

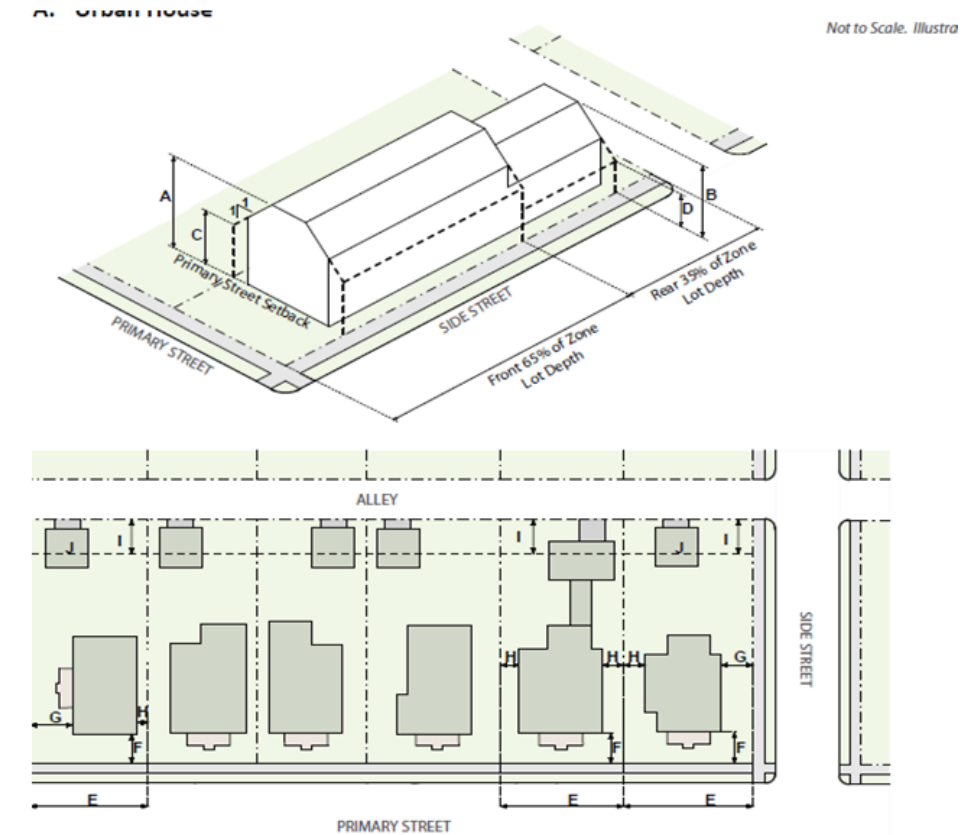


**Single Unit U-SU-A1**

U-SU-A1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A but allowing a detached accessory dwelling unit building form in the rear yard.

Single Unit A1- Applicable Zoning Rule	
Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1
A/B Feet, front 65% / rear 35% of zone lot depth (max):	30'/17'
Feet, front 65% of zone lot depth, allowable height increase :	1' for every 5' increase in lot width over 50' up to a maximum height of 35'
C/D Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of Zone Lot Depth:	17'/10'
Zone Lot (min)	3,000 ft
E: zone Lot Width (min)	25'
Bulk Plane Slope from Side Interior and Side Street:	45°
F: Primary Street, block sensitive setback required	Yes (between the adjacent properties or a minimum of 20')
G Side Street (min):	3'
H Side Interior (min):	3'
I Rear, alley/no alley (min):	12'
Building Coverage per Zone Lot, including all accessory structures (max):	50.00%
Parking and Drive Lot Coverage in Primary Street Setback (max):	2 Spaces and 320 ft <sup>2</sup>
J Detached Accessory Structures Allowed: 5.3.4.4	J Detached Accessory Structures Allowed: 5.3.4.4

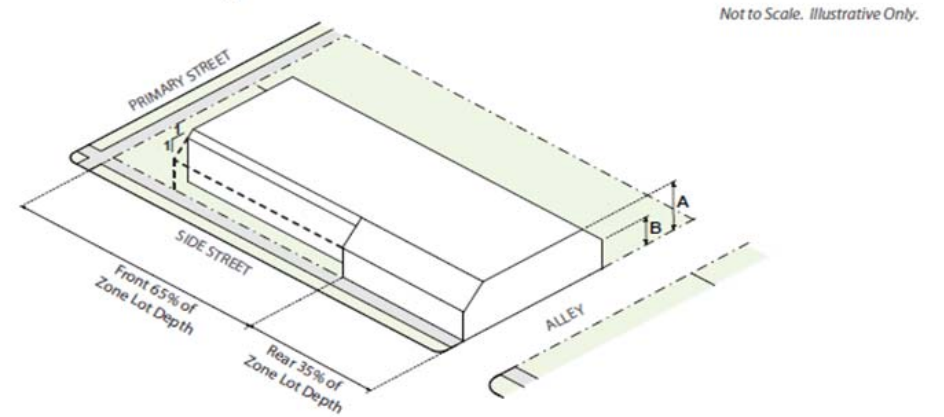
Field verified at 24'

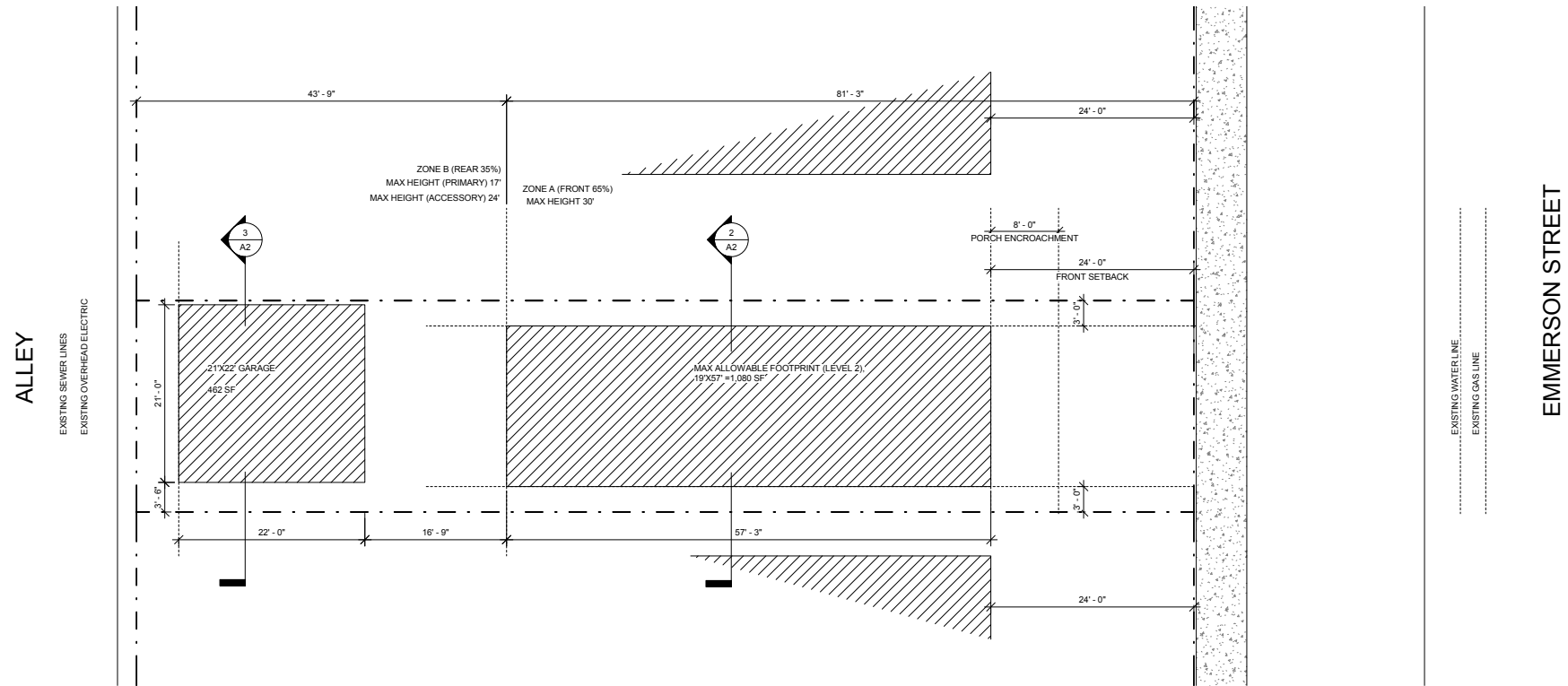


**Detached Garage- Applicable Zoning Rule**

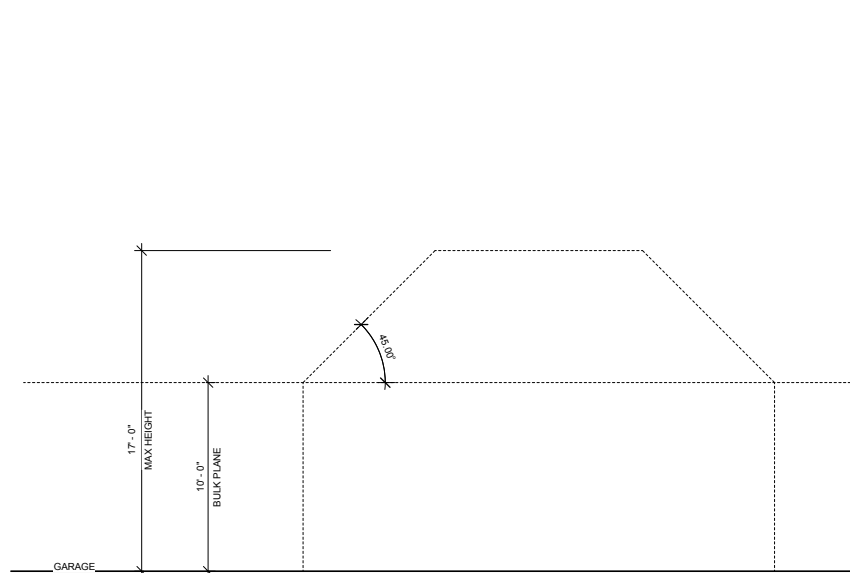
A Stories (max)	1
A Feet (max)	17'
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°
Exemption from Maximum Building Coverage (Lesser of )	50%/500 ft2
An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 ft2. To qualify, the ADU form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the ADU form shall be used for vehicle parking.	
<b>SETBACKS</b>	
D Side Street (min)	5'
D Side Interior (min), for structure entirely in rear 35% of one lot *	0'
Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less	3'
Rear, alley, where garage doors face alley (min) 5' See Section 10.4.6 Vehicle Parking Design for standards that may be more restrictive	5'
Building Footprint (max)	1,000 ft2
Horizontal Dimension (max)	36'

\*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

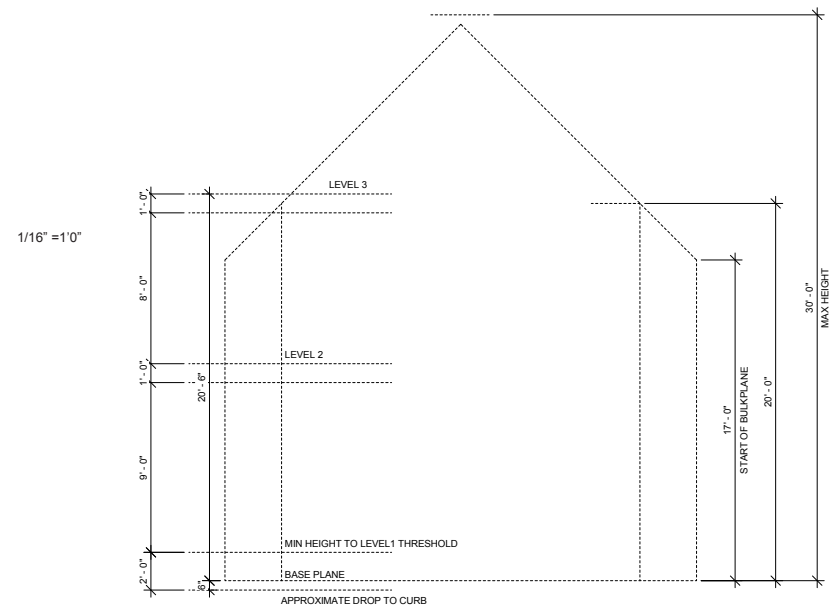




1 SITE PLAN  
1/8" = 1'-0"



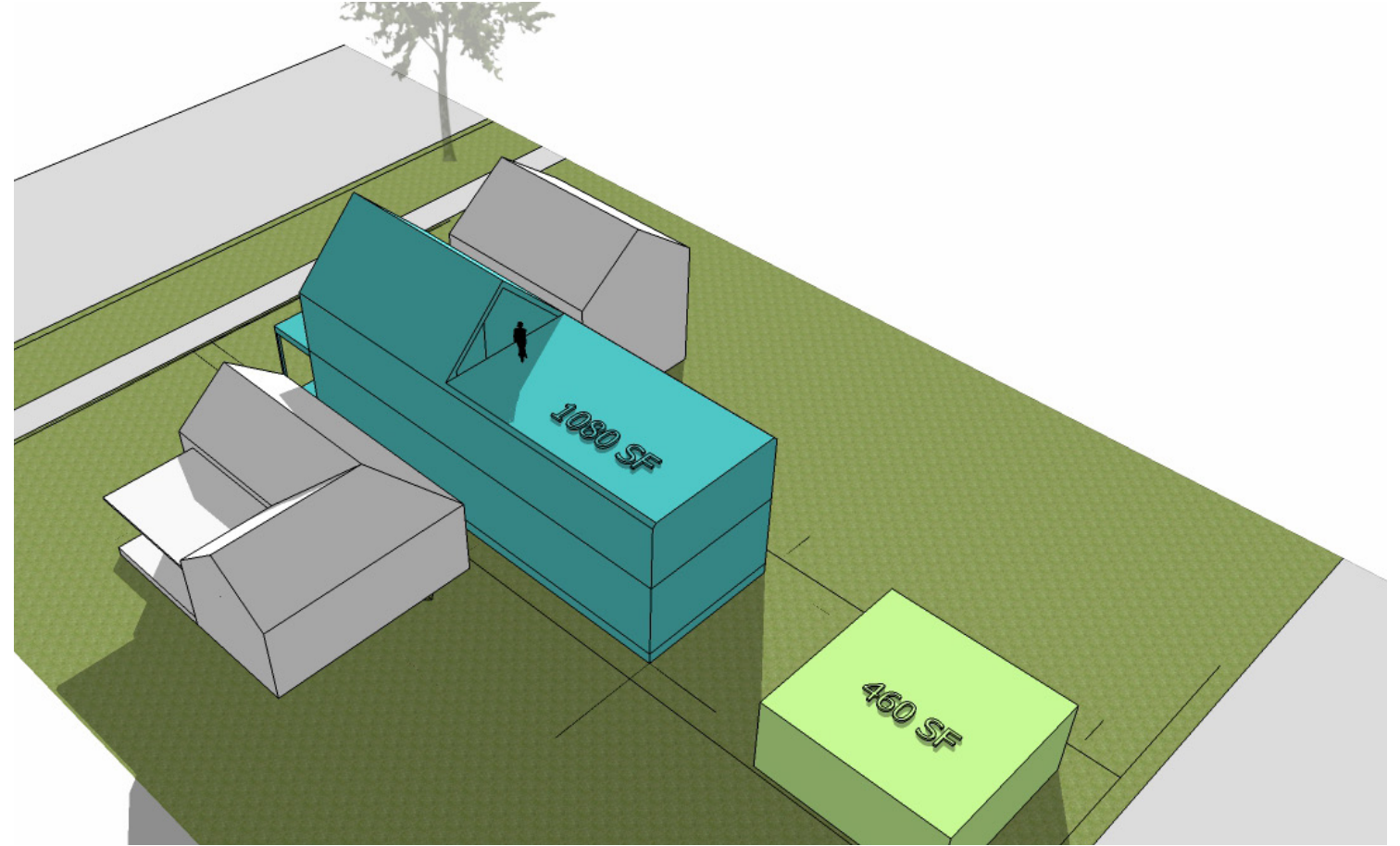
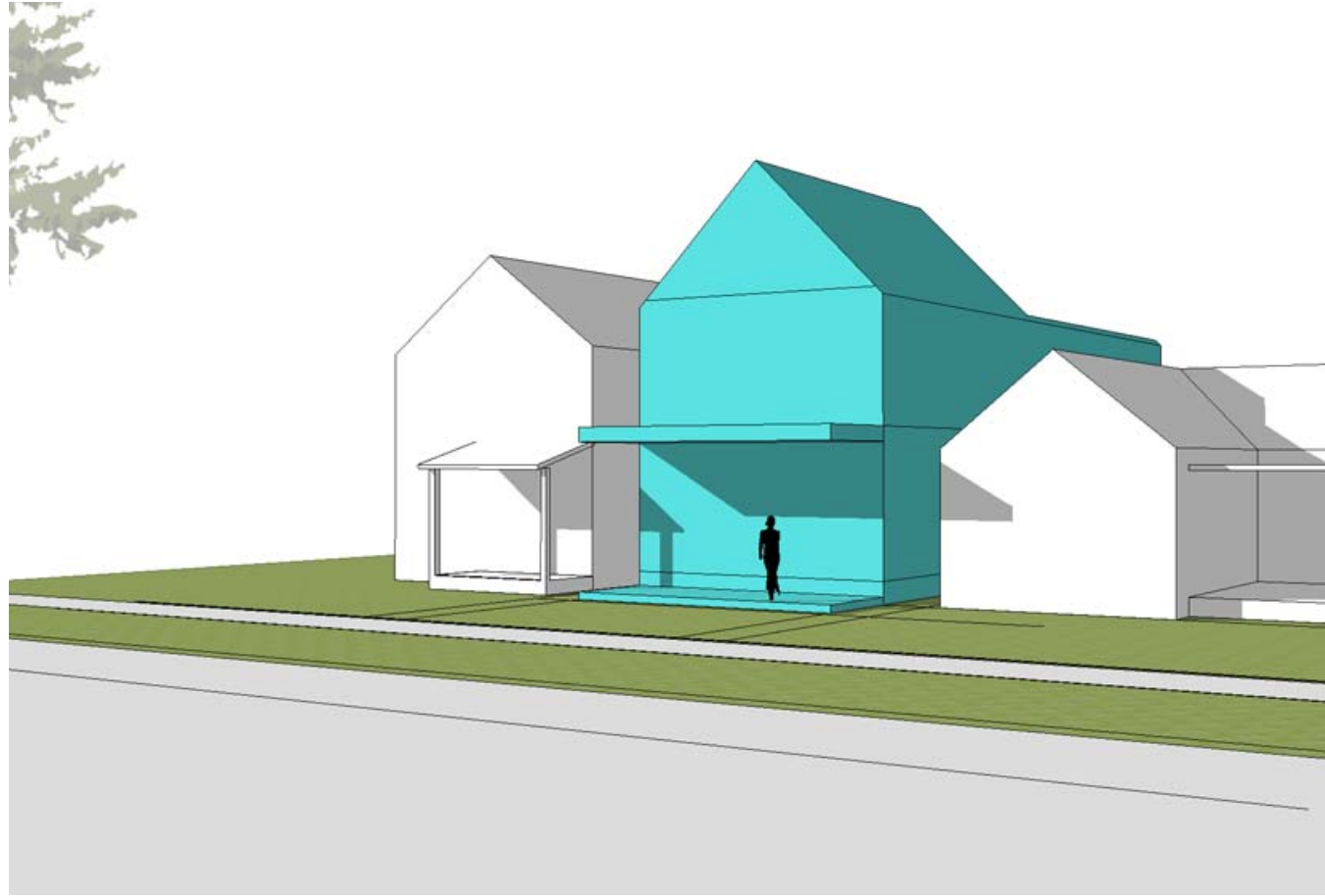
3 GARAGE SECTION  
1/4" = 1'-0"



2 PRIMARY (65%) SECTION  
1/4" = 1'-0"







Preliminary Program		2547 Emmerson	
Program Notes: (6/6/2013)	Level 1 Open Living Room, Dining, Mud, Powder, Room Level 2- Masterbedroom w/ Ensuite, 2 Beds with shared bath and Laundry, Level 3 Flex room, powder, rooftop deck		
Project Square Footage	2,200	2500	
Approx Budget hard cost (130/sf)	273,000	325000	
Lot Size	3,120	sf	
Bed Bath Count	4/2full/2 half		
W/ basement	5b/3full/2half		

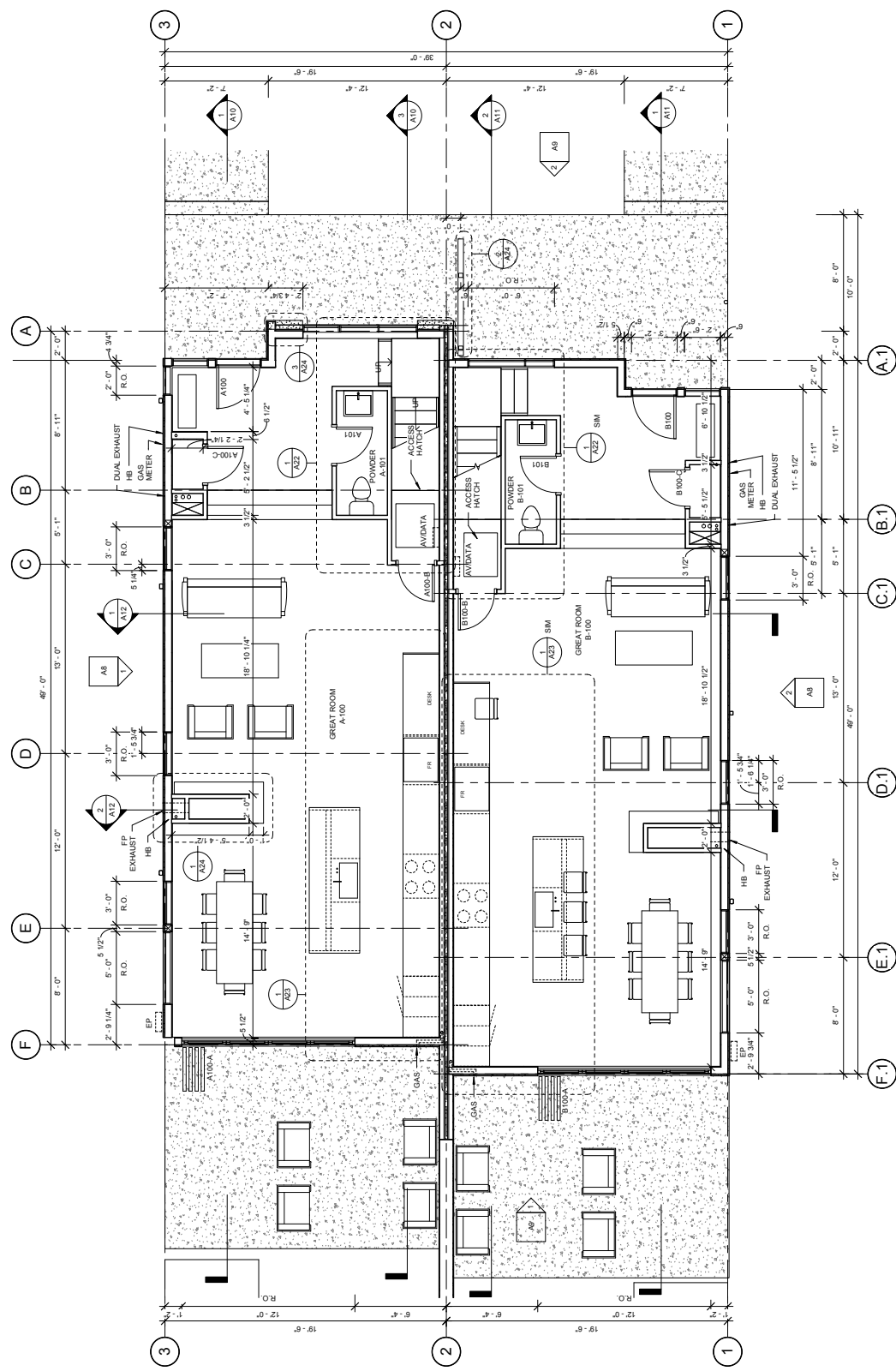
Preliminary Zoning FAR Analyses			
MAX BUILDING COVERAGE 50%	1,560	sf	
2CAR (21 X22 =462SF) W/ 50% EXEMP	231	sf	
50% FAR- Approximate allowable footprint with detached garage	1,329	sf	
Approx Allowable Footprint dimensions (with Setbacks)	19	70	
Approximate Front Set Back	24'		
Allowable footprint w/ setbacks	1,080		

Options-1								
Unit	Basement Option	Level 1 and 2 SF	Pent House Option	Total Above Grade SF	Sale price /SF	Sale Price below	Sale Price	
Option 1	0	2160	300	2460	266	75	654,360.00	
Option 2 w/ basement	1,080	2160	300	3,540	266	75	735,360.00	
						Basement Build-out cost	50	54,000.00
						Delta	27,000.00	
						Delta time	30 Days	

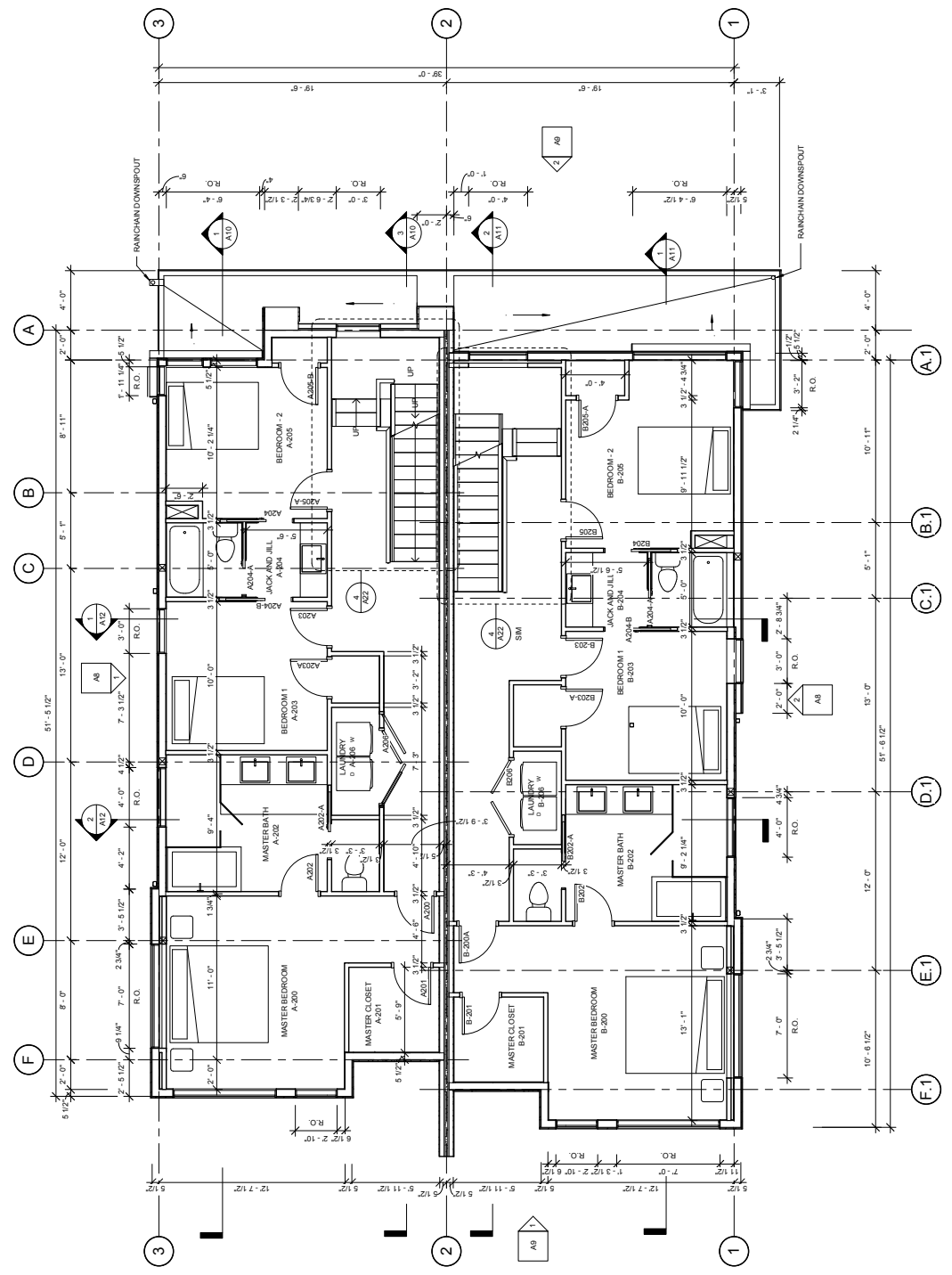
(Sales Price /SF are rough estimates, owner should perform there own evaluation for resale)

	Basement Option	Level 1 and 2 SF	Pent House Option	Total Above Grade SF	Sale price /SF	Sale Price below	Sale Price
<a href="#">2424 Clarkson St, Denver, CO</a>	500	2400	0	2,900	266	100	688,400.00
<a href="#">2438 Clarkson St, Denver, CO</a>	0	2440	0	2,440	266	100	649,040.00
<a href="#">2440 Clarkson St, Denver, CO</a>	0	2440	0	2,440	266	100	649,040.00
2534 California St, Denver, CO 80205	0	2632	0	2,632	256	100	673,792.00





LEVEL 1



LEVEL 2



FEASIBILITY STUDY

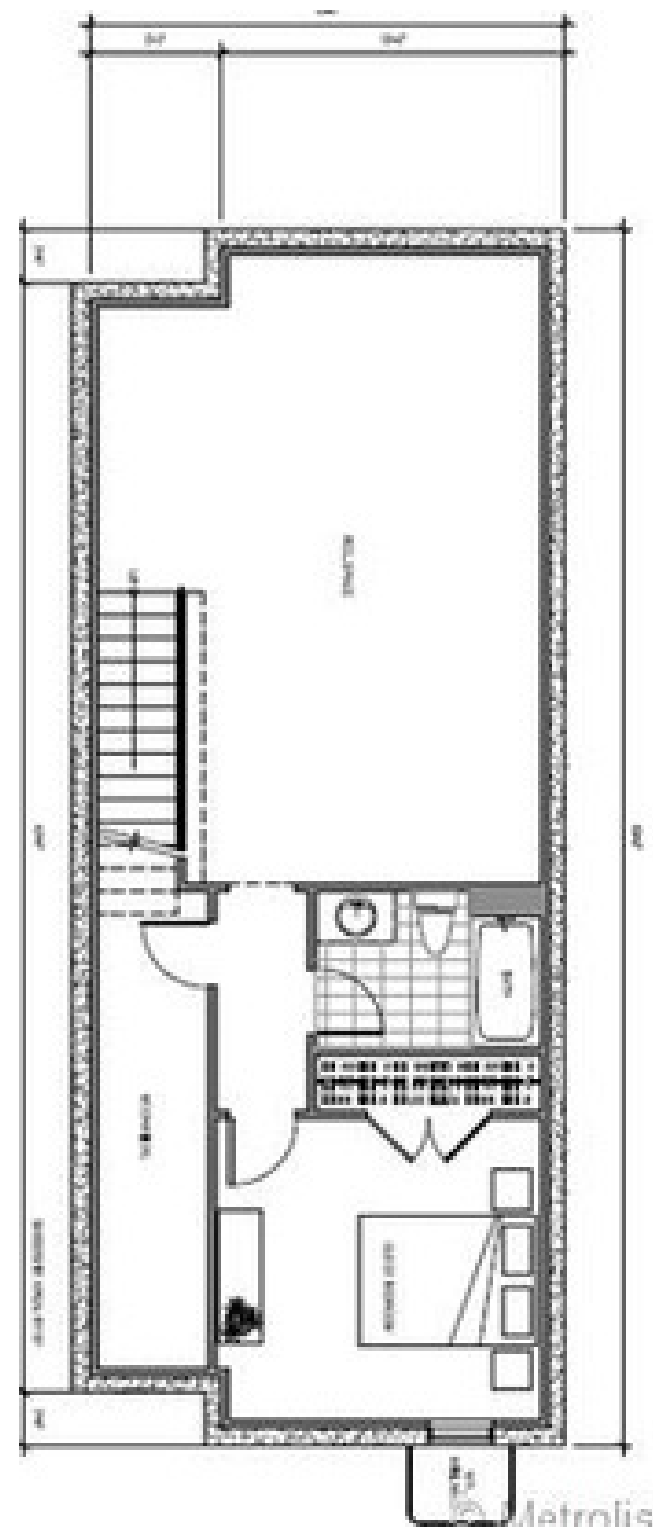
2547 Emmerson

Vrains St Duplex Plans

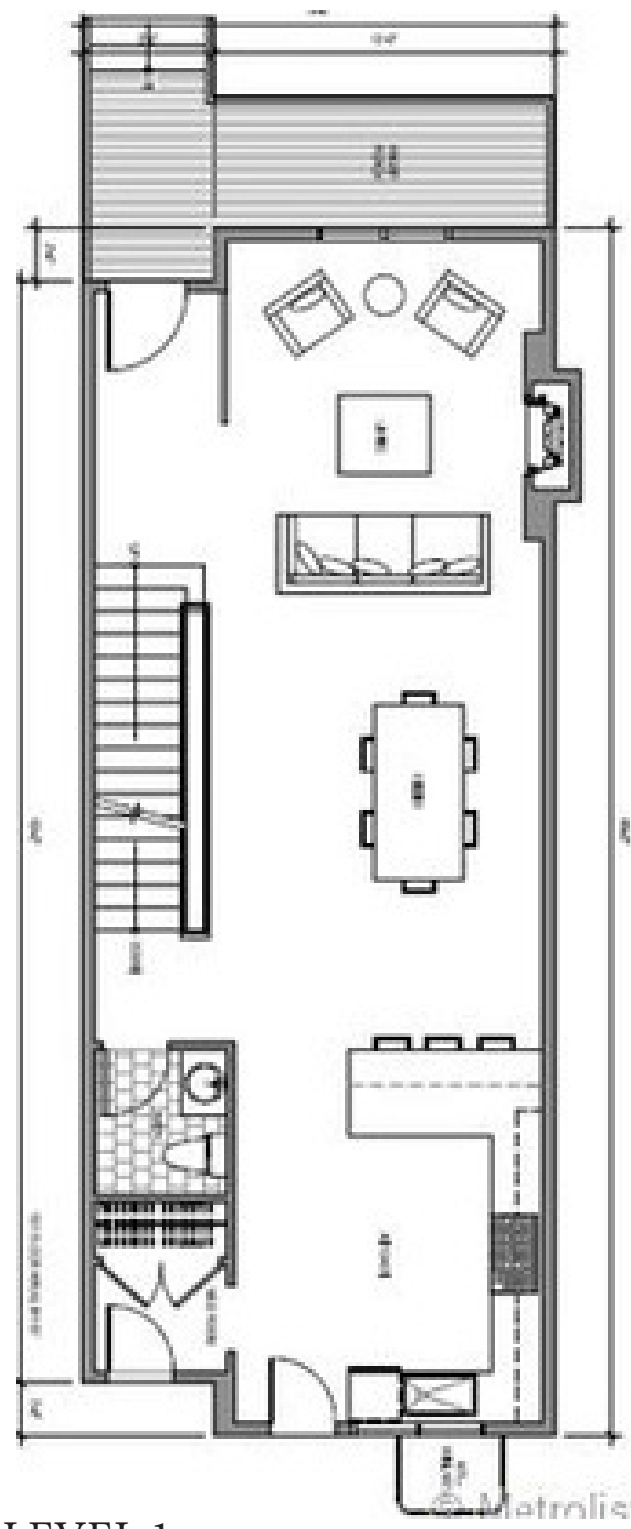
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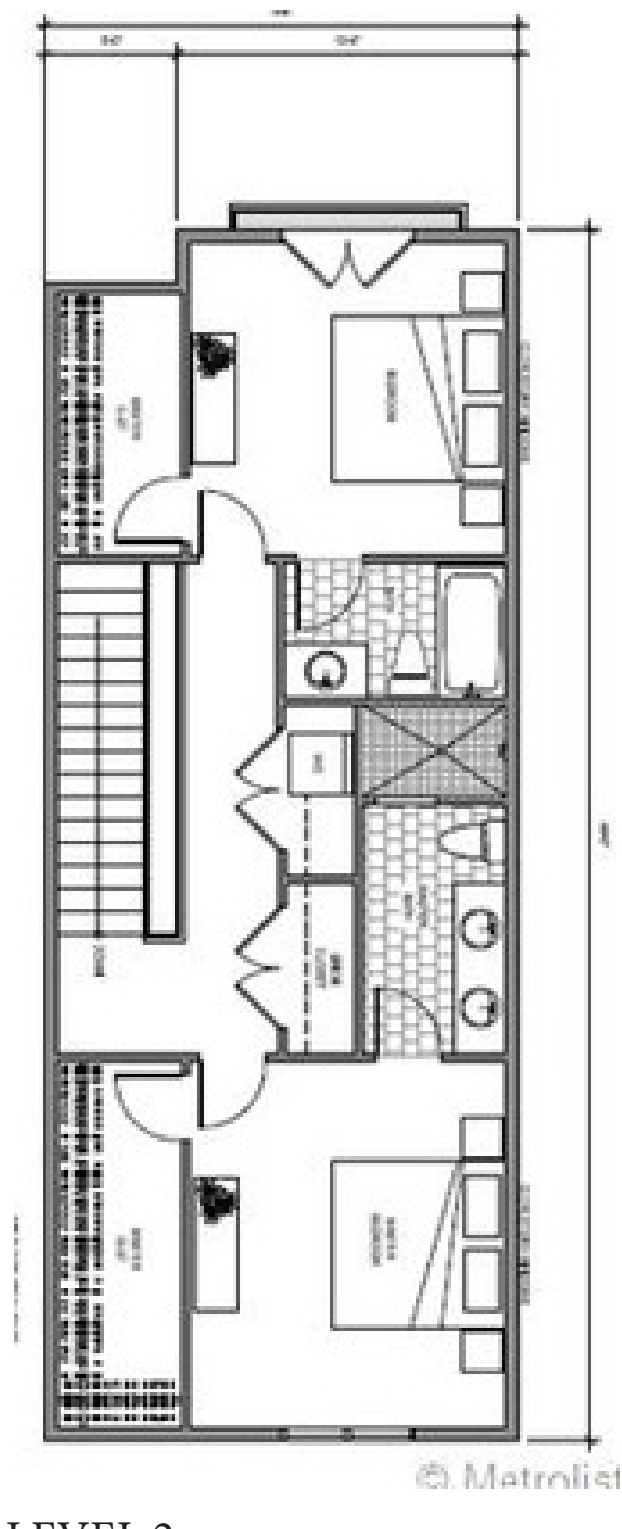




BASEMENT

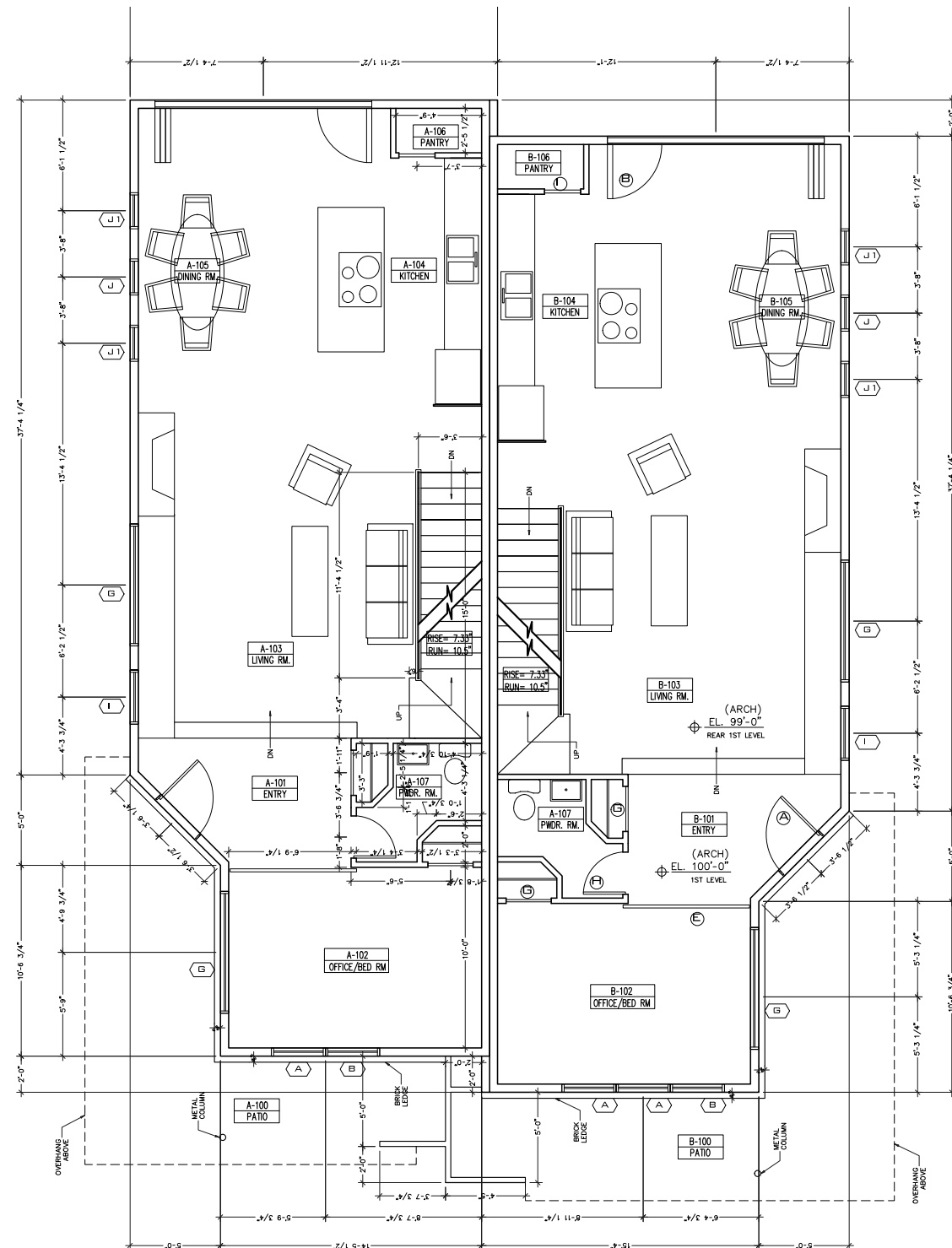


LEVEL 1

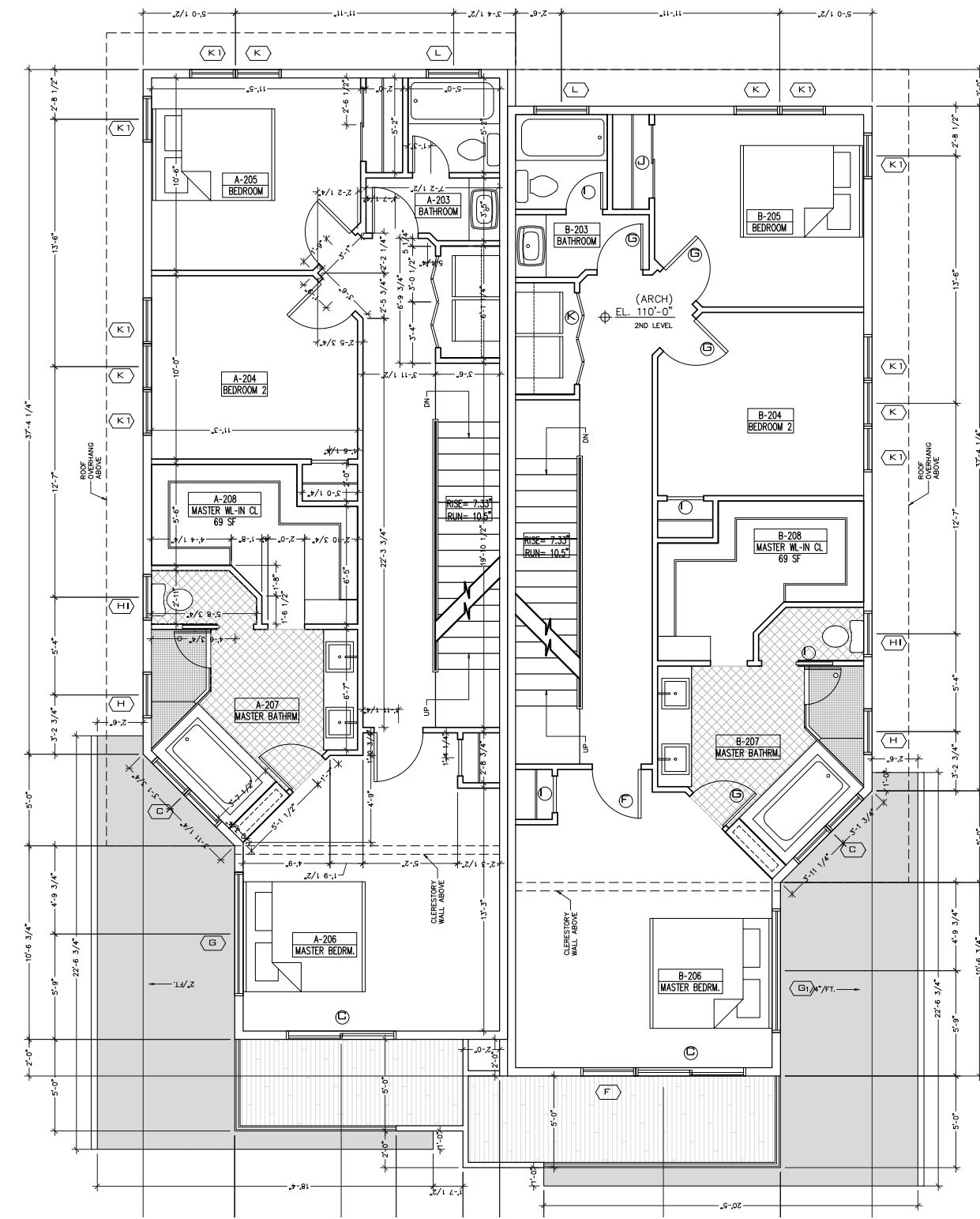


LEVEL 2





LEVEL 1



LEVEL 2



