

# SAGE BLADE



CONCEPT PACKAGE

ASPEN, CO



## NARRATIVE



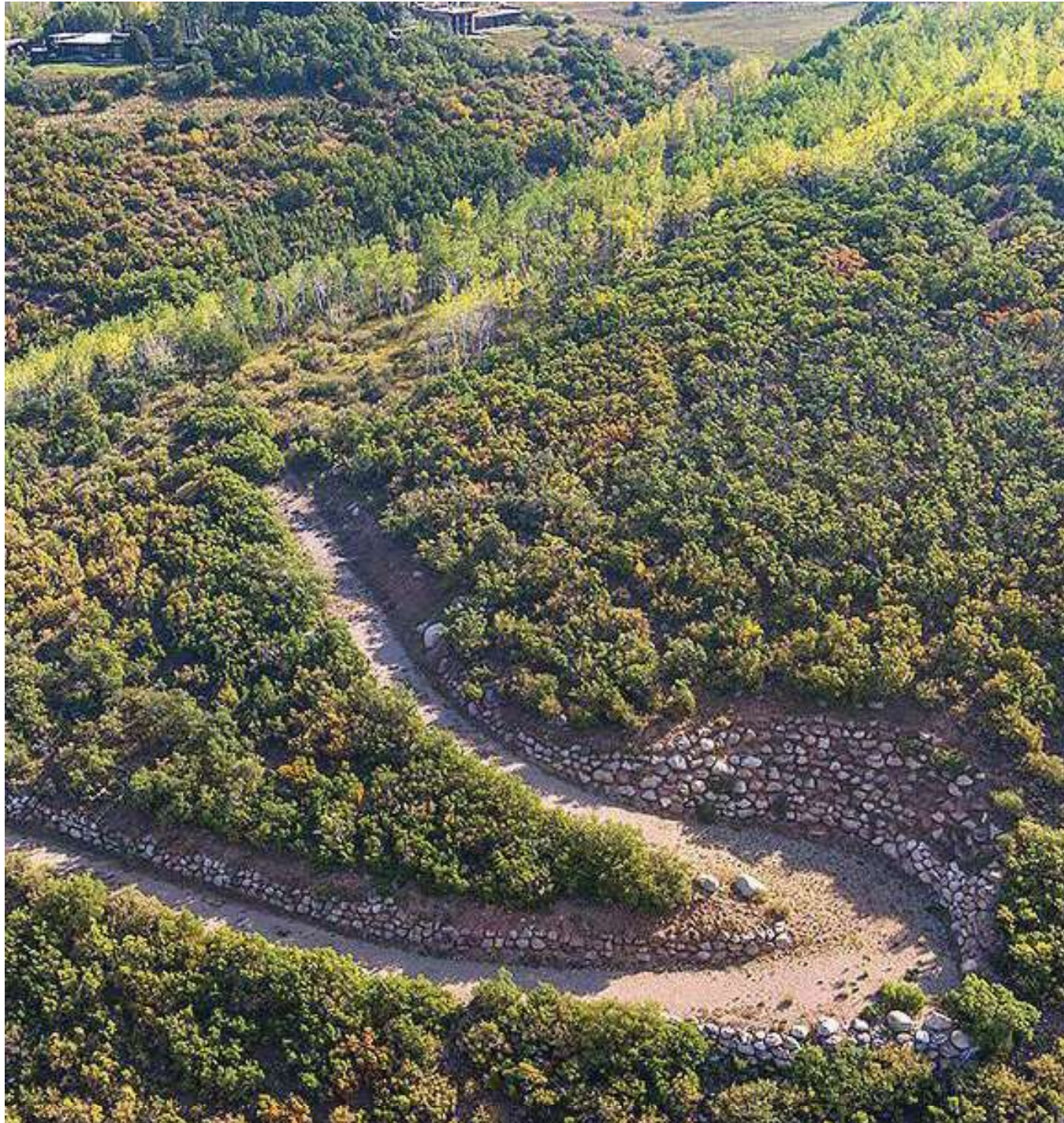
Tucked into the gentle slope of a sage covered hillside site just minutes from Aspen, this 8,250 square foot residence sits lightly on the land and enjoys unobstructed views of Roaring Fork Valley peaks from Snowmass Mountain to Mt. Sopris.

Open yet private, each of the three levels is purposefully terraced to sustain the beauty of the natural landscape and individually angled to curate the mountain views and maximize sunlight throughout the day. The wellness focused concept utilizes biophilic design to invite the exterior inside with a series of stacked green roof terraces that provide natural outdoor areas to reinforce the connection to the surroundings.

This net zero house utilizes both photovoltaic roof panels and ground source heat pumps to remain off the grid. A solar back up battery is planned. Triple pane windows and continuous insulation provides a super-efficient core and shell. The green roofs lessen site run off and offer habitat for flora and fauna.



ZONING AND LAND USE CODE ANALYSIS



Trentaz Drive – Tract 2, White Horse Springs, Aspen, CO 81611

<b>Zoning</b>	AR-10 (Agricultural/Residential-10 Acre), RS-20 (Resource-20 Acre), Pitkin County
<b>Property Class</b>	Single family residential
<b>Parcel ID No.</b>	264326300005
<b>Legal Description</b>	Section: 26 Township: 9 Range: 85 TRACT OF LAND THAT IS A PART OF TR 2 WHITE HORSE SPRINGS & IS SITUATED IN LOTS 12 & 20 OF SEC 26 & IN LOT 5 OF SEC 35-9-85 LYING ELY OF THE ELY LINE OF A RDWY KNOWN AS TRENTAZ DRIVE & WLY OF THE WLY LINES OF TRS R-67 R-68 & R-69 STARWOOD TEN DESC BY M/B BK 595 PG 217 BK 595 PG 221
<b>Property Size</b>	+/- 13.60 Acres. per survey
<b>Lot Area</b>	592,607 SF per survey
<b>Floor Area Allowable</b>	5,750 SF without GMQS allotments  Each TDR allows 2,500 sq. ft. <i>TDRs may only be used to create a new development right for a single-family residence on a lot/parcel within the Aspen Urban Growth Boundary. The proposed house design utilizes one TDR for a total of 8,250 SF.</i>
<b>Allowable Deck/Balcony</b>	862.5 SF based on 5,750 SF floor area 1,237.5 SF based on 8,250 SF floor area (15% of allowable floor area, additional covered areas may be exempt from calculation)
<b>Height Restrictions</b>	28'-0" primary structure, 20' secondary per Pitkin County
<b>Front Yard Setback</b>	100'-0"
<b>Side Yard Setback</b>	30'-0"
<b>Side Yard Setback</b>	30'-0"
<b>Rear Yard Setback</b>	50'-0"
<b>Note</b>	<i>The project requires a Land Use Review with Pitkin County. The proposed design does not guarantee approval for Land Use Review or Building Permit. Additional driveway improvements may be required by the Fire Marshal.</i>



PRIMARY VIEWS

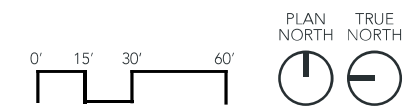
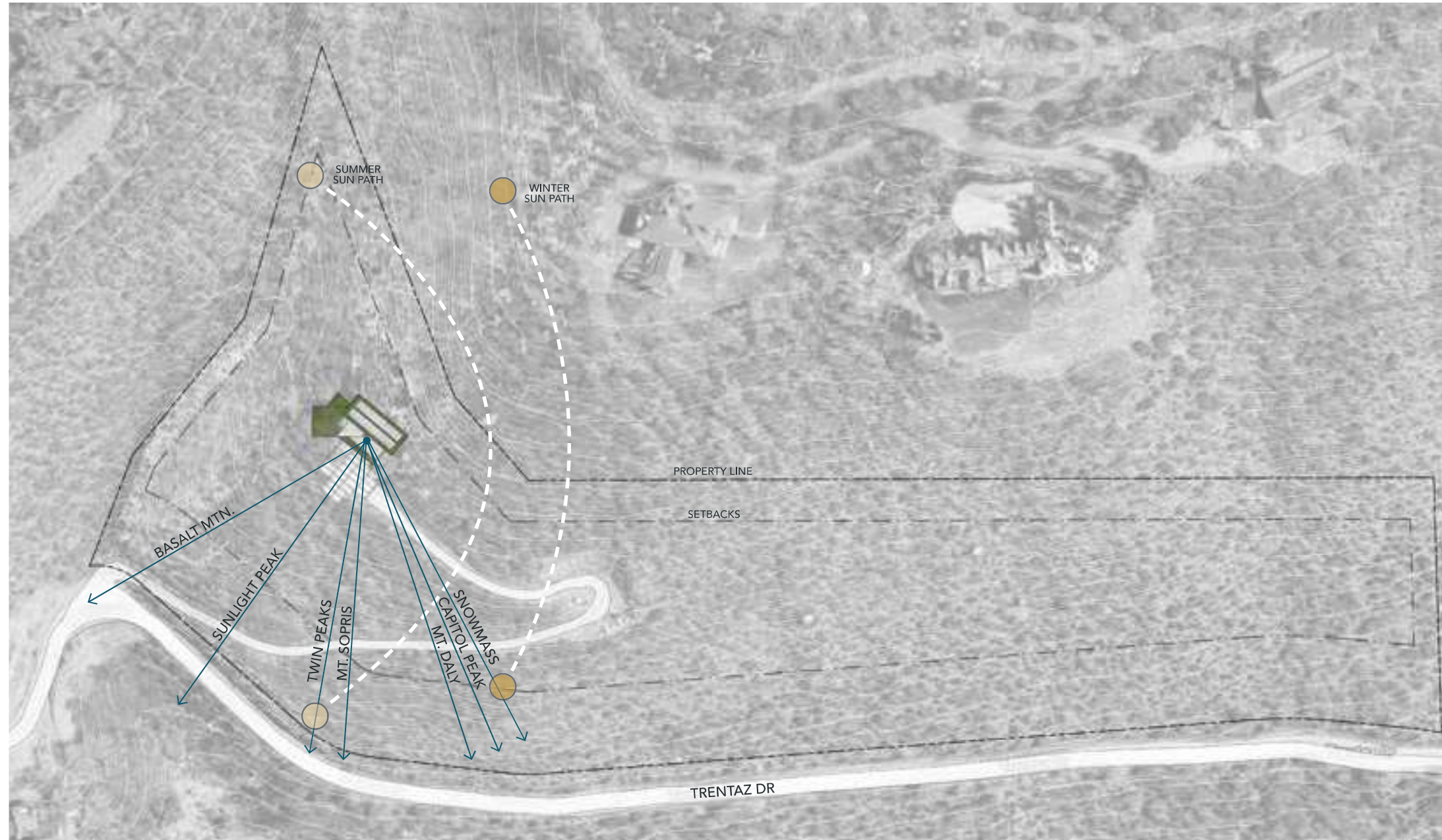


UP VALLEY

DOWN VALLEY



**SITE PLAN**  
SCALE: 1" = 60'-0"



# SAGE BLADE

11 MARCH 2022

## LEVEL 1

SCALE: 1/16" = 1'-0"

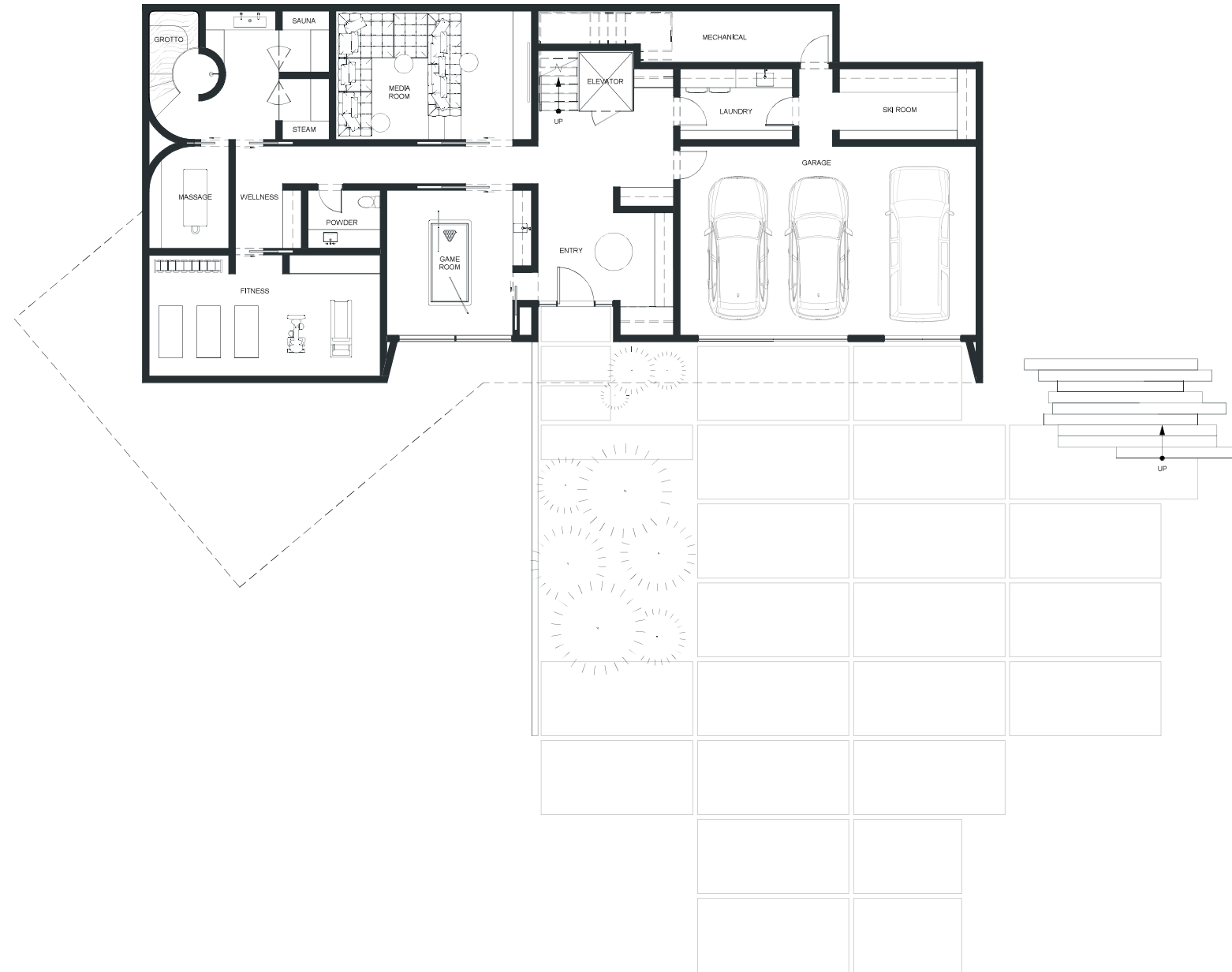
LEVEL 1 FLOOR AREA: 3,150 SF

LEVEL 1 DECK AREA: 0 SF

### PROPOSED HOUSE TOTALS:

FLOOR AREA: 8,250 SF

DECK AREA: 1,531 SF



**LEVEL 2**

SCALE: 1/16" = 1'-0"

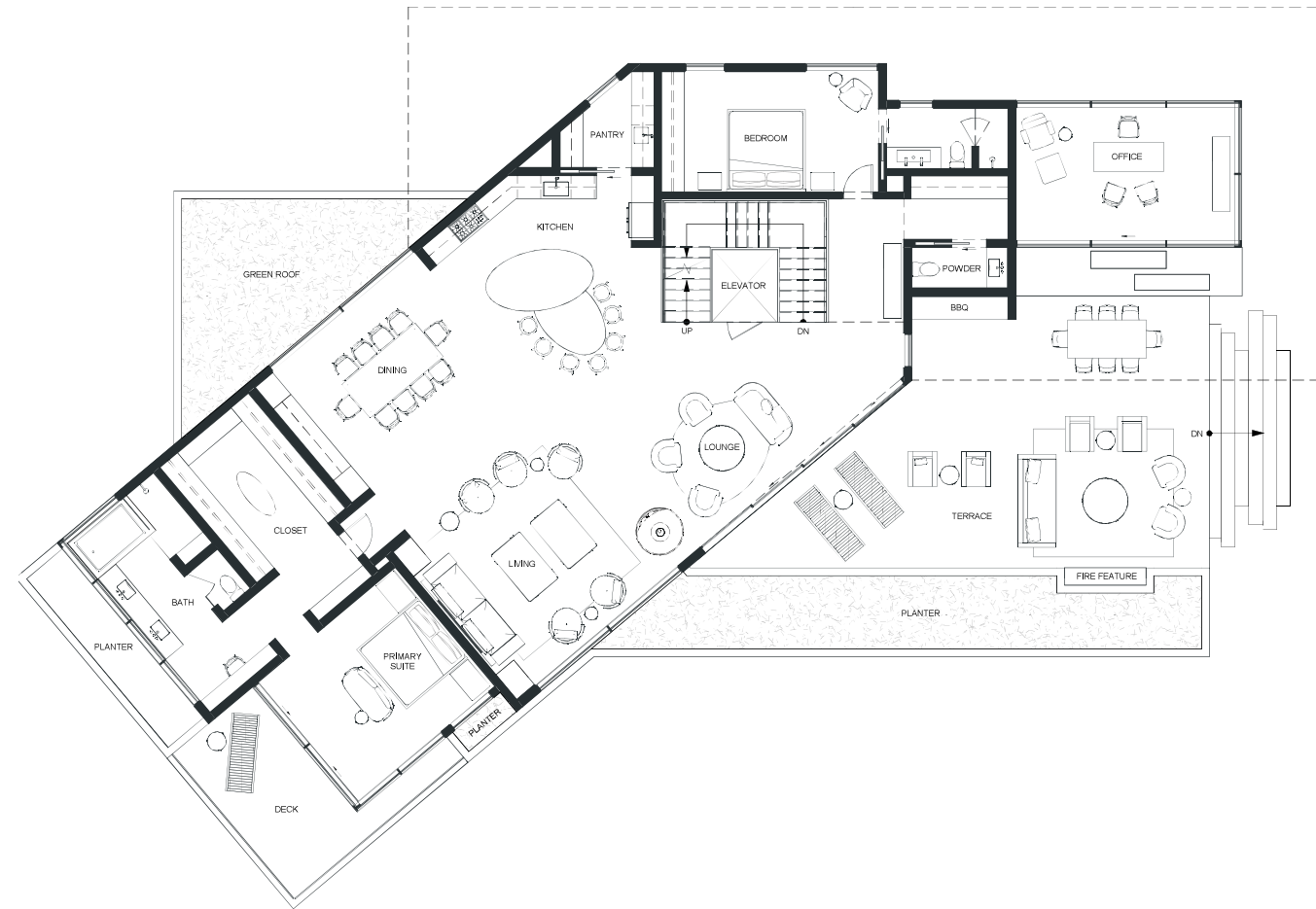
LEVEL 2 FLOOR AREA: 2,947 SF

LEVEL 2 DECK AREA: 939 SF

**PROPOSED HOUSE TOTALS:**

FLOOR AREA: 8,250 SF

DECK AREA: 1,531 SF



**LEVEL 3**

SCALE: 1/16" = 1'-0"

LEVEL 3 FLOOR AREA: 2,153 SF

LEVEL 3 DECK AREA: 592 SF

**PROPOSED HOUSE TOTALS:**

FLOOR AREA: 8,250 SF

DECK AREA: 1,531 SF





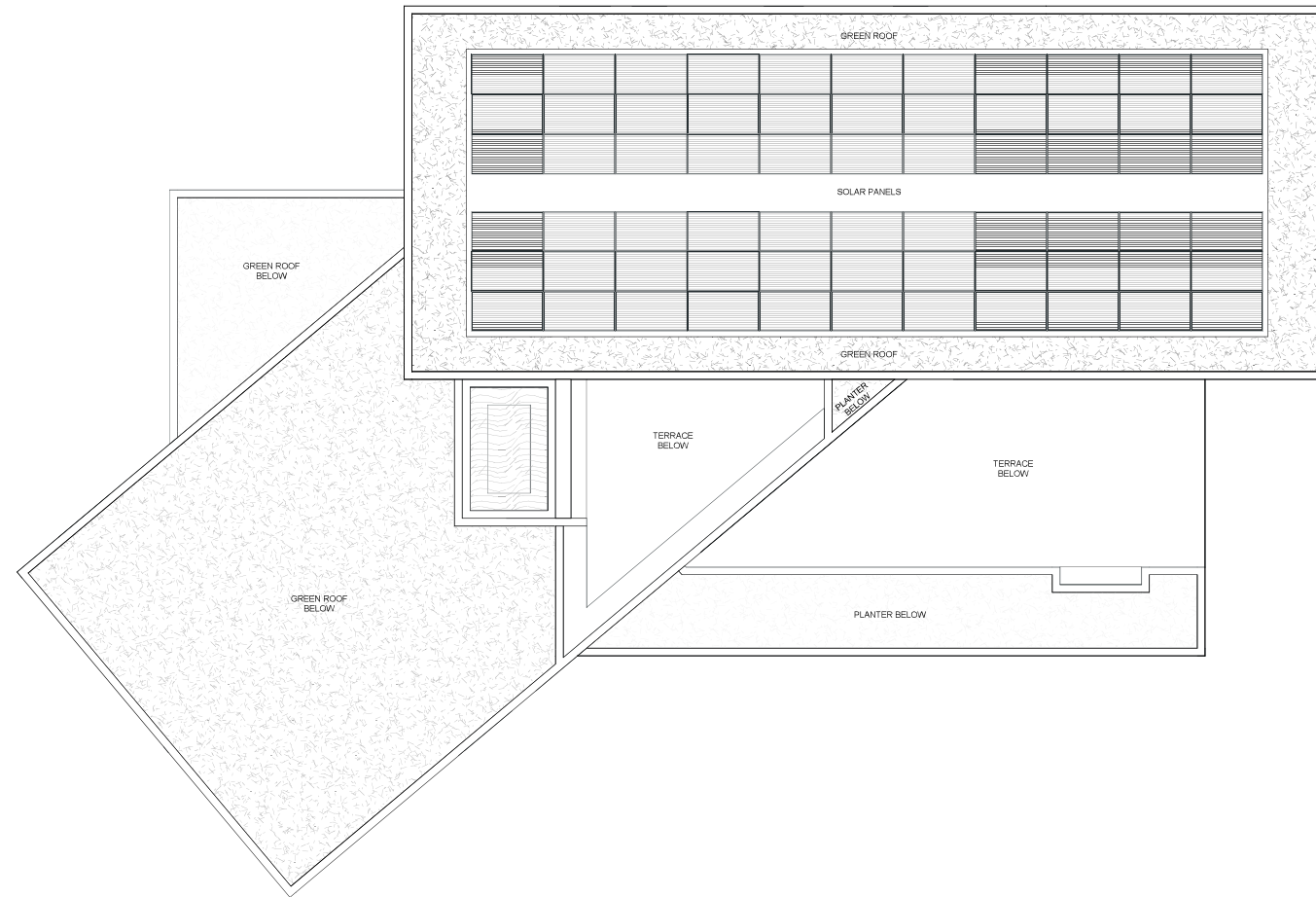
**ROOF PLAN**

SCALE: 1/16" = 1'-0"

**SOLAR:**

66 QTY QCELL 400W MODULES

+/- 26.4 KW SYSTEM SIZE





APPROACH



NOTE: IMAGES CONTAINED HEREIN ARE AN ARTIST'S REPRESENTATION INTENDED FOR VISUALIZATION ONLY AND MAY NOT DEPICT ALL CONDITIONS ACCURATELY. PROJECT PENDING APPROVAL OF PITKIN COUNTY.



OVERALL



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MAIN ENTRY



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MAIN ENTRY



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LIVING



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OFFICE



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MAIN BED



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MAIN TERRACE



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