

PEARL PARKWAY

PEARL EAST CIRCLE

CROSSWALK BARS ARE 2'X10' PLACED IN THE CENTER OF THE LANE AND ALONG THE EDGE OF PAVEMENT; STOP BAR IS SOLID WHITE 1'XDIST. ACROSS EXIT LANE PAVEMENT; ALL ARE PER MUTCO.  
 PHASE 2 PARKING EXPANSION  
 EXISTING EDGE OF CURB

LANDSCAPE BUFFER  
 MULTI-USE PATH  
 PROPOSED DIRECTION SIGNAGE FOR MARRIOTT (4 SF PER SIDE)  
 EXISTING EDGE OF CURB

PROPOSED 6' HT. BURIED CHAIN LINK FENCE  
 EASEMENT  
 TELE  
 EXISTING UTILITY BOXES

MONUMENT SIGN (ELEV. ON SHEET A300)

GAS MTRS.  
 ELEC MTRS.  
 COVERED LOADING & TRASH ZONE

50'-0" MIN. TO BUS STOP  
 107'-3" TO BUS STOP  
 30X8 BUS STOP  
 5'X8' CLEAR LOADING AREA  
 6' BENCH BIKE RACK & CLEAR AREA

ALIGN NEW MULTI-USE PATH W/ EXISTING BIKE PATH.

EXISTING BIKE PATH

PHASE I PROPERTY LINE

EXISTING 6'-0" HT. FENCE

6'-0" TO BACK OF CURB

79

16,268 SF

52.35' LOWEST NATURAL GRADE W/IN 25' OF BLDG. (SEE CIVIL FOR (E) CONTOURS)

PROPERTY LINE TYPICAL

ADJACENT PROPERTY OWNER SIGN

4'-6" TO BACK OF CURB

PARKING LOT TO BE CONCRETE OR ASPHALT

53

REUSE EXISTING CURB

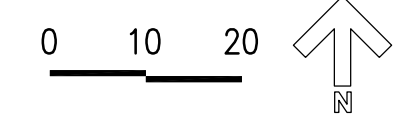
PROPOSED PEDESTRIAN SIDEWALK

RELOCATE EXISTING MARRIOTT MONUMENT SIGN

PROPOSED PEDESTRIAN SIDEWALK

MARRIOTT

SITE PLAN PHASE II  
 1"=20'-0"



PARCEL AREA			
114,869 + 10,013 = 124,882 SF			
F.A.R. CALCULATION			
124,882 X .5 = 62,441 SF			
BUILDING AREA			
FIRST FLOOR	GFA	NET LEASE (FLOOR AREA)	BALCONIES
FIRST FLOOR	16,268 SF	12,443 SF	- SF
SECOND FLOOR	19,617 SF	17,346 SF	1,231 SF
THIRD FLOOR	16,558 SF	14,273 SF	3,117 SF
TOTAL - GFA	52,443 SF	44,062 SF	4,348 SF
REQUIRED PARKING			
52,443 / 400 = 132 SPACES			
PROVIDED PARKING = 164 SPACES			
19 COMPACT (12%)			
18 HOV			
127 STANDARD			

- LEGEND
- HOV FUEL EFFICIENT OR HOV VEHICLE (LEED CREDIT)
  - (C) COMPACT CAR PARKING SPACE (7.75'X15' MIN.)
  - BIKE RACK (CORNER - 10 BIKES PER RACK)
  - 20' HEIGHT LIGHT POST (FULL CUT OFF)
  - 4' HT. BOLLARD LIGHT (FULL CUT OFF)
  - # PARKING SPACE TOTALS
  - FIRE HYDRANT (SEE CIVIL)
  - 5' TREE GRATE
  - ▲ PROPOSED BUILDING ENTRY
  - ▲ 15' X 15' SITE TRIANGLE

6	09/12/08	SITE REVIEW - SECOND SUBMISSION
5	06/19/08	PRICING SET - REDUCED SF
4	04/30/08	PRICING SET
3	03/21/08	PRICING SET
2	02/19/08	SITE REVIEW SUBMISSION
1	02/19/08	SITE REVIEW SUBMISSION
NO.	DATE	REVISION

**PEH ARCHITECTS**  
 1319 Spruce Street Suite 207  
 Boulder, CO 80302  
 303-442-0408, fax: 303-447-1905  
 e-mail: peheinz@peharchitects.com

**PEARL PARKWAY CENTRE**  
 FOOTHILLS PARKWAY & PEARL PARKWAY  
 BOULDER, COLORADO

SHEET TITLE  
**SITE PLAN - PHASE 2  
 PARKING EXPANSION**

PROJECT:	2007.36	SHEET NUMBER	A100.1
DATE:	01/04/08	OF	
DRAWN BY:	NPP		
CHECKED BY:	PEH		

