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GENERAL REQUIREMENTS INFILL PART 1:
1. SITE PLAN
2. INTERIOR FLOOR PLANS
3. COLOR PHOTOS (E) CONDITIONS
4. WORKSHEET
   A. GROUND PLAN COMPARISON
      (FOOTPRINT SIZES AND STREET/SIDE SETBACKS FOR IMMEDIATE AND ADJACENT BLOCK FACES)
   B. STREETSCAPE DRAWINGS
      (COMPARE THE SIZE AND DIMENSIONS OF A BUILDING IN ELEVATION TO OTHER BUILDINGS ON THE SAME BLOCK)
   C. COMPATIBILITY DEMONSTRATION
      (DETAILED COMPARISON OF THE PROPOSAL AND THE DISTRICTS CHARACTER DEFINING FEATURES)
   D. CHARACTER DEFINING FEATURES
      (DETAILED COMPARISON OF THE PROPOSAL AND THE DISTRICTS CHARACTER DEFINING FEATURES)
5. ISO DRAWINGS
6. ELEVATIONS
7. STREET SECTIONS
SUMMARY:
THE EXISTING RESIDENCE AT 440 E. 13TH IS TO KEEP ITS ORIGINAL FORM. THE LOT TO THE SOUTH OF THE EXISTING STRUCTURE WILL BE USED FOR A NEW RESIDENTIAL MIXED USE STRUCTURE. ITS ARCHITECTURE WILL COMPLIMENT THE PENNSYLVANIA HISTORIC NEIGHBORHOOD WITH USE OF BRICK AND BRICK ORNAMENTATION. AN ATRIUM WILL CONNECT BOTH EXISTING AND NEW STRUCTURES. THE ATRIUM IS CHARACTERISTIC OF CIRCULATION ATRIUM COMMON IN BUILDINGS SIMILAR AGE TO THE ORIGINAL 440 STRUCTURE AND FOUND AMONG THE HISTORIC DISTRICT AND NEIGHBORHOOD.
VEHICLE PARKING REQUIREMENT:

- Dwelling, Multi-Unit: Limit = 40 units × 40 parking spaces
- Community Center: (GSI) × 5 SF = (1022 GSF) = 11.3 spaces, rounded down to 11 parking spaces
- Loading spaces (9G Zone Districts): 0 Req.

Total Vehicle Parking: 40 Req.

See Exception Calculations for Reduction.

VEHICLE PARKING REDUCTIONS:

- 38 units shall be reduced under 10.4.3.8: Alternative developers shall reduce vehicle parking at the rates specified in 10.4.3.8.1.0 through 10.4.3.8.1.5.
- Small Dwelling Units: "dwelling units that are under 660 GSF may utilize 0.5 spaces per unit"
- 4 units shall be reduced under 10.4.3.8.2: Proximity to multimodal transportation

Total Parking Required:

- Spaces as indicated under multi-modal proximity reduction
- Spaces as indicated by community center sq
- Loading spaces
- 13 total parking spaces

Spaces Provided:

- 14 spaces (13 standard + 1 ADA) = 14 spaces

BICYCLE PARKING REQUIREMENT:

- General, Urban Neighborhood Context: Multi-Unit Residential: 1/4 units (2000): 0 units = 0 bicycle parking req.
- 0 enclosures / 2 exterior rack
- Community Center = Public Medium Use: 1/100,000 GSF (0) × 0 SF = 0 bicycle parking req.
- 0 enclosures / 1 exterior rack
- Total bicycle parking: 0 req. (0 enclosures / 3 exterior rack)
- Bicycle spaces provided: 45 spaces (40 enclosed / 5 exterior rack)

PROPOSED SITE PLAN

PROPOSED ATRIUM: 675 SF
PROPOSED ADDITION: 4327 SF

13TH AVE (50' ROW)

ALLEY (16')

BICYCLE RACK (5 SPACES)

EXISTING EASEMENT @ SOUTHERN PROPERTY BOUNDARY

NEW RETAINING WALL TO TIE INTO (E) RETAINING WALL @ BEERS BUILDING

1" = 20'-0"

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REMOVE (E) NON-FUNCTIONAL DOOR FOR NEW WINDOW. NEW WINDOW TO MATCH EXISTING WINDOWS.

REMOVE (E) WINDOW, PORTION OF (E) WALL, AND PORTION OF (E) COURTYARD PAVING FOR NEW ACCESSIBLE ENTRY DOOR AND STAIR.

REMOVE (E) NON-FUNCTIONAL DOOR FOR NEW WINDOW. NEW WINDOW TO MATCH EXISTING WINDOWS.

REMOVE (E) BOILER RM TO REMAIN

APPROXIMATE LOCATION OF BEERS BAY WINDOW

(E) FENCE TO BE REMOVED

REMOVE PORTION OF (E) WALL FOR WALKWAY CONNECTION

(E) GARDEN LEVEL

1/16" = 1'-0"
(E) MAIN LEVEL
1/16" = 1'-0"

1 REMOVE PORTION OF (E) WALL FOR WALKWAY CONNECTION
(E) FENCE TO BE REMOVED

APPROXIMATE LOCATION OF BEERS BAY WINDOW

(E) NON-COMPLIANT STAIR TO REMAIN AND BECOME DECORATIVE ACCESSORY STAIR

(E) FENCE TO BE REMOVED
REMOVE PORTION OF (E) WALL FOR WALKWAY CONNECTION

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CUT HOLE IN (E) ROOF FOR NEW STAIR

REMOVE PORTION OF (E) PARAPET FOR WALKWAY CONNECTION TO NEW BUILDING

(E) ROOF PLAN

1/16" = 1'-0"
NEW GARDEN LEVEL

- Chain Link Storage Units: 44 Units
- Enclosed Bike Storage: 40 Spots
- Gardening Level F.F.E.
- Grade Level Above

- Boiler Room to remain below
- Office & Storage
- Laundry
- Lounge
- Community Meeting Room: 1215 GSF
- Restrooms
- Dogwash / Gear Wash
- Vending
- Egress Stair
- New Accessible Entry Door and Stair, Door, Railing, and Site Work to match existing building.
- New Window to match existing adjacent windows.

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BONSAI design + build

440 E 13TH AVE

NEW ACCESSIBLE ENTRY DOOR AND STAIR, DOOR, RAILING, AND SITE WORK TO MATCH EXISTING BUILDING.
NEW WINDOW TO MATCH EXISTING ADJACENT WINDOWS.

1/16" = 1'-0"

LM-2.10
9/26/2023
UNIT BREAKDOWN PER FLOOR
UNITS OVER 550 GSF: 2
UNITS UNDER 550 GSF: 15
TOTAL UNITS: 17

UNIT BREAKDOWN PROJECT TOTAL
UNITS OVER 550 GSF: 4
UNITS UNDER 550 GSF: 36
TOTAL UNITS: 40

NEW SECOND LEVEL

As indicated
NEW ROOF LEVEL

As indicated

440 E 13TH AVE

9/26/2023

PROJECT UNIT COUNTS:

- (40) RESIDENTIAL UNITS
  - (25) ONE BED
  - (15) TWO BED
  - 16,999 NSF
  - 0.525 KSF
  - 2,225 NSF

BUILDING GROSS SQUARE FOOTAGES:

- EXISTING BUILDING
  - 21,594 GSF
- NEW BUILDING
  - 15,258 GSF
- PATIO AREA
  - 1,248 GSF
- SOLAR ROOF AREA
  - 2,852 GSF

PROJECT GROSS SQUARE FOOTAGES:

- RESIDENTIAL APARTMENTS:
  - 19,922 GSF
- RESIDENTIAL SUPPORT & AMENITIES:
  - 3,331 GSF
- COMMERCIAL:
  - 2,310 GSF
- UTILITY:
  - 1,489 GSF
- CIRCULATION:
  - 8,497 GSF
- GREENHOUSE:
  - 1,303 GSF
- ROOFTOP AREA:
  - 4,100 GSF
- TOTAL PROJECT AREA:
  - 46,952 GSF
EXISTING BLDG PHOTOS

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EXISTING CONTEXT PHOTOS

440 E 13TH AVE
NEW MIXED USE GROUND STORY.
- RECESSED MAIN ENTRANCE
- MAIN MATERIAL OF BRICK TO MATCH CONTEXT
- ENTRANCE AT GRADE
- DOUBLE HEIGHT GROUND LEVEL
- STREET FRONTAGE AT SETBACK

EXISTING RESTAURANT, BUSINESS
- RECESSED MAIN ENTRANCE
- MAIN MATERIAL OF BRICK
- ENTRANCE AT GRADE
- DOUBLE HEIGHT GROUND LEVEL
- STREET FRONTAGE AT SETBACK

EXISTING MIXED USE GROUND STORY.
- RECESSED MAIN ENTRANCE
- MAIN MATERIAL OF BRICK
- ENTRANCE AT GRADE
- DOUBLE HEIGHT GROUND LEVEL
- STREET FRONTAGE AT SETBACK

COMMERCIAL USE COMPATIBILITY
NEW RESIDENTIAL
- COVERED ENTRANCE
- SECOND LEVEL BALCONIES
- DOUBLE HEIGHT GROUND LEVEL
- ORNAMENTATION AT ROOF LINE

EXISTING RESIDENTIAL
- COVERED ENTRANCE
- SECOND LEVEL BALCONIES
- DOUBLE HEIGHT GROUND LEVEL
- ORNAMENTATION AT ROOF LINE

NEW RESIDENTIAL
- TRANSLUCENT CIRCULATION ATRIUM
- RESIDENTIAL EITHER SIDE OF CORE
- FORMAL STREET ENTRANCE

EXISTING RESIDENTIAL
- GLASS CIRCULATION ATRIUM
- RESIDENTIAL EITHER SIDE OF CORE
- FORMAL STREET ENTRANCE

RESIDENTIAL USE COMPATIBILITY
1/8" = 1'-0'

440 E 13TH AVE

9/26/2023
The proposed addition to 440 E. 13th Ave compliments the existing building and is stylistically reminiscent of 1920’s architecture. 440 E. 13th was constructed in 1923. During this time the primary architectural styles in multifamily building was Art Deco. The proposed addition references Art Deco with a streamlined curved wall, decorative brick detail, and ornamental metal railings. Art Deco examples in Denver include; The Colorado Coalition for the Homeless building at 21st & Champa, Nathaniel Hawthorne building on Denver’s Poet’s Row, Dorset House in Capitol Hill, and The Harwood. Furthermore the addition borrows elements from the original building similar to geometric and repetitious window patterning and recessed main entrance from primary street.
(E) S. ELEVATION

1/8" = 1'-0"

440 E 13TH AVE

9/26/2023
NEW BUILDING BEYOND ROOF EDGE CAPS TO MATCH (E) BARRIER WALL. PERMIT AS TIER II ENCROACHMENT STUCCO.

ROOF EDGE CAPS TO MATCH (E)

N. ROOF DECK 38' - 6" +

N. 4TH F.F.E 28' - 9 1/4"

N. 3RD F.F.E 19' - 0 1/2"

N. 2ND F.F.E 9' - 3 3/4"

(E) MAIN F.F.E 15295.33 (5"

(E) BARRI D F.F.E 33)

0' - 0"

N. GARDEN LEVEL 9' - 0 3/4"

NORTH ELEVATION

3/32" = 1'-0"

5 0 5 10 15 20 25 30

SCALE

FEET

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