

10.16.2018

910 GIBSON

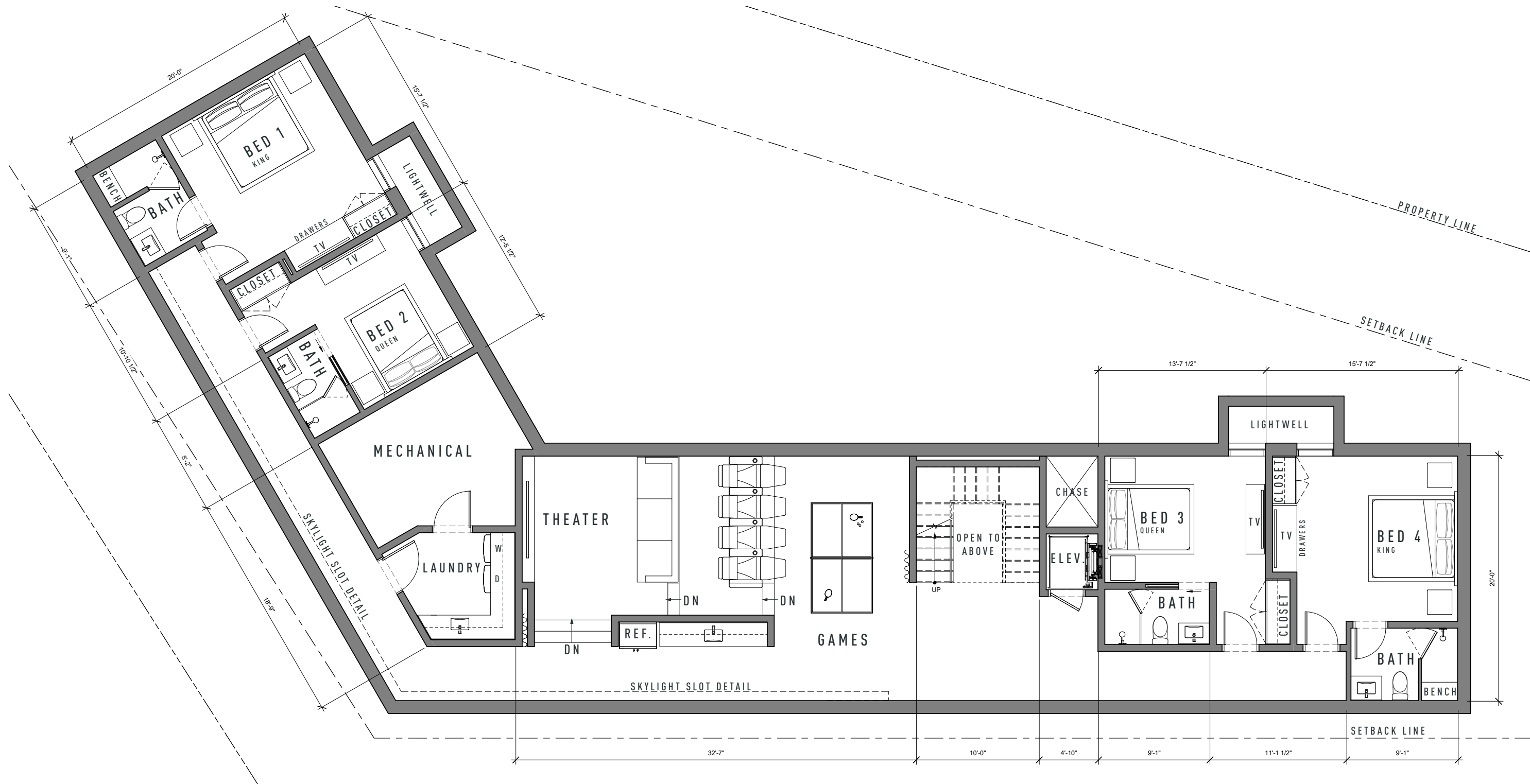
ZOLL RESIDENCE



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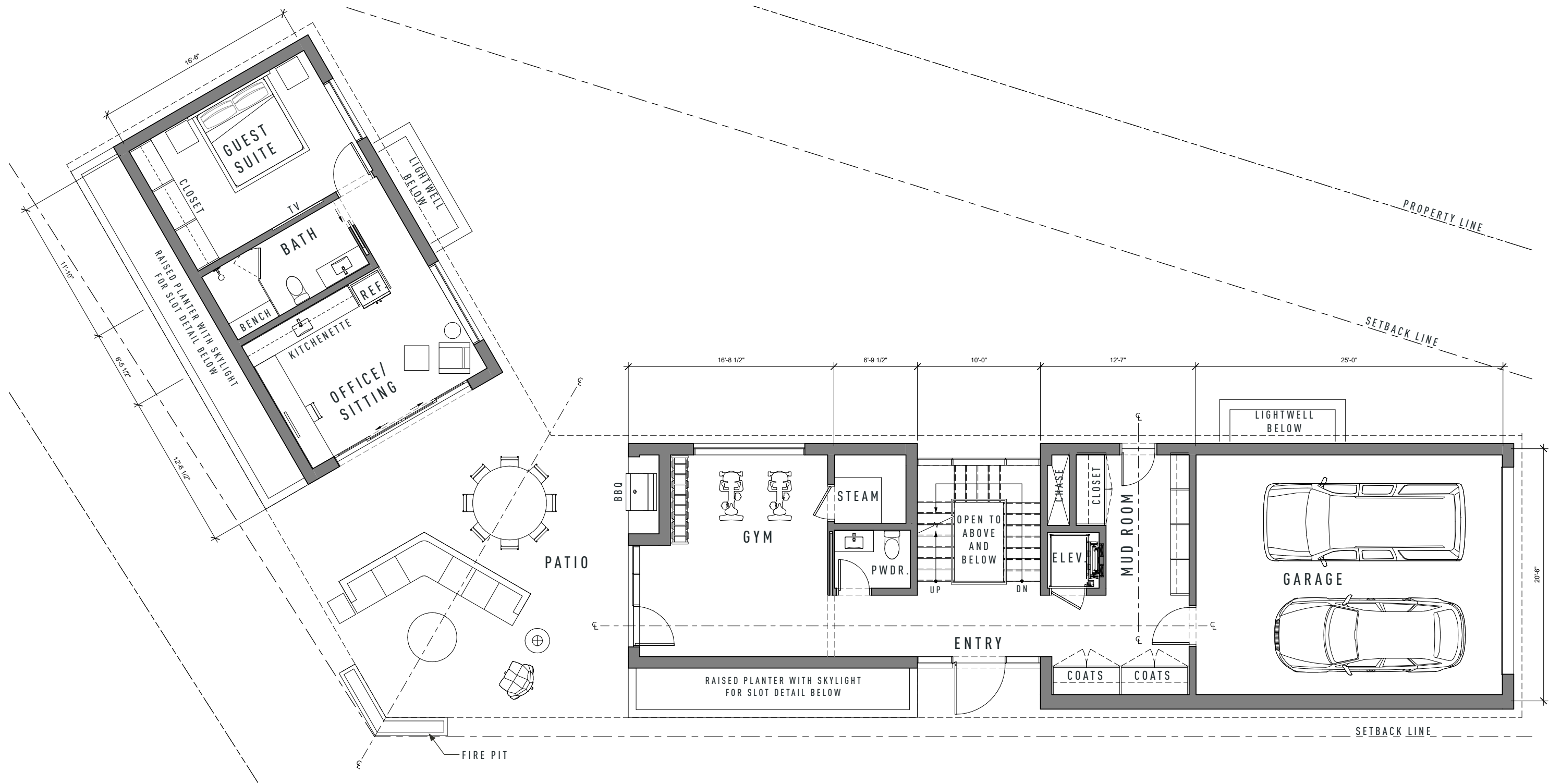
BASEMENT PLAN



N
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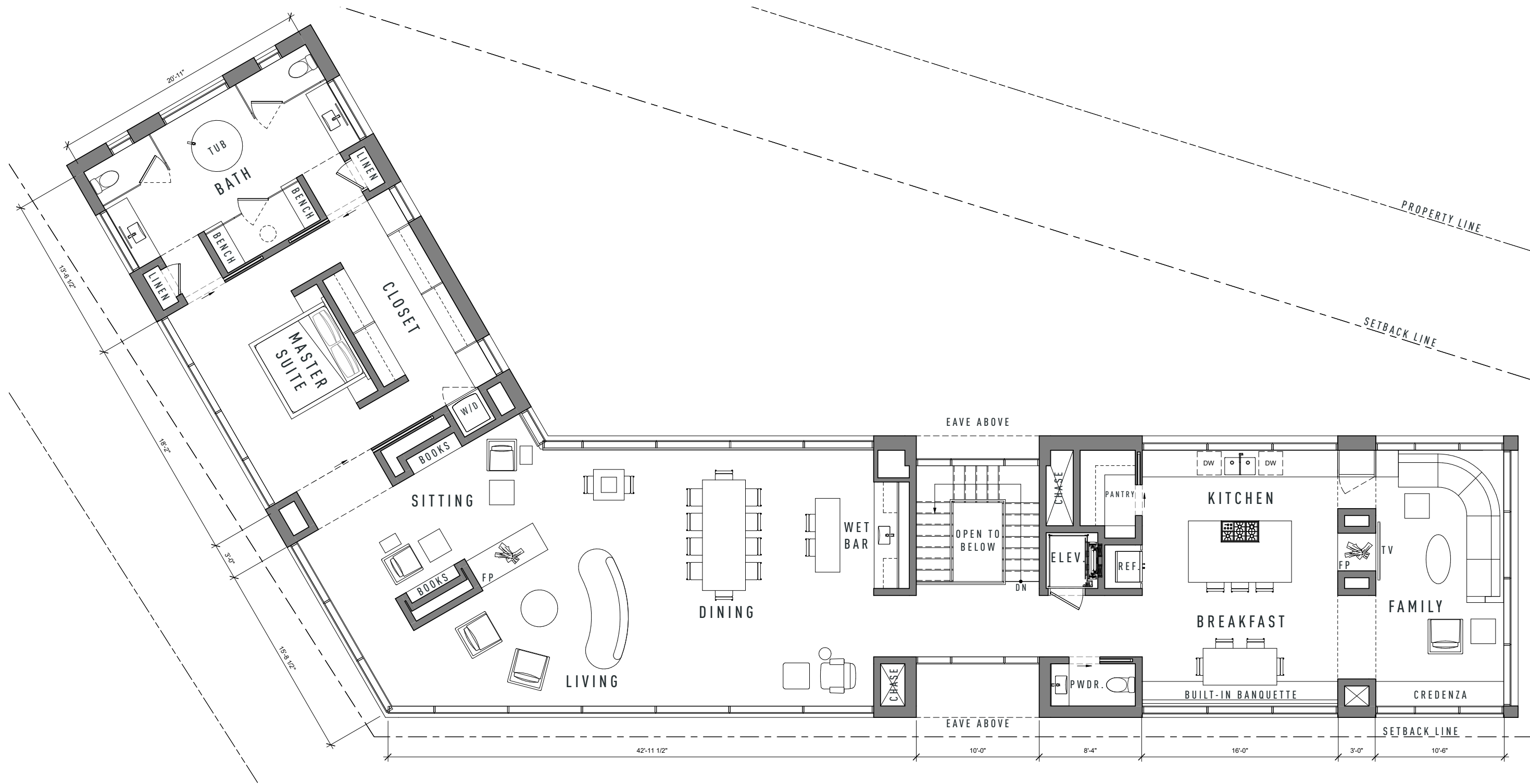


LEVEL 1 PLAN



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LEVEL 2 PLAN



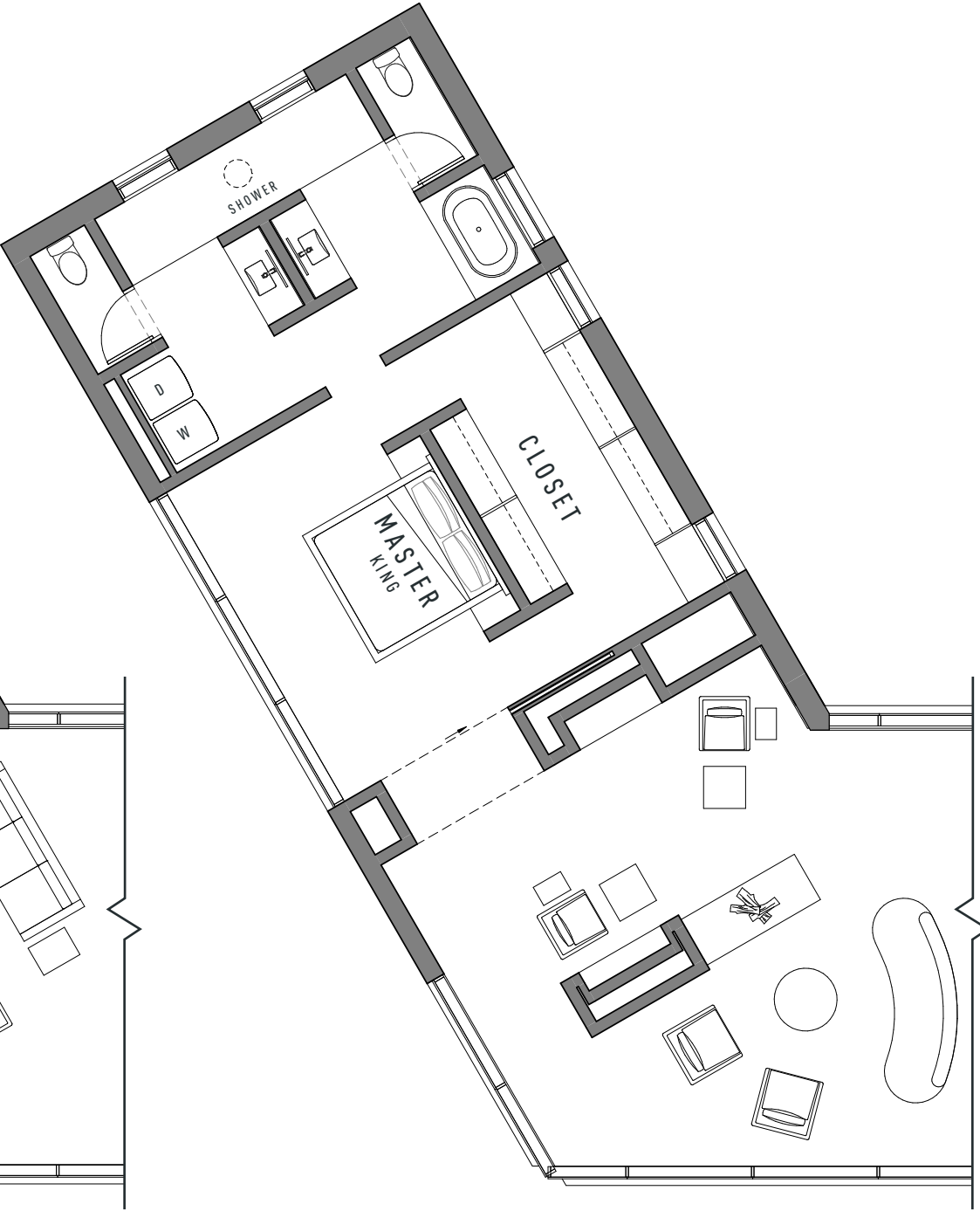
ALTERNATE MASTER SUITE



OPTION 1



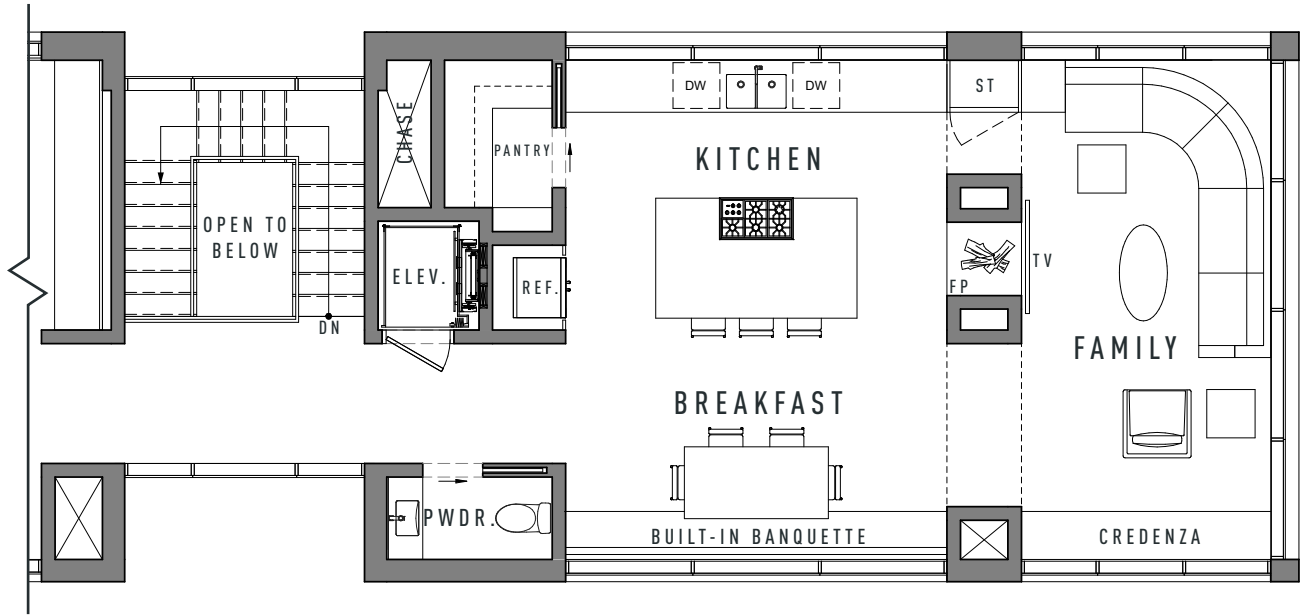
OPTION 2



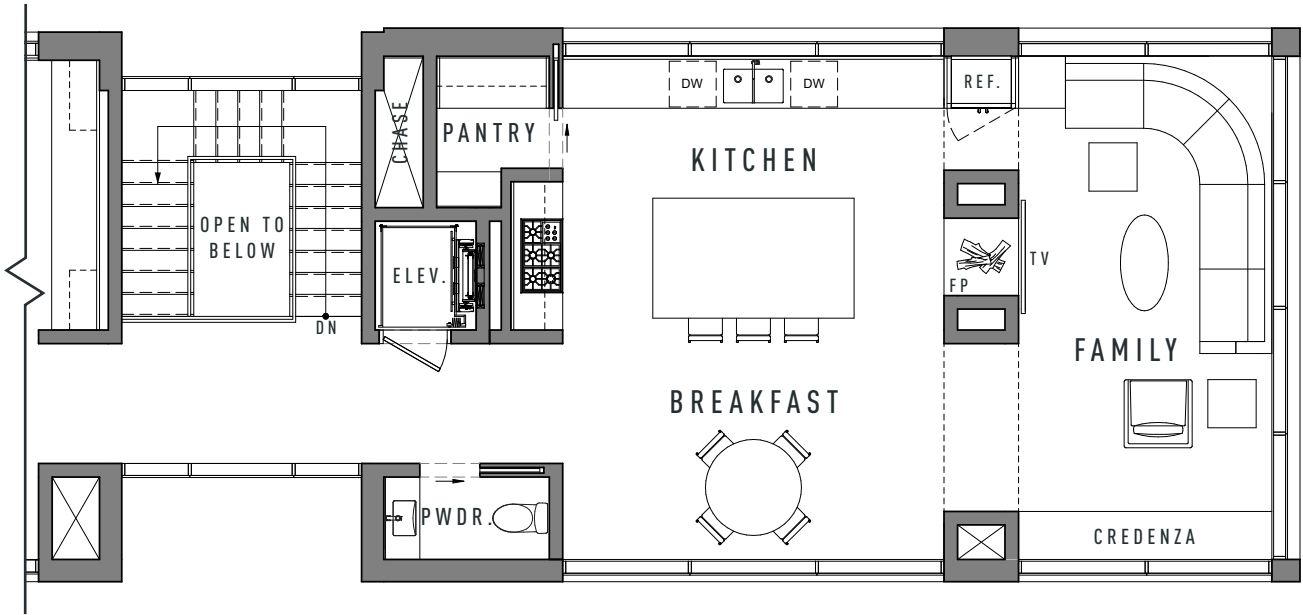
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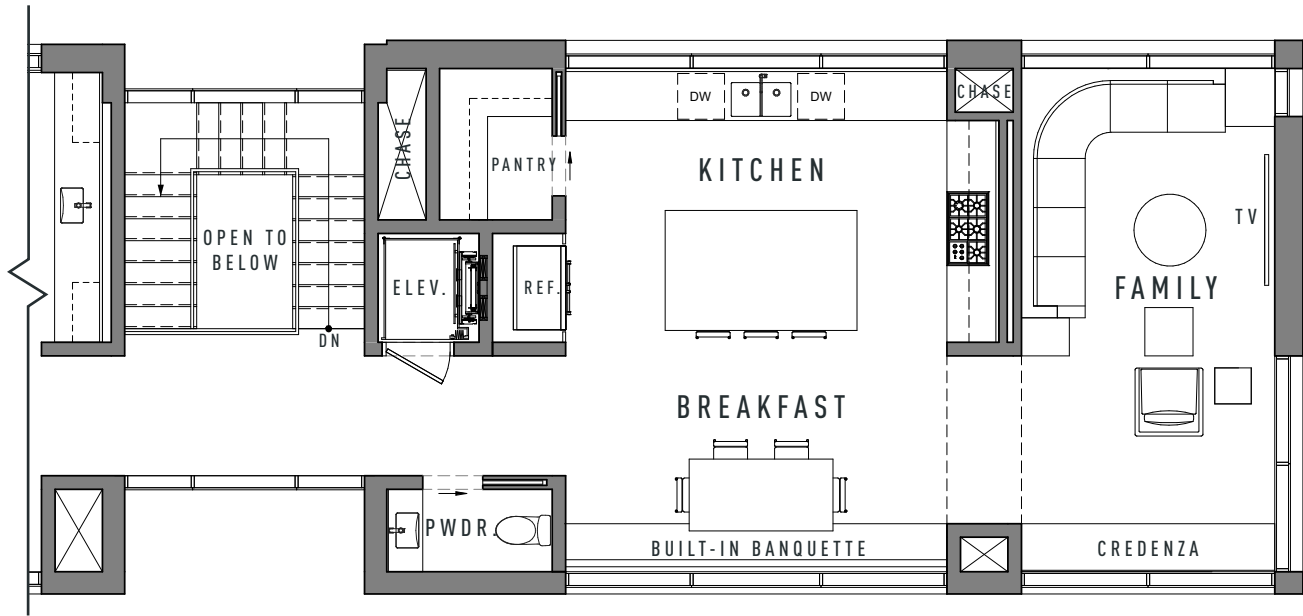
ALTERNATE KITCHEN



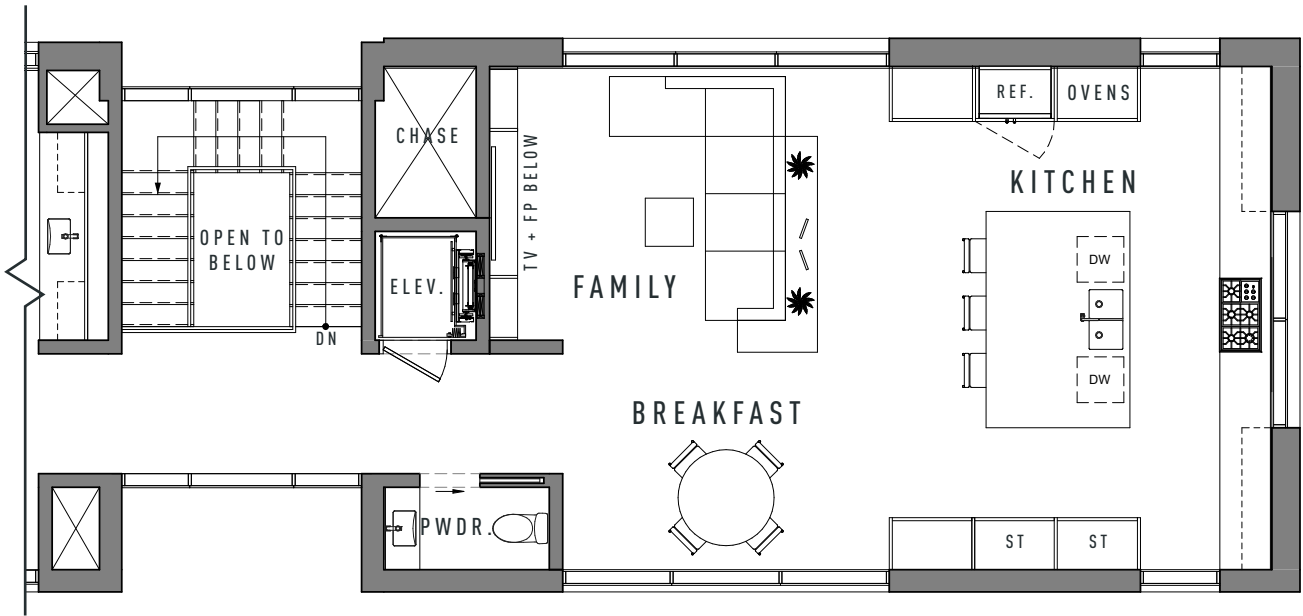
OPTION 1



OPTION 2



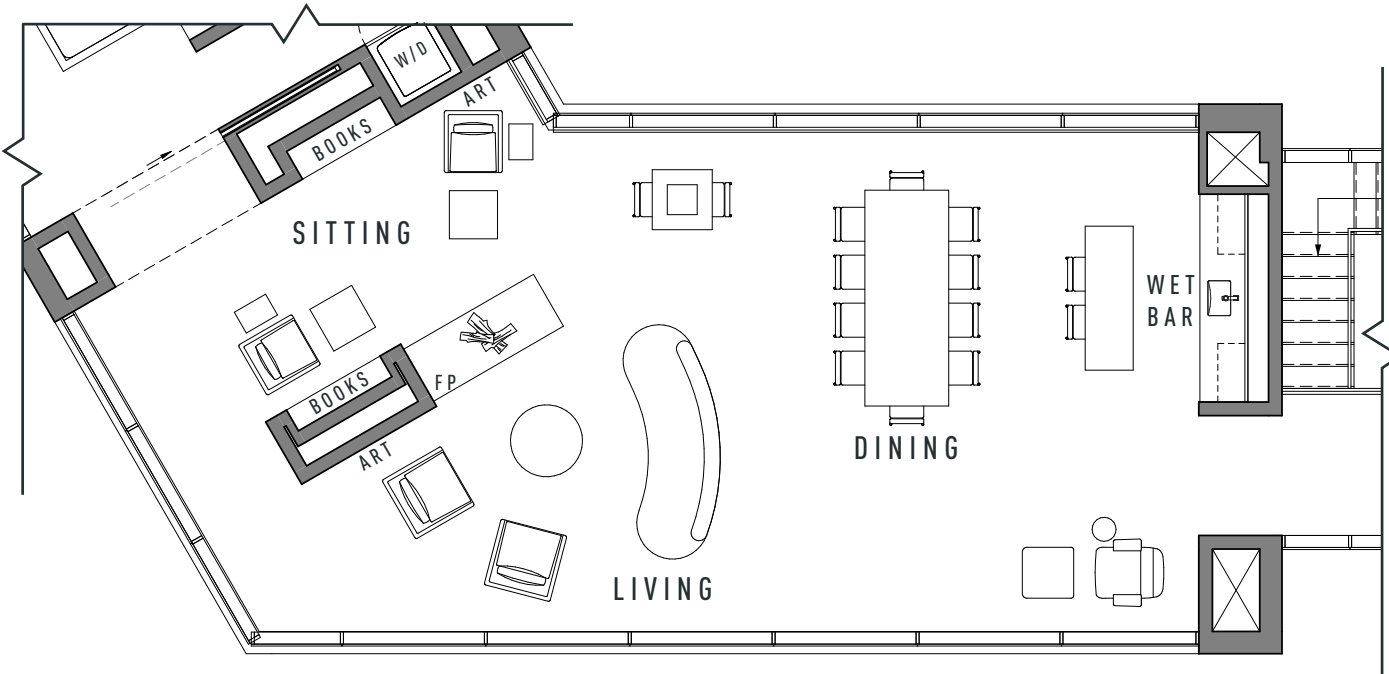
OPTION 3



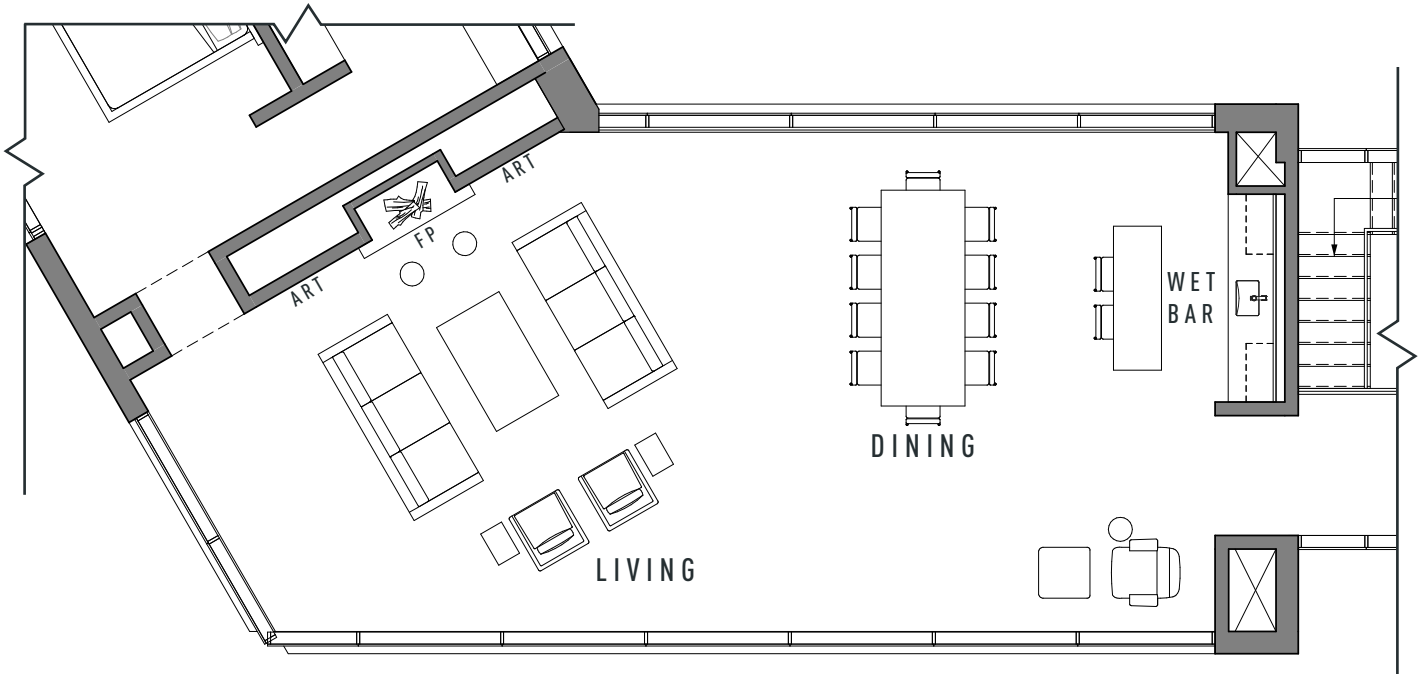
OPTION 4



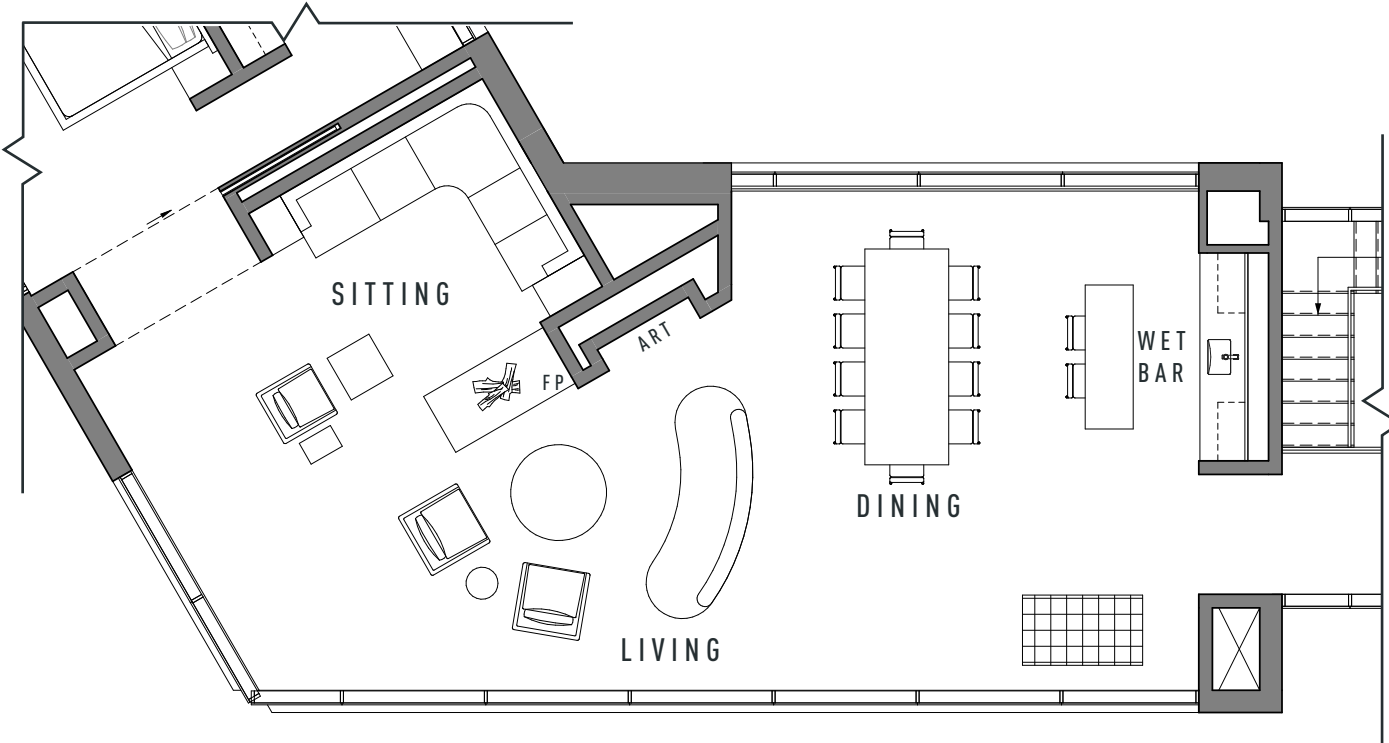
ALTERNATE LIVING



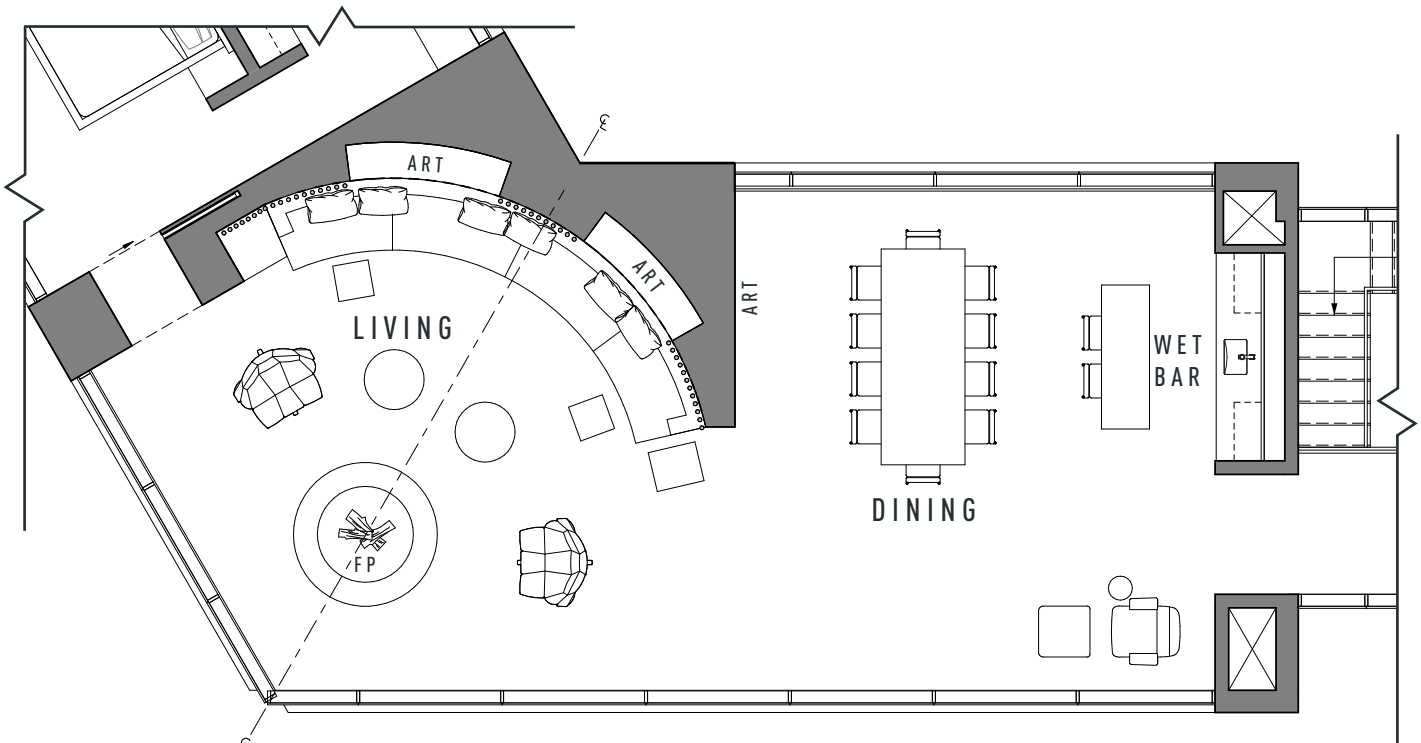
OPTION 1



OPTION 2



OPTION 3



OPTION 4



ZONING ANALYSIS

Zoning Analysis

Address	910 Gibson Ave, Aspen, CO 81611
Jurisdiction	City of Aspen
Owner	Gibson 910 LLC
Parcel ID	273707490001
Account Number	R010646
Legal Description	Subdivision: SMUGGLER PARK PARCEL B
Zone Overlays	Smuggler Mobile Home Park

Zoning	R-15
Property Class	Detached residential dwelling

Permitted Uses	Detached residential dwelling
	Duplex
	Two detached residential dwellings
	Home Occupations
	Accessory buildings and uses
	Accessory dwelling units and carriage houses (per 26.520.040)
	Vacation rentals

Minimum Lot Area	15000
Minimum Net Lot Area per dwelling unit	
Detached residential dwelling	15000
Historic landmark properties	3000
Duplex	7500
Bed and Breakfast	No requirement

Minimum Lot Width (ft)	75
Front Yard Setback (ft)	
Principal buildings	10 (City of Aspen Board of Adjustments, Resolution 2 of 2018)
Accessory buildings	30
Side Yard Setback (ft)	10
Rear Yard Setback (ft)	
Principal buildings	10
Accessory buildings	5

ADU Allowed	Yes
Minimum Spacing between buildings (ft)	10
Maximum Building Height (ft)	25

Open Area Requirements	No requirements
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Gross Lot Area (SF)	15,478.0
Easement Reductions (SF)	4,039.0
Net Lot Area	11,439.0
Floor Area - Allowable - Single Family (SF)	4,248
Floor Area - Allowable - Duplex (SF)	4,668
Floor Area - Maximum per lot area - Single family (SF)	4,500
Floor Area - Maximum per lot area - Duplex (SF)	4,920

TDR Receiver Site	Yes
Square footage with (1) TDR of 250 SF - Single Family	4,500
Square footage with (1) TDR of 250 SF - Duplex	4,920

Allowable Deck (SF) - 15% - Single family	637.2
Allowable Deck (SF) - 15% - Duplex	700.2

*Decks, Balconies, Loggias, Gazebos, Trellis, Exterior Stairways, and non-Street-facing porches

*If deck or patio cover extends beyond 4' from face of building, the entire element counts toward deck square footage

Garage Calculation

0-250 SF	100% of area is exempt
251-500 SF	50% of the area
>500 SF	Included in floor area

Subgrade or Partially Subgrade Area Calculations

Exposed wall area above natural or finished grade (whichever is lower)

(Exposed wall area/Total wall area) * subgrade floor area

Area Exemptions

Top level of vertical circulation

Crawl space or attic $\leq 5'-6"$

Attic areas below 30" in height

Front porches on street-facing façade(s) within 30" of finished grade

Planters or green roofs over 30" above finished floor

Unenclosed areas beneath decks, balconies, and exterior stairways (excluding carports)

Unenclosed areas beneath decks, balconies, and exterior stairways within 30" of finished grade

Patios within 6" of finished grade

Covered areas within 4' of finished face of building

Wildlife-resistant trash and recycling enclosures if unconditioned and appropriately sized

Approvals	RDS
1. Approval of the Board of Directors The Board of Directors of the Company has approved the proposed transaction.	1. Approval of the Board of Directors The Board of Directors of the Company has approved the proposed transaction.

Single Family Area Calculation

Net Area	11,439.00
Lot Size Category (SF)	9,000.00
Base Allowable per lot category	4,080.00
Each additional 100 SF	24
SF per additional 100 SF	7
Additional SF per Lot Size	168.00
Total Allowable Floor Area (SF)	4,248

Duplex Area Calculation

Net Area	11,439.00
Lot Size Category (SF)	9,000.00
Base Allowable per lot category	4,500.00
Each additional 100 SF	24
SF per additional 100 SF	7
Additional SF per Lot Size	168.00
Total Allowable Floor Area (SF)	4,668

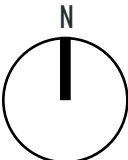
R+B - F.A.R.

BASEMENT	97		
LEVEL 1	1302		
LEVEL 2	2687		
GARAGE	157		REMAINING
SUBTOTAL	4243	ALLOWABLE 4248	5
DECK			
LEVEL 1	600		
LEVEL 2	0		
SUBTOTAL	600	ALLOWABLE 638	38
GRAND TOTAL	4843	ALLOWABLE 4886	
REMAINING	43		

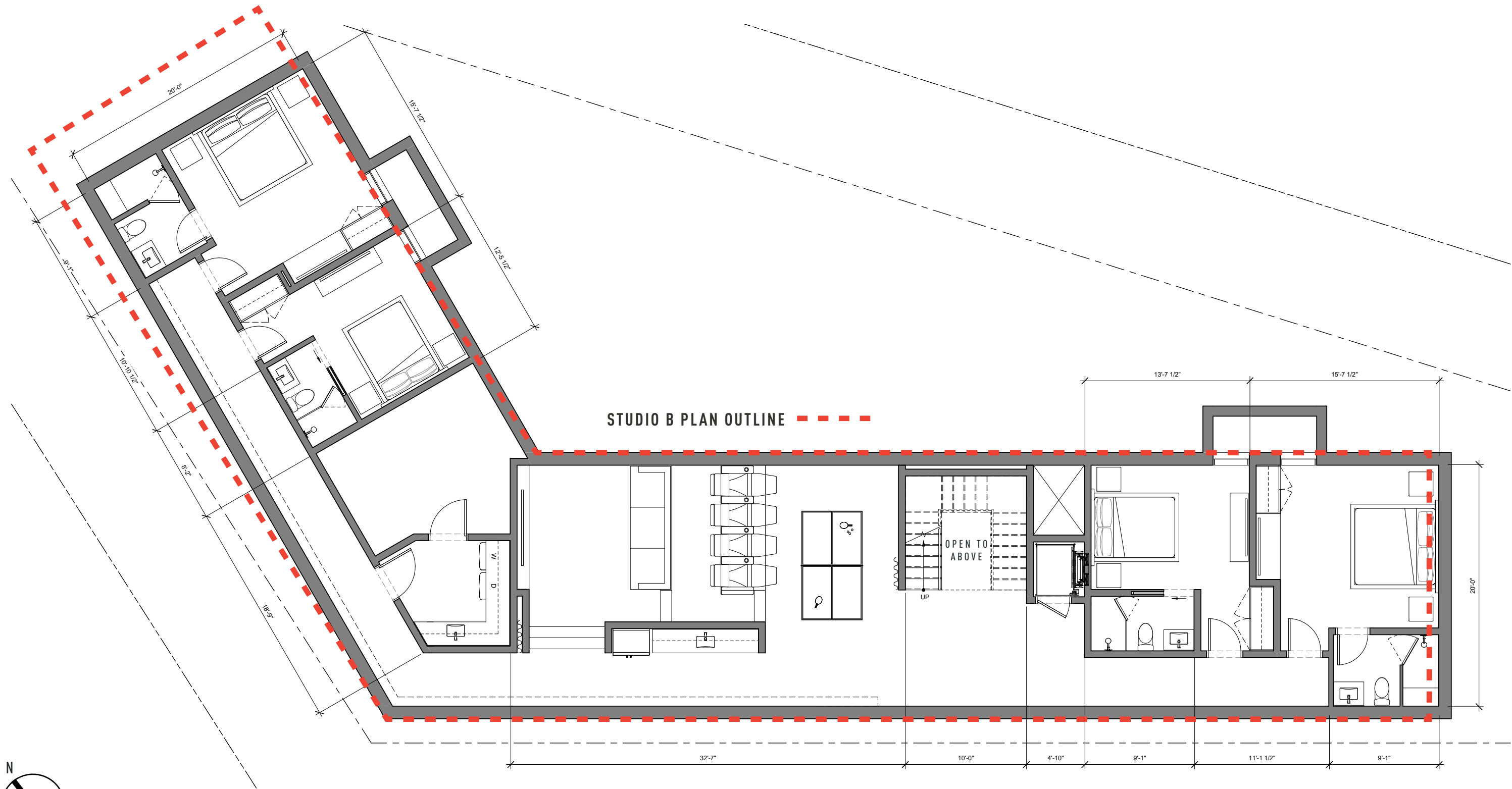
STUDIO B - F.A.R. ESTIMATE

BASEMENT	99			
LEVEL 1	1337			
LEVEL 2	2695			
GARAGE	72			REMAINING
SUBTOTAL	4203	ALLOWABLE	4248	45
DECK				
LEVEL 1	524			
LEVEL 2	26			
SUBTOTAL	550	ALLOWABLE	638	88
GRAND TOTAL	4753	ALLOWABLE	4886	
REMAINING	133			

SITE PLAN - DESIGN WORKSHOP (OLD SCHEME W/ STUDIO B)

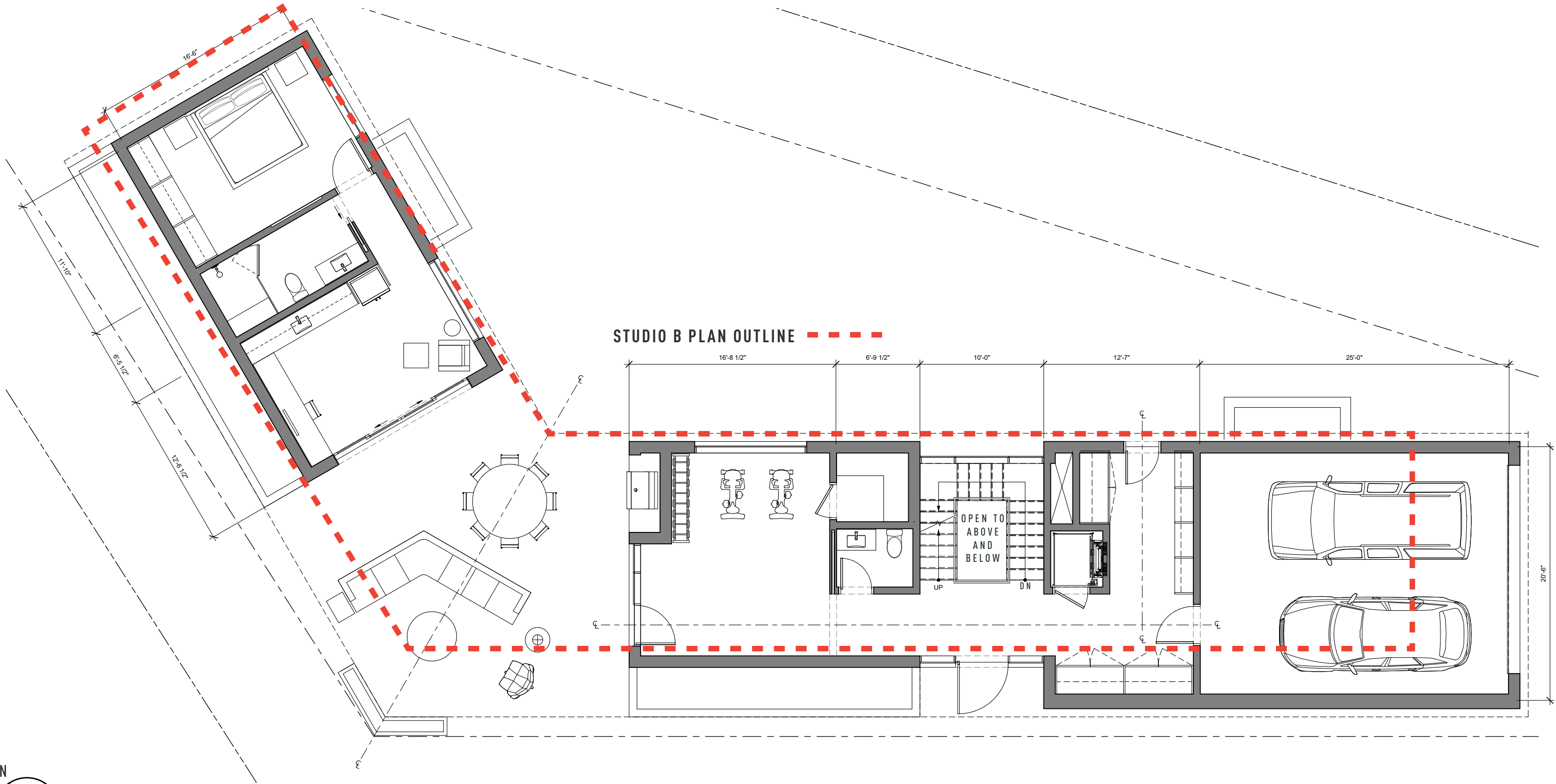


BASEMENT PLAN - OVERLAY



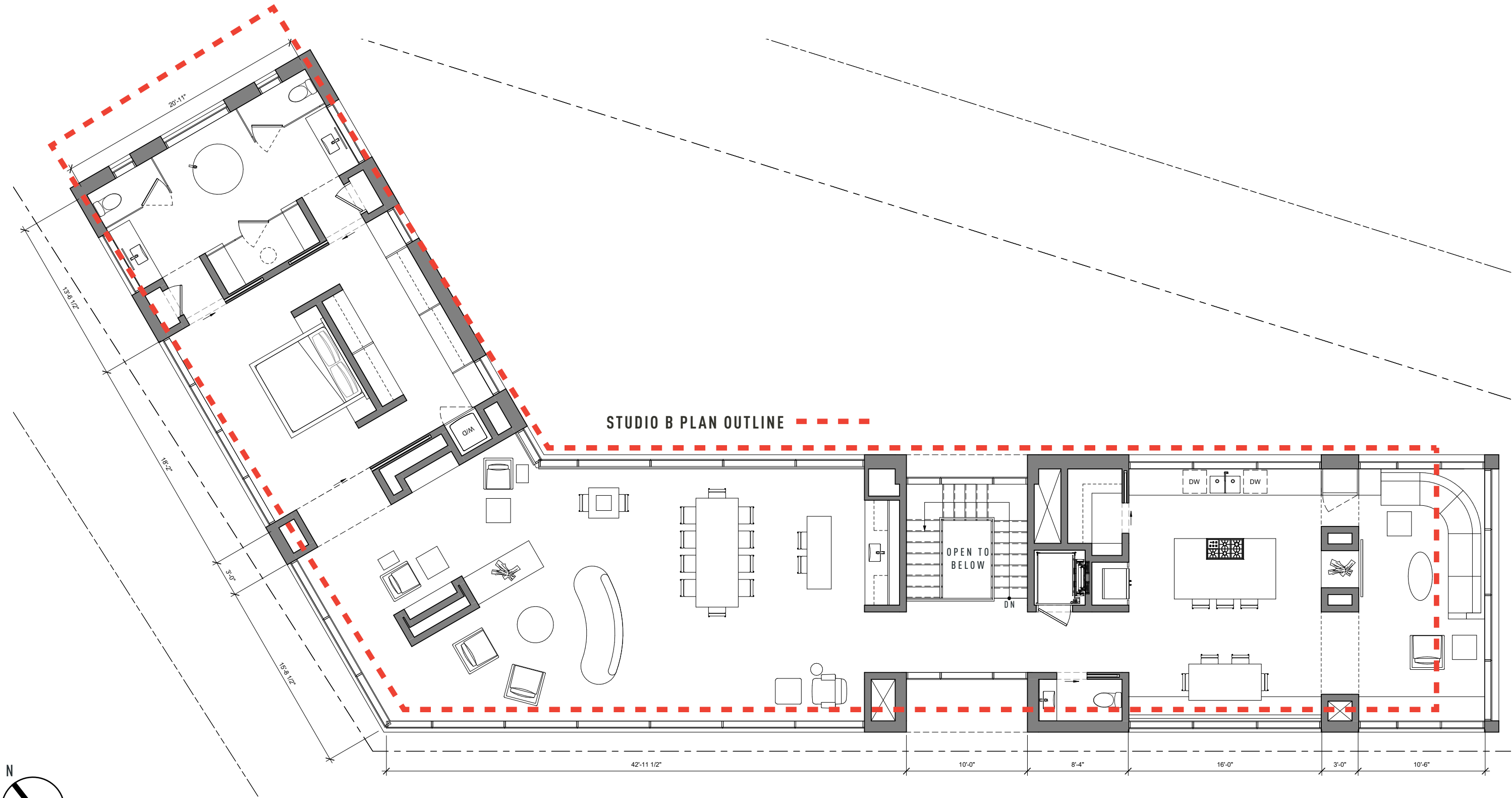
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LEVEL 1 PLAN - OVERLAY



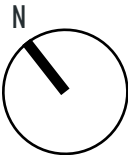
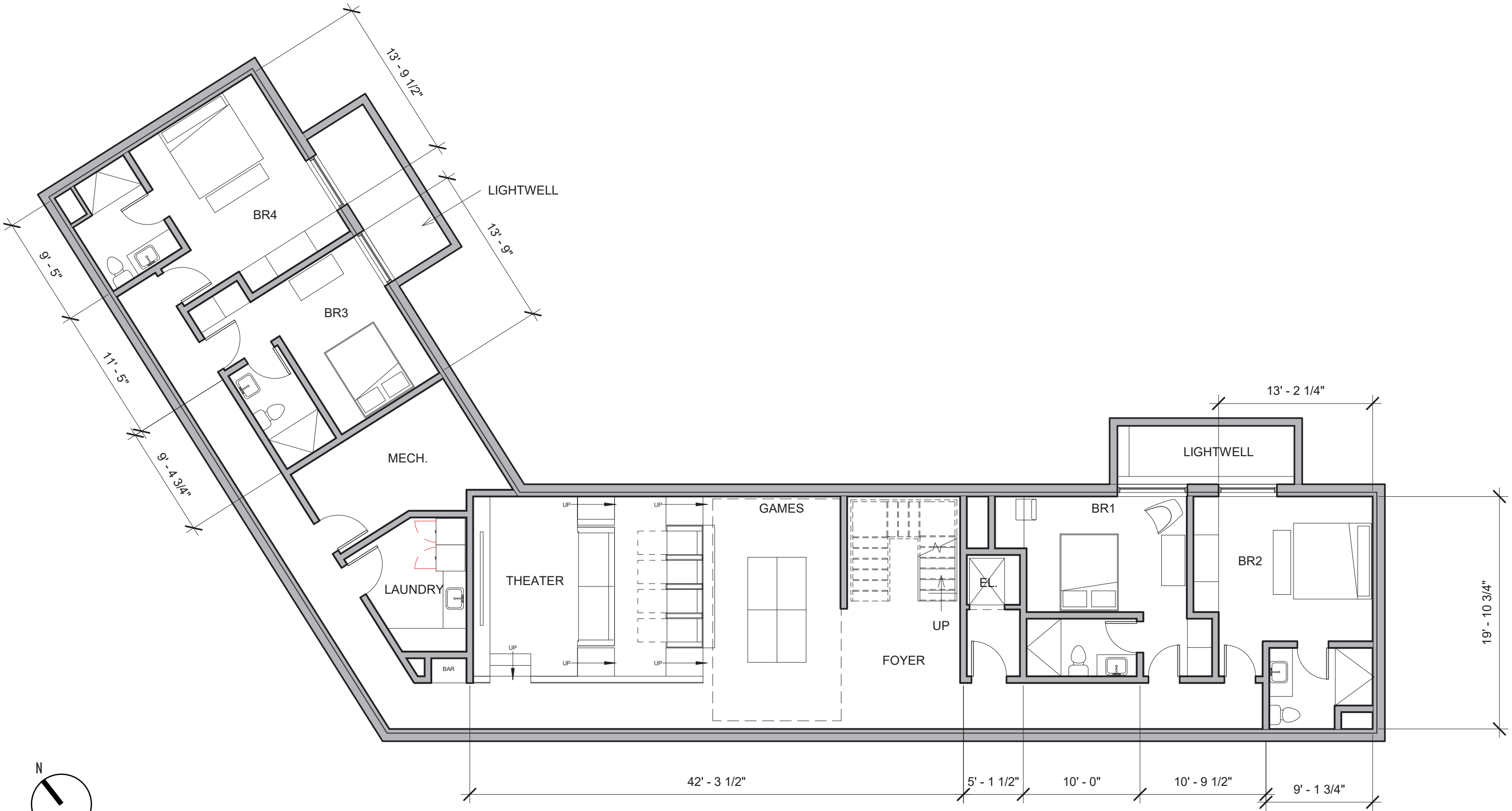
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LEVEL 2 PLAN - OVERLAY

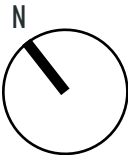
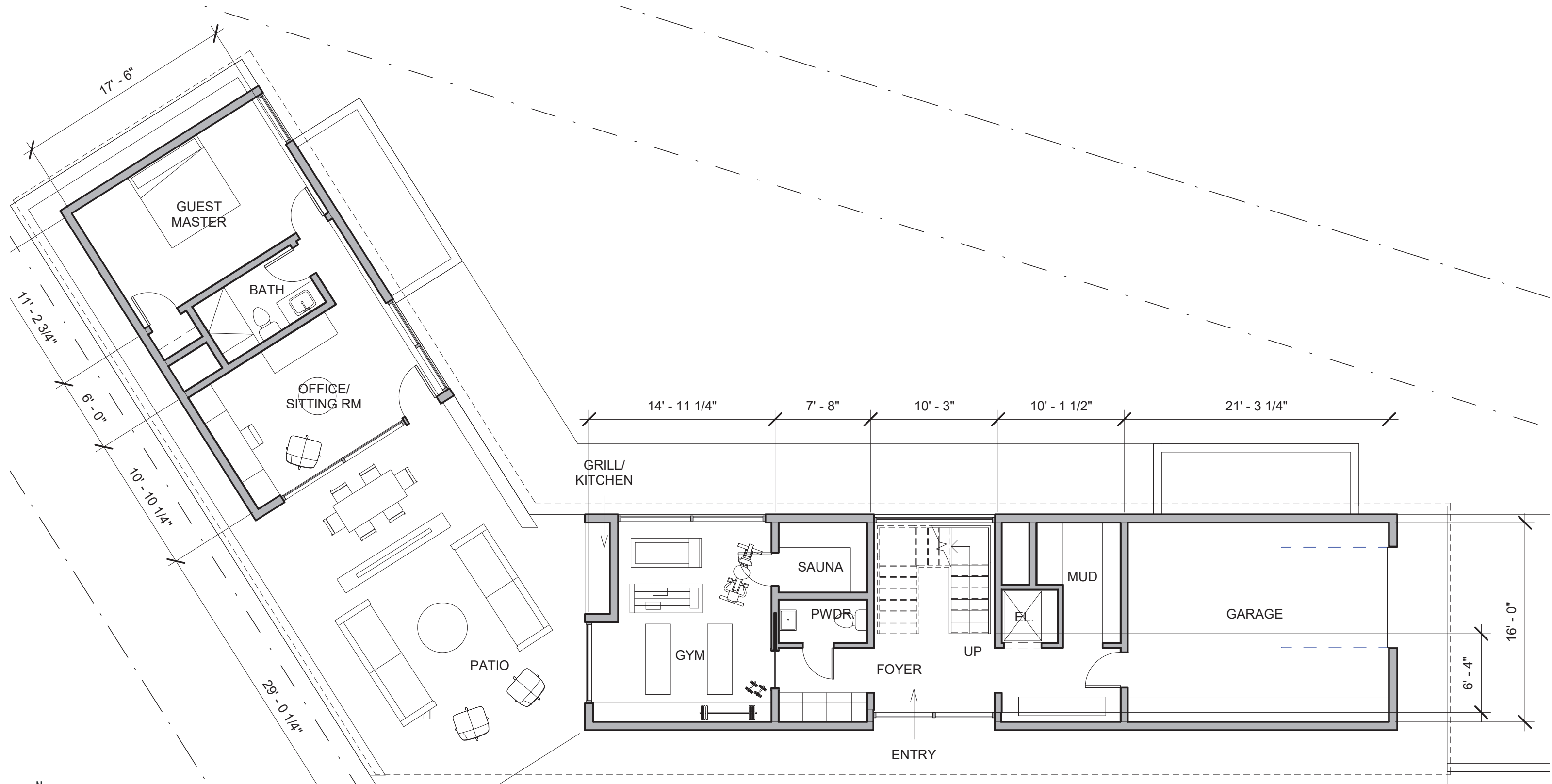


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SCALE: 1/8" = 1' - 0"

STUDIO B - BASEMENT PLAN



STUDIO B - LEVEL 1 PLAN



STUDIO B - LEVEL 2 PLAN

