

WHITTIER PLACE

2301 PEARL STREET BOULDER, CO 80302
SCHEMATIC DESIGN



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

WHITTIER PLACE

2301 PEARL ST.
BOULDER CO 80302

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| SCOPE OF WORK | |
|--------------------------|---|
| REBUILD | Rebuild in-kind of Whittier Place Condominiums, an 81-dwelling unit residential property located in the southeast quarter of Section 30, Township 1 North, Range 70 west of the 6th P.M., City of Boulder, County of Boulder, State of Colorado |
| PROJECT INFO | |
| LEGAL DESCRIPTION | A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 30, T1N, R70W OF THE 6TH P.M. |
| BUILDING TYPE | MULTIFAMILY DWELLING |
| ZONING | MU-3 |
| CONSTRUCTION TYPE | VB NON RATED |
| OCCUPANCY CLASSIFICATION | R-2 |
| LOT SIZE | 46,960 SF |
| PREVIOUS APPROVALS | P.U.D. DATED JANUARY 3, 1983 |

| PROJECT TEAM | |
|----------------------------|--|
| OWNER | WHITTIER PLACE CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC. P.O. BOX 7472 BOULDER, CO 80306 |
| CIVIL ENGINEER | THE SANITAS GROUP 801 MAIN STREET LOUISVILLE, CO 80027 P: 720.346.1656 |
| LANDSCAPE ARCHITECT | STUDIO TERRA 758 CLUB CIRCLE LOUISVILLE, CO 80027 P: 303.494.9138 |
| ARCHITECT | COBURN PARTNERS 2718 PINE STREET BOULDER, CO 80302 P: 303.442.3351 |
| STRUCTURAL ENGINEER | GEBAU, INC. 1121 BROADWAY, UNIT 201 BOULDER, CO 80302 P: 303.444.8545 |
| MEP ENGINEER | BOULDER ENGINEERING 1717 15TH STREET BOULDER, CO 80302 P: 303.444.6038 |

| APPLICABLE CODES: |
|---|
| NATIONAL CODES: 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL PLUMBING CODE (IPC) 2018 INTERNATIONAL FIRE CODE (IFC) 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018 INTERNATIONAL FUEL GAS CODE (IFGC) 2020 NATIONAL ELECTRIC CODE (NEC) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA) 2009 ANSI A117.1 FAIR HOUSING ACT (FHA) ASME A17.1/CSA B44, ASME A17.7/CSA B44.7 ELEVATOR CODES |
| LOCAL CODES: 2020 CITY OF BOULDER ENERGY CONSERVATION CODE CITY OF BOULDER REVISED CODE CITY OF BOULDER AMENDMENTS (CHAPTER 10-5.5) COLORADO STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. SECTION 9-5) |

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| A071 | FLOOR AREA CALCS | |
| A072 | FLOOR AREA CALCS | |
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| ISSUED/REVISION SCHEDULE | | | | |
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07/11/2022

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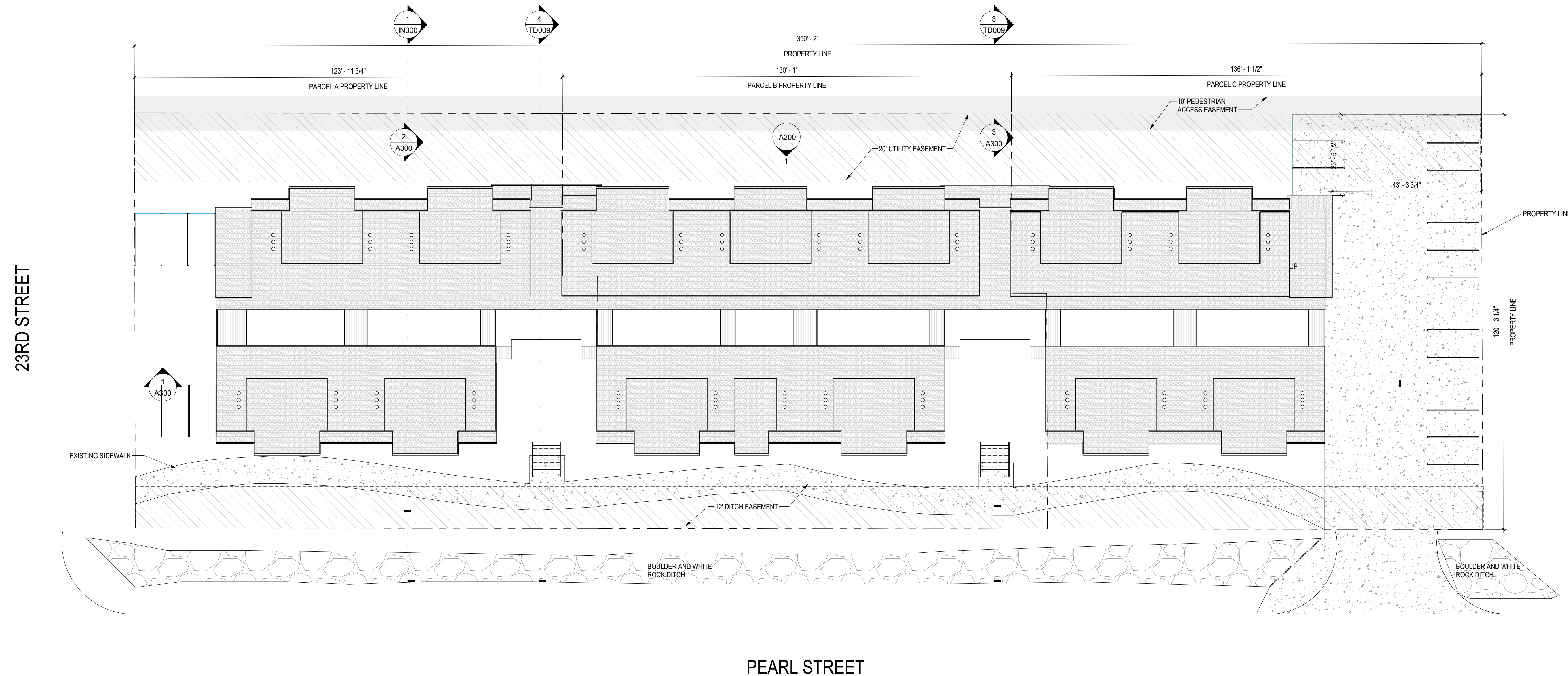
SHEET No.

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COVER SHEET

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1 SITE PLAN
1/16" = 1'-0"

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SHEET No.
A060
SITE PLAN

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P.U.D. OPEN SPACE (FOR ENTIRE WHITTIER SQUARE SITE):
800 sf PER UNIT + 22.5% REDUCTION

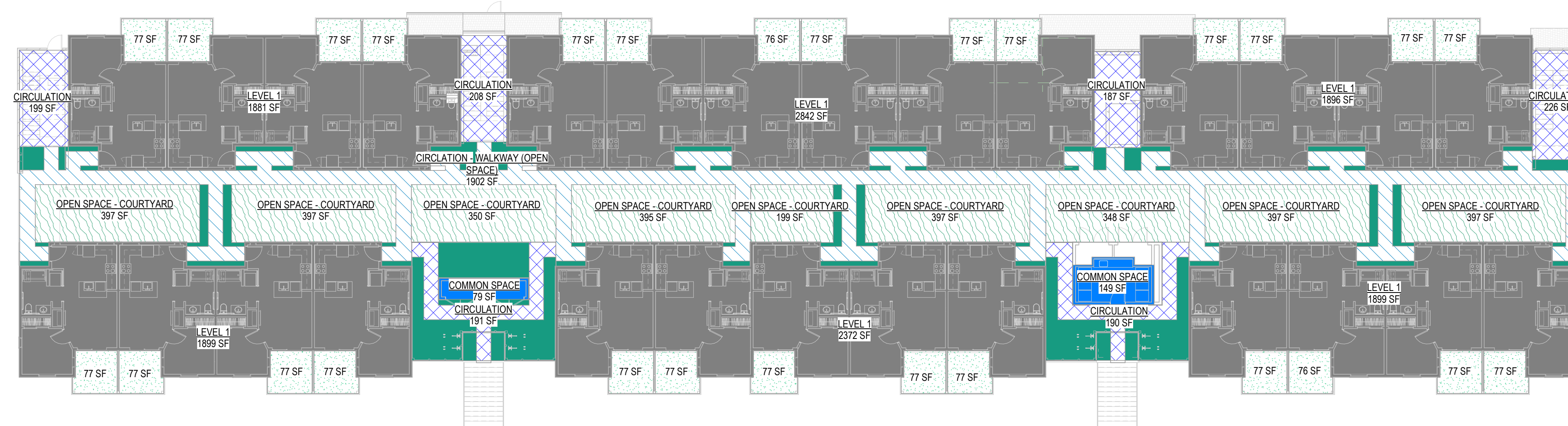
P.U.D. WHITTIER PLACE OPEN SPACE:
800 sf
x 40.5 UNITS (PER P.U.D. UNIT CALCS)
x 0.775% (22.5% REDUCTION)
= 25,110 sf

*EXISTING OPEN SPACE INCLUDES THE PRIVATE PATIOS (24.5% of required) & COURTYARD AREA NOT INCLUDED AS EGRESS.

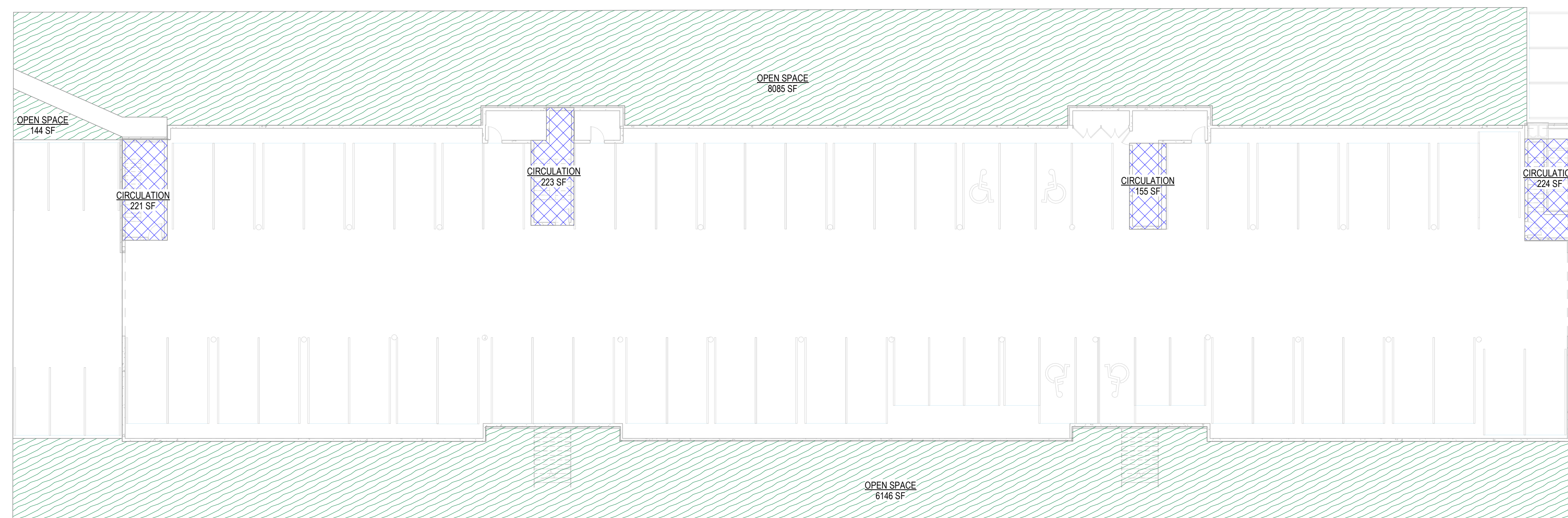
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COB Open Space

| CIRCULATION - WALKWAY (OPEN SPACE) | | |
|------------------------------------|------------------------------------|----------|
| LEVEL 1 | CIRCULATION - WALKWAY (OPEN SPACE) | 1902 SF |
| LEVEL 2 | CIRCULATION - WALKWAY (OPEN SPACE) | 1902 SF |
| LEVEL 3 | CIRCULATION - WALKWAY (OPEN SPACE) | 1901 SF |
| | | 5706 SF |
| OPEN SPACE | | |
| GARAGE T.O. ASPHALT | OPEN SPACE | 14375 SF |
| | | 14375 SF |
| OPEN SPACE - BALCONIES | | |
| LEVEL 1 | OPEN SPACE - BALCONIES | 2070 SF |
| LEVEL 2 | OPEN SPACE - BALCONIES | 2070 SF |
| LEVEL 3 | OPEN SPACE - BALCONIES | 2069 SF |
| | | 6209 SF |
| OPEN SPACE - COURTYARD | | |
| LEVEL 1 | OPEN SPACE - COURTYARD | 3276 SF |
| | | 3276 SF |
| OPEN SPACE - WALKWAYS | | |
| LEVEL 1 | OPEN SPACE - WALKWAYS | 1222 SF |
| LEVEL 2 | OPEN SPACE - WALKWAYS | 494 SF |
| LEVEL 3 | OPEN SPACE - WALKWAYS | 493 SF |
| | | 2209 SF |
| TOTAL OPEN SPACE AREA | | 31774 SF |



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



1 GARAGE T.O. ASPHALT
1/16" = 1'-0"



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A073

CHARACTER SKETCHES



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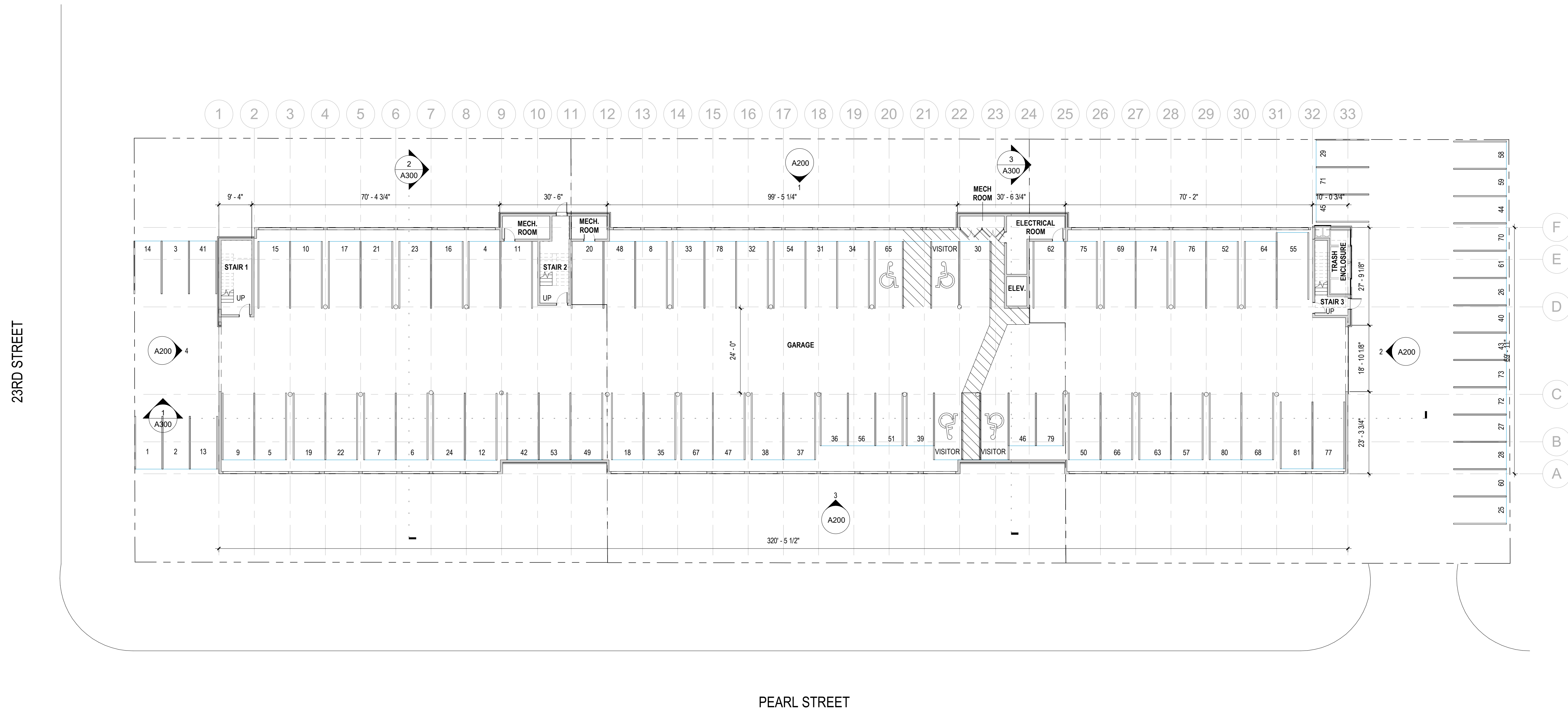
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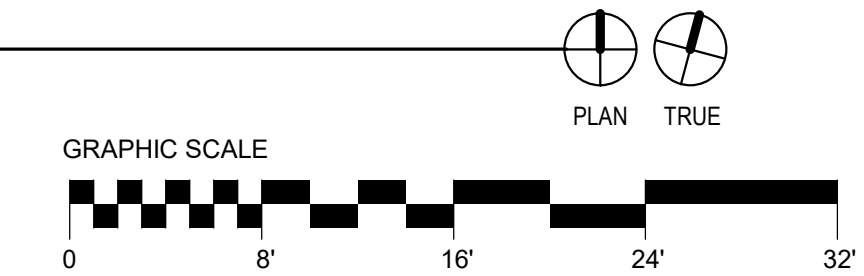
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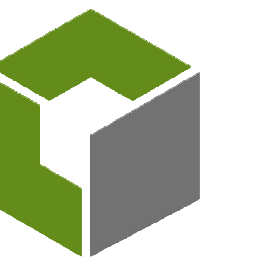
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1 GARAGE T.O. ASPHALT
1/16" = 1'-0"



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SHEET No.
A100
FLOOR PLAN - GARAGE



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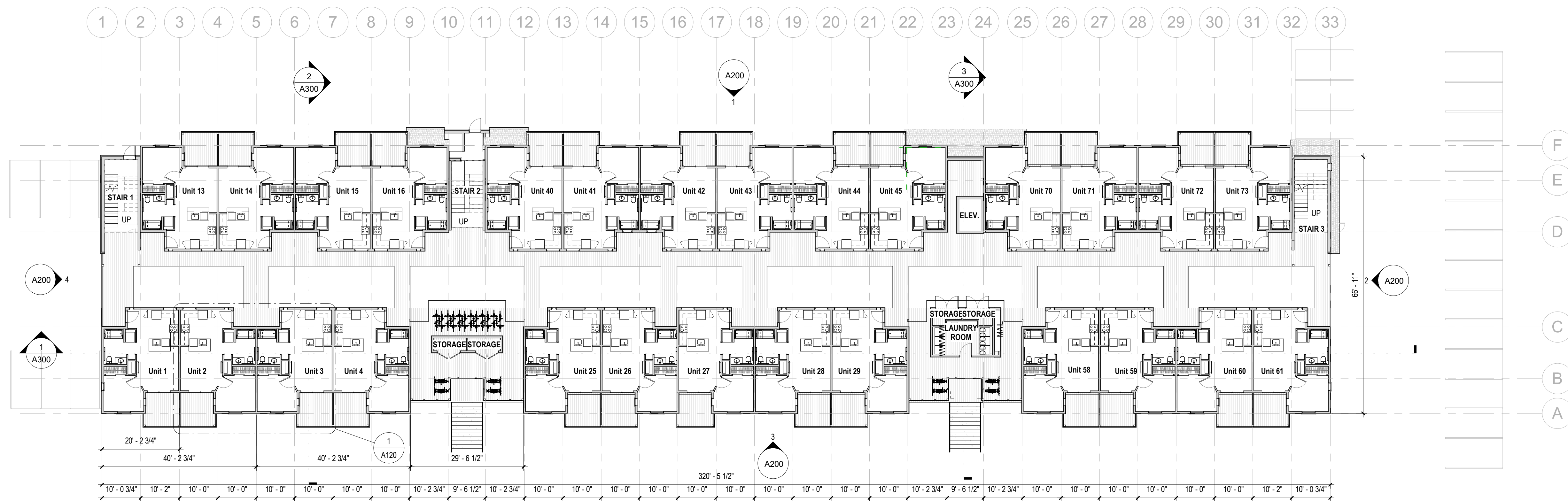
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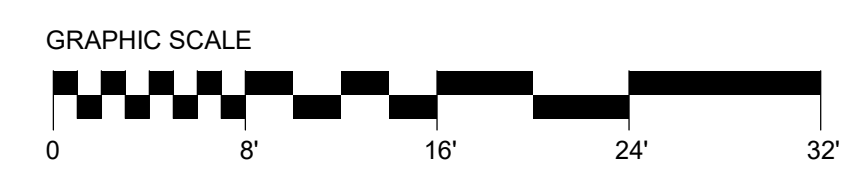
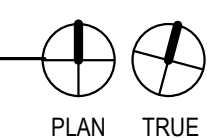
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1 LEVEL 1
1/16" = 1'-0"

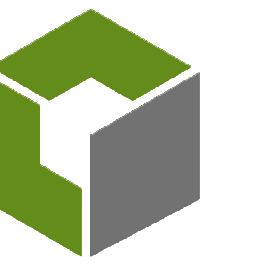


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A101
FLOOR PLAN - LEVEL 1



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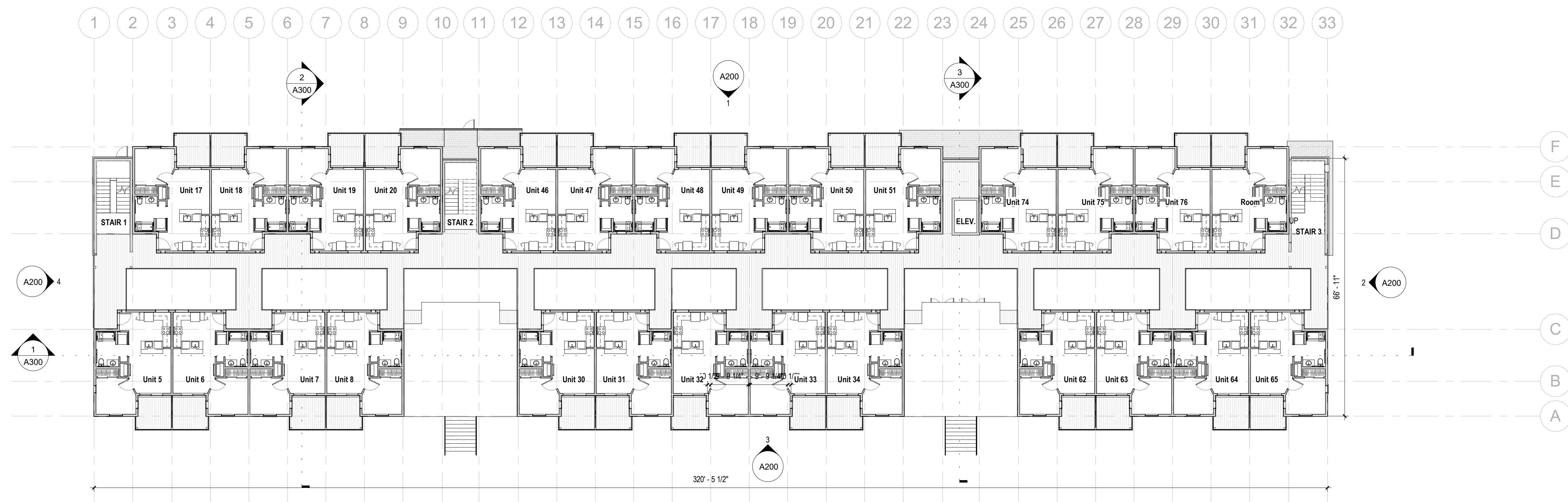
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**WHITTIER
PLACE**

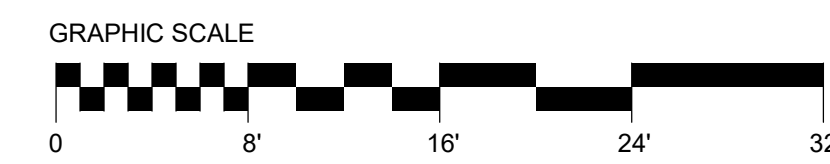
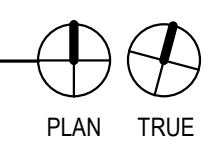
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1 LEVEL 2
1/16" = 1'-0"

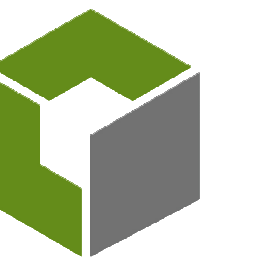


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A102
FLOOR PLAN - LEVEL 2



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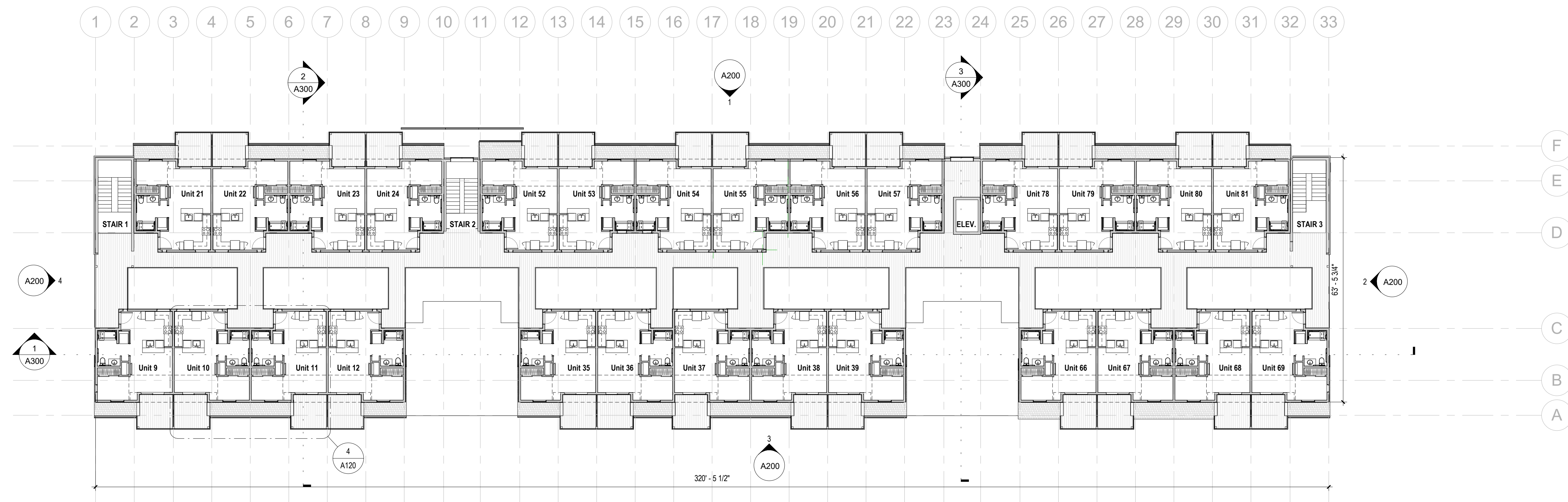
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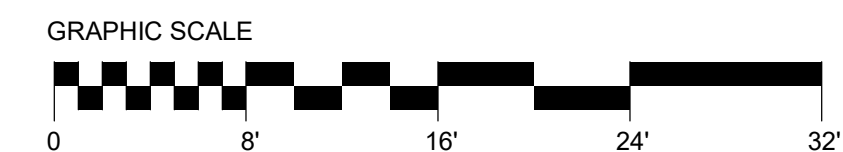
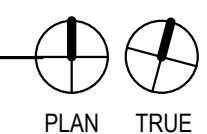
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LEVEL 3
1/16" = 1'-0"



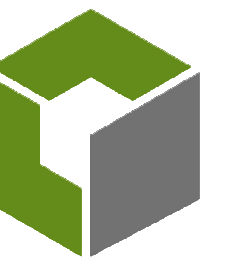
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FLOOR PLAN - LEVEL 3



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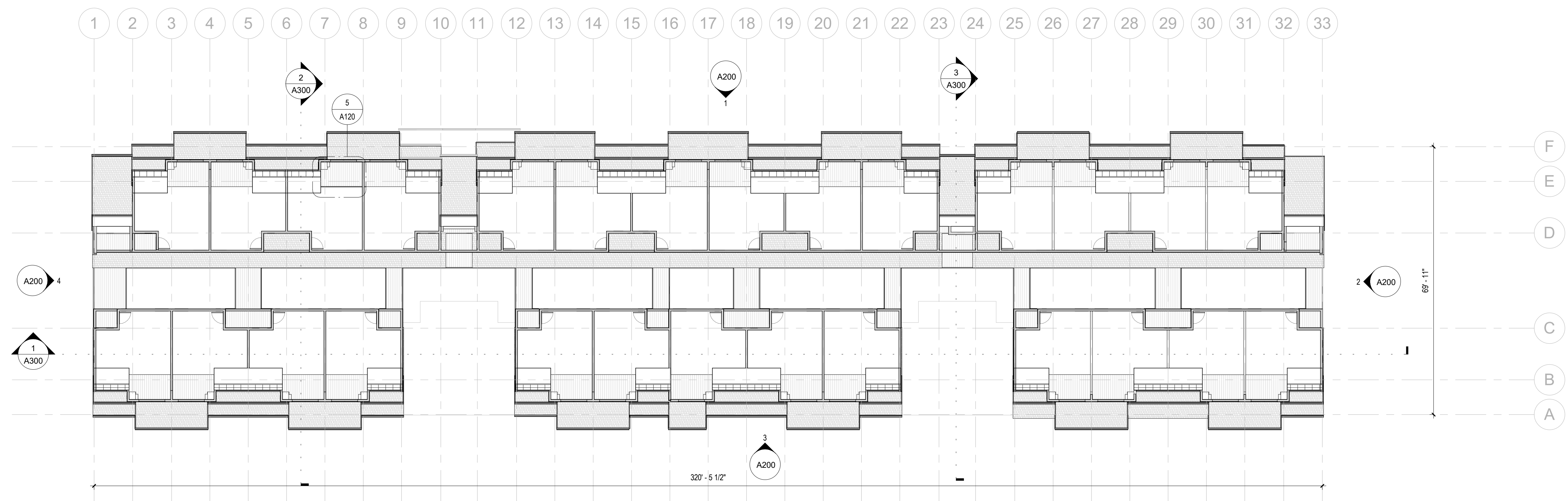
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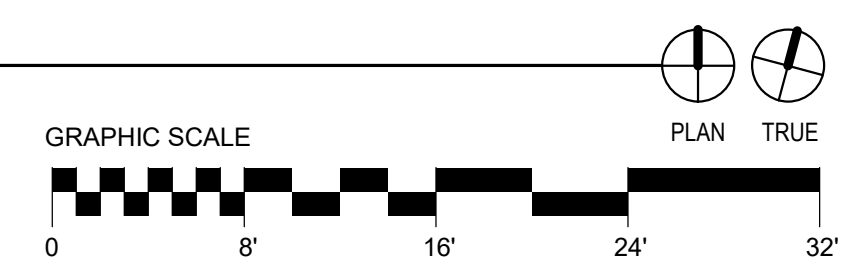
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1 LEVEL 3 LOFT
1/16" = 1'-0"



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**FLOOR PLAN - LEVEL 3
LOFT**

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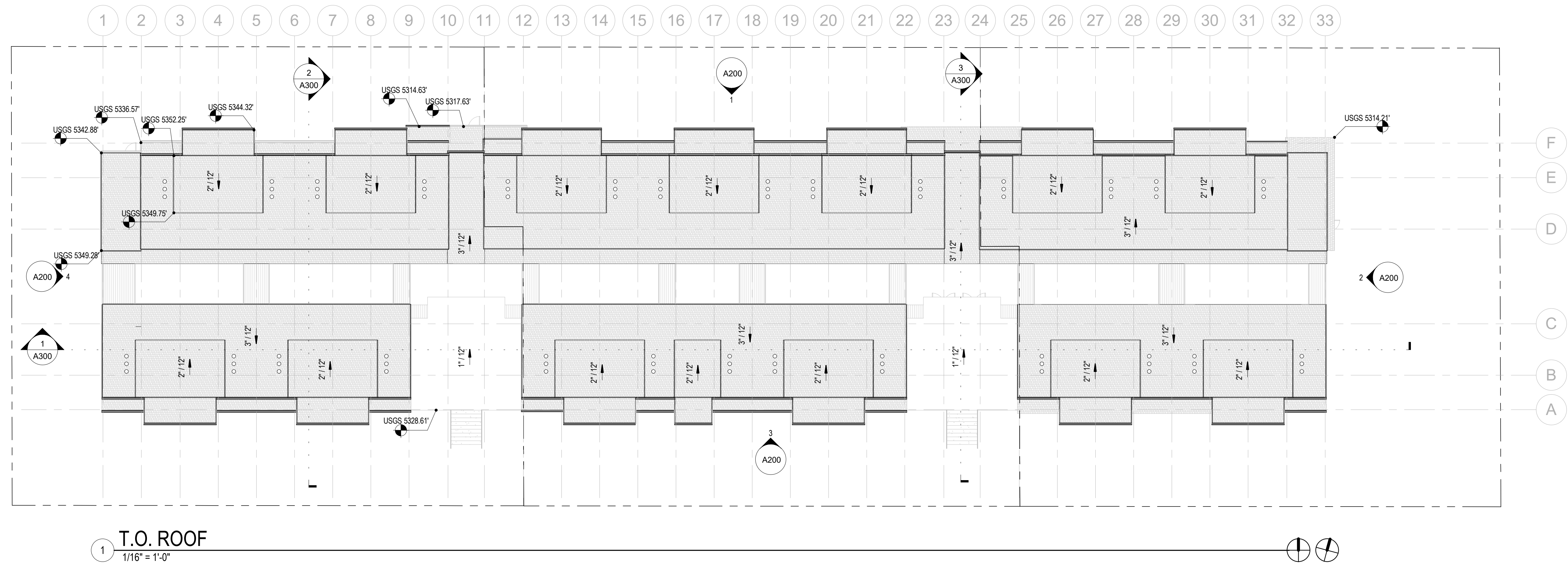
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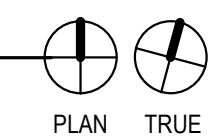
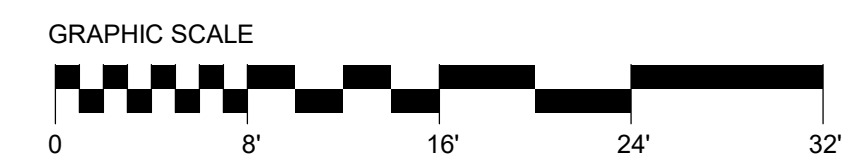
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1 T.O. ROOF
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A110

ROOF PLAN



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



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



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



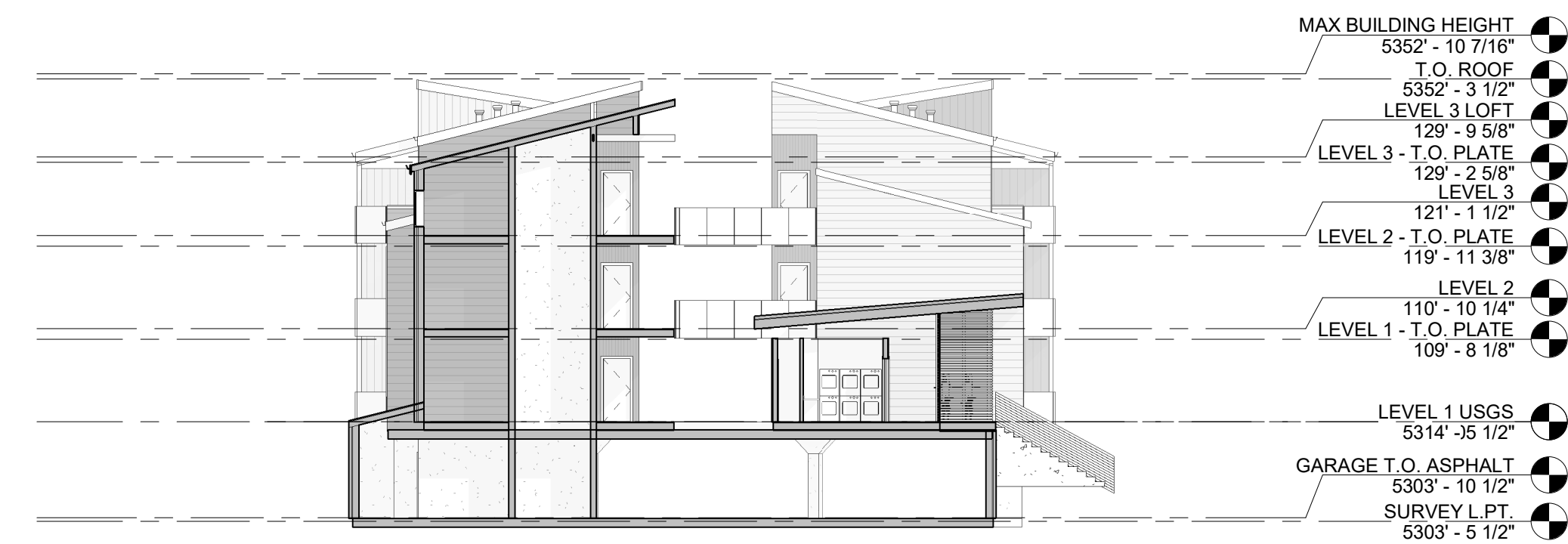
1 NORTH ELEVATION
1/16" = 1'-0"

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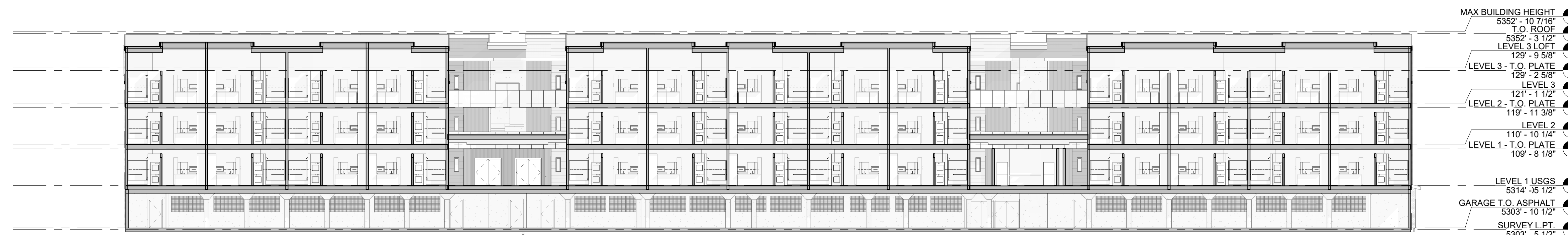
A200
BUILDING ELEVATIONS



3 TYP. ELEVATOR SECTION
1/16" = 1'-0"



2 TYP. UNIT SECTION
1/16" = 1'-0"



1 TYP. BUILDING SECTION
1/16" = 1'-0"

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| ISSUED/REVISION SCHEDULE | | | | |
|--------------------------|-------------|--------|---------|------|
| NO. | DESCRIPTION | AUTHOR | CHECKED | DATE |
| | | | | |

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A300
BUILDING SECTIONS