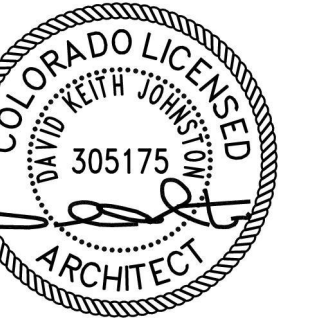


1020 E. COOPER PROJECT | ASPEN CO



 DJARCHITECTS



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT
| ASPEN CO

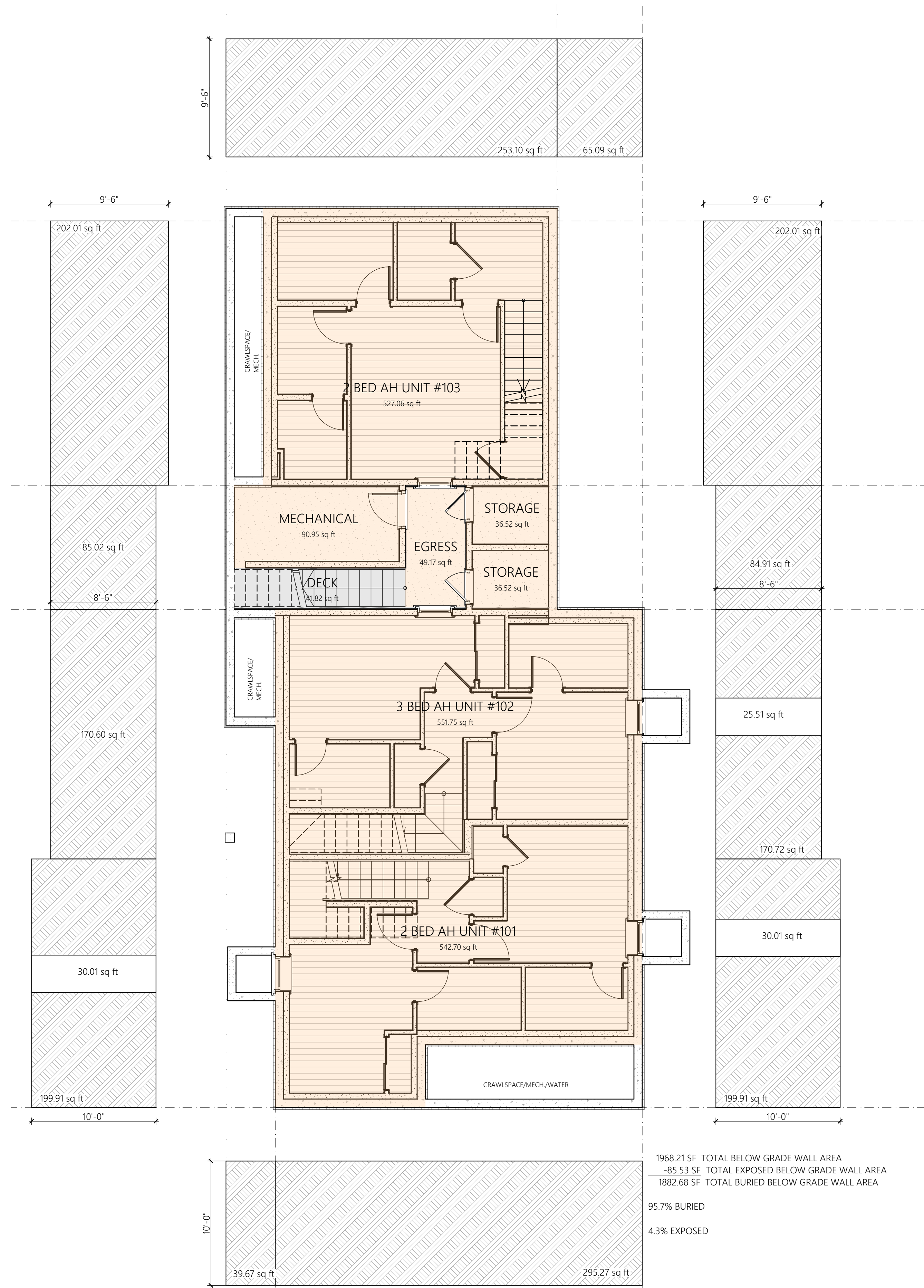
DRAWING ISSUE
HPC APPLICATION 2/10/2021

FAR PROPOSED

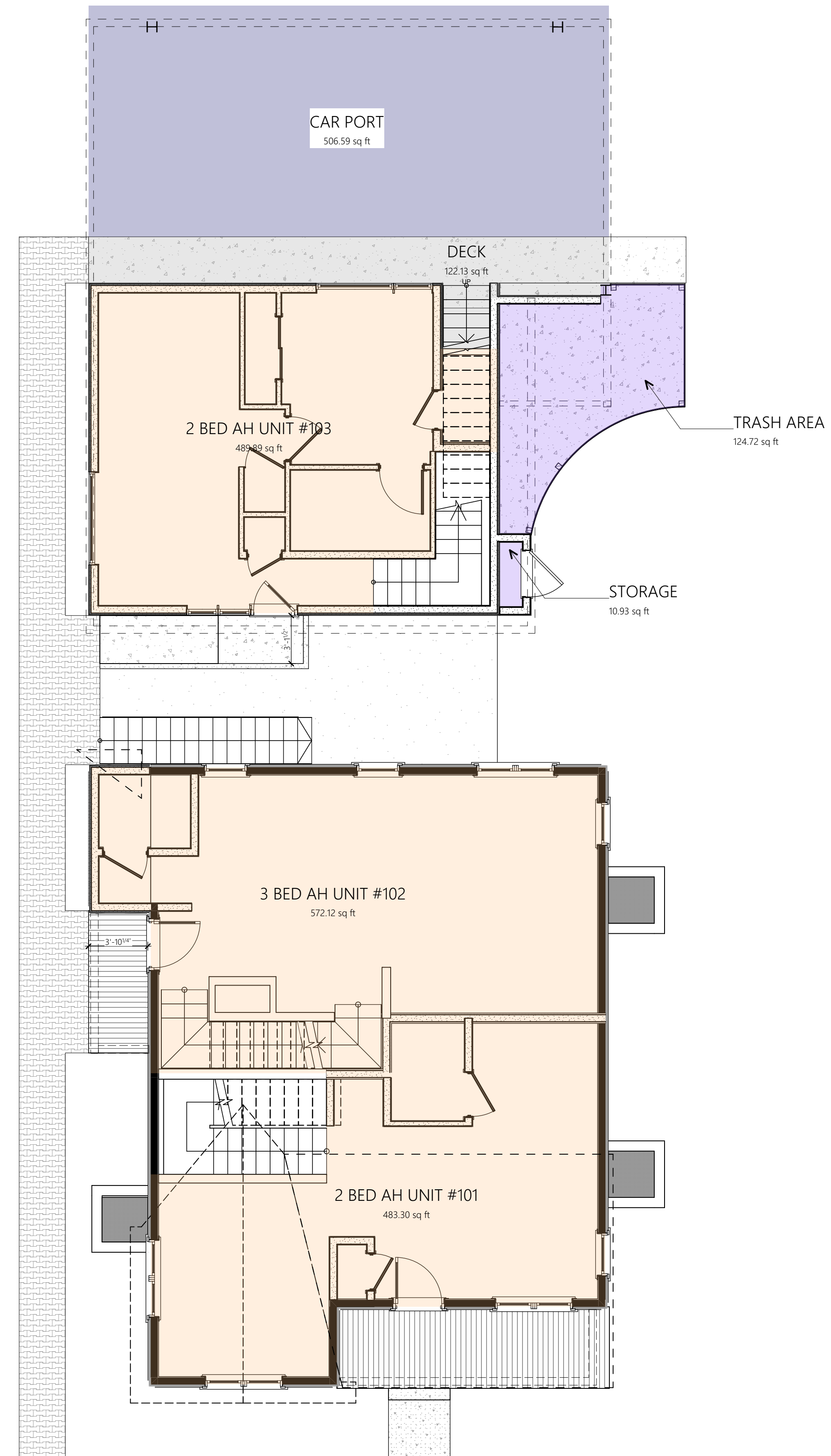
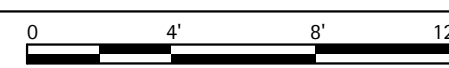
PROJECT No: 1907
DRAWN BY: CPF

Sheet No.

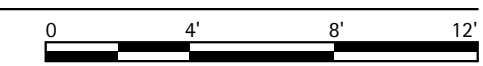
Z1.01

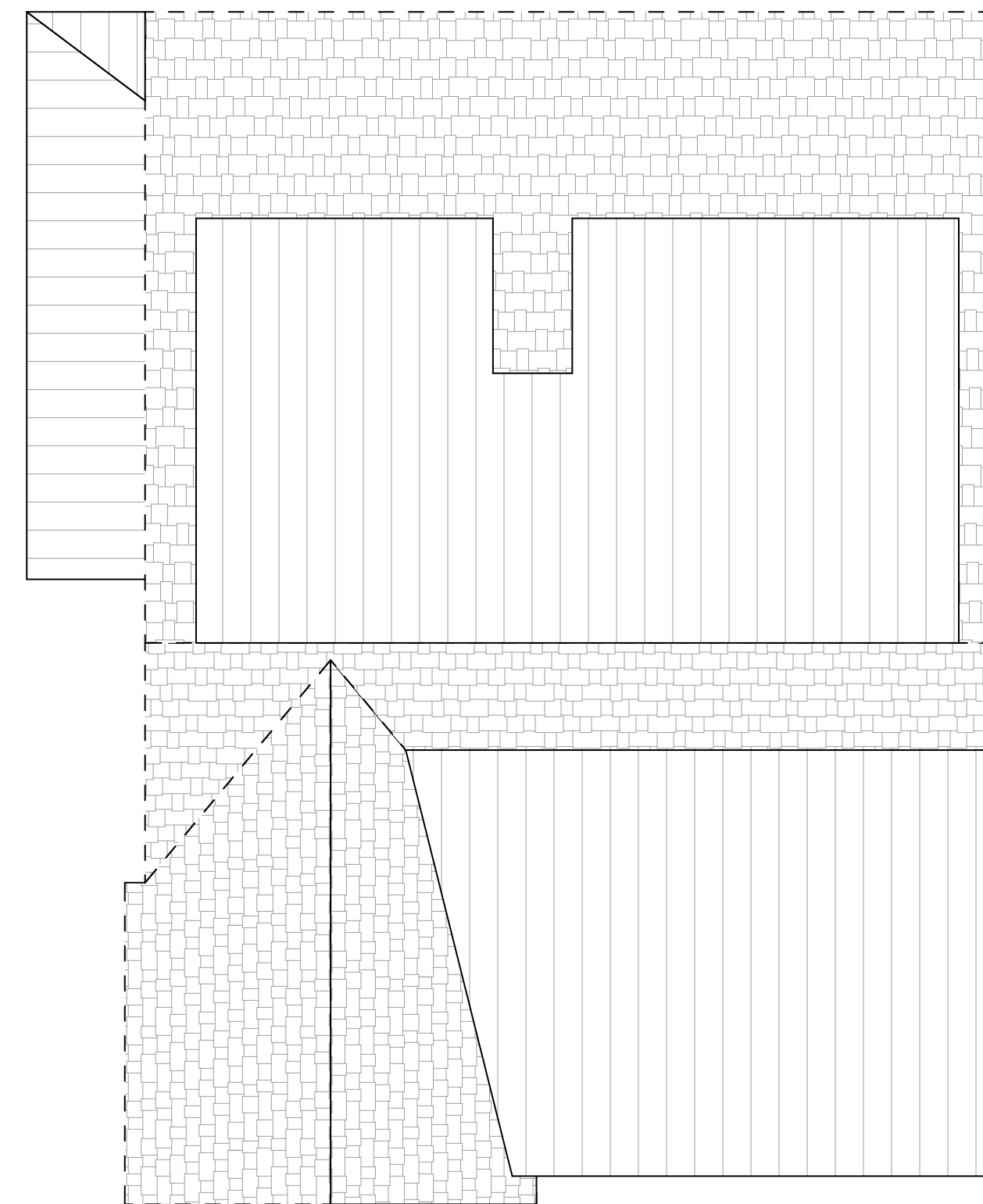
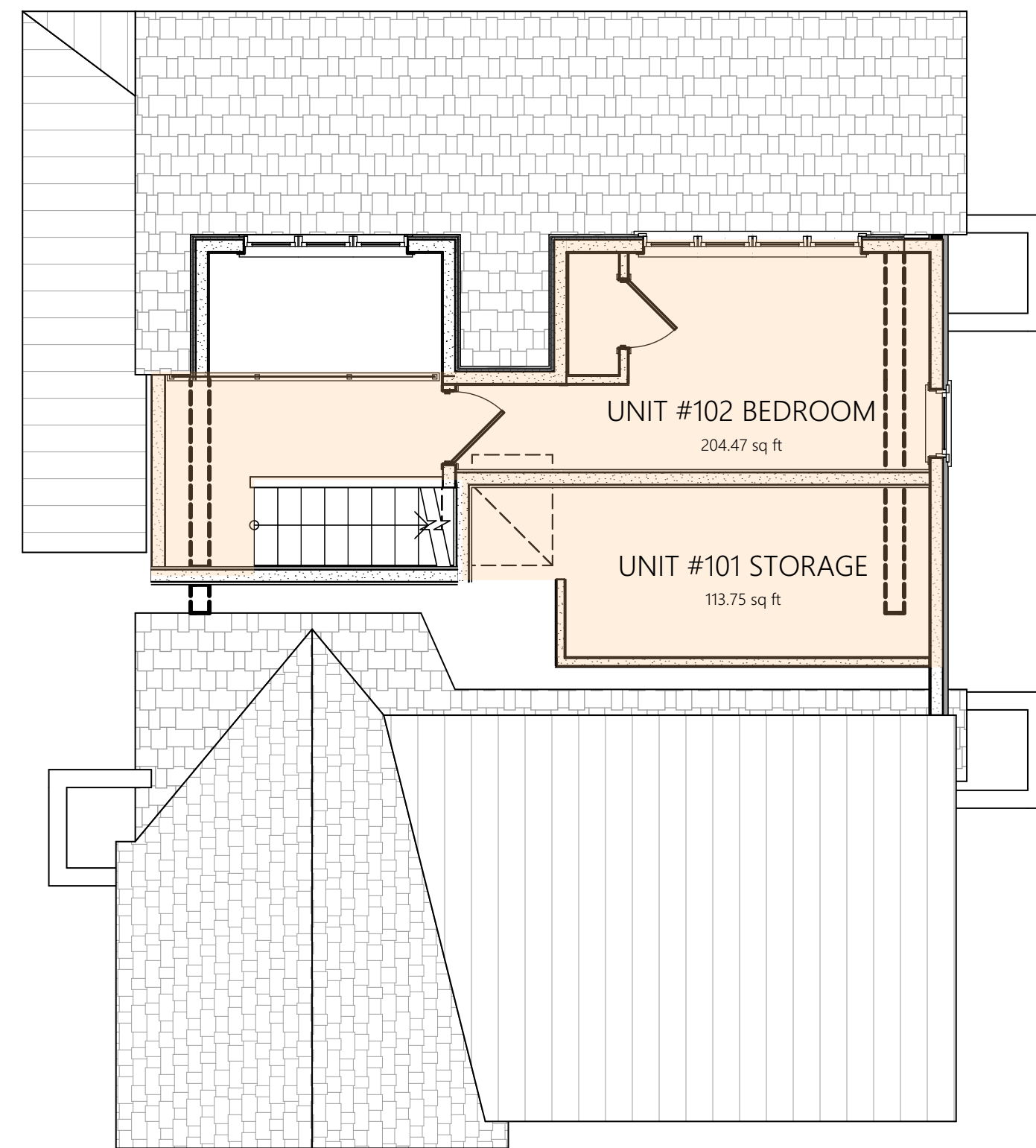
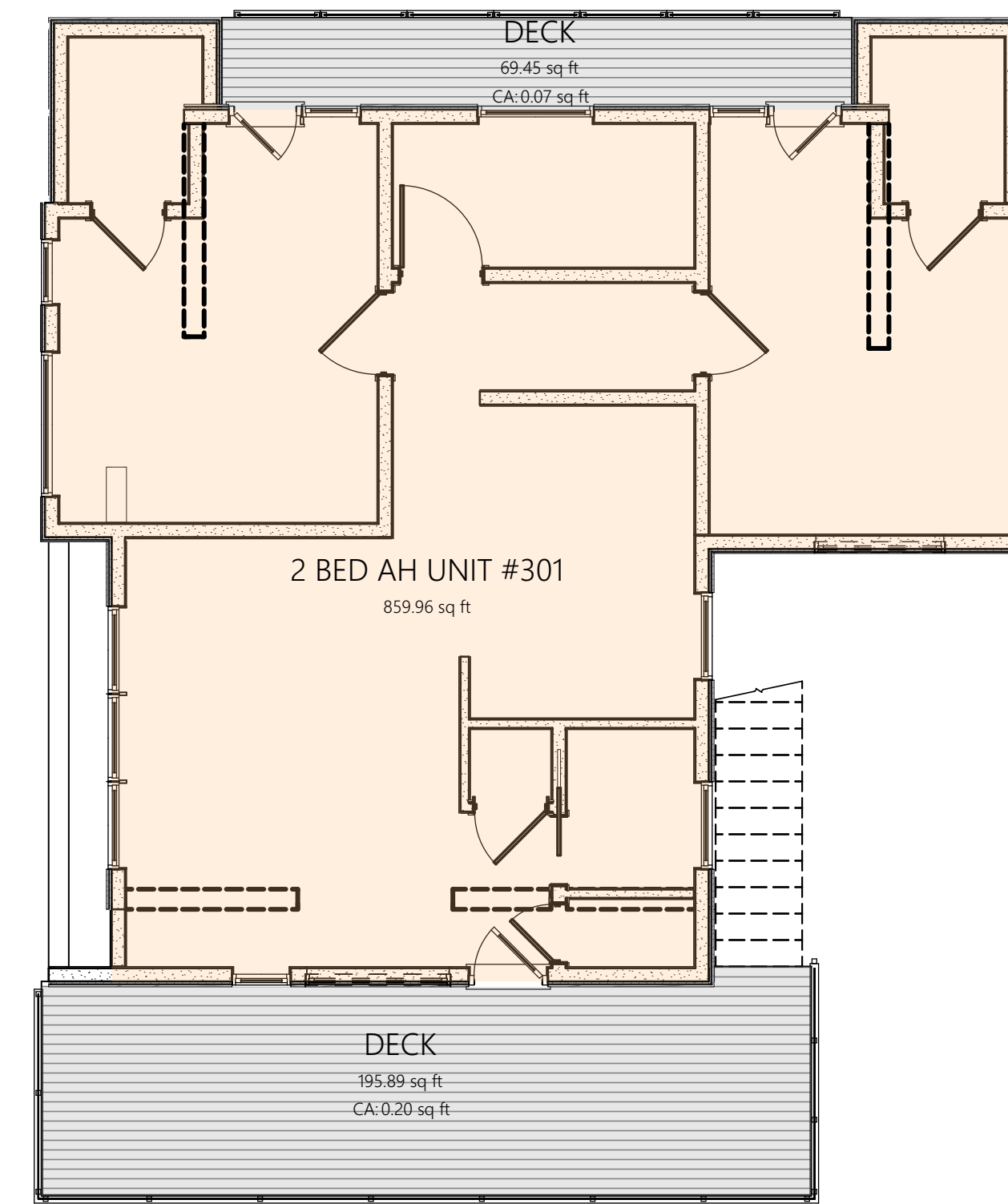
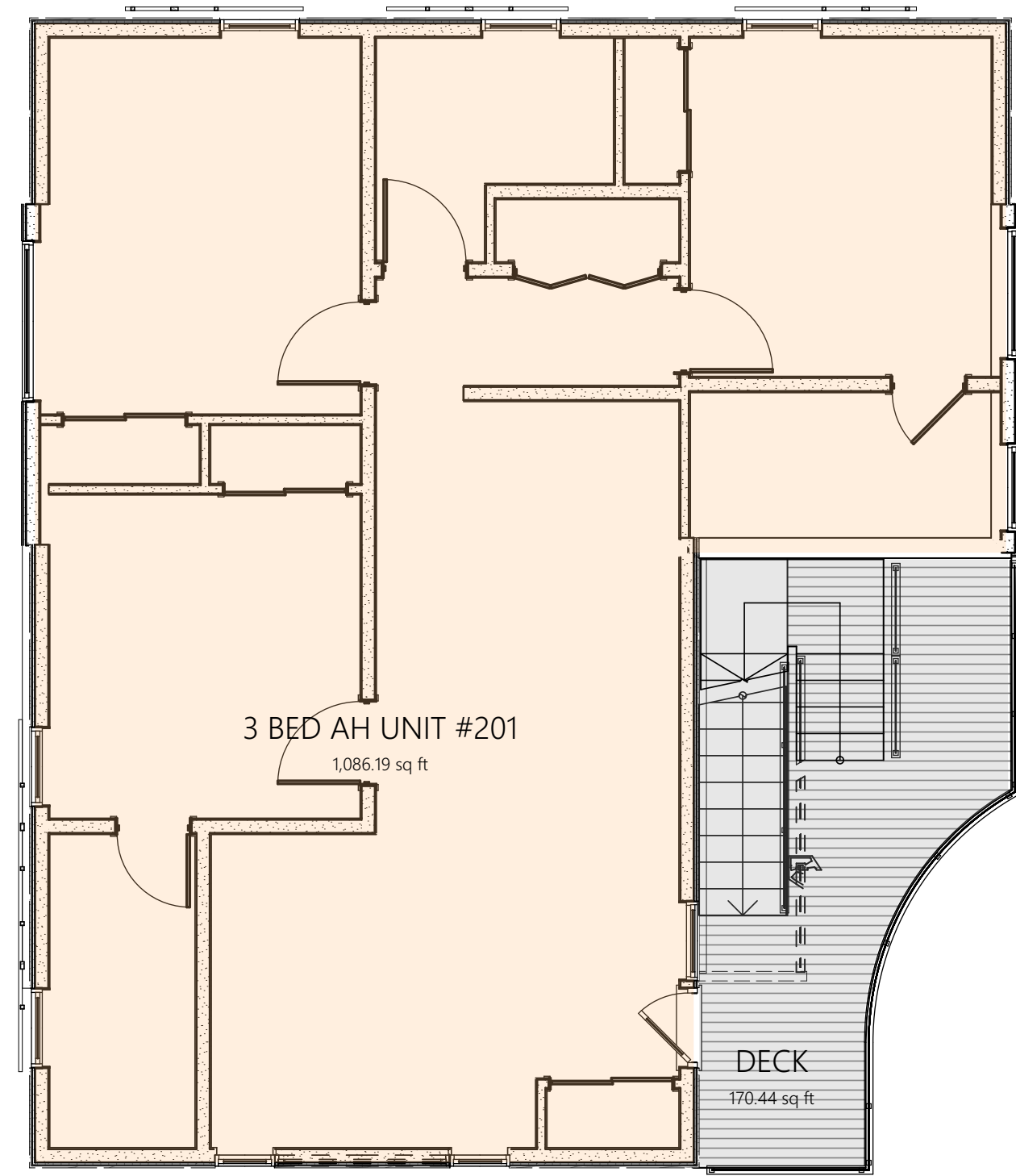
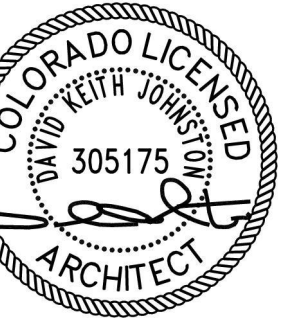


1 LOWER LEVEL AREA PLAN PROPOSED
SCALE: 3/16" = 1'-0"



1 MAIN LEVEL AREA PLAN PROPOSED
SCALE: 3/16" = 1'-0"





F.A.R. SCHEDULE			
LEVEL	USE	TOTAL AREA	FLOOR AREA
LOWER LEVEL	2 BED AH UNIT #101	542.7	0
	3 BED AH UNIT #102	551.75	0
	2 BED AH UNIT #103	527.06	0
	EGRESS	49.17	0
	MECHANICAL	90.95	0
	STORAGE	73.04	0
	TOTAL (4-3% exposed)	1834.67	78.89
MAIN LEVEL	2 BED AH UNIT #101	483.3	483.3
	3 BED AH UNIT #102	572.12	572.12
	2 BED AH UNIT #103	489.89	489.89
	STORAGE	10.93	10.93
	TOTAL	1555.24	1555.24
SECOND LEVEL	3 BED AH UNIT #201	1086.19	1086.19
	2 BED AH UNIT #101 STORAGE	113.75	113.75
	3 BED AH UNIT #102 BEDROOM	204.47	204.47
THIRD LEVEL	2 BED AH UNIT #301	859.96	859.96
DECKS	DECK	41.82	0
	DECK	122.13	0
	DECK	170.44	0
	DECK	265.34	0
	TOTAL DECKS (821.06sf exempt)	599.73	0
	CARPORT	CAR PORT	506.59
TOTAL		6,886.32 sq ft	3899.5

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT
| ASPEN CO

DRAWING HPC APPLICATION ISSUE 2/10/2021

FAR PROPOSED

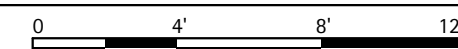
PROJECT No: 1907
DRAWN BY: CPF

Sheet No.

Z1.02

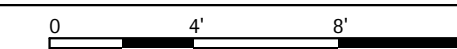
2 SECOND LEVEL AREA PLAN PROPOSED

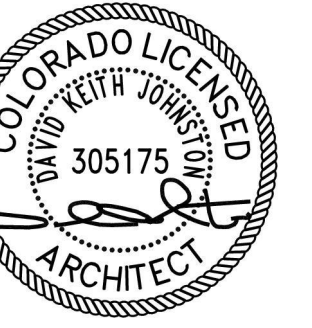
SCALE: 3/16" = 1'-0"



3 THIRD LEVEL AREA PLAN PROPOSED

SCALE: 3/16" = 1'-0"





All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT

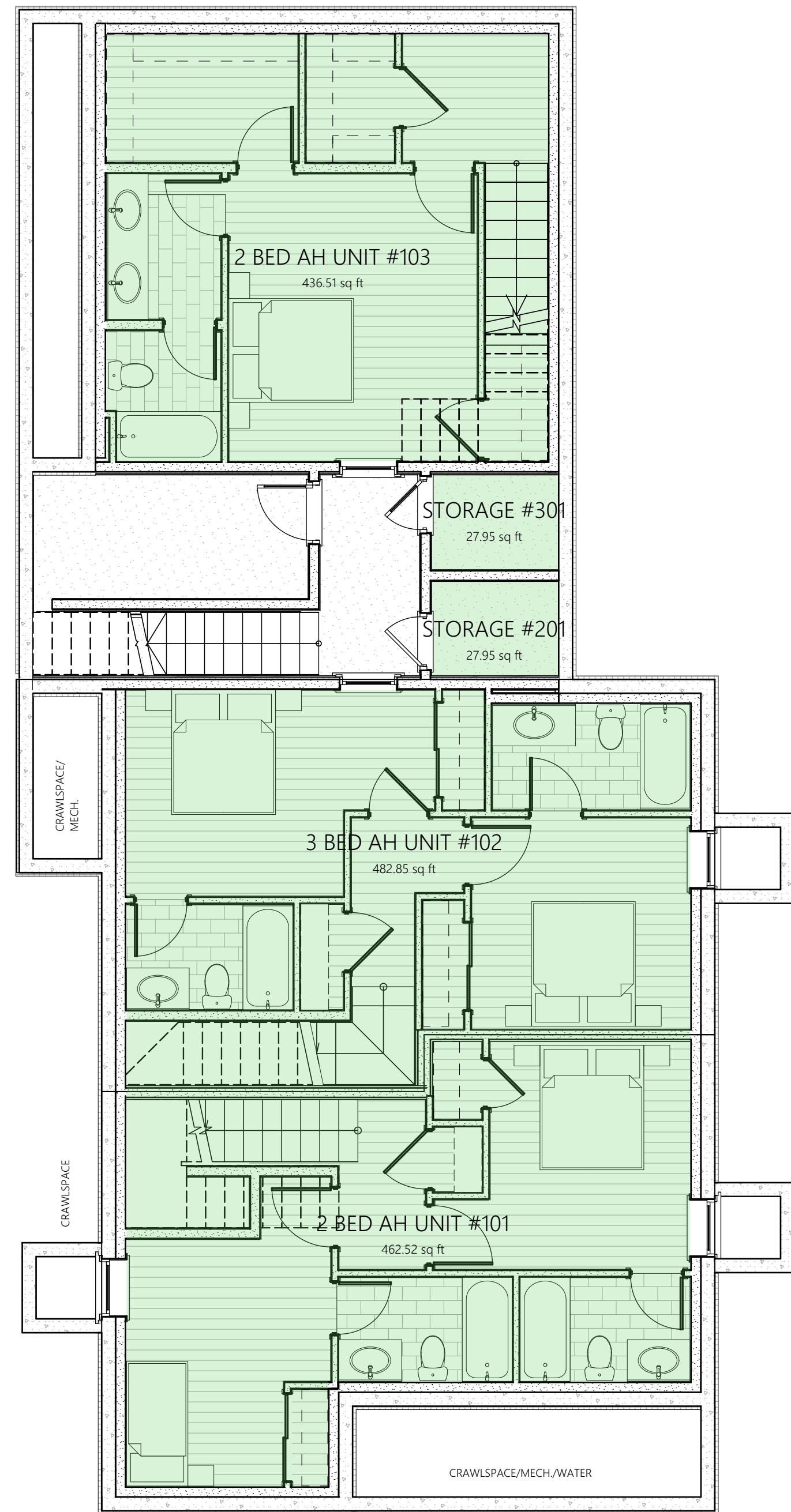
ASPEN CO

DRAWING HPC APPLICATION ISSUE 2/10/2021

NLA PROPOSED

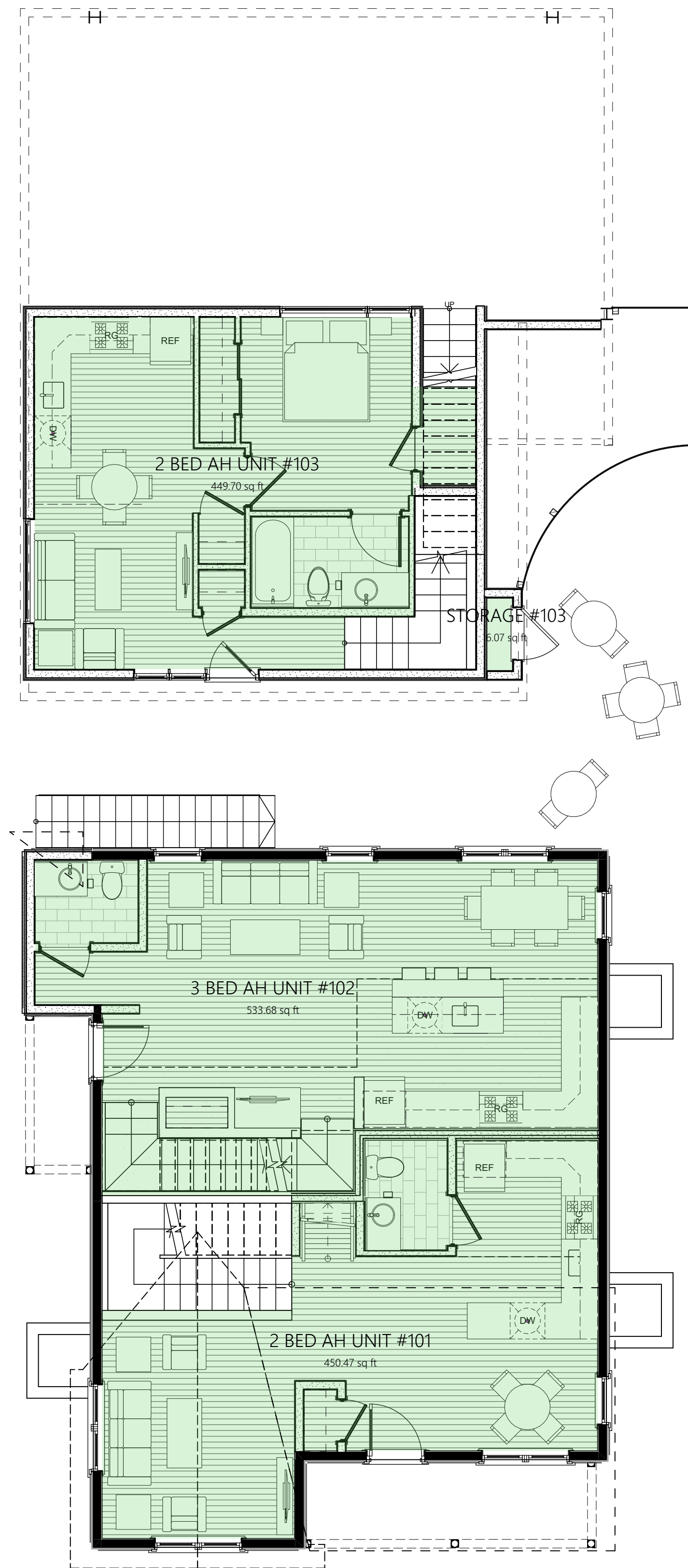
PROJECT No: 1907
 DRAWN BY: CPF

Sheet No.
Z1.03



-1 LOWER LEVEL NLA PLAN PROPOSED

SCALE: 3/16" = 1'-0"

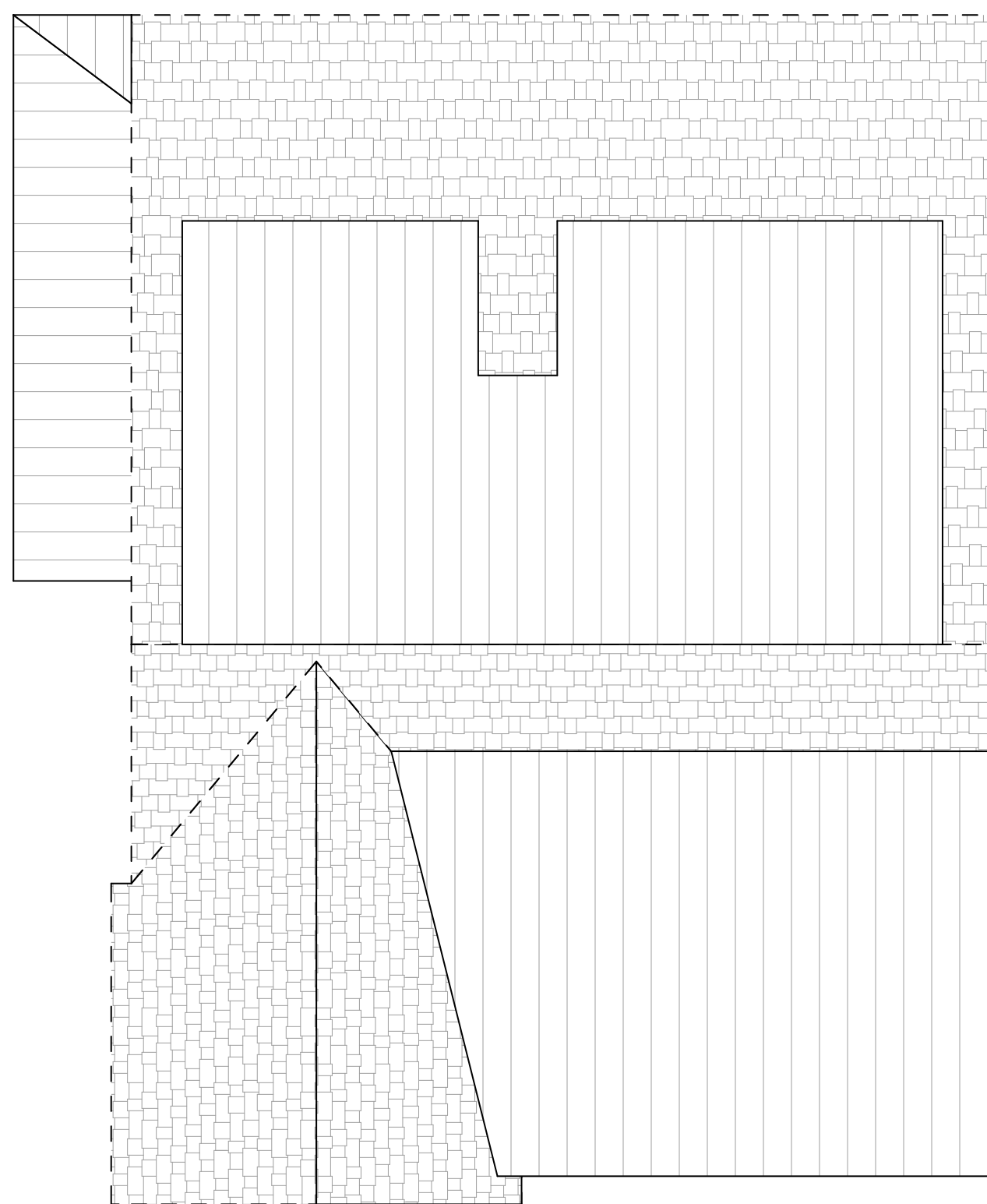
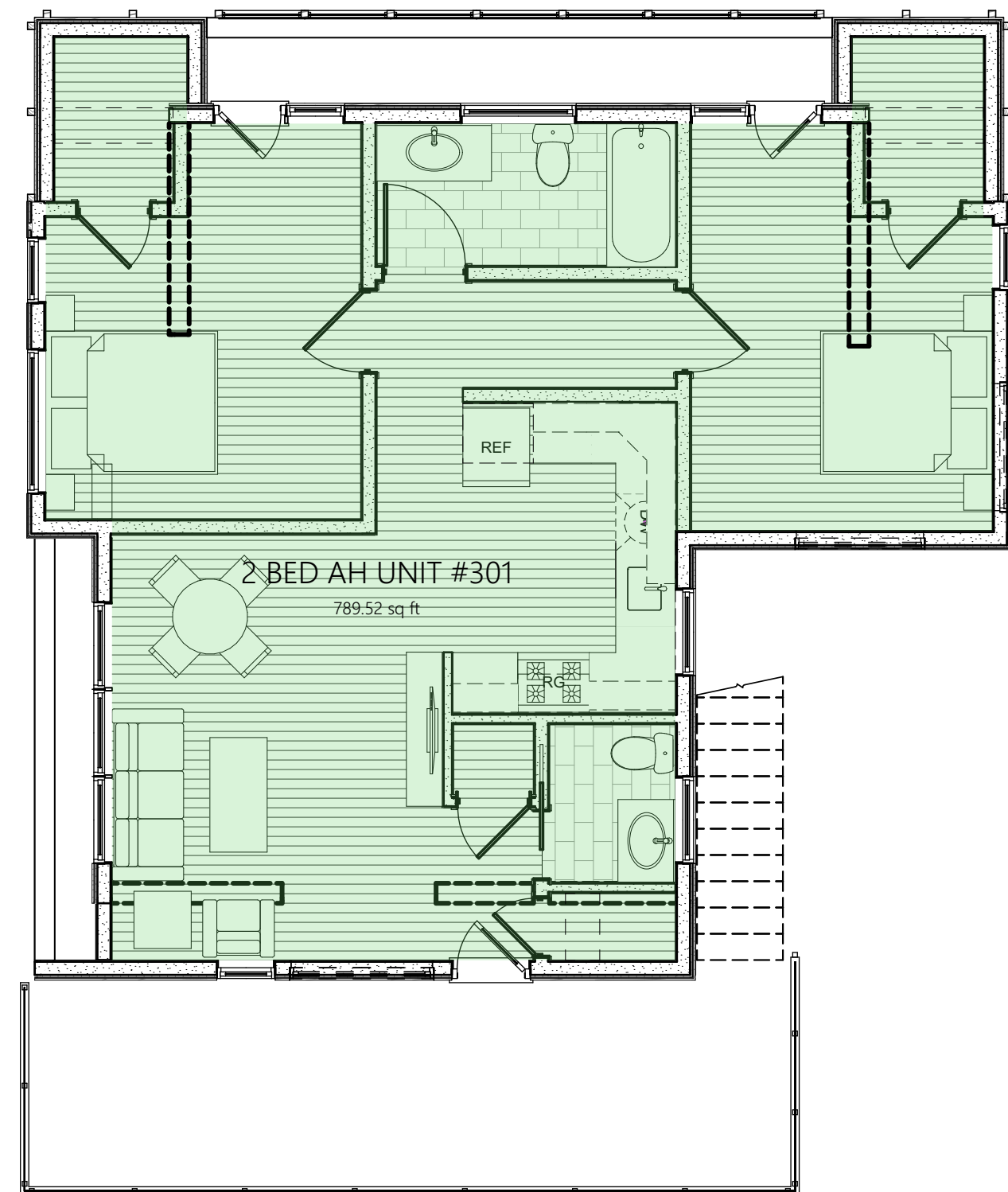


1 MAIN LEVEL NLA PLAN PROPOSED

SCALE: 3/16" = 1'-0"

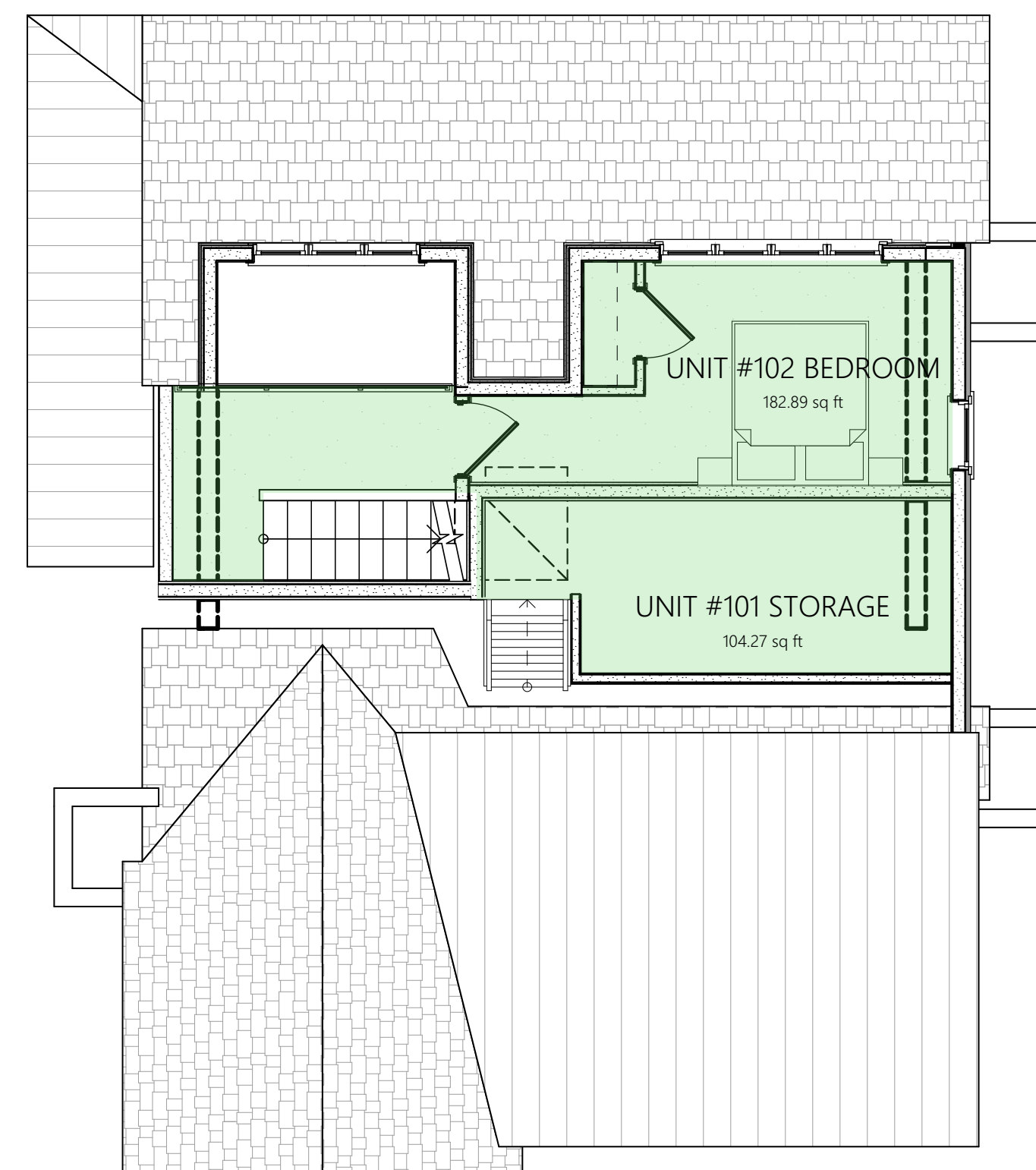
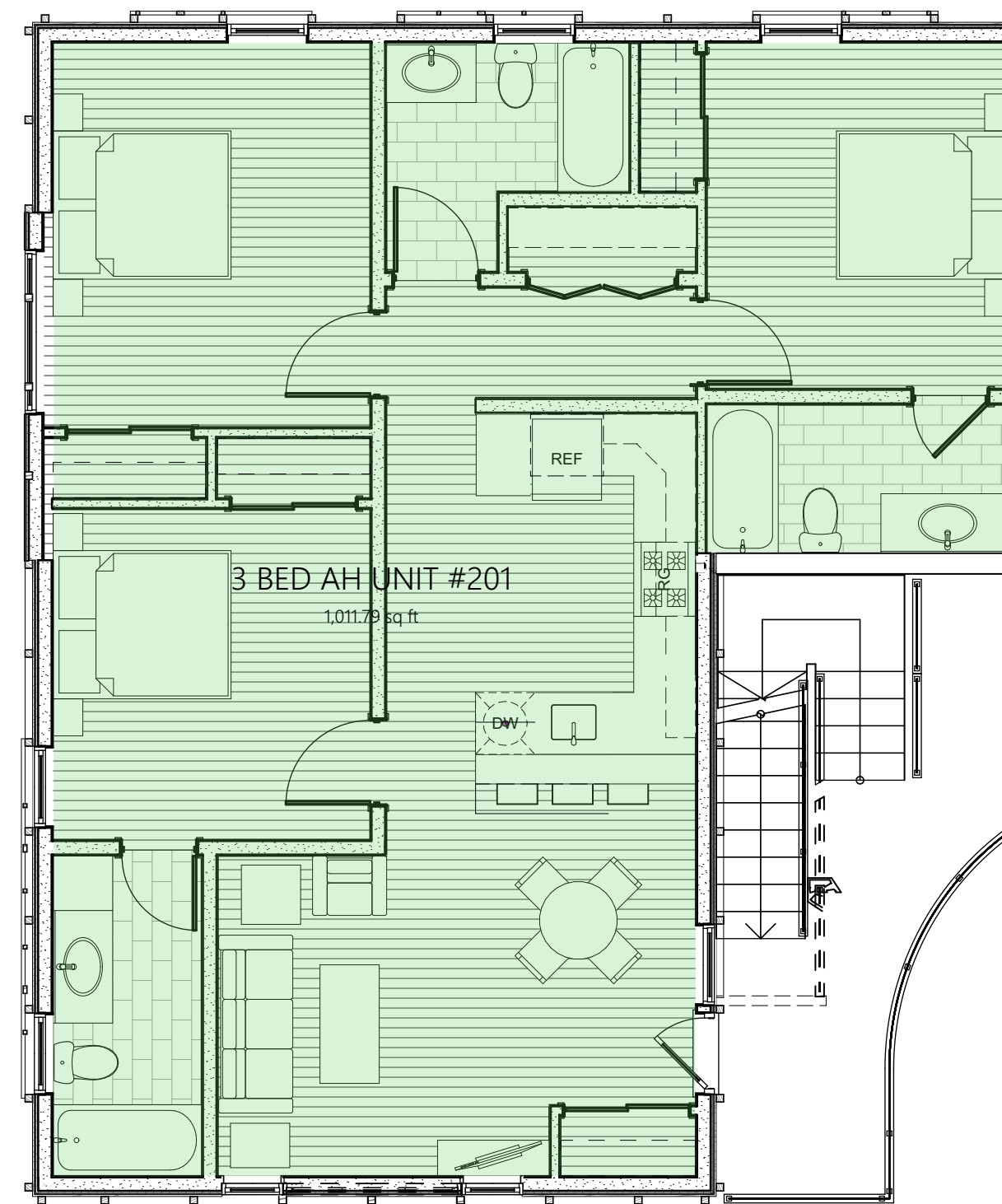
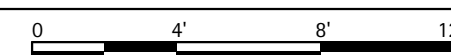


BIMcloud: BIMServer - BIMcloud Basic for ARCHICAD 24/1020 Cooper_ Wednesday, February 10, 2021 12:13 PM



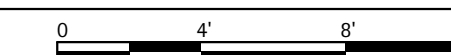
3 THIRD LEVEL NLA PLAN PROPOSED

SCALE: 3/16" = 1'-0"



2 SECOND LEVEL NLA PLAN PROPOSED

SCALE: 3/16" = 1'-0"



NET LIVABLE SCHEDULE	
FLOOR	AREA
LOWER LEVEL	
2 BED AH UNIT #101	462.52
2 BED AH UNIT #103	436.51
3 BED AH UNIT #102	482.85
STORAGE #201	27.95
STORAGE #301	27.95
MAIN LEVEL	
2 BED AH UNIT #101	450.47
2 BED AH UNIT #103	449.70
3 BED AH UNIT #102	533.68
STORAGE #103	6.07
SECOND LEVEL	
3 BED AH UNIT #201	1,011.79
UNIT #101 STORAGE	104.27
UNIT #102 BEDROOM	182.89
THIRD LEVEL	
2 BED AH UNIT #301	789.52
	4,966.17 sq ft



119 South Spring St. | Suite 203
Aspen, CO 81611
T 970-925-3444
www.djarchitects.com



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT

ASPEN CO

DRAWING HPC APPLICATION ISSUE 2/10/2021

NLA PROPOSED

PROJECT No: 1907
DRAWN BY: CPF

Sheet No.

Z1.04

1020 E. COOPER PROJECT

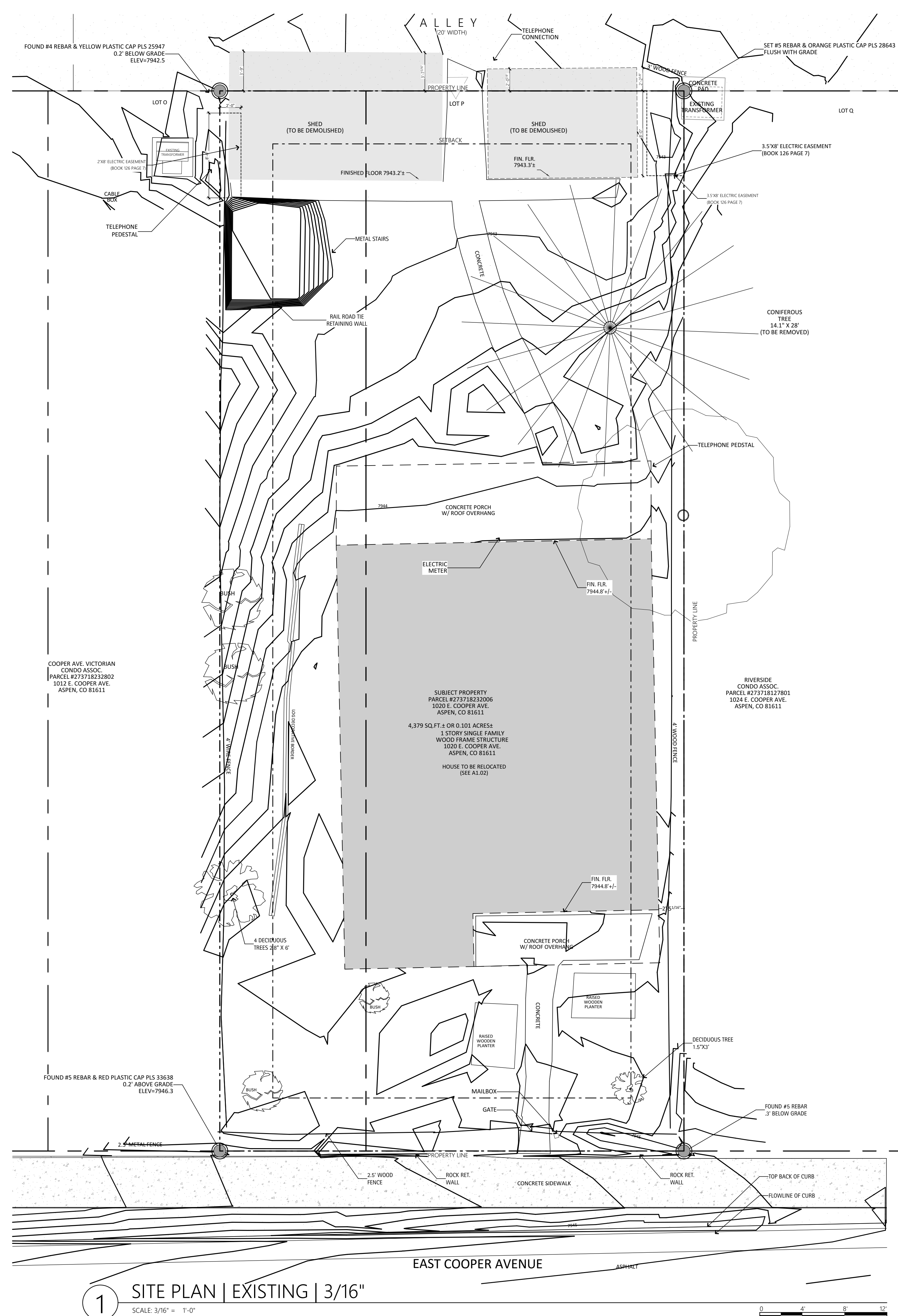
ASPEND CO

DRAWING ISSUE
 HPC APPLICATION 2/10/2021

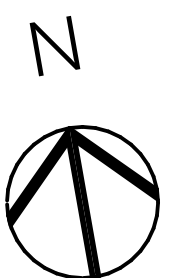
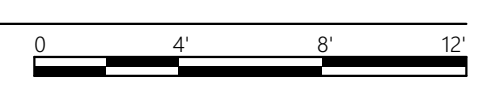
SITE PLAN | EXISTING |
 3/16"

PROJECT No: 1907
 DRAWN BY: CPF

Sheet No.
A1.01

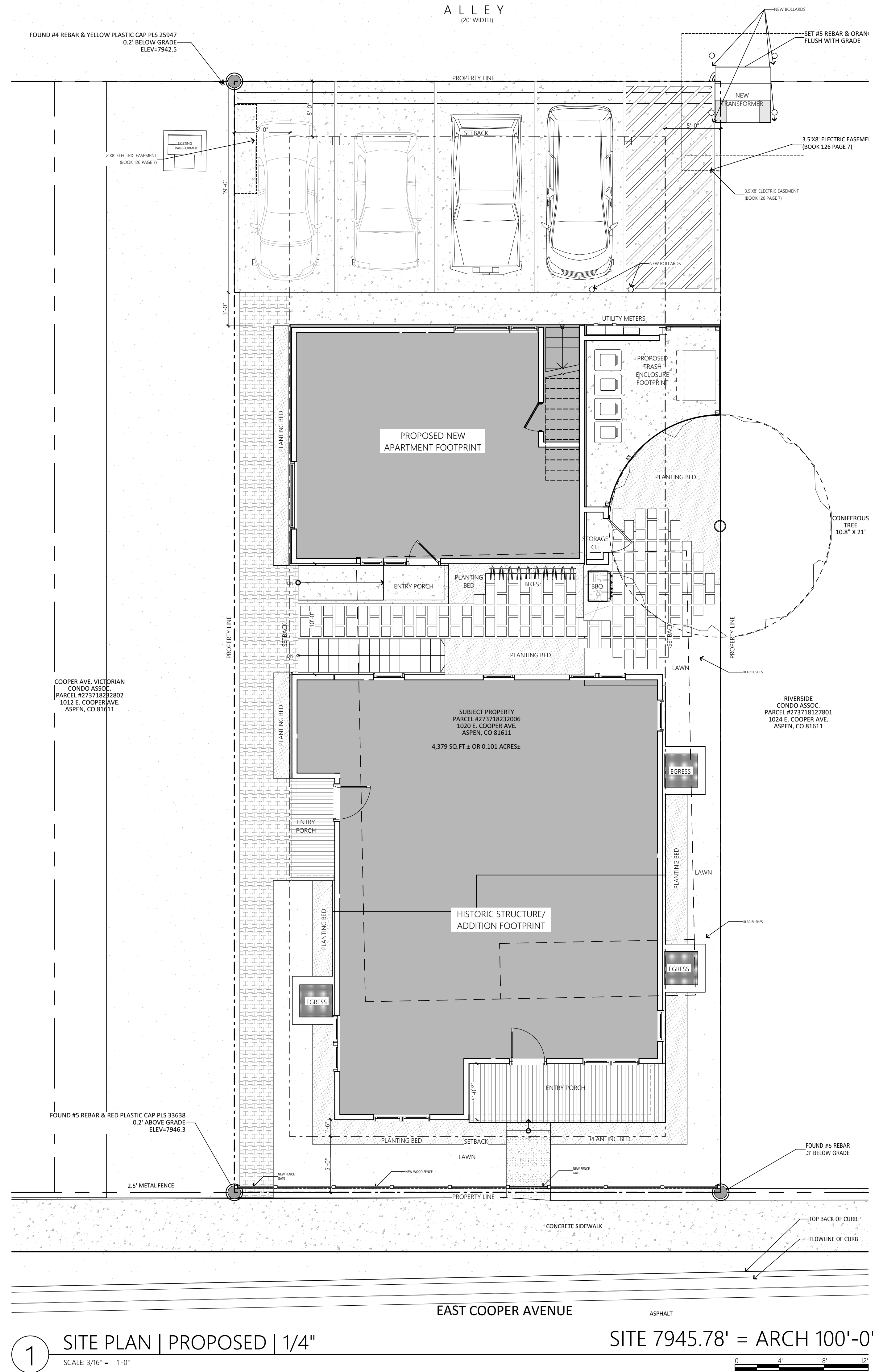


1 SITE PLAN | EXISTING | 3/16"
 SCALE: 3/16" = 1'-0"



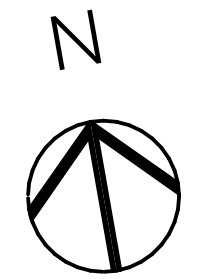
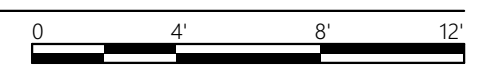
1020 E. COOPER PROJECT

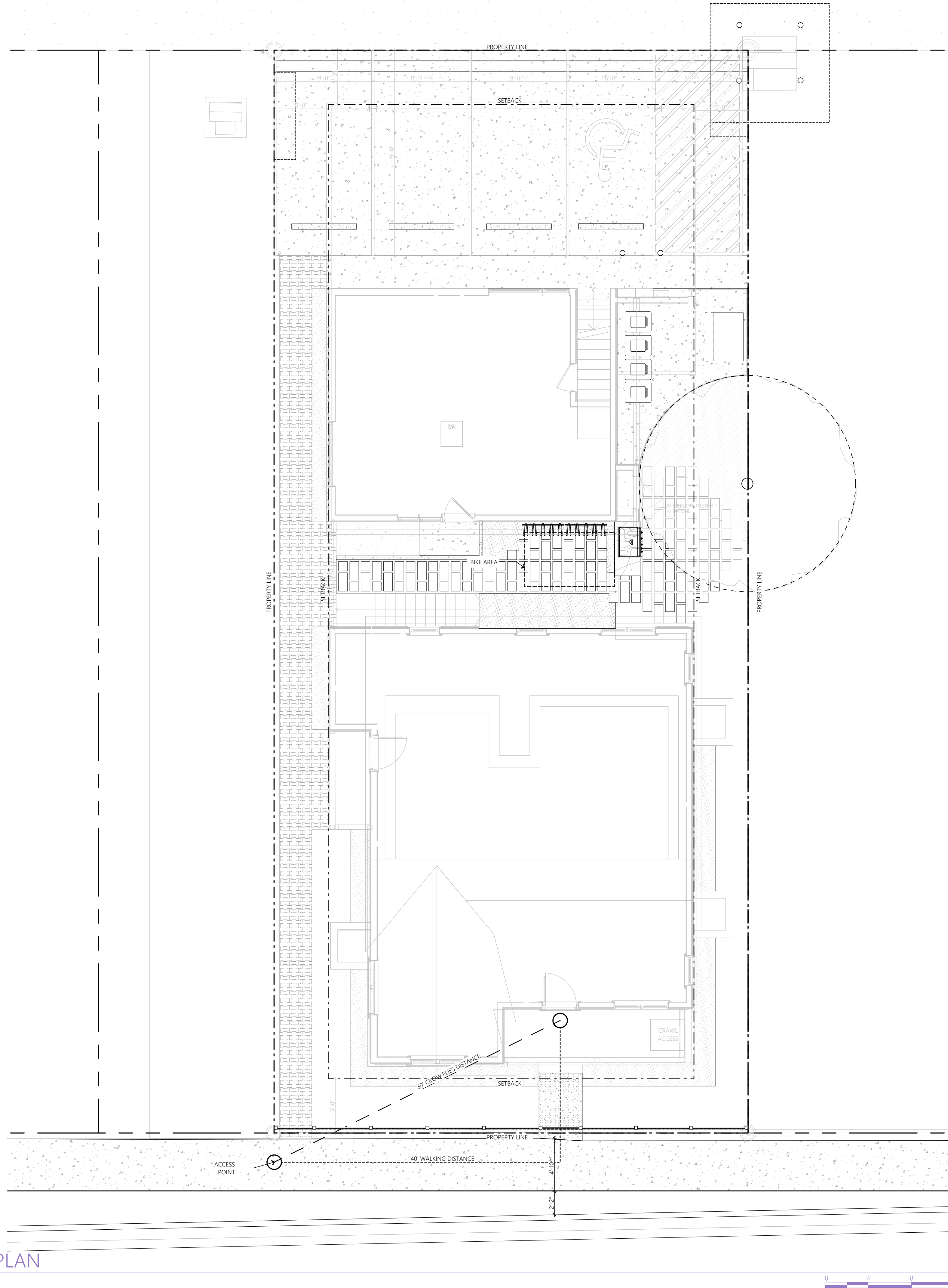
ASPENDEN CO



1 SITE PLAN | PROPOSED | 1/4" SCALE: 3/16" = 1'-0"

SITE 7945.78' = ARCH 100'-0"

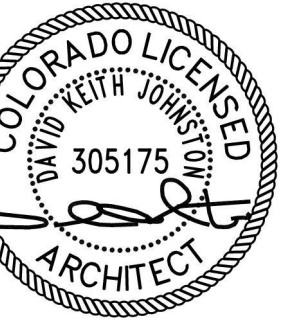




1 TIA SITE PLAN
SCALE: 3/16" = 1'-0"



119 South Spring St. | Suite 203
Aspen, CO 81611
T 970-925-3444
www.djarchitects.com



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT

ASPEN CO

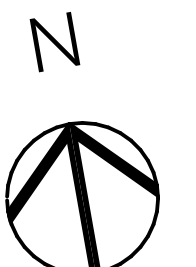
DRAWING HPC APPLICATION ISSUE 2/10/2021

SITE PLAN | TIA | 3/16"

PROJECT No: 1907
DRAWN BY: CPF

Sheet No.

A1.03



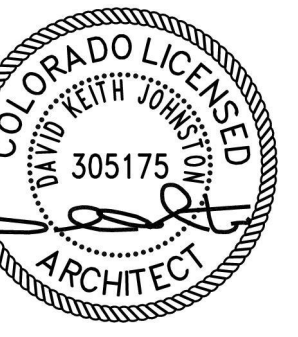
BIMcloud: BIMServer - BIMcloud Basic for ARCHICAD 24/1020 Cooper_ Wednesday, February 10, 2021 12:14 PM



1 LANDSCAPE PLAN | PROPOSED | 3/16"
SCALE: 3/16" = 1'-0"



119 South Spring St. | Suite 203
Aspen, CO 81611
T 970-925-3444
www.djarchitects.com



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT

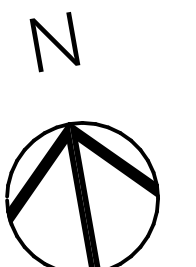
ASPEN CO

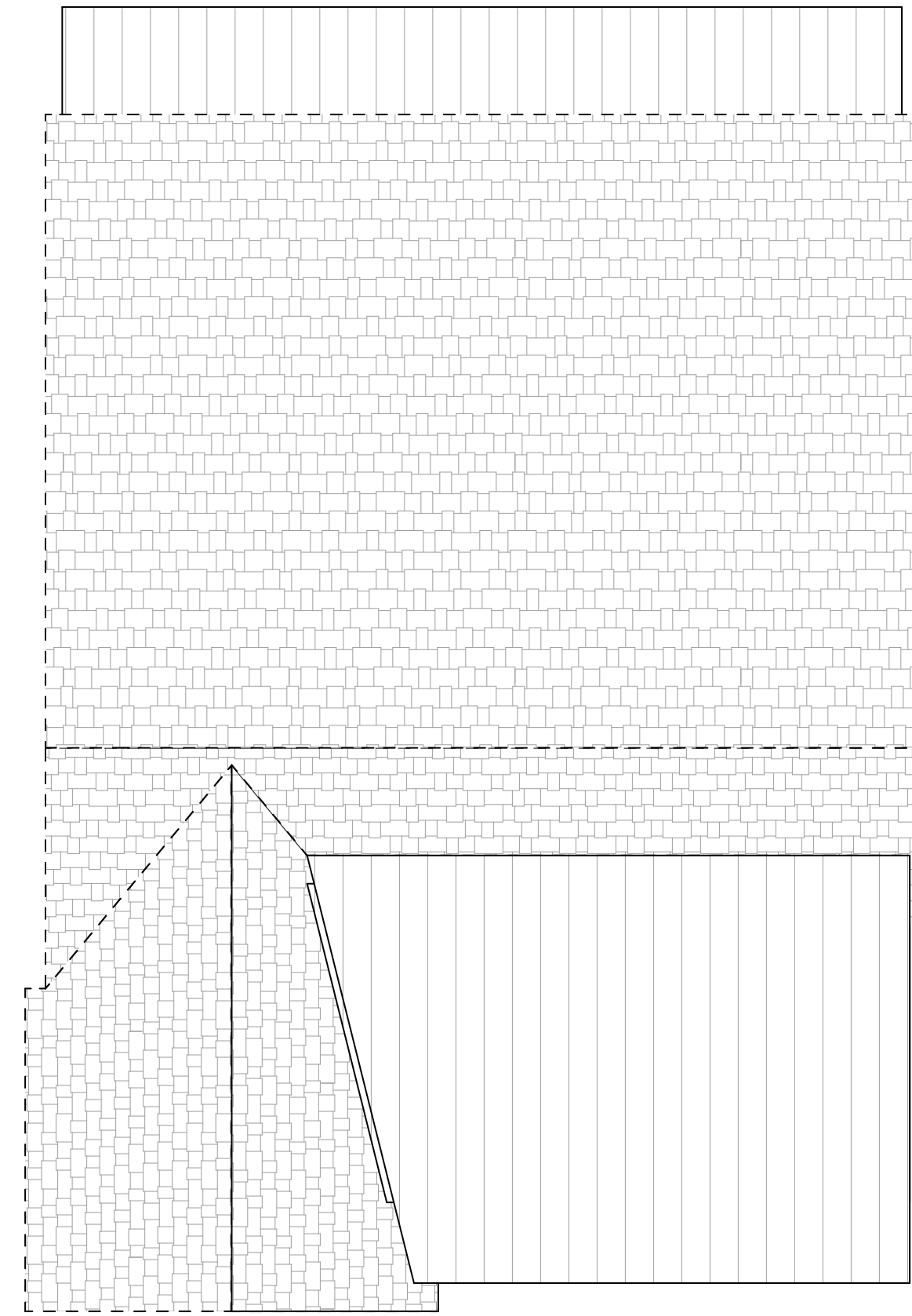
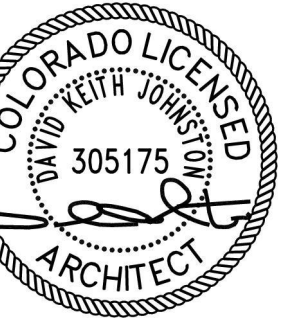
DRAWING HPC APPLICATION ISSUE 2/10/2021

SITE PLAN | LANDSCAPE PROPOSED | 3/16"

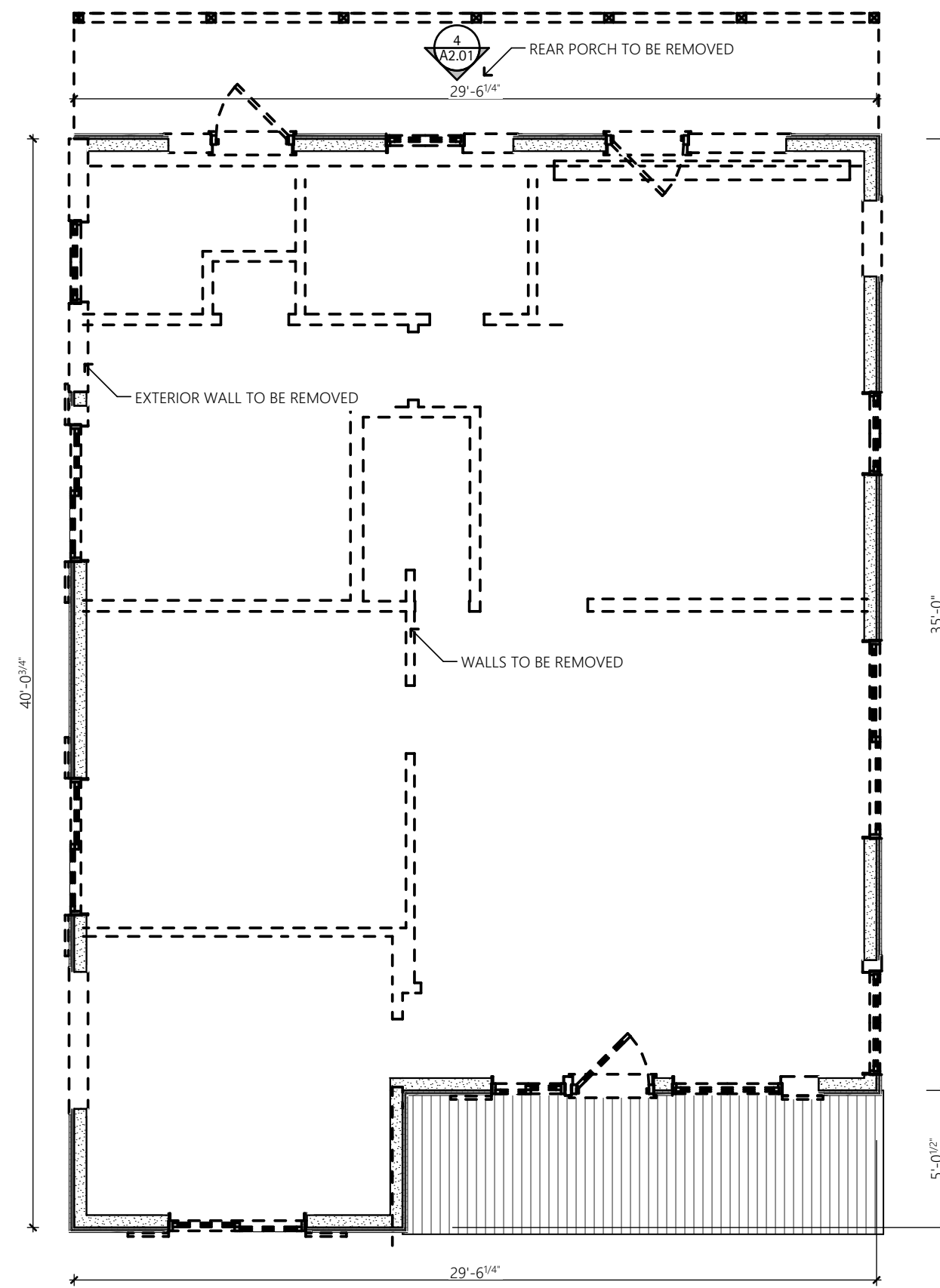
PROJECT No: 1907
DRAWN BY: CPF

Sheet No.
A1.04





2 ROOF EXISTING PLAN
SCALE: 3/16" = 1'-0"
0 4' 8' 12'



1 MAIN LEVEL DEMOLITION
SCALE: 3/16" = 1'-0"
0 4' 8' 12'

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT
| ASPEN CO

DRAWING HPC APPLICATION ISSUE 2/10/2021

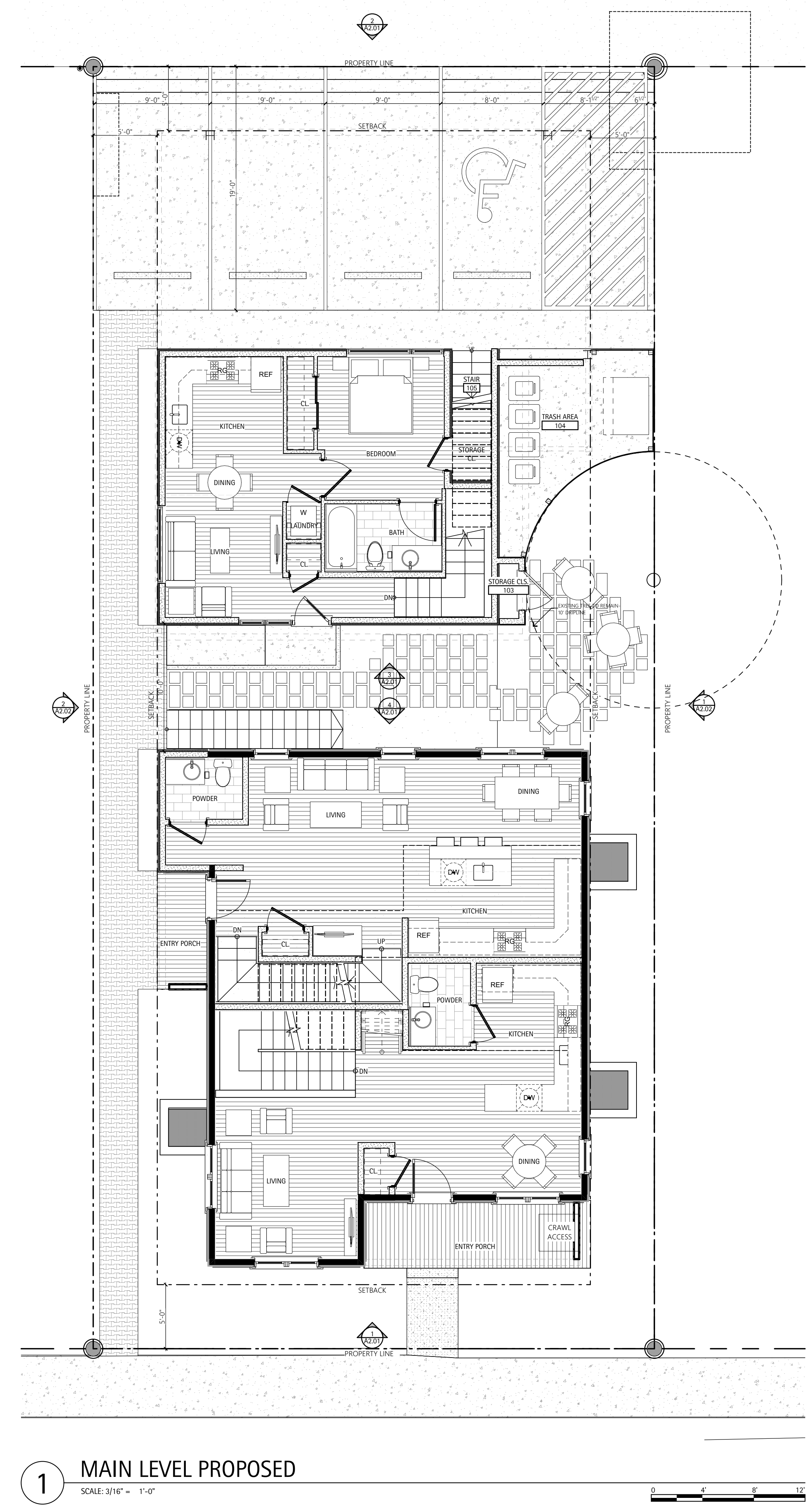
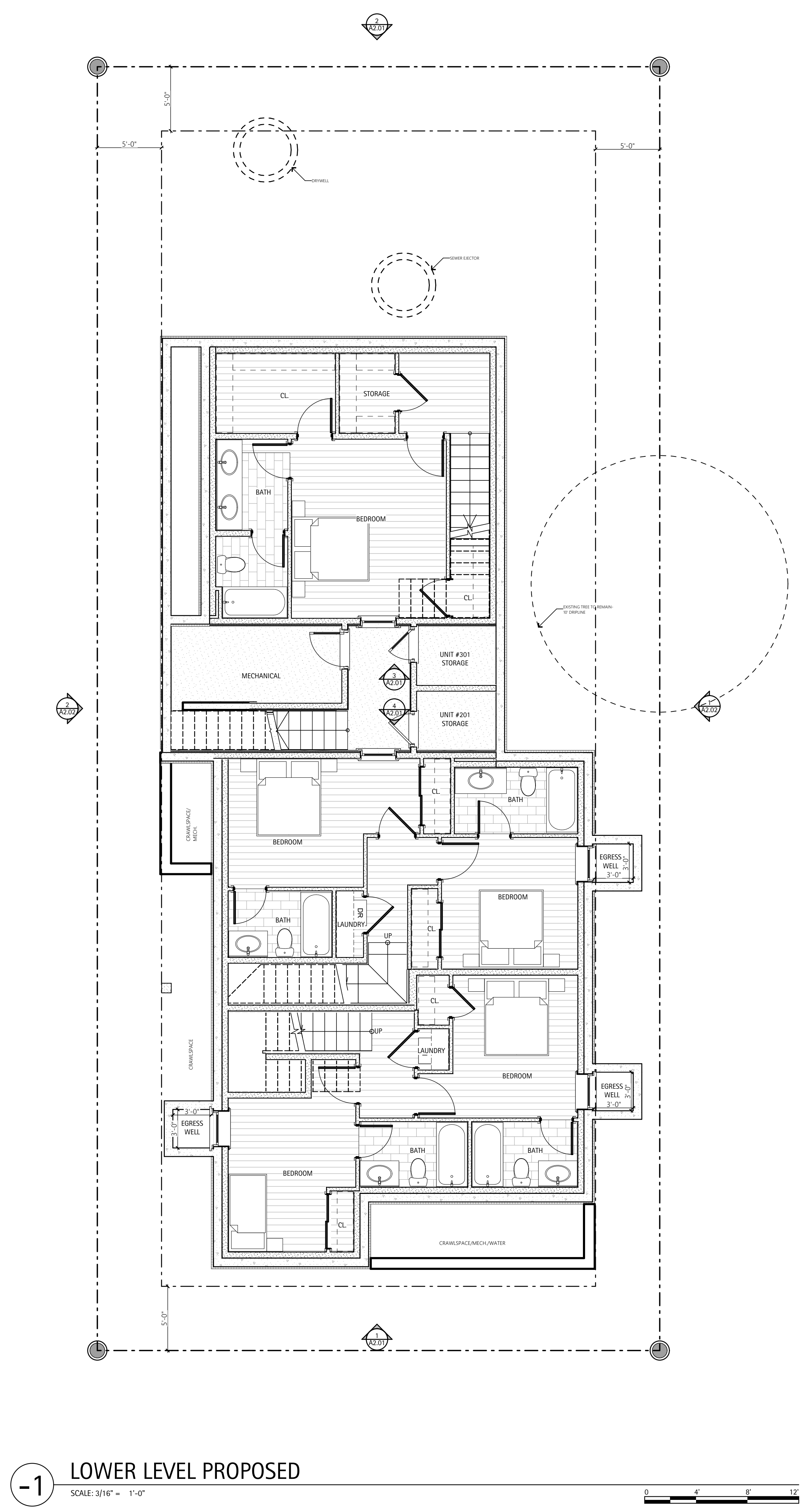
EXISTING MAIN LEVEL FLOOR PLAN | DEMOLITION

PROJECT No: 1907
DRAWN BY: CPF

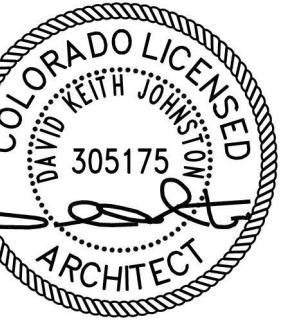
Sheet No.

A1.06

BIMcloud: BIMServer - BIMcloud Basic for ARCHICAD 24/1020 Cooper_ Wednesday, February 10, 2021 12:14 PM



119 South Spring St. | Suite 203
Aspen, CO 81611
T 970-925-3444
www.djarchitects.com



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT

ASPEN CO

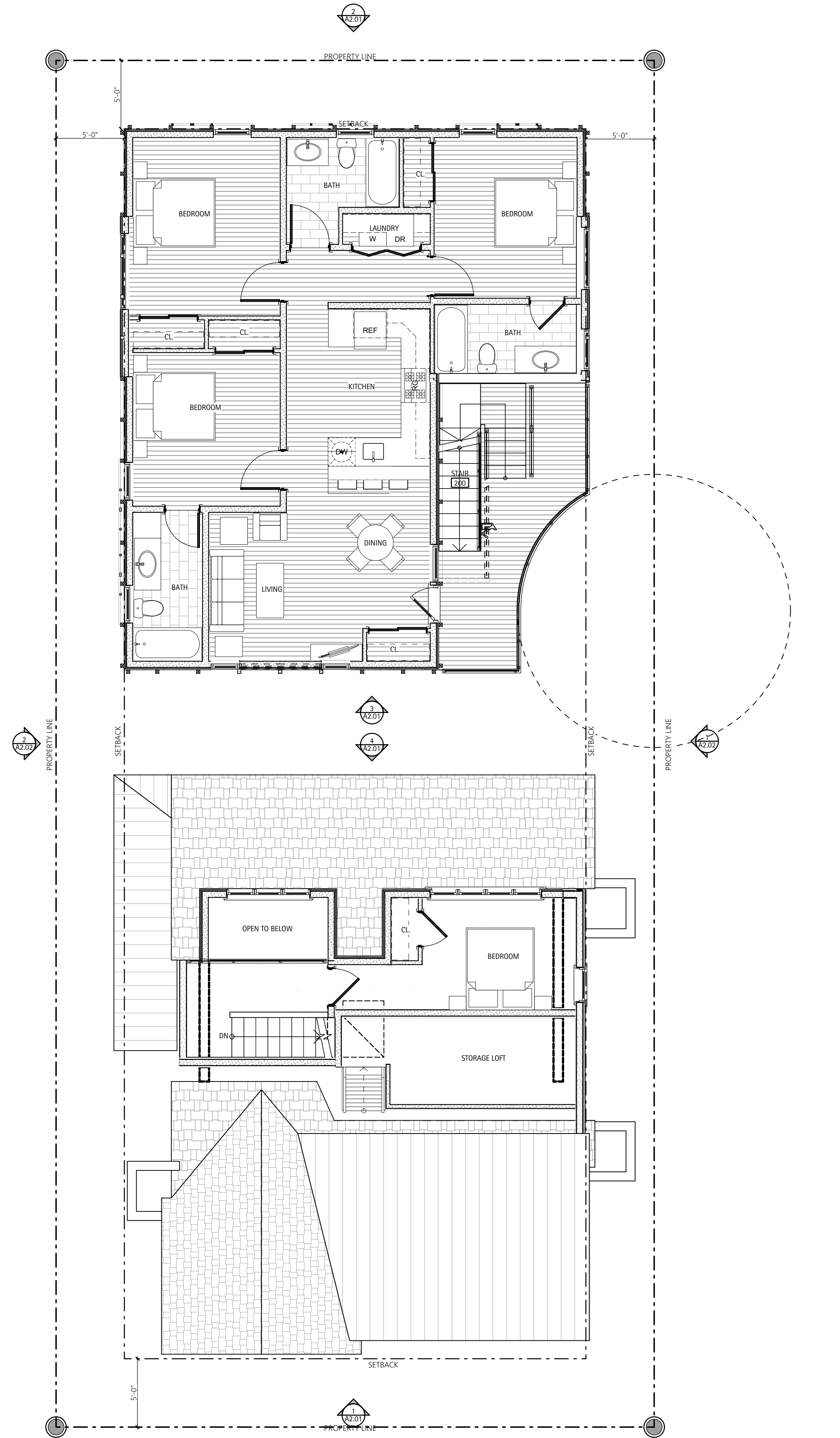
DRAWING HPC APPLICATION ISSUE 2/10/2021

LOWER/MAIN LEVEL FLOOR PLAN | PROPOSED

PROJECT No: 1907
DRAWN BY: CPF

Sheet No.
A1.08

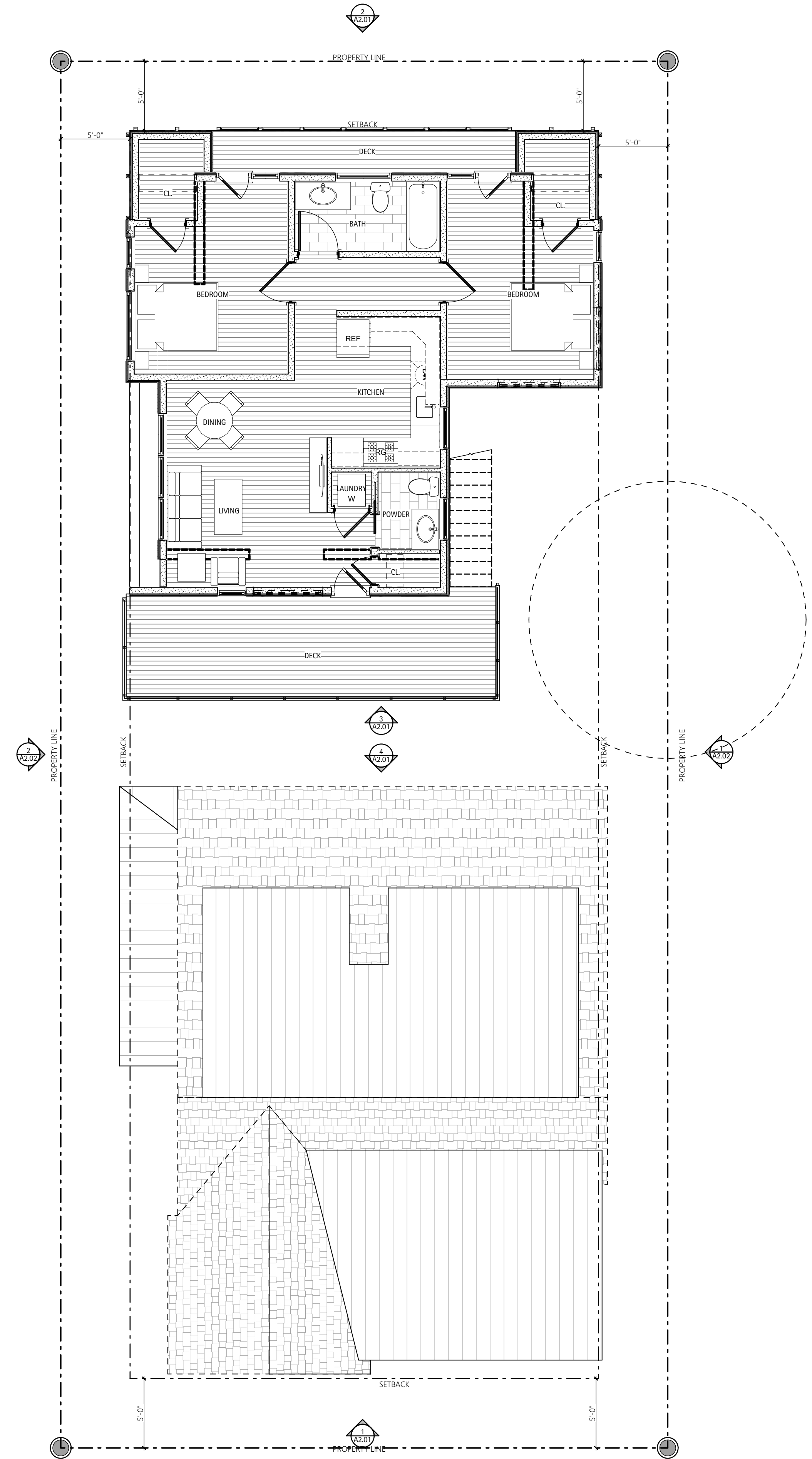
BIMcloud: BIMServer - BIMcloud Basic for ARCHICAD 24/1020 Cooper_ Wednesday, February 10, 2021 12:14 PM



2 SECOND LEVEL PROPOSED

SCALE: 3/16" = 1'-0"

0 4 8 12



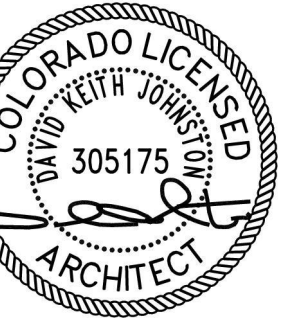
3 THIRD LEVEL PROPOSED

SCALE: 3/16" = 1'-0"

0 4 8 12



119 South Spring St. | Suite 203
Aspen, CO 81611
T 970-925-3444
www.djarchitects.com



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT

ASPEN CO

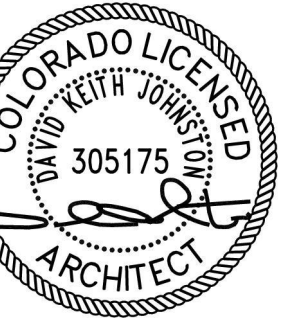
DRAWING HPC APPLICATION ISSUE 2/10/2021

SECOND/THIRD LEVEL FLOOR PLAN | PROPOSED

PROJECT No: 1907
DRAWN BY: CPF

Sheet No.

A1.09



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT

ASPEN CO

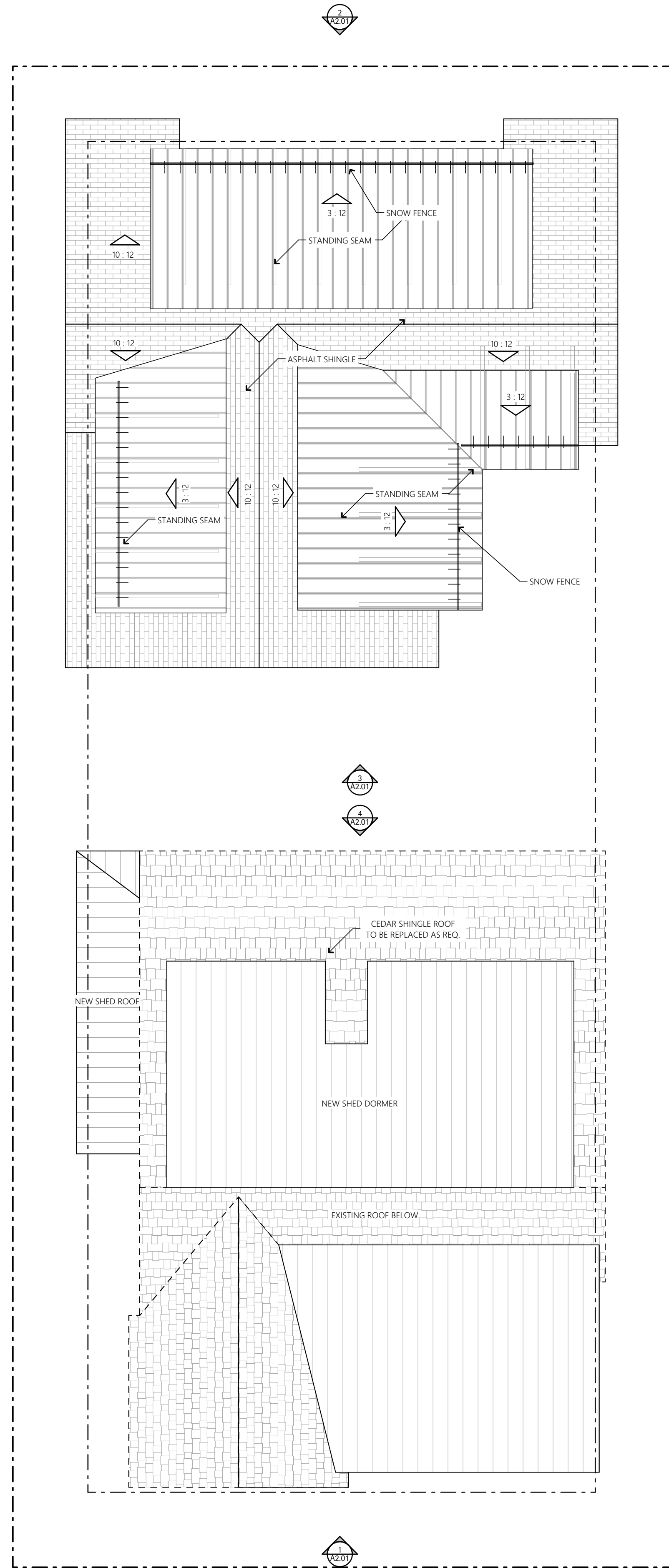
DRAWING HPC APPLICATION ISSUE 2/10/2021

ROOF PLAN

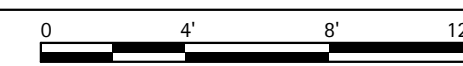
PROJECT No: 1907
DRAWN BY: CPF

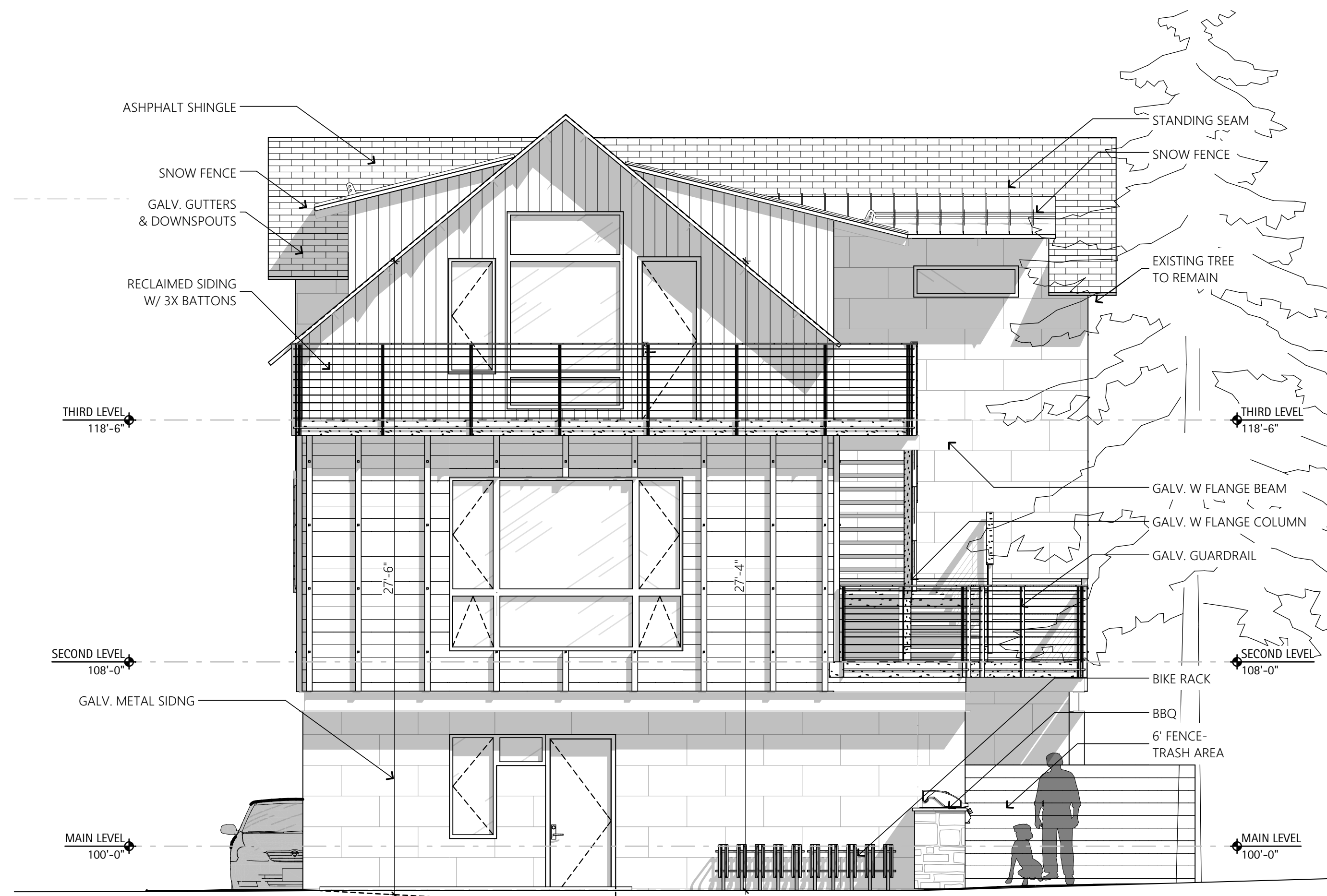
Sheet No.

A1.10



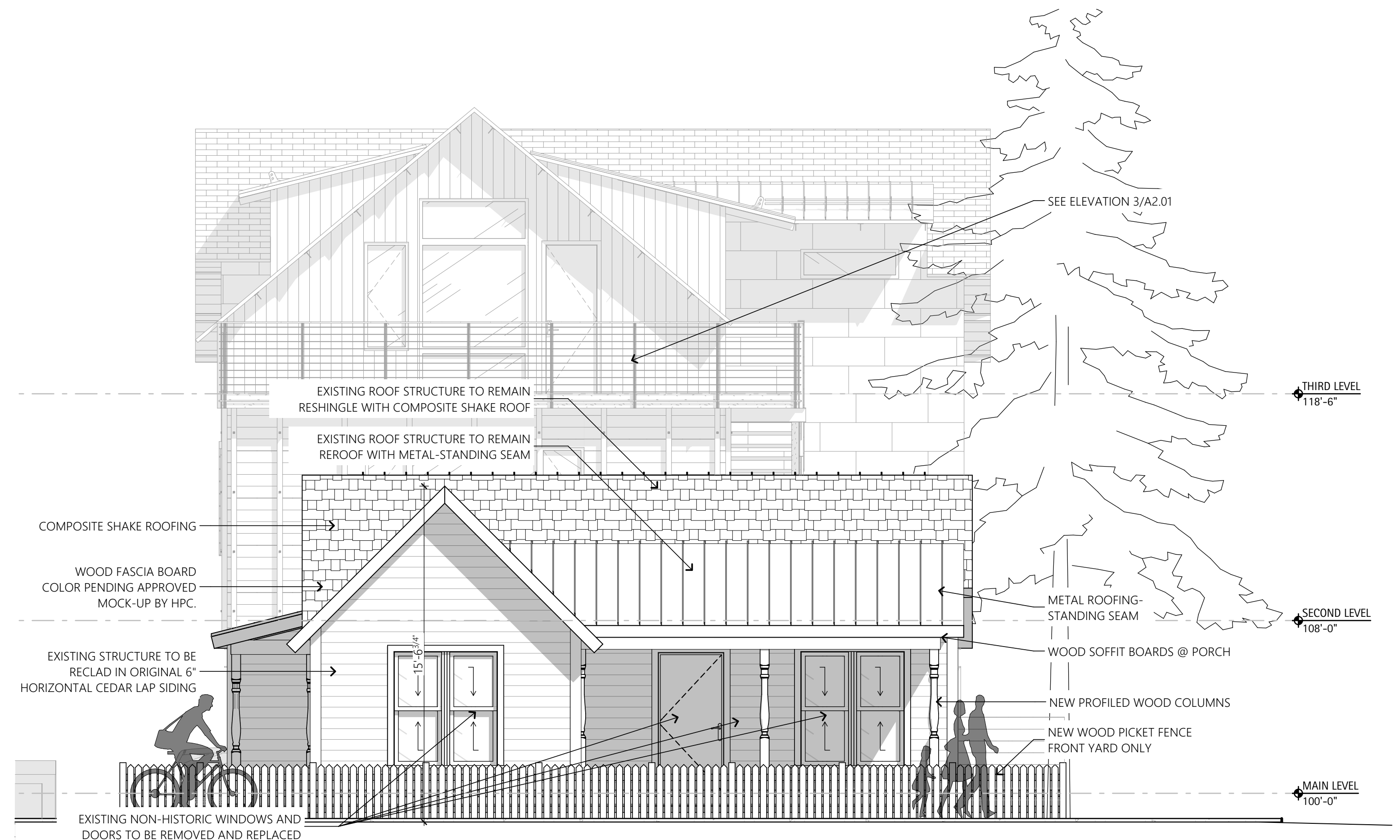
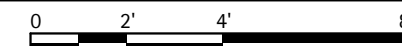
1 ROOF PLAN
SCALE: 3/16" = 1'-0"





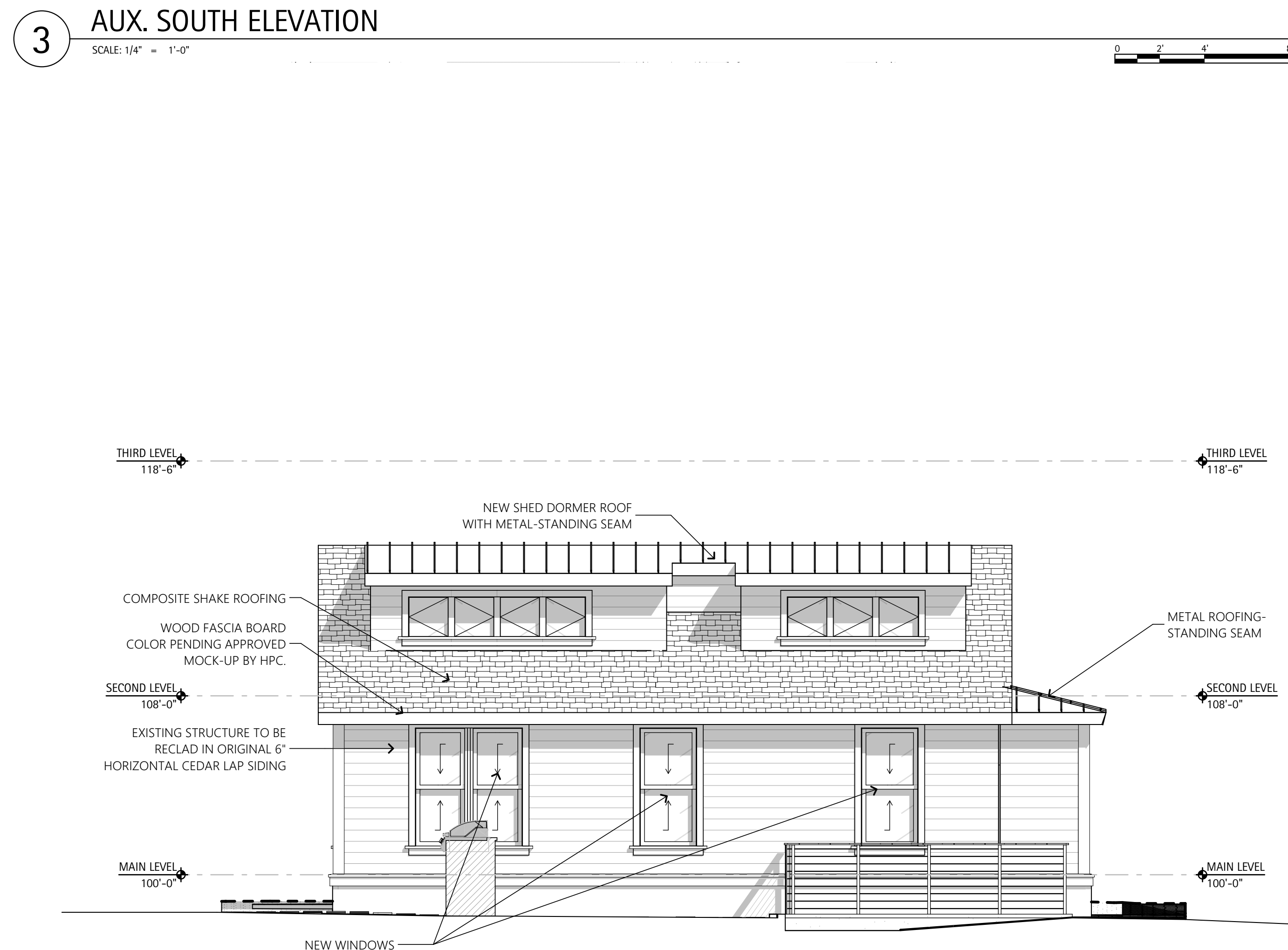
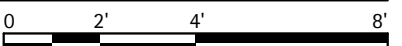
3 AUX. SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



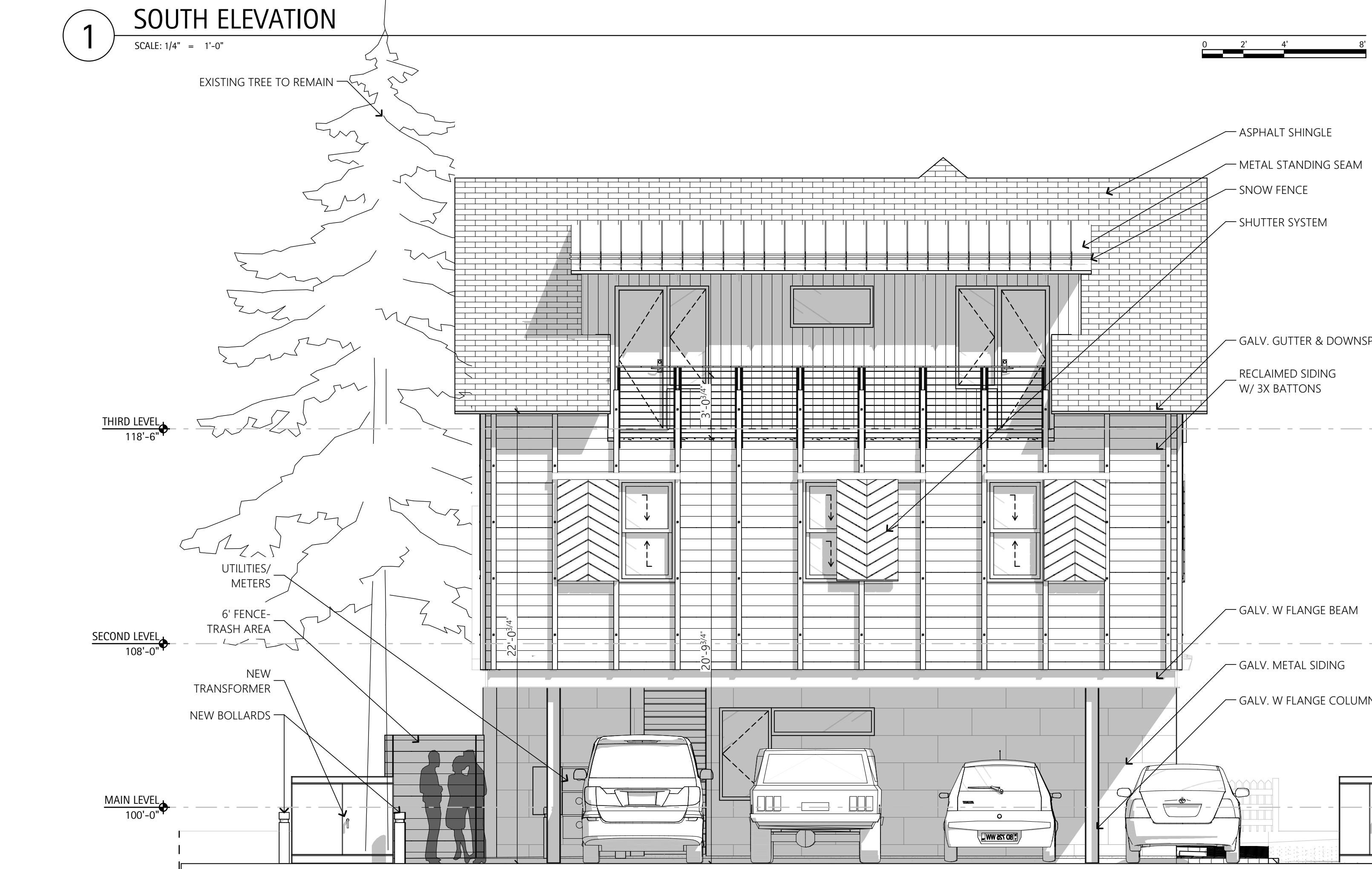
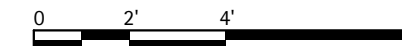
1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



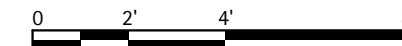
4 AUX. NORTH ELEVATION

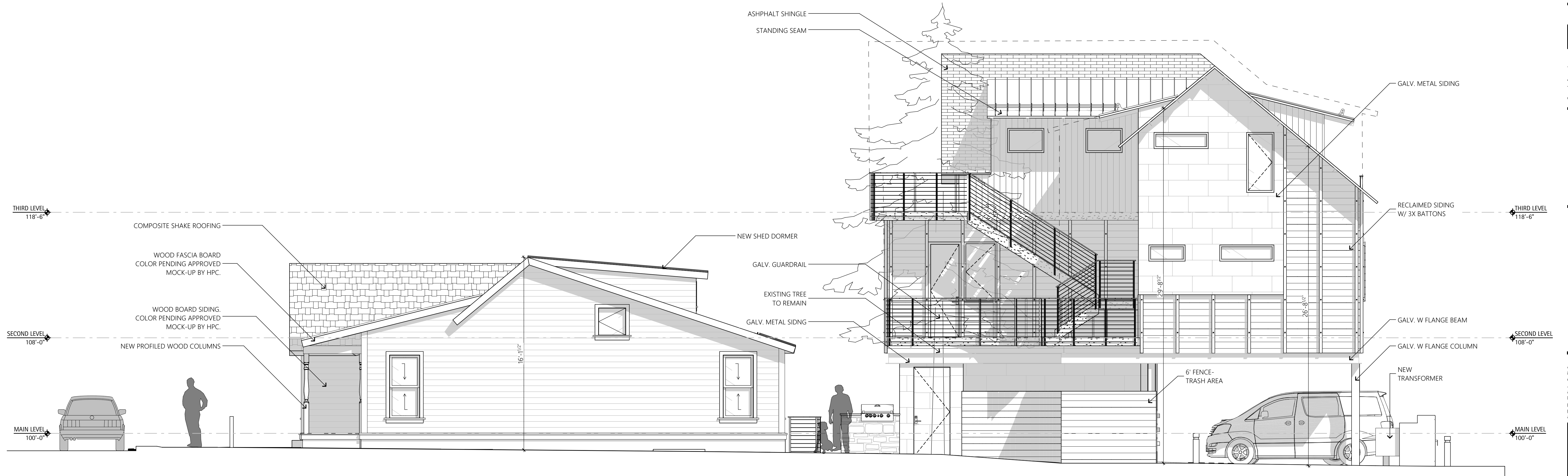
SCALE: 1/4" = 1'-0"



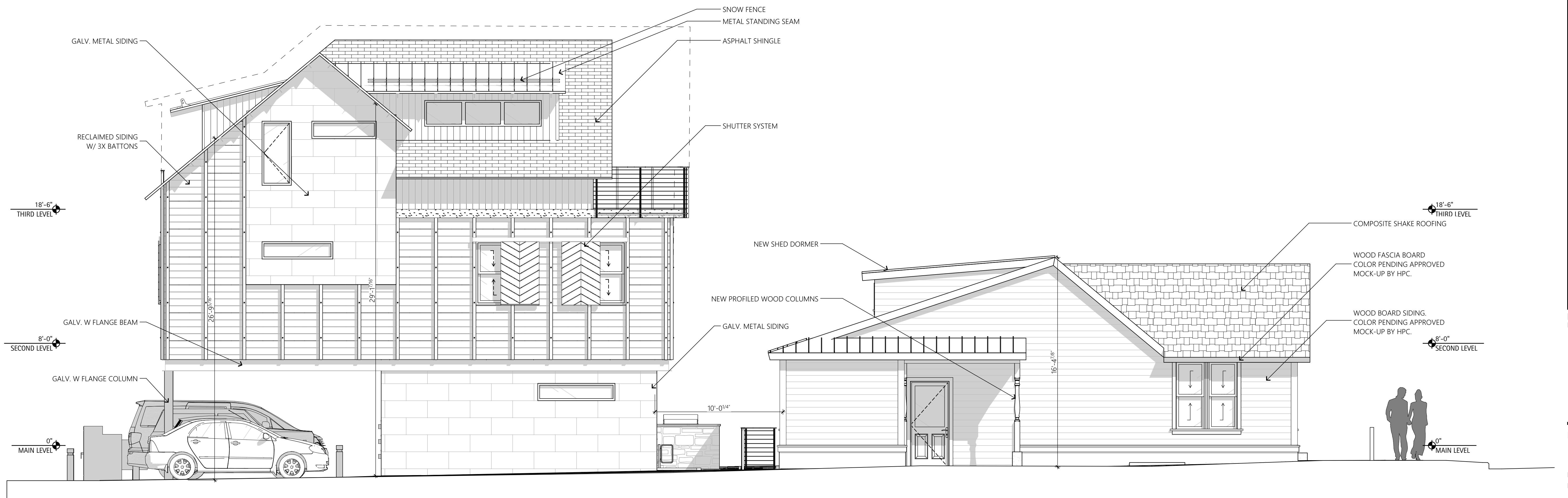
2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"





1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



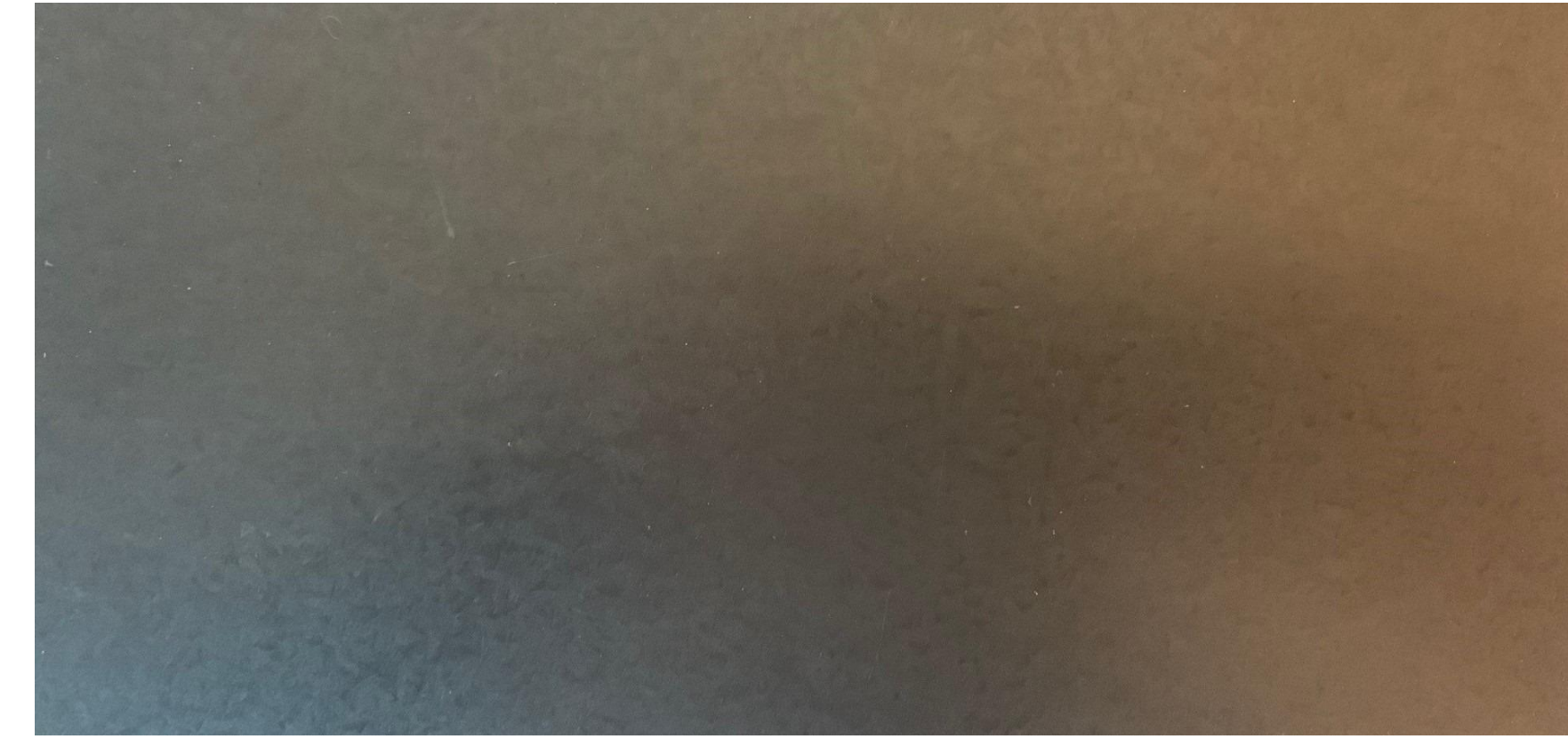
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



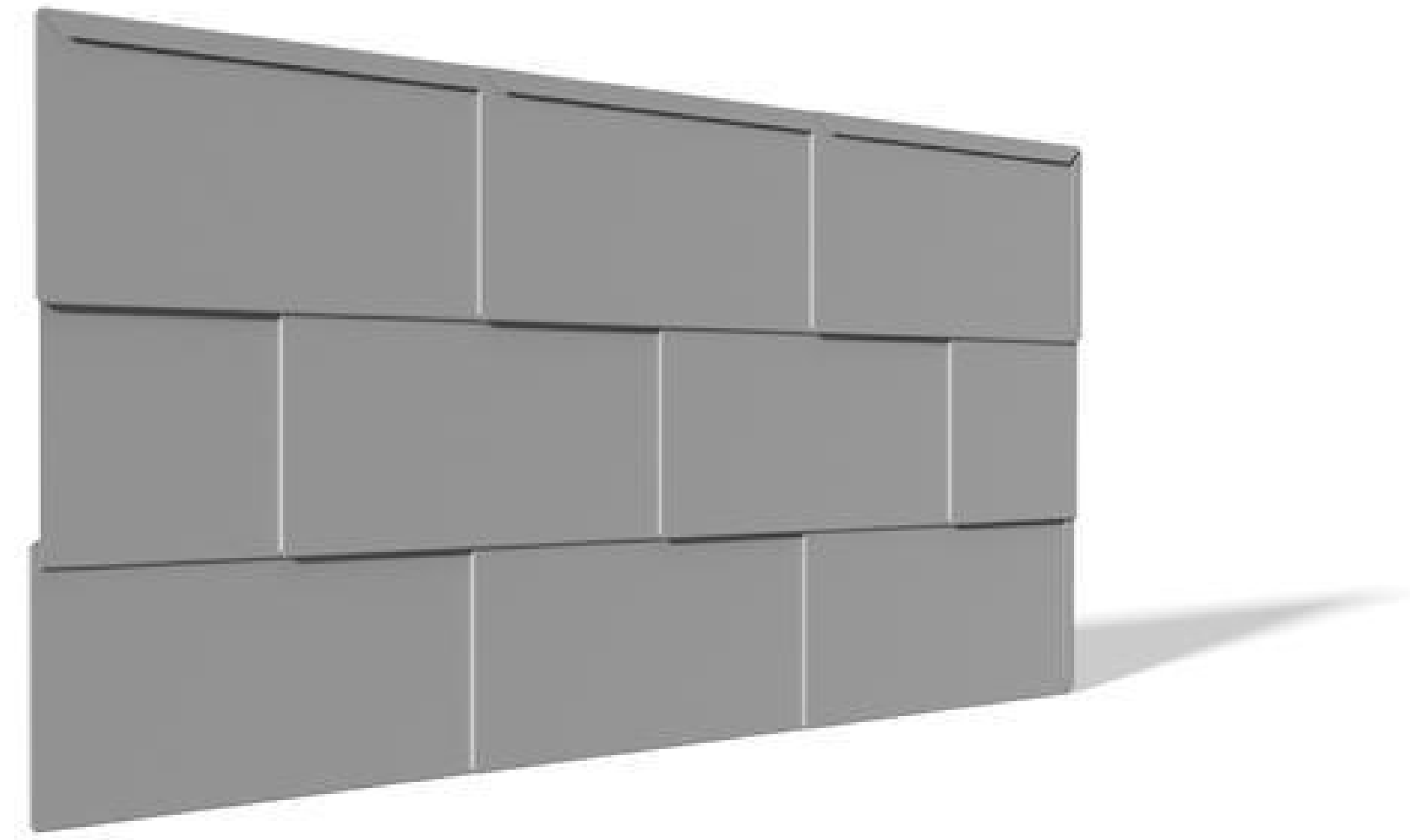
RECLAIMED WOOD SIDING w/ BATTONS



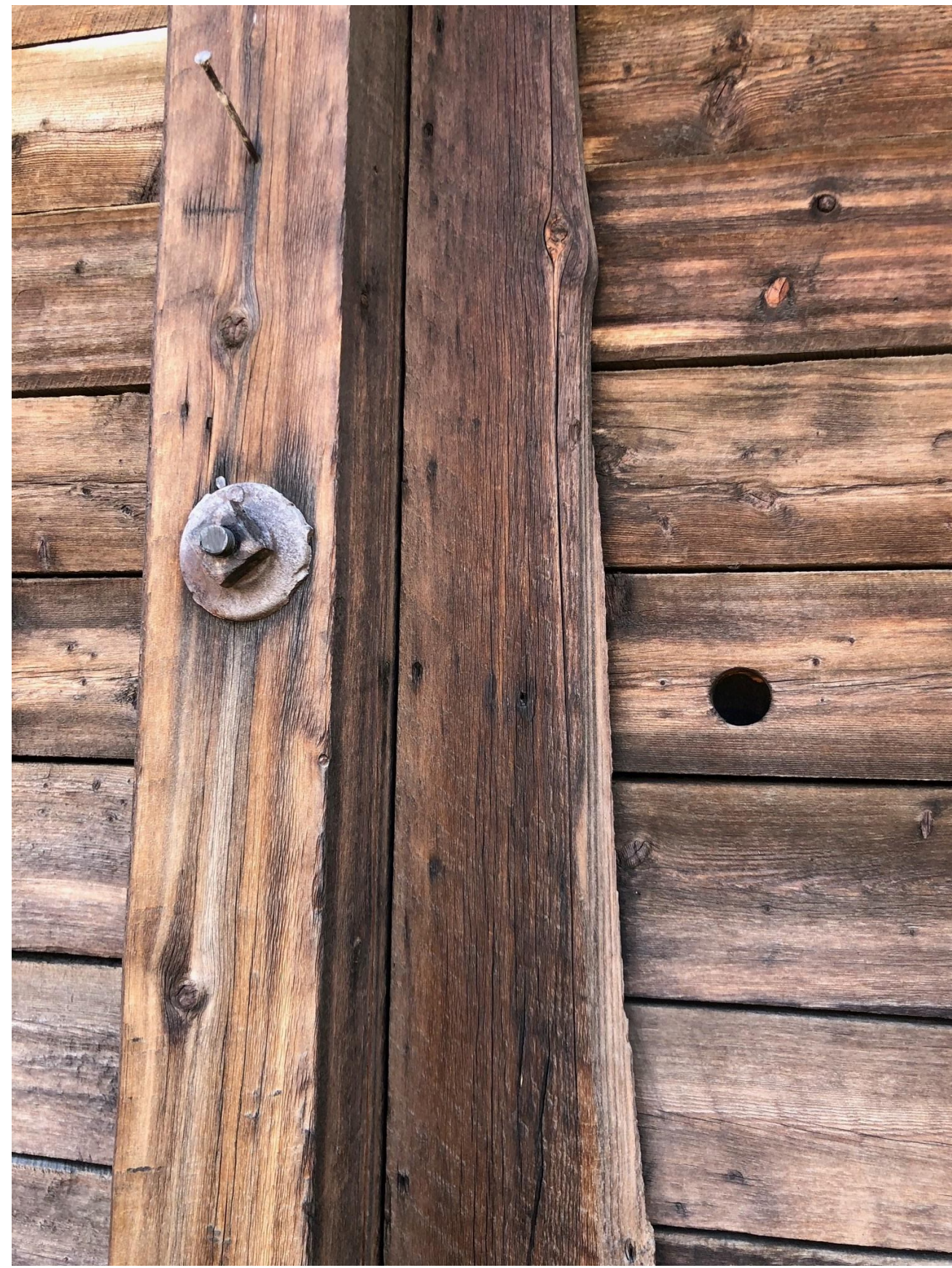
GALVANIZED SLIDER HARDWARE FOR SHUTTERS



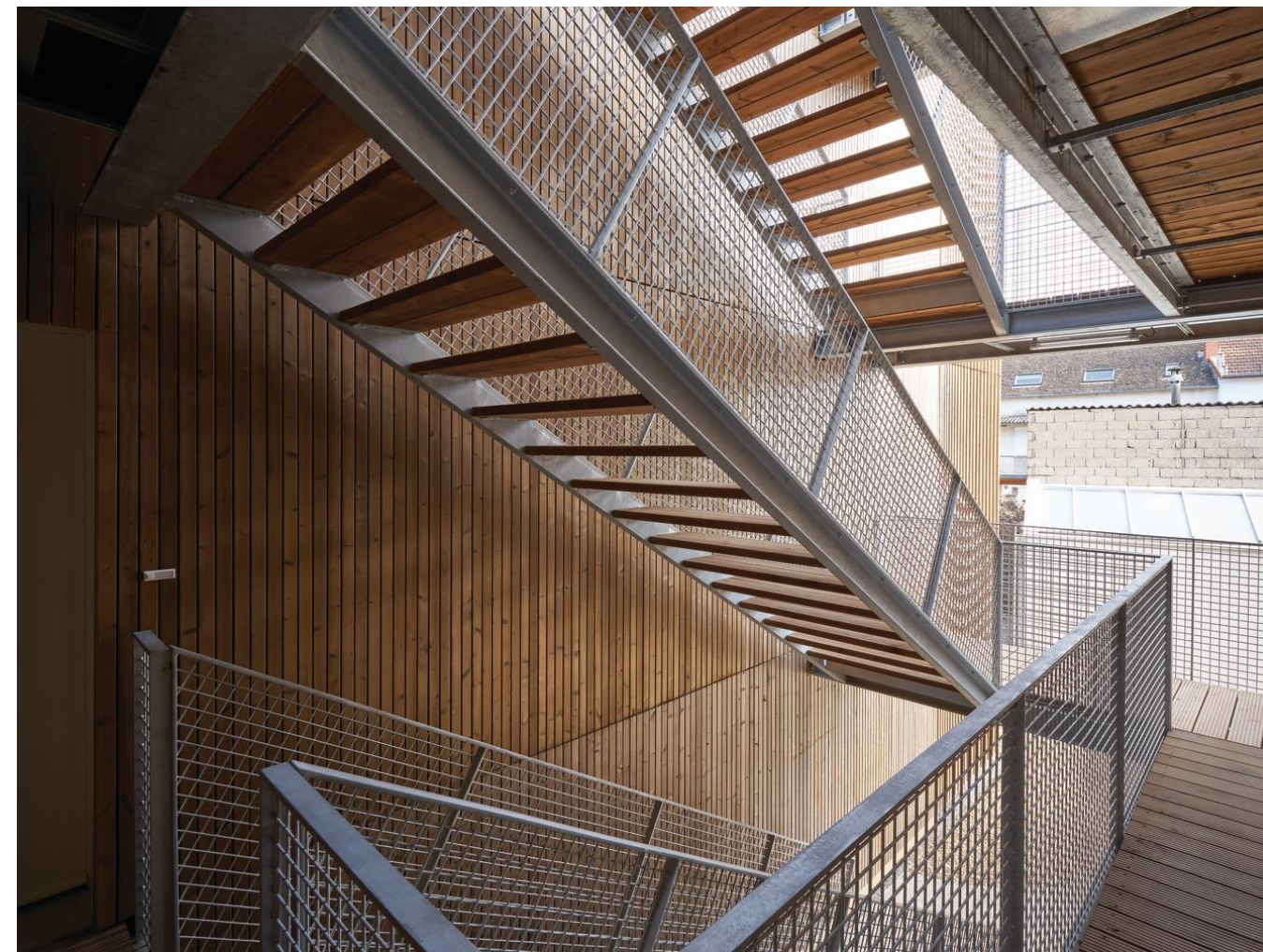
GALVANIZED METAL SIDING (VINTAGE COLOR)



GALVANIZED METAL SIDING (RUNNING BOND LAYOUT)



RECLAIMED WOOD BATTONS w/ GALVANIZED BOLTS



GALVANIZED RAILINGS AND STRUCTURE FOR STAIRS



ASPHALT SHINGLE ROOFING (DARK GREY)



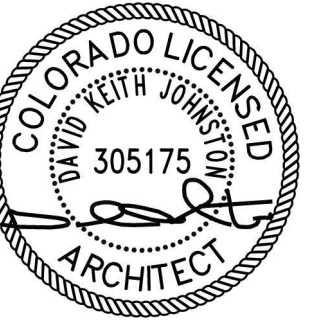
GALVANIZED METAL SIDING (CORNER DETAIL)



GALVANIZED METAL ROOFING (15" STANDING SEAM)



119 South Spring St. | Suite 203
Aspen, CO 81611
T 970-925-3444
www.djarchitects.com



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Johnston Architects, PC and developed for use and in conjunction with the specified project. None of the ideas, designs, arrangements or plans shall be used by or disclosed for any purpose whatsoever without the written authorization of David Johnston Architects, PC.

1020 E. COOPER PROJECT

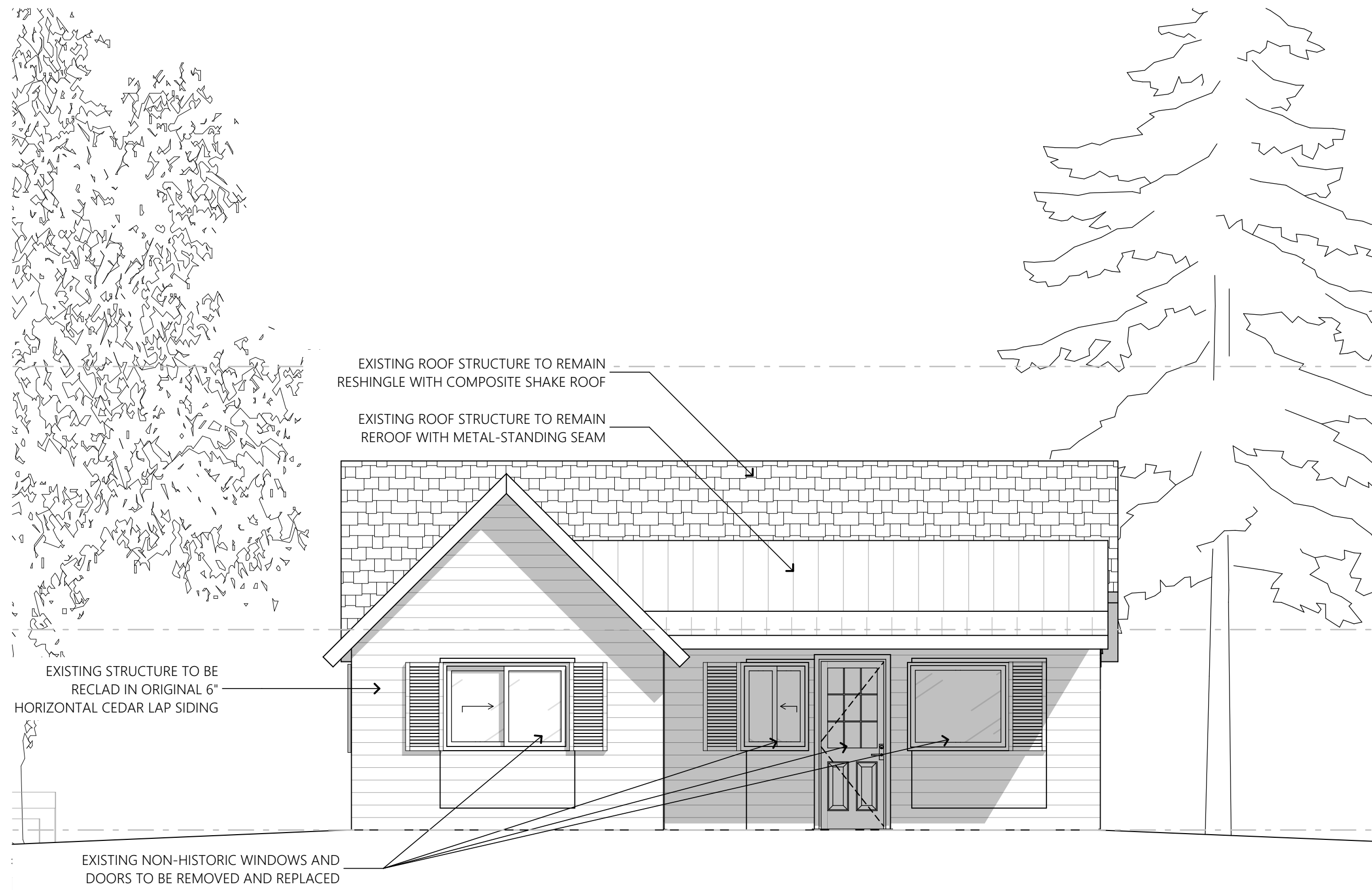
| ASPEN CO

DRAWING HPC APPLICATION ISSUE 2/10/2021

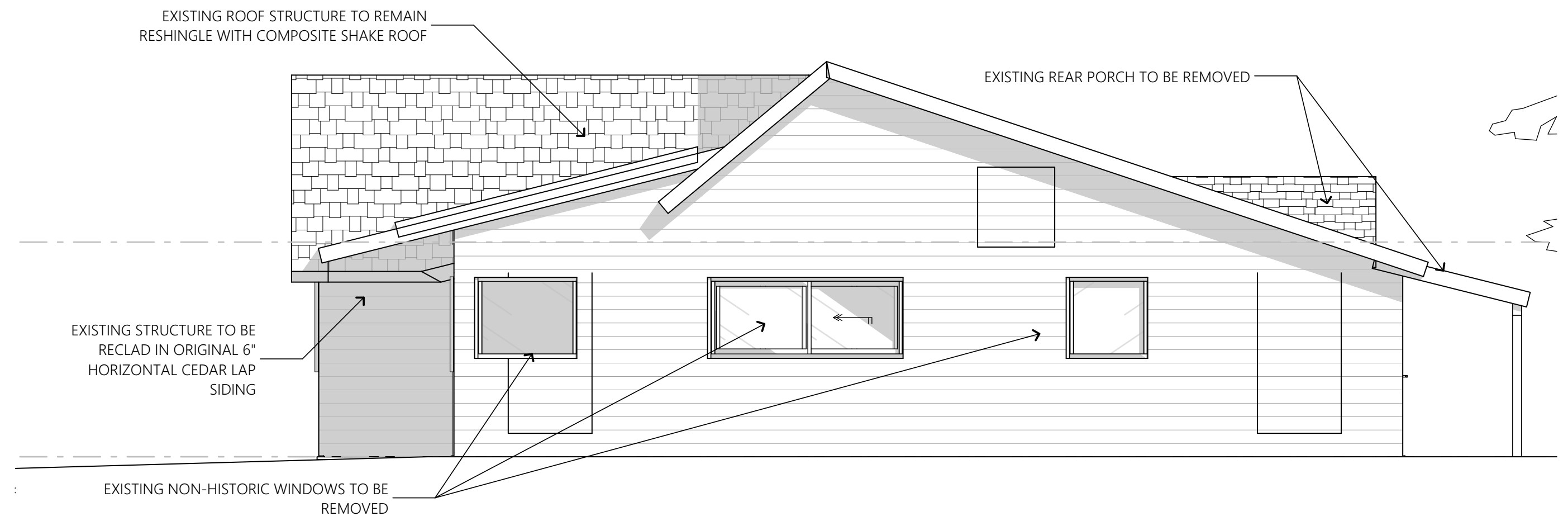
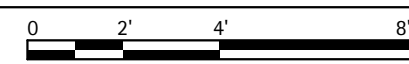
PROPOSED MATERIALS

PROJECT No: 1907
DRAWN BY: CPF

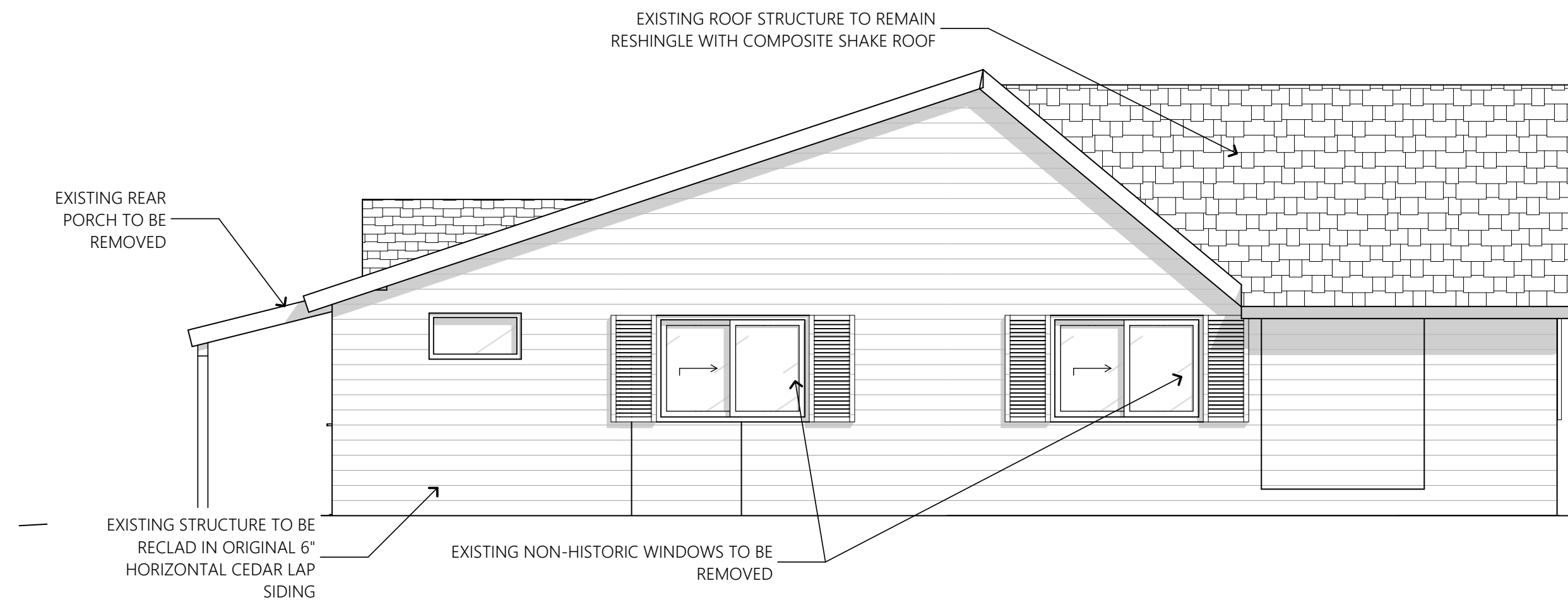
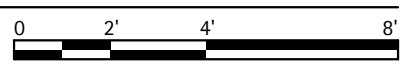
Sheet No.
A2.03



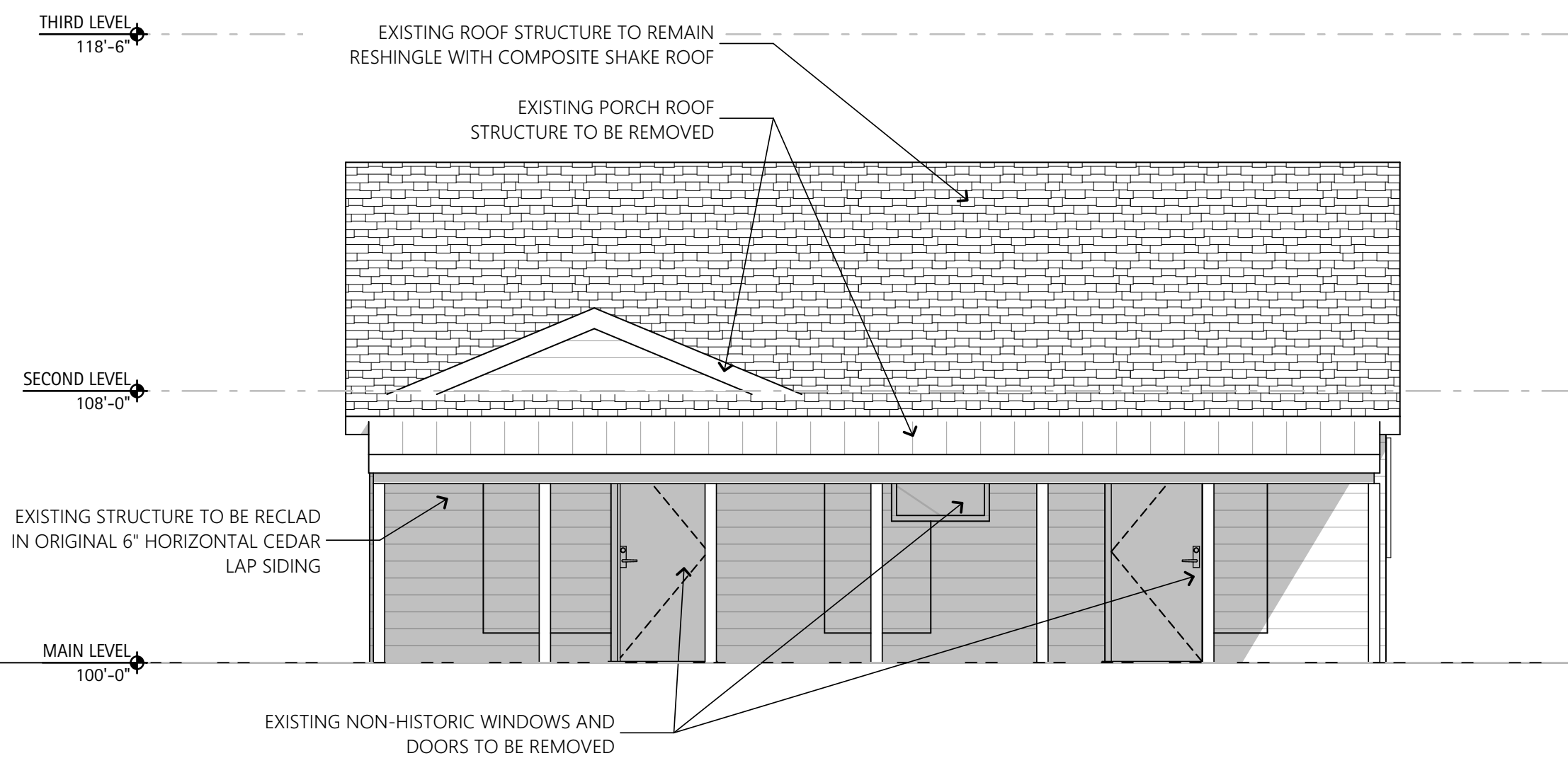
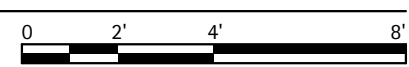
1 SOUTH ELEVATION: HP PLAN
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION: HP PLAN
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION: HP PLAN
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION: HP PLAN
SCALE: 1/4" = 1'-0"

