

PROJECT DESCRIPTION

The project site is located on 2438 Federal Blvd.
The proposed project is comprised of one (1) 2 storey dwelling unit, four (4) 3 storey dwelling units, with roof terraces, and a 250sf ground floor retail/office space.

ZONING DATA

| | |
|--------------------------------|--------------------------------|
| Address: | 2438 Federal Blvd. |
| Zone District: | G-MX-3 |
| Building Form: | SHOPFRONT (Mixed Use District) |
| Zone Lot Size: | 6125 sf (0.14 acres) |
| Historic Landmark District: | No |
| Historic Landmark: | No |
| View Plane: | No |
| Adjacent to Protected District | No |
| Floodplain Designation: | No |

| | ALLOWED / REQUIRED | PROPOSED |
|---------------|--------------------|----------|
| HEIGHT | | |
| Stories (max) | 3 | 3 |
| Feet (max) | 45' | 42'-9" |

SITING

REQUIRED BUILD-TO

| | | |
|--|-----|-----|
| Primary Street | 75% | 80% |
| Per Section 13.1.5.7- b. Where a Zone Lot includes an easement for public access or for the benefit of a public utility... | | |

| | | |
|---------------------------------------|-------|----|
| (min build-to % within min/max range) | 0'/5' | 5' |
|---------------------------------------|-------|----|

| | | |
|------------------------------------|-------|-----|
| Side Street (min % within min/max) | 25% | N/A |
| | 0'/5' | N/A |

SETBACKS

| | | |
|------------------------------|-----|------------------|
| Primary Street | 0' | 0' |
| Federal Parkway Setback(min) | 20' | 20' |
| Side Street (min) | NA | NA |
| Side Interior (min) | 0' | 5' PER DFC 504.1 |
| Rear, alley/no alley (min) | 0' | 0' |

PARKING

| | | |
|---|-------------------------|----|
| Surface Parking between building and Primary Street/Side Street | Not allowed/Not Allowed | NA |
|---|-------------------------|----|

| | | |
|---------------------------|------|-----|
| Surface Parking Screening | 10.5 | N/A |
|---------------------------|------|-----|

| | | |
|----------------|------------|------------|
| Vehicle Access | From Alley | From Alley |
|----------------|------------|------------|

Vehicle Parking Requirements Retail:
All uses housed in the first Story 10.4.5.1.3c No parking req'd

| | |
|---|---------------|
| Dwelling, Multi-Unit (1space/unit) x 6 units = | 6 residential |
|---|---------------|

| | |
|--|---------------------|
| Vehicle Parking Exemptions taken PER Colo HB 24-130 | No parking required |
|--|---------------------|

| | |
|--------------------------------|-----------------------------------|
| Bike parking 1/5 units (80/20) | 2 Inverted U fixed racks provided |
|--------------------------------|-----------------------------------|

| | | |
|---|------|------|
| Vehicle Loading Requirements: per section 10.4.8.2 | None | None |
|---|------|------|

DESIGN ELEMENTS

BUILDING CONFIGURATION

| | | |
|------------------------------|-----------------------------|----------|
| Dwelling Units configuration | Side by Side Dwelling Units | Provided |
|------------------------------|-----------------------------|----------|

STREET LEVEL ACTIVATION

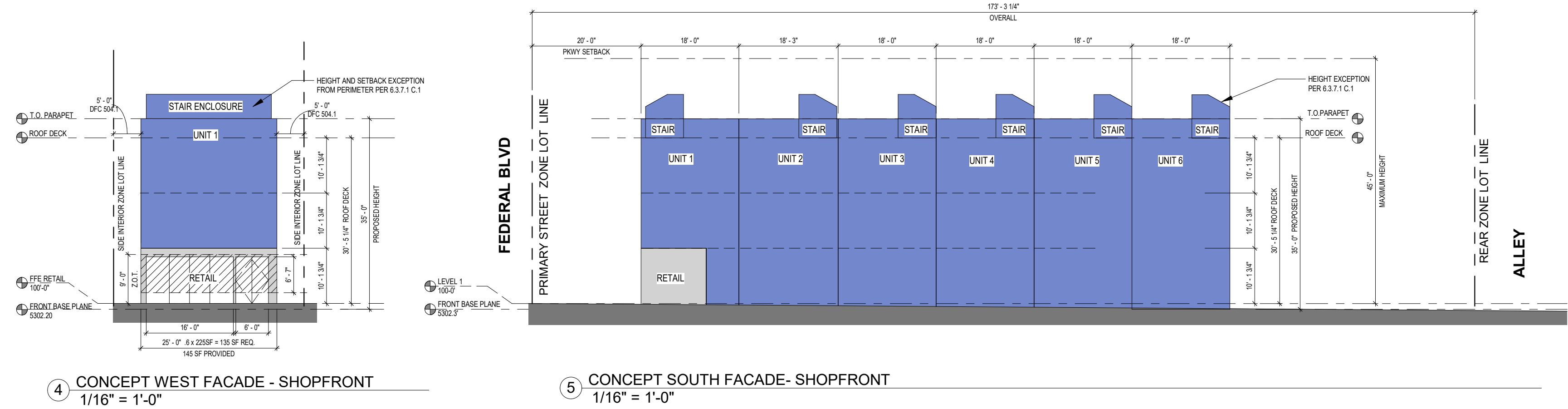
| | | |
|------------------------------------|-----|----------|
| Transparency, Primary Street (min) | 60% | Provided |
| Transparency, Side Street (min) | 25% | N/A |

| | | |
|-------------------|----------|----------|
| Pedestrian Access | Entrance | Provided |
|-------------------|----------|----------|

USES

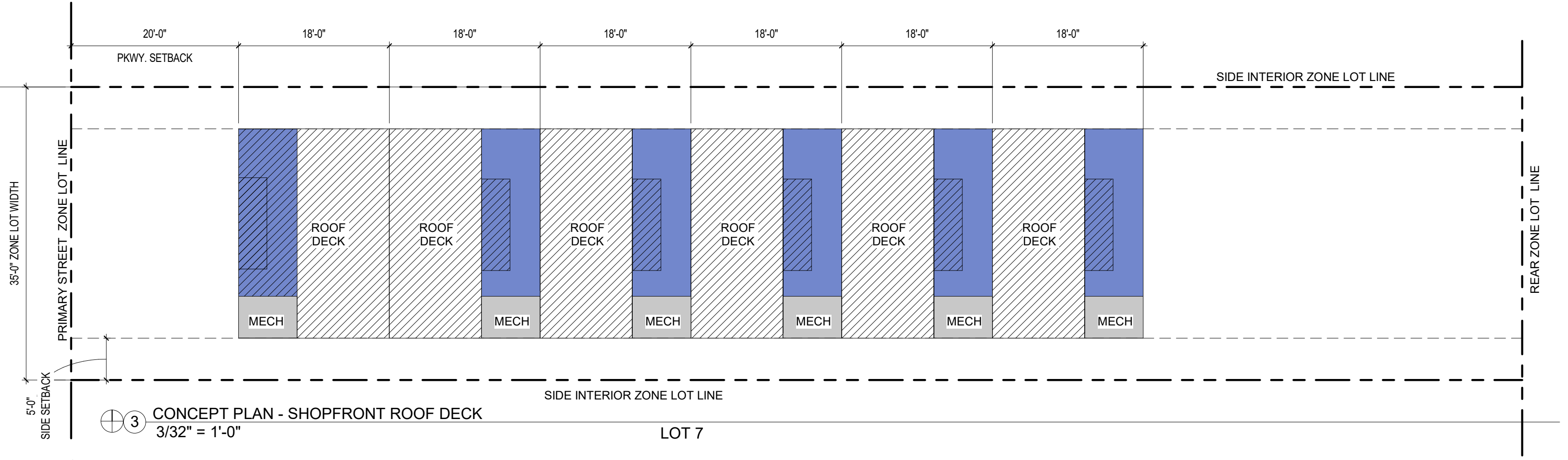
| | |
|--|------|
| Street Level Active Use (min % of Primary Street) 100% | 100% |
|--|------|

| | |
|------------------------|--|
| Permitted Primary Uses | All permitted Primary Uses shall be allowed to within this building form per Division 6.4. |
|------------------------|--|

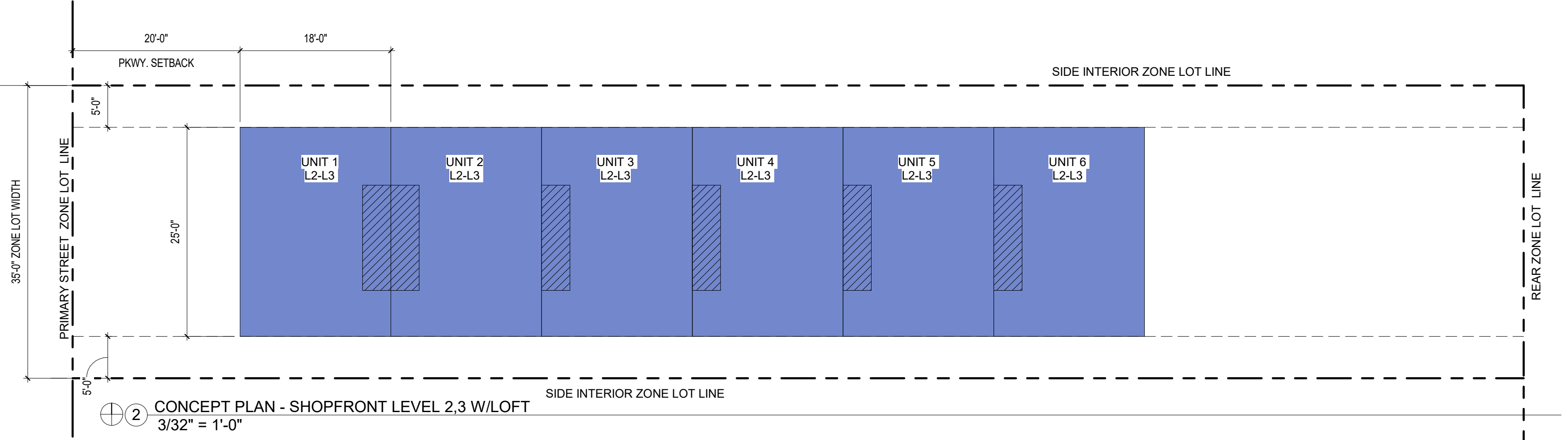


④ CONCEPT WEST FACADE - SHOPFRONT
1/16" = 1'-0"

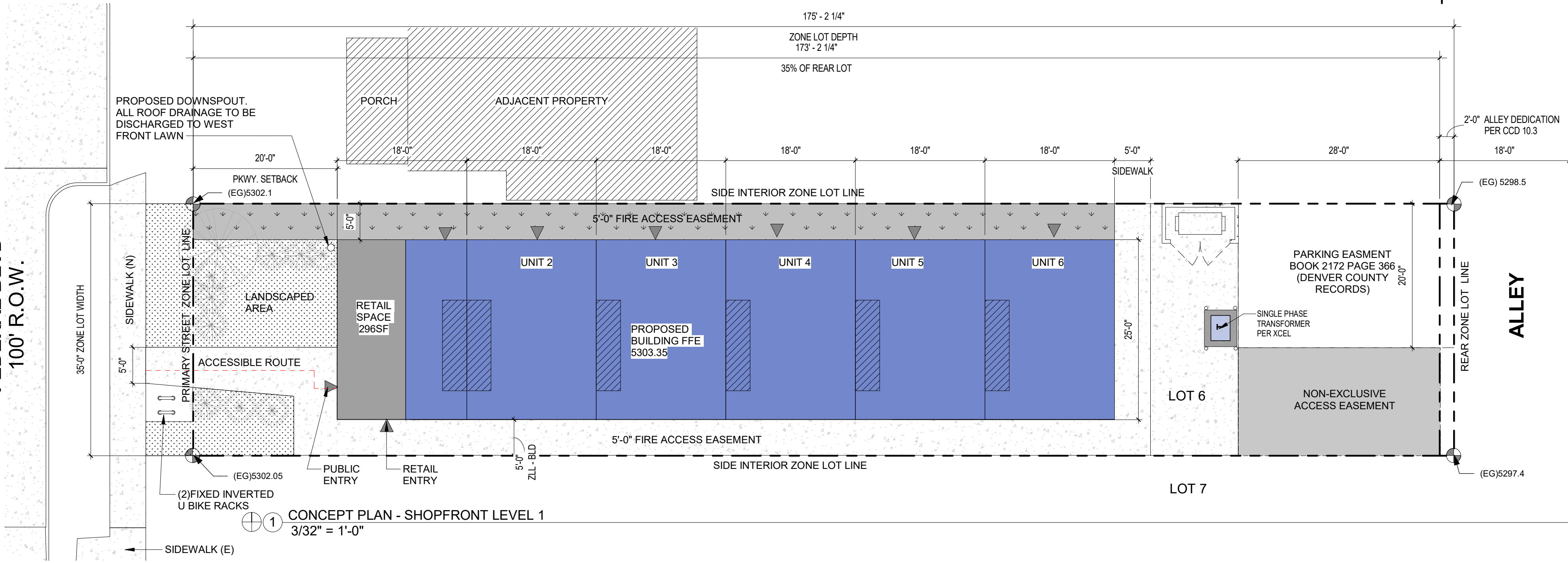
⑤ CONCEPT SOUTH FACADE- SHOPFRONT
1/16" = 1'-0"



③ CONCEPT PLAN - SHOPFRONT ROOF DECK
3/32" = 1'-0"



② CONCEPT PLAN - SHOPFRONT LEVEL 2,3 W/LOFT
3/32" = 1'-0"



① CONCEPT PLAN - SHOPFRONT LEVEL 1
3/32" = 1'-0"

2438
FEDERAL
BLVD

REVISIONS: 03.28.24

NO. DATE REV.

NOTES:

CONCEPT

CONCEPT -
SHOPFRONT

AC-1