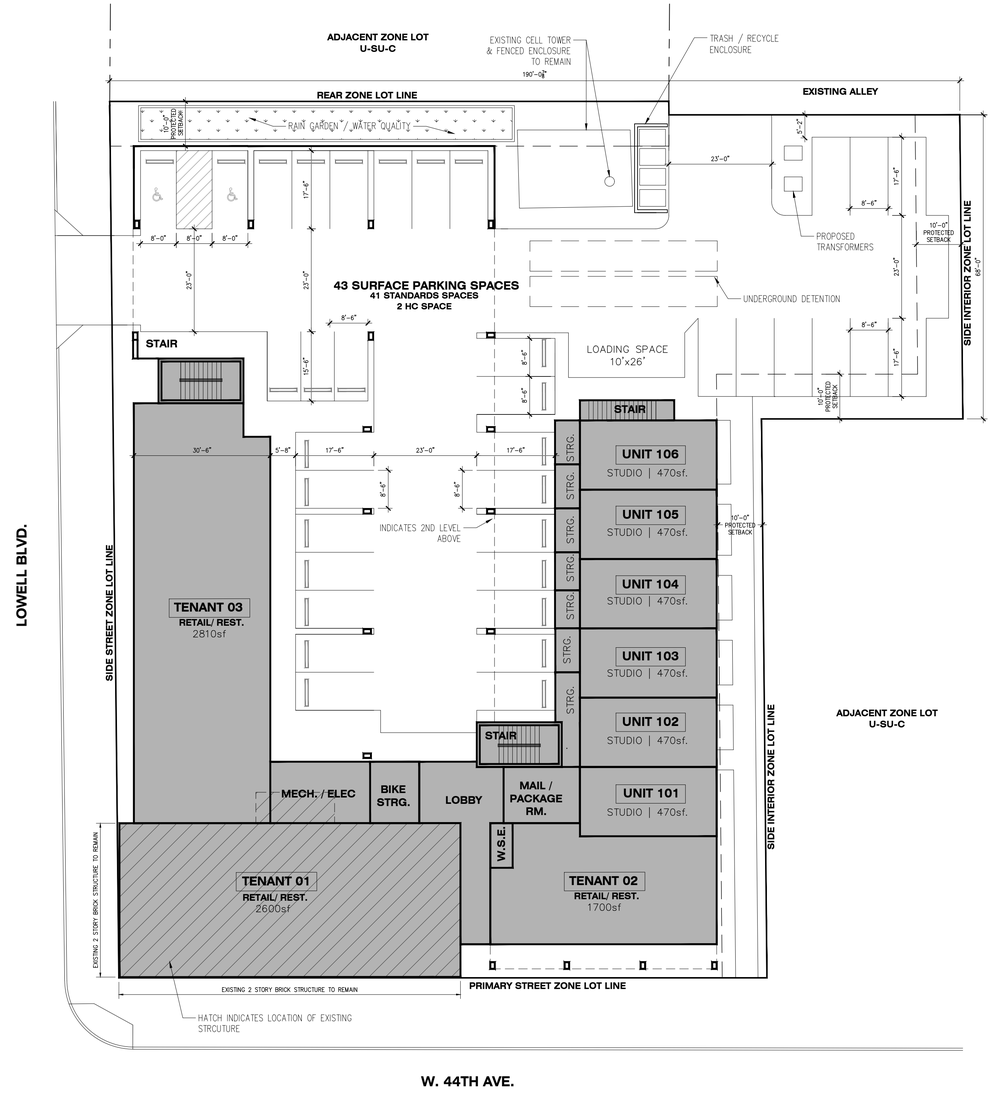
44th ave MIXED USE

CONCEPT SITE PLAN

CITY AND COUNTY OF DENVER, STATE OF COLORADO
ADDRESS: 44th & Lowell DENVER, CO 80210

EXISTING 2 STORY BRICK BUILDING TO REMAIN
VIEW FROM LOWELL & 44TH

EXISTING 2 STORY BRICK BUILDING TO REMAIN
VIEW FROM 44TH



1 SITE | 1ST LEVEL PLAN
SCALE: 1/16" = 1'-0"

N

PROJECT ZONING

SURVEY SEE ATTACHED
LOT SIZE 31,416sf | .72 acres
ZONING: **U-MX- 2**
PROPOSED USE: MULTI-FAMILY
BUILDING FORM .: **GENERAL**
Primary street: **44th Ave**
Side Street: **Lowell Blvd**

SETBACKS:
Primary str: 0'
SIDE Str.: 0'
Side interior protected: 10'
REAR protected: 10'
Rear alley: 0'

MAX BUILDING HEIGHT: 2 stories
PROPOSED: 3 stories
30'-0"
PROPOSED: 45'-0"

REQUIRED BUILD-TO
PRIMARY STREET 70% 0/15'
SIDE STREET na
ACTIVE USE PRIMARY ST.: 40%
ACCESS TO PRIMARY ST.: Entrance
TRANSPARENCY:
PRIMARY ST.: 40%
SIDE ST.: 25%

PARKING REQUIRED = 1 per unit
PROVIDED based on affordable housing incentives:
46 units = 46 required
1 ADA space
6 income restricted @ 70% AMI
6 x .1 per unit = .6 spaces
1 accessible unit = 1 ADA space
46 units x .5 = 23.5 spaces

Retail | Restaurant
5000sf exempt per sec. 10.4.5.B
2110sf 4.5 / 1000sf = 10 spaces

1 ADA space 1

TOTAL REQUIRED: **34.7 spaces**
2 accessible
TOTAL PARKING PROVIDED **34 spaces**
2 ADA

1 Loading required and provided 10'x26'

TOTAL BIKE PARKING: XX SPACES REQUIRED
XX ENCLOSED; X FIXED
BIKE PARKING PROVIDED: XX SPACES

ACCESSIBLE UNITS REQUIRED: 1 UNIT
IBC | ANSI REQ. = 2% TYPE A UNITS
ALL OTHER UNITS TYPE B
PROVIDE: (1) TYPE A ACCESSIBLE
UNIT PER IBC

AFFORDABLE HOUSING

TYPICAL MARKET - RENTAL UNITS
53 UNITS x 12% (70% AMI) = 6
Required: 6 units
Provided: 3 units (3-1bdrm 3 - studios)

BUILDING DATA

53 TOTAL UNITS
11 STUDIOS
11 - 470sf
38 1 BEDROOMS
16 - 500sf
1 - 520sf
5 - 530sf
4 - 535sf
1 - 545sf
1 - 580sf
10 - 585sf

4 2 BEDROOMS
1 - 820sf
1 - 700sf
2 - 670sf

TOTAL UNIT FINISH SF.	**28,315sf.**
TOTAL REST. / RETAIL	**7,160sf.**
COMMON SPACE / STORAGE:	**7,225sf.**
TOTAL FINISHED SF:	**42,700sf.**
GARAGE	**8,680sf**
GROSS BUILDING SQ.FT..=	**51,380sf.**

MmD ARCHITECTURE

CONCEPT E
SITE PLAN |
FIRST LEVEL

3.26.25

SHEET 1 OF 2

44th ave MIXED USE

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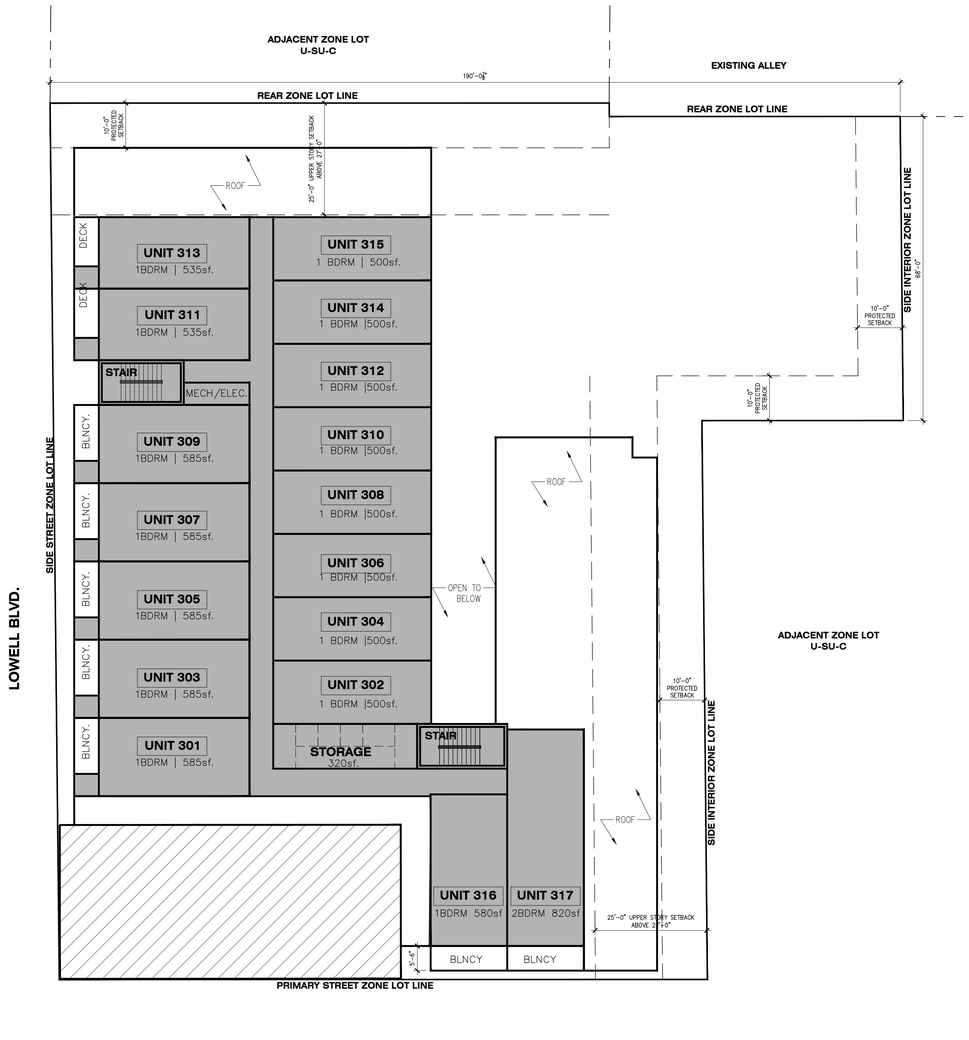

2 3RD LEVEL PLAN
SCALE: 1/16" = 1'-0"

1 2ND LEVEL PLAN
SCALE: 1/16" = 1'-0"

MmD ARCHITECTURE

CONCEPT E
2ND & 3RD LEVEL PLAN

3.26.25

SHEET 2 OF 2