

Site Plan Requirements:

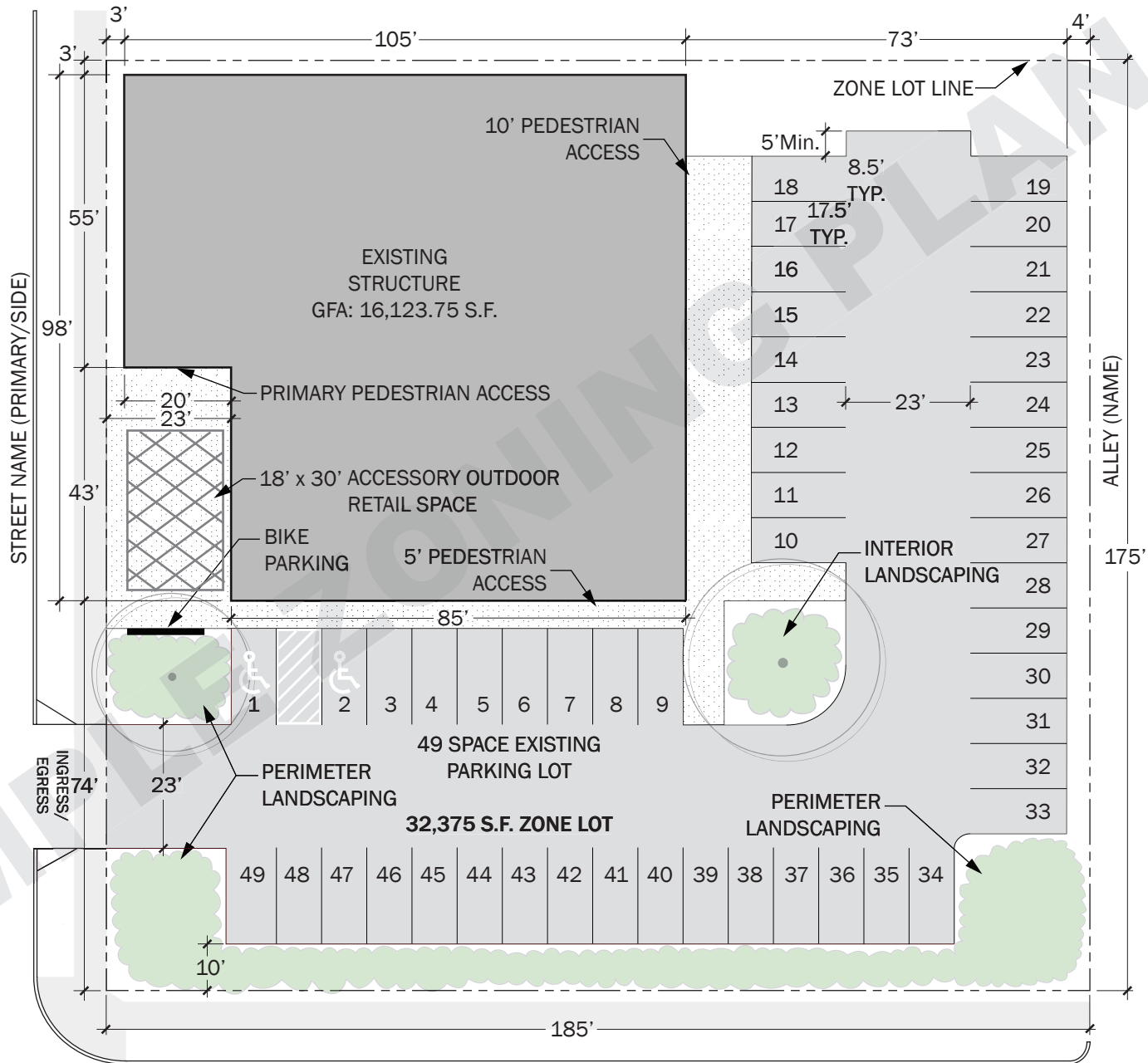
- Site Plan must be complete and accurate. Plans prepared by a registered design professional are preferred; however, stamped plans are not required for zoning submittals.
- Provide a fully dimensioned black line site plan showing all existing and proposed structures. Show all required building setbacks and build-to lines /dimensions.
- Must be drawn to a commonly recognized scale. Scale must be included on the plan(s). Drawings that are subsequently reduced/scanned and cannot be verified for dimensions will be rejected. The total gross floor area of the proposed use stated on the application must match the dimensions shown on the submitted floor plans. Any discrepancies must be corrected prior to the issuance of the requested permit.
- North arrow.
- Title block with business name, site address, applicant name, and date.
- Label all Zone Lot Lines (e.g., Primary Street, Side Street, Rear).
- Identify all site features including vehicular ingress and egress, landscape areas, additions/sheds/exterior storage, trash enclosures, transformers, bollards, new vents/flues/rooftop mechanical equipment, canopies, patios, fences, railings, and ramps.
- Provide all required zoning site information (see sample table below).
- Spot grade elevations and base plane calculations may be required for any proposed exterior modifications.

Site Legend

- Zone Lot Line
- Trees
- Landscape Area
- Pedestrian Access

Required Zoning Site Information

Zone District	G-MS-3	Landscape Area Provided (Gross Area)	3,750
Zone Lot Size (Gross Area)	32,375	Building Height, Stories (min/max)	2
Primary Use(s)	Retail Sales	Building Height, Feet (min/max)	30'
Accessory Use(s)	Outdoor Retail Sale and Display	Standard Parking Spaces Provided	47
Building Form Used	Shopfront	Compact Parking Spaces Provided	0
Gross Floor Area by Use and Floor (S.F.):		Accessible Parking Spaces Provided	2
First Floor	9,430	Total Parking Spaces Provided	49
Second Floor	6,693.75	Bicycle Parking (enclosed/fixed)	2



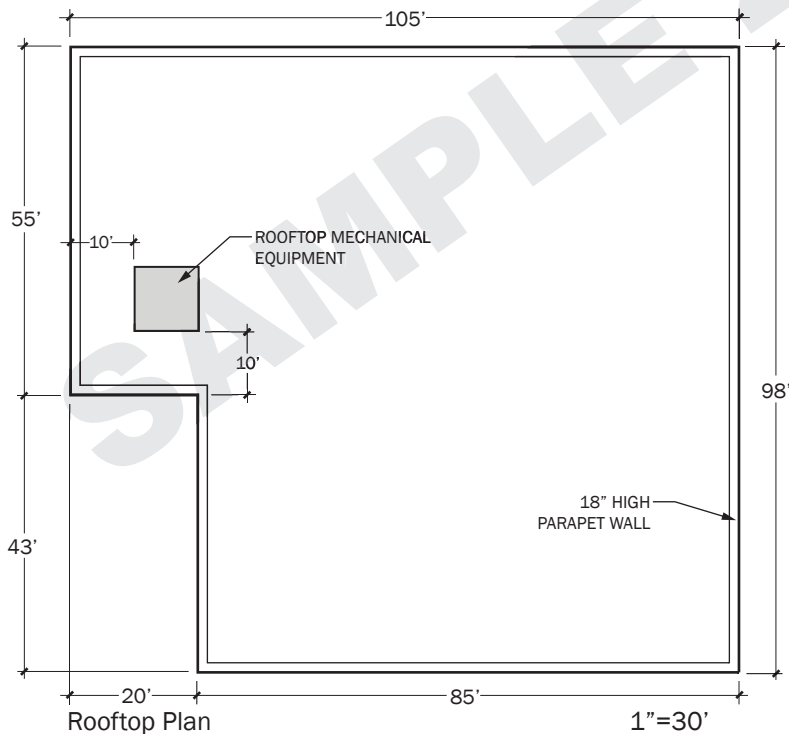
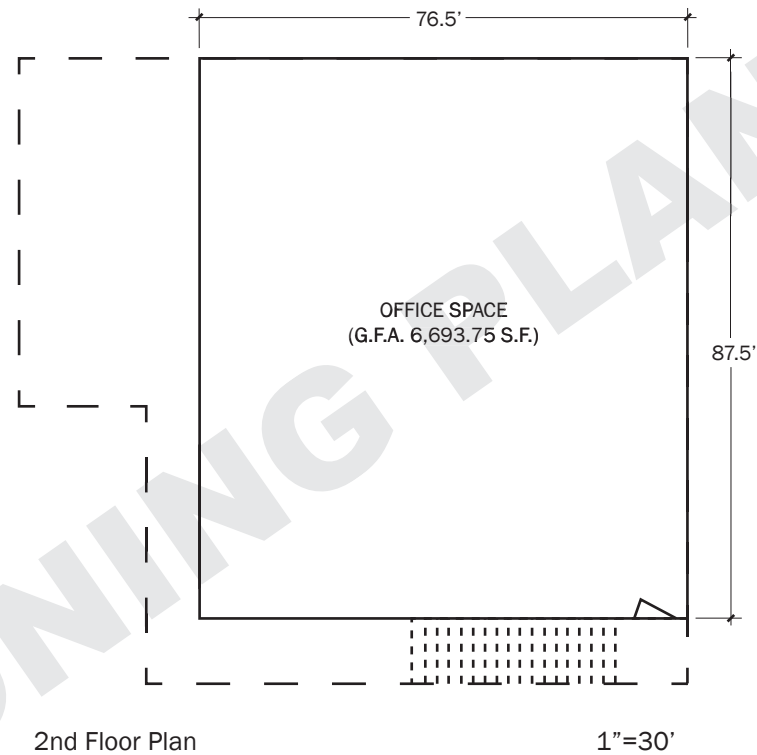
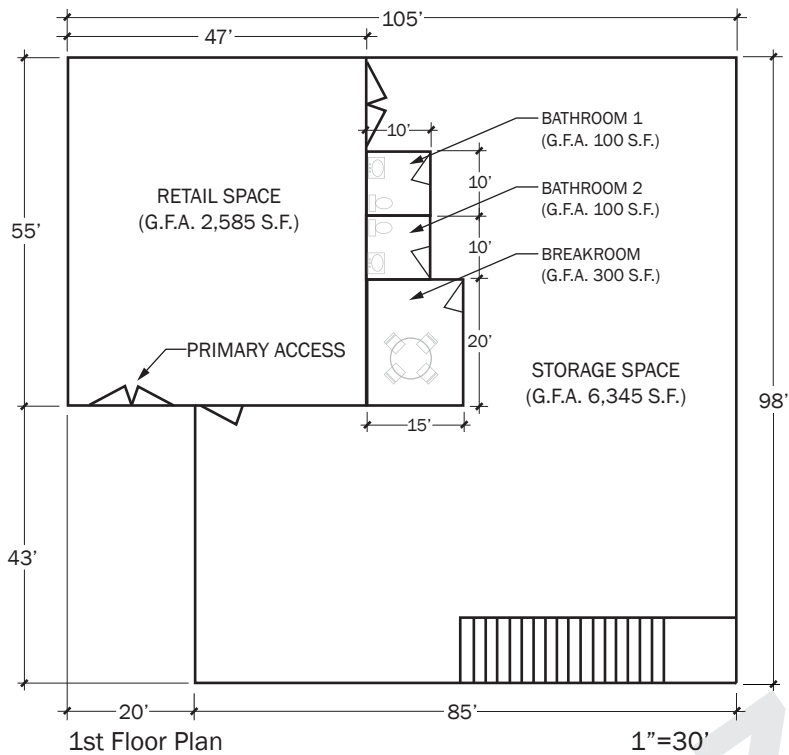
STREET NAME (PRIMARY/SIDE)



SCALE 1"=30' 0 15 30 60

TENANT BUSINESS NAME
 SITE ADDRESS
 APPLICANT NAME
 DATE





Floor Plan Requirements:

- Drawing must be complete and accurate. Plans prepared by a design professional are preferred; however, stamped plans are not required for zoning submittals.
- Must be drawn to a commonly recognized scale. Scale must be included on the plan(s). Drawings that are subsequently reduced/scanned and cannot be verified for dimensions will be rejected. The total gross floor area of the proposed use stated on the application must match the dimensions shown on the submitted floor plans. Any discrepancies must be corrected prior to the issuance of the requested permit.
- Dimension all floors of the proposed project including the roof if work is being proposed on the roof (e.g., new rooftop mechanical equipment).
- Label all areas with existing/proposed use or activity and gross floor area (G.F.A.) as defined by the Denver Zoning Code (DZC), Sec. 13.3-11 / Former Chapter 59 (FC 59), Sec. 59-2 (131).
- Identify all points of pedestrian and vehicular access to the structure.
- Provide a legend with zone district, primary use(s), accessory use(s) as applicable, and gross floor area by permitted zoning use and floor (see below).
- Title block with business name, site address, applicant name, and date.

Required Zoning Floor Plan Information

Zone District	G-MS-3
Primary Use(s)	Retail Sales
Building Form Used	Shopfront
Gross Floor Area by Use and Floor (S.F.):	
First Floor	9,430
Second Floor	6,693.75



TENANT BUSINESS NAME
SITE ADDRESS
APPLICANT NAME
DATE

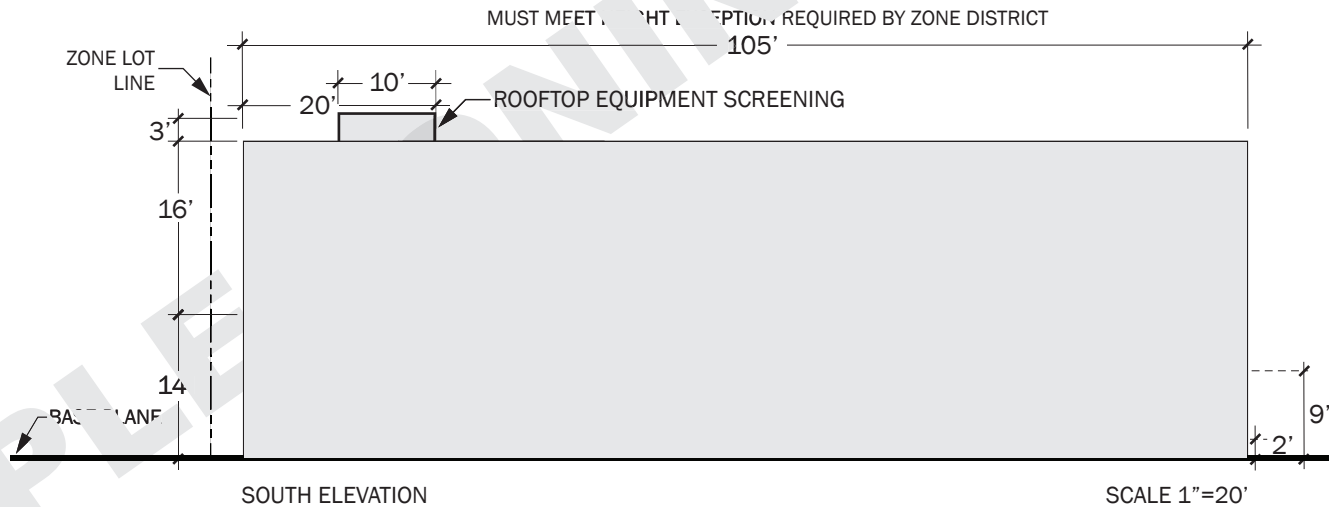
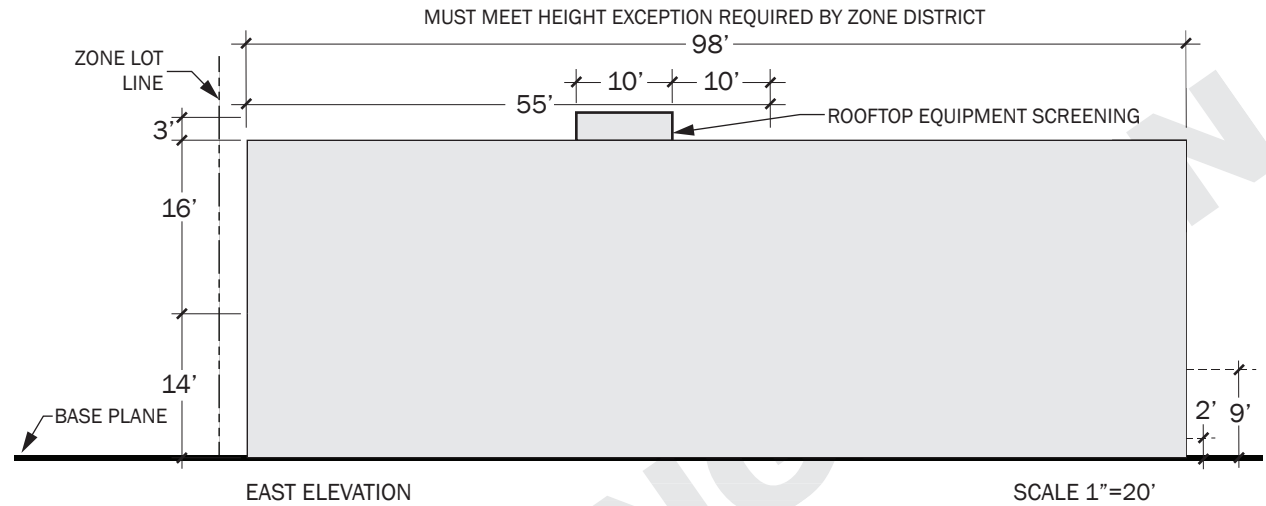
Elevation Requirements:

- Drawing must be complete and accurate. Plans prepared by a registered design professional are preferred; however, stamped plans are not required for zoning submittals.
- Must be drawn to a commonly recognized scale. Scale must be included on the plan(s). Drawings that are subsequently reduced/scanned and cannot be verified for dimensions will be rejected.
- Provide fully dimensioned elevations of the project site as proposed, including all structures, mechanical equipment, building penetrations, and zone lot lines (ZLL).
- Label all elevations with building face (e.g., 'South Elevation', 'North Elevation').
- Title block with business name, site address, applicant name, and date.
- Dimension all height from applicable zoning base plane to top of floor/structure including all proposed mechanical equipment.
- Dimension all floors of the proposed project including the roof and all mechanical equipment.
- Label all doors and windows.
- Illustrate how screening meets Denver Zoning Code, Sec. 10.5.7.3 or Former Chapter 59, 59-96, when required, and dimension all proposed screening.
- Provide transparency calculations per Denver Zoning Code, Sec. 13.1.6.2 or Former Chapter 59, 59-272 (as applicable).

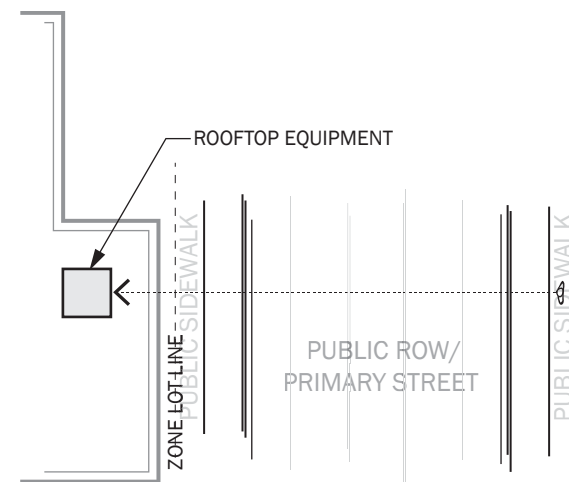
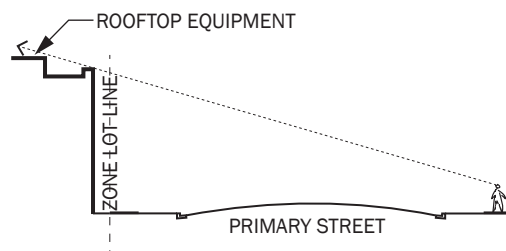
It is the responsibility of the applicant to meet all submittal requirements included in this application. The zoning reviewer reserves the right to request additional information when it is required to evaluate an application for compliance to Denver zoning regulations. Plans that do not meet these minimum requirements will not be accepted as a complete application.

Required Transparency Calculations

Primary Street building facade 7'x98'=686s.f.
 Side Street building facade 7'x105'=735s.f.
 Primary Street Windows 7' x 85' =595 s.f.
 Side Street Windows 7' x 64' = 449 s.f.
 Total Transparency Primary Street (%)—87%
 Total Transparency Side Street (%)—61%



Rooftop mechanical equipment, shall be screened from ground level view, as viewed from an abutting Primary Street. It will be measured vertically from the far side of the abutting street. All measurements will be taken perpendicular to the subject property. Screening shall be of a material similar in quality and appearance to other areas of the building facade. For example, a parapet wall may be used to screen rooftop equipment.



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