

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.

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"

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

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'

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

Dwelling Units configuration	Side by Side Dwelling Units	Provided
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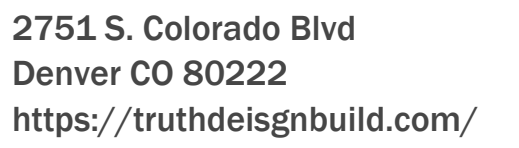
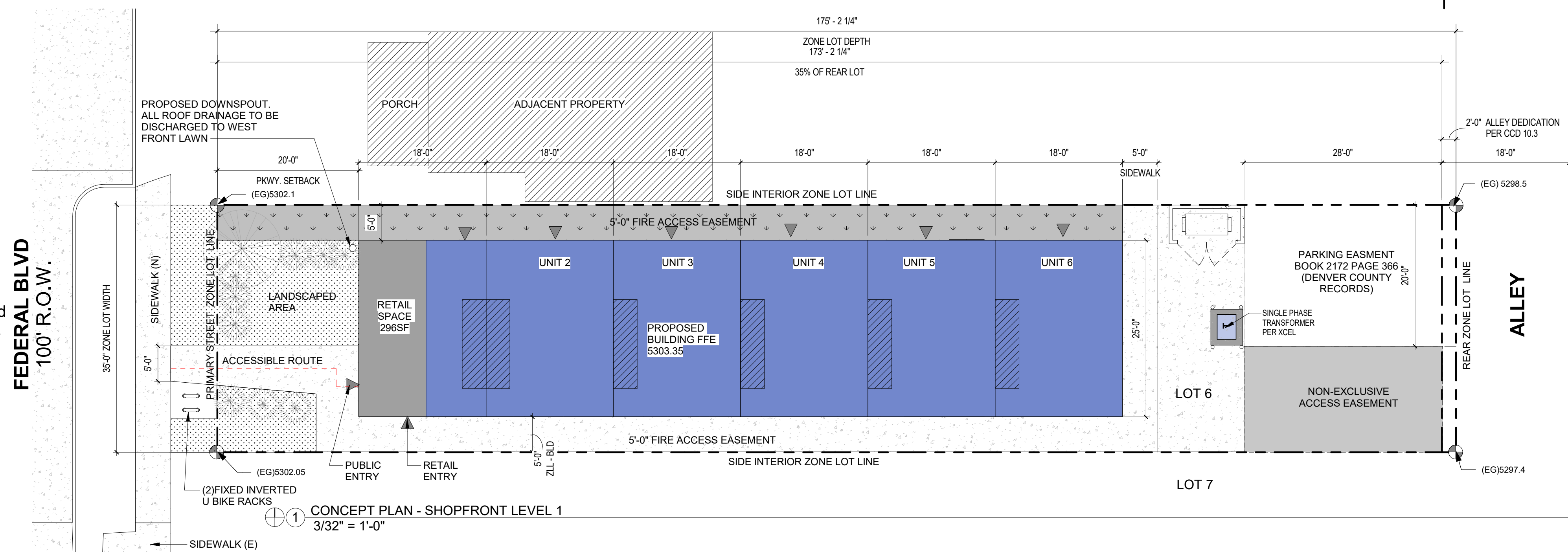
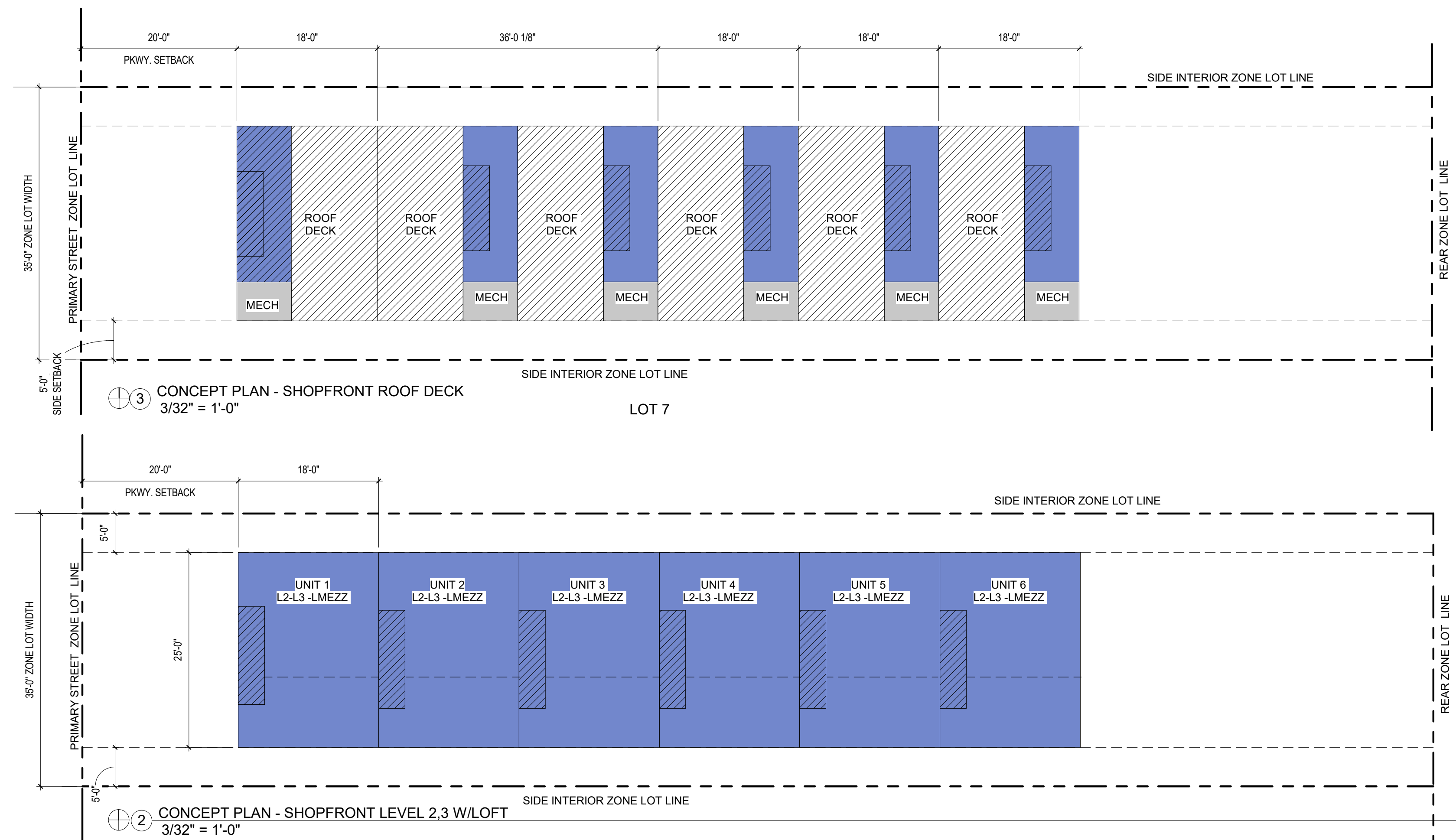
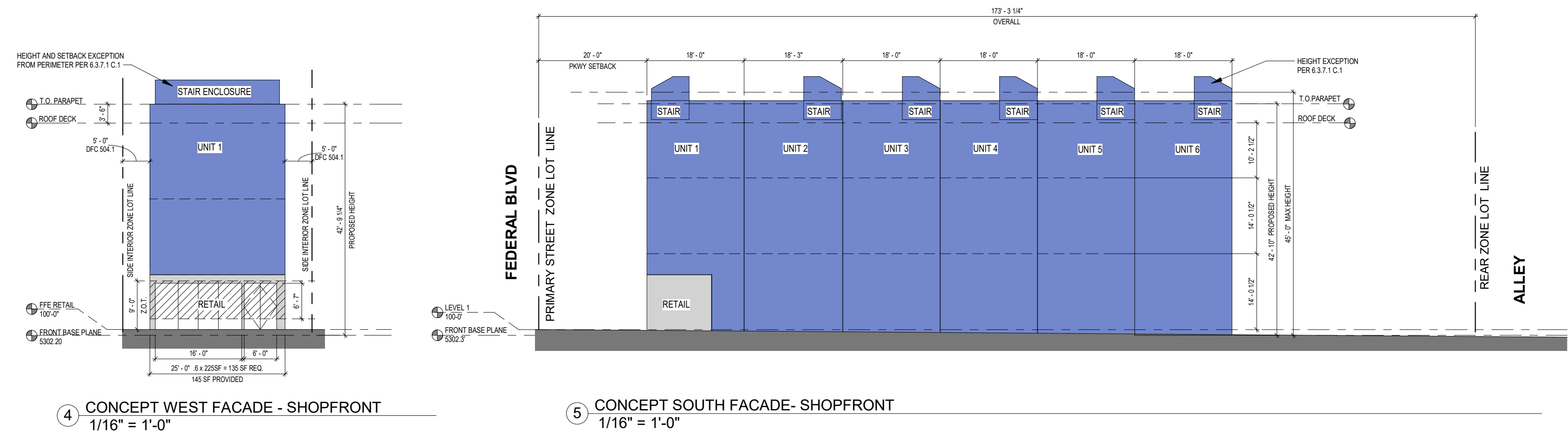
Transparency, Primary Street (min)	60%	Provided
Transparency, Side Street (min)	25%	N/A

Pedestrian Access Entrance Provided

Street Level Active Use (min % of Primary Street)	100%	100%
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Permitted Primary Uses

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



2438
FEDERAL
BLVD

REVISIONS: 03.28.24

NO.	DATE	REV.
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NOTES:

CONCEPT

CONCEPT - SHOPFRONT

AC-1