subject: case no. boa-2019-00001, biral shah
variance
michelle lantz, zoning inspector 03/12/2019

vicinity map: the site is located at 49395 e. county road 30, bennett, co 80102. the property is zoned a-1 (agricultural) and located within election district 3.

[area maps]
LOCATION: The site is located at 49395 E. County Road 30, Bennett, CO 80102. The property is zoned A-1 (Agricultural) and located within Election District 3.

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North: A-E Agricultural Estate
- South: A-E Agricultural Estate
- East: A-2 Agricultural District
- West: A-1 Agricultural District

PROPOSAL:

The applicant and owner, Biral Shah, is requesting approval of the following variances:

1. To allow for a home to encroach 48 feet into the 100 foot front setback.
2. To allow for an accessory structure in front of the home. The minimum setback for an accessory structure is “the front building line of the principle structure”.
3. To allow the accessory structure to encroach 16.4’ into the required 25’ side setback.

I. BACKGROUND

The existing home was a legal non-conforming single wide mobile home. The mobile home was modified by the applicant and must now be reconstructed in compliance with the IRC (International Residential Code). The single wide mobile home is no longer legal-nonconforming Per Land Development Code Chapter 11: Nonconformities. The structure should be rebuilt in conformity with the regulations of the zoning district in which it is located. Applicant is attempting to reconstruct the structure in compliance with the IRC. Applicant commenced work to remodel the mobile home and add a deck to the structure, but did not first obtain a building permit. The building division issued a stop work order. Before building can issue a building permit, applicant must obtain a variance from setback encroachments of the two structures involved. Applicant is now seeking a variance for the two structures.

While the mobile home likely was a legal non-conforming use at one time, staff is of the opinion that the legal non-conforming status of the mobile has been lost under the provision of the Arapahoe County Land Development Code, Chapter 11, for three reasons.

First, a non-conforming use may be abandoned. If the use is discontinued or abandoned for a period of 6 months or more, the legal non-conforming status is lost. LDC 11-104.03. Moreover, the property owner has the burden of proof that a nonconformity lawfully exists. LDC 11-103.01. Staff is aware that the applicant purchased the property, but staff has no information and the applicant has not supplied any proof that the residential use of the existing mobile home was not discontinued or abandoned for more than six months.
Second, in order to bring the mobile home into conformance with the IRC, it has to be reconstructed to a significant extent. The extent of this reconstruction is estimated to be greater than 50% of the current replacement cost of the structure. The LDC provides in this regard:

11-103.05(A)
Repairs and normal maintenance required to keep nonconforming uses and structures in a safe condition shall be permitted, provided that no alterations shall be made except those allowed by this Chapter or required by law or ordinance. Such repairs and maintenance shall not exceed fifty percent (50%) of the current replacement cost of the nonconforming structure or a structure devoted to a nonconforming use. Substantial repairs that exceed fifty percent (50%) of the current replacement cost of a nonconforming structure or structure devoted to a nonconforming use shall not be made except in conformance with this Code.

11-103.06 Damage or Destruction
Should a nonconforming structure or portions thereof be damaged or destroyed by any means, or be declared unsafe by the Department of Public Works and Development to an extent of more than fifty percent (50%) of its replacement cost, it shall not be reconstructed except in conformity with the provisions of this Code. If the reconstruction cost and/or area of reconstruction (whichever is less) is less than or equal to fifty percent (50%), the structure may be strengthened or restored to a safe condition provided the original nonconformity is not enlarged, increased, or extended, and construction is commenced within six (6) months after obtaining the required building permit(s), unless the Planning Manager grants an extension of time.

Third, a legal non-conforming status is lost by the alteration, extension, or enlargement of the non-conforming use. LDC 11-104.01(A) and (B). Alteration, extension or enlargement is defined to mean “to enlarge or replace a structure containing the nonconforming use or to enlarge the area of nonconforming use to additional buildings or areas of a building or parcel except as otherwise provided in this chapter, or to change the use to any use other than a lawful use, and includes new construction remodeling that adds any additional space.” Here applicant’s proposed reconstruction project appears to enlarge the mobile home and adds a large deck to the structure. Additionally, it will require substantial reconstruction to change the mobile home to a residential structure that complies with the IRC. LDC 11-104.01(C).

The existing garage that does not meet front or side setbacks was built without the benefit of a building permit and is an illegal nonconforming structure. Applicant has not provided any evidence and has not met her burden of proving that the garage existed prior to the applicable setback requirements and is or ever was a legal non-conforming use.

Accordingly, the only way that Applicant can maintain the structures, either as exist or as remodeled, in their present locations encroaching into the setbacks is if this Board finds that applicant qualifies for a variance and this Board grants the variance for the structures encroaching into the setbacks.

County regulations and state law for granting a variance provide:

13-1004 CONDITIONS FOR VARIANCE
The establishment of a hardship shall be clearly demonstrated by the applicant for variance, and the following conditions must be shown by the applicant:

13-1004.01
The strict application of these Regulations would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Regulations.
13-1004.02
Any variance shall not grant special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is located.

13-1004.03
Because of special, applicable circumstances, including size, shape, topography, or location, the strict application of these Regulations will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; or that there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The A-1 zoned parcel meets all applicable standards such as lot size and width. The subject property is comparable to properties in the vicinity and under identical zone classification.

13-1004.04
That the condition or situation for which the variance is sought is not of so general a nature that the formulation of regulations would be necessary to insure consistent application of the regulations.

13-1004.05
That the granting of a variance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of these Regulations.

13-1004.06
That the granting of a variance will not be contrary to the objectives of the Arapahoe County Comprehensive Plan.

CRS 30-28-118(2)(c):
(Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any regulation enacted under this part 1 would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property, to authorize, upon an appeal relating to said property, a variance from such strict application so as to relieve such difficulties or hardship if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning resolutions. In determining whether difficulties to, or hardship upon, the owner of such property exist, as used in this paragraph (c), the adequacy of access to sunlight for solar energy devices installed on or after January 1, 1980, may properly be considered. Regulations and restrictions of the height, number of stories, size of buildings and other structures, and the height and location of trees and other vegetation shall not apply to existing buildings, structures, trees, or vegetation except for new growth on such vegetation.

II. DISCUSSION

Staff review of this application included a comparison of the proposal to the Comprehensive Plan, zoning and subdivision regulations, applicable state statute, and an analysis of referral comments.
1. **Comprehensive Plan:**

The Comprehensive Plan designates this area for Agricultural.

2. **Ordinance Review and additional Background Information**

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<thead>
<tr>
<th>SETBACKS</th>
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<td>Accessory Rear</td>
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Staff is of the opinion that the existing mobile home has lost its legal non-conforming status and the garage never had a legal non-conforming use as discussed above. Moreover, the existing locations of both the mobile home, including as expanded with the deck, and the garage encroach into the above stated setbacks for the A-1 zone district. As a result, in order to maintain, construct, reconstruct or improve either or both of the home or the garage at their exist locations, the applicant must qualify under state law and county regulation for and receive a variance. Applicant is required to obtain a building permit before she can reconstruct the home or the garage and applicant cannot get building permits unless the structures comply with the zoning in all respects, including setbacks, or this Board grants a variance to the setback encroachments.

Applicant has provided a narrative of why applicant believes she should be granted the requested variance.

3. **Referral Comments**

Comments received as a result of the referral process are as follows:

- Building Department: Opposed, see comments.
- Planning Department: No Comments
- Engineering Department: Opposed, see comments.
- Fire Department: Not opposed, see comments.
- Tri-County Health Department: Not opposed, see comments.
- Road and Bridge Department: Opposed, see comments.
- East Arapahoe County Advisory Planning Commission: Not opposed, see comments.

III. **STAFF FINDINGS:**

Staff has visited the site, reviewed the plans and supporting documentation, referral comments, as well as citizen input in response to this application. Based upon review of applicable policies and goals in the Land Development Code and analysis of referral comments, our findings include:

Staff is aware of no exceptional topographic conditions or other extraordinary and exceptional situation or condition of Applicant’s property that prevents her compliance with setback requirements.
Instead, it appears that there is land available on applicant’s parcel on which a home and garage could be built without encroachment into any A-1 setback, although this may increase the cost of Applicant’s proposed reconstruction.

**Attachments**

1. Variance application
2. Letter of Intent
3. Referrals
ARAPAHOE COUNTY BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

DATE_1-24-19_ MANAGER_ 

NAME OF APPLICANT_ Biral Shah_ 

ADDRESS_ 7139 S. Espana Way, Centennial, CO_ 

ZIP CODE_ 80013_ PHONE_ 303-918-5573_ E-MAIL_ biral@yahoo.com_ 

ADDRESS OF PROPERTY NEEDING VARIANCE_ 49395 E. County Road 30, Bennett, CO 80102_ 

LEGAL DESCRIPTION OF PROPERTY_ Lot 8, Block 000, Calver Sub_ 

CURRENT ZONING_ A-1_ SURROUNDING ZONING_ A-1_ 

STATE VARIANCE REQUEST IN (FEET & INCHES)_ 4' 0" for a new deck replacing an old deck; 0' 0" for a new car port replacing an old car port_ 

EXPLANATION OF HARDSHIP (LIST REASON WHY VARIANCE IS NEEDED)_ See Attached Explanation of Hardship._ 

ZONING RESOLUTION REFERENCE:_ 

REQUIRED HEIGHT, QUANTITY OR LOCATION:_ 

OWNER OF PROPERTY (PLEASE PRINT)_ Biral Shah_ 

PROPERTY OWNER'S SIGNATURE_ APPLICANT'S SIGNATURE_ 

REGULAR MEETING: SECOND THURSDAY OF EACH MONTH, 1:00 P.M. IN THE ARAPAHOE ROOM AT ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT BUILDING: 6924 S Lima Street, CENTENNIAL CO 80112 Phone: 720 874 6711_ 

TO FILE APPLICATION, SUBMIT THE FOLLOWING:_ 

FEE: REGULAR MEETING: $450.00_ 
SPECIAL MEETING: $900.00_ 

COMPLETED APPLICATION FORM_ 
PLOT PLAN (8 1/2" X 11" OR 8 1/2" X 14")_ 
FILING FEE_ 
OTHER SUBMITTALS-NO LARGER THAN 11" X 17"_ 

YOU WILL RECEIVE POSTING INSTRUCTIONS FOR THE PROPERTY AFTER COMPLETED APPLICATION IS RECEIVED._ 

DATE RECEIVED_ RECEIVED BY ZONING DEPARTMENT_ 

Submit by Email
January 24, 2019

Via Hand Delivery

Arapahoe County Board of Adjustment
Arapahoe County Public Works & Development Building
6924 S. Lima St.
Centennial, CO 80112

Re: Application for Variance; Biral Shah; 49395 E. County Road 30, Bennett, CO 80102

Dear Arapahoe County Board of Adjustment:

By way of introduction, Robinson & Henry, PC, has been retained by Ms. Shah regarding the above-referenced matter. More specifically, Ms. Shah is requesting a variance on her property that is grandfathered under old rules and regulations. Enclosed with this letter are the following:

1. Application for Variance dated January 24, 2019
2. Explanation of Hardship
3. Documents prepared by Ashworth Structural, Inc.
   a. Correspondence dated October 5, 2018
   b. Correspondence dated November 6, 2018
   c. Plot Plan for Project No. 118-149, sheets S0.1, S0.2, S1.0, S2.0, S2.1, S3.0, S3.1
5. Application Fee of $450.00

It is my understanding that the next hearing will be on February 21, 2019 at 1 p.m. If you have any questions or need any further documentation, please let me know. I look forward to working with you.

Sincerely,

ROBINSON & HENRY, P.C.

[Signature]

Shelly K. Rosnik
Shelly@RobinsonAndHenry.com

cc client
enclosures
Application for Variance
Explanation of Hardship
Biral Shah

On February 23, 2018, Ms. Shah purchased the property at issue. There were parts of the structures that were in dangerous condition and for safety purposes, Ms. Shaw had the deck removed from the house and the carport removed from the barn. Ms. Shaw also caused and paid her builders to draft plans for new construction of these two items, including replacing the roof on the house. Construction started on or about August 15, 2018. Ms. Shah has paid the contractors for the work performed to date. On September 26, 2018, Ms. Shah received a Stop Work Notice. She immediately stopped further work on the property. While applying for the permits for the work to be completed it was learned that the structures on the property are grandfathered under old rules and are not in strict compliance with the current regulations. Ms. Shah is requesting a variance so that she may obtain the proper permits and continue work on her property. Strict application of the current regulations causes a hardship for Ms. Shah.

The prior deck and carport were in hazardous conditions and needed to be removed and replaced for safety reasons. The new deck and carport are safe, add value to the property and neighborhood, and are aesthetically pleasing. The new regulations require a 100’ setback on properties rated A-1, which Ms. Shah’s property is rated. The new deck adds 4 additional feet onto the front of the property. Currently, the property sits approximately 68 feet back from the road. The new deck on the property would change the setback to approximately 64 feet from the road. There are many trees and shrubs between the house and road which make the deck not visible from the road. In order to be fully compliant with the new regulations the house, septic, leach field, propane tank and pipes, piping for the well, barn, and driveway would all have to be removed, replaced, and moved back approximately 36 feet. The entire project is not practical and creates hardships, including use of land and financial infeasibility. The entire project would prohibit use and enjoyment of the property. The proposed deck and carport are replacing old dangerous structures, including that the new proposed deck is attached to the foundation and the not the house. The property is located along a dirt road in unincorporated Arapahoe County. The property is across from a field that produces corn each year. The neighboring lots are similar in size or larger, 19 acres plus. The location of the houses does not impede views of neighbors.

Ms. Shah’s request for a variance depends upon a hardship being created which factors are provided under Chapter 13 of the Land Development Code.

Pursuant to 13-1004.01, “strict application would result in practical difficulties or unnecessary hardships inconsistent the with the general purpose and intent of the Regulations.”

The intent and purpose of the Regulations Governing Areas and Activities of State Interest in Arapahoe County dated December 12, 2006 state in part, “[t]he purpose of the enactment of these Regulations governing Areas and Activities of State Interest . . . is to ensure that growth and development in Arapahoe County occur in a safe, efficient, planned and coordinated manner; and further to ensure that adequate community services and facilities are provided in a manner consistent with the constitutional rights of property owners, community goals and protection of the public welfare, and are consistent with legitimate environmental concerns.”
In relevant part, Section 1-300 of the Land Development Code dated September 28, 2018 provides, “[t]his Code is designed, intended and shall be administered to promote the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of Arapahoe County, Colorado, by . . . 1-304 Classifying land uses and the distribution of land development and utilization; . . . 1-308 Promoting planned and orderly development within the County; . . . 1-310 Preserving the character of established residential areas and residential neighborhoods; . . . 1-312 Providing for the harmonious development of land in the existing community and facilitating the future development of appropriate adjoining tracts; . . . 1-314 Providing for protection from fire, flood, and other dangers; and providing for proper design of storm water drainage facilities and streets; and 1-315 Providing that the cost of improvements that primarily benefit the tract of land being developed be borne by the owners/developers of the tract, and the costs of improvements that primarily benefit the whole community be borne by the whole community.”

Here, strict application to Ms. Shah’s desired work would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Regulations. Strict interpretation would deprive Ms. Shah of the use and enjoyment of her property because for her to be in full compliance with the current regulations she would have to move her house, septic, leach field, propane tank and lines, well lines, driveway, and barn. It would not be practical. Furthermore, it would cause Ms. Shah to abandon the current structures which would cause waste and become a danger to the surrounding neighbors and an eyesore to the community. The purpose of the regulations is to add value to properties and preserve existing neighborhoods.

Pursuant to 13-1004.02, “any variance shall not grant special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district where located.” Here, Ms. Shah is not seeking any special privilege not afforded to other properties in her vicinity. Although sparsely populated neighboring properties are not in compliance with the new regulations requiring the 100’ setback. Like Ms. Shah’s property the neighboring properties are grandfathered, older, and will require minor adjustments and/or replacements of parts of preexisting structures. The preexisting neighborhood or surrounding neighbors would have to be rebuilt instead of preserved.

Pursuant to 13-1004.03, “because of special, applicable circumstances, including size, shape, topography, or location, the strict application of these regulations will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; or that there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.” Here, for Ms. Shah to replace a dangerous deck and carport she is being required to come into complete compliance with the new Regulations. For her to be in compliance she would need to move not only her house but also her barn, driveway, septic, leach field, propane tank and gas lines, and her lines from the well. Other neighboring properties will face the same issue if they had to come into complete compliance for minor repairs and/or replacements of existing parts to their structures. Other properties that do sit back 100’ would not have to perform the same complete relocation of all aspects of their houses.
As such, Ms. Shah is being deprived of the same privileges enjoyed by other properties in the vicinity and under identical zone classification.

Pursuant to 13-1004.04, “the condition or situation for which the variance is sought is not of so general a nature that the formulation of regulations would be necessary to insure consistent application of the regulations.” Here, Ms. Shah is seeking to replace old parts of existing buildings. The deck she seeks to have installed adds an additional 4’ on the front of her house making the set back approximately 64’ instead of the current 68’. The carport doesn’t change anything that wasn’t there prior to its demolition. Ms. Shah’s request is very specific to her unique property. Any other neighboring properties are vastly different in their needs and would require similar specific variance requests in the event any of them desired a variance. As such, regulations would not need to be changed and application of the same would remain consistent for all neighboring properties.

Pursuant to 13-1004.05, “granting of a variance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of these regulations.” Here, Ms. Shah seeks to improve the safety of her property. As a byproduct, Ms. Shah’s improvements also improve the property’s looks as well as value which adds values to the neighboring properties. The improvements preserve the character of the neighborhood. As such, the improvements are not detrimental to the public good and do not impair the intent and purpose of the regulations.

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Here, Ms. Shah’s improvements are not contrary to the objectives of the Arapahoe County Comprehensive Plan. Throughout the Plan, reference is made to preserving the County’s integrity and safety, protecting property owner’s rights, and making neighborhoods livable and sustainable. Ms. Shah’s improvements will preserve the property making it safe to its residents and visitors. Also, her improvements protect the livability of the neighborhood. Ms. Shah within reason should have the right to the use and enjoyment of her property. She is not seeking any major changes and is not adversely affect the community. As such, Ms. Shah’s improvements are in line with the Arapahoe County Comprehensive Plan.
Application for Variance
Explanation of Hardship
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October 5, 2018

To: Biral Shah
RE: General Conformance foundation and floor construction
Location: 49395 County Road 30
Bennett, Colorado

Ms. Shah,

The purpose of this letter is to confirm the proper installation of foundation caissons and rough floor framing for the remodel/expansion of the modular home located at 9395 County Road 30 in Bennett, Colorado. The Caissons and floor framing were to be constructed and attached to the existing modular home per the structural plans dated August 24, 2018 prepared by Ashworth Structural, Inc.

I have reviewed the following: caisson drilling, caisson depth, reinforcing installation in the caisson, framing connections to the caissons, floor framing and the floor framing connections. The floor framing was originally specified to by 2x10 joists and carry beams; however, at your option 2x12 framing was substituted. The increase in the floor framing member sizes are acceptable and exceed the original intent of the August 24, 2018 plans. Connections, reinforcing and upsized framing conform to the intent and structural capacity of the August 24, 2018 plan set. No additional work is required to carry the loads prescribed by the 2012 International Residential Code with the City of Bennett building department amendments.

No corrective work is required and wall and roof framing for the addition can proceed for the house located at 49395 County Road 30 in Bennett, Colorado. We reserve the right to review any additional information concerning this property and to amend our opinions accordingly. No warranty is either expressed or implied in this inspection and opinions expressed in this report do not provide an insurance policy, nor warranty service. In the event of an oversight, maximum liability must be limited to the fee paid.

If you have any concerns or questions, please do not hesitate to call.

Sincerely,

Arthur C. Ashworth, P.E.
Colorado Professional License No. 37630
November 6, 2018

To: Biral Shah
RE: General Conformance foundation and floor construction
Location: 49395 County Road 30
Bennett, Colorado

Ms. Shah,

The purpose of this letter is to address the location of the new caissons and framing for the remodel/expansion on the southern façade of the of the modular home located at 49395 County Road 30 in Bennett, Colorado. Caissons and floor framing are to be constructed and attached to the existing modular home per the structural plans dated August 24, 2018 prepared by Ashworth Structural, Inc.

Based on discussions with you, review of available documents and my site visit on July 20, 2018, it is my understanding that the existing modular home it located approximately 68 feet north County Road 30 with the existing septic tank located approximately 8 feet north of the exterior wall of the home near the centerline of the existing building. Additionally, I understand that the leech field for the structure is located north and west of the home just to the north of the propane tank which is 40 feet due north of the northwest corner of the structure. Given the location of the existing septic tank, distribution lines for the leech field and utility lines from the propane tank to the north of the structure the decision was made for the remodel, shown in the August 24, 2018 plans, to be placed to the south side of the structure so as to not interfere with existing utilities and require relocation of the septic tank. Further it is my estimate that relocation of the septic tank, propane and leech field distribution line would exceed the total cost of construction for the new enclosed area on the structure. Finally, given that the original deck and covered entryway to the home were both located on the south side of the structure, protruding approximately 8 and 12 feet south of the south foundation wall, it is my opinion that the addition located on the south side of the existing structure provides the most cost-effective solution with minimal new framing beyond what was originally installed.

This letter is to provide an opinion on the location of the new caissons and framing on the southern side of the existing structure located at 49395 County Road 30 in Bennett, Colorado. We reserve the right to review any additional information concerning this property and to amend our opinions accordingly. No warranty is either expressed or implied in this inspection and opinions expressed in this report do not provide an insurance policy, nor warranty service. In the event of an oversight, maximum liability must be limited to the fee paid.

If you have any concerns or questions, please do not hesitate to call.
Sincerely,

[Signature]

Arthur C. Ashworth, P.E.
Colorado Professional License No. 37630
NOTES BASED ON 2012 I.R.C.

GENERAL NOTES

THE GENERAL STRUCTURAL DESIGN HAS BEEN CONDUCTED IN
COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE (I.R.C.) 2012
EDITION AND THE TOWN OF BENNETT COLORADO AMENDMENTS.

DESIGN LOADS AS PER CHAPTER 16, 2012 I.R.C. WITH LOCAL AMENDMENTS:

SNOW: 30 PSF ( LIVE LOAD (NON-REDUCIBLE)
WALL: 10 PSF DEAD
FLOOR: 40 PSF DEAD - RESIDENTIAL
WIND: 100 MPH (3-SECOND GUST)

THESE DRAWINGS ARE "BUILDERS PLANS" INDICATING GENERAL
DESIGN INTENT ONLY. IT IS THE BUILDER'S RESPONSIBILITY TO
PROVIDE ANY ADDITIONAL CONSTRUCTION DETAILS REQUIRED
AND TO DICTATE METHODS OF CONSTRUCTION. THE BUILDER
SHALL VERIFY ALL DIMENSIONS OF MANUFACTURED COMPONENTS
AND RELATIONSHIPS BETWEEN MATERIALS OR COMPONENTS. THE
BUILDER SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS
SHOWED ON THE DRAWINGS INCLUDING ALL EXISTING GRADES AT
THE SITE.

IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD
CONDITIONS, OR WHERE A DETAIL IS doubtful OF
INTERPRETATION, OR AN UNANTICIPATED FIELD CONDITION
IS ENCOUNTERED, THE DESIGNER SHALL BE CALLED RIGHT
AWAY FOR CORRECT PROCEDURE TO BE FOLLOWED. SUCH
INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND
DISTRIBUTED TO ALL AFFECTED PARTIES.

WHERE EVER THERE IS A CONFLICT BETWEEN DETAILS AND
SPECIFICATIONS, OR BETWEEN DETAILS, OR WHERE DOUBTFUL
OF INTERPRETATION, THE MOST RESTRICTIVE SHALL GOVERN
AS DETERMINED BY THE ENGINEER OF RECORD.

THE BUILDER/CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO
ALL APPLICABLE BUILDING CODES.

SPECIAL INSPECTIONS:

NONE REQUIRED

FRAMING NOTES:

ALL LUMBER SHALL BE DOUGLASFIR - LARCH GRADE NO. 2 OR BETTER, WITH
A BASE HUMIDITY OF THE MANUFACTURER'S SPECIFICATIONS. THE
MINIMUM ALLOWABLE FIBER BENDING STRESS FOR MEMBERS (Fs) OF
ALL GRADES SHALL BE ADJUSTED FOR USE, SIZE, LOAD, DURATION, ENVIRONMENT, ETC.,
UNLESS OTHERWISE NOTED. STUDS SHALL
BE STANDARD GRADE OR BETTER. ALL LUMBER IN CONTACT WITH
CONCRETE SHALL BE ACO TREATED TO 0.40 PCF.

FRAMER RESPONSIBLE FOR REQUIRED PLUMBING AND HEATING, RUNS AND
CHASES.

REQUIRED MINIMUM NAILING SCHEDULE: (SEE IBC TABLE NO. 2034.9.1)
(8D COMMON - 2.0" X 0.131", 6D COMMON - 2.3" X 0.137")
STUD TO PLATES TOE NAIL 4.80 COMMON OR END NAIL 2-16D.
ROOF BLOCKING TOE NAIL 3-80 COMMON.
DOUBLE TOP PLATES FACE NAIL 1-16D STAGGERED 16" OC.
DOUBLE TOP PLATES LAP SPICE FACE NAIL 2-16D COMMON.
DOUBLE STUDS FACE NAIL 2-16D 24" OC.
CORNER STUDS AND ANGLES 1-16D COMMON 24" OC.
RIM JOIST TO SILL TOE NAIL 1-16D 6" OC.
JOST TO SILL OR GIRDERS TOE NAIL 3-80 COMMON.
DOUBLE SOLE PLATES TOGETHER FACE NAIL 1-16D STAGGERED 9" OC.
BRIDGING TO JOIST TOE NAIL 2-80 COMMON AT EACH END
SHAVING TO RAPERTRUSHERS FACE NAIL 6-12 OC FIELD 6" OC
EDGE
SHAVING 48" AT ROOF EDGES FACE NAIL 8-12 OC
SHAVING TO STUDS FACE NAIL 8-12 OC FIELD 6" OC EDGE
ALTERNATIVE: ATTACH SHEATHING WITH M NAILS, 1-1/2"X15 GAUGE STEEL, OR
1-1/4"X16 GAUGE STEEL AT 8 OC AT PANEL EDGES AND 12 OC ON CENTER
FIELD SPACING. PROVIDE BLOCKING AT HORIZONTAL JOINTS.

NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN
FLUSH BUT SHALL NOT BREAK THE SURFACE OF THE SHEATHING.

CONCRETE NOTES

CONCRETE HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN
ACCORDANCE WITH THE LATEST EDITIONS OF AMERICAN CONCRETE
INSTITUTE BUILDING CODE, ACI 318 AND SPECIFICATIONS FOR STRUCTURAL
CONCRETE FOR BUILDINGS. ACI 305. PROVIDE HOT OR COLD WEATHER
PROTECTION PER ACI 305 AND 306.

ALL CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4" AND SHALL
DEVELOP A MINIMUM 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
CIMENT IN CONCRETE THAT IS IN CONTACT WITH SOIL, SHALL BE TYPE II OR TYPE II
MODIFIED. IF THE SULFATE CONTENT LEVEL IN THE SOIL EXCEEDS 0.1%, TYPE II
MODIFIED CEMENT SHALL BE USED. TYPE II MODIFIED CEMENT SHALL MEET
SPECIFICATION ASTM C150 AND SHALL CONTAIN 295 FLY ASH. THE FLY ASH
SHOULD MEET ASTM C618 CLASS F REQUIREMENTS. THE MAXIMUM
WATER-TO-CEMENT RATIO SHALL BE 0.45 WITH AIR ENTRAINMENT BETWEEN
5% AND 7%. CONCRETE SHALL BE MIXED PER ASTM C94, AND HAVE A
MAXIMUM TEMPERATURE IN MIXER OF 90 DEGREES. F. MAXIMUM SLUMP OF
CONCRETE SHALL BE 4" +/ - 1" IN FOUNDATION WALLS AND FOOTINGS. NO
MORE THAN ONE GALLON OF WATER PER CUBIC YARD OF CONCRETE SHALL
BE ADDED AT THE SITE WITHOUT THE APPROVAL OF THE ENGINEER.

REINFORCING STEEL NOTES

STEEL REINFORCING BARS SHALL BE GRADE 420 DEFORMED BARS (ASTM SPEC.
A615) FREE FROM MILD, OIL, RUST OR ANY OTHER MATERIALS THAT MAY REDUCE
BONDING. #16 GRADE 300 STEEL MAY BE SUBSTITUTED FOR #13 GRADE 420 STEEL.
MINIMUM CONCRETE COVER ON TIES, STIRRUPS, AND MAIN BARS SHALL BE 1" NOT
EXPOSED TO EARTH OR WEATHER, 2" FOR FORMED SURFACES EXPOSED TO
WEATHER OR IN CONTACT WITH GROUND, AND 3" FOR UNFORMED
SURFACES DEPOSITED AGAINST THE GROUND

ANCHOR BOLTS SHALL BE A MINIMUM 1/2" DIAMETER X 18" LONG W MINIMUM
OF (4) BOLTS PER PLATE. USE 2" X 2" X 1/2 PLATE WASHERS.
CONCRETE FLATWORK SHALL BE A MINIMUM 4" THICK WITH S540-2.5-0 W.F.
UNLESS NOTED OTHERWISE. W.F. SHALL LAP AT LEAST 6" AND BE PLACED
UPON 2" CHAR ART WASHERS. REINFORCE INSIDE CORNERS WITH 4-4" LONG
4-FOOT LENGTHS OF #13 REBAR LAID DIAGONALLY TO MINIMIZE CRACKING.

ALL REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED
BEFORE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST
DISPLACEMENT. REINFORCING IN CONCRETE PLACED AGAINST EARTH IS TO
BE SUPPORTED WITH APPROVED NON-METALLIC CHARPS OR ANOTHER
METHOD APPROVED BY ENGINEER. ALL REINFORCEMENT IS TO BE INSPECTED
BY THE BUILDING DEPARTMENT AND DESIGN ENGINEER AS REQUIRED BY THE
JURISDICTION PRIOR TO CONCRETE PLACEMENT.

DOCUMENT LIST:

50.1 GENERAL NOTES
50.2 DEMOLITION PLANS
51.1 FOUNDATION PLAN
52.0 FLOOR PLAN
53.0 SECTIONS

REV DATE REVISIONS BY:
A 08/24/18 ISSUED FOR CONSTRUCTION ACA
A 10/03/18 ISSUED FOR CONSTRUCTION ACA

Ashworth Structural, Inc.
Structural Design and Analysis
5055 West Arbor Place, Littleton, CO 80127
PHONE 720.363.3700
www.ashworthstructural.com
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IT IS NOT TO BE USED OR REPRODUCED IN ANY MANNER UNLESS AUTHORIZED IN WRITING
BY ASHWORTH STRUCTURAL, INC.

PROJECT NAME:
49395 E. COUNTY ROAD 30
BENNETT, COLORADO
80102

SHEET NAME:
GENERAL NOTES

PROJECT NO.
118-149

SHEET:
S0.1

DATE:
10/03/18

DRAWN BY:
ACA

CHECKED BY:
ACA

SCALE:
NTS
EXISTING ROOF PLAN
SCALE 3/32" = 1'-0"

DEMOlITION PLAN
SCALE 3/32" = 1'-0"

Sheet Name: DEMOLITION PLAN

PROJECT NAME: 49395 E. COUNTY ROAD 30
BENNETT, COLORADO
80102

DATE: 10/03/18
DRAWN BY: ACA
CHECKED: ACA
SCALE: 3/32" = 1'-0"
NOTES

1. T.O.C. = TOP OF CONCRETE
2. TOP OF EXISTING FLOOR = 100'-0"
3. VERIFY DIMENSIONS WITH PREVIOUSLY EXCAVATED CAISSONS
4. MAXIMUM CAISSON PROJECTION ABOVE GRADE = 2'-6"
5. MAXIMUM DISTANCE BETWEEN CAISSONS SHALL NOT EXCEED 8'-0"
6. REFERENCE FLOOR PLAN FOR BEAMS AND CONNECTIONS TO CAISSONS.
7. CAISSONS TO SET A MINIMUM OF 5 DAYS PRIOR TO INSTALLATION OF FLOOR AND ROOF FRAMING.
NOTES
1. TOP OF FLOOR SHEATHING TO MATCH TOP OF EXISTING FLOOR = 100'-0"
2. SHEATHING TO BE 3/4" T & G OSB
3. PROVIDE SCREENING OR EXTERIOR SIDING AT PERIMETER TO PREVENT ANIMAL ACCESS UNDER FRAMING
4x4 REDWOOD COLUMN

SLOPE TOP OF CAISSON TO DRAIN

3' COVER AT BOTTOM
2' COVER AT TOP

SIMPSON PB44 POST BASE, WET SET IN CAISSON

2" 3'-0" MIN.

1'-0"

10" @ SIM.

TYPICAL CAISSON

SCALE 3"=1'-0"

49395 E. COUNTY ROAD 30
BENNETT, COLORADO
80102
NOTES

1. TYPICAL ROOF JOISTS TO BE CHECKED FOR CRACKING/SPLIT SECTIONS AND ENSURE THAT METAL CONNECTORS ARE FULLY SEATED PRIOR TO ERECTION.

2. ALL PRE-MANUFACTURED TRUSSES TO BEAR ON THE EXTERIOR WALL OF THE EXISTING MODULAR BUILDING 3-1/2". NEW EXTERIOR WALLS OF SHALL BE.

3. 2x6 STUDS AT 2" ON CENTER w/ SILL PLATE AND DOUBLE TOP PLATE.

4. ALL NEW FRAMING TO BE DOUGLAS/FIR #2 OR BETTER WITH MINIMUM Fb = 900 ps HEADERS AT OPENINGS TO BE:
   10" AND GREATER - PER PLAN
   6" - 9" - (2) 2x10 WITH (2) JACK AND (1) KING
   3" - 6" - (2) 2x6 WITH (1) JACK AND (1) KING.
   LESS THAN 3" - (2) 2x6.

5. PROVIDE SIMPSON H2.5 HURRICANE CLIPS AT EACH RAFTER AND TRUSS AT TOP OF NEW EXTERIOR WALL.

6. PROVIDE 2x4 LATERAL TRUSS BRACING AT MID-POINT OF TOP AND BOTTOM CHORDS w/ (2) 16d NAILS PER TRUSS.

7. ROOF SHEATHING TO BE 19/32" OSB w/ 20/40 SPAN RATING. NAIL w/ 16d NAIL AT 9" O.C AT EDGES AND 12" O.C IN FIELD.

ROOF FRAMING PLAN

SCALE 1/2" = 1'-0"

ROOF SECTIONS

PROJECT NAME:
49395 E. COUNTY ROAD 30
BENNETT, COLORADO
80102

DATE: 10/03/18
DRAWN BY: ACA
CHECKED: ACA
SCALE: 1/2" = 1'-0"
1. TYP. ROOF SECTION

CONNECT 2x6 RAFTER TO (E) TRUSS WITH (6) 16d NAILS (3) TOP AND BOT.
EXISTING ROOF TRUSSES AT 2'-0''

CONNECT w/ SIMPSON LSU26
2x6 CONTINUOUS AT RIDGE OF (N) TRUSSES
(N) ROOF TRUSSES AT 2'-0'' O.C.

2. TYP. ROOF SECTION

CONNECT 2x10 RAFTER TO (E) TRUSS WITH (10) 16d NAILS
EXISTING ROOF TRUSSES AT 2'-0''

SIMPSON LSU28
PROVIDE EXTERIOR SHEATHING AT EXPOSED END
(2) MANUFACTURED TRUSSES, ATTACH w/
(2) 16d NAILS AT 16'' O.C.
TOP AND BOTTOM CHORDS

BEAR TRUSSES ON (E) WALL
SIMPSON HTU26 TRUSS HANGER
January 15, 2019

Biral Shah
49395 East County Road 30
Bennett, CO 80102
biral@yahoo.com
303.918.5573

Dear Biral Shah,

The successful completion of your project is important to us! Equally important is the health and safety of you, your team, building occupants and any other party affected. As such, we bring both experience and diligent adherence to federal and state regulations in order to provide your organization with complete and accurate asbestos surveys for all your project needs.

We strive to provide you and your clients with a pleasant, yet professional, experience all the way through your project duration. That means you can count on us for timely response and arrival for the initial asbestos inspection, adaptive turn-around times for delivery of your results and reports, and continuous consulting support that's only a phone call away. From start to finish, you can count on us to bring you excellent service.

This comprehensive report has been prepared for you with your goals in mind. Our aim is to encompass the thoroughness of our inspection in a concise, easy to read report that delivers inclusive results so your project can move forward with informed and accurate decisions. Please let us know how we can further assist the success of your goals.

Thank you for choosing Advent Environmental Consulting!

Sincerely,

[Signature]

Drue Beasley, President
Advent Environmental Consulting
CDPHE Registration #: ACF - 22068
7830 West Alameda Avenue Suite 103 - 216
Lakewood, Colorado 80226
myteam@advent-enviro.com
720.675.7175
ASBESTOS INSPECTION REPORT

49395 East County Road 30
Bennett, CO 80102

Year Built Unknown

Type of Property
Residential - SFRD - House

Type of Inspection
NON-DESTRUCTIVE INVESTIGATION

Reason for Inspection
Renovation

Regulations Satisfied
40 CFR 61 Subpart M
Reg No. 8 Part B

Prepared for:

Biral Shah
49395 East County Road 30
Bennet, CO 80102
biral@yahoo.com
303.918.5573

Prepared By:

Advent Environmental Consulting LLC
7830 West Alameda Avenue Suite 103 - 216
Lakewood, CO 80226 | 720.675.7175
CDPHE Asbestos Consulting Firm # 22068
myteam@advent-enviro.com
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1.2 Sampled Materials Summary
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Section 2 - Inspection Photos & Sample Locations

Section 3 - Asbestos Content Summary & Recommendations

  3.1 Regulatory Overview
  3.2 Project Results & Recommendations

Section 4 - Purpose

Section 5 - Comments & Limitations

  Glossary

Appendix A - Laboratory Report

LIST OF ACRONYMS

<table>
<thead>
<tr>
<th>Material Result</th>
<th>Material Codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACM Asbestos Containing Materials</td>
<td>CMS CMU Sealant</td>
</tr>
<tr>
<td>LT</td>
<td>CT Ceiling Tile</td>
</tr>
<tr>
<td>D</td>
<td>DT Duct Tape/Wrap</td>
</tr>
<tr>
<td>W</td>
<td>DW Drywall</td>
</tr>
<tr>
<td>S</td>
<td>FTM Floor Tile Mastic</td>
</tr>
<tr>
<td>S</td>
<td>JC Joint Compound</td>
</tr>
<tr>
<td>D</td>
<td>MA Miscellaneous Adhesive</td>
</tr>
<tr>
<td>D</td>
<td>MS Miscellaneous Sealant</td>
</tr>
<tr>
<td>D</td>
<td>OT Other Material</td>
</tr>
<tr>
<td>D</td>
<td>PI Pipe Insulation</td>
</tr>
<tr>
<td>D</td>
<td>PL Plaster</td>
</tr>
<tr>
<td>D</td>
<td>RSG Roof Shingle</td>
</tr>
<tr>
<td>D</td>
<td>RSH Roof Sheeting</td>
</tr>
<tr>
<td>D</td>
<td>RSL Roofing Sealant</td>
</tr>
<tr>
<td>D</td>
<td>SVF Sheet Vinyl Flooring</td>
</tr>
<tr>
<td>D</td>
<td>SM Surfacing Material</td>
</tr>
<tr>
<td>D</td>
<td>WG Window Glazing</td>
</tr>
<tr>
<td>D</td>
<td>BBA Baseboard Adhesive</td>
</tr>
<tr>
<td>D</td>
<td>CA Carpet Adhesive</td>
</tr>
<tr>
<td>D</td>
<td>CB Cove Base</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good G</td>
</tr>
<tr>
<td>Damaged D</td>
</tr>
<tr>
<td>Significantly Damaged SD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-SM Fiable-Surfacing Material</td>
</tr>
<tr>
<td>F-TSI Fiable-Thermal System Insulation</td>
</tr>
<tr>
<td>F-MISC Fiable-Miscellaneous</td>
</tr>
<tr>
<td>NF-TSI Non-Friable Thermal System Insulation</td>
</tr>
<tr>
<td>NF-MISC Non-Friable Miscellaneous</td>
</tr>
<tr>
<td>NFI Non-Friable Category I</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sample Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>N North</td>
</tr>
<tr>
<td>S South</td>
</tr>
<tr>
<td>E East</td>
</tr>
<tr>
<td>W West</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Acronyms</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAI Limited Asbestos Inspection</td>
</tr>
<tr>
<td>PPE Personal Protective Equipment</td>
</tr>
<tr>
<td>SFRD Single-Family Residential Dwelling</td>
</tr>
<tr>
<td>TAT Turnaround Time</td>
</tr>
</tbody>
</table>
### Section 1 - Project Snapshot

**Project Address:**
49395 East County Road 30 Bennet, CO 80120

**Type of Property:** Residential - SFBD - House

**Resident - Inspection Reason:** Renovation

Your Inspector: Briah Shain

Date of Inspection: January 4, 2019

**Site Comment:**
Please use this section to gain a quick overview of the project and details about inspected materials. Detailed findings will follow under the report.

---

### Section 2 - Asbestos Hazard & Damage Potential Damage Indicator

<table>
<thead>
<tr>
<th>Material Result</th>
<th># of Samples</th>
<th>Sampled Area</th>
<th>Hazmat Type</th>
<th>Condition</th>
<th>Exposed Siding</th>
<th>Exterior Siding</th>
<th>Exterior Under Siding</th>
<th>Wood Siding</th>
<th>Fire Board</th>
<th>Free Board</th>
<th>O1T2</th>
<th>O1T1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Detected</td>
<td>0</td>
<td>Low</td>
<td>Low</td>
<td>F-MISC S</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Detected</td>
<td>2</td>
<td>Low</td>
<td>Low</td>
<td>F-MISC S</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total:** 2

---

**Sampled Materials Summary**

- Planned removal and replacement of exterior siding

---

**Environmental Consultant**
ADVENT ENVIRONMENTAL CONSULTING
Lakeewood, Colorado 80226
7830 West Avenida Avenue Suite 103 - 216
Section 2 - Inspection Photos & Sample Locations

The overall asbestos content, for a material with multiple samples, is the highest result in the set.

<table>
<thead>
<tr>
<th>Material Code:</th>
<th>OT1</th>
<th>None-Detected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description:</td>
<td>Fiber Board</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Exterior Under Siding</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OT1-1</th>
<th>Southeast corner of exterior walls, 5' up</th>
<th>None-Detected</th>
</tr>
</thead>
<tbody>
<tr>
<td>OT1-2</td>
<td>Southwest corner of exterior walls, 5' up</td>
<td>None-Detected</td>
</tr>
</tbody>
</table>

Class: F-MISC  Condition: G  Hazard: Low

<table>
<thead>
<tr>
<th>Material Code:</th>
<th>OT2</th>
<th>Non-Suspect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description:</td>
<td>Wood Siding</td>
<td></td>
</tr>
<tr>
<td>Location:</td>
<td>Exterior Siding</td>
<td></td>
</tr>
</tbody>
</table>

| OT2-1 | No sample needed for non-suspect material | Non-Suspect |

Class: F-MISC  Condition: SD  Hazard: Low

Cause of Damage: Partial Removal
Section 3 - Summary & Recommendations

3.1 Regulatory Overview
Any material with an asbestos content greater than 1% that is friable or will become friable during work activities is considered a regulated asbestos containing material (RACM) by both the Environmental Protection Agency (EPA) and the Colorado Department of Public Health and Environment (CDPHE) due to its potential to release hazardous asbestos fibers, polluting the air. If the amount of RACM that will be impacted during work exceeds trigger levels, it must be removed by a certified asbestos abatement contractor prior to beginning work.

Initial results are generated from a visual estimate by the analyst and could differ with a more accurate analysis known as point counting. Any friable material sample identified as having a trace (equal to or less than 1%) amount of asbestos, must be considered a RACM unless verified by point-counting to be equal to, or less than 1% and, in fact, a trace material. For materials with a set of multiple samples (i.e. SM with 3, 5, or 7 samples) the asbestos content is whatever the highest result is out of the set; therefore, if one result of a material with multiple samples is trace, but another result of the same material is 3%, then the 3% result supersedes the other results for regulatory and asbestos management purposes.

3.2 Project Results & Recommendations
None-Detected
Materials with a result of None-Detected have been verified by the laboratory to be free of asbestos fibers. Although those materials are free of asbestos (a known and regulated hazardous air pollutant) other airborne contaminants may still cause adverse health symptoms, both acute and chronic, if one inhales elevated amounts of particles. Vigilance and caution should be used to minimize airborne particulates regardless of the material and if visible or perceived emissions are present one should take action to protect their respiratory health by use of personal protective equipment, or otherwise. Please work safely and if new materials are discovered, which are not covered in this report, contact Advent to have them sampled for asbestos.

Non-Suspect Material
Pursuant to the EPA "Green Book," Managing Asbestos in Place, Appendix G (1990), referenced by Colorado Regulation 8 for asbestos building inspectors to use when determining materials to inspect and sample for the presence of asbestos, it was determined by the inspector that these non-suspect materials do not fall under the classification of a suspect material and, therefore do not need to be sampled or assumed to be an asbestos-containing material. Generally, non-suspect materials are materials known to be free of asbestos such as: wood, glass, metal, stone and fiber glass.
Section 4 - Purpose
The purpose of the inspection was to verify the absence or presence of asbestos in the building materials included in the project scope of work which may be disturbed during work activities to determine if asbestos management and notification is required prior to beginning work. The property located at the site address identified in this report was inspected by a building inspector trained by an approved EPA, Asbestos Hazard Emergency Response Act (AHERA) training organization and certified by the Colorado Department of Public Health and Environment. During inspection, the inspector inspected and assessed suspect building materials, pursuant to the EPA “Green Book,” Managing Asbestos in Place, Appendix G (1990), described by the client to be affected during demolition or renovation which would need to be sampled and analyzed for the presence of asbestos prior to commencement of work activities that would break, crack or otherwise damage the material(s) in a manner that could allow asbestos fibers to release from its compound.

This inspection was conducted in accordance with applicable EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61, Subpart M and/or CDHPE Colorado Regulation Number 8 Part B - Asbestos (Reg. 8). Samples were submitted to a laboratory accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) to be analyzed for the presence of asbestos. The NESHAP standard for asbestos states that the owner or operator of a demolition or renovation activity involving asbestos must remove all such material from a facility being demolished or renovated before any activity begins that would break up, dislodge, or similarly disturb the material, or, preclude access to the material for subsequent removal.

Section 5 - Comments & Limitations
The inspection of the site address listed at the beginning of this report was limited to only specific materials of the project scope of work as directed by the client. The limitation of the inspection also includes only portions of a material sampled as identified in the location and quantity sections of this report and any material beyond the specified quantity should not be considered adequately sampled to represent the entirety of the material. Additional samples may be needed to represent materials outside of the work scope even if they are included in this report.

Quantities listed in this report (Section 1 - Project Snapshot) are approximate quantities of the amount of material that will be included within the scope of work based on information gathered from the client. This approximate quantity is used by the inspector to determine the amount of samples to collect respective to the regulatory requirements outlined in the Identifying Homogenous Areas & Sampling section of the Glossary. Contractors using this report should gather more accurate measurements before drawing conclusions of subsequent work activities.

In order to collect samples, various marks, cuts, breaks or other slight damage to materials may be required. In order to prevent damage extending outside of the work scope, samples were collected in client designated areas of remodel/renovation which the client will remove during work activities. This is done so that damage created by the inspection will be removed with the bulk removal in the work scope. Alternatively, samples were collected in inconspicuous, hidden places to avoid unsightly damage. The best possible measures were taken to collect the minimal amount of materials necessary, to get accurate results, in the most inconspicuous places possible; however, no guarantee is made that the conditions exist to prevent visible damage.
AEC and its consultants, partners, agents and employees shall not be liable to the client for any materials damaged, during the rendering of services by the AEC. Additionally, AEC shall not be liable to the client for any materials damaged, during work activities subsequent to the services rendered by AEC, which were not properly inspected by AEC. Finally, AEC shall not be liable to the client for any special or consequential damages, including but not limited to, lost profits, loss of use, or any other cause whatsoever. Any compensation to the client for damages shall not exceed the total compensation received by AEC from the client.

Although diligence was used to inspect and sample all materials within the work scope, there may be additional materials not covered in this report discovered during gross removal which may need to be sampled. If additional, suspect materials are discovered which are not covered in this report, please contact AEC prior to disturbing them to have them properly sampled. ANY MATERIAL NOT PROVEN TO BE FREE OF ASBESTOS SHOULD BE ASSUMED TO CONTAIN ASBESTOS UNTIL PROVEN OTHERWISE.

This report, including any other documents attached hereto or referred to herein, which form a part hereof, embodies the entire agreement and understanding of the parties hereof including, but not limited to, any verbal or written agreement(s) made prior or subsequently to the preparation of this report. This report may not be amended except in writing signed by a duly authorized representative of the respective parties. The receiving party shall not alter, modify, decompile, disassemble, reverse engineer, translate or create derivative works from this report. The receiving party shall use this report only for the limited purpose described above and not for any other purpose.

The asbestos inspection was conducted in a manner consistent with the degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants of the asbestos inspection profession. The results, findings, conclusions and recommendations expressed in this report are based on conditions of the specific areas, defined by the client, observed during the time of the limited inspection. The information contained in this report is relevant to the date on which this survey was performed, and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by the client for specific application to the project as discussed. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Advent Environmental Consulting does not warrant the work of regulatory agencies, laboratories or other third-parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.

Respectfully Submitted,

[Signature]

Drue Beasley, CO Asbestos Building Inspector #18325
Advent Environmental Consulting
CDPHE Business Registration #: ACF - 22068
7830 West Alameda Avenue Suite 103 - 216
Lakewood, Colorado 80226
myteam@advent-enviro.com
720.675.7175
GLOSSARY

Material Friability

These categories were used to determine methods for assessing suspect materials based on their friability and ability to release harmful asbestos fibers—i.e. friable materials are more likely to release asbestos fibers.

1. **Friable (F)** - materials that can be crumbled or reduced to powder by hand pressure.

2. **Category I Non-Friable (NFI)** - materials that cannot be crumbled or reduced to powder by hand pressure including resilient floor coverings, gaskets, packing materials and asphalt impregnated roofing materials.

3. **Category II Non-Friable (NF)** - All other materials that cannot be crumbled or reduced to powder by hand pressure that do not include category I non-friable materials.

Material Type

AHERA and Reg 8 require building inspectors to categorize the type of suspect building materials into one of three categories:

1. **Surfacing Material (SM)** - a material that is sprayed on, troweled on, or otherwise applied to surfaces, such as acoustical plaster in ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

2. **Thermal System Insulation (TSI)** - a material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

3. **Miscellaneous (MISC)** - an interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.

Friability and material type categories for each material inspected are reported with their respective friability and type codes (e.g. F-SM, F-TSI, NFI, etc.). Non-friable category II materials are identified with non-friable code (NF) and the type code for the material (e.g. NF-SM, NF-TSI, NF-MISC).

Identifying Homogenous Areas & Sampling

Homogenous areas of each material are identified within the work area. Homogenous materials are grouped based on color, texture, and date of application. These materials are then given an approximate quantification of removal or disturbance during work activities to determine the amount of samples to take for each material as defined by AHERA and Reg. 8:

1. **Surfacing materials**
   - Minimum of 3 random samples for quantities under 1,000 ft²
   - Minimum of 5 random samples for quantities >1,000 ft² & <5,000 ft²
   - Minimum of 7 random samples for quantities >5,000 ft²

2. **Thermal system insulation**
   - Minimum of 3 random samples for all TSI
     *except patches <6 linear ft. or 6 ft²

3. **Miscellaneous materials**
   - Minimum of 1 sample
APPENDIX A - Laboratory Report
Asbestos Report Summary
By: POLARIZING LIGHT MICROSCOPY

PROJECT: 49395 E CR 30
LAB CODE: A190240

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

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<th>Layer</th>
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<td>Black,Brown</td>
<td>Fibrous Material</td>
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IMPROVEMENT LOCATION CERTIFICATE
LOT 8, CULVER SUBDIVISION
Situated in the Southwest 1/4 Section 2, Township 5 South, Range 63 West of the 6th P.M.
County of Arapahoe, State of Colorado.

GENERAL NOTES:
1. ALL LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
3. THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE.
4. THIS TOPOGRAPHIC MAP DOES NOT REPRESENT A ITEMSIZED LAND SURVEY AND IS ONLY INTENDED TO DEPICT SITE IMPROVEMENTS AND GROUND FEATURES AS THEY EXISTED ON THE DATE SURVEYED.

IMPROVEMENT LOCATION CERTIFICATE:
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DALE LANCaster, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

PROFESSIONAL LANDSURVEYOR LICENSE NO. 38367
NOTICE OF ZONING VARIANCE

NOTICE IS HEREBY GIVEN THAT THE PROPERTY UPON WHICH THIS
SIGN IS POSTED SHALL BE CONSIDERED FOR A VARIANCE
IN ZONE CATEGORY A-1 IN W 5000 BLOCK 30-123-000-004-00
REQUIREMENTS. ADDITIONAL INFORMATION MAY BE OBTAINED
FROM THE RECORDING SECRETARY TO THE ARAPAHOE COUNTY
BOARD OF ADJUSTMENT AT 7200 SHERMAN ST. SUCH HEARING IS
TO BE HELD ON 12TH DAY OF MARCH 2014 AT 1:30
P.M. IN THE ARAPAHOE COURT ROOM 1900 CENTENNIAL, CENTENNIAL
COLORADO. OR AS SOON THEREAFTER AS POSSIBLE.

DATE OF POSTING: 02/16/2014
NAME OF APPLICANT: SHERI SHAH
### Referral Comment Summary

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<tr>
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<td>Engineering</td>
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</tr>
<tr>
<td>Fire</td>
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</tr>
<tr>
<td>Road &amp; Bridge</td>
<td>Opposed, see comments</td>
</tr>
<tr>
<td>TCHD</td>
<td>Not opposed, see comments</td>
</tr>
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<td><strong>East End Advisory</strong></td>
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<td>Not opposed, see comments</td>
</tr>
<tr>
<td>Deb Detchel</td>
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</tr>
<tr>
<td>Shellie Miller</td>
<td>Not opposed, see comments</td>
</tr>
<tr>
<td>Joe Sutherland</td>
<td>Not opposed, see comments</td>
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</tbody>
</table>
Arapahoe County Public Works and Development
Zoning
6924 S. Lima Street
Centennial, Colorado 80112
Phone: (720) 874-6711
www.arapahoeegov.com

Zoning Referral Routing
Case Type: Variance
Sent Date: 02/20/19
Case Number: BOA-2019-00001
Return Date: 03/06/19
Address: 49395 E. County Road 30
Case Manager: Michelle Lantz; 720-874-6710; mlantz@arapahoeegov.com

The enclosed case has been submitted to the Arapahoe County Zoning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

Arapahoe County Agencies
☐ Attorney's Office
☐ Board of County Commissioners
☐ Building
☐ Engineering
☐ Engineering (Access)
☐ Mapping
☐ Oil & Gas
☐ Open Space
☐ Planning
☐ Road & Bridge
☐ Sheriff's Department
☐ Weed Control

Referral Agencies
☑ Tri-County Health Department
☑ Fire District __ Bennett
☑ East End Advisory
☐ Colorado Department of Transportation
☐ Colorado State Patrol

☐ Have NO Comments to make on the case as submitted.
☑ Have the following comments to make related to the case:

COMMENTS:

Building Violation 2018-00070, began with a deck being constructed without a permit. The Building Violation has grown by adding remodeling a Manufactured Home without a permit. A manufactured home cannot be modified without extensive engineering as it was not built to IRC (International Residential Code) requirements. This structure is currently unsafe to occupy. Along with that the deck cannot be attached to the structure and must be self supporting. Before any variance is approved the construction issues should be resolved with the Building Division.

NAME Joe Richards CBO DATE 02/26/19
AGENCY PWD Building Division
Arapahoe County Public Works and Development
Zoning
6924 S. Lima Street
Centennial, Colorado 80112
Phone: (720) 874-6711
www.arapahoeegov.com

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Referral Agencies
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☒ Fire District __ Bennett
☒ East End Advisory
☐ Colorado Department of Transportation
☐ Colorado State Patrol

☐ Have NO Comments to make on the case as submitted.
☐ Have the following comments to make related to the case:

COMMENTS:

NAME Jason Reynolds
DATE 03/05/19

AGENCY PWD - Planning
Arapahoe County Public Works and Development  
Zoning  
6924 S. Lima Street  
Centennial, Colorado 80112  
Phone: (720) 874-6711  
www.arapahoegov.com

Zoning Referral Routing

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Referral Agencies  
☑ Tri-County Health Department  
☑ Fire District __ Bennett  
☑ East End Advisory  
☐ Colorado Department of Transportation  
☐ Colorado State Patrol

☐ Have NO Comments to make on the case as submitted.  
☑ Have the following comments to make related to the case:

Engineering Services does not support the set back variance. The Arapahoe County long range transportation plan includes widening County Road 30. An addition to a structure already encroaching the 100 set back requirement would not be supported.

NAME ______ Wayne Habenieck ______ DATE 03/08/19

AGENCY Arapahoe County Engineering (Access)
Zoning Referral Routing

Case Type: Variance  
Sent Date: 02/20/19  
Case Number: BOA-2019-00001  
Return Date: 03/06/19  
Address: 49395 E. County Road 30  
Case Manager: Michelle Lantz; 720-874-6710; mlantz@arapahoeegov.com

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☐ Weed Control

Referral Agencies

☑ Tri-County Health Department  
☑ Fire District ___Bennett__  
☑ East End Advisory  
☐ Colorado Department of Transportation  
☐ Colorado State Patrol

☐ Have NO Comments to make on the case as submitted.  
☑ Have the following comments to make related to the case:

COMMENTS:

Bennett-Watkins Fire Rescue does not have concerns related to the proposed variance or property improvements, however; it is important to note that if the original structures were not properly permitted, they would need to be corrected to current codes and standards. A full fire department submittal and review would be required in this instance. If the un-permitted work currently underway does not involve any new structures/buildings - BWFR would not impose additional requirements (due to already existing structures). Fire department access is always a concern, for any property. The property owner should be mindful of this and consider making improvements to the existing access, as needed. Also, any locking gate/electric gate installed on the property would need to be equipped with KNOX hardware, if applicable. The applicant can contact BWFR directly for assistance.

NAME Victoria Flamini  
DATE 03/04/19  
AGENCY Bennett-Watkins Fire Rescue
Zoning Referral Routing

Case Type: Variance
Case Number: BOA-2019-00001
Address: 49395 E. County Road 30
Case Manager: Michelle Lantz; 720-874-6710; mlantz@arapahoegov.com

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☐ Weed Control

Referral Agencies
✔ Tri-County Health Department
✔ Fire District Bennett
✔ East End Advisory
☐ Colorado Department of Transportation
☐ Colorado State Patrol

☐ Have NO Comments to make on the case as submitted.
✔ Have the following comments to make related to the case:

COMMENTS:

Quincy is identified as a arterial in the 2035 Transportation Plan and therefor will require 114' of ROW when future improvements are completed. This is an additional 27' to the north and south of the current ROW line. The current house will be within 41 feet of the new ROW line. The new extension will bring the house even closer to the new ROW line.

NAME Jim Katzer DATE 02/22/19
AGENCY AC Road and Bridge
March 1, 2019

Michelle Lantz
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: 49395 E. County Road 30, BOA-2019-00001
TCHD Case No. 5462

Dear Ms. Lantz,

Thank you for the opportunity to review and comment on the Variance Application to the required 100-foot setback for an existing home and detached accessory structure located at 49395 E. County Road 30. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS)
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the proposed variance provided the structure meets the required setbacks in TCHD’s current OWTS Regulation. If the proposed addition will have a basement, crawl space, or footing drain, the structure must maintain the required setbacks of 20 feet to the soil absorption area and 5 feet to the septic tank. If the proposed structure will not have a basement, crawl space, or footing drain, the accessory structure must maintain the required setback of 10 feet to the soil absorption area and 5 feet to the septic tank. A copy of the regulation can be found here http://www.tchd.org/DocumentCenter/View/4570/Regulation-O-17-Final-Version---Aug-22-2017?bidId=. Based on TCHD records, it appears that all structures meet the required setbacks.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD’s comments.

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD
Zoning Referral Routing

Case Type: Variance  
Sent Date: 02/20/19  
Case Number: BOA-2019-00001  
Return Date: 03/06/19  
Address: 49395 E. County Road 30  
Case Manager: Michelle Lantz; 720-874-6710; mlantz@arapahoe.gov.com

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<td>✓ East End Advisory</td>
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</tr>
<tr>
<td>□ Weed Control</td>
<td></td>
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☐ Have NO Comments to make on the case as submitted.  
✓ Have the following comments to make related to the case:

**COMMENTS:**

In reviewing the information in detail, I recommend that the project move forward. It certainly sounds like it will enhance property value, well needed and planned out.

NAME Tom Coker  
DATE 03/05/19  
AGENCY
Zoning Referral Routing

Case Type: Variance  
Sent Date: 02/20/19  
Case Number: BOA-2019-00001  
Return Date: 03/06/19  
Address: 49395 E. County Road 30  
Case Manager: Michelle Lantz; 720-874-6710; mlantz@arapahoe.gov.com

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<tr>
<td>☑ Have the following comments to make related to the case:</td>
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I think the variance should be granted.

NAME: Shellie Miller  
DATE: 03/04/19  
AGENCY: East End Advisory
Arapahoe County Public Works and Development
Zoning
6924 S. Lima Street
Centennial, Colorado 80112
Phone: (720) 874-6711
www.arapahoe.gov.com

Zoning Referral Routing

Case Type: Variance
Sent Date: 02/20/19
Case Number: BOA-2019-00001
Return Date: 03/06/19
Address: 49395 E. County Road 30
Case Manager: Michelle Lantz; 720-874-6710; mlantz@arapahoe.gov.com

The enclosed case has been submitted to the Arapahoe County Zoning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

<table>
<thead>
<tr>
<th>Arapahoe County Agencies</th>
<th>Referral Agencies</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Attorney's Office</td>
<td>✓ Tri-County Health Department</td>
</tr>
<tr>
<td>☐ Board of County Commissioners</td>
<td>✓ Fire District Bennett</td>
</tr>
<tr>
<td>✓ Building</td>
<td>✓ East End Advisory</td>
</tr>
<tr>
<td>✓ Engineering</td>
<td>☐ Colorado Department of Transportation</td>
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<tr>
<td>✓ Engineering (Access)</td>
<td>❌ Colorado State Patrol</td>
</tr>
<tr>
<td>☐ Mapping</td>
<td>☐</td>
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<tr>
<td>☐ Oil &amp; Gas</td>
<td>☐</td>
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<tr>
<td>☐ Open Space</td>
<td>☐</td>
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<tr>
<td>✓ Planning</td>
<td>☐</td>
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<tr>
<td>✓ Road &amp; Bridge</td>
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<tr>
<td>☐ Sheriff's Department</td>
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<tr>
<td>☐ Weed Control</td>
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</tbody>
</table>

☐ Have NO Comments to make on the case as submitted.
✓ Have the following comments to make related to the case:

I have seen this property and am familiar with the area. I feel that this property has been "as is" for a long period of time and that had the applicant not had to replace dangerous structures, it may not have been an issue with the county. I see no reason to have to redo leech fields and piping for the well. At this point my concern would be that the new structures meet building requirements for the safety not only of the applicant but for any future residents.

NAME Deb Deitchel
DATE 02/20/19
AGENCY East End Advisory