

INTEGRATED DESIGN TEAM

Civil Grading and Drainage
Jay Engstrom, P.E.
Crystal River Civil, LLC

Landscape Architect
Jennifer M. Dolecki-Smith, RLA
Escape Garden Design, LLC

Structural Engineer
Brian Fossiter, P.E.
bwr.pe

Contractor
Adam Rothberg
Rothberg Development



312 W Hyman Ave
312 W Hyman Ave Lots P+Q,
Block 46 Aspen CO 81611 USA/
Pitkin County UGB, City of Aspen

312 W Hyman Ave Aspen CO
81611 USA

Powder Day Skiing, LLC, David A
Tarrab Mees

Account # R000145
Parcel ID # 273512464006

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02/26/22	COA- HPC Conceptual I
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10/28/24	Interiors

PROJECT NO: Project No. 116
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SHEET TITLE

Cover Sheet

A001

SHEET 1

SHEET INDEX

A001	Cover Sheet
V1	Improvement Survey
V2	Topographic Survey Plan
C.001	Title
C.002	Existing Conditions
C.003	Demolition Plan
C.004	Grading Plan
C.005	Basins
C.006	Subbasins
C.007	Drainage Layout
C.008	Drainage Profiles
C.009	Utility Plan
C.010	Erosion Control
C.011	Details
C.012	Engineering & Drainage Report
C.013	Engineering & Drainage Report
L.2.001	Tree Removal and Mitigation
L.2.002	Proposed Landscape Plan
S 0.0	General Notes and Typical Details
S 1.0	Foundation Plan
S 1.1	Upper Level & Garage Roof Framing Plans
S1.2	Roof Framing Plan
S2.0	Details
S2.1	Details
SH-1	Shoring Plan
Z001	Floor Area Calculations
Z002	Floor Area Calculations
Z003	Height Measurements
Z004	Wall Demolition Calculations
Z005	Site Coverage
Z006	Zoning Summary
Z008	Forestry Site Coverage
H1	Existing, HPC Approved, HPO Approved
H2	Existing, HPC Approved, HPO Approved
H3	Existing, HPC Approved, HPO Approved
H4	Existing, HPC Approved, HPO Approved
H5	Existing, HPC Approved, HPO Approved
H6	Existing, HPC Approved, HPO Approved
H7	HPC Approved and SAM
A101	Architectural Site Plan
A102	Contractor Site Plan CMP
A103	Main Level Proposed Plan
A104	Second Level Proposed Plan
A105	Roof Plan Proposed
A106	Main Level Existing Plan
A107	Second Level Existing Plan
A108	Roof Plan Existing
A110	Main Level RCP
A111	Second Level RCP
A112	Exterior Stairways Enlarged
A113	Interior Stairs Enlarged
A200	Elevations Proposed
A201	Elevations Proposed
A202	Existing Elevations
A203	Existing Elevations
A204	Garage Elevations
A300	Building Sections
A400	Interior Elevations Entry & Gym
A401	Interior Elevations 1/2 & Mud
A402	Interior Elevations Bedroom #2 Bathe #2
A403	Bedroom #3
A404	Bedroom #1
A405	Bedroom # 1 Bathe #1
A406	Interior Elevations Kitchen/Dining
A407	Interior Elevations Living
A408	Interior Elevations Storage
A500	Schedules
A501	Schedules
A502	Finish Flooring Plan
A503	Second Level Finish Flooring
A600	Assemblies & Plan Details
A601	Assemblies- Skylights, Fenestration
A- E101	Electrical- Lamps
A- E102	Electrical- Exterior
A- P100	Plumbing Narrative



**2
A001 Relationship to the Neighborhood**

312 W Hyman Ave
Powder Day Skiing, LLC, David A Tarrab Mees

312 W Hyman Ave Lots P+Q, Block 46 Aspen CO 81611 USA/Pitkin County UGB, City of Aspen

PROJECT: Renovation, Energy Upgrades and Historic Preservation
ADDRESS: 312 W Hyman Ave, Aspen, CO 81611

COUNTY: Pitkin County
PARCEL NUMBER: 2735-124-64-006
PROJECT DESCRIPTION: Interior Renovation and Energy Upgrades, IECC Compliance

ZONING: R6 Medium Density Residential
CONSTRUCTION TYPE: VB
OCCUPANCY GROUP: RESIDENTIAL
FIRE PROTECTION: Non-sprinklered
NUMBER OF STORIES: TWO

ELEVATION 100= 7901.36'
SITE RS6 = 6000 SF

BUILDING
Currently Adopted COA I-Codes.
The client will conform with currently adopted IECC (Assemblies and Fenestration) and the updated land use code for Energy Efficiency on Earth Day 2020.

Snow-load: Up to 8000' Elevation, Elevation is 7901.36'
Building 100' as per Civil = 7901.36', Garage = 7902.86'
Roof Duration = 1.0
Seismic Design Category = B or C, as per Figure R301.2 (2) As per soil design category
Weathering probability for Concrete = Severe
Termite Infestation Probability = None to slight
Wind Speed = 115 mph (ultimate design)
Wind Exposure = B or C, Section R301.2.1.4
Frost Depth = 36", up to 8000' Elevation
Ice Barrier Underlayment = Required
Mean Annual Temp = variable
Insulation = as per Minimum R-Values per 2021 IECC, Table 402.1.1
As per State House Bill 09-1091, CO alarms are required within 15 feet of all sleeping rooms

Project summary as per Land Use Code:
1. The historic building and the site remains key elements of the property and the new development does not compromise the visual integrity of the historic property; and
2. The new construction is reflective of the proportional patterns found in the historic building's forms, materials and openings, or the work removes later alterations and restores the historic building to its appearance during its period of significance; and
3. The project is compatible with the character of the neighborhood in which it is located; and
4. Historic outbuildings site and landscape features are retained and stabilized and restored, as appropriate.

The project conforms to City of Aspen Chapter 26:
Title 26- Land Use Regulations
Part 400- Development Permit as of Right
Part 500- Supplementary Regulations

A.F.F.	ABOVE FINISH FLOOR	INFO.	INFORMATION
ADJ.	ADJUSTABLE	INSUL.	INSULATION
ALT.	ALTERNATE	JST.	JOIST
A.B.	ANCHOR BOLTS	L.L.	LIVE LOAD
&	AND	LONGINT.	LONGITUDINAL
ARCH.	ARCHITECTURAL	N.I.C.	NOT IN CONTRACT
@	AT	O.C.	ON CENTER
BM.	BEAM	OPP.	OPPOSITE
BM. PKT.	BEAM POCKET	O.	OVER
BRG.	BEARING	PTD.	PAINTED
BLCKG.	BLOCKING	PERF.	PERFORATED
BOT.	BOTTOM	PL.	PLATE
B.F.	BOTTOM OF FOOTING	PLY.	PLYWOOD
BLDG.	BUILDING	PROP. LINE	PROPERTY LINE
B.O.	BY OWNER	REIN.	REINFORCEMENT
CAB.	CABINET	RDWD.	REDWOOD
CLG.	CEILING	REQ'D.	REQUIRED
CL.	CENTER LINE	RESIL.	RESILIENT
C.T.	CERAMIC TILE	REV.	REVISED
CLR.	CLEAR	S.M.	SHEET METAL
COL.	COLUMN	SIM.	SIMILAR
CONC.	CONCRETE	S.F. OR SQ. FT.	SQUARE FEET
CONN.	CONNECTION	STD.	STANDARD
CONT.	CONTINUOUS	STL.	STEEL
DTL.	DETAIL	STDS.	STUDS
DBL.	DOUBLE	THK.	THICK
DWL.	DOWEL	TLL.	TOILET
E.W.	EACH WAY	T.F.	TOP OF FOOTING
ELEV. OR	ELEVATION	T.P.	TOP OF PLATE
EL.	EXISTING	T.L.	TOP OF LEDGE
EXIST'G	EXTERIOR	T.W.	TOP OF WALL
EXT.	FINISHED FLOOR	TOT.	TOTAL
F.F.	FLOOR DRAIN	T.B.	TOWEL BAR
F.D.	FLOOR	TRANSV.	TRANSVERSE
FLR.	FOOTING	TYP.	TYPICAL
FTG.	FOUNDATION	U.O.	UNLESS NOTED OTHERWISE
FND.	GALVE	V.F.	VERIFY IN FIELD
GA.	GLU-LAM	VERT.	VERTICAL
G.L.	GYP-SUM WALL BOARD	V.W.C.	VINYL WALL COVERING
G.W.B.	GAS STUB	W.C.	WATER CLOSET
G.S.	HOSE BIB	W.H.	WATER HEATER
HB.	HEIGHT	W.P.	WATERPROOF
HT.	HOOK	W.R.	WATER RESISTANT
HK.	HORIZONTAL	WIN.	WINDOW
HORIZ.	HYDRANT	W/	WITH
HYD.		WD.	WOOD

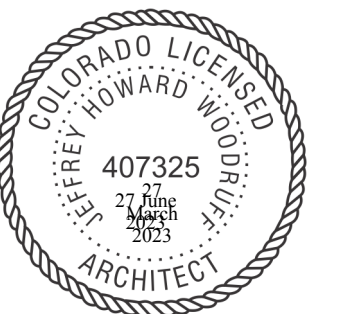
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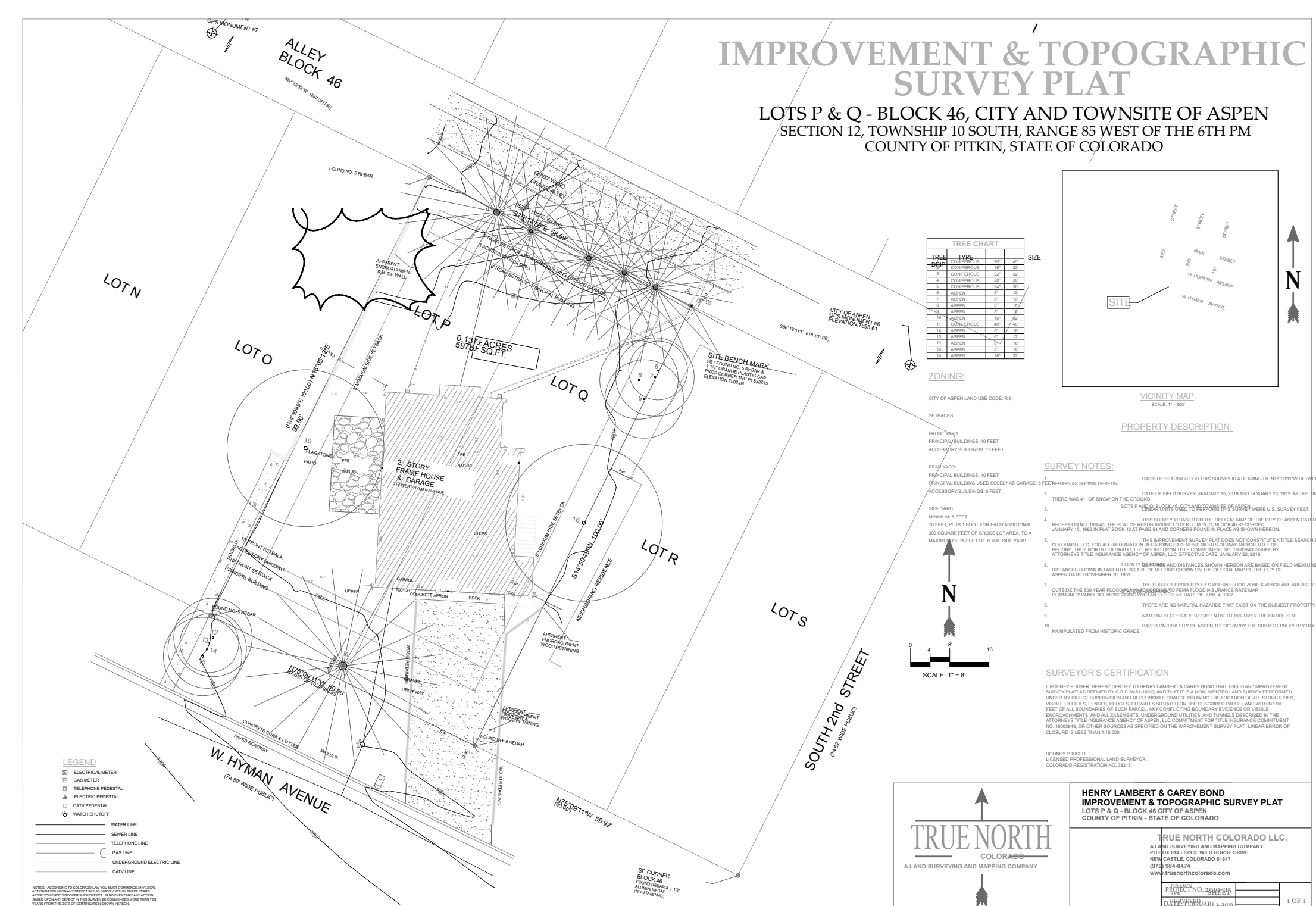
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Architectural Site Plan

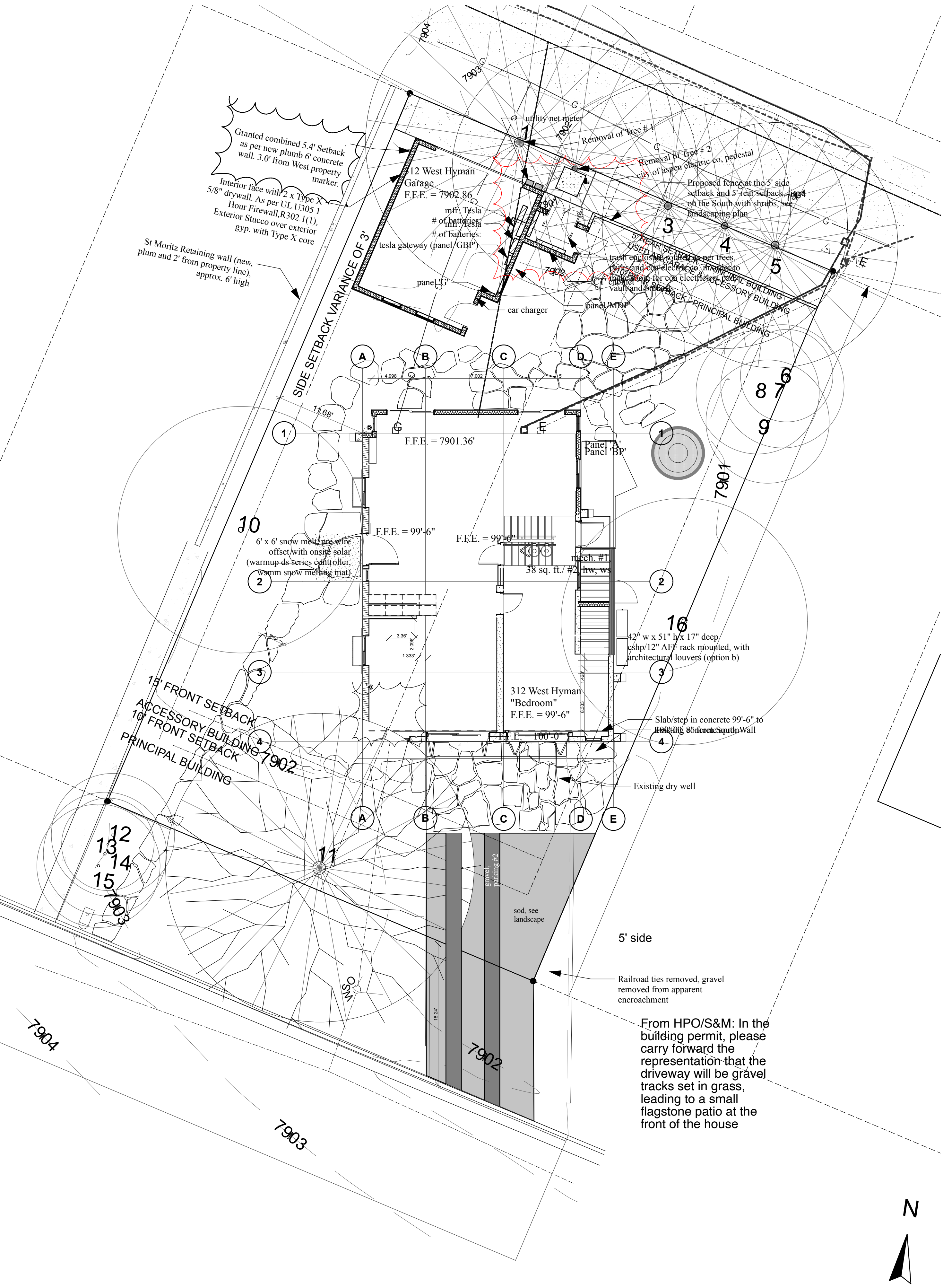
A101

SHEET 40



Path lighting exists in the rear of the chalet. The monument has been removed. Two path lights in the front of the chalet (on the 3' path) as per L.2.002. Cut sheet are on L.2.002. Lighting conforms to revised/draft COA exterior lighting ordinance. Narrowed entry path to 3'-0" Landscape, Civil & Architectural show 2x 2 strips (gravel fines) with grass in between.

All railroad ties removed. Apparent encroachment in South East corner of the property removed. 312 W Hyman to seed mix (fescue) current driveway, except a single two-strip for parking.



1
A101 Architectural Site Plan
SCALE: 1/8" = 1'-0"

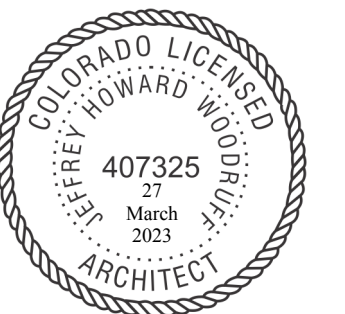
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Contractor Site Plan CMP

A102

SHEET 41



TRAFFIC FLOW FROM
MAIN TO 2ND TO W. HYMAN TO 3RD TO
PROPERTY ALLEY BLOCK 46

1
A102
CMP Site Plan
SCALE: 1" = 1'-0"

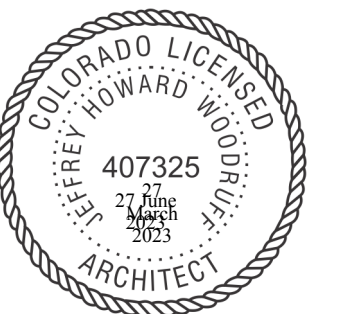
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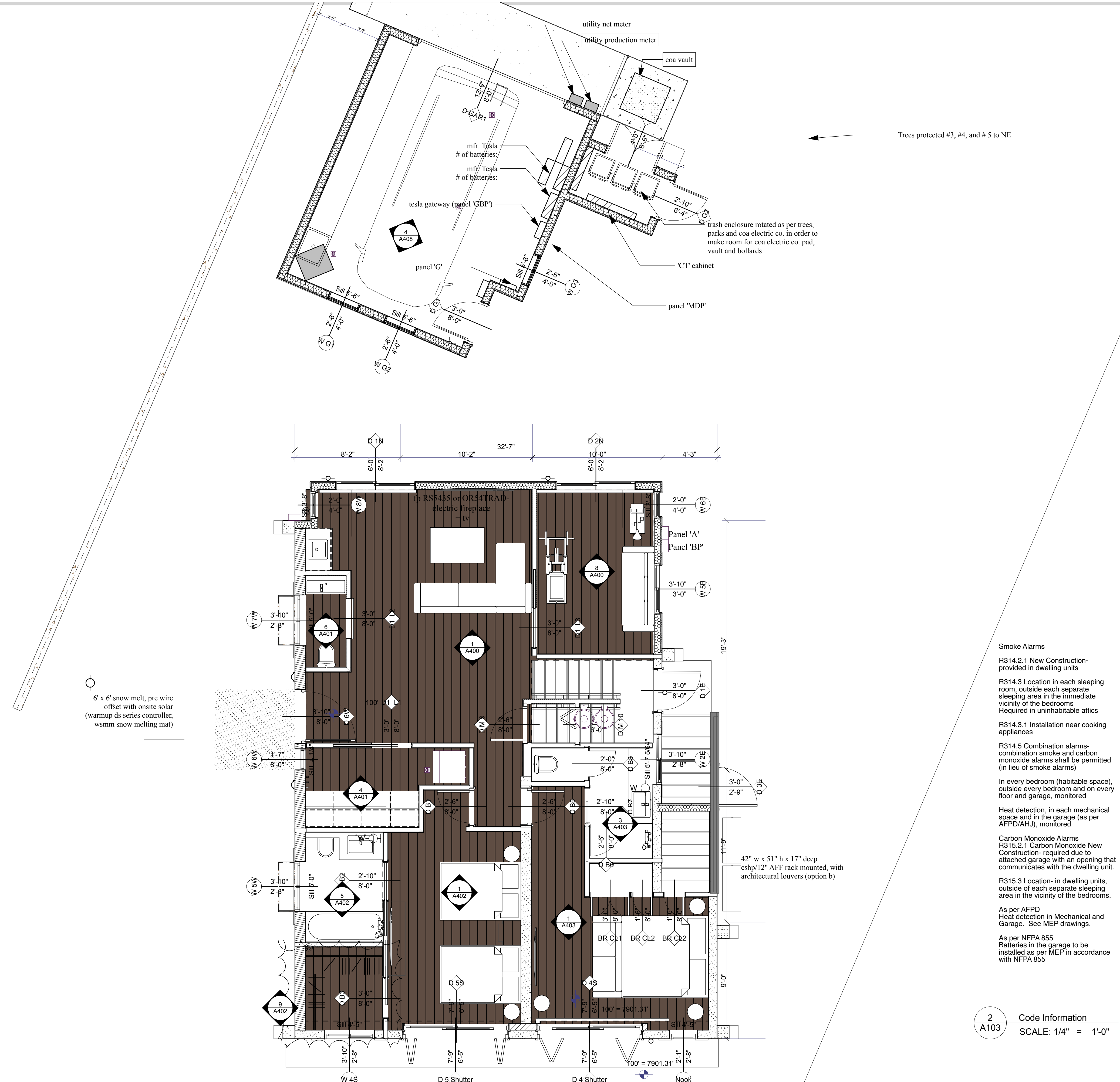
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**Main Level Proposed
Plan**

A103

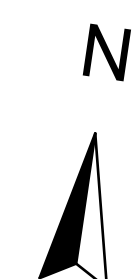
SHEET 42

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1
A103
First Floor
SCALE: 1/4" = 1'-0"

2
A103
Code Information
SCALE: 1/4" = 1'-0"



Smoke Alarms
R314.2.1 New Construction- provided in dwelling units
R314.3 Location in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms
Required in uninhabitable attics
R314.3.1 Installation near cooking appliances
R314.5 Combination alarms- combination smoke and carbon monoxide alarms shall be permitted (in lieu of smoke alarms)
In every bedroom (habitable space), outside every bedroom and on every floor and garage, monitored
Heat detection, in each mechanical space and in the garage (as per AAFP/AHJ), monitored
Carbon Monoxide Alarms
R315.2.1 Carbon Monoxide New Construction- required due to attached garage with an opening that communicates with the dwelling unit.
R315.3 Location- in dwelling units, outside of each separate sleeping area in the vicinity of the bedrooms.
As per AAFP
Heat detection in Mechanical and Garage. See MEP drawings.
As per NFPA 855
Batteries in the garage to be installed as per MEP in accordance with NFPA 855

6' x 6' snow melt, pre wire offset with onsite solar (warmup ds series controller, wsmm snow melting mat)

Trees protected #3, #4, and #5 to NE

trash enclosure rotated as per trees, parks and coa electric co. in order to make room for coa electric co. pad, vault and bollards

42" w x 51" h x 17" deep cshp 1/2" AFF rack mounted, with architectural louvers (option b)

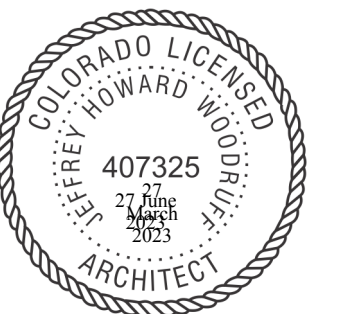
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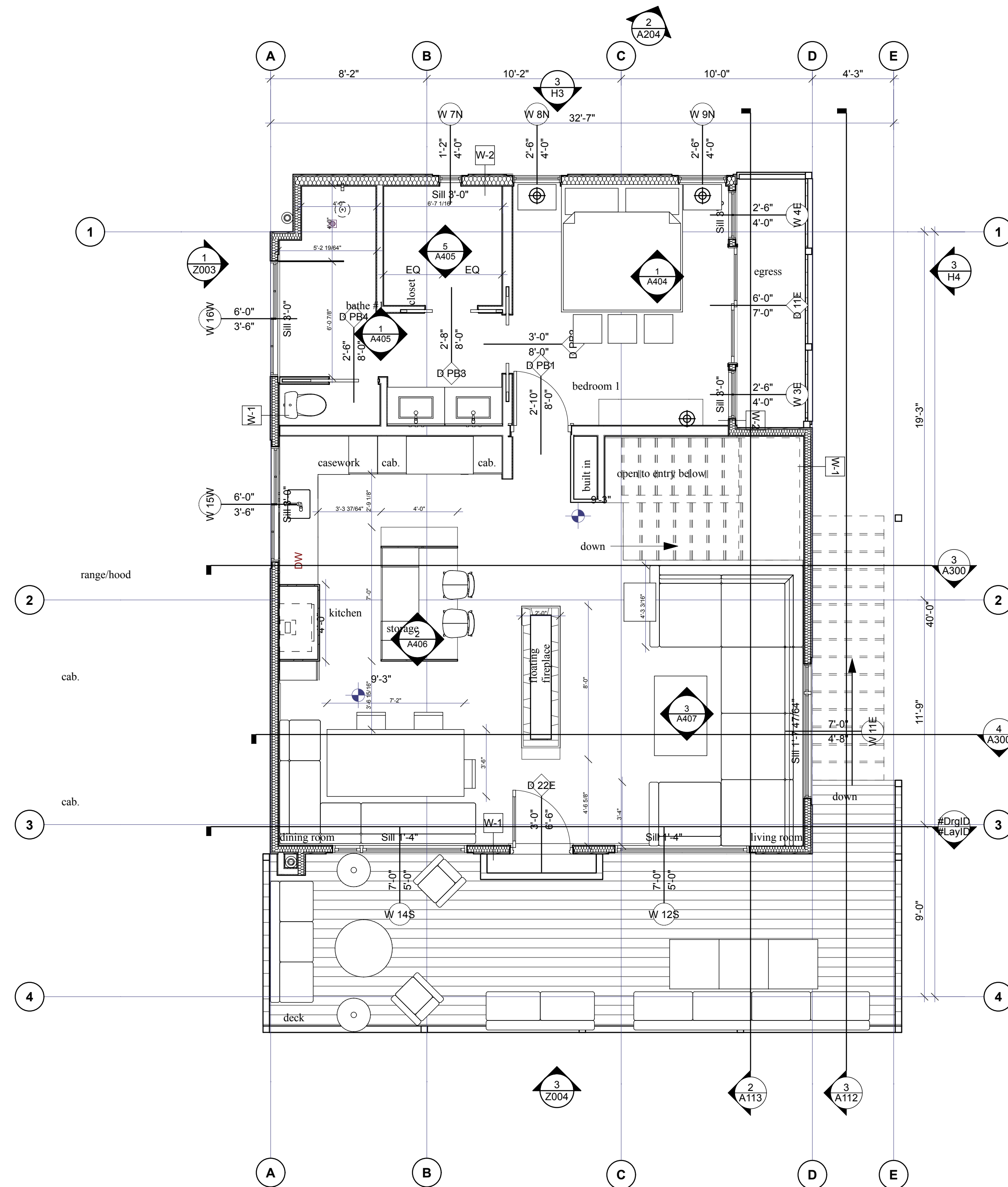
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**Second Level Proposed
Plan**

A104

SHEET 43



Smoke Alarms
R314.2.1 New Construction-
provided in dwelling units
R314.3 Location in each sleeping
room, outside each separate
sleeping area in the immediate
vicinity of the bedrooms
Required in uninhabitable attics
R314.3.1 Installation near cooking
appliances
R314.5 Combination alarms-
combination smoke and carbon
monoxide alarms shall be permitted
(in lieu of smoke alarms)
In every bedroom (habitable space),
outside every bedroom and on every
floor and garage, monitored
Heat detection, in each mechanical
space and in the garage (as per
AFPD/AHJ), monitored
Carbon Monoxide Alarms
R315.2.1 Carbon Monoxide New
Construction- required due to
attached garage with an opening that
communicates with the dwelling unit.
R315.3 Location- in dwelling units,
outside of each separate sleeping
area in the vicinity of the bedrooms.
As per AFPD
Heat detection in Mechanical and

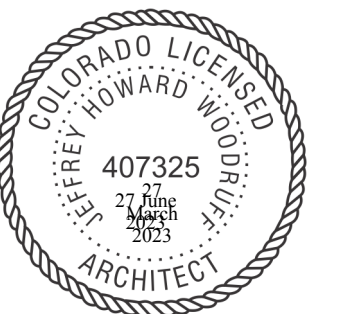
2
A104 Code Information
SCALE: 1/4" = 1'-0"

1
A104 Second Floor
SCALE: 1/4" = 1'-0"



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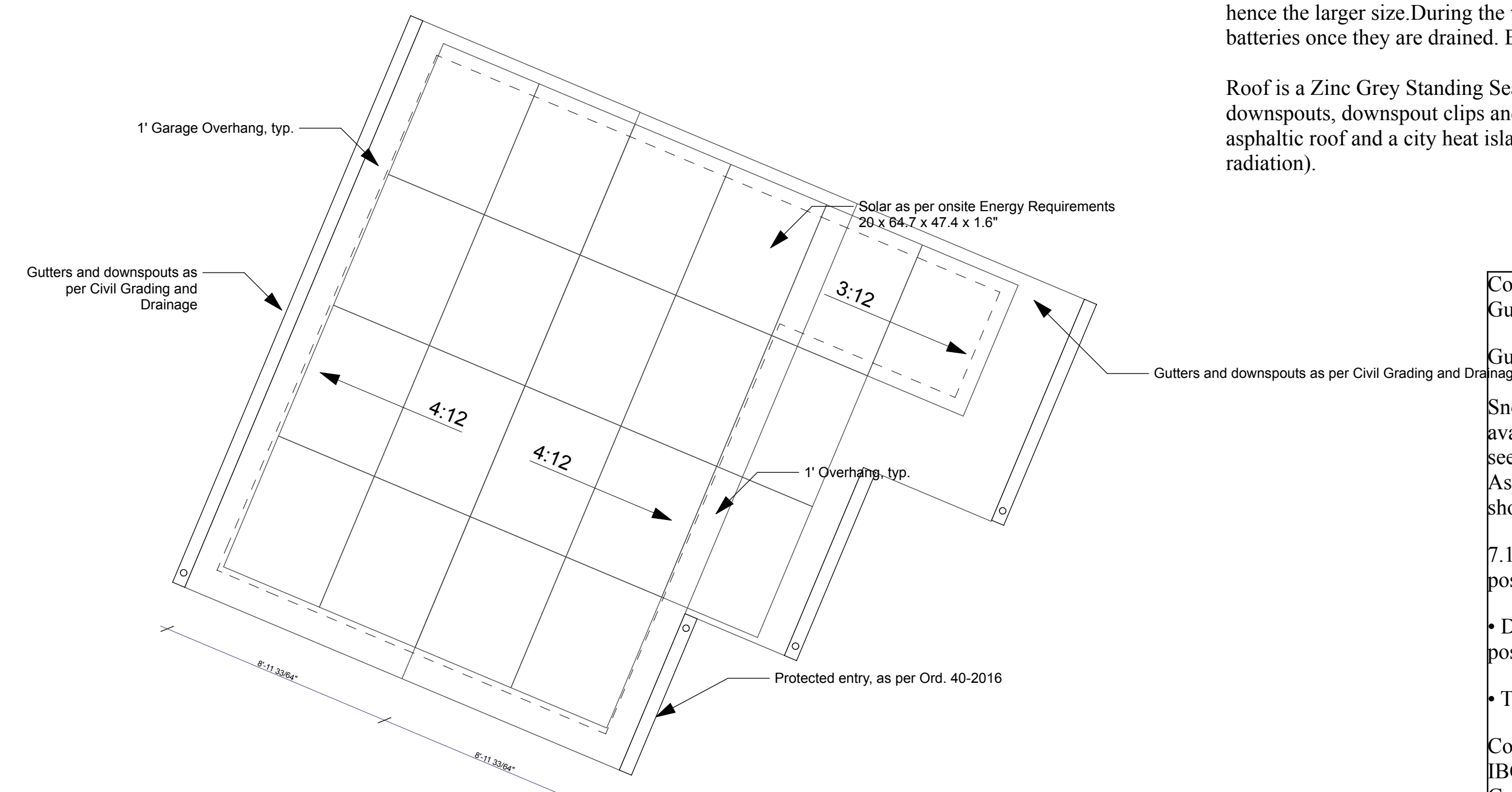
Roof Plan Proposed

A105

SHEET 44

6kw solar electric system for (2) separate meters based on 16 panels on the garage. With 10% shade loss and 15% snow loss for the year the system will produce about 14,862kWh. For the batteries= (5). The homeowner's goals are to have the batteries supplying power for both panels during a grid outage for hours or days during the winter, hence the larger size. During the winter with snow coverage, the panels would not produce much to replenish the batteries once they are drained. Electric car charger hook up as per City of Aspen.

Roof is a Zinc Grey Standing Seam Tee-Panel (profile) Metal Roof by Berridge Manufacturing Company. Gutters, downspouts, downspout clips and elbows are all Zinc Grey. Fascia is Zinc Grey. (The main chalet is a black asphaltic roof and a city heat island. The garage will be Zinc Grey and the solar panels will absorb the solar radiation).



Complying with Chapter 7 Historic Preservation Guidelines
Gutters, Downspouts, Snowstops, and Snow Fences

Gutters and downspouts are used to divert water away from a structure.

Snow fences are used to protect inhabitants and the building from the sudden snow avalanches that rip off architectural details and can cause serious injury. Gutters can be seen in some 19th century photos of historic buildings and are more common on AspenModern structures. Overall, the visual impact of these functional elements should be minimized.

7.10 Design gutters so that their visibility on the structure is minimized to the extent possible.

- Downspouts should be placed in locations that are not visible from the street if possible, or in locations that do not obscure architectural detailing on the building.

- The material used for the gutters should be in character with the style of the building.

Complying with IBC

IBC 1504.6.1 Gutter securement for low-slope roofs.

Gutters that are used to secure the perimeter edge of the roof membrane on low-slope (less than 2:12 slope) built-up, modified bitumen, and single-ply roofs, shall be designed, constructed and installed to resist wind loads in accordance with Section 1609 and shall be tested in accordance with Test Methods G-1 and G-2 of SPRI GT-1.

Character of gutter, downspout, downspout straps and elbows

Style of Gutter: Box Style A1, 24 Gage Galvalume, Box Downspout, downspout straps and Elbow in 3" x 4" in 24 Gage Galvalume, color to match decorative trim. (Today the brown decorative fascia has a brown gutter in ~K style on the East decorative fascia.

The existing gutters to be removed, and re-installed with Box Style A1 to match the decorative trim. Blocking should be added (interior face of the decorative trim, toe nailed to the rafters, painted to match and guarddog 2" (or sim.) screws should be used to install the new gutters (piercing the decorative trim and the newly installed blocking). Otherwise the existing (east) gutters will shear from the decorative trim.

Existing conditions

The decorative fascia is not covered by the current East gutters. The former owner installed gutters without accounting for the run off from the west side of the site and did not file a construction management plan; so the water is imperiling the fascia, the structure and not handled onsite as per City Engineering. The installed gutters on the east side of the building threaten the decorative fascia.

Gutters, Box Style A measure 3" deep/high and 4" wide (minimum as per mfr.)

West: The interior measurement of the fascia on the West is 10 1/4" deep/high.

East: The east gutters will not cover the decorative fascia, which appear narrower at ~8" deep. The east gutters, as currently installed do not cover the decorative fascia, but are a building and health and safety concern (all hardware daylight, shiners, typ).

Note:

Gutters exist on the East fascia, as per City of Aspen adopted building code, they were not properly installed and jeopardize the historic decorative trim.

Install as per mfr. with blocking toenailed to the rafters, as per arch.

A dry well holds run-off from the east gable. The Trex deck drains to the dry well to the south.

Gutters on the west gable and a new dry well to the North of the structure bring the historic structure into compliance with the city of Aspen adopted building code (protection of occupants at entry and on-site capture and dispersion of water events).

Gutters and snow guards are required as per city of aspen 2016 Ord. 40.



Note:
Today this is a cold roof with attic vents. The current attic vents and screens are in disrepair (upon viewing from the attic). We are removing the dropped ceiling, removing the attic vents and exposing the rafters, adding insulation and updating the light and vent in a Chalet style.
The attic vent(s) will be converted to fenestration of the same size rough opening, (a hopper for light and vent, will not interfere with the south facing Juliet balcony).

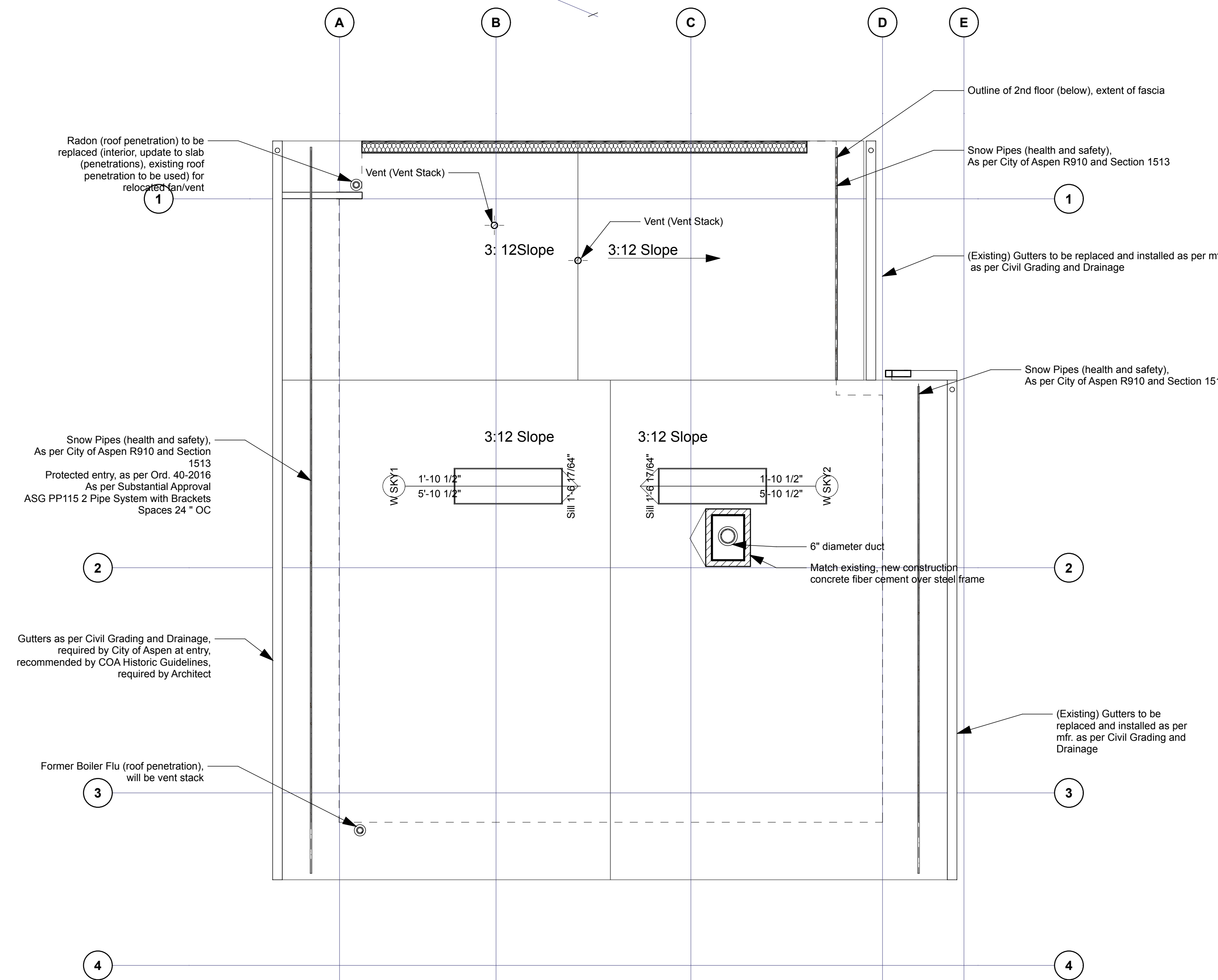
U-Value for horizontal fenestration = .50 as per IECC 2021

As per currently adopted IRC

Section R910 Snow shed design. Roofs shall be designed so that they do not shed ice and snow onto adjoining properties or 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. (Ord. 40-2016)

Section 1513 Snow shed design. Roofs shall be designed so that they do not shed ice and snow onto adjacent properties and 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.

Two bar snow pipes as per submittal, specifications.



1 Roof Plan
A105 SCALE: 1/4" = 1'-0"

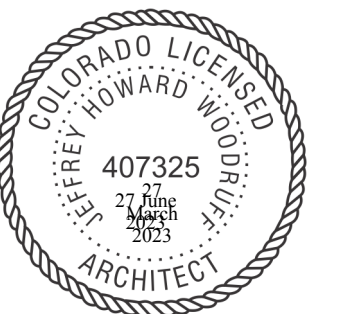
INTEGRATED DESIGN TEAM

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Escape Garden Design, LLC

Structural Engineer
Brian Fossiter, P.E.
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Contractor
Adam Rothberg
Rothberg Development



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312 W Hyman Ave Aspen CO
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Powder Day Skiing, LLC, David A
Tarrab Mees

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Parcel ID # 273512464006

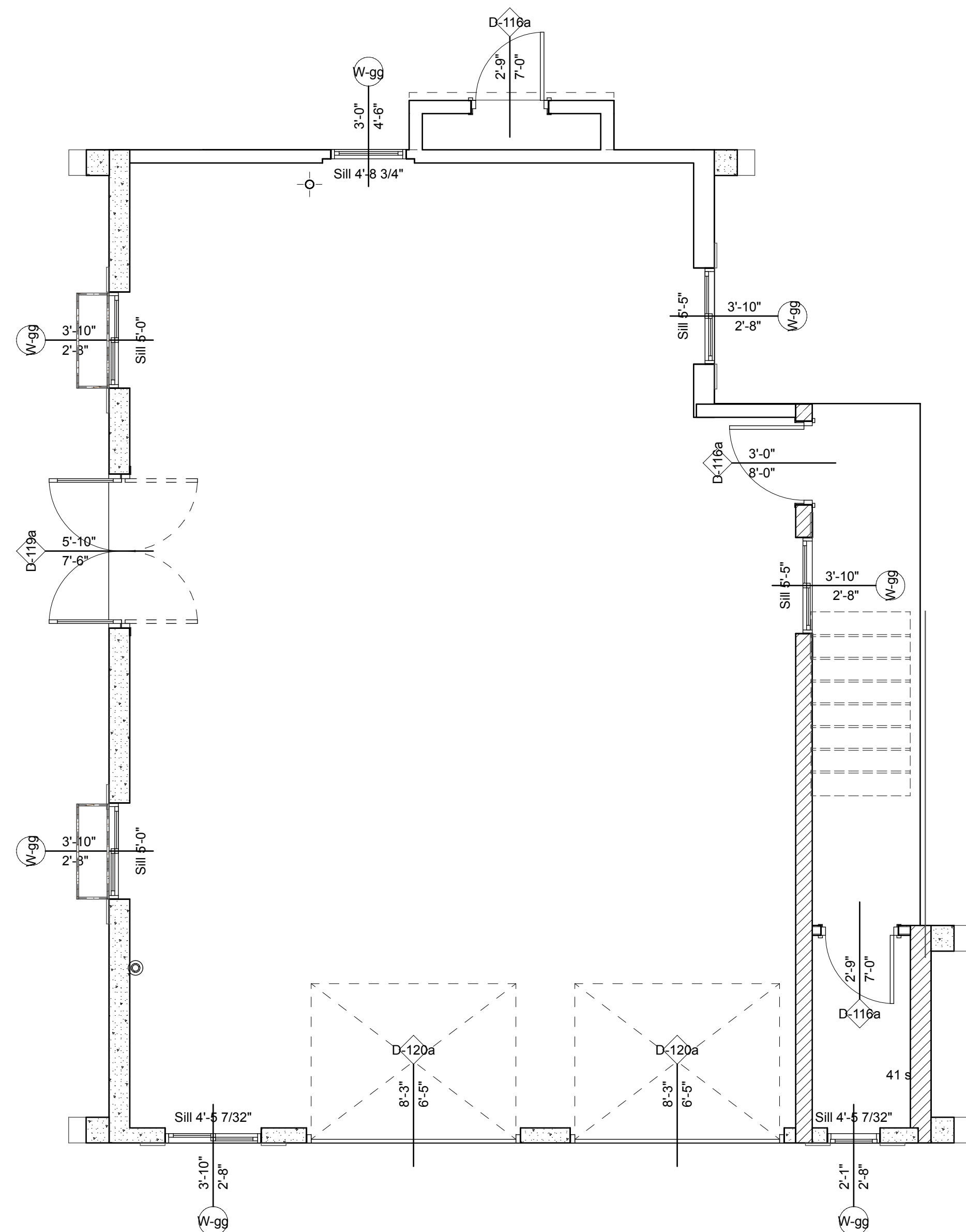
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SHEET TITLE
Main Level Existing Plan

A106

SHEET 45



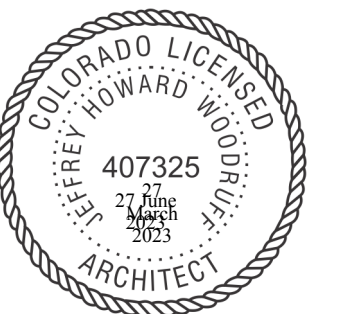
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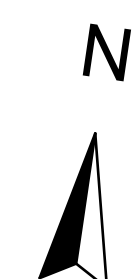
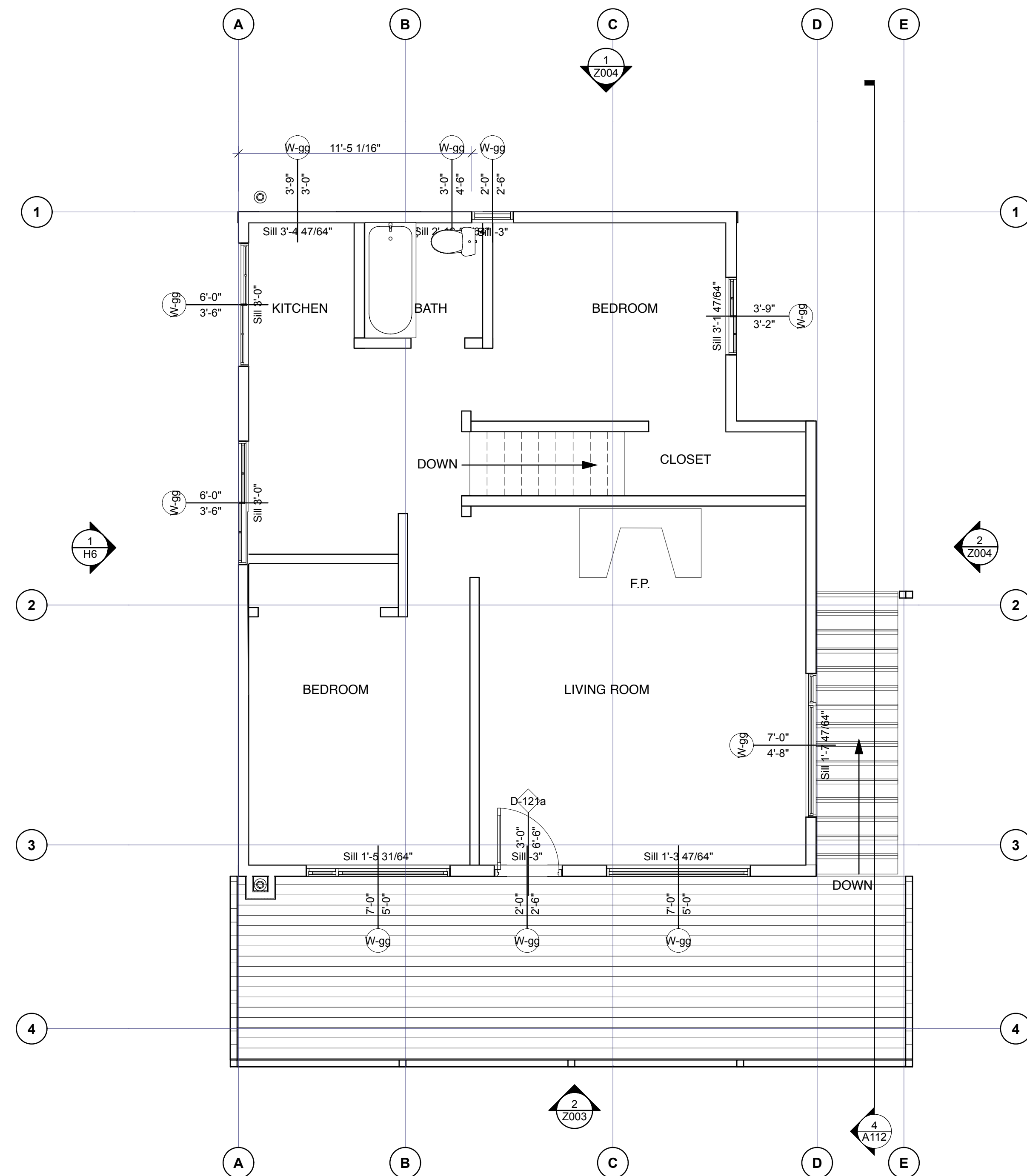
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**Second Level Existing
Plan**

A107

SHEET 46



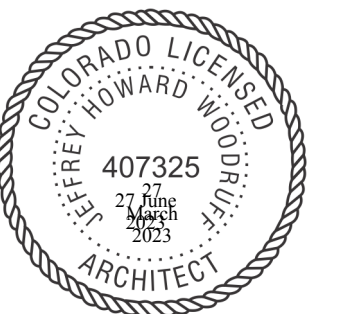
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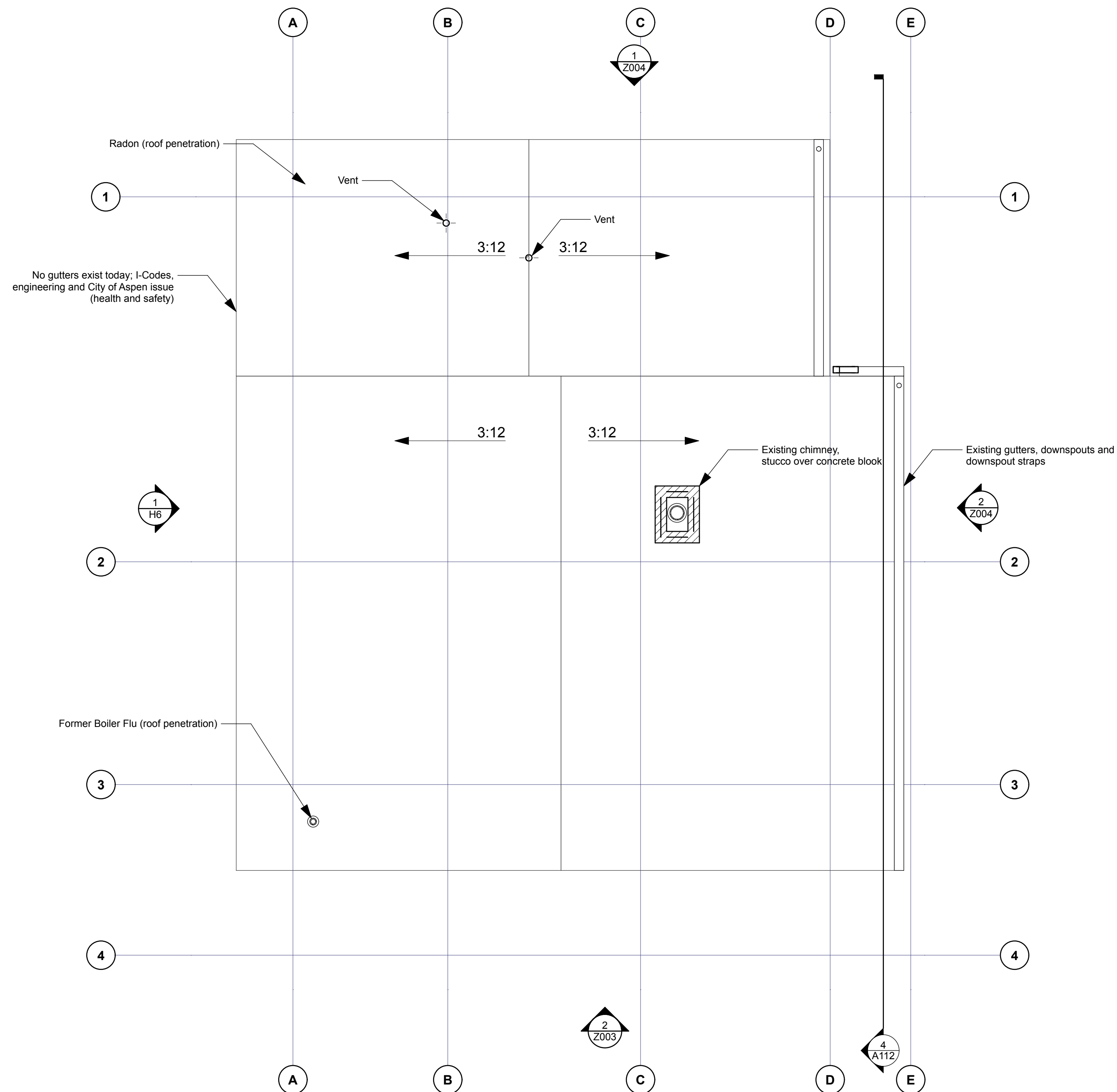
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Roof Plan Existing

A108

SHEET 47



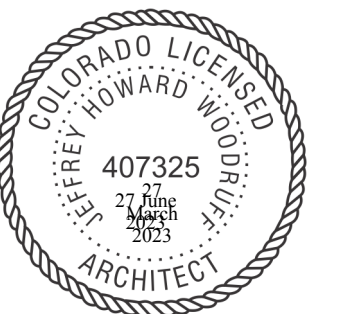
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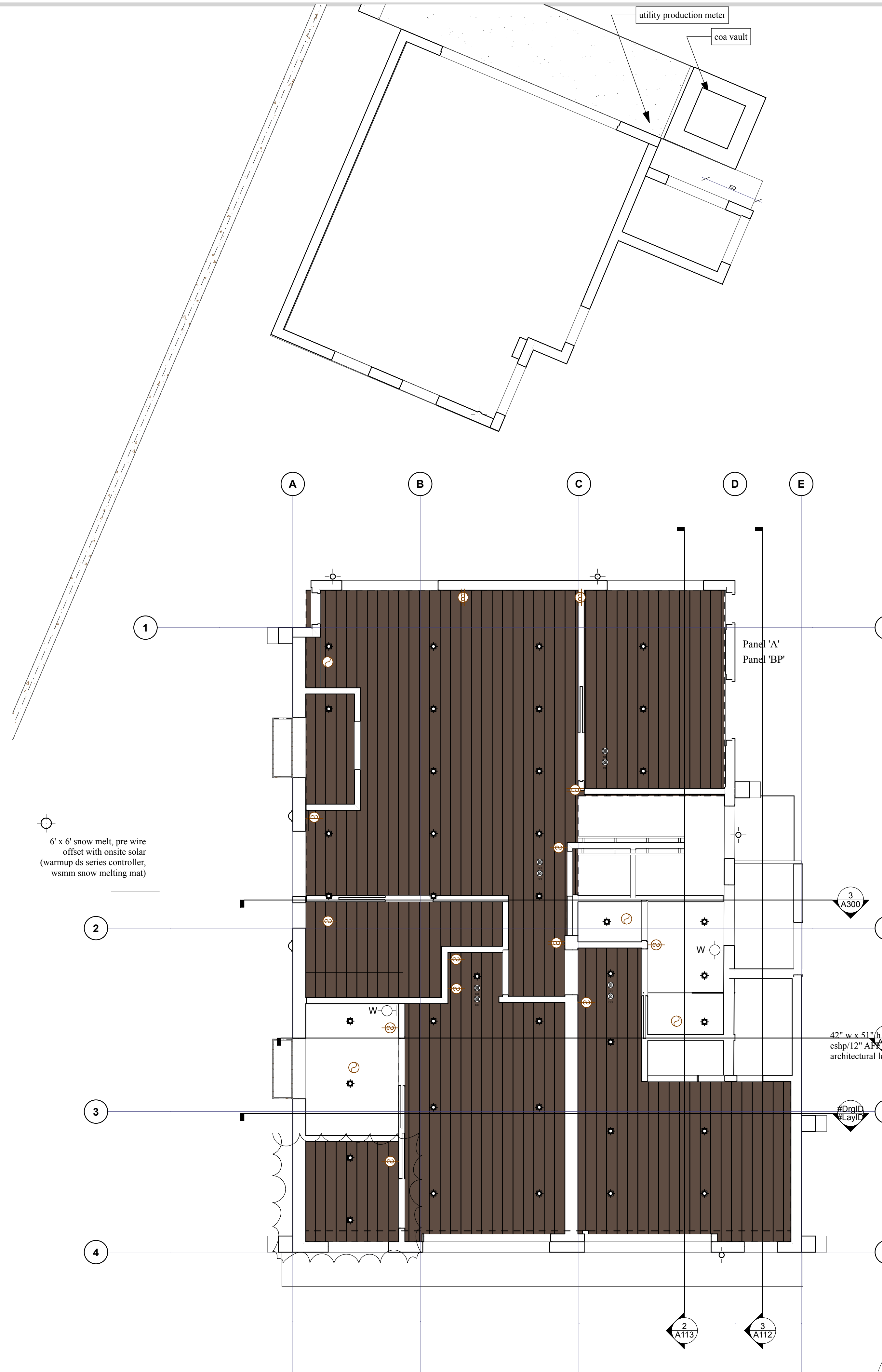
Main Level RCP

A110

SHEET 48

- Smoke Detector
- CO Detector
- Can (IC Rated at Entry)
- Pendant (Ceiling Mounted)
- W-W Wall Washer/sconce
- Exterior Light
- Linear LED (Under Counter)
- SM LED
- Dining Chandelier by Owner
- SM LED Area Light (Bathe)
- Track light/WW
- Ceiling Fan
- Single Pole Switch
- Three Way Switch

1
A110 Lighting Key
SCALE: 1/4" = 1'-0"



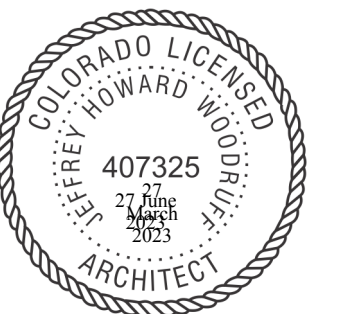
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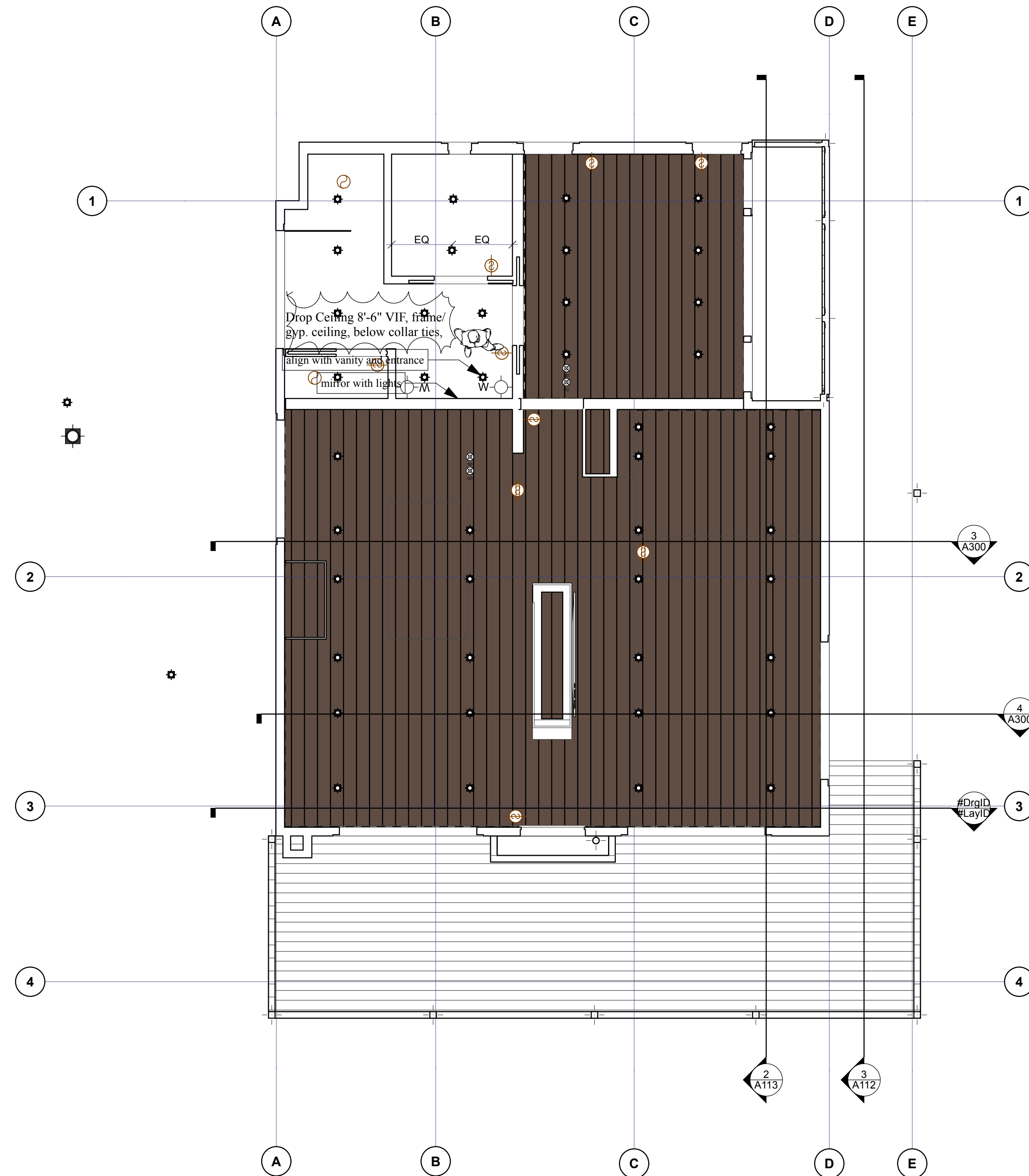
Second Level RCP

A111

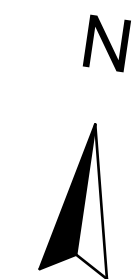
SHEET 49

- Smoke Detector
- CO Detector
- Can (IC Rated at Entry)
- Pendant (Ceiling Mounted)
- Wall Washer/sconce
- Exterior Light
- Linear LED (Under Counter)
- SM LED
- Dining Chandelier by Owner
- SM LED Area Light (Bathe)
- Track light/WW
- Ceiling Fan
- Single Pole Switch
- Three Way Switch

1
A111 Lighting Key
SCALE: 1/4" = 1'-0"



2
A111 Second Floor RCP
SCALE: 1/4" = 1'-0"



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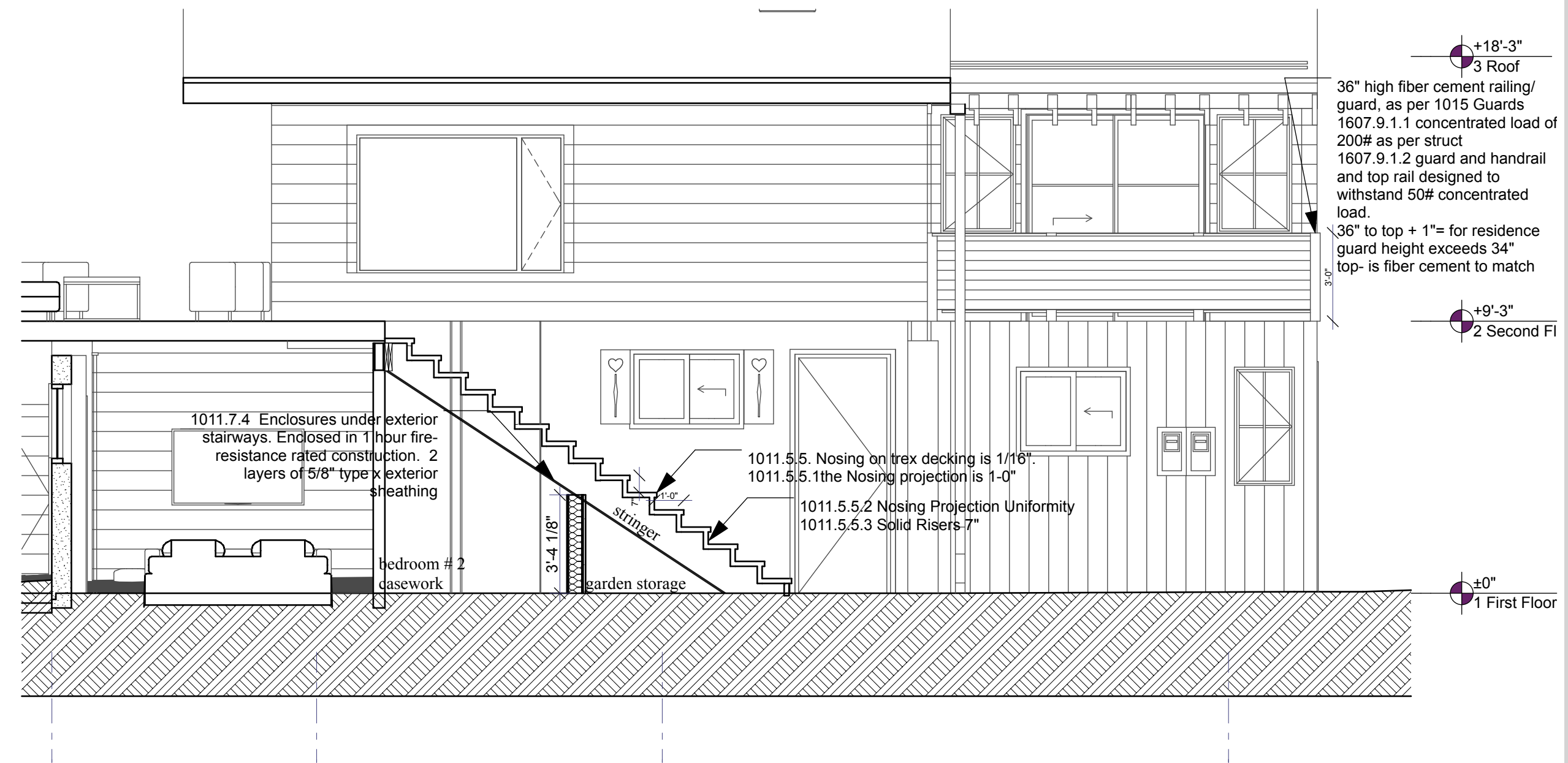
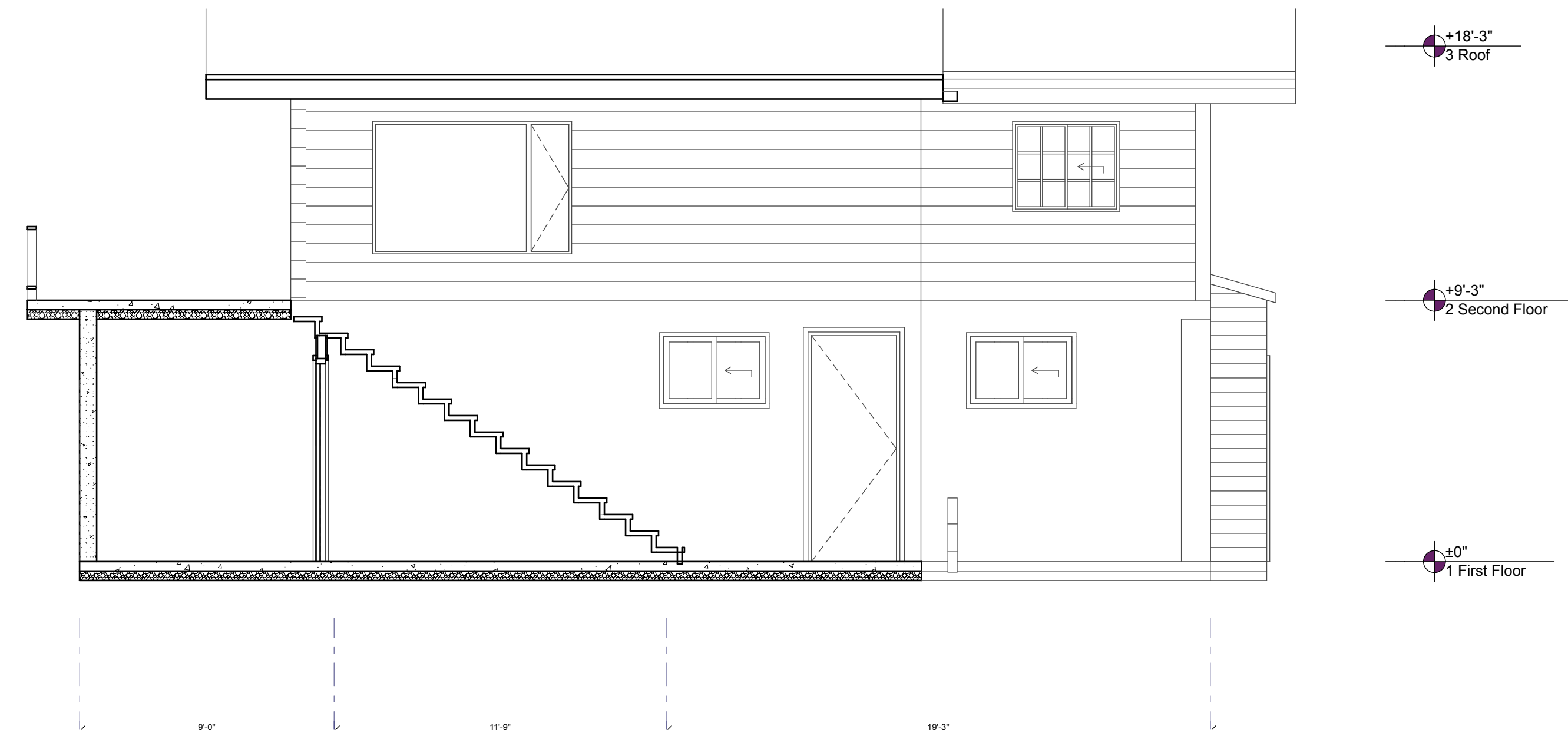
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**Exterior Stairways
Enlarged**

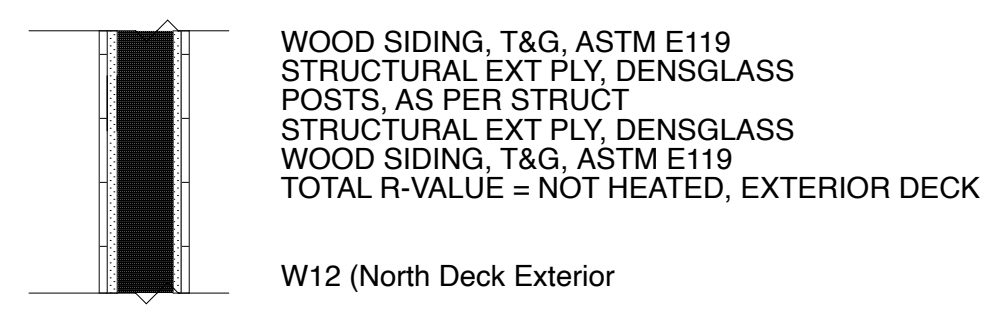
A112

SHEET 50

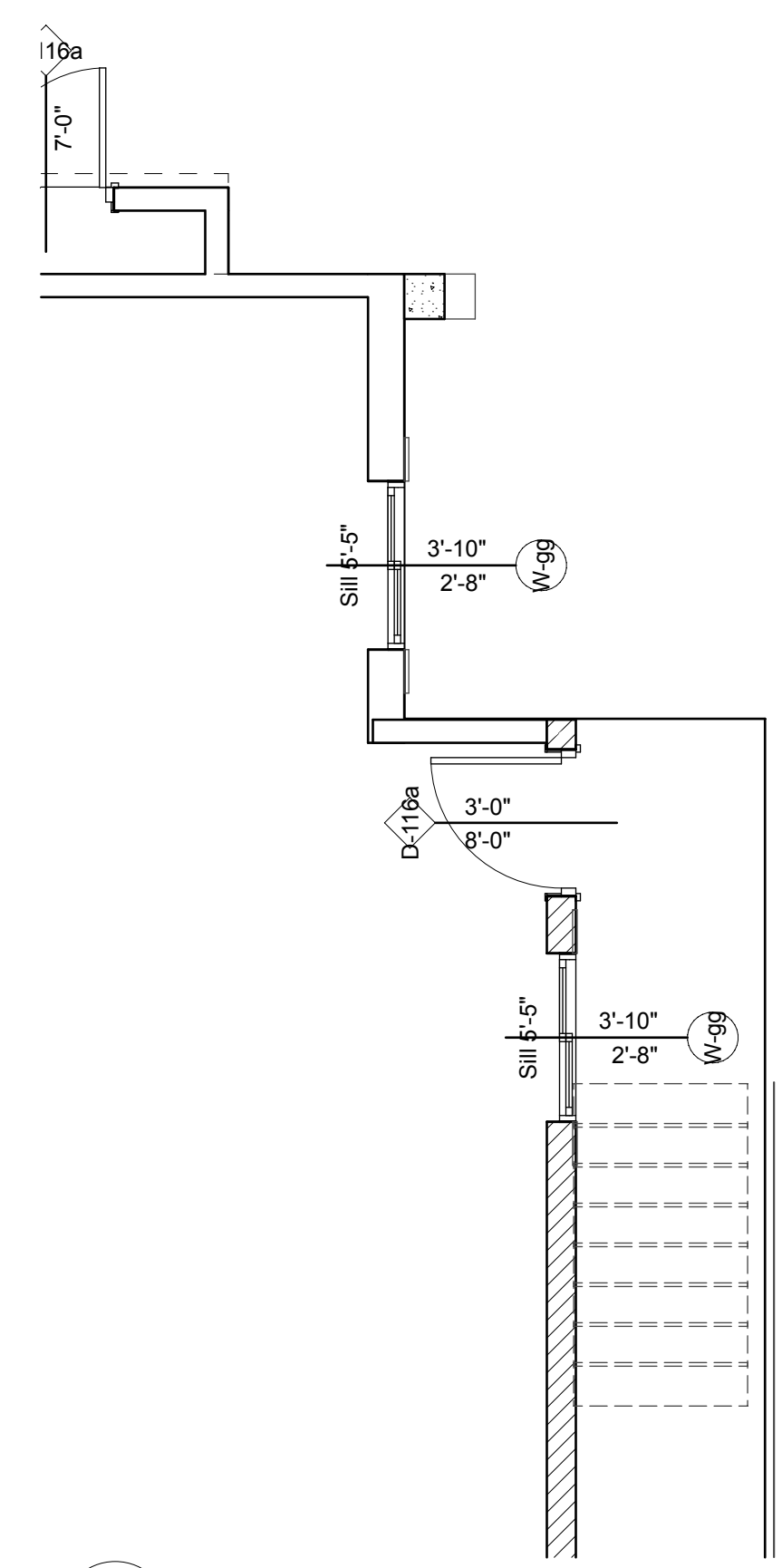


The existing stairs are moving 4'- 4" to the North, adjacent to door - D 1E.
1011.10 Handrails There is no change to the existing railing. A single 2 x 8" trek board. This matches the historic structure deck railing. As installed by the City of Aspen. 0112.2012.AGGR.
1011.2 Width and capacity: the tread width is 44" clear, 1011.55. the nosing is not less than 1/16"
1011.5.51 nosing projection is 1" beyond the tread below
1011.7 The stringer, no change in the existing structural stringers. The number of treads and risers are unchanged. The stairs are moving 4'-4" to the North to give more habitable space to the new bedroom in the South East corner of the residence.

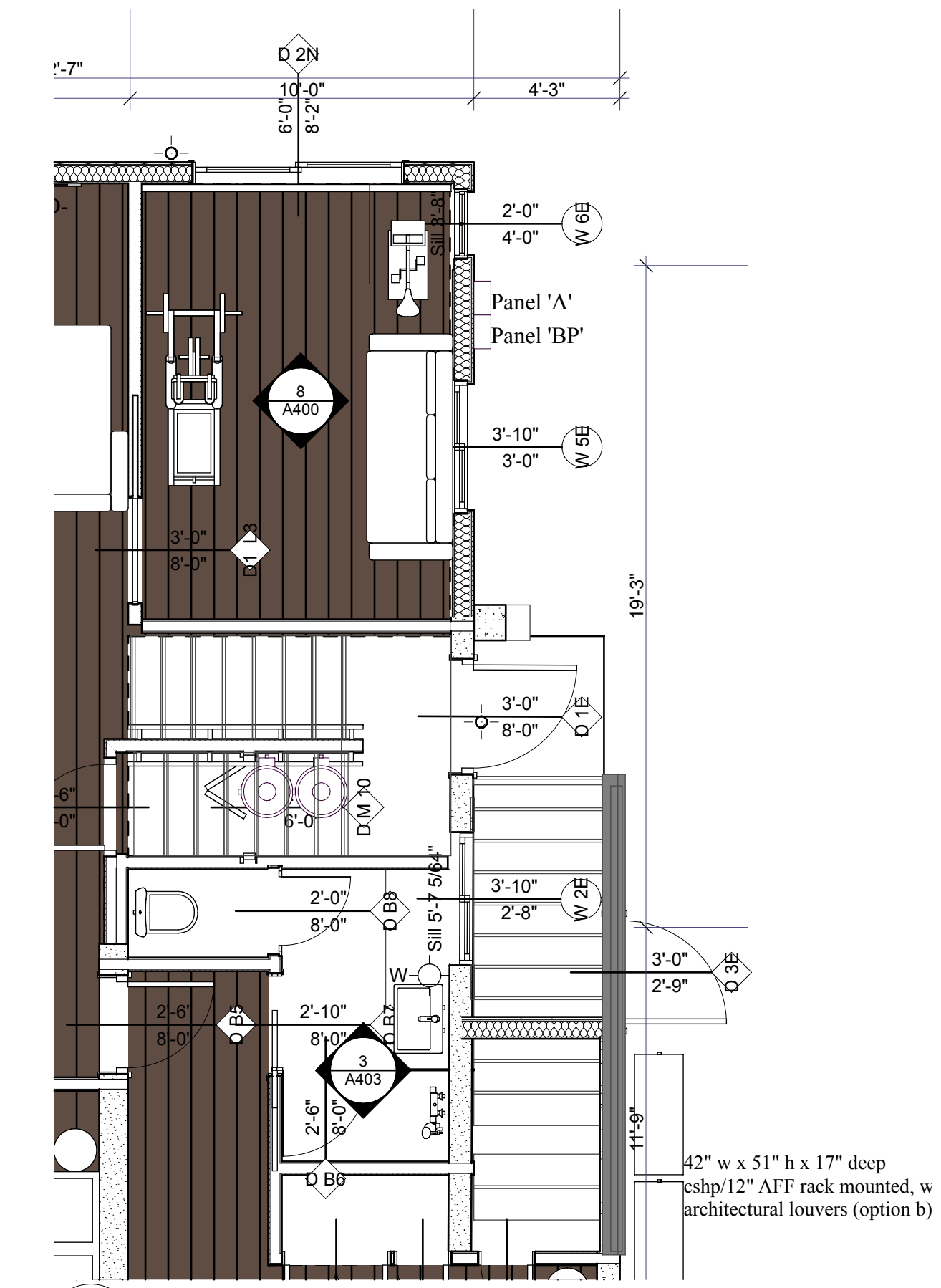
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1011.7 The stringer, no change in the existing structural stringers. The number of treads and risers are unchanged. The stairs are moving 4'-4" to the North to give more habitable space to the new bedroom in the South East corner of the residence.



5 30" DECK ASSEMBLY NORTH BEDROOM
SCALE: 1" = 1'-0"



2 First Floor Existing
SCALE: 1/4" = 1'-0"



1 First Floor HPC Approved
SCALE: 1/4" = 1'-0"

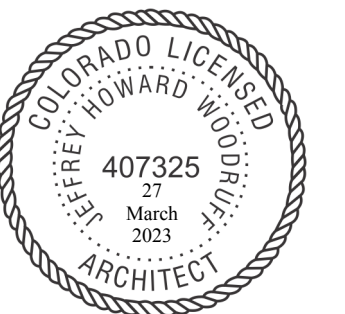
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Interior Stairs Enlarged

A113

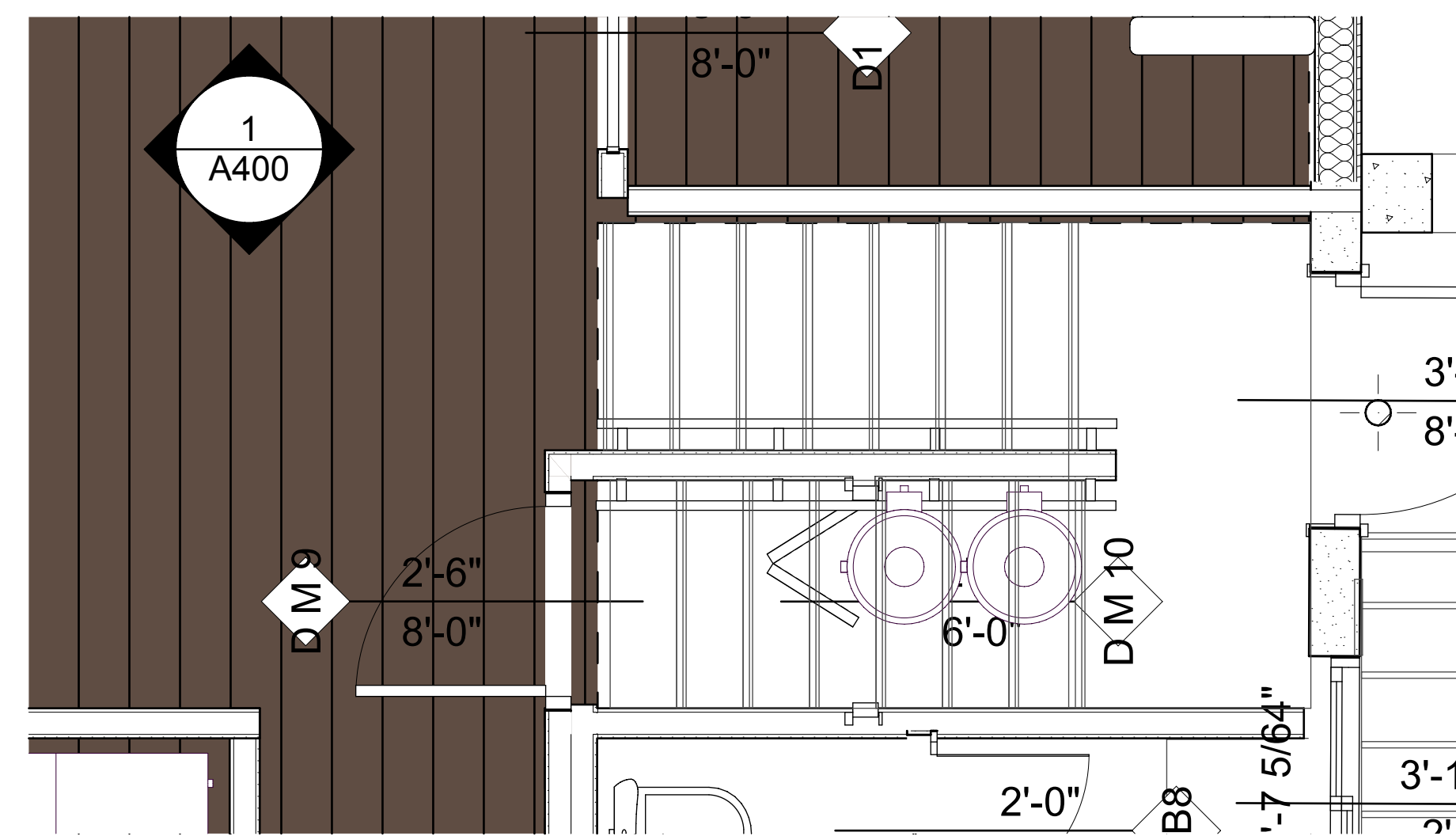
SHEET 51

1011.6 Stairway landing
Landing is 3'-2" deep by 6'-4" wide

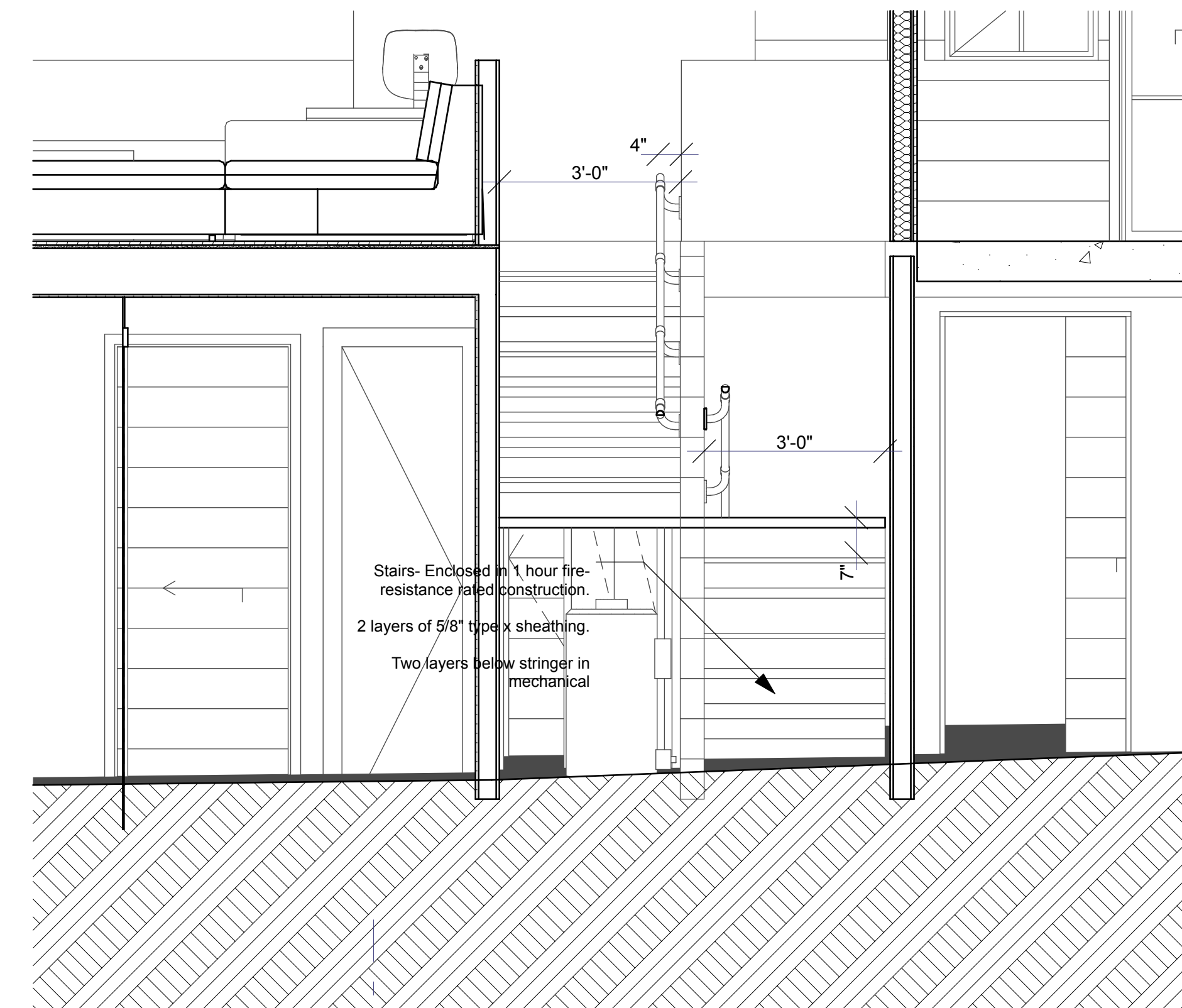
East side of landing is drywall- the East existing door is not visible from the interior of the stairwell. The door is visible from the exterior into the mechanical.

1011.7 Stairway construction
Wood handrails with leather stitched wrap handrail

1011.1 General
1011.5.5 Nosing curvature of 1/16"
1011.5.5.1 Nosing Projection Size
.5" Nosing projection
1011.5.4 Dimensional Uniformity
Risers vertical, 7"
Treads 11"
1011.3 Headroom not less than 80"
maintained, see section, 8'-3" > 80"



1 First Floor
A113 SCALE: 1/2" = 1'-0"



2 Section at new interior stairs
A113 SCALE: 1/2" = 1'-0"

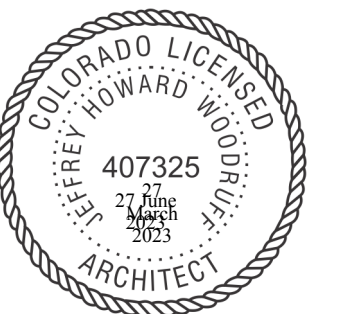
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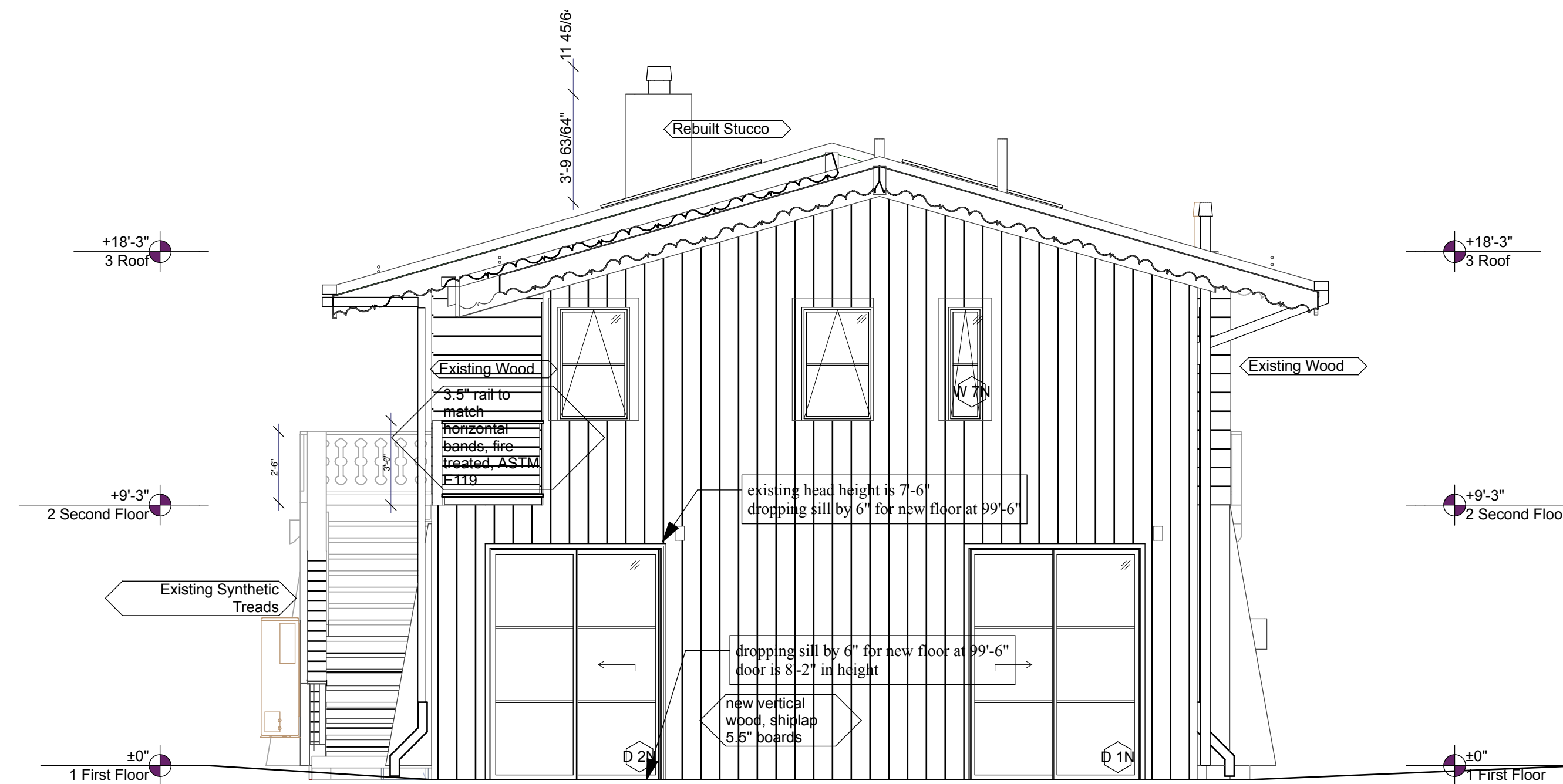
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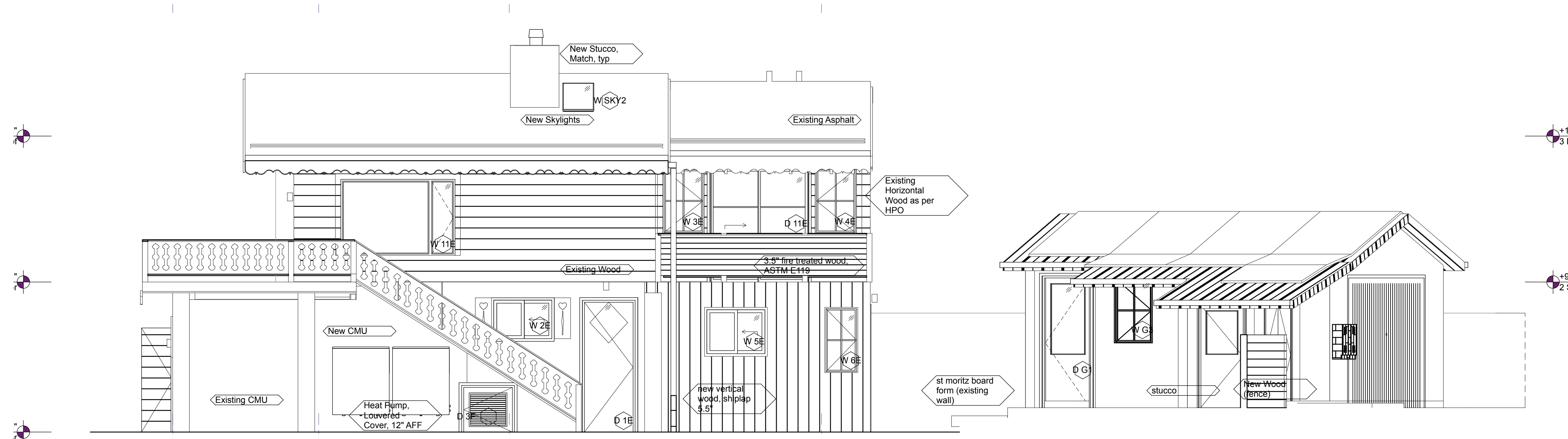
Elevations Proposed

A200

SHEET 52



1 North Elevation
A200 SCALE: 1/4" = 1'-0"



2 East Elevation
A200 SCALE: 1/4" = 1'-0"

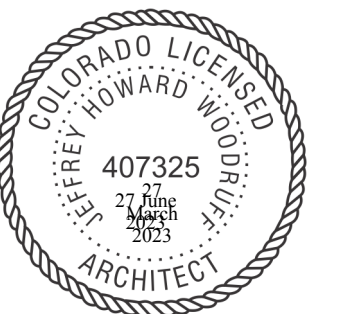
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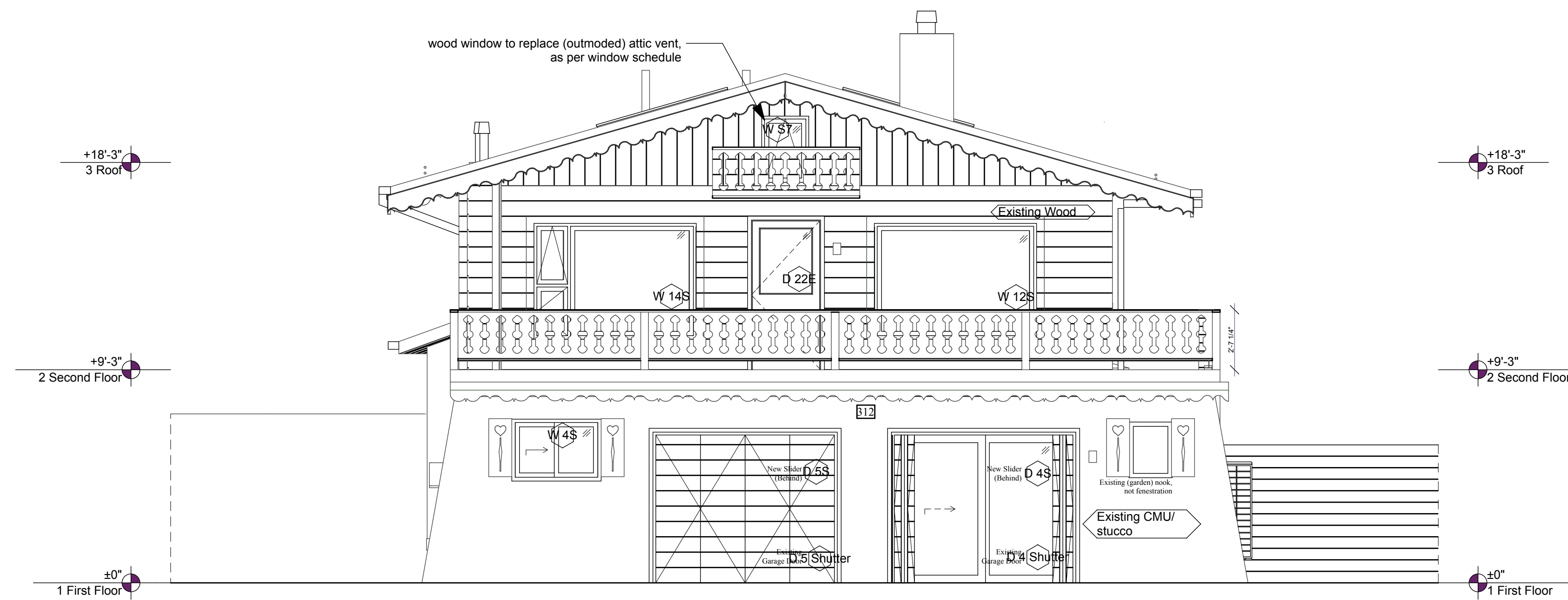
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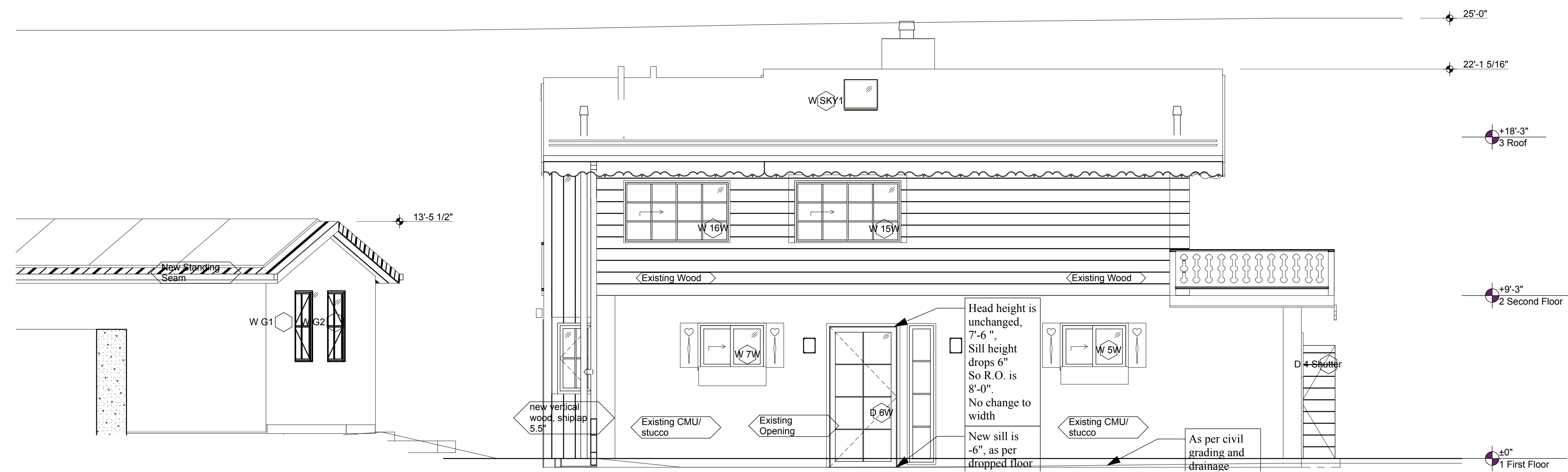
Elevations Proposed

A201

SHEET 53



1 South Elevation
A201 SCALE: 1/4" = 1'-0"



2 West Elevation
A201 SCALE: 1/4" = 1'-0"

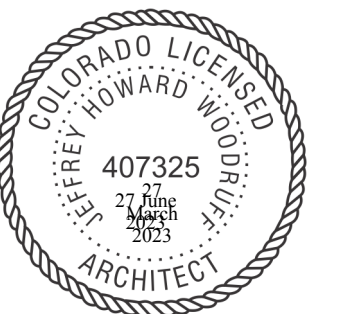
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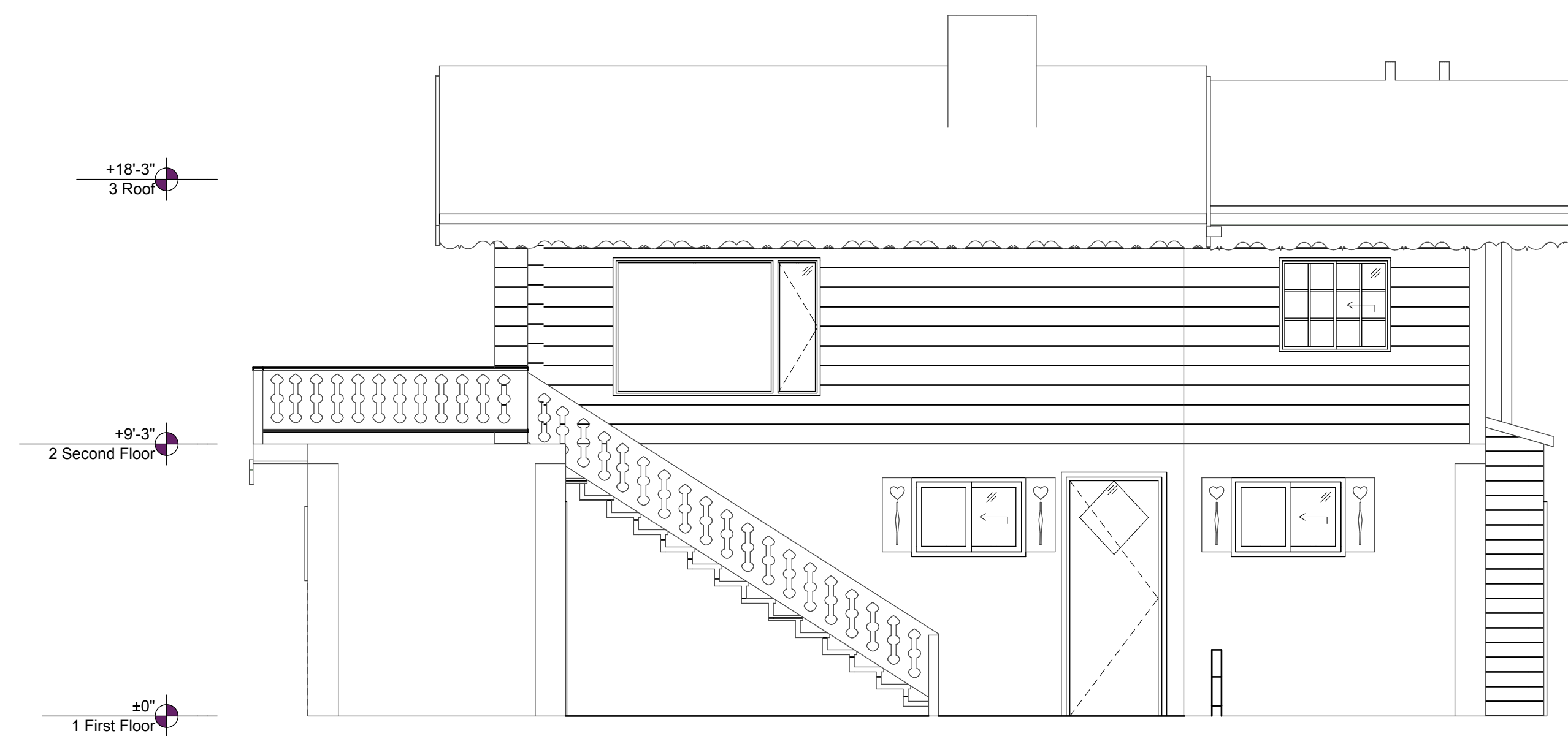
Existing Elevations

A202

SHEET 54



1 Existing North Elevation
A202 SCALE: 1/4" = 1'-0"



2 Existing East Elevation
A202 SCALE: 1/4" = 1'-0"

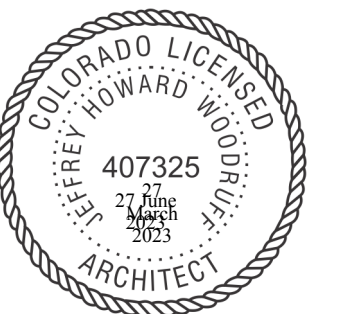
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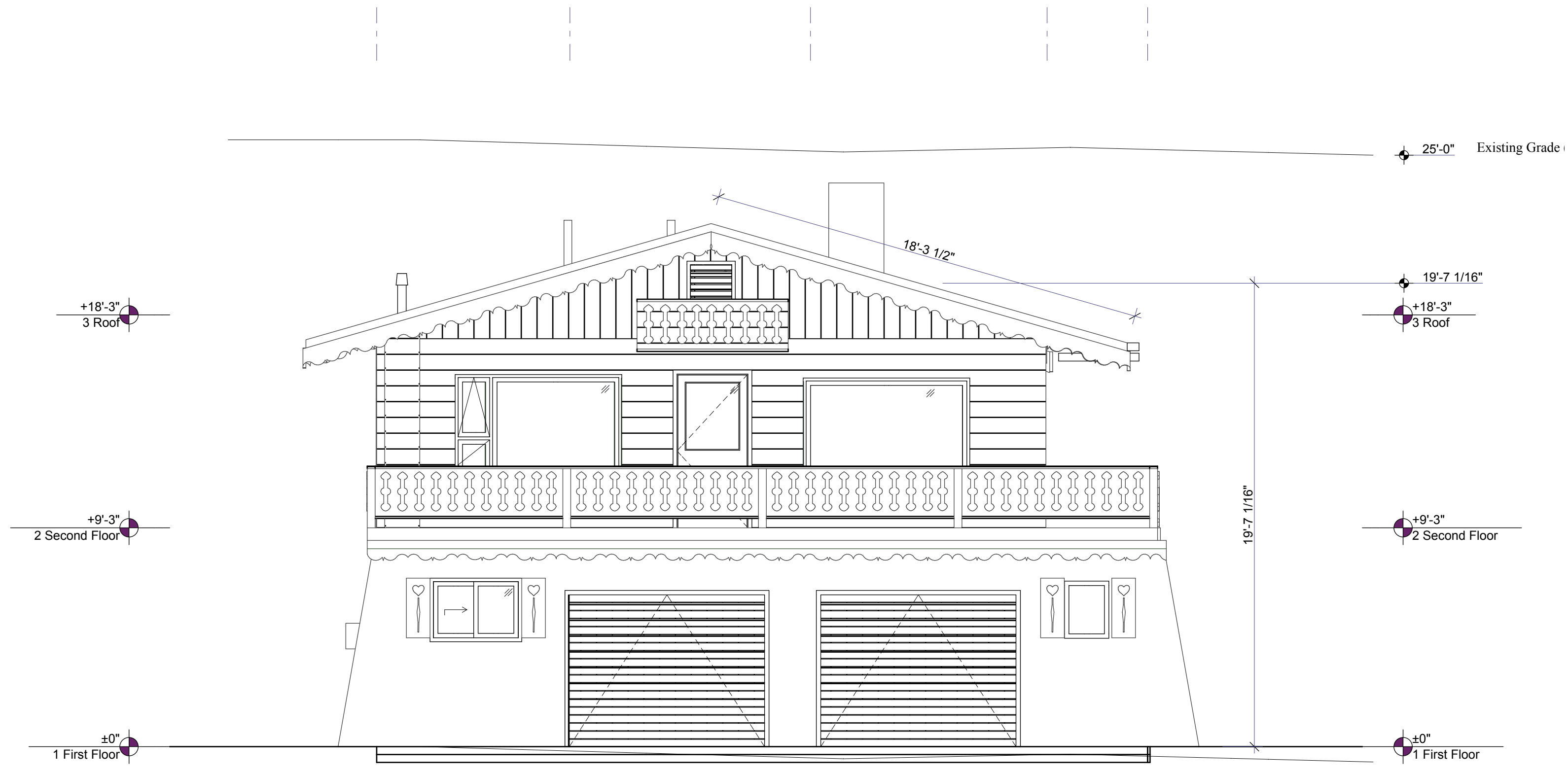
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Existing Elevations

A203

SHEET 55



1 Existing South Elevation
A203 SCALE: 1/4" = 1'-0"



2 Existing West Elevation
A203 SCALE: 1/4" = 1'-0"

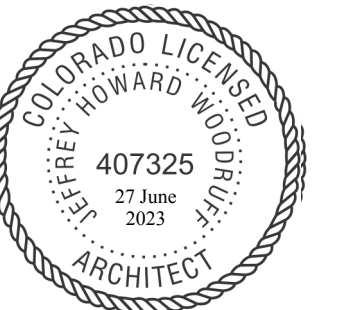
INTEGRATED DESIGN TEAM

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Jennifer M. Dolecki-Smith, RLA
Escape Garden Design, LLC

Structural Engineer
Brian Fossiter, P.E.
bwr.pe

Contractor
Adam Rothberg
Rothberg Development



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312 W Hyman Ave Lots P+Q,
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Powder Day Skiing, LLC, David A
Tarrab Mees

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Garage Elevations

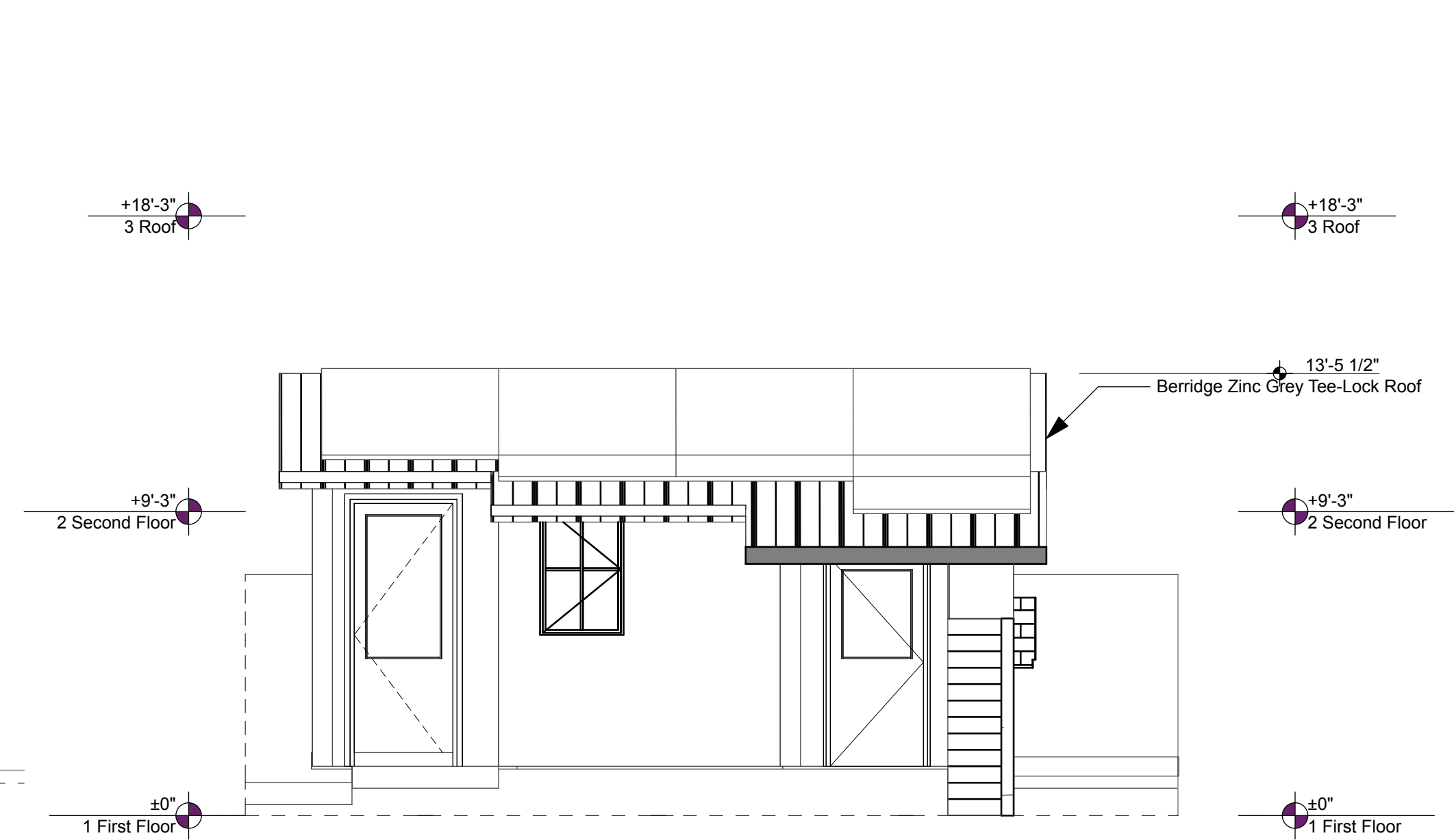
A204

SHEET 56

1
A204 **Garage Elevation North**
SCALE: 1/4" = 1'-0"



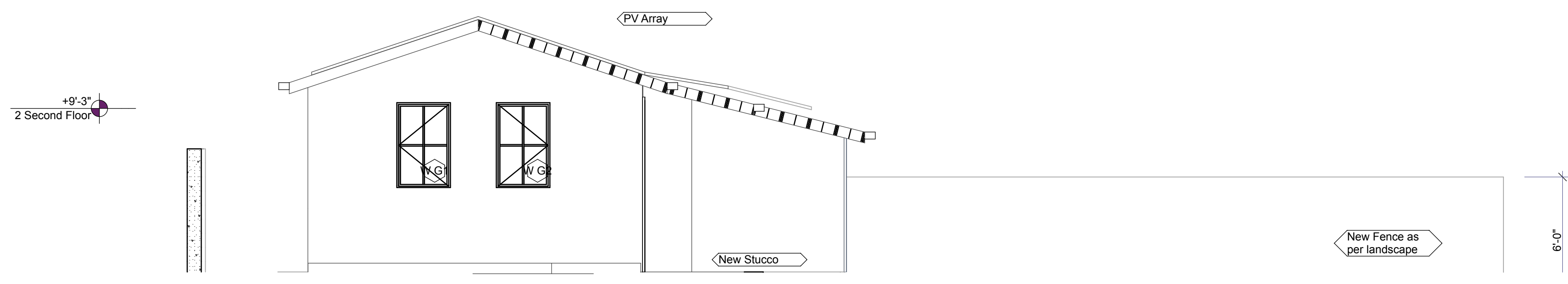
3
A204 **East Elevation**
SCALE: 1/4" = 1'-0"



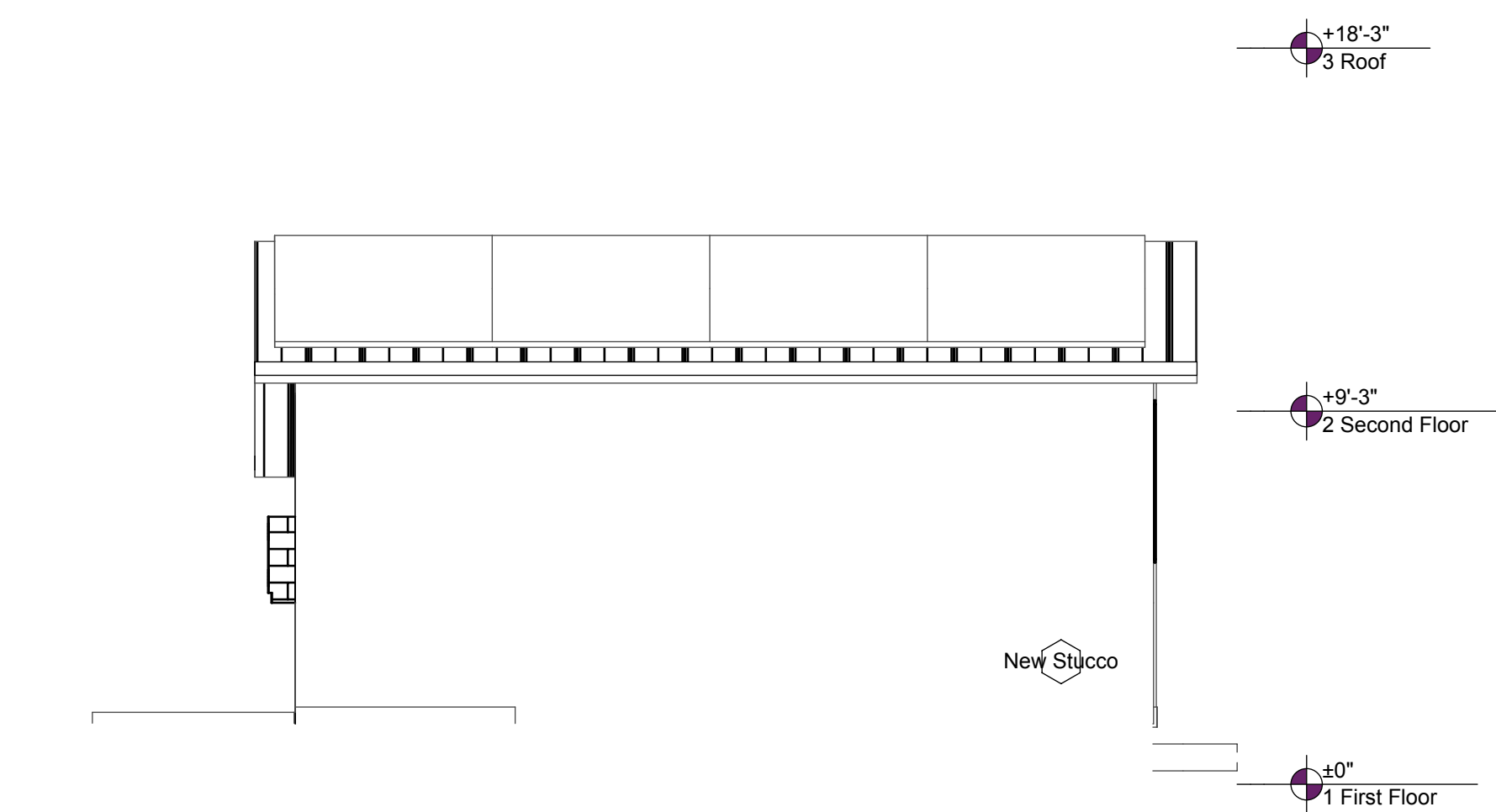
Garage is clad in wood,
with a stone base

trees #3-5

2
A204 **Garage South Elevation**
SCALE: 1/4" = 1'-0"



4
A204 **West Elevation**
SCALE: 1/4" = 1'-0"



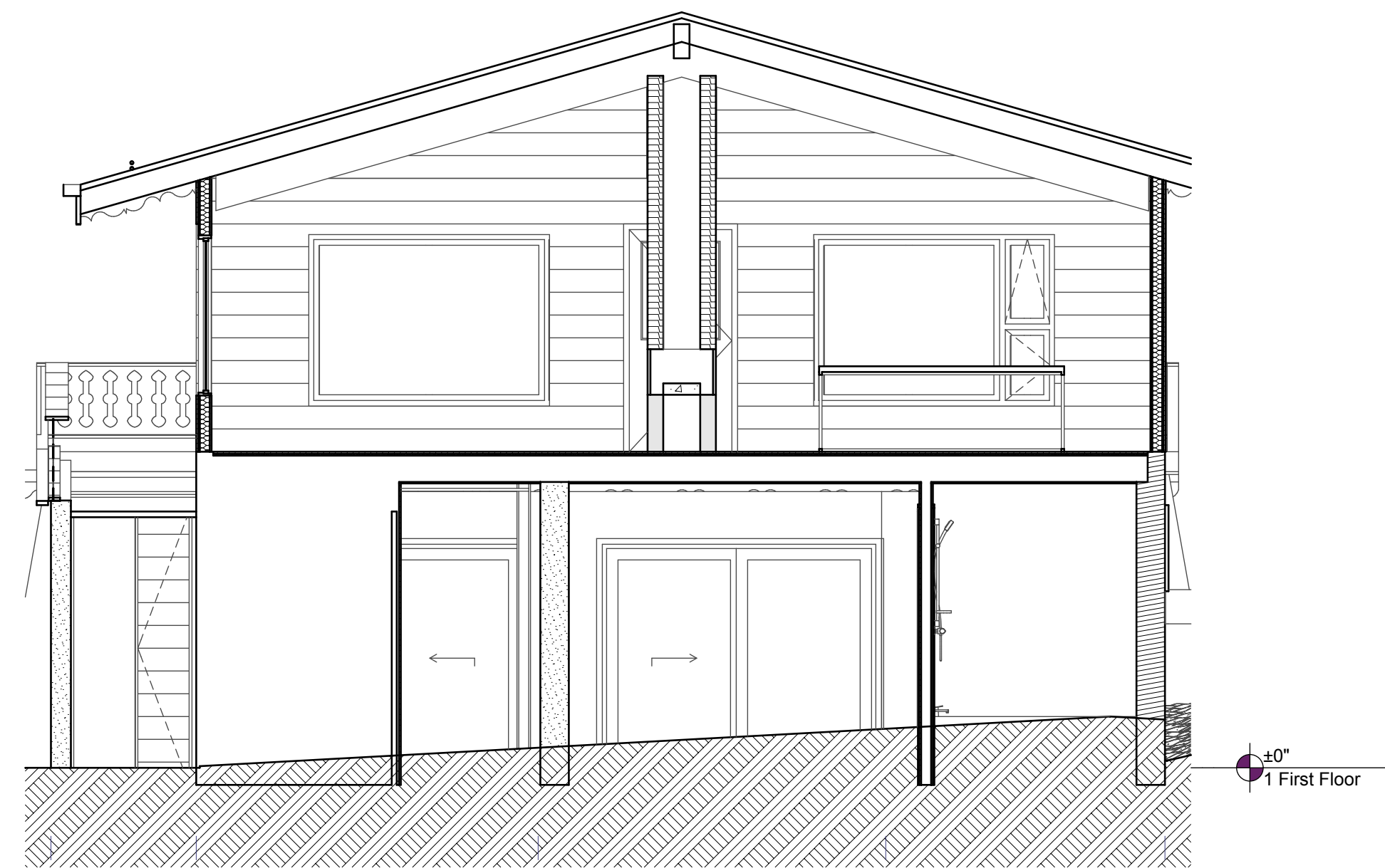
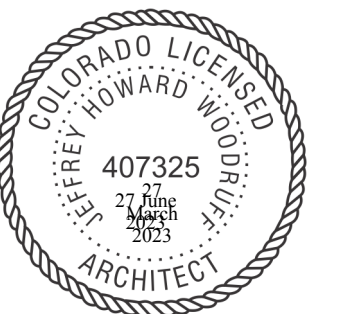
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Crystal River Civil, LLC

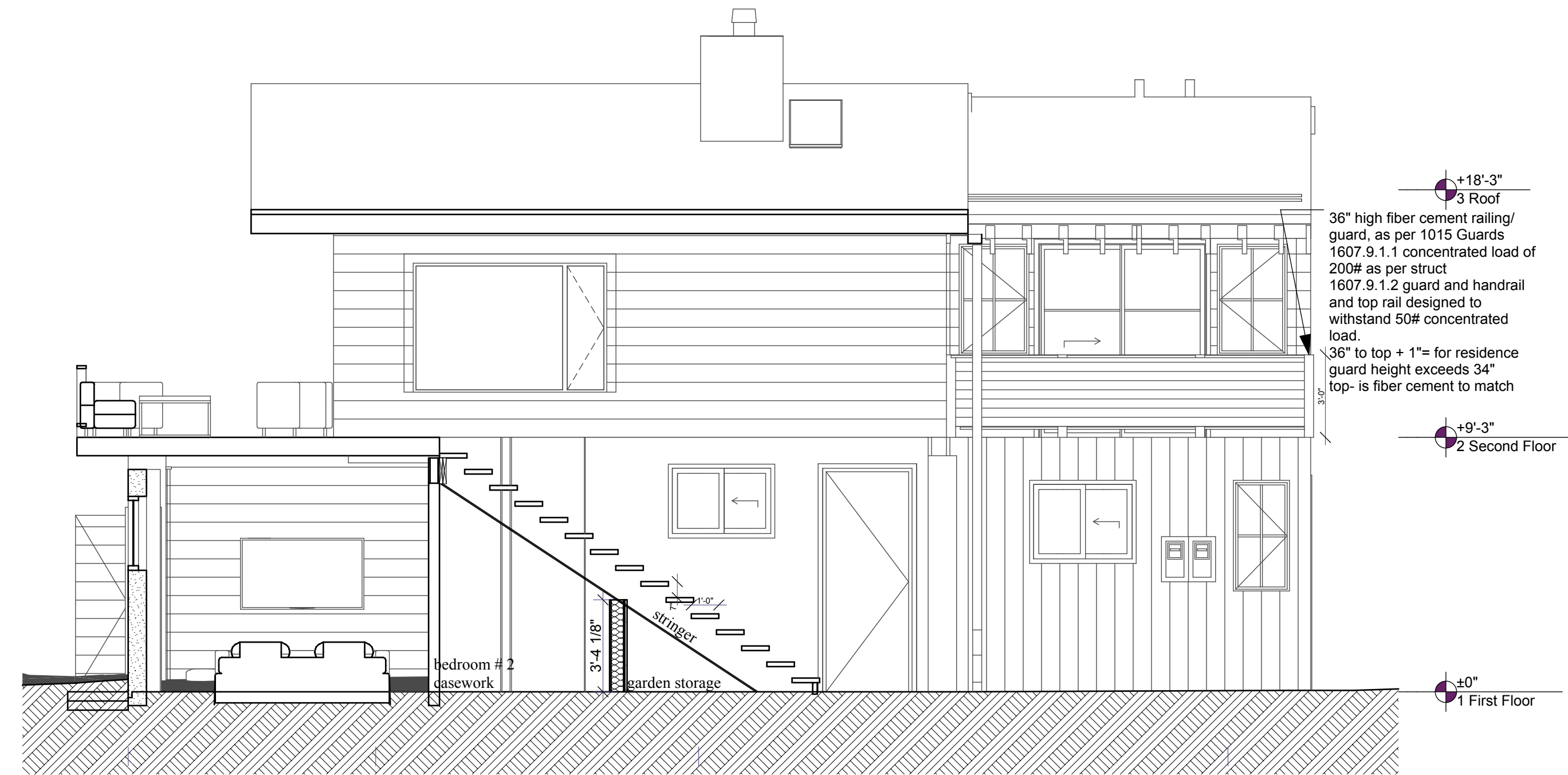
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Structural Engineer
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bwr.pe

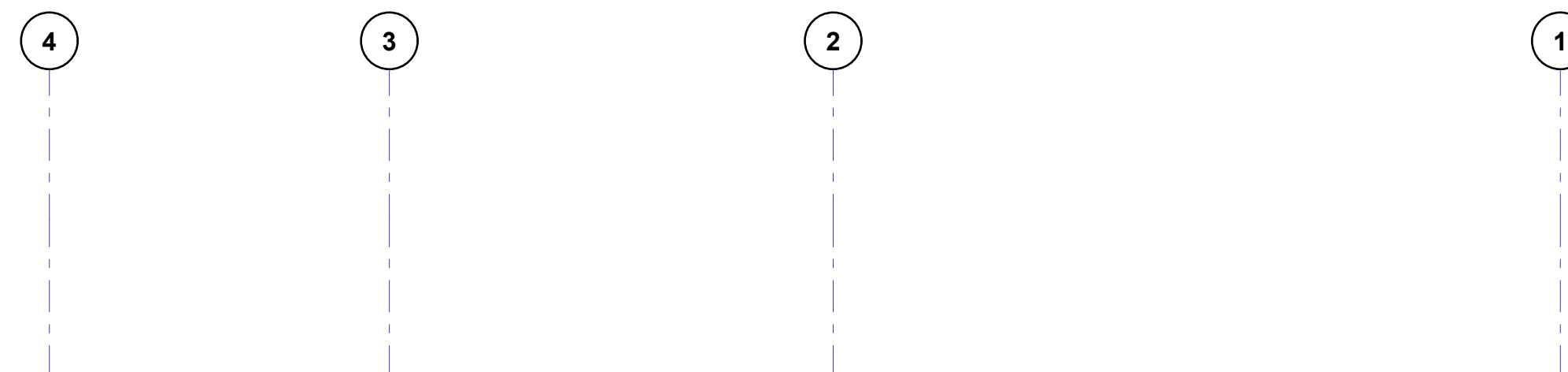
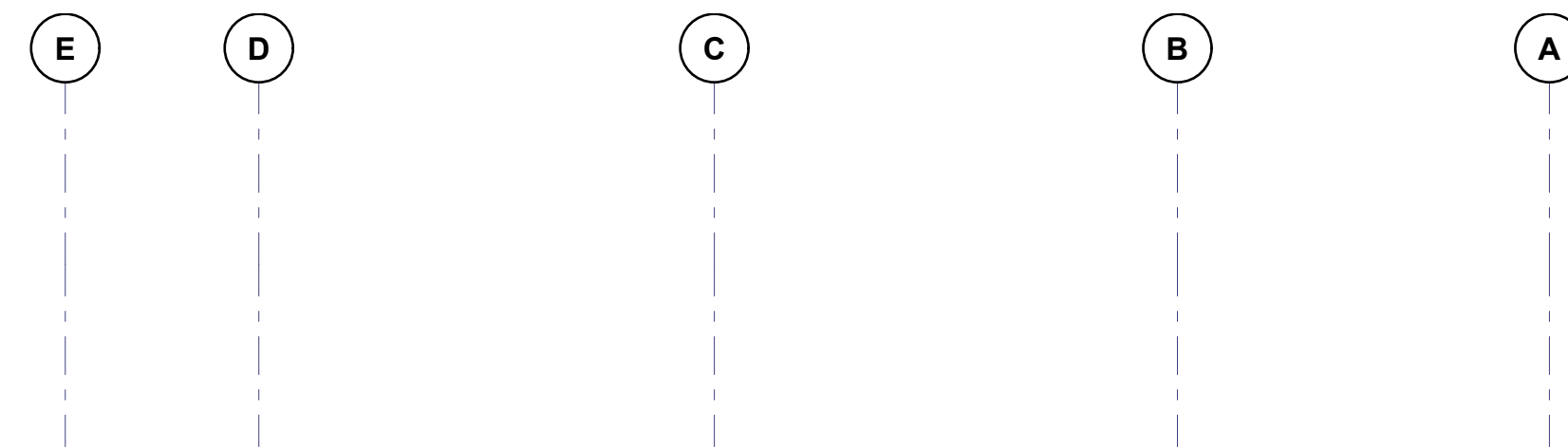
Contractor
Adam Rothberg
Rothberg Development



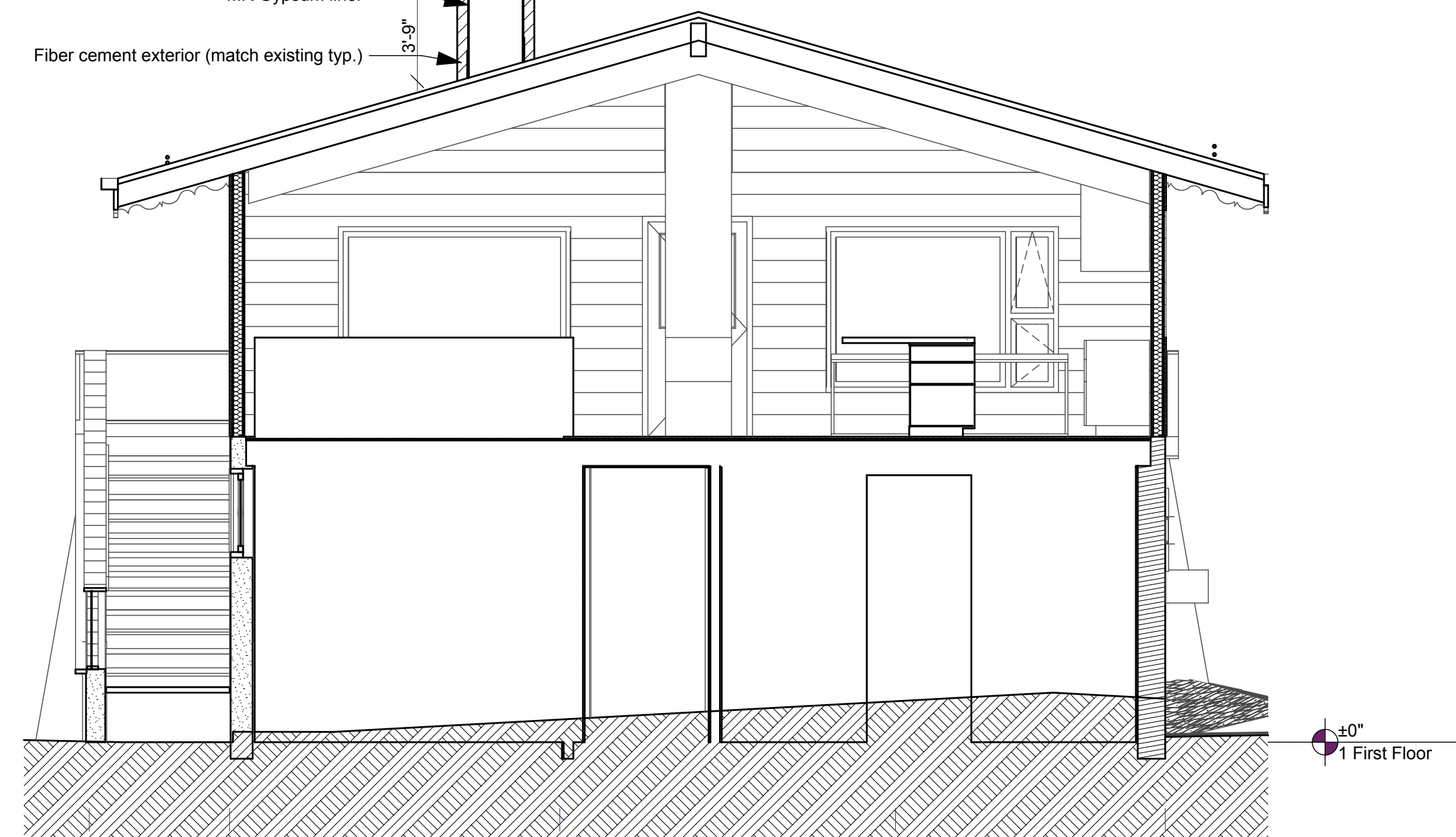
4
A300 transverse at Bedroom #2
SCALE: 1/4" = 1'-0"



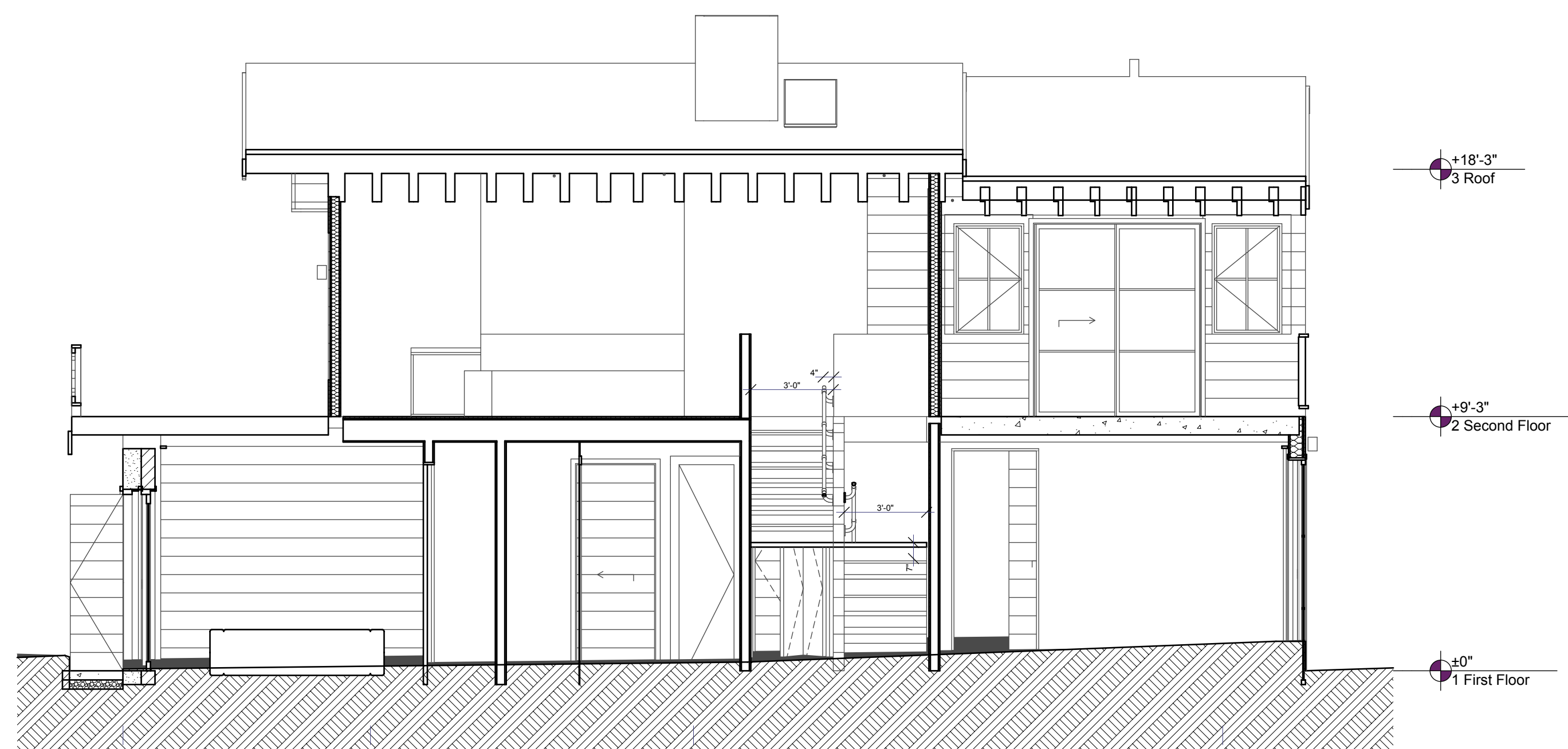
2
A300 longitudinal at Bedroom #2 and Garden Storage
SCALE: 1/4" = 1'-0"



New flu and cap as per mfg. (75' max), as per EPA
Chimney cap and flashing, seal penetration
Steel structural (box), 10 gauge
MR Gypsum liner
Fiber cement exterior (match existing typ.)



3
A300 transverse at chimney (new)
SCALE: 1/4" = 1'-0"



1
A300 Longitudinal at Stairs
SCALE: 1/4" = 1'-0"

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Building Sections

A300

SHEET 57

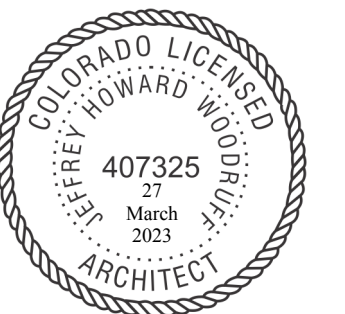
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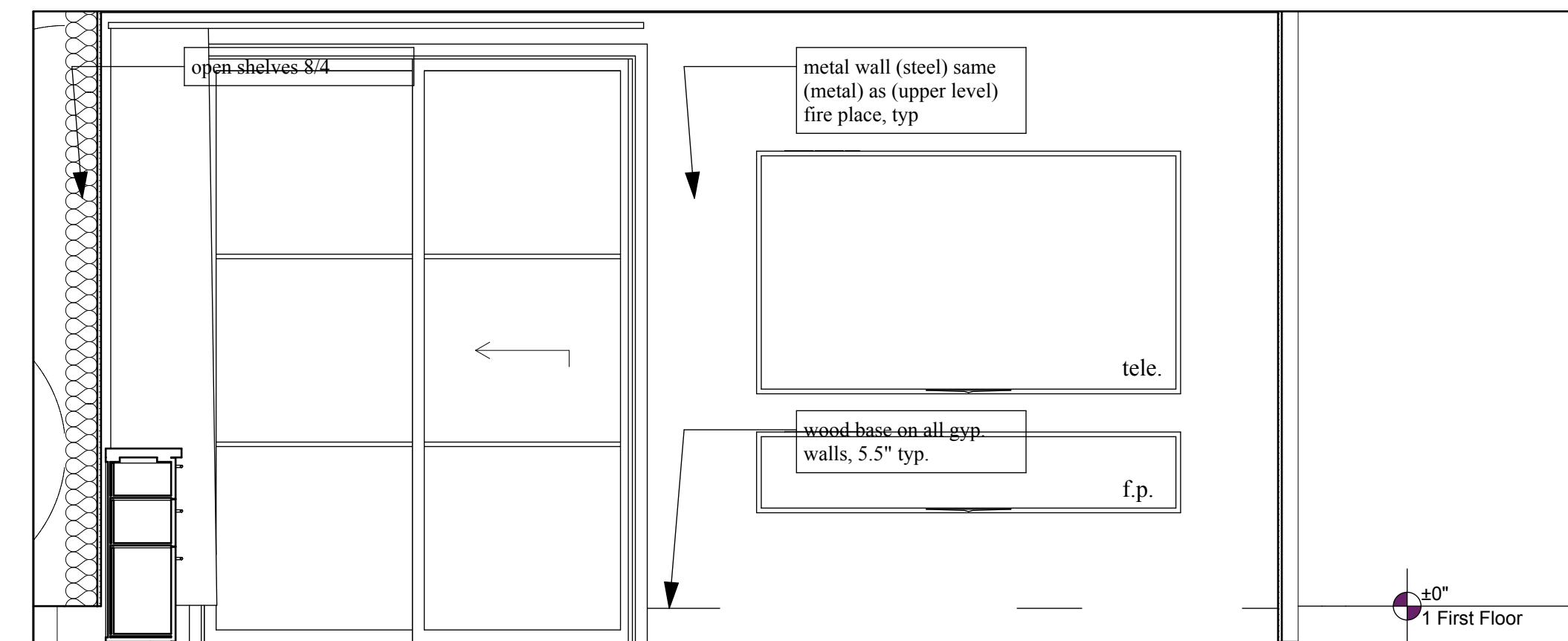
**Interior Elevations Entry
& Gym**

A400

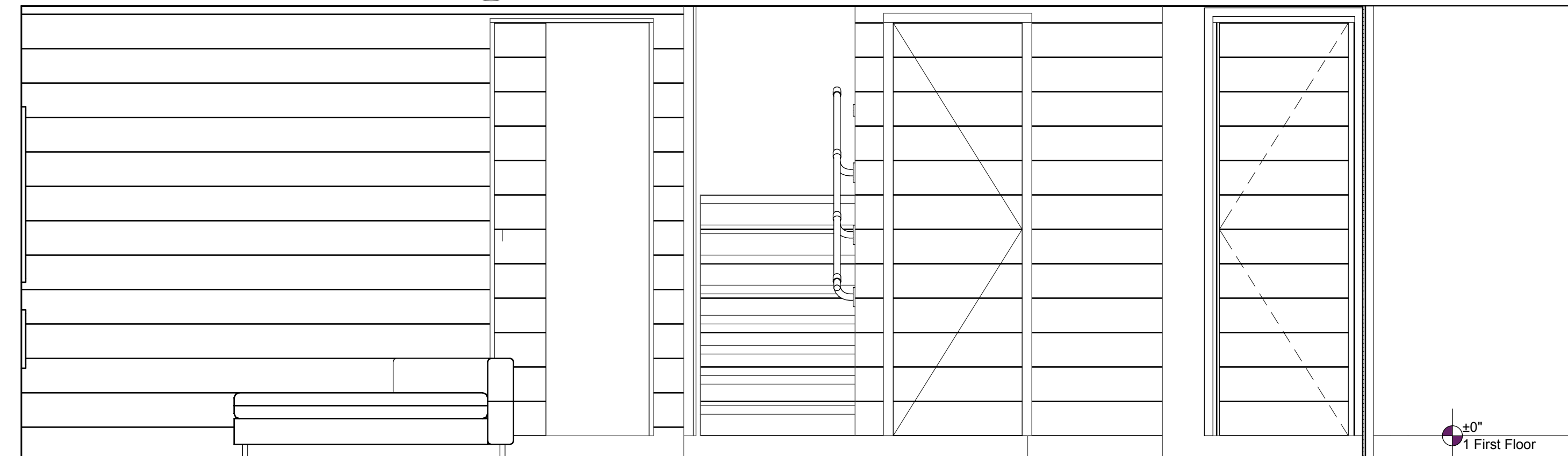
SHEET 58

On all wall with finish of
drywall, a 5.5" base is typ.
uon

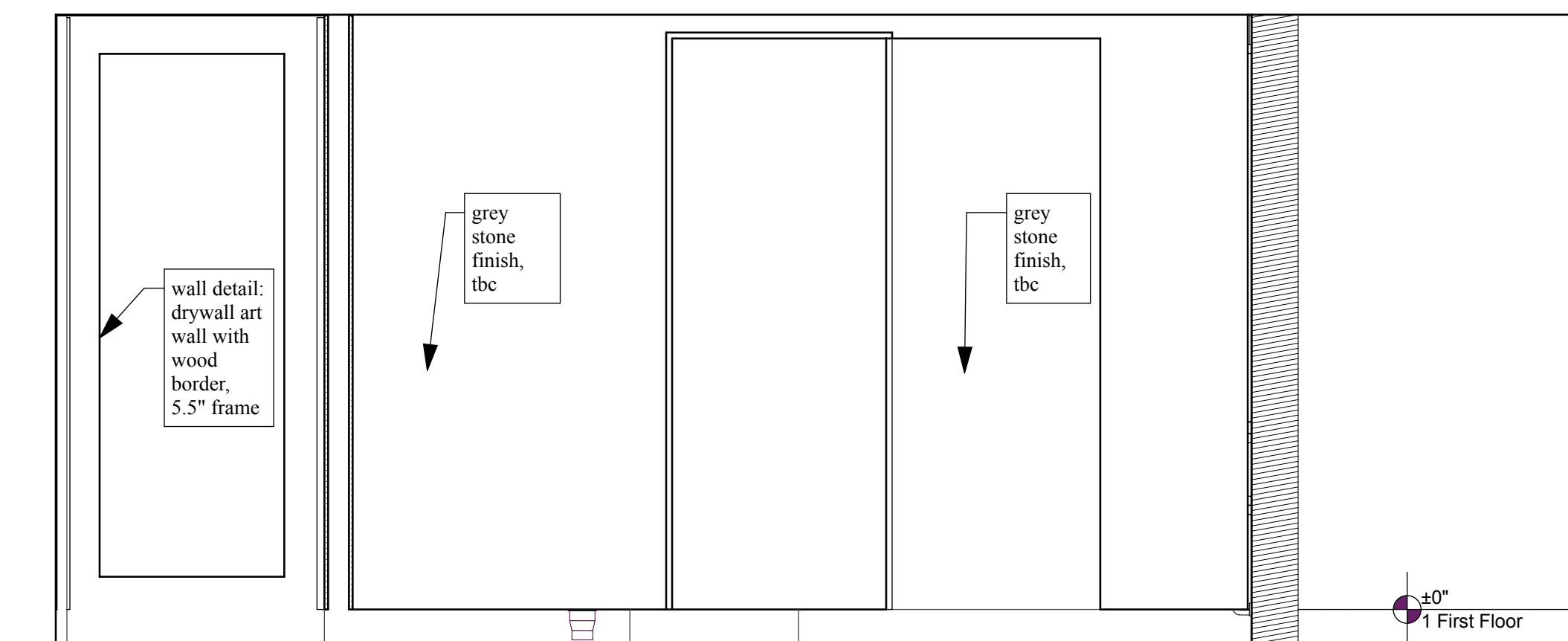
On all t&g walls, there are
vertical members on either
side of the t&g, to frame the
wall (and avoid seeing any
end grain).



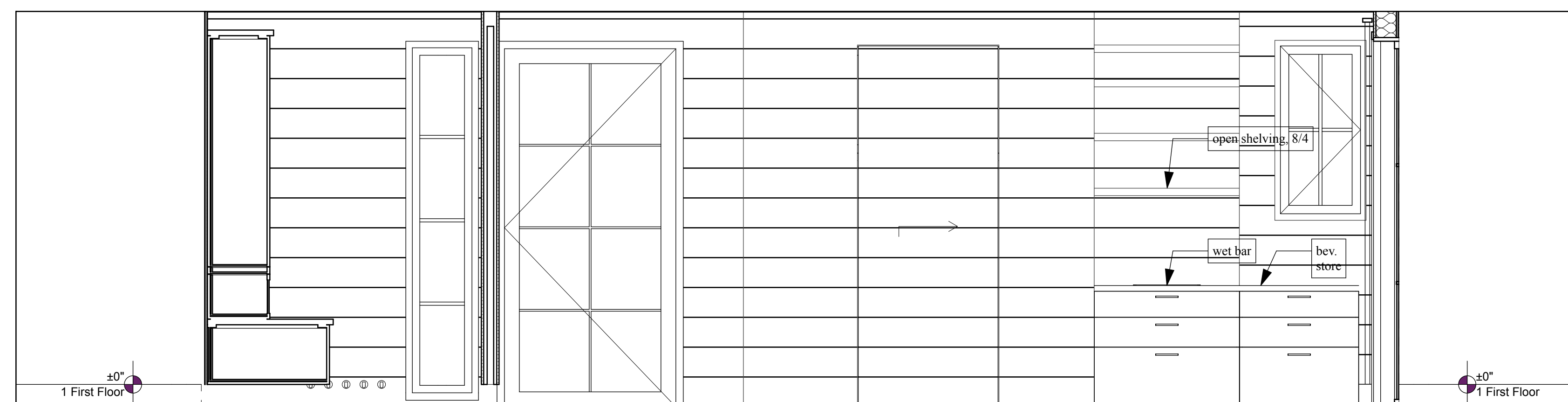
1 <Lower Living>
A400 SCALE: 1/2" = 1'-0"



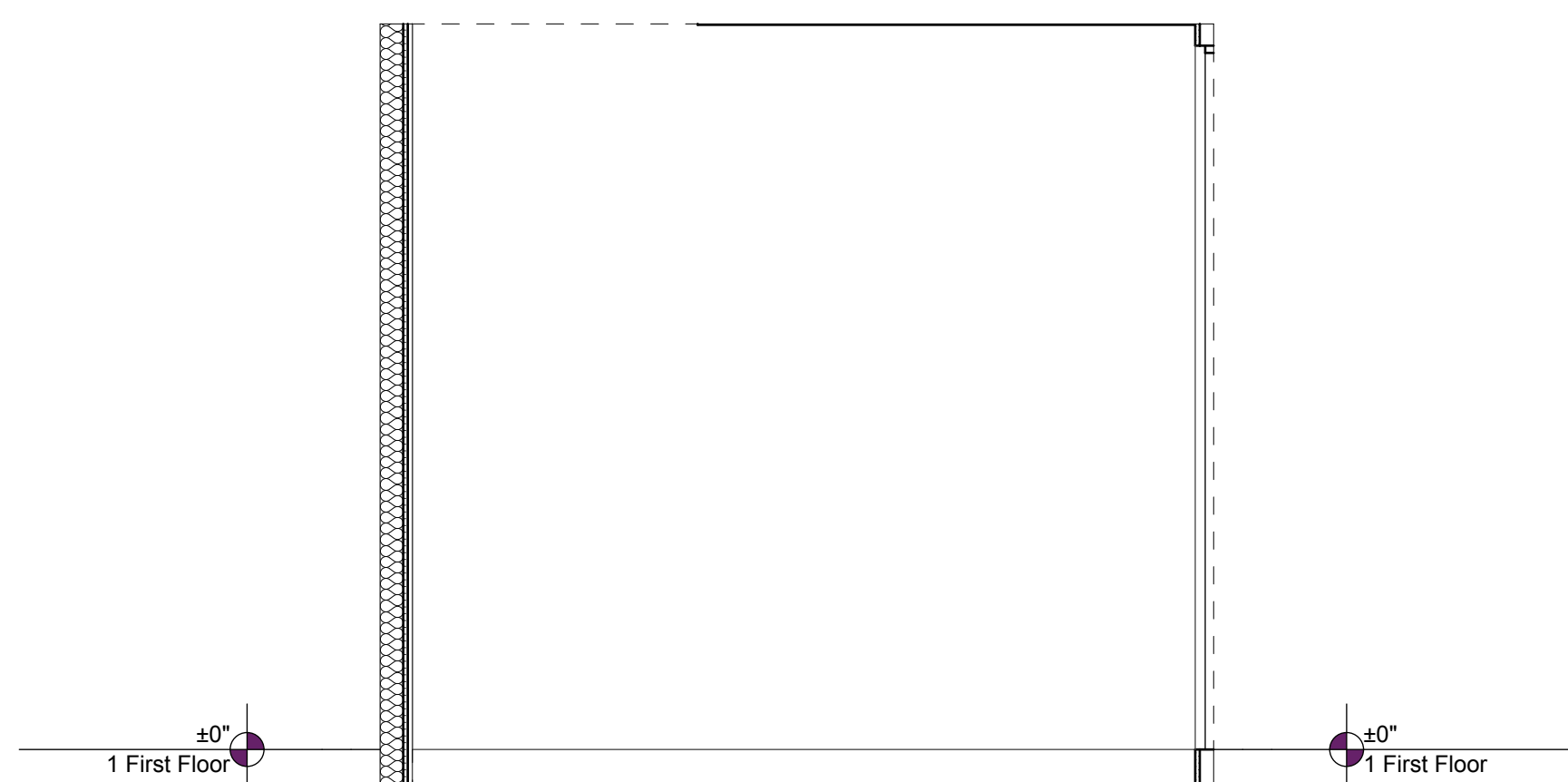
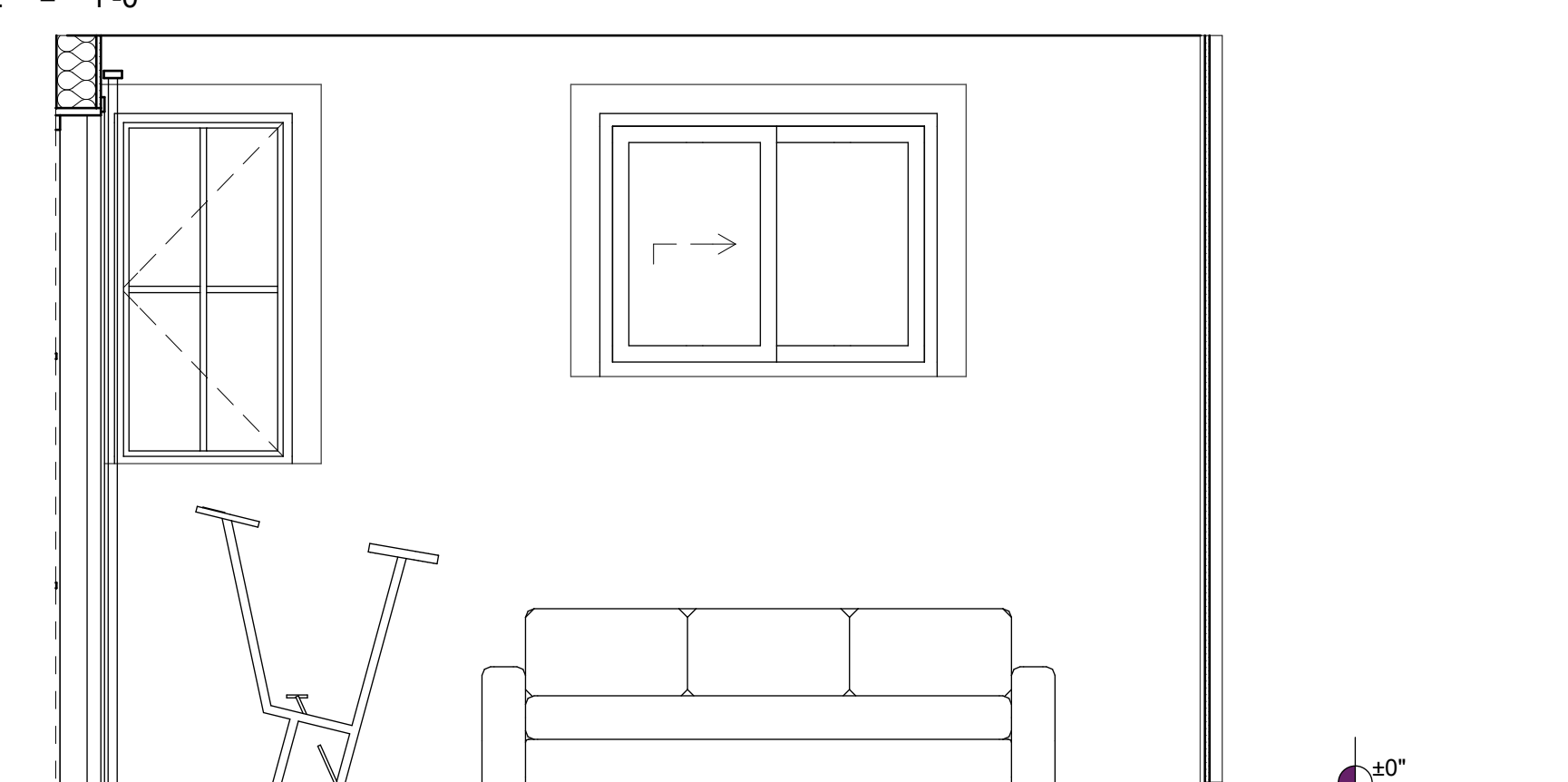
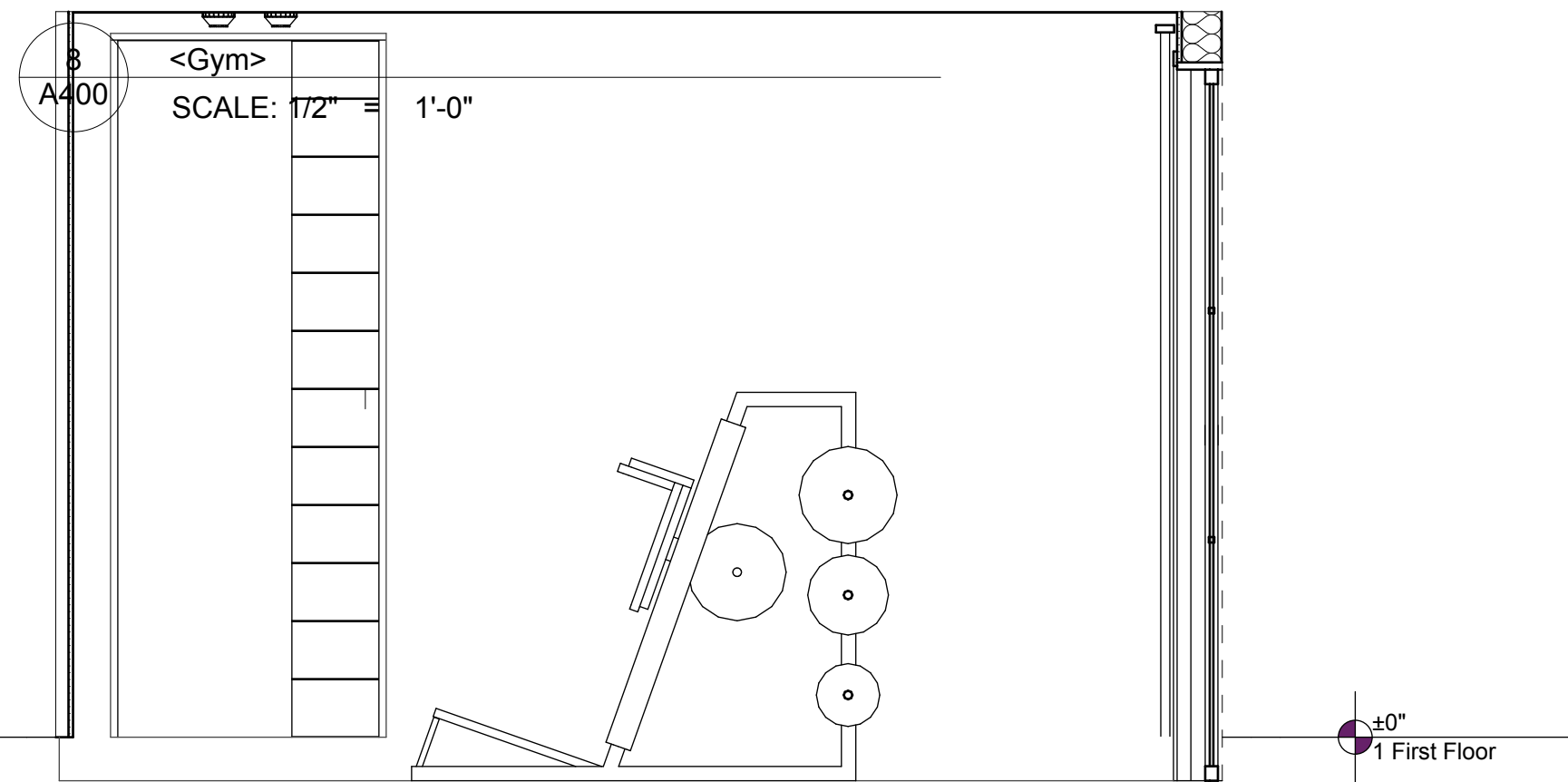
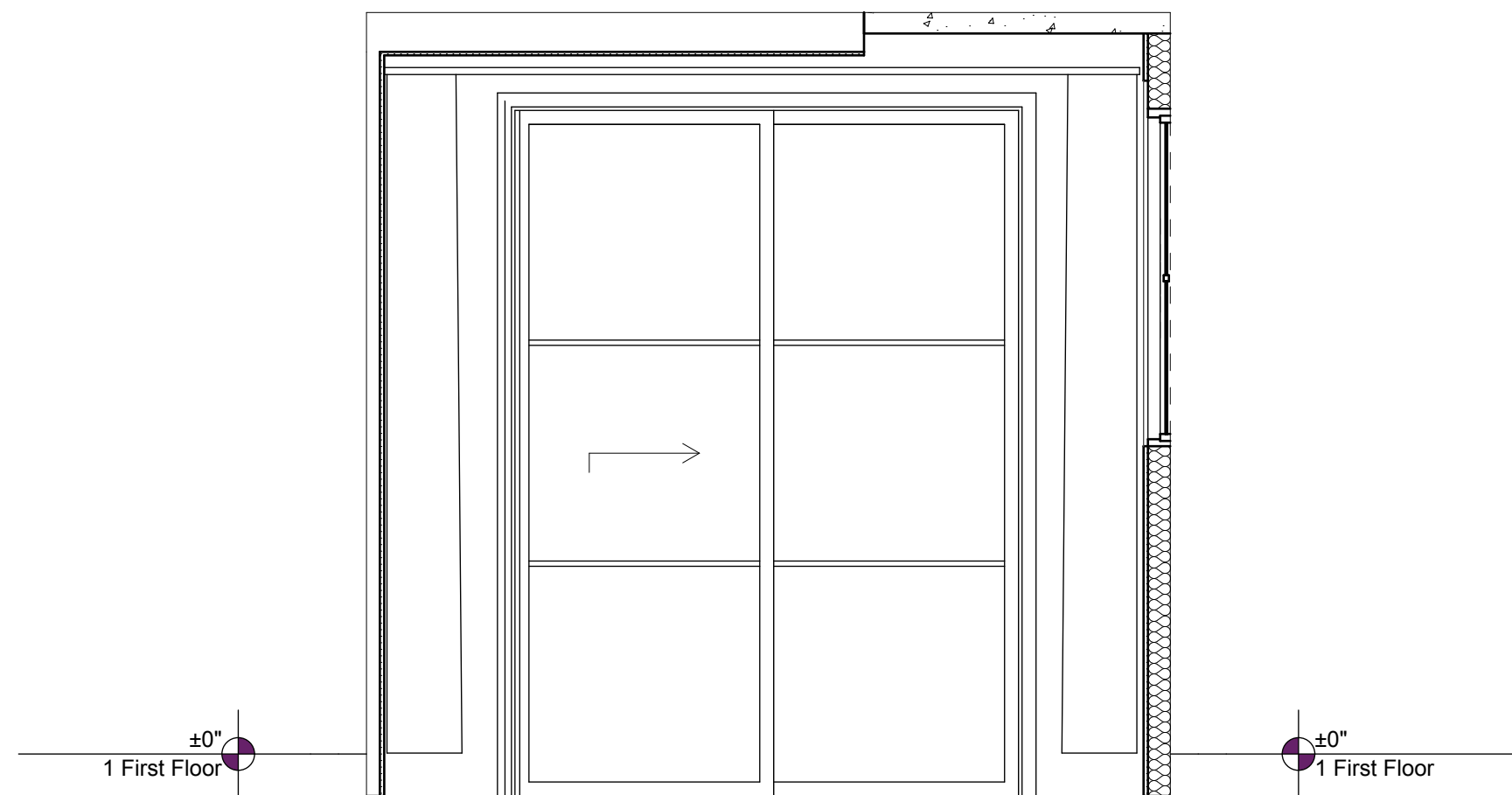
2 <Lower Living>
A400 SCALE: 1/2" = 1'-0"



3 <Lower Living> (1)
A400 SCALE: 1/2" = 1'-0"



4 <Lower Living> (1)
A400 SCALE: 1/2" = 1'-0"



6 <Gym>
A400 SCALE: 1/2" = 1'-0"

7 <Gym>
A400 SCALE: 1/2" = 1'-0"

5 <Gym>
A400 SCALE: 1/2" = 1'-0"

/Users/jeffrey/Documents/Cloud Hill/312 West Hyman/312_W_Hyman_10282024.pln

/Users/jeffrey/Documents/Cloud Hill/312 West Hyman/312_W_Hyman_10282024.pln

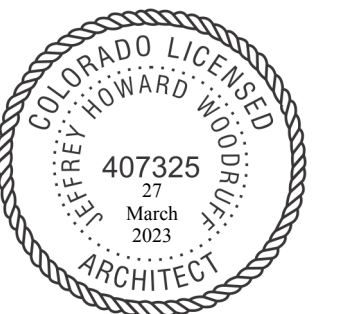
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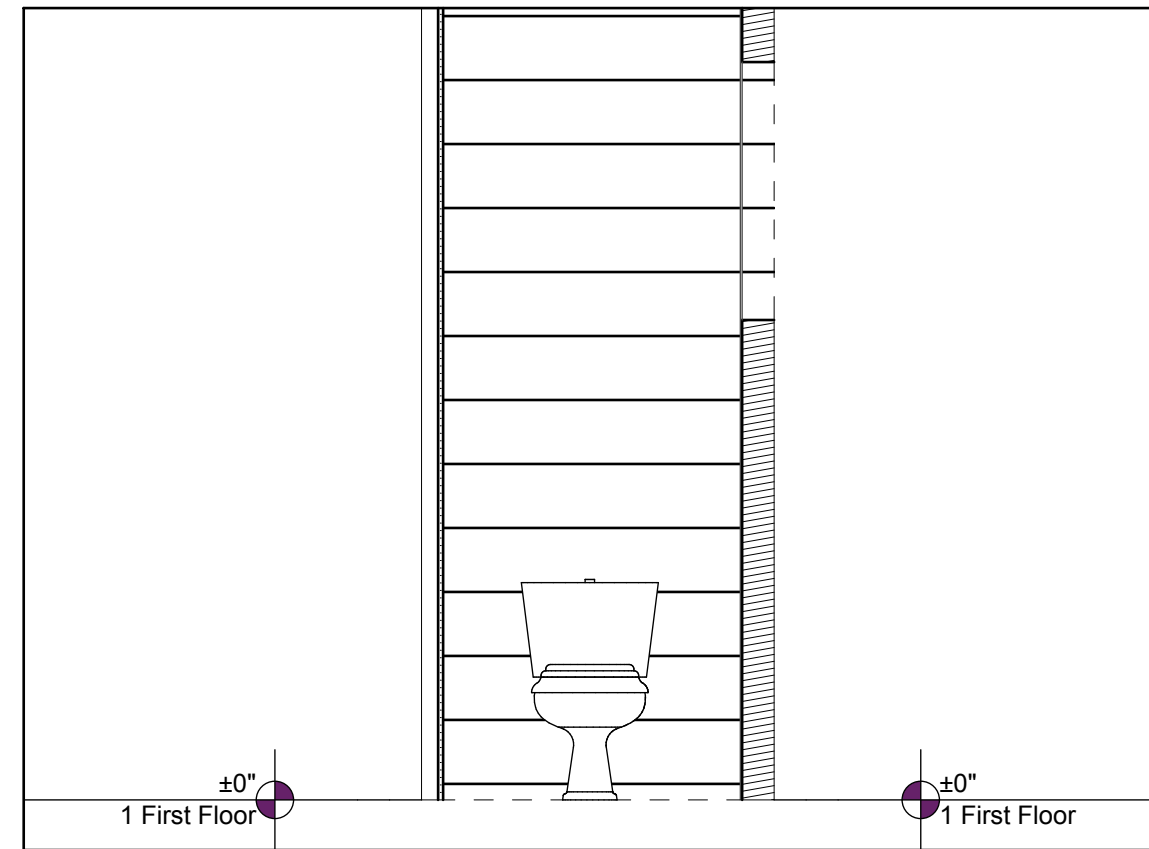
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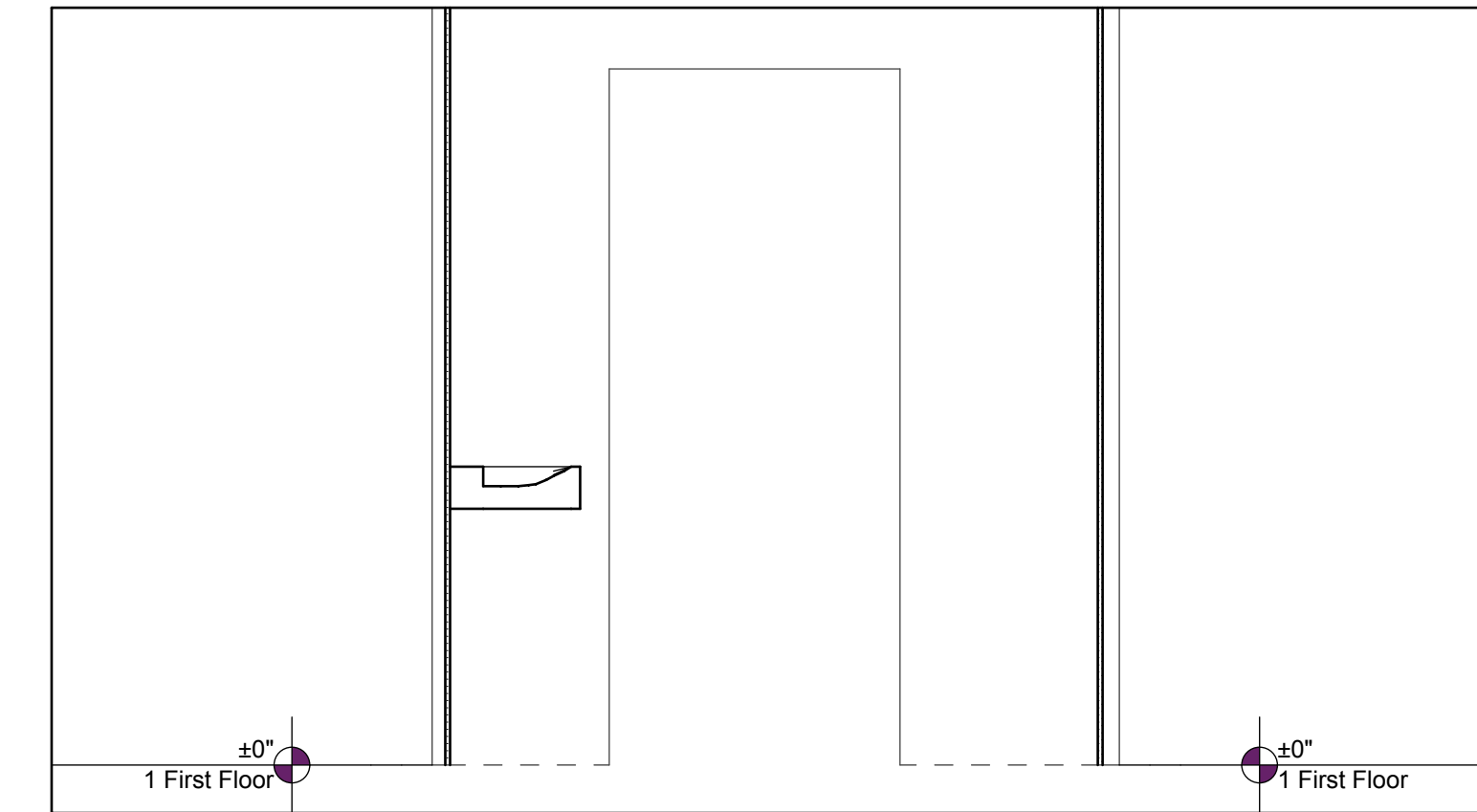
**Interior Elevations 1/2 &
Mud**

A401

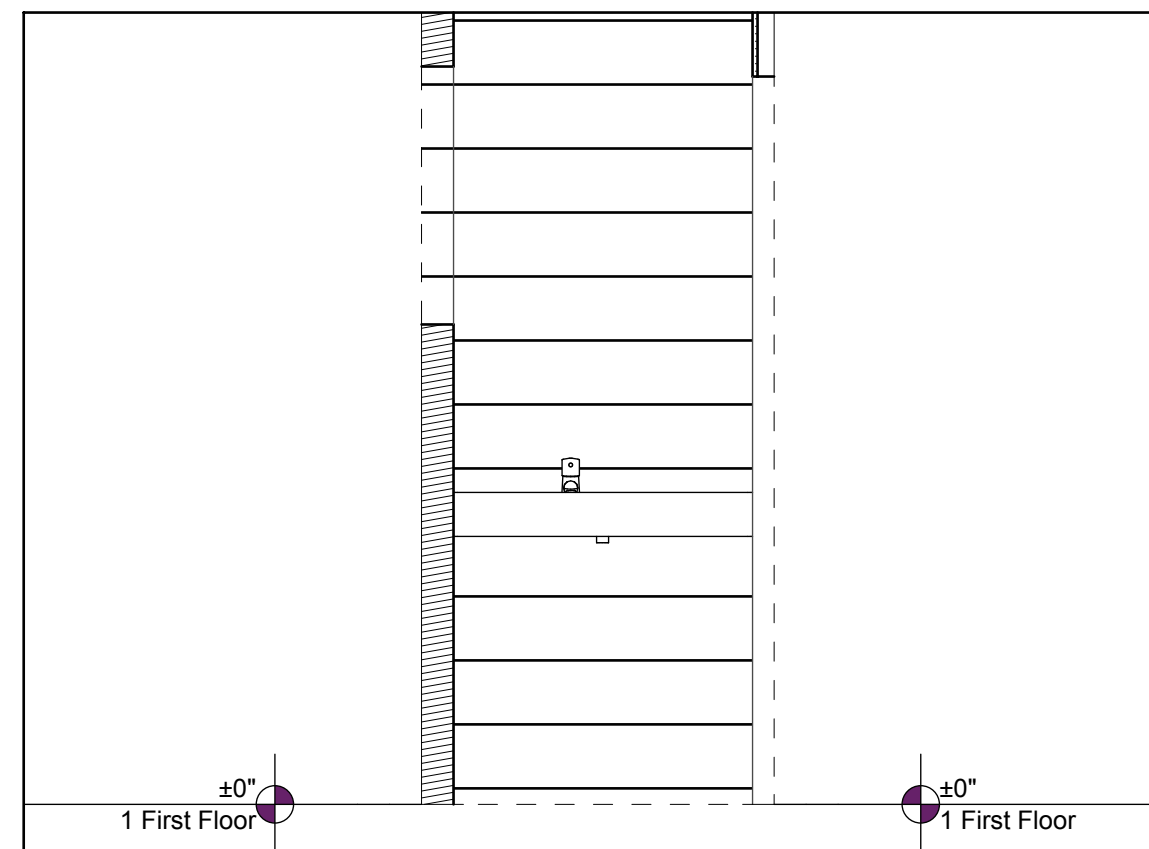
SHEET 59



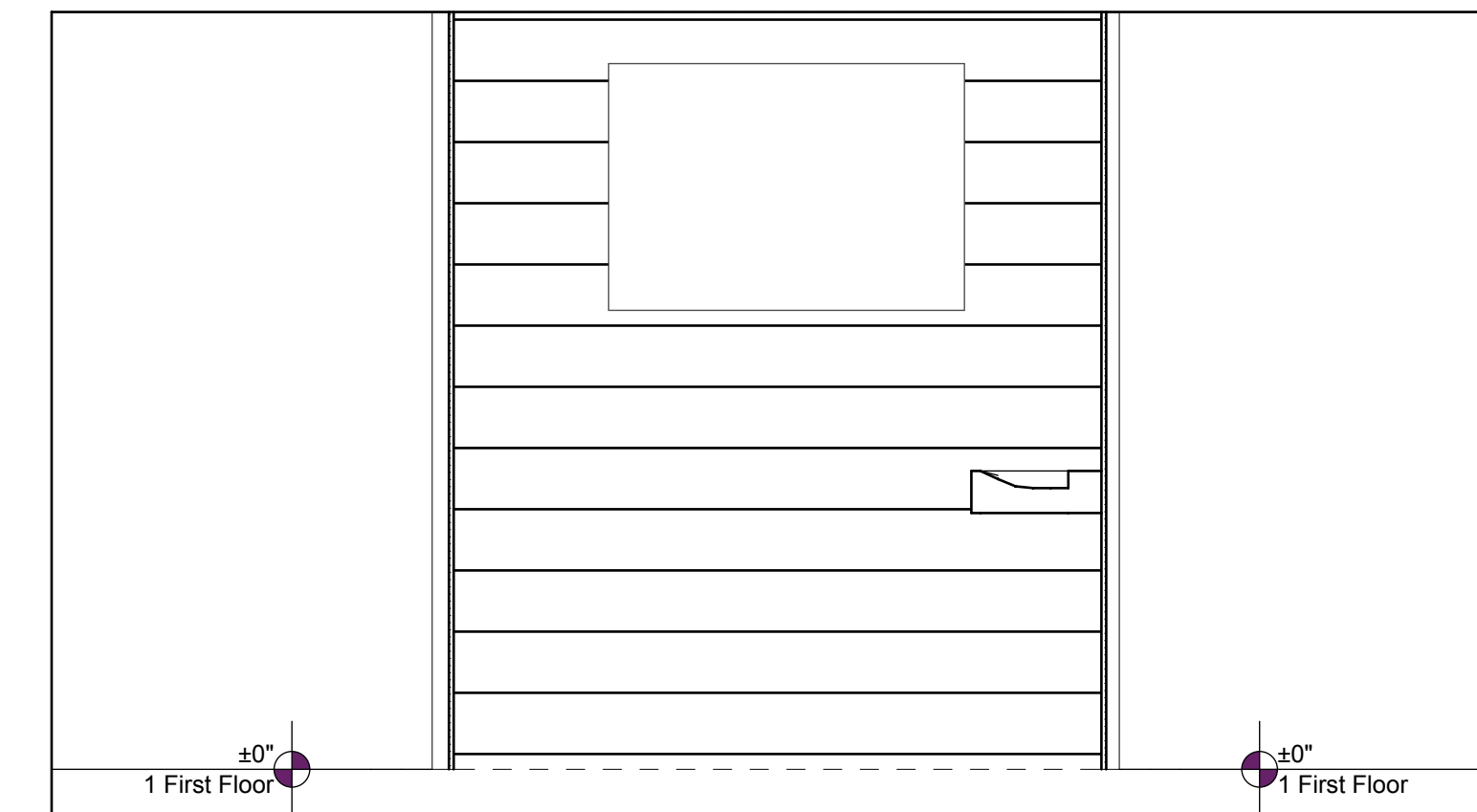
5
A401 <1/2 Bathe>
SCALE: 1/2" = 1'-0"



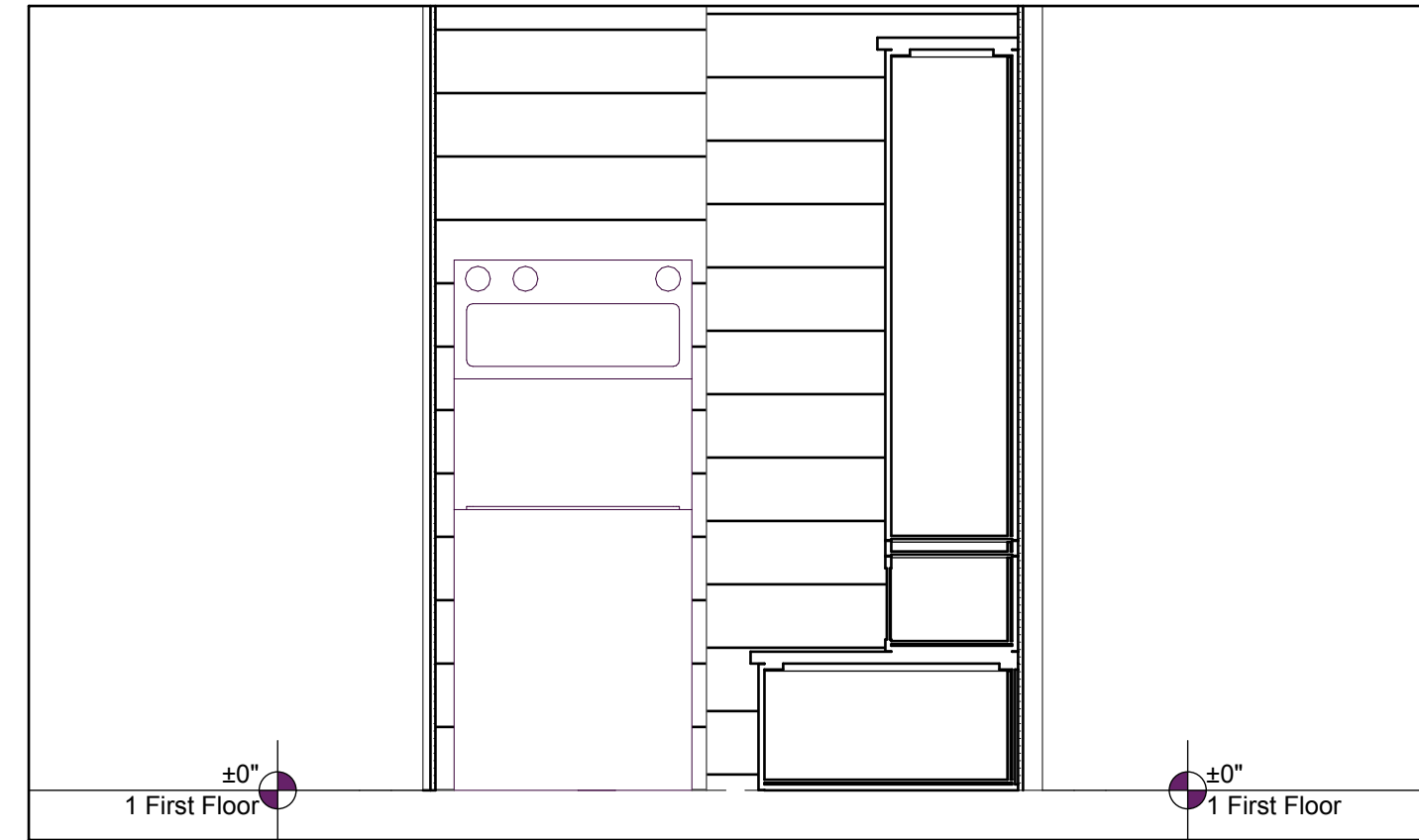
8
A401 <1/2 Bathe>
SCALE: 1/2" = 1'-0"



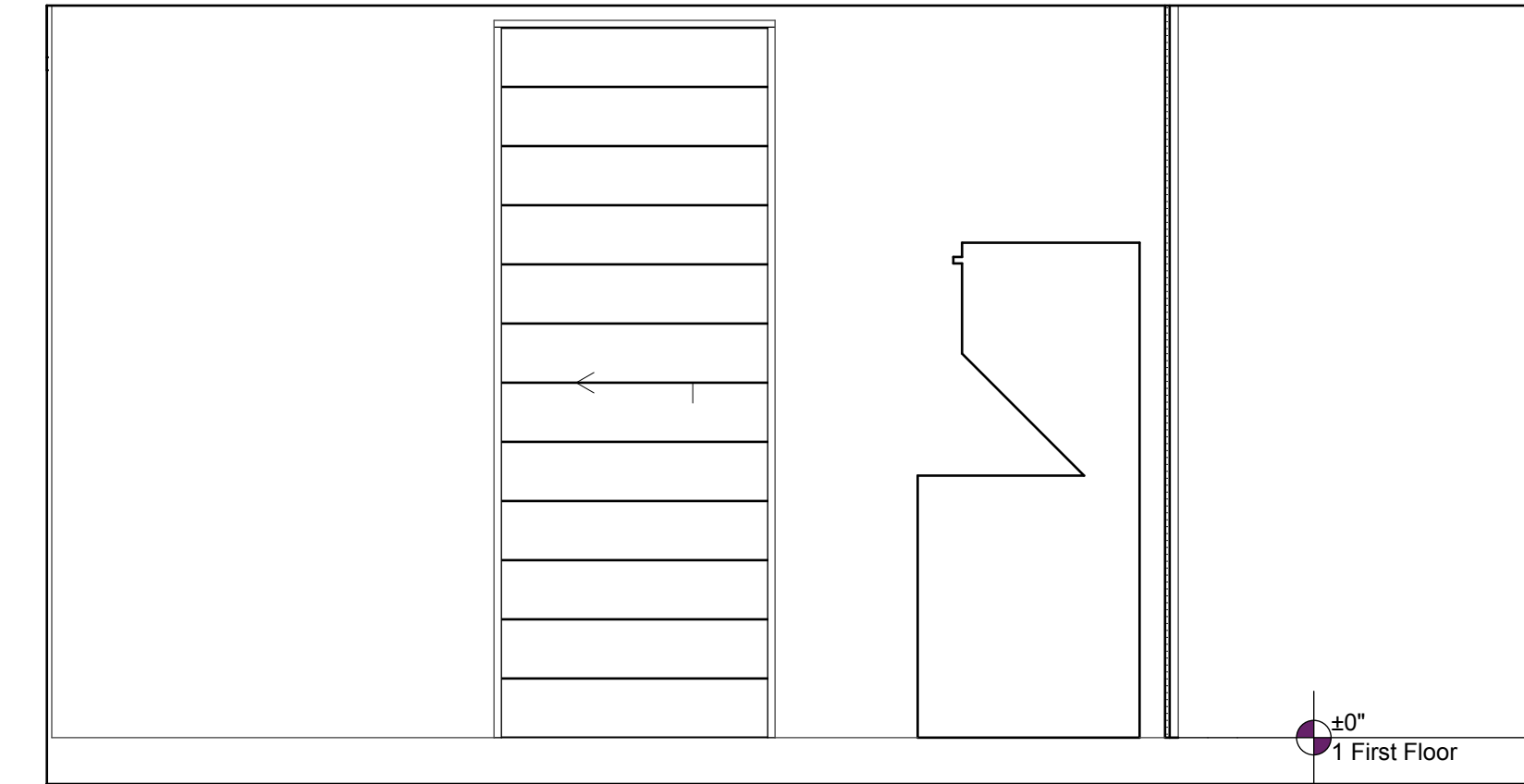
6
A401 <1/2 Bathe>
SCALE: 1/2" = 1'-0"



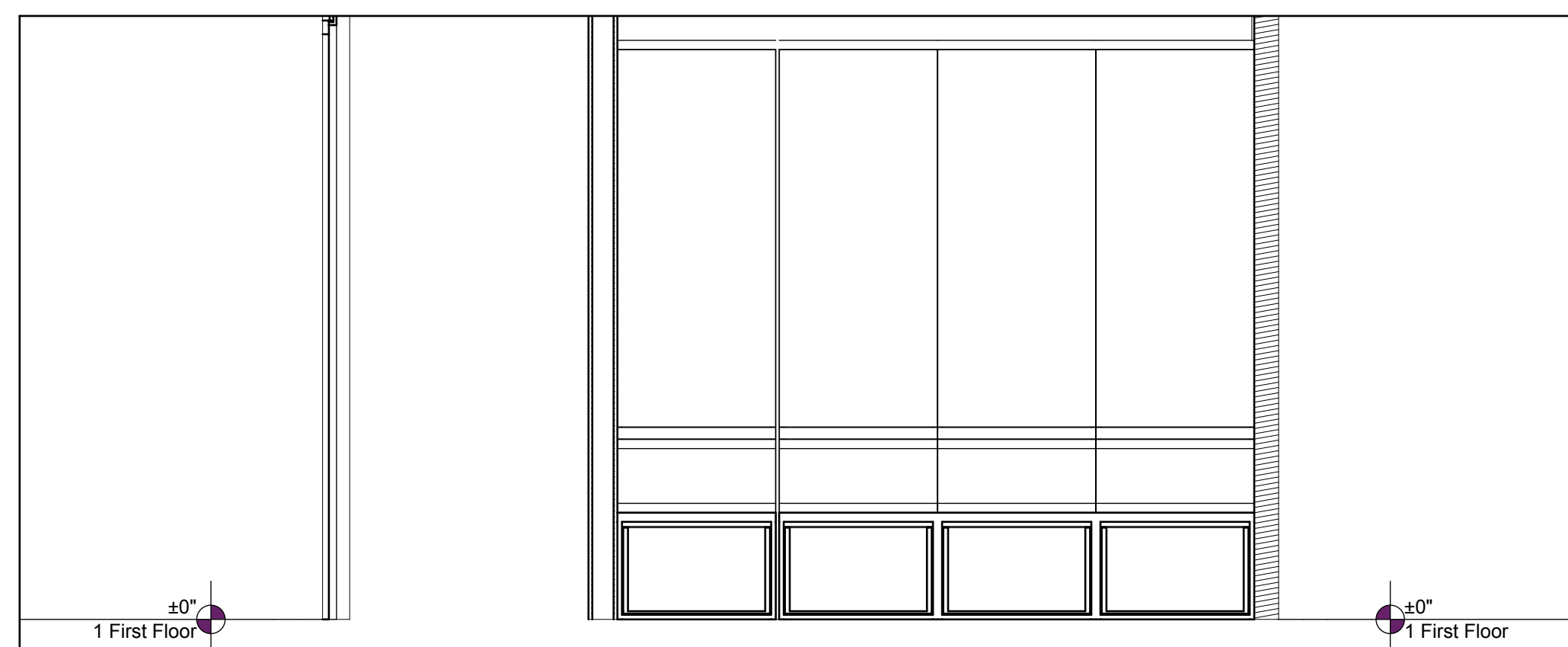
7
A401 <1/2 Bathe>
SCALE: 1/2" = 1'-0"



3
A401 <mud>
SCALE: 1/2" = 1'-0"



4
A401 <mud>
SCALE: 1/2" = 1'-0"



2
A401 <mud>
SCALE: 1/2" = 1'-0"



1
A401 <mud>
SCALE: 1/2" = 1'-0"

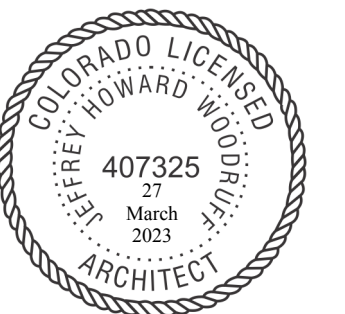
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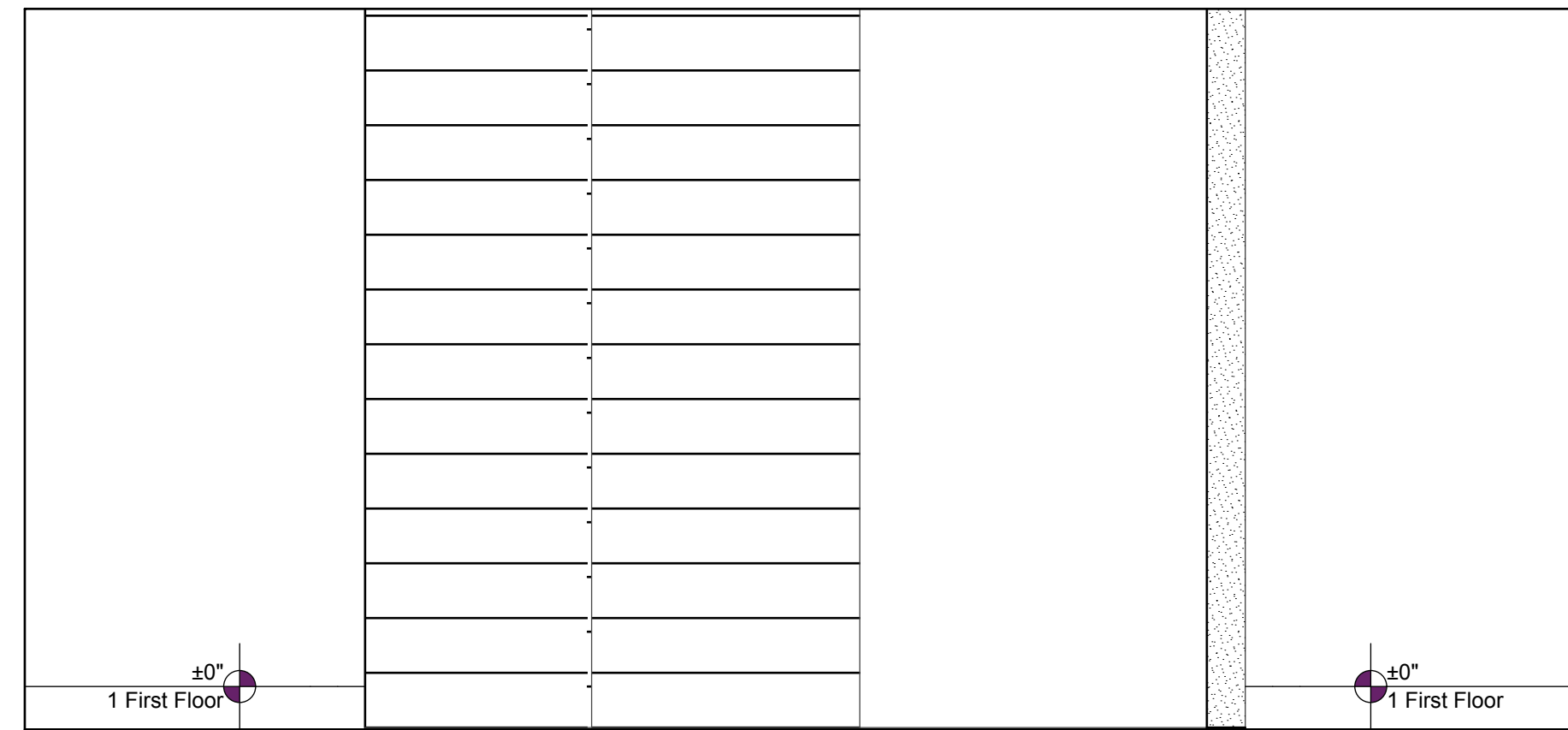
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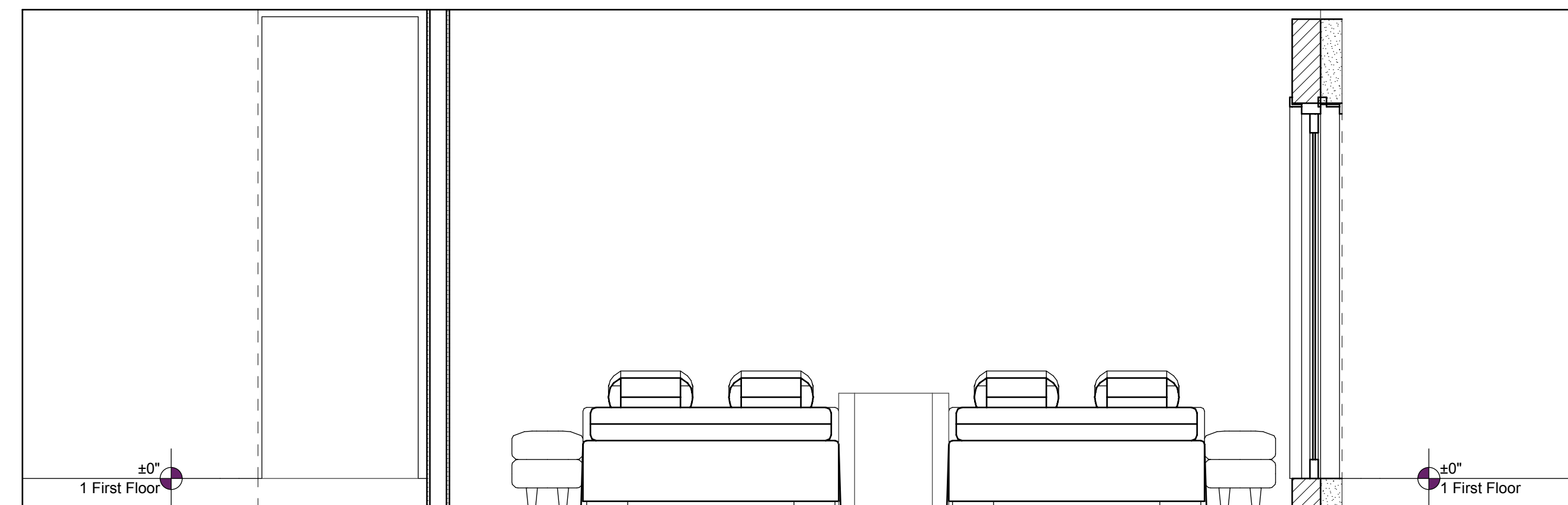
**Interior Elevations
Bedroom #2 Bathe #2**

A402

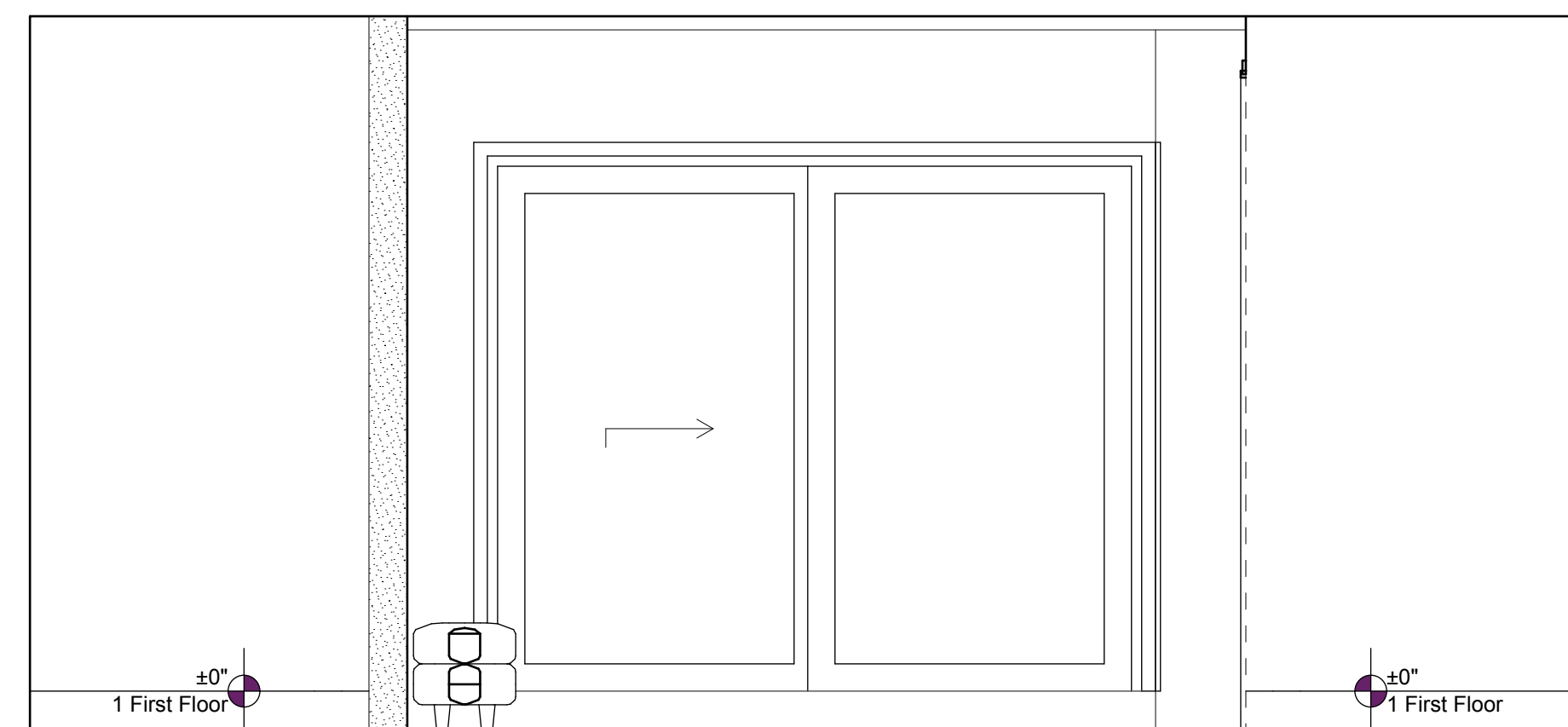
SHEET 60



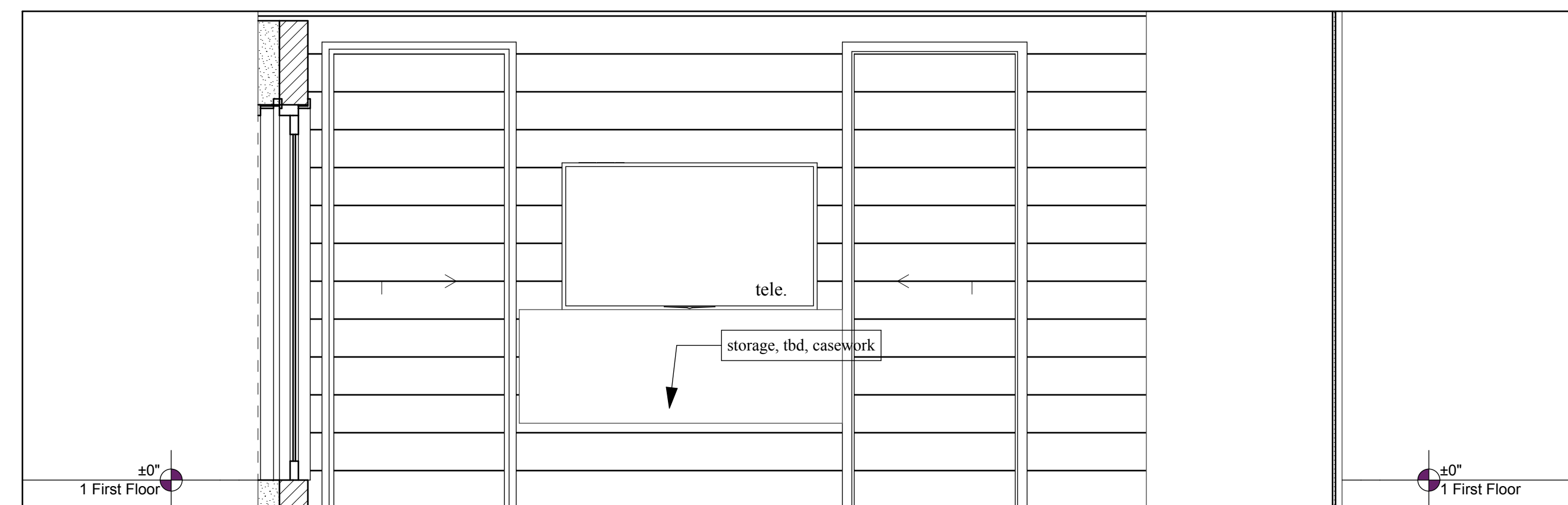
1
A402 <bedroom #2>
SCALE: 1/2" = 1'-0"



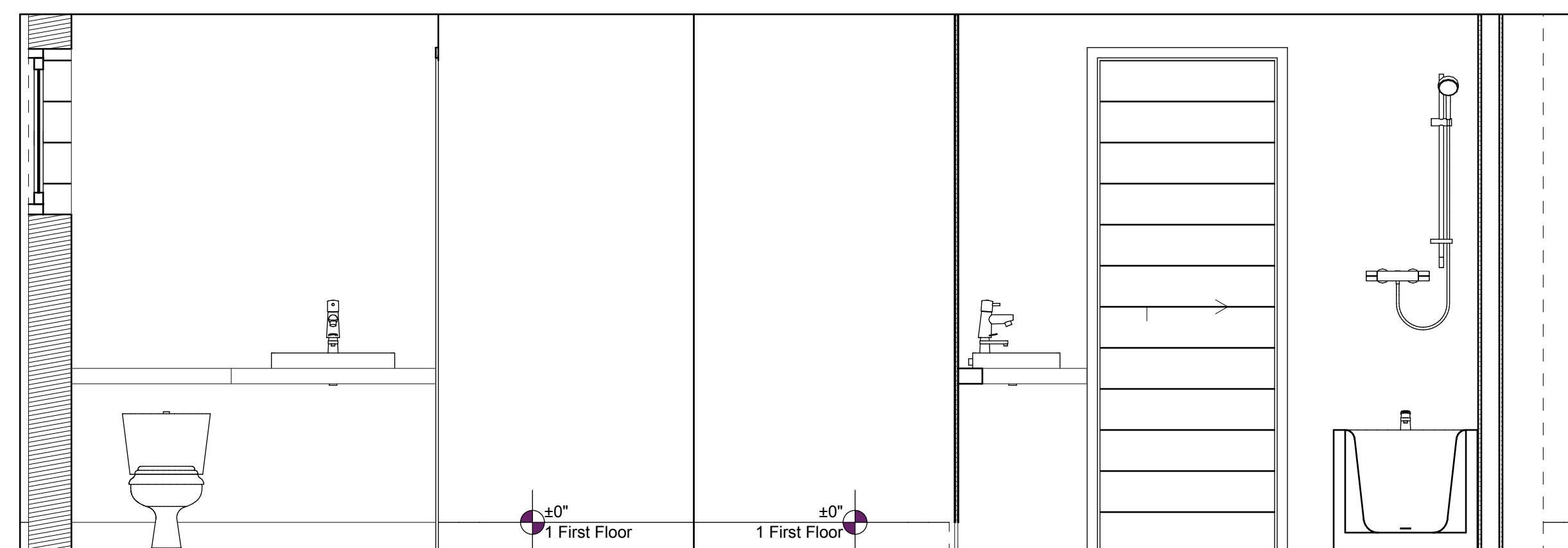
2
A402 <bedroom #2>
SCALE: 1/2" = 1'-0"



3
A402 <bedroom #2>
SCALE: 1/2" = 1'-0"

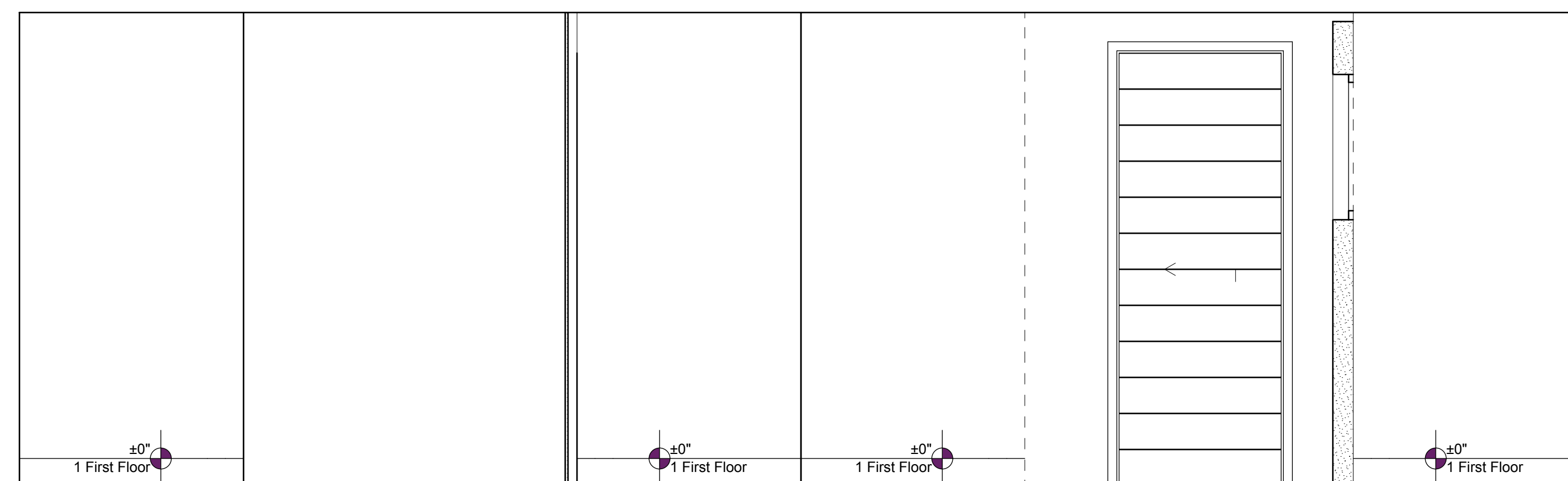


4
A402 <bedroom #2>
SCALE: 1/2" = 1'-0"



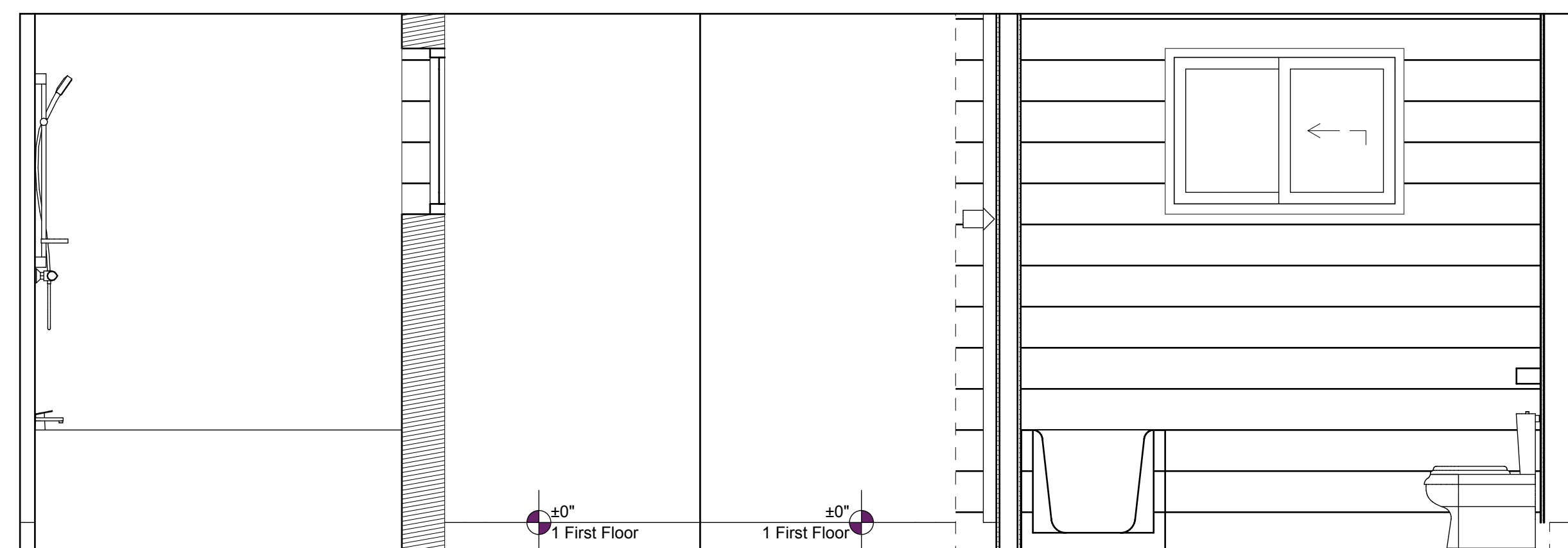
5
A402 <bathe #2>
SCALE: 1/2" = 1'-0"

6
A402 <bathe #2>
SCALE: 1/2" = 1'-0"



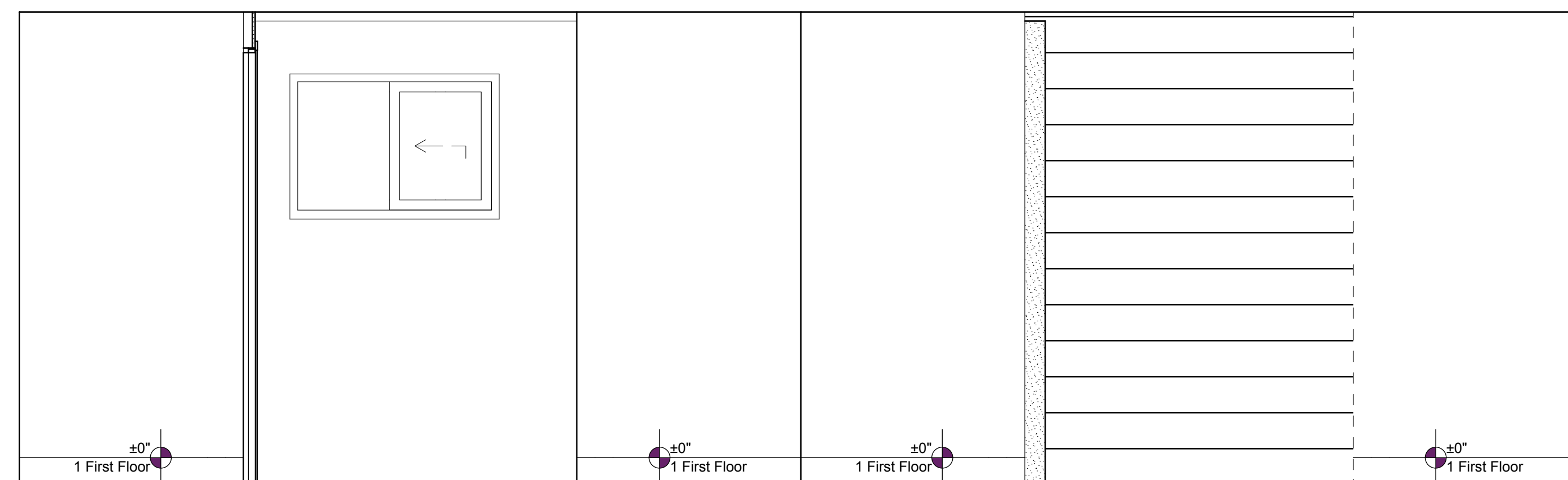
9
A402 <closet #2>
SCALE: 1/2" = 1'-0"

10
A402 <closet #2>
SCALE: 1/2" = 1'-0"



7
A402 <bathe #2>
SCALE: 1/2" = 1'-0"

8
A402 <bathe #2>
SCALE: 1/2" = 1'-0"



11
A402 <closet #2>
SCALE: 1/2" = 1'-0"

12
A402 <closet #2>
SCALE: 1/2" = 1'-0"

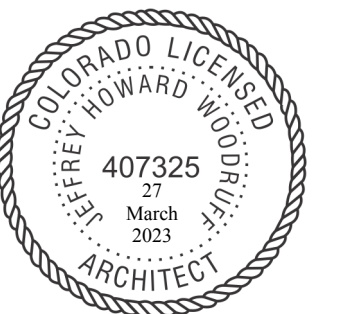
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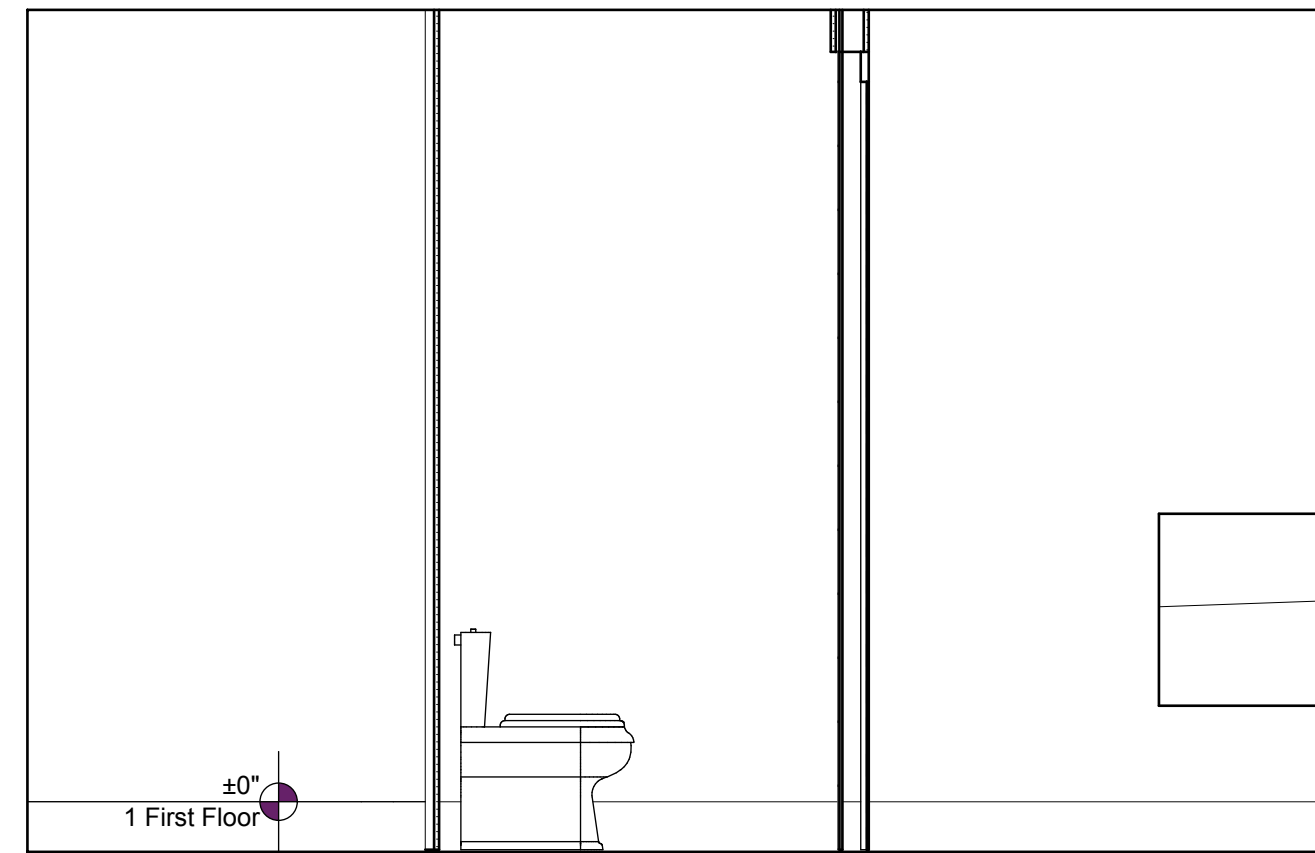
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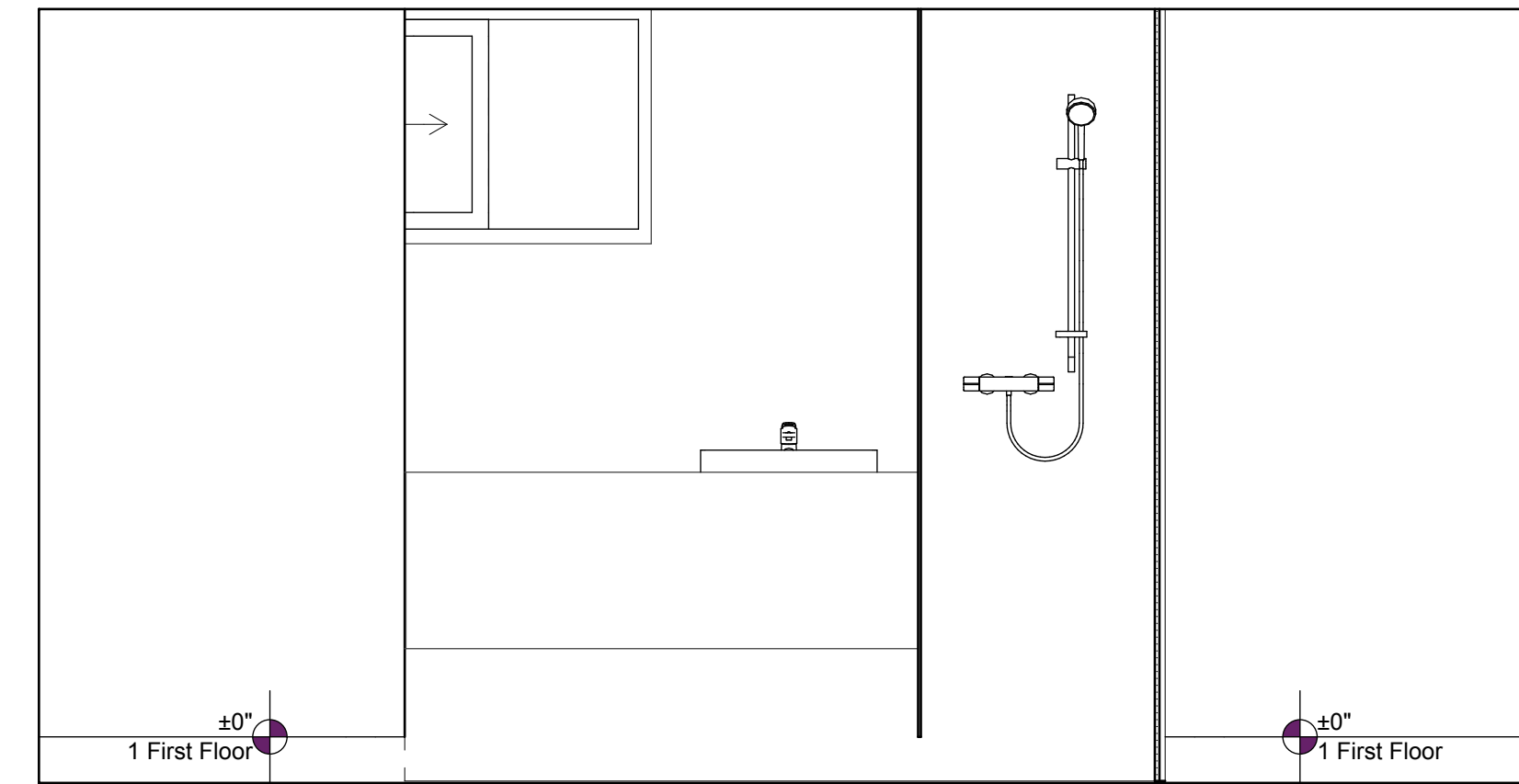
Bedroom #3

A403

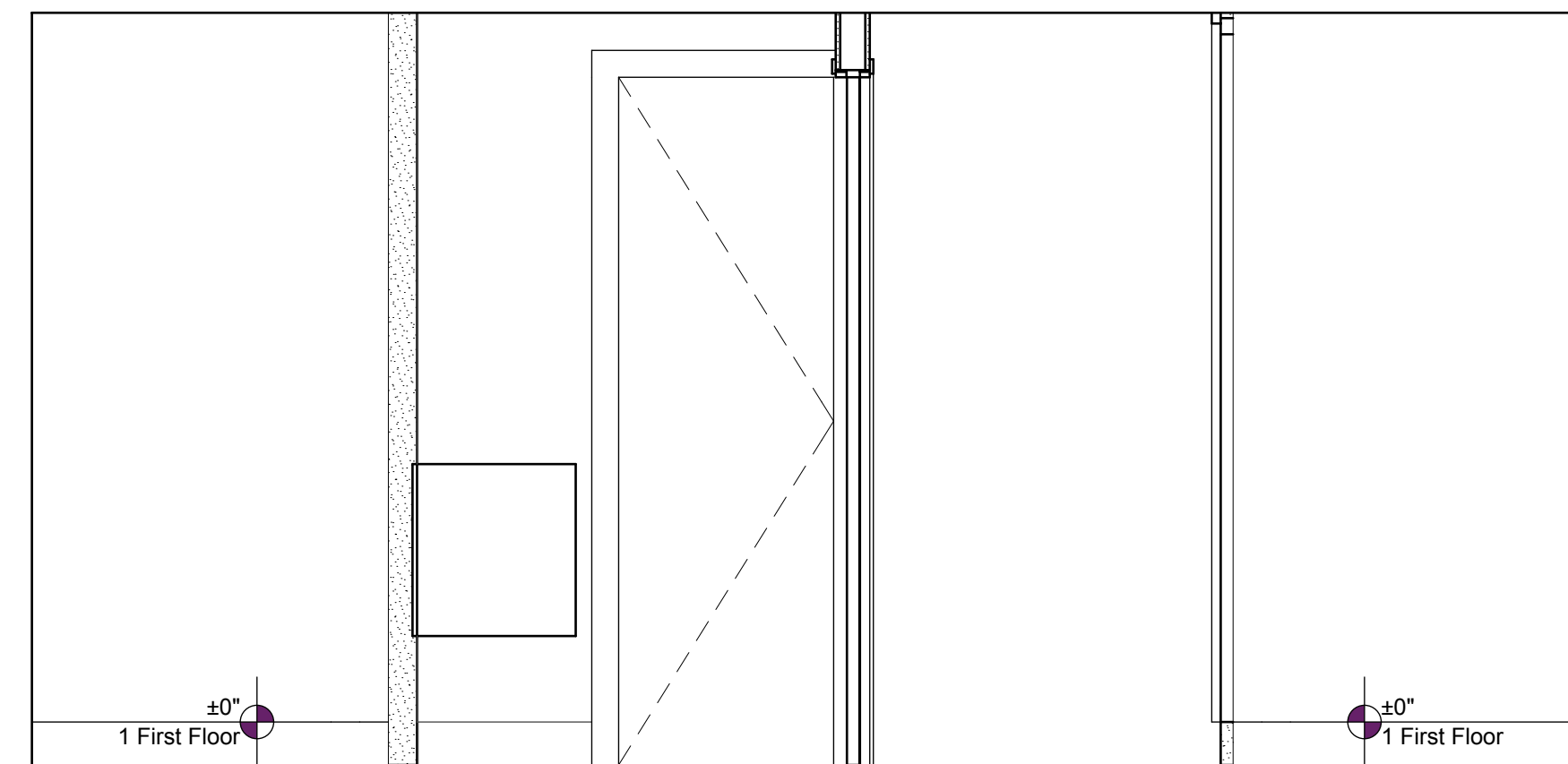
SHEET 61



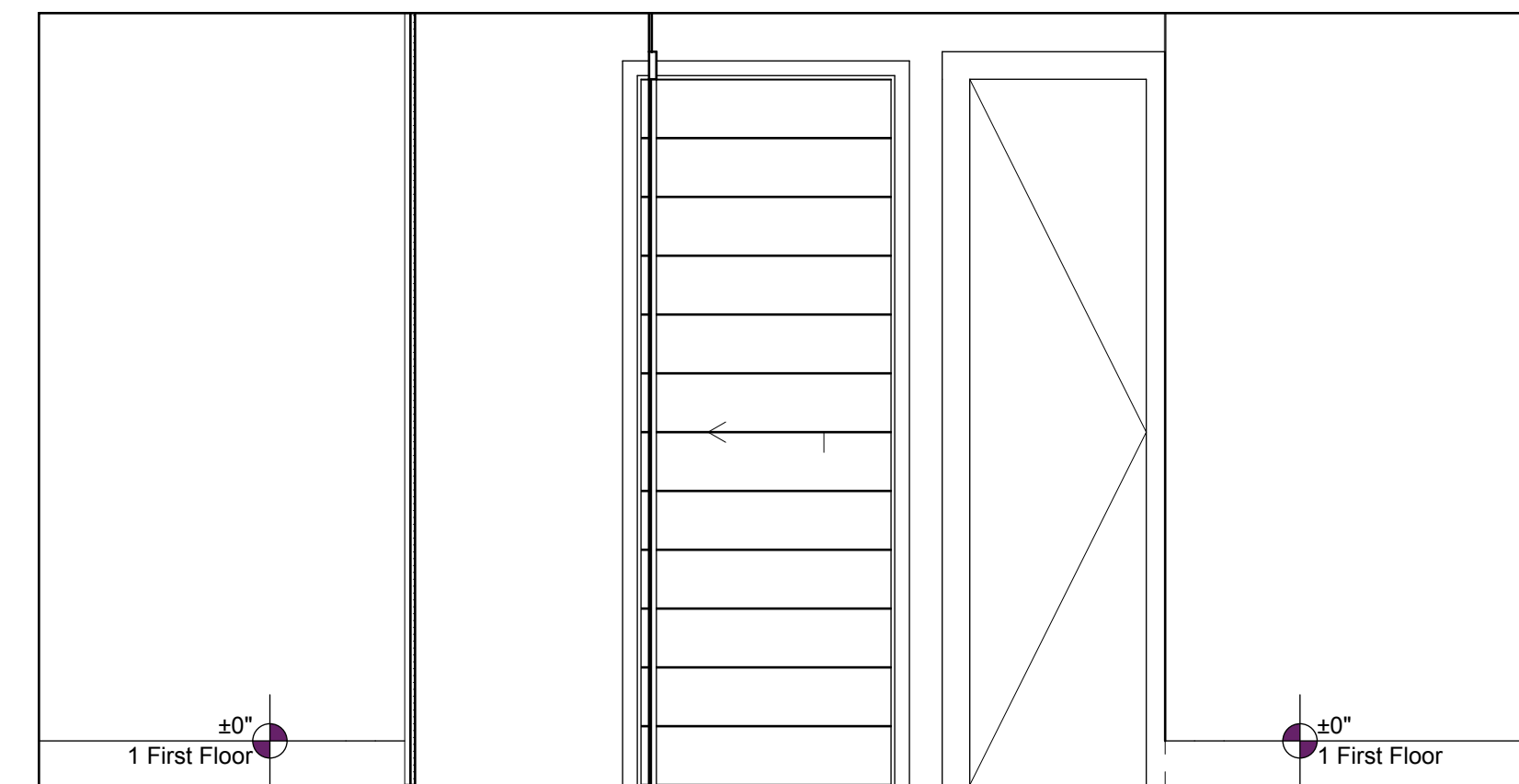
3 <bathe #3>
A403 SCALE: 1/2" = 1'-0"



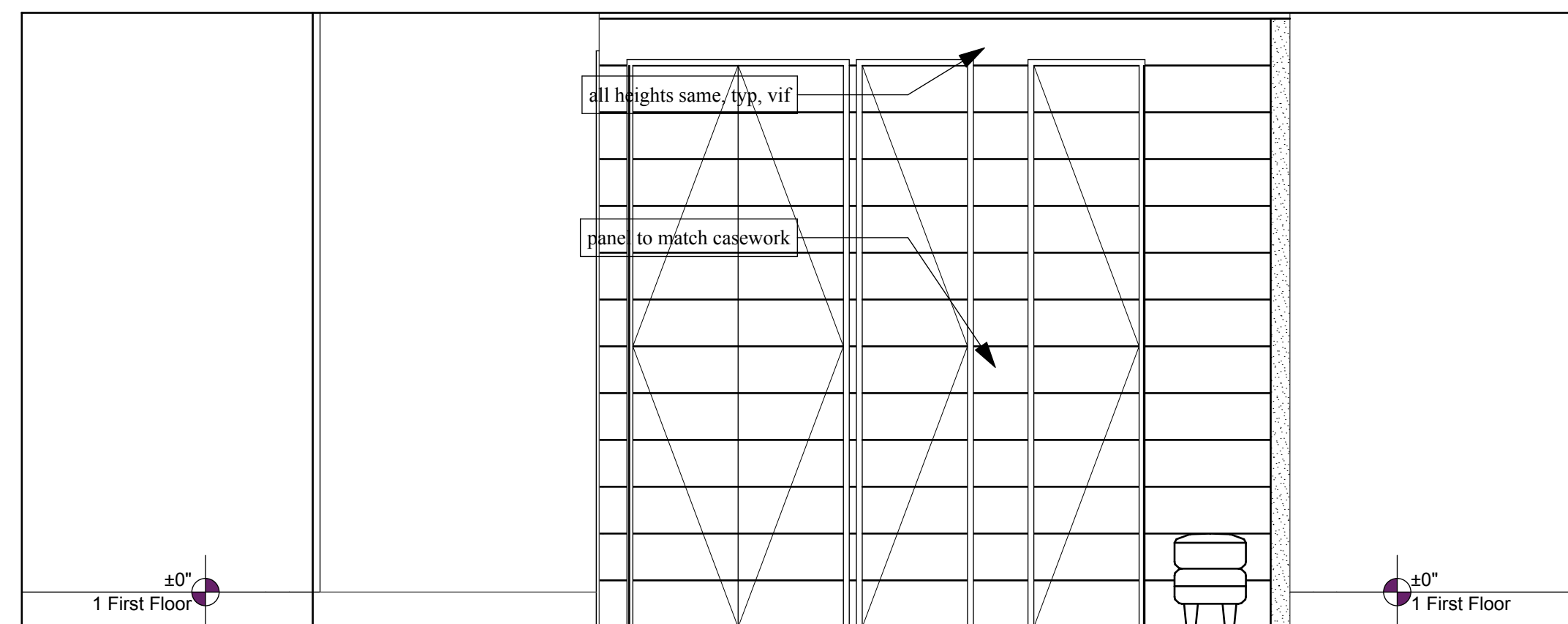
4 <bathe #3>
A403 SCALE: 1/2" = 1'-0"



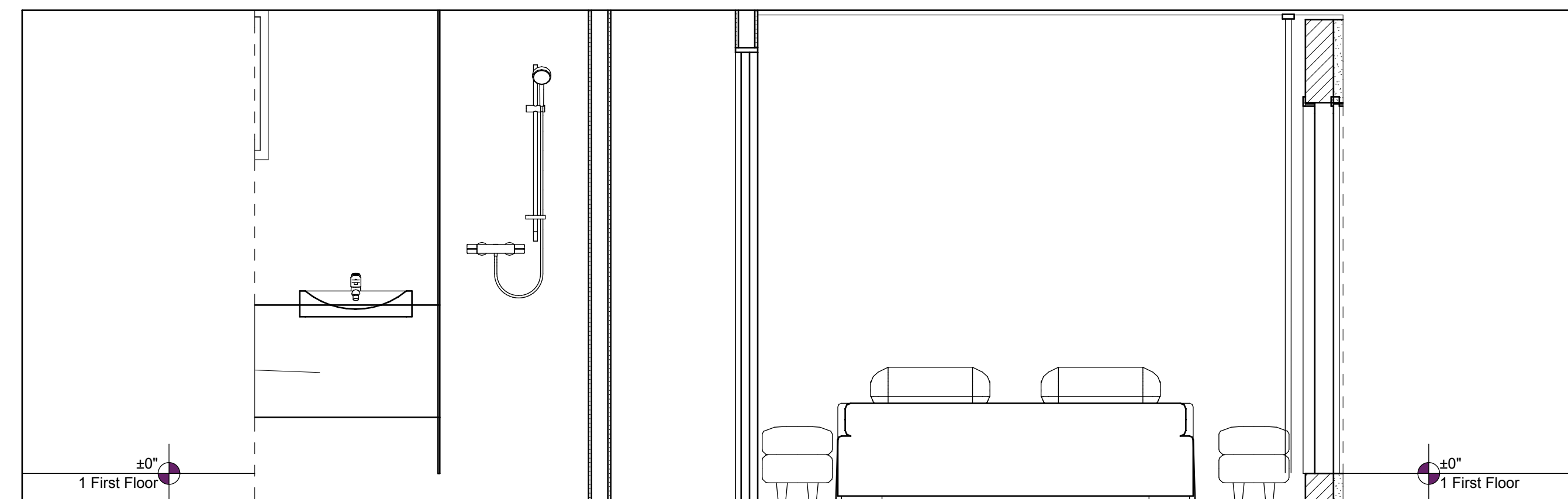
8 <bathe #3>
A403 SCALE: 1/2" = 1'-0"



7 <bathe #3>
A403 SCALE: 1/2" = 1'-0"



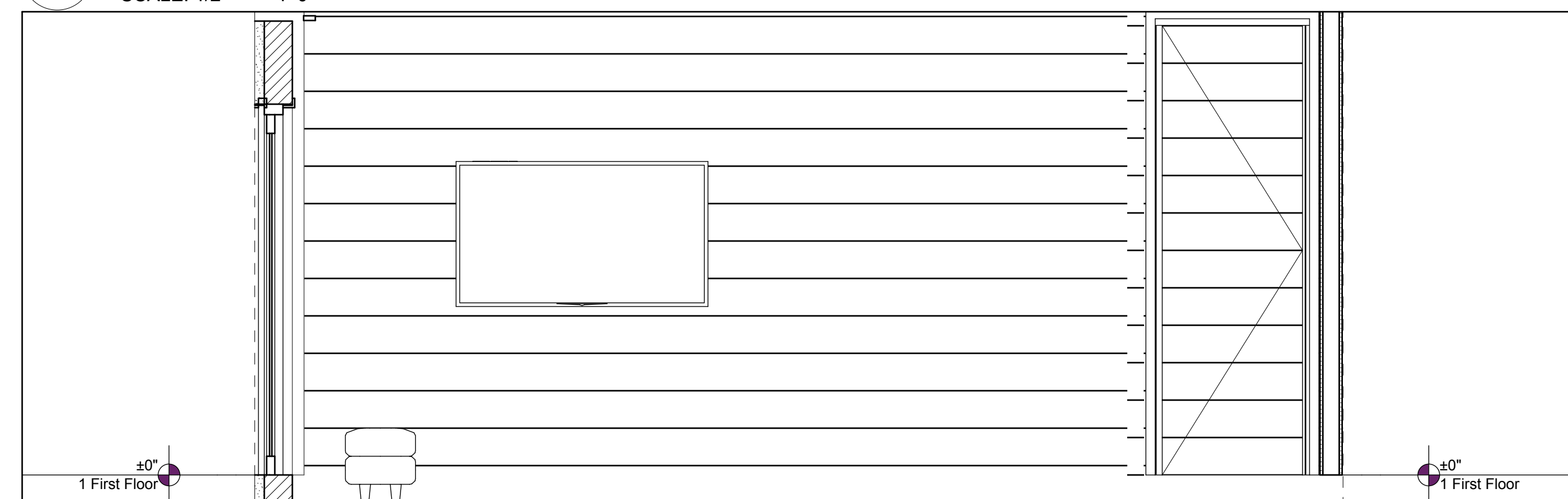
1 <bedroom #3>
A403 SCALE: 1/2" = 1'-0"



2 <bedroom #3>
A403 SCALE: 1/2" = 1'-0"



6 <bedroom #3>
A403 SCALE: 1/2" = 1'-0"



5 <bedroom #3>
A403 SCALE: 1/2" = 1'-0"

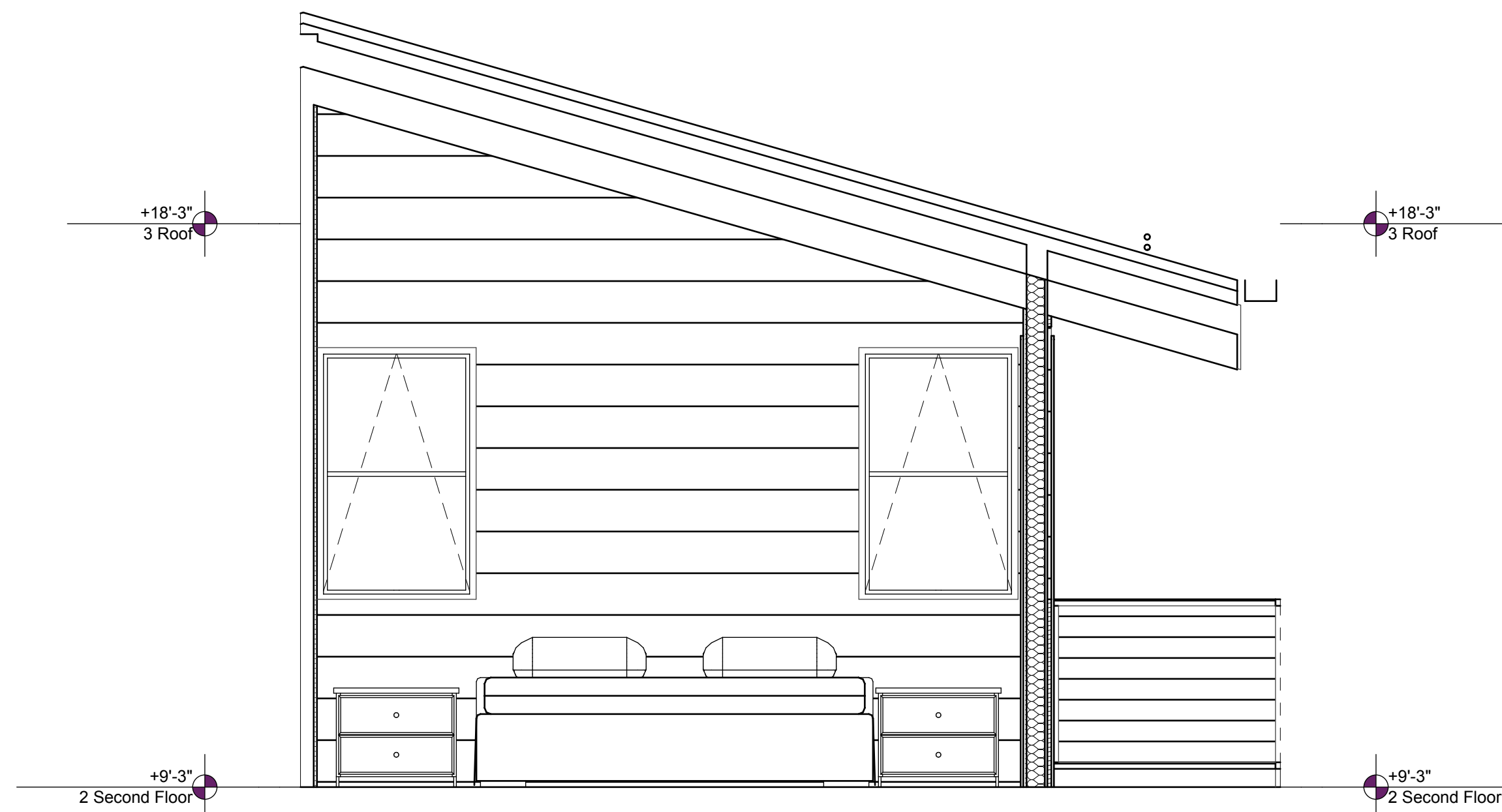
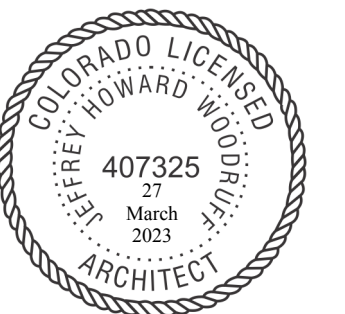
INTEGRATED DESIGN TEAM

Civil Grading and Drainage
Jay Engstrom, P.E.
Crystal River Civil, LLC

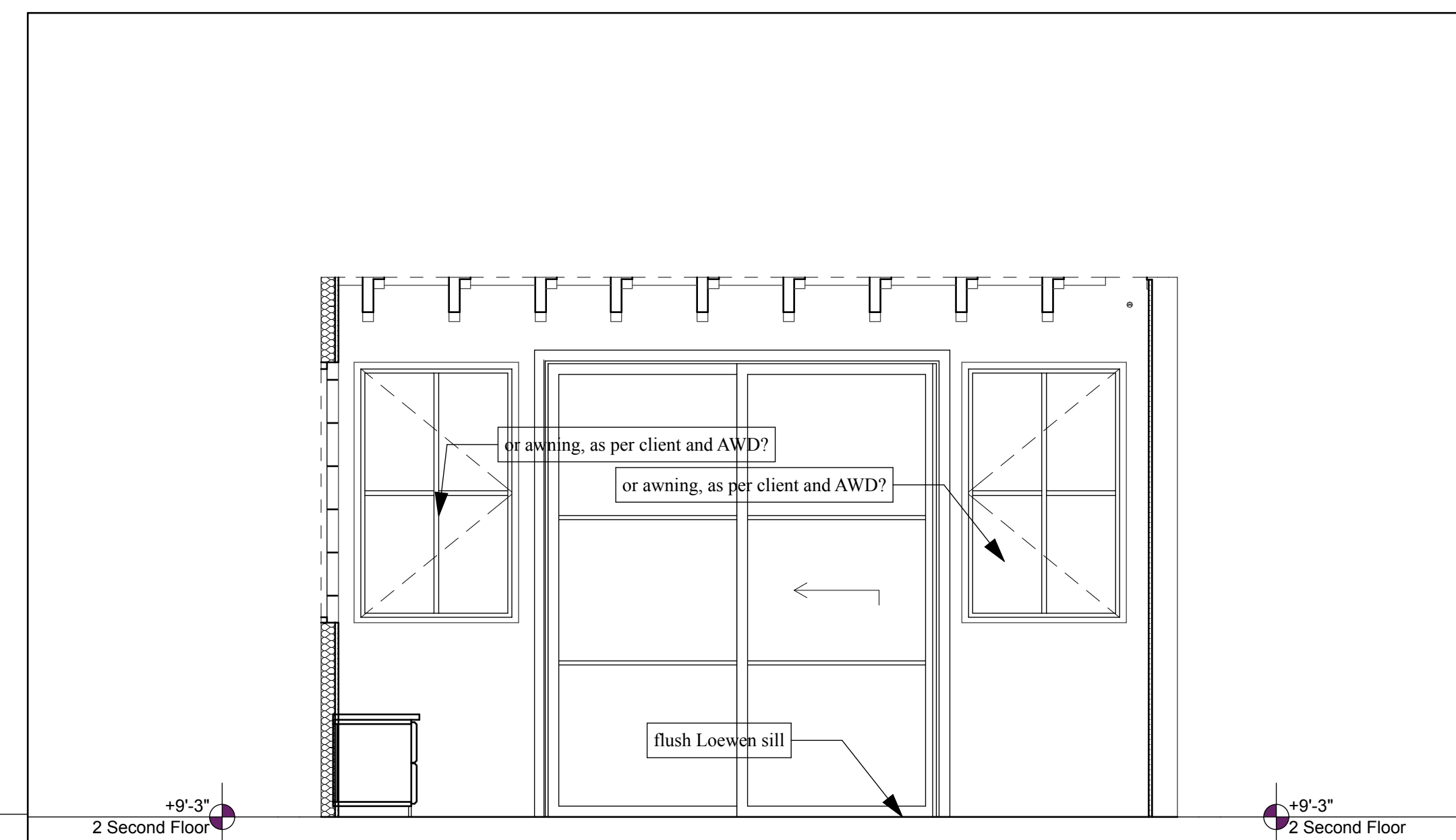
Landscape Architect
Jennifer M. Dolecki-Smith, RLA
Escape Garden Design, LLC

Structural Engineer
Brian Fossiter, P.E.
bwr.pe

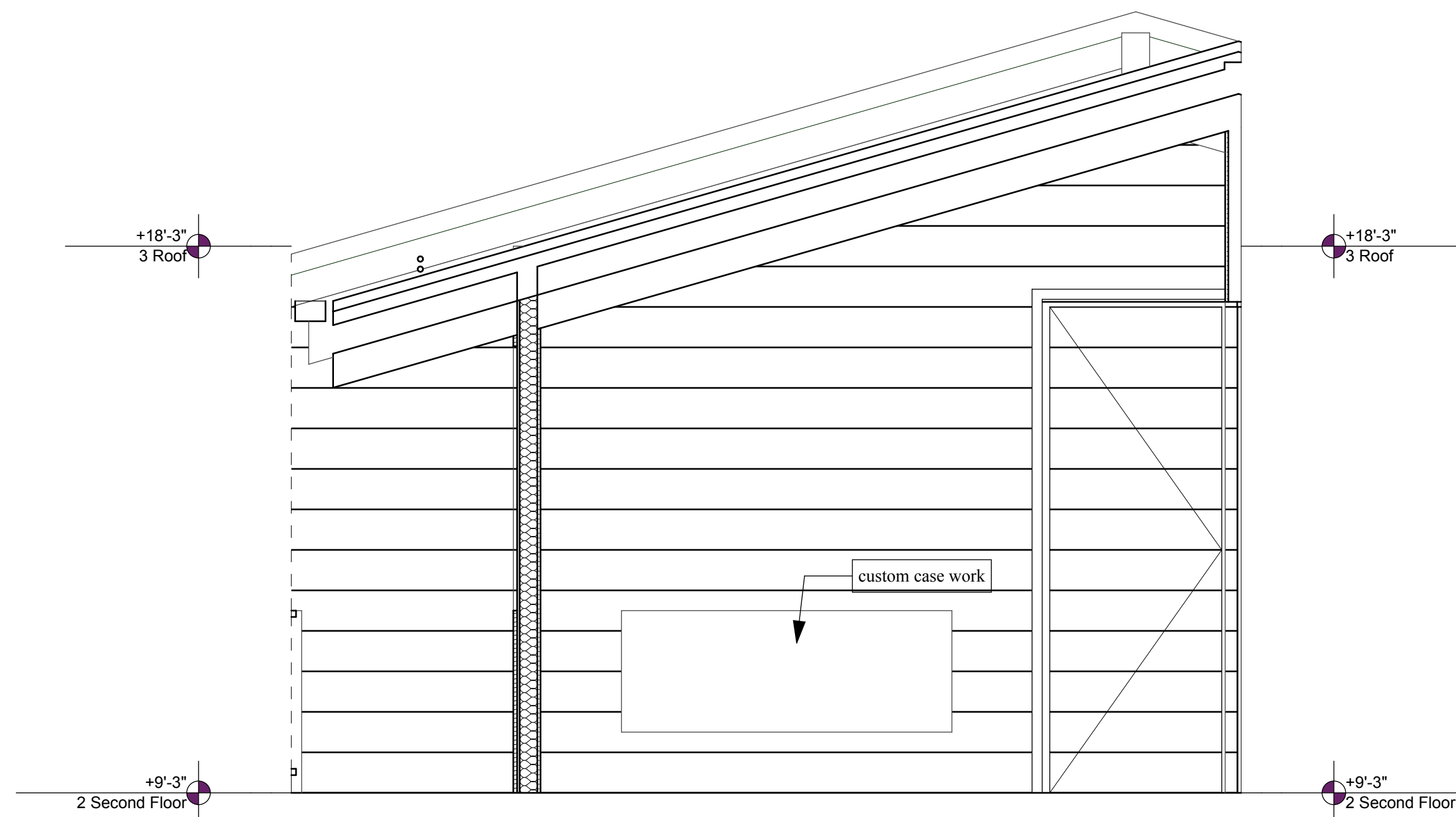
Contractor
Adam Rothberg
Rothberg Development



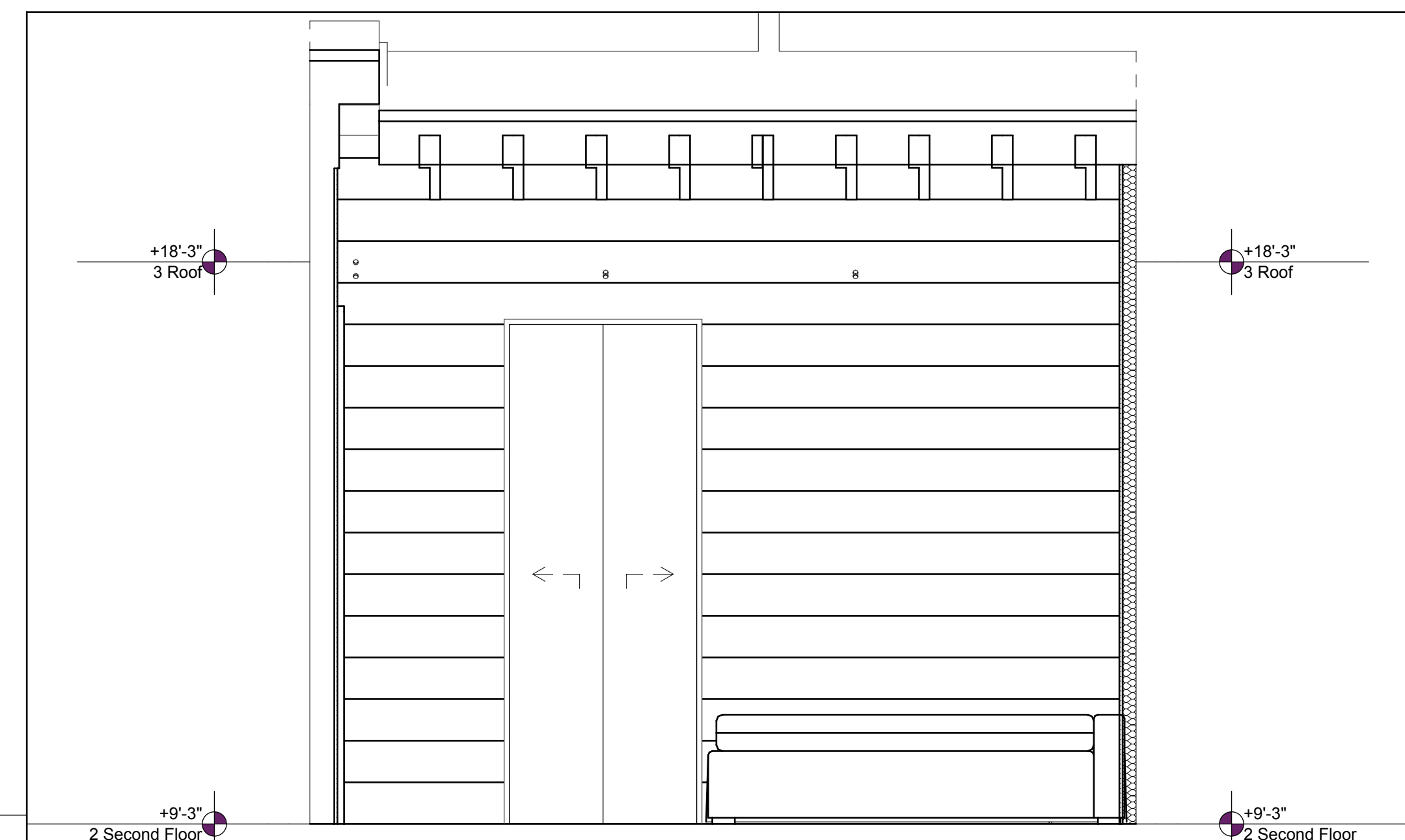
1 <bedroom #1>
A404 SCALE: 1/2" = 1'-0"



4 <bedroom #1>
A404 SCALE: 1/2" = 1'-0"



2 <bedroom #1>
A404 SCALE: 1/2" = 1'-0"



3 <bedroom #1>
A404 SCALE: 1/2" = 1'-0"

312 W Hyman Ave
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312 W Hyman Ave Aspen CO
81611 USA

Powder Day Skiing, LLC, David A
Tarrab Mees

Account # R000145
Parcel ID # 273512464006

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- 10/25/24 COA- Vault Setback, #5
- 10/28/24 Interiors

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SHEET TITLE

Bedroom #1

A404

SHEET 62

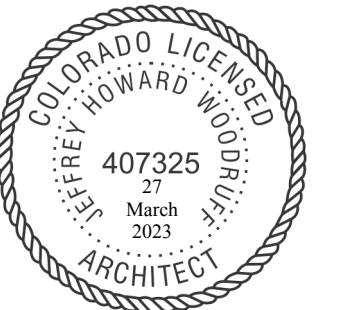
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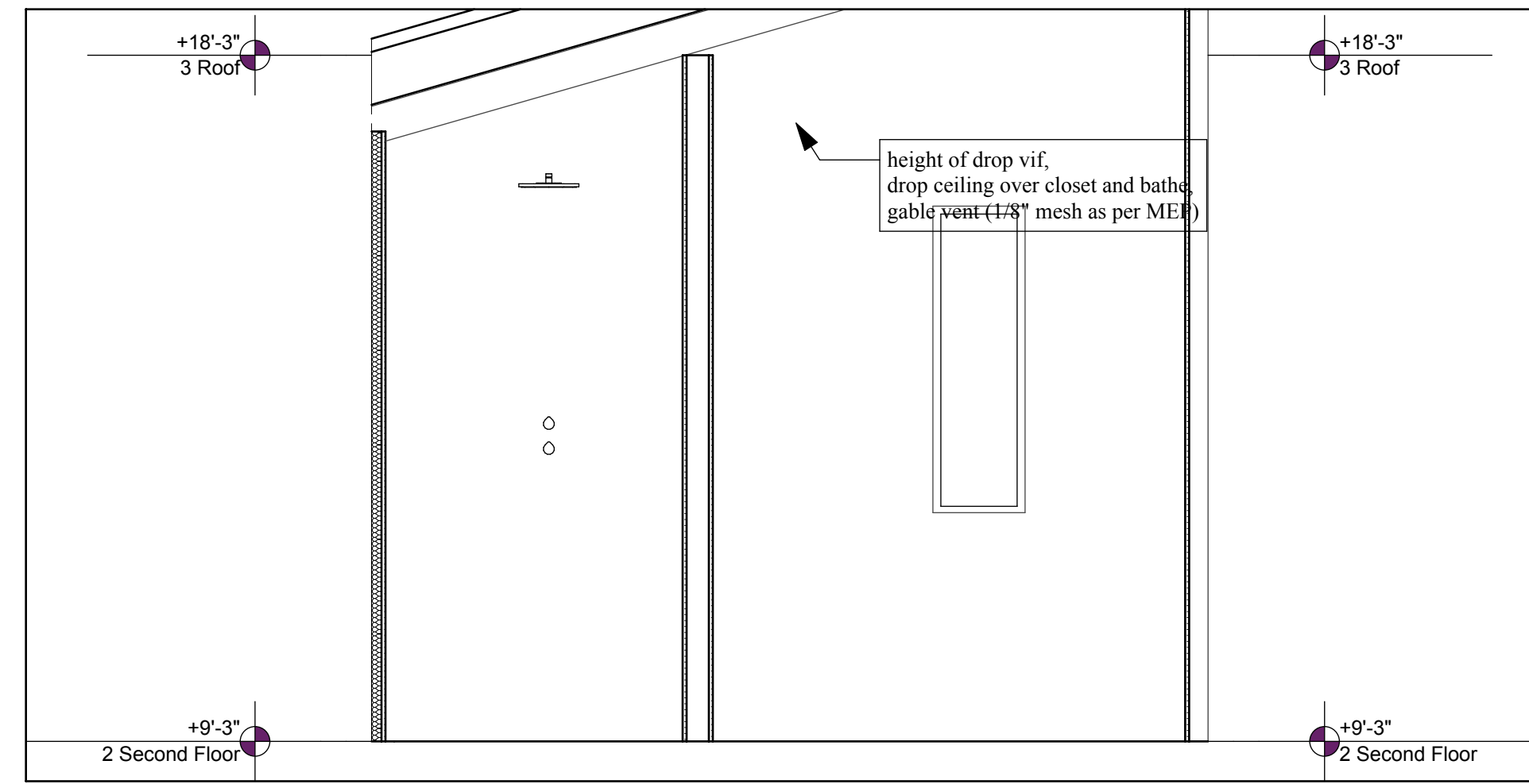
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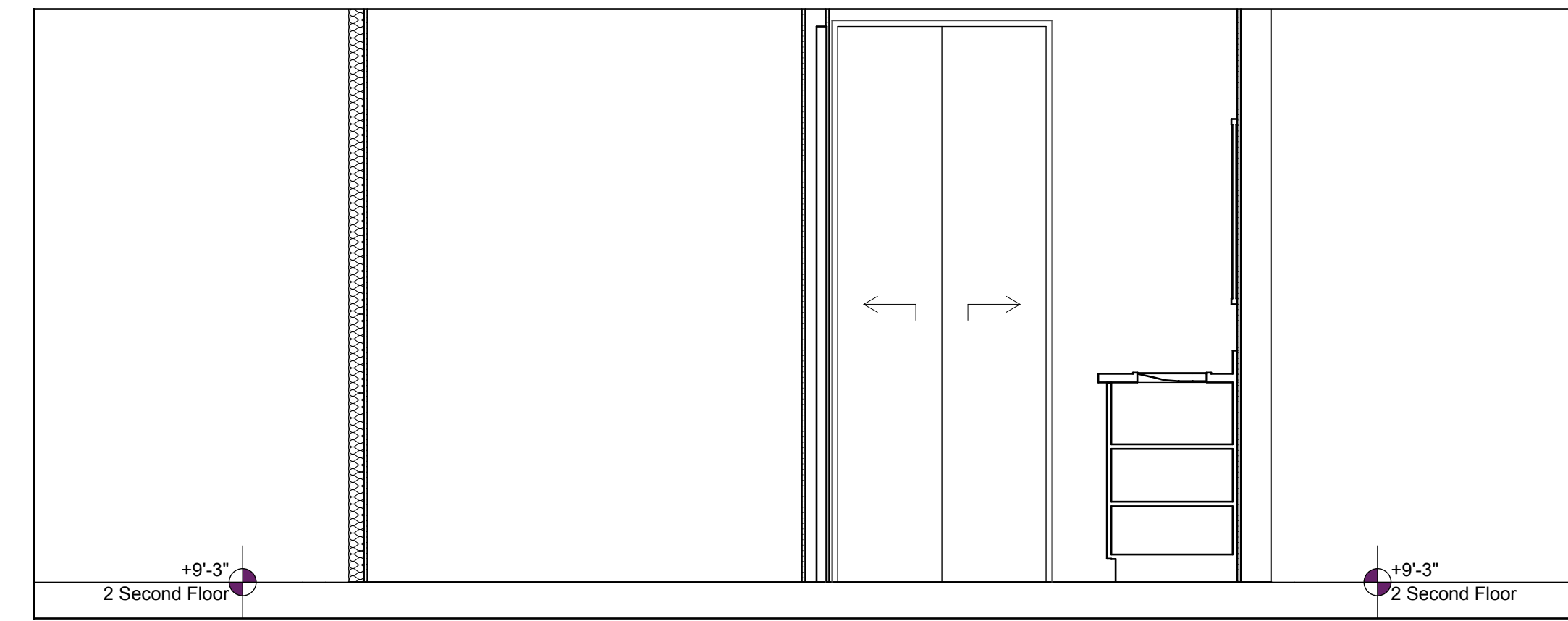
Bedroom # 1 Bathe #1

A405

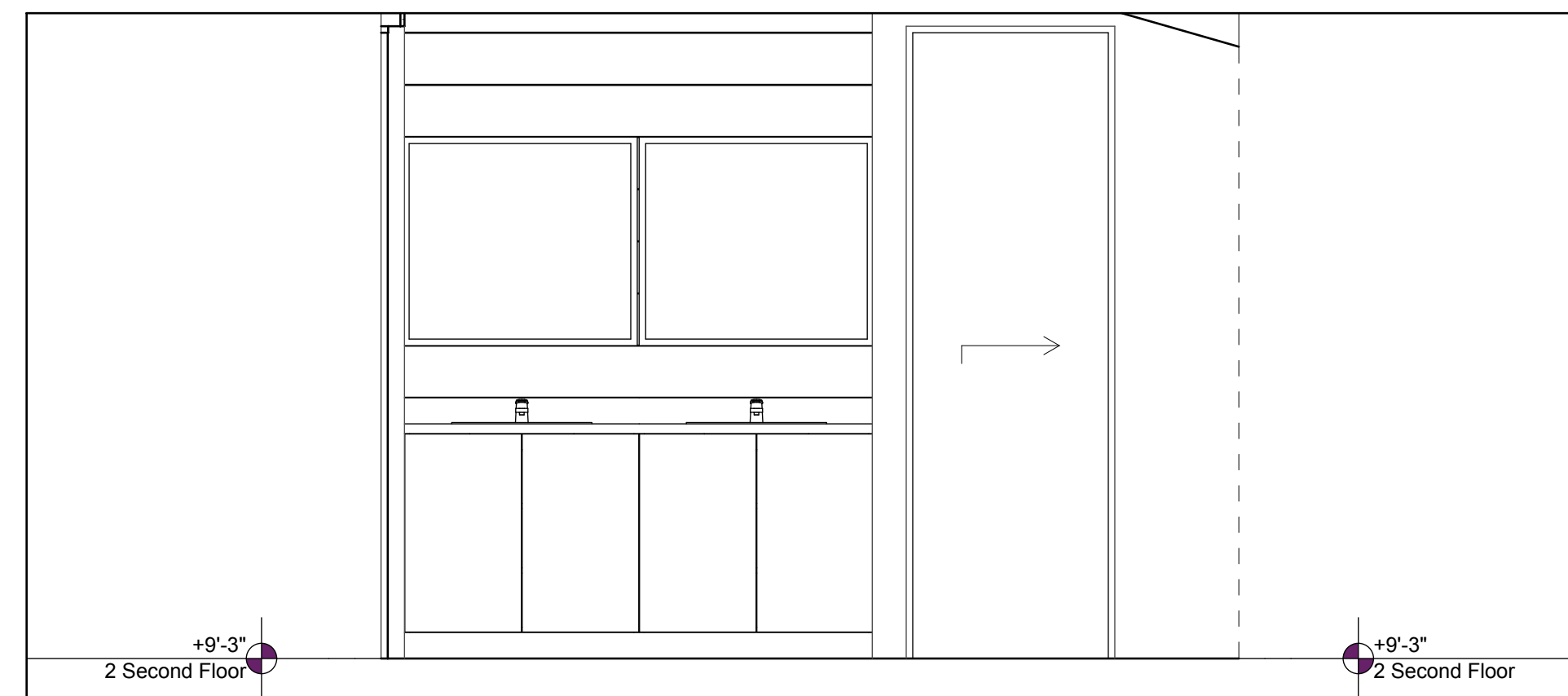
SHEET 63



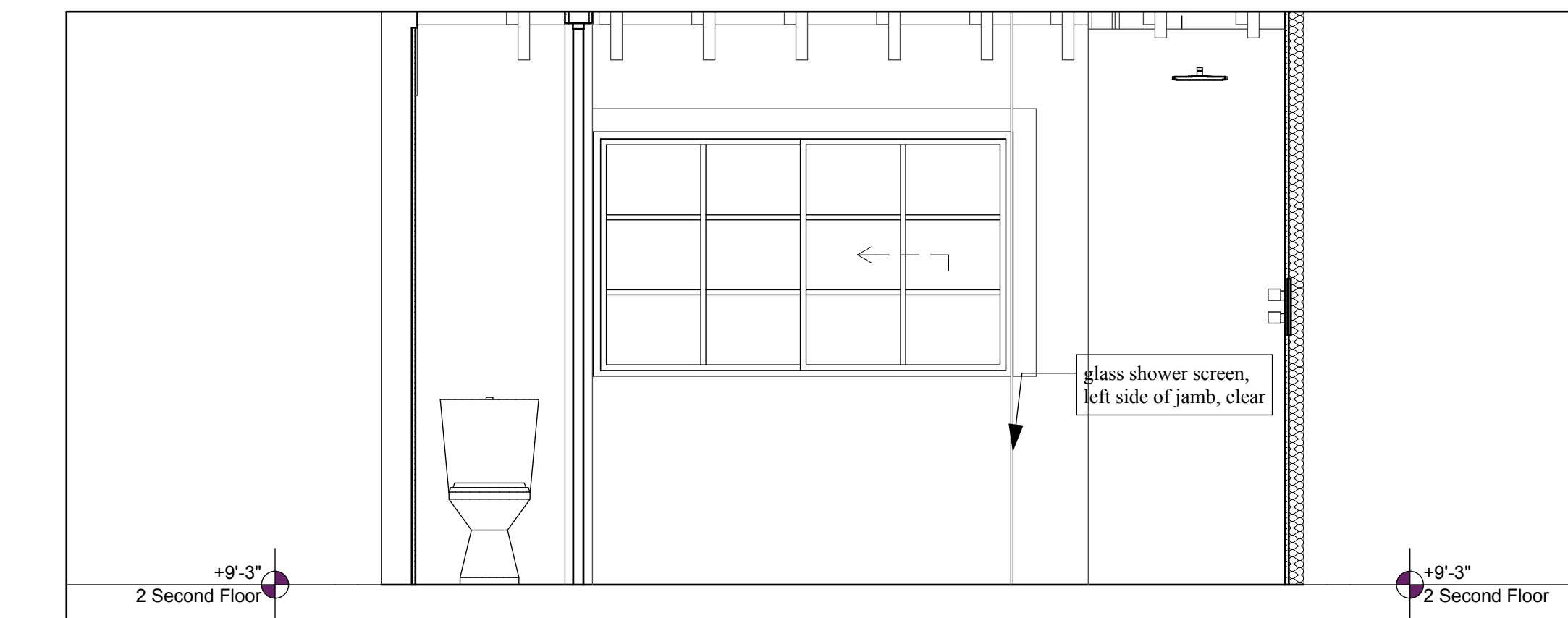
1 <bathe #1>
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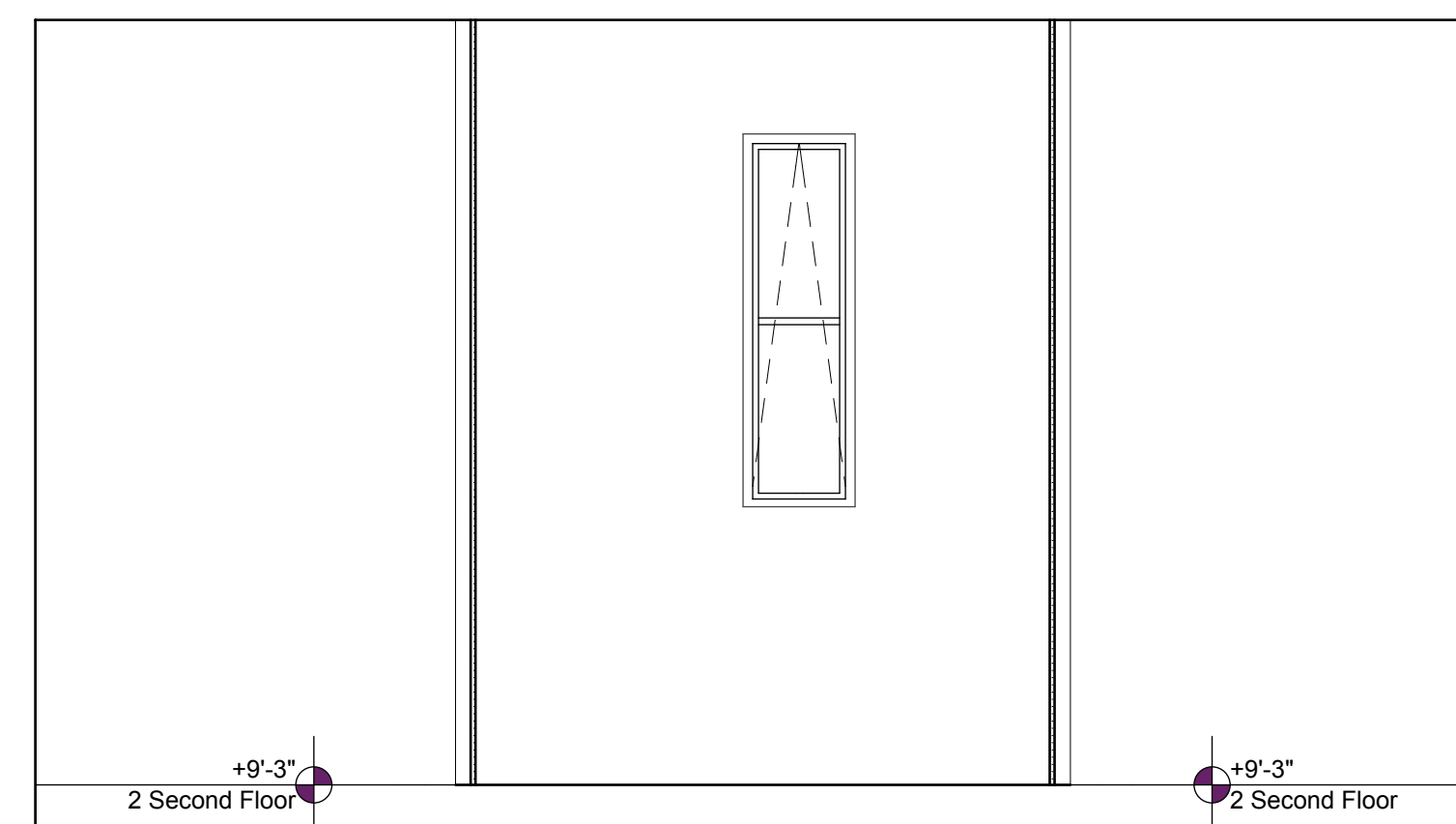
2 <bathe #1>
A405 SCALE: 1/2" = 1'-0"



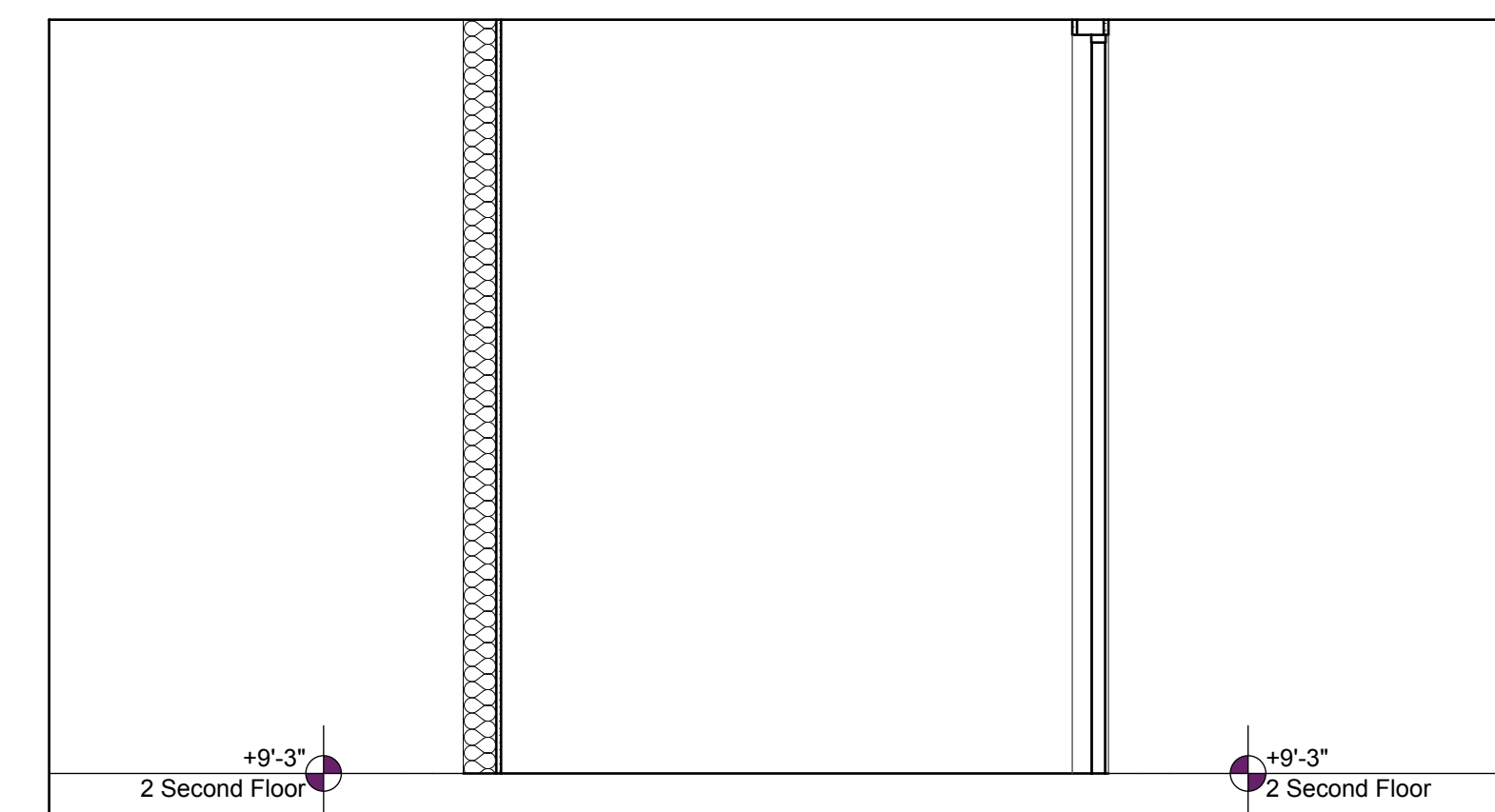
3 <bathe #1>
A405 SCALE: 1/2" = 1'-0"



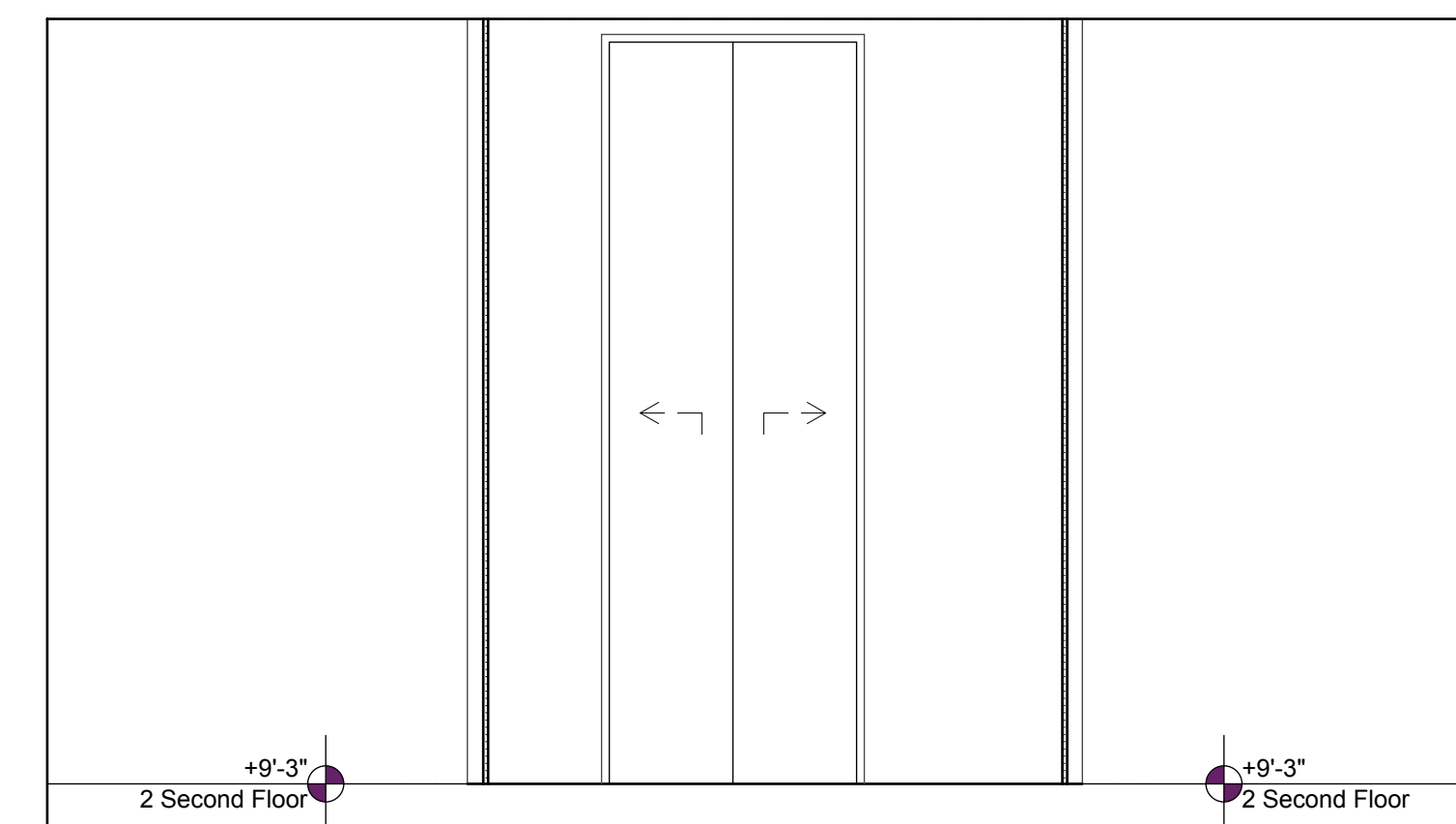
4 <bathe #1>
A405 SCALE: 1/2" = 1'-0"



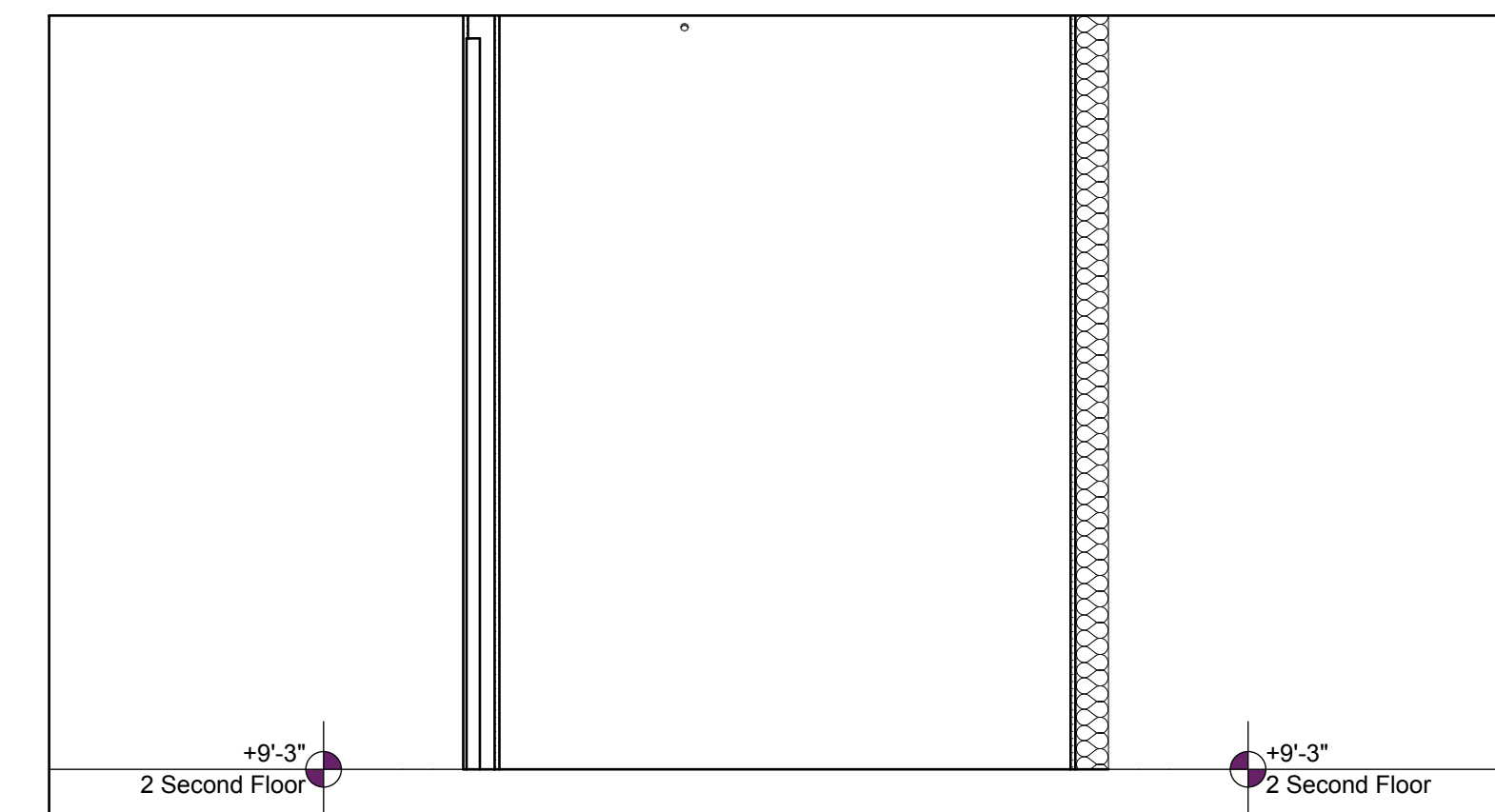
5 <bedroom 1 closet>
A405 SCALE: 1/2" = 1'-0"



6 <bedroom 1 closet>
A405 SCALE: 1/2" = 1'-0"



7 <bedroom 1 closet>
A405 SCALE: 1/2" = 1'-0"



8 <bedroom 1 closet>
A405 SCALE: 1/2" = 1'-0"

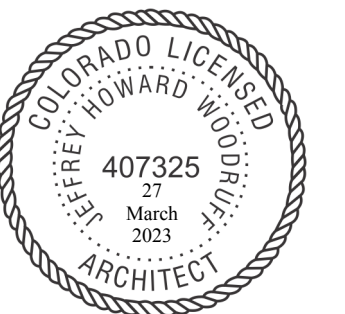
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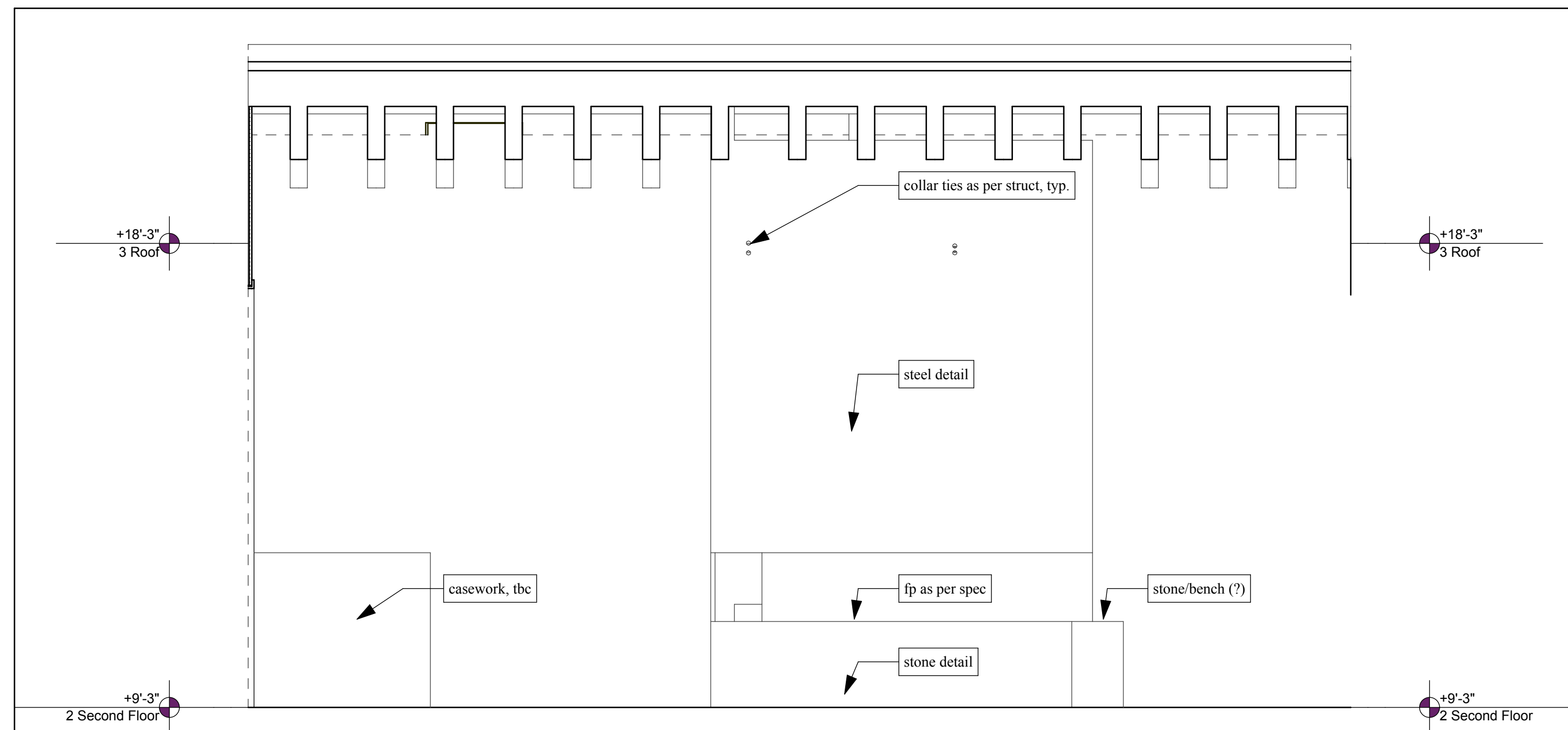
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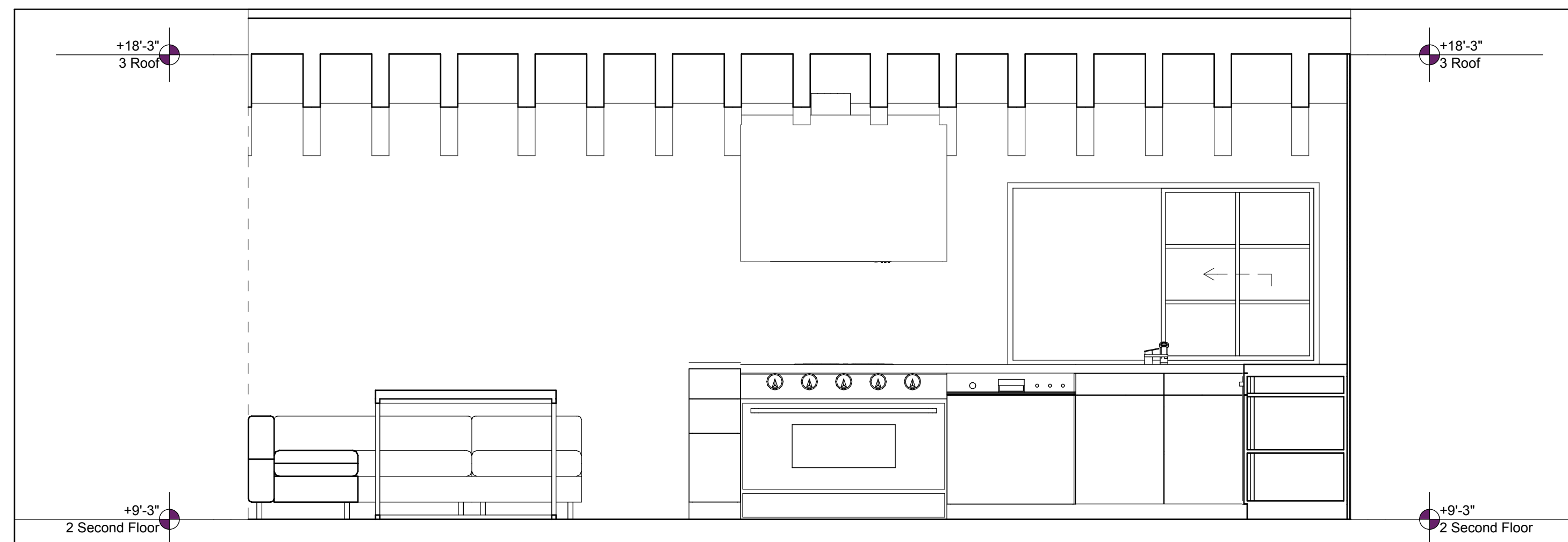
**Interior Elevations
Kitchen/Dining**

A406

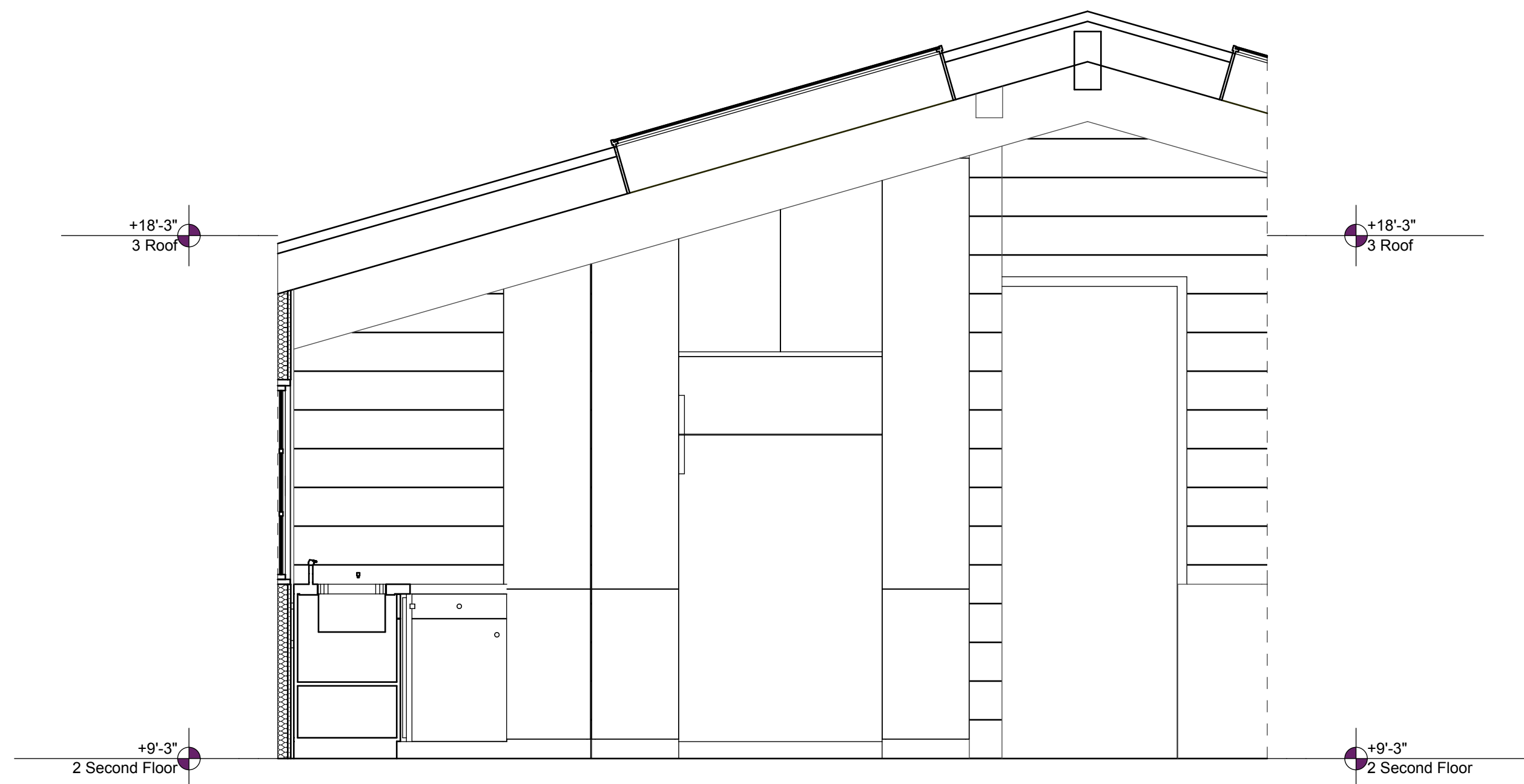
SHEET 64



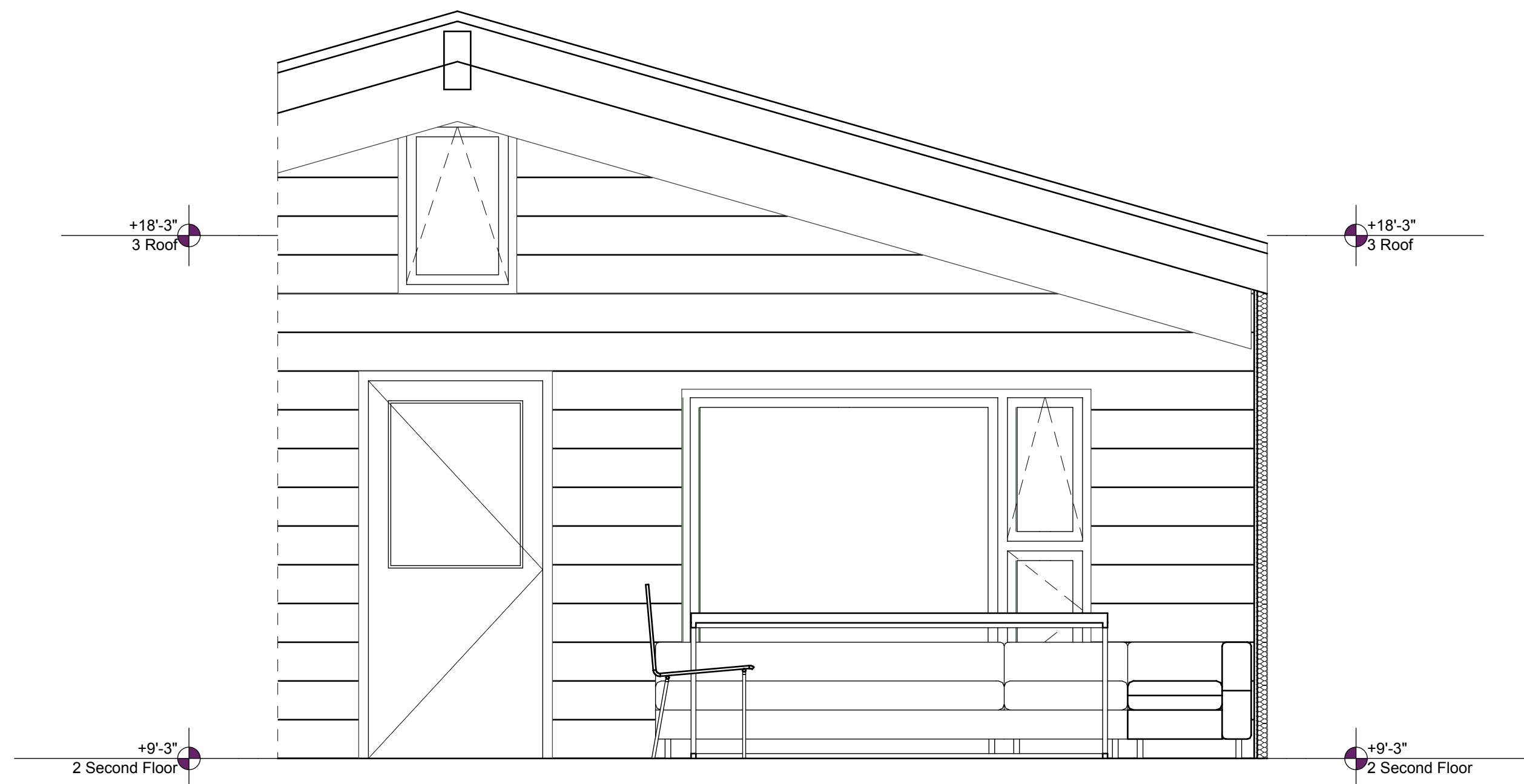
4 <kitchen>
A406 SCALE: 1/2" = 1'-0"



1 <kitchen>
A406 SCALE: 1/2" = 1'-0"



2 <kitchen>
A406 SCALE: 1/2" = 1'-0"



3 <kitchen>
A406 SCALE: 1/2" = 1'-0"

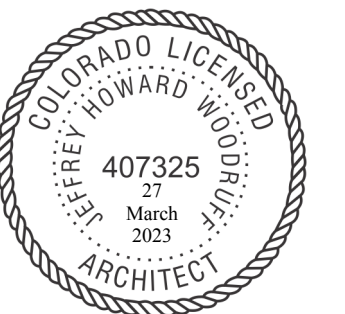
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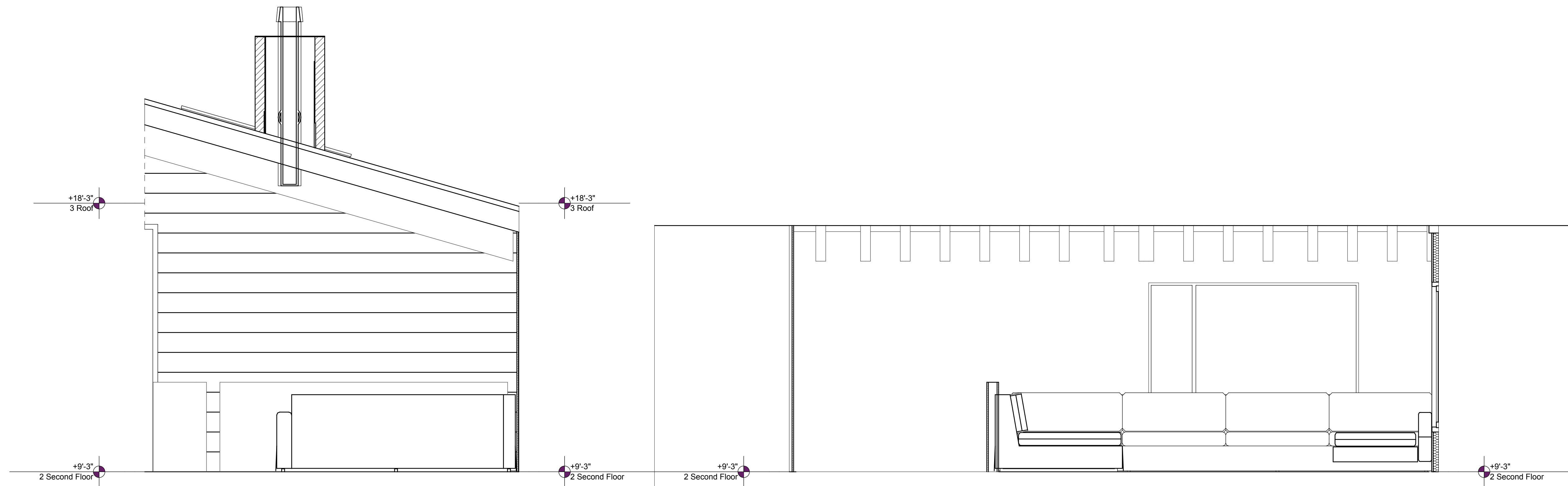
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Interior Elevations Living

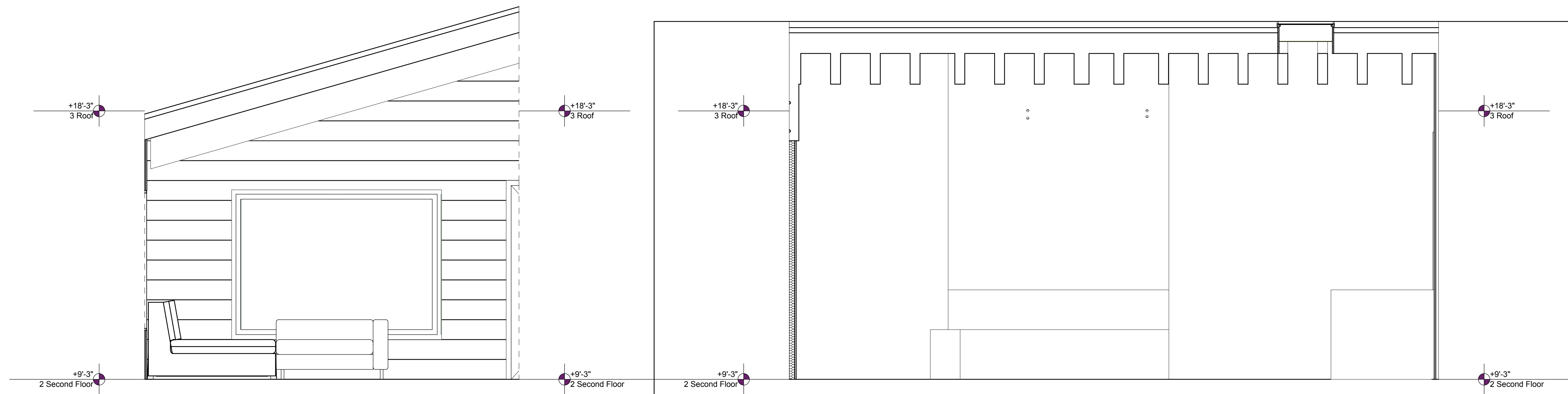
A407

SHEET 65



3 <living room>
A407 SCALE: 1/2" = 1'-0"

2 <living room>
A407 SCALE: 1/2" = 1'-0"



1 <living room>
A407 SCALE: 1/2" = 1'-0"

4 <living room>
A407 SCALE: 1/2" = 1'-0"

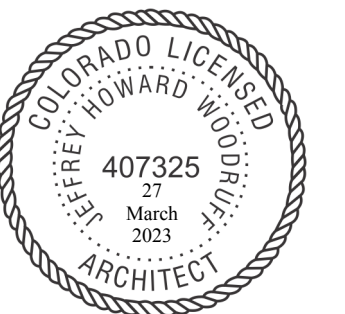
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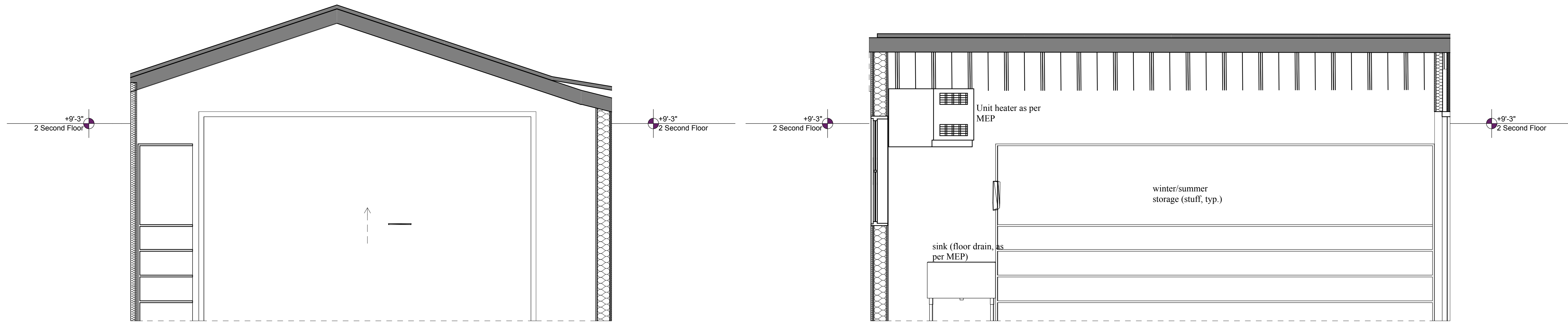
PROJECT NO: Project No. 116
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**Interior Elevations
Storage**

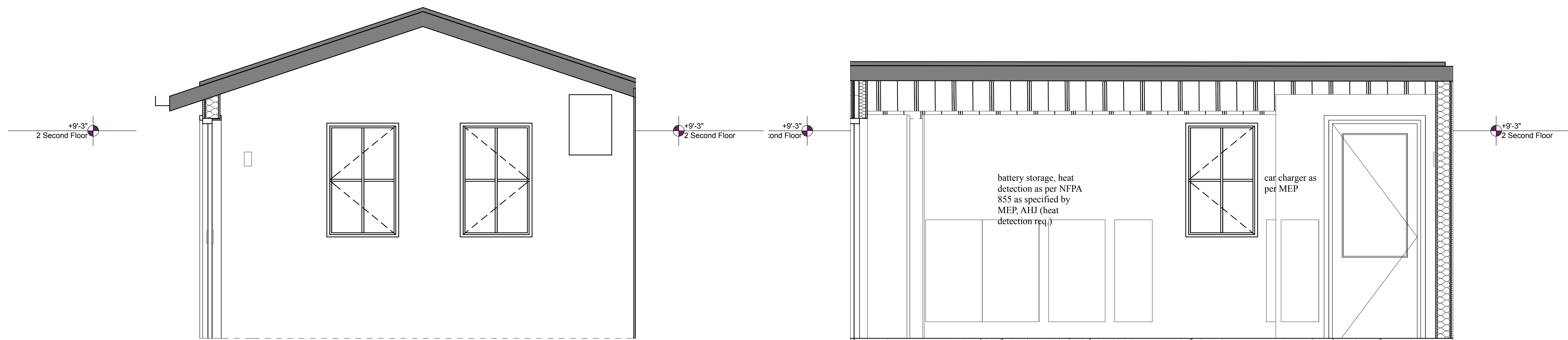
A408

SHEET 66



4 <Garage>
A408

1 <Garage>
A408



3 <Garage>
A408

2 <Garage>
A408

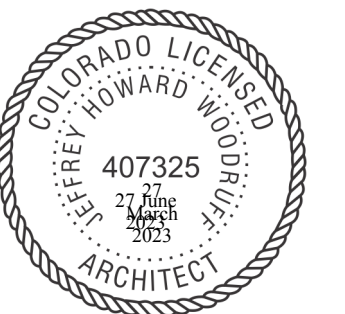
INTEGRATED DESIGN TEAM

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SHEET TITLE

Schedules

A500

SHEET 67

WINDOW LEGEND

WINDOW TYPE	Casement	Casement	Casement	Casement	Casement	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
VIEW													
DIMENSIONS	1'-2"×4'-0"	2'-0"×4'-0"	2'-6"×4'-0"	7'-0"×4'-8"	7'-0"×5'-0"	1'-7"×8'-0"	2'-0"×2'-6"	2'-0"×4'-0"	2'-1"×2'-8"	3'-0"×4'-6"	3'-10"×2'-8"	3'-9"×3'-0"	3'-9"×3'-2"
NOTES	NEW Loewen, Al Clad	NEW Loewen, Al Clad	NEW Loewen, Al Clad	Existing: installing dou...	Existing: installing dou...	NEW Loewen, Al Clad	Attic Vents	NEW Loewen, Al Clad	Existing		Existing		Existing

1 Window Legend
A500 SCALE: 1' = 1'-0"

Fixed	Fixed	Fixed	Fixed	Sliding	Sliding	Sliding	Undefined	Undefined	Undefined
6'-0"×3'-6"	7'-0"×4'-8"	7'-0"×5'-0"	7'-0"×5'-0"	3'-10"×2'-8"	3'-10"×3'-0"	6'-0"×3'-6"	2'-0"×3'-0"	2'-1"×2'-8"	2'-6"×4'-0"
Existing	Existing	Existing	Existing: installing dou...	Existing: installing dou...	NEW Loewen, Al Clad	Existing: installing dou...	NEW Loewen, Awning ...	Existing: wall nook, not...	NEW Loewen, Al Clad,...

3 Window Legend
A500 SCALE: 1' = 1'-0"

WINDOW SCHEDULE

WINDOW NUMBER	ROOM NAME	WINDOW SIZE		TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	ACCESORIES	U-VALUE	TEMPERED	REMARKS
		NOMINAL WIDTH	NOMINAL HEIGHT								
Nook		2'-1"	2'-8"	Undefined	A600	A600	A600	Nook	N/A	<input type="checkbox"/>	Existing: wall nook, not a window
W 2E		3'-10"	2'-8"	Sliding	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W 3E		2'-6"	4'-0"	Casement	A600	A600	A600	E272/189	.27	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad
W 4E		2'-6"	4'-0"	Casement	A600	A600	A600	E272/189	.27	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad
W 4S		3'-10"	2'-8"	Sliding	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W 5E		3'-10"	3'-0"	Sliding	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad
W 5W		3'-10"	2'-8"	Sliding	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W 6E		2'-0"	4'-0"	Casement	A600	A600	A600	E272/189	.27	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad
W 6W		1'-7"	8'-0"	Fixed	A600	A600	A600	E272/189	.27	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad
W 7N		1'-2"	4'-0"	Casement	A600	A600	A600	E272/189	.27	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad
W 7W		3'-10"	2'-8"	Sliding	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W 8N		2'-6"	4'-0"	Undefined	A600	A600	A600	E272/189	.27	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad, Awning
W 8W		2'-0"	4'-0"	Fixed	A600	A600	A600	E272/189	.27	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad
W 9N		2'-6"	4'-0"	Undefined	A600	A600	A600	E272/189	.25	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad, Awning
W 11E		7'-0"	4'-8"	Casement	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W 12S		7'-0"	5'-0"	Fixed	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W 14S		7'-0"	5'-0"	Casement	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W 15W		6'-0"	3'-6"	Sliding	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W 16W		6'-0"	3'-6"	Sliding	A600	A600	A600	Loâ2 -272	.25	<input checked="" type="checkbox"/>	Existing: installing double pane glass of the thinnest dimension, with a dark spacer
W G1		2'-6"	4'-0"	Casement	A600	A600	A600	E272/189	.27	<input checked="" type="checkbox"/>	NEW Loewen, Al Clad
W G2		2'-6"	4'-0"	Casement	A600	A600	A600	E272/189	.27	<input type="checkbox"/>	NEW Loewen, Al Clad
W G3		2'-6"	4'-0"	Casement	A600	A600	A600	E272/189	.27	<input type="checkbox"/>	NEW Loewen, Al Clad
W S7		2'-0"	3'-0"	Undefined	A600	A600	A600	E272/189	.25	<input checked="" type="checkbox"/>	NEW Loewen, Awning (Carbon/Wood Clad), Window at former attic

Cardinal LoE-272 -
(2) Calculations based on 3 mm (1/8") glass, 13 mm (1/2") airspace, 3 mm (1/8") glass

2 Window Schedule
A500 SCALE: 1' = 1'-0"

TYPE	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush	Flush
VIEW														
DIMENSIONS	1'-6"×8'-0"	2'-0"×8'-0"	2'-10"×8'-0"	2'-10"×8'-0"	2'-10"×8'-0"	2'-6"×8'-0"	2'-6"×8'-0"	2'-6"×8'-0"	2'-6"×8'-0"	2'-6"×8'-0"	2'-8"×6'-0"	2'-8"×8'-0"	3'-0"×7'-0"	3'-0"×8'-0"
NOTES	Interior, Mechanical	Interior, Lower East Ba...	Interior, 1/2 bathe lowe...	Interior, Lower West B...	Primary Bedroom	Interior, Lower East Ba...	Interior, Lower East Be...	Interior, Lower West B...	Interior, Mechanical	Primary Bedroom, Wat...	Interior, Mechanical	Primary Bedroom, Bat...	Existing (interior)	Existing (interior)

DOOR LEGEND

3'-0"×8'-0"	3'-0"×8'-0"	3'-0"×8'-0"	3'-0"×8'-0"	3'-0"×8'-0"	3'-0"×8'-0"	4'-0"×6'-6"	7'-9"×6'-5"	7'-9"×6'-5"	2'-9"×7'-0"	3'-0"×7'-0"	2'-9"×7'-0"	7'-9"×6'-5"	3'-10"×8'-0"
Existing, no change (...)	Interior, 1/2 bathe lowe...	Interior, Lower West Cl...	Interior, Mechanical	Primary Bedroom, Bat...	Primary Bedroom, Wat...	NEW Loewen Garage,...	Existing Garage Door, ...	Existing Garage Door, ...	Existing (interior)	Existing (interior)	Existing (interior)	NEW Loewen Sliders ...	Existing door, replace t...

6'-0"×7'-0"	6'-0"×8'-2"	2'-10"×6'-4"	3'-0"×6'-6"
Loewen, 2nd Floor Bal...	NEW Loewen, Al Clad	NEW Loewen Garage,...	Existing (interior)

6
A501 Door Legend
SCALE: 1" = 1'-0"

DOOR SCHEDULE

NUMBER	ROOM NAME	DOOR LEAF				TYPE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	HARD WARE SET	ACCESSORIES	RATINGS		REMARKS
		NOMINAL WIDTH	NOMINAL HEIGHT	LEAF THICKNESS	MATERIAL							FIRE	STC	
BR CL1		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			1 hour	Interior, Mechanical	
BR CL2		1'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			1 hour	Interior, Mechanical	
BR CL2		1'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			1 hour	Interior, Mechanical	
D1 L1		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Primary Bedroom, Water Closet	
D1 L2		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Interior, 1/2 bathe lower level	
D1 L3		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Primary Bedroom, Water Closet	
D 1E		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Existing, no change (@ stairs)	
D 1N		6'-0"	8'-2"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	NEW Loewen, Al Clad	
D 2N		6'-0"	8'-2"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	NEW Loewen, Al Clad	
D 3E		3'-0"	2'-9"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Louvered stair door	
D 4 Shutter		7'-9"	6'-5"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Existing Garage Door, Cut to Make Bi-fold shutters, no locking HW (shutter)	
D 4S		7'-9"	6'-5"	1 3/4"	ALUM / GLASS		A600	A600	A600			Non-Rated	NEW Loewen Sliders at garage doors (sliders behind shutters at bedrooms)	
D 5 Shutter		7'-9"	6'-5"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Existing Garage Door, Cut to Make Bi-fold shutters, no locking HW (shutter)	
D 5S		7'-9"	6'-5"	1 3/4"	ALUM / GLASS		A600	A600	A600			Non-Rated	NEW Loewen Sliders at garage doors (sliders behind shutters at bedrooms)	
D 6W		3'-10"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Existing door, replace the screen door if needed, no change to historic door	
D 11E		6'-0"	7'-0"	1 3/4"	ALUM / GLASS		A600	A600	A600			Non-Rated	Loewen, 2nd Floor Balcony (Al. Clad)	
D 22E		3'-0"	6'-6"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Existing door, replace the screen door if needed, no change to historic door	
D B1		2'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Interior, Lower West Bedroom	
D B2		2'-10"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Interior, Lower West Bathroom	
D B3		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Interior, Lower West Closet	
D B5		2'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Interior, Lower East Bedroom	
D B6		2'-6"	8'-0"	0 1/4"	ALUM / GLASS		A600	A600	A600			Non-Rated	Interior, Lower East Bathe/Shower Door	
D B7		2'-10"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Interior, 1/2 bathe lower level	
D B8		2'-0"	8'-0"	0 1/4"	SC WOOD		A600	A600	A600			Non-Rated	Interior, Lower East Bathe/Shower Door	
D G1		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	NEW Loewen Garage, entry door	
D G2		2'-10"	6'-4"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	NEW Loewen Garage, entry door	
D G3		4'-0"	6'-6"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	NEW Loewen Garage, entry door	
D GAR1		12'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Garage door, new	
D M 9		2'-6"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Interior, Mechanical	
D M 10		2'-8"	6'-0"	1 3/4"	SC WOOD		A600	A600	A600			1 hour	Interior, Mechanical	
D PB1		2'-10"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Primary Bedroom	
D PB2		3'-0"	8'-0"	1 3/4"	SC WOOD		A600	A600	A600			Non-Rated	Primary Bedroom, Bathroom	

2
A501 Door Schedule

INTEGRATED DESIGN TEAM

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Jay Engstrom, P.E.
Crystal River Civil, LLC
Landscape Architect
Jennifer M. Dolecki-Smith, RLA
Escape Garden Design, LLC
Structural Engineer
Brian Fossiter, P.E.
bwr.pe
Contractor
Adam Rothberg
Rothberg Development



312 W Hyman Ave
312 W Hyman Ave Lots P+Q,
Block 46 Aspen CO 81611 USA/
Pitkin County UGB, City of Aspen
312 W Hyman Ave Aspen CO
81611 USA

Powder Day Skiing, LLC, David A
Tarrab Mees

Account # R000145
Parcel ID # 273512464006

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- 10/28/24 Interiors

PROJECT NO: Project No. 116
MODEL FILE:
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SHEET TITLE

Schedules

A501

SHEET 68

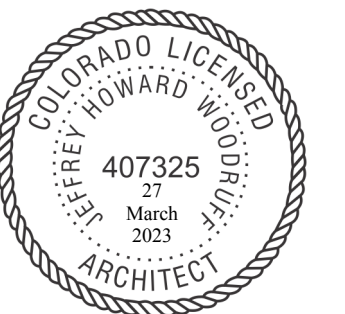
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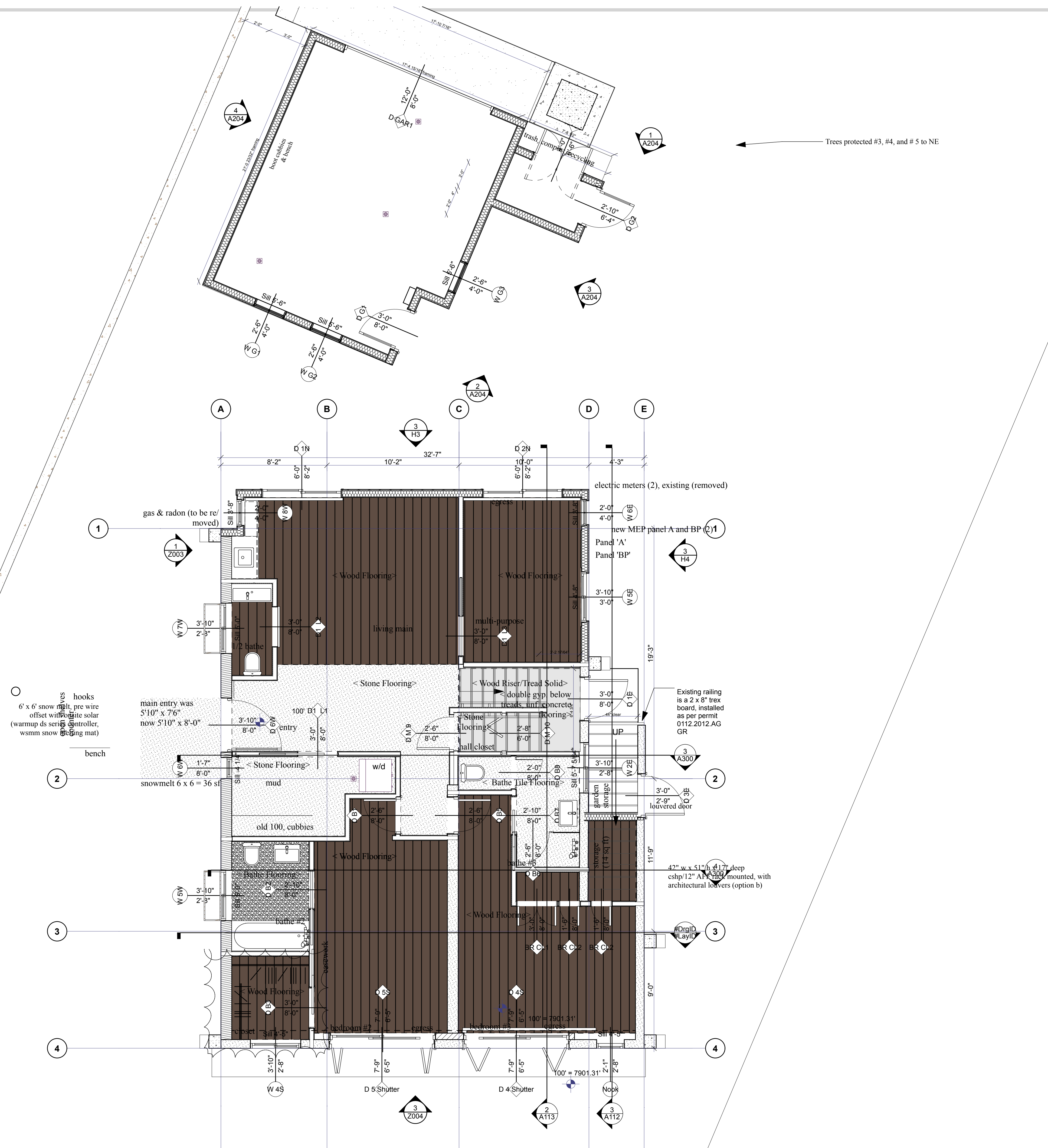
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Finish Flooring Plan

A502

SHEET 69



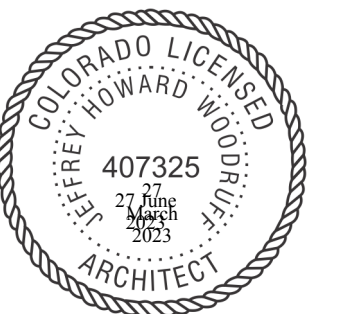
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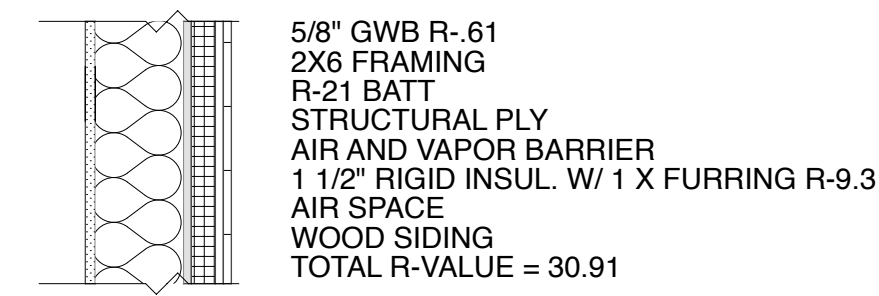
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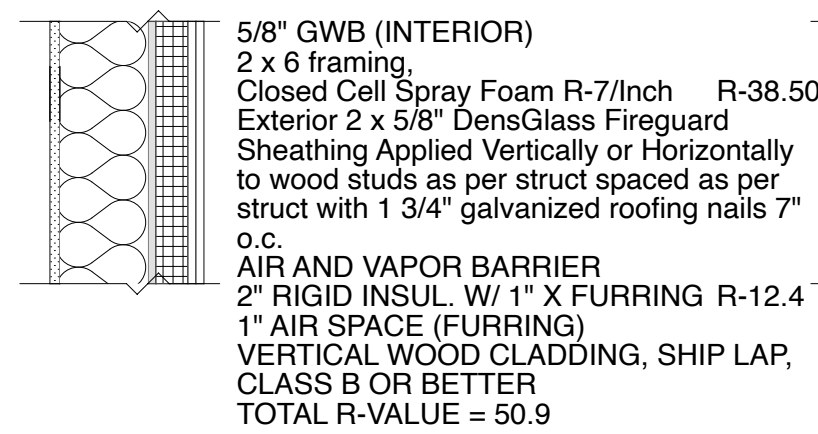
**Assemblies & Plan
Details**

A600

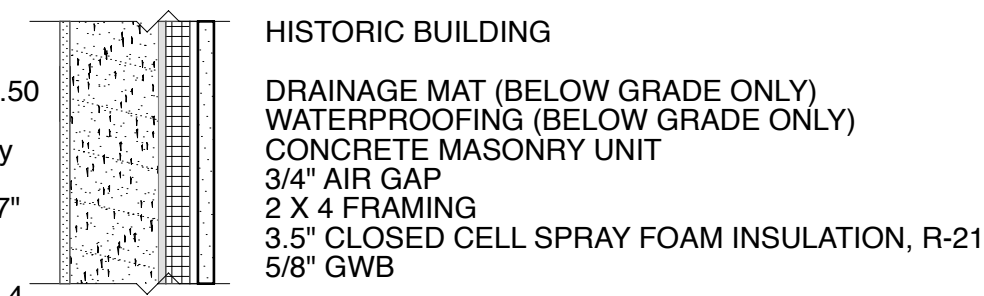
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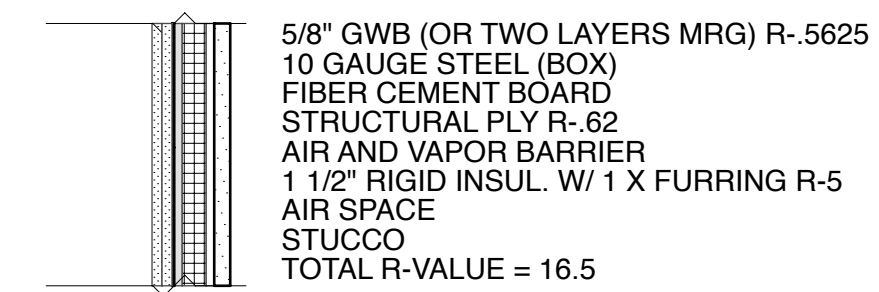
W1 (HISTORIC EXISTING)



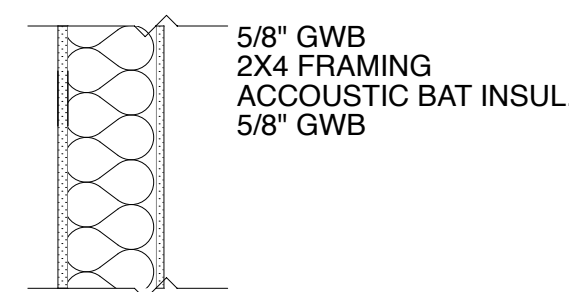
W2 NEW CONSTRUCTION WOOD WALL (RESIDENCE)



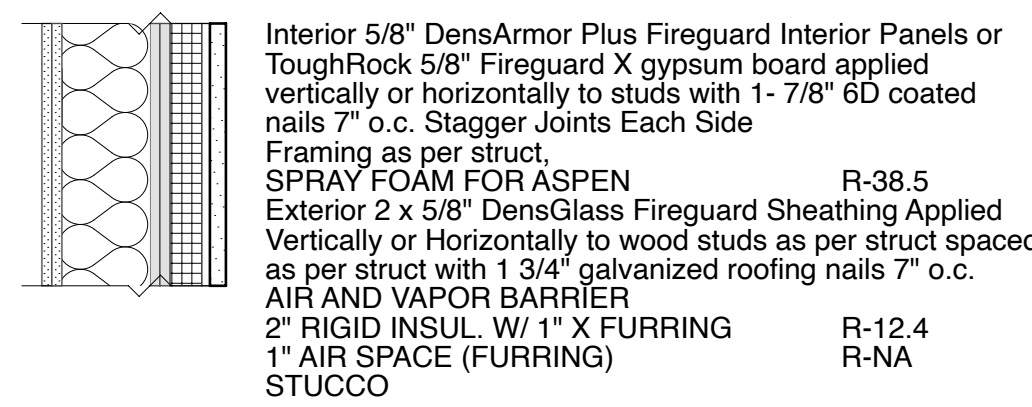
W3 (Historic Existing CMU), add continuous insulation (interior) at habitable spaces, to add R-5 to R-9.3 to assembly for thermal comfort



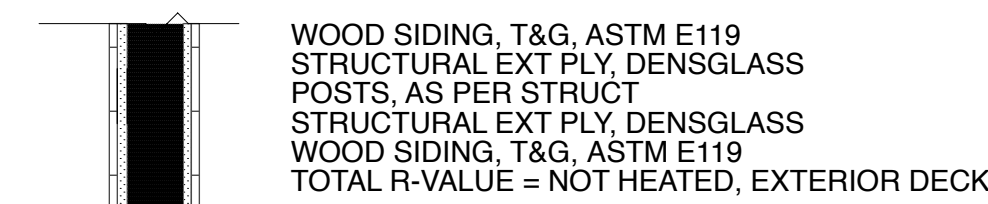
W 6 Chimney and Flu (Rebuilt)



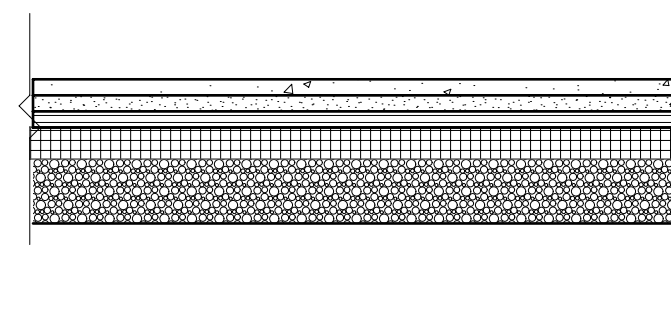
W5



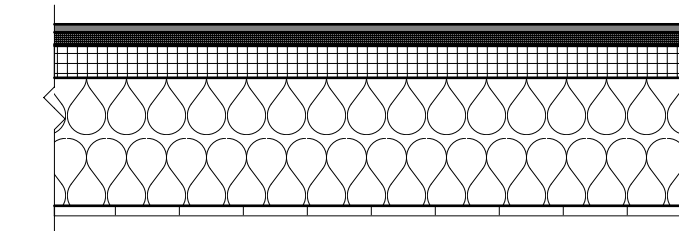
W4-X 1 Hour Firewall @ Garage (AS PER GP CUT SHEET BELOW)



W12 (North Deck Exterior)



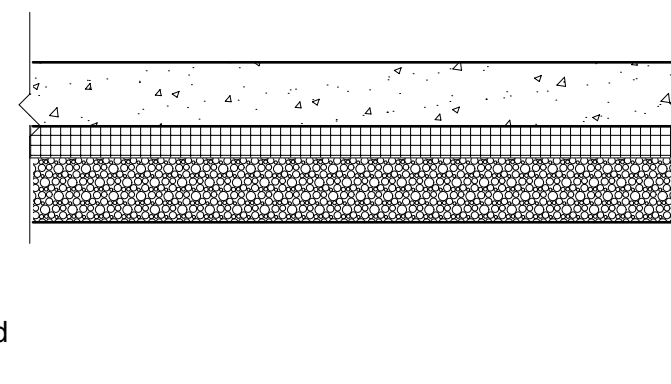
PAVERS (AS PER LANDSCAPE PLAN)
SAND BASE
WSMM SNOW MELTING MAS
CRUSHED GRAVEL
2" POLYISO RIGID INSUL = R 13.0
4" GRAVEL
R Value of Assembly = R13.0
F2 (floor at entry)



HISTORIC ROOF
torch applied 3 layer asphalt
1/2" DENSDECK, THERMAL, MOISTURE, WIND BARRIER (Not on file)
1 1/2" POLYISO RIGID INSUL R7.5 (Not on file, not with permit, COA client)
3/4" SHEATHING
WOOD RAFTERS RE: STRUCT
SPRAY FOAM (7.5" @ R7 /in) R 52.5
HAT CHANNELS
WOOD T&G

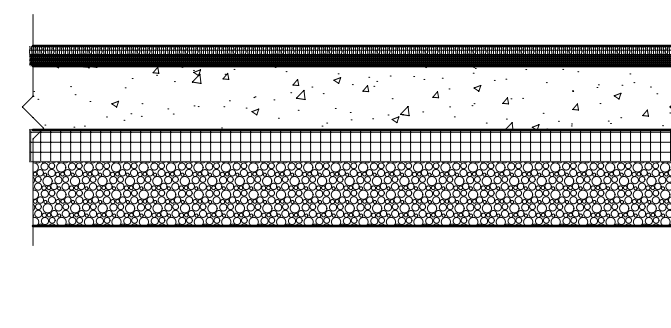
TOTAL R VALUE = R60
THIS ROOF WAS INSTALLED BY THE CITY OF ASPEN, PLEASE SEE JEFF PENDARVIS' CUT SHEETS AND PERMIT. THIS IS A HISTORIC CITY OF ASPEN INSTALLATION BY THE CITY'S ROOFER

R1 (Removing drop ceiling, adding new insulation. Sistering new rafters 2 x 12", assuming 7.5" minimum spray foam)



SLAB ON GRADE
2" RIGID INSULATION
15 MIL VAPOR RETARDER
4" GRAVEL
UNDISTURBED OR COMPACTED SUBGRADE

F1 (Existing Historic slab)



CARPET AND PAD
3/4" PLYWOOD (UNDERLAYMENT GRADE)
1X2 SLEEPERS
2" RIGID INSULATION
15 MIL VAPOR RETARDER
4" GRAVEL
UNDISTURBED OR COMPACTED SUBGRADE

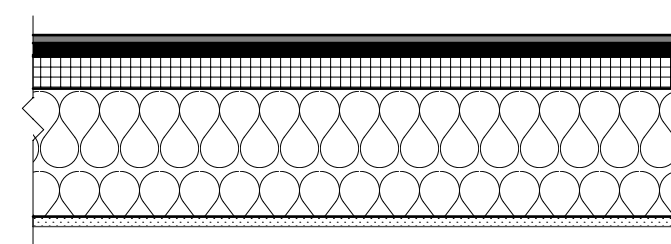
F3 (Existing Historic slab)

CURRENT HISTORIC STRUCTURE ROOF, INSTALLED BY THE CITY OF ASPEN, CAPITAL ASSETS DIVISION Permit 0003.2013.AGR

Owner (City of Aspen) contracted with GZO Sheet metal to replace tar and gravel roof with torch applied asphalt (3 layer torch down) this replaced the 1991 roof that was a mansville built up, spec 4GNG.

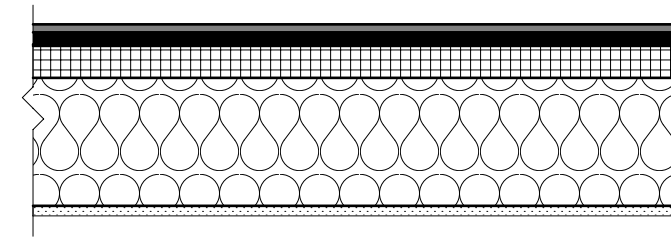
The work performed does not comply with grading and drainage. As per the City of Aspen, changed existing trim and fascia profile and gutter, 01/11/13 tear off existing deck membrane and roof, add box gutter to front of deck

01.12.2012.AGR A 14" aspen was removed in 2014, in order to install patio with pavers (assuming west patio)



TEE-LOCK STANDING SEAM METAL ROOF
1/2" DENSDECK R .56
THERMAL, MOISTURE, WIND BARRIER
2" POLYISO RIGID INSUL R13.0
3/4" SHEATHING
WOOD RAFTERS RE: STRUCT
SPRAY FOAM (7.5" @ R7 /in) R52.5
HAT CHANNELS
INTERIOR GWS
EXTERIOR: FIBER CEMENT BOARD AT ALL EAVES (CLASS 1(A) FIRE/FLAME SPREAD RATING)
TOTAL R VALUE = R 66.06

R2 (Garage, new),
UL 790 CLASS A ROOF OR ASTM E108



SYNTHETIC DECKING MATERIAL, TIMBERTECH IS TESTED IN ACCORDANCE WITH ASTM E84)
SLEEPERS AS PER ASTM E84 OR UL723 (FIRE RETARDANT TREATED WOOD)
1/2" DENSDECK TESTED IN ACCORDANCE WITH ASTM E-84
CLASS A THERMAL, MOISTURE, WIND BARRIER
2" POLYISO RIGID INSUL R13.0 FOAMULAR® & FOAMULAR® NGX® 250 ASTM E84
WOOD RAFTERS RE: STRUCT (OVER CONDITIONED SPACE)
SPRAY FOAM (7.5" @ 7 /in) R52.5
HAT CHANNELS
GWB
TOTAL R VALUE = R66.06

R3 (Primary Bed, Decking)

DensGlass® Sheathing



Fire-Rated Assemblies

5/8" DensGlass® Fireguard® Sheathing is UL and ULC certified as Type DGG and is included in numerous assembly designs investigated by UL and ULC for hourly fire resistance ratings.

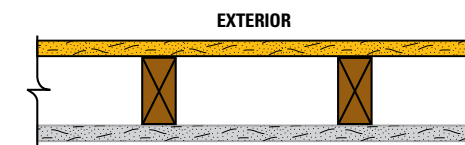
In addition, 5/8" DensGlass Fireguard Sheathing is certified as "Type X" in accordance with ASTM C1177 and may replace 5/8" gypsum sheathing specified as Type X in generic fire-rated wall assemblies. Generic systems in the GA-600 Fire Resistance Design Manual are applicable to the products of any manufacturer, including Georgia-Pacific Gypsum, provided they meet certain standards set forth in such manual, such as Type X gypsum board per applicable ASTM standard with specified thickness and size described in the design. "Type X" as used in this technical guide designates gypsum board manufactured and tested in accordance with specific ASTM standards for increased fire resistance beyond regular gypsum board. Please consult the ASTM standard for the specific product (for example, ASTM C1177 for glass mat gypsum substrate for use as sheathing) for further information and significance of use.

Proprietary GA-600 Designs: Assemblies listed as proprietary in the GA-600 Fire Resistance Design Manual only list one product per manufacturer and may not include all products referenced in the illustrations below. Please consult the specified UL, ULC, cUL or other fire listing or test for a complete list of approved products.

The following design assemblies are for illustrative purposes only. Consult the appropriate fire resistance directory or test report for complete assembly information. For additional fire safety information concerning DensGlass Sheathing, visit www.buildgp.com/safetyinfo.

1-Hour Fire Rating

Design Reference: UL U305, U337, WHI 495-0702, GA WP 8130



30-34 STC Sound Trans.

Test Reference: OR 64-8

Wall Thickness: 4-3/4" (121 mm)

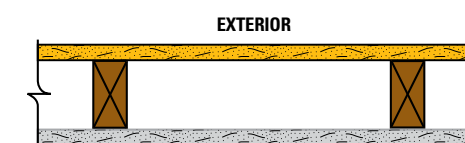
Weight per Sq. Ft.: 7.5 psf (37 Kg/m²)

Exterior: 5/8" (15.9 mm) DensGlass® Fireguard® Sheathing applied vertically (U337, U305) or horizontally (U305) to 2" (51 mm) x 4" (102 mm) wood studs 16" (406 mm) o.c. with 1-3/4" (45 mm) galvanized roofing nails 7" (178 mm) o.c. for all framing members. Exterior surface covered with weather exposed cladding or finish system.

Interior: 5/8" (15.9 mm) DensArmor Plus® Fireguard® interior panels or 5/8" (15.9 mm) ToughRock® Fireguard® gypsum board applied vertically (U337, U305) or horizontally (U305) to studs with 1-7/8" (48 mm) 6d coated nails 7" (178 mm) o.c. Stagger joints each side.

1-Hour Fire Rating

Design Reference: UL U309, cUL U309, GA WP 2510, GA WP 8105



35-39 STC Sound Trans.

Test Reference: NGC 2404

Wall Thickness: 4-7/8" (124 mm)

Weight per Sq. Ft.: 7.0 psf (34 Kg/m²)

Exterior: 5/8" (15.9 mm) DensGlass Fireguard Sheathing applied vertically or horizontally to 2" (51 mm) x 4" (102 mm) wood studs spaced 24" (610 mm) o.c. with 1-3/4" (45 mm) galvanized roofing nails 7" (178 mm) o.c.

Interior: 5/8" (15.9 mm) DensArmor Plus Fireguard interior panels or 5/8" (15.9 mm) ToughRock Fireguard X gypsum board applied vertically or horizontally to framing with 1-7/8" (48 mm) 6d coated nails 7" (178 mm) o.c.

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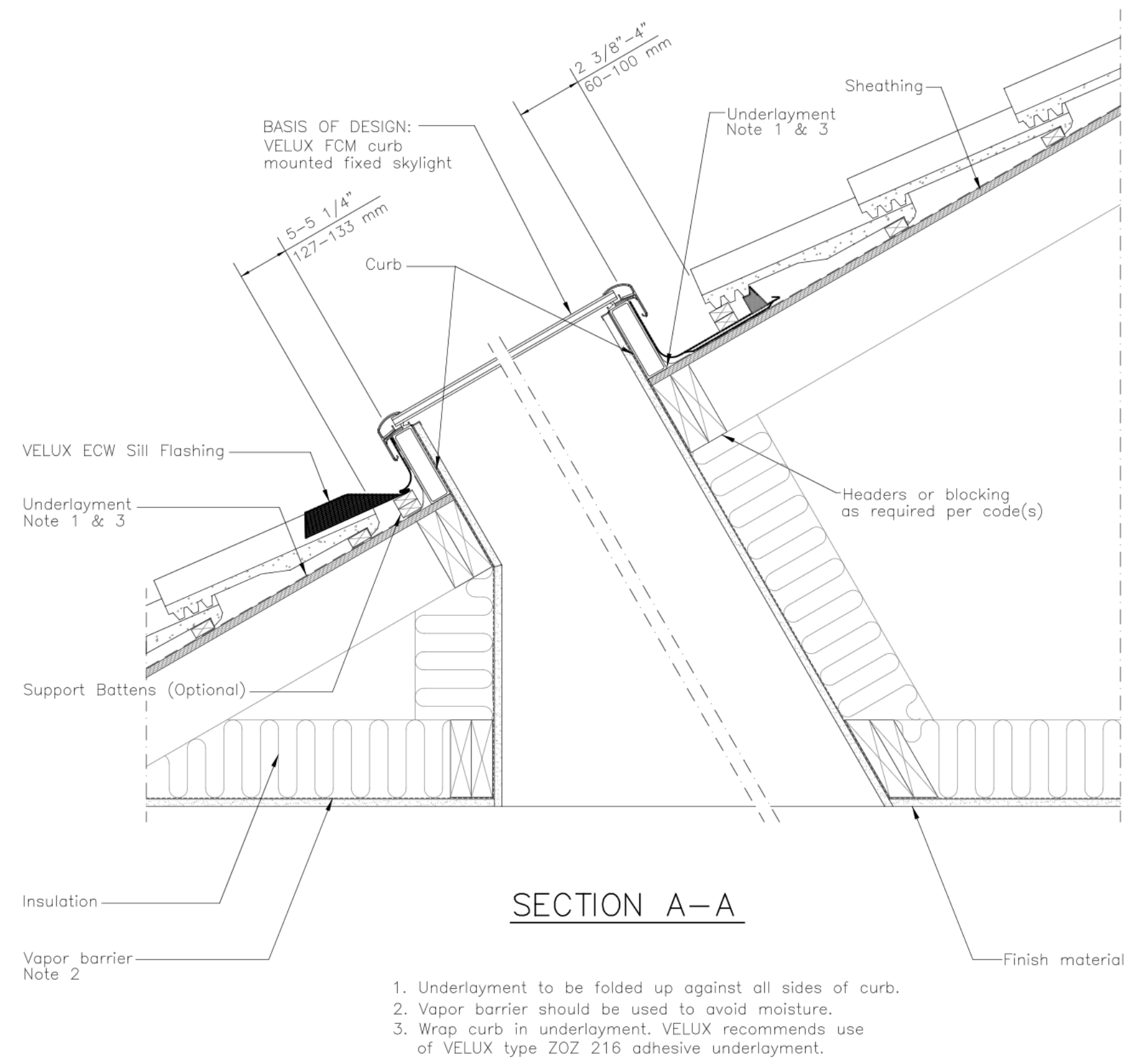
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**Assemblies- Skylights,
Fenestration**

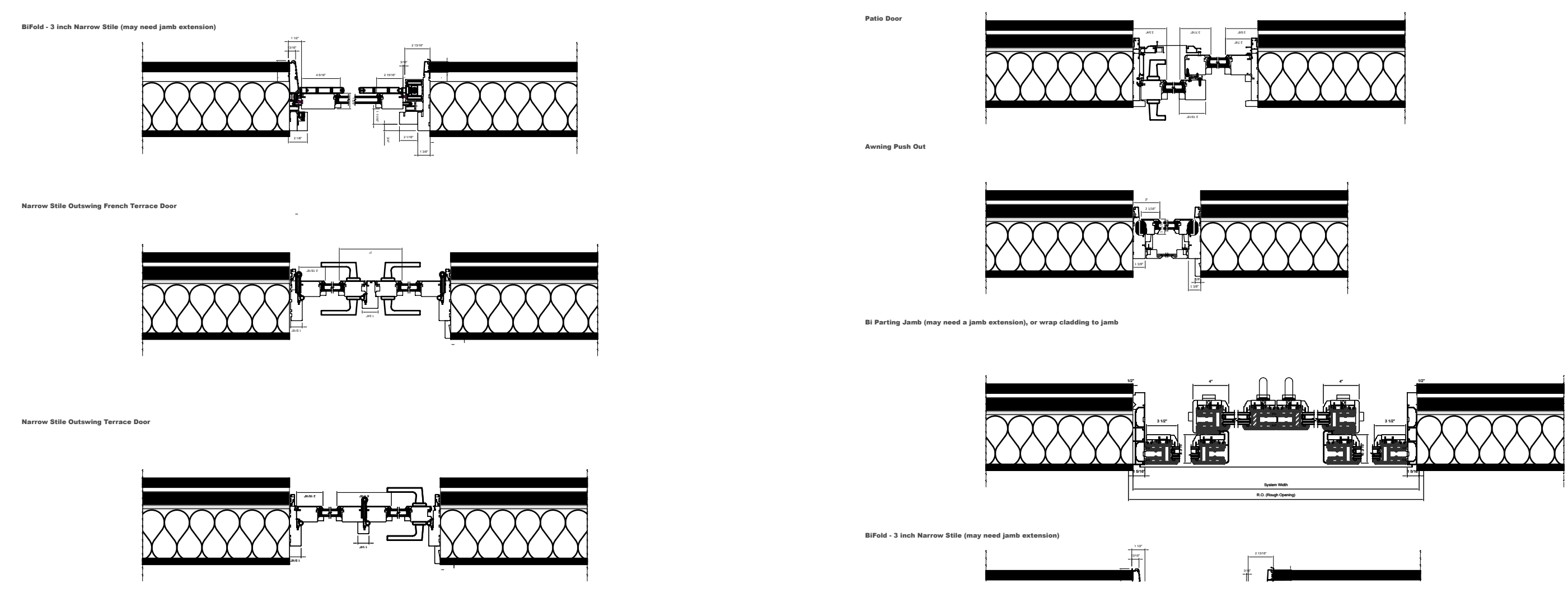
A601

SHEET 72



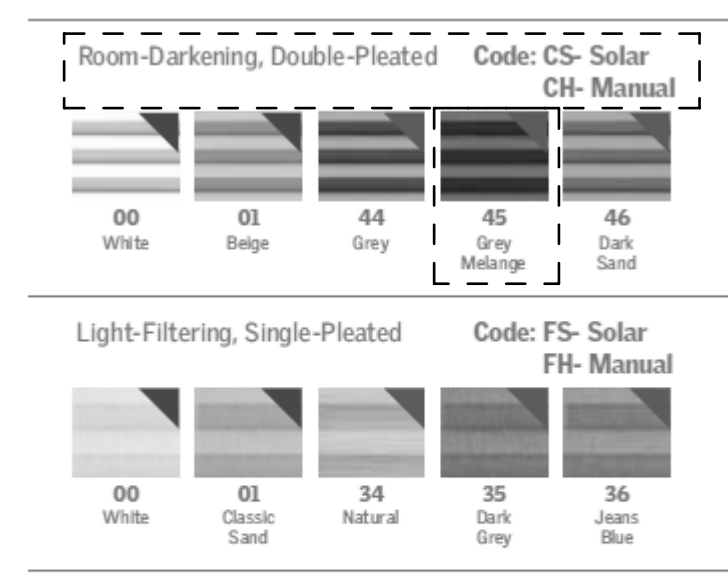
1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment.

5 light shaft DASI, VELUX Digital Asset Storage Infrastructure
SCALE: 1" = 1'-0"



7 Loewen Wood Clad Plan Details (Generic Assembly)
A601

6 Loewen Wood Clad Plan Details (Generic Assembly)
A601

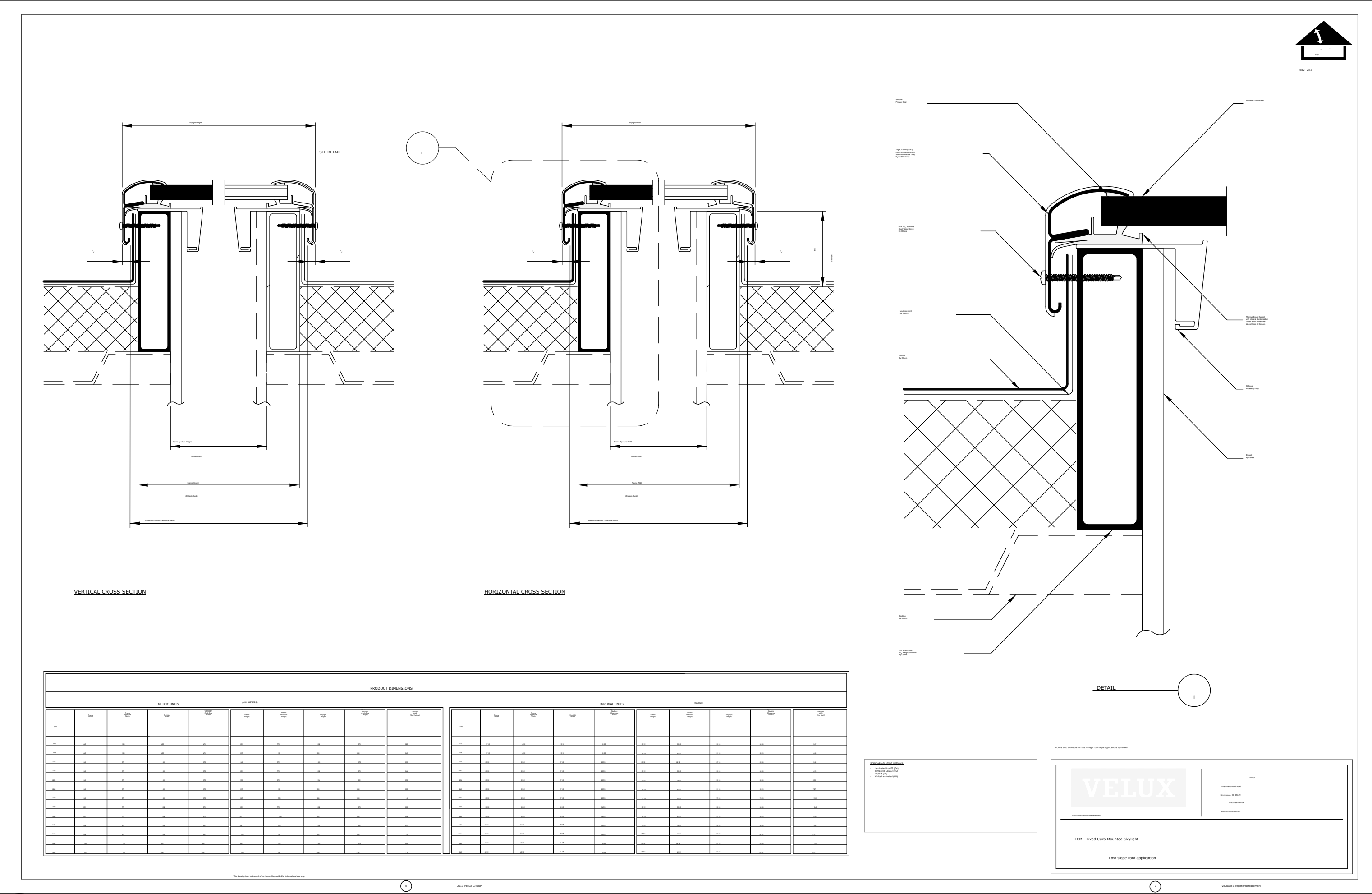


3 Velux Models
SCALE: 1" = 1'-0"

1 Velux Blinds
A601

SIZE - W" x H"	1430	1446	2222	2230	2234	2246	2270	3030	3046	3055	3434	3446	4646	4672
Inside Curb	14 1/8 x 30 3/8	14 1/8 x 46 1/8	22 1/8 x 22 1/8	22 1/8 x 30 3/8	22 1/8 x 34 1/8	22 1/8 x 46 1/8	22 1/8 x 70 1/8	30 1/8 x 30 1/8	30 1/8 x 46 1/8	30 1/8 x 55 1/8	34 1/8 x 34 1/8	34 1/8 x 46 1/8	46 1/8 x 46 1/8	46 1/8 x 72 1/8
Outside Curb	17 1/8 x 33 1/8	17 1/8 x 49 1/8	25 1/8 x 25 1/8	25 1/8 x 33 1/8	25 1/8 x 37 1/8	25 1/8 x 49 1/8	25 1/8 x 73 1/8	33 1/8 x 33 1/8	33 1/8 x 49 1/8	33 1/8 x 58 1/8	37 1/8 x 37 1/8	37 1/8 x 49 1/8	49 1/8 x 49 1/8	49 1/8 x 75 1/8
Maximum Skylight Clearance	18 1/8 x 34 1/8	18 1/8 x 50 1/8	26 1/8 x 26 1/8	26 1/8 x 34 1/8	26 1/8 x 38 1/8	26 1/8 x 50 1/8	26 1/8 x 74 1/8	34 1/8 x 34 1/8	34 1/8 x 50 1/8	34 1/8 x 59 1/8	38 1/8 x 38 1/8	38 1/8 x 50 1/8	50 1/8 x 50 1/8	50 1/8 x 76 1/8

2 Standard Velux Sizes
SCALE: 1" = 1'-0"



4 Skylight Assembly
SCALE: 3" = 1'-0"



3 Lamp
A- E101 SCALE: 1' = 1'-0"



2 Cage
A- E101 SCALE: 1' = 1'-0"

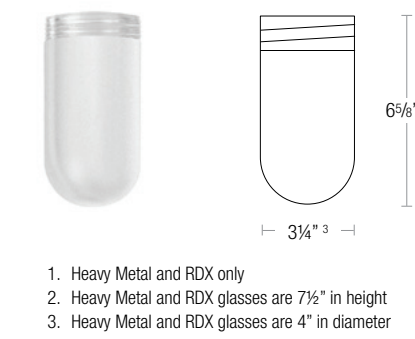
Light at the property line < .5 Foot Candles as per code. The existing lighting is a mix of jelly jars and exposed lamps.

ACCESSORIES

Optional

GLASS ENCLOSURE
 • Glass is available in clear (-CG), frosted (-FG) or opal (-OG)
 • See fixture pages for availability

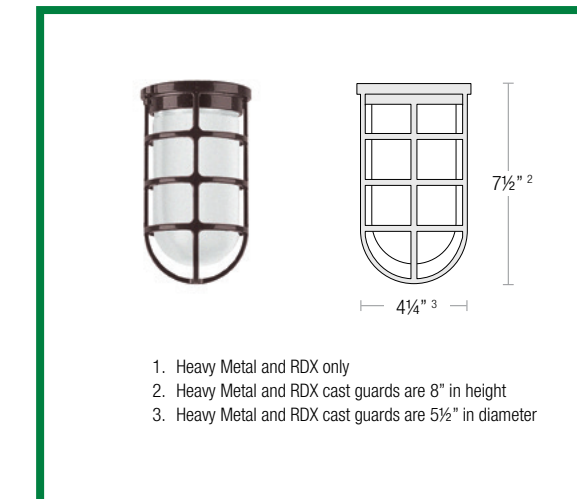
- CG (Clear Glass Enclosure)
- FG (Frosted Glass Enclosure)
- OG (Opal Glass Enclosure)



1. Heavy Metal and RDK only
2. Heavy Metal and RDK glasses are 7 1/2" in height
3. Heavy Metal and RDK glasses are 4" in diameter

CAST GUARD WITH GLASS ENCLOSURE
 • Cast guard can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified (Note: For galvanized shade finishes, cast guard is unfinished Raw Aluminum)
 • Glass is available in clear (-CG), frosted (-FG) or opal (-OG)
 • See fixture pages for availability

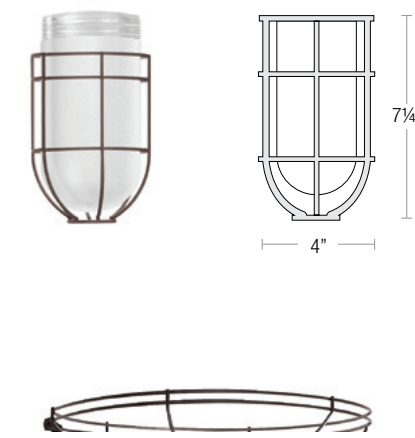
- CG (Clear Glass w/ Cast Guard)
- FG (Frosted Glass w/ Cast Guard)
- OG (Opal Glass w/ Cast Guard)



1. Heavy Metal and RDK only
2. Heavy Metal and RDK cast guards are 6" in height
3. Heavy Metal and RDK cast guards are 5 1/2" in diameter

WIRE CAGE WITH GLASS ENCLOSURE
 • Wire cage can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified (Note: For galvanized shade finishes, wire cage is finished in Painted Natural Aluminum)
 • Glass is available in clear (-CGW) or frosted (-FGW)
 • See fixture pages for availability

- CGW (Clear Glass w/ Wire Cage)
- FGW (Frosted Glass w/ Wire Cage)



1 16 RLM-Catalog_2022-V2 page 58-59
A- E101 SCALE: 1' = 1'-0"

12 April 2023
 To: City of Aspen
 From: Jeffrey Woodruff, Cloud Hill Design, LLC, rep Powderdayskiing, LLC

RE: Electrical service needs at 312 West Hyman, as per HPC conceptual review and follow up Utilities

City of Aspen 312 W Hyman Ave #Upst 01-25036520-00
 City of Aspen 312 W Hyman Ave #DWST 01-250360-00

Currently we have 300 Amp total building services, far exceeding our current and anticipated needs
 312 W Hyman Ave #Upst on a 200 Amp service (need to confirm again with provider)
 312 W Hyman Ave #DWST on a 100 Amp

Efficiency
 Renewables - Energy Neutral- Renewable Electrification
 Work with City of Aspen Electric (no incentives), CORE (rebates and grants), Federal ITC.
 No REMF (< 64 SQ FT hot tub, no snowmelt)

Building Envelope
 Building Mechanical Systems- Building Loads
 Windows- all outmoded, end of useful life single pane with no UV protection. Solution to existing single pane, "installing double pane glass of the thinnest dimension, with a dark spacer"

Current ACH > 1.2. Will provide blower door (pre and) post construction.

Thermal loads- assuming two units, need of 40 A/unit
 Thermal loads- assuming one or two units, need of 40 A/unit (assuming potential for electric back up - for low temp, id est negative temperature and hyper heat performs with less efficiency)

Mitsubishi Hyper-Heat Electrical Requirements Model:
 MXZ-8C48NAHZ2 (48,000 BTU/H)
 MXZ-8C60NA2 (60,000 BTU/H)
 Power Supply Voltage,Phase, Hertz 208 / 230V, 1-Phase, 60 Hz
 Recommended Fuse/Breaker Size

40 A
 MCA 35 A
 Voltage Indoor - Outdoor S1-S2 A
 C 208 / 230
 Indoor - Outdoor S2-S3
 +12 VDC to +24 VDC

Kitchen Needs
 Electric refrigeration
 Dishwasher
 Induction Electric cooking

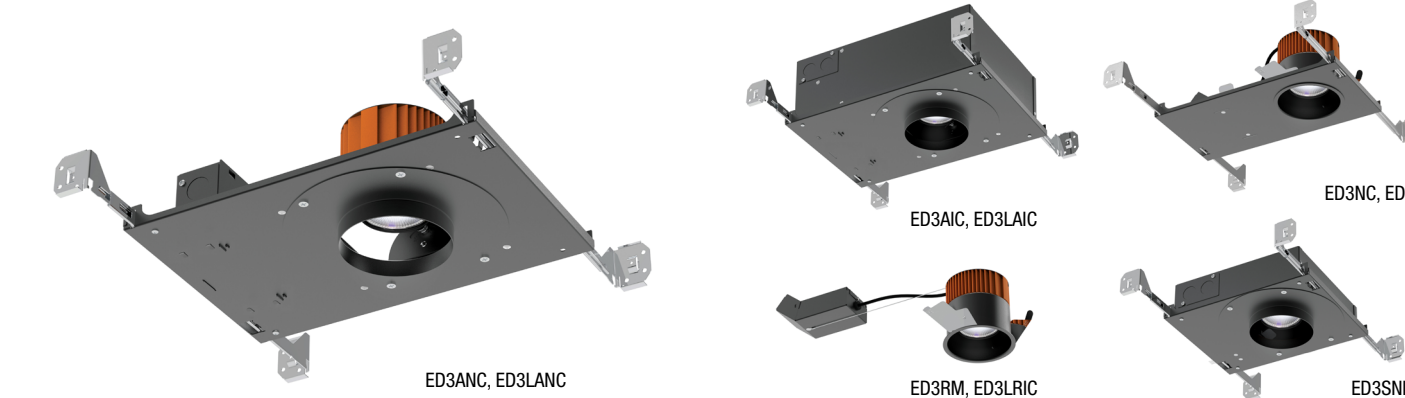
Electrical requirements
 Washer/Dryer(s)
 Hot water heater/heat pump/Energy Star (heat pump/hybrid) (AO Smith or Rheem)
 AO Smith (and Water Softener)

LED lighting and controls all run on < 15 AMP (if all LED)

Outdoor energy consumption
 Fossil fuel needs- outdoor gathering space outdoor electric space heaters (preferred)
 Hot tub <64 Sq Ft. (to avoid REMF fees), Crown XL
 Eave snowmelt (linear feet, health safety at entry)
 Walkway snowmelt (low albedo pavers)
 Car charger in detached garage

Onsite renewable energy and storage
 Solar array (on garage roof)
 5 Tesla Powerwalls (work with CORE)

 SPEC-00272 NEW ECO, 3", V-7-1, UPDATED 12/29/2022	ECO 3" LED DOWNLIGHT	PROJECT: _____
	ED3AIC, ED3ANC, ED3NC, ED3RM	TYPE: _____
	ED3LAIC, ED3LANC, ED3LNIC, ED3LRIC	NOTE: _____
	ED3SNIC	



RATED WATTAGE	20.1W, 13.4W, 11.3W
DELIVERED LUMENS	Up to 1929 lm
EFFICACY	Up to 108 LPW
CCT @ 90CRI	2700K, 3000K, 3500K, 4000K, Warm Dim
COLOR QUALITY	90+ CRI, 2-Step SDCM
LED LIFETIME	55,000 hours @ L70

DELIVERED LUMENS MATRIX				
ED3 (20.1W)	10° Optic	30° Optic	50° Optic	80° Optic
2700K (90CRI)	1669 lm	1744 lm	1592 lm	1125 lm
3000K (90CRI)	1803 lm	1884 lm	1720 lm	1216 lm
3500K (90CRI)	1846 lm	1929 lm	1761 lm	1244 lm
4000K (90CRI)	1900 lm	1985 lm	1812 lm	1281 lm
ED3 NC, RIC (13.4W)	10° Optic	30° Optic	50° Optic	80° Optic
Warm Dim (98 CRI, R9-90)	868 lm	938 lm	846 lm	604 lm
ED3 AIC, ANC (20.1W)	10° Optic	30° Optic	50° Optic	80° Optic
Warm Dim (98 CRI, R9-90)	1195 lm	1291 lm	1165 lm	832 lm

ED3L (11.3W)	10° Optic	30° Optic	50° Optic	80° Optic
2700K (90CRI)	1061 lm	1108 lm	1012 lm	715 lm
3000K (90CRI)	1146 lm	1198 lm	1093 lm	773 lm
3500K (90CRI)	1173 lm	1226 lm	1119 lm	791 lm
4000K (90CRI)	1207 lm	1262 lm	1152 lm	814 lm

ED3S (13.4W)	10° Optic	30° Optic	50° Optic	80° Optic
2700K (90CRI)	1214 lm	1269 lm	1158 lm	819 lm
3000K (90CRI)	1312 lm	1371 lm	1252 lm	885 lm
3500K (90CRI)	1343 lm	1403 lm	1281 lm	905 lm
4000K (90CRI)	1382 lm	1445 lm	1319 lm	932 lm
Warm Dim (98 CRI, R9-90)	868 lm	938 lm	846 lm	604 lm

SILENT VU™ OPTICS TECHNOLOGY	50° installed, 10°, 30°, 80° available
OPTICS	0° to 45° tilt (Adjustable housings only)
ADJUSTABLE	Clear, Softie, Frosted, Linear Spread
MEDIA	

POWER SUPPLY	120/277V, 50/60Hz
INPUT VOLTAGE	
DIMMING	TRIAC, ELV, 0-10V, dms to 1%
SERVICABILITY	Below Ceiling Access

TRIM OPTIONS	<ul style="list-style-type: none"> • Fixed or Adjustable • Round or Square • Standard or Trimless • Wall Wash • Wet Location 	TRIM COLORS <ul style="list-style-type: none"> • White • Black • Champagne • Wet Location • Black w/ White Flange • Silver w/ White Flange
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HOUSING INSTALLATION
 • New Construction includes (2) galvanized steel adjustable hanger bars
 • Remodel option available
 • 3/8" - 2" ceiling thickness
 • Min Plenum Height: 2 1/2" Shallow
 • Ceiling Material: Drywall, T-Bar grid
 • Steel junction box with up to (4) 1/2" knockouts
 • AIC, NIC, RIC, SNIC models are Air Tight
 • AIC, SNIC models are CSA compliant.
 (Note: polyfill spray-in foam insulation must be kept 3" from housing)

LISTINGS AND WARRANTY
 cULus Listed
 UL Listed for Damp Location (All Styles) UL Listed for Wet Location (Wet Location Trim Style)
 IC Rated and Non-IC Rated Available
 CESA (China Program Approved) (AIC, SNIC Models)
 Five (5) years limited warranty
 CA Title 24-JAB Compliant (AIC, NIC, RIC, SNIC Models)
 ASTM E263 Certified Arringt (AIC, NIC, RIC, SNIC Models)



4 CSL Eco Downlight (Plan A)
A- E101 SCALE: 1' = 1'-0"

Jeffrey H. Woodruff
 AIA, NCARB, LEED AP
 Cloud Hill Design, LLC
 Snowmass CO 81654 USA

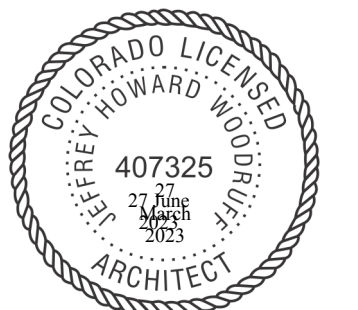
INTEGRATED DESIGN TEAM

Civil Grading and Drainage
 Jay Engstrom, P.E.
 Crystal River Civil, LLC

Landscape Architect
 Jennifer M. Dolecki-Smith, RLA
 Escape Garden Design, LLC

Structural Engineer
 Brian Fossiter, P.E.
 bwr.pe

Contractor
 Adam Rothberg
 Rothberg Development



312 W Hyman Ave
 312 W Hyman Ave Lots P+Q,
 Block 46 Aspen CO 81611 USA/
 Pitkin County UGB, City of Aspen

312 W Hyman Ave Aspen CO
 81611 USA

Powder Day Skiing, LLC, David A
 Tarrab Mees

Account # R000145
 Parcel ID # 273512464006

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02/26/22 COA- HPC Conceptual I

04/27/22 COA- HPC Conceptual II

07/27/22 COA- HPC Final

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06/28/23 COA- Permit Submittal

07/29/24 COA- Building comments, #4

10/25/24 COA- Vault Setback, #5

10/28/24 Interiors

PROJECT NO: Project No. 116

MODEL FILE:

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SHEET TITLE

Electrical- Lamps

A- E101

SHEET 73



SUNPOWER®

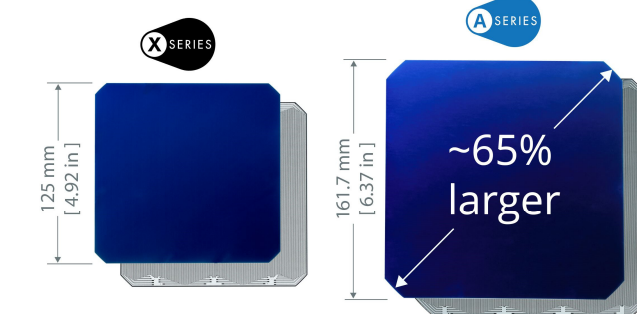
390-400 W Residential A-Series Panels

SunPower® Maxeon® Technology

SunPower® Maxeon® cell-based panels maximize energy production and savings by combining industry-leading power, efficiency, and durability with the most comprehensive power, product, and service warranty in the industry.^{1,2}

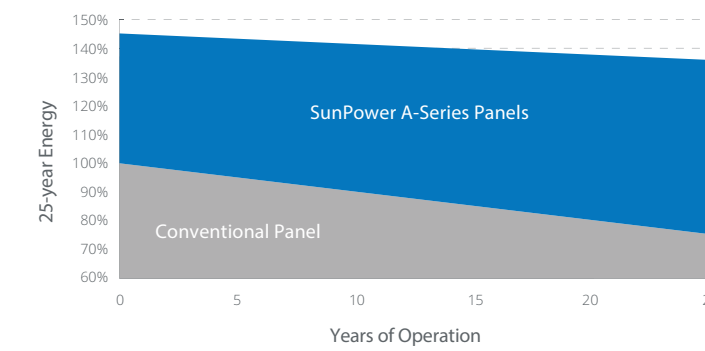
Highest Power Density Available

SunPower's new Maxeon Gen 5 cell is 65% larger than prior generations, delivering the most powerful cell and highest efficiency panel in residential solar.² The result is more power per square meter than any commercially available solar.¹



Maximum Lifetime Energy and Savings

Designed to deliver up to 54% more energy from the same space over the first 25 years in real-world conditions like partial shade and high temperatures.¹

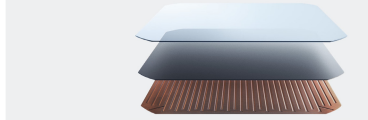


Best Reliability, Best Warranty

SunPower technology is proven to last and we stand behind our panels with the industry's most comprehensive 25-year Combined Power, Product and Service Warranty.



SunPower Maxeon Solar Cell Technology



Fundamentally Different. And Better.

- Cell efficiencies of over 25%
- Delivers leading reliability³
- Patented solid metal foundation prevents breakage and corrosion

As sustainable as the energy it produces.

- Achieved the #1 ranking on the Silicon Valley Toxics Coalition's Solar Scorecard for 3 years running
- SunPower modules can contribute to your business's LEED certification⁴

sunpower.com

POWERWALL

Tesla Powerwall is a fully-integrated AC battery system for residential or light commercial use. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control, and backup.

Powerwall's electrical interface provides a simple connection to any home or building. Its revolutionary compact design achieves market-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.



PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240 V
Feed-In Type	Split Phase
Grid Frequency	60 Hz
Total Energy	14 kWh
Usable Energy	13.5 kWh
Real Power, max continuous	5 kW (charge and discharge)
Real Power, peak (10s, off-grid/backup)	7 kW (charge and discharge)
Apparent Power, max continuous	5.8 kVA (charge and discharge)
Apparent Power, peak (10s, off-grid/backup)	7.2 kVA (charge and discharge)
Maximum Supply Fault Current	30 kA
Maximum Output Fault Current	32 A
Overcurrent Protection Device	30 A
Imbalance for Split-Phase Loads	100%
Power Factor Output Range	+/- 1.0 adjustable
Power Factor Range (full-rated power)	+/- 0.85
Internal Battery DC Voltage	50 V
Round Trip Efficiency ¹	90%
Warranty	10 years

¹Values provided for 25°C (77°F), 3.3 kW charge/discharge power.
²In Backup mode, grid charge power is limited to 3.3 kW.
³AC to battery to AC, at beginning of life.

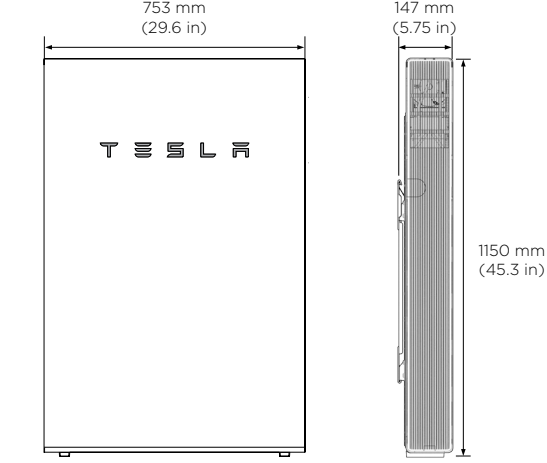
COMPLIANCE INFORMATION

Certifications	UL 1642, UL 1741, UL 1973, UL 9540, IEEE 1547, UN 38.3
Grid Connection	Worldwide Compatibility
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)

MECHANICAL SPECIFICATIONS

Dimensions ¹	1150 mm x 755 mm x 147 mm (45.3 in x 29.6 in x 5.75 in)
Weight ¹	114 kg (251.3 lbs)
Mounting options	Floor or wall mount

¹Dimensions and weight differ slightly if manufactured before March 2019. Contact Tesla for additional information.



ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Recommended Temperature	0°C to 30°C (32°F to 86°F)
Operating Humidity (RH)	Up to 100%, condensing
Storage Conditions	-20°C to 30°C (-4°F to 86°F) Up to 95% RH, non-condensing State of Energy (SoE): 20% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP56 (Wiring Compartments)
Wet Location Rating	Yes
Noise Level @ 1m	< 40 dBA at 30°C (86°F)

TESLA

TESLA.COM/ENERGY

ChargePoint Home Flex

Specifications and Ordering Information

Ordering Information

Description	Model Number
Station and Cable Model	16A-50A, NEMA 6-50 plug, 7010.4 mm (23') Charging Cable CPH50-NEMA6-50-L23
	16A-50A, NEMA 14-50 plug, 7010.4 mm (23') Charging Cable CPH50-NEMA14-50-L23
Replacement Cable	7010.4 mm (23') Charging Cable CPH50Cable-TI-50A-L23-F



ChargePoint® Home Flex



cloud hill design. llc

Jeffrey H. Woodruff
AIA, NCARB, LEED AP
Cloud Hill Design, LLC
Snowmass CO 81654 USA

INTEGRATED DESIGN TEAM

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bwr.pe

Contractor
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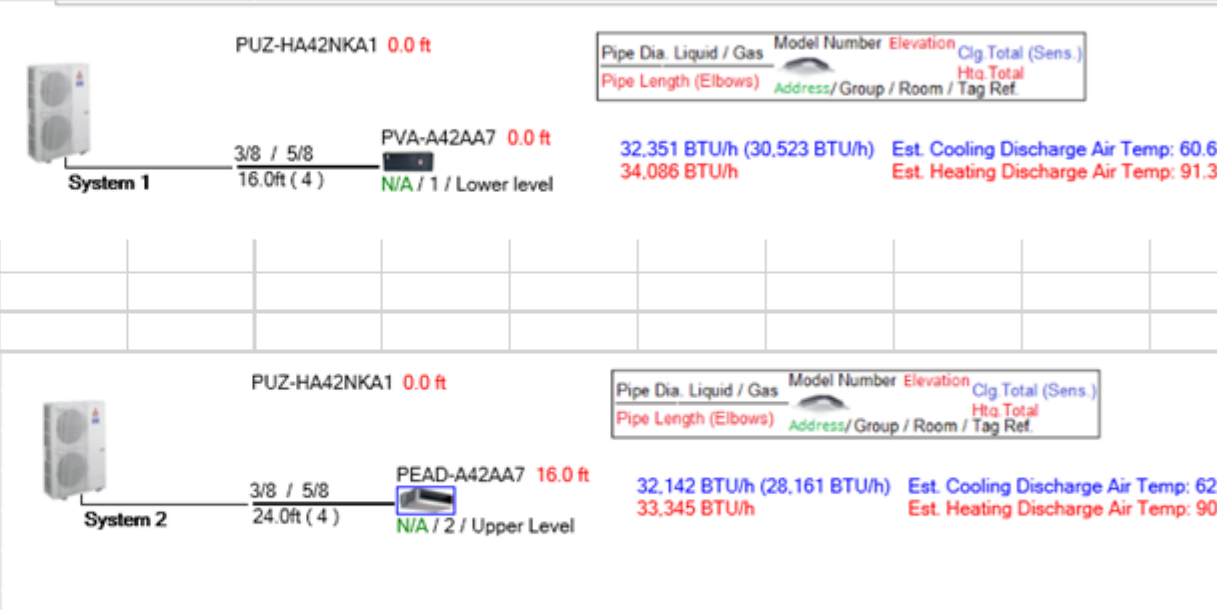
Electrical- Exterior

A- E102

SHEET 74

312 W Hyman

	Sq Ft	Heat BTU	Cool BTU	cfm
Lower Level				
LL Living/Mud	604	15.5	7.9	357
Bath 2	66	2.4	1.2	60
Bed 2	260	6.2	3	154
Bed 3	220	7.7	2.7	140
Bath 3	60	2.3	1.2	59
	1210	34.1	16	770
PVA-A42AA7		33.3	32.1	1040
PUZ-HA42NKA1				
Upper Level				
Great Room	588	22	12.2	609
Bedroom 1	168	7.4	4.3	222
Bath 1 & closet	156	4.9	2.3	124
	912	34.3	18.8	955
PEAD-A42AA7		34.1	32.4	1024
PUZ-HA42NKA1				
EH10-MPA-LB				



5 312 W Hyman Cold Sourced Heat Pump- Manual J
A- E102

CLASSIC SERIES



CROWN XL

DIMENSIONS	
Seating	6 person
Diameter	84 in (213 cm)
Depth	38.5 in (99 cm)
Weight (Dry)	400 lbs (181 kg)
Operating Capacity	330 gal (1249 L)

JETS	
Total Jets	30
5" Nordic Star™ Directional Whirlpool	2
5" Nordic Star™ Dual Rotational	3
3" Nordic Star™ Directional	3
3" Nordic Star™ Dual Rotational	4
2" Nordic Star™ Directional	17
1" Ozonizer Ready Jet (Ozonator Optional)	1

EQUIPMENT	
Volts	220v
Amps	40a
Control Pad	4 button Topside w/LED Display
Insulation:	Foam (Standard) Nordic Wrap (Optional)
Heater	allow
Light	Footwell LED (Standard) Mood Lighting Package (Optional)
Pump	(1) 3hp Continuous Duty
Bluetooth Stereo	Optional Upgrade

PERMASHIELD™ COLORS



Color samples are for reference only. Actual product color may vary slightly. Nordic Products Inc. reserves the right to change any specifications without notice.



Shell: Eclipse



Shell: Eclipse | Cabinet: Charcoal

