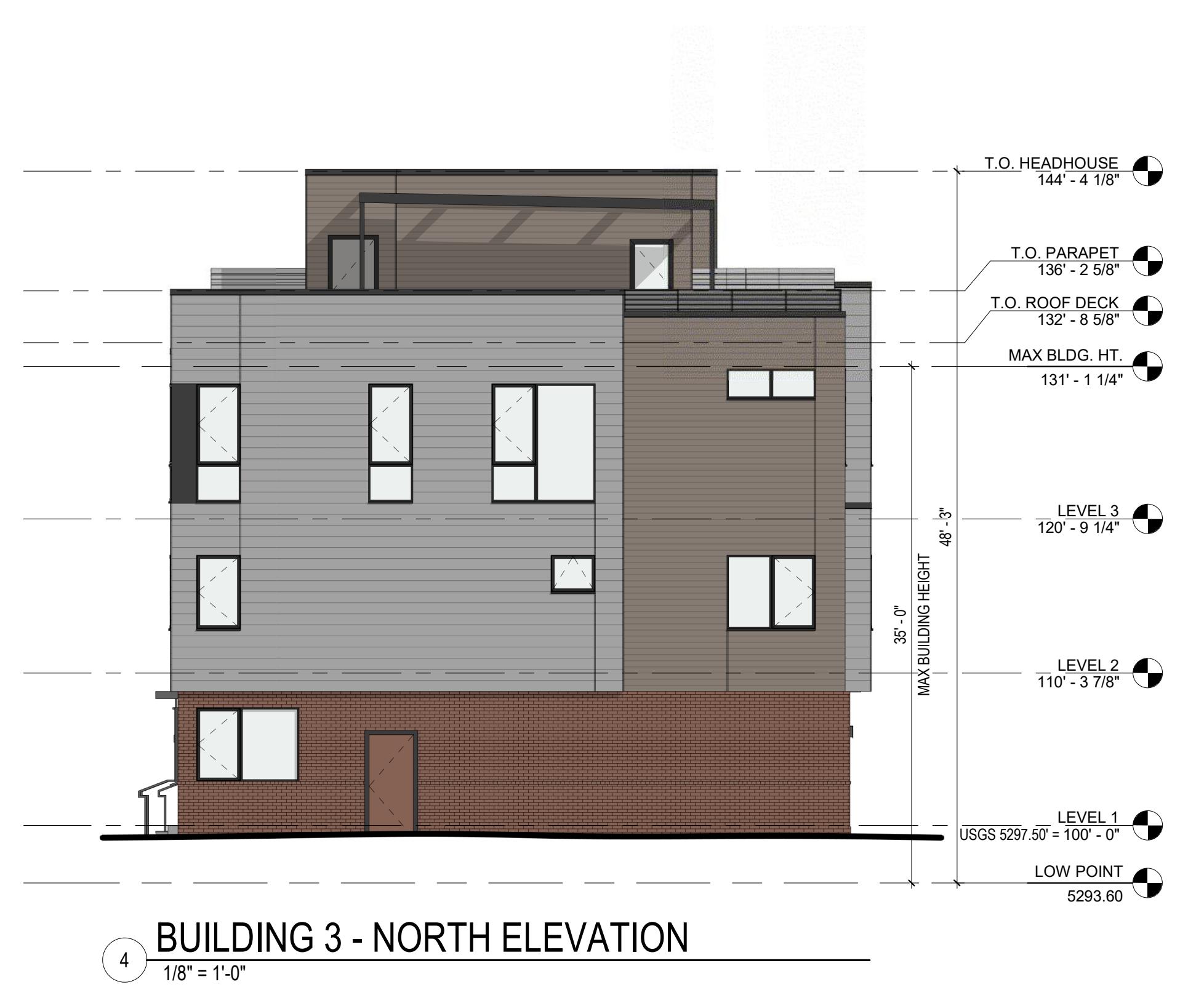


**COBURN**  
ARCHITECTURE

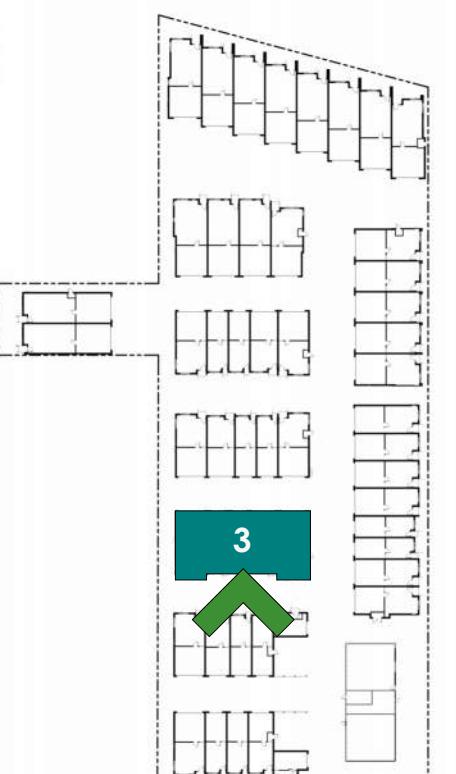
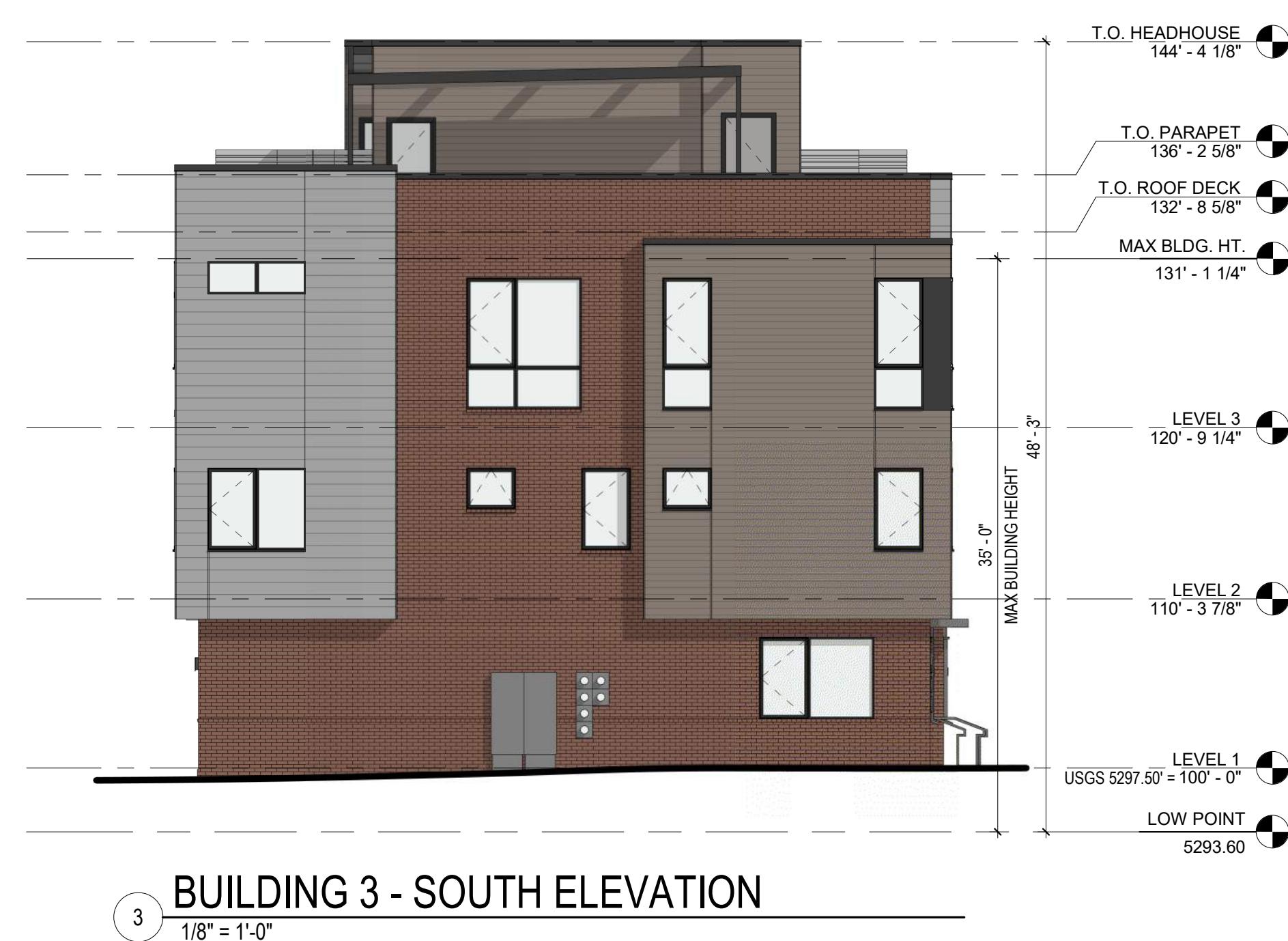
2718 Pine Street #100  
Boulder, Colorado  
p: 303-442-3351

**2504 SPRUCE**

2560 SPRUCE STREET,  
BOULDER, CO



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

**SR-3.4**

**BLDG 3 - ELEVATIONS**

**2504 SPRUCE**

2550 SPRUCE STREET,  
BOULDER, CO



④ NORTHWEST PERSPECTIVE



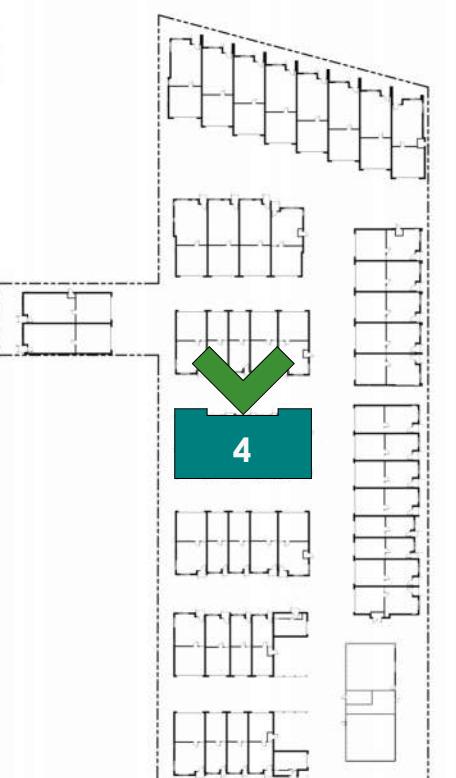
② SOUTHWEST PERSPECTIVE



③ SOUTHEAST PERSPECTIVE



① NORTHEAST PERSPECTIVE



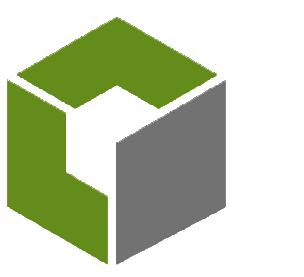
SITE REVIEW  
06.14.2024

SHEET No.

**SR-4.0**

BLDG 4 - PERSPECTIVE

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



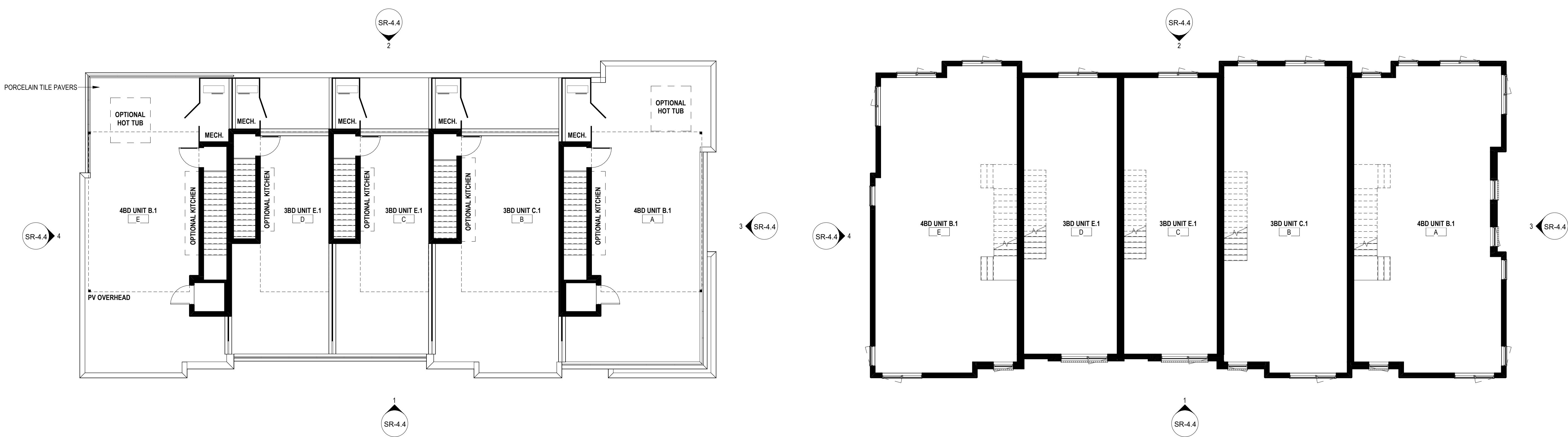
**COBURN**  
ARCHITECTURE

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

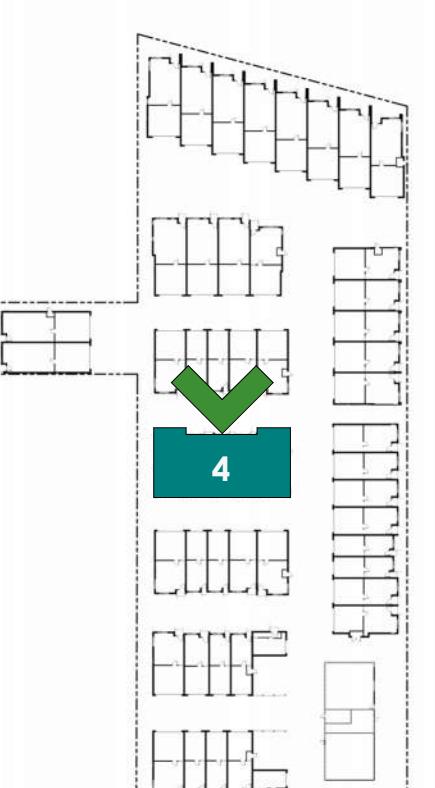
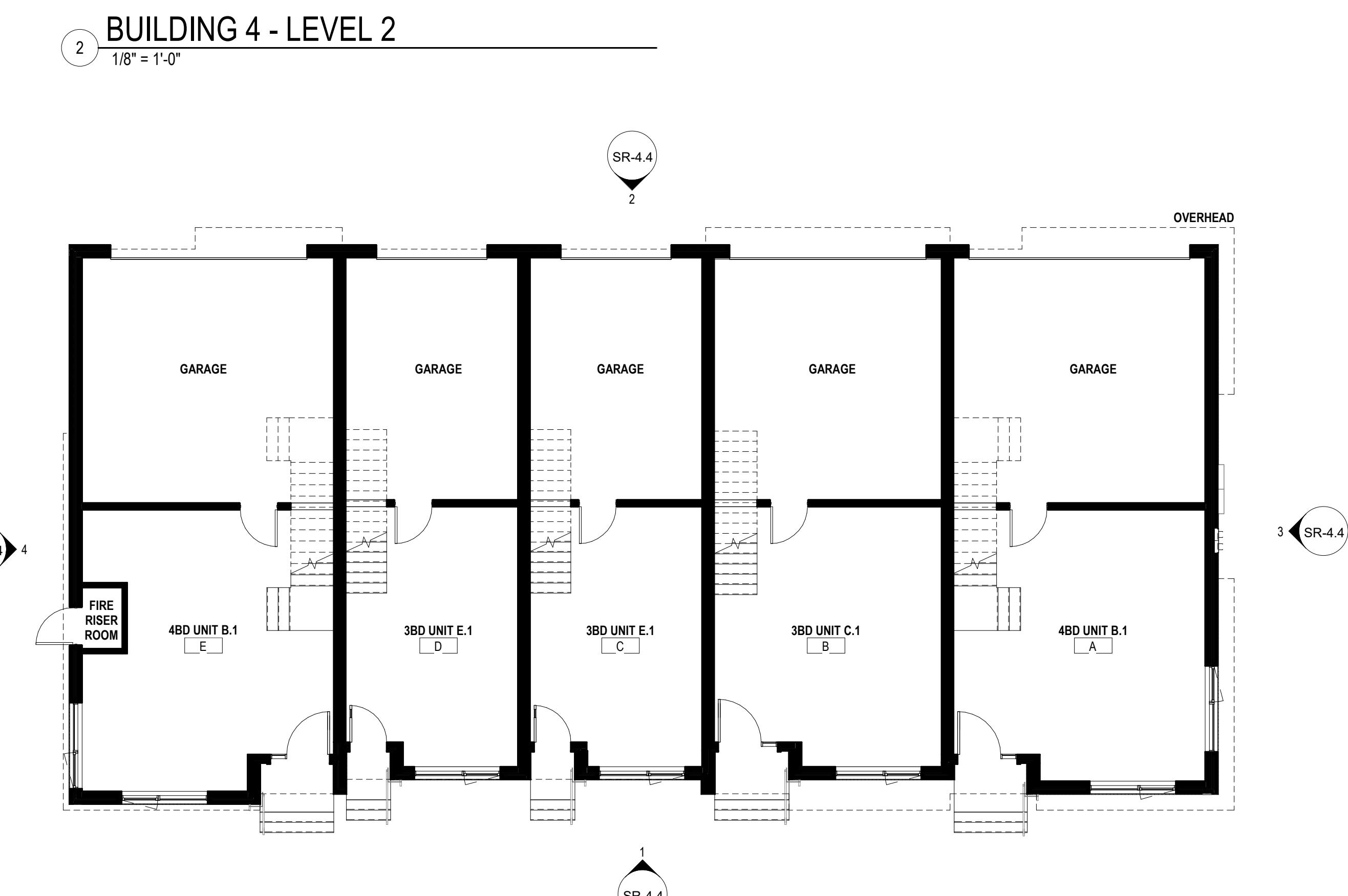
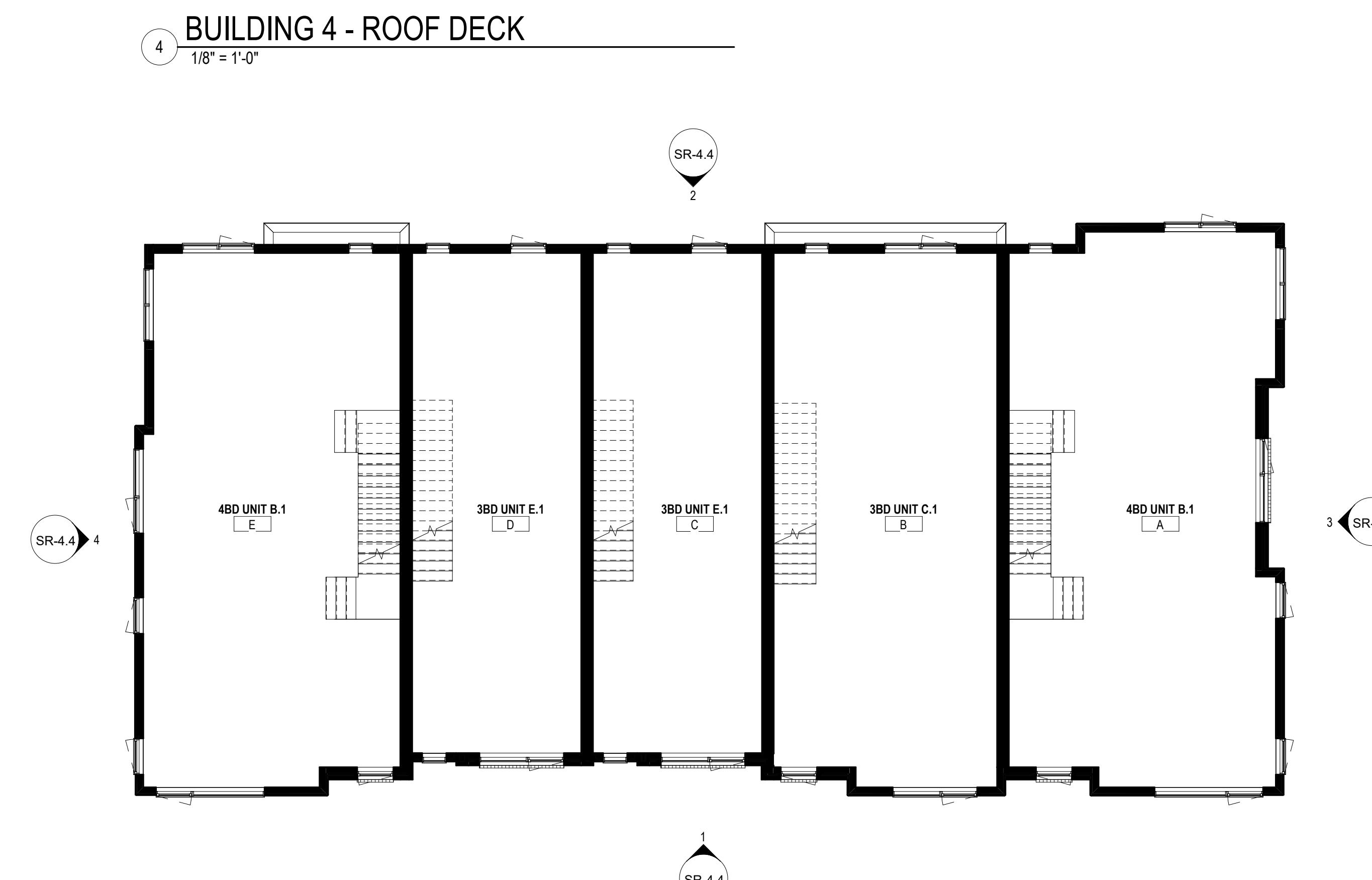
**2504 SPRUCE**



2550 SPRUCE STREET,  
BOULDER, CO



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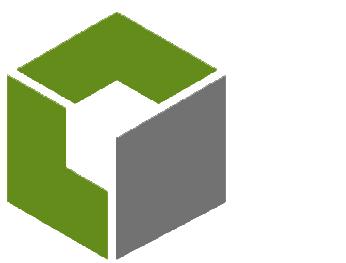


SITE REVIEW  
06.14.2024

SHEET No.

**SR-4.1**  
BLDG 4 - FLOOR PLANS

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



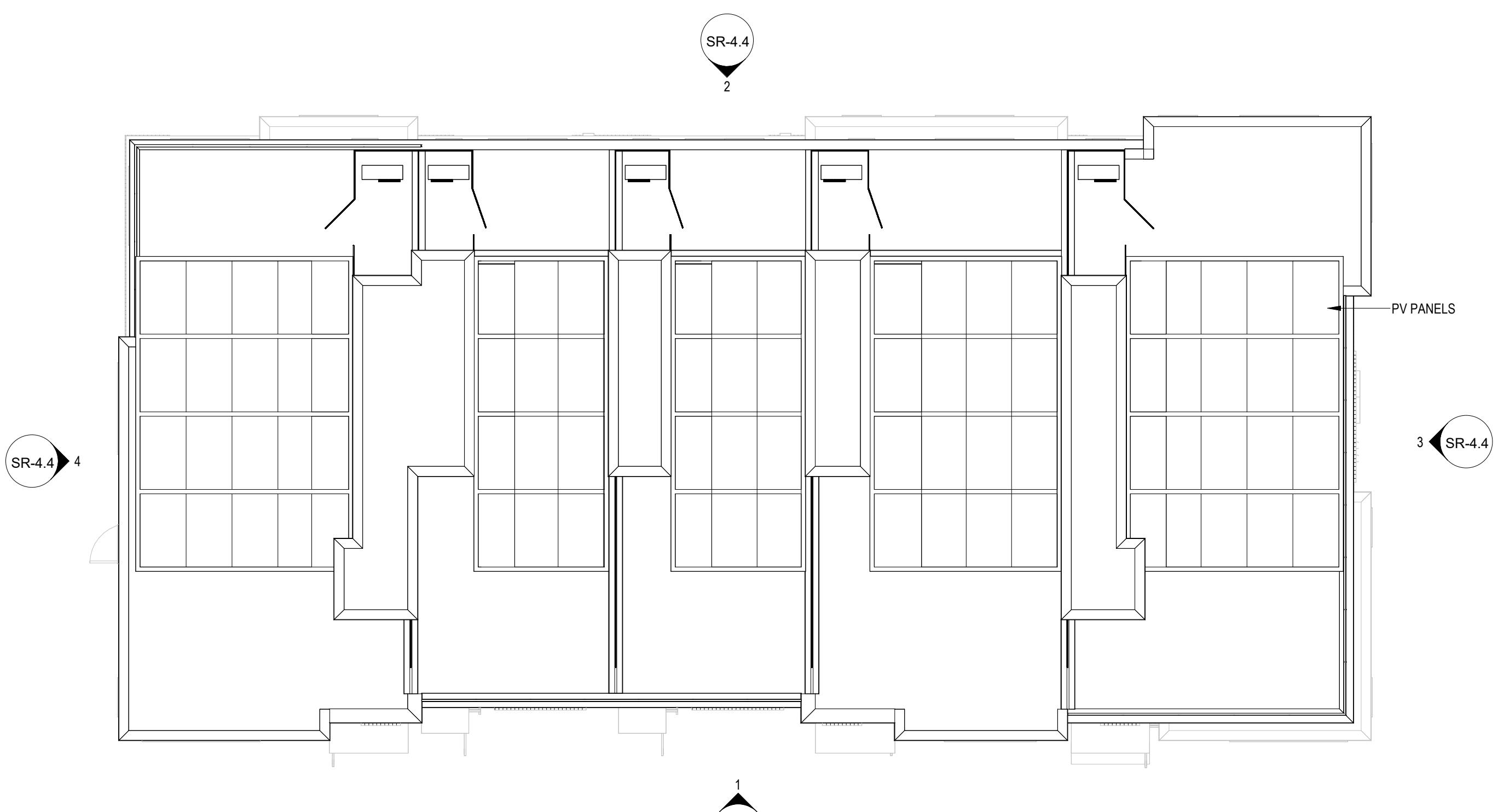
**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

2550 SPRUCE STREET,  
BOULDER, CO

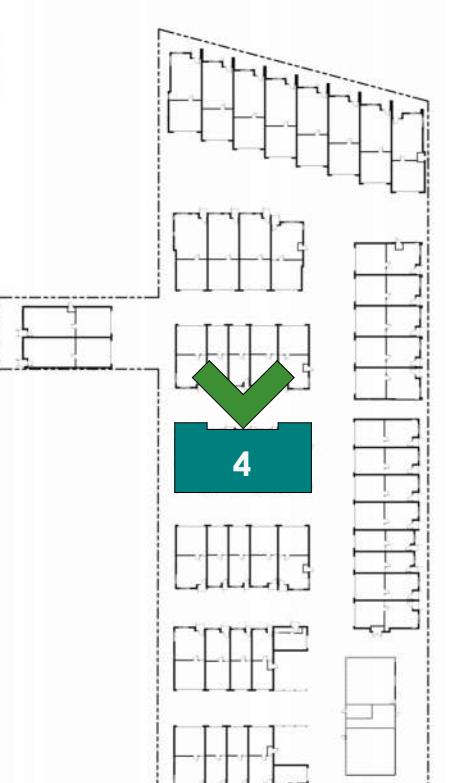
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**BUILDING 4 - ROOF PLAN**

1 1/8" = 1'-0"

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



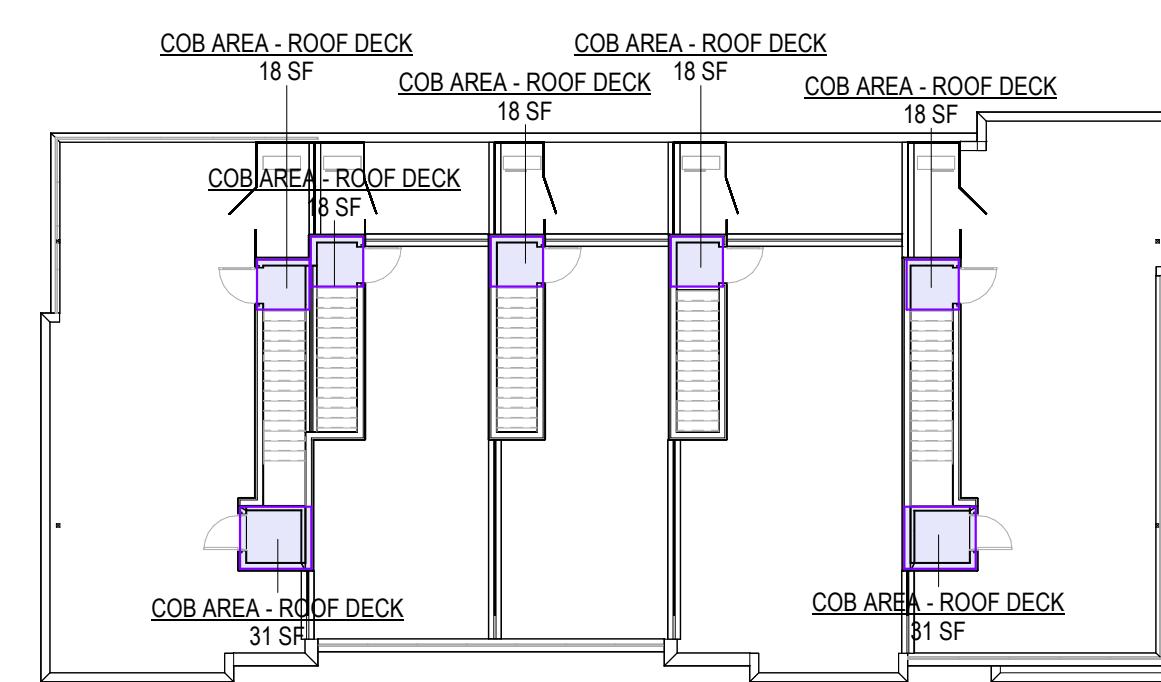
**SITE REVIEW**  
06.14.2024

SHEET No.

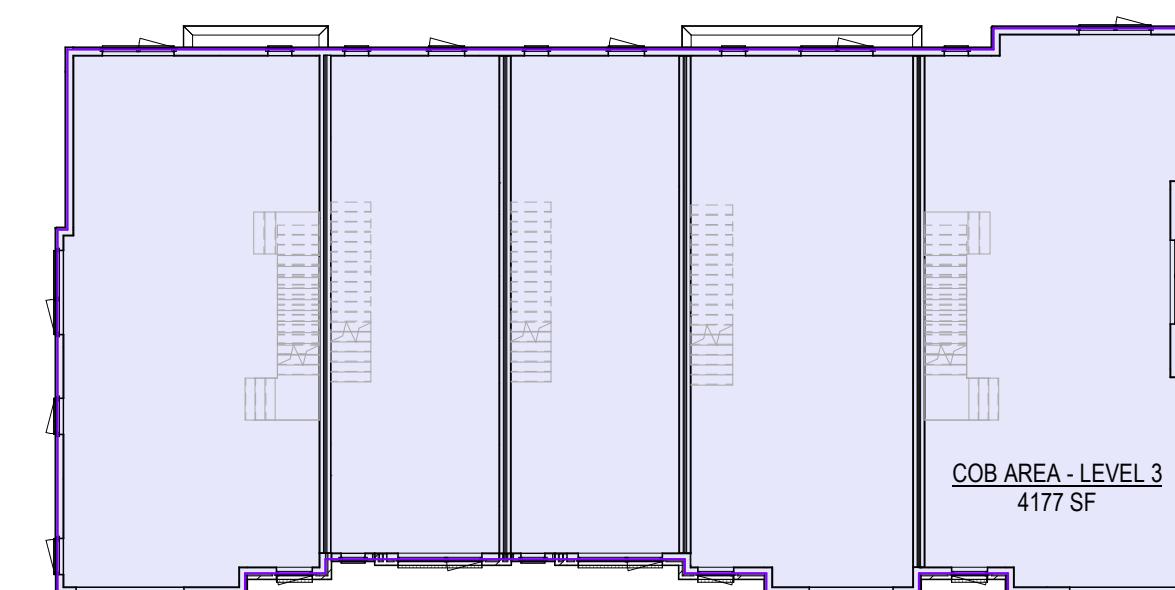
**SR-4.2**

**BLDG 4 - ROOF PLAN**

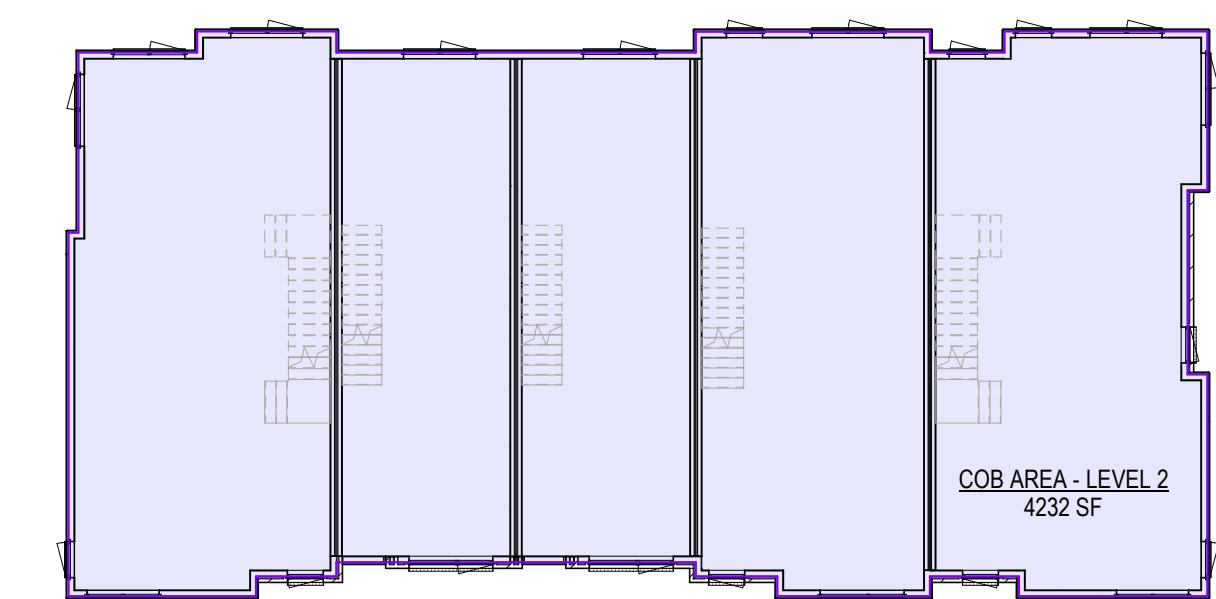
**2504 SPRUCE**

 2550 SPRUCE STREET,  
BOULDER, CO


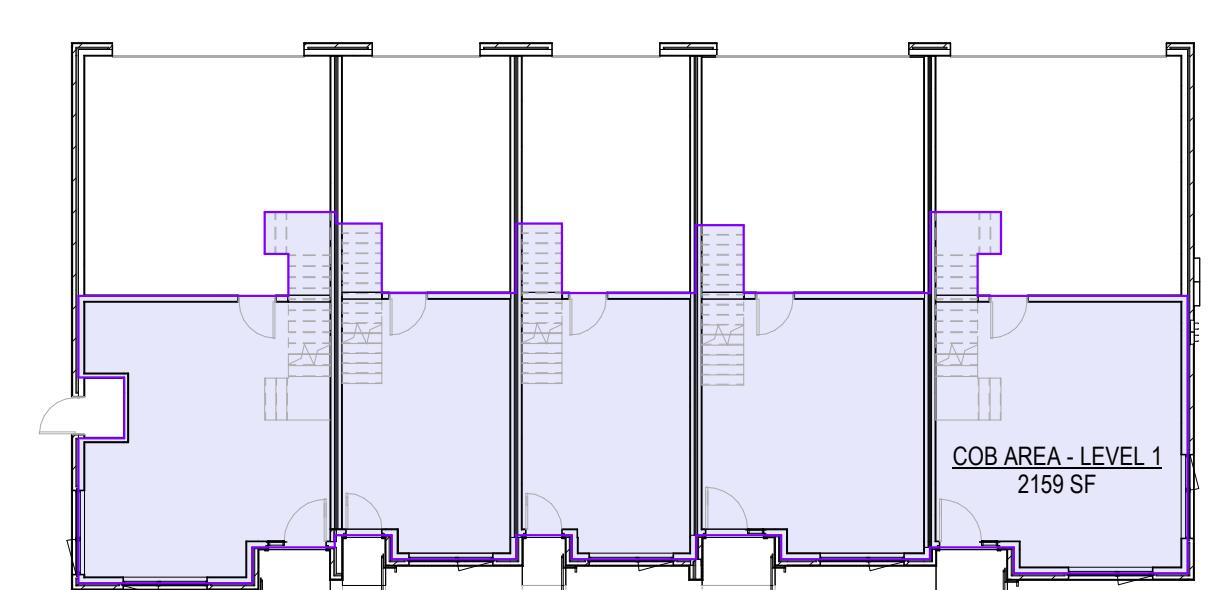
**BUILDING 4 - ROOF DECK AREA**



**BUILDING 4 - LEVEL 3 AREA**



**BUILDING 4 - LEVEL 2 AREA**



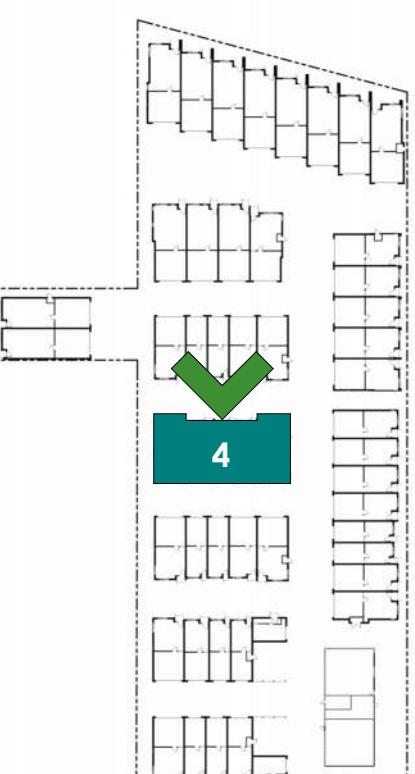
**BUILDING 4 - LEVEL 1 AREA**

UNIT AREA SCHEDULE	
NAME	AREA
<b>LEVEL 1</b>	
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
<b>LEVEL 2</b>	
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
<b>LEVEL 3</b>	
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
<b>T.O. ROOF DECK</b>	
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
<b>AREA SCHEDULE</b>	
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 finish of the building or portion thereof, 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.

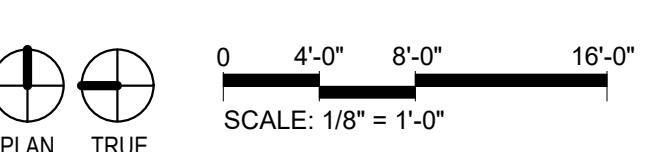
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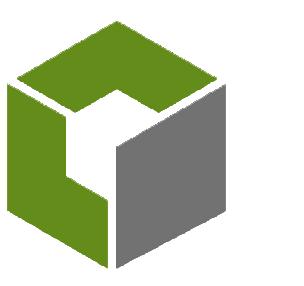


**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-4.3**  
BLDG 4 - AREA PLANS



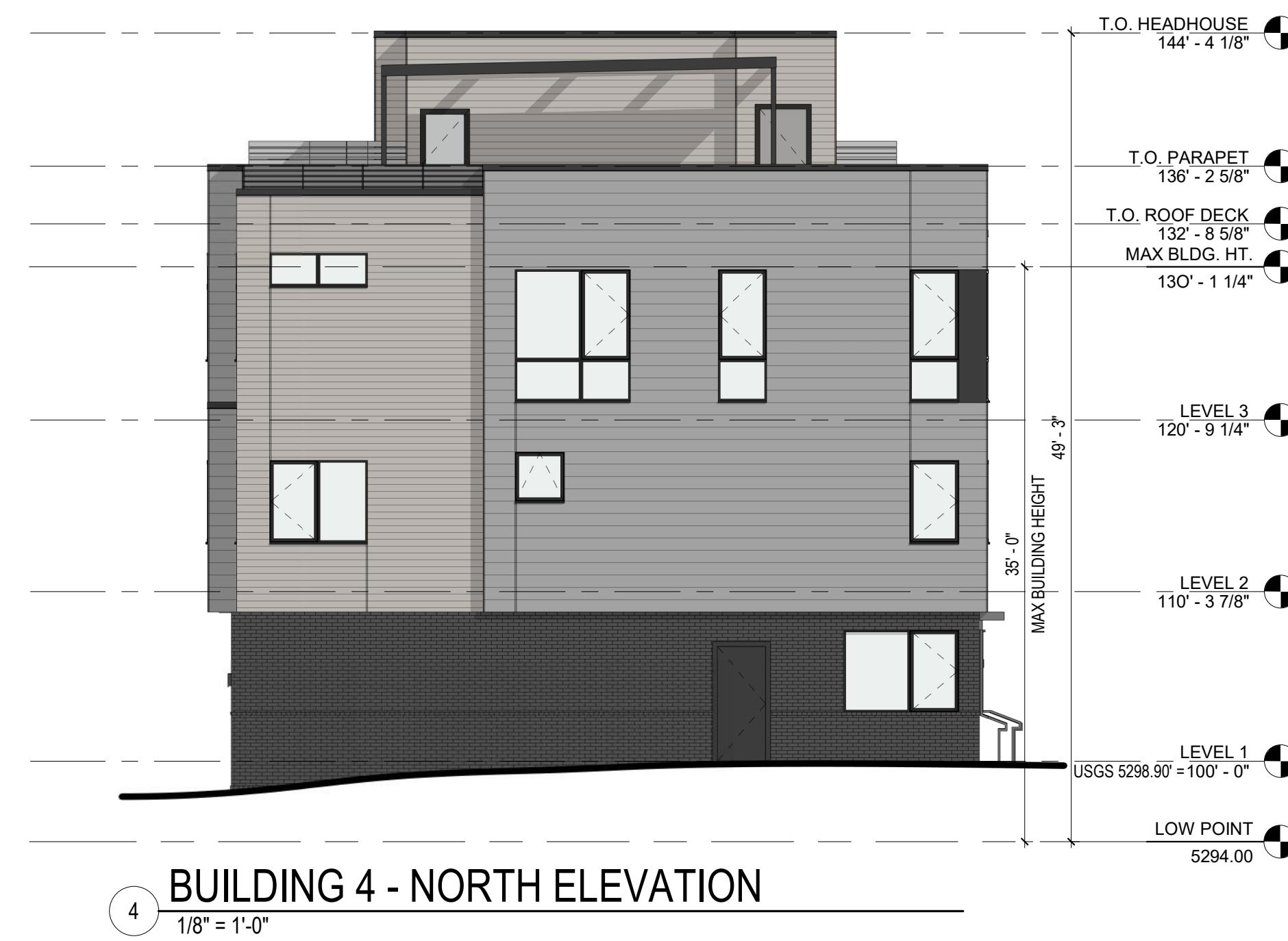


**COBURN**  
ARCHITECTURE

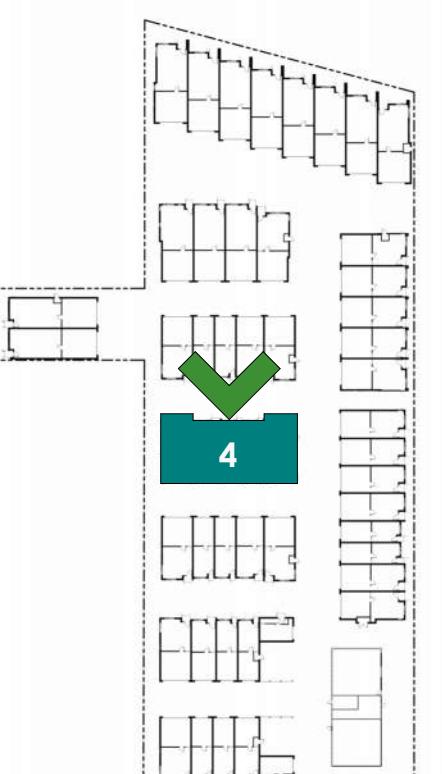
2718 Pine Street #100  
Boulder, Colorado  
p: 303-442-3351

**2504 SPRUCE**

2550 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-4.4**

**BLDG 4 - ELEVATIONS**

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

**2504 SPRUCE**

2540 SPRUCE STREET,  
BOULDER, CO



4 NORTHEAST PERSPECTIVE



2 NORTHWEST PERSPECTIVE

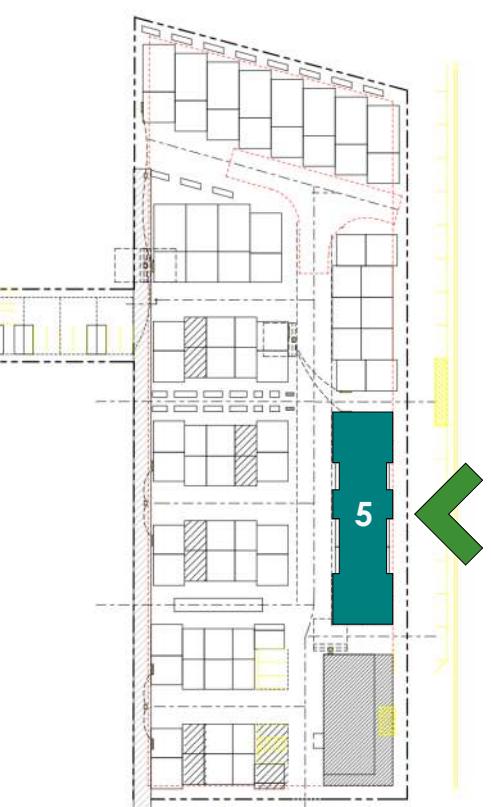
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3 SOUTHWEST PERSPECTIVE



1 SOUTHEAST PERSPECTIVE



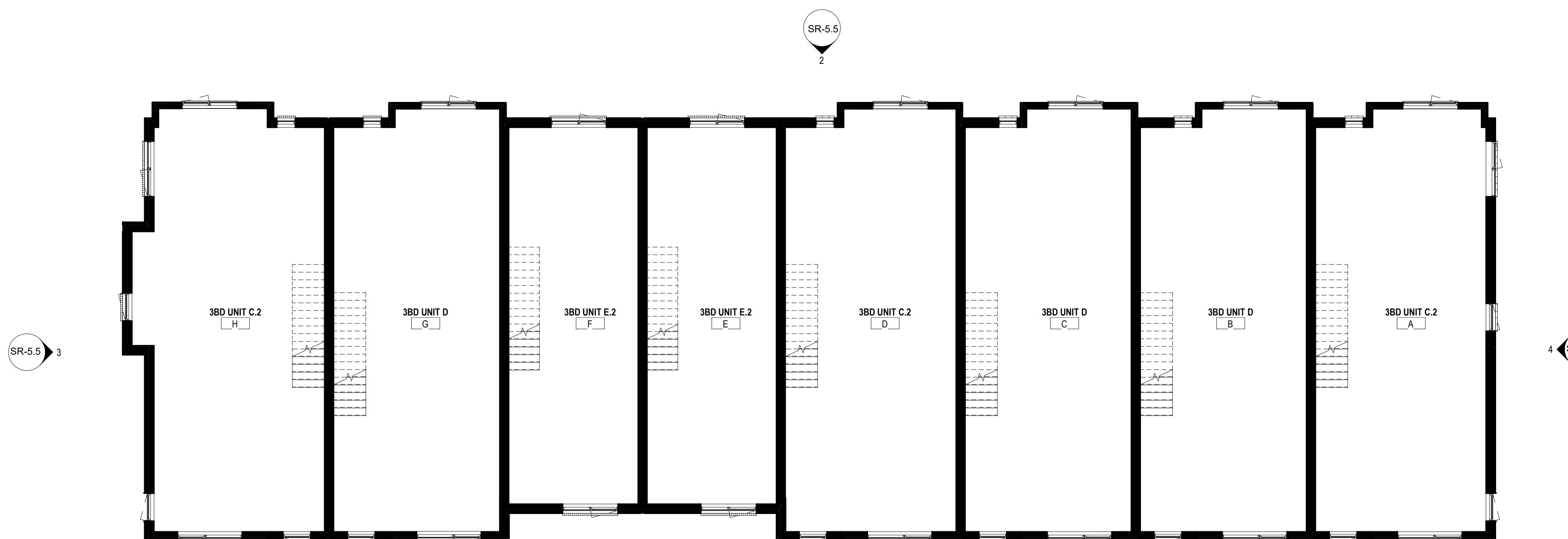
SITE REVIEW  
06.14.2024

SHEET No.

**SR-5.0**

BLDG 5 - PERSPECTIVE

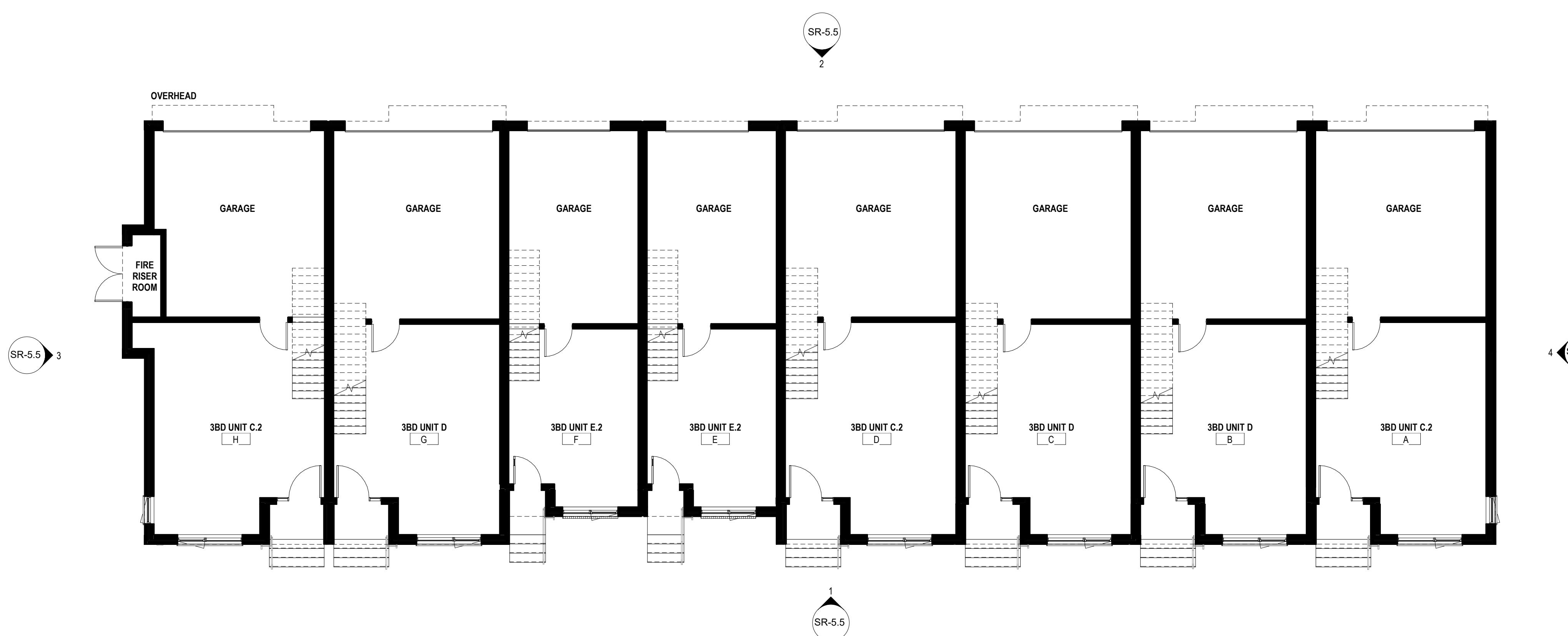
**2504 SPRUCE**

**2504 SPRUCE STREET,  
BOULDER, CO**


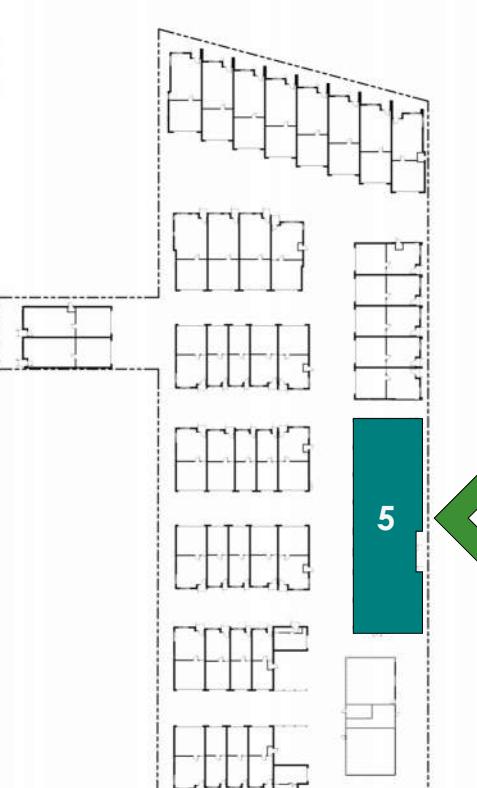
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**BUILDING 5 - LEVEL 2**

1/8" = 1'-0"

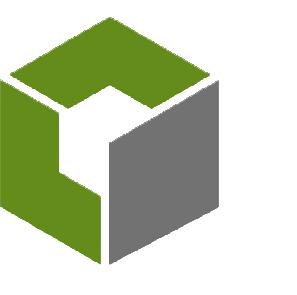

**BUILDING 5 - LEVEL 1**

1/8" = 1'-0"


**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-5.1**  
**BLDG 5 - FLOOR PLANS**
  
0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"  
PLAN TRUE

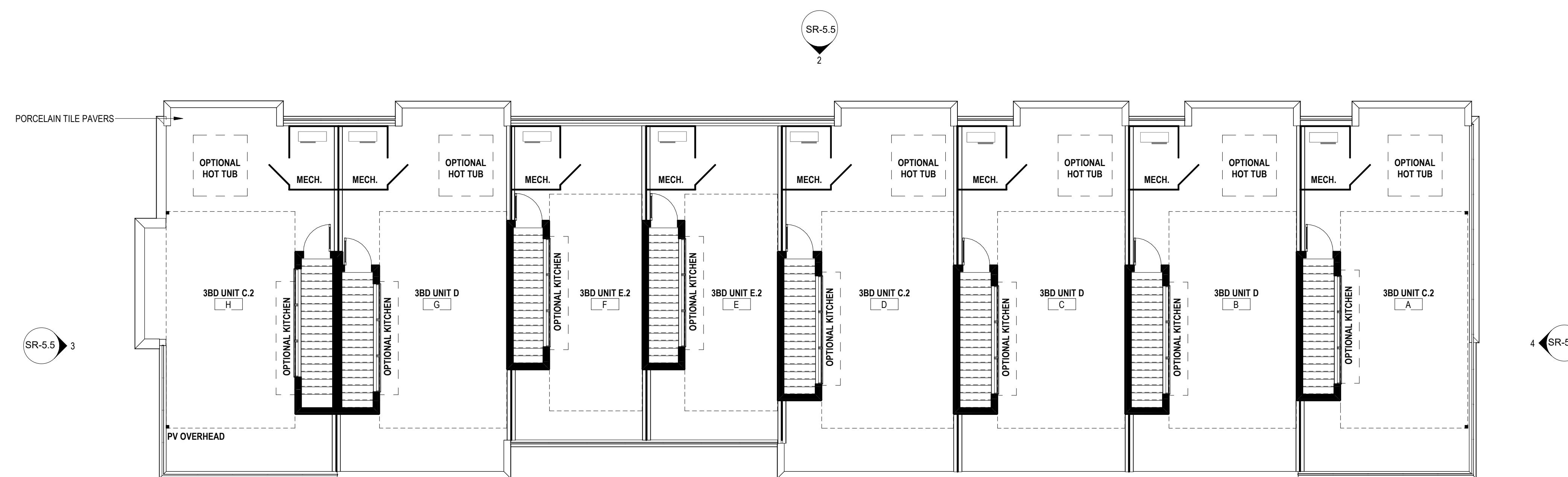


**COBURN**  
ARCHITECTURE

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

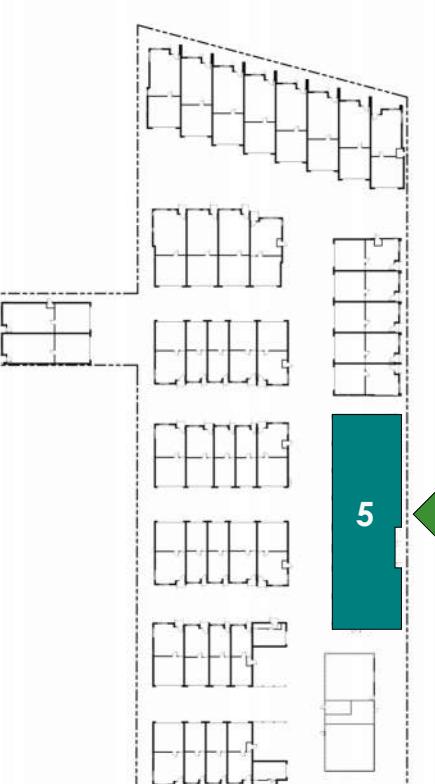
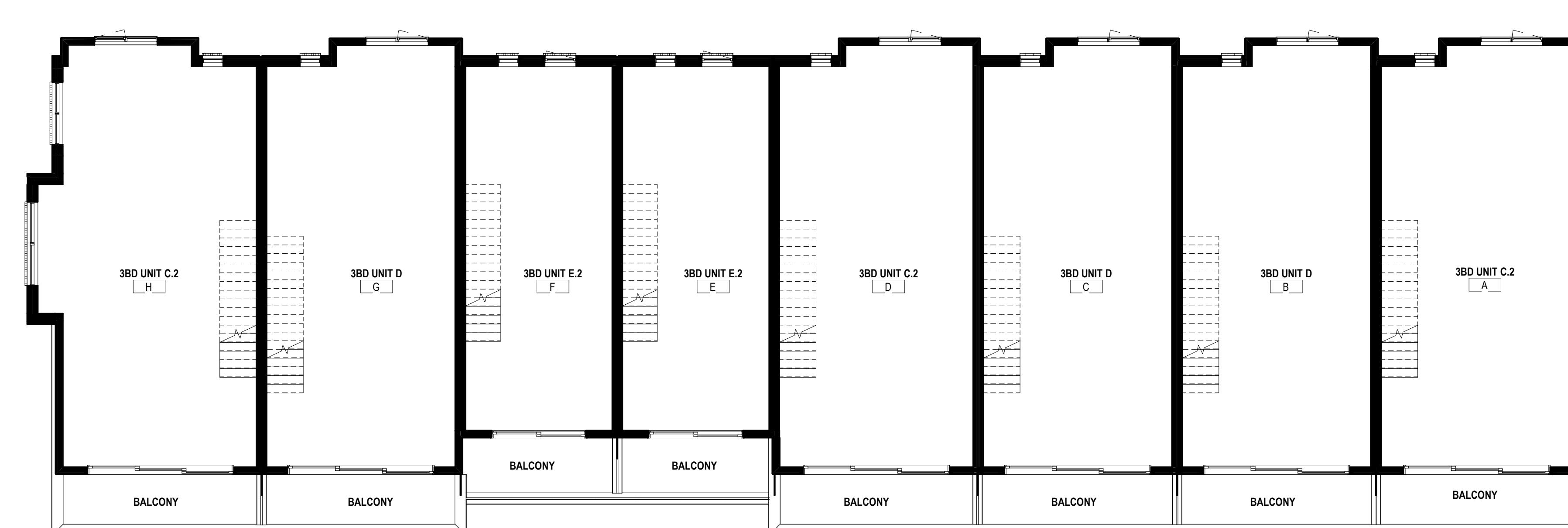
**2504 SPRUCE**

2540 SPRUCE STREET,  
BOULDER, CO



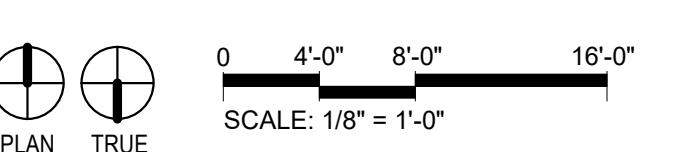
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**BUILDING 5 - ROOF DECK**



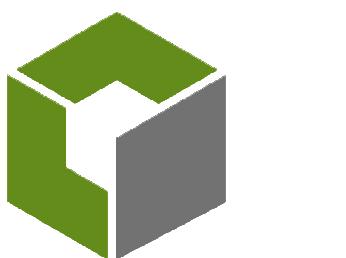
**SITE REVIEW**  
06.14.2024

**BUILDING 5 - LEVEL 3**



**SR-5.2**

**BLDG 5 - FLOOR PLANS**



**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

2540 SPRUCE STREET,  
BOULDER, CO

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**BUILDING 5 - ROOF PLAN**

1 1/8" = 1'-0"

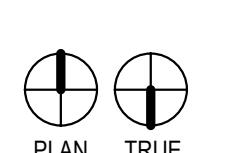


**SITE REVIEW**  
06.14.2024

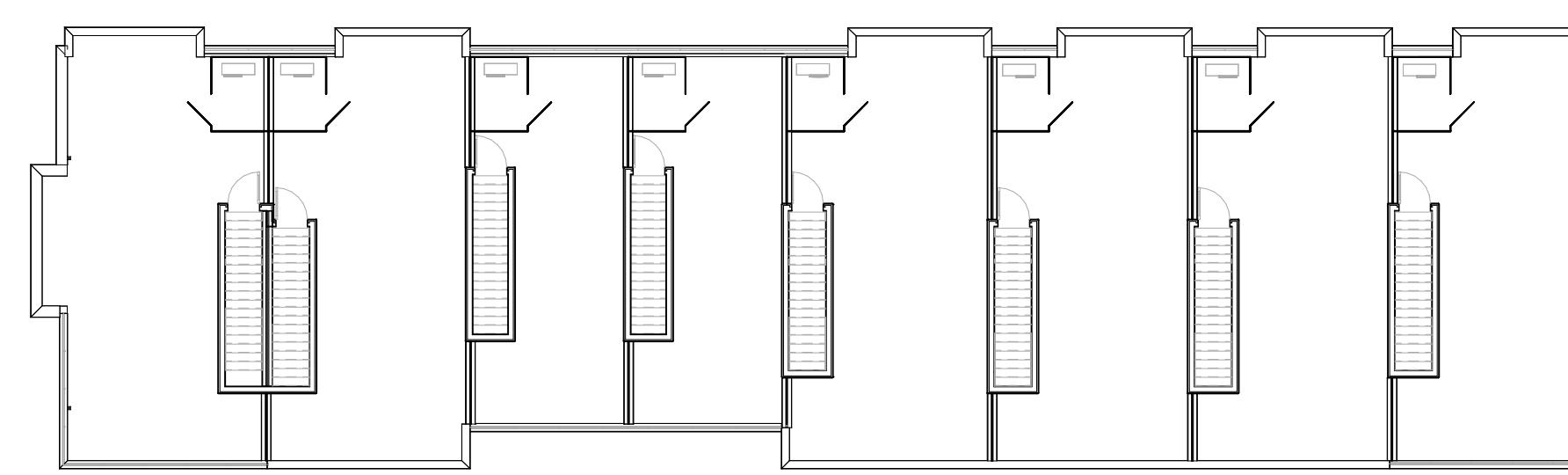
SHEET No.

**SR-5.3**

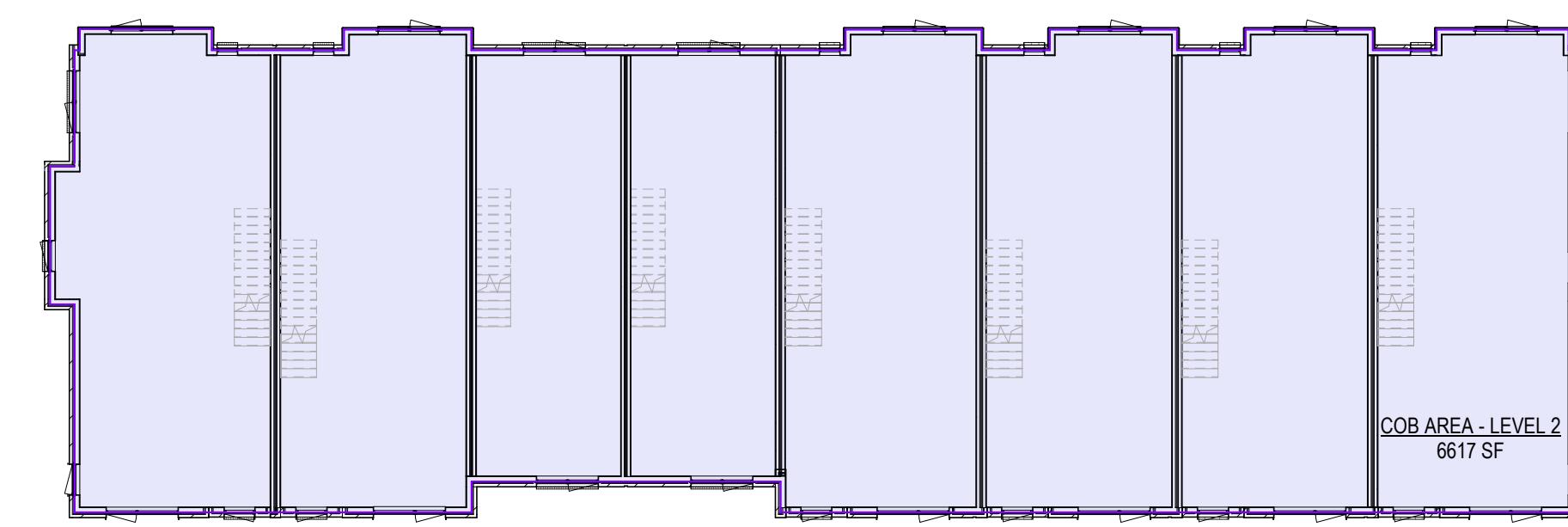
**BLDG 5 - ROOF PLAN**



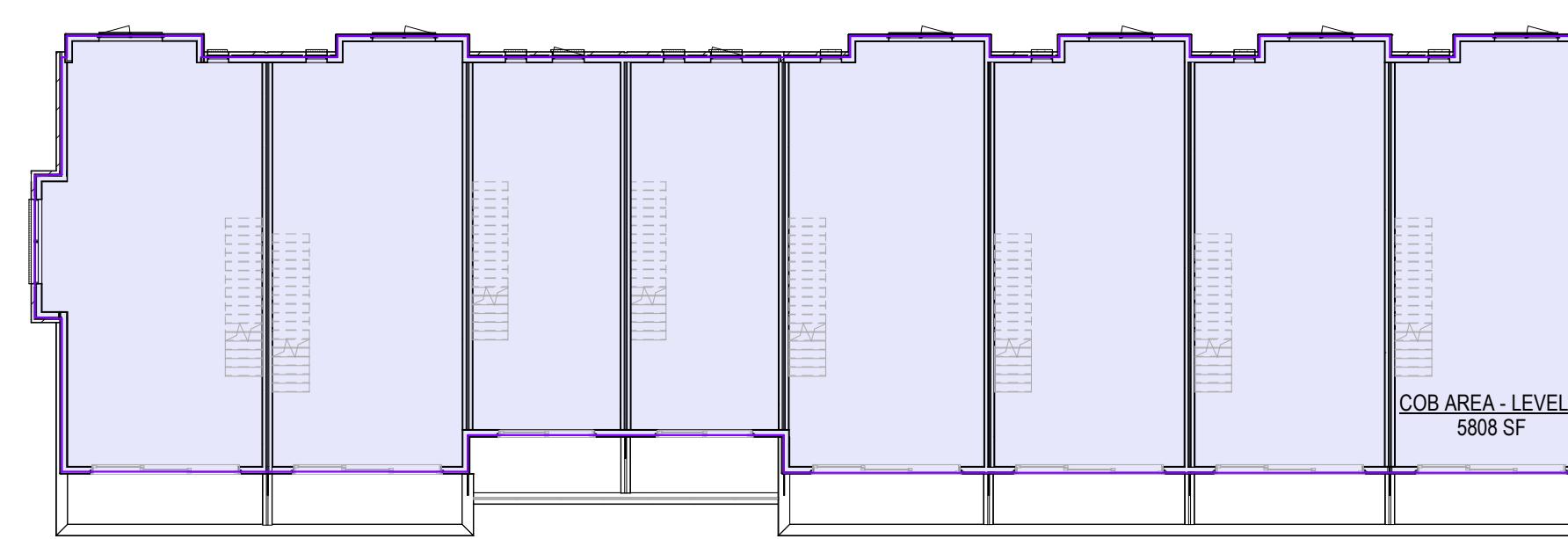
0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"



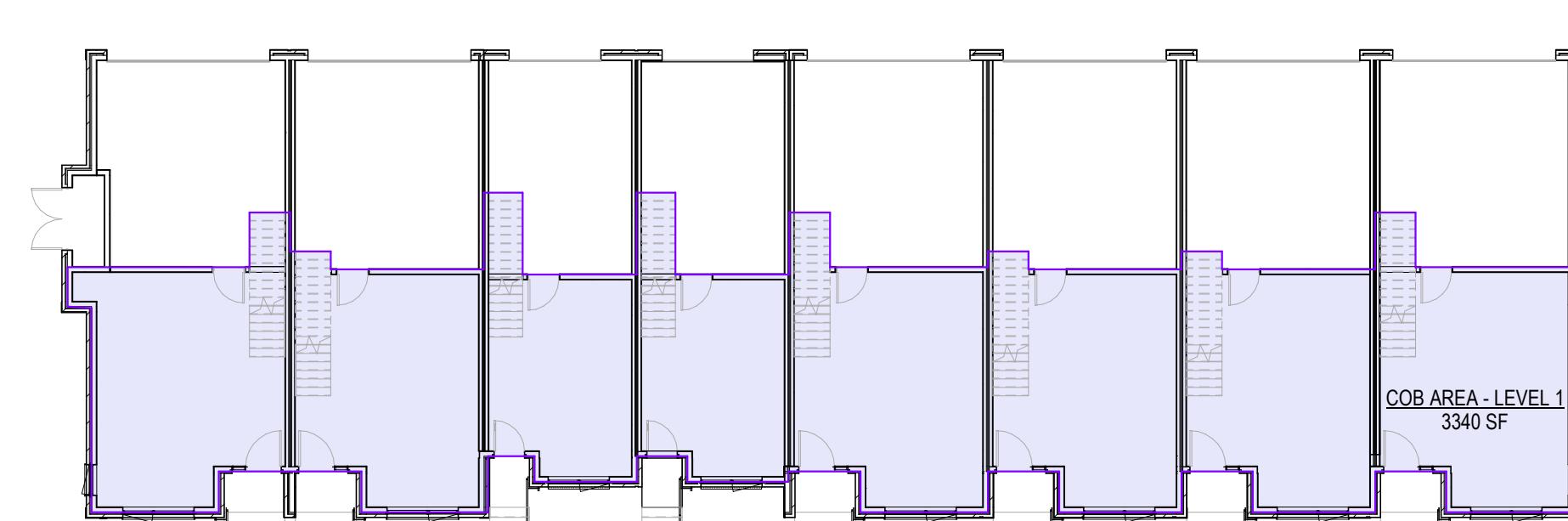
**BUILDING 5 - ROOF DECK AREA**  
4  
1/16" = 1'-0"



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



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

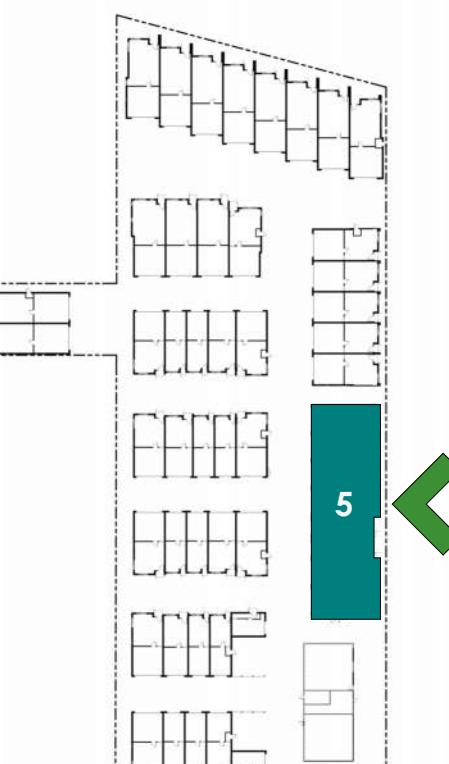


**BUILDING 5 - LEVEL 1 AREA**  
1  
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
<b>LEVEL 1</b>	
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
<b>LEVEL 1</b>	<b>3340 SF</b>
<b>LEVEL 2</b>	
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
<b>LEVEL 2</b>	<b>6617 SF</b>
<b>LEVEL 3</b>	
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
<b>LEVEL 3</b>	<b>5808 SF</b>
<b>15766 SF</b>	
<b>AREA SCHEDULE</b>	
COB AREA - LEVEL 1	3340 SF
COB AREA - LEVEL 2	6617 SF
COB AREA - LEVEL 3	5808 SF
COB AREA - ROOF DECK	0 SF
<b>15766 SF</b>	

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**

 2540 SPRUCE STREET,  
BOULDER, CO

**BUILDING 5 - WEST ELEVATION**

 4  
1/8" = 1'-0"

COMPOSITE SIDING   METAL CLAD WINDOWS   COMPOSITE SIDING   METAL FASCIA


**BUILDING 5 - EAST ELEVATION**

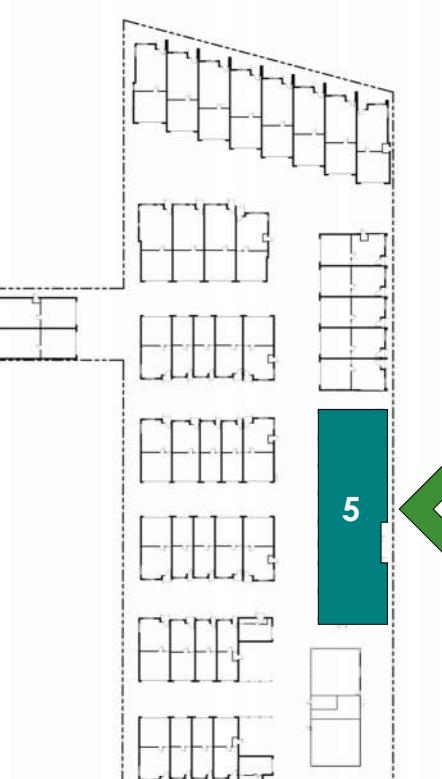
 3  
1/8" = 1'-0"

PHOTOVOLTAIC ARRAY   BRICK


**BUILDING 5 - SOUTH ELEVATION**

 2  
1/8" = 1'-0"

**BUILDING 5 - NORTH ELEVATION**

 1  
1/8" = 1'-0"

 SITE REVIEW  
06.14.2024

SHEET No.

 SR-5.5  
BLDG 5 - ELEVATIONS

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

**2504 SPRUCE**

2530 SPRUCE STREET,  
BOULDER, CO



4 SOUTHEAST PERSPECTIVE



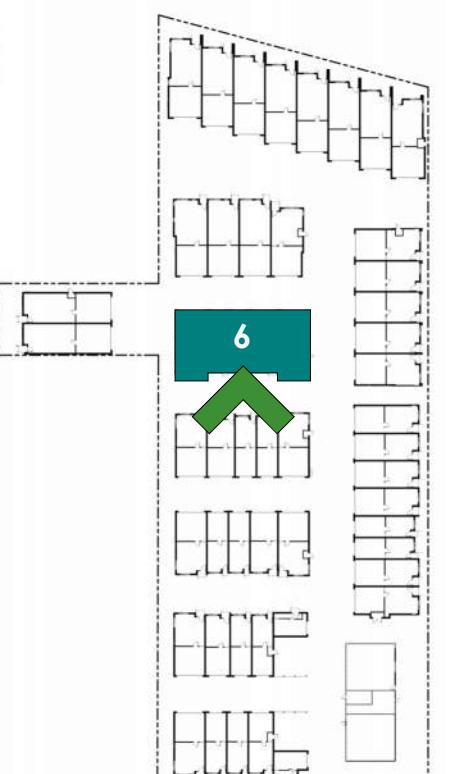
2 NORTHEAST PERSPECTIVE



3 NORTHWEST PERSPECTIVE



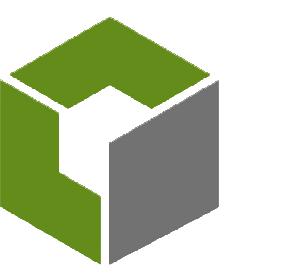
1 SOUTHWEST PERSPECTIVE



SITE REVIEW  
06.14.2024

SHEET No.  
**SR-6.0**  
BLDG 6 - PERSPECTIVE

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



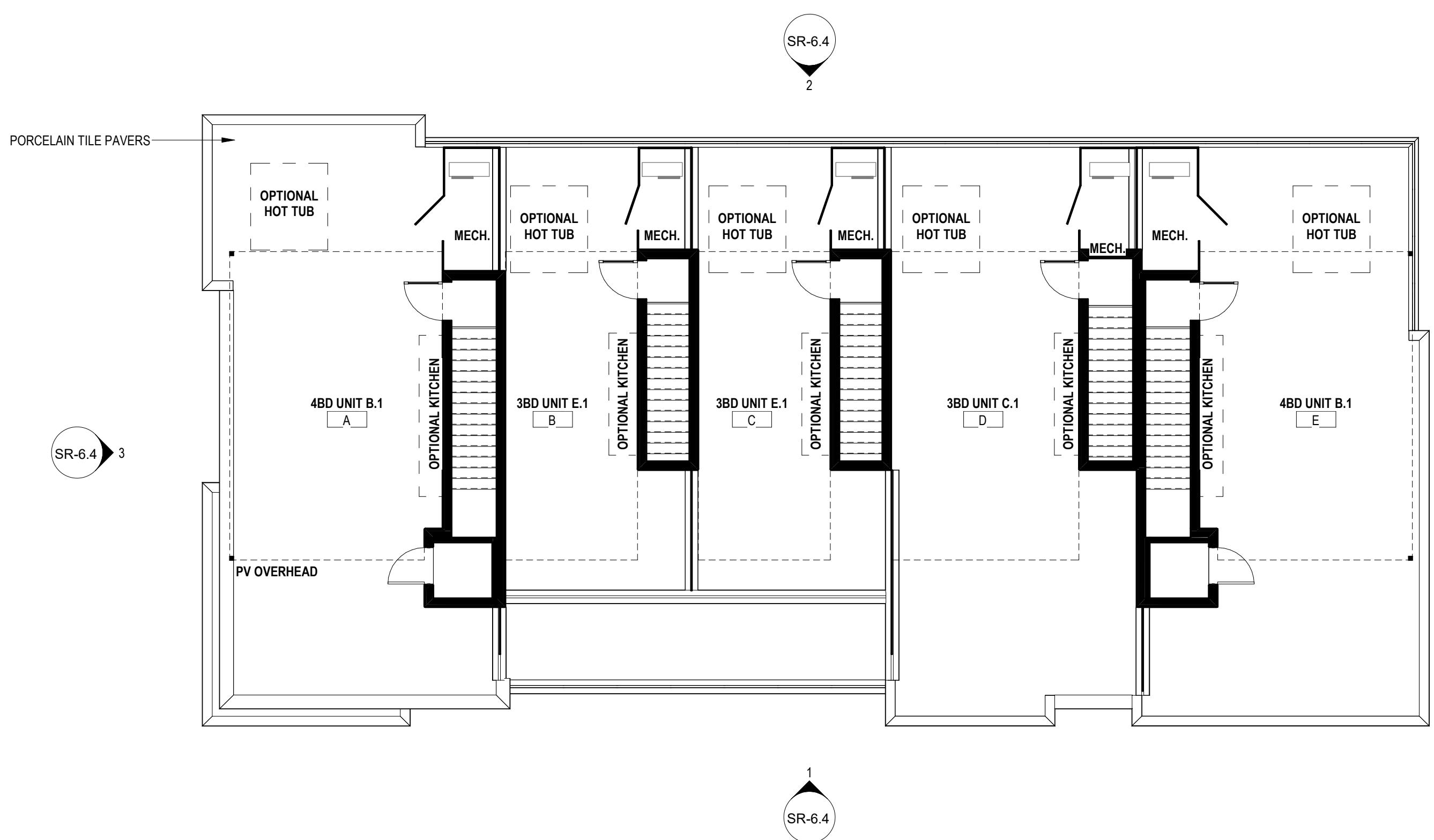
**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**



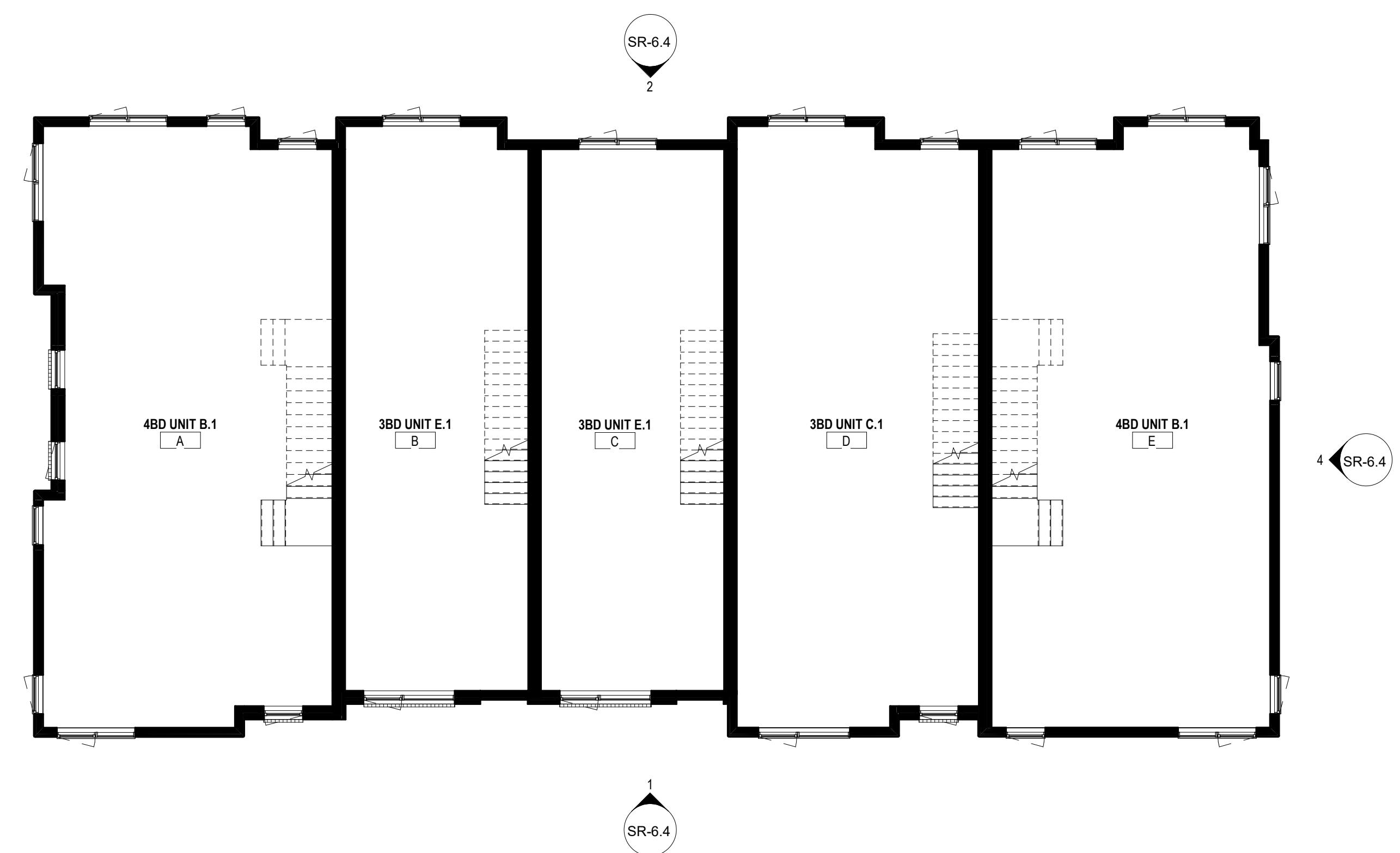
2530 SPRUCE STREET,  
BOULDER, CO



**BUILDING 6 - ROOF DECK**

4

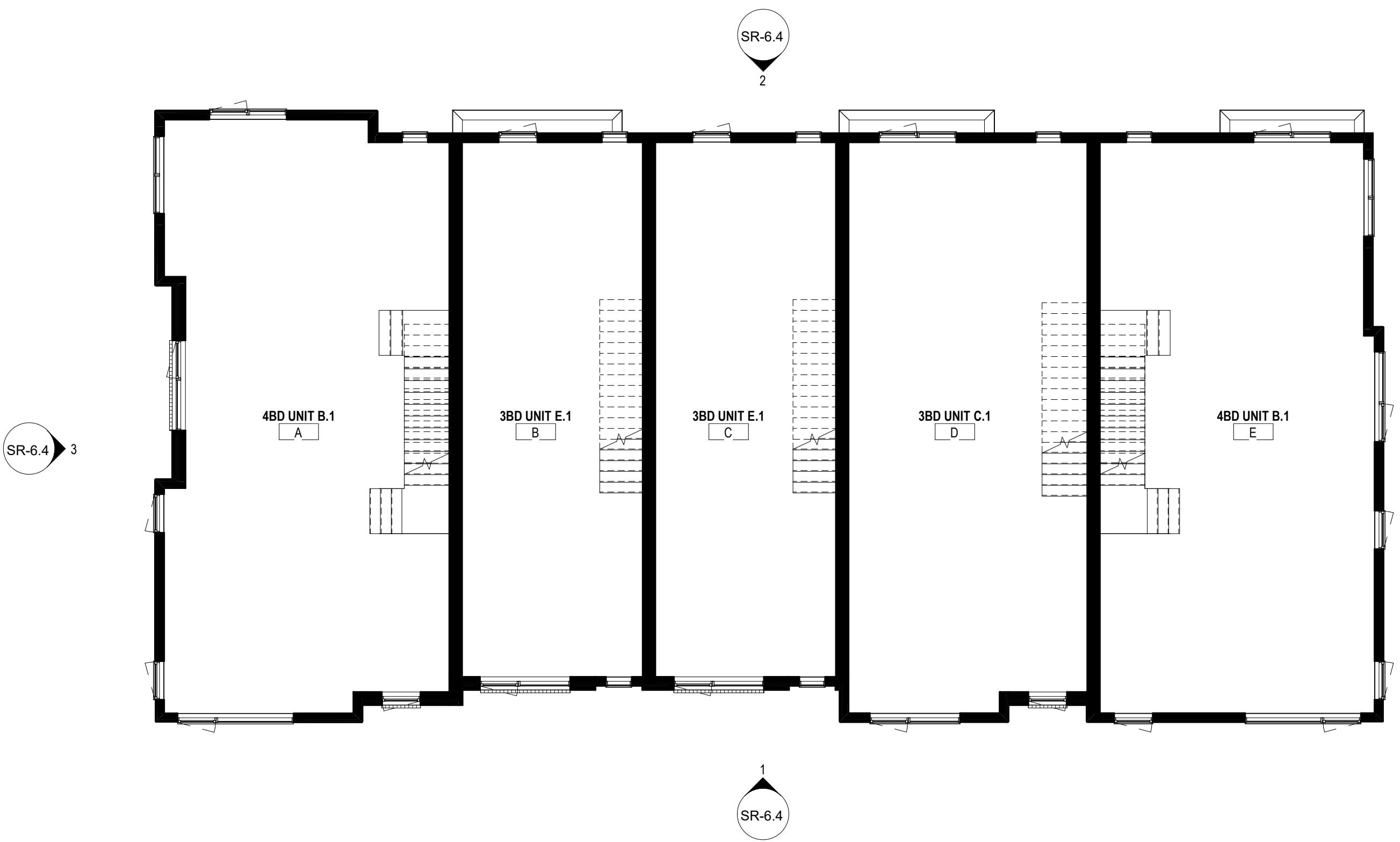
1/8" = 1'-0"



**BUILDING 6 - LEVEL 2**

2

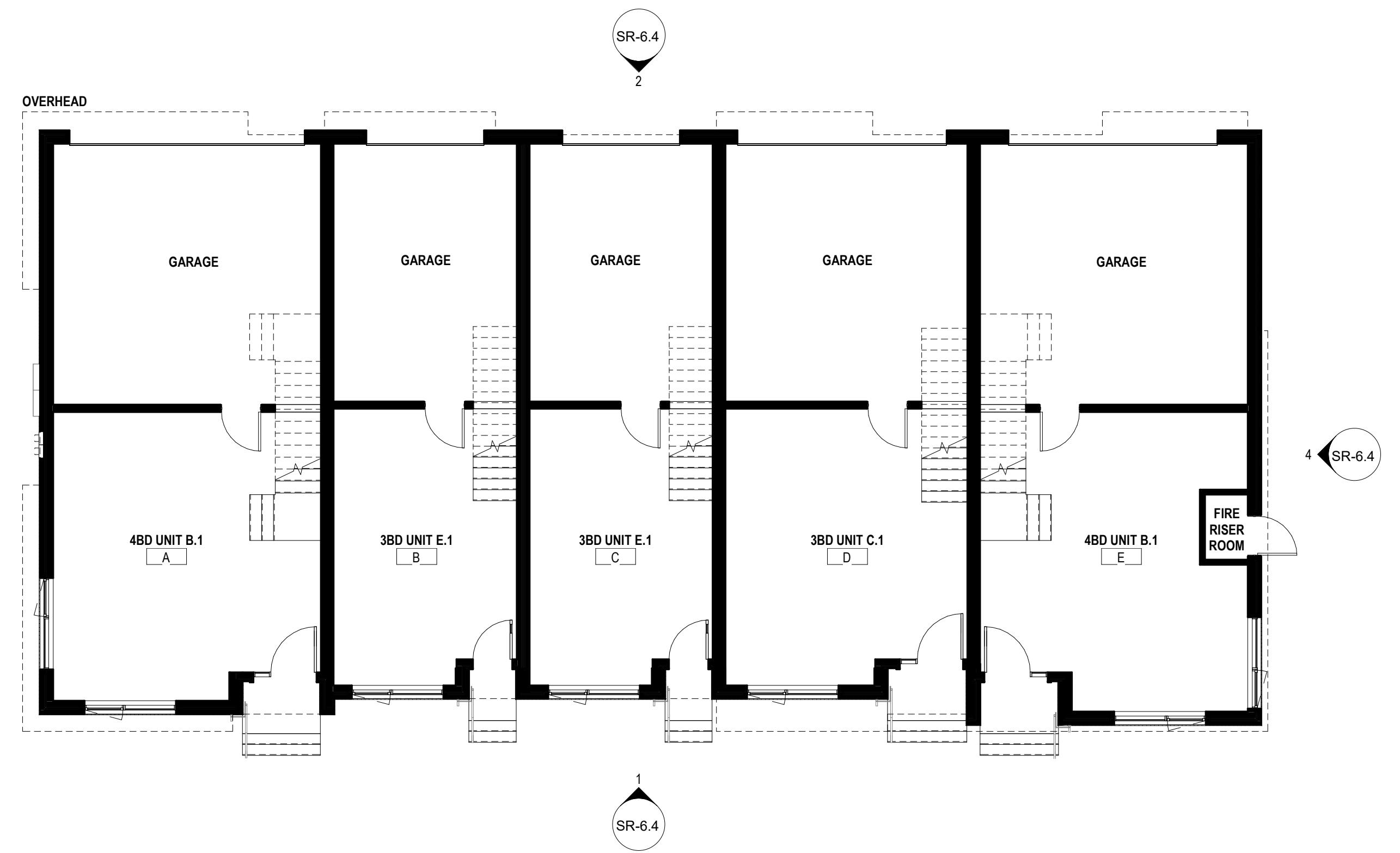
1/8" = 1'-0"



**BUILDING 6 - LEVEL 3**

3

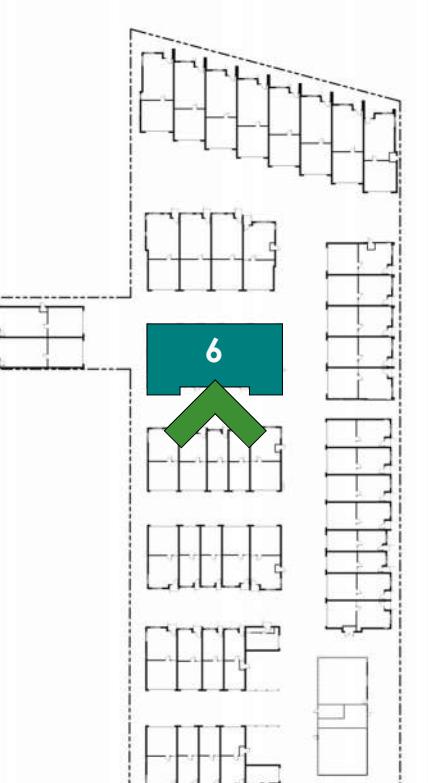
1/8" = 1'-0"



**BUILDING 6 - LEVEL 1**

1

1/8" = 1'-0"

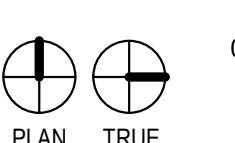


SITE REVIEW  
06.14.2024

Sheet No.

**SR-6.1**

**BLDG 6 - FLOOR PLANS**

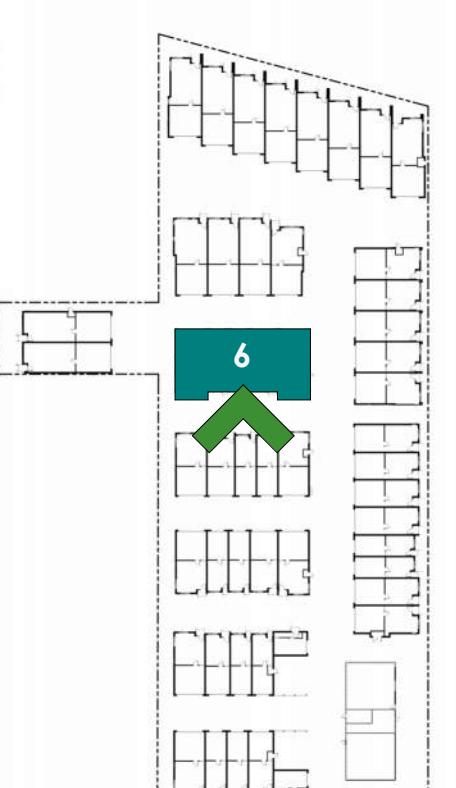
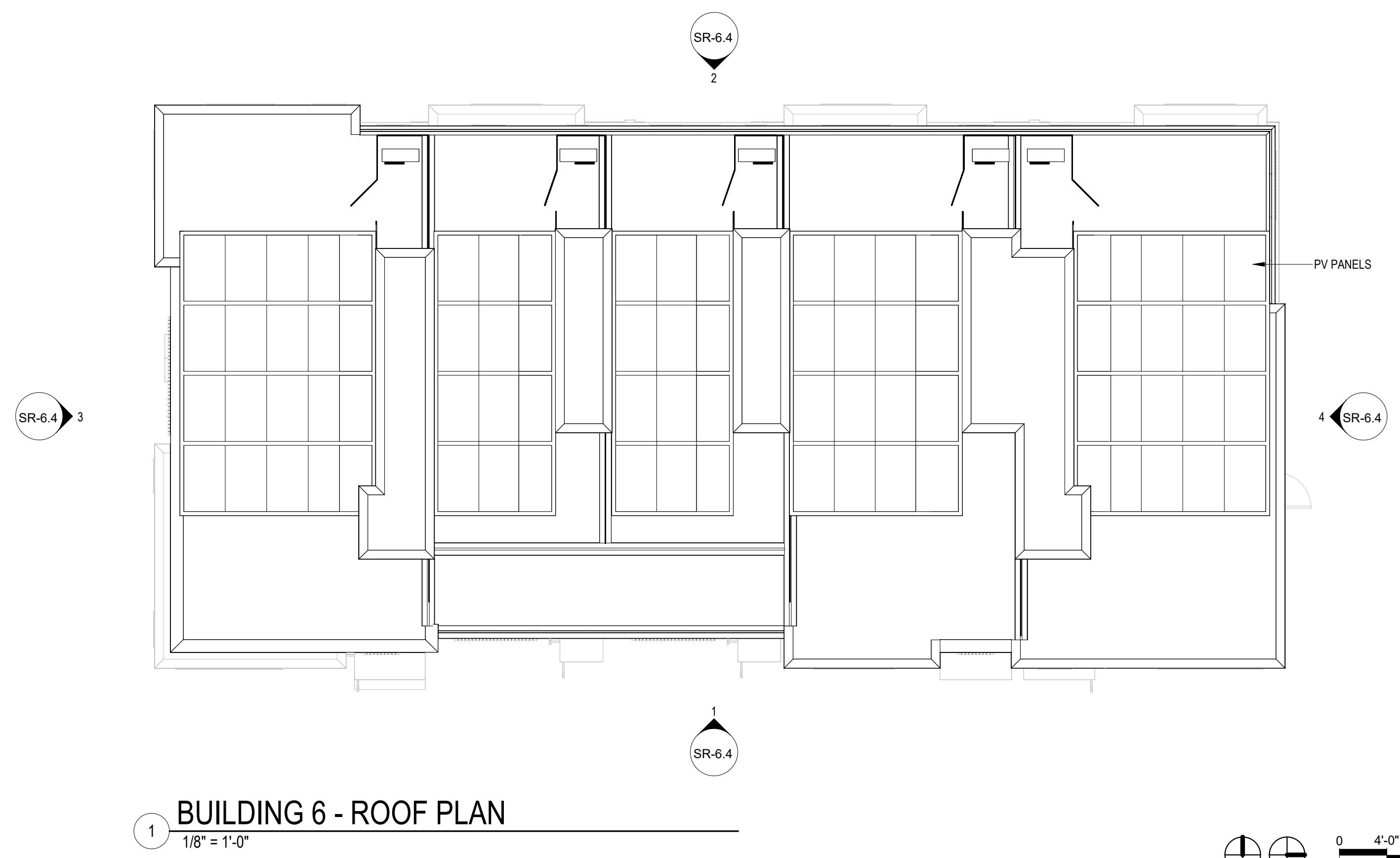


0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"

**2504 SPRUCE**

2530 SPRUCE STREET,  
BOULDER, CO

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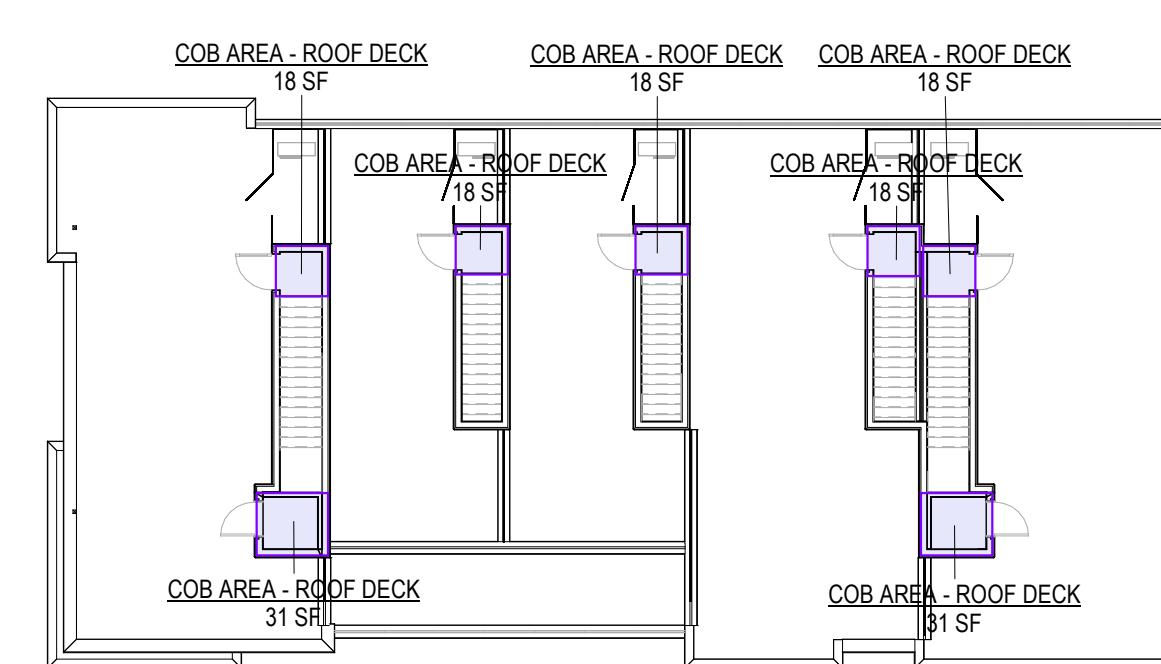
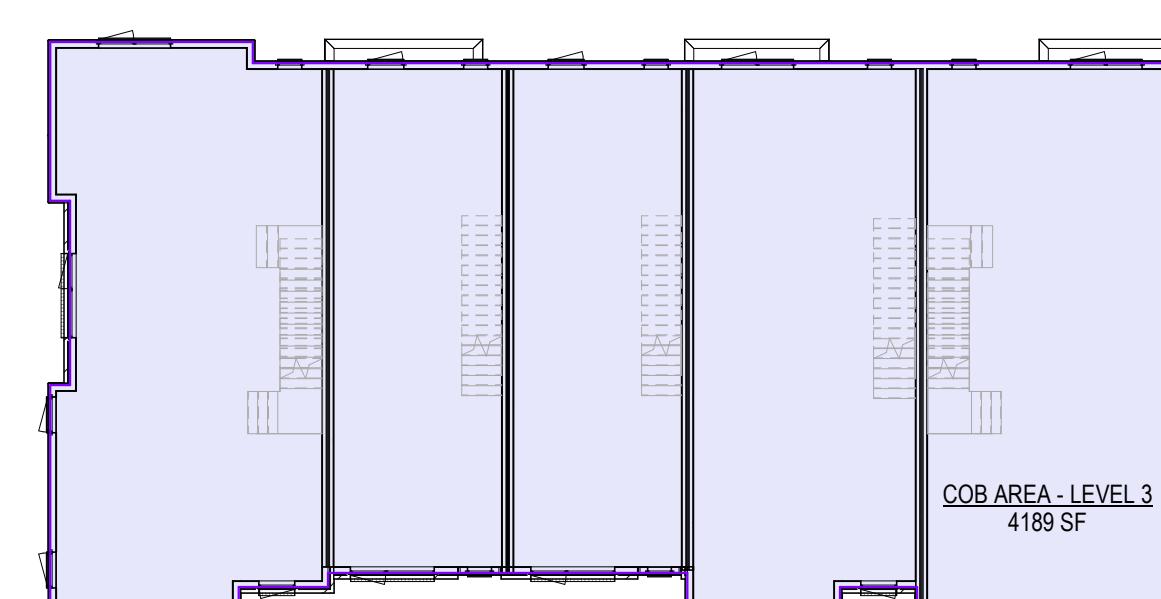
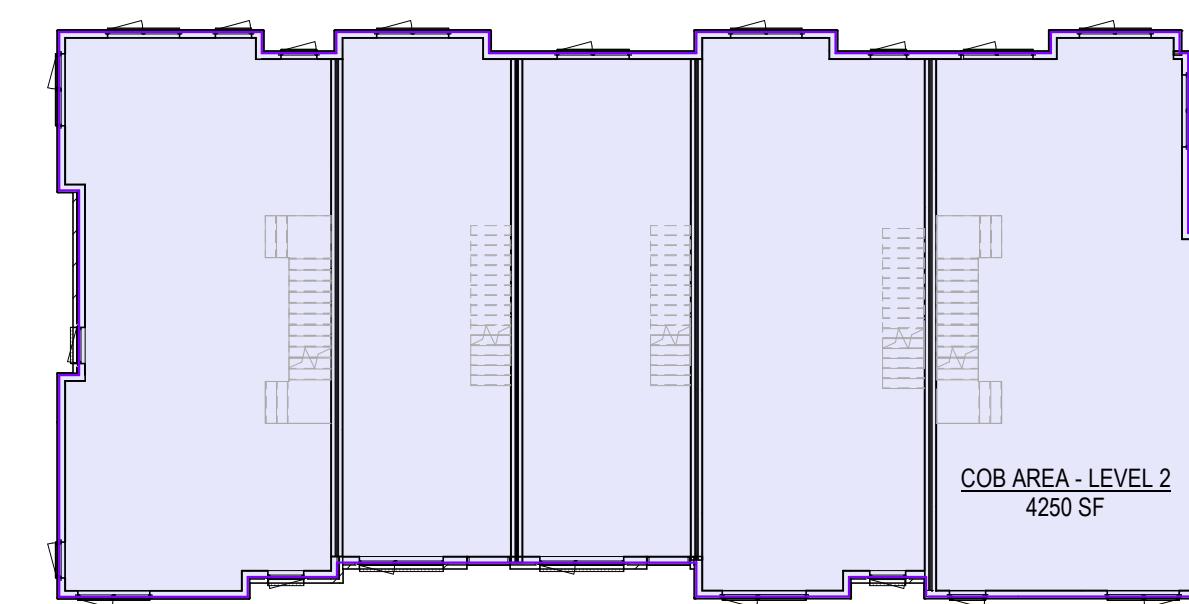
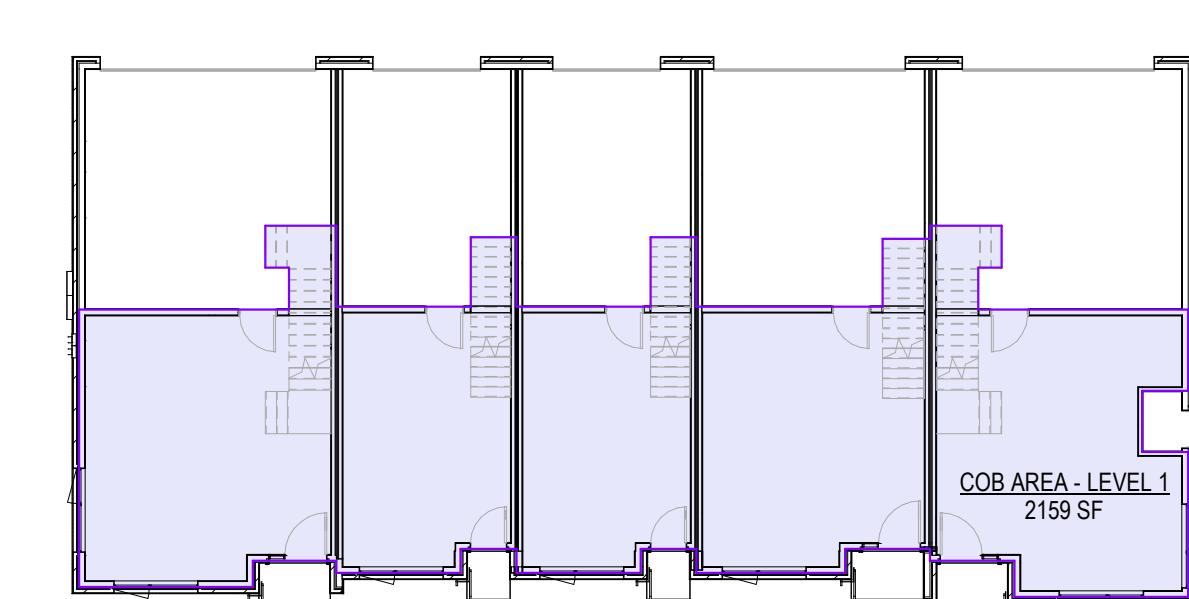
**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-6.2**

**BLDG 6 - ROOF PLAN**

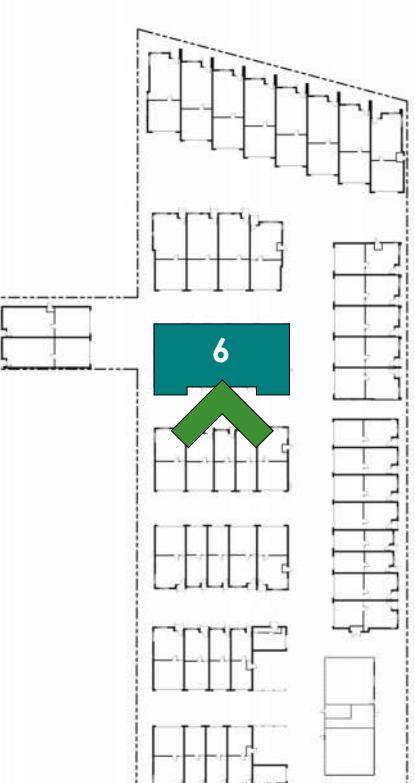
**2504 SPRUCE**

 2530 SPRUCE STREET,  
BOULDER, CO

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

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

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

**BUILDING 6 - LEVEL 1 AREA**  
 1  
 $1/16'' = 1'-0''$ 

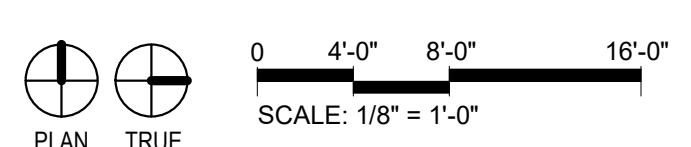
UNIT AREA SCHEDULE	
NAME	AREA
<b>LEVEL 1</b>	
UNIT A - UNIT TYPE B.1	516 SF
UNIT B - UNIT TYPE E.1	347 SF
UNIT C - UNIT TYPE E.1	346 SF
UNIT D - UNIT TYPE C.2	441 SF
UNIT E - UNIT TYPE B.1	509 SF
<b>LEVEL 1</b>	<b>2159 SF</b>
<b>LEVEL 2</b>	
UNIT A - UNIT TYPE B.1	1041 SF
UNIT B - UNIT TYPE E.1	660 SF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

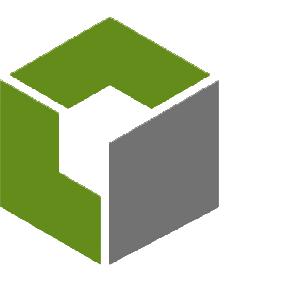
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**SITE REVIEW**  
 06.14.2024

SHEET No.

**SR-6.3**
**BLDG 6 - AREA PLANS**




**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

2530 SPRUCE STREET,  
BOULDER, CO



**BUILDING 6 - NORTH ELEVATION**



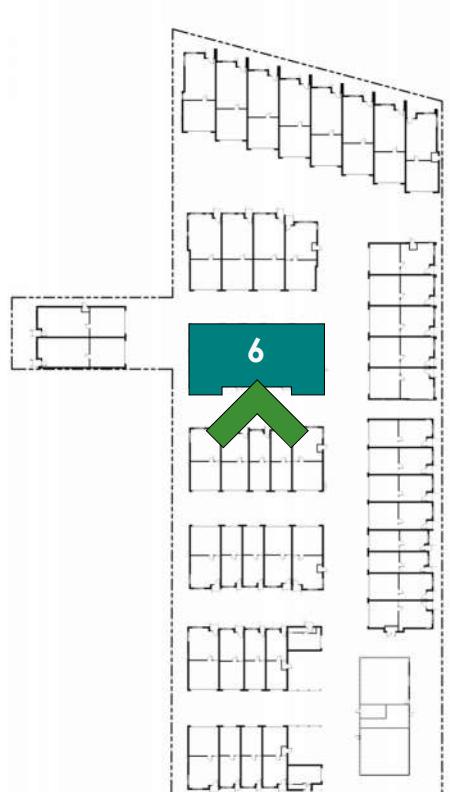
**BUILDING 6 - SOUTH ELEVATION**



**BUILDING 6 - WEST ELEVATION**



**BUILDING 6 - EAST ELEVATION**



SITE REVIEW  
06.14.2024

SHEET No.

**SR-6.4**

**BLDG 6 - ELEVATIONS**

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

**2504 SPRUCE**

2520 SPRUCE STREET,  
BOULDER, CO



④ NORTHWEST PERSPECTIVE



② SOUTHWEST PERSPECTIVE

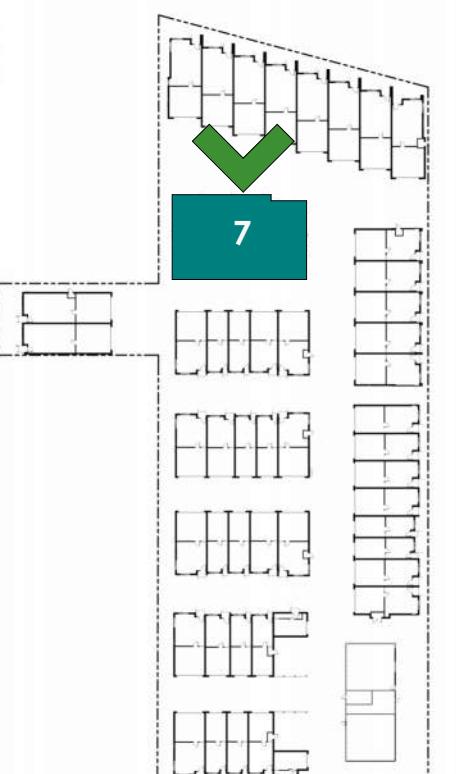
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③ SOUTHEAST PERSPECTIVE



① NORTHEAST PERSPECTIVE



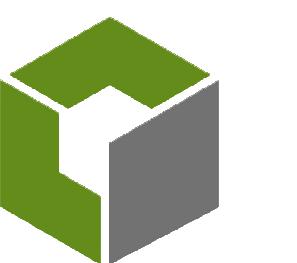
SITE REVIEW  
06.14.2024

SHEET No.

**SR-7.0**

BLDG 7 - PERSPECTIVE

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

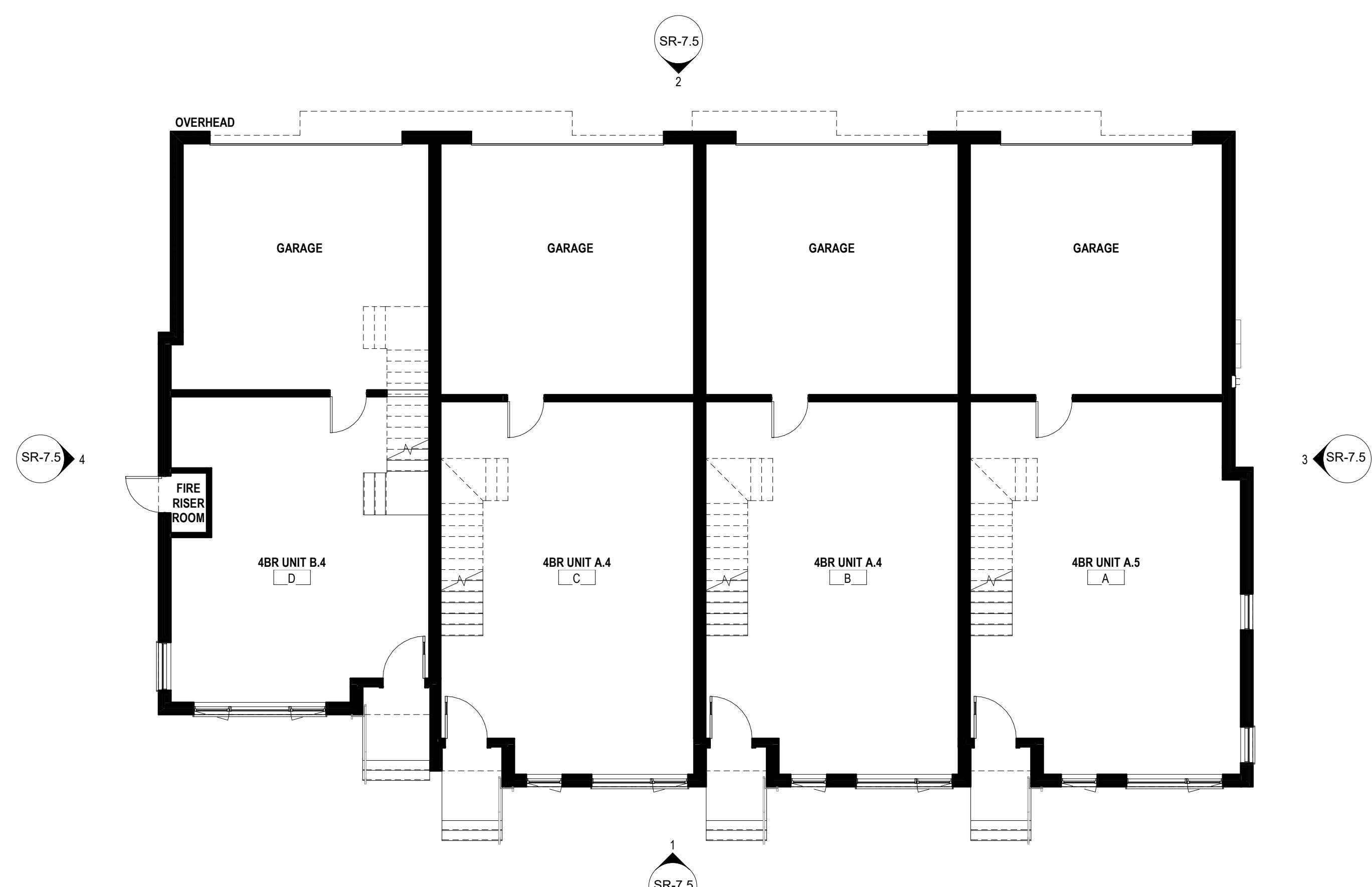
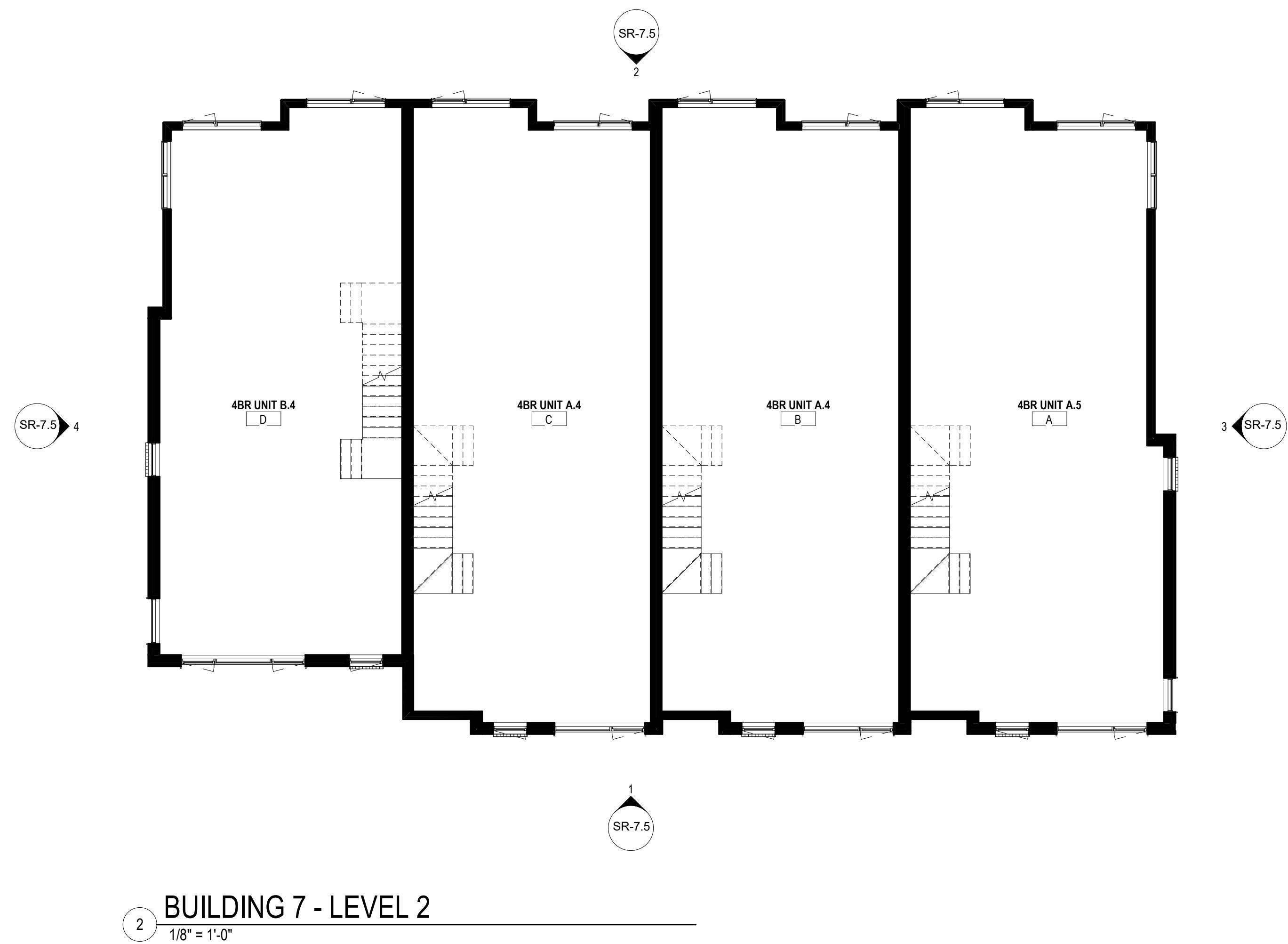


**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

2520 SPRUCE STREET,  
BOULDER, CO

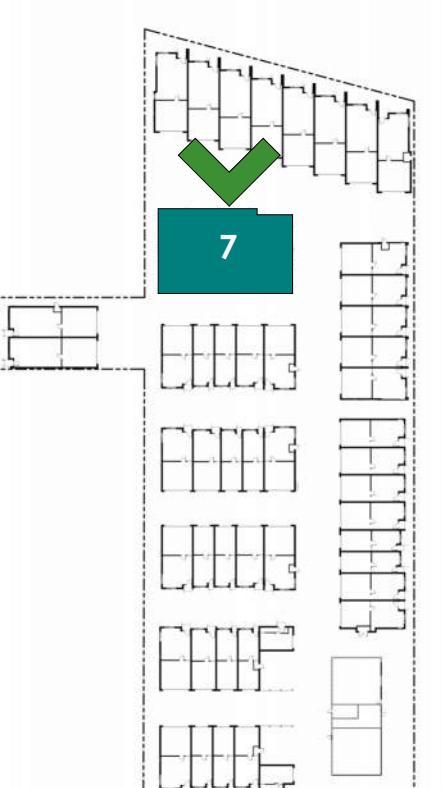


**BUILDING 7 - LEVEL 1**

1/8" = 1'-0"



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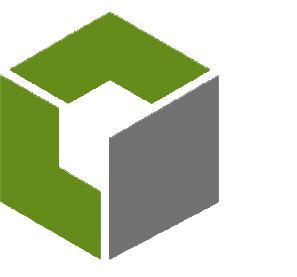
**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-7.1**

**BLDG 7 - FLOOR PLANS**

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

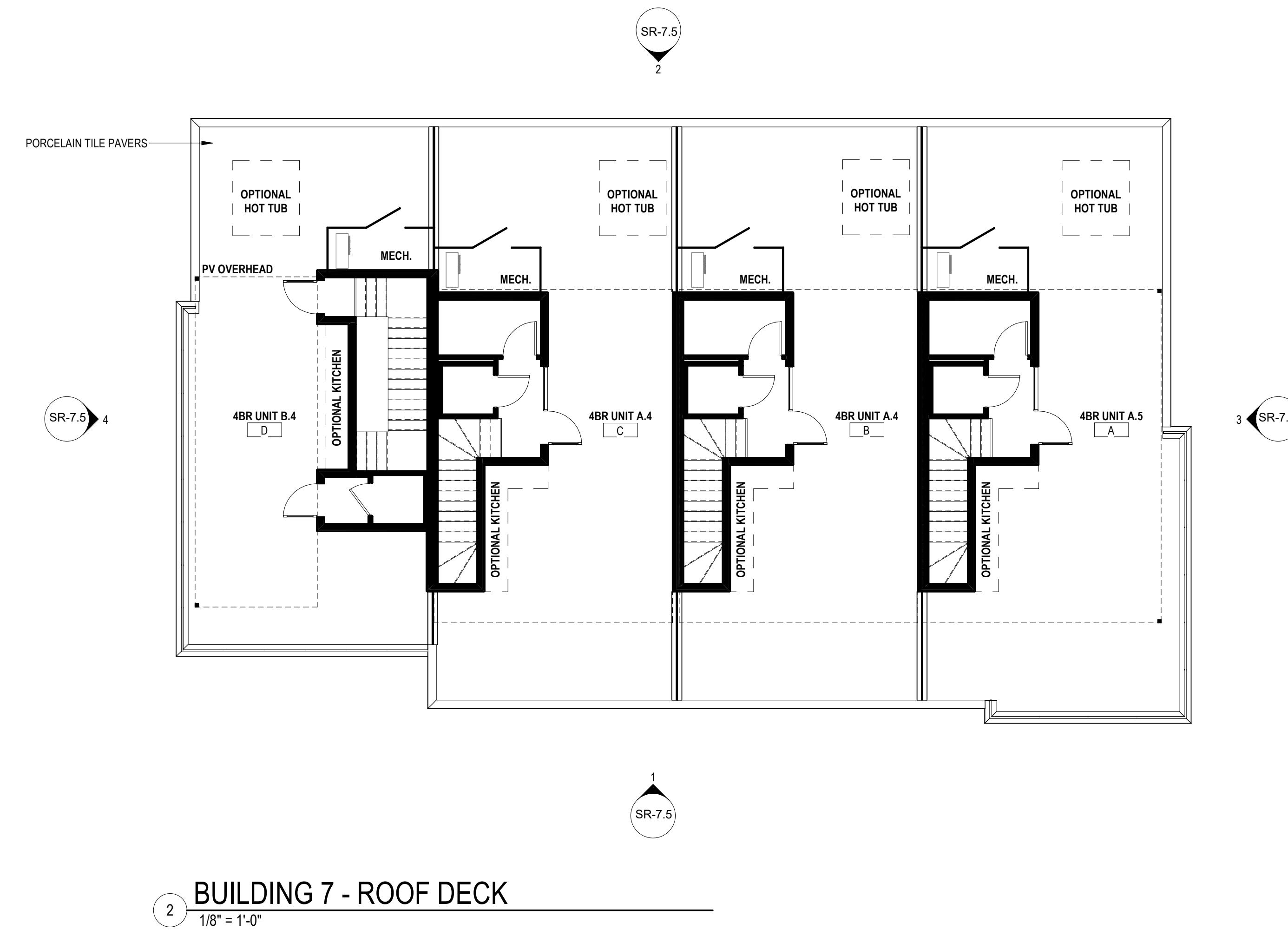


**COBURN**  
ARCHITECTURE

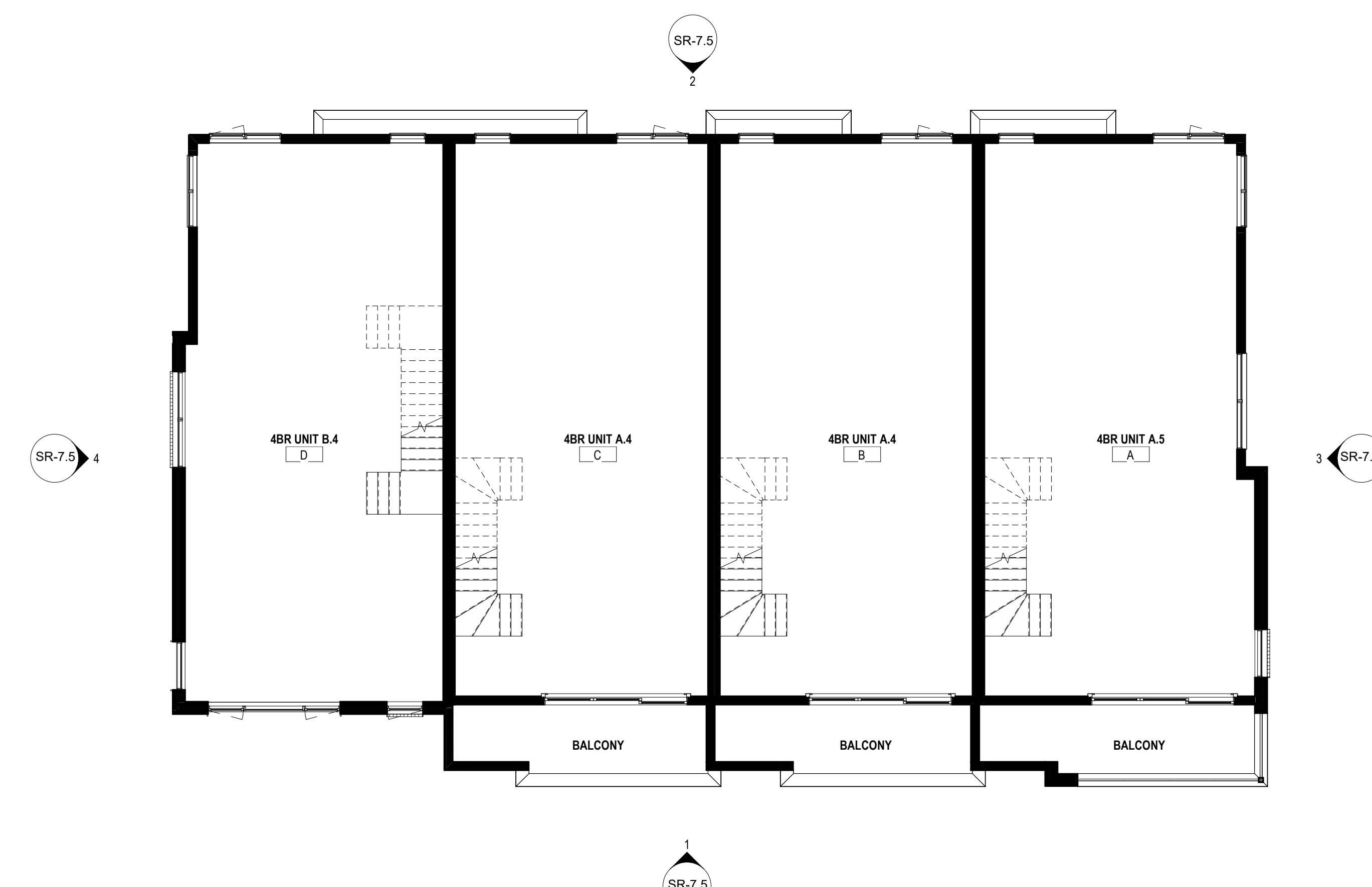
2718 Pine Street #100  
Boulder, Colorado  
p: 303-442-3351

**2504 SPRUCE**

2520 SPRUCE STREET,  
BOULDER, CO



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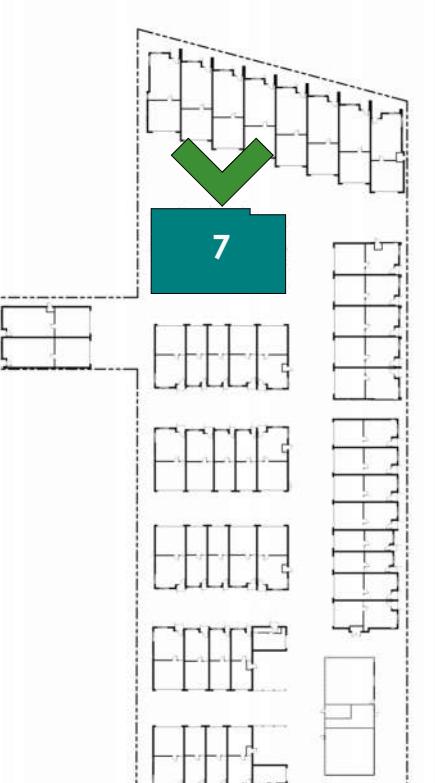
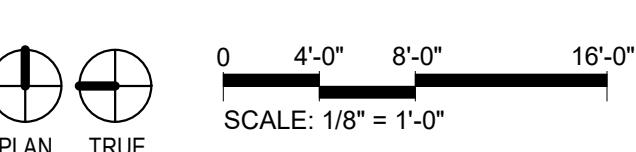
**BUILDING 7 - LEVEL 3**

**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-7.2**

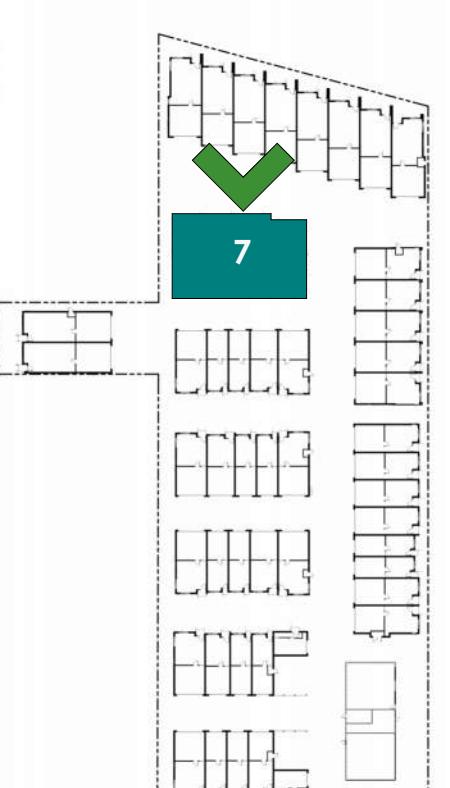
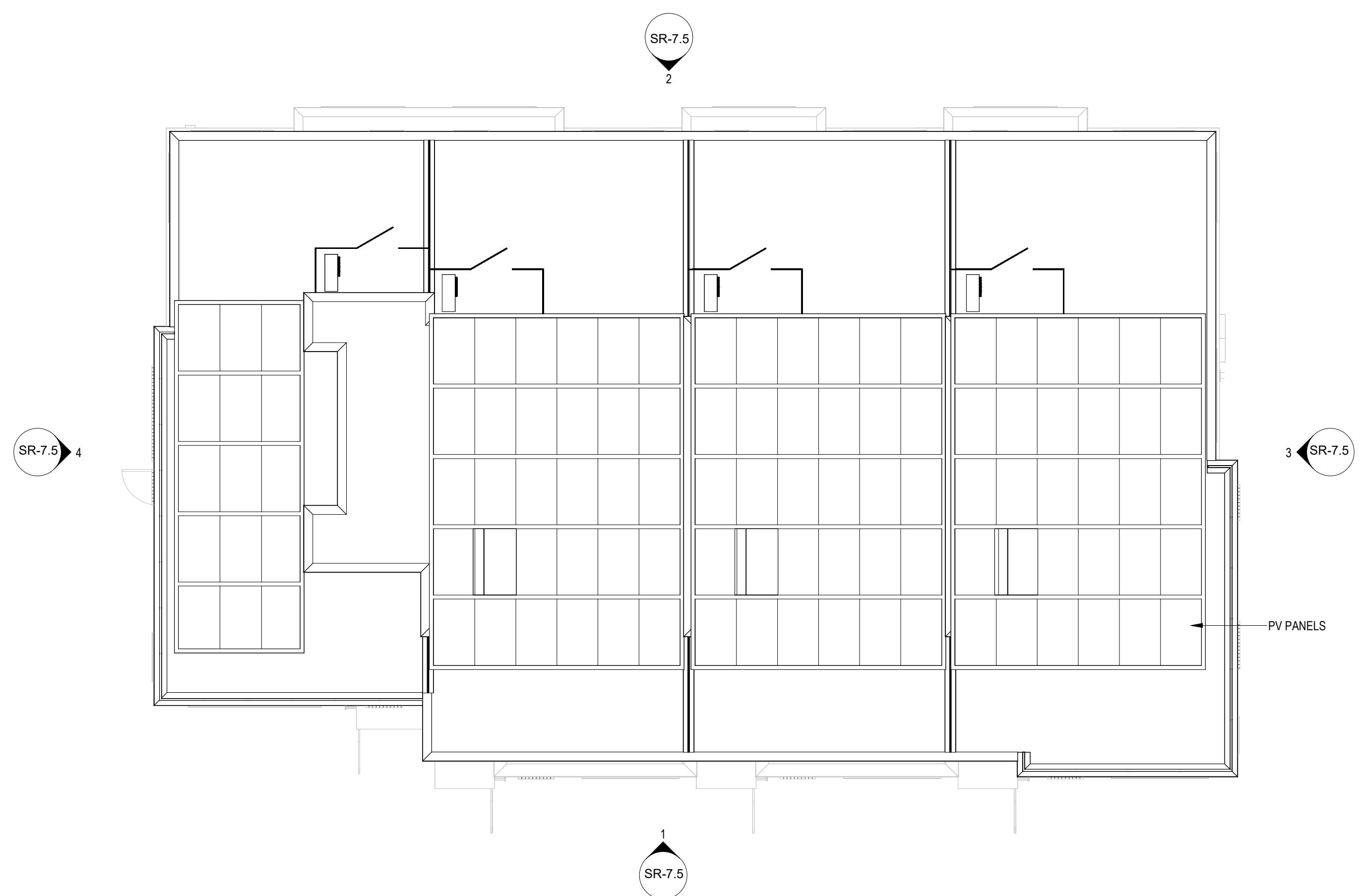
**BLDG 7 - FLOOR PLANS**



**2504 SPRUCE**

 2520 SPRUCE STREET,  
BOULDER, CO

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SHEET No.

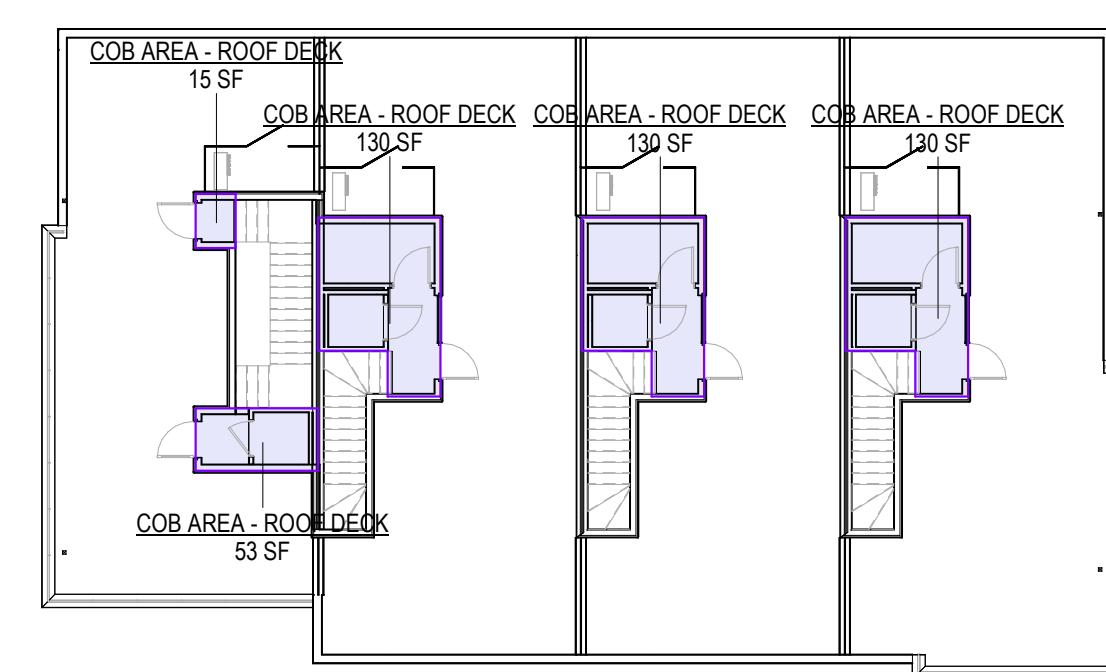
**SR-7.3**
**BLDG 7 - ROOF PLAN**

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

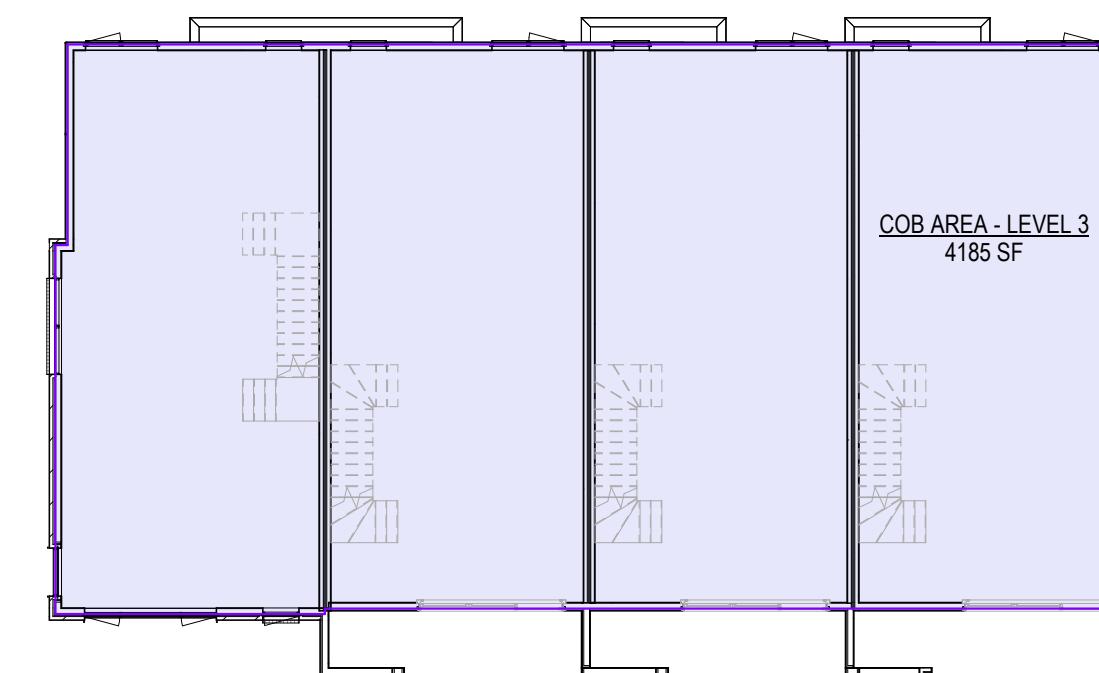
2504 SPRUCE

2520 SPRUCE STREET,  
BOULDER, CO

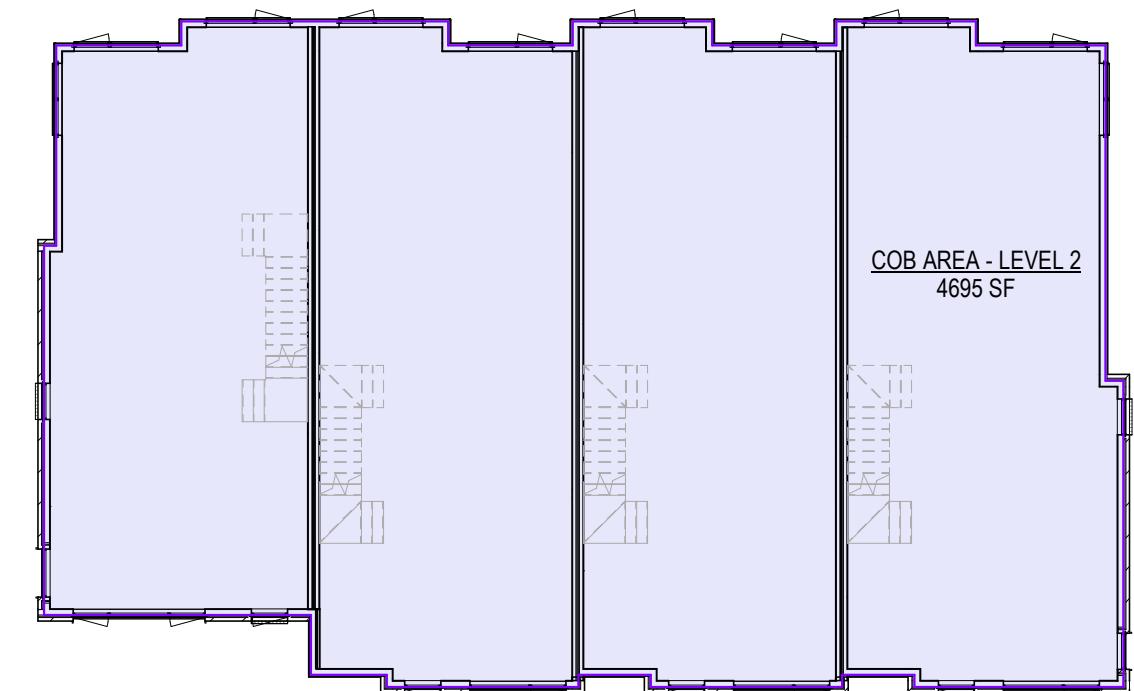
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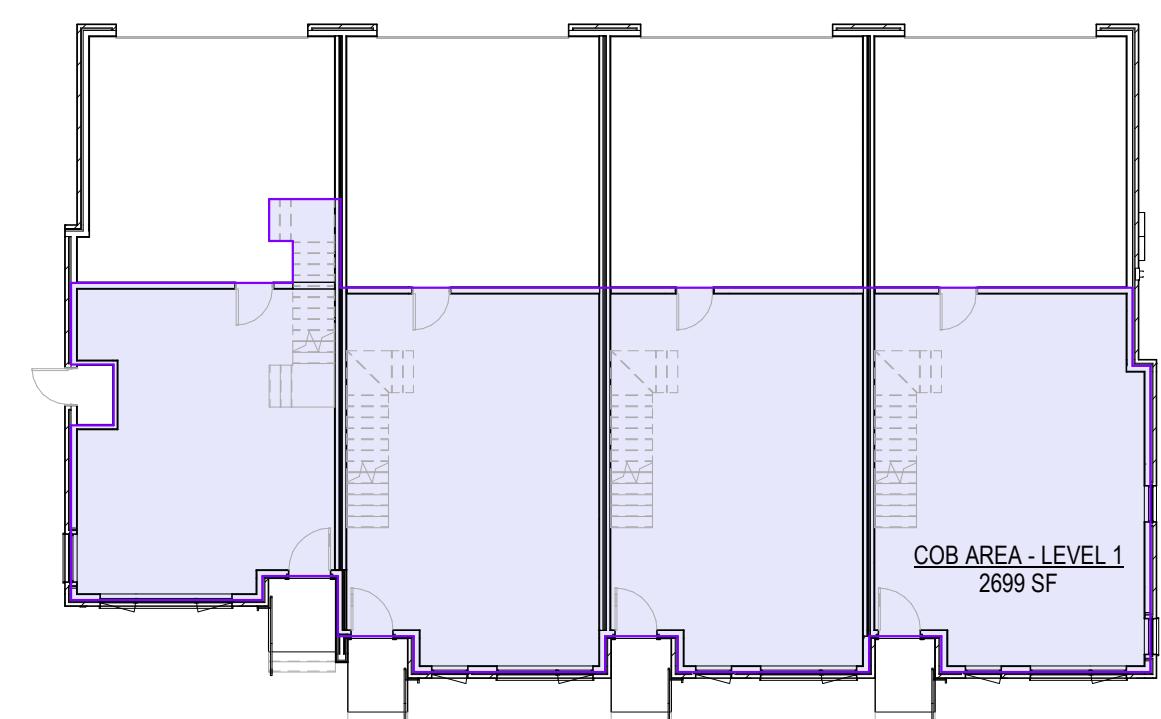
BUILDING 7 - ROOF DECK AREA PLAN  
4 1/16" = 1'-0"



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



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

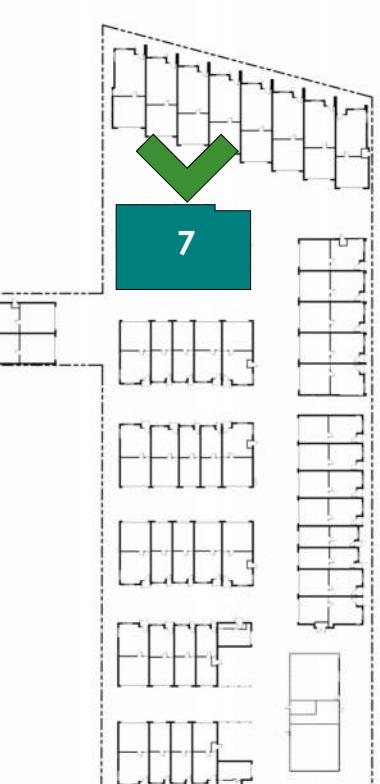


BUILDING 7 - LEVEL 1 AREA PLAN  
1 1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
<b>LEVEL 1</b>	
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
<b>LEVEL 1</b>	<b>2699 SF</b>
<b>LEVEL 2</b>	
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
<b>LEVEL 2</b>	<b>4695 SF</b>
<b>LEVEL 3</b>	
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
<b>LEVEL 3</b>	<b>4185 SF</b>
<b>T.O. ROOF</b>	
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
<b>T.O. ROOF</b>	<b>459 SF</b>
	<b>12038 SF</b>
<b>AREA SCHEDULE</b>	
COB AREA - LEVEL 1	2699 SF
COB AREA - LEVEL 2	4695 SF
COB AREA - LEVEL 3	4185 SF
COB AREA - ROOF DECK	459 SF
	<b>12038 SF</b>

**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 elevators above grade, 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.

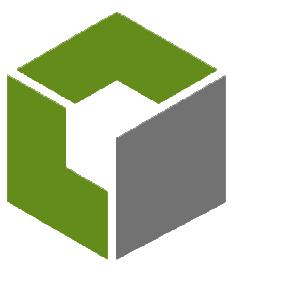


SITE REVIEW  
06.14.2024

SHEET No.

SR-7.4

BLDG 7 - AREA PLANS



**COBURN**  
ARCHITECTURE

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

## 2504 SPRUCE

2520 SPRUCE STREET,  
BOULDER, CO



BUILDING 7 - NORTH ELEVATION

4

1/8" = 1'-0"



BUILDING 7 - EAST ELEVATION

2

1/8" = 1'-0"



BUILDING 7 - SOUTH ELEVATION

3

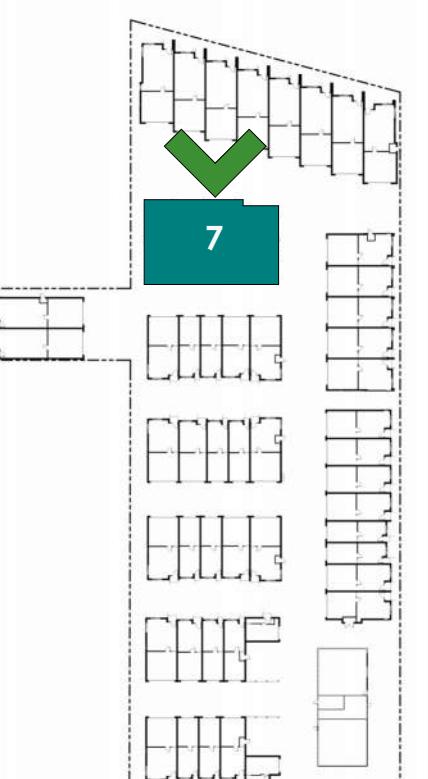
1/8" = 1'-0"



BUILDING 7 - WEST ELEVATION

1

1/8" = 1'-0"



SITE REVIEW  
06.14.2024

SHEET NO.

SR-7.5

BLDG 7 - ELEVATIONS

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

**2504 SPRUCE**

 2510 SPRUCE STREET,  
BOULDER, CO

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4 NORTHEAST PERSPECTIVE



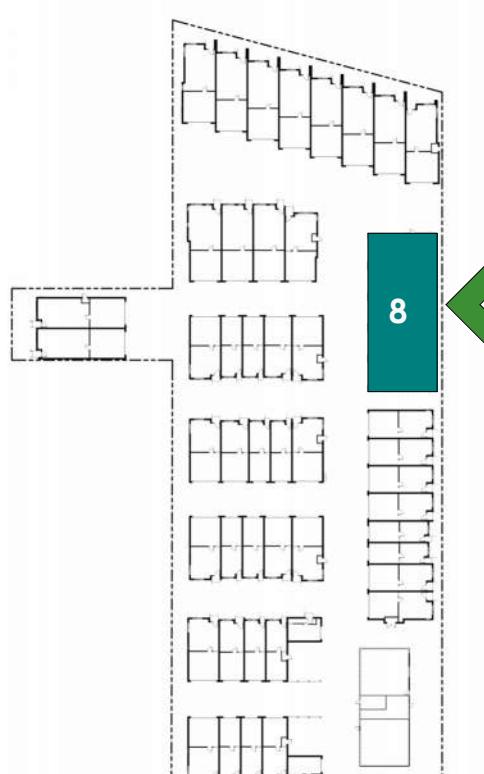
2 NORTHWEST PERSPECTIVE



3 SOUTHWEST PERSPECTIVE



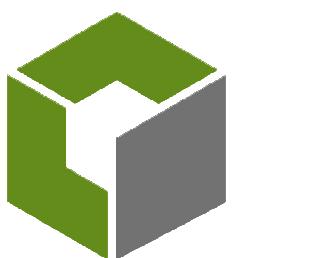
1 SOUTHEAST PERSPECTIVE


 SITE REVIEW  
06.14.2024

SHEET No.

**SR-8.0**
**BLDG 8 - PERSPECTIVE**

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



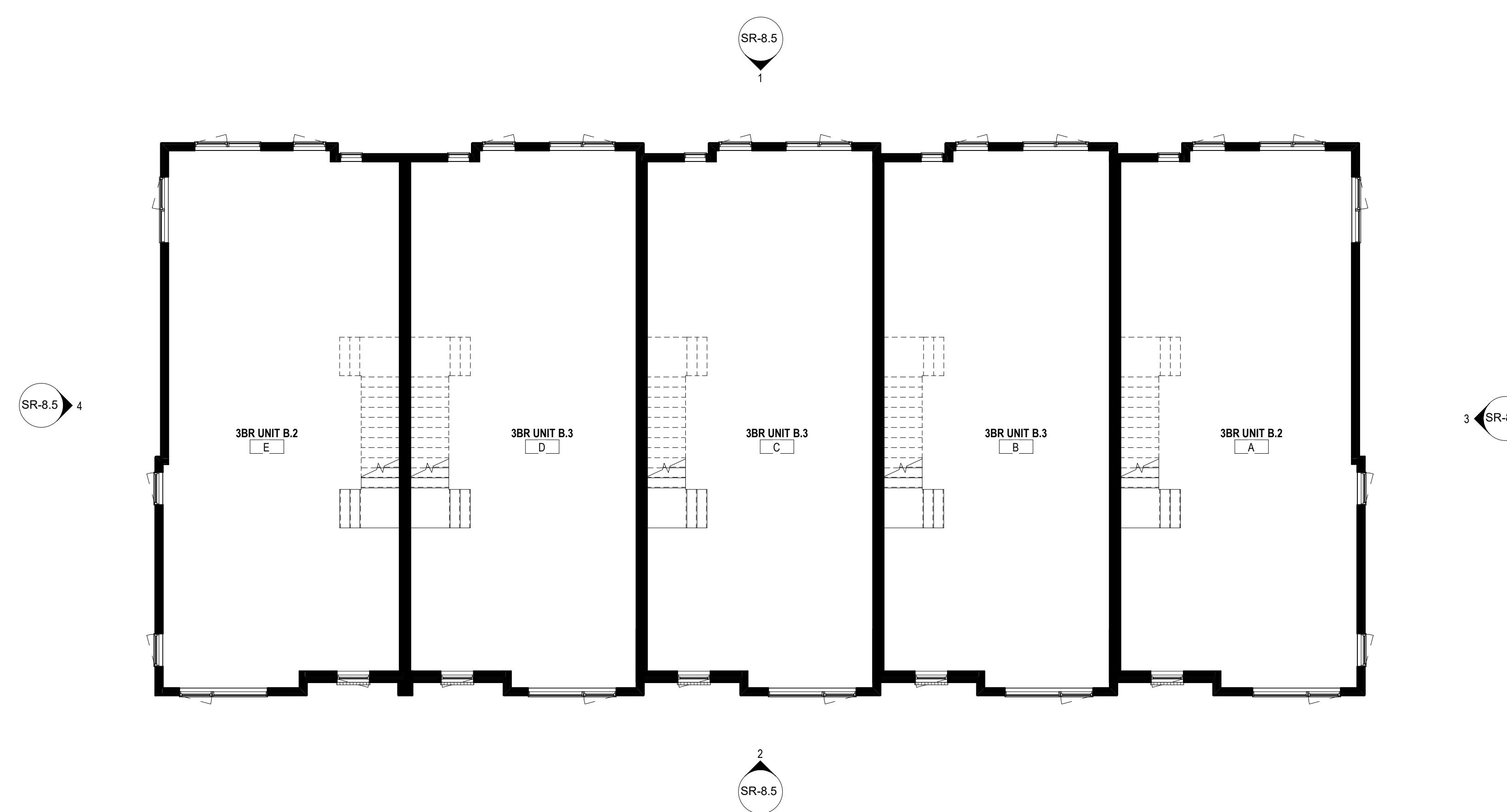
**COBURN**  
ARCHITECTURE

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

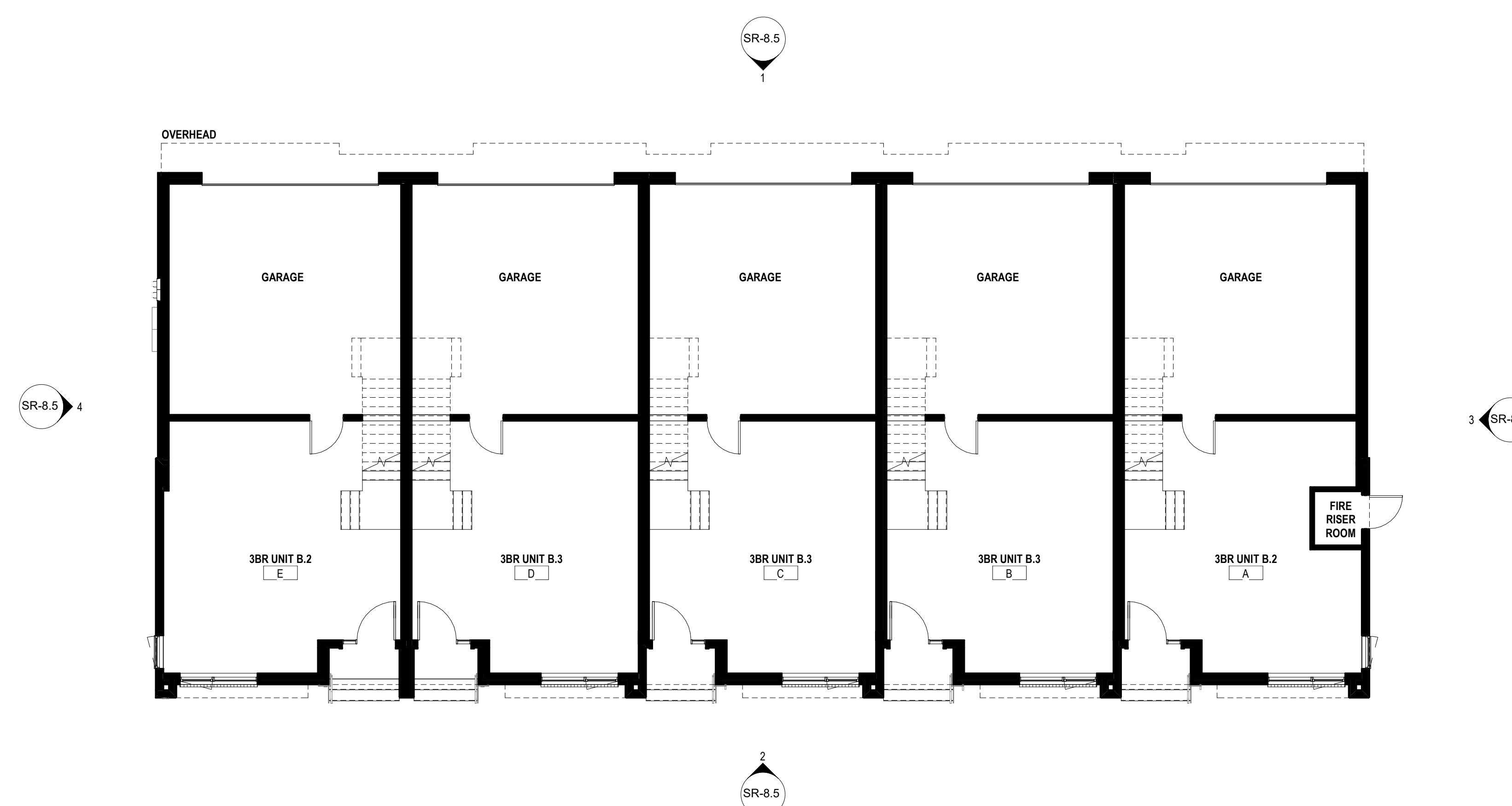


**2504 SPRUCE**

2510 SPRUCE STREET,  
BOULDER, CO

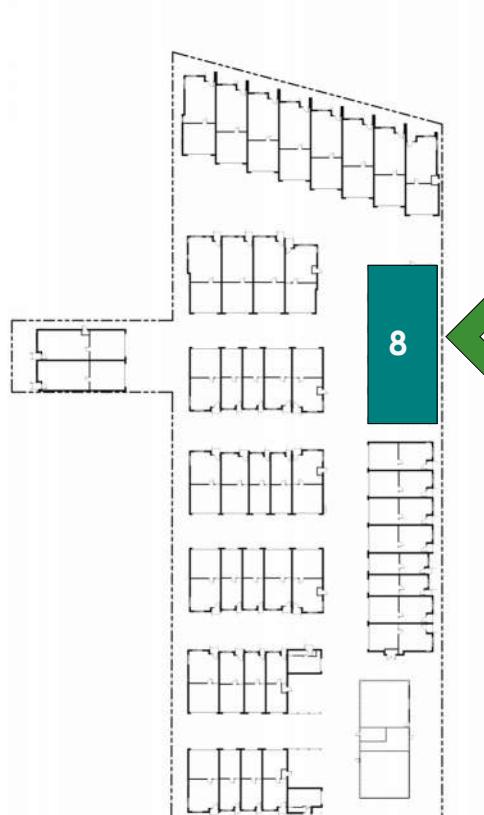


**BUILDING 8 - LEVEL 2**



**BUILDING 8 - LEVEL 1**

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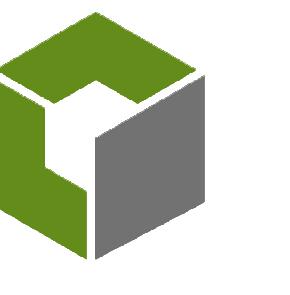
**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-8.1**

**BLDG 8 - FLOOR PLANS**

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

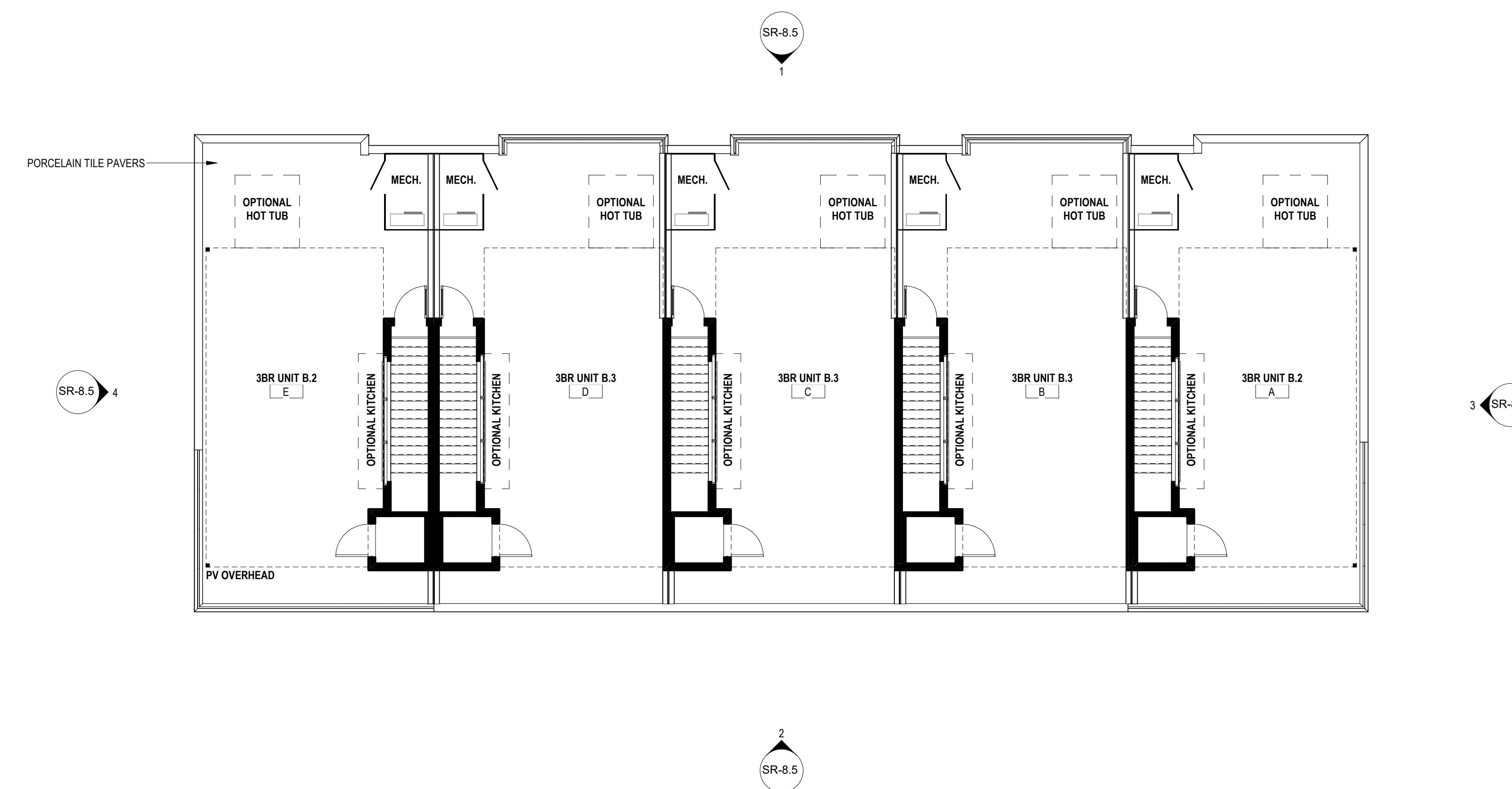


**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

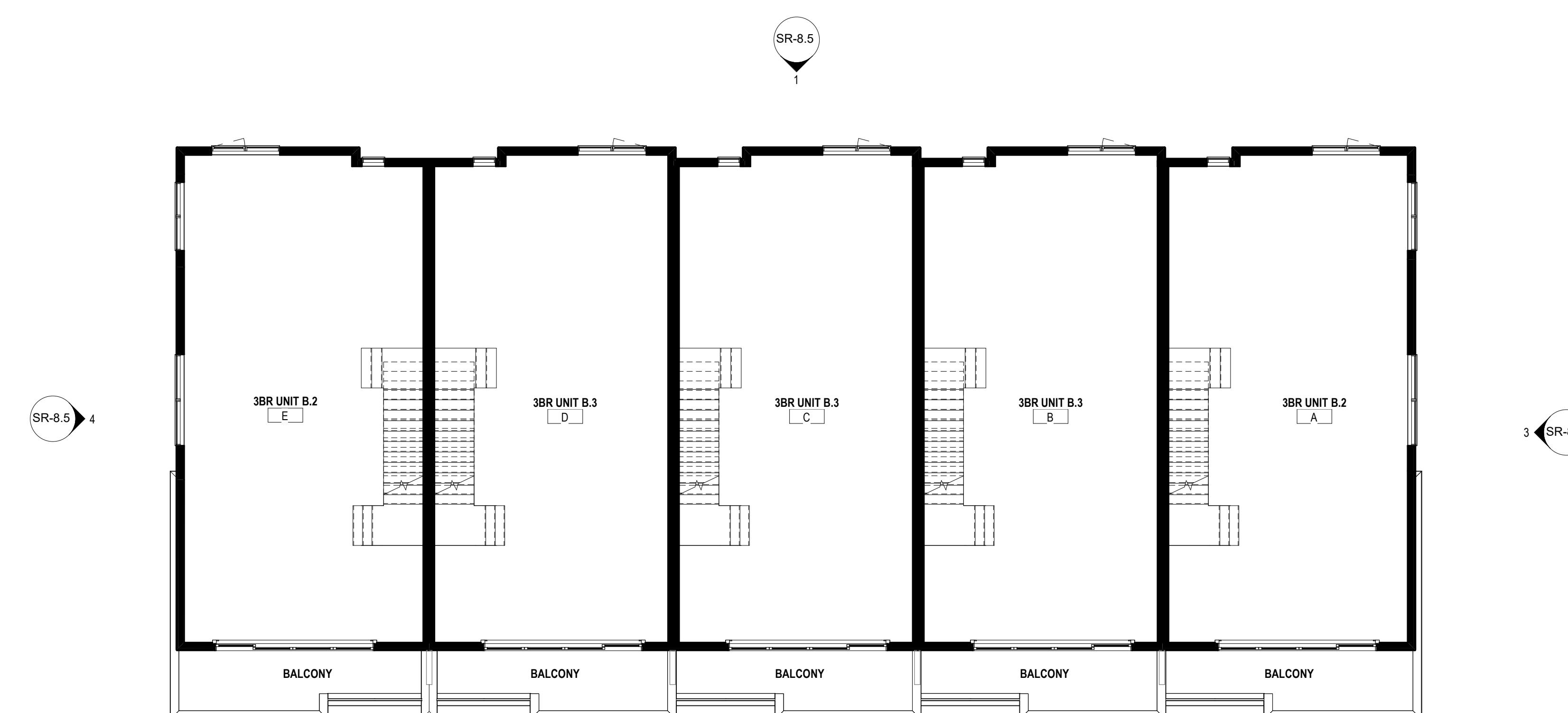
2510 SPRUCE STREET,  
BOULDER, CO



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**BUILDING 8 - ROOF DECK**

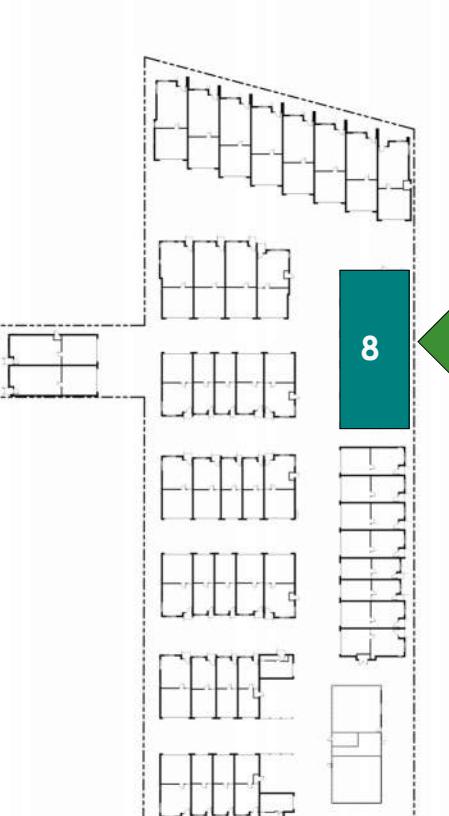
1/8" = 1'-0"



2  
SR-8.5

**BUILDING 8 - LEVEL 3**

1/8" = 1'-0"



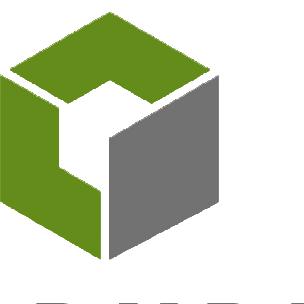
**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-8.2**

**BLDG 8 - FLOOR PLANS**

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



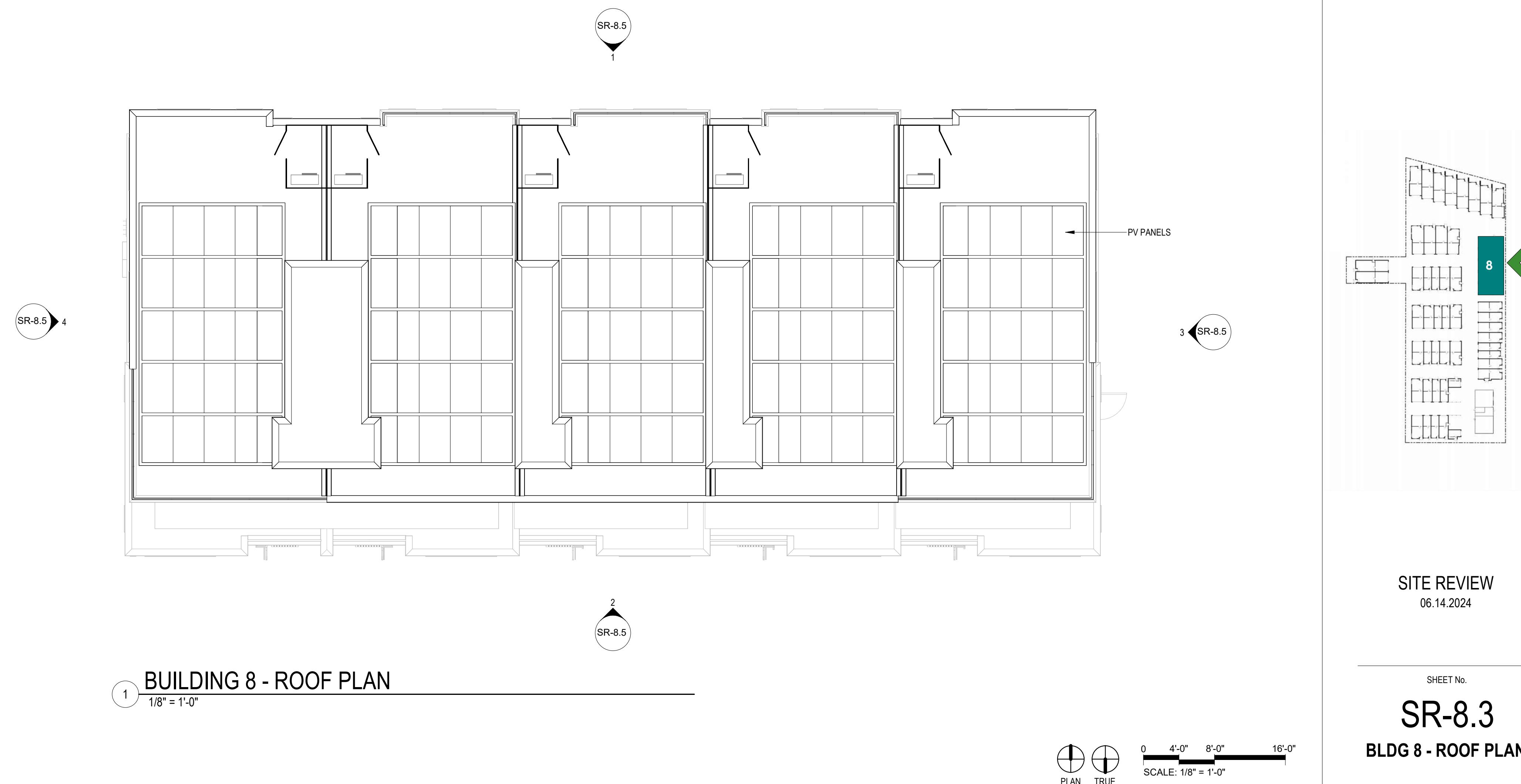
# COBURN ARCHITECTURE

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

# 2504 SPRUCE

2510 SPRUCE STREET,  
BOULDER, CO

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# SITE REVIEW

SHEET No

# SR-8.3

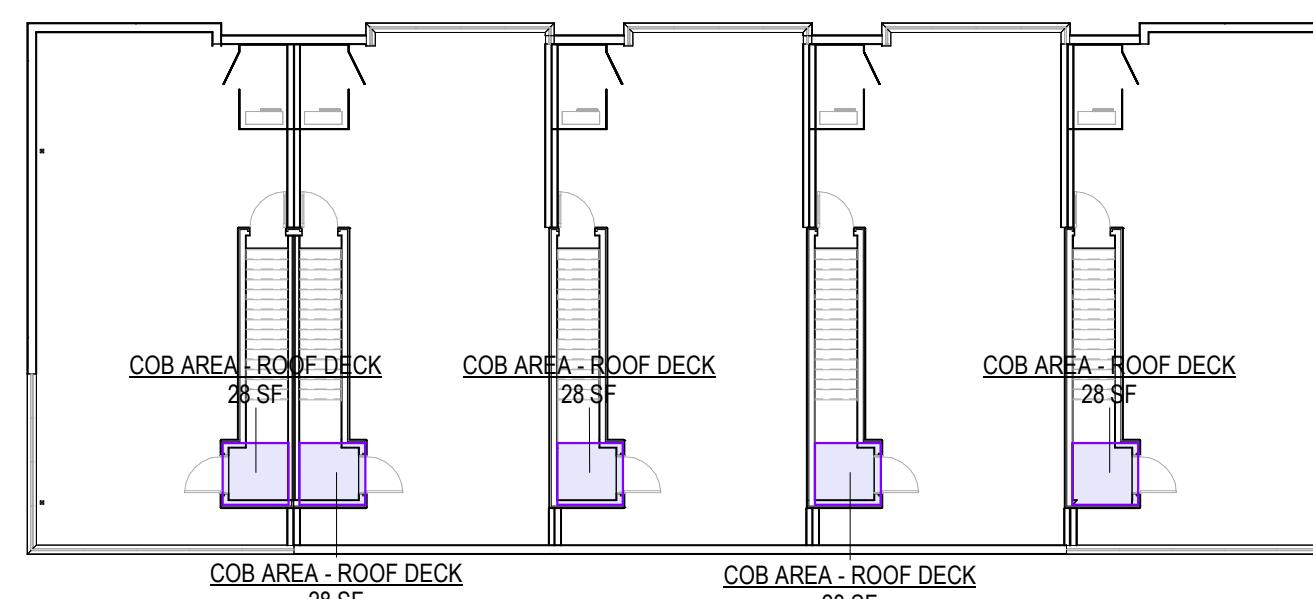
# **BLDG 8 - ROOF PLAN**

DATE PRINTED: 6/13/2024 3:23:22 PM

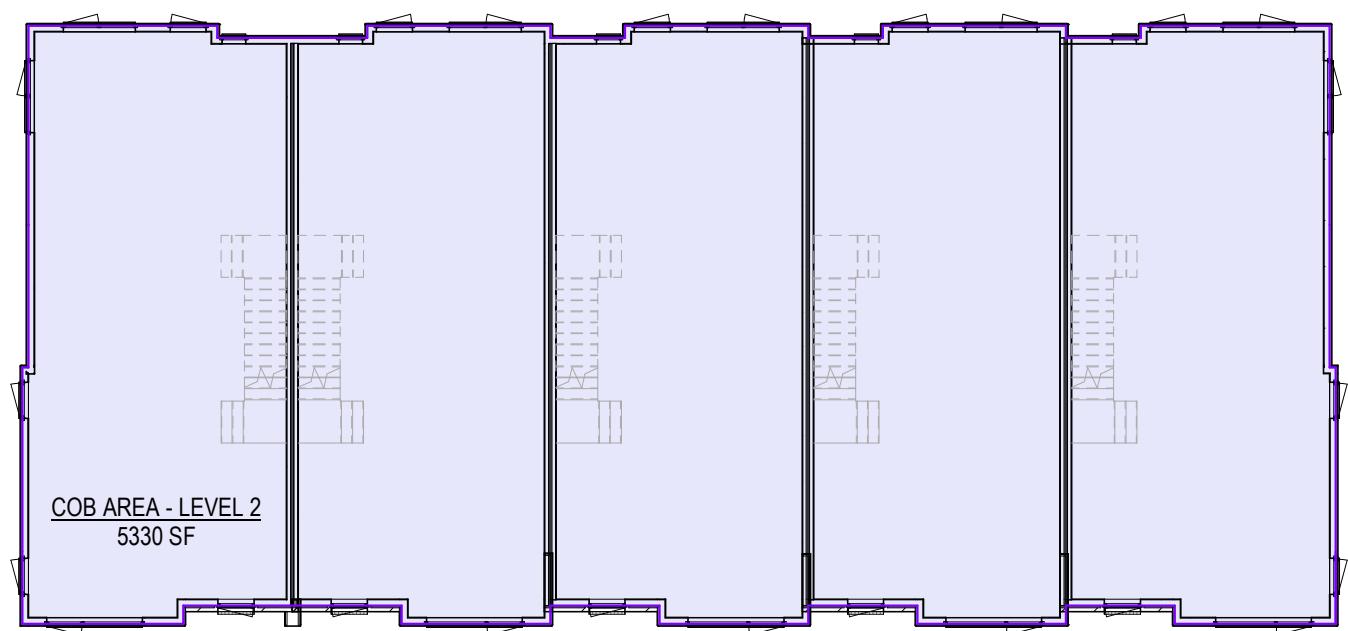
**2504 SPRUCE**

 2510 SPRUCE STREET,  
BOULDER, CO

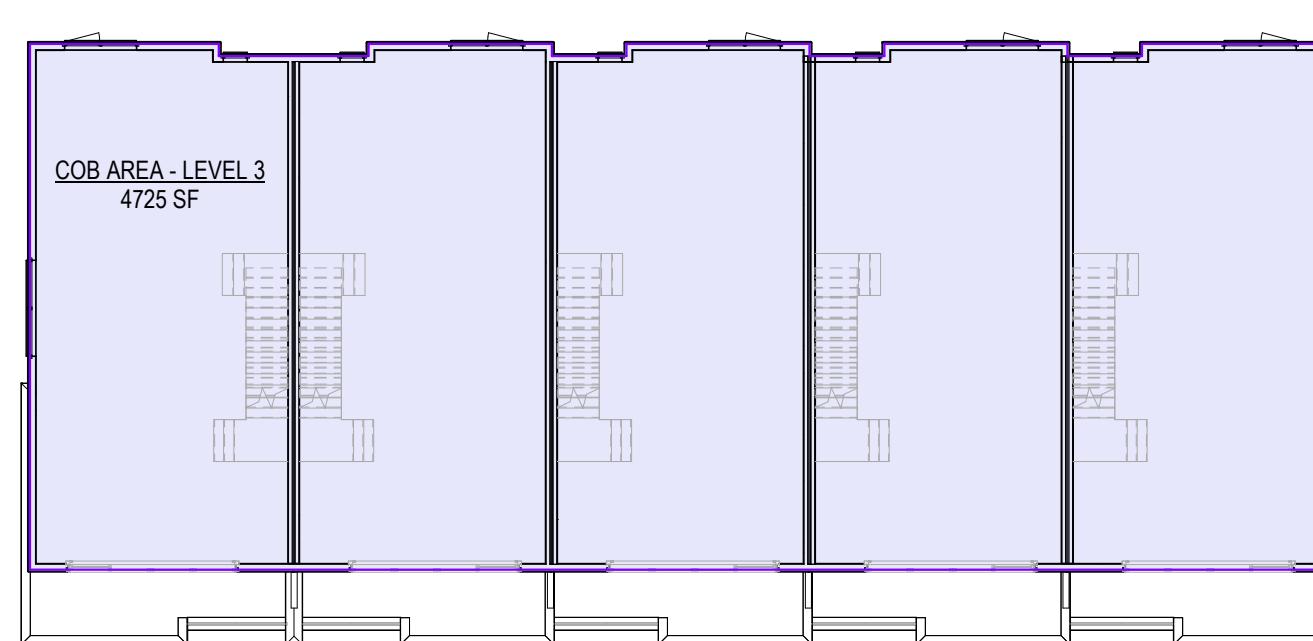
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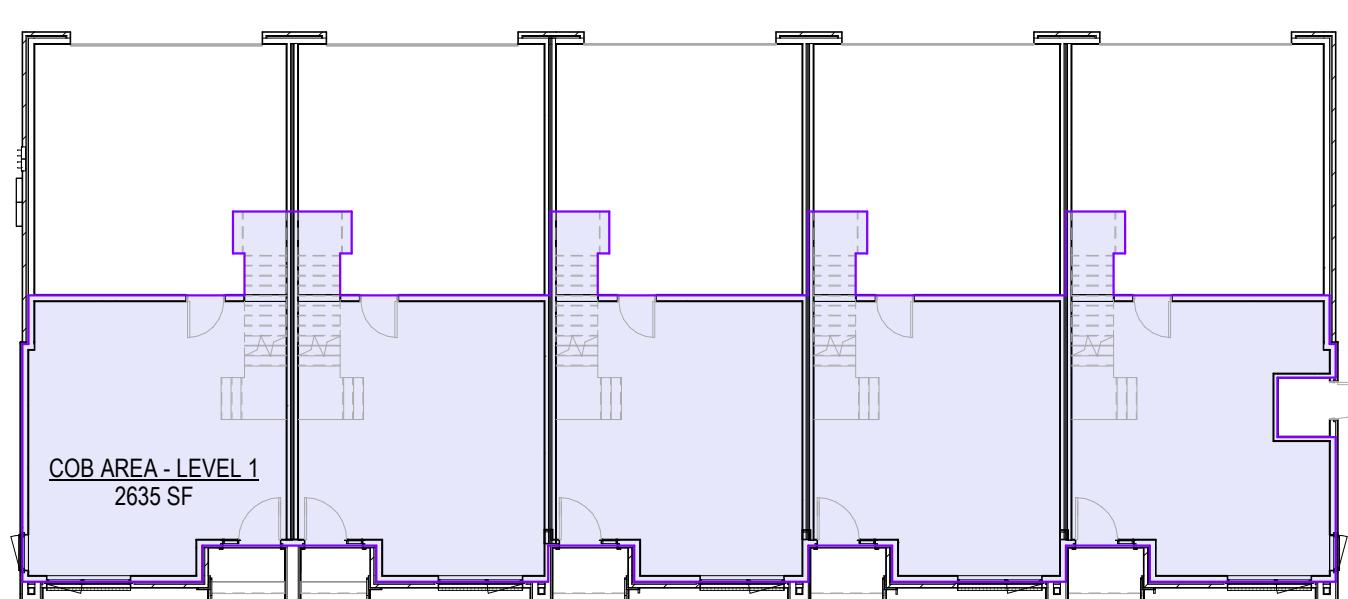
**BUILDING 8 - ROOF DECK AREA**  
4  
1/16" = 1'-0"



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



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

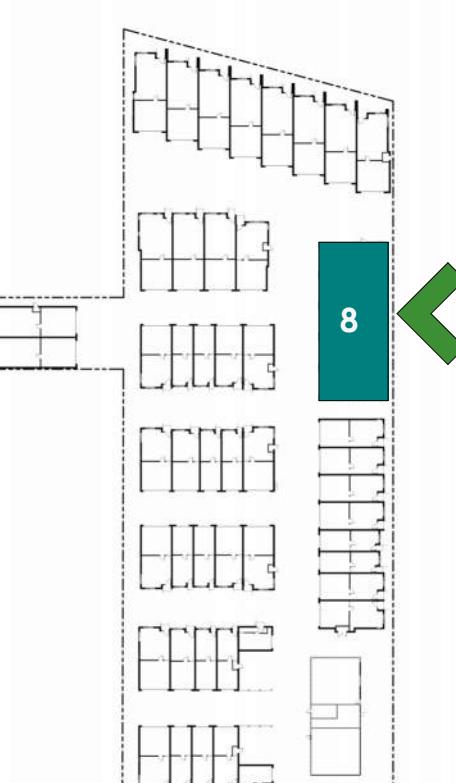


**BUILDING 8 - LEVEL 1 AREA**  
1  
1/16" = 1'-0"

UNIT AREA SCHEDULE	
NAME	AREA
<b>LEVEL 1</b>	
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
<b>LEVEL 1</b>	<b>2635 SF</b>
<b>LEVEL 2</b>	
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
<b>LEVEL 2</b>	<b>5330 SF</b>
<b>LEVEL 3</b>	
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
<b>LEVEL 3</b>	<b>4725 SF</b>
<b>T.O. ROOF</b>	
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
<b>T.O. ROOF</b>	<b>141 SF</b>
	<b>12831 SF</b>
<b>AREA SCHEDULE</b>	
COB AREA - LEVEL 1	2635 SF
COB AREA - LEVEL 2	5330 SF
COB AREA - LEVEL 3	4725 SF
COB AREA - ROOF DECK	141 SF
	<b>12831 SF</b>

**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.

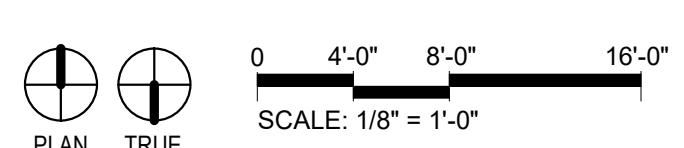
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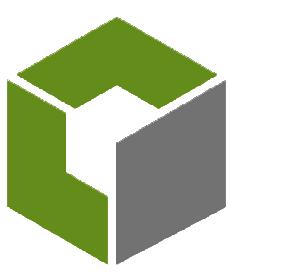


**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-8.4**  
**BLDG 8 - AREA PLANS**





**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

2510 SPRUCE STREET,  
BOULDER, CO



**BUILDING 8 - EAST ELEVATION**



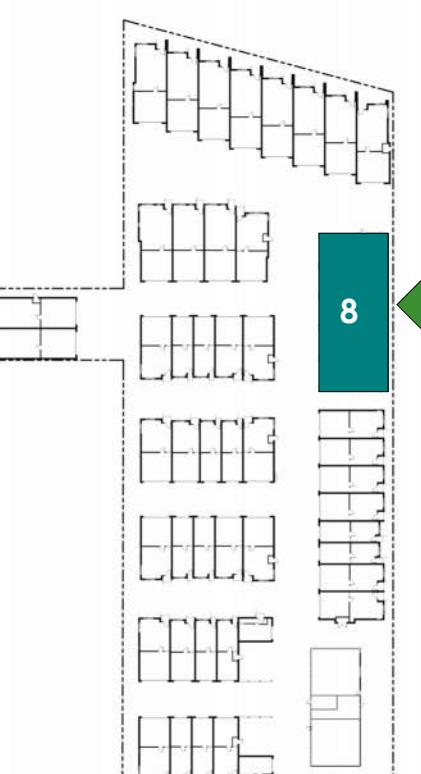
**BUILDING 8 - NORTH ELEVATION**



**BUILDING 8 - WEST ELEVATION**



**BUILDING 8 - SOUTH ELEVATION**



SITE REVIEW  
06.14.2024

SHEET No.

**SR-8.5**

**BLDG 8 - ELEVATIONS**

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

**2504 SPRUCE**

2050 FOLSOM STREET,  
BOULDER, CO



④ NORTHWEST PERSPECTIVE



② SOUTHWEST PERSPECTIVE

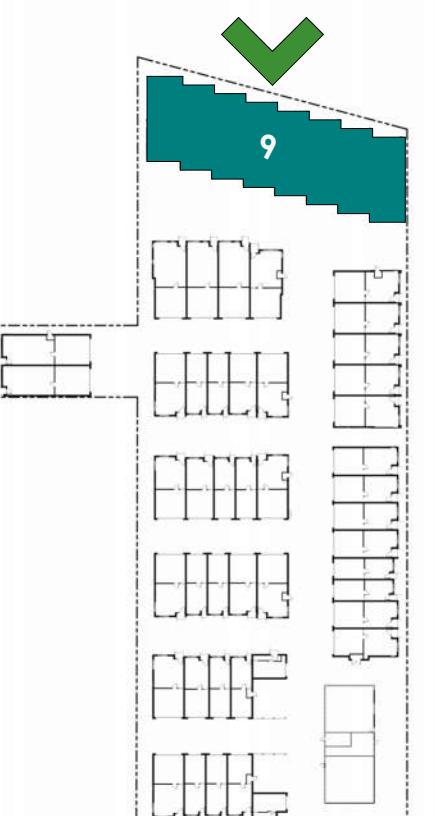
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③ SOUTHEAST PERSPECTIVE



① NORTHEAST PERSPECTIVE



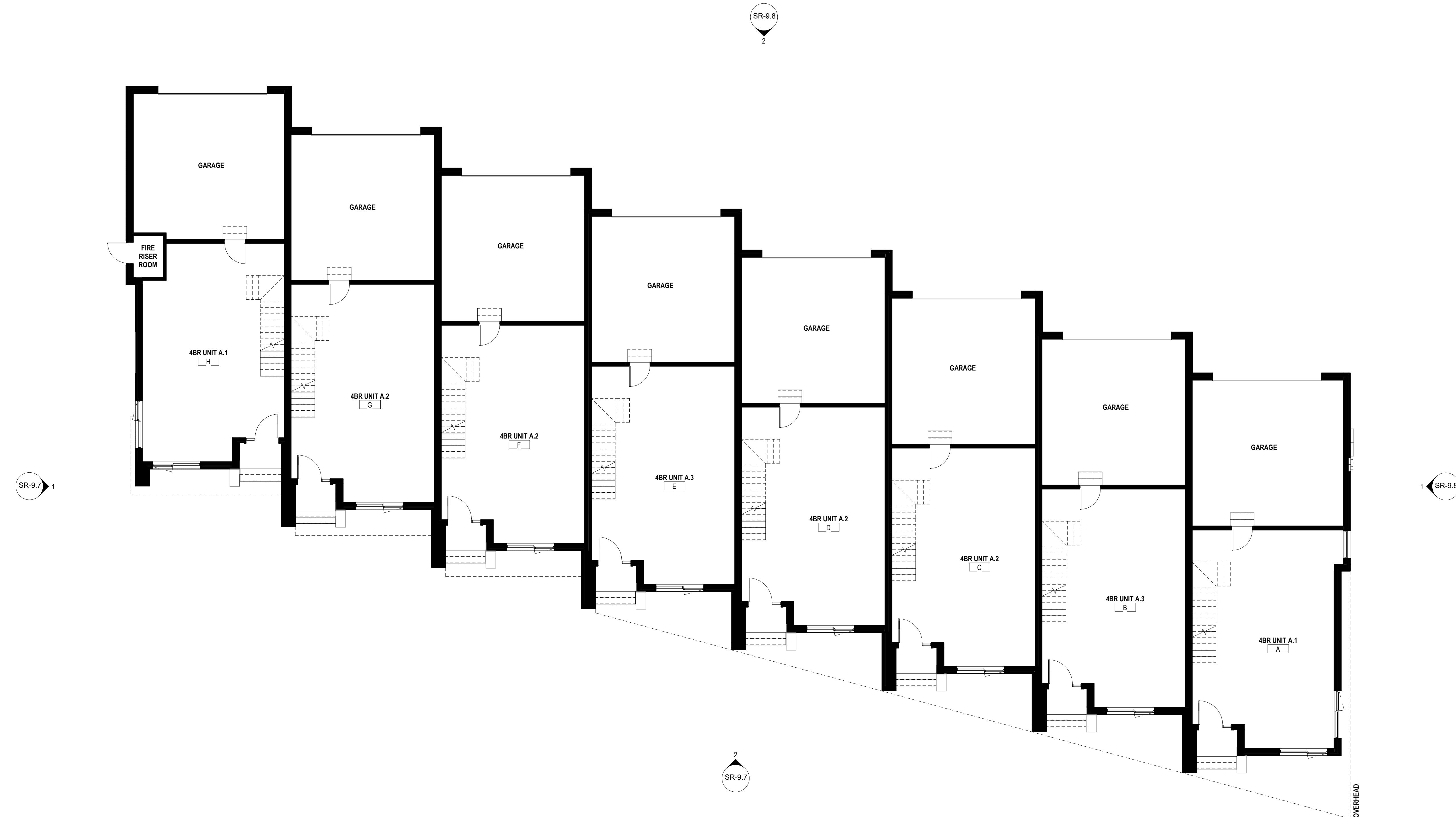
SITE REVIEW  
06.14.2024

SHEET No.

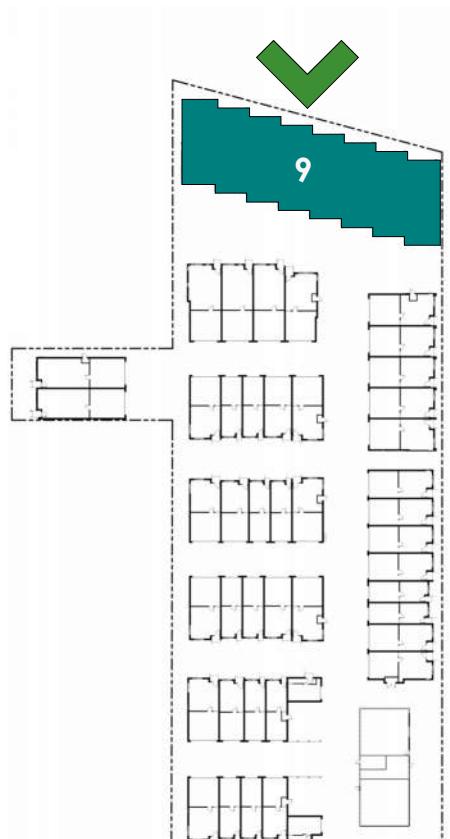
**SR-9.0**

**BLDG 9 - PERSPECTIVE**

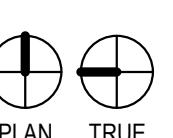
0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"


**2504 SPRUCE**
**2050 FOLSOM STREET,  
BOULDER, CO**


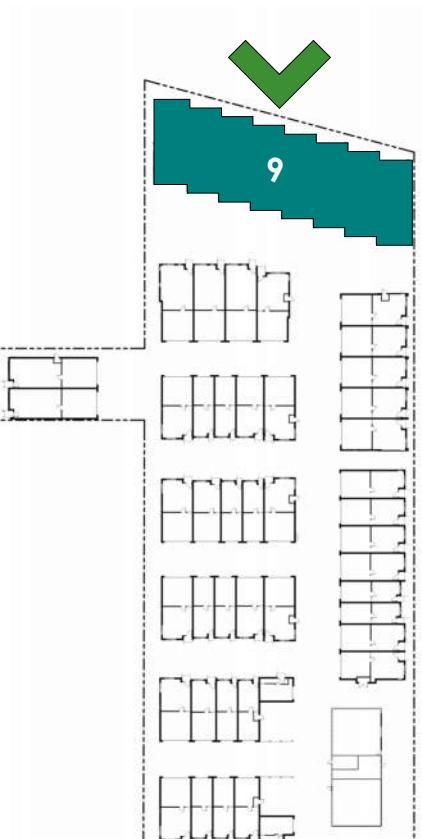
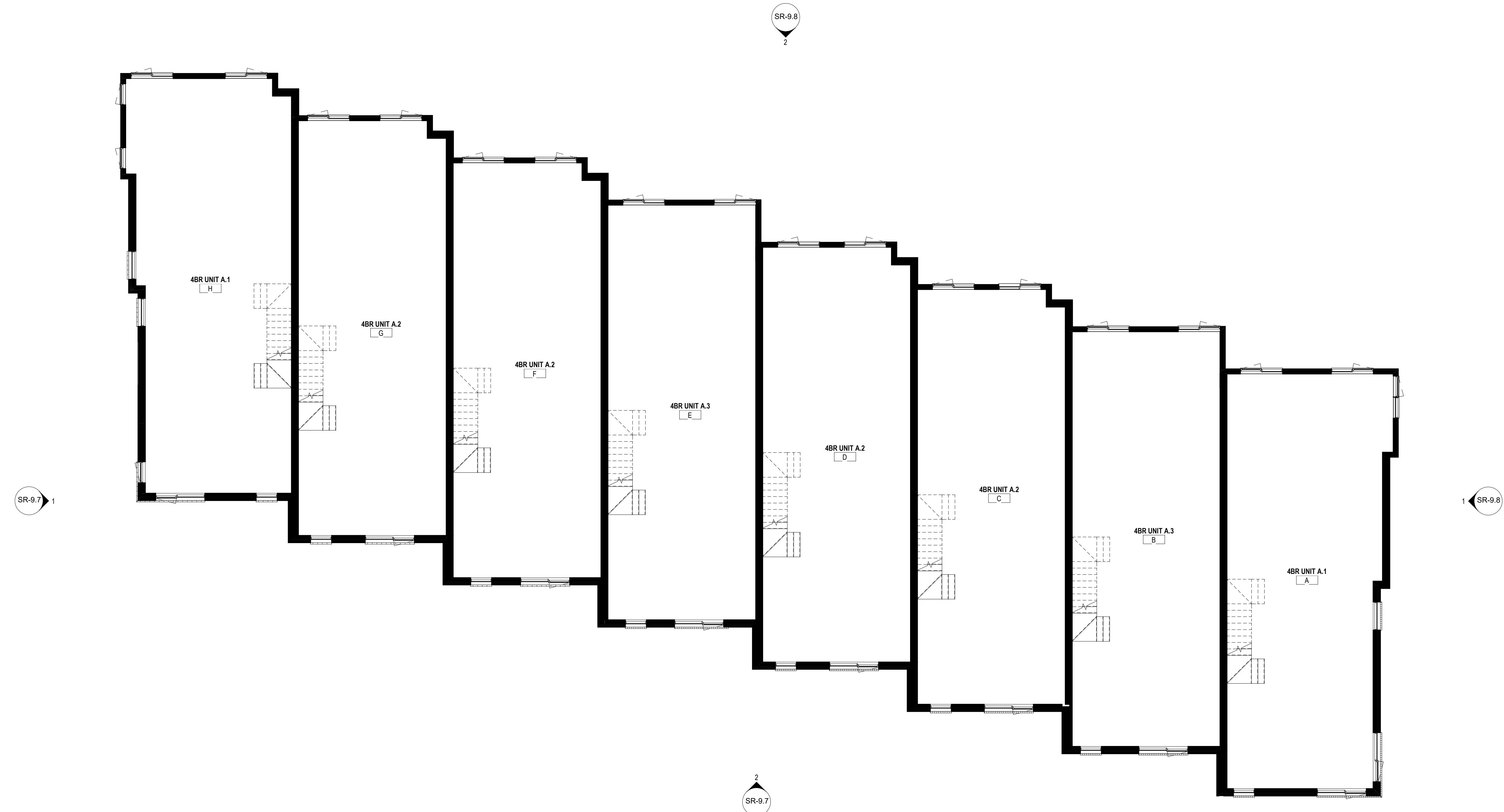
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**SITE REVIEW**  
06.14.2024

SHEET No.

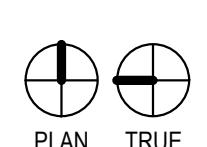
**SR-9.1**
**BLDG 9 - LEVEL 1**
**BUILDING 9 - LEVEL 1**  
 1 1/8" = 1'-0"

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

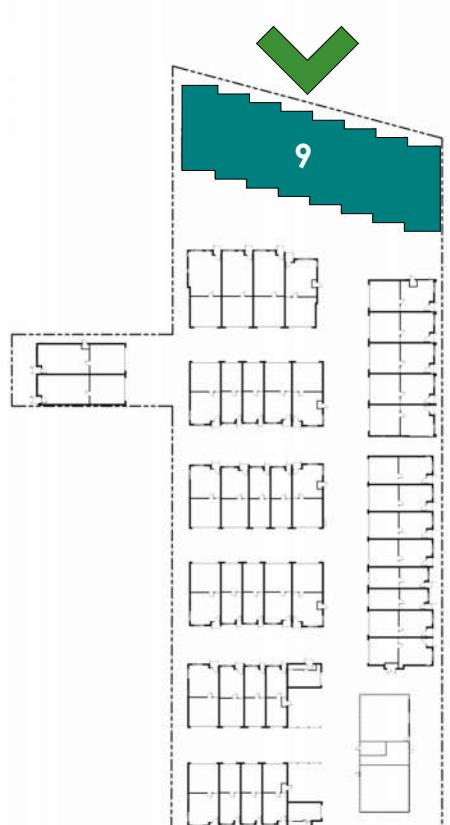
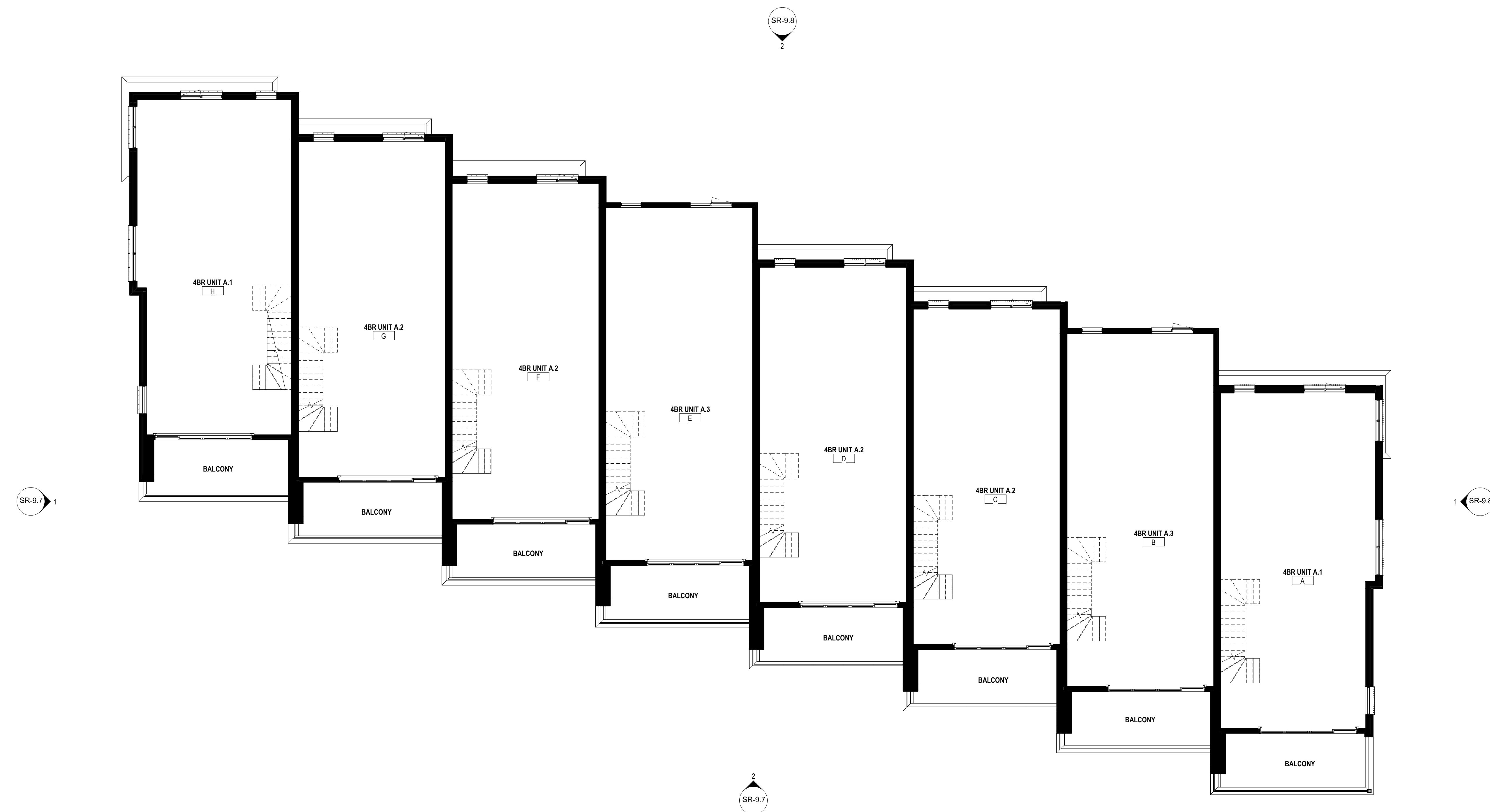
**2504 SPRUCE**

 2050 FOLSOM STREET,  
 BOULDER, CO

 SITE REVIEW  
 06.14.2024

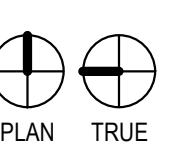
SHEET No.

**SR-9.2**
**BLDG 9 - LEVEL 2**

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

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

**2504 SPRUCE**
**2050 FOLSOM STREET,  
BOULDER, CO**

**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-9.3**
**BLDG 9 - LEVEL 3**
**BUILDING 9 - LEVEL 3**  
1 1/8" = 1'-0"


PLAN

TRUE

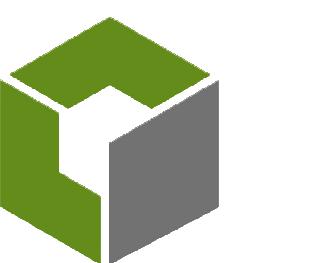
0 4'-0"

8'-0"

16'-0"

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



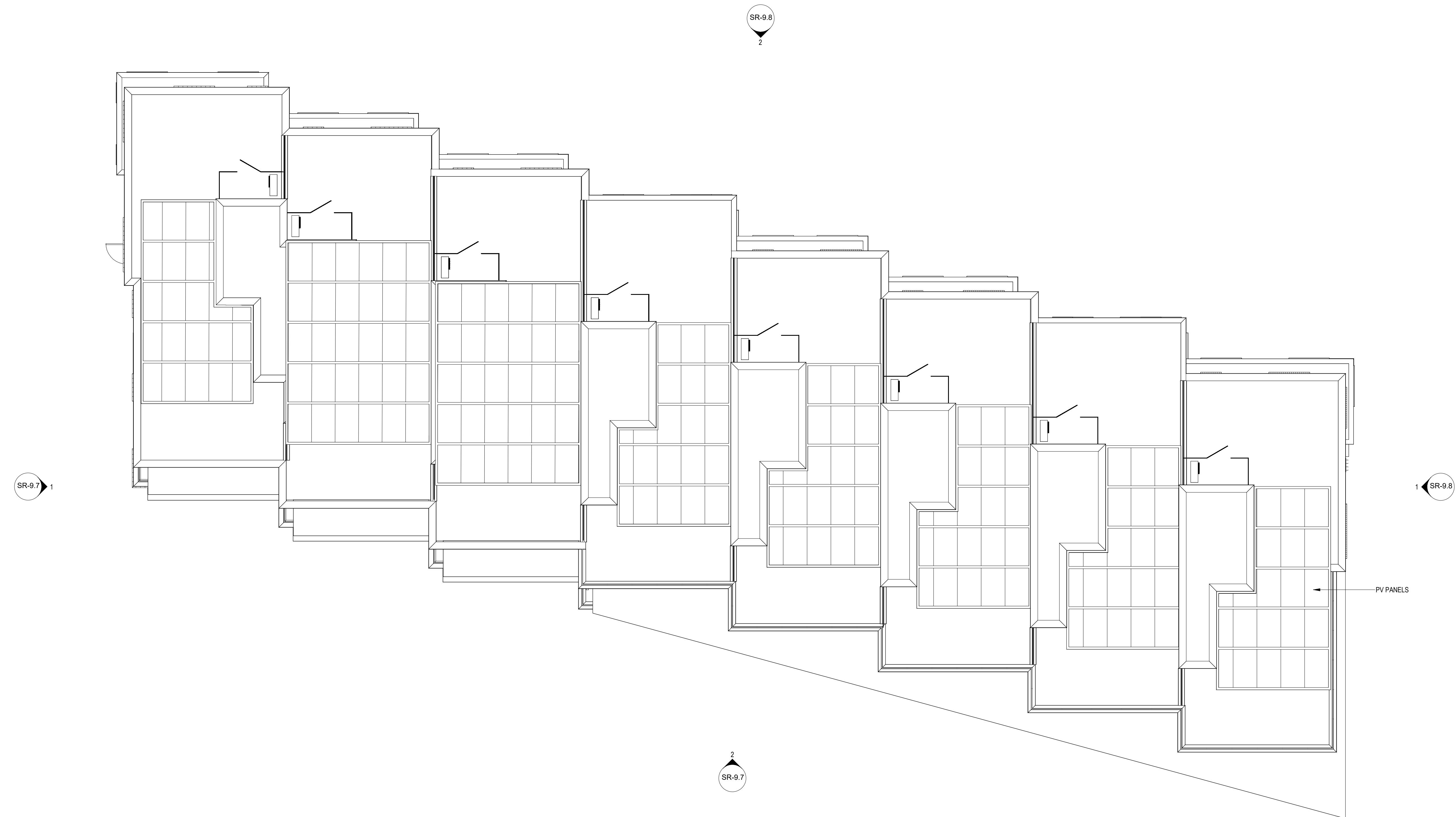


**COBURN**  
ARCHITECTURE

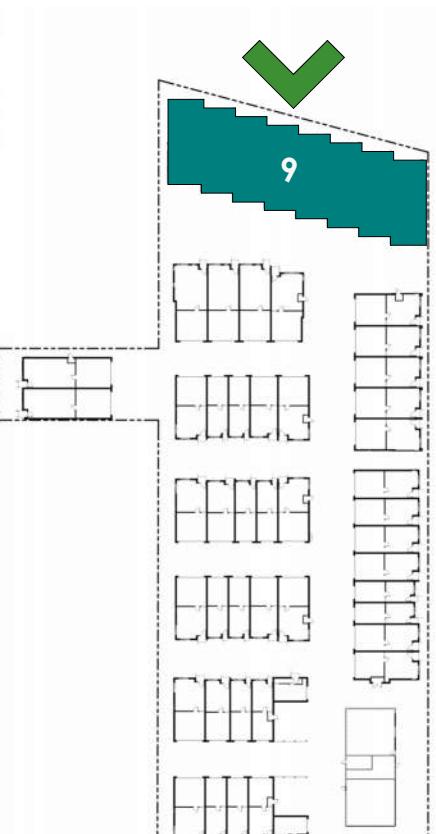
2718 Pine Street #100  
Boulder, Colorado  
p: 303-442-3351

**2504 SPRUCE**

2050 FOLSOM STREET,  
BOULDER, CO



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**SITE REVIEW**  
06.14.2024

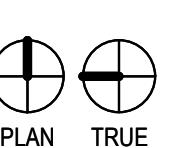
SHEET No.

**SR-9.5**

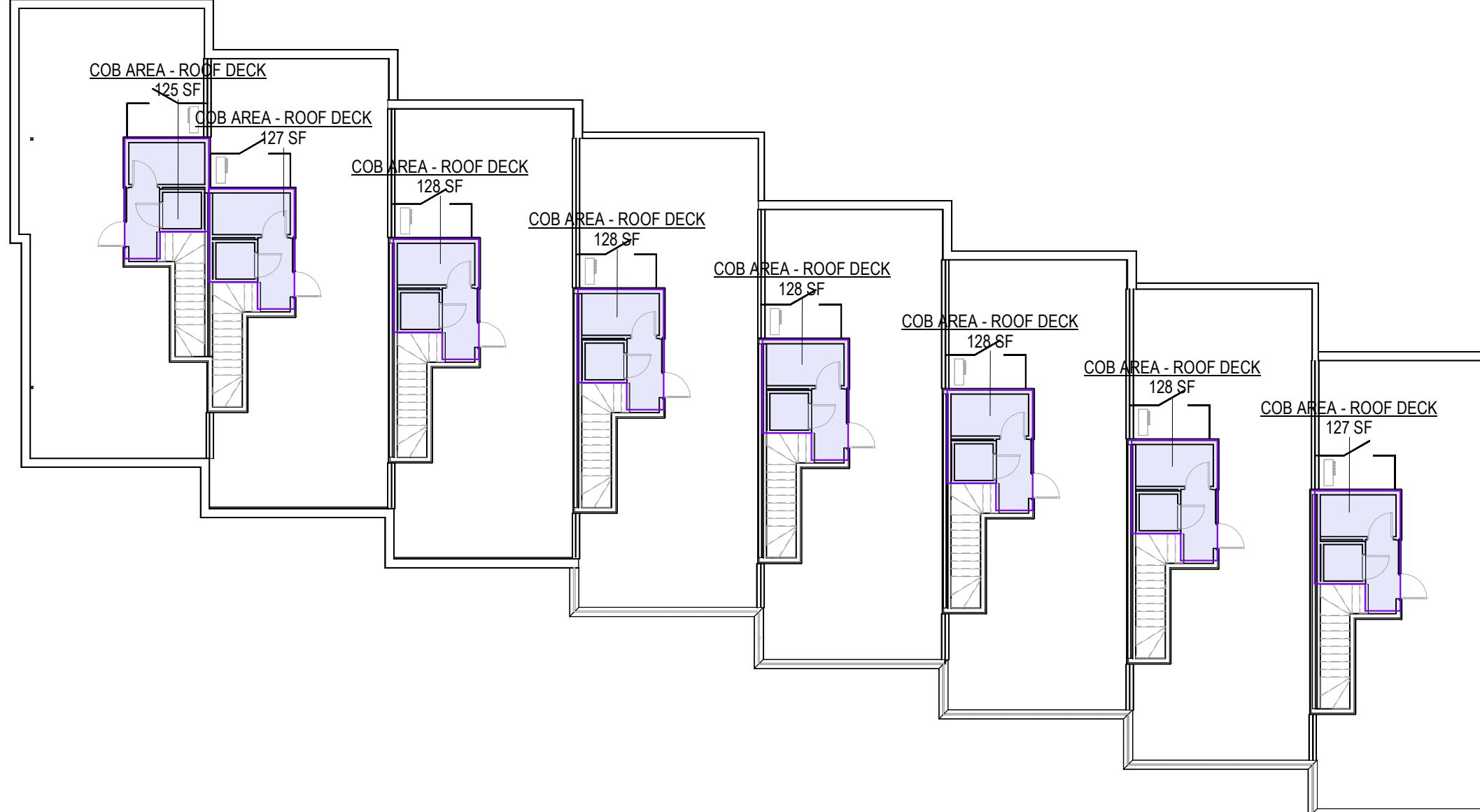
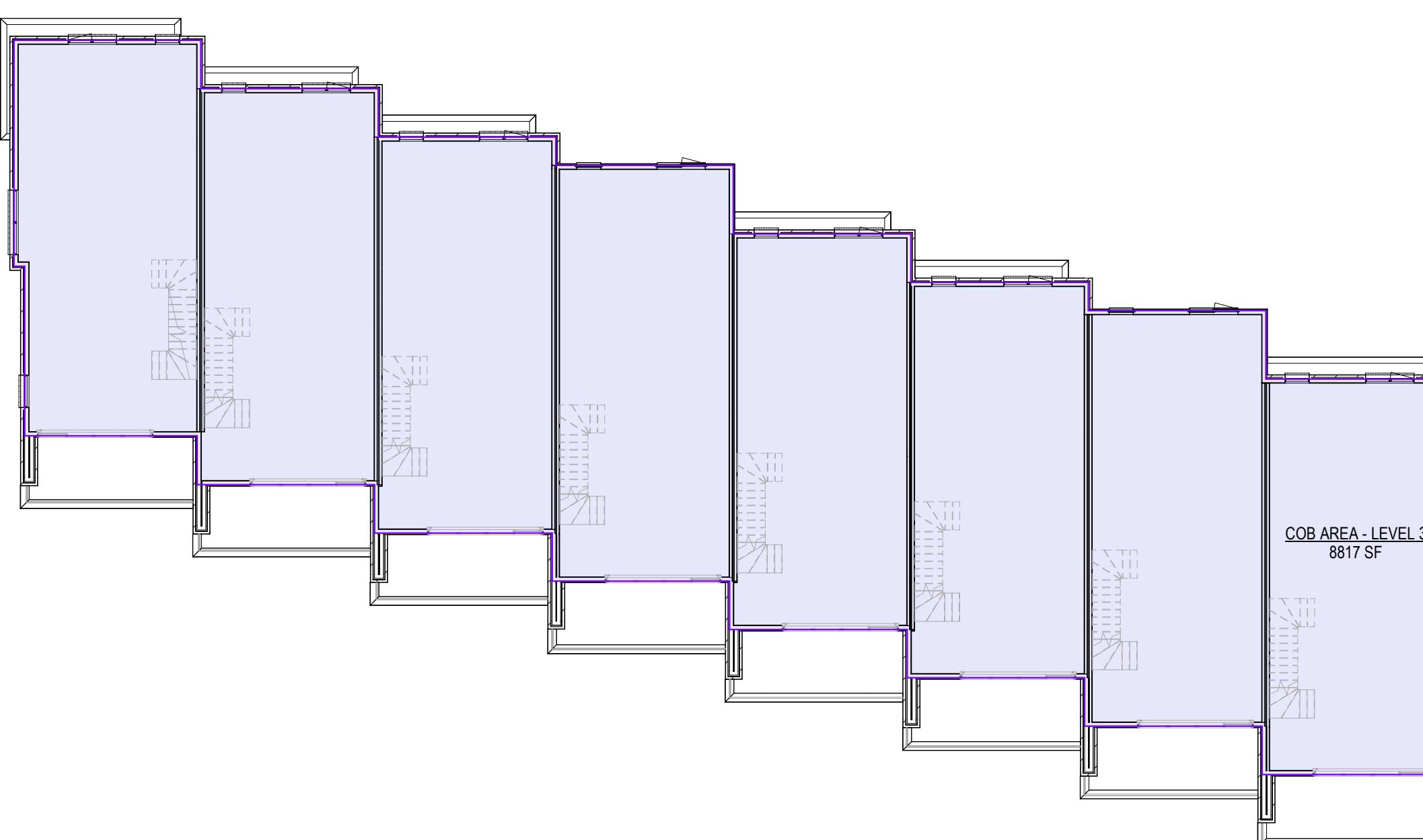
**BLDG 9 - ROOF PLAN**

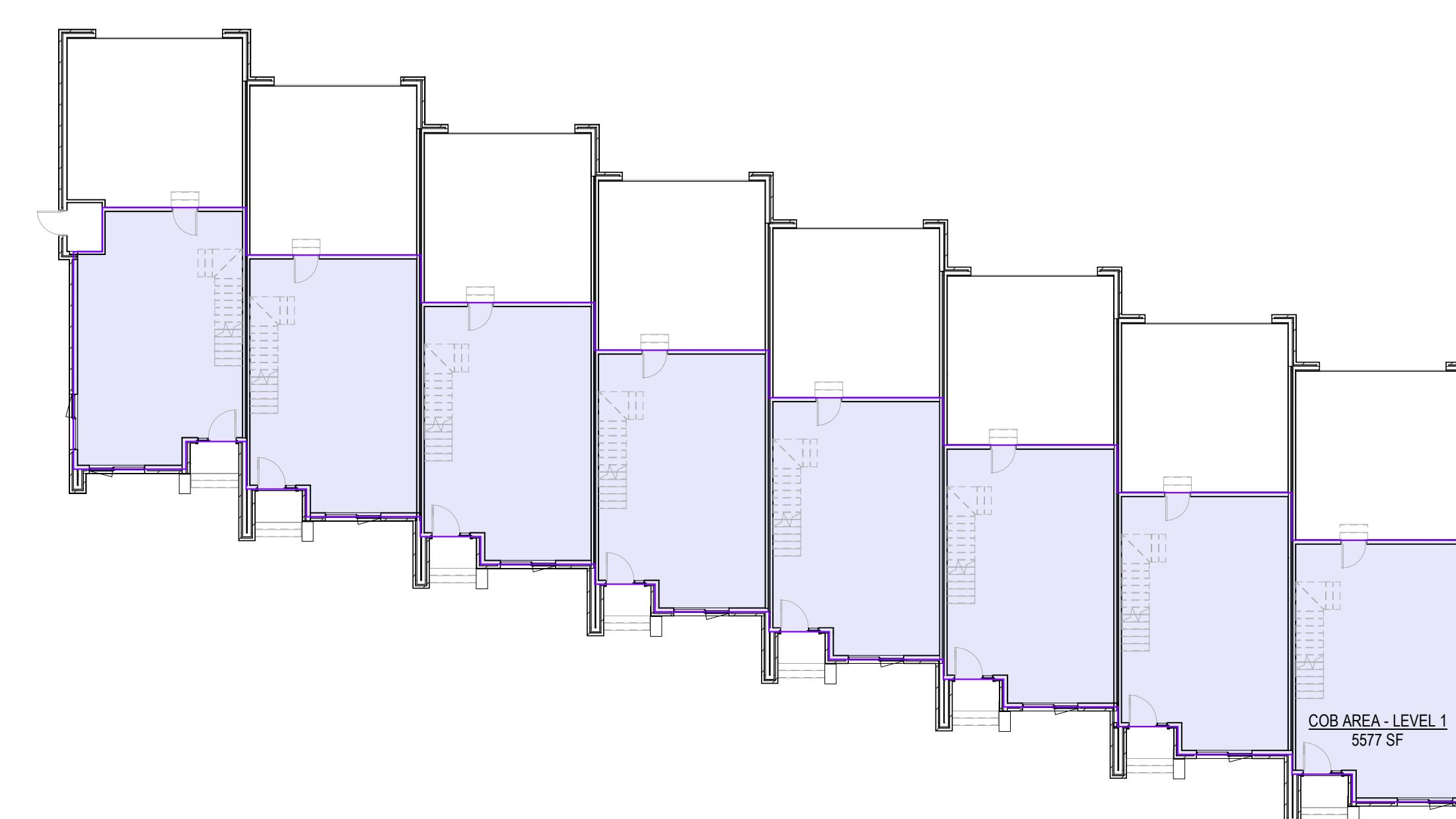
**BUILDING 9 - ROOF PLAN**

1 1/8" = 1'-0"



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

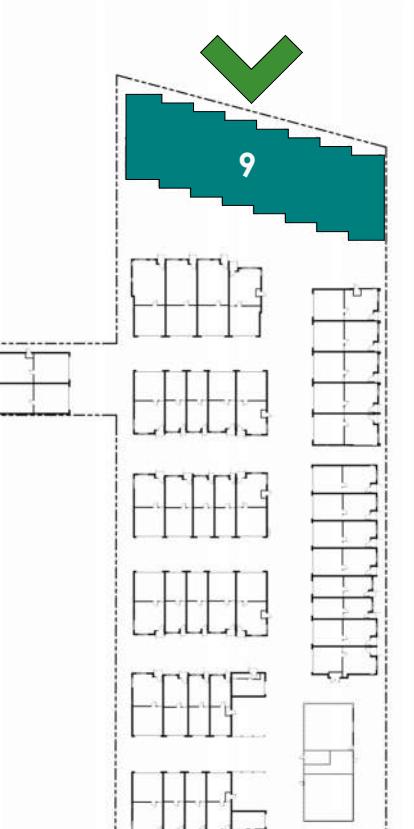
**2504 SPRUCE**
**2050 FOLSOM STREET,  
BOULDER, CO**

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

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

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

**BUILDING 9 - LEVEL 1 AREA PLAN**  
 1 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

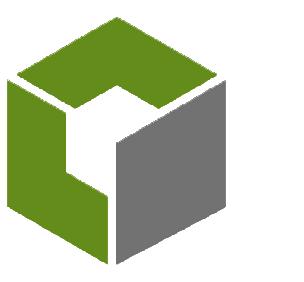
FLOOR AREA means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevators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

SHEET NO.

**SR-9.6**  
BLDG 9 - AREA PLANS

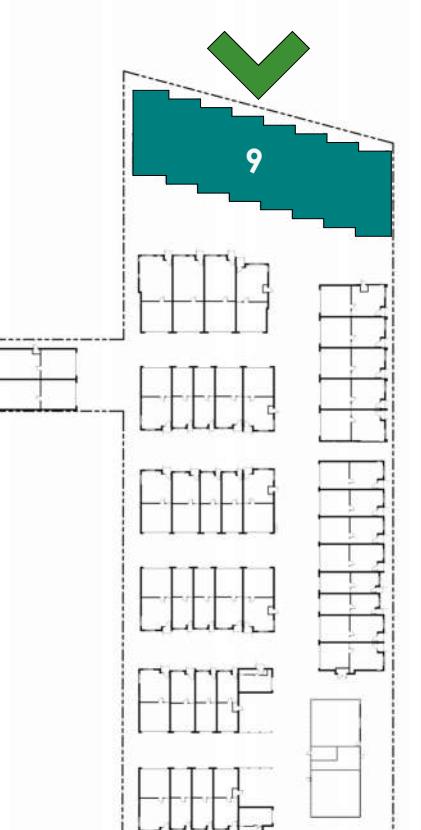
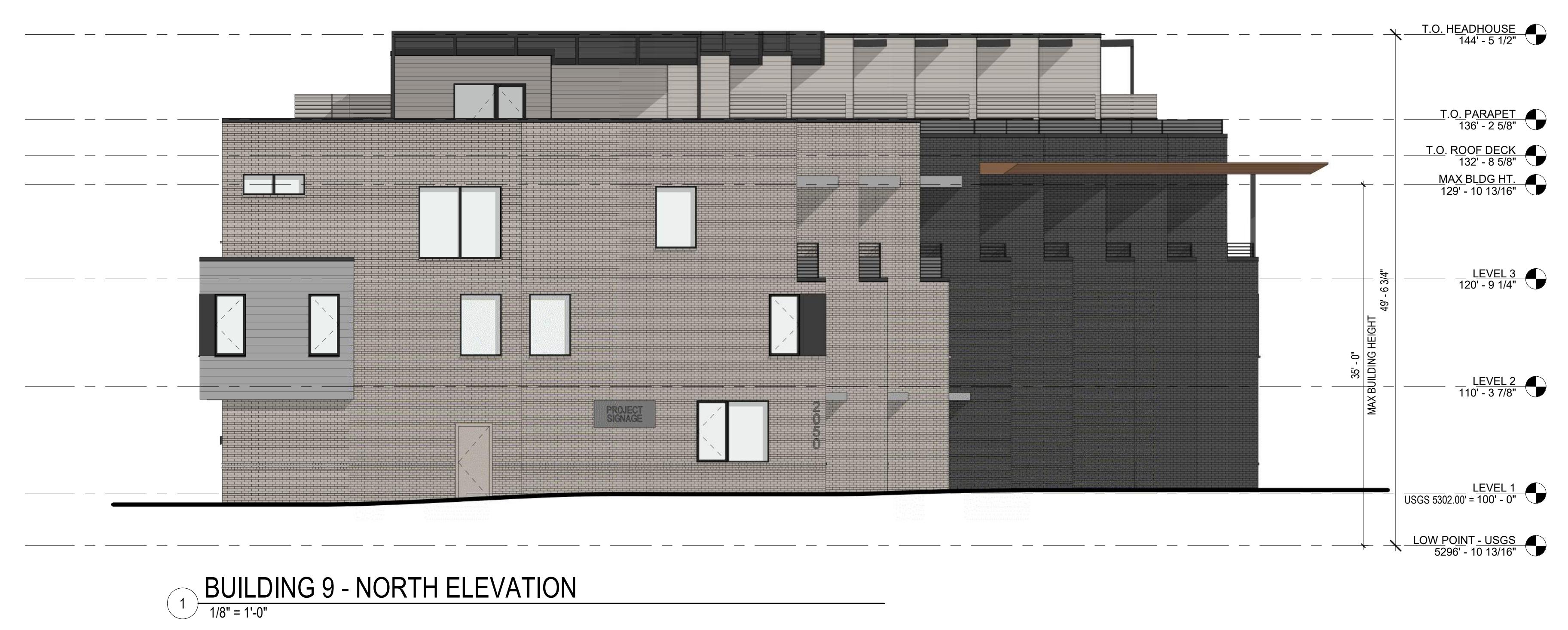


**COBURN**  
ARCHITECTURE

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

**2504 SPRUCE**

**2050 FOLSOM STREET,  
BOULDER, CO**

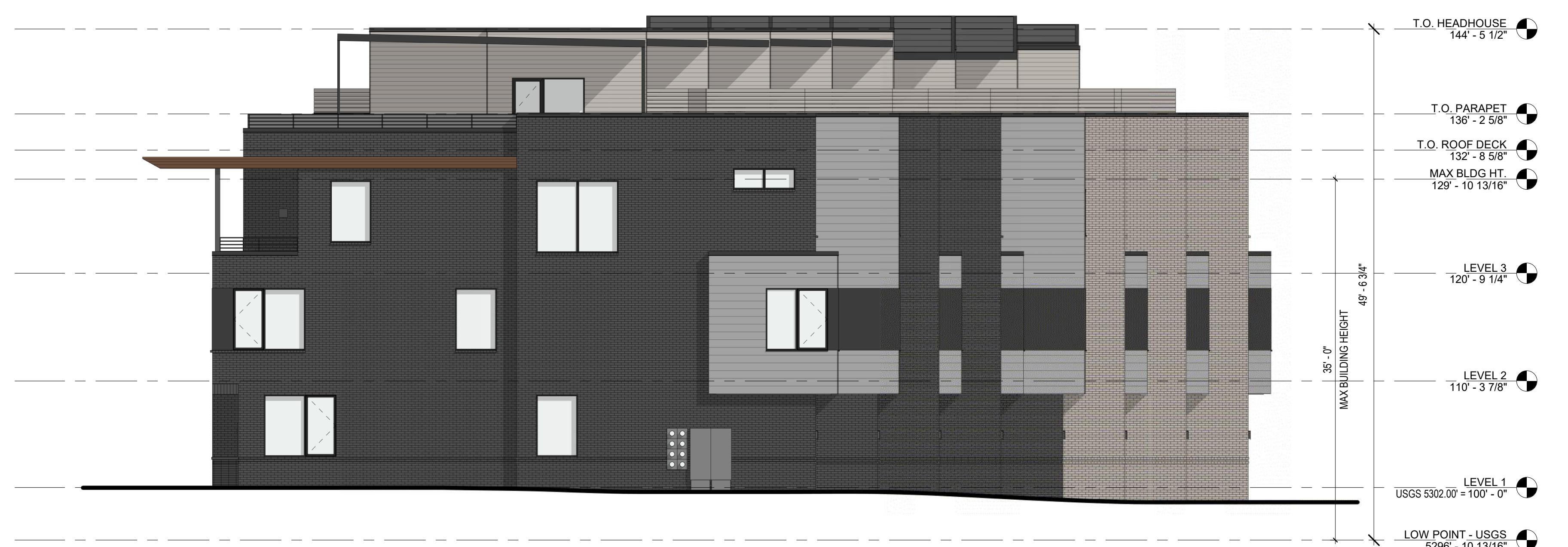


SHEET No.  
**SR-9.7**

**BLDG 9 - ELEVATIONS**

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

**2504 SPRUCE**
**2050 FOLSOM STREET,  
BOULDER, CO**

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

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

**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-9.8**
**BLDG 9 - ELEVATIONS**

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

**2504 SPRUCE**

2537 PEARL STREET,  
BOULDER, CO



④ SOUTHWEST PERSPECTIVE



② SOUTHEAST PERSPECTIVE



③ NORTHEAST PERSPECTIVE



① NORTHWEST PERSPECTIVE

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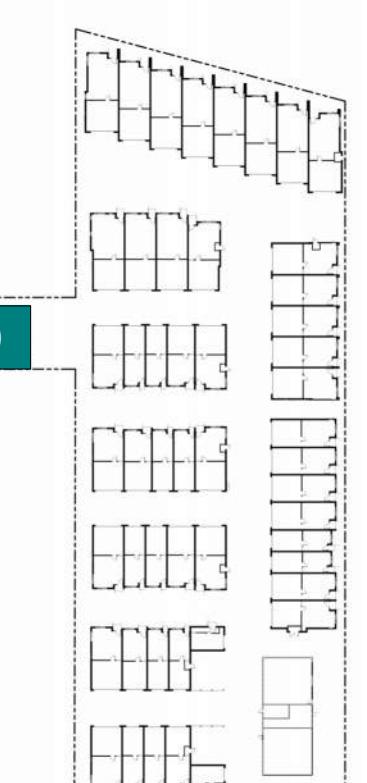
SITE REVIEW  
06.14.2024

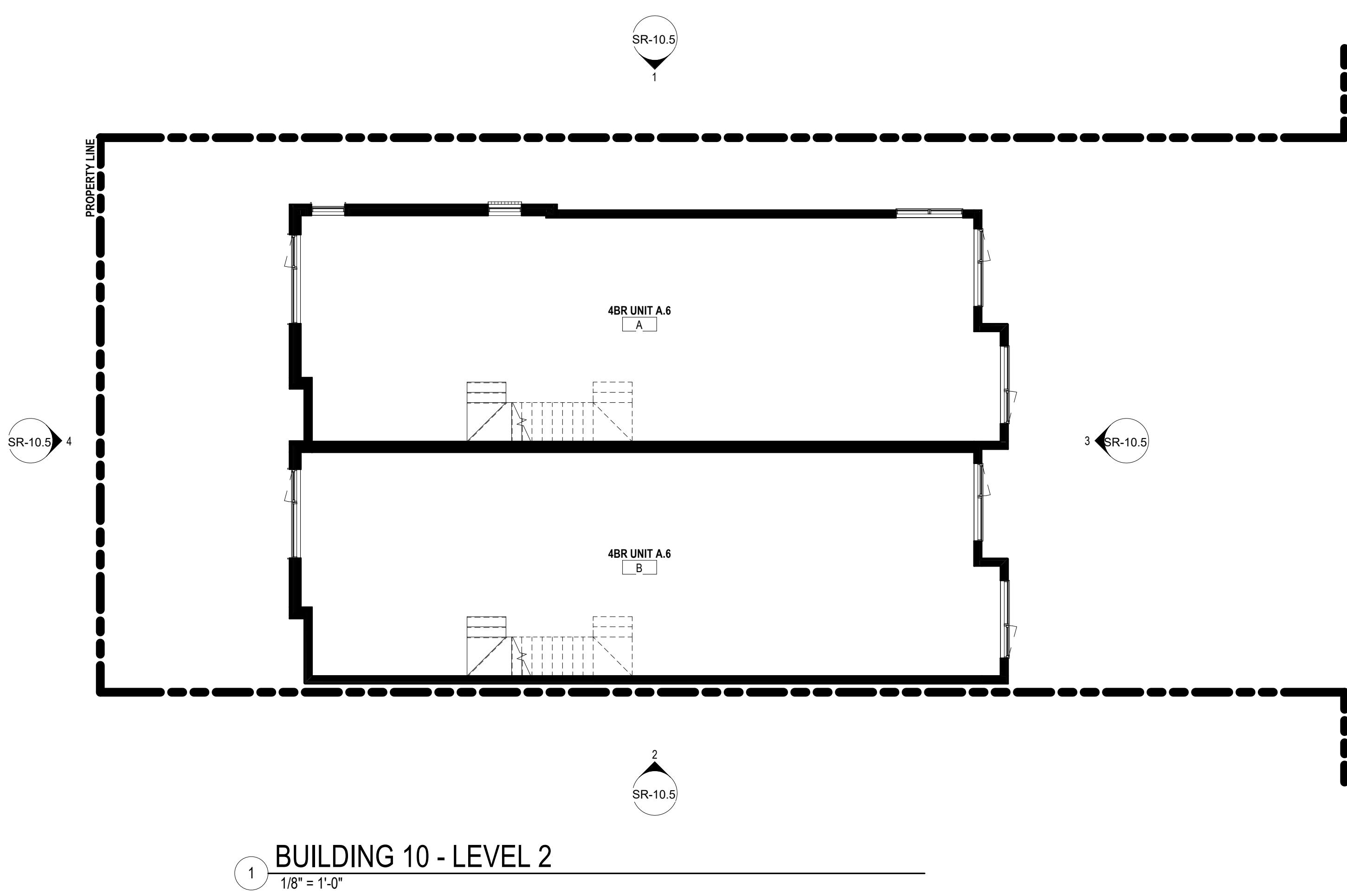
SHEET No.

**SR-10.0**

BLDG 10 - PERSPECTIVE

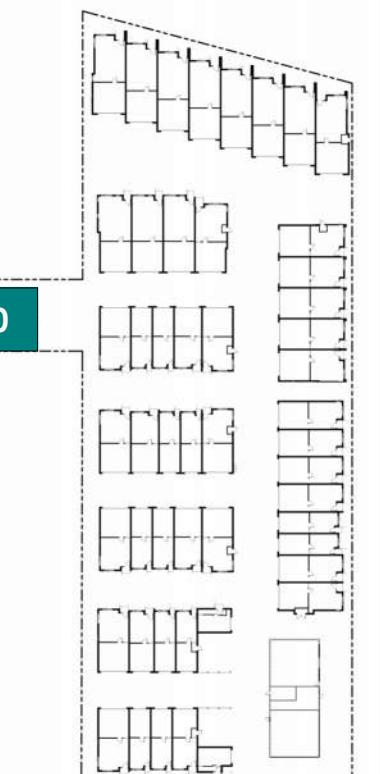
0 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"



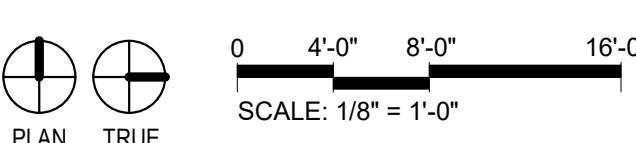

**2504 SPRUCE**

2537 PEARL STREET,  
BOULDER, CO


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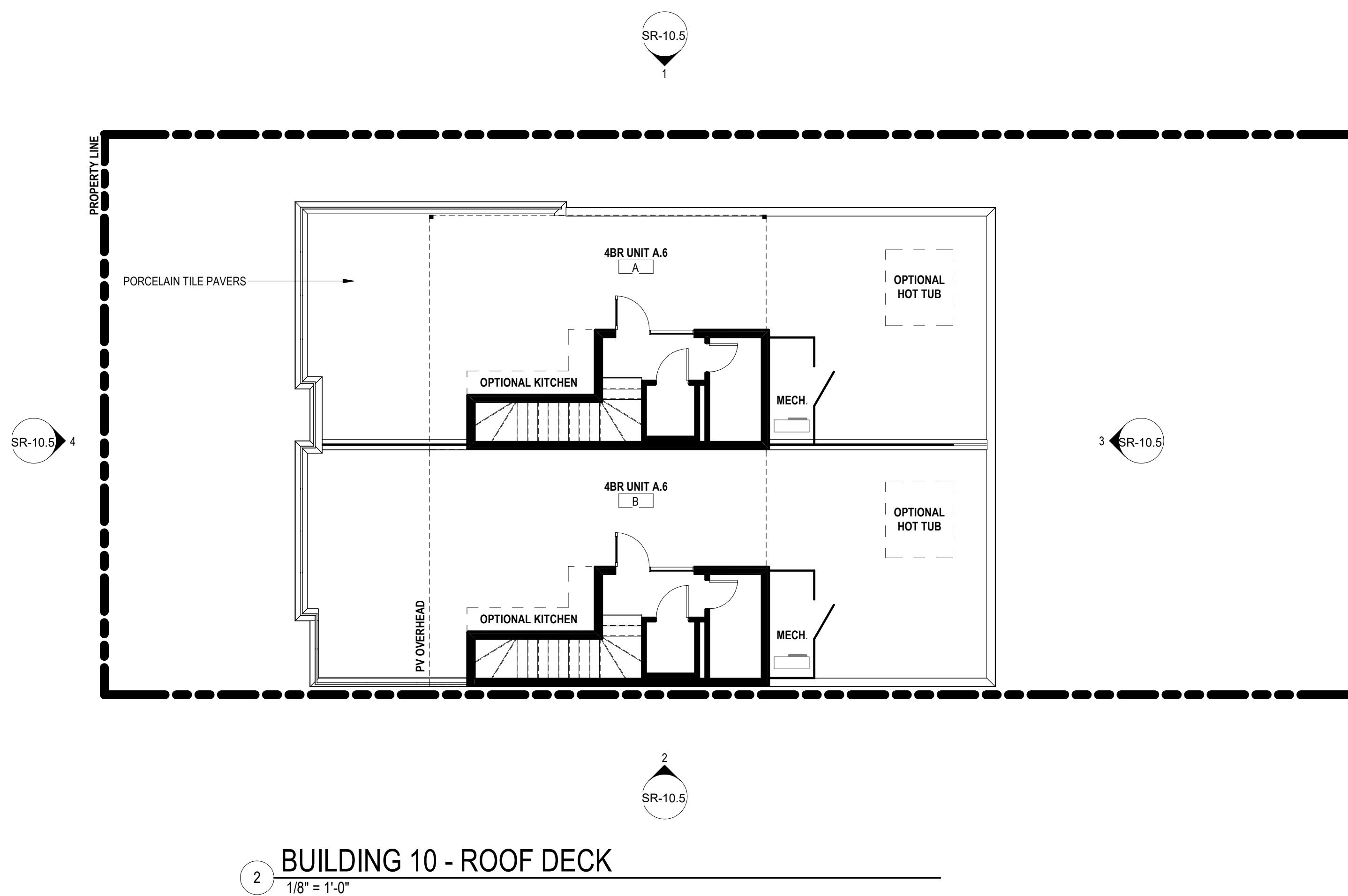

**SITE REVIEW**  
06.14.2024

SHEET No.

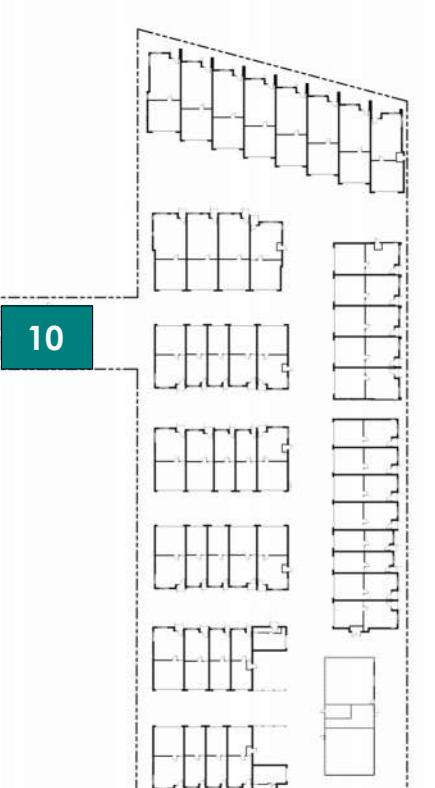
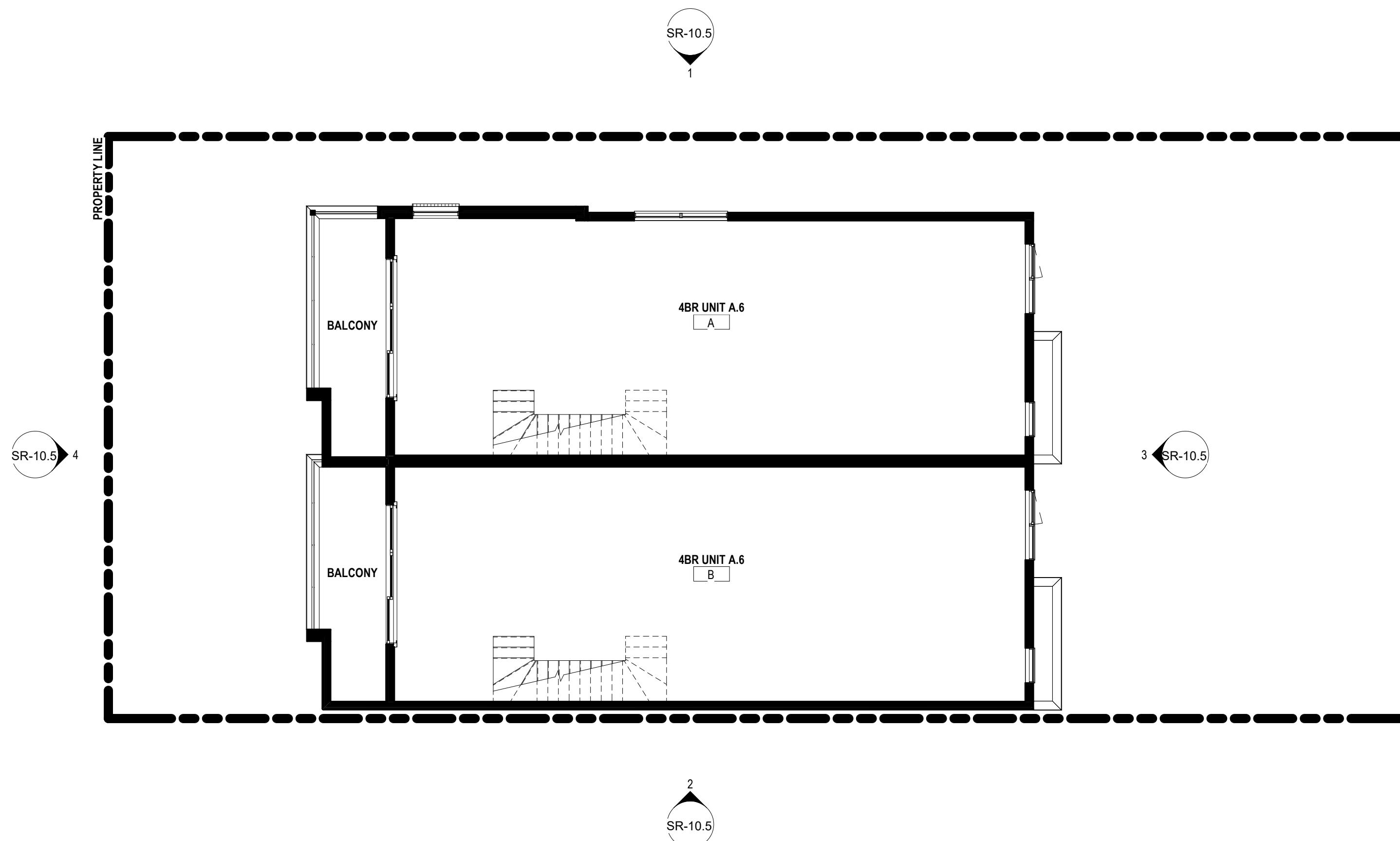
**SR-10.1**
**BLDG 10 - FLOOR PLANS**


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

**2504 SPRUCE**

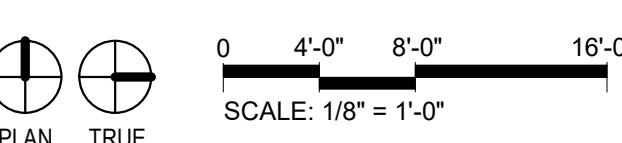
2537 PEARL STREET,  
BOULDER, CO


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**SITE REVIEW**  
06.14.2024

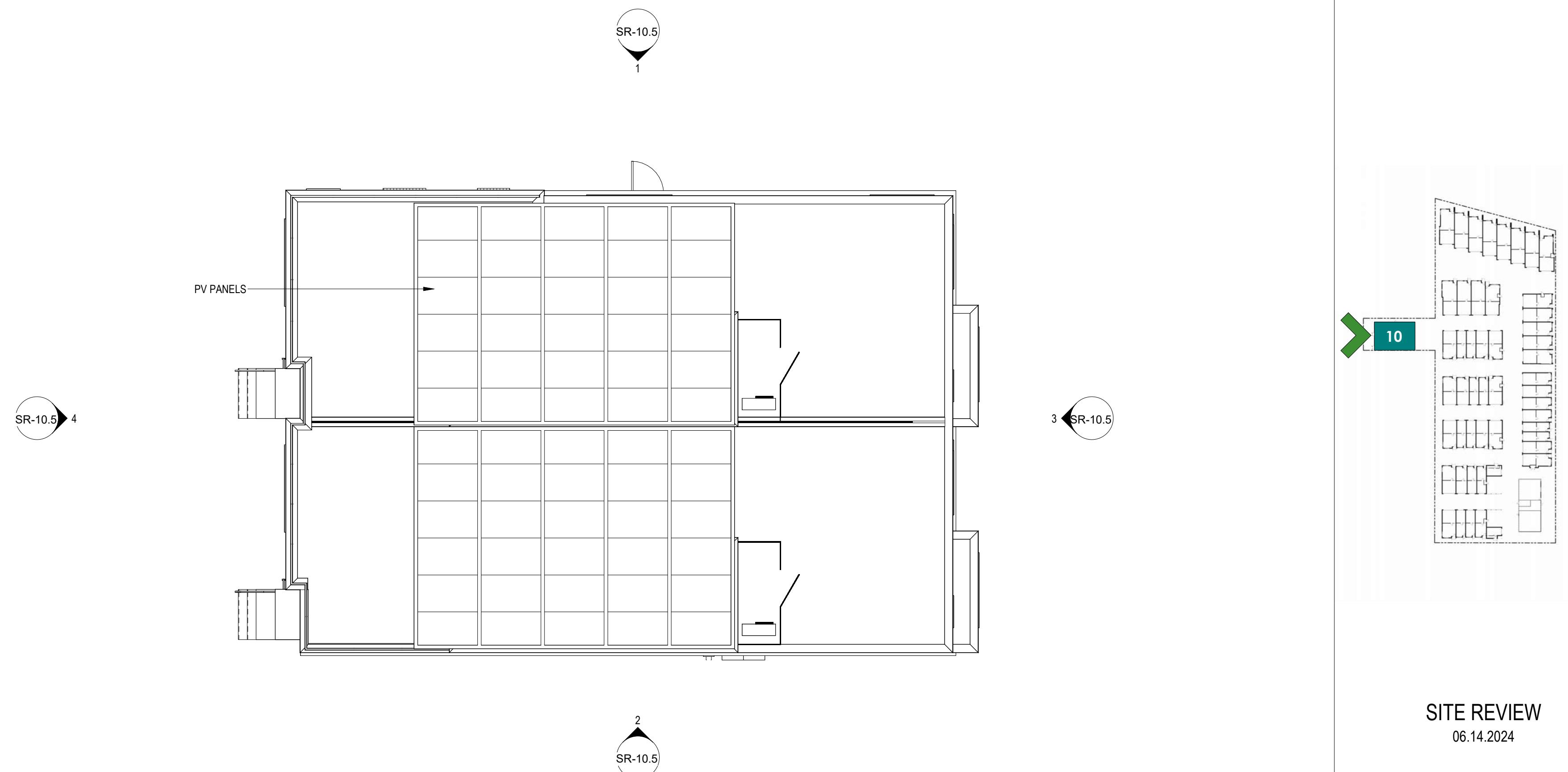
SHEET No.

**SR-10.2**
**BLDG 10 - FLOOR PLANS**


**2504 SPRUCE**

 2537 PEARL STREET,  
 BOULDER, CO

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DATE PRINTED: 6/13/2024 3:58:01 PM

SHEET No. SR-10.3

BLDG 10 - ROOF PLAN

PLAN TRUE

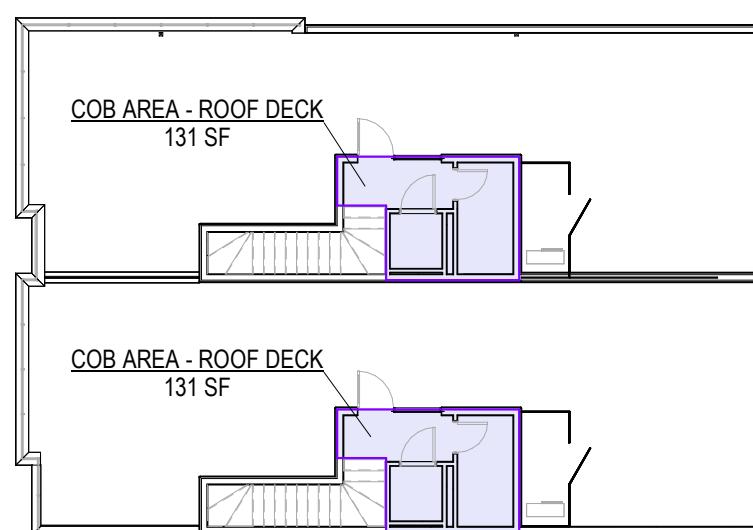
0 4'-0" 8'-0" 16'-0"

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

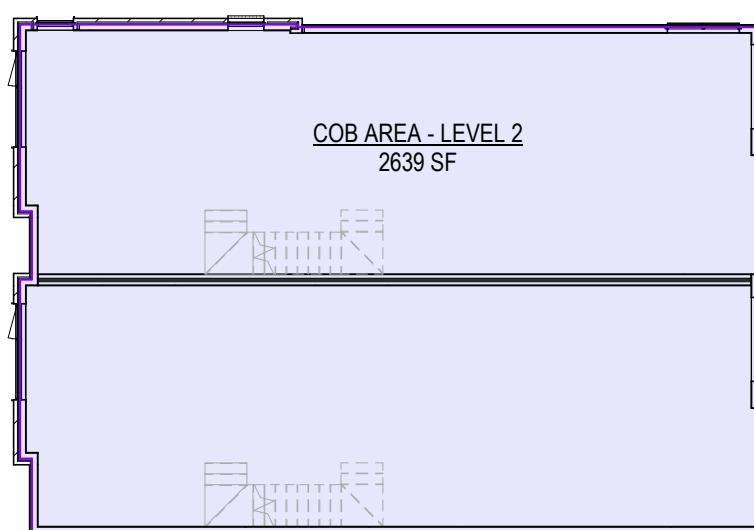
**2504 SPRUCE**

 2537 PEARL STREET,  
BOULDER, CO

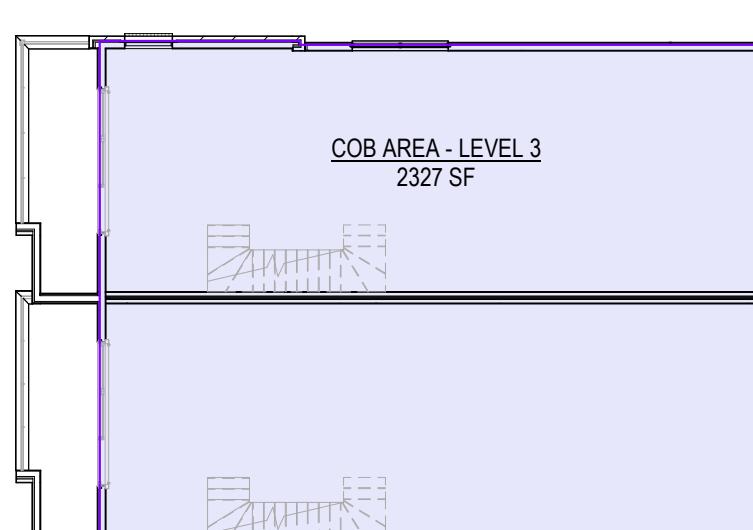
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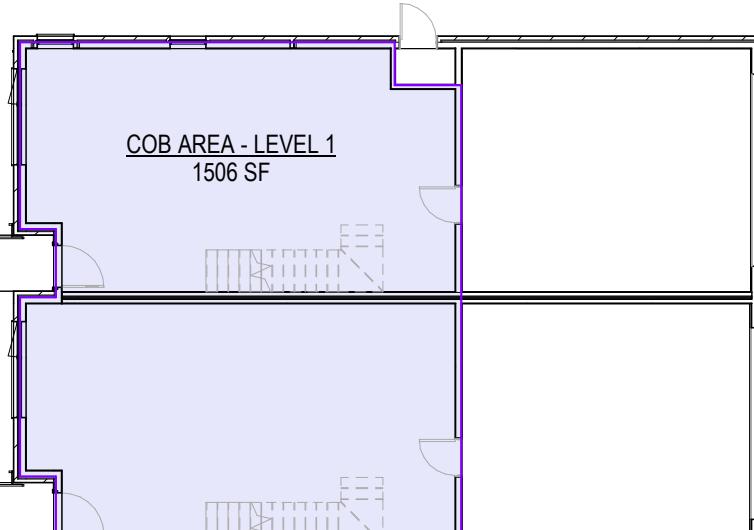
**BUILDING 10 - ROOF DECK AREA**  
4  
1/16" = 1'-0"



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



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



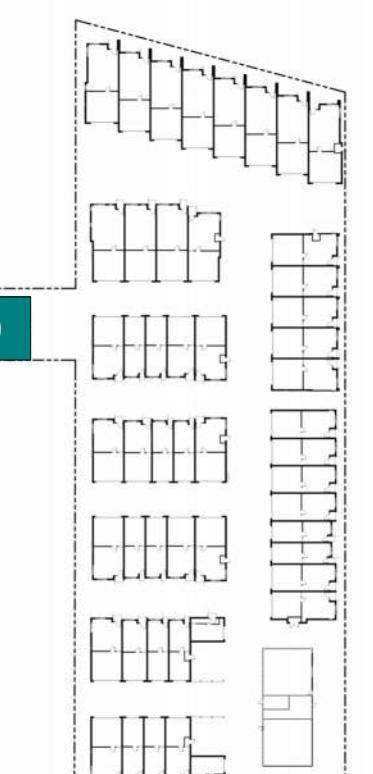
**BUILDING 10 - LEVEL 1 AREA**  
1  
1/16" = 1'-0"

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

**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.

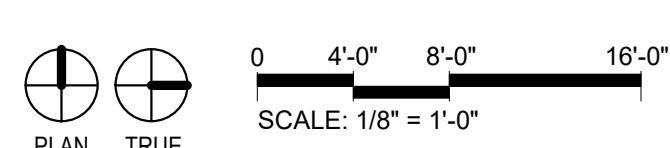
**UNINHABITABLE SPACE** means, a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or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

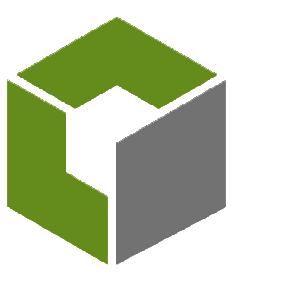


**SITE REVIEW**  
06.14.2024

SHEET No.

**SR-10.4**  
**BLDG 10 - AREA PLANS**





**COBURN**  
ARCHITECTURE

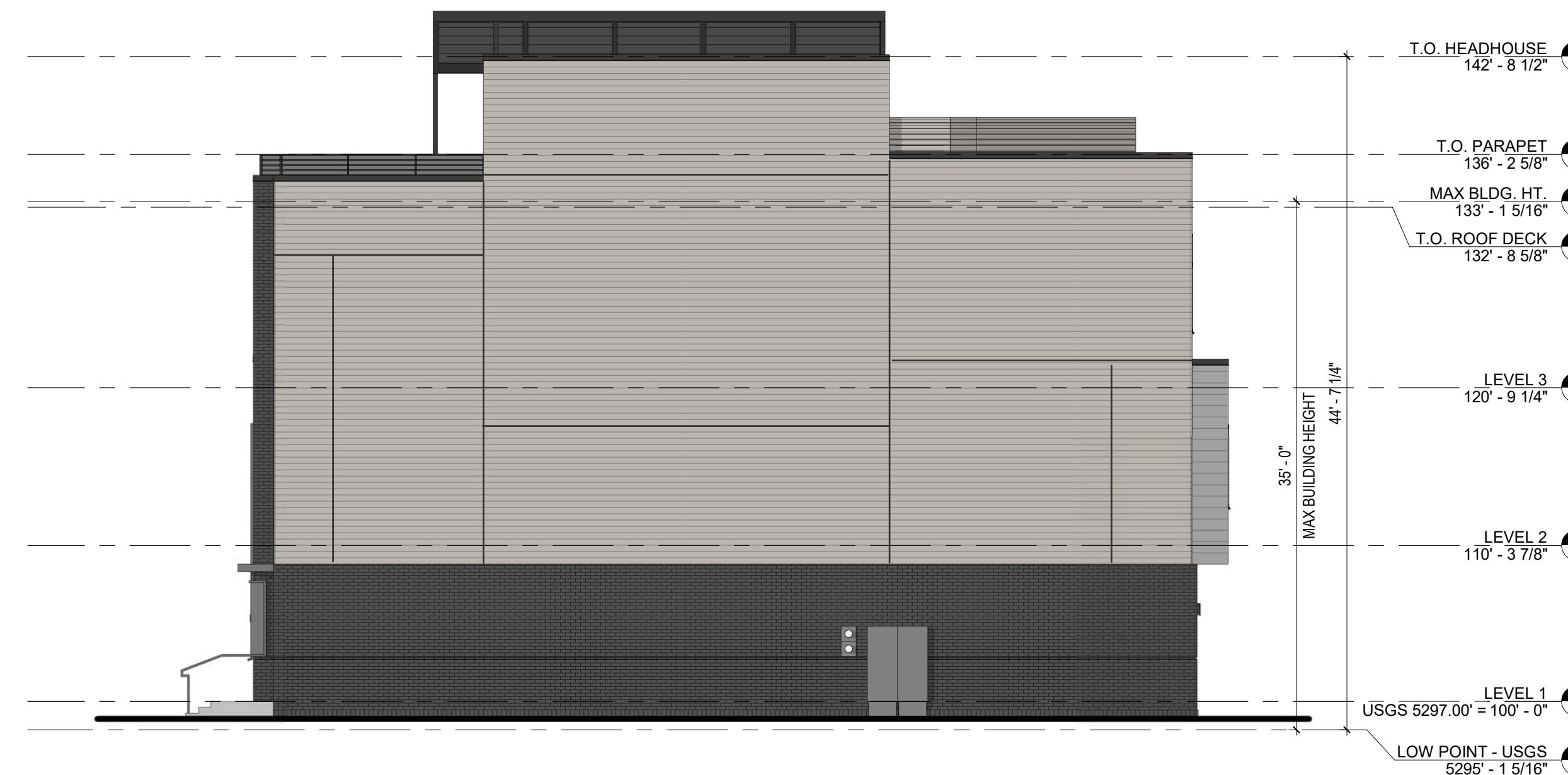
2718 Pine Street #100  
Boulder, Colorado  
p: 303-442-3351

**2504 SPRUCE**

**2537 PEARL STREET,  
BOULDER, CO**



**BUILDING 10 - SOUTH ELEVATION**

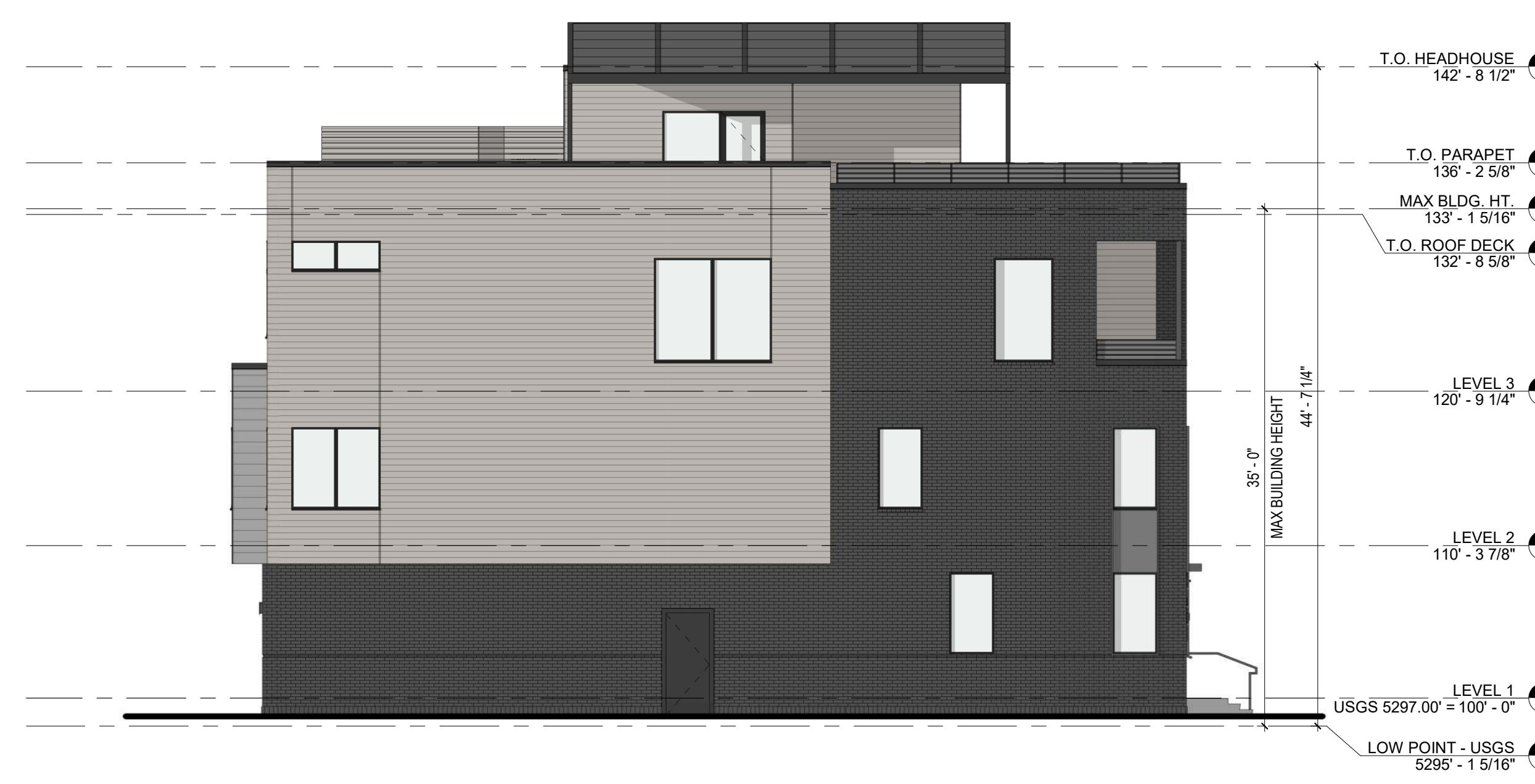


**BUILDING 10 - EAST ELEVATION**

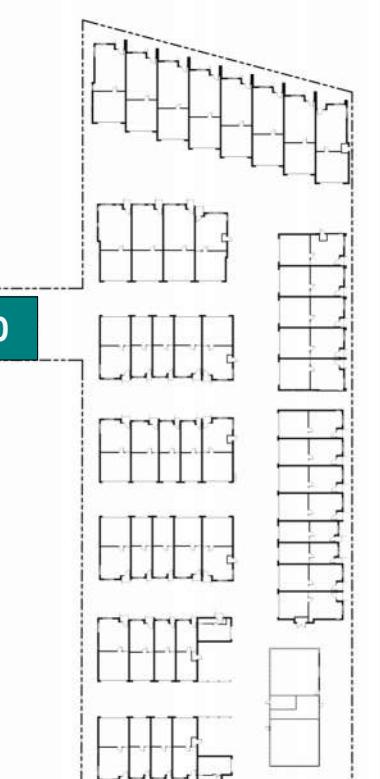
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**BUILDING 10 - NORTH ELEVATION**



**BUILDING 10 - WEST ELEVATION**



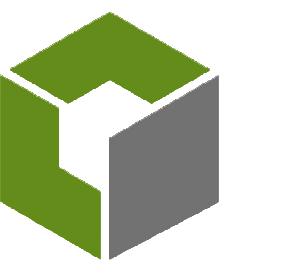
**SITE REVIEW**  
06.14.2024

**SHEET NO.**

**SR-10.5**

**BLDG 10 - ELEVATIONS**

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

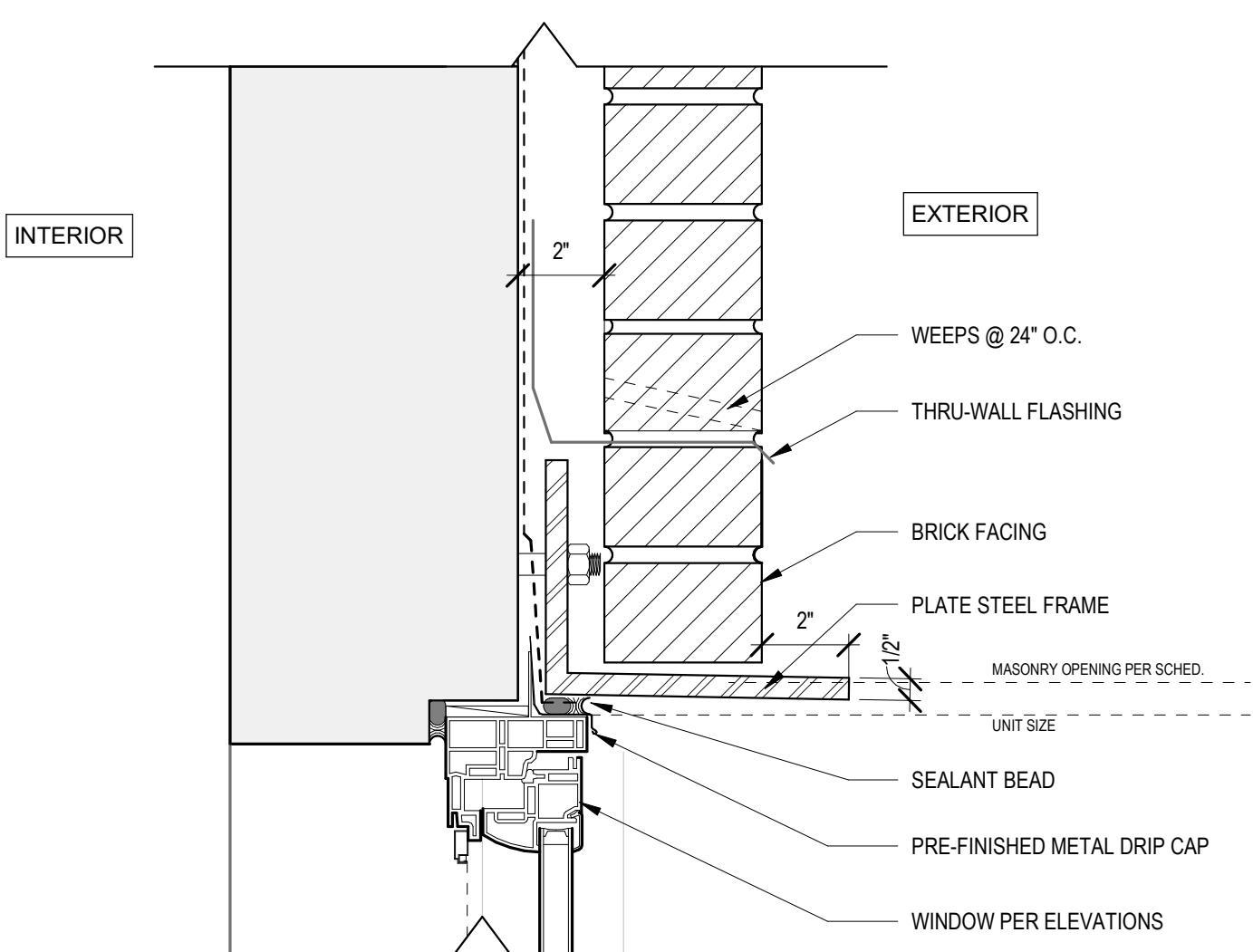
## OUTSIDE LA

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

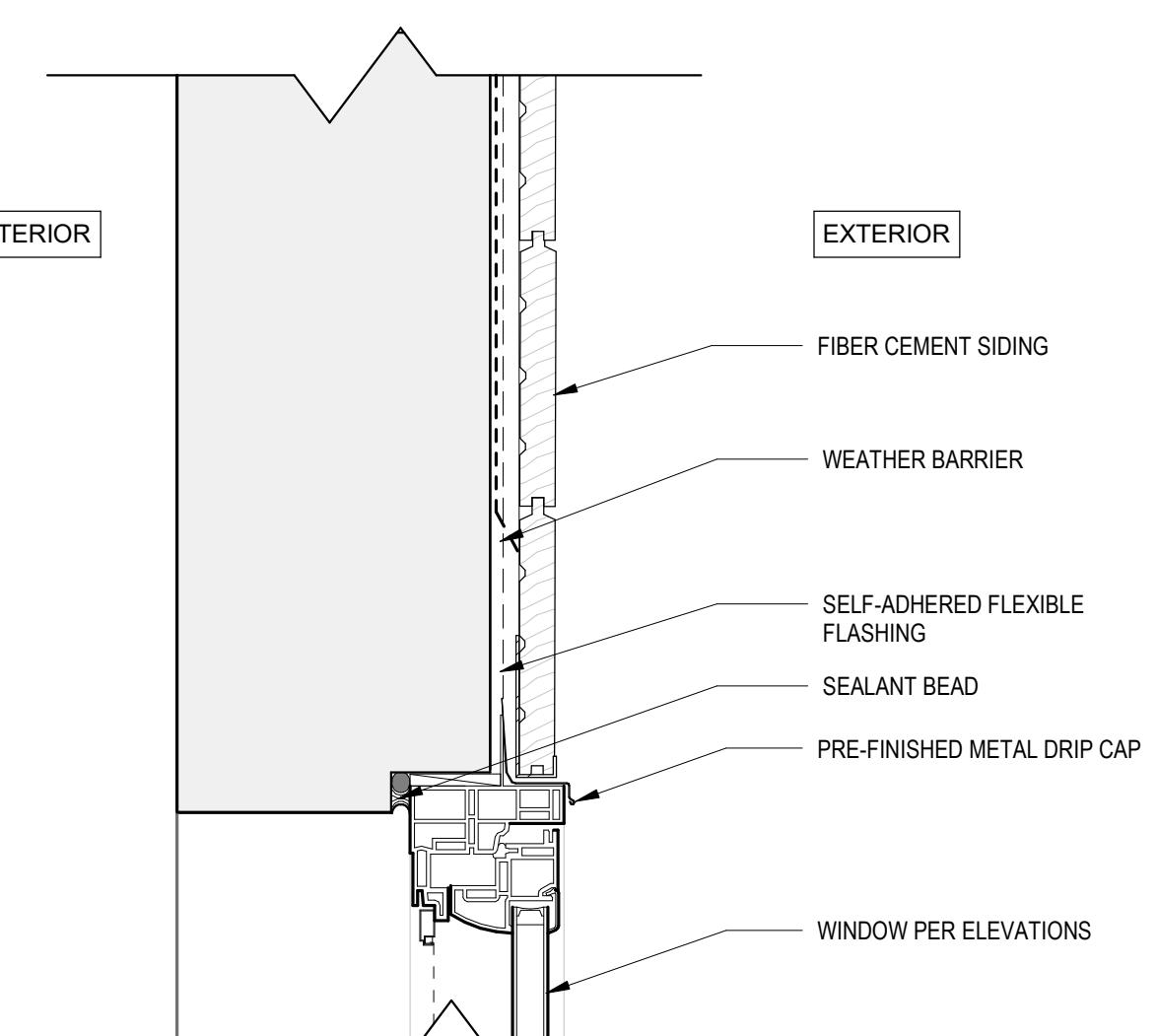
## 2504 SPRUCE

2504 SPRUCE STREET,  
BOULDER, CO

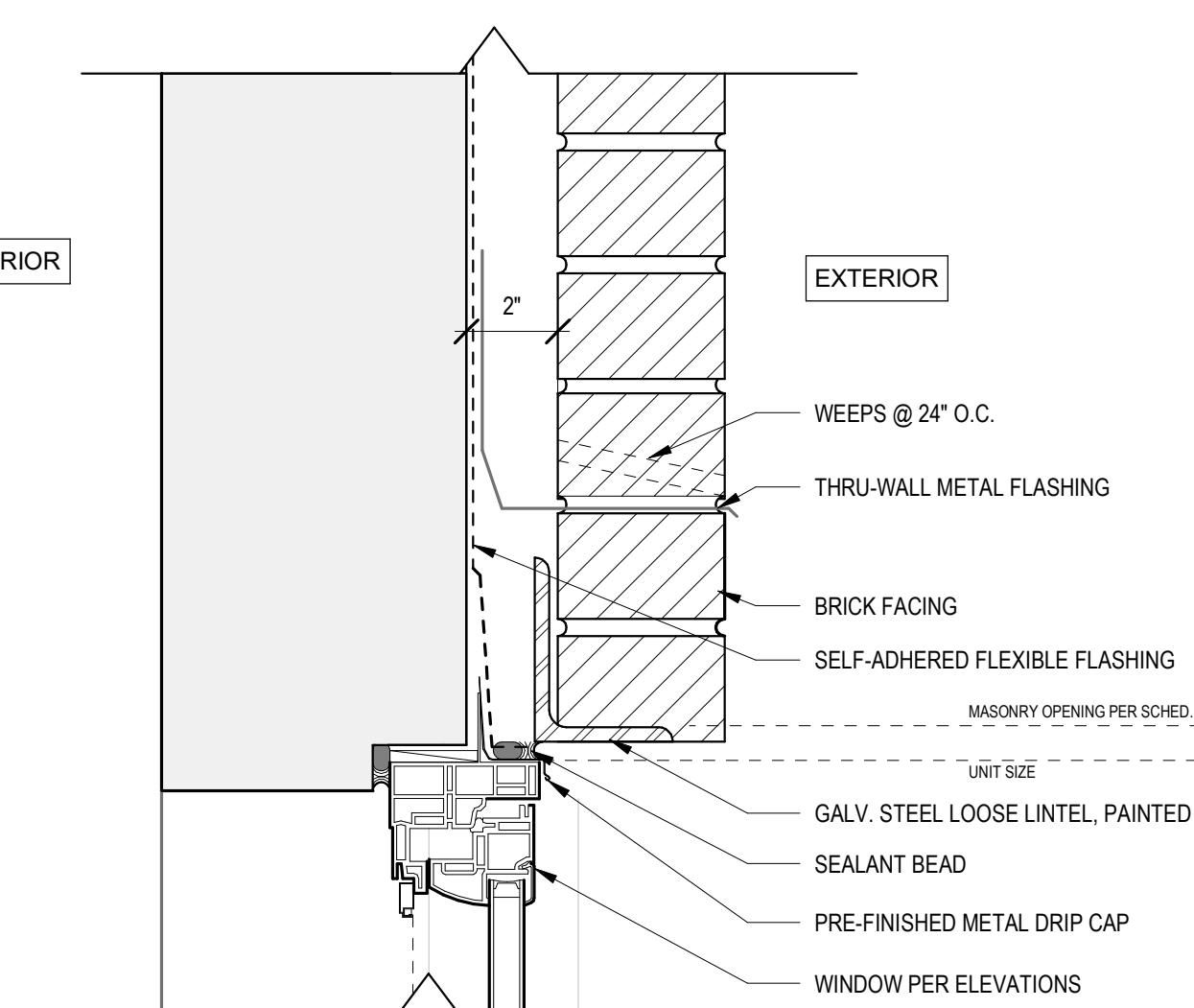
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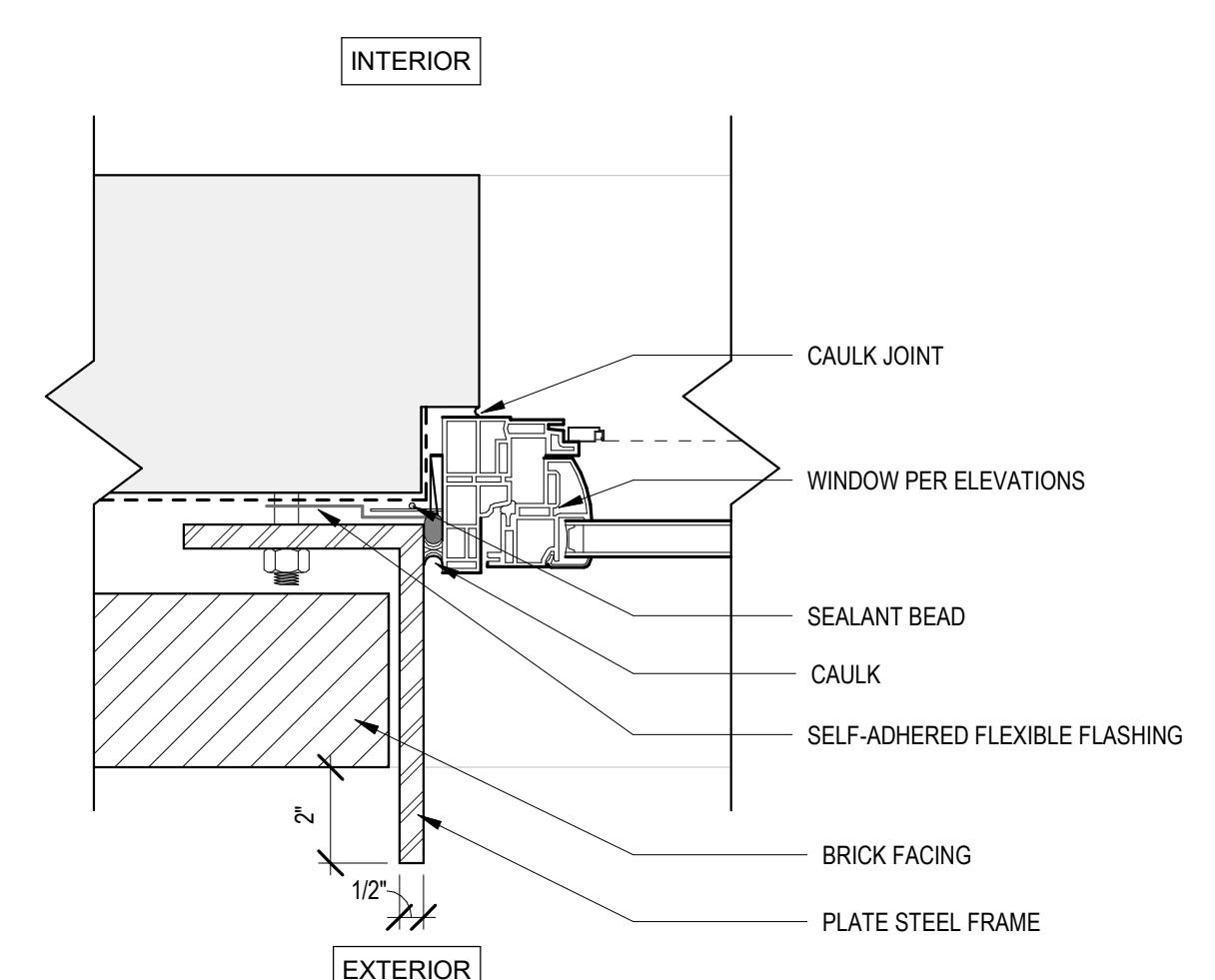
9  
3" = 1'-0"  
WINDOW HEAD @ BRICK & METAL FRAME



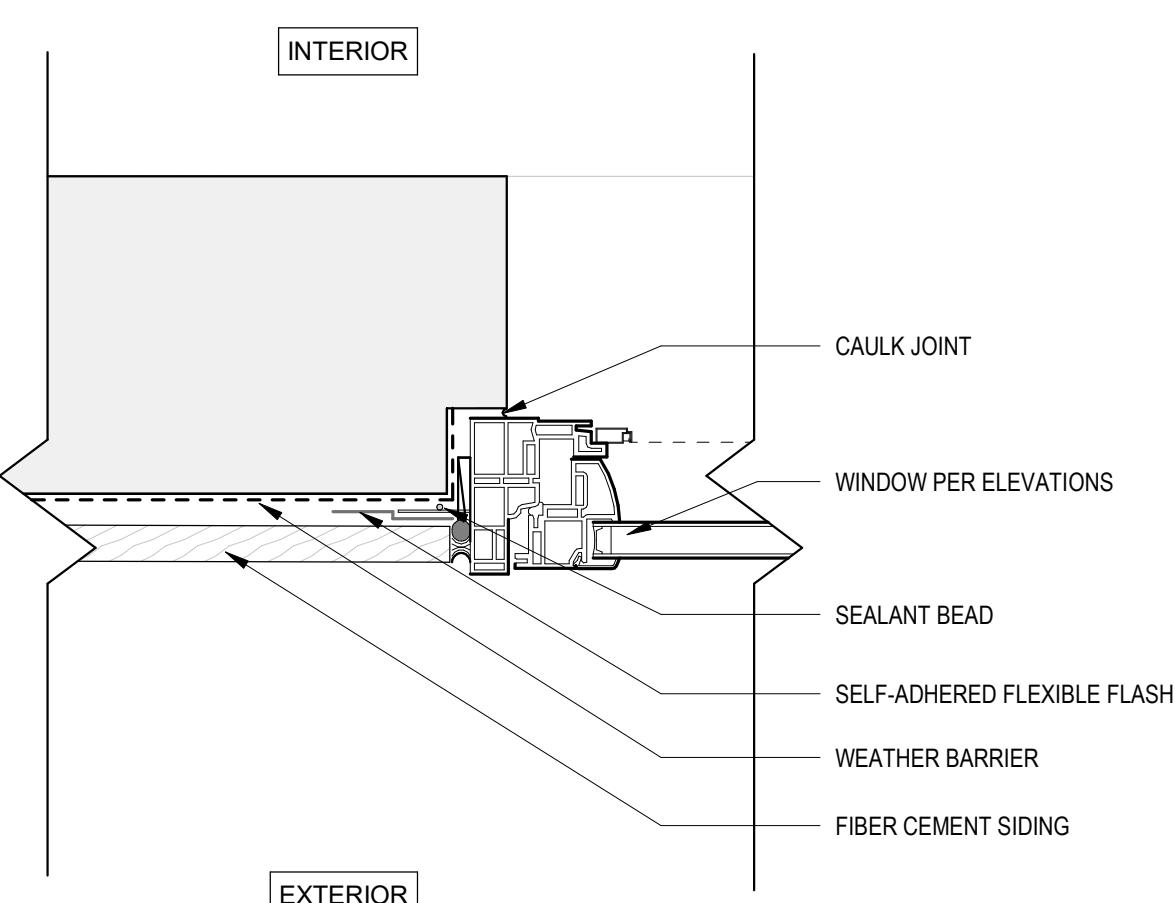
6  
3" = 1'-0"  
WINDOW HEAD @ FIBER CEMENT SIDING



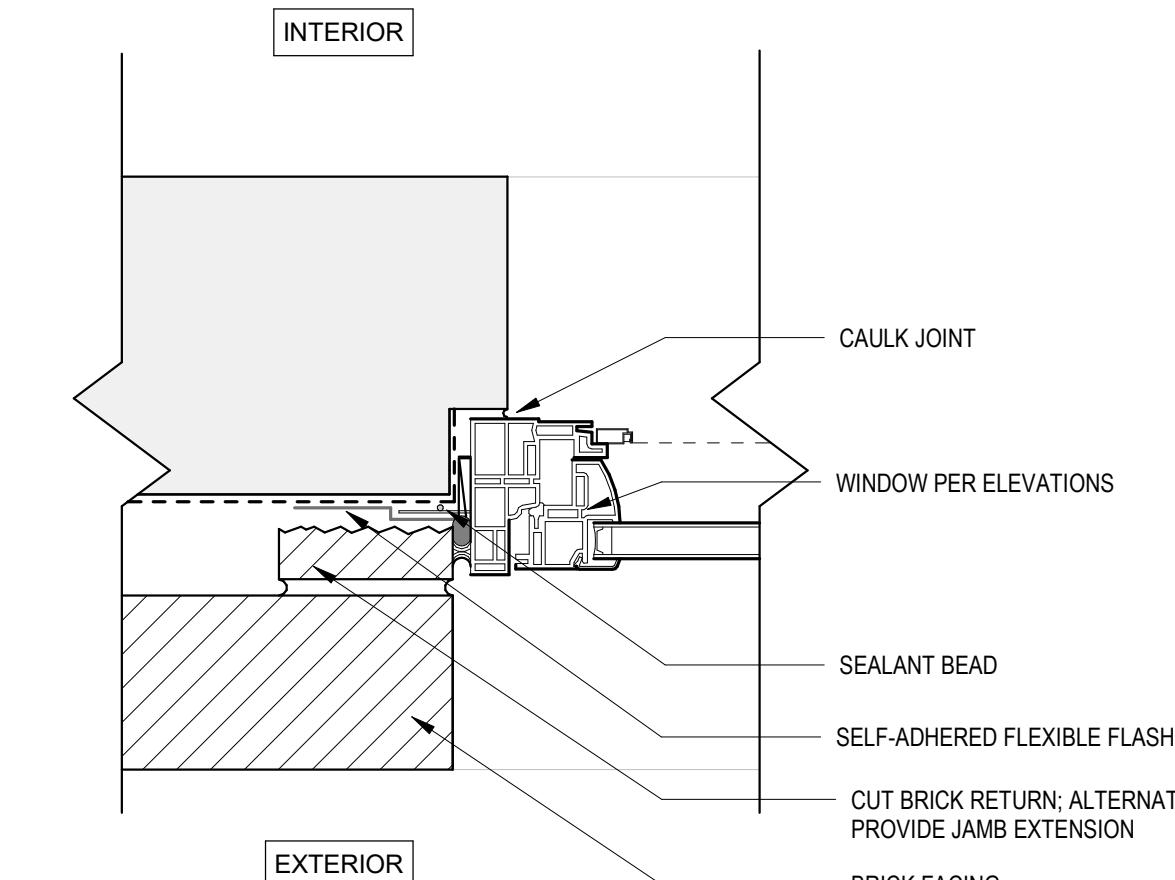
3  
3" = 1'-0"  
WINDOW HEAD @ BRICK



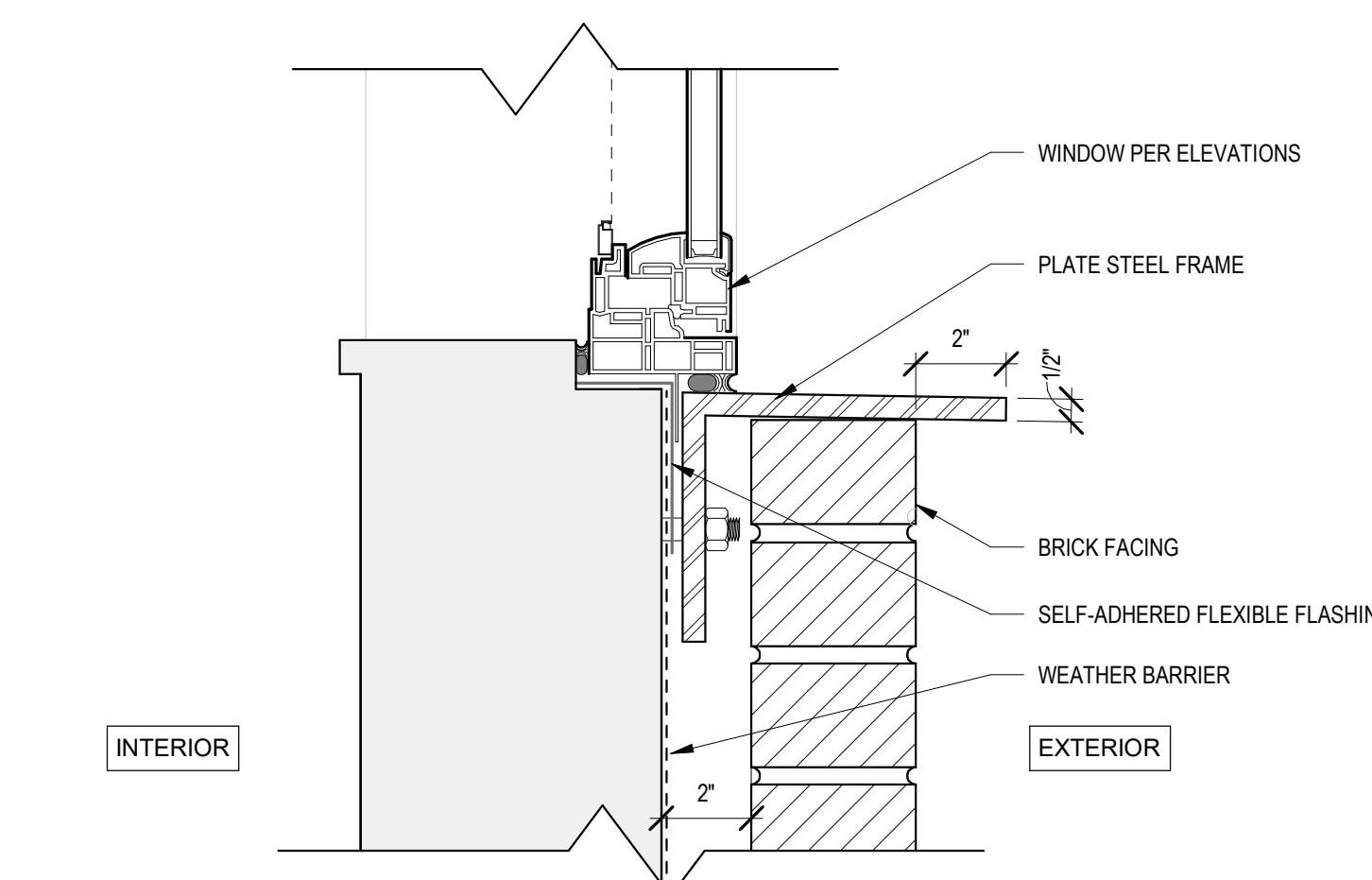
8  
3" = 1'-0"  
WINDOW JAMB @ BRICK & METAL FRAME



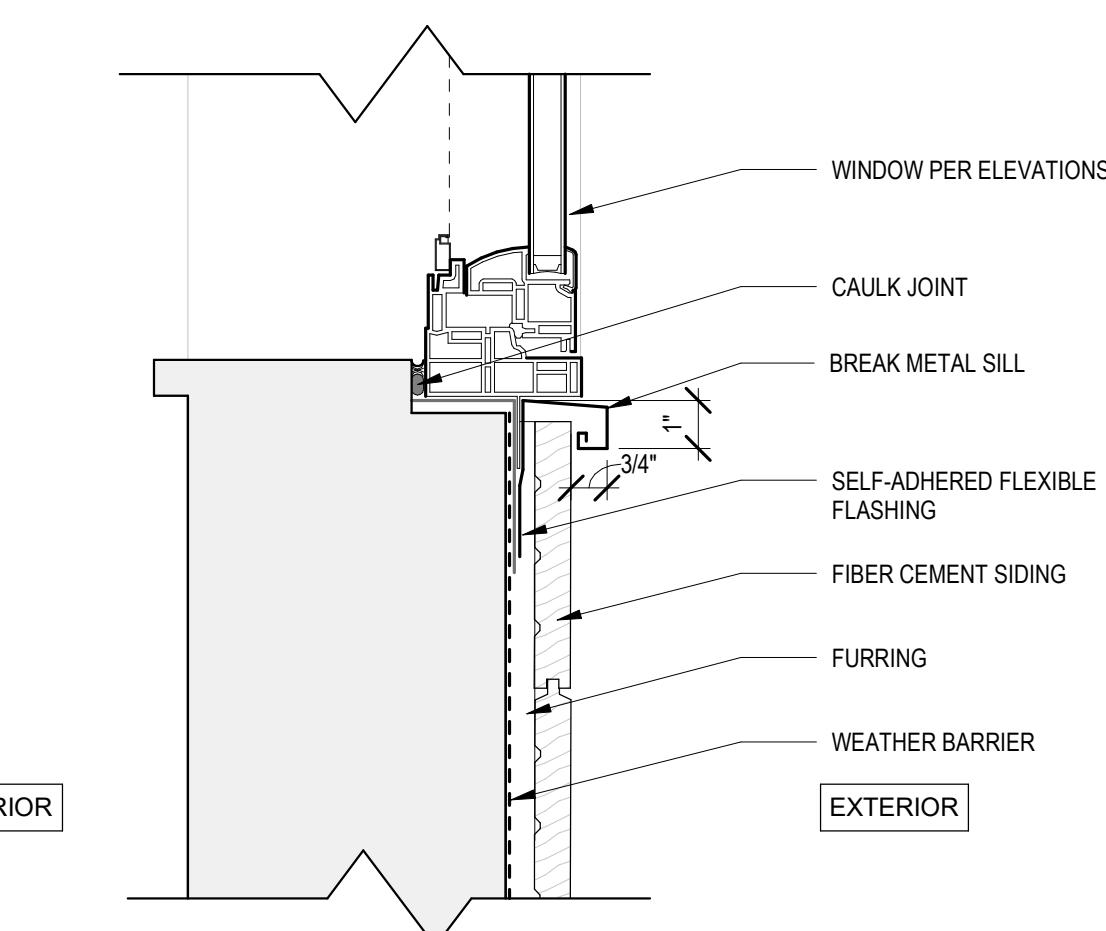
5  
3" = 1'-0"  
WINDOW JAMB @ FIBER CEMENT SIDING



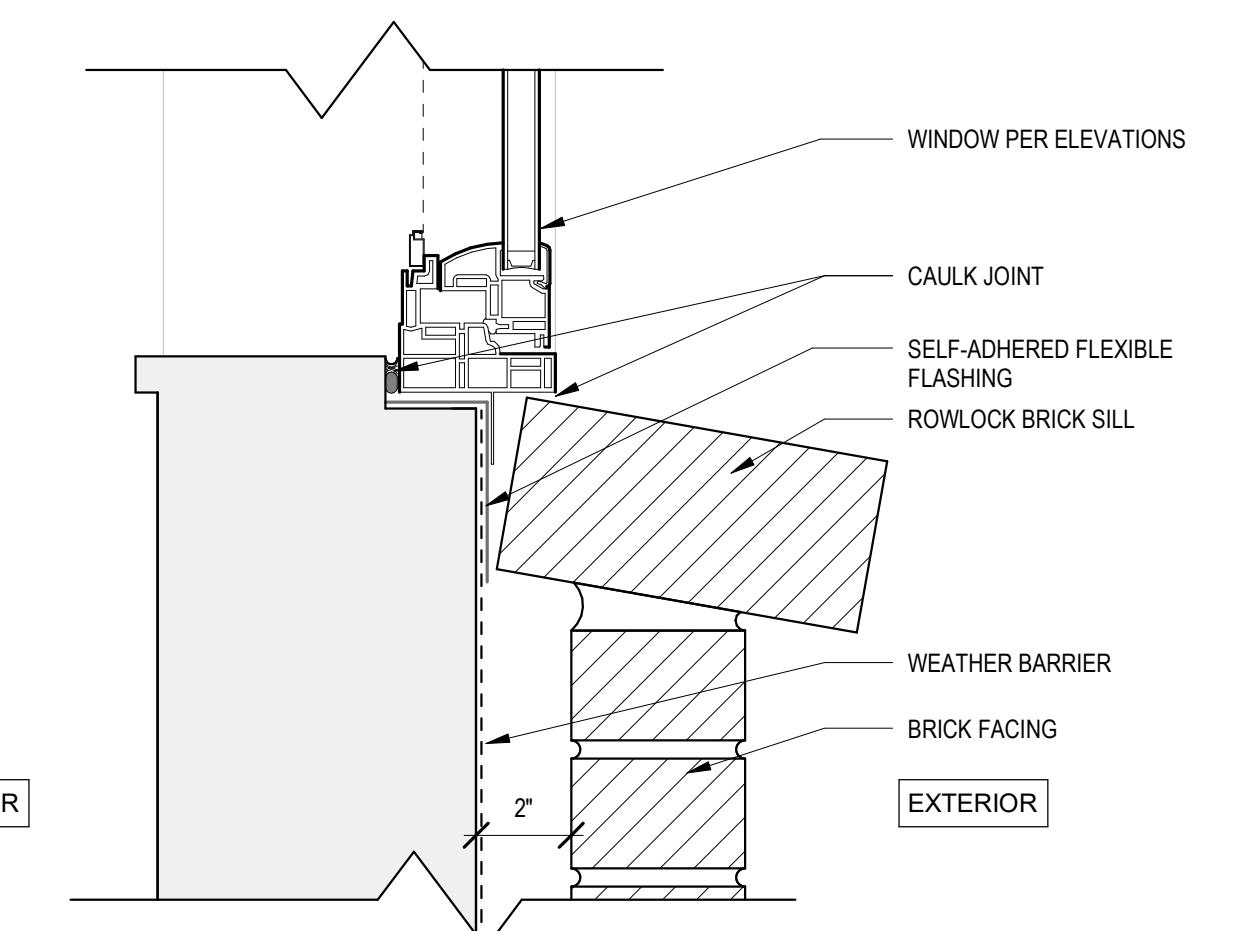
2  
3" = 1'-0"  
WINDOW JAMB @ BRICK



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



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

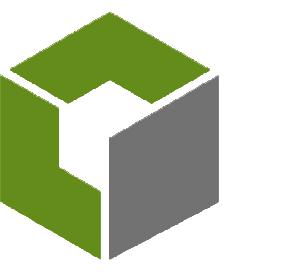


1  
3" = 1'-0"  
WINDOW SILL @ BRICK

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

SITE REVIEW  
06.14.2024

SHEET No.  
**SR-20.0**  
WINDOW DETAILS



**COBURN**  
ARCHITECTURE

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



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

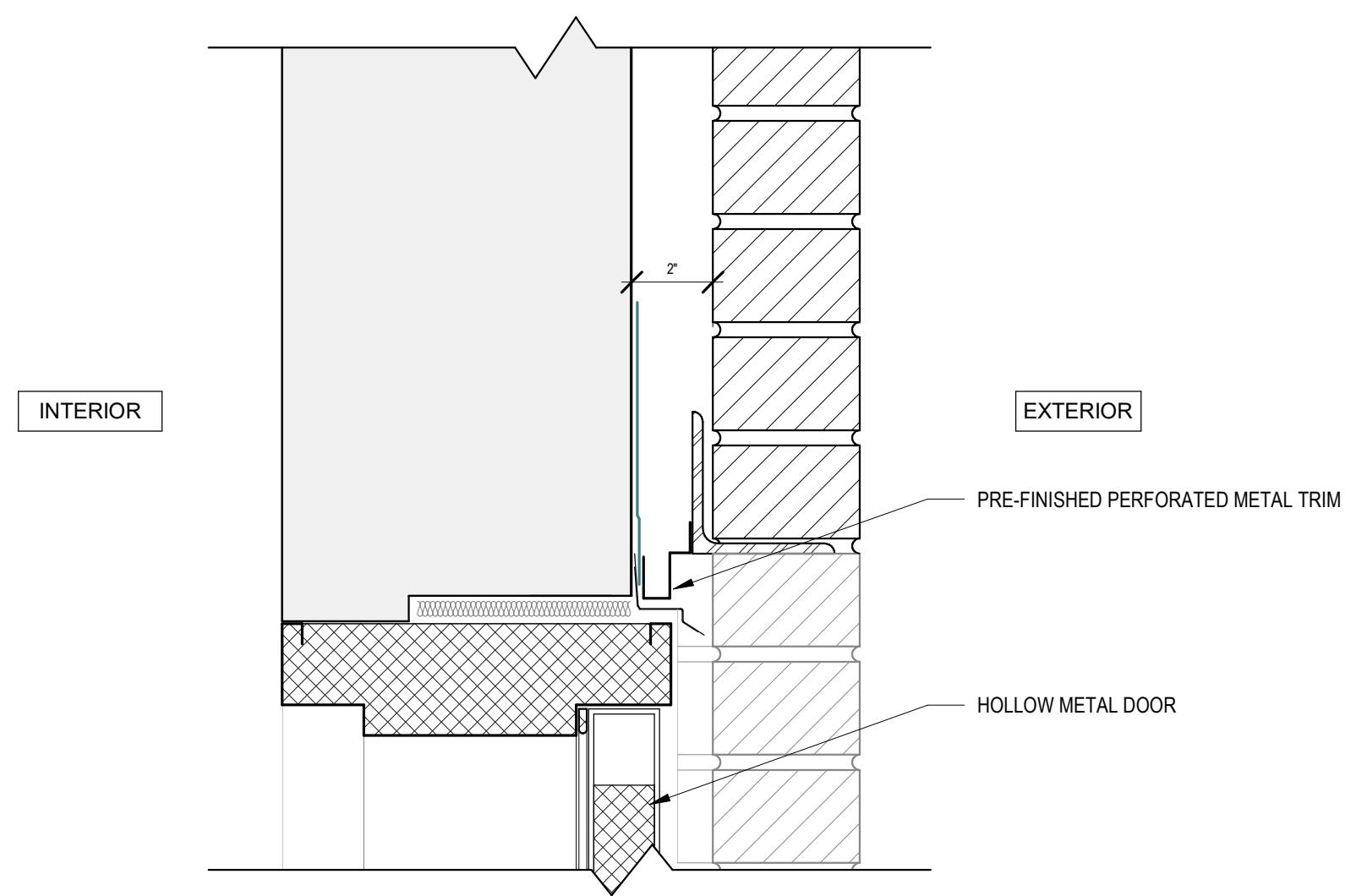
## OUTSIDE LA

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

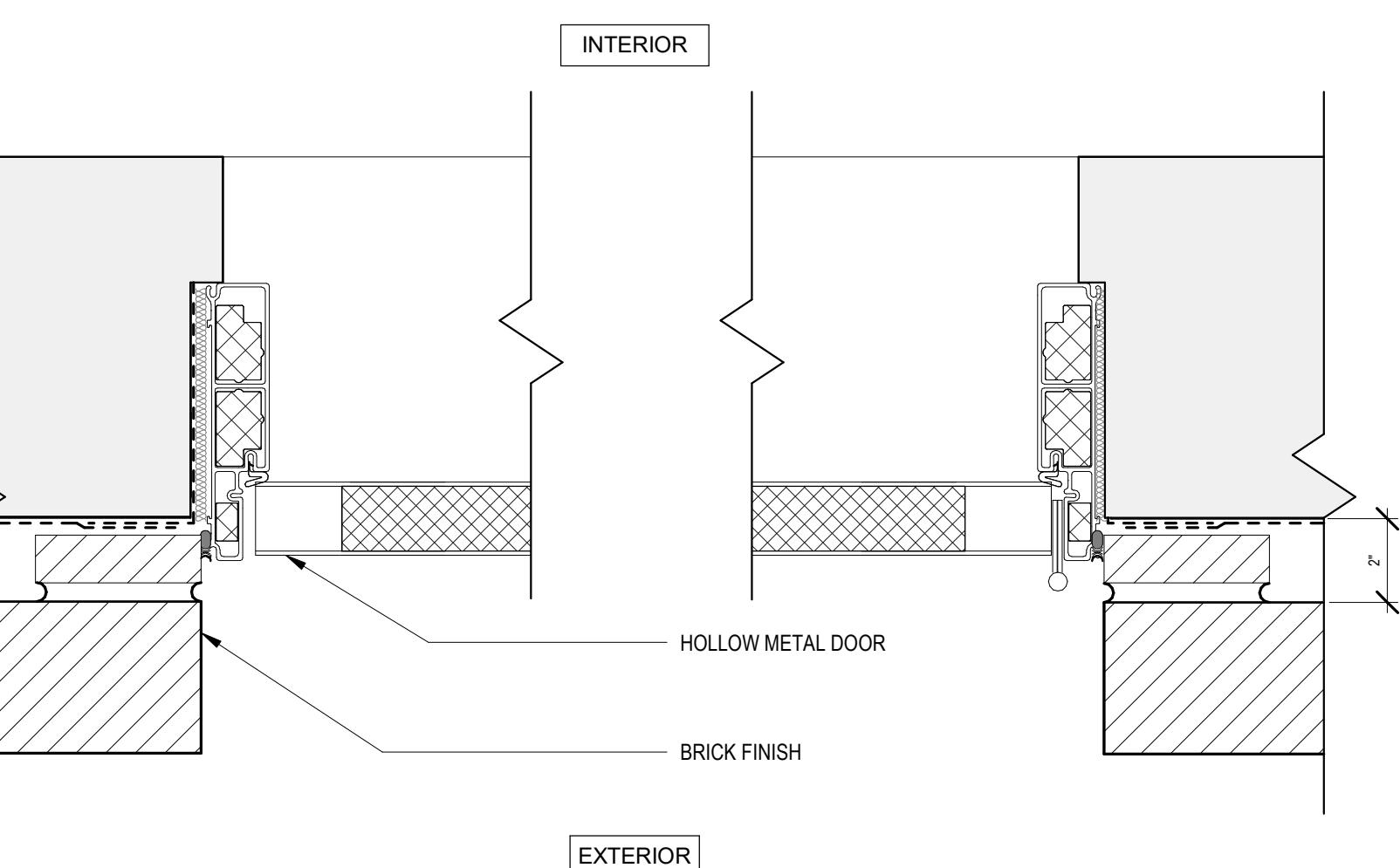
## 2504 SPRUCE

2504 SPRUCE STREET,  
BOULDER, CO

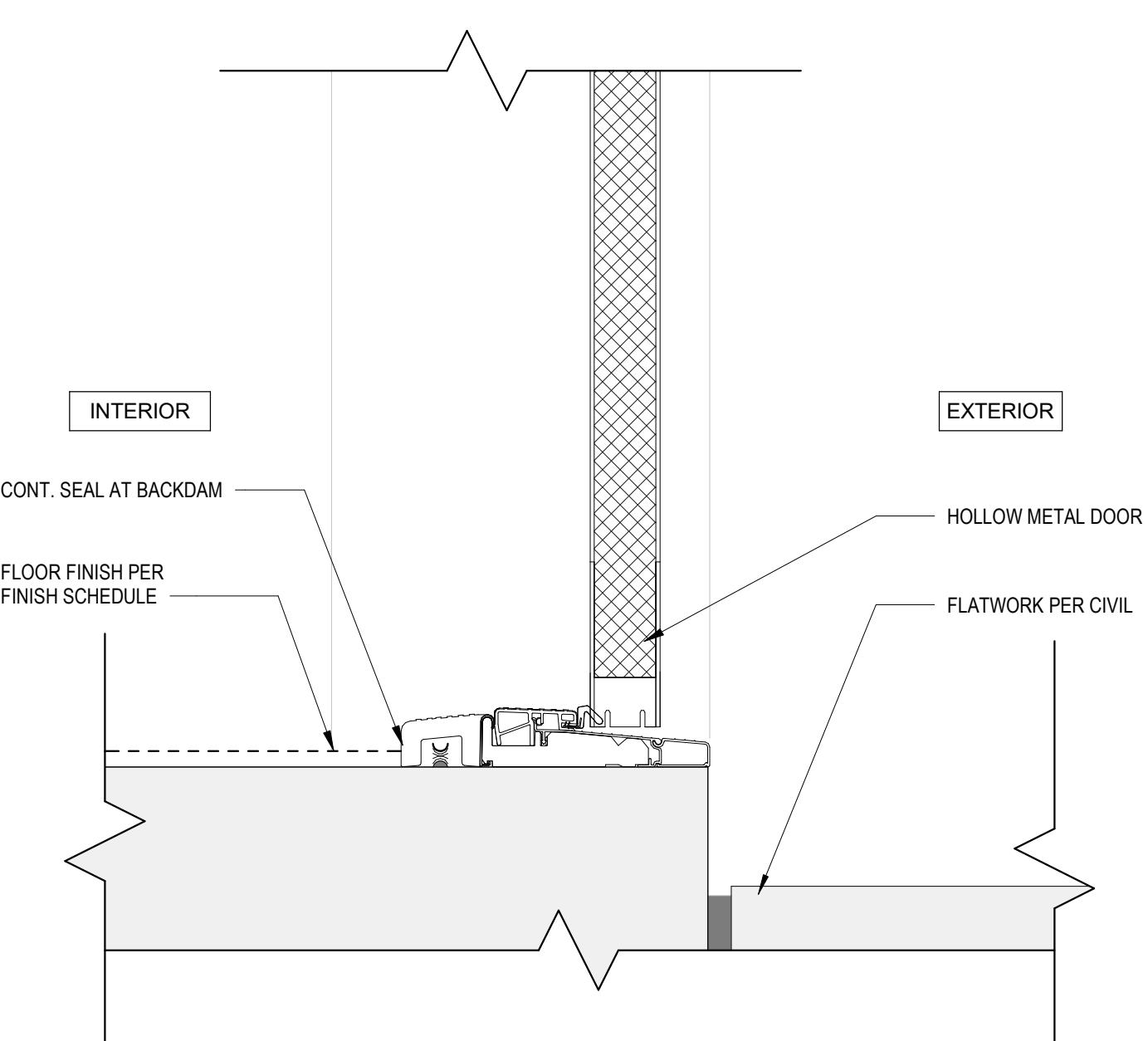
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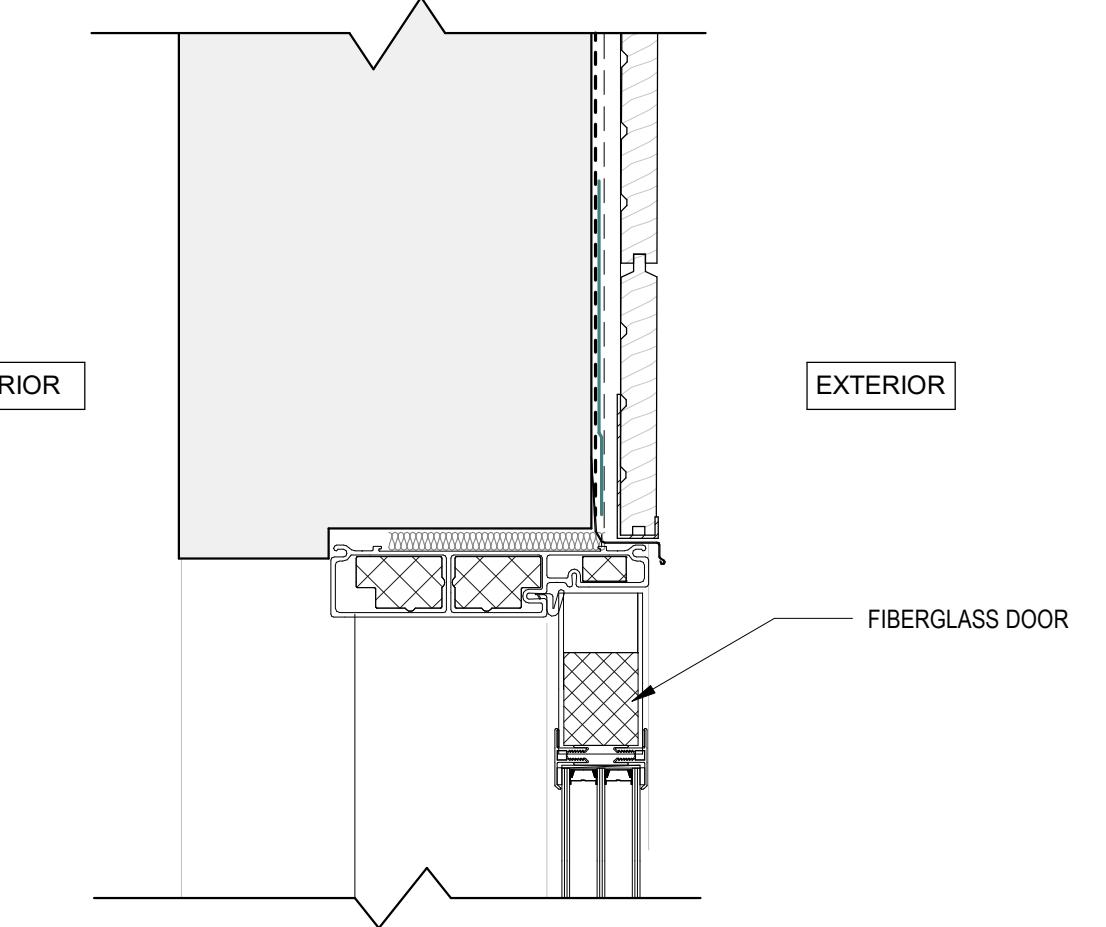
6 TYPICAL DOOR HEAD @ BRICK



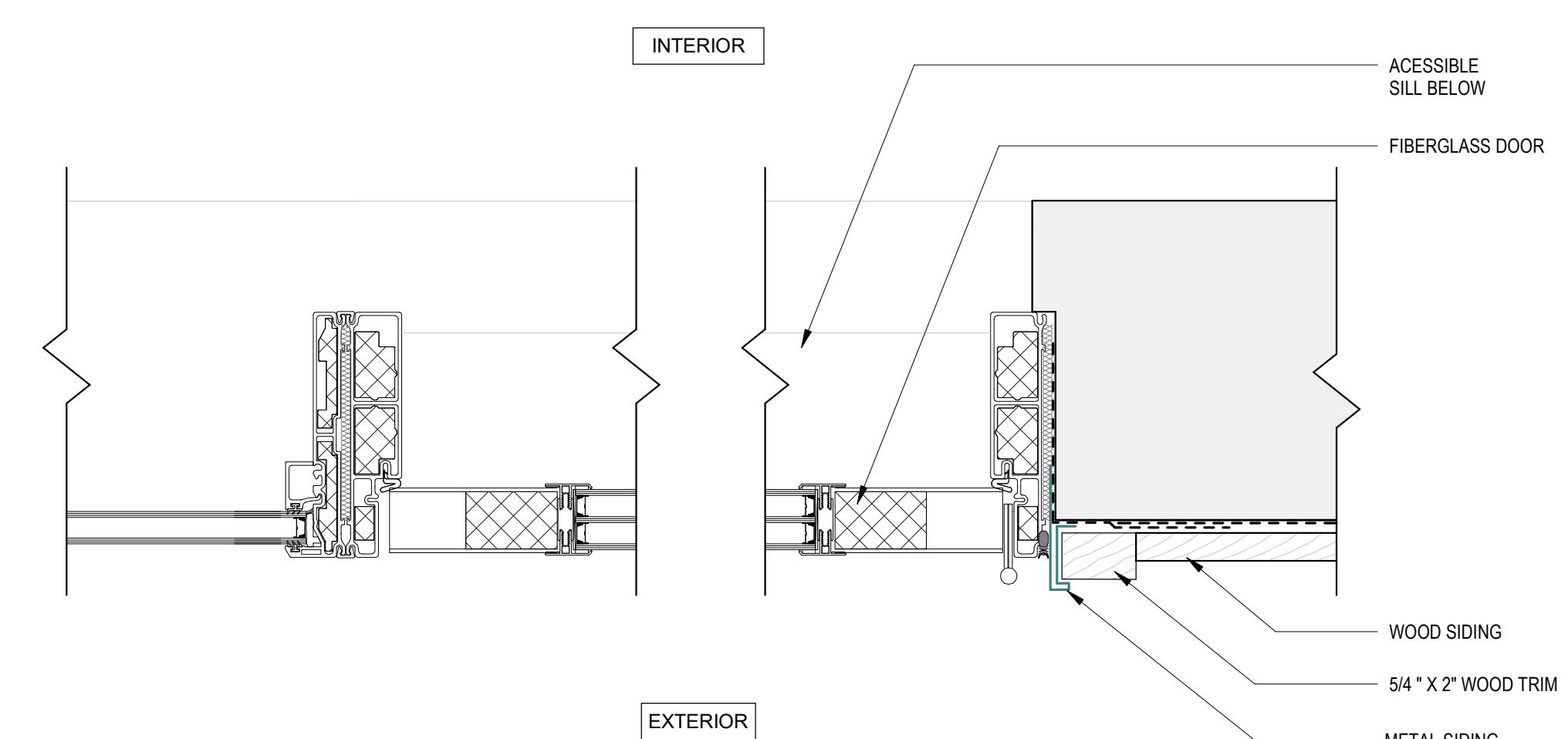
5 DOOR JAMB @ BRICK



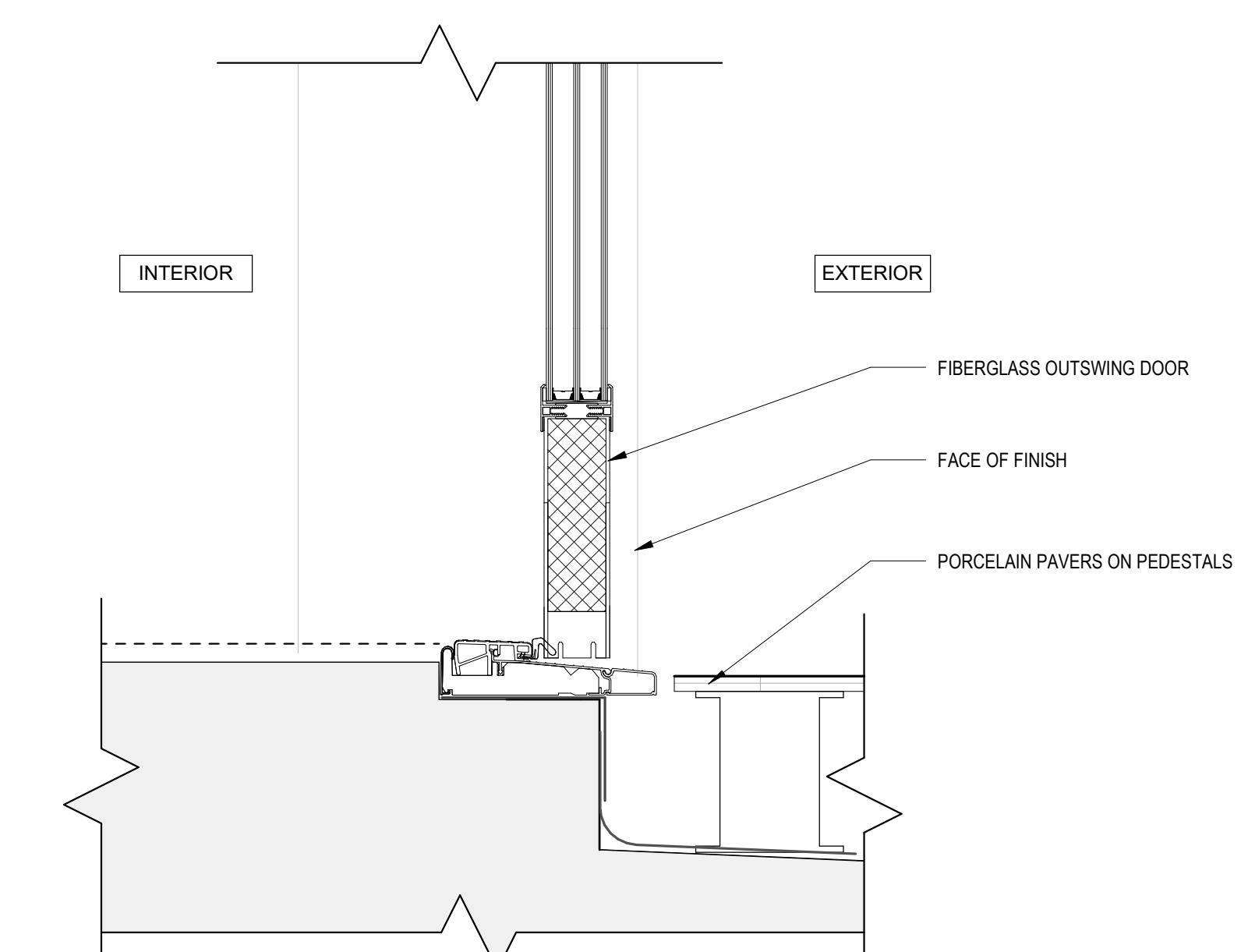
4 FIBERGLASS OS DOOR SILL @ GRADE



3 TYPICAL DOOR HEAD @ FIBER CEMENT



2 TYPICAL DOOR JAMB @ FIBER CEMENT SIDING



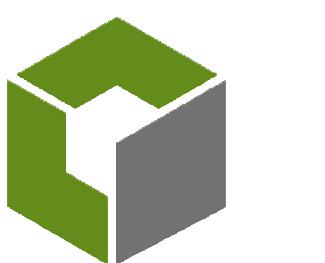
1 FIBERGLASS DOOR SILL @ ROOF DECKS

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

SITE REVIEW  
06.14.2024

SHEET No.

SR-20.1  
DOOR DETAILS



**COBURN**  
ARCHITECTURE

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



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

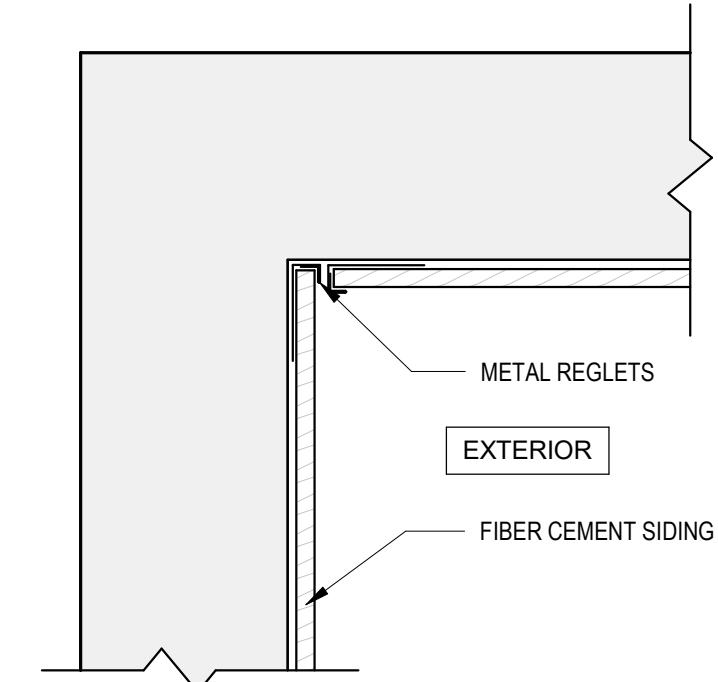
## OUTSIDE LA

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

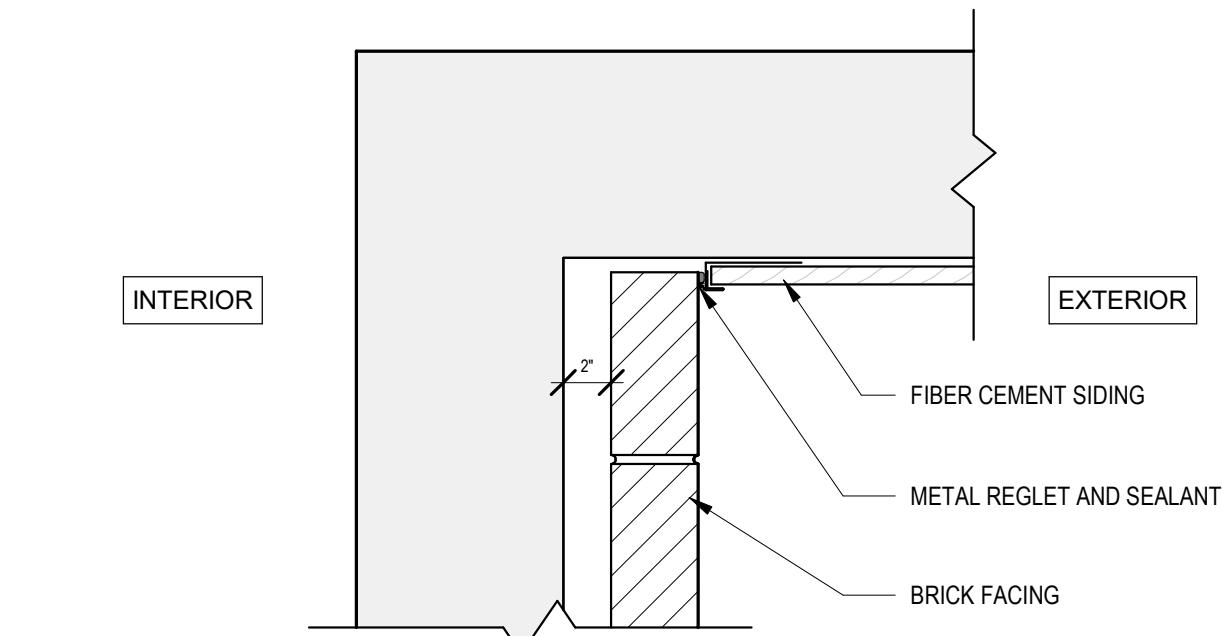
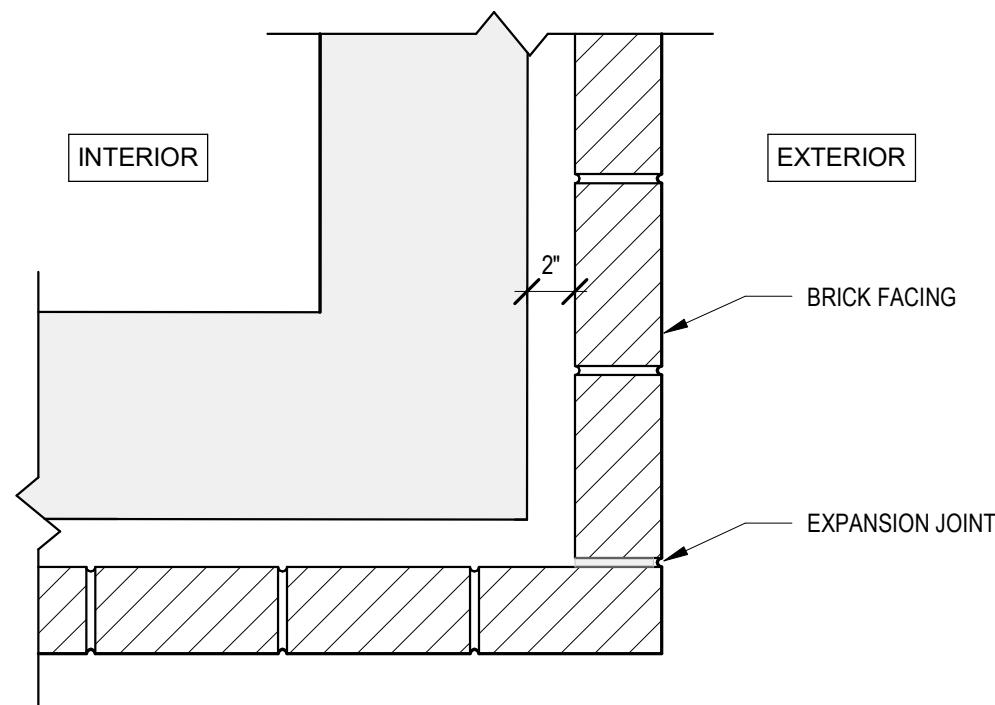
## 2504 SPRUCE

2504 SPRUCE STREET,  
BOULDER, CO

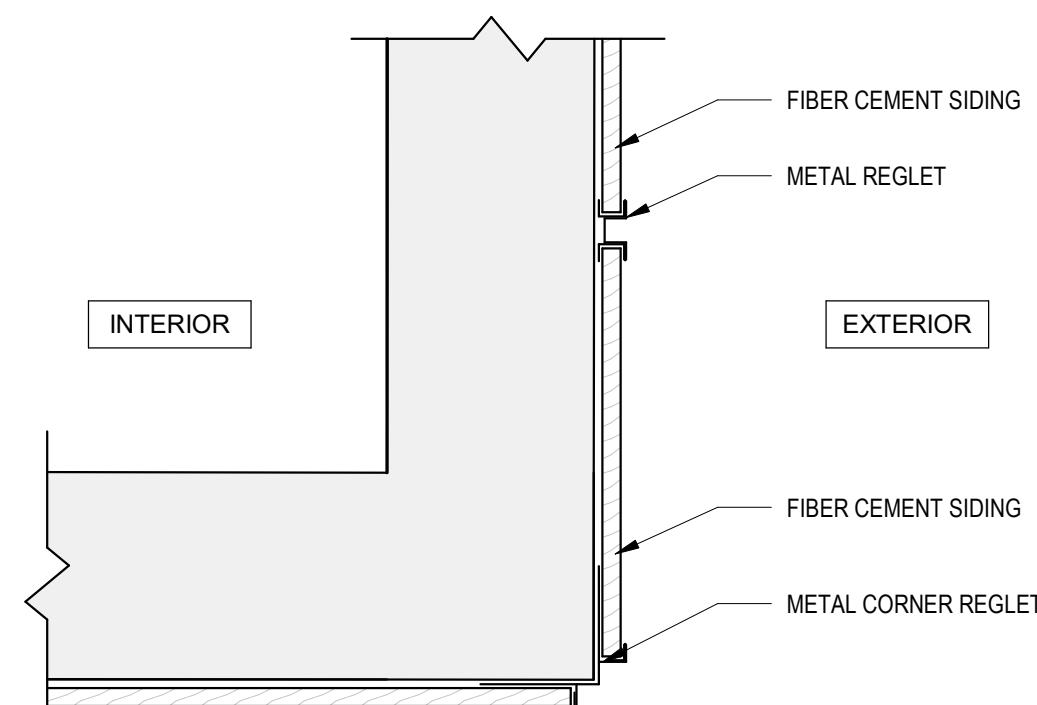
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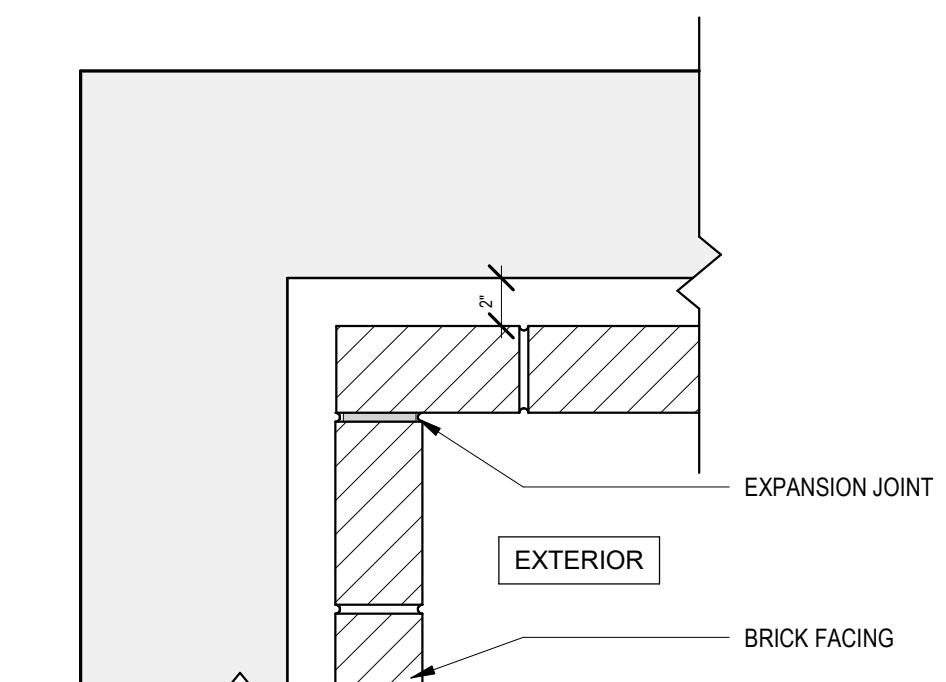
3 TYP. FC INSIDE CORNER  
1 1/2" = 1'-0"



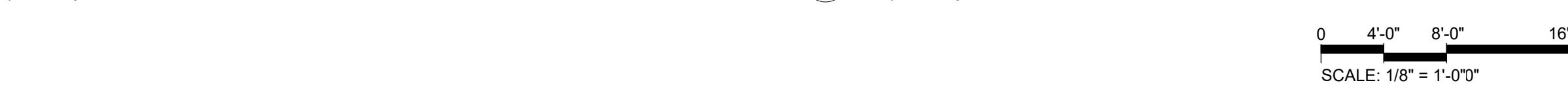
5 TYP. BRICK OUTSIDE CORNER  
1 1/2" = 1'-0"



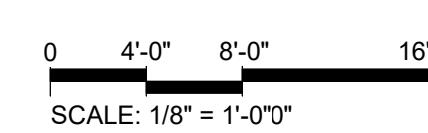
2 TYP. BRICK TO FC @ INSIDE CORNER  
1 1/2" = 1'-0"



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

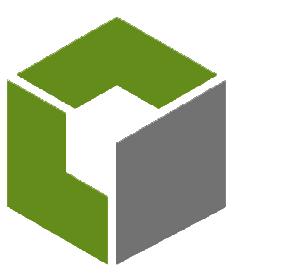


1 TYP. BRICK INSIDE CORNER  
1 1/2" = 1'-0"



SITE REVIEW  
06.14.2024

SHEET No.  
**SR-20.2**  
MATERIAL DETAILS



**COBURN**  
ARCHITECTURE

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



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

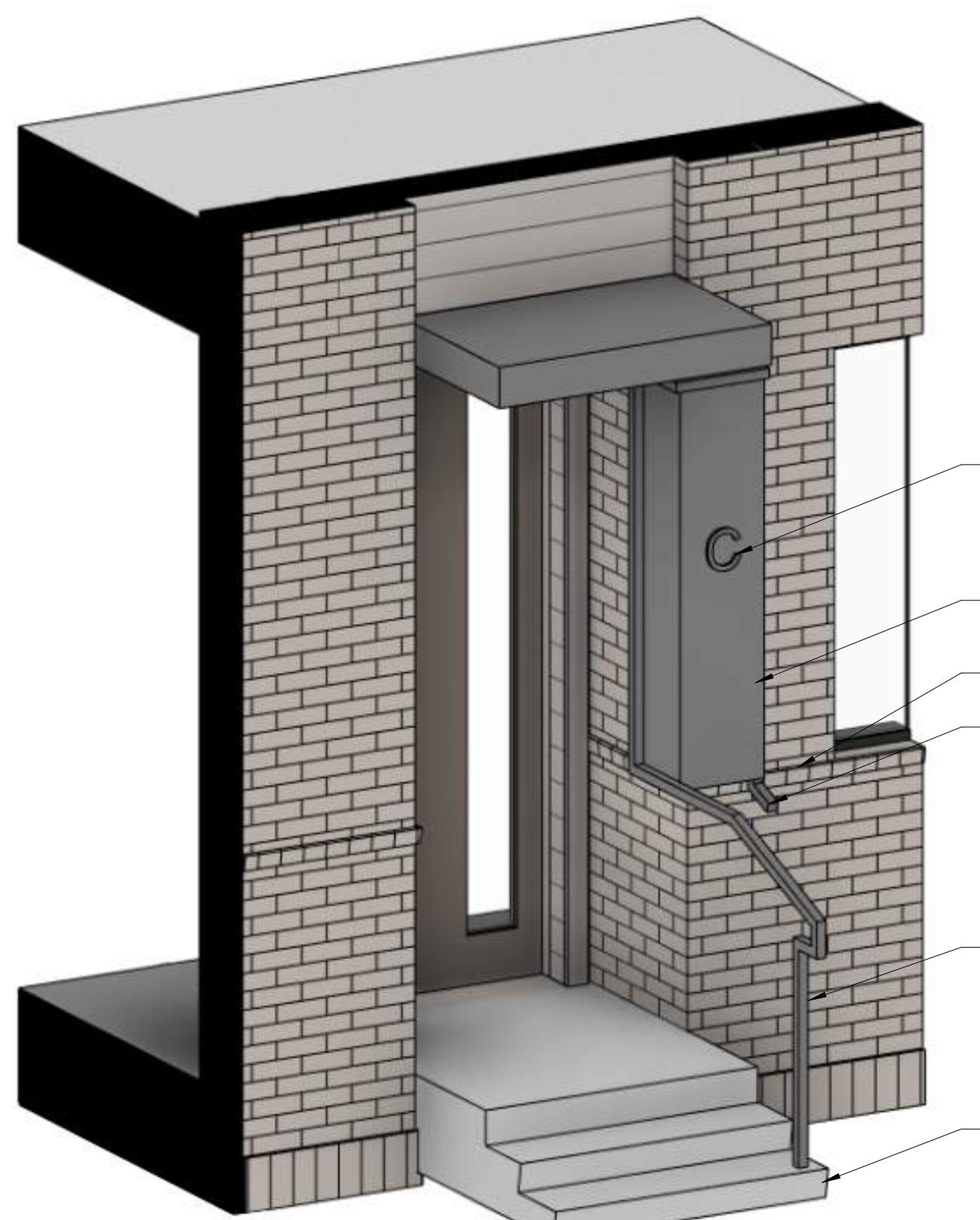
## OUTSIDE LA

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

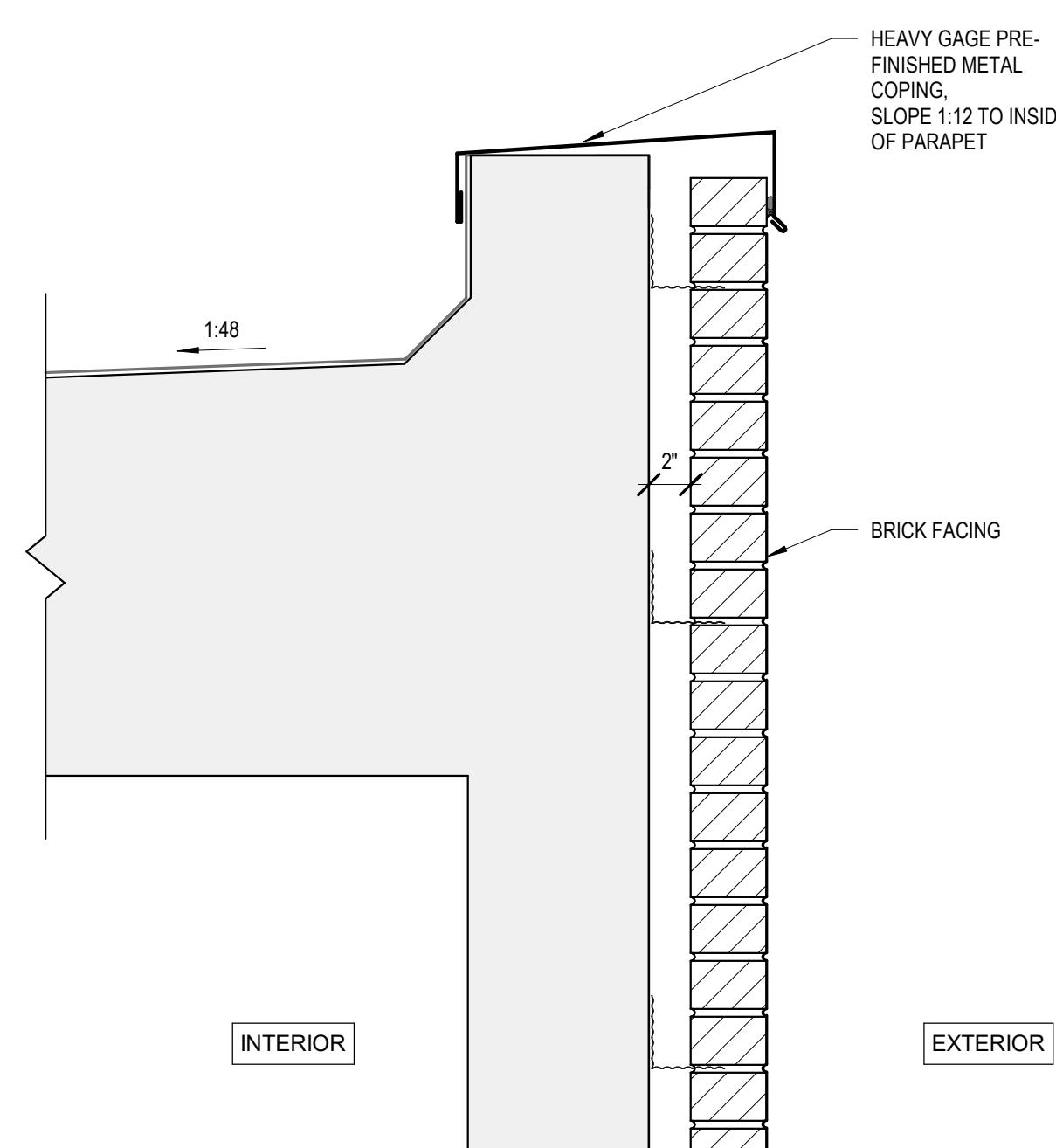
## 2504 SPRUCE

2504 SPRUCE STREET,  
BOULDER, CO

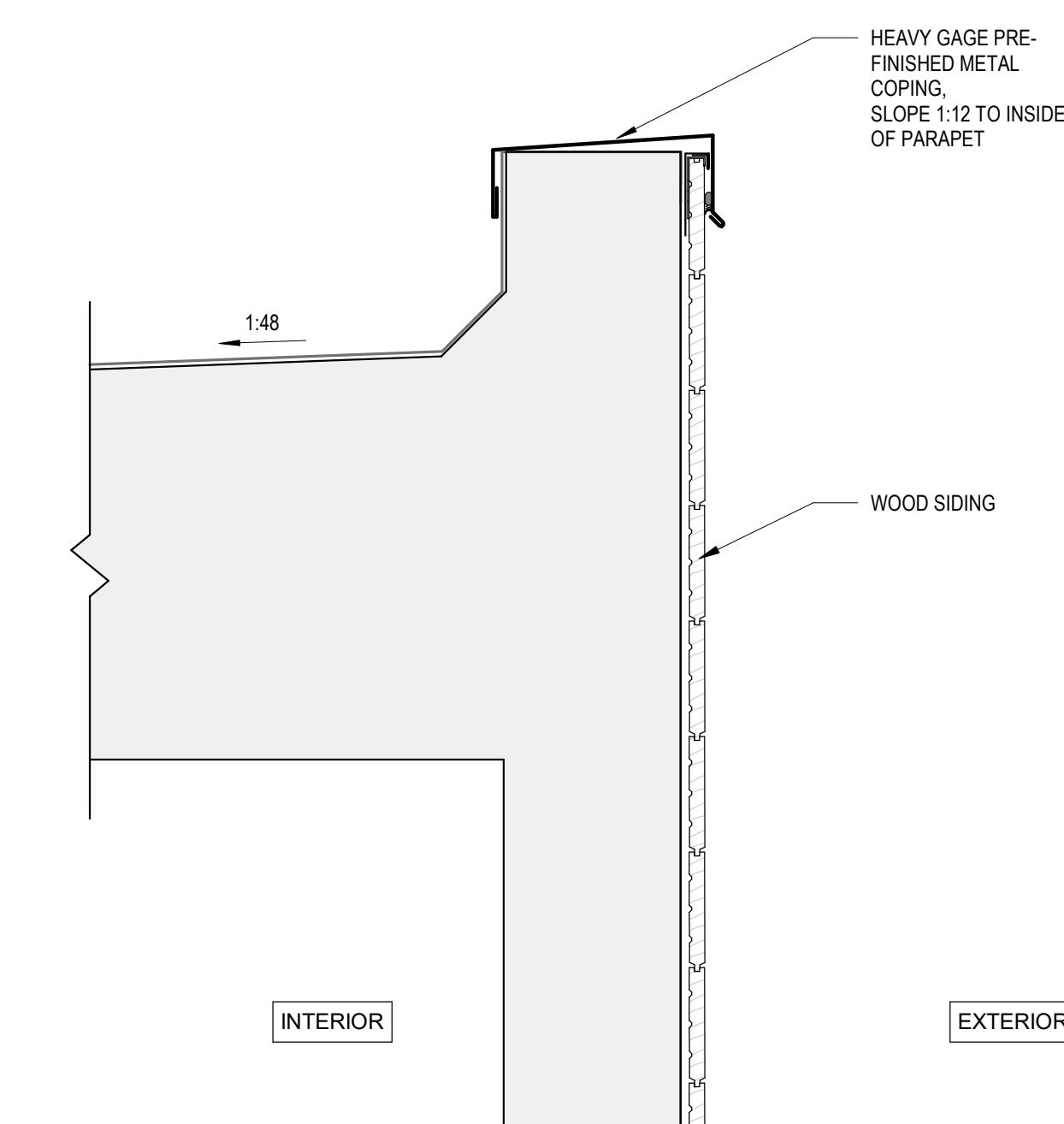
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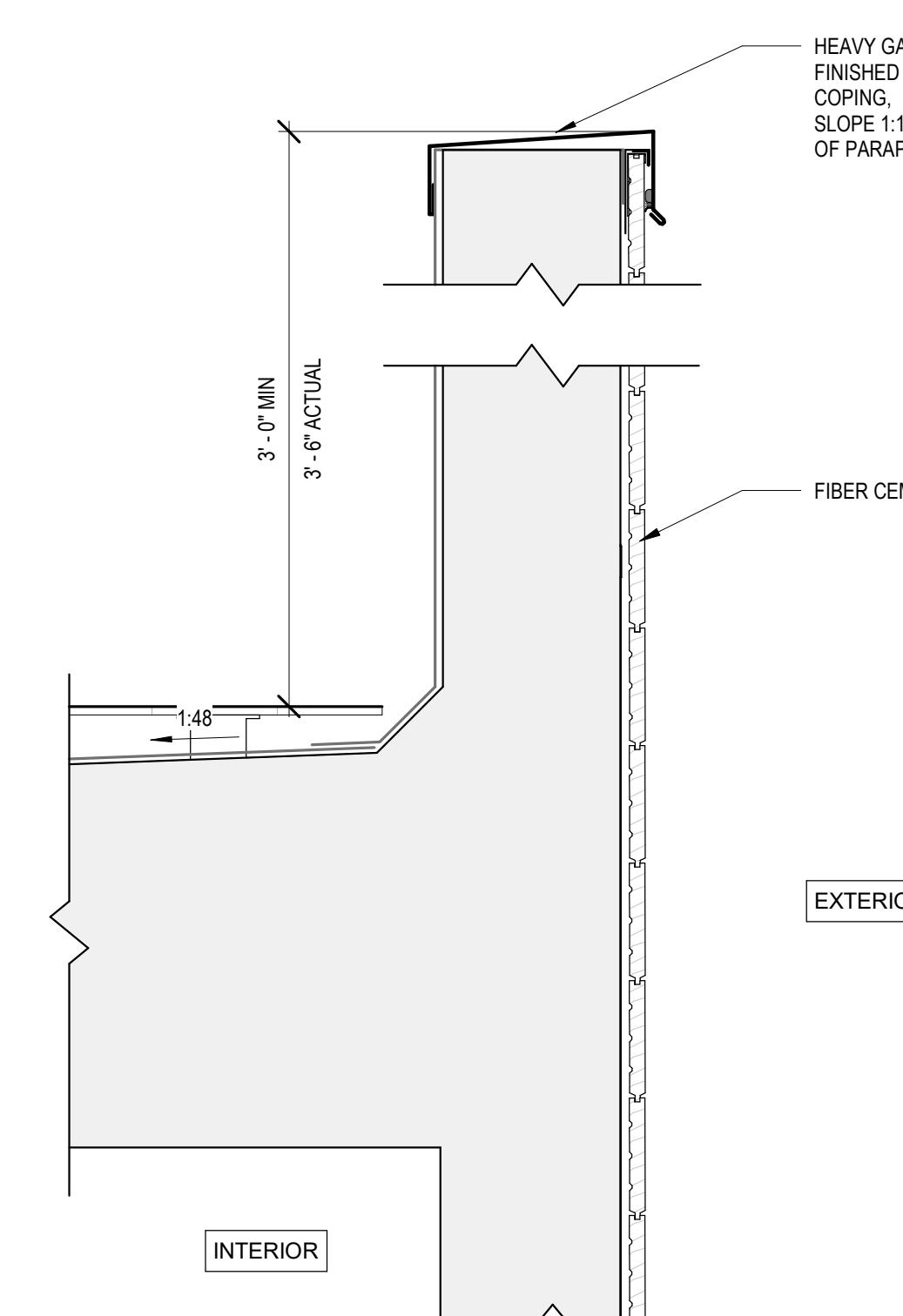
6 UNIT ENTRY AXONOMETRIC



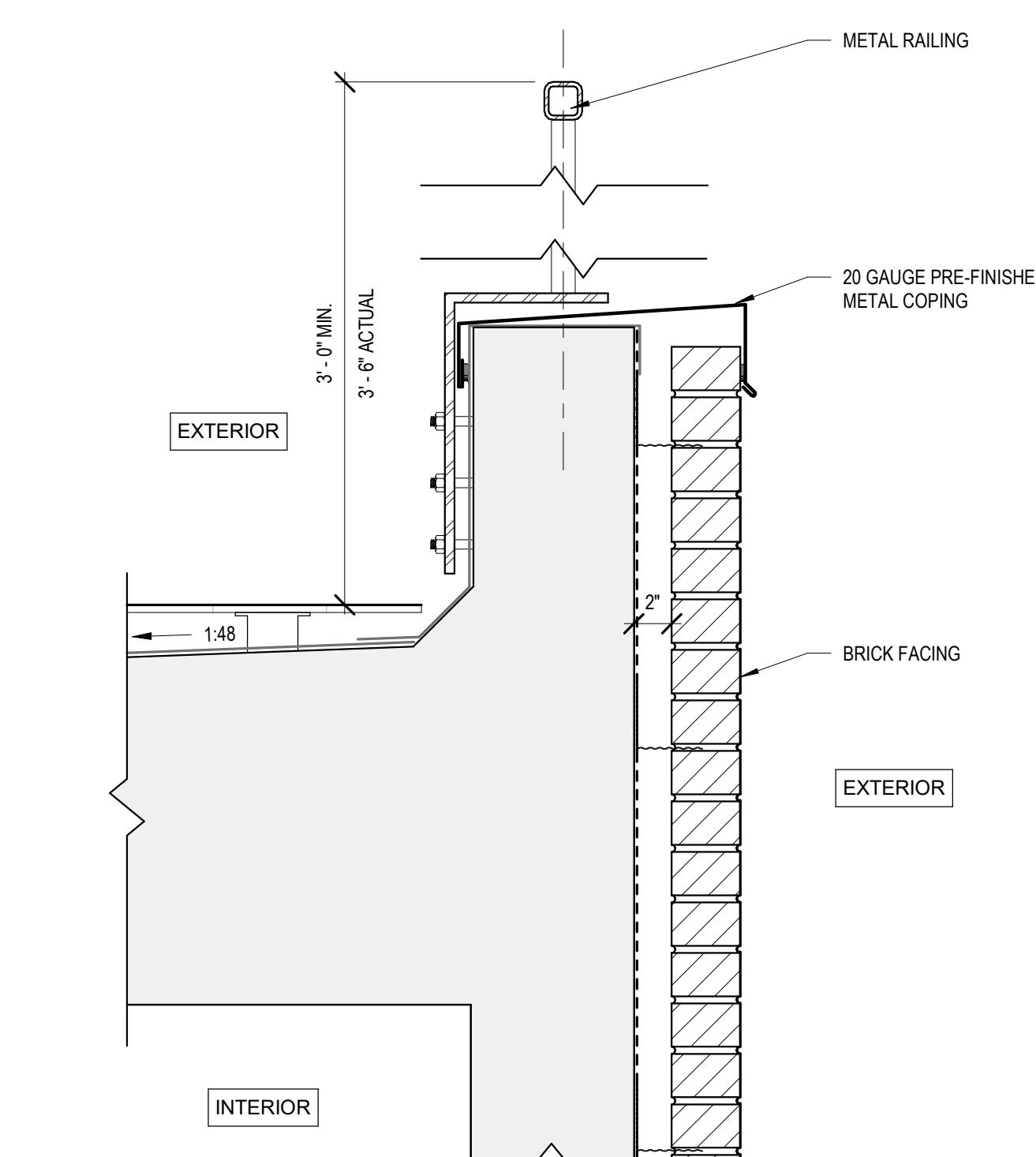
4 ROOF PARAPET @ BRICK



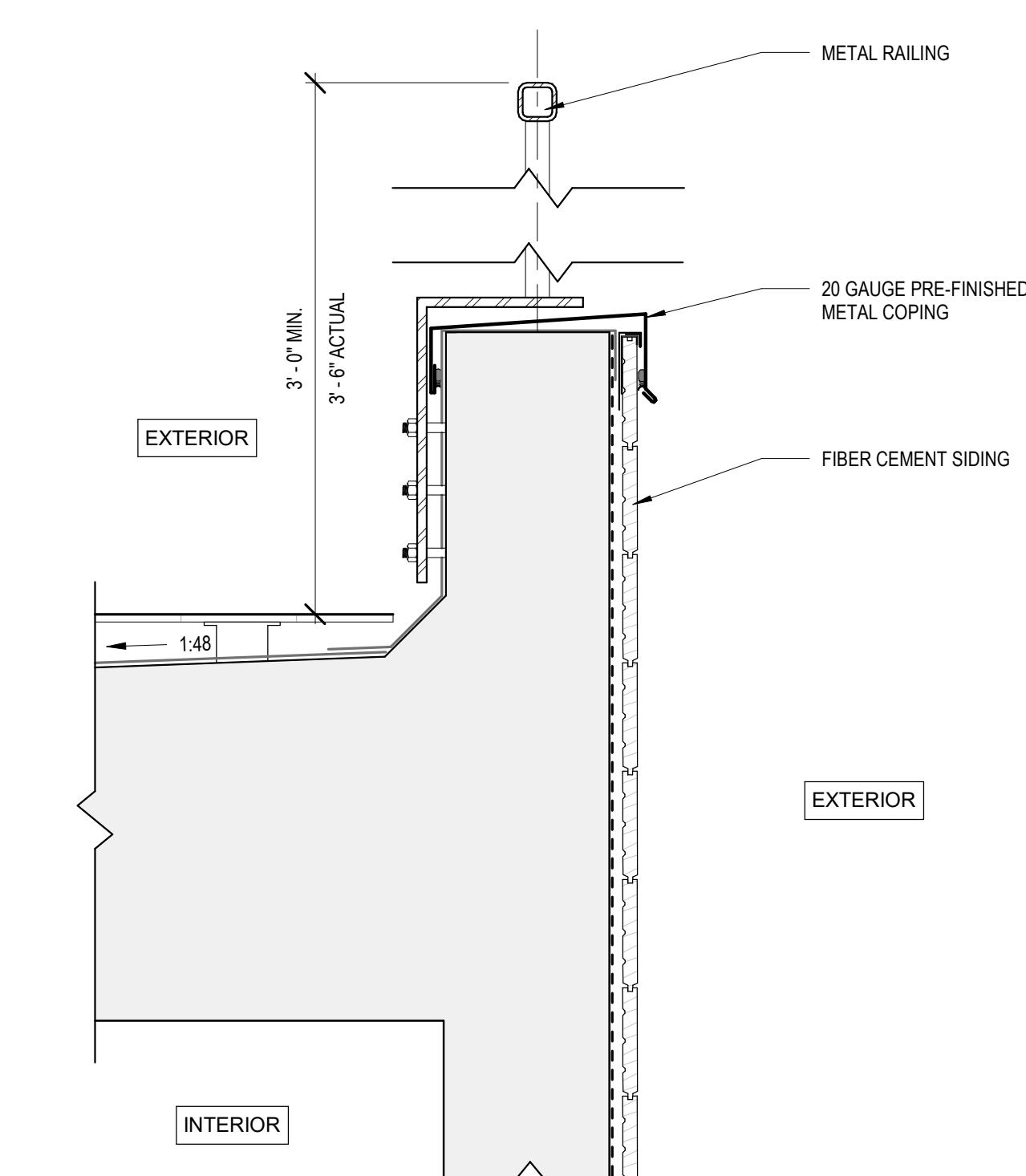
2 ROOF PARAPET @ FIBER CEMENT



5 ROOF PARAPET RAILING @ FC



3 ROOF PARAPET @ BRICK & RAILING



1 ROOF PARAPET @ FC & RAILING

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

SITE REVIEW  
06.14.2024

SHEET No.  
**SR-20.3**  
BUILDING DETAILS