



Site Information

OCCUPANCY TYPE: B

CONSTRUCTION TYPE: TYPE II-B

BUILDING HEIGHT: 40'-0"

1ST FLOOR: 24,200 +/- GSF

2ND FLOOR: 24,200 +/- GSF

SITE AREA: 135,339 SQ. FT. OR 3.11 AC.

TOTAL: 48,400 +/- GSF GFAR = 0.36

ELEMENT	SQ. FT.	ACRES	PERCT.
BUILDING FOOTPRINT	24,200 SF	0.555 AC	18.0%
PARKING/DRIVE	69,595 SF	1.598 AC	51.4%
WALKS & PATIOS	5,002 SF	0.115 AC	3.6%
OPEN SPACE	36,542 SF	0.842 AC	27.0%
TOTAL SITE A	135,339 SF	3.11 AC	100%

PARKING SPACES REQUIRED: 161 SPACES - CLASS 9 PARKING (1/300 SF)

PARKING SPACES PROVIDED: 204 TOTAL: 197 STANDARD CAR - 7 ADA HC

HC PARKING SPACES REQUIRED: 4 (2% OF TOTAL PARKING REQUIRED)

HC PARKING SPACES PROVIDED: 6 STANDARD ADA HC SPACES AND 1 VAN ADA HC SPACE

BICYCLE PARKING SPACES REQUIRED: 11 (5% OF PROVIDED PARKING)

BICYCLE PARKING SPACES PROVIDED: 12 (6 BIKE RACKS PROVIDED)

PROJECT NO. 04119.00

STAPLETON

Medical Office Building

3055 Roslyn Street

Denver, Colorado

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PRINT RECORD

PURPOSE

DATE

REVISION RECORD

NO.	CHANGE	DATE
1	FOR CONSTRUCTION	08.26.05

DRAWN: RA

CHECKED: GM

DATE: 07.29.05

SHEET TITLE: SITE PLAN

M+O+A

ARCHITECTURAL PARTNERSHIP

ARCHITECTURE PLANNING INTERIOR DESIGN

1180 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202 (303) 396-1190

1 OVERALL SITE PLAN

SCALE: 1"=20'-0"

0 10' 20' 40'

SCALE: 1"= 20'-0"

NORTH

SHEET

A1.1