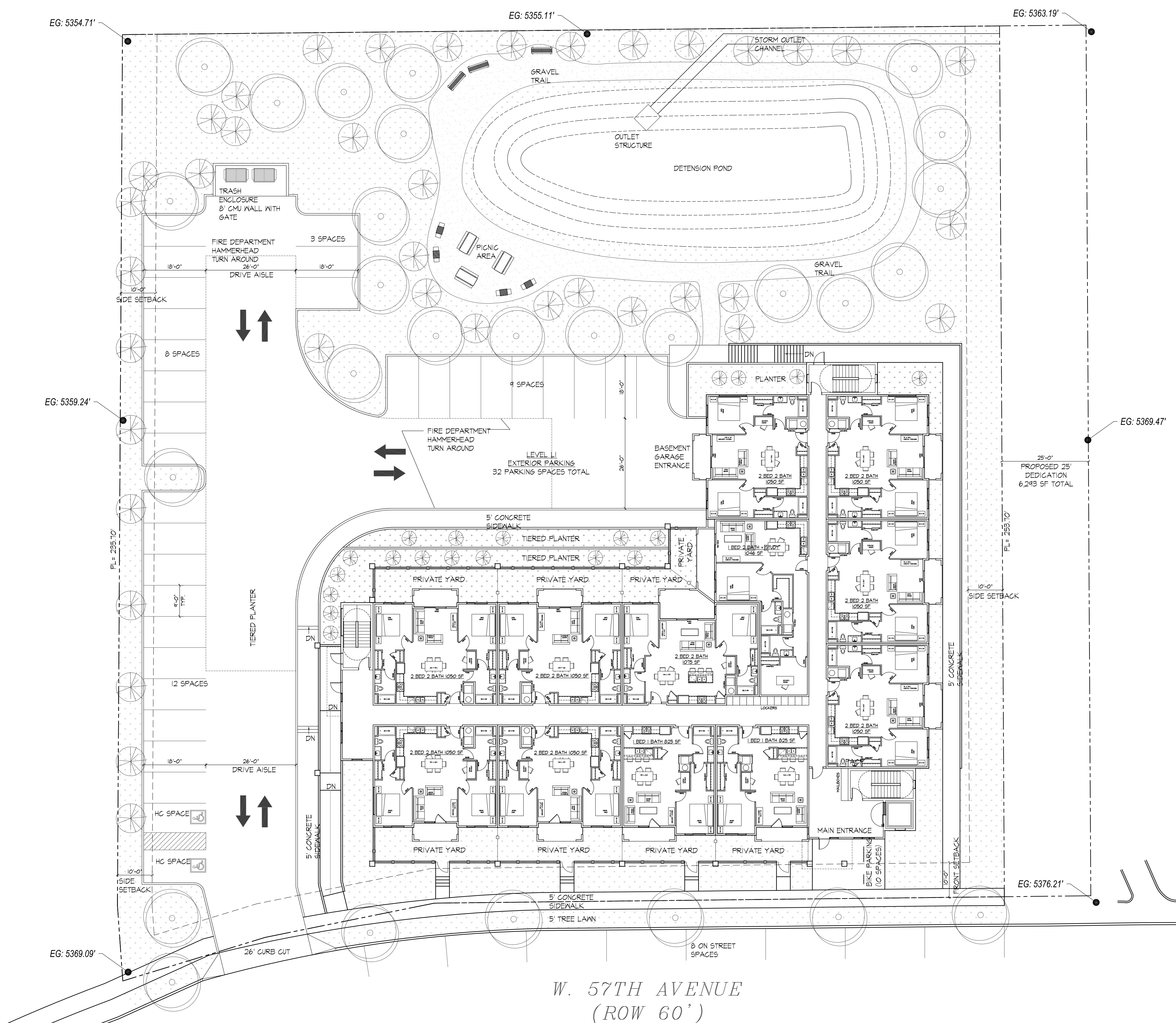


ARVADA PLACE APARTMENTS

CITY OF ARVADA AND COUNTY OF JEFFERSON, STATE OF COLORADO.
9255 W 57TH AVENUE, ARVADA, CO 80002

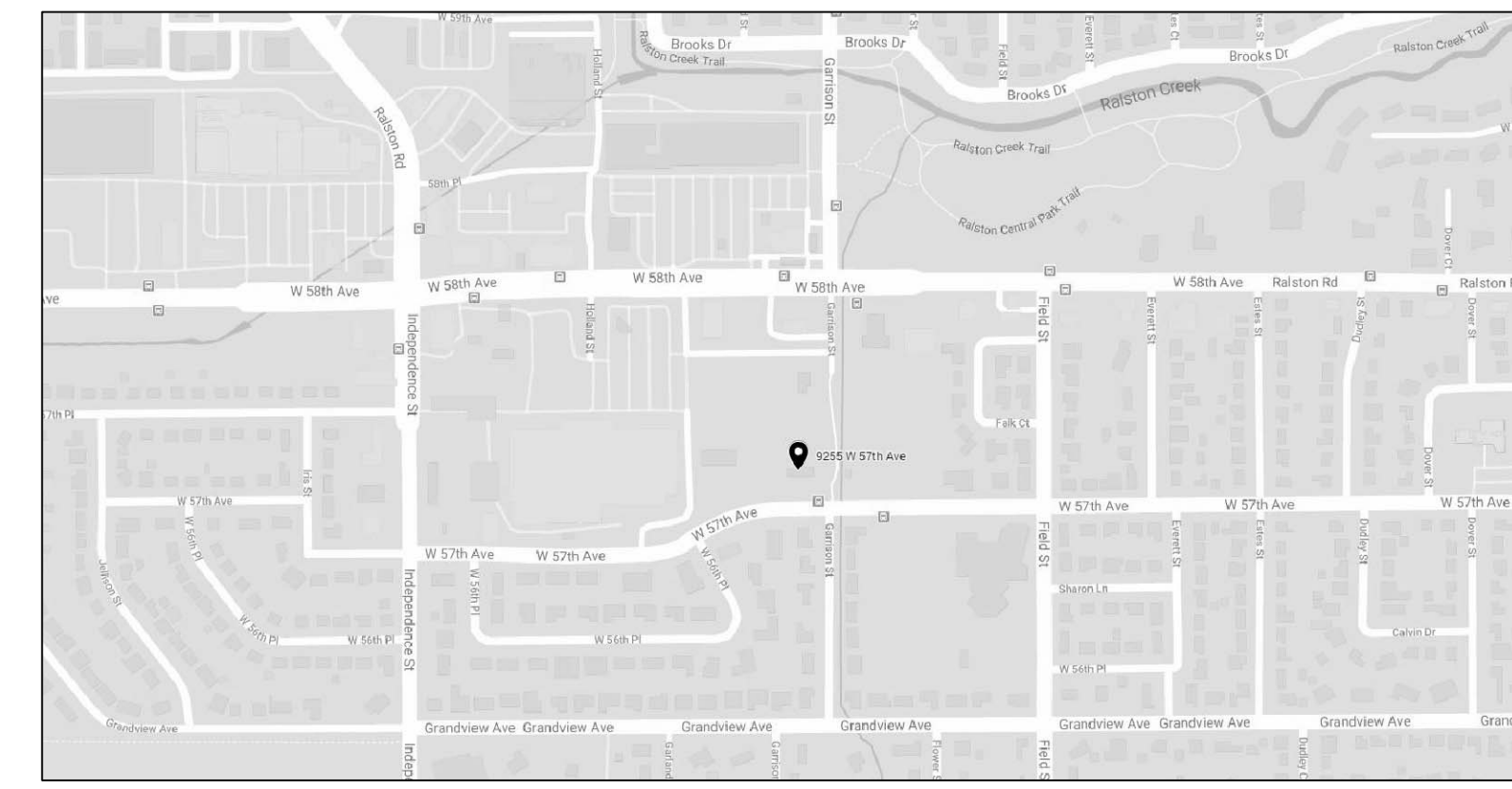
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SITE CALCULATIONS

ZONING=	R-24
ZONING FORM=	URBAN MULTIFAMILY
MAX DENSITY=	24 UNITS/ACRE
SURVEY LOT AREA=	71,315 SF
LOT AREA AFTER DED.=	65,118 SF
LOT COVERAGE MAX	90%
BUILDING FP=	58,606 SF
PROVIDED UNITS=	152 U
MAX HT=	35'
FRONT SETBACK=	10'
SIDE SETBACK=	10'
REAR RETBACK=	0'
PARKING REQ=	1.6 SPACES PER 1 BR UNIT 2.1 SPACES PER 2 BR UNIT 6X1.6= 10 SPACES 30X2.1=63 SPACES TOTAL REQ.=73 SPACES
ACCESSIBLE SPACES=	4 (1 VAN ACCESSIBLE)
PARKING PROVIDED=	32 EXTERIOR ON-SITE SPACES 84 INTERIOR ON-SITE SPACES 8 ON-STREET SPACES 74 TOTAL SPACES PROVIDED

VICINITY MAP 1:500

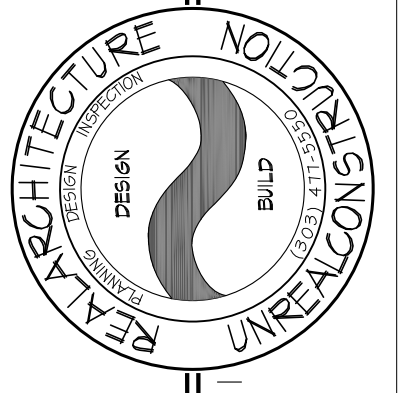


W. 57TH AVENUE
(ROW 60')

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

PREPARED FOR:
57TH AVENUE, LLC
175 S PECOS STREET
DENVER, CO 80223

ARVADA PLACE APARTMENTS
9255 W 57TH AVENUE
ARVADA CO. 80002



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DRAWN	DLB
DATE	3-18-20
PROJECT NUMBER	1982
REVISIONS	

SHEET #
A-1

ARVADA PLACE APARTMENTS

CITY OF ARVADA AND COUNTY OF JEFFERSON, STATE OF COLORADO.

9255 W 57TH AVENUE, ARVADA, CO 80002

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BUILDING CALCULATIONS

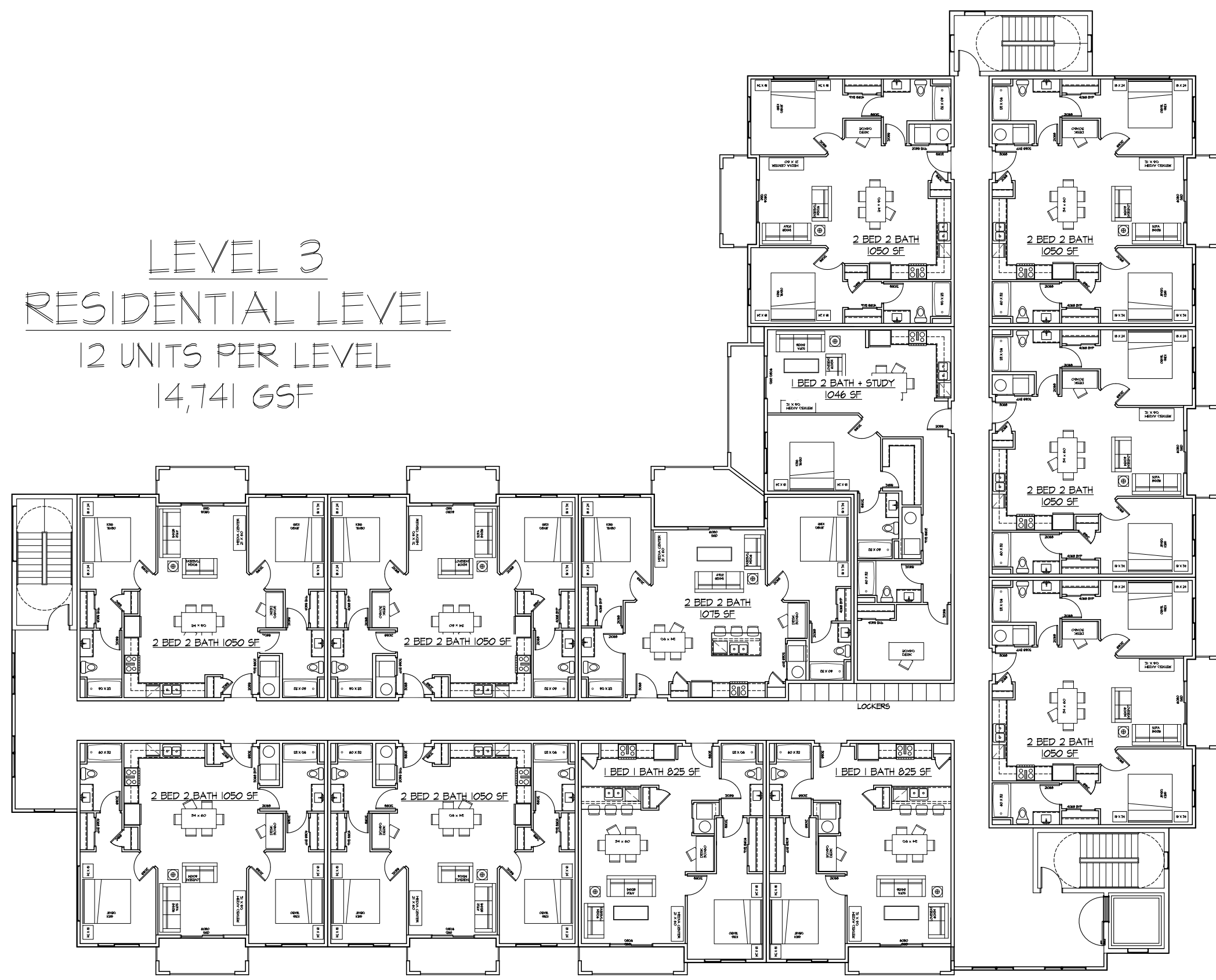
- APARTMENT LEVEL
12 UNITS PER FLOOR
- (2) 1 BR 1 BA @ 825 SF = 1,650 SF
 - (8) 2 BR 2 BA @ 1,050 SF = 8,400 SF
 - (1) 2 BR 2 BA @ 1,075 SF = 1,075 SF
 - (1) 1 BR 2 BA + ST @ 1,046 SF = 1,046 SF

LEVELS 1, 2, & 3 =
12,171 SF NET PER FLOOR
14,741 GROSS SF PER FLOOR

36 TOTAL UNITS = 36,513 SF NET LEASABLE
44,223 GROSS SF OVERALL

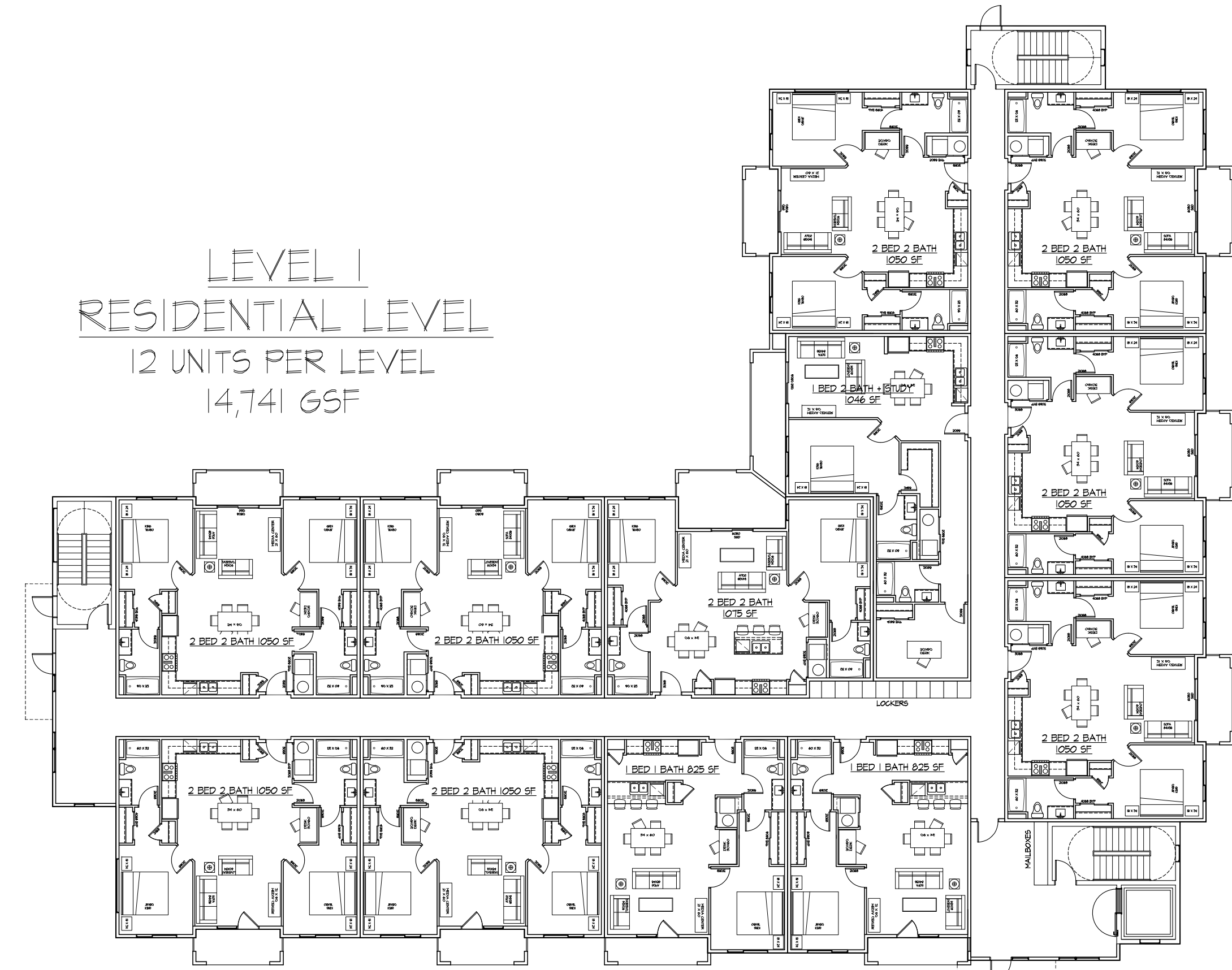
PARKING GARAGE = 14,958 GROSS SF
ROOF ACCESS = 808 GROSS SF

LEVEL 3
RESIDENTIAL LEVEL
12 UNITS PER LEVEL
14,741 GSF



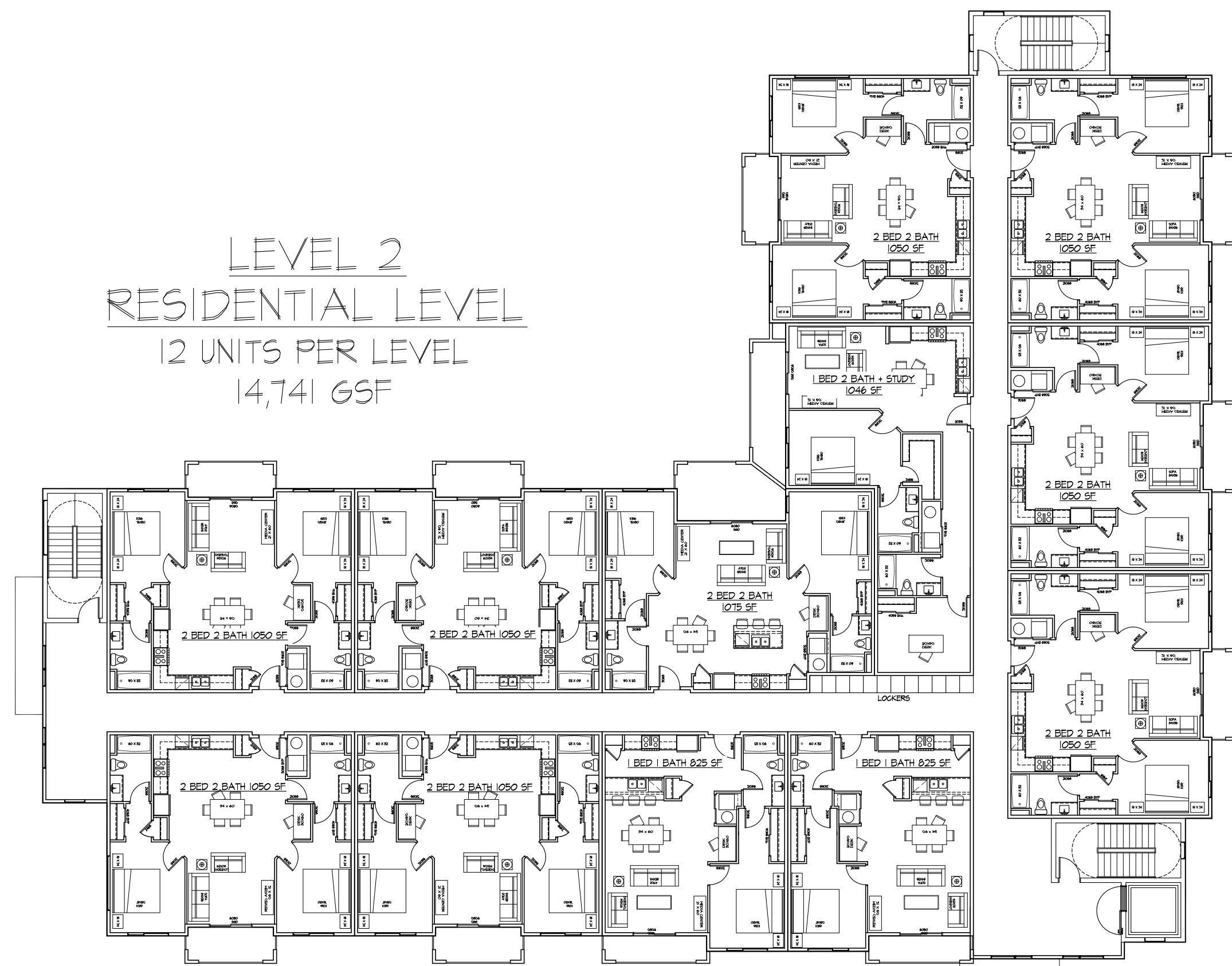
RESIDENTIAL LEVEL 3
SCALE: 1/16" = 1'-0"

LEVEL 1
RESIDENTIAL LEVEL
12 UNITS PER LEVEL
14,741 GSF



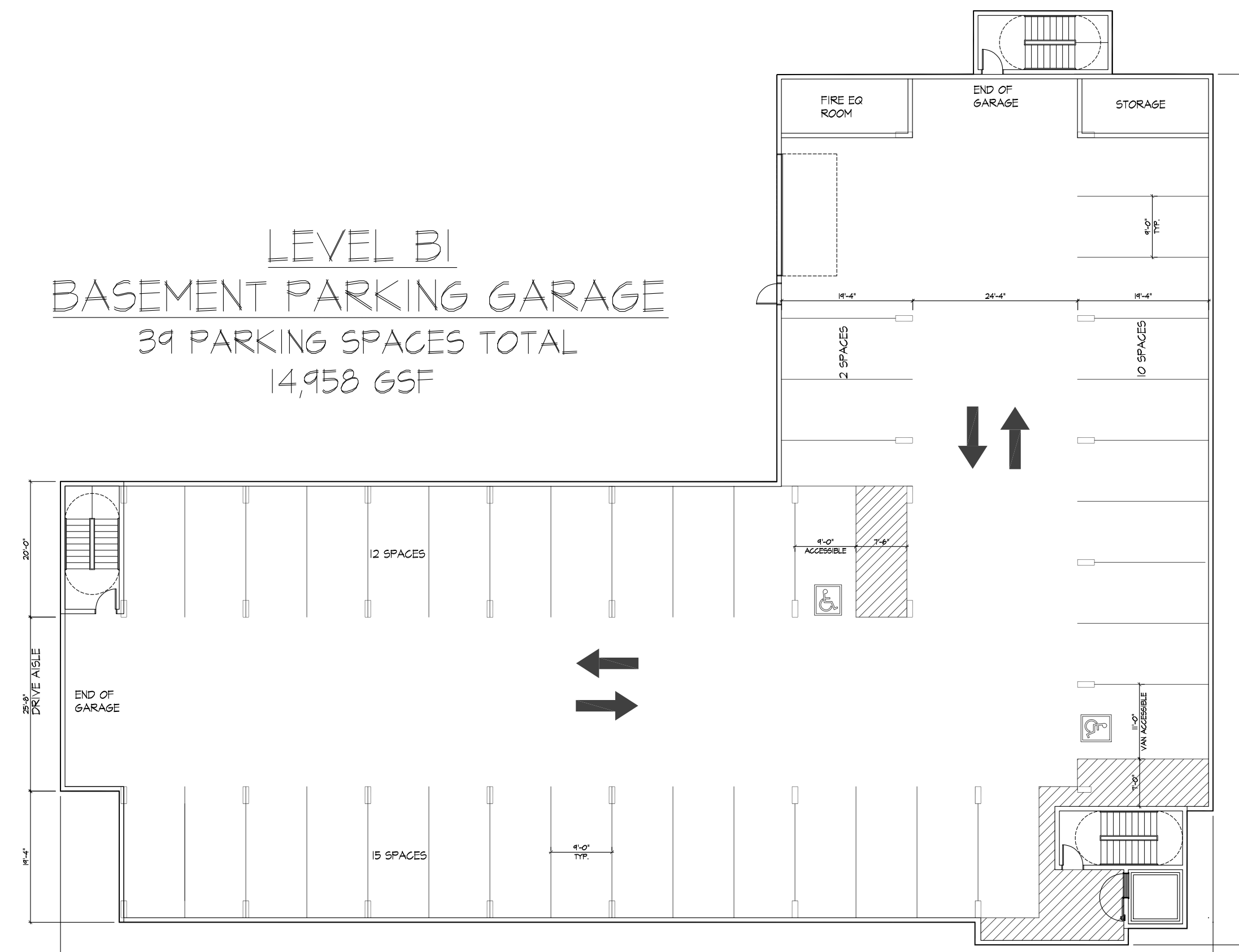
RESIDENTIAL LEVEL 1
SCALE: 1/16" = 1'-0"

LEVEL 2
RESIDENTIAL LEVEL
12 UNITS PER LEVEL
14,741 GSF



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

LEVEL B1
BASEMENT PARKING GARAGE
39 PARKING SPACES TOTAL
14,958 GSF

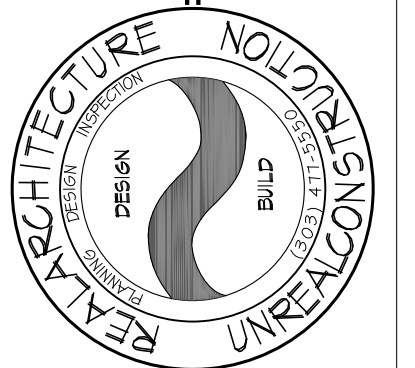


BASEMENT PARKING LEVEL
SCALE: 1/16" = 1'-0"

ARVADA PLACE APARTMENTS

PREPARED FOR:
57TH AVENUE, LLC
1715 S PECOS STREET
DENVER, CO 80223

9255 W 57TH AVENUE
ARVADA CO. 80002



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DRAWN: DJ
DATE: 5-18-20
PROJECT NUMBER: 19823
REVISIONS:

SHEET #
A-2

ARVADA PLACE APARTMENTS

CITY OF ARVADA AND COUNTY OF JEFFERSON, STATE OF COLORADO.
9255 W 57TH AVENUE, ARVADA, CO 80002

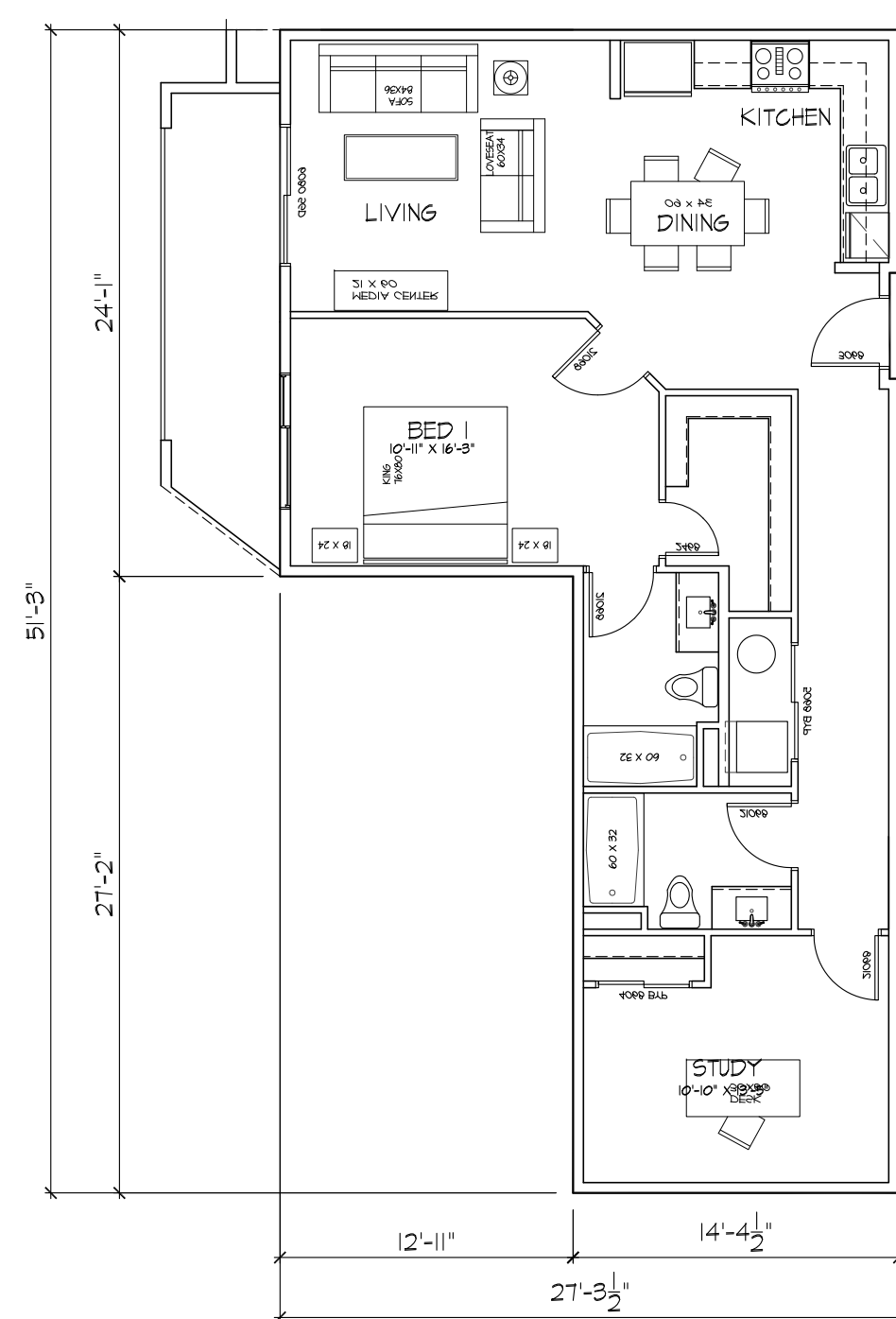
BUILDING CALCULATIONS

APARTMENT LEVEL
12 UNITS PER FLOOR
(2) 1 BR 1 BA @ 825 SF = 1,650 SF
(8) 2 BR 2 BA @ 1,050 SF = 8,400 SF
(1) 2 BR 2 BA @ 1,075 SF = 1,075 SF
(1) 1 BR 2 BA + ST @ 1,046 SF = 1,046 SF

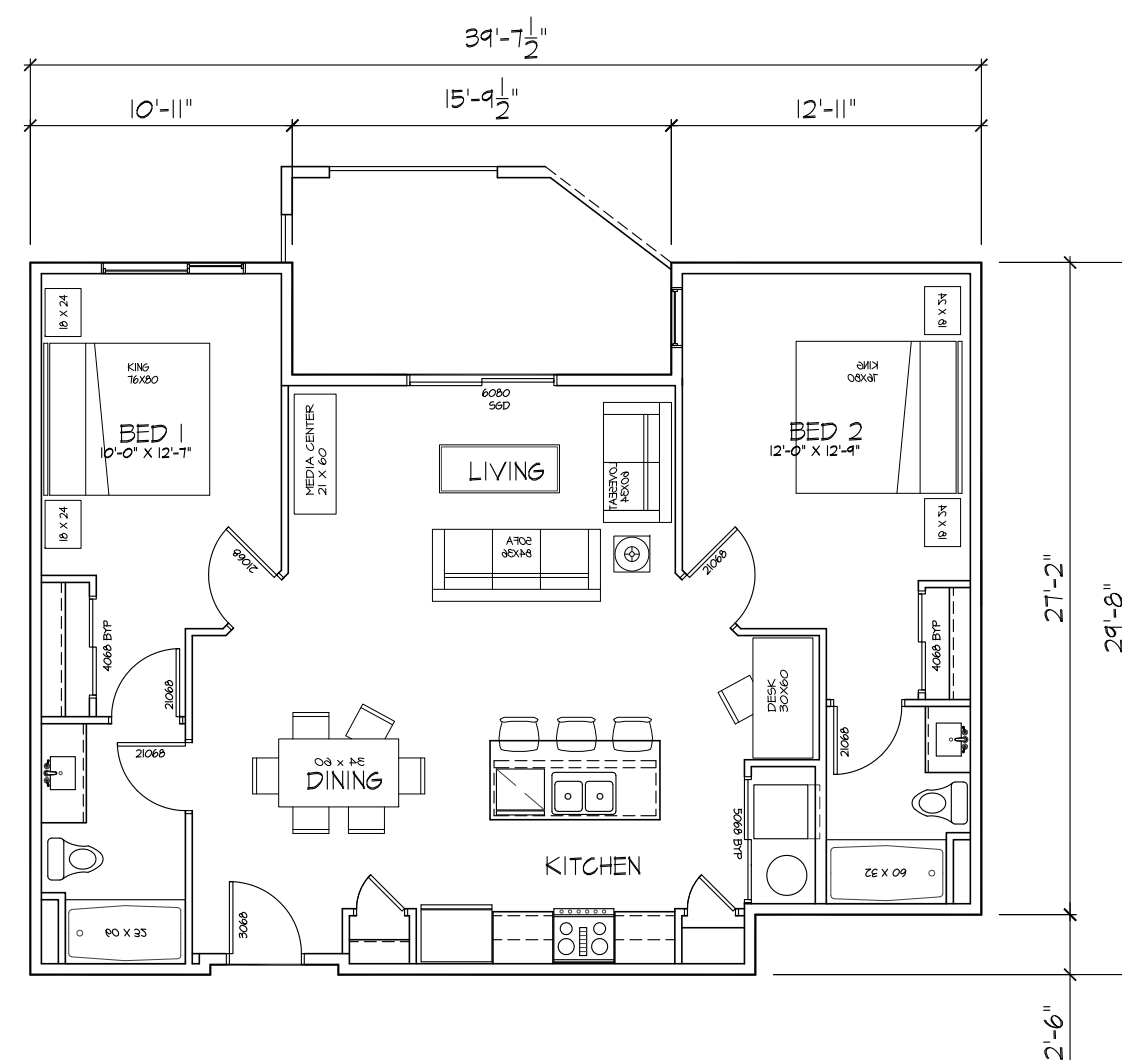
LEVELS 1, 2, & 3 =
12,171 SF NET PER FLOOR
14,741 GROSS SF PER FLOOR

36 TOTAL UNITS = 36,513 SF NET LEASABLE
44,223 GROSS SF OVERALL

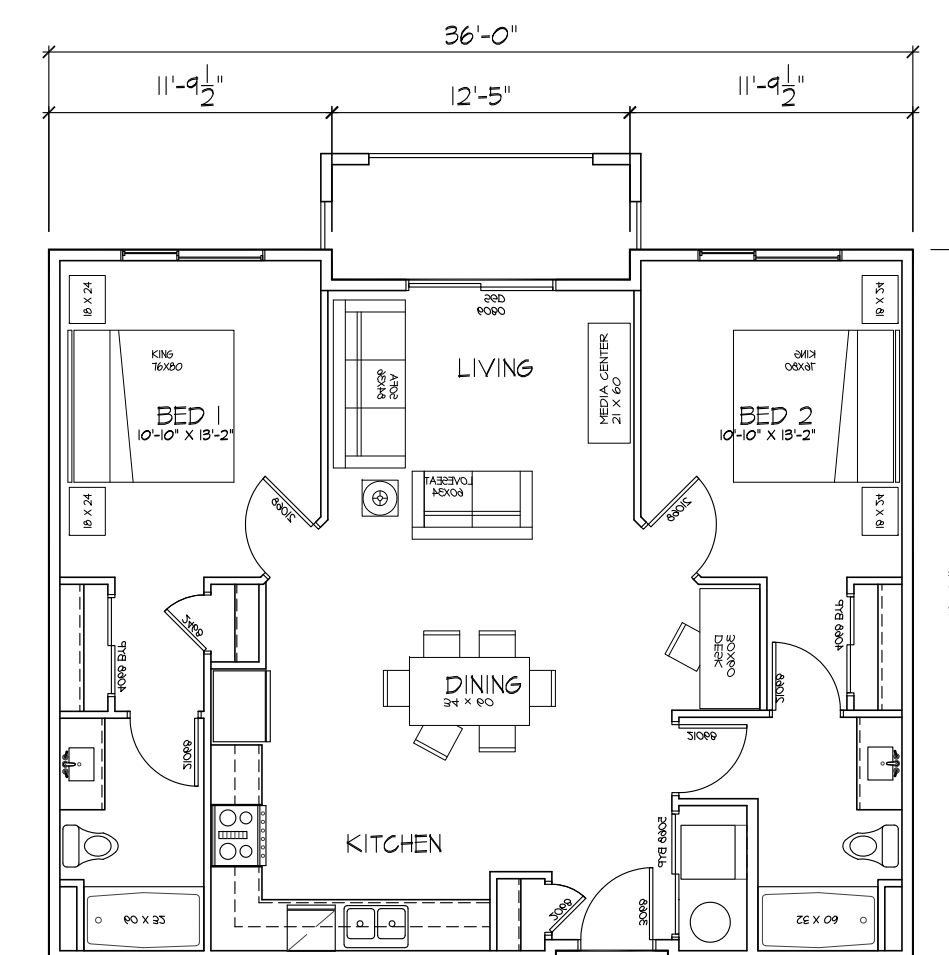
PARKING GARAGE = 14,958 GROSS SF
ROOF ACCESS = 808 GROSS SF



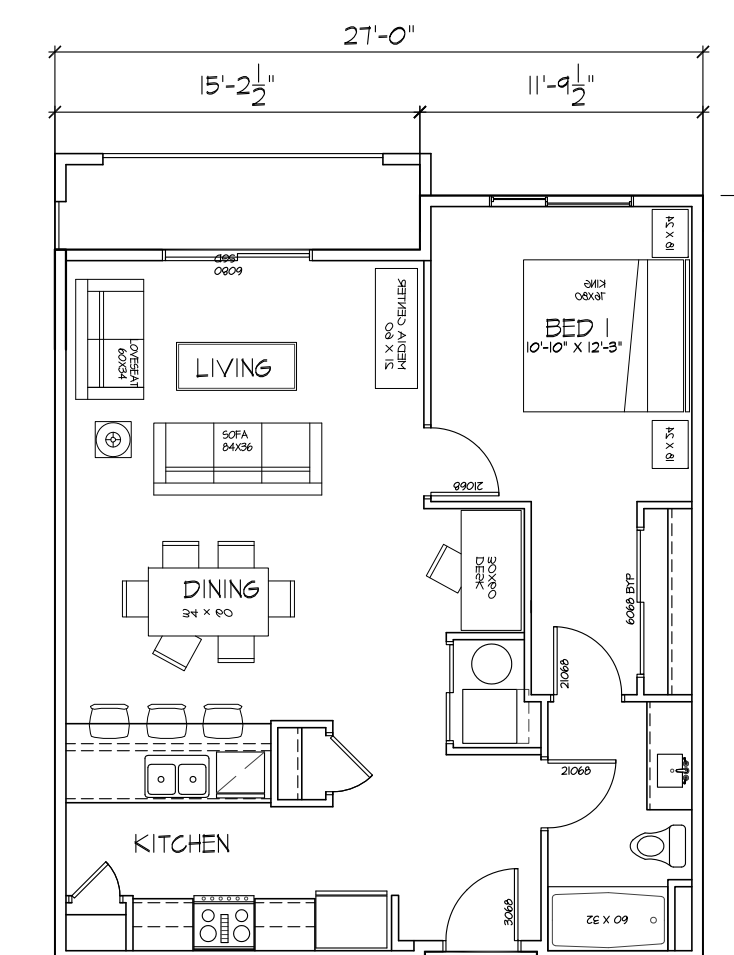
1 BED 2 BATH + STUDY
1046 SF



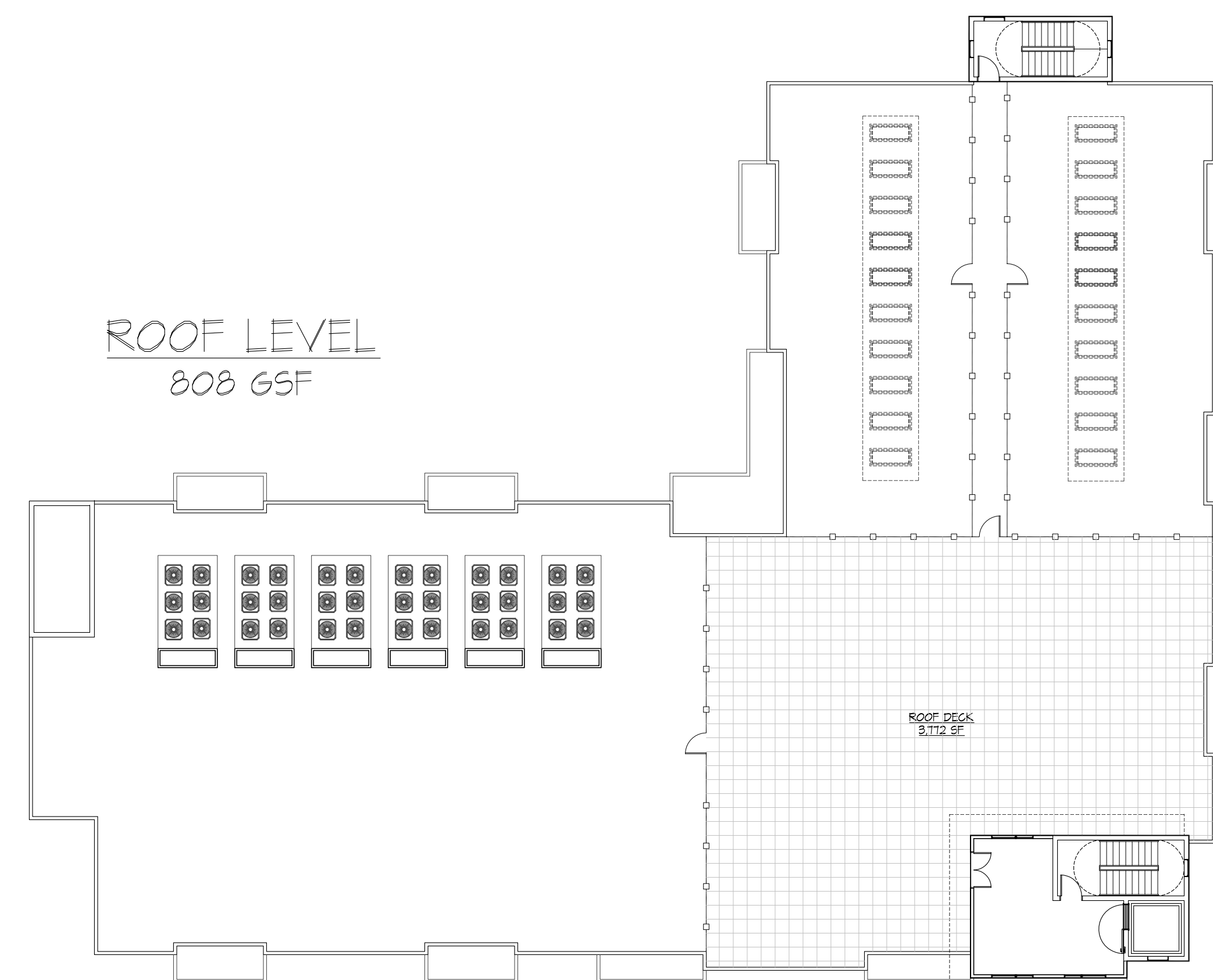
2 BED 2 BATH
1075 SF



2 BED 2 BATH
1050 SF



1 BED 1 BATH
825 SF



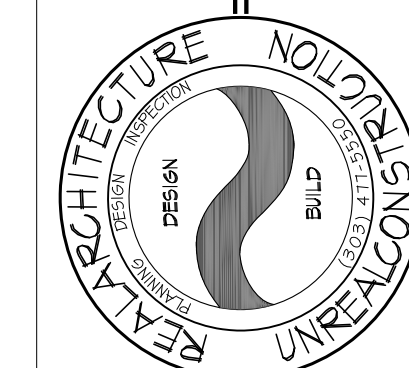
ROOF LEVEL
SCALE: 1/16" = 1'-0"

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ARVADA PLACE APARTMENTS

PREPARED FOR:
57TH AVENUE, LLC
175 S PECOS STREET
DENVER, CO 80223

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ARVADA CO. 80002



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DRAWN: DJ
DATE: 3-18-20
PROJECT NUMBER: 1982
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A-3

ARVADA PLACE APARTMENTS

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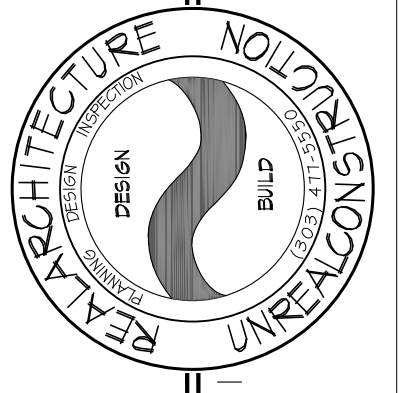
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION (57TH AVE)
SCALE: 1/8" = 1'-0"

PREPARED FOR:
57TH AVENUE, LLC
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A-4

Apr 13, 2020 - 3:58pm 1982-16.dwg

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2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

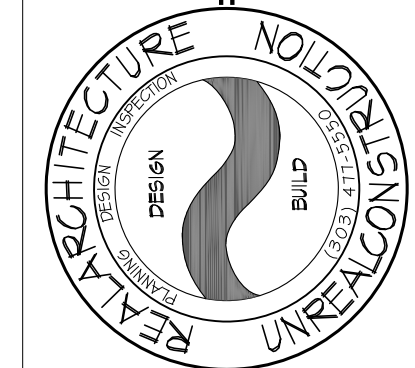


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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57TH AVENUE, LLC
175 S PECOS STREET
DENVER, CO 80223

9255 W 57TH AVENUE
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PROJECT NUMBER	1982
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A-5