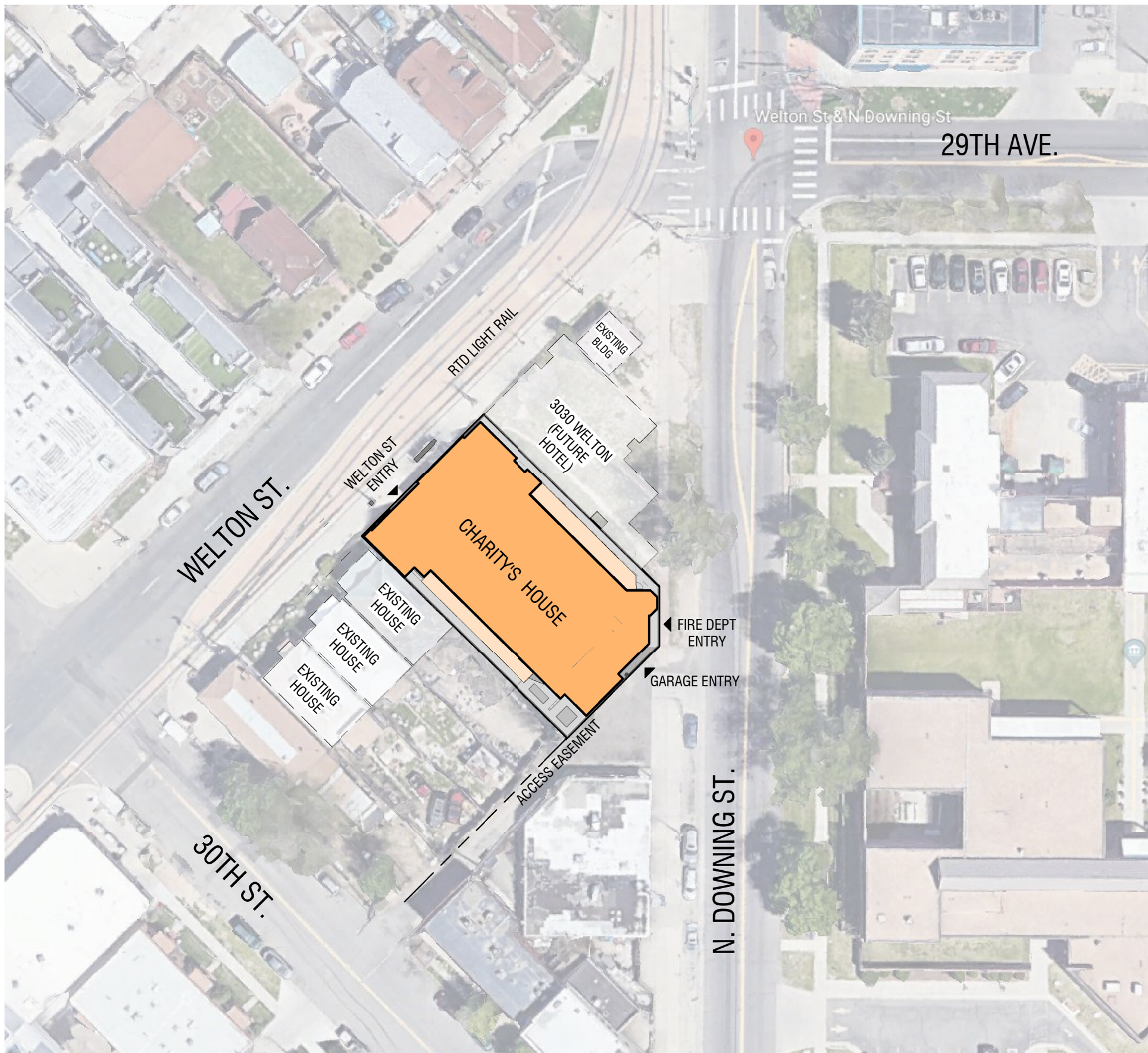


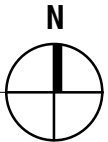


VIEW FROM WELTON ST



Site Plan

1" = 50'-0"





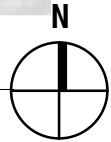
Level 1

1/16" = 1'-0"



Level 2

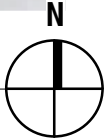
1/16" = 1'-0"





LEVEL 3

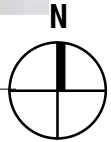
1/16" = 1'-0"





LEVEL 4

1/16" = 1'-0"



BLUE LINE / CHARITY'S HOUSE
3026 WELTON ST
PROJ. 19004
DATE: 09/26/19



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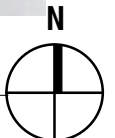


WELTON ST

DOWNING ST

LEVEL 5

1/16" = 1'-0"



BLUE LINE / CHARITY'S HOUSE
3026 WELTON ST
PROJ. 19004
DATE: 09/26/19



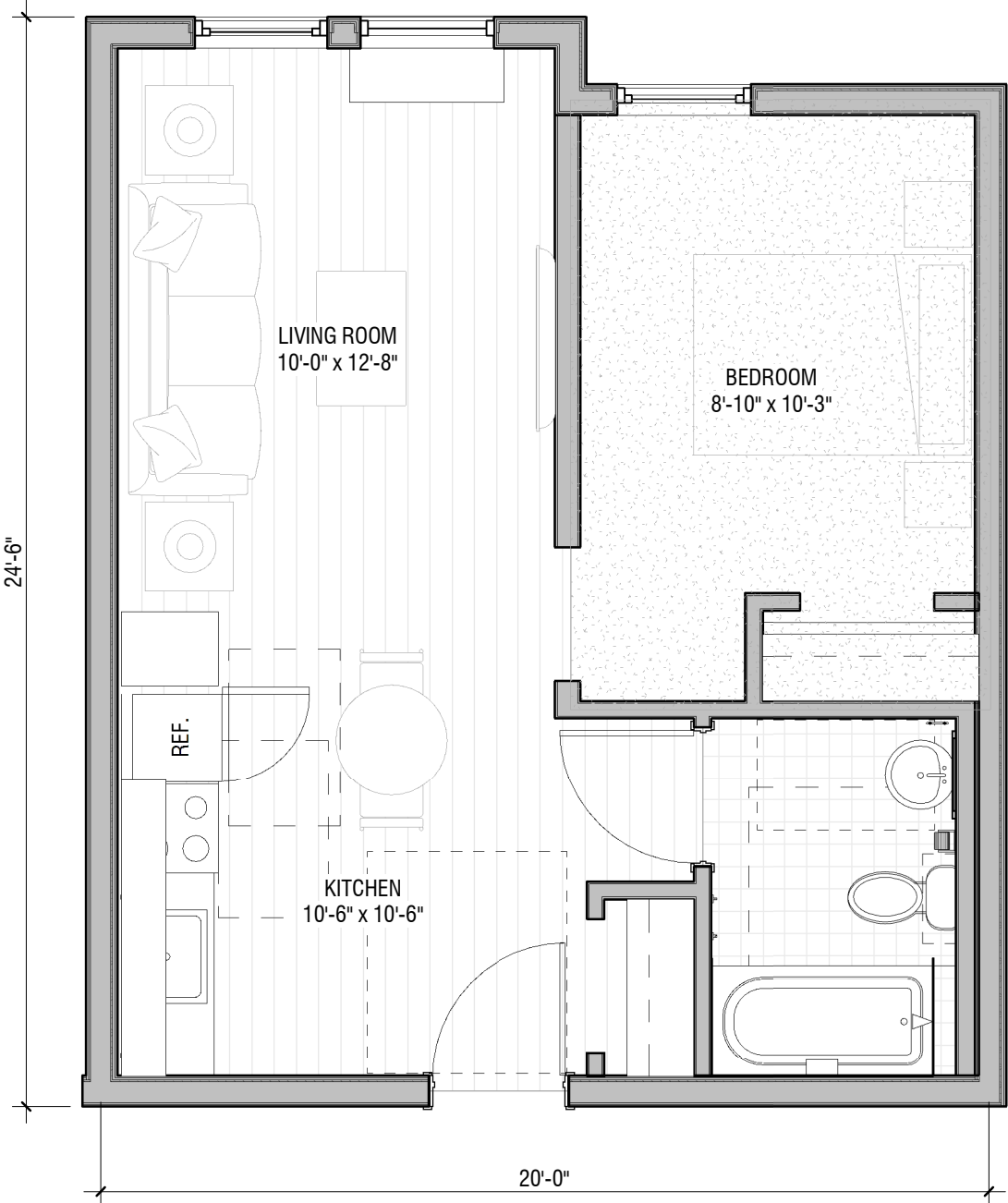
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CHARITY'S HOUSE

CONCEPTUAL PROGRAM

PERCENT of TTL	Bed / Bath	Name	Av NLA	QTY	TTL	Balcony	TTL	NOTES
91.7%	1 / 1	Unit 1.1	480	33	15,840	0	0	
8.3%	1 / 1	Unit 1.2- Type A	560	3	1,680	0	0	
0.0%	2 / 1	Unit 2.2	0	0	0	0	0	
Multi Family Average SF			486.67	36	17,520	0	0	Total
Apartment RSF					17,520			Floorplate Efficiency
Core / Circulation	Lvl 2-5				8,312			5'-2" corridors, MEP
Leasing / Lobby	Lvl 1				3,800			Includes all space on Level 1
Amenity	Lvl 5				1,875			
Sitting Room / Laundry	Lvl 2-4				1,650			550 SF on each floor
Exterior Decks	Lvl 5				630			
Tuck under parking	Lvl 1				4,000			
GLA					33,157			Parking & Balconies not included
					0			
GSF					37,787			
GBA					37,787			Parking & Decks included

Zone District	C-MX-5	On-Site Parking	
		Req'd	Provided
Parking		Cars	Cars
Zoning Requirement	.75 / unit	27	
(max reductions)	50%	14	6
Board of adjustment- change parking requirement			
Loading Space		1	1



1

1 BEDROOM UNIT

1/4" = 1'-0"

480 SF