

ZONING AND BUILDING PERMIT DRAWINGS FOR:

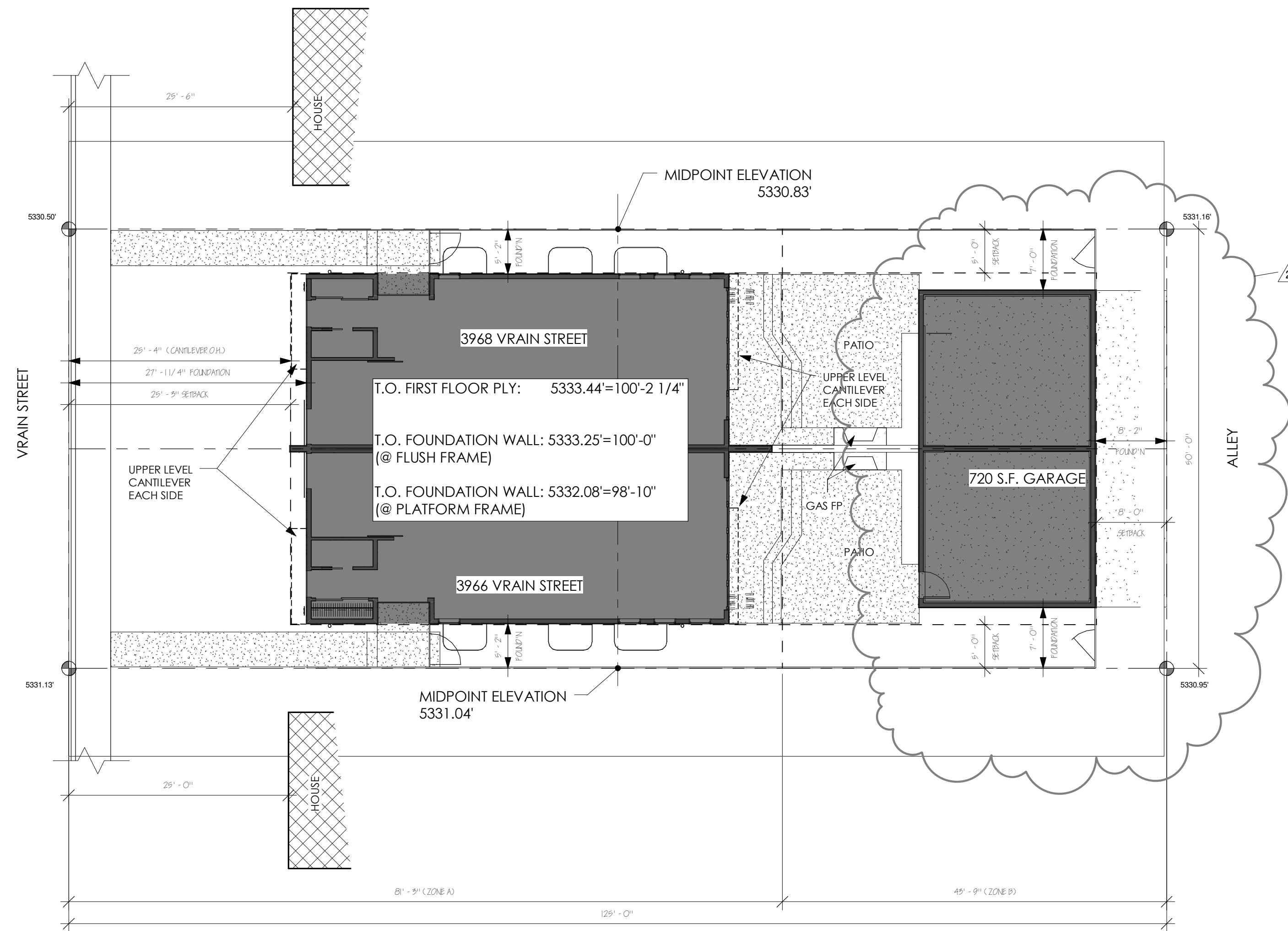
VRAIN STREET DUPLEX

3966-3968 VRAIN ST.

DENVER, CO

DRAWINGS PREPARED BY:

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SURVEY DATA ACQUIRED FROM SURVEY PERFORMED BY ALLEN/FRD SOUTH, JOB # 08006

LEGAL DESCRIPTION

MOUNTAIN VIEW
BLOCK 7, LOTS 41 AND 42
SECTION 19, T3S, R68W, 6TH PM
CITY AND COUNTY OF DENVER, STATE OF COLORADO

PROJECT DATA

- JURISDICTION: CITY OF DENVER
- ZONING: U-TU-C
- OCCUPANCY: R2
- BUILDING CODE: 2006 IRC
- BUILDING HEIGHT: 30'-0" max.
- PROJECT ADDRESS:
3966-3968 VRAIN ST.
DENVER, CO

PROJECT DESCRIPTION

NEW CONSTRUCTION-TWO FAMILY RESIDENCE AND DETACHED GARAGE WITH ALLEY ACCESS LOCATED AT 3966-3968 VRAIN STREET, DENVER, CO.

PROJECT TEAM

CONTRACTOR:
BULLDOG RENOVATIONS
P: 303-438-2755
CONTACT: DAVID PAGANO

BUILDING DESIGNER:
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STRUCTURAL ENGINEER:
ZEHLER ENGINEERING
5575 HOLLAND DRIVE
ARVADA, CO. 80002
P: 303-463-5970
F: 303-463-7697

CONTACT: MIKE ZEHLER

FLOOR AREA ANALYSIS

BASEMENT:	1875 S.F.
FIRST FLOOR:	1875 S.F.
2ND FLOOR (EXCLUDING STAIR):	1859 S.F.
TOTAL GFA:	5609 S.F.
GARAGE:	720 S.F.

SITE OPEN SPACE ANALYSIS

ZONE LOT AREA:	6250 S.F.
REQ'D OPEN SPACE (62.5%):	3907 S.F.
MAX. ZONE COV'GE ALLOWED (37.5%):	2343 S.F.
COVERAGE BY STRUCTURES:	
DWELLING:	1983 S.F.
GARAGE:	720 S.F.
TOTAL:	2686 S.F.
INCENTIVE APPLIED: (50% DETACHED GARAGE)	(360 S.F.)
ADJUSTED COVERAGE:	2343 S.F.
OPEN SPACE PROVIDED	3907 S.F.

DRAWING LIST

ARCHITECTURAL:

- A001 - SITE PLAN AND PROJECT DATA
- A100 - BASEMENT PLAN
- A110 - FIRST FLOOR PLAN
- A120 - SECOND FLOOR PLAN
- A130 - ROOF PLAN
- A140 - GARAGE AND PATIO PLANS
- A200 - ELEVATIONS
- A201 - ELEVATIONS
- A300 - BUILDING SECTIONS
- A301 - BUILDING SECTIONS

STRUCTURAL:

- S1 - FOUNDATION PLAN
- S2 - MAIN LEVEL FRAMING PLAN
- S3 - UPPER LEVEL FRAMING PLAN
- S4 - ROOF FRAMING PLAN
- S5 - STRUCTURAL DETAILS
- S6 - STRUCTURAL DETAILS
- S7 - STRUCTURALDETAILS / GENERAL NOTES

1 00-SITE PLAN
1" = 10'-0"

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DENVER, CO

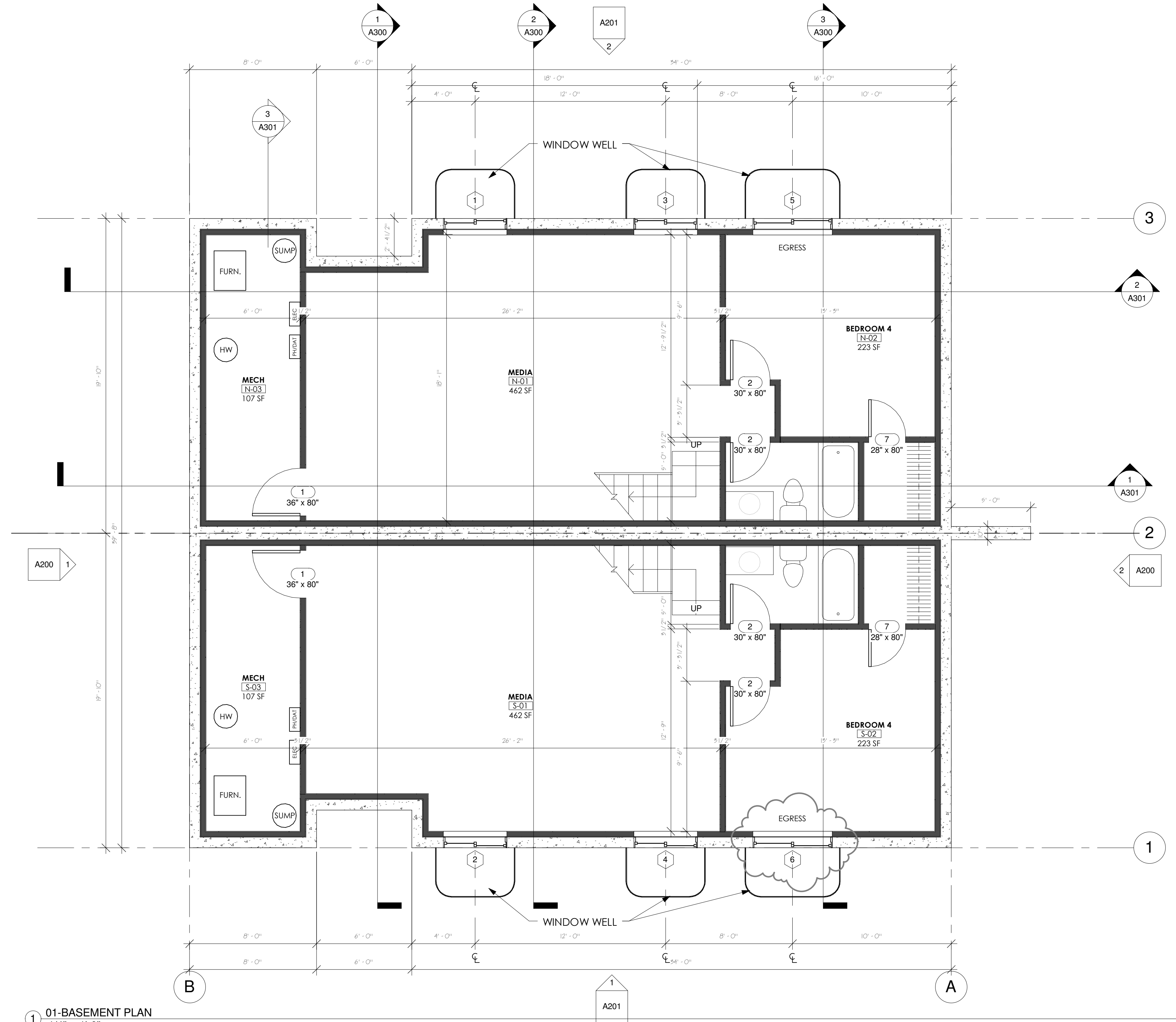
Revision Schedule	12.22.2010
2 Site plan revision	

DRAWN BY: AJB
PROJECT NUMBER: 10002
PROJECT DATE: 11.05.2010

ZONING/PERMIT DRAWINGS

G001

COVER SHEET/SITE PLAN



1 01-BASEMENT PLAN
1/4" = 1'-0"

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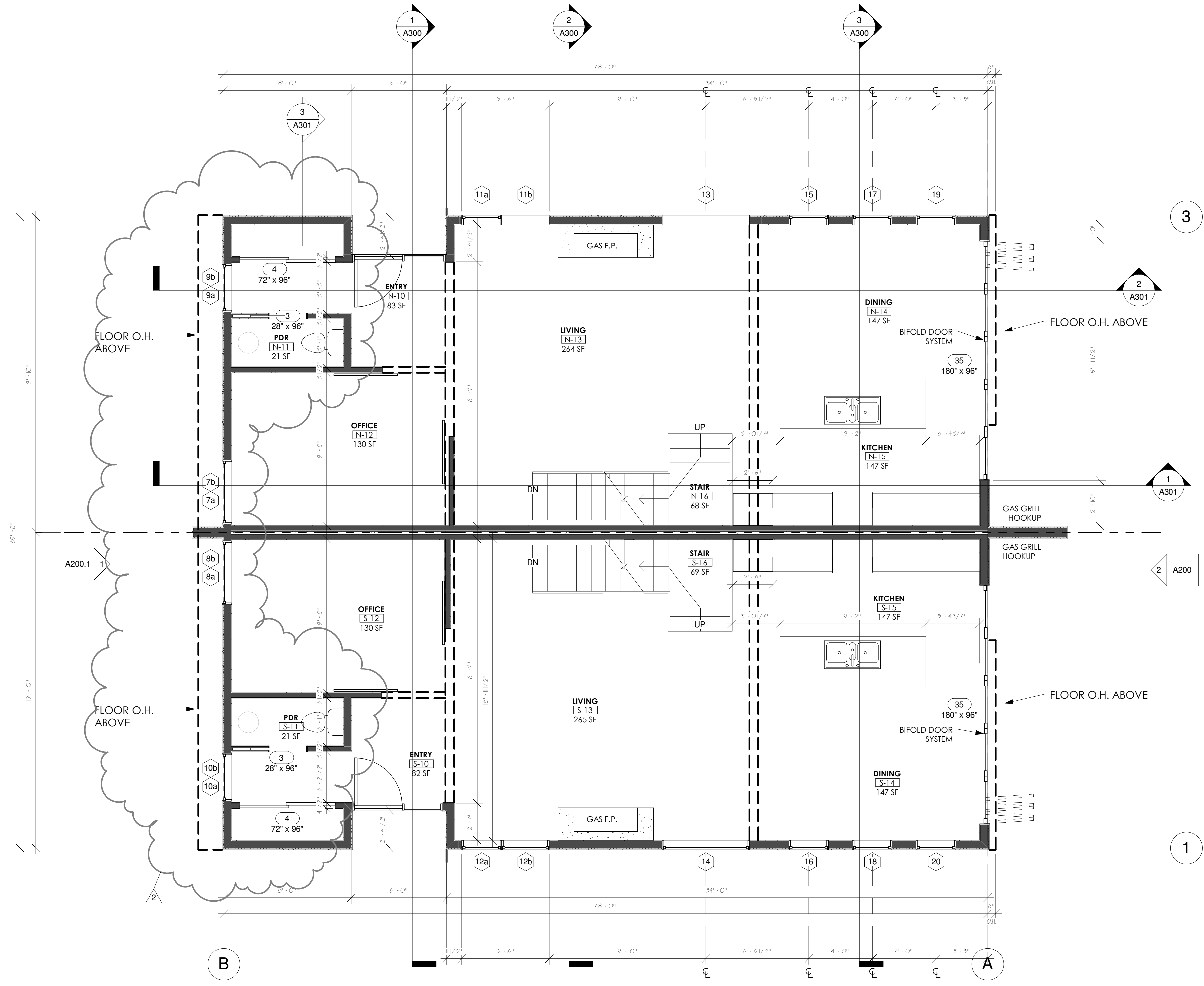
Revision Schedule	Date
2 Site plan/Upper Level	12.22.2010

DRAWN BY: AJB
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PROJECT DATE: 11.05.2010

ZONING/PERMIT DRAWINGS

A100

Window Schedule							
Mark	Type	Room	Width	Height	Head Height	Sill Height	Comments
1	Slider	MEDIA	4'-0"	4'-0"	6'-8"	2'-8"	
2	Slider	MEDIA	4'-0"	4'-0"	6'-8"	2'-8"	
3	Slider	MEDIA	4'-0"	4'-0"	6'-8"	2'-8"	
4	Slider	MEDIA	4'-0"	4'-0"	6'-8"	2'-8"	
5	Slider	BEDROOM 4	5'-0"	4'-0"	6'-8"	2'-8"	BASEMENT EGRESS
6	Slider	BEDROOM 4	5'-0"	4'-0"	6'-8"	2'-8"	BASEMENT EGRESS
7a	Fixed	OFFICE	4'-0"	6'-0"	6'-0"	0"	
7b	Awning	OFFICE	4'-0"	2'-0"	8'-0"	6'-0"	
8a	Fixed	OFFICE	4'-0"	6'-0"	6'-0"	0"	
8b	Awning	OFFICE	4'-0"	2'-0"	8'-0"	6'-0"	
9a	Fixed	ENTRY	3'-0"	6'-0"	6'-0"	0"	
9b	Awning	ENTRY	3'-0"	2'-0"	8'-0"	6'-0"	
10a	Fixed	ENTRY	3'-0"	6'-0"	6'-0"	0"	
10b	Awning	ENTRY	3'-0"	2'-0"	8'-0"	6'-0"	
11a	Casement	LIVING	2'-6"	5'-6"	8'-0"	2'-6"	
11b	Fixed	LIVING	3'-0"	2'-0"	8'-0"	6'-0"	
12a	Casement	LIVING	2'-6"	5'-6"	8'-0"	2'-6"	
12b	Fixed	LIVING	3'-0"	2'-0"	8'-0"	6'-0"	
13	Fixed	LIVING	5'-6"	2'-0"	8'-0"	6'-0"	
14	Fixed	LIVING	5'-6"	2'-0"	8'-0"	6'-0"	
15	Casement	DINING	2'-6"	5'-6"	8'-0"	2'-6"	
16	Casement	DINING	2'-6"	5'-6"	8'-0"	2'-6"	
17	Fixed	DINING	2'-6"	5'-6"	8'-0"	2'-6"	
18	Fixed	DINING	2'-6"	5'-6"	8'-0"	2'-6"	
19	Casement	DINING	2'-6"	5'-6"	8'-0"	2'-6"	
20	Casement	DINING	2'-6"	5'-6"	8'-0"	2'-6"	
21a	Fixed	BATH 2	1'-2"	4'-6"	5'-6"	1'-0"	DIRECT SET
21b	Fixed	BATH 2	1'-2"	1'-6"	7'-0"	5'-6"	DIRECT SET
22a	Fixed	BATH 2	1'-2"	4'-6"	5'-6"	1'-0"	DIRECT SET
22b	Fixed	BATH 2	1'-2"	1'-6"	7'-0"	5'-6"	DIRECT SET
23a	Casement	BEDROOM 3	3'-0"	4'-6"	5'-6"	1'-0"	
23b	Fixed	BEDROOM 3	3'-0"	1'-6"	7'-0"	5'-6"	
23c	Fixed	BEDROOM 3	3'-0"	4'-6"	5'-6"	1'-0"	
23d	Fixed	BEDROOM 3	3'-0"	1'-6"	7'-0"	5'-6"	
23e	Fixed	BEDROOM 3	3'-0"	4'-6"	5'-6"	1'-0"	
23f	Fixed	BEDROOM 3	3'-0"	1'-6"	7'-0"	5'-6"	
24a	Casement	BEDROOM 3	3'-0"	4'-6"	5'-6"	1'-0"	
24b	Fixed	BEDROOM 3	3'-0"	1'-6"	7'-0"	5'-6"	
24c	Fixed	BEDROOM 3	3'-0"	4'-6"	5'-6"	1'-0"	
24d	Fixed	BEDROOM 3	3'-0"	1'-6"	7'-0"	5'-6"	
24e	Fixed	BEDROOM 3	3'-0"	4'-6"	5'-6"	1'-0"	
24f	Fixed	BEDROOM 3	3'-0"	1'-6"	7'-0"	5'-6"	
25	Casement	BEDROOM 3	2'-6"	4'-6"	6'-8"	2'-2"	BEDROOM EGRESS
26	Casement	BEDROOM 3	2'-6"	4'-6"	6'-8"	2'-2"	BEDROOM EGRESS
27a	Casement	BEDROOM 2	2'-6"	4'-6"	6'-8"	2'-2"	BEDROOM EGRESS
27b	Fixed	BEDROOM 2	3'-0"	2'-0"	6'-8"	4'-8"	
28a	Casement	BEDROOM 2	2'-6"	4'-6"	6'-8"	2'-2"	BEDROOM EGRESS
28b	Fixed	BEDROOM 2	3'-0"	2'-0"	6'-8"	4'-8"	
29	Fixed	MASTER CL.	3'-0"	2'-0"	6'-8"	4'-8"	
30	Fixed	MASTER CL.	3'-0"	2'-0"	6'-8"	4'-8"	
31	Casement	MASTER BR.	2'-6"	4'-6"	6'-8"	2'-2"	
32	Casement	MASTER BR.	2'-6"	4'-6"	6'-8"	2'-2"	
33	Casement	MASTER BR.	2'-6"	4'-6"	6'-8"	2'-2"	
34	Casement	MASTER BR.	2'-6"	4'-6"	6'-8"	2'-2"	
35	Casement	MASTER BR.	2'-6"	4'-6"	6'-8"	2'-2"	
36	Casement	MASTER BR.	2'-6"	4'-6"	6'-8"	2'-2"	
37a	Casement	MASTER BA.	2'-6"	3'-6"	6'-8"	3'-2"	
37b	Fixed	MASTER BA.	2'-6"	2'-0"	6'-8"	4'-8"	
38a	Casement	MASTER BA.	2'-6"	3'-6"	6'-8"	3'-2"	
38b	Fixed	MASTER BA.	2'-6"	2'-0"	6'-8"	4'-8"	
39	Skylight		2'-0"	2'-0"	N/A	N/A	
40	Skylight		2'-0"	2'-0"	N/A	N/A	
41	Skylight		2'-0"	2'-0"	N/A	N/A	
42	Skylight		2'-0"	2'-0"	N/A	N/A	



1 02-MAIN FLOOR PLAN
1/4" = 1'-0"

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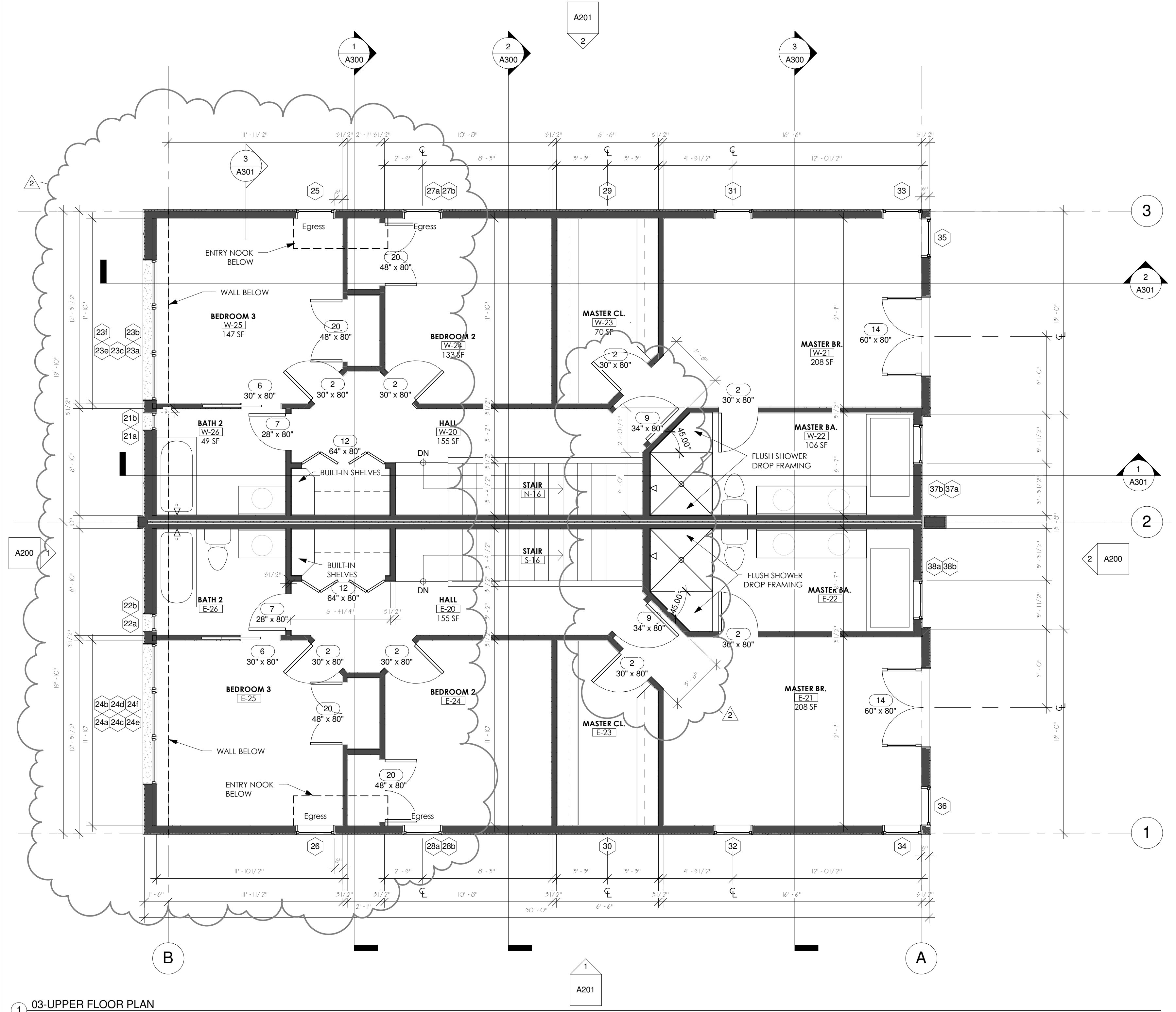
3966-3968 VRAIN ST.
DENVER, CO

Revision Schedule	12.22.2010
2 Site plan/Upper Level	

DRAWN BY: AJB
PROJECT NUMBER: 10002
PROJECT DATE: 11.05.2010
ZONING/PERMIT DRAWINGS

A110

MAIN FLOOR PLAN



1 03-UPPER FLOOR PLAN
1/4" = 1'-0"

3966-3968 VRAIN ST.

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Revision Schedule	Date
2 Site plan/Upper Level	12.22.2010

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ZONING/PERMIT DRAWINGS

A120

3966-3968 VRAIN ST.

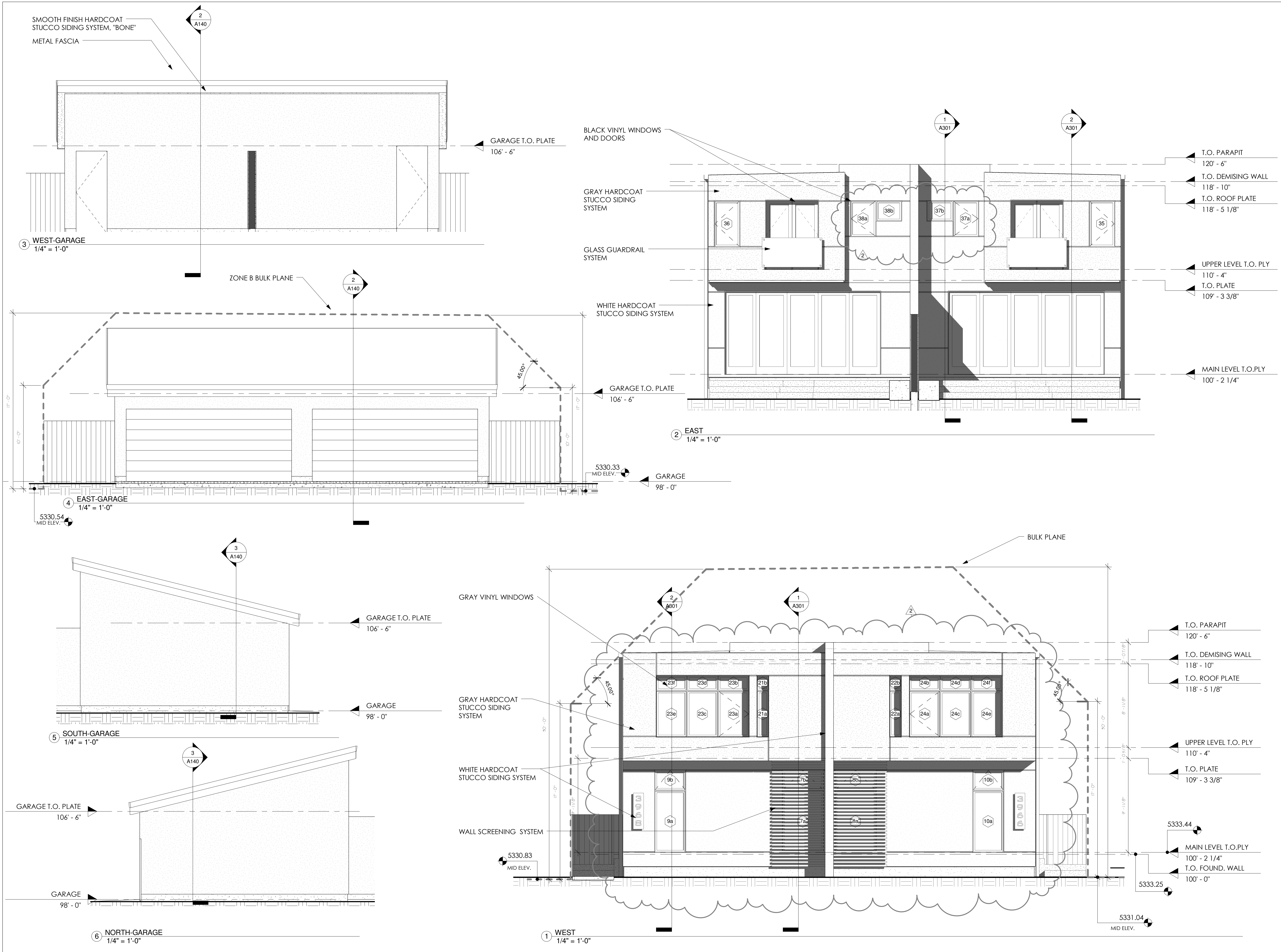
3966-3968 VRAIN ST.
DENVER, CO

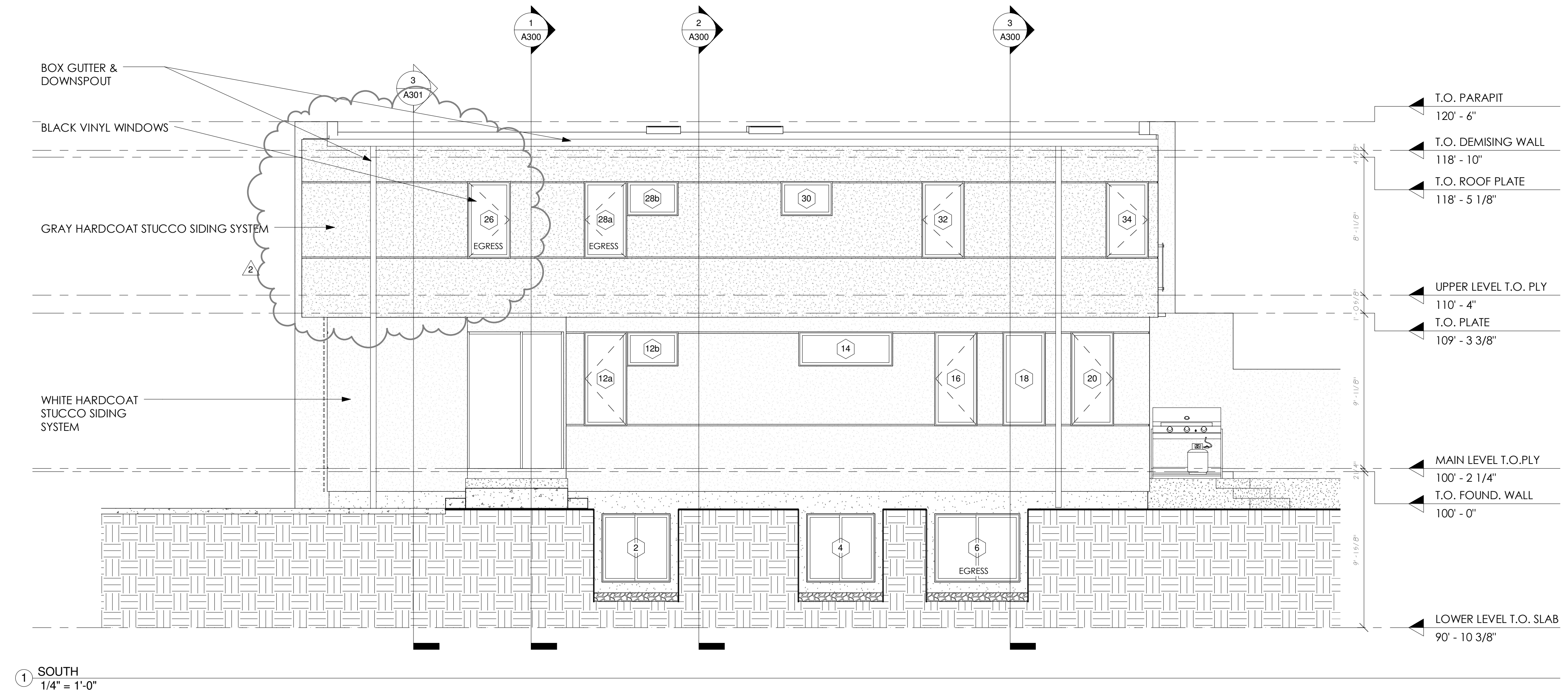
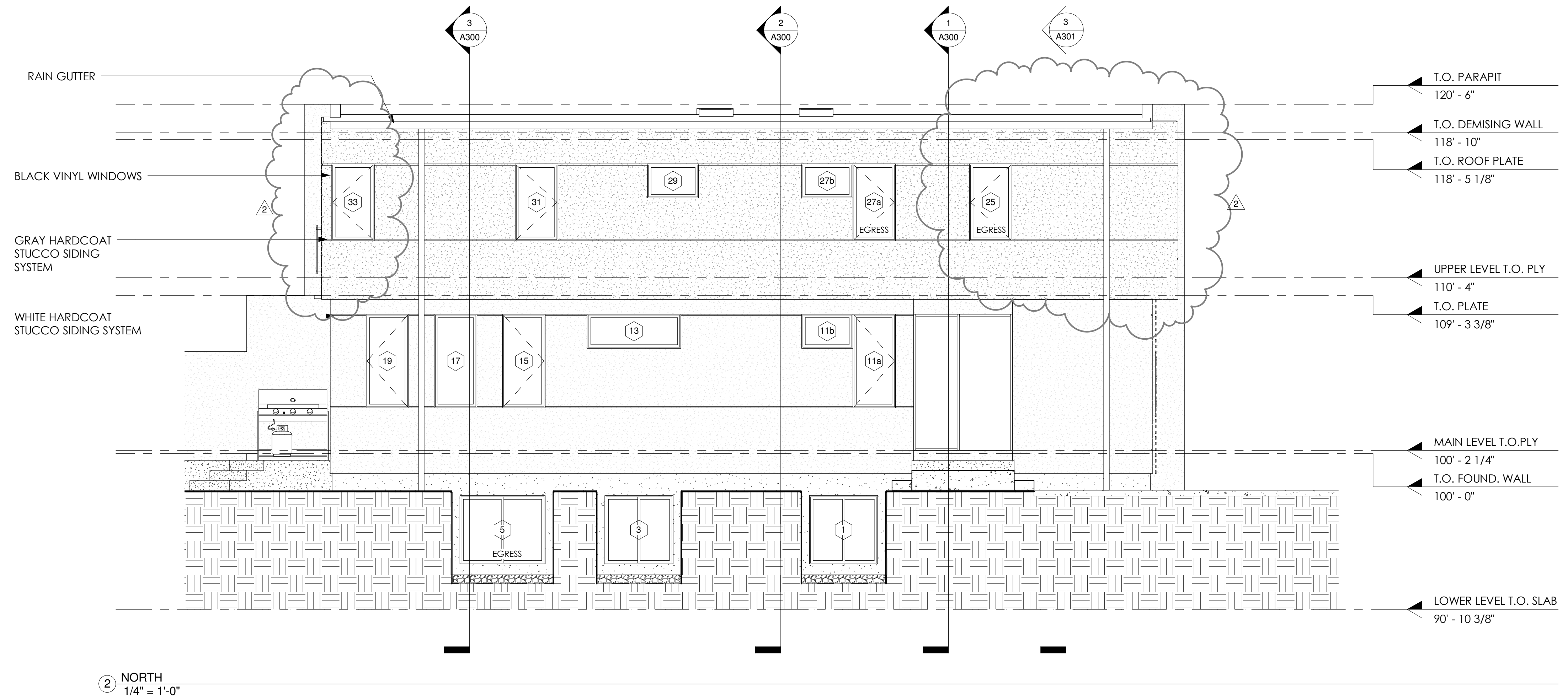
Revision Schedule	12.22.2010
2	Site plan/Upper Level

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PROJECT DATE: 11.05.2010

ZONING/PERMIT DRAWINGS

A200





3966-3968 VRRAIN ST.

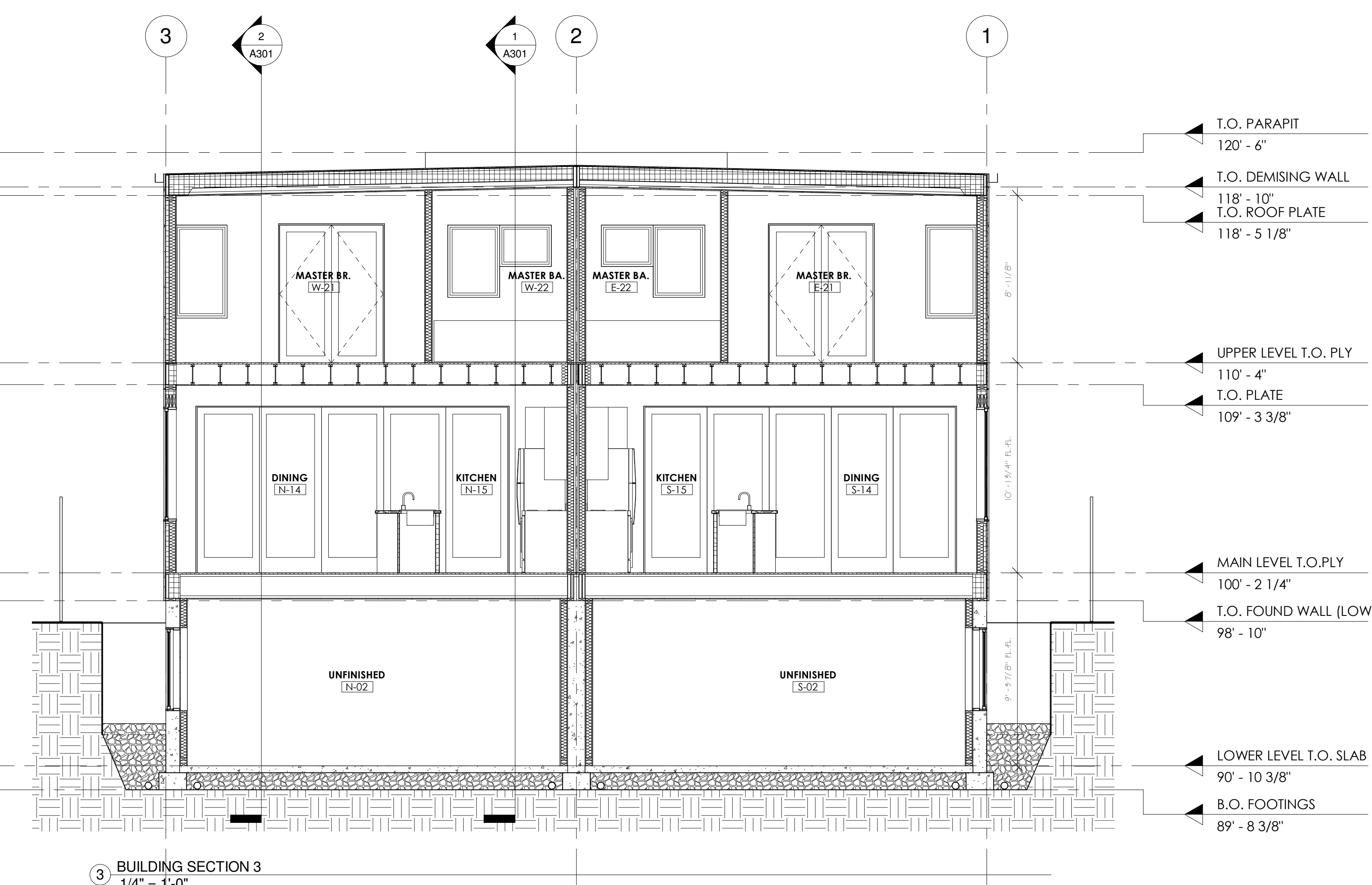
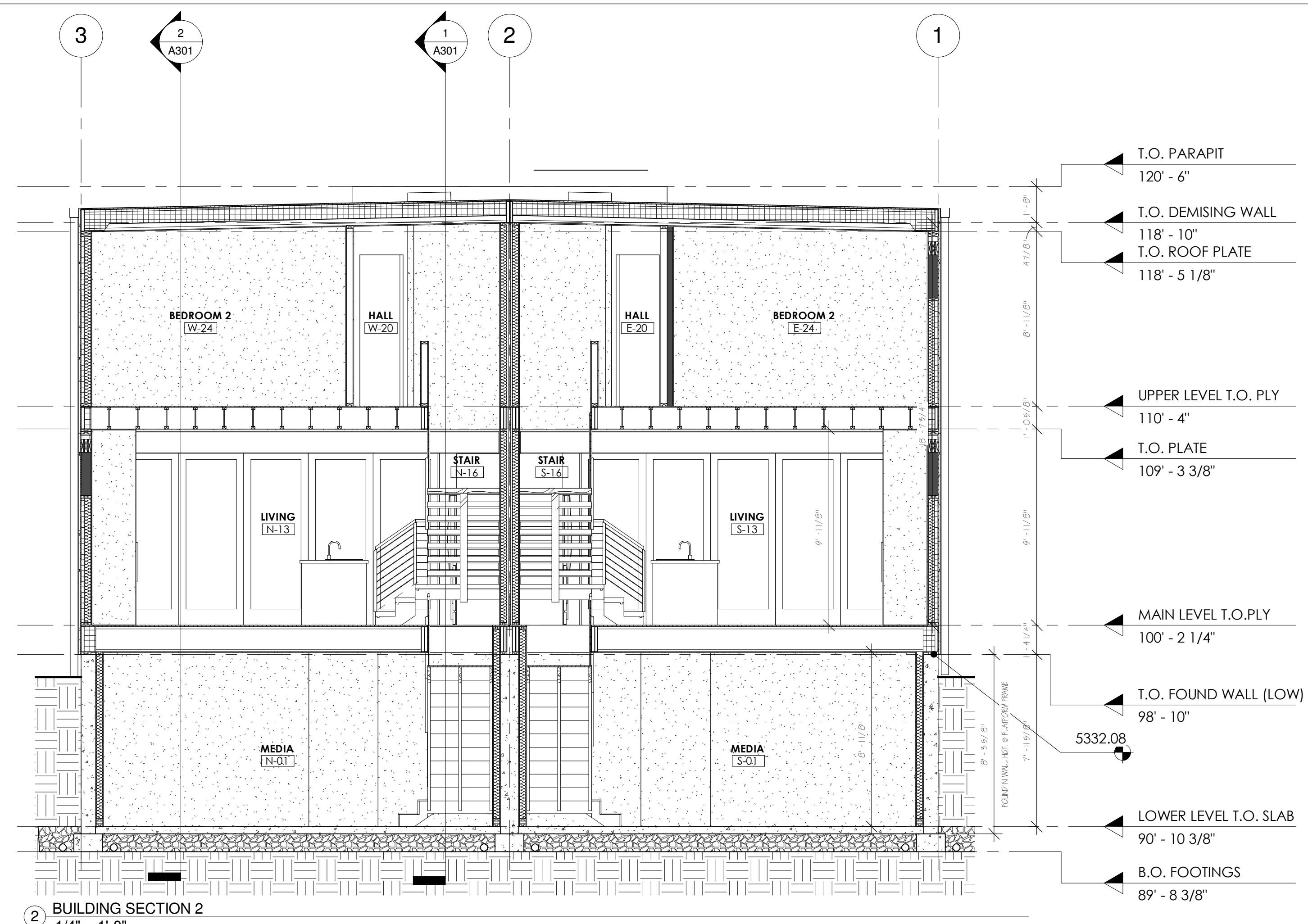
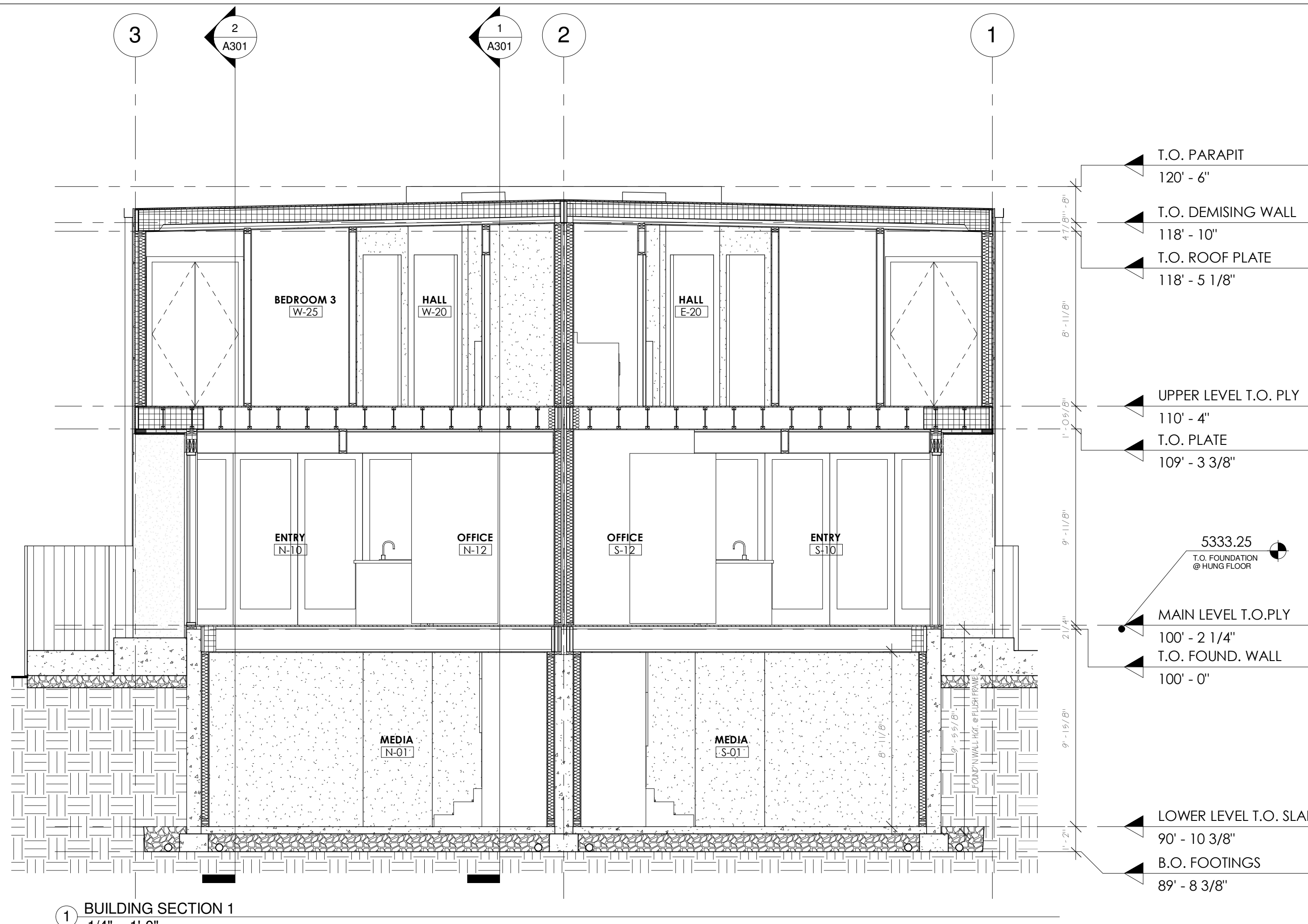
3966-3968 VRRAIN ST.
DENVER, CO

Revision Schedule	Date
2 Site plan/Upper Level	12.22.2010

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PROJECT DATE: 11.05.2010

ZONING/PERMIT DRAWINGS

A201



3966-3968 VRAIN ST.

3966-3968 VRAIN ST.
DENVER, CO

Revision Schedule

DRAWN BY: AJB
PROJECT NUMBER: 10002
PROJECT DATE: 11.05.2010

ZONING/PERMIT DRAWINGS

A300

3966-3968 VRAIN ST.

3966-3968 VRAIN ST.
 DENVER, CO

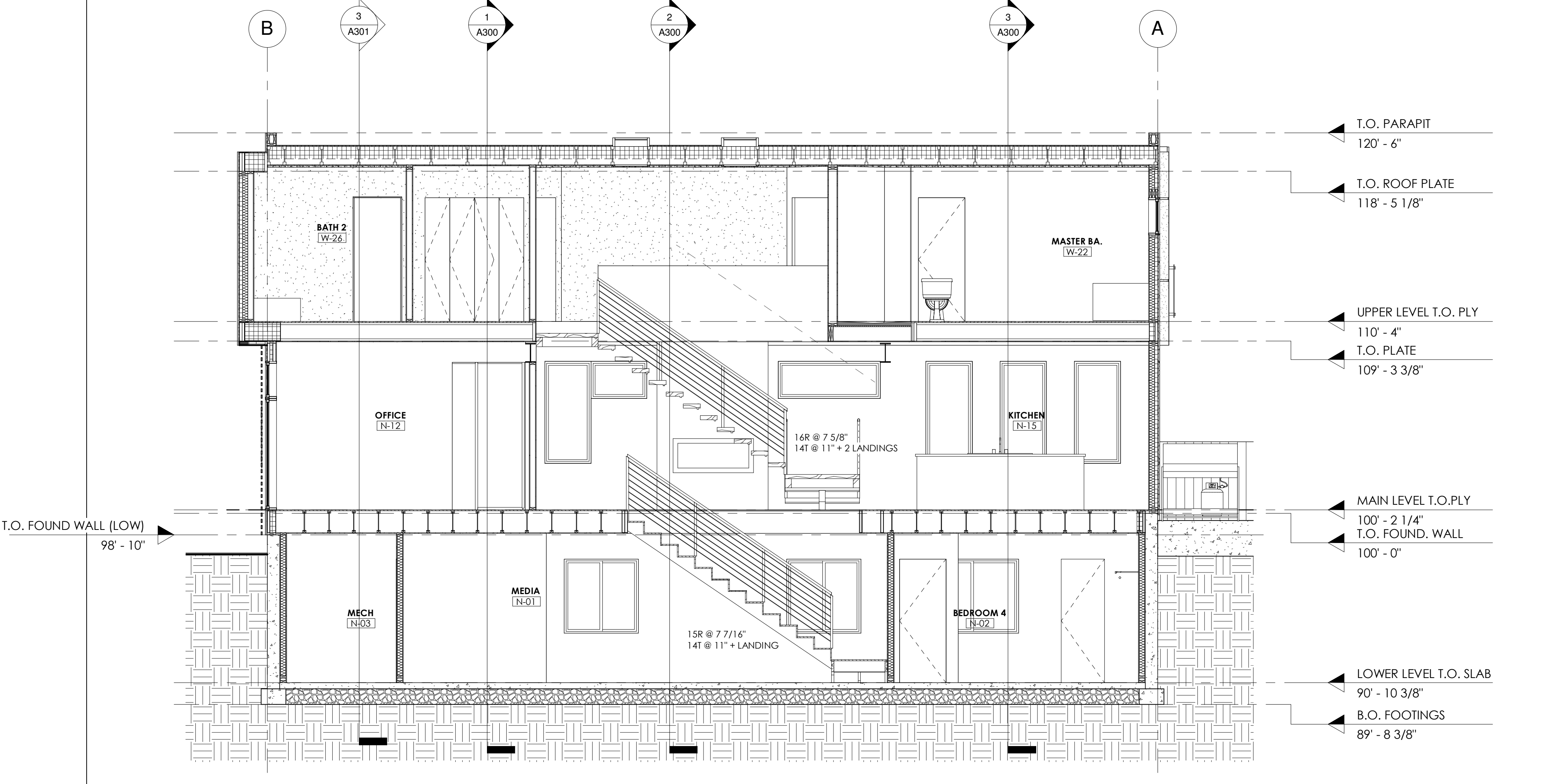
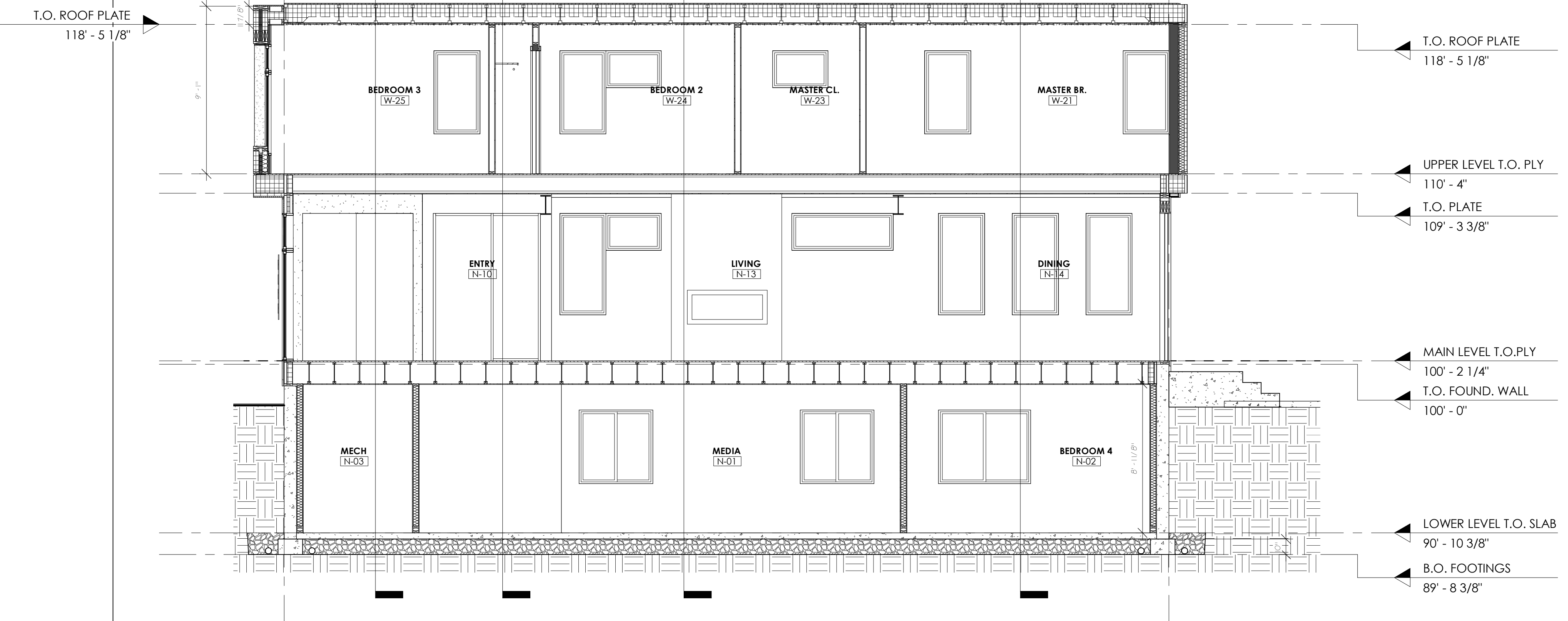
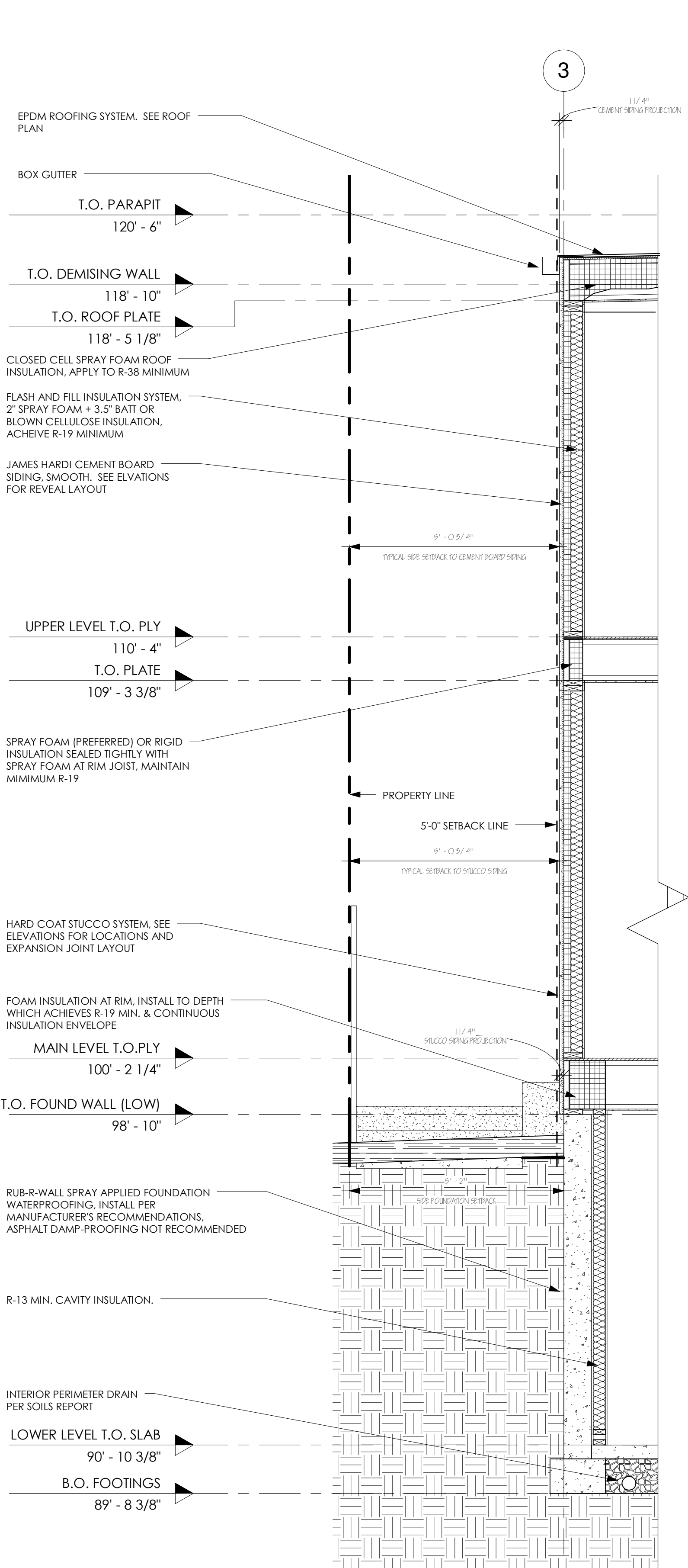
Revision Schedule

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ZONING/PERMIT DRAWINGS

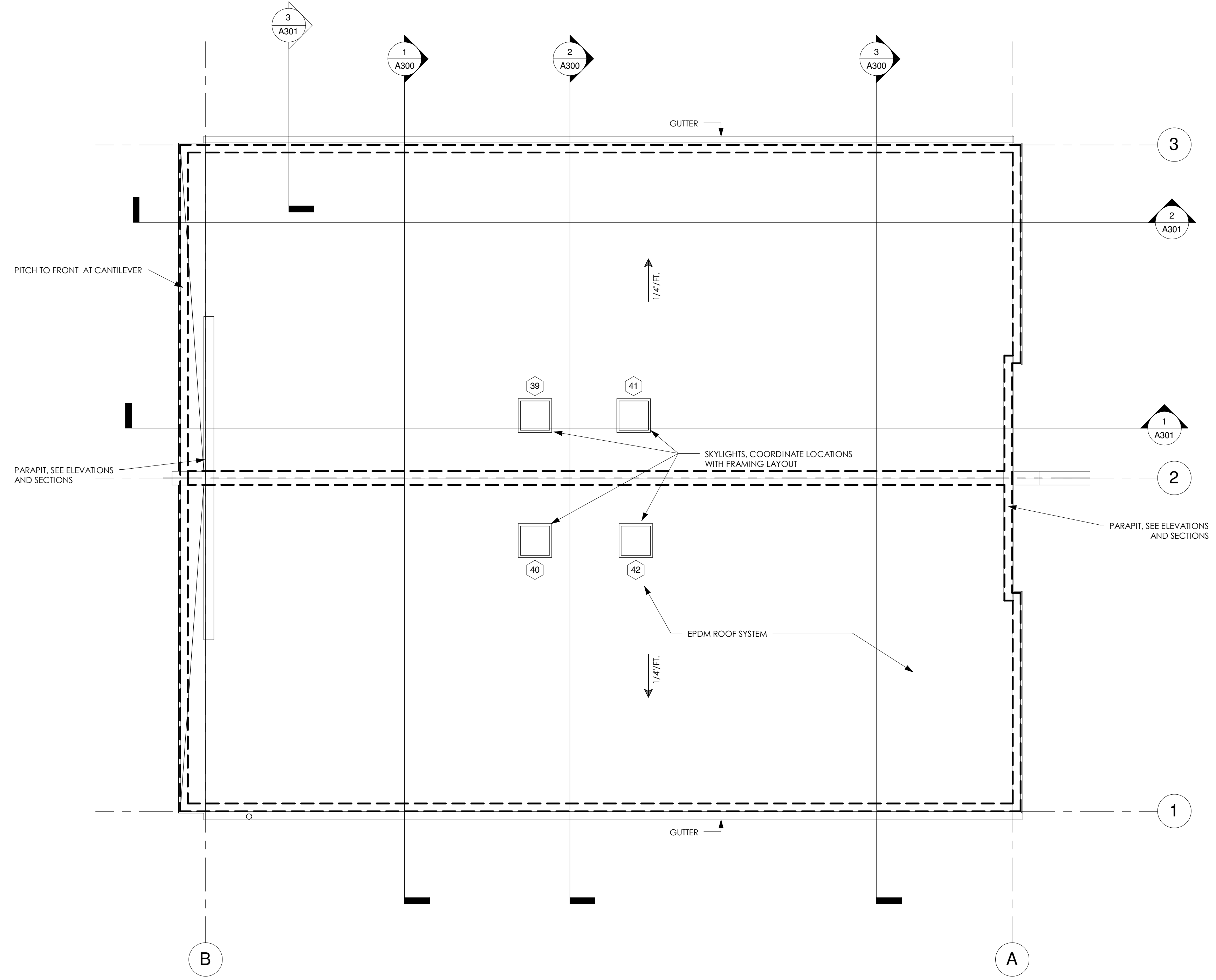
A301

BUILDING SECTIONS



3 WALL SECTION
 1/2" = 1'-0"

1 BUILDING SECTION 4
 1/4" = 1'-0"



① 04-ROOF PLAN
1/4" = 1'-0"

3966-3968 VRAIN ST.

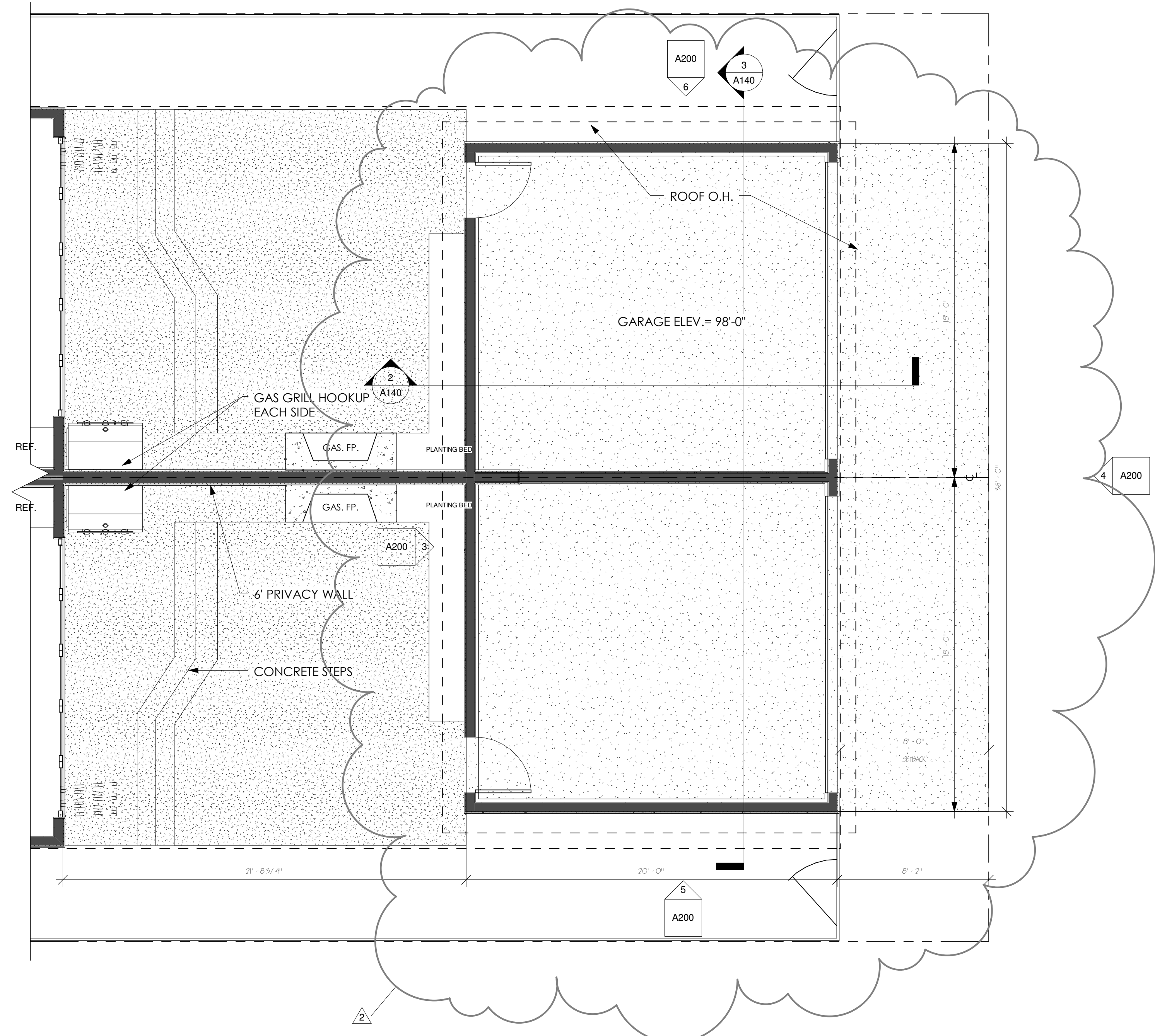
3966-3968 VRAIN ST.
DENVER, CO

Revision Schedule

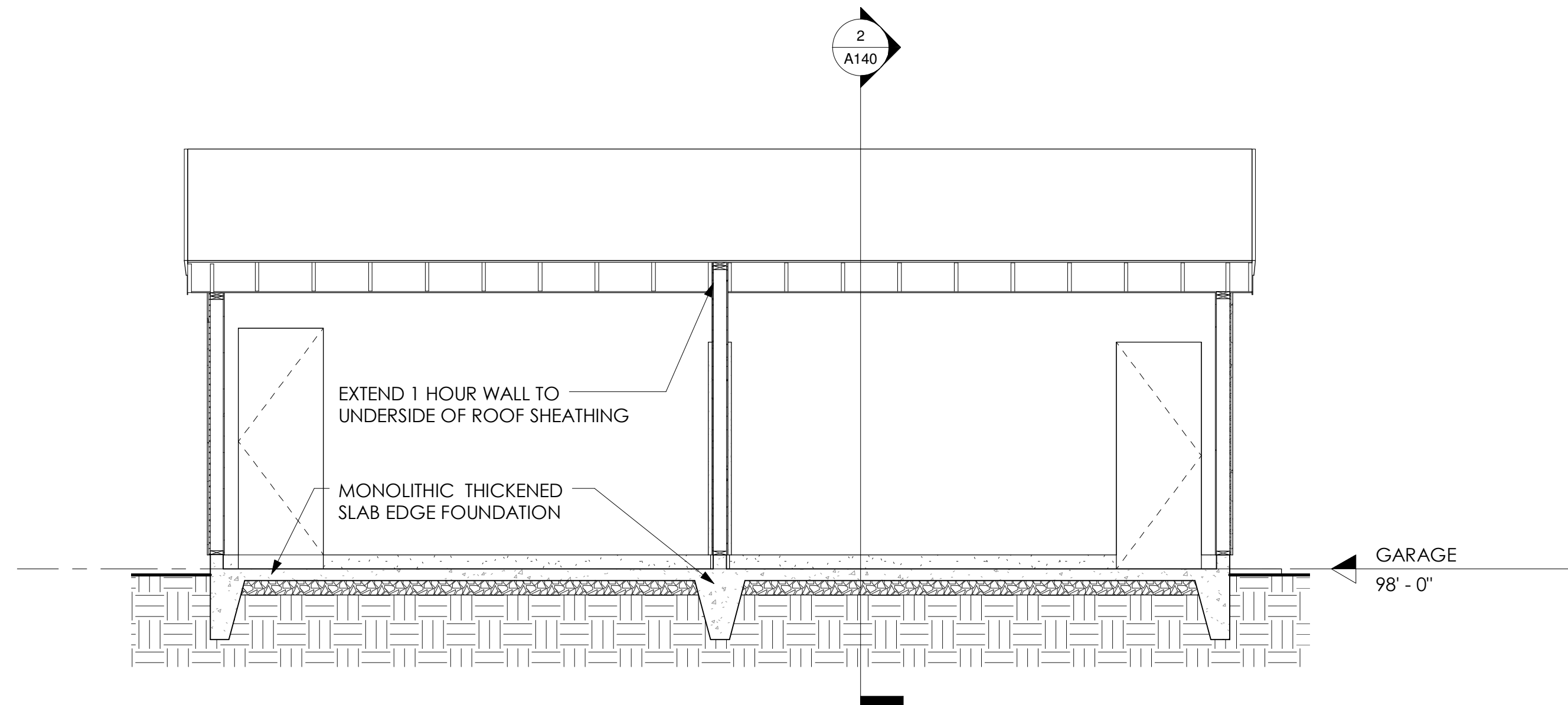
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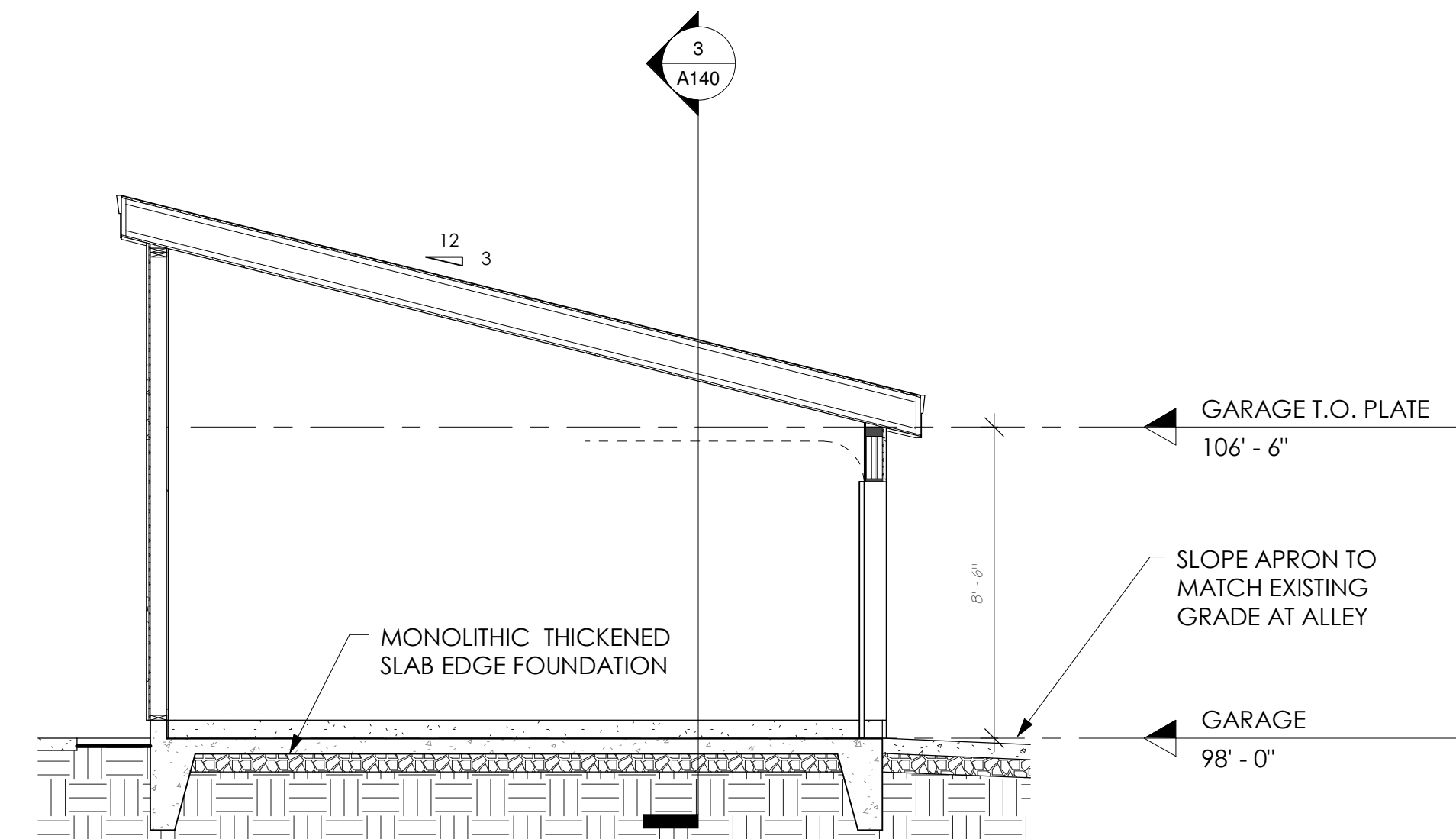
A130



1 05-GARAGE AND PATIO PLAN
1/4" = 1'-0"



3 GARAGE SECTION 1
1/4" = 1'-0"



2 GARAGE SECTION 2
1/4" = 1'-0"

3966-3968 VRAIN ST.

3966-3968 VRAIN ST.
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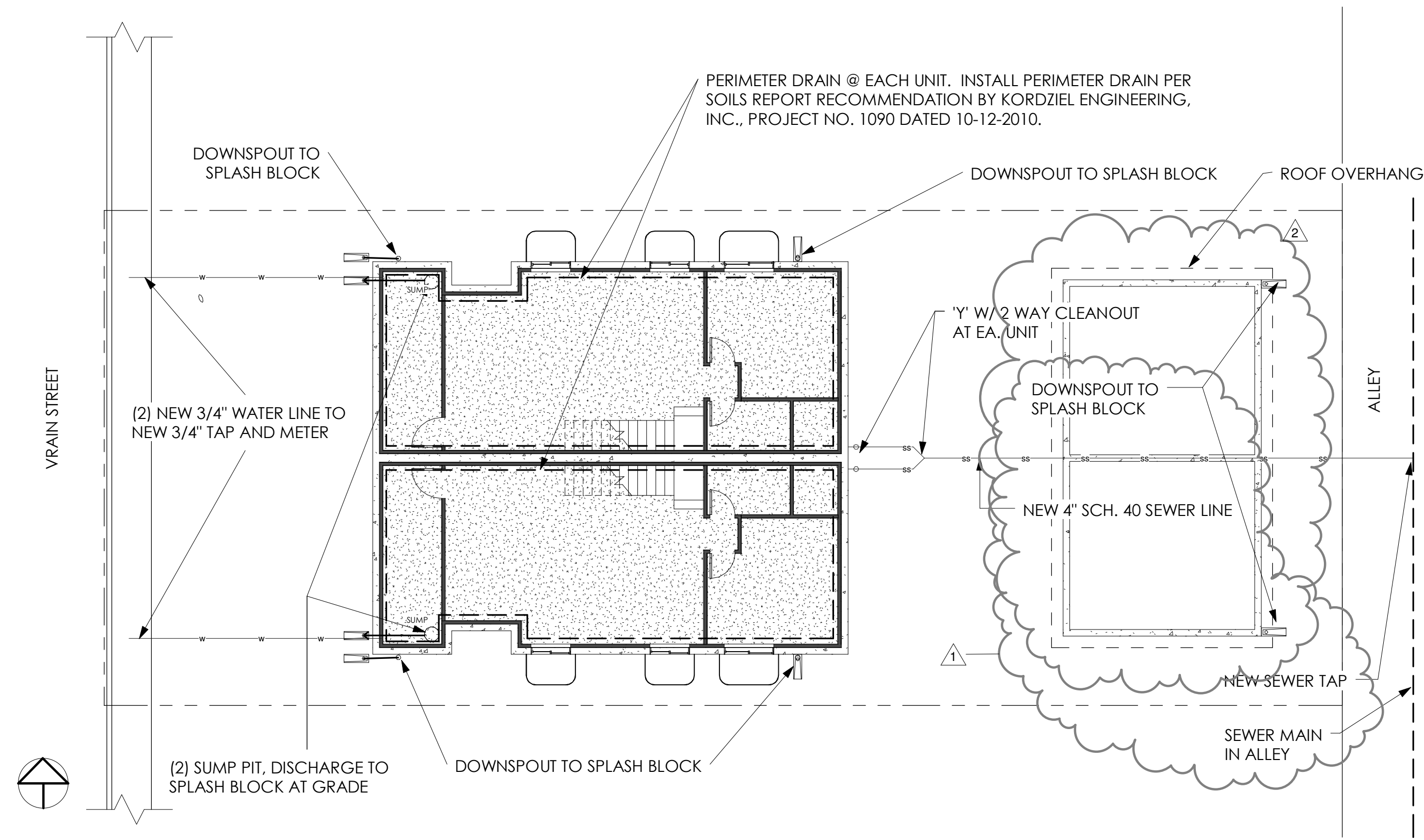
Revision Schedule	Date
2 Site plan/Upper Level	12.22.2010

DRAWN BY: AJB
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ZONING/PERMIT DRAWINGS

A140

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1 WASTEWATER AND DRAINAGE PLAN
1" = 10'-0"

3966-3968 VRAIN ST.

3966-3968 VRAIN ST.
DENVER, CO

Revision Schedule	
1	WASTEWATER & DRAINAGE 11.12.2010
2	Site plan/Upper Level 12.22.2010

DRAWN BY: Author
PROJECT NUMBER: 10002
PROJECT DATE: 11.05.2010

ZONING/PERMIT DRAWINGS

A010

WASTEWATER & DRAINAGE