EXISTING
EXISTING
EXISTING SOUTH ELEVATION

- Garage to be demolished
- Landscape block to be demolished
- Existing retaining wall to be demolished and replaced
EXISTING EAST ELEVATION

GARAGE TO BE DEMOLISHED
REAR STAIR TO BE DEMOLISHED
EXISTING NORTH ELEVATION

- REAR STAIR TO BE DEMOLISHED
- GARAGE TO BE DEMOLISHED
EXISTING WEST ELEVATION

REAR STAIR TO BE DEMOLISHED

GARAGE TO BE DEMOLISHED

RETAINING WALL TO BE DEMOLISHED AND REPLACED
NORTH DEMO ELEVATION

- Door to be demolished
- Rear stair to be demolished
- Stone and window to be removed to make new doorway
- Door to be demolished and infilled with brick
- Step down to be infilled and replaced with ADA ramp
- Garage to be demolished
PROPOSED DEMO AND VESTIBULE FOR LEVEL 03

PROPOSED DEMO AND GLASS VESTIBULE FOR LEVEL 02

PROPOSED INFILL FOR DOOR AND ADA RAMP
PROGRAM SUMMARY

PROJECT ADDRESS:
2653 W 32ND AVE, DENVER, CO 80211

HISTORIC DISTRICT: POTTER HIGHLANDS
HISTORIC SITE: INDIVIDUALLY DESIGNATED

ZONING: U-MS-2, CO-4
FORM: SHOPFRONT
HEIGHT LIMIT: 30'
STORIES: 2
APPROX. BASE PLANE: 5,300'
APPROX. MAX HEIGHT: 5,330'

AREA:
SITE: 11,800 S.F.
HOTEL ADDITION: 1,270 S.F.
RESTAURANT ADDITION: 1,900 S.F.
SEATED PATIO: 1,250 S.F.
TOTAL ADDITION: 3,170 S.F.

SETBACKS:
PRIMARY (32ND AVE.): 0'
SIDE INTERIOR: 0'
SIDE STREET (CLAY ST.): 0'
REAR (ALLEY PROTECTED DISTRICT): 0'

PARKING:
B&B CAR - 1/UNIT, BIKE - 1/10,000 S.F.
RESTAURANT CAR - 2/1,000 S.F., BIKE - 1/5,000 S.F.
SPEER BLVD. TRANSIT CORRIDOR - 25% PARKING REDUCTION, DZC 10.4.5.3.B
CHANGE OF USE EXCEPTION - 4 SPACES ON-STREET PARKING, DZC 10.4.2.1.C.2.iii

PARKING REQUIRED:
B&B ROOMS: 6 SPACES
RESTAURANT: 3.8 SPACES
25% REDUCTION: -2.45 SPACES
ON-STREET: -4 SPACES
TOTAL: 3.35 (ROUNDED TO 3)
PARKING PROVIDED: 3 SPACES
PROPOSED SOUTH ELEVATION

- Align new roof with top of decorative brick course
- New rainscreen facade system
- Custom framed door and window system
- Rooftop unit screen
- New retaining wall at existing retaining wall location with 4' fence above
PROPOSED EAST ELEVATION

- NEW RAINSCREEN FACADE SYSTEM
- GARAGE BELOW B&B UNITS AT SECOND FLOOR
- NEW B&B UNITS
- STAIR AND ELEVATOR CORE
- OPENINGS FOR LIGHT INTO GARAGE - ALIGN SILLS WITH EXISTING WINDOWS
PROPOSED NORTH ELEVATION

- Upper story steps back from ground floor
- New rainscreen facade system
- West face of second floor steps back to align with historic home
- Open garage
- Covered trash location
- New rainscreen facade system
- Rooftop unit screen
PROPOSED WEST ELEVATION

- Align new roof with top of decorative brick course
- Glass vestibule between new addition and existing structure
- New rain screen facade system
- West face of second floor steps back to align with historic home
- Custom framed window system
- Custom framed bay window
- Handicap ramp entrance
- New retaining wall at existing retaining wall location
- New retaining wall at existing retaining wall location with 4' fence above
PERSPECTIVES - SIDEWALK VIEW
PERSPECTIVES - STREET VIEW