

Property Location:

Address:	420 POWDER DAY WAY	Unit #:	
Legal Description: (lot, Block)	LOT 3		
Owner:	HANSEL LOE		
Owner Address:	12 KESSEL RUN		
Parcel ID #:	123456789012		

Building Code Information

Code Editions:	2009 IRC	2009 IMC	2009 IPC	2009 IFGC	2009 IECC	2009 IFC	2014 NEC
Fire Sprinkler System Installed:	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	NFPA (Per Ordinance 31, 2011)				
Type of Construction:	VB						
Required Special Inspections:	<input type="checkbox"/> High Strength Bolting		<input type="checkbox"/> Epoxy Anchors		<input checked="" type="checkbox"/> Structural Steel Welding		
	<input type="checkbox"/> Permanent Micropiles		<input type="checkbox"/> Other (specify):				
Energy Code Compliance Path:	<input checked="" type="checkbox"/> Prescriptive Table		<input type="checkbox"/> ResCheck Performance		<input type="checkbox"/> ResCheck UA Tradeoff		
External Energy Use	Snowmelt _____ sq ft Existing <u>1913</u> sq ft New		Spa <u>18</u>		Pool _____		

Building Description REMODEL OF AN EXISTING HISTORIC CABIN AND ADDITION OF A SUBGRADE LEVEL, ADD AN ADU, AND CONSTRUCT A NEW DRIVEWAY ACCESS

Stories Above Grade 1 # Stories Below Grade 1
 Garage: Attached # Of Cars 1 Detached _____ # Of Cars _____ Carport _____
 Bedrooms 2 Full Baths 2 3/4 Baths _____ 1/2 Baths 1 Kitchen _____
 # Wood Fireplaces: _____ # Gas Appliances: 2 # Gas Logs: 1
 Other Rooms: _____

ACCESSORY DWELLING UNIT:

Living 1 Kitchen 1 Bath 1 Bedroom _____ Other: _____

*Can be included as a separate 8.5 x 11.
 General content of this sheet would be appreciated if included on the cover sheet.

NOTE: THIS IS A GUIDE FOR CONTENT. LAYOUT AND ORDERING MAY VARY. INFORMATION SHOWN ON Z OR OTHER SHEETS IS NOT REQUIRED TO BE DUPLICATED.

PERMIT NO. _____
 OWNER _____
 ADDRESS _____
 PARCEL ID _____

△ CHANGE ORDER _____
 △ CHANGE ORDER _____
 △ CHANGE ORDER _____



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
 ASPEN, COLORADO, 81611

PARCEL ID:
 123456789012

CONSULTANTS

OWNER

Hansel Loe
 12 Kessel Run
 (555) 733-3483
 hansel.loe@millenium-fal.com

ARCHITECT

Constance Noring
 65 Siesta Way
 (555) 316-1531
 constancen@csa.com

SURVEYOR

Plumb Dumb Surveying
 Plateau Place
 (555) 365-0000
 sec@pds.com

STRUCTURAL

Arms of Atlas LLC
 La Place
 (555) 867-5309
 aaron.a@aa.org

CONTRACTOR

Brad Hammer
 DILLIGAF Construction
 5/8 Tygyp Loop
 (555) 733-3483
 hammer@ti.me

MECHANICAL

Montgomery Scott
 Enterprise, Suite 5
 (555) 622-1701
 scotty@starfleet.gov

INTER. DESIGNER

Anna Fender
 506 E Main St., Cell 274
 (555) 368-4421
 afender@closeddoors.gov

CIVIL

Richard Hertz
 245 Quaking Lane
 (555) 653-3329
 dhertz@civsavs.com

SHEET INDEX

CVR	COVER	A-103	ROOF PLAN
	ADDITIONAL GUIDELINES	A-201	ELEVATIONS
Z-001	LAND USE APPROVAL	A-202	ELEVATIONS
Z-002	LAND USE APPROVAL	A-203	ELEVATIONS
Z-003	LAND USE APPROVAL	A-204	ELEVATIONS
	PLAT	A-301	SECTIONS
	SURVEY	A-302	SECTIONS
A-001X	EXISTING SITE PLAN	A-303	SECTIONS
A-101X	EXISTING PLANS	A-304	SECTIONS
A-102X	EXISTING PLANS	A-401	STAIR DETAIL
A-103X	EXISTING ROOF PLAN	A-402	FIREPLACE DETAIL
A-201X	ELEVATIONS	A-501	WALL ASSEMBLIES
A-202X	ELEVATIONS	A-502	FLOOR & ROOF ASSEMBLIES
A-203X	ELEVATIONS	A-503	INTERSECTIONS
A-204X	ELEVATIONS	A-504	INTERSECTIONS
A-001	PROPOSED SITE PLAN	A-601	SCHEDULES
A-002	RREMP PLAN	A-602	RADON PLAN
A-003	GROSS AREA PLAN	A-700	REFLECTED CEILING PLAN
A-100	FLOOR PLANS	A-701	REFLECTED CEILING PLAN
A-101	FLOOR PLANS	A-702	REFLECTED CEILING PLAN
A-102	FLOOR PLANS		



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY, ASPEN, COLORADO, 81611
 BUILDING PERMIT & CONSTRUCTION DOCUMENTS

1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

CVR

COVER

Drawing Standards

- Submit two full sets of plans at 24" x 36" size sheets, as well as one reduced 11" x 17" set. Other sizes are not accepted under any conditions.
- Do not fold any of the plans.
- All sheets in a drawing set must be the same size, sequentially labeled, dated and have a page title/description.
- Include North arrow and the scale [standard architectural or engineering scales (1/4"=1', etc)].
- 1/4" scale is preferred. Minimum scale is 3/16".
- Title block with project name, project address and legal description.
- Include matching gridlines on all drawings.
- All structural plans, details and calculations must be prepared, stamped, and signed by a professional engineer or architect licensed in the state of Colorado (digital copy of seal and signature is sufficient).
- Architectural drawings do not require a stamp for single family buildings per Colorado Revised Statutes.
- Existing/Demolition plans shall be printed on the same sheet as the proposed plans. Where there is not enough room, the existing/demolition plans should be grouped prior to the proposed plans.
- All drawings must differentiate between existing and proposed construction.
- Provide floor plans of the entire unit, not just the area of work.
- The floor plans should be ordered from lowest floor to the highest floor (i.e. basement, first floor, second floor).
- All Change Orders shall highlight with clouds or bubbles all areas changed, and include a bulleted list of the changes. All changes must be identified in this manner. Corrections made to a permit during the review process shall not have clouds or bubbles, only change orders should have revision clouds.
- The sheets must be in the order shown below.
- Some items below are repeated on different sheets. It is not required to have these items shown multiple times, just be sure to show in one of the listed locations.

Adopted Codes & Standards

The following codes as amended by Ordinance 31, 2011 and Ordinance 11, 2011:

- 2009 IRC (International Residential Code) Chapters 1-10
- 2009 IRC appendixes:
- Manufactured homes, F: Radon, J: Existing Buildings & Structures, H: Patio Covers, K: Sound Transmission.
- 2009 IPC (International Plumbing Code)
- 2009 IMC (International Mechanical Code)
- 2009 IFGC (International Fuel Gas Code)
- 2009 IECC (International Energy Conservation Code)
- 2009 IFC (International Fire Code)
- 2014 NEC (National Electrical Code)

Design Criteria

As adopted by Ordinance 31, 2011:

- Roof snow load: 75 psf
- Ground snow load: 105 psf

- Wind speed: 90 mph (3 second gust), exposure category B
- Seismic design category: C
- Weathering: Severe
- Frost line depth: 36"
- Termite/Decay: none to slight
- Winter design temperature: -15 deg F
- Ice shield underlayment required: yes, 6' up from eave
- Flood Hazards: FEMA MAP 6/4/1987
- Air Freezing Index: 1694
- Mean Annual Temp: 40 deg F
- Site Class: determined by soils report, or by structural engineer's assumption statement.
- Per City Policy:
- Summer outdoor design temp: 82 deg F
- Indoor design relative humidity: 35%

Structural Plans

(under the 2009 IBC)

- Reference to soils report or soils bearing capacity assumption signed letter from structural engineer
- Design load criteria, wind speed & exp. category, ground snow load, and seismic category. All to match City's amended design criteria Ordinance 31, 2011
- Foundation plan: footing, pad and foundation wall sizes, steps, and elevations; cross sections showing reinforcement
- Frost protection depth
- Roof and floor framing plans
- Locations and sizes of all framing components
- Hangers
- Header sizing
- Fasteners and welds
- Shear walls/bracing locations and nailing requirements
- Material types, grades and species identified
- Details referenced in plans
- Masonry Support
- Special Inspections program, list the elements and periodic or continuous inspections required

Excavation/Earth Retention Plans

(under Chapter 18 of the 2009 IBC and City of Aspen Engineering Standards)

- Plans for Temporary and/or Permanent Soil Nails and Micropiles (must be stamped by engineer), or a site plan that includes layback area and profile. Site plan must show adequate space on site for a one-to-one layback (the proposed foundation walls are within a horizontal distance less than the vertical depth of excavation of any existing travel way, structure, or property line.)

Mechanical Plans

(under the 2009 IMC)

Stamped Mechanical Plans are required for new construction if Manual J, D, S are not submitted (See Mechanical Documents section in the IRC Submittal Guide)

- Whole house mechanical ventilation system required by Ordinance 31, 2011. Must provide a mechanical exhaust system, supply air system, or a combination to provide whole building ventilation with outdoor air.
- Show all equipment, ductwork, and venting
- Mechanical room equipment layout with working space and clearances
- Boiler or furnace size and efficiency
- Show all intake, exhaust, flue, and vent outlets
- All fireplaces, sizes, types, and venting
- Radiant floor piping
- Equipment access

Final Inspection Expectations

Prior to Final inspection, you must have/complete the following:

1. Have final signoffs from each review agency, including:
 - a. Zoning
 - b. HPC
 - c. Engineering
 - d. Fire
 - e. Water
 - f. Sanitation
 - g. Parks
 - h. Environmental Health
2. For new construction, you must have a report for the blower door test per 2009 IECC 402.4.2.1.
3. Manuals for all appliances and equipment must be compiled together in one location for the owner.
4. A certificate must be permanently affixed on or in the electric panel with the following information per 2009 IECC 401.3:
5. List all insulation R values and fenestration U factors.
6. List types and efficiencies of all heating, cooling, and service water heating equipment.
7. Submit a complete set of as-built drawings for the project.



MINIMUM BUILDING SUBMISSION

1 MINERS CABIN WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

CONSULTANTS

1/22/2015 DATE OF PUBLICATION

DATE	REVISION
1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: ####

DRAWN BY: JNK

SHEET TITLE

ADDITIONAL
GUIDELINES



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY, ASPEN, COLORADO, 81611

PARCEL ID: 123456789012

DATE OF PUBLICATION	PERMIT SET	HPC FINAL REV	HCP CONCEPT. REV
1/22/2015			
	1/22/15		
		4/5/13	
			1/9/13

PROJECT NO: #####
DRAWN BY: JNK

SHEET TITLE

Z-001

LAND USE APPROVALS

IMPORTANT POINTS:

- Print every page of every approval, if it won't all fit, add additional sheets.

DEVELOPMENT ORDER of the City of Aspen Community Development Department

This Development Order, hereinafter "Order", is hereby issued pursuant to Section 26.304.070, "Development Orders", and Section 26.308.010, "Vested Property Rights", of the City of Aspen Municipal Code. This Order allows development of a site specific development plan pursuant to the provisions of the land use approvals, described herein. The effective date of this Order shall also be the initiation date of a three year vested property right. The vested property right shall expire on the day after the third anniversary of the effective date of this Order, unless a building permit is approved pursuant to Section 26.304.075, or unless an exemption, extension, reinstatement, or a revocation is issued by City Council pursuant to Section 26.308.010. After Expiration of vested property rights, this Order shall remain in full force and effect, excluding any growth management allotments granted pursuant to Section 26.470, but shall be subject to any amendments to the Land Use Code adopted since the effective date of this Order.

This Development Order is associated with the property noted below for the site specific development plan as described below.

Property Owner's Name, Mailing Address

Legal Description and Street Address of Subject Property

The applicant received Final Major Development approval to replace a non-historic addition at the back of the existing Victorian house with new construction.

Written Description of the Site Specific Plan and/or Attachment Describing Plan

HPC granted approval with conditions via Land Use Approval(s) Received and Dates (Attach Final Ordinances or Resolutions)

Effective Date of Development Order (Same as date of publication of notice of approval.)

Expiration Date of Development Order (The extension, reinstatement, exemption from expiration and revocation may be pursued in accordance with Section 26.308.010 of the City of Aspen Municipal Code.)

Issued this _____ by the City of Aspen Community Development Director.

Chris Bendon, Community Development Director

A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION (HPC) GRANTING CONCEPTUAL MAJOR DEVELOPMENT AND VARIANCE APPROVAL FOR THE PROPERTY LOCATED AT HISTORIC LOT SPLIT SUBDIVISION, COUNTY OF PITKIN, STATE OF COLORADO

RESOLUTION SERIES OF 2013

PARCEL ID:

WHEREAS, the applicant, represented by requested HPC Conceptual Major Development and Variance approval for the property located at and

WHEREAS, Section 26.415.070 of the Municipal Code states that "no building or structure shall be erected, constructed, enlarged, altered, repaired, relocated or improved involving a designated historic property or district until plans or sufficient information have been submitted to the Community Development Director and approved in accordance with the procedures established for their review;" and

WHEREAS, for Conceptual Major Development Review, the HPC must review the application, a staff analysis report and the evidence presented at a hearing to determine the project's conformance with the City of Aspen Historic Preservation Design Guidelines per Section 26.415.070.D.3.b.2 and 3 of the Municipal Code and other applicable Code Sections. The HPC may approve, disapprove, approve with conditions or continue the application to obtain additional information necessary to make a decision to approve or deny; and

WHEREAS, the HPC may approve setback variances according to Section 26.415.110.C.1.a, Variances. In granting a variance, the HPC must make a finding that such a variance:

- Is similar to the pattern, features and character of the historic property or district; and/or
- Enhances or mitigates an adverse impact to the historic significance or architectural character of the historic property, an adjoining designated historic property or historic district; and

WHEREAS, the HPC may grant up to five hundred (500) additional square feet of allowable floor area for projects involving designated historic properties according to Section 26.415.110.F, Floor area bonus. In granting a floor area bonus, the applicant must demonstrate to HPC that:

- The design of the project meets all applicable design guidelines;
- The historic building is the key element of the property and the addition is incorporated in a manner that maintains the visual integrity of the historic building;
- The work restores the existing portion of the building to its historic appearance;

APPROVED BY THE COMMISSION at its regular meeting on the 22nd day of May, 2013.

Jay Martin, Acting Chair

Approved as to Form: Debbie Quinn, Assistant City Attorney

ATTEST: Kathy Strickland, Chief Deputy Clerk

A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION (HPC) GRANTING FINAL MAJOR DEVELOPMENT APPROVAL FOR THE PROPERTY LOCATED AT SPLIT SUBDIVISION, COUNTY OF PITKIN, STATE OF COLORADO

RESOLUTION SERIES OF 2013

PARCEL ID:

WHEREAS, the applicant, represented by requested HPC Conceptual Major Development and Variance approval for the property located at and

WHEREAS, Section 26.415.070 of the Municipal Code states that "no building or structure shall be erected, constructed, enlarged, altered, repaired, relocated or improved involving a designated historic property or district until plans or sufficient information have been submitted to the Community Development Director and approved in accordance with the procedures established for their review;" and

WHEREAS, for Final Major Development Review, the HPC must review the application, a staff analysis report and the evidence presented at a hearing to determine the project's conformance with the City of Aspen Historic Preservation Design Guidelines per Section 26.415.070.D.3.b.2 and 3 of the Municipal Code and other applicable Code Sections. The HPC may approve, disapprove, approve with conditions or continue the application to obtain additional information necessary to make a decision to approve or deny; and

WHEREAS, Justin Barker, in his staff report to HPC dated performed an analysis of the application based on the standards and recommended approval with conditions; and

WHEREAS, at their regular meeting on the Historic Preservation Commission considered the application, the staff memo and public comments, and found the proposal consistent with the review standards and granted approval with conditions by a vote of 6 to 0.

NOW, THEREFORE, BE IT RESOLVED: That HPC hereby grants Final Major Development approval for the property located at 114 Neale Avenue with the following conditions:

- HPC granted a front yard variance of 6 feet for the subgrade space at Conceptual Review.
- HPC granted a 400 square foot floor area bonus at Conceptual Review.
- HPC recommends the applicant consult with engineering to develop an appropriate alternative to the proposed sidewalk along. The alternative should address concerns with safety for bikers and pedestrians turning onto while staying in character with the neighborhood, which has not traditionally had sidewalks.
- The height of the east fence forward of the front façade shall be 42 inches or lower.
- The driveway gate shall be 42 inches or lower.

- The new construction is reflective of the proportional patterns found in the historic building's form, materials or openings;
- The construction materials are of the highest quality;
- An appropriate transition defines the old and new portions of the building;
- The project retains a historic outbuilding; and/or
- Notable historic site and landscape features are retained.

Granting of additional allowable floor area is not a matter of right but is contingent upon the sole discretion of the HPC and the Commission's assessments of the merits of the proposed project and its ability to demonstrate exemplary historic preservation practices; and,

WHEREAS, Justin Barker, in his staff report to HPC dated March 20, 2013, performed an analysis of the application based on the standards and recommended approval with conditions; and

WHEREAS, at their regular meeting on March 20, 2013, the Historic Preservation Commission considered the application, the staff memo and public comments, and found the proposal consistent with the review standards and granted approval with conditions by a vote of 7 to 0.

NOW, THEREFORE, BE IT RESOLVED: That HPC hereby grants Conceptual Major Development and Variance approval for the property located at 114 Neale Avenue with the following conditions:

- HPC grant a front yard variance of 6 feet for the subgrade space.
- HPC grant a 400 square foot floor area bonus.
- A development application for a Final Development Plan shall be submitted within one (1) year of the date of approval of a Conceptual Development Plan. Failure to file such an application within this time period shall render null and void the approval of the Conceptual Development Plan. The Historic Preservation Commission may, at its sole discretion and for good cause shown, grant a one-time extension of the expiration date for a Conceptual Development Plan approval for up to six (6) months provided a written request for extension is received no less than thirty (30) days prior to the expiration date.

APPROVED BY THE COMMISSION at its regular meeting on the 20th day of March, 2013.

Ann Mullins, Chair

Approved as to Form: Debbie Quinn, Assistant City Attorney

ATTEST: Kathy Strickland, Chief Deputy Clerk



ORDINANCE
(Series of

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO, DESIGNATING METES AND BOUNDS PARCEL OF LAND BEING PART OF THE CITY OF ASPEN AS "H," HISTORIC LANDMARK PURSUANT TO SECTION 26.76.030 OF THE ASPEN MUNICIPAL CODE

WHEREAS, a metes and bounds parcel of land being part of tract the City of Aspen, have filed an application for Historic Landmark Designation of their property, pursuant to Section 26.76.040 of the Municipal Code; and

WHEREAS, the Historic Preservation Commission recommended Historic Designation 6-0 on December 13, 1996; and

WHEREAS, the Planning and Zoning Commission recommended Historic Designation 6-0 for the subject property at a duly noticed public hearing on and

WHEREAS, City Council wishes to affirm those recommendations as rendered by the Historic Preservation Commission and Planning and Zoning Commission and complete the Landmark Designation process; and

WHEREAS, pursuant to Section 26.76.020 of the Municipal Code, the City Council has found that the subject property meets standards B (architectural importance), D (neighborhood character), and E (community character); and

WHEREAS, the property owner shall receive a \$2,000 landmark

Section 5

That if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 6

A public hearing on the Ordinance was held on the at 5:00 p.m. in the City Council Chambers, Aspen City Hall, Aspen, Colorado, fifteen (15) days prior to which hearing notice of the same was published once in a newspaper of general circulation within the City of Aspen.

INTRODUCED, READ, AND ORDERED PUBLISHED as provided by law by the City Council of the City of Aspen on the

City of Aspen Seal with signature of Kathryn S. Koch, City Clerk.

FINALLY adopted, passed, and approved this 10th day of February, 1997.

Signature of John S. Bennett, Mayor.

City of Aspen Seal with signature of Kathryn S. Koch, City Clerk.

ORDINANCE
(SERIES OF

AN ORDINANCE OF THE ASPEN CITY COUNCIL GRANTING APPROVAL FOR A SUBDIVISION EXEMPTION FOR AN HISTORIC LANDMARK LOT SPLIT AT PARCEL 1, OF THE BOUNDARY AGREEMENT PLAT THEREOF RECORDED IN PLAT BOOK AT CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO) ASPEN, COLORADO, AND DECLARING AN EMERGENCY IN ACCORDANCE WITH SECTION 4.11 OF THE ASPEN CITY CHARTER

This ordinance has been adopted as an emergency ordinance in accordance with Section 4.11 of the City of Aspen Charter. The facts showing such urgency and need are set forth below.

WHEREAS, pursuant to Sections 26.88.030(A)(2) and (5) and 26.72.010(G) of the Municipal Code, an Historic Landmark Lot Split is a subdivision exemption subject to review and approval by City Council after obtaining a recommendation from the Historic Preservation Commission (hereinafter HPC); and

WHEREAS, the applicants have requested to split the 21,161 square foot parcel to create two separate single-family residential lots of 6,001 square feet and 15,160 square feet; and

WHEREAS, pursuant to Section 26.72.010(G) of the Municipal Code, the HPC reviewed the request for the historic lot split at a properly noticed public hearing on May 13, 1998 and recommended, by a vote of 6-0, approval with conditions; and

WHEREAS, the Community Development Department has reviewed the application and recommended approval of the Historic Landmark Lot Split, with conditions; and

WHEREAS, the Aspen City Council has reviewed and considered the subdivision exemption under the applicable provisions of Chapters 26.88, of the Municipal Code as identified herein, has reviewed and considered those recommendations made by the Community Development Department, and the Historic Preservation Commission, and has taken and considered public comment at a public hearing; and

WHEREAS, the City Council finds that the Historic Landmark Lot Split, with conditions, meets or exceeds all applicable development standards of the above referenced Municipal Code sections; and

WHEREAS, the City Council has declared an emergency in accordance with Section 4.11 of the City of Aspen Charter; and



WHEREAS, the City Council finds that this Ordinance furthers and is necessary for the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO, THAT:

Section 1: That the City Council does hereby declare an emergency pursuant to Section 4.11 of the Aspen City Charter for the preservation of public property, health, peace and safety of the City of Aspen and its citizens inasmuch as the applicant has represented that the consummation of a sale of the property is contingent upon receipt of final land use approval on or before and applicant was inadvertently misinformed by City staff and final approval could be obtained from the Historic Preservation Commission.

Section 2: Pursuant to Sections 26.88.030(A)(2) and (5), and Section 26.72.010(G) of the Municipal Code, and subject to those conditions of approval as specified herein, the City Council finds as follows in regard to the subdivision exemption:

- 1. The applicant's submission is complete and sufficient to afford review and evaluation for approval; and
2. The subdivision exemption is consistent with the purposes of subdivision as outlined in Section 26.88.010 of the Municipal Code, which purposes include: assist in the orderly and efficient development of the City; ensure the proper distribution of development; encourage the well-planned subdivision of land by establishing standards for the design of a subdivision; improve land records and survey monuments by establishing standards for surveys and plats; coordinate the construction of public facilities with the need for public facilities; safeguard the interests of the public and the subdivider and provide consumer protection for the purchaser; and, promote the health, safety and general welfare of the residents of the City of Aspen.

Section 3: Pursuant to the findings set forth in Section 2, above, the City Council does hereby grant an subdivision exemption for 114 Neale Avenue/17 Queen Street with the following conditions:

- 1. A subdivision plat and subdivision exemption agreement shall be reviewed and approved by the Community Development and Engineering Departments and recorded in the office of the Pitkin County clerk and recorder within one hundred eighty (180) days of final approval by City Council. Failure to record the plat and subdivision exemption agreement within the specified time limit shall render the plat invalid and reconsideration of the plat by City Council will be required for a showing of good cause. As a minimum, the subdivision plat shall:

IMPORTANT POINTS:

- Print every page of every approval, if it won't all fit, add additional sheets.

- a. Meet the requirements of Section 26.88.040(D)(2)(a) of the Aspen Municipal Code;
b. Contain a plat note stating that development of the new/southerly lot created by the lot split shall be required to mitigate for affordable housing pursuant to Section 26.100.050(A)(2)(c) of the Municipal Code;
c. Contain a plat note stating that the lots contained therein shall be prohibited from applying for further subdivision and any development of the lots will comply with the applicable provisions of the Land Use Code in effect at the time of application;
d. The two lots created by this lot split shall have a total allowable base FAR, on both lots combined, equal to 5,290 square feet of floor area prior to consideration of potentially applicable lot area reductions (i.e., slopes, access easements, etc.). The applicant shall verify with the City Zoning Officer the total allowable FAR on each lot, taking into account any and all applicable lot area reductions. The property shall be subdivided into one parcel (the northerly parcel) of 6,001 square feet and a second parcel (the southerly parcel) of 15,160 square feet. Provided it is found by the Zoning Officer that no lot area reductions are required, the maximum allowable FAR on the northerly parcel will be 1,345 s.f. (plus the potential for a 500 square foot floor area bonus if granted by the HPC) and 3,945 square feet of floor area on southerly parcel. The information verified by the City Zoning Officer shall be included on the plat, as a plat note;
2. As a minimum, the subdivision exemption agreement shall include the elements outlined in Section 26.88.050 of the Aspen Municipal Code, and shall meet the recording and timing requirements described in Section 26.88.030(A)(2)(e).
3. Prior to issuance of a Certificate of Occupancy on either lot, the applicant shall sign a sidewalk, curb and gutter construction agreement and pay the applicable recording fees.
4. All material representations made by the applicant in this application and during public hearings with the HPC and City Council shall be adhered to and shall be considered conditions of approval, unless otherwise amended by HPC or City Council.

Section 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4: This Ordinance shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 5: A public hearing on the Ordinance shall be held on the at 5:00 P.M. in the City Council Chambers, Aspen City Hall, Aspen Colorado.

INTRODUCED, READ AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Aspen on the

City of Aspen Seal with signature of Kathryn S. Koch, City Clerk.

APPROVED AS TO FORM:

Signature of John Worcester, City Attorney.

FINALLY, adopted, passed and approved this 27th day of May, 1998.

City of Aspen Seal with signature of Kathryn S. Koch, City Clerk.

Signature of Rachel Richards, Mayor Pro Tem.

Signature of Rachel Richards, Mayor Pro Tem.



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY, ASPEN, COLORADO, 81611

PARCEL ID: 123456789012

Table with columns for DATE OF PUBLICATION, PERMIT SET, HPC FINAL REV, HCP CONCEPT. REV.

PROJECT NO: #### DRAWN BY: JNK

SHEET TITLE

Z-002

LAND USE APPROVAL



AN ORDINANCE DESIGNATING A PORTION OF HISTORIC LANDMARK PURSUANT TO DIVISION 7, SECTION 7-701 OF THE LAND USE CODE.

WHEREAS, [redacted] as Trustees of the PS Productions Limited Benefit Plan Communications, owners of the real property described as [redacted] of the Boundary Agreement Plat thereof recorded in Plat [redacted] at Page [redacted] of the records of Pitkin County, Colorado, have filed an application for historic landmark designation pursuant to Section 7-701 of the Land Use Code.

WHEREAS, the property was added to the official Inventory of Historic Sites and Structures in [redacted] and has received the historic evaluation rating of "4"; and

WHEREAS, the Historic Preservation Committee recommended historic designation at a duly noticed public meeting on November 29, 1989; and

WHEREAS, the Aspen Planning and Zoning Commission recommended historic designation for the portion of the parcel immediately associated with historic resource at a duly noticed public hearing [redacted] and

WHEREAS, City Council wishes to pursue those recommendations and complete the designation process.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO:

Section 1

That the portion of the property at [redacted] immediately associated with the historic cottage (to be relocated to the northeast corner of the parcel) (description to be attached), City of Aspen, be granted H, Historic Landmark Designation.

Section 2

That the Zoning District Map be amended to reflect the rezoning described in Section 1 and the Planning Director shall be authorized and directed to amend said map to reflect said rezoning.

Section 3

That the Planning Director shall be directed to notify the City Clerk of such designation, who shall record among real estate records of the Pitkin County Clerk and Recorder's Office a certified copy of this ordinance.

Section 4

That if any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 5

That a public hearing on the Ordinance shall be held on the day of [redacted] at 5:00 p.m. in the City Council Chambers, Aspen City Hall, Aspen, Colorado, fifteen (15) days

prior to which hearing notice of the same shall be published once in a newspaper of general circulation within the City of Aspen.

INTRODUCED, READ AND ORDERED PUBLISHED as provided by law by the City Council of the City of Aspen on the [redacted] day of [redacted] 19[redacted].

William L. Stirling
William L. Stirling, Mayor

Kathryn S. Koch
Kathryn S. Koch, City Clerk

FINALLY adopted, passed and approved this [redacted] day of [redacted], 19[redacted].

William L. Stirling
William L. Stirling, Mayor

Kathryn S. Koch
Kathryn S. Koch, City Clerk

COVENANT BURDENING REAL PROPERTY

Witness my hand and official seal of the [redacted] (the "Trustees"), being the fee simple owners or that certain real property situate in the City of Aspen, County of Pitkin, State of Colorado:

Parcel I of the Bou [redacted] thereof recorded in Plat [redacted] the records of Pitkin County, Colorado, do based upon the following preambles, create the following covenants which shall be a burden and benefit to the property herein above described (the "Property"),

and

WHEREAS, on [redacted] the duly constituted Historic Preservation Committee of the City of Aspen (the "HPC") granted conceptual redevelopment approval for [redacted] a synonym for the Property, said redevelopment generally consisting of the relocation of an existing historic cottage to a specified location on the northeast portion of the Property and the construction of a new single family residence on the remainder of the Property, and

WHEREAS, pursuant to the Land Use Code of the City of Aspen, the conceptual redevelopment approval so given on [redacted] was for a period of one year, but application for the extension thereof has been made to the HPC, and

WHEREAS, the Trustees are presently unable to proceed to final development on the conceptual redevelopment approval in its entirety, but are able to accomplish the relocation and renovation of the historic cottage as contemplated under the conceptual redevelopment plan, and

WHEREAS, the Trustees have submitted to the HPC and have had approved by it a bifurcated final redevelopment plan dealing only with the relocation of the historic cottage to a site on the northeast portion of the Property, as described in Exhibit "A" attached hereto and made a part hereof and for the renovation thereof on the portion of the Property described in Exhibit "A", and

WHEREAS, the Trustees desire to extend and contemplate the possible further extension of time for proceeding with the final development plan for the remainder of the Property until such time as they can construct their new single family residence thereon, and

WHEREAS, the Trustees are willing to covenant that the remainder of the Property, i.e. that other than that portion of the Property described in Exhibit "A", in addition to that described in

Exhibit "A", shall remain subject to the jurisdiction of the HPC in order to assure that the Property in its entirety shall be developed in a manner consistent with the conceptual redevelopment approval given and which may be extended from time to time by the HPC, and

WHEREAS, the HPC and the Trustees are both desirous of ensuring that the historic cottage shall be relocated and renovated in accordance with the bifurcated final development approval with respect thereto,

NOW, THEREFORE, the Trustees hereby declare as follows:

1. The Trustees agree that they shall relocate the historic structure situate on the Property to the portion thereof described in Exhibit "A", and renovate the same in accordance with the HPC approved bifurcated final development plan approved as said approval was amended on [redacted] relating to such relocation and renovation of the historic cottage.

2. The Trustees agree, that in addition to the Property described in Exhibit "A", that the remainder of the Property shall remain subject to the jurisdiction of the HPC and that the HPC shall, pursuant to §24-7-601 of the Land Use Code of the City of Aspen, have continuing jurisdiction to review the redevelopment of such remainder of the Property to ensure its compatibility with the Property described in Exhibit "A" which has been historically designated.

3. The Trustees represent to the HPC that they shall as necessary apply to the HPC for further extensions of their present conceptual redevelopment approval for the remainder of the Property as shall be required.

4. This covenant shall be a covenant running with the Property, and a burden and a benefit thereto, binding upon the Trustees, their successors, grantees and assigns in and to the Property.

Dated

STATE OF [redacted] ss.
COUNTY OF [redacted]

The foregoing instrument was acknowledged before me this [redacted] day of [redacted] 19[redacted].

Witness my hand and official seal. My commission expires: [redacted]

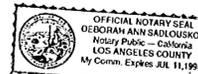


Deborah Ann Sadowskos
Notary Public

STATE OF [redacted] ss.
COUNTY OF [redacted]

The foregoing instrument was acknowledged before me this [redacted] day of [redacted] 19[redacted].

Witness my hand and official seal. My commission expires: [redacted]



Deborah Ann Sadowskos
Notary Public

ACCEPTANCE

By its [redacted], dated [redacted], the City of Aspen Historic Preservation Committee hereby accepts the foregoing Covenant, and agrees to extend from time to time as reasonably needed by the Trustees of the PS Productions Limited Defined Benefit Pension Plan the conceptual redevelopment approval for the portion of the Property.

Dated

CITY OF ASPEN HISTORIC PRESERVATION COMMITTEE

By

STATE OF COLORADO)
COUNTY OF PITKIN) ss.

The foregoing instrument was acknowledged before me this [redacted] day of [redacted] 19[redacted] by [redacted] as [redacted] of the City of Aspen Historic Preservation Committee.

Witness my hand and official seal. My commission expires: [redacted]

Janice M. Perry
Notary Public

Approved:

Edward M. Caswall
Edward M. Caswall,
City Attorney

Roxanne Eplin
Roxanne Eplin,
Staff Planner

cc: [redacted]

EXHIBIT "A"

HISTORIC OVERLAY OF THE TRETIN PROPERTY
PROPERTY DESCRIPTION

A parcel of land being part of [redacted] Aspen Addition, and more fully described as follows:

Beginning at a point being a T-bar with B.L.M. aluminium disk attached, whence corner 11 of [redacted]

Said parcel contains 3542.88 square feet more or less.

IMPORTANT POINTS:

- Print every page of every approval, if it won't all fit, add additional sheets.

Chris Bendon
CITY OF ASPEN

Chris,

I am working on doing an addition for my house at [redacted]

The site historically had slopes over 20% along the northeastern corner of the Property, a [redacted] redevelopment resulted in significant re-grading to create a "platform" for the relocated Victorian house.

The grading around the base of the platform includes 20-30% slopes, but these are man-made. The areas of steep slope that appear on the most recent survey do not match the historic contours.

We are requesting that no slope reduction take place for the existing conditions.

Please review the attached surveys and proposed plans. If you agree please sign this letter below so Amy can proceed with our application.

Thank you for your help.

Approved by:

Chris Bendon
Chris Bendon

Cc. Amy Guthrie
Enc. Survey & Proposed Plans



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

1/22/2015 DATE OF PUBLICATION

	1/22/15	PERMIT SET
	4/5/13	HPC FINAL REV
	1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

Z-003

LAND USE
APPROVAL

PROPOSED SUBDIVISION OF LOT 2, PLAT 13, BOOK 13, PAGE 35, ASHLEN MOUNTAIN, CITY OF ASPEN, COLORADO

THE CITY OF ASPEN, COLORADO, HAS REVIEWED THIS PLAN AND APPROVES THE SUBDIVISION OF LOT 2, PLAT 13, BOOK 13, PAGE 35, ASHLEN MOUNTAIN, CITY OF ASPEN, COLORADO, AS SHOWN ON THIS PLAN.

LEGEND AND NOTES

- FOUND SURVEY MONUMENT AS DESCRIBED
- 3" DIA. B.L.M. BRASS CAP E.A.T. 11
- UTILITY BOX
- ⊕ MANHOLE
- FENCE
- UTILITY POLE
- ▨ DRAIN
- WATER VALVE
- SURVEY CONTROL
- ▲ FIRE HYDRANT
- POSTED ADDRESS "17"
- OVERHEAD UTILITIES
- TITLE INFORMATION FURNISHED BY:
 PALMER COUNTY TITLE, INC.
 CASE NO. PCT 12473
 SET 25947
- WATER, SEWER AND GAS LINES ARE LOCATED
 IN NEAR STREET



LINE	BEARING	DISTANCE
L 1	S 52°33'09\"/>	



PLAT NOTES

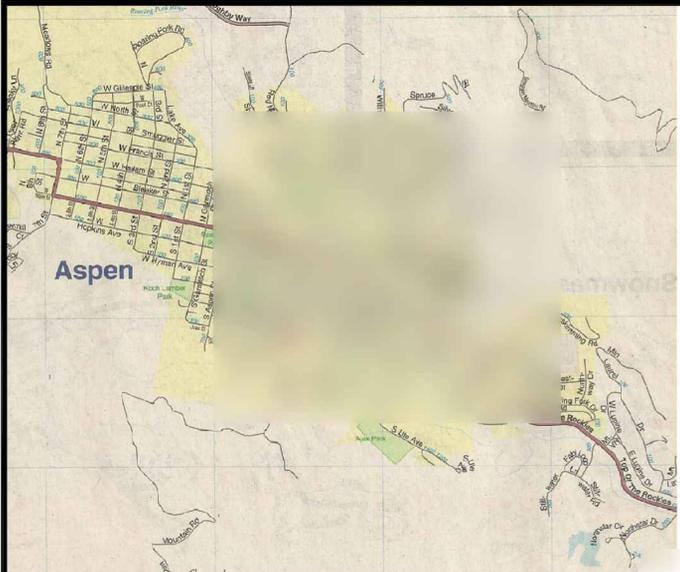
1. THE TWO LOTS GREAT PART OF BOTH LOTS BEING ENTIRELY UNDEVELOPED, THE APPLICANT SHALL VERIFY WITH THE CITY ZONING OFFICER THE TOTAL ALLOWABLE FAR ON EACH LOT, MAKING INTO ACCOUNT THE TOTAL AREA OF THE PARCEL (THE NORTHERLY PARCEL) OF 9,000 SQUARE FEET AND A SECOND PARCEL (THE SOUTHERLY PARCEL) OF 3,945 SQUARE FEET. THE TOTAL ALLOWABLE FAR ON THE NORTHERLY PARCEL WOULD BE 2,545 SQUARE FEET OF FLOOR AREA AND THE ALLOWABLE FAR ON THE SOUTHERLY PARCEL WOULD BE 1,192 SQUARE FEET OF FLOOR AREA. THE TOTAL ALLOWABLE FAR ON THE ENTIRE PARCEL IS 3,737 SQUARE FEET OF FLOOR AREA. THE INFORMATION CONTAINED ON THIS NOTE IS SUBJECT TO REVISION BY THE CITY OF ASPEN.
2. LOTS 1 AND 2 ARE HISTORIC LANDMARKS SUBJECT TO THE RELEVANT PROVISIONS OF THE ASPEN LAND USE CODE.
3. DEVELOPMENT ON LOT 2 SHALL CONFORM TO APPLICABLE SECTIONS OF THE ASPEN LAND USE CODE REGARDING EMPLOYEE HOUSING HIGHLIGHTING, INCLUDING 26.100.050 (A) THROUGH 26.100.050 (D).
4. INFORMATION REGARDING THE APPROVALS REFERRED TO ABOVE IS AVAILABLE THROUGH THE CITY OF ASPEN PLANNING DEPARTMENT. THE APPLICANT SHALL VERIFY THAT THE APPROVALS MAY BE FURTHER AMENDED OR MODIFIED BY THE OWNER PURSUANT TO APPLICABLE PROCEDURES DETAILED IN THE ASPEN LAND USE CODE.
5. NO FURTHER SUBDIVISION MAY BE GRANTED FOR THESE LOTS NOR WILL ADDITIONAL BE BUILT, WITHOUT RECEIPT OF APPLICABLE APPROVALS PURSUANT TO GROWTH MANAGEMENT ORDINANCES AND THE ASPEN LAND USE CODE. THE APPLICANT SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE LAND USE CODE IN EFFECT AT THE TIME OF APPLICATION.
6. THE SUBDIVISION EXCEPTION AGREEMENT'S RECORDED AS RECEPTION NO. _____ OF THE REAL ESTATE RECORDS OF PULPIN COUNTY, COLORADO, SHALL BE RECORDED WITHIN THE CITY OF ASPEN RECORDS AS RECEPTION NO. _____ OF THE REAL ESTATE RECORDS WITHIN THE CITY OF ASPEN.
7. ACCESS TO EACH LOT AT THE TIME OF FUTURE DEVELOPMENT SHALL BE FROM THE SIDE STREETS KING AND GREEN STREET RESPECTIVELY, UNLESS CERTAIN SAFETY IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER ARE MET.
8. NOTE FOR SIDEWALK EASEMENT: IN THE EVENT THE OWNER RELOCATES THE SIDEWALK WITHIN THE 5' STREET R.O.W. THE EASEMENT SHALL TERMINATE.
9. THE SUBDIVISION EXCEPTION AGREEMENT'S RECORDED AS RECEPTION NO. _____ OF THE REAL ESTATE RECORDS OF PULPIN COUNTY, COLORADO, SHALL BE RECORDED WITHIN THE CITY OF ASPEN RECORDS AS RECEPTION NO. _____ OF THE REAL ESTATE RECORDS WITHIN THE CITY OF ASPEN.
10. THE SUBDIVISION EXCEPTION AGREEMENT'S RECORDED AS RECEPTION NO. _____ OF THE REAL ESTATE RECORDS OF PULPIN COUNTY, COLORADO, SHALL BE RECORDED WITHIN THE CITY OF ASPEN RECORDS AS RECEPTION NO. _____ OF THE REAL ESTATE RECORDS WITHIN THE CITY OF ASPEN.
11. THIS PLAN WAS APPROVED BY THE CITY OF ASPEN ORDINANCE NO. 16 OF THE DEFERRED ACTION PLAN, PASSED BY THE CITY OF ASPEN BOARD OF SUPERVISORS ON _____ OF THE REAL ESTATE RECORDS OF PULPIN COUNTY, COLORADO, AS RECEPTION NO. _____ OF THE REAL ESTATE RECORDS WITHIN THE CITY OF ASPEN.
12. ACCESS TO LOT 2 SHALL BE VIA EXISTING CURB CUT ON GREEN STREET, AND ACCESS TO LOT 1 SHALL BE VIA EXISTING CURB CUT ON KING STREET.

IS AGREED BETWEEN THE OWNERS OF LOT 1 AND LOT 2, THE BUYERS ACKNOWLEDGE THAT THE BUYER DEGRES TO PROTECT THEMSELVES OF ASPEN MOUNTAIN FROM THE EXISTING HOUSE, BUYER ACKNOWLEDGES AND AGREES THAT BUYER INTENDS TO CONSTRUCT A FRONT PORCH ON THE NORTHERLY PARCEL OF LOT #2 WHICH WILL INTERFERE WITH VIEWS TO THE SOUTH AND SOUTHWEST FROM THE EXISTING HOUSE. BUYER AGREES THAT NO PORTION OF ANY STRUCTURES SHALL BE BUILT ABOVE A SEVERALLY HORIZONTAL PLANE ESTABLISHED BY AN ELEVATION OF 7135 AT THE NORTHWEST CORNER OF LOT #2 AND AN ELEVATION OF 7135 AT THE SOUTHWEST CORNER OF LOT #2. THESE FIGURES WERE ESTABLISHED BASED ON AN ELEVATION MEASUREMENT OF THE LANDMARKS AT AN ELEVATION OF 7145.

NOT TO SCALE UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

PREPARED BY

Monumented Land and Improvement Survey



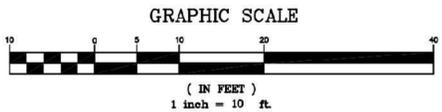
Vicinity Map
(no scale)

Legend of Symbols:

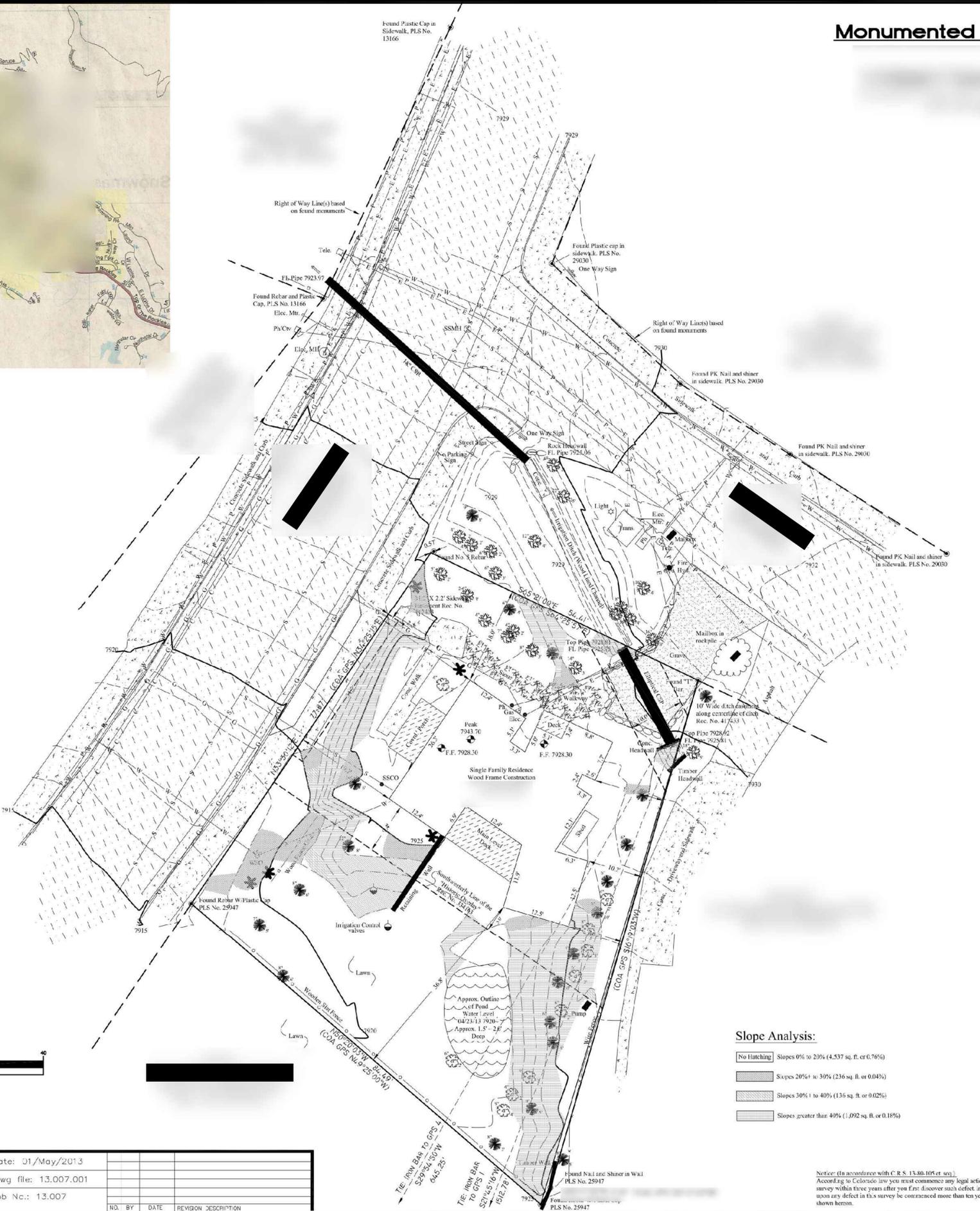
- Survey monuments found or set as described
- ⊙ Street light
- ⊙ Street sign or electric meter as described
- ⊙ Telephone riser
- ⊙ Rock wall
- ⊙ Irrigation control valve
- ⊙ Water shut-off valve
- ⊙ Fire hydrant
- ⊙ Water valve
- ⊙ Sanitary sewer cleanout
- ⊙ Sanitary sewer manhole
- ⊙ Electric manhole
- ⊙ Coniferous tree and trunk size in inches and spread in feet
- ⊙ Aspen tree and trunk size in inches and spread in feet
- ⊙ Deciduous tree and trunk size in inches and spread in feet
- ⊙ Coniferous shrub

Buried Utility Line(s)

- S — Sanitary sewer
- W — Potable water
- P — Telephone
- E — Electric
- G — Natural gas
- C — Cable TV
- F — Fiber optic



All Linear Dimensions Shown Hereon are in US Survey Feet
Contour Interval is 1.0' Vertical
Elevation datum is NAVD 88 and is based upon an elevation of 7911.98 for rgs monument Q-158, a brass cap in concrete at the Southwestly corner of the Pitkin County Courthouse lawn.



SURVEYOR'S CERTIFICATION:
I, [Redacted], DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS MONUMENTED LAND, TOPOGRAPHIC AND IMPROVEMENT SURVEY FULLY AND ACCURATELY DEPICTS THE BOUNDARY AND BUILDING ENVELOPE(S) SHOWN HEREON, AND THAT SUCH MAP COMPLIES WITH ALL REQUIREMENTS OF C.R.S. 38-51-01 AND 102 ET SEQ., AND THAT SUCH MAP WAS PREPARED FROM AN ACTUAL MONUMENTED LAND SURVEY OF THE SUBJECT PROPERTY THAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I FURTHER CERTIFY THAT SAID SURVEY CLOSURES WITHIN A MINIMUM TOLERANCE OF 1 FT. IN 15,000 FT.

SURVEYOR'S NOTES:
1) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD HAVE BEEN TAKEN FROM A TITLE INSURANCE COMMITMENT PREPARED BY ATTORNEYS TITLE GUARANTY FUND, INC., TITLE INSURANCE COMMITMENT ORDER NUMBER PC201208012598, EFFECTIVE DATE AUGUST 6, 2012 AT 7:45 A.M.
2) BEARINGS AS SHOWN HEREON ARE BASED UPON RTE-GPS OBSERVATIONS AND ARE RELATIVE TO A BEARING OF N 1°40'07"E BETWEEN THE SURVEY MONUMENTS GPS-1, AN ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF SO. WEST END STREET AND E. DURANT AVE. AND GPS-4, AN ALUMINUM CAP IN A RANGE BOX AT THE INTERSECTION OF SO. WEST END STREET AND E. HOPKINS AVE.
3) PROJECT BENCHMARK: NGS CONTROL POINT Q-159, A BRASS CAP IN A CONCRETE POST AT THE SOUTHWEST CORNER OF THE PITKIN COUNTY COURTHOUSE LAWN, NAVD 88 ELEVATION IS 7911.98
4) RECORD BEARINGS OF THE SUBJECT PROPERTY HAVE BEEN ROTATED +09°55'33" TO CONFORM WITH THE BASIS OF BEARINGS FOR THIS SURVEY.
5) DATE OF FIELD WORK: [Redacted] SNOW COVER AT THE TIME OF THE FIELD SURVEY MAY HAVE OBSCURED SOME GROUND LINE FEATURES AND THEREFORE THEY MAY NOT BE SHOWN.

LEGAL DESCRIPTION:
SUBDIVISION EXEMPTION PLAT
ACCORDING TO THE SUBDIVISION PLAT THEREOF
AS FILED FOR RECORD
CITY OF ASPEN
COUNTY OF PITKIN
STATE OF COLORADO
CONTAINING 6001.4 SF OR 0.1378 ACRES

STREET ADDRESS:
ASPEN, CO.
81611
(WITHIN MUNICIPAL LIMITS)

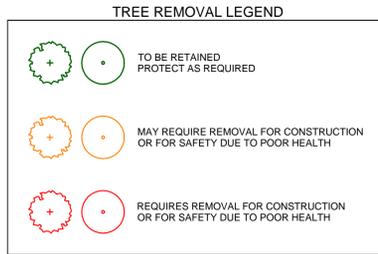
FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR PITKIN COUNTY AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THE SUBJECT PROPERTY DEPICTED HEREON IS NOT DESIGNATED TO LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON COMMUNITY PANEL NO. 68997 C0204 C, EFFECTIVE DATE JUNE 4, 1987.

Slope Analysis:

- No Hatching Slopes 0% to 20% (4,537 sq. ft. or 0.76%)
- [Hatched] Slopes 20% to 30% (236 sq. ft. or 0.04%)
- [Hatched] Slopes 30% to 40% (136 sq. ft. or 0.02%)
- [Hatched] Slopes greater than 40% (1,092 sq. ft. or 0.18%)

Notice: (In accordance with C.R.S. 13-80-105 et seq.)
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Date:	01/May/2013		
.dwg file:	13.007.001		
Job No.:	13.007		
NO. BY DATE REVISION DESCRIPTION			



IMPORTANT POINTS:

- Property lines, building setbacks, building envelopes, and easements
- Exterior walls, roof lines, and overhead building projections with dimensions that tie the building to the property line and other buildings on the same lot.
- Provide the equivalent grade to architectural 100'. (i.e. 100' = 7495.5')
- All development, including: Structures, decks, patios, walls, retaining walls, fences, gates, walkways, fire pits, water features, railings, pergolas, trellises, vehicular access, parking areas, vehicular turn-arounds, driveways, carports, condensers, equipment, etc
- Adjacent streets, alleys, adjacent building properties
- Locations of all utility meters and shutoffs
- Design flood elevations, flood hazard areas, and floodways (if applicable)



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

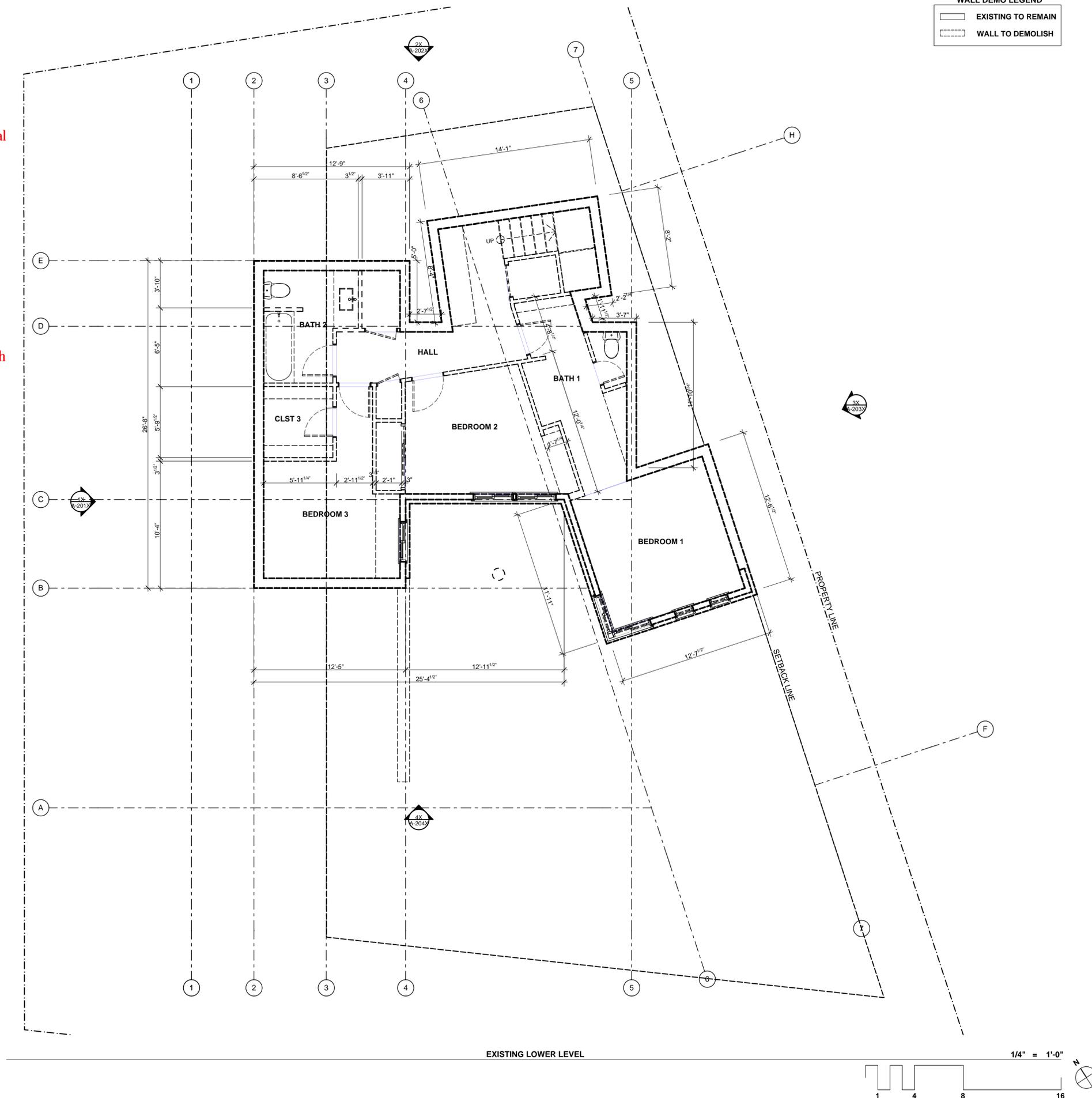
SHEET TITLE

A-001X

EXISTING SITE
PLAN

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Room uses labeled
- Gridlines
- Section, detail, and assembly callouts
- Finish Floor elevations
- Floor finish material
- Carbon monoxide and smoke detector locations (Aspen Municipal Code Ch 8.15)
- Door swings with floor levels shown on both sides (R311)
- Exterior landings, landing surface slope. (R311)
- Stairs and ramps: direction of travel, handrails (must return), guardrails. (R311)
- Windows and doors with coordinated labeling system matching schedule and, if applicable, Rescheck.
- All appliances and equipment labeled. Show clearances and access (per Manufacturer's instructions & 2009 IMC 306)
- Fireplaces and hearth extensions. Note type of fireplace. (Ch 10)
- Attic and crawlspace access sizes. (R408.4, R807.1)
- Emergency escape and rescue openings. Height of sill above finish floor, opening size. Show overhead projections of any deck, porches or balconies above, if any. (R310)
- Window well dimensions, show ladder. If well is in walkway, provide guards or a grate that requires no more than 15lbs of force to open and permits the passage of smoke. (R310, policy)
- Projections of patio covers, trellis, pergolas or any other similar overhead structures. Dashed outline of roof above. (policy)
- Garage/dwelling separation, including door. (R302.6)
- Dwelling separations and all fire rated assemblies (for two family and townhouses) (R302.3, R302.2)
 - Fire resistive (and STC/IIC per Appendix K) walls, floors, ceilings, roofs, and shafts
 - Continuity clearly shown
 - Callouts referencing details
- Fire rated openings, doors, and windows
- Below grade ejectors, sump pumps
- Floor drains
- Electrical panel location



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
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1/22/15	PERMIT SET	
4/5/13	HPC FINAL REV	
1/9/13	HCP CONCEPT. REV	

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-101X

EXISTING PLANS

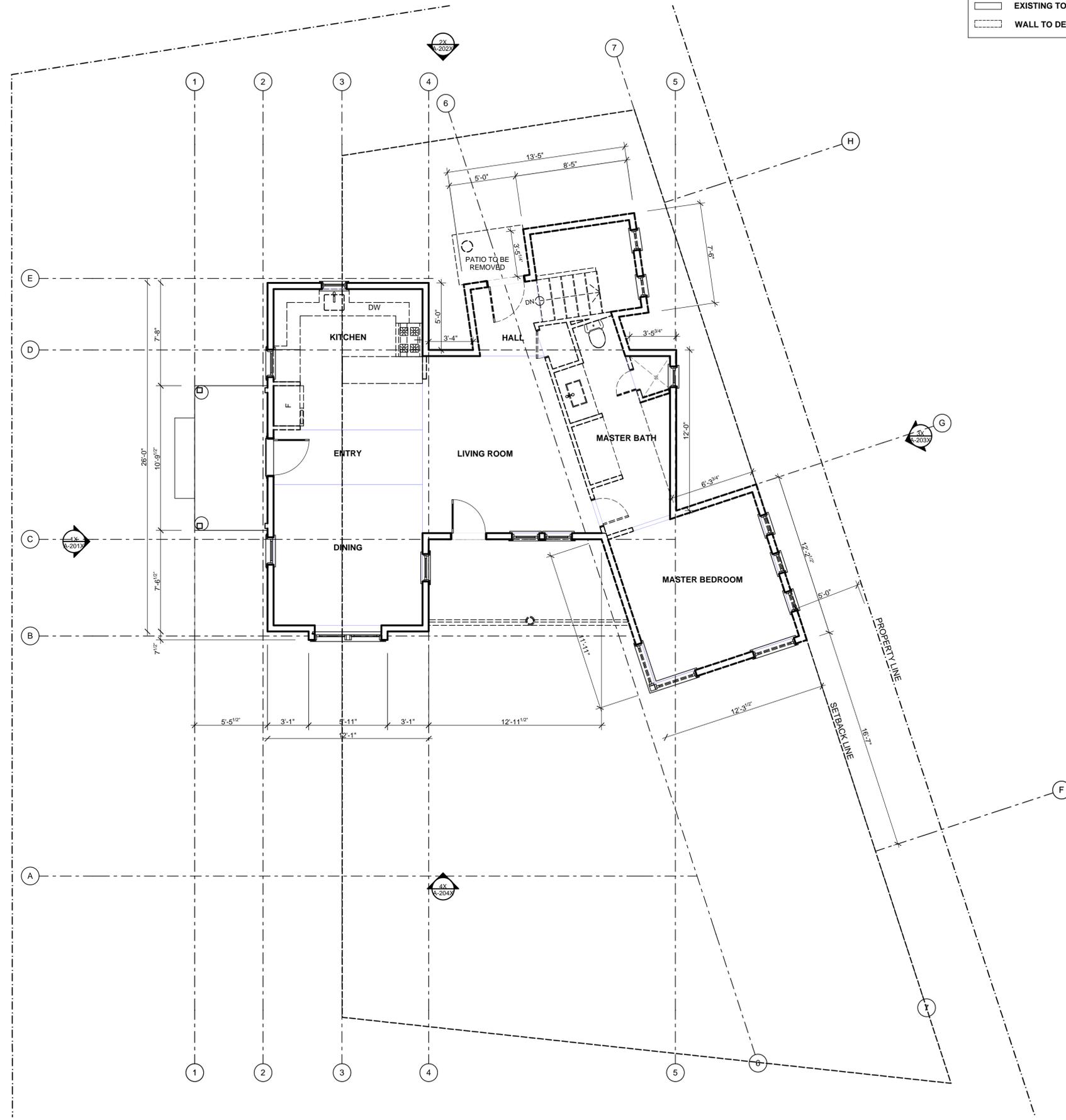
IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Room uses labeled
- Gridlines
- Section, detail, and assembly callouts
- Finish Floor elevations
- Floor finish material
- Carbon monoxide and smoke detector locations (Aspen Municipal Code Ch 8.15)
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- Floor drains
- Electrical panel location

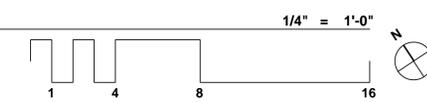
WALL DEMO LEGEND

— EXISTING TO REMAIN

- - - WALL TO DEMOLISH



EXISTING MAIN LEVEL



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

DATE	DESCRIPTION
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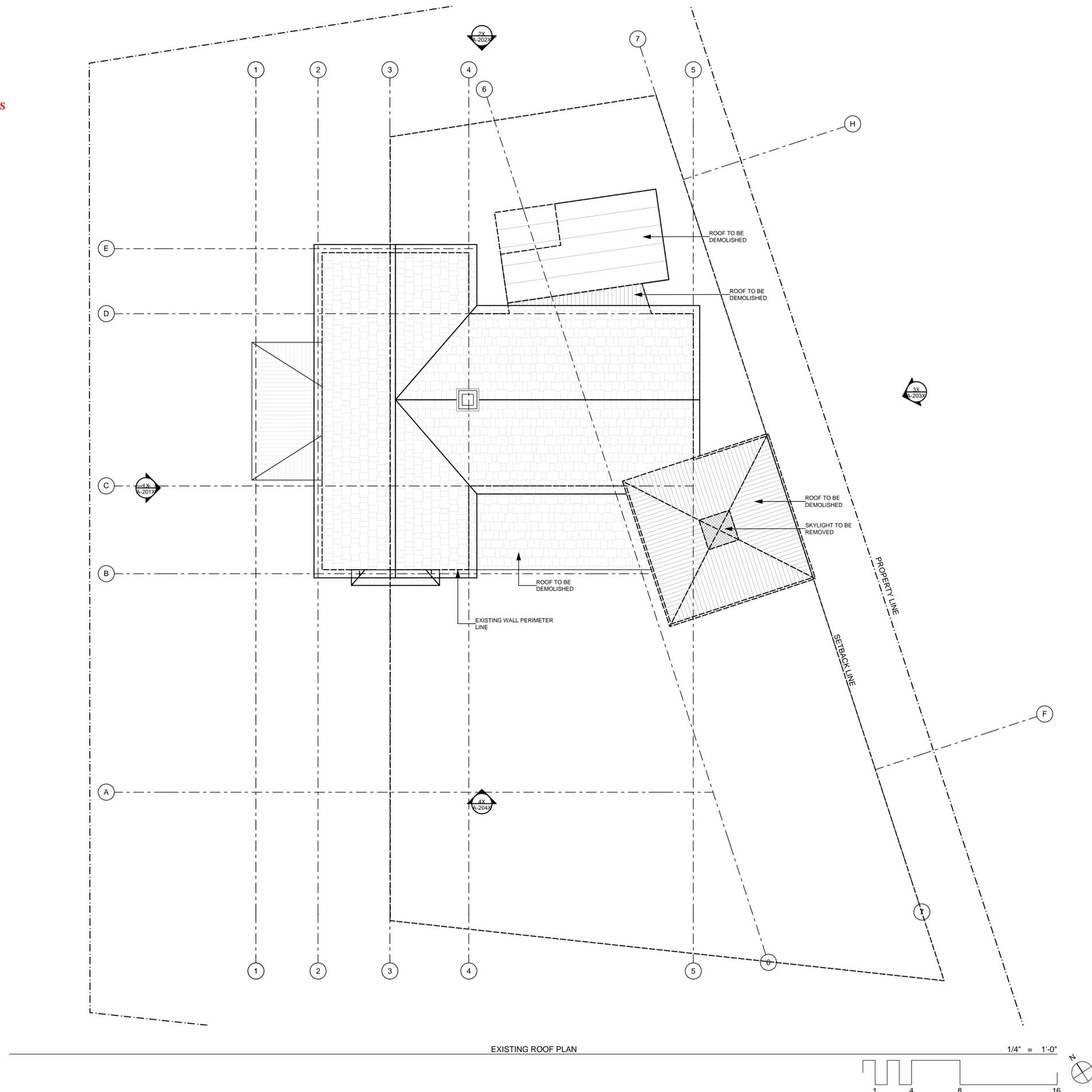
SHEET TITLE

A-102X

EXISTING PLANS

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Drains, downspouts, gutters, scuppers and secondary drains/scuppers.
- Flue, exhaust, and chimney terminations and intakes.
- Solar panels with orientation, slope, and height above roof (unless shown on REMP or site plan).
- Rooftop equipment
- Show exterior walls below with dashed line.



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

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PROJECT NO: #####

DRAWN BY: JNK

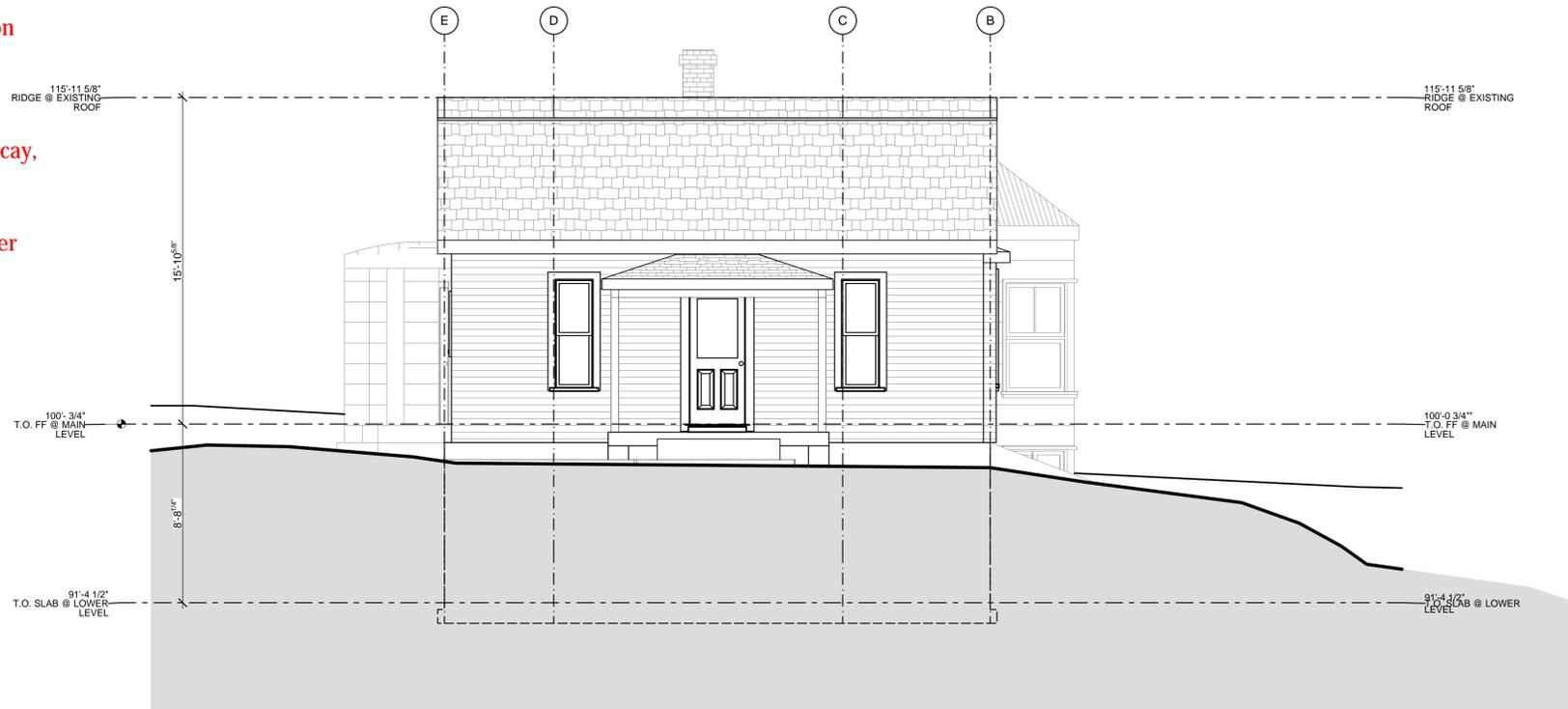
SHEET TITLE

A-103X

EXISTING PLANS

IMPORTANT POINTS:

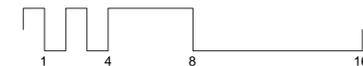
- Existing drawings preceding proposed drawings
- Show proposed grade, underground structure and window wells
- Show windows, skylights and doors with opening size and door swing operation in dashed lines. With coordinated labeling system matching schedule and, if applicable, Rescheck.
- Interior finish floor levels as dashed lines, including stairs
- Exterior stairs, with guards and handrails.
- Note fall protection requirements at windows where the bottom of the opening is more than 72" above finished grade and is less than 24" above interior finished floor. (R612.2)
- Egress windows labeled, height of bottom of opening dimensioned. (R310)
- Safety glazing labeled on windows. (R308.4)
- Vents, intakes, and exhausts with distances to openings. (2009 IMC 401.4, 501.2)
- Chimneys and flues with heights above roof penetration and building elements within 10'. (Manufacturer's instructions, R1003.9)
- Finish materials, exterior walls, roofs
- Protection of wood and wood based materials from decay, wood to earth separations (R317)
- Landings at doors and stairways (R311)
- Water, electric, and gas service and meter locations (per utilities)
- Snow stops (see requirements in Roof Plan reqs.)



1X

EXISTING WEST

1/4" = 1'-0"



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

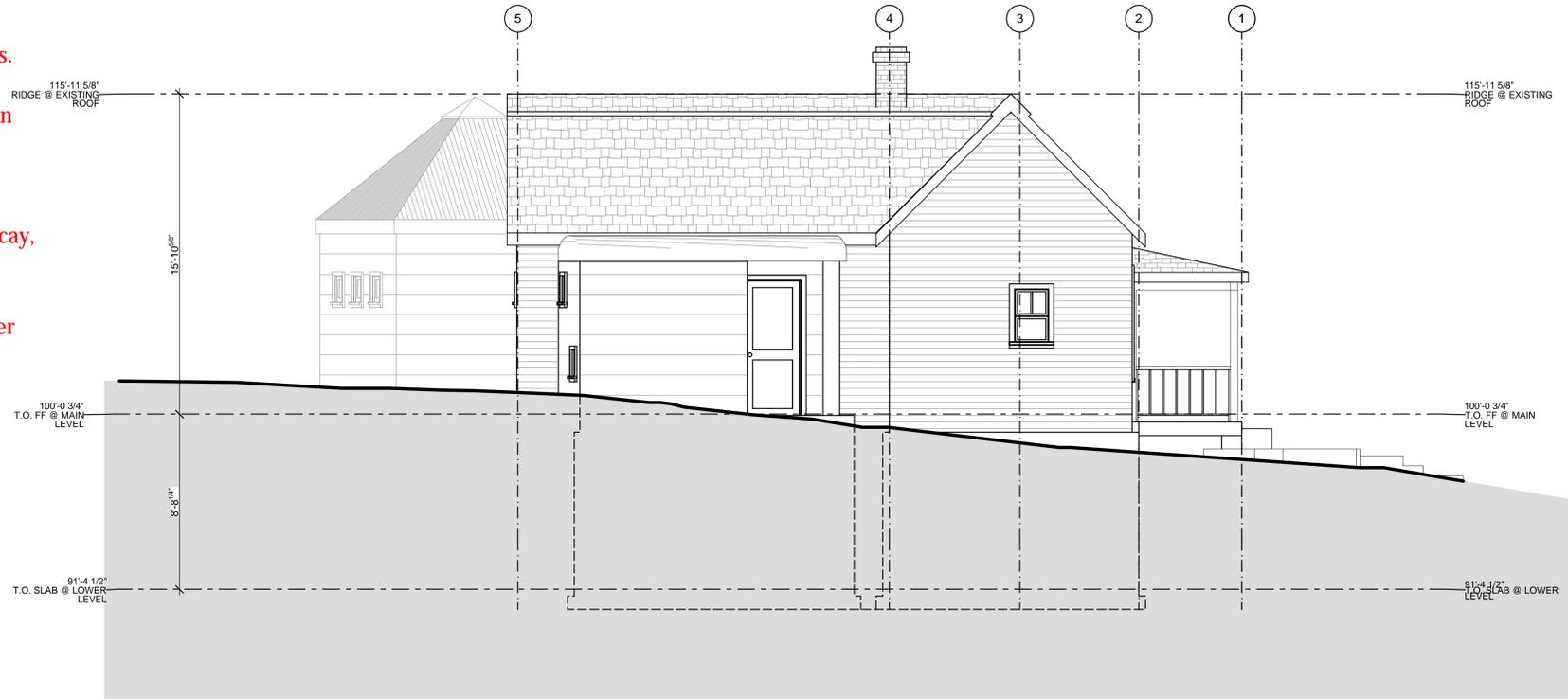
SHEET TITLE

A-201X

EXISTING
ELEVATIONS

IMPORTANT POINTS:

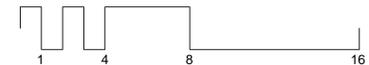
- Existing drawings preceding proposed drawings
- Show proposed grade, underground structure and window wells
- Show windows, skylights and doors with opening size and door swing operation in dashed lines. With coordinated labeling system matching schedule and, if applicable, Rescheck.
- Interior finish floor levels as dashed lines, including stairs
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- Note fall protection requirements at windows where the bottom of the opening is more than 72" above finished grade and is less than 24" above interior finished floor. (R612.2)
- Egress windows labeled, height of bottom of opening dimensioned. (R310)
- Safety glazing labeled on windows. (R308.4)
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- Finish materials, exterior walls, roofs
- Protection of wood and wood based materials from decay, wood to earth separations (R317)
- Landings at doors and stairways (R311)
- Water, electric, and gas service and meter locations (per utilities)
- Snow stops (see requirements in Roof Plan reqs.)



2X

EXISTING NORTH

1/4" = 1'-0"



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PROJECT NO: #####

DRAWN BY: JNK

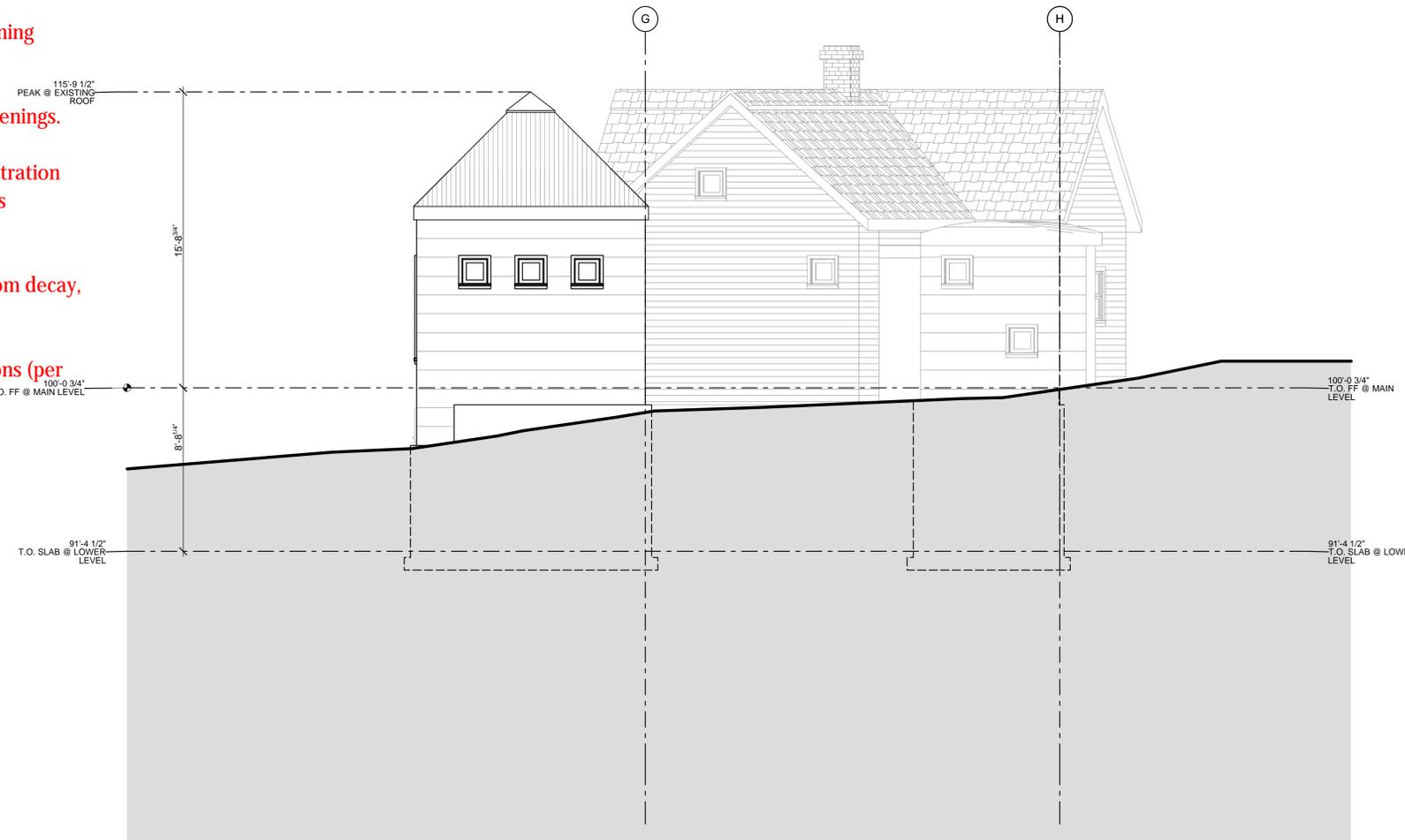
SHEET TITLE

A-202X

EXISTING
ELEVATIONS

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Show proposed grade, underground structure and window wells
- Show windows, skylights and doors with opening size and door swing operation in dashed lines. With coordinated labeling system matching schedule and, if applicable, Rescheck.
- Interior finish floor levels as dashed lines, including stairs
- Exterior stairs, with guards and handrails.
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- Safety glazing labeled on windows. (R308.4)
- Vents, intakes, and exhausts with distances to openings. (2009 IMC 401.4, 501.2)
- Chimneys and flues with heights above roof penetration and building elements within 10'. (Manufacturer's instructions, R1003.9)
- Finish materials, exterior walls, roofs
- Protection of wood and wood based materials from decay, wood to earth separations (R317)
- Landings at doors and stairways (R311)
- Water, electric, and gas service and meter locations (per utilities)
- Snow stops (see requirements in Roof Plan reqs.)



3X

EXISTING EAST

1/4" = 1'-0"



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1/9/13	HCP CONCEPT. REV	

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-203X

EXISTING
ELEVATIONS

IMPORTANT POINTS:

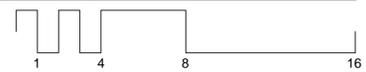
- Existing drawings preceding proposed drawings
- Show proposed grade, underground structure and window wells
- Show windows, skylights and doors with opening size and door swing operation in dashed lines. With coordinated labeling system matching schedule and, if applicable, Rescheck.
- Interior finish floor levels as dashed lines, including stairs
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- Note fall protection requirements at windows where the bottom of the opening is more than 72" above finished grade and is less than 24" above interior finished floor. (R612.2)
- Egress windows labeled, height of bottom of opening dimensioned. (R310)
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- Vents, intakes, and exhausts with distances to openings. (2009 IMC 401.4, 501.2)
- Chimneys and flues with heights above roof penetration and building elements within 10'. (Manufacturer's instructions, R1003.9)
- Finish materials, exterior walls, roofs
- Protection of wood and wood based materials from decay, wood to earth separations (R317)
- Landings at doors and stairways (R311)
- Water, electric, and gas service and meter locations (per utilities)
- Snow stops (see requirements in Roof Plan reqs.)



4X

EXISTING SOUTH

1/4" = 1'-0"



MINIMUM BUILDING SUBMISSION

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1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-204X

EXISTING
ELEVATIONS

RREMP CALCULATIONS*
2009 IECC RESIDENTIAL RENEWABLE ENERGY MITIGATION PROGRAM
CITY OF ASPEN

PROJECT ADDRESS: 420 Powder Day Way Version 10
 Permit ID #: 123456789012 Permit Number:

CONTACT INFORMATION:
 Name: Harold Lee City: Aspen
 Address: 12 Kessler Run State: Colorado
 Email: harold.lee@bluewin.net Zip Code: 81611
 Phone: 555-733-3453 Cell Phone:

OWNER'S REPRESENTATIVE:
 Name: City:
 Address: State:
 Email: Zip Code:
 Phone: Cell Phone:

A. RESIDENTIAL RENEWABLE ENERGY MITIGATION PROGRAM

Energy System	Year	SEER	SEER2	Boiler Efficiency	REMP Payment
Electric	2013	0	10	98.00%	\$ 69,793.52
Gas	0	0	0	100.00%	\$ 0.00
Pool	0	0	0	80.00%	\$ 3,300.00
Spa	0	0	0	84.00%	\$ 3,300.00
Total Fee for Mitigation:					\$ 76,393.52

B. ON-SITE RENEWABLE CREDITS

City	Type	Supplemental System	REMP Credit
Aspen	Photovoltaic	Photovoltaic System	\$ 4,928.50
Aspen	Solar Panel	Hot Water Panels	\$ 3,437.50
Aspen	Thermal Solar	Thermal Solar Panel	\$ 3,300.00
Aspen	Thermal Solar	Thermal Solar Panel	\$ 3,300.00
Total REMP Payment:			\$ 15,966.00

C. PREPARED BY: [Signature] Date: 9/25/2015
 REVIEWED: [Signature] Date:

SNOWMELT LEGEND

SNOWMELT ZONE 1: 181 sq ft
 SNOWMELT ZONE 2: 682 sq ft
 SNOWMELT ZONE 3: 910 sq ft
 SNOWMELT ZONE 4: 97.50 sq ft
 LANDSCAPE STEPS: 42.25 sq ft

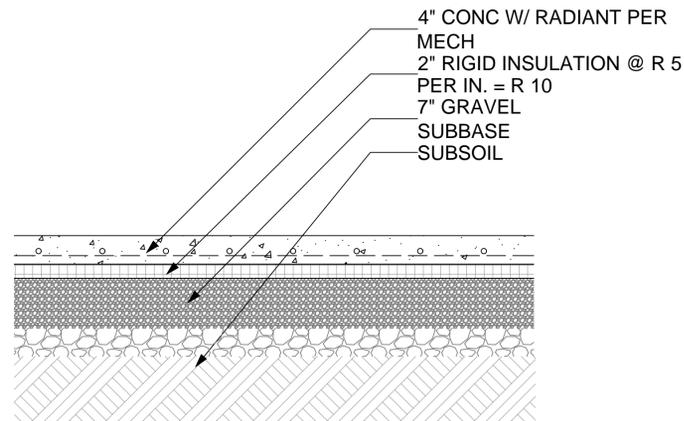
TOTAL SNOWMELT AREA = 1,912.75 sq ft

IMPORTANT POINTS:

- Show all snowmelt areas in plan, provide individual area square footages and the total square footage.
- R-10 insulation detail under snowmelt. Must be rigid foam, no bubble wrap.
- Solar panels shown on plan. Photovoltaic: kW, orientation, slope, and height above roof. Orientation and slope must achieve 90% efficiency. Thermal: square footage, orientation, slope, and height above roof.
- Spas and pools.
- Enclosure barriers or listed covers for pools and spas
- You may choose to put all of this on the Site Plan instead if it can be done legibly.

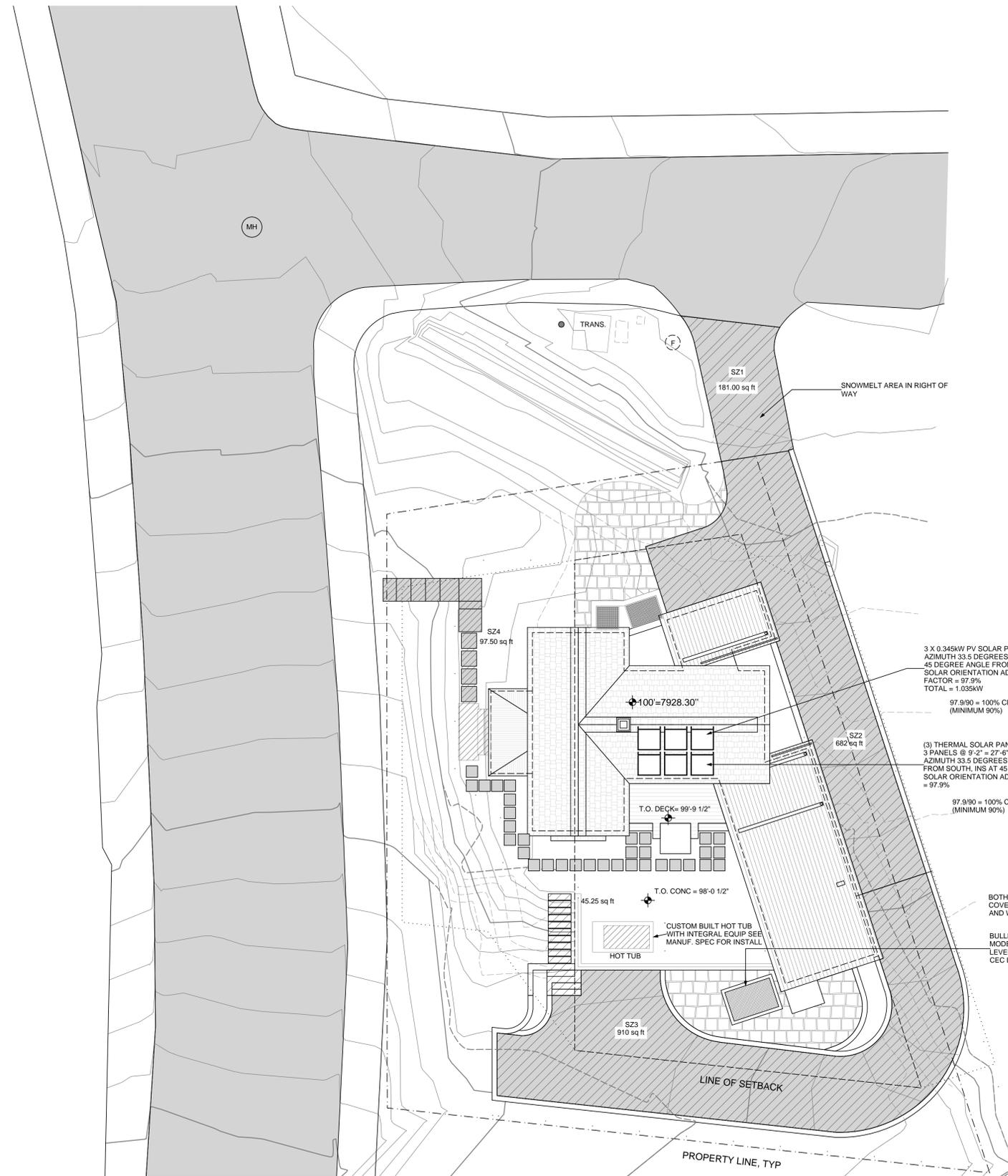
SNOWMELT SYSTEM AND EQUIPMENT MANDATORY REQ'S.

- All snowmelt systems shall meet the following:
- Any portions in the Right of Way must be on a separate zone. A ROW permit and Permanent Encroachment License are required.
 - R10 insulation shall be installed under the area to be snow melted or R5 insulation shall be installed under and at the slab edges. (Ordinance 11 Series 2011)
 - Automatic controls installed for system shut off when pavement temperature is above 50°F and no precipitation is falling. (2009 IECC Sec. 403.8 & 503.2.4.5)
 - Automatic or manual controls installed for system shut off when outdoor temperature is above 40°F. (2009 IECC Sec. 403.8 & 503.2.4.5)
 - Inspection by testing hydrostatically at 1 1/2 times max system design pressure, but not less than 100psi, for 15minutes. (2009 IMC Sec. 1208.1)



DRIVEWAY SNOWMELT DETAIL

1" = 1'-0"



RREMP PLAN



1/8" = 1'-0"



MINIMUM BUILDING SUBMISSION

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PROJECT NO: #####

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SHEET TITLE

A-002

RREMP PLAN



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
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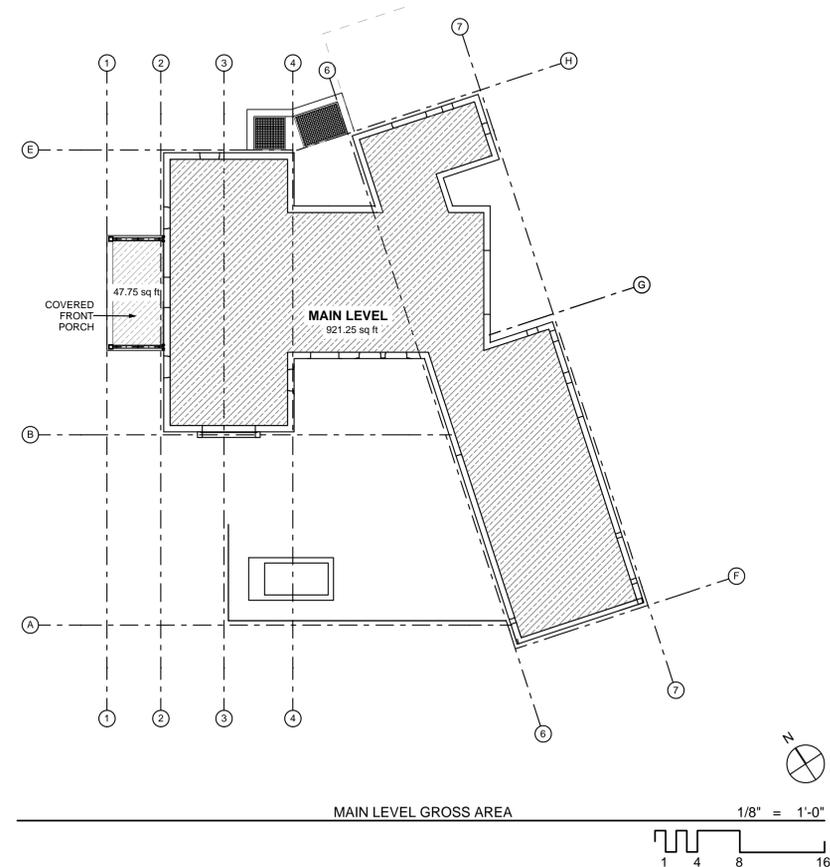
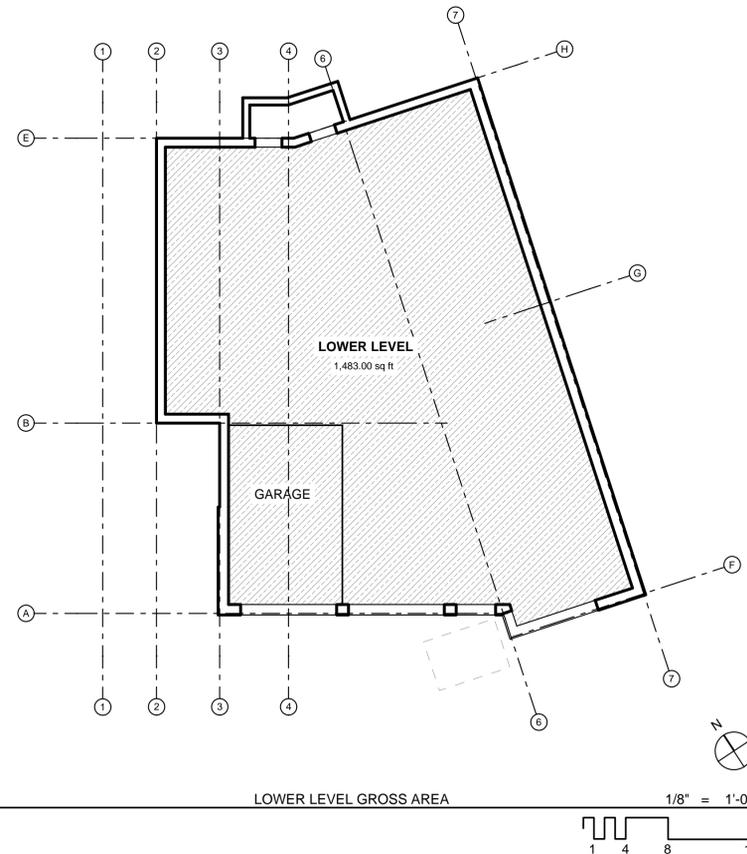
PROPOSED GROSS AREA		
LEVEL	AREA	AREA (SQFT)
MAIN LEVEL	INTERIOR AREA	921.25
	COVERED FRONT PORCH	47.75
LOWER LEVEL	INTERIOR AREA	1483.00
	TOTAL	2452.00

FIRE AREA. The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

FLOOR AREA, GROSS. 2009 IBC 1002
The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Commentary: Gross floor area is that area measured within the perimeter formed by the inside surface of the exterior walls. The area of all occupiable and non occupiable spaces, including mechanical and elevator shafts, toilets, closets, mechanical equipment rooms, etc., is included in the gross floor area. This area could also include any covered porches, carports or other exterior space intended to be used as part of the building's occupiable space.

CRAWLSPACE NOT INCLUDED
IN AREA CALCULATIONS



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SHEET TITLE

A-003

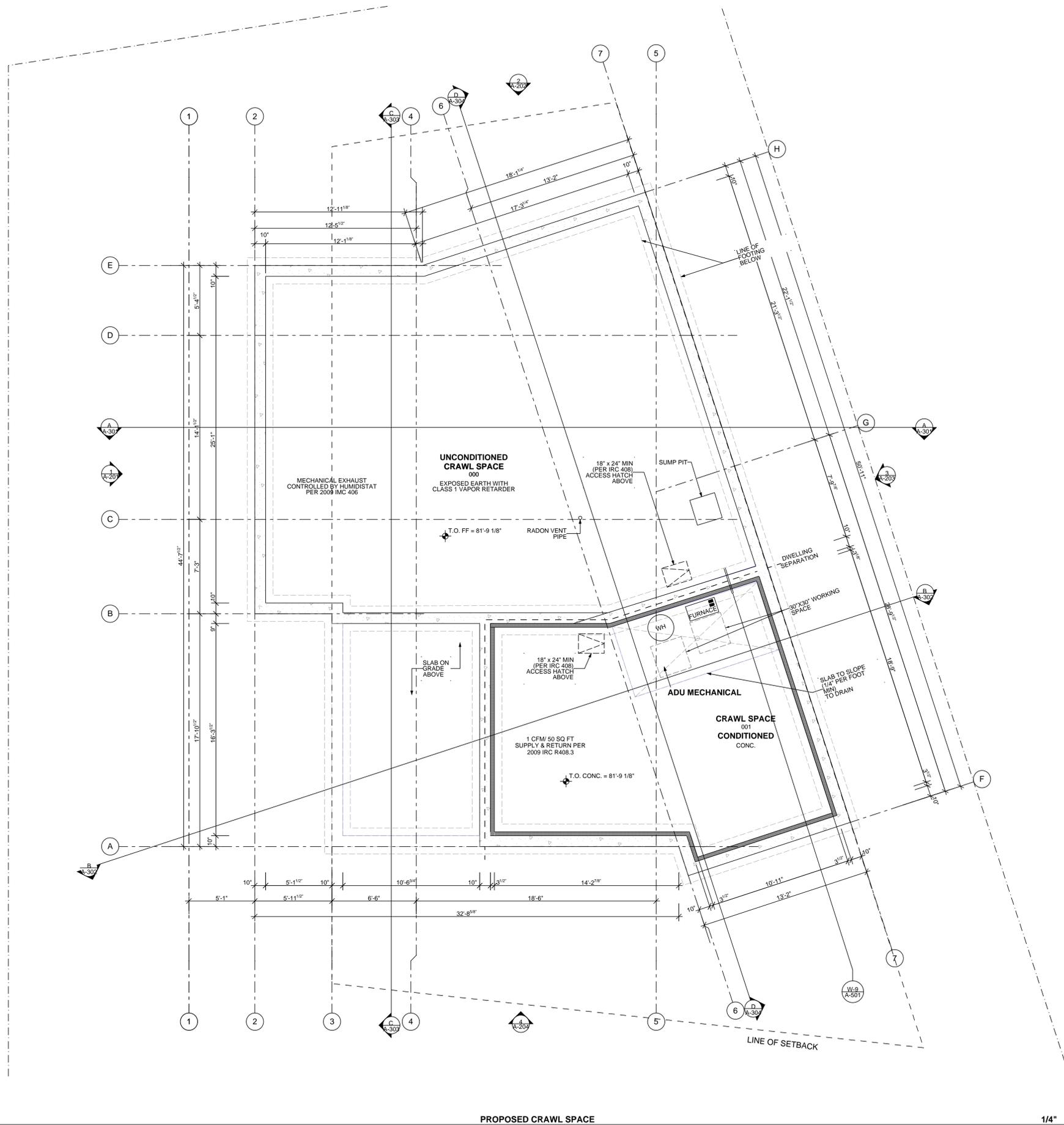
GROSS AREA
PLAN

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Room uses labeled
- Gridlines
- Section, detail, and assembly callouts
- Finish Floor elevations
- Floor finish material
- Carbon monoxide and smoke detector locations (Aspen Municipal Code Ch 8.15)
- Door swings with floor levels shown on both sides (R311)
- Exterior landings, landing surface slope. (R311)
- Stairs and ramps: direction of travel, handrails (must return), guardrails. (R311)
- Toilet and bathing fixture clearances, any safety glazing located in shower enclosures, shower windows, etc. (R307.1, R308.4)
- Show safety glazing where applicable. (R308.4)
- Windows and doors with coordinated labeling system matching schedule and, if applicable, Rescheck.
- All appliances and equipment labeled. Show clearances and access (per Manufacturer's instructions & 2009 IMC 306)
- Fireplaces and hearth extensions. Note type of fireplace. (Ch 10)
- Attic and crawlspace access sizes. (R408.4, R807.1)
- Emergency escape and rescue openings. Height of sill above finish floor, opening size. Show overhead projections of any deck, porches or balconies above, if any. (R310)
- Window well dimensions, show ladder. If well is in walkway, provide guards or a grate that requires no more than 15lbs of force to open and permits the passage of smoke. (R310, policy)
- Projections of patio covers, trellis, pergolas or any other similar overhead structures. Dashed outline of roof above. (policy)
- Garage/dwelling separation, including door. (R302.6)
- Dwelling separations and all fire rated assemblies (for two family and townhouses) (R302.3, R302.2)
 - Fire resistive (and STC/IIC per Appendix K) walls, floors, ceilings, roofs, and shafts
 - Continuity clearly shown
 - Callouts referencing details
- Fire rated openings, doors, and windows
- Below grade ejectors, sump pumps
- Floor drains
- Electrical panel location

Carbon Monoxide Detectors

As adopted by City Ordinance: all owners of existing residential occupancies shall come into compliance with the requirements of Chapter 8.15 Carbon Monoxide Detectors. The ordinance became effective on March 2, 2009 and applies to all existing, new and altered dwelling units.



PROPOSED CRAWL SPACE

1/4" = 1'-0"



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PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-100

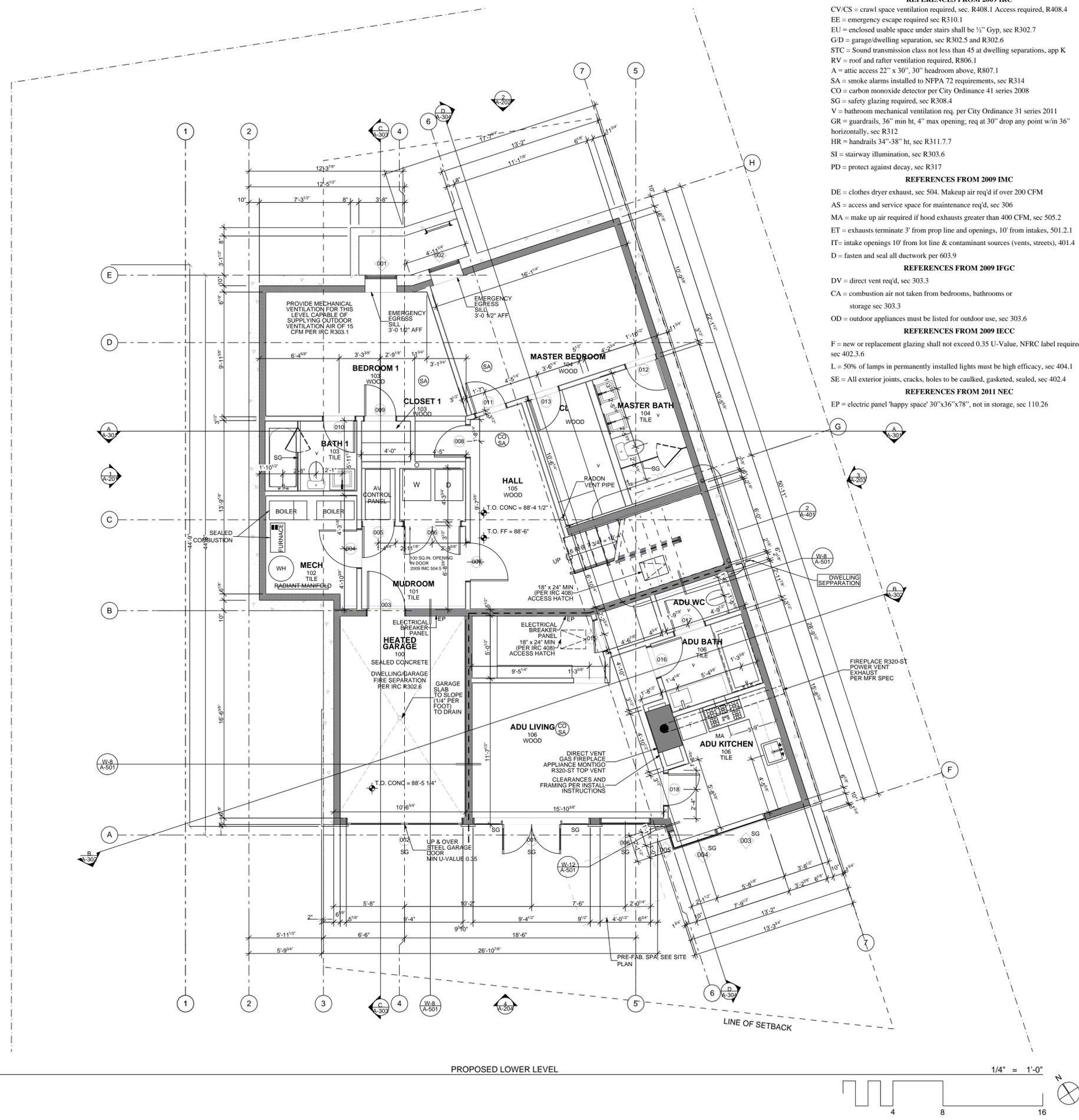
FLOOR PLANS

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Room uses labeled
- Gridlines
- Section, detail, and assembly callouts
- Finish Floor elevations
- Floor finish material
- Carbon monoxide and smoke detector locations (Aspen Municipal Code Ch 8.15)
- Door swings with floor levels shown on both sides (R311)
- Exterior landings, landing surface slope. (R311)
- Stairs and ramps: direction of travel, handrails (must return), guardrails. (R311)
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Carbon Monoxide Detectors

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- REFERENCES FROM 2009 IRC**
- CV/CS = crawl space ventilation required, sec. R408.1 Access required, R408.4
 - EE = emergency escape required sec R310.1
 - EU = enclosed usable space under stairs shall be 1/2" Gyp, sec R302.7
 - G/D = garage/dwelling separation, sec R302.5 and R302.6
 - STC = Sound transmission class not less than 45 at dwelling separations, app K
 - RV = roof and rafter ventilation required, R806.1
 - A = attic access 22" x 30", 30" headroom above, R807.1
 - SA = smoke alarms installed to NFPA 72 requirements, sec R314
 - CO = carbon monoxide detector per City Ordinance 41 series 2008
 - SG = safety glazing required, sec R308.4
 - V = bathroom mechanical ventilation req. per City Ordinance 31 series 2011
 - GR = guardrails, 36" min ht, 4" max opening; req at 30" drop any point w/in 36" horizontally, sec R312
 - HR = handrails 34"-38" ht, sec R311.7.7
 - SI = stairway illumination, sec R303.6
 - PD = protect against decay, sec R317
- REFERENCES FROM 2009 IMC**
- DE = clothes dryer exhaust, sec 504. Makeup air req'd if over 200 CFM
 - AS = access and service space for maintenance req'd, sec 306
 - MA = make up air required if hood exhausts greater than 400 CFM, sec 505.2
 - ET = exhausts terminate 3' from prop line and openings, 10' from intakes, 501.2.1
 - IT = intake openings 10' from lot line & contaminant sources (vents, streets), 401.4
 - D = fasten and seal all ductwork per 603.9
- REFERENCES FROM 2009 IFGC**
- DV = direct vent req'd, sec 303.3
 - CA = combustion air not taken from bedrooms, bathrooms or storage sec 303.3
- REFERENCES FROM 2009 IECC**
- F = new or replacement glazing shall not exceed 0.35 U-Value, NFRC label required, sec 402.3.6
 - L = 50% of lamps in permanently installed lights must be high efficacy, sec 404.1
 - SE = All exterior joints, cracks, holes to be caulked, gasketed, sealed, sec 402.4
- REFERENCES FROM 2011 NEC**
- EP = electric panel 'happy space' 30"x36"x78", not in storage, sec 110.26



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1/22/2015	1/22/15	4/5/13	1/9/13

PROJECT NO: #####
DRAWN BY: JNK

SHEET TITLE

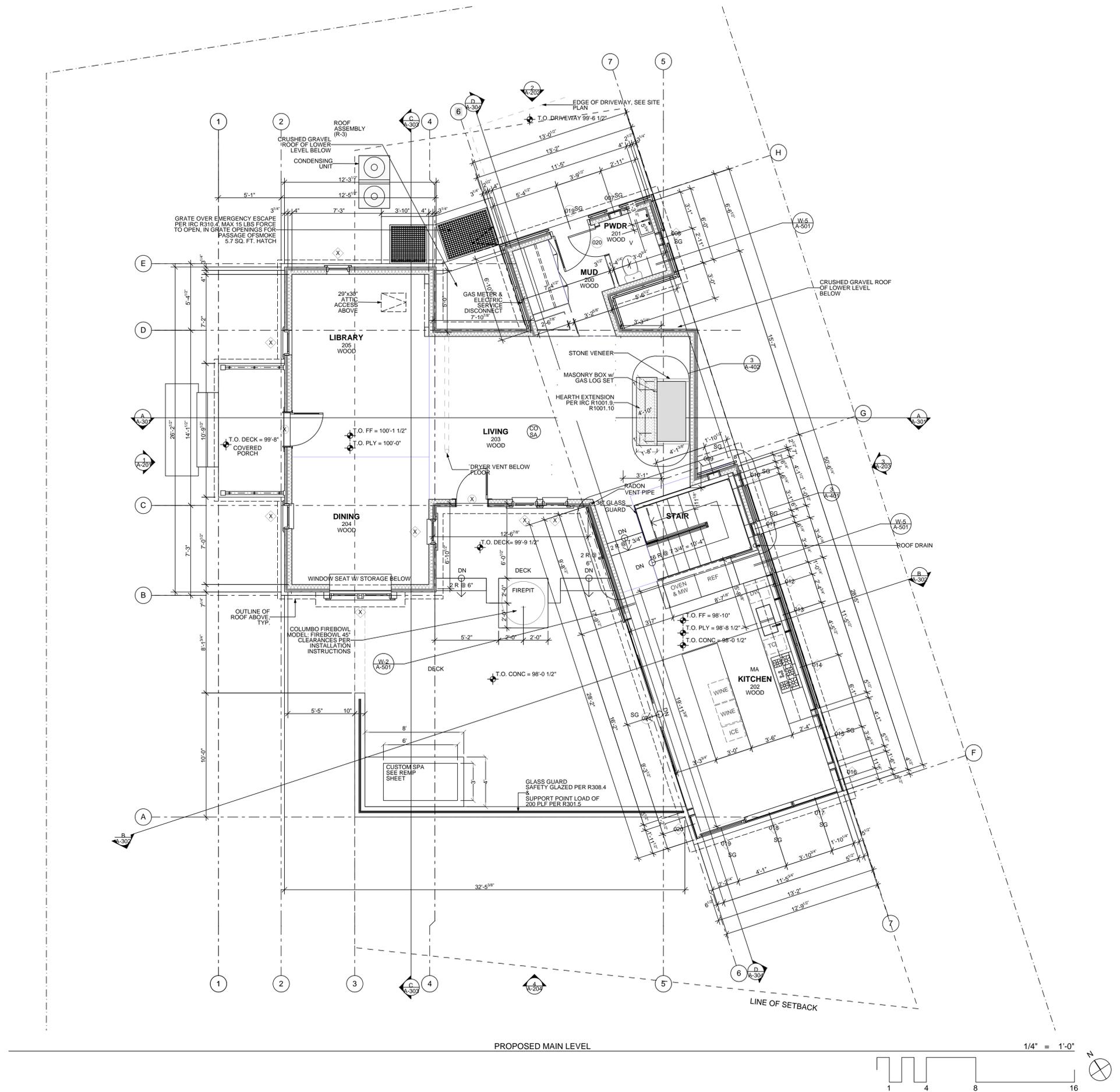
A-101
FLOOR PLANS

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Room uses labeled
- Gridlines
- Section, detail, and assembly callouts
- Finish Floor elevations
- Floor finish material
- Carbon monoxide and smoke detector locations (Aspen Municipal Code Ch 8.15)
- Door swings with floor levels shown on both sides (R311)
- Exterior landings, landing surface slope. (R311)
- Stairs and ramps: direction of travel, handrails (must return), guardrails. (R311)
- Toilet and bathing fixture clearances, any safety glazing located in shower enclosures, shower windows, etc. (R307.1, R308.4)
- Show safety glazing where applicable. (R308.4)
- Windows and doors with coordinated labeling system matching schedule and, if applicable, Rescheck.
- All appliances and equipment labeled. Show clearances and access (per Manufacturer's instructions & 2009 IMC 306)
- Fireplaces and hearth extensions. Note type of fireplace. (Ch 10)
- Attic and crawlspace access sizes. (R408.4, R807.1)
- Emergency escape and rescue openings. Height of sill above finish floor, opening size. Show overhead projections of any deck, porches or balconies above, if any. (R310)
- Window well dimensions, show ladder. If well is in walkway, provide guards or a grate that requires no more than 15lbs of force to open and permits the passage of smoke. (R310, policy)
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- Garage/dwelling separation, including door. (R302.6)
- Dwelling separations and all fire rated assemblies (for two family and townhouses) (R302.3, R302.2)
 - Fire resistive (and STC/IC per Appendix K) walls, floors, ceilings, roofs, and shafts
 - Continuity clearly shown
 - Callouts referencing details
- Fire rated openings, doors, and windows
- Below grade ejectors, sump pumps
- Floor drains
- Electrical panel location

Carbon Monoxide Detectors

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PROJECT NO: #####

DRAWN BY: JNK

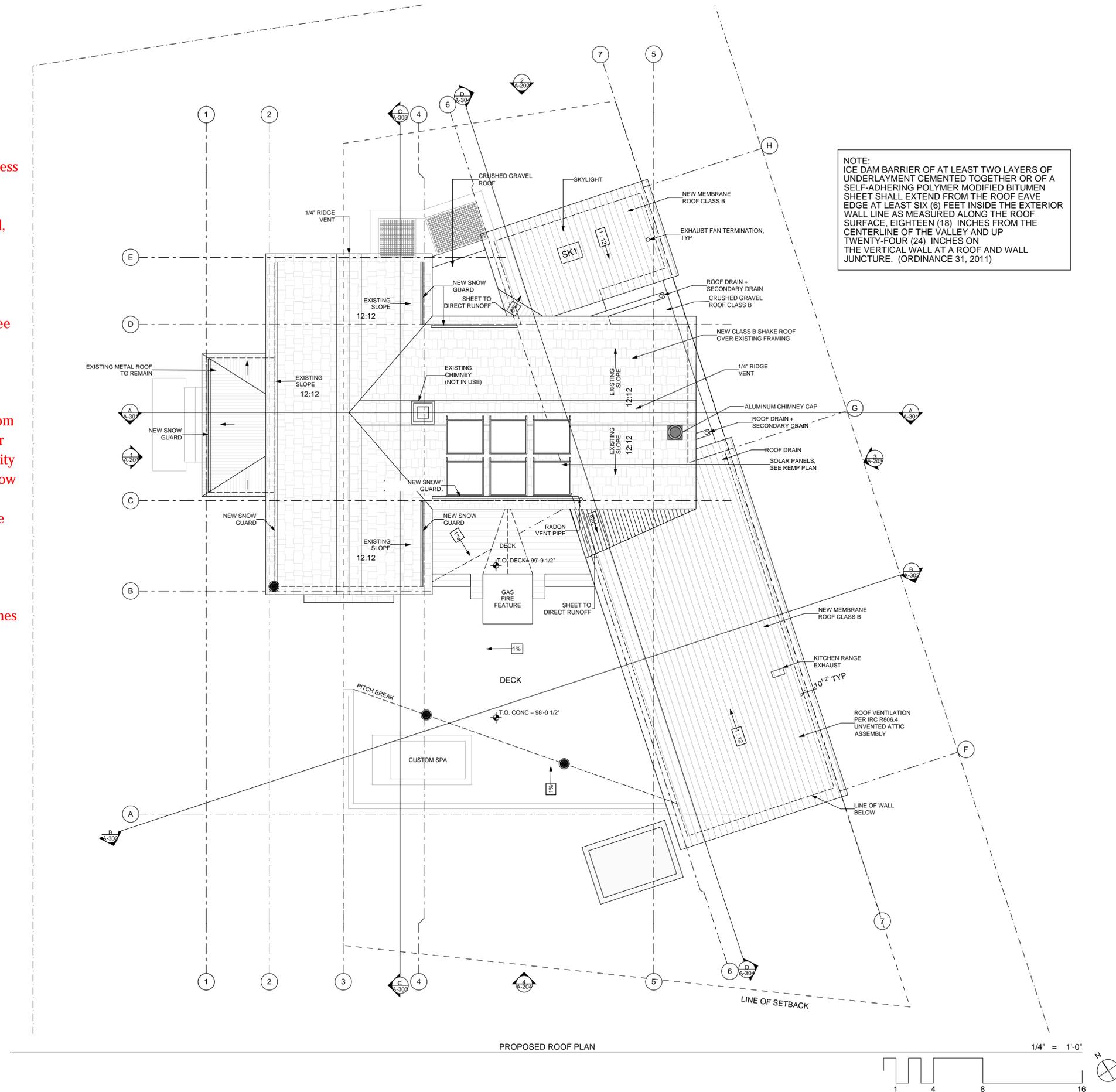
SHEET TITLE

A-102

FLOOR PLANS

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Drains, downspouts, gutters, scuppers and secondary drains/scuppers.
- Skylights with coordinated labeling system matching schedule and, if applicable, Rescheck.
- Flue, exhaust, and chimney terminations and intakes with dimensions to property lines and openings.
- Roof pitches shown as x:12, crickets
- Solar panels with orientation, slope, and height above roof (unless shown on REMP or site plan).
- Rooftop equipment
- Roofing material and class (Class A in Wildfire Zone High Hazard, Class B all others)
- Roof/attic ventilation. Sec R806.2 If using the ratio 1/300 with ventilators, show calculation area of how the 50 to 80% area required by ventilators are located at least 3' above eave or cornice and the balance provided with eave or cornice vents. See alternate non-vented roof assembly option.
- Show exterior walls below with dashed line.
- Snow stop locations. These are required anywhere a roof could shed ice and snow onto potentially occupied areas such as a walkway, stairway, alley, deck, pedestrian and vehicular exit from buildings or areas where there is potential for personal injury or property damage and areas directly above or in front of gas utility or electric utility meters. (Ordinance 31, 2011, pg17) R903.6 Snow shed design.
- FYI (this does not need to be on plans but must be installed): Ice dam barrier of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall extend from the roof eave edge at least six feet inside the exterior wall line as measured along the roof surface, eighteen inches from the centerline of the valley and up twenty-four inches on the vertical wall at a roof and wall juncture. (Ordinance 31, 2011, pg13) R905.2.7.1 Ice Barrier



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PROJECT NO: #####

DRAWN BY: JNK

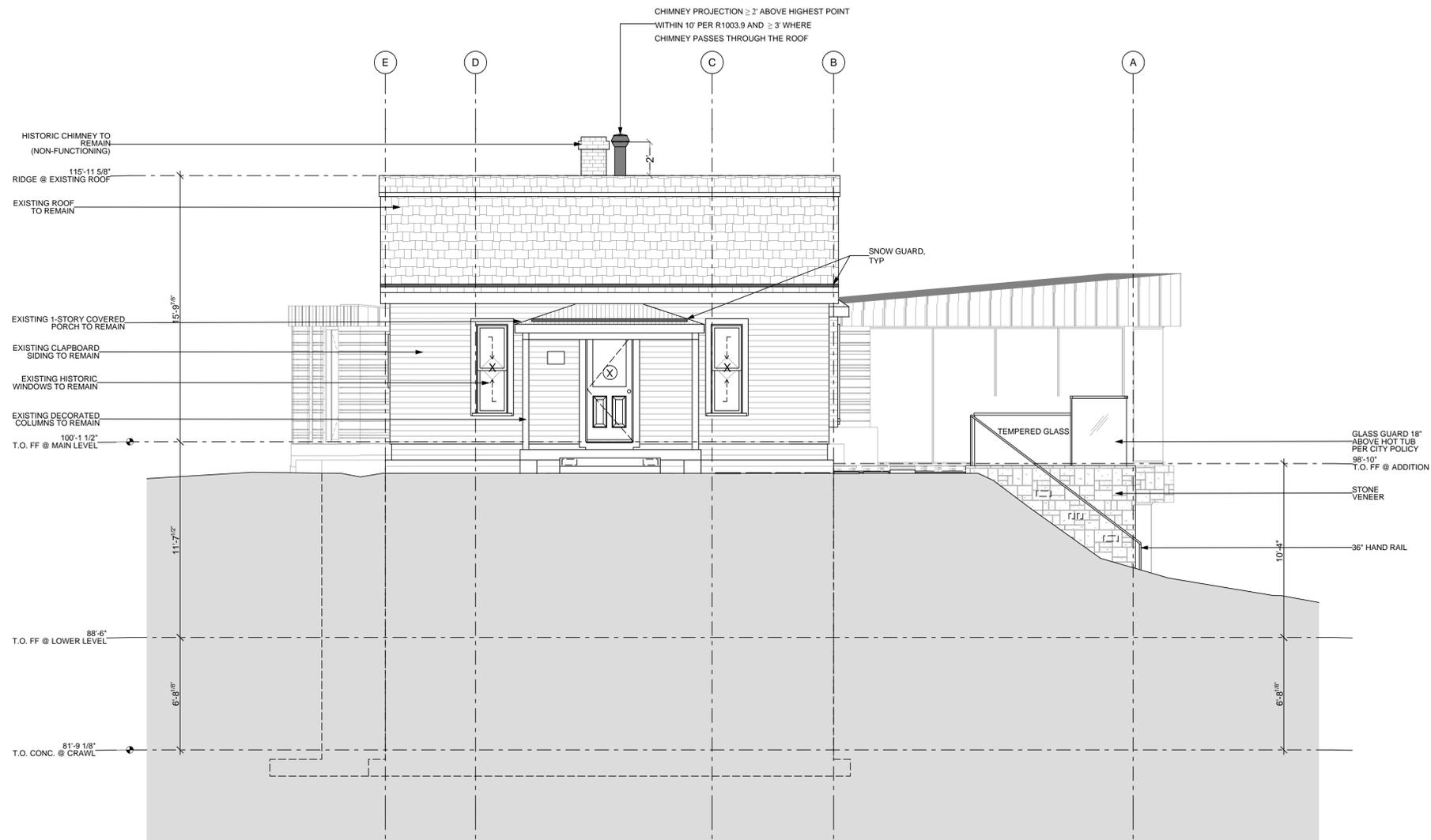
SHEET TITLE

A-103

ROOF PLAN

IMPORTANT POINTS:

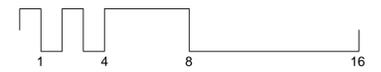
- Existing drawings preceding proposed drawings
- Show proposed grade, underground structure and window wells
- Show windows, skylights and doors with opening size and door swing operation in dashed lines. With coordinated labeling system matching schedule and, if applicable, Rescheck.
- Interior finish floor levels as dashed lines, including stairs
- Exterior stairs, with guards and handrails.
- Note fall protection requirements at windows where the bottom of the opening is more than 72" above finished grade and is less than 24" above interior finished floor. (R612.2)
- Egress windows labeled, height of bottom of opening dimensioned. (R310)
- Safety glazing labeled on windows. (R308.4)
- Vents, intakes, and exhausts with distances to openings. (2009 IMC 401.4, 501.2)
- Chimneys and flues with heights above roof penetration and building elements within 10'. (Manufacturer's instructions, R1003.9)
- Finish materials, exterior walls, roofs
- Protection of wood and wood based materials from decay, wood to earth separations (R317)
- Landings at doors and stairways (R311)
- Water, electric, and gas service and meter locations (per utilities)
- Snow stops (see requirements in Roof Plan reqs.)



1

PROPOSED WEST

1/4" = 1'-0"



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-201

ELEVATIONS

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Show proposed grade, underground structure and window wells
- Show windows, skylights and doors with opening size and door swing operation in dashed lines. With coordinated labeling system matching schedule and, if applicable, Rescheck.
- Interior finish floor levels as dashed lines, including stairs
- Exterior stairs, with guards and handrails.
- Note fall protection requirements at windows where the bottom of the opening is more than 72" above finished grade and is less than 24" above interior finished floor. (R612.2)

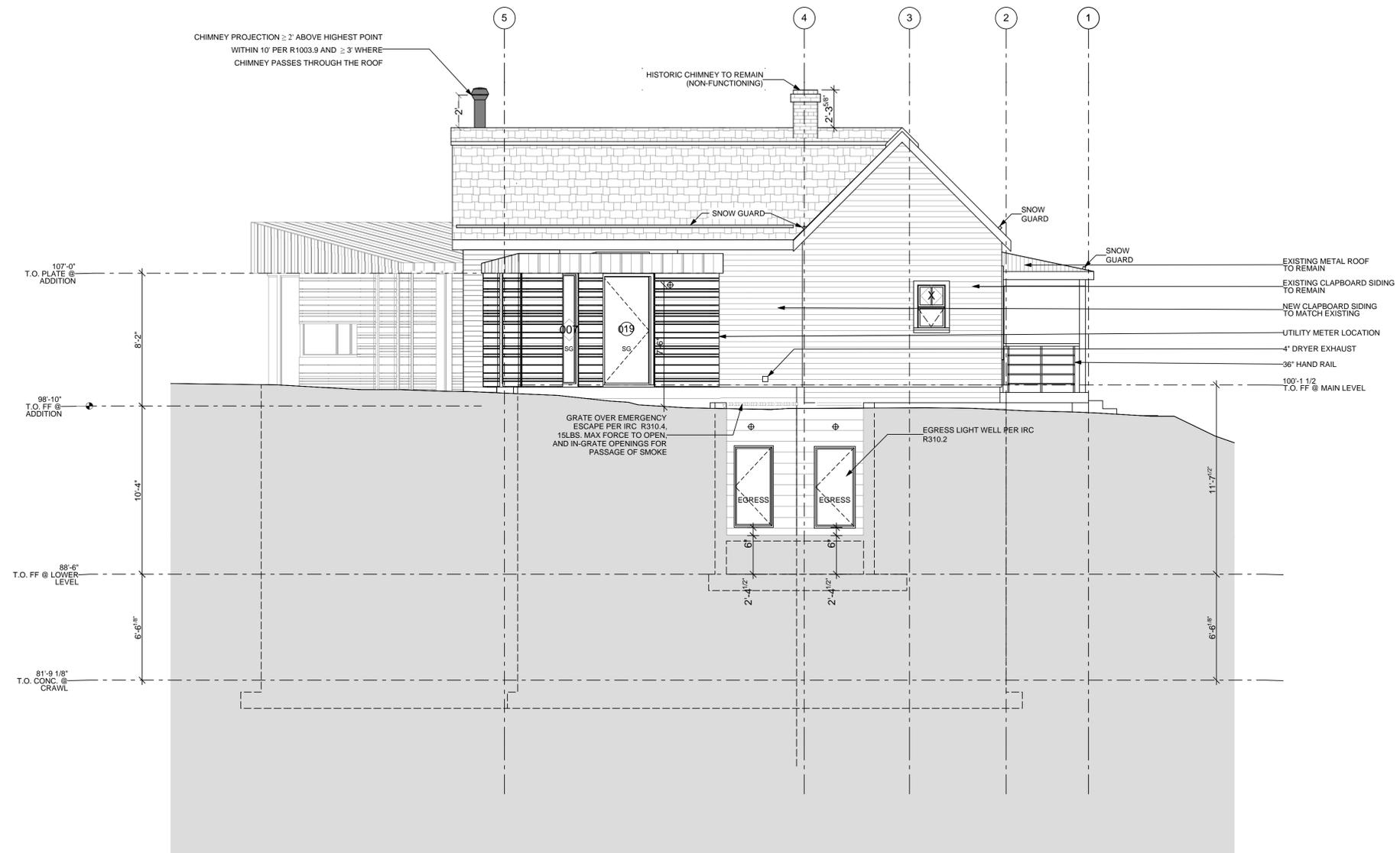
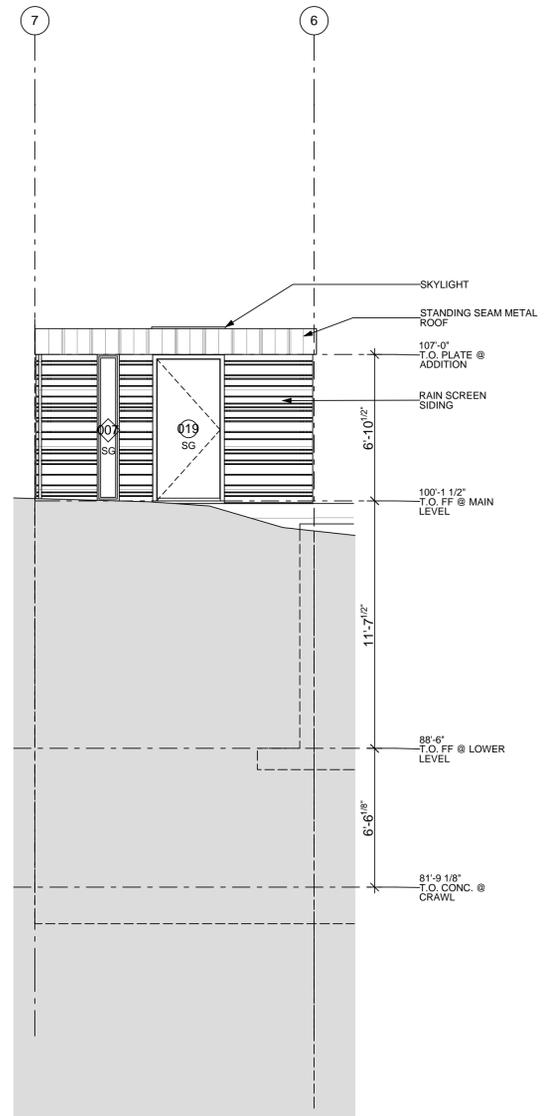
- Egress windows labeled, height of bottom of opening dimensioned. (R310)
- Safety glazing labeled on windows. (R308.4)
- Vents, intakes, and exhausts with distances to openings. (2009 IMC 401.4, 501.2)
- Chimneys and flues with heights above roof penetration and building elements within 10'. (Manufacturer's instructions, R1003.9)
- Finish materials, exterior walls, roofs
- Protection of wood and wood based materials from decay, wood to earth separations (R317)
- Landings at doors and stairways (R311)
- Water, electric, and gas service and meter locations (per utilities)
- Snow stops (see requirements in Roof Plan reqs.)



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

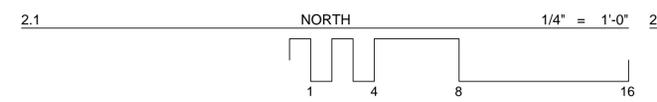


1/22/2015 DATE OF PUBLICATION	
1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####
DRAWN BY: JNK

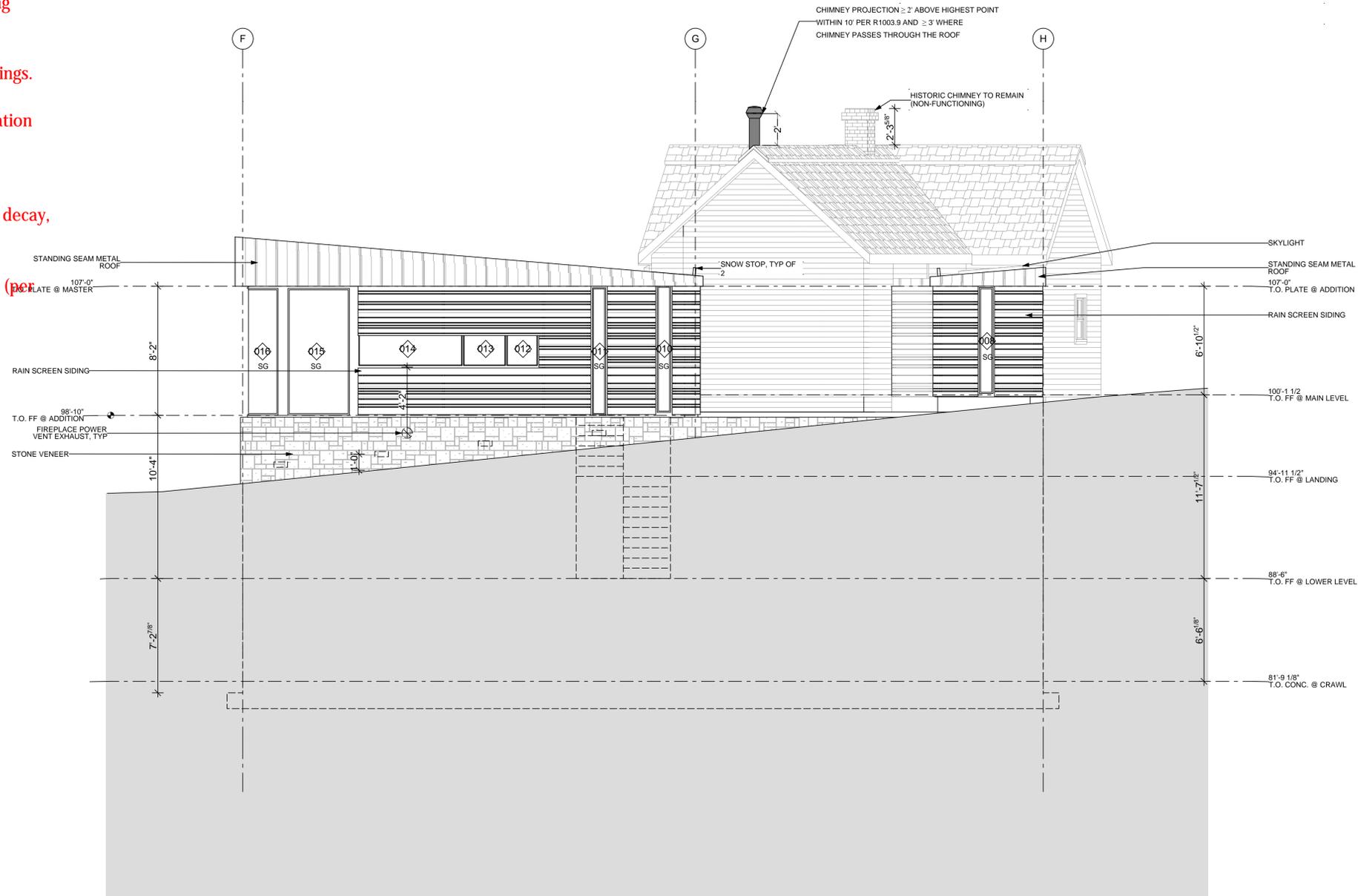
SHEET TITLE

A-202
ELEVATIONS



IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Show proposed grade, underground structure and window wells
- Show windows, skylights and doors with opening size and door swing operation in dashed lines. With coordinated labeling system matching schedule and, if applicable, Rescheck.
- Interior finish floor levels as dashed lines, including stairs
- Exterior stairs, with guards and handrails.
- Note fall protection requirements at windows where the bottom of the opening is more than 72" above finished grade and is less than 24" above interior finished floor. (R612.2)
- Egress windows labeled, height of bottom of opening dimensioned. (R310)
- Safety glazing labeled on windows. (R308.4)
- Vents, intakes, and exhausts with distances to openings. (2009 IMC 401.4, 501.2)
- Chimneys and flues with heights above roof penetration and building elements within 10'. (Manufacturer's instructions, R1003.9)
- Finish materials, exterior walls, roofs
- Protection of wood and wood based materials from decay, wood to earth separations (R317)
- Landings at doors and stairways (R311)
- Water, electric, and gas service and meter locations (per utilities)
- Snow stops (see requirements in Roof Plan reqs.)



3

PROPOSED EAST

1/4" = 1'-0"



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
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1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-203

ELEVATIONS

IMPORTANT POINTS:

- Existing drawings preceding proposed drawings
- Show proposed grade, underground structure and window wells
- Show windows, skylights and doors with opening size and door swing operation in dashed lines. With coordinated labeling system matching schedule and, if applicable, Rescheck.
- Interior finish floor levels as dashed lines, including stairs
- Exterior stairs, with guards and handrails.
- Note fall protection requirements at windows where the bottom of the opening is more than 72" above finished grade and is less than 24" above interior finished floor. (R612.2)

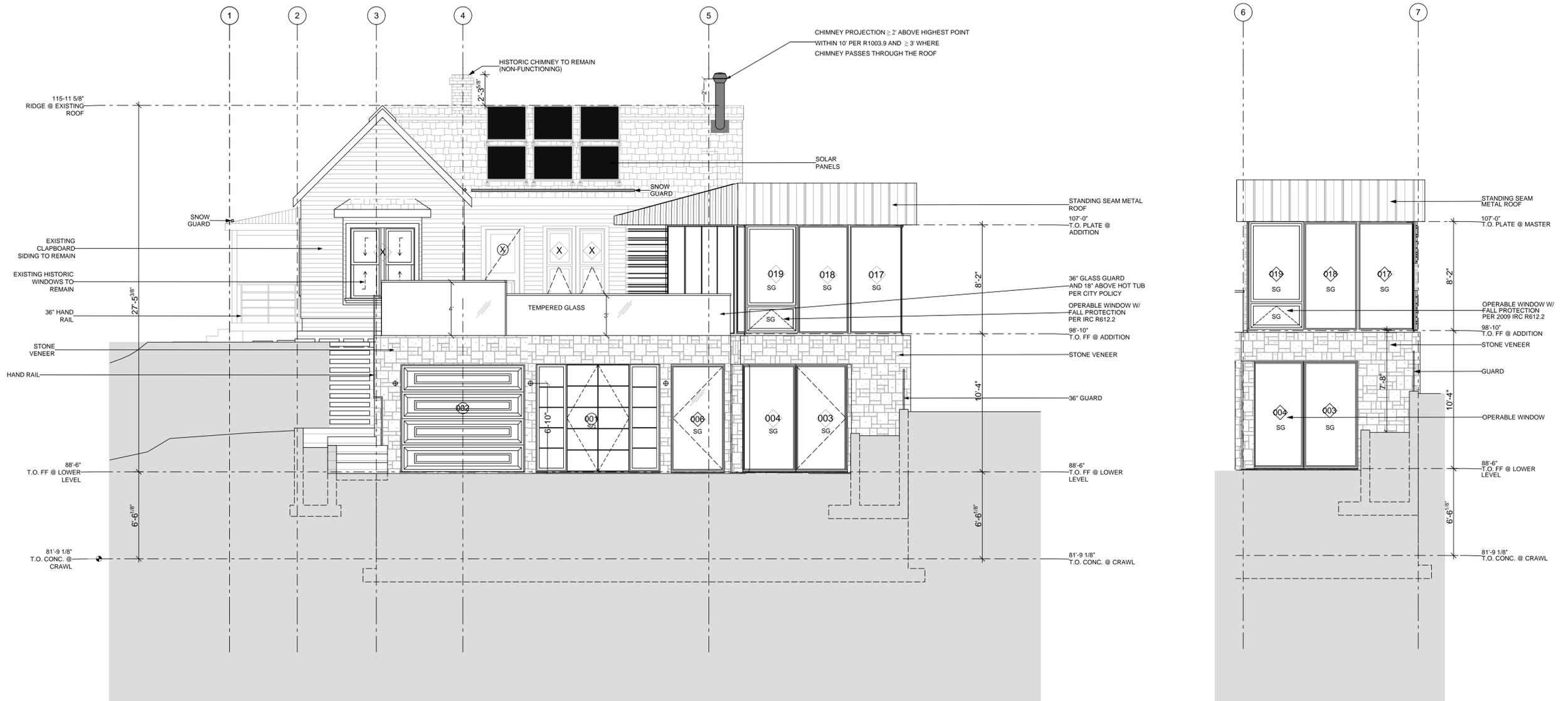
- Egress windows labeled, height of bottom of opening dimensioned. (R310)
- Safety glazing labeled on windows. (R308.4)
- Vents, intakes, and exhausts with distances to openings. (2009 IMC 401.4, 501.2)
- Chimneys and flues with heights above roof penetration and building elements within 10'. (Manufacturer's instructions, R1003.9)
- Finish materials, exterior walls, roofs
- Protection of wood and wood based materials from decay, wood to earth separations (R317)
- Landings at doors and stairways (R311)
- Water, electric, and gas service and meter locations (per utilities)
- Snow stops (see requirements in Roof Plan reqs.)



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012



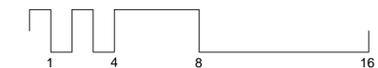
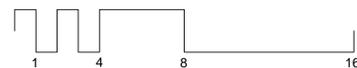
PROPOSED SOUTH

1/4" = 1'-0"

PROP. SOUTH

1/4" = 1'-0"

4



1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-204

ELEVATIONS

IMPORTANT POINTS:

- Detail and assembly references
- Show stair and ramp enlargement sections with guardrails, handrails, landings, risers, treads, nosing, vertical rise, slope, & headroom. Include dimensions. (R311)
- Gypsum board on ceiling and walls of any enclosed usable space under stairs. (R302.7)
- Show heights of ceilings, dropped ductwork, dropped beams, dropped ceilings, and soffits. (R305)
- Show the thermal envelope continuity. This means that you should be able to put your pen down on paper and trace insulation around the entire envelope without having to lift your pen. Must be continuous or you must account for gaps/thermal bridges using the UA trade off in Rescheck. Some common mistakes:

- At the connection of the exterior wall and the foundation and floor. If the floor joists are hung from the foundation wall, rather than sitting on top, you will need to insulate the portion of the foundation wall above the floor up to the framed wall.
- Steel beams and columns in the thermal envelope. To avoid thermal bridging, the steel member should not create a gap in the continuous thermal envelope.
- Forgetting slab edge insulation. See the options below. Not needed if top of slab is 12" or more below grade. (2009 IECC 402.2.8)

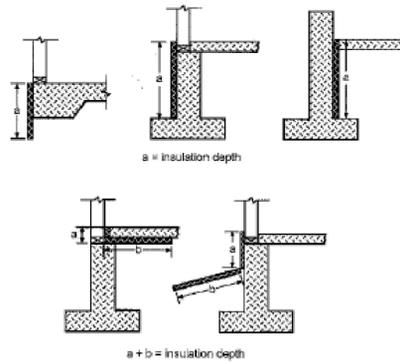
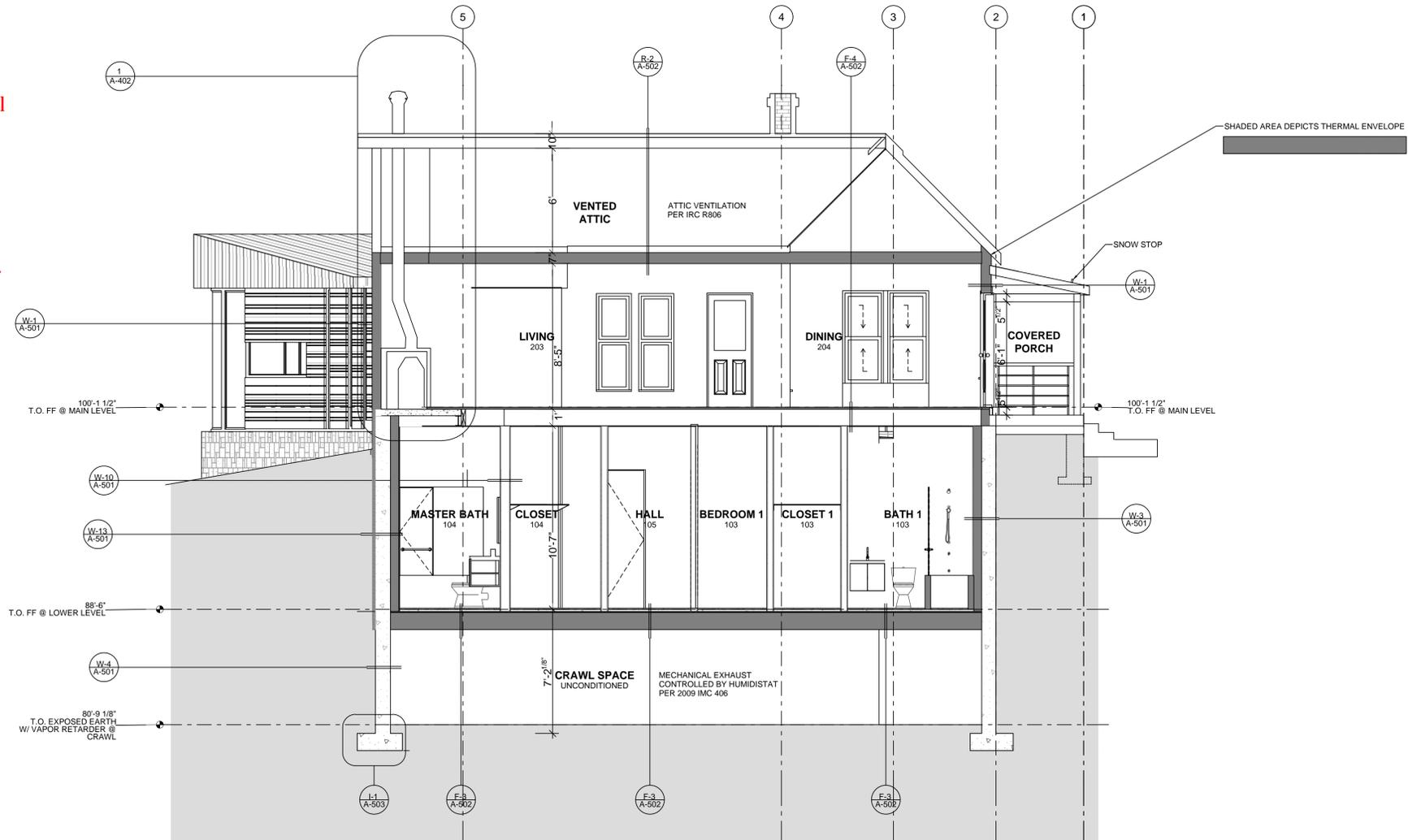


Figure 402.2.8
SLAB INSULATION METHODS

- Skylights with distance above finish floor
- Roof/attic and crawlspace ventilation. (R806, R408)
- Dwelling separations and all fire rated assemblies for two family and townhouses. (R302)
 - Fire resistive (and STC/IIC) walls, floors, ceilings, roofs, and shafts
 - Extents clearly shown
 - Callouts referencing details
- Note where fireblocking and draftstopping will be installed. Show in any details as necessary.
- Note exterior projections and/or concealed construction requiring sprinkler protection.



A

SECTION

1/4" = 1'-0"



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
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1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-301

SECTIONS

IMPORTANT POINTS:

- Detail and assembly references
- Show stair and ramp enlargement sections with guardrails, handrails, landings, risers, treads, nosing, vertical rise, slope, & headroom. Include dimensions. (R311)
- Gypsum board on ceiling and walls of any enclosed usable space under stairs. (R302.7)
- Show heights of ceilings, dropped ductwork, dropped beams, dropped ceilings, and soffits. (R305)
- Show the thermal envelope continuity. This means that you should be able to put your pen down on paper and trace insulation around the entire envelope without having to lift your pen. Must be continuous or you must account for gaps/thermal bridges using the UA trade off in Rescheck. Some common mistakes:

- At the connection of the exterior wall and the foundation and floor. If the floor joists are hung from the foundation wall, rather than sitting on top, you will need to insulate the portion of the foundation wall above the floor up to the framed wall.
- Steel beams and columns in the thermal envelope. To avoid thermal bridging, the steel member should not create a gap in the continuous thermal envelope.
- Forgetting slab edge insulation. See the options below. Not needed if top of slab is 12" or more below grade. (2009 IECC 402.2.8)

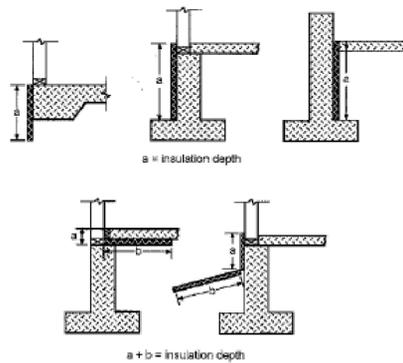
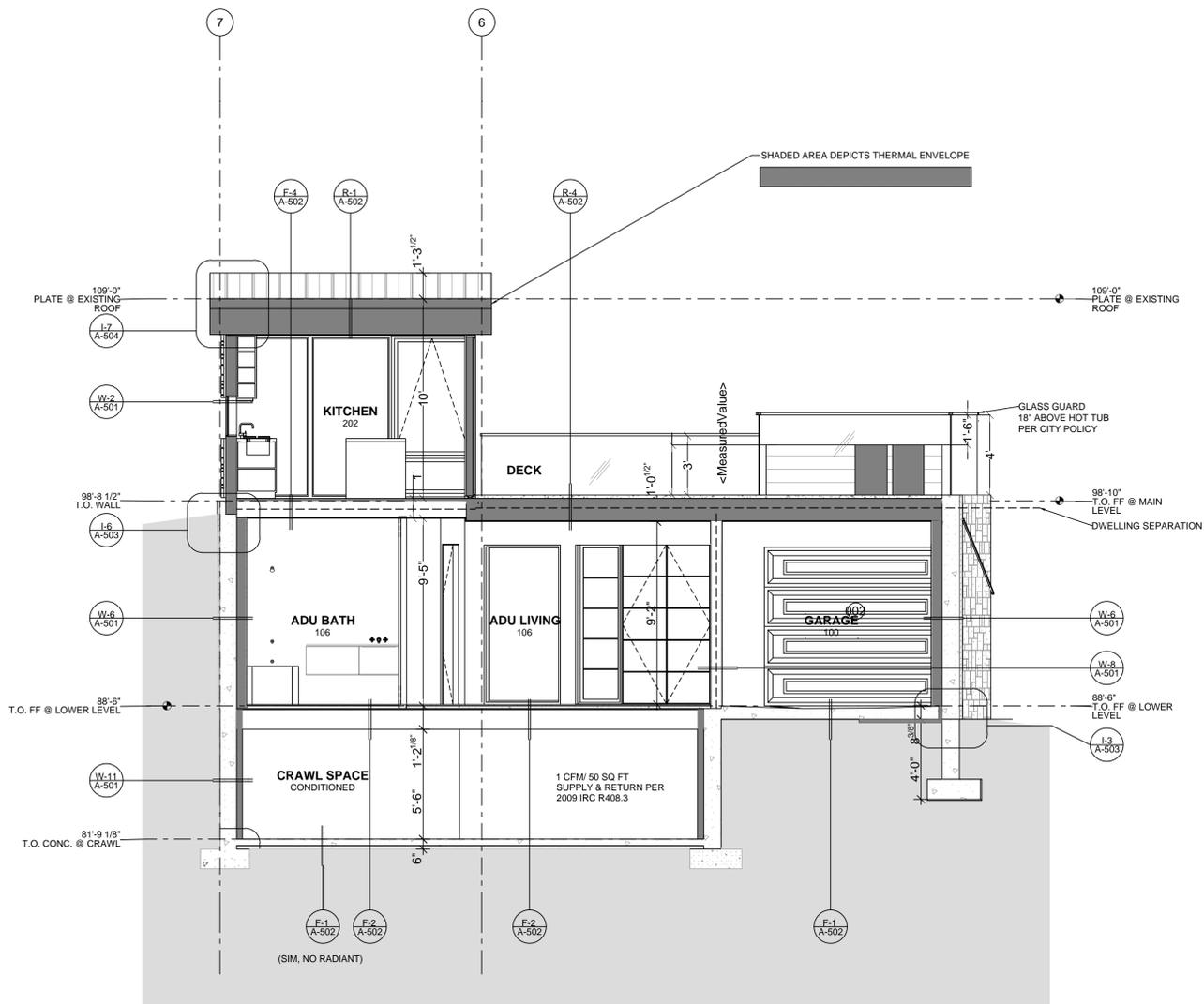


Figure 402.2.8
SLAB INSULATION METHODS

- Skylights with distance above finish floor
- Roof/attic and crawlspace ventilation. (R806, R408)
- Dwelling separations and all fire rated assemblies for two family and townhouses. (R302)
 - Fire resistive (and STC/IIC) walls, floors, ceilings, roofs, and shafts
 - Extents clearly shown
 - Callouts referencing details
- Note where fireblocking and draftstopping will be installed. Show in any details as necessary.
- Note exterior projections and/or concealed construction requiring sprinkler protection.



B

SECTION

1/4" = 1'-0"



MINIMUM BUILDING SUBMISSION

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1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-302

SECTIONS

IMPORTANT POINTS:

- Detail and assembly references
- Show stair and ramp enlargement sections with guardrails, handrails, landings, risers, treads, nosing, vertical rise, slope, & headroom. Include dimensions. (R311)
- Gypsum board on ceiling and walls of any enclosed usable space under stairs. (R302.7)
- Show heights of ceilings, dropped ductwork, dropped beams, dropped ceilings, and soffits. (R305)
- Show the thermal envelope continuity. This means that you should be able to put your pen down on paper and trace insulation around the entire envelope without having to lift your pen. Must be continuous or you must account for gaps/thermal bridges using the UA trade off in Rescheck. Some common mistakes:

- At the connection of the exterior wall and the foundation and floor. If the floor joists are hung from the foundation wall, rather than sitting on top, you will need to insulate the portion of the foundation wall above the floor up to the framed wall.
- Steel beams and columns in the thermal envelope. To avoid thermal bridging, the steel member should not create a gap in the continuous thermal envelope.
- Forgetting slab edge insulation. See the options below. Not needed if top of slab is 12" or more below grade. (2009 IECC 402.2.8)

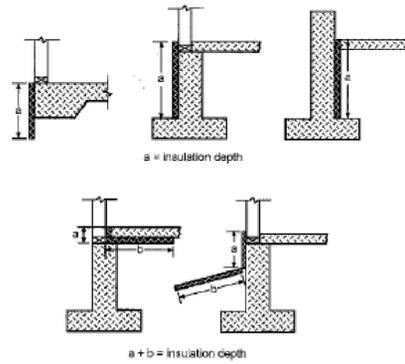
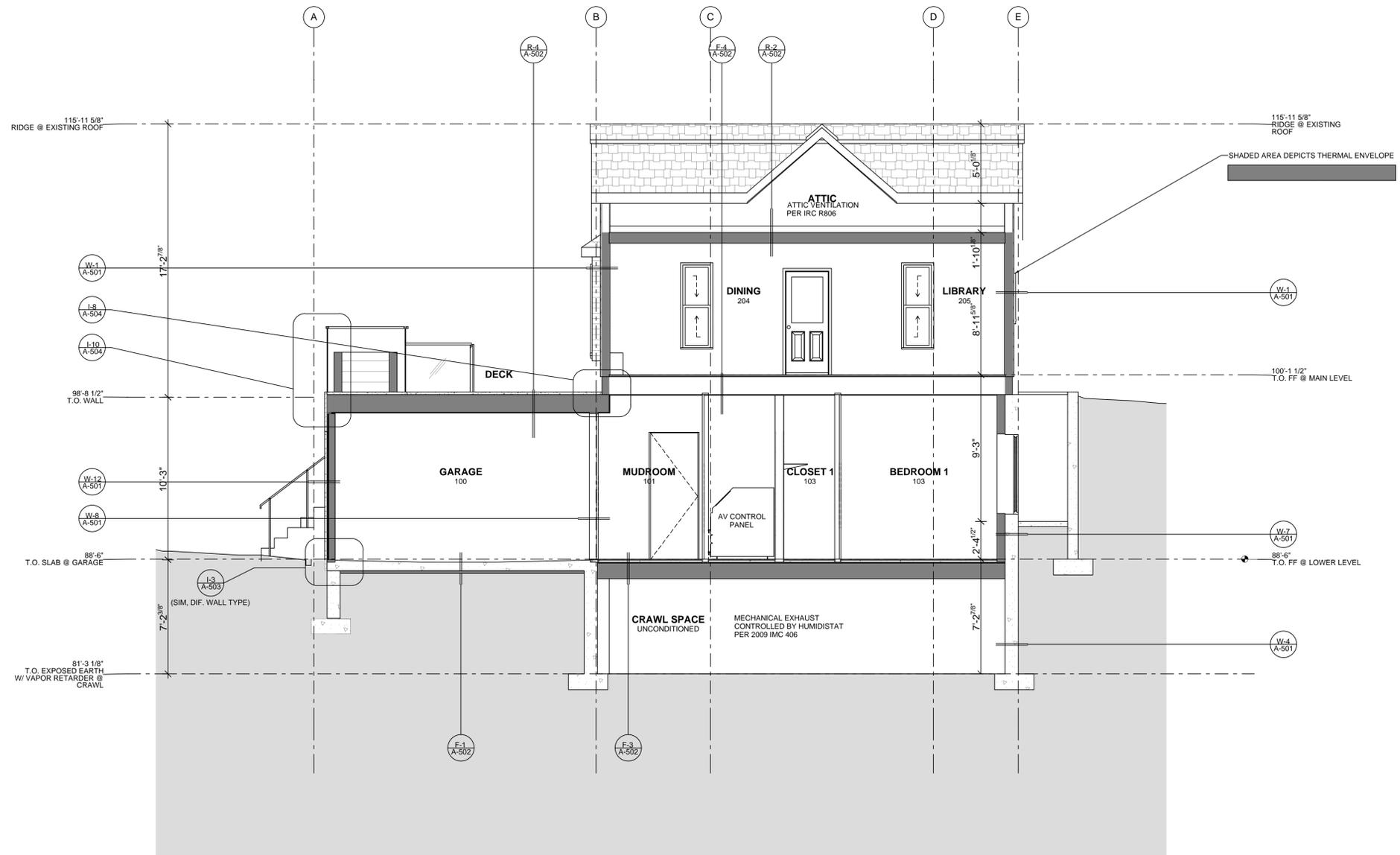


Figure 402.2.8
SLAB INSULATION METHODS

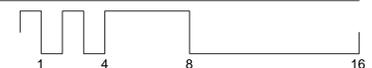
- Skylights with distance above finish floor
- Roof/attic and crawlspace ventilation. (R806, R408)
- Dwelling separations and all fire rated assemblies for two family and townhouses. (R302)
 - Fire resistive (and STC/IIC) walls, floors, ceilings, roofs, and shafts
 - Extents clearly shown
 - Callouts referencing details
- Note where fireblocking and draftstopping will be installed. Show in any details as necessary.
- Note exterior projections and/or concealed construction requiring sprinkler protection.



C

SECTION

1/4" = 1'-0"



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
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123456789012

1/22/2015 DATE OF PUBLICATION

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4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

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SHEET TITLE

A-303

SECTIONS



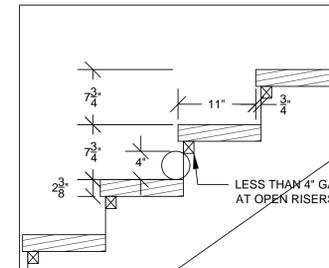
MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

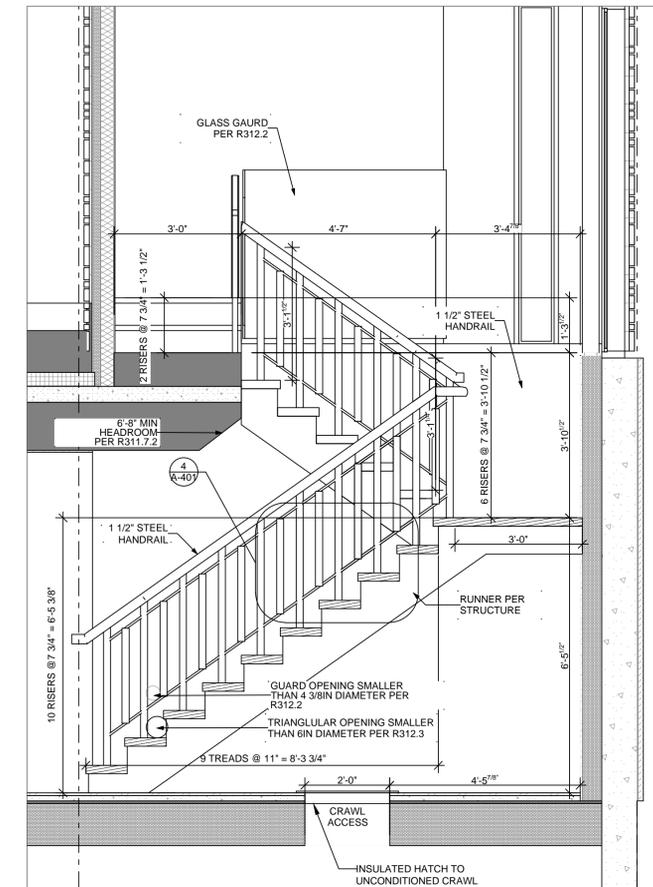
PARCEL ID:
123456789012

IMPORTANT POINTS:

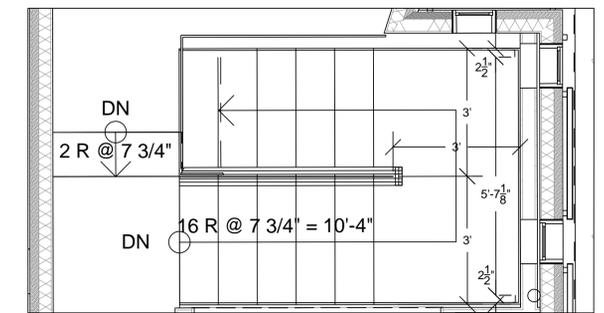
- Show stair and ramp enlargement sections with guardrails, handrails, landings, risers, treads, nosing, vertical rise, slope, & headroom. Include dimensions. (R311)
- Gypsum board on ceiling and walls of any enclosed usable space under stairs. (R302.7)



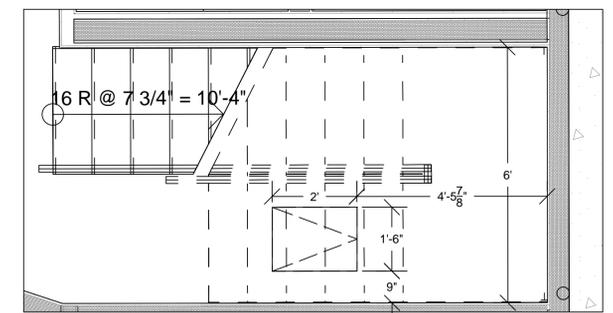
4 NOSING DETAIL 1" = 1'-0"



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



2 STAIR PLAN @ MAIN LEVEL 1/2" = 1'-0"



1 STAIR PLAN @ LOWER LEVEL 1/2" = 1'-0"

1/22/2015 DATE OF PUBLICATION

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1/9/13	HCP CONCEPT. REV

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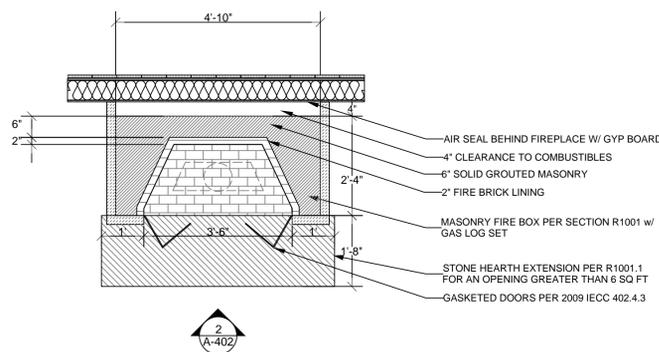
SHEET TITLE

A-401

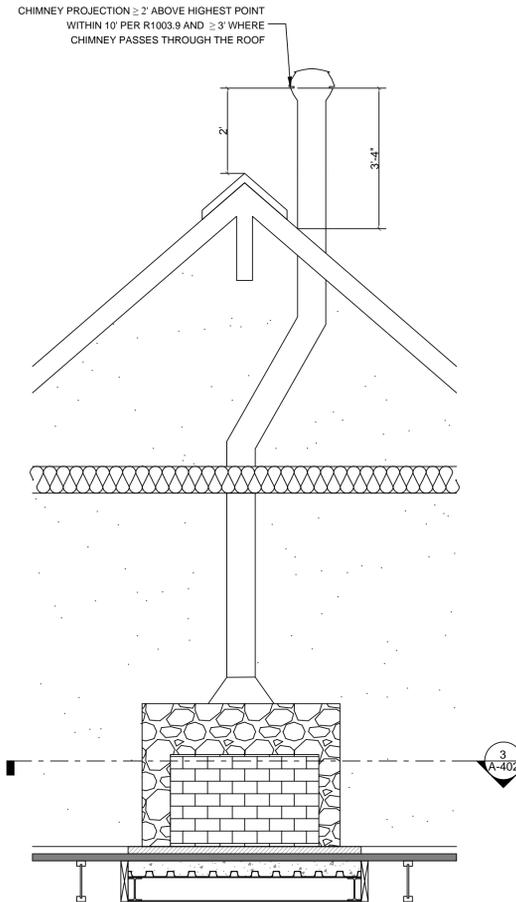
STAIR DETAIL

IMPORTANT POINTS:

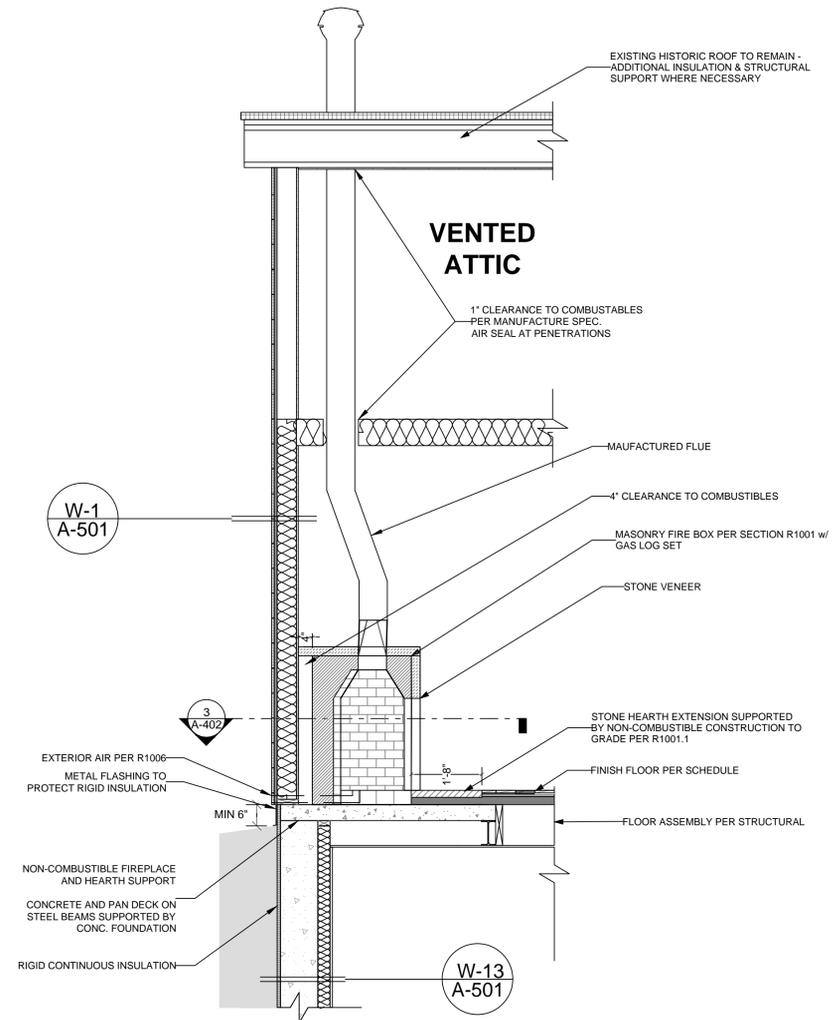
- Show all penetrations and transfer openings through fire resistive assemblies and provide listed product specs.
- Fire blocking and draft stopping. Note or show in any details as necessary.
- Masonry veneer assembly, support and weep holes.
- Protection of foam plastic with thermal barrier. R316.4
- Dimensions, including firebox opening (R1001.6)
- Firebox construction (R1001.5)
- Firebox and chimney/flue clearances to combustibles (R1001.11,)
- Hearth extension dimensions, construction, and support (R1001.9, R1001.10)
- Firebox and hearth extension structural support (R1001.9)
- Exterior air supply (R1006.1)
- New or altered wood burning fireplaces and gas logs must have gasketed doors and exterior air supply. (2009 IECC 402.4.3)
- Chimney/Flue/Termination clearances (R1003.9, R1003.18, R1005)
- All insulation (rim joists, slab edge, etc.). No thermal breaks.
- Air barrier and vapor barrier continuity at the thermal envelope
- Air sealing locations (2009 IECC 402.4.1):
 - All joints, seams and penetrations
 - Site built windows, doors and skylights
 - Openings between window and door assemblies and their respective jambs and framing
 - Utility penetrations
 - Dropped ceilings or chases adjacent to the thermal envelope
 - Knee walls
 - Walls and ceilings separating a garage from conditioned spaces
 - Behind tubs and showers on exterior walls
 - Common walls between dwelling units
 - Attic access openings (provide a detail showing insulation and air sealing)
 - Rim joist junction
 - Other sources of infiltration
- Foundation waterproofing or dampproofing (R406)
- Flashing, drainage plane



3 FIREPLACE PLAN 1/2" = 1'-0"



2 FIREPLACE ELEVATION 1/2" = 1'-0"



1 FIREPLACE SECTION 1/2" = 1'-0"



MINIMUM BUILDING SUBMISSION

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PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-402

FIREPLACE DETAIL

GA FILE NO. WP 3242 **GENERIC** **1 HOUR FIRE** **50 to 54 STC SOUND**

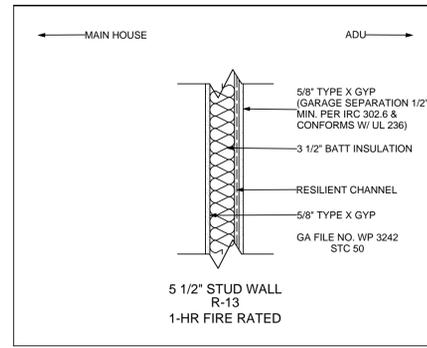
GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1 1/2" long, 0.0915" shank, 1/4" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. **(LOAD-BEARING)**

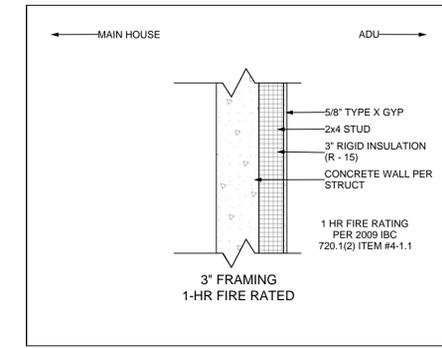
Thickness: 5/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R14196, GSNK05371, 2-16-05, UL Design U309
Sound Test: NRC TL-53-098, IRC-IR-761, 3/98



W-8 DWELLING SEPARATION WALL 1" = 1'-0"

TABLE 720.1 (2)
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS a.a.s

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE ^a (inches)			
			4 hour	3 hour	2 hour	1 hour
4. Solid concrete ^{b,1}	4-1.1	Siliceous aggregate concrete.	7.0	6.2	5.0	3.5
		Carbonate aggregate concrete.	6.6	5.7	4.6	3.2
		Sand-lightweight concrete.	5.4	4.6	3.8	2.7
		Lightweight concrete.	5.1	4.4	3.6	2.5



W-9 CRAWLSPACE DWELLING SEPARATION WALL 1" = 1'-0"

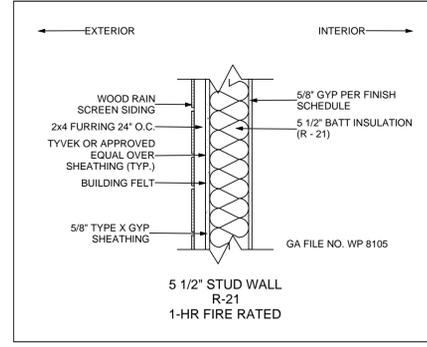
GA FILE NO. WP 8105 **GENERIC** **1 HOUR FIRE**

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 1/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

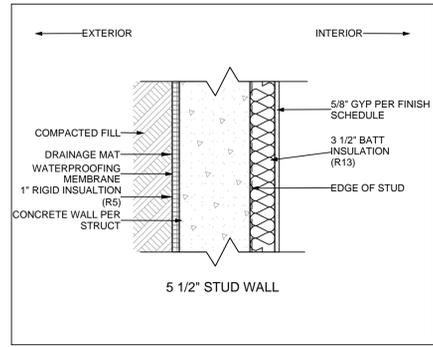
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1 1/2" long, 0.0915" shank, 1/4" heads, 7" o.c. **(LOAD-BEARING)**

Thickness: Varies
Approx. Weight: 7 psf
Fire Test: See WP 3510
UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314

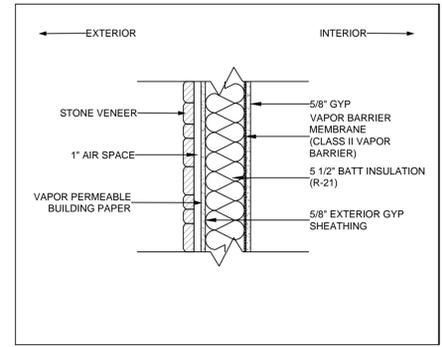


W-5 1 HOUR RATED EXTERIOR WALL WHERE PROP LINE IS <5' AWAY 1" = 1'-0"

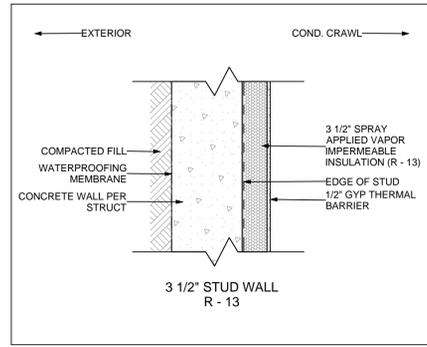
- IMPORTANT POINTS:**
- All wall, floor, ceiling, and roof assemblies
 - Ext. wall Finishes (masonry sills, window sills etc.)
 - Protection of foam plastic with thermal barrier. R316.4
 - Dwelling separation wall assemblies (for townhomes, duplexes, ADUs)
 - Must be 1 hour (R302.2, R302.3)
 - Must have a Sound Transmission Class (STC) rating of 45 or greater (IRC Appendix K)
 - Choose an assembly from our preapproved assembly list (Additional information section below); choose one listed to UL 263 or ASTM E 119; choose one from 2009 IBC 720; or create one from 2009 IBC 721
 - Print each page of the chosen assembly's installation instructions on the plans.
 - Exterior walls closer than 5 feet to the property line
 - Must be 1 hour (R302.1)
 - Choose an assembly from our preapproved assembly list (Additional information section below); choose one listed to UL 263 or ASTM E 119; choose one from 2009 IBC 720; or create one from 2009 IBC 721.
 - Print each page of the chosen assembly's installation instructions on the plans.



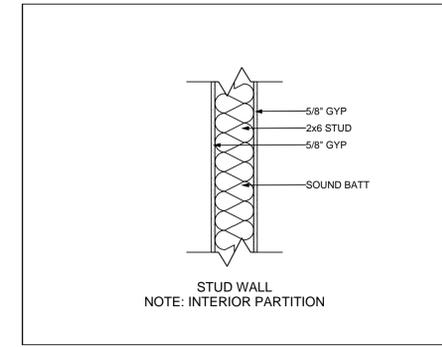
W-13 BELOW GRADE CONC. WALL 1" = 1'-0"



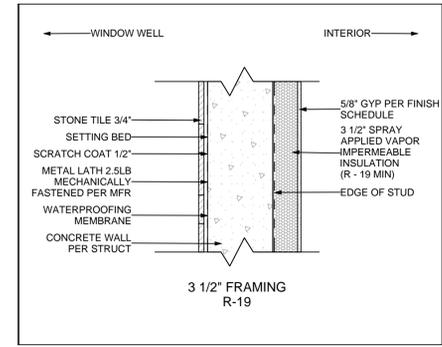
W-12 FRAMED WALL W/ STONE VENEER 1" = 1'-0"



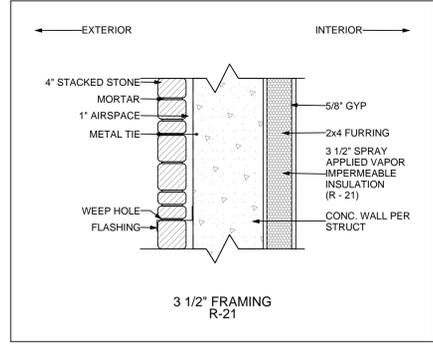
W-11 CRAWLSPACE WALL 1" = 1'-0"



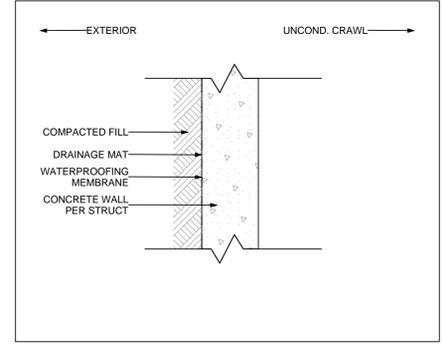
W-10 STUD INTERIOR PARTITION 1" = 1'-0"



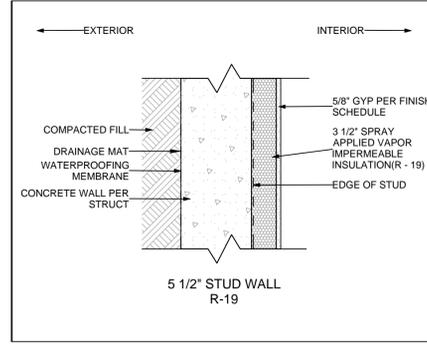
W-7 CONC. WINDOW WELL SPACE W/ FRAMING 1" = 1'-0"



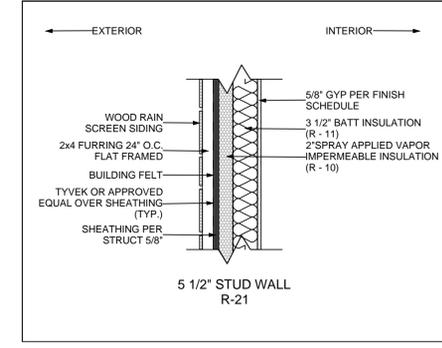
W-6 STACKED STONE OVER CONC. 1" = 1'-0"



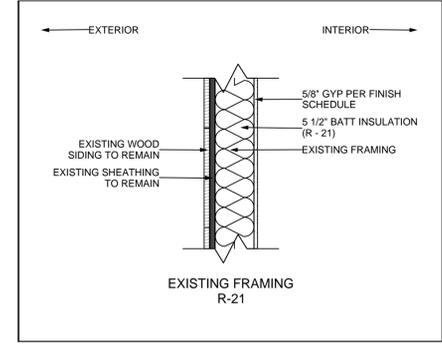
W-4 UNINSULATED CONC. WALL CRAWLSPACE 1" = 1'-0"



W-3 BASEMENT WALL 1" = 1'-0"



W-2 FRAMED WALL WOOD SIDING W/ FURRING 1" = 1'-0"



W-1 EXISTING FRAMED WALL WOOD SIDING 1" = 1'-0"



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
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PARCEL ID:
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DATE OF PUBLICATION	PERMIT SET	HPC FINAL REV	HCP CONCEPT. REV
1/22/2015	1/22/15	4/5/13	1/9/13

PROJECT NO: #####
DRAWN BY: JNK

SHEET TITLE

A-501
WALL ASSEMBLIES



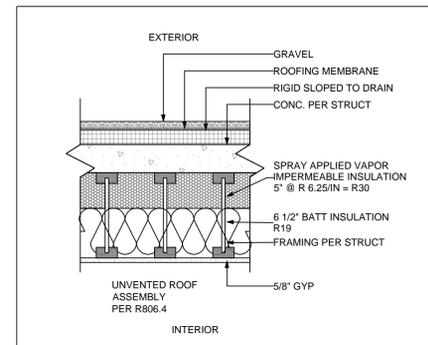
MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
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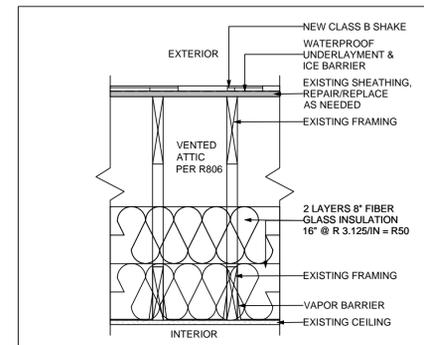
PARCEL ID:
123456789012

IMPORTANT POINTS:

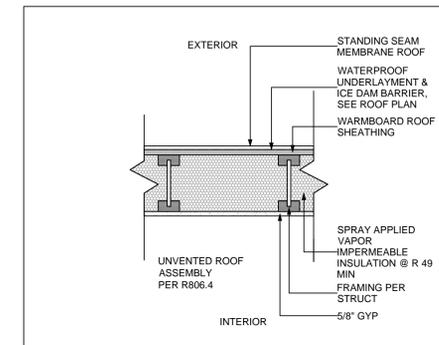
- All wall, floor, ceiling, and roof assemblies
- Protection of foam plastic with thermal barrier. R316.4
- Dwelling separation floor assemblies (for townhomes, duplexes, ADUs)
 - Must be 1 hour (R302.2, R302.3)
 - Must have a Sound Transmission Class (STC) and an Impact Insulation Class (IIC) rating of 45 or greater (IRC Appendix K)
 - Choose an assembly from our preapproved assembly list (Additional information section below); choose one listed to UL 263 or ASTM E 119; choose one from 2009 IBC 720; or create one from 2009 IBC 721.
 - Print each page of the chosen assembly's installation instructions on the plans.



R-3 UNVENTED CRUSHED GRAVEL ROOF 1" = 1'-0"



R-2 VENTED ROOF 1" = 1'-0"



R-1 UNVENTED ROOF 1" = 1'-0"

I-Joist Floor/Ceiling 1 hour fire, STC 50 assembly from ICC Evaluation Service Report ESR-1153 (Most use an underlayment product or one of the given options to achieve IIC 50)

ASSEMBLY B (See Section 4.15.2 of this report.)

- 48/24 tongue-and-groove span rated sheathing (Exposure 1).
- Two layers of 1/2 inch thick Type X gypsum board.
- TJI Joist.
- Optional minimum 3-1/2 inch thick glass fiber insulation or non-combustible insulation that is rated R-30 or less, with resilient channels (not shown).

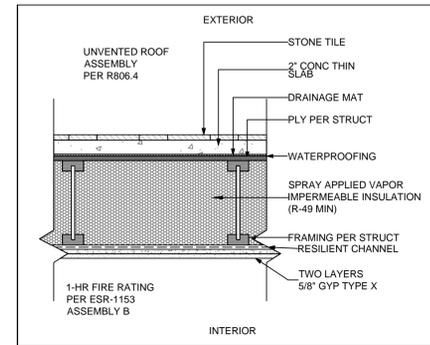
Sound Test Data*		
W/O Gypsum	Concrete	STC = 50
	Pad & Carpet	IIC = 60
	Tarkett Acoustiflor	IIC = 51 (1)
	Cushioned vinyl	IIC = 45 (2)
W/Gypsum	Concrete	STC = 58
	Pad & Carpet	IIC = 54
	Tarkett Acoustiflor	IIC = 54 (1)
	Armstrong Vivos/Armstrong	IIC = 50 (1)
	Canby sheet vinyl	IIC = 50 (1)

(1) Requires two layers of 5/8-inch thick Type X gypsum board with minimum 3-1/2 inch thick glass fiber insulation or non-combustible insulation that is rated R-30 or less.
(2) Applicable only in jurisdictions using the IRC, NBCC or SBC.

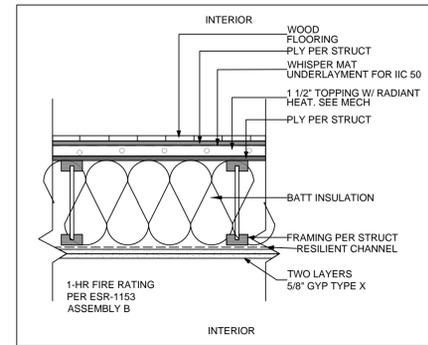
4.15.2 Assembly B:

- The flooring shall consist of a single layer of 48/24 span-rated, tongue-and-groove, sheathing (Exposure 1). When used as a roof-ceiling assembly, the decking is permitted to be any wood deck recognized in the code. All butt joints of the sheathing shall be located over framing members.
- TJI joists shall be installed in accordance with this report, with a maximum spacing of 24 inches (610 mm) on center for floor-ceiling assemblies. When used in roof-ceiling assemblies, the joists are permitted to be spaced a maximum of 48 inches (1219 mm) on center.
- Optional minimum 3 1/2-inch-thick (89 mm) glass fiber insulation or noncombustible insulation that is rated R-30 or less may be installed in the joist plenum when resilient channels are used. The insulation shall be placed above the resilient channels between the joist bottom flanges.
- The ceiling membrane shall consist of two layers of 1/2-inch-thick (12.7 mm), Type X gypsum board complying with ASTM C 36, attached to the TJI joist bottom flange.
- The first layer of gypsum board shall be installed perpendicular to the TJI joists and attached using 1 1/2-inch-long (41.3 mm), Type S screws spaced 12 inches (305 mm) on center. The second layer shall be installed with the joints staggered from the first layer. The second layer shall be fastened to the TJI joists with 2-inch-long (51 mm), Type S screws spaced 12 inches (305 mm) on center in the field and 8 inches (203 mm) on center at the butt joints.
Type G screws, 1 1/2 inches (38 mm) long, shall be spaced 8 inches (203 mm) on center and 6 inches (152 mm) from each side of the butt joints of the second layer. The second layer shall be finished with joint tape and compound.
- In roof-ceiling assemblies in which the TJI joists are spaced more than 24 inches (610 mm) on center, the ceiling, including the resilient channels, shall be applied to stripping spaced 24 inches (610 mm) on center. The attachment of the ceiling membrane to the stripping members shall be similar to the attachment of the ceiling membrane to the TJI joists. The stripping shall be a minimum of nominal 2-by-4 construction-grade Douglas fir lumber for spans up to 5 feet (1524 mm), and shall be attached to the joist bottom flange using a minimum of two 10d box nails. Stripping materials of equivalent strength and attachment are permitted when approved by the building official.

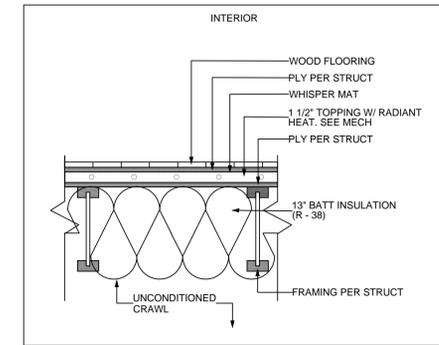
Resilient channels directly applied to joists or trusses @ 16 inches o.c. supporting both layers of gypsum board necessary to achieve sound ratings*



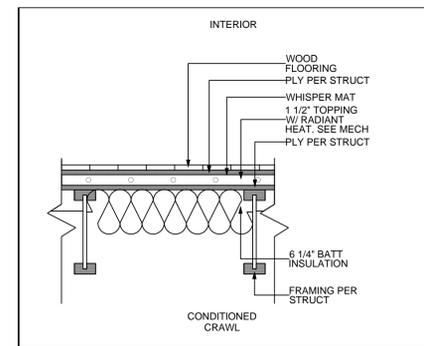
R-4 FIRE RATED AT EXTERIOR (UNVENTED ROOF) 1" = 1'-0"



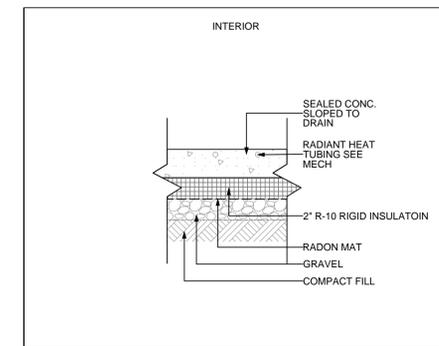
F-4 FIRE RATED DWELLING SEPARATION FLOOR W/ RADIANT 1" = 1'-0"



F-3 FLOOR OVER UNCONDITIONED CRAWL 1" = 1'-0"



F-2 FLOOR OVER CONDITIONED CRAWL 1" = 1'-0"



F-1 SLAB ON GRADE W/ RADIANT 1" = 1'-0"

1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

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SHEET TITLE

A-502

FLOOR & ROOF ASSEMBLIES

IMPORTANT POINTS:

- All assembly, wall, floor, roof, parapet, eave, and ceiling intersections
- All intersections of dissimilar materials, corners and ends
- All insulation (rim joists, slab edge, etc.). No thermal breaks.
- Air barrier and vapor barrier continuity at the thermal envelope
- Air sealing locations (2009 IECC 402.4.1):
 - All joints, seams and penetrations
 - Site built windows, doors and skylights
 - Openings between window and door assemblies and their respective jambs and framing
 - Utility penetrations

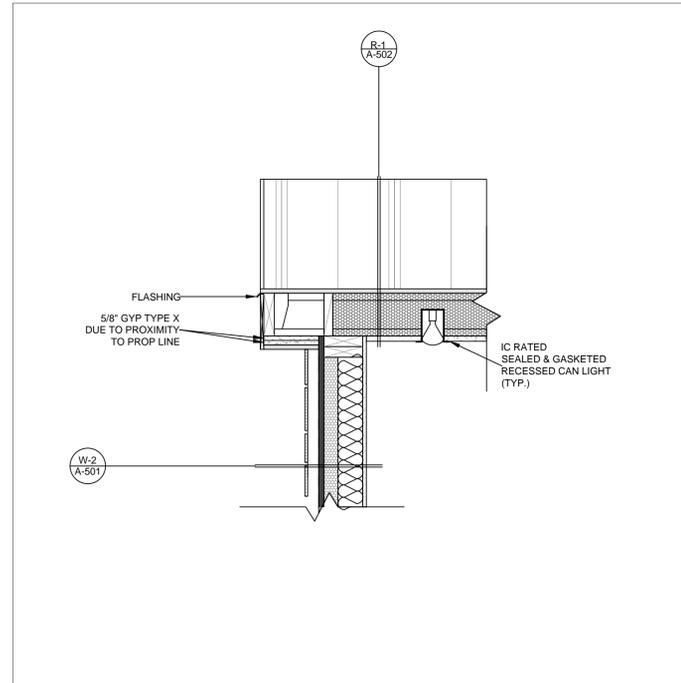
- Dropped ceilings or chases adjacent to the thermal envelope
- Knee walls
- Walls and ceilings separating a garage from conditioned spaces
- Behind tubs and showers on exterior walls
- Common walls between dwelling units
- Attic access openings (provide a detail showing insulation and air sealing)
- Rim joist junction
- Other sources of infiltration
- Foundation waterproofing or dampproofing (R406)
- Flashing, drainage plane
- Details around openings such as windows doors and skylights (including skylight curb height)
- Ext. wall Finishes (masonry sills, window sills etc.)
- Roof overhangs and other projections closer than 5 feet to the property line must have one layer of Type X gypsum product on the underside (R302.1)
- Show all penetrations and transfer openings through fire resistive assemblies and provide listed product specs.
- Fire blocking and draft stopping. Note or show in any details as necessary.
- Masonry veneer assembly, support and weep holes.
- Protection of foam plastic with thermal barrier. R316.4



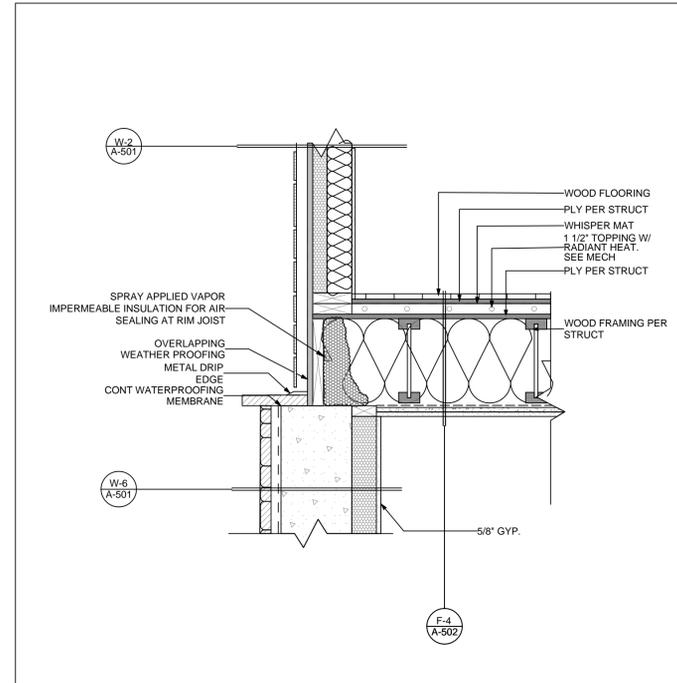
MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
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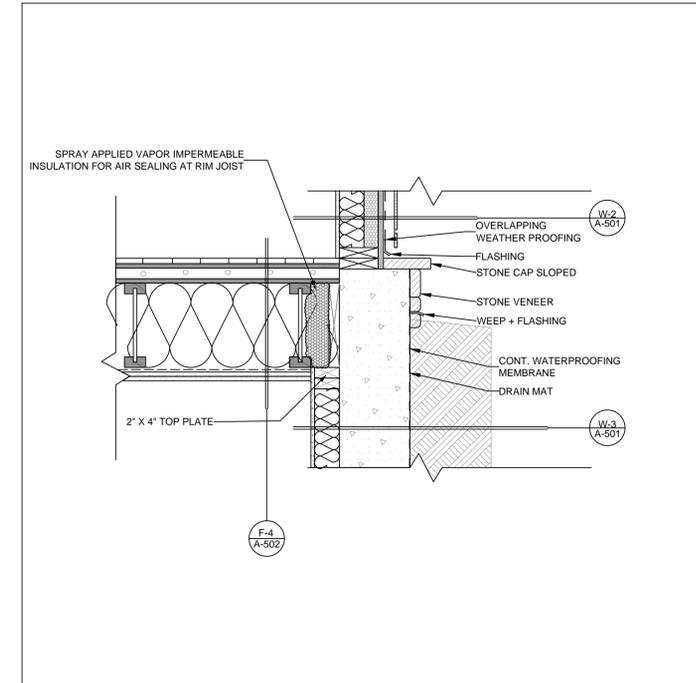
PARCEL ID:
123456789012



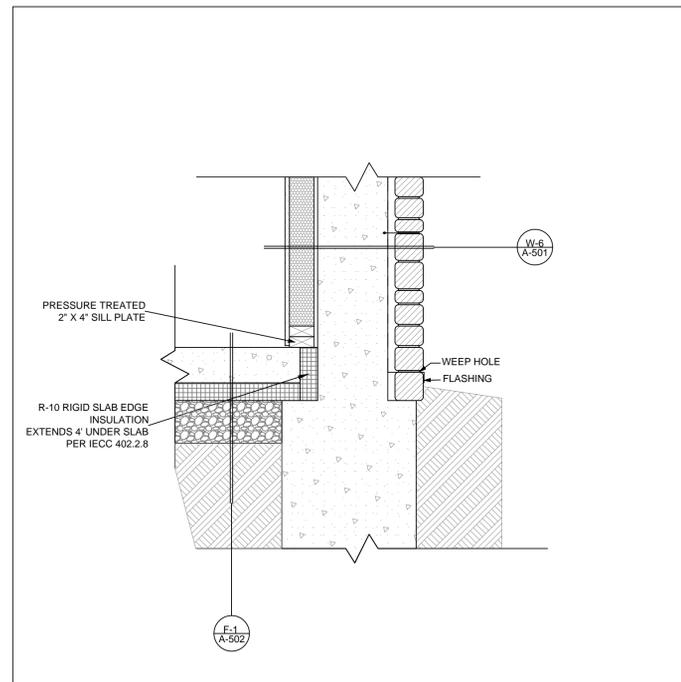
I-7 1" = 1'-0"



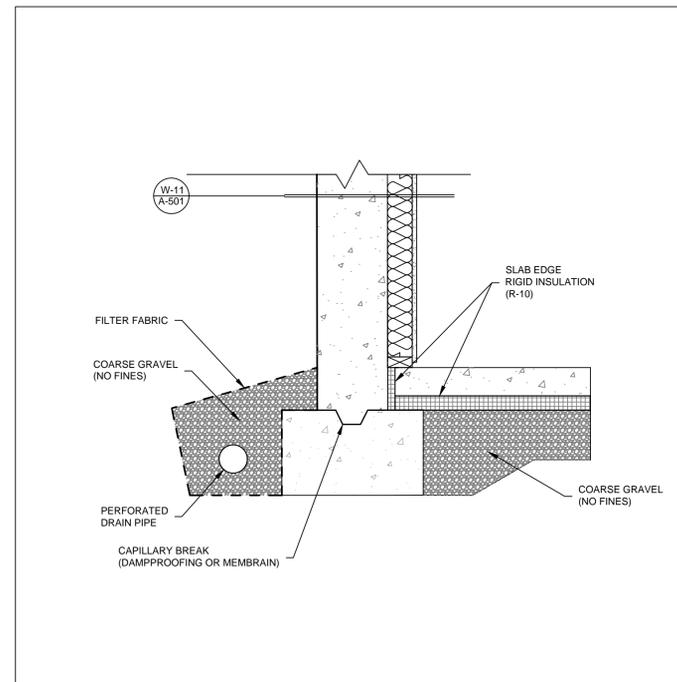
I-6 1" = 1'-0"



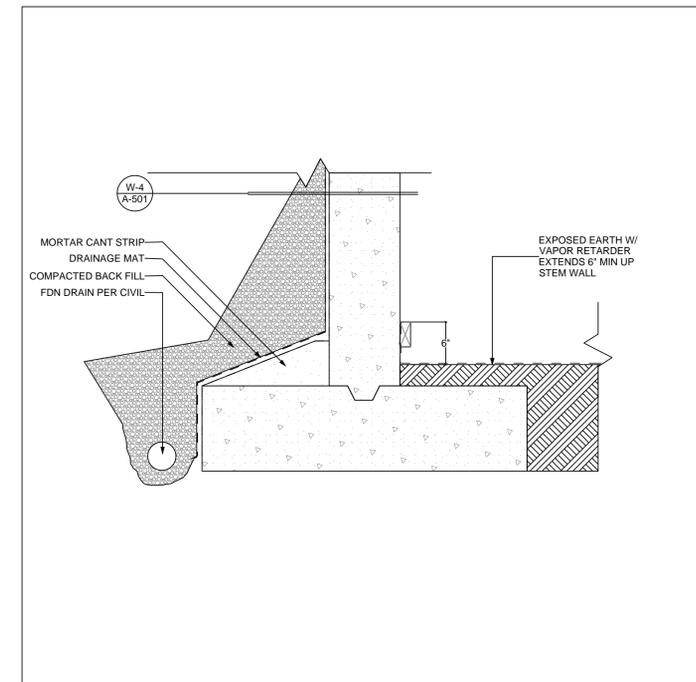
I-4 1" = 1'-0"



I-3 1" = 1'-0"



I-2 1" = 1'-0"



I-1 1" = 1'-0"

1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-503

INTERSECTIONS

IMPORTANT POINTS:

- All assembly, wall, floor, roof, parapet, eave, and ceiling intersections
- All intersections of dissimilar materials, corners and ends
- All insulation (rim joists, slab edge, etc.). No thermal breaks.
- Air barrier and vapor barrier continuity at the thermal envelope
- Air sealing locations (2009 IECC 402.4.1):
 - All joints, seams and penetrations
 - Site built windows, doors and skylights
 - Openings between window and door assemblies and their respective jambs and framing
 - Utility penetrations

- Dropped ceilings or chases adjacent to the thermal envelope
- Knee walls
- Walls and ceilings separating a garage from conditioned spaces
- Behind tubs and showers on exterior walls
- Common walls between dwelling units
- Attic access openings (provide a detail showing insulation and air sealing)
- Rim joist junction
- Other sources of infiltration
- Foundation waterproofing or dampproofing (R406)
- Flashing, drainage plane
- Details around openings such as windows doors and

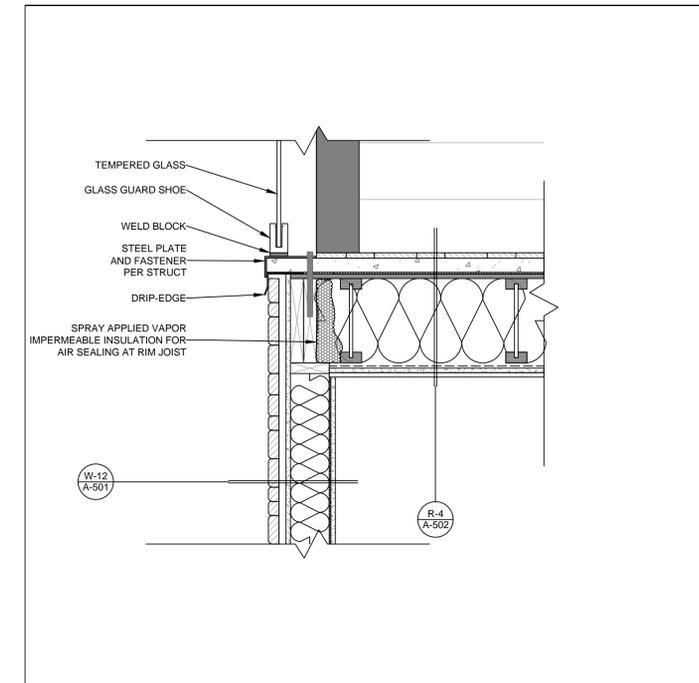
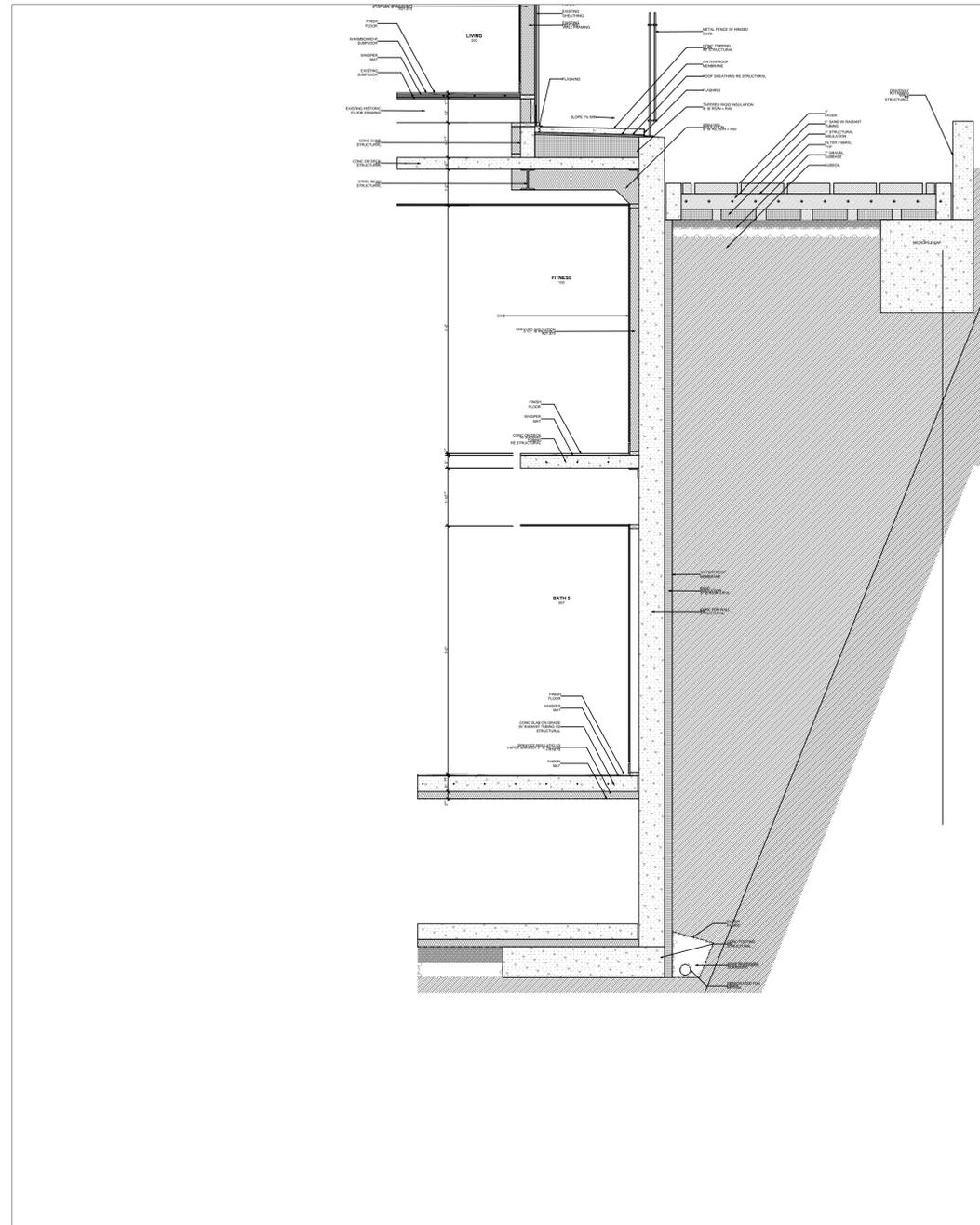
- skylights (including skylight curb height)
- Ext. wall Finishes (masonry sills, window sills etc.)
- Roof overhangs and other projections closer than 5 feet to the property line must have one layer of Type X gypsum product on the underside (R302.1)
- Show all penetrations and transfer openings through fire resistive assemblies and provide listed product specs.
- Fire blocking and draft stopping. Note or show in any details as necessary.
- Masonry veneer assembly, support and weep holes.
- Protection of foam plastic with thermal barrier. R316.4



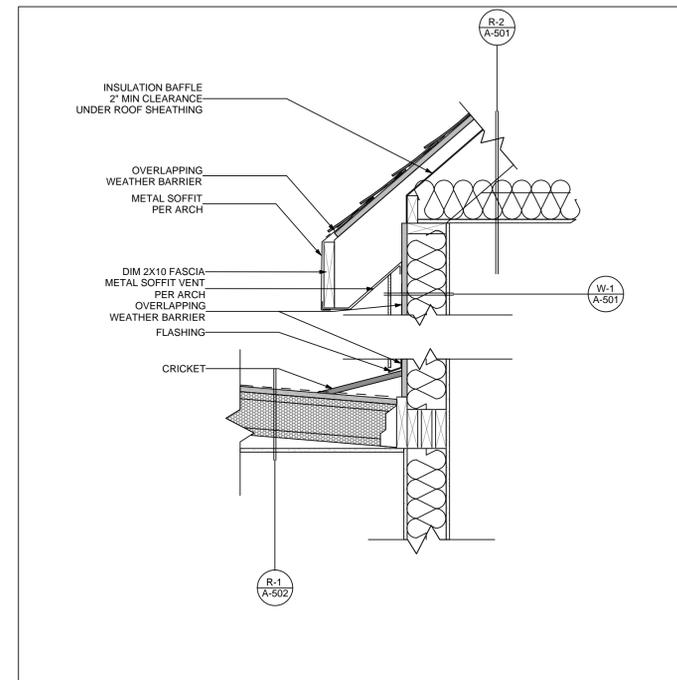
MINIMUM BUILDING SUBMISSION

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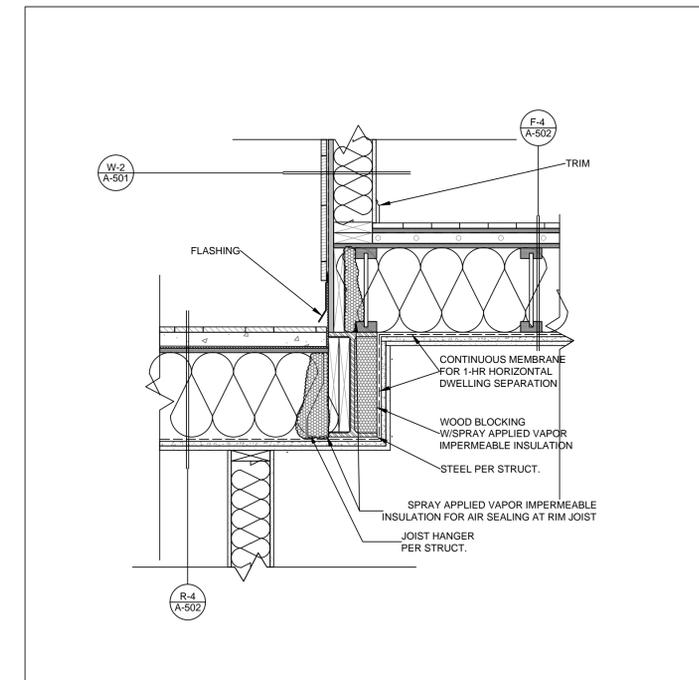
PARCEL ID:
123456789012



I-10 1" = 1'-0"



I-9 1" = 1'-0"



I-8 1" = 1'-0"

1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET
4/5/13	HPC FINAL REV
1/9/13	HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-504

INTERSECTIONS



**MINIMUM BUILDING
SUBMISSION**

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

IMPORTANT POINTS:

- Windows and Skylights: size, U factor, emergency escape, safety glazing, fall protection
- Door: size, clear opening width, U factor

EXTERIOR DOORS						
ID	LOCATION	WIDTH	HEIGHT	U-FACTOR	Operability	NOTES
001	AUD LIVING	4'-08"	8'-00"	0.35		SAFETY GLAZING
002	GARAGE	9'-02"	8'-00"	N/A		
019	MUD	3'-00"	6'-08"	0.35		SAFETY GLAZING
021		16'-00"	8'-01"	0.35		SAFETY GLAZING

INTERIOR DOORS						
ID	LOCATION	WIDTH	HEIGHT	U-FACTOR	Operability	NOTES
003	GARAGE	3'-00"	8'-00"	N/A		20 MIN
004	MUDROOM	3'-00"	8'-00"	N/A		
005	MUDROOM	2'-06"	8'-00"	N/A		
006	MUDROOM	4'-06"	6'-08"	N/A		
007	MUDROOM	3'-00"	8'-00"	N/A		
008	HALL	2'-06"	8'-00"	N/A		
009	CLOSET 1	2'-06"	8'-00"	N/A		
010	BEDROOM 1	2'-06"	8'-00"	N/A		
011	MASTER BEDROOM	2'-06"	8'-00"	N/A		
012	MASTER BATH	2'-06"	8'-00"	N/A		
013	CLOSET	2'-06"	8'-00"	N/A		
014	ADU LIVING	2'-06"	8'-00"	N/A		
015	ADU LIVING	2'-06"	8'-00"	N/A		
016	ADU BATH	2'-06"	8'-00"	N/A		
017	ADU WC	2'-06"	8'-00"	N/A		
018	ADU KITCHEN	2'-06"	8'-00"	N/A		

WINDOWS						
ID	LOCATION	WIDTH	HEIGHT	U-FACTOR	Operability	NOTES
001		2'-06"	5'-00"	0.35		EGRESS
002		2'-06"	5'-00"	0.35		EGRESS
003	ADU KITCHEN	4'-00 1/2"	8'-00"	0.35		SAFETY GLAZING
004	ADU KITCHEN	3'-02 1/8"	8'-00"	0.35		SAFETY GLAZING
005	ADU KITCHEN	0'-11 3/8"	8'-00"	0.35		SG, Corner
006	ADU LIVING	4'-00"	8'-00"	0.35		SAFETY GLAZING
007		1'-00"	6'-11"	0.35		SAFETY GLAZING
008		1'-00"	6'-11"	0.35		SAFETY GLAZING
009		1'-00"	8'-02 1/2"	0.35		SAFETY GLAZING
010	STAIR	1'-00"	8'-02 1/2"	0.35		SAFETY GLAZING
011		1'-00"	8'-03 1/4"	0.35		SAFETY GLAZING
012	KITCHEN	2'-00"	2'-00"	0.35		
013	KITCHEN	2'-08 1/2"	2'-00"	0.35		
014	KITCHEN	6'-08"	2'-00"	0.35		
015	KITCHEN	4'-00 1/2"	8'-02 1/2"	0.35		SAFETY GLAZING
016	KITCHEN	1'-05 1/2"	8'-02 1/2"	0.35		SG, Corner
017	KITCHEN	3'-08"	8'-02 1/2"	0.35		SG, Corner
018	KITCHEN	4'-00 1/2"	8'-02 1/2"	0.35		SAFETY GLAZING
019	KITCHEN	4'-00 1/2"	8'-02 1/2"	0.35		FALL PROTECTION
020		1'-05 1/2"	8'-02 1/2"	0.35		SG, Corner

1/22/2015 DATE OF PUBLICATION

1/22/15 PERMIT SET

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SHEET TITLE

A-601

SCHEDULES

APPENDIX F
RADON CONTROL METHODS

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

SECTION AF101
SCOPE

AF101.1 General. This appendix contains requirements for new construction in jurisdictions where radon-resistant construction is required.

Inclusion of this appendix by jurisdictions shall be determined through the use of locally available data or determination of Zone 1 designation in Figure AF101.

SECTION AF102
DEFINITIONS

AF102.1 General. For the purpose of these requirements, the terms used shall be defined as follows:

SUBSLAB DEPRESSURIZATION SYSTEM (Passive). A system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a vent pipe routed through the conditioned space of a building and connecting the sub-slab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.

SUBSLAB DEPRESSURIZATION SYSTEM (Active). A system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a fan-powered vent drawing air from beneath the slab.

DRAIN TILE LOOP. A continuous length of drain tile or perforated pipe extending around all or part of the internal or external perimeter of a basement or crawl space footing.

RADON GAS. A naturally-occurring, chemically inert, radioactive gas that is not detectable by human senses. As a gas, it can move readily through particles of soil and rock and can accumulate under the slabs and foundations of homes where it can easily enter into the living space through construction cracks and openings.

SOIL-GAS-RETARDER. A continuous membrane of 6-mil (0.15 mm) polyethylene or other equivalent material used to retard the flow of soil gases into a building.

SUBMEMBRANE DEPRESSURIZATION SYSTEM. A system designed to achieve lower-sub-membrane air pressure relative to crawl space air pressure by use of a vent drawing air from beneath the soil-gas-retarder membrane.

SECTION AF103
REQUIREMENTS

AF103.1 General. The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation, if necessary (see Figure AF102). These techniques are required in areas where designated by the jurisdiction.

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783

APPENDIX F

be covered with a gasketed or otherwise sealed lid. Sumps used as the suction point in a sub-slab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet.

AF103.4.5 Foundation walls. Hollow block masonry foundation walls shall be constructed with either a continuous course of *solid masonry*, one course of masonry grouted solid, or a solid concrete beam at or above finished ground surface to prevent passage of air from the interior of the wall into the living space. Where a brick veneer or other masonry ledge is installed, the course immediately below that ledge shall be sealed. Joints, cracks or other openings around all penetrations of both exterior and interior surfaces of masonry block or wood foundation walls below the ground surface shall be filled with polyurethane caulk or equivalent sealant. Penetrations of concrete walls shall be filled.

AF103.4.6 Dampproofing. The exterior surfaces of portions of concrete and masonry block walls below the ground surface shall be dampproofed in accordance with Section R406 of this code.

AF103.4.7 Air-handling units. Air-handling units in crawl spaces shall be sealed to prevent air from being drawn into the unit.

Exception: Units with gasketed seams or units that are otherwise sealed by the manufacturer to prevent leakage.

AF103.4.8 Ducts. Ductwork passing through or beneath a slab shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage.

Ductwork located in crawl spaces shall have all seams and joints sealed by closure systems in accordance with Section M1601.4.1.

AF103.4.9 Crawl space floors. Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.

AF103.4.10 Crawl space access. Access doors and other openings or penetrations between basements and adjoining crawl spaces shall be closed, gasketed or otherwise filled to prevent air leakage.

AF103.5 Passive submembrane depressurization system. In buildings with crawl space foundations, the following components of a passive sub-membrane depressurization system shall be installed during construction.

Exception: Buildings in which an approved mechanical crawl space ventilation system or other equivalent system is installed.

AF103.5.1 Ventilation. Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1 of this code.

AF103.5.2 Soil-gas-retarder. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and

shall extend to all foundation walls enclosing the crawl space area.

AF103.5.3 Vent pipe. A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the building floors, terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6 Passive subslab depressurization system. In basement or slab-on-grade buildings, the following components of a passive sub-slab depressurization system shall be installed during construction.

AF103.6.1 Vent pipe. A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gas-tight pipe shall be embedded vertically into the sub-slab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the sub-slab permeable material. Alternatively, the 3-inch (76 mm) pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the sub-slab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the surface of the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AF103.6.2 Multiple vent pipes. In buildings where interior footings or other barriers separate the sub-slab aggregate or other gas-permeable material, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof.

AF103.7 Vent pipe drainage. All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

AF103.8 Vent pipe accessibility. Radon vent pipes shall be accessible for future fan installation through an attic or other area outside the habitable space.

Exception: The radon vent pipe need not be accessible in an attic space where an approved roof-top electrical supply is provided for future use.

AF103.9 Vent pipe identification. All exposed and visible interior radon vent pipes shall be identified with at least one label on each floor and in accessible attics. The label shall read: "Radon Reduction System."

AF103.10 Combination foundations. Combination basement-crawl space or slab-on-grade/crawl space foundations shall have separate radon vent pipes installed in each type of

foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AF103.11 Building depressurization. Joints in air ducts and plenums in unconditioned spaces shall meet the requirements of Section M1601. Thermal envelope air infiltration provisions shall comply with the energy conservation provisions in Chapter 11. Firestopping shall meet the requirements contained in Section R602.8.

AF103.12 Power source. To provide for future installation of an active sub-membrane or sub-slab depressurization system, an electrical circuit terminated in an approved box shall be installed during construction in the attic or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated locations of system failure alarms.

2009 INTERNATIONAL RESIDENTIAL CODE®

APPENDIX F



MINIMUM BUILDING
SUBMISSION

1 MINERS CABIN WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

CONSULTANTS

1/22/2015 DATE OF PUBLICATION

1/22/15 PERMIT SET

4/5/13 HPC FINAL REV

1/9/13 HCP CONCEPT. REV

PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-602

RADON PLAN

APPENDIX F

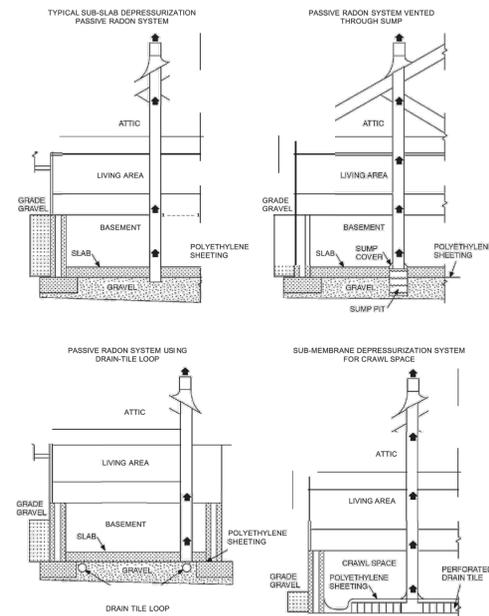


FIGURE AF102
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

2009 INTERNATIONAL RESIDENTIAL CODE®

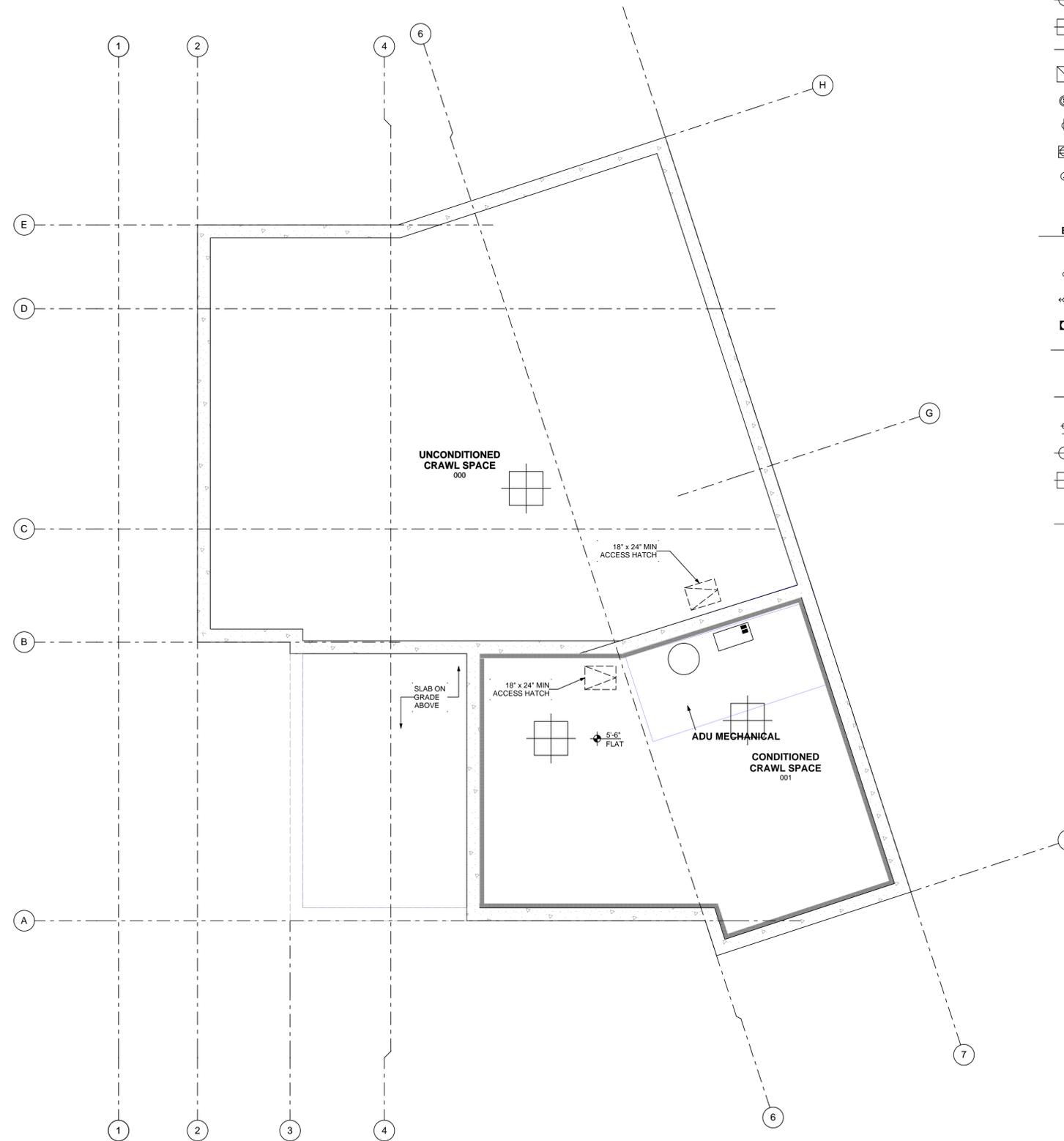
789

IMPORTANT POINTS:

- Details for membrane under slabs and crawl spaces
- Radon Vent location
- Power to location and access for future fan

IMPORTANT POINTS:

- Permanently installed light fixtures
- Lighting Schedule, note IC rated cans
- 50% of all lamps in permanently installed fixtures must be high efficacy. Clearly show on the plan and schedule which lamps are high efficacy and which are not. Provide the total number of high efficacy and the total number of non-high efficacy.
- High efficacy lamps are defined by 2009 IECC 202 as:
 - 60 lumens per watt for lamps over 40 watts
 - 50 lumens per watt for lamps over 15 watts to 40 watts
 - 40 lumens per watt for lamps 15 watts or less



LIGHTING LEGEND

- RECESSED DOWNLIGHT
- ◁ RECESSED DIRECTIONAL CAN
- ◻ RECESSED WET LOCATION CAN
- ⊕ WALL MOUNT FIXTURE
- ⊕ CEILING MOUNT FIXTURE
- ⊕ CEILING MOUNT FIXTURE
- STRIP LIGHT
- ⊕ BATH FAN
- ⊕ SMOKE/CO DETECTOR
- ⊕ DUPLEX ELECTRICAL OUTLET
- ⊕ FLOOR DUPLEX RECEPTACLE
- ⊕ JUNCTION BOX

ENERGY EFFICIENCY LEGEND

- ENERGY EFFICIENT FIXTURES**
- 98 FIXTURES W/ 1 ENERGY EFFICIENT LAMP
 - ◁ 25 FIXTURES W/ 1 ENERGY EFFICIENT LAMP
 - ◻ 8 FIXTURES W/ 1 ENERGY EFFICIENT LAMP
 - 22 FIXTURES W/ 1 ENERGY EFFICIENT LAMP
 - = 153 TOTAL ENERGY EFFICIENT LAMPS**
- TRADITIONAL FIXTURES**
- ⊕ 11 FIXTURES W/ 1 TRADITIONAL LAMP
 - ⊕ 16 FIXTURES W/ 1 TRADITIONAL LAMP
 - ⊕ 4 FIXTURES W/ 1 TRADITIONAL LAMP
 - = 31 TOTAL TRADITIONAL LAMPS**
- 184 LAMPS TOTAL**
153 ENERGY EFFICIENT LAMPS
= 83% EFFICACY



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
 ASPEN, COLORADO, 81611

PARCEL ID:
 123456789012

1/22/2015 DATE OF PUBLICATION

1/22/15	PERMIT SET	
4/5/13	HPC FINAL REV	
1/9/13	HCP CONCEPT. REV	

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DRAWN BY: JNK

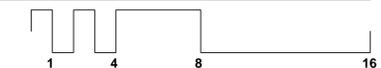
SHEET TITLE

A-700

LIGHTING PLANS

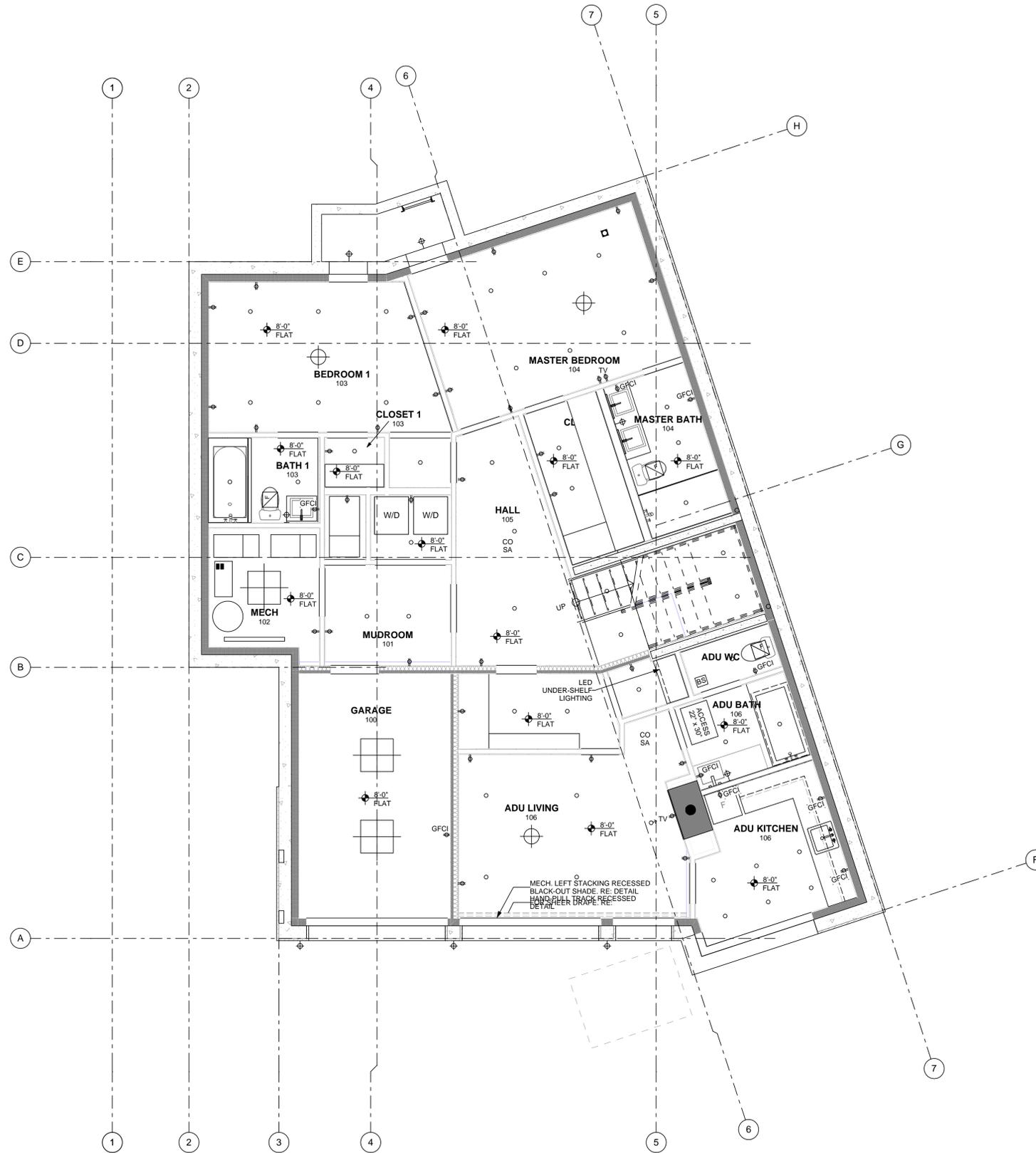
CRAWL

1/4" = 1'-0"



IMPORTANT POINTS:

- Permanently installed light fixtures
- Lighting Schedule, note IC rated cans
- 50% of all lamps in permanently installed fixtures must be high efficacy. Clearly show on the plan and schedule which lamps are high efficacy and which are not. Provide the total number of high efficacy and the total number of non-high efficacy.
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 - 40 lumens per watt for lamps 15 watts or less



LIGHTING LEGEND

- RECESSED DOWNLIGHT
- ◁ RECESSED DIRECTIONAL CAN
- ◻ RECESSED WET LOCATION CAN
- ⊕ WALL MOUNT FIXTURE
- ⊕ CEILING MOUNT FIXTURE
- ⊕ CEILING MOUNT FIXTURE
- STRIP LIGHT
- ⊕ BATH FAN
- ⊕ SMOKE/CO DETECTOR
- ⊕ DUPLEX ELECTRICAL OUTLET
- ⊕ FLOOR DUPLEX RECEPTACLE
- ⊕ JUNCTION BOX

ENERGY EFFICIENCY LEGEND

ENERGY EFFICIENT FIXTURES

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- ◻ 8 FIXTURES W/ 1 ENERGY EFFICIENT LAMP
- 22 FIXTURES W/ 1 ENERGY EFFICIENT LAMP

= 153 TOTAL ENERGY EFFICIENT LAMPS

TRADITIONAL FIXTURES

- ⊕ 11 FIXTURES W/ 1 TRADITIONAL LAMP
- ⊕ 16 FIXTURES W/ 1 TRADITIONAL LAMP
- ⊕ 4 FIXTURES W/ 1 TRADITIONAL LAMP

= 31 TOTAL TRADITIONAL LAMPS

**184 LAMPS TOTAL
153 ENERGY EFFICIENT LAMPS
= 83% EFFICACY**



MINIMUM BUILDING SUBMISSION

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PROJECT NO: #####
DRAWN BY: JNK

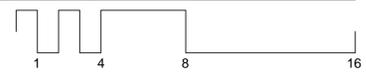
SHEET TITLE

A-701

LIGHTING PLANS

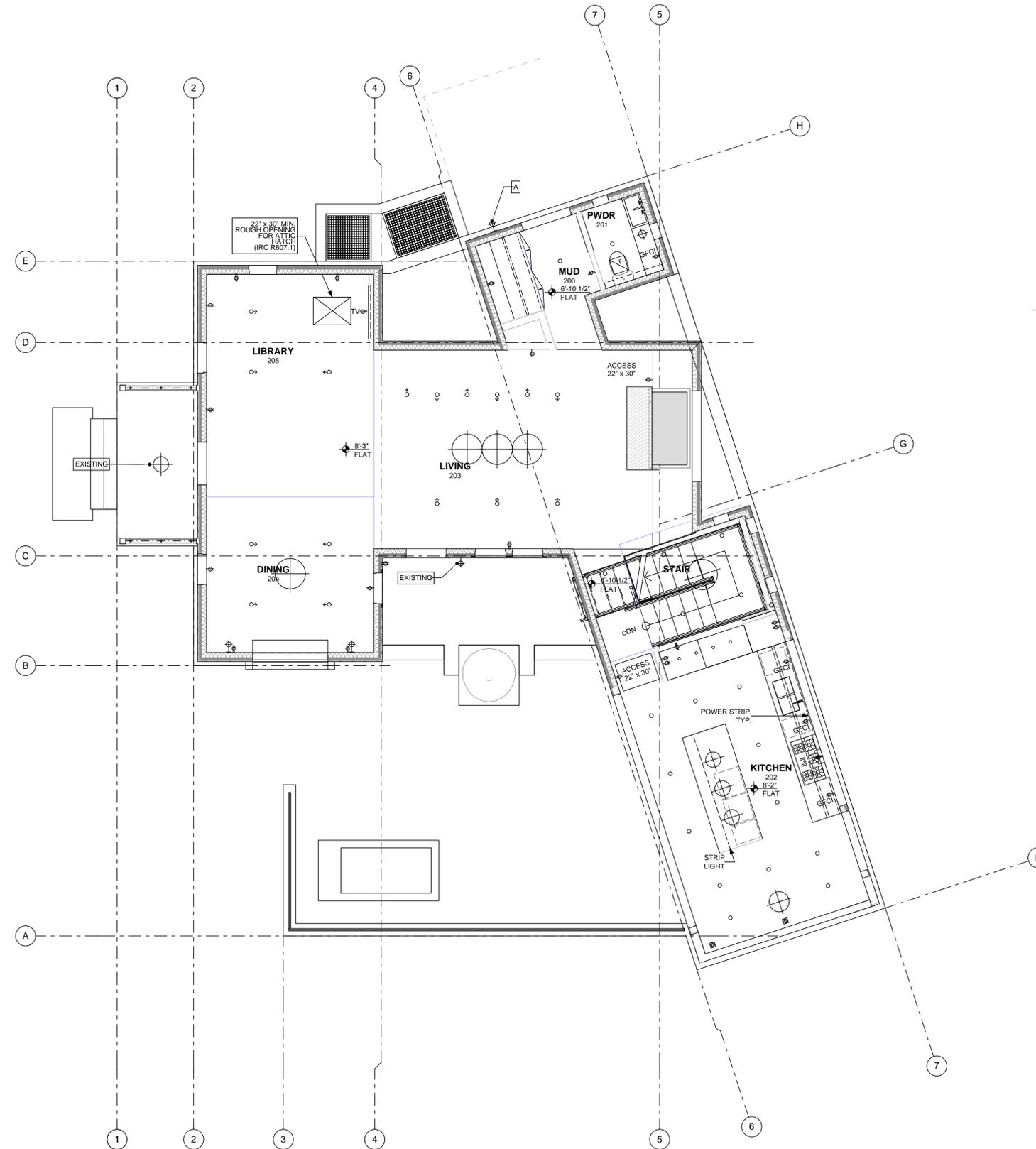
LOWER LEVEL

1/4" = 1'-0"



IMPORTANT POINTS:

- Permanently installed light fixtures
- Lighting Schedule, note IC rated cans
- 50% of all lamps in permanently installed fixtures must be high efficacy. Clearly show on the plan and schedule which lamps are high efficacy and which are not. Provide the total number of high efficacy and the total number of non-high efficacy.
- High efficacy lamps are defined by 2009 IECC 202 as:
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- 50 lumens per watt for lamps over 15 watts to 40 watts
- 40 lumens per watt for lamps 15 watts or less



MAIN LEVEL



1/4" = 1'-0"



LIGHTING LEGEND

- RECESSED DOWNLIGHT
- ◁ RECESSED DIRECTIONAL CAN
- ◻ RECESSED WET LOCATION CAN
- ⊕ WALL MOUNT FIXTURE
- ⊕ CEILING MOUNT FIXTURE
- ⊕ CEILING MOUNT FIXTURE
- STRIP LIGHT
- ⊕ BATH FAN
- ⊕ SMOKE/CO DETECTOR
- ⊕ DUPLEX ELECTRICAL OUTLET
- ⊕ FLOOR DUPLEX RECEPTACLE
- ⊕ JUNCTION BOX

ENERGY EFFICIENCY LEGEND

- ENERGY EFFICIENT FIXTURES**
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MINIMUM BUILDING SUBMISSION

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PROJECT NO: #####

DRAWN BY: JNK

SHEET TITLE

A-702

LIGHTING PLANS