8 BUILDING A WEST - WEST ELEVATION
1/16" = 1'-0"

4 BUILDING A EAST - WEST ELEVATION
1/16" = 1'-0"

MATERIALS KEY

1	MASONRY FIELD
2	MASONRY ACCENT #1
3	MASONRY ACCENT #2
4	MASONRY ACCENT BAND
5	MASONRY SILLS
6	MASONRY STONE
7	MASONRY BASE
8	COMPOSITE SIDING #1
9	COMPOSITE SIDING #2
10	COMPOSITE SHINGLE
11	COMPOSITE PANEL #1
12	COMPOSITE PANEL #2
13	COMPOSITE PANEL #3
14	COMPOSITE TRIM #1
15	COMPOSITE TRIM #2
16	COMPOSITE WOOD
17	METAL WALL ACCENT PANELS
18	METAL STOREFRONT / FRAME
19	METAL PANEL
20	METAL AWNING
21	METAL RAILING
22	GARAGE DOOR
23	WINDOWS/DOORS WOOD (EXISTING)
24	WINDOWS/DOORS WOOD (NEW)
25	WINDOWS/DOORS VINYL #1
26	WINDOWS/DOORS VINYL #2
27	CONCRETE MASONRY
28	HEAVY PROFILE ASPHALT ROOF
29	GLASS PANELS
30	STUCCO PARAPET
31	STUCCO WALL
32	STUCCO FIELD
33	STUCCO ACCENT #1
34	STUCCO ACCENT #2
35	FASCIA/SOFFIT
36	COLUMNS
37	RETAINING WALL
38	PRECAST CONCRETE
39	NOT USED
40	NOT USED
41	METAL ROOF

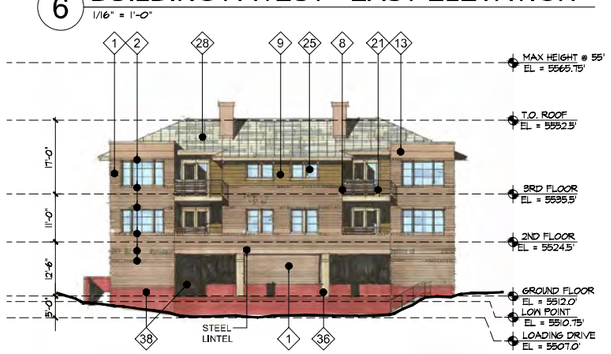
MATERIALS LEGEND

BUILDING A EAST AND A WEST

TRIM - BEIGE
WINDOWS/DOORS - WARM GRAY
MASONRY (FIELD) - SMOOTH RED
MASONRY (ACCENT) - GRAIN RED
COMPOSITE SIDING - CLAY
COMPOSITE SHINGLE - TAN
METAL AWNING - SILVER
METAL RAILING - DARK GREEN/GRAY
PRE-CAST CONCRETE - CLAY/BUFF
ASPHALT SHINGLE - MEDIUM WARM GRAY

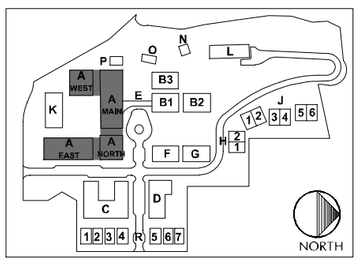
6 BUILDING A WEST - EAST ELEVATION
1/16" = 1'-0"

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



5 BUILDING A WEST - SOUTH ELEVATION
1/16" = 1'-0"

1 BUILDING A EAST - SOUTH ELEVATION
1/16" = 1'-0"



KEY PLAN

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP

ENGINEER:

CONSULTANT:
pcs group inc.

LUR 2016-00065

SITE REVIEW SUBMITTAL #4

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

DATE:	REVISION:
08-01-16	SITE REVIEW #1
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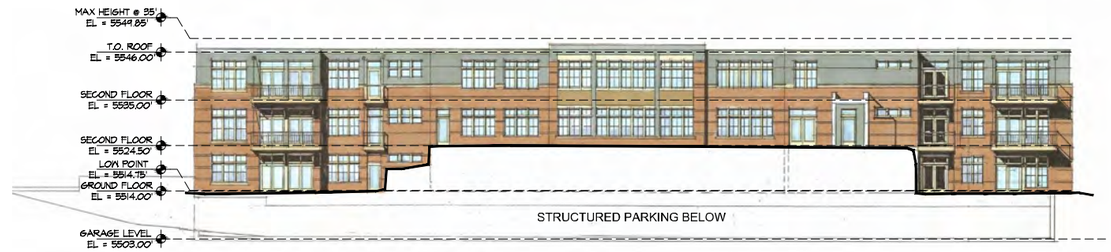
07-26-17	BDAB
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

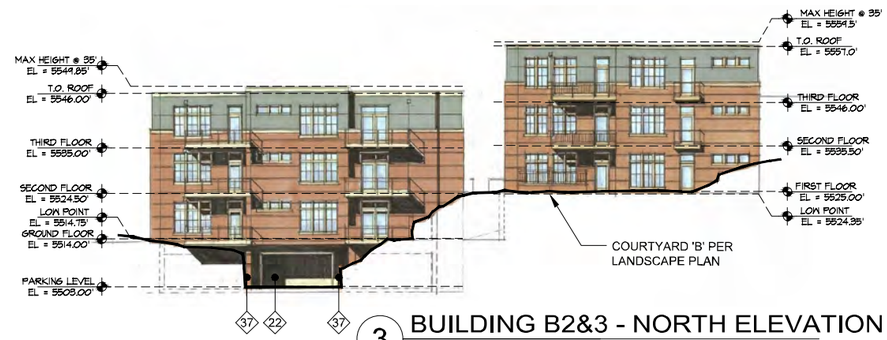
SHEET NAME:
ELEVATIONS
BUILDING A

SHEET NUMBER:
A-6.02

6 BUILDING B3 - WEST ELEVATION
1/16" = 1'-0"

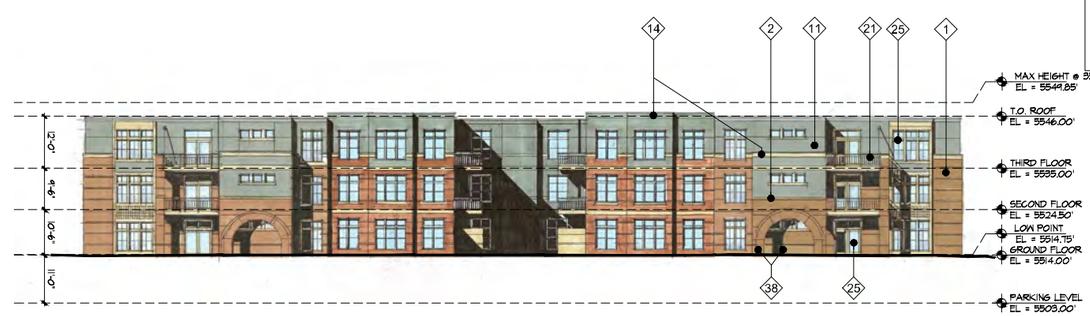


4 BUILDING B1&2 - WEST ELEVATION
1/16" = 1'-0"

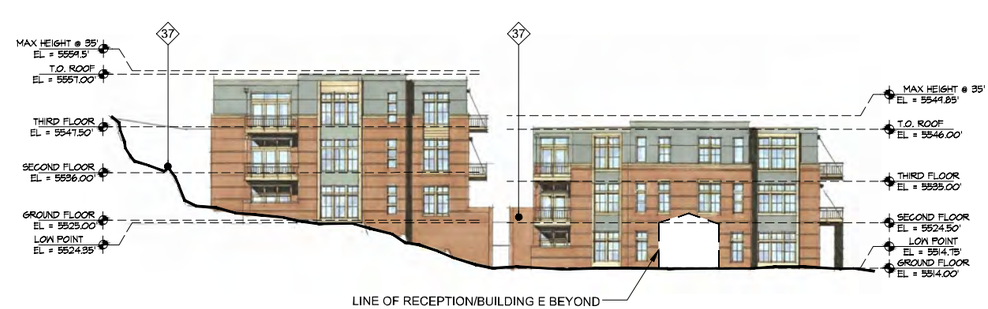


3 BUILDING B2&3 - NORTH ELEVATION
1/16" = 1'-0"

5 BUILDING B3 - EAST ELEVATION
1/16" = 1'-0"



2 BUILDING B1&2 - EAST ELEVATION
1/16" = 1'-0"



1 BUILDING B1&3 - SOUTH ELEVATION
1/16" = 1'-0"

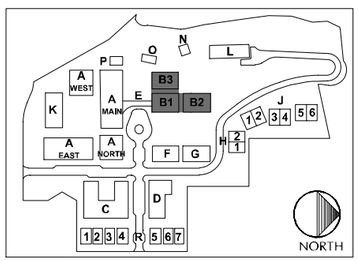
MATERIALS KEY

1 MASONRY FIELD
2 MASONRY ACCENT #1
3 MASONRY ACCENT #2
4 MASONRY ACCENT BAND
5 MASONRY SILLS
6 MASONRY STONE
7 MASONRY BASE
8 COMPOSITE SIDING #1
9 COMPOSITE SIDING #2
10 COMPOSITE SHINGLE
11 COMPOSITE PANEL #1
12 COMPOSITE PANEL #2
13 COMPOSITE PANEL #3
14 COMPOSITE TRIM #1
15 COMPOSITE TRIM #2
16 COMPOSITE WOOD
17 METAL WALL ACCENT PANELS
18 METAL STOREFRONT / FRAME
19 METAL PANEL
20 METAL AWNING
21 METAL RAILING
22 GARAGE DOOR
23 WINDOWS/DOORS WOOD (EXISTING)
24 WINDOWS/DOORS WOOD (NEW)
25 WINDOWS/DOORS VINYL #1
26 WINDOWS/DOORS VINYL #2
27 CONCRETE MASONRY
28 HEAVY PROFILE ASPHALT ROOF
29 GLASS PANELS
30 STUCCO PARAPET
31 STUCCO WALL
32 STUCCO FIELD
33 STUCCO ACCENT #1
34 STUCCO ACCENT #2
35 FASCIA/SOFFIT
36 COLUMNS
37 RETAINING WALL
38 PRECAST CONCRETE
39 NOT USED
40 NOT USED
41 METAL ROOF

MATERIALS LEGEND

BUILDING B1, B2 AND B3

TRIM - BEIGE
WINDOWS/DOORS - LIGHT WARM GRAY
MASONRY (FIELD) - WARM LIGHT RED/ORANGE
MASONRY (ACCENT) - WARM GRAY/TAN
PRE-CAST CONCRETE - WARM BUFF
COMPOSITE PANEL - BLUE/GRAY



KEY PLAN

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP

ENGINEER:

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
ELEVATIONS
BUILDING B

SHEET NUMBER:
A-6.03

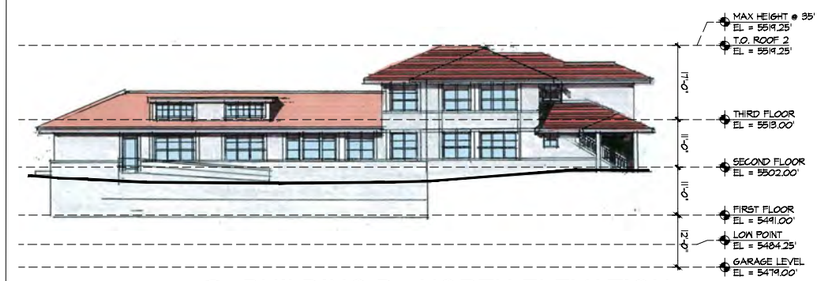
8 BUILDING C - WEST ELEVATION
1/16" = 1'-0"

7 BUILDING C - NORTH ELEVATION
1/16" = 1'-0"

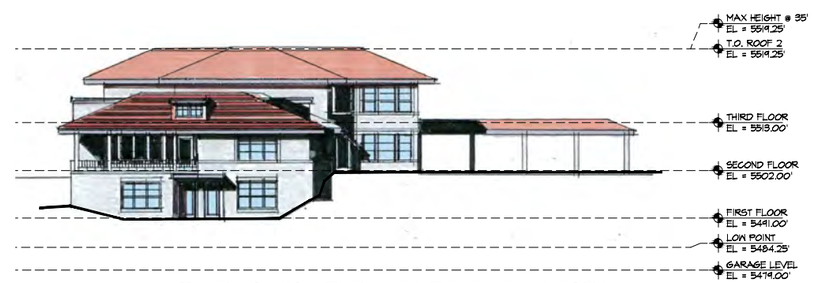
6 BUILDING C - EAST ELEVATION
1/16" = 1'-0"

5 BUILDING C - SOUTH ELEVATION
1/16" = 1'-0"

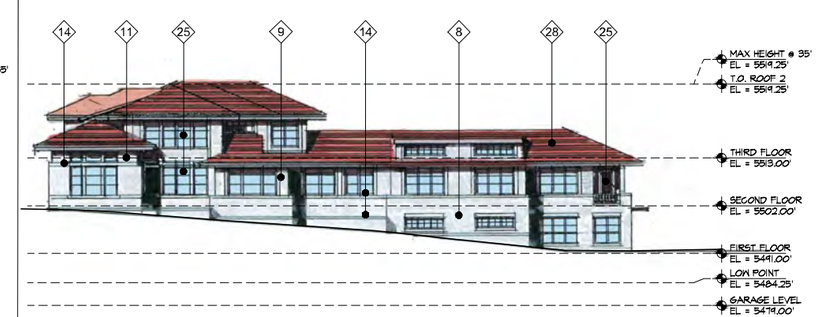
4 BUILDING D - WEST ELEVATION
1/16" = 1'-0"



3 BUILDING D - NORTH ELEVATION
1/16" = 1'-0"



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



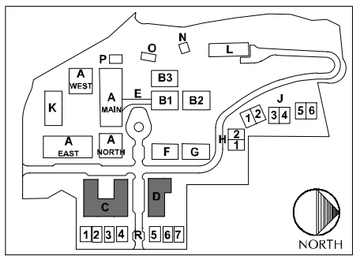
1 BUILDING D - SOUTH ELEVATION
1/16" = 1'-0"

MATERIALS KEY

1 MASONRY FIELD
2 MASONRY ACCENT #1
3 MASONRY ACCENT #2
4 MASONRY ACCENT BAND
5 MASONRY SILLS
6 MASONRY STONE
7 MASONRY BASE
8 COMPOSITE SIDING #1
9 COMPOSITE SIDING #2
10 COMPOSITE SHINGLE
11 COMPOSITE PANEL #1
12 COMPOSITE PANEL #2
13 COMPOSITE PANEL #3
14 COMPOSITE TRIM #1
15 COMPOSITE TRIM #2
16 COMPOSITE WOOD
17 METAL WALL ACCENT PANELS
18 METAL STOREFRONT / FRAME
19 METAL PANEL
20 METAL AWNING
21 METAL RAILING
22 GARAGE DOOR
23 WINDOWS/DOORS WOOD (EXISTING)
24 WINDOWS/DOORS WOOD (NEW)
25 WINDOWS/DOORS VINYL #1
26 WINDOWS/DOORS VINYL #2
27 CONCRETE MASONRY
28 HEAVY PROFILE ASPHALT ROOF
29 GLASS PANELS
30 STUCCO PARAPET
31 STUCCO WALL
32 STUCCO FIELD
33 STUCCO ACCENT #1
34 STUCCO ACCENT #2
35 FASCIA/SOFFIT
36 COLUMNS
37 RETAINING WALL
38 PRECAST CONCRETE
39 NOT USED
40 NOT USED
41 METAL ROOF

MATERIALS LEGEND FOR BUILDINGS C & D:

COMPOSITE PANEL, COMPOSITE SIDING AND TRIM - OFF WHITE
WINDOWS - GRAY/BLACK
ASPHALT ROOF - RED HIGH PROFILE
METAL RAIL - GRAY/BLACK



KEY PLAN

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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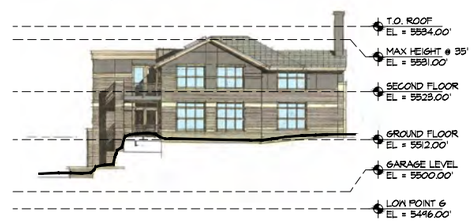
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
ELEVATIONS
BUILDING C & D

SHEET NUMBER:
A-6.04

REVISED OPTION RECOMMENDED BY BDAB

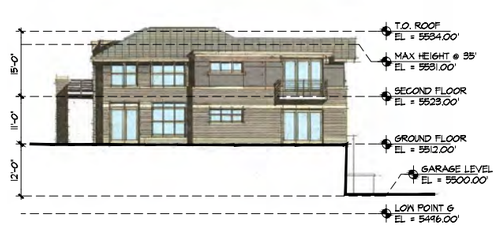
4 BUILDING F & G - WEST ELEVATION
1/16" = 1'-0"



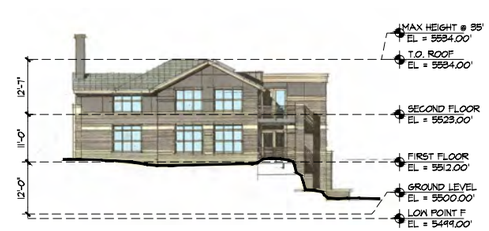
6 BUILDING G - NORTH ELEVATION
1/16" = 1'-0"

3 BUILDING F - NORTH ELEVATION
1/16" = 1'-0"

2 BUILDING F & G - EAST ELEVATION
1/16" = 1'-0"



5 BUILDING G - SOUTH ELEVATION
1/16" = 1'-0"



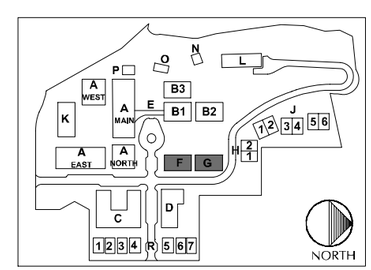
1 BUILDING F - SOUTH ELEVATION
1/16" = 1'-0"

MATERIALS KEY

1	MASONRY FIELD
2	MASONRY ACCENT #1
3	MASONRY ACCENT #2
4	MASONRY ACCENT BAND
5	MASONRY SILLS
6	MASONRY STONE
7	MASONRY BASE
8	COMPOSITE SIDING #1
9	COMPOSITE SIDING #2
10	COMPOSITE SHINGLE
11	COMPOSITE PANEL #1
12	COMPOSITE PANEL #2
13	COMPOSITE PANEL #3
14	COMPOSITE TRIM #1
15	COMPOSITE TRIM #2
16	COMPOSITE WOOD
17	METAL WALL ACCENT PANELS
18	METAL STOREFRONT / FRAME
19	METAL PANEL
20	METAL AWNING
21	METAL RAILING
22	GARAGE DOOR
23	WINDOWS/DOORS WOOD (EXISTING)
24	WINDOWS/DOORS WOOD (NEW)
25	WINDOWS/DOORS VINYL #1
26	WINDOWS/DOORS VINYL #2
27	CONCRETE MASONRY
28	HEAVY PROFILE ASPHALT ROOF
29	GLASS PANELS
30	STUCCO PARAPET
31	STUCCO WALL
32	STUCCO FIELD
33	STUCCO ACCENT #1
34	STUCCO ACCENT #2
35	FASCIA/SOFFIT
36	COLUMNS
37	RETAINING WALL
38	PRECAST CONCRETE
39	NOT USED
40	NOT USED
41	METAL ROOF

MATERIALS LEGEND FOR BUILDINGS F & G:

TRIM - BEIGE
WINDOW/DOORS - LT. WARM GRAY
MASONRY FIELD - WARM GRAY/GREEN
MASONRY ACCENT - LT. WARM GRAY/BEIGE
COMPOSITE SIDING (ACCENT) - WARM TEXAS LEATHER
PRECAST CONCRETE ACCENT - TAUPE
METAL RAILS - WARM GRAY/BLACK
ASPHALT ROOF - GRAY/GREEN
COMPOSITE PANEL - WARM BROWN



KEY PLAN

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
ELEVATIONS
BUILDING F & G

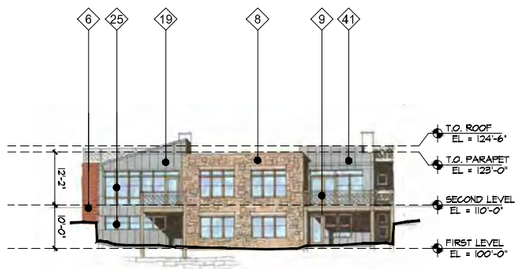
SHEET NUMBER:
A-6.05

8 COTTAGES J1-6 - WEST ELEVATION
1/16" = 1'-0"

4 COTTAGES H1-2 - WEST ELEVATION
1/16" = 1'-0"

7 COTTAGES J1-6 - NORTH ELEVATION
1/16" = 1'-0"

3 COTTAGES H1-2 - NORTH ELEVATION
1/16" = 1'-0"



6 COTTAGES J1-6 - EAST ELEVATION
1/16" = 1'-0"

2 COTTAGES H1-2 - EAST ELEVATION
1/16" = 1'-0"

5 COTTAGES J1-6 - SOUTH ELEVATION
1/16" = 1'-0"

1 COTTAGES H1-2 - SOUTH ELEVATION
1/16" = 1'-0"

MATERIALS KEY

1	MASONRY FIELD
2	MASONRY ACCENT #1
3	MASONRY ACCENT #2
4	MASONRY ACCENT BAND
5	MASONRY SILLS
6	MASONRY STONE
7	MASONRY BASE
8	COMPOSITE SIDING #1
9	COMPOSITE SIDING #2
10	COMPOSITE SHINGLE
11	COMPOSITE PANEL #1
12	COMPOSITE PANEL #2
13	COMPOSITE PANEL #3
14	COMPOSITE TRIM #1
15	COMPOSITE TRIM #2
16	COMPOSITE WOOD
17	METAL WALL ACCENT PANELS
18	METAL STOREFRONT / FRAME
19	METAL PANEL
20	METAL AWNING
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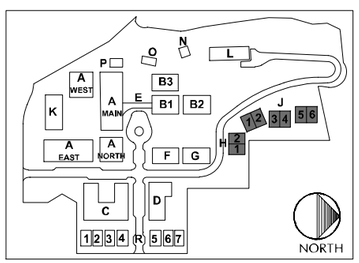
22	GARAGE DOOR
23	WINDOWS/DOORS WOOD (EXISTING)
24	WINDOWS/DOORS WOOD (NEW)
25	WINDOWS/DOORS VINYL #1
26	WINDOWS/DOORS VINYL #2
27	CONCRETE MASONRY
28	HEAVY PROFILE ASPHALT ROOF
29	GLASS PANELS
30	STUCCO PARAPET
31	STUCCO WALL
32	STUCCO FIELD
33	STUCCO ACCENT #1
34	STUCCO ACCENT #2
35	FASCIA/SOFFIT
36	COLUMNS
37	RETAINING WALL
38	PRECAST CONCRETE
39	NOT USED
40	NOT USED
41	METAL ROOF

MATERIALS LEGEND FOR H COTTAGES & J COTTAGES:

TRIM - LT. WARM GRAY
DOORS/WINDOWS - DARK BROWN/ BLACK
STONE - TO MATCH BUILDING A
COMPOSITE SIDING #1 (FIELD) - STAINED TO LOOK LIKE BROWN STAIN (COLOR VARIES)
COMPOSITE SIDING #2 (ACCENT) - OFF WHITE
METAL WALL/ PANEL - SILVER
METAL ROOF - SILVER

NOTE: SEE SHEET A-3.04 FOR FINISH FLOOR ELEVATIONS OF COTTAGES J1-J6.



The ACADEMY
BUILDERS BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE · PLANNING · INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

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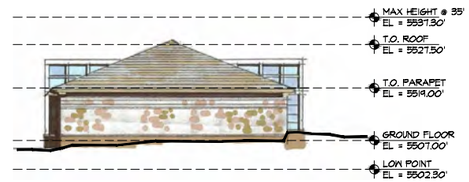
05-04-18	S.R.#4 - CORRECTIONS

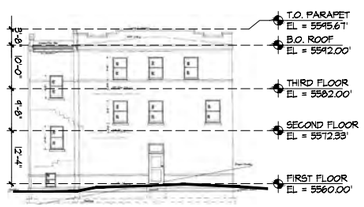
SHEET NAME:
ELEVATIONS
COTTAGES J

SHEET NUMBER:
A-6.06

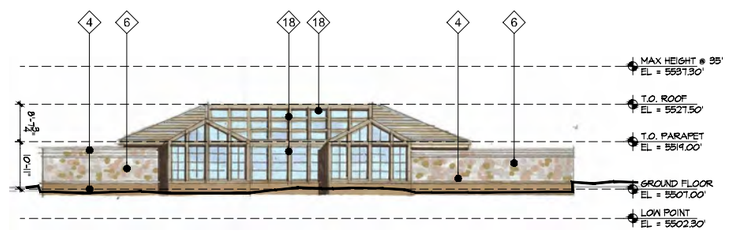
8 BUILDING L - WEST ELEVATION
1/16" = 1'-0" EXISTING



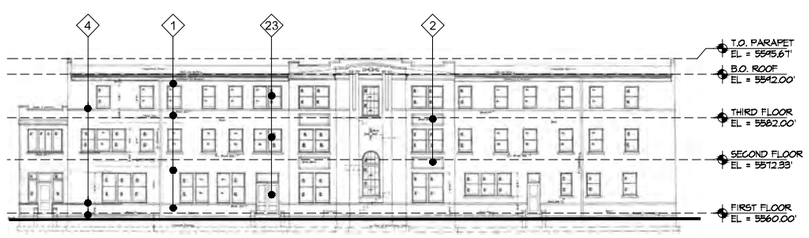
4 BUILDING K - WEST ELEVATION
1/16" = 1'-0"



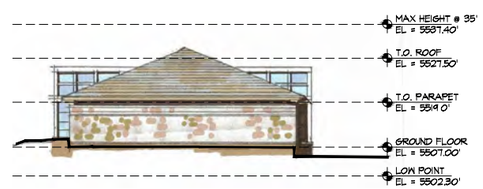
7 BUILDING L - NORTH ELEVATION
1/16" = 1'-0" EXISTING



3 BUILDING K - NORTH ELEVATION
1/16" = 1'-0"



6 BUILDING L - EAST ELEVATION
1/16" = 1'-0" EXISTING

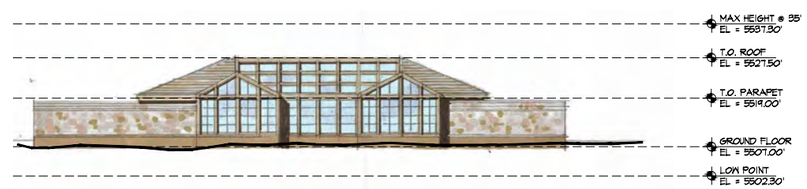


2 BUILDING K - EAST ELEVATION
1/16" = 1'-0"

5 BUILDING L - SOUTH ELEVATION
1/16" = 1'-0" EXISTING

NOTE:
- ALL EXISTING FINISHES.
- BUILDING IN PROCESS OF LANDMARK STATUS.

EXISTING BUILDING



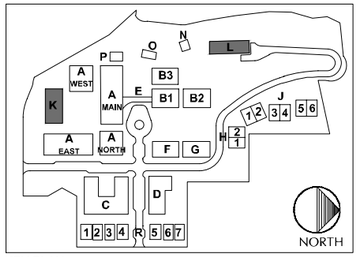
1 BUILDING K - SOUTH ELEVATION
1/16" = 1'-0"

MATERIALS KEY

1	MASONRY FIELD
2	MASONRY ACCENT #1
3	MASONRY ACCENT #2
4	MASONRY ACCENT BAND
5	MASONRY SILLS
6	MASONRY STONE
7	MASONRY BASE
8	COMPOSITE SIDING #1
9	COMPOSITE SIDING #2
10	COMPOSITE SHINGLE
11	COMPOSITE PANEL #1
12	COMPOSITE PANEL #2
13	COMPOSITE PANEL #3
14	COMPOSITE TRIM #1
15	COMPOSITE TRIM #2
16	COMPOSITE WOOD
17	METAL WALL ACCENT PANELS
18	METAL STOREFRONT / FRAME
19	METAL PANEL
20	METAL AWNING
21	METAL RAILING
22	GARAGE DOOR
23	WINDOWS/DOORS WOOD (EXISTING)
24	WINDOWS/DOORS WOOD (NEW)
25	WINDOWS/DOORS VINYL #1
26	WINDOWS/DOORS VINYL #2
27	CONCRETE MASONRY
28	HEAVY PROFILE ASPHALT ROOF
29	GLASS PANELS
30	STUCCO PARAPET
31	STUCCO WALL
32	STUCCO FIELD
33	STUCCO ACCENT #1
34	STUCCO ACCENT #2
35	FASCIA/SOFFIT
36	COLUMNS
37	RETAINING WALL
38	PRECAST CONCRETE
39	NOT USED
40	NOT USED
41	METAL ROOF

MATERIALS LEGEND FOR BUILDING K:

GLASS TINT - LIGHT GREEN/ GRAY
METAL STRUCTURAL FRAME - LT. WARM GRAY
STONE - TO MATCH BUILDING A
PRECAST CONCRETE - WARM TAN/ BUFF



KEY PLAN

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

DATE:	REVISION:
08-01-16	SITE REVIEW #1
04-03-17	SITE REVIEW #2
07-26-17	BDAB
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

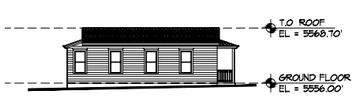
SHEET NAME:
ELEVATIONS
BUILDING K & L

SHEET NUMBER:
A-6.07

4 BUILDING N - WEST
1/16" = 1'-0" EXISTING

3 BUILDING N - NORTH
1/16" = 1'-0" EXISTING

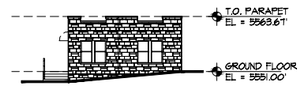
2 BUILDING N - EAST
1/16" = 1'-0" EXISTING



1 BUILDING N - SOUTH
1/16" = 1'-0" EXISTING

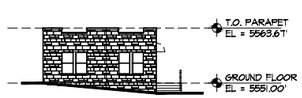
EXISTING BUILDING
(RELOCATED)

8 BUILDING O - WEST
1/16" = 1'-0" EXISTING



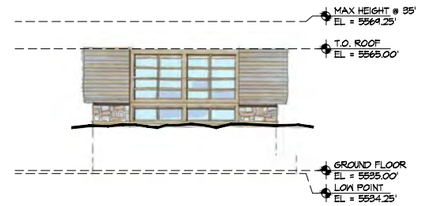
7 BUILDING O - NORTH
1/16" = 1'-0" EXISTING

6 BUILDING O - EAST
1/16" = 1'-0" EXISTING

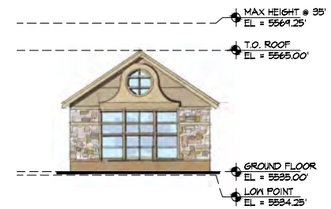


5 BUILDING O - SOUTH
1/16" = 1'-0" EXISTING

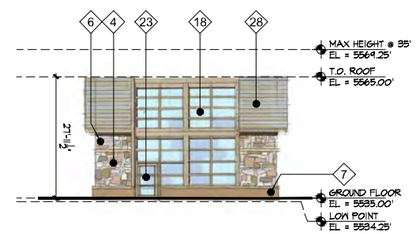
EXISTING BUILDING



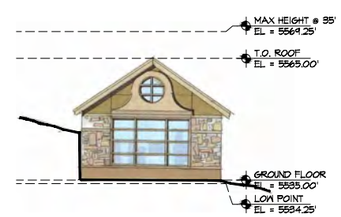
12 BUILDING P - WEST
1/16" = 1'-0"



11 BUILDING P - NORTH
1/16" = 1'-0"



10 BUILDING P - EAST
1/16" = 1'-0"



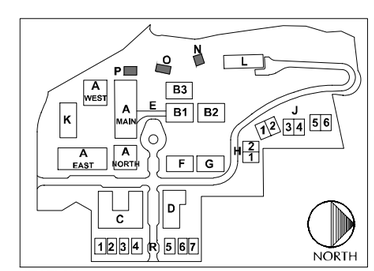
9 BUILDING P - SOUTH
1/16" = 1'-0"

MATERIALS KEY

1	MASONRY FIELD
2	MASONRY ACCENT #1
3	MASONRY ACCENT #2
4	MASONRY ACCENT BAND
5	MASONRY SILLS
6	MASONRY STONE
7	MASONRY BASE
8	COMPOSITE SIDING #1
9	COMPOSITE SIDING #2
10	COMPOSITE SHINGLE
11	COMPOSITE PANEL #1
12	COMPOSITE PANEL #2
13	COMPOSITE PANEL #3
14	COMPOSITE TRIM #1
15	COMPOSITE TRIM #2
16	COMPOSITE WOOD
17	METAL WALL ACCENT PANELS
18	METAL STOREFRONT / FRAME
19	METAL PANEL
20	METAL AWNING
21	METAL RAILING
22	GARAGE DOOR
23	WINDOWS/DOORS WOOD (EXISTING)
24	WINDOWS/DOORS WOOD (NEW)
25	WINDOWS/DOORS VINYL #1
26	WINDOWS/DOORS VINYL #2
27	CONCRETE MASONRY
28	HEAVY PROFILE ASPHALT ROOF
29	GLASS PANELS
30	STUCCO PARAPET
31	STUCCO WALL
32	STUCCO FIELD
33	STUCCO ACCENT #1
34	STUCCO ACCENT #2
35	FASCIA/SOFFIT
36	COLUMNS
37	RETAINING WALL
38	PRECAST CONCRETE
39	NOT USED
40	NOT USED
41	METAL ROOF

MATERIALS LEGEND FOR BUILDING P:

GLASS TINT - LIGHT GREEN/ GRAY
METAL FRAME/ WINDOW/ DOOR - LT. WARM GRAY
STONE - TO MATCH BUILDING A
TRIM - BEIGE
ASPHALT ROOF - WARM GRAY/ BROWN
PRECAST ACCENT - WARM TAN/ CLAY



KEY PLAN

The ACADEMY
BUILDERS BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
ELEVATIONS
BUILDINGS N, O, & P

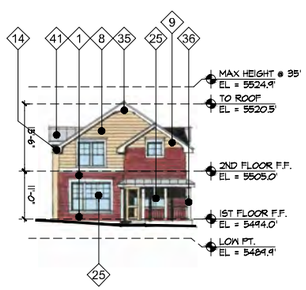
SHEET NUMBER:
A-6.08

16 COTTAGE R1 - WEST
1/16" = 1'-0"

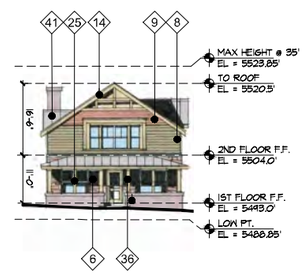
12 COTTAGE R2 - WEST
1/16" = 1'-0"

8 COTTAGE R3 - WEST
1/16" = 1'-0"

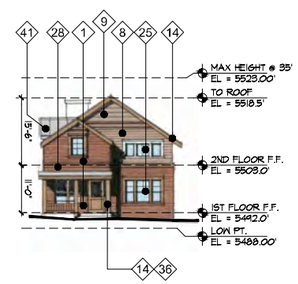
4 COTTAGE R4 - WEST
1/16" = 1'-0"



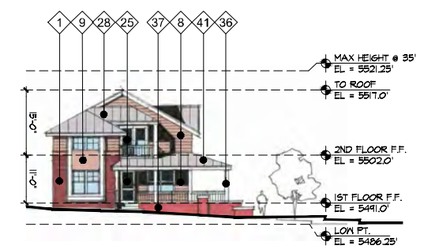
14 COTTAGE R1 - EAST
1/16" = 1'-0"



10 COTTAGE R2 - EAST
1/16" = 1'-0"



6 COTTAGE R3 - EAST
1/16" = 1'-0"



2 COTTAGE R4 - EAST
1/16" = 1'-0"

MATERIALS LEGEND
R1

TRIM - BEIGE
WINDOWS - LIGHT WARM GRAY
BRICK - MEDIUM RED
SIDING #1 (FIELD) - TAN
SIDING #2 (ACCENT) - ?????
ASPHALT ROOF - WARM GRAY/BROWN
METAL ACCENT ROOF - 5V CRIMP

MATERIALS LEGEND
R2

TRIM - BEIGE
WINDOWS - DARK BROWN/BLACK
STONE MASONRY - TO MATCH BUILDING A
SIDING #1 (FIELD) - SAGE GREEN
SIDING #2 (ACCENT) - CLAY
SIDING #3 (TOP) - TAN
ASPHALT ROOF - WARM GRAY
METAL ACCENT ROOF - 5V CRIMP

MATERIALS LEGEND
R3

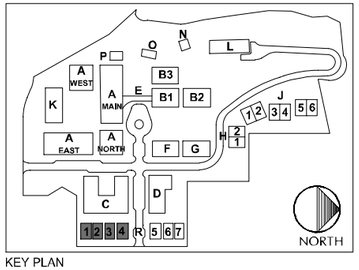
TRIM - BEIGE
WINDOWS - LIGHT WARM GRAY
BRICK - RED WITH GREEN AND TAN FLASHING
SIDING #1 (FIELD) - CLAY
SIDING #2 (ACCENT) - TAN
ASPHALT ROOF - WARM GRAY/BROWN
METAL ACCENT ROOF - 5V CRIMP

MATERIALS LEGEND
R4

TRIM - BEIGE
WINDOWS - LIGHT WARM GRAY
BRICK - MEDIUM RED
SIDING #1 (FIELD) - TAN
SIDING #2 (ACCENT) - ????
METAL PORCH ROOF
ASPHALT ROOF - WARM GRAY/BROWN
METAL ACCENT ROOF - 5V CRIMP

MATERIALS KEY

1	MASONRY FIELD
2	MASONRY ACCENT #1
3	MASONRY ACCENT #2
4	MASONRY ACCENT BAND
5	MASONRY SILLS
6	MASONRY STONE
7	MASONRY BASE
8	COMPOSITE SIDING #1
9	COMPOSITE SIDING #2
10	COMPOSITE SHINGLE
11	COMPOSITE PANEL #1
12	COMPOSITE PANEL #2
13	COMPOSITE PANEL #3
14	COMPOSITE TRIM #1
15	COMPOSITE TRIM #2
16	COMPOSITE WOOD
17	METAL WALL ACCENT PANELS
18	METAL STOREFRONT / FRAME
19	METAL PANEL
20	METAL AWNING
21	METAL RAILING
22	GARAGE DOOR
23	WINDOWS/DOORS WOOD (EXISTING)
24	WINDOWS/DOORS WOOD (NEW)
25	WINDOWS/DOORS VINYL #1
26	WINDOWS/DOORS VINYL #2
27	CONCRETE MASONRY
28	HEAVY PROFILE ASPHALT ROOF
29	GLASS PANELS
30	STUCCO PARAPET
31	STUCCO WALL
32	STUCCO FIELD
33	STUCCO ACCENT #1
34	STUCCO ACCENT #2
35	FASCIA/SOFFIT
36	COLUMNS
37	RETAINING WALL
38	PRECAST CONCRETE
39	NOT USED
40	NOT USED
41	METAL ROOF



KEY PLAN

The ACADEMY
BUILDERS BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE · PLANNING · INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL
BOULDER, COLORADO

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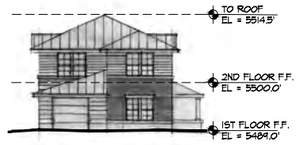
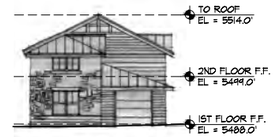
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
ELEVATIONS
COTTAGES R1-4

SHEET NUMBER:
A-6.09

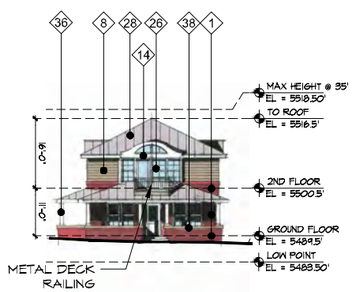


12 COTTAGE R5 - WEST
1/16" = 1'-0"

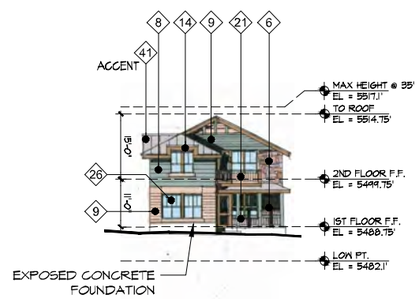


8 COTTAGE R6 - WEST
1/16" = 1'-0"

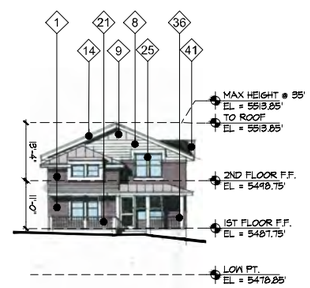
4 COTTAGE R7 - WEST
1/16" = 1'-0"



10 COTTAGE R5 - EAST
1/16" = 1'-0"



6 COTTAGE R6 - EAST
1/16" = 1'-0"



2 COTTAGE R7 - EAST
1/16" = 1'-0"

MATERIALS KEY

1	MASONRY FIELD
2	MASONRY ACCENT #1
3	MASONRY ACCENT #2
4	MASONRY ACCENT BAND
5	MASONRY SILLS
6	MASONRY STONE
7	MASONRY BASE
8	COMPOSITE SIDING #1
9	COMPOSITE SIDING #2
10	COMPOSITE SHINGLE
11	COMPOSITE PANEL #1
12	COMPOSITE PANEL #2
13	COMPOSITE PANEL #3
14	COMPOSITE TRIM #1
15	COMPOSITE TRIM #2
16	COMPOSITE WOOD
17	METAL WALL ACCENT PANELS
18	METAL STOREFRONT / FRAME
19	METAL PANEL
20	METAL AWNING
21	METAL RAILING
22	GARAGE DOOR
23	WINDOWS/DOORS WOOD (EXISTING)
24	WINDOWS/DOORS WOOD (NEW)
25	WINDOWS/DOORS VINYL #1
26	WINDOWS/DOORS VINYL #2
27	CONCRETE MASONRY
28	HEAVY PROFILE ASPHALT ROOF
29	GLASS PANELS
30	STUCCO PARAPET
31	STUCCO WALL
32	STUCCO FIELD
33	STUCCO ACCENT #1
34	STUCCO ACCENT #2
35	FASCIA/SOFFIT
36	COLUMNS
37	RETAINING WALL
38	PRECAST CONCRETE
39	NOT USED
40	NOT USED
41	METAL ROOF

MATERIALS LEGEND FOR COTTAGE R5:

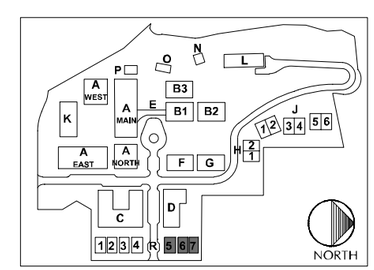
TRIM - BEIGE
WINDOWS - DARK BROWN/ BLACK
STONE MASONRY - GRAY/ BUFF/ RED
STONE - TO MATCH BUILDING A NORTH
SIDING #1 (FIELD) - SAGE
SIDING #2 (ACCENT MID PANEL) - CLAY
SIDING #3 (ACCENT TOP PANEL) - TAN
METAL ROOF (ACCENT) - 5V CRIMP
ASPHALT ROOF - DARK GRAY HEAVY PROFILE
METAL DECK RAIL - BLACK

MATERIALS LEGEND FOR COTTAGE R6:

TRIM - BEIGE
WINDOWS - DARK BROWN/ BLACK
STONE MASONRY - GRAY/ BUFF/ RED
STONE - TO MATCH BUILDING A
SIDING #1 (FIELD) - CLAY
SIDING #2 (ACCENT) - SAGE
METAL ROOF (ACCENT) - 5V CRIMP
ASPHALT ROOF - DARK GRAY HEAVY PROFILE
METAL DECK RAIL - BROWN

MATERIALS LEGEND FOR COTTAGE R7:

TRIM - BEIGE
WINDOWS - LT. WARM GRAY
STONE MASONRY - GRAY/ BUFF/ RED
STONE - TO MATCH BUILDING A NORTH
SIDING #1 (FIELD) - DARK GRAY
SIDING #2 (ACCENT) - TAN
METAL ROOF (ACCENT) - 5V CRIMP
ASPHALT ROOF - MEDIUM GRAY



KEY PLAN

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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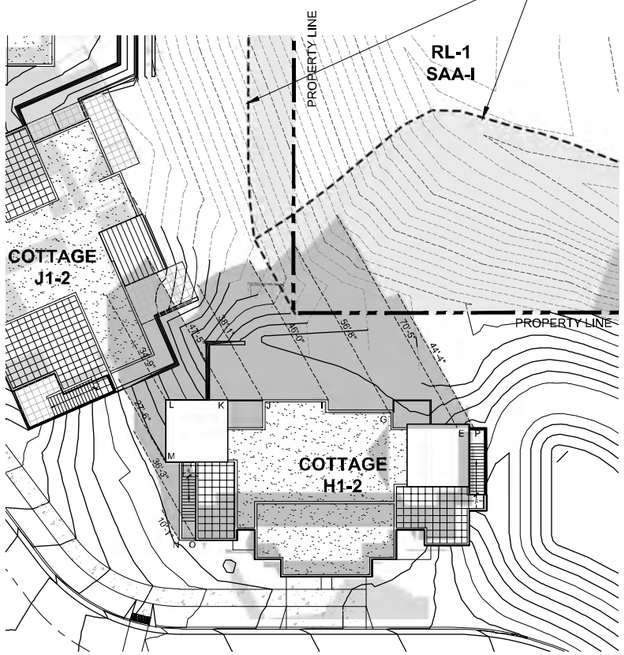
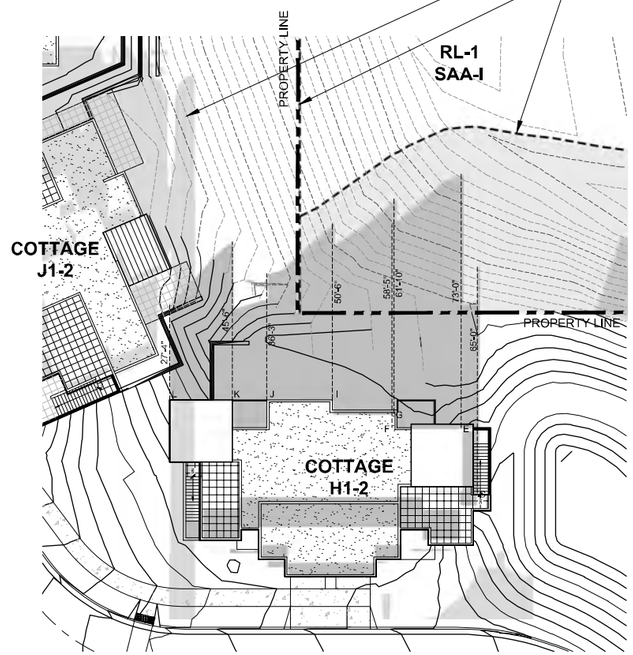
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
ELEVATIONS
COTTAGES R5-7

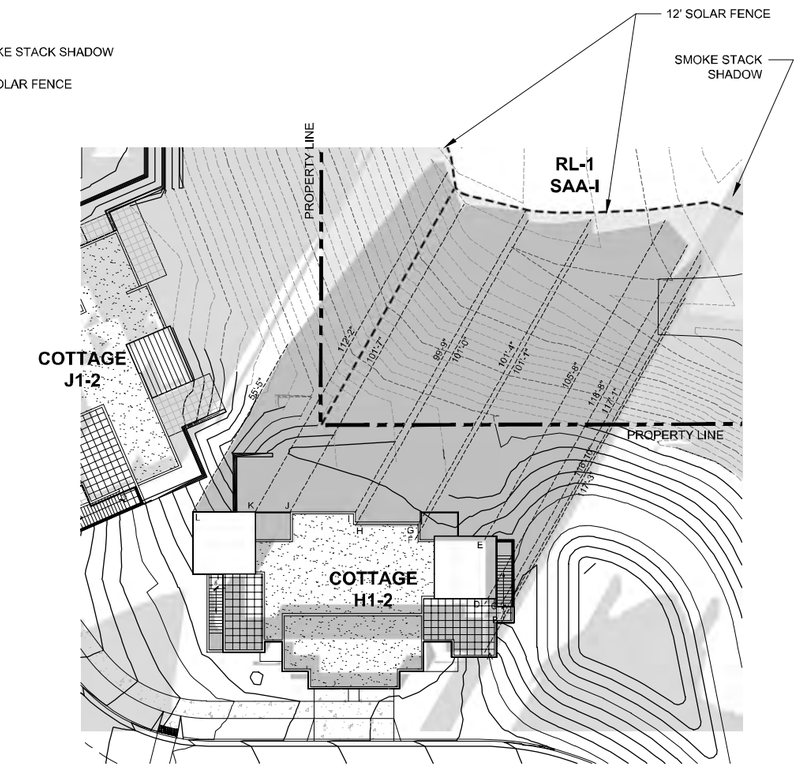
SHEET NUMBER:
A-6.10



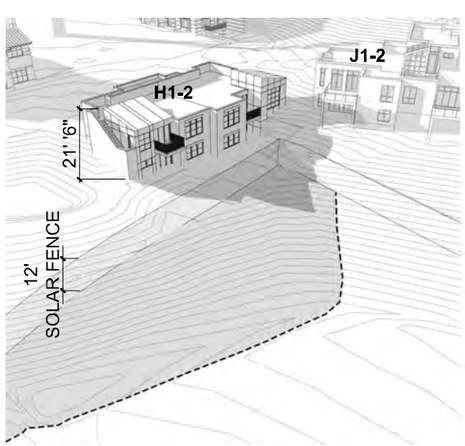
1 DECEMBER 21, 10:00 AM
1" = 20'-0"



2 DECEMBER 21, 12:00 PM
1" = 20'-0"

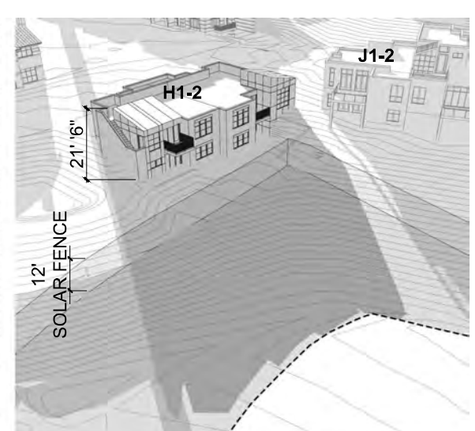


3 DECEMBER 21, 2:00 PM
1" = 20'-0"

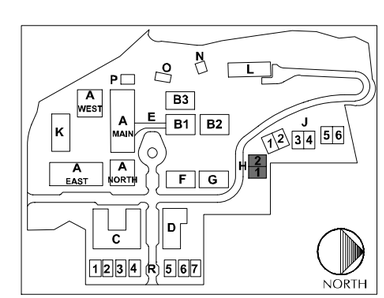


VIGNETTE - 10:00 AM

VIGNETTE - 12:00 PM



VIGNETTE - 2:00 PM



KEY PLAN

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BUILDERS BOUTIQUE RETIREMENT COMMUNITY

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ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
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CONSULTANT:
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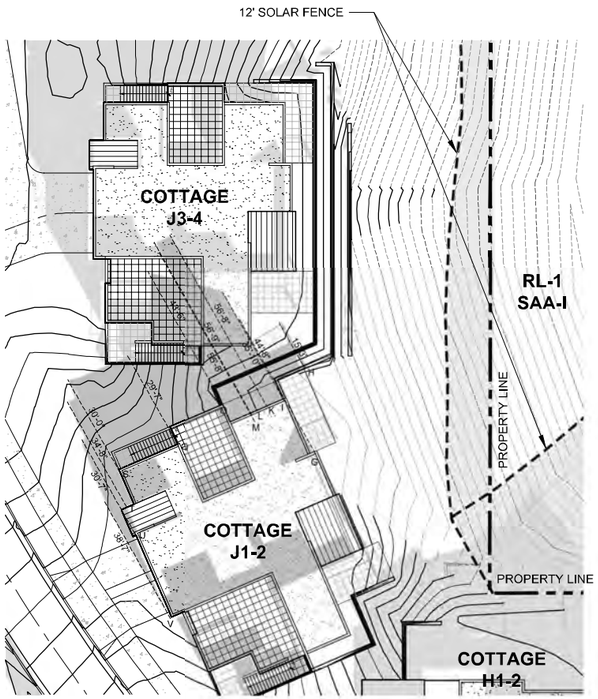
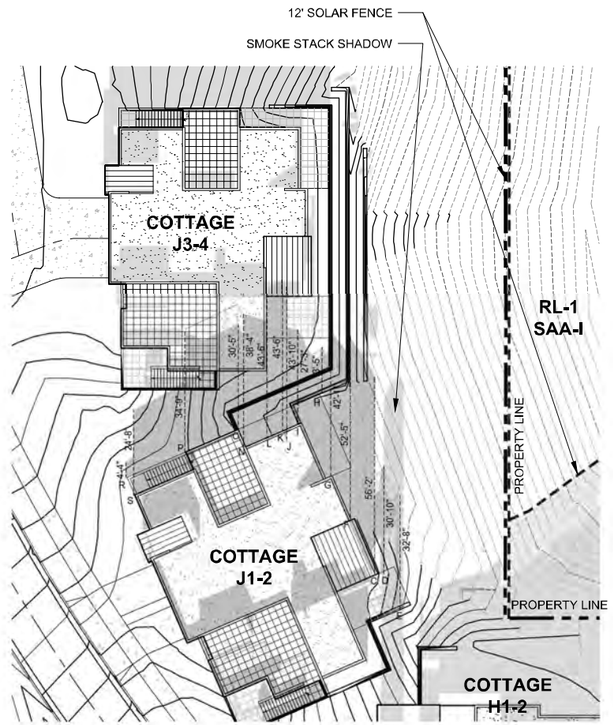
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
SHADOW ANALYSIS
COTTAGE H

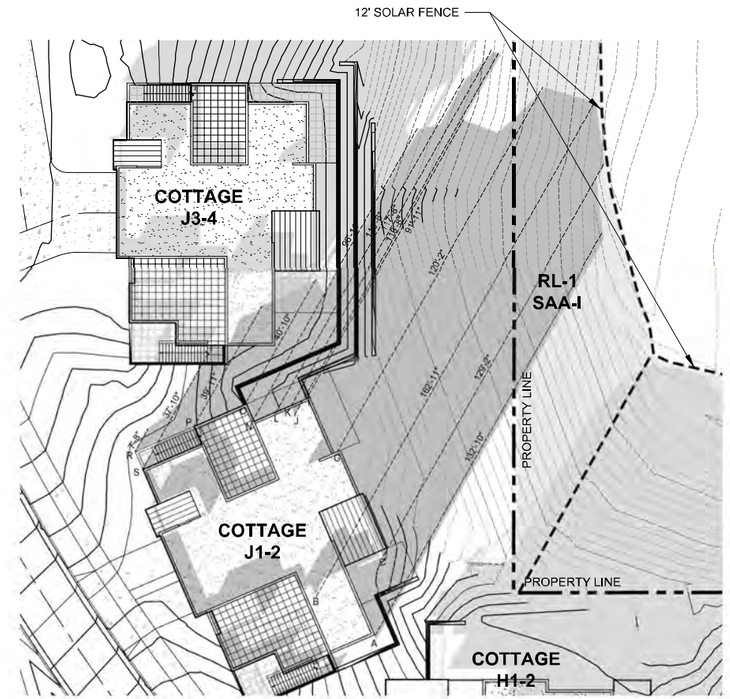
SHEET NUMBER:
A-7.01



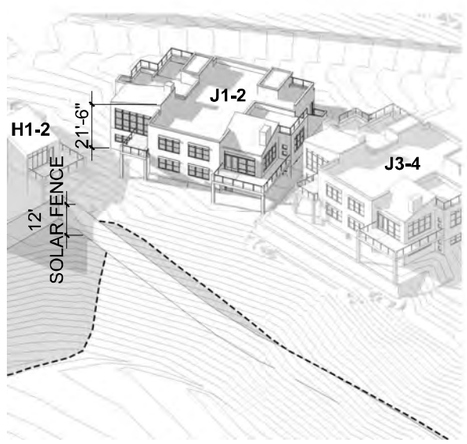
1 DECEMBER 21, 10:00 AM
1" = 20'-0"
NORTH



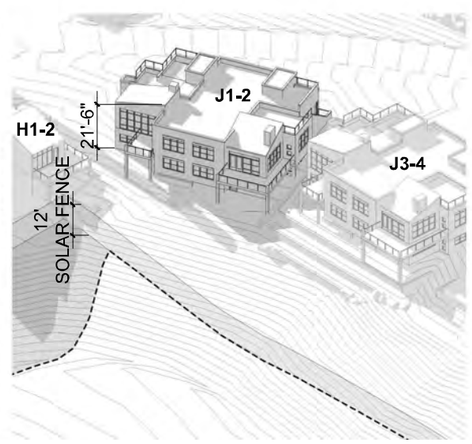
2 DECEMBER 21, 12:00 PM
1" = 20'-0"
NORTH



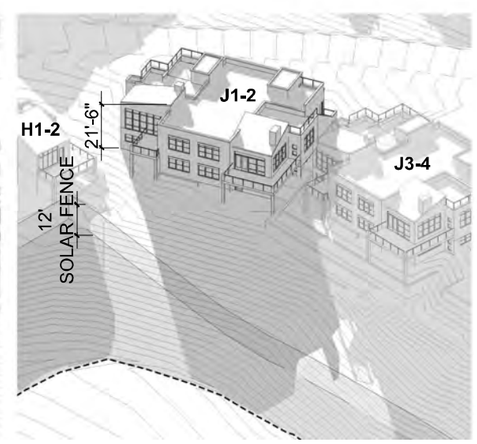
3 DECEMBER 21, 2:00 PM
1" = 20'-0"
NORTH



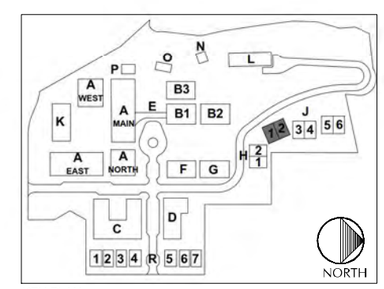
VIGNETTE - 10:00 AM



VIGNETTE - 12:00 PM



VIGNETTE - 2:00 PM



KEY PLAN

DEVELOPER:

MAPLETON HILL INVESTMENT GROUP

ARCHITECT:

THE MULHERN GROUP

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:

pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

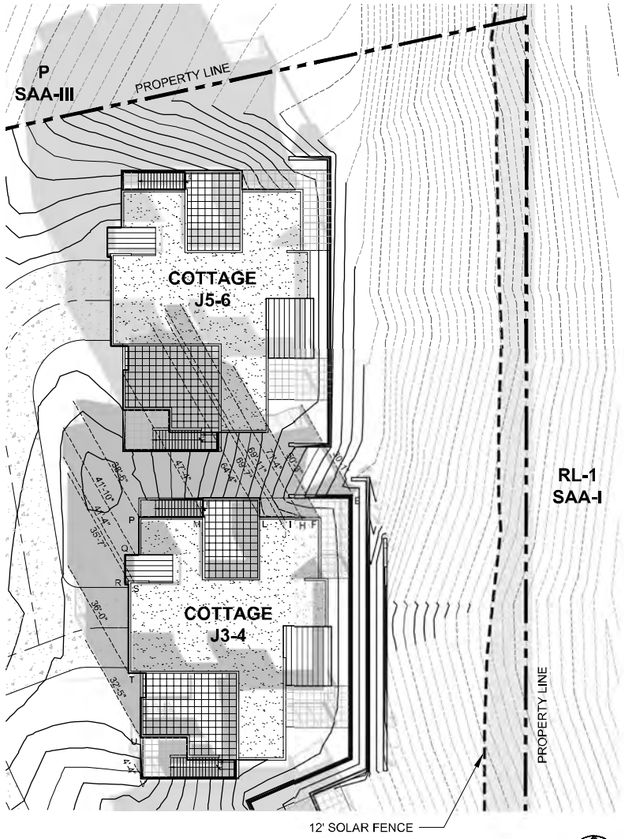
DATE:	REVISION:
08-01-16	SITE REVIEW #1
04-03-17	SITE REVIEW #2
07-26-17	BDAB
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:

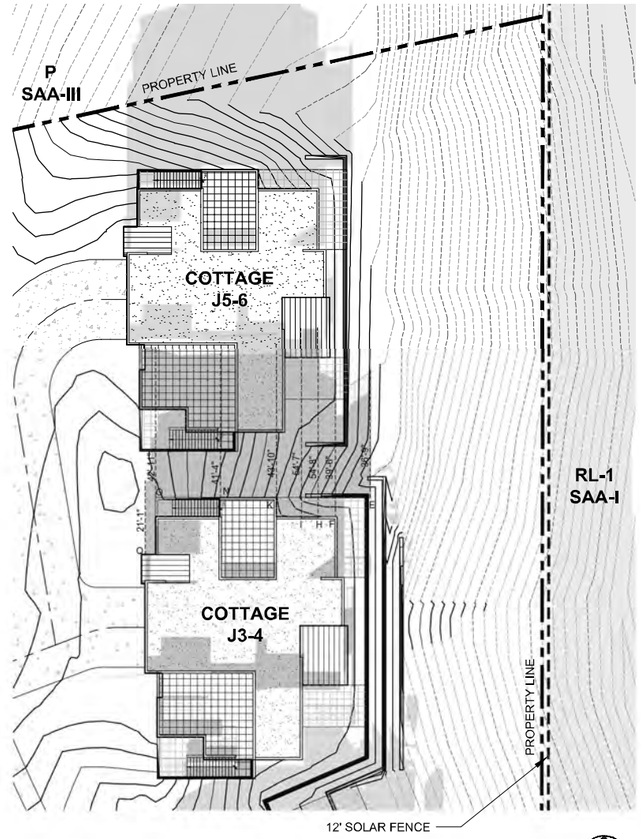
SHADOW ANALYSIS
COTTAGE J1&2

SHEET NUMBER:

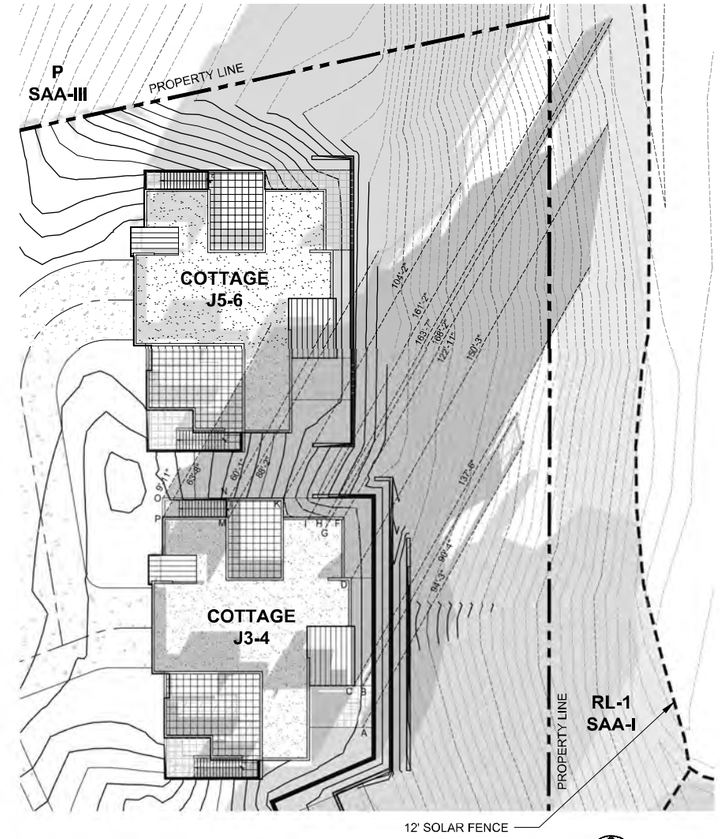
A-7.02



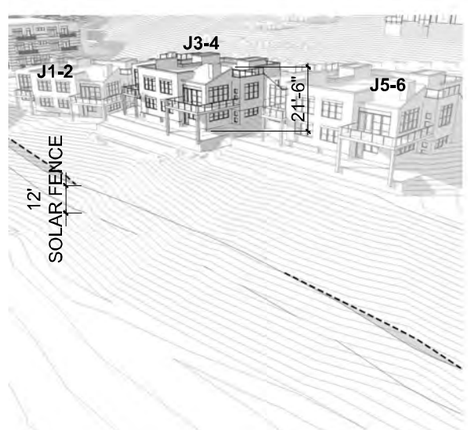
1 DECEMBER 21, 10:00 AM
1" = 20'-0"
NORTH



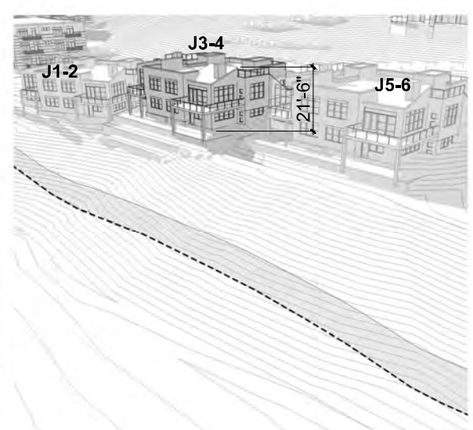
2 DECEMBER 21, 12:00 PM
1" = 20'-0"
NORTH



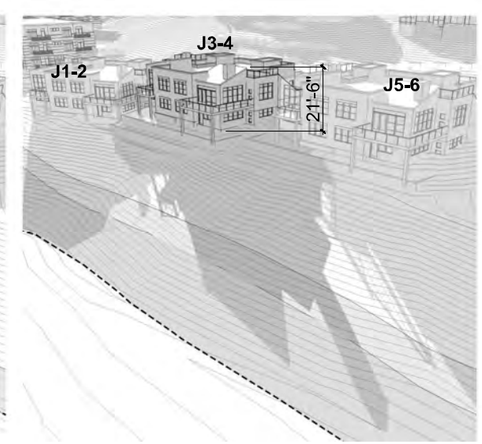
3 DECEMBER 21, 2:00 PM
1" = 20'-0"
NORTH



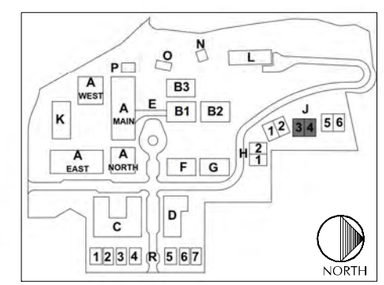
VIGNETTE - 10:00 AM



VIGNETTE - 12:00 PM



VIGNETTE - 2:00 PM



KEY PLAN

The ACADEMY
BUILDERS BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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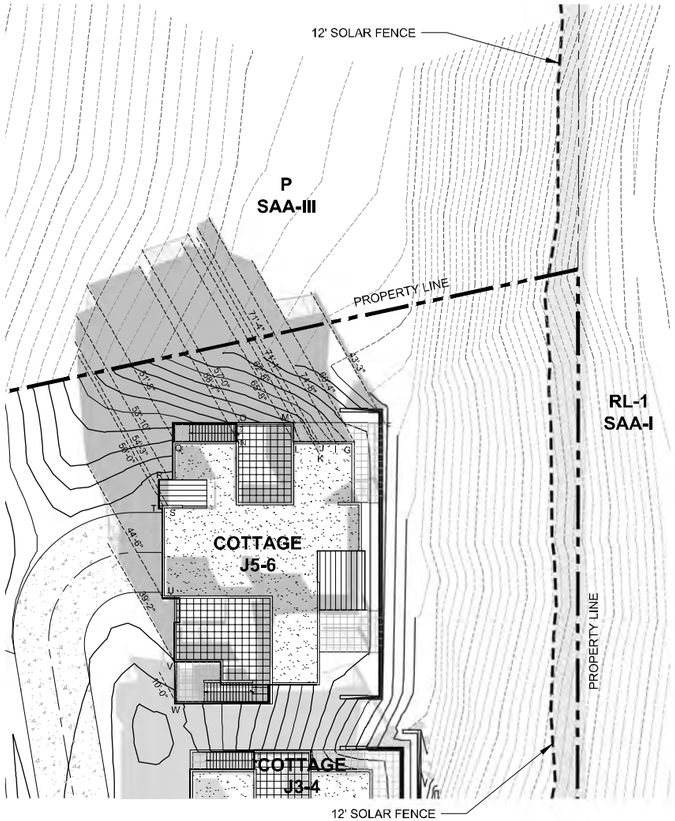
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

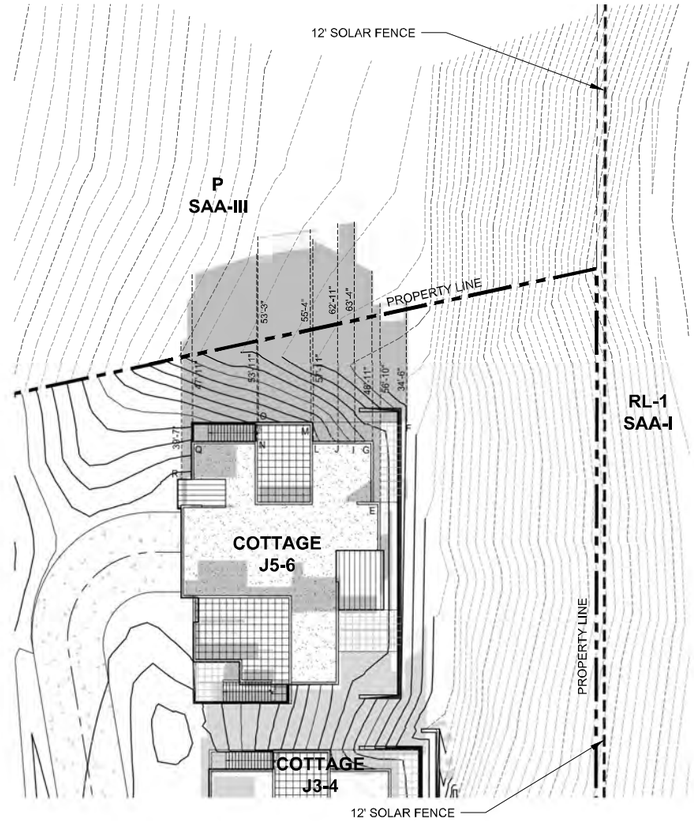
SHEET NAME:
SHADOW ANALYSIS
COTTAGE J3&4

SHEET NUMBER:
A-7.03



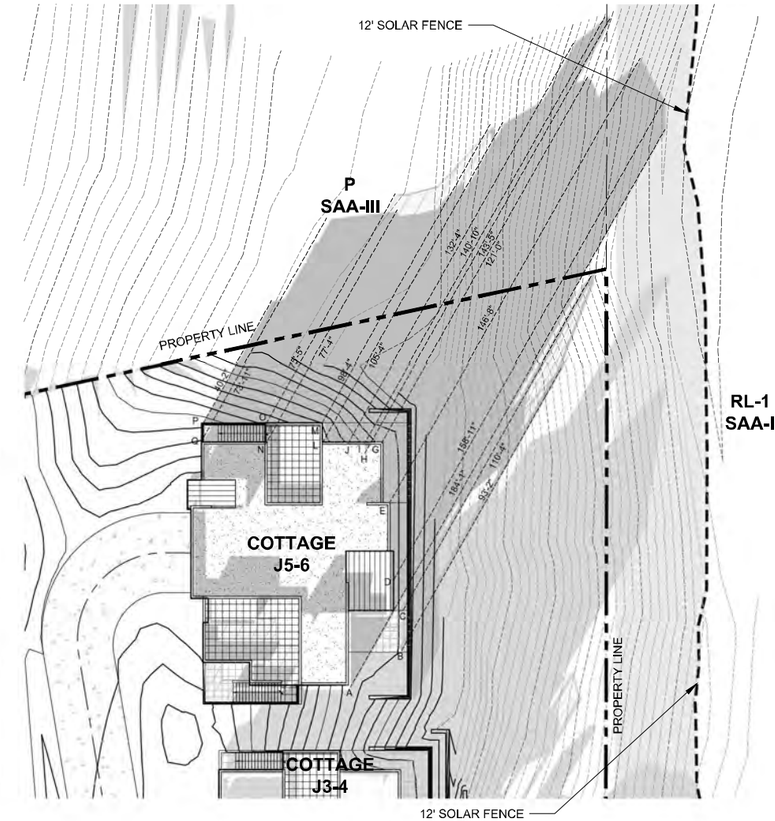
1 DECEMBER 21, 10:00 AM
1" = 20'-0"

NORTH



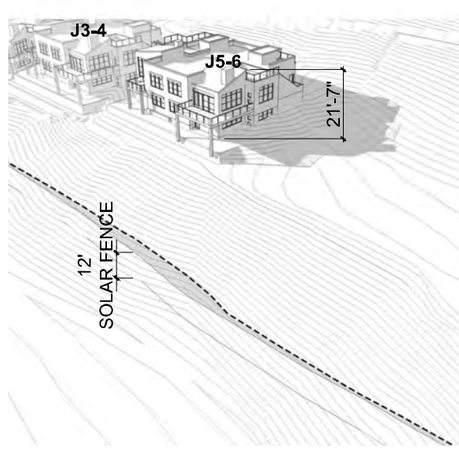
2 DECEMBER 21, 12:00 PM
1" = 20'-0"

NORTH

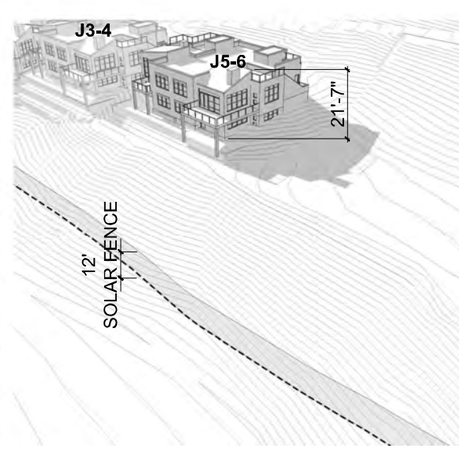


3 DECEMBER 21, 2:00 PM
1" = 20'-0"

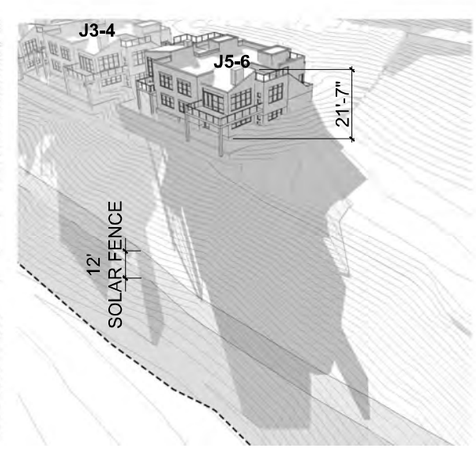
NORTH



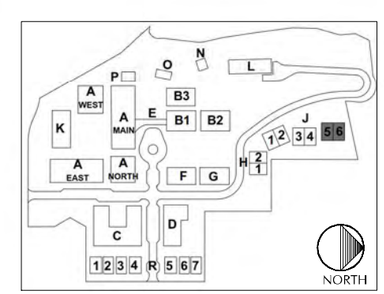
VIGNETTE - 10:00 AM



VIGNETTE - 12:00 PM



VIGNETTE - 2:00 PM



KEY PLAN

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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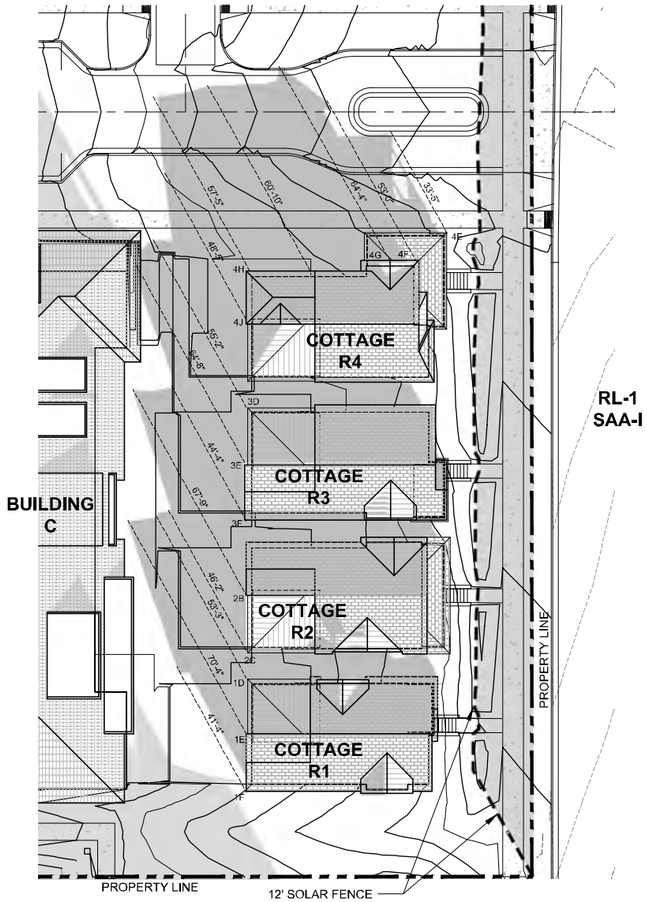
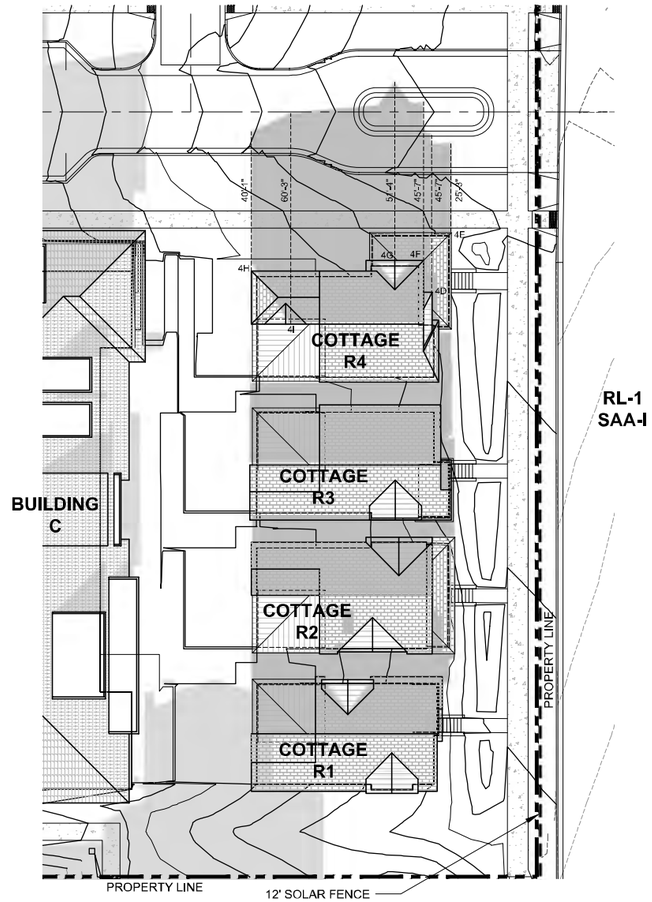
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
SHADOW ANALYSIS
COTTAGE J5&6

SHEET NUMBER:
A-7.04



1 DECEMBER 21, 10:00 AM
1" = 20'-0"



2 DECEMBER 21, 12:00 PM
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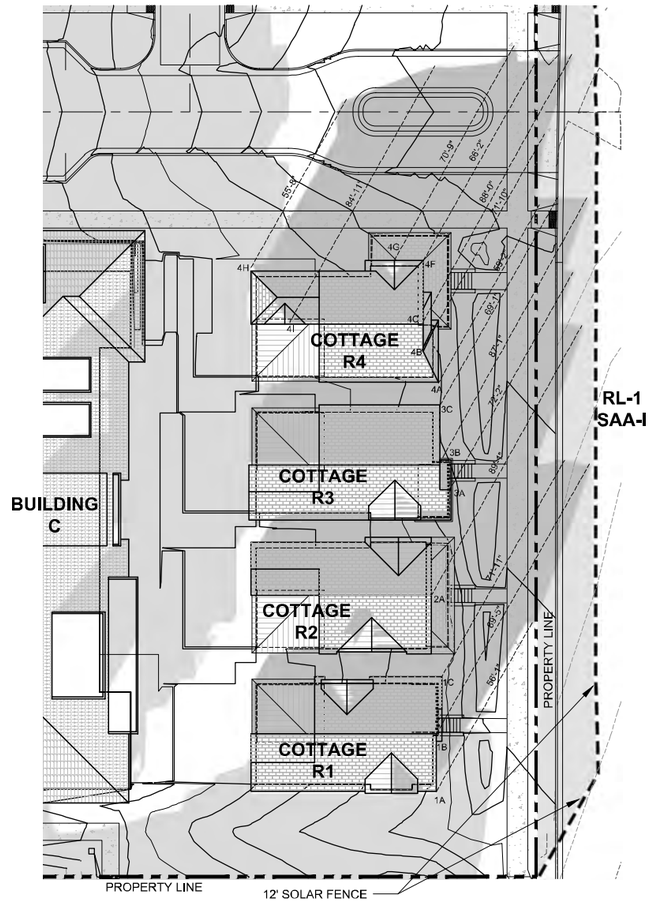

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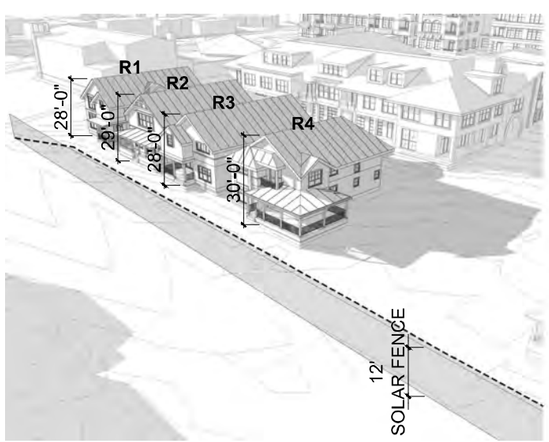
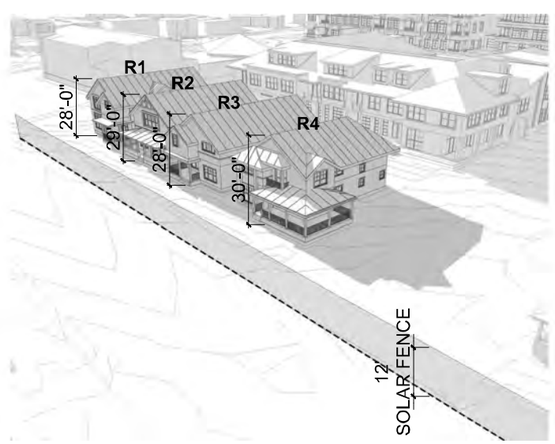
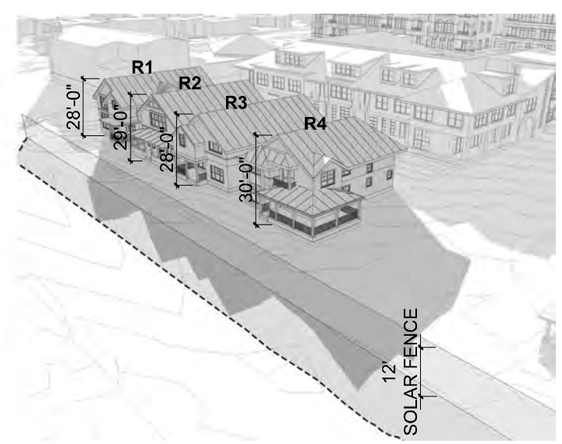
1" = 20'-0"



VIGNETTE - 10:00 AM

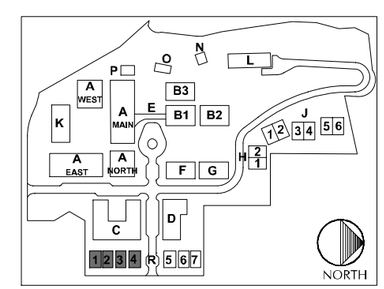


VIGNETTE - 12:00 PM



VIGNETTE - 2:00 PM

NOTE: BUILDING HEIGHTS ARE ACTUAL HEIGHTS, FROM BASE OF BUILDING AT GRADE TO TOP OF BUILDING. FOR MEASURED HEIGHTS FROM 25' LOW POINT, SEE SHEET A-3.04.



KEY PLAN

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
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ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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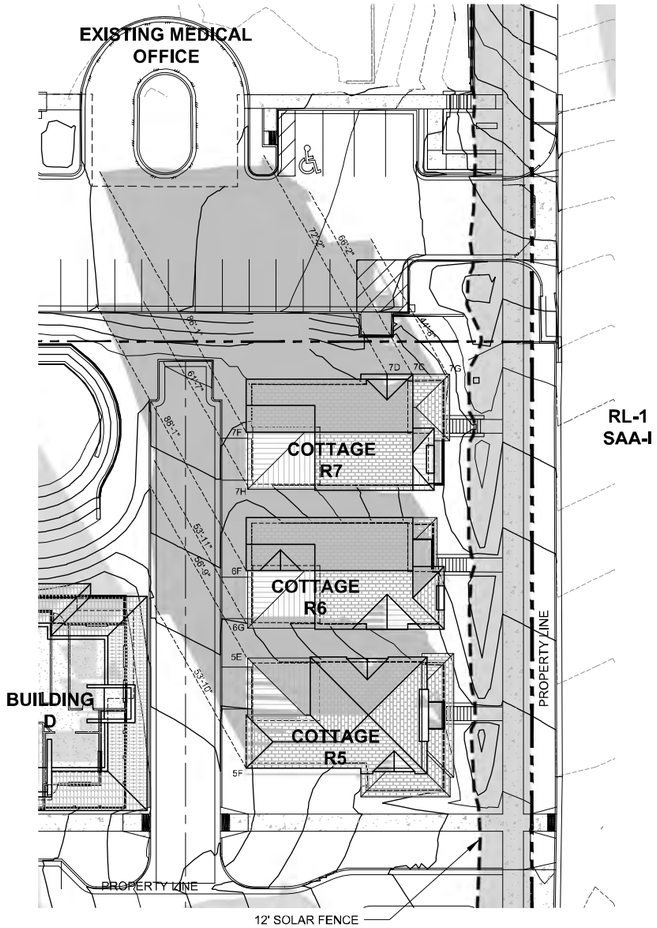
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
SHADOW ANALYSIS
COTTAGE R1-4

SHEET NUMBER:
A-7.11



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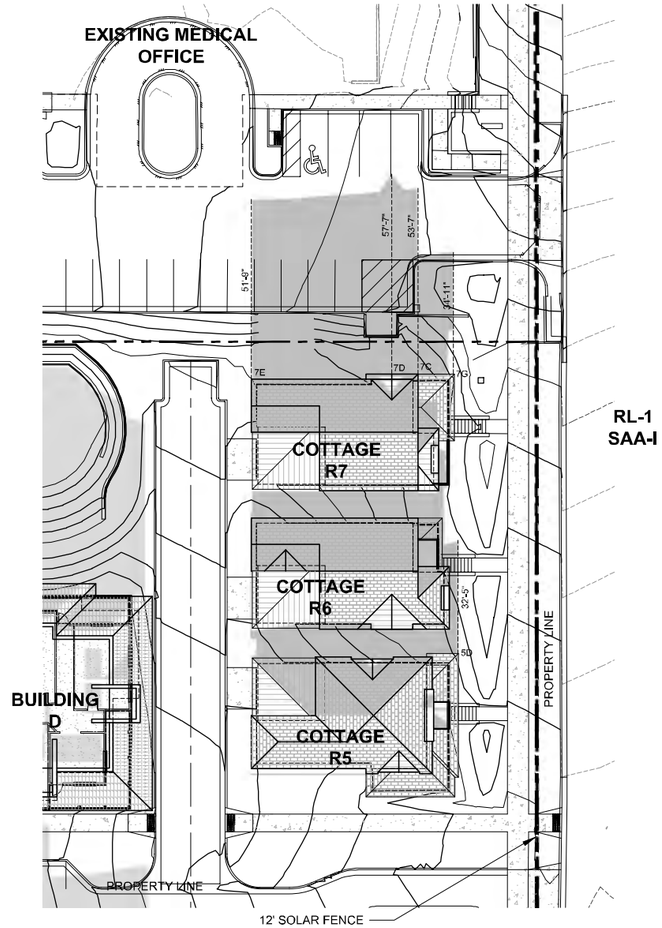
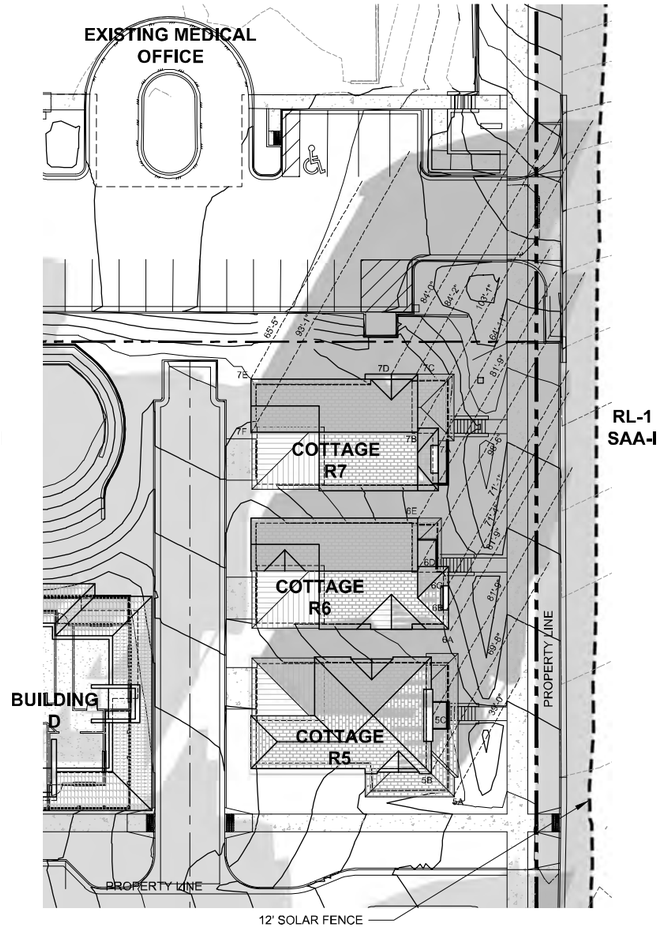


2 DECEMBER 21, 12:00 PM
1" = 20'-0"



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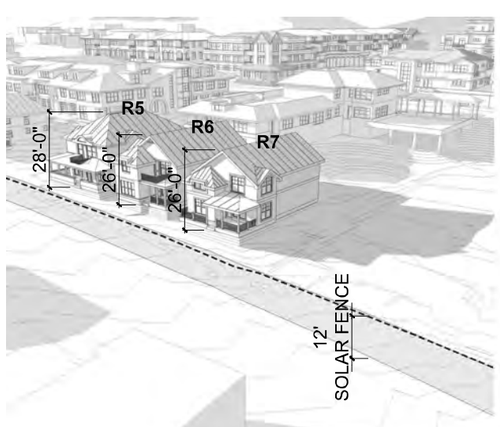
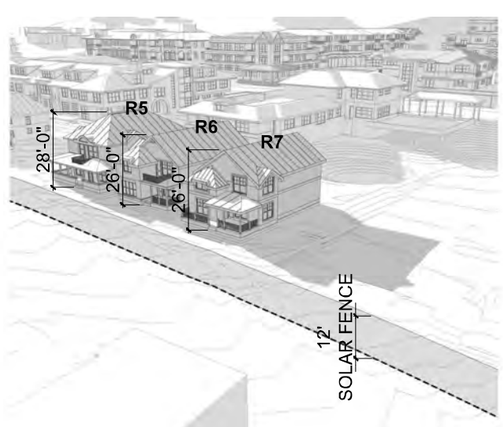
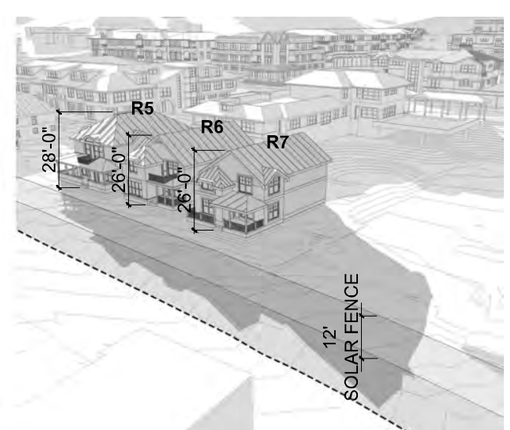


VIGNETTE - 10:00 AM



VIGNETTE - 12:00 PM



VIGNETTE - 2:00 PM

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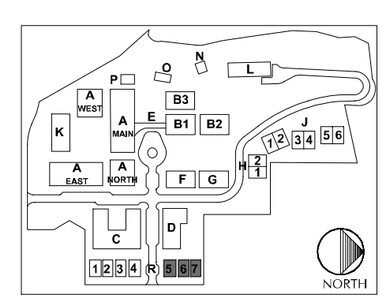

KEY PLAN

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
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ENGINEER:
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pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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05-04-18	S.R.#4 - CORRECTIONS

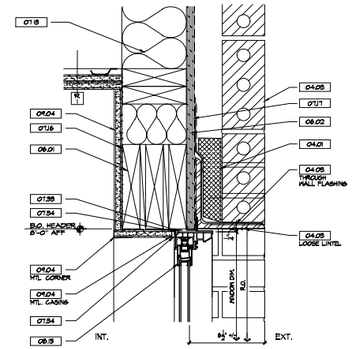
SHEET NAME:
SHADOW ANALYSIS
COTTAGE R5-7

SHEET NUMBER:
A-7.12

BUILDING A - BRICK AND SIDING

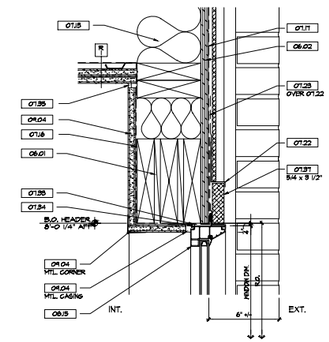
N.T.S.

LOCATION KEY FOR REFERENCE ONLY



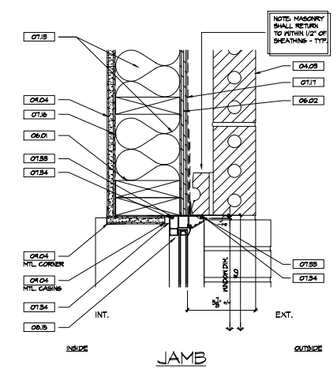
6 WINDOW HEAD

N.T.S.



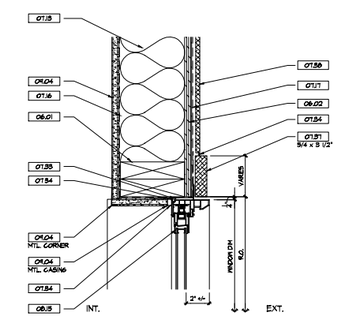
3 WINDOW HEAD

N.T.S.



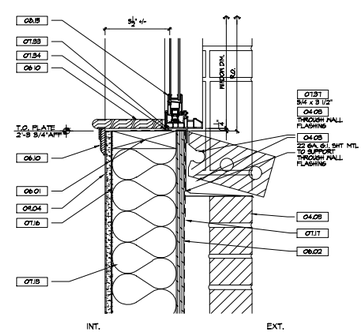
5 WINDOW JAMB

N.T.S.



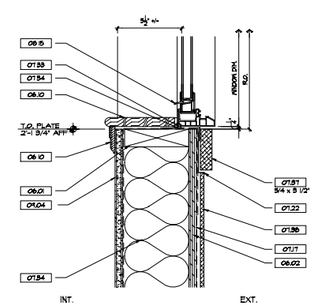
2 WINDOW JAMB

N.T.S.



4 WINDOW SILL

N.T.S.



1 WINDOW SILL

N.T.S.

SECTION KEYNOTES:

DIVISION 3 CONCRETE
03.01 - CAST-IN-PLACE CONCRETE, RE: STRUCT.
03.03 - EXPANSION ANCHORS
03.04 - POST-TENSIONED CONCRETE
03.05 - PRECAST STRUCTURAL CONCRETE
03.06 - PRECAST ARCHITECTURAL CONCRETE
03.07 - PRECAST BOLLARDS
03.08 - PRECAST SPLASH BLOCKS
03.09 - PRECAST TREADS
03.10 - PRECAST PARKING BUMPERS
03.11 - PRECAST PLANTERS
03.12 - PRECAST TRIM
03.13 - GYP-CRETE CEMENTITIOUS TOPPING
03.14 - CAST UNDERLAYMENT
03.15 - COMPRESSIBLE FILLER
03.16 - LIGHT WEIGHT CONCRETE

DIVISION 4 MASONRY
04.01 - MORTAR NET
04.02 - WEEP
04.03 - BRICK MASONRY
04.04 - CONCRETE UNIT MASONRY
04.05 - STRUCTURAL CLAY MASONRY
04.06 - CAST STONE MASONRY

DIVISION 5 METALS
05.01 - LAG BOLT
05.02 - STRUCTURAL STEEL FRAMING
05.03 - FIREPROOFED STEEL COLUMNS
05.04 - STRUCTURAL CABLING
05.05 - DECKING
05.06 - COLD-FORMED METAL FRAMING
05.07 - METAL FABRICATIONS
05.08 - PAN STAIRS
05.10 - RAILINGS
05.11 - GRATINGS
05.12 - STAIR TREADS & NOSINGS
05.13 - BALCONIES
05.14 - DECORATIVE RAILINGS
05.15 - REVEAL
05.16 - STRUCTURAL ROD ASSEMBLY
05.17 - STRUCTURAL STEEL SECTION

DIVISION 6 WOOD, PLASTICS, & COMPOSITES
06.01 - WOOD FRAMING
06.02 - SHEATHING
06.03 - ACOUSTIC UNDERLAYMENT
06.04 - SHOP-FABRICATED STRUCTURAL WOOD
06.05 - GLUED-LAMINATED CONSTRUCTION
06.06 - INTERIOR FINISH CARPENTRY
06.10 - WOOD TRIM
06.11 - WOOD FRAMES
06.13 - SOLID WOOD BLOCKING

DIVISION 7 THERMAL & MOISTURE PROTECTION
07.01 - DRAINAGE BOARD
07.02 - BITUMINOUS DAMPPROOFING
07.03 - SHEET WATERPROOFING
07.05 - COLD FLUID-APPLIED WATERPROOFING
07.06 - PEDESTRIAN TRAFFIC COATINGS
07.09 - BOARD INSULATION
07.10 - BLANKET INSULATION
07.11 - FOAMED-IN-PLACE INSULATION
07.12 - TEXTURED BOARD INSULATION
07.13 - BLOWN INSULATION
07.14 - SPRAYED INSULATION
07.15 - ROOF BOARD INSULATION
07.16 - VAPOR RETARDERS
07.17 - WEATHER BARRIERS
07.18 - METAL WALL PANELS
07.19 - STEEL SIDING
07.20 - FIBER-CEMENT LAP SIDING
07.21 - MEMBRANE ROOFING
07.22 - SHEET METAL FLASHING & TRIM
07.23 - SELF-ADHERING SHEET FLASHING
07.24 - COPINGS
07.25 - COUNTERFLASHING SYSTEMS
07.26 - GUTTERS & DOWNSPOUTS
07.27 - SCUPPERS
07.28 - ROOF HATCHES
07.30 - PENETRATION FIRESTOPPING
07.31 - JOINT FIRESTOPPING
07.32 - BLDG. FIRESTOPPING
07.33 - BACKER RODS
07.34 - JOINT SEALANTS
07.35 - ACOUSTICAL JOINT SEALANTS
07.36 - EXPANSION JOINT
07.37 - FIBER-CEMENT TRIM
07.38 - FIBER-CEMENT PANEL W/ ALUM. REVEAL
07.40 - METAL ROOF
07.41 - ALUM. REVEAL
07.42 - SNOW GUARDS

DIVISION 8 OPENINGS
08.01 - HOLLOW METAL DOORS & FRAMES
08.03 - WOOD DOORS
08.05 - MOLDED DOORS
08.08 - FIBERGLASS DOORS
08.09 - ACCESS DOORS & FRAMES
08.10 - OVERHEAD COILING DOORS
08.12 - ALUMINUM-FRAMED ENTRANCES & STOREFRONTS
08.15 - VINYL WINDOWS
08.20 - LOUVERS
08.21 - WALL VENTS

DIVISION 9 FINISHES
09.01 - Z - RESILIENT CHANNEL
09.02 - CEMENTITIOUS BACKING BOARDS
09.03 - GLASS-MAT FACED GYPSUM BOARDS
09.04 - GYPSUM BOARD
09.13 - RESILIENT BASE
09.18 - ACOUSTIC INSULATION
09.20 - EXTERIOR PAINTING
09.21 - INTERIOR PAINTING
09.29 - DIRECT-APPLIED EXTERIOR FINISH SYSTEM

DIVISION 10 SPECIALTIES
10.03 - WIRE MESH PARTITIONS
10.09 - AWNING
10.10 - CANOPIES

DIVISION 12 FURNISHINGS
12.01 - HORIZONTAL LOUVER BLINDS
12.02 - VERTICAL LOUVER BLINDS

DIVISION 14 CONVEYING EQUIPMENT
14.01 - HYDRAULIC ELEVATORS

DIVISION 22 PLUMBING
22.02 - TRENCH DRAIN

DIVISION 23 H.V.A.C.
23.01 - H.V.A.C.

DIVISION 32 EXTERIOR IMPROVEMENTS
32.01 - DECORATIVE CONCRETE PAVING
32.02 - UNIT PAVING
32.04 - DECORATIVE METAL FENCES & GATES
32.05 - WOOD FENCES & GATES
32.06 - CAST-IN-PLACE CONRETE RETAINING WALLS
32.07 - UNIT MASONRY RETAINING WALLS
32.11 - SCREENS & LOUVERS
32.12 - METAL BOLLARDS

DIVISION 33 UTILITIES
33.01 - FOUNDATION DRAINAGE
33.03 - RETAINING WALL DRAINAGE

The ACADEMY
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SITE REVIEW SUBMITTAL #4 LUR 2016-00065

THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

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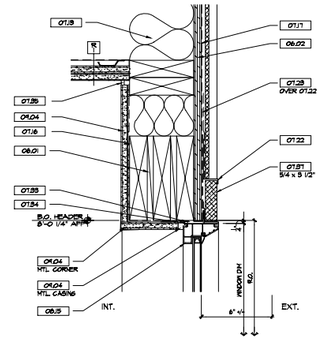
07-26-17	BDAB
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
FENESTRATION DETAILS

SHEET NUMBER:
A-8.01

BUILDING F & G BRICK

N.T.S. LOCATION KEY FOR REFERENCE ONLY



6 WINDOW HEAD

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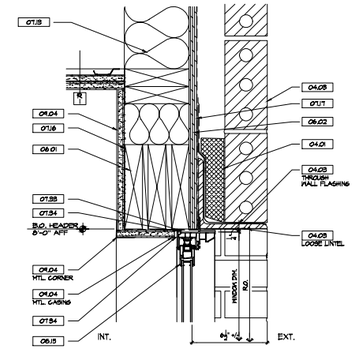

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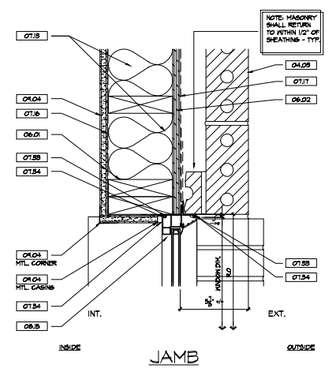

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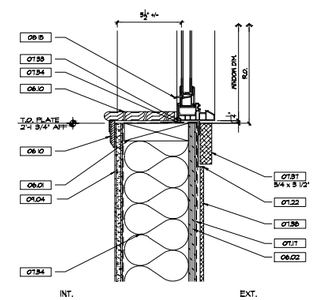

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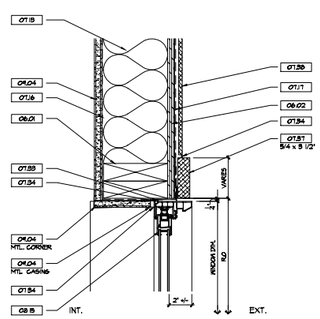

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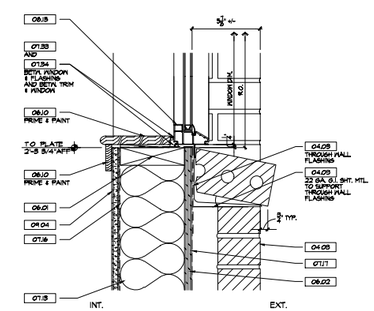

1 WINDOW SILL

N.T.S.

SECTION KEYNOTES:

DIVISION 3 CONCRETE
03.01 - CAST-IN-PLACE CONCRETE, RE: STRUCT.
03.03 - EXPANSION ANCHORS
03.04 - POST-TENSIONED CONCRETE
03.05 - PRECAST STRUCTURAL CONCRETE
03.06 - PRECAST ARCHITECTURAL CONCRETE
03.07 - PRECAST BOLLARDS
03.09 - PRECAST SPLASH BLOCKS
03.09 - PRECAST TREADS
03.10 - PRECAST PARKING BUMPERS
03.11 - PRECAST PLANTERS
03.12 - PRECAST TRIM
03.13 - GYP-CRETE CEMENTITIOUS TOPPING
03.14 - CAST UNDERLAYMENT
03.15 - COMPRESSIBLE FILLER
03.16 - LIGHT WEIGHT CONCRETE

DIVISION 4 MASONRY
04.01 - MORTAR NET
04.02 - WEEP
04.03 - BRICK MASONRY
04.04 - CONCRETE UNIT MASONRY
04.05 - STRUCTURAL CLAY MASONRY
04.06 - CAST STONE MASONRY

DIVISION 5 METALS
05.01 - LAG BOLT
05.02 - STRUCTURAL STEEL FRAMING
05.03 - FIREPROOFED STEEL COLUMNS
05.04 - STRUCTURAL CABLING
05.05 - DECKING
05.06 - COLD-FORMED METAL FRAMING
05.07 - METAL FABRICATIONS
05.08 - PAN STAIRS
05.10 - RAILINGS
05.11 - GRATINGS
05.12 - STAIR TREADS & NOSINGS
05.13 - BALCONIES
05.14 - DECORATIVE RAILINGS
05.15 - REVEAL
05.16 - STRUCTURAL ROD ASSEMBLY
05.17 - STRUCTURAL STEEL SECTION

DIVISION 6 WOOD, PLASTICS, & COMPOSITES
06.01 - WOOD FRAMING
06.02 - SHEATHING
06.03 - ACOUSTIC UNDERLAYMENT
06.04 - SHOP-FABRICATED STRUCTURAL WOOD
06.05 - GLUED-LAMINATED CONSTRUCTION
06.06 - INTERIOR FINISH CARPENTRY
06.10 - WOOD TRIM
06.11 - WOOD FRAMES
06.13 - SOLID WOOD BLOCKING

DIVISION 7 THERMAL & MOISTURE PROTECTION
07.01 - DRAINAGE BOARD
07.02 - BITUMINOUS DAMPPROOFING
07.03 - SHEET WATERPROOFING
07.05 - COLD FLUID-APPLIED WATERPROOFING
07.06 - PEDESTRIAN TRAFFIC COATINGS
07.09 - BOARD INSULATION
07.10 - BLANKET INSULATION
07.11 - FOAMED-IN-PLACE INSULATION
07.12 - TEXTURED BOARD INSULATION
07.13 - BLOWN INSULATION
07.14 - SPRAYED INSULATION
07.15 - ROOF BOARD INSULATION
07.16 - VAPOR RETARDERS
07.17 - WEATHER BARRIERS
07.18 - METAL WALL PANELS
07.19 - STEEL SIDING
07.20 - FIBER-CEMENT LAP SIDING
07.21 - MEMBRANE ROOFING
07.22 - SHEET METAL FLASHING & TRIM
07.23 - SELF-ADHERING SHEET FLASHING
07.24 - COPINGS
07.25 - COUNTERFLASHING SYSTEMS
07.26 - GUTTERS & DOWNSPOUTS
07.27 - SCUPPERS
07.28 - ROOF HATCHES
07.30 - PENETRATION FIRESTOPPING
07.31 - JOINT FIRESTOPPING
07.32 - BLDG. FIRESTOPPING
07.33 - BACKER RODS
07.34 - JOINT SEALANTS
07.35 - ACOUSTICAL JOINT SEALANTS
07.36 - EXPANSION JOINT
07.37 - FIBER-CEMENT TRIM
07.38 - FIBER-CEMENT PANEL W/ ALUM. REVEAL
07.40 - METAL ROOF
07.41 - ALUM. REVEAL
07.42 - SNOW GUARDS

DIVISION 8 OPENINGS
08.01 - HOLLOW METAL DOORS & FRAMES
08.03 - WOOD DOORS
08.05 - MOLDED DOORS
08.08 - FIBERGLASS DOORS
08.09 - ACCESS DOORS & FRAMES
08.10 - OVERHEAD COILING DOORS
08.12 - ALUMINUM-FRAMED ENTRANCES & STOREFRONTS
08.15 - VINYL WINDOWS
08.20 - LOUVERS
08.21 - WALL VENTS

DIVISION 9 FINISHES
09.01 - ½" RESILIENT CHANNEL
09.02 - CEMENTITIOUS BACKING BOARDS
09.03 - GLASS-MAT FACED GYPSUM BOARDS
09.04 - GYPSUM BOARD
09.13 - RESILIENT BASE
09.19 - ACOUSTIC INSULATION
09.20 - EXTERIOR PAINTING
09.21 - INTERIOR PAINTING
09.29 - DIRECT-APPLIED EXTERIOR FINISH SYSTEM

DIVISION 10 SPECIALTIES
10.03 - WIRE MESH PARTITIONS
10.09 - AWNING
10.10 - CANOPIES

DIVISION 12 FURNISHINGS
12.01 - HORIZONTAL LOUVER BLINDS
12.02 - VERTICAL LOUVER BLINDS

DIVISION 14 CONVEYING EQUIPMENT
14.01 - HYDRAULIC ELEVATORS

DIVISION 22 PLUMBING
22.02 - TRENCH DRAIN

DIVISION 23 H.V.A.C.
23.01 - H.V.A.C.

DIVISION 32 EXTERIOR IMPROVEMENTS
32.01 - DECORATIVE CONCRETE PAVING
32.02 - UNIT PAVING
32.04 - DECORATIVE METAL FENCES & GATES
32.05 - WOOD FENCES & GATES
32.06 - CAST-IN-PLACE CONRETE RETAINING WALLS
32.07 - UNIT MASONRY RETAINING WALLS
32.11 - SCREENS & LOUVERS
32.12 - METAL BOLLARDS

DIVISION 33 UTILITIES
33.01 - FOUNDATION DRAINAGE
33.03 - RETAINING WALL DRAINAGE

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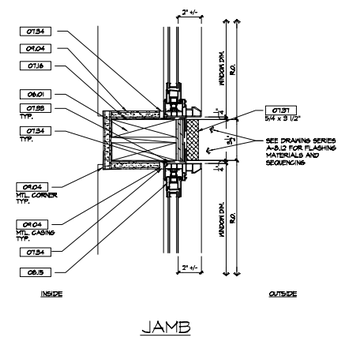
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
FENESTRATION DETAILS

SHEET NUMBER:
A-8.02

BUILDING C & D SIDING

N.T.S. LOCATION KEY FOR REFERENCE ONLY



JAMB

5 WINDOW JAMB

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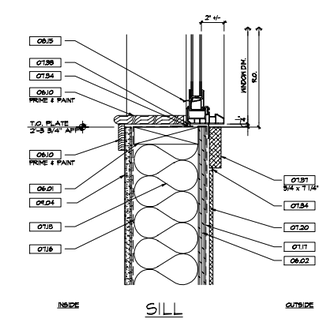

SILL

2 WINDOW SILL

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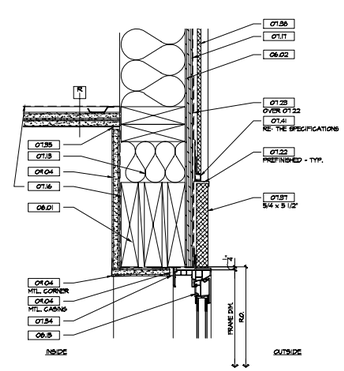

4 WINDOW JAMB

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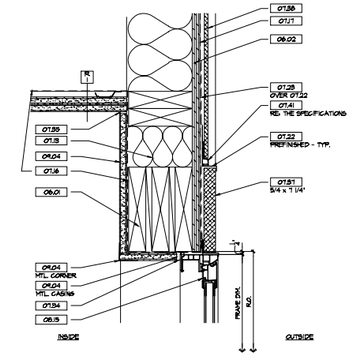

3 WINDOW HEAD

N.T.S.

1 NOT USED

N.T.S.

SECTION KEYNOTES:

DIVISION 3 CONCRETE
03.01 - CAST-IN-PLACE CONCRETE, RE: STRUCT.
03.03 - EXPANSION ANCHORS
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03.05 - PRECAST STRUCTURAL CONCRETE
03.06 - PRECAST ARCHITECTURAL CONCRETE
03.07 - PRECAST BOLLARDS
03.09 - PRECAST SPLASH BLOCKS
03.09 - PRECAST TREADS
03.10 - PRECAST PARKING BUMPERS
03.11 - PRECAST PLANTERS
03.12 - PRECAST TRIM
03.13 - GYP-CRETE CEMENTITIOUS TOPPING
03.14 - CAST UNDERLAYMENT
03.15 - COMPRESSIBLE FILLER
03.16 - LIGHT WEIGHT CONCRETE

DIVISION 4 MASONRY
04.01 - MORTAR NET
04.02 - WEEP
04.03 - BRICK MASONRY
04.04 - CONCRETE UNIT MASONRY
04.05 - STRUCTURAL CLAY MASONRY
04.06 - CAST STONE MASONRY

DIVISION 5 METALS
05.01 - LAG BOLT
05.02 - STRUCTURAL STEEL FRAMING
05.03 - FIREPROOFED STEEL COLUMNS
05.04 - STRUCTURAL CABLING
05.05 - DECKING
05.06 - COLD-FORMED METAL FRAMING
05.07 - METAL FABRICATIONS
05.08 - PAN STAIRS
05.10 - RAILINGS
05.11 - GRATINGS
05.12 - STAIR TREADS & NOSINGS
05.13 - BALCONIES
05.14 - DECORATIVE RAILINGS
05.15 - REVEAL
05.16 - STRUCTURAL ROD ASSEMBLY
05.17 - STRUCTURAL STEEL SECTION

DIVISION 6 WOOD, PLASTICS, & COMPOSITES
06.01 - WOOD FRAMING
06.02 - SHEATHING
06.03 - ACOUSTIC UNDERLAYMENT
06.04 - SHOP-FABRICATED STRUCTURAL WOOD
06.05 - GLUED-LAMINATED CONSTRUCTION
06.06 - INTERIOR FINISH CARPENTRY
06.10 - WOOD TRIM
06.11 - WOOD FRAMES
06.13 - SOLID WOOD BLOCKING

DIVISION 7 THERMAL & MOISTURE PROTECTION
07.01 - DRAINAGE BOARD
07.02 - BITUMINOUS DAMPPROOFING
07.03 - SHEET WATERPROOFING
07.05 - COLD FLUID-APPLIED WATERPROOFING
07.06 - PEDESTRIAN TRAFFIC COATINGS
07.09 - BOARD INSULATION
07.10 - BLANKET INSULATION
07.11 - FOAMED-IN-PLACE INSULATION
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07.23 - SELF-ADHERING SHEET FLASHING
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07.37 - FIBER-CEMENT TRIM
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07.41 - ALUM. REVEAL
07.42 - SNOW GUARDS

DIVISION 8 OPENINGS
08.01 - HOLLOW METAL DOORS & FRAMES
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08.05 - MOLDED DOORS
08.08 - FIBERGLASS DOORS
08.09 - ACCESS DOORS & FRAMES
08.10 - OVERHEAD COILING DOORS
08.12 - ALUMINUM-FRAMED ENTRANCES & STOREFRONTS
08.15 - VINYL WINDOWS
08.20 - LOUVERS
08.21 - WALL VENTS

DIVISION 9 FINISHES
09.01 - 7/8" RESILIENT CHANNEL
09.02 - CEMENTITIOUS BACKING BOARDS
09.03 - GLASS-MAT FACED GYPSUM BOARDS
09.04 - GYPSUM BOARD
09.13 - RESILIENT BASE
09.14 - ACOUSTIC INSULATION
09.20 - EXTERIOR PAINTING
09.21 - INTERIOR PAINTING
09.29 - DIRECT-APPLIED EXTERIOR FINISH SYSTEM

DIVISION 10 SPECIALTIES
10.03 - WIRE MESH PARTITIONS
10.09 - AWNING
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23.01 - H.V.A.C.

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32.11 - SCREENS & LOUVERS
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DIVISION 33 UTILITIES
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33.03 - RETAINING WALL DRAINAGE

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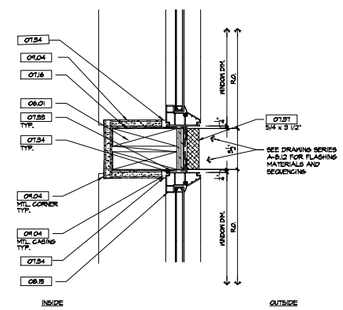
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
FENESTRATION DETAILS

SHEET NUMBER:
A-8.03

BUILDING A NORTH

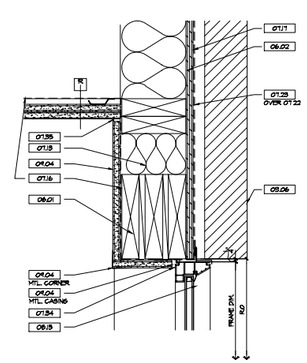
N.T.S. LOCATION KEY FOR REFERENCE ONLY



JAMB

5 WINDOW JAMB

N.T.S.



4 WINDOW JAMB

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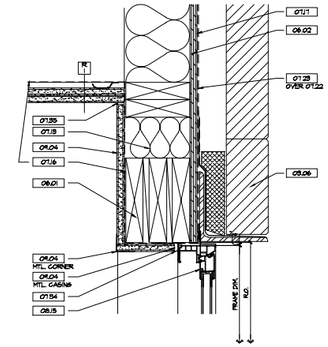
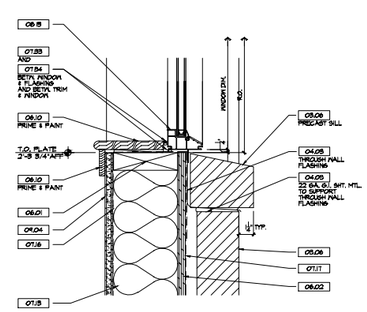


3 WINDOW HEAD

N.T.S.



1 WINDOW SILL

N.T.S.

2 NOT USED

N.T.S.

SECTION KEYNOTES:

DIVISION 3 CONCRETE
03.01 - CAST-IN-PLACE CONCRETE, RE: STRUCT.
03.03 - EXPANSION ANCHORS
03.04 - POST-TENSIONED CONCRETE
03.05 - PRECAST STRUCTURAL CONCRETE
03.06 - PRECAST ARCHITECTURAL CONCRETE
03.07 - PRECAST BOLLARDS
03.08 - PRECAST SPLASH BLOCKS
03.09 - PRECAST TREADS
03.10 - PRECAST PARKING BUMPERS
03.11 - PRECAST PLANTERS
03.12 - PRECAST TRIM
03.13 - GYP-CRETE CEMENTITIOUS TOPPING
03.14 - CAST UNDERLAYMENT
03.15 - COMPRESSIBLE FILLER
03.16 - LIGHT WEIGHT CONCRETE

DIVISION 4 MASONRY
04.01 - MORTAR NET
04.02 - WEEP
04.03 - BRICK MASONRY
04.04 - CONCRETE UNIT MASONRY
04.05 - STRUCTURAL CLAY MASONRY
04.06 - CAST STONE MASONRY

DIVISION 5 METALS
05.01 - LAG BOLT
05.02 - STRUCTURAL STEEL FRAMING
05.03 - FIREPROOFED STEEL COLUMNS
05.04 - STRUCTURAL CABLING
05.05 - DECKING
05.06 - COLD-FORMED METAL FRAMING
05.07 - METAL FABRICATIONS
05.08 - PAN STAIRS
05.10 - RAILINGS
05.11 - GRATINGS
05.12 - STAIR TREADS & NOSINGS
05.13 - BALCONIES
05.14 - DECORATIVE RAILINGS
05.15 - REVEAL
05.16 - STRUCTURAL ROD ASSEMBLY
05.17 - STRUCTURAL STEEL SECTION

DIVISION 6 WOOD, PLASTICS, & COMPOSITES
06.01 - WOOD FRAMING
06.02 - SHEATHING
06.03 - ACOUSTIC UNDERLAYMENT
06.04 - SHOP-FABRICATED STRUCTURAL WOOD
06.05 - GLUED-LAMINATED CONSTRUCTION
06.06 - INTERIOR FINISH CARPENTRY
06.10 - WOOD TRIM
06.11 - WOOD FRAMES
06.13 - SOLID WOOD BLOCKING

DIVISION 7 THERMAL & MOISTURE PROTECTION
07.01 - DRAINAGE BOARD
07.02 - BITUMINOUS DAMPPROOFING
07.03 - SHEET WATERPROOFING
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07.06 - PEDESTRIAN TRAFFIC COATINGS
07.09 - BOARD INSULATION
07.10 - BLANKET INSULATION
07.11 - FOAMED-IN-PLACE INSULATION
07.12 - TEXTURED BOARD INSULATION
07.13 - BLOWN INSULATION
07.14 - SPRAYED INSULATION
07.15 - ROOF BOARD INSULATION
07.16 - VAPOR RETARDERS
07.17 - WEATHER BARRIERS
07.18 - METAL WALL PANELS
07.19 - STEEL SIDING
07.20 - FIBER-CEMENT LAP SIDING
07.21 - MEMBRANE ROOFING
07.22 - SHEET METAL FLASHING & TRIM
07.23 - SELF-ADHERING SHEET FLASHING
07.24 - COPINGS
07.25 - COUNTERFLASHING SYSTEMS
07.26 - GUTTERS & DOWNSPOUTS
07.27 - SCUPPERS
07.28 - ROOF HATCHES
07.30 - PENETRATION FIRESTOPPING
07.31 - JOINT FIRESTOPPING
07.32 - BLDG. FIRESTOPPING
07.33 - BACKER RODS
07.34 - JOINT SEALANTS
07.35 - ACOUSTICAL JOINT SEALANTS
07.36 - EXPANSION JOINT
07.37 - FIBER-CEMENT TRIM
07.38 - FIBER-CEMENT PANEL W/ ALUM. REVEAL
07.40 - METAL ROOF
07.41 - ALUM. REVEAL
07.42 - SNOW GUARDS

DIVISION 8 OPENINGS
08.01 - HOLLOW METAL DOORS & FRAMES
08.03 - WOOD DOORS
08.05 - MOLDED DOORS
08.08 - FIBERGLASS DOORS
08.09 - ACCESS DOORS & FRAMES
08.10 - OVERHEAD COILING DOORS
08.12 - ALUMINUM-FRAMED ENTRANCES & STOREFRONTS
08.15 - VINYL WINDOWS
08.20 - LOUVERS
08.21 - WALL VENTS

DIVISION 9 FINISHES
09.01 - 7/8" RESILIENT CHANNEL
09.02 - CEMENTITIOUS BACKING BOARDS
09.03 - GLASS-MAT FACED GYPSUM BOARDS
09.04 - GYPSUM BOARD
09.13 - RESILIENT BASE
09.19 - ACOUSTIC INSULATION
09.20 - EXTERIOR PAINTING
09.21 - INTERIOR PAINTING
09.29 - DIRECT-APPLIED EXTERIOR FINISH SYSTEM

DIVISION 10 SPECIALTIES
10.03 - WIRE MESH PARTITIONS
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DIVISION 12 FURNISHINGS
12.01 - HORIZONTAL LOUVER BLINDS
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DIVISION 14 CONVEYING EQUIPMENT
14.01 - HYDRAULIC ELEVATORS

DIVISION 22 PLUMBING
22.02 - TRENCH DRAIN

DIVISION 23 H.V.A.C.
23.01 - H.V.A.C.

DIVISION 32 EXTERIOR IMPROVEMENTS
32.01 - DECORATIVE CONCRETE PAVING
32.02 - UNIT PAVING
32.04 - DECORATIVE METAL FENCES & GATES
32.05 - WOOD FENCES & GATES
32.06 - CAST-IN-PLACE CONRETE RETAINING WALLS
32.07 - UNIT MASONRY RETAINING WALLS
32.11 - SCREENS & LOUVERS
32.12 - METAL BOLLARDS

DIVISION 33 UTILITIES
33.01 - FOUNDATION DRAINAGE
33.03 - RETAINING WALL DRAINAGE

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

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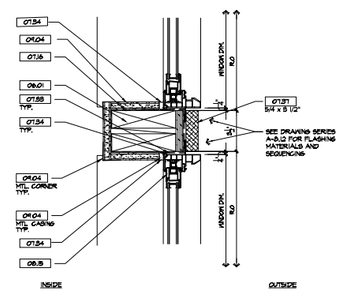
SHEET NAME:
FENESTRATION DETAILS

SHEET NUMBER:
A-8.04

BUILDING J STONE

N.T.S. LOCATION KEY FOR REFERENCE ONLY



5 WINDOW JAMB

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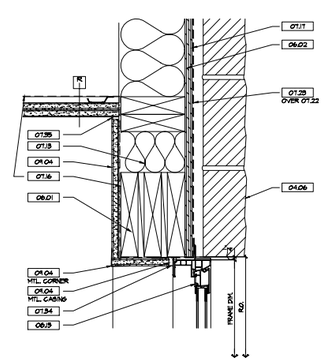

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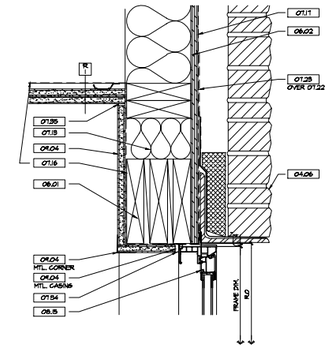

3 WINDOW HEAD

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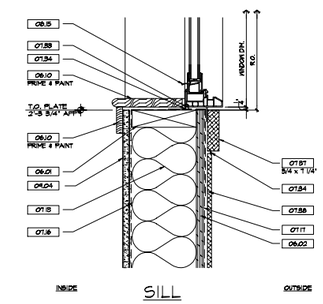

2 WINDOW SILL

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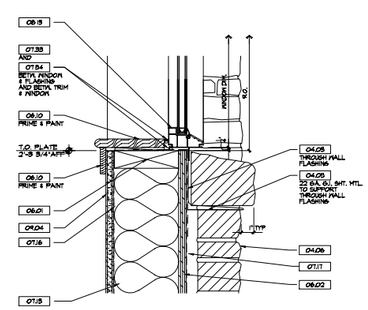

1 WINDOW SILL

N.T.S.

SECTION KEYNOTES:

DIVISION 3 CONCRETE
- 03.01 - CAST-IN-PLACE CONCRETE, RE: STRUCT.
- 03.03 - EXPANSION ANCHORS
- 03.04 - POST-TENSIONED CONCRETE
- 03.05 - PRECAST STRUCTURAL CONCRETE
- 03.06 - PRECAST ARCHITECTURAL CONCRETE
- 03.07 - PRECAST BOLLARDS
- 03.09 - PRECAST SPLASH BLOCKS
- 03.09 - PRECAST TREADS
- 03.10 - PRECAST PARKING BUMPERS
- 03.11 - PRECAST PLANTERS
- 03.12 - PRECAST TRIM
- 03.13 - GYP-CRETE CEMENTITIOUS TOPPING
- 03.14 - CAST UNDERLAYMENT
- 03.15 - COMPRESSIBLE FILLER
- 03.16 - LIGHT WEIGHT CONCRETE

DIVISION 4 MASONRY
- 04.01 - MORTAR NET
- 04.02 - WEEP
- 04.03 - BRICK MASONRY
- 04.04 - CONCRETE UNIT MASONRY
- 04.05 - STRUCTURAL CLAY MASONRY
- 04.06 - CAST STONE MASONRY

DIVISION 5 METALS
- 05.01 - LAG BOLT
- 05.02 - STRUCTURAL STEEL FRAMING
- 05.03 - FIREPROOFED STEEL COLUMNS
- 05.04 - STRUCTURAL CABLING
- 05.05 - DECKING
- 05.06 - COLD-FORMED METAL FRAMING
- 05.07 - METAL FABRICATIONS
- 05.08 - PAN STAIRS
- 05.10 - RAILINGS
- 05.11 - GRATINGS
- 05.12 - STAIR TREADS & NOSINGS
- 05.13 - BALCONIES
- 05.14 - DECORATIVE RAILINGS
- 05.15 - REVEAL
- 05.16 - STRUCTURAL ROD ASSEMBLY
- 05.17 - STRUCTURAL STEEL SECTION

DIVISION 6 WOOD, PLASTICS, & COMPOSITES
- 06.01 - WOOD FRAMING
- 06.02 - SHEATHING
- 06.03 - ACOUSTIC UNDERLAYMENT
- 06.04 - SHOP-FABRICATED STRUCTURAL WOOD
- 06.05 - GLUED-LAMINATED CONSTRUCTION
- 06.06 - INTERIOR FINISH CARPENTRY
- 06.10 - WOOD TRIM
- 06.11 - WOOD FRAMES
- 06.13 - SOLID WOOD BLOCKING

DIVISION 7 THERMAL & MOISTURE PROTECTION
- 07.01 - DRAINAGE BOARD
- 07.02 - BITUMINOUS DAMPPROOFING
- 07.09 - SHEET WATERPROOFING
- 07.05 - COLD FLUID-APPLIED WATERPROOFING
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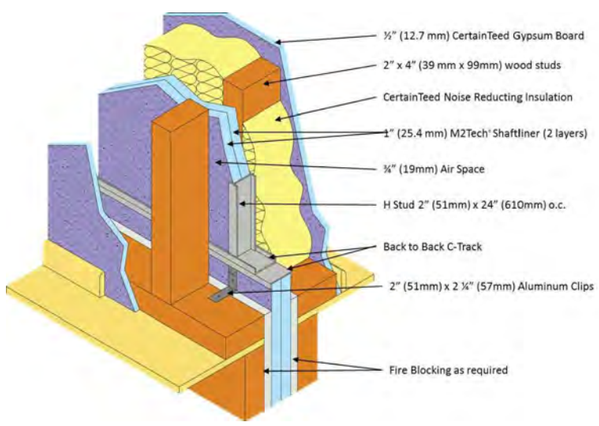
SHEET NAME:
FENESTRATION DETAILS

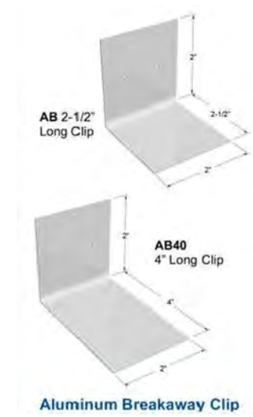
SHEET NUMBER:
A-8.05

4 FIRE DOOR SEPARATION EXAMPLE
N.T.S.

3 FIRE DOOR SEPARATION EXAMPLE
N.T.S.



2 FIRE RATED WALL
N.T.S.



1 ALUMINUM BURN CLIP
N.T.S.

The ACADEMY
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SHEET NAME:
FIRE SEPARATION DETAILS

SHEET NUMBER:
A-8.11

2 VIEW FROM 4TH STREET LOOKING WEST

1 VIEW FROM MAPLETON AVENUE LOOKING WEST

ILLUSTRATIVE VIEW ONLY

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:

THE MULHERN GROUP
ARCHITECTURE · PLANNING · INTERIORS

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:

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04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

A-9.01

2 VIEW FROM 4TH STREET AT PROJECT ENTRY

1 VIEW FROM MAPLETON AVENUE AT PROJECT ENTRY

ILLUSTRATIVE VIEW ONLY

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:

THE MULHERN GROUP
ARCHITECTURE PLANNING INTERIORS

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:

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SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

A-9.02

2 VIEW FROM ENTRY ROUNDABOUT TO THE VILLAGE GREEN

ILLUSTRATIVE VIEW ONLY

1 VIEW TRAVELING WEST ALONG ENTRY DRIVE TO ROUNDABOUT

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:

THE MULHERN GROUP
ARCHITECTURE · PLANNING · INTERIORS

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:

pcs group inc.

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SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

A-9.03

2 VIEW FROM 'AB' COURTYARD

1 VIEW FROM 'A' COURTYARD

ILLUSTRATIVE VIEW ONLY

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

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INVESTMENT GROUP

ARCHITECT:

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ENGINEER:

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SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

A-9.04

2 VIEW FROM 'C' COURTYARD

1 VIEW FROM 'B' COURTYARD

ILLUSTRATIVE VIEW ONLY

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

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MAPLETON HILL
INVESTMENT GROUP

ARCHITECT:

THE MULHERN GROUP
ARCHITECTURE · PLANNING · INTERIORS

ENGINEER:

CONSULTING ENGINEERS

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SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

A-9.05

2 VIEW LOOKING SOUTHWEST FROM ACCESS DRIVE 'B'

1 VIEW FROM 'D' COURTYARD

ILLUSTRATIVE VIEW ONLY

The ACADEMY
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MAPLETON HILL
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SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

A-9.06

2 VIEW FROM VILLAGE GREEN LOOKING TOWARD BUILDING B

1 VIEW FROM VILLAGE GREEN LOOKING TOWARD BUILDING A

ILLUSTRATIVE VIEW ONLY

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

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SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

A-9.07

2 VIEW FROM 4TH STREET AT PROJECT ENTRY

1 VIEW FROM VILLAGE GREEN LOOKING NORTH TOWARD J COTTAGES

ILLUSTRATIVE VIEW ONLY

The ACADEMY
BOULDER'S BOUTIQUE RETIREMENT COMMUNITY

DEVELOPER:

MAPLETON HILL
INVESTMENT GROUP

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SHEET NAME:

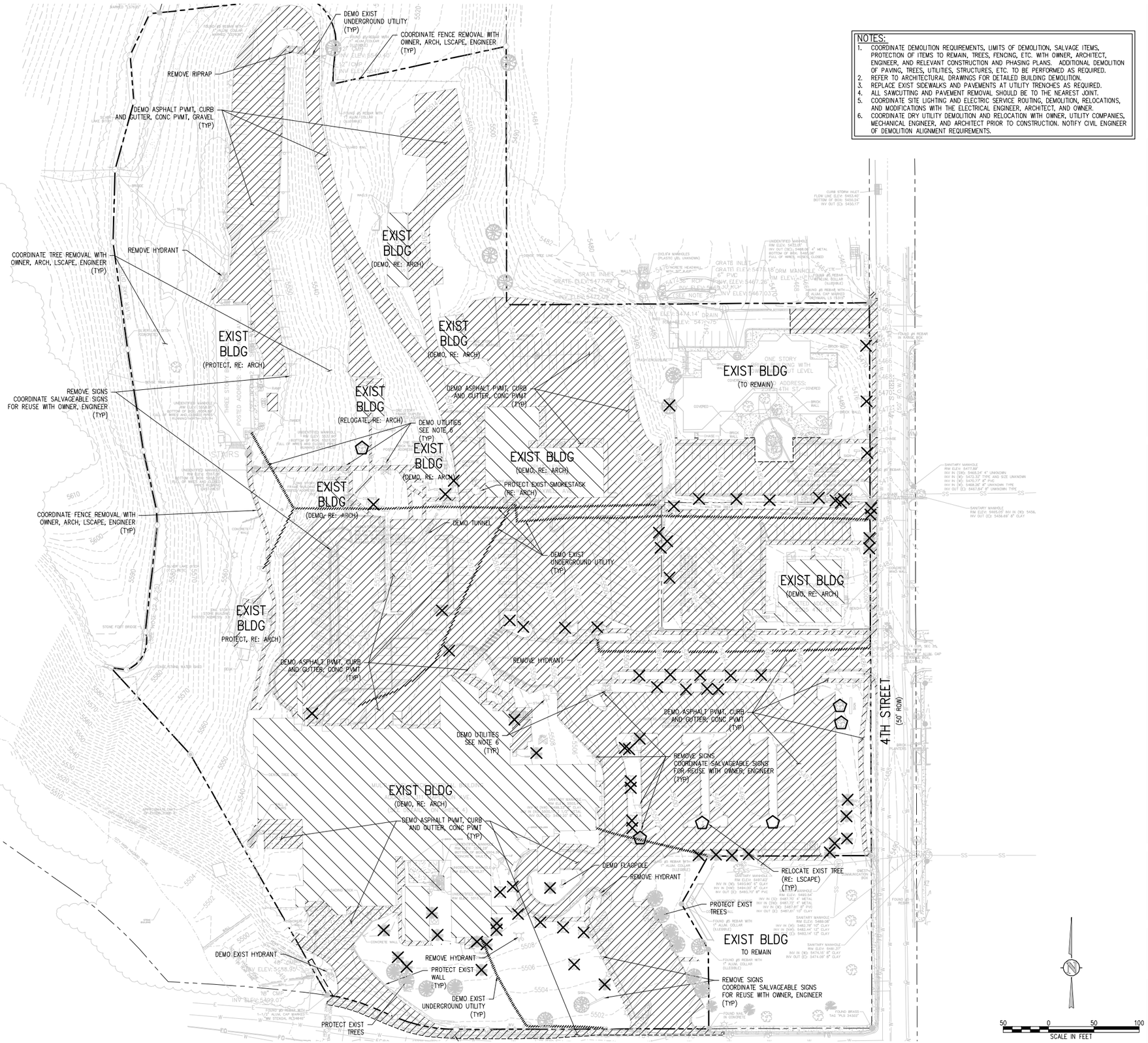
PERSPECTIVES

SHEET NUMBER:

A-9.08

NOTES:

1. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS. ADDITIONAL DEMOLITION OF PAVING, TREES, UTILITIES, STRUCTURES, ETC. TO BE PERFORMED AS REQUIRED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING DEMOLITION.
3. REPLACE EXIST SIDEWALKS AND PAVEMENTS AT UTILITY TRENCHES AS REQUIRED.
4. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
5. COORDINATE SITE LIGHTING AND ELECTRIC SERVICE ROUTING, DEMOLITION, RELOCATIONS, AND MODIFICATIONS WITH THE ELECTRICAL ENGINEER, ARCHITECT, AND OWNER.
6. COORDINATE DRY UTILITY DEMOLITION AND RELOCATION WITH OWNER, UTILITY COMPANIES, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER OF DEMOLITION ALIGNMENT REQUIREMENTS.



DEVELOPER:

MAPLETON HILL INVESTMENT GROUP

ARCHITECT:

THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:

CONSULTING ENGINEERS

CONSULTANT:

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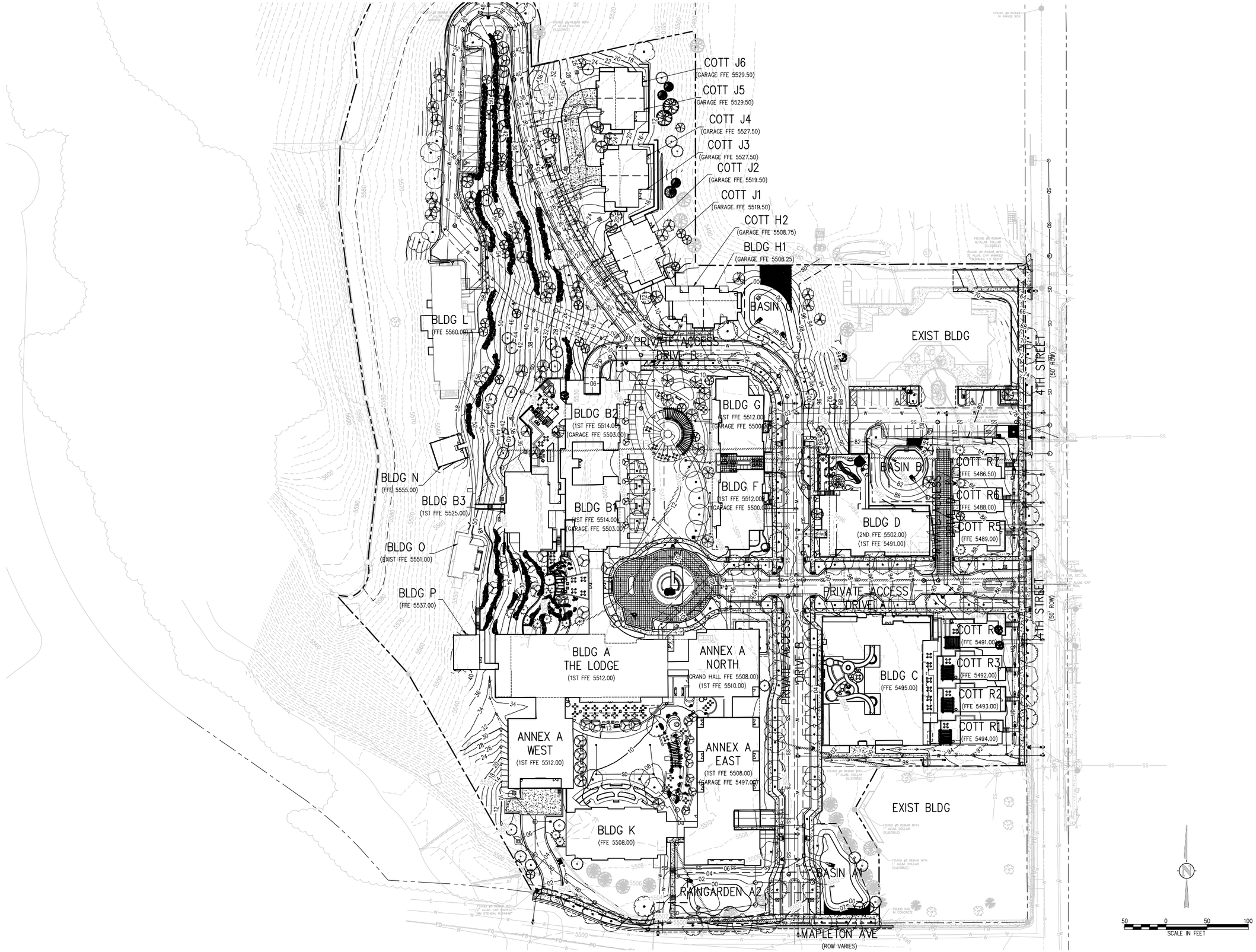
SHEET NAME:

PRELIMINARY SITE DEMOLITION PLAN

SHEET NUMBER:

C0.2



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CONSULTANT:
pcs group inc.

SITE REVIEW SUBMITTAL #4 LUR 2016-00065

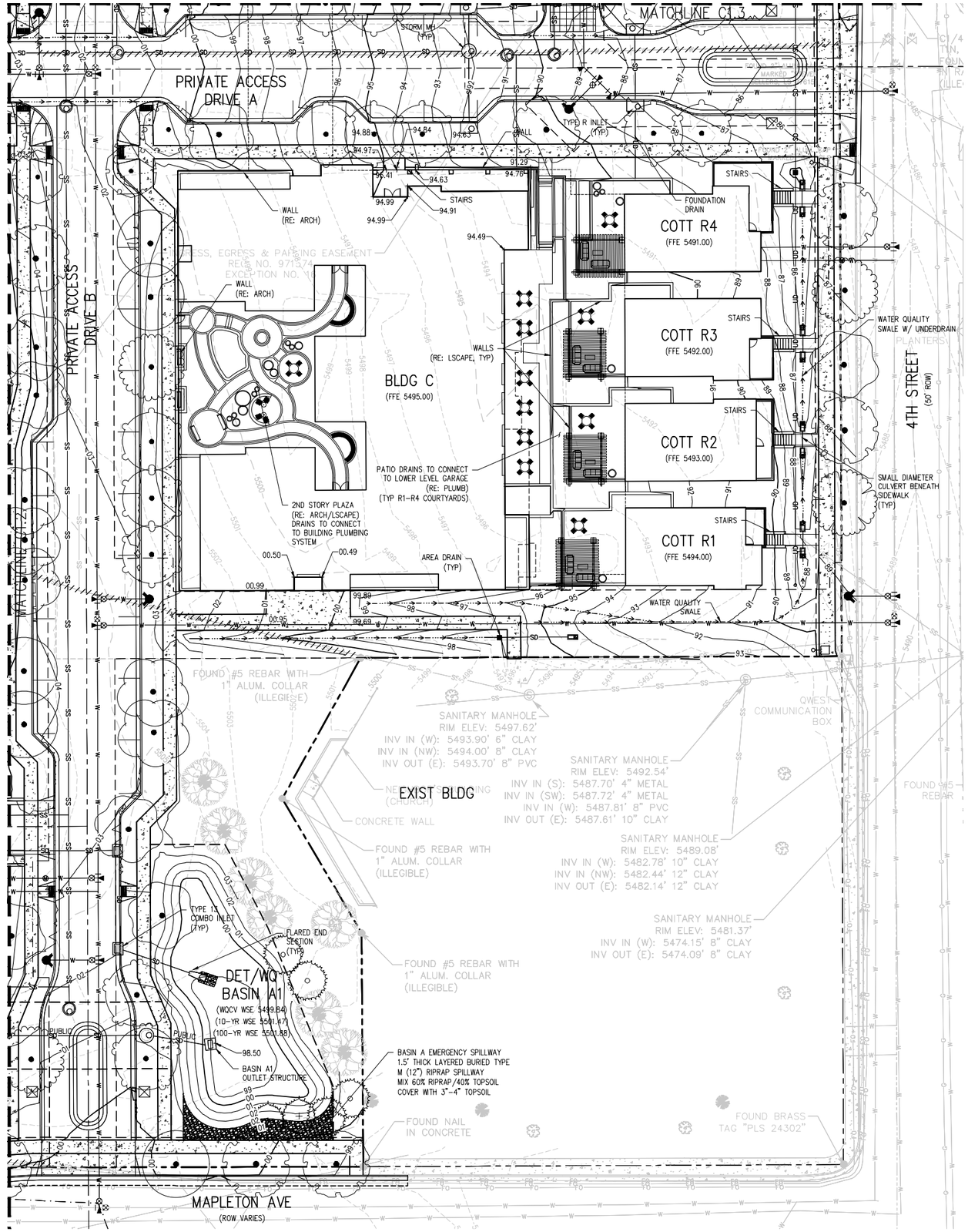
THE ACADEMY ON MAPLETON HILL

BOULDER, COLORADO

DATE:	REVISION:
08-01-16	SITE REVIEW #1
04-03-17	SITE REVIEW #2
07-26-17	BDAB
11-06-17	SITE REVIEW #3
04-04-18	SITE REVIEW #4
05-04-18	S.R.#4 - CORRECTIONS

SHEET NAME:
PRELIMINARY OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C1.0



NOTES:
1. ALL STORM IS PRIVATE UNLESS OTHERWISE NOTED.
2. PERMANENT GROUNDWATER DEWATERING MAY BE NEEDED IN THE EVENT BUILDINGS REQUIRE FOUNDATION DRAINAGE SYSTEMS. BUILDING FOUNDATION DRAINAGE SYSTEMS WILL CONNECT TO UNDERGROUND STORM SEWER SYSTEMS. INTERNAL GROUNDWATER TREATMENT SYSTEMS MAY BE REQUIRED TO ADDRESS GROUNDWATER QUALITY ISSUES.

20 0 20 40
SCALE IN FEET

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:
CONSULTING ENGINEERS

CONSULTANT:
pcs group inc.

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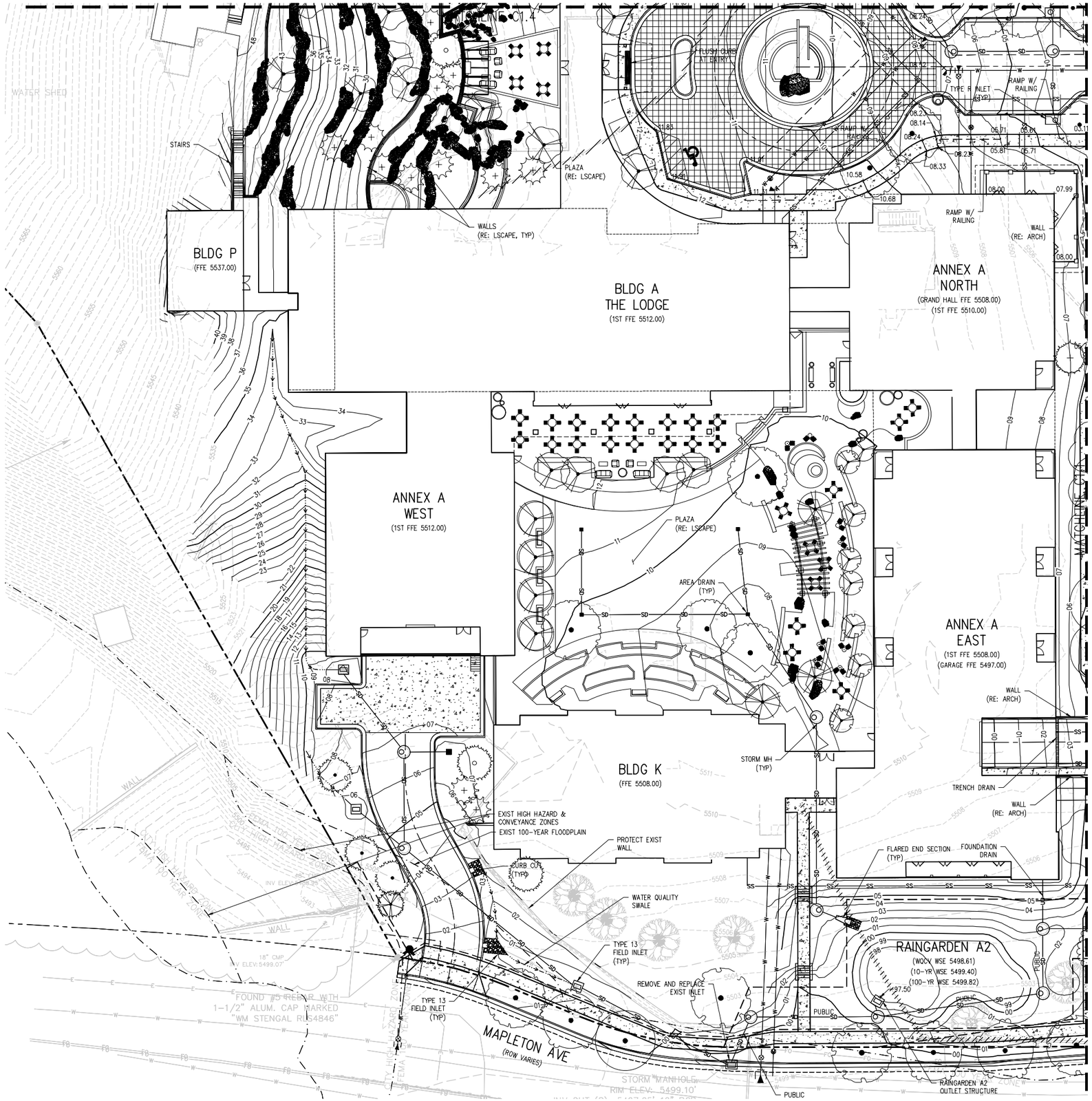
SHEET NAME:
PRELIMINARY DETAILED GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C1.1



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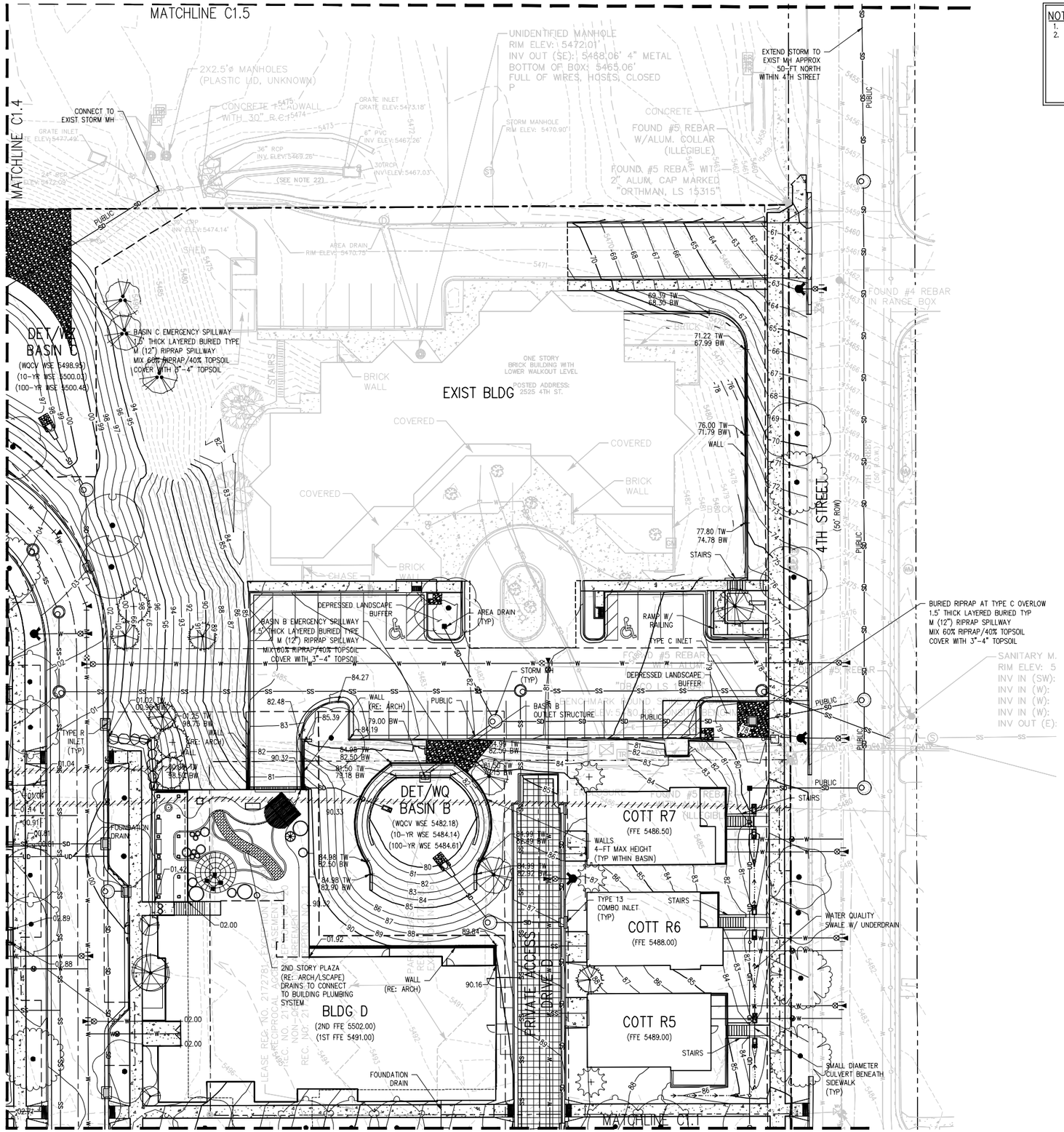
SHEET NAME:
PRELIMINARY DETAILED GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C1.2



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ARCHITECT:

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SHEET NUMBER:

C1.3

20 0 20 40
SCALE IN FEET

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SCALE IN FEET

The ACADEMY
BUILDING BOULDER'S FIRST LIFELONG LEARNING COMMUNITY

DEVELOPER:
MAPLETON HILL INVESTMENT GROUP

ARCHITECT:
THE MULHERN GROUP, LTD.
ARCHITECTURE • PLANNING • INTERIORS

ENGINEER:
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C1.4