

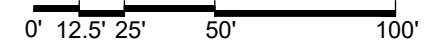
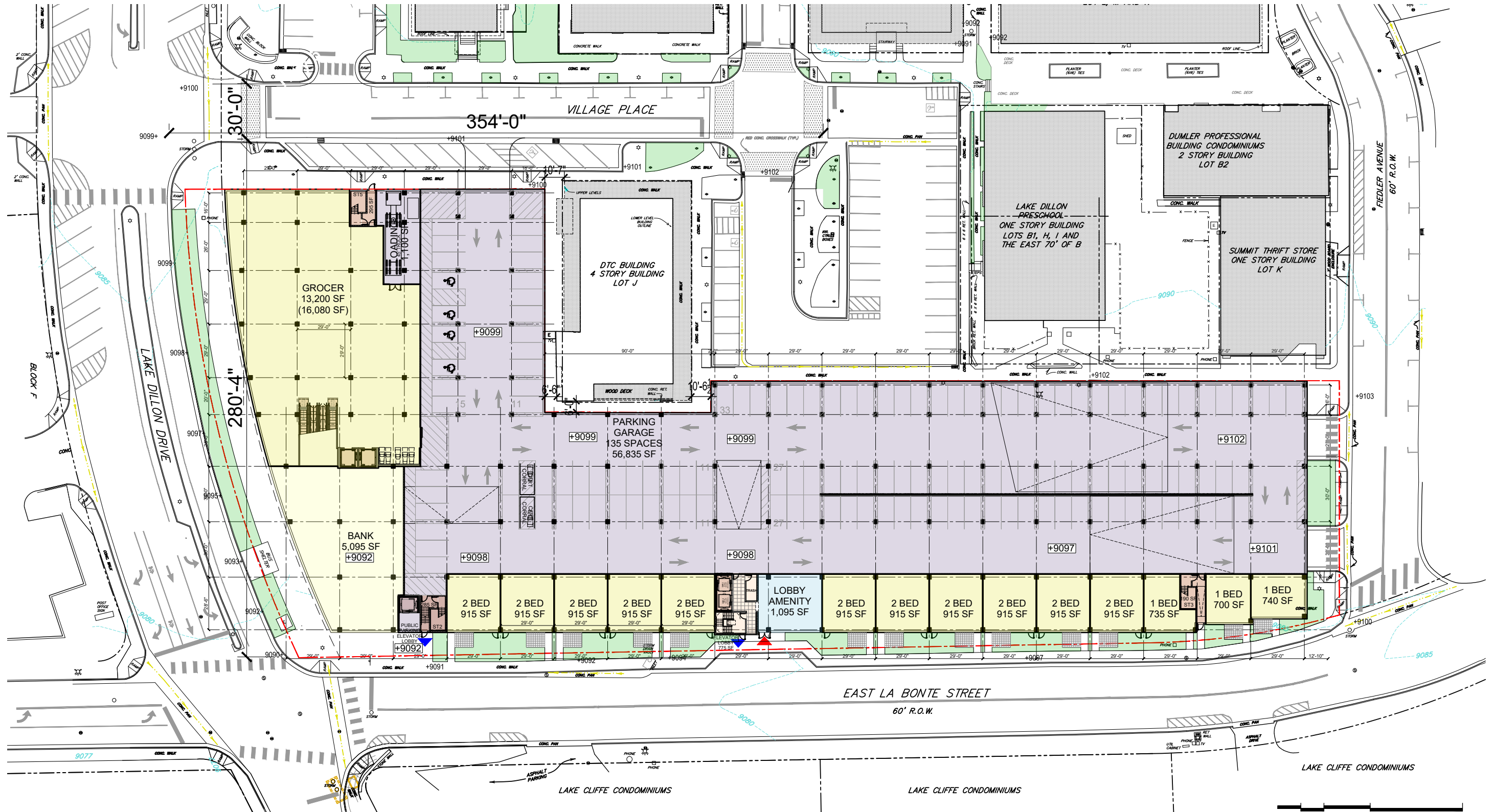
4. LaBonte Mixed Use

Site



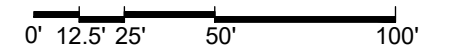
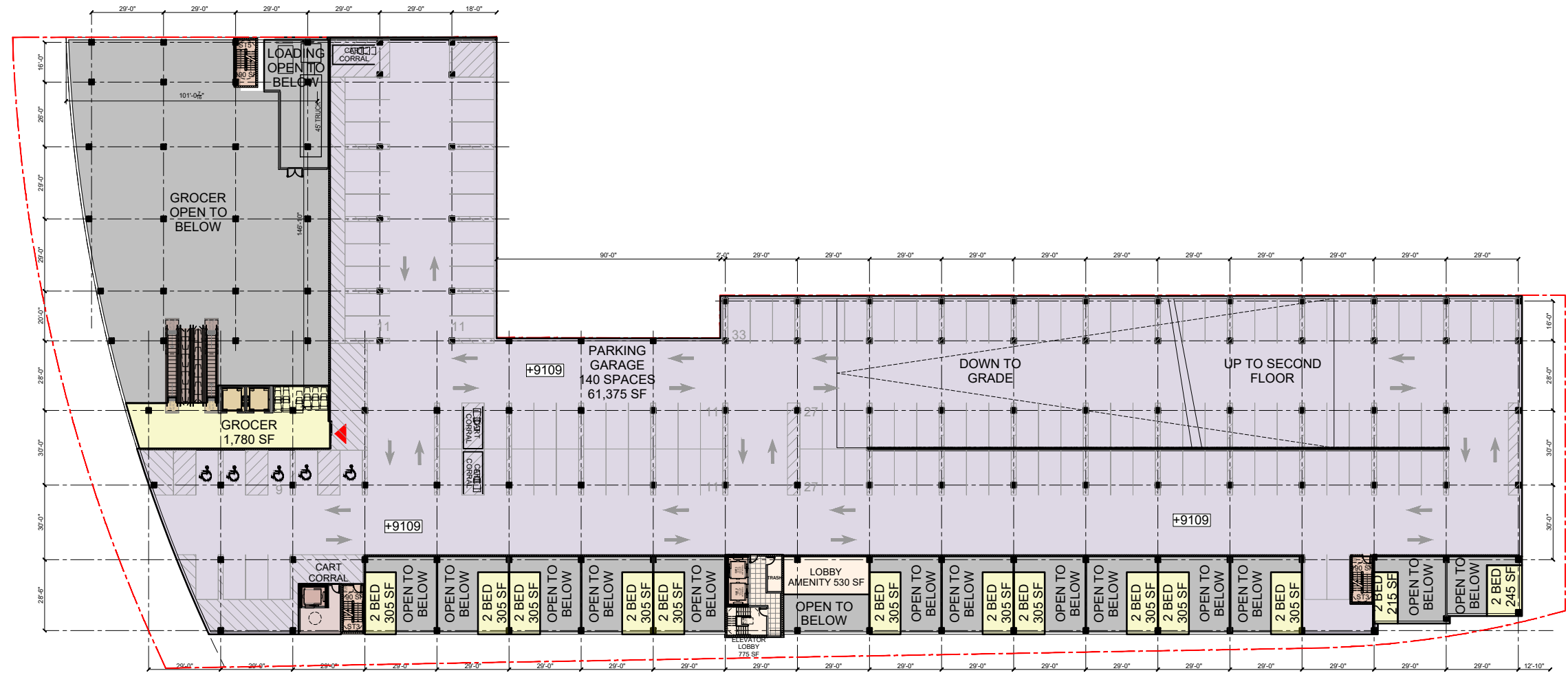
Ground Floor Plan

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Adaptable
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Amenity
- Circulation
- Building Services
- Vertical Transportation
- Retail
- Parking & Loading



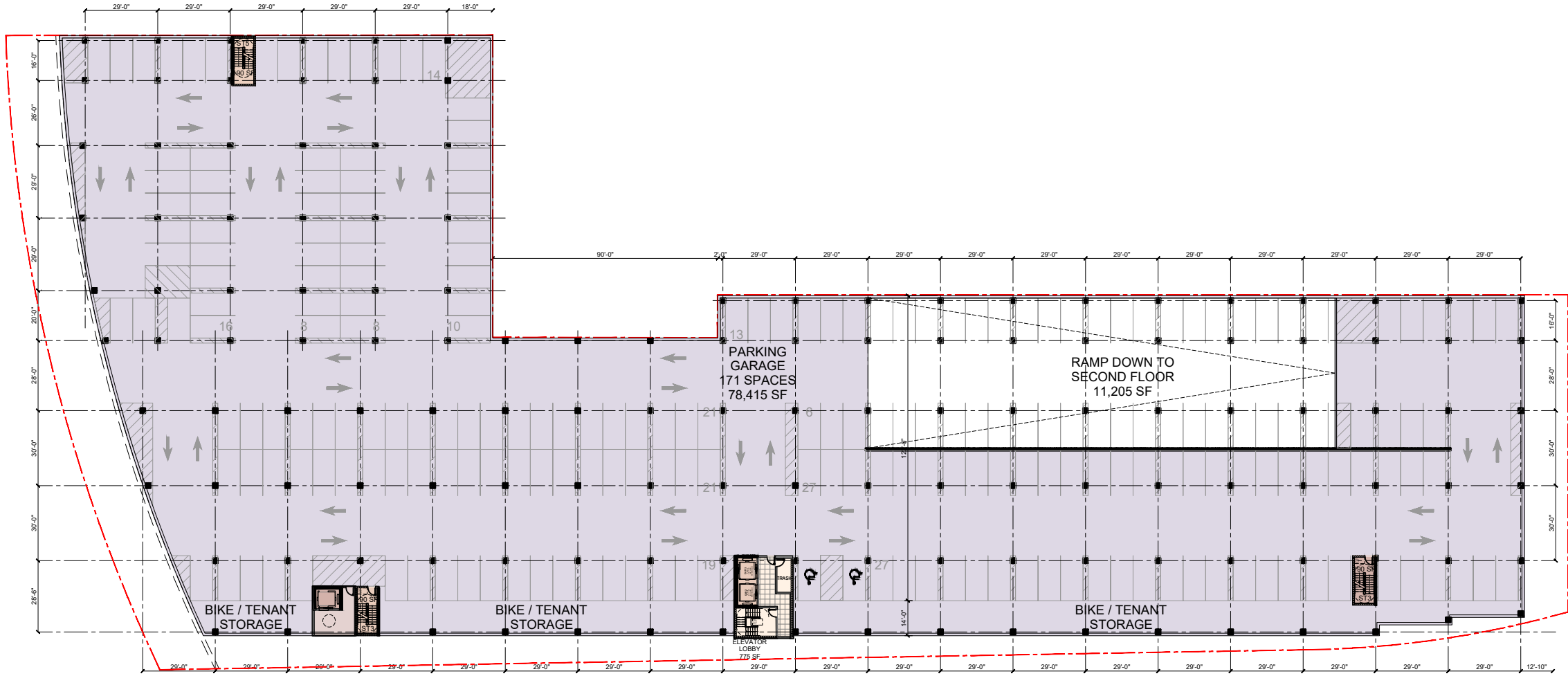
Ground Floor Mezzanine Plan

- 1 Bedroom
- Adaptable
- 2 Bedroom
- 3 Bedroom
- Amenity
- Circulation
- Building Services
- Vertical Transportation
- Retail
- Parking & Loading



Second Floor Plan

- 1 Bedroom
 - Adaptable
 - 2 Bedroom
 - 3 Bedroom
- Amenity
 - Circulation
 - Building Services
 - Vertical Transportation
- Retail
 - Parking & Loading

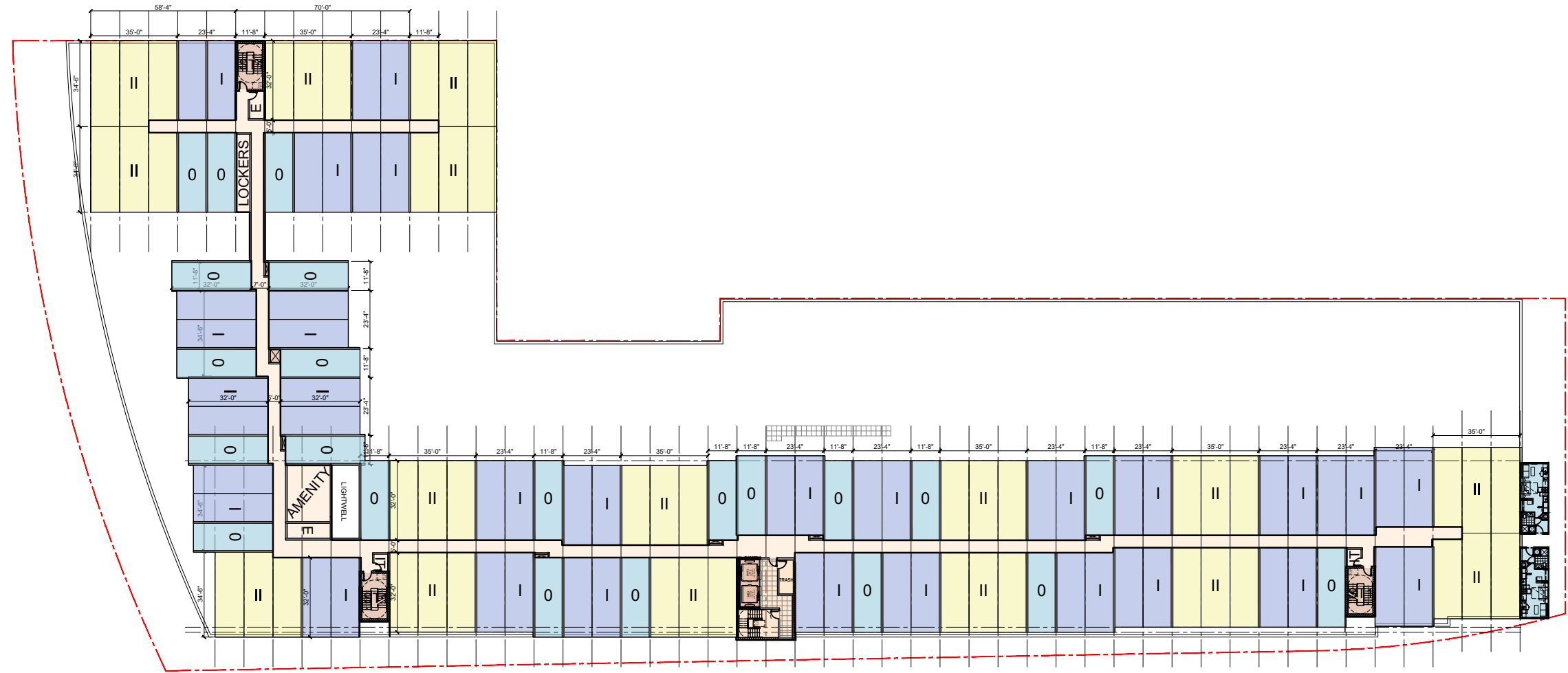


0' 12.5' 25' 50' 100'



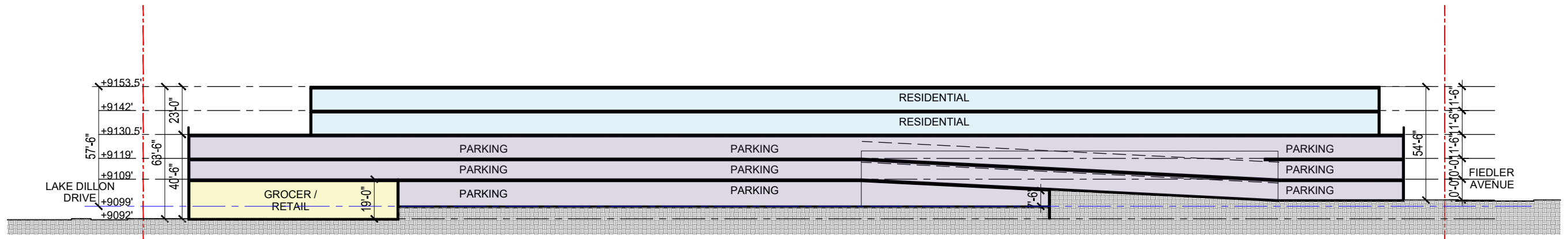
Typical Floor Plan (3 - 4)

- 1 Bedroom
- Adaptable
- 2 Bedroom
- 3 Bedroom
- Amenity
- Circulation
- Building Services
- Vertical Transportation
- Retail
- Parking & Loading

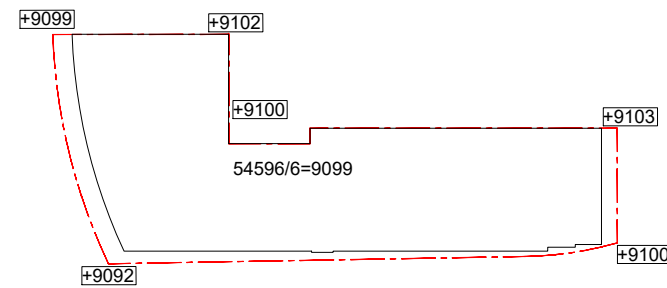


Section

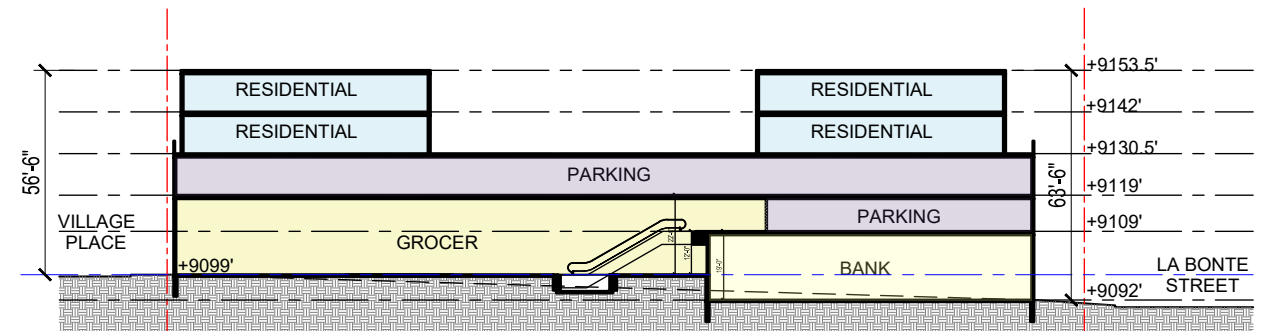
- 1 Bedroom
- Adaptable
- 2 Bedroom
- 3 Bedroom
- Amenity
- Circulation
- Building Services
- Vertical Transportation
- Retail
- Parking & Loading



EAST WEST SECTION



GRADE PLANE DIAGRAM



NORTH SOUTH SECTION

Area Matrix

Lake Dillon Road and LaBonte Street - MIXED USE DEVELOPMENT - AREA MATRIX - 05.02.2024														
FLOOR	APARTMENTS EAST				RETAIL	PARKING		MECHANICAL	AREAS			HEIGHTS		
	UNITS	COMMON	RENTABLE	BALCONY/ TERRACE		PARKING SPACES	GARAGE PARKING AREA		TOTAL GROSS AREA	TOTAL ENCLOSED GROSS AREA	F.A.R.	FLOOR TO FLOOR HEIGHT	OVERALL HEIGHT	
PH								1,000	1,000	2,000	0	12'-0 "	66'-6 "	
4	65	6,760	47,210						53,970	53,970	53,970	11'-6 "	54'-6 "	
3	65	6,760	47,210	1,600					55,570	53,970	53,970	11'-6 "	43'-0 "	
2		1,345				170	78,415		79,760	79,760	1,345	11'-6 "	31'-6 "	
1M		1,875	3,815		1,760	140	73,325		80,775	80,775	7,450	10'-0 "	20'-0 "	
1	13	3,376	12,240		19,395	135	56,835		91,846	91,846	35,011	10'-0 "	10'-0 "	
TOTAL	143	20,116	110,475	1,600	21,155	445	208,575	1,000	362,921	362,321	151,746			
SITE AREA		121,308	gross area includes parking and landscaped terraces				Floor Efficiency		87.47%					
			Loading is included in parking number				Average unit size		773					
TOTAL USED FAR		1.25					Total Units		143					
UNIT MIX MATRIX														
Floor	STUDIO	1 BED	2 BED	3 BED	TOTAL									
4	22	27	16	0	65									
3	22	27	16	0	65									
1			13	0	13									
TOTAL	44	54	45	0	143									
Percentage	31%	38%	31%	0%	100%									