

To: David, Power Day Skiing, LLC
From: Jeffrey, Cloud Hill Design, LLC
Date: 20 October 2021
Subject: Return the house to its splendor and use as a single-family residence.

Square footage: We are significantly under the allowable square footage for this lot size. 312 W Hyman Avenue is a 6000 SF (5974+-) lot located in the R-6 Zone District.

South- Existing 2nd Floor Deck: 391 SF (Uncovered)
North- Proposed 2nd Floor Deck: 84 SF (Under Eave)

Proposed Main Level SF 1,164 SF
Proposed Second Level SF 853 SF
2,017 SF
Existing SF 1,870 SF
Net SF Added to residence 147 SF

Proposed Detached Garage 344 SF
Proposed Trash Enclosure 29 SF

See Site Plan / Site Drainage for change to impervious surfaces. Recall the area by the proposed West Entrance, already used as a multi-family entrance, is already semi-impervious- an added stone main level patio.

City of Aspen Land Use Code compliance- Front Façade. The street-facing exterior face of a building that contains the primary building entry. The front façade may include multiple wall planes that make up the front face of the building. The primary building entry is on the front facade.

Enhance efficiency- our goal is human thermal comfort and building performance. We will install cold sourced heat pumps, perform an energy audit including blower door tests, pre and post construction to demonstrate the energy efficiency of the renovated/restored single-family residence. We will conform with IECC 2018 or above and any additional ordinances/measures required by the design team and the city.

Light and Vent, human health- The removal of the dropped ceiling in the upper level will improve light and vent/air, throughout the upper level. The venting requirements for the attic will no longer be in place- so the vents can be replaced with fenestration.

Residential Design Standards/Stairs/Comfort-The current stair, with no landing, is analogous to basement stairs and is not fit for a single family residence. You don't arrive in a residence and climb basement stairs to the main living area. Proposed entry and stairs, provide human comfort, enhance the arrival experience, meet city Land Use Coe (front facade) and provide light and vent to the residence.

Removing the automobile from the house. Habitable spaces created, noxious cars removed from the interior spaces. The proposed garage (also) has zero impact on neighboring views. The St Moritz retaining wall on the West side of the property, hides most of the West facade of the proposed garage. So little to no impact on the neighboring St Moritz property. Moving closer to the side setback with the encroachment from the non-plum retaining wall to the West is not in the health, safety or welfare interest of the occupants of 312 W Hyman. We will likely be a rat slab or slab on grade and will need room for excavation/disturbance/concrete forms, etc. The garage has modest eaves designed for the small lot. Variance not needed. A side yard

setback variance is not needed? How are you going to construct a garage with less than 5' setback against a non-plum wall? A one sided pour? Just a rat slab?

Alpine plant palette- What the water requirements are for this palette? Xeriscape and low maintenance should be utilized over suburban water sucking non-native species. Establish and then reduce/zero water. Do not water any non-native plants. Save water for household use and skiing.

Fenestration- all new windows, with a few exceptions matching historical precedent, use divided light patterns to add to the visual interest and minimize "modern" looking picture windows. Several existing windows are picture windows. Existing windows are drafty sieves. The divided light patterns will provide privacy to the owners. The divided light patterns will enhance the visual beauty of all elevations. Increasing window size reflects the need for human comfort- light and vent are stressed. Use of CMU lintels, where appropriate, will increase light and vent in order to meet code requirements and human comfort. The CMU lintels will reflect the existing opening details, provide structural support and enhance the overall beauty of the minor elevations.