

# GENERAL NOTES

- A. THE LATEST EDITION OF ALL DOCUMENTS ("GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION"), IS HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS, EXCEPT AS AMENDED HEREIN. COPIES ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ARCHITECT.
- 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 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 WHICH REQUIRED BY THE ARCHITECT AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVISED 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 FACILITIES 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 CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVIDE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
- G. ALL WORK SHALL BE ERRECTED 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 MADE BY THE ARCHITECT BEFORE THE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVISED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED FOR SAMPLES IN PAR. E., ABOVE.
- I. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE 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 OWNER.
- K. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED "N.T.S." DENOTES NOT TO SCALE.
- L. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILING AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL TRADES.
- M. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- 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 BUILDABLE 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 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 BY THE ARCHITECT BEFORE ORDERING MATERIALS OR PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- 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 IT.
- 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 AN ESTABLISHED RECORD OF LONG TERM PERFORMANCE.

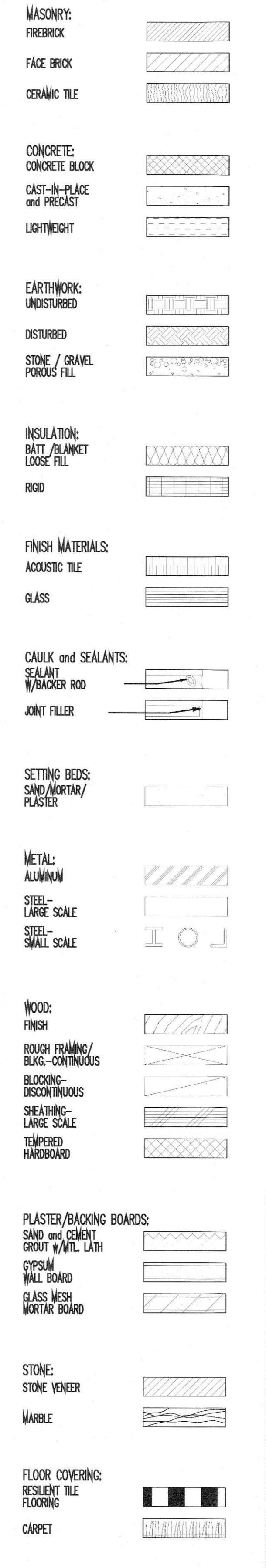
# ZONING INFORMATION

1. PROJECT DESCRIPTION: SINGLE FAMILY HOME, RENOVATION CONSTRUCTION  
 2. LEGAL DESCRIPTION: LOT 2, PYRAMID VIEW SUBDIVISION, ACCORDING TO THE PLAT RECORDED OCTOBER 14, 1965 IN PLAT BOOK 3 AT PAGE 46 AND ACCORDING TO THE THIRD AMENDED PLAT RECORDED AUGUST 1, 2012 IN PLAT BOOK 100 AT PAGE 60, COUNTY OF PITKIN, STATE OF COLORADO.  
 3. ADDRESS: 58 MAROON DRIVE, ASPEN CO 81611  
 4. BUILDING CODE ANALYSIS: OCCUPANCY: R3 - RESIDENTIAL (RC 2003)  
 CONSTRUCTION CLASSIFICATION: TYPE VB  
 5. TYPE OF HEATING: HOT WATER BASEBOARD  
 6. WATER SOURCE: CITY  
 7. SEWER SYSTEM: CITY  
 8. ZONING INFO: ZONED R-30  
 9. FAR: SEE SHEET A2.3

# ABBREVIATIONS

ABV, above above finished floor	EAFA, each face	ML, manhole	SG.L, safety glass
AJ.F, access	ELEC, electric (a)	MFR, manufacture (or)	SCHED, schedule
ACC, access floor	EP, electric panelboard	MRE, marble	SNT, seadent
ACQ.P.L, access panel	E.W.C, electric water cooler	MAS, masonry	STG, seoting
ACQ.S, access panel	BL, elevation	M.A.O, masonry opening	STN, section
ACQ.P.L, access panel	BL, elevation	MAT.L, material	STHL, sheathing
ACQ.S, access panel	BL, elevation	M.A.C, maximum	STG.L, sheet glass
ACQ.P.L, access panel	BL, elevation	M.C, medicine cabinet	SHO, shore / shoring
ADJ, adjacent	BL, elevation	M.E.D, medium	SKLT, skylight
ADJ, adjacent	BL, elevation	M.B.R, master bedroom	S, sleeve
ADJ, adjacent	BL, elevation	M.M, membrane	S.C, solid core
ADJ, adjacent	BL, elevation	M.M, membrane	S.P, sound proof (ng)
ADJ, adjacent	BL, elevation	M.M, membrane	S.T, sound transmission
ADJ, adjacent	BL, elevation	M.M, membrane	COEFF, coefficient
ADJ, adjacent	BL, elevation	M.M, membrane	SOUTH, south
ADJ, adjacent	BL, elevation	M.M, membrane	S.P.O.R, spacer
ADJ, adjacent	BL, elevation	M.M, membrane	S.P.E.C, specification (s)
ADJ, adjacent	BL, elevation	M.M, membrane	S.Q, square
ADJ, adjacent	BL, elevation	M.M, membrane	S.S.L, structural steel
ADJ, adjacent	BL, elevation	M.M, membrane	S.S.L, structural steel
ADJ, adjacent	BL, elevation	M.M, membrane	S.S.L, structural steel

# SYMBOLS



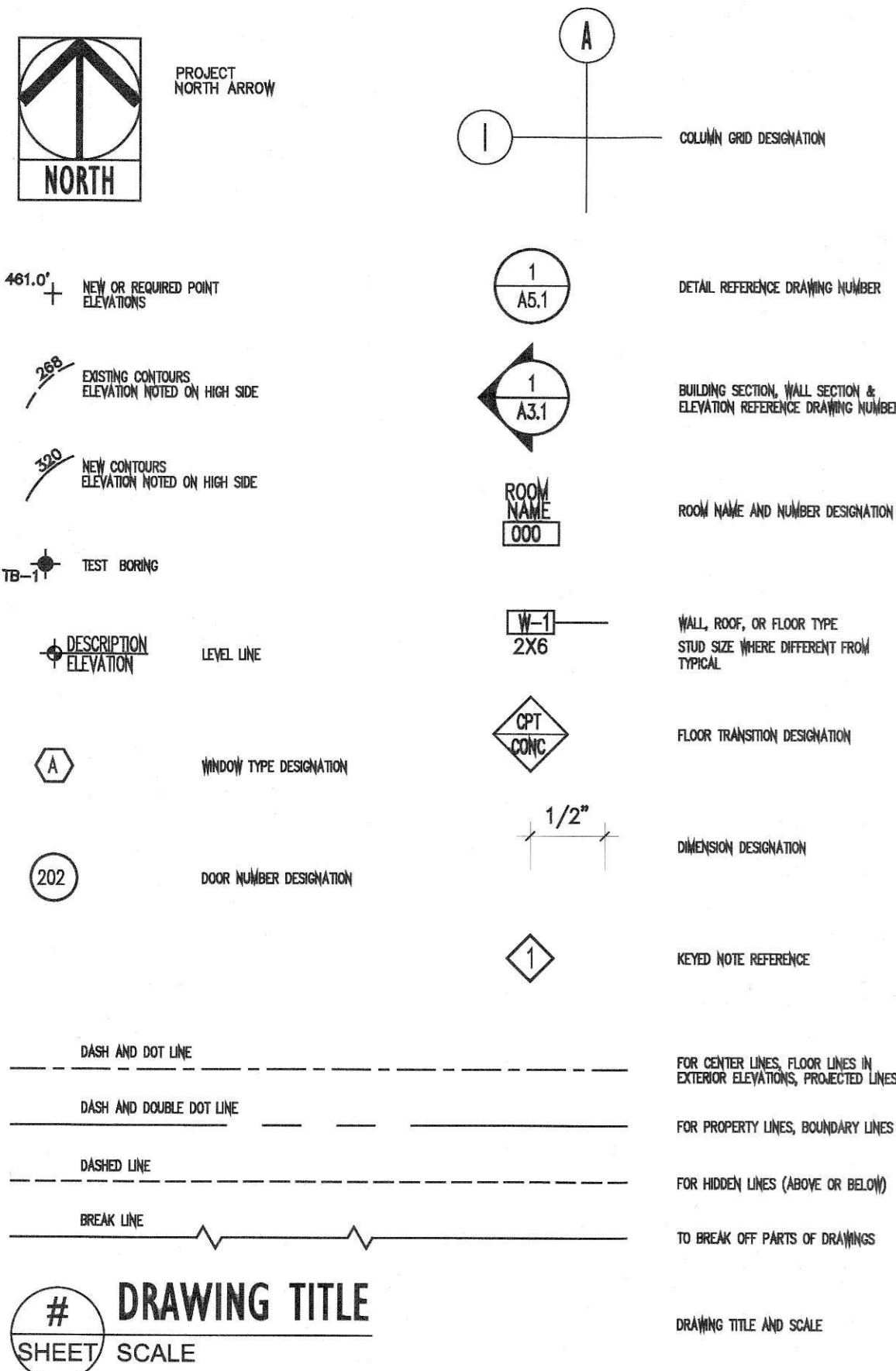
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| <b>ARCHITECTURAL:</b>      |  |
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| E2.1                       | EXISTING CONDITIONS AND DEMO LOWER LEVEL |
| E2.2                       | EXISTING CONDITIONS AND DEMO UPPER LEVEL |
| E3.1                       | EXISTING ELEVATIONS                      |
| E3.2                       | EXISTING ELEVATIONS                      |
| A2.0                       | PROPOSED CRAWL SPACE PLAN                |
| A2.1                       | PROPOSED LOWER LEVEL PLAN                |
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| A2.3                       | FAR CALCULATIONS                         |
| <b>PROPOSED ELEVATIONS</b> |  |
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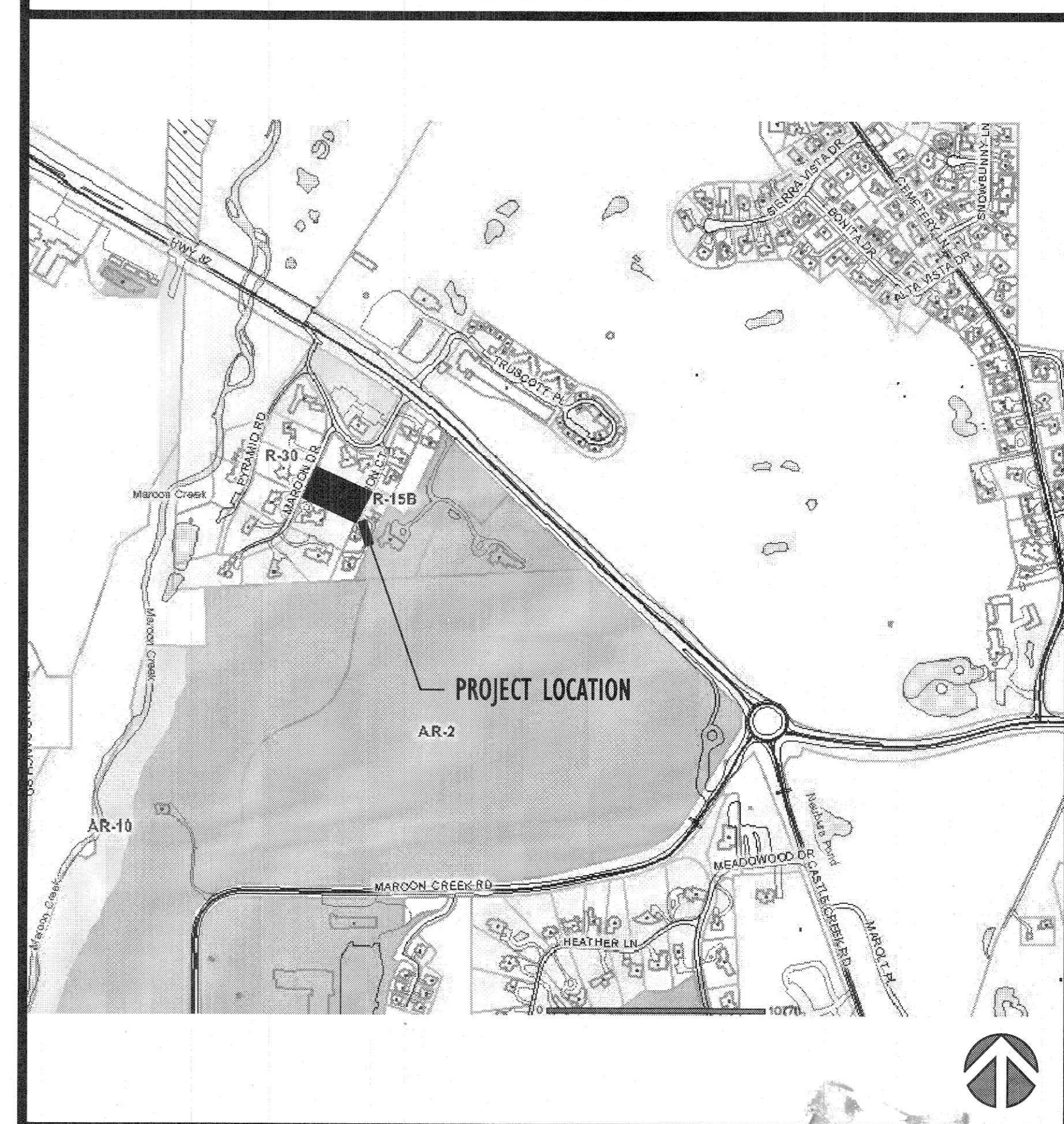
# DIRECTORY

- OWNER**  
 DOUGLAS PECKHAM  
 ADDRESS: 58 MAROON DR.  
 ASPEN, CO 81611
- ARCHITECT**  
 Z-GROUP ARCHITECTS  
 CONTACT: SETH HMIELOWSKI  
 ADDRESS: 411 EAST MAIN ST. S2205.  
 ASPEN, CO 81611  
 TEL: (970) 925.1832  
 FAX: (970) 925.1371
- STRUCTURAL ENGINEER**  
 KAUP ENGINEERING  
 CONTACT: DALE KAUP  
 ADDRESS: 1129 Grand Ave. Glenwood Springs, CO 81610  
 TEL: (970) 945-9613  
 FAX: (970) 945-9633
- MECHANICAL ENGINEER**  
 BIGGORN CONSULTING ENGINEERS  
 CONTACT: BLAINE BUCK  
 ADDRESS: 569 S. WESTGATE DR., STE 1 - GRAND JUNCTION, CO 81505  
 TEL: (970) 241-8709  
 FAX: (970) 241-6514
- SURVEY**  
 PEAK SURVEY, INC.  
 CONTACT: JASON NEIL  
 ADDRESS: P.O. BOX 1746  
 RIFLE, CO 81650  
 TEL: (303) 625.1954  
 FAX: (303) 625.2954  
**GENERAL CONTRACTOR**  
 GREG WOODS CONSTRUCTION  
 Greg Woods - President  
 430 E. Hyman Ave  
 Aspen, CO 81611  
 C. 970.948.6483  
 O. 970.544.1833  
 F. 970.544.1832

# ARCHITECTURAL SYMBOLS



# VICINITY MAP



# SURVEY : ARCHITECTURAL HEIGHT EQUATION

SURVEY ELEVATION 7928.99 ' = ARCHITECTURAL ELEVATION 100'-0"



411 E. Main St. 205  
 ASPEN, CO 81611  
 (970) 925-1832  
**Z-GROUP**  
 architects

**PECKHAM**  
**REMODEL**  
 58 MAROON DRIVE  
 ASPEN, CO

#	DATE	ISSUED FOR
1	03.03.14	PERMIT
2	05.08.14	UPDATED CONST. SET

Construction Issue Date:  
 Drawing Title:  
**PROJECT INFORMATION**  
 Sheet #:  
**A0.0**