PROJECT DIRECTORY

OWNER: MEGAN REVOCABLE TRUST
CONTACT: MEGAN ZEIGER
722 N HIGH STREET
DENVER, CO 80218
312.804.5876
mafzeiger@gmail.com

DESIGNER: MOD
CONTACT: NICK YOUNG
2060 HOYT STREET
LAKEWOOD, CO 80215
816.509.1769
nick@thinkingmodern.com

CONTRACTOR: KALIN CONSTRUCTION
CONTACT: BILL KALIN
303.350.7762
bill@kalinconstruction.com

SITE AREA: 12,500 SF
ZONE DISTRICT: U-SU-E
FRONT BASE PLANE (RE: SITE PLAN): 5333.40'
REAR BASE PLANE (RE: SITE PLAN): 5334.01'

GENERAL ZONE LOT INFORMATION
SQUARE FEET ACRES
ZONE LOT SIZE 12,500 SF 0.287 ACRES

PRIMARY DESIGNATIONS PRIMARY: N HIGH STREET SIDE: N/A

PROPOSED USE DWELLING - SINGLE FAMILY

NUMBER OF DWELLING UNITS 1
BUILDING FORM URBAN HOUSE

BUILDING REQUIREMENTS
REQUIRED PROVIDED
HEIGHT, FEET 30' / 17' 30'-0" / 17'-0"
SETBACK, PRIMARY STREET 26'- 1 1/4" 25'-9 5/8" - EXISTING T.R.
SETBACK, SIDE INTERIOR XX'-X" XX'-X" (X'-X")
SETBACK ,REAR 12'-0" (5'-0" GARAGE) XX'-X" (X'-X")
BUILDING COVERAGE 37.5% MAX (4,687.50 SF) XX.XX% (X,XXX.XX SF)
SEE SITE PLAN SHEET FOR LOT COVERAGE

CALCULATIONS
FRONT BASE PLANE: 5335.10 + 5331.70 / 2 = 5333.40'
REAR BASE PLANE: 5336.56 + 5331.46 / 2 = 5334.01'

ARCHITECTURAL ELEVATION CONVENTION: 100'-0" arch = 5538' - 4 1/2"

OCCUPANCY TYPE:
CONSTRUCTION TYPE:
FLOOR AREA CALCULATIONS:

PROJECT ADDRESS: 722 NORTH HIGH STREET
DENVER, CO 80218

GARAGE
BASEMENT FLOOR
1ST FLOOR
2ND FLOOR
3RD FLOOR
PORCH
TOTAL HABITABLE:
EXISTING T.R. ADDITION COMBINED

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DENVER, CO 80218

DRAWING INDEX

DRAWING NAME

SCOPE OF WORK INCLUDES NEW 1 STORY ADDITION OF APPROX. XXX SF OFF THE REAR OF THE EXISTING HOME. NEW WINDOWS AND DOORS THROUGHOUT THE EXISTING RESIDENCE. DEMOLITION OF EXISTING DETACHED GARAGE.

DRAWING INDEX

SHEET NUMBER
SHEET NAME
ISSUANCE

DRAWINGS, AS INSTRUMENTS OF SERVICES, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE OWNER OR GENERAL CONTRACTOR FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO THE ARCHITECT.

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722 NORTH HIGH STREET
LANDMARK PRESERVATION COMMISSION

Zeiger Residence - Addition

01
Zeiger Residence - Addition

EXISTING SITE PLAN

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DENVER, CO 80218

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Drawings, as instruments of services, are and shall remain the property of the Architect, whether the project for which they are made is executed or not. The drawings shall not be used by the Owner or General Contractor for other projects, for additions to this project, or for completion of this project by others, except by agreement in writing and appropriate compensation to the Architect.
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EXISTING BASEMENT WINDOWS TO BE REMOVED AND REPLACED
EXISTING 1 STORY BUMP OUT TO BE DEMOLISHED
EXISTING SITE WORK TO BE DEMOLISHED
EXISTING WINDOWS AND DOORS SHOWN TO BE DEMOLISHED - NEW 2 STORY ADDITION IN THIS AREA
EXISTING 1 STORY BUMP OUT TO BE DEMOLISHED
EXISTING WINDOWS AND DOORS SHOWN TO BE DEMOLISHED - NEW 2 STORY ADDITION IN THIS AREA
EXISTING SITE WALL, STEPS AND TREX PATIO TO BE DEMOLISHED
EXISTING 1 STORY BUMP OUT TO BE DEMOLISHED
EXISTING SITE WALL, EXISTING STEPS AND TREVX PATIO TO BE DEMOLISHED
EXISTING BASEMENT WINDOWS TO BE REMOVED AND REPLACED

2060 Hoyt Street
Lakewood, CO 80215
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Email:  Nick@thinkingmodern.com

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1/16" = 1'-0"

Date

Scale

Description

Project Number

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PROPOSED FRONT RETAINING WALL
STEP TO COMPENSATE FOR GRADE CHANGE OVER PROPERTY FRONTAGE SO AS TO MAINTAIN A MAXIMUM BRICK WALL HEIGHT OF 4' - 0", AND A MAXIMUM FENCE HEIGHT OF 4' ABOVE GRADE.

FRONT RETAINING WALL AND SIDE FENCE TO COMPLY WITH:
D.Z.C.: 10.5.5.2-A.3.a
D.Z.C.: 10.5.6.2-C
D.Z.C.: 13.1.8

THE THREE PROPERTIES TO THE NORTH, 740, 752, 760, ALL USE SIMILAR STRATEGIES.
ATTACHED GARAGES WITHIN NEIGHBORHOOD
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Zeiger Residence - Addition
722 NORTH HIGH STREET
LANDMARK PRESERVATION COMMISSION
Summary of changes and alterations for L1 Landmark submission

Changes consist of the following:

- Change of exterior material selection from "Marbella" Tile to brick selection which then further evolved from Summit Brick Company's "Nepal" to "Country Club".
- The addition of a retaining wall to the front of the property.
- The modification of the perimeter wall and fence around the property.
- The raising of the rear portion of the proposed rear patio.
- The repositioning of the proposed pool.

Changes further outlined and described below.

**EXTERIOR MATERIAL SELECTION**

Initial proposed exterior facade material:
- Manufacturer: Tile Bar
- Color: Marbella Desert Sand
- Size: 12" x 24"

Second proposed exterior facade material:
- Manufacturer: Summit Brick Company
- Color: Nepal, smooth tumbled face brick
- Size: Standard

Final proposed exterior facade material:
- Manufacturer: Summit Brick Company
- Color: Landmark
- Texture: Face brick (smooth)
- Size: Standard

**FRONT RETAINING WALL**

Initial proposed front exposure:
- Existing slopage and hill to remain.
- 4'-0" tall perimeter wall in place of existing chainlink fence

Final proposed front exposure:
- Existing slopage and hill modified with a 4'-0" retaining wall to maximize yard space. Wall to be stepped to match grade and not exceed 4'-0" max. above grade, per code requirement.
  (D.Z.C.: 10.5.5.2-A.3.a)
- 6'-0" tall iron bar security fence in place of existing chainlink fence.
  (D.Z.C.: 10.5.5.2-A.3.a)
Final proposed perimeter wall:

6'-0" tall brick wall along rear exposure against alley, and along south property line to provide privacy around pool.
(D.Z.C. : 10.5.5.2-A.3.a)

6'-0" tall iron bar security fence in place of existing chainlink fence, to comply with:
(D.Z.C. : 10.5.5.2-A.3.a)
Initial proposed rear patio and pool:
Patio landing initially constrained by width of dining area.
Patio sized and located to fill rear corner of property.

Final proposed rear patio and pool:
Rear patio extended to the rear of the property to allow for complete access between dining area, patio, and mudroom.
Pool size reduced slightly to accommodate improved landscape.
CASEMENT/DH LOOK

SCALE: 3/4" = 1'-0"

1/2 Head

2/2 Jamb

3/2 Sill

4/2 Simulated Rail

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: CASEMENT/DH LOOK
Product Line: Ultimate
Unit Description: Casement
Rough Opening: 37" X 60 1/2"
Frame Size: 36" X 60"
Exterior Finish: Bronze
Species: Pine
Interior Finish: Bare
Glass Information: IG - 3/4", Low E2 w/Argon, Black
Divider Type: Variable Vertical Rectangle SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Jamb Depth: 4 9/16"