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MODEL ZONING SUBMISSION

1 Miner's Cabin Way, Aspen, Colorado, 81611, USA

CONSULTANTS

SURVEYOR

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10/21/2013 DATE OF PUBLICATION

| | | |
|----|----------|-------------------|
| CD | 10/21/13 | NOT FOR CONST. |
| DD | 4/29/13 | NOT FOR CONST. |
| SD | 4/5/13 | HPC FINAL REVIEW |
| SD | 1/9/13 | HPC CONCEPT. REV. |

PROJECT NO: 1306

DRAWN BY: BAH

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SHEET TITLE

Z-CVR

COVER

SCOPE OF WORK

The remodel of a landmarked historic residence and addition of a subgrade level, a garage with a green roof deck, and driveway access.

The project meets conditions of the Land Use Application for Final Major Development approved by the Historic Preservation Commission, including a setback variance and floor area bonus.

CERTIFICATION OR STAMP

I (Designer/Architect) certify that the information shown here in the 'Z Sheets' is correctly and accurately drawn to reflect what is designed to be constructed in regards to floor area, setbacks, and heights.

Designer/Architect

RDS REVIEW

Residential Design Standards compliance must be reviewed and approved prior to submission for building permit.

Reviewed and Approved for Permit Submission:

Community Development Department

Date: _____

MODEL ZONING SUBMISSION

1 MINER'S CABIN WAY, ASPEN, COLORADO, 81611, USA

PARCEL ID # 123456789012

BUILDING PERMIT & CONSTRUCTION DOCUMENTS



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

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

PROJECT NO: ####
DRAWN BY: JNK

SHEET TITLE

Z-001

LAND USE APPROVALS

DEVELOPMENT ORDER
of the
City of Aspen
Community Development Department

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

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

Property Owner's Name, Mailing Address

Legal Description and Street Address of Subject Property

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

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

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

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

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

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

Chris Bendon, Community Development Director

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

RESOLUTION SERIES OF 2013

PARCEL ID:

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

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

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

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

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

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

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

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

Jay Martin
Jay Martin, Acting Chair

Approved as to Form:
Debbie Quinn
Debbie Quinn, Assistant City Attorney

ATTEST:
Kathy Strickland
Kathy Strickland, Chief Deputy Clerk

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

RESOLUTION SERIES OF 2013

PARCEL ID:

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

That HPC hereby grants Final Major Development approval for the property located at 114 Neale Avenue with the following conditions:

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

That HPC hereby grants Conceptual Major Development and Variance approval for the property located at 114 Neale Avenue with the following conditions:

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

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

Ann Mullins
Ann Mullins, Chair

Approved as to Form:
Debbie Quinn
Debbie Quinn, Assistant City Attorney

ATTEST:
Kathy Strickland
Kathy Strickland, Chief Deputy Clerk



MINIMUM BUILDING SUBMISSION

420 POWDER DAY WAY, ASPEN, COLORADO, 81611

PARCEL ID: 123456789012

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

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

SHEET TITLE

Z-002
LAND USE APPROVAL

ORDINANCE (SERIES OF)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rachel Richards, Mayor Pro Tem

Kathryn S. Koch, City Clerk

APPROVED AS TO FORM:

John Worcester, City Attorney

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

Rachel Richards, Mayor Pro Tem

Kathryn S. Koch, City Clerk

Section 5

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

Section 6

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

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

John S. Bennett, Mayor
Kathryn S. Koch, City Clerk

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

John S. Bennett, Mayor

Kathryn S. Koch, City Clerk

ORDINANCE (Series of)

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

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

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

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

WHEREAS, City Council wishes to affirm those recommendations as rendered by the Historic Preservation Commission and Planning and Zoning

Commission and complete the Landmark Designation process; and

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

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

designation grant, for which the property is eligible, pursuant to Section 26.76.040 of the Municipal Code; and

WHEREAS, pursuant to Section 26.44.060, the park dedication fees associated with the development of this property as finally approved by the Historic Preservation Commission shall be waived.

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

Section 1

That the structure and property at:

and bounds parcel of land being part of tract of the City of Aspen

be granted "H," Historic Landmark Designation.

Section 2

That the property owner shall receive a \$2,000 landmark designation grant pursuant to Section 26.76.040 of the Municipal Code and that the park dedication fees associated with the development of this property as finally approved by the Historic Preservation Commission shall be waived pursuant to Section 26.44.060.

Section 3

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

Section 4

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

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

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

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

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

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

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

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

Section 1
That the portion of the property at [redacted] immediately
associated with the historic cottage (to be relocated to the
northeast corner of the parcel) (description to be attached),
City of Aspen, be granted H, Historic Landmark Designation.

Section 2
That the Zoning District Map be amended to reflect the rezoning
described in Section 1 and the Planning Director shall be
authorized and directed to amend said map to reflect said
rezoning.

Section 3
That the Planning Director shall be directed to notify the City
Clerk of such designation, who shall record among real estate
records of the Pitkin County Clerk and Recorder's Office a
certified copy of this ordinance.

Section 4
That if any section, subsection, sentence, clause, phrase or
portion of this Ordinance is for any reason held invalid or
unconstitutional by any court of competent jurisdiction, such
portion shall be deemed a separate, distinct and independent
provision and such holding shall not affect the validity of the
remaining portions thereof.

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

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

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

William L. Stirling
William L. Stirling, Mayor

Kathryn S. Koch
Kathryn S. Koch, City Clerk

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

William L. Stirling
William L. Stirling, Mayor

Kathryn S. Koch
Kathryn S. Koch, City Clerk

COVENANT BURDENING REAL PROPERTY

Witness my hand and official seal of the City of Aspen, Colorado, this [redacted] day of [redacted], 19[redacted].
The foregoing instrument was acknowledged before me this [redacted] day of [redacted], 19[redacted].
I, [redacted], Notary Public, My Commission Expires [redacted].

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

and

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

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

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

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

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

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

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

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

NOW, THEREFORE, the Trustees hereby declare as follows:

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

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

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

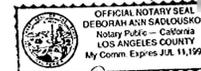
4. This covenant shall be a covenant running with the
Property, and a burden and a benefit thereto, binding upon the
Trustees, their successors, grantees and assigns in and to the
Property.

Dated

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

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

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

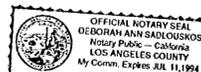


Deborah Ann Sadouskos
Notary Public

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

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

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



Deborah Ann Sadouskos
Notary Public

ACCEPTANCE

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

Dated

CITY OF ASPEN HISTORIC
PRESERVATION COMMITTEE

By _____

STATE OF COLORADO)
COUNTY OF PITKIN) ss.

The foregoing instrument was acknowledged before me this [redacted] day of [redacted], 19[redacted].
I, [redacted], Notary Public, My Commission Expires [redacted].

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

Janice M. [redacted]
Notary Public

Approved:

Edward M. Caswall
Edward M. Caswall,
City Attorney

Roxanne Egan
Roxanne Egan,
Staff Planner

cc: [redacted]

EXHIBIT "A"

HISTORIC OVERLAY OF THE TRETIN PROPERTY
PROPERTY DESCRIPTION

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

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

Said parcel contains 3542.88 square feet more
or less.



MINIMUM BUILDING
SUBMISSION

420 POWDER DAY WAY,
ASPEN, COLORADO, 81611

PARCEL ID:
123456789012

Chris Bendon
CITY OF ASPEN

Chris,

I am working on doing an addition for my house at

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

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

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

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

Thank you for your help.

Approved by:

Chris Bendon
Chris Bendon

Cc. Amy Guthrie
Enc. Survey & Proposed Plans

1/22/2015 DATE OF PUBLICATION

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

PROJECT NO: ####

DRAWN BY: JNK

SHEET TITLE

Z-003

LAND USE
APPROVAL

BOUNDARY AGREEMENT PLAT

SURVEYOR'S STATEMENTS

I, the undersigned, a duly Licensed Professional Surveyor, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

I further certify that the same is a true and correct copy of the original plat as recorded in my office.

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 Surveyor

BOUNDARY AGREEMENT

I, the undersigned, a duly Licensed Professional Surveyor, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

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 Surveyor

 Surveyor

 Surveyor

LEGEND AND NOTES:
 ● REBAR AND CAP FOUND OR SET BY VARIOUS SURVEYORS.
 — ADJUSTED PROPERTY LINE.
 --- EASEMENT AS DESCRIBED



PROPERTY AGREEMENT PLAT

Zoning Allowance & Project Summary
City of Aspen Model Zoning Submission

| | | | | | | |
|---|----------------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|------------------------|
| Proposed Development | Single Family Remodel/Addition | | | | | |
| Parcel # | 123456789012 | | | | | |
| Zone District | R-15A | | | | | |
| Setbacks | Existing | Allowed (Principal) | Allowed (Accessory) | Proposed (Principal) | Proposed (Accessory) | Reference |
| Front | 14 ft | 25 ft | 30 ft | 14 ft | N/A | 26.710.060 |
| Rear | 10 ft | 10 ft | 5 ft | 10 ft | N/A | 26.710.060 |
| Combined Front/Rear | N/A | N/A | N/A | N/A | N/A | 26.710.060 |
| Side | 10 ft | 10 ft | 10 ft | 10 ft | N/A | 26.710.060 |
| Combined Side | N/A | N/A | N/A | N/A | N/A | 26.710.060 |
| Distance between Buildings | N/A | 10 ft | 10 ft | N/A | N/A | 26.710.060 |
| Corner Lot | Yes | | | | | 26.710.060 |
| Supplemental Breakdown Info | Existing | Required | | Proposed | | Reference |
| Net Leasable/Comm SQ FT | 0 | Not req'd for residential | | N/A | | 26.575.020.I. |
| Open Space % | 0 | Not req'd for R-15A | | N/A | | 26.710.060 |
| Site Coverage | 0 | Not req'd for R-15A | | N/A | | 26.710.060 |
| On-Site Parking | 0 | 2 | | 3 | | 26.515.030 |
| Example of Site Coverage | Existing | | | Proposed | | Reference |
| Gross Lot Area (sq ft) | 6,001 | | | 6,001 | | Z-007 |
| Area of Building Footprint (sq ft) | 897 | | | 1,689 | | Z-007 |
| Site Coverage % | 14.9% | | | 28.1% | | 26.575.020.G. |
| Transferable Development Right (TDR) | | | | | | |
| Received TDR Certificate | No | | | | | |
| Sent TDR Certificate | No | | | | | |
| Transferred TDR Certificate | No | | | | | |
| Land Value Summary | Actual Value | | | | | Reference |
| Land | \$2,240,000 | | | | | Pitkin County Assessor |
| Improvements | \$142,400 | | | | | Pitkin County Assessor |
| Total | \$2,382,400 | | | | | Pitkin County Assessor |

Net Lot Area
City of Aspen Model Zoning Submission

| | | |
|---|---|---------------------|
| Zone District Requirements | | Reference |
| Min. Gross Lot Area (per R-15A) | 3,000 sq ft (historic landmark properties) | 26.710.060 |
| Min. Net Lot Area (per R-15A) | 3,000 sq ft (historic landmark properties) | 26.710.060 |
| Lot Size Per Survey | 6,001 sq ft | Reference |
| Reductions for area with slopes 0%-20% (100% of parcel area to be included in Net Lot Area) | 4,537 sq ft | Survey 26.575.020-1 |
| Reductions for area with slopes 20%-30% (50% of parcel area to be included in Net Lot Area) | 236 sq ft / 2 = 118 sq ft | Survey 26.575.020-1 |
| Reductions for area with slopes greater than 30% (0% of parcel area to be included in Net Lot Area) | 136 sq ft + 1,092 sq ft = 1,228 sq ft | Survey 26.575.020-1 |
| Total Area Reductions | 6,001 sf - 118 sq ft - 1,228 sq ft = 4,655 sf | |
| Net Lot Area | 4,655 sf | |

Allowable Floor Area
City of Aspen Model Zoning Submission

| | | | | | |
|---------------------------------|---|------------------------------------|-------------------------------|------------------------------------|------------------|
| Allowable Floor Area | | Reference | | | |
| | Per R-15A: for Net Lot Area between 3,000-9,000 sq ft; 2,400 sq ft plus 28 sq ft for each additional 100 sq ft in Net Lot Area, up to max 4,080 sq ft floor area | 26.710.060 | | | |
| | Allowable Floor Area adjusted per Unique Approvals | | | | |
| Unique Approvals | | Reference | | | |
| | 6,001 sq ft Net Lot Area per Subdivision Exemption Plat for 114 Neale/17 Queen Historic Lot Split | Subdivision Exemption Plat | | | |
| | 1,345 sq ft maximum floor area pursuant to Subdivision Exemption Plat for 114 Neale/17 Queen Historic Lot Split, plus the potential for 500 sq ft floor area bonus granted by HPC | Subdivision Exemption Plat | | | |
| | 400 sq ft additional FAR approved at HPC Conceptual Review | Z-003 HPC Res. #8-2013 | | | |
| Variations | | Reference | | | |
| | 6 feet front yard variance for subgrade space approved at HPC Conceptual Review | Z-003 HPC Res. #8-2013 | | | |
| Exemptions | | Reference | | | |
| Garage Exemption | First 250 sq ft exempt Next 251-500 sq ft to exclude 50% of area | 26.575.020.D.7. Z-012 | | | |
| Deck Exemption | 261.75 sq ft exempt (Allowable floor area 1,745 sq ft x 15%) | 26.575.020.D.4. Z-013 | | | |
| Floor Area Summary | Existing Gross (Sq Ft) | Existing Floor Area (Sq Ft) | Proposed Gross (Sq Ft) | Proposed Floor Area (Sq Ft) | Reference |
| Subgrade Level | 0.00 | 0.00 | 1,702.75 | 38.33 | Z-011 |
| Lower Level | 881.25 | 237.10 | 1,195.75 | 375.10 | Z-012 |
| Garage (located on Lower Level) | 0.00 | 0.00 | 488.00 | 37.33 | Z-012 |
| Main Level | 776.75 | 776.75 | 958.00 | 958.00 | Z-013 |
| Deck Area | 0.00 | 0.00 | 529.25 | 285.50 | Z-013 |
| ADU | 0.00 | 0.00 | 0.00 | 0.00 | N/A |
| TOTAL | 1,658.00 | 1,013.85 | 4,873.75 | 1,694.26 | Z-013 |

MODEL ZONING SUBMISSION
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PROJECT NO: 1306

DRAWN BY: BAH

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SHEET TITLE

Z-004

ZONING SUMMARY

Residential Design Standards Compliance

City of Aspen RDS in Effect on 10/21/0213

| RDS Section | Code Description | Compliance Description (Note Approved Variances) | Reference |
|---|---|---|--|
| A. Site Design | 1. Building orientation. | The front facades of all principal structures shall be parallel to the street. On corner lots, both street-facing facades must be parallel to the intersecting streets. On curvilinear streets, the front facade of all structures shall be parallel to the tangent of the midpoint of the arc of the street. Parcels as outlined in Subsection 26.410.010.B.4 shall be exempt from this requirement. One (1) element, such as a bay window or dormer, placed at a front corner of the building may be on a diagonal from the street if desired. | The street-facing facade of the existing principal structure is parallel to the street. Z-008 |
| | 2. Build-to lines. | On parcels or lots of less than fifteen thousand (15,000) square feet, at least sixty percent (60%) of the front façade shall be within five (5) feet of the minimum front yard setback line. On corner sites, this standard shall be met on the frontage with the longest block length. Porches may be used to meet the sixty percent (60%) standard. | The entire existing front facade is a non-conforming structure inside the front yard setback. A front yard variance of 6 feet for subgrade spaces was approved at HPC Conceptual Review. Z-008 Z-003 HPC Res. #8 |
| | 3. Fences. | Fences, hedgerows and planter boxes shall not be more than forty-two (42) inches high, measured from natural grade, in all areas forward of the front facade of the house. Man-made berms are prohibited in the front yard setback. | The proposed wrought iron fence forward of the front facade is 42" high. Z-008 |
| B. Building Form | 1. Secondary mass. | All new single-family and duplex structures shall locate at least ten percent (10%) of their total square footage above grade in a mass which is completely detached from the principal building or linked to it by a subordinate linking element. This standard shall only apply to parcels within the Aspen Infill area pursuant to Subsection 26.410.010.B.2. Accessory buildings such as garages, sheds and accessory dwelling units are examples of appropriate uses for the secondary mass. A subordinate linking element for the purposes of linking a primary and secondary mass shall be at least ten (10) feet in length, not more than ten (10) feet in width, and with a plate height of not more than nine (9) feet. Accessible outdoor space over the linking element (e.g. a deck) is permitted but may not be covered or enclosed. Any railing for an accessible outdoor space over a linking element must be the minimum reasonably necessary to provide adequate safety and building code compliance and the railing must be 50% or more transparent. | The site is located outside of the Aspen Infill Area, so the project is exempt from secondary mass requirements. N/A |
| C. Parking, Garages and Carports | 1. For all residential uses that have access from an alley or private road, the following standards shall apply: | a) Parking, garages and carports shall be accessed from an alley or private road. | The site is accessed from a side public street that leads to a private driveway. Z-006 |
| | | b) If the garage doors are visible from a street or alley, then they shall be single-stall doors or double-stall doors designed to appear like single-stall doors. | The site is accessed from a side public street and the garage is not street-facing. Z-006 |
| | | c) If the garage doors are not visible from a street or alley, the garage doors may be either single-stall or normal double-stall garage doors. | The site is accessed from a side public street and the garage is not street-facing. There are two single-stall garage doors. Z-204 |
| | 2. For all residential uses that have access only from a public street, the following standards shall apply: | a) On the street facing facade(s), the width of the living area on the first floor shall be at least five (5) feet greater than the width of the garage or carport. | The site is accessed from a side public street and the garage is not street-facing. Z-006 |
| | | b) The front facade of the garage or the front-most supporting column of a carport shall be set back at least ten (10) feet further from the street than the front-most wall of the house. | The front facade of the garage is not street-facing. The foremost facade of the garage is set back 6 feet further from the street than the foremost front facade of the house. N/A |
| | | c) On lots of at least fifteen thousand (15,000) square feet in size, the garage or carport may be forward of the front facade of the house only if the garage doors or carport entry are perpendicular to the street (side-loaded). | The site is less than 15,000 square feet in size. Z-006 |
| | | d) When the floor of a garage or carport is above or below the street level, the driveway cut within the front yard setback shall not exceed two (2) feet in depth, measured from natural grade. | The garage is not street-facing and driveway cut within the setback will not exceed the existing condition. Z-008 Z-204 |
| | | e) The vehicular entrance width of a garage or carport shall not be greater than twenty-four (24) feet. | The vehicular entrance width of the proposed garage is less than 24 feet. Z-102 |
| | | f) If the garage doors are visible from a public street or alley, then they shall be single-stall doors or double-stall doors designed to appear like single-stall doors. | The garage doors are not visible from the public street. Z-008 Z-204 |
| | | D. Building Elements | 1. Street oriented entrance and principal window. |
| 2. First story element. | All residential buildings shall have a first story street-facing element the width of which comprises at least twenty percent (20%) of the building's overall width and the depth of which is at least six (6) feet from the wall the first story element is projecting from. Assuming that the first story element includes interior living space, the height of the first story element shall not exceed ten (10) feet, as measured to the plate height. A first story element may be a porch or living space. Accessible space (whether it is a deck, porch or enclosed area) shall not be allowed over the first story element; however, accessible space over the remaining first story elements on the front façade shall not be precluded. | Existing historic structure to remain unchanged. N/A | |
| 3. Windows. | a) Street-facing windows shall not span through the area where a second floor level would typically exist, which is between nine (9) and twelve feet (12) above the finished first floor. For interior staircases, this measurement will be made from the first landing if one exists. A transom window above the main entry is exempt from this standard. | No windows are proposed to span between 9' and 12' above the finished floor. Z-201 | |
| | b) No more than one (1) non-orthogonal window shall be allowed on each facade of the building. A single non-orthogonal window in a gable end may be divided with mullions and still be considered one (1) non-orthogonal window. The requirement shall only apply to Subsection 26.410.010.B.2. | No non-orthogonal windows are proposed. Z-201 | |
| 4. Lightwells. | All areaways, lightwells and/or stairwells on the street-facing facade(s) of a building shall be entirely recessed behind the front-most wall of the building. | A 6 ft variance has been approved for a lightwell outside of the front-yard setback. All other lightwells are entirely recessed behind the front-most facade of the building Z-008 Z-003 HPC Res. #8 | |
| E. Context | 1. Materials. | a) The quality of the exterior materials and details and their application shall be consistent on all sides of the building. | The quality, details, and application of exterior materials are consistent on all sides of the building. Proposed materials were approved at HPC Final Review. Z-003 Z-201 Z-202 Z-203 Z-204 |
| | | b) Materials shall be used in ways that are true to their characteristics. For instance stucco, which is a light or non-bearing material, shall not be used below a heavy material, such as stone. | Materials are used in ways that are true to their characteristics. Proposed materials were approved at HPC Final Review. Z-003 Z-201 Z-202 Z-203 Z-204 |
| | | c) Highly reflective surfaces shall not be used as exterior materials. | Exterior materials are not highly reflective. Proposed materials were approved at HPC Final Review. Z-003 Z-201 Z-202 Z-203 Z-204 |
| | 2. Inflection. | The following standard must be met for parcels which are six thousand (6,000) square feet or over and as outlined in Subsection 26.410.010.B.2: | The site is located outside of the Aspen Infill Area, therefore is not required to meet the inflection standards. N/A |
| | | a) If a one-story building exists directly adjacent to the subject site, then the new construction must step down to one-story in height along their common lot line. If there are one-story buildings on both sides of the subject site, the applicant may choose the side toward which to inflect. | The site is located outside of the Aspen Infill Area, therefore is not required to meet the inflection standards. N/A |
| | | A one-story building shall be defined as follows: A one story building shall mean a structure or portion of a structure, where there is only one (1) floor of fully usable living space, at least twelve (12) feet wide across the street frontage. This standard shall be met by providing a one story element which is also at least twelve (12) feet wide across the street frontage and one (1) story tall as far back along the common lot line as the adjacent building is one (1) story. | The site is located outside of the Aspen Infill Area, therefore is not required to meet the inflection standards. N/A |

MODEL ZONING SUBMISSION

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PROJECT NO: 1306

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SHEET TITLE

Z-005

RDS COMPLIANCE

MODEL ZONING SUBMISSION

1 Miner's Cabin Way, Aspen, Colorado, 81611, USA

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PROJECT NO: 1306

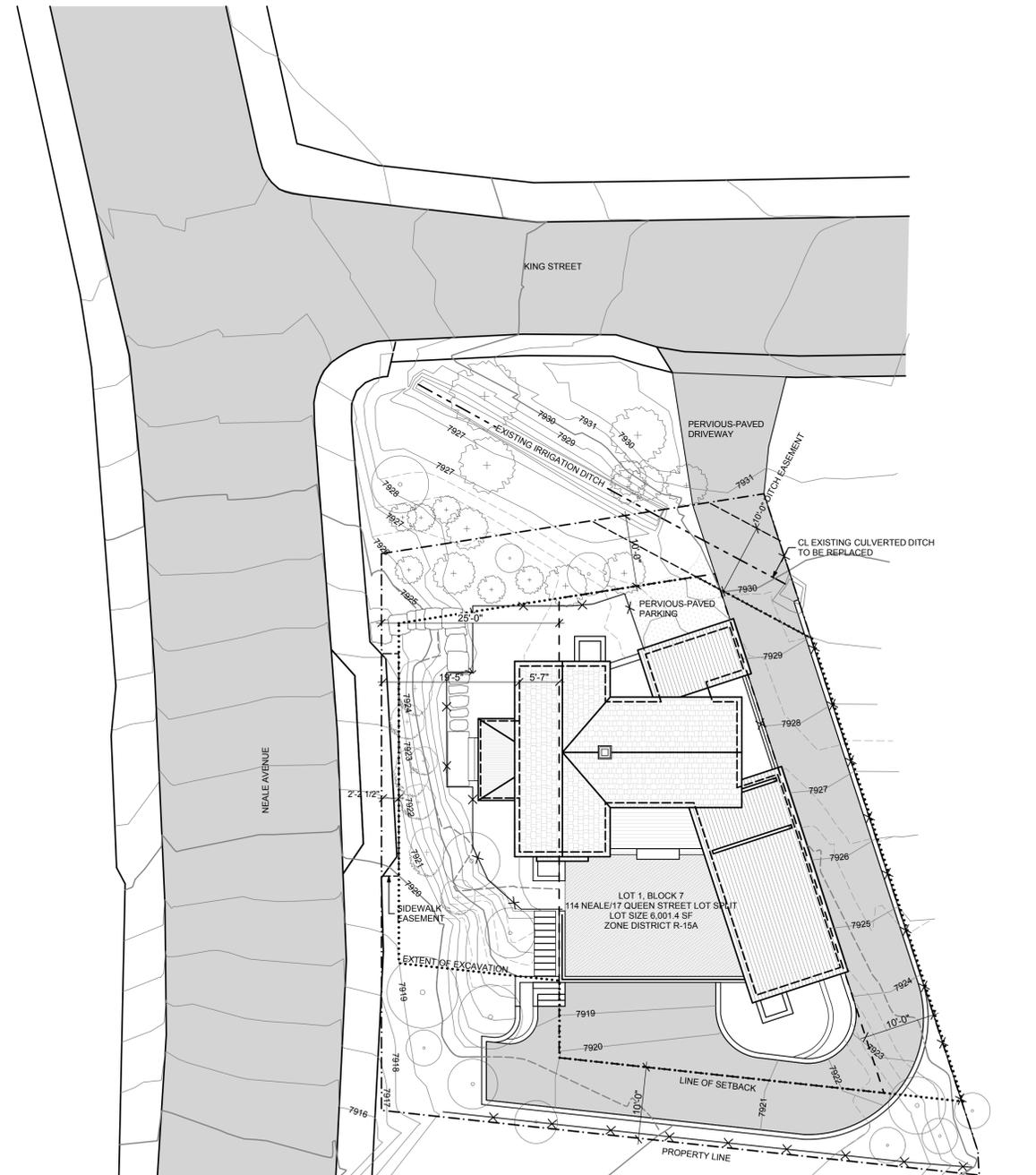
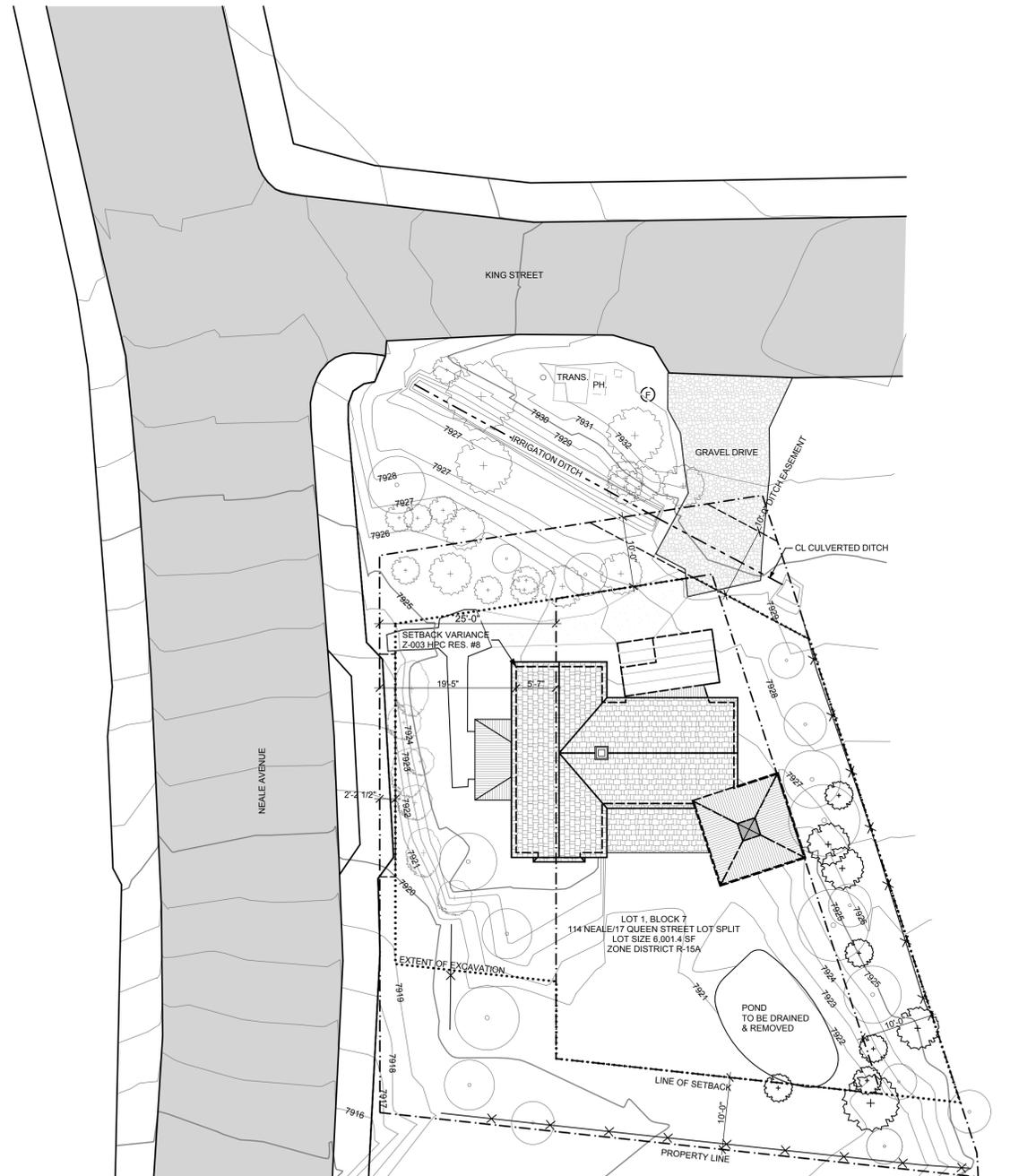
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SHEET TITLE

Z-006

SITE PLAN



**MODEL ZONING
SUBMISSION**

1 Miner's Cabin Way, Aspen,
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PROJECT NO: 1306

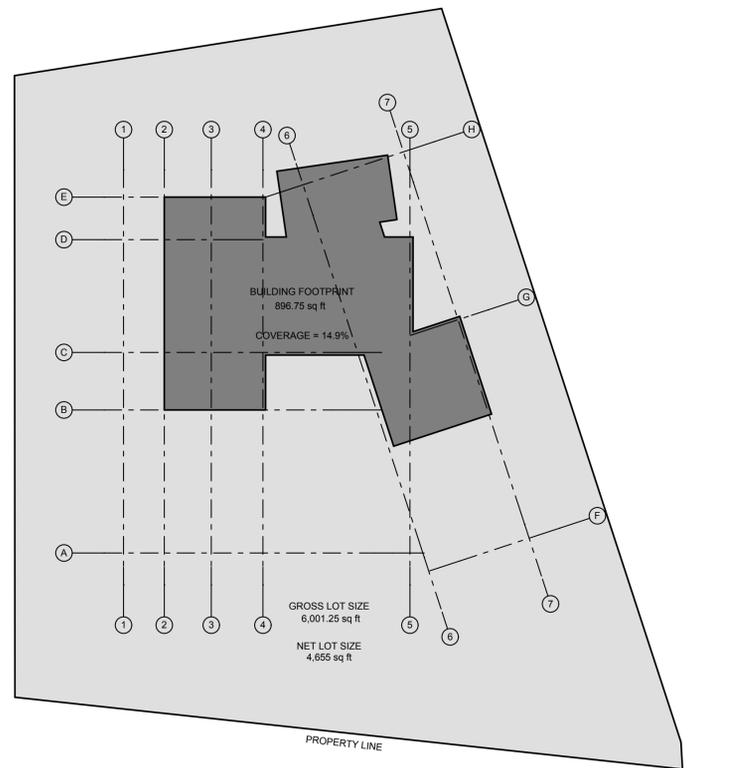
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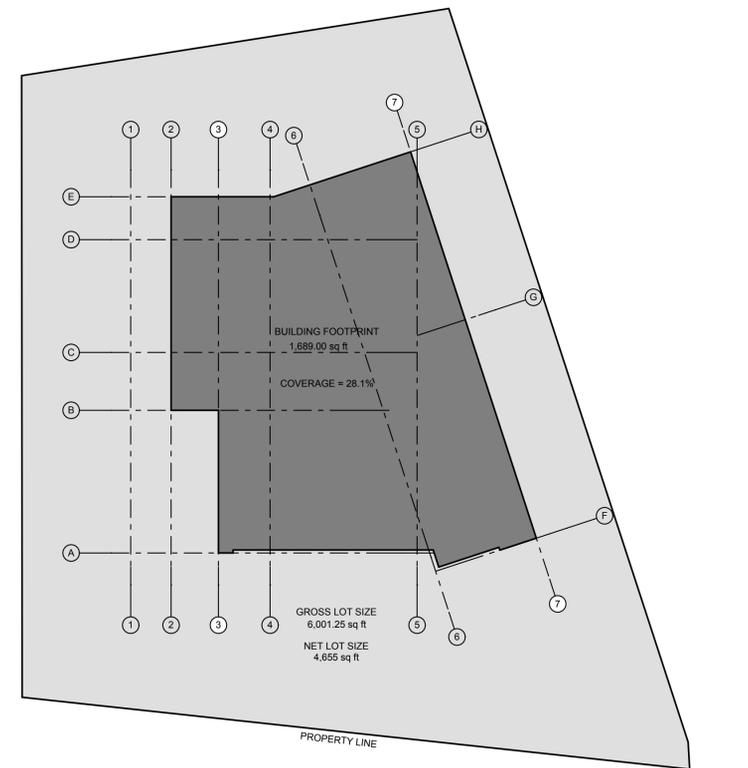
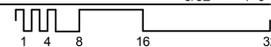
SHEET TITLE

Z-007

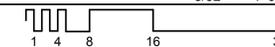
EXAMPLE SITE
COVERAGE



EXISTING SITE COVERAGE 3/32" = 1'-0"



PROPOSED SITE COVERAGE 3/32" = 1'-0"



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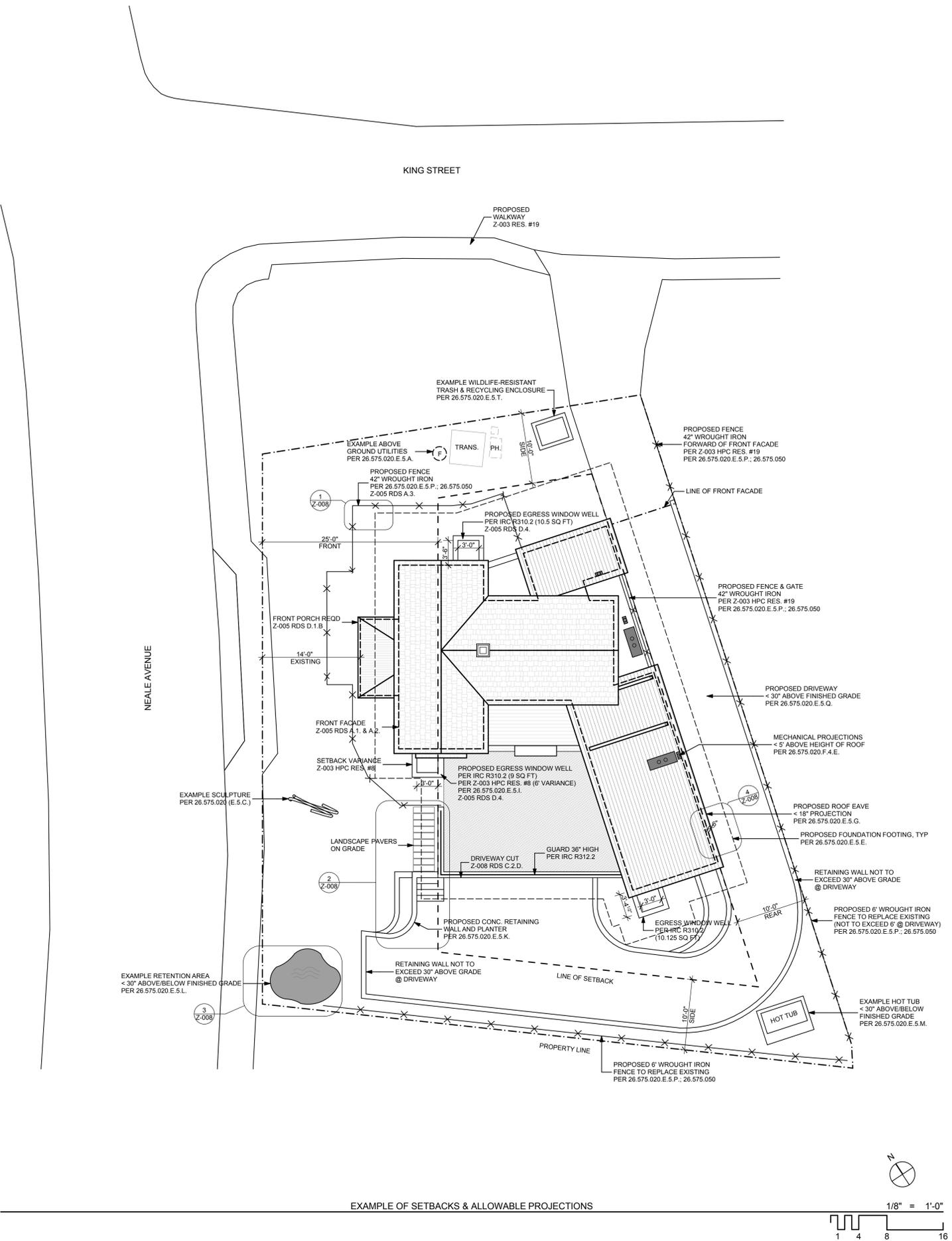
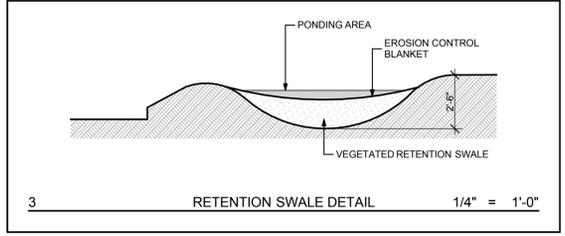
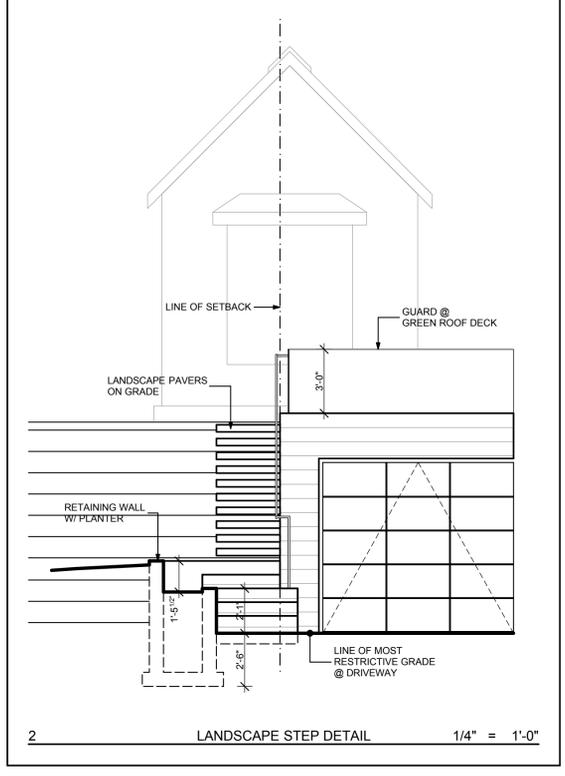
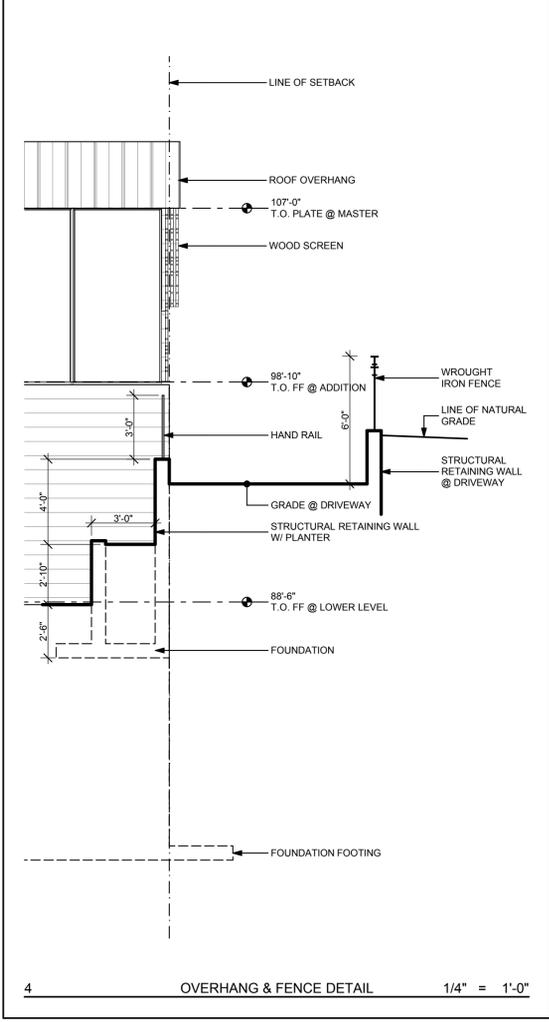
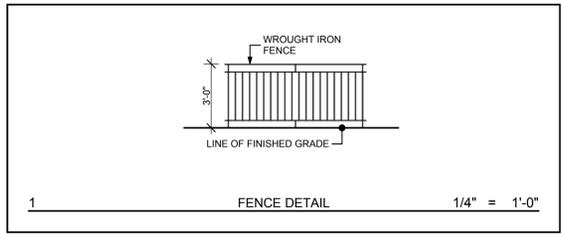
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Z-008
SETBACKS | ALLOWED PROJECTIONS

Allowed Projections into Setbacks
Determined by Zone R-15A and setback measurements per 26.575.020.E.

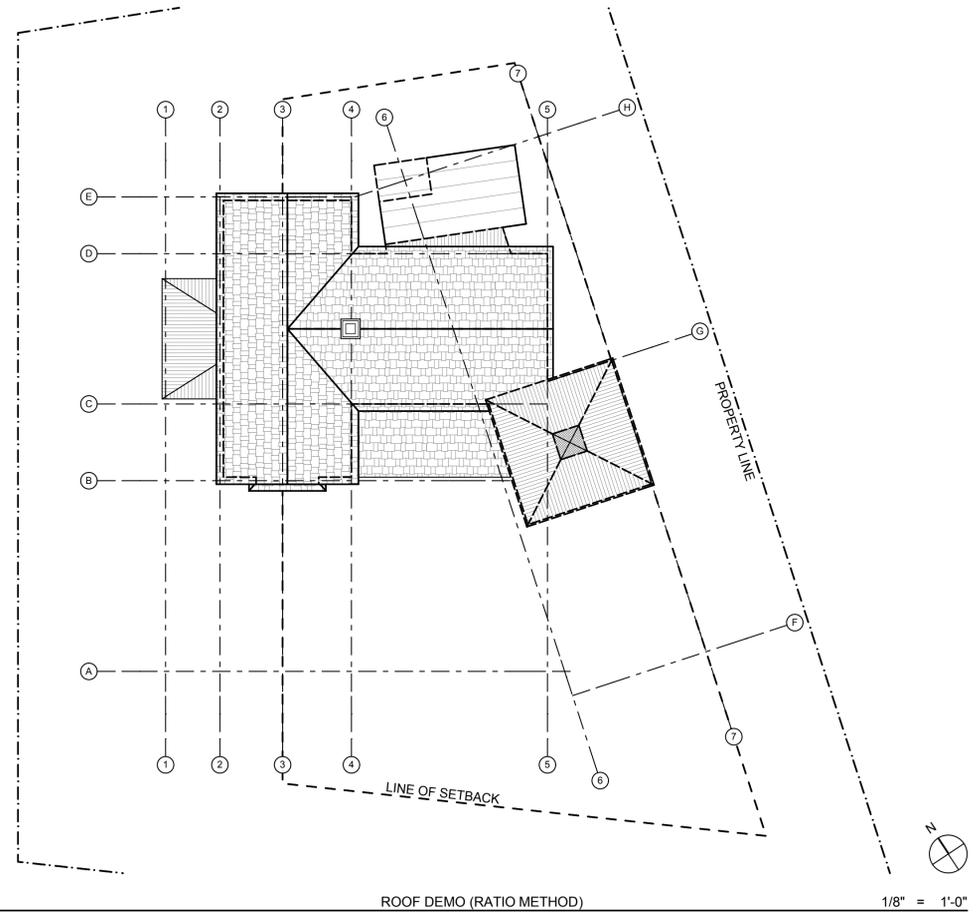
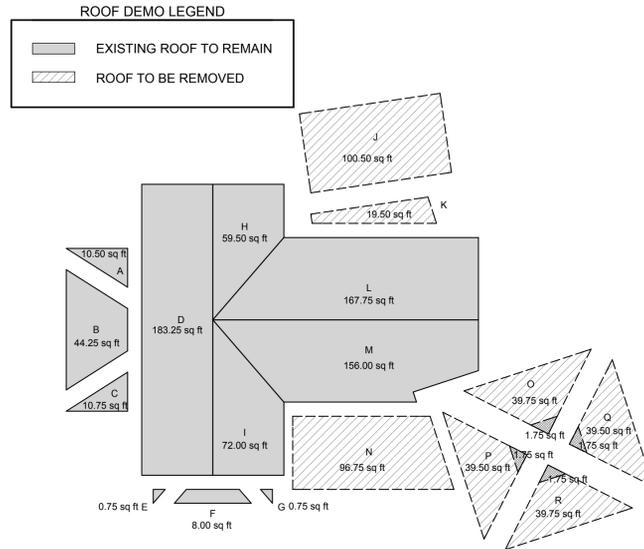
Variations
HPC granted a front yard variance of 6 feet for the subgrade space and lightwell per Z-003 RES.# 8-2013



Demolition Calculations – Ratio Method
City of Aspen Model Zoning Submission

| Roof Demolition | | | | | |
|--|--------------------------------------|------------|-------------------|--|------------------------------------|
| Roof Label | Individual Roof Area in Plan (Sq Ft) | Roof Slope | Adjustment Factor | Actual Area of Roof Used for Demo Calc (Sq Ft) | Area of Roof to be Removed (Sq Ft) |
| A | 10.50 | 04:12 | 1.054 | 11.07 | |
| B | 44.25 | 02:12 | 1.014 | 44.87 | |
| D | 10.75 | 04:12 | 1.054 | 11.33 | |
| D | 183.25 | 12:12 | 1.414 | 259.12 | |
| E | 0.75 | 06:12 | 1.118 | 0.84 | |
| F | 8.00 | 06:12 | 1.118 | 8.94 | |
| G | 0.75 | 06:12 | 1.118 | 0.84 | |
| H | 59.50 | 12:12 | 1.414 | 84.13 | |
| I | 72.00 | 12:12 | 1.414 | 101.81 | |
| J | 100.50 | 00:00 | 1.000 | 100.50 | 100.50 |
| K | 19.50 | 00:00 | 1.000 | 19.50 | 19.50 |
| L | 167.75 | 12:12 | 1.414 | 237.20 | |
| M | 156.00 | 12:12 | 1.414 | 220.58 | |
| N | 96.75 | 02:12 | 1.014 | 98.10 | 98.10 |
| O | 39.75 | 12:12 | 1.414 | 56.21 | 56.21 |
| P | 39.50 | 12:12 | 1.414 | 55.85 | 55.85 |
| Q | 39.50 | 12:12 | 1.414 | 55.85 | 55.85 |
| R | 39.75 | 12:12 | 1.414 | 56.21 | 56.21 |
| Roof Surface Total (Sq Ft) | 1,088.75 | | | 1422.95 | |
| Roof Surface Area to be Removed (Sq Ft) | | | | | 442.22 |
| Demolition Totals | | | | | |
| Roof + Wall Area Used for Demo Calculation (Sq Ft) | 1,422.95 + 2,003.75 | | | 3,426.70 | 0.00 |
| Surface Area to be Removed (Sq Ft) | 1,047.5 + 442.22 | | | 0.00 | 1,489.72 |
| Total | | | | 0.00% | 43.47% |

Notes: Actual area of roof to be removed is calculated by multiplying the plan area by an adjustment factor, in lieu of depicting each roof segment as a flat plane. The adjustment factor is determined by a ratio of the roof slope.

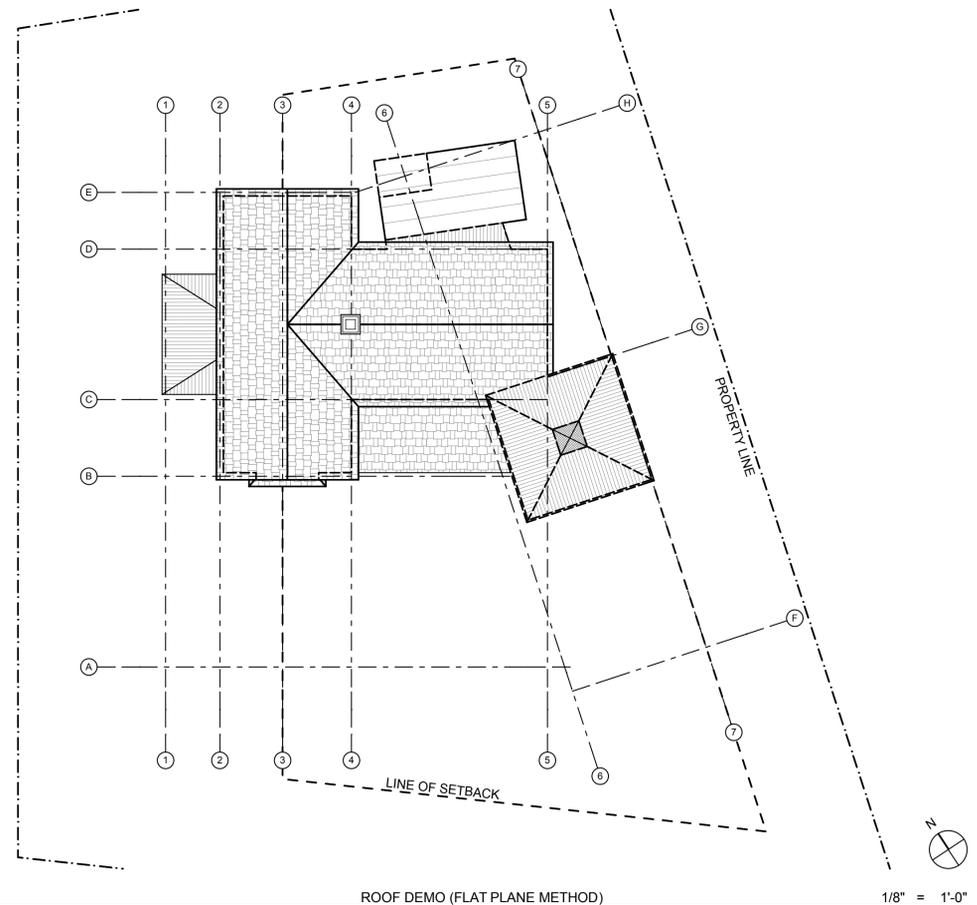
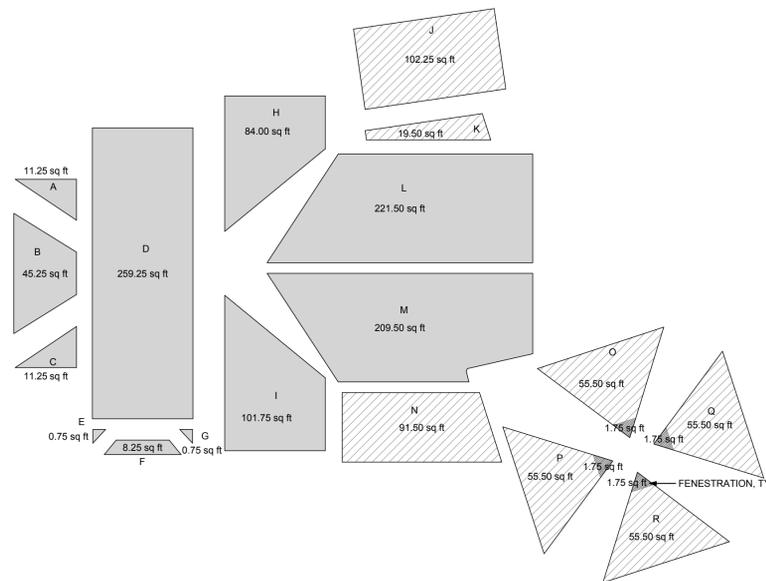


ROOF DEMO (RATIO METHOD)

1/8" = 1'-0"
1 4 8 16

Demolition Calculations – Flat Plane Method
City of Aspen Model Zoning Submission

| Roof Demolition | | |
|--|--|------------------------------------|
| Roof Label | Individual Roof Area (Sq Ft) as Flat Plane | Area of Roof to be Removed (Sq Ft) |
| A | 11.25 | |
| B | 45.25 | |
| D | 11.25 | |
| D | 259.25 | |
| E | 0.75 | |
| F | 8.25 | |
| G | 0.75 | |
| H | 84.00 | |
| I | 101.75 | |
| J | 102.25 | 102.25 |
| K | 19.50 | 19.50 |
| L | 221.50 | |
| M | 209.50 | |
| N | 91.50 | 91.50 |
| O | 55.50 | 55.50 |
| P | 55.50 | 55.50 |
| Q | 55.50 | 55.50 |
| R | 55.50 | 55.50 |
| Roof Surface Total (Sq Ft) | 1,388.75 | |
| Roof Surface Area to be Removed (Sq Ft) | | 435.25 |
| Demolition Totals | | |
| Roof + Wall Area Used for Demo Calculation (Sq Ft) | 1388.75 + 2,003.75 | 3,392.50 |
| Surface Area to be Removed (Sq Ft) | 1,047.5 + 435.25 | 1,482.75 |
| Total | | 43.71% |



ROOF DEMO (FLAT PLANE METHOD)

1/8" = 1'-0"
1 4 8 16

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Z-009
ROOF DEMOLITION CALCULATIONS

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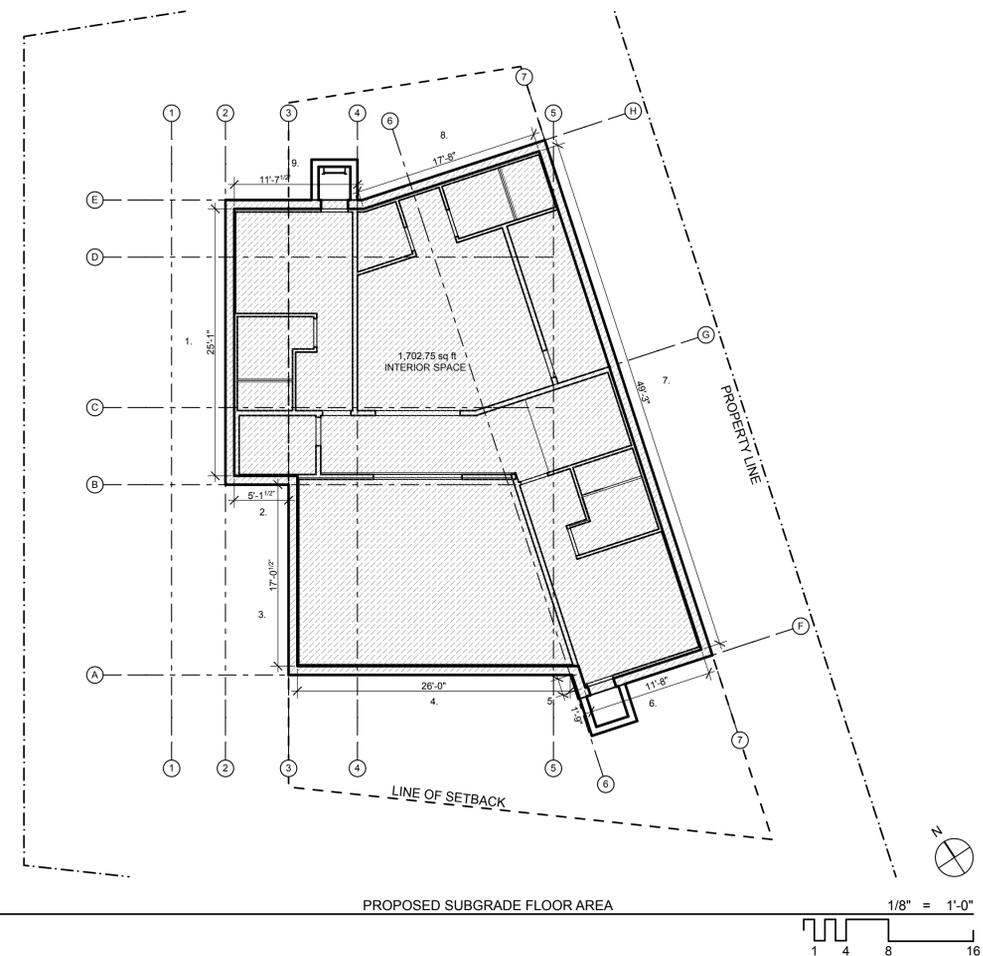
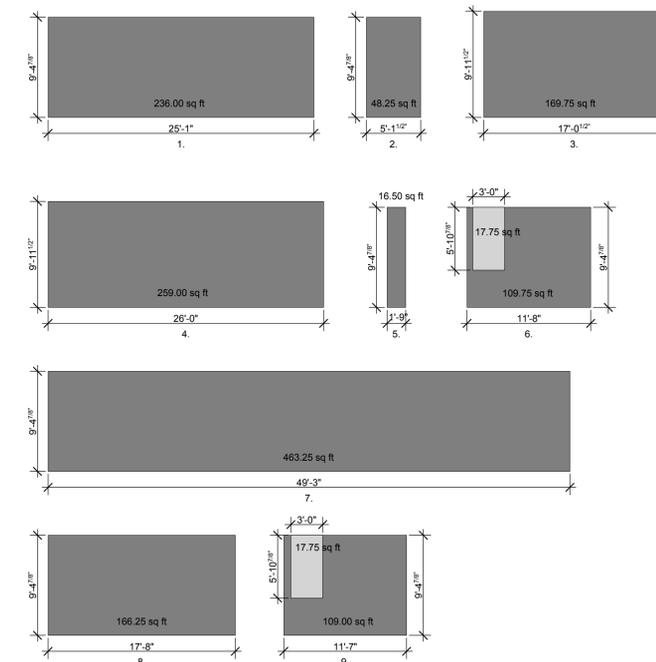
Z-011
FLOOR AREA
CALCULATIONS

EXISTING DOES NOT INCLUDE SUBGRADE LEVEL

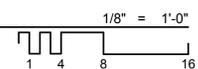
| Floor Area Calculations | | |
|---|-------------------------|---------------------------|
| City of Aspen Model Zoning Submission | | |
| Proposed Subgrade Level Exposed Wall Calculations | | |
| Subgrade Level Wall Label | Total Wall Area (Sq Ft) | Exposed Wall Area (Sq Ft) |
| 1 | 236.00 | |
| 2 | 48.25 | |
| 3 | 169.75 | |
| 4 | 259.00 | |
| 5 | 16.50 | |
| 6 | 109.75 | 17.75 |
| 7 | 463.25 | |
| 8 | 166.25 | |
| 9 | 109.00 | 17.75 |
| Overall Total Wall Area (Sq Ft) | 1,577.75 | |
| Exposed Wall Area (Sq Ft) | | 35.50 |
| % of Exposed Wall (Exposed / Total) | 2.25% | |
| Proposed Subgrade Floor Area Calculations | | |
| Subgrade Gross Floor Area (Sq Ft) | 1,703 | |
| Subgrade Countable Floor Area (Sq Ft) | 38.33 | (1,702.75 x 2.25%) |
| Total Proposed Floor Area Calculations | | |
| Subgrade Floor Area (Sq Ft) | 38.33 | |
| Lower Level Floor Area (Sq Ft) | 412.43 | |
| Main Level Floor Area (Sq Ft) | 958.00 | |
| Deck/Porch Floor Area (Sq Ft) | 285.50 | |
| Total Proposed Floor Area (Sq Ft) | 1,694.26 | |

SUBGRADE CALCULATIONS LEGEND

-  EXPOSED WALL
-  WALL BELOW GRADE



PROPOSED SUBGRADE FLOOR AREA



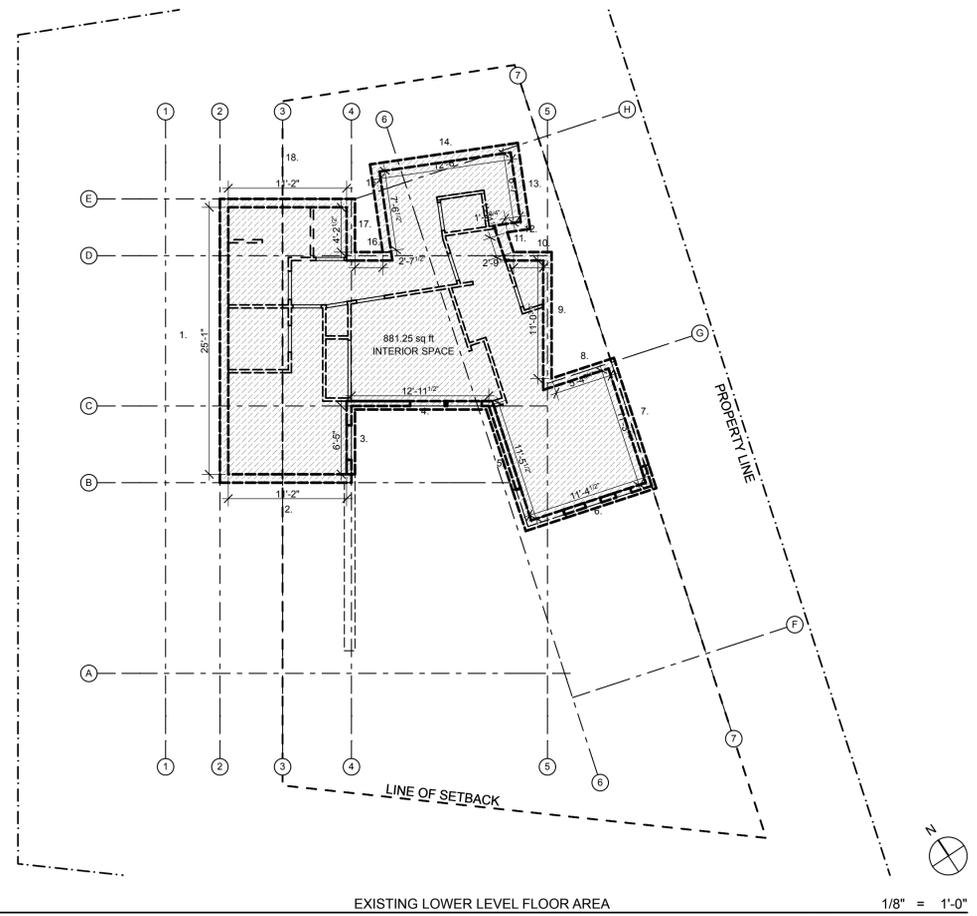
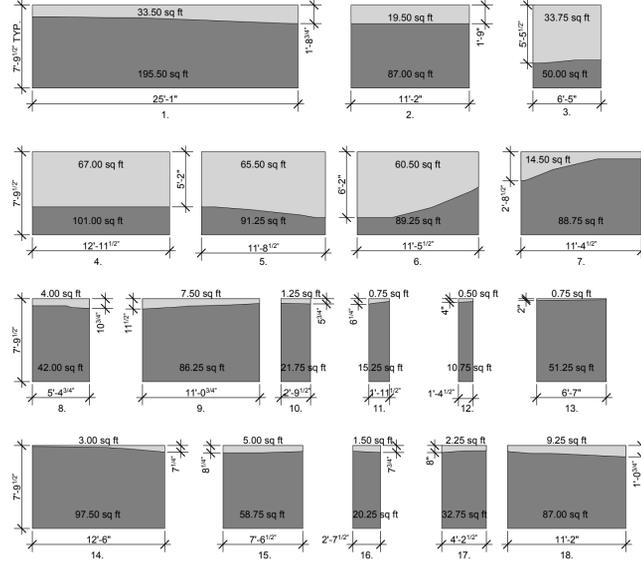
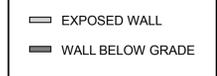
Floor Area Calculations
City of Aspen Model Zoning Submission

| Existing Lower Level Wall Calculations | | |
|--|-------------------------|---------------------------|
| Lower Level Wall Label | Total Wall Area (Sq Ft) | Exposed Wall Area (Sq Ft) |
| 1 | 195.50 | 33.50 |
| 2 | 87.00 | 19.50 |
| 3 | 50.00 | 33.75 |
| 4 | 101.00 | 67.00 |
| 5 | 91.25 | 65.50 |
| 6 | 89.25 | 60.50 |
| 7 | 88.75 | 14.50 |
| 8 | 42.00 | 4.00 |
| 9 | 86.25 | 7.50 |
| 10 | 21.75 | 1.25 |
| 11 | 15.25 | 0.75 |
| 12 | 10.75 | 0.50 |
| 13 | 51.25 | 0.75 |
| 14 | 97.50 | 3.00 |
| 15 | 58.75 | 5.00 |
| 16 | 20.25 | 1.50 |
| 17 | 32.75 | 2.25 |
| 18 | 87.00 | 9.25 |
| Overall Total Wall Areas (Sq Ft) | 1,226.25 | |
| Exposed Wall Area (Sq Ft) | | 330.00 |
| % of Exposed Wall (Exposed / Total) | 26.9% | |

| Existing Lower Level Floor Area Calculations | | |
|---|---------------|-------------------------|
| Lower Level Gross Floor Area (Sq Ft) | | |
| 881.25 | | |
| Lower Level Countable Floor Area (Sq Ft) | 237.10 | (881.25 X 26.9%) |

| Total Existing Floor Area Calculations | | |
|--|-----------------|--|
| | | |
| Subgrade Floor Area (Sq Ft) | 0.00 | |
| Lower Level Floor Area (Sq Ft) | 237.10 | |
| Main Level Floor Area (Sq Ft) | 776.75 | |
| Deck/Porch Floor Area (Sq Ft) | 0.00 | |
| Total Existing Floor Area (Sq Ft) | 1,013.85 | |

SUBGRADE CALCULATIONS LEGEND

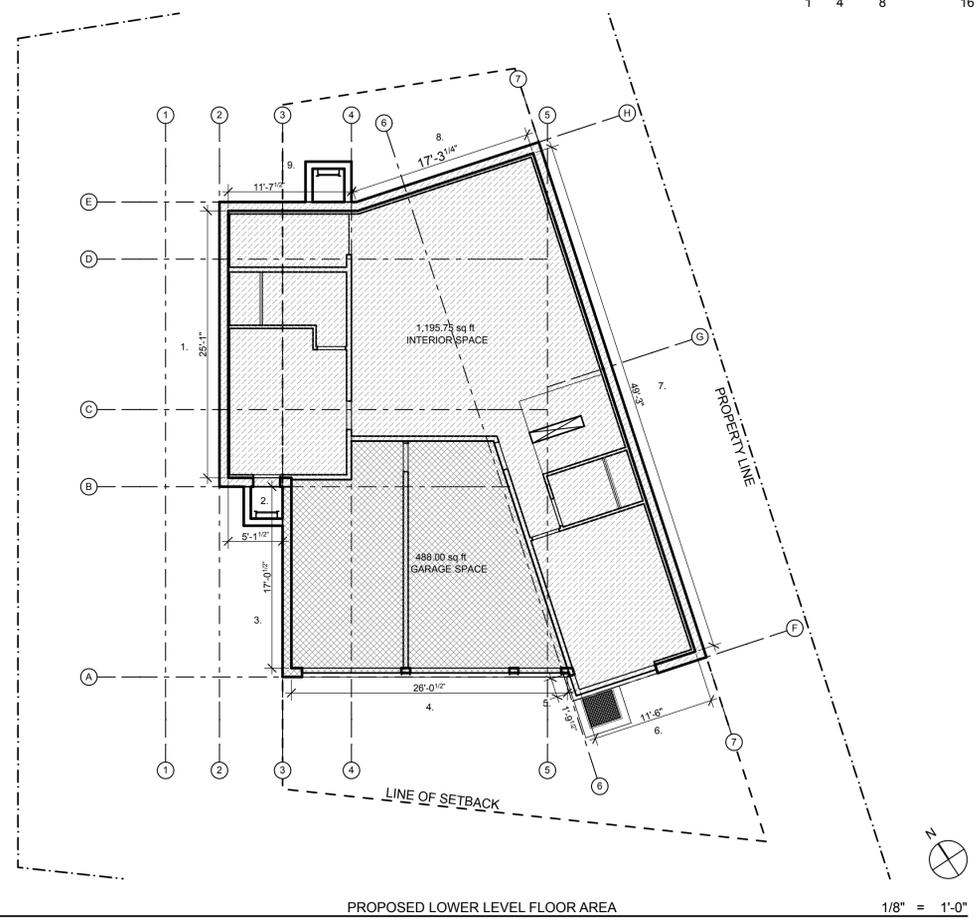
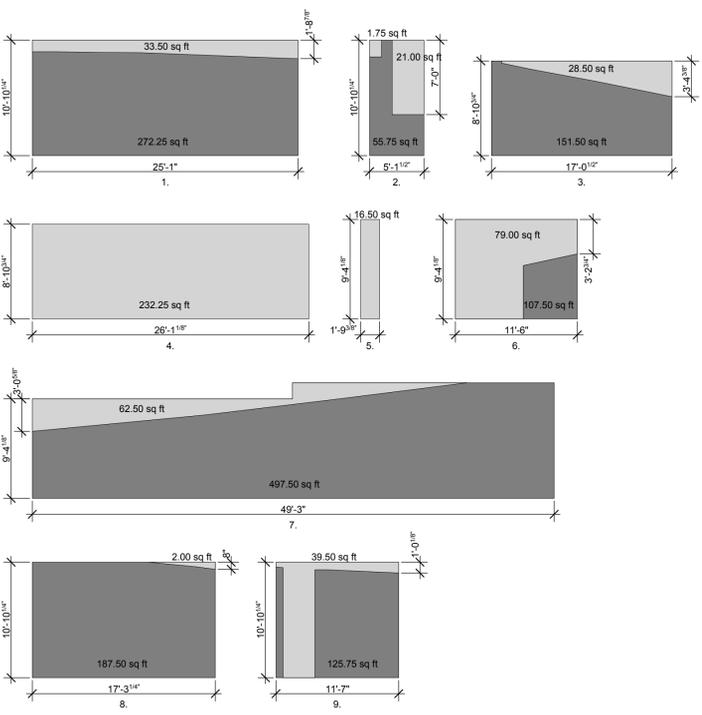


Floor Area Calculations
City of Aspen Model Zoning Submission

| Proposed Lower Level Exposed Wall Calculations | | |
|--|-------------------------|---------------------------|
| Lower Level Wall Label | Total Wall Area (Sq Ft) | Exposed Wall Area (Sq Ft) |
| 1 | 272.25 | 33.50 |
| 2 | 55.75 | 22.75 |
| 3 | 151.50 | 28.50 |
| 4 | 232.25 | 232.25 |
| 5 | 16.50 | 16.50 |
| 6 | 107.50 | 79.00 |
| 7 | 497.50 | 62.50 |
| 8 | 187.50 | 2.00 |
| 9 | 125.75 | 39.50 |
| Overall Total Wall Area (Sq Ft) | 1,646.50 | |
| Exposed Wall Area (Sq Ft) | | 516.50 |
| % of Exposed Wall (Sq Ft) (Exposed / Total) | 31.37% | |

| Proposed Lower Level Floor Area Calculations | | |
|---|---------------|----------------------------|
| | | |
| Lower Level Gross Floor Area (Sq Ft) | 1,195.75 | |
| Garage Gross Floor Area (Sq Ft) | 488.00 | |
| Garage Floor Area (Sq Ft) | 119.00 | (488 - 250 = 238 / 2) |
| Lower Level Countable Floor Area (Sq Ft) | 375.10 | (1,195.75 X 31.37%) |
| Garage Countable Floor Area (Sq Ft) | 37.33 | (119 X 31.37%) |
| Total Lower Level Countable Floor Area (Sq Ft) | 412.43 | |

| Total Proposed Floor Area Calculations | | |
|--|-----------------|--|
| | | |
| Subgrade Floor Area (Sq Ft) | 38.33 | |
| Lower Level Floor Area (Sq Ft) | 412.43 | |
| Main Level Floor Area (Sq Ft) | 958.00 | |
| Deck/Porch Floor Area (Sq Ft) | 285.50 | |
| Total Proposed Floor Area (Sq Ft) | 1,694.26 | |



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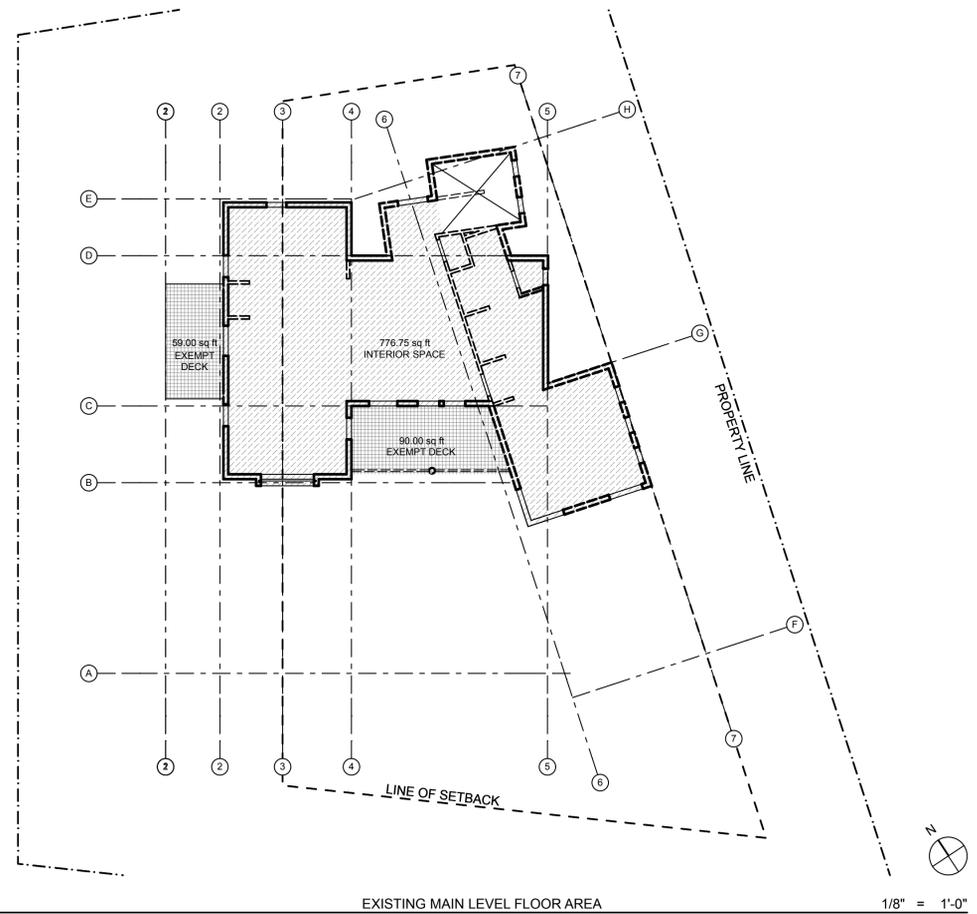
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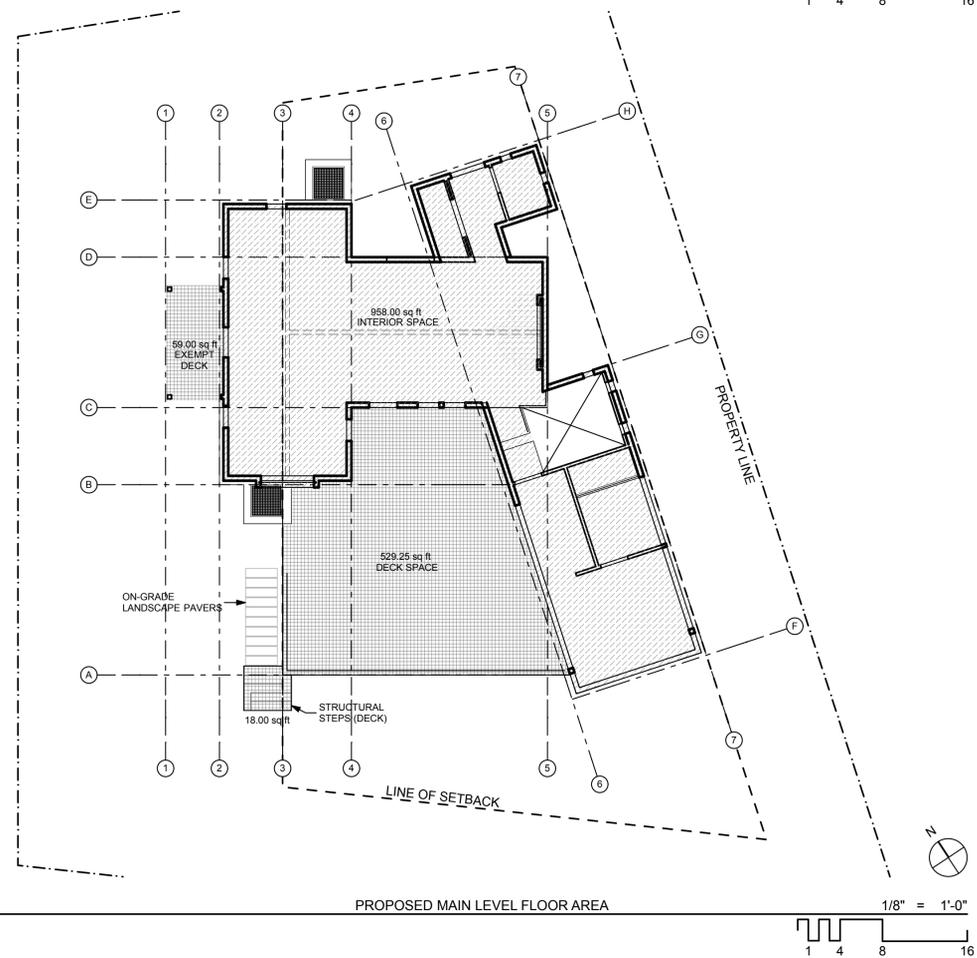
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Z-012
FLOOR AREA CALCULATIONS

| Floor Area Calculations City of Aspen Model Zoning Submission | | |
|--|-----------------|-----------------------------|
| Existing Main Level Floor Area Calculations | | |
| Main Level Gross Floor Area (Sq Ft) | 776.75 | |
| Main Level Countable Floor Area (Sq Ft) | 776.75 | |
| Existing Deck/Porch Floor Area Calculations | | |
| Front Porch Gross Floor Area (Sq Ft) | 59.00 | Exempt per 26.575.020.D.5 |
| Deck Gross Floor Area (Sq Ft) | 90.00 | Exempt per 15% of allowable |
| Deck/Porch Countable Floor Area (Sq Ft) | 0.00 | |
| Total Existing Floor Area Calculations | | |
| Subgrade Floor Area (Sq Ft) | 0.00 | |
| Lower Level Floor Area (Sq Ft) | 237.10 | |
| Main Level Floor Area (Sq Ft) | 776.75 | |
| Deck/Porch Floor Area (Sq Ft) | 0.00 | |
| Total Existing Floor Area (Sq Ft) | 1,013.85 | |



| Floor Area Calculations City of Aspen Model Zoning Submission | | |
|--|-----------------|---------------------------|
| Proposed Main Level Floor Area Calculations | | |
| Main Level Gross Floor Area (Sq Ft) | 958.00 | |
| Main Level Countable Floor Area (Sq Ft) | 958.00 | |
| Proposed Deck/Porch Floor Area Calculations | | |
| Front Porch Floor Area (Sq Ft) | 59.00 | Exempt per 26.575.020.D.5 |
| Deck Floor Area (Sq Ft) | 529.25 | |
| Structural Steps Floor Area (Sq Ft) | 18.00 | |
| Exempt Deck Floor Area (Sq Ft) | 261.75 | (1,745 allowable x 15%) |
| Deck/Porch Countable Floor Area (Sq Ft) | 285.50 | (529.25+18 - 261.75) |
| Total Proposed Floor Area Calculations | | |
| Subgrade Floor Area (Sq Ft) | 38.33 | |
| Lower Level Floor Area (Sq Ft) | 412.43 | |
| Main Level Floor Area (Sq Ft) | 958.00 | |
| Deck/Porch Floor Area (Sq Ft) | 285.50 | |
| Total Proposed Floor Area (Sq Ft) | 1,694.26 | |



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Z-013
FLOOR AREA
CALCULATIONS

**MODEL ZONING
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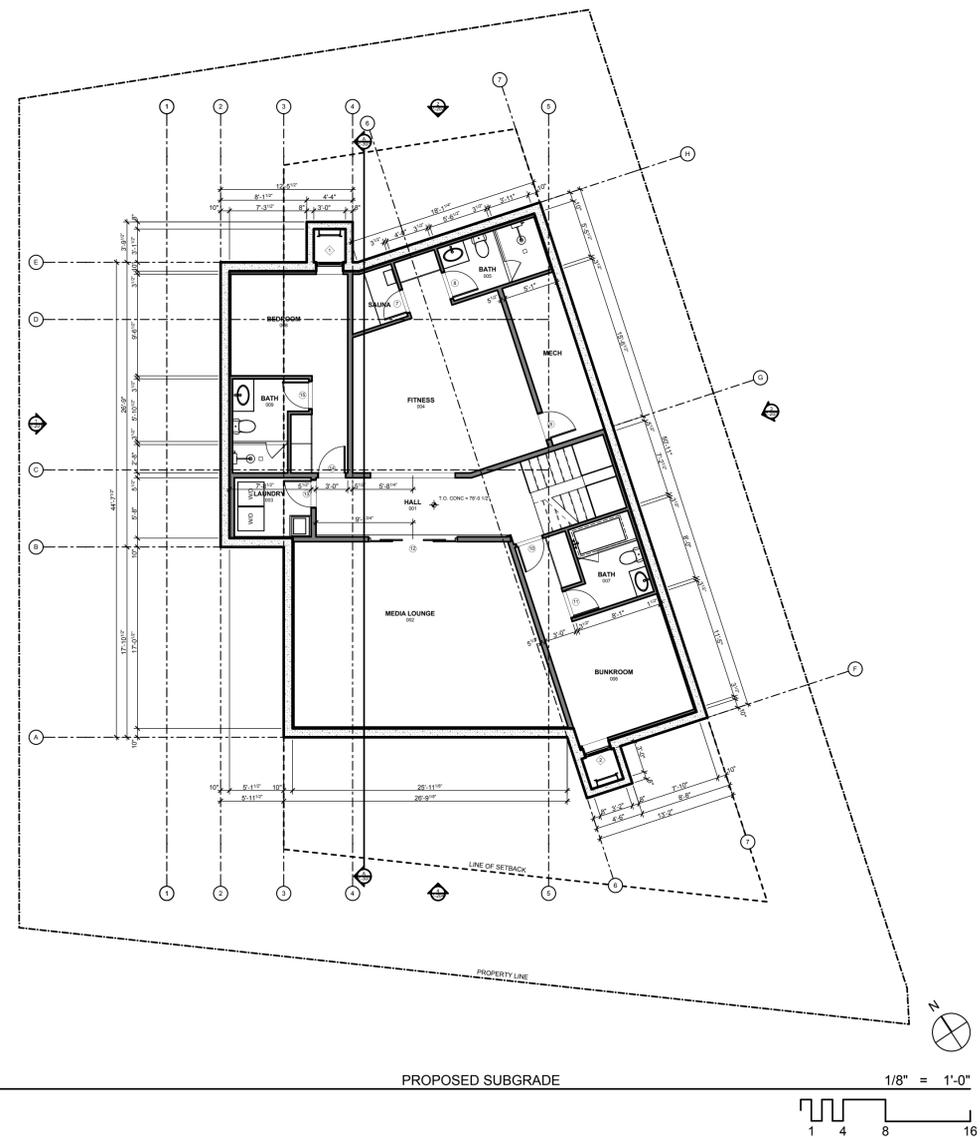
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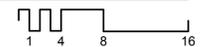
FLOOR PLANS



EXISTING DOES NOT INCLUDE SUBGRADE LEVEL

PROPOSED SUBGRADE

1/8" = 1'-0"



MODEL ZONING SUBMISSION

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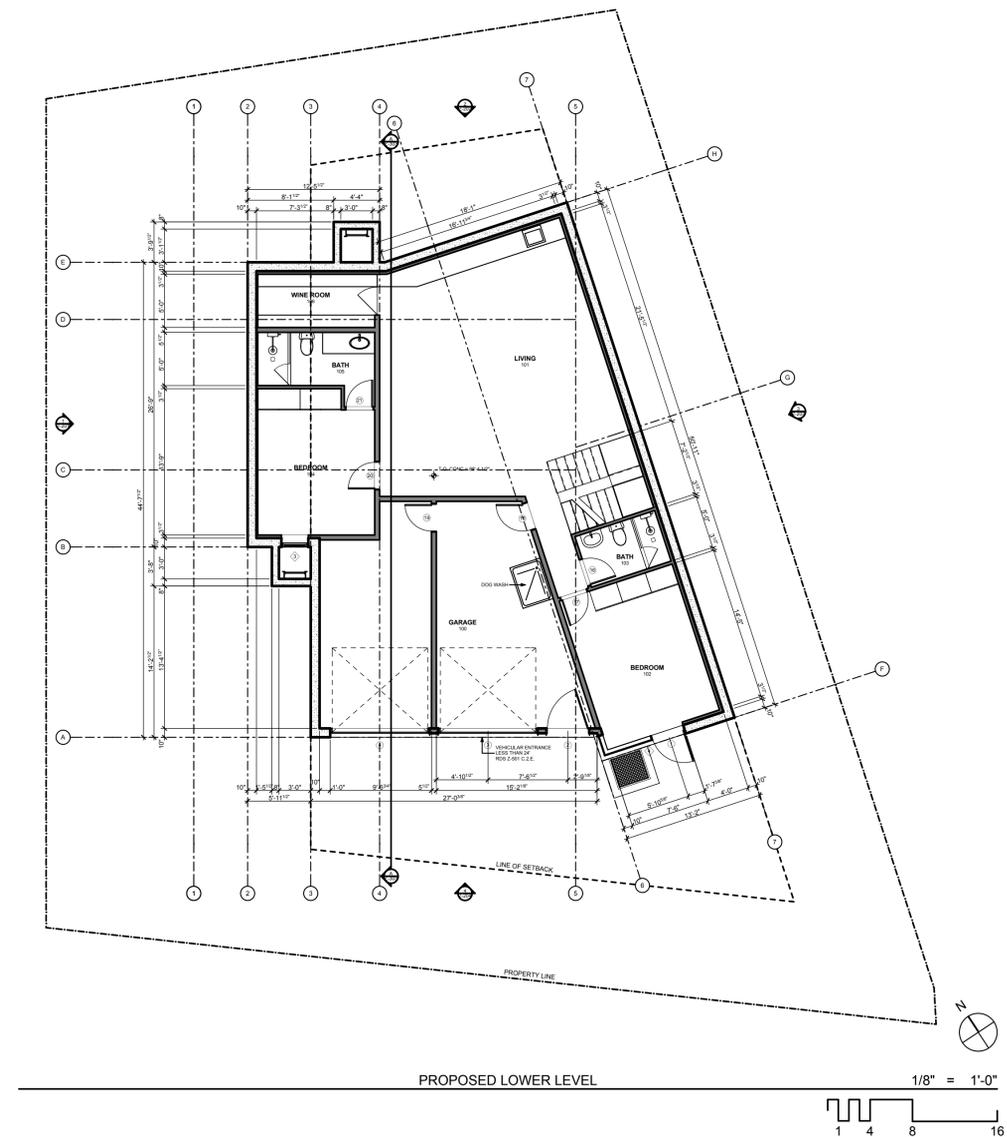
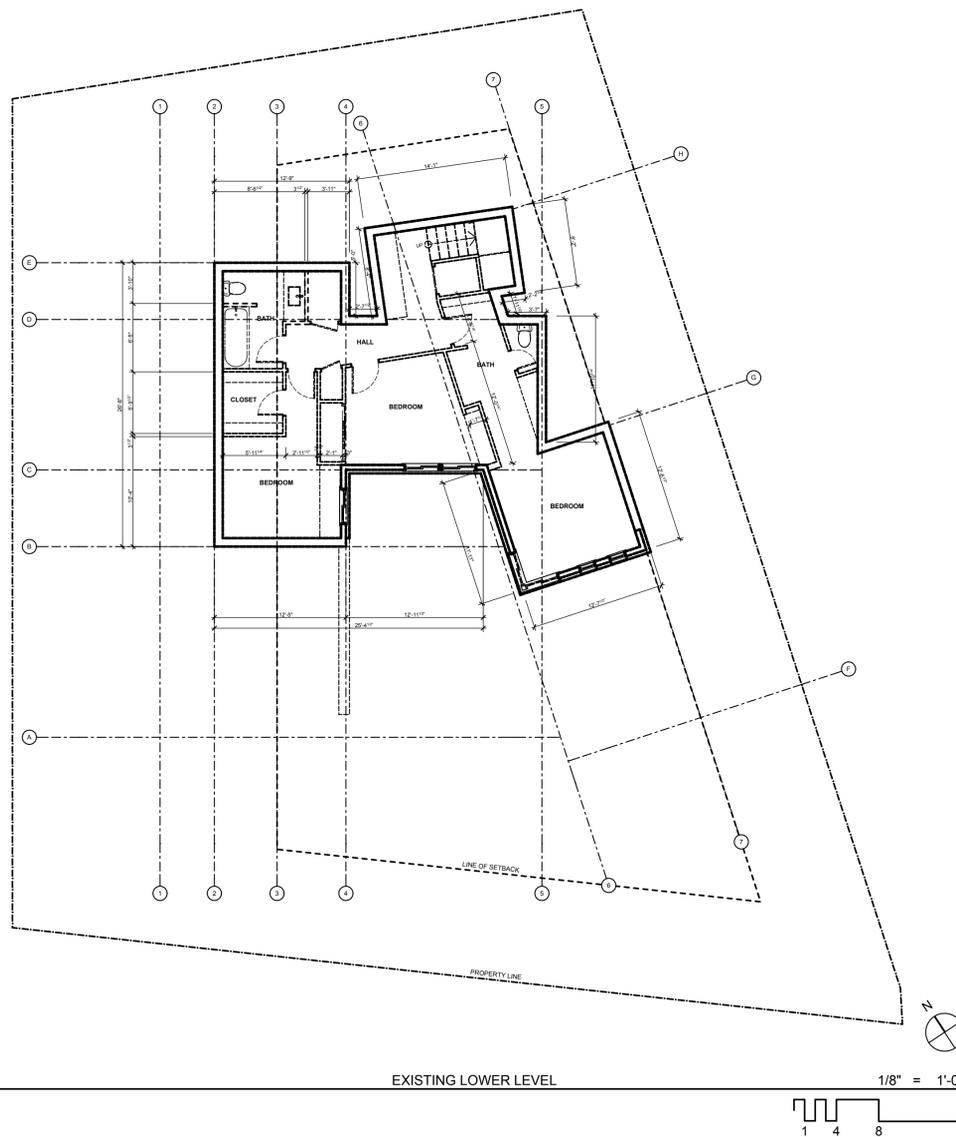
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Z-102

FLOOR PLANS



MODEL ZONING SUBMISSION

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| SD | 1/9/13 | HPC CONCEPT. REV. |

PROJECT NO: 1306

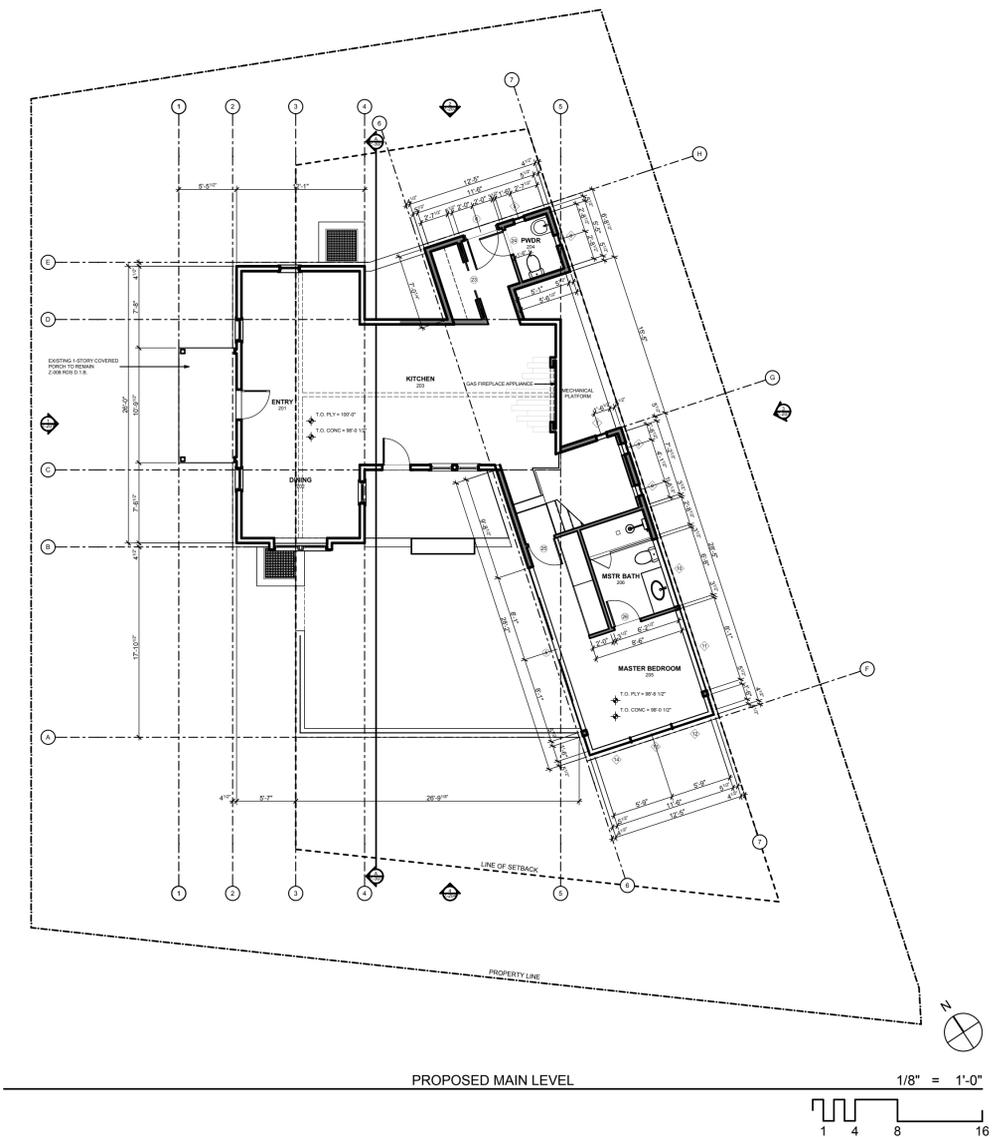
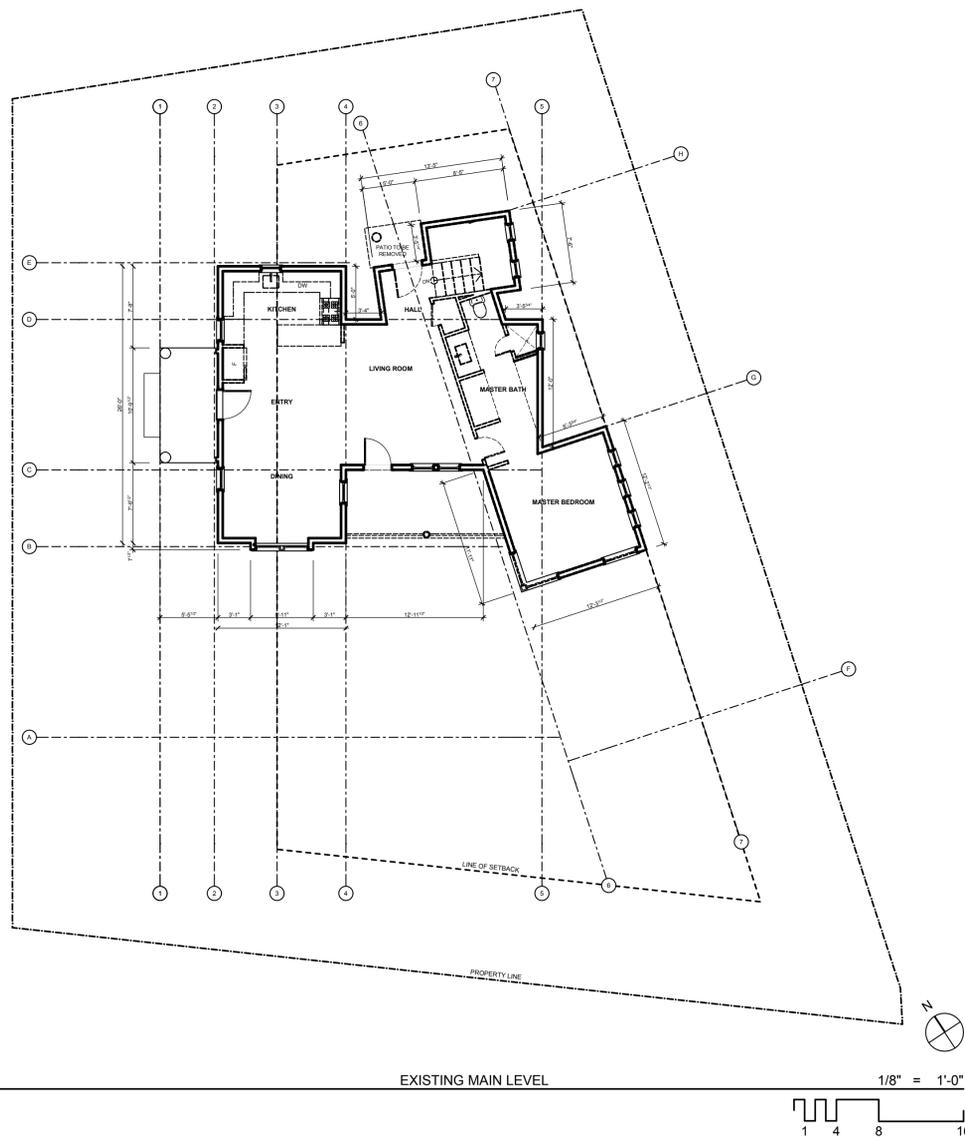
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SHEET TITLE

Z-103

FLOOR PLANS



**MODEL ZONING
SUBMISSION**

1 Miner's Cabin Way, Aspen,
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10/21/2013 DATE OF PUBLICATION

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| DD | 4/29/13 | NOT FOR CONST. |
| SD | 4/5/13 | HPC FINAL REVIEW |
| SD | 1/9/13 | HPC CONCEPT. REV. |

PROJECT NO: 1306

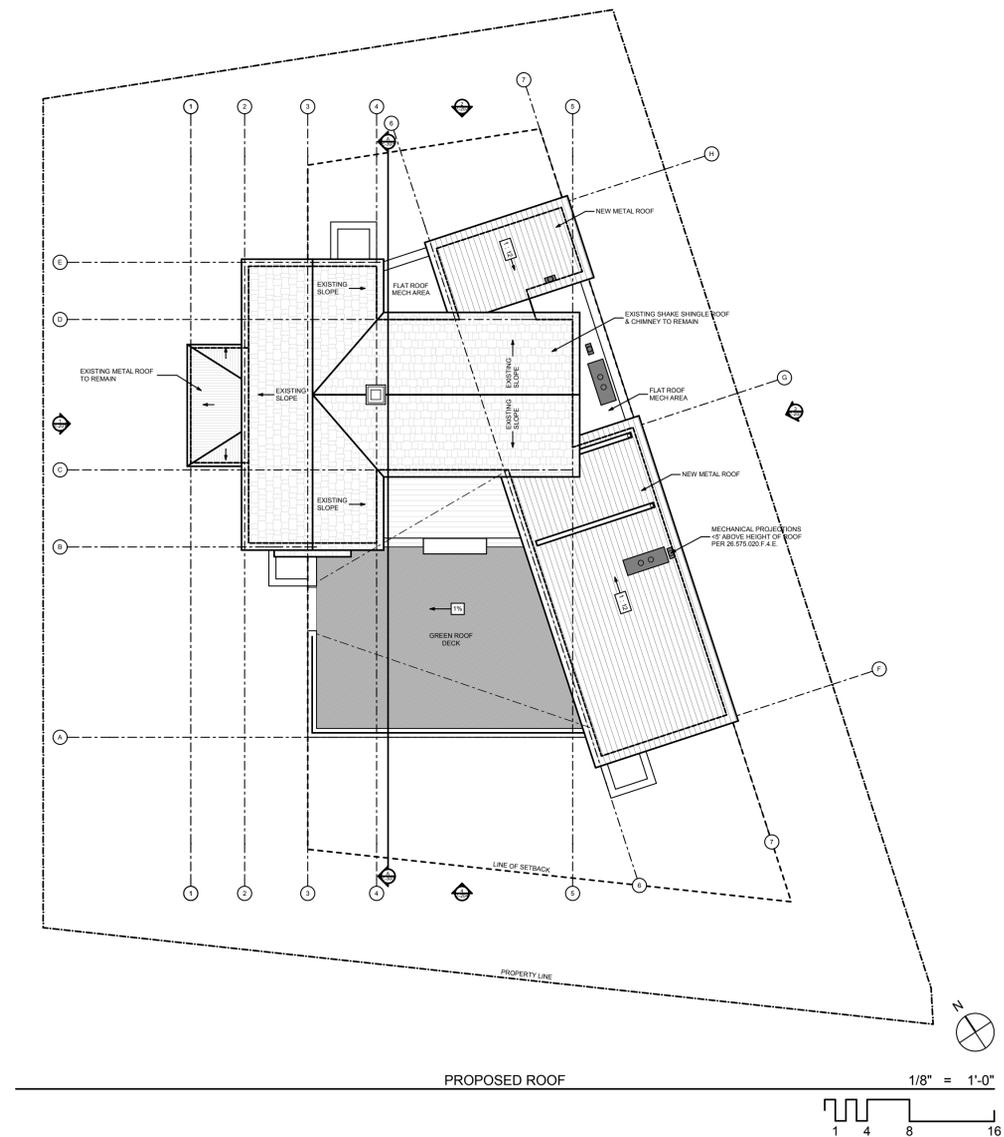
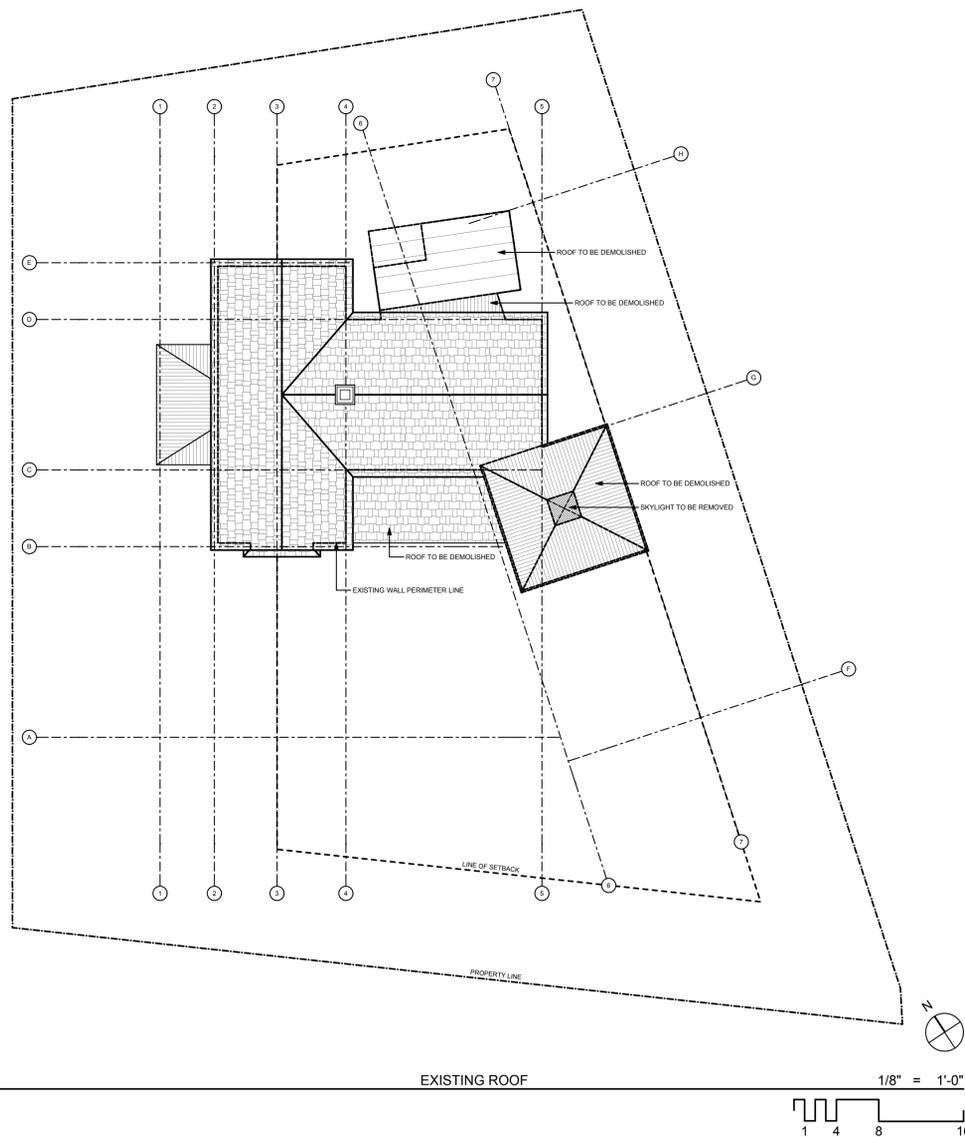
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SHEET TITLE

Z-104

ROOF PLAN



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PROJECT NO: 1306

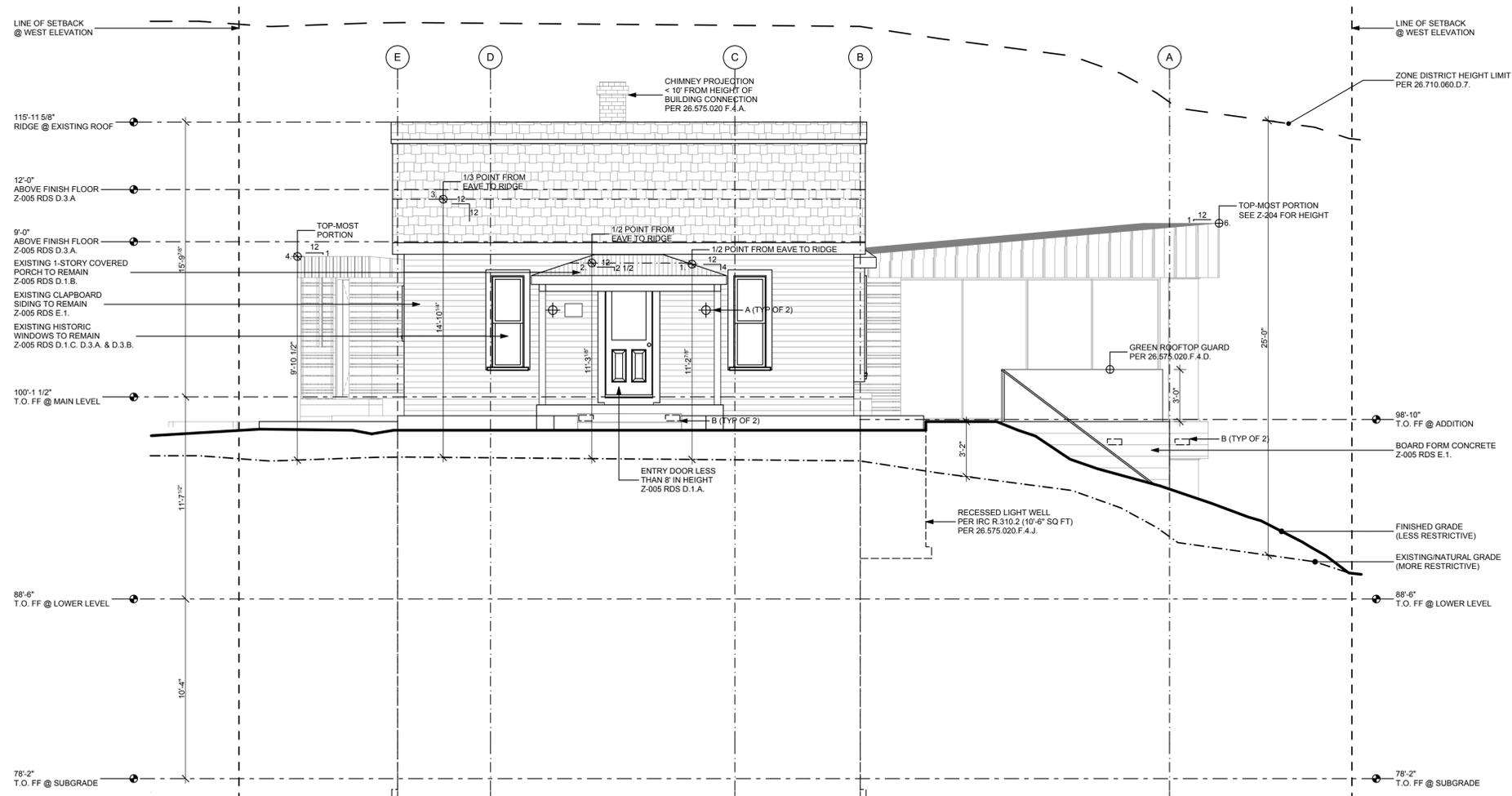
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SHEET TITLE

Z-201

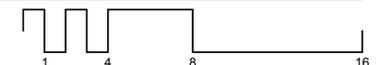
HEIGHTS



1

PROPOSED WEST

1/4" = 1'-0"



**MODEL ZONING
SUBMISSION**

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| | SD | 1/9/13 | HPC CONCEPT. REV. |

PROJECT NO: 1306

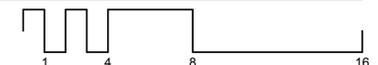
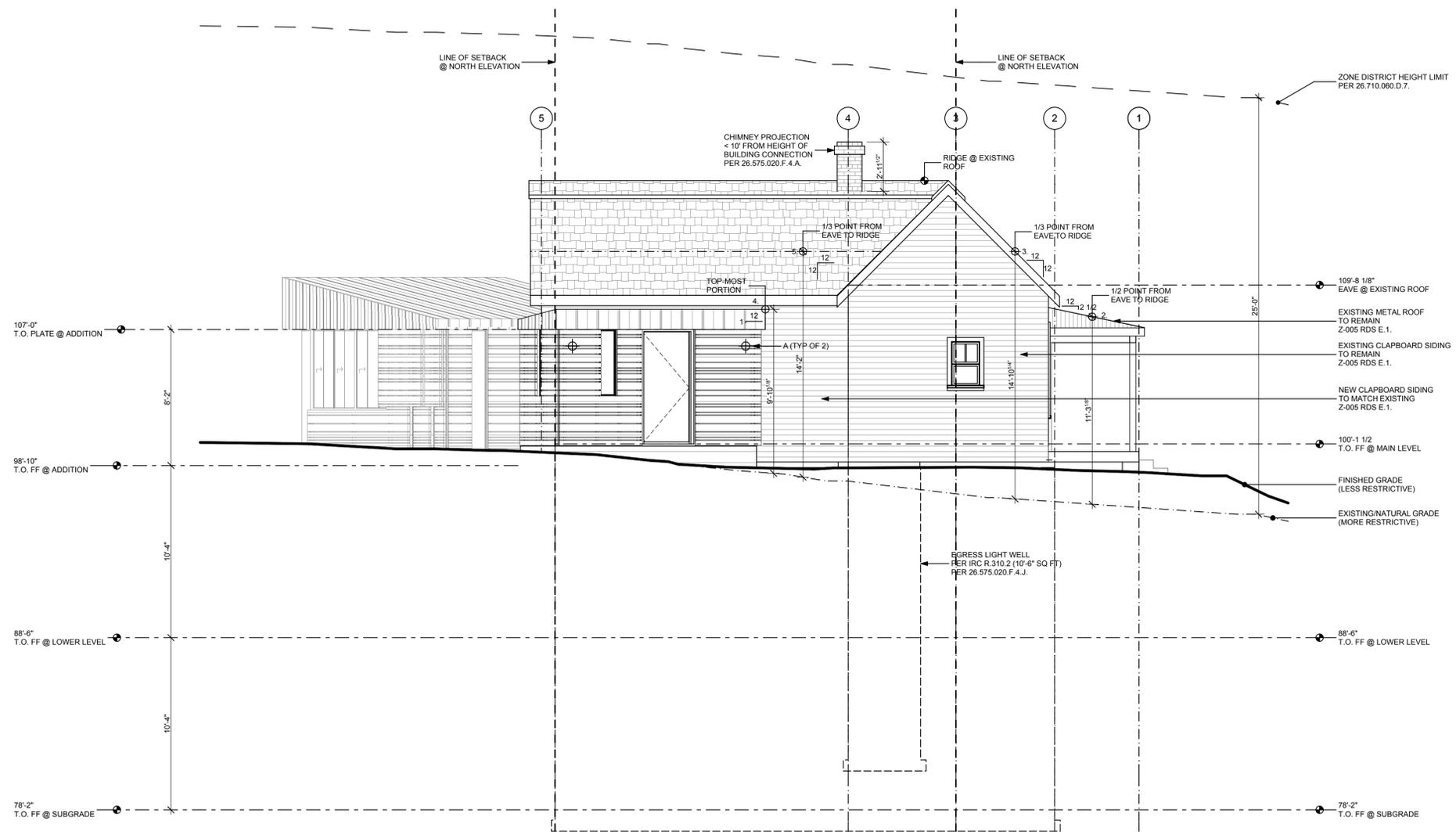
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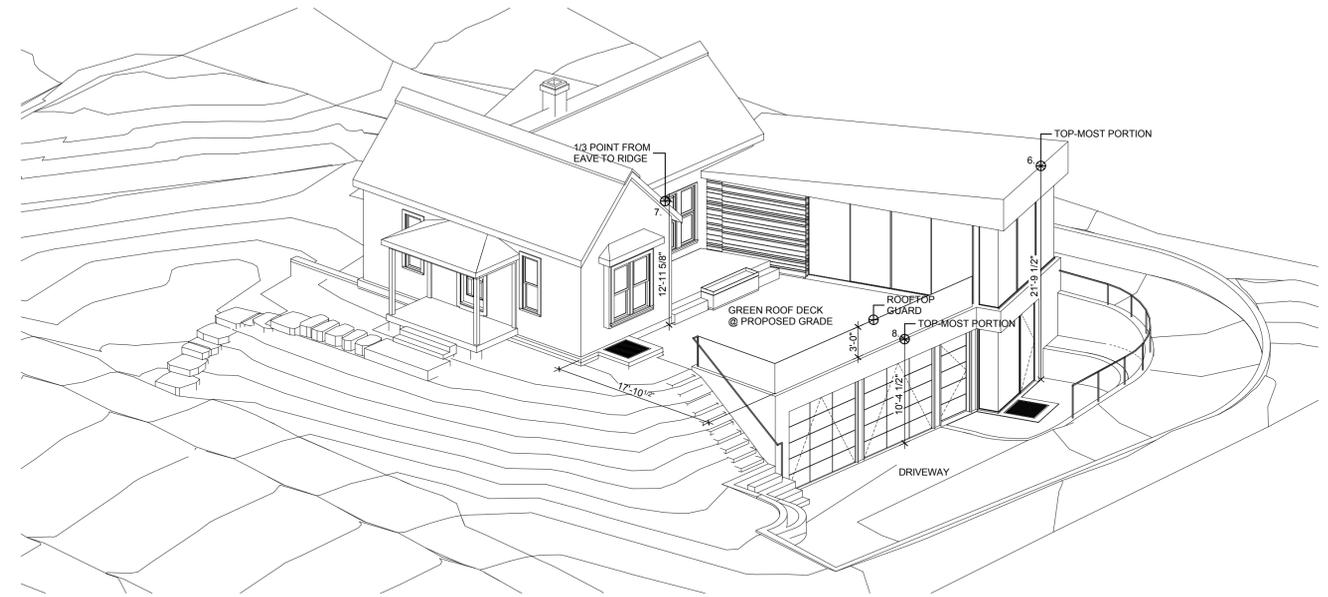
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SHEET TITLE

Z-202

HEIGHTS

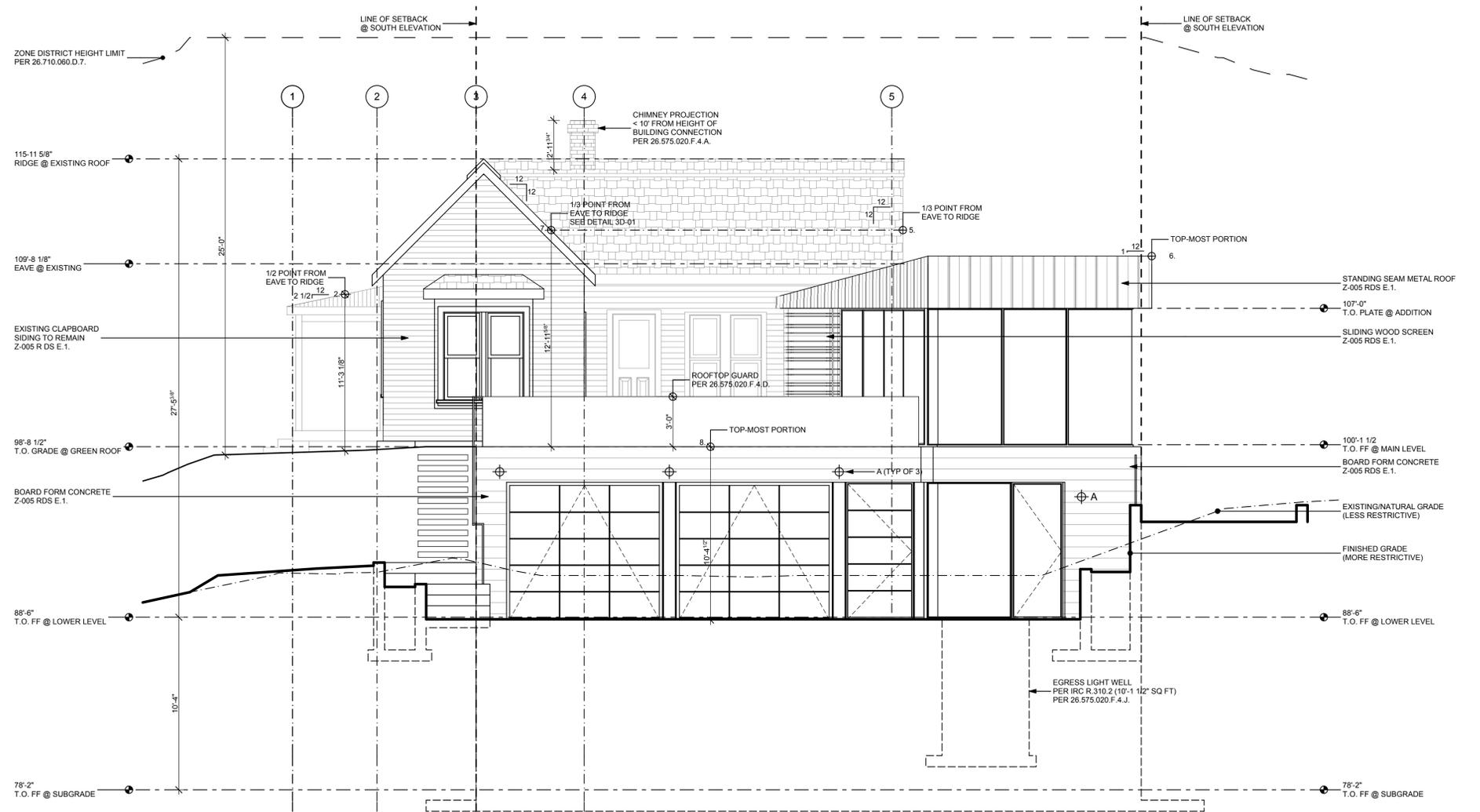




3D-01

SOUTH HEIGHT VIGNETTE

1/8" = 1'-0"



PROPOSED SOUTH

1/4" = 1'-0"



MODEL ZONING SUBMISSION

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SHEET TITLE

Z-204

HEIGHTS

MODEL ZONING SUBMISSION

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| SD | 1/9/13 | HPC CONCEPT. REV. |

PROJECT NO: 1306

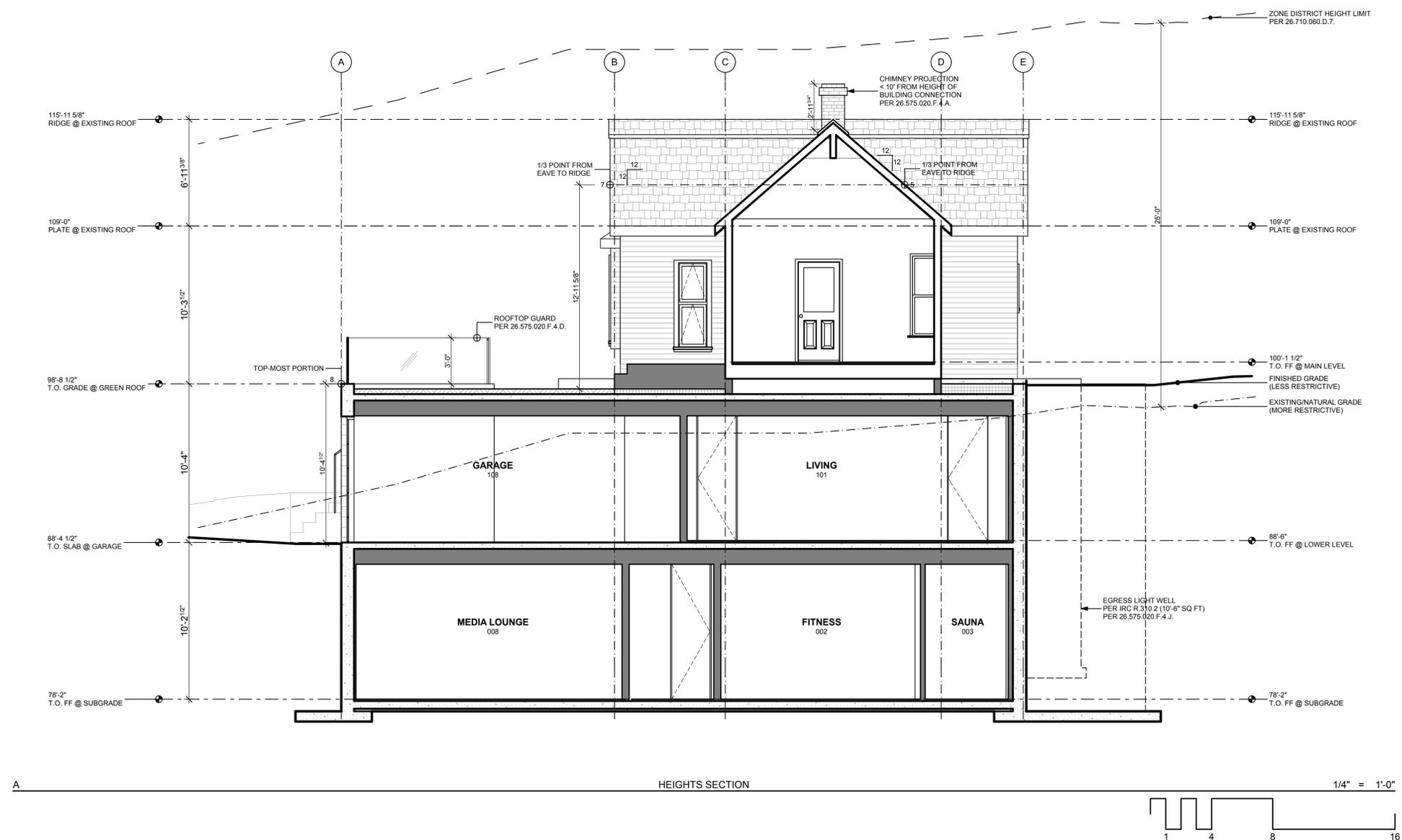
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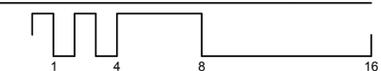
Z-205

HEIGHTS SECTION



HEIGHTS SECTION

1/4" = 1'-0"



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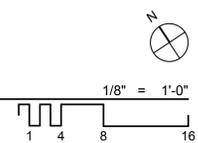
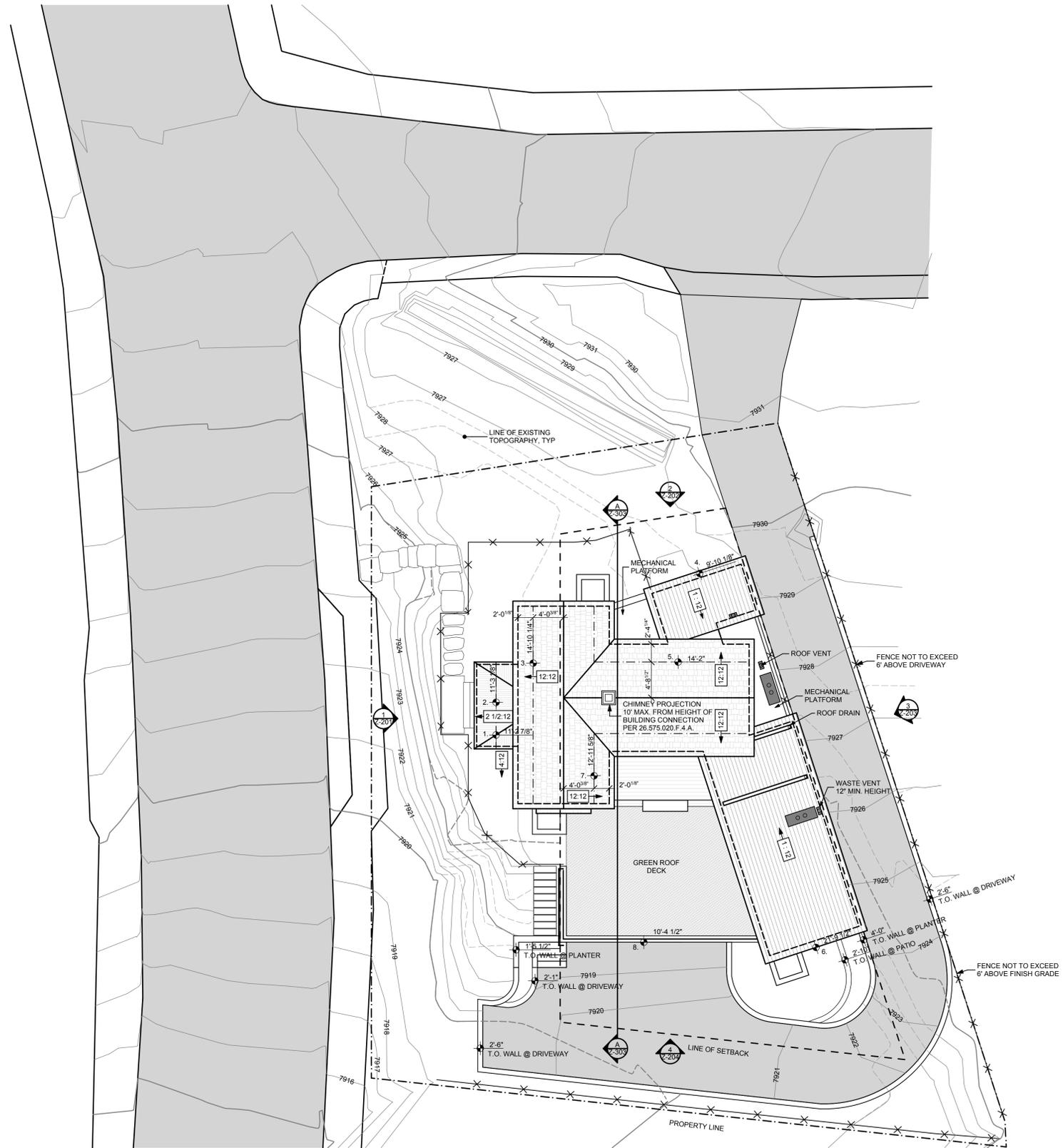
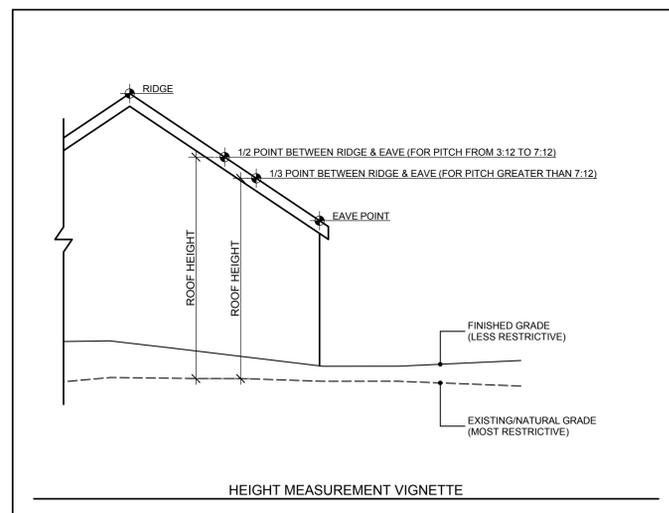
SHEET TITLE

Z-206

HEIGHT OVER TOPOGRAPHY

Height Over Topography
City of Aspen Model Zoning Submission

| Elevation Label | Elevation of Natural Grade | Elevation of Proposed Grade | Most Restrictive | Roof Height over Topography | Actual Roof Height over Most Restrictive |
|-----------------|----------------------------|-----------------------------|------------------|-----------------------------|--|
| 1 | 7925' | 7928' | Natural | 7936'-2 7/8" | 11'-2 7/8" |
| 2 | 7925' | 7928' | Natural | 7936'-3 1/8" | 11'-3 1/8" |
| 3 | 7926' | 7928' | Natural | 7940'-10 1/4" | 14'-10 1/4" |
| 4 | 7927' | 7928' | Natural | 7936'-10 1/8" | 9'-10 1/8" |
| 5 | 7927' | 7928' | Natural | 7942'-2" | 14'-2" |
| 6 | 7920' | 7919' | Proposed | 7940'-9 1/2" | 21'-9 1/2" |
| 7 | 7925' | 7928' | Natural | 7937'-11 5/8" | 12'-11 5/8" |
| 8 | 7925' | 7919' | Proposed | 7929'-4 1/2" | 10'-4 1/2" |

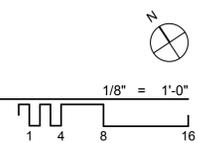


LANDSCAPE LEGEND

| | |
|--|---------------------------------------|
| | EXISTING DECIDUOUS TREE TO BE REMOVED |
| | EXISTING CONIFER TREE TO BE REMOVED |
| | EXISTING SHRUB TO BE REMOVED |
| | EXISTING DECIDUOUS TREE TO REMAIN |
| | EXISTING CONIFER TREE TO REMAIN |
| | PAVERS |
| | GRASS |
| | GREEN ROOF |
| | PERVIOUS PAVING |
| | GRAVEL PATIO/PAVING |



EXISTING LANDSCAPE PLAN



MODEL ZONING SUBMISSION

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SHEET TITLE

Z-301
EXISTING LANDSCAPE PLAN

LANDSCAPE LEGEND

| | |
|---|---|
|  | NEW DECIDUOUS TREE |
|  | NEW CONIFER TREE |
|  | NEW SHRUB |
|  | EXISTING DECIDUOUS TREE |
|  | EXISTING CONIFER TREE |
|  | PAVERS |
|  | GRASS |
|  | GREEN ROOF |
|  | PERVIOUS PAVING |
|  | GRAVEL PATIO/PAVING |
|  | A. WALL MOUNTED LUMINAIRE: 8" ABOVE NATURAL GRADE |
|  | B. RECESSED WALL LUMINAIRE: 1" ABOVE NATURAL GRADE |
|  | C. RECESSED WALL LUMINAIRE: LOCATED WITHIN EGRESS WELL |
|  | D. LED ILLUMINATING STRIP: 6" ABOVE NATURAL GRADE |



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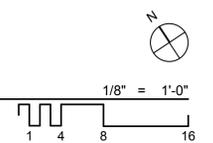
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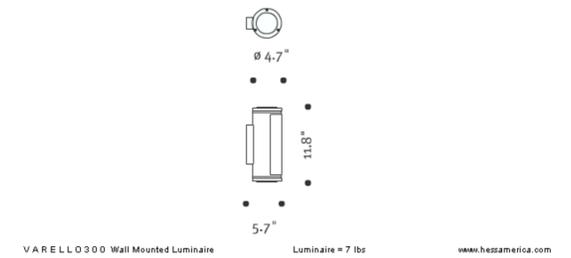
SHEET TITLE

Z-302
 PROPOSED
 LANDSCAPE PLAN

PROPOSED LANDSCAPE PLAN



A WALL-MOUNTED LUMINAIRE



VARELLO 300 Wall Mounted Luminaire Luminaire Weight = 7 lbs www.hessamerica.com

| Type | Model | Watt | Lamp | Volt | Mounting | Finish | Option |
|------|-------|----------|-----------------------------|--------------------|----------------|--|--------|
| | VL300 | 13 18 | CF - Compact Fluorescent | 2 - 120 7 - 277 | W - Wall Mount | SG - Silver Grey N - None CC - Custom Color | |

Ordering Information

 Comment

HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com .hess

Specifications

DESCRIPTION Wall mounted luminaire where contemporary styling is desired.

HOUSING Cylindrical housing is machined from 6060 extruded aluminum alloy tubing. Semi-cylindrical front lens fits flush to the housing. Matte acrylic lens is sealed to the housing with one-piece closed cell silicone gasket and secured with six captive flathead countersunk screws. Upper and lower lens rings are precision machined from 6060 aluminum and sealed to the housing with one-piece diecut closed cell silicone gaskets. Matte acrylic upper and lower lenses are bonded to the lens rings with silicone. Luminaire with cast aluminum bracket mounts to wall surface with factory-supplied wall anchors and hardware. All hardware is stainless steel.

OPTICS Vertical base down lamp provides soft diffused illumination through front, upper, and lower matte acrylic lenses.

ELECTRICAL Compact fluorescent high frequency electronic ballast shall be Class P and Outdoor Type 1 rated. Ballast shall have a minimum high power factor rating of 90% and a minimum starting temperature of -20°F (-30°C) at nominal line voltage ±10%. Ballast shall be UL Listed. Lamp sockets are 75w-600v rated.

LAMPING

| | | |
|---------|---------------------|---------------------|
| Wattage | 13 | 18 |
| Source | Compact Fluorescent | Compact Fluorescent |
| Lamp | PL-C 13W/4P | PL-L 18W/4P |
| Bulb | PL-C | PL-L |
| Base | G24q-1 | G2G11 |

Lamp is included.

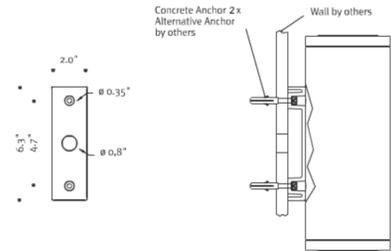
FINISH Housing is cleaned ultrasonically prior to painting. Standard finish is finely textured matte silver grey metallic. Special colors available on request.

WARRANTY Limited product warranty period is three years. Lamp and ballast shall carry the manufacturer's limited warranty.

CERTIFICATION Listed for Wet Locations.

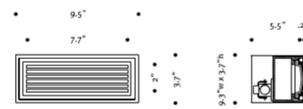
HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com .hess

Specifications



HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com .hess

B & C RECESSED WALL LUMINAIRE



CANOS G-K Recessed Wall Luminaire Luminaire Weight = 7 lbs www.hessamerica.com

| Type | Model | Watt | Lamp | Volt | Mounting | Finish | Option |
|------|---------|------|-----------------------------|----------------------|----------|---|---|
| | CA230GK | 13 | CF - Compact Fluorescent | 2 - 120 R - Recessed | | SG - Silver Grey GG - Graphite Grey CC - Custom Color | 30K - 3000K Lamp 35K - 3500K Lamp 41K - 4100K Lamp |

Ordering Information

 Comment

HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com .hess

Specifications

DESCRIPTION Small recessed luminaire for exterior and interior wall mounted applications where contemporary styling is desired.

HOUSING Luminaire housing and faceplate are cast aluminum. Faceplate and matte acrylic lens are secured to the housing with four captive socket head cap screws and sealed with one-piece silicone gasket. Interior of housing is finished in white paint. Sealed wiring compartment at rear of housing has access plate to permit power connection to terminal block. Luminaire installs into recessed formed aluminum rough-in housing.

Rough-in housing assembly includes adjustable protective cover to compensate for variations in finished wall thicknesses up to 1.97". Rough-in housing assembly is suitable for through wiring and may be pre-shipped upon request. All hardware is stainless steel.

Lamp is positioned within housing providing diffused illumination.

OPTICS Compact fluorescent electromagnetic ballast for 120v operation shall be Class P and Outdoor Type 1 rated. Ballast shall have a minimum high power factor rating of 90% and be capable of reliable starting to 0° F (-18° C) at nominal line voltage. Total harmonic distortion shall be less than 10%. GX23 lamp socket is 75w-600v rated.

LAMPING

| | |
|---------|---------------------|
| Wattage | 13 |
| Source | Compact Fluorescent |
| Lamp | CFT13W/GX23 |
| Bulb | PL-S |
| Base | GX23 |

Lamp is included. Specify lamp color temperatures of 3000 K, 3500 K, or 4100 K.

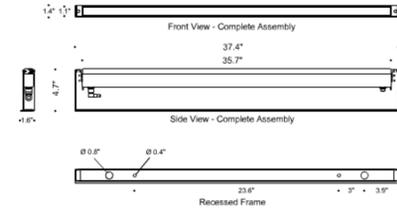
FINISH Housing is cleaned ultrasonically prior to painting. Standard finish is finely textured matte silver grey metallic or graphite grey. Special colors available on request.

WARRANTY Limited product warranty period is three years. Lamp and ballast shall carry the manufacturer's limited warranty.

CERTIFICATION Listed for Wet Locations. Suitable for use in exterior, interior, and poured concrete walls.

HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com .hess

D RECESSED WALL ILLUMINATING STRIP



LED ILL 30° LED Illuminating Strip - Recessed Wall Luminaire & Frame Weight = 18 lbs www.hessamerica.com

| Type | Model | Length | Volt | Color | Option |
|------|---|--------|-----------------|--|-------------------------------------|
| | LEDIA-LL-ID/W - Indoor LEDIA-LL-OD/W - Outdoor | 36 | 12 - 12 Volt DC | R - Red B - Blue G - Green A - Amber WW - Warm White (3000K) W - White (6500K) | DIM - Dimming Module N - None |

Ordering Information

 Comment

HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com .hess

Specifications

DESCRIPTION LED illuminating strip for recessed wall applications.

HOUSING Machined tempered glass lens is 0.75" thick and bonded to the stainless steel luminaire housing providing a sealed enclosure. Exterior surface of lens is polished with chamfered edges. Underside of lens is diffused. LED light engine housing is constructed of stainless steel. All internal components are sealed to prevent moisture entry. Luminaire with brushed stainless steel end brackets mounts into recessed stainless steel frame where electrical connections are made and secured in place with two countersunk screws for flush appearance. Recessed frame for rough-in installation may be pre-shipped upon request.

OPTICS Low wattage LED's provide even illumination across the entire lens surface.

ELECTRICAL Remote 60w LED driver is sold separately and may be used to power multiple luminaires. Universal voltage LED driver accepts 100v through 277v, 50/60 Hz input and provides 12v DC to luminaire. Driver shall have a high power factor rating greater than 95%. Maximum power consumption is 71 watts. UL Recognized driver has a minimum start temperature is -25°C (-13°F) and maximum ambient rating of 38°C (100°F).

Luminaire is supplied with pigtail connectors and waterproof wire nuts. Wiring from LED power supply to luminaire and wiring between luminaires shall be supplied by others. Optional dimming module, suitable for dry locations, is available and requires a 10v DC voltage controller (by others).

LAMPING Total power consumption is 10 watts. Colors are available in red, blue, green, amber, warm white (3000K) and white (6500K)

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for more current technical data.

WARRANTY Limited product warranty period is three years. LED driver (ordered separately) and optional dimming module shall carry the respective manufacturer's limited warranty.

CERTIFICATION Listed for Wet Locations

HessAmerica . P.O. Box 28 . Gaffney, SC 29342 . Phone: 864-487-3535 . Fax: 864-487-3175 . www.hessamerica.com .hess

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