## 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

SHOPFRONT (Mixed Use District) **Building Form:** 

No

Zone Lot Size: 6125 sf (0.14 acres)

Historic Landmark District: Historic Landmark:

View Plane: No No

Adjacent to Protected District Floodplain Designation: No

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

75%

SITING REQUIRED BUILD-TO

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

SETBACKS **Primary Street** 

Federal Parkway Setback(min) 20' 20' Side Street (min) NA 5' PER DFC 504.1 Side Interior (min)

Rear, alley/no alley (min)

<u>PARKING</u> Surface Parking between building

and Primary Street/Side Street Not allowed/Not Allowed

10.5 Surface Parking Screening N/A From Alley

Vehicle Access 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

No parking required

PER Colo HB 24-130 Bike parking 1/5 units (80/20)

2 Inverted U fixed racks provided

80%

NA

Vehicle Loading Requirements:

per section 10.4.8.2 None None

**DESIGN ELEMENTS** 

**BUILDING CONFIGURATION** 

Dwelling Units configuration Side by Side Dwellimng Units Provided

STREET LEVEL ACTIVATION

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

Pedestrian Access Entrance Provided

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.

HEIGHT AND SETBACK EXCEPTION STAIR ENCLOSURE T.O. PARAPET ROOF DECK 5' - 0" DFC 504.1 UNIT 1 UNIT 1 UNIT 4 UNIT 5 UNIT 6 RETAIL FRONT BASE PLANE FRONT BASE PLANE
5302.20 25' - 0" .6 x 225SF = 135 SF REQ. 145 SF PROVIDED

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

ACCESSIBLE ROUTE

- (EG)5302.05

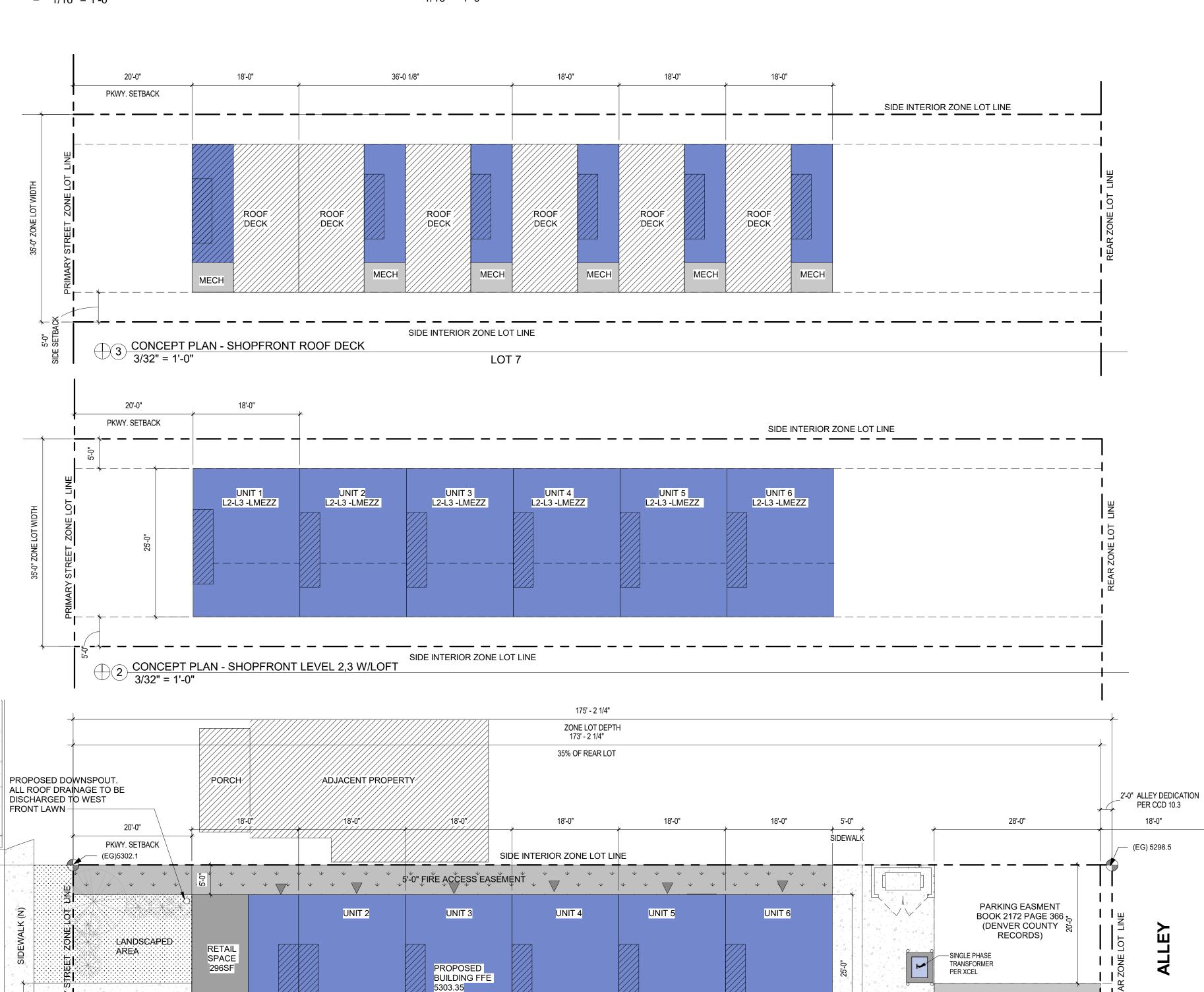
- (2)FIXED INVERTED

SIDEWALK (E)

PUBLIC RETAIL ENTRY ENTRY

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

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



5'-0" FIRE ACCESS EASEMENT

SIDE INTERIOR ZONE LOT LINE

VISION • INNOVATION • EXECUTION 2751 S. Colorado Blvd

2438 **FEDERAL** BLVD

https://truthdeisgnbuild.com/

**Denver CO 80222** 

REVISION	S:		03.28.24
NO.	DATE	REV.	
NOTES:			

**CONCEPT** 

**CONCEPT** -**SHOPFRONT** 

NON-EXCLUSIVE ACCESS EASEMENT

(EG)5297.4

LOT 6

LOT 7