# GENERAL NOTES

- A. THE LATEST EDITION OF AIA DOCUMENT A201 "GENERAL" I. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", IS HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS, EXCEPT AS AMENDED HEREIN. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE
- B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT. THE GENERAL NOTES AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMAN OF THE APPROPRIATE TRADES.
- D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT is altered by the existing conditions or where NEGLECTED IN THE DOCUMENTS.
- E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE, SUBCONTRACTOR SHALL SUBMIT REQUESTS AND SAMPLES FOR THE REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- F. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITATES MORE ADVANTAGEOUS DELIVERY DATE, OR A LESSER PRICE WITH CREDIT TO THE CLIENT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND/OR FUNCTION, UNDER NO CIRCUMSTANCE WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
- G. ALL WORK SHALL BE ERECTED PLUMB AND TRUE-TO-LINE IN ACCORDANCE WITH BEST PRACTICES OF THE TRADE AND MANUFACTURER'S RECOMMENDATIONS FOR THE PARTICULAR ITEM.
- H. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE WADE BY THE ARCHITECT BEFORE THE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED FOR SAMPLES IN PAR. E., ABOVE.

- CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR BY ANY LOCAL CODE OR ORDINANCE.
- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE
- K. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED "N.T.S." DENOTES NOT
- L. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- M. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE
- N. VERIFY ALL SPACE DIMENSIONS AS SHOWN WITH EXISTING JOB CONDITIONS BEFORE STARTING CONSTRUCTION.
- O. WHERE WORK IS INSTALLED OR EXISTING FINISHES ARE DISTURBED, REFINISH SUCH AREAS TO MATCH EXISTING.
- P. CHECK AND VERIFY CONTRACT DOCUMENTS, FIELD CONDITIONS FOR ACCURACY, CONFIRMING THAT ALL WORK IS BUILD ABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK OR RELATED WORK IN QUESTION.
- Q. EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING, OR FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED HEREIN. NO SPECIFIC DESCRIPTION OF CUTTING, PATCHING, OR FITTING REQUIRED TO PROPERLY ACCOMMODATE THE SCOPE OF WORK SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED.
- R. ANY QUESTIONS REGARDING THE INTENT OF THE DRAWINGS OR SPECIFICATIONS ARE TO BE CLARIFIED WITH THE ARCHITECT BEFORE ORDERING MATERIALS OR PROCEEDING WITH THE WORK IN QUESTION OR RELATED
- S. ALL ITEMS ARE NEW UNLESS CALLED OUT AS EXISTING. T. AREA OF SEPTIC FIELDS MUST BE LEFT UNDISTURBED AND PROTECTED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR STAKING AREA & FENCING AROUND
- U. PROVIDE A THOROUGHLY INSULATED AND WEATHER TIGHT FACILITY WHERE ALL EXTERIOR SURFACES ARE PERMANENTLY SEALED AGAINST HEAT TRANSFER AND AIR/WATER PENETRATION. UTILIZE ONLY PROVEN SYSTEMS WITH AM ESTABLISHED RECORD OF LONG TERM

ARCHITECT	URAL SYMBOI	S
PROJECT NORTH ARROW		COLUMN GRID DESIGNATION
461.0' NEW OR REQUIRED POINT ELEVATIONS	1 A5.1	DETAIL REFERENCE DRAYING NUMBER
268 EXISTING CONTOURS ELEVATION NOTED ON HIGH SIDE	A3.1	Building Section, Wall Section & Elevation Reference Drawing Number
NEW CONTOURS ELEVATION NOTED ON HIGH SIDE  TIB-1  TEST BORING	ROOM NAME 000	ROOM NAME AND NUMBER DESIGNATION
DESCRIPTION LEVEL LINE ELEVATION	2X6	WALL, ROOF, OR FLOOR TYPE STUD SIZE WHERE DIFFERENT FROM TYPICAL
A WINDOW TYPE DESIGNATION	CPT	Floor transition designation
202 DOOR NUMBER DESIGNATION	1/2"	DIMENSION DESIGNATION
a t a	$\diamondsuit$	KEYED NOTE REFERENCE
DASH AND DOT LINE		FOR CENTER LINES, FLOOR LINES IN EXTERIOR ELEVATIONS, PROJECTED LINES
DASH AND DOUBLE DOT LINE		FOR PROPERTY LINES, BOUNDARY LINES
DASHED LINE		FOR HIDDEN LINES (ABOYE OR BELOW)
BREAK LINE	77-200000000000000000000000000000000000	TO BREAK OFF PARTS OF DRAWINGS
# DRAWING TITLE SHEET SCALE		draying title and scale

### ZONING INFORMATION 1. PROJECT DESCRIPTION: SINGLE FAMILY HOME, RENOVATION CONSTRUCTION LOT 2, PYRAMID VIEW SUBDIVISION, ACCORDING TO THE PLAT RECORDED OCTOBER 14, 1965 IN PLAT BOOK 3 AT PAGE 46 AND 2. LEGAL DESCRIPTION: ACCORDING TO THE THIRD AMMENDED PLAT RECORDED AUGUST 1,2012 IN PLAT BOOK 100 AT PAGE 50, COUNTY OF PITKIN, STATE OF COLORADO. ADDRESS; 58 MAROON DRIVE,, ASPEN CO 81611 4. BUILDING CODE ANALYSIS; OCCUPANCY: R3 - RESIDENTIAL (IRC 2003) CONSTRUCTION CLASSIFICATION: HOT WATER BASEBOARD 5. TYPE OF HEATING: 6. WATER SOURCE: CITY 7. SEWER SYSTEM: CITY 8. ZONING INFO: ZONED R-30 9. FÁR: SEE SHEET A2,3

ABBREVIATIONS				
ABV. above A.F.F. above finished floor ACC. access ACC.FL. access floor A.P. access panel ACOUS. acoustical plaster ACT acoustical plaster ACT. acoustical tile ACR.PL. acrylic plaster ADD. addendum ADH. adhesive ADJ. adjacent ADJ. adjacent ADJ. alternate ALUM. aluminum ANCH. anchor, ancorage ANOD. anodized APPROX. approximate ARCH. architect (ural) A.D. area drain ASB. asbestos ASPH. asphalt tile AUTO. automatic  BSMT. basement BRG. bearing B.PL. bed joint BCH.MK. bench mark BTWN. between BEV. bevel (ed) BITUM. bituminous BLK. block BLK. both ways BTM. bottom BRK. brick BRZ. bronze	EA.FA. each face E east ELEC. electric (al) E.P. electrical panelboard E.W.C. electric water cooler EL. elevation ELEY. elevator EMERG, emergency ENCL. enclose (ure) EQ. equal EQUIP. equipment ESC. escalator EXCAY. excavate EXH. exhaust EXIST. existing EXP. expansion EXT. exterior  F.O. face of F.BD. fiberboard F.GL.S. fiberglass FIN. finished floor F.A. fire alarm F.BRK. fire brick F.E. fire extinguisher cabinet F.H.S, fire brose cabinet F.H.S, fire-resistant coating F.R.C fire-resistant coating F.R.T. floor plate FLY. floor plate FLUOR, fluorescent FLUOR, framing F.E.AR fresh air	M.H. manhole MFR. manufacture (er) MRB. marble MAS. masonry M.O. masonry opening MATL. material MAX. maximum MECH. mechanical M.C. medicine cabinet MED. medium M.BR. master bedroom MEMB. metal M.F.D. metal floor decking M.F.D. metal roof decking M.T.I. metal M.F.D. metal roof decking M.T.I. millimeter MM. millimeter MM. millimeter MM. minimum MR. mirror MSC. miscellaneous MOD. moulding MIDG. moulding MIDG. moulding MIDG. mounted MOY. move (able) MULL. notine reduction N.R.C. noise reduction N.R.C. noise reduction N.R.C. notine contract N.T.S. not to scale  OBS. obscure O.C. on center O.PAG. opaque O.PG. opaque O.PG. opaque O.PG. opaque O.PG. open web joist	SF.GL. safety glass SCHED. schedule SNT. sealant STG. seating SCTN. section SHTH. sheathing SHT. sheet SH.GL. sheet glass SHO. shore / shoring SIM. similar SKYLT. skylight SL. sleeve S.C. solid core S.P. sound proof (ing) S.T.C. sound transmission coefficient SPCR. spacer SPKR. speaker SPEC. specification (s) SQ. square S.STL. stainless steel STD. standard STA. station STL steel STOR. storage S.D. storage	
BLDG, building B.U.R. built up roofing B.BD. bullletin bd.  CAB. cabinet carpet CSMT. casement C.I.P cast in place C.ST. cast stone C.B. catch basin caulk (ing) CLG. ceiling CLG.HT. ceiling height cernent centimeter CER. ceramic tile ceramic C.T. ceramic tile chalb. chalk board CHAM. chamfer (ed) CHRO. chromium CLR. clear (ance) CLO. closet COL. column COMPT. composition (composite) COMPR. compress (ed) (ion) (ible) CONC. concrete C.M.U. concrete masonry unit CONST. construction CONTIN. continuous	F.B.O. furnished by others FUR. furred (ing) FUT. future  GA. guage GALY. gasket G.C. general contractor GL. glass block GL.C.M.U. glazed structural tile G.B. grab bar GRT. grout G.W.B. gypsum wall board GYP.C. gypsum plaster GYP.PL. gypsum tile  HD.BD. hardboard HD.W. hardware HD.W. hardware HD.W. hardware HD.W. header HTG. heating HYAC heating/ventilation/air conditioning HYY.D. heavy duty HT. height HEX. hexagonal H.B. hose bibb H.C. hollow core	O.WSI. open web joist opposite OPP. opposite opposite opposite opposite surface o.D. outside diameter overall overhead  PNT. paint painted pnl. painted pnl. painted pnl. painted pnl. painted pnl. paper towel dispenser paper towel receptacle parallel provided pnl. particle board prin. payement perforated parallel prince prince prince plaster plastic laminate pl. plate	T.P.DISP. toilet paper dispenser tolerance Tace tongue and groove T.B. towel bar T.O.C. top of column T.O.CONC. top of concrete T.O.F. top of footing T.O.J. top of joist TRANS. transom T tread TYP. typical  U.C. undercut UNFIN. unfinished UR. urinal  V.JT. v-joint V.B. vapor barrier VAR. varies VNR. veneer VERM. vertical V.G. vertical V.G. vertical grain VIN.F. vinyl fabric VIN.T. vinyl tile  WSCT. wainscot W.T.W. wall to wall W.H. wall hung W.C. water closet	
CONTR. contract/contractor C.L.L. contract limit line C.JT. control joint CPR. copper C.G. corner guard CORR. corrugated CTR. counter flashing CTR.SK. counter sunk CRS. course CU.FT. cubic foot CU.YD. cubic yard  DPR. damper D.P. damper D.P. damper D.P. dead load DEMOL dead load DEMOL detail DIAG. diagonal DIAM. diameter DISPR. dispenser DIV. division DR. door D.H. double hung DN. down D.S. downspout DRN.BD. drain board D.T. drain tile DWR. drawing D.F. drinking fountain D.W. dishwasher	HORIZ. horizontal HR. hour H.D. heavy duty H.W.H. hot water heater  I.B.C. International Building Code INCIN, incinerator INCL. include (ing) I.D. inside diameter INSUL. insulate (ing) INT. interior INTERM. interior INTERM. intermediate INV. invert  J.CL. janitor closet JT. joint J.F. joint filler JST. joist  K.PL. kick plate KIT. kitchen K.O. knock out  LBL. label LAB laboratory LAM. laminate LAY. lavatory L.H. laft hand LGTH, length LT. light L.C. light control	PREFAB. prefabricated PREFIN. prefinished P.S.CONC. prestressed concrete P.L. property line  Q.T. quarry tile  RBBT. rabbet RAD. radius REF. reference/refer to RFL reflect (ed) (ive) (or) REFR. refrigerator REG. register REINF. reinforce (ed) R.C.P. reinforced concrete pipe REM. return R.A. return R.A. return air RVS. reverse (side) REY. revision / revise R.H. right hand R.O.W. right of way R riser RVT. rivet R.D. roof drain RF.HCH. roof hatch RFG. roofing RM. room R.O. rough opening R.B. rubber base RB.T. rubble stone	W.PRFG. Waterproofing W.REP. Water repellent W.S. Welded Wire fabric West W. Width / Wide WDW. Window W.G.S. Wire glass W.M. Wire mesh W/O Without WD. Wood WD.B. Wood base W.PT. Working point  SYMBOLS USED AS ABBREVIATIONS:  2 angle ? centerline C channel d penny L perpendicular PL plate O round L angle	

PART SON	LOOSE FILL	X
	RIGID	
	FINISH MATERIALS: ACOUSTIC TILE	
	GLASS	
	CÁULK and SEÁLÁNTS; SEÁLÁNT W/BÁCKER ROD —	
	JOINT FILLER	
	SETTING BEDS; SAND/MORTAR/ PLASTER	
	METAL: ALUMINUM	
	STEEL- LARGE SCALE STEEL- SMALL SCALE	
	₩OOD: FINISH	
	ROUGH FRAMING/ BLKG.—CONTINUOUS BLOCKING— DISCONTINUOUS	
	SHEATHING- LARGE SCALE TEMPERED HARDBOARD	
	PLASTER/BACKING BOAR SAND and CEMENT GROUT W/MTL, LATH GYPSUM WALL BOARD GLASS MESH MORTAR BOARD	DS:
	STONE; STONE VENEER	
	MARBLE	
	Floor Covering; resilient tile flooring	200
	CARPET	

SURVEY: ARCHITECTURAL H	HEIGHT	<b>EQUATION</b>
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SURVEY ELEVATION 7928.99 ' = ARCHITECTURAL ELEVATION 100'-0"

A0.0 COVER SHEET / PROJECT INFORMATION

PRPOSED CRAWL SPACE PLAN

A2.2 PROPOSED UPPER LEVEL PLAN

PROPOSED ELEVATIONS

FOUNDATION PLAN

MI-I MECHANICAL EXISTING PLANS

M2-I MECH. PROP. LOWER LEVEL PLAN

M2-2 MECH. PROP. UPPER LEVEL PLAN

LOWER LEVEL FRAMING PLAN

HIGH ROOF FRAMING PLAN

DETAILS AND GENERAL NOTES

UPPER LEVEL & LOW ROOF FRAMING PLAN

M2-0 MECH. PROP CRAWL SPACE PLAN & SCHEDULES

PROPOSED LOWER LEVEL PLAN

EXISTING CONDITIONS AND DEMO LOWER LEVEL

EXISTING CONDITIONS AND DEMO UPPER LEVEL

SU SITE SURVEY

ARCHITECTURAL:

AI.O SITE PLAN

E3.1 EXISTING ELEVATIONS

E3.2 EXISTING ELEVATIONS

A2.3 FAR CALCULATIONS

A3.1 PROPOSED ELEVATIONS

A4.1 BUILDING SECTIONS

A4.2 BUILDING SECTIONS

A3.2

MECHANICAL:

ASONRY: FIREBRICK	
FACE BRICK	
CERAMIC TILE	
CONCRETE: CONCRETE BLOCK	
CAST-IN-PLACE and PRECAST	
JGHTWEIGHT	
EARTHWORK: Undisturbed	
DISTURBED	
STOLE / ODLLE	

SYMBOLS

# INSULATION: BATT /BLANKET

D	
ISH MATERIALS:	
	ПППП

TIC TILE	

AULK and SEALANTS:	
ALANT /BACKER ROD —	0
NT FILLER	

SETTING BEDS; SAND/MORTAR/ PLASTER	
PLASTER	

TAL: MiyuM	
EL- GE SCÅLE	
-1	

E SCALE		L		
L- L SCÅLE	a			

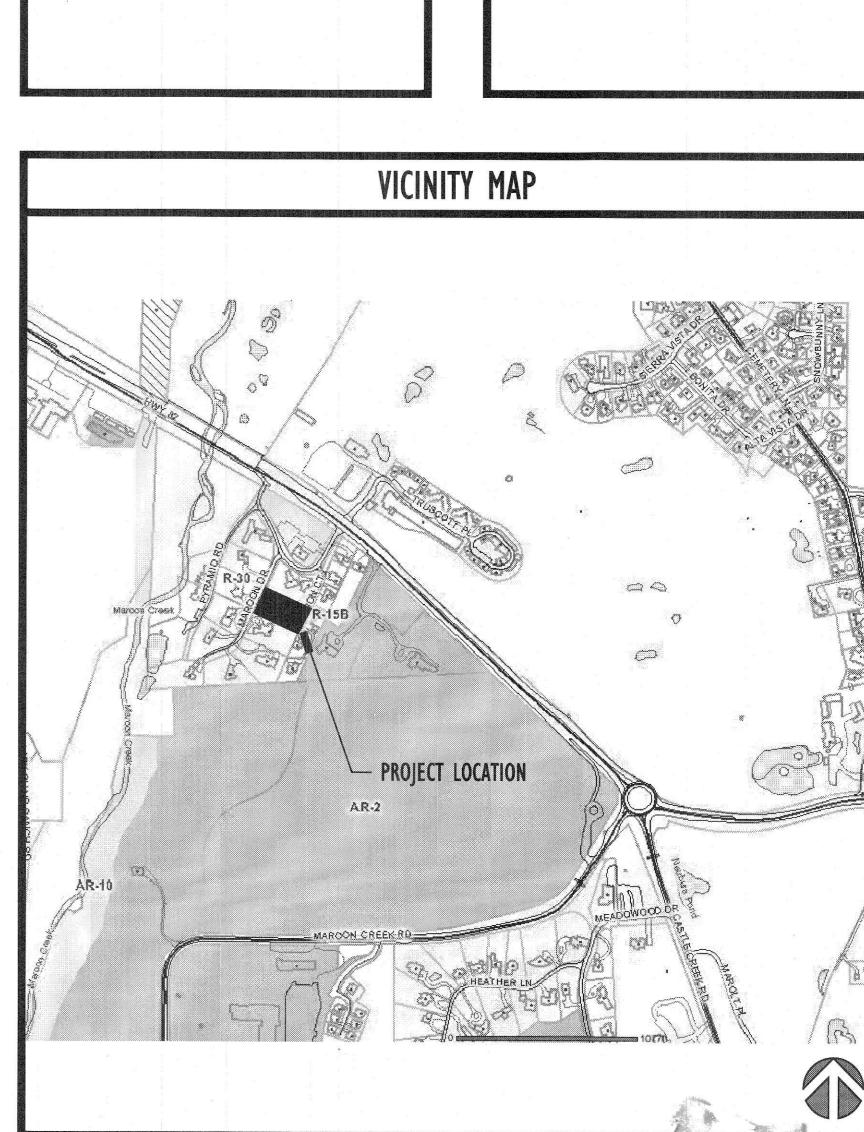
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CKING— CONTINUOUS	
ÁTHING— Ge scále	

PLASTER/BASAND and CE	ACKING BO MENT	ARDS:
GYPSUM WALL BOARD		

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## **DIRECTORY**

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Z-GROUP ARCHITECTS
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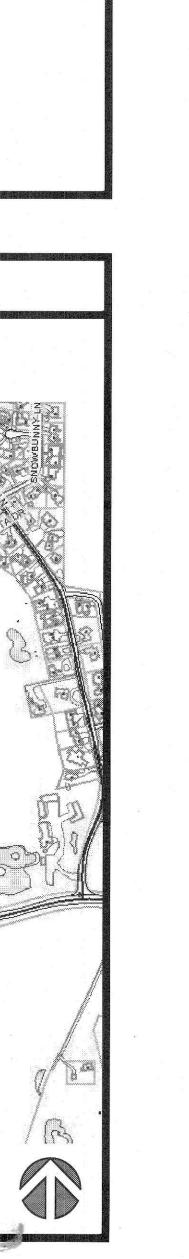
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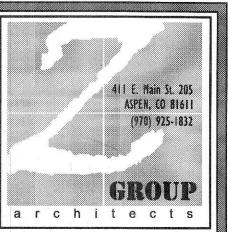
#### STRUCTURAL ENGINEER KAUP ENGINEERING CONTACT: DALE KAUP ADDRESS: 1129 Grand Ave. Glenwood Springs, CO 81601 TEL: (970) 945-9613 FAX: (970) 945-9633

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PECKHAM
REMODEL

S8 MAROON DRIVE
ASPEN, CO

PROJECT INFORMATION

# DATE ISSUED FOR I 03.03.14 PERMIT

2 05.08.14 UPDATED CONST. SET