

Observations:

Foundation Walls:
No foundation walls, caissons, or footers were observed at the time of the inspection. Foundation is a patio slab on grade with a thickened edge of unknown size and depth.

Shear Walls:
2x4 framed walls with single treated sill plate, double top plate, and studs at 16" on center. Exterior T1-11 siding and no interior wall finish.

Structural Supports: N/A

Structural Walls: N/A

Floor Spans:
Treated 2x4 framed floor with joists at 16" on center spanning 6.5' max, and galvanized steel gusset angle fasteners. 3/4" OSB interior floor decking.

Roof Trusses:
Framed roof with 3:12 pitch, 2x4 rafters at 16" on center spanning 8' max and galvanized steel hurricane clip fasteners. 3/4" OSB roof decking with 15# felt paper and asphalt shingles.

Property details for 2733 W Archer Place

Carport Spaces: 0
Garage Spaces: 0
Off street Spaces: 2
Parking Total: 2
RV Spaces: 0
Reserved Spaces: 0
Basement Level Bedrooms: 3
Main Level Bedrooms: 2
Bathrooms Full: 1
Bathrooms Three Quarter: 1
Forced Air, Natural Gas
Has Basement Finished, Full
Room Count: 11
Building Area Total: 1546.00
Frame, Vinyl Siding
Lot Size Square Feet: 6250.00
PSF Lot: 28.40
Parcel Number: 5085-09-017
Zoning: E-SU-DX
Public Sewer
Public Water
PSF Total: 114.81
Subdivision Name: Barnum
Above Grade Finished Area: 773.00
Below Grade Finished Area: 749.00
Below Grade Unfinished Area: 24.00
Direction Faces: South
Living Area: 1522.00
PSF Above Grade: 229.62
PSF Finished: 116.62
PSF Finished All: 116.62
Single Family Residence

Suburban/Urban/Urban Edge Lot
Circle One

Address
2733 W Archer Pl, Denver, CO 80219

Owner/ Applicant
Michelle Gray

Date
11/01/2023

Zone District E-SU-DX
Building Form Suburban House
Zone Lot Area 6,250 S.F.
Zone Lot Width 50 ft
Primary Footprint 900 S.F.
Accessory Footprint 158 S.F.
Total Footprint 1058 S.F.
Max. Coverage 37.5%
Proposed Coverage 17%
Front Base Plane Elevation 5,322 ft
Rear Base Plane Elevation 5,315 ft

Proposed Use Storage Shed

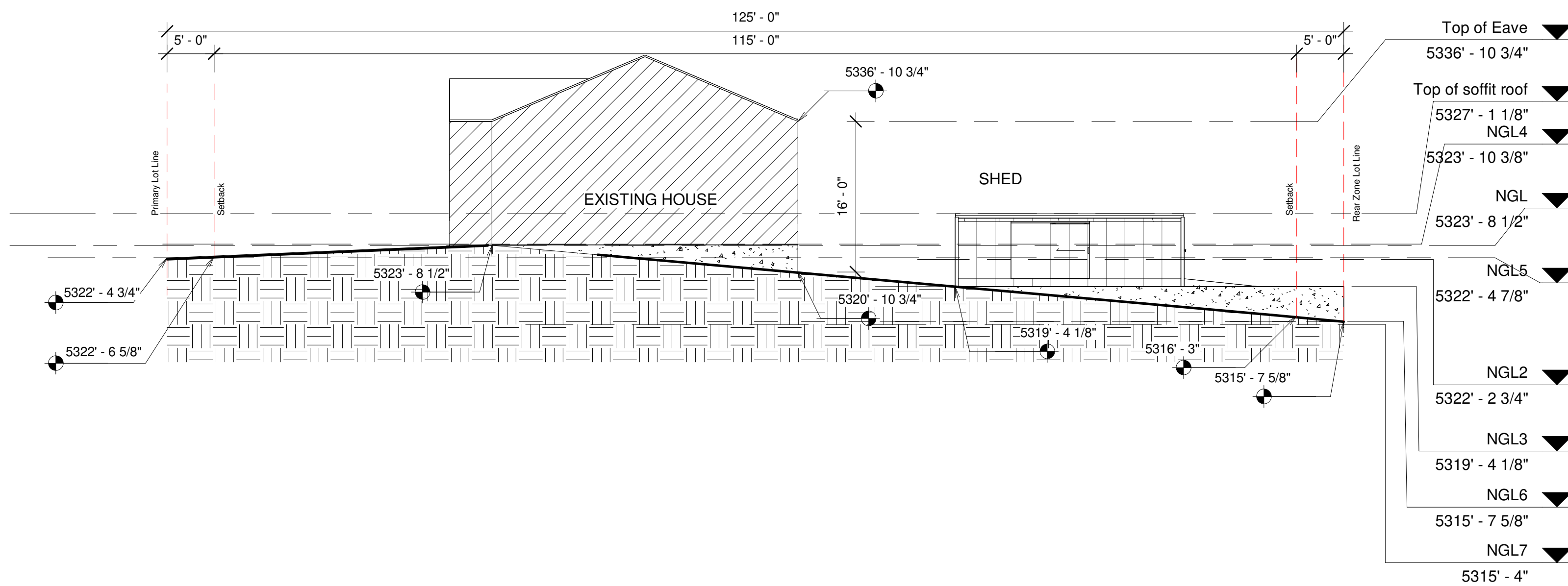
LEGEND:

Property Line — — — —
Existing Structure - - - - -

Zoning Land Use Information

- If the front setback is less than 20 feet on one (but not both) of the reference zone lots, see Sec. 13.1.5.3.C.2.b of the Denver Zoning Code.
- If one of the reference zone lots is set back 50 percent or more of the zone lot depth from the primary street zone lot line, see Sec. 13.1.5.3.C.2.c of the Denver Zoning Code.
- If a structure is within 1 foot of required setback on any side of the lot, see setback verification policy, Admin. 133.3 in the 2011/2016 Denver Building Code Amendments.

1 Site Plan
1" = 10'-0"



2 Site Section
1" = 10'-0"

General Comments

1. Drawings and specifications shall be complete and of sufficient clarity to indicate the entire work proposed and show in detail that the building, structure, or utility conforms to the provisions of this Denver Building Code and relevant laws, ordinances, rules, and regulations. Reference DBC Administration Section 133.2.
This is an as built drawing of an existing structure that may not meet current Denver Building and Zoning requirements. The designer is not responsible for the structure as it was built, but rather only to render what is existing by design.

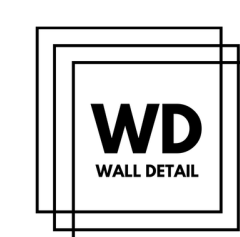
2. Building plans and proprietary reports must be digitally signed to protect the intellectual property of the individual who prepared the document. Please see the Electronic Signature Tutorial and revise all documents requiring electronic signature.
An electronic signature has been created and applied to this document.

Zoning Comments

- Please label all zone lot lines either Primary, side street, side interior or rear zone lot line on the site plan.
All lot lines have been labeled accordingly.
- Please graphically show all required minimum setbacks clearly on the site plan with dimensions.
All setbacks have been rendered with dimensions.
- Please revise site plan with details that illustrate the depth in lineal feet at which the front 65% of the zone lot and the back 35% of the zone lot are separated. The site plan should prominently display this division at the intersection location, spanning the width of the zone lot.
The zone lot separation of 65% front zone lot and 35% back zone lot has been rendered.
- Provide spot grade elevation points at the intersection of the minimum front setback and the side property lines on the site plan to check/verify that the front base plane shown on the front building elevation is correct. This will allow for an accurate height and bulk plane analysis per DZC section 13.1.2.2.B.1 and 13.1.4.2.B. If the front base plane changes, please revise the front building elevation to reflect the change.
Spot grade elevations are now shown at the intersections of the 5' side property line setbacks.
- Provide spot grade elevation points at the intersection of the rear and side property lines on the site plan to check/verify that the rear base plane shown on the rear building elevation is correct. This will allow for an accurate height and bulk plane analysis per DZC section 13.1.2.2.B.1 and 13.1.4.2.B. If the rear base plane changes, please revise the rear building elevation to reflect the change.
Spot grade elevations are now shown at the intersections of the 5' side property line setbacks.
- Please revise the elevation drawings to reflect the front and rear base plane (average of relevant spot grade elevation points). Transfer the front/rear base plane dimension to the elevation drawings for height and bulk plane analysis per DZC section 13.1.2.2.B.1 and 13.1.4.2.B.
Elevation drawings now show the base plane grade slope relevant to the existing shed structure.

Sheet:	Drawn By:	Scale:	Revisions:
A101	RATC	1" = 10'-0"	
	Date:		
	27/12/2023 2:08:11 pm		

Plan
Gray Residence
2733 W Archer Pl, Denver, CO 80219



Wall Detail
6145 Broadway, Suite 48
Denver, CO 80216

Suburban/Urban/Urban Edge Lot
Circle One

Address
2733 W Archer Pl, Denver, CO 80219

Owner/ Applicant
Michelle Gray

Date 11/01/2023

Zone District E-SU-DX
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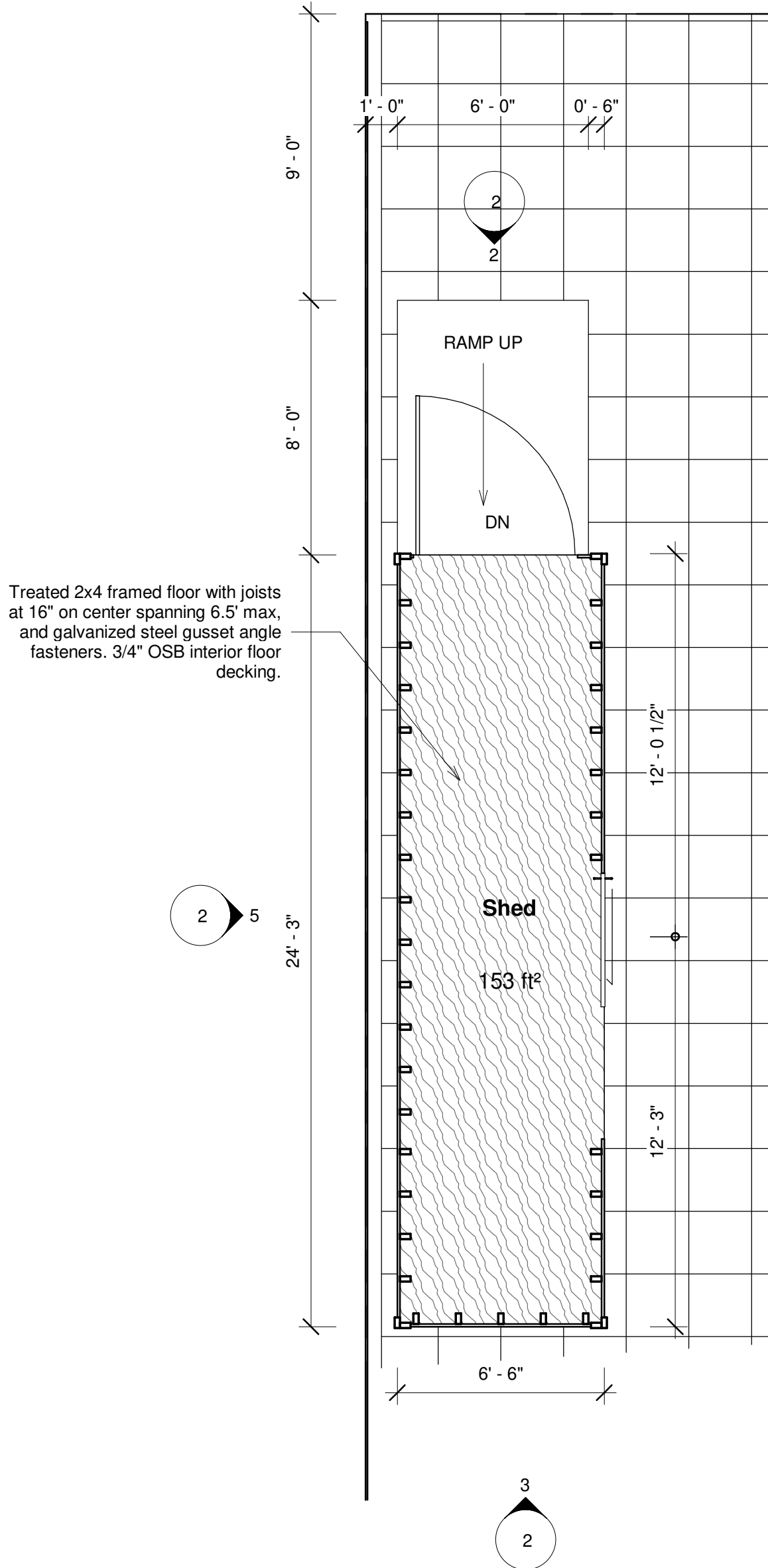
Proposed Use Storage Shed

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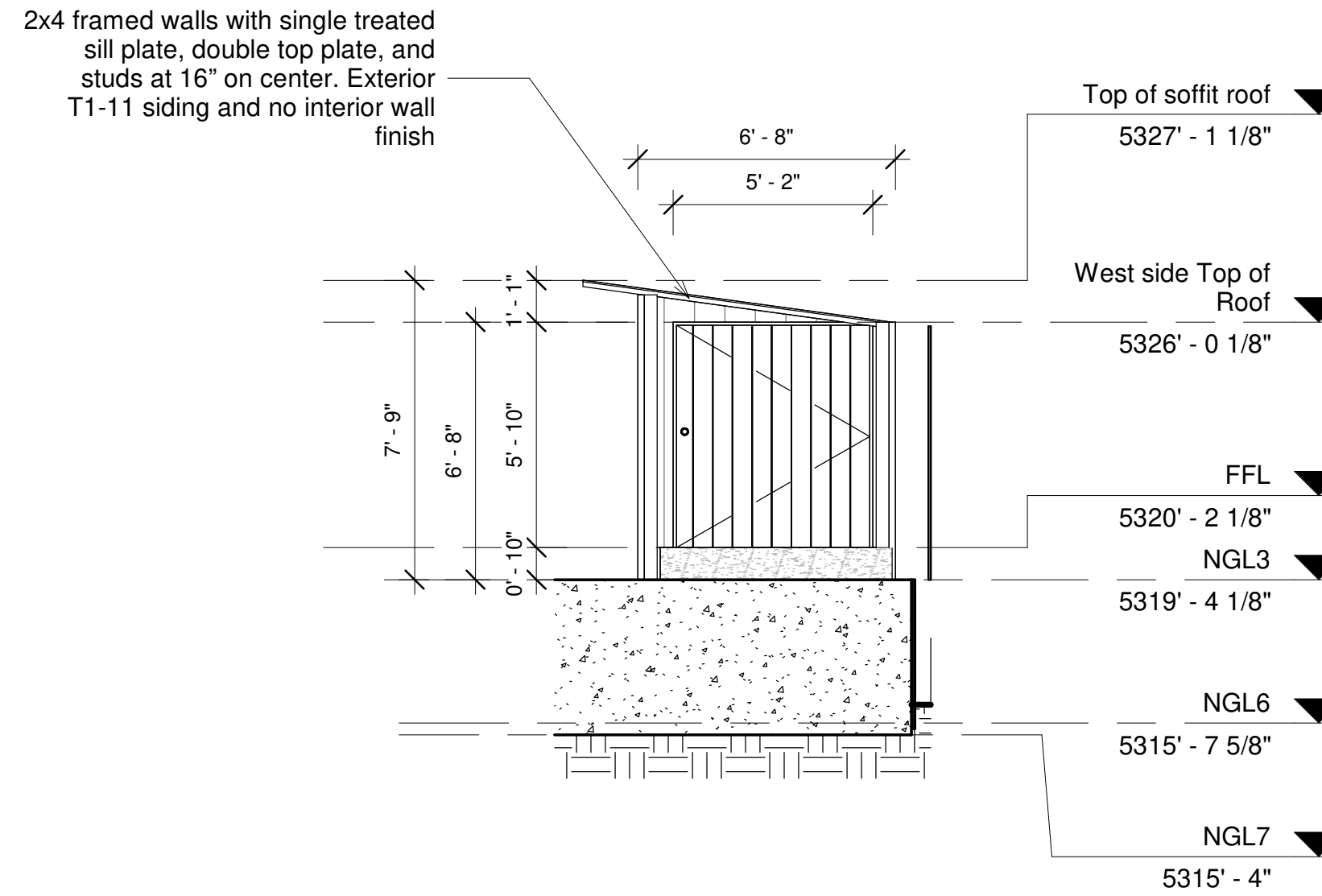
Property Line — — — — —
Existing Structure - - - - -

Zoning Land Use Information

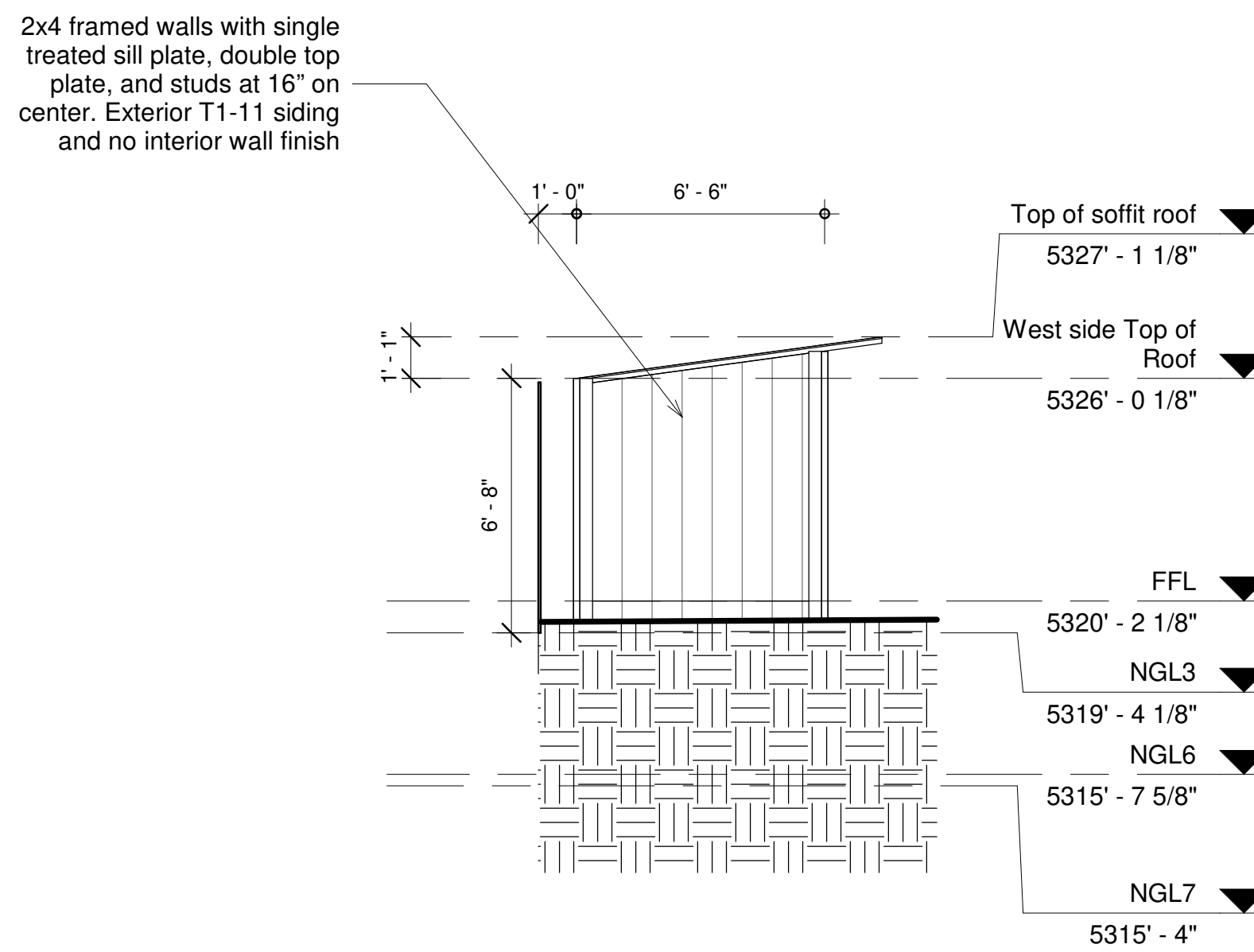
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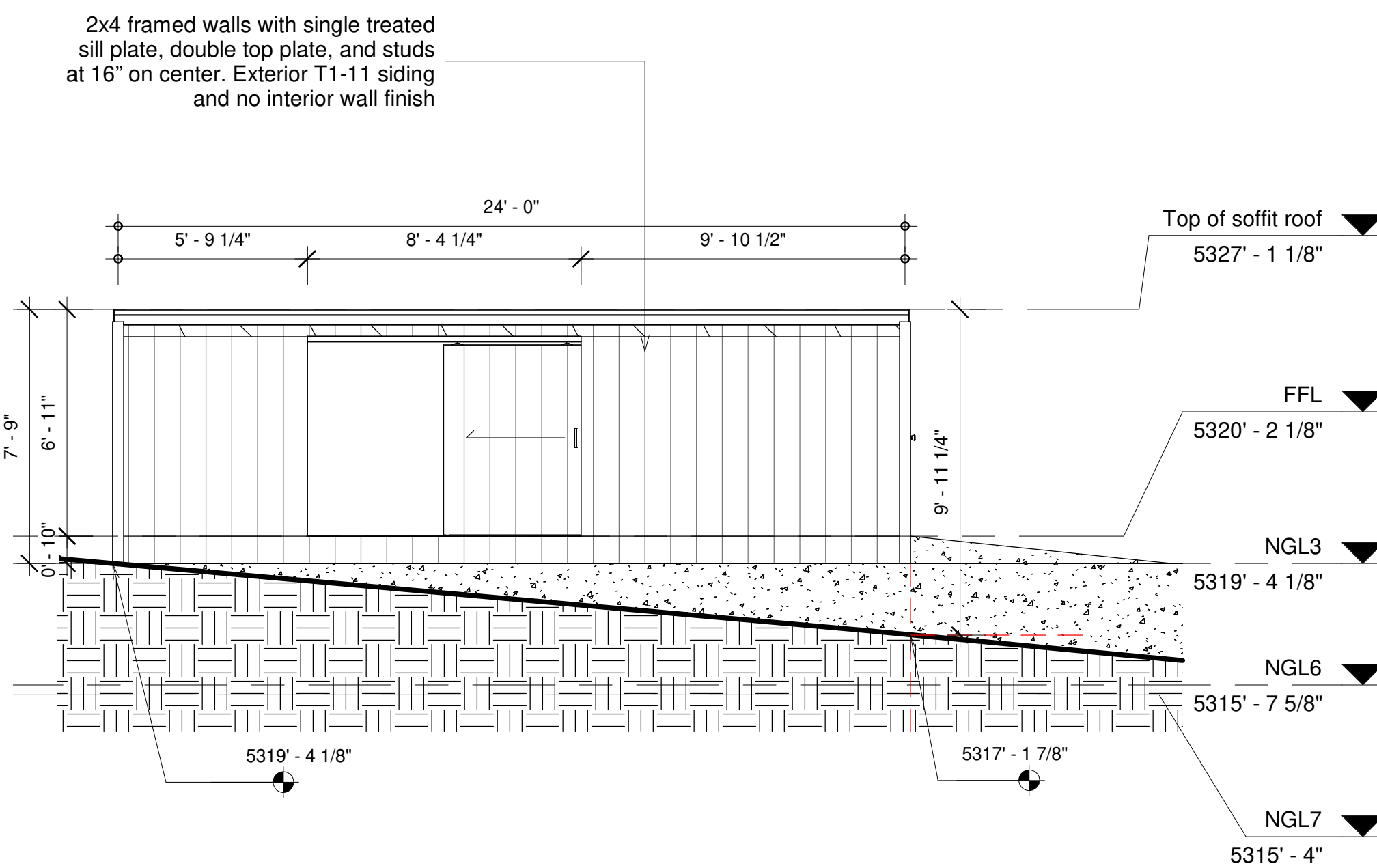
1 Shed Plan
1/4" = 1'-0"



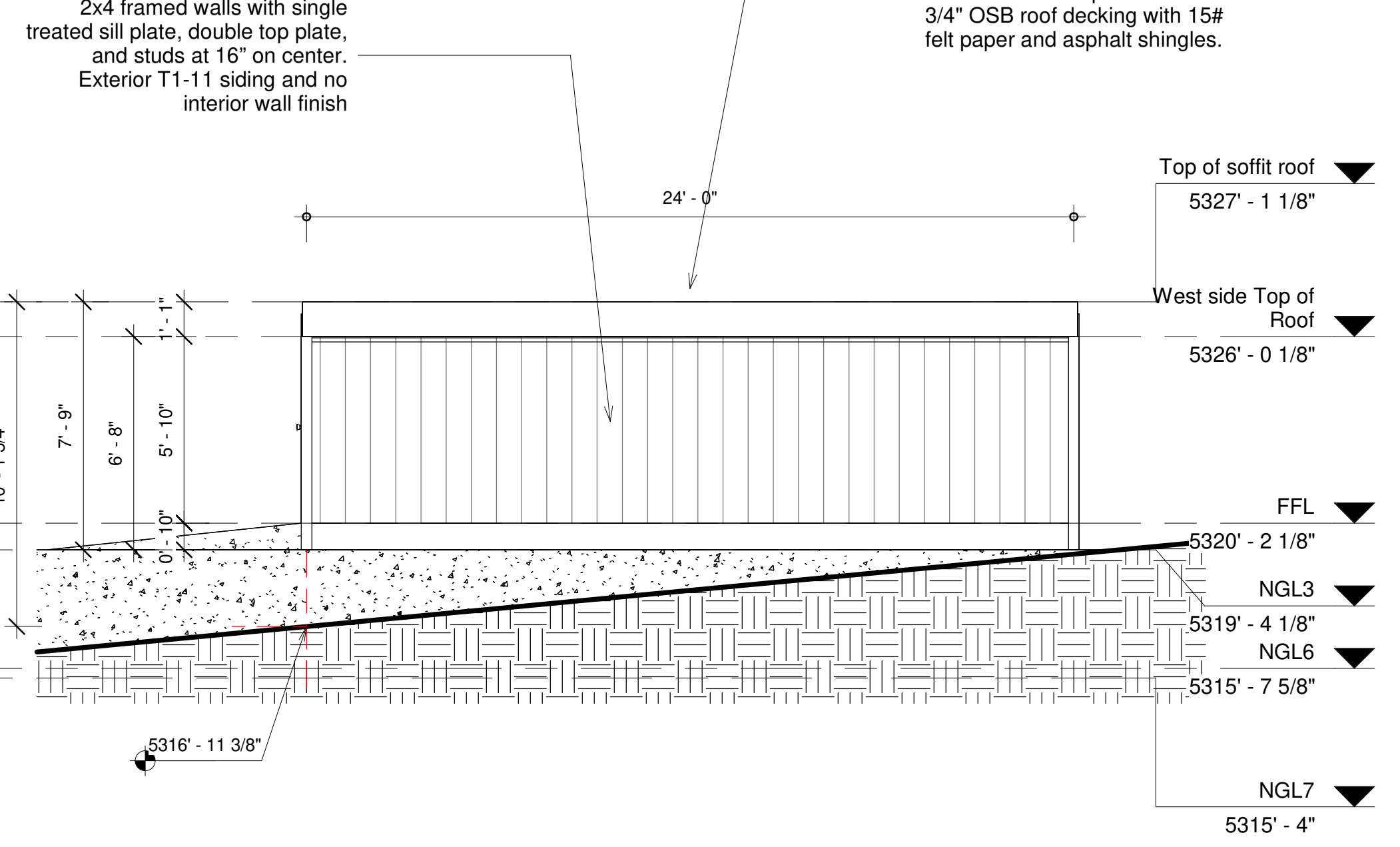
2 Elevation A
1/4" = 1'-0"



3 Elevation B
1/4" = 1'-0"



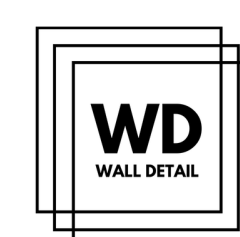
4 Elevation C
1/4" = 1'-0"



5 Elevation D
1/4" = 1'-0"

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Plan
Gray Residence
2733 W Archer Pl, Denver, CO 80219



Wall Detail
6145 Broadway, Suite 48
Denver, CO 80216