



CITY OF NorthglennSM

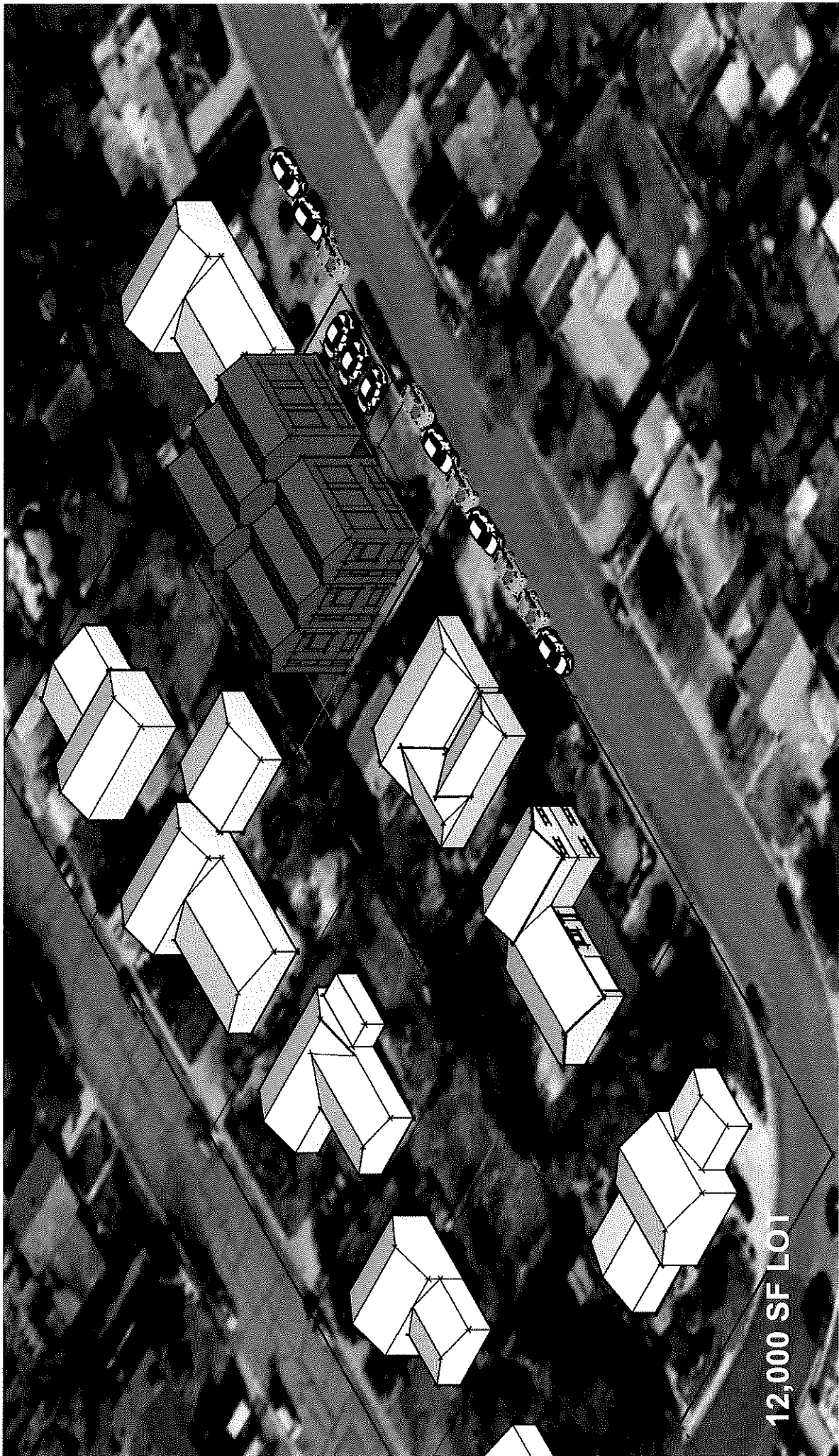
MIDDLE HOUSING - 6 PLEX DEVELOPMENT

Building Program:

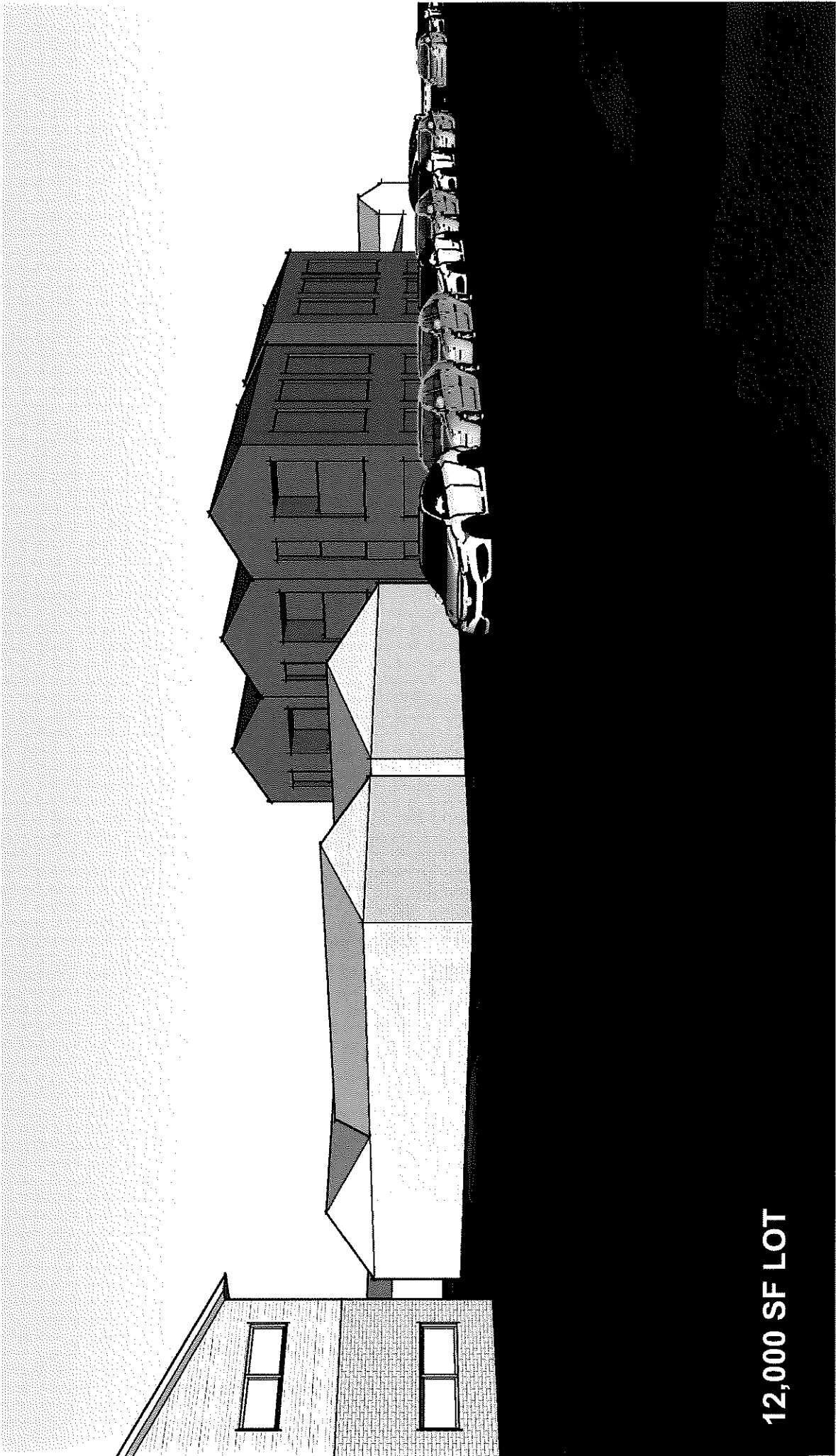
- Typical residential lots in Northglenn: 12,000 sq ft / 7,000 sq ft
- Actual homes/streets in Northglenn
- Images are to scale
- Complies with Zoning District requirements: height, setback and max lot coverage
- 6 Plex buildings shown have been built in the Denver Metro area
- Two story with finished basement
- SB23-213 Compliant

| | 12000 Sq Ft Lot | 7000 Sq Ft Lot |
|---------------------------------|------------------|-----------------|
| Per Unit Size | 2160 sq ft | 1620 Sq ft |
| Bedrooms | 4 | 3 |
| Baths | 3 | 2 |
| Total sq ft for 6 Units | 12,960 sq ft | 9,720 sq ft |
| Northglenn Family Def Unrelated | 8/Unit 48 Total | 6/Unit 36 Total |
| 2018 IBC Max Occupancy* | 11/Unit 65 Total | 8/Unit 49 Total |

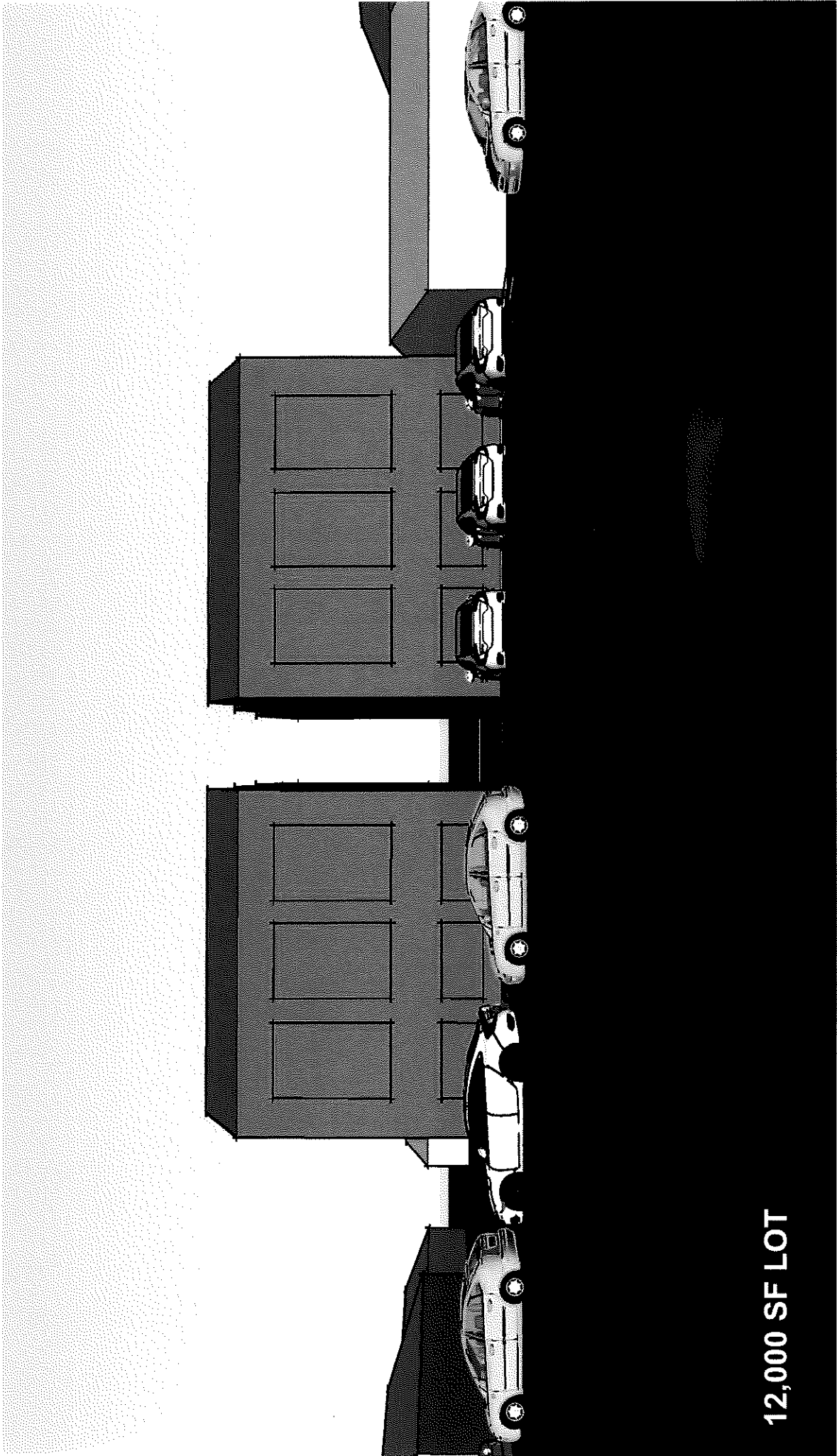
* Under the International Property Maintenance Code there are code path options that can result in higher max occupancy than shown above. Would be considered under alternative means and method code path. The IBC Max Occupancy represents what would otherwise serve as a fail safe to the maximum number of unrelated people



12,000 SF LOT



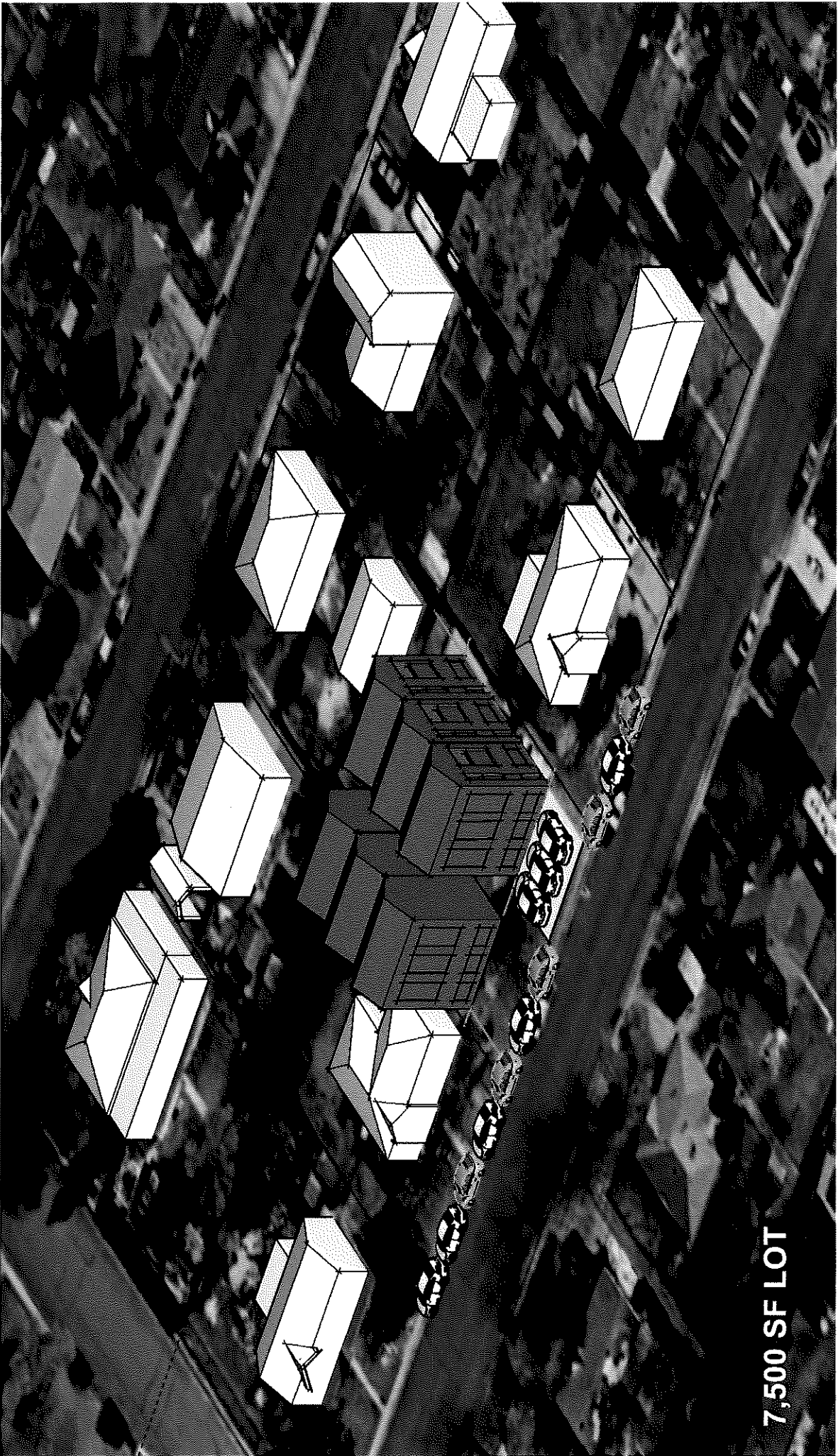
12,000 SF LOT



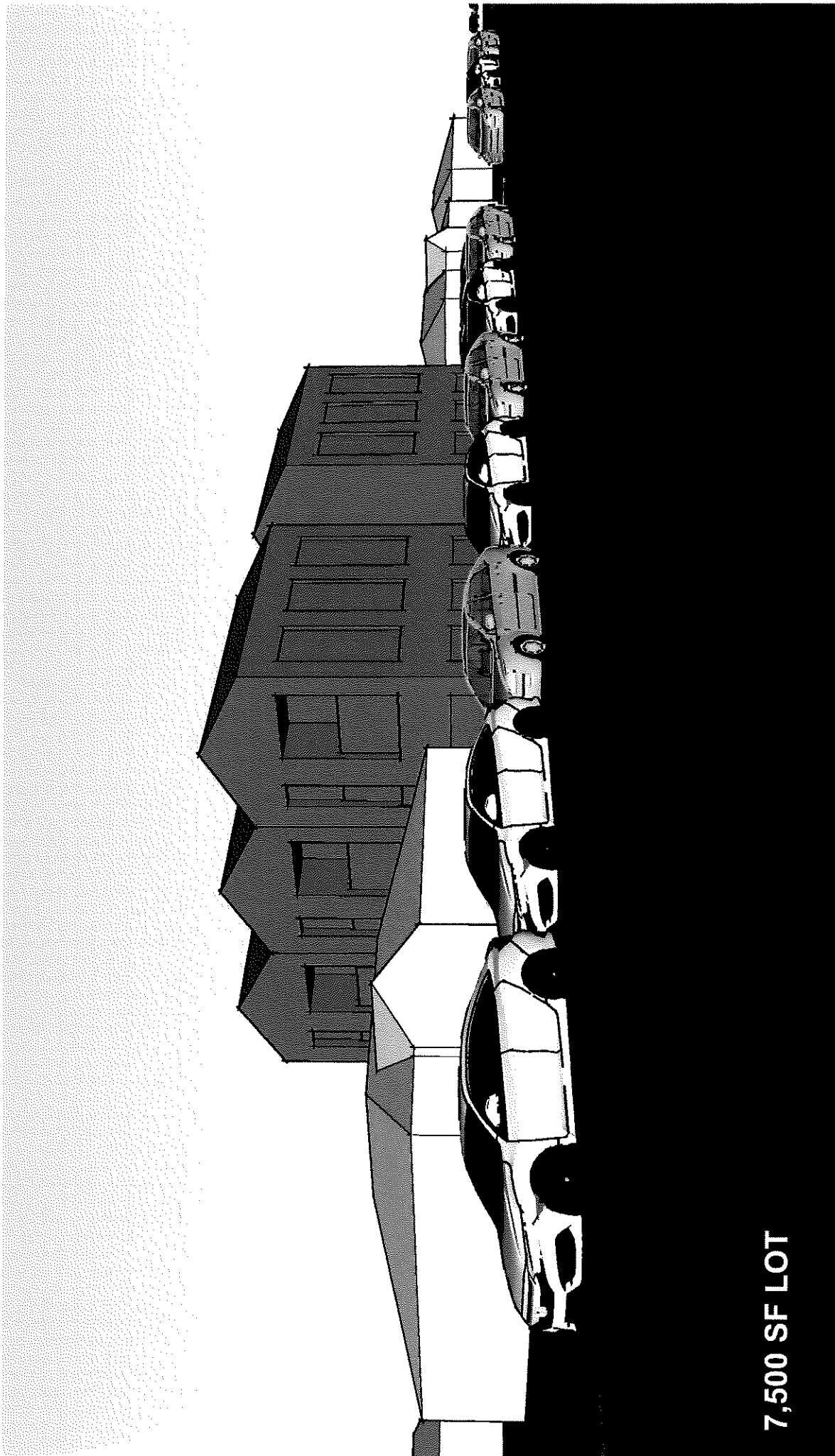
12,000 SF LOT



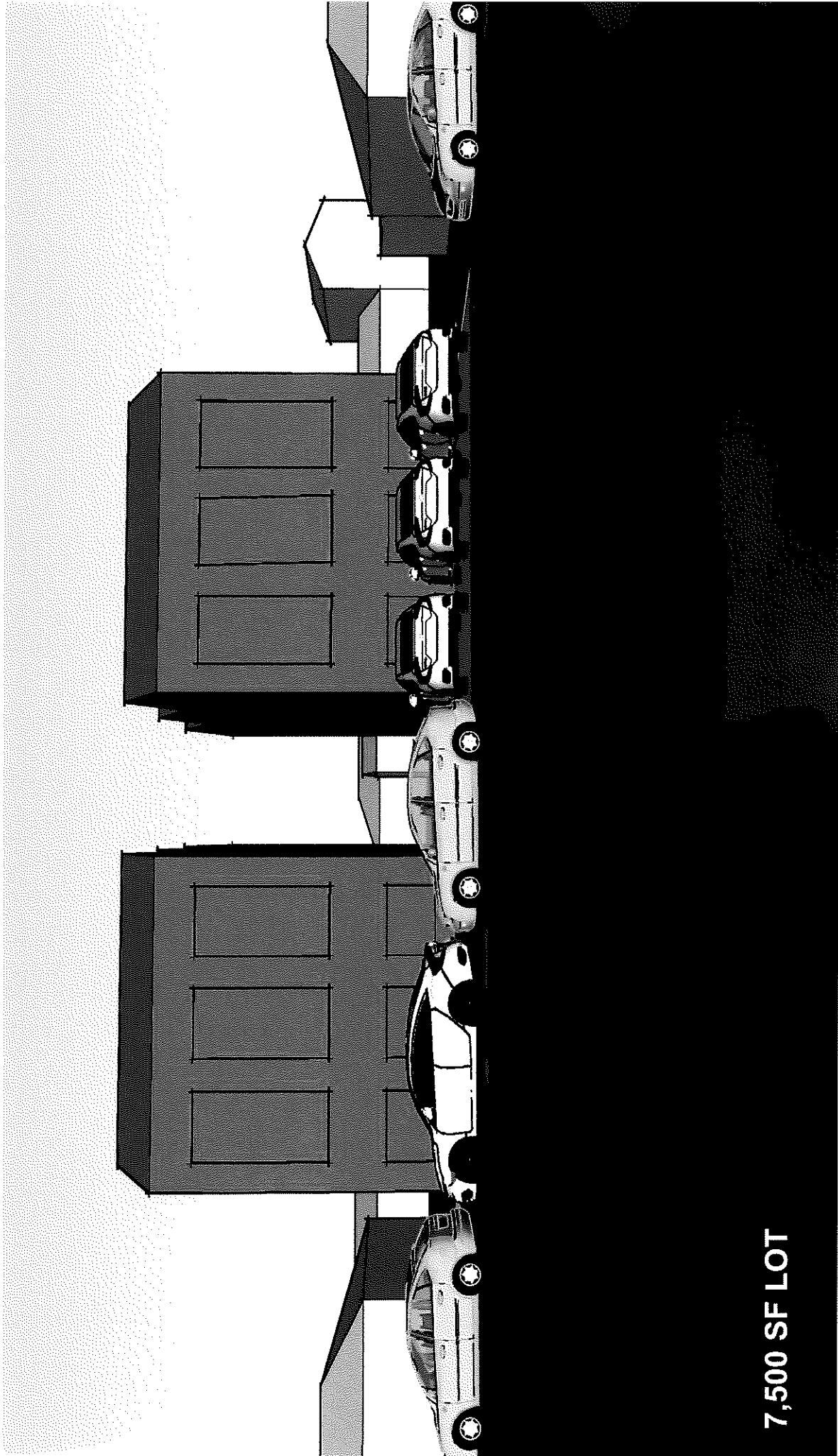
12,000 SF LOT



7,500 SF LOT



7,500 SF LOT



7,500 SF LOT



7,500 SF LOT