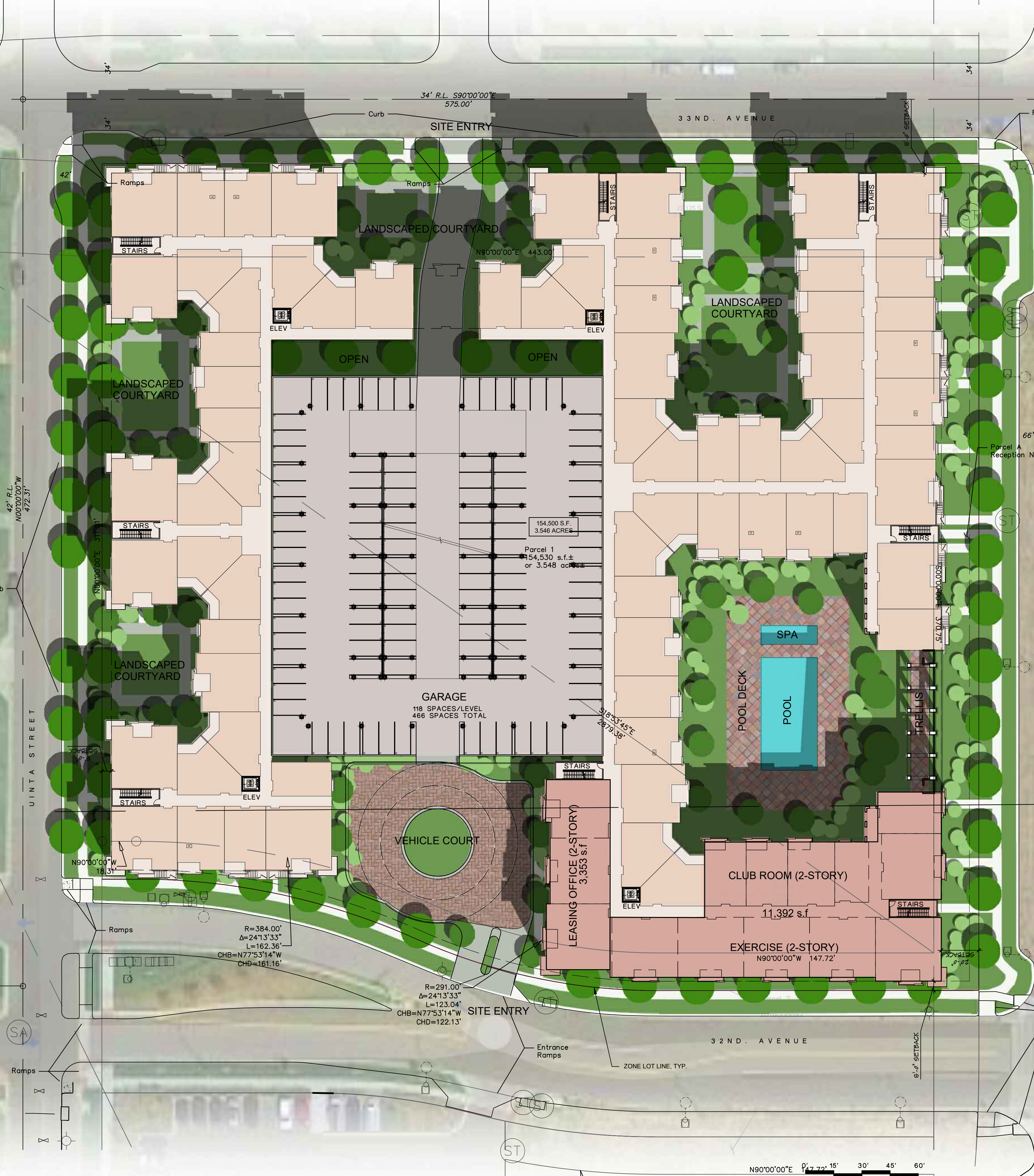


**SITE SUMMARY:**

ZONING: C-MU-20 WVRS 1 / STAPLETON DEVELOPMENT PLAN - DISTRICT II  
 ZONE LOT AREA: 196,167.42 S.F. (4.506 ACRES)  
 GROSS FLOOR AREA: 468,915 S.F. (142,915 S.F. GARAGE AND 326,000 S.F. RESIDENTIAL)  
 GARAGE FOOTPRINT: 35,729 S.F.  
 BUILDING FOOTPRINT: 84,600 S.F.  
 EXISTING USE: VACANT LOT  
 PROPOSED USE: MULTI-FAMILY DWELLING  
 PROPOSED DENSITY: 68 DU/ACRE (307 UNITS TOTAL)  
 OCCUPANCY GROUP: "R2" @ RESIDENTIAL, "S2" @ PARKING GARAGE, "A3" AT COMMUNITY AND "B" AT LEASING  
 CONSTRUCTION TYPE: VA @ RESIDENTIAL AND IIA AT PARKING GARAGE  
 SPRINKLER SYSTEM: GARAGE NFPA 13; RESIDENTIAL NFPA 13R  
 NUMBER OF STORIES: 4 STORIES  
 BUILDING HEIGHT: 55' MAX. BUILDING HEIGHT  
 FRONT SETBACK: REQUIRED 0', PROVIDED 20'  
 REAR SETBACK: REQUIRED 0', PROVIDED 5'  
 SIDE SETBACK: REQUIRED 0', PROVIDED 5'  
 PARKING REQUIRED: 360 PARKING STALLS (STUDIO / 1 BEDROOM 1.0 SPACE; 2 BEDROOMS 1.5 SPACES)  
 PARKING PROVIDED: 466 PARKING STALLS  
 OPEN SPACE REQUIRED: 0% OF TOTAL ZONE LOT AREA REQUIRED FOR A 4-STORY BUILDING



UNIT MIX BREAK-DOWN							
FLATS							
UNIT	TYPE	AREA	TOT AREA	TYP QTY	TYP QTY	PER TYPE	%
A-1	Studio	574	17,220	8	30	30	9.8%
A-3	1 BR + 1 B	700	35,000	14	50		
A-4	1 BR + 1 B	716	57,280	20	80		
A-5	1 BR + 1 B	800	33,600	11	42	172	56.0%
B-1	2 BR + 2 B	948	20,856	6	22		
B-2	2 BR + 2 B	1,072	4,288	1	4		
B-2b	2 BR + 2 B	1,072	28,944	10	27		
B-3	2 BR + 2 B	1,123	58,396	14	52		
B-4	2 BR + 2 B	1,165	-	0	0	105	34.2%
C-1	3 BR + 2 B	1,373	-	0	0	0	0.0%
<b>TOTAL</b>			<b>255,584</b>	<b>84</b>	<b>307</b>	<b>307</b>	<b>100%</b>
<b>RESIDENTIAL UNITS TOTAL</b>			<b>307 UNITS</b>			<b>255,584 S.F.</b>	
<b>AVERAGE UNIT AREA</b>						<b>832.5 S.F.</b>	

**SITE PLAN** **STREET LEVEL - (OPTION E)**

CALIFORNIA # 01888  
 NEVADA # 12838  
 ARIZONA # 12708  
 COLORADO # 1436  
 OREGON # 1340

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Solana Stapleton  
**Central Park Station**  
 CITY OF DENVER COLORADO

PROJECT NO: 2020-101  
 ISSUED: 06/02/2020  
 SHEET: A1-1E  
 DRAWN: GS  
 CHECKED: EJ

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