



TANDEM HOUSE 2

3634 WYANDOT ST - ADDITION

PROJECT INFORMATION

PROJECT DESCRIPTION:
SINGLE FAMILY ADDITION AND NEW DETACHED GARAGE

CODE JURISDICTION:
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2019 DENVER AMENDMENTS
DENVER GREEN CODE - TARGETING LEED PLATINUM
DENVER ZONING CODE

IECC COMPLIANCE METHOD: PERFORMANCE

ZONING: U-TU-B

BUILDING FORM: TANDEM HOUSE WITH DETACHED GARAGE

ADDRESS:
3634 WYANDOT ST, DENVER, CO 80211 (FRONT TANDEM HOUSE, ZONE LOT A)
3632 WYANDOT ST, DENVER, CO 80211 (REAR TANDEM HOUSE, ZONE LOT B)

BUILDING COVERAGE CALCULATIONS
LOT SIZE: 6,250 SF
MAXIMUM ALLOWABLE BUILDING COVERAGE: 37.5% OR 2,344 SF
ZONE LOT A TANDEM HOUSE (3634 WYANDOT ST): 861 SF
PROPOSED DETACHED GARAGE: 308 SF
ZONE LOT B TANDEM HOUSE (3632 WYANDOT): 1,140 SF
TOTAL PROPOSED BUILDING COVERAGE: 2,309 SF

NEW CONDITIONED SPACE EQUALS 861 SF
DENVER AFFORDABLE HOUSING GROSS AREA EQUALS 861 SF

PROJECT TEAM

OWNER:
AMINA N RANK, SCOTT A
3632 WYANDOT STREET
DENVER, CO 80211

ARCHITECT / CONTRACTOR
S A RANK LLC
3632 WYANDOT STREET
DENVER, CO 80211
720.315.0625
SARANKLLC@GMAIL.COM

ENERGY CONSULTANT; LEED GREEN RATER
ENERGYLOGIC
P.O. Box N
BERTHOUD, CO 80513
970.532.3220

GEOTECHNICAL ENGINEER
KORDZIEL ENGINEERING, INC.
PO BOX 16267 GOLDEN, CO 80402
303.216.1919

STRUCTURAL ENGINEER
APEX ENGINEERING (FOUNDATION OBSERVATION)

LEGAL DESCRIPTION

ZONE LOT A (3634 WYANDOT ST)
A PORTION OF LOTS 25 AND 26, BLOCK 29, WILSON'S RESUBDIVISION OF PART OF H, WITTERS NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 25; THENCE EAST AND ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 58.91 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID LOTS 25 AND 26, A DISTANCE OF 43.02 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 39.09 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOTS, A DISTANCE OF 7.40 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 27.00 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 25; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 14.40 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 26; THENCE WEST AND ALONG THE SOUTH LINE OF SAID LOT 26, A DISTANCE OF 125.00 FEET, MORE OR LESS, THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH AND ALONG THE WEST LINE OF SAID LOTS 25 AND 26, A DISTANCE OF 50.02 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. TOTAL AREA OF ZONE LOT A IS 3609.1 SQUARE FEET OR 0.0828 ACRE.

ZONE LOT B (3632 WYANDOT ST)
A PORTION OF LOTS 25 AND 26, BLOCK 29, WILSON'S RESUBDIVISION OF PART OF H, WITTERS NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 25; THENCE EAST AND ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 58.91 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID LOTS 25 AND 26, A DISTANCE OF 43.02 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 39.09 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOTS, A DISTANCE OF 7.40 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 27.00 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 26, SAID POINT BEING 14.40 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 26; THENCE NORTH AND ALONG THE EAST LINE OF SAID LOTS 25 AND 26, 35.62 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE WEST AND ALONG THE NORTH LINE OF SAID LOT 25, A DISTANCE OF 66.09 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. TOTAL AREA OF ZONE LOT B IS 2,643.4 SQUARE FEET OR 0.0607 ACRE.

SHEET LIST	
Sheet Number	Sheet Name
A-0.01	COVER SHEET
A-0.02	SPECIFICATIONS AND SCHEDULES
A-0.03	IECC COMPLIANCE REPORTS
A-1.00	DEMOLITION PLAN
A-1.01	SITE PLAN
A-1.02	SUDP & UTILITY PLAN
A-2.01	FLOOR PLANS
A-2.02	ELEVATIONS
A-2.03	SECTIONS
A-2.04	SECTIONS
A-2.05	SIP DETAILS
A-2.06	GARAGE ELEVATIONS & SECTIONS
E-1.00	ELECTRICAL PLANS
M-1.00	MECHANICAL FLOOR PLANS
P-1.00	PLUMBING PLANS
S-1.00	FOUNDATION PLANS & NOTES
S-1.01	STRUCTURAL PLANS
S-1.02	GARAGE PLANS & DETAILS
S-1.03	STRUCTURAL DETAILS & MISC. DETAILS

ZONING LAND USE TABLE		
Building Form on Zone Lot Habitable Story	Zoning Land Use(s)	Gross Floor Area (SF)
Tandem House Building Form (Zone lot A - 3634 Wyandot)		
Basement (Existing)	One Unit Dwelling	861 SF
1st Floor (Existing)	One Unit Dwelling	861 SF
2nd Floor (Addition)	One Unit Dwelling	861 SF
Tandem House Building Form (Zone lot B - 3632 Wyandot)		
Basement	One Unit Dwelling	621 SF
1st Floor	(1) One Unit Dwelling (2) Vehicle Parking	759 SF 344 SF
2nd Floor	One Unit Dwelling	1140 SF
Detached Garage Building Form		
1st Floor	Vehicle Parking	308 SF

S A RANK LLC
architecture | engineering | landscape arch

3632 Wyandot Street | Denver, CO 80211
720.315.0625 | sarankllc@gmail.com



Tandem House 2

3634 WYANDOT ST
DENVER, CO 80211

REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

COVER SHEET	
Project number	2020-CO1
Date	01.29.2021
Drawn by	SAR
Checked by	ANR
A-0.01	
Scale	

PROJECT DESCRIPTION

THE PARCEL(S) ON THE SUBJECT ZONE LOT HAVE PREVIOUSLY BEEN RECONFIGURED INTO ZONE LOT A (3634 WYANDOT) AND ZONE LOT B (3632 WYANDOT).

THE PROJECT CONSISTS OF A PARTIAL DEMOLITION OF AN EXISTING 861 SF SINGLE FAMILY RESIDENCE, WITH THE ADDITION CONSISTING OF A LEVEL 2 MATCHING THE SIZE OF THE EXISTING FOOTPRINT, AND A NEW DETACHED GARAGE.

THE BASEMENT HEAD HEIGHT WILL BE RAISED TO CURRENT CODES, AND NEW EXTERIOR WALLS WILL BE CONSTRUCTED TO MEET CURRENT ENERGY AND BUILDING CODES.

NO NEW EXCAVATION OR SHORING IS REQUIRED.

IECC PERFORMANCE PATH NARRATIVE

THE FOLLOWING ARE FEATURES OF THE PROPOSED DESIGN THAT HAVE BEEN MODIFIED FROM THE STANDARD REFERENCE DESIGN:

- FRAMING/INSULATION: STRUCTURAL INSULATED PANELS (SIP) ARE USED AS THE PRIMARY EXTERIOR WALLS AND ROOF, PROVIDING CONTINUOUS INSULATION WITH MINIMAL THERMAL BREAKS.
- AIR SEALING: A FLUID APPLIED WEATHER RESISTIVE BARRIER SYSTEM WILL BE UTILIZED AT THE EXTERIOR WALLS STARTING AT THE SILL PLATE, WHICH GREATLY REDUCES AIR INFILTRATION. A HIGH PERFORMANCE ROOF UNDERLAYMENT WILL BE USED, AND INTERIOR SEAM TAPE WILL BE UTILIZED. TARGET ACH 50 IS <1
- HEAT PUMP: ELECTRIC HEAT PUMP DUCTLESS MINI-SPLIT PROVIDED TO MEET ALL HEATING AND COOLING NEEDS.
- HRV: HIGH EFFICIENCY HEAT RECOVERY VENTILATER USED TO MEET FRESH AIR REQUIREMENTS WITHOUT LOSING CONDITIONED AIR.
- HOT WATER: MULTIPLE ELECTRIC ON DEMAND INSTANT WATER HEATER PROVIDED TO REDUCE PLUMBING RUNS AND WASTED ENERGY.
- APPLIANCES: ALL ENERGY STAR APPLIANCES, INCLUDING HEAT PUMP ELECTRIC DRYER WITH NO EXTERIOR VENTING REQUIRED.
- SOLAR: 2.0 KW PV ARRAY PROVIDED TO OFFSET ELECTRICAL USAGE.

SPECIFICATIONS

DIVISION 01 00 00 GENERAL INFORMATION

01 25 00 SUBSTITUTIONS

ARCHITECT MUST APPROVE ANY AND ALL ALTERNATE MATERIALS OR MATERIAL SUBSTITUTIONS NOT IDENTIFIED WITHIN PROJECT DOCUMENTS.

01 35 00 PROJECT SUSTAINABILITY

PROJECT IS TARGETING LEED PLATINUM CERTIFICATION UNDER USGBC LEED FOR HOMES VERSION 4.1; ALL PROJECT SUBMITTALS AND VERIFICATION SHALL CONFORM TO PROJECT REQUIREMENTS AS DIRECTED BY THE ARCHITECT.

DIVISION 03 00 00 CONCRETE

03 31 00 FORMS AND ACCESSORIES

USE CONSTRUCTION FORMS THE THE EXACT SIZE, SHAPE LINES AND DIMENSIONS SHOWN AND AS REQUIRED TO OBTAIN ACCURATE ALIGNMENT, LOCATION, GRADES AND LEVEL AND PLUMB WORK.

03 32 00 CONCRETE REINFORCING STEEL

1. STEEL REINFORCING SHALL COMPLY WITH REQUIREMENTS OF ASTM A615, A706, OR A996. MINIMUM YIELD STRENGTH SHALL BE 40,000 PSI (GRADE 40, 276 MPa).

2. REINFORCEMENT SHALL BE SECURED IN THE PROPER LOCATION IN THE FORMS WITH TIE WIRE OR TOWER BAR SUPPORT SYSTEM TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. REINFORCING IN CONCRETE CAST AGAINST THE EARTH SHALL HAVE A MINIMUM COVER OF 3" MIN. COVER FOR REINFORCEMENT IN CONCRETE CAST IN REMOVABLE FORMS THAT WILL BE EXPOSED TO THE EARTH OR WEATHER SHALL BE 1-1/2" FOR NO. 5 BARS AND SMALLER, AND 2" FOR NO.6 BARS AND LARGER. FOR CONCRETE NOT EXPOSED TO EARTH OR WEATHER, MINIMUM COVER SHALL BE 3/4".

03 33 00 CAST IN PLACE CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI.

2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SETION 19.3.3.4 OF ACI 318.

3. MATERIALS USED TO PRODUCE CONCRETE, AND CONCRETE ITSELF SHALL CONFORM TO REQUIREMENTS OF IRC SECTION R608.5.1 OR ACI 318.

4. ALL CONCRETE MIX DESIGNS TO BE SUBMITTED TO ENGINEER FOR FINAL APPROVAL PRIOR TO PLACEMENT.

DIVISION 06 00 00 WOOD PLASTICS AND COMPOSITES

06 12 00 STRUCTURAL INSULATED PANELS (SIPS)

1.COMPLIANCE SHALL BE MET WITH IRC SECTION R610 FOR STRUCTURAL INSULATED PANEL WALL CONSTRUCTION UNLESS OTHERWISE NOTED.

SEE DIVISION 07 FOR SIP R VALUES

DIVISION 07 00 00 THERMAL AND MOISTURE PROTECTION

07 23 00 INSULATION

SIP R-VALUES PER MANUFACTURER AS FOLLOWS:

6 1/2" THICK PANELS (WALLS): R-22.6 @ 75DEG F; R-24.3 @ 40DEG F
10 1/4" THICK PANELS (ROOFS): R-37 @ 75DEG F; R-39.9 @ 40DEG F

SPRAY FOAM TO MATCH ADJACENT R-VALUES AT A MINIMUM (RIM BOARDS, ROOF-TO-WALL, ETC).

07 25 00 WEATHER BARRIERS

TANDEM HOUSE VERTICAL EXTERIOR WALLS SHALL UTILIZE A FLUID APPLIED WEATHER RESISTIVE BARRIER SYSTEM. PRODUCT SHALL BE PROSOCCO BRAND OR EQUAL INCLUDES JOINT & SEAM FILLER, FLASHING, AND WRB.

07 30 05 ROOFING UNDERLAYMENT

TANDEM HOUSE ROOF UNDERLAYMENT SHALL BE SIGA MAJCOAT MEMBRANE SYSTEM.

DIVISION 08 00 00 OPENINGS

08 81 00 WINDOWS

ALL WINDOWS SHALL BE MANUFACTURED BY ALPEN

ALL GLASS TO BE TRIPLE PANE; REFER TO WINDOW SCHEDULE FOR WINDOW PARAMETERS.

DIVISION 09 00 00 FINISHES

1. ALL FINISHES TO BE APPROVED BY OWNER PRIOR TO INSTALLATION

DIVISION 23 00 00 HVAC

1. MANUAL J CALACULATIONS TO BE VERIFIED WITH ENGINEER, OWNER AND ENERGY RATER PRIOR TO FINAL SELECTION OF EQUIPMENT.

DIVISION 31 00 00 EARTHWORK

1. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY KORDZIEL ENGINEERING, DATED SEPTEMBER 17, 2020 PROJECT NUMBER 1959B.

2. FILL MATERIAL IS SUBJECT TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER. ORGANIC MATERIALS AND DEBRIS SHOULD BE REMOVED FROM THE FOUNDATION AREA AND WASTED OFF SITE.

3. ALL FOOTINGS MUST BE SUPPORTED BY NATIVE SOIL OR PROPERLY COMPACTED STRUCTURAL FILL. ANY SOILS LOOSENEED BY THE EXCAVATION OR FORMING PROCESS SHOULD BE REMOVEDFROM THE FOOTING AREAS PRIOR PRIOT TO STRUCTURAL FILL AND/OR CONCRETE. SOILS IN THE FOOTING EXCAVATION SHOULS NOT BE ALLOWED TO DRY EXCESSIVELY.

4. BACKFILL SHAL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO MINIMUM 90% DENSITY AT EACH LIFT.

5. ALL FINISH GRADE TO SLOPE AWAY FROM BUILDING PERIMETERS FOR POSITIVE DRAINAGE.

DIVISION 48 00 00 ELECTRICAL POWER GENERATION

1. SOLAR PANELS TO BE MIA SOLE BRAND MODEL FLEX-03N FLEXIBLE CIGS MODULES. MODULES ADHERE DIRECTLY TO STANDING SEAM ROOF WITH NO ADDITIONAL RACKS REQUIRED. MODULE WEIGHT IS 5.9 LBS, OR 0.6 LB/FT². MODULE THICKNESS IS 0.1".

2. SOLAR MODULES AND COMPONENTS SHALL MEET REQUIREMENTS PER IRC SECTION R324 AND R907, INCLUDING BEING LISTED AND LABELED IN ACCORDANCE WITH UL1741. IT SHALL BE DESIGNED AND COMPLY WITH REQUIREMENTS FOR WIND RESISTANCE, FIRE CLASSIFICATION, ROOF LIVE LOAD AT ACCESS AND PATHWAYS, AND SHALL BE INSTALLED ACCORDING TO THE MFR'S INSTRUCTIONS.

Window Schedule									
Type Mark	Count	Height	Width	Operation	Model	U-Factor	SHGC	Sill Height	Comments
21	3	1' - 4"	2' - 0"	Hopper	Tyrol Series	0.17	0.24	5' - 0"	Basement Replacements
22	9	4' - 0"	3' - 0"	Single Hung	Zenith Series	0.19	0.26		Egress in BRs
23	1	2' - 6"	4' - 7"	Hopper	Tyrol Series	0.17	0.24	4" - 4"	
27	8	1' - 7 1/2"	2' - 6"	Hopper	Tyrol Series	0.17	0.24		
44	1	4' - 0"	3' - 0"	Tilt & Turn	Tyrol Series	0.17	0.24	3' - 0"	Basement Egress

WINDOW NOTES

GLAZING TO BE MANUFACTURED BY ALPEN WINDOWS
U-VALUE & SHGC ARE NFRC FULL-FRAME/TOTAL UNIT PERFORMANCE

Door Schedule				
Mark	Count	Description	Width	Height
D-10	5	Interior Passage	2' - 6"	6' - 8"
D-11	1	Bedroom 2	2' - 4"	6' - 8"
D-12	8	Interior Closet/Bath	2' - 0"	6' - 8"
D-13	1	Interior Passage	2' - 6"	6' - 8"
D-14	2	Barn Door and Track	0' - 0"	0' - 0"
D-17	2	Bi-Fold Closets	2' - 0"	7' - 0"
D-20	1	Main Entry	3' - 0"	7' - 0"
D-21	3	Side Lites		7' - 0"
D-27	1	Side Entry	3' - 0"	8' - 0"
D-31	1	Garage Passage	3' - 0"	7' - 0"
D-35	1	OH Garage	9' - 0"	7' - 0"

S A RANK LLC

architecture | engineering | landscape arch

3632 Wyandot Street | Denver, CO 80211
720.315.0625 | sarankllc@gmail.com



Tandem House 2

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DENVER, CO 80211

REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

SPECIFICATIONS
AND SCHEDULES

Project number	2020-CO1
Date	01.29.2021
Drawn by	SAR
Checked by	ANR

A-0.02

Scale

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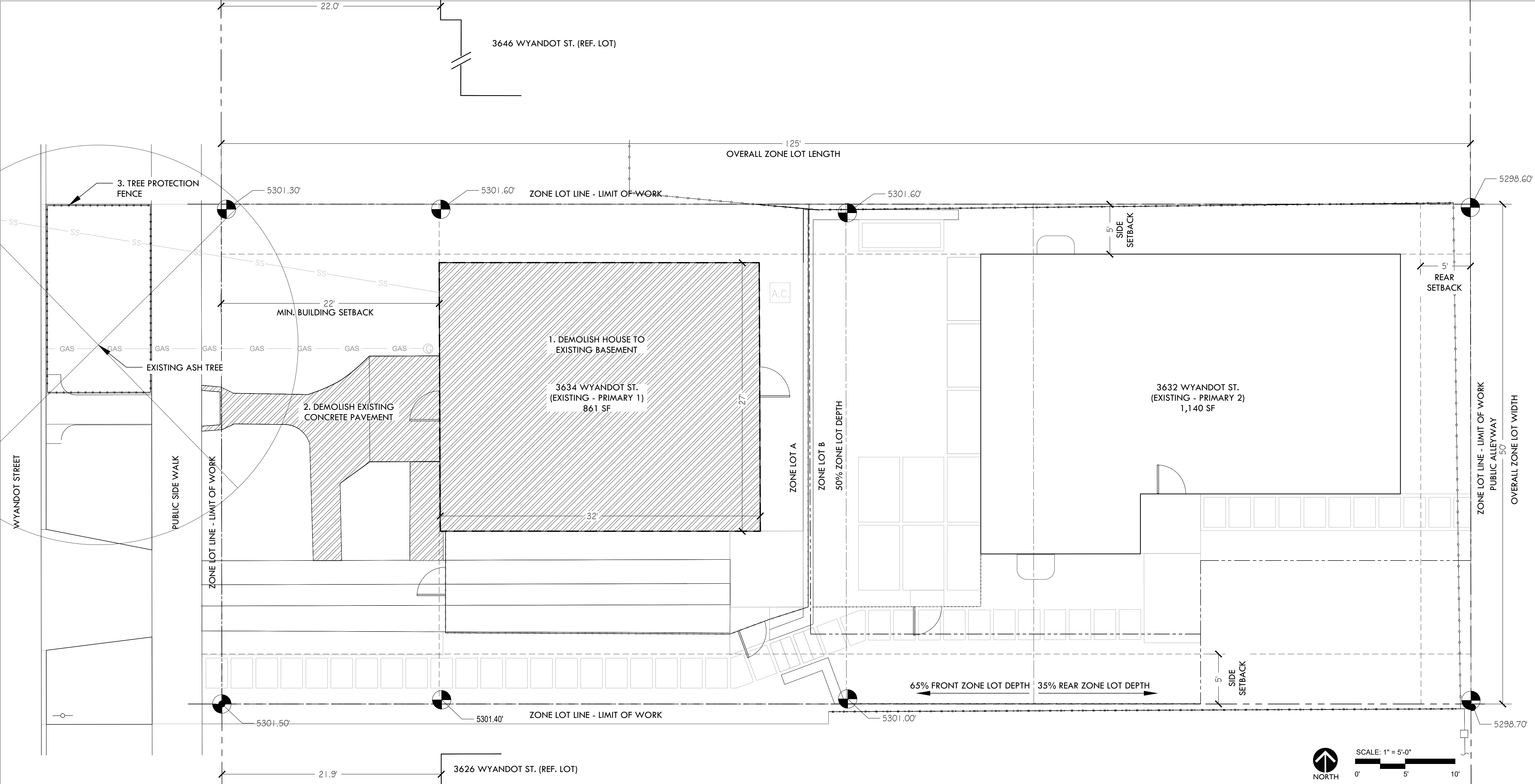
THE FOLLOWING ITEMS ARE INCLUDED AS PART OF THE PERMIT SUBMITTAL PACKAGE (IECC PDF):

- 1. RESIDENTIAL COMPLIANCE CHECKLIST - IECC PERFORMANCE PATH
- 2. MANUAL J AND S REPORTS
- 3. 2018 IECC COMPLIANCE REPORT INCLUDING HERS SCORE AND ERI NUMBER, PERFORMED BY ENERGYLOGIC (SEPARATE COVER & E-SIGNATURE)
- 4. LEED V4.1 PRELIMINARY SCORECARD

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IECC COMPLIANCE
REPORTS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker
A-0.03	
Scale	



ZONING INFORMATION

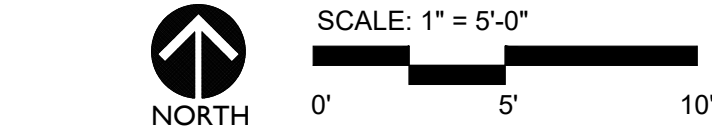
U-TU-B ZONE DISTRICT - TANDEM HOUSE BUILDING FORM
ZONE LOT AREA: 6,250 S.F.
ZONE LOT WIDTH: 50'
PRIMARY 1 FOOTPRINT: 861 S.F.
PRIMARY 2 FOOTPRINT: 1,140 S.F.

EXTERIOR WALL AREA TO BE REMOVED:
PRIMARY 1: 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 HOUSE TO EXISTING BASEMENT (861 SF)
- 2. DEMOLISH EXISTING CONCRETE PAVEMENT (218 SF)
- 3. TREE PROTECTION FENCE

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TANDEM HOUSE 2

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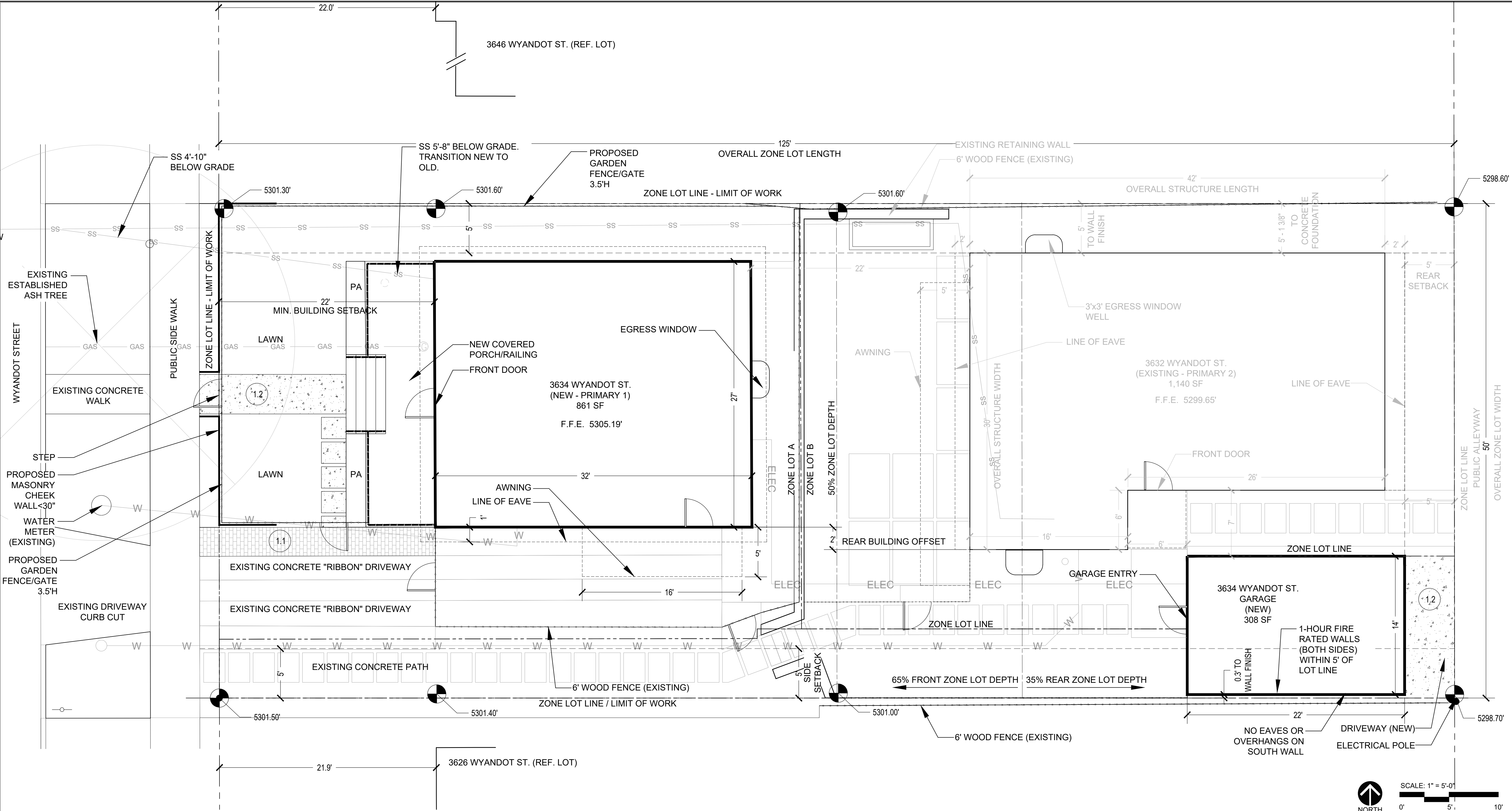
REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

DEMOLITION
PLAN

Project number	2020-C01
Date	01.29.2021
Drawn by	ANR
Checked by	SAR

A-1.00

Scale	1" = 5'-0"
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LEGAL DESCRIPTIONS FOR ZONE LOT A & B

REFER TO COVER SHEET A-0.01

ZONING LAND USE TABLE		
Building Form on Zone Lot Habitable Story	Zoning Land Use(s)	Gross Floor Area (SF)
Tandem House Building Form		
Basement	One Unit Dwelling	861 SF
1st Floor	One Unit Dwelling	861 SF
Tandem House Building Form		
Basement	One Unit Dwelling	621 SF
1st Floor	(1) One Unit Dwelling	759 SF
	(2) Vehicle Parking	344 SF
2nd Floor	One Unit Dwelling	1140 SF
Detached Garage Building Form		
1st Floor	Vehicle Parking	308 SF

ZONING INFORMATION

U-TU-B ZONE DISTRICT - TANDEM HOUSE BUILDING FORM
ZONE LOT AREA: 6,250 S.F.
ZONE LOT WIDTH: 50'

PROPOSED SITE BUILDING COVERAGE
EXISTING PRIMARY STRUCTURE 1: 861 S.F.
NEW PRIMARY STRUCTURE 1 DETACHED GARAGE: 308 S.F.
EXISTING PRIMARY STRUCTURE 2: 1,140 S.F.
TOTAL BUILDING COVERAGE: 2,309 S.F. (36.9%)
(2,309 / 6,250 = .369)
* MAXIMUM ALLOWABLE BUILDING COVERAGE = 37.5% OR 2,344 S.F.

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

LEGEND

	LABEL	ITEM
HARDSCAPE MATERIALS		
	1.1	NEW BRICK PAVEMENT
	1.2	NEW CONCRETE PAVEMENT
	PA	PLANTING AREA

UTILITIES	
SS	SANITARY SEWER
GAS	GAS LINE
W	WATER LINE

* Per locate on August, 2017

RE: SHEET A-1.02, FOR NEW UTILITIES
RE: SHEET A-1.02, FOR GRADING AND DRAINAGE

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SITE PLAN

Project number	2020-C01
Date	01.29.2021
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Checked by	SAR

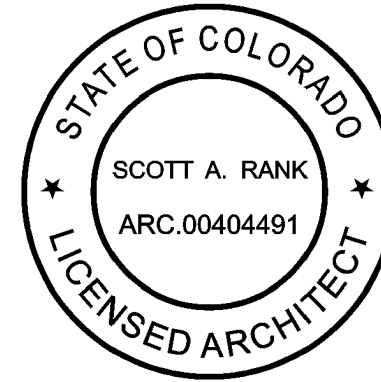
A-1.01

Scale 1" = 5'-0"

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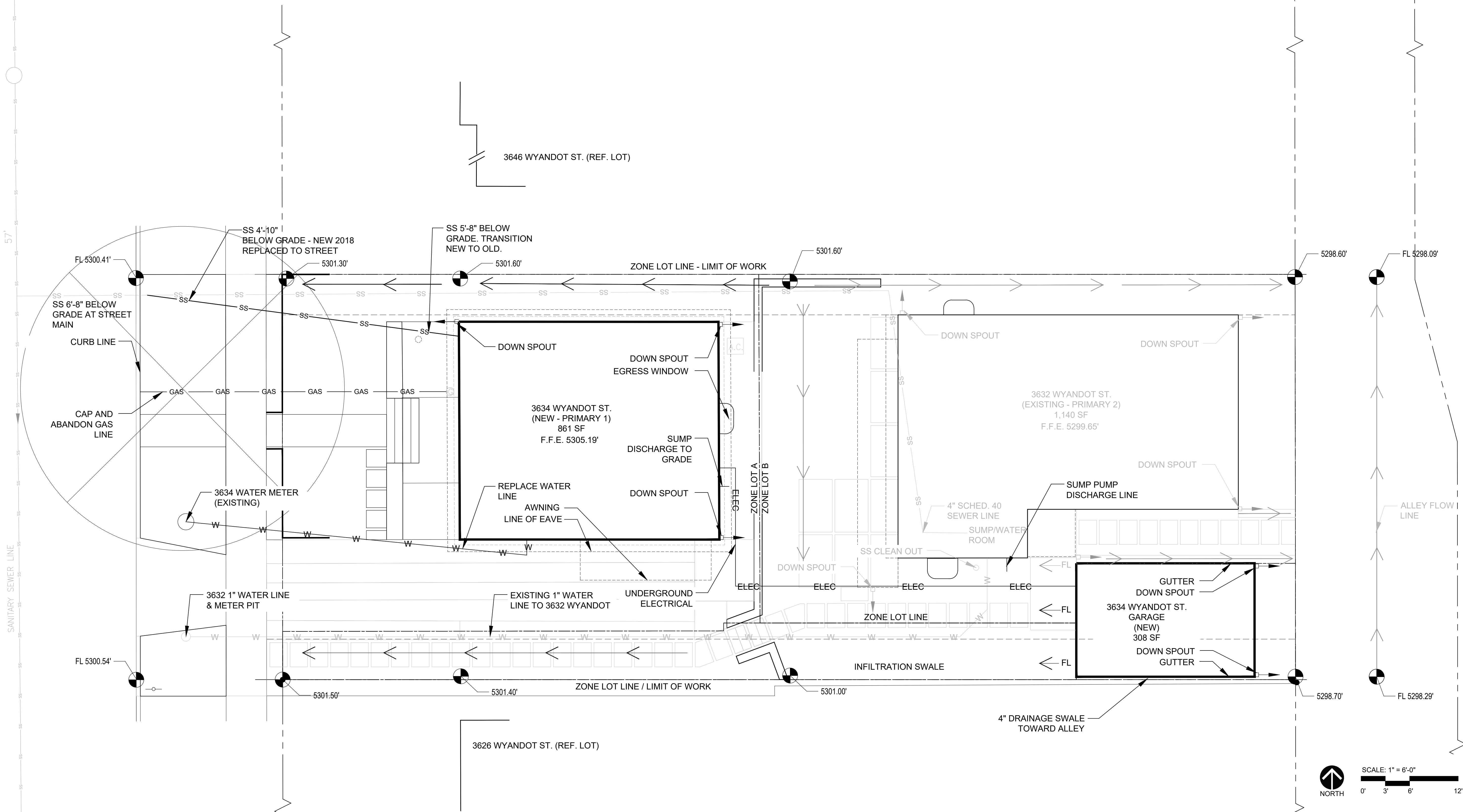
REV	DESCRIPTION	DATE
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SUDP & UTILITY PLAN

Project number	2020-C01
Date	01.29.2021
Drawn by	ANR
Checked by	SAR

A-1.02

Scale 1" = 6'-0"



ZONING LAND USE TABLE		
Building Form on Zone Lot Habitable Story	Zoning Land Use(s)	Gross Floor Area (SF)
Tandem House Building Form		
Basement	One Unit Dwelling	861 SF
1st Floor	One Unit Dwelling	861 SF
Tandem House Building Form		
Basement	One Unit Dwelling	621 SF
1st Floor	(1) One Unit Dwelling	759 SF
	(2) Vehicle Parking	344 SF
2nd Floor	One Unit Dwelling	1140 SF
Detached Garage Building Form		
1st Floor	Vehicle Parking	308 SF

LEGEND	
UTILITIES	
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	FLOW LINE (FL)
	SUMP PUMP LINE
	UNDERGROUND ELECTRICAL
	DOWN SPOUT
	ZONE LOT LINE

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REV	DESCRIPTION	DATE
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FLOOR PLANS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker

A-2.01

Scale As indicated

NOTES

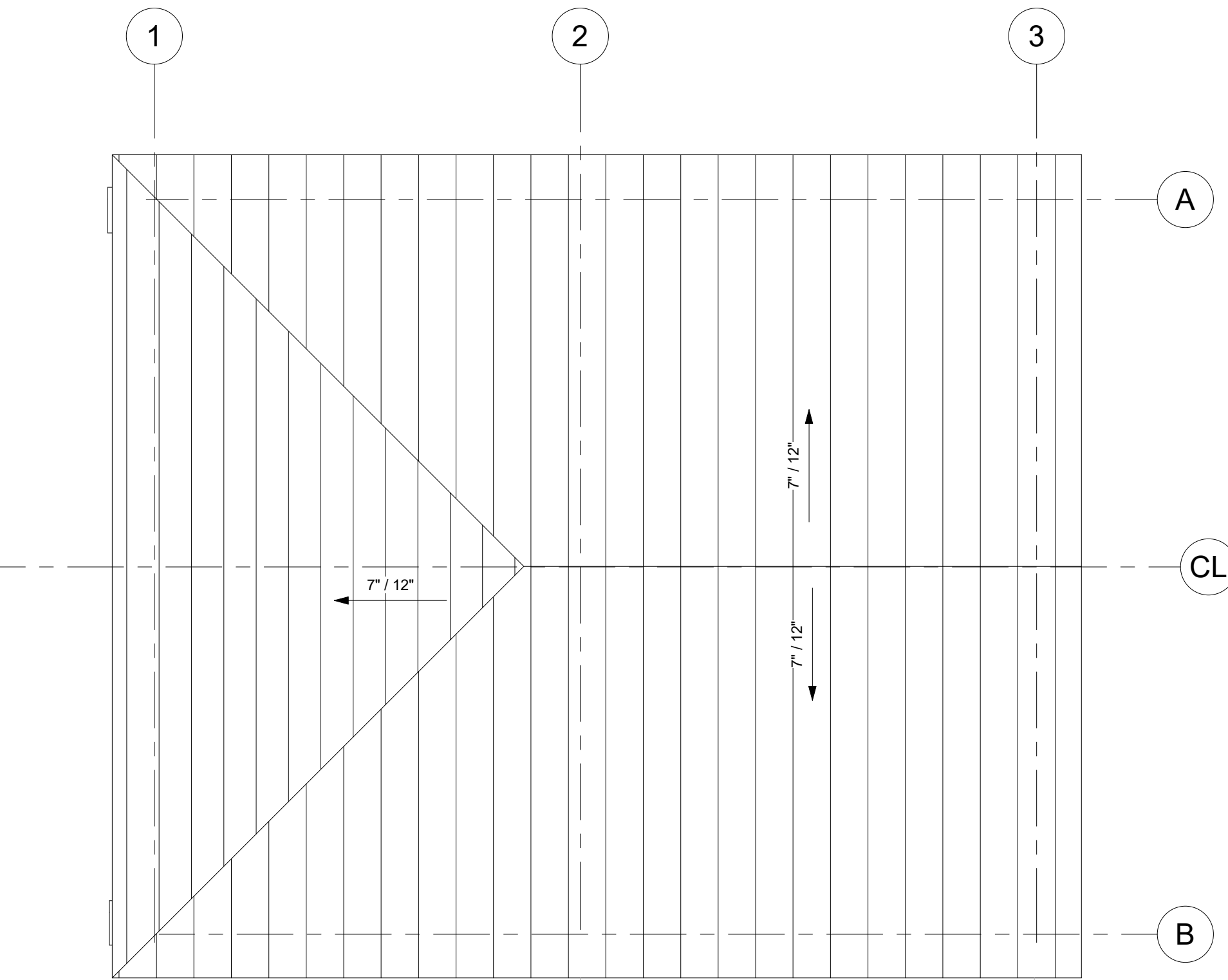
1. EXISTING/NEW LEVELS/ROOMS

EXISTING BASEMENT LEVEL TO REMAIN; ROOM PARTITIONS TO BE NEW.

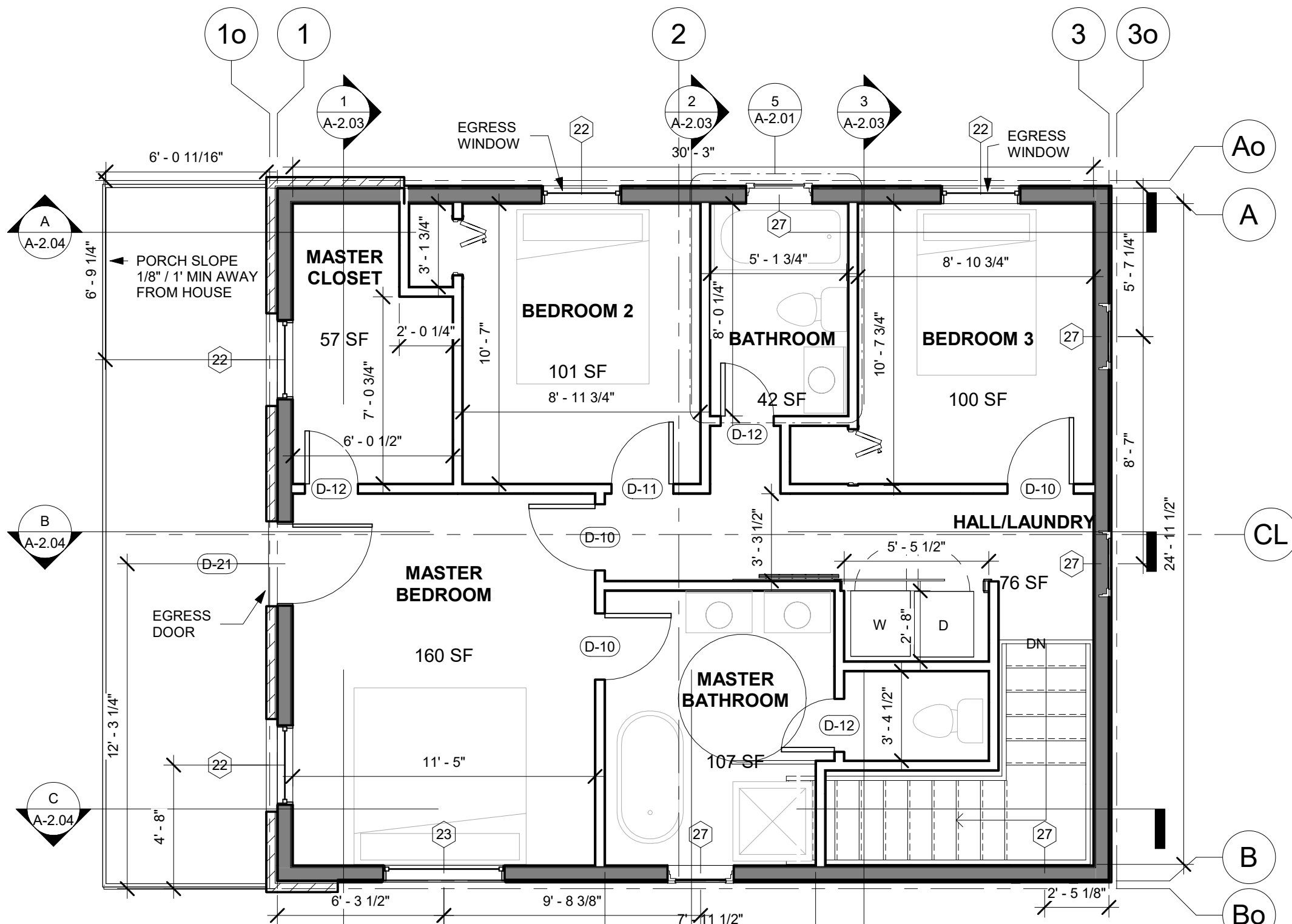
EXISTING LEVEL ONE TO BE REPLACED; ROOMS TO BE NEW

LEVEL 2 AND ROOMS TO BE ADDED

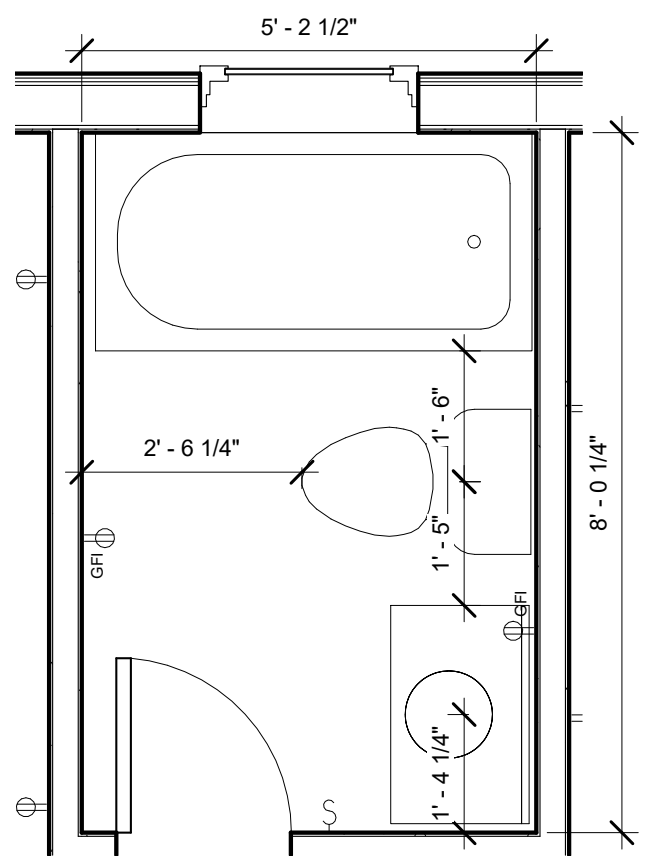
2. BASEMENT LIVING ROOM SHALL COMPLY WITH IRC SECTION R603 BY WAY OF EXCEPTION 1 AND 2. SEE SHEET M-1.00 FOR WHOLE HOUSE VENTILATION SYSTEM AND CLACULATIONS. SEE SHEET E-1.00 FOR LIGHTING PLAN.



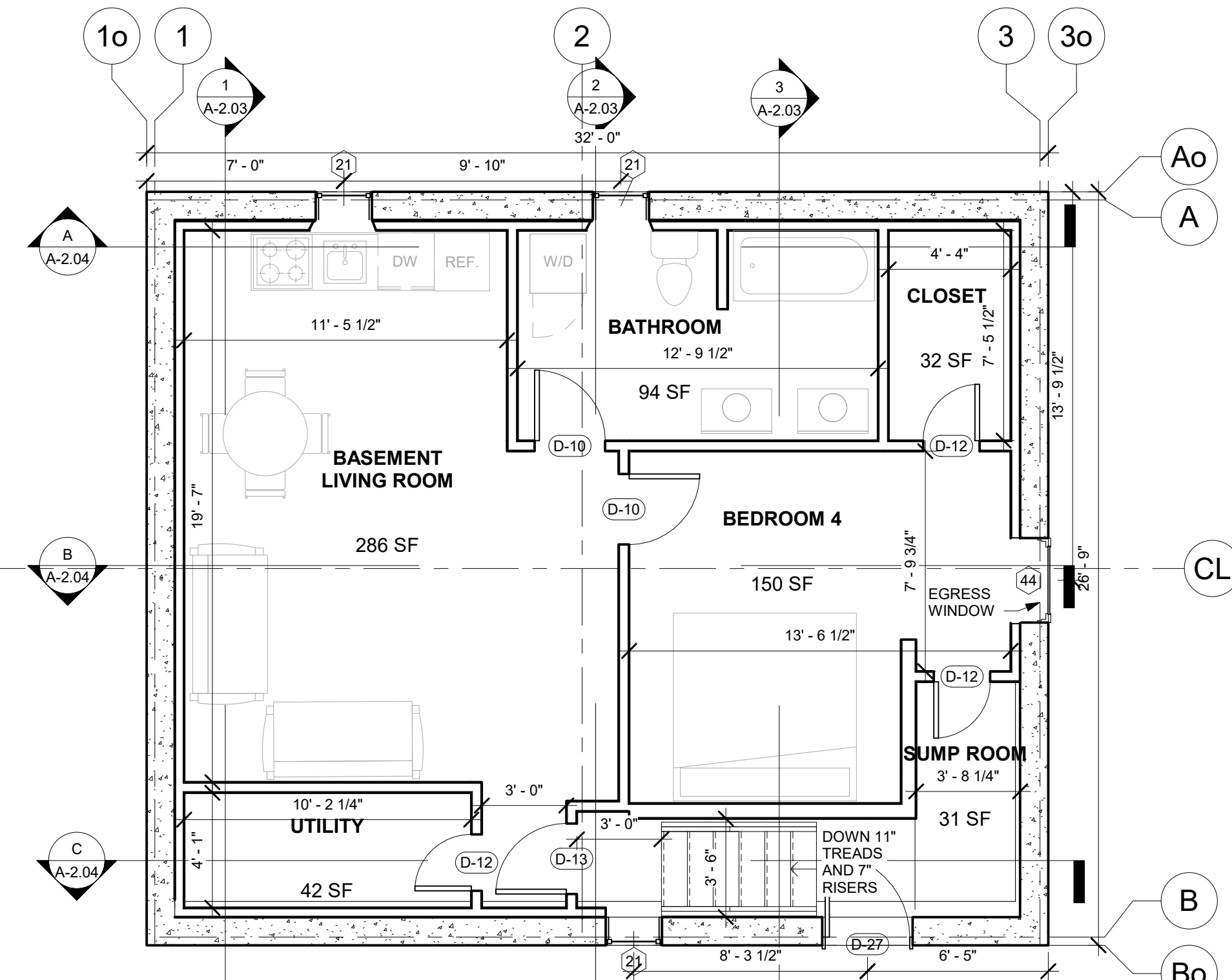
03 ROOF PLAN
1/4" = 1'-0"



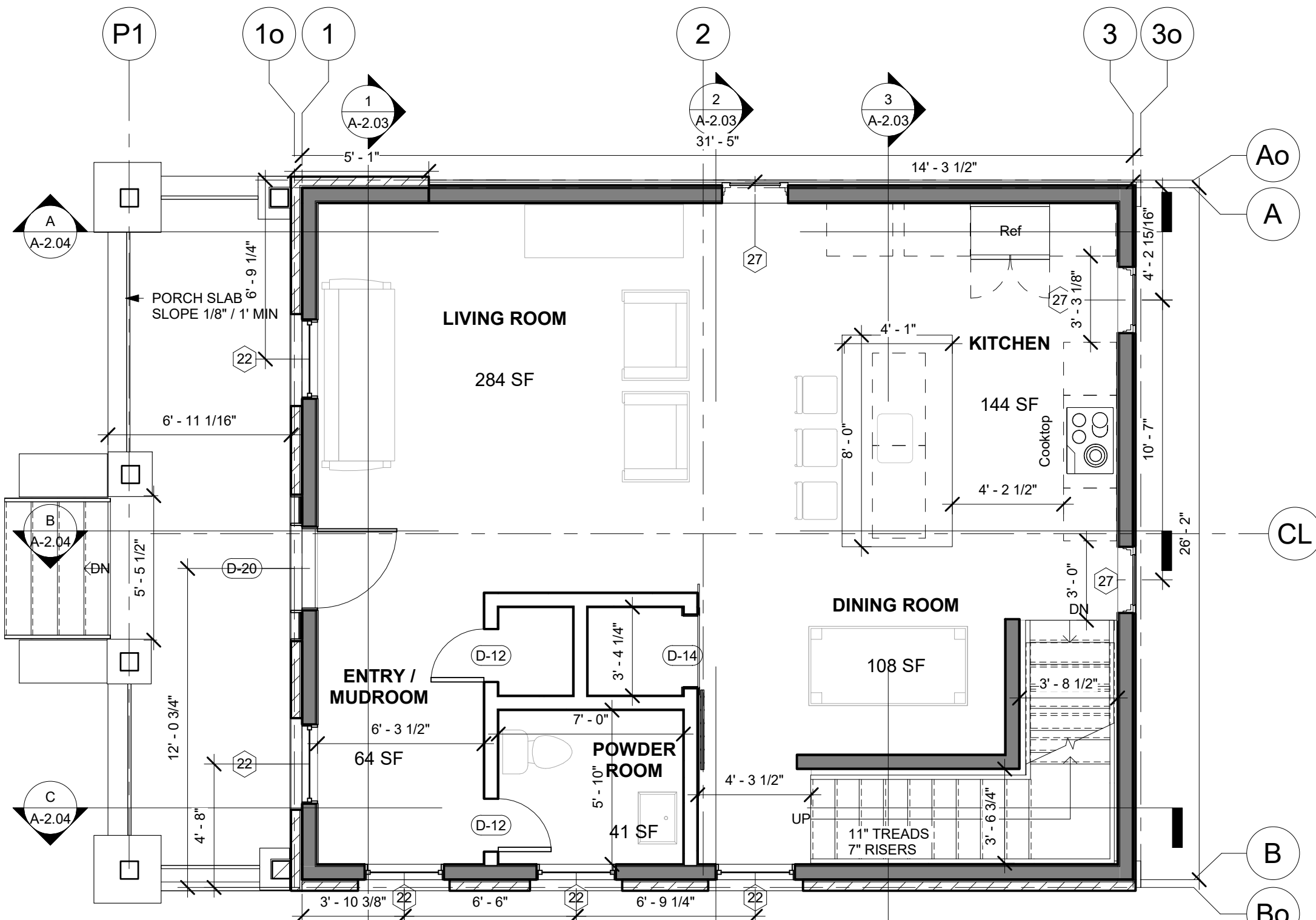
02 SECOND FLOOR FFE
1/4" = 1'-0"



ENLARGED FLOOR PLAN - LEVEL 2
BATHROOM
1/2" = 1'-0"



00 BASEMENT FFE
1/4" = 1'-0"



01 FIRST FLOOR FFE
1/4" = 1'-0"

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Tandem House 2

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DENVER, CO 80211

REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

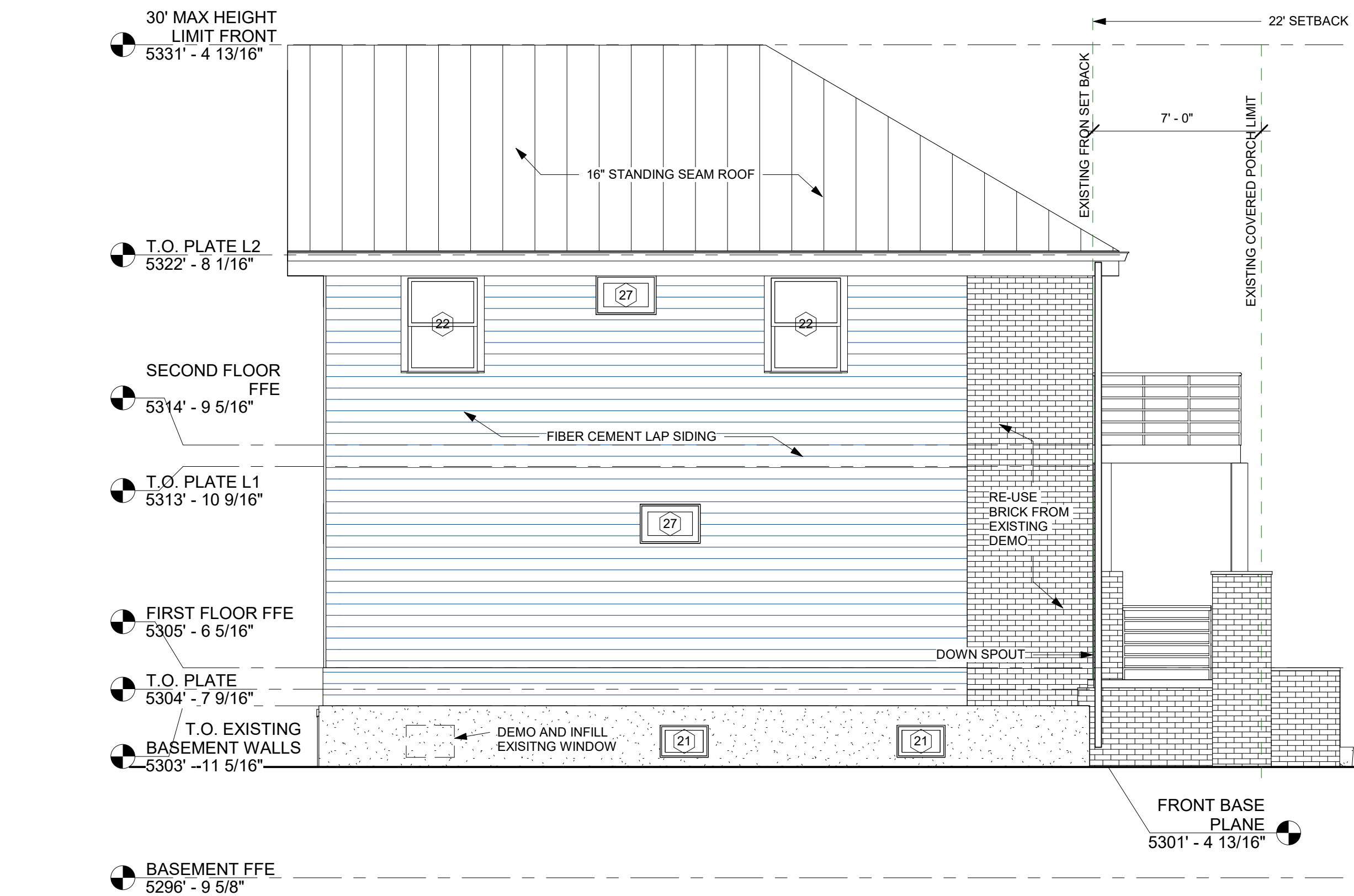
ELEVATIONS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker

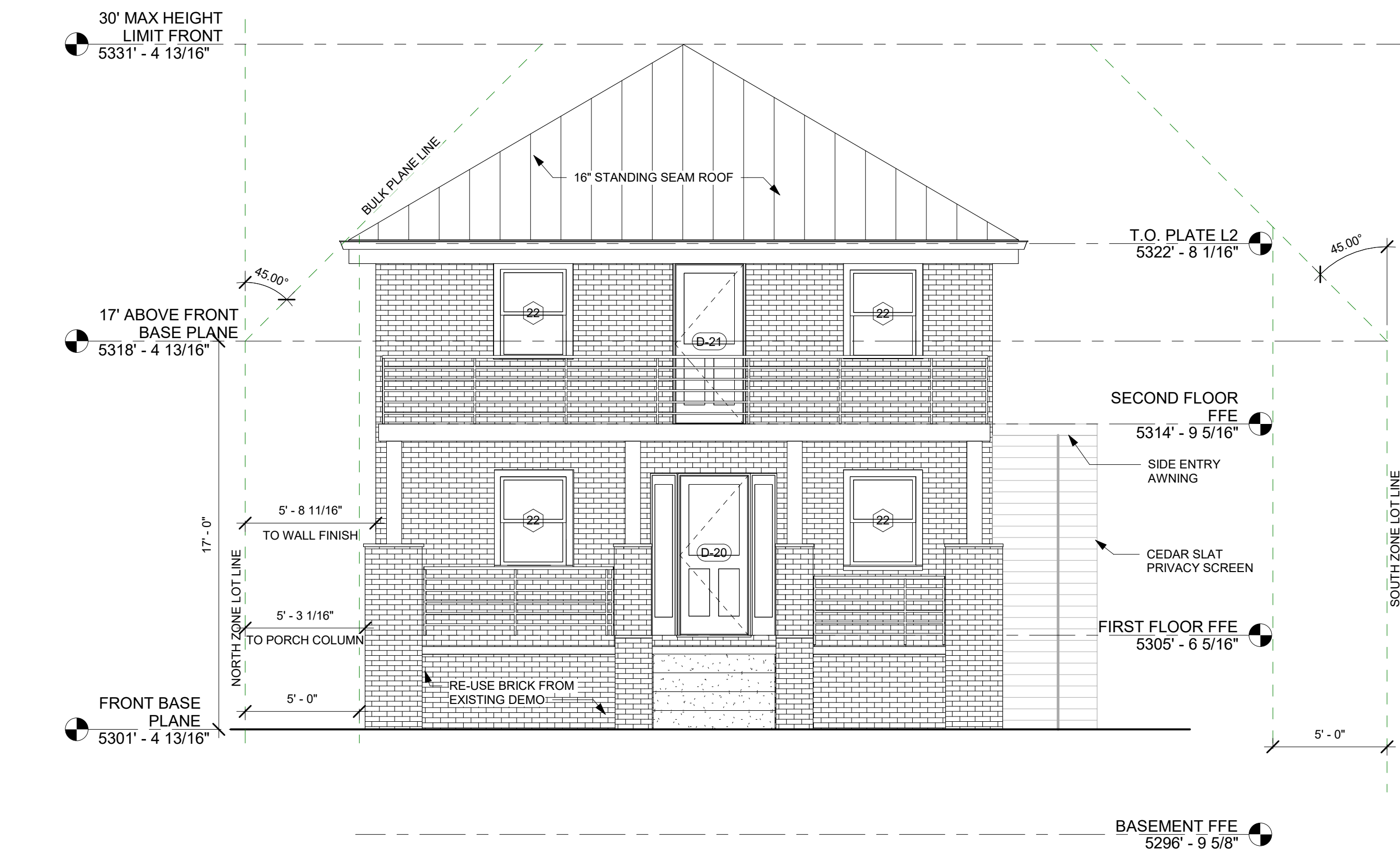
A-2.02

Scale 1/4" = 1'-0"

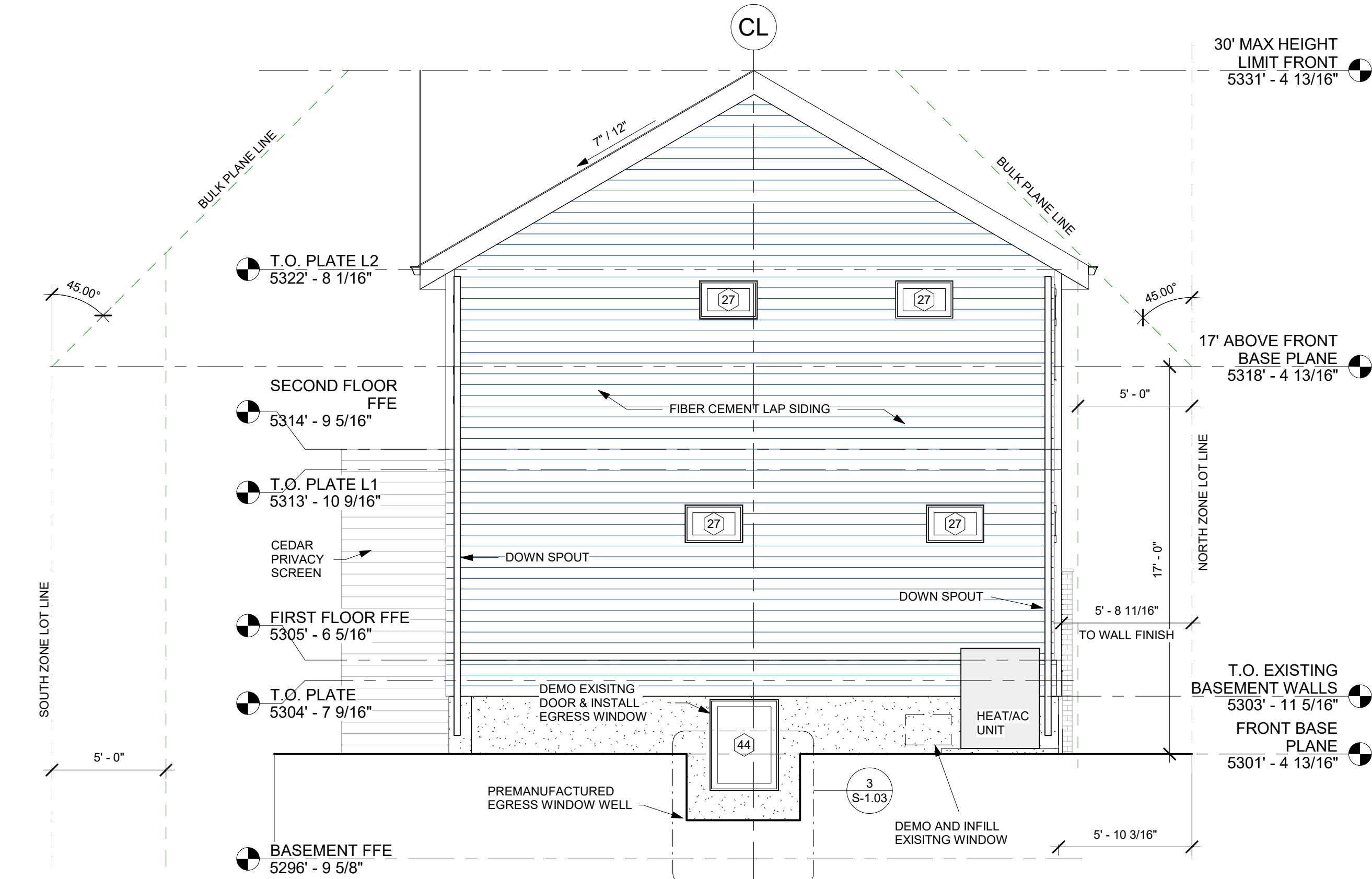
1/28/2021 9:36:03 PM



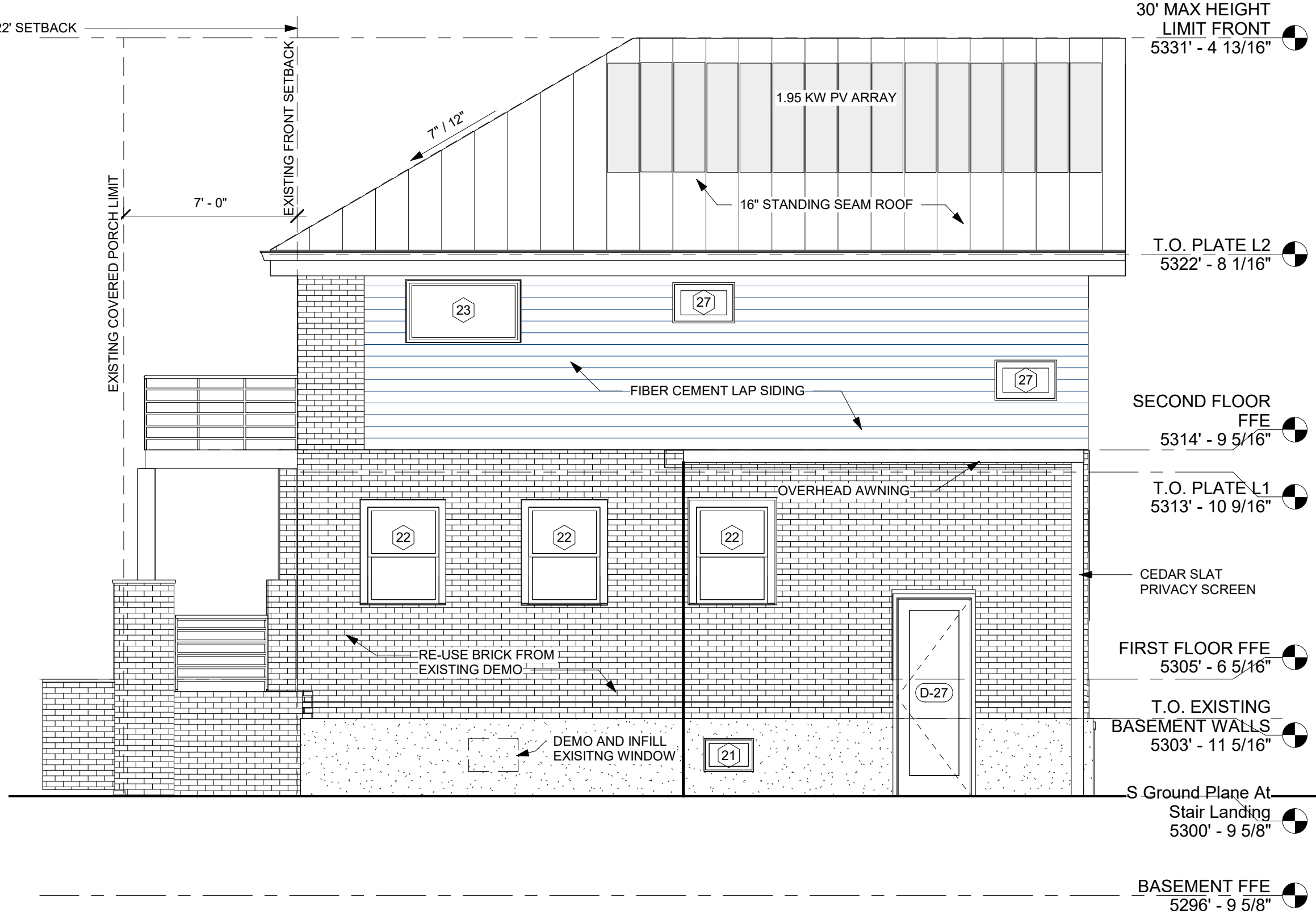
④ North
1/4" = 1'-0"



② West
1/4" = 1'-0"



③ East
1/4" = 1'-0"



① South
1/4" = 1'-0"

NOTES

ROOFS

1. RESIDENTIAL ROOFS TO BE STANDING SEAM METAL ROOF OVER SIGA MAJCOAT ROOF MEMBRANE W/ TAPED SEAMS ON OSB SIP PANELS.

2. ALL INTERIOR SIP ROOF JOINTS TO BE TAPED WITH APPROVED TAPE.

CLADDING

4. RESIDENTIAL CLADDING TO BE FIBER CEMENT HORIZONTAL LAP SIDING OVER 3/8\"/>

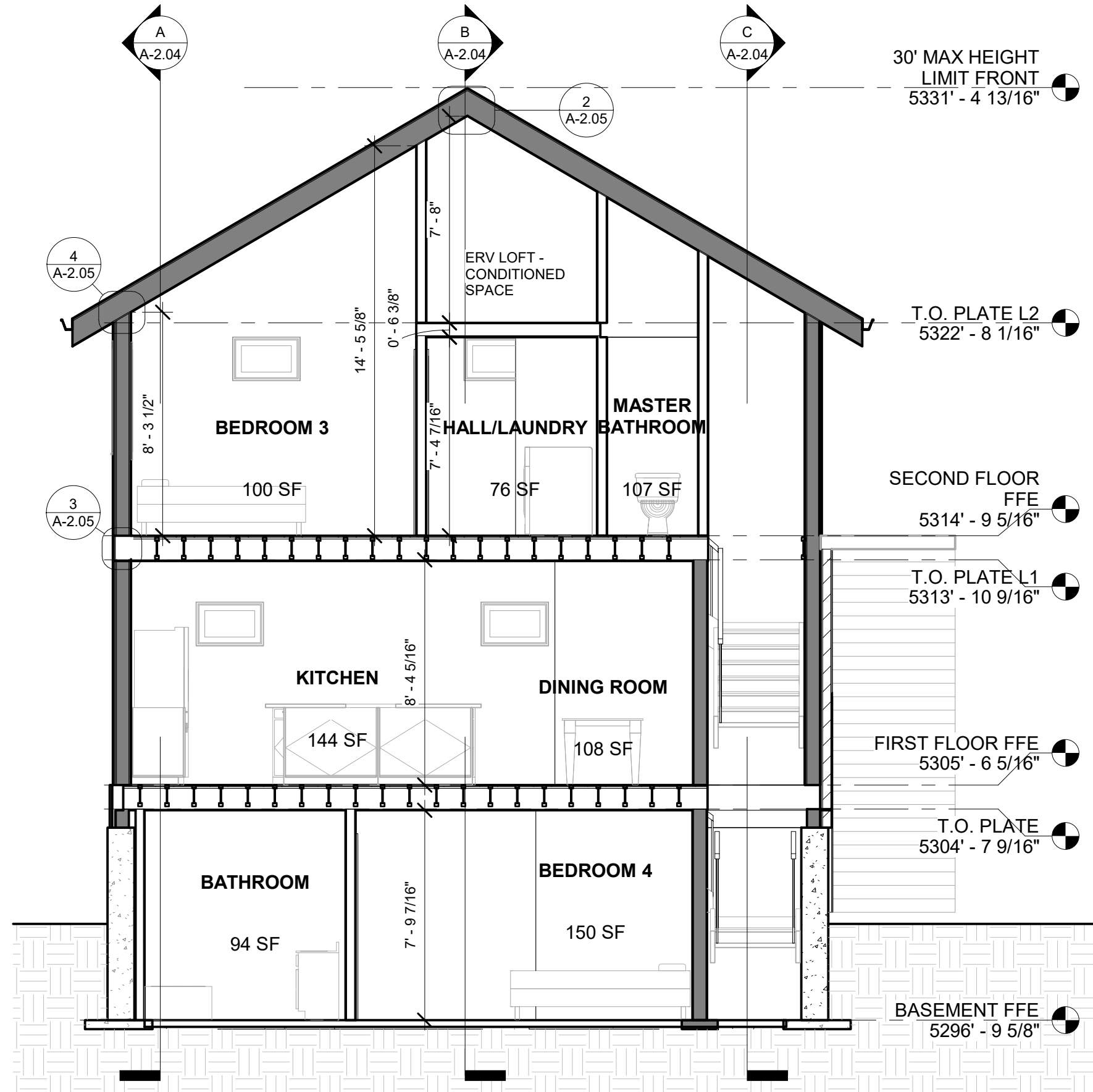
STRUCTURAL INSULATED PANELS (SIP)

6. SIPs SHALL MEET FACING AND ADHESIVE REQUIREMENTS AS REQUIRED BY R610.3.2 AND R610.3.3. SEE SPECIFICATIONS ON SHEET A-0.02.

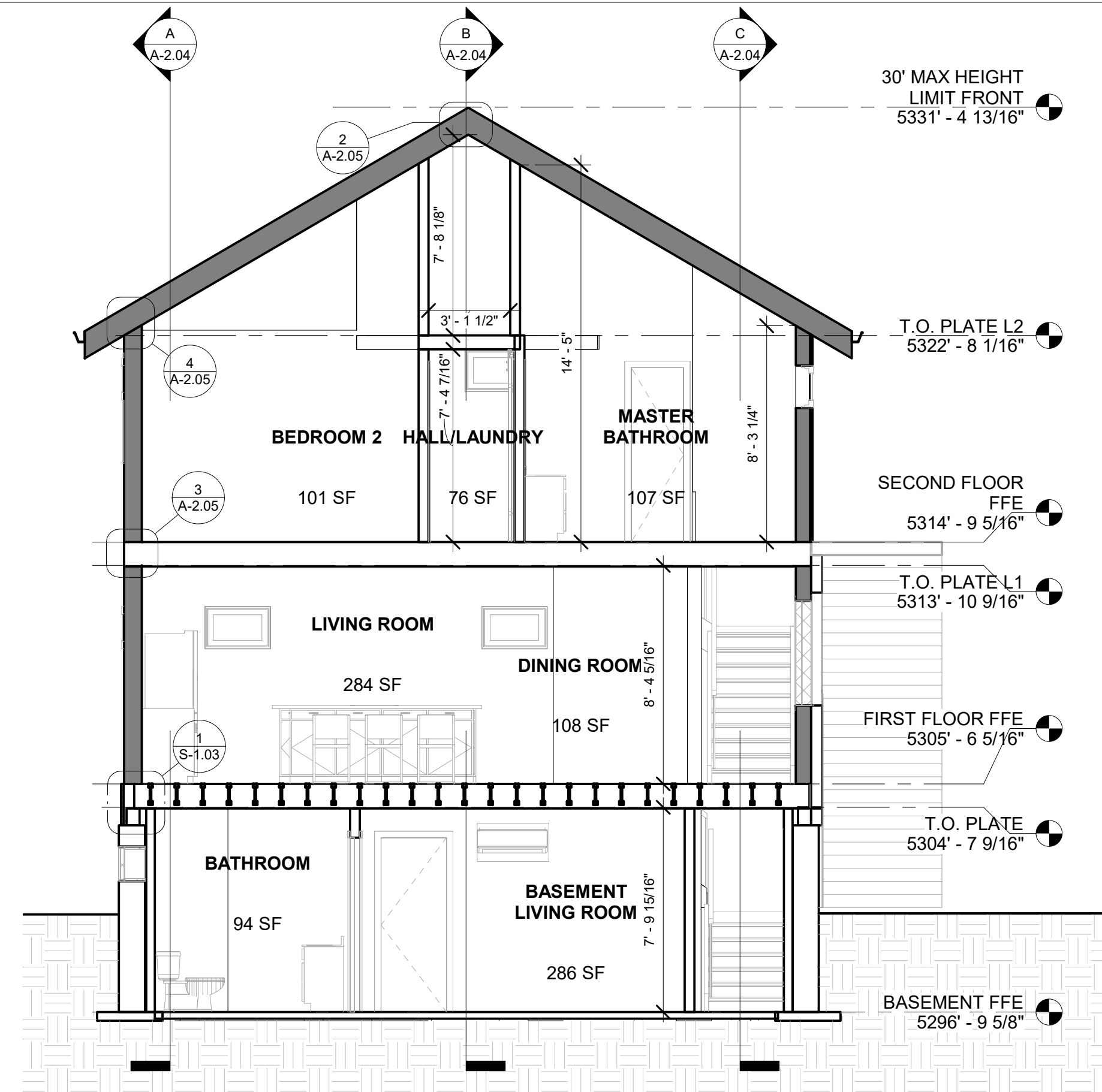
WINDOWS

7. ALL WINDOWS COMPLY WITH REQUIREMENTS AS OUTLINED IN R312.2. NO OPERABLE WINDOWS ARE MORE THAN 72\"/>

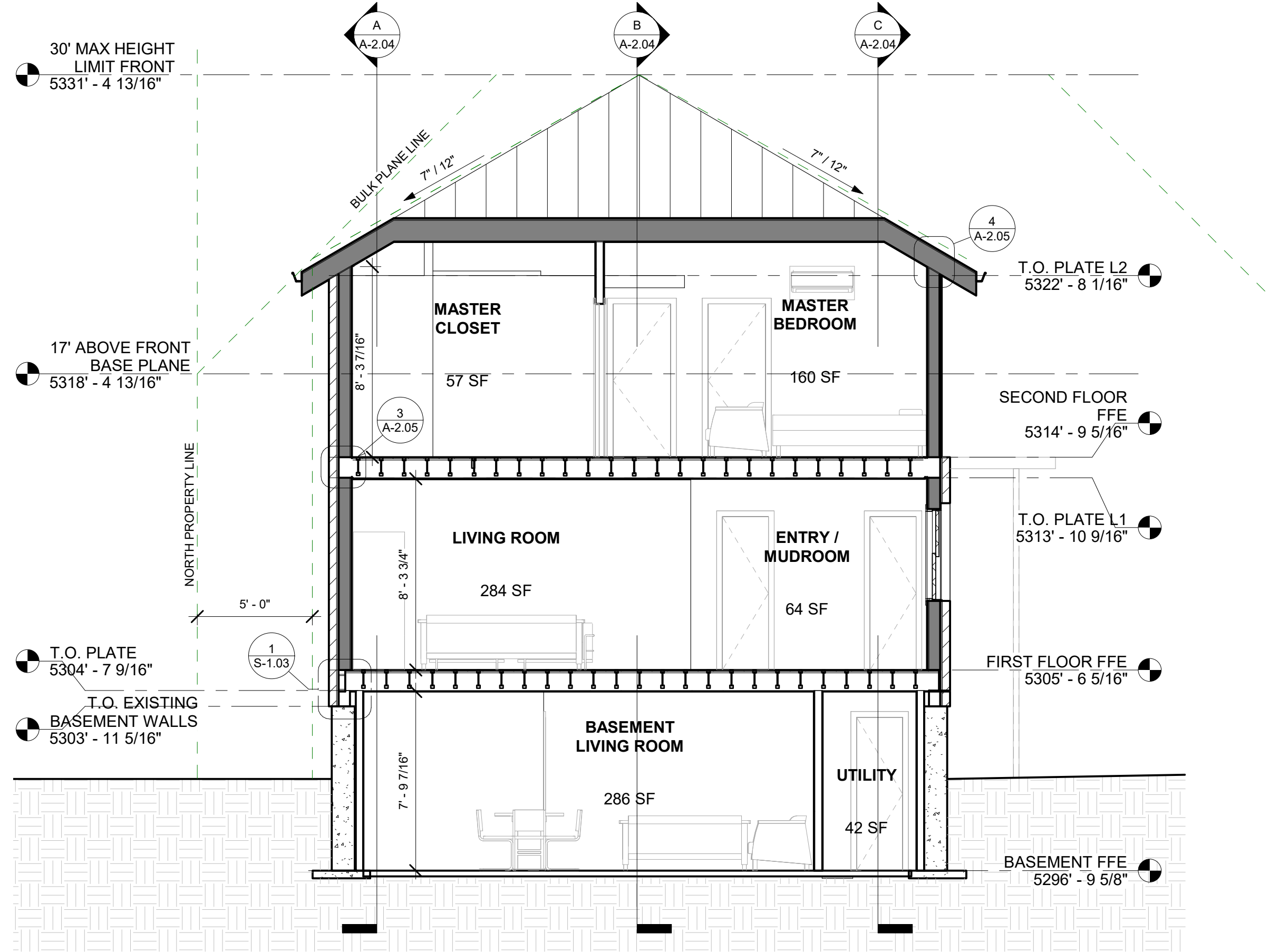
NOTES:
1. JOIST PROFILES, WHERE SHOWN, ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO STRUCTURAL FRAMING PLANS FOR SIZING AND SPACING.



③ Section 3
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"



① Section 1
1/4" = 1'-0"

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REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

SECTIONS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
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A-2.03

Scale	1/4" = 1'-0"
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1/28/2021 9:36:15 PM

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REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

SECTIONS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
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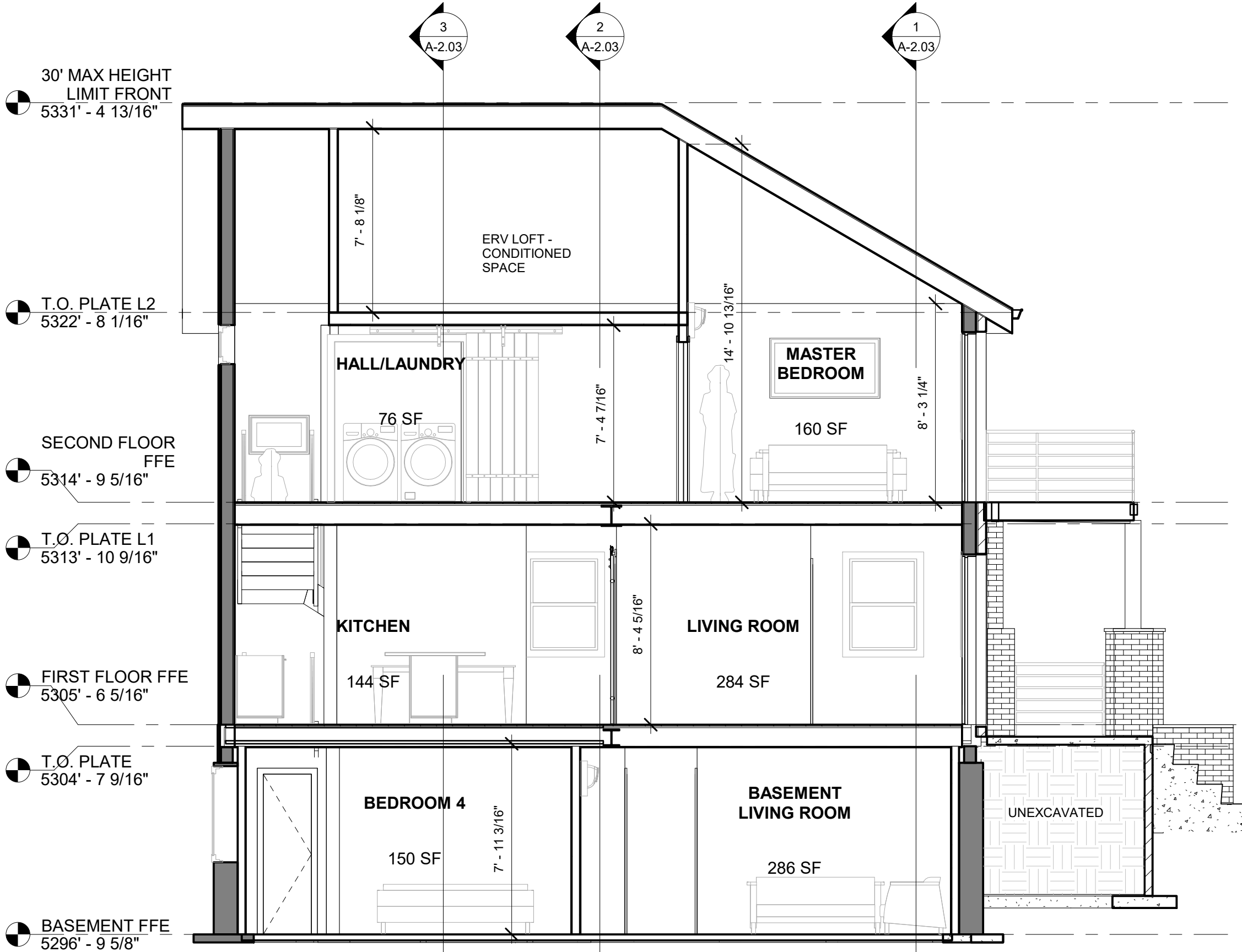
A-2.04

Scale 1/4" = 1'-0"

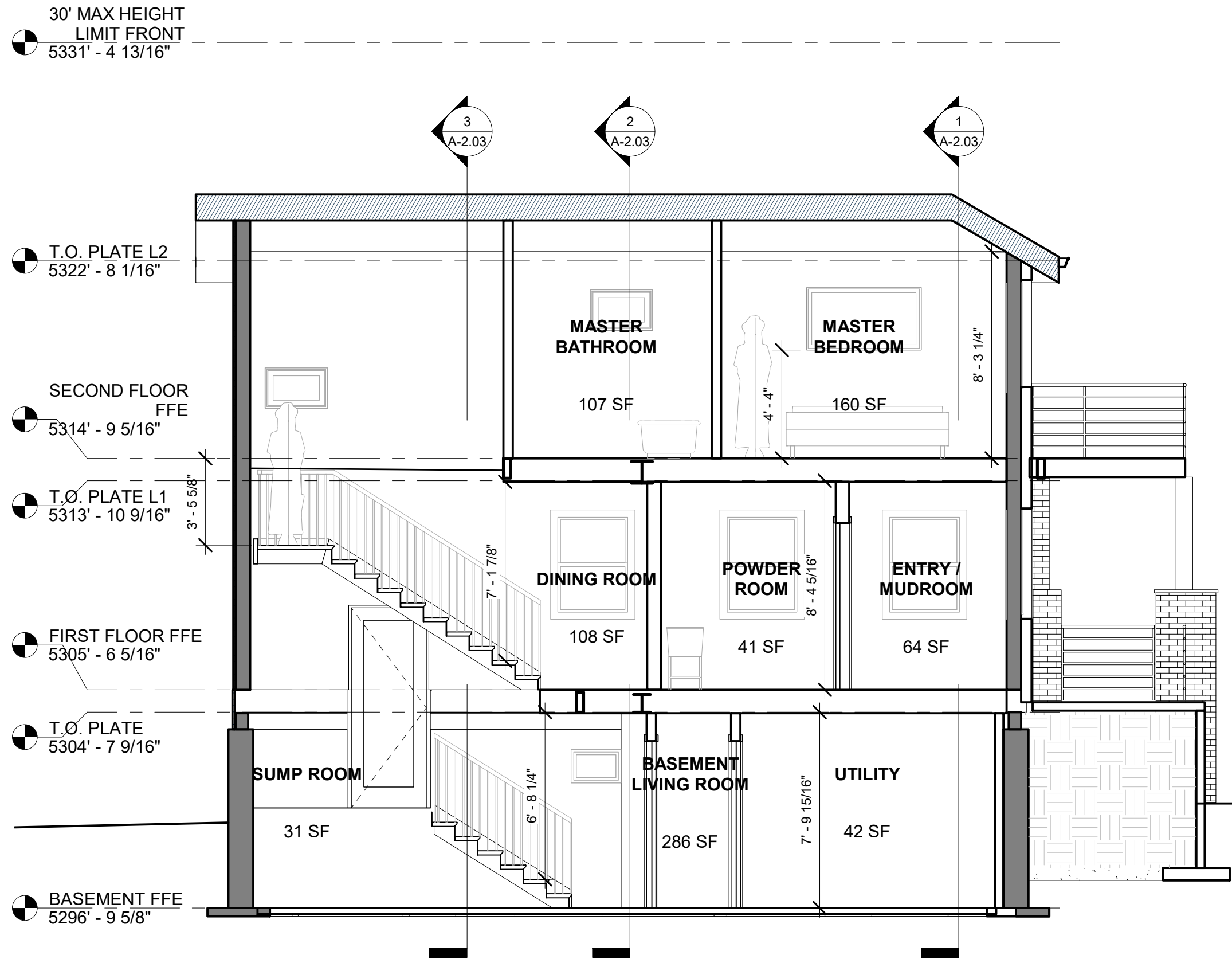
1/28/2021 9:38:20 PM

NOTES:

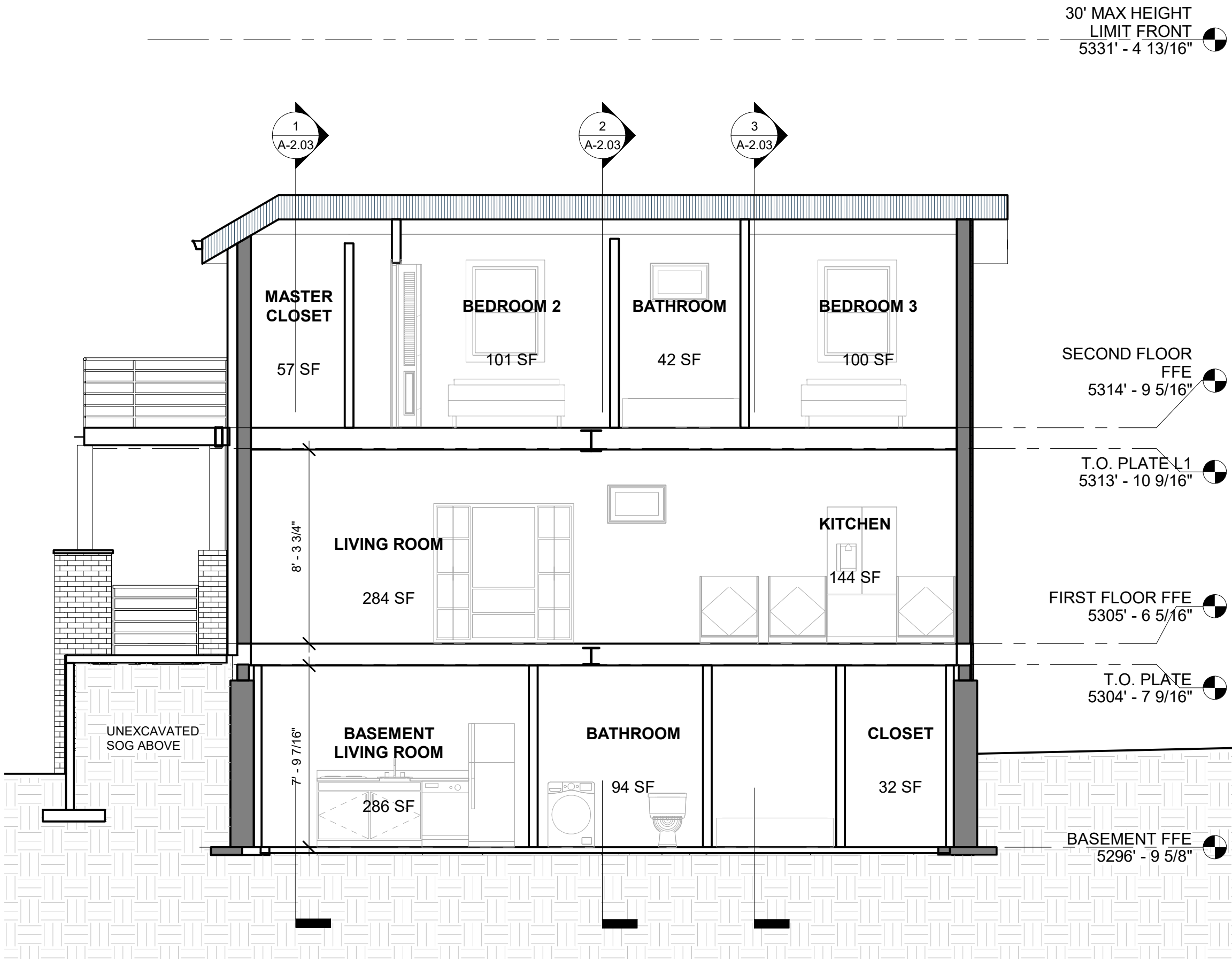
1. JOIST PROFILES, WHERE SHOWN, ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO STRUCTURAL FRAMING PLANS FOR SIZING AND SPACING.



Section B
1/4" = 1'-0"

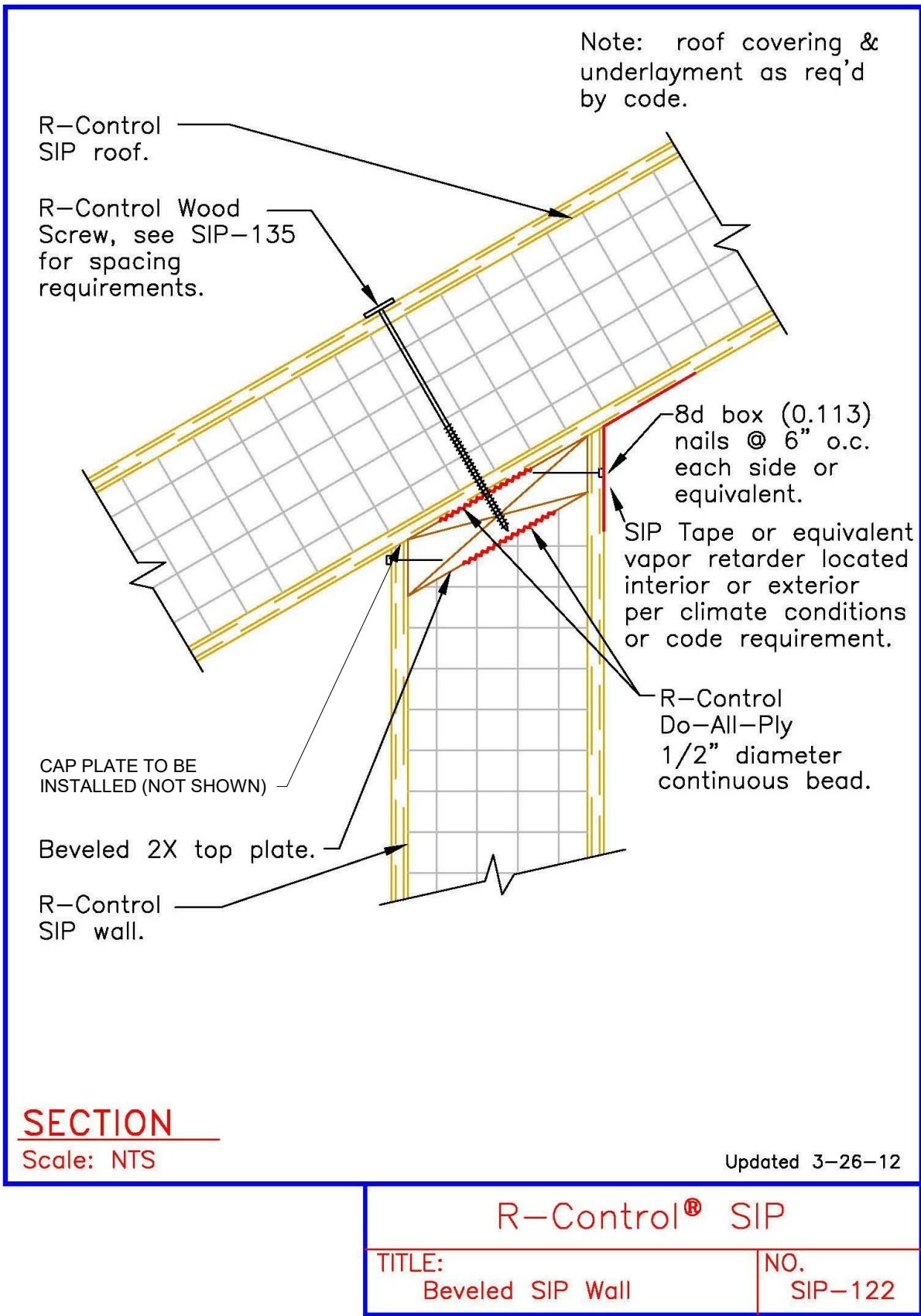


Section C
1/4" = 1'-0"

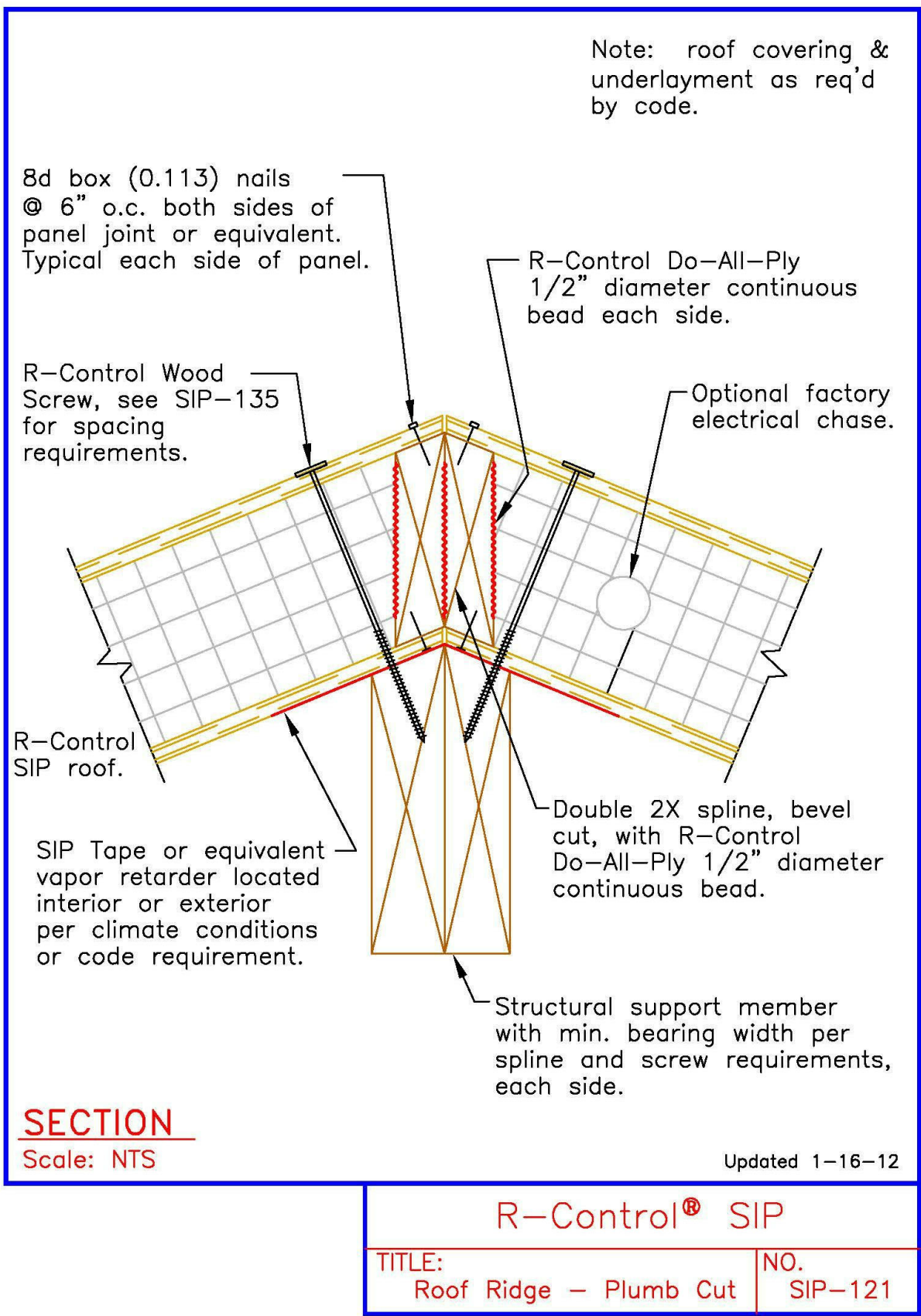


Section A
1/4" = 1'-0"

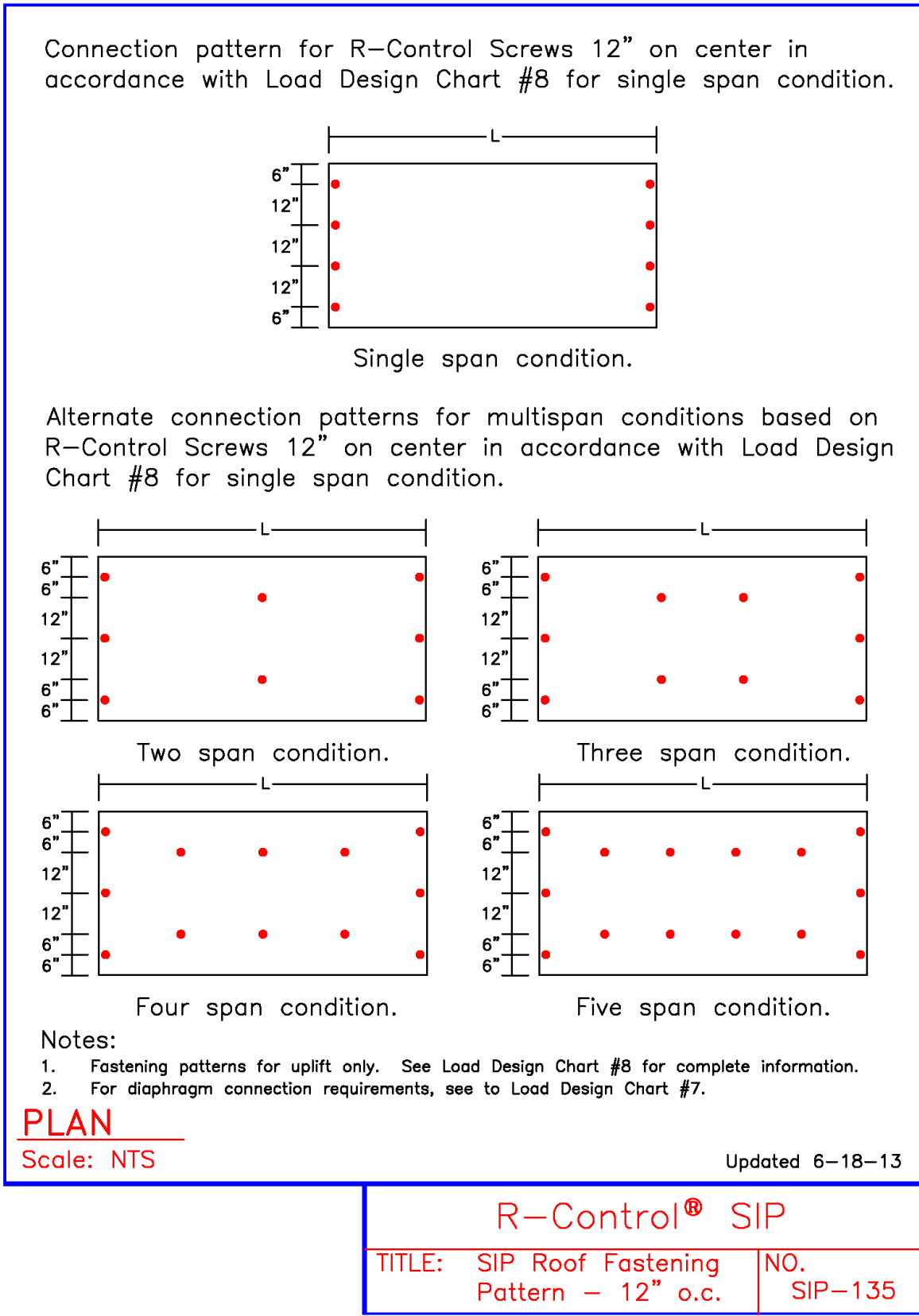
- NOTES**
1. ALL SIP CONSTRUCTION SHALL BE IN CONFORMANCE WITH IRC SECTION R610 UNLESS OTHERWISE NOTED.
2. A DOUBLE TOP PLATE (TOP PLATE PLUS CAP PLATE) SHALL BE PROVIDED AT ALL WALL TO FLOOR AND WALL TO ROOF CONNECTIONS PER R610.5.1.



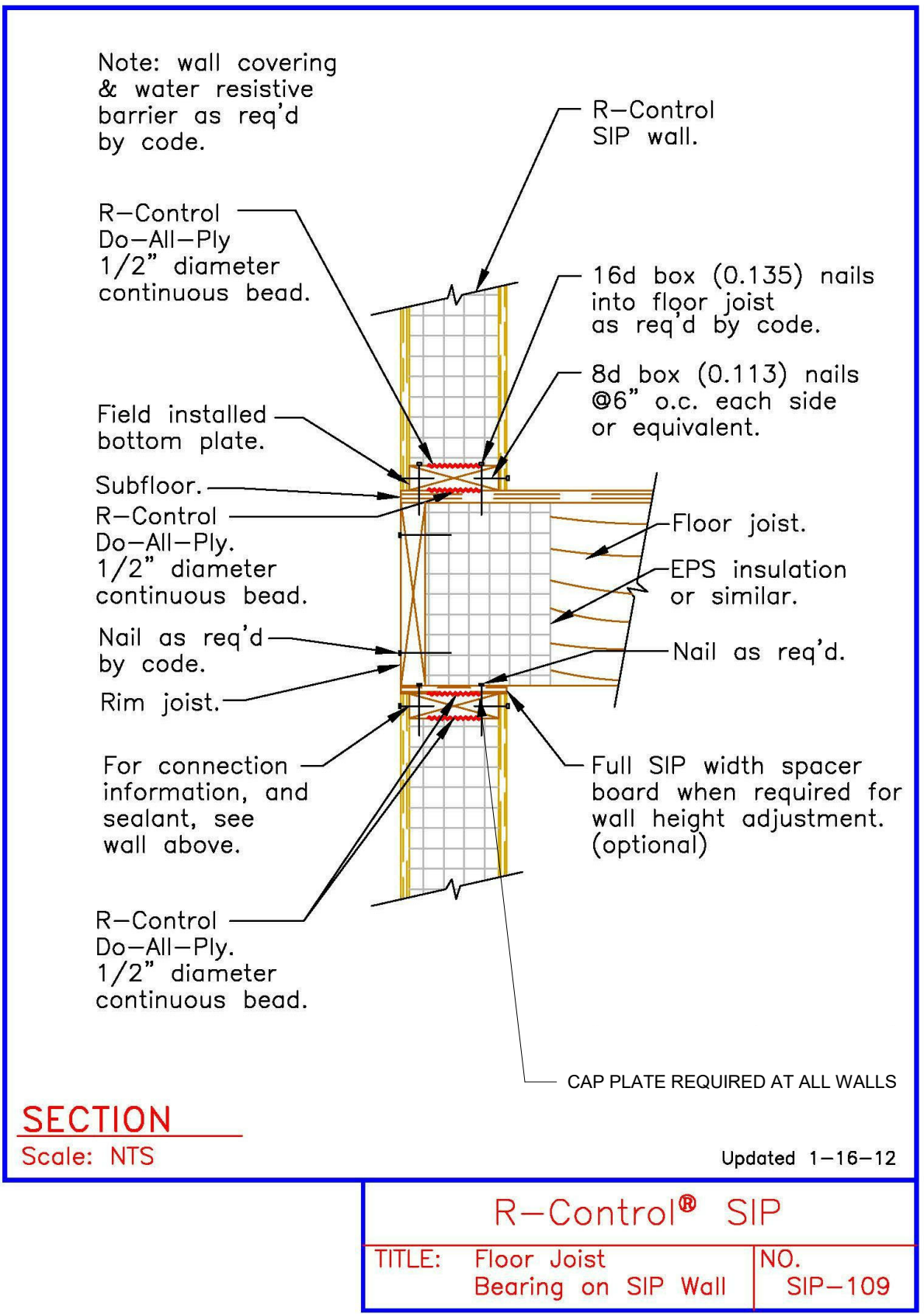
④ R-CONTROL BEVELED WALL TO ROOF
1" = 1'-0"



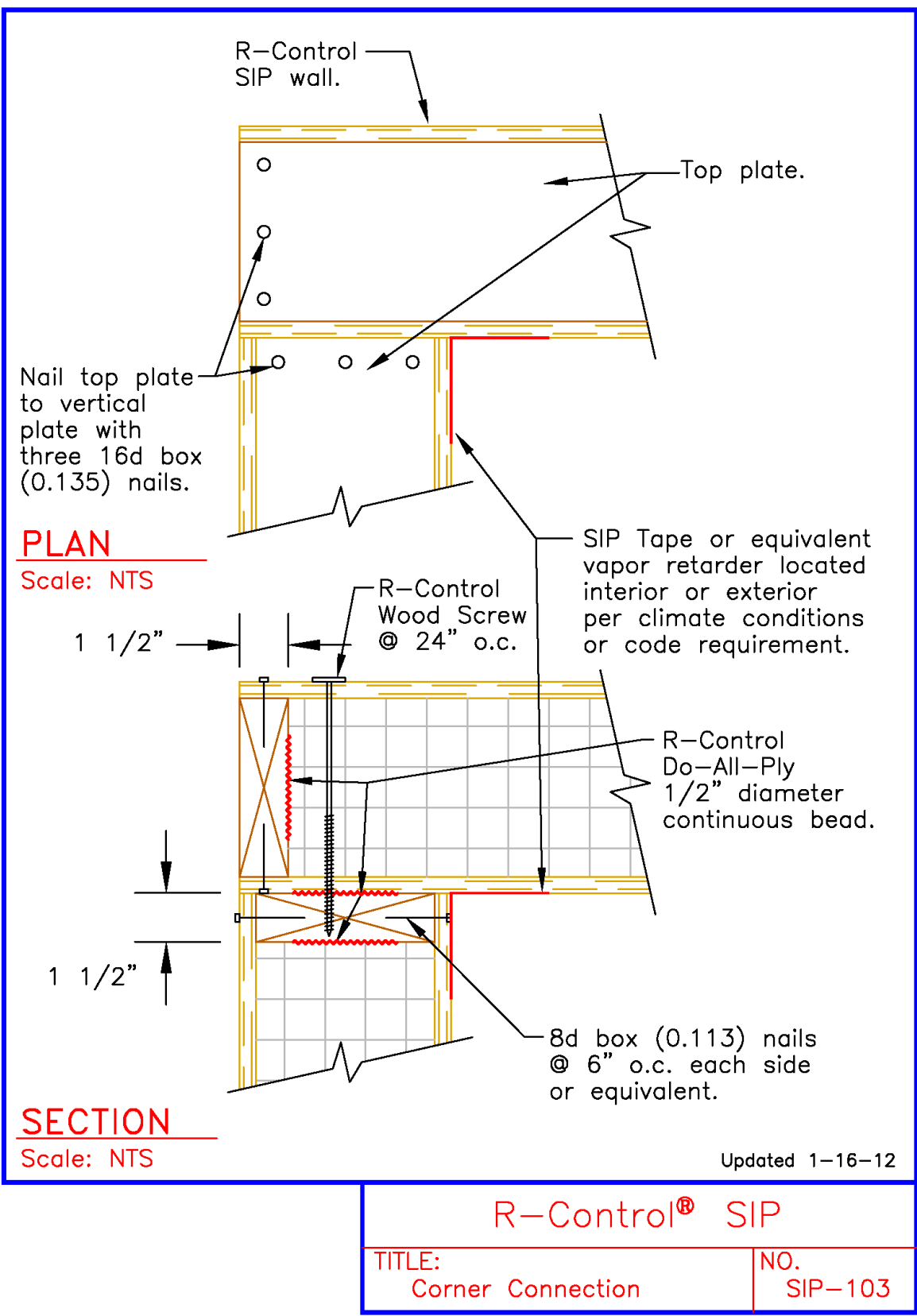
② R-CONTROL RIDGE BEAM DETAIL
1" = 1'-0"



⑤ R-CONTROL ROOF FASTENING PATTERN
1" = 1'-0"



③ R-CONTROL FLOOR TO WALL CONNECTION
1" = 1'-0"



① R-CONTROL CORNER CONNECTION
1" = 1'-0"

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REV	DESCRIPTION	DATE
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SIP DETAILS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker

A-2.05

Scale 1" = 1'-0"

1/28/2021 9:36:34 PM

NOTES

ROOFS

1. DETACHED GARAGE ROOF TO BE STANDING SEAM METAL OVER #30 ASPHALT FELT

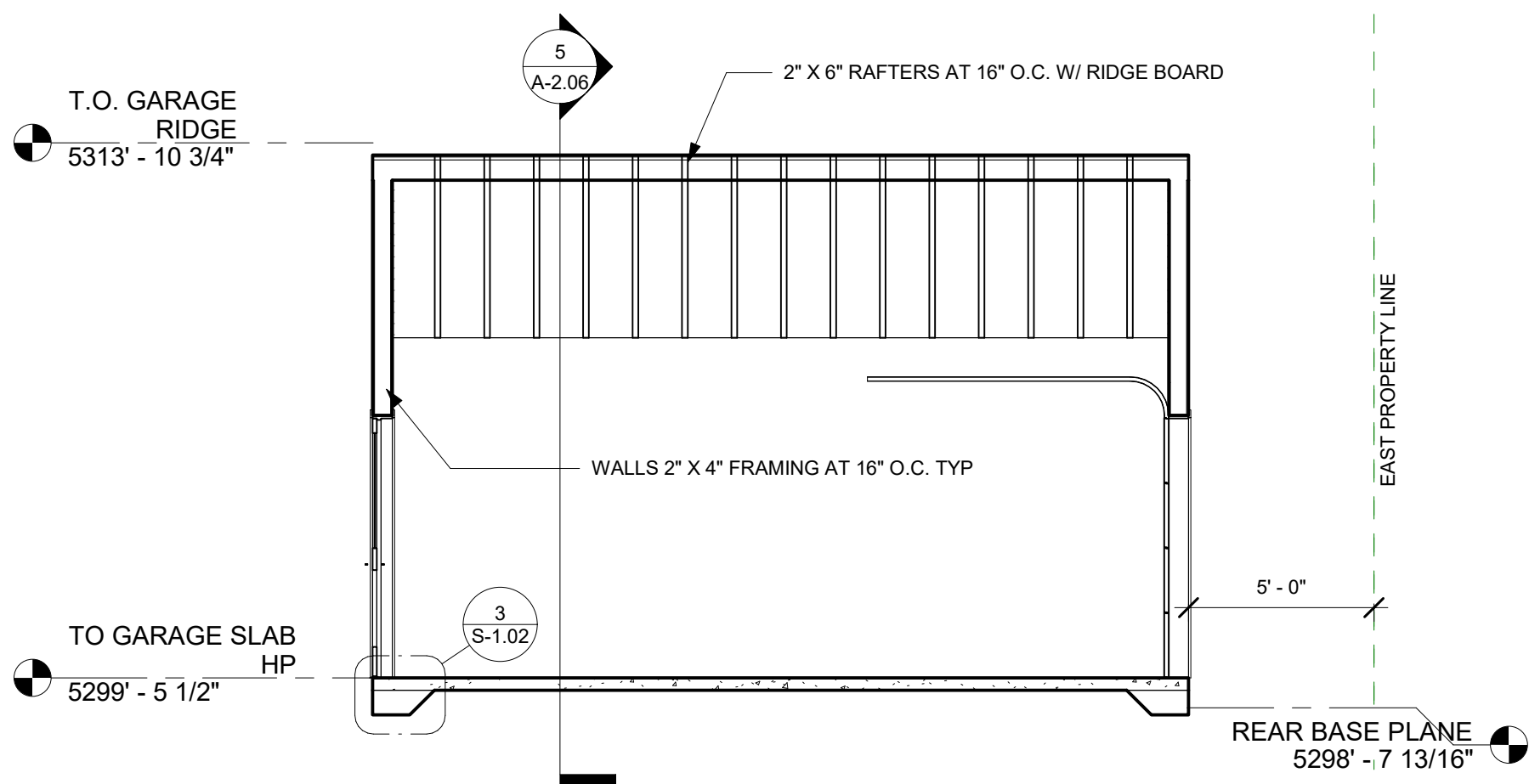
CLADDING

1. DETACHED GARAGE CLADDING TO BE PAINTED FIBER CEMENT HORIZONTAL SIDING OVER WEATHER RESISTIVE BARRIER ON OSB PANEL.

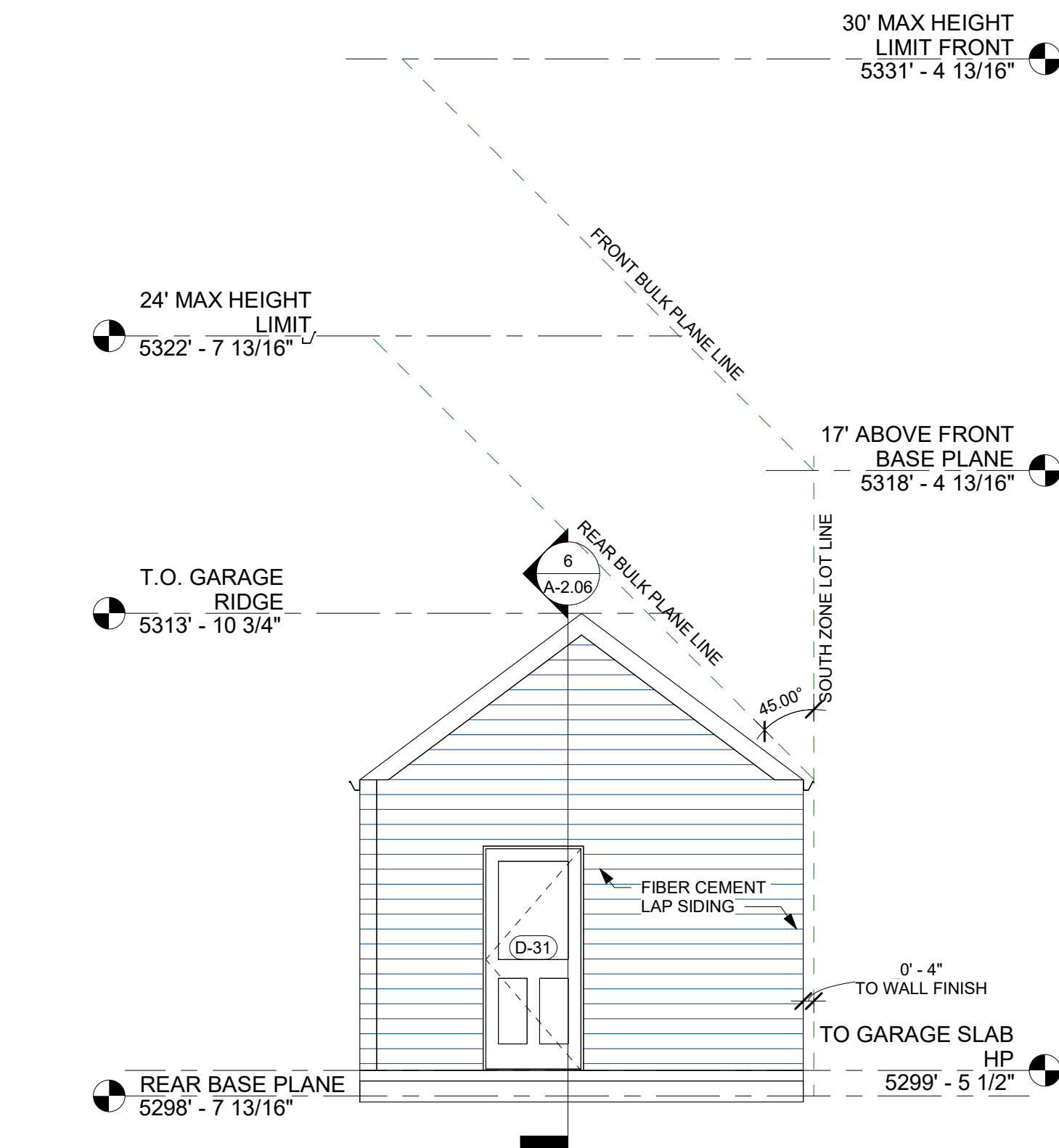
2. FIRE RATE ALL CONSTRUCTION WITHIN 5' OF THE SOUTH PROPERTY LINE

ELECTRICAL VEHICLE CHARGING

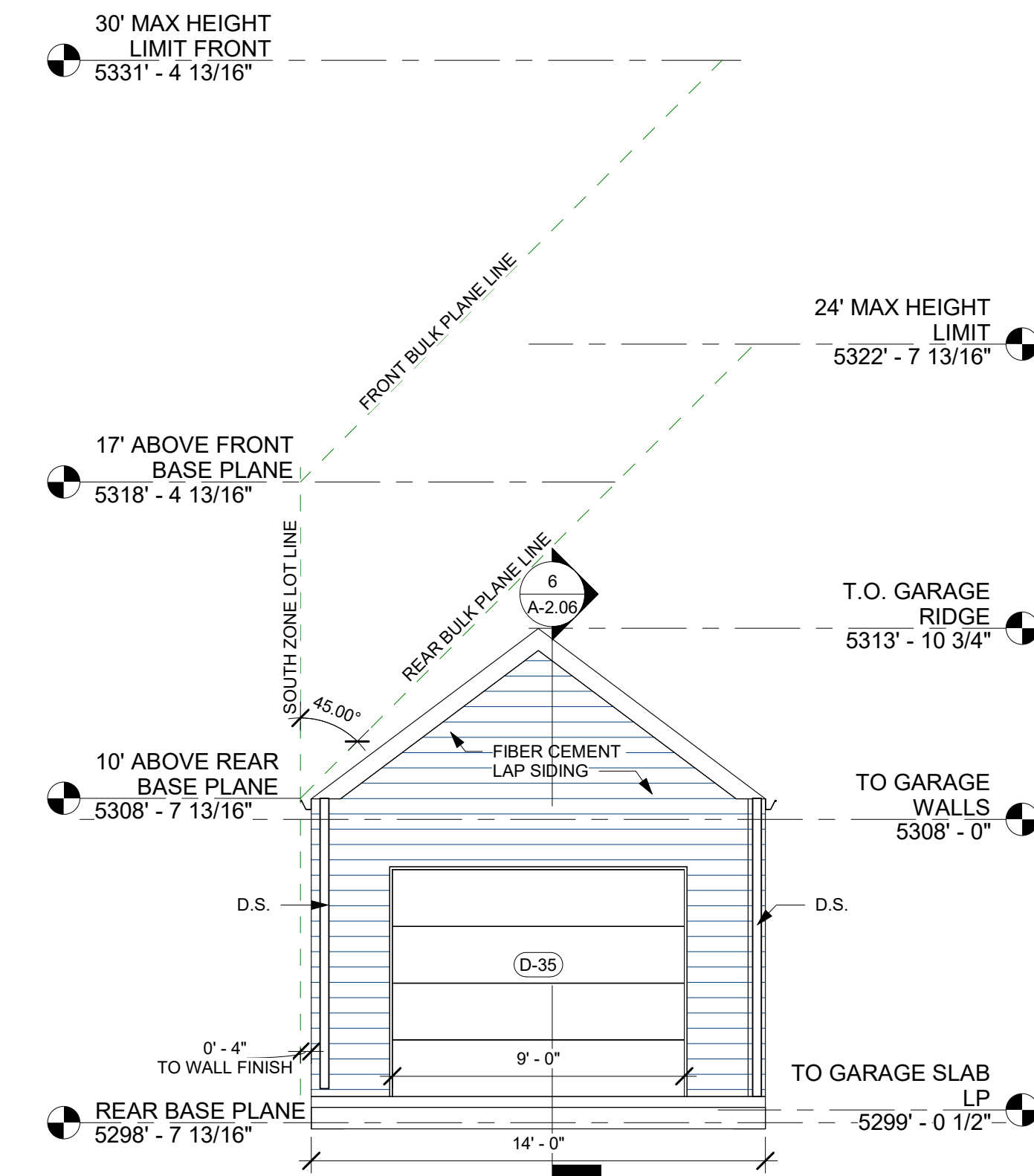
1. PROVIDE ELECTRICAL VEHICLE CHARGING PER CODE



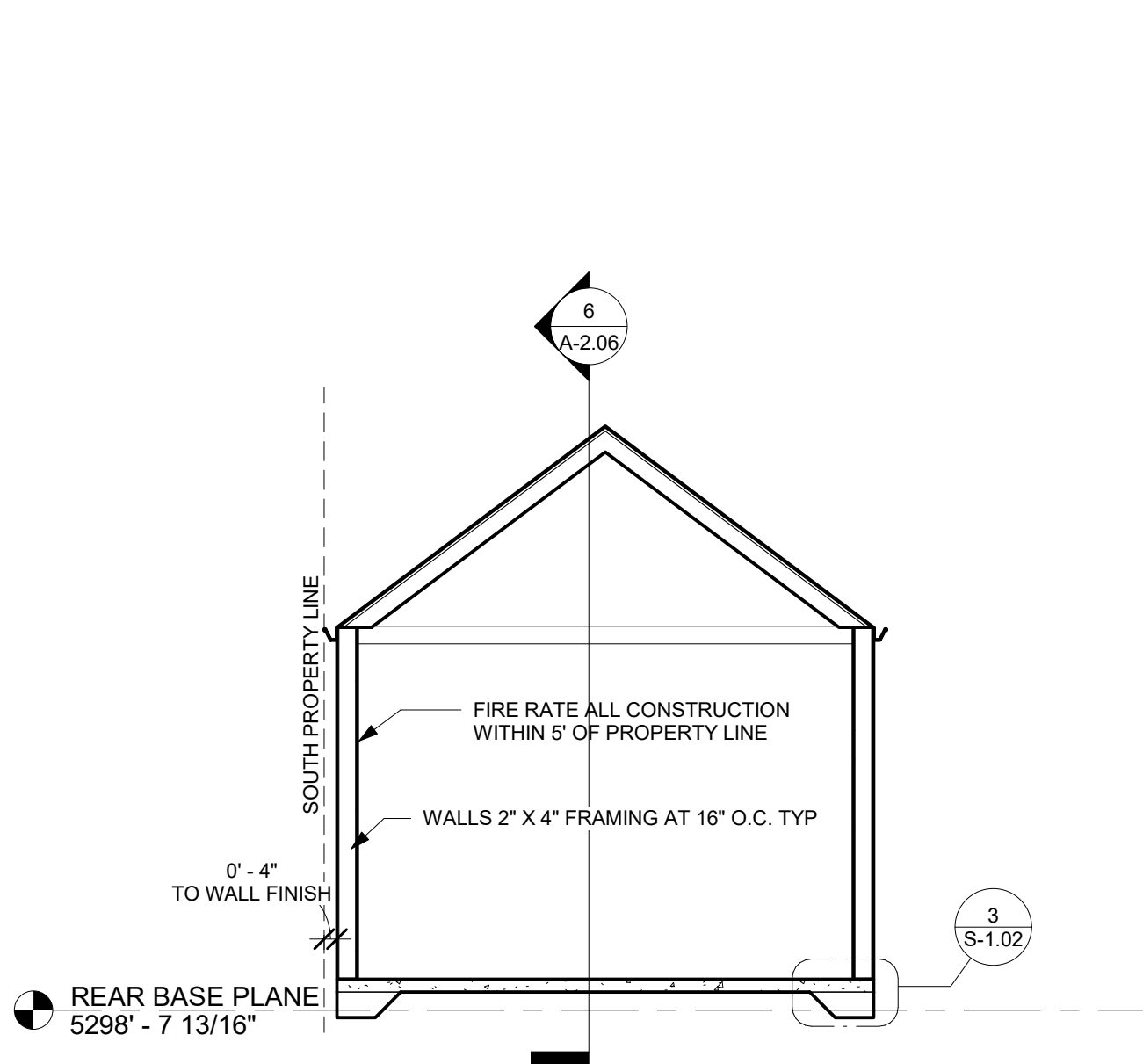
6 Section 5 GARAGE
1/4" = 1'-0"



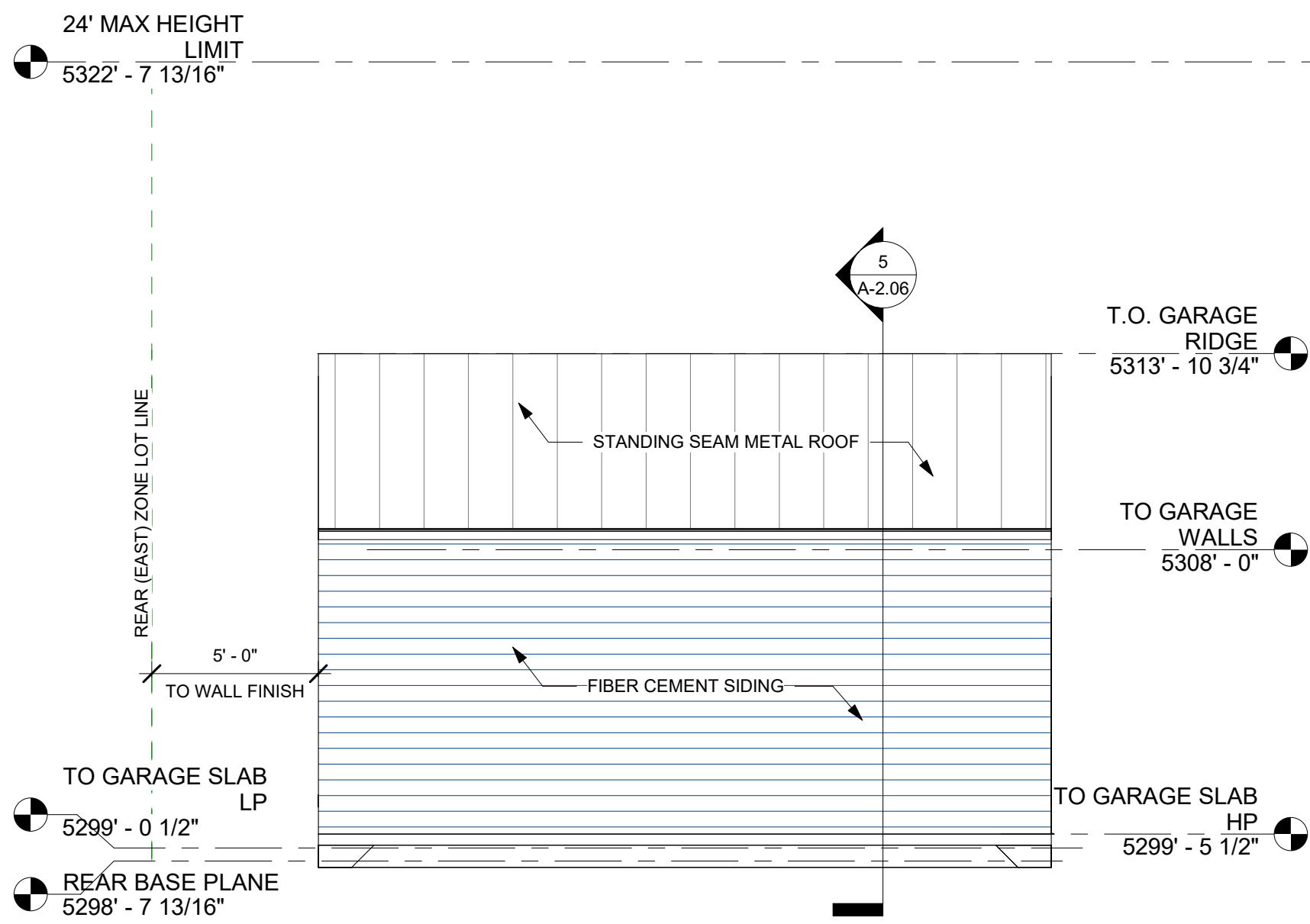
4 West Garage
1/4" = 1'-0"



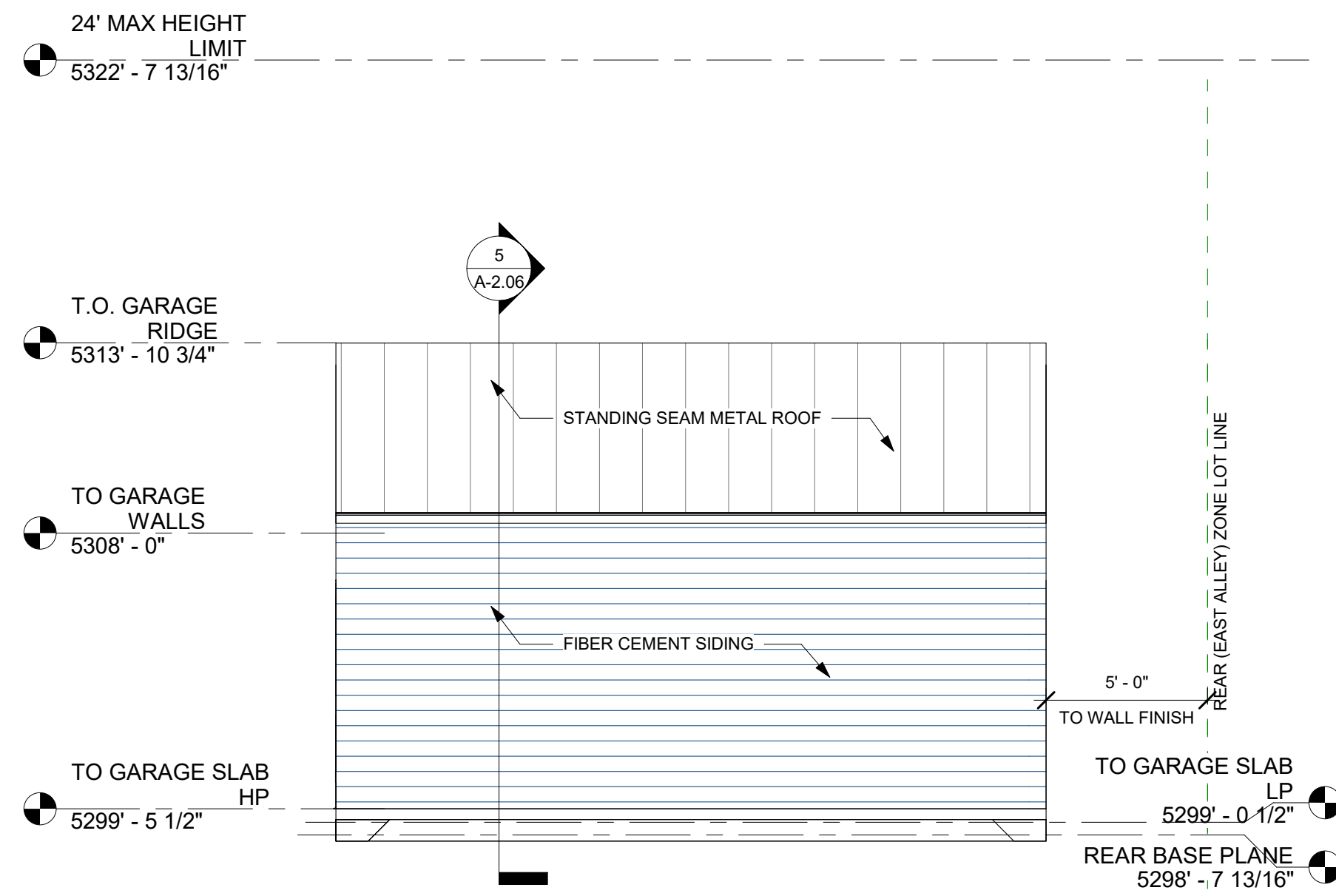
2 East Garage
1/4" = 1'-0"



5 Section 4 GARAGE
1/4" = 1'-0"



3 North Garage
1/4" = 1'-0"



1 South Garage
1/4" = 1'-0"

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REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

GARAGE
ELEVATIONS &
SECTIONS

Project number 2020-CO1
Date 01.29.2021
Drawn by SAR
Checked by ANR

A-2.06

Scale 1/4" = 1'-0"

1/28/2021 9:38:38 PM

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REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

ELECTRICAL PLANS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker

E-1.00

Scale	1/4" = 1'-0"
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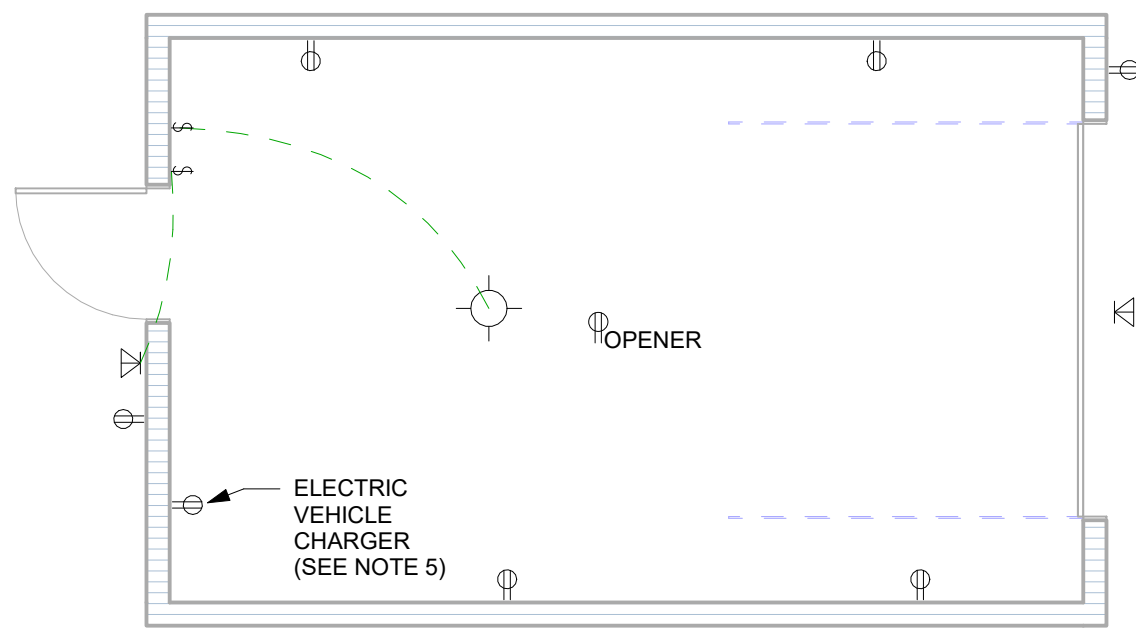
ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR TO VERIFY ALL LOAD REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - SOLAR PANEL INSTALLATION
 - ELECTRIC VEHICLE CHARGING STATION
 - APPLIANCES
 - HVAC EQUIPMENT
 - ELECTRIC HOT WATER HEATERS
- CONTRACTOR TO COORDINATE LOCATIONS OF HVAC EQUIPMENT WITH MECHANICAL
- CONTRACTOR TO VERIFY TYPE AND LOCATIONS OF ALL LIGHTING FIXTURES WITH OWNER
- BASEMENT LIVING ROOM LIGHTING TO COMPLY WITH IRC SECTION R303.1 EXCEPTION 2. LIGHTING SHALL PROVIDE A MINIMUM AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) AT A HEIGHT OF 30" ABOVE FINISHED FLOOR.
- GARAGE EV CHARGING:** CIRCUIT BREAKERS OR CIRCUIT BREAKER SPACES RESERVED FOR THE EV CAPABLE, READY AND EVSE INSTALLED SPACES SHALL BE IDENTIFIED ON THE PANELBOARD DIRECTORY. ALL EMPTY CONDUITS FOR THE EV CAPABLE SPACES SHALL BE IDENTIFIED AT BOTH THE PANELBOARD AND AT THE TERMINATION POINT AT THE PARKING SPACE.

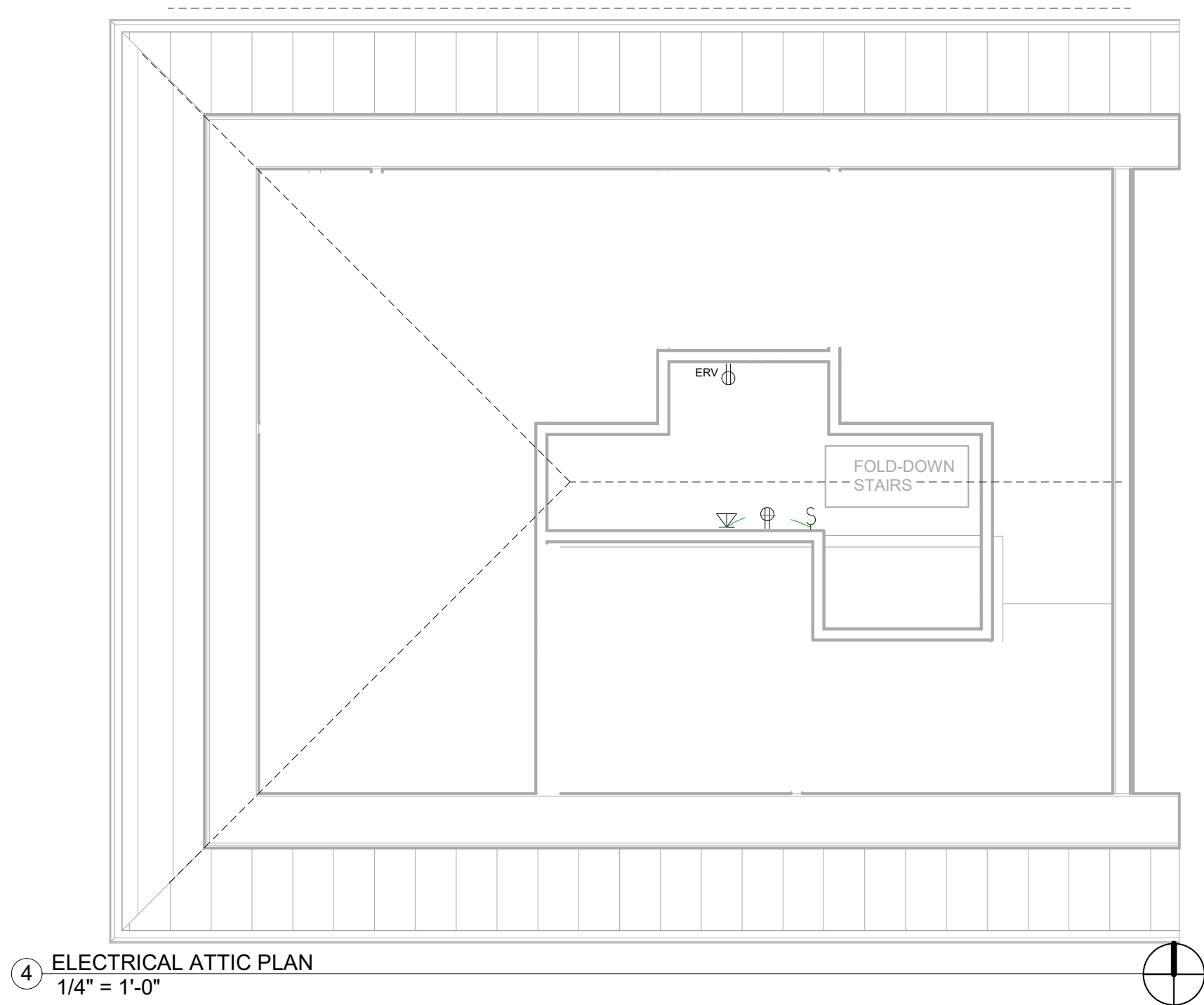
SYMBOL DESCRIPTION

- § SWITCH
- § 3 WAY SWITCH
- ⌚ DUPLEX OUTLET
- ⌚ GFCI GROUND FAULT OUTLET
- ⊙ CEILING LIGHT FIXTURE
- RECESSED CAN LIGHT
- ⏏ WALL LIGHT FIXTURE
- ⊕ PENDANT LIGHT
- ⌚ UNDER CABINET LIGHT
- ⊕ CEILING FAN

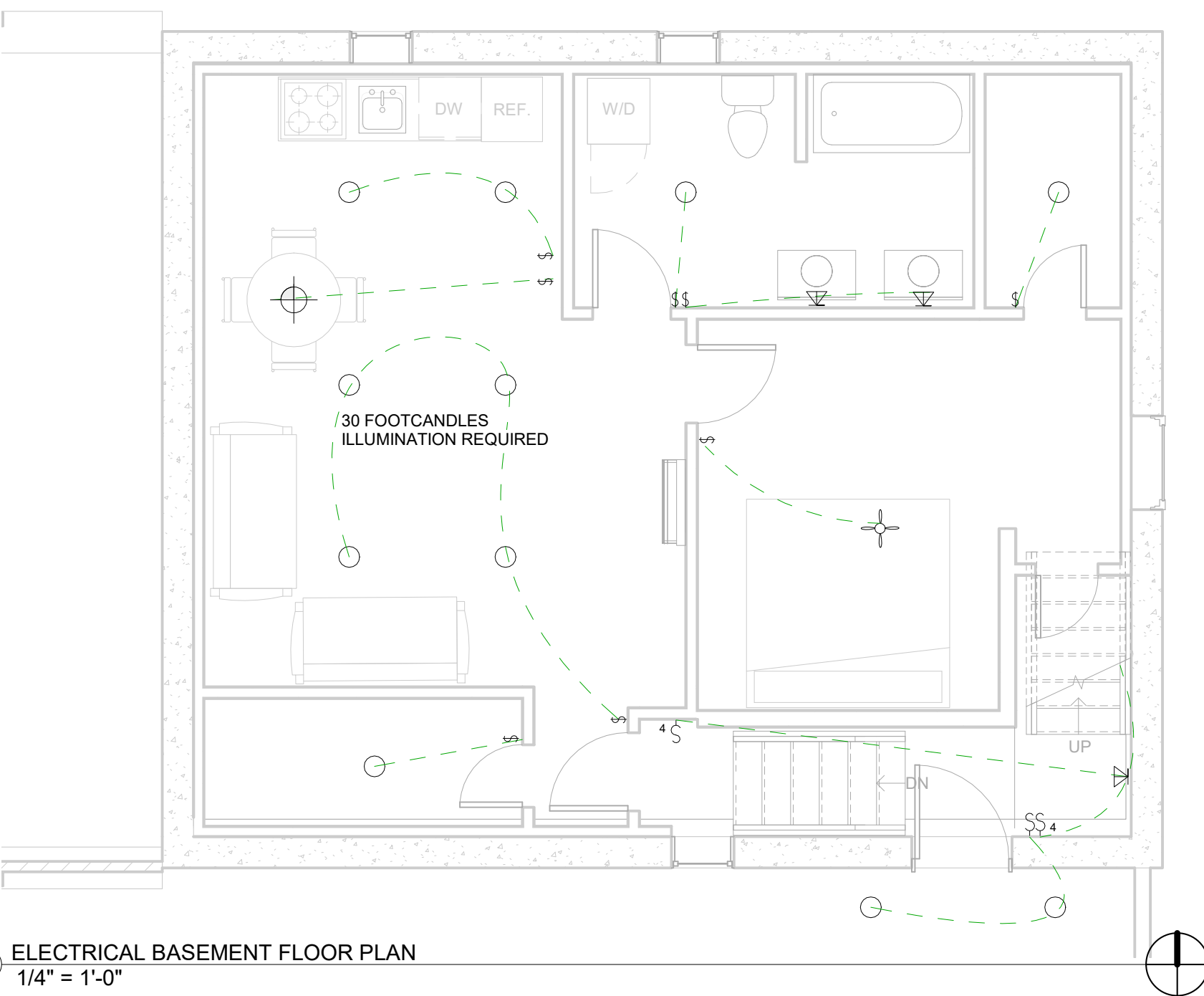
ELECTRICAL LEGEND 1/4" = 1'-0"



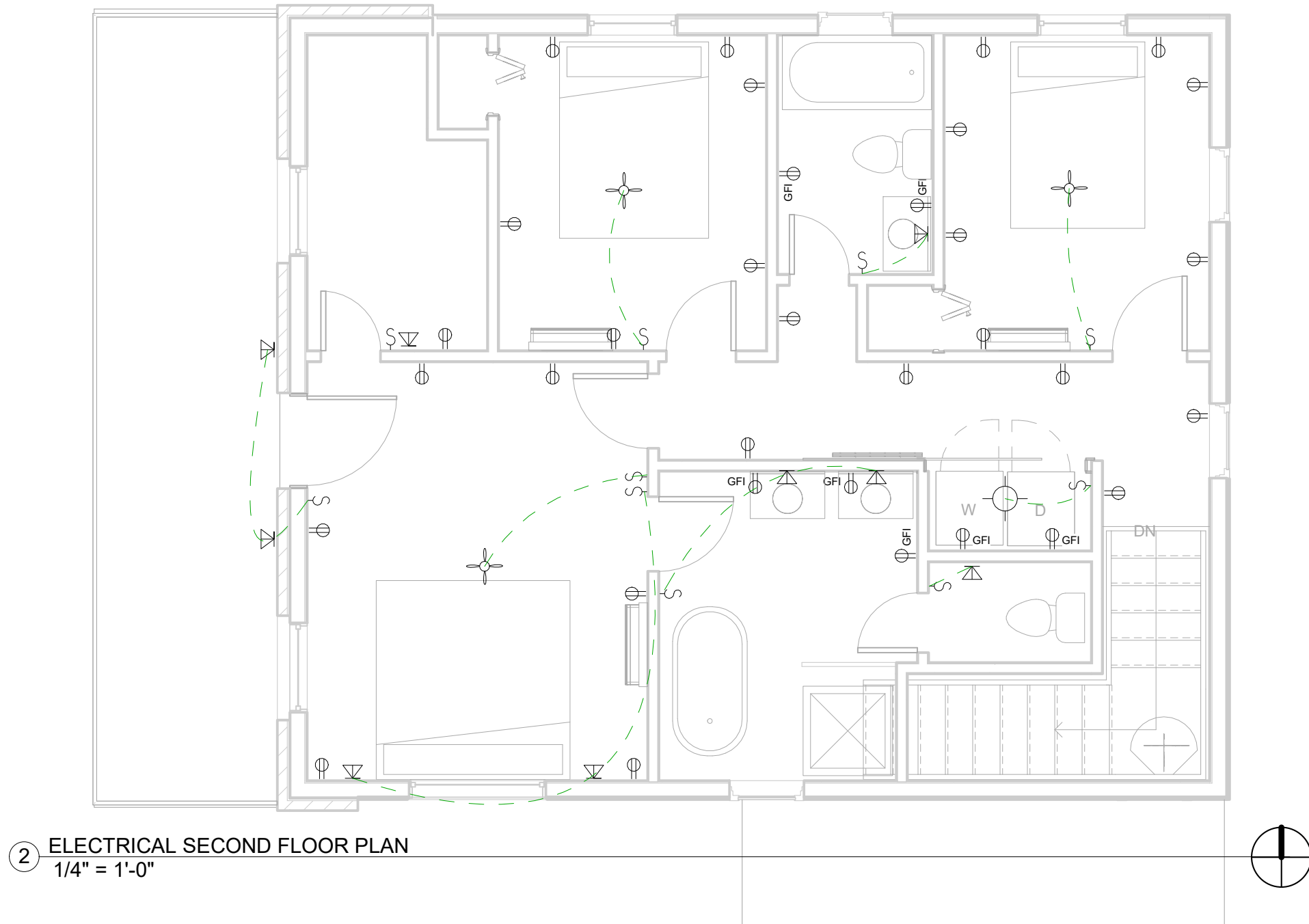
5 ELECTRICAL GARAGE PLAN
1/4" = 1'-0"



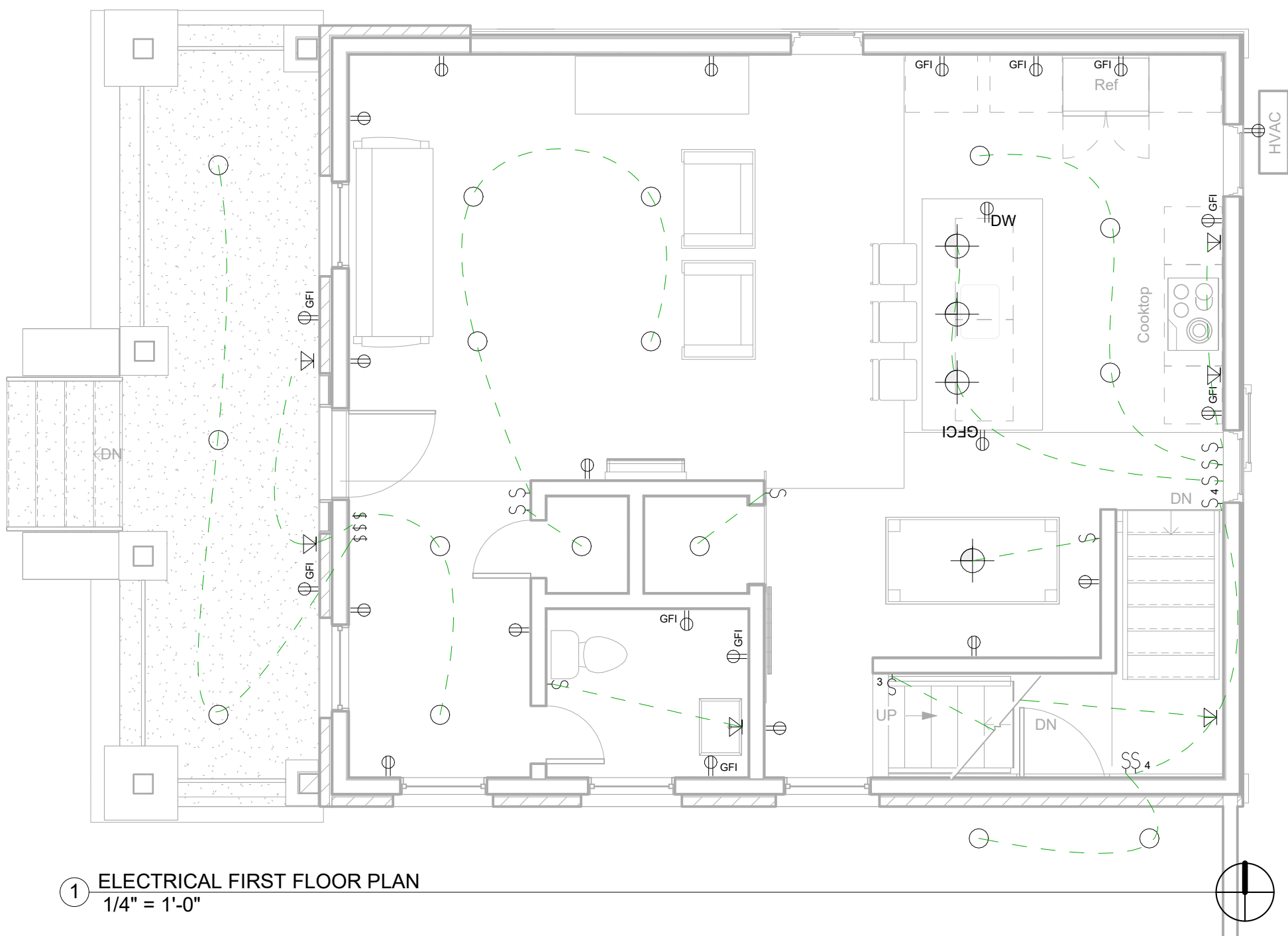
4 ELECTRICAL ATTIC PLAN
1/4" = 1'-0"



3 ELECTRICAL BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 ELECTRICAL SECOND FLOOR PLAN
1/4" = 1'-0"



1 ELECTRICAL FIRST FLOOR PLAN
1/4" = 1'-0"

MECHANICAL NOTES

GOVERNING CODE:
A. 2018 IRC
B. 2020 DENVER AMENDMENTS

HVAC

ACCA MANUAL J HEATING/COOLING LOADS

TOTAL HEAT LOAD	36,063 BTUH
TOTAL COOL SENS.	33,102 BTUH
TOTAL COOL LATENT	5,453 BTUH
TOTAL COOL LOAD	38,555 BTUH

VENTILATION

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION
REQUIRED PER M1507.3.3(1) 75 CFM

LOCAL EXHAUST REQUIRED:
KITCHENS 25 CFM CONT. OR 100 CFM INT.
BATHROOMS 20 CFM CONT. OR 50 CFM INT.

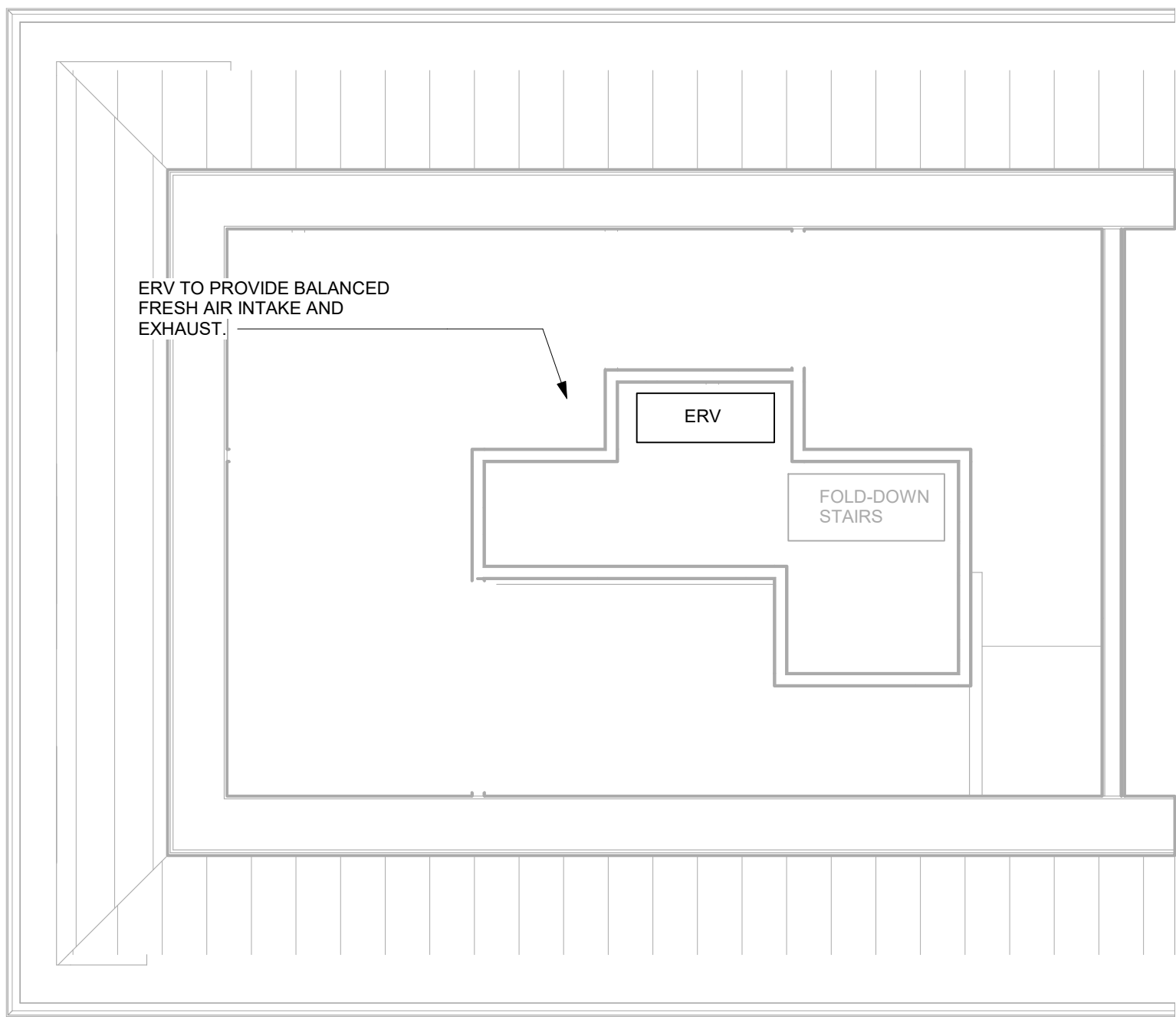
VENTILATION ACHIEVED THROUGH BALANCED, WHOLE HOUSE
ERV SYSTEM (ZEHNDER OR EQUAL)

PLUMBING

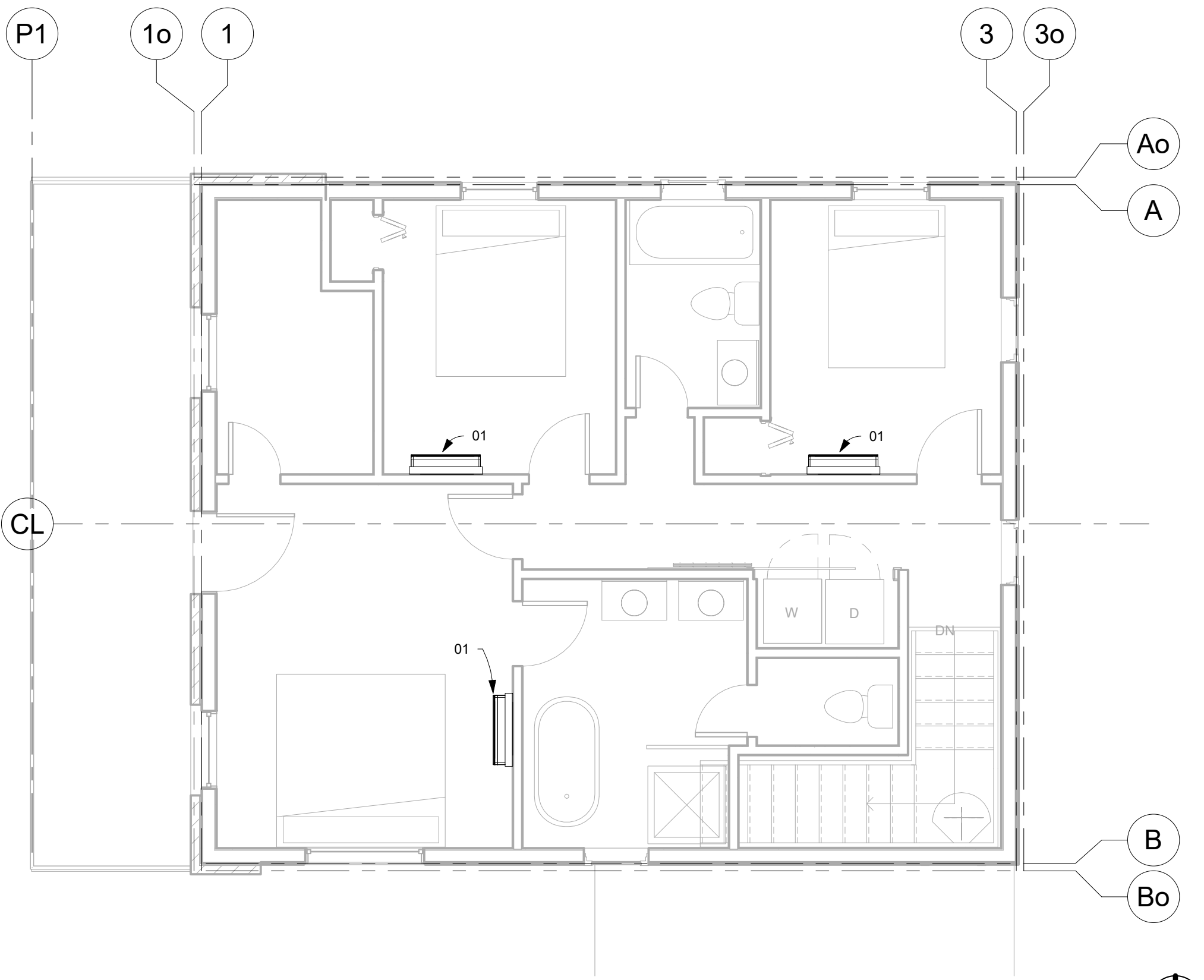
HOT WATER TO BE SUPPLIED BY TANKLESS ELECTRIC ON-DEMAND
HEATERS; SEE PLUMBING PLANS FOR LOCATION

MECHANICAL LEGEND

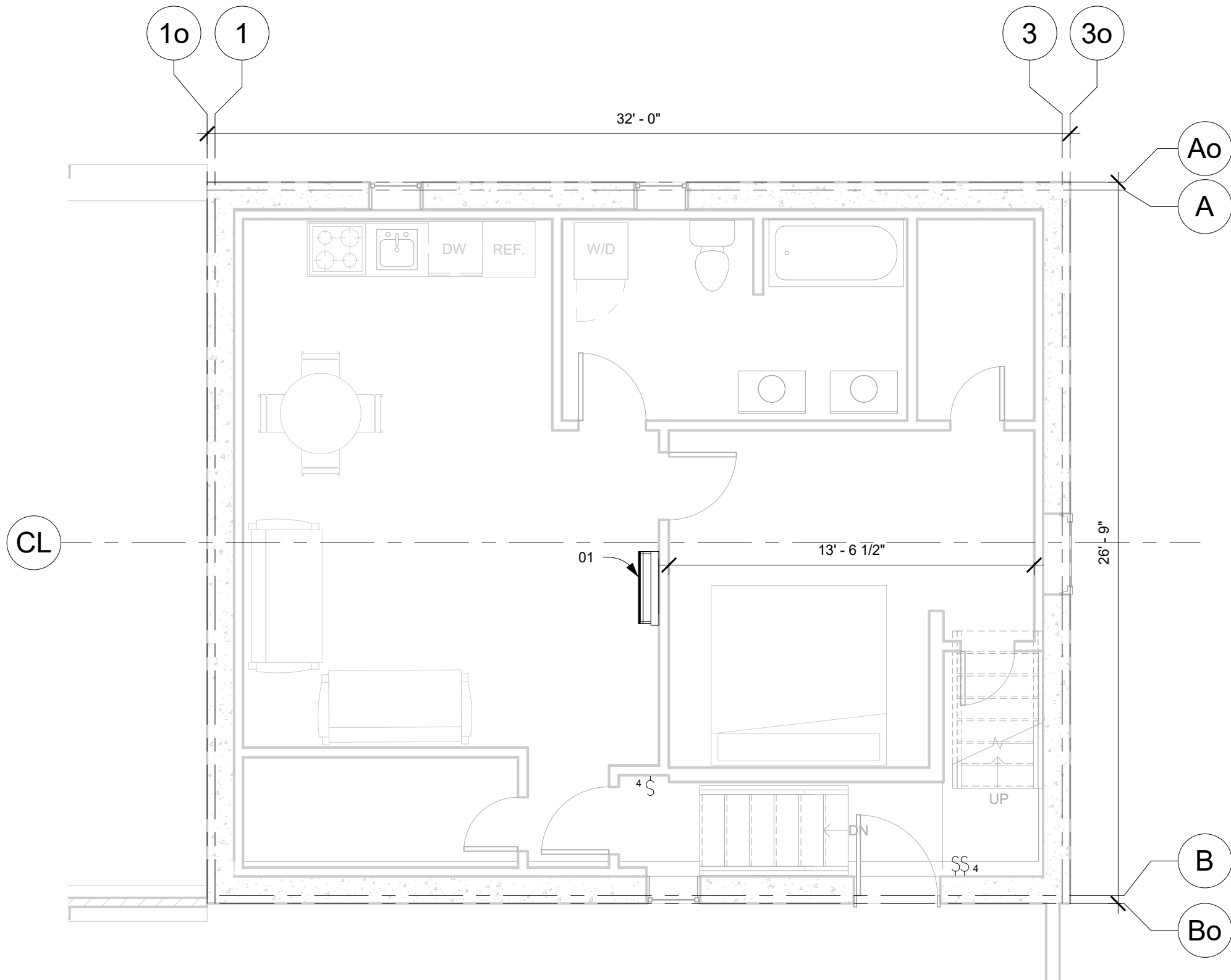
MARK	DESCRIPTION
01	MITSUBISHI OUTDOOR UNIT DUCTLESS MINISPLIT (MODEL MXZ-SCA2NAH22 OR EQUAL, 42,000/48,000 COOL/HEAT)
02	MITSUBISHI INDOOR UNIT DUCTLESS MINISPLIT (MODEL MSZ-XX)



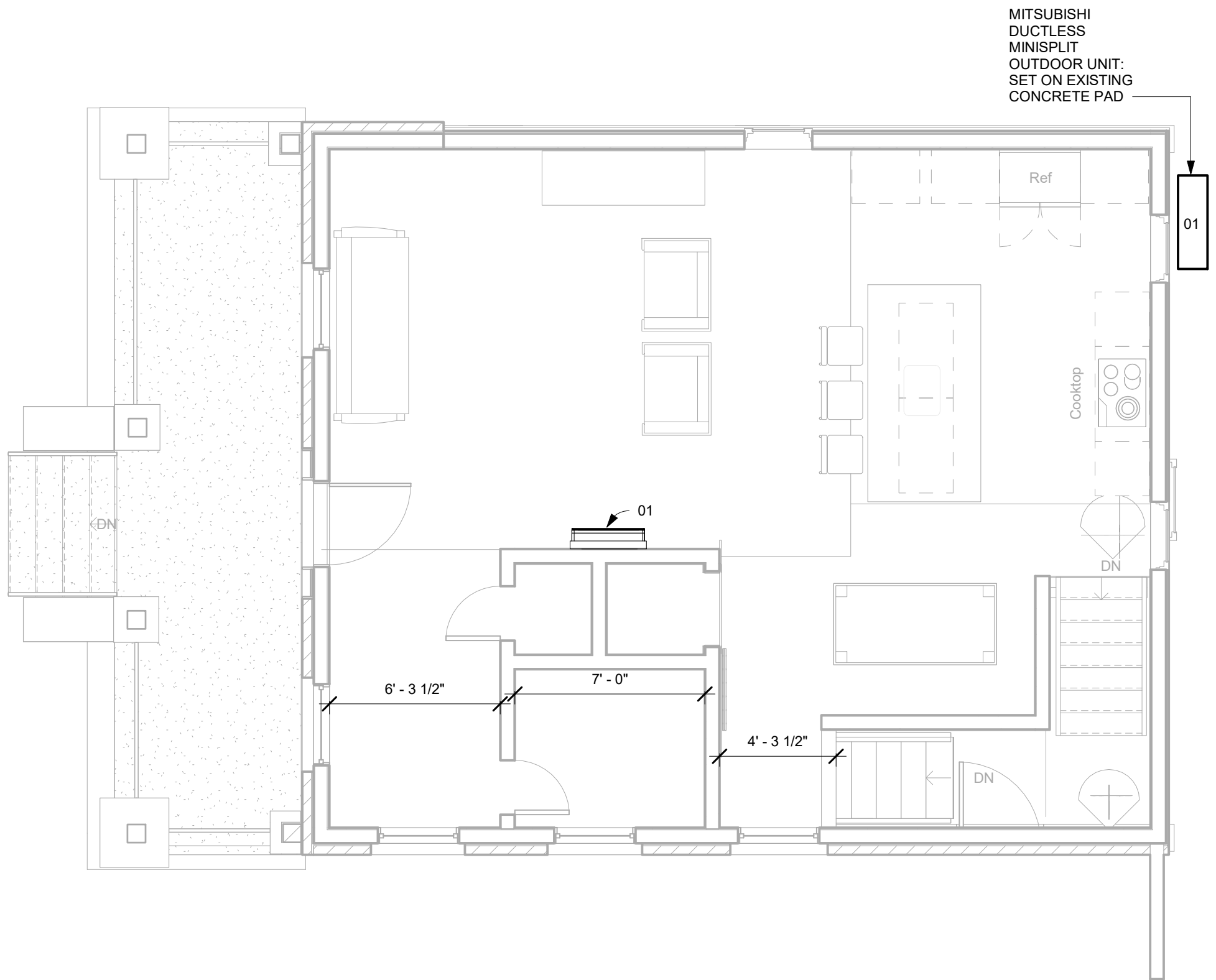
4 MECHANICAL ATTIC PLAN
1/4" = 1'-0"



2 MECHANICAL SECOND FLOOR PLAN
1/4" = 1'-0"



3 MECHANICAL BASEMENT FLOOR PLAN
1/4" = 1'-0"



1 MECHANICAL FIRST FLOOR PLAN
1/4" = 1'-0"

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	CONSTRUCTION DOCUMENTS	01.29.2021

MECHANICAL FLOOR
PLANS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker

M-1.00

Scale 1/4" = 1'-0"

1/28/2021 9:38:47 PM

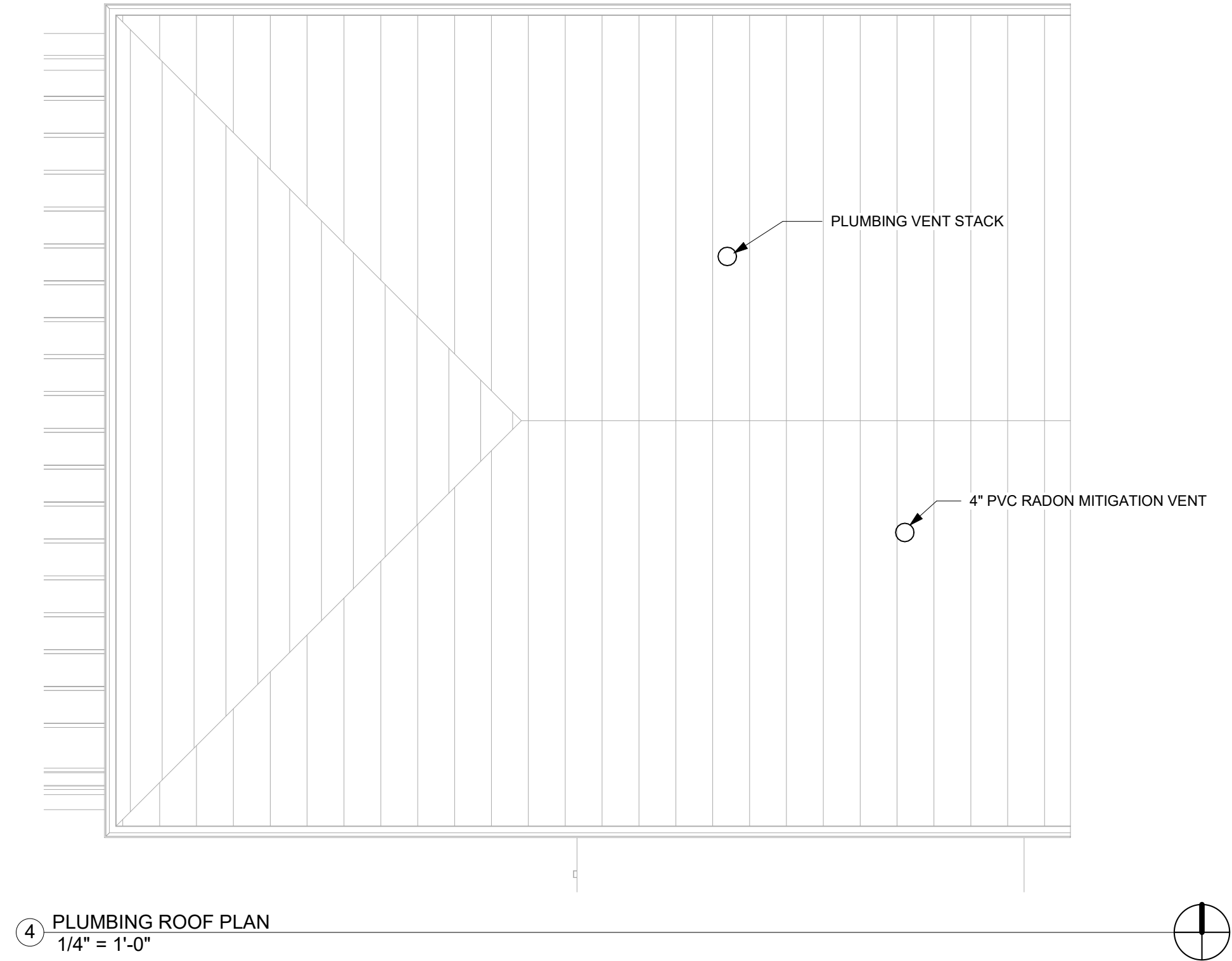
PLUMBING NOTES

1. MAXIMUM HOT WATER PIPE RUN NOT TO EXCEED 50 FT PER LEED. FOUR
(4) ELECTRIC ON-DEMAND TANKLESS WATER HEATERS TO BE INSTALLED AS
FOLLOWS:

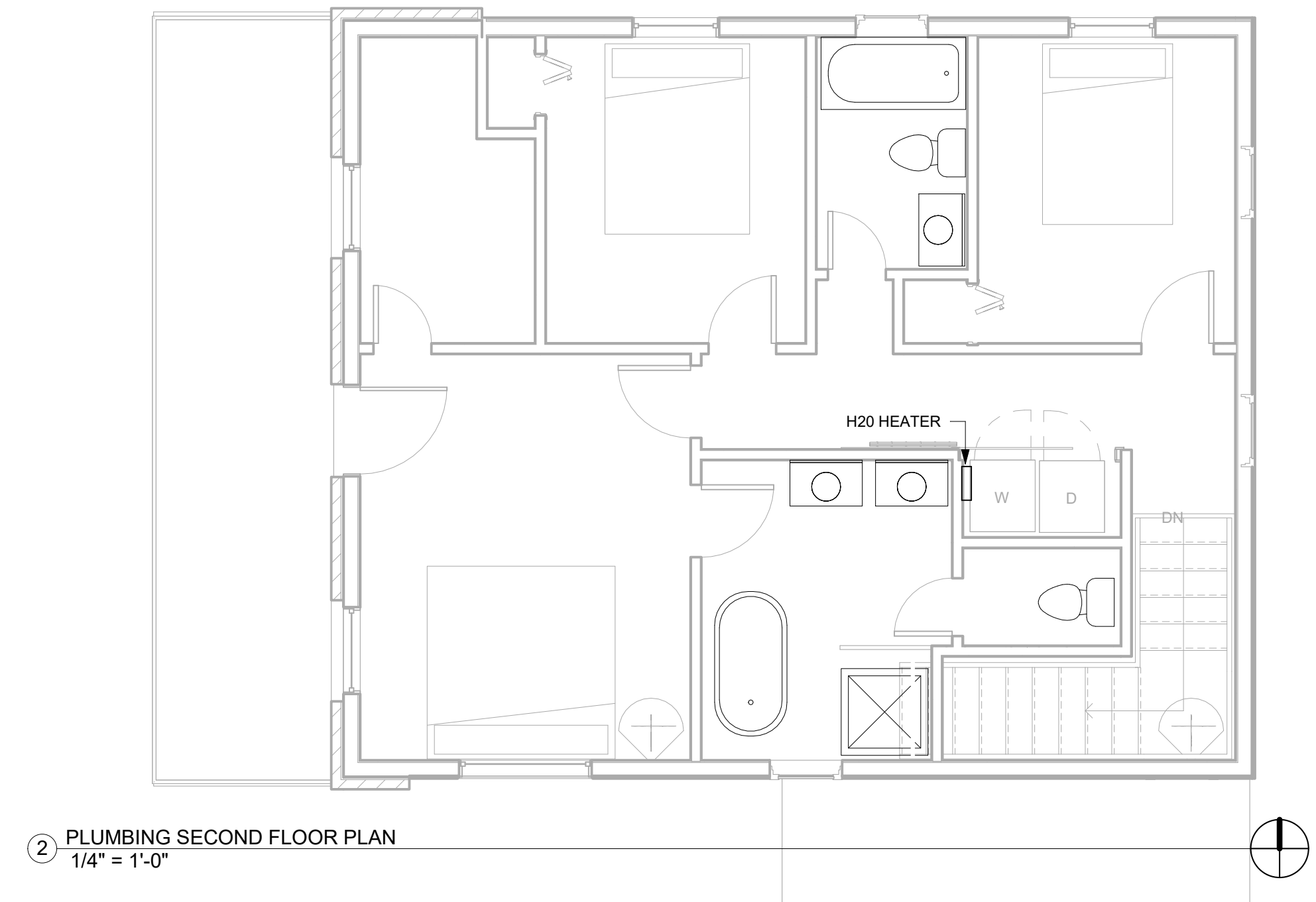
8 KW ECOSMART: (2) TO SERVE LEVEL 1
18 KW ECOSMART: (1) TO SERVE BASEMENT
36 KW ECOSMART: (1) TO SERVE LEVEL 2

2. PLUMBING CONTRACTOR TO ENSURE ALL WORK COMPLIES WITH CODE

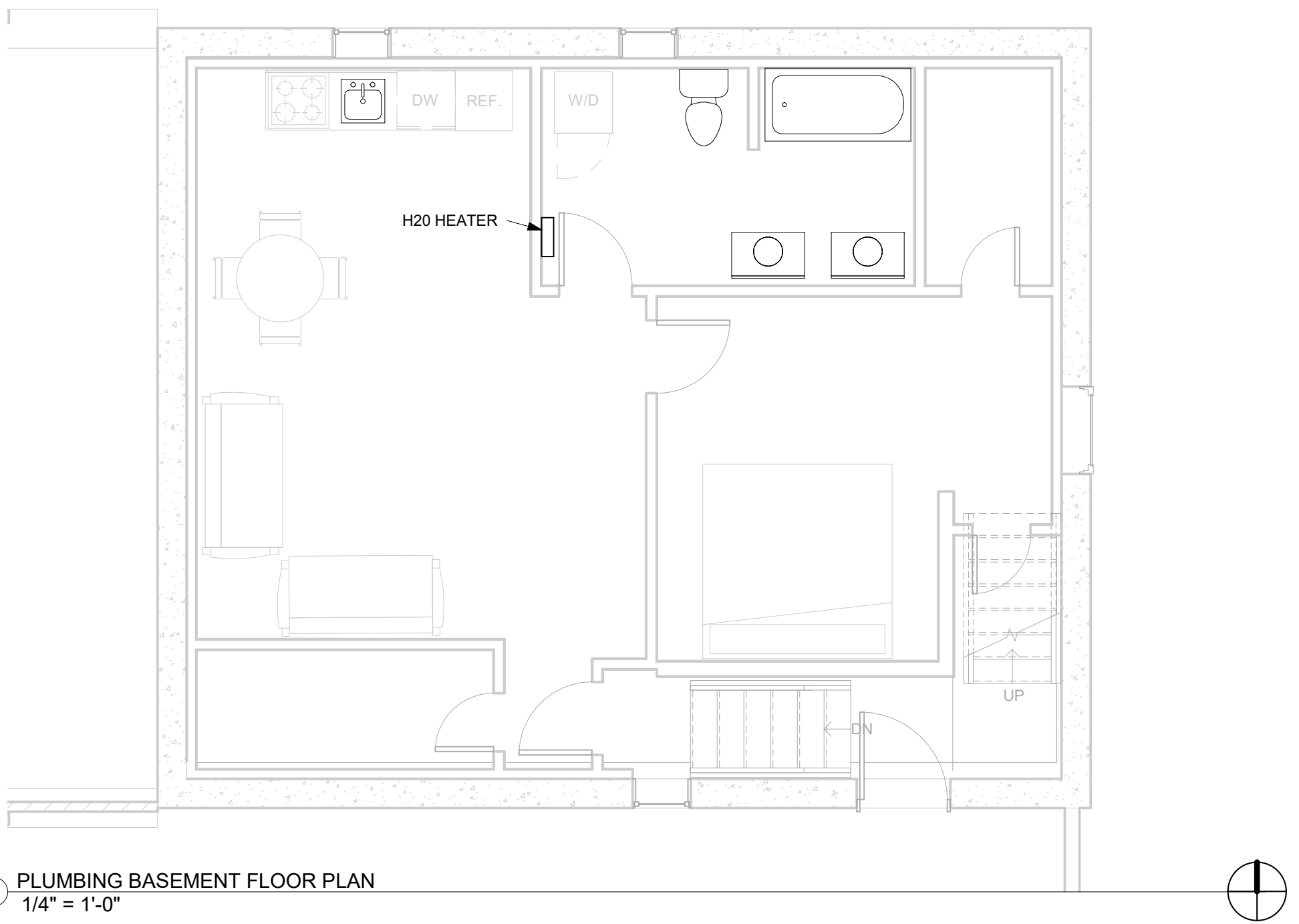
3. UNDERSLAB PLUMBING SHOWN ON SHEET S-1.00



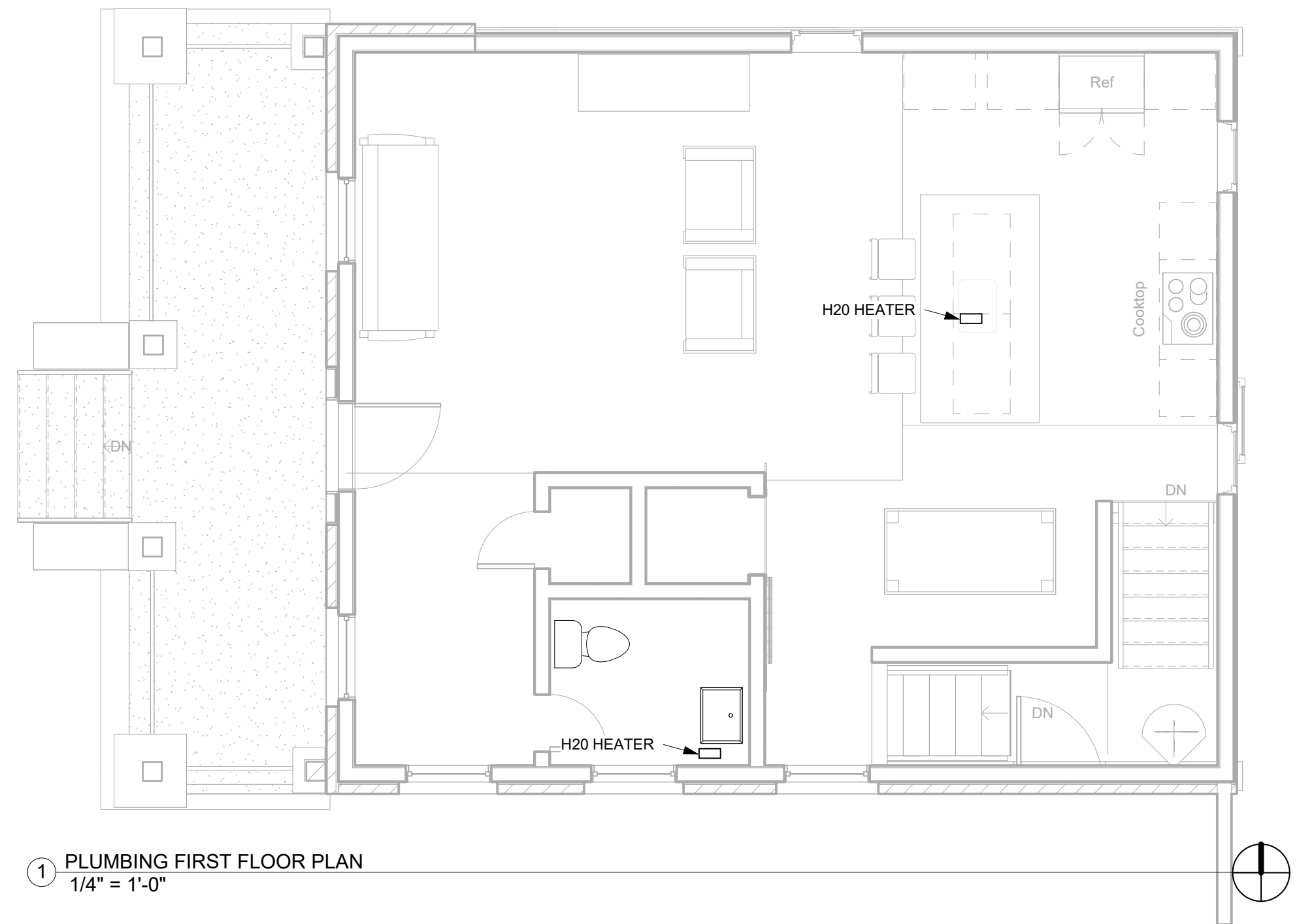
④ PLUMBING ROOF PLAN
1/4" = 1'-0"



② PLUMBING SECOND FLOOR PLAN
1/4" = 1'-0"



③ PLUMBING BASEMENT FLOOR PLAN
1/4" = 1'-0"



① PLUMBING FIRST FLOOR PLAN
1/4" = 1'-0"

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PLUMBING PLANS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker
P-1.00	
Scale	1/4" = 1'-0"

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REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

FOUNDATION PLANS
& NOTES

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker

S-1.00

Scale 1/4" = 1'-0"

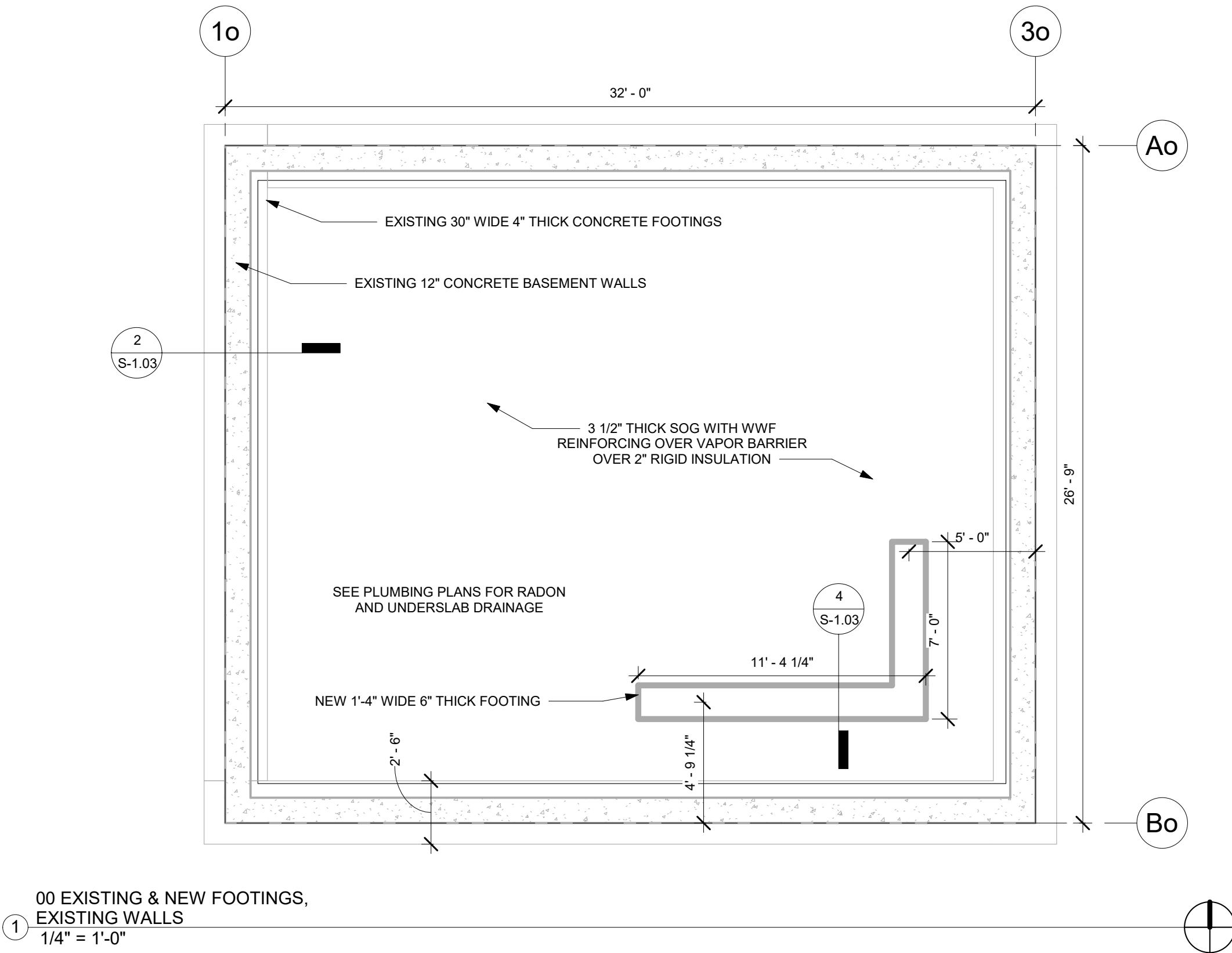
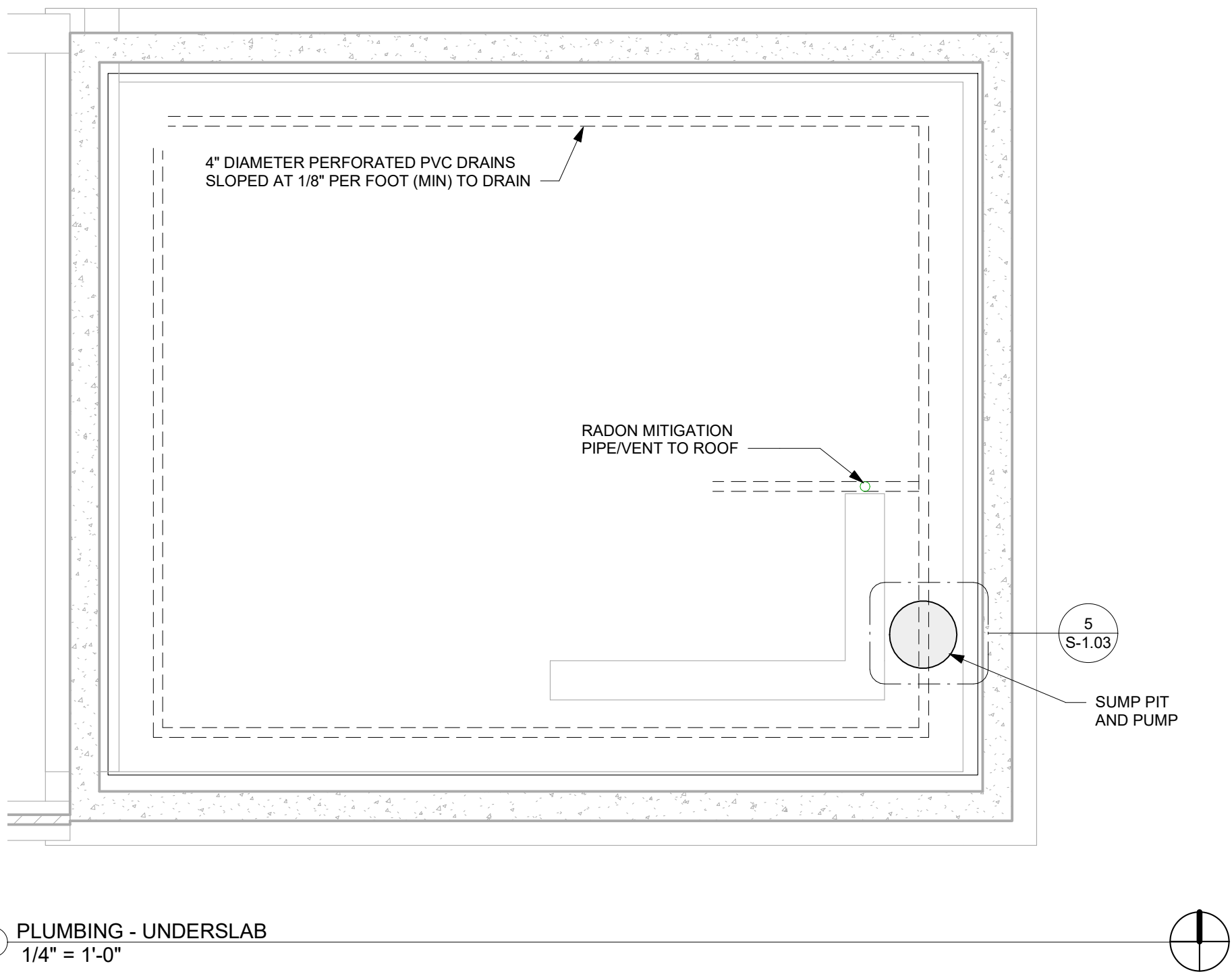
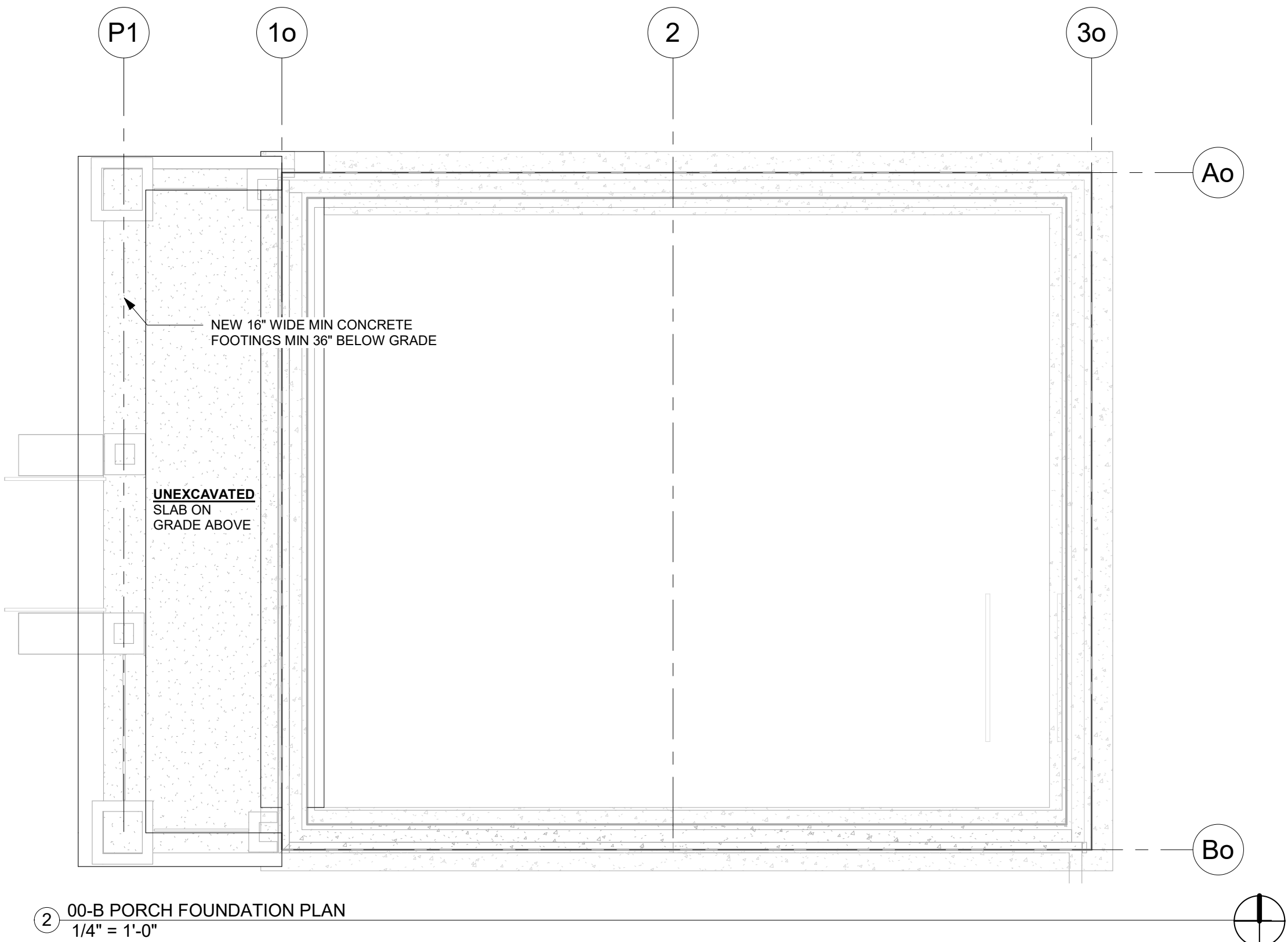
1/28/2021 9:36:55 PM

DESIGN LOADS

- GOVERNING CODE:
 - A. 2018 IRC
 - B. 2019 DENVER AMENDMENTS
- ROOF LOAD:
 - A. SNOW LOAD: 35 PSF
 - B. DEAD LOADS (ACTUAL):
 - C. SOLAR PANELS: 0.6 PSF
- FLOOR LOAD:
 - A. ROOMS (NON BEDROOM): 40 PSF
 - B. BEDROOMS: 30 PSF
 - C. GARAGES: 50 PSF
 - D. BALCONIES: 40 PSF
 - E. STAIRS: 40 PSF
- SEISMIC DESIGN CATEGORY: B

GENERAL STRUCTURAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY KORZIEL ENGINEERING, DATED SEPTEMBER 27, 2020 PROJECT NUMBER 1959B.
- SEE SHEET A-0.02 FOR ADDITIONAL STRUCTURAL NOTES.
- WEB JOISTS ARE UNSTABLE UNTILL BRACED Laterally. BLOCKING, HANGARS AND/OR SHEATHING MUST BE PROPERLY INSTALLED PRIOR TO LOADING.
- FRAMING AND LOADING DETAILS AT SIP PANELS TO BE CONFIRMED WITH APPROVED SIP PANEL LAYOUT SHOP DRAWINGS.
- FLOOR SHEATHING SHALL BE 3/4" TONGUE & GROOVE, GLUED AND NAILED, UNLESS NOTED OTHERWISE.
- WHERE SIP DETAILS DEVIATE FROM IRC SECTION R610, ENGINEERED SHOP DRAWINGS WILL BE PROVIDED BY THE SIP PANEL MANUFACTURER TO MEET ALL REQUIREMENTS OF WALL BRACING REQUIREMENTS AND ALLOWABLE PANEL HEIGHTS.
- ROOF DESIGN HAS CONSIDERED GRAVITY AND WIND LOADS OF SPECIFIED SOLAR PANEL MODULES.

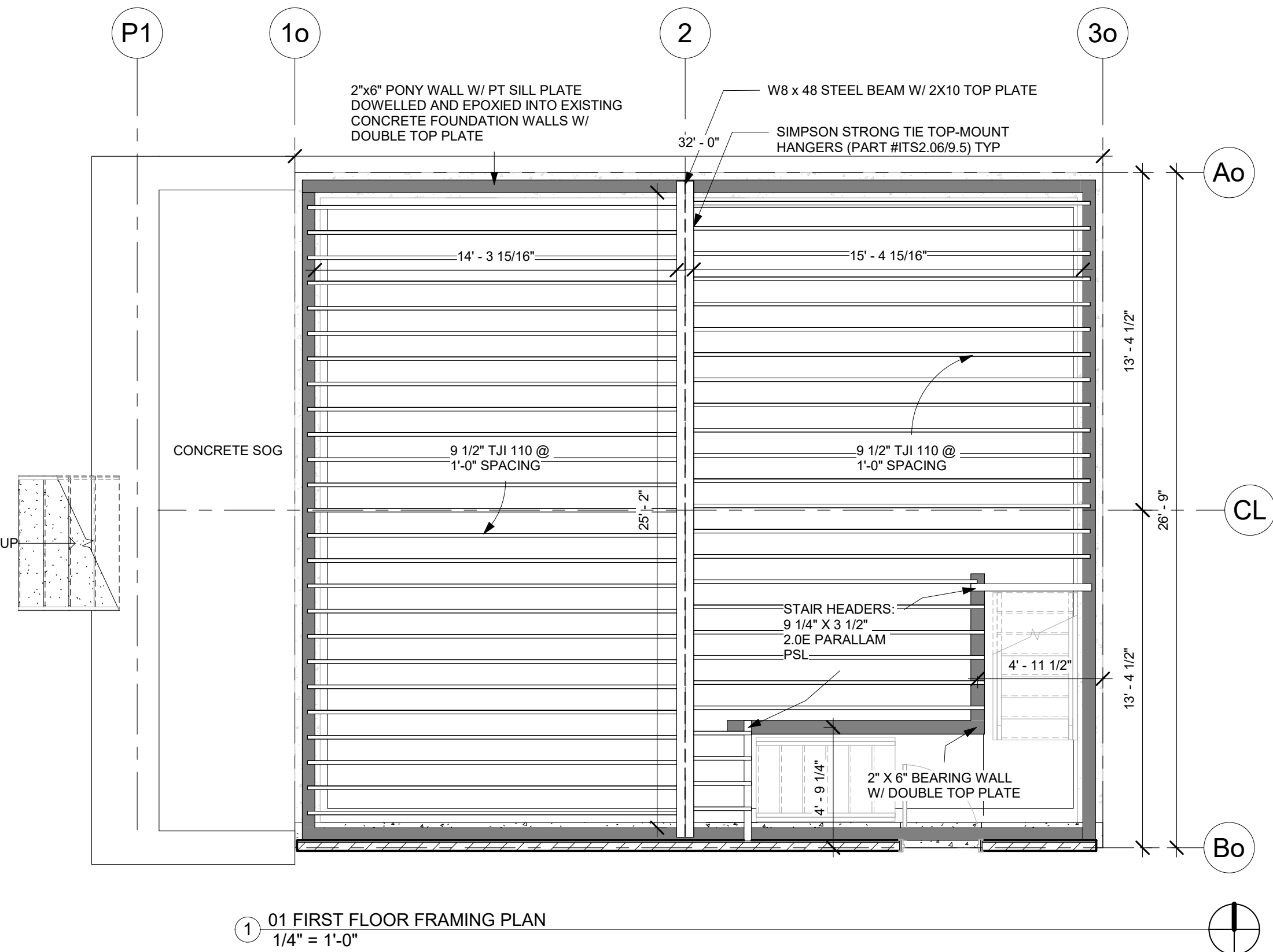
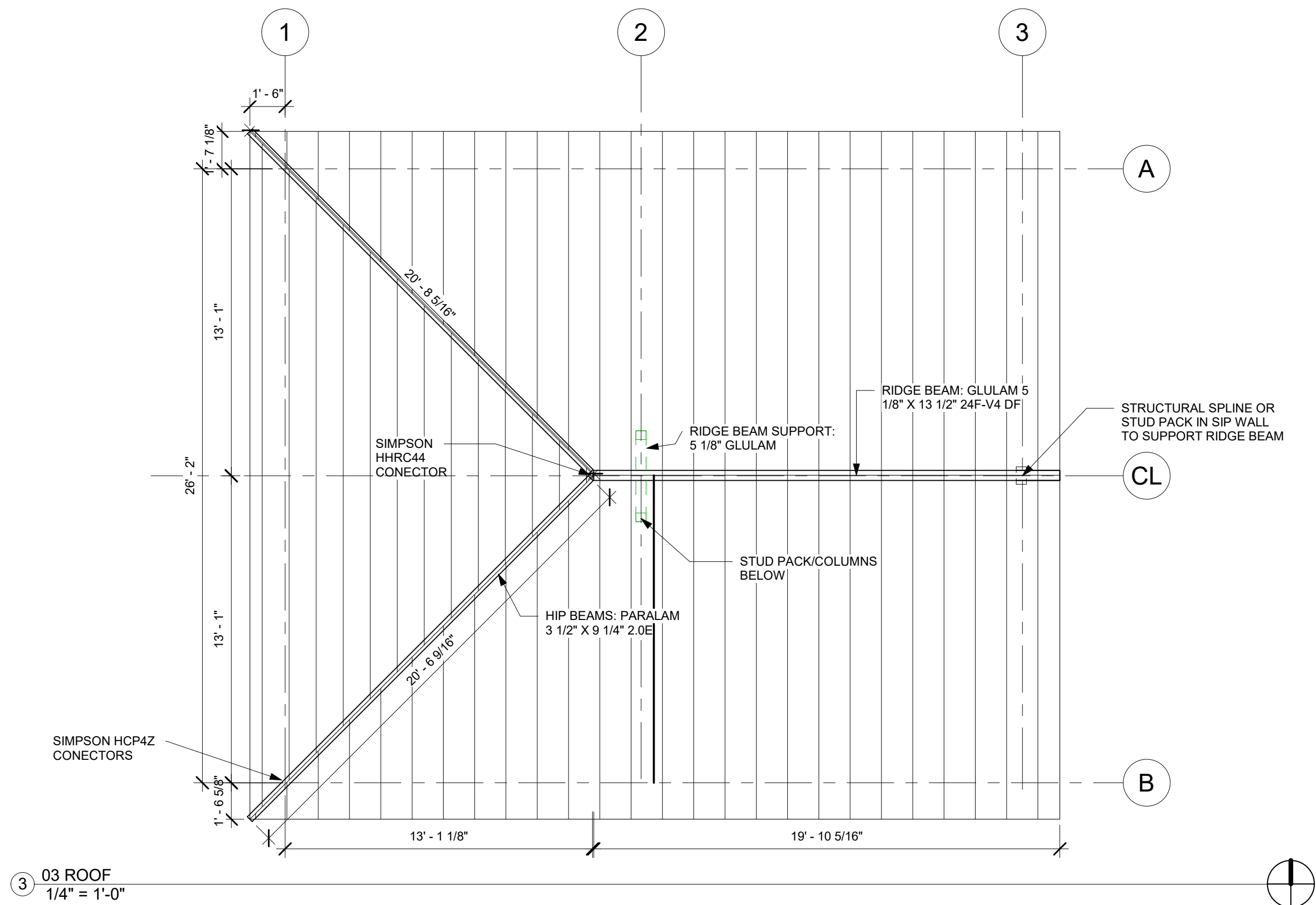
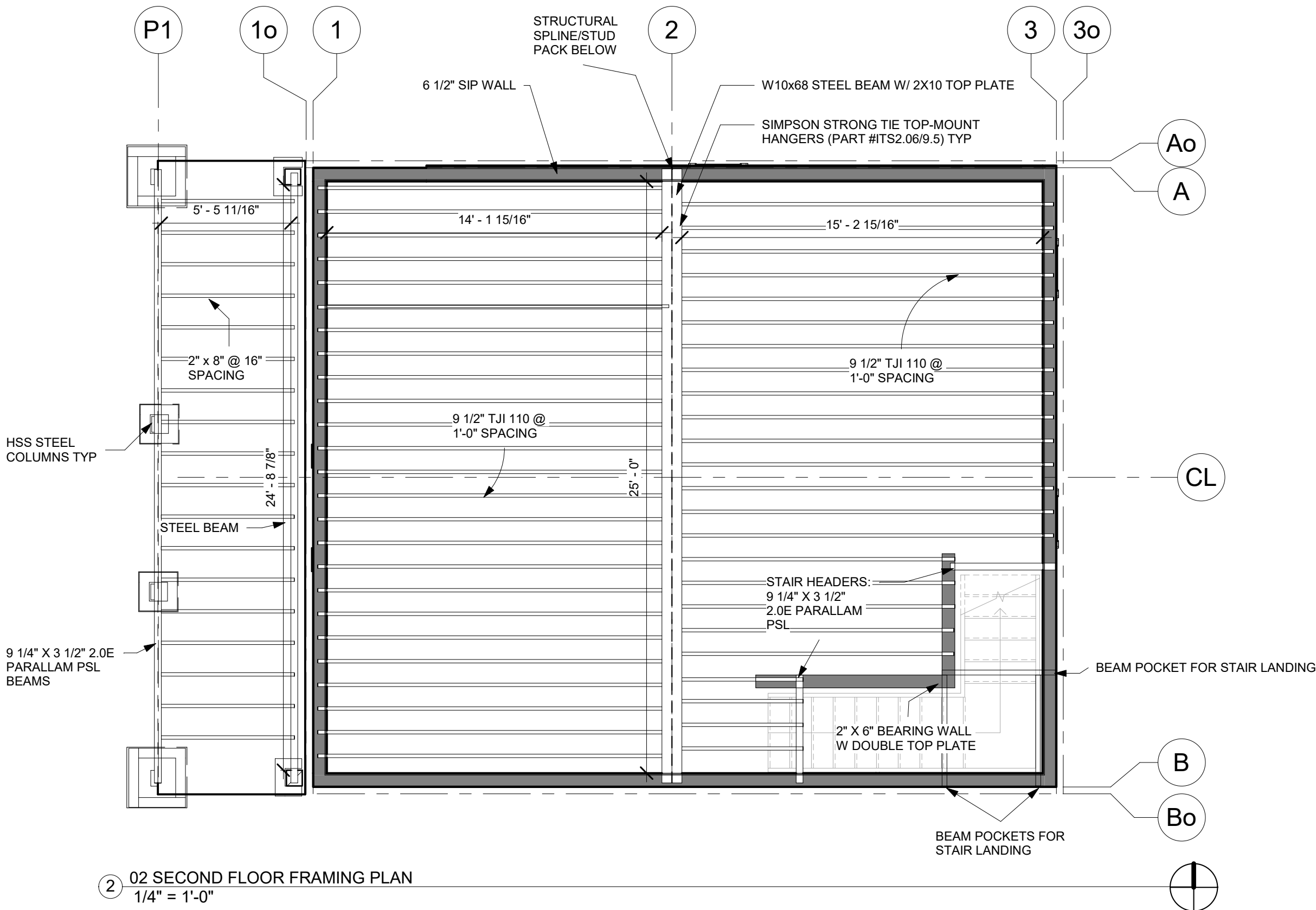


DESIGN LOADS

1. GOVERNING CODE:
A. 2018 IRC
B. 2019 DENVER AMENDMENTS
2. ROOF LOAD
A. SNOW LOAD 35 PSF
B. DEAD LOADS (ACTUAL):
C. SOLAR PANELS 0.6 PSF
3. FLOOR LOAD
A. ROOMS (NON BEDROOM) 40 PSF
B. BEDROOMS: 30 PSF
C. GARAGES: 50 PSF
D. BALCONIES: 40 PSF
E. STAIRS: 40 PSF
4. SEISMIC DESIGN CATEGORY: B

GENERAL STRUCTURAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY KORDZIEL ENGINEERING, DATED SEPTEMBER 27, 2020 PROJECT NUMBER 1959B.
2. SEE SHEET A-0.02 FOR ADDITIONAL STRUCTURAL NOTES.
3. WEB JOISTS ARE UNSTABLE UNTILL BRACED Laterally. BLOCKING, HANGARS AND/OR SHEATHING MUST BE PROPERLY INSTALLED PRIOR TO LOADING.
4. FRAMING AND LOADING DETAILS AT SIP PANELS TO BE CONFIRMED WITH APPROVED SIP PANEL LAYOUT SHOP DRAWINGS.
5. FLOOR SHEATHING SHALL BE 3/4" TONGUE & GROOVE, GLUED AND NAILED, UNLESS NOTED OTHERWISE.
6. WHERE SIP DETAILS DEVIATE FROM IRC SECTION R610, ENGINEERED SHOP DRAWINGS WILL BE PROVIDED BY THE SIP PANEL MANUFACTURER TO MEET ALL REQUIREMENTS OF WALL BRACING REQUIREMENTS AND ALLOWABLE PANEL HEIGHTS.
7. ROOF DESIGN HAS CONSIDERED GRAVITY AND WIND LOADS OF SPECIFIED SOLAR PANEL MODULES.



S A RANK LLC

architecture | engineering | landscape arch

3632 Wyandot Street | Denver, CO 80211
720.315.0625 | sarankllc@gmail.com



Tandem House 2

3634 WYANDOT ST
DENVER, CO 80211

REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

STRUCTURAL
FRAMING PLANS

Project number 2020-CO1
Date 01.29.2021
Drawn by Author
Checked by Checker

S-1.01

Scale 1/4" = 1'-0"

1/28/2021 10:02:29 PM

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Tandem House 2

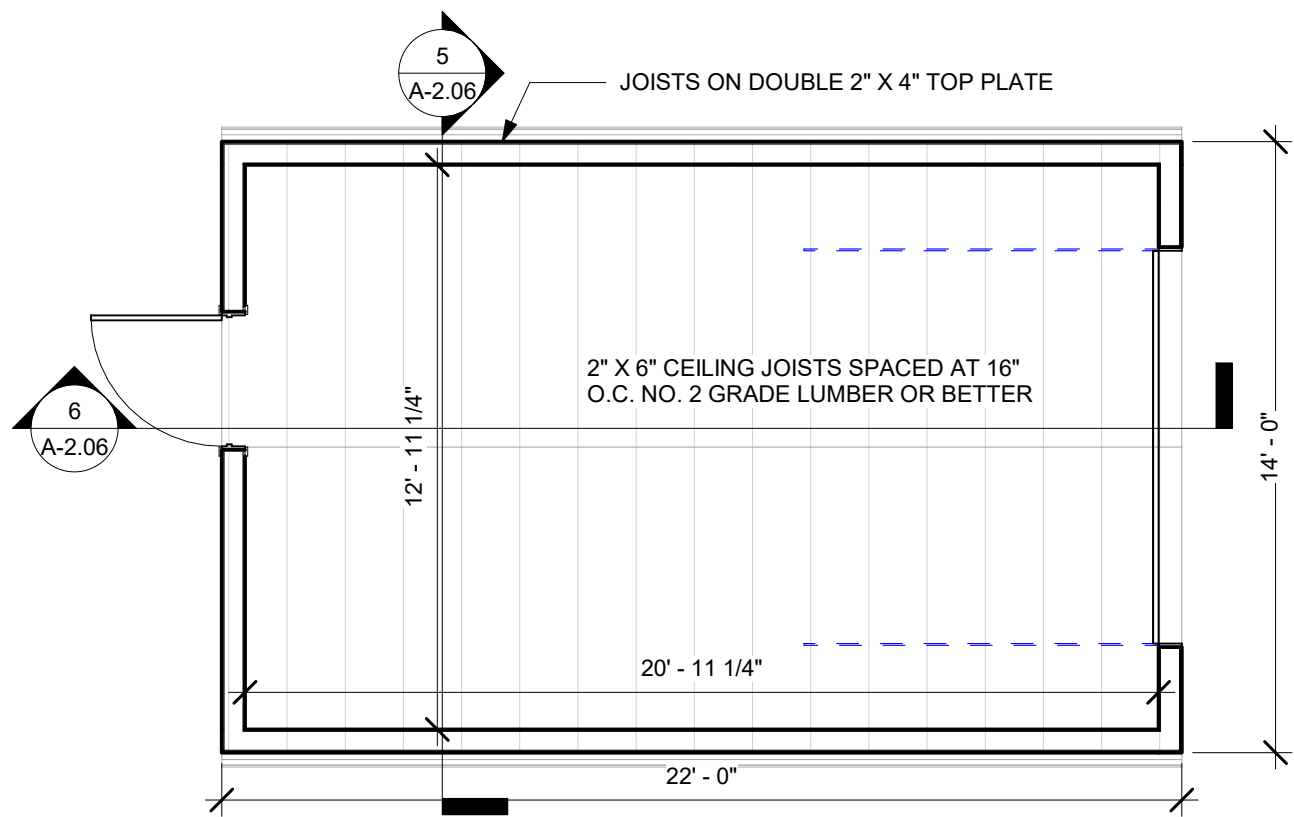
3634 WYANDOT ST
DENVER, CO 80211

REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

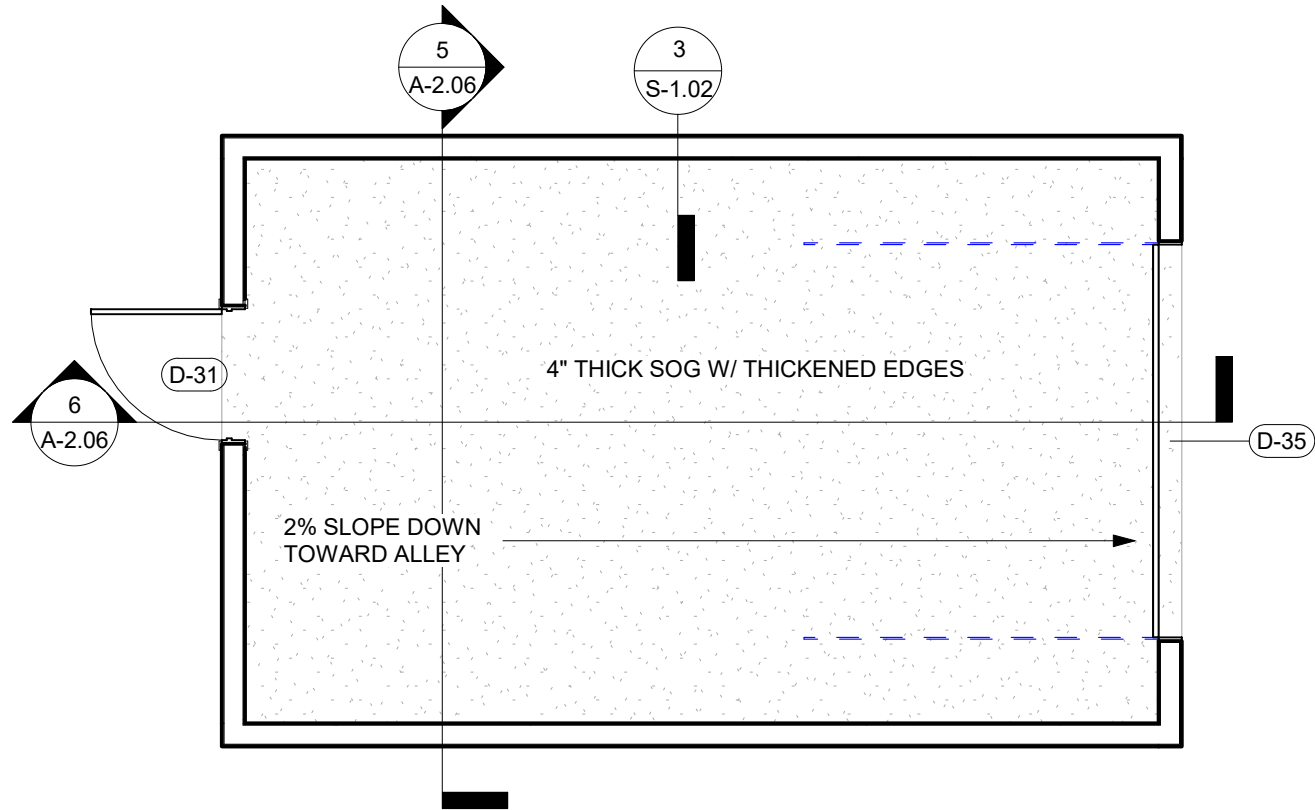
GARAGE PLANS & DETAILS

Project number	2020-CO1
Date	01.29.2021
Drawn by	Author
Checked by	Checker
S-1.02	
Scale	As indicated

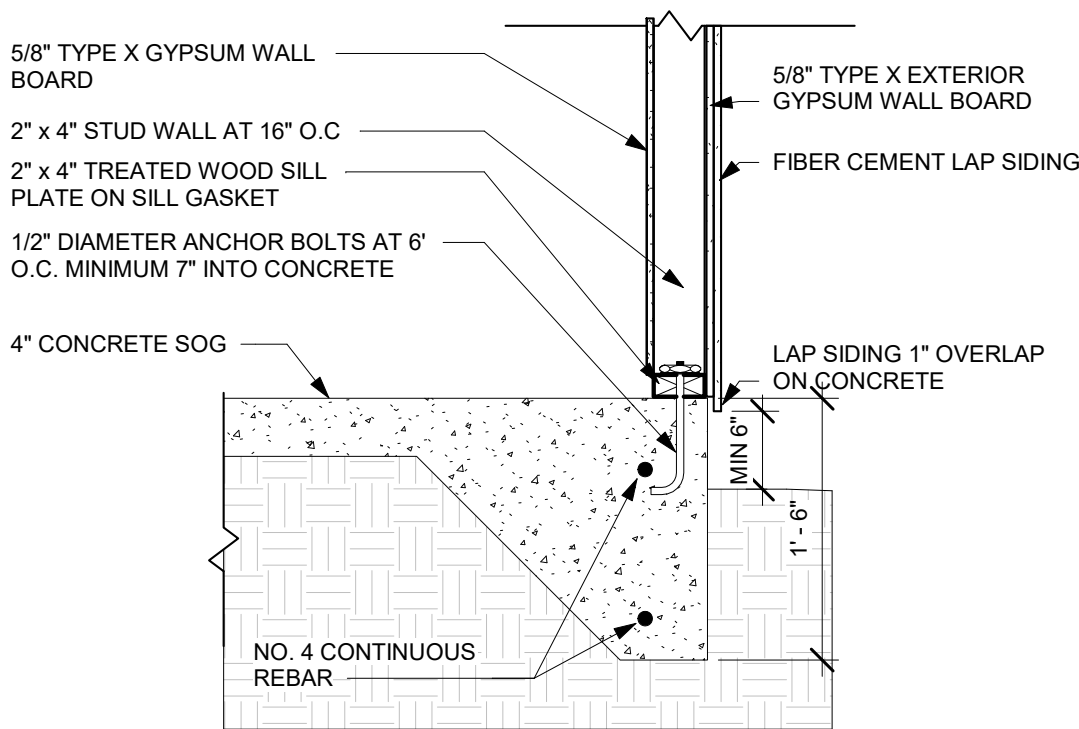
1/28/2021 9:37:02 PM



2 DETACHED GARAGE FRAMING PLAN
1/4" = 1'-0"



1 DETACHED GARAGE PLAN
1/4" = 1'-0"



3 Garage Thickened Edge
1" = 1'-0"

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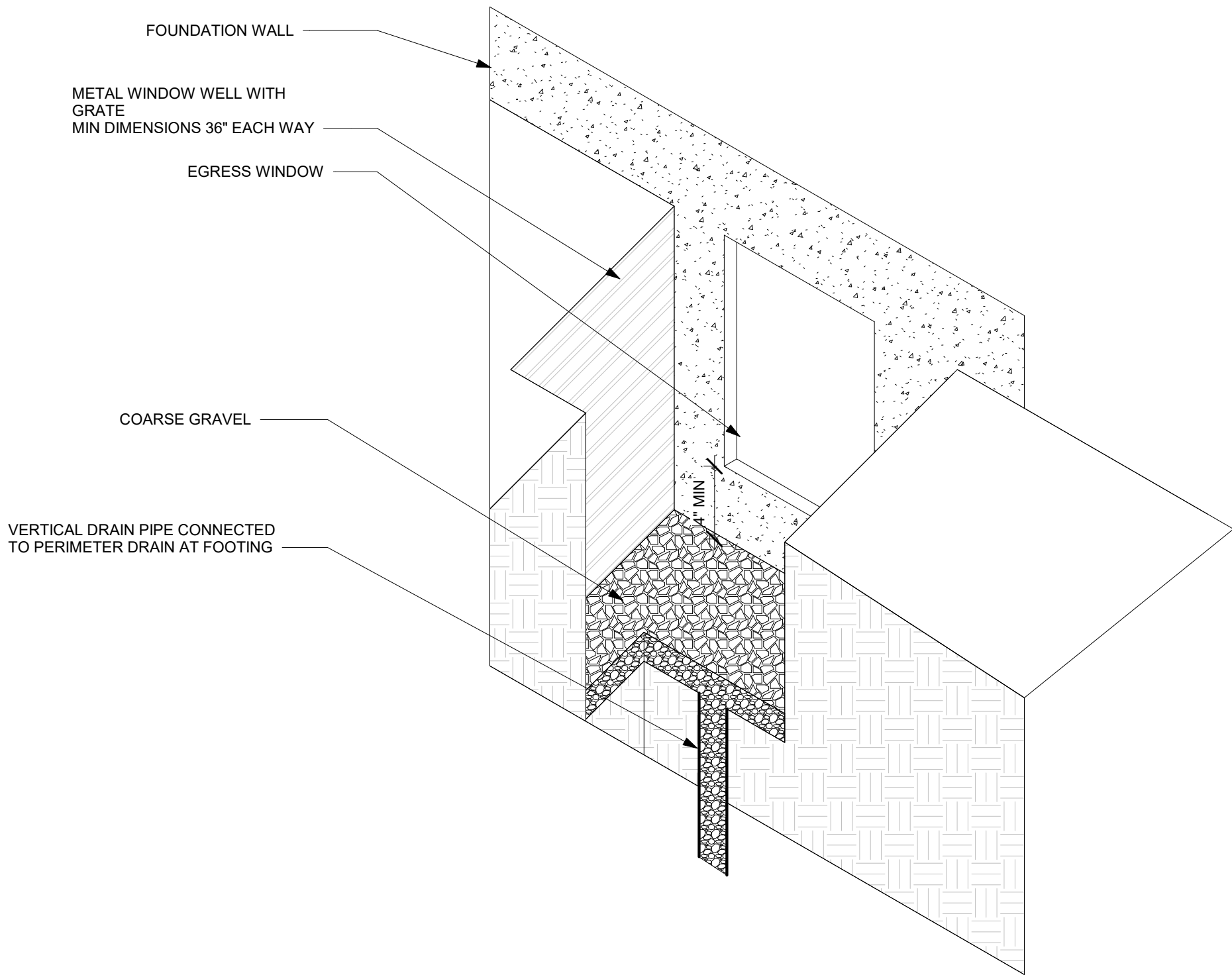
REV	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	01.29.2021

STRUCTURAL
DETAILS & MISC.
DETAILS

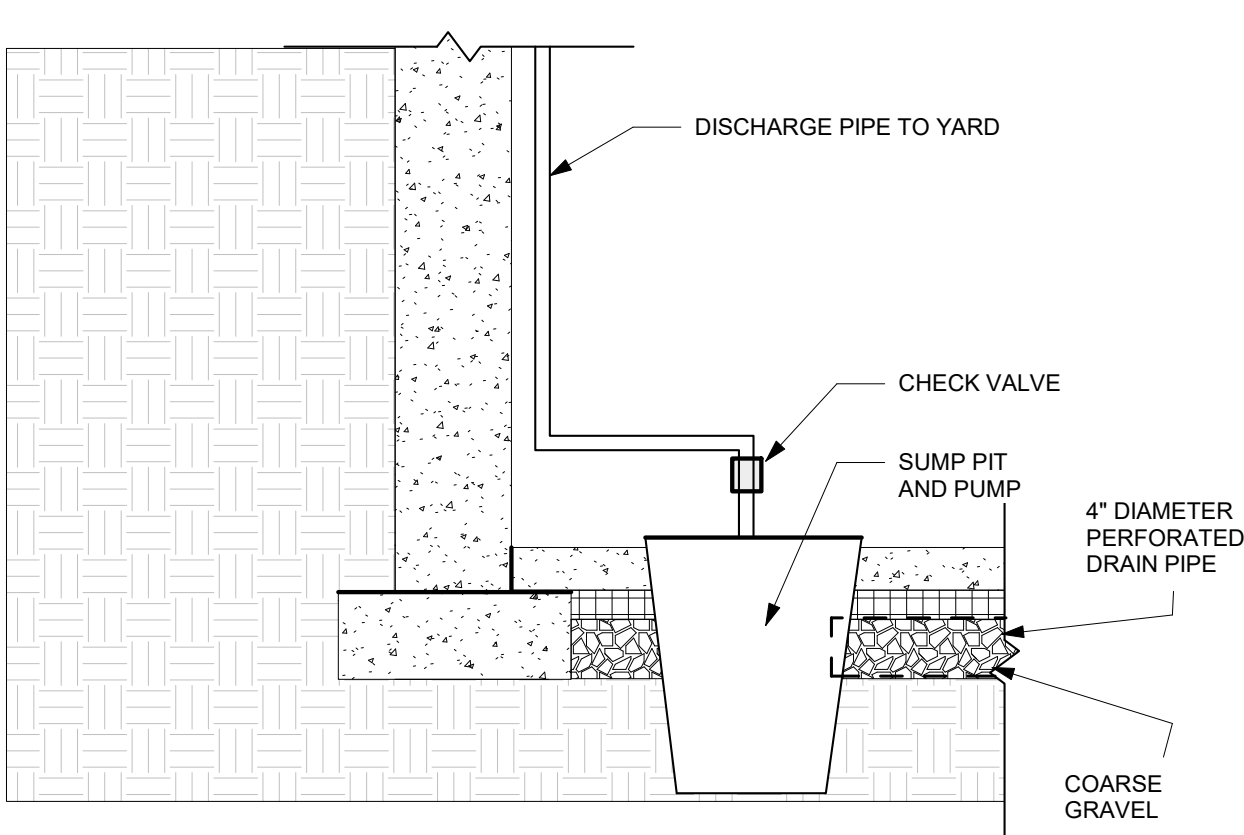
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Drawn by	Author
Checked by	Checker

S-1.03

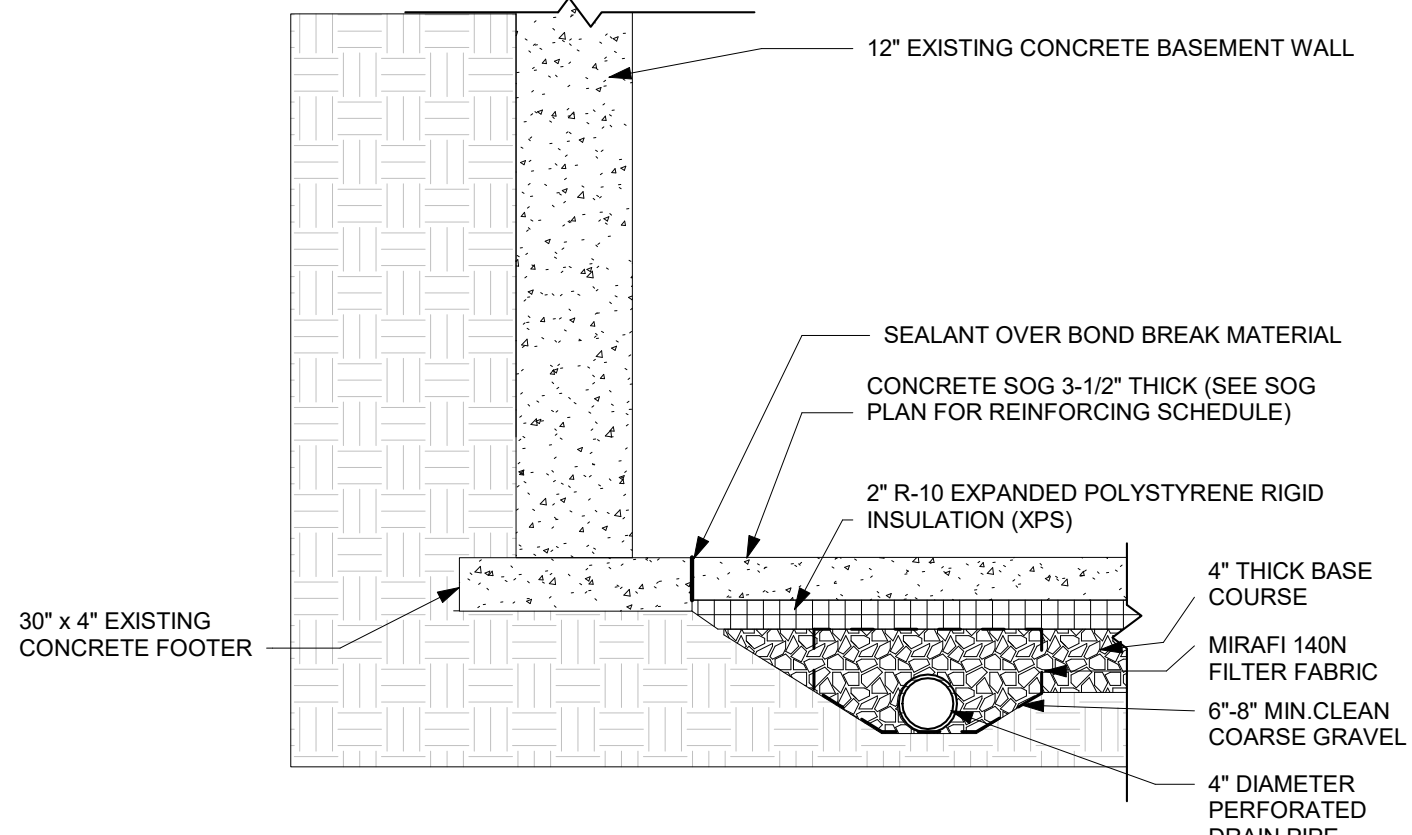
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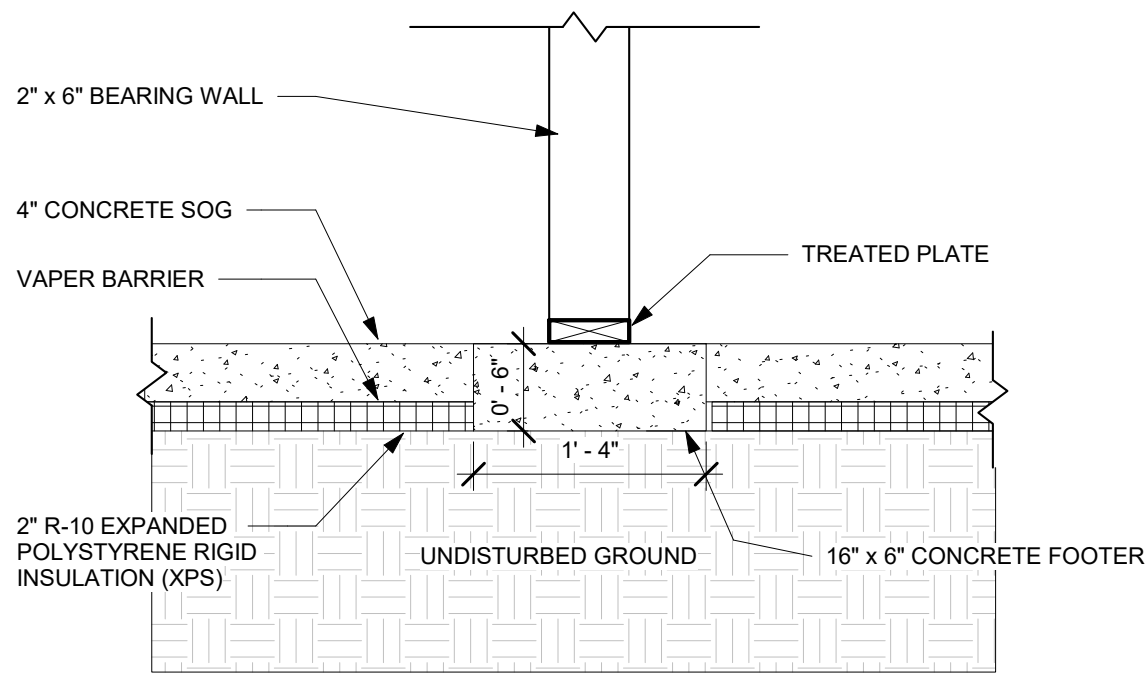
3 Egress Window Well Isometric
1/2" = 1'-0"



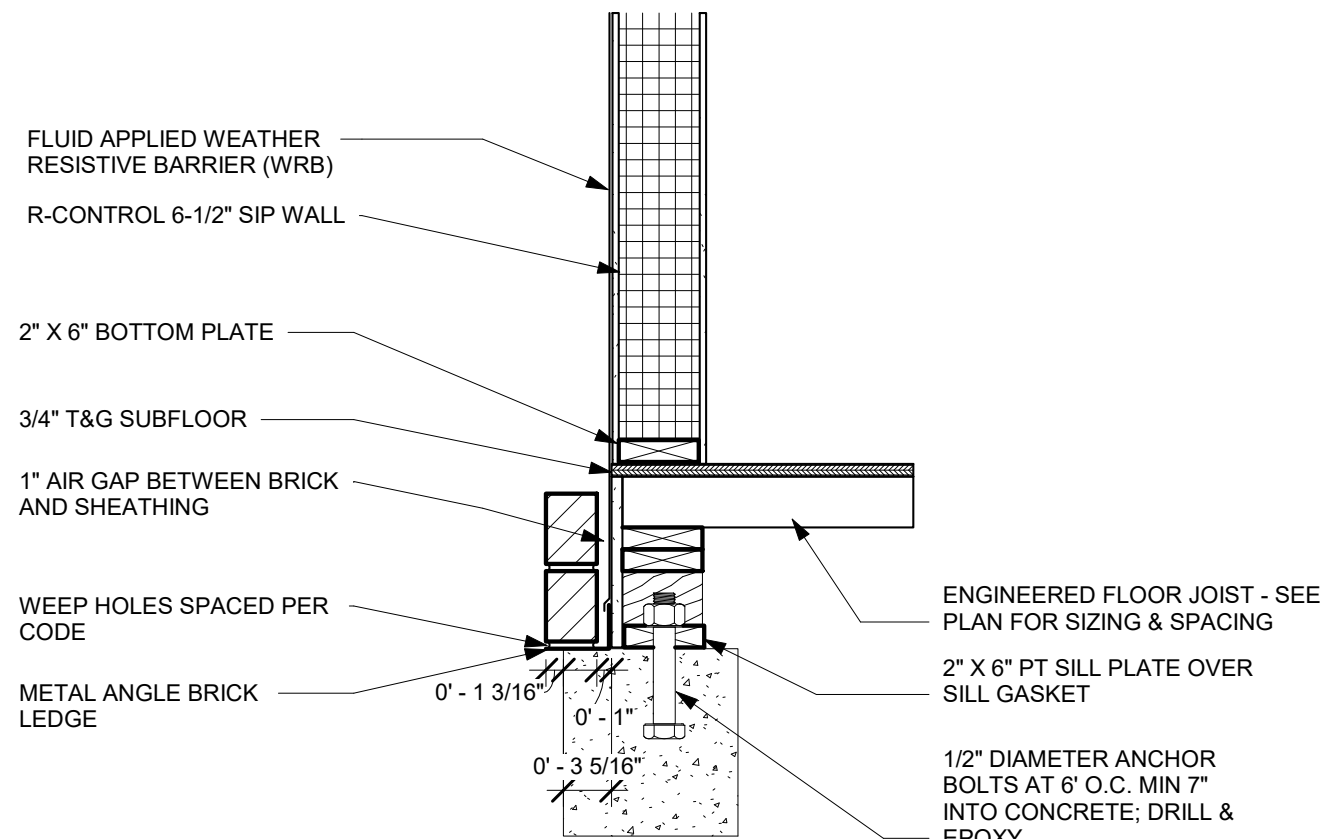
5 Basement Sump Detail
1" = 1'-0"



2 Structural Footing & Slab
1" = 1'-0"



4 Basement Interior Bearing Wall
1" = 1'-0"



1 Perimeter Sill Plate & Brick Ledge
1" = 1'-0"