

NOTICE OF COOPERATION
 RELEASE OF THESE DOCUMENTS
 CONTINGENT UPON THE COOPERATION
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 THE ARCHITECT. DESIGN AND CONSTRUCTION
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 HIS CONSULTANTS HAVE PERFORMED THEIR
 SERVICES WITH CARE AND DILIGENCE, THEY
 CANNOT GUARANTEE PERFECTION.
 THE ARCHITECT SHALL BELIEVE THE ARCHITECT
 FROM RESPONSIBILITY FOR ALL CONSEQUENCES
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 OF SOPHER SPARN ARCHITECTS. THE DRAWINGS
 AND SPECIFICATIONS ARE INSTRUMENTS OF
 SERVICE AND SHALL REMAIN THE PROPERTY OF
 THE ARCHITECT UNLESS THE PROJECT FOR
 WHICH THEY ARE MADE IS EXECUTED OR NOT.
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 DO NOT SCALE FROM DRAWING. VERIFY ALL
 DIMENSIONS ON SITE.

PROJECT DATA

ZONING CODE:	DENVER ZONING CODE - ARTICLE 5 - URBAN
BUILDING CODE:	2018 IBCB / IBC
IBC USE AND OCCUPANCY:	2019 DENVER BUILDING AND FIRE CODE / 2018 IECC
CONSTRUCTION TYPE:	R-1 (TRANSIENT UNITS - HOTEL) TYPE III-B
ZONING DESIGNATION:	U-MS-3
MINIMUM LOT AREA PER DWELLING UNIT:	N/A
SPRINKLER SYSTEM:	NFFPA 13R PER SECTION 903.3.1.2
SOLAR ACCESS ZONE:	N/A
SIDE YARD BULK PLANE:	N/A
LOT AREA: (PER SURVEY)	12,524 SQ. FT. (0.288 ACRES)
ALLOWABLE DWELLING UNITS:	N/A
APPLICABLE BUILDING FORM:	SHOPFRONT (EXISTING)
ALLOWABLE BUILDING COVERAGE:	N/A IN U-MS-3 ZONE
EXISTING BUILDING COVERAGE:	5,665.5 = 45% TOTAL LOT COVERAGE
PROPOSED BUILDING COVERAGE:	EXISTING (NO CHANGE)
EXISTING GROSS FLOOR AREA:	8,157 SF (PER SURVEY - NOT INCLUDING BASEMENT)
PROPOSED GROSS FLOOR AREA:	EXISTING (NO CHANGE)
ALLOWABLE BUILDING HEIGHT:	45'-0"
EXISTING BUILDING HEIGHT (TO REMAIN):	23'-0"
GROUND FLOOR ELEVATION:	(EXISTING) 5319.9' PER SURVEY
NUMBER OF STORIES:	(EXISTING) 2 PLUS BASEMENT
REQ. BUILD-TO (PRIMARY STREET):	75% MIN. WITHIN 15'-0" SETBACK
REQ. TRANSPARENCY (PRIMARY STREET):	EXISTING TO BE IMPROVED, RE: A2.03
PRIMARY STREET SETBACK (E. COLFAX AVE):	0'-0"
SIDE STREET SETBACK (HUDSON STREET):	0'-0"
SIDE YARD SETBACK (INTERIOR LOT LINE):	0'-0"
REAR YARD SETBACK (NO ALLEY):	0'-0"
SETBACK ENCROACHMENTS:	N/A
ROW ENCROACHMENTS (TIER 1):	EXISTING PORTE COCHERE OVERHANG (SEE PLAN)
ROOF FIRE CLASS:	CLASS A
ROOF DESIGN WIND SPEED (V 3SEC ASD):	130 MPH
ROOF EXPOSURE CATEGORY:	C
SEISMIC DESIGN CATEGORY:	B
SNOW LOAD:	30 PSF
PARKING REQUIRED:	SEE TABLE ON SITE PLAN A0.10
PARKING PROVIDED:	17
BIKE PARKING REQUIRED:	SEE TABLE ON SITE PLAN A0.10
BIKE PARKING PROVIDED:	4

NO.	ISSUE	DATE
R00	PERMIT SUBMITTAL	04.24.23



JOB NO: 22070

SITE PLAN

A0.00

SITE PLAN LEGEND

- PROPERTY LINE
- - - SETBACK
- - - EASEMENT
- SITE ELEMENT
- BUILDING FOOTPRINT
- - - LINE OF ELEMENT ABOVE
- ▨ NO PARKING AREA, STRIPING
- ▨ LANDSCAPED AREA
RE: LANDSCAPE PLANS
- ▨ CONCRETE PAVING/SIDEWALK
- ↑ SITE / BUILDING ACCESS
- SITE SIGNAGE
- DS DOWN SPOUT

BUILDING AREA LEGEND

GROSS EXISTING BUILDING AREA	
GROSS EXISTING COVERED WALKWAY AREA	
EXISTING HOTEL ROOMS	25
EXISTING PARKING PROVIDED	17
PROPOSED HOTEL ROOMS	
HOTEL ROOMS	20
HOTEL SUITES	3
TOTAL UNITS	23

PARKING CALCULATIONS PER DZC (5.4.4 & SECTION 10)

REQUIRED PARKING (1/GUEST ROOM)	23
PARKING REDUCTION: MULTI-MODAL (10.4.5.3)	25%
TOTAL PARKING REQUIRED	17
TOTAL PARKING PROVIDED	17
REQUIRED BIKE PARKING (1/10,000 SF GROSS)	1
BIKE PARKING PROVIDED	2

SITE PLAN GENERAL NOTES

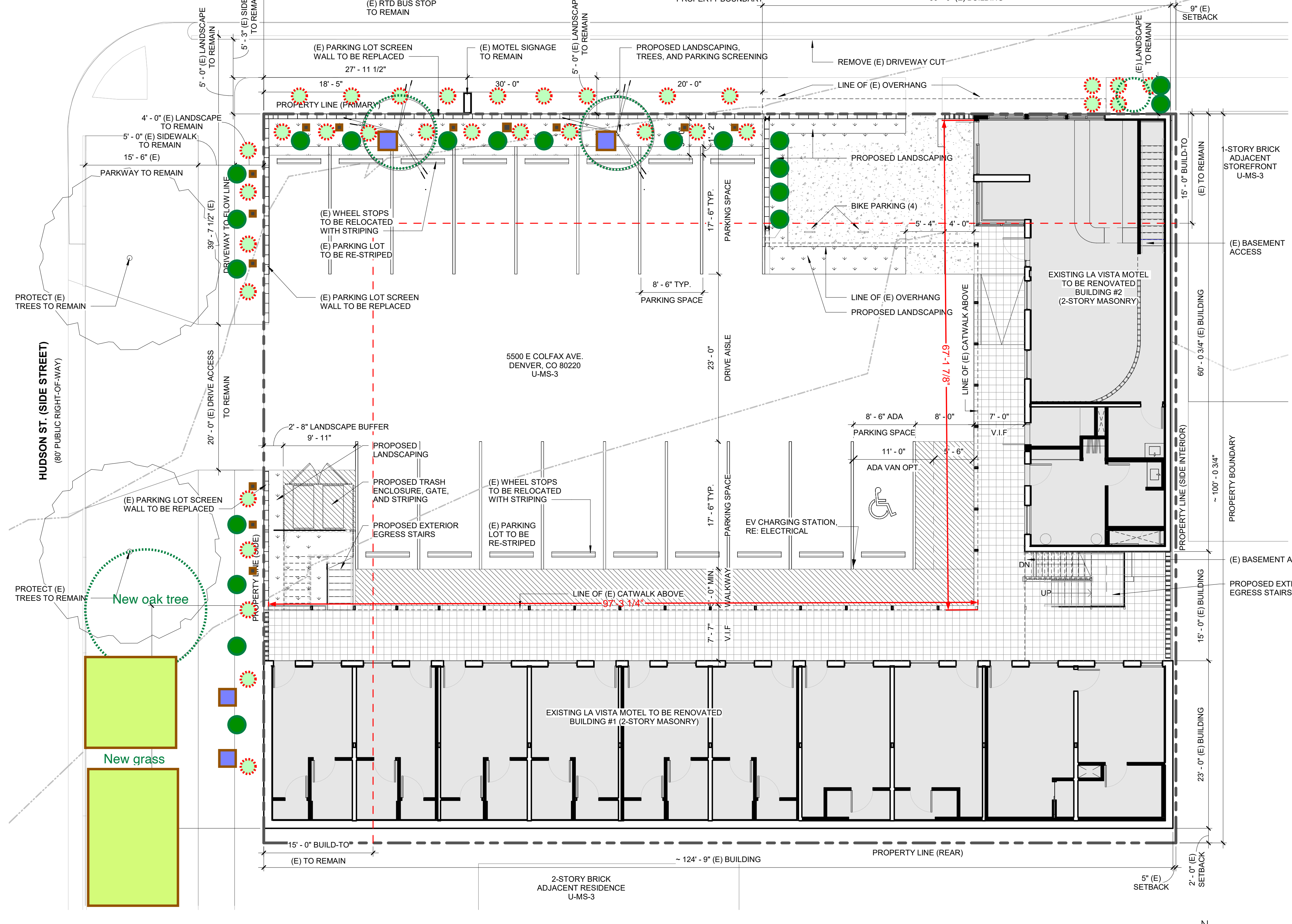
1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
2. VERIFY ALL SITE PARAMETERS (PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
3. ALL DIMENSIONS TO FACE OF FOUNDATION WALL OR STRUCTURAL STRATA, UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR SITE GRADING.
5. REFER TO CIVIL AND MEP FOR UTILITY LOCATIONS AND CONNECTIONS.
6. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND TO ARRANGE PROPER DISCONTINUATION AND/OR RELOCATION PRIOR TO DEMOLITION.
7. PROVIDE TREE AND SHRUB PROTECTION FOR EXISTING LANDSCAPING. COORDINATE WITH OWNER FOR EXCAVATION OF ANY LANDSCAPING TO BE SAVED.
8. COORDINATE WITH OWNER FOR PROTECTION OF ALL EXISTING IRRIGATION PRIOR TO START OF CONSTRUCTION.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PERIMETER; 10% MINIMUM SLOPE FOR FIRST 10'. IT IS ESSENTIAL THAT SITE GRADING BE PROVIDED TO PREVENT INFILTRATION OF SURFACE WATER INTO THE FOUNDATION SYSTEM. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
10. MECHANICALLY COMPACT ALL FILL AROUND THE BUILDING, INCLUDING THE BACKFILL. IMPROPER BACKFILL COMPACTION CAN CAUSE SETTLEMENT OF EXTERIOR SLABS SUCH AS WALKS, PATIOS AND DRIVEWAYS.
11. DISCHARGE ROOF DOWN SPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS MINIMUM 5' BEYOND PERIMETER OF STRUCTURE. RE: CIVIL DRAWINGS FOR ANY HARD-PIPED DRAINS. NO IRRIGATION WITHIN 5' OF THE FOUNDATION. AVOID HEAVY WATERING OF ANY FOUNDATION PLANTINGS.
12. FOR DRAINAGE AT EXTERIOR BALCONY DECKS REFER TO PLANS AND DETAILS.
13. ALL CANOPY STEEL TO BE SITE FINISHED WITH HIGH PERFORMANCE PAINT.
14. ARCHITECTURAL ELEVATION OF 100'-0" = CIVIL ELEVATION OF F.F.E. EXISTING BUILDING F.F.E. PER SURVEY.
15. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
16. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES A PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
17. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS, REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
18. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
19. CONTRACTOR TO MAKE ACCOMMODATIONS FOR ANY PHASING AND ADDITIONAL COORDINATION AS REQUIRED FOR DEMOLITION AND REMODEL WORK. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

WALL PHASING LEGEND - SITE

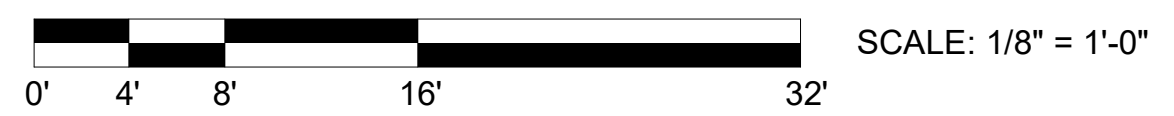
- EXISTING TO REMAIN
- NEW CONSTRUCTION

River rock Tan 3/4" in planting areas

- Pear 1-1/2" - Tree #1
- Pinon Tree
- Mexican feather grass/Lyme Grass - Plant #1
- Yucca - Plant #2
- Landscape light #1
- Landscape light #2



1 SITE PLAN - CD
 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"