4/28/2025 1:11:34 PM

SITE PLAN FOR REFERENCE ONLY. SEE CIVIL ENGINEER SURVEY.

35.40'
(OUTLIER) CORNER LOT

REFERENCE ZONE LOT
ADJACENT RESIDENCE #2390

250.00' LOT LENGTH

162.50' FRONT 65%

87.50' REAR 35%

5402.5'

5404.56'

SIDE INTERIOR ZONE LOT

5406.7'

7.50'
SETBACK

EXISTING SEWER TO BE DEMOLISHED

65.04'
EXISTING SETBACK

DEMOLISH
EXISTING
STONE PATIO

EXISTING DETACHED
SHED
133 SF FOOTPRINT

REMOVE EXISTING
TREE

DEMOLISH EXISTING
STONE PATIO

PRIMARY EXISTING STRUCTURE -
SUBURBAN HOUSE FORM
1-STORY
1,761 SF FOOTPRINT

EXISTING LANDSCAPING

PRIMARY STREET ZONE LOT LINE

SOUTH JACKSON STREET

82.50' LOT WIDTH

WM

EXISTING LANDSCAPING

DEMOLISH
EXISTING
STONE PATIO

REAR ZONE LOT

EXISTING BRICK PILLAR TO REMAIN

GM

CUT AND CAP EXISTING
GAS LINE, AND
RELOCATE EXISTING
GAS METER

EXISTING FENCE TO REMAIN

DEMOLISH EXISTING
PORTION OF EXISTING
HOME
227 SF FOOTPRINT

EXISTING OTHER
DETACHED
ACCESSORY
STRUCTURE
538 SF FOOTPRINT

DEMOLISH
EXISTING
DRIVEWAY IN
ROW

DEMOLISH FULL EXTENTS OF EXISTING ASPHALT DRIVEWAY

EXISTING BRICK PILLAR TO REMAIN

EM

OE

REMOVE
LANDSCAPING AS
NEEDED FOR NEW
GARAGE

RELOCATE
ELECTRICAL METER

DEMOLISH EXISTING OVERHEAD LINE

2' - 8 1/2"
EXISTING ENCROACHMENT

7.50'
SIDE SETBACK

5402.4'

5.00'
GARAGE SETBACK

5402.72'

5405.0'

SIDE INTERIOR ZONE LOT

REMOVE EXISTING
TREE

EXISTING POWER POLE

87.90'
BLOCK SENSITIVE SETBACK

141.20'
(OUTLIER) THIS IS MORE THAN 50% OF LOT DEPTH

REFERENCE ZONE LOT
ADJACENT RESIDENCE #2430

REFERENCE ZONE LOT
ADJACENT RESIDENCE #2440

87.90'

100.10'

REFERENCE ZONE LOT
ADJACENT RESIDENCE #2460

NOTE TO CONTRACTOR: REPLACE FULL LENGTH OF BUILDING SANITARY SEWER LINE FROM THE EXISTING EXIT POINT TO THE PUBLIC MAIN LINES WITH SCHEDULE 40 PVC, ABS/DWV OR CAST IRON PIPE SIZED BY PLUMBING ENGINEER AND INSPECTED BY PW WMD PLUMBING INSPECTOR.

DEMOLITION SITE PLAN

SCALE
1" = 10'-0"

1

PROJECT INFO

LEGAL DESCRIPTION:
THE WEST 250' OF THE NORTH 82.5' OF, BLOCK 6, UNIVERSITY GARDENS, CITY & COUNTY OF DENVER, STATE OF COLORADO.

PROJECT SCOPE:
PROJECT SITE IS AN EXISTING RESIDENTIAL DENVER LOT ZONED AS **S-SU-D** WITH AN EXISTING SUBURBAN HOUSE FORM AND DETACHED GARAGE. THE OWNER IS PROPOSING AND ADDITION TO THE EXISTING HOUSE FORM AND ADDING AN ATTACHED GARAGE. **ZONING ADMINISTRATIVE ADJUSTMENT PREVIOUSLY APPROVED UNDER 2024-ZR-0000082 FOR NEIGHBORHOOD COMPATIBILITY.**

ZONING CODE ANALYSIS

ZONING CODE NOTES:
S-SU-D ZONE DISTRICT - EXISTING SUBURBAN HOUSE FORM

SUBURBAN HOUSE FORM RESTRICTIONS:
MAX. STORIES: 2.5
ACTUAL STORIES: 1
MAX. HEIGHT: 35'
ACTUAL HEIGHT: 21'-9"
ZONE LOT WIDTH: 82.5'
BULK PLANE HEIGHT AT LOT LINE: 10'
BULK PLANE SLOPE: 45 DEGREES
LOT SIZE (MIN./ACTUAL): 6,000 SF/20,625 SF
MAX LOT COVERAGE: 50%
SIDE SETBACK: 7.5'
REAR SETBACK: 20'
MAX. BUILDING FOOTPRINT: 10,312 SF
MAX. LENGTH: 36'

DETACHED GARAGE RESTRICTIONS:
MAX. STORIES: 1
ACTUAL STORIES: 1
MAX. HEIGHT: 17'
ACTUAL HEIGHT: 16'-9"
BULK PLANE HEIGHT AT LOT LINE: 10'
BULK PLANE SLOPE: 45 DEGREES
SIDE SETBACK: 5'
REAR SETBACK: 5'
MAX. BUILDING FOOTPRINT: 1,000 SF
MAX. LENGTH: 36'

BUILDING CODE ANALYSIS

OCCUPANCY AND CONSTRUCTION TYPE:
CONSTRUCTION TYPE: V-B
OCCUPANCY: R-3
PER 2021 IBC, ALLOWABLE BUILDING HEIGHT: 40'
PER 2021 IBC, ALLOWABLE NUMBER OF STORIES: 3

ABBREVIATIONS

U.N.O. -	UNLESS NOTED OTHERWISE
F.O.F. -	FACE OF FINISH
N.I.C. -	NOT IN CONTRACT
V.I.F. -	VERIFY IN FIELD
T.O.W. -	TOP OF WALL
T.O.F. -	TOP OF FOUNDATION
WRB -	WEATHER RESISTANT BARRIER

SITE LEGEND

- PROPERTY LINE
- SETBACKS
- FENCE LINE
- ROOF OVERHANG
- EM — ELECTRIC METER
- GM — GAS METER
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- DS — DOWNSPOUT LOCATIONS
- (E) FOOTPRINT TO REMAIN
- (E) FOOTPRINT TO BE DEMOLISHED
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ARCHITECT'S SEAL

STATE OF COLORADO
ERIN ANGLIN
00404923
LICENSED ARCHITECT

REVISIONS

NO.	DATE	REVISION
1	01/07/25	DOTI REVIEW

2400 S JACKSON STREET DENVER, CO

RESIDENTIAL ADDITION

DOCUMENTS FOR PERMITTING

DATE
04/25/2025

DEMOLITION SITE PLAN

RESIDENTIAL ADDITION

Sheet No.
A004

4/28/2025 1:11:36 PM

BUILDING LOT COVERAGE CALCULATION

BUILDING FORM	EXISTING GFA	NEW GFA	EXEMPTION ALLOWED	TOTAL GFA
OVERALL LOT AREA = 20,625				
PRIMARY STRUCTURE FOOTPRINT	1761	865	N/A	2626
FRONT PORCH (UNENCLOSED, COVERED)	0	304	YES, FRONT ENTRY < 400 SF	0
REAR PATIO (UNENCLOSED, UNCOVERED)	0	326	YES, OPEN TO SKY, <30" ABOVE GRADE	0
ACCESSORY STRUCTURE, SHED	133	0	N/A	133
ACCESSORY STRUCTURE, OTHER DETACHED	538	0	N/A	538
ACCESSORY STRUCTURE, ATTACHED GARAGE	0	586	N/A	586
REAR PATIO (UNENCLOSED, COVERED)	0	550	N/A	550
REAR PATIO (UNENCLOSED, UNCOVERED)	0	210	YES, OPEN TO SKY, <30" ABOVE GRADE	0
ACCESSORY STRUCTURE, CONDENSING UNITS	0	8	N/A	8
TOTAL				4441
CALCULATION			(4441 / 20625) X 100	21.53

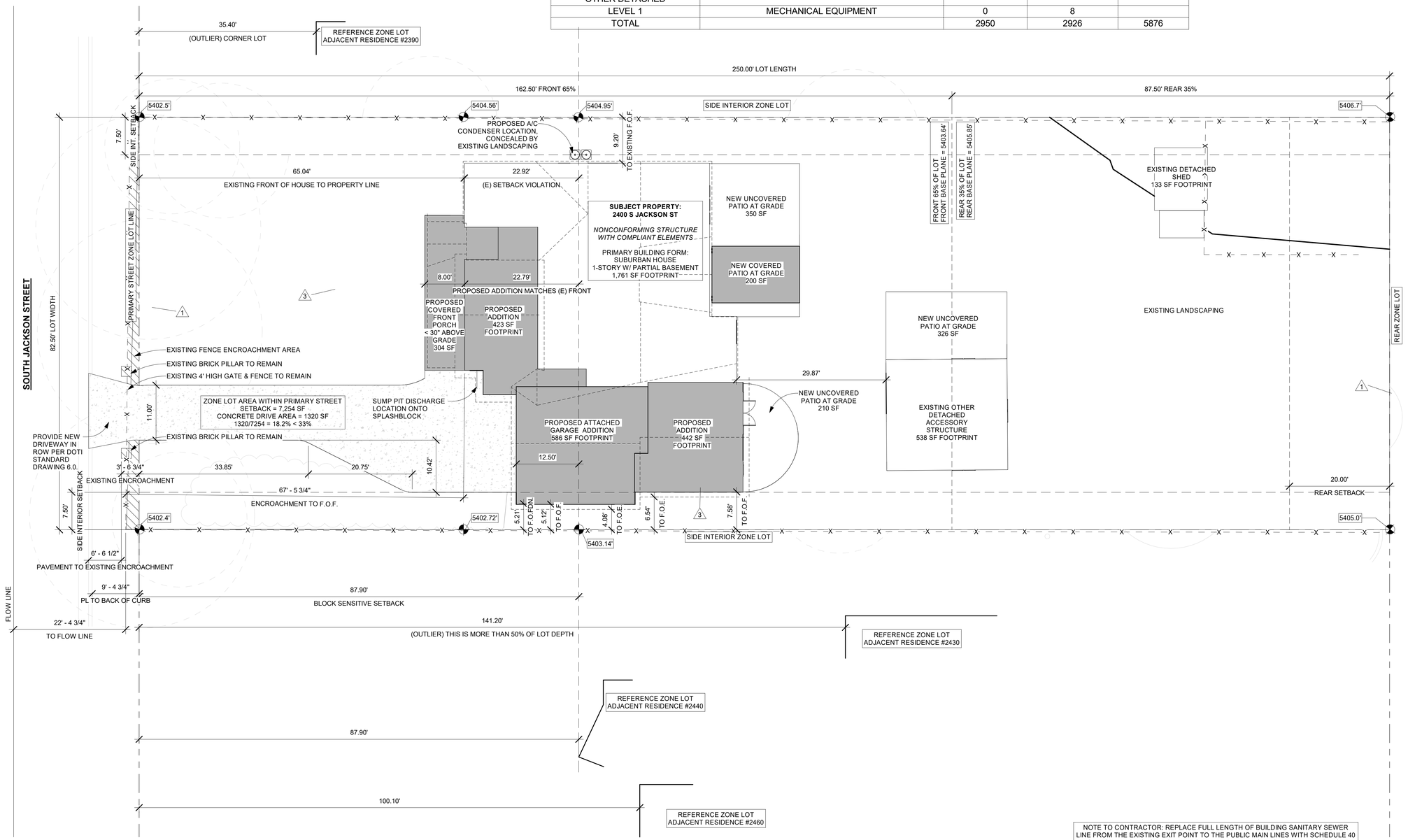
ZONING GFA AND LAND USE TABLE

BUILDING FORM	ZONING LAND USE	EXISTING GFA (SF)	PROPOSED GFA (SF)	TOTAL GFA (SF)
PRIMARY STRUCTURE - SUBURBAN HOUSE FORM				
BASEMENT	SINGLE UNIT DWELLING	518	85	603
LEVEL 1	SINGLE UNIT DWELLING	1761	865	2626
FRONT PORCH	SINGLE UNIT DWELLING	0	304	304
REAR PATIO (COVERED)	SINGLE UNIT DWELLING	0	550	550
REAR PATIO (UNCOVERED)	SINGLE UNIT DWELLING	0	326	326
REAR PATIO (UNCOVERED)	SINGLE UNIT DWELLING	0	210	210
ACCESSORY STRUCTURE - OTHER DETACHED				
LEVEL 1	OUTDOOR STORAGE, RESIDENTIAL	538	0	538
ACCESSORY STRUCTURE - SHED				
LEVEL 1	GARDEN	133	0	133
ACCESSORY STRUCTURE - ATTACHED GARAGE				
LEVEL 1	KEEPING AND OFF-STREET PARKING OF VEHICLES, MOTORCYCLES, TRAILERS & RECREATIONAL VEHICLES	0	586	586
ACCESSORY STRUCTURE - OTHER DETACHED				
LEVEL 1	MECHANICAL EQUIPMENT	0	8	
TOTAL		2950	2926	5876

SITE PLAN FOR REFERENCE ONLY. SEE CIVIL ENGINEER SURVEY.

AFFORDABLE HOUSING GFA CALCULATION

LEVEL	NEW SF (INTERIOR)
BASEMENT	85
LEVEL 1	865
TOTAL	950



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ZONING SITE PLAN — SCALE 1" = 10'-0" — 1

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ARCHITECT'S SEAL

STATE OF COLORADO — ERIN ANGLIN — 00404923 — LICENSED ARCHITECT

REVISIONS

NO.	DATE	REVISION
1	01/07/25	DOTI REVIEW
3	01/13/25	PLANNING REVIEW

2400 S JACKSON STREET DENVER, CO

RESIDENTIAL ADDITION

DOCUMENTS FOR PERMITTING

DATE *04/25/2025*

ZONING SITE PLAN — *RESIDENTIAL ADDITION*

Sheet No. **A005**

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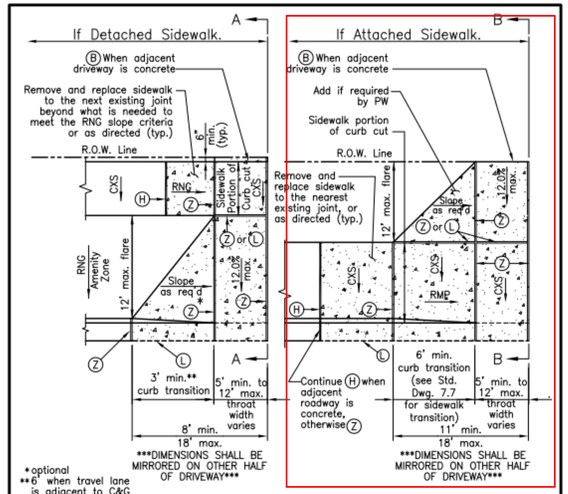
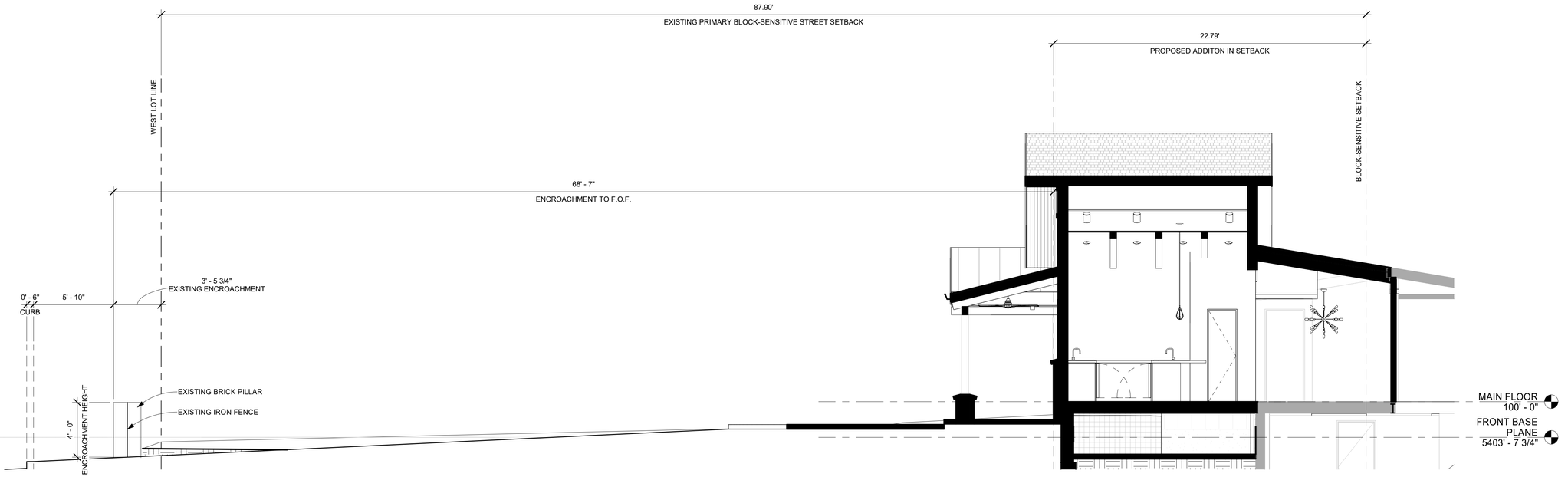


STANDARD RESIDENTIAL CURB CUT

Notes:

1. Apply asphalt patch requirements in Std. Dwg. 12.0 when driveway is installed adjacent to existing asphalt street.
2. Additional tooled joints may be required to provide definition of sidewalk or driving surfaces or to control the location of cracking.
3. On-site parking stalls that back into the driveway aisle shall be located a minimum of 10' from the R.O.W. line, measured to the nearest point of the parking space.
4. Any garage door or gate shall be located a minimum of 20' from the R.O.W. line and/or back of sidewalk, whichever is closer. A garage door or gate located at an exit only may be located at the R.O.W. line only by specific written permission of PW.
5. The sidewalk portions of the curb cut shall match the width and alignment of the approaching sidewalk, with a minimum width of 5' and a cross-slope of CXS toward the flowline.
6. Contact Office of City Forestry at (720)913-0651 prior to performing any work within the drip line of existing R.O.W. trees.

DENVER PUBLIC WORKS	City and County of Denver Transportation Standards & Details	Date: 04/17
	Standard Residential Curb Cut	Std. Dwg. 6.0



DOTI SITE CROSS SECTION | SCALE 1/4" = 1'-0" | 1

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REVISIONS

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2400 S JACKSON STREET DENVER, CO

RESIDENTIAL ADDITION

DOCUMENTS FOR PERMITTING

DATE
04/25/2025

SUPPLEMENTARY DOTI INFORMATION
RESIDENTIAL ADDITION

Sheet No.
A006

4/28/2025 1:11:43 PM

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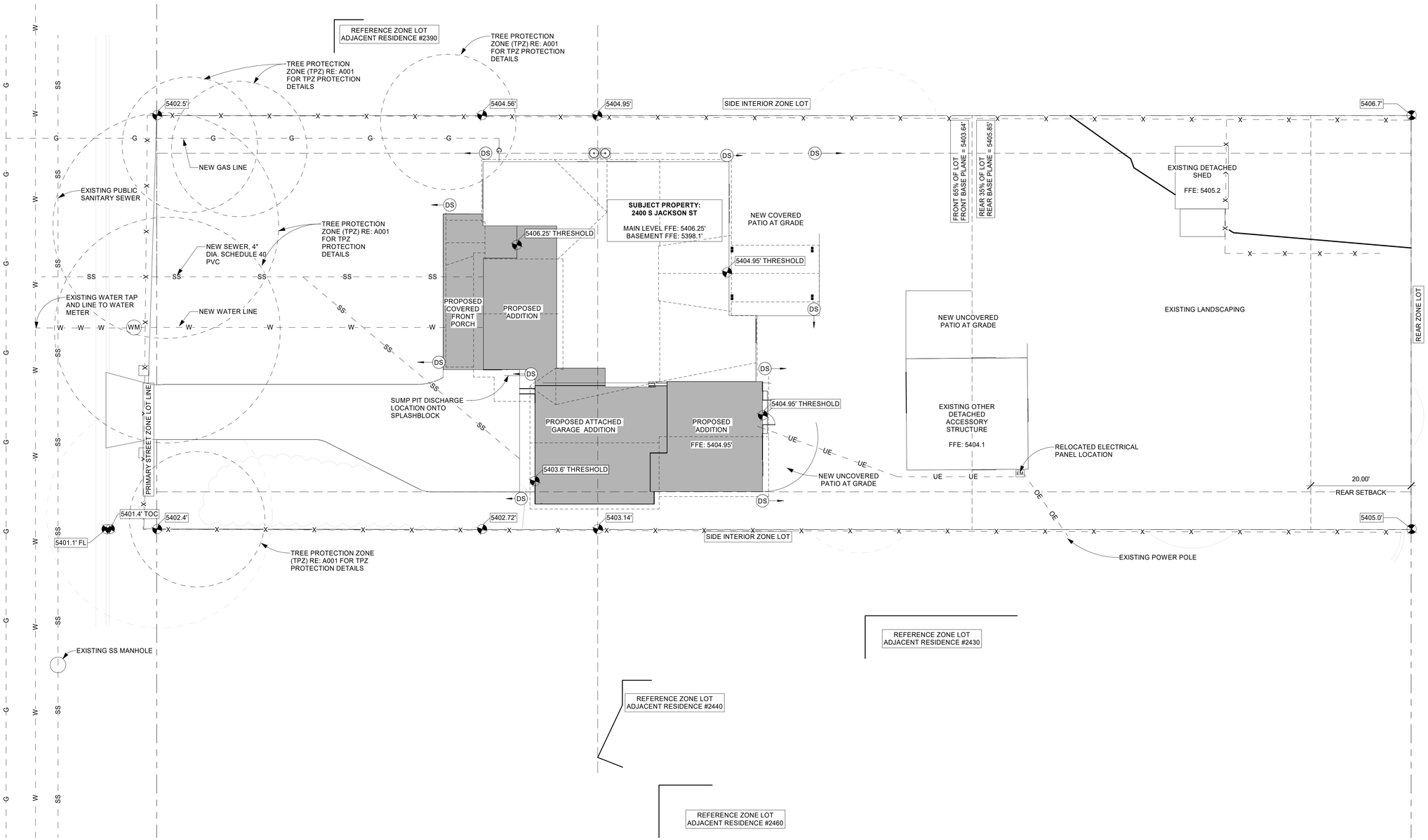

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FINISH FLOOR ELEVATIONS

	PROJECT	TOPOGRAPHIC
BASEMENT	91' - 10 1/2"	5,398.1'
MAIN LEVEL	100' - 0"	5,406.25'

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2	01/07/25	SUDP REVIEW

2400 S JACKSON STREET DENVER, CO

RESIDENTIAL ADDITION

DOCUMENTS FOR PERMITTING

DATE
04/25/2025

FORESTRY & UTILITIES SITE PLAN

RESIDENTIAL ADDITION

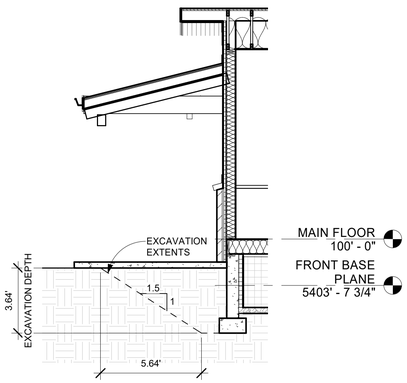
Sheet No.
A007

FORESTRY & UTILITIES SITE PLAN

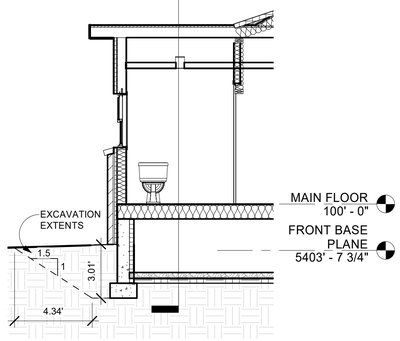
SCALE
1" = 10'-0"

1

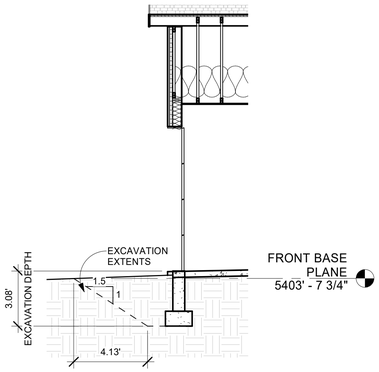
4/28/2025 1:11:45 PM



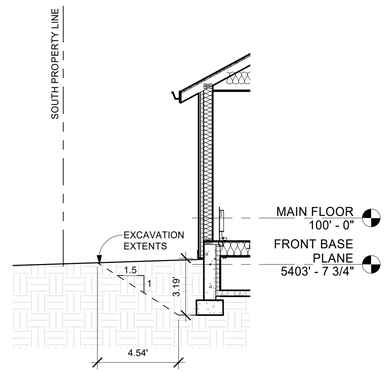
EXCAVATION SECTION 5 | SCALE 1/4" = 1'-0" | 6



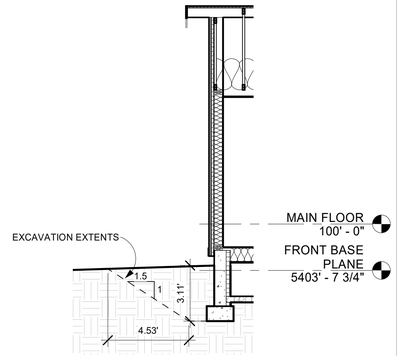
EXCAVATION SECTION 4 | SCALE 1/4" = 1'-0" | 5



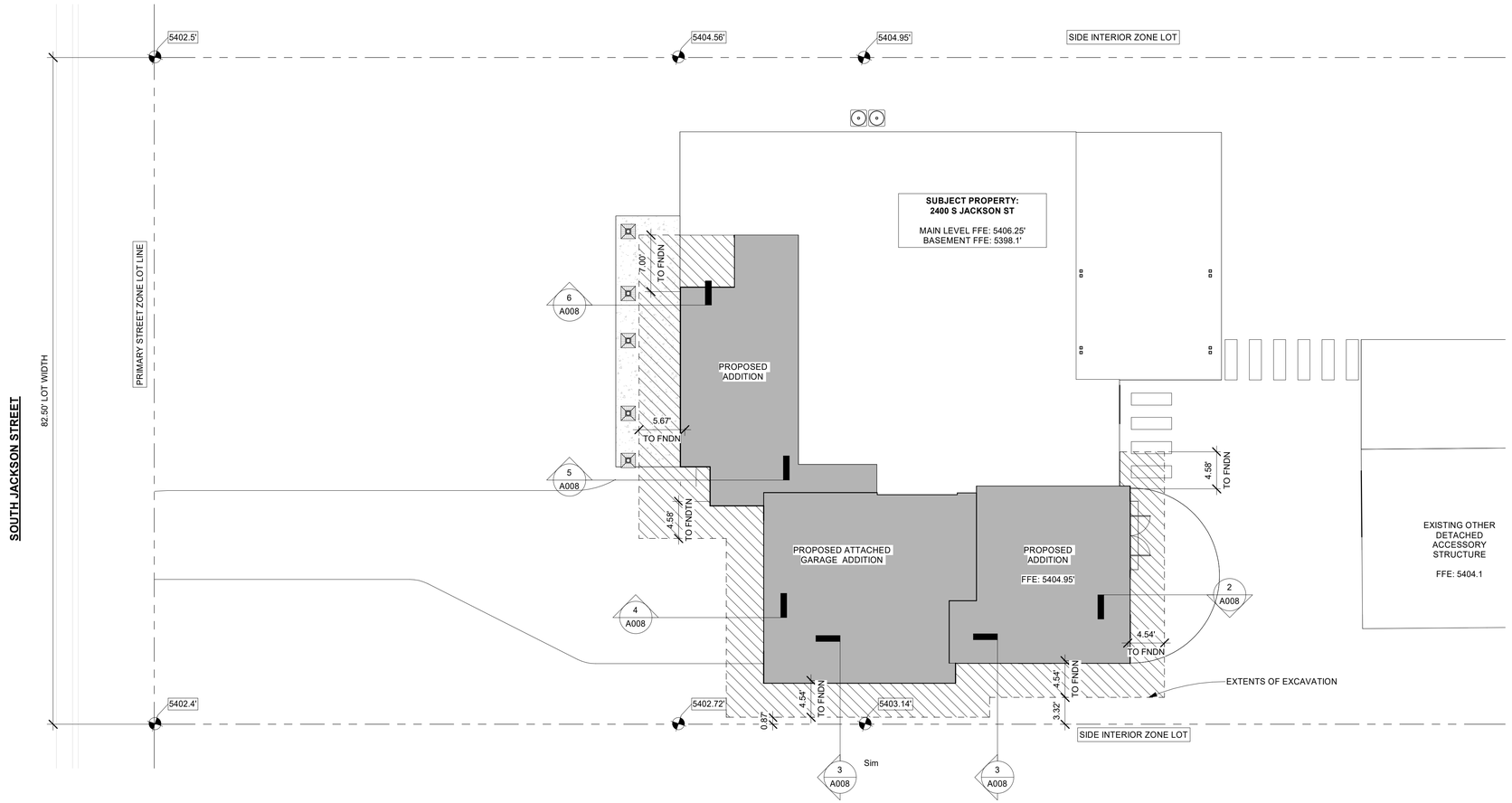
EXCAVATION SECTION 3 | SCALE 1/4" = 1'-0" | 4



EXCAVATION SECTION 2 | SCALE 1/4" = 1'-0" | 3



EXCAVATION SECTION 1 | SCALE 1/4" = 1'-0" | 2



EXCAVATION SITE PLAN | SCALE 1/8" = 1'-0" | 1

PROJECT INFO

LEGAL DESCRIPTION:
THE WEST 250' OF THE NORTH 82.5' OF, BLOCK 6, UNIVERSITY GARDENS, CITY & COUNTY OF DENVER, STATE OF COLORADO.

PROJECT SCOPE:
PROJECT SITE IS AN EXISTING RESIDENTIAL DENVER LOT ZONED AS **S-SU-D** WITH AN EXISTING SUBURBAN HOUSE FORM AND DETACHED GARAGE. THE OWNER IS PROPOSING AND ADDITION TO THE EXISTING HOUSE FORM AND ADDING AN ATTACHED GARAGE. **ZONING ADMINISTRATIVE ADJUSTMENT PREVIOUSLY APPROVED UNDER 2024-ZR-0000082 FOR NEIGHBORHOOD COMPATIBILITY.** 2

ZONING CODE ANALYSIS

ZONING CODE NOTES:
S-SU-D ZONE DISTRICT - EXISTING SUBURBAN HOUSE FORM

SUBURBAN HOUSE FORM RESTRICTIONS:
MAX. STORIES: 2.5
ACTUAL STORIES: 1
MAX. HEIGHT: 35'
ACTUAL HEIGHT: 21'-9"
ZONE LOT WIDTH: 82.5'
BULK PLANE HEIGHT AT LOT LINE: 10'
BULK PLANE SLOPE: 45 DEGREES
LOT SIZE (MIN./ACTUAL): 6,000 SF/20,625 SF
MAX LOT COVERAGE: 50%
SIDE SETBACK: 7.5'
REAR SETBACK: 20'
MAX. BUILDING FOOTPRINT: 10,312 SF
MAX. LENGTH: 36'

DETACHED GARAGE RESTRICTIONS:
MAX. STORIES: 1
ACTUAL STORIES: 1
MAX. HEIGHT: 17'
ACTUAL HEIGHT: 16'-9"
BULK PLANE HEIGHT AT LOT LINE: 10'
BULK PLANE SLOPE: 45 DEGREES
SIDE SETBACK: 5'
REAR SETBACK: 5'
MAX. BUILDING FOOTPRINT: 1,000 SF
MAX. LENGTH: 36'

BUILDING CODE ANALYSIS

OCCUPANCY AND CONSTRUCTION TYPE:
CONSTRUCTION TYPE: V-B
OCCUPANCY: R-3
PER 2021 IBC, ALLOWABLE BUILDING HEIGHT: 40'
PER 2021 IBC, ALLOWABLE NUMBER OF STORIES: 3

ABBREVIATIONS

U.N.O. -	UNLESS NOTED OTHERWISE
F.O.F. -	FACE OF FINISH
N.I.C. -	NOT IN CONTRACT
V.I.F. -	VERIFY IN FIELD
T.O.W. -	TOP OF WALL
T.O.F. -	TOP OF FOUNDATION
WRB -	WEATHER RESISTANT BARRIER

SITE LEGEND

- PROPERTY LINE
- SETBACKS
- FENCE LINE
- ROOF OVERHANG
- EM — ELECTRIC METER
- GM — GAS METER
- WM — WATER METER
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- SS — SANITARY SEWER
- W — WATER LINE
- X — FENCE
- DS — DOWNSPOUT LOCATIONS
- (E) FOOTPRINT TO REMAIN
- (E) FOOTPRINT TO BE DEMOLISHED
- PROPOSED NEW FOOTPRINT

CULT CREATIVE

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ARCHITECT'S SEAL

STATE OF COLORADO
ERIN ANGLIN
00404923
LICENSED ARCHITECT

REVISIONS

NO.	DATE	REVISION
3	01/13/25	PLANNING REVIEW

2400 S JACKSON STREET DENVER, CO

RESIDENTIAL ADDITION

DOCUMENTS FOR PERMITTING

DATE
04/25/2025

EXCAVATION SITE PLAN AND SECTIONS
RESIDENTIAL ADDITION

Sheet No.
A008