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440 E. 13TH AVE MIXED USE REDEVELOPMENT

LANDMARKS PACKAGE PART 1
08/08/2022

GENERAL REQUIREMENTS INTIL PART 1:
1. SITE PLAN
2. INTERIOR FLOOR PLANS
3. COLOR PHOTOS (E) CONDITIONS
4. WORKSHEET
   A. GROUND PLAN COMPARISON (FOOTPRINT, FOOTPRINT SETBACKS, SETBACKS FOR IMMEDIATE AND ADJACENT BLOCK FACES)
   B. STREETSCAPE DRAWINGS (COMPARE THE SIZE AND DIMENSIONS OF A BUILDING IN ELEVATION TO OTHERS BUILDINGS ON THE SAME STREET)
   C. COMPATIBILITY DEMONSTRATION (COMPARE THE PROPOSED TO EXISTING STRUCTURES IN AREA)
   D. CHARACTER DEFINING FEATURES (DETAILED COMPARISON OF THE PROPOSAL AND THE DISTRICTS CHARACTER DEFINING FEATURES)
5. ISO DRAWINGS
6. ELEVATIONS
7. STREET SECTIONS

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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 ARTRIUM WILL CONNECT BOTH EXISTING AND NEW STRUCTURES. THE ATRIUM IS CHARACTERISTIC OF STAIRCASE CIRCULATION ATRIUM COMMON IN BUILDINGS SIMILAR AGE TO THE ORIGINAL 440 STRUCTURE AND FOUND AMONG THE HISTORIC DISTRICT AND NEIGHBORHOOD.
13TH AVE (50' ROW)

VEHICLE PARKING REQUIREMENT:
- DWELLING, MULTI-UNIT: 44 UNITS = 48 PARKING REQ.
- COMMUNITY CENTER: 55,000 SF = 255 SF (1786 + 779) SF = 2 PARKING REQ.

TOTAL VEHICLE PARKING: 49 REQ. SEE EXCEPTION CALCULATIONS FOR REDUCTION.
LOADING SPACES: 1 REQ.

VEHICLE PARKING REDUCTIONS:
- 44 UNITS SHALL BE REDUCED UNDER 10.4.5.2.B: ALTERNATIVE PENNSYLVANIA VEHICLE PARKING RATIO.
- 4 UNITS SHALL BE REDUCED UNDER 10.4.5.2.B: ALTERNATIVE PENNSYLVANIA VEHICLE PARKING RATIO: PROXIMITY TO MULTIMODAL TRANSPORTATION. "ANY PRIMARY USE LOCATED WITHIN .25 MILE OF RAIL TRANSIT STATION PLATFORM OR .4 MILE OF TRANSIT CORRIDOR AS DEFINED IN DENVER BLUEPRINT MAY UTILIZE A 25% REDUCTION ON REQUIRED VEHICLE PARKING SPACES."
- 4 X 0.25 = 3 SPACES NEEDED

TOTAL PARKING REQUIRED:
- 11 SPACES AS INDICATED UNDER DWELLING UNIT REDUCTION
- 2 SPACES AS INDICATED UNDER MULTIMODAL PROXIMITY REDUCTION
- 2 SPACES AS INDICATED BY COMMUNITY CENTER SQ
- 16 TOTAL PARKING SPACES + 1 LOADING SPACE

SPACES PROVIDED:
- 14 SUB GRADE (11 STANDARD + 3 COMPACT) + 8 STANDARD @ GRADE = 22 SPACES.
- PARKING REDUCTION GREATER THAN 25% WILL NEED INFORMAL NOTICE OF REDUCTION.

INFORMATIONAL NOTICE REQUIRED FOR CERTAIN REDUCTION REQUESTS. A REQUEST FOR GREATER THAN A 25% REDUCTION IN THE REQUIRED AMOUNT OF PARKING SHALL BE REVIEWED ACCORDING TO SECTION 12.4.2, ZONING PERMIT REVIEW WITH INFORMATIONAL NOTICE, WITH THE FOLLOWING EXCEPTIONS:

PROPOSED SITE PLAN

440 E 13TH AVE

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APPROXIMATE LOCATION OF BEERS BAY WINDOW

REMOVE PORTION OF (E) WALL FOR WALKWAY CONNECTION

(E) GARDEN LEVEL

1/16" = 1'-0"

SCALE

FEET

0 5 10 15 20 25 30 35 40 45

440 E 13TH AVE

08/08/22

LM-2.0

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REMOVE PORTION OF (E) WALL FOR WALKWAY CONNECTION

(E) FENCE TO BE REMOVED
APPROXIMATE LOCATION OF BEERS BAY WINDOW

REMOVE PORTION OF (E) WALL FOR WALKWAY CONNECTION

(E) SECOND LEVEL

1/16" = 1'-0"

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APPROXIMATE LOCATION OF BEERS BAY WINDOW

CUT HOLE FOR NEW STAIR

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

APPROXIMATE LOCATION OF BEERS BAY WINDOW

(E) ROOF PLAN

1/16" = 1'-0"

SCALE

SFEET

0 5 10 15 20 25 30 35 40 45

08/08/22

440 E 13TH AVE

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UP
RAMP UP
APPROXIMATE LOCATION OF BEERS BAY WINDOW
VARIANCE
20' - 0"
GARDEN LEVEL ABOVE
- 8'
- 6"
SUB GARAGE F.F.E.
17' - 6" 1' - 10 1/2" 0' - 7 1/4"
7200 GSF
(11 STANDARD PARKING STALLS + 3 COMPACT)
TRANSITIONAL AREA
6' - 0"
20' - 0"
8' - 7 3/4"
8' - 5 3/8"
7' - 6"
1' - 0"
7' - 6"
5' - 0"
3' - 3"
LOW OVERHEAD
5' - 0"
6' - 8"
COMPACT
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
LOAD BEARING WALLS ABOVE
ASSUMED LOCATIONS OF STRUCTURAL COLUMNS
10' - 11 7/8"
17' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
10% 20%
GRAPHIC SECTION LEGEND
1" = 80'-0"
NEW SUB GARAGE
As indicated
1/16" = 1'-0"
SCALE}
5 0 5 10 15 20 25 30 35 40 45 440 E 13TH AVE
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LM-2.5
08/08/22
440 E 13TH AVE
LM-6.4
LM-6.5
LM-6.6
NEW GARDEN LEVEL

As indicated

SCALE 1/16" = 1'-0"

440 E 13TH AVE

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EXISTING CONTEXT PHOTOS

440 E 13TH AVE

08/08/22

LM-3.2
EXISTING CONTEXT PHOTOS

440 E 13TH AVE
HISTORIC PENNSYLVANIA STREET DISTRICT

X: PROJECT LOCATION
1: 1278 PENNSLYVANIA
2: 1300 PENNSLYVANIA
3: 1261 PENNSLYVANIA
4: 1130 PENNSLYVANIA
5: 1370 PENNSLYVANIA
6: 1340 PENNSLYVANIA (MOLLY BROWN HOUSE)

440 E 13TH AVE

COMPATIBILITY DEMONSTRATION

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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
1/8" = 1'-0"
EXISTING RESIDENTIAL
- COVERED ENTRANCE
- SECOND LEVEL BALCONIES
- DOUBLE HEIGHT GROUND LEVEL
- ORNAMENTATION AT ROOF LINE

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

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

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

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

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

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

NEW RESIDENTIAL
- TRANSLUCENT CIRCULATION ATRIUM
- RESIDENTIAL EITHER SIDE OF CORE
- FORMAL STREET ENTRANCE
Proposed addition to 440 E. 13th is reminiscent and stylistically complimentary of the time in which it was built. 440 E. 13th was constructed in 1923. During this time the primary architectural styles in multifamily building was Art Deco which the proposed structure references. 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.
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ISOMETRIC DRAWINGS

440 E 13TH AVE

LM-5.1
08/08/22
WEST ELEVATION
3/32" = 1'-0"

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LM-6.7
08/08/22
440 E 13TH AVE