AGENDA

ASPEN HISTORIC PRESERVATION COMMISSION

July 8, 2020

4:30 PM,

CITY OF ASPEN

WEBEX

Go to: www.webex.com Click "Join" at the top right-hand corner
Enter Meeting Number 126 671 7489
Password provided 81611
Click "Join Meeting"
OR

Join by phone
Call: 1-408-418-9388
Meeting number (access code): 126 671 7489
Meeting password: 81611

I. SITE VISIT

I.A. None

II. 4:30 PM ROLL CALL

III. MINUTES

III.A. Min. June 24th, 2020
minutes.hpc.20200624.pdf

IV. PUBLIC COMMENTS

V. COMMISSIONER MEMBER COMMENTS

VI. DISCLOSURE OF CONFLICT OF INTEREST

VII. PROJECT MONITORING

VII.A. Project Monitoring List
PROJECT MONITORING.doc

VIII. STAFF COMMENTS

IX. CERTIFICATE OF NO NEGATIVE EFFECT ISSUED

X. CALL UP REPORTS

XI. SUBMIT PUBLIC NOTICE FOR AGENDA ITEMS

XII. OLD BUSINESS

XII.A. 611 W. Main Street- Conceptual Major Development, Setback Variations, Relocation, Growth Management Quota System, Special Review, Transportation and Parking Management, Certificates of Affordable Housing Credits, PUBLIC HEARING CONTINUED FROM MAY 27TH, CONTINUE AGAIN TO AUGUST 26TH

XIII. 4:40 PM NEW BUSINESS

XIII.A. 234 W. Francis Street - Final Major Development Review, Relocation, and Setback Variations, PUBLIC HEARING
234WFrancis_Memo_07.08.2020.pdf
234WFrancis_Resolution_07.08.2020.pdf
ExhibitA.1_HPGuidelinesCriteria.pdf
ExhibitA.2_RelocationCriteria.pdf
ExhibitA.3_SetbackVariationCriteria.pdf
ExhibitB_HPCResolution&MeetingMinutes_02.12.20.pdf
ExhibitC_Application.pdf

5:40 PM OTHER BUSINESS

State Certified Local Government Representative attending meeting

XIV. 6:00 PM ADJOURN

XV. NEXT RESOLUTION NUMBER

#14

Typical Proceeding Format for All Public Hearings

1) Conflicts of Interest (handled at beginning of agenda)
2) Provide proof of legal notice (affidavit of notice for PH)
3) Staff presentation
4) Board questions and clarifications of staff
5) Applicant presentation
6) Board questions and clarifications of applicant
7) Public comments
8) Board questions and clarifications relating to public comments
9) Close public comment portion of bearing

10) Staff rebuttal/clarification of evidence presented by applicant and public comment
11) Applicant rebuttal/clarification

End of fact finding.
Deliberation by the commission commences.
No further interaction between commission and staff, applicant or public

12) Chairperson identified the issues to be discussed among commissioners.
13) Discussion between commissioners*
14) Motion*

*Make sure the discussion and motion includes what criteria are met or not met.

Revised April 2, 2014

3

Chairperson Greenwood opened the meeting at 4:30 p.m.
Commissioners in attendance: Gretchen Greenwood, Nora Berko
Roger Moyer, Scott Kendrick, Sheri Sanzone

Commissioners not in attendance: Kara Thompson, Bob Blaich, Jeffrey Halferty

Staff present:
Amy Simon, Interim Planning Director/Historic Preservation Officer
Sarah Yoon, Historic Preservation Planner
Andrea Bryan, Assistant City Attorney
Wes Graham, Deputy City Clerk

APPROVAL OF MINUTES: Ms. Berko motioned to approve the minutes of May 27th; Mr. Kendrick seconded. All in Favor, Motion carried.
Mr. Kendrick motioned to approve the minutes of June 10th; Ms. Berko seconded. All in Favor, Motion carried.

PUBLIC COMMENT: None.
COMMISSIONER COMMENTS: Mr. Moyer stated that he would like to see a requirement for applicants to come in with a model of the project. Mr. Moyer requested that HPC take a bike trip around some of these projects. Mr. Moyer stated that he feels that some of the projects are too large in scale and encroach on the historic resource.
Ms. Berko asks about the construction that is taking place on Hallam St. between 3rd and 4th. Ms. Simon stated that the owners came in and were approved at the staff level. They will be adding an at grade patio and does not affect the historic resource.
Ms. Berko stated that this will be her last meeting after 12 years. Ms. Berko stated that it is time to pass the torch and it has been a great 12 years.
Ms. Greenwood stated that she would like to see the applicants for HPC come to a few meetings and see how the meeting flows.
Mike Siedenburg stated that models should be digital. Mr. Siedenburg further explained that in this day and age there is no need for physical models and that physical models can restrict the audience.
Ms. Greenwood stated that she agrees with Mr. Siedenburg and would not want to add additional work on to the applicant.
CONFLICTS: Ms. Thompson has a conflict of interest on 110 Neal ave.
STAFF COMMENTS: Ms. Simon stated that 1020 E. Cooper ave will be continued to August 12th. Ms. Simon requested that there be a motion for the continuance.
Mr. Moyer motioned to continue 1020 E. Cooper ave to August 12th. Mr. Kendrick seconded, All in favor. Motion carried.
Ms. Simon stated that she was in support of a bike tour later in July.
CALL UPS: None
OLD BUSINESS: 500 W. Main
Mr. Moyer motioned to continue 500 W. Main St to July 22nd. Mr. Kendrick seconded, All in favor. Motion carried.

NEW BUSINESS: 110 Neale Avenue, Conceptual Major Development Review. Steve Wilson from Forum Phi Architecture, LLC Representing owner.
Mr. Wilson stated that 110 Neale av. was apart of a historic property lot split, the historic resource was moved to the lot above. Mr. Wilson described the project as a simple cross-shaped gable and a T shaped construction. Mr. Wilson stated that the property was developed at a lower grade to accommodate the historic resource on the lot above. Mr. Wilson pointed out the lager gable form that connects the master bedroom to the dining and living area. Mr. Wilson stated that there is a simple gable and pended porch in place now, he further explained that the intended project will redesign the gable and porch to simplify the plan to echo the T shape plan and adding a wrap-around porch while adding a secondary entrance off Queen St. Mr. Wilson stated that there will be an eighty-foot separation for the proposed project to the historic resource. Mr. Wilson pointed out that this lot is unique in the fact that there is this much space between the two lots. Mr. Wilson stated that one of the goals will be to simplify the facade into a more unified look while suppressing the massing to the street. Mr. Wilson stated with the massing being pushed back will give the opportunities for a front porch. Mr. Wilson stated that the project will not be extending into the view corridor of the historic resource. Mr. Wilson referred to viewpoints to showcase how dense the trees are surrounding the property. Mr. Wilson stated that the main gable will be cut back from the street creating a separation of mass and scale. Mr. Wilson reiterated that will keep any additions or realignment of the view corridor of the historic resource. Mr. Wilson stated that this triggers chapter 11.3 and typically involves a connector of a new addition to a historic resource. Mr. Wilson further explained that there is no connector on this project but looking at the mass and scale of this building to the historic resource. Mr. Wilson stated that the project will be using simple shapes rather than the complex shapes that are in place now. Mr. Wilson stated that the porch element will have a depth change from six-feet to seven-feet and a length over 18-feet.

STAFF COMMENTS: Ms. Yoon showed an aerial photo of the split lot of the proposed project and the historic resource. Ms. Yoon stated that staff reviewed and approved the RVF standards and does not need any more additional variances. Ms. Yoon stated that this project triggers chapter 11.3, how a detached structure should appear in scale in proportion to the historic resource. Ms. Yoon stated that staff had lengthy conversations about the scale and making sure it fits in size-wise with the historic cabin. Ms. Yoon stated that staff did not feel that the project met the fulfillment of chapter 11.3. Ms. Yoon stated that staff recommends that the applicant do a restudy on the mass most visible from the northwest elevation to meet design guideline 11.3.
PUBLIC COMMENTS: Ms. Yoon stated Ann Short owner and neighbor submitted a written letter attached to these minutes.
Ms. Short called in and stated that the reason for her participation is to educate herself and that her family was not notified. Ms. Short stated that due to COVID-19 mail could have been disrupted.
Mike Siedenburg neighbor. Mr. Siedenburg stated that this project looks great and the architects have done a great job.
Ms. Sanzone asked if they should be concerned about mail being disrupted and challenge the determination.
Ms. Bryan stated that HPC should not be worried, the applicant signed an affidavit that notices went out.

Mr. Wilson stated that he wanted to show what the massing would look like. Mr. Wilson showed a photo that was taken from the historic rescores master bedroom and a photoshop image of the massing in place.

COMMISSIONER COMMENTS: Ms. Greenwood stated that the architects have done a great job with the presentation, communication with neighbors, and no further study is needed. Ms. Greenwood stated that she would like to see this move forward.

Ms. Berko stated that the mass is enormous, and that tree cover only cuts it for a few months out of the year. Ms. Berko said that she agrees with staff and would like a restudy on 11.3.

Mr. Moyer stated that the reduction of the entry is a good starting point. Mr. Moyer further stated that he is in support of staff's recommendations. Mr. Moyer pointed out maybe story poles would be helpful.

Mr. Kendrick stated that he agrees with making it a more unified project but reads as a larger façade. Mr. Kendrick said he would like to see this broken up a bit more.

Ms**.** Sanzone stated that she is in support of a restudy. Ms. Sanzone stated that the trees that help hide the project will be impacted by development and create more of an impact on public walking by on Neal.

Ms. Berko motioned to continue 110 Neale Avenue to July 22, 2020, Mr. Moyer seconded, All in favor 4 yay, Opposed 1, Motion passes.

Ms. Berko motioned to adjourn, Mr. Moyer seconded, All in favor.

HPC PROJECT MONITORS- projects in bold are under construction

Bob Blaich	**209 E. Bleeker** **300 E. Hyman, Crystal Palace**
Gretchen Greenwood	411 E. Hyman **300 E. Hyman, Crystal Palace** 101 W. Main, Molly Gibson Lodge 201 E. Main 834 W. Hallam **420 E. Hyman** 517 E. Hopkins
Jeff Halferty	**232 E. Main** **541 Race Alley** **208 E. Main** 517 E. Hopkins **533 W. Hallam** 110 W. Main, Hotel Aspen 105 E. Hallam
Roger Moyer	**223 E. Hallam** **300 W. Main** 105 E. Hallam
Scott Kendrick	517 E. Hopkins 419 E. Hyman 302 E. Hopkins 304 E. Hopkins **210 W. Main** 320 E. Hyman Aspen Institute- Boettcher/Bayer Museum
Sheri Sanzone	**549 Race Alley** 110 W. Main, Hotel Aspen 125 W. Main Aspen Institute- Boettcher/Bayer Museum
Kara Thompson	931 Gibson 201 E. Main 333 W. Bleeker

Need to assign:
414-422 E. Cooper
422-434 E. Cooper
305-307 S. Mill
227 E. Main
210 S. First

CITY OF ASPEN

Memorandum

TO: Aspen Historic Preservation Commission

FROM: Sarah Yoon, Historic Preservation Planner

THROUGH: Amy Simon, Interim Planning Director/Historic Preservation Officer

MEETING DATE: July 8, 2020

RE: 234 West Francis Street – Final Major Development Review, Relocation and Setback Variations, PUBLIC HEARING

APPLICANT /OWNER:
234 West Francis LLC

REPRESENTATIVE:
BendonAdams

LOCATION:
Street Address:
234 W. Francis Street

Legal Description:
Lots K, L and M, Block 48, City and Townsite of Aspen, Colorado

Parcel Identification Number:
PID# 2735-124-17-003

CURRENT ZONING & USE
R-6 (Medium-Density Residential)
Residential Use

PROPOSED USE:
No change

SUMMARY:
On February 12th, HPC granted approval to demolish non-historic additions and build a new addition to the rear of the property. Restoration work was proposed for both the main house and the smaller historic cottage on the property. A floor area bonus of 472 sf and setback variations for the new two-story addition were granted. At this meeting, HPC is asked approve Final Major Development review, relocation to underpin the historic structures, and setback variations to memorialize the historic location of the resources.

STAFF RECOMMENDATION:
Staff recommends approval with conditions identified on **pages 6-7** of this memo.



Site Locator Map – 234 W. Francis Street

BACKGROUND:

234 West Francis Street is a locally designated landmark and listed on the National Register of Historic Places. The 1904 Sanborn Map confirms the current lot includes two historic properties which have since merged into a single 9,000 sf lot in the R-6 zone district. This property contains a two-story Victorian home and a one-story miner's cabin. The 2000 Historic Inventory Form describes the historic property as lots K, L and M with descriptions of the one-story miner's cabin as an associated building. In addition to its architectural significance, the property is associated with significant figures such as Judge Davis Waite, and later Herbert Bayer.

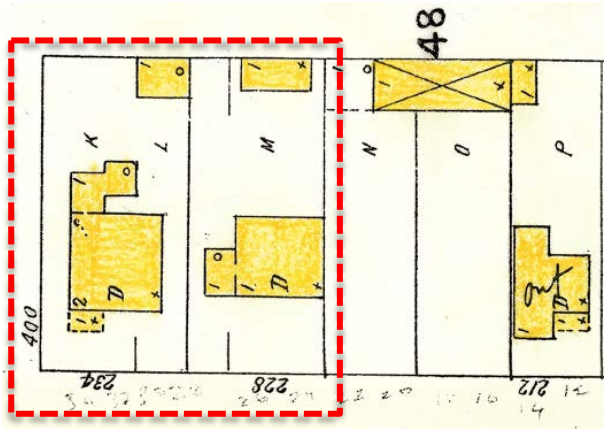


Figure 1 - Sanborn Map,1904



Figure 2 - 234 W. Francis, 2019

REQUEST OF HISTORIC PRESERVATION COMMISSION (HPC)

The Applicant is requesting the following land use approvals:

- Major Development (Section 26.415.070.D) for demolition of non-historic additions and the construction of a new addition to the rear of the historic property.
- Relocation (Section 26.415.090) to underpin the historic resources to excavate the basement.
- Setback Variation (Section 26.415.110.C) to memorialize the historic structures in their current historic location.

This project was not called up by City Council during the Notice of Call-up on March 10th, 2020. HPC is the final review authority for Final Design Development Review.

PROJECT SUMMARY:

The applicant received Conceptual approval to demolish the existing non-historic addition directly behind the two-story Victorian home and construct a new addition. As part of this scope, the design addresses the enlarged and connected the existing basements.

HPC granted setback variations at Conceptual review and awarded a 472 square foot floor area bonus for restoration work to occur on both historic structures.

This submission for Final Review is consistent with the Conceptual approval, but includes minor adjustments, such as a 6" increase to the height of the proposed addition. The height increase is due to constructability and does not create any non-conformities, nor does the addition become taller than the main historic home. The Final review also amends the previous scope for Relocation and Setback Variations related to the underpinning of the historic resources in order to excavate a slightly deeper basement. Both historic resources will remain in their historic location.

The application includes a response to a condition of approval regarding the roof over a west facing entry into the home. Staff finds the modified overhang feature located above the secondary entrance addresses the concerns expressed by HPC during the Conceptual review in that the feature is now detached from the historic resource and scaled down.

In the process of preparing this application, the applicant determined that it would be appropriate to remove a non-historic brick chimney on the east side of the one-story historic structure as it currently encroaches into the neighbor's property. The applicant proposes to demolish this feature and replace it with a lead-coated copper chimney flue.

STAFF COMMENTS:

Staff supports the revised design of the new addition and the request for Relocation and Setback Variations. Staff recommends HPC further discuss the proposed landscape and lighting plan for compliance.

The following points go into more detail regarding the proposal for HPC discussion:

1. Landscape/Site Plan & Relocation: The approved footprint of the new addition is concentrated to the rear of the property and positive open space is maintained around the historic structures. A sunken patio space is proposed at the center of the site, recessed from Francis Street. A built-in hot tub is also in this area and is screened by the surrounding structures and does not obscure the historic resources (Design Guideline 1.10).

   The proposed landscape plan incorporates a gravel maintenance edge around the historic buildings to help protect the foundations, and large trees on site will be protected and preserved as directed by the Parks Department. New shrubs are appropriately distanced from the resources, but extensive perennial beds are proposed around the two-story historic home where there is sod currently. Staff recommends HPC discuss the proposed landscaping plans and its compliance to Design Guideline 1.12.

   The proposed secondary pathway leading to the entrance facing 2nd Street starts at the same width as the front walkway with planted joints between the stones to differentiate its presence as the secondary pathway, but behind the Bayer fence and gate the pathway expands in width from 3'- 6" to 9'-1". Although the expansion of the secondary pathway occurs past the gate, this pathway reads as a primary feature. Staff recommends reducing

the scale, width, and presence of the secondary pathway to meet Design Guidelines 4.1 and 10.4.

Relocation review is triggered because both historic structures will need to be underpinned in order to enlarge the basement. Approval to excavate and enlarge the basement was given during Conceptual Review but requires amendment because areas of the basement are excavated to a lower depth than existing.

Staff recommends HPC further discuss the proposed landscape plan for adding perennials around the main historic house. Staff finds the proposed secondary pathway competes with the primary entrance and recommends the feature be reduced further in width and scale to meet the relevant Historic Preservation Design Guidelines.

2. New Addition: The proposed addition to the historic landmark relates strongly to the resources in form and materials (Design Guideline 10.3 and 10.6). The 6 inch increase in height for the two-story addition since Conceptual approval is related to the constructability of the structure. Staff finds that this change does not impact the overall scale and design of the addition.

Form: The proposed addition consists of a combination of a gable roof that strongly relates to the two historic structures, and flat roofs the ensure visual porosity. (Design Guideline 1.7, 10.8 and 10.10). The flat roof with the parapet also creates an appropriate location to install solar panels on the property.

Materials: Horizontal wood siding and cedar shingles are the primary materials found on the historic structures. Architectural details include fishscale shingles, turned wooden posts and simple wood trim details. The cladding material proposed for the new addition is 3" wide horizontal wood cladding and a metal roof. The metal roof material does not directly relate to the historic roofing material of cedar wood shingles, however, in this case a large majority of the visible material is wood siding.

Fenestration: The proposed design purposefully deviates from fenestration. The south elevation viewed from Francis Street show large areas of glazing that opens into the sunken patio area. The west elevation contains the secondary entry next to a large fixed picture window.

Parking: In addition to compliance with the design guidelines, the project must adhere to R-6 dimensional requirements. The property must have two on-site parking spaces, at least 8 ½' wide by 18' deep. The floor plans indicate a raised platform and step in the center of the garage that would prohibit parking two cars. The plan must be revised for building permit review.

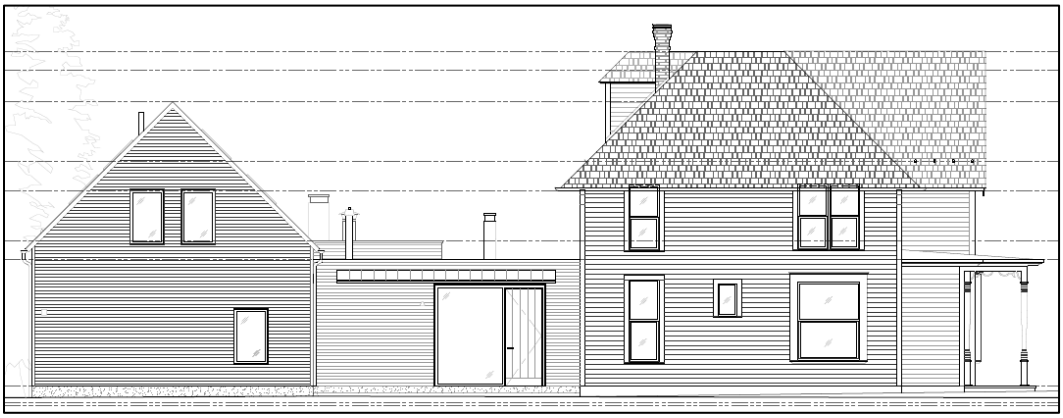


Figure 3 – Revised West Elevation (View from Second Street)

The proposed addition is modestly scaled and compatible in form and materials, and staff finds the proposed addition meets the Design Guidelines for compatibility. Staff requests a revised plan showing the provision of two on-site parking space prior to building permit submission.

3. Setback Variations: Setback variations granted by HPC are site-specific approvals granted to specific features represented in the application. The requested setback variations for Final Review are for the two historic resources to remain in their current location.

In granting a variation, the HPC must make a finding that such a variation:

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.*

The following setback variations are needed to memorialize the historic structures in the setbacks because relocation was triggered:

- 10’ east side yard setback reduction for the one-story historic structure, above and below grade.
- Approximately 2’-7” west side yard setback reduction as represented in the site plan drawings for the two-story historic structure, above and below grade.

Staff supports the request for setback variations since they meet all criteria and benefit the historic resources.

RECOMMENDATION:

Staff recommends the Historic Preservation Commission (HPC) approve this application with the following conditions:

1.) As required in the Conceptual approval, Resolution #5, Series of 2020, design curb heights around the lightwells to be 6" or less in height.
2.) As required in the Conceptual approval, Resolution #5, Series of 2020, obtain a permanent encroachment license from the Engineering Department to maintain the existing location of the historic Herbert Bayer fence prior to Building Permit submission.
3.) As approved during Conceptual approval, Resolution #5, Series of 2020, a 472 sf floor area bonus is granted for this proposal.
4.) As approved during Conceptual approval, Resolution #5, Series of 2020, the following setback variations for the proposed garage addition and subgrade level are granted:
    - 5' rear yard setback reduction, above and below grade
    - 2'-7" west side yard setback reduction, above and below grade
    - 22'-7" combined side yard setback reduction, above and below grade

5.) Minimize the secondary pathway in scale and width to meet Design Guideline 4.1 and 10.4, to be reviewed and approved by staff and monitor prior to building permit submission.
6.) Restudy the extent of perennial beds around the historic resource and increase areas where sod meets the gravel maintenance border around the historic structure. Provide this information, along with a schedule identifying all plants to meet Design Guideline 1.12 and 1.23, for staff and monitor approval prior to building permit submission.
7.) The property must provide for two on-site parking spaces, at least 8 ½' wide by 18' deep. Provide revised plan prior to building permit submittal, to be reviewed and approved by staff and monitor.
8.) Provide alternative layout and fixtures for outdoor lighting around the hot tub to meet outdoor lighting code, to be reviewed and approved by staff and monitor prior building permit submittal.
9.) Provide cut sheets for proposed storm windows on the historic resources, to be reviewed and approved by staff and monitor.
10.) Staff recommends the applicant continue to communicate with relevant City Departments regarding the final stormwater plan and maintain all features to have minimal visual impact. Any needed changes to be reviewed and approved by staff and monitor.
11.) Document and investigate historic framing and historic documents before proceeding with restoration/reconstruction of fenestration and other architectural features, to be reviewed and approved by staff and monitor.

12.) Provide financial assurances of $30,000 for the two-story historic home and $15,000 for the one-story historic structure until set onto new foundations. The financial security is to be provided with the building permit application.

13.) The following setback variations are approved for the historic resources:

- 10’ east side yard setback reduction for the one-story historic structure, above and below grade.
- Approximately 2’-7” west side yard setback reduction for the two-story historic structure, above and below grade. (See Site Plan for exact location.)

ATTACHMENTS:

Resolution #____, Series of 2020

Exhibit A.1 – Historic Preservation Design Guidelines Criteria /Staff Findings
Exhibit A.2 – Relocation Review Criteria /Staff Findings
Exhibit A.3 – Setback Variation Criteria/Staff Findings
Exhibit B – HPC Resolution # 5, Series of 2020 and Meeting Minutes, February 12th, 2020
Exhibit C – Application

130 South Galena Street Aspen, CO 81611-1975 | P: 970.920.5197 | cityofaspen.com

RESOLUTION #__, SERIES OF 2020

A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION (HPC) GRANTING FINAL MAJOR DEVELOPMENT REVIEW, RELOCATION AND SETBACK VARIATIONS FOR THE PROPERTY LOCATED AT 234 WEST FRANCIS STREET, LOTS K, L AND M, BLOCK 48, CITY AND TOWNSITE OF ASPEN, COLORADO

PARCEL ID: 2735-124-17-003

WHEREAS, the applicant, 234 West Francis LLC, represented by BendonAdams, has requested HPC approval for Final Major Development, Relocation and Setback Variations for the property located at 234 West Francis Street, Lots K, L and M, Block 48, City and Townsite of Aspen, Colorado; 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.4.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, for approval of Relocation, the application shall meet the requirements of Aspen Municipal Code Section 26.415.090, Relocation of Designated Historic Properties; and

WHEREAS, for approval of Setback Variations, the application shall meet the requirements of Aspen Municipal Code Section 26.415.110.C, Setback Variations; and

WHEREAS, Community Development Department staff reviewed the application for compliance with applicable review standards and recommends approval with conditions; and

WHEREAS, HPC reviewed the project on July 8, 2020. HPC considered the application, the staff memo and public comment, and found the proposal consistent with the review standards and granted approval with conditions by a vote of ___ - ___.

NOW, THEREFORE, BE IT RESOLVED:
That HPC hereby approves Final Major Development, Relocation and Setback Variations for 234 West Francis Street, Lots K, L and M, Block 48, City and Townsite of Aspen, CO as follows:

Section 1: Final Major Development Review and Relocation and Setback Variations

HPC hereby approves Final Major Development, Relocation and Setback Variations as proposed with the following conditions:

1. As required in the Conceptual approval, Resolution #5, Series of 2020, design curb heights around the lightwells to be 6" or less in height.
2. As required in the Conceptual approval, Resolution #5, Series of 2020, obtain a permanent encroachment license from the Engineering Department to maintain the existing location of the historic Herbert Bayer fence prior to Building Permit submission.
3. As approved during Conceptual approval, Resolution #5, Series of 2020, a 472 sf floor area bonus is granted for this proposal.
4. As approved during Conceptual approval, Resolution #5, Series of 2020, the following setback variations for the proposed garage addition and subgrade level are granted:
    - 5' rear yard setback reduction, above and below grade
    - 2'-7" west side yard setback reduction, above and below grade
    - 22'-7" combined side yard setback reduction, above and below grade
5. Minimize the secondary pathway in scale and width to meet Design Guideline 4.1 and 10.4, to be reviewed and approved by staff and monitor prior to building permit submission.
6. Restudy the extent of perennial beds around the historic resource and increase areas where sod meets the gravel maintenance border around the historic structure. Provide this information, along with a schedule identifying all plants to meet Design Guideline 1.12 and 1.23, for staff and monitor approval prior to building permit submission.
7. The property must provide for two on-site parking spaces, at least 8 ½' wide by 18' deep. Provide revised plan prior to building permit submittal, to be reviewed and approved by staff and monitor.
8. Provide alternative layout and fixtures for outdoor lighting around the hot tub to meet outdoor lighting code, to be reviewed and approved by staff and monitor prior to building permit submittal.
9. Provide cut sheets for proposed storm windows on the historic resources, to be reviewed and approved by staff and monitor.
10. Staff recommends the applicant continue to communicate with relevant City Departments regarding the final stormwater plan and maintain all features to have minimal visual impact. Any needed changes to be reviewed and approved by staff and monitor.
11. Document and investigate historic framing and historic documents before proceeding with restoration/reconstruction of fenestration and other architectural features, to be reviewed and approved by staff and monitor.
12. Provide financial assurances of $30,000 for the two-story historic home and $15,000 for the one-story historic structure until set onto new foundations. The financial security is to be provided with the building permit application.
13. The following setback variations are approved for the historic resources:
    - 10' east side yard setback reduction for the one-story historic structure, above and below grade.
    - Approximately 2'-7" west side yard setback reduction for the two-story historic structure, above and below grade. (See Site Plan for exact location.)

Section 2: Material Representations
All material representations and commitments made by the Applicant pursuant to the development proposal approvals as herein awarded, whether in public hearing or documentation presented before the Community Development Department, the Historic Preservation Commission, or the Aspen City Council are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 3: Existing Litigation
This Resolution 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 4: Severability
If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

Section 5: Vested Rights
The development approvals granted herein shall constitute a site-specific development plan vested for a period of three (3) years from the date of issuance of a development order. However, any failure to abide by any of the terms and conditions attendant to this approval shall result in the forfeiture of said vested property rights. Unless otherwise exempted or extended, failure to properly record all plats and agreements required to be recorded, as specified herein, within 180 days of the effective date of the development order shall also result in the forfeiture of said vested property rights and shall render the development order void within the meaning of Section 26.104.050 (Void permits). Zoning that is not part of the approved site-specific development plan shall not result in the creation of a vested property right.

No later than fourteen (14) days following final approval of all requisite reviews necessary to obtain a development order as set forth in this Ordinance, the City Clerk shall cause to be published in a newspaper of general circulation within the jurisdictional boundaries of the City of Aspen, a notice advising the general public of the approval of a site specific development plan and creation of a vested property right pursuant to this Title. Such notice shall be substantially in the following form:

Notice is hereby given to the general public of the approval of a site specific development plan, and the creation of a vested property right, valid for a period of three (3) years, pursuant to the Land Use Code of the City of Aspen and Title 24, Article 68, Colorado Revised Statutes, pertaining to the following described property: **234 West Francis Street.**

Nothing in this approval shall exempt the development order from subsequent reviews and approvals required by this approval of the general rules, regulations and ordinances or the City of Aspen provided that such reviews and approvals are not inconsistent with this approval.

The approval granted hereby shall be subject to all rights of referendum and judicial review; the period of time permitted by law for the exercise of such rights shall not begin to run until the date of publication of the notice of final development approval as required under Section 26.304.070(A). The rights of referendum shall be limited as set forth in the Colorado Constitution and the Aspen Home Rule Charter.

APPROVED BY THE COMMISSION at its regular meeting on the ____day of _____, 2020.

Approved as to Form:

_____
Andrea Bryan, Assistant City Attorney

Approved as to Content:

_____
Gretchen Greenwood, Chair

ATTEST:

_____
Wes Graham, Deputy City Clerk

Exhibit A.1
Historic Preservation Design Guidelines Criteria
Staff Findings

NOTE: Staff responses begin on page 16 of this exhibit, following the list of applicable guidelines.

26.415.070.D Major Development. No building, structure or landscape shall be erected, constructed, enlarged, altered, repaired, relocated or improved involving a designated historic property or a property located within a Historic 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. An application for a building permit cannot be submitted without a development order.

3. Final Development Plan Review:
   b) The procedures for the review of final development plans for major development projects are as follows:

   1) The Community Development Director shall review the application materials submitted for final development plan approval. If they are determined to be complete, the applicant will be notified in writing of this and a public hearing before the HPC shall be scheduled. Notice of the hearing shall be provided pursuant to Paragraphs 26.304.060.E.3.a, b and c.
   2) Staff shall review the submittal material and prepare a report that analyzes the project's conformance with the design guidelines and other applicable Land Use Code sections. This report will be transmitted to the HPC with relevant information on the proposed project and a recommendation to continue, approve, disapprove or approve with conditions and the reasons for the recommendation. The HPC will review the application, the staff analysis report and the evidence presented at the hearing to determine the project's conformance with the City Historic Preservation Design Guidelines.
   3) 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. If the application is approved, the HPC shall issue a certificate of appropriateness and the Community Development Director shall issue a development order.
   4) Before an application for a building permit can be submitted, a final set of plans reflecting any or all required changes by the HPC or City Council must be on file with the City. Any conditions of approval or outstanding issues which must be addressed in the field or at a later time shall be noted on the plans.

CITY OF ASPEN

Historic Preservation Design Guidelines Review Criteria for 234 West Francis Street

The applicant is requesting Final Major Development review for this project.
The proposed design must meet applicable Historic Preservation Design Guidelines.

Chapter 1: Site Planning & Landscape Design	MET	NOT MET
1.1 All projects shall respect the historic development pattern or context of the block, neighborhood or district.	MET	
1.5 Maintain the historic hierarchy of spaces.	MET	
1.6 Provide a simple walkway running perpendicular from the street to the front entry on residential projects.	MET	
1.7 Provide positive open space within a project site.	MET	
1.8 Consider stormwater quality needs early in the design process.	CONDITION	
1.10 Built-in furnishings, such as water features, fire pits, grills, and hot tubs, that could interfere with or block views of historic structures are inappropriate.	MET	
1.11 Preserve and maintain historically significant landscaping on site, particularly landmark trees and shrubs.	MET	
1.12 Provide an appropriate context for historic structures. See diagram.	CONDITION	
1.13 Additions of plant material to the landscape that could interfere with or block views of historic structures are inappropriate.	MET	
1.14 Minimize the visual impacts of landscape lighting.	CONDITION	
1.15 Preserve original fences.	MET	
1.16 When possible, replicate a missing historic fence based on photographic evidence.	MET	
1.20 Any fence taller than 42" should be designed so that it avoids blocking public views of important features of a designated building.	MET	
1.24 Preserve historically significant landscapes with few or no alterations.	MET	
1.26 Preserve the historic circulation system.	MET	
1.27 Preserve and maintain significant landscaping on site.	MET	
Chapter 2: Rehabilitation - Building Materials	**MET**	**NOT MET**
2.1 Preserve original building materials.	MET	
2.2 The finish of materials should be as it would have existed historically.	MET	
2.3 Match the original material in composition, scale and finish when replacing materials on primary surfaces.	MET	
2.4 Do not use synthetic materials as replacements for original building materials.	MET	
2.5 Covering original building materials with new materials is inappropriate.	MET	
2.6 Remove layers that cover the original material.	MET	
Chapter 3: Rehabilitation - Windows	**MET**	**NOT MET**
3.1 Preserve the functional and decorative features of a historic window.	MET	
3.2 Preserve the position, number, and arrangement of historic windows in a building wall.	MET	

3.3 Match a replacement window to the original in its design.	MET	
3.4 When replacing an original window, use materials that are the same as the original.	MET	
3.5 Preserve the size and proportion of a historic window opening.	MET	
3.6 Match, as closely as possible, the profile of the sash and its components to that of the original window.	MET	
3.8 Use a storm window to enhance energy conservation rather than replace a historic window.	CONDITION	
Chapter 4: Rehabilitation - Doors	**MET**	**NOT MET**
4.1 Preserve historically significant doors.	MET	
4.2 Maintain the original size of a door and its opening.	MET	
4.3 When a historic door or screen door is damaged, repair it and maintain its general historic appearance.	MET	
4.4 When replacing a door or screen door, use a design that has an appearance similar to the original door or a door associated with the style of the building.	MET	
4.7 Preserve historic hardware.	MET	
Chapter 5: Rehabilitation - Porches & Balconies	**MET**	**NOT MET**
5.1 Preserve an original porch or balcony.	MET	
5.2 Avoid removing or covering historic materials and details.	MET	
5.3 Enclosing a porch or balcony is not appropriate.	MET	
5.4 If reconstruction is necessary, match the original in form, character and detail.	MET	
Chapter 6: Rehabilitation - Architectural Details	**MET**	**NOT MET**
6.1 Preserve significant architectural features.	MET	
6.2 When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original material.	MET	
6.3 Remove only the portion of the detail that is deteriorated and must be replaced.	MET	
6.4 Repair or replacement of missing or deteriorated features are required to be based on original designs.	MET	
6.5 Do not guess at “historic” designs for replacement parts.	MET	
Chapter 7: Rehabilitation - Roofs	**MET**	**NOT MET**
7.1 Preserve the original form of a roof.	MET	
7.2 Preserve the original eave depth.	MET	
7.3 Minimize the visual impacts of skylights and other rooftop devices.	MET	
7.4 New vents should be minimized, carefully, placed and painted a dark color.	CONDITION	
7.5 Preserve original chimneys, even if they are made non-functional.	MET	
7.7 Preserve original roof materials.	MET	
7.8 New or replacement roof materials should convey a scale, color and texture similar to the original.	MET	
7.10 Design gutters so that their visibility on the structure is minimized to the extent possible.	MET	

Chapter 8: Rehabilitation - Secondary Structures	MET	NOT MET
8.1 If an existing secondary structure is historically significant, then it must be preserved.	MET	
8.2 Preserve a historic secondary building as a detached structure.	MET	
8.3 Do not add detailing or features to a secondary structure that are conjectural and not in keeping with its original character as a utilitarian structure.	MET	
8.5 Preserve the original building materials, or match in kind when necessary.	MET	
8.6 Preserve original door and window openings and minimize new openings.	MET	
Chapter 9: New Construction - Excavation, Building Relocation & Foundations	**MET**	**NOT MET**
9.1 Developing a basement by underpinning and excavating while the historic structure remains in place may help to preserve the historic fabric.	MET	
9.6 Minimize the visual impact of lightwells.	CONDITION	
Chapter 10: New Construction - Building Additions	**MET**	**NOT MET**
10.2 A more recent addition that is not historically significant may be removed.	MET	
10.3 Design a new addition such that one's ability to interpret the historic character of the primary building is maintained.	MET	
10.4 The historic resource is to be the focus of the property, the entry point, and the predominant structure as viewed from the street.	CONDITION	
10.5 On a corner lot, no portion of an addition to a one story historic resource may be more than one story tall, directly behind that resource, unless completely detached above grade by a distance of at least 10 feet.	MET	
10.6 Design a new addition to be recognized as a product of its own time.	MET	
10.8 Design an addition to be compatible in size and scale with the main building.	MET	
10.9 If the addition is taller than a historic building, set it back from significant façades and use a "connector" to link it to the historic building.	MET	
10.10 Place an addition at the rear of a primary building or set it back substantially from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.	MET	
10.11 Roof forms shall be compatible with the historic building.	MET	
10.12 Design an addition to a historic structure that does not destroy or obscure historically important architectural features.	MET	
Chapter 12: Accessibility, Lighting, Mech. Equipment, Services Areas & Signs	**MET**	**NOT MET**
12.3 Exterior light fixtures should be simple in character.	MET	
12.4 Minimize the visual impacts of utilitarian areas, such as mechanical equipment and trash storage.	MET	

Relevant Historic Preservation Design Guidelines:

1.1 All projects shall respect the historic development pattern or context of the block, neighborhood or district.

- Building footprint and location should reinforce the traditional patterns of the neighborhood.
- Allow for some porosity on a site. In a residential project, setback to setback development is typically uncharacteristic of the historic context. Do not design a project which leaves no useful open space visible from the street.

1.5 Maintain the historic hierarchy of spaces.

- Reflect the established progression of public to private spaces from the public sidewalk to a semi-public walkway, to a semi private entry feature, to private spaces.

1.6 Provide a simple walkway running perpendicular from the street to the front entry on residential projects.

- Meandering walkways are not allowed, except where it is needed to avoid a tree or is typical of the period of significance.
- Use paving materials that are similar to those used historically for the building style and install them in the manner that they would have been used historically. For example on an Aspen Victorian landmark set flagstone pavers in sand, rather than in concrete. Light grey concrete, brick or red sandstone are appropriate private walkway materials for most landmarks.
- The width of a new entry sidewalk should generally be three feet or less for residential properties. A wider sidewalk may be appropriate for an AspenModern property.

1.7 Provide positive open space within a project site.

- Ensure that open space on site is meaningful and consolidated into a few large spaces rather than many small unusable areas.
- Open space should be designed to support and complement the historic building.

1.8 Consider stormwater quality needs early in the design process.

- When included in the initial planning for a project, stormwater quality facilities can be better integrated into the proposal. All landscape plans presented for HPC review must include at least a preliminary representation of the stormwater design. A more detailed design must be reviewed and approved by Planning and Engineering prior to building permit submittal.
- Site designs and stormwater management should provide positive drainage away from the historic landmark, preserve the use of natural drainage and treatment systems of the site, reduce the generation of additional stormwater runoff, and increase infiltration into the ground. Stormwater facilities and conveyances located in front of a landmark should have minimal visual impact when viewed from the public right of way.
- Refer to City Engineering for additional guidance and requirements.

1.10 Built-in furnishings, such as water features, fire pits, grills, and hot tubs, that could interfere with or block views of historic structures are inappropriate.

- Site furnishings that are added to the historic property should not be intrusive or degrade the integrity of the neighborhood patterns, site, or existing historic landscape.
- Consolidating and screening these elements is preferred.

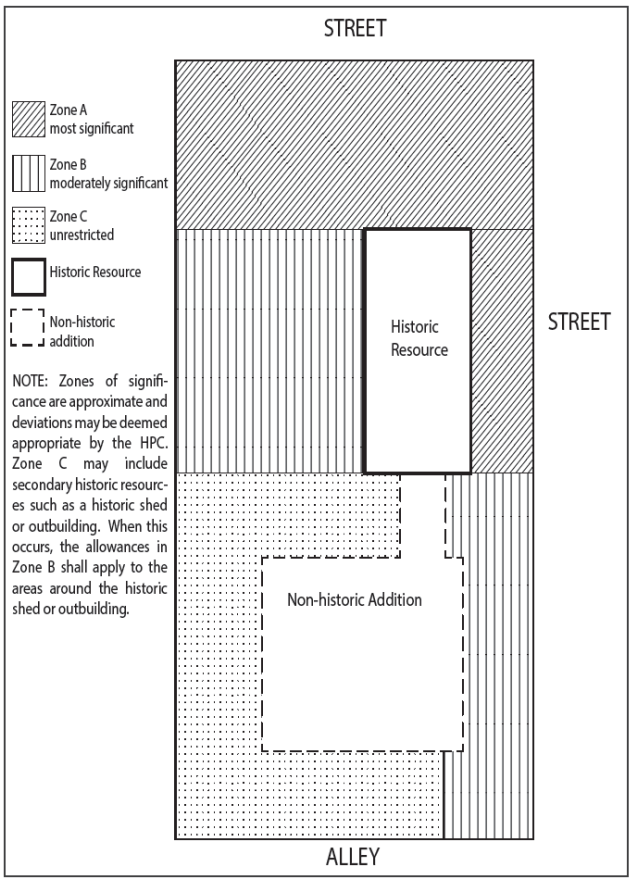
1.11 Preserve and maintain historically significant landscaping on site, particularly landmark trees and shrubs.

- Retaining historic planting beds and landscape features is encouraged.
- Protect historically significant vegetation during construction to avoid damage. Removal of damaged, aged, or diseased trees must be approved by the Parks Department.
- If a significant tree must be removed, replace it with the same or similar species in coordination with the Parks Department.
- The removal of non-historic planting schemes is encouraged.

- Consider restoring the original landscape if information is available, including original plant materials.

1.12 Provide an appropriate context for historic structures. See diagram.

- Simplicity and restraint are required. Do not overplant a site, or install a landscape which is overtextured or overly complex in relationship to the historic resource, particularly in Zone A. In Zone A, new planting shall be species that were used historically or species of similar attributes.
- In areas immediately adjacent to the landmark, Zone A and Zone B, plants up 42" in height, sod, and low shrubs are often appropriate.
- Contemporary planting, walls and other features are not appropriate in Zone A. A more contemporary landscape may surround new development or be located in the rear of the property, in Zone C.
- Do not cover areas which were historically unpaved with hard surfaces, except for a limited patio where appropriate.
- Where residential structures are being adapted to commercial use, proposals to alter the landscape will be considered on a case-by-case basis. The residential nature of the building must be honored.
- In the case of a historic landmark lot split, careful consideration should be given so as not to over plant either property, or remove all evidence of the landscape characteristics from before the property was divided.
- Contemporary landscapes that highlight an AspenModern architectural style are encouraged.



1.13 Additions of plant material to the landscape that could interfere with or block views of historic structures are inappropriate.

- Low plantings and ground covers are preferred.
- Do not place trees, shrubs, or hedgerows in locations that will obscure, damage, or block significant architectural features or views to the building. Hedgerows are not allowed as fences.
- Consider mature canopy size when planting new trees adjacent to historic resources. Planting trees too close to a landmark may result in building deteriorate or blocked views and is inappropriate.
- Climbing vines can damage historic structures and are not allowed.

1.14 Minimize the visual impacts of landscape lighting.

- Landscape and pathway lighting is not permitted in Zone A (refer to diagram) on Aspen Victorian properties unless an exception is approved by HPC based on safety considerations.
- Landscape, driveway, and pathway lighting on AspenModern properties is addressed on a case-by-case basis.
- Landscape light fixtures should be carefully selected so that they are compatible with the building, yet recognizable as a product of their own time.
- Driveway lighting is not permitted on Aspen Victorian properties.
- Landscape uplighting is not allowed.

1.15 Preserve original fences.

- Fences which are considered part of the historic significance of a site should not be moved, removed, or inappropriately altered.
- Replace only those portions of a historic fence that are deteriorated beyond repair.
- Replacement elements must match the existing.

1.16 When possible, replicate a missing historic fence based on photographic evidence.

1.20 Any fence taller than 42" should be designed so that it avoids blocking public views of important features of a designated building.

- A privacy fence should incorporate transparent elements to minimize the possible visual impacts. Consider staggering the fence boards on either side of the fence rail. This will give the appearance of a solid plank fence when seen head on. Also consider using lattice, or other transparent detailing on the upper portions of the fence.
- A privacy fence should allow the building corners and any important architectural features that are visible from the street to continue to be viewed.
- All hedgerows (trees, shrub bushes, etc.) are prohibited in Zones A and B.

1.23 Re-grading the site in a manner that changes historic grade is generally not allowed and will be reviewed on a case by case basis.

1.24 Preserve historically significant landscapes with few or no alterations.

- An analysis of the historic landscape and an assessment of the current condition of the landscape should be done before the beginning of any project.
- The key features of the historic landscape and its overall design intent must be preserved.

1.26 Preserve the historic circulation system.

- Minimize the impact of new vehicular circulation.
- Minimize the visual impact of new parking.
- Maintain the separation of pedestrian and vehicle which occurred historically.

1.27 Preserve and maintain significant landscaping on site.

- Protect established vegetation during any construction.
- If any tree or shrub needs to be removed, replace it with the same or similar species.
- New planting should be of a species used historically or a similar species.
- Maintain and preserve any gardens and/or ornamental planting on the site.
- Maintain and preserve any historic landscape elements.

2.1 Preserve original building materials.

- Do not remove siding that is in good condition or that can be repaired in place.
- Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
- Avoid rebuilding a major portion of an exterior wall that could be repaired in place. Reconstruction may result in a building which no longer retains its historic integrity.
- Original AspenModern materials may be replaced in kind if it has been determined that the weathering detracts from the original design intent or philosophy.

2.2 The finish of materials should be as it would have existed historically.

- Masonry naturally has a water-protective layer to protect it from the elements. Brick or stone that was not historically painted shall not be painted.
- If masonry that was not painted historically was given a coat of paint at some more recent time, consider removing it, using appropriate methods.
- Wood should be painted, stained or natural, as appropriate to the style and history of the building.

2.3 Match the original material in composition, scale and finish when replacing materials on primary surfaces.

- If the original material is wood clapboard for example, then the replacement material must be wood as well. It should match the original in size, and the amount of exposed lap and finish.
- Replace only the amount required. If a few boards are damaged beyond repair, then only those should be replaced, not the entire wall. For AspenModern buildings, sometimes the replacement of a larger area is required to preserve the integrity of the design intent.

2.4 Do not use synthetic materials as replacements for original building materials.

- Original building materials such as wood siding and brick should not be replaced with synthetic materials.

2.5 Covering original building materials with new materials is inappropriate.

- Regardless of their character, new materials obscure the original, historically significant material.
- Any material that covers historic materials may also trap moisture between the two layers. This will cause accelerated deterioration to the historic material which may go unnoticed.

2.6 Remove layers that cover the original material.

- Once the non-historic siding is removed, repair the original, underlying material.

3.1 Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins/mullions, sills, heads, jambs, moldings, operations, and groupings of windows.
- Repair frames and sashes rather than replacing them.
- Preserve the original glass. If original Victorian era glass is broken, consider using restoration glass for the repair.

3.2 Preserve the position, number, and arrangement of historic windows in a building wall.

- Enclosing a historic window is inappropriate.
- Do not change the size of an original window opening.

3.3 Match a replacement window to the original in its design.

- If the original is double-hung, then the replacement window must also be double-hung. If the sash have divided lights, match that characteristic as well.

3.4 When replacing an original window, use materials that are the same as the original.

3.5 Preserve the size and proportion of a historic window opening.

- Changing the window opening is not permitted.
- Consider restoring an original window opening that was enclosed in the past.

3.6 Match, as closely as possible, the profile of the sash and its components to that of the original window.

- A historic window often has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall.
- The historic profile on AspenModern properties is typically minimal.

3.8 Use a storm window to enhance energy conservation rather than replace a historic window.

- Install a storm window on the interior, when feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design and material of the original window. It should fit tightly within the window opening without the need for sub-frames or panning around the perimeter. A storm window should not include muntins unless necessary for structure. Any muntin should be placed to match horizontal or vertical divisions of the historic window.

4.1 Preserve historically significant doors.

- Maintain features important to the character of a historic doorway. These include the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- Do not change the position and function of original front doors and primary entrances.
- If a secondary entrance must be sealed shut, any work that is done must be reversible so that the door can be used at a later time, if necessary. Also, keep the door in place, in its historic position.
- Previously enclosed original doors should be reopened when possible.

4.2 Maintain the original size of a door and its opening.

- Altering its size and shape is inappropriate. It should not be widened or raised in height.

4.3 When a historic door or screen door is damaged, repair it and maintain its general historic appearance.

4.4 When replacing a door or screen door, use a design that has an appearance similar to the original door or a door associated with the style of the building.

- A replica of the original, if evidence exists, is the preferred replacement.
- A historic door or screen door from a similar building also may be considered.
- Simple paneled doors were typical for Aspen Victorian properties.
- Very ornate doors, including stained or leaded glass, are discouraged, unless photographic evidence can support their use.

4.7 Preserve historic hardware.

- When new hardware is needed, it must be in scale with the door and appropriate to the style of the building.
- On Aspen Victorian properties, conceal any modern elements such as entry key pads.

5.1 Preserve an original porch or balcony.

- Replace missing posts and railings when necessary. Match the original proportions, material and spacing of balusters.
- Expanding the size of a historic porch or balcony is inappropriate.

5.2 Avoid removing or covering historic materials and details.

- Removing an original balustrade, for example, is inappropriate.

5.3 Enclosing a porch or balcony is not appropriate.

- Reopening an enclosed porch or balcony is appropriate.

5.4 If reconstruction is necessary, match the original in form, character and detail.

- Match original materials.

- When reconstructing an original porch or balcony without historic photographs, use dimensions and characteristics found on comparable buildings. Keep style and form simple with minimal, if any, decorative elements.

6.1 Preserve significant architectural features.

- Repair only those features that are deteriorated.
- Patch, piece-in, splice, or consolidate to repair the existing materials, using recognized preservation methods whenever possible.
- On AspenModern properties, repair is preferred, however, it may be more important to preserve the integrity of the original design intent, such as crisp edges, rather than to retain heavily deteriorated material.

6.2 When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original material.

- Document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled material in its original configuration.

6.3 Remove only the portion of the detail that is deteriorated and must be replaced.

- Match the original in composition, scale, and finish when replacing materials or features.
- If the original detail was made of wood, for example, then the replacement material should be wood, when feasible. It should match the original in size and finish.

6.4 Repair or replacement of missing or deteriorated features are required to be based on original designs.

- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.
- When reconstruction of an element is impossible because there is no historical evidence, develop a compatible new design that is a simplified interpretation of the original, and maintains similar scale, proportion and material.

6.5 Do not guess at "historic" designs for replacement parts.

- Where scars on the exterior suggest that architectural features existed, but there is no other physical or photographic evidence, then new features may be designed that are similar in character to related buildings.
- Using ornate materials on a building or adding new conjectural detailing for which there is no documentation is inappropriate.

7.1 Preserve the original form of a roof.

- Do not alter the angle of a historic roof. Preserve the orientation and slope of the roof as seen from the street.
- Retain and repair original and decorative roof detailing.
- Where the original roof form has been altered, consider restoration.

7.2 Preserve the original eave depth.

- Overhangs contribute to the scale and detailing of a historic resource.

- AspenModern properties typically have very deep or extremely minimal overhangs that are key character defining features of the architectural style.

7.3 Minimize the visual impacts of skylights and other rooftop devices.

- Skylights and solar panels are generally not allowed on a historic structure. These elements may be appropriate on an addition.

7.4 New vents should be minimized, carefully, placed and painted a dark color.

- Direct vents for fireplaces are generally not permitted to be added on historic structures.
- Locate vents on non-street facing facades.
- Use historic chimneys as chases for new flues when possible.

7.5 Preserve original chimneys, even if they are made non-functional.

- Reconstruct a missing chimney when documentation exists.

7.7 Preserve original roof materials.

- Avoid removing historic roofing material that is in good condition. When replacement is necessary, use a material that is similar to the original in both style as well as physical qualities and use a color that is similar to that seen historically.

7.8 New or replacement roof materials should convey a scale, color and texture similar to the original.

- If a substitute is used, such as composition shingle, the roof material should be earth tone and have a matte, non-reflective finish.
- Flashing should be in scale with the roof material.
- Flashing should be tin, lead coated copper, galvanized or painted metal and have a matte, non-reflective finish.
- Design flashing, such as drip edges, so that architectural details are not obscured.
- A metal roof is inappropriate for an Aspen Victorian primary home but may be appropriate for a secondary structure from that time period.
- A metal roof material should have a matte, non-reflective finish and match the original seaming.

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

- Downspouts should be placed in locations that are not visible from the street if possible, or in locations that do not obscure architectural detailing on the building.
- The material used for the gutters should be in character with the style of the building.

8.1 If an existing secondary structure is historically significant, then it must be preserved.

- When treating a historic secondary building, respect its character-defining features. These include its materials, roof form, windows, doors, and architectural details.
- If a secondary structure is not historically significant, then its preservation is optional. The determination of significance is based on documentation of the construction date of the outbuilding and/or physical inspection. A secondary structure that is related to the period of significance of the primary structure will likely require preservation.

8.2 Preserve a historic secondary building as a detached structure.

- Any proposal to attach a secondary structure is reviewed on a case-by-case basis.
- The position and orientation of the structure
- should be maintained except when HPC finds that an alternative is the best preservation option.
- Some AspenModern properties incorporated garages and carports into the architecture. This pattern should be maintained.

8.3 Do not add detailing or features to a secondary structure that are conjectural and not in keeping with its original character as a utilitarian structure.

- Most secondary structures are basic rectangular solids, with simple finishes and no ornamentation.

8.5 Preserve the original building materials, or match in kind when necessary.

8.6 Preserve original door and window openings and minimize new openings.

- If an original carriage door exists, and can be made to function for automobile use, this is preferred.

9.1 Developing a basement by underpinning and excavating while the historic structure remains in place may help to preserve the historic fabric.

- This activity will require the same level of documentation, structural assessment, and posting of financial assurances as a building relocation.

9.6 Minimize the visual impact of lightwells.

- The size of any lightwell that faces a street should be minimized.
- Lightwells must be placed so that they are not immediately adjacent to character defining features, such as front porches.
- Lightwells must be protected with a flat grate, rather than a railing or may not be visible from a street.
- Lightwells that face a street must abut the building foundation and generally may not “float” in the landscape except where they are screened, or on an AspenModern site.

10.2 A more recent addition that is not historically significant may be removed.

- For Aspen Victorian properties, HPC generally relies on the 1904 Sanborn Fire Insurance maps to determine which portions of a building are historically significant and must be preserved.
- HPC may insist on the removal of non-historic construction that is considered to be detrimental to the historic resource in any case when preservation benefits or variations are being approved.

10.3 Design a new addition such that one’s ability to interpret the historic character of the primary building is maintained.

- A new addition must be compatible with the historic character of the primary building.
- An addition must be subordinate, deferential, modest, and secondary in comparison to the architectural character of the primary building.
- An addition that imitates the primary building’s historic style is not allowed. For example, a new faux Victorian detailed addition is inappropriate on an Aspen Victorian home.
- An addition that covers historically significant features is inappropriate.

- Proposals on corner lots require particular attention to creating compatibility.

10.4 The historic resource is to be the focus of the property, the entry point, and the predominant structure as viewed from the street.

- The historic resource must be visually dominant on the site and must be distinguishable against the addition.
- The total above grade floor area of an addition may be no more than 100% of the above grade floor area of the original historic resource. All other above grade development must be completely detached. HPC may consider exceptions to this policy if two or more of the following are met:
    - The proposed addition is all one story
    - The footprint of the new addition is closely related to the footprint of the historic resource and the proposed design is particularly sensitive to the scale and proportions of the historic resource
    - The project involves the demolition and replacement of an older addition that is considered to have been particularly detrimental to the historic resource
    - The interior of the resource is fully utilized, containing the same number of usable floors as existed historically
    - The project is on a large lot, allowing the addition to have a significant setback from the street
    - There are no variance requests in the application other than those related to historic conditions that aren't being changed
    - The project is proposed as part of a voluntary AspenModern designation, or
    - The property is affected by non-preservation related site specific constraints such as trees that must be preserved, Environmentally Sensitive Areas review, etc.

10.5 On a corner lot, no portion of an addition to a one story historic resource may be more than one story tall, directly behind that resource, unless completely detached above grade by a distance of at least 10 feet.

HPC may consider exceptions to this policy if two or more of the following are met:

- The connector element that links the new and old construction is a breezeway or transparent corridor, well recessed from the streetfacing side(s) of the historic resource and the area of two story construction that appears directly behind the one story historic resource is minimal
- The footprint of the new addition is closely related to the footprint of the historic resource and the proposed design is particularly sensitive to the scale and proportions of the historic resource
- The project involves the demolition and replacement of an older addition that is considered to have been particularly detrimental to the historic resource
- The interior of the resource is fully utilized, containing the same number of usable floors as existed historically
- There are no variance requests in the application other than those related to historic conditions that aren't being changed
- The project is proposed as part of a voluntary AspenModern designation, or
- The property is affected by non-preservation related site specific constraints such as trees that must be preserved, Environmentally Sensitive Areas review, etc.

10.6 Design a new addition to be recognized as a product of its own time.

- An addition shall be distinguishable from the historic building and still be visually compatible with historic features.

- A change in setbacks of the addition from the historic building, a subtle change in material, or a modern interpretation of a historic style are all techniques that may be considered to help define a change from historic construction to new construction.
- Do not reference historic styles that have no basis in Aspen.
- Consider these three aspects of an addition; form, materials, and fenestration. An addition must relate strongly to the historic resource in at least two of these elements. Departing from the historic resource in one of these categories allows for creativity and a contemporary design response.
- Note that on a corner lot, departing from the form of the historic resource may not be allowed.
- There is a spectrum of appropriate solutions to distinguishing new from old portions of a development. Some resources of particularly high significance or integrity may not be the right instance for a contrasting addition.

10.8 Design an addition to be compatible in size and scale with the main building.

- An addition that is lower than, or similar to the height of the primary building, is preferred.

10.9 If the addition is taller than a historic building, set it back from significant façades and use a "connector" to link it to the historic building.

- Only a one-story connector is allowed.
- Usable space, including decks, is not allowed on top of connectors unless the connector has limited visibility and the deck is shielded with a solid parapet wall.
- In all cases, the connector must attach to the historic resource underneath the eave.
- The connector shall be a minimum of 10 feet long between the addition and the primary building.
- Minimize the width of the connector. Ideally, it is no more than a passage between the historic resource and addition. The connector must reveal the original building corners. The connector may not be as wide as the historic resource.
- Any street-facing doors installed in the connector must be minimized in height and width and accessed by a secondary pathway. See guideline 4.1 for further information.

10.10 Place an addition at the rear of a primary building or set it back substantially from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

- Locating an addition at the front of a primary building is inappropriate.
- Additions to the side of a primary building are handled on a case-by-case basis and are approved based on site specific constraints that restrict rear additions.
- Additional floor area may also be located under the building in a basement which will not alter the exterior mass of a building.

10.11 Roof forms shall be compatible with the historic building.

- A simple roof form that does not compete with the historic building is appropriate.
- On Aspen Victorian properties, a flat roof may only be used on an addition to a gable roofed structure if the addition is entirely one story in height, or if the flat roofed areas are limited, but the addition is primarily a pitched roof.

10.12 Design an addition to a historic structure that does not destroy or obscure historically important architectural features.

- Loss or alteration of architectural details, cornices, and eavelines must be avoided.

12.3 Exterior light fixtures should be simple in character.

- The design of a new fixture should be appropriate in form, finish, and scale with the structure.
- New fixtures should not reflect a different period of history than that of the affected building, or be associated with a different architectural style.
- Lighting should be placed in a manner that is consistent with the period of the building, and should not provide a level of illumination that is out of character.
- One light adjacent to each entry is appropriate on an Aspen Victorian residential structure. A recessed fixture, surface mounted light, pendant or sconce will be considered if suited to the building type or style.
- On commercial structures and AspenModern properties, recessed lights and concealed lights are often most appropriate.

12.4 Minimize the visual impacts of utilitarian areas, such as mechanical equipment and trash storage.

- Place mechanical equipment on the ground where it can be screened.
- Mechanical equipment may only be mounted on a building on an alley façade.
- Rooftop mechanical equipment or vents must be grouped together to minimize their visual impact. Where rooftop units are visible, it may be appropriate to provide screening with materials that are compatible with those of the building itself. Use the smallest, low profile units available for the purpose.
- Window air conditioning units are not allowed.
- Minimize the visual impacts of utility connections and service boxes. Group them in a discrete location. Use pedestals when possible, rather than mounting on a historic building.
- Paint mechanical equipment in a neutral color to minimize their appearance by blending with their backgrounds
- In general, mechanical equipment should be vented through the roof, rather than a wall, in a manner that has the least visual impact possible.
- Avoid surface mounted conduit on historic structures.

Staff Finding: The applicable sections of the design guidelines are as follows: site planning, building materials, windows, doors, roofs, porches, building additions, lighting and mechanical equipment. All relevant Design Guidelines in Chapter 2, 3, 4, 5, 6 and 7 related to the preservation plan need to be reviewed in detail as part of the permit submittal for further historic evidence and/or investigative demolition in order to ensure no historic fabric is being removed. This will be a condition of Final approval.

Design Guidelines 1.8 addresses stormwater mitigation as part of the design process. The applicant has provided a stormwater plan and drainage report with this application. Applicant proposes a drywell behind the fence along Francis Street with a concealed access lid. All stormwater features must have minimal visual impact. Staff recommends the applicant continue to communicate with relevant City Departments regarding the final stormwater plan and provide any changes, if needed, for staff and monitor approval.

Design Guidelines 1.12 refers to landscape context for historic structures. According to the diagram, plantings in Zone A and Zone B, immediately surround the historic resource, need to be simple and show restraint. Plants up to 42” in height, sod and low shrubs are appropriate in these areas. The proposed landscape plan around the main two-story historic resource calls for perennials where there is sod currently. Staff finds sod around this area to be traditional. The large areas of perennial planting are out of character with the historic landscape and will likely obscure the base of the house on both street facades.

Staff recommends HPC further discuss the extent of the perennial beds and provide direction. Staff recommends that HPC require all plants be identified in order to clarify their mature size and visual impact on the resource. A revised landscape plan and detailed planting schedule, to be reviewed and approved by staff and monitor, are included as conditions of approval.

Design Guidelines 1.14 speaks to minimizing the visual impact of landscape lighting. Staff finds the proposed fixtures and locations to be appropriate but it appears that the lighting around the hot tub will violate the prohibition on linear lighting established in the City's Outdoor Lighting Regulations. Linear light fixtures may not exceed a length of 3.' The proposal must be revised for review and approval by staff at building permit review.

Design Guidelines 3.8 addresses the use of storm windows for energy conservation on historic buildings. The proposed scope of work includes window restoration and reconstruction. Storm windows are proposed and additional information regarding design and material is needed for review. Staff recommends the applicant provide cut sheets for review and approval by staff and monitor.

Design Guideline 4.1 requires that the front door of the house by the primary entry, stating "Do not change the position and function of original front doors and primary entrances." As has been a topic of discussion with other projects occurring on corner lots, staff finds that this side entry is being given equal or perhaps greater emphasis as the entry to the historic home than is the original front door. Staff recommends the applicant work with staff and monitor to reduce the path to the side entry to this house to be no more than 3'-6" wide, without a large landing area. The paving would ideally be clearly secondary to the front path, perhaps designed as individual steppers or other techniques to downplay the message that this is the front door.

Design Guideline 7.4 concerns visual impact of new vents and flues on the roof of a historic resource. New roof penetrations on the historic resources must be minimized to the greatest extent possible. The applicant proposes to maintain two existing chimney flues, side by side, with lead coated copper finishes on the two-story historic home and reconstruct the historic chimney to vent the bathroom exhaust through the feature. The historic dormer will also be reconstructed and used to vent the kitchen exhaust. A plumbing vent on each resource is proposed.

The non-historic brick chimney on the one-story historic structure will be removed and a new chimney flue is to be added. Staff finds this action to be appropriate because it will remove the appendage that is encroaching into the neighbor's property and the new chimney flue is located behind the roof ridge. On sheets A-200 and A-204, a new chimney flue is shown on the two-story historic home that seems inaccurate. Please clarify and resolve this detail prior to building permit submittal. Staff finds the proposed locations for vents to be appropriate, and recommends any additional vents be reviewed and approved by staff and monitor.

PARKING: In addition to compliance with the design guidelines, the project must of course adhere to R-6 dimensional requirements. The property must have two on-site parking spaces, at least 8 ½' wide by 18' deep. The floor plans indicate a raised platform and step in the center of the garage that would prohibit parking two cars. The plan must be revised for building permit review.

In summary, staff recommends approval with conditions listed in the draft resolution and staff memo.

CITY OF ASPEN

Exhibit A.2
Relocation Criteria
Staff Findings

26.415.090.C Relocation.

Relocation for a building, structure or object will be approved if it is determined that it meets any one of the following standards:

1. It is considered a noncontributing element of a historic district and its relocation will not affect the character of the historic district; or
2. It does not contribute to the overall character of the historic district or parcel on which it is located and its relocation will not have an adverse impact on the Historic District or property; or
3. The owner has obtained a certificate of economic hardship; or
4. The relocation activity is demonstrated to be an acceptable preservation method given the character and integrity of the building, structure or object and its move will not adversely affect the integrity of the Historic District in which it was originally located or diminish the historic, architectural or aesthetic relationships of adjacent designated properties; and

Additionally, for approval to relocate all of the following criteria must be met:

1. It has been determined that the building, structure or object is capable of withstanding the physical impacts of relocation;
2. An appropriate receiving site has been identified; and
3. An acceptable plan has been submitted providing for the safe relocation, repair and preservation of the building, structure or object including the provision of the necessary financial security.

Review Criteria for 234 West Francis

The applicant is requesting for Final Major Development review approval and Relocation to underpin the historic resources for excavating the basement.

Summary of Review Criteria for Relocation Request

26.415.090.C - Relocation. Relocation for a building, structure or object will be approved if it is determined that it meets any one of the following standards:	**MET**	**NOT MET**	**DOES NOT APPLY**
1.It is considered a noncontributing element of a historic district and its relocation will not affect the character of the historic district; or			**N/A**
2. It does not contribute to the overall character of the historic district or parcel on which it is located and its relocation will not have an adverse impact on the Historic District or property; or			**N/A**
3. The owner has obtained a certificate of economic hardship; or			**N/A**
4. The relocation activity is demonstrated to be an acceptable preservation method given the character and integrity of the building, structure or object and its move will not adversely affect the integrity of the Historic District in which it was originally located or diminish the historic, architectural or aesthetic relationships of adjacent designated properties; and	MET		
Additionally, for approval to relocate all of the following criteria must be met:	**MET**	**NOT MET**	**DOES NOT APPLY**
1. It has been determined that the building, structure or object is capable of withstanding the physical impacts of relocation;	CONDITION		
2. An appropriate receiving site has been identified; and			**N/A**
3. An acceptable plan has been submitted providing for the safe relocation, repair and preservation of the building, structure or object including the provision of the necessary financial security.	CONDITION		

Staff Finding: The applicant has received Conceptual Major Development approval to combine and enlarge the existing basement. As part of this scope of work, the applicant will need to underpin the two historic resources which triggers Relocation review. Following the excavation work, the historic resources will continue to occupy their current historic location. Staff supports this request because it meets the Historic Preservation Design Guidelines and the criteria for Relocation.

Exhibit A.3
Setback Variations Criteria
Staff Findings

26.415.110.C Variations.
Dimensional variations are allowed for projects involving designated properties to create development that is more consistent with the character of the historic property or district than what would be required by the underlying zoning's dimensional standards.

1. The HPC may grant variations of the Land Use Code for designated properties to allow:
   a) Development in the side, rear and front setbacks;
   b) Development that does not meet the minimum distance requirements between buildings;
   c) Up to five percent (5%) additional site coverage;
   d) Less public amenity than required for the on-site relocation of commercial historic properties.

2. In granting a variation, the HPC must make a finding that such a variation:
   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.

Review Criteria for 234 West Francis Street

As a historically designated property, HPC may grant dimensional variations of the Land Use Code to allow for development in the side, rear and front setbbacks. Setback Variations are needed to memorialize the relocated one-story historic structure.

Summary of Review Criteria for Setback Variation Request

26.415.110.C Variation. Dimensional variations are allowed for projects involving designated properties to create development that is more consistent with the character of the historic property or district than what would be requried by the underlying zoning's dimensional standards.

2. In granting a variation, the HPC must make a finding that such a variation:	MET	NOT MET	DOES NOT APPLY
a.) Is similar to the pattern, features and character of the historic property or district; and/or	MET		
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.	MET		

Staff Finding: The proposed application triggers Relocation review for both historic resources which sit in the west and east side yard setbacks. According to the historic Sanborn maps, the one-story historic structure sits on the east property line and the two-story Victorian home is in the west side yard setback. With the Relocation review, the applicant is required to request for setback variations to memorialize the current historic locations of both resources. Staff supports the request for setback variations pertaining to the historic resources and finds that all criteria are met.

RESOLUTION #5, SERIES OF 2020

A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION (HPC) GRANTING CONCEPTUAL MAJOR DEVELOPMENT REVIEW, SETBACK VARIATIONS, AND FLOOR AREA BONUS FOR THE PROPERTY LOCATED AT 234 WEST FRANCIS STREET, LOTS K, L AND M, BLOCK 48, CITY AND TOWNSITE OF ASPEN, COLORADO

PARCEL ID: 2735-124-17-003

WHEREAS, the applicant, 234 West Francis LLC, represented by BendonAdams, has requested HPC approval for Conceptual Major Development, Setback Variations, and Floor Area Bonus for the property located at 234 West Francis Street, Lots K, L and M, Block 48, City and Townsite of Aspen, Colorado; 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, for approval of Setback Variations, the application shall meet the requirements of Aspen Municipal Code Section 26.415.110.C, Setback Variations; and

WHEREAS, for approval of Floor Area Bonus, the application shall meet the requirements of Aspen Municipal Code Section 26.415.110.F, Floor Area Bonus; and

WHEREAS, Community Development Department staff reviewed the application for compliance with applicable review standards and recommends approval with conditions; and

WHEREAS, HPC reviewed the project on November 13, 2019 and February 12, 2020. HPC considered the application, the staff memo and public comment, and found the proposal consistent with the review standards and granted approval with conditions by a vote of **6 - 0.**

NOW, THEREFORE, BE IT RESOLVED:
That HPC hereby approves Conceptual Major Development, Setback Variations and Floor Area Bonus for 234 West Francis Street, Lots K, L and M, Block 48, City and Townsite of Aspen, CO as follows:

Section 1: Conceptual Major Development Review, Setback Variations, and Floor Area Bonus.

HPC hereby approves Conceptual Major Development, Setback Variations, and a Floor Area Bonus as proposed with the following conditions:

1.) Restudy the overhang feature located above the secondary entrance which is accessed from Second Street for Final Review.
2.) Work closely with all relevant City Departments to provide a better-defined stormwater mitigation plan that minimizes features in highly visible areas for Final Review.
3.) Design curb heights around the lightwells to be 6" or less in height.
4.) Investigate historic framing and historic documents before restoration/reconstruction changes are approved, to be reviewed by staff and monitor.
5.) Obtain a permanent encroachment license from the Engineering Department to maintain the existing location of the historic Herbert Bayer fence prior to Building Permit submission.
6.) A 472 sf floor area bonus is granted for this proposal.
7.) The following setback variations for the proposed garage addition and subgrade level are granted:
    a. 5' rear yard setback reduction, above and below grade
    b. 2'-7" west side yard setback reduction, above and below grade
    c. 22'-7" combined side yard setback reduction, above and below grade
8.) 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.

Section 2: Material Representations

All material representations and commitments made by the Applicant pursuant to the development proposal approvals as herein awarded, whether in public hearing or documentation presented before the Community Development Department, the Historic Preservation Commission, or the Aspen City Council are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 3: Existing Litigation

This Resolution 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 4: Severability

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

APPROVED BY THE COMMISSION at its regular meeting on the 12th day of February, 2020.

Approved as to Form:

Andrea Bryan, Assistant City Attorney

Approved as to Content:

Gretchen Greenwood, Chair

ATTEST:

Nicole Henning, City Clerk

Chairperson Greenwood opened the meeting at 4:30 p.m.

Commissioners in attendance: Gretchen Greenwood, Bob Blaich, Nora Berko, Scott Kendrick, Jeffrey Halferty, Roger Moyer, Absent were: Kara Thompson, Sheri Sanzone

Staff present:
Amy Simon, Historic Planning Director
Sarah Yoon, Historic Preservation Planner
Andrea Bryan, Assistant City Attorney

MINUTES: Mr. Kendrick motioned to approve the minutes from January 22nd, 2020. Mr. Moyer seconded. All in favor, motion carried.

PUBLIC COMMENTS: None.

COMMISSIONER COMMENTS: None

CONFLICTS: None.

PROJECT MONITORING: 300 W. Main

Ms. Simon stated that she will discuss this project with Mr. Moyer at the end of the meeting.

STAFF COMMENTS: Ms. Simon stated that staff are canceling the March 25th meeting and replacing it with a meeting on March 18th.

CERTIFICATES OF NO NEGATIVE EFFECT: None.

CALL UPS: Ms. Simon stated that 1020 E Cooper was called up by Council for further discussion. They will decide whether to uphold HPC's conceptual approval or remand that project for further discussion.

Ms. Yoon stated that she, Ms. Simon, and three board members attended the CPI conference. It was a good meeting. Ms. Simon presented on the permit process related to historic preservation and held a roundtable with other small jurisdictions.

OLD BUSINESS: 234 W Francis

Ms. Yoon introduced herself as the Historic Preservation Planner with the City of Aspen. She stated that this is a continuation. They are here for conceptual major development review. 234 W Francis is a special property because it has layers of historical significance. It's a Victorian structure and is associated with Herbert Bayer. It's both on the local inventory and the national register for historic places. The property has two historic resources. It's on a 9,000 square foot lot in the R6 Zone District. The commissioners did a site visit earlier today.

Ms. Yoon stated that the applicant is here to request conceptual major development, setback variations, and a floor area bonus in the amount of 472 square feet. She showed the bird's eye view map and the Sandborn map showing the resources in their current location. The design guidelines relevant to this project are those related to site planning and design compatibility related to the proposed addition. At the last meeting, there were concerns related to open space on the site planning side of things and design compatibility regarding mass and form. The applicant was asked to restudy. The new application before the Commission today has taken those comments into consideration. It's important to note that

this is a corner lot so there are more stringent design guidelines related to design compatibility. It has to be recognized as a product of its own time, but the addition should be subordinate. She showed a comparison of the previous site plan and the one before the Commission today. The Parks Department has made it clear that the spruce trees on the northeast must remain. The historic resources are remaining in their existing location. These both contribute to where the applicants can build. The new location for the garage structure in the proposed design simplifies the mass and the relationship along Second Street. The new mass for the living space is a one-story element that has been pushed into grade. The massing relationship along Francis for this element is seen to be very respectful and remains respectful to the historic resources and the site. Open space around the historic structures are improved and the new structure is designed to be respectful in scale.

Ms. Yoon showed the south elevation on the slide. She stated that the applicant proposes to remove the non-historic elements on both historic structures and proposes a design that shows a gable end. It is significantly set back from Francis Street and subordinate in massing.

Ms. Yoon showed the west elevation as seen from Second Street. The two-story addition contains the garage which is now aligned with the west elevation. The one-story elements of the proposed additions all read subordinate to the historic resource. The applicant is requesting setback variations for the two-story above-grade addition and the sub-grade level that follows the structure down to the basement level. The west side yard setback request will align that garage addition to the historic Victorian's west elevation and the rear yard request for the structure so that it sits five feet from the property line. The resolution also goes into detail about the combined yard setback request that they'll need, related to the other resource. The setback request to the west is also included, so to combined yard setback request is also in the resolution. Staff finds that the setback variation criteria are met with this application. The applicant has reached out to the Engineering Department since the staff memo has been released and they've been in communication with the engineering comments related to this revised design. Out of the ten comments, six have been resolved and they're working on the other four.

Ms. Yoon stated that the applicant is requesting a floor area bonus. With the changes made, the 9,000 square foot lot is eligible for a maximum floor area of up to 500 square feet. The applicant is requesting for 472 square feet for this project. There is a preservation scope associated with the project. They are taking away non-historic additions and restoring the historic resources on both the one-story historic resource and the two-story Victorian. The designed addition is also seen to be compatible with form and material with the re-design. It reads as subordinate and the site-specific conditions related to the trees is a factor to take into consideration. Staff finds that the criteria for this is met and requests that HPC further discuss the criteria and the request for 472 square feet. In conclusion, staff recommends approval with the following conditions: the applicant should better define the stormwater mitigation plan and bring those back for final review. The applicant is already working with the relevant departments. Design the curb-heights for the lightwells to be fewer than 6 inches in height. There is some investigation of historic framing and historic documentation before restoration, to be reviewed by staff and monitor. At the appropriate time, obtain a permanent encroachment license from the Engineering Department. This is related to the historic Herbert Bayer fence. The Commission found out last time that it is not sitting on the property boundaries. Staff is recommending the bonus for 472 square feet. The setback variations that will be needed for the proposed garage addition are included in the packet. Final development plan should be submitted to HPC review within the year.

APPLICANT PRESENTATION: Sara Adams introduced herself as being from BendonAdams. She is representing Steve Ells, the owner. She introduced Derek Skalko as the local architect helping Selldorf Architects who are based in New York and were here in November. She thanked the Commission for the feedback in November. They went back to the drawing board and really looked at the design guidelines, listened to the Commission's direction, and wanted to come back with a really great project.

Ms. Adams stated that they are resting conceptual approval, setback variations, and they are requesting a portion of the FAR bonus. She is going to touch on the changes that have been made instead of going through the whole project. She stated that this is a 9,000 square foot lot and has two landmarks on the site. They are both in their original locations and the applicants think that is very important. They are not proposing to move them. It's also important to remember the residential context of the neighborhood. The applicants did a lot of historic analysis including looking at maps, old pictures from archives, and Selldorf did a lot of different visual analyses. The applicants have another physical model and digital models. One of the key things that Mr. Ells wanted to do was bring back the simple style of the 19th Century Victorians. In the 1990's there were a lot of decisions made that started to confuse what was and was not historic. They are proposing to remove all of those non-historic additions. She showed the existing site plan on the slide. It's very faux-Victorian and that's not acceptable. There was a lot of area for improvement. One of the changes will be shifting the garage to be aligned with the landmark in an effort to highlight the landmark.

Ms. Adams stated that the feedback that they heard from HPC in November included to restudy the two-story flat roof addition and increase porosity on site. She showed a comparison of what was proposed in November and what is being proposed at this hearing. They moved the mass from the east wing on top of the garage and re-worked that form. The proposed addition to the east is set back 60 feet from the property line. She showed a comparison of the site plans. She stated that the applicants pushed the garage in so that it's now aligned with the landmark. They shortened the wing and sunk it. They moved the bedroom to on top of the garage. They took away the pergola and they moved as much below-grade square footage as they could. They now have a full basement that's proposed. She stated that the applicants took the design guidelines literally and tried to meet every design guideline that they possibly could.

Ms. Adams stated that feedback from the last meeting included "remove trees from the rear of the property line." They met with the Parks Department after the hearing to see if there was going to be any flexibility at the rear. They've had four site visits with the Parks Department, so they are very familiar with this property. They are very clear that the spruce trees cannot be removed. They are able to thin out a few of the aspen trees. There are some sight constraints including the landmarks in their original locations. They are not proposing to move them. Feedback also included restudying the roof forms. They have moved the mass on top of the garage. This simple form is much more complimentary and more subordinate to the landmark than what was previously proposed. A gable building on an alley is typical of a historic property. She thinks it allows the landmark to shine.

Ms. Adams showed the physical model. She stated that they've simplified the roof forms, pushed everything back and down within the site constraints that they have. They've removed a lot of the 1990's stuff that got added. She thanked the commissioners for their feedback in November and stated that she feels it created a better design.

Ms. Berko asked how far down it is sunken.

Mr. Skalko stated that it is sunken eighteen inches into the grade. He stated that the story poles were situated at eleven feet six inches from the grade line.

Ms. Greenwood asked if the solar panels are flat on the roof.

Mr. Skalko stated that they are. They opted for the flat system even though it's a little less efficient. They figured it's more respectful to the neighborhood and historic resources surrounding it.

PUBLIC COMMENT: Mr. David Dowler introduced himself. He stated that he is looking forward to having Mr. Ells as his neighbor. He lives at 229 W Smuggler and 429 N Second. He discussed the project with Tom and Suzie Phillipe, who are his next-door neighbors. They concur with his comments. He thanked Ms. Adams for forwarding him the revisions they are presenting at this meeting. He appreciates efforts to make the redevelopment appropriate to the neighborhood. Some of his comments refer back to the November meeting. At that meeting, he stated that all projects should develop the historic development pattern of the block, which has not been discussed today, and allow for some porosity on the site, which has been mentioned. He appreciates the reduction in the mass and scale of the new portion, but it seems to him that the living room building proposed still interferes with the rhythm of the block, which he described in more detail at the meeting in November. It is shown clearly on the second page that he sent to the commissioners. He is still concerned about that. He has struggled in prior years to solve development problems regarding the historic structure of his property and he empathizes with the new owner. With regard to other aspects of the plan, he understands what Ms. Adams described in terms of moving the garage. If you don't move it, it's an advantage as to leaving more open space internally, which does affect the porosity. He does not think the existing garage location detracts from the western elevation at all and it's not significant from the north elevation. His stated that a one bay garage with two levels would be a great solution. He appreciates the improvements made in this plan. If there's some sort of view through the property, his concern would dissipate.

Mr. Halferty stated that he wasn't at the first meeting. He thinks that this is an interesting proposal. He hears the neighbor's comment. He was wondering how appropriate the copper canopy is. He appreciates the restoration of the carriage house and feels that the garage location complies with guidelines. He appreciates the reduction in mass from the first proposal. He appreciates all the restorations of the historic resource and the main house. With the changes, he could approve this project. It does comply with guidelines.

Ms. Greenwood stated that the project has improved enormously. There isn't a lot of ability to develop this in modern times and live on the property in a modern way. This is a good solution. It does remove the porosity on the site, but that's not necessarily in the guidelines. A lot of the square footage is below-grade. It's an enormous restoration project and she would be in favor of it. She agrees with staff comments. She agrees with the 472 square foot bonus. It's as quiet as it can be for a modern addition on a Victorian building. They've brought a lot of things into compliance. This tells a beautiful story of then and now. She would like to see the project move forward.

Mr. Kendrick stated that this is night and day from where it started. It really highlights the historic buildings on the property. He hears what the neighbors say about the porosity, but given the site-constraints, this is a good middle ground that addresses that issue. Overall, this is a fantastic project. He would agree with moving forward.

Ms. Greenwood asked if they changed the ridgeline of the garage from the last hearing.

Ms. Adams stated that they did.

Ms. Greenwood stated that that is successful. It's more harmonious with the two outer buildings on either side.

Ms. Berko stated that she likes the project. She hears the neighbor's comments about the porosity. She feels that the addition is now nestled into the trees, so she will defer to the Park's Department's decision. Her only concern is garage setbacks.

Mr. Moyer stated that this is a much better project. He would like to see the Commission have a work session on alleys. He feels that there needs to be more discussion on how to deal with alley setbacks. He does not really oppose putting so much square footage underground. It allows the applicant to have space for the modern world but not interrupt the existing historic structure. This is ready for conceptual. He is interested in what Mr. Halferty had to say about the copper canopy, but the Commission can deal with it at final. He agrees with staff's recommendations and would vote to approve.

Ms. Greenwood asked Mr. Halferty what he was referring to in his comment.

Mr. Halferty stated that he does not think the copper should not be attaching to the historic resource. It seems foreign.

Ms. Greenwood recommended that it be restudied. She asked if there are stairs.

Mr. Skalko stated that there is one platform up to a step.

Ms. Greenwood stated that the living addition is clean. She recommended that they maintain that look for continuity. She wants to see less stuff on the historic resource. She wants to add it to their conditions to either eliminate that or figure out an alternative. She wants it to be quieter and simpler.

Ms. Adams stated that they will figure out something for final.

Mr. Blaich is in agreements with the comments that have been made. It's a huge improvement over the original proposal.

Mr. Kendrick stated that he does not necessarily have a problem with the overhang. He asked if everyone else wants to see that removed.

Ms. Berko stated that she does.

Ms. Greenwood stated that it feels like an add-on.

Ms. Yoon asked if the language for the condition they wanted to add was to remove or to simplify.

Ms. Adams asked if they can restudy it.

Ms. Greenwood stated that she would be fine with that.

Ms. Yoon asked if they want the language for the condition to be: restudy the overhang on the secondary entrance from Second Street, to be reviewed at final review.

Ms. Greenwood stated yes.

Mr. Moyer motioned to approve Resolution Five with the conditions. Mr. Halferty seconded.

VOTE: roll call vote: Ms. Greenwood, yes; Mr. Blaich, yes; Ms. Berko, yes; Mr. Kendrick, yes; Mr. Halferty, yes; Mr. Moyer, yes.

NEW BUSINESS: 227 E Main Street

Ms. Simon stated that this is a 3,000 square foot lot on Main Street. It's one of the older miner's cottages left in Aspen since the town developed from the center out. This one is in the core of town. It was built in 1886. This building is very deteriorated. In fact, staff have had internal conversations about demolition by neglect being a concern. The Moore family has owned the building for a very long time. It was occupied by a retail store for many years. Mark Friedland has purchased it. Staff are very happy to see the project come in and see some restoration on the building. The plan is to convert it to a single family home. When you do that in the mixed-use zone district, you take a 20% floor area penalty because that isn't necessarily the preferred use in that commercial area, but it is an allowed use. The total floor area permitted is 1,920 square feet. That's what's proposed and a bonus is requested. The applicant plans to excavate a basement under the miner's cottage and lift it approximately six inches. They will be doing restoration on the house. An addition is proposed behind the house. It's separated from the building with a ten-foot connector. The connector splays out, which isn't what normally happens but it isn't prohibited. It only touches the historic resource in a minimal way, which is really the goal. The addition is two stories in the center and drops to one in the back for a single-stall garage. The applicant needs two on-site parking spaces. One is in the garage and one is uncovered on the site. They are pushing the whole addition towards the east property line, consistent with how the historic resource is placed. There is discussion needed about whether that creates conditions that are a problem in terms of drainage or maintenance. They mentioned that the center two-story piece of the addition has some form elements to it that aren't necessarily in compliance with the guidelines, particularly the long slope that runs over to the staircase. It will probably have some limited visibility but it does appear to peep up over the top of the historic resource. Compatibility is important. Roof pitches on the addition should match what's on the historic resource. Staff is recommending continuation. The constructability of this is a concern. The Commission is being asked to approve relocation to lift the building and build a basement. The house is as wide as the site. It can't move forward off the property because of the historic trees and the right-of-way. It can't move into the alley. It can't be temporarily be moved somewhere else, there's no way to maneuver it. They might want to discuss if this is really viable. Staff are also concerned about future maintenance alongside the structures. The applicant is having trouble getting a civil engineer on to their project in the early phase. They've done what they could do estimate a stormwater plan. The Engineering Department has responded by saying that drywells won't be particularly reasonable on this property because you have to stay ten feet from all property lines. Transformers seem to be triggered by the next project that comes in over and over again as each alley reaches capacity. They need a pretty big footprint of about ten by ten. This site plan wouldn't accommodate that without some adjustment to the walkway and the parking space in the back.

Ms. Simon stated that there are trees on the Explore Bookseller's property that are right on the common property line and appear to impact the ability to excavate a basement under the miner's cottage. That doesn't really have an above-grade impact. They want the applicant to continue to talk to the Park's Department. At final and during permit review, everyone is going to need to work together to

BendonAdams

June 21, 2020

Sarah Yoon
Historic Preservation Commission
c/o Aspen City Hall
130 South Galena Street, 3rd Floor
Aspen, CO 81611

Re: 234 West Francis Street Final HPC Review and Relocation

Dear Sarah and HPC,

Please accept this application for Final Major Development Review for the property located at 234 West Francis Street. The property is 9,000 square feet (sf) in size, and is both a designated historic local landmark (Ordinance 7-1982) and a designated property on the National Register of Historic Places. There are two contributing structures on the property – the main two-story landmark constructed in 1888 and a one-story cabin circa 1880s. The cabin is currently a voluntary ADU. The voluntary deed restriction is approved to be removed with conditions.



Figure 1: Two story landmark (left) and historic cabin (right).

The large two-story landmark is indicative of Aspen's Queen Anne vernacular architecture typically found in the West End neighborhood and along Main Street. The simple one-story cabin, which was originally on its own lot, creates a sense of place and historic context for the primary two-story building.

Background

This property is referred to as the Judge Davis Waite House. David Hanson Waite was a local lawyer, publisher of the Aspen Times and was the Populist Party governor of Colorado from 1893-1895. Waite lived at 234 West Francis before and after his term as governor until his death in 1900. Other notable residents include Herbert and Joella Bayer (1948 to 1953) and Robert O. Anderson, chairman of the Aspen Institute for Humanistic Studies (1953 - late 1980s). A Herbert Bayer designed fence and several mature cottonwood trees border Francis and Second Streets.



Figure 2: 234 West Francis Street, 1910. Courtesy Aspen Historical Society (AHS).

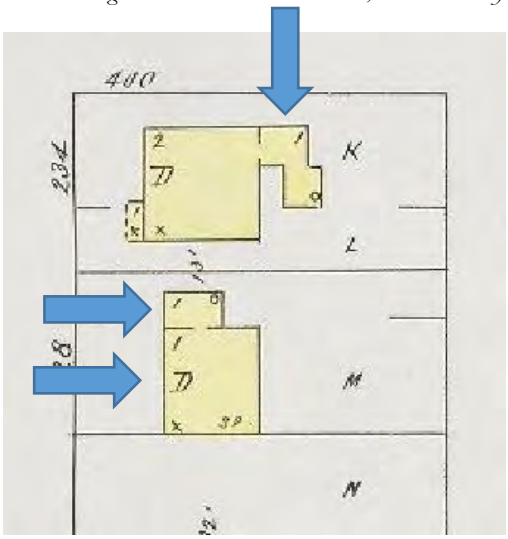


Figure 3: 1889 Sanborn Fire Insurance Map. Arrows indicate areas that have been removed/heavily altered.

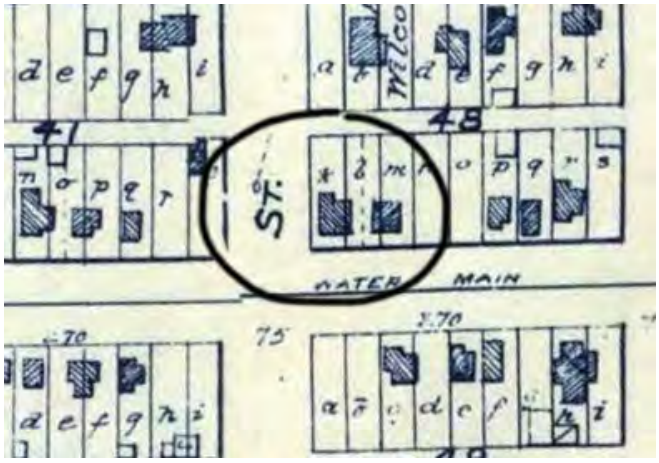


Figure 4: 1896 Willits Map



Figure 5: 234 West Francis pre-remodel in 1974, note the changes to the cabin. Courtesy Aspen Historical Society.

A remodel in the 1990s resulted in major alterations to the property and replacement of original materials such as siding, porch posts and window trim. The 1990s remodel resulted in fines and enforcement by the City of Aspen for the loss of historic material outside the scope of the approved remodel project. A Certificate of Occupancy was granted on September 20, 1999 for the project after remediation conditions were satisfied.

Proposal

Conceptual approval was granted in February 2020 for an addition to the main two story historic home and a larger basement. Non-historic additions that do not meet the Historic Preservation Design Guidelines are approved for removal. A condition of approval for final review is addressed below:

> ***Section 1.1****: Restudy the overhang feature located above the secondary entrance which is accessed from Second Street for final review.*

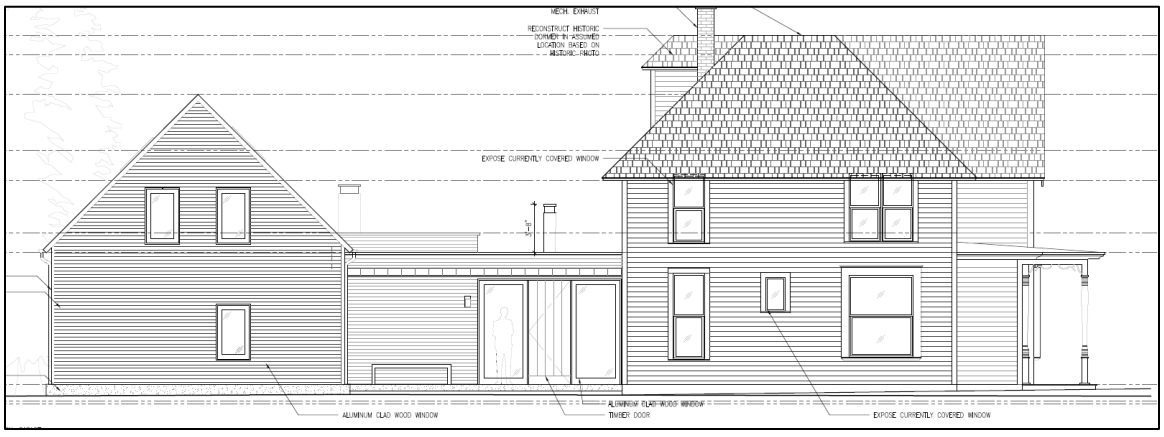


Figure 6: Conceptual Review west elevation

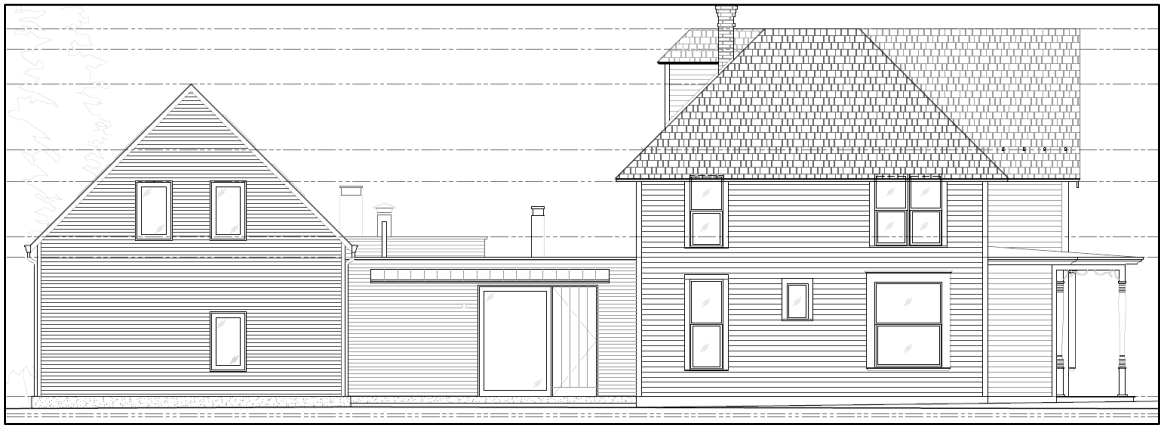


Figure 7: Revised Final Review west elevation

The west elevation has been revised to include a shorter overhang feature that does not connect to the landmark or to the garage. The overhang feature is simple, adds a pedestrian scale, and defines the area as a secondary entrance similar to a more traditional side porch. A section of the metal overhang is shown in *Figure 8*.

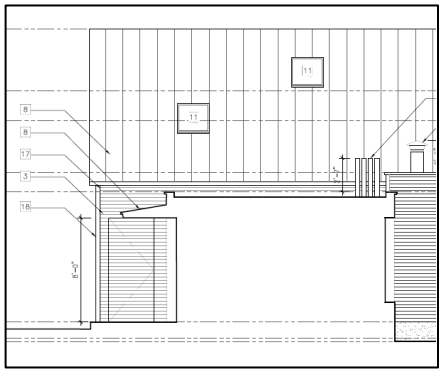


Figure 8: Section of proposed overhang.

The cabin is proposed to be returned to the pre-1990s remodel appearance and a rear dormer is proposed to be restored to the main two story historic home. Large lightwells located on the east elevation of the main two story historic home are proposed to be reduced in size and pulled back from the street facing façade. A non-conforming lightwell located in front of the cabin facing the street is proposed to be removed.

Further inspection of the cabin location and the east property line during the preparation of this application results in a request to remove the non-historic brick chimney that sits over the property line. A simple stove pipe is proposed in a location similar to a 1910 photograph (*Figure 2*) showing a chimney.



Figure 9: Existing brick chimney located over property line.

The existing basement beneath the cabin is proposed to be excavated a few feet deeper to align with the new basement level beneath the 2-story landmark. Underpinning beneath both resources is required to excavate, and therefore, "relocation" review is required. Underpinning the cabin requires the setback variations for the original location of the historic cabin be reconsidered even though the cabin is not moving.

Another minor change from the conceptual approval is the height of the garage which is proposed to be 6 inches taller than the conceptual approval (reference *Figures 6 and 7* for comparison) – this change results

from developing construction level documents and associated construction techniques.

Significant trees along the street facades and the alley, and the Herbert Bayer fence are protected and preserved in the proposal. Relocating the garage to align with the west façade of the landmark requires a small section of the Bayer fence to be relocated to return to the newly placed garage.

Thank you for reviewing this application. Please reach out if you need additional information to complete your review.

Sincerely,



Sara Adams, AICP

Exhibits

A – Review Criteria
- A.1 HP Design Guidelines
- A.2 Setback Variations for original cabin location
- A.3 “Relocation” to underpin historic resources

B – HPC Conceptual Approval
C – Pre application summary
D – Agreement to Pay
E – Land Use application
F – HOA form
G – Authorization to represent
H – Proof of ownership
I – Vicinity Map
J – Mailing List
K – Material cut sheets
L – Landscape
M – Lighting
N – Engineering report
O - Drawings

A.1 HP Design Guidelines

26.415.060.A Approvals Required. Any development involving properties designated on the aspen Inventory of Historic Landmark Sites and Structures, as an individual property or located within the boundaries of a Historic District, unless determined exempt, requires the approval of a development order and either a certificate of no negative effect or a certificate of appropriateness before a building permit or any other work authorization will be issued by the City. HPC shall provide referral comments for major projects to rights of way located within the boundaries of a Historic District.

Response: Applicable Design Guidelines are addressed below:

Streetscape

1.1 All projects shall respect the historic development pattern or context of the block, neighborhood or district.

- **Building footprint and location should reinforce the traditional patterns of the neighborhood.**
- **Allow for some porosity on a site. In a residential project, setback to setback development is typically uncharacteristic of the historic context. Do not design a project which leaves no useful open space visible from the street.**

Response – The Victorian and cabin are located in their original locations. The existing garage location is unchanged in this application. Useful open space is preserved around both historic landmarks. New construction is significantly setback from historic street facing facades and from the street.

1.2 Preserve the system and character of historic streets, alleys, and ditches.

When HPC input is requested, the following bullet points may be applicable.

- **Retain and preserve the variety and character found in historic alleys, including retaining historic ancillary buildings or constructing new ones.**
- **Retain and preserve the simple character of historic ditches. Do not plant flowers or add landscape.**
- **Abandoning or re-routing a street in a historic area is generally discouraged.**
- **Consider the value of unpaved alleys in residential areas.**
- **Opening a platted right of way which was abandoned or never graded may be encouraged on a case by case basis.**

Response – The character defining cottonwoods that border 234 West Francis are protected and preserved.

1.3 Remove driveways or parking areas accessed directly from the street if they were not part of the original development of the site.

- **Do not introduce new curb cuts on streets.**
- **Non-historic driveways accessed from the street should be removed if they can be relocated to the alley.**

Response – n/a.

1.4 Design a new driveway or improve an existing driveway in a manner that minimizes its visual impact.

- **If an alley exists at the site, the new driveway must be located off it.**
- **Tracks, gravel, light grey concrete with minimal seams, or similar materials are appropriate for driveways on Aspen Victorian properties.**

Response – The driveway is located off the alley.

1.5 Maintain the historic hierarchy of spaces.

- **Reflect the established progression of public to private spaces from the public sidewalk to a semi-public walkway, to a semiprivate entry feature, to private spaces.**

Response – A simple walkway into the main entry is proposed from the sidewalk to the front porch. The walkway leading to the non-historic entrance to the Cabin is removed. The entry, front porch and walkway to the Cabin was added previously when the building was converted to a rental unit.

1.6 Provide a simple walkway running perpendicular from the street to the front entry on residential projects.

- **Meandering walkways are not allowed, except where it is needed to avoid a tree or is typical of the period of significance.**
- **Use paving materials that are similar to those used historically for the building style and install them in the manner that they would have been used historically. For example, on an Aspen Victorian landmark set flagstone paver in sand, rather than in concrete. Light grey concrete, brick or red sandstone are appropriate private walkway materials for most landmarks.**
- **The width of a new entry sidewalk should generally be three feet or less for residential properties. A wider sidewalk may be appropriate for an AspenModern property.**

Response – A simple brick walkway similar to the existing walk is proposed directly to the primary door in the landmark. The large cottonwood trees along Second Street require a jog in the direct walkway to the secondary door. Paving materials for the secondary walkway and interior patio area are grey basalt stone in a running bond pattern. The secondary walkway pavers have grass planted in the seams to have a less formal appearance than the primary walkway. The driveway access into the garage is proposed to be brick in a pattern similar to the historic front walkway into the landmark.

1.7 Provide positive open space within a project site.

- **Ensure that open space on site is meaningful and consolidated into a few large spaces rather than many small unusable areas.**
- **Open space should be designed to support and complement the historic building.**

Response – Open space on the site was approved during Conceptual Review. There is significant green space around both landmarks.

1.8 Consider stormwater quality needs early in the design process.

- **When included in the initial planning for a project, stormwater quality facilities can be better integrated into the proposal. All landscape plans presented for HPC review must include at least a preliminary representation of the stormwater design. A more detailed design must be reviewed and approved by Planning and Engineering prior to building permit submittal.**
- **Site designs and stormwater management should provide positive drainage away from the historic landmark, preserve the use of natural drainage and treatment systems of the site, reduce the generation of additional stormwater runoff, and increase infiltration into the ground. Stormwater facilities and conveyances located in front of a landmark should have minimal visual impact when viewed from the public right of way.**
- **Refer to City Engineering for additional guidance and requirements.**

Response – A conceptual drainage plan and engineering report (Exhibit N) directs drainage away from the landmarks. There is an existing drywell onsite behind the Cabin that is proposed to be removed.

1.9 Landscape development on AspenModern landmarks shall be addressed on a case by case basis.

Response – n/a.

1.10 Built-in furnishings, such as water features, fire pits, grills, and hot tubs, that could interfere with or block views of historic structures are inappropriate.

- **Site furnishings that are added to the historic property should not be intrusive or degrade the integrity of the neighborhood patterns, site, or existing historic landscape.**
- **Consolidating and screening these elements is preferred.**

Response – A hot tub is located behind the cabin fully screened from the street.

1.11 Preserve and maintain historically significant landscaping on site, particularly landmark trees and shrubs.

- **Retaining historic planting beds and landscape features is encouraged.**
- **Protect historically significant vegetation during construction to avoid damage. Removal of damaged, aged, or diseased trees must be approved by the Parks Department.**
- **If a significant tree must be removed, replace it with the same or similar species in coordination with the Parks Department.**

- **The removal of non-historic planting schemes is encouraged.**
- **Consider restoring the original landscape if information is available, including original plant materials.**

Response – Mature cottonwood trees that border the streets are protected and preserved. Large spruce trees along the alley are protected and existing lilacs along the interior lot line are also protected. Tree removals have been discussed and preliminarily approved by the Parks Department.

1.12 Provide an appropriate context for historic structures. See diagram.

- **Simplicity and restraint are required. Do not overplant a site, or install a landscape which is over textured or overly complex in relationship to the historic resource, particularly in Zone A. In Zone A, new planting shall be species that were used historically or species of similar attributes.**
- **In areas immediately adjacent to the landmark, Zone A and Zone B, plants up 42" in height, sod, and low shrubs are often appropriate.**
- **Contemporary planting, walls and other features are not appropriate in Zone A. A more contemporary landscape may surround new development or be located in the rear of the property, in Zone C.**
- **Do not cover areas which were historically unpaved with hard surfaces, except for a limited patio where appropriate.**
- **Where residential structures are being adapted to commercial use, proposals to alter the landscape will be considered on a case-by-case basis. The residential nature of the building must be honored.**
- **In the case of a historic landmark lot split, careful consideration should be given so as not to over plant either property or remove all evidence of the landscape characteristics from before the property was divided.**
- **Contemporary landscapes that highlight an AspenModern architectural style are encouraged.**

Response – A simple landscape with traditional plantings is proposed.

1.13 Additions of plant material to the landscape that could interfere with or block views of historic structures are inappropriate.

- **Low plantings and ground covers are preferred.**
- **Do not place trees, shrubs, or hedgerows in locations that will obscure, damage, or block significant architectural features or views to the building. Hedgerows are not allowed as fences.**
- **Consider mature canopy size when planting new trees adjacent to historic resources. Planting trees too close to a landmark may result in building deteriorate or blocked views and is inappropriate.**
- **Climbing vines can damage historic structures and are not allowed.**

Response – No new planting material is proposed that will damage the historic structures.

1.14 Minimize the visual impacts of landscape lighting.

- **Landscape and pathway lighting are not permitted in Zone A (refer to diagram) on Aspen Victorian properties unless an exception is approved by HPC based on safety considerations.**
- **Landscape, driveway, and pathway lighting on AspenModern properties is addressed on a case-by-case basis.**
- **Landscape light fixtures should be carefully selected so that they are compatible with the building, yet recognizable as a product of their own time.**
- **Driveway lighting is not permitted on Aspen Victorian properties.**
- **Landscape uplighting is not allowed.**

Response – Landscape lighting is not located in Zone A. Pathway lighting is proposed in Zone B between the primary landmark and cabin. Fixtures are proposed at the entrance gates to both the primary and secondary entry to the property.

1.15 Preserve original fences.

- **Fences which are considered part of the historic significance of a site should not be moved, removed, or inappropriately altered.**
- **Replace only those portions of a historic fence that are deteriorated beyond repair.**
- **Replacement elements must match the existing.**

Response – The Herbert Bayer fence is proposed to remain and be repaired where necessary. The fence in the northwest corner of the property needs to be extended slightly to accommodate the new location of the garage.

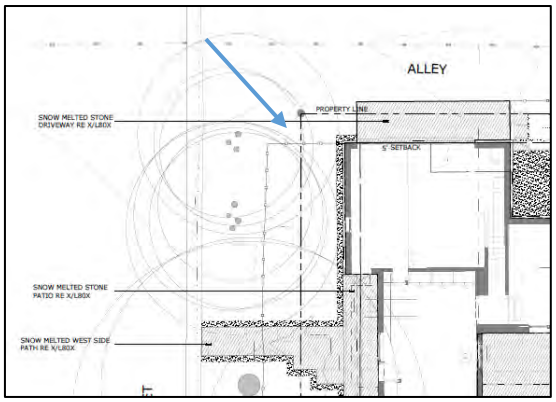


Figure 1: Section of fence that needs to return to new garage location.

1.16 When possible, replicate a missing historic fence based on photographic evidence.

Response – The fence return at the alley shown in Figure 1 will match the historic fence.

1.17 No fence in the front yard is often the most appropriate solution.

- **Reserve fences for back yards and behind street facing façades, as the best way to preserve the character of a property.**

Response – n/a.

1.18 When building an entirely new fence, use materials that are appropriate to the building type and style.

- **The new fence should use materials that were used on similar properties during the period of significance.**

- **A wood fence is the appropriate solution in most locations.**
- **Ornate fences, including wrought iron, may create a false history are not appropriate for Aspen Victorian landmarks unless there is evidence that a decorative fence historically existed on the site.**
- **A modest wire fence was common locally in the early 1900s and is appropriate for Aspen Victorian properties. This fence type has many desirable characteristics including transparency, a low height, and a simple design. When this material is used, posts should be simply detailed and not oversized.**

Response – A new 6 feet wood privacy fence is proposed between the cabin and the alley along the east property line. The existing privacy fence is located on the adjacent property according to the survey.

1.19 A new fence should have a transparent quality, allowing views into the yard from the street.

- **A fence that defines a front yard must be low in height and transparent in nature.**
- **For a picket fence, spacing between the pickets must be a minimum of 1/2 the width of the picket.**
- **For Post-WWII properties where a more solid type of fence may be historically appropriate, proposals will be reviewed on a case-by-case basis.**
- **Fence columns or piers should be proportional to the fence segment.**

Response – n/a.

1.20 Any fence taller than 42" should be designed so that it avoids blocking public views of important features of a designated building.

- **A privacy fence should incorporate transparent elements to minimize the possible visual impacts. Consider staggering the fence boards on either side of the fence rail. This will give the appearance of a solid plank fence when seen head on. Also consider using lattice, or other transparent detailing on the upper portions of the fence.**
- **A privacy fence should allow the building corners and any important architectural features that are visible from the street to continue to be viewed.**
- **All hedgerows (trees, shrub bushes, etc.) are prohibited in Zones A and B.**

Response –A simple horizontal wood fence is proposed along the east property line behind the cabin, as shown in Exhibit L.

1.21 Preserve original retaining walls

- **Replace only those portions that are deteriorated beyond repair. Any replacement materials should match the original in color, texture, size and finish.**
- **Painting or covering a historic masonry retaining wall or covering is not allowed.**
- **Increasing the height of a retaining wall is inappropriate.**

Response – n/a.

***1.22 When a new retaining wall is necessary, its height and visibility should be minimized*.**

- **All wall materials, including veneer and mortar, will be reviewed on a case by case basis and should be compatible with the palette used on the historic structure.**

Response – n/a.

1.23 Re-grading the site in a manner that changes historic grade is generally not allowed and will be reviewed on a case by case basis.

Response – The historic buildings are proposed to maintain grade similar to existing conditions.

1.24 Preserve historically significant landscapes with few or no alterations.

- **An analysis of the historic landscape and an assessment of the current condition of the landscape should be done before the beginning of any project.**
- **The key features of the historic landscape and its overall design intent must be preserved.**

Response – The character defining cottonwoods are preserved and protected. The existing lilacs bushes along the east (interior) lot line are preserved where possible.

1.25 New development on these sites should respect the historic design of the landscape and its built features.

- **Do not add features that damage the integrity of the historic landscape.**
- **Maintain the existing pattern of setbacks and siting of structures.**
- **Maintain the historic relationship of the built landscape to natural features on the site.**
- **All additions to these landscapes must be clearly identifiable as recent work.**
- **New artwork must be subordinate to the designed landscape in terms of placement, height, material, and overall appearance. Place new art away from significant landscape features.**
- **Avoid installing utility trenches in cultural landscapes if possible.**

Response – The simple historic design of the landscape is maintained in the proposal. Significant trees are protected.

1.26 Preserve the historic circulation system.

- **Minimize the impact of new vehicular circulation.**
- **Minimize the visual impact of new parking.**
- **Maintain the separation of pedestrian and vehicle which occurred historically.**

Response – All parking is located off the alley in the garage.

1.27 Preserve and maintain significant landscaping on site.

- **Protect established vegetation during any construction.**
- **If any tree or shrub needs to be removed, replace it with the same or similar species.**
- **New planting should be of a species used historically or a similar species.**
- **Maintain and preserve any gardens and/or ornamental planting on the site.**
- **Maintain and preserve any historic landscape elements.**

Response – Large lilacs are proposed to be relocated away from the historic façade to preserve both the historic material and the lilacs.

Restoration

Materials

2.1 Preserve original building materials.

- **Do not remove siding that is in good condition or that can be repaired in place.**
- **Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.**
- **Avoid rebuilding a major portion of an exterior wall that could be repaired in place. Reconstruction may result in a building which no longer retains its historic integrity.**
- **Original AspenModern materials may be replaced in kind if it has been determined that the weathering detracts from the original design intent or philosophy.**

2.2 The finish of materials should be as it would have existed historically.

- **Masonry naturally has a water-protective layer to protect it from the elements. Brick or stone that was not historically painted shall not be painted.**
- **If masonry that was not painted historically was given a coat of paint at some more recent time, consider removing it, using appropriate methods.**
- **Wood should be painted, stained or natural, as appropriate to the style and history of the building.**

2.3 Match the original material in composition, scale and finish when replacing materials on primary surfaces.

- **If the original material is wood clapboard for example, then the replacement material must be wood as well. It should match the original in size, and the amount of exposed lap and finish.**
- **Replace only the amount required. If a few boards are damaged beyond repair, then only those should be replaced, not the entire wall. For AspenModern buildings, sometimes the replacement of a larger area is required to preserve the integrity of the design intent.**

2.4 Do not use synthetic materials as replacements for original building materials.

- **Original building materials such as wood siding and brick should not be replaced with synthetic materials.**

2.5 Covering original building materials with new materials is inappropriate.

- **Regardless of their character, new materials obscure the original, historically significant material.**
- **Any material that covers historic materials may also trap moisture between the two layers. This will cause accelerated deterioration to the historic material which may go unnoticed.**

2.6 Remove layers that cover the original material.

- **Once the non-historic siding is removed, repair the original, underlying material.**

Response – The Cabin is proposed to be returned to the pre-remodel appearance using historic photographs. Any replacement materials on the Cabin will match the original as described in Guideline 2.3. Original material with integrity will be restored or repaired. Original building materials will not be covered.

New materials relate to the historic dimensions and character – 3" wide horizontal painted wood siding is proposed for the garage and addition and a metal roof is proposed for the gable roof garage. Lead coated copper gutters, downspouts and details are proposed throughout the project as noted on the plans.

Windows

3.1 Preserve the functional and decorative features of a historic window.

- **Features important to the character of a window include its frame, sash, muntins/mullions, sills, heads, jambs, moldings, operations, and groupings of windows.**
- **Repair frames and sashes rather than replacing them.**
- **Preserve the original glass. If original Victorian era glass is broken, consider using restoration glass for the repair.**

3.2 Preserve the position, number, and arrangement of historic windows in a building wall.

- **Enclosing a historic window is inappropriate.**
- **Do not change the size of an original window opening.**

3.3 Match a replacement window to the original in its design.

- **If the original is double-hung, then the replacement window must also be double-hung. If the sash has divided lights, match that characteristic as well.**

3.4 When replacing an original window, use materials that are the same as the original.

3.5 Preserve the size and proportion of a historic window opening.

- **Changing the window opening is not permitted.**
- **Consider restoring an original window opening that was enclosed in the past.**

3.6 Match, as closely as possible, the profile of the sash and its components to that of the original window.

- **A historic window often has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall.**
- **The historic profile on AspenModern properties is typically minimal.**

3.7 Adding new openings on a historic structure is generally not allowed.

- **Greater flexibility in installing new windows may be considered on rear or secondary walls.**
- **New windows should be similar in scale to the historic openings on the building, but should in some way be distinguishable as new, through the use of somewhat different detailing, etc.**
- **Preserve the historic ratio of window openings to solid wall on a façade.**
- **Significantly increasing the amount of glass on a character defining façade will negatively affect the integrity of a structure.**

3.8 Use a storm window to enhance energy conservation rather than replace a historic window.

- **Install a storm window on the interior, when feasible. This will allow the character of the original window to be seen from the public way.**
- **If a storm window is to be installed on the exterior, match the sash design and material of the original window. It should fit tightly within the window opening without the need for sub-frames or panning around the perimeter. A storm window should not include muntins unless necessary for structure. Any muntin should be placed to match horizontal or vertical divisions of the historic window.**

Response – All historic windows will be preserved, and operational components will be repaired as needed. Three windows in the main historic home on the west and east elevations are currently covered and are



Figure 2: Cabin, August 1974. Courtesy Aspen Historical Society.



Figure 3: Current photograph of Cabin.

proposed to be restored. Window locations are restored in the Cabin as shown in the drawing set. Windows in new construction are proposed to be aluminum clad.

Doors

4.1 Preserve historically significant doors.

- **Maintain features important to the character of a historic doorway. These include the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.**
- **Do not change the position and function of original front doors and primary entrances.**
- **If a secondary entrance must be sealed shut, any work that is done must be reversible so that the door can be used at a later time, if necessary. Also, keep the door in place, in its historic position.**
- **Previously enclosed original doors should be reopened when possible.**

4.2 Maintain the original size of a door and its opening.

- **Altering its size and shape is inappropriate. It should not be widened or raised in height.**

4.3 When a historic door or screen door is damaged, repair it and maintain its general historic appearance.

4.4 When replacing a door or screen door, use a design that has an appearance similar to the original door or a door associated with the style of the building.

- **A replica of the original, if evidence exists, is the preferred replacement.**
- **A historic door or screen door from a similar building also may be considered.**
- **Simple paneled doors were typical for Aspen Victorian properties.**
- **Very ornate doors, including stained or leaded glass, are discouraged, unless photographic evidence can support their use.**

4.5 Adding new doors on a historic building is generally not allowed.

- **Place new doors in any proposed addition rather than altering the historic resource.**
- **Greater flexibility in installing a door in a new location may be considered on rear or secondary walls.**
- **A new door in a new location should be similar in scale and style to historic openings on the building and should be a product of its own time.**
- **Preserve the historic ratio of openings to solid wall on a façade. Significantly increasing the openings on a character defining façade negatively affects the integrity of a structure.**

4.6 If energy conservation and heat loss are concerns, use a storm door instead of replacing a historic entry door.

- **Match the material, frame design, character, and color of the primary door.**

- **Simple features that do not detract from the historic entry door are appropriate for a new storm door.**
- **New screen doors should be in character with the primary door.**

4.7 Preserve historic hardware.

- **When new hardware is needed, it must be in scale with the door and appropriate to the style of the building.**
- **On Aspen Victorian properties, conceal any modern elements such as entry keypads.**

Response – Original door openings and historic hardware will be preserved. The original side entry to the Cabin will be restored and the non-historic front entry will be removed.

Porch

5.1 Preserve an original porch or balcony.

- **Replace missing posts and railings when necessary. Match the original proportions, material and spacing of balusters.**
- **Expanding the size of a historic porch or balcony is inappropriate.**

5.2 Avoid removing or covering historic materials and details.

- **Removing an original balustrade, for example, is inappropriate.**

5.3 Enclosing a porch or balcony is not appropriate.

- **Reopening an enclosed porch or balcony is appropriate.**

5.4 If reconstruction is necessary, match the original in form, character and detail.

- **Match original materials.**
- **When reconstructing an original porch or balcony without historic photographs, use dimensions and characteristics found on comparable buildings. Keep style and form simple with minimal, if any, decorative elements.**

5.5 If new steps are to be added, construct them out of the same primary materials used on the original, and design them to be in scale with the porch or balcony

- **Steps should be located in the original location.**
- **Step width should relate to the scale of entry doors, spacing between posts, depth of deck, etc.**
- **Brick, red sandstone, grey concrete, or wood are appropriate materials for steps.**

5.6 Avoid adding handrails or guardrails where they did not exist historically, particularly where visible from the street.

- **If handrails or guardrails are needed according to building code, keep their design simple in character and different from the historic detailing on the porch or balcony.**

Response – The historic front porch on the main two-story historic landmark is not proposed to change. Unoriginal side entry porches on the historic home (east and west elevation) and unoriginal front and side porches on the Cabin are removed.

Architectural Details

6.1 Preserve significant architectural features.

- **Repair only those features that are deteriorated.**
- **Patch, piece-in, splice, or consolidate to repair the existing materials, using recognized preservation methods whenever possible.**
- **On AspenModern properties, repair is preferred, however, it may be more important to preserve the integrity of the original design intent, such as crisp edges, rather than to retain heavily deteriorated material.**

6.2 When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original material.

- **Document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled material in its original configuration.**

6.3 Remove only the portion of the detail that is deteriorated and must be replaced.

- **Match the original in composition, scale, and finish when replacing materials or features.**
- **If the original detail was made of wood, for example, then the replacement material should be wood, when feasible. It should match the original in size and finish.**

6.4 Repair or replacement of missing or deteriorated features are required to be based on original designs.

- **The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.**
- **When reconstruction of an element is impossible because there is no historical evidence, develop a compatible new design that is a simplified interpretation of the original, and maintains similar scale, proportion and material.**

6.5 Do not guess at "historic" designs for replacement parts.

- **Where scars on the exterior suggest that architectural features existed, but there is no other physical or photographic evidence, then new features may be designed that are similar in character to related buildings.**
- **Using ornate materials on a building or adding new conjectural detailing for which there is no documentation is inappropriate.**

Response – Architectural details will be repaired as needed. Historic photographs will be used to accurately restore the Cabin. Architectural details and sections are provided in the drawing set.

Roof

7.1 Preserve the original form of a roof.

- **Do not alter the angle of a historic roof. Preserve the orientation and slope of the roof as seen from the street.**
- **Retain and repair original and decorative roof detailing.**
- **Where the original roof form has been altered, consider restoration.**

7.2 Preserve the original eave depth.

- **Overhangs contribute to the scale and detailing of a historic resource.**
- **AspenModern properties typically have very deep or extremely minimal overhangs that are key character defining features of the architectural style.**

7.3 Minimize the visual impacts of skylights and other rooftop devices.

- **Skylights and solar panels are generally not allowed on a historic structure. These elements may be appropriate on an addition.**

7.4 New vents should be minimized, carefully, placed and painted a dark color.

- **Direct vents for fireplaces are generally not permitted to be added on historic structures.**
- **Locate vents on non-street facing facades.**
- **Use historic chimneys as chases for new flues when possible.**

7.5 Preserve original chimneys, even if they are made non-functional.

- **Reconstruct a missing chimney when documentation exists.**

7.6 A new dormer should remain subordinate to the historic roof in scale and character.

- **A new dormer is not appropriate on a primary, character defining façade.**
- **A new dormer should fit within the existing wall plane. It should be lower than the ridgeline and set in from the eave. It should also be in proportion with the building.**
- **The mass and scale of a dormer addition must be subordinate to the scale of the historic building.**
- **While dormers improve the livability of upper floor spaces where low plate heights exist, they also complicate the roof and may not be appropriate on very simple structures.**
- **Dormers are not generally not permitted on AspenModern properties since they are not characteristics of these building styles.**

7.7 Preserve original roof materials.

- **Avoid removing historic roofing material that is in good condition. When replacement is necessary, use a material that is similar to the original in both style as well as physical qualities and use a color that is similar to that seen historically.**

7.8 New or replacement roof materials should convey a scale, color and texture similar to the original.

- **If a substitute is used, such as composition shingle, the roof material should be earth tone and have a matte, non-reflective finish.**
- **Flashing should be in scale with the roof material.**
- **Flashing should be tin, lead coated copper, galvanized or painted metal and have a matte, non-reflective finish.**
- **Design flashing, such as drip edges, so that architectural details are not obscured.**
- **A metal roof is inappropriate for an Aspen Victorian primary home but may be appropriate for a secondary structure from that time period.**
- **A metal roof material should have a matte, non-reflective finish and match the original seaming.**

7.9 Avoid using conjectural features on a roof.

- **Adding ornamental cresting, for example, where there is no evidence that it existed, creates a false impression of the building's original appearance, and is inappropriate.**

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

- **Downspouts should be placed in locations that are not visible from the street if possible, or in locations that do not obscure architectural detailing on the building.**
- **The material used for the gutters should be in character with the style of the building.**

Response – The rear historic dormer, shown below, is proposed to be restored and used as venting.



Figure 4: Aerial photograph from Denver Public Library Western Heritage Collection.

Wood shingles are proposed for the historic resources and lead coated copper metal roof is proposed for the garage. The flat roofs will be membrane. Skylights are proposed in the garage roof only. Solar panels are proposed on the flat roof of the living room, as shown at Conceptual Review. Gutters, snow cleats, and downspouts are included in Exhibit O.

Cabin

8.1 If an existing secondary structure is historically significant, then it must be preserved.

- **When treating a historic secondary building, respect its character-defining features. These include its materials, roof form, windows, doors, and architectural details.**
- **If a secondary structure is not historically significant, then its preservation is optional. The determination of significance is based on documentation of the construction date of the outbuilding and/or physical inspection. A secondary structure that is related to the period of significance of the primary structure will likely require preservation.**

Response – The cabin is preserved. The existing non-historic brick chimney sits over the property line by 6 ½". We propose to remove the non-historic chimney and to add a simple stove pipe in a central location similar to the location of a chimney in the 1910 photograph. The 1898 Sanborn Map identifies a "S.P." aka stove pipe on the footprint of the cabin.



Figure 5: 1910 photograph of cabin with central chimney. Photo courtesy AHS.

8.2 Preserve a historic secondary building as a detached structure.

- **Any proposal to attach a secondary structure is reviewed on a case-by-case basis.**
- **The position and orientation of the structure should be maintained except when HPC finds that an alternative is the best preservation option.**
- **Some AspenModern properties incorporated garages and carports into the architecture. This pattern should be maintained.**

Response – The cabin is detached.

8.3 Do not add detailing or features to a secondary structure that are conjectural and not in keeping with its original character as a utilitarian structure.

- **Most secondary structures are basic rectangular solids, with simple finishes and no ornamentation.**

Response –Non-historic gingerbread details are proposed to be removed.

8.4 When adding on to a secondary structure, distinguish the addition as new construction and minimize removal of historic fabric.

- **Additions to a secondary structure must be smaller in footprint than the original building and lower in height. Maintaining the overall mass and scale is particularly important.**
- **Do not alter the original roof form.**
- **An addition must be inset from the corners of the wall to which it attaches.**

Response – The cabin has two non-historic rear additions added in the 1990s. The closet addition is proposed to be removed and the small bathroom is proposed to remain. No new additions are proposed to the cabin.

8.5 Preserve the original building materials, or match in kind when necessary.

Response – Original building materials are not proposed to be removed. Any patches will match existing material.

8.6 Preserve original door and window openings and minimize new openings.

- **If an original carriage door exists, and can be made to function for automobile use, this is preferred.**

Response – Original door and window openings are restored using historic photographs.

8.7 If a new garage door is added, it must be compatible with the character of the historic structure.

- **The materials and detailing should be simple.**

Response – n/a.

8.8 Adaptation of an obsolete secondary structure to a functional use is encouraged.

- **The reuse of any secondary structure should be sensitive so that its character is not lost.**

Response – The cabin is incorporated into the overall use of the property as a single-family home.

Excavation, Building Relocation, and Foundations

9.1 Developing a basement by underpinning and excavating while the historic structure remains in place may help to preserve the historic fabric.

- **This activity will require the same level of documentation, structural assessment, and posting of financial assurances as a building relocation.**

9.2 Proposals to relocate a building will be considered on a case-by-case basis.

- **In general, on-site relocation has less of an impact on individual landmark structures than those in a historic district.**
- **In a district, where numerous adjacent historic structures may exist, the way that buildings were placed on the site historically, and the open yards visible from the street are characteristics that should be respected in new development.**
- **Provide a figure ground study of the surrounding parcels to demonstrate the effects of a building relocation.**
- **In some cases, the historic significance of the structure, the context of the site, the construction technique, and the architectural style may make on-site relocation too impactful to be appropriate. It must be demonstrated that on-site relocation is the best preservation alternative in order for approval to be granted.**
- **If relocation would result in the need to reconstruct a substantial area of the original exterior surface of the building above grade, it is not an appropriate preservation option.**

9.3 Site a relocated structure in a position similar to its historic orientation.

- **It must face the same direction and have a relatively similar setback. In general, a forward movement, rather than a lateral movement is preferred. HPC will consider setback variations where appropriate.**
- **A primary structure may not be moved to the rear of the parcel to accommodate a new building in front of it.**
- **Be aware of potential restrictions against locating buildings too close to mature trees. Consult with the City Forester early in the design process. Do not relocate a building so that it becomes obscured by trees.**

9.4 Position a relocated structure at its historic elevation above grade.

- **Raising the finished floor of the building slightly above its original elevation is acceptable if needed to address drainage issues. A substantial change in position relative to grade is inappropriate.**
- **Avoid making design decisions that require code related alterations which could have been avoided. In particular, consider how the relationship to grade could result in non-historic guardrails, etc.**

9.5 A new foundation shall appear similar in design and materials to the historic foundation.

- **On modest structures, a simple foundation is appropriate. Constructing a stone foundation on a miner's cottage where there is no evidence that one existed historically is out of character and is not allowed.**
- **Exposed concrete or painted metal flashing are generally appropriate.**
- **Where a stone or brick foundation existed historically, it must be replicated, ideally using stone salvaged from the original foundation as a veneer. The replacement must be similar in the cut of the stone and design of the mortar joints.**
- **New AspenModern foundations shall be handled on a case by case basis to ensure preservation of the design intent.**

9.6 Minimize the visual impact of lightwells.

- **The size of any lightwell that faces a street should be minimized.**
- **Lightwells must be placed so that they are not immediately adjacent to character defining features, such as front porches.**
- **Lightwells must be protected with a flat grate, rather than a railing or may not be visible from a street.**
- **Lightwells that face a street must abut the building foundation and generally may not "float" in the landscape except where they are screened, or on an AspenModern site.**

9.7 All relocations of designated structures shall be performed by contractors who specialize in moving historic buildings, or can document adequate experience in successfully relocating such buildings.

- **The specific methodology to be used in relocating the structure must be approved by the HPC.**
- **During the relocation process, panels must be mounted on the exterior of the building to protect existing openings and historic glass. Special care shall be taken to keep from damaging door and window frames and sashes in the process of covering the openings. Significant architectural details may need to be removed and securely stored until restoration.**
- **The structure is expected to be stored on its original site during the construction process. Proposals for temporary storage on a different parcel will be considered on a case by case basis and may require special conditions of approval.**
- **A historic resource may not be relocated outside of the City of Aspen.**

9.8 Proposals to relocate a building to a new site are highly discouraged.

- **Permanently relocating a structure from where it was built to a new site is only allowed for special circumstances, where it is demonstrated to be the only preservation alternative.**

Response – Both historic resources are proposed to be underpinned, and potential lifted slightly if absolutely required, in order to excavate the basement. Both resources will be placed back in their

original locations with the same relationship to grade. Foundation details on the historic resources are included in Exhibit O.

Building Additions

10.1 Preserve an older addition that has achieved historic significant in its own right.

Response – n/a

10.2 A more recent addition that is not historically significant may be removed.

Response – The 1990s addition at the rear of the two-story historic landmark and two story garage are approved for removal.

10.3 Design a new addition such that one's ability to interpret the historic character of the primary building is maintained.

- **A new addition must be compatible with the historic character of the primary building.**
- **An addition must be subordinate, deferential, modest, and secondary in comparison to the architectural character of the primary building.**
- **An addition that imitates the primary building's historic style is not allowed. For example, a new faux Victorian detailed addition is inappropriate on an Aspen Victorian home.**
- **An addition that covers historically significant features is inappropriate.**
- **Proposals on corner lots require particular attention to creating compatibility.**

Response – The new rear addition is primarily one story and is a product of its own time. A simple metal brise soleil is proposed on the one-story living room addition.

10.4 The historic resource is to be the focus of the property, the entry point, and the predominant structure as viewed from the street.

- **The historic resource must be visually dominant on the site and must be distinguishable against the addition.**
- **The total above grade floor area of an addition may be no more than 100% of the above grade floor area of the original historic resource. All other above grade development must be completely detached. HPC may consider exceptions to this policy if two or more of the following are met:**
    - **The proposed addition is all one story**
    - **The footprint of the new addition is closely related to the footprint of the historic resource and the proposed design is particularly sensitive to the scale and proportions of the historic resource**
    - **The project involves the demolition and replacement of an older addition that is considered to have been particularly detrimental to the historic resource**
    - **The interior of the resource is fully utilized, containing the same number of usable floors as existed historically**

- **The project is on a large lot, allowing the addition to have a significant setback from the street**
- **There are no variance requests in the application other than those related to historic conditions that aren't being changed**
- **The project is proposed as part of a voluntary AspenModern designation, or**
- **The property is affected by non-preservation related site specific constraints such as trees that must be preserved, Environmentally Sensitive Areas review, etc.**

Response – The primary two-story historic landmark is the focus of the property, the main entry point, and the tallest and most predominant structure on the property.

10.5 On a corner lot, no portion of an addition to a one-story historic resource may be more than one story tall, directly behind that resource, unless completely detached above grade by a distance of at least 10 feet.

HPC may consider exceptions to this policy if two or more of the following are met:

- **The connector element that links the new and old construction is a breezeway or transparent corridor, well recessed from the street facing side(s) of the historic resource and the area of two story construction that appears directly behind the one story historic resource is minimal**
- **The footprint of the new addition is closely related to the footprint of the historic resource and the proposed design is particularly sensitive to the scale and proportions of the historic resource**
- **The project involves the demolition and replacement of an older addition that is considered to have been particularly detrimental to the historic resource**
- **The interior of the resource is fully utilized, containing the same number of usable floors as existed historically**
- **There are no variance requests in the application other than those related to historic conditions that aren't being changed**
- **The project is proposed as part of a voluntary AspenModern designation, or**
- **The property is affected by non-preservation related site specific constraints such as trees that must be preserved, Environmentally Sensitive Areas review, etc.**

Response – n/a. The landmark is two stories. The one story cabin is not proposed to have an addition.

10.6 Design a new addition to be recognized as a product of its own time.

- **An addition shall be distinguishable from the historic building and still be visually compatible with historic features.**
- **A change in setbacks of the addition from the historic building, a subtle change in material, or a modern interpretation of a historic style are all techniques that may be considered to help define a change from historic construction to new construction.**
- **Do not reference historic styles that have no basis in Aspen.**

- **Consider these three aspects of an addition; form, materials, and fenestration. An addition must relate strongly to the historic resource in at least two of these elements. Departing from the historic resource in one of these categories allows for creativity and a contemporary design response.**
- **Note that on a corner lot, departing from the form of the historic resource may not be allowed.**
- **There is a spectrum of appropriate solutions to distinguishing new from old portions of a development. Some resources of particularly high significance or integrity may not be the right instance for a contrasting addition.**

Response – The new addition is primarily a sloped roof with a flat roof one story connection between the two story landmark and the garage. The façade material is 3" wide horizontal cedar boards. Form and materials relate strongly to the landmark. The new openings on the west elevation facing Second Street are vertically oriented and proportional to the historic double hung windows in the landmark. The windows in the addition facing Francis Street have a more modern shape and style to differentiate new from historic. A brise soleil is proposed for the new one story addition to create some depth to the simple modern form.

10.7 When planning an addition to a building in a historic district, preserve historic alignments on the street.

- **Some roof lines and porch eaves on historic buildings may align at approximately the same height. An addition cannot be placed in a location where these relationships would be altered or obscured.**

Response – n/a.

10.8 Design an addition to be compatible in size and scale with the main building.

- **An addition that is lower than, or similar to the height of the primary building, is preferred.**

Response – The addition is mostly one story and is lower than the height of the primary building.

10.9 If the addition is taller than a historic building, set it back from significant façades and use a "connector" to link it to the historic building.

- **Only a one-story connector is allowed.**
- **Usable space, including decks, is not allowed on top of connectors unless the connector has limited visibility and the deck is shielded with a solid parapet wall.**
- **In all cases, the connector must attach to the historic resource underneath the eave.**
- **The connector shall be a minimum of 10 feet long between the addition and the primary building.**
- **Minimize the width of the connector. Ideally, it is no more than a passage between the historic resource and addition. The connector must reveal the original building corners. The connector may not be as wide as the historic resource.**

- **Any street-facing doors installed in the connector must be minimized in height and width and accessed by a secondary pathway. See guideline 4.1 for further information.**

Response – n/a. The addition is not taller than the historic building. A connecting element is proposed between the two story landmark and the garage.

10.10 Place an addition at the rear of a primary building or set it back substantially from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

- **Locating an addition at the front of a primary building is inappropriate.**
- **Additions to the side of a primary building are handled on a case-by-case basis and are approved based on site specific constraints that restrict rear additions.**
- **Additional floor area may also be located under the building in a basement which will not alter the exterior mass of a building.**

Response – The addition is located to the rear of the primary building and is significantly setback from the front façade. A full basement exists and is proposed to be enlarged.

10.11 Roof forms shall be compatible with the historic building.

- **A simple roof form that does not compete with the historic building is appropriate.**
- **On Aspen Victorian properties, a flat roof may only be used on an addition to a gable roofed structure if the addition is entirely one story in height, or if the flat roofed areas are limited, but the addition is primarily a pitched roof.**

Response – Roof forms were approved during Conceptual Design Review.

10.12 Design an addition to a historic structure that does not destroy or obscure historically important architectural features.

- **Loss or alteration of architectural details, cornices, and eavelines must be avoided.**

Response – n/a. The addition does not obscure historically important features, but rather highlights and restores character defining features.

10.13 When constructing a rooftop addition, keep the mass and scale subordinate to that of the historic building.

Response – n/a.

10.14 Set a rooftop addition back from the street facing façades to preserve the original profile of the historic resource.

- **Set the addition back from street facing façades a distance approximately equal to its height.**

Response – n/a.

10.15 The roof form of a rooftop addition must be in character with the historic building.

Response – n/a.

Accessibility, Architectural Lighting, Mechanical Equip., Service Areas

12.2 Original light fixtures must be maintained. When there is evidence as to the appearance of original fixtures that are no longer present, a replication is appropriate.

12.3 Exterior light fixtures should be simple in character.

- **The design of a new fixture should be appropriate in form, finish, and scale with the structure.**
- **New fixtures should not reflect a different period of history than that of the affected building, or be associated with a different architectural style.**
- **Lighting should be placed in a manner that is consistent with the period of the building, and should not provide a level of illumination that is out of character.**
- **One light adjacent to each entry is appropriate on an Aspen Victorian residential structure. A recessed fixture, surface mounted light, pendant or sconce will be considered if suited to the building type or style.**
- **On commercial structures and AspenModern properties, recessed lights and concealed lights are often most appropriate.**

Response – A lighting plan and fixtures are proposed as Exhibit M. Lighting is minimal and functional considering the owner's desire to utilize outdoor space.

12.4 Minimize the visual impacts of utilitarian areas, such as mechanical equipment and trash storage.

- **Place mechanical equipment on the ground where it can be screened.**
- **Mechanical equipment may only be mounted on a building on an alley façade.**
- **Rooftop mechanical equipment or vents must be grouped together to minimize their visual impact. Where rooftop units are visible, it may be appropriate to provide screening with materials that are compatible with those of the building itself. Use the smallest, low profile units available for the purpose.**
- **Window air conditioning units are not allowed.**
- **Minimize the visual impacts of utility connections and service boxes. Group them in a discrete location. Use pedestals when possible, rather than mounting on a historic building.**
- **Paint mechanical equipment in a neutral color to minimize their appearance by blending with their backgrounds**
- **In general, mechanical equipment should be vented through the roof, rather than a wall, in a manner that has the least visual impact possible.**
- **Avoid surface mounted conduit on historic structures**.

Response – A mechanical room is located in the basement and mechanical equipment is consolidated in an enclosure located at the rear of the garage/addition. Venting is consolidated as much as possible and will continue to be consolidated as the project proceeds to construction documents for permit. We will work with Staff and monitor to minimize penetrations in the landmark beyond what is already shown in the drawing set.

A.2 Setback Variations

26.415.110.C. Variations. Dimensional variations are allowed for projects involving designated properties to create development that is more consistent with the character of the historic property or district than what would be required by the underlying zoning's dimensional standards.

1. **The HPC may grant variations of the Land Use Code for designated properties to allow:**
   a) **Development in the side, rear and front setbacks;**
   b) **Development that does not meet the minimum distance requirements between buildings;**
   c) **Up to five percent (5%) additional site coverage;**
   d) **Less public amenity than required for the on-site relocation of commercial historic properties.**
2. **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.**

Response – A variation for the original location of the cabin is requested to allow undepinning of the resource and to allow the existing basement to be excavated a few feet deeper than current condition. The location of the cabin, roughly 0' from property line, is shown on the Sanborn Maps as the historic condition. Criteria 2.a and 2.b are met in the variation request.

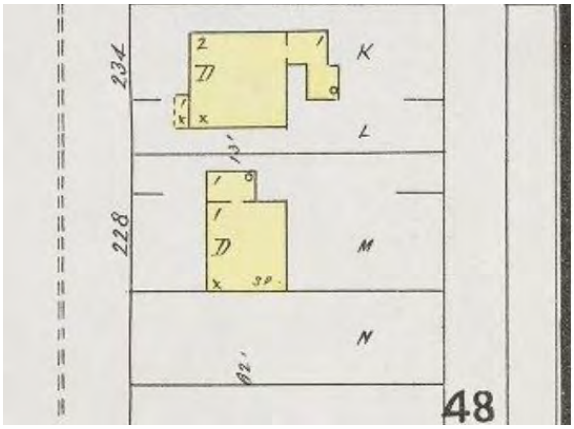


Figure 6: 1889 Sanborn map showing location of cabin on property line between lots m and n.

A.3 Relocation

26.415.090. Relocation of designated historic properties.

The intent of this Chapter is to preserve designated historic properties in their original locations as much of their significance is embodied in their setting and physical relationship to their surroundings as well as their association with events and people with ties to particular site. However, it is recognized that occasionally the relocation of a property may be appropriate as it provides an alternative to demolition or because it only has a limited impact on the attributes that make it significant.

C. Standards for the relocation of designated properties. Relocation for a building, structure or object will be approved if it is determined that it meets any one of the following standards:

1. **It is considered a noncontributing element of a historic district and its relocation will not affect the character of the historic district; or**
2. **It does not contribute to the overall character of the historic district or parcel on which it is located and its relocation will not have an adverse impact on the Historic District or property; or**
3. **The owner has obtained a certificate of economic hardship; or**
4. **The relocation activity is demonstrated to be an acceptable preservation method given the character and integrity of the building, structure or object and its move will not adversely affect the integrity of the Historic District in which it was originally located or diminish the historic, architectural or aesthetic relationships of adjacent designated properties; and**

Additionally, for approval to relocate all of the following criteria must be met:

1. **It has been determined that the building, structure or object is capable of withstanding the physical impacts of relocation;**
2. **An appropriate receiving site has been identified; and**
3. **An acceptable plan has been submitted providing for the safe relocation, repair and preservation of the building, structure or object including the provision of the necessary financial security.**

Response - The resources are proposed to remain in their current locations, but the basement is proposed to be enlarged to accommodate more floor area below grade. The request for "relocation" is to temporarily underpin, and potentially temporarily lift the resources a few feet (this needs to be determined in the field), to excavate the deeper basements. Both resources will be placed back onto their original locations with the same relationship to grade.

RESOLUTION #5, SERIES OF 2020

A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION (HPC) GRANTING CONCEPTUAL MAJOR DEVELOPMENT REVIEW, SETBACK VARIATIONS, AND FLOOR AREA BONUS FOR THE PROPERTY LOCATED AT 234 WEST FRANCIS STREET, LOTS K, L AND M, BLOCK 48, CITY AND TOWNSITE OF ASPEN, COLORADO

PARCEL ID: 2735-124-17-003

WHEREAS, the applicant, 234 West Francis LLC, represented by BendonAdams, has requested HPC approval for Conceptual Major Development, Setback Variations, and Floor Area Bonus for the property located at 234 West Francis Street, Lots K, L and M, Block 48, City and Townsite of Aspen, Colorado; 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, for approval of Setback Variations, the application shall meet the requirements of Aspen Municipal Code Section 26.415.110.C, Setback Variations; and

WHEREAS, for approval of Floor Area Bonus, the application shall meet the requirements of Aspen Municipal Code Section 26.415.110.F, Floor Area Bonus; and

WHEREAS, Community Development Department staff reviewed the application for compliance with applicable review standards and recommends approval with conditions; and

WHEREAS, HPC reviewed the project on November 13, 2019 and February 12, 2020. HPC considered the application, the staff memo and public comment, and found the proposal consistent with the review standards and granted approval with conditions by a vote of **6 - 0.**

NOW, THEREFORE, BE IT RESOLVED:
That HPC hereby approves Conceptual Major Development, Setback Variations and Floor Area Bonus for 234 West Francis Street, Lots K, L and M, Block 48, City and Townsite of Aspen, CO as follows:

Section 1: Conceptual Major Development Review, Setback Variations, and Floor Area Bonus.

HPC hereby approves Conceptual Major Development, Setback Variations, and a Floor Area Bonus as proposed with the following conditions:

1.) Restudy the overhang feature located above the secondary entrance which is accessed from Second Street for Final Review.
2.) Work closely with all relevant City Departments to provide a better-defined stormwater mitigation plan that minimizes features in highly visible areas for Final Review.
3.) Design curb heights around the lightwells to be 6" or less in height.
4.) Investigate historic framing and historic documents before restoration/reconstruction changes are approved, to be reviewed by staff and monitor.
5.) Obtain a permanent encroachment license from the Engineering Department to maintain the existing location of the historic Herbert Bayer fence prior to Building Permit submission.
6.) A 472 sf floor area bonus is granted for this proposal.
7.) The following setback variations for the proposed garage addition and subgrade level are granted:
    a. 5' rear yard setback reduction, above and below grade
    b. 2'-7" west side yard setback reduction, above and below grade
    c. 22'-7" combined side yard setback reduction, above and below grade
8.) 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.

Section 2: Material Representations

All material representations and commitments made by the Applicant pursuant to the development proposal approvals as herein awarded, whether in public hearing or documentation presented before the Community Development Department, the Historic Preservation Commission, or the Aspen City Council are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 3: Existing Litigation

This Resolution 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 4: Severability

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

APPROVED BY THE COMMISSION at its regular meeting on the 12th day of February, 2020.

Approved as to Form:

Andrea Bryan, Assistant City Attorney

Approved as to Content:

Gretchen Greenwood, Chair

ATTEST:

Nicole Henning, City Clerk

CITY OF ASPEN

PRE-APPLICATION CONFERENCE SUMMARY

DATE: July 02, 2019
PLANNER: Sarah Yoon, 920.5144
PROJECT NAME AND ADDRESS: 234 West Francis Street – Major Development and Variations.
PARCEL ID# 2735-124-17-003
REPRESENTATIVE: Sara Adams, BendonAdams, LLC

DESCRIPTION:
234 West Francis is a designated historic landmark on a 9,000 sf corner lot in the R-6 zone district. This property contains a two-story Victorian era residence, a detached historic cabin to the west, and a Herbert Bayer fence that runs along the street-facing perimeter of the property. Large cottonwood trees surround the lot and a number of trees along the alley have been identified by Parks to remain.

The applicant proposes to demolish non-historic additions, including the octagon addition, with the exception of the existing two car garage located in the north west corner of the property. A new addition with a connecting element is proposed, and the applicant would like to connect the existing separate subgrade spaces into a single basement. A floor area bonus and setback variations may be requested for this proposal.

Conceptual Design review will consider mass, scale and site plan. At this meeting, HPC may also consider any setback variations or benefits, if requested by the applicant. Following Conceptual, HPC will inform City Council of their decision, allowing them the opportunity to "Call-Up" aspects of the approval. This is a standard practice for all significant projects. Final Design review will consider landscape, lighting and materials.

HPC will use the Historic Preservation Design Guidelines and the Land Use Code Sections that are applicable to this project to assist with their determinations.

RELEVANT LAND USE CODE SECTIONS:

Section Number	Section Title
26.304	Common Development Review Procedures
26.415.070.D	Historic Preservation – Major Development
26.415.110	Historic Preservation – Benefits
26.575.020	Calculations and Measurements
26.610	Impact fees
26.710.040	Medium-Density Residential (R-6)

For your convenience – links to the Land Use Application and Land Use Code are below:

Land Use Application Land Use Code Historic Preservation Design Guidelines

130 South Galena Street Aspen, CO 81611-1975 | P: 970.920.5000 | F: 970.920.5197 | cityofaspen.com

REVIEW BY:

- Staff for completion and application content.
- Historic Preservation Commission (HPC) for decision.

REQUIRED LAND USE REVIEW(S):

- Major Development Review (2-step process: Conceptual and Final), Setback Variations, Floor Area Bonus

PUBLIC HEARING:

- Yes

NEIGHBORHOOD OUTREACH:

- No

PLANNING FEES: $1,950 deposit for six (6) hours of staff time.

REFERRAL FEES: None.

TOTAL DEPOSIT: **$1,950** for Conceptual Review and **$1,950** for Final Review (additional/lesser planning hours are billed/refunded at a rate of $325/hour).

APPLICATION CHECKLIST – These items should first be submitted in a paper copy.

Below is a list of submittal requirements for HPC Conceptual and Final reviews. For Conceptual review, all items other than those noted as Final review will need to be submitted. Final review will require all items listed below.

- ☐ Completed Land Use Application and signed Fee Agreement.
- ☐ Pre-application Conference Summary (this document).
- ☐ Street address and legal description of the parcel on which development is proposed to occur, consisting of a current (no older than 6 months) certificate from a title insurance company, an ownership and encumbrance report, or attorney licensed to practice in the State of Colorado, listing the names of all owners of the property, and all mortgages, judgments, liens, easements, contracts and agreements affecting the parcel, and demonstrating the owner's right to apply for the Development Application.
- ☐ Applicant's name, address and telephone number in a letter signed by the applicant that states the name, address and telephone number of the representative authorized to act on behalf of the applicant.
- ☐ HOA Compliance form (Attached).
- ☐ List of adjacent property owners within 300' for public hearing.
- ☐ An 8 1/2" by 11" vicinity map locating the parcel within the City of Aspen.
- ☐ Site improvement survey including topography and vegetation showing the current status, certified by a registered land surveyor, licensed in the state of Colorado.
- ☐ A written description of the proposal (scope of work) and written explanation of how the proposed development and any requests for variations or benefits complies with the review standards and design guidelines relevant to the application.

- ☐ A proposed site plan.

- ☐ Scaled drawings of all proposed structure(s) or addition(s) depicting their form, including their height, massing, scale, proportions and roof plan; and the primary features of all elevations. (Please provide graphics identifying preliminary selection of primary exterior building materials for Conceptual application.)

- ☐ Supplemental materials to provide a visual description of the context surrounding the designated historic property including photographs and other exhibits, as needed, to accurately depict location and extent of proposed work.

For Final Review, the following items will need to be submitted in addition to the items listed above:

- ☐ At Final application only, drawings of the street facing facades must be provided at ¼" scale.

- ☐ At Final application only, provide final selection of all exterior materials, and samples or clearly illustrated photographs. Samples are preferred for the presentation to HPC.

- ☐ At Final application only, provide lighting plan and landscape plan.

Once the application is deemed complete by staff, the following items will then need to be submitted:

- ☐ Total deposit for review of the application.

- ☐ A digital PDF copy of the complete application packet by email to sarah.yoon@cityofaspen.com.

- ☐ 12 sets of all graphics printed at 11x17

Disclaimer:
The foregoing summary is advisory in nature only and is not binding on the City. The summary is based on current zoning, which is subject to change in the future, and upon factual representations that may or may not be accurate. The summary does not create a legal or vested right.

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

Agreement to Pay Application Fees

An agreement between the City of Aspen ("City") and

Please type or print in all caps

re o roer 234 West Francis Street _____

roer er Nme 234 West Francis LLC ereeve Nme ere rom roer er)BendonAdams

Nme re e o

__ Steve Ells 40 5th Avenue, New York, NY 10011_____

o o or b em oe sara@selldorf.com 212-219-9571 _____

I understand that the City has adopted, via Ordinance No. 0 , Series of 2017, review fees for Land Use applications and payment of these fees is a condition precedent to determining application completeness. I understand that as the property owner that I am responsible for paying all fees for this development application.

For flat fees and referral fees: I agree to pay the following fees for the services indicated. I understand that these flat fees are non-refundable.

$._____flat fee for _____. $._____ flat fee for _____

$._____ flat fee for _____. $._____ flat fee for _____

For Deposit cases only: The City and I understand that because of the size, nature or scope of the proposed project, it is not possible at this time to know the full extent or total costs involved in processing the application. I understand that additional costs over and above the deposit may accrue. I understand and agree that it is impracticable for City staff to complete processing, review and presentation of sufficient information to enable legally required findings to be made for project consideration, unless invoices are paid in full.

The City and I understand and agree that invoices mailed by the City to the above listed billing address and not returned to the City shall be considered by the City as being received by me. I agree to remit payment within 30 days of presentation of an invoice by the City for such services.

I have read, understood, and agree to the Land Use Review Fee Policy including consequences for no-payment. I agree to pay the following initial deposit amounts for the specified hours of staff time. I understand that payment of a deposit does not render and application complete or compliant with approval criteria. If actual recorded costs exceed the initial deposit, I agree to pay additional monthly billings to the City to reimburse the City for the processing of my application at the hourly rates hereinafter stated.

$____1950_____ deposit for____6_____ hours of Community Development Department staff time. Additional time above the deposit amount will be billed at **$325.00 per hour**.

$_____ deposit for _____ hours of Engineering Department staff time. Additional time above the deposit amount will be billed at **$325.00 per hour**.

City of Aspen:

_____

Jessica Garrow, AICP
Community Development Director

re _____

N Name:

Title:

City Use:
Fees Due: $_____Received $_____
Case #_____

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

Project Name and Address: 234 West Francis Street

Parcel ID # (REQUIRED) 2735-124-17-003

APPLICANT:

Name: 234 West Francis LLC

Address: 234 West Francis Street, Aspen CO

Phone #: 970-925-2855 email: sara@bendonadams.com

REPRESENTATIVE:

Name: BendonAdams, Sara Adams

Address: 300 S. Spring St., #202 Aspen CO 81611

Phone#: 970-925-2855 email: sara@bendonadams.com

Description: Existing and Proposed Conditions

The 9,000 sf property contains 2 designated historic landmarks. The primary two story landmark has non-historic additions at the rear that sit within setbacks. The one story carriage house landmark has numerous exterior alterations, sits within setbacks, and is designated as a voluntary deed restricted ADU. Both buildings have full basements.

Remove non-historic addition and replace with a new addition that meets the HP design guidelines. The garage will remain in its current location and will be reduced to one story in height. Alterations will be removed from the exterior of the carriage house. The ADU is approved to be removed as noted in exhibit K.

Review: HPC - final

Required Land Use Review(s): Major Development- Final HP Review

Growth Management Quota System (GMQS) required fields: n/a

Net Leasable square footage _____ **Lodge Pillows**_____ **Free Market dwelling units** _____

Affordable Housing dwelling units_____ **Essential Public Facility square footage** _____

Have you included the following?

FEES DUE: $ 1,975

- [X] **Pre-Application Conference Summary**
- [X] **Signed Fee Agreement**
- [X] **HOA Compliance form**
- [X] **All items listed in checklist on PreApplication Conference Summary**

ATTACHMENT 3 - Dimensional Requirements Form

(Item #10 on the submittal requirements key. Not necessary for all projects.)

Project: 234 WEST FRANCIS ST.
Applicant: 234 WEST FRANCIS LLC, represented by BendonAdams and Selldorf Architects
Project Location: LOTS K, L, M, BLOCK 48
Zone District: R-6
Lot Size: 9,000 SF
Lot Area: 9000 SF

(For the purposes of calculating Floor Area, Lot Area may be reduced for areas within the high water mark, easements, and steep slopes. Please refer to the definition of Lot Area in the Municipal Code.)

Commercial net leasable: *Existing:* n/a *Proposed:* _____
Number of residential units: *Existing:* 2 *Proposed:* 1

Proposed % of demolition: 44.8%

DIMENSIONS: (write N/A where no requirement exists in the zone district)

Floor Area: *Existing:* 3594.5 SF *Allowable:* 3660 SF / 4160 SF W/ BONUS *Proposed:* 4129 SF

Height

Principal Bldg.: *Existing:* 26'-6" *Allowable:* 25'-0" *Proposed:* no change

Accessory Bldg. [carriage house] *Existing:* 17'-9" *Allowable:* 25'-0" *Proposed:* no change

On-Site parking: *Existing:* 2 *Required:* 2 *Proposed:* 2

% Site coverage: *Existing:* 29% *Required:* 40% MAX *Proposed:* 33.3%

% Open Space: *Existing:* n/a *Required:* _____ *Proposed:* _____

Front Setback: *Existing:* 20'-11" / 28'-11" *Required:* 10'-0" / 15'-0" *Proposed:* 20'-11" / 28'-11"

Rear Setback: *Existing:* 1'-4" GARAGE *Required:* 10'-0" / 5'-0" GARAGE *Proposed:* 5' " GARAGE & Basement

Combined Front/Rear:

Indicate N, S, E, W

Existing: 49'-9" *Required:* 25'-0" *Proposed:* 38'- 6"

Side Setback: E *Existing:* 0' *Required:* 10'-0" *Proposed:* 0' maintain existing cabin variation and dig deeper basement beneath cabin.

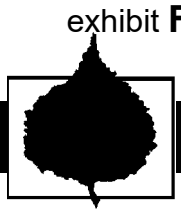
Side Setback: W *Existing:* 0' *Required:* 10'-0" *Proposed:* 7'- 5"

Combined Sides: *Existing:* 0' *Required:* 30'-0" *Proposed:* 7'5"

Distance between buildings: *Existing:* 23'-3" *Required:* 10'-0" *Proposed:* 17'-6"

Existing non-conformities or encroachments and note if encroachment licenses have been issued:
Existing garage encroaches on side yard and rear yard setbacks; Historic structures encroach on both side yard setbacks

Variations requested (identify the exact variances needed): variations for basement living space (5') and west side yard variation for addition/garage (7'5") and combined side yards. All variations were granted at conceptual review with the exception of the deeper basement beneath the cabin and the east side yard variation for the existing (original) cabin location.



Homeowner Association Compliance Policy

All land use applications within the City of Aspen are required to include a Homeowner Association Compliance Form (this form) certifying the scope of work included in the land use application complies with all applicable covenants and homeowner association policies. The certification must be *signed by the property owner or Attorney representing the property owner*.

Property Owner ("I"):	Name: 234 West Francis LLC	
	Email: sara@selldorf.com	Phone No.:
Address of Property: (subject of application)	234 West Francis Street, Aspen CO 81611	

I certify as follows: (pick one)

☒ This property is not subject to a homeowners association or other form of private covenant.

☐ This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application do not require approval by the homeowners association or covenant beneficiary.

☐ This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application have been approved by the homeowners association or covenant beneficiary.

I understand this policy and I understand the City of Aspen does not interpret, enforce, or manage the applicability, meaning or effect of private covenants or homeowner association rules or bylaws. I understand that this document is a public document.

Owner signature: _____ date:_____

Owner printed name: _____

or,

Attorney signature: _____ date:_____

Attorney printed name: _____

BendonAdams

June 21, 2019

Jessica Garrow, AICP
Community Development Director
City of Aspen
130 So. Galena St.
Aspen, Colorado 81611

RE: 234 West Francis Street, Aspen, CO.

Ms. Garrow:

Please accept this letter authorizing BendonAdams LLC to represent our ownership interests in 234 West Francis Street and act on our behalf on matters reasonably associated in securing land use approvals for the property.

If there are any questions about the foregoing or if I can assist, please do not hesitate to contact me.

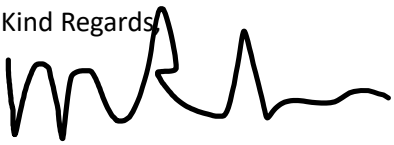
Property – 234 West Francis Street, Aspen, CO 81611

Legal Description – Block 48, Lots K, L, M, city and townsite of Aspen, Colorado

Parcel ID – 2735-124-17-003

Owner – 234 West Francis LLC

Kind Regards,



234 West Francis LLC
Steve Ells
40 5th Avenue
New York, NY 10174

stewart title®

Real partners. Real possibilities.™

Stewart Title Company
620 E Hopkins Ave
Aspen, CO 81611

Date: June 20, 2019
File Number: 461120
Property Address: 234 W Francis Street, Aspen, CO 81611
Buyer/Borrower: To Be Determined

Please direct all Title inquiries to:

Kurt Beereboom
Phone: (970) 925-3577
Fax: (866) 277-9353
Email Address: Kurt.Beereboom@stewart.com

Please direct all Closing inquiries to:

Julie Morrah
Phone: (970) 925-3577
Fax: (866) 277-9353
Email Address: julie.morrah@stewart.com

To Be Determined
Delivery Method: Emailed

---

234 West Francis LLC, a Delaware limited liability company
Delivery Method: Emailed

Coldwell Banker Mason Morse Real Estate
514 E Hyman Ave
Aspen, CO 81611

Attn: Chris Souki
Phone: (970) 925-7000
Fax:
E-Mail: c.souki@gmail.com
Delivery Method: Emailed

Coldwell Banker Mason Morse Real Estate
514 E Hyman Ave
Aspen, CO 81611

Attn: Allison Goldberg
Phone:
Fax:
E-Mail: agoldberg@masonmorse.com
Delivery Method: Emailed

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.

We Appreciate Your Business and Look Forward to Serving You in the Future.

stewart title®

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Stewart Title Company
620 E Hopkins Ave
Aspen, CO 81611

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Matt Morris
President and CEO

Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I - Requirements;
(f) Schedule B, Part II - Exceptions; and
(g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I - Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent:	Stewart Title Company
Issuing Office:	620 E Hopkins Ave, Aspen, CO 81611
Issuing Office's ALTA® Registry ID:	
Loan ID Number:	
Commitment Number:	461120
Issuing Office File Number:	461120
Property Address:	234 W Francis Street, Aspen, CO 81611
Revision Number:	

1. Commitment Date: June 7, 2019 at 8:00AM

2. Policy to be issued: Proposed Policy Amount

   (a) ALTA Owner's Standard
   Proposed Insured: To Be Determined

   (b) ALTA Loan Standard
   Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is:

   FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

   234 West Francis LLC, a Delaware limited liability company

5. The Land is described as follows:

   See Exhibit "A" Attached Hereto

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ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 461120

Lots K, L and M, Block 48,
CITY AND TOWNSITE OF ASPEN,

County of Pitkin, State of Colorado.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 461120

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Payment to or for the account of the grantor(s) or mortgagor(s) of the full consideration for the estate or interest to be insured.

6. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

7. Evidence satisfactory to Stewart Title Guaranty Company of payment of all outstanding taxes and assessments as certified by the County Treasurer.

8. Execution of Affidavit as to Debts and Liens and its return to Stewart Title Guaranty Company.

   NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), please notify the Company's escrow officer within 10 days of receipt of this title commitment.

9. Payment of any and all Homeowners assessments and expenses which may be assessed to the property.

10. Execution of an acceptable survey affidavit certifying that there have been no new improvements constructed or major structural changes made on the subject property.

    NOTE: If improvements have been made on, or in connection with, the subject property, please notify the Company's escrow officer within 10 days of receipt of this title commitment.

11. Relating to 234 West Francis LLC, The Company requires for its review the following:
    a) Copy of the "Articles of Organization," the Operating Agreement and the regulations of the limited liability company and any amendments thereof
    b) A certificate of good standing, evidencing that the company is in good standing in the state of its formation
    c) Execution and recordation of Statement of Authority pursuant to the provisions of Section 38-30-

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172 C.R.S.

Note: At the time the Company is furnished these items, the Company may make additional requirements or exceptions.

12. Deed from vested owner(s) vesting fee simple title in the purchaser(s).

    NOTE: Notation of the legal address of the grantee must appear on the deed as per 1976 amendment to statute on recording of deeds CRS 38-35-109 (2).

13. NOTE: The vesting deed is shown as follows:
    Warranty Deed recorded May 22, 2019, as Reception No. 656074.

    NOTE: This product is for informational purposes only. It is not a title insurance product and does not provide any form of coverage. This product is not a guarantee or assurance and does not warrant, or otherwise insure any condition, fact or circumstance. This product does not obligate this Company to issue any policies of title insurance for any subsequent transaction based on the information provided or involving the property described herein. This Company's sole liability for any error(s) relating to this product is limited to the amount that was paid for this product.

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 461120

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession, not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.

5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.

7. Water rights, claims or title to water.

8. Any and all unpaid taxes and assessments and any unredeemed tax sales.

9. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district or inclusion in any water service or street improvement area

10. Reservations and Exceptions as set forth in the Deed from the City of Aspen recorded November 10, 1887 in Book 59 at Page 85 providing as follows: "That no title shall be hereby acquired to any mine of gold, silver , cinnabar or copper or to any valid mining claim or possession held under existing laws.

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11. Reservations and Exceptions as set forth in the Deed from the City of Aspen recorded December 5, 1887 in Book 59 at Page 122 providing as follows: "That no title shall be hereby acquired to any mine of gold, silver , cinnabar or copper or to any valid mining claim or possession held under existing laws.

12. Accessory Dwelling Unit Deed Restriction recorded July 7, 1993 in Book 717 at Page 197 as Reception No. 358580 and re-recorded October 20, 1993 in Book 727 at Page 572 as Reception No. 362262.

13. Curb and Gutter Improvement Agreement recorded May 12, 1994 in Book 750 at Page 360 as Reception No. 369976 and recorded September 13, 1999 as Reception No. 435425.

14. Resolution No. 27, Series of 1999 recorded June 21, 1999 as Reception No. 432431.

15. Any rights, easements, interests or claims that may exist by reason of or reflected by the following facts shown on the survey dated 4/9/2019 by Tuttle Surveying Services, Job No. 19056:
Portion of Brick Walks, Concrete Pad and Chimney located outside of property boundary.
Encroachment of fences along the Western and Northern boundary into right of way for N 2nd Street and Alley and encroachment of Fence into adjacent Lot along Eastern boundary

16. Lease-back Lease between 234 West Francis LLC, a Delaware limited liability company, as Lessor and Francis and Second Street LLC, as Lessee.

NOTE: Exceptions 2 and 5 may be deleted from the policies, provided the seller and buyer execute the Company's affidavits, as required herein, and the Company approves such deletions. If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), and the Company has not reviewed and approved lien waivers and indemnitor financials, Standard Exception 5 (mechanic lien exception) will not be deleted and no mechanic lien coverage will be furnished. Exceptions 3 and 4 may be deleted from the policies, provided the Company receives and approves the survey or survey affidavit if required herein. Exception 1 will not appear on the policies, provided the Company, or its authorized agent, conducts the closing of the proposed transaction and is responsible for the recordation of the documents.

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ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 461120

STATEMENT OF CHARGES
These charges are due and payable before a policy can be issued:

TBD Rate	
2006 Owner's Policy:	$0.00
Owner's Extended Coverage:	$65.00
Tax Certificate:	$25.00

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DISCLOSURES

File No.: 461120

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
D. The Company must receive payment of the appropriate premium.
E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

a. That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
b. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

Stewart Title Guaranty Company Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

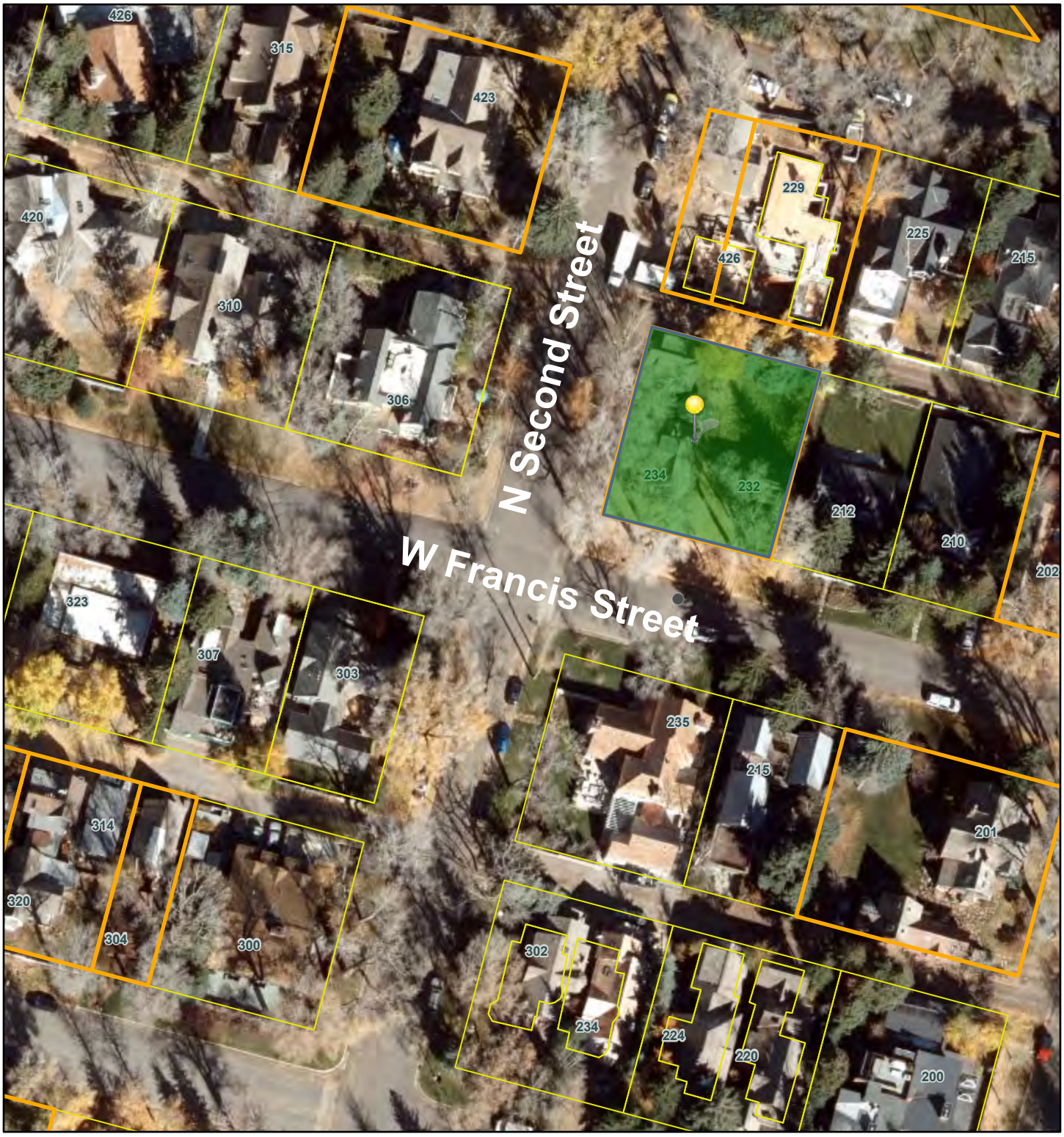
We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you request insurance-related services provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056**

234 W Francis St - vicinity map



8/6/2019, 12:52:42 PM

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Historic Sites

Parcel Boundary

CityofAspenGIS; City of Aspen Community Development | The CityofAspen GIS Department presents the information on this website as a service to the public. Every effort has been made to ensure

Pitkin County Mailing List of 300 Feet Radius
From Parcel: 273512417003 on 02/28/2020

Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

Disclaimer:

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http://www.pitkinmapsandmore.com

SEWELL CARL & PEGGY
3860 W NORTHWEST HWY #102
DALLAS, TX 75220

201 WEST SMUGGLER LLC
2121 SAGE RD #333
HOUSTON , TX 77056

SIERRA ADVISORS LP
333 LITTLE JOHN LN
HOUSTON, TX 77024

SMUGGLER FB3 LLC
PO BOX 2097
NAPLES, FL 34106

CMML PROPERTIES LLC
120 E 56TH ST #320
NEW YORK, NY 10022

229 WEST SMUGGLER LLC
3509 CRESCENT AVE
DALLAS, TX 75205

234 W HALLAM/302 N 2ND ASSOC
COMMON AREA
234 W HALLAM AVE
ASPEN, CO 81611

BARNHART PAUL F JR
2121 SAGE RD #333
HOUSTON, TX 77056

SCHERMER GREGORY P & GRANT E
210 LAKE AVE
ASPEN, CO 81611-1347

ARGON LLC
533 E HOPKINS AVE 3RD FL
ASPEN, CO 81611

WEST SMUGGLER CONDO ASSOC
COMMON AREA
322 W SMUGGLER
ASPEN, CO 81611

FULLERTON JESSICA RES TRST
306 W FRANCIS ST
ASPEN, CO 81611

DILLON DEE E
5910 OAKWOOD RD
MISSION HILLS, KS 66208

ALLEN ASPEN RES TRUST
4545 POST OAK PL #101
HOUSTON, TX 77027

SHADOW PROPERTY LLC
302 N 2ND ST
ASPEN, CO 81611

210 WEST FRANCIS LLC
255 13TH AVE S #202
NAPLES, FL 34102

426 NORTH SECOND LLC
3509 CRESCENT AVE
DALLAS, TX 75205

SECOND AND SMUGGLER CONDO ASSOC
COMMON AREA
426 N SECOND ST
ASEPN, CO 81611

212 WEST FRANCIS LLC
255 13TH AVE SOUTH #202
NAPLES, FL 34102

ASPEN RIVER RENDEZVOUS LLC
PO BOX 7138
GARDEN CITY, NY 11530

PEARLSTONE ESTHER S
PO BOX 8750
ASPEN, CO 81612

WINTON CHARLES & BARBARA REV TRUST
2949 AVALON AVE
BERKELEY, CA 94705

326 WEST SMUGGLER LLC
500 E MOORHEAD ST #200
CHARLOTTE, NC 28202

LEWIS JONATHAN D TRUST
414 N FIRST ST
ASPEN, CO 81611

SCHERMER LLOYD G & BETTY A
210 LAKE AVE
ASPEN, CO 81611-1347

MELVIN JAMES R JR & ISABEL
304 W HALLAM AVE
ASPEN, CO 81611

BERMAN RONALD REV TRUST
27 N WACKER DR #518
CHICAGO, IL 60606

ASPEN DRAGONFLY PARTNERS LLC
250 W 55TH ST 37TH FL
NEW YORK, NY 10019

HANSON LUCY C
1775 FIR ST
PORT TOWNSEND, WA 98368

FULLERTON TRUST
306 W FRANCIS ST
ASPEN, CO 81611

BEASPEN LLC
AVE LAZARO CARDENAS 2400 A43
SAN PEDRO GARZA GARCIA NL 66260 MEXIC

WEST HALLAM LLC
1401 NW 136TH AVE #400
FORT LAUDERDALE, FL 333232861

LAKE 206 LLC
PO BOX 3337
BEVERLY HILLS, CA 90212

PHILLIPPE THOMAS E JR & SUSAN MARIE
225 W SMUGGLER ST
ASPEN, CO 81611-1356

VICENZI GEORGE A TRUST
PO BOX 2238
ASPEN, CO 81612

VIBA LLC
PO BOX I-3
ASPEN, CO 81612

MOORE DIANE
303 W FRANCIS
ASPEN, CO 81611

FABRY FAMILY TRUST
7910 RANCHO ROBERTO RD NW
ALBUQUERQUE , NM 87114

CONNER MELINDA M TRUST
11100 SANTA MONICA BLVD #1700
LOS ANGELES, CA 90025

322 SMUGGLER LLC
6120 S YALE AVE #813
TULSA, OK 74136

SAX JOEL
303 W FRANCIS ST
ASPEN, CO 81611

FULLERTON JOHN RES TRST
306 W FRANCIS ST
ASPEN, CO 81611

KINNEY FAMILY LP
307 W FRANCIS ST
ASPEN, CO 81611

CONOVER CATHRINE M
1010 WISCONSIN AVE NW #550
WASHINGTON, DC 20007

ASPEN VALENTINE LLC
600 MADISON AVE SUITE #1601
NEW YORK, NY 10022

BRUNDIGE CHELSEA C
1755 SNOWMASS CREEK RD
SNOWMASS, CO 81654

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

GOTHAM AJAX LLC
600 5TH AVE FL 14
NEW YORK, NY 100202346

HALLAM PINES CONDO ASSOC
220-224 W HALLAM ST
ASPEN, CO 81611

RHODES
ARCHITECTURAL
STONE
NATURAL STONE EXPERTS

CARBON BLACK BASALT

Formed by rapidly cooled extrusions of magma from deep within the mantle, this basalt displays prominent phenocrysts encased in a matrix of dark grey plagioclase feldspar. Scattered throughout are noticeable greenish crystals of olivine. One of the most robust stones available, Carbon Black Basalt, as its name suggests, has a complex dark character born of its dusky mineral composition.

The versatility of Rhodes Architectural Stone's Carbon Black Basalt makes it an excellent choice as an architectural veneer, and is well suited for paving, cobbles, and any cut-to-size application.



HONED



LEATHER



FLAMED + BRUSHED



FLAMED + WATERJET



BUSH HAMMER



SPLIT

RECOMMENDED USES

SURROUNDS	QUOINS
VENEER	SILLS/LINTELS
PAVING	COPING/CAPS
STAIR BLOCKS	CARVED OBJECTS

INSTALLATION

Carbon Black Basalt may be installed in any standard setting techniques: mortar or thinset on slab, or by sand setting.

MATERIAL SPECIFICATIONS

STANDARD BLOCK : 60" x 26" x 26"
1525 x 650 x 650 mm

OVERSIZED BLOCK : 70" x 35" x 35"
1800 x 900 x 900 mm

TECHNICAL DATA

ASTM	TEST	
C97	absorption	0.19 %
C97	bulk gravity	185 lbs/ft^3 *2,963 kg/m^3*
C170	compressive strength	30,748 psi *212 MPa*
C880	flexural strength	3,510 psi *24.2 MPa*

UNITED STATES OF AMERICA
TEL +1 206 709 3000

AUSTRALIA
TEL +61 3 8199 9555

CHINA
TEL +86 592 533 0273

rhodes-stone.com
info@rhodes-stone.com

IP Outdoor AutoFocus 4MP Bullet Cameras with Advanced Analytics



EL-IP-OBA4-WH

EL-IP-OBA4 -BK

AUTO DISCOVER CONFIGURE | BULLET | OUTDOOR/ INDOOR | AUTO FOCUS | 4MP | 2MP

Ideal for Outdoor Surveillance.

The ELAN EL-IP-OBA4, available in White and Black, is a versatile 4MP bullet camera with auto-focus and advanced object analytics to elevate the intelligent home and business. The relatively visible bullet form factor can have an effective deterrent effect in places where you want people to know that they can be seen. It's ideal to survey a designated area such as a driveway, garage, front door, back door, stairway, hallway or entryway.

Flexible in placement and easy to install, the EL-IP-OBA4 can be installed on walls, soffits, or under eaves. Its auto-focus feature enables final focusing from within the ELAN App, rather than up on the ladder. The bullet camera has an adjustable sun-shield. This blocks light from hitting the lens, ensuring a glare-free image.

Video Analytics

Advanced Object Detection, Person and Vehicle Classification greatly reduces false positive alerts. And Push Messages can be easily set up to alert a user's mobile device of events around the home.

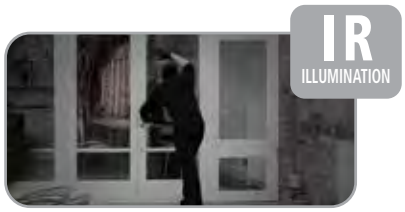
Auto-Discover/Auto-ConfigureLike all other ELAN Surveillance products, the EL-IP-OBA4 is embedded with the ELAN beacon, making it effortless to install in any ELAN system. The ELAN Management Cloud or Configurator scans the network – both wired and wireless – and automatically discovers the SSIDs of available devices. With a click, the camera is configured and installed in the ELAN system. We've eliminated the need to use a secondary application to setup the camera outside of ELAN, saving substantial time on every surveillance installation.

Comprehensive Surveillance

ELAN Surveillance cameras work seamlessly with the ELAN Network Video Recorder (EL-NVR Series) to create a surveillance ecosystem that excels in every application. Cameras and NVR can be fully managed from within the ELAN App, simplifying the user experience.



One-click set-up with ELAN Auto-Discover/Auto-Configure.



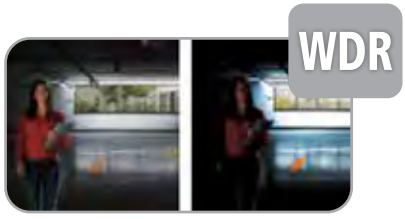
Illumination from Infrared (IR) LEDs enables night vision up to 30 meters.



Advanced Object Detection, Person and Vehicle Classification.



Fine-tune the focus and zoom from within the ELAN app, rather than up on the ladder.



Wide Dynamic Range improves image quality by balancing dark and light areas in an image.

EL-IP-OBA4-WH | EL-IP-OBA4-BK IP Outdoor Varifocal Lens Bullet Cameras with IR

ORDER NOS. EL-IP-OBA4-WH, EL-IP-OBA4-WH



FEATURES

- AutoFocus
- IntelliVision® Advanced Analytics
- Auto-Discover/Auto-Configure
- 4 Megapixel
- High Dynamic Range (HDR)
- 30m IR Distance
- 2.8-8mm AutoFocus Lens
- Advanced Built-in Motion Analytics
- IP66 Weather Resistanrt
- Micro SD Card Slot
- Automatic Gain Control (AGC)
- Operating Temperature: -40°F – 122°F
- Max Frame Rate: 20fps @ 2688x1520
- 3D Digital Noise Reduction
- 2D Wide Dynamic Range
- Power Over Ethernet (PoE)

INCLUDED IN THE BOX:

(1) Camera
(1) Quick Installation Guide
(1) Mounting Template
(3) Mounting Hardware

SPECIFICATIONS	
Power Consumption	DC12V, 7.5W / PoE, 8.6W
Dimensions	2.67"(W) x 2.71"(H) x 8.42"(D)
Weight	18.16oz
Operating Temperature	-40°F – 122°F
Focal Length	2.8 – 8 mm (zoom / focus motorized)
IR Range	30m
Alarm Event Triggers	Motion/Tamper/Network lost detection
Alarm Event Actions	FTP, SMTP, SAMBA
SD Card Recording	N/A
Video Analytics	Survey Area, Object Detection, Person Classification, Vehicle Classification
Certifications	CE: Class B, FCC: Class B, IP66 Weather Resistant

VIDEO	
Video compression	Smart H.264/ H.264 High/Main Profile, Motion JPEG
Maximum Frame Rate	H.264 / Motion JPEG: up to 20 fps @ 2688x1520
Day/Night (IR-cut filter)	Color (Day), Monochrome (Night), Auto, Schedule
Scanning system	Progressive scan
Back Light Compensation	On / Off
2D WDR	Off / Auto / x2 / x3 / x4
High Dynamic Range (HDR)	Up to 100dB
3D Noise Reduction	Off / 1 to 32 selectable
Privacy Masking	Off / On (4 independent areas)
Sense Up	Off / 1 frame / 2 frames
Sense Up+	Yes
Auto Gain Control	36 dB variable gain
Other Functions	Sharpness, Hue, Image flip, Image mirror
Lens Distortion Correction (LDC)	Yes

NETWORK	
Ethernet	10Base-T / 100Base-TX, RJ-45
Connectivity	ONVIF Profile S
On-Screen Display (OSD)	Text over date, time, and camera name
Protocols	IPv4, IPv6, TCP, UDP, HTTP, HTTPS, SMTP, MQTT, QoS, SNMP , SNMP Trap, NTP, DDNS, UPnP, FTP, ARP, DHCP, PPPoE, DNS, RTSP, RTCP, Telnet, ICMP, IGMP, ONVIF Profile S, SDDP, Bonjour
Multi IP Addresses	Yes

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Application Instructions for Cedar Shingles

Instructions for Applying FSR Cedar Shingles as a Class "A" Roof Covering System

FSR pressure-treated western red cedar shingles labelled Class "B" must be installed over either a minimum of 1/2" exterior grade plywood or a 1" x 4", spaced sheeting deck spaced out so that the center of each board coincides with the exposure and fastening of the roof. Beginning at the eave a 36" wide (76 lb. minimum) mineral-surfaced Class "A" fiberglass cap sheet (complying with standard UL 55-A) must be rolled out over the entire deck. If the cap sheet is installed over spaced sheeting, then the horizontal edge of the sheet must meet a solid nailing surface and overlap the next layer. Fiberglass cap sheeting must have at least a 2" overlap on both the sides and the ends of each sheet and be attached with sufficient enough of fasteners to hold the sheet in place and prevent movement prior to the application of the shingles.

Roof Pitch and Exposure

Proper weather exposure is important, and depends largely on roof slope. On roof slopes of 4" rise in 12" horizontal run (pitch 1/6) and steeper, the standard exposures are: 5" for 16" shingles; 5-1/2" for 18" shingles; and 7-1/2" for 24" shingles. On roof slopes less than 4/12 to a minimum of 3/12, reduced exposures are recommended.

Roof Application

Shingles are normally applied in straight, single courses. Shingles must be doubled at all eaves. Butts of first-course shingles should project 1-1/2" beyond the first sheathing board. Spacing between adjacent shingles (joints) should be 1/4" to 3/8". Joints in any one course should be separated not less than 1-1/2" from joints in adjacent courses, and joints in alternate courses should not be in direct alignment.

Fasteners

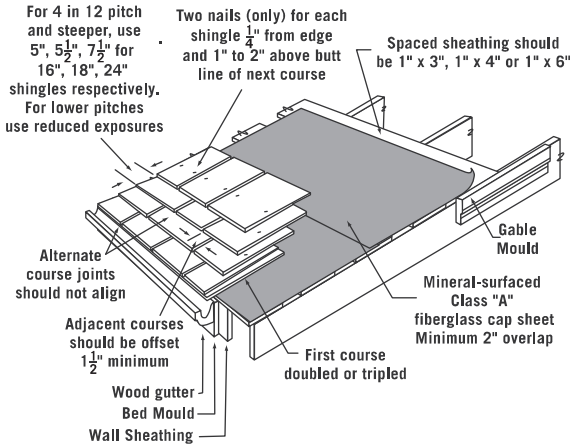
Stainless steel fasteners (ASTM type 316) are recommended. Apply each shingle with two (only) fasteners. Each fastener should be placed not more that 3/4" from the side edge of the shingle and not more than 1" above the exposure line. Use 3d (1-1/4") nails for 16" and 18" shingles, and 4d (1-1/2") for 24" shingles. In all cases, fasteners should be long enough to penetrate at least 3/4" or through the sheathing. Drive them flush, but not so that the head crushes the wood.

FSR Treatment Inc. does not warranty fasteners.

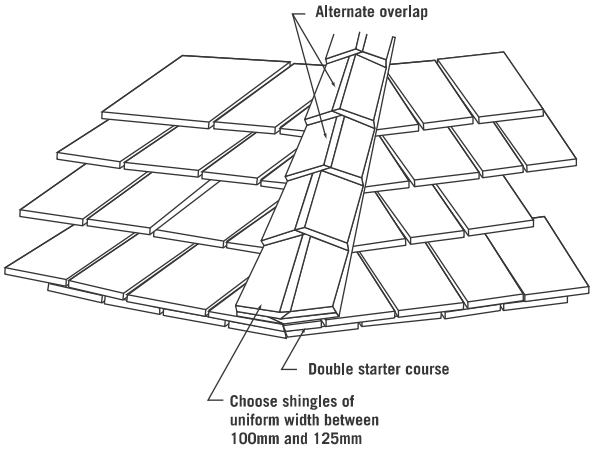
Valleys, Hips and Ridges

The roof valley flashing shall be not less than No. 28 gauge pre-painted baked enamel metal applied over an underlay of not less than Type 15 felt. The metal shall extend at least 11" from the center line each way. Hips and ridges can be site-fabricated, or factory-formed. Weather exposure should be the same as that used in applying shingles in the field of the roof (see above), and nails should be of sufficient length (usually 8d) to firmly attach the hip and ridge shingles to the underlying sheathing. Flashing and counter-flashing should be applied as illustrated.

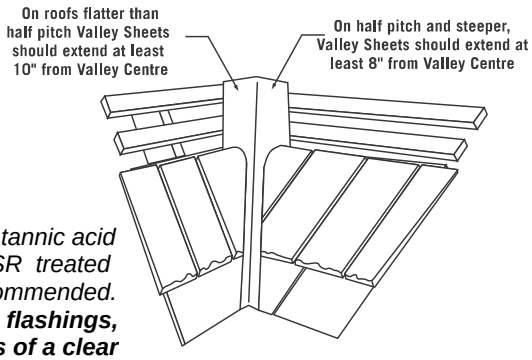
ROOFS



HIPS and RIDGES



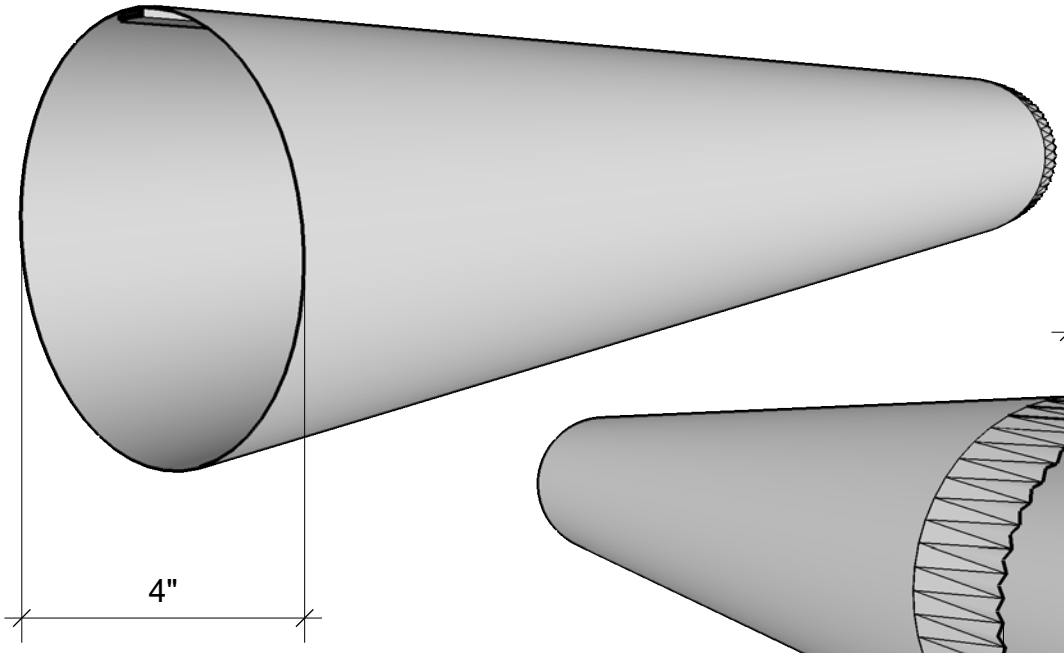
VALLEYS

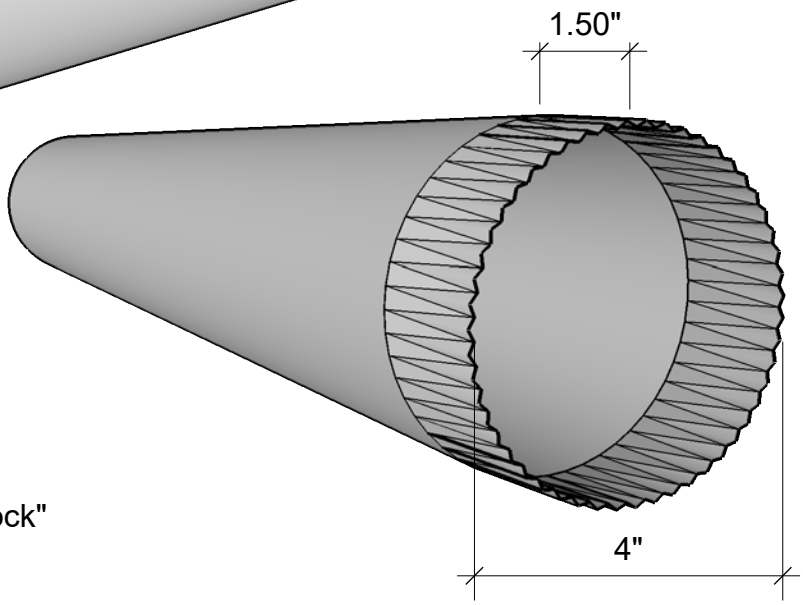


WARNING:

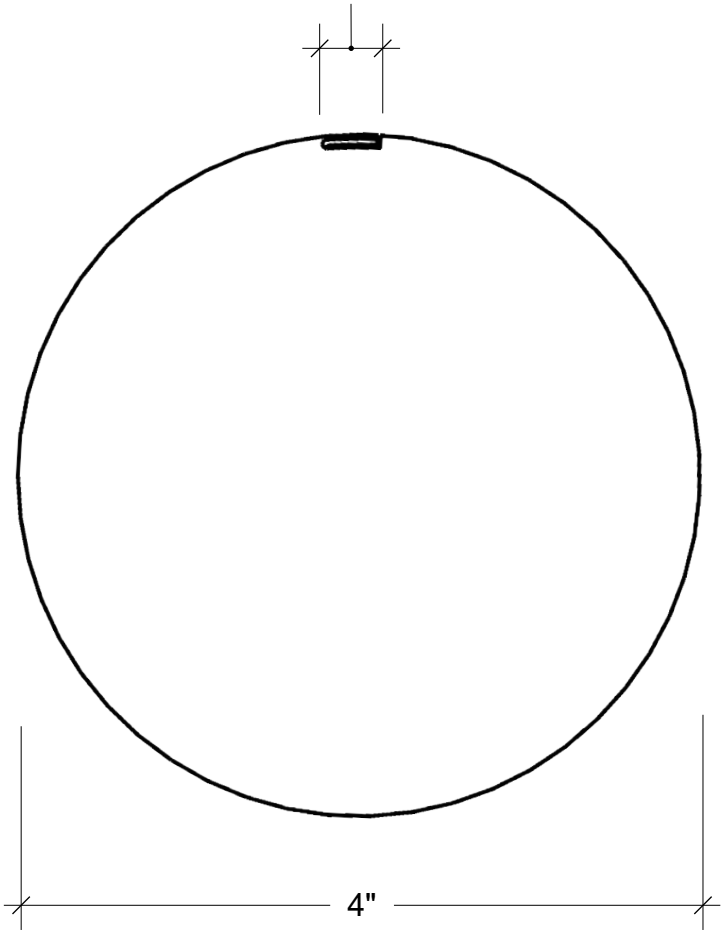
Both raw and fire retardant cedar products can contain natural oils and a level of tannic acid that can cause corrosion to unprotected metals and concrete surfaces. For FSR treated cedar, pre-painted galvanized or pre-painted aluminum gutters are highly recommended. ***When using copper or any other non coated metal (galvanized included), flashings, gutters, and valleys, for FSR treated cedar, coat the surface with 2 coats of a clear acrylic enamel finish. Initial water runoff can cause staining and corrosion if the proper procedures are not followed.*** *A thorough wash and rinse (less than 125 psi) immediately after application will significantly reduce this risk. FSR Treatment Inc. is not responsible for any direct or indirect damages caused by water runoff.*

Tel: (604) 462-0640 Fax: (604) 462-7162
Toll-Free: 1-800-663-8301
Email: jill@firesmartroofing.com
Website: www.FireSmartRoofing.com
9486 - 288 Street, Maple Ridge, BC Canada V2W 1L1





0.33" Closed Double Seam "Acme Lock"



Material Types Available

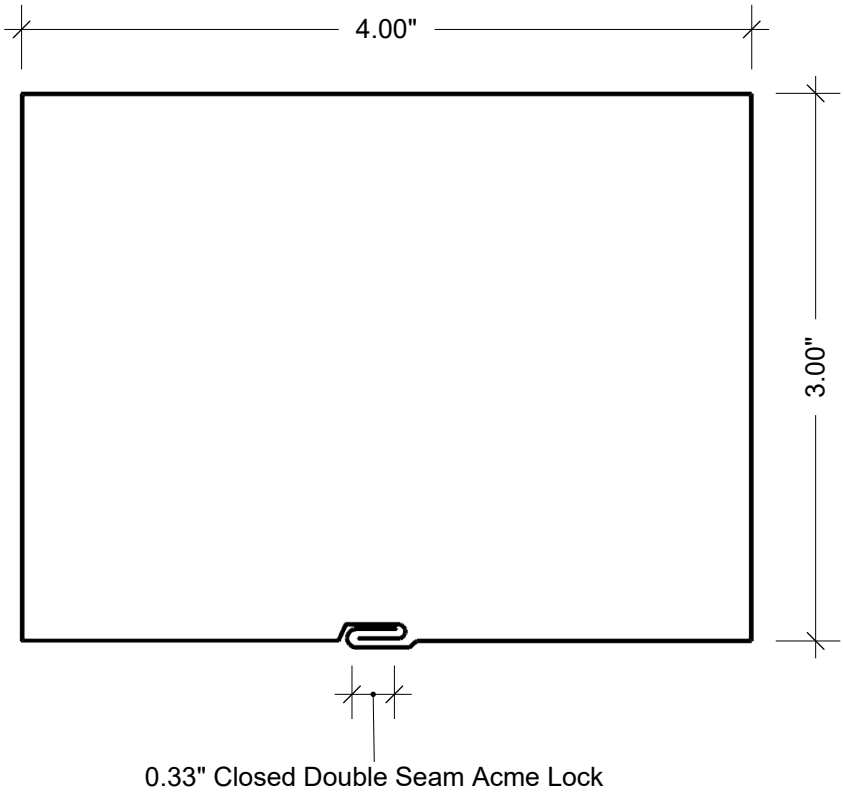
- ☐ 24 ga. Pre-Fin Kynar Steel Color:_____
- ☐ 24 ga. Galvalume Mill Finish
- ☐ .027 Aluminum Color:_____
- ☐ .032 Pre-Fin Kynar Alum Color_____
- ☐ .040 Pre-Fin Kynar Alum Color_____
- ☐ 16 oz. Copper
- ☐ 20 oz. Copper
- ☐ 16 oz. Lead Coated Copper
- ☐ 26 ga. Stainless Steel
- ☐ 24 ga. Stainless Steel

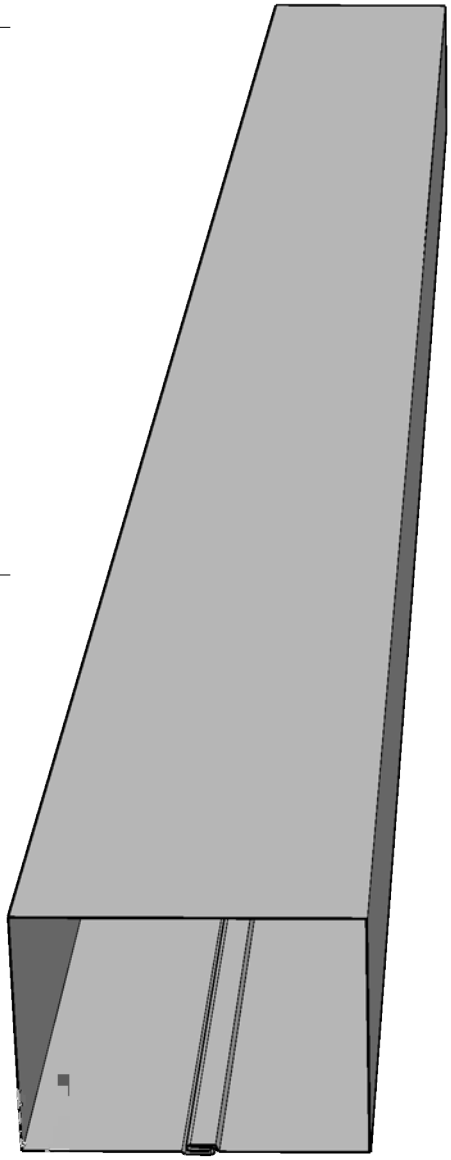
Notes:
Downspout is only available in 10'0" sections
Downspout is crimped on one end for easy installation

1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

4" Round Downspout

REVISIONS		
	MM/DD/YY	REMARKS
1	__/__/__	...ORIGINAL DRAFT OF DRAWING
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...





Material Types Available

- ☐ 24 ga. Pre-Finished Kynar Steel Color:_____
- ☐ 24 ga. Galvalume Mill Finish
- ☐ .027 Aluminum Color:_____
- ☐ .032 Pre-finished Kynar Aluminum Color:_____
- ☐ .040 Pre-finished Kynar Aluminum Color:_____
- ☐ 16 oz. Copper
- ☐ 20 oz. Copper
- ☐ 26 ga. Stainless Steel
- ☐ 24 ga. Stainless Steel
- ☐ 22 ga. Stainless Steel

Notes:
Downspout pipe is the same size on both ends
Available in 10'0" Sections

KM SHEET METAL
1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

Plain Square Downspout

3" x 4" Downspout

REVISIONS		
	MM/DD/YY	REMARKS
1		...
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

FARROW&BALL®
CRAFTSMEN IN PAINT AND PAPER

PRODUCT ADVICE SHEET

Exterior Eggshell

All Farrow & Ball paints are eco friendly with low or minimal VOC (Volatile Organic Compounds) content and are water based giving them a low odour and quick drying time which benefits both you and the environment.

Available Tin Sizes: ,750 ml,2.5 L,,

In all Farrow & Ball colours. Available direct from Farrow & Ball (visit www.farrow-ball.com, email: sales@farrow-ball.com or call: +44 (0) 1202 876141), our Showrooms and selected stockists internationally.

Product Overview:

A versatile finish with a silky 20% sheen, Exterior Eggshell adds lasting colour to almost anything in your outdoor space, from wooden window frames and cladding to metal guttering and railings. Our flexible resin rich formula gently expands and contracts with the weather to avoid flaking, peeling and fading for up to six years. Not suitable for use on plastic. Not suitable for exterior decking or other pressure treated wood.

Recommended Primer & Undercoats:

For use on exterior woodwork : Farrow & Ball Exterior Wood Primer & Undercoat

For use on metal : Farrow & Ball Metal Primer & Undercoat

Ferrous Metal Preparation:

Thoroughly clean and degrease new and previously painted metal surfaces. Remove any weak paint and rust back to bare metal. Apply two coats of Farrow & Ball Metal Primer & Undercoat, in the correct colour tone for your top coat, and allow a minimum of 4 hours drying time between coats. Apply two coats of your chosen Farrow & Ball finish, allowing the correct drying time between coats. Cast Iron: We recommend that a specialist primer is applied to Cast Iron surfaces prior to painting as water-based primers may lead to flash rusting.

Non Ferrous Metal Preparation:

Thoroughly clean and degrease new and previously painted metal surfaces. Remove any weak paint and lightly sand surface to improve adhesion of your primer & undercoat. Apply two coats of Farrow & Ball Metal Primer & Undercoat, in the correct colour tone for your top coat, and allow a minimum of 4 hours drying time. Apply two coats of your chosen Farrow & Ball finish, allowing the correct drying time between coats.

Galvanised Metal Preparation:

Treat all surfaces with an Etch Primer or Mordant Solution, ensuring any excess product is removed before you begin painting. Apply two coats of Farrow & Ball Metal Primer & Undercoat, in the correct colour tone for your top coat, and allow a minimum of 4 hours drying time. Apply two coats of your chosen Farrow & Ball finish, allowing the correct drying time between coats.

Knotty or Resinous Wood Preparation:

Heat the knot to draw out any excess resin (we recommend using a hot air paint stripper). Scrape off any residue resin, and then thoroughly clean the area with white or methylated spirit. Allow the area to dry thoroughly before continuing.

Exterior Bare Wood Surface Preparation:

Ensure surfaces are sound, clean, dry and free from dirt, grease and other contamination. Fill any cracks, holes and open joins with a water based exterior wood filler. To improve the paint's adhesion, lightly sand the surface. In environments where wood rotting fungi is likely to occur, treat with exterior wood preservative prior to priming. Prepare any knotty or resinous areas as above and patch prime with Farrow & Ball Wood Knot & Resin Blocking Primer. Apply one coat of Farrow & Ball Exterior Wood Primer & Undercoat, in the correct colour tone for your top coat, and allow a minimum of 4 hours drying time. Apply two coats of your chosen Farrow & Ball finish, allowing the correct drying time between coats. Please note: Repeatedly repairing cracks, holes and open joints in a surface may indicate that the surface is nearing the end of its life and will require additional effort to maintain it. If this is the case consider renewal or replacement.

Exterior Previously Painted Wood Surface Preparation:

Ensure all surfaces are sound, clean, dry and free from dirt, grease and other contamination. Remove any areas of old paint which are peeling or blistering as flaking or peeling can occur if you paint over weak paint layers. Blend and 'feather' the edges of areas of old paint, as this helps to smooth out the surface. Fill any cracks, holes and open joints with a water based exterior wood filler. Lightly sand the surface to improve paint adhesion. In environments where wood rotting fungi is likely to occur, treat with exterior wood preservative prior to priming. Prepare any knotty or resinous areas as above and patch prime with Farrow & Ball Wood Knot & Resin Blocking Primer. Apply one coat of Farrow & Ball Exterior Wood Primer & Undercoat, in the correct colour tone for your top coat (and allowing a minimum of 4 hours drying time between coats). Then apply two coats of your chosen Farrow & Ball finish, allowing the correct drying time between coats. Please note: Repeatedly repairing cracks, holes and open joints in a surface may indicate that the surface is nearing the end of its life and will require additional effort to maintain it. If this is the case consider renewal or replacement.

Waxed or Highly Polished Surface Preparation:

If you are painting onto previously waxed or highly polished surfaces, you will need to remove the existing coating of treatment by sanding back prior to painting. We recommend testing a small area as Farrow & Ball paints may not be compatible with some waxes and polishes.

Painting Over Putty:

If replacement putty is required for new or existing glazing, for best results use an acrylic based glazing putty which is designed to work well with modern water based paints and primers. Bare wood must first be primed with an undiluted coat of Farrow & Ball Exterior Wood Primer & Undercoat, including the end grain, and allowed to dry for a minimum of 4 hours before applying the glazing putty. Apply the glazing putty following the manufacturer's application instructions and drying times before applying your chosen Farrow & Ball finish as follows: Exterior Eggshell and Full Gloss - Apply an undiluted coat of Farrow & Ball Exterior Wood Primer & Undercoat in the correct colour tone for your top coat (allowing a minimum of 4 hours drying time between coats) followed by 2 coats of your chosen top coat (once again allowing a minimum of 4 hours drying time between coats). Ensure the glass is thoroughly clean and overlap the final top coat onto the glass by approximately 1mm to achieve a seal.

Painting Over Exterior Wood Fillers:

Follow the filler manufacturer's application instructions and drying times and patch prime with Farrow & Ball Wood Knot & Resin Blocking Primer. Apply a coat of Farrow & Ball exterior Wood Primer & Undercoat in the correct colour tone for your top coat. Allow a minimum of 4 hours drying time between coats. Apply two coats of your chosen Farrow & Ball finish, allowing the correct drying time between coats.

Painting Interior Brickwork:

Interior brickwork must be completely dry and free of damp before painting. Interior brickwork which is powdery, flaky or unstable should first be patch primed using one coat of Farrow & Ball Masonry & Plaster Stabilising Primer. The following Farrow & Ball finishes may be applied to interior brickwork: For Full Gloss, Estate Eggshell and Exterior Eggshell - Apply an undiluted coat of Farrow & Ball Interior Wood Primer & Undercoat in the correct colour tone for your top coat (and allowing a minimum of 4 hours drying time between coats) followed by 2 coats of your chosen top coat (once again allowing a minimum of 4 hours drying time between coats). For Exterior Masonry – apply 2 coats directly, allowing a minimum of 5 hours drying time between coats. Do not use Farrow & Ball Masonry & Plaster Stabilising Primer as a general primer on sound brick surfaces.

Painting Terracotta:

The following Farrow & Ball finishes may be applied to terracotta: Exterior Masonry, Full Gloss and Exterior Eggshell – 2 coats may be applied directly (allowing a minimum of 4 hours drying time between coats).

How to Apply Paint to Trim by Brush:

Stir thoroughly before use. By 'trim' we mean: skirting boards, picture rails, dado rails, doors, door frames and architraves, interior window sills and window frames (providing they aren't plastic). Farrow & Ball paints are water borne, and unlike solvent borne paints, water borne paint is more resistant to sagging and you will achieve the best finish by painting a thicker coat. For best results use a quality fine-tipped synthetic bristled paint brush (e.g. Farrow & Ball Paint Brush). Load the brush well and apply a generous first coat. Brushing first in a vertical direction then in a horizontal direction until an even coating has been applied. Finish by 'laying off' the paint in one direction using light pressure, with the brush held at an angle of approximately 30°. Do not "overwork" the paint or attempt to brush it out in thin even coats as you would a traditional solvent borne paint as this may create excess brush marks. Allow to dry completely (for a minimum of 4 hours) before applying a second coat following the same technique as before.

How to Apply Paint to Trim by Roller:

Stir thoroughly before use. By 'trim' we mean: skirting boards, picture rails, dado rails, doors, door frames and architraves, interior window sills and window frames (providing they aren't plastic). This paint finish can also be applied using a Medium Pile Woven Polyester Roller. This will provide a good finish with minimal stippling and is a quick method of application. However, where an optimum finish is required, we would recommend brush application using a Farrow & Ball fine-tipped, synthetic bristled brush.

Spray Settings:

Airless Spraying – Good results can be achieved by the set up of 18 thou (457µm) 65° angle tip using a pressure of between 2300 - 2700 psi (159 - 186 bar). HVLP Spraying – Depending on the apparatus used, the paint may need to be diluted with water by up to 30%. Experiment with air control valve, material flow adjustment, fan size and spray pattern settings on a piece of cardboard or an inconspicuous area until a satisfactory finish is achieved. Apply several thin coats, allowing each coat to dry fully before applying the next one.

Over Coating Pale Colours with Dark Colours:

Changing the shade of exterior woodwork from light to dark will greatly increase the amount of heat the surface is able to absorb from the sun. In some cases, this additional heat may cause resin and gases to be released by the wood, particularly from any knots. This can result in peeling and blistering, which may not have occurred when painting the same surface with a lighter shade. To minimise the risk of this happening, and to achieve a long-lasting finish, we recommend removing as much of the previous coating as possible to expose any knots and resinous areas so that they can be prepared as above, before patch priming with Farrow & Ball Wood Knot & Resin Blocking Primer. This should be followed with a coat of the Farrow & Ball Exterior Wood Primer & Undercoat in the correct tone for your new paint colour, and then by your topcoat.

Other Product Applications:

If you wish to use Farrow & Ball products for any applications which are not featured here, please contact Customer Services for advice on +44 (0) 1202 876141 or email customer.services@farrow-ball.com. Please note that calls may be recorded for training purposes.

Application Information:

Do not paint in temperatures below 10°C or in excessive heat above 30°C. Avoid painting in direct sunlight. Avoid applying outdoors if there is a likelihood of rain. For best results apply early in the day, allowing the product time to dry before the evening (when condensation can occur).

Coverage Rate (m2/l per coat): : Up to 13

Drying Time: : Dry in 2 hours.

Typical Recoat Time: : Recoat after 4 hours

Sheen Level: : 20 %

Curing Time: : Please note that some darker paint colours will take up to 14 days to achieve full hardness, strength and durability.

Recommended Number of Coats: : 2*

*Darker/stronger colours may require additional coats. Please note: The drying and Recoat times provided are based on applying paint in normal conditions - drying times may be longer in cooler and/or higher humidity environments. Darker colours may take longer to dry. Allow a minimum of 14 days before applying over solvent based coatings.

Density: : 1.2 - 1.4 g/cc

Wet Film Thickness: : 80 - 120 µm

Application Humidity: : < 80 % RH

Wet Abrasion Class: : 1

Substrate Moisture Content: : Exterior Wood = < 15 % , Interior Brick = < 1 %

Water Absorption according to DIN EN 1062 3 (w24 [kg/m2√24h]):

0.02 (Class III, limit <0.1). This is the volume of water absorbed into a 1m2 area through the paint surface within a 24 hour period. The lower the w24 value, the more waterproof the paint film. Paint water absorption is class rated, from Class I to Class III. Class III in this instance denotes the highest waterproof rating. We are pleased to confirm that Farrow & Ball Estate Eggshell is rated - Class III (Low).

Water Vapour Permeability according to DIN EN ISO 7783 2 (sd [m]):

0.125 (Class I, limit <0.14). This is the resistance of the paint film to water vapour expressed as the equivalent thickness of air in metres. The lower the sd value the more breathable the paint film. Paint breathability is class rated, from Class I to Class III. Class I in this instance denotes the highest level of breathability. We are pleased to confirm that Farrow & Ball Exterior Eggshell has the highest rating - Class I (High).

Colour Accuracy:

Check for colour accuracy prior to use as Farrow & Ball will not be liable for decorating costs caused as a result of an incorrect colour being applied. When more than one tin of the same colour is to be used ensure that batch numbers are identical or intermix before use. Stir thoroughly before use.

Cleaning:

Wipe gently with a soft damp cloth or sponge.

Clean Up:

Remove as much product as possible from brushes or rollers. Clean brushes / rollers with warm soapy water.

Storage Advice:

This product is water based and must be protected from frost and extreme temperatures. Use within 6 months of purchase. We accept no responsibility for the deterioration of contents or packaging after this date.

Environmental & Disposal Advice:

Do not empty into drains or watercourses. Dispose of contents/container to waste disposal site in accordance with local/national regulations. Contact the local Environmental Department for disposal instructions. Metal containers may be recycled.

VOC Content Information:

EU limit value for this product (cat. A/[d]): 130g/l (2010). This product contains max 2g/l VOC.

Formulation:

A water based paint made using an acrylic binder. Contains a wide spectrum biocide to protect surfaces against algal and fungal attack.

Health & Safety Advice:

Keep out of reach of children. Ensure good ventilation during application and drying. Do not get in eyes, on skin, or on clothing. If medical advice is needed, have product container or label at hand. IF ON SKIN: Wash with plenty of soap and water. Do not use solvent thinners or White Spirit. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. IF SWALLOWED: Call a doctor if you feel unwell. Safety data sheet available on request.

Lead Advice:

Special precautions should be taken during the preparation of old paint surfaces (especially those from pre-1970), as they may contain harmful lead. For further advice and guidance see coatings.org.uk/paintsafe.

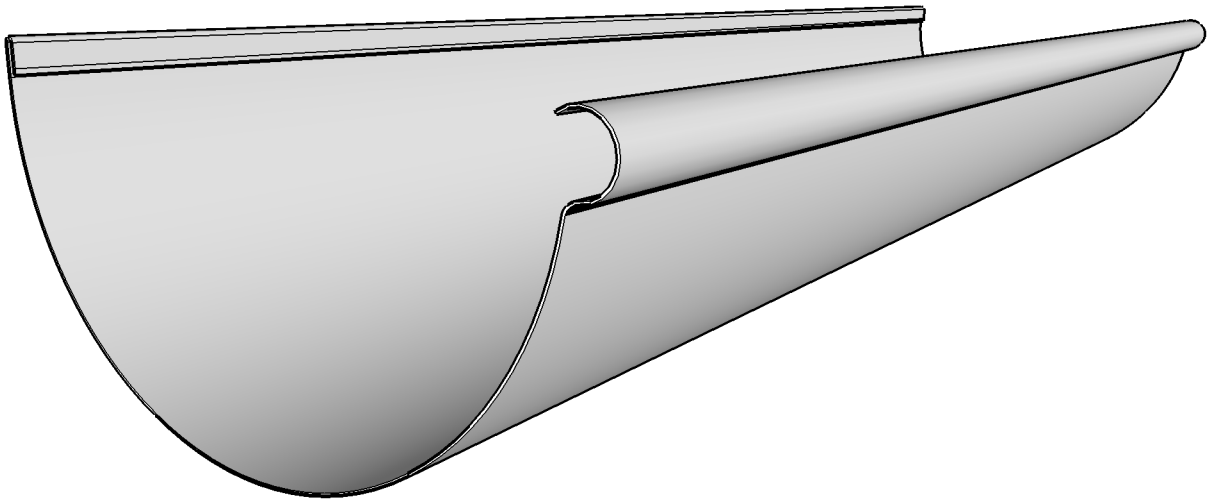
Contact Us:

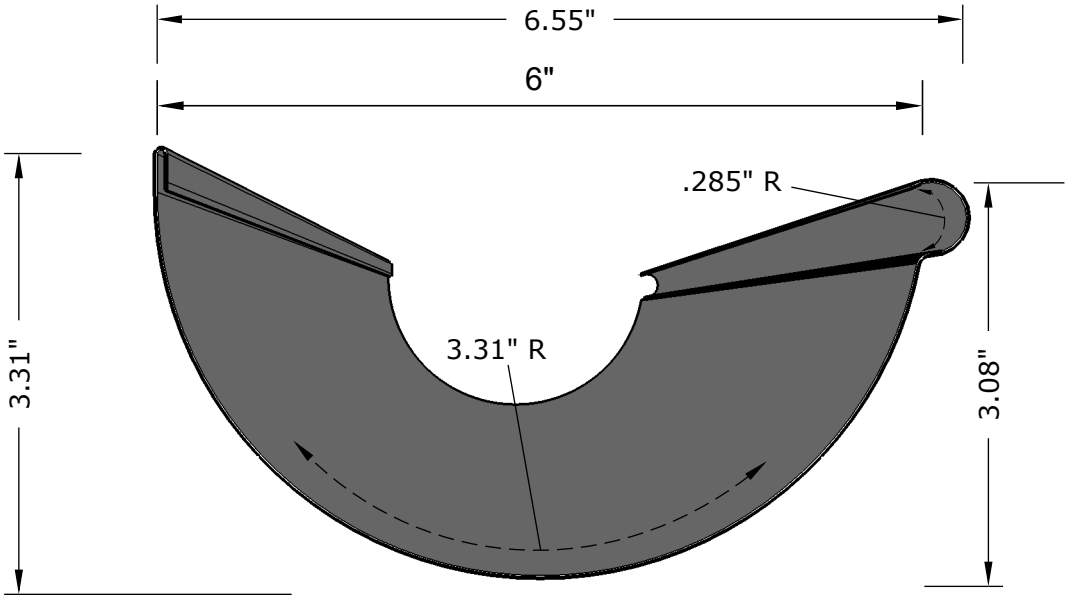
For advice on colours, paint finishes or wallpaper our customer services team is on hand to help you, just call +44 (0) 1202 876141, email sales@farrow-ball.com, or write to us at Farrow & Ball, Uddens Estate, Wimborne, Dorset, BH21 7NL, UK. Please note that calls may be recorded for training purposes. Imported in EU by Farrow & Ball, Kaiserstraße 25, Frankfurt am Main, Deutschland, +49 (0) 69 2424 6269.

Disclaimer:

The information given in these specification sheets and technical advice - whether verbal, in writing or by way of trials - is for guidance and is given in good faith but without warranty, since skill of application and site conditions are beyond our control. For further information please contact our Customer Services Department. We can accept no liability for the performance of the products arising out of such use, beyond the value of the goods delivered by us. This does not affect your statutory rights.

Issue Date: 12/12/2019





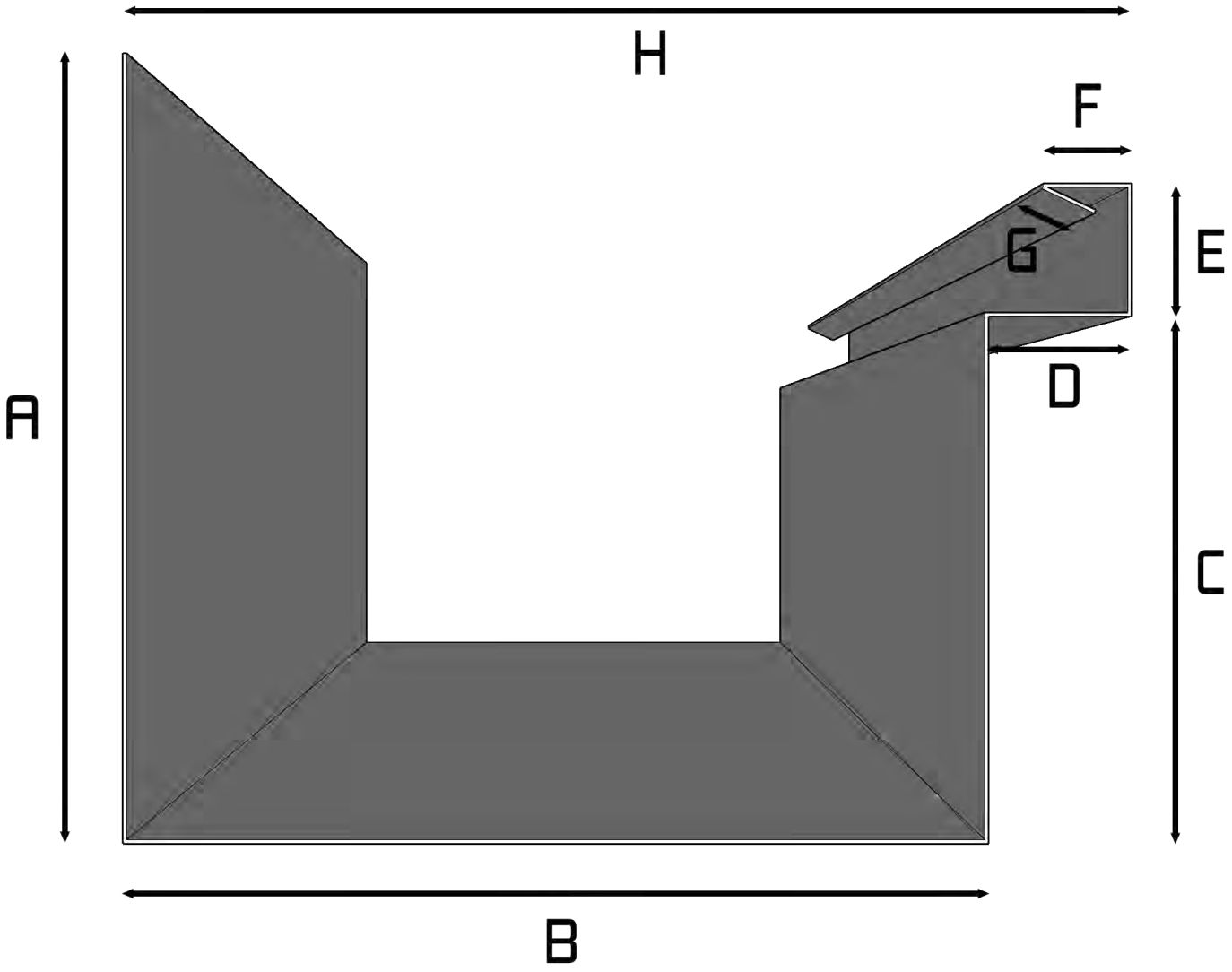
Notes:
Our Reverse Bead Half Round Gutter is Roll Formed and available in lengths up to 40'0"
Available in the following materials:
.027 & .032 Aluminum
16 oz. or 20 oz. Copper & Lead Coated Copper
24 ga. Kynar Finish Steel
24 ga. Galvalume
.7mm & .8mm Zinc

1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

6" Reverse Bead

Half Round Gutter

REVISIONS		
	MM/DD/YY	REMARKS
1	6/25/2015	...ORIGINAL DRAFT OF DRAWING
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...



	A	B	C	D	E	F	G	H	Stock
5"	5"	4"	3.188"	1"	0.875"	0.562"	0.375"	5"	15"
6"	5" (*)	5"	3.188"	1"	0.875"	0.562"	0.375"	6"	16" / *15"
7"	5.5"	6"	3.688"	1"	0.875"	0.562"	0.375"	7"	18"
8"	6"	7"	4.188"	1"	0.875"	0.562"	0.375"	8"	20"

* 0.027" aluminum 6" Gutter (A) dimension is 4".
5" and 6" gutters are available in 10' and 20'.
7" and 8" gutters are available in 10'.
0.027" Aluminum, Copper, Kynar (0.032" aluminum and 24 ga steel), Galvalume, Lcc and Zinc.

KM SHEET METAL
1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

Commercial Box Gutter

Style A

REVISIONS		
	MM/DD/YY	REMARKS
1		...ORIGINAL DRAFT OF DRAWING
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3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

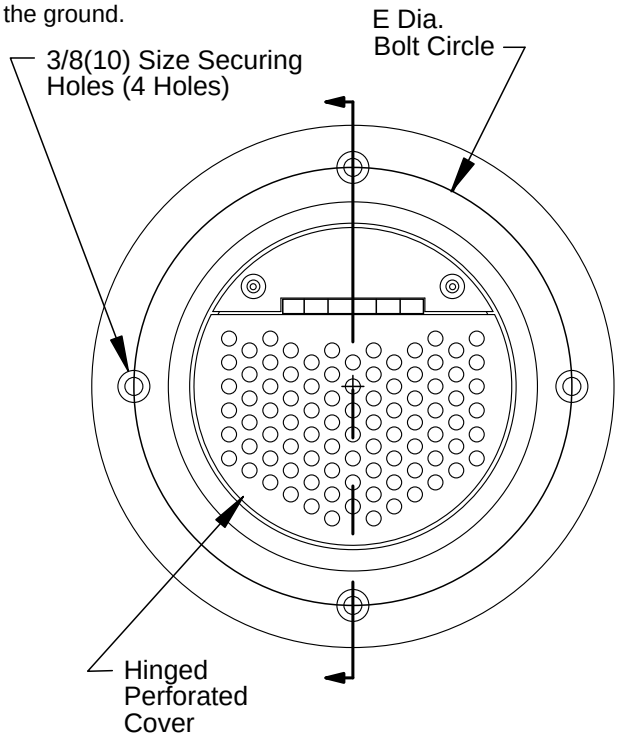
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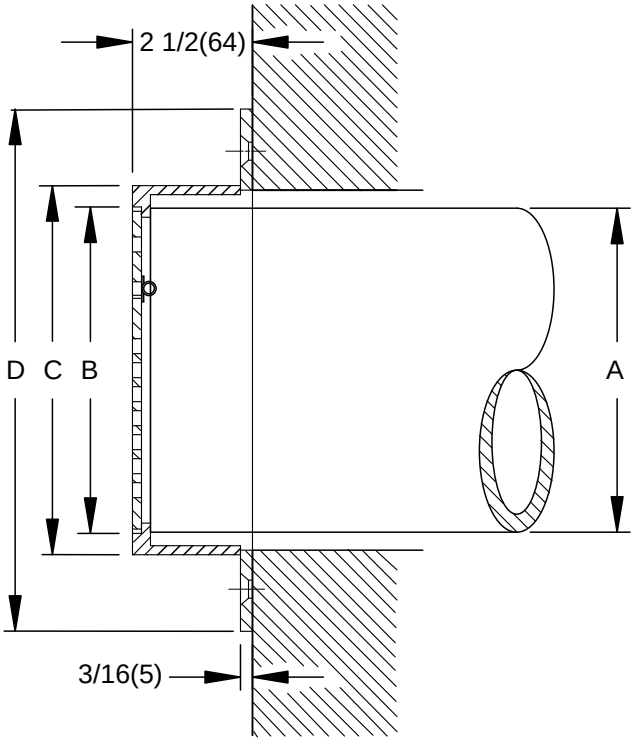
SMITH® JAY R. SMITH MFG. CO.®
MEMBER OF MORRIS GROUP INTERNATIONAL
POST OFFICE BOX 3237
MONTGOMERY, ALABAMA 36109-0237 (USA)
TEL: 334-277-8520 FAX: 334-272-7396 www.jrsmith.com
CUSTOMER DRIVEN SINCE 1926
MEMBER OF:

LOCATION

SPECIAL PURPOSE DOWNSPOUT COVER

FUNCTION: Used as a downspout cover on a wall where an overflow roof drain concealed leader discharges rainwater to the ground.





FRONT VIEW **RIGHT SIDE SECTION VIEW**

A (Pipe Size)	B DIA.	C DIA.	D DIA.	E DIA.
0150(38)	3 1/2(89)	4 1/2(115)	7 11/16(194)	6(150)
02(50)	3 1/2(89)	4 1/2(115)	7 11/16(194)	6(150)
03(75)	3 1/2(89)	4 1/2(115)	7 11/16(194)	6(150)
04(100)	4 9/16(116)	5 9/16(142)	8 3/4(220)	7 1/8(181)
05(125)	5 5/8(143)	6 5/8(168)	9 13/16(251)	8 1/4(210)
06(150)	6 11/16(169)	7 11/16(194)	10 7/8(278)	9(230)
08(200)	8 11/16(219)	9 11/16(249)	12 7/8(328)	11 1/4(285)
10(250)	10 13/16(276)	11 13/16(301)	15(380)	13 1/2(345)
12(305)	12 13/16(326)	13 13/16(351)	17(430)	15 1/2(395)
15(380)	16(405)	16 15/16(429)	20 1/8(513)	18 1/2(470)
16(405)	16(405)	16 15/16(429)	20 1/8(513)	18 1/2(470)
18(457)	18 9/16(471)	18 15/16(481)	22 1/4(565)	20 3/8(517)

Fig. 1775. . . . . **DOWNSPOUT COVER**

REGULARLY FURNISHED:
Fabricated Type 304 Stainless Steel Downspout Cover with Hinged Perforated Cover.

VARIATIONS:
☐ Vandal Proof -U

OPTIONAL MATERIALS:
☐ Fabricated Polished Brass -PB
☐ Fabricated Chrome Plated Brass -CP

NOTE: Dimensions shown in parentheses are in millimeters.

REV.	DATE	DESCRIPTION	BY	CKD. BY
E	12/11/14	Added 16" & 18" Outlets	TBW	TWK
D	04/27/09	Added Function	JJ	CL
C	6-16-08	Revised Cover	TBW	CL
B	9-13-07	Revised Table	RN	CL

WEIGHT POUNDS | VOLUME CUBIC FEET | **FIGURE NUMBER 1775**

FIGURE NUMBER 1775 | DRAWN BY: JJ | CHECKED BY: JM | APPROVED BY: JM | DATE: 03-07-05 | SCALE: NONE | SIZE A | DRAWING NUMBER s1775 | E

DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCE AND CHANGE WITHOUT NOTICE
WE CAN ASSUME NO RESPONSIBILITY FOR USE OF SUPERSEDED OR VOID DATA

15 Reardon Road - Medford, MA - 02155
Tel.: (781) 396-0070 - Fax: (781) 396-8890

Metal Roofing | Lead Coated Copper Panels

Lead coated copper roof panels

Seamless standing seam panels. Made to any length











Lead coated copper standing seam roof panels

Materials used:

REQUEST A QUOTE

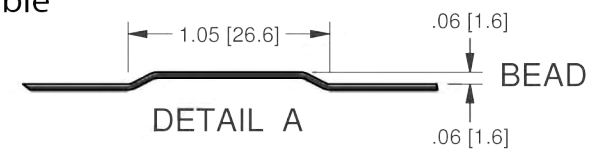


20 oz lead coated copper

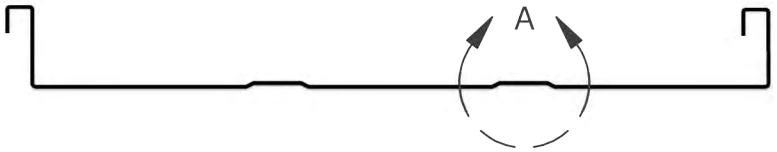
RIVERSIDE SHEET METAL

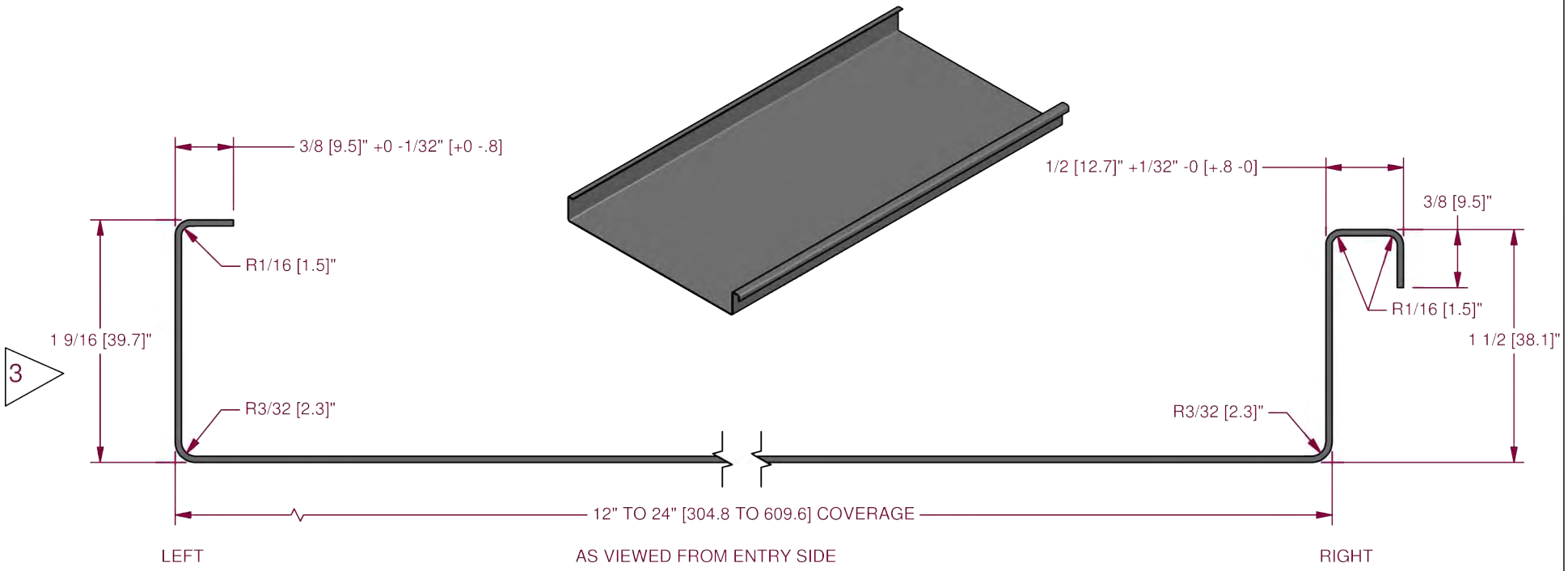
riversidesheetmetal.net

Bead(s) available



RR1





NOTES:
1. MATERIAL USAGE: APPROX. 4" [101.6]
2. DUAL DIMENSIONS: Inch [mm]

MATERIAL	FINISH
PAINTED STEEL/PAINTED ALUMINUM/COPPER	NONE

REVISION HISTORY

REV	ECR NO.	DATE	RELEASED BY
0	REDRAWN	01/17/2008	JD
1	ADDED R DIM	07/02/2009	JD
2	ADDED TOL.	07/22/2011	JD
3	LEG WAS 1"	05/02/2012	JD

TOLERANCES
.XX = ± .01
.XXX = ± .005
FRACTION = ± 1/32"
ANGLE = ± 1/2°

NEW TECH MACHINERY CORP.

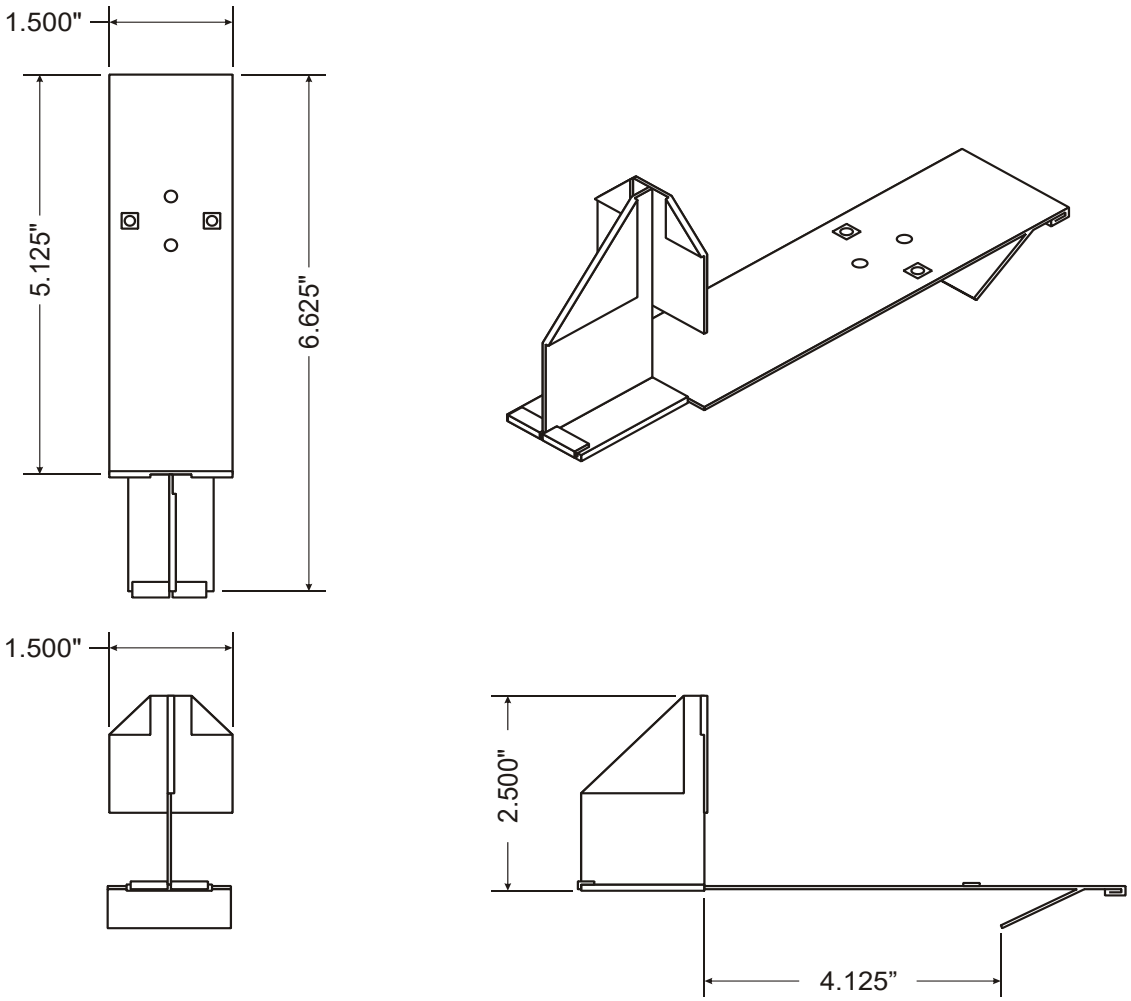
DRAWN BY	DATE	PART NAME	SHEET	REVISION
Jim	06/26/2002	SS150 PANEL PROFILE		
CHECK BY: JD	DATE: 01/17/2008	PART NUMBER: SP5-150P	1 OF 1	3

ZALESKI SNOW-GUARDS FOR ROOFS, INC.

Manufacturers of Snow-Guards
Since 1950

Post Office Box 700 06050-0700 ~ 100 Production Court New Britain, CT 06051
telephone 860--225-1614 fax 860--225-1060 e-mail info@snowguards.com
www.snowguards.com

Zaleski Model #12 Snow-Guard(Lead Coated Copper)



<u>MATERIAL:</u> Our model No.-12 Snow-Guard is manufactured using .020 thickness of cold rolled copper. Since it is double thick the result is .020 x 2 = .040.

Then lead coating is applied resulting in a lead-coated copper snow-guard.

<u>TYPE OF ROOF</u>: Slate, Asphalt, Wood-Shingle, Tile

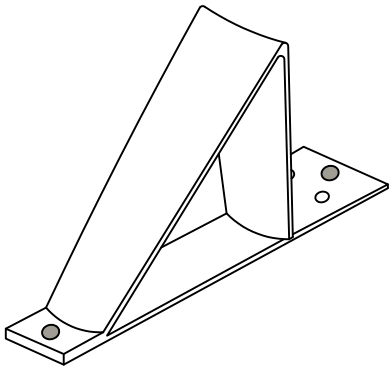
<u>FASTENING</u>: An integral engagement feature of the Snow-Guard hooks over the head edge of slate or tile without nailing. Snow-Guards on asphalt and wood shingles require nailing.

Rocky Mountain Snow Guards Inc

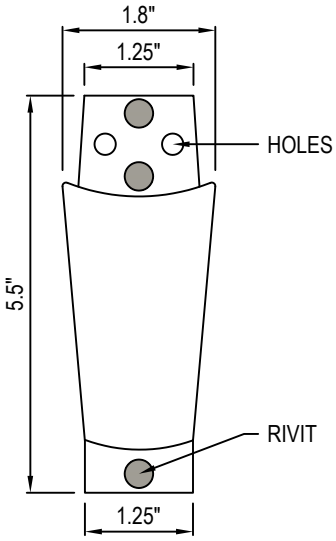
ROCKY MOUNTAIN SNOW GUARDS
2055 S RARITAN STREET, UNIT B
DENVER, CO 80223
PHONE: (720) 379-7756
FAX: (720) 387-8361
www.rockymountainsnowguards.com

☑ SELECT DESIRED MATERIAL:

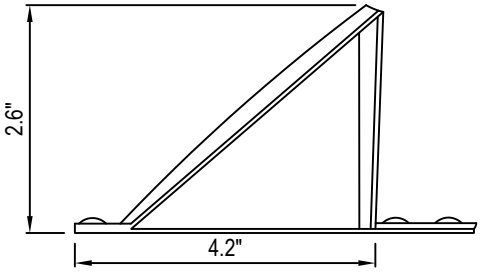
- ☐ POWDER COATED EG STEEL - 14 GAUGE
- ☐ POWDER COATED ALUMINUM - 0.090
- ☐ MILL FINISH ALUMINUM - 0.090
- ☐ COPPER - 48 OZ
- ☐ CUSTOMER SUPPLIED



ISOMETRIC VIEW



TOP VIEW



SIDE VIEW

MANUFACTURER NOTES:
1. CONTACT MANUFACTURER FOR SELECTED LAYOUT.
2. FOR CUSTOM MATERIALS CONTACT MANUFACTURER.
3. OTHER SIZES ARE AVAILABLE ON A CUSTOM BASIS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5281-021

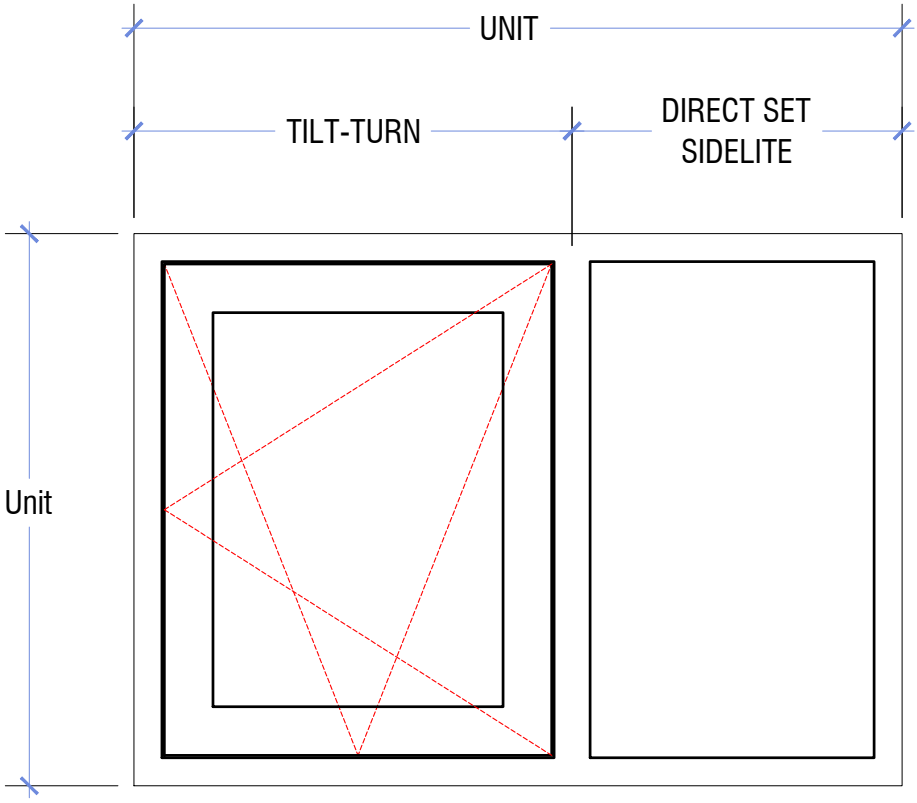
SNOW GUARDS

RG5 SNOW GUARD

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1" = 1'-0"

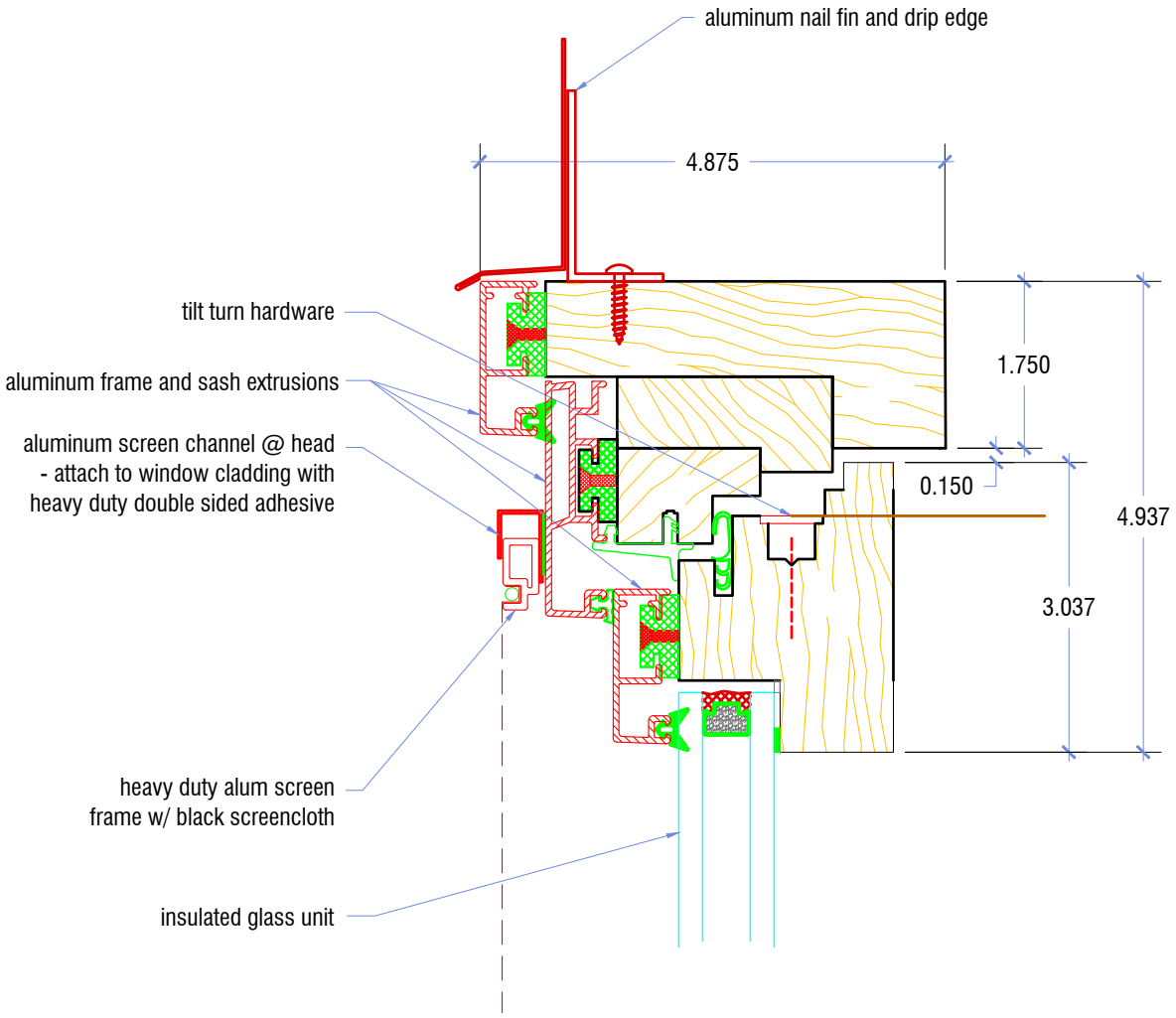
1.75" Aluminum Clad Tilt-Turn Casement

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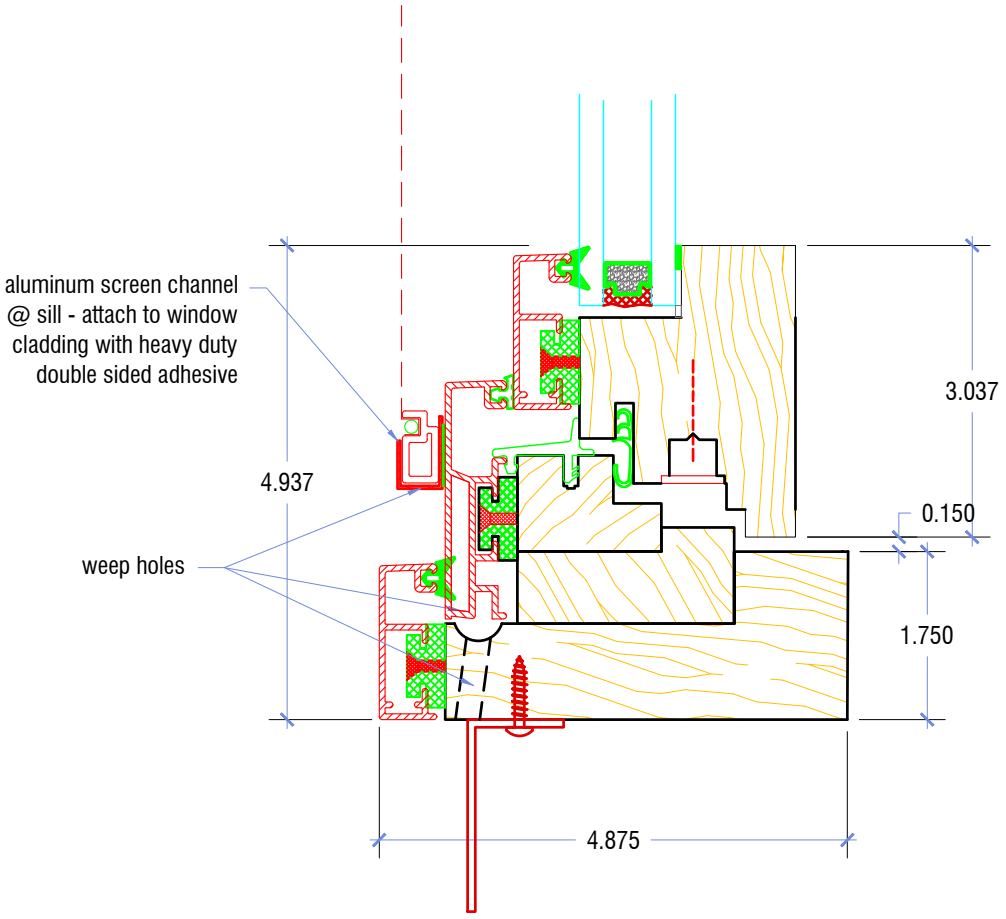
1.75" Aluminum Clad Tilt-Turn Casement w/ Screen at Head

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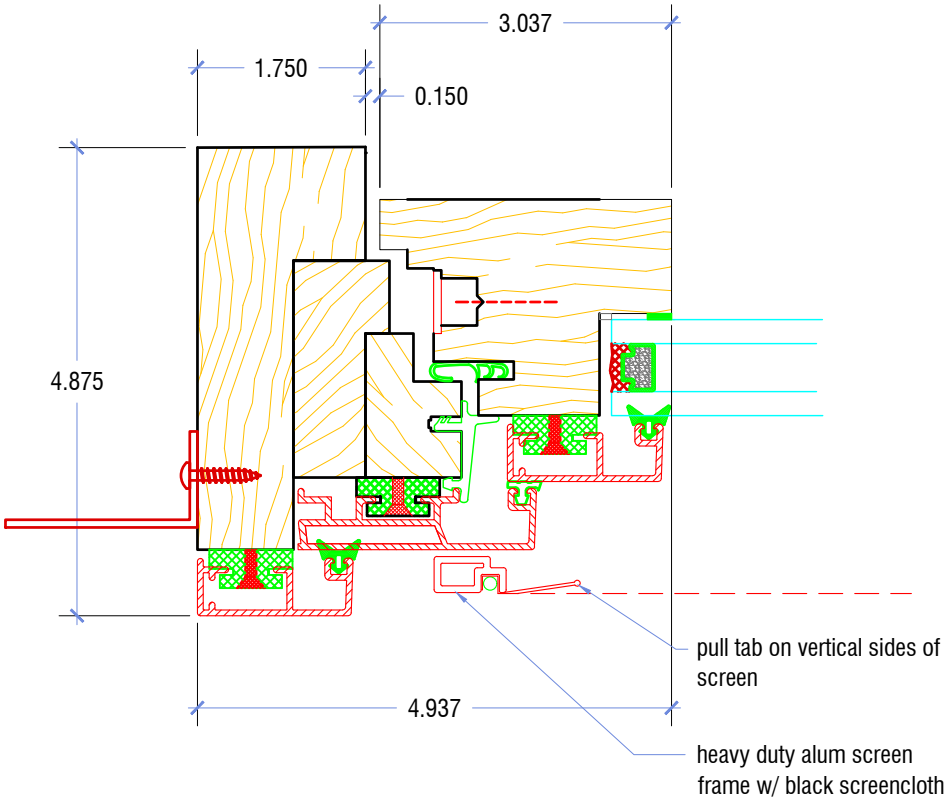
1.75" Aluminum Clad Tilt-Turn Casement w/ Screen at Sill

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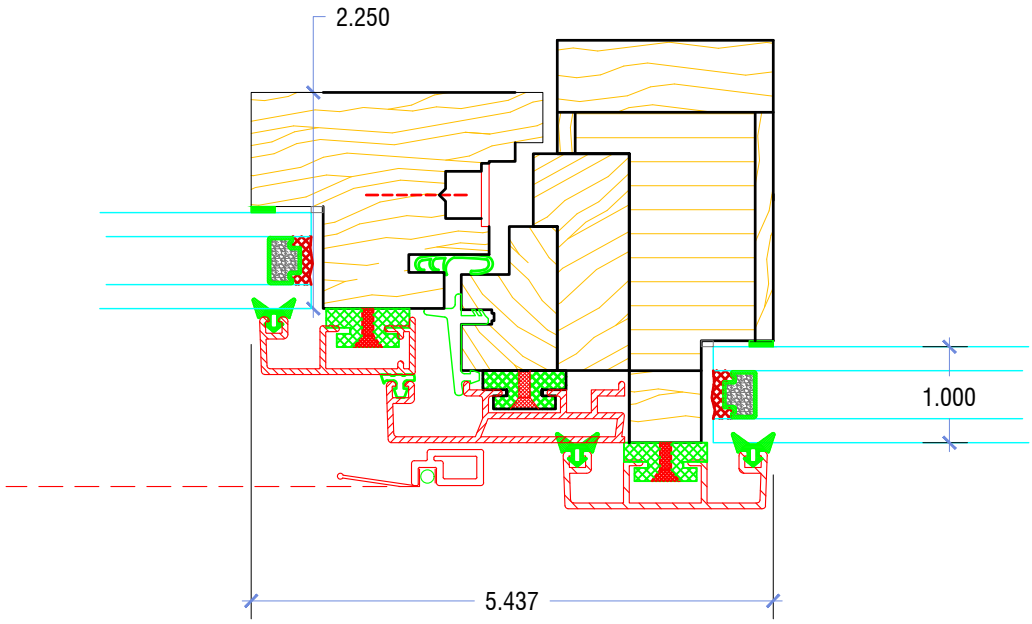
1.75" Aluminum Clad Tilt-Turn Casement w/ Screen at Side Jamb

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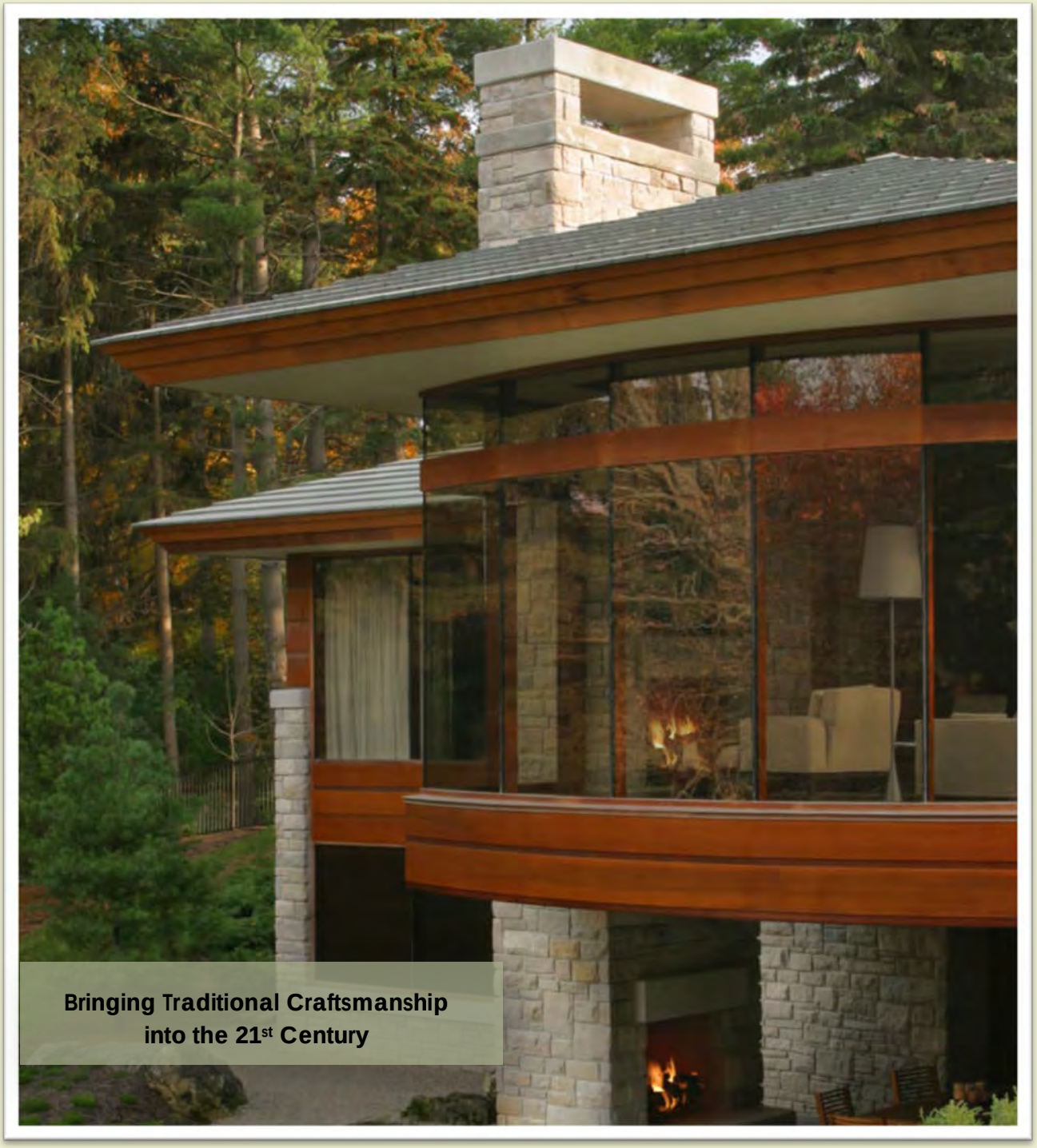
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6" = 1'-0"

1.75" Aluminum Clad Tilt-Turn Casement w/ Screen at Direct Set Common Mullion

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Almont, MI 48003
(810) 798-2817
www.grabillwindow.com



Page	Contents
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3	**Architectural Windows**
4	**Architectural Doors:**
5	• Pivot Doors
6	• Lift & Slide Doors
7	• Bi-Folding Doors
8	**Options:** • Metal Cladding
9	• Metal Cladding & Glass
10	• Wood Options
11	**Project Portfolio:** • Contemporary
12	• Traditional
13	• Historical
14	**Grabill Green**

Grabill Windows and Doors is a family owned window and door manufacturing company in Almont, MI, established in 1984.

Grabill designs and manufactures luxury architectural wood, bronze and aluminum clad windows and doors for residential, commercial and historical projects.

By combining the excellence of old world craftsmanship with state of the art technology, Grabill proudly brings you a superior, highly efficient, quality product.



ABOUT US

Sales: Whether you call or e-mail us, you will get a prompt knowledgeable response. Grabill requires its North American sales representatives to have a detailed background of the construction industry. As a result, our sales team becomes a part of the buyer's design team and a key member in gathering the information necessary to ensure our product is the best choice for the buyer.

Design & Development: Grabill products are fabricated according to individual specifications and in an infinite range of designs and sizes. We offer our experienced technical assistance in the initial phases of projects regarding design, specifications, applications and construction.

Delivery: The delivery of Grabill products in North America is simple: We load your product into trucks dedicated to your project carefully, and the next time the truck door opens, is at your job site.



Awning as Part of Common Mulled Window Wall System

All Wood Windows

- Double/Triple Hung
- Out-Swing Casements/Awnings
- In-Swing Casements/European Tilt-Turn
- Fixed in-jamb (no sash)
- Window wall systems (combination of window products)

Aluminum or Bronze Clad Windows

- Out-Swing Casements/Awnings
- In-Swing Casements/European Tilt-Turn
- Fixed in-jamb (no sash)
- Window wall systems (combination of window products)

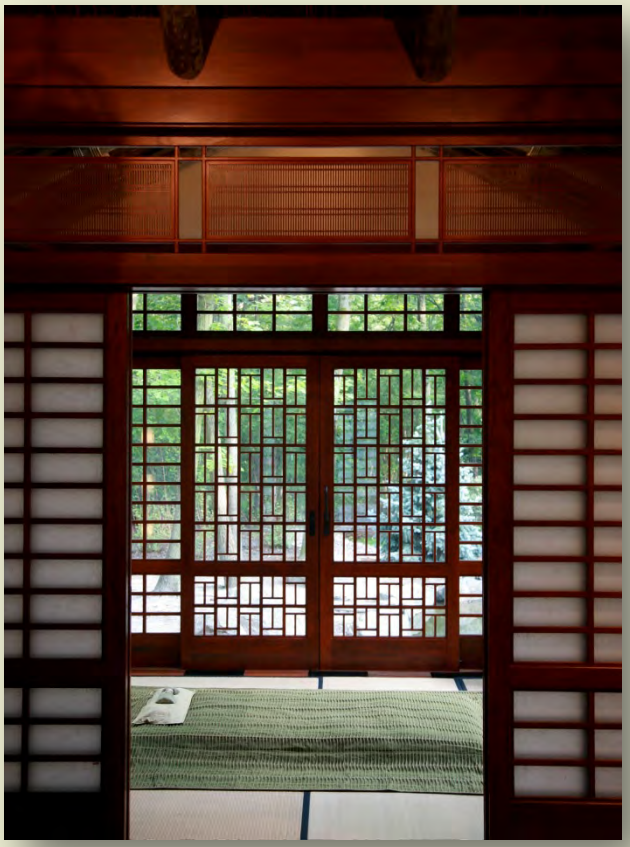


Window Wall System

ARCHITECTURAL DOORS

Premium architectural doors are available in all Wood, Aluminum & Bronze Clad:

- Pivot Doors
- Lift and Slide Doors
- Bi-Folding Doors
- Traditional Hinged
- Pocket Doors



Asian Inspired Lift and Slide Doors

- ✓ Complement residential and commercial environments.
- ✓ Serve as centerpiece for architectural design.
- ✓ Achieve top technological performance.
- ✓ Extensive profiles and finishes available.
- ✓ Custom designed door panels in glass, wood or metal.
- ✓ Specialize in oversized door systems.

PIVOT DOORS

Grabill's contemporary pivot door design features large glass and minimal frame obstruction. Ideal for oversized entry doors, our precision designed and engineered pivot door is the gentle giant of our product line. Extra-large door panels can be supported and operated effortlessly with our state of the art, off-set pivot hardware.



Oversized Genuine Mahogany Pivot Door

- Grabill offers multipoint hardware on standard dimension and magnetic locks on oversized doors.
- Metal and wood threshold



LIFT & SLIDE DOORS

Grabill's premium Lift and Slide door systems are a perfect solution for patios, sunrooms and rooms with a view. Our doors slide neatly together or pocket into a wall offering a full view, maximizing indoor-outdoor living enjoyment.



- Door panels slide easily and quietly with simple one handle operation.
- When closed, doors secure the jamb at multiple points and drop sill to engage weather-stripping for security and strength

- Premium stainless steel hardware is standard
- Variety of custom levers and trims available
- Maximum opening dependent on number of panels.



BI-FOLDING DOORS

Grabill's premium quality exterior folding door systems accommodate multiple panels for large expanses, creating a truly seamless transition between indoor and outdoor spaces.

- When closed, these precision engineered doors create a formidable barrier against the elements.
- Door panel configurations are as specified with in-swing or out-swing operation.





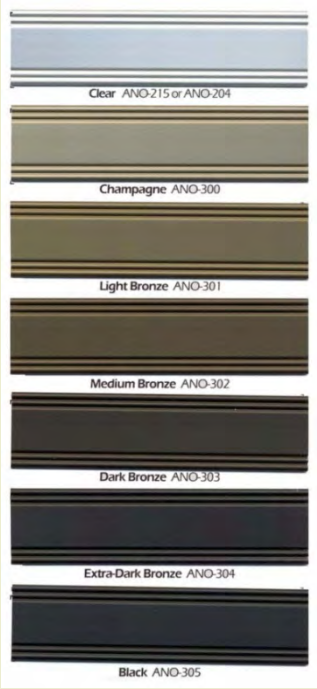
Metal Cladding

Instead of a thin metal wrap, Grabill incorporates heavy gauge extrusions which are applied to the exterior of our products. Since the extrusions are staged "out of contact" with the wood body of our windows and doors, they act as a heat sink, are well ventilated and serve as a platform for weather-stripping, thermal breaks and water drainage. These attributes promote thermal efficiency, stability and minimize wood and finish deterioration.

Aluminum Cladding

Grabill aluminum clad produces use heavy gauge, Michigan-made extrusions from 90% recycled aluminum. Our aluminum door, sash and muntin profiles range from modern to traditional in detail.

- *Painted coatings using PPG's ADS® are available in a wide range of colors and sheen.*
- *With painted coatings, Grabill welds aluminum miters for strong, continuous sash, door and frame joints.*
- *Anodized finishes available as shown.*



Aluminum Clad Anodizing Options



Aluminum Clad Exterior with Solid Wood Interior



Bronze Cladding



- Bronze clad can be left natural for a slow aging process or chemically paginated to give an aged appearance without the wait.
- Modern and traditional clad profiles available.

Glass



Grabill offers high performance glass options that meet Energy Star© criteria and include oversize, multiple lite, and irregular specifications.

- *Glass can be tempered, laminated, reflective, obscured.*
- *Sound reduction, high wind, avalanche and security glazing are available*
- *In-house **Art Glass Studio** allows Grabill to create custom designs and provide authentic leaded glass reproductions.*
- *Divided and simulated divided lites available.*

OPTIONS

FSC Certified Wood Species*



Genuine Mahogany



VG Douglas Fir



Spanish Cedar**



Eucalyptus Grandis
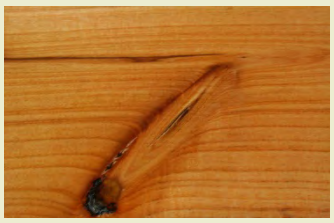


American Black Walnut



Cypress



Sapele



Knotty Alder



White Oak

***Other wood species are available.**
****Not Available as FSC Certified**

Wood Finish & Paint

Wood finishes can be primed only, painted or stained. Custom rustic and aged antique finishes are also an option.

Grabill uses low VOC (Volatile Organic Compound) paint and finish, limiting hazardous fumes and waste.



CONTEMPORARY PROJECTS



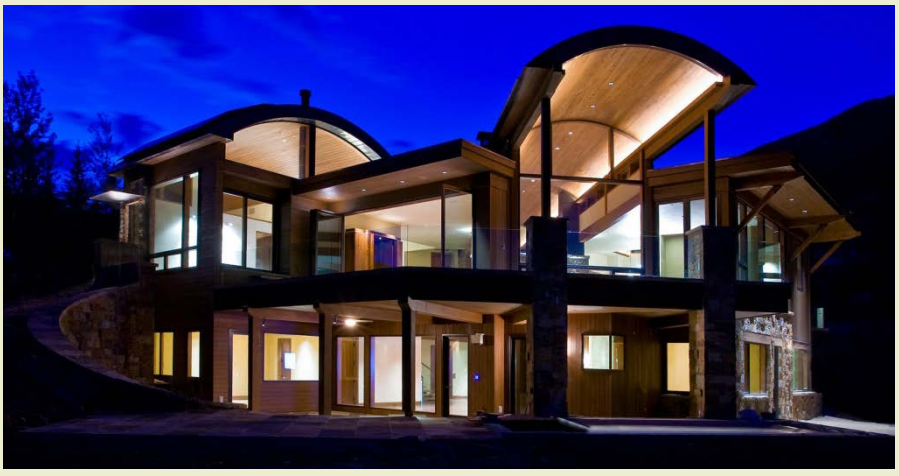
Solid Wood Windows & Doors
Bloomfield Hills, MI

"A craftsman can't be willing to sacrifice any components of his trade. Aesthetics, practicality, technology – they are all imperative."

-Greg Grabill



Aluminum Clad Windows & Doors
Aspen, CO



Bronze Clad Windows & Doors
Aspen, CO

TRADITIONAL PROJECTS



Solid Wood Windows & Doors
Door County, WI

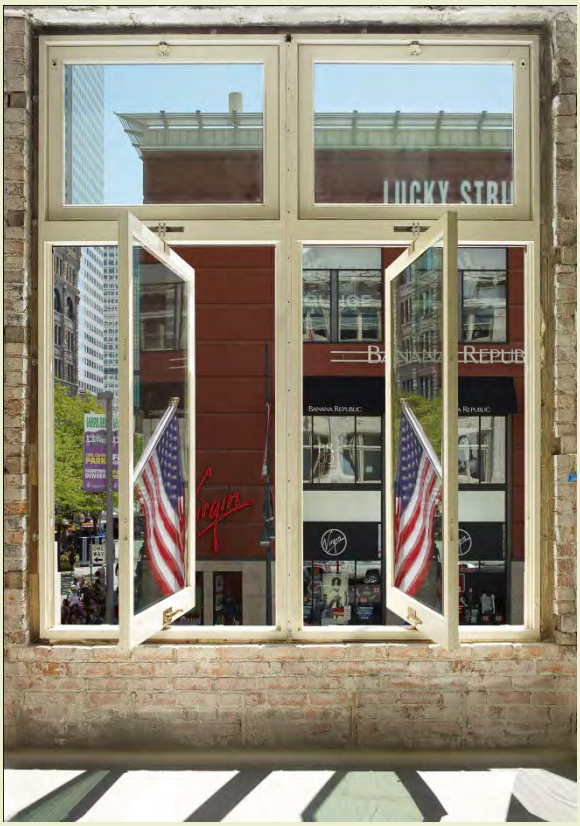


Solid Wood Windows & Doors
West Bloomfield, MI



Bronze Clad Windows & Doors
Cherry Hills Village, CO

HISTORICAL PROJECTS





Historical Steel Building - Denver, CO
Replica Pivot, Awning & Double Hung Windows



"Every project reveals the generations of craftsmanship that came before it. Tradition, skill and technique carry on."

-Teresa Grabill

Chapman House - Rochester Hills, MI
Historical Replication & Preservation of Palladian Windows & Transoms

Grabill is committed to environmentally conscious and sustainable production of all of its products. Each product is uniquely designed and built with sustainable, low emitting and recycled materials.



Sustainable features Include, but are not limited to:

- *Low VOC Glass & Finishes*
- *FSC Certified Wood*
- *Certified, High Performance, Low U-Value Glass & Spacer Bar*
- *Dual Continuous Weather Stripping*
- *99% Recycled Bronze Hardware*
- *90% Recycled Aluminum Extrusions*

Grabill products contribute to LEED® (Leadership in Energy & Environmental Design) Project Certification:

- *Indoor Environmental Quality (EQ)*
- *Materials and Resources (MR)*
- *Energy and Atmosphere (EA)*



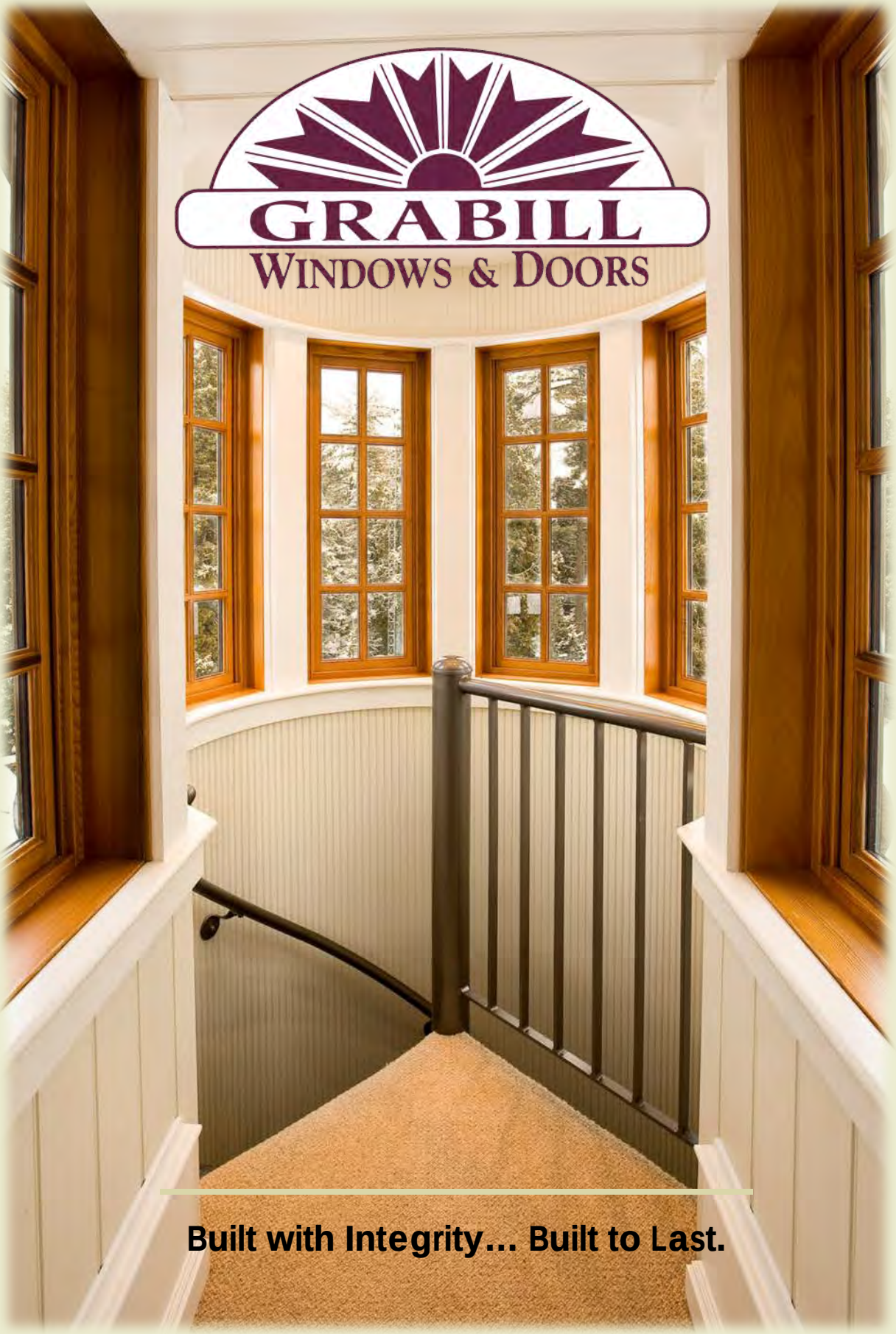
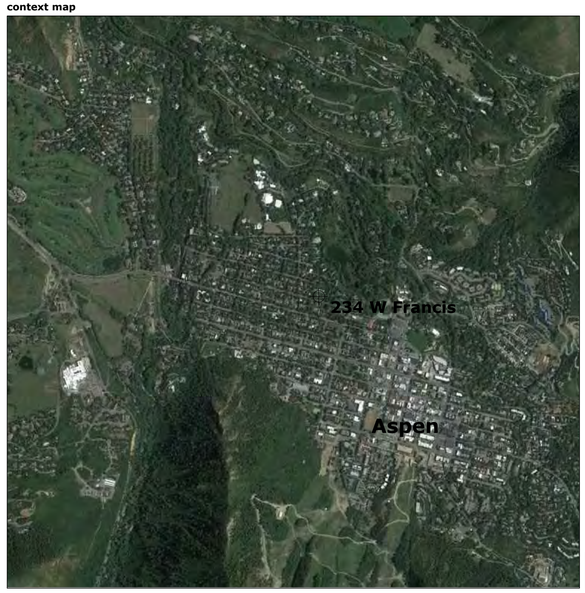

GRABILL
WINDOWS & DOORS
Built with Integrity... Built to Last.

Exhibit L

hpc submission 06/05/2020 75% dd 04/15/2020 50% dd 03/30/2020	sheet index		75% dd 04/15/2020 50% dd 03/30/2020	sheet index	
	landscape drawings			**consultant drawings**	
■	L000	cover	□	#	irrigation drawings
■	L001	notes	□	#	irrigation drawings
■	L002	notes	□	#	pool and spa
■	L100	tree mitigation plan	□	#	pool and spa
□	L101	demolition and preservation plan			
■	L200	layout plan			
■	L300	material plan			
■	L400	planting schedule			
■	L401	planting plan			
■	L800	planting details			

hpc submission

context map



north

owner reviewed and approved

client name/title _____ date _____

client name/title _____ date _____

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date	l	issue
03/30/2020		50% dd
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SCOPE OF WORK

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, SNOW MELT, SURFACE RUNOFF, SUBSURFACE DRAINAGE, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER AND PLUMBING LEAKS.
3. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPE, RETAINING AND FREESTANDING SITE WALLS AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.
4. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DOCUMENTED WORK FOR WHICH CONSTRUCTION SERVICES WERE NOT PERFORMED BY THE LANDSCAPE ARCHITECT.

CONTROL OF WORK

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
2. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE LANDSCAPE DRAWING SET. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
3. 'CONTRACT DOCUMENTS' INCLUDE THE LANDSCAPE DRAWING SET, LANDSCAPE TECHNICAL SPECIFICATIONS MANUAL AND LANDSCAPE LASIS.
4. THE LANDSCAPE ARCHITECT HAS PROVIDED DESIGN INTENT BUT DOES NOT DEFINE THE APPROPRIATE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR SAFETY PRECAUTIONS. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
6. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY AND REQUEST CLARIFICATION FROM THE LANDSCAPE ARCHITECT REGARDING ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
7. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
8. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED DURING THE DESIGN PROCESS. CONSTRUCTION OF THESE SYSTEMS MUST BE STRICTLY COORDINATED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
9. CONTACT THE LANDSCAPE ARCHITECT IN THE EVENT OF ANY CONFLICTS IN GEOTECHNICAL REPORT RECOMMENDATIONS AND LANDSCAPE DRAWINGS OR OTHER CONSULTANT DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
11. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. NOTIFY THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. NOTIFY THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. NOTIFY THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
14. THE GENERAL CONTRACTOR IS TO KEEP ALL ITEMS DESIGNED BY THE LANDSCAPE ARCHITECT FOR IMPLEMENTATION IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.

LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC

1. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
2. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS IS SUBJECT TO REMOVAL AT THE CONTRACTOR'S EXPENSE.
3. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ANY SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
5. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT OF WORK.

LAYOUT AND CONTROL OF MATERIALS

1. LAY OUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE LANDSCAPE ARCHITECT IS TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP OF ALL PAVING SYSTEMS AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
7. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
8. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
9. ALL STEPS SHALL HAVE FOURTEEN (14) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
10. HOLD TOP OF WALLS & FENCES AND ALL SITE FURNISHINGS LEVEL UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
12. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT.

EARTHWORK

1. THESE NOTES SUPPLEMENT THE CIVIL ENGINEERING DOCUMENT SET. NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF ANY DISCREPANCIES.
2. LIMITS OF DISTURBANCE SHOWN ON PLANS AND CROSS-SECTIONS SHALL BE CLEARLY MARKED AND DESIGNATED ON-SITE PRIOR TO ANY EARTHWORK.
3. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FOOT HEIGHT.
4. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
5. EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FOOT HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
6. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, EROSION OR EXCESSIVE WETTING.
7. SOIL ANALYSIS MUST BE PERFORMED BY A QUALIFIED SOIL-TESTING LABORATORY ON IMPORTED OR MANUFACTURED TOPSOIL. A WRITTEN ANALYSIS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. THIS REPORT MUST STATE PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; NATURE OF DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT NUTRIENT CONTENT OF THE SOIL.
8. IMPORTED TOPSOIL IS TO BE OBTAINED FROM NATURALLY WELL-DRAINED CONSTRUCTION OR MINING SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS OR MARSHES.
9. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
10. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
11. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. THE CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
12. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
13. THE MAXIMUM SLOPE OF SOD TO BE 33% IN AREAS DESIGNATED AS " LAWN," UNLESS OTHERWISE NOTED.
14. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
15. DEFINITION OF COMPACTION: PROCTOR DRY DENSITY.
16. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
17. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING WEATHER CONDITIONS.
18. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
19. THE CONTRACTOR SHALL REUSE ANY STRUCTURAL SOIL FOUND ON SITE.
20. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
21. THE GENERAL CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
22. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS AND PROPOSED SPOT ELEVATIONS WITH THE LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.

STORAGE AND DISPOSAL

1. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
2. LANDSCAPE MATERIALS TO BE STORED UNDER SECURED TARPS OR SHEETING TO PROTECT AGAINST WIND, RAIN AND SNOW DAMAGE.
3. CONSTRUCTION WASTE, INCLUDING BUT NOT LIMITED TO PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY, SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
4. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
5. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.

EROSION AND DUST CONTROL

1. THESE NOTES SUPPLEMENT THE CIVIL ENGINEERING DOCUMENT SET. NOTIFY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF ANY DISCREPANCIES.
2. PRIOR TO BEGINNING ANY DISTURBANCE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
3. ALL SESC MEASURES TO BE MAINTAINED DAILY.
4. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
5. THE CONTRACTOR IS TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR OR UNDERGROUND UTILITY SYSTEM.
6. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
7. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 33% UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
8. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
9. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
10. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
11. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
12. THE GENERAL CONTRACTOR MUST INSTALL A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
13. THE CONTRACTOR SHALL ABIDE BY CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL JURISDICTIONS AND OTHER GOVERNING BODIES/AGENCIES.
14. IF SITE WORK IS DELAYED DUE TO ANY CIRCUMSTANCE; THE CONTRACTOR SHALL PROTECT PREPARED PLANT BEDS FROM EROSION.

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notes

date	I	issue
03/30/2020		50% dd
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PLANTING AND TRANSPLANTING

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. THE LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. LANDSCAPE MATERIALS TO BE STORED UNDER SECURED TARPS OR SHEETING TO PROTECT AGAINST WIND, RAIN AND SNOW DAMAGE.
3. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
4. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN THE CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
5. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
7. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREES MUST BE SOURCED FROM A REGION COMPARABLE IN CLIMATE TO THE HIGH ROCKIES (I.E. WY,ID, CO, UT, MT)
9. TREES TO BE HEALTHY, FREE OF DISEASE AND PESTS, AND SINGLE-STEMMED UNLESS OTHERWISE NOTED.
10. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
12. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION.
13. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
14. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
15. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK UNLESS SPECIFIED OTHERWISE.
16. ALL VEGETATION PROPOSED FOR INSTALLATION OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING PROPOSED TO OCCUR OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
17. SIX (6) INCH TOPSOIL SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. EIGHTEEN (18) INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

SEEDING/ FERTILIZER/ SOIL CONDITIONER/ SODDING

1. ALL NEWLY REGRADED OR OTHERWISE DISTURBED SLOPES ARE TO BE REVEGETATED.
2. MINIMUM SIX (6) INCHES OF TOPSOIL TO BE PLACED IN AREAS TO RECEIVE SEED, TURF AND NATIVE PLANTING. TOPSOIL TO BE GOOD CLEAN ORGANIC SOIL (FREE OF WEEDS AND ROCKS).
3. SEED MIXTURES AND FERTILIZER SHALL BE APPLIED PER THE REQUIREMENTS OF THE GOVERNING JURISDICTIONS, UNLESS OTHERWISE NOTED.
4. ALL SEED MUST BE CERTIFIED WEED FREE. NO SEED CAN CONTAIN ANY SPECIES ON THE CITY, COUNTY OR STATE NOXIOUS WEED LISTS. SEED MIX SUPPLY SHALL HAVE THE CERTIFIED SEED (BLUE TAG) OR SOURCE IDENTIFIED SEED (YELLOW TAG) ATTACHED. ONLY SEED WITH A COMPLETE ANALYSIS LABEL ON THE BAG AND A CURRENT GERMINATION TEST CONDUCTED BY AN ACCREDITED LABORATORY WILL BE ACCEPTED.
5. SEEDING SHALL OCCUR IN THE EARLY SPRING AND LATE FALL. SEEDING SHALL NOT BE PERFORMED WHEN THE GROUND IS FROZEN. FOR WARM SEASON SPECIES, SEEDING IN LATE SPRING OR EARLY SUMMER IS MORE LIKELY TO ACCOMPANY TEMPERATURES WARM ENOUGH TO SUPPORT GERMINATION. SEED THE SITE AS SOON AS FINAL GRADING AND TOPSOIL PLACEMENT HAVE OCCURRED TO MINIMIZE EROSION AND WEED ESTABLISHMENT ON THE PROJECT. DURING PERIODS OF TIME WHEN SEEDING CANNOT BE ACCOMPLISHED, SOILS SHALL NOT REMAIN UNPROTECTED.
6. UNLESS OTHERWISE NOTED, HAND BROADCAST OF SEED SHALL BE USED ON ALL SLOPES, INCLUDING THOSE THAT ARE STEEP (GREATER THAN 33%), EXTREMELY ROCKY, REMOTE OR INACCESSIBLE. SEED RATE WILL VARY PER SEED MIXTURE SPECIFIED. BROADCAST SEEDING REQUIRES DOUBLE OR TRIPLE THE SEEDING RATE OF DRILL SEEDING, AND CALIBRATION OF SEEDING RATES IS LESS PRECISE THAN WITH DRILL SEEDING. SOILS TO BE RAKED OR HARROWED TO ELIMINATE CRUSTING BEFORE ACCEPTING BROADCAST SEED. CARE SHALL BE TAKEN TO ENSURE UNIFORM COVERAGE (EVEN SEED APPLICATION RATES) OVER THE AREA. SEEDING SHALL NOT OCCUR DURING WINDY WEATHER.
7. HAND RAKE SEED INTO TOPSOIL NO MORE THAN 3/4 INCH DEEP TO COVER. SOIL / SEED CONTACT IS CRITICAL FOR GROWTH.
8. DRILL SEEDING, WHEN INDICATED IN THE CONTRACT DOCUMENTS, MAY OCCUR ON SLOPES OF 33% OR FLATTER BUT NOT IN AREAS OF EXTREMELY ROCKY SOILS. SEED TO A DEPTH OF 1/4 TO 1/2 INCH. DRILL TUBE SPACING SHOULD BE SIX (6) TO SEVEN (7) INCHES. SEEDING SHOULD BE CONDUCTED ALONG THE CONTOUR OF THE SLOPE TO AVOID EROSION FROM WATER FLOWING DOWN DRILL FURROWS. SEEDING RATE INDICATED IN THE DRAWINGS IS CONSIDERED A MINIMUM RATE.
9. HYDROSEEDING, WHEN INDICATED IN THE CONTRACT DOCUMENTS, SHALL BE SPRAYED ON A ROUGHENED SLOPE USING A HYDROSEEDING MACHINE AND SHALL BE USED TO REACH AREAS THAT ARE INACCESSIBLE BY BROADCAST METHODS. USE SHALL BE LIMITED TO STEEP (GREATER THAN 33%), INACCESSIBLE SLOPES IN AREAS WITH ADEQUATE AND DEPENDABLE MOISTURE DURING THE GROWING SEASON. HYDROMULCHING MUST OCCUR AS A SEPARATE PROCESS AFTER HYDROSEEDING. DO NOT MIX SEED AND MULCH TOGETHER IN ONE WATER APPLICATION PROCESS AS THIS WILL PREVENT SEEDS FROM COMING INTO CONTACT WITH THE SOIL.
10. SEEDED AREAS SHALL BE MAINTAINED FREE OF WEEDS TO ALLOW THE DESIRED VEGETATION TO THRIVE WITHOUT THE CROWDING TENDENCIES OF AGGRESSIVE WEEDS.
11. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
12. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.

SOIL AMENDMENT CRITERIA AND PREPARATION

1. TOPSOIL OF GRASSES (INCLUDING TURF), SHRUBS, PERENNIALS, AND ANNUALS SHALL BE A SANDY LOAM TO A DEPTH OF AT LEAST 6 INCHES (6") CONTAINING AT LEAST 5 PERCENT (5%) ORGANIC MATTER BY VOLUME. TOPSOIL TO BE GOOD CLEAN ORGANIC SOIL (FREE OF WEEDS AND ROCKS).
2. TREE SOIL SHOULD HAVE A MINIMUM DEPTH OF 3 FEET (3'). BOTH TOPSOIL AND SUBSOIL LAYERS SHALL BE SANDY LOAM. THE TOP SOIL SHALL BE AT LEAST 6 INCHES (6") AND HAVE 5 PERCENT (5%) ORGANIC MATTER BY WEIGHT AND SUBSOIL SHALL HAVE AT LEAST ONE TO THREE PERCENT (1 - 3%) ORGANIC MATTER BY WEIGHT.
3. A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER SOIL AMENDMENT PER ONE-THOUSAND SQUARE FEET OF LANDSCAPED AREA SHALL BE REQUIRED AS NECESSARY TO MEET THE 5 PERCENT (5%) ORGANIC MATTER SPECIFICATION.
4. SOIL AMENDMENT ORGANIC MATTER SHALL CONSIST OF EITHER CLASS I AND CLASS II COMPOST.
5. AMENDMENT SHALL BE TILLED TO A MINIMUM DEPTH OF SIX INCHES (6").
6. SITE SHALL BE GRADED TO WITHIN TWO-TENTHS OF A FOOT (2/10TH') OF THE GRADING PLAN.
7. SITE SHALL BE FREE OF ROCKS AND DEBRIS OVER ONE INCH (1") DIAMETER IN SIZE. ROCKS AND DEBRIS 0.5 INCH (0.5") TO ONE INCH (1") SHALL NOT EXCEED 5 PERCENT (5%) BY VOLUME AND GRAVEL 0.6 INCH (0.6") TO 1.25 INCHES (1.25") SHALL NOT EXCEED 5 PERCENT (5%) BY VOLUME. PARTICLES SUCH AS CONCRETE, BRICK, GLASS, METAL, WOOD OR PLASTIC GREATER THAN ONE INCH (1") SHALL NOT BE ALLOWED. THE TOTAL VOLUME OF THESE MATERIALS SMALLER THAN ONE INCH (1") SHALL NOT EXCEED 5 PERCENT (5%).
8. SITE SHALL BE FREE OF DIRT CLODS OVER THREE-QUARTER INCH (3/4") DIAMETER IN SIZE. DRYLAND SEED AREAS MAY CONTAIN DIRT CLODS UP TO TWO INCH (2") DIAMETER IN SIZE.
9. STOCKPILING - STRIPPING AND STOCKPILING OF INDIGENOUS SOIL (TOPSOIL) SHALL BE REQUIRED DURING CONSTRUCTION (EXCEPT AS WAIVED BY THE CITY OF ASPEN). THE REPLACEMENT OF THIS SOIL, PLUS ADDITIONAL SOIL AMENDMENTS, ARE CRITICAL TO SUCCESSFUL PLANT MATERIAL ESTABLISHMENT, ONGOING HEALTH, AND EFFICIENT USE OF WATER THROUGH THE LIFE OF THE PROJECT.
10. THE SOIL SHALL HAVE NO HERBICIDES, HEAVY METALS, BIOLOGICAL TOXINS OR HYDROCARBONS THAT IMPACT PLANT GROWTH OR EXCEED THE EPA'S STANDARDS FOR SOIL CONTAMINANT.

IRRIGATION

1. REFERENCE IRRIGATION SHEETS IR100 - IR103 FOR IRRIGATION PLAN AND DETAILS. SUPPLEMENTAL INFORMATION IS INCLUDED IN NOTES BELOW.
2. ALL NEW TREES AND SHRUBS TO RECEIVE DRIP-TYPE IRRIGATION.
3. ALL REVEGETATED AREAS TO RECEIVE SPRAY-TYPE IRRIGATION FOR FIRST TWO GROWING SEASONS MINIMUM.
4. ALL PERENNIAL BEDS TO RECEIVE SPRAY-TYPE IRRIGATION.
5. ALL SPRAY-TYPE IRRIGATION TO BE DIRECTED AWAY FROM STRUCTURES.
6. INSTALL SPRAY HEADS ALONG SIDEWALKS ON POP-UP RISERS.
7. LOCATE HEADS SO THEY ARE PROTECTED FROM TRAVEL AND DO NOT CAUSE WATER TO FALL ON PAVERS, MASONRY OR OTHER ARCHITECTURAL SURFACES.
8. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTING AREAS.
9. THE GENERAL CONTRACTOR IS TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR IRRIGATION EQUIPMENT WITH THE MECHANICAL CONTRACTORS.
10. INSTALL MAIN LINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF THE MAIN SYSTEM.
11. INSTALL 3/4 INCH POLYETHYLENE LATERAL LINES TO SLOPE AT 1% MINIMUM TO AUTOMATIC DRAIN VALVES LOCATED AT LOW POINTS OF LATERAL SYSTEMS.
12. TRENCHES TO BE OF SUFFICIENT DEPTH TO PROVIDE 18 INCHES OF COVER OVER LATERAL LINES. SLEEVED LINES SHALL HAVE A MINIMUM COVER OF 24 INCHES. TRENCHES ARE TO BE BACKFILLED WITH MATERIAL FREE OF ROCKS GREATER THAN 3/4 INCH IN DIAMETER.
13. INSTALL BACKFLOW PREVENTER(S) IN COORDINATION WITH THE GENERAL CONTRACTOR. BACKFLOW PREVENTERS SHALL BE INSTALLED PLUMB AND SQUARE WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. COLOR, BLACK.
14. CONTROL VALVE BOX AND HEAD BOX LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COLOR, BLACK.
15. THE FINAL LOCATION AND EXACT POSITIONING OF THE CONTROL STATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE OR GENERAL CONTRACTOR PRIOR TO INSTALLATION.
16. VALVE BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE. ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES TO BE PLACED A MINIMUM OF 12 INCHES FROM AND PARALLEL TO CURBS AND WALKS. GROUPED VALVES TO BE EQUALLY SPACED AND PARALLEL. CONCEAL ALL BOXES IN PLANTING BEDS WHERE POSSIBLE AND COVER WITH MULCH. VALVE BOXES SHALL BE INTEGRAL PLASTIC WITH BOLT DOWN LID; COLOR, BLACK.
17. CONTRACTOR TO MAINTAIN A SET OF "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION AND DELIVER THESE DRAWINGS TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT UPON COMPLETION OF WORK.
18. EXCAVATIONS TO BE BACKFILLED TO PROCTOR DRY DENSITY, MINIMUM. THE CONTRACTOR SHALL REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL REMAIN FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.
19. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES AND IN EXISTING TREE ROOT ZONES. THE CONTRACTOR MUST VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF WORK IS TO BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC).
20. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
21. IRRIGATION SYSTEM ARE TO BE COMPLETELY DRAINED ANNUALLY TO PROTECT PIPES FROM BURSTING PRIOR TO FREEZING TEMPERATURES.
22. PROVIDE CONDUIT/SLEEVES AS REQUIRED FOR IRRIGATION LINES THROUGH PAVEMENT AND OTHER HARDSCAPE ELEMENTS. COORDINATE INSTALLATION OF WORK TO ENSURE ALL ISOLATED PLANTING AREAS RECEIVE ACCESS TO THE IRRIGATION SYSTEM.

MULCHING

1. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
2. THE SITE MUST BE MULCHED WITH WEED-FREE MULCH (HAY OR HYDROMULCH) AFTER SEEDING.
3. HYDROMULCH MUST BE APPLIED SEPARATELY FOLLOWING SEED APPLICATION. DO NOT OVERSPRAY AS THIS MAY RESULT IN EROSION. AN ORGANIC TACKIFIER SHALL BE ADDED TO THE SLURRY TO ENHANCE THE DURABILITY OF THE APPLIED MULCH COVER. APPLY AT A RATE OF 3,000 LBS PER ACRE (3360 KG/HA). ADD AN ORGANIC-BASED TACKIFIER AT THE RATE OF 150 LBS PER ACRE TO PREVENT EROSION.
4. HAY MULCH MUST BE WEED-FREE. HAY TO BE "CRIMPED" INTO THE SOIL SURFACE BY HAND ON STEEP SLOPES. ON FLAT SURFACES A MODIFIED DISC PLOW MAY BE UTILIZED TO DRIVE THE HAY STEMS INTO THE SOIL TO REDUCE SURFACE WIND SPEEDS AND SOIL DESICCATION. APPLY AT THE RATE OF 3,000 TO 4,000 LBS PER ACRE (3360-4480 KG/HA). ADD AN ORGANIC-BASED TACKIFIER AT THE RATE OF 150 LBS PER ACRE TO PREVENT EROSION.
5. FINE GRADE MULCH WITH INTEGRATED SOIL CONDITIONER SHALL BE USED IN AREAS PROXIMATE TO ARCHITECTURAL STRUCTURES TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION. MINI-NUGGET TYPE DECORATIVE BARK MULCH MAY BE USED IN CONJUNCTION WITH SOIL CONDITIONER WHEN SPECIFIED IN THE CONTRACT DOCUMENTS.

SITEWORK ABBREVIATIONS

ARCH	ARCHITECTURE
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
CAL	CALIPER
CF	CUBIC FOOT (FEET)
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CU	CUBIC
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DTL	DETAIL
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH
FL	FLOW LINE
FT	FOOT (FEET)
GA	GAUGE
GC	GENERAL CONTRACTOR
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
HT (H)	HEIGHT
IN	INCH (INCHES)
IRR	IRRIGATION
JT	JOINT
L	LENGTH
LP	LOW POINT
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
POB	POINT OF BEGINNING
POC	POINT OF CURVATURE
PED	PEDESTRIAN
PERF	PERFORATED
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
R	RADIUS
RE	REFERENCE
REV	REVISION, REVISED
ROW	RIGHT OF WAY
SF	SQUARE FOOT (FEET)
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
STA	STATION
STD	STANDARD
TBD	TO BE DECIDED
TC	TOP OF CURB
THK	THICK
TOPO	TOPOGRAPHY
TP	TOP OF PAVEMENT/PAVER
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VEH	VEHICULAR
VIF	VERIFY IN FIELD
W	WIDTH
W/	WITH
W/O	WITHOUT
WT	WEIGHT
YD	YARD (YARDS)

MASTER FINISH SCHEDULE

DESCRIPTION/ DETAIL	SPECIFICATION
STONE FLATWORK	GRAY BASALT, FLAME FINISHED, SAW CUT EDGE, MULTIPLE SIZES TBD, ALL STONE PAVING TO BE SNOWMELTED, $\frac{3}{8}$" GROUT JOINTS
SITE WALLS	SOLID BASALT STONE WALL, FLAME FINISHED ON TOP AND FRONT FACING SIDES, SAW CUT EDGES, $\frac{3}{8}$" GROUT JOINTS.
STEPS	GRAY BASALT VENEER, FLAME FINISHED, SAW CUT EDGES, INSTALLED OVER SNOWMELTED CONCRETE, WITH 1/8 " GROUT JOINTS
DRAINS AND GRATES	SLOT DRAIN PRODUCTS 7000 SERIES SLOT DRAIN, OTHERS TBD
SPA	SPRAYED GUNITE PLASTER FINISH, DIAMOND BRIGHT ONYX , WITH GRAY BASALT WATER LINE TILE
AGGREGATE	TYPE 1: $\frac{3}{8}$" - $\frac{1}{2}$" ROUNDED DARK GRAY PEBBLES, TYPE 2: 3"-6" ROUNDED DARK GRAY RIVER COBBLE

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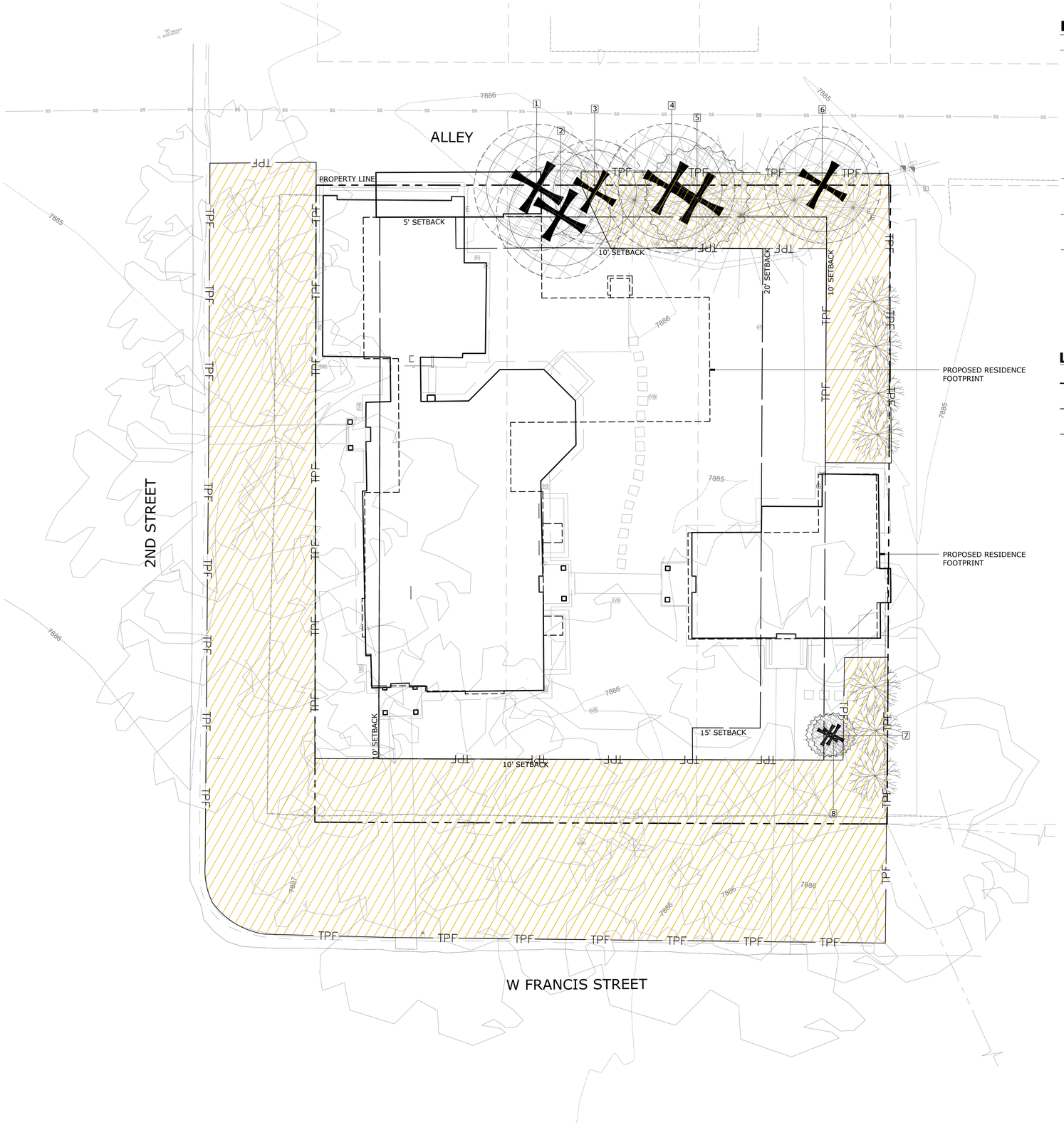
notes

date	I	issue
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06/05/2020		hpc submission

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LEGEND

TREE REMOVAL SUMMARY

SYMBOL	TYPE	SIZE	QTY.
	EX. CONIFER TO REMAIN	VARIOUS	4
	EX. DECIDUOUS TO REMAIN	VARIOUS	13
	EX. CONIFER TO BE REMOVED	4"-18" CAL.	3
	EX. DECIDUOUS TREE TO BE REMOVED	6"-12" CAL.	5

TOTAL MITIGATION VALUE FOR REMOVED TREES: $10,599.00

TREE MITIGATION SUMMARY

TOTAL MITIGATION VALUE OF PROPOSED NATIVE TREES (REFER TO PLANTING PLAN): $1886.08

TOTAL MITIGATION VALUE FOR REMOVED TREES: $10,599.00

TOTAL REMAINING: $8,712.92

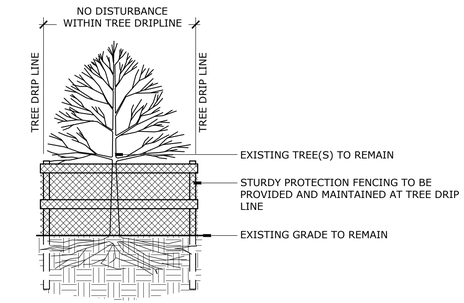
NOTES:
1. TREES REMOVED TO ACCOMMODATE FOR CONSTRUCTION OF NEW RESIDENCE AND/OR IN RESPONSE TO POOR HEALTH.
2. FOR PRESERVATION OF EXISTING TREES TO REMAIN, REFER TO PLANTING PLAN (L401).
3. REFER TO PLANTING PLAN (L401) FOR MITIGATION.
4. EXISTING TREE(S) TYPE, LOCATION, SIZE AND CALIPER BY OTHERS; REFER TO SURVEY.
5. ALL EXISTING TREES TO BE REMOVED ARE REPRESENTED HERE, INCLUDING THOSE NOT MEETING THE 4"/6" CALIPER STANDARD (I.E. NOT REQUIRING MITIGATION).

LEGEND

- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- TREE PROTECTION ZONE

TREE TABLE

TREE #	SPECIES	DIAMETER (IN.)	MAXIMUM MITIGATION VALUE
1	ASPEN	10	$3533
2	ASPEN	10	$3533
3	ASPEN	10	$3533
4	ASPEN	8	$0.00
5	SPRUCE	10	$0.00
6	ASPEN	12	$0.00
7	SPRUCE	5	$0.00
8	SPRUCE	6	$0.00



NOTE:
1. ADDITIONAL PROTECTION OUTSIDE AT TREE DRIP LINE MAY BE REQUIRED (EX. 12 IN. OF MULCH).
2. FENCE MAY BE CONTINUOUS TO PROTECT MULTIPLE TREES
3. MAINTAIN FENCE THROUGHOUT CONSTRUCTION.
4. REFER TO LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES FOR ADDITIONAL REQUIREMENTS.

1 / L100 TREE PROTECTION FENCE

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

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tree mitigation plan

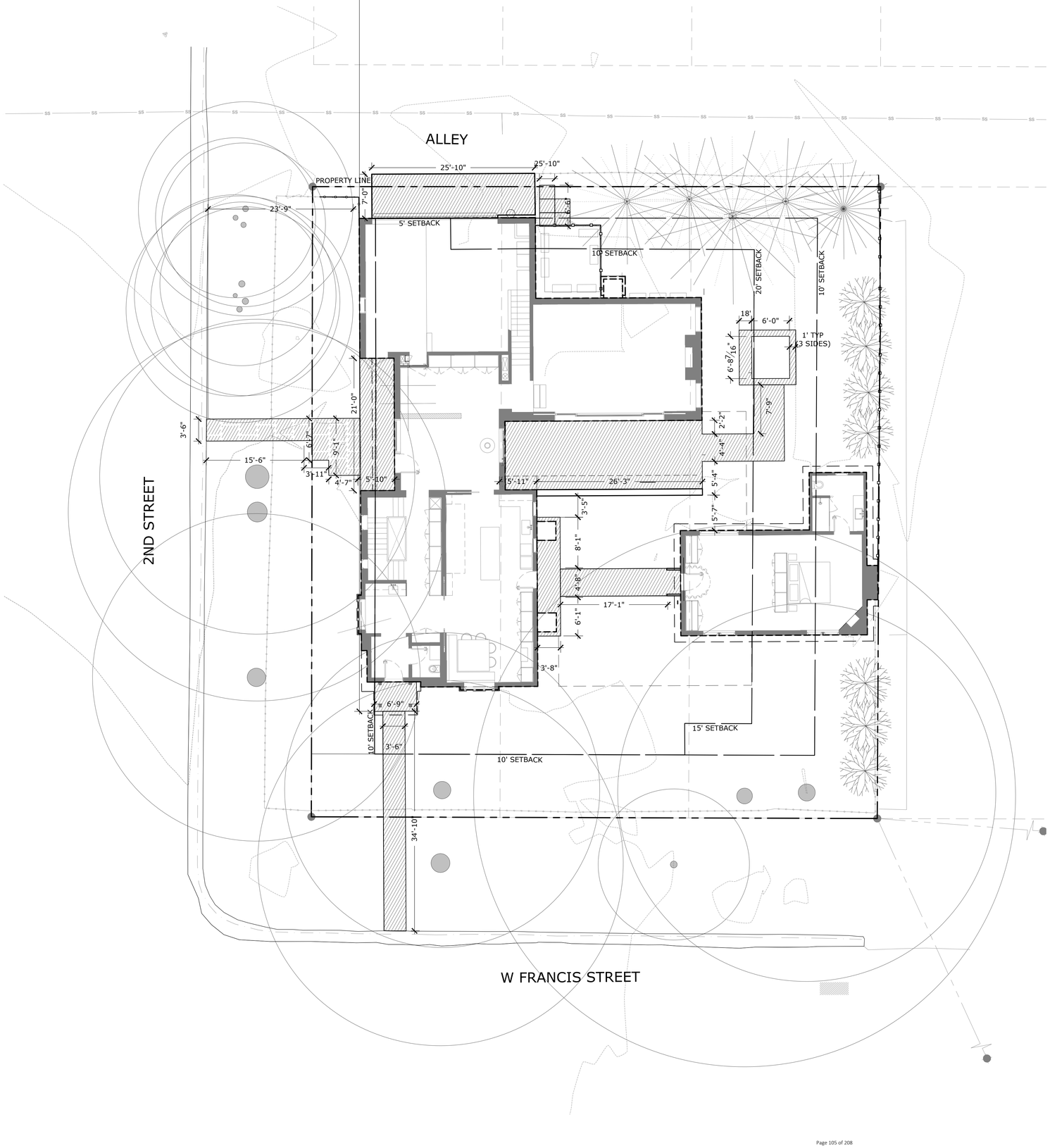
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06/05/2020	hpc submission

north

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LEGEND

PROPERTY LINE

SETBACK LINE

NOTES

1. LAYOUT DIMENSIONS ARE FROM THE BACK OF CURB UNLESS OTHERWISE STATED.

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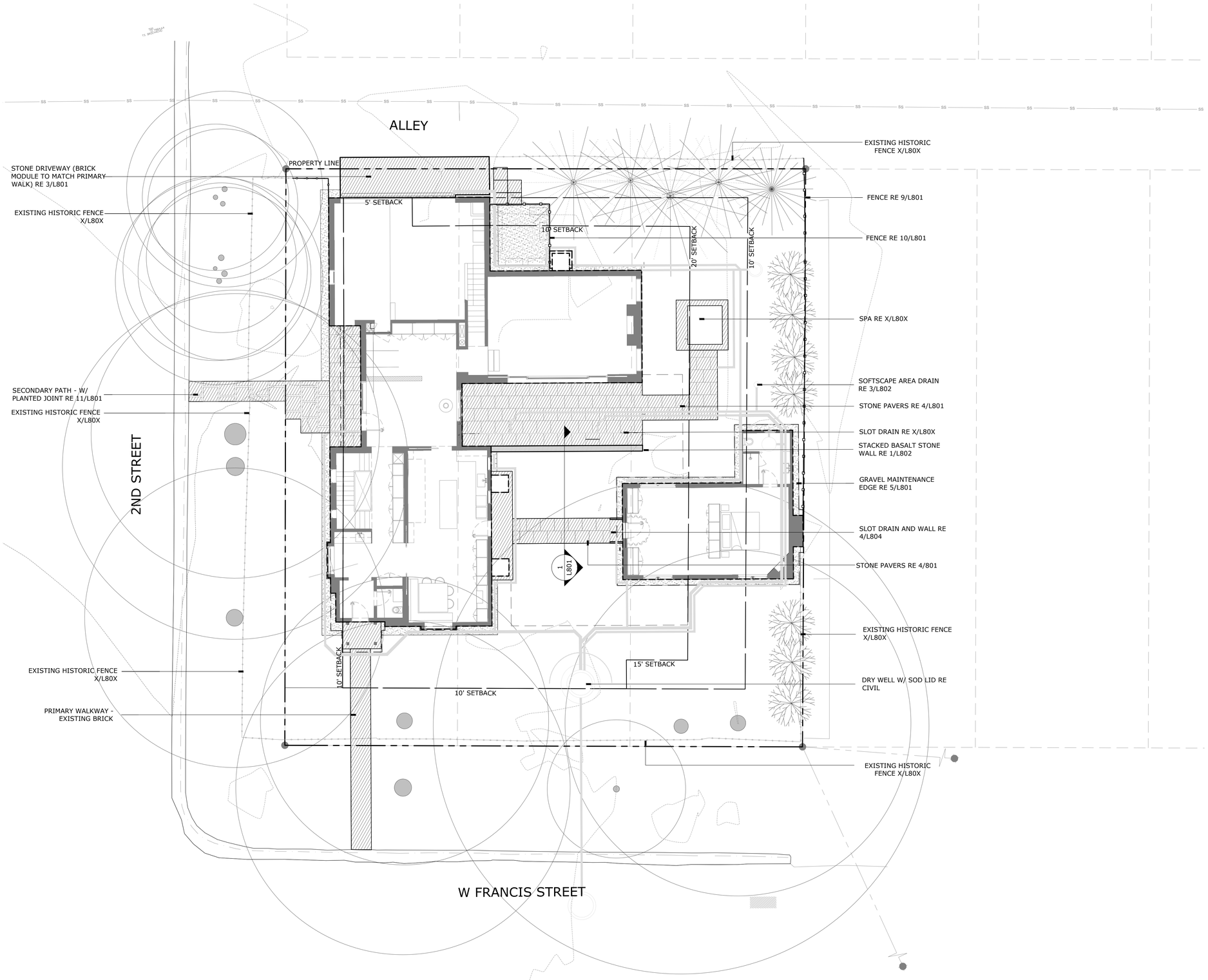
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LEGEND

- PROPERTY LINE
- SETBACK LINE
- CONCRETE RE L002
- STONE RE L002
- AGGREGATE RE L002

NOTES

1. EXISTING FENCES TO BE PAINTED TO MATCH NEW PAINT FINISH OF HISTORIC BUILDING.

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LEGEND

SYMBOL	ABBR.	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	SPACING
TREES						
		EXISTING TREES				
SHRUBS						
	Ca	SIBERIAN PEA SHRUB	CARAGANA ARBORESCENS	#15	13	PER PLAN
	PpG	GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'	#15	33	PER PLAN
PERENNAILS						
						
GROUND COVER						
		LAWN				

NOTES

1. TRANSITIONS BETWEEN PERENNIAL MIXES WILL BE SOFT TRANSITION ZONES.

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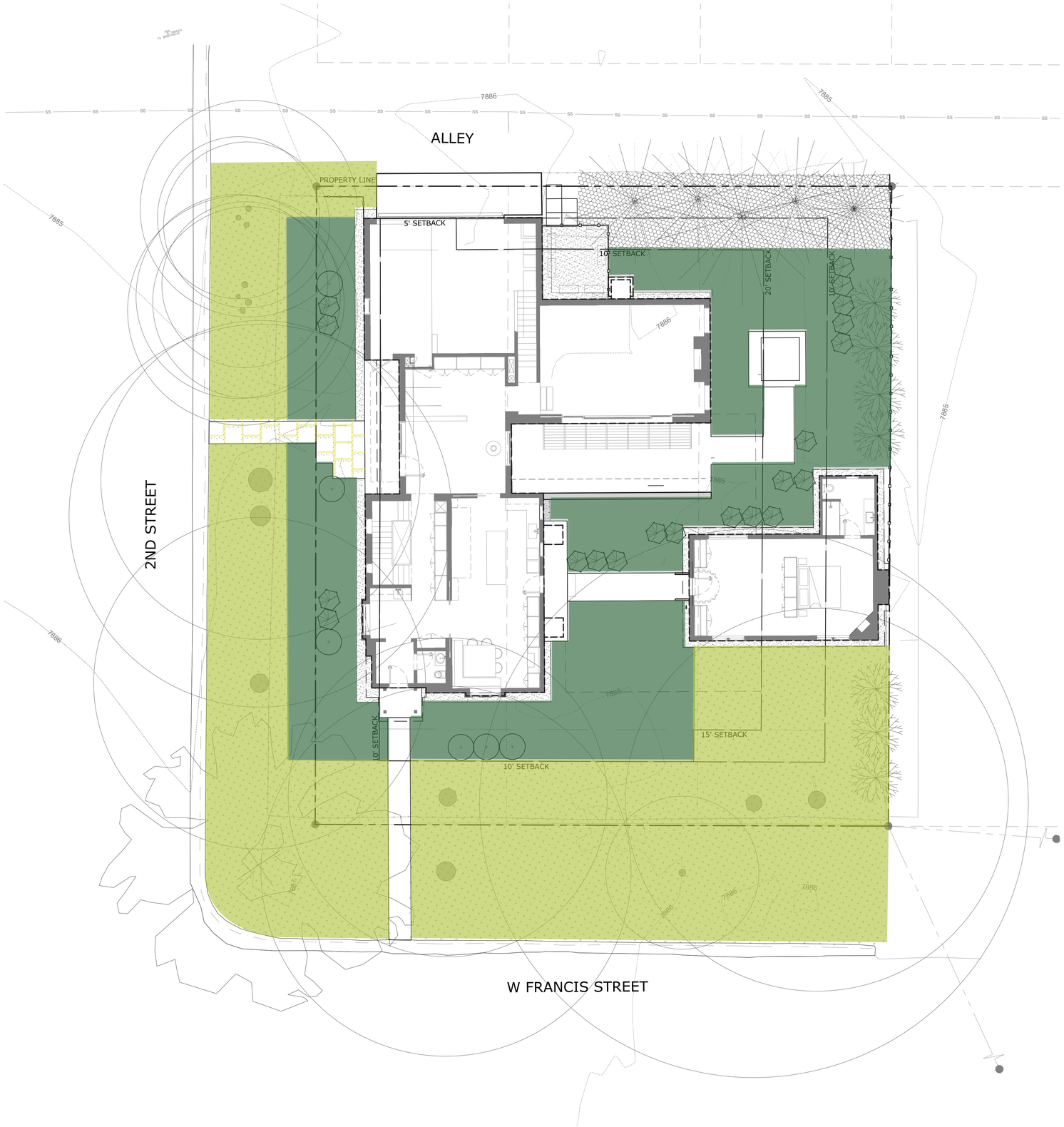
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LEGEND

SYMBOL	ABBR.	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
		EXISTING TREES		
SHRUBS				
	Ca	SIBERIAN PEA SHRUB	CARAGANA ARBORESCENS	#15
	PpG	GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'	#15
PERENNAILS				
GROUND COVER				
		LAWN		

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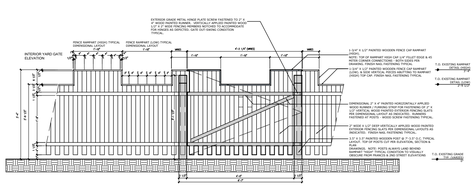
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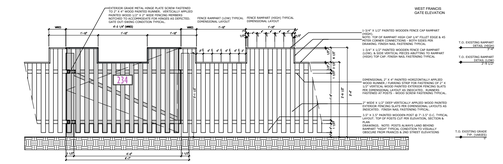
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10 / L800 SECTION (TYP) ALLEY FENCE

SCALE: 3/4" = 1'-0"

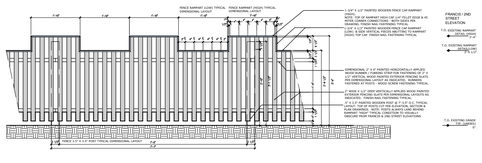


8 / L800 STREET ELEVATION (TYP) FRANCIS / 2ND STREET FENCE GATES

SCALE: 3/8" = 1'-0"

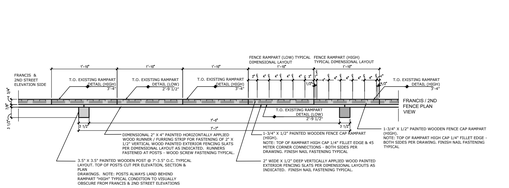
6 / L800 INTERIOR FRONT & SIDE YARD ELEVATION (TYP) FRANCIS / 2ND STREET FENCE

SCALE: 3/8" = 1'-0"



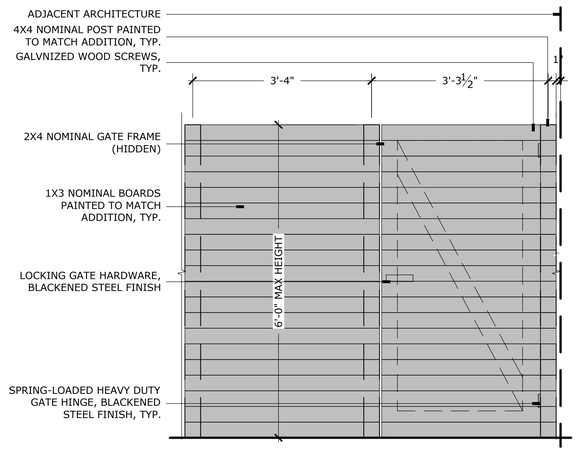
5 / L800 STREET ELEVATION (TYP) FRANCIS / 2ND STREET FENCE

SCALE: 3/8" = 1'-0"



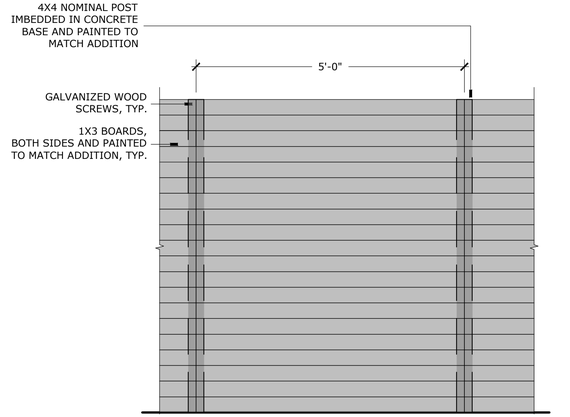
3 / L800 PLAN VIEW (TYP) FRANCIS / 2ND STREET FENCE

SCALE: 1/2" = 1'-0"



2 / L800 FENCE AND GATE AT GARAGE - ELEVATION

SCALE: 3/4" = 1'-0"



1 / L800 FENCE - TYP.

SCALE: 3/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

234 w francis
234 w francis I aspen, colorado
300 south spring street I suite 202 I aspen, colorado 81611 I t 970 429 7499 I f 970 429 9499 **bluegreen**
www.bluegreenaspen.com

details

date	issue
04/15/2020	75% dd
06/05/2020	hpc submission

L800

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FRANCIS STREET RESIDENCE

EXTERIOR SCHEMATIC LIGHTING PROPOSAL
HISTORIC COMMISSION
08 MAY 2020

TABLE OF CONTENTS

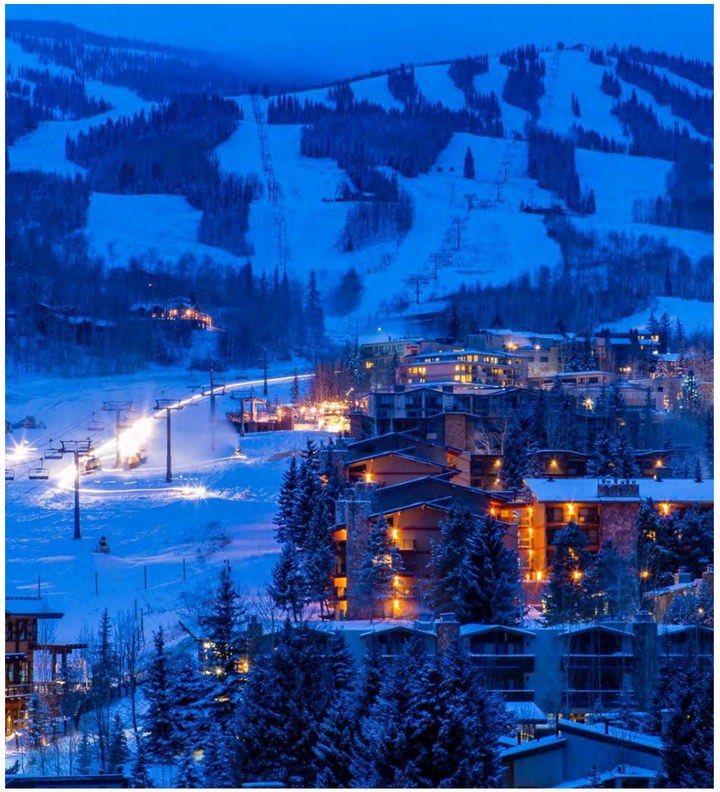
01 SITE ANALYSIS

02 LAYERS OF LIGHT

03 EXTERIOR LIGHTING PROPOSAL

04 EXTERIOR ELEVATIONS

05 PROPOSED FIXTURE SPECIFICATIONS



COLD, SATURATED BLUE EXTERIOR ATMOSPHERE



WARM AND WELCOMING INTERIOR RADIANCE



MINIMAL LANDSCAPE LIGHTING FOR DARKER NIGHT SKY

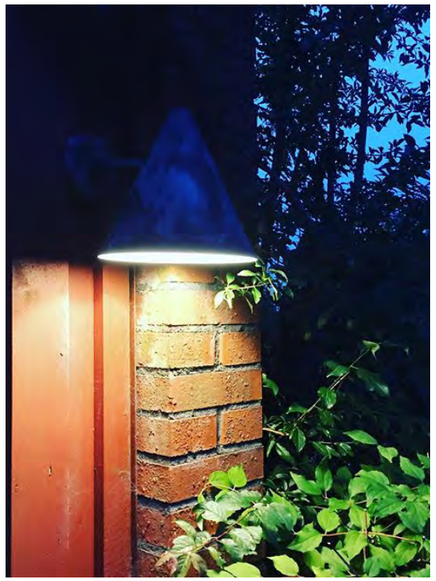
DECORATIVE: MULTI LEVEL + SCALE APPLICATIONS



HANS-AGNE JAKOBSSON: MINI-TRATTEN LIGHT



MAST LIGHT



XWS01 WALL SCONCE



CUSTOM INSPIRED **XBO02** BOLLARD @ GATE ENTRANCE AND TRANSITION PATHWAYS (FINAL DESIGN TBD W/ CUSTOM FABRICATOR)



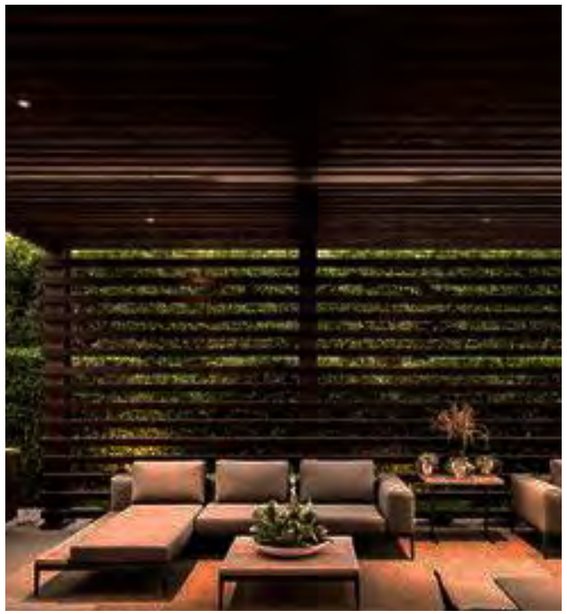
TRANSITION FROM **XWS02** WALL SCONCE TO LOWER LEVEL **XWS03** LIGHTING

ARCHITECTURAL: INTEGRATED APPROACH



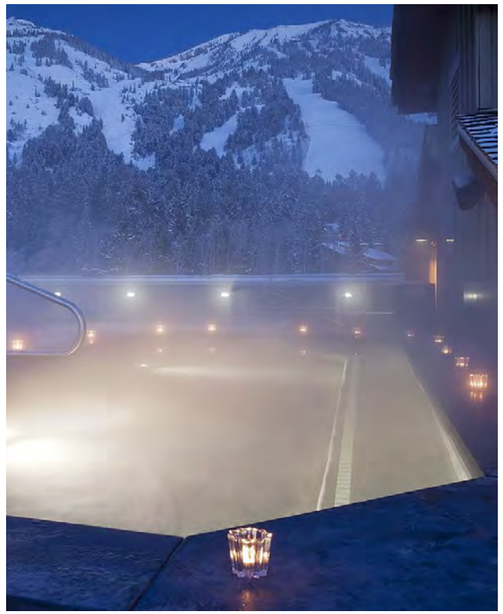


BRISE-SOLEIL



SURFACE MOUNTED ADJUSTABLE **XPR01** PROJECTORS BETWEEN BRISE-SOLEIL SLATS

HOT TUB OPTIONS:

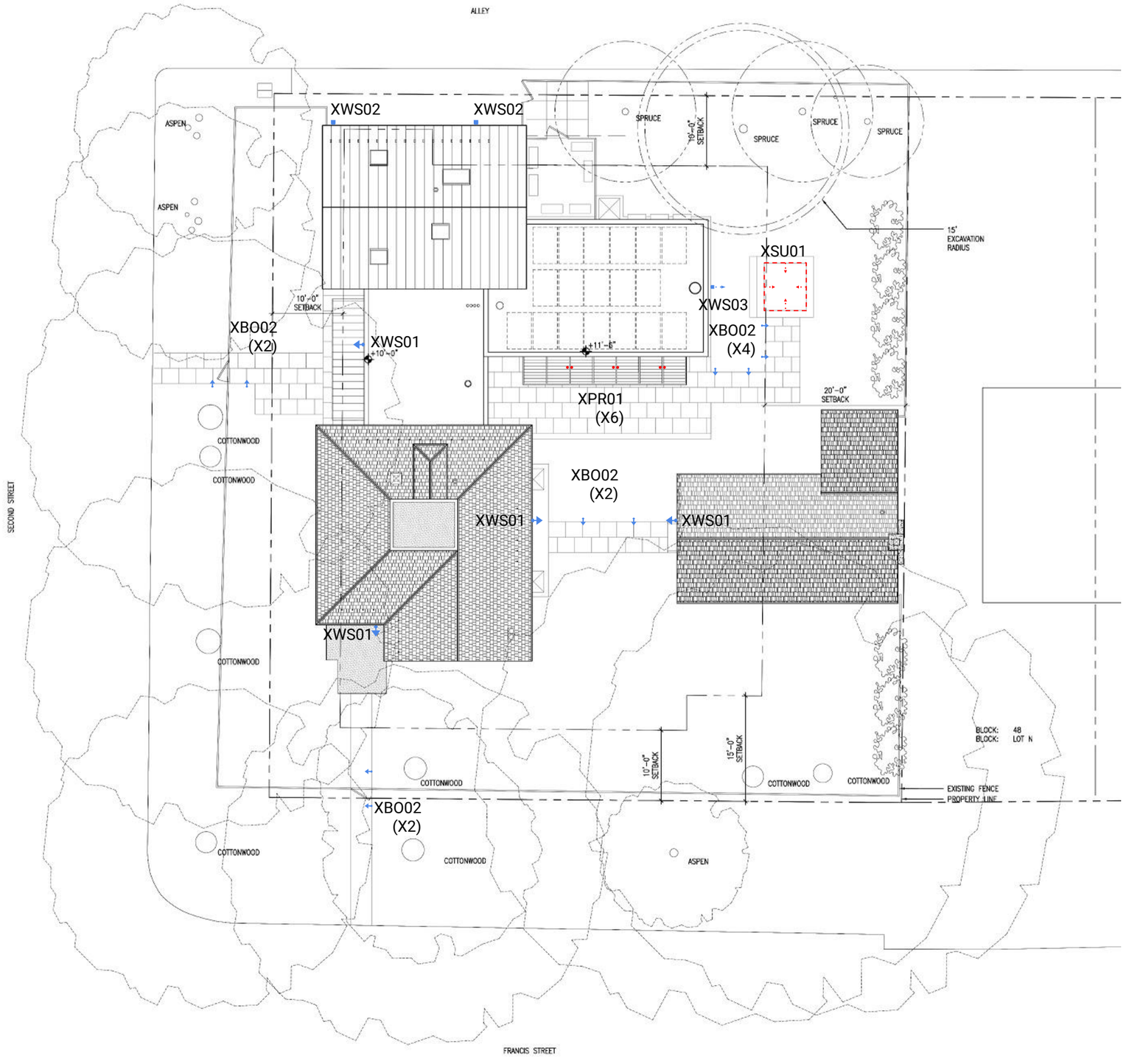


OPTION 1: WALL RECESSED SUBMERSIBLE **XSU01** LINEAR AROUND THE HOT TUB TOP PERIMETER W/ OPTIONAL CANDLE LIGHTS OR RECHARGEABLE LANTERNS.

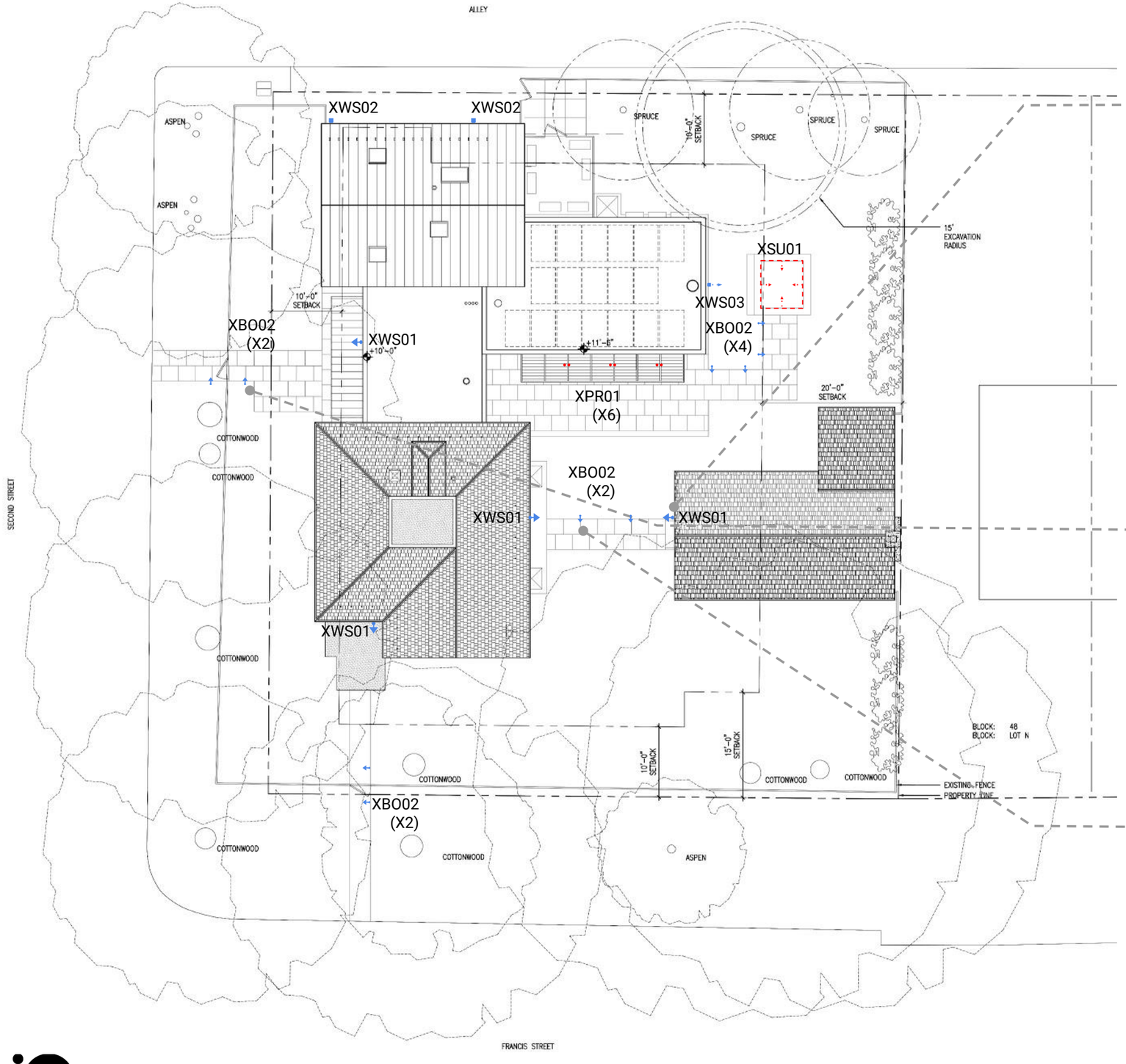


OPTION 2: NO LIGHTS IN THE HOT TUB. EXTERIOR STEPLIGHT AND BOLLARDS, INTERIOR RADIANCE, OPTIONAL CANDLE LIGHTS OR RECHARGEABLE LANTERNS, AND THEIR REFLECTIONS ON THE WATER SURFACE BECOMES THE LIGHT SOURCES




ALLEY
XWS02
XWS02
ASPEN
ASPEN
SPRUCE
SPRUCE
SPRUCE
SPRUCE
15'-0" SETBACK
15' EXCAVATION RADIUS
XSU01
XWS03
XBO02 (X4)
10'-0" SETBACK
XBO02 (X2)
XWS01
+10'-0"
+11'-6"
XPR01 (X6)
20'-0" SETBACK
COTTONWOOD
COTTONWOOD
XBO02 (X2)
XWS01
XWS01
XWS01
COTTONWOOD
COTTONWOOD
10'-0" SETBACK
15'-0" SETBACK
COTTONWOOD
COTTONWOOD
BLOCK: 48
BLOCK: LOT N
EXISTING FENCE
PROPERTY LINE
XBO02 (X2)
COTTONWOOD
COTTONWOOD
ASPEN
SECOND STREET
FRANCIS STREET

SITE PLAN



HANS-AGNE JAKOBSSON: MINI-TRATTEN **XWS01** WALL SCONCE





CUSTOM JAKOBSSON INSPIRED **XBO02** BOLLARD
(FINAL DESIGN TBD W/ CUSTOM FABRICATOR

PAIRED BOLLARDS AT EACH ENTRANCE GATE

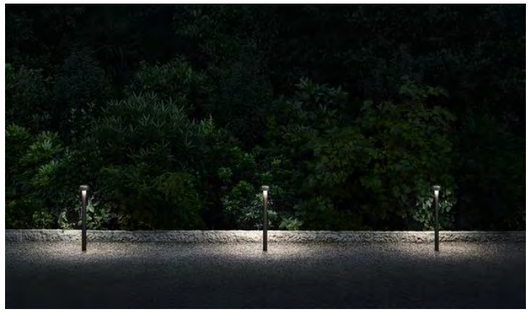


EVENING LIGHTING APPEARANCE REF



NIGHT LIGHTING APPEARANCE REF

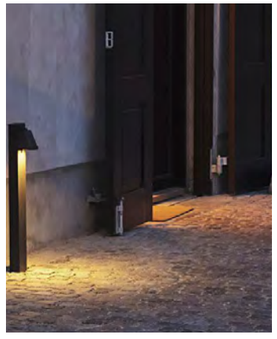
MULTIPLE BOLLARDS AT EACH TRANSITION PATHWAY





SURFACE MOUNTED MAST LIGHT W/ DIFFERENT BEAMSPREADS





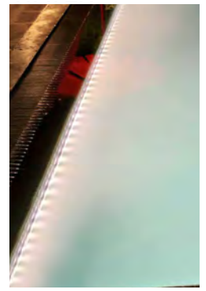
WALL MOUNTED
XWS03 STEPLIGHT@
HOT TUB AREA W/ WIDE
BEAMSPREAD

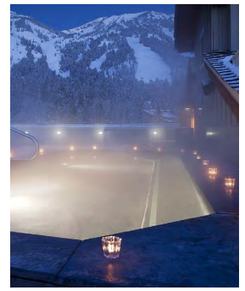


XWS02 WALL SCONCES
@ GARAGE W/ MEDIUM
BEAMSPREAD



WALL RECESSED SUBMERSIBLE **XSU01** LINEAR AROUND THE HOT TUB TOP PERIMETER TO CREATE A LUMINOUS BODY OF WATER

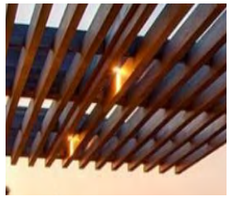


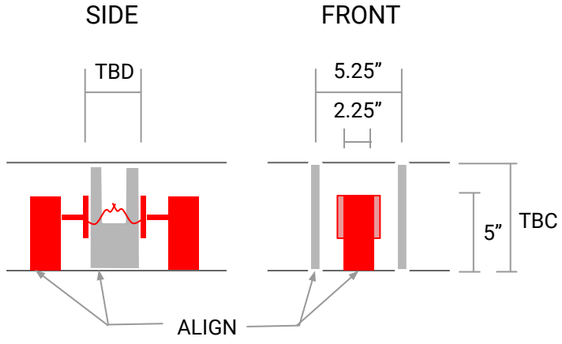


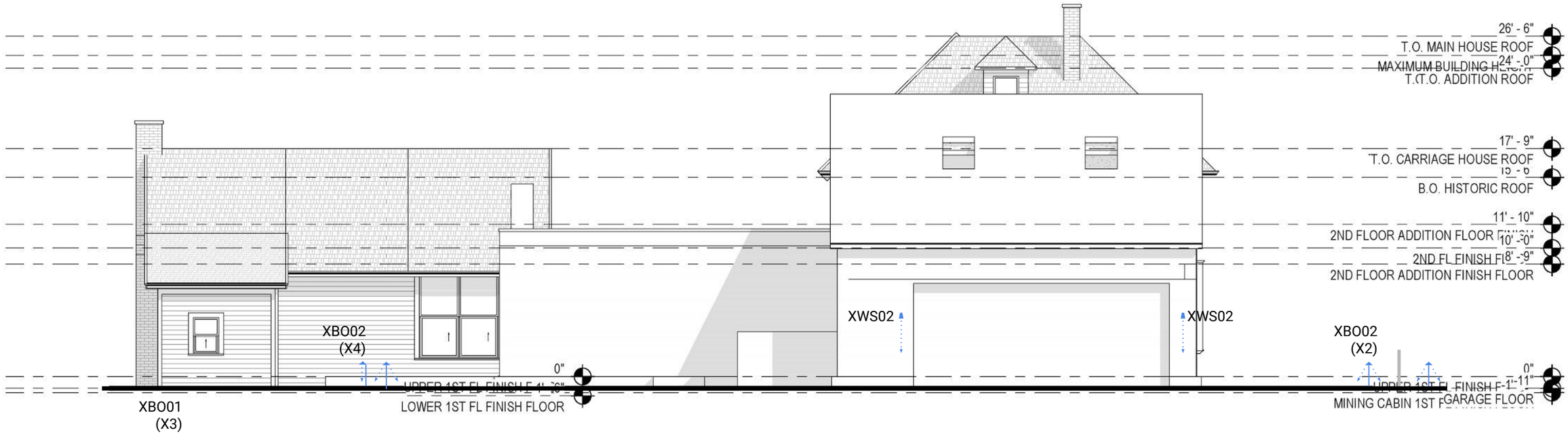


SURFACE MOUNTED ADJUSTABLE **XPR01** PROJECTOR W/ SIDE ARM BETWEEN BRISE-SOLEIL SLATS

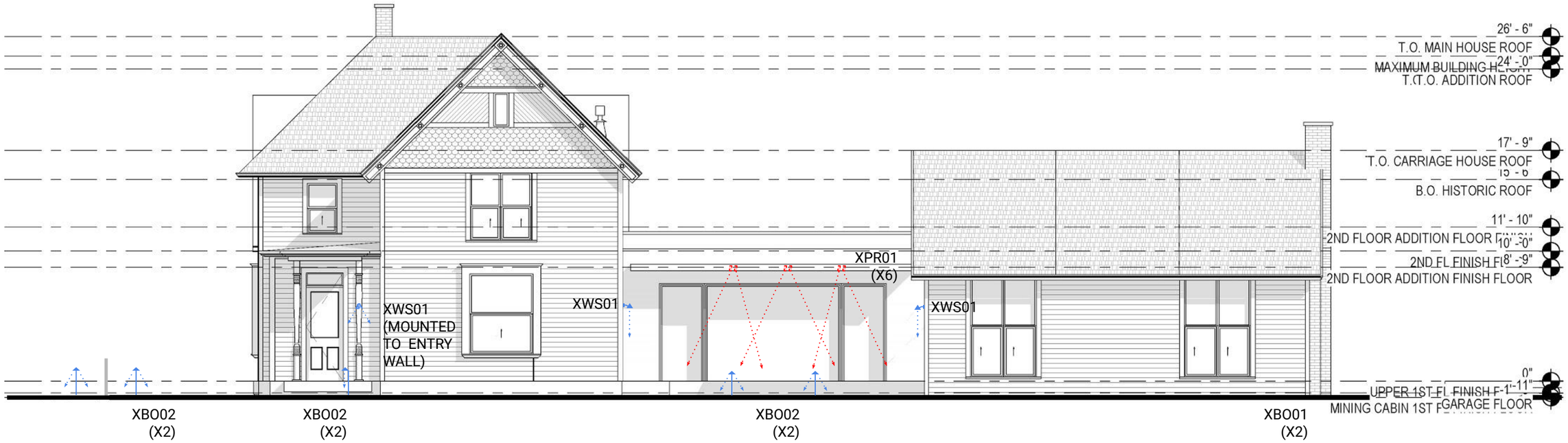




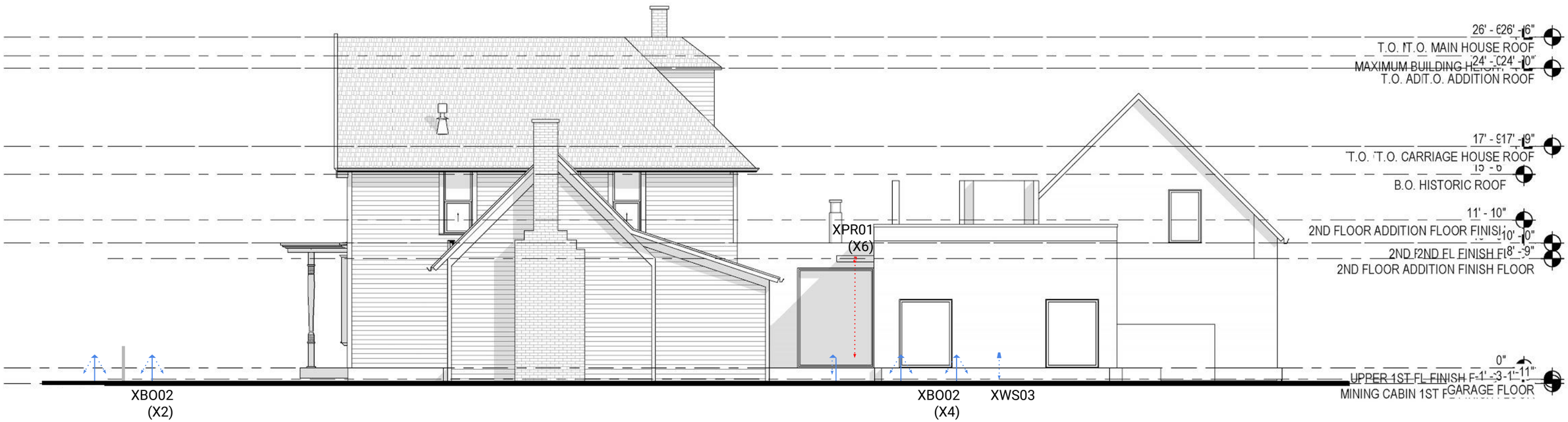




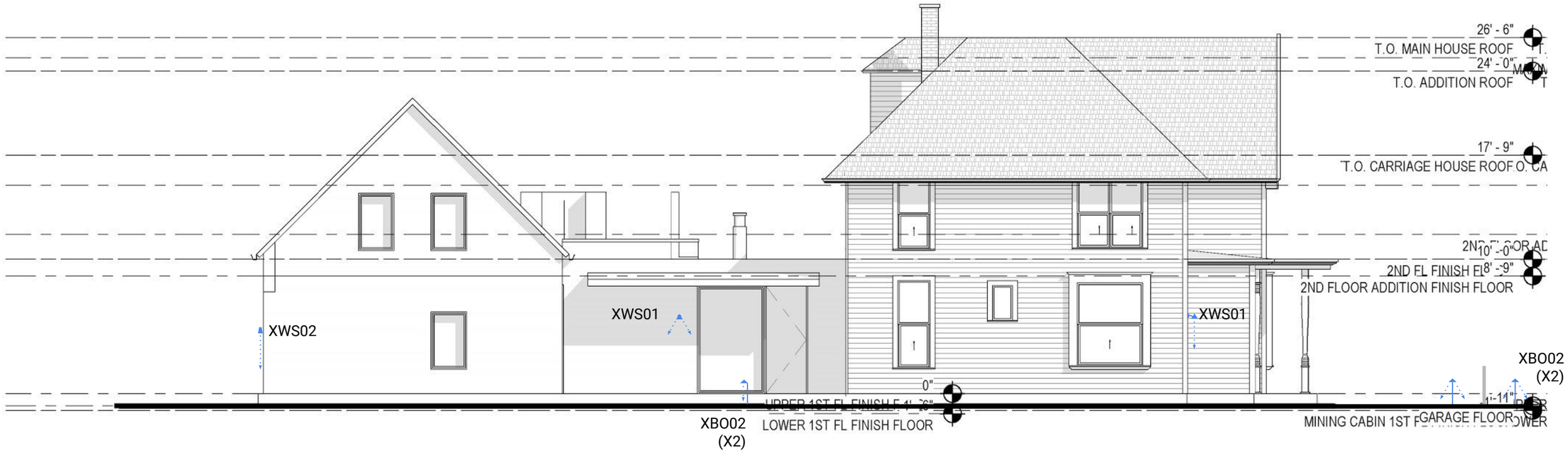
EXTERIOR ELEVATION: NORTH



EXTERIOR ELEVATION: SOUTH



EXTERIOR ELEVATION: EAST



EXTERIOR ELEVATION: WEST

HINKLEY&FR.

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 330.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.com | FREDRICKRAMOND.com

CUSTOM FINISH. PATINATED BRASS
CCT: 2700K
DIMMABLE LED, HARDWIRED
FINAL DESIGN TBD W/ MFR OR CUSTOM FABRICATOR



Round Side Mount LED Path Light 16012MZ-LED

ITEM NUMBER	16012MZ-LED
BRAND	Hinkley Lighting
MATERIAL	Cast Brass
GLASS	Etched Lens
HEIGHT	21.5"
WIDTH	7.5"
LED COLOR TEMP	2700.0000
VOLTAGE	12v
LED LUMENS	250
WATTAGE	3.80w LED *Included
CERTIFICATION	C-US Wet Rated

FEATURES AND BENEFITS

- A wiring kit and ground spike is supplied.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Photometrics based off engine photometrics.
- For complete warranty information visit (hyperlink)
- Lifetime warranty
- LED integrated components carry a 10-year limited warranty
- Rich dark brass finish

FINISH Matte Bronze

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

*life*AGLOW®



MR-16 LED

DELTA STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

Example - [ ] DS - MR - [ ] - WHP - [ ] - [ ] - [ ] - E - 360SL

Material
Blank - Aluminum
B - Brass

Series
DS - Delta Star™

Source
MR - MR16 LED Lamp

Lamp
0 - By Others
359 - LED/MR16 (7.5W)10° Spot 2700K
361 - LED/MR16 (7.5W) 25° Narrow Flood 2700K
362 - LED/MR16 (7.5W) 36° Flood 2700K
363 - LED/MR16 (7.5W) 10° Spot 3000K
365 - LED/MR16 (7.5W) 25° Narrow Flood 3000K
366 - LED/MR16 (7.5W) 36° Flood 3000K

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AOW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		Also available in RAL Finishes See submittal SUB-1139-HD

Lens Type
9 - Clear (Standard)
10 - Spread*
12 - Soft Focus*
13 - Rectilinear*

Shielding
11 - Honeycomb Baffle*

Cap Style
A - 45°
B - 90°
D - 45° less Weep Hole (for Interior Use Only)
E - 90° less Weep Hole (for Interior Use Only)

Options
360SL - 360L™ Rotational Knuckle Mounting System

* Accommodates up to 2 Lens/Shielding media

FINISH: TO MATCH PERGOLA FINISH PER ARCHITECT SPEC OR TBC W/ ARCHITECT
CAP STYLE: 'B' - 90°
MOUNTING: CUSTOM SIDE ARM, SURFACE MOUNTED TO PERGOLA BEAM STRUCTURE. FINAL DIMENSION AND DETAIL TO BE COORDINATED W/ ARCHITECT, PERGOLA FABRICATOR AND MFR.
CCT: 2700K, DIMMABLE LED TO REMOTE POWER SUPPLY OR INTEGRATED IF POSSIBLE (PREFERRED)
BEAMSPREAD AND LENS: TBC W/ MOCK UP OR LIGHTING CALCULATION

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED	DRAWING NUMBER
08-08-2019	SUB-117D-06

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RIO SUB 1 SERIES

RIO SUB 1.1, 1.2

designplan

datasheet

Slim, sleek and tough, the Rio Sub Series can be used for outdoor and underwater applications and illuminates ground, wall and ceiling installations with no dark zone between fixtures. Available in Static White or RGB and with the use of the aluminum housing is walkover up to 1100 lbs.



OUTER CASING REQUIRED

TECHNICAL DATA

Wattage / Input	See Chart on page 2. (24VDC)
Power Supply	Remote, not included. See page 3.
Construction	Body: 316L Stainless Steel End Caps: 316L Stainless Steel Lens: Opal PMMA Cable Length: 16.4'
CCT	2600K, 2800K, 3700K, RGB
CRI	>80
Delivered Lumens	See Chart on page 2.
Efficacy	23 lm/W (White), 11.8 lm/W (RGB)
Optics	Diffuse
Finishes	N/A
Cut-Out Dimensions	See Chart on page 2.
Fixture Dimensions	See Chart on page 2.
Fixture Weight	See Chart on page 2.
LED Source	SMD Low Power (SW), SMD Full Color (RGB)
Lumen Maintenance	L80>50,000hrs
Color Consistency	3-Step MacAdam
Operating Temp.	-4°F to +113°F
IP Rating	IP68
Impact Rating	IK10
Walkover	Up to 1100 lbs

ORDERING INFORMATION

Example: RS11005DB. Accessories / Power Supplies ordered separately.

		DB
Model No.	**CCT**	**Optics**
RS1100 - Rio Sub 1.1	**F** - 2600K	**DB** - Diffuse
RS1200 - Rio Sub 1.2	**5** - 2800K	
	9 - 3700K	
	6 - RGB	

SIZE / OUTPUT: TBD W/ MOCK UP
CCT: TBD W/ SAMPLE REVIEW
MFR TO CONFIRM:
- POOL RATING FOR US PROJECT
- HOT TUB COMPATIBILITY AND FIXTURE DIMMABILITY

Job Name/Date:

Fixture Type Designation:

sales@designplan.com
www.designplan.com

79 Trenton Avenue, Frenchtown NJ 08825
© Copyright 2018 Designplan Lighting, Inc.
Published: November 1, 2019
P: 908-996-7710
F: 908-996-7042

Örsjö



Tratten mini

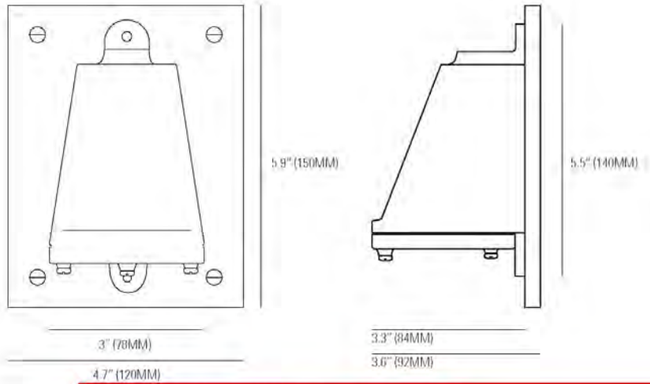
Tratten was designed by the company Jakobsson during the 1960's and has become a true classic. Today many of his objects are seen as true collective items. Hans Agne Jakobsson's design was characterized by his strive of working with materials that made the light in his objects pleasant and non-blinding.

CUSTOM FINISH: PATINATED BRASS
CCT: 2700K
DIMMABLE LED



NICKELPLATED BRASS | ROUGH COPPER | ROUGH BRASS

0749 Mast Light, Mains Voltage



FINISH: SANDBLASTED WEATHERED BRONZE
MFR TO CONFIRM:
- IF THE FIXTURE'S IP RATING BELOW IS INACCURATE OR IF THERE IS ANOTHER CODE / VERSION FOR EXTERIOR (SEE PG. 2 FOR EXTERIOR USE DESCRIPTION FROM THE MFR WEBSITE).
- IF THE FIXTURE CAN BE MOUNTED TO THE WALL WITHOUT BACKPLATE AND J-BOX FOR A CLEANER LOOK (SEE PG. 3 FOR REF).

Specifications

PRODUCT CODE:	US-DP0749	IP RATING:	IP54
BULB CAP:	GU10	MATERIAL(S):	ALUMINIUM/BRONZE, GLASS
MAX WATTAGE:	35W	AVAILABLE FINISH:	ANODISED, POLISHED OR SANDBLASTED ALUMINIUM. POLISHED, SANDBLASTED OR WEATHERED SANDBLASTED BRONZE
VOLTAGE:	120V (AC)		
BULB TYPE:	MR16 GU10	CCT: 2700K DIMMABLE LED	BEAMSPREAD TBD

LAMP NOT SUPPLIED
MAINS (120V) VOLTAGE FITTING- NO TRANSFORMER/DRIVER REQUIRED
THE MATCHING CAST BACKPLATE IS DESIGNED TO BE INSTALLED OVER STANDARD 4" OCTAGONAL JUNCTION BOXES (DIRECT MOUNTING TO WALL).
STATED DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY. DUE TO MANUFACTURING TOLERANCES OF SAND-CASTING, THE ACTUAL DIMENSIONS OF EACH PRODUCT MAY DIFFER TO THOSE STATED.

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Made in the UK

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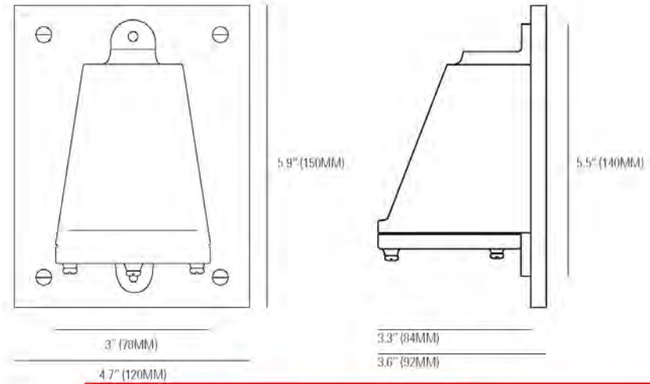
originalbtc.com

This product is available for specific markets.
Retrofit LED compatible.

L'OBSERVATOIRE INTERNATIONAL | LIGHTING DESIGNERS
120 WALKER STREET | 7TH FLOOR | NEW YORK, NY 10013 | T: +1 212 255 4463

FIXTURE TYPE: XWS02

0749 Mast Light, Mains Voltage



FINISH: SANDBLASTED WEATHERED BRONZE
MFR TO CONFIRM:
- IF THE FIXTURE'S IP RATING BELOW IS INACCURATE OR IF THERE IS ANOTHER CODE / VERSION FOR EXTERIOR (SEE PG. 2 FOR EXTERIOR USE DESCRIPTION FROM THE MFR WEBSITE).
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BULB TYPE:	MR16 GU10	CCT: 2700K DIMMABLE LED	BEAMSPREAD TBD

LAMP NOT SUPPLIED
MAINS (120V) VOLTAGE FITTING- NO TRANSFORMER/DRIVER REQUIRED
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This product is available for specific markets.
Retrofit LED compatible.

L'OBSERVATOIRE INTERNATIONAL | LIGHTING DESIGNERS
120 WALKER STREET | 7TH FLOOR | NEW YORK, NY 10013 | T: +1 212 255 4463

FIXTURE TYPE: XWS03

L’OBSERVATOIRE INTERNATIONAL

120 WALKER STREET 7TH FLOOR EAST
NEW YORK, NY 10013
T +1 212 255 4463
INFO@LOBSINTL.COM

FST 20050 | FRANCIS STREET RESIDENCE

ARCHITECT:
SELLDORF ARCHITECTS

LOCAL ARCHITECT:
1 FRIDAY DESIGN

SCHEMATIC DESIGN

LIGHTING SPECIFICATIONS

ISSUE 1: HISTORIC COMMISSION
08 MAY 2020

L'OBSERVATOIRE INTERNATIONAL | LIGHTING DESIGNERS
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[PH] 330.653.5500 **[F]** 440.653.5555
HINKLEYLIGHTING.com | FREDRICKRAMOND.com

CUSTOM FINISH: PATINATED BRASS
CCT: 2700K
DIMMABLE LED, HARDWIRED
FINAL DESIGN TBD W/ MFR OR CUSTOM FABRICATOR



Round Side Mount LED Path Light 16012MZ-LED

ITEM NUMBER	16012MZ-LED
BRAND	Hinkley Lighting
MATERIAL	Cast Brass
GLASS	Etched Lens
HEIGHT	21.5"
WIDTH	7.5"
LED COLOR TEMP	2700.0000
VOLTAGE	12v
LED LUMENS	250
WATTAGE	3.80w LED *Included
CERTIFICATION	C-US Wet Rated
FEATURES AND BENEFITS	• A wiring kit and ground spike is supplied. • Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards • Photometrics based off engine photometrics. • For complete warranty information visit (hyperlink) • Lifetime warranty • LED integrated components carry a 10-year limited warranty • Rich dark brass finish
FINISH	Matte Bronze

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

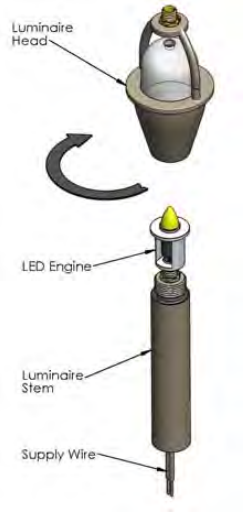
life AGLOW®

HINKLEY
LANDSCAPE LIGHTING

I.S.16004LED Installation Instructions

start here

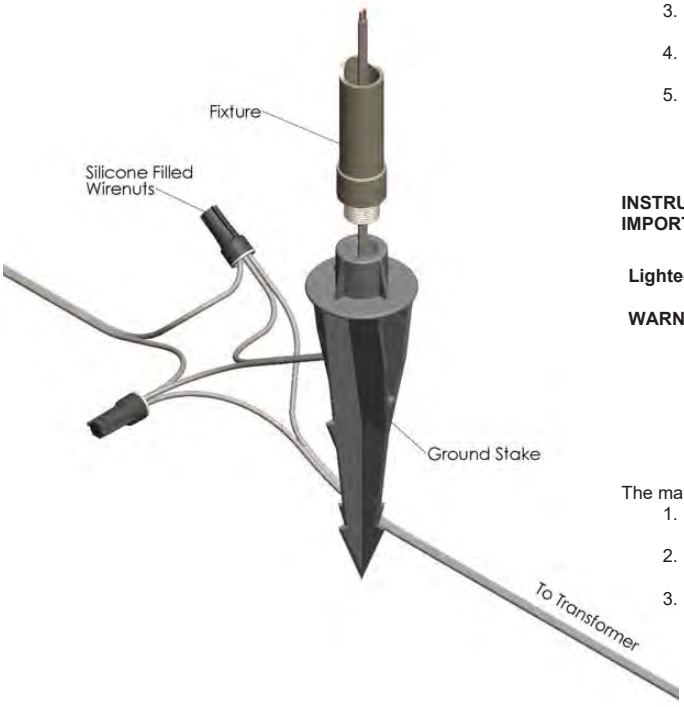
Luminaire Assembly



Lamp / Lens Replacement



Typical Ground Stake Mounting



SAVE THESE INSTRUCTIONS

Note: This Luminaire is designed for use with Hinkley approved 12 volt landscape systems. Connection to other systems may cause premature failure or non-intended operation.

LUMINAIRE ASSEMBLY:

1. Unpack luminaire head & stem (there are no serviceable parts in the LED engine. Removal or dismantling the LED may render the luminaire nonfunctional).
2. Place luminaire head over stem and thread clockwise until seated snuggly.
3. Place top shade (not shown) over Luminaire head and thread until securely fastened.
4. Proceed to mounting instructions below.

LENS REPLACEMENT:

1. Remove top shade (not shown) by turning in counter clockwise direction.
2. Grasp luminaire head below harp and turn harp in counter clockwise direction.
3. Remove harp and frosted dome lens.
4. Replace lamp and follow steps 1-3 in reverse order.

LUMINAIRE MOUNTING: (for typical ground stake mounting)

1. To prevent electrical shock, disconnect transformer from electrical supply before installation or service.
2. Run wire from Luminaire through mounting hole in top of ground stake.
3. Attach Luminaire to ground stake by threading to the mounting hole in stake until it fits snuggly against the bottom of stem.
4. Place stake in desired position and insert into ground until the flange of stake is flush with ground.
5. Strip the two wire leads from the Luminaire and connect to the main supply wire using the provided silicone filled wirenuts.

INSTRUCTIONS PERTAINING TO A RISK OF FIRE, OR INJURY TO PERSONS, IMPORTANT SAFETY INSTRUCTIONS.

Lighted Lamp is HOT!

WARNING – To reduce the risk of FIRE OR INJURY TO PERSONS:

Lamp gets hot quickly! Contact only switch / plug when turning on.
Do not touch hot lens, guard or enclosure.
Keep lamp away from materials that may burn.
Do not operate the luminaire fitting with a missing or damaged shield.
Luminaires shall not be installed within 10 feet (3m) of pool, spa or fountain.

The main low voltage cable from the Luminaire is to be:

1. Protected by routing in close proximity to the luminaire or fitting, or next to a building structure such as a house or deck.
2. The main secondary wire is intended for shallow burial – less than 6 inches (15.2cm) - in order to connect to the main low voltage cable.
3. Have the length cut off so that it is connected to a connector within 6 inches (15.2cm) from a building structure, a luminaire or fitting.

HINKLEY
LIGHTING

INSTRUCTIONS FOR CARE AND MAINTENANCE OF HINKLEY LIGHTING FIXTURES

Hinkley Lighting warrants its products against defects in material and workmanship for one year from date of installation. Hinkley Lighting will, at its discretion, repair or replace any properly installed Hinkley product which fails under normal operating conditions. Please refer to Hinkley Lighting limited one year warranty for additional details.

Proper care and maintenance of your fixture is important. Simple steps can be taken to help maintain the finish and electrical integrity of your recently purchased Hinkley Lighting fixture. Below are several suggestions for maintaining fixtures.

FINISH CARE

Bath and indoor fixtures should be cleaned with a non-abrasive cloth. Paper base cleaning materials should not be used. These are too abrasive and will put scratches in the lacquer used to finish your fixture. Over time this will dull the finish. Always use a soft cloth to clean your fixture.

To add additional protections to your fixture, a spray on furniture polish (such as Jubilee) can be used. Spray polish on cloth than wipe onto fixture. Outdoor fixtures can be cleaned by using a mild dish soap, (such as Dawn) and a soft cloth. This will remove any grease or dirt from the fixture. Fixtures can be rinsed off with a garden hose.

FIXTURE MAINTENANCE

Always use recommended lamp wattages on fixtures. Using a lamp with a higher wattage than recommended can cause overheating in outdoor and indoor fixtures. This will reduce lamp life considerably and could be cause to VOID a warranty.

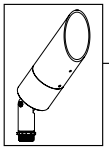
Outdoor fixtures have drain holes in the bottom of the cages. These should be cleaned out twice a year to make sure water does not accumulate in the bottom of the fixture. Bugs and other debris should be cleaned out.

GLASS MAINTENANCE

Glass in outdoor fixtures should be cleaned with a mild soap. Many window cleaners today have harsh chemicals that over time can cause a finish to break down. Glass should be dried with a soft cloth. Glass on indoor fixtures can be cleaned with any available glass cleaner. Glass must be removed from fixture before cleaning. Use a soft cloth to dry.

Thank you for purchasing a Hinkley Lighting fixture.

HINKLEY LIGHTING, INC. 33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012 [PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM



MR-16 LED

DELTA STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

	DS	**MR**							
Example	**-** **DS**	**-** **MR**	**-** **359**	**-** **WHP**	**-** **10**	**-** **11**	**-** **E**	**-** **360SL**	

Material
- **Blank** - Aluminum
- **B** - Brass

Series
- **DS** - Delta Star™

Source
- **MR** - MR16 LED Lamp

Lamp
- **0** - By Others
- **359** - LED/MR16 (7.5W)10° Spot 2700K
- **361** - LED/MR16 (7.5W) 25° Narrow Flood 2700K
- **362** - LED/MR16 (7.5W) 36° Flood 2700K
- **363** - LED/MR16 (7.5W) 10° Spot 3000K
- **365** - LED/MR16 (7.5W) 25° Narrow Flood 3000K
- **366** - LED/MR16 (7.5W) 36° Flood 3000K

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Brass Finish

Machined	**MAC**
Polished	**POL**
Mitique™	**MIT**

Premium Finish

ABP Antique Brass Powder	**CMG** Cascade Mountain Granite	**RMG** Rocky Mountain Granite
AMG Aleutian Mountain Granite	**CRI** Cracked Ice	**SDS** Sonoran Desert Sandstone
AQW Antique White	**CRM** Cream	**SMG** Sierra Mountain Granite
BCM Black Chrome	**HUG** Hunter Green	**TXF** Textured Forest
BGE Beige	**MDS** Mojave Desert Sandstone	**WCP** Weathered Copper
BPP Brown Patina Powder	**NBP** Natural Brass Powder	**WIR** Weathered Iron
CAP Clear Anodized Powder	**OCP** Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*

Lens Type
- **9** - Clear (Standard)
- **10** - Spread*
- **12** - Soft Focus*
- **13** - Rectilinear*

Shielding
- **11** - Honeycomb Baffle*

Cap Style
- **A** - 45°
- **B** - 90°
- **D** - 45° less Weep Hole *(for Interior Use Only)*
- **E** - 90° less Weep Hole *(for Interior Use Only)*

Options
- **360SL** - 360SL™ Rotational Knuckle Mounting System

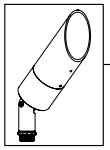
* Accommodates up to 2 Lens/Shielding media

FINISH: TO MATCH PERGOLA FINISH PER ARCHITECT SPEC OR TBC W/ ARCHITECT
CAP STYLE: 'B' - 90°
MOUNTING: CUSTOM SIDE ARM, SURFACE MOUNTED TO PERGOLA BEAM STRUCTURE. FINAL DIMENSION AND DETAIL TO BE COORDINATED W/ ARCHITECT, PERGOLA FABRICATOR AND MFR.
CCT: 2700K, DIMMABLE LED TO REMOTE POWER SUPPLY OR INTEGRATED IF POSSIBLE (PREFERRED)
BEAMSPREAD AND LENS: TBC W/ MOCK UP OR LIGHTING CALCULATION

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED	DRAWING NUMBER
08-08-2019	SUB-117D-06

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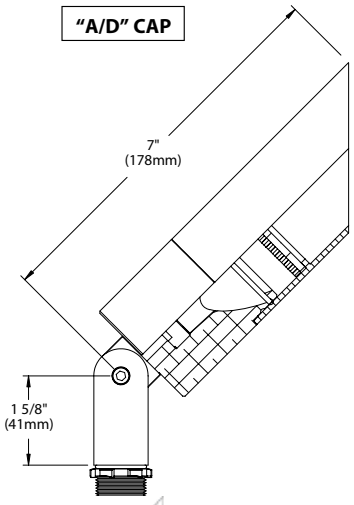


DELTA STAR™

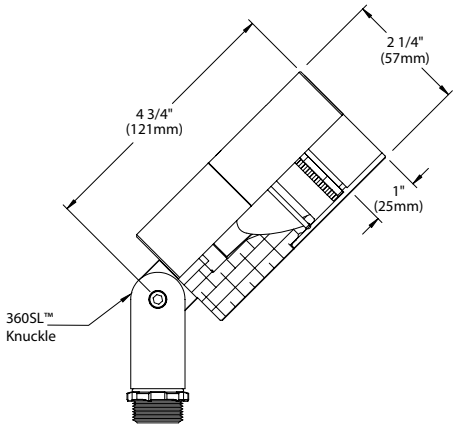
MR-16 LED

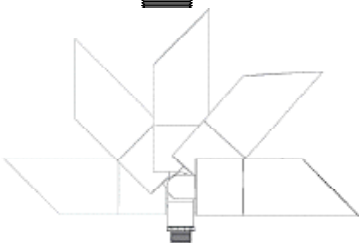
PROJECT:	
TYPE:	

"A/D" CAP



"B/E" CAP





180° Vertical adjustment
(Standard)

CAP STYLE: 'B' - 90° MOUNTING: CUSTOM SIDE ARM, SURFACE MOUNTED TO PERGOLA BEAM STRUCTURE. FINAL DIMENSION AND DETAIL TO BE COORDINATED W/ ARCHITECT, PERGOLA FABRICATOR AND MFR.



Horizontal Rotation
(Optional 360SL™ Knuckle)

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), or Brass (Type 360).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and heat sink to maximize lamp life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), or 1" deep bezel with 90° cutoff ('B' or 'E') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp
For use with 50 watt maximum, bi-pin MR16 lamps. Not for use with IR technology lamps. Halogen source by others.
**Except GE Light Q42MR16/C/VNSP9 (EZY).*

Transformer
For use with 12 VAC remote transformer.

Socket
Specification grade, ceramic body lamp holder. GU5.3 base. Nickel allow contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Listings
UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. Made in USA.

**Teflon is a registered trademark of DuPont Corporation.*

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 08-08-2019	DRAWING NUMBER SUB-117D-06

SORAA vivid™

MR16 GU5.3 7.5W 12V



Output	390 - 455 lumen
Beam Angle	10°, 25°, 36°
Color Temperature	2700K, 3000K, 4000K
Color Metrics	CIE Metrics: CRI 95, R9 95 TM30 Metrics: Rf 90, Rg 100 Whiteness Index: Rw 100
Applications	Hotels & Hospitality Galleries & Museums High-End Retail

SORAA VIVID™
Soraa VIVID lamps offer beautiful and accurate color and white rendering across the entire visible spectrum, mimicking the natural range of sunlight to deliver unmatched quality of light for color critical applications.

POINT SOURCE OPTICS™
Point Source Optics deliver exceptional beam quality with crisp shadows, perfect uniformity and precisely controlled beam distributions from 10° to 36°.

SORAA VIVID COLOR™
Soraa VIVID lamps utilize full spectrum light to provide industry-leading color rendition of CRI/95, R9/95, Rf/90, Rg/100 for precise color reproduction.

SORAA NATURAL WHITE™
Soraa VIVID lamps are engineered to deliver outstanding whiteness rendering for true-to-life whites, which matches or exceeds incandescent sources at 2700K and 3000K.

FLICKER FREE™
Advanced drivers provide a flicker and noise free experience for enhanced comfort, achieving low levels of flicker in both dimmed and undimmed states.

ENERGY EFFICIENCY
85% more energy efficient than standard halogen lamps, with typical payback of one year or less.

THERMAL COMPATIBILITY
Suitable for use in fully enclosed fixtures, subject to the maximum heatsink temperature limits stated in this data sheet. Designed to safely turn down in high temperature environments to protect LED and components.

ELECTRICAL COMPATIBILITY
Works with trailing edge and leading edge phase cut dimmers, 12V AC magnetic and electronic transformers and 12V DC transformers. Check individual lamp website pages for compatibility data. For more information visit: www.soraa.com.

INTENDED USE & LOCATION RATING
Intended for use in MR16 compatible recessed downlights, track lighting and other indoor and outdoor applications. Suitable for damp locations, not rated for use in wet locations.

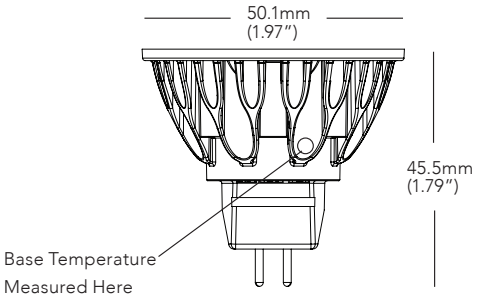
LIFETIME & WARRANTY
Rated lifetime to L70: 35,000hrs
Warranty: 3yrs or 25,000hrs whichever comes first
For warranty information visit: www.soraa.com/resources/legal.

ACCESSORIES
Narrow spot compatible with the Soraa SNAP System™.

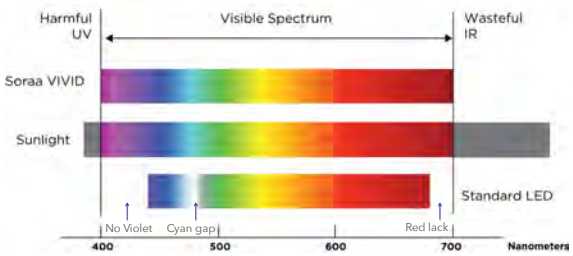
GENERAL SPECIFICATIONS

Form Factor	Operating Temperature	Electrical	Dimming and Flicker
Width: 50.1mm (1.97”)	Minimum: -40°C (ambient)	Wattage: 7.5W	Dimmable to <20%
Height: 45.5mm (1.79”)	Typical: 85°C - 95°C (base)	Power factor: 0.92	Flicker Index: 0.02
Weight: 47g	Maximum: 100°C (base)	Voltage: 12V +/– 1.2V	Percent Flicker: 5%
		Frequency: 50/60Hz	

DIMENSIONS

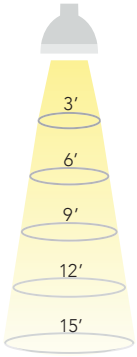


COLOR RENDERING



10 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
0.5	1.1	11.1%
1.0	2.1	2.8%
1.6	3.2	1.2%
2.1	4.2	0.7%
2.6	5.3	0.4%

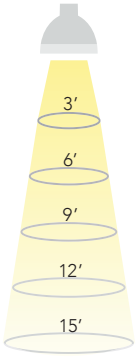


25 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
1.3	2.1	11.1%
2.7	4.1	2.8%
4.0	6.2	1.2%
5.3	8.3	0.7%
6.7	10.3	0.4%

36 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
1.9	3.1	11.1%
3.9	6.1	2.8%
5.8	9.2	1.2%
7.8	12.2	0.7%
9.7	15.3	0.4%



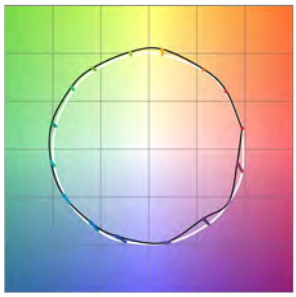
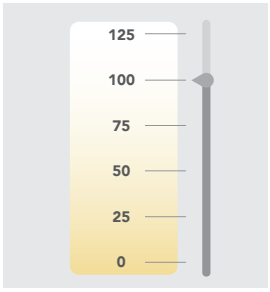
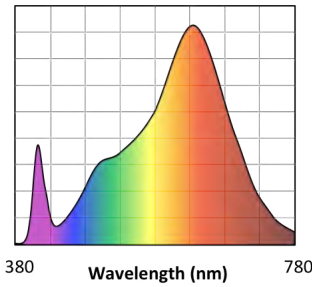
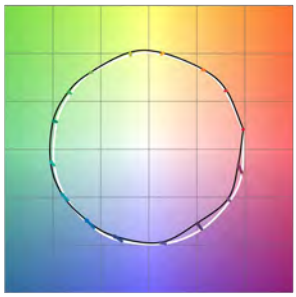
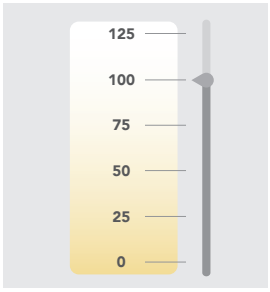
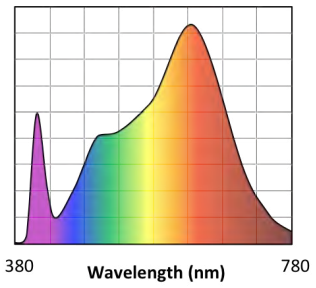
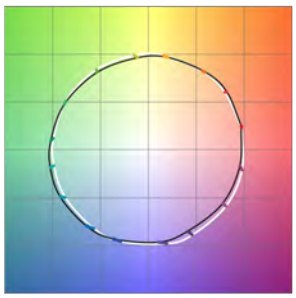
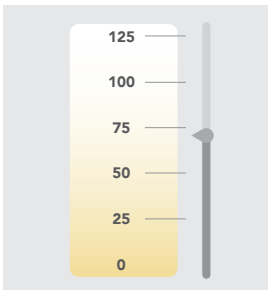
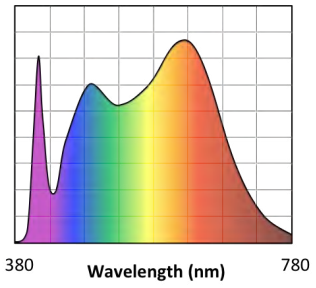
Note: Footcandles may be calculated by multiplying the CBCP of the desired model number by the percentage in the tables above

SPECIFICATIONS BY MODEL NUMBER* SORAA LED MR16 GU5.3 7.5W 12V

Model #	Product Code	CCT (K)	Beam Angle	Field Angle	CBCP (Cd)	Total Flux (Lm)	Efficacy (Lm/W)	McA	SNAP	Certification
VIVID SERIES										
SM16-07-10D-927-03	00919	2700	10	20	5710	390	52	3	YES	JA8
SM16-07-25D-927-03	00931	2700	25	40	2260	410	55	3	-	JA8
SM16-07-36D-927-03	00943	2700	36	57	1070	410	55	3	-	JA8
SM16-07-10D-930-03	00923	3000	10	20	6000	410	55	3	YES	JA8
SM16-07-25D-930-03	00935	3000	25	40	2400	435	58	3	-	JA8
SM16-07-36D-930-03	00947	3000	36	57	1130	435	58	3	-	JA8
SM16-07-10D-940-03	00925	4000	10	20	6290	430	58	4	YES	-
SM16-07-25D-940-03	00937	4000	25	40	2510	455	61	4	-	-
SM16-07-36D-940-03	00949	4000	36	57	1190	455	61	4	-	-

CCT: Correlated Color Temperature **McA**: White Point Accuracy in McA step **SNAP:** SORAA SNAP System Compatible

***Specifications are at stable warm operating conditions (25°C ambient)**

SERIES/CCT	COLOR ACCURACY	WHITENESS INDEX	SPECTRAL POWER DISTRIBUTION
VIVID 2700K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 100	 CRI: 95, R9: 95
VIVID 3000K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 100	 CRI: 95, R9: 95
VIVID 4000K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 70	 CRI: 95, R9: 95

Rf: TM-30 metric measuring color fidelity (whether colors are similar to those under natural light). Rf is a more accurate version of the CRI Ra. Rf is 100 for natural light.
Rg: TM-30 metric measuring color gamut (whether colors are more saturated than under natural light). Rg is 100 for natural light.
Rfh1: TM-30 metric measuring color fidelity for red tones. Rfh1 is a more accurate version of the CRI R9. Rfh1 is 100 for natural light.
Rw: Soraa-developed metric to measure white fidelity. Rw measures the magnitude of excitation of whitening agents within whites. Rw is about 100 for natural light.

SNAP SYSTEM ACCESSORIES

SMALL (2")

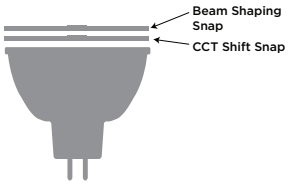


DESCRIPTION

The award winning Soraa SNAP SYSTEM™ is the first LED lamp/accessory solution that is optimized to work as an integrated system. Based on high brightness single source GaN on GaN™ LED technology, it completely redefines accessory application. The effects that can be achieved are similar to what can be done with halogen sources, but are enabled by a relatively low operating temperature and ground-breaking optical design, materials, and methods of attachment.

STACKING ACCESSORIES

SNAP SYSTEM accessories can be stacked in combination. For example, a beam spreader can be used in combination with CCT shifter. When combining the beam shaping Snap accessory with CCT shifting Snap Accessory, for best results always place CCT shifting Snap on the lamp first, as shown in diagram below.



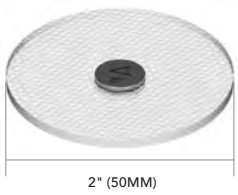
ATTACHMENT

The SNAP SYSTEM's self-centering magnetic interconnect system makes using accessories completely user friendly. Simply attached the SNAP SYSTEM accessory directly to any Narrow Spot Soraa lamp, the magnetic force from both the accessory and lamp will securely attached to one another and center itself.

COMPATIBILITY

The SNAP SYSTEM accessories Small (2") are compatible with the lamps and Optical Light Engines outlined below. The SNAP SYSTEM are only compatible with SORAA Narrow Spot lamps and Optical Light Engines. See each accessory data for exact diameter.

Small (2")
MR16
GU10
PAR20
OLE/C 16



PHOTOMETRICS

IES files of accessories is available for download at
http://www.soraa.com/products/snap_system

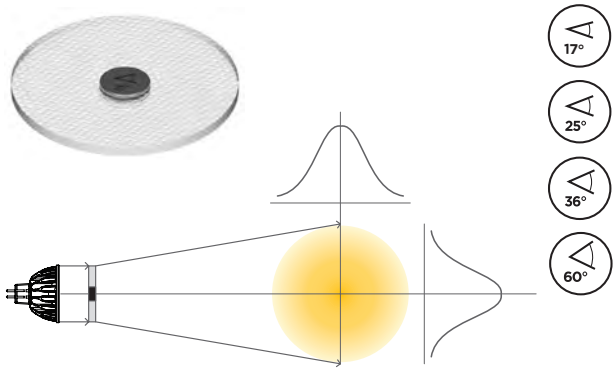
SORAA SNAP SYSTEM LED ACCESSORIES – SMALL (2")

BEAM SPREADER SNAP

Use in any application where reducing the number of beam angle SKUs is required. Reduces inventory costs. Shortens specification, design, sales cycles. Provides maximum flexibility up to the time of installation.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle
17°	AC-GC-1717-00	03263	30%	33°
25°	AC-GC-2525-00	00325	29%	40°
36°	AC-GC-3636-00	00327	14%	55°
60°	AC-GC-6060-00	00329	5%	103°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

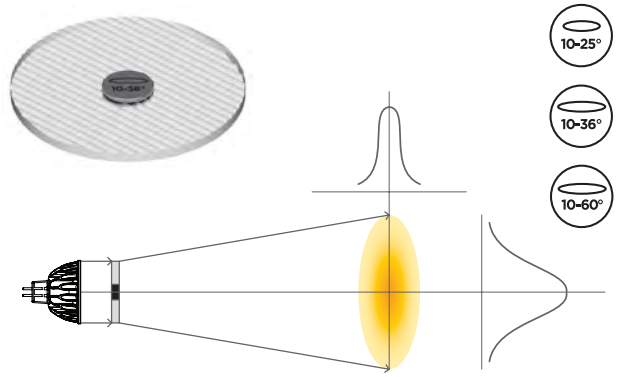


LINEAR SNAP

Use in wall washes and illuminating asymmetric objects. Reduces required number of light fixtures and spill illumination of target objects.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle Horiz.	Field Angle Vert.
10° - 25°	AC-GE-1025-00	00331	52%	27°	35°
10° - 36°	AC-GE-1036-00	00333	38%	27°	43°
10° - 60°	AC-GE-1060-00	03259	25%	25°	70°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

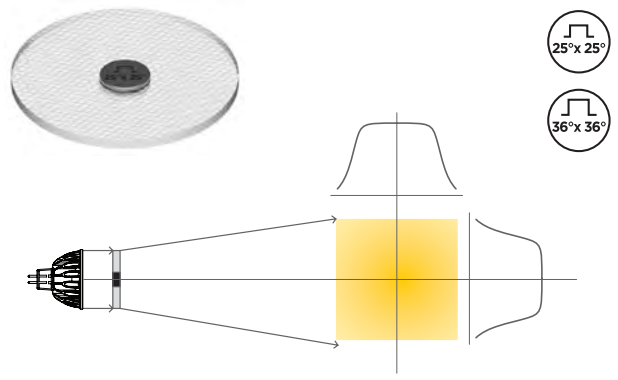


FLAT TOP SNAP

Provides even illumination center to edge. Eliminates video camera saturation, for use in applications such as critical video surveillance.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle Horiz.	Field Angle Vert.
25° x 25°	AC-FR-2525-00	00335	19%	44°	44°
36° x 36°	AC-FR-3636-00	00337	14%	46°	46°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F



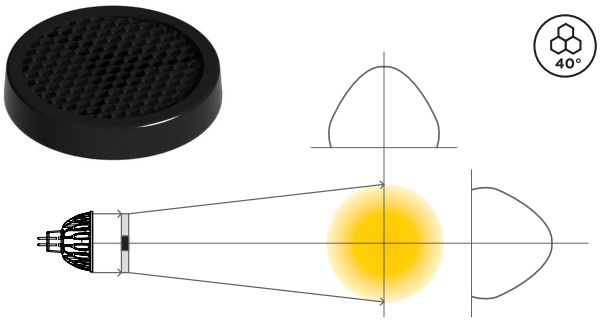
SORAA SNAP SYSTEM LED ACCESSORIES – SMALL (2")

LOUVER SNAP

Eliminates high angle glare, making light beams disappear in downlight applications.

Cutoff Angle	Part Number	Product Code	CBCP of 10˚ Lamp
40°	AC-LU-4040-00	00339	63%

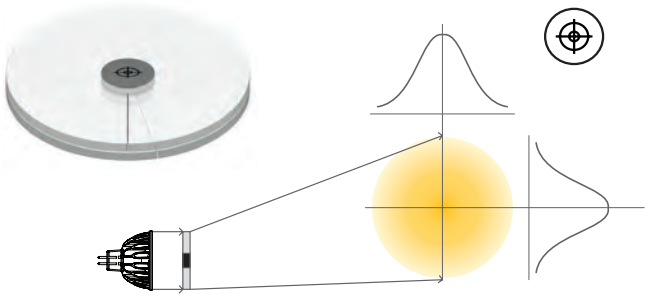
Diameter: 51.1 mm Thickness: 9.0 mm
Magnetic Attach Force: 0.45 lb-F
Reduces angular intensity to 0.1% of peak at 40° full angle.
Fits around lamp face. Can be used in combination with gimbal ring fixtures.



AIM SNAP

Designed with two lenses the Aim Snap bends the beam from 0 degree to maximum deflection angle of 20 degrees, while maintaining uniform and consistent color and shape.

Part Number	Product Code	Lumen Transmission	Beam Angle	Max Deflection
AC-AM-0020-00	03255	85%	13°	20°



Suggested method of use:
Use the orientation lines to adjust beam deflection angle.



Narrower angle between orientation lines results in more deflection



Wider angle between orientation lines results in lesser deflection



Stacked orientation lines will result in undesirable optical artifacts. Rotate one lens slightly to mitigate.

Note: May be used with Beam Spreader, Linear, and Flat Top SNAP accessory.

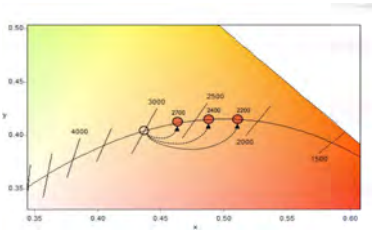
CCT SHIFTER SNAP

Use in hospitality and restaurant applications to simulate warm dimming. Create custom colors for festive occasions or brand identity. Single Lamp SKU can be used for multiple color temperatures

CTO*	Part Number	Product Code	Lumen Transmissivity	Mired Shift
1/4	AC-CC-0001-00	00323	90%	37
1/2	AC-CC-0002-00	00321	75%	83
3/4	AC-CC-0003-00	00319	60%	120

*Color Temperature Orange
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F





CCT SHIFT EFFECT

Starting Lamp CCT	1/4 CTO	1/2 CTO	3/4 CTO
2,700K	2,450K	2,200K	2,000K
3,000K	2,700K	2,400K	2,200K
4,000K	3,500K	3,000K	2,700K

CLEAR SNAP

Use together with gel and dichroic filters for total color freedom. Produce the exact mood and effect for any environment with the Clear SNAP accessory, Clear Snap are sold in quantities of ten.

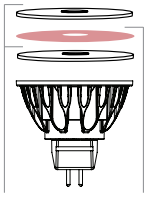


Part Number	Product Code	Lumen Transmissivity (1 Snap)	Lumen Transmissivity (2 Snaps)
AC-CL-0000-00	02183	93%	87%

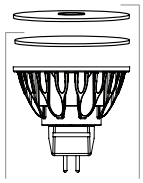
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

Suggested method of use for:

Gel Filter

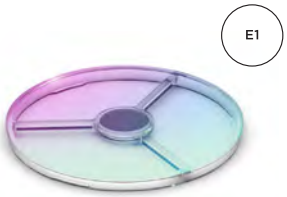


Dichroic Filter



ENHANCE

Enhance is a unique color-enhancing filter. Designed to modify the spectrum of Soraa Vivid lamps, it increases the vividness of warm colors (including red, orange and pink colors) as well as greens. In applications where a more colorful setting is sought, Enhance lets the richness of colors stand out even more.



Part Number	Product Code	Lumen Transmissivity	Whiteness
AC-EN-0001-00	03281	75%	130%

Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.20 lb-F

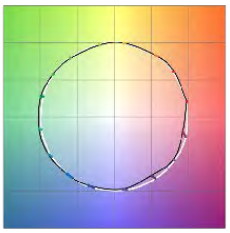
Application Notes:

Can be used in combination with any SORAA Vivid 10° lamp.
Recommended use with CCTs of 3000K and 2700K

Recommend that the Enhance be combined with either a Louver Snap accessory (for 10° spot applications) or with a Beam Spreader Snap accessory (for other beam angles).

When stacking the Enhance Snap with other Snap accessories the Enhance Snap should be placed as the first filter on the lamp, followed by other Snaps.

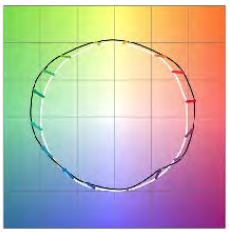
SORAA VIVID



Rf:90, Rg:100

Rw (Whiteness): 120 (2700K & 3000K)

ENHANCE SNAP



Rf:75, Rg:112

Rw (Whiteness): 130 (2700K & 3000K)

RIO SUB 1 SERIES

RIO SUB 1.1, 1.2

datasheet

Slim, sleek and tough, the Rio Sub Series can be used for outdoor and underwater applications and illuminates ground, wall and ceiling installations with no dark zone between fixtures. Available in Static White or RGB and with the use of the aluminum housing is walkover up to 1100 lbs.



OUTER CASING REQUIRED

TECHNICAL DATA

Wattage / Input	See Chart on page 2. (24VDC)
Power Supply	Remote, not included. See page 3.
Construction	Body: 316L Stainless Steel End Caps: 316L Stainless Steel Lens: Opal PMMA Cable Length: 16.4’
CCT	2600K, 2800K, 3700K, RGB
CRI	>80
Delivered Lumens	See Chart on page 2.
Effica	23 lm/W (White), 11.8 lm/W (RGB)
Optics	Diffus
Finishes	N/A
Cut-Out Dimensions	See Chart on page 2.
Fixture Dimensions	See Chart on page 2.
Fixture Weight	See Chart on page 2.
LED Source	SMD Low Power (SW), SMD Full Color (RGB)
Lumen Maintenance	L80>50,000hrs
Color Consistency	3-Step MacAdam
Operating Temp.	-4°F to +113°F
IP Rating	IP68
Impact Rating	IK10
Walkover	Up to 1100 lbs

ORDERING INFORMATION

Example: RS11005DB. Accessories / Power Supplies ordered separately.

		DB
Model No.	**CCT**	**Optics**
RS1100 - Rio Sub 1.1	**F** - 2600K	**DB** - Diffus
RS1200 - Rio Sub 1.2	**5** - 2800K	
	9 - 3700K	
	6 - RGB	

SIZE / OUTPUT: TBD W/ MOCK UP
CCT: TBD W/ SAMPLE REVIEW
MFR TO CONFIRM:
- POOL RATING FOR US PROJECT
- HOT TUB COMPATIBILITY AND FIXTURE DIMMABILITY

Job Name/Date:

Fixture Type Designation:

sales@designplan.com
www.designplan.com

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RIO SUB 1 SERIES

RIO SUB 1.1, 1.2

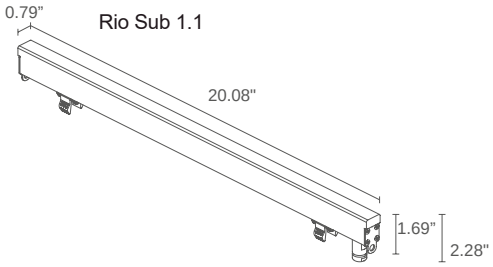
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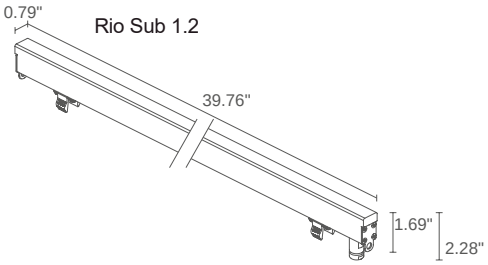
datasheet

TECHNICAL DATA

	RIO SUB 1.1		RIO SUB 1.2	
	WHITE	RGB	WHITE	RGB
Wattage	6W	8.5W	12W	17W
Delivered Lumens *(2800K)*	140 lm	100 lm	280 lm	200 lm
Fixture Dim. *(l,w,h)*	20.08" x 0.79" x 2.28"		39.76" x 0.79" x 2.28"	
Cut-Out Size *(l,w)*	2.28" x 21.46"		2.28" x 41.14"	
Fixture Weight	1.63 lbs		3.24 lbs	

Fixture Dimensions



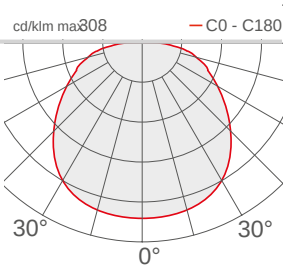


PHOTOMETRIC DATA

D - Diffuse

Fc max (2800K)

H (ft)	Ø (ft)	
1.64'	5.51'	16.07
3.28'	11.06'	3.99
6.56'	22.11'	1.02
8.20'	27.62'	0.65
9.84'	33.17'	0.46



Job Name/Date:

Fixture Type Designation:

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www.designplan.com

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SUGGESTED POWER SUPPLIES

STATIC WHITE, 24VDC

Part Number	Description	Input/Output	# of Fixtures / Power Supply	
			Rio Sub 1.1	Rio Sub 1.2
PPLT00056	Non-Dim	120-277VAC to 24VDC, 26W, Class 2	1 - 3	1 - 4
PPLT00157	Non-Dim	120VAC to 24VDC, 60W, Class 2	1 - 8	1 - 2

24VDC - FOR USE WITH FOUNTAIN / WATER FEATURES

Part Number	Description	Input/Output	# of Fixtures	
			Rio Sub 1.1	Rio Sub 1.2
FPV-100000024	Non-Dim	120-277VAC to 24VDC, 100W, Class 2	1-13	1-6
FPV-100100024	0-10V Dimming to 1.0%	120-277VAC to 24VDC, 100W, Class 2	1-13	1-6
FPV-100EL0024	DMX / RDM (Field Addressable) / DALI	120-277VAC to 24VDC, 100W, Class 2	1-12	1-4

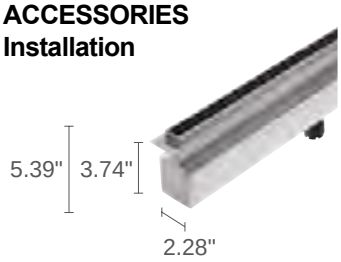
RGB, 24VDC

Part Number	Description	Input/Output	# of Fixtures / Power Supply	
			Rio Sub 1.1	Rio Sub 1.2
PPLT00288	DMX / RDM (Field Addressable) /Dali / 0-10V	120-277VAC to 24VDC, 100W	1 - 9	1 - 4
RGB, 24VDC - FOR USE WITH FOUNTAIN / WATER FEATURES				
FPV-100EL0024	DMX / RDM (Field Addressable) /Dali	120-277VAC to 24VDC, 100W	1 - 9	1 - 4

For other power supply options consult factory.

ACCESSORIES

Installation



Stainless Steel
Outer Casing REQUIRED
WC8551 - Rio Sub 1.1 *(L 21.46")*
WC8552 - Rio Sub 1.2 *(L 41.14")*



WN8011 - Alignment Kit
For Stainless Steel Outer Casings



WN6006 - Extractors (Pair)
For Outer Casings

POWER SUPPLY / ACCESSORIES ORDERING

Power Supply	Installation Accessories

Job Name/Date:

Fixture Type Designation:

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www.designplan.com

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Maximum Wiring Distance (Feet)

			WIRE SIZE								
			10AWG (5.6mm²)	12AWG (3.3mm²)	14AWG (2.0mm²)	16AWG (1.3mm²)	18AWG (0.78mm²)	20AWG (0.50mm²)	22AWG (0.33mm²)	24AWG (0.2mm²)	26AWG (0.13mm²)
LED SYSTEM	Constant Current	350mA	714	420	275	170	108	68	43	26	16
		500mA	471	277	181	112	71	44	28	17	10
		700mA	357	210	137	85	54	34	21	13	8
		1050mA	238	140	92	57	36	23	14	9	5
		1400mA	179	105	69	43	27	17	11	7	4
		1750mA	143	84	55	34	22	14	9	5	3
		2100mA	119	70	46	28	18	11	7	4	3
		2450mA	102	60	39	24	15	10	6	4	2
		2800mA	89	53	34	21	14	9	5	3	2
		3150mA	79	47	31	19	12	8	5	3	2
		3500mA	71	42	27	17	11	7	4	3	2
		3850mA	65	38	25	15	10	6	4	2	1
		4200mA	60	35	23	14	9	6	4	2	1
		4550mA	55	32	21	13	8	5	3	2	1
		4900mA	51	30	20	12	8	5	3	2	1
	12Vdc	12W	500	294	192	119	76	48	30	18	11
		25W	240	141	92	57	36	23	14	9	6
		60W	100	59	38	24	15	10	6	4	2
	24Vdc	17W	706	415	271	168	107	67	42	26	16
		25W	480	282	185	114	73	46	29	18	11
		40W	300	176	115	71	45	29	18	11	7
		80W	150	88	58	36	23	14	9	5	3
		100W	120	71	46	29	18	11	7	4	3

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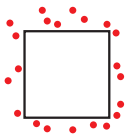
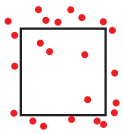
LIGHTING PROTECTION RATINGS

IP Protection Ratings

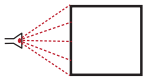
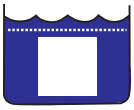
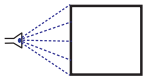
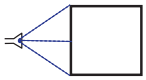
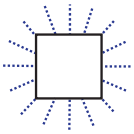
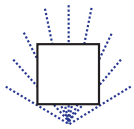
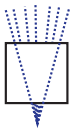
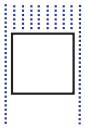
IPXX

Protection from Solid Objects, Dust & Moisture

IP_X
Solid Objects & Dust Protection

6	Dust Tight No Dust Entry	
5	Dust Proof	
4	Solid Objects > 0.04”	
3	Solid Objects > 0.10”	
2	Accessibility Probe > 0.47”	
1	Solid Objects > 1.97”	
0	Not Protected/Evaluated	

IPX_
Moisture Protection

9	High Pressure & Temperature Jet	
8	Pressure Watertight > 0.04” Submersion Tested at 1.3X Rating	
7	Watertight 0.04” Submersion	
6	Powerful Jet Proof	
5	Jet Proof	
4	Splash Proof Water Spray 360°	
3	Rain Proof Water Spray 60° from vertical	
2	Drip Proof when tilted 15° from vertical	
1	Drip Proof Vertical Drops	
0	Not Protected/Evaluated	



Tratten mini

Tratten was designed by the company Jakobsson during the 1960´s and has become a true classic. Today many of his objects are seen as true collective items. Hans Agne Jakobsson's design was characterized by his strive of working with materials that made the light in his objects pleasant and non-blinding.

CUSTOM FINISH: PATINATED BRASS
CCT: 2700K
DIMMABLE LED



NICKELPLATED BRASS



ROUGH COPPER



ROUGH BRASS

Specification

TECHNICAL SPECIFICATION

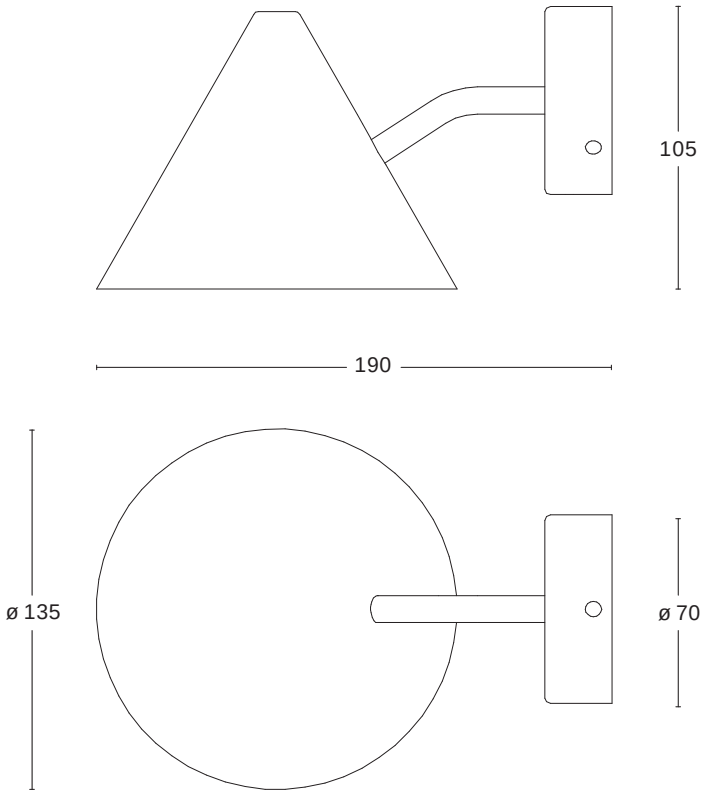
Design	Örsjö
Electrical data	Class I IP23 230V
Description	Rough copper, nickel-plated brass or rough brass
Connection	Hard-wired
Light source	Fixed 1x4W LED-module included, dimmable
Weight	1 kg
Volume	0,05 m³
Care	Download Care Instructions
Recycling	Download Recycling Manual

ARTICLE NO. & MODEL

J30201F69	Rough copper
J30201F70	Nickel-plated brass
J30201F72	Rough brass

CUSTOM FINISH: PATINATED BRASS
CCT: 2700K
DIMMABLE LED

Dimensions

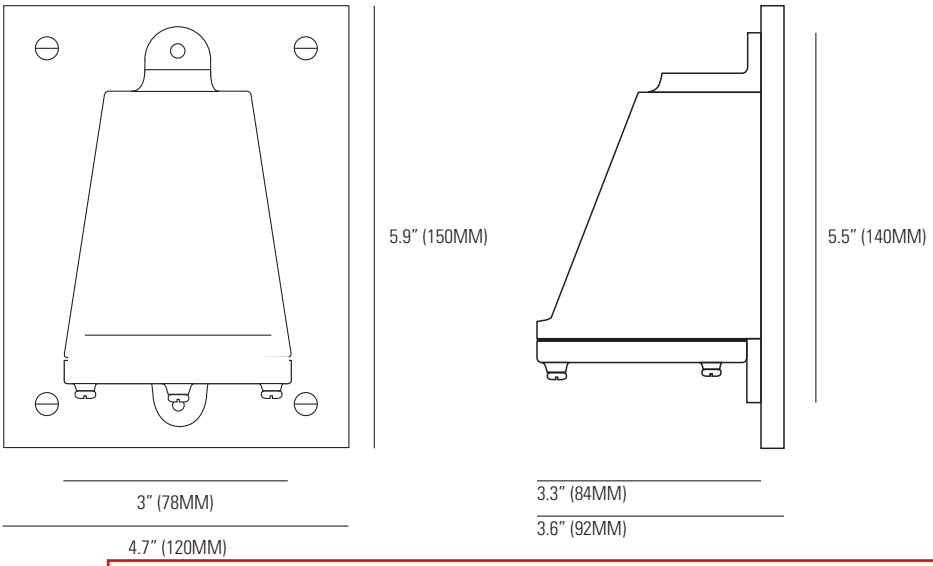


WALL LAMP TRATTEN MINI

CUSTOM FINISH: PATINATED BRASS
CCT: 2700K
DIMMABLE LED

Visit www.orsjo.com for more info

0749 Mast Light, Mains Voltage



FINISH: SANDBLASTED WEATHERED BRONZE
MFR TO CONFIRM:
- IF THE FIXTURE'S IP RATING BELOW IS INACCURATE OR IF THERE IS ANOTHER CODE / VERSION FOR EXTERIOR (SEE PG. 2 FOR EXTERIOR USE DESCRIPTION FROM THE MFR WEBSITE).
- IF THE FIXTURE CAN BE MOUNTED TO THE WALL WITHOUT BACKPLATE AND J-BOX FOR A CLEANER LOOK (SEE PG. 3 FOR REF).

Specifications

PRODUCT CODE:	US-DP0749	IP RATING:	IP54
BULB CAP:	GU10	MATERIAL(S):	ALUMINIUM/BRONZE, GLASS
MAX WATTAGE:	35W	AVAILABLE FINISH:	ANODISED, POLISHED OR SANDBLASTED ALUMINIUM. POLISHED, SANDBLASTED OR WEATHERED SANDBLASTED BRONZE
VOLTAGE:	120V (AC)		
BULB TYPE:	MR16 GU10	CCT: 2700K DIMMABLE LED	BEAMSPREAD TBD

LAMP NOT SUPPLIED
MAINS (120V) VOLTAGE FITTING- NO TRANSFORMER/DRIVER REQUIRED
THE MATCHING CAST BACKPLATE IS DESIGNED TO BE INSTALLED OVER STANDARD 4" OCTAGONAL JUNCTION BOXES (DIRECT MOUNTING TO WALL).
STATED DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY. DUE TO MANUFACTURING TOLERANCES OF SAND-CASTING, THE ACTUAL DIMENSIONS OF EACH PRODUCT MAY DIFFER TO THOSE STATED.

© ORIGINAL BTC
Made in the UK

originalbtc.com

This product is available for specific markets.
Retrofit LED compatible.

Suitable for bathroom and exterior use

Marked with the cULus symbol, this product meets nationally recognised standards related to the safety of products in the US and Canada

5 factories across the UK are dedicated to the production and assembly of our products factories across the UK are dedicated to the production and assembly of our products

DAVEY LIGHTING ENGLAND

MAST LIGHT 0749

The 0749 LED Mast Light has been designed for direct connection to a mains voltage circuit without a transformer, incorporating a GU10 base allowing PAR16 lamps to be used. The matching cast backplate is designed to allow the fitting to be mounted to a 4" junction box. We recommend using LED PAR16 lamps in this fixture. Lamps must have a flat lens and be the same size and form as a halogen PAR16 lamp in order to be compatible. Cast in bronze or aluminium, with several finishes: Anodised (Aluminium only), Polished, Weathered (Bronze only) or Sandblasted.

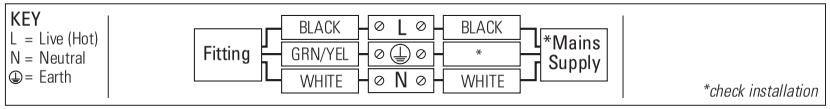
Safety & Installation Instructions

v1.4-11.18

ENG WARNING – RISK OF FIRE AND ELECTRIC SHOCK. THIS PRODUCT IS BEST INSTALLED BY A QUALIFIED ELECTRICIAN.
INSTALL IN ACCORDANCE WITH CURRENT NEC WIRING REGULATIONS.
SUITABLE FOR DAMP LOCATIONS
THE FITTING MUST BE GROUNDED. TURN OFF POWER AT THE MAIN FUSE BEFORE COMMENCING INSTALLATION.

FR ATTENTION – RISQUE D'INCENDIE, RISQUE DE CHOC.
CE PRODUIT DOIT ÊTRE INSTALLÉ SELON LE CODE D'INSTALLATION PERTINENT, PAR UNE PERSONNE QUI CONNAÎT BIEN LE PRODUIT ET SON FONCTIONNEMENT AINSI QUE LES RISQUES INHÉRENTS.
CONVIENT AUX EMPLACEMENTS HUMIDES
L'APPAREIL DOIT ÊTRE MIS À LA TERRE. COUPEZ LE FUSIBLE PRINCIPAL AVANT DE COMMENCER L'INSTALLATION.

1 Ensure that the electrical supply is OFF. Disconnect the electrical supply at the fuse-board.
2 If removing an existing fitting first, note all wiring connections: record which of the house wires is connected to the live (hot), neutral and earth (ground) terminals.
3 Carefully identify where the supply cable is (and check there are no other cables in the area) to avoid damage to concealed wiring during installation.
4 Position the light where desired ensuring that there is is access to a suitable junction box for the fixture and suitable support adjacent to where you will connect to the house supply and mark position of fixing holes, before drilling appropriate holes as below.
a. Brick or masonry: Drill holes into which the wall plugs tightly fit, then insert wall plugs.
b. Wood: No hole necessary (unless small pilot hole required), screws can be screwed directly into the timber.
c. Plaster/Cavity: Special cavity wall fittings are required, rather than provided fixings.
5 Open your existing junction box (if you do not have one in the desired position you will need to get an electrician to install one). In your junction box there should be two supply wires and one ground wire. Connect your new lamp to the electrical supply using UL approved wire nuts. Connect the live (hot) black wire from the power supply to the black conductor on the luminaire cable, then the white (neutral) wire to the white conductor on the luminaire cable and bare copper or green/yellow ground wire to the ground terminal or green/yellow wire connected to the fitting.



6 Support the fitting so that no strain is applied to the wiring when making the electrical connections.
7 Double check all the connections are secure, no wires are trapped behind or within the fitting and complete the installation, screwing the fitting to the wall, over your junction box.
8 Fit the correct type and wattage of bulb, referring to guidance inside. Do not overtighten bulb.
9 Switch on at the fuse-board. Your light fitting is now ready for use.

Other Important Information

Switch off at mains before changing lamp(s). Never fit a lamp of greater wattage than recommended. Ensure children do not play with the light fitting. Dispose of old lamps carefully. Never leave a fitting without a lamp in position (or someone can accidently touch the contacts). If the electrical flex or electrical components become damaged at any point, power to the fitting should be disconnected immediately and not operated until the damaged parts are fixed/replaced.

Cleaning and Maintenance

Metal finishes should only be cleaned with a soft, dry cloth. Do not use polishes or abrasives. Switch off power to the fitting before cleaning.

Established in 1990, Original BTC manufactures relaxed, familiar lighting for traditional and contemporary homes.
All products are hand-assembled in Oxford from high quality components, produced in the UK.

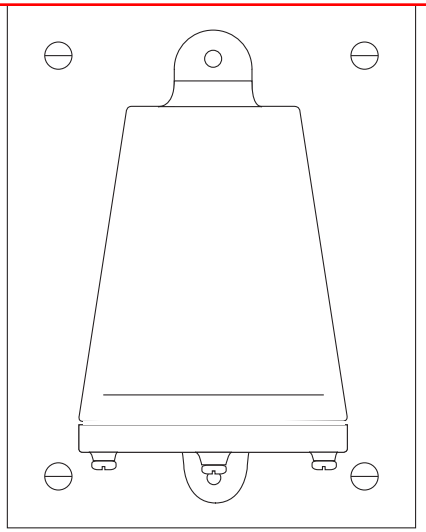
ORIGINALBTC.COM
+44 (0)1993 882 251
UNIT 21 / 22 AVENUE ONE, STATION LANE, WITNEY, OX28 4XZ, ENGLAND

Marine Mast Light

US-DP0749

Instruction Manual

MFR TO CONFIRM:
- IF THE FIXTURE THE IP RATING BELOW IS INACCURATE OR IF THERE IS ANOTHER CODE / VERSION FOR EXTERIOR (SEE PG. 2 FOR EXTERIOR USE DESCRIPTION FROM THE MFR WEBSITE).
- IF THE FIXTURE CAN BE MOUNTED TO THE WALL WITHOUT BACKPLATE AND J-BOX FOR A CLEANER LOOK (SEE PG. 3 FOR REF).



ORIGINAL BTC
BRITISH LIGHTING MANUFACTURERS
LONDON • PARIS

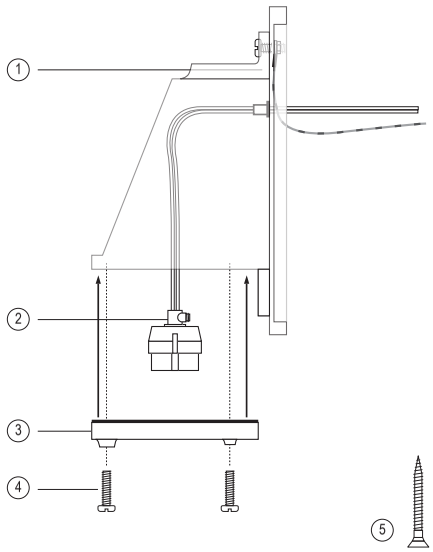
DAVEY LIGHTING
ENGLAND

Marine Mast Light US-DP0749

120V ac 60Hz | IP54

LAMP GUIDANCE			
BASE	SHAPE	TYPE*	WATTAGE**
GU10	MR16 GU10	HALOGEN ✓ LED ✓	35W MAX 6W

* Warm white (2700K), low energy lamps recommended- Philips & Soraa lamps have suitable models within their ranges.
** Wattage value provided as a guide to suitable lamps. Lower wattage than stated may be used.

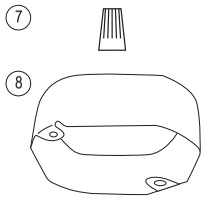


Contents

1 - Mast Light & Plaque
2 - GU10 lampholder/cap
3 - Mast Light Door
4 - Door screws x 3
5 - Fixing screws x 4
6 - Rawl plugs x 4

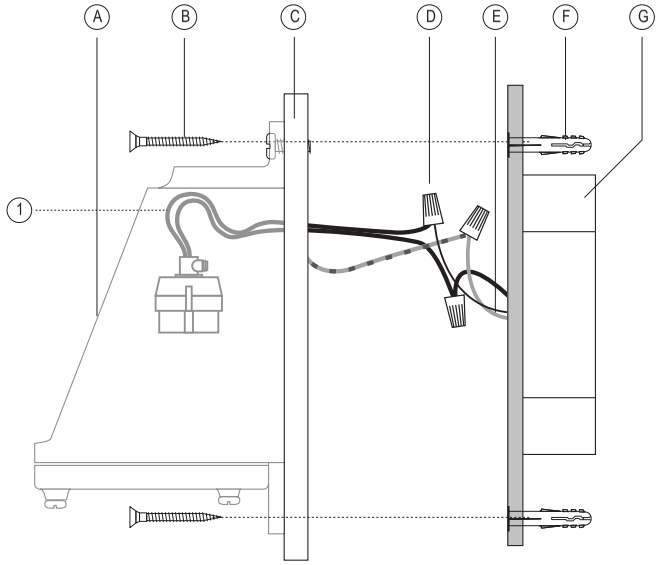
Tools/Hardware required

7 - UL approved wire nuts
8 - Junction box
- Screwdriver, flat-head



PLEASE READ THE INSTRUCTIONS ON THE REVERSE BEFORE YOU BEGIN INSTALLING YOUR LIGHT

Installation Diagram



Key

A - Mast Light
B - Wall Fixings
C - Mast Light plaque
D - Wire nuts*
E - Mains supply
F - Rawl plugs
G - Junction box*

(1) Ensure slack in flex in mast light body when installing

*Not supplied

Installation and Assembly Instructions

- Use the plaque as a tempalte to mark out locations for fixing the fitting to the wall.
- Follow instructions overleaf to make the necessary holes in the mounting suface and insert rawl plugs if required
- Make connection to the mains supply following the instructions overleaf.
- Insert lamp- ensuring there is some slack in the flex to allow for futre re-lamping, then fit the mast light door to the body.
- When installing in an exterior or bathroom location, it is important that the rear of the fitting is protected from potential moisture ingress to the rear cable entry. It is advised that a thin bead of waterproof silicone sealant is applied around the fitting when installing to prevent any damage caused by moisture ingress.

MFR TO CONFIRM:
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SORAA vivid™

MR16 GU10 7.5W 120V



Output	390 - 455 lumen
Beam Angle	10°, 25°, 36°, 60°
Color Temperature	2700K, 3000K, 4000K
Color Metrics	CIE Metrics: CRI 95, R9 95 TM30 Metrics: Rf 90, Rg 100 Whiteness Index: Rw 100
Applications	Hotels & Hospitality Galleries & Museums High-End Retail

SORAA VIVID™
Soraa VIVID lamps offer beautiful and accurate color and white rendering across the entire visible spectrum, mimicking the natural range of sunlight to deliver unmatched quality of light for color critical applications.

POINT SOURCE OPTICS™
Point Source Optics deliver exceptional beam quality with crisp shadows, perfect uniformity and precisely controlled beam distributions from 10° to 60°.

SORAA VIVID COLOR™
Soraa VIVID lamps utilize full spectrum light to provide industry-leading color rendition of CRI/95, R9/95, Rf/90, Rg/100 for precise color reproduction.

SORAA NATURAL WHITE™
Soraa VIVID lamps are engineered to deliver outstanding whiteness rendering for true-to-life whites, which matches or exceeds incandescent sources at 2700K and 3000K.

FLICKER
Soraa lamps demonstrate low levels of flicker in both dimmed and undimmed states.

ENERGY EFFICIENCY
85% more energy efficient than standard halogen lamps, with typical payback of one year or less.

ACCESSORIES
Narrow spot compatible with the Soraa SNAP System™.

THERMAL COMPATIBILITY
Suitable for use in fully enclosed fixtures, subject to the maximum heatsink temperature limits stated in this data sheet. Designed to safely turn down in high temperature environments to protect LED and components.

ELECTRICAL COMPATIBILITY
Works with trailing edge and leading edge phase cut dimmers. Check individual lamp website pages for compatibility data. For more information visit: www.soraa.com.

INTENDED USE & LOCATION RATING
Intended for use in MR16 GU10 compatible recessed downlights, track lighting and other indoor applications
Suitable for damp locations, not rated for use in wet locations

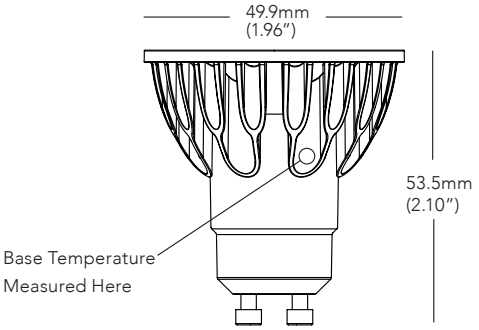
LIFETIME & WARRANTY
Rated lifetime to L70: 35,000hrs
Warranty: 3yrs or 25,000hrs whichever comes first
For warranty information visit: www.soraa.com/resources/legal

RoHS

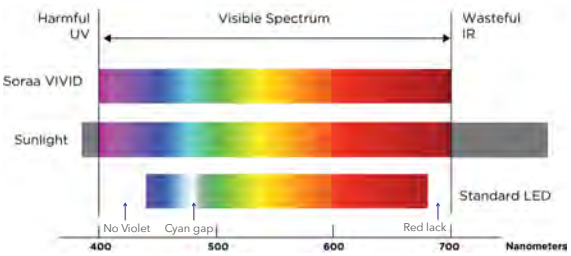
GENERAL SPECIFICATIONS

Form Factor	Operating Temperature	Electrical	Dimming and Flicker
Width: 49.9mm (1.96”)	Minimum: -40°C (ambient)	Wattage: 7.5W	Dimmable to <20%
Height: 53.5mm (2.10”)	Typical: 85°C - 95°C (base)	Power factor: 0.93	Flicker Index: <0.12
Weight: 61g	Maximum: 100°C (base)	Voltage: 120V +/- 12V	Percent Flicker: 40%
		Frequency: 50/60Hz	

DIMENSIONS

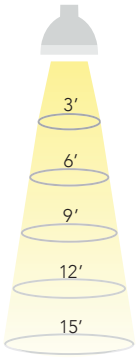


COLOR RENDERING



10 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
0.5	1.1	11.1%
1.0	2.1	2.8%
1.6	3.2	1.2%
2.1	4.2	0.7%
2.6	5.3	0.4%

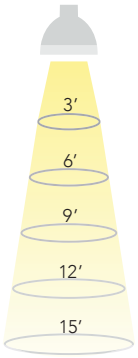


25 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
1.3	2.1	11.1%
2.7	4.1	2.8%
4.0	6.2	1.2%
5.3	8.3	0.7%
6.7	10.3	0.4%

36 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
1.9	3.1	11.1%
3.9	6.1	2.8%
5.8	9.2	1.2%
7.8	12.2	0.7%
9.7	15.3	0.4%



60 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
3.5	5.4	11.1%
6.9	10.8	2.8%
10.4	16.2	1.2%
13.9	21.6	0.7%
17.3	27.0	0.4%

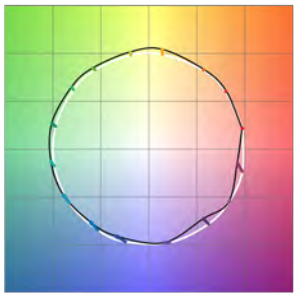
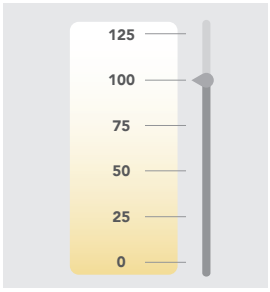
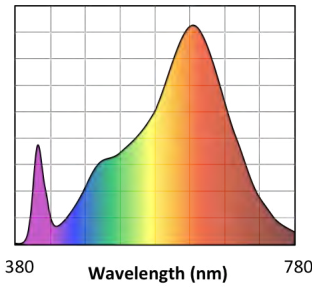
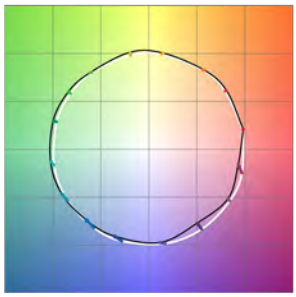
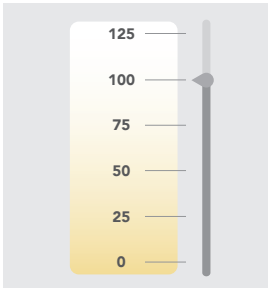
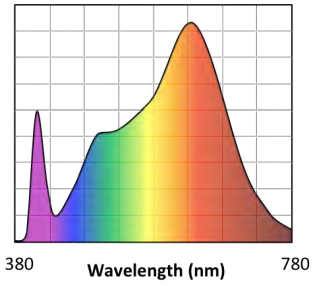
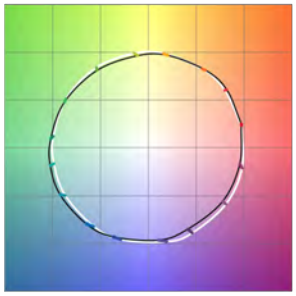
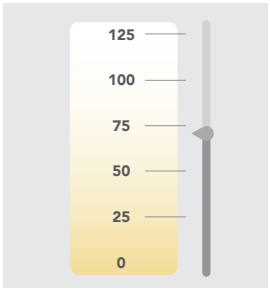
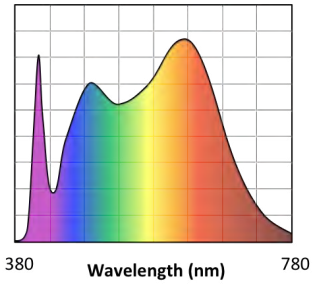
Note: Footcandles may be calculated by multiplying the CBCP of the desired model number by the percentage in the tables above

SPECIFICATIONS BY MODEL NUMBER* SORAA LED MR16-GU10 7.5W 120V

Model #	Product Code	CCT (K)	Beam Angle	Field Angle	CBCP (Cd)	Total Flux (Lm)	Efficacy (Lm/W)	McA	SNAP
VIVID SERIES									
SM16GA-07-10D-927-03	01111	2700	10	17	5710	390	52	3	YES
SM16GA-07-25D-927-03	01123	2700	25	38	2260	410	55	3	-
SM16GA-07-36D-927-03	01135	2700	36	54	1070	410	55	3	-
SM16GA-07-60D-927-03	01573	2700	60	84	420	410	55	3	-
SM16GA-07-10D-930-03	01115	3000	10	17	6000	410	55	3	YES
SM16GA-07-25D-930-03	01127	3000	25	38	2400	435	58	3	-
SM16GA-07-36D-930-03	01139	3000	36	54	1130	435	58	3	-
SM16GA-07-60D-930-03	01577	3000	60	84	440	435	58	3	-
SM16GA-07-10D-940-03	01117	4000	10	17	6290	430	58	4	YES
SM16GA-07-25D-940-03	01129	4000	25	38	2510	455	61	4	-
SM16GA-07-36D-940-03	01141	4000	36	54	1190	455	61	4	-
SM16GA-07-60D-940-03	01579	4000	60	84	460	455	61	4	-

CCT: Correlated Color Temperature **McA**: White Point Accuracy in McA step **SNAP:** SORAA SNAP System Compatible

***Specifications are at stable warm operating conditions (25°C ambient)**

SERIES/CCT	COLOR ACCURACY	WHITENESS INDEX	SPECTRAL POWER DISTRIBUTION
VIVID 2700K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 100	 CRI: 95, R9: 95
VIVID 3000K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 100	 CRI: 95, R9: 95
VIVID 4000K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 70	 CRI: 95, R9: 95

Rf: TM-30 metric measuring color fidelity (whether colors are similar to those under natural light). Rf is a more accurate version of the CRI Ra. Rf is 100 for natural light.
Rg: TM-30 metric measuring color gamut (whether colors are more saturated than under natural light). Rg is 100 for natural light.
Rfh1: TM-30 metric measuring color fidelity for red tones. Rfh1 is a more accurate version of the CRI R9. Rfh1 is 100 for natural light.
Rw: Soraa-developed metric to measure white fidelity. Rw measures the magnitude of excitation of whitening agents within whites. Rw is about 100 for natural light.

SNAP SYSTEM ACCESSORIES

SMALL (2")

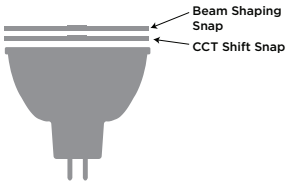


DESCRIPTION

The award winning Soraa SNAP SYSTEM™ is the first LED lamp/accessory solution that is optimized to work as an integrated system. Based on high brightness single source GaN on GaN™ LED technology, it completely redefines accessory application. The effects that can be achieved are similar to what can be done with halogen sources, but are enabled by a relatively low operating temperature and ground-breaking optical design, materials, and methods of attachment.

STACKING ACCESSORIES

SNAP SYSTEM accessories can be stacked in combination. For example, a beam spreader can be used in combination with CCT shifter. When combining the beam shaping Snap accessory with CCT shifting Snap Accessory, for best results always place CCT shifting Snap on the lamp first, as shown in diagram below.



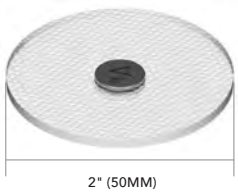
ATTACHMENT

The SNAP SYSTEM's self-centering magnetic interconnect system makes using accessories completely user friendly. Simply attached the SNAP SYSTEM accessory directly to any Narrow Spot Soraa lamp, the magnetic force from both the accessory and lamp will securely attached to one another and center itself.

COMPATIBILITY

The SNAP SYSTEM accessories Small (2") are compatible with the lamps and Optical Light Engines outlined below. The SNAP SYSTEM are only compatible with SORAA Narrow Spot lamps and Optical Light Engines. See each accessory data for exact diameter.

Small (2")
MR16
GU10
PAR20
OLE/C 16



PHOTOMETRICS

IES files of accessories is available for download at
http://www.soraa.com/products/snap_system

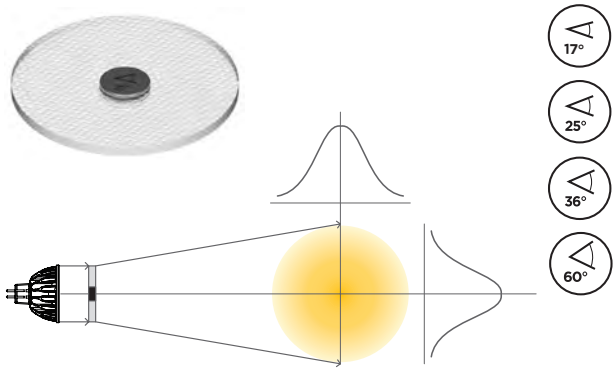
SORAA SNAP SYSTEM LED ACCESSORIES – SMALL (2")

BEAM SPREADER SNAP

Use in any application where reducing the number of beam angle SKUs is required. Reduces inventory costs. Shortens specification, design, sales cycles. Provides maximum flexibility up to the time of installation.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle
17°	AC-GC-1717-00	03263	30%	33°
25°	AC-GC-2525-00	00325	29%	40°
36°	AC-GC-3636-00	00327	14%	55°
60°	AC-GC-6060-00	00329	5%	103°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

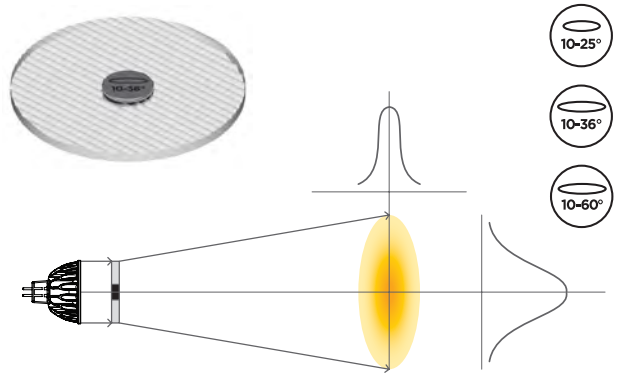


LINEAR SNAP

Use in wall washes and illuminating asymmetric objects. Reduces required number of light fixtures and spill illumination of target objects.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle Horiz.	Field Angle Vert.
10° - 25°	AC-GE-1025-00	00331	52%	27°	35°
10° - 36°	AC-GE-1036-00	00333	38%	27°	43°
10° - 60°	AC-GE-1060-00	03259	25%	25°	70°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

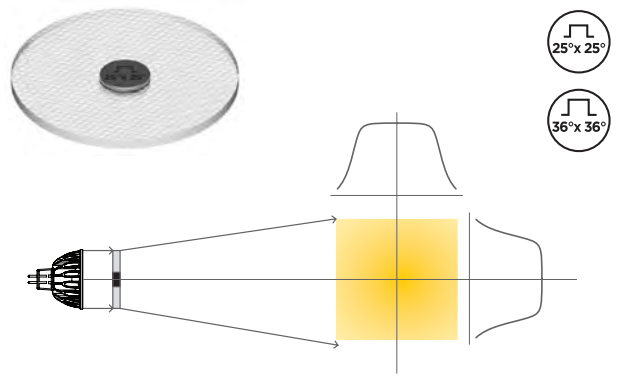


FLAT TOP SNAP

Provides even illumination center to edge. Eliminates video camera saturation, for use in applications such as critical video surveillance.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle Horiz.	Field Angle Vert.
25° x 25°	AC-FR-2525-00	00335	19%	44°	44°
36° x 36°	AC-FR-3636-00	00337	14%	46°	46°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F



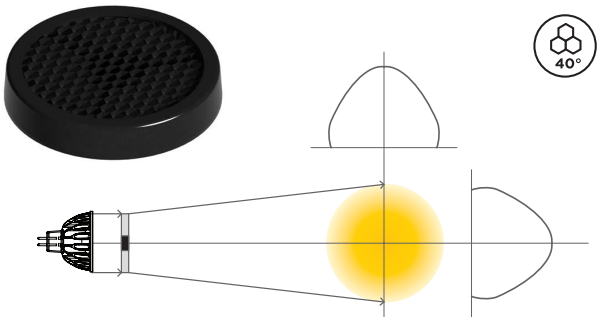
SORAA SNAP SYSTEM LED ACCESSORIES – SMALL (2")

LOUVER SNAP

Eliminates high angle glare, making light beams disappear in downlight applications.

Cutoff Angle	Part Number	Product Code	CBCP of 10˚ Lamp
40°	AC-LU-4040-00	00339	63%

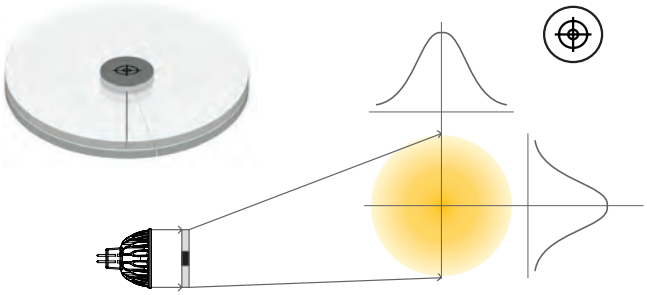
Diameter: 51.1 mm Thickness: 9.0 mm
Magnetic Attach Force: 0.45 lb-F
Reduces angular intensity to 0.1% of peak at 40° full angle.
Fits around lamp face. Can be used in combination with gimbal ring fixtures.



AIM SNAP

Designed with two lenses the Aim Snap bends the beam from 0 degree to maximum deflection angle of 20 degrees, while maintaining uniform and consistent color and shape.

Part Number	Product Code	Lumen Transmission	Beam Angle	Max Deflection
AC-AM-0020-00	03255	85%	13°	20°



Suggested method of use:
Use the orientation lines to adjust beam deflection angle.



Narrower angle between orientation lines results in more deflection



Wider angle between orientation lines results in lesser deflection



Stacked orientation lines will result in undesirable optical artifacts. Rotate one lens slightly to mitigate.

Note: May be used with Beam Spreader, Linear, and Flat Top SNAP accessory.

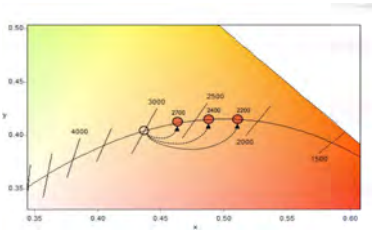
CCT SHIFTER SNAP

Use in hospitality and restaurant applications to simulate warm dimming. Create custom colors for festive occasions or brand identity. Single Lamp SKU can be used for multiple color temperatures

CTO*	Part Number	Product Code	Lumen Transmissivity	Mired Shift
1/4	AC-CC-0001-00	00323	90%	37
1/2	AC-CC-0002-00	00321	75%	83
3/4	AC-CC-0003-00	00319	60%	120

*Color Temperature Orange
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F





CCT SHIFT EFFECT

Starting Lamp CCT	1/4 CTO	1/2 CTO	3/4 CTO
2,700K	2,450K	2,200K	2,000K
3,000K	2,700K	2,400K	2,200K
4,000K	3,500K	3,000K	2,700K

CLEAR SNAP

Use together with gel and dichroic filters for total color freedom. Produce the exact mood and effect for any environment with the Clear SNAP accessory, Clear Snap are sold in quantities of ten.

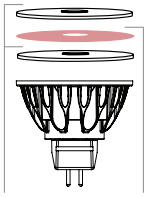


Part Number	Product Code	Lumen Transmissivity (1 Snap)	Lumen Transmissivity (2 Snaps)
AC-CL-0000-00	02183	93%	87%

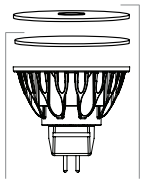
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

Suggested method of use for:

Gel Filter

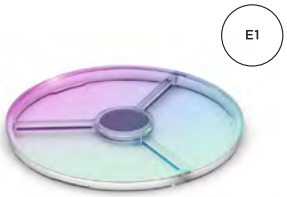


Dichroic Filter



ENHANCE

Enhance is a unique color-enhancing filter. Designed to modify the spectrum of Soraa Vivid lamps, it increases the vividness of warm colors (including red, orange and pink colors) as well as greens. In applications where a more colorful setting is sought, Enhance lets the richness of colors stand out even more.



Part Number	Product Code	Lumen Transmissivity	Whiteness
AC-EN-0001-00	03281	75%	130%

Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.20 lb-F

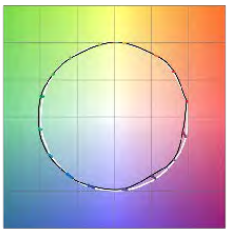
Application Notes:

Can be used in combination with any SORAA Vivid 10° lamp.
Recommended use with CCTs of 3000K and 2700K

Recommend that the Enhance be combined with either a Louver Snap accessory (for 10° spot applications) or with a Beam Spreader Snap accessory (for other beam angles).

When stacking the Enhance Snap with other Snap accessories the Enhance Snap should be placed as the first filter on the lamp, followed by other Snaps.

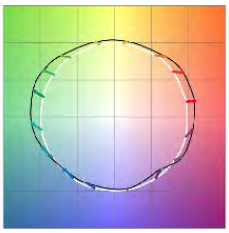
SORAA VIVID



Rf:90, Rg:100

Rw (Whiteness): 120 (2700K & 3000K)

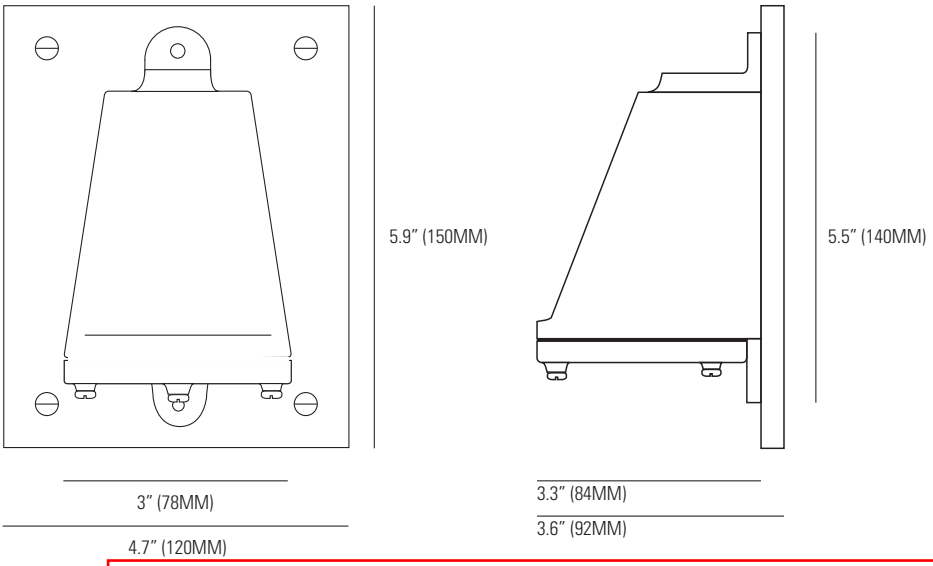
ENHANCE SNAP



Rf:75, Rg:112

Rw (Whiteness): 130 (2700K & 3000K)

0749 Mast Light, Mains Voltage



FINISH: SANDBLASTED WEATHERED BRONZE
MFR TO CONFIRM:
- IF THE FIXTURE'S IP RATING BELOW IS INACCURATE OR IF THERE IS ANOTHER CODE / VERSION FOR EXTERIOR (SEE PG. 2 FOR EXTERIOR USE DESCRIPTION FROM THE MFR WEBSITE).
- IF THE FIXTURE CAN BE MOUNTED TO THE WALL WITHOUT BACKPLATE AND J-BOX FOR A CLEANER LOOK (SEE PG. 3 FOR REF).

Specifications

PRODUCT CODE:	US-DP0749	IP RATING:	IP54
BULB CAP:	GU10	MATERIAL(S):	ALUMINIUM/BRONZE, GLASS
MAX WATTAGE:	35W	AVAILABLE FINISH:	ANODISED, POLISHED OR SANDBLASTED ALUMINIUM. POLISHED, SANDBLASTED OR WEATHERED SANDBLASTED BRONZE
VOLTAGE:	120V (AC)		
BULB TYPE:	MR16 GU10	CCT: 2700K DIMMABLE LED	BEAMSPREAD TBD

LAMP NOT SUPPLIED
MAINS (120V) VOLTAGE FITTING- NO TRANSFORMER/DRIVER REQUIRED
THE MATCHING CAST BACKPLATE IS DESIGNED TO BE INSTALLED OVER STANDARD 4" OCTAGONAL JUNCTION BOXES (DIRECT MOUNTING TO WALL).
STATED DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY. DUE TO MANUFACTURING TOLERANCES OF SAND-CASTING, THE ACTUAL DIMENSIONS OF EACH PRODUCT MAY DIFFER TO THOSE STATED.

© ORIGINAL BTC
Made in the UK

originalbtc.com

This product is available for specific markets.
Retrofit LED compatible.

Suitable for bathroom and exterior use

Marked with the cULus symbol, this product meets nationally recognised standards related to the safety of products in the US and Canada

5 factories across the UK are dedicated to the production and assembly of our products factories across the UK are dedicated to the production and assembly of our products

DAVEY LIGHTING ENGLAND

MAST LIGHT 0749

The 0749 LED Mast Light has been designed for direct connection to a mains voltage circuit without a transformer, incorporating a GU10 base allowing PAR16 lamps to be used. The matching cast backplate is designed to allow the fitting to be mounted to a 4" junction box. We recommend using LED PAR16 lamps in this fixture. Lamps must have a flat lens and be the same size and form as a halogen PAR16 lamp in order to be compatible. Cast in bronze or aluminium, with several finishes: Anodised (Aluminium only), Polished, Weathered (Bronze only) or Sandblasted.

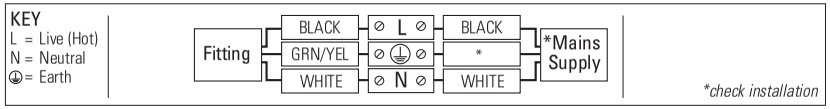
Safety & Installation Instructions

v1.4-11.18

ENG WARNING – RISK OF FIRE AND ELECTRIC SHOCK. THIS PRODUCT IS BEST INSTALLED BY A QUALIFIED ELECTRICIAN.
INSTALL IN ACCORDANCE WITH CURRENT NEC WIRING REGULATIONS.
SUITABLE FOR DAMP LOCATIONS
THE FITTING MUST BE GROUNDED. TURN OFF POWER AT THE MAIN FUSE BEFORE COMMENCING INSTALLATION.

FR ATTENTION – RISQUE D'INCENDIE, RISQUE DE CHOC.
CE PRODUIT DOIT ÊTRE INSTALLÉ SELON LE CODE D'INSTALLATION PERTINENT, PAR UNE PERSONNE QUI CONNAÎT BIEN LE PRODUIT ET SON FONCTIONNEMENT AINSI QUE LES RISQUES INHÉRENTS.
CONVIENT AUX EMPLACEMENTS HUMIDES
L'APPAREIL DOIT ÊTRE MIS À LA TERRE. COUPEZ LE FUSIBLE PRINCIPAL AVANT DE COMMENCER L'INSTALLATION.

1 Ensure that the electrical supply is OFF. Disconnect the electrical supply at the fuse-board.
2 If removing an existing fitting first, note all wiring connections: record which of the house wires is connected to the live (hot), neutral and earth (ground) terminals.
3 Carefully identify where the supply cable is (and check there are no other cables in the area) to avoid damage to concealed wiring during installation.
4 Position the light where desired ensuring that there is is access to a suitable junction box for the fixture and suitable support adjacent to where you will connect to the house supply and mark position of fixing holes, before drilling appropriate holes as below.
a. Brick or masonry: Drill holes into which the wall plugs tightly fit, then insert wall plugs.
b. Wood: No hole necessary (unless small pilot hole required), screws can be screwed directly into the timber.
c. Plaster/Cavity: Special cavity wall fittings are required, rather than provided fixings.
5 Open your existing junction box (if you do not have one in the desired position you will need to get an electrician to install one). In your junction box there should be two supply wires and one ground wire. Connect your new lamp to the electrical supply using UL approved wire nuts. Connect the live (hot) black wire from the power supply to the black conductor on the luminaire cable, then the white (neutral) wire to the white conductor on the luminaire cable and bare copper or green/yellow ground wire to the ground terminal or green/yellow wire connected to the fitting.



6 Support the fitting so that no strain is applied to the wiring when making the electrical connections.
7 Double check all the connections are secure, no wires are trapped behind or within the fitting and complete the installation, screwing the fitting to the wall, over your junction box.
8 Fit the correct type and wattage of bulb, referring to guidance inside. Do not overtighten bulb.
9 Switch on at the fuse-board. Your light fitting is now ready for use.

Other Important Information

Switch off at mains before changing lamp(s). Never fit a lamp of greater wattage than recommended. Ensure children do not play with the light fitting. Dispose of old lamps carefully. Never leave a fitting without a lamp in position (or someone can accidently touch the contacts). If the electrical flex or electrical components become damaged at any point, power to the fitting should be disconnected immediately and not operated until the damaged parts are fixed/replaced.

Cleaning and Maintenance

Metal finishes should only be cleaned with a soft, dry cloth. Do not use polishes or abrasives. Switch off power to the fitting before cleaning.

Established in 1990, Original BTC manufactures relaxed, familiar lighting for traditional and contemporary homes.
All products are hand-assembled in Oxford from high quality components, produced in the UK.

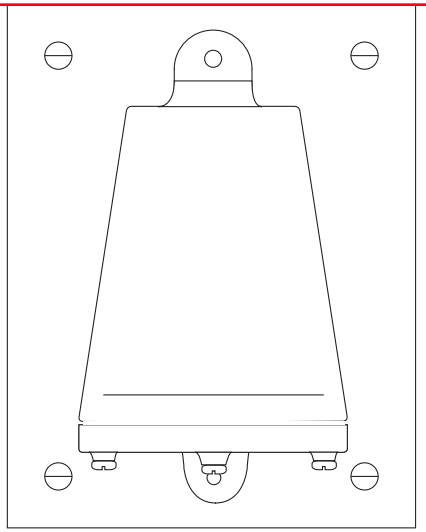
ORIGINALBTC.COM
+44 (0)1993 882 251
UNIT 21 / 22 AVENUE ONE, STATION LANE, WITNEY, OX28 4XZ, ENGLAND

Marine Mast Light

US-DP0749

Instruction Manual

MFR TO CONFIRM:
- IF THE FIXTURE THE IP RATING BELOW IS INACCURATE OR IF THERE IS ANOTHER CODE / VERSION FOR EXTERIOR (SEE PG. 2 FOR EXTERIOR USE DESCRIPTION FROM THE MFR WEBSITE).
- IF THE FIXTURE CAN BE MOUNTED TO THE WALL WITHOUT BACKPLATE AND J-BOX FOR A CLEANER LOOK (SEE PG. 3 FOR REF).



ORIGINAL BTC
BRITISH LIGHTING MANUFACTURERS
LONDON • PARIS

DAVEY LIGHTING
ENGLAND

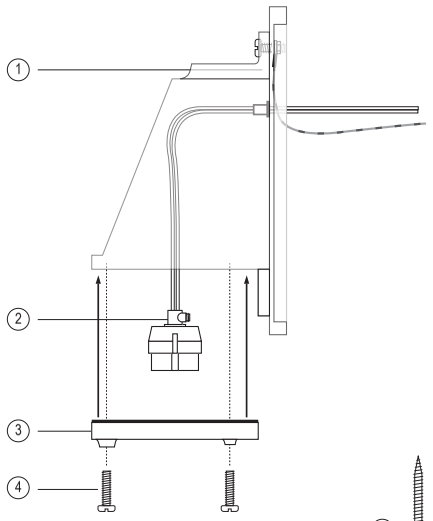
Marine Mast Light US-DP0749

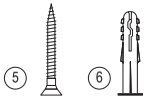
120V ac 60Hz | IP54

LAMP GUIDANCE			
BASE	SHAPE	TYPE*	WATTAGE**
GU10		HALOGEN ✓ LED ✓	35W MAX 6W

MR16 GU10

* Warm white (2,700K), low energy lamps recommended- Philips & Soraa lamps have suitable models within their ranges.
** Wattage value provided as a guide to suitable lamps. Lower wattage than stated may be used.



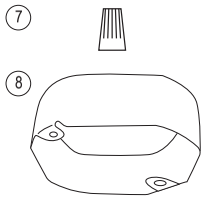


Contents

1 - Mast Light & Plaque
2 - GU10 lampholder/cap
3 - Mast Light Door
4 - Door screws x 3
5 - Fixing screws x 4
6 - Rawl plugs x 4

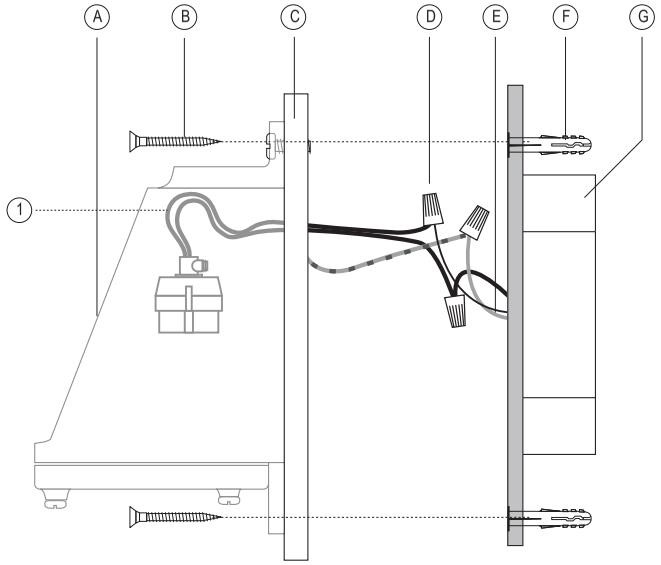
Tools/Hardware required

7 - UL approved wire nuts
8 - Junction box
- Screwdriver, flat-head



PLEASE READ THE INSTRUCTIONS ON THE REVERSE BEFORE YOU BEGIN INSTALLING YOUR LIGHT

Installation Diagram



Key

A - Mast Light
B - Wall Fixings
C - Mast Light plaque
D - Wire nuts*
E - Mains supply
F - Rawl plugs
G - Junction box*

(1) Ensure slack in flex in mast light body when installing

*Not supplied

Installation and Assembly Instructions

- Use the plaque as a tempalte to mark out locations for fixing the fitting to the wall.
- Follow instructions overleaf to make the necessary holes in the mounting suface and insert rawl plugs if required
- Make connection to the mains supply following the instructions overleaf.
- Insert lamp- ensuring there is some slack in the flex to allow for futre re-lamping, then fit the mast light door to the body.
- When installing in an exterior or bathroom location, it is important that the rear of the fitting is protected from potential moisture ingress to the rear cable entry. It is advised that a thin bead of waterproof silicone sealant is applied around the fitting when installing to prevent any damage caused by moisture ingress.

MFR TO CONFIRM:
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SORAA vivid™

MR16 GU10 7.5W 120V



Output	390 - 455 lumen
Beam Angle	10°, 25°, 36°, 60°
Color Temperature	2700K, 3000K, 4000K
Color Metrics	CIE Metrics: CRI 95, R9 95 TM30 Metrics: Rf 90, Rg 100 Whiteness Index: Rw 100
Applications	Hotels & Hospitality Galleries & Museums High-End Retail

SORAA VIVID™
Soraa VIVID lamps offer beautiful and accurate color and white rendering across the entire visible spectrum, mimicking the natural range of sunlight to deliver unmatched quality of light for color critical applications.

POINT SOURCE OPTICS™
Point Source Optics deliver exceptional beam quality with crisp shadows, perfect uniformity and precisely controlled beam distributions from 10° to 60°.

SORAA VIVID COLOR™
Soraa VIVID lamps utilize full spectrum light to provide industry-leading color rendition of CRI/95, R9/95, Rf/90, Rg/100 for precise color reproduction.

SORAA NATURAL WHITE™
Soraa VIVID lamps are engineered to deliver outstanding whiteness rendering for true-to-life whites, which matches or exceeds incandescent sources at 2700K and 3000K.

FLICKER
Soraa lamps demonstrate low levels of flicker in both dimmed and undimmed states.

ENERGY EFFICIENCY
85% more energy efficient than standard halogen lamps, with typical payback of one year or less.

ACCESSORIES
Narrow spot compatible with the Soraa SNAP System™.

THERMAL COMPATIBILITY
Suitable for use in fully enclosed fixtures, subject to the maximum heatsink temperature limits stated in this data sheet. Designed to safely turn down in high temperature environments to protect LED and components.

ELECTRICAL COMPATIBILITY
Works with trailing edge and leading edge phase cut dimmers. Check individual lamp website pages for compatibility data. For more information visit: www.soraa.com.

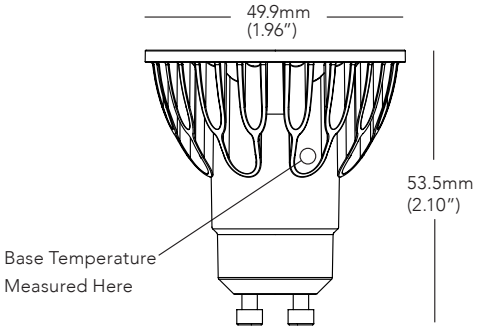
INTENDED USE & LOCATION RATING
Intended for use in MR16 GU10 compatible recessed downlights, track lighting and other indoor applications
Suitable for damp locations, not rated for use in wet locations

LIFETIME & WARRANTY
Rated lifetime to L70: 35,000hrs
Warranty: 3yrs or 25,000hrs whichever comes first
For warranty information visit: www.soraa.com/resources/legal

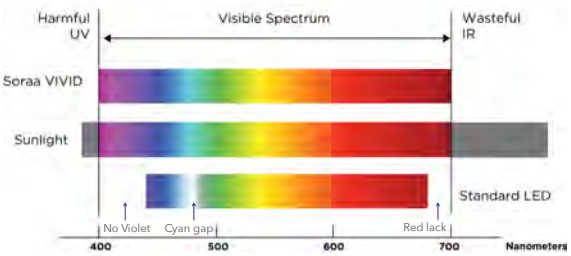
GENERAL SPECIFICATIONS

Form Factor	Operating Temperature	Electrical	Dimming and Flicker
Width: 49.9mm (1.96”)	Minimum: -40°C (ambient)	Wattage: 7.5W	Dimmable to <20%
Height: 53.5mm (2.10”)	Typical: 85°C - 95°C (base)	Power factor: 0.93	Flicker Index: <0.12
Weight: 61g	Maximum: 100°C (base)	Voltage: 120V +/- 12V	Percent Flicker: 40%
		Frequency: 50/60Hz	

DIMENSIONS

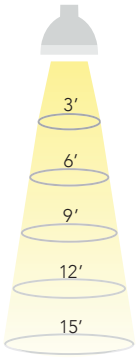


COLOR RENDERING



10 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
0.5	1.1	11.1%
1.0	2.1	2.8%
1.6	3.2	1.2%
2.1	4.2	0.7%
2.6	5.3	0.4%

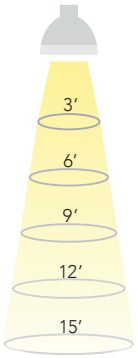


25 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
1.3	2.1	11.1%
2.7	4.1	2.8%
4.0	6.2	1.2%
5.3	8.3	0.7%
6.7	10.3	0.4%

36 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
1.9	3.1	11.1%
3.9	6.1	2.8%
5.8	9.2	1.2%
7.8	12.2	0.7%
9.7	15.3	0.4%



60 DEGREE BEAM

Beam Dia at 50% CBCP (ft)	Field Dia at 10% CBCP (ft)	Foot-candles (% of CBCP)
3.5	5.4	11.1%
6.9	10.8	2.8%
10.4	16.2	1.2%
13.9	21.6	0.7%
17.3	27.0	0.4%

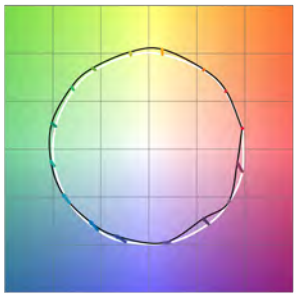
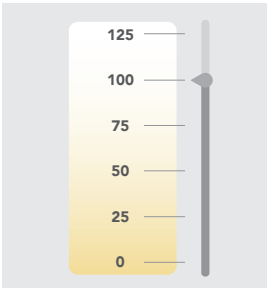
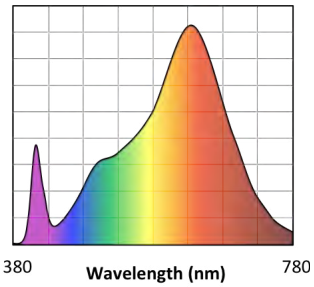
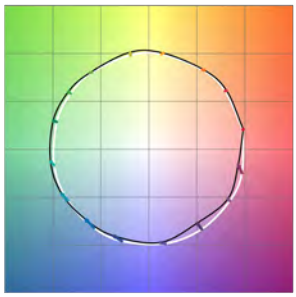
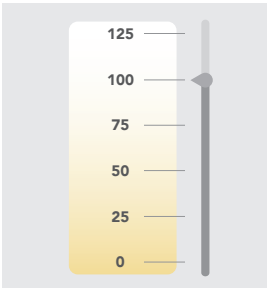
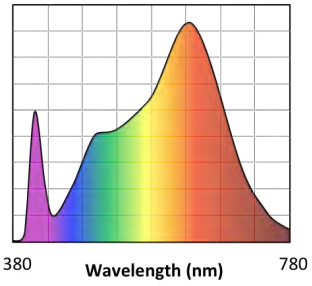
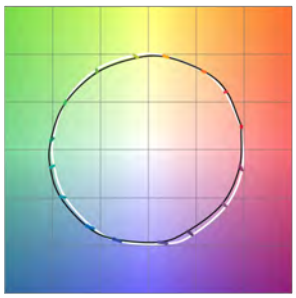
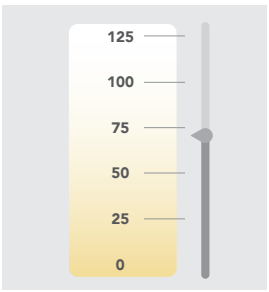
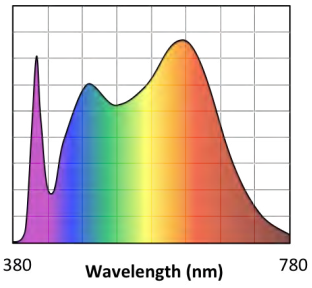
Note: Footcandles may be calculated by multiplying the CBCP of the desired model number by the percentage in the tables above

SPECIFICATIONS BY MODEL NUMBER* SORAA LED MR16-GU10 7.5W 120V

Model #	Product Code	CCT (K)	Beam Angle	Field Angle	CBCP (Cd)	Total Flux (Lm)	Efficacy (Lm/W)	McA	SNAP
VIVID SERIES									
SM16GA-07-10D-927-03	01111	2700	10	17	5710	390	52	3	YES
SM16GA-07-25D-927-03	01123	2700	25	38	2260	410	55	3	-
SM16GA-07-36D-927-03	01135	2700	36	54	1070	410	55	3	-
SM16GA-07-60D-927-03	01573	2700	60	84	420	410	55	3	-
SM16GA-07-10D-930-03	01115	3000	10	17	6000	410	55	3	YES
SM16GA-07-25D-930-03	01127	3000	25	38	2400	435	58	3	-
SM16GA-07-36D-930-03	01139	3000	36	54	1130	435	58	3	-
SM16GA-07-60D-930-03	01577	3000	60	84	440	435	58	3	-
SM16GA-07-10D-940-03	01117	4000	10	17	6290	430	58	4	YES
SM16GA-07-25D-940-03	01129	4000	25	38	2510	455	61	4	-
SM16GA-07-36D-940-03	01141	4000	36	54	1190	455	61	4	-
SM16GA-07-60D-940-03	01579	4000	60	84	460	455	61	4	-

CCT: Correlated Color Temperature **McA**: White Point Accuracy in McA step **SNAP:** SORAA SNAP System Compatible

***Specifications are at stable warm operating conditions (25°C ambient)**

SERIES/CCT	COLOR ACCURACY	WHITENESS INDEX	SPECTRAL POWER DISTRIBUTION
VIVID 2700K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 100	 CRI: 95, R9: 95
VIVID 3000K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 100	 CRI: 95, R9: 95
VIVID 4000K	 Rf: 90, Rg: 100, Rfh1: 95	 Rw: 70	 CRI: 95, R9: 95

Rf: TM-30 metric measuring color fidelity (whether colors are similar to those under natural light). Rf is a more accurate version of the CRI Ra. Rf is 100 for natural light.
Rg: TM-30 metric measuring color gamut (whether colors are more saturated than under natural light). Rg is 100 for natural light.
Rfh1: TM-30 metric measuring color fidelity for red tones. Rfh1 is a more accurate version of the CRI R9. Rfh1 is 100 for natural light.
Rw: Soraa-developed metric to measure white fidelity. Rw measures the magnitude of excitation of whitening agents within whites. Rw is about 100 for natural light.

SNAP SYSTEM ACCESSORIES

SMALL (2")

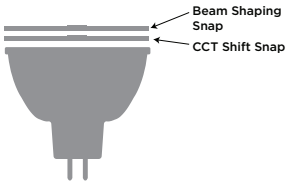


DESCRIPTION

The award winning Soraa SNAP SYSTEM™ is the first LED lamp/accessory solution that is optimized to work as an integrated system. Based on high brightness single source GaN on GaN™ LED technology, it completely redefines accessory application. The effects that can be achieved are similar to what can be done with halogen sources, but are enabled by a relatively low operating temperature and ground-breaking optical design, materials, and methods of attachment.

STACKING ACCESSORIES

SNAP SYSTEM accessories can be stacked in combination. For example, a beam spreader can be used in combination with CCT shifter. When combining the beam shaping Snap accessory with CCT shifting Snap Accessory, for best results always place CCT shifting Snap on the lamp first, as shown in diagram below.



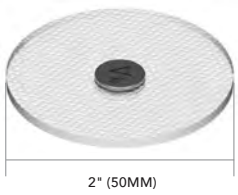
ATTACHMENT

The SNAP SYSTEM's self-centering magnetic interconnect system makes using accessories completely user friendly. Simply attached the SNAP SYSTEM accessory directly to any Narrow Spot Soraa lamp, the magnetic force from both the accessory and lamp will securely attached to one another and center itself.

COMPATIBILITY

The SNAP SYSTEM accessories Small (2") are compatible with the lamps and Optical Light Engines outlined below. The SNAP SYSTEM are only compatible with SORAA Narrow Spot lamps and Optical Light Engines. See each accessory data for exact diameter.

Small (2")
MR16
GU10
PAR20
OLE/C 16



PHOTOMETRICS

IES files of accessories is available for download at
http://www.soraa.com/products/snap_system

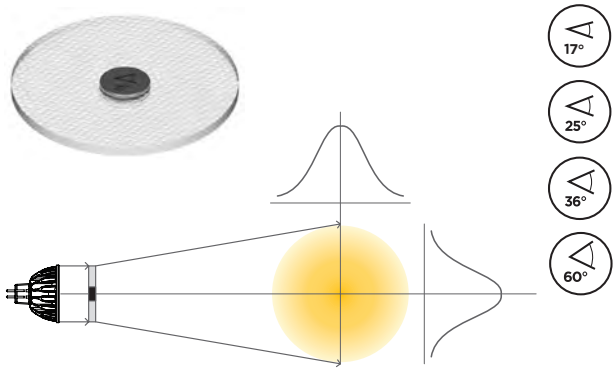
SORAA SNAP SYSTEM LED ACCESSORIES – SMALL (2")

BEAM SPREADER SNAP

Use in any application where reducing the number of beam angle SKUs is required. Reduces inventory costs. Shortens specification, design, sales cycles. Provides maximum flexibility up to the time of installation.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle
17°	AC-GC-1717-00	03263	30%	33°
25°	AC-GC-2525-00	00325	29%	40°
36°	AC-GC-3636-00	00327	14%	55°
60°	AC-GC-6060-00	00329	5%	103°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

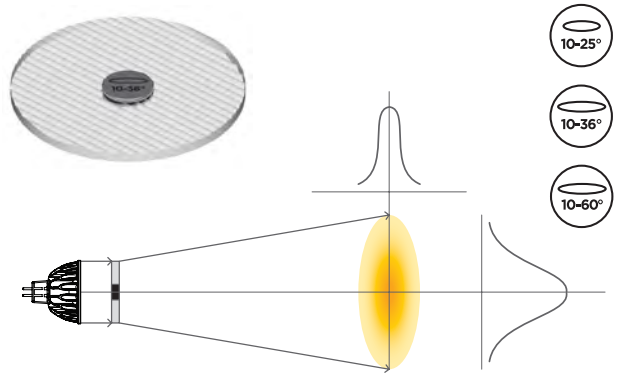


LINEAR SNAP

Use in wall washes and illuminating asymmetric objects. Reduces required number of light fixtures and spill illumination of target objects.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle Horiz.	Field Angle Vert.
10° - 25°	AC-GE-1025-00	00331	52%	27°	35°
10° - 36°	AC-GE-1036-00	00333	38%	27°	43°
10° - 60°	AC-GE-1060-00	03259	25%	25°	70°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

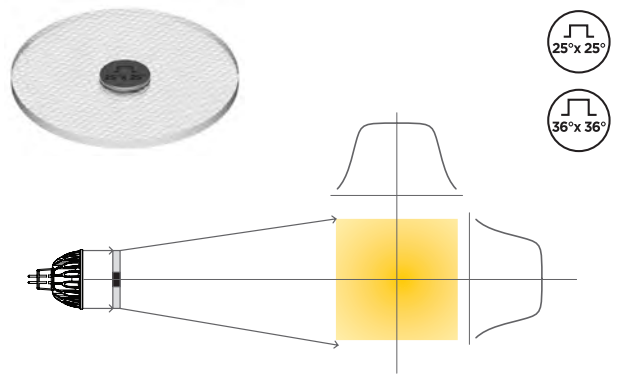


FLAT TOP SNAP

Provides even illumination center to edge. Eliminates video camera saturation, for use in applications such as critical video surveillance.

Beam	Part Number	Product Code	CBCP of 10˚ Lamp	Field Angle Horiz.	Field Angle Vert.
25° x 25°	AC-FR-2525-00	00335	19%	44°	44°
36° x 36°	AC-FR-3636-00	00337	14%	46°	46°

Lumen Transmissivity: 90%
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F



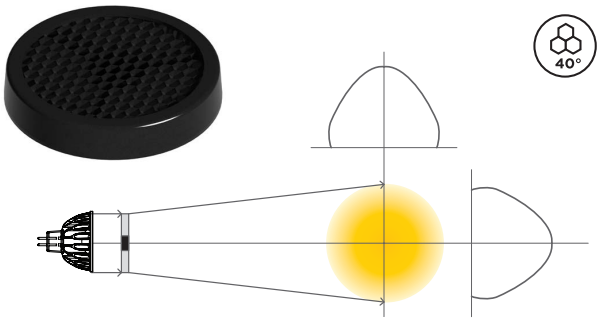
SORAA SNAP SYSTEM LED ACCESSORIES – SMALL (2")

LOUVER SNAP

Eliminates high angle glare, making light beams disappear in downlight applications.

Cutoff Angle	Part Number	Product Code	CBCP of 10˚ Lamp
40°	AC-LU-4040-00	00339	63%

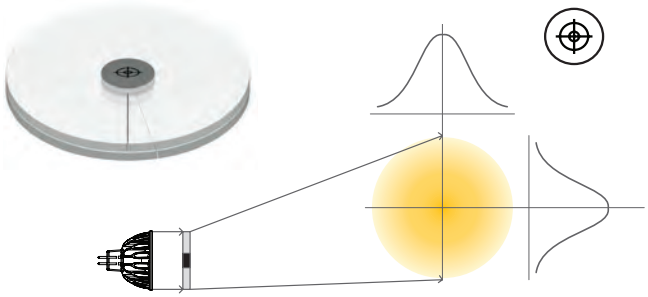
Diameter: 51.1 mm Thickness: 9.0 mm
Magnetic Attach Force: 0.45 lb-F
Reduces angular intensity to 0.1% of peak at 40° full angle.
Fits around lamp face. Can be used in combination with gimbal ring fixtures.



AIM SNAP

Designed with two lenses the Aim Snap bends the beam from 0 degree to maximum deflection angle of 20 degrees, while maintaining uniform and consistent color and shape.

Part Number	Product Code	Lumen Transmission	Beam Angle	Max Deflection
AC-AM-0020-00	03255	85%	13°	20°



Suggested method of use:
Use the orientation lines to adjust beam deflection angle.



Narrower angle between orientation lines results in more deflection



Wider angle between orientation lines results in lesser deflection



Stacked orientation lines will result in undesirable optical artifacts. Rotate one lens slightly to mitigate.

Note: May be used with Beam Spreader, Linear, and Flat Top SNAP accessory.

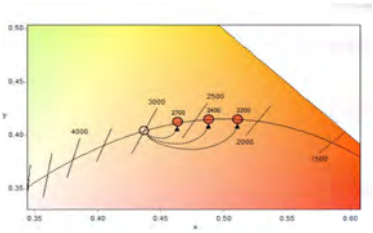
CCT SHIFTER SNAP

Use in hospitality and restaurant applications to simulate warm dimming. Create custom colors for festive occasions or brand identity. Single Lamp SKU can be used for multiple color temperatures

CTO*	Part Number	Product Code	Lumen Transmissivity	Mired Shift
1/4	AC-CC-0001-00	00323	90%	37
1/2	AC-CC-0002-00	00321	75%	83
3/4	AC-CC-0003-00	00319	60%	120

*Color Temperature Orange
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F





CCT SHIFT EFFECT

Starting Lamp CCT	1/4 CTO	1/2 CTO	3/4 CTO
2,700K	2,450K	2,200K	2,000K
3,000K	2,700K	2,400K	2,200K
4,000K	3,500K	3,000K	2,700K

CLEAR SNAP

Use together with gel and dichroic filters for total color freedom. Produce the exact mood and effect for any environment with the Clear SNAP accessory, Clear Snap are sold in quantities of ten.

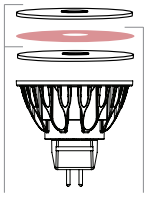


Part Number	Product Code	Lumen Transmissivity (1 Snap)	Lumen Transmissivity (2 Snaps)
AC-CL-0000-00	02183	93%	87%

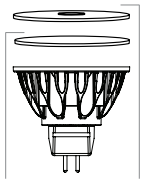
Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.45 lb-F

Suggested method of use for:

Gel Filter

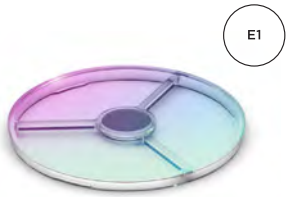


Dichroic Filter



ENHANCE

Enhance is a unique color-enhancing filter. Designed to modify the spectrum of Soraa Vivid lamps, it increases the vividness of warm colors (including red, orange and pink colors) as well as greens. In applications where a more colorful setting is sought, Enhance lets the richness of colors stand out even more.



Part Number	Product Code	Lumen Transmissivity	Whiteness
AC-EN-0001-00	03281	75%	130%

Diameter: 50.0 mm Thickness: 2 mm
Magnetic Attach Force: 0.20 lb-F

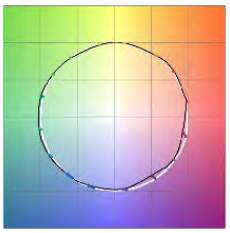
Application Notes:

Can be used in combination with any SORAA Vivid 10° lamp.
Recommended use with CCTs of 3000K and 2700K

Recommend that the Enhance be combined with either a Louver Snap accessory (for 10° spot applications) or with a Beam Spreader Snap accessory (for other beam angles).

When stacking the Enhance Snap with other Snap accessories the Enhance Snap should be placed as the first filter on the lamp, followed by other Snaps.

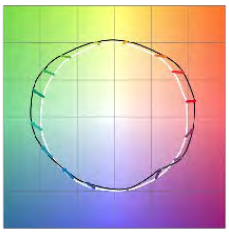
SORAA VIVID



Rf:90, Rg:100

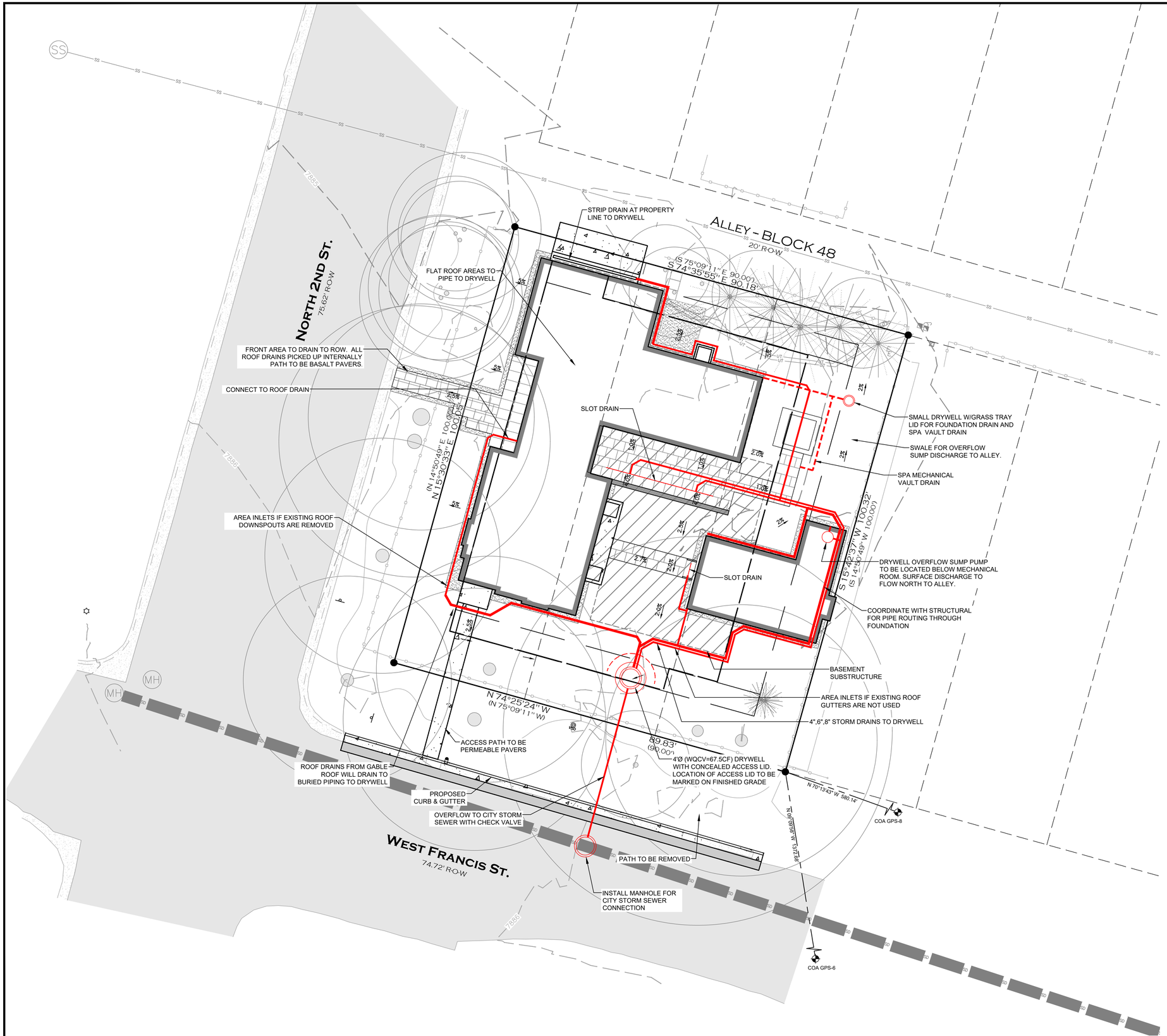
Rw (Whiteness): 120 (2700K & 3000K)

ENHANCE SNAP



Rf:75, Rg:112

Rw (Whiteness): 130 (2700K & 3000K)



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

FOR PRELIMINARY REVIEW

LEGEND

EXISTING	PROPOSED
SANITARY CLEAN–OUT	
G GAS METER	
ELEC. TRANSFORMER	
TELEPHONE PEDESTAL	
BOUNDARY	
ADJOINER	
EASEMENT	
STRUCTURE	
ASPHALT	
GRAVEL	
CONCRETE	
BOULDER WALL	
SHOULDER	
FLOWLINE	> >
STORM	

LEGEND

EXISTING CONTOUR	7900
EXISTING GRADE	×(58.01)
EXISTING SLOPE	0.8%
PROPOSED CONTOUR	(7900)
PROPOSED FINISHED GRADE	×58.66
PROPOSED FINISHED SLOPE	2.0%
SEDIMENT CONTROL FENCE	SCF SCF
LIMITS OF DISTURBANCE	
DRAINAGE FLOW DIRECTION	
SEDIMENT CONTROL LOG	SCL
BIO RETENTION BASIN	BRB
INLET PROTECTION	IP
VEHICLE TRACKING CONTROL	VTC
CONCRETE WASHOUT AREA	CWA

NOTES:

1.) ALL PIPES ARE SCHEDULE 40 PVC.

2.) THE ENTIRE SITE IS LOCATED WITHIN ZONE X ON THE FIRM MAP.

3.) EXISTING SURVEY AND TOPOGRAPHY INFORMATION PROVIDED BY HIGH COUNTRY ENGINEERING, INC.

4.) AREAS ARE WITHIN TYPE 'B' SOILS WITH REASONABLE INFILTRATION RATES PER THE SCS MAP. GEOTECHNICAL ENGINEER TO VERIFY SOIL PERCOLATION RATE.

5.) PROVIDE SEDIMENT CONTROL FENCE ALONG TOE OF SLOPES IN AREAS OF DISTURBANCE AS SHOWN.

6.) REFER TO THE DETAIL SHEET FOR MORE DESIGN SPECIFIC INFORMATION.

7.) ALL STORM PIPES ABOVE FROST LINE SHALL BE HEAT TAPED.

8.) PIPES SLOPES AND INVERTS MUST BE SURVEY AS–BUILT WHEN INSTALLED

9.) PROVIDE SEDIMENT LOGS ALONG ALL SWALES AND AROUND INLET GRATES.

10) FOUNDATION DRAINS TO BE INSTALLED PER GEOTECHNICAL RECOMMENDATIONS. SUITABLE DAYLIGHT POINT IS NOT AVAILABLE AND SHALL BE DIRECTED TO AN INTERNAL SUMP PIT AND PUMPED OUT TO DAYLIGHT LOCATION.

ADD 7800 TO ALL SPOT ELEVATIONS.

ABBREVIATIONS:

TOS: TOP OF SLAB
BW: BOTTOM WALL
F.F.E.: FINISHED FLOOR ELEVATION
FL: FLOWLINE
BS: BOTTOM OF STEP
TS: TOP OF STEP

GRADING NOTES

1. THE GEOTECHNICAL REPORT SPECIFICATIONS WILL OVERRIDE ANY GRADING, COMPACT NOTES AND BACKFILL REQUIREMENTS CALLED OUT ANYWHERE ELSE ON THE PLANS SETS.
2. ALL ORGANIC MATTER SHALL BE REMOVED FROM FILL AREAS.
3. ALL FILL AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. CERTIFIED WEED FREE EROSION LOGS OR SILT FENCE SHALL BE PLACED AT THE TOE AND DRAINAGE OUTFALL POINTS OF ALL SLOPES 3:1 OR STEEPER TO PREVENT SILTATION ON STREETS. EROSION LOGS WILL BE PLACED IN COMPLETED SWALES TO CONTROL SWALE EROSION.
5. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY AND STATE REGULATIONS PERTAINING TO GRADING, DUST AND EROSION.
6. ALL DISTURBED AREAS SHALL RE–SEEDED, MULCHED OR SODDED AS PER THE CITY OF ASPEN REQUIREMENTS OR PERMITTED LANDSCAPING PLAN DETAILS. DISTURBANCE AREA = 6300 SF ±
7. CONTRACTOR SHALL MAINTAIN DRAINAGE AWAY FROM THE SITE DIG AND HOME AT ALL TIMES.
8. CONTRACTOR SHALL ABIDE BY THE RULES OF THE CITY OF ASPEN PARKS DEPARTMENT PERTAINING TO ACTIVITIES AROUND THE EXISTING TREES ON THE SITE, SEE CMP PLANS.
9. FOUNDATION DRAIN SHALL BE PER GEOTECHNICAL REQUIREMENTS.
10. ALL STORM DRAIN PIPES ABOVE FROST LINE SHALL BE HEAT TAPED.
11. TIE LIGHT WELL AND FOUNDATION DRAINS TO SUMP IN CRAWL SPACE.

COLORADO 811 CALL BEFORE YOU DIG Utility Notification Center of Colorado

NO.	DATE	REVISION	BY
1	1-16-20	HPC SUBMITTAL	MGG

DRAWN BY: MGG
CHECKED BY: MGG
DATE: 5/4/20
FILE: GR01.DWG

HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-2555
WWW.HCENG.COM

234 WEST FRANCIS LLC
CITY OF ASPEN, COLORADO

234 W. FRANCIS STREET

HPC SUBMITTAL -GRADING, DRAINAGE AND EROSION CONTROL PLAN

PROJECT NO.
2191025.00
.....

C.1.002

CIVIL ENGINEERING

An Employee-Owned Company

LAND SURVEYING

Civil Engineering Report

To: **Aspen HPC**

From: **Roger Neal, PE**

Date: **May 4, 2020**

Project: **234 W. Francis**

Parcel No.: **273718232006**

Subject: **Proposed Drainage Plan**

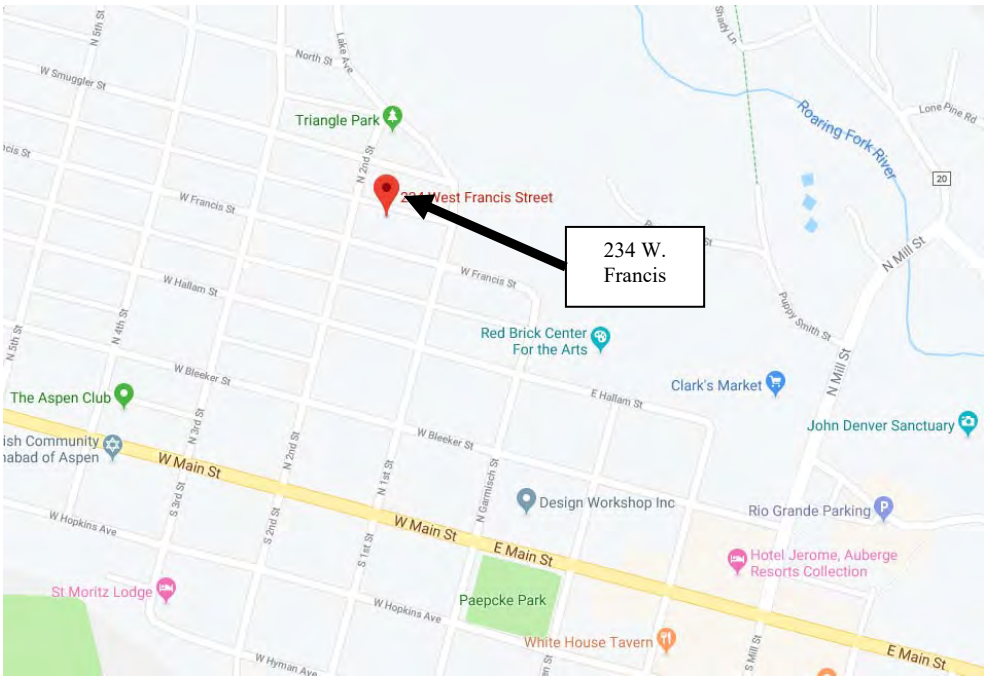
HCE Project: **2191017.00**

I. Purpose

The purpose of this report is to address the access, water supply, wastewater disposal, other utilities, storm water drainage, and public services, for 234 W. Francis Street. The applicant, 234 W. Francis LLC, intends to construct a single-family residence on the lot while maintaining the Historic house and historic portion of the new residence.

II. Location

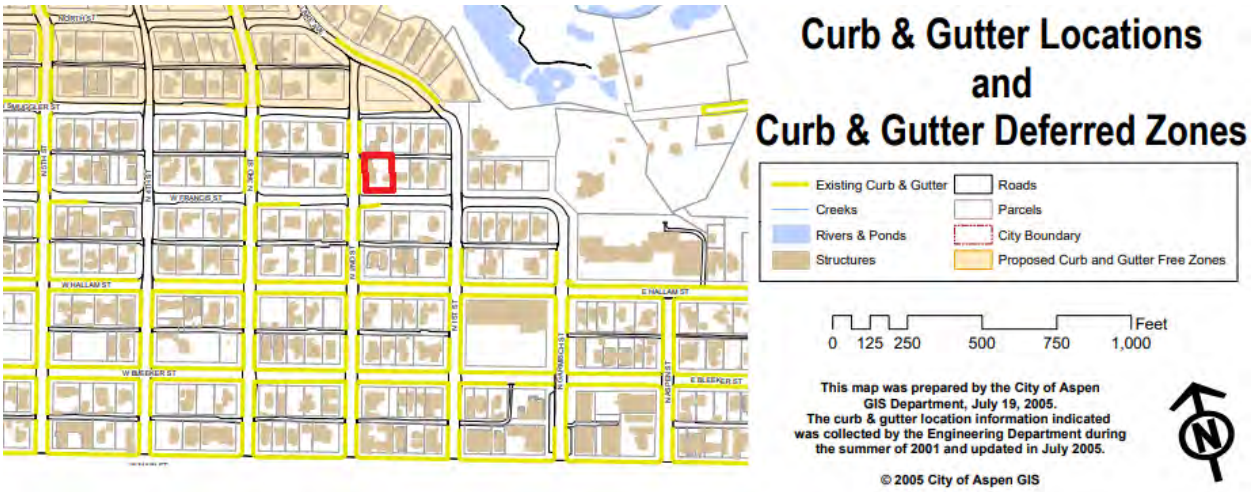
The property is located in the City and Townsite of Aspen Block 48: Lots K, L and M. See survey of property attached separately. The Location is shown below.



III. Access

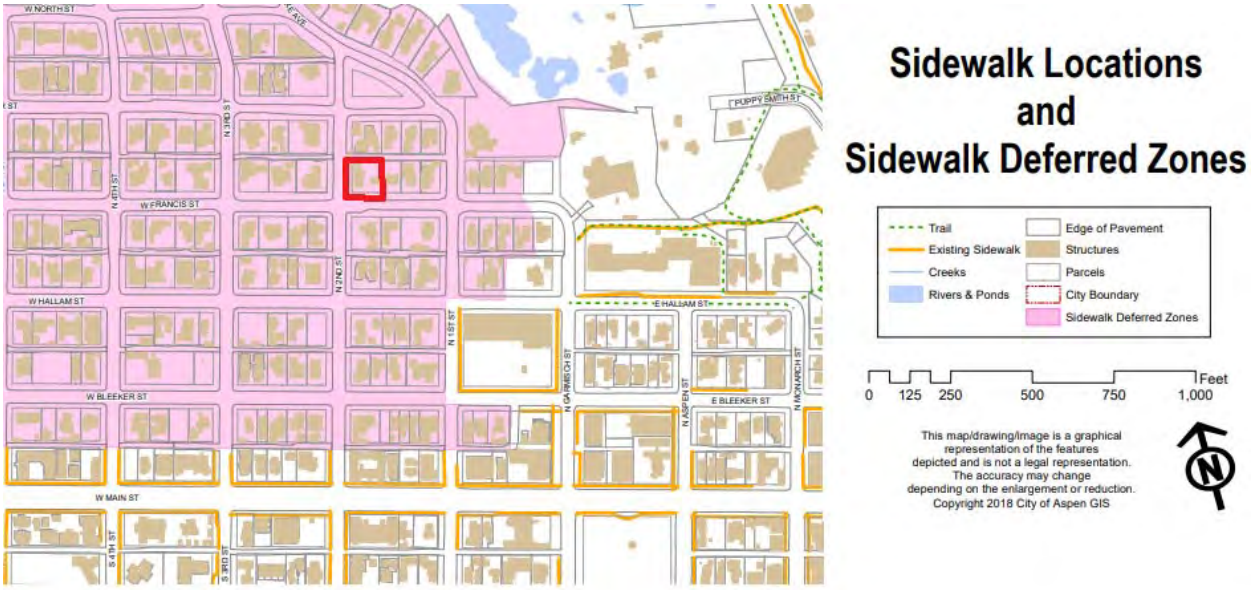
Vehicular access to the site is currently provided via the alley access to a garage from N. 2nd Street. There is also parking along N. 2nd Street and along W. Francis St., adjacent to the lot.

Per City of Aspen mapping this location is required to have curb and gutter per the map below. W. Francis Street does not have a formal curb and will likely require a formal curb to meet with Engineering department requirements.



Curb and Gutter Required and Deferred Zones

The following map indicates the locations that require or do not require sidewalks. This location does not require sidewalks.



Sidewalk Required and Sidewalk Deferred Zones

IV. Water Supply

This residence is served by City of Aspen Water. A curb box will be located and service size will be replaced, if necessary. The service will likely be replaced with the construction. This service goes to the mainline either in N. 2nd Street or W. Francis Street. The existing service will be abandoned if applicable per water department standards.

V. Wastewater Disposal

The existing residence is served by Aspen Consolidated Sanitation District and the service line is located within the alley. This service may be replaced if the service age dictates need for replacement. Evaluation and the design will be coordinated with the district requirements.

VI. Other Utilities

The lot at 234 w. Francis Street is currently served by other utilities including: telephone gas and electricity.

The existing buried electric service line crosses into the property from the alley to the north. This electric line is owned, operated and maintained by City of Aspen Electric. The applicant has no plans to alter this public service unless service upgrade is necessary. Phone likely runs with the electric service. A gas line also currently serves the property and will continue to serve the proposed residence.

VII. Storm Water Drainage

The applicant intends to construct storm water improvements in conjunction with the proposed buildings. Anticipated storm drainage improvements include storm drainage swales, ditches, piping inlets and drywells.

According to the *Soil Survey of Aspen-Gypsum Area*, *Colorado* published by the U.S. Department. Of Agriculture, Soil Conservation Service, the surface soil type within 234 W. Francis is Uracca, moist Mergel Complex, and is identified as being within hydrologic soil groups A and B.



Soil Survey Map

Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties

107—Uracca, moist-Mergel complex, 1 to 6 percent slopes, extremely s

Map Unit Setting

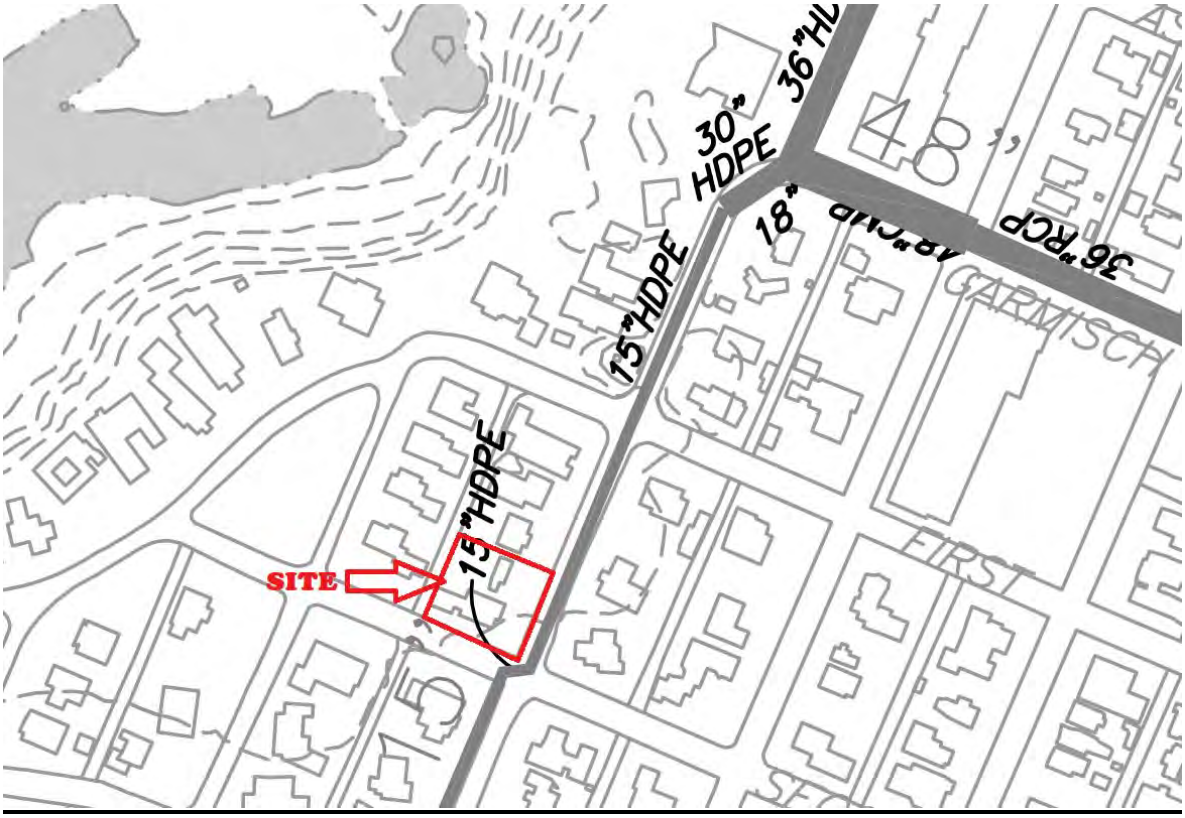
National map unit symbol: jq4g
Elevation: 6,800 to 8,400 feet
Mean annual precipitation: 16 to 19 inches
Mean annual air temperature: 40 to 43 degrees F
Frost-free period: 75 to 95 days
Farmland classification: Not prime farmland

Map Unit Composition

Uracca, moist, and similar soils: 50 percent
Mergel and similar soils: 40 percent
Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

These soil conditions generally represent very good infiltration and are very favorable for the use of drywells. Overflow paths are expected to mostly be towards W. Francis due to the the location of the exisitng storm facilities. It is anticipated that a tie –in the the existing 15" HDPE will be made for overflow from the proposed drywell. See existing drainage facilities below.



Existing Drainage Facilities Map

We have reviewed the FEMA mapping for the site and determined the site is not within the 100 year floodplain of the Roaring Fork River as shown above on the attached firmette.

The increase in storm water runoff is to be mitigated via a proposed drywell located in the south side of the property that would overflow to the city storm sewer if inundated through an overflow pipe. Otherwise the drywell will percolate after being treated into the type A or B soils below. Runoff from the proposed single family residence will be directed to the drywell to limit runoff rates to the pre-developed condition of the site.



FEMA Map 234 W. Francis Street

VIII. Conclusion

It is our professional opinion that the proposed property can be adequately designed from the aspects of access, water supply, wastewater disposal, utilities, storm drainage and public services and maintain the historic character of the residences. Please let me know if you have questions.

IX. References:

Survey Tuttle Surveying,dated 4-26-19

Soil Survey of Aspen-Gypsum Area, U.S. Dept. of Agriculture, Soil Conservation Service, 1992

Precipitation - Frequency Atlas Western United States, National Oceanic & Atmospheric Admin, 1973

Urban Hydrology for Small Watersheds, TR 55, Natural Resource Conservation Service, 1986

City of Aspen, Colorado: Design and Construction Standards, June 2005.

City of Aspen, Colorado: Urban Runoff Management Plan. April 2010, Sept 2014 Update.

WRC Engineering, Inc. "Storm Drainage Master Plan for the City of Aspen, Colorado". November 2001.

UDFCD. www.udfcd.org.

Sincerely,



Roger Neal, P.E.
High Country Engineering, Inc.

234 W. FRANCIS STREET

ASPEN, CO 81611

HPC FINAL SUBMISSION R2

06.19.2020

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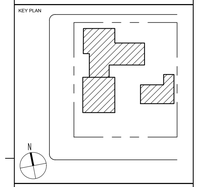
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FILENAME: 1912_T-000_TITLE.DWG

ARCHITECTURAL DRAWING LIST

T-000	COVER SHEET
G-001	GENERAL NOTES
A-050	PROPOSED SITE PLAN
A-100	FLOOR PLAN - BASEMENT
A-101	FLOOR PLAN - FIRST
A-102	FLOOR PLAN - SECOND
A-103	FLOOR PLAN - ROOF
A-200	ELEVATION - SOUTH
A-201	ELEVATION - WEST
A-202	ELEVATION - NORTH
A 203	ELEVATION - EAST
A-204	ELEVATION - FRANCIS STREET 1
A-205	ELEVATION - FRANCIS STREET 2
A-206	ELEVATION - SECOND STREET 1
A-207	ELEVATION - SECOND STREET 2
A-300	SECTION - BUILDING NORTH-SOUTH
A-301	SECTION - BUILDING EAST-WEST
A 310	SECTION - WALL: NEW BUILDING
A-320	DETAILS EXTERIOR - DORMER RECONSTRUCTION
A-321	DETAILS EXTERIOR - CHIMNEY RECONSTRUCTION
A-322	DETAILS EXTERIOR - LIGHTWELL
A-323	DETAILS EXTERIOR - HISTORIC WINDOW/ DOOR SURVEY
A-324	DETAILS EXTERIOR - HISTORIC WINDOW DETAIL
A-331	DETAILS EXTERIOR - NEW WINDOW DETAIL
A 700	MATERIALS
A-901	STREET PERSPECTIVES
A-902	STREET PERSPECTIVES

LANDSCAPE DRAWING LIST

L-001	NOTES
L-002	NOTES
L 100	TREE MITIGATION PLAN
L-200	CONCEPT PLAN
L-300	DETAILS - NEW FENCE
L 400	PLANTING SCHEDULE
L 401	PLANTING PLAN
L-800	PLANTING DETAILS
L-801	DETAILS
L-802	DETAILS
L-803	DETAILS

CIVIL ENGINEER DRAWING LIST

C.1.002	GRADING, DRAINAGE AND EROSION CONTROL PLAN

SURVEY

IMPROVEMENT SURVEY MAP

LIGHTING DRAWING LIST

EXTERIOR SCHEMATIC LIGHTING PROPOSAL (17 PAGES)
LIGHTING SPECIFICATIONS (48 PAGES)

MATERIAL INDICATORS:

EARTH	WOOD CONTINUOUS
ROCK FILL	WOOD BLOCKING
SAND, MORTAR, PLASTER	PLYWOOD
CONCRETE	GLASS
STONE	ACOUSTIC PANEL / TILE
BRICK / MASONRY	GYPSUM BOARD
METAL	INSULATION – BATT/BLANKET
WOOD – FINISH	INSULATION – RIGID

SYMBOLS:

BUILDING ELEVATION	ELEVATION MARKER (10'-3" AFF FINISH FLOOR)
	CENTER LINE
BUILDING SECTION	MATCH LINE
	ALIGN
WALL SECTION	FINISH CEILING HEIGHT (8'-0")
	FINISH TYPE (GWB-1)
INTERIOR ELEVATION	WINDOW NUMBER (1)
	DOOR NUMBER (002)
FLOOR DETAIL	CABINET NUMBER (C101)
	PARTITION TYPE (01)
DETAIL	RCP SYMBOL
	ROOM TAG (100 ROOM)
REVISION	NEW CONSTRUCTION
	LINE OF CONSTRUCTION ABOVE
NORTH ARROW	1 HR RATED PARTITION
	2 HR RATED PARTITION
WALL MOUNTED EXIT SIGN	3 HR RATED PARTITION
CEILING MOUNTED WALL DIGN	

ABBREVIATIONS:

ADJ	ADJACENT OR ADJUSTABLE	OC	ON CENTER
AFF	ABOVE FINISHED FLOOR	OPP HAND	OPPOSITE HAND
ALUM	ALUMINUM	PH	PARTIAL HEIGHT
AS REQ'D	AS REQUIRED	PL GL	PLATE GLASS
BAT	BATTEN	PL LAM	PLASTIC LAMINATE
CAB	CABINET	PLY	PLYWOOD
CLG	CEILING	PNL	PANEL
COL	COLUMN	RAD	RADIUS
CONST	CONSTRUCTION	RO	ROUGH OPENING
DIAM	DIAMETER	RVL	REVEAL
ELEC	ELECTRIC OR ELECTRICAL	SC	SOLID CORE
EQ	EQUAL	SDL	SADDLE
EXG	EXISTING	SIM	SIMILAR
FH	FULL HEIGHT	SS	STAINLESS STEEL
FF	FINISH FLOOR	STL	STEEL
FM	FIELD MEASURE	T&B	TOP & BOTTOM
FO	FACE OF OR FINISH OPENING	TOH	TOP OF HEAD
GWB	GYPSUM WALL BOARD	TOS	TOP OF SILL
HC	HOLLOW CORE	TYP	TYPICAL
HDF	HIGH DENSITY FIBERBOARD	UC	UNDERCUT
HDWD	HARDWOOD	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	US	UNDERSIDE
LAM	LAMINATED	USH	UNDERSIDE OF HEAD
MDF	MEDIUM DENSITY FIBERBOARD	VIF	VERIFY IN FIELD
MTL	METAL	W/	WITH
NIC	NOT IN CONTRACT	W/O	WITHOUT
NTS	NOT TO SCALE	WP	WATERPROOF

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BLOCK: 48
LOT: K, L, M
ZONE DISTRICT: R-6
LOT SIZE: 9000 SF
LOT AREA: 9000 SF

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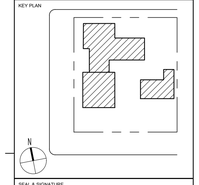
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1912FR

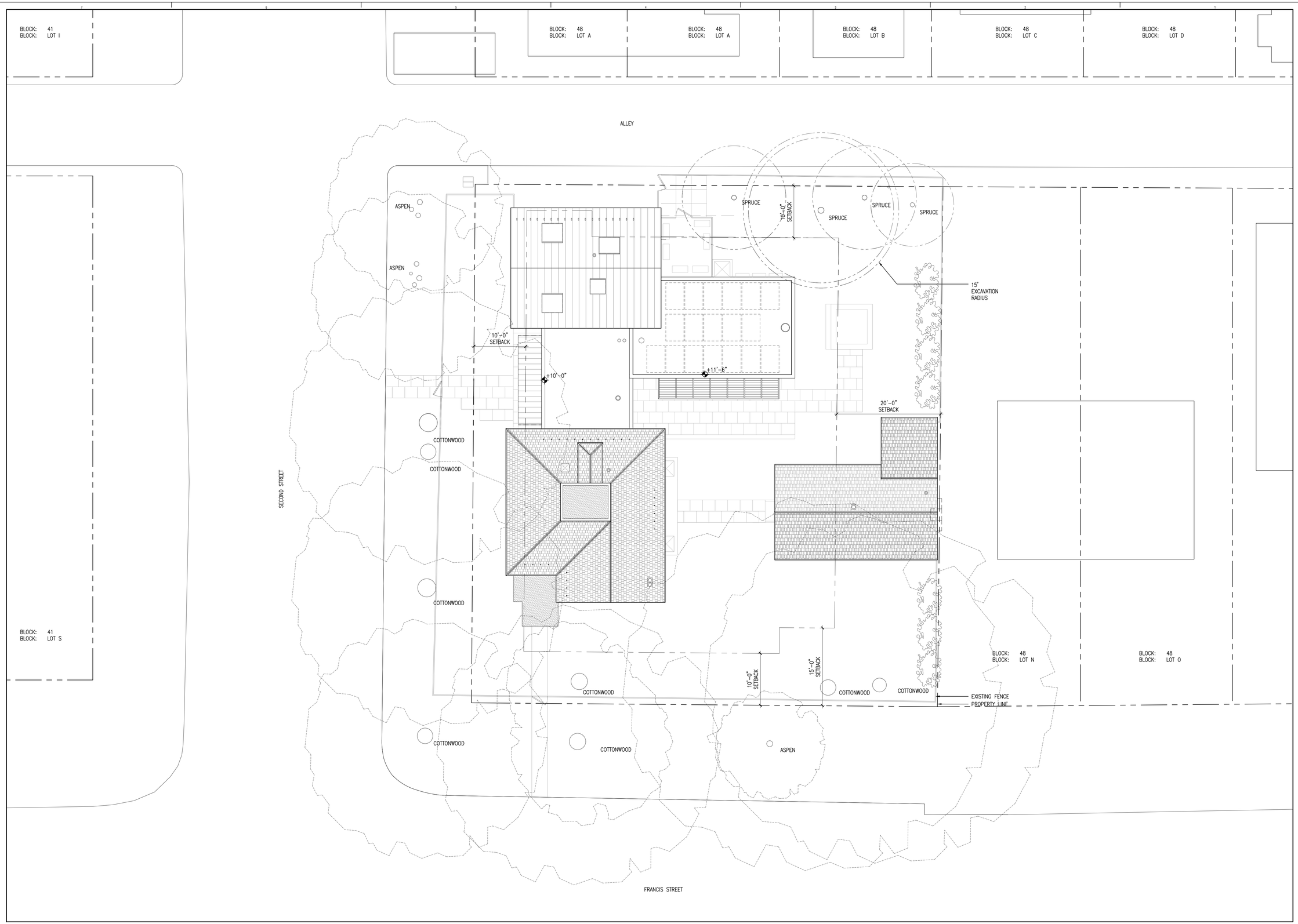
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G-001

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SITE PLAN

PROJECT NO.
1912

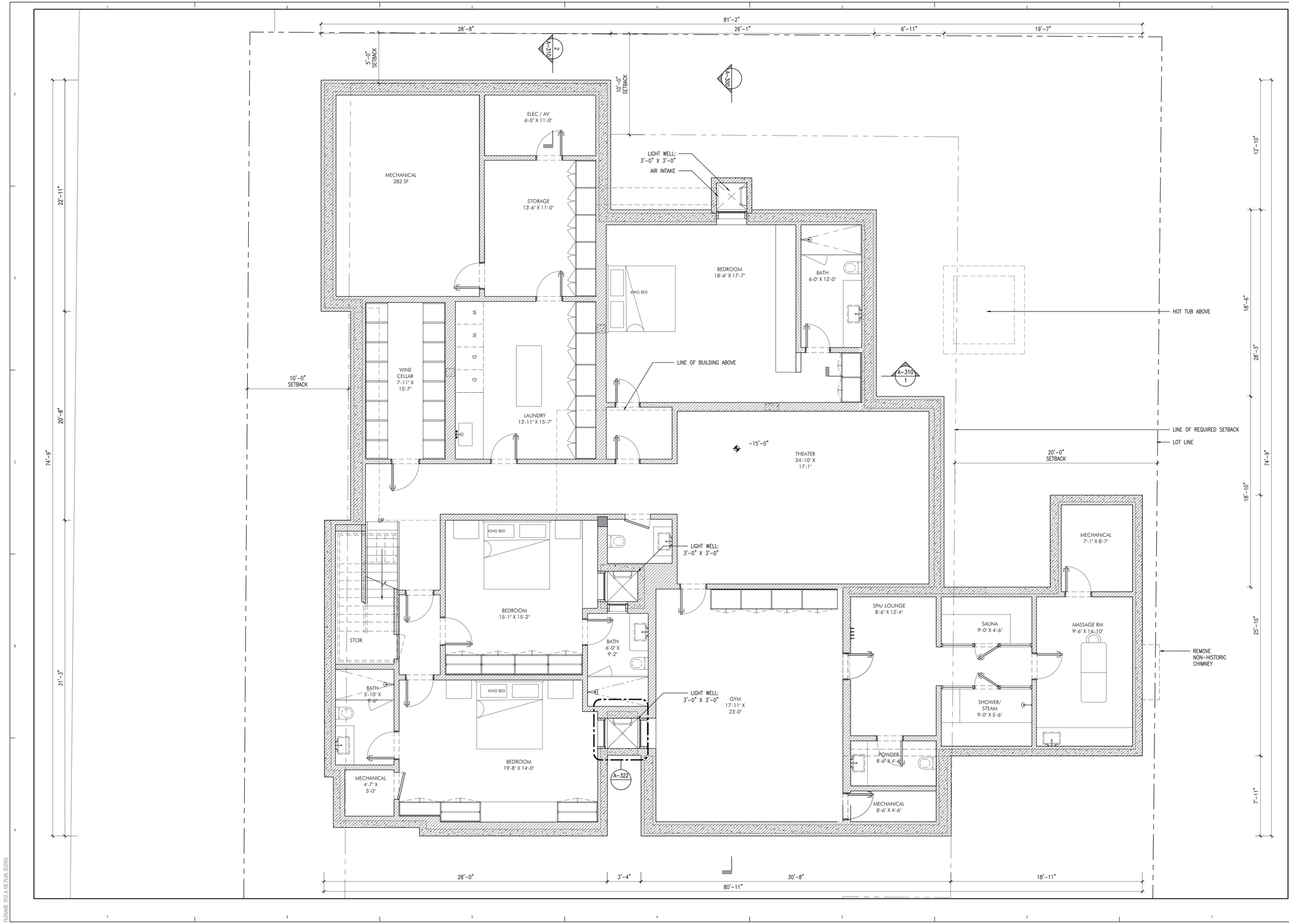
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SCALE (24x36)
1/8"=1'-0"

A-050

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BASEMENT PLAN

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A-100

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FIRST FLOOR PLAN

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SCALE (24x36) 1/4"=1'-0"

A-101

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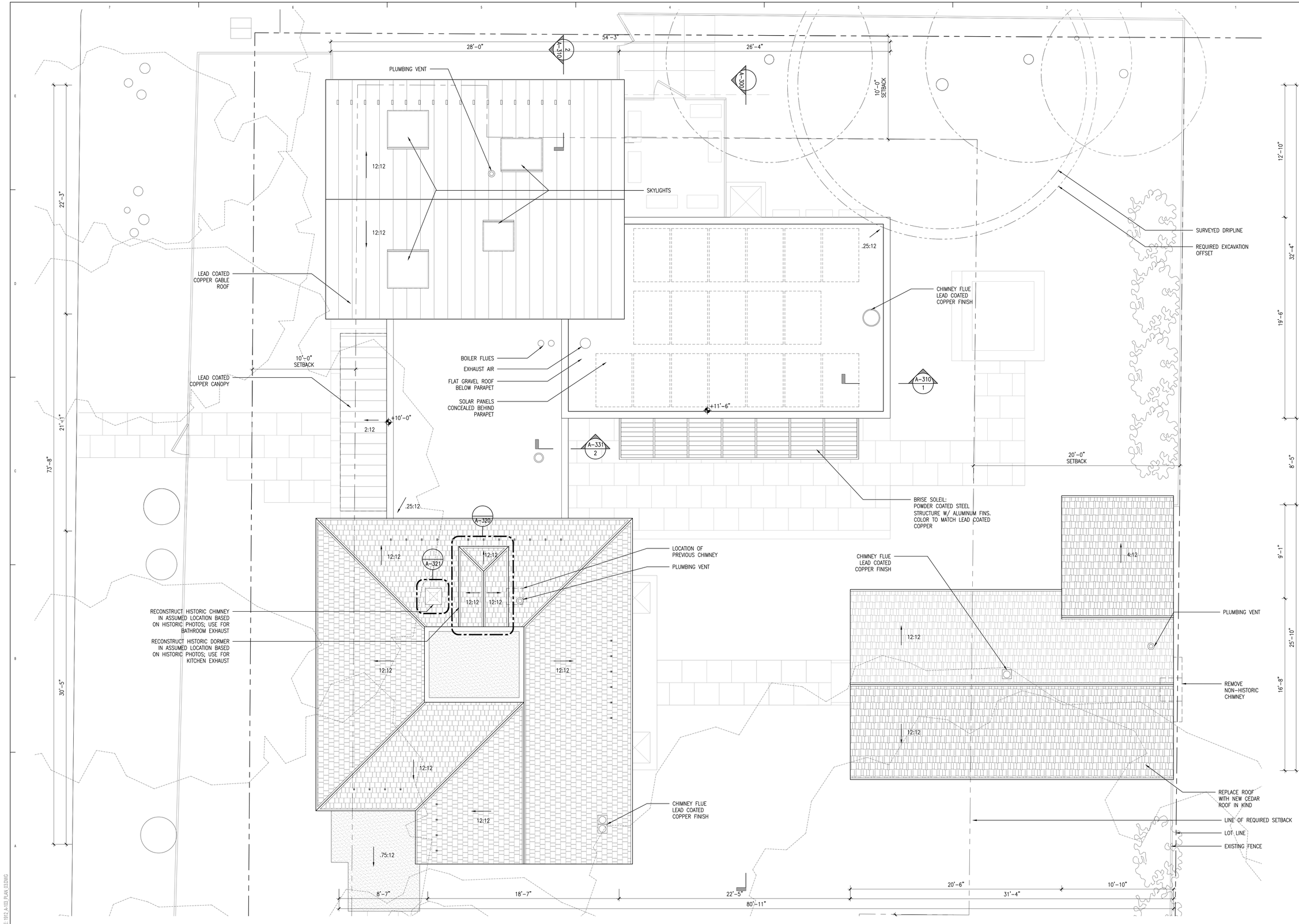
234 W. FRANCIS STREET
ASPEN, CO 81611
RESIDENCE

SECOND FLOOR PLAN

PROJECT NO. 1912
Drawn By CC
SCALE (GRAPH) 1/4"=1'-0"

A-102

6 of 27



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#	DATE	DESCRIPTION	CHK
1	2019-08-20	HPC CONCEPTUAL	JS
2	2019-10-22	HPC CONCEPTUAL R1	JS
3	2020-01-20	HPC CONCEPTUAL R2	JS
4	2020-03-25	COST ESTIMATE SET	JS
5	2020-05-08	HPC FINAL	JS
6	2020-05-22	HPC FINAL R1	JS
7	2020-06-19	HPC FINAL R2	JS

LOCAL ARCHITECT
1FRIDAY DESIGN
PO BOX 7928
ASPEN, CO 81612
970.309.0695

LANDSCAPE ARCHITECT
BLUEGREEN BLD
300 S. SPRING ST, SUITE 202
ASPEN, CO 81611
940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
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ONEBUTTON
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BROOKLYN NEW YORK, 11222
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KEY PLAN

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234 W. FRANCIS STREET
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RESIDENCE

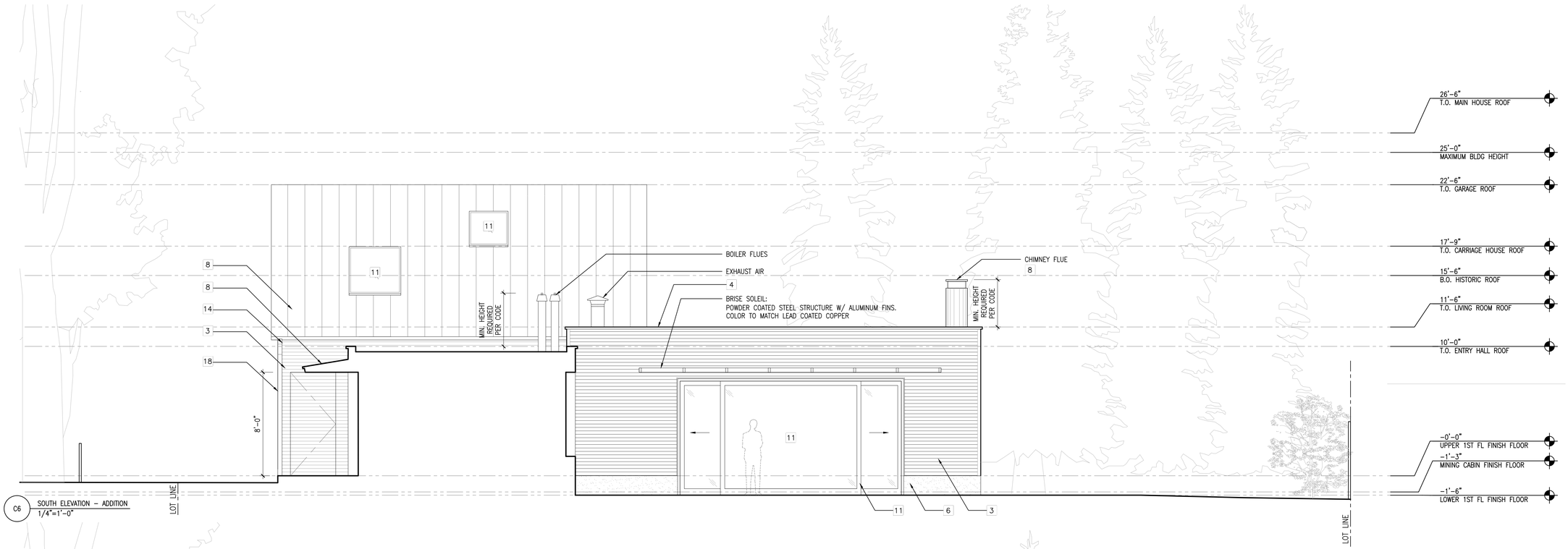
ROOF PLAN

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) 1/4"=1'-0"

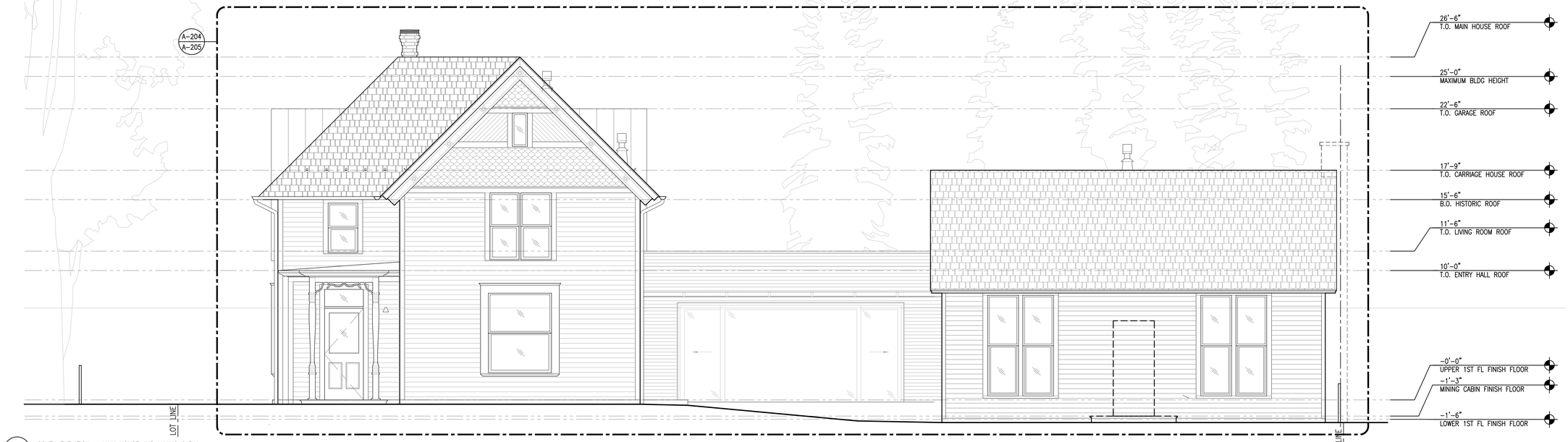
A-103

7 of 27

FILENAME: 1912.A-103_PLAN_03.DWG



C6 SOUTH ELEVATION – ADDITION
1/4"=1'-0"



A6 SOUTH ELEVATION – MAIN HOUSE AND MINING CABIN
1/4"=1'-0"

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3	2020-01-20	HPC CONCEPTUAL R2	JS
4	2020-03-25	COST ESTIMATE SET	JS
5	2020-05-08	HPC FINAL	JS
6	2020-05-22	HPC FINAL R1	JS
6	2020-06-19	HPC FINAL R2	JS

LOCAL ARCHITECT
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ASPEN, CO 81612
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LANDSCAPE ARCHITECT
BLUEGREEN BLD
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ASPEN, CO 81611
940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
300 S. SPRING ST, SUITE 202
ASPEN, CO 81611
970.925.2855

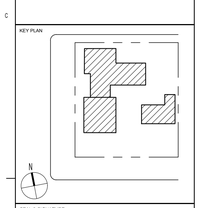
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SOUTH ELEVATION

PROJECT NO.
1912

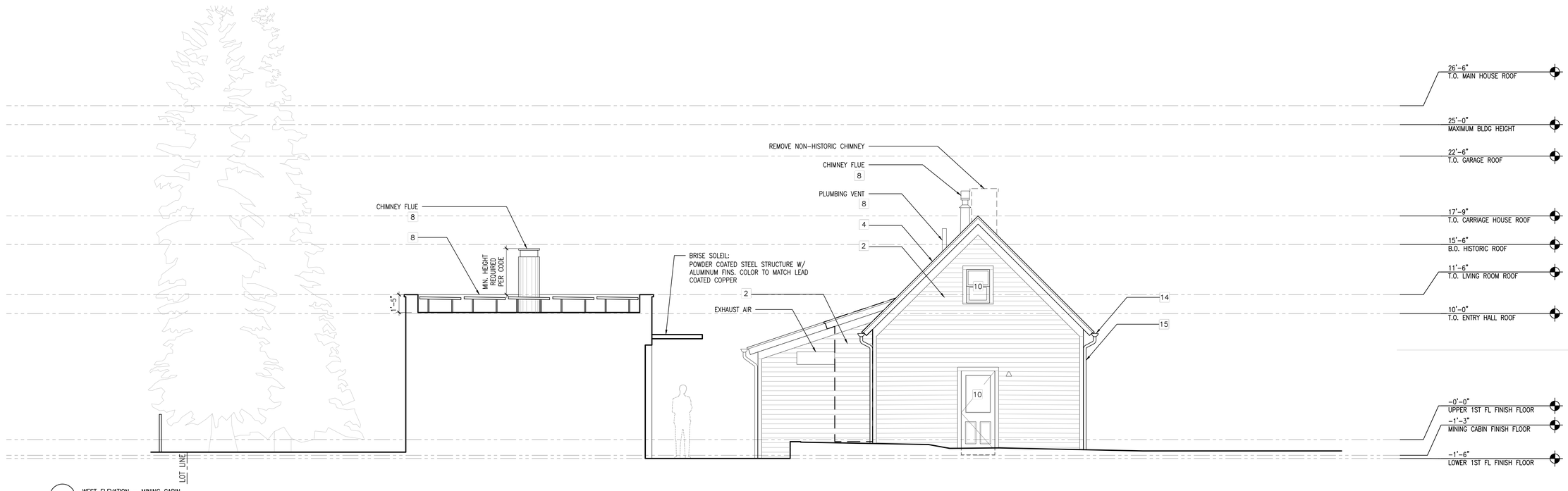
Drawn By
CC

SCALE (24x36)
1/4"=1'-0"

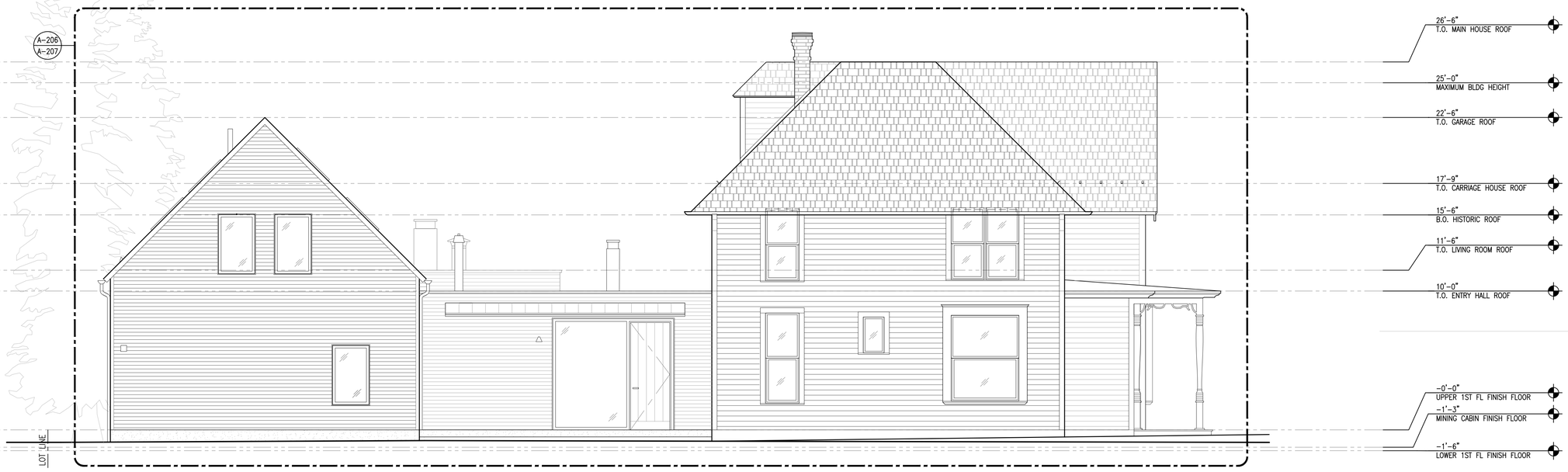
A-200

8 of 27

FILENAME: 1912_A-200_ELEV_S.DWG



C6 WEST ELEVATION – MINING CABIN
1/4"=1'-0"



A6 WEST ELEVATION – MAIN HOUSE, ADDITION, GARAGE
1/4"=1'-0"

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5	2020-05-08	HPC FINAL	JS
6	2020-05-22	HPC FINAL R1	JS
7	2020-06-19	HPC FINAL R2	JS

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940.945.8676

HISTORIC PRESERVATION
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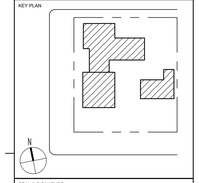
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RESIDENCE

WEST ELEVATION

PROJECT NO.
1912

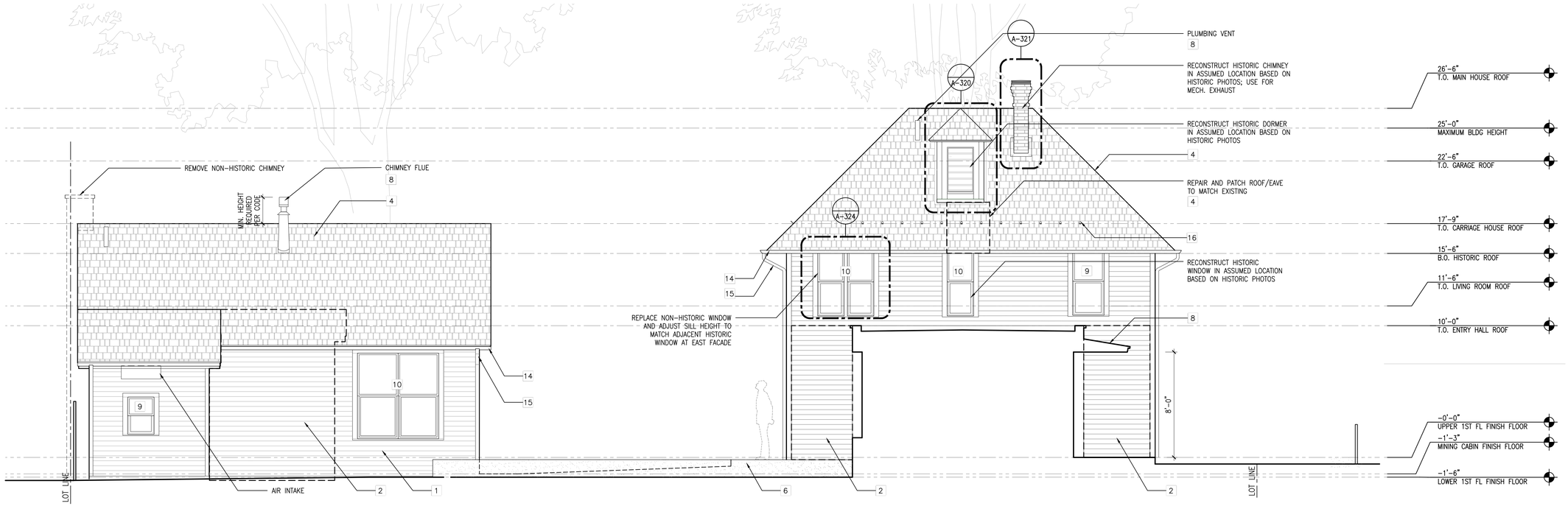
Drawn By
CC

SCALE (24x36)
1/4"=1'-0"

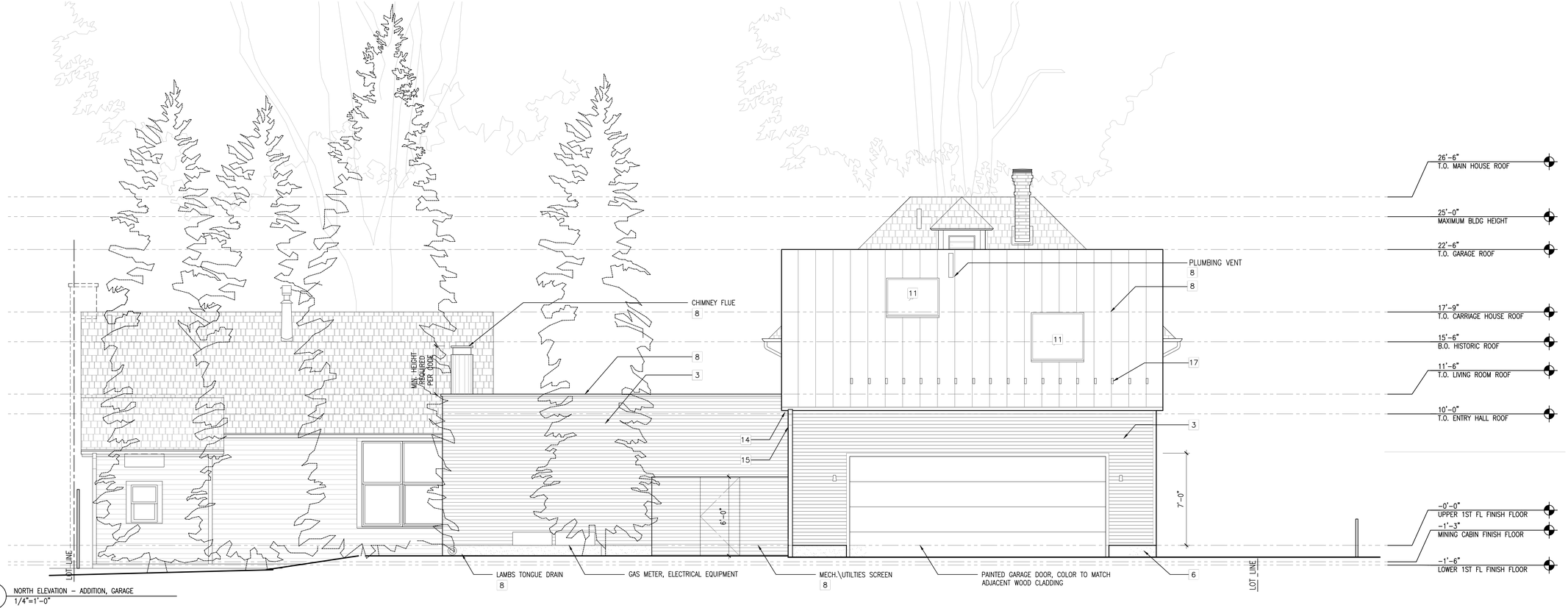
A-201

9 of 27

FILENAME: 1912_A-201_ELEV_W.DWG



C6 NORTH ELEVATION – MINING CABIN, MAIN HOUSE
1/4"=1'-0"



A6 NORTH ELEVATION – ADDITION, GARAGE
1/4"=1'-0"

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4	2020-03-25	COST ESTIMATE SET	JS
5	2020-05-08	HPC FINAL	JS
6	2020-05-22	HPC FINAL R1	JS
7	2020-06-19	HPC FINAL R2	JS

LOCAL ARCHITECT
1FRIDAY DESIGN
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940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
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ASPEN, CO 81611
970.925.2855

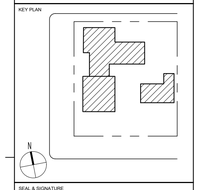
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GLENWOOD SPRINGS, CO 81601
970.925.2855

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234 W. FRANCIS STREET
ASPEN, CO 81611
RESIDENCE

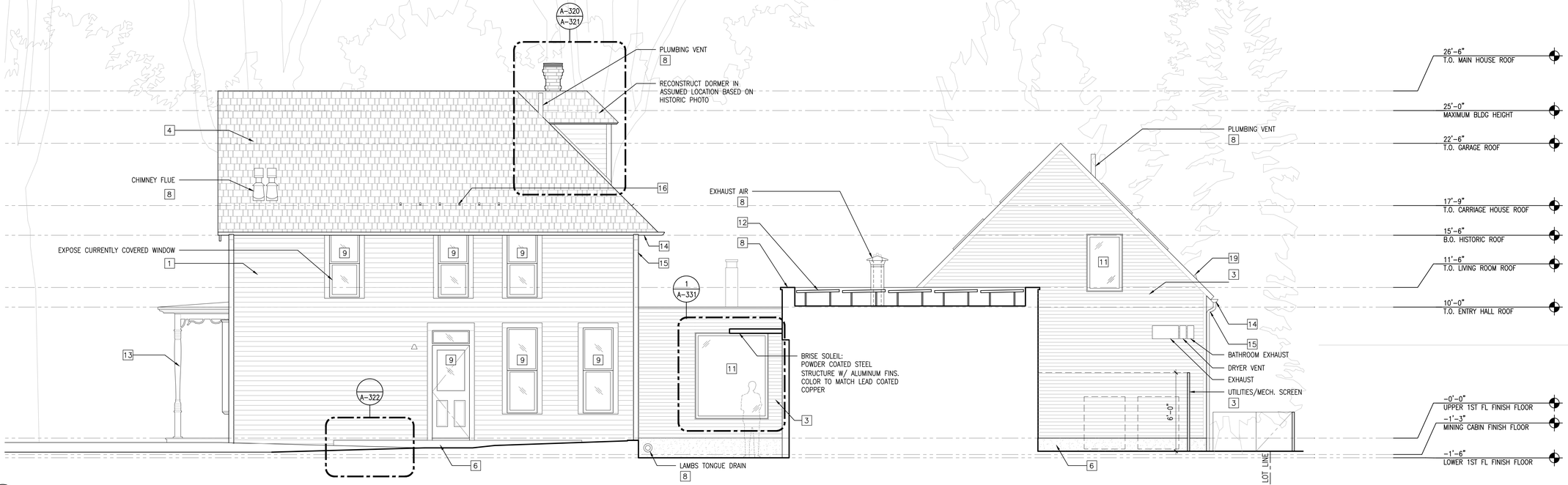
NORTH ELEVATION

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) 1/4"=1'-0"

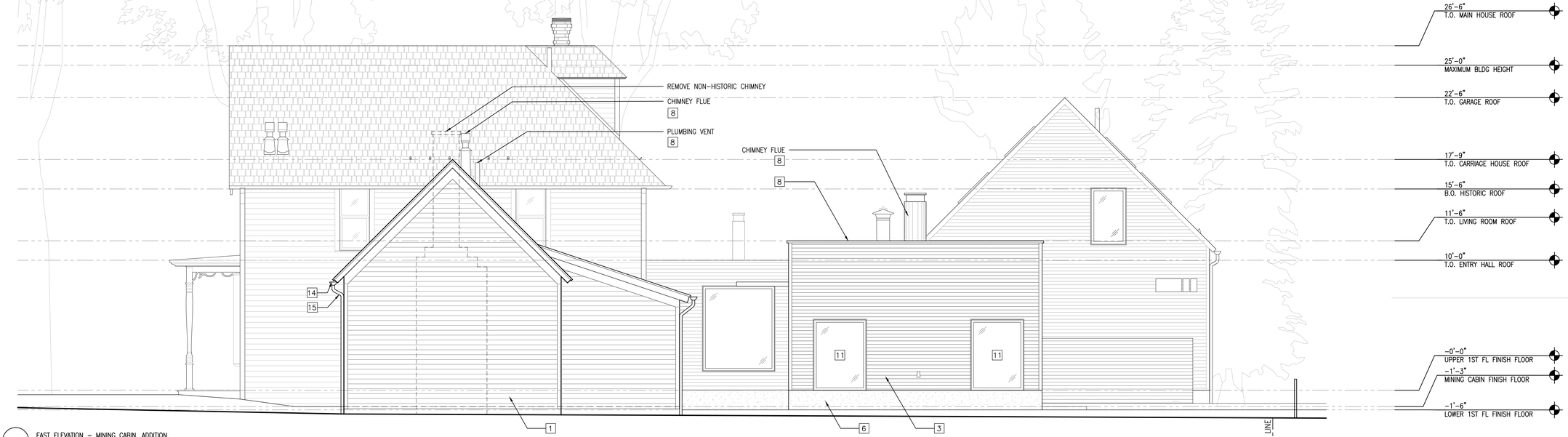
A-202

10 of 27

FILENAME: 1912_A-202_ELEV_N.DWG



C6 EAST ELEVATION – MAIN HOUSE
1/4"=1'-0"



A6 EAST ELEVATION – MINING CABIN, ADDITION
1/4"=1'-0"

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3	2020-01-20	HPC CONCEPTUAL R2	JS
4	2020-03-25	COST ESTIMATE SET	JS
5	2020-05-08	HPC FINAL	JS
6	2020-05-22	HPC FINAL R1	JS
7	2020-06-19	HPC FINAL R2	JS

LOCAL ARCHITECT
1FRIDAY DESIGN
PO BOX 7928
ASPEN, CO 81612
970.309.0695

LANDSCAPE ARCHITECT
BLUEGREEN BLD
300 S. SPRING ST, SUITE 202
ASPEN, CO 81611
940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
300 S. SPRING ST, SUITE 202
ASPEN, CO 81611
970.925.2855

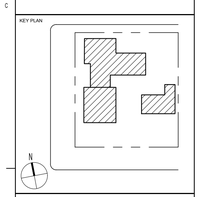
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RESIDENCE

EAST ELEVATION

PROJECT NO.
1912

Drawn By
CC

SCALE (24x36)
1/4"=1'-0"

A-203

11 of 27

FILENAME: 1912_A-203_ELEV_E.DWG



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#	DATE	DESCRIPTION	CHK
1	2020-05-08	HPC FINAL	JS
2	2020-05-22	HPC FINAL R1	JS

LOCAL ARCHITECT

1FRIDAY DESIGN
PO BOX 7928
ASPEN, CO 81612
970.309.0695

LANDSCAPE ARCHITECT

BLUEGREEN BLD
300 S. SPRING ST. SUITE 202
ASPEN, CO 81611
940.945.8676

HISTORIC PRESERVATION

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ASPEN, CO 81611
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RESOURCE ENGINEERING GROUP
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CRESTED BUTTE, CO 81224
970.925.2855

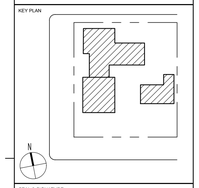
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ASPEN, CO 81611
RESIDENCE

FRANCIS ST ELEVATION 1/2

PROJECT NO.
1912

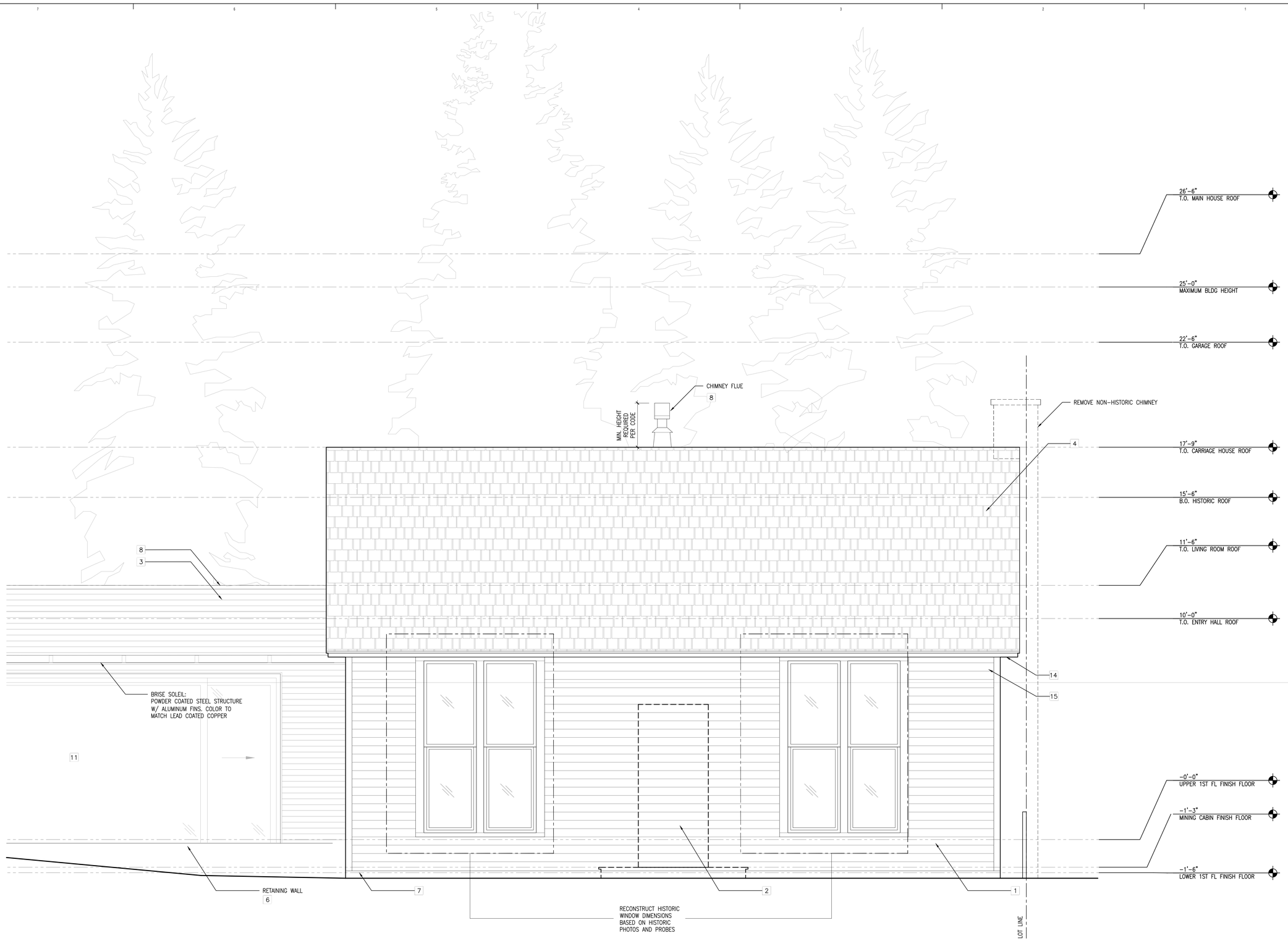
Drawn By
CC

SCALE (24x36)
1/2"=1'-0"

A-204

12 of 26

FILENAME: 1912_A-204_ELEV_FRANCIS_01.DWG



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#	DATE	DESCRIPTION	CHK
1	2020-05-08	HPC FINAL	JS
2	2020-05-22	HPC FINAL R1	JS
3	2020-06-19	HPC FINAL R2	JS

LOCAL ARCHITECT

1FRIDAY DESIGN
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970.309.0695

LANDSCAPE ARCHITECT

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940.945.8676

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RESOURCE ENGINEERING GROUP
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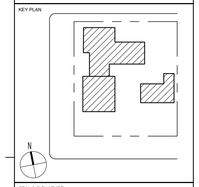
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ONEBUTTON
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FRANCIS ST ELEVATION 2/2

PROJECT NO.
1912

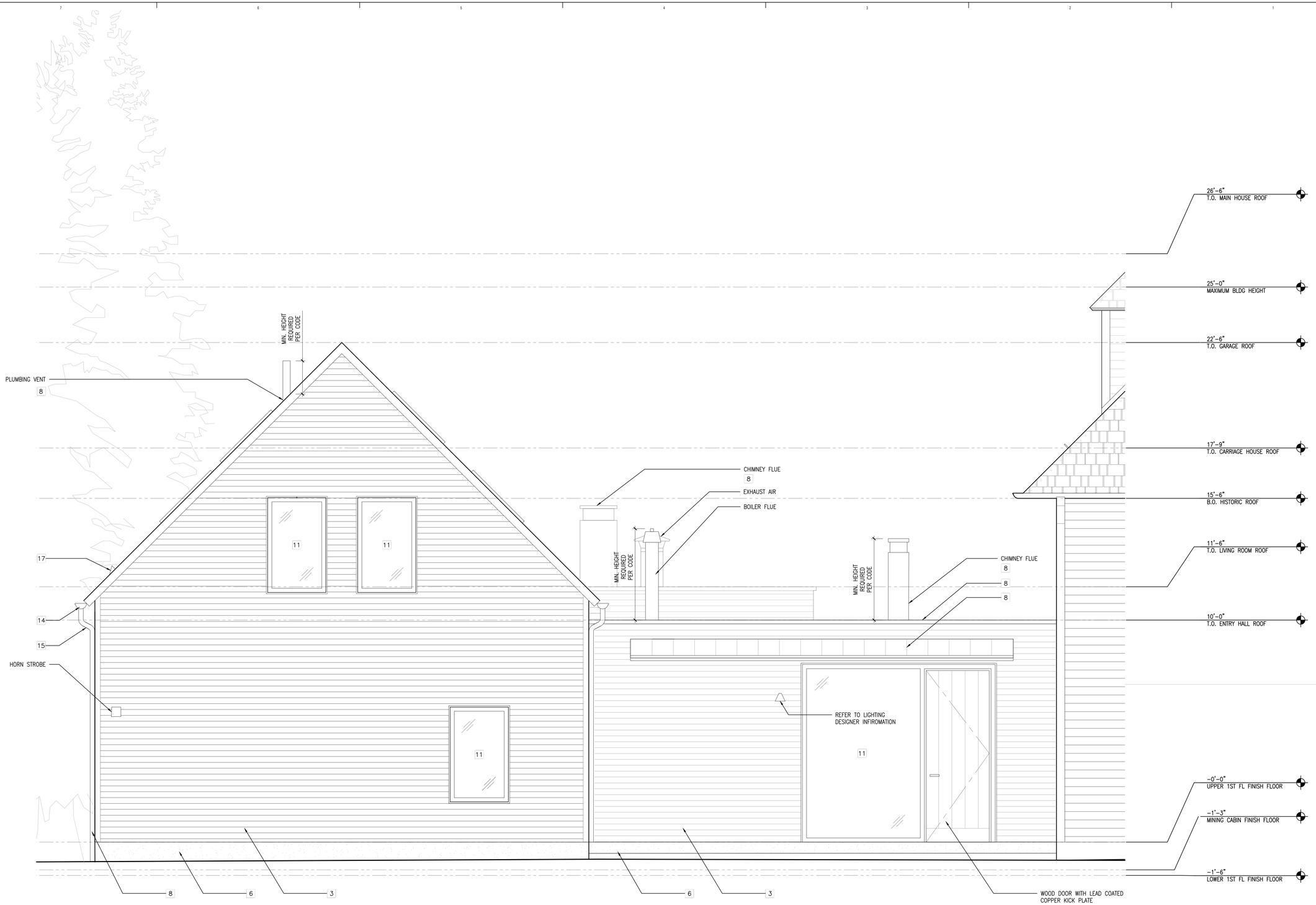
Drawn By
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SCALE (24x36)
1/2"=1'-0"

A-205

13 of 27

FILENAME: 1912_A-205_ELEV_FRANCIS_02.DWG



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#	DATE	DESCRIPTION	CHK
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2	2020-05-22	HPC FINAL R1	JS
3	2020-06-19	HPC FINAL R2	JS

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CRESTED BUTTE, CO 81224
970.925.2855

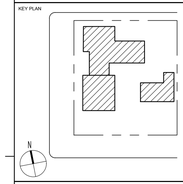
LIGHTING DESIGNER

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120 WALKER STREET, 7E
NEW YORK, NEW YORK 10013
212.255.4463

AV CONSULTANT

ONEBUTTON
67 WEST ST #527
BROOKLYN NEW YORK, 11222
917.398.0025

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860 BROADWAY NEW YORK NY 10003
PHONE 212.219.9571 FAX 212.941.6362

234 W. FRANCIS STREET
ASPEN, CO 81611
RESIDENCE

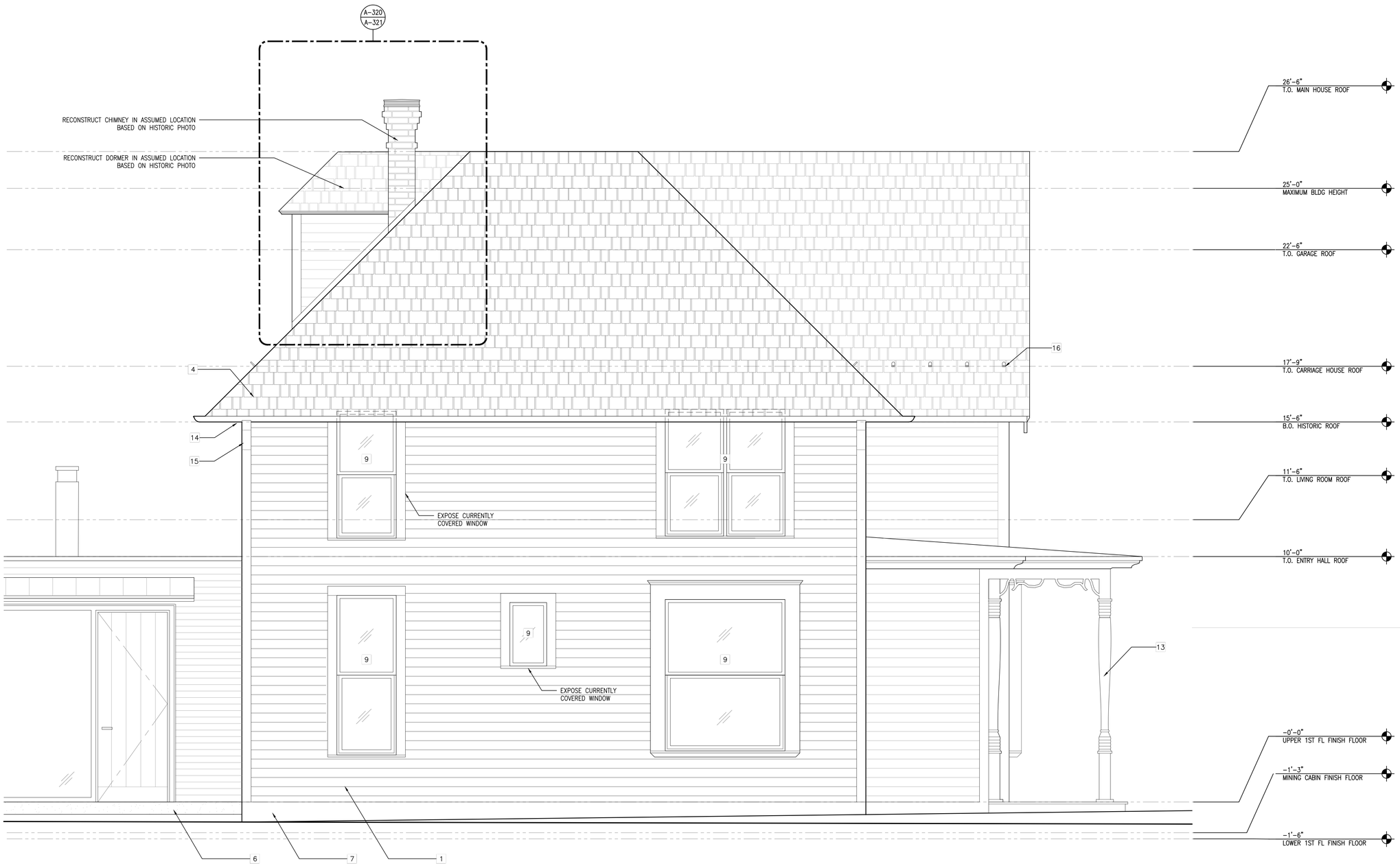
SECOND ST ELEVATION 1/2

PROJECT NO: 1912
Drawn By: CC
SCALE (24X36): 1/2"=1'-0"

A-206

14 of 27

FILENAME-1912_A-206_ELEV_SECOND_01.DWG



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1	2020-05-08	HPC FINAL	JS
2	2020-05-22	HPC FINAL R1	JS

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1FRIDAY DESIGN
PO BOX 7928
ASPEN, CO 81612
970.309.0695

LANDSCAPE ARCHITECT
BLUEGREEN BLD
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ASPEN, CO 81611
940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
300 S. SPRING ST, SUITE 202
ASPEN, CO 81611
970.925.2855

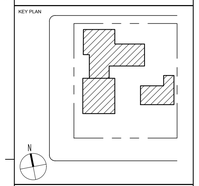
CIVIL ENGINEER
HIGH COUNTRY ENGINEERING
1517 BLAKE AVENUE, SUITE 101
GLENWOOD SPRINGS, CO 81601
970.925.2855

STRUCTURAL/ MEP ENGINEER
RESOURCE ENGINEERING GROUP
502 WHITEROCK AVE, SUITE 102
CRESTED BUTTE, CO 81224
970.925.2855

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120 WALKER STREET, 7E
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RESIDENCE

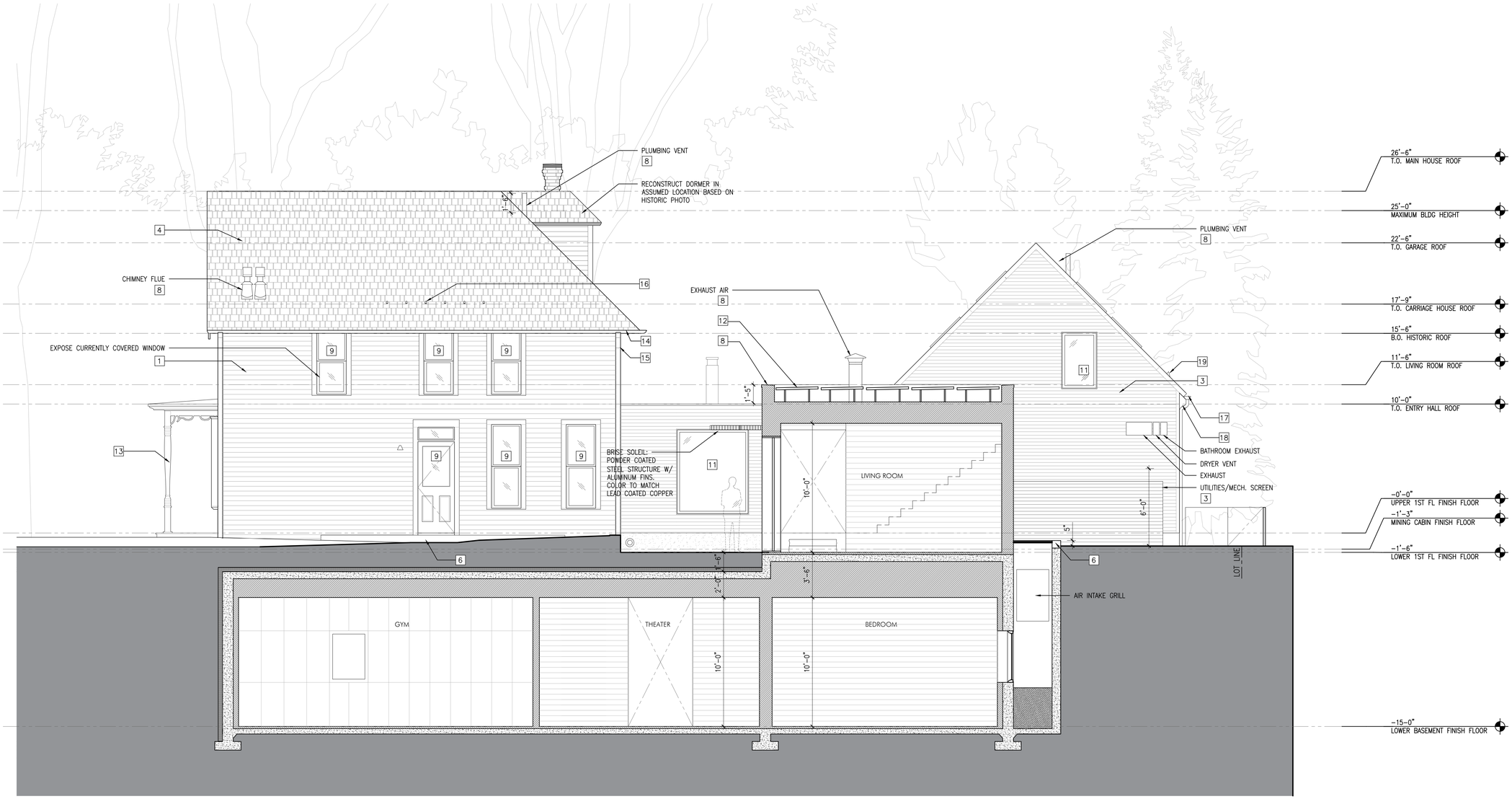
SECOND ST ELEVATION 2/2

PROJECT NO: 1912
Drawn By: CC
SCALE (24x36): 1/2"=1'-0"

A-207

15 of 26

FILENAME: 1912_A-207_ELEV_SECOND_02.DWG



A7 NORTH-SOUTH SECTION THROUGH ADDITION
1/4"=1'-0"

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NORTH-SOUTH SECTION THROUGH ADDITION

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) 1/4"=1'-0"

A-300

16 of 27

FILENAME: 1912_A300_SECT_NS.DWG



A7 EAST-WEST SECTION THROUGH CABIN
1/4"=1'-0"

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1	2020-06-19	HPC FINAL R2	JS

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RESIDENCE

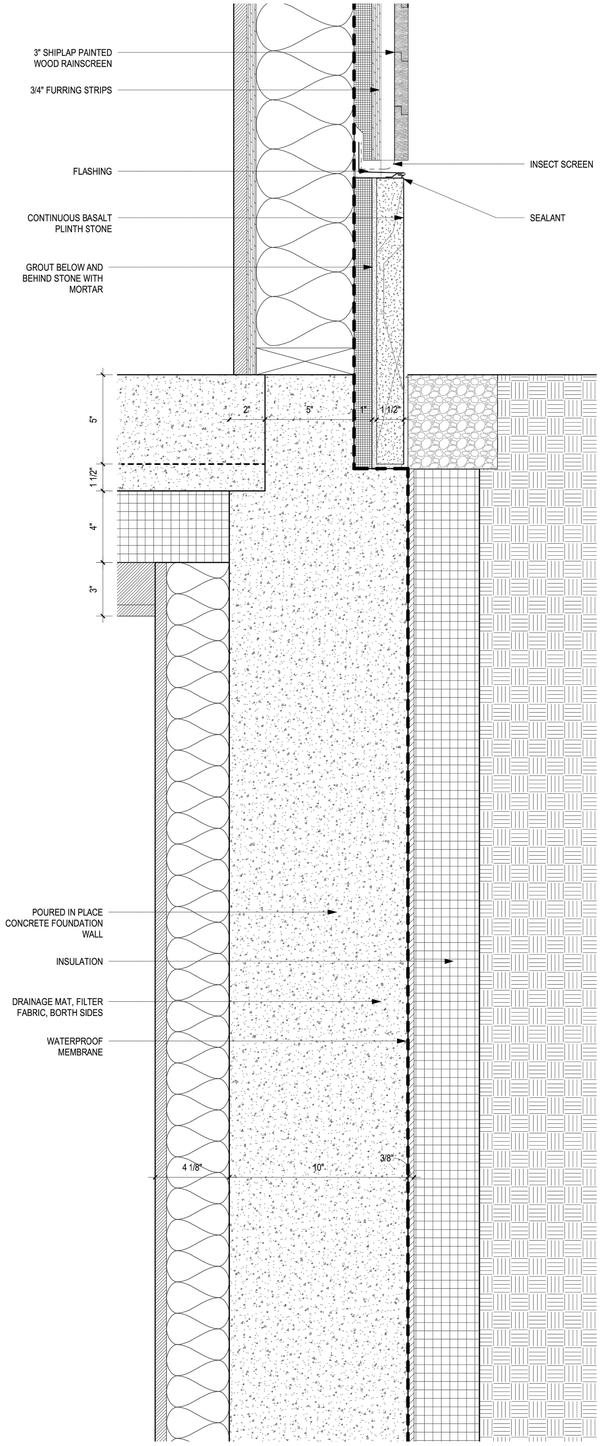
EAST-WEST SECTION THROUGH CABIN

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) 1/4"=1'-0"

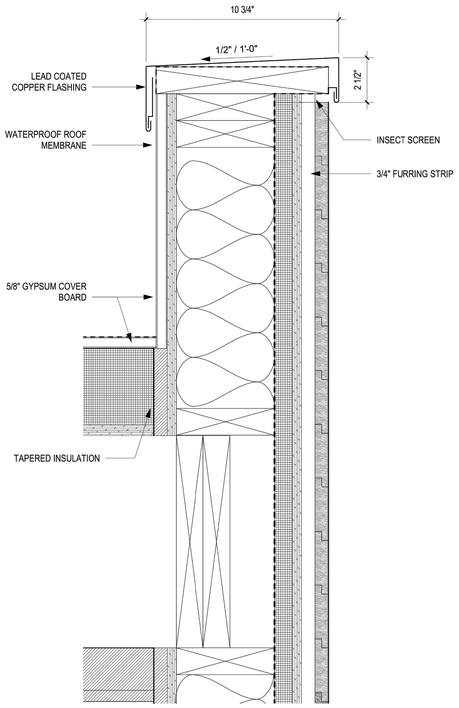
A-301

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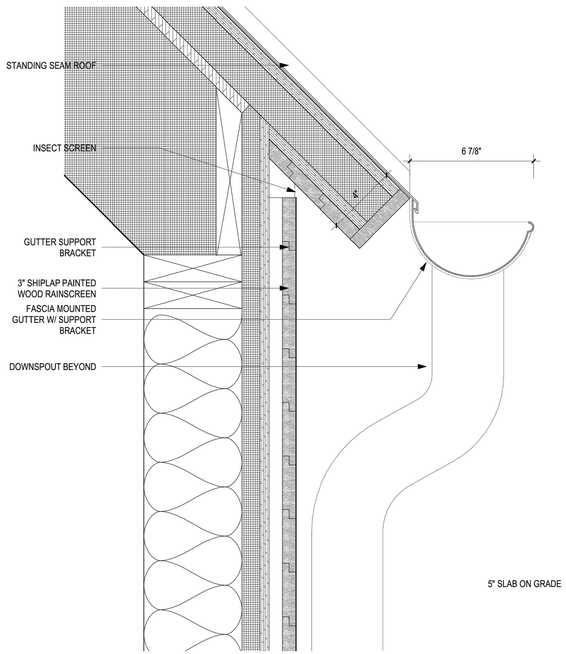
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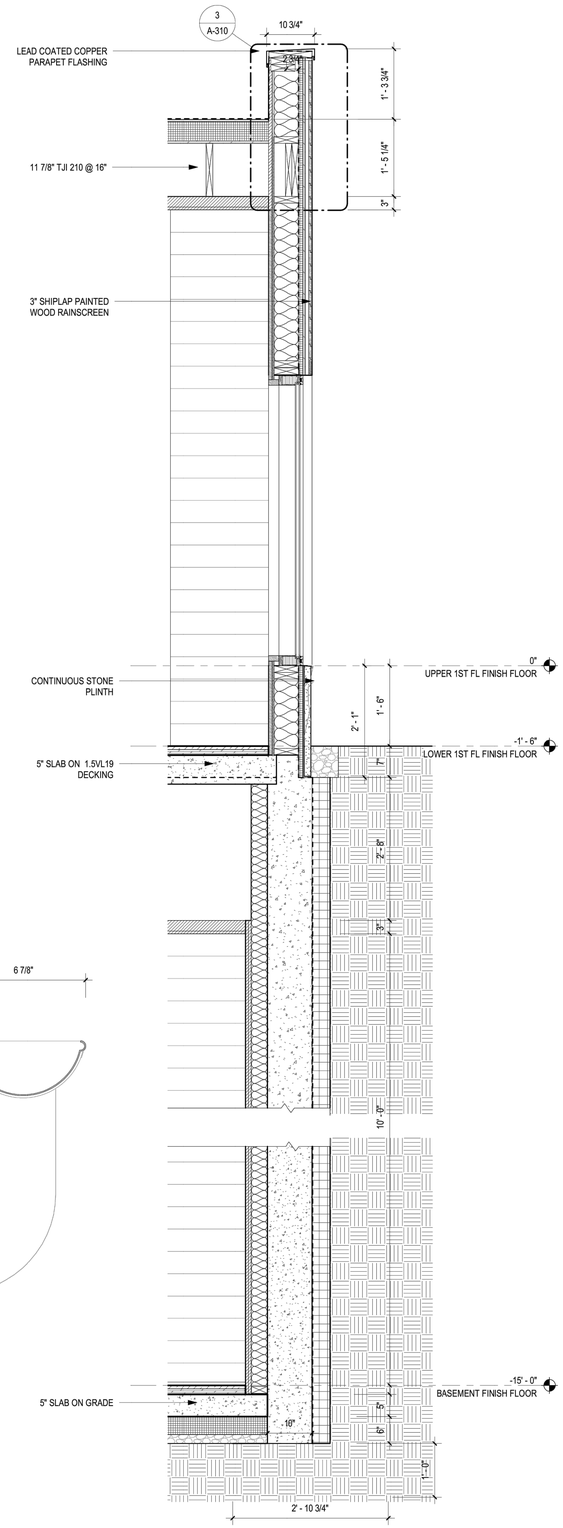
5 Wall Section - Garage East Wall - Plinth Detail
3" = 1'-0"



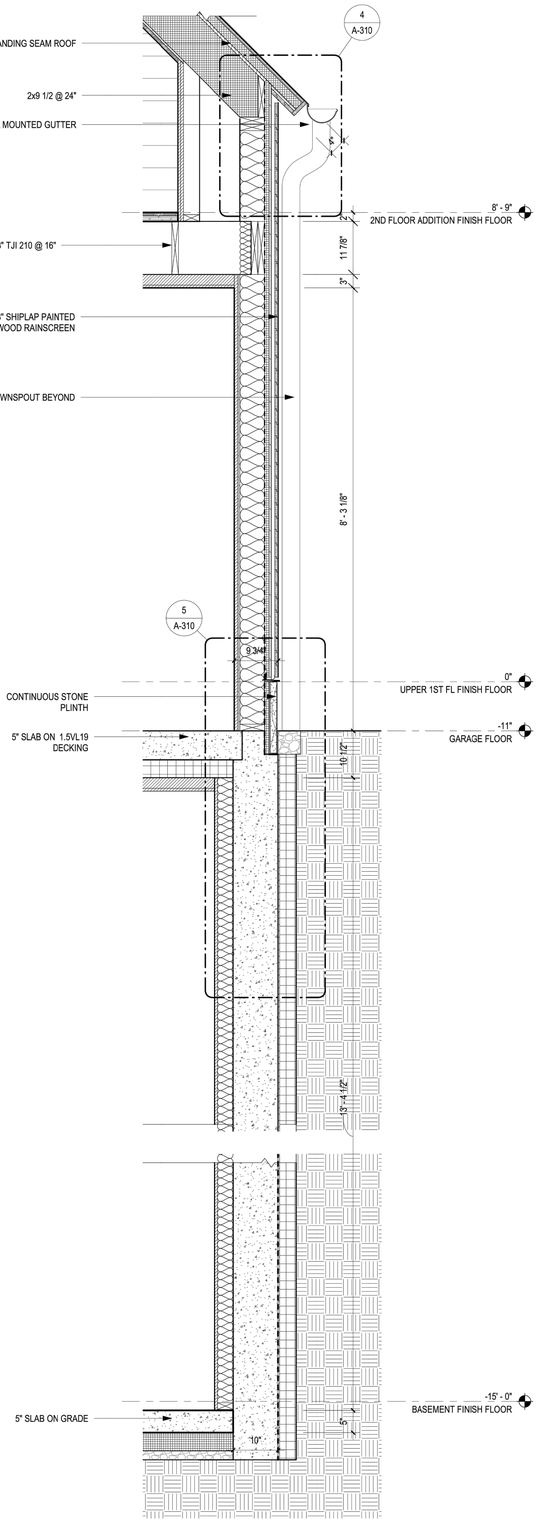
3 Wall Section - Living Room East Wall - Parapet Detail
3" = 1'-0"



4 Wall Section - Garage East Wall - Roof Eave Detail
3" = 1'-0"



1 Wall Section - Living Room East Wall
3/4" = 1'-0"



2 Wall Section - Garage East Wall
3/4" = 1'-0"

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1FRIDAY DESIGN
PO BOX 7928
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970.309.0695

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212.255.4463

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ONEBUTTON
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PHONE 212.219.9571 FAX 212.941.6362

234 W. FRANCIS STREET
ASPEN, CO 81611
RESIDENCE

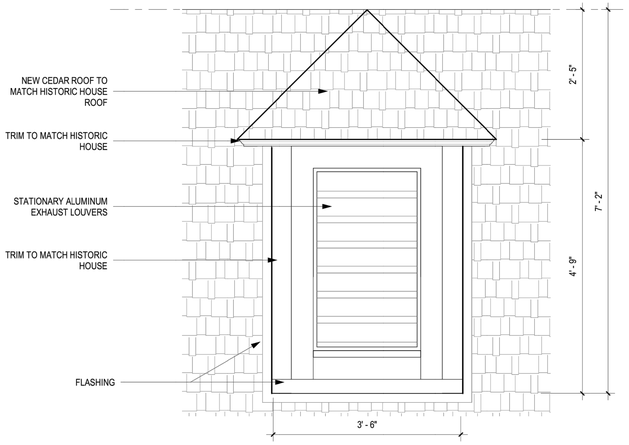
WALL SECTIONS ADDITION

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) VARIES

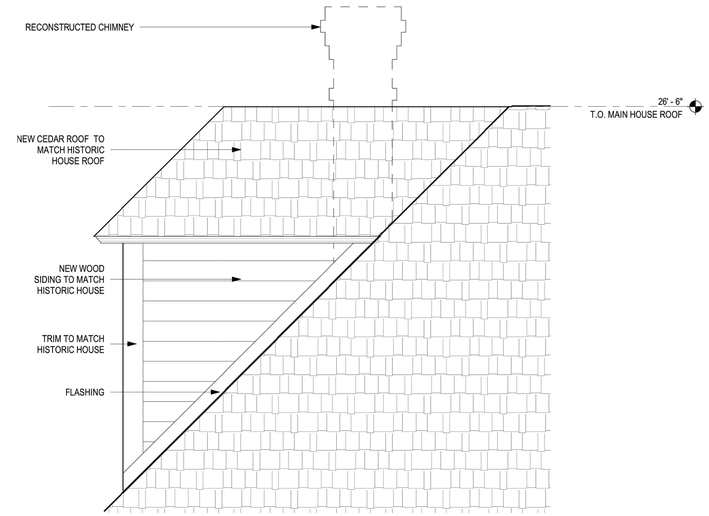
A-310

18 of 27

FILENAME: 1912_A-310_DTL_WALLSECT_ADDITION.DWG



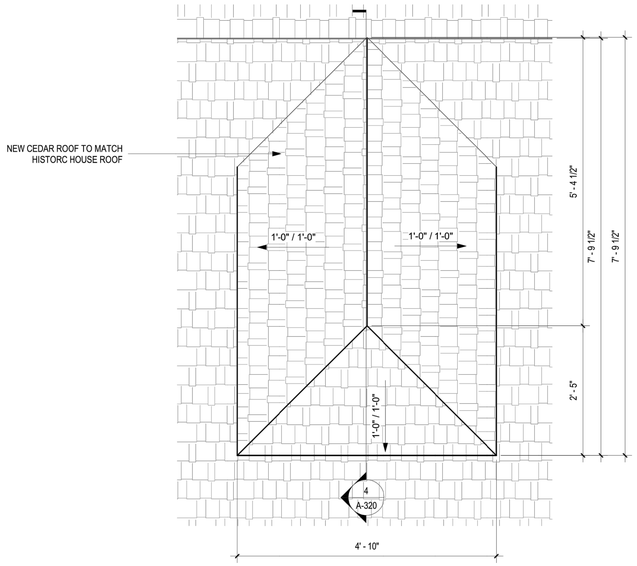
3 Dormer - North Elevation
3/4" = 1'-0"



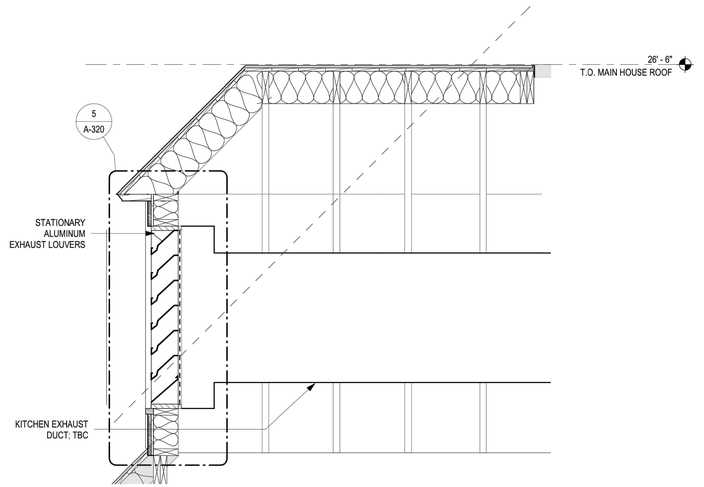
1 Dormer - West Elevation
3/4" = 1'-0"



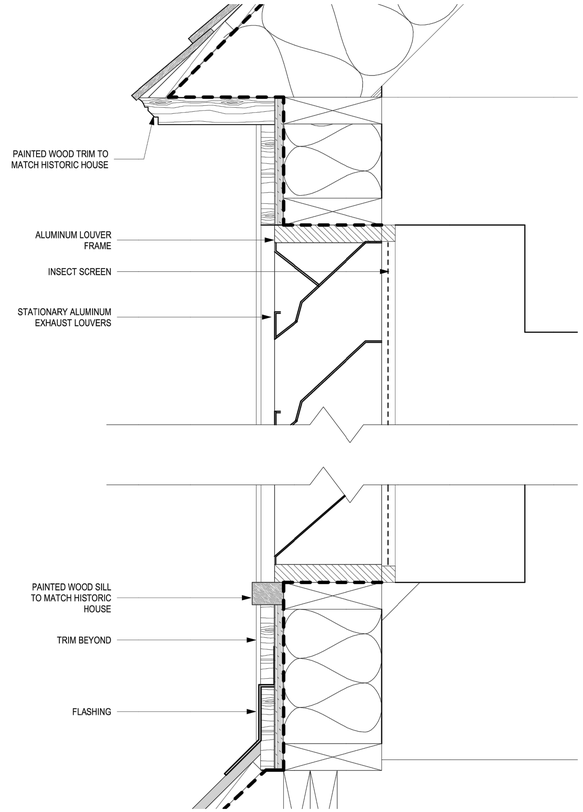
HISTORIC AERIAL PHOTOGRAPH SHOWING DORMER ON NORTH SIDE OF ROOF



2 Dormer - Roof Plan
3/4" = 1'-0"



4 Dormer - N-S Section
3/4" = 1'-0"



5 Dormer - Section Detail at Louvers
3" = 1'-0"

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1FRIDAY DESIGN
PO BOX 7928
ASPEN, CO 81612
970.309.0695

LANDSCAPE ARCHITECT
BLUEGREEN BLD
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ASPEN, CO 81611
940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
300 S. SPRING ST, SUITE 202
ASPEN, CO 81611
970.925.2855

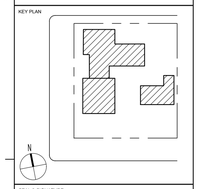
CIVIL ENGINEER
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1517 BLAKE AVENUE, SUITE 101
GLENWOOD SPRINGS, CO 81601
970.925.2855

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CRESTED BUTTE, CO 81224
970.925.2855

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NEW YORK, NEW YORK 10013
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PHONE 212.219.9571 FAX 212.941.6362

234 W. FRANCIS STREET
ASPEN, CO 81611
RESIDENCE

DORMER RECONSTRUCTION

PROJECT NO.
1912

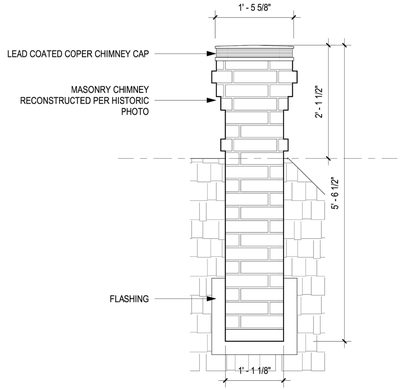
Drawn By
CC

SCALE (24x36)
VARIES

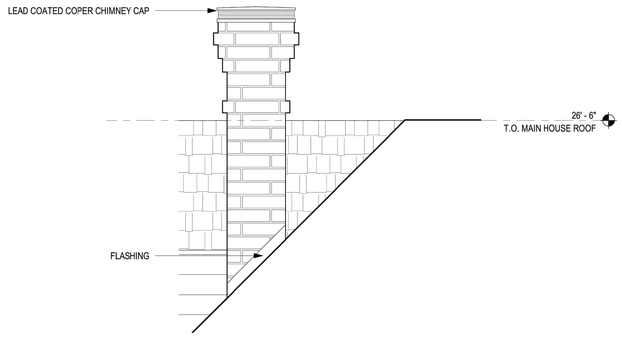
A-320

19 of 27

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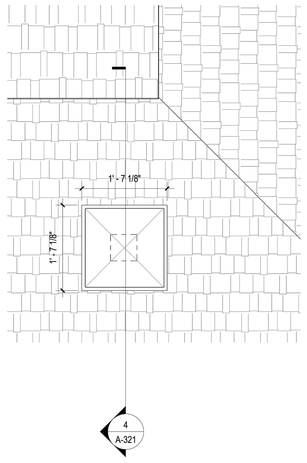
2 Chimney - North Elevation
3/4" = 1'-0"



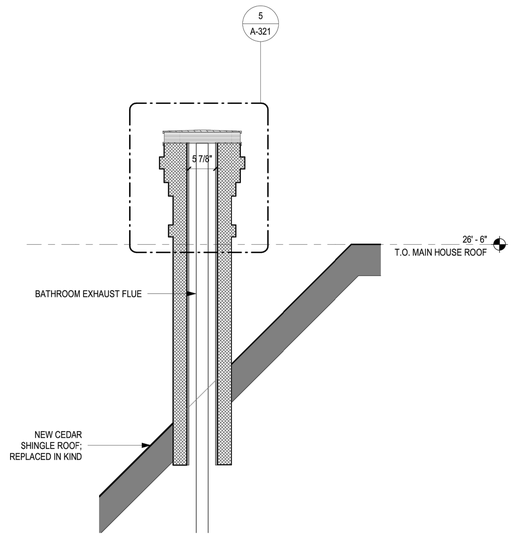
1 Chimney - West Elevation
3/4" = 1'-0"



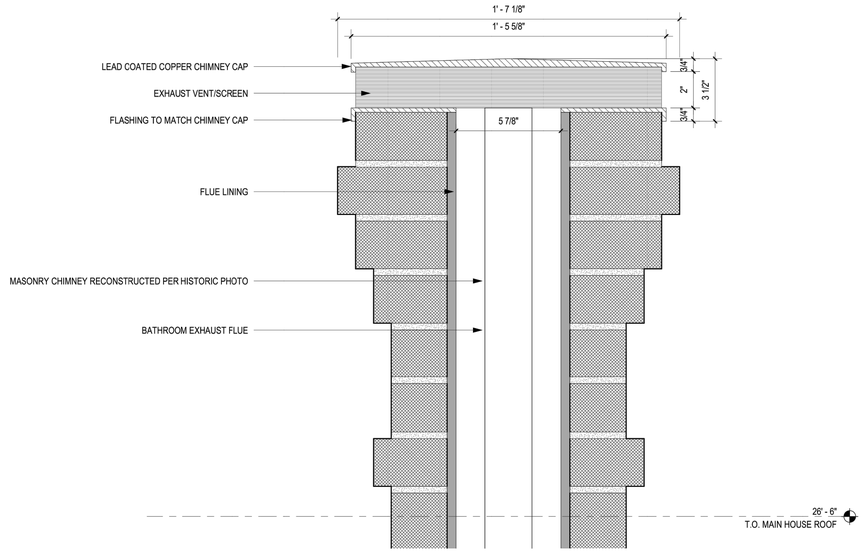
HISTORIC PHOTO SHOWING ORIGINAL MASONRY CHIMNEY



3 Chimney- Roof Plan
3/4" = 1'-0"



4 Chimney - N-S Section
3/4" = 1'-0"



5 Chimney - N-S Section - Callout 1
3" = 1'-0"

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1	2020-05-08	HPC FINAL	JS

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1FRIDAY DESIGN
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LANDSCAPE ARCHITECT
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940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
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ASPEN, CO 81611
970.925.2855

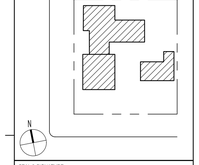
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1517 BLAKE AVENUE, SUITE 101
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ASPEN, CO 81611
RESIDENCE

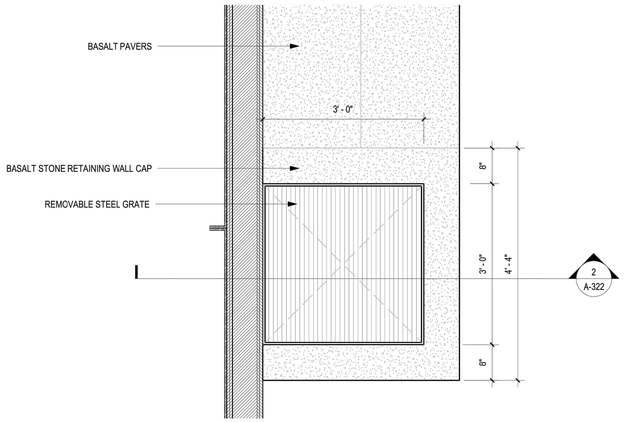
WALL SECTIONS CHIMNEY RECONSTRUCTION

PROJECT NO: 1912
Drawn By: CC
SCALE (24x36): VARIES

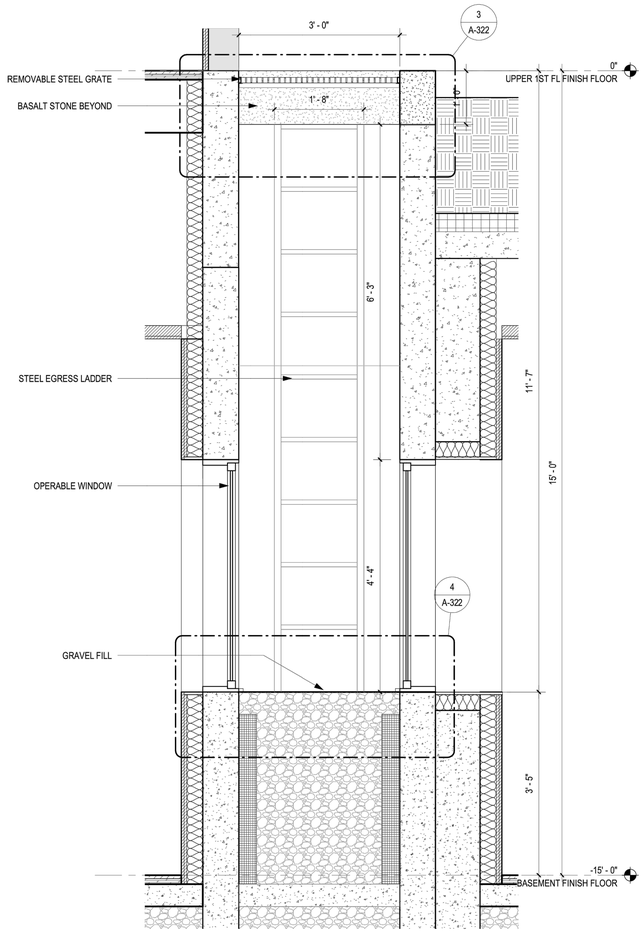
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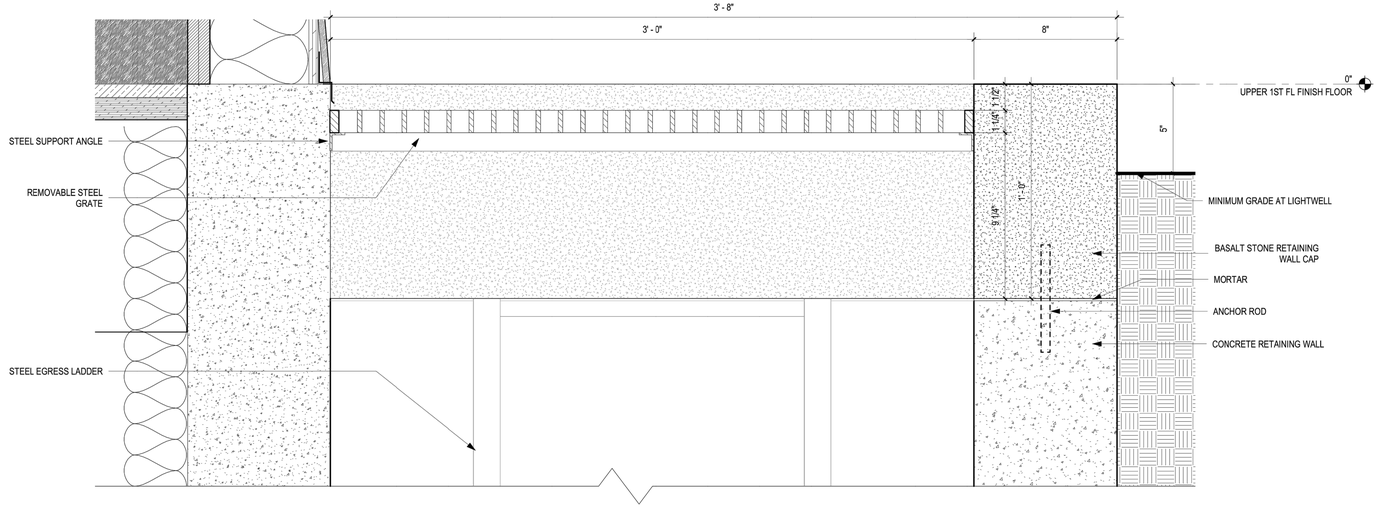
FILENAME - 1912_A321_EXT_CHIMNEYRECONSTRUCTION.DWG



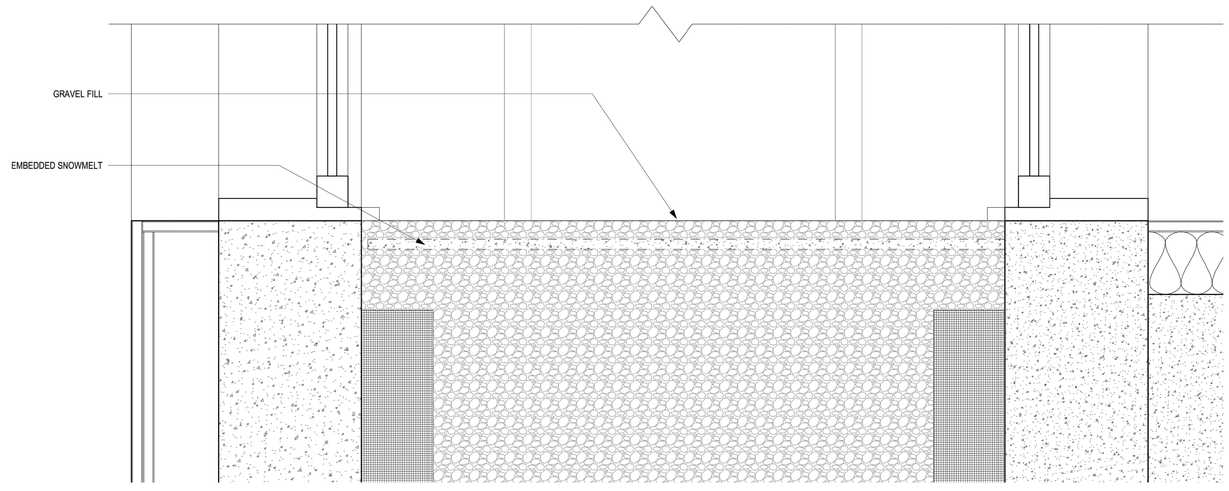
1 Light Well - First Floor
3/4" = 1'-0"



2 Light Well - EW Section
3/4" = 1'-0"



3 Light Well - Stone Cap Detail
3" = 1'-0"



4 Light Well - Drainage Detail
3" = 1'-0"

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LOCAL ARCHITECT
1FRIDAY DESIGN
PO BOX 7928
ASPEN, CO 81612
970.309.0695

LANDSCAPE ARCHITECT
BLUEGREEN BLD
300 S. SPRING ST, SUITE 202
ASPEN, CO 81611
940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
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970.925.2855

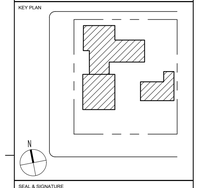
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AV CONSULTANT
ONEBUTTON
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917.398.0025

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RESIDENCE

LIGHT WELL

PROJECT NO.
1912

Drawn By
CC

SCALE (24x36)
VARIES

A-322

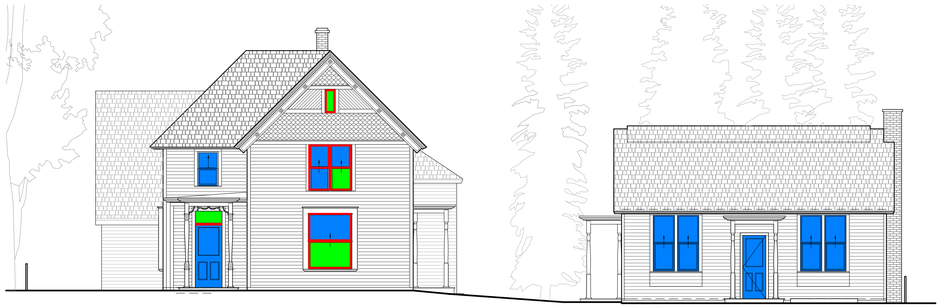
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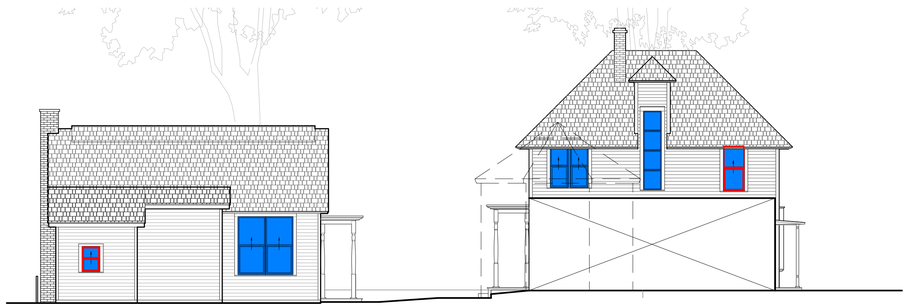
NON - HISTORICAL FRAMES / GLAZING

HISTORICAL WINDOW FRAME

ORIGINAL / HISTORICAL GLAZING



C6 EXISTING SOUTH ELEVATION
1/8"=1'-0"



C6 EXISTING NORTH ELEVATION
1/8"=1'-0"



C6 EXISTING EAST ELEVATION – MAIN HOUSE
1/8"=1'-0"



C6 EXISTING WEST ELEVATION – MAIN HOUSE, NON-HISTORIC ADDITON
1/8"=1'-0"



C6 EXISTING WEST ELEVATION – MINING CABIN
1/8"=1'-0"

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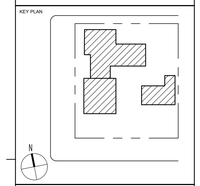
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EXISTING WINDOW + DOOR SURVEY

PROJECT NO.
1912

Drawn By
CC

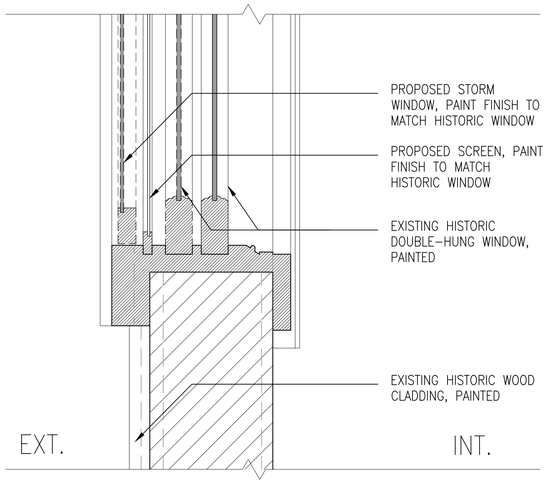
SCALE (24x36)
1/8"=1'-0"

A-323

22 of 27

FILENAME: 1912_A-323_HISTORIC_WINDOW_SURVEY.DWG

A4 HISTORIC WINDOW – SECTION DETAIL
3"=1'–0"



A6 HISTORIC WINDOW – JAMB DETAIL
3"=1'–0"

NOTE: FOR EXISTING HISTORIC WINDOWS MATCH EXISTING HISTORICAL CONSTRUCTION INCLUDING PROFILE AND DIMENSIONS PER ASPEN HPC REQUIREMENTS SHOULD REPAIR/ REPLACEMENT BE REQUIRED

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RESOURCE ENGINEERING GROUP
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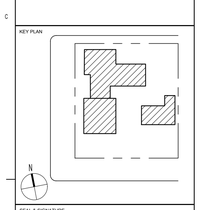
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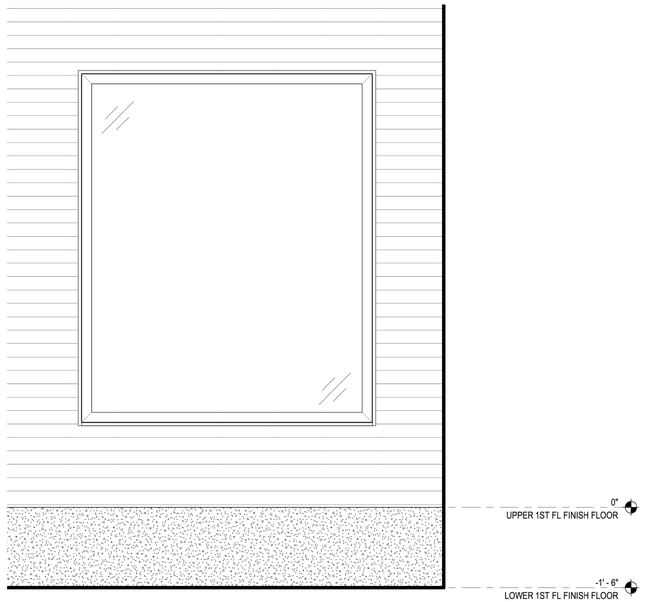
HISTORIC WINDOW DETAILS

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) 3"=1'-0"

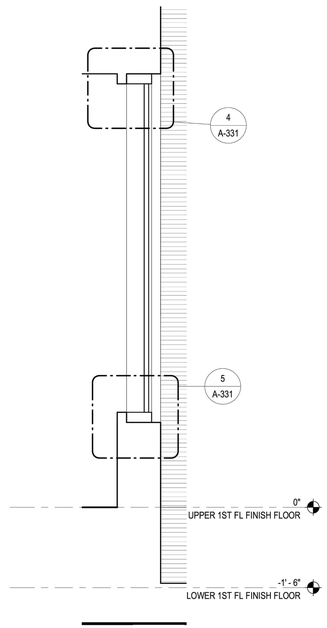
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23 of 27

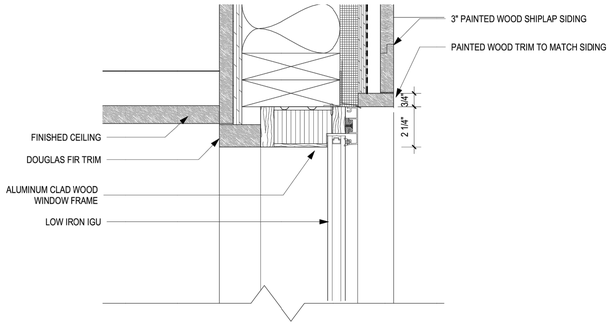
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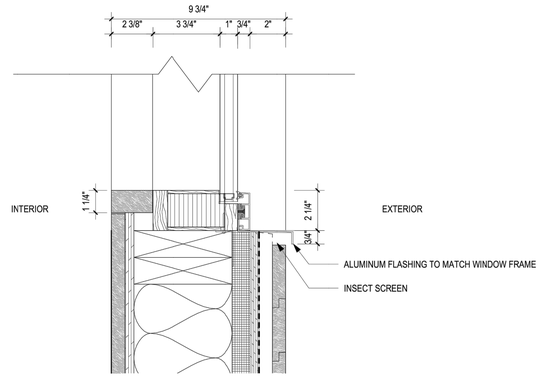
1 Typ. Window at Addition - Exterior Elevation
3/4" = 1'-0"



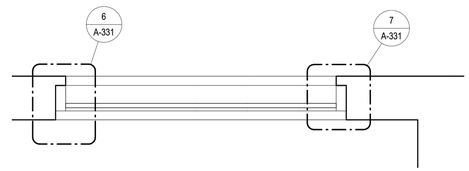
2 Typ. Window at Addition - Section
3/4" = 1'-0"



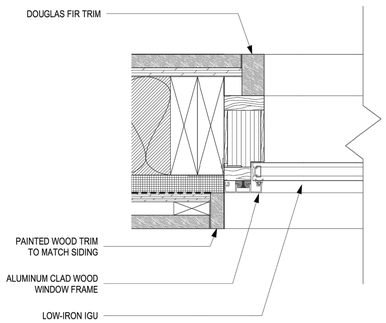
4 Typ. Window at Addition - Section - Head Detail
3" = 1'-0"



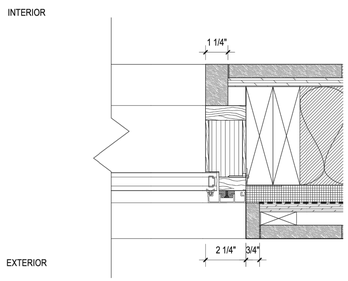
5 Typ. Window at Addition - Section - Sill Detail
3" = 1'-0"



3 Typ. Window at Addition - Plan
3/4" = 1'-0"



6 Typ. Window at Addition - Jamb Detail 1
3" = 1'-0"



7 Typ. Window at Addition - Jamb Detail 2
3" = 1'-0"

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#	DATE	DESCRIPTION	CHK
1	2020-05-08	HPC FINAL	JS
2	2020-05-19	HPC FINAL R1	JS

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1FRIDAY DESIGN
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940.945.8676

HISTORIC PRESERVATION
BENDON ADAMS
300 S. SPRING ST, SUITE 202
ASPEN, CO 81611
970.925.2855

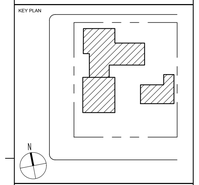
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ONEBUTTON
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BROOKLYN NEW YORK, 11222
917.398.0025

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234 W. FRANCIS STREET
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RESIDENCE

WINDOW DETAILS ADDITION

PROJECT NO.
1912

Drawn By
CC

SCALE (24x36)
VARIES

A-331

24 of 27

FILENAME: 1912_A-331_DTL_EXT_NEW-WINDOW.DWG



1 2

CLADDING: FARROW & BALL, DIMPSE NO. 277

TRIM: FARROW & BALL, BLACKENED NO. 2011



3



CLADDING AND TRIM: FARROW & BALL, OFF–BLACK, NO. 57



4



6



7



8



11

EXTERIOR MATERIALS LEGEND

1. EXISTING HISTORIC WOOD CLADDING, PAINTED
   MATCH EXISTING HISTORICAL CONSTRUCTION PER ASPEN HPC REQUIREMENTS
   SHOULD REPAIR/ REPLACEMENT BE REQUIRED
   1A. COLOR CLADDING: FARROW & BALL, DIMPSE NO. 277
   1B. COLOR TRIM: FARROW & BALL, BLACKENED NO. 2011

2. NEW WOOD CLADDING TO MATCH EXISTING, PAINTED
   MATCH EXISTING HISTORICAL CONSTRUCTION PER APSEN HPC REQUIREMENTS
   2A. COLOR CLADDING: FARROW & BALL, DIMPSE NO. 277
   2B. COLOR TRIM: FARROW & BALL, BLACKENED NO. 2011

3. WOOD CLADDING, HORIZONTAL 3" WIDE, PAINTED
   COLOR CLADDING AND TRIM: FARROW & BALL, OFF–BLACK, NO. 57

4. CEDAR WOOD SHINGLE ROOF, NATURAL FINISH
   TRADITIONAL INSTALLATION PER ASPEN HPC REQUIREMENTS

5. NO LONGER IN USE

6. LOCAL GRAY BASALT, HONED

7. CONCRETE PLINTH, SANDBLASTED
   MATCH HISTORICAL LOCATION AND DIMENSIONS PER
   ASPEN HPC REQUIREMENTS

8. LEAD COATED COPPER, NATURAL
   STANDING SEAM ROOFING, FLASHING

9. EXISTING HISTORIC WINDOWS, PAINTED
   MATCH EXISTING HISTORICAL CONSTRUCTION INCLUDING PROFILE AND DIMENSIONS
   PER ASPEN HPC REQUIREMENTS SHOULD REPAIR/ REPLACEMENT BE REQUIRED
   FARROW & BALL, BLACKENED NO. 2011

10. REPLACE NON–HISTORIC WINDOWS, PAINTED
    MATCH EXISTING HISTORICAL CONSTRUCTION INCLUDING PROFILE AND DIMENSIONS
    PER ASPEN HPC REQUIREMENTS
    FARROW & BALL, BLACKENED NO. 2011

11. ALUMINUM–CLAD WOOD WINDOW, ANODIZED
    GRABILL ARCHITECTURAL ALUMINUM CLAD WINDOWS
    COLOR: SAF BLACK ANODIZE

12. FLAT PHOTOVOLTAIC PANELS CONCEALED BY ROOF PARAPET

13. GENERAL NOTE: ALL ORNATE DETAILING SPECIFIC TO HISTORIC STRUCTURES
    TO BE MAINTAINED. MATCH EXISTING HISTORICAL CONSTRUCTION PER
    ASPEN HPC REQUIREMENTS SHOULD REPAIR/ REPLACEMENT BE REQUIRED

14. 6" DIAMETER ½ ROUND METAL GUTTER
    FINISH: LEAD COATED COPPER

15. 4" DIAMETER METAL DOWNSPOUT
    FINISH: LEAD COATED COPPER

16. SNOW GUARD AT WOOD SHINGLE ROOF
    FINISH: LEAD COATED COPPER

17. SNOW GUARD AT STANDING SEAM ROOF
    FINISH: LEAD COATED COPPER

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1	2019-08-20	HPC CONCEPTUAL	JS
2	2019-10-22	HPC CONCEPTUAL R1	JS
3	2020-01-20	HPC CONCEPTUAL R2	JS
4	2020-03-25	PRICING SET	JS
5	2020-05-08	HPC FINAL	JS
6	2020-05-22	HPC FINAL R1	JS
7	2020-06-19	HPC FINAL R2	JS

LOCAL ARCHITECT
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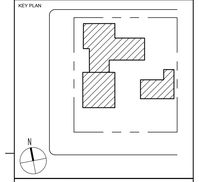
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RESIDENCE

MATERIALS

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) "

A-700

25 of 27

FILENAME: 1912_A-700_MATERIALS.DWG



C6 VIEW FROM FRANCIS STREET



A6 VIEW FROM 2ND STREET

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3	2020-01-20	HPC CONCEPTUAL R2	JS
4	2020-03-25	COST ESTIMATE SET	JS
5	2020-05-08	HPC FINAL	JS
6	2020-05-22	HPC FINAL R1	JS
6	2020-06-19	HPC FINAL R2	JS

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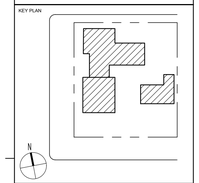
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RESIDENCE

STREET PERSPECTIVES

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) -

A-901

26 of 27

FILENAME: 1912_A-901_3D_01.DWG



B6 CORNER VIEW FROM FRANCIS STREET

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3	2020-01-20	HPC CONCEPTUAL R2	JS
4	2020-03-25	PRICING SET	JS
5	2020-05-08	HPC FINAL	JS
6	2020-06-19	HPC FINAL R2	JS

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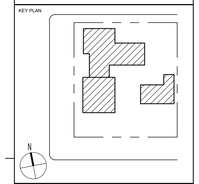
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AV CONSULTANT

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KEY PLAN



SEAL & SIGNATURE

NOT FOR CONSTRUCTION

SELLDORF ARCHITECTS

860 BROADWAY NEW YORK NY 10003
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234 W. FRANCIS STREET
ASPEN, CO 81611
RESIDENCE

STREET PERSPECTIVES

PROJECT NO. 1912
Drawn By CC
SCALE (24x36) -

A-902

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