



ZONING INFORMATION

U-TU-B ZONE DISTRICT - TANDEM HOUSE BUILDING FORM
ZONE LOT AREA: 6,250 S.F.
ZONE LOT WIDTH: 50'
PRIMARY 1 FOOTPRINT: 861 S.F.
GARAGE FOOTPRINT: 246 S.F.

EXTERIOR WALL AREA TO BE REMOVED:
PRIMARY 1: 0%
GARAGE: 100%

PROPERTY / ZONE LOT LINE
REQUIRED ZONE LOT SETBACK
REQUIRED ZONE LOT DEPTH
BUILDING STRUCTURE FOOTPRINT

NOTE:

The owner of the subject property attests and understands the existing structure shown on this plan is categorized as a Compliant Structure per Denver Zoning Code, Division 12.6, and or categorized as a Nonconforming Structure per Denver Zoning Code, Division 12.8, and as such, demolition of 40% or more of the square footage (area) of the structure's exterior wall as a result of construction activities will require new or revised zoning/building plans documenting full compliance with all applicable zone district standards.

LEGEND

- 1. DEMOLISH GARAGE (246 SF)
- 2. REMOVE METAL AWNING (275 SF)
- 3. REMOVE FENCE (72 LF)
- 4. REMOVE RETAINING WALL (55 LF)

S A RANK LLC

architecture | engineering | landscape arch

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RANK RESIDENCE

TANDEM HOUSE

3632 WYANDOT ST
DENVER, CO 80211

REV	DESCRIPTION	DATE
1	PERMIT SET	02/14/17

DEMOLITION
PLAN

Project number	161001
Date	14 February, 2017
Drawn by	ANR
Checked by	SAR

A-1.00

Scale	1" = 5'-0"
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