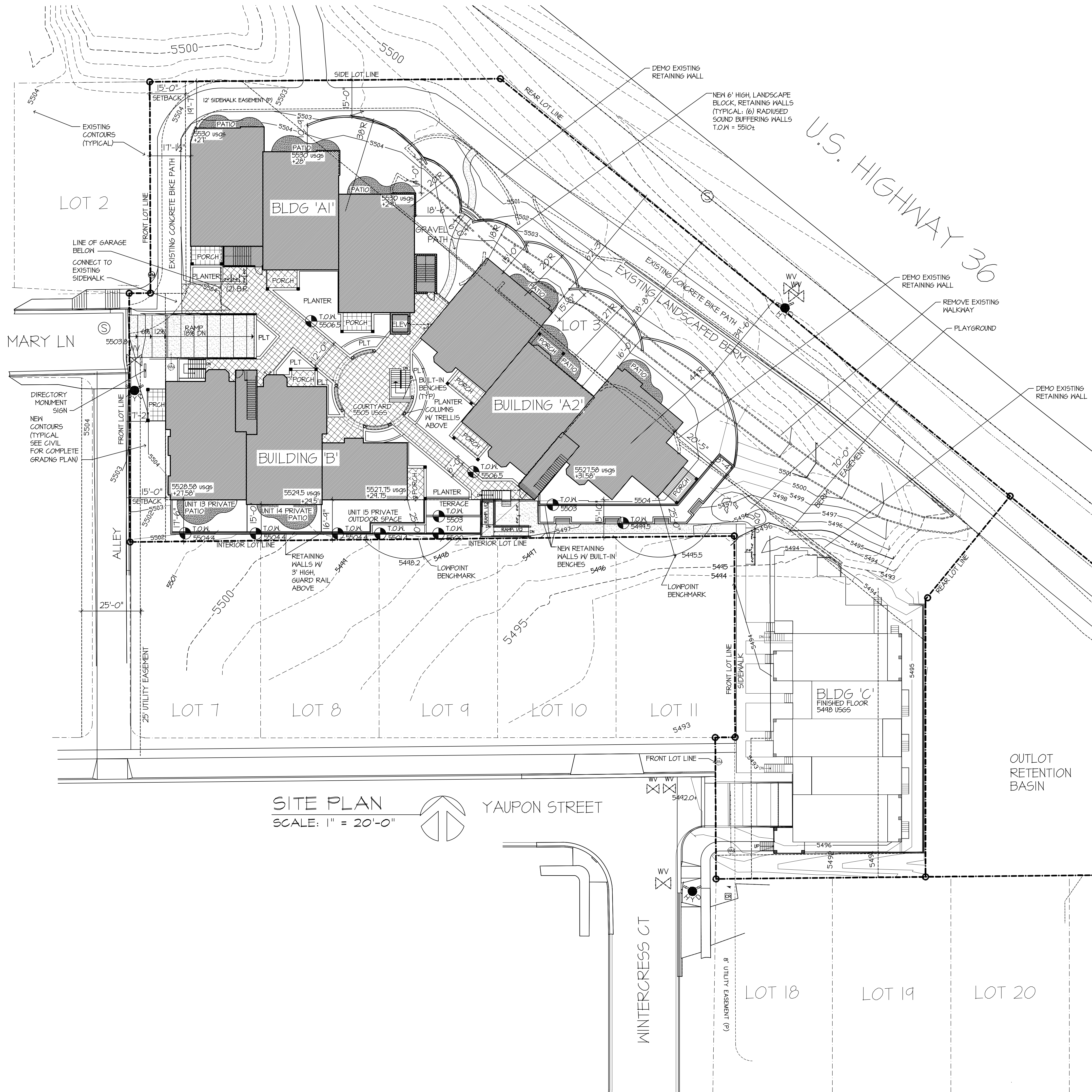


PROJECT DATA:

SEVENTEEN NEW CONDOMINIUMS OVER UNDERGROUND PARKING GARAGE	
ZONING:	B-2 (BMS-X)
NUMBER OF STORIES:	TWO
HEIGHT:	275 FEET
OCCUPANCY GROUP:	R-2, S-2,
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER:	FULLY SPRINKLED (NFPA 13)
FIRE SEPARATION:	1-HOUR BETWEEN EACH OCCUPANCY TYPE
PARTY WALLS:	1 HOUR RATING (UL-341, STC 65; OCFW-27-64)
PARTY FLOORS:	1 HOUR RATING (UL-16 ASTM-E 119/NFPA 251, STC 63-65)
VERTICAL EXITS:	1 HOUR RATING (UL-341, STC 65; OCFW-27-64)
EXTERIOR WALLS:	UNRATED (EXCEPT BETWEEN BUILDINGS A1&A2: 1 HOUR-UL - U356)
INTERIOR PARTITIONS:	UNRATED (PER TABLE 601, NOTE d)
BEAMS SUPPORTING TWO FLOORS:	ONE HOUR RATED PROTECTION (UL - L524)
LOT AREA:	64,440 SF (1.48 ACRES)
BUILDING 'A1': (6) 3-BEDROOM FLATS	
4 UNITS	1610 SF (TOTAL = 6,440 SF)
2 UNITS	1524 SF (TOTAL = 3,050 SF)
BUILDING 'A2': (6) 3-BEDROOM FLATS	
2 UNITS	1634 SF (TOTAL = 3,268 SF)
2 UNITS	1624 SF (TOTAL = 3,248 SF)
2 UNITS	1825 SF (TOTAL = 3,650 SF)
BUILDING 'B': (4) 3-BEDROOM FLATS, ONE TOWN HOME	
2 UNITS	1630 SF (TOTAL = 3,260 SF)
2 UNITS	1615 SF (TOTAL = 3,230 SF)
1 UNIT	1724 SF (TOTAL = 3,448 SF)
GRAND TOTAL	24,602 SF
GARAGE 17,187 SF	
PARKING:	
REQ'D PARKING:	25.5 SPACES (11 UNITS x 1.5 SPACE)
PARKING PROVIDED:	34 SPACES (6 COMPACT) (2 ADA)
PERMANENTLY AFFORDABLE:	
REQUIRED:	3.4 (11 x 20%)
PROVIDED:	BUYOUT
HEIGHT BENCHMARK: 5495.5 USGS (BLDG. A1&2) 5498.2 USGS (BLDG. B)	
MAXIMUM HEIGHT: 35 FEET	
MAXIMUM ELEVATION: 5530.5 USGS (BLDG. A1&2) 5533.2 USGS (BLDG. B) 5505 USGS (BLDG. A & B)	
COURTYARD ELEVATION:	
OPEN SPACE REQUIRED: 9,674 SF (15%)	
TOTAL OPEN SPACE PROVIDED: 44,091 SF (68%)	
ADA REQUIREMENTS: PER 4-5-105 COLO. REV. STATUTES 17 UNITS REQUIRE 12 ACCESSIBILITY POINTS (15-28) 6 POINTS PER TYPE 'A' UNIT = (2) TYPE 'A' UNITS PROVIDED: UNITS ONE & TWO, BUILDING A1	
LANDSCAPING REQUIREMENTS: SEE SITE REVIEW	
GOVERNING CODES:	
2006 International Building Code (IBC)	
2006 International Residential Code (IRC)	
2006 International Fire Code (IFC)	
2006 International Mechanical Code (IMC)	
2006 International Plumbing Code (IPC)	
2006 International Fuel Gas Code (IFGC)	
2006 International Energy Conservation Code (IECC)	
2008 National Electrical Code (NEC)	
GENERAL NOTES:	
1) STEEL PAN/CONCRETE STAIRS ARE DESIGN BUILD	
2) ALL WORK TO BE DONE TO CITY OF BOULDER STANDARDS	
3) ALL ENTRY THRESHOLDS TO COMPLY W/ ADA MAXIMUM HEIGHT OF 1/2"	
4) WASTE PIPING IN ALL 2ND FLOOR FLATS TO BE CAST IRON	



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Project Name: SANITAS, PHASE 2	
Project #:	1101
File Name:	PHASE2 SITE PLAN
Designer:	Jdk
Date:	7/23/11 11/18/11
Revision Date:	4/18/11 2/24/12
	4/20/11 10/16/11

A0