#### TOWN OF VAIL PLANNING AND ENVIRONMENTAL COMMISSION March 27, 2017, 1:00 PM Vail Town Council Chambers 75 S. Frontage Road - Vail, Colorado, 81657

#### 1. Call to Order

 A request for review of Major Exterior Alteration, pursuant to Section 12-7B-7, Exterior 30 min. Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street/Lots F-K, Block 5C, Vail Village Filing 1, and setting forth details in regard thereto. (PEC17-0004)

Applicant Bridge Street Land LLC, represented by Pierce Architects Planner: Matt Panfil

3. Approval of Minutes

March 13, 2017 PEC Meeting Results

4. Informational Update

Stream Tract Management Plan - Gregg Barrie

30 min.

5. Adjournment

The applications and information about the proposals are available for public inspection during regular office hours at the Town of Vail Community Development Department, 75 South Frontage Road. The public is invited to attend the project orientation and the site visits that precede the public hearing in the Town of Vail Community Development Department. Times and order of items are approximate, subject to change, and cannot be relied upon to determine at what time the Planning and Environmental Commission will consider an item. Please call (970) 479-2138 for additional information. Sign language interpretation is available upon request with 48-hour notification. Please call (970) 479-2356, Telecommunication Device for the Deaf (TDD), for information.

Community Development Department

Published in the Vail Daily March 24, 2017



#### VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

#### MEETING DATE: March 27, 2017

**ITEM/TOPIC:** A request for review of Major Exterior Alteration, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street/Lots F-K, Block 5C, Vail Village Filing 1, and setting forth details in regard thereto. (PEC17-0004)

#### ATTACHMENTS:

#### File Name

Staff\_Memo\_-\_PEC17-0004\_-\_Plaza\_Lodge\_Building\_Exterior\_Remodel\_-\_032717.pdf Attachment\_A\_-\_Vicinity\_Map.pdf Attachment\_B\_-\_Architectural\_Plans\_(1\_of\_3).pdf Attachment\_B\_-\_Architectural\_Plans\_(2\_of\_3).pdf Attachment\_B\_-\_Architectural\_Plans\_(3\_of\_3).pdf Attachment\_C\_- View\_Corridor\_Analysis.pdf

#### Description

PEC17-0004 Staff Memo Attachment A - Vicinity Map Attachment B - Architectural Plans (1 of 3) Attachment B - Architectural Plans (2 of 3) Attachment B - Architectural Plans (3 of 3) Attachment C - View Corridor Analysis





TO: Planning and Environmental Commission

#### FROM: Community Development Department

- DATE: March 27, 2017
- SUBJECT: A request for review of Major Exterior Alteration, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street/Lots F-K, Block 5C, Vail Village Filing 1, and setting forth details in regard thereto. (PEC17-0004)

Applicant:Bridge Street Land LLC, represented by Pierce ArchitectsPlanner:Matt Panfil

#### I. SUMMARY

The applicant, Bridge Street Land LLC, represented by Pierce Architects, is requesting review of an exterior alteration, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units with Plaza Lodge, Unit R-1, located at 291 Bridge Street.

Based upon staff's review of the criteria outlined in Section VIII of this memorandum and the evidence and testimony presented, the Community Development Department recommends the Planning and Environmental Commission (PEC) **continue PEC17-0004 to the April 10, 2017 Planning and Environmental Commission meeting** in order to address concerns raised by staff.

#### II. DESCRIPTION OF REQUEST

The applicant, Bridge Street Land LLC, represented by Pierce Architects, is requesting review of an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street. The request is to allow, per Section 12-15-5, Vail Town Code, an individual 250 square foot addition to Unit R1-A (third level) and Unit R1-B (second level) for a total of 500 new square feet of new gross residential floor area (GRFA). The proposed alterations and modifications include the following:

- Expanded living area, with new gabled roof, at the southwest corner of Unit R1-A (third floor);
- Other roofline modifications, including:
  - The removal of two (2) roof areas, one at the west side of the structure above bedroom 1 of Unit R1-A (third floor), and another roof area removal at the east side of the structure above the proposed master bedroom of Unit R1-A (third floor);
  - Modification to the existing roofline at the south side of the structure from two (2) shed roofs to one (1) gabled roof with a shed dormer on the east side of the new gable; and
  - The removal of a shed roof near the middle of the south façade of Unit R1-B (second floor).
- Addition of new, and modification of existing, balconies and decks, including:
  - An expansion to the existing balcony at the southwest corner and south side of Unit R1-A (third floor);
  - The addition of a roof deck on the east side of Unit R1-A (third floor);
  - The addition of a balcony to Bedroom 1 of Unit R1-A (third floor);
  - Due to the proposed addition at the southeast corner of Unit R1-B (second floor), the existing balcony on the east façade is to be replaced by a smaller balcony on the same side.
- Removal of existing chimney;
- Various window additions and replacements, matching in color, materials, and finishes, throughout both units;
- Interior modifications resulting in Unit R1-A (third floor) having three (3) bedrooms and three (3) bathrooms; and
- Interior modifications resulting in Unit R1-B (second floor) having five (5) bedrooms and four (4) bathrooms;

With the exception of a proposed standing seam metal roof on a portion of the east façade, the proposed additions will use matching materials, colors, and finishes from the existing building. In order to maintain consistent roof forms and materials, staff suggests that the proposed shed roof dormer on the east façade be modified in such a

way to include two gabled dormers. This would not only maintain the gabled roof forms found throughout the rest of the building, but would also allow for a roof pitch great enough to allow for the use of asphalt shingles to match the existing roof material.

No changes are proposed to the façades or interiors of the existing ground floor commercial spaces.

A vicinity map (Attachment A), architectural plans dated February 22, 2017 (Attachment B), and a view corridor analysis (Attachment C) are attached for review.

#### III. BACKGROUND

The existing Plaza Lodge was built in 1973 and is a mixed-use structure accommodating retail, restaurant, and residential uses. Since its construction, the building has undergone several cosmetic changes and minor alterations and additions. The most recent significant alterations to the building's mass and scale, which gave the building its current form, occurred in 1986.

The property's current zoning designation of Commercial Core 1 District (CC1) was established as part of the original Town of Vail zoning regulations via Ordinance No. 8, Series of 1973, adopted on August 7, 1973.

Per Section 12-7B-7, Vail Town Code, proposed exterior alterations or modifications require review and approval by the Planning and Environmental Commission (PEC). PEC approval of an exterior alteration shall constitute approval of the basic form and location of improvements including siting, building setbacks, height, building bulk and mass, site improvements and landscaping. Subsequent to PEC review and approval, the application shall be reviewed by the Design Review Board (DRB) in accordance with Section 12-11, Design Review, Vail Town Code.

#### IV. ROLES OF THE REVIEWING BOARDS

#### Planning and Environmental Commission:

The Planning and Environmental Commission is responsible for final approval, approval with modifications, or denial of a major exterior alteration or modification application, in accordance with Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code.

#### **Design Review Board:**

The Design Review Board has no review authority over a major exterior alteration or modification application. However, the Design Review Board is responsible for the final approval, approval with modifications, or denial of any accompanying design review application.

#### **Town Council:**

The Town Council has the authority to hear and decide appeals from any decision, determination, or interpretation by the Planning and Environmental Commission and / or Design Review Board. The Town Council may also call up a decision of the Planning and Environmental Commission and / or Design Review Board.

#### V. APPLICABLE PLANNING DOCUMENTS

Staff finds that the following provisions of the Vail Town Code are relevant to the review of this proposal:

#### Title 12 – Zoning Regulations, Vail Town Code

Chapter 7, Article B. Commercial Core 1 (CC1) District (in part)

#### 12-7B-1: PURPOSE:

The commercial core 1 district is intended to provide sites and to maintain the unique character of the Vail Village commercial area, with its mixture of lodges and commercial establishments in a predominantly pedestrian environment. The commercial core 1 district is intended to ensure adequate light, air, open space, and other amenities appropriate to the permitted types of buildings and uses. The zoning regulations in accordance with the Vail Village urban design guide plan and design considerations prescribe site development standards that are intended to ensure the maintenance and preservation of the tightly clustered arrangements of buildings fronting on pedestrianways and public greenways, and to ensure continuation of the building scale and architectural qualities that distinguish the village.

#### 12-7B-7: EXTERIOR ALTERATIONS OR MODIFICATIONS:

- A. Subject To Review: The construction of a new building, the alteration of an existing building which adds or removes any enclosed floor area, the alteration of an existing building which modifies exterior rooflines, the replacement of an existing building, the addition of a new outdoor dining deck or the modification of an existing outdoor dining deck shall be subject to review by the planning and environmental commission (PEC) as follows:
  - 6. Compliance With Comprehensive Applicable Plans: It shall be the burden of the application to prove by a preponderance of the evidence before the planning and environmental commission that the proposed exterior alteration is in compliance with the purposes of the CC1 district as specified in section 12-7B-1 of this article; that the proposal is consistent with applicable elements of the Vail Village master plan, the town of Vail streetscape master plan, and the Vail comprehensive plan; and that the proposal does not otherwise negatively alter the character

of the neighborhood. Further, that the proposal substantially complies with the Vail Village urban design guide plan and the Vail Village design considerations, to include, but not be limited to, the following urban design considerations: pedestrianization, vehicular penetration, streetscape framework, street enclosure, street edge, building height, views, service/delivery and sun/shade analysis; and that the proposal substantially complies with all other elements of the Vail comprehensive plan.

7. Approval: Approval of an exterior alteration under subsections A5 and A6 of this section shall constitute approval of the basic form and location of improvements including siting, building setbacks, height, building bulk and mass, site improvements and landscaping.

12-7B-10: LOT AREA AND SITE DIMENSIONS

The minimum lot or site area shall be five thousand (5,000) square feet of buildable area, and each site shall have a minimum frontage of thirty feet (30').

12-7B-11: SETBACKS:

There shall be no required setbacks, except as may be established pursuant to the Vail Village design guide plan and design considerations.

12-7B-12: HEIGHT:

Height shall be as regulated in the Vail Village urban design guide plan and design considerations.

12-7B-13: DENSITY CONTROL:

Unless otherwise provided in the Vail Village urban design guide plan, not more than eighty (80) square feet of gross residential floor area (GRFA) shall be permitted for each one hundred (100) square feet of buildable site area. Total density shall not exceed twenty five (25) dwelling units per acre of buildable site area. Each accommodation unit shall be counted as one-half ( $\frac{1}{2}$ ) of a dwelling unit for purposes of calculating allowable units per acre.

A dwelling unit in a multiple-family building may include one attached accommodation unit no larger than one-third  $\binom{1}{3}$  of the total floor area of the dwelling.

12-7B-15: SITE COVERAGE:

Site coverage shall not exceed eighty percent (80%) of the total site area, unless otherwise specified in the Vail Village urban design guide plan and design

considerations. In commercial core 1 district, ground level patios and decks shall be included in site coverage calculations.

12-7B-16: LANDSCAPING AND SITE DEVELOPMENT:

No reduction in landscape area shall be permitted without sufficient cause shown by the applicant or as specified in the Vail Village design considerations as adopted in section 12-7B-20 of this article.

12-7B-17: PARKING AND LOADING:

Off street parking and loading shall be provided in accordance with chapter 10 of this title; provided, that no parking shall be provided on site. All parking requirements shall be met in accordance with the provisions of chapter 10 of this title. Loading requirements shall continue to be applicable to properties within commercial core 1 district; provided that no loading areas shall be located in any required front setback area.

12-7B-20: VAIL VILLAGE URBAN DESIGN GUIDE PLAN:

A. Adoption: The Vail Village urban design guide plan and design considerations are adopted for the purposes of maintaining and preserving the character and vitality of the Vail Village (CC1) and to guide the future alteration, change and improvement in the CC1 district. Copies of the Vail Village design guide plan and design considerations shall be on file in the department of community development.

Chapter 15: Gross Residential Floor Area (in part)

12-15-5: ADDITIONAL GROSS RESIDENTIAL FLOOR AREA (250 ORDINANCE):

A. Purpose: The purpose of this section is to provide an inducement for the upgrading of existing dwelling units which have been in existence within the town for a period of at least five (5) years by permitting the addition of up to two hundred fifty (250) square feet of gross residential floor area (GRFA) to such dwelling units, provided the criteria set forth in this section are met. This section does not assure each single-family or two-family dwelling unit located within the town an additional two hundred fifty (250) square feet, and proposals for any additions hereunder shall be reviewed closely with respect to site planning, impact on adjacent properties, and applicable town development standards. The two hundred fifty (250) square feet of additional gross residential floor area may be granted to existing single-family dwellings, existing two-family and existing multi-family dwelling units only once, but may be requested and granted in more than one increment of less than two hundred fifty (250) square feet. Upgrading of an existing dwelling unit under this section shall include additions thereto or renovations thereof, but a

demo/rebuild shall not be included as being eligible for additional gross residential floor area.

Chapter 24: Inclusionary Zoning (in part)

12-24-1: PURPOSE AND APPLICABILITY:

A. Purpose: The purpose of this chapter is to ensure that new residential development and redevelopment in the town of Vail provide for a reasonable amount of employee housing to mitigate the impact on employee housing caused by such residential development and redevelopment.

12-24-2: EMPLOYEE HOUSING REQUIREMENTS:

Every residential development and redevelopment shall be required to mitigate its direct and secondary impacts on the town by providing employee housing at a mitigation rate of ten percent (10%) of the total new GRFA.

#### Vail Village Urban Design Guide Plan – Design Considerations

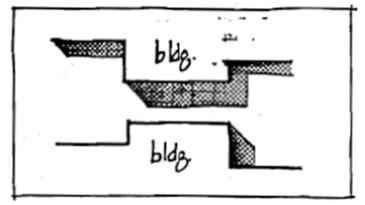
Urban Design Considerations (in part)

D. Street Enclosure

While building façade heights should not be uniform from building to building, they should provide a "comfortable" enclosure for the street.

Pedestrian streets are outdoor rooms whose walls are formed by the buildings. The shape and feel of these "rooms" are created by the variety of heights and massing (three-dimensional variations) which give much of the visual interest and pedestrian scale unique to Vail.

Very general rules, about the perception of exterior spaces have been developed (empirically) by designers, based on the characteristics of human vision. They suggest that: an external enclosure is most comfortable where its walls are approximately



 $\frac{1}{2}$  as high as the width of the space enclosed; if the ratio falls to k or less, the space seems unenclosed; and if the height is greater than the width, it comes to resemble a canyon.

In some instances, the "canyon" effect is acceptable and even desirable – for example, as a short connecting linkage between larger spaces – to give variety to the walking experience.

F. Building Height

Basically, the Village Core is perceived as a mix of two and three story facades, although there are also four and five story buildings. The mix of building heights gives variety to the street – which is desirable. The height criteria are intended to encourage height and massing variety and to discourage uniform building heights along the street.

The definition of height shall be as it is in the Vail Municipal Code. Building height restrictions in Commercial Core I shall be as follows:

- 1. Up to 60% of the building (building coverage area) may be built to a height of 33 feel or less.
- 2. No more than 40% of the building (building coverage area) may be higher than 33 feet, but not higher than 43 feet.
- G. Views and Focal Points

The most significant view corridors have been adopted as part of Chapter 12-22 of the Vail Municipal Code. The view corridors adopted should not be considered exhaustive. When evaluating a development proposal, priority should be given to an analysis of the impact of the project on views. Views that should be preserved originate from either major pedestrian areas or public spaces, and include views of the ski mountain, the Gore Range, the Clock Tower, the Rucksack Tower and other important man-made and natural elements that contribute to the sense of place associated with Vail.

Development in Vail Village shall not encroach into any adopted view corridor unless approved under Chapter 18.73. Adopted corridors are listed in Chapter 12-22 of the Vail Municipal Code. Whether affecting adopted view corridors or not, the impact of proposed development on views from pedestrian ways and public spaces must be identified and considered where appropriate.

I. Sun / Shade

Due to Vail's alpine climate, sun is an important comfort factor, especially in winter, fall and spring. Shade areas have ambient temperatures substantially below those of adjacent direct sunlit areas. On all but the warmest of summer

days shade can easily lower temperatures below comfortable levels and thereby negatively impact uses of those areas.

All new or expanded buildings should not substantially increase the spring and fall shadow pattern (March 21 through September 23) on adjacent properties or the public R.O.W.

In all building construction, shade shall be considered in massing and overall height consideration. Notwithstanding, sun/shade considerations are not intended to restrict building height allowances, but rather to influence the massing of buildings. Limited height exceptions may be granted to meet this criteria.

Architecture / Landscape Considerations (in part)

Roofs:

Where visible, roofs are often one of the most dominant architectural elements in any built environment. In the Village roof form, color and texture are visibly dominant, and generally consistent, which tends to unify the building diversity to a great degree. The current expression, and objective, for roofs in the Village is to form a consistently unifying backdrop for the architecture and pedestrian streetscape, and to avoid roofs, which tend to stand out individually or distract visually from the overall character.

Roof Forms:

Roofs within the Village are typically gable in form and of moderate-to-low pitch. Shed roofs are frequently used for small additions to larger buildings. Freestanding shed roofs, butterfly roofs and flat roofs can be found in the Village but they are-generally considered to be out of character and inappropriate. Hip roofs likewise are rare and generally inconsistent with the character of the Core Area. Towers are exceptions, in both form and pitch, to the general, criteria, but do have an established local vernacular style, which should be respected.

Pitch:

Roof slopes in the Village typically range from 3/12 to 6/12, with slightly steeper pitches in limited applications. Again, for visual consistency this general 3/12-6/12 range should be preserved.

#### Compositions:

The intricate roofscape of the Village as a whole is the result of many individual simple roof configurations. For any single building, a varied but simple composition of roof planes is preferred to either a single or a complex

arrangement of many roofs. As individual roofs become more complex, the roof attracts visual attention away from the streetscape and the total roofscape tends toward "busyness" rather than a backdrop composition.

#### Facades (in part)

#### Materials:

Stucco, brick, wood (and glass) are the primary building materials found in the Village. While not wishing to restrict design freedom over-much, existing conditions show that within this small range of materials-much variation and individuality are possible while preserving a basic harmony. Too many diverse materials weaken the continuity and repetition, which unifies the streetscape.

#### Balconies:

Balconies occur on almost all buildings in the Village which have at least a second level facade wall. As strong repetitive features they:

- Give scale to buildings
- Give life to the street (when used)
- Add variety to building forms
- Provide shelter to pathways below.

The prominence of balcony forms is due to several fairly common characteristics:

Color:

They contrast in color (dark) with the building, typically matching the trim colors.

Size:

They extend far enough from the building to cast a prominent shadow pattern. Balconies in Vail are functional as well as decorative. As such, they should be of useable size and located to encourage use. Balconies less than six feet deep are seldom used, nor are those always in shade, not oriented to views or street life.

#### Mass:

They are commonly massive yet semitransparent, distinctive from the building, yet allowing the building to be somewhat visible behind. Solid balconies are found occasionally, and tend to be too dominant obscuring the building architecture. Light balconies lack the visual impact which ties the Village together. Materials:

Wood balconies are by far the most common. Vertical structural members are the most dominant visually, often decoratively sculpted. Decorative wrought iron balconies are also consistent visually where the vertical members are close enough to create semi-transparency. Pipe rails, and plastic, canvas or glass panels should be avoided.

#### Vail Village Master Plan

Chapter 5: Goals, Objectives, Policies and Action Steps (in part)

- Goal #1: Encourage High Quality, Redevelopment while Preserving Unique Architectural Scale of the Village in Order to Sustain its Sense of Community and Identity
  - Objective 1.2: Encourage the upgrading and redevelopment of residential and commercial facilities.
- Goal #2: To Foster a Strong Tourist Industry and Promote Year-Around Economic Health and Viability for the Village and for the Community as a Whole.
  - Objective 2.5: Encourage the continued upgrading, renovation and maintenance of existing lodging and commercial facilities to better serve the needs of our guests.

#### Land Use Plan

Chapter 2 – Land Use Plan Goals / Policies (in part)

- 4. Village Core / Lionshead
  - 4.3 The ambiance of the Village is important to the identity of Vail and should be preserved. (Scale, alpine character, small town feeling, mountains, natural settings, intimate size, cosmopolitan feeling, environmental quality.)

#### VI. SITE ANALYSIS

Address:291 Bridge StreetLegal Description:Vail Village Filing 1, Block 5C, Lots F-KExisting Zoning:Commercial Core 1Existing Land Use Designation:Vail Village Master PlanMapped Geological Hazards:None

View Corridor:

Close proximity to View Point #4, see Attachment C

Development Standard	Allowed / Required	Existing	Proposed	Change	
Site Area	Min. 5,000 sq. ft.	12,566 sq. ft. (0.2	29 acres)	No Change	
Setbacks	No required setbacks Plan and Design Co		lished by Vail Village D	esign Guide	
Height	Up to 60% may be built to a height of 33' or less; No more than 40% may be higher than 33', but not higher than 43'	29' for Unit R1	33' for Unit R1	+4'	
Density	25 DUs / acre of buildable site area	7 DUs / 0.29 acre = 24.1 DUs / acre		No Change	
GRFA	Max. 10,053 sq. ft.	11,035 sq. ft.	11,535 sq. ft. <sup>1</sup>	+500 sq. ft.	
Site Coverage	Max. 80% of total site area (10,053 sq. ft.)	65.6% (8,248 sq. ft.)		No Change	
Landscaping	No reduction in landscape area	No Change			
Parking & Loading	1.4 spaces / DU	No change			

<sup>1</sup> Section 12-15-5, Addition Gross Residential Floor Area (250 Ordinance), Vail Town Code, permits a one-time addition of up to 250 square feet per dwelling unit.

Inclusionary Zoning (Title 12, Chapter 24):

	<u>Unit R1-A</u>	<u>Unit R1-B</u>
Net New Square Feet:	250	250
Mitigation Rate (10%):	25 sq. ft.	25 sq. ft.
Inclusionary Zoning Fee:	\$320.90 / sq. ft.	\$320.90 / sq. ft.
Inclusionary Zoning Obligation:	\$8,022.50	\$8,022.50

Total: \$16,045\*

\* Total is advisory only. The inclusionary zoning fee is assessed at time of building permit and is subject to change from above total.

#### VII. SURROUNDING LAND USES AND ZONING

Existing Land Use North: Village Master Plan South: Village Master Plan East: Village Master Plan West: Village Master Plan Zoning District Commercial Core 1 Commercial Core 1 Commercial Core 1 Commercial Core 1

#### VIII. REVIEW CRITERIA

#### Title 12, Chapter 7, Article B, Section 7, Exterior Alteration or Modifications

It shall be the burden of the applicant to prove by a preponderance of the evidence before the PEC that:

## 1. The proposed exterior alteration is in compliance with the purposes of the CC1 district as specified in Section 12-7B-1, Vail Town Code;

Staff finds the proposed alterations and additions are in compliance with the purpose of the CC1 District as the proposal will *"maintain the unique character of Vail Village."* The proposed exterior alterations and additions are consistent in appearance with the existing structure in that they are to be of matching colors, materials, and finishes. Also, the proposed roofline modifications are consistent with the existing rooflines.

Based on the submitted view corridor analysis, it is unclear that Point A and Point B are correctly located based on their description in Section 12-22-4-C, Vail Town Code. Point A is described as the, "south fascia board of third floor roof of Plaza Lodge Building." The south elevation, Sheet A2.02, indicates that said south fascia board is to be raised to a higher elevation, resulting in a view corridor encroachment due to the fact that Point A is tied to the location of the existing fascia board.

Also, submitted renderings depict the proposed third floor deck extension terminating into the second floor gabled roof, but the view corridor analysis does not depict the proposed deck in such a manner.

Therefore, staff finds the proposed exterior alterations and additions do not meet this review criterion.

#### 2. The proposal is consistent with applicable elements of the Vail Village Master Plan, the Town of Vail Streetscape Master Plan, and the Vail Comprehensive Plan;

Staff finds that the application is consistent with the Vail Comprehensive Plan, which includes the Vail Village Master Plan and the Town of Vail Streetscape Master Plan,

because the proposal is an upgrade to an existing mixed-use structure. The proposal is consistent with Objective 1.2 of the Vail Village Master Plan, *"encourage the upgrading and redevelopment of residential and commercial facilities,"* and Objective 2.5, *"Encourage the continued upgrading, renovation and maintenance of existing lodging and commercial facilities to better serve the needs of our guests."* 

Therefore, staff finds the proposed exterior alterations and additions meet this review criterion.

## 3. The proposal does not otherwise negatively alter the character of the neighborhood; and,

The proposal is intended to blend into the existing structure and all colors, materials, and finishes will match existing conditions and not negatively alter the character of the neighborhood. However, as mentioned in Criteria 1, based on the plans and documents submitted, it is unclear that the proposed improvements, specifically the third floor deck extension and roof fascia, will not encroach into View Corridor #4. Furthermore, Sheet A0-03A – Topographical Survey depicts an encroachment into a utility easement granted to the Town of Vail in 2004 and a pedestrian and vehicular ingress and egress easement granted to Vail Associates, Inc. in 1970. Should the applicant confirm proposed additions encroach into said easements, approval from the easements holders shall be required.

Therefore, without documentation addressing the above concerns, staff finds the proposed exterior alterations and additions do not meet this review criterion.

4. The proposal substantially complies with the Vail Village Urban Design Guide Plan and the Vail Village Design Considerations, to include, but not be limited to, the following urban design consideration: pedestrianization, vehicular penetration, streetscape framework, street enclosure, street edge, building height, views, service/delivery and sun/shade analysis.

The proposal to increase the height of the south façade is consistent with the street enclosure design considerations that suggest, *"In some instances, the 'canyon' effect is acceptable and even desirable – for example as a short connecting linkage between larger spaces – to give variety to the walking experience."* The proposed changes will create such a canyon effect in between Eaton Plaza to the west and Seibert Circle to the east.

However, the applicant has not provided a sun/shade analysis. Staff is specifically concerned about the impact of the proposed third floor deck on the amount of sun received by Eaton Plaza to the west.

Therefore, without a sun/shade analysis, staff cannot confirm the proposed exterior alterations and additions meet this review criterion.

#### IX. STAFF RECOMMENDATION

Based upon the review of the criteria outlined in Section VIII of this memorandum and the evidence and testimony presented, the Community Development Department recommends the Planning and Environmental Commission continues PEC17-0004 to the April 10, 2017 Planning and Environmental Commission meeting in order for the applicant to clarify if there any encroachments into easements or view corridors and to provide a sun/shade analysis based on the proposed improvements.

Should the Planning and Environmental Commission choose to **approve, with conditions**, this exterior alteration request, the Community Development Department recommends the Commission pass the following **motion**:

"The Planning and Environmental Commission approves, with conditions, the applicant's request for an exterior alteration or modification pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street, Lots F-K, Block 5C, Vail Village Filing 1, and setting forth details in regard thereto.

#### Conditions:

- 1. Approval of this exterior alteration request is contingent upon the applicant obtaining Town of Vail approval of an associated design review application;
- 2. Prior to final approval by the Design Review Board, the applicant shall submit revised plans, including an updated and stamped topographic survey, depicting no encroachments into any existing easements. Alternatively, the applicant may submit written approval of encroachment by the easement holder;
- 3. Prior to requesting a framing inspection, the applicant shall submit an asbuilt view corridor exhibit to verify that the proposed structure does not encroach into View Corridor #4. Any encroachment into View Corridor #4 shall be removed consistent with Title 12, Chapter 22, View Corridors, Vail Town Code; and
- 4. The applicant shall mitigate the employee housing impact created by the net new square footage in accordance with the provisions of Chapter 12-24, Inclusionary Zoning, Vail Town Code, and the applicant shall make the required fee in lieu payment to the Town of Vail prior to the issuance of any building permit."

Should the Planning and Environmental Commission chose to **approve**, **with conditions**, the exterior alteration request, the Community Development Department recommends the Commission makes the following **findings**:

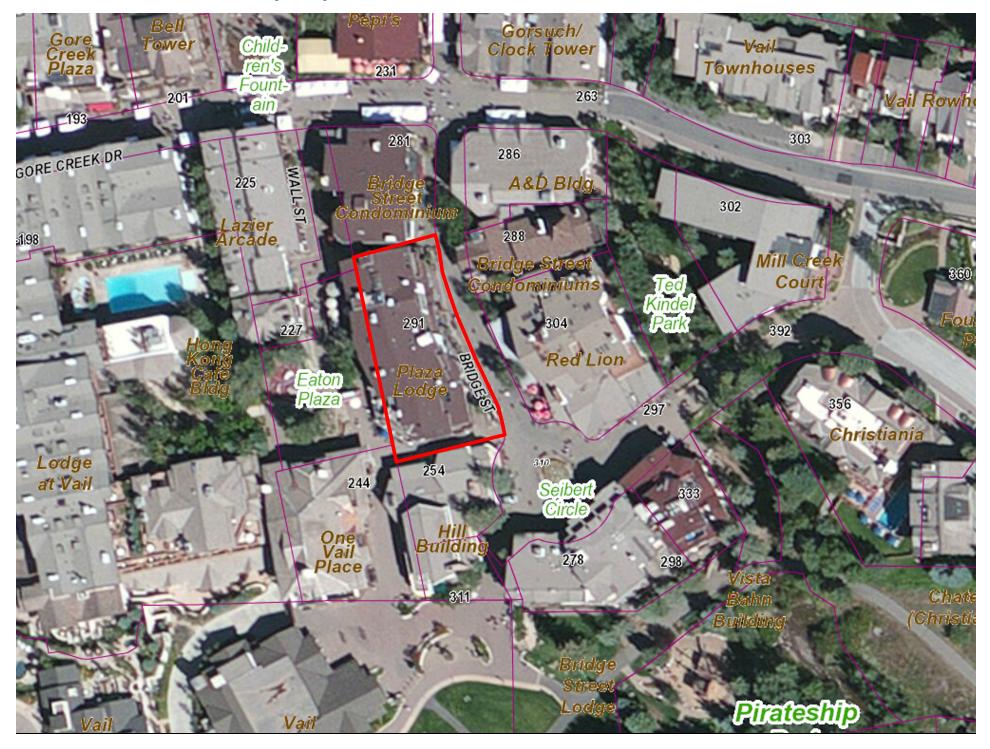
"Based upon the review of the criteria outlined in Section VIII of the Staff memorandum to the Planning and Environmental Commission dated March 27, 2017, and the evidence and testimony presented, the Planning and Environmental Commission finds:

- 1. That the proposed exterior alteration is in compliance with the purposes of the CC1 district as specified in section 12-7B-1 of the Zoning Regulations;
- 2. That the proposal is consistent with applicable elements of the Vail Comprehensive Plan; and
- 3. That the proposal does not otherwise negatively alter the character of the neighborhood."

#### X. ATTACHMENTS

- A. Vicinity Map
- B. Architectural Plans, dated February 22, 2017
- C. View Corridor Analysis

#### **Attachment A - Vicinity Map**



# ADMINISTRATIVE INFO.

LEGAL DESCRIPTION OF PROPERTY: Situs Address 000291 BRIDGE ST #R1 Parcel Number 2101-082-62-007 Legal Summary Subdivision: BIGHORN SUB Lot: 15

# **BUILDING CODE SUMMARY**

BUILDING CODE:

CONSTRUCTION TYPE:

DWELLING UNITS: OCCUPANCY TYPE 2015 IBC

TYPE V-A 12

R-2

# **PROJECT DIRECTORY**

OWNER:

ARCHITECT:

MITCH GARFINKEL 291 BRIDGE ST, UNIT R-1 VAIL, CO 81657

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CONTRACTOR:

STRUCTURAL ENGIN

OWNER'S REP



# **PROJECT LOCATION**



# PLAZA LODGE UNIT R-1

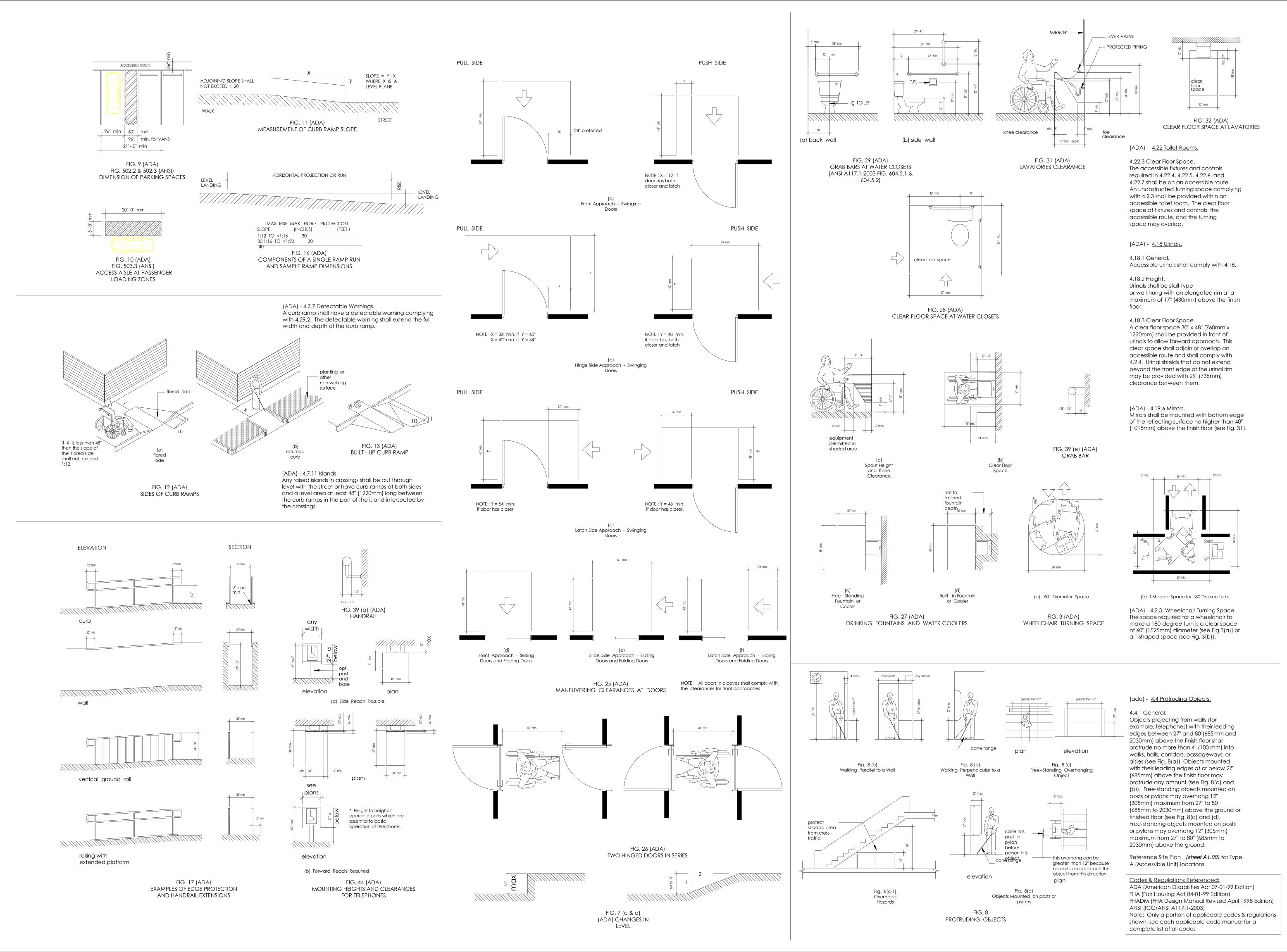
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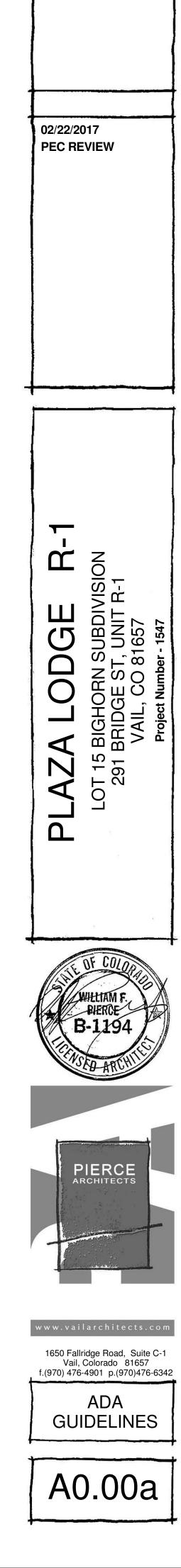


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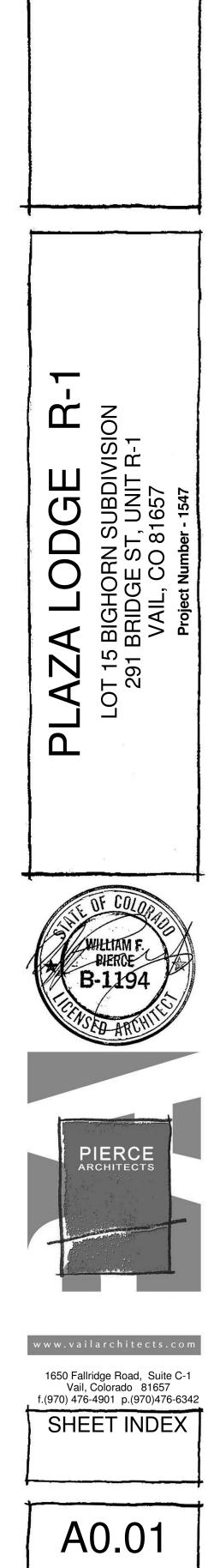


# STANDARD ABBREVIATIONS

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AborAborAborAborControl </td <td>ACT</td> <td>ACCOUSTICAL CEILING TILE</td> <td>EMER</td> <td>EMERGENCY</td> <td>LLH</td> <td>LONG LEG HORIZONTAL</td> <td></td> <td></td>	ACT	ACCOUSTICAL CEILING TILE	EMER	EMERGENCY	LLH	LONG LEG HORIZONTAL		
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ArialAbout Rubbic Outline Control <td>AFF</td> <td>ABOVE FINISHED FLOOR</td> <td></td> <td></td> <td></td> <td>LINTEL</td> <td>SCD</td> <td></td>	AFF	ABOVE FINISHED FLOOR				LINTEL	SCD	
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NICHN					м	MASTED		
ANDERAPPERAPPER PACEFRANCEFR			LAI	EXTERIOR				
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MUTOMUTON					MEP			
BERNPRODUCT PROPERTY AND ADDRESS OF CONTRACTMICH MANDALPRSimulation Structure Struct								
REAL REAL	AUTO	AUTOMATIC						
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BECK BETBECK/M BETTYTTYTTYTTYTBYT <td></td> <td></td> <td></td> <td>FIRE HOSE CABINET</td> <td></td> <td></td> <td></td> <td></td>				FIRE HOSE CABINET				
Here Here Horder <br< td=""><td></td><td></td><td></td><td>FINISH(ED)</td><td></td><td></td><td></td><td>SERVICE SINK</td></br<>				FINISH(ED)				SERVICE SINK
BICA BICA BLADEBUADELUCORINGAL PLACE <br< td=""><td></td><td></td><td>FIX</td><td>FIXTURE</td><td></td><td></td><td>SST</td><td>STAINLESS STEEL</td></br<>			FIX	FIXTURE			SST	STAINLESS STEEL
BLCSBLLCS/SBLLCS/SBLLCS/SBLLCS/SBLLCS/SFUNDAME			FLG	FLASHING			ST	STAIN
BLK     BLODE     PPNA     PRESERVICE NAME     ML     MLLAN     MLLAN     The     Test       BC     BLODE     PLANA     PLANA     MLLAN     MLLAN     State     State       BC     PLOADE     PLANA     PLANA     MLLAN     MLLAN     State     State       BC     PLOADE     PLANA     PLANA     MLLAN     State     State     State       BC     PLOADE     PLANA     PLANA     NAMA     NAMA     State     State       BC     PLANA     PLANA     PLANA     NAMA     NAMA     State     State       BC     RECENTRAL     PT     PLANA     NAMA     NAMA     NAMA     State     State       BC     RECENTRAL     PLANA     PLANA     PLANA     NAMA     NAMA     NAMA     State     State       BC     RECENTRAL     PLANA     PLANA     PLANA     NAMA     NAMA     NAMA     NAMA     NAMA     State     <			FLR	FLOOR(ING)			STA	STATION
BAD     BOLERT     INDER     <	BLDG	BUILDING	FLUOR	FLUORESCENT	MTD	MOUNTED	STD	STANDARD
NMNMANM	BLK	BLOCK	FPHB	FREEZE PROOF HOSE BIB	MTL	METAL	STL	STEEL
NO.     PY OWNER     HPM     HPMAL     HPMAL     HPMAL     HPMAL     HPMAL     HPMAL     HPMAL     HPMAL       BOY     BOTTOM OF WALL     FTT     HER ELADAMENT TELETO     NG     MOTINA OF WALL     ETT     ETT     STATUS     ETT     STATUS     ETT	BLR	BOILER	FR	FIRE RESISTIVE	MUL	MULLION	STO	STORAGE
DDDY OWNERPRAME <th< td=""><td>BM</td><td>BEAM</td><td></td><td></td><td>MW</td><td>MICROWAVE</td><td></td><td></td></th<>	BM	BEAM			MW	MICROWAVE		
INDERINDERINDERINDERINDERNOMACHYNOSALENO	BO	BY OWNER						
BOT         BOTTMA         IM         MARELING         NO         NOTH         DWARE         EVALUATION         PARELING         NO         NOTH         DWARE         EVALUATION         PARELING         NO         NOTH         DWARE         STREMA           BW         BUSTMA         FTO         FTO         FTO         FTO         NO         NO <t< td=""><td>BOF</td><td>BY OWNER, FUTURE</td><td></td><td></td><td>(N)</td><td>NEW</td><td></td><td></td></t<>	BOF	BY OWNER, FUTURE			(N)	NEW		
BOR         BOTTOM OF MALL         PT         IPIE EXPLORATITEATED         NG         MARGEN         PT         MARGEN           BOR         BOGINEST         FORMAN         PT         FCE         NO         MARGEN         T         PERSO           BOR         BOGINEST         FURAN         FURAN         NO         NAMER         TO         PARSO           BOR         BORNEST         FURAN         FURAN         NO         NO <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>								
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BASEMB     PIGAT     PIGAT     PIGAT     PIGAT     PIGAT     NAME     NAME     T     TELES       CAN     CAME TELENSON     PIG     PIGAT     CAME TELENSON     TAM     TO ALA DOTTOGAL       CAN     CARE TELENSON     PIGAT     PIGAT     CAME TELENSON     TAM     TO ALA DOTTOGAL       CAN     CARE TELENSON     PIGAT     PIGAT     CAN     TO ALA DOTTOGAL     TAM     TO ALA DOTTOGAL       CARE TELENSON     CARE TELENSON     CAN     CARE TELENSON     TAM     TAME TELENSON     TAM     TAME TELENSON       CON     CONSTRUCTION CHANGE     CAN     CARE TELENSON     TAM     TAME TELENSON     TAME TELENSON     TAME TELENSON       CON     CONSTRUCTION CHANGE     CAN     CARE TELENSON     TAME TELENSON     TAME TELENSON     TAME TELENSON     TAME TELENSON       CON     CONSTRUCTION CHANGE     CAN     CARE TELENSON     TAME TELENSON </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.0</td> <td></td>							0.0	
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OATY         CABLE TERLINGTON         FV         FIELD VERIFY         OA         OVERALL         TB         TOWEL DATA           CB         CATH ABASN         CALMANDAR         CALMANDAR         CALMANDAR         THE         THE PHONE           CDD         CONTRACTION ONNONE         GALMANDARD         GALMANDARD         OFF         CONTRACTION ONNONE         THE PHONE           COTY         CARMANDARD         GALMANDARD         GALMANDARD         OFF         CONTRACTION ONNONE         TO         TO           COTY         CARMANDARD         GALMANDARDARD         GALMANDARDARD         OFF         CONTRACTION ONNONE         TO	CAB	CABINET				Not to conce		
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DIRECTIVE         GALV         GALVANEDD         OFF         OFF/CR         THE         THE         THE         THE           GCTV         GGESCORFCULTELE/USION         GB         GAR BAR         OF         OFCORF HADD         THE         THE <td></td> <td></td> <td><b>C</b>A</td> <td>CALICE</td> <td></td> <td></td> <td></td> <td></td>			<b>C</b> A	CALICE				
COV         CLOSED CAPULTIFIE/WISON         GAM BARA"         OF         OPPORTE HANDO         THENU         <	CCD							
ORM         CRAWC         CONTROL TOWNER         CONTROL TOWNER         TOW TOWNER         TOW TOWNER           CFR         CERAMIC         UNIT(5)         OPP OPPOSITE         TOW TOWNER         TOW TOWNER           CFL         CONTRUCTIONS         GL         GALMER         PARTIN         POPOSITE         TOW TOWNER           CFL         CONTRUCTIONS         GL         GALMER         PARTIN         PORTIN         TOW TOWNER           CFL         CONTRUCTIONS         GL         GALMERS         PARTIN         PARTIN         PARTIN         POPOSITE         TOW TOWNER           CAL         CONTRUCTIONS         GL         GALMERS         PARTIN         PARTIN <td>CCTV</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	CCTV							
CERM         CERMIC         UNITES         UNITES         Constraint and								
OPCL         COUNTERLASHING         GD         GNADE         OUTSIDE TO CUTSIDE         TOW         TURNE           CR         COMENT GLARD         GENER         AC         REXMODEY VALABOD         TH         TOULET PAREN HOLDER           CP         CAST IN FLAGE         GFP         GAST INFER FLAGE         PAR         REXMODEY VALABOD         TH         TOULET PAREN HOLDER           CP         CAST IN FLAGE         GR         GALVARED HON         TTN         TELEMON           CL         CAST IN FLAGE         GR         GRAUT         PAR         PARTRARRATED         TV         TELEMON           CL         CONTROLLINT UNE         GROUT         GROUT         PAR         PARTRARRATED         TV         TELEMON           CL         CONTROLLINT UNE         GROUT         MOD         PARTRARRATED         TVN         TURNESA           CL         CONTROLLINT UNE         HC         HOLDWOORE         PAR         PARTRARRATED         UNE         UNERSON TERMONDER         UNERSON TERMON			GGMU	UNIT(S)				
OC         CORNER GUARD         GEN         GENRAL         Description         TOP         TOP         TOP         TOP           CIP         CAST IN PLACE         GAST IN PLACE         RAC         PREVIOUSLY WARDED         THY         TOLET APARTINON           CL         CONTRACT, JOINT         GL         GAST IN PLACE         PATTE         PRIVIOUSLY WARDED         THY         TOLET APARTINON           CL         CONTRACT, LINTLINE         GL         GAST IN PLACE         PL         PH         PHONE         TV         TULET APARTINON           CL         CONTRACT, LINTLINE         GYP         GROUT         PL         PLATE         UNERWIRTERS LABORATORY           CLR         CLEARANCE         HE         HOSE BIB         PLASE         PLATE         UNERWIRTERS LABORATORY           CLR         CLEARANCE         HE         HOSE BIB         PLASE         PLANE         UN         UNERWIRTERS LABORATORY           CLR         CLEARANCE         HE         HOSE BIB         PLASE         PLANE         UN         UNERWIRTERS LABORATORY           CLR         CLEARANCE         HE         HOSE BIB         PLASE         PLANE         UN         UNERWIRTERS LABORATORY           CLR         CLEARANCY         H			GD					
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CLG     CELING     CRIT     CRUT     PH     PHONE     UNIT     UNIT       CLL     CONTRACT TURE     GYP     GYPSUM NALE DAAB     PL     PLAR     PLATE     UNIT     UNIT       CLG     CLSERT     H     HOSE BIB     PLAR     PLAR     PLARTEC LAMINATE     UNIT     UNIT       CLR     CONTRACT TURE     HOSE BIB     PLAR     PLAR     PLAR     UNIT     UNIT     UNIT       CAN     CONTRACT TURE     HOSE BIB     PLAR     PLAR     PLAR     UNIT     UNIT     UNIT       CAN     CONTRACT TURE     HOSE BIB     PLAR     PLAR     PLAR     UNIT     UNIT     UNIT       CAN     CONTRACT TURE     HAN     PLAR     PLAR     PLAR     UNIT     UNIT       CONTR     CONTRACT TURE     HON     PLAN     PLAR     PLAN     UNIT     UNIT       CONTRACT TURE     HON     HANNARE     PNOT     PAINT     V     VACULM       CONTRACT TURE     HON     HANNARE     PNOT     PAINT     V     VACULM       CONTRACT TURE     HON     HANNARE     PNOT     PAINT     V     VACULM       CONTRACT TURE     HON     HANNARE     PNOT     PAINT     V     VACULM <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>TV</td> <td>TELEVISION</td>							TV	TELEVISION
CL CLOSECLOSECVPSVPSUM VALL BOARDPL PL<							TYP	TYPICAL
CLGS     CLSST     PLASTIC LAWARTE     PLASTIC LAWARTE     PLASTIC LAWARTE     More than an antibility of the plant of the pl								
CIRCIRAMANCEHBHOSE BIBPLASPLASTERUONUNITERUDITCMUCONCORCET MASONRY UNITHBHEADPLANKPLANKUDITSUNITERSUNITERSUNITSUN			GYP	GYPSUM WALL BOARD			UL	UNDERWRITER'S LABORATORY
MULCONCRETE MARQNRY UNITHCHOLCW COREPLANKPLANKMCMCMERSS UNERNIGE MC12DCNTRCOUNTERHCHADHADPLWDPLWDPLWDCODUNUNMARSS UNERNIGE MC12DCOCLAN OUTHDCPHANDICAP/FED)PAILPANELVVCVUNDANCOLCOLLINGHDCPHANDICAP/FED)PAILPANELVVCULIMVACOR BARRIERCONCOLLINGHDWHARDWAREPNTDPAINTVVCULIMVCAOR BARRIERCONSCONNECTIONHDWHARDWAREPNTDPAINTVCTVNRLCOMPOSITION TLECONSTCONSTRUCTIONHMHOLLOW METALPRPARCEDSTVCTVNRLCOMPOSITION TLECONTRCONTRUCTIONHRHOLGENTALPRPARCEDSTVCTVNRLCOMPOSITION TLECONTRCONTRUCTIONHRHOLGENTALPRPARCEDSTVCTVNRLCOMPOSITION TLECONTRCONTRUCTIONHRHOLGENTALPRPARCEDSTVCTVNRLCOMPOSITION TLECONTRCONTRUCTIONHRHOLGENTALPRPARCEDSTVCTVNRLCOMPOSITION TLECONTRCONTRUCTIONHRHOLGENTALPRPARCEDSTVCTVNRLCOMPOSITION TLECONTRCONTRUCTIONHRHOLGENTALPRPARCETTVCTVNRLCOMPOSITION TLECONTRCONTRUCTIONHRHEGHTPRPARCETTVCTVNRLCOMPOSITICCOTCARRETSTATVC							UNF	UNFINISHED
NTRCOUNTERHDHEADPLADPLADPLANDECURLSS OF MENTAGE SPECIALEDCOCLEAN OUTTHDPHAND RANCAP/REDPNAPNATEVVACUUMCONCOLNECTORHDRHAND RALPNTPNATEVVACUUMCONCONCRETEHDPHAND RALPNTDPNATEVVACUUMCONCONSTRUCTORHDPHANDWAREPNTDPNTDEPNTDEVACUUMCONTCONSTRUCTORHDPHANDWAREPRCPORCEALNEVCVTVPTPCONTCONSTRUCTORHDMHANDWAREPRCPORDEALNELEQUESTVCVTVPTPCONTCONTINUOUSHORIZHORIZOTALPRCPROPOSAL REQUESTVCVTVPTTCONTCONTRACTORHTHEGHTPSCPOUNDS PER SQUARE PCOTVINVINVCONTCONTRACTORHTHEGHTPSCPOUNDS PER SQUARE PCOTVINVINVCOTCARPETHTHEGHTPSCPOUNDS PER SQUARE PCOTVINVINVCTCARPETHTHEGHTPSCPOUNDS PER SQUARE PCOTVINVINVCTCONTRACTORHTHEGHTPSCPOUNDS PER SQUARE PCOTVINVINVCTCARPETHTHEGHTPSCPOUNDS PER SQUARE PCOTVINVINVCTCARPETHTHEGHTPSCPOUNDS PER SQUARE PCOTVINVINVCTCARPETHTHEGHTHEGHT							UON	UNLESS OTHERWISE NOTED
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CONNCONNECTIONHOWHARDWOODPORCPORCELAINVCPVTRIFIED CLAY PIPECONTCONNECTIONHMHOLLOW METALPRPORCELAINVCPVERT								
CONST     CONSTRUCTION     HM     HOLD W METAL     PR     PROPOSAL REQUEST     VCT     WINU COMPOSITION TILE       CONT     CONTINUOUS     HR     HORIZ     PROJ     PROJ     PROJE     VEST     VEST<								
CONTCONTNUOUSHRIZHOIZONTALPRPAIRVERTVERTICALCONTRCONTRACTOR)HRHOURPROPROJECTVERTVERTICALCORRCONTRACTOR)HTHEIGHTPSFPOUNDS PER SQUARE FOOTVINVINVLCPTCARPETHTRHEATERPSFPOUNDS PER SQUARE FOOTVINVINVLCTCERAMIC TLEHTRHEATERPTDPAPER TOWELVWCVINVL WALL COVERINGCTCERAMIC TLEHTRHEATERPTDPAPER TOWELVWCVINVL WALL COVERINGCTCERAMIC TLECONDITIONINGNPTDPAPER TOWELVWCWINTHCTSKCONTENSINKINSTALLED BY CONTRACTORQQUARRY TLEWOWTTHOUTDEDURLEIDINSTALLED BY CONTRACTORQQUARRY TLEWOWTTHOUTDEDOURLEIDINSTALLED BY CONTRACTORRREFERS OR REFERSORWATER RESS NATE RASKETDETDEFATIMENTINSTE DAMATION OR INSULATEDRREFERS TO REFERENCEWINWITER ASSTANTDIADIAMETERINTERIORREFERSORWINWINWITER ASSTANTDIADIAMETERINTERIORREFERSORWINWINWIDE FLANGEDIADIAMETERINTERIORREFERSORWINWINWIDE FLANGEDIADIAMETERINTERIORINTERIORREFERSORWINWINWIDE FLANGEDIADIAMETERINTERIORINTERIORREFERSOR <td>CONST</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	CONST							
CORTRCONTRACT(OR)HRHOURPROUPROUND PER SOUARE FOOTVESTVESTIBULECORRCORRECTHTHEIGTPSFPOUNDS PER SOUARE INCHVTRVINVCTCEARAPETHTRHEATERPSIPOUNDS PER SOUARE INCHVTRVENT URALL COVERINGCTCERTRHTRHEATERPSIPOUNDS PER SOUARE INCHVTRVENT URALL COVERINGCTRCERTRHTRHEATERPSIPAPER TOWELWCVINVVIALL COVERINGCTRCOUNTERSINKINTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTORPVPAUEMENTWWITHDBLDOUBLEININSIDE DIAMETERWITER ATTIONAL BUILDING CODE or INSTALLED BY CONTRACTORPADRISERSWITER SISTANTDEFTDEPARTIMENTININSIDE DIAMETERWITER SISTANTWITER SISTANTWITER SISTANTDEFTDEFARTIMENTINFOINFORMATIONRADRIDESWITER SISTANTWITER SISTANTDEFTDEFARTIMENTINTERNATION OF INSULATEDRDROOF DPAINWITE FLANGEWITE FLANGEDIADIAMETERINTINTERSECTIONREREFER TO OR REFERENCEWIDWIDE FLANGEDIADIAMETERINTINTERSECTIONREREFER TO OR REFERENCEWIDWIDE FLANGEDIADIAMETERINTERNATION BOXINTERSECTIONREREFER TO OR REFERENCEWIDWIDE FLANGEDIADIAMETERJANTORAUTORREREFER TO OR REFERENCEW								
CORRCORRIDORHTHEIGHTPSKPOUNDS PER SOUARE FOOTVINVINVVINVCPTCARPETHTRHEATING, VENTLOTION and AIRPSIPOUNDS PER SOUARE INCHVTRVENT TO ROOFCTCERAMIC TILEHYACHEATING, VENTLOTION and AIRPSIPOUNDS PER SOUARE INCHVTRVINVVINVVINVVINVCTSCOUNTERSINKINSPESSING PERRECEPTACLEVTRVTRVINV <td>CONTR</td> <td>CONTRACT(OR)</td> <td>HR</td> <td></td> <td></td> <td></td> <td></td> <td></td>	CONTR	CONTRACT(OR)	HR					
CPTCARPETHTRHEATERPSIPOUNDS PER SQUARE INCHVTRVENT TO ROOFCTCERMERCORDITIONINGDISPENSER/RECEPTAGLEWCWINU WALL COVERINGCTRCENTERCOUNTERSINKPVPAVEMENTOWELWCWINU WALL COVERINGCTSKCOUNTERSINKBECINTERNATIONAL BUILDING CODEPVPAVEMENTOWELWWASHERDDYSENSINKBECINTERNATIONAL BUILDING CODEPVPAVEMENTOKELWWASHERDBLDUBLEINTERNATIONAL BUILDING CODEPVPAVEMENTIELWOWITHOUTDBLDUBLEINSIDE DIAMETERNINININICE DIAMETERWINUWINER RESISTANTDEFTDEPARTMENTINFOINSIDE DIAMETERRADENISEWASTE BASKETDEFTDEFARITMENTINFOINSULATION OR INSULATEDRDRADOP DRAINWOWOSDDIAGDIAGONALINTINTERSECTIONREREFERENCEWINWINER RLOSSETDIAGDIAGONALINTXINTERSECTIONRECREFERENCEWINWINEWDIMADIMETERJANITORRESREFIGERATOR OR REFIGERATEDWPWORKING POINTDIMDIMENSIONJANITORJANITORRESRESISTANTWSCWAINSCOTDIMDOWNSPOULTJBJUNCTION BOXRESRESISTANTWFWEIDED WIRK POINTDIMDIMENSIONJANITORRESRESISTANTWSCWAINSCOTDIMDIMNKOCKOUTNR		CORRIDOR	HT	HEIGHT				
CT     CERAMIC TILE     HVAC     HEATING, VENTING 10 AIR     PTD     PAPER TOWEL     VWC     VINVL WALL COVERING       CTR     COUNTERSINK     PV     PAVEMENT     W     WASHER       D     DRYER     INTERNATIONAL BUILDING CODE     PV     QUARRY TILE     W     WITH OUT       DBI     DOUBLE     INTERNATIONAL BUILDING CODE     OT     QUARRY TILE     WO     WITHOUT       DEPT     DEPATINE, VERN     INTERNATIONAL BUILDING CODE     QUARRY TILE     WO     WATER RESISTANT       DEPT     DEPATINE, VERN     INFO     INFORMATION     RA     RABUS     WC     WATER RESISTANT       DF     DEFAIL     INFO     INFORMATION     RAD     RADUS     WC     WATER RESISTANT       DF     DERNING FOUNTAIN     INFO     INFORMATION     RAD     RADUS     WC     WATER RESISTANT       DF     DERNING FOUNTAIN     INFO     INFORMATION     RAD     RADUS     WC     WATER RESISTANT       DF     DIANING FOUNTAIN     INFO     INFERORTON OR INSULATED     RAD     RADUS     WC     WATER RESISTANT       DF     DIANING     DIANING     INTERNATION     INTERNATION     REC     RECERT TO REFRENCE     WF     WIDE FLANGE       DIAN     DIANERSION     INT	CPT	CARPET	HTR					
CR     CENTER     CONDITIONING     DISPENSER/RECEPTACLE     NRC     NRC     NRC     NRC       CTSK     COUNTERSINK     IBC     INTERNATIONAL BUILDING CODE     V     PAVEMON     W     WASHER       D     DRYER     IBC     INTERNATIONAL BUILDING CODE     W     WITH       DBL     DOUBLE     ID     INSTALLED BY CONTRACTOR     QUARRY TILE     WO     WITH       DBL     DOUBLE     ID     INSTALLED BY CONTRACTOR     P     QUARRY TILE     WO     WITH       DBL     DOUBLE     ID     INSTALLED BY CONTRACTOR     R     QUARRY TILE     WO     WITH       DBL     DOUBLE     ID     INSTALLED BY CONTRACTOR     R     RESERS     WB     WASTE BASKET       DET     DEPARTMENT     IN     INCH     R     RESERS     WB     WASTE BASKET       DET     DETAL     INSULATION OF INSULATED     RD     ROUP DAIN     WC     WATER RESISTANT       DIA     DIANETER     INTX     INTERSECTION     REC     RECERT TO OR REFIGERATED     WF     WIDE FLANGE       DIA     DIANETER     INTX     INTERSECTION     REF     REFR TO OR REFIGERATED     WP     WATERPROORD/(INO)       DIN     DMENSION     INTX     INTERSECTION     REF </td <td>CT</td> <td>CERAMIC TILE</td> <td>HVAC</td> <td></td> <td>PTD</td> <td></td> <td></td> <td></td>	CT	CERAMIC TILE	HVAC		PTD			
Dist     Dist     Dist     International Building CoDE     W     With       D     DYER     U     INSTALLED BY CONTRACTOR     Q     QUARRY TILE     W/O     With       DE     DUBLE     D     INSIDE DIAMETER     W/O     WITHAUTOR     W/O     WITHAUTOR       DET     DEPARTMENT     IN     INCH     R     RISERS     WB     WATER RESISTANT       DET     DETAIL     INFO     INFORMATION     RD     RADIUS     WD     WOOD       DIA     DIAMETER     INFO     INSULATED     REC     REFER TO OR REFERENCE     WD     WOOD       DIA     DIAMETER     INTX     INTERNORY ON INSULATED     RE     REFER TO OR REFERENCE     WD     WOOD       DIA     DIAMETER     INTX     INTERNORY ON INSULATED     RE     REFERT OR OR REFERENCE     WD     WOOD       DIM     DIAGONAL     INTX     INTERNORY ON INSULATED     RE     REFERT OR OR REFERENCE     WD     WINDOW       DN     DOWN     INVERT     RE     REFERT OR OR REFERENCE     WD     WDOD     WOOD       DN     DOWN     JUNCTION BOX     RES     RESINTANT     WST     WORKING POINT       DN     DOWN     JUNCTION BOX     RES     RESILENT FLOORING <t< td=""><td>CTR</td><td>CENTER</td><td></td><td>CONDITIONING</td><td></td><td></td><td></td><td></td></t<>	CTR	CENTER		CONDITIONING				
IBC         INTERNALE BUILDING CODE or INSTALLED BY CONTRACTOR         OT         QUARY TILE         W/V         W/TH           DBL         DOUBLE         ID         INSIDE JUANETER         W00         WITHOUT           DEPT         DEPARTMENT         ID         INSIDE JUANETER         W8         WASTE BASKET           DET         DETAIL         INFO         INFORMATION         RAD         RADUIS         W8         WASTE BASKET           DET         DETAIL         INFO         INSULATION INSULATION         RAD         RADUIS         W00         W00D           DET         DETAIL         INFO         INSULATION INSULATED         RD         ROOF DRAIN         W0         W00D           DIA         DIAGENAL         INT         INTERIOR         RE         REFER TOR OF REFRIGERATED         WD         W00D           DIA         DIAGONAL         INT         INTERIOR         REF         REFIGERATOR OF REFRIGERATED         WP         WATERPROOF(ING)           DIA         DIAGONAL         INT         INTERIOR         REF         REF         REFUENCE         WP         WATERPROOF(ING)           DIA         DIAGONAL         INT         INTERIOR         REF         RECIPACIDAR REFRIGERATOR OF REFRIGERATED	CTSK	COUNTERSINK			PV	PAVEMENT	w	WASHER
D D D PVERD 			IBC	INTERNATIONAL BUILDING CODE				
DBLDOUBLEIDINSOFINSOFDEPADEPARTMENTINNOHRARISERSWATER-RESWATER-RESWATER-RESISTANTDEPTDEPARTMENTINFOINFORMATIONRADRADIUSWBWASTER BASKETDETDETALINFOINFORMATION OF INSULATEDRDROOF DRAINWDWOOWOODDIADIAMETERINTINTERIORREREFER TO OR REFERENCEWFWIDE PLANGEDIADIMENSIONINTINTERSECTIONRECRECESS(ED)WFWIDEOWDIADIMENSIONINTXINTERSECTIONREFREFRIGERATOR OR REFRIGERATEDWPWATERAROF(ING)DIMDIMENSIONJANJANITORREQRECISS(ED)WFWIDEOWDRDOWNSPOUTJBJOINTORRESRESULTATOR OR REFRIGERATOR OR VERTRIGERATEDWPWATERAROF(ING)DWDISHWASHERJANJANITORREQREQUIREDWFTWORDOWDWDISHWASHERJCJOINTRESRESULTATORWWFWELDED WIRE FABRICDWRDRAWINGKITKITOCKDOWNREVREVRETAININGVWFVELDED WIRE FABRICDWRDRAWERK.O.KNOCKDOUTREREFUSED OR REVISIONVWFVELDED WIRE FABRICEEASTKITKITCHENREGREGUIREDREVISE, REVISED OR REVISIONVWFVELDED WIRE FABRICEEASTKOCKDOUTRFREGROOFINGVWFVELDED	D	DRYER			QT	QUARRY TILE		
DEPTDEPARTMENTININCHRRISERSMIRLED WIRLED WIRLED WIRLEDDETDETAILINFOINFORMATIONRADRADRADUSWBWASTE BASKETDETDETAILINSULINSUL MICON OF INSULATEDRDRAD OF DRAINWCWATTE RASKETDIADIAMETERINTINTENDERRDRCOOF DRAINWCWOODDIADIAMETERINTINTENDERREREFERTO OF REFERENCEWFWIDE FLANGEDIADIAMENSIONINTXINTERSECTIONREREFERTO FOR REFRIGERATEDWINWINDOWDIMDIMENSIONINVINVERTREFREFRIGERATOR OF REFRIGERATEDWINWINDOWDNDOWNINVJANITORREGRESINFORCEDWFWORD OTITDRDANNOUTJANJANITORRESRESISTANTWSCTWAINSCOTDRDOWNSPOUTJBJUNCTION BOXRESRESISTANTWSCTWAINSCOTDWDISHWASHERJOINTRESRESILENTWECTWELDED WIRE FABRICDWRDRAWERK.O.KNOCKOUTRERESRESULENT FLOORINGVECTVECTDWRDRAWERK.O.KNOCKOUTREREFUSED OF REVISIONVECTVECTVECTEEASTK.O.KNOCKOUTREREFUSED OF REVISIONVECTVECTVECTEEASTK.O.KNOCKOUTREREFUECTEDVECTVECTVECTEEAST <td>DBL</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	DBL							
DETDETAILINFOINFOMATIONRADRADRADRADRADWGWATER CLOSETDFDRINKING FOUNTAININSULATION or INSULATEDRDROC FDAINWCWATER CLOSETDIADIAMETERINTINTERIORREREFER TO or REFERENCEWDWOODDIAGDIAGONALINTXINTERIORREREFER TO or REFERENCEWDWIDE FLANGEDIAGDIAGONALINTXINTERSCTIONREREFER TO or REFIGERATEDWINWINDOWDIMDIMENSIONINTXINTERSCTIONREREFER TO ar REFIGERATOR or REFIGERATEDWPWATER PROOF(ING)DNDOWNINTJANITORRERESIDENWPTWORKING POINTDRDRAINJANJANITORRESRESISTANTWSCTWAINSCOTDSDOWNSPOUTJBJUNCTION BOXRESRESISTANTWVFWEDED WIRE FABRICDWDISHWASHERTJOINTRESILRESILRESILENTWWFWEDED WIRE FABRICDWGDRAWINGK.D.KNOCKOUTREVREVREVISE, REVISED or REVISIONISTANTWFFWEDED WIRE FABRICDWGDRAWERK.D.KITCHENRFCREFLECTEDISTANTWFFISTANTDWGDRAWERK.D.KICKENDANRFCREVISE, REVISED or REVISIONISTANTISTANTDWGDRAWERK.D.KICKENDANRFCRESILENTISTANTISTANTISTANTDWGDRAWER<					R	RISERS		
DFDRINKING FOUNTAININSULINSULATION or INSULATEDRDROOF DRAINWDWACDDIADIAMETERINTINTERIORREREFER TO or REFERENCEWFWIDE FLANGEDIADIAGONALINTXINTERIORREREFER TO or REFERENCEWFWIDE MOODDIADIMENSIONINTXINTERIORREFREFRIGERATOR or REFRIGERATEDWINWINDOWDINDOWNINTXINTERIORREFREFRIGERATOR or REFRIGERATEDWPWATERPROOF(ING)DNDOWNINTXJANITORREGREGUIREDWPTWORKING POINTDRDOWNSPOUTJBJUNCTION BOXRESRESUSTANTWSCTWAINSCOTDSDOWNSPOUTJBJUNCTION BOXRESRESUSTANTWWFWUEDD WIRE FABRICDWDISHWASHERJOINTRESRESUSTANTWWFWUEDD WIRE FABRICDWRDRAWERK.D.KNOCKDOWNREVREVRETAININGDWRDRAWERK.D.KNOCKDOUTRFRETAININGEEASTKITKITCHENREGREFLECTEDEEASTKITKITCHENREFREFLECTEDEIEXPANSION JOINTLABLABORATORYRMROOMELEVATIONLAMRAMINATEROOMEELEVATIONLAWLAMINATEROOROOGH OPENINGEELEVATIONLAWLAWATORYRDROOG OVERNINGELEVATONLAWA					RAD	RADIUS		
DIADIAMETERINTINTERNORREREFER TO & REFERENCEWDWUDE FLANGEDIAGDIAGONALINTXINTERSECTIONRECRECESS(ED)WFWIDE FLANGEDIMDIMENSIONINVINVERTREFREFIGERATOR or REFRIGERATEDWINWINDEWDNDOWNREINFREFREFIGERATOR or REFRIGERATEDWPTWATERPROOF(ING)DNDOWNREINFREINFORCEDWPTWORKING POINTDRDRAINJANJANITORREGRESURDWFTWORTDSDOWNSPOUTJBJUNCTION BOXRESRESISTANTWSCTWAINSCOTDWDISHWASHERJOINTRESILRESILENTWVFWELDED WIRE FABRICDWGDRAWERK.O.KNOCKOUNTREVREVISE, REVISED or REVISIONVDWRDRAWERK.O.KNOCKOUNTREVREVISE, REVISED or REVISIONDWRDRAWERK.O.KNOCKOUNTREVREVISE, REVISED or REVISIONEEASTKITKITCHENRF4REFLECTEDEASTKITKITCHENRF4REFLECTEDVEASTKITKITCHENRF4REFLECTEDEASTKITKITCHENRF4REFLECTEDEASTKITLAMORATORYRMROOMELELEVATIONLAMLAMINATEROELELEVATIONLAWLAMINATEROROOMELELEVATIONLAWLAVATORYRDROOM <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>								
DIAG     DIAGONAL     INTX     INTERSECTION     REC     RECSS(ED)     WP     WINDOW       DIM     DIMENSION     INV     INVERT     REF     REFRIGERATOR or REFRIGERATED     WP     WINDOW       DN     DOWN     REF     REFRIGERATOR or REFRIGERATED     WP     WATERPROOF(ING)       DR     DRAIN     JAN     JANITOR     REO     REOD     REOD     WP     WORKING POINT       DS     DOWNSPOUT     JB     JUNCTION BOX     RES     RESISTANT     WWF     WeIDED WIRE FABRIC       DW     DSHMASHER     JOINT     JOINT     RES     RESULENT     WWF     WEIDED WIRE FABRIC       DWG     DRAWER     K.D.     KNOCKDOWN     RET     RET     RETAINING     WF     WEIDED WIRE FABRIC       DWR     DRAWER     K.O.     KNOCKDOWN     RET     RETAINING     WF     WEIDED WIRE FABRIC       E     EAST     K.D.     KNOCKDOWN     RF     RETAINING     KIT     KITCHEN       E     EAST     KIT     KITCHEN     RFG     ROFING     KIT     KITCHEN       E     EAST     KIT     KITCHEN     RFG     ROFING     KIT     KITCHEN       E     EAST     KIT     KITCHEN     RFG     REFLECTED<					RE			
DM     DMENSION     INV     INVERT     REF     REFRIGERATOR or REFRIGERATED     WIN     WINDUW       DN     DOWN     BEINF     REINF     REINFORCED     WP     WATERPROOF(ING)       DR     DRAIN     JAN     JANITOR     REGO     REGULIRED     WPT     WORKING POINT       DS     DOWNSPOUT     JB     JUNCTION BOX     RES     RESULIRED     WSC     WAINSCOT       DW     DISHWASHER     JT     JOINT     RES     RESILIENT     WSC     WELDED WIRE FABRIC       DWR     DRAWER     K.D.     KNOCKOUT     RE     RESILIENT FLOORING     WELDED WIRE FABRIC       DWR     DRAWER     K.D.     KNOCKOUT     RE     REVISE, REVISED or REVISION     VELTER     VELTER       DWR     DRAWER     K.O.     KNOCKOUT     RF     REFLECTED     VELTER     VELTER       E     EAST     KIT     KITCHEN     RFG     ROFING     VELTER     VELTER       EA     EACH     KIT     KITCHEN     RFG     REFLECTED     VELTER     VELTER       EI     EXHAUST FAN     LAB     LABORATORY     RM     ROOM     VELTER     VELTER     VELTER       EI     ELEVATION     LAW     LAWINATER     RO     ROOG OVERENI			INTX	INTERSECTION		RECESS(ED)		
Dim     Dim     Dim     Dim     WP     WATERPROF(ING)       DN     DOWN     REINF     REINFORCED     WP     WPT     WORKING POINT       DR     DRAIN     JAN     JANITOR     REGD     REQD     REQUIRED     WPT     WORKING POINT       DS     DOWNSPOUT     JB     JUNCTION BOX     RES     RESISTANT     WWF     WELDED WIRE FABRIC       DW     DISHWASHER     JT     JONT     RESI     RESILENT     WWF     WELDED WIRE FABRIC       DWG     DRAWING     K.O.     KNOCKOUN     REV     REVISE, REVISED or REVISION     F       DWG     DRAWER     K.O.     KNOCKOUT     RF     RESILENT FLOORING     F       E     EAST     KIT     KITCHEN     RF     RESILENT FLOORING     F     F       EA     EACH     KIT     KITCHEN     RF     RESILENT FLOORING     F     F     F       EA     EACH     KIT     KITCHEN     RF     RESILENT FLOORING     F     F     F       EA     EACH     RI     REGR     REGR     REGR     RESILENT FLOORING     F     F       EI     EXHAUST FAN     RI     RAWINATE     RI     ROOM     F     F     F       EL<								
DRAIN     JAN     JANITOR     REO/D     REO/D     WP1     WORKSPOINT       DS     DOWNSPOUT     JB     JUNCTION BOX     RES     RESISTANT     WWF     WELDED WIRE FABRIC       DW     DSHMASHER     JT     JOINT     RES     RESULT     WEING     WWF     WELDED WIRE FABRIC       DWG     DRAWING     DRAWER     RED     RET								
DR     DRM     JB     JUNCTION BOX     RES     RESISTANT     WSC1     WAINSC01       DS     DOWNSPOUT     JT     JUNT     RESIL     RESIL     RESIL     RESIL     WWF     WELDED WIRE FABRIC       DW     DISHWASHER     JT     UNT     RESIL     RESIL     RESIL     RESIL     WWF     WELDED WIRE FABRIC       DW     DRAWER     KD     KNOCKOWN     REV     REVISE, REVISED or REVISION     V			JAN	JANITOR				
DS     DOWNSHIES     JOINT     RESILE     RESILENT     WWF     WELDED WIRE FABRIC       DWG     DRAWING     RET     RETAINING     RET     RETAINING       DWR     DRAWER     K.D.     KNOCKOOWN     REV     RETWISE, REVISED or REVISION       DWR     DRAWER     K.O.     KNOCKOUT     RF     RESILIENT FLOORING       E     EAST     KIT     KITCHEN     RFG     ROOFING       EA     EACH     KPL     RFL     REFLECTED     ESTED       EA     EACH     KID     RAORATORY     RM     ROOM       EJ     EXPANSION JOINT     LAB     LABORATORY     RM     ROOM       EL     ELEVATION     LAW     LAWINATE     RO     ROOM       FLECT     FLECTICIAL     LAV     LAVATORY     RO     ROOF OVERHLOW DRAIN				JUNCTION BOX				
DW     DISTINGULAT     Ref     RETAINING       DWR     DRAWER     K.D.     KNOCKDOWN     REV     REVISE, REVISED or REVISION       DWR     DRAWER     K.D.     KNOCKOUT     RF     RESULENT FLOORING       E     EAST     KIT     KITCHEN     RFG     ROOFING       EA     EACH     KPL     KIC PLATE     RFL     REFLECTED       EH     EXHAUST FAN     RI     RAIN LEADER       EJ     EXPANSION JOINT     LAB     LAMINATE     RO     ROUGH OPENING       EL     ELEVATION     LAV     LAVATORY     RD     ROOF OVERNLOW DRAIN							WWF	WELDED WIRE FABRIC
DWR     K.D.     KNOCKOWN     REV     REVISE, REVISED or REVISION       DWR     K.O.     KNOCKOUT     RF     RESILENT FLOORING       E     EAST     KIT     KITCHEN     RFG     ROCFING       EA     EACH     KPL     KIT     RFL     REFLECTED       EA     EACH     KPL     RFL     REFLECTED       EH     EXHAUST FAN     IL     RANTORY     RM       EJ     EXPANSION JOINT     LAB     LABORTORY     RM     ROOM       EL     ELEVATION     LAW     LAWINATE     RO     ROUGH OPENING       FLECT FLICAL     LAV     LAVATORY     RO     ROOF OVERFLOW DRAIN								
DWW     K.O.     KNOCKOUT     RF     RESILENT FLOOR ING       E     EAST     KIT     KITCHEN     RFG     ROOFING       EA     EACH     KPL     RFG     ROOFING       EA     EACH     KPL     RFL     REFLECTED       EH     EXHAUST FAN     RL     RAIN LEADER       EJ     EXPANSION JOINT     LAB     LABORATORY     RM     ROOM       EL     ELEVATION     LAW     LAMINATE     RO     ROOF OVERFLOW DRAIN			K.D.	KNOCKDOWN				
E         EAST         KIT         KITCHEN         RFG         ROOFING           EA         EACH         KPL         KICK PLATE         RFL         REFLECTED           EH         EXHAUST FAN         RL         RAIN LEADER           EJ         EXPANSION JOINT         LAB         LABORTORY         RM         ROOM           EL         ELEVATION         LAM         LAMINATE         RO         ROUGH OPENING           EI ECT EI ECTRICAL         LAV         LAVATORY         RO         ROOG OVERFLOW DRAIN	DWR	DRAWER						
E LAST ROLL RELEAST EA EACH KPL KICK PLATE RFL REFLECTED EH EXHAUST FAN RL RAIN LEADER EJ EXPANSION JOINT LAB LABORATORY RM ROOM EL ELEVATION LAM LAMINATE RO ROUGH OPENING FLECT FLECTRICAL LAV LAVATORY ROD ROOF OVERFLOW DRAIN	_	5107						
EA EACH EH EXHAUST FAN ALB LABORATORY RM ROOM EJ ELEVATION LAM LAMINATE RO ROUGH OPENING EL ELEVATION LAV LAVATORY ROD ROOG OVERFLOW DRAIN								
E.j         EXPANSION JOINT         LAB         LABORATORY         RM         ROOM           EL         ELEVATION         LAM         LAMINATE         RO         ROUGH OPENING           FLFCT         FLFCT         FLFCT         EVATION         LAV         LAVATORY         RO         ROOF OVERFLOW DRAIN			INFL	NONFERIE				
EU ELEVATION LAM LAMINATE RO ROUGH OPENING ELE ELEVATION LAV LAVATORY ROD ROOF OVERFLOW DRAIN			140					
FIECT FIECEIRICAL LAV LAVATORY ROD ROOF OVERFLOW DRAIN								
LBL LABEL	ELECT	ELECTRICAL			ROD	RUOF OVERFLOW DRAIN		
			LBL	LABEL				

SHEET #	DESCRIPTION	BY	DISCIPLINE	ISSUE DATE	ORDER
A0.03	EXISTING MATERIALS	Author		02/22/2017	
A0.03A	TOPOGRAPHICAL SURVEY	Author		02/22/2017	
M1	MEP	Author		02/01/17	
M2	MEP	Author		02/01/17	
S0	STRUCTURE	Author		02/01/17	
S1	STRUCTURE	Author		02/01/17	
S2	STRUCTURE	Author		02/01/17	
S3	STRUCTURE	Author		02/01/17	
S4	STRUCTURE	Author		02/01/17	
A0.00	COVER	Author	ARCHITECTURE	02/22/2017	0 - GENERAL
A0.00a	ADA GUIDELINES	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	0 - GENERAL
A0.01	SHEET INDEX	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	0 - GENERAL
A0.02	GRFA STUDY	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	0 - GENERAL
A0.08	ASSEMBLIES	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	0 - GENERAL
	1				
A1.01	PROPOSED SECOND LEVEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	1 - FLOORPLANS
A1.02	PROPOSED THIRD LEVEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	1 - FLOORPLANS
A1.03	ROOF PLAN	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	1 - FLOORPLANS
A1.05	THIRD FLOOR FRAMING	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	1 - FLOORPLANS
A1.04	SECOND FLOOR FRAMING	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	2 - ELEVATIONS
A1.04 A2.01	WEST ELEVATION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	2 - ELEVATIONS
A2.01 A2.02	SOUTH ELEVATION	PIERCE ARCHITECTS	ARCHITECTURE		2 - ELEVATIONS
A2.02 A2.03	EAST ELEVATION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017 02/22/2017	2 - ELEVATIONS
A2.03	SOUTH WEST ELEVATION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	2 - ELEVATIONS
A3.01	BUILDING SECTIONS	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	3 - SECTIONS
A3.02	BUILDING SECTIONS	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	3 - SECTIONS
A3.03	BUILDING SECTIONS	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	3 - SECTIONS
A3.05	WALL SECTIONS	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	3 - SECTIONS
A3.06	WALL SECTIONS	Author		02/01/2017	3 - SECTIONS
A4.05	KITCHEN 1 ENLARGED	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	4 - ENLARGED PLANS
A4.06	MASTER BATH ENLARGED	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	4 - ENLARGED PLANS
A4.07	BATH ENLARGED	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	4 - ENLARGED PLANS
A4.08	KITCHEN 2 ENLARGED	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	4 - ENLARGED PLANS
A6.01	DOOR SCHEDULE	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	6 - SCHEDULES
A6.02	WINDOW SCHEDULE	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	6 - SCHEDULES
A6.03	ROOM FINISH SCHEDULE	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	6 - SCHEDULES
A9.01	3D MODEL	Author		02/22/2017	9 - 3D VIEWS
A9.02	3D MODEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS
A9.03	3D MODEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS
A9.04	3D MODEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS
A9.05	PROPOSED ADDITION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS
A9.06	PROPOSED ADDITION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS
A9.07	PROPOSED ADDITION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS
A9.08	PROPOSED ADDITION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS
				00/04/00/7	
A10		PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	10 - AUX
A11		PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	10 - AUX
A12		PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	10 - AUX
A13	EXISTING ROOF	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	10 - AUX

NEW OR UPDATED	COMMENT

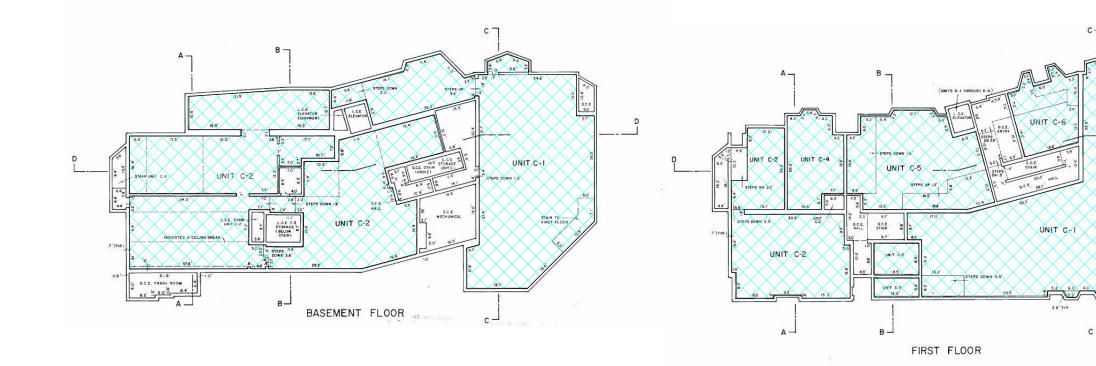


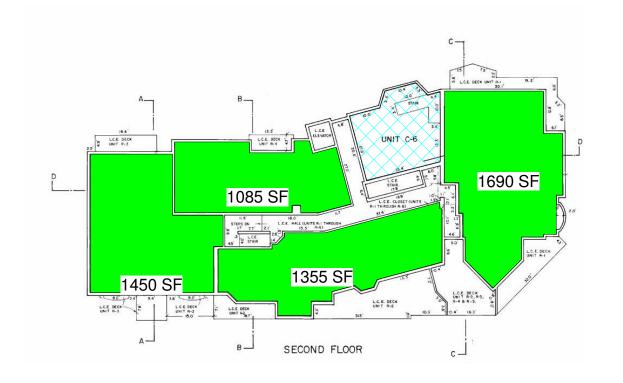
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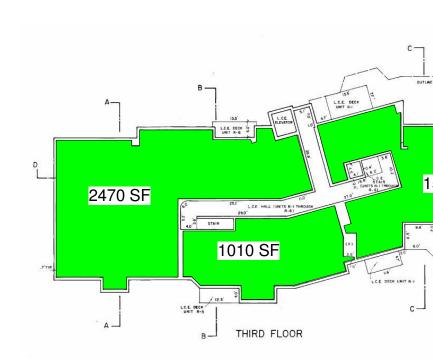


F LOTS G,H,I,J	EXIS			
	, ,	ST FILING, TOWN (		BASEMENT / LOWER LEVE
EAG	ALE COUN	NTY, COLORADO,	EARTH	FIRST / MAIN LEVEL
ZONING	G	COMMERCIAL C	ORE 1	SECOND LEVE
ALLOWED DWI	ELLINGS	25 DWELLING L	JNITS	R-1
SITE ARE	EA	.29 ACRES , 12,	566 SF	R-2
12-7B-15: SITE COVERAGE:				R-3
		ite area, unless otherwise specified in the ∀ail ∀illag and decks shall be included in site coverage calcula		R-4
ALLOWABLE SITE (80% OF SITE		12,566 SF X .8 = 1	0,052 SF	THIRD LEVEL
EXISTING SITE C	OVERAGE	8,248 SF		R-1
ALLOWED GF	RFA			R-5
CC1 Commercial core 1	0.80 of buildable	e area	None	R-6
ALLOWABLE G		12,566 X .8 = 10,	052 SF	LOFT LEVEL
(80% OF BUILDABL	E AREA)			R-5
EXISTING GR	IFA	11,035 SF		
12-7B-13: DENSITY CONTROL				R-6
shall be permitted for each one hund	dred (100) square feet of	uide plan, not more than eighty (80) square feet buildable site area. Total density shall not excer	ed twenty five (25) dwelling units per	TOTAL
acre of buildable site area. Each acc per acre.	commodation unit shall be	e counted as one-half $(1/2)$ of a dwelling unit for	purposes of calculating allowable units	τοται

A dwelling unit in a multiple-family building may include one attached accommodation unit no larger than one-third (1/3) of the total floor area of the dwelling. (Ord. 29(2005) § 24: Ord. 31(2001) §§ 3, 5: Ord. 21(1980) § 1)



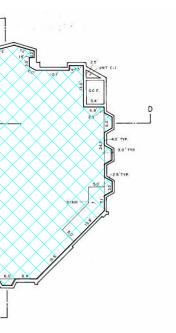


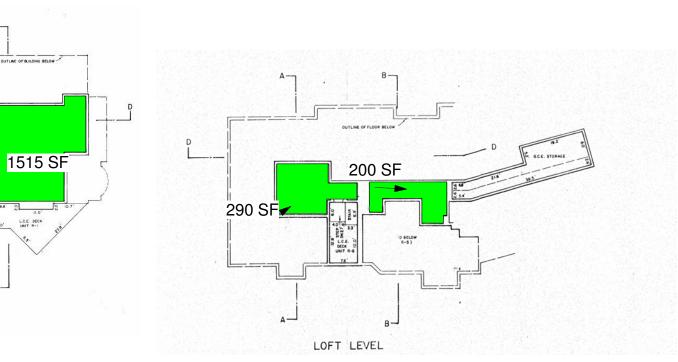


1 GRFA STUDY 1" = 30'-0"

				-	
EXISTIN ASEMENT /	NG GRFA	EXISTING ( FOR UNIT	R-1		
WER LEVEL	COMMERCIAL SPACE	(TWO UN	115)	]	
FIRST / MAIN LEVEL	N/A, ONLY COMMERCIAL SPACE	R-1( UNIT B), SECOND LEVEL	1690 SF		02/24/2017 PERMIT SET
COND LEVEL		R-1(UNIT A), THIRD LEVEL	1515 SF		PENINI JEI
R-1	1690 SF	TOTAL	3205 SF		
R-2	1355 SF	POSSIBLE ADDITION	+ 250 SF X 2		
R-3	1450 SF	TOTAL AVAILABLE GRFA	3705 SF		
R-4	1085 SF				
IRD LEVEL					
R-1	1515 SF	LOT / N.73-72(1976, 20.10) M 10 (L.C.1)		-	
R-5	1010 SF	N77*/0*23*E.169 N17*/0*23*E.2009 N17*0*2**K.300 WALL_STREET UT V wave	18 - 206.00°		
R-6	2470 SF		19:26:06 - 19:06 - 19:07 -		
OFT LEVEL					
R-5	200 SF		SCALE ("= 10"		
R-6	260 SF	animer ferenera	AT REF.T		
TOTAL	7 TOTAL DWELLING UNITS	LLOT I (A RESUBRY/SON OF PART OF LOT # B LOT # )			
TOTAL	11,035 SF	PETERALA, HISTORIAN A UTULITY EASTROXY A		HLE 1 45 1 6 1	DDGE R RN SUBDIVISION
		HORE FRIDE, DEERE NY MARTENANG & JULIUT KAN MENT Recovering in Calamans and you must comm	EXPERIMENT AND IN PLOT NO. A		
					• • • • •

2 GRFA STUDY - SITE COVERAGE 1" = 40'-0"



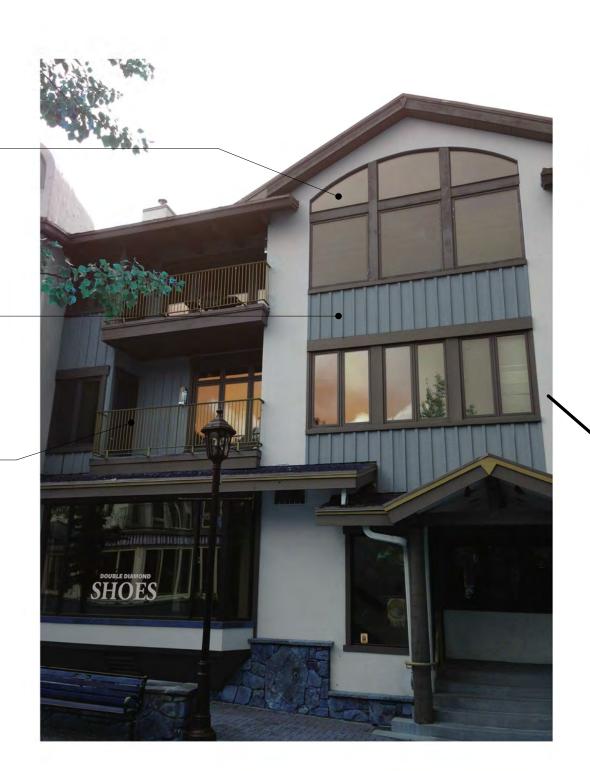




EXISTING WINDOWS

EXISTING VERTICAL SIDING

EXISTING METAL RAILING

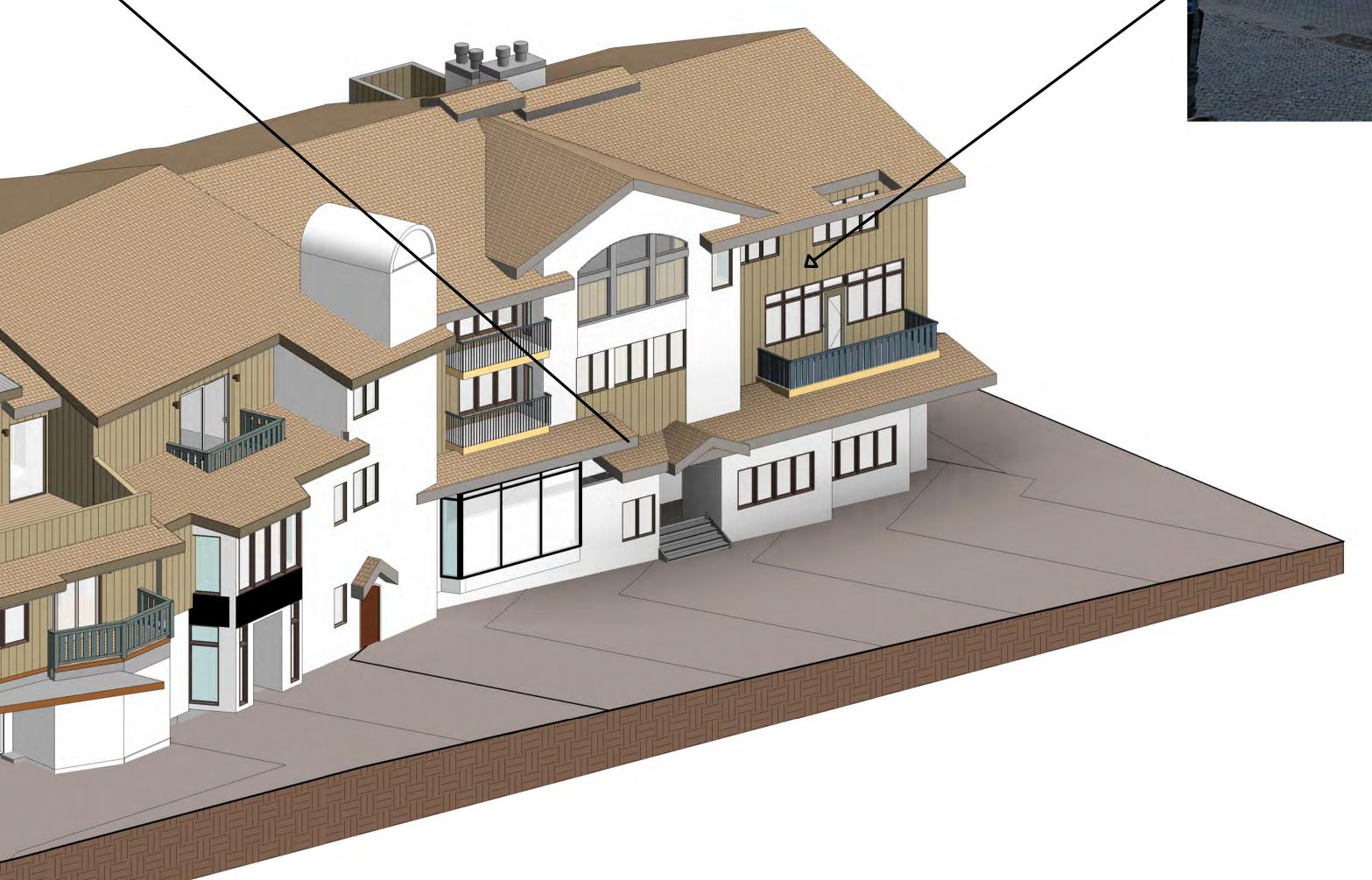


THIS PROPOSED ADDITION WILL-USE MATCHING MATERIALS FROM THE EXISTING BUILDING. THE GOAL WOULD BE A SEAMLESS ADDITION THAT WOULD NOT BE CONTRASTED. EXISTING ROOF SYSTEM

EXISTING WINDOWS

EXISTING VERTICAL SIDING

EXISTING WOODEN -RAILING

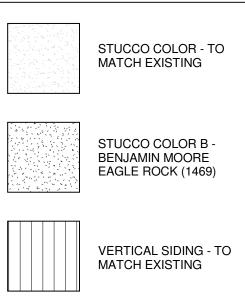




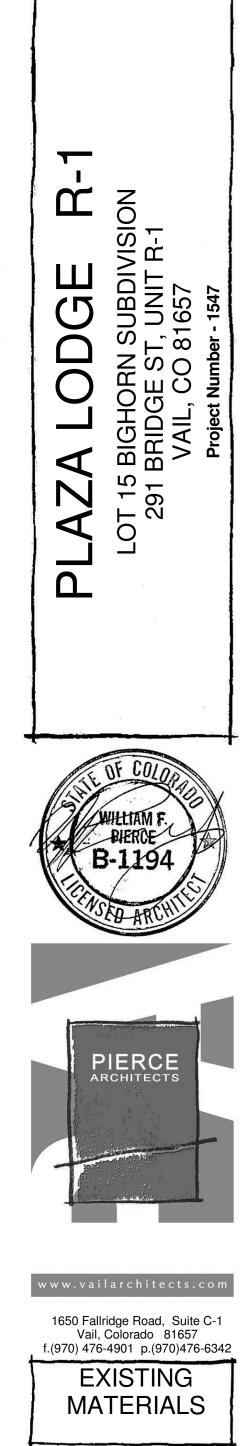
ING DDEN

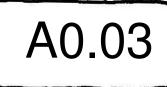




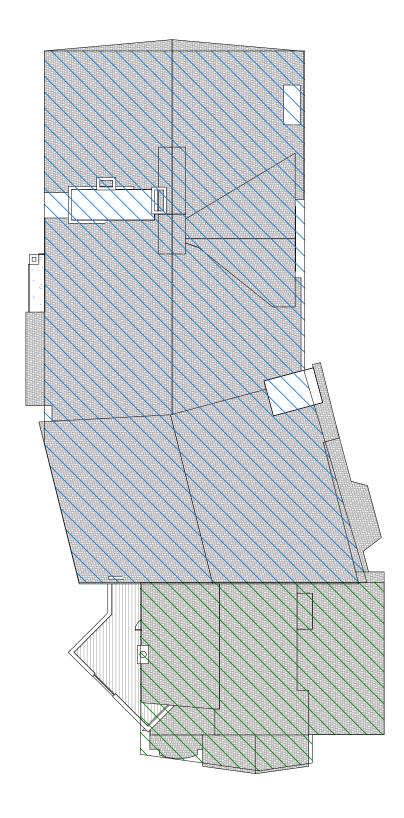


02/22/2017 PEC REVIEW









5 EXISTING ROOF 1" = 20'-0"

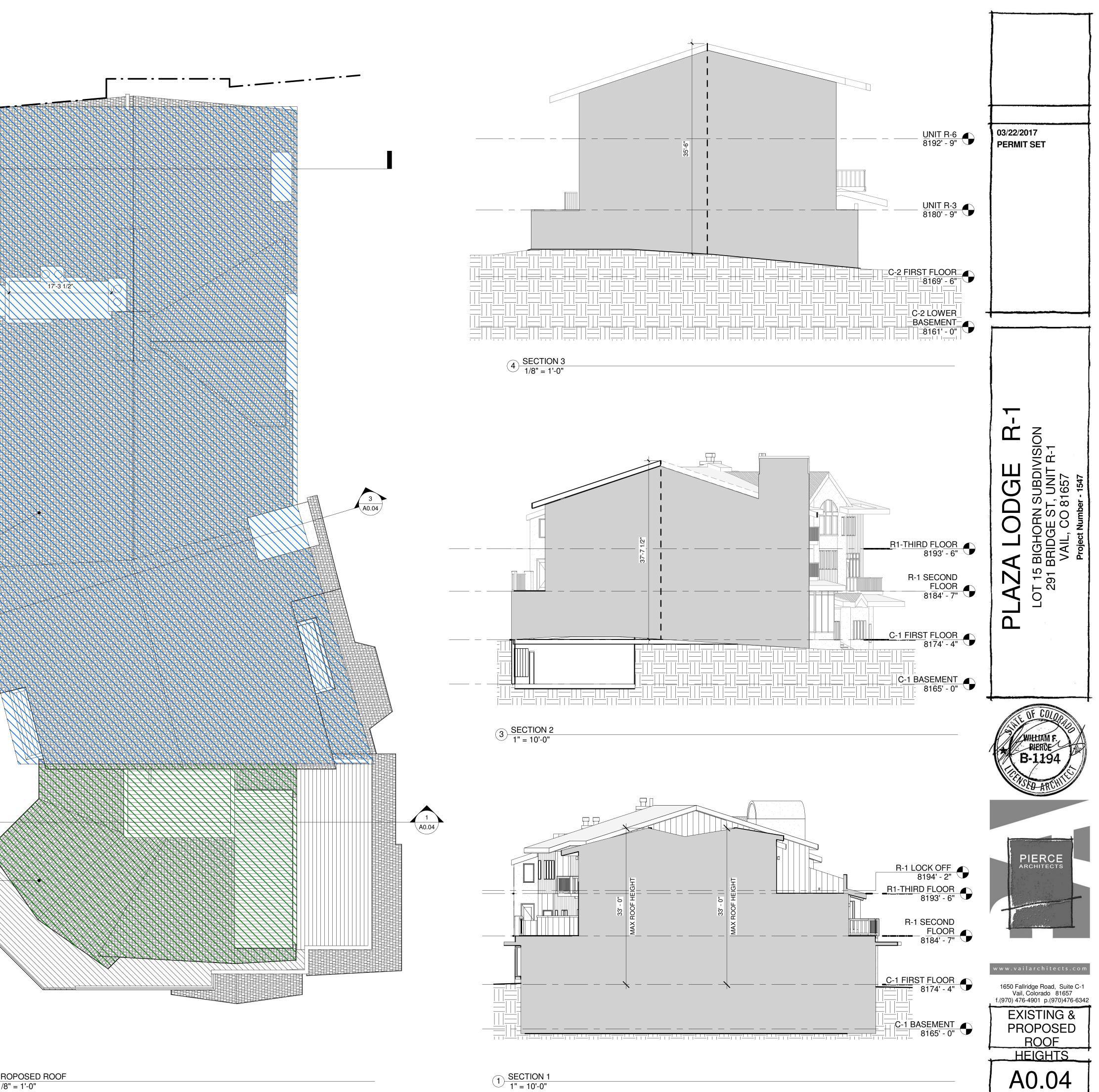
## AREA OF EXISTING ROOF VARIES FROM 31'-0" TO 42'-0" FROM GRADE AND WILL NOT BE ALTERED.

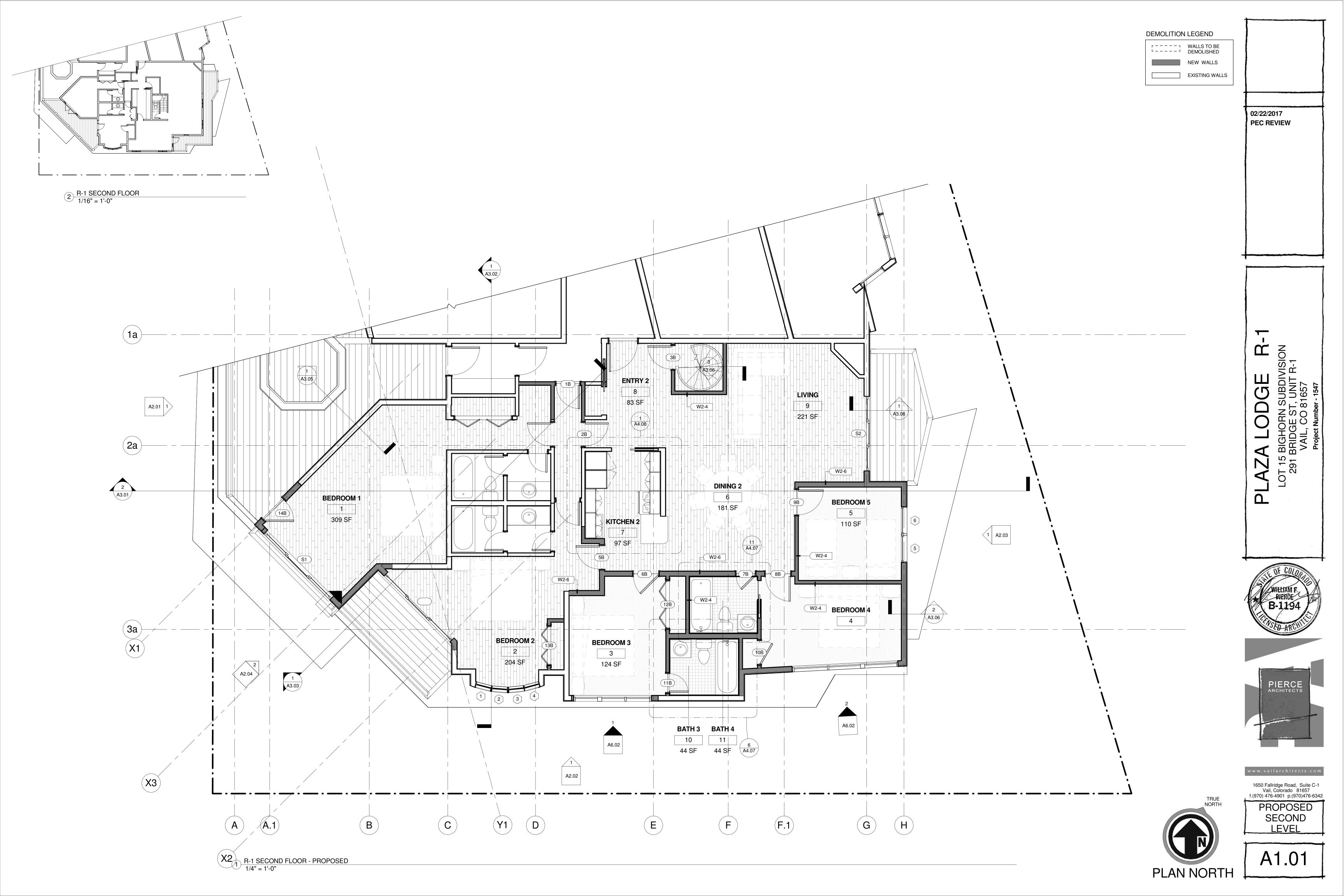
## AREA OF EXISTING ROOF WAS AT ABOUT 29'-0" FROM GRADE AND WILL BE RAISED TO NO MORE THAN 33'-0" FROM GRADE.

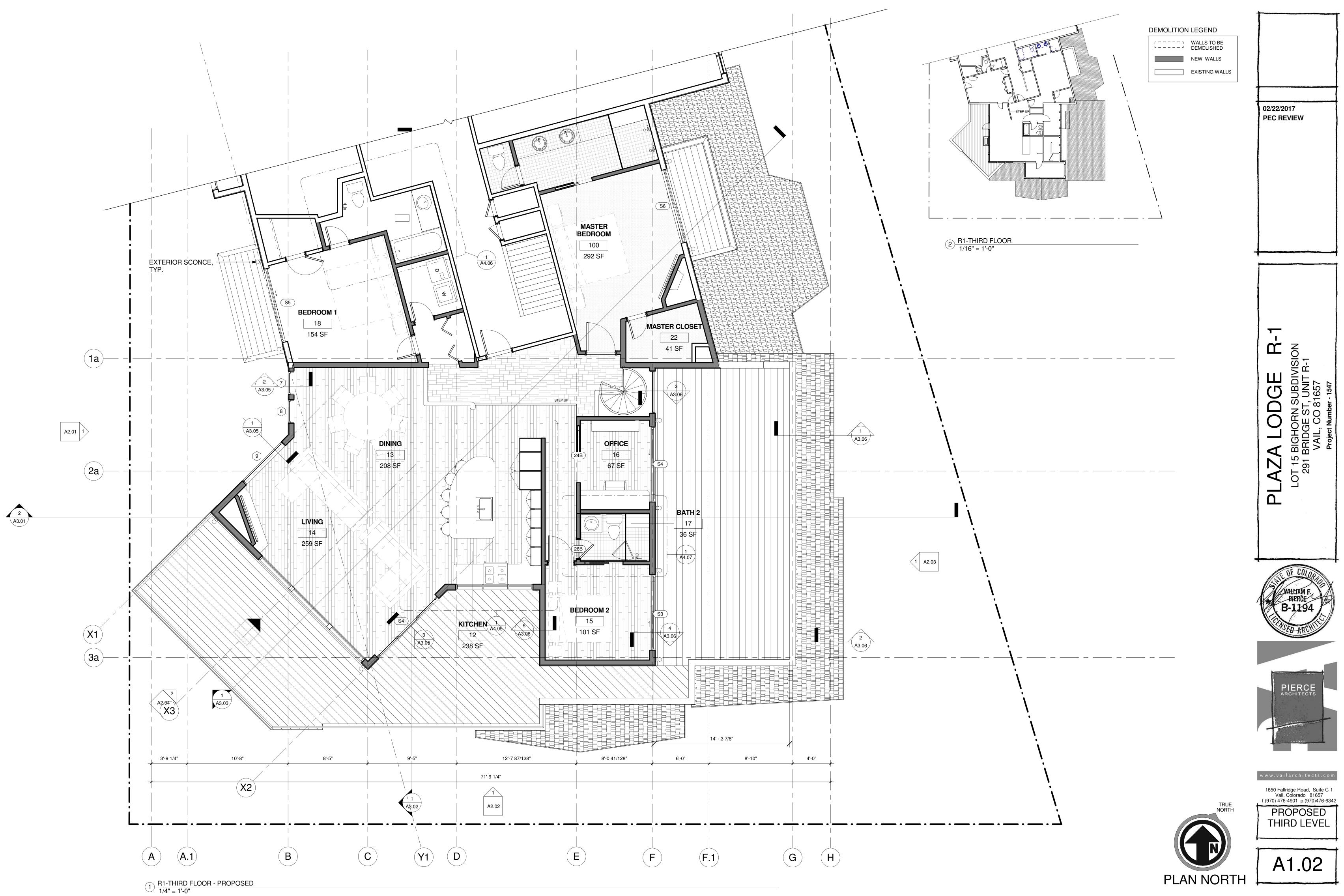
4 A0.04

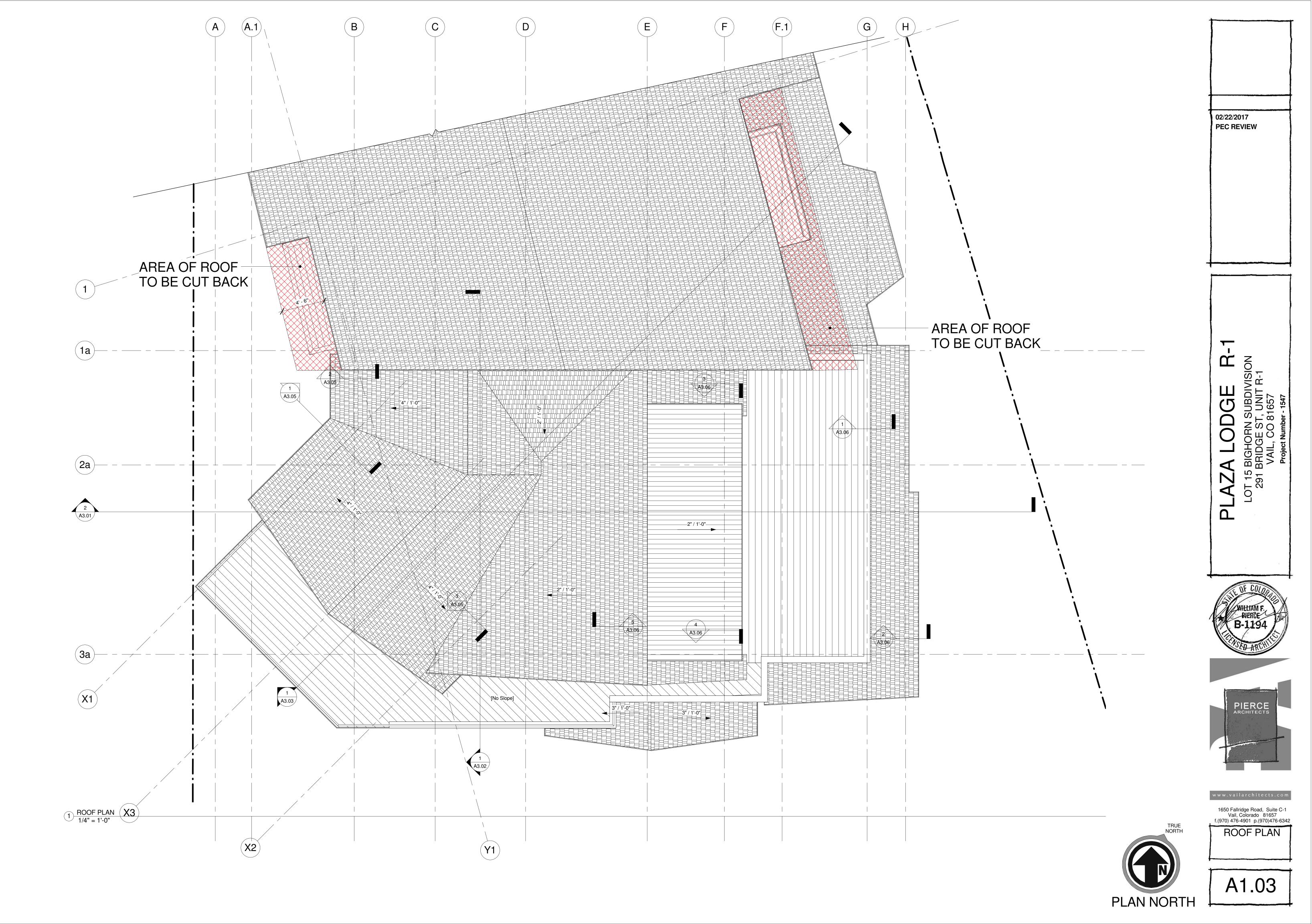
3 A0.04

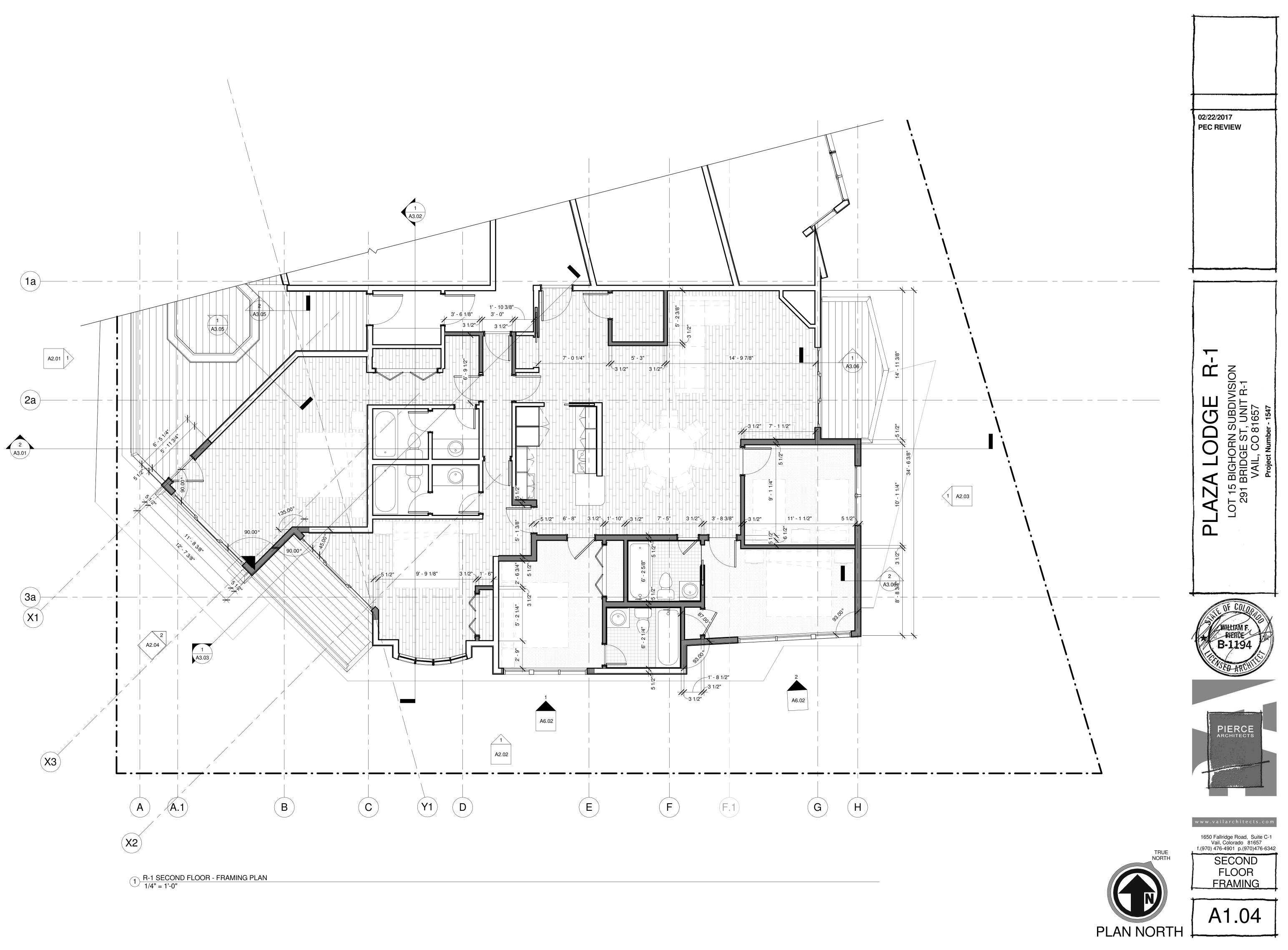
1 A0.04

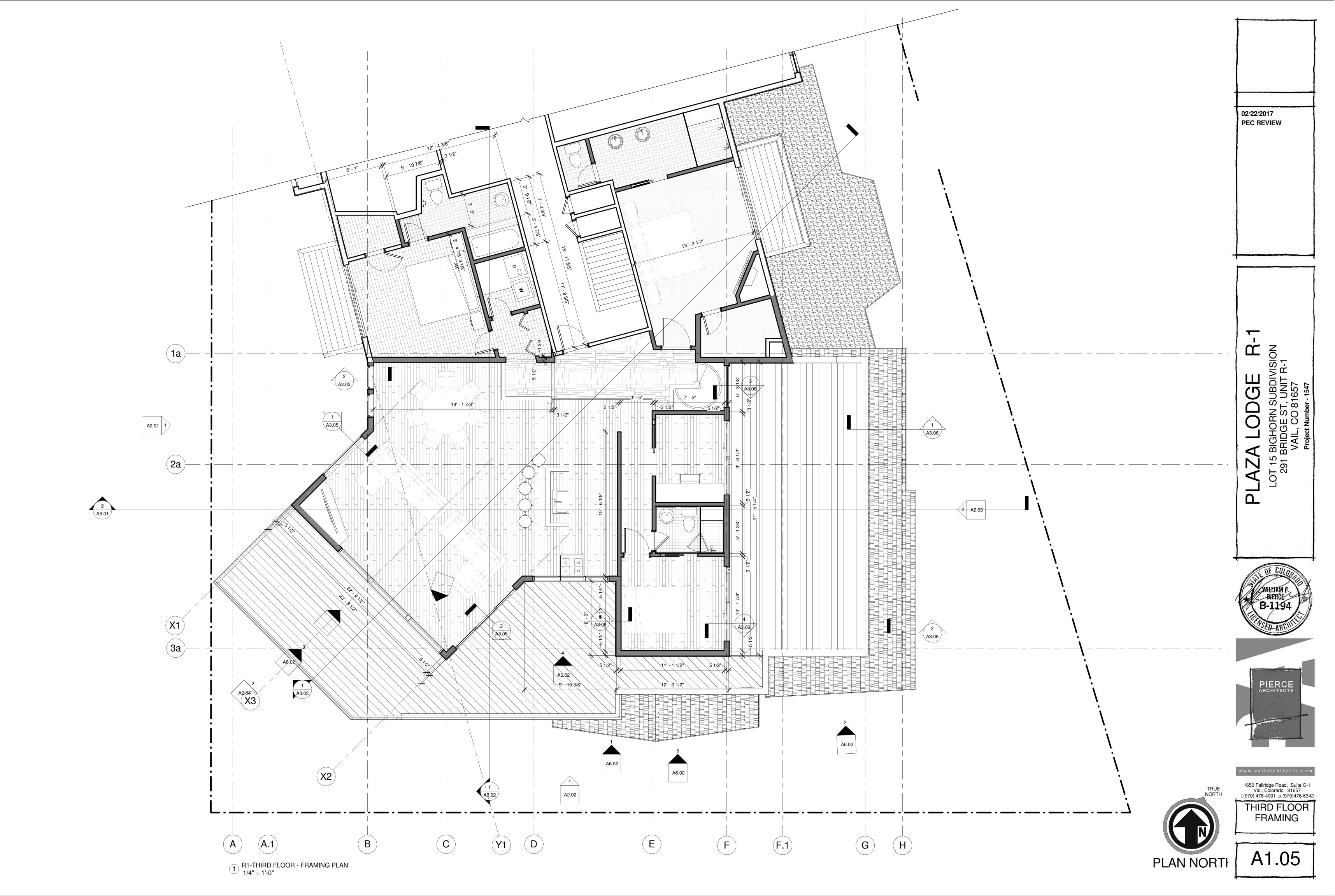


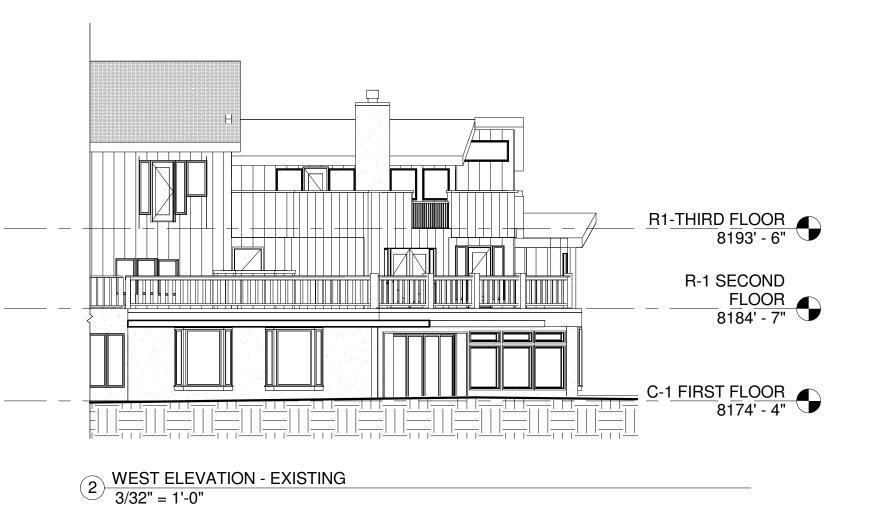




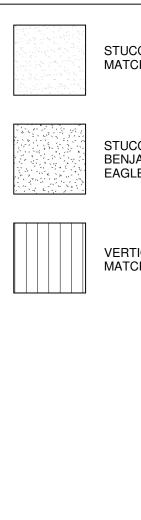












STUCCO LEGEND

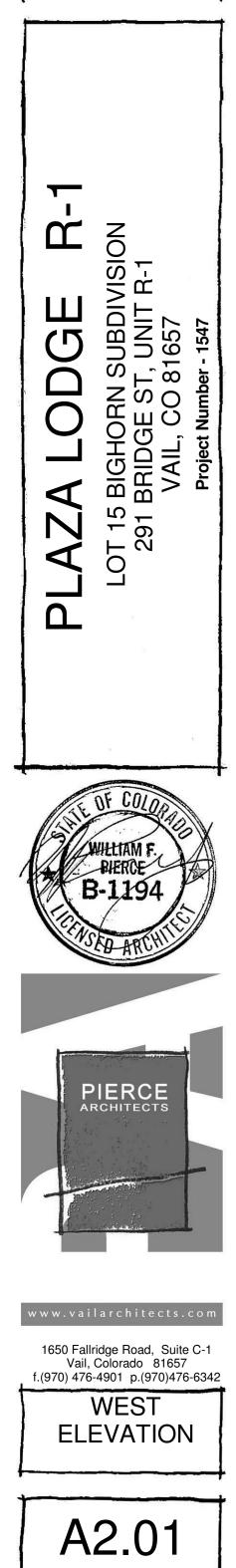
		KEYNOTE LEGEND	
	KEY VALUE	KEYNOTE TEXT	
O COLOR - TO EXISTING			
	1	VERTICAL WOOD SIDING - TO MATCH EXISTING	
	3	ROOF SYSTEM - TO MATCH EXISTING	
	4	NEW WINDOWS - TO MATCH EXISTING	
	5	NEW SLIDING GLASS DOORS	
MIN MOORE ROCK (1469)	6	WOODEN RAIL - TO MATCH EXISTING	1
	7	METAL RAIL - TO MATCH EXISTING	
	8	EXTERIOR SCONCE	02/22/2017
AL SIDING - TO EXISTING			PEC REVIEW
			5

R1-THIRD FLOOR 8193' - 6"

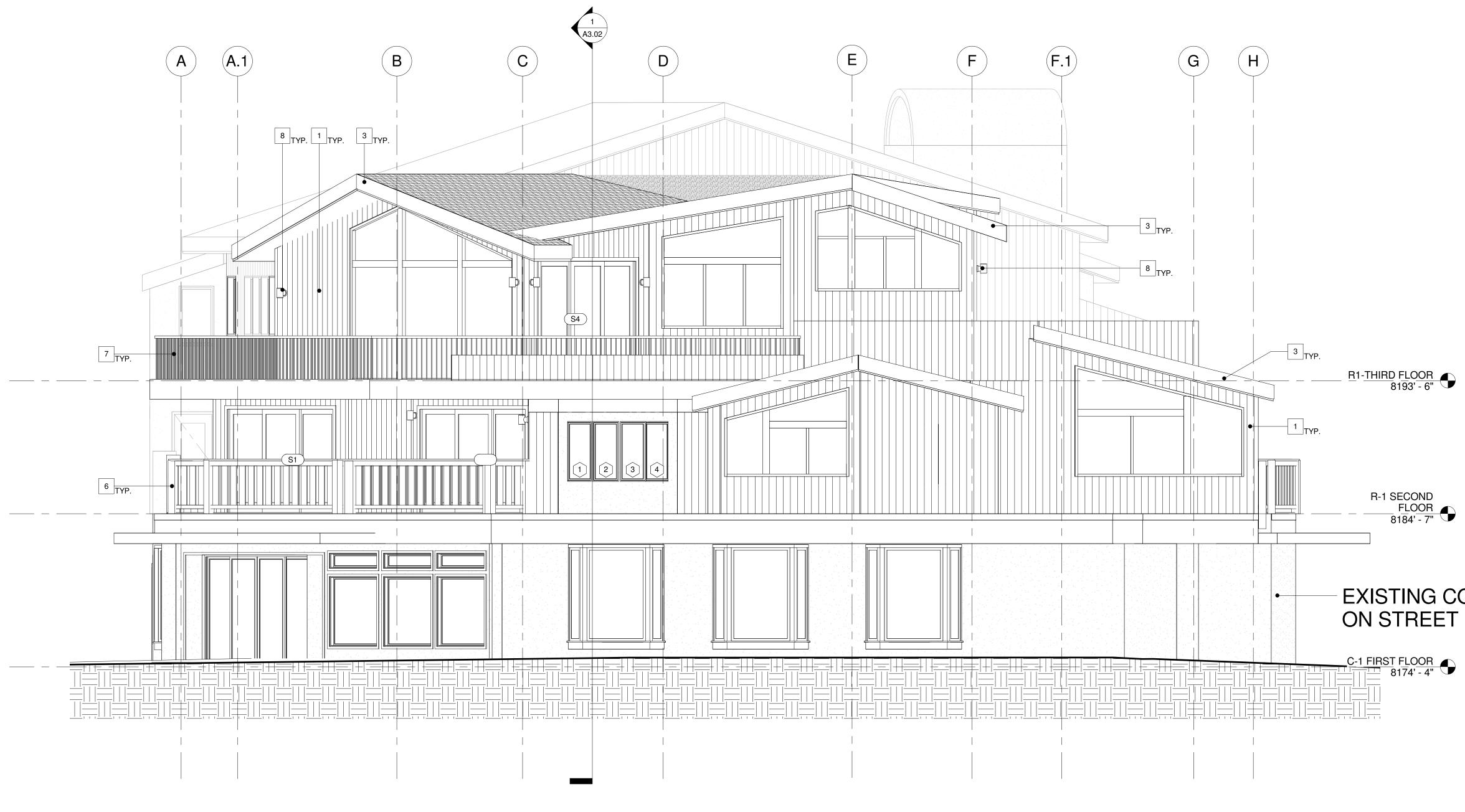


EXISTING COMMERCIAL SPACE ON STREET LEVEL

<u>C-1</u> <u>FIRST FLOOR</u> 8174' - 4"

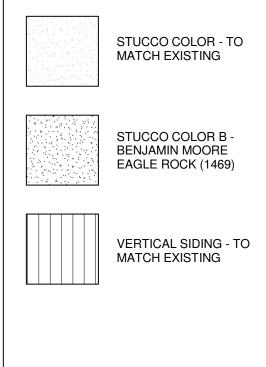




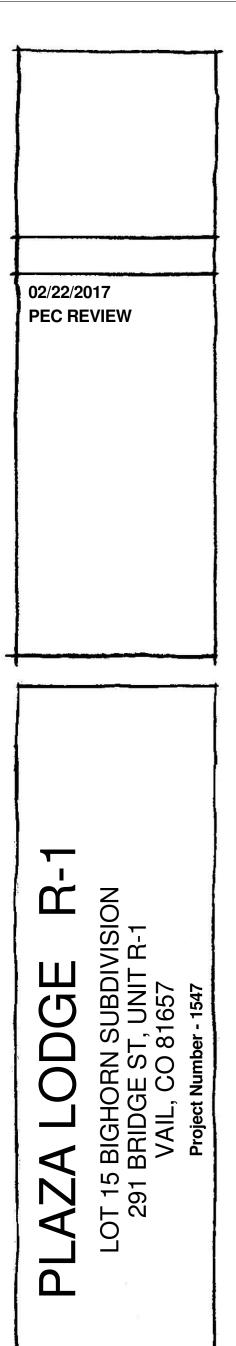


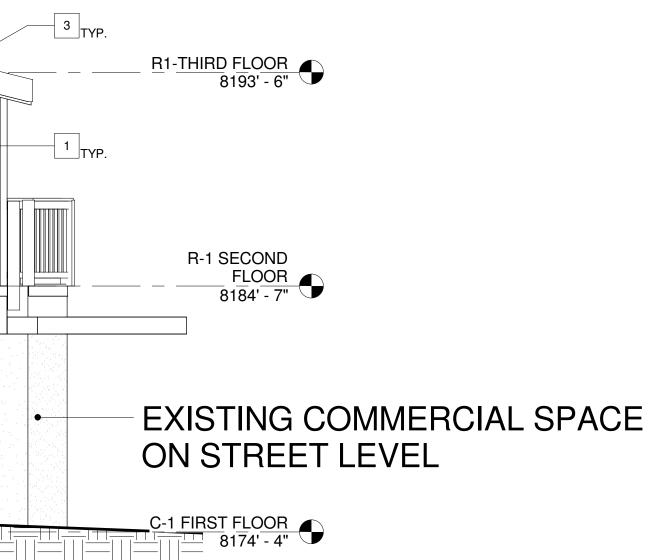
 $1 \frac{\text{SOUTH ELEVATION - PROPOSED}}{1/4" = 1'-0"}$ 

## STUCCO LEGEND

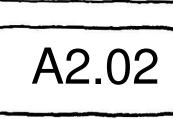


**KEYNOTE LEGEND** KEY VALUE KEYNOTE TEXT VERTICAL WOOD SIDING - TO MATCH EXISTING **ROOF SYSTEM - TO MATCH EXISTING** NEW WINDOWS - TO MATCH EXISTING NEW SLIDING GLASS DOORS WOODEN RAIL - TO MATCH EXISTING METAL RAIL - TO MATCH EXISTING EXTERIOR SCONCE







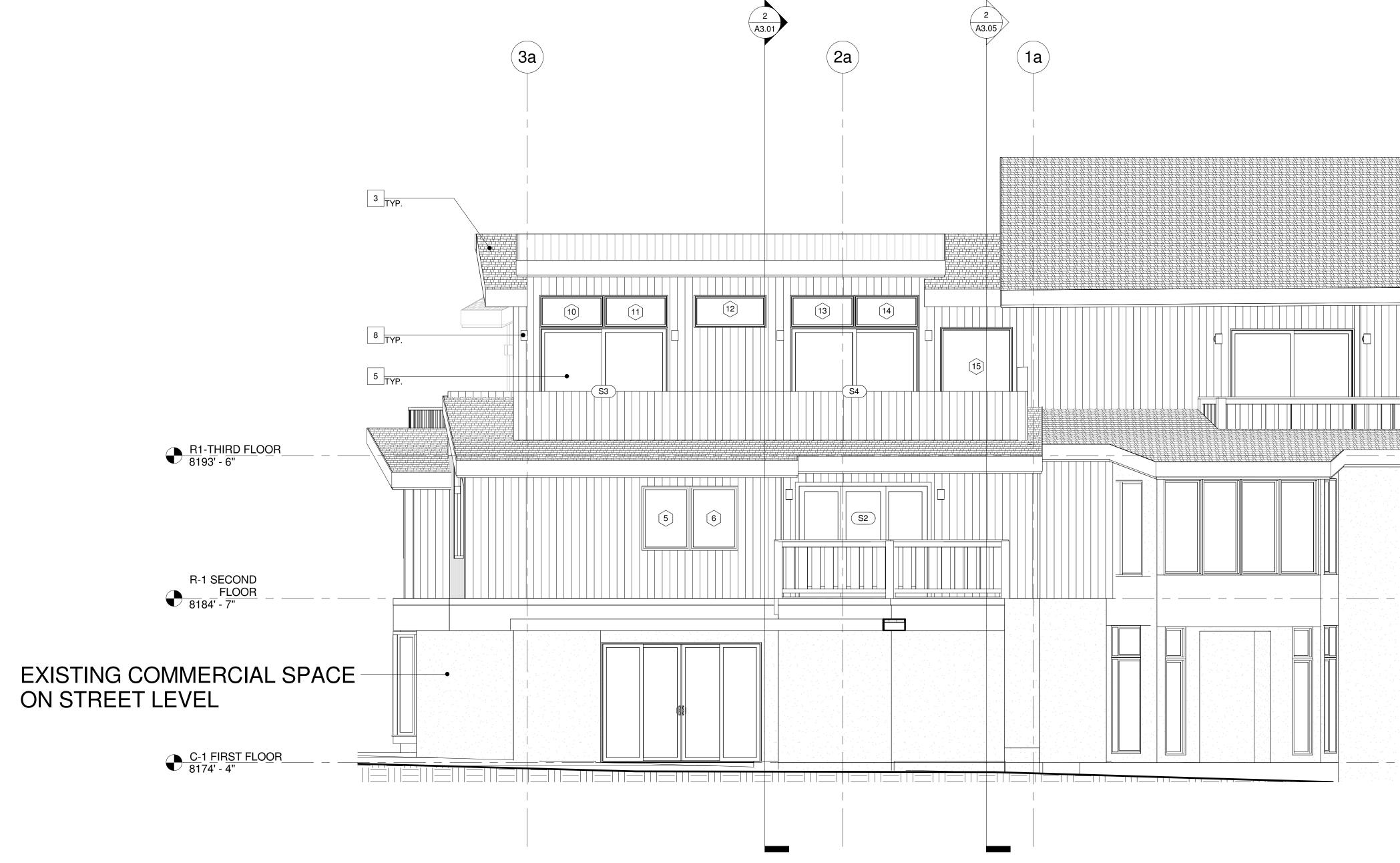


1650 Fallridge Road, Suite C-1 Vail, Colorado 81657 f.(970) 476-4901 p.(970)476-6342

SOUTH

ELEVATION

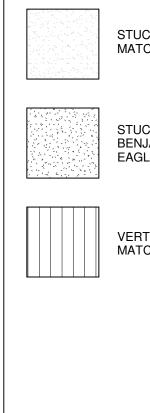
2 EAST ELEVATION - PROPOSED 1/4" = 1'-0"



 $1 \frac{\text{EAST ELEVATION - EXISTING}}{3/32" = 1'-0"}$ 



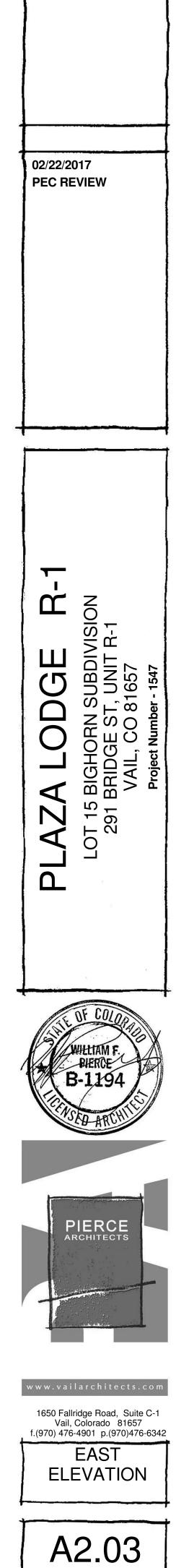
## STUCCO LEGEND



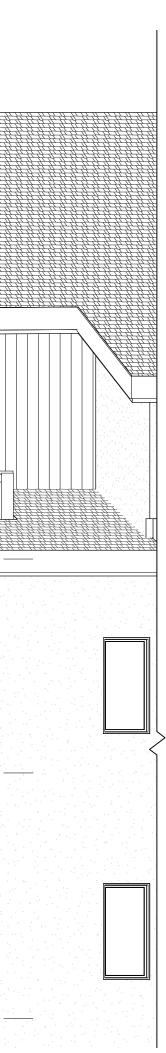
STUCCO COLOR - TO MATCH EXISTING

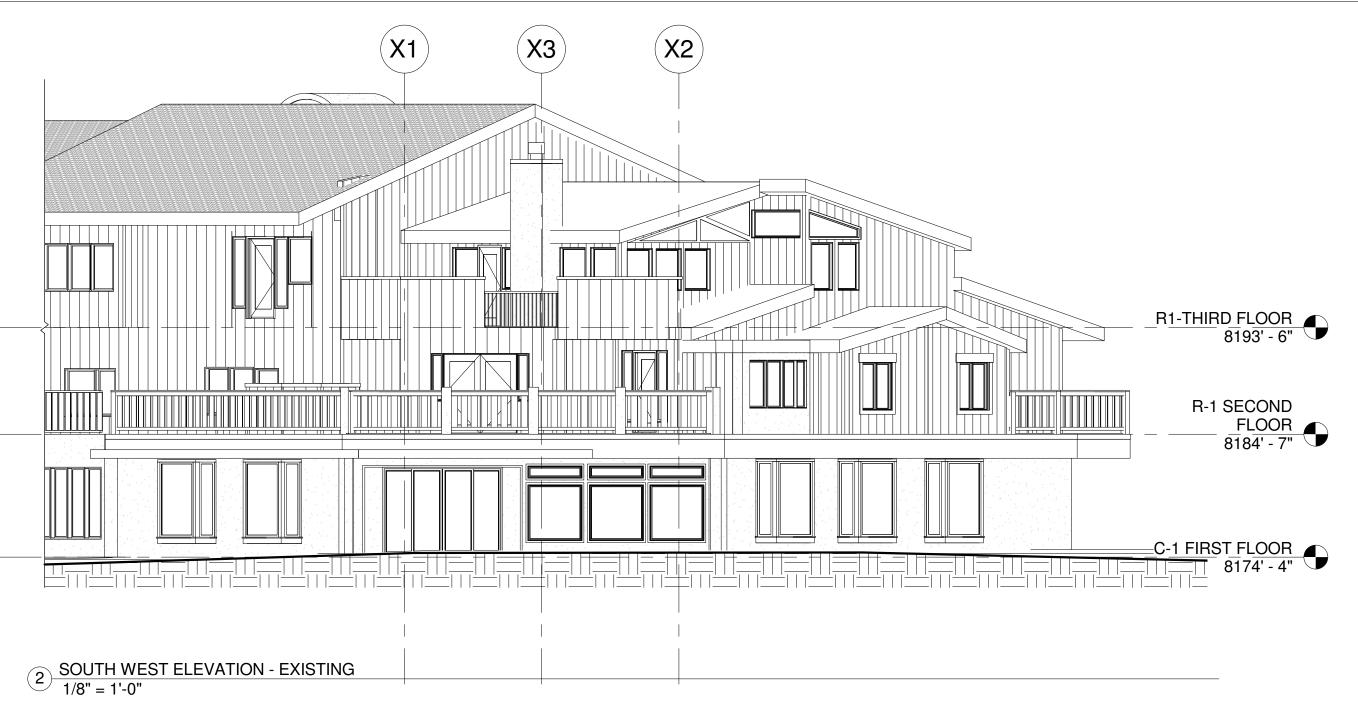
STUCCO COLOR B -BENJAMIN MOORE EAGLE ROCK (1469)

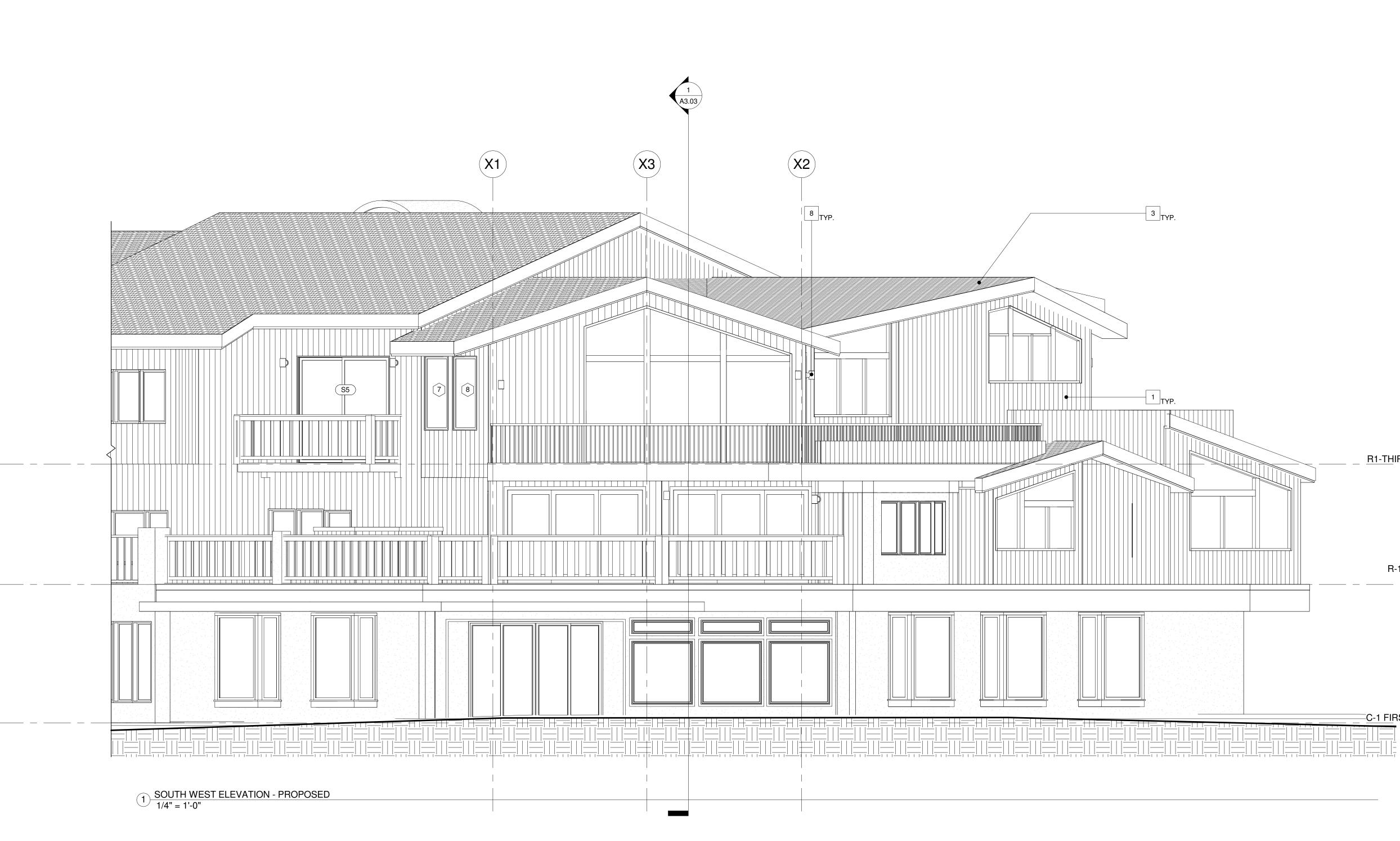
	KEYNOTE LEGEND					
KEY						
VALUE	KEYNOTE TEXT					
1	VERTICAL WOOD SIDING - TO MATCH EXISTING					
3	ROOF SYSTEM - TO MATCH EXISTING					
4	NEW WINDOWS - TO MATCH EXISTING					
5	NEW SLIDING GLASS DOORS					
6	WOODEN RAIL - TO MATCH EXISTING					
7	METAL RAIL - TO MATCH EXISTING					
8	EXTERIOR SCONCE					

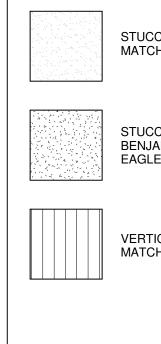


VERTICAL SIDING - TO MATCH EXISTING









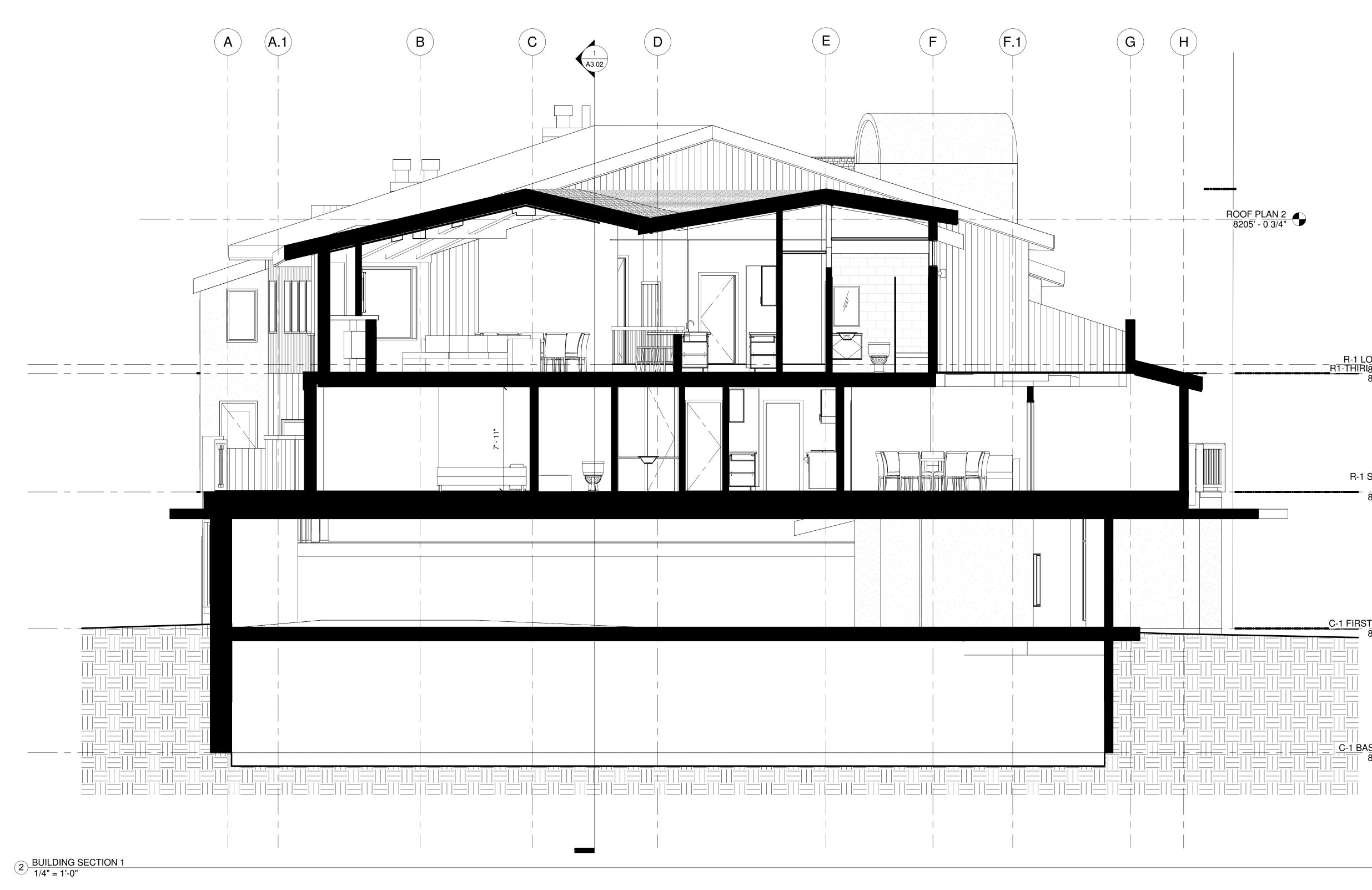
STUCCO LEGEND

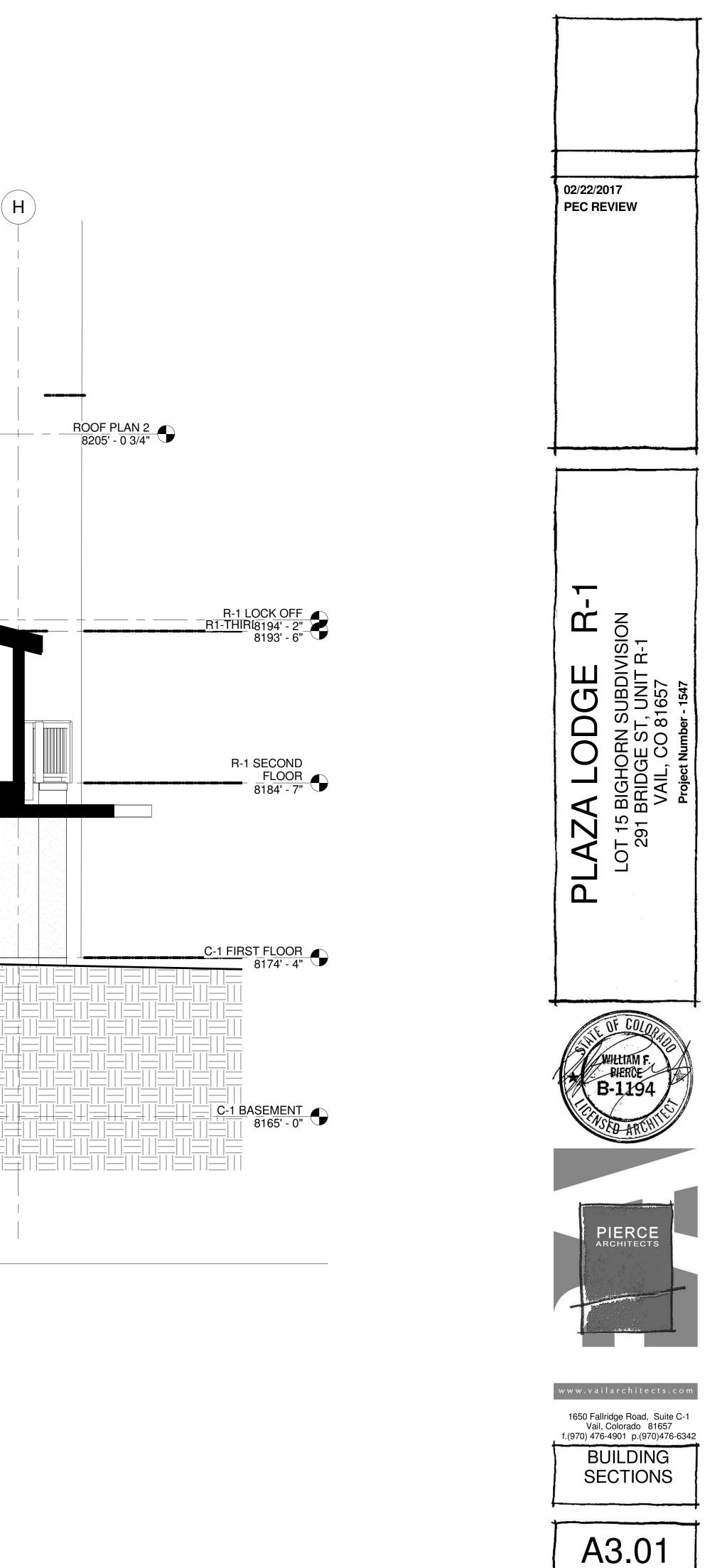
)		KEYNOTE LEGEND	
ICCO COLOR - TO	KEY VALUE	KEYNOTE TEXT	
CHEXISTING	3 ROOF	CAL WOOD SIDING - TO MATCH EXISTING SYSTEM - TO MATCH EXISTING WINDOWS - TO MATCH EXISTING	
ICCO COLOR B - IJAMIN MOORE GLE ROCK (1469)	5 NEW 5 6 WOOI	SLIDING GLASS DOORS DEN RAIL - TO MATCH EXISTING L RAIL - TO MATCH EXISTING	
ITICAL SIDING - TO CH EXISTING		RIOR SCONCE	02/22/2017 PEC REVIEW
			<del>-</del>
			<b>CALODGE</b> R E BIGHORN SUBDIVISION I BRIDGE ST, UNIT R-1 VAIL, CO 81657 Project Number - 1547
			<b>CALODGE</b> <b>BRIDGE ST, UNIT I</b> <b>Project Number - 1547</b>
- 3 TYP.			LCC IGHOF AIL, O VAIL, O
			ZA 291 BF 291 BF
			PLAZ LOT 15 291
TYP.			
			STILL OF COLODATION
		<u>R1-THIRD FLOOR</u> 8193' - 6"	B-1194
			FERRET ARCHITES
		R-1 SECOND <u>FLOOR</u> 8184' - 7"	PIERCE
			www.vailarchitects.com
		<u>C-1 FIRST FLOOR</u> 8174' - 4"	1650 Fallridge Road, Suite C-1 Vail, Colorado 81657 f.(970) 476-4901 p.(970)476-6342

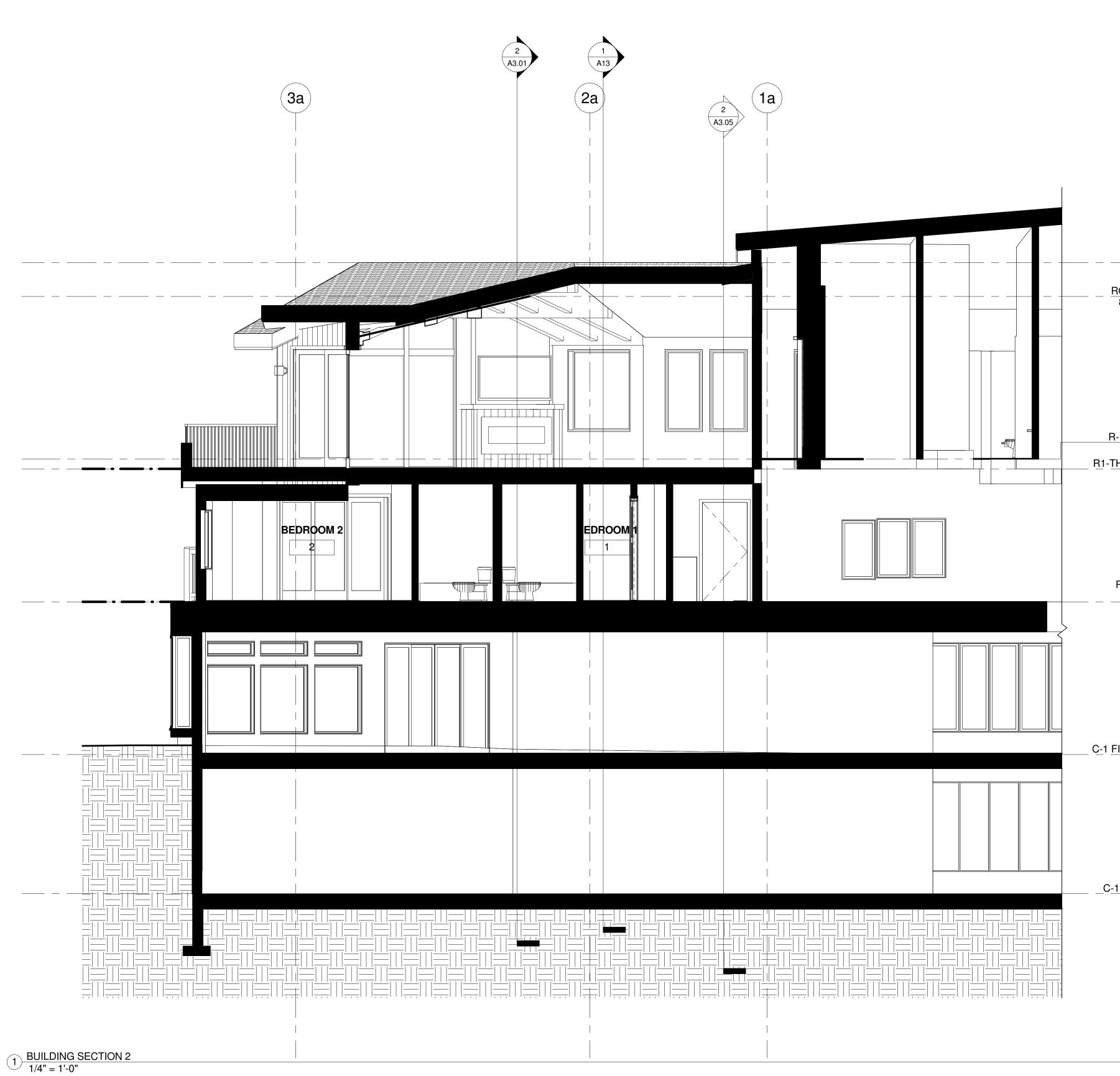
A2.04

SOUTH WEST

ELEVATION









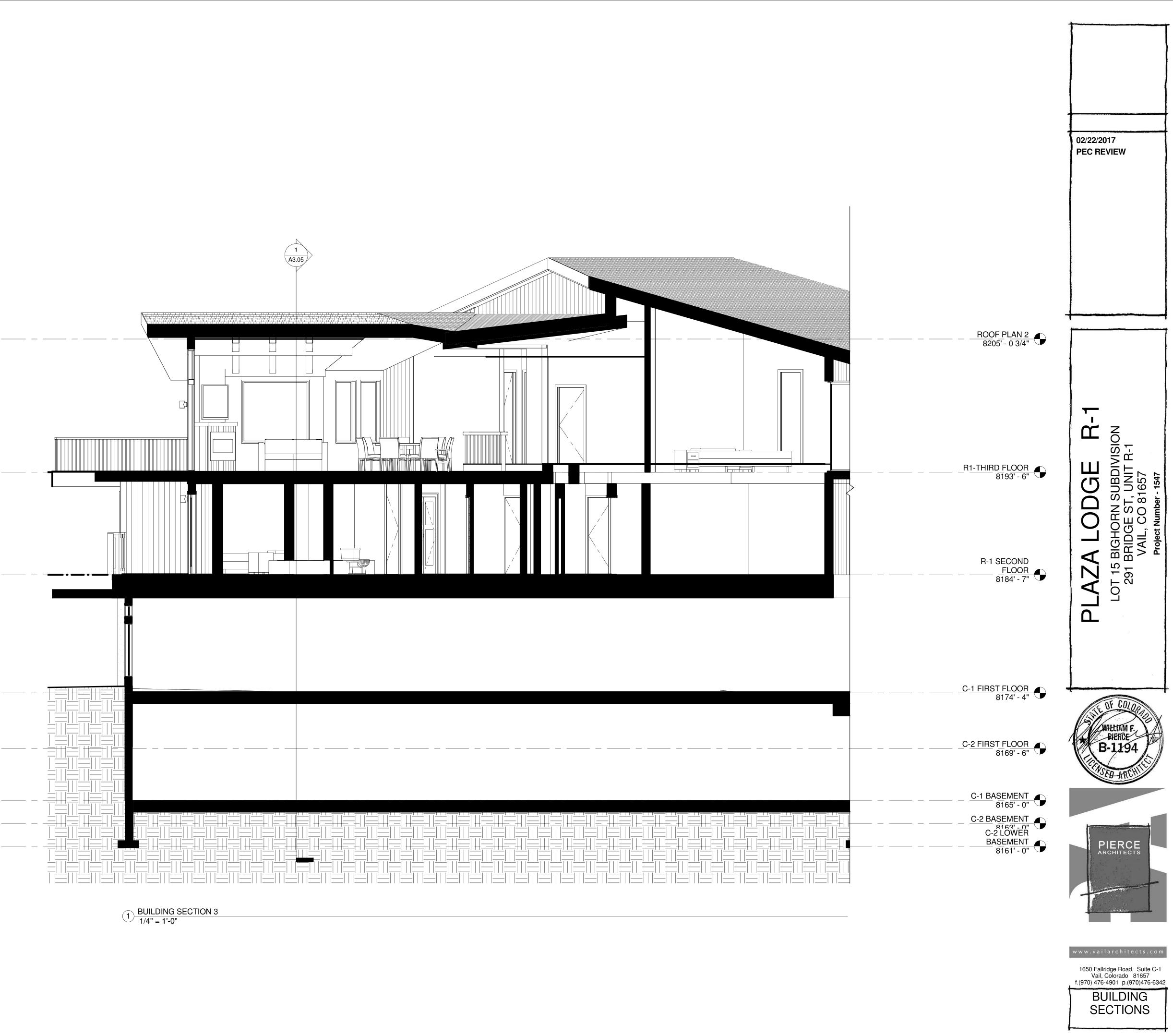
ROOF 8207' - 4" ROOF PLAN 2 8205' - 0 3/4"

R-1 LOCK OFF 8194' - 2" \_ <u>R1-THIRD FLOOR</u> 8193' - 6"

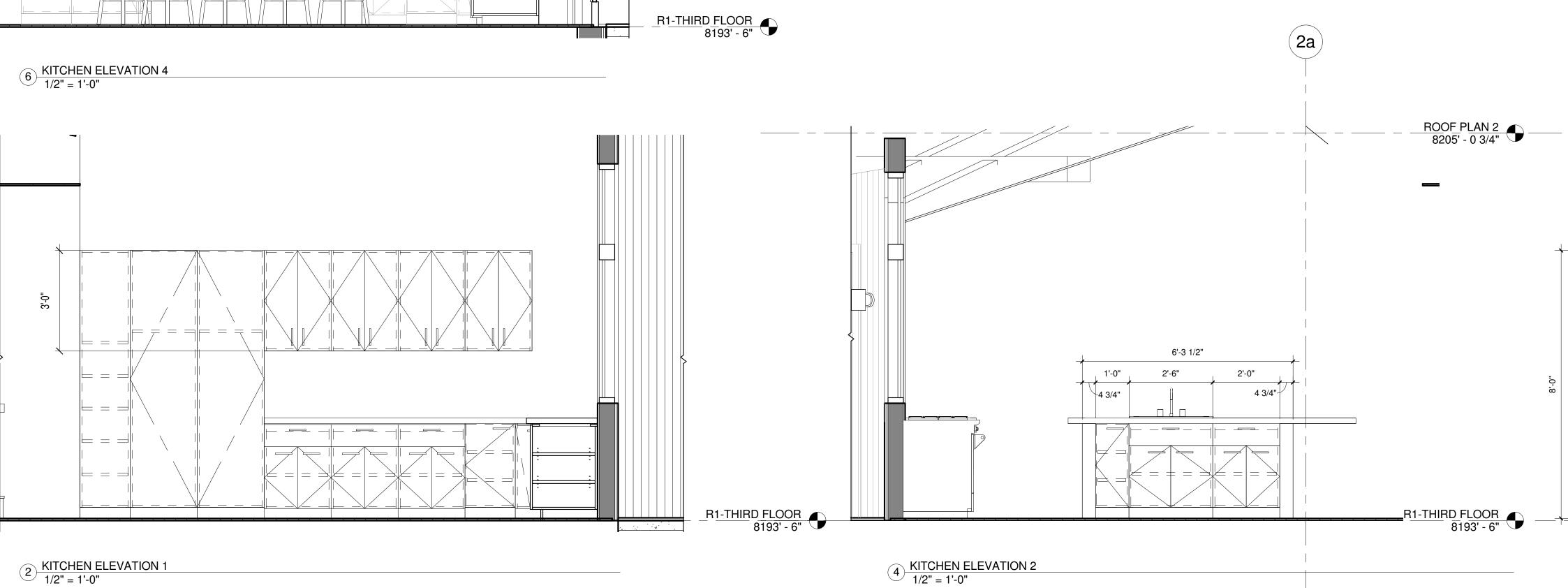
R-1 SECOND \_\_\_\_\_FLOOR \_\_\_\_\_8184' - 7"

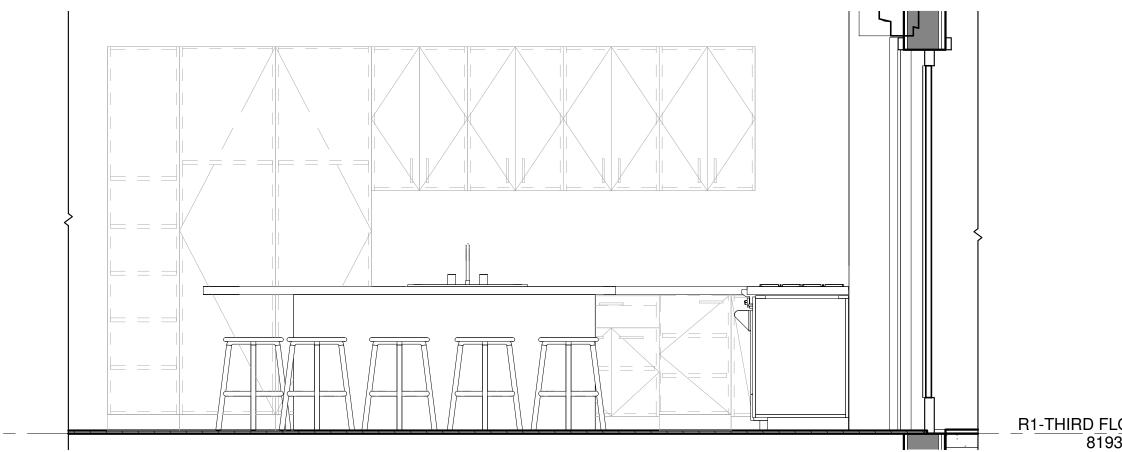
\_ <u>C-1</u> <u>FIRST FLOOR</u> 8174' - 4"

\_\_C<u>-1 BASEMENT</u> 8165' - 0"



A3.03



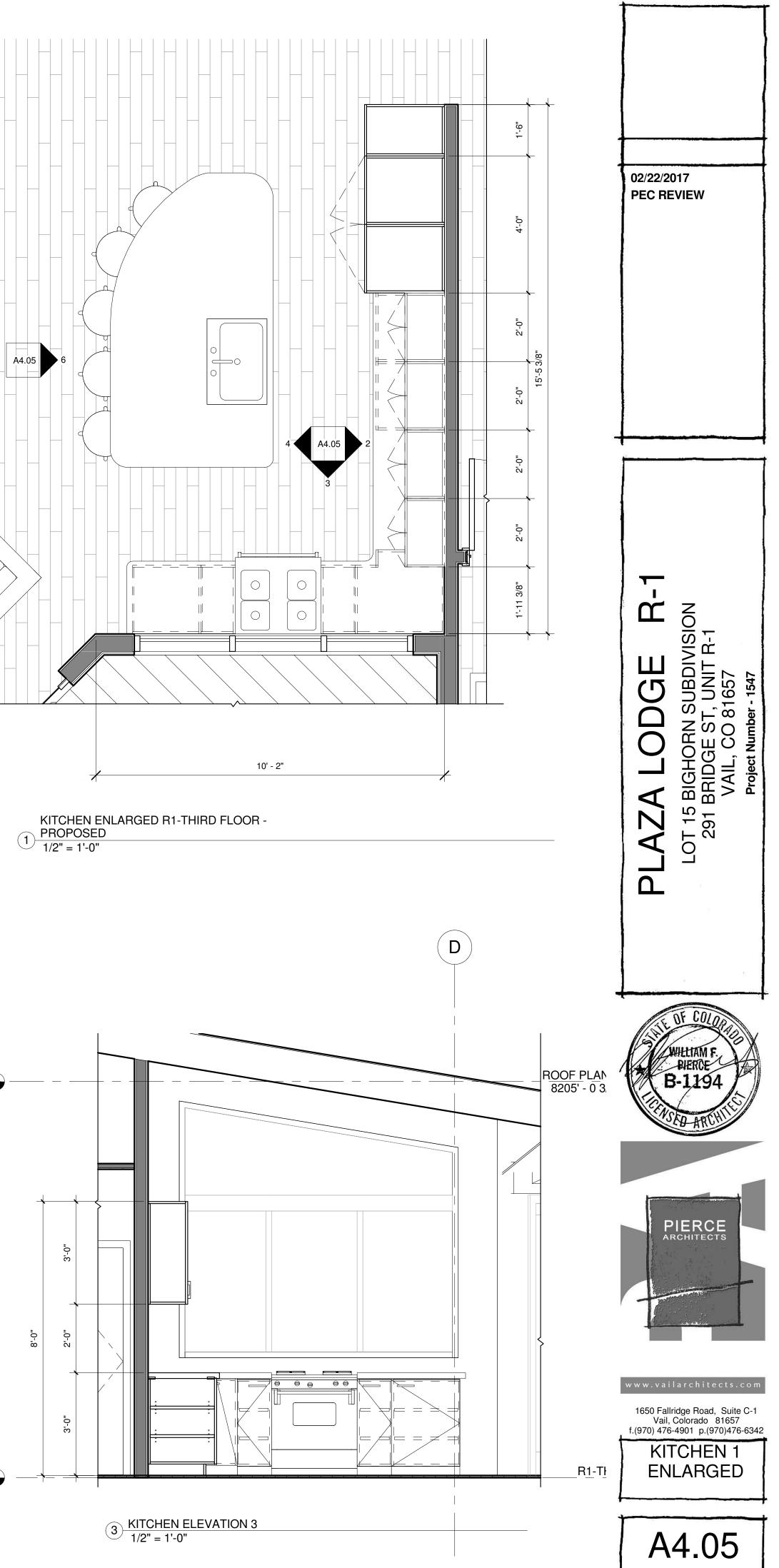


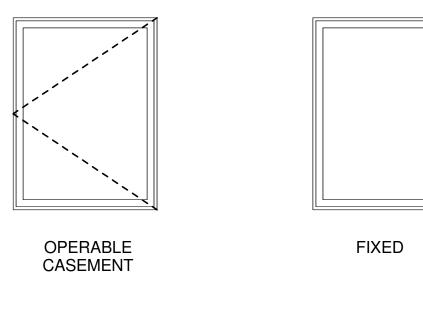
5 KITCHEN 3D 1





7 KITCHEN 3D 2



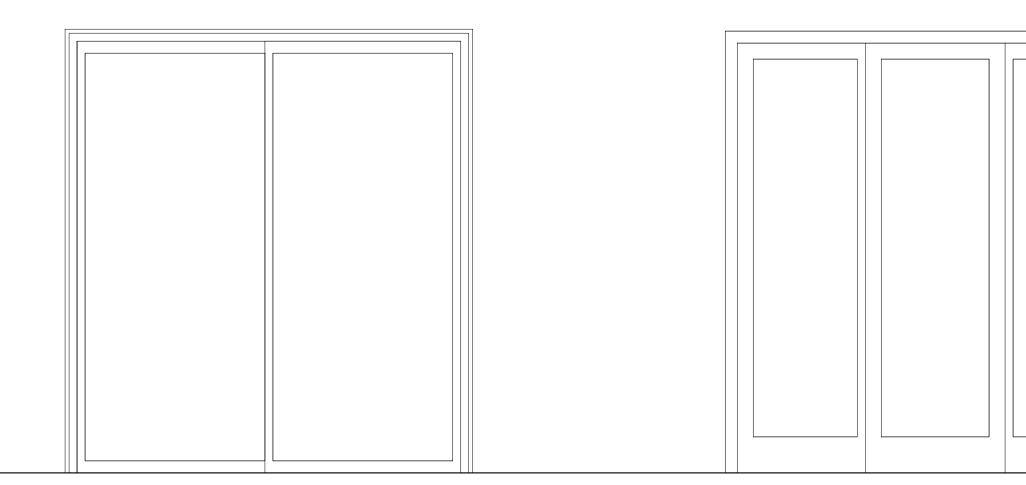


# STYLE A

# STYLE B

WINDOW LEGEND 1/2" = 1'-0"

					WINDOW SC	HEDULE			
MARK	WINDOW STYLE	FRAME WIDTH	FRAME HEIGHT	HEAD HEIGHT	SILL HEIGHT	MANUFACTURER	MODEL	LOCATION	UNIT
									I
1	А	1' - 9"	4' - 0"	6' - 2 3/32"	2' - 2 3/32"	JELD-WEN		BEDROOM 3	UNIT B
2	А	1' - 9"	4' - 0"	6' - 2 3/32"	2' - 2 3/32"	JELD-WEN		BEDROOM 3	UNIT B
3	А	1' - 9"	4' - 0"	6' - 2 3/32"	2' - 2 3/32"	JELD-WEN		BEDROOM 3	UNIT B
4	А	1' - 9"	4' - 0"	6' - 2 3/32"	2' - 2 3/32"	JELD-WEN		BEDROOM 3	UNIT B
5	А	3' - 0"	4' - 0"	7' - 0"	3' - 0"	JELD-WEN			
6	А	3' - 0"	4' - 0"	7' - 0"	3' - 0"	JELD-WEN			
7	А	2' - 6"	5' - 6"	8' - 0"	2' - 6"	JELD-WEN			
8	А	2' - 6"	5' - 6"	8' - 0"	2' - 6"	JELD-WEN			
9	А	5' - 10 3/4"	5' - 6"	8' - 0"	2' - 6"	JELD-WEN			
10	А	4' - 0"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
11	A	4' - 0"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
12	А	4' - 6"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
13	А	3' - 0"	3' - 6"	6' - 8"	3' - 2"	JELD-WEN			
13	А	4' - 0"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
14	А	4' - 0"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
15	А	4' - 6"	8' - 0"	8' - 0"	0' - 0"	JELD-WEN		LIVING ROOM B	UNIT B

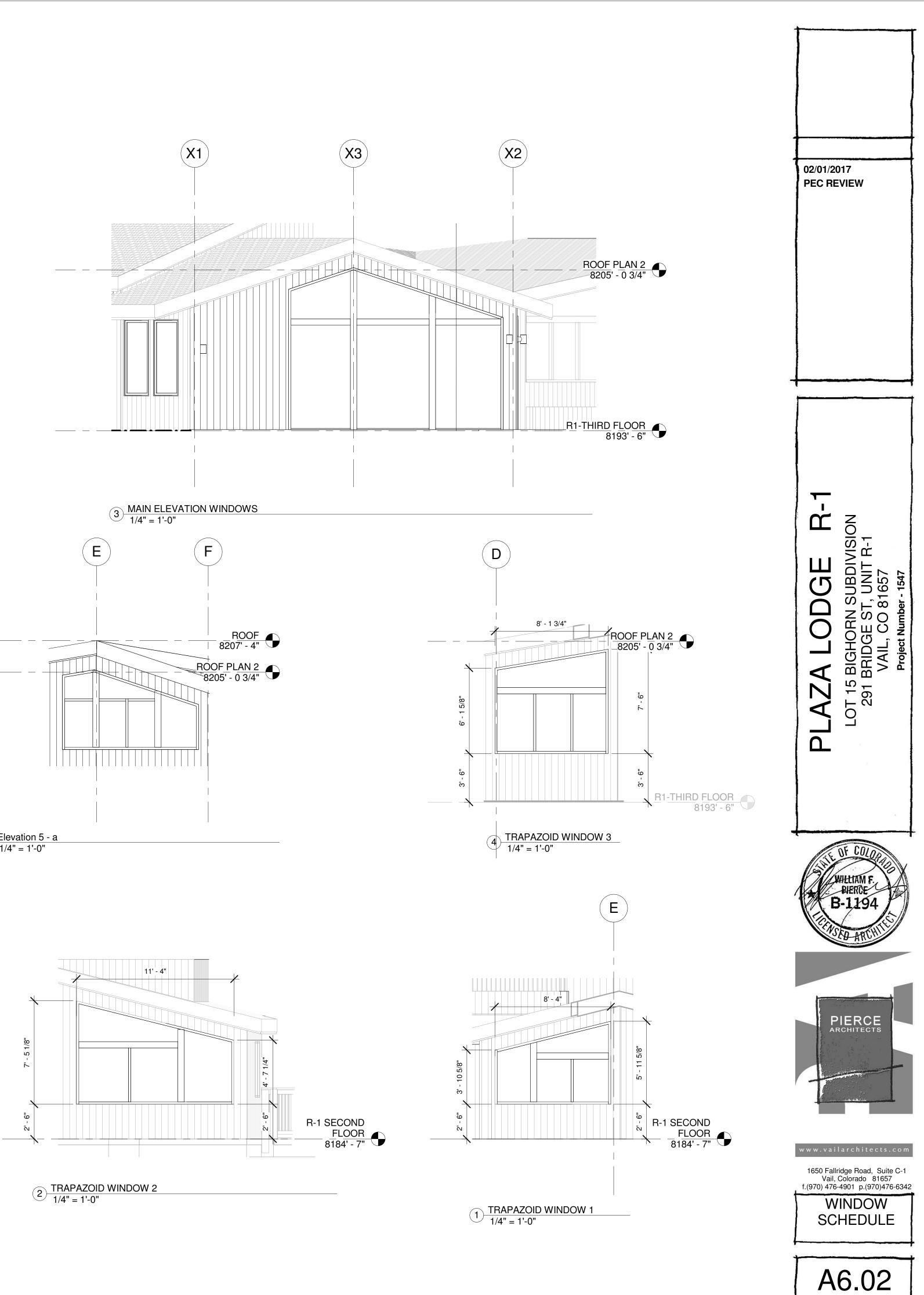


# STYLE A

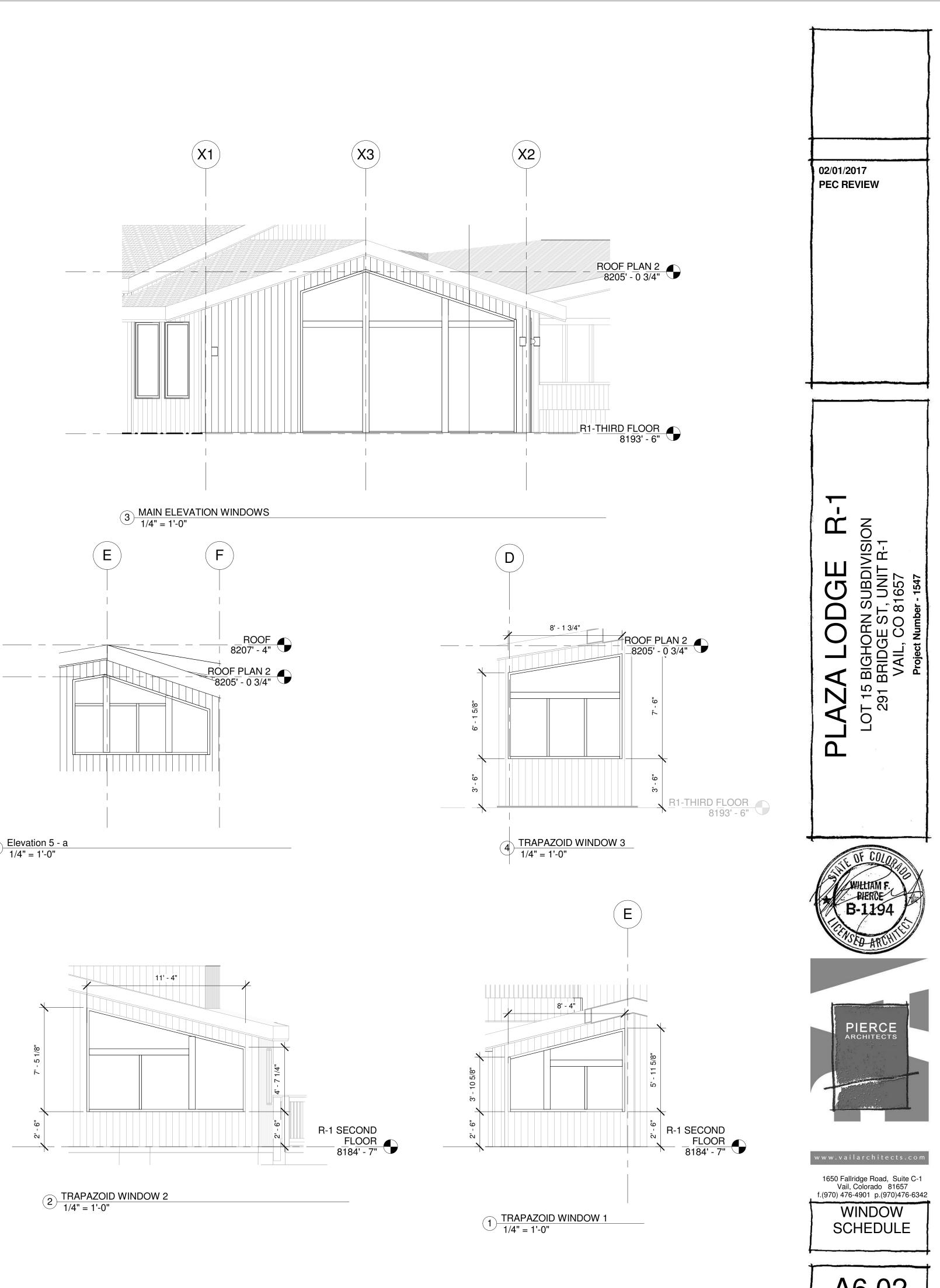
# SLIDING GLASS DOOR LEGEND 1/2" = 1'-0"

SLIDING GLASS DOOR SCHEDULE										
DOOR #	LOCATION	UNIT	DOOR/WINDO W STYLE	WIDTH	HEIGHT	PANEL TYPE	HARDWARE PACKAGE	COMMENTS		
S1	MASTER BEDROOM 1A	UNIT A	С							
S2	MASTER BEDROOM 1A	UNIT A	С							
S3	MASTER BEDROOM 1A	UNIT A	С	8' - 0 1/2"	8' - 0 1/2"					
S4	MASTER BEDROOM 1A	UNIT A	С	8' - 0 1/2"	8' - 0 1/2"					
S4	MASTER BEDROOM 1A	UNIT A	С							
S5	MASTER BEDROOM 1A	UNIT A	С	8' - 0 1/2"	8' - 0 1/2"					
S6				8' - 0 1/2"	8' - 0 1/2"					

STYLE B

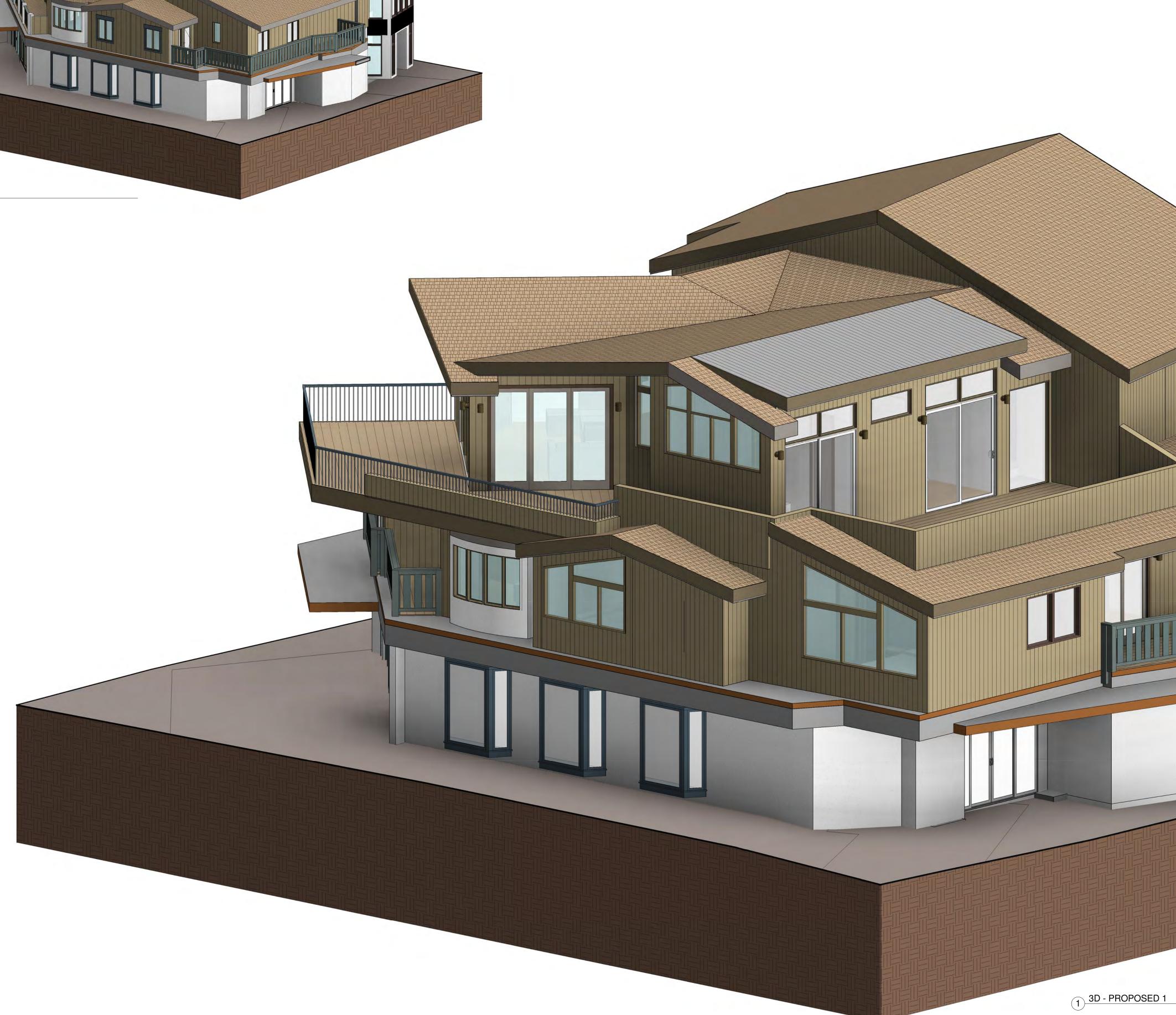


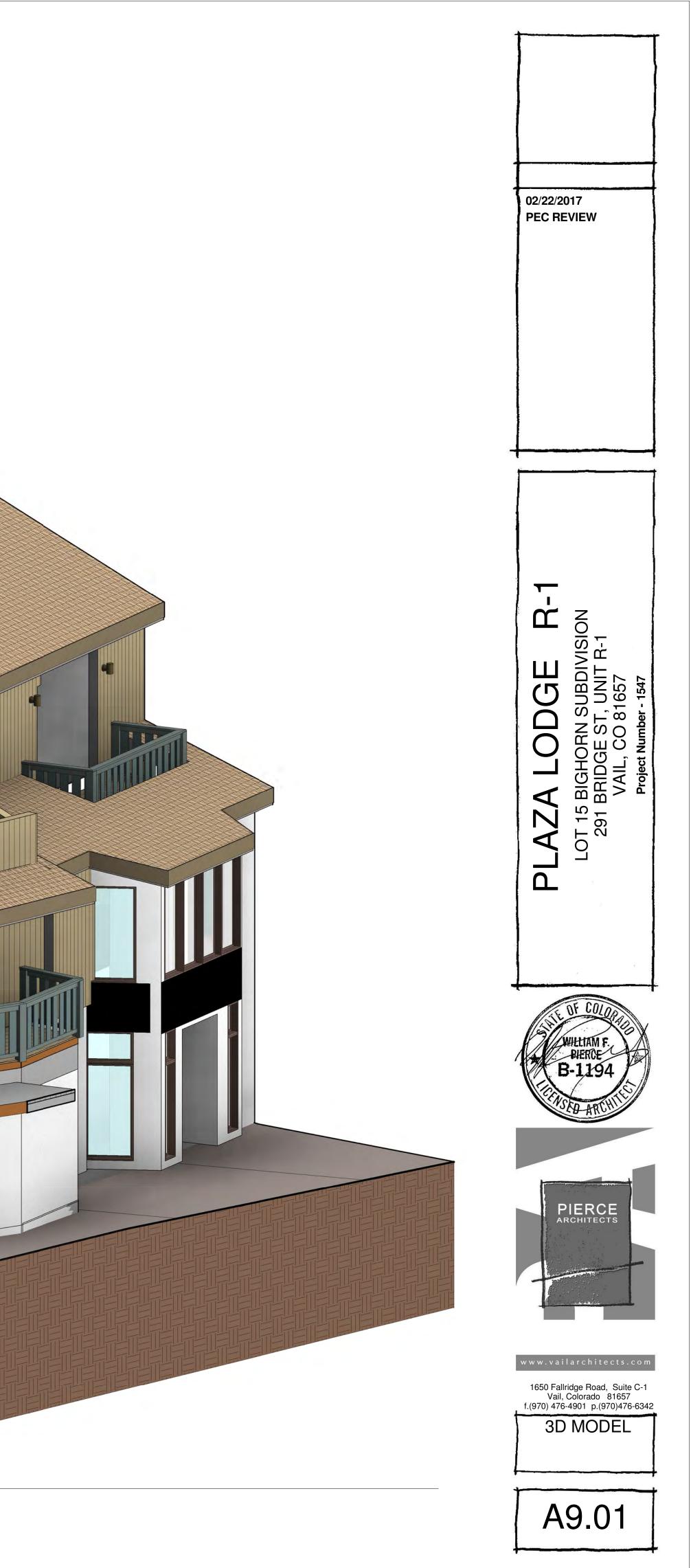
5 Elevation 5 - a 1/4" = 1'-0"





2 3D - EXISTING 1



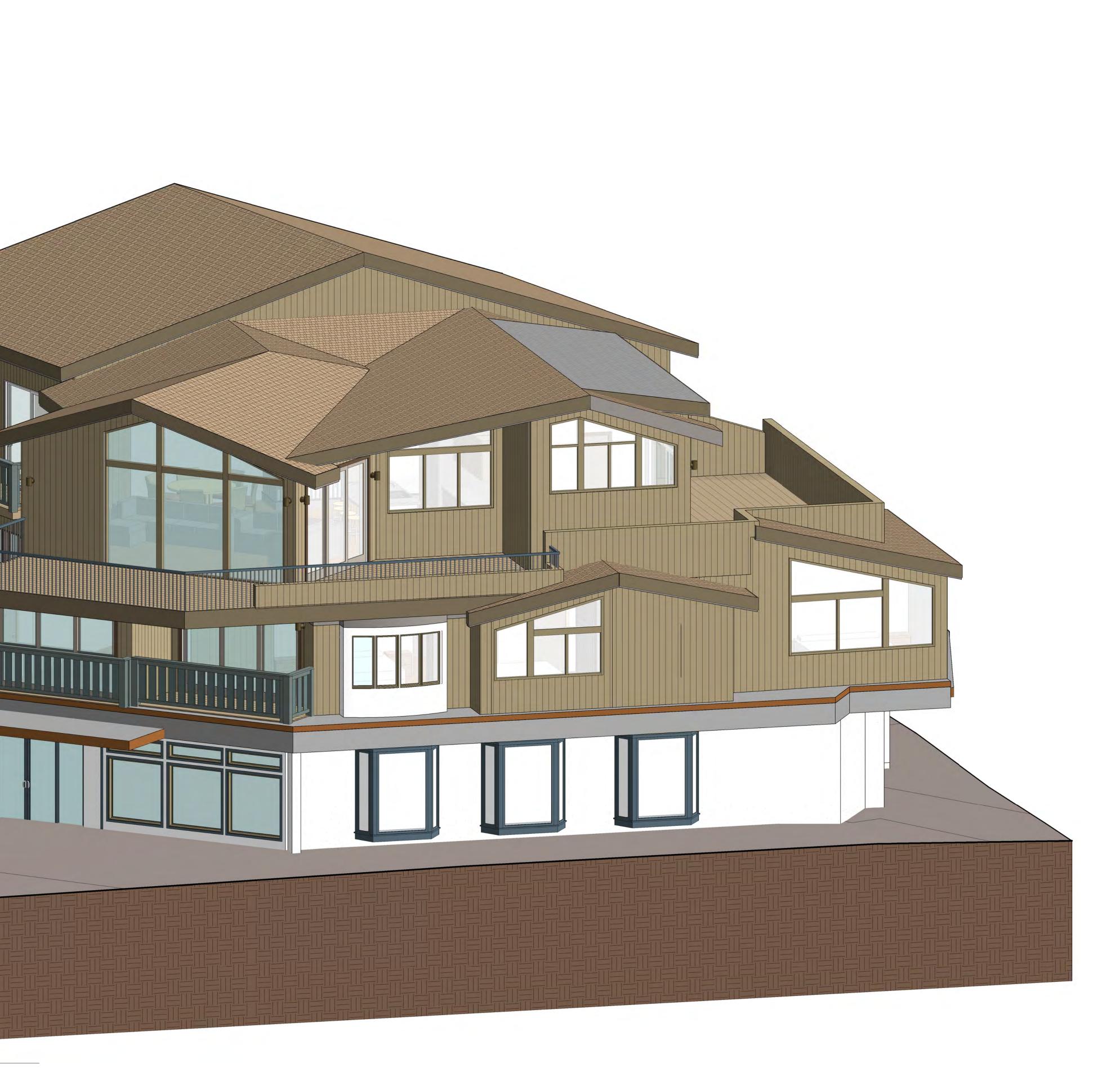


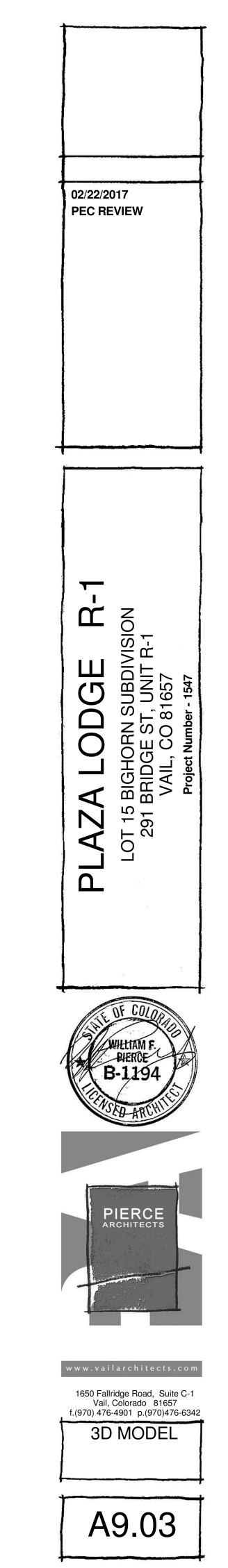




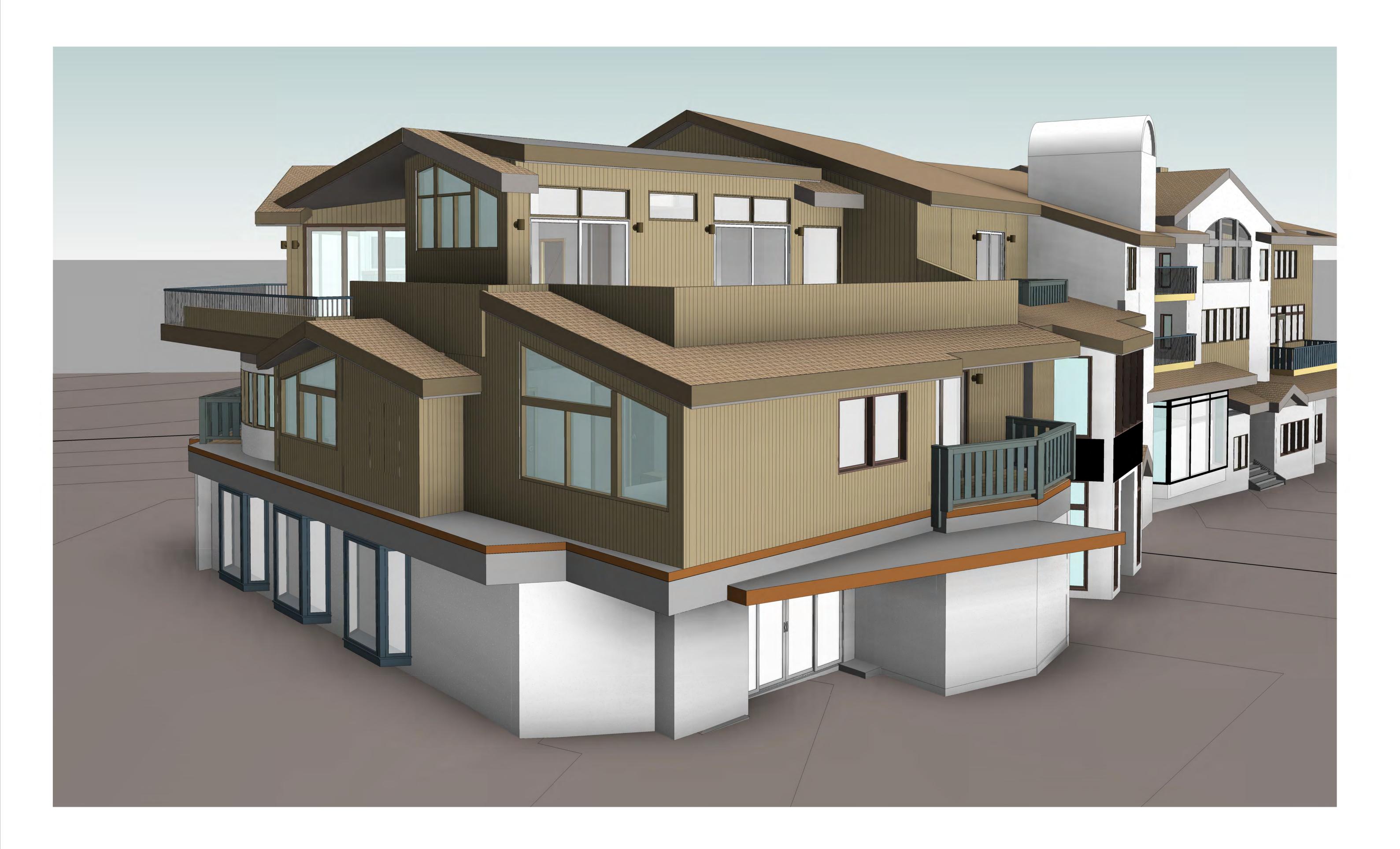
2 3D - EXISTING 3









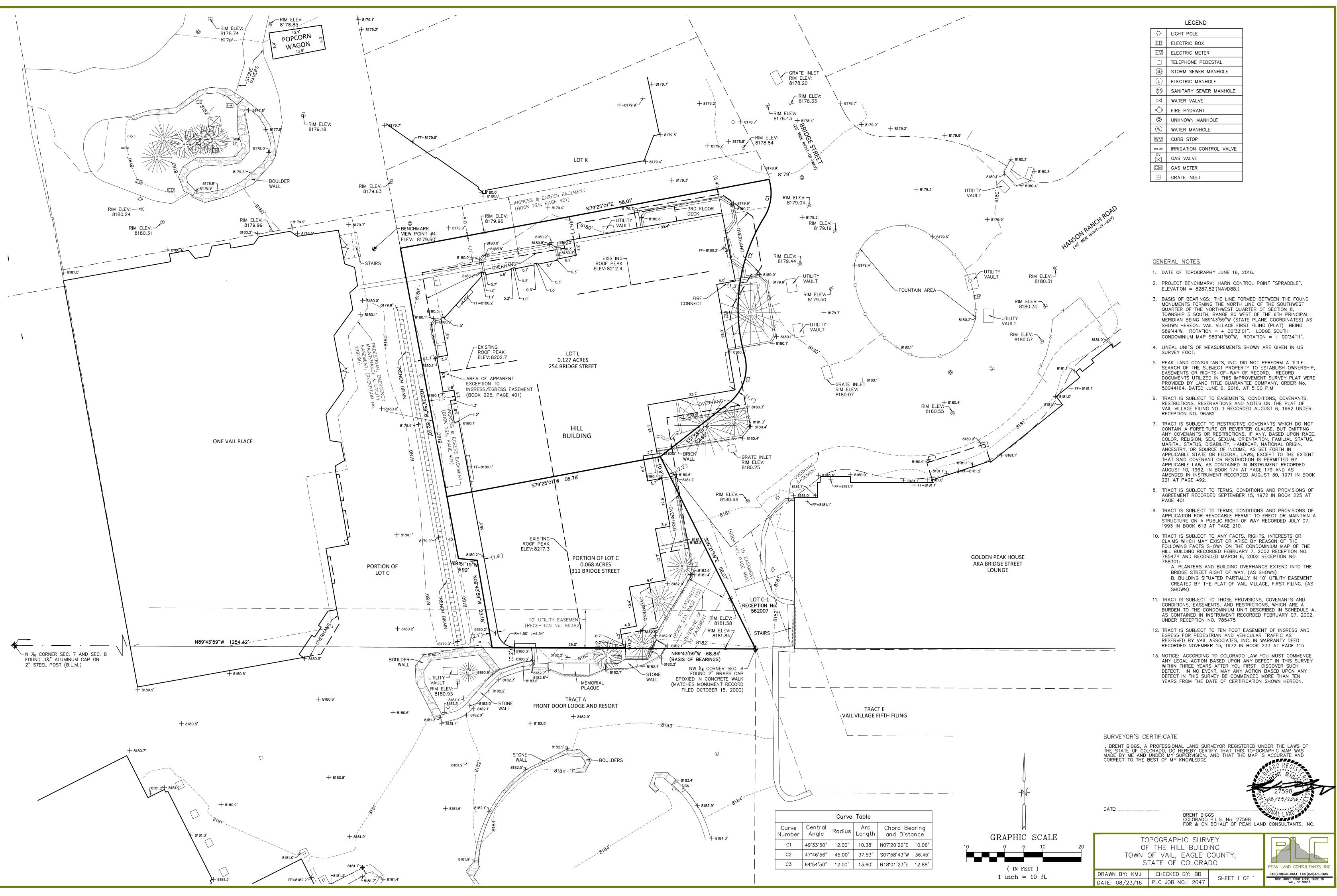




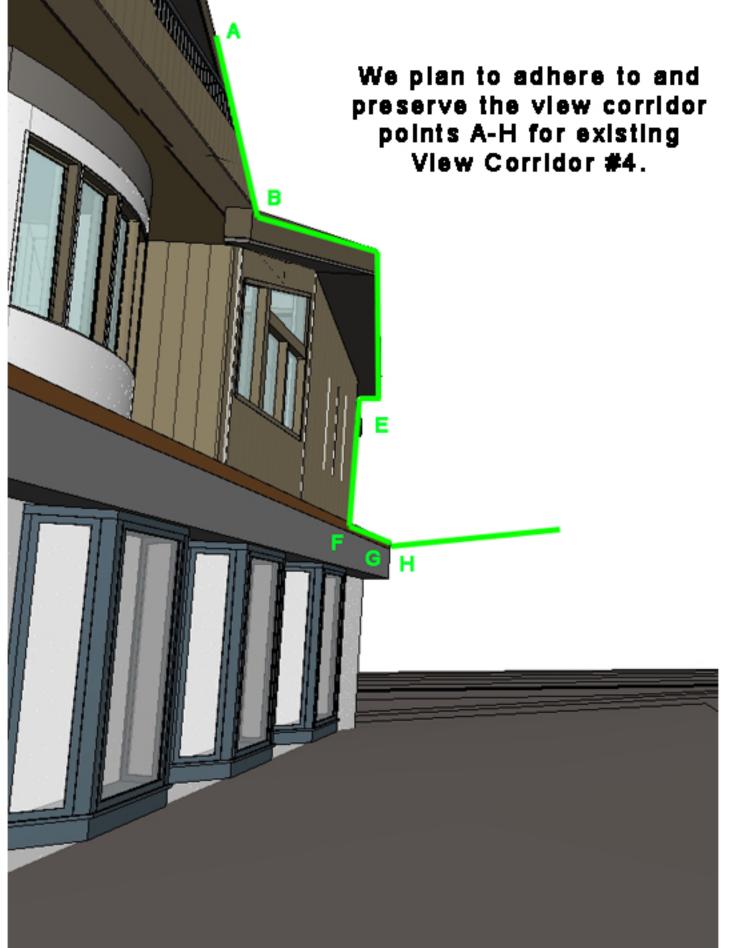














#### VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

MEETING DATE: March 27, 2017

ITEM/TOPIC: March 13, 2017 PEC Meeting Results

ATTACHMENTS: File Name pec\_results\_031317.pdf

Description March 13, 2017 PEC Meeting Results



#### PLANNING AND ENVIRONMENTAL COMMISSION February 13, 2017, 1:00 PM Vail Town Council Chambers 75 S. Frontage Road - Vail, Colorado, 81657

#### 1. Call to Order

Members Present: Brian Gillette, Kirk Hansen, Ludwig Kurz, John Ryan Lockman, Henry Pratt, and Brian Stockmar

Members Absent: John Rediker

Site Visit Vantage Point Condominiums – 508 East Lionshead Circle

 A request for the review of a variance from Section 11-6-4-A-1, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle, Lot 2, Block 1, Vail Lionshead Filing 1, and setting forth details in regard thereto. (PEC17-0002)

 Applicant:
 Vantage Point Condominium Association, Represented by David

 Moe
 Matt Panfil

## Motion: DenyFirst: HansenSecond: KurzVote: 6-0-0

Planner Matt Panfil introduced the project; he mentioned alternatives signage options presented to the applicant, provided an overview of the applicable criteria for a sign variance and explained the staff recommendation.

Commissioner Pratt asked for a clarification of the multi-purpose sign option.

Panfil explained this option.

Commissioner Lockman asked what makes an area a pedestrian or vehicular way.

Panfil explained the classification of areas based on right-of-way or the

Lionshead Redevelopment Master Plan.

Commissioner Gillette asked about a potential appeal of staff's determination.

Commissioner Pratt asked about other signs in the vicinity.

Commissioners Hansen and Stockmar asked for further clarification about the multi-purpose sign option.

Dan Miller, Vantage Point HOA president, provided an explanation of why options presented were not acceptable. Further, Mr. Miller spoke to why the application should be approved. Reference to the future redevelopment of the adjacent parking deck was included.

Dave Moe, facilities manager for Vantage Point, discussed existing and requested signage on the property and in the vicinity.

Commissioner Stockmar feels the need to comply with the code based on the evidence presented.

Commissioner Gillette spoke to the code, not personal feelings. Spoke to the variance criteria and other options available.

Commissioner Kurz agrees that options are available and the proposal does not meet the variance criteria.

Commissioner Hansen thinks the staff alternative that meets the code should be explored. Justification for a variance has not been presented.

Commissioner Lockman concurs with Commissioner Kurz. The request does not meet the variance criteria.

Commissioner Pratt concurs with the other commissioner and does not feel the variance criteria has been met.

3. A request for a recommendation to the Vail Town Council for an amendment to the Vail Village Master Plan, pursuant to Section VIII, Implementation and Amendment, Vail Village Master Plan, concerning East Frontage Road Sub-Area #9, to revise the existing language concerning employee housing and lodging uses and possible allowances for additional building height, increased Gross Residential Floor Area (GRFA) and additional site coverage within Sub Area #9, located in the general vicinity of 434 S. Frontage Road, Mountain View Residences on Gore Creek and setting forth details in regard thereto. Other properties affected by the proposed changes include the Tyrolean Condominiums, Apollo Park and The Wren. (PEC17-0003)

	Applicant: Planner:	Lunar Vail, r Chris Neube	epresented by Mauriello Pla cker	anning Group
	Withdrawn			
4.	Approval of I February 13		leeting Results	
	Motion: First: Kurz	Approve Seco	nd: Stockmar	Vote: 6-0-0
5.	Informationa	l Update		
6.	Adjournment	t		
	Motion: First: Stock	Adjourn <b>(mar</b>	Second: Kurz	Vote: 6-0-0

The applications and information about the proposals are available for public inspection during regular office hours at the Town of Vail Community Development Department, 75 South Frontage Road. The public is invited to attend the project orientation and the site visits that precede the public hearing in the Town of Vail Community Development Department. Times and order of items are approximate, subject to change, and cannot be relied upon to determine at what time the Planning and Environmental Commission will consider an item. Please call (970) 479-2138 for additional information. Sign language interpretation is available upon request with 48-hour notification. Please call (970) 479-2356, Telecommunication Device for the Deaf (TDD), for information. Community Development Department



#### VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

#### **MEETING DATE:** 03/27/2017

#### ITEM/TOPIC: Stream Tract Management Plan - Gregg Barrie

ATTACHMENTS:										
File Name	Description									
PEC_3-27- 17_Stream_Tract_Tree_Management_Plan.pdf	Staff Memo - Stream Tract Forest Management Plan									
Stream_Tract_Forest_Management_Plan_3-27-17.pdf	Stream Tract Forest Management Plan									



Memorandum

From: Gregg Barrie, Senior Landscape Architect

Date: March 27, 2017

Subject: Stream Tract Tree Management Plan Update

Planning and Environmental Commission

#### I. PURPOSE

To:

The purpose of this memo and presentation is to provide information to the Planning and Environmental Commission regarding a significant number of dead and dying spruce trees in the Gore Creek Stream Tract and to ask the PEC for input on the proposed Stream Tract Tree Management Plan (attached). This issue has been discussed with the Vail Town Council on three occasions over the past six month.

#### II. BACKGROUND

The native trees in the Gore Creek stream tract are in decline due to infestations of two native insects – pine needle scale and spruce beetle. These infestations have resulted in the death of over 500 trees over the past decade. Many have been removed, with approximately 300 standing dead trees remaining on town-owned land between Ford Park and Donovan Park and many more already infested with spruce beetle.

At the direction of the Council, staff has developed a Stream Tract Forest Management Plan that recommends five actions for addressing safety and forest management challenges with a goal of working towards a resilient forested parcel that can withstand the periodic attack from native forest pests.

#### III. MANAGEMENT PLAN

The strategies recommended in the Plan were developed through discussions with state foresters and entomologists, Colorado Parks and Wildlife, commercial arborists, the town's insurance company and internal staff.

Per the Executive Summary, "The plan recommends using an adaptive management approach to address the current spruce beetle infestation. The plan recommendations include a 5-part system that includes tree removal, preventative tree maintenance, revegetation, education and monitoring. The desired end state for the stream tract is to have a forested parcel with vigorous trees that can withstand the periodic attack from native forest pests with little to no negative affects."

#### IV. TREE REMOVAL

Dead and dying trees serve an ecological role in a natural ecosystem. They are habitat for numerous species, they return nutrients to soil as they decay and their shade helps keep water temperatures suitable for native aquatic species.

However, the lands along Gore Creek have been developed with trails, parks, buildings and homes. The substantial number of dead trees creates hazards to both people and property. Moreover, from an ecological standpoint, the spruce beetle uses dead/dying trees as breeding habitat, therefore exacerbating the problem. Of the five strategies the Plan recommends, tree removal is likely the most important for slowing the spread of spruce beetle.

In most of Colorado, the spruce beetle goes through a 2-year cycle in the same tree. First, the female bores through the bark and creates a "gallery" for laying eggs in the "phloem" of the tree. This interrupts nutrient flow and eventually kills the tree. The larvae hatch and spend the winter in the tree. The following summer, they emerge as pupae and then reenter the same tree at the base to overwinter, protected from the cold by snow cover. They emerge the following spring, mate, and the female bores into a new tree to start the process over.

Interrupting this process by removal of trees that are already dying will help slow this insect and is a recommended strategy of the Colorado State Forest Service. Twenty-three (23) brood trees have been identified in the past week on the north bank of Gore Creek between Ford Park and Vail Valley Drive. Elimination of "brood trees" is a cultural control method that falls under the recommendations of Integrated Pest Management (IPM). For more than 15 years, the town has used IPM for pest control as a way to reduce the use of pesticides. This is especially important along the creek.

#### V. OTHER PLAN RECOMMENDATIONS

A. Preventative Tree Maintenance

Last season, the town reduced spraying activities by approximately 75%. This was accomplished by using an independent arborist to evaluate trees prior to spraying. Preventative spraying has shown to be effective in protecting the trees but once the pests are gone, spraying can be reduced. Continued evaluations will help staff determine spraying needs.

The plan also recommends the use of MCH packets which are pheromone "nonaggregation" packs to deter pests from invading trees. This would be considered a biological method of IPM.

#### B. Revegetation

As dead trees are removed, staff will look for opportunities to plant new native plants as a way to reestablish shade and habitat. Much of this type of work is ongoing with the riparian buffer enhancements for the Restore the Gore work C. Education

Staff is working on a letter to commercial pesticide applicators and arborists known to work in Vail. In addition, information will be sent to homeowners regarding tree pests, pesticide use and tree removals in the coming month.

D. Monitoring

Town staff will continue to monitor the situation to ensure that the steps being implemented are effective.

#### VI. TIMING

There are a number of bird species who use the Gore Creek habitat for nesting and breeding. Activity begins in late April and continues through the summer into September. This leaves a small window in April and a larger window from October into the winter for tree removals that won't affect breeding activities.

Based on the beetle's reproductive cycle, bird nesting concerns and sensitivity for our residents and guest experiences, staff proposes the following schedule for addressing the spruce beetle infestation:

- Perform a targeted removal project between April 10-21 on trees from Ford Park to Vail Valley Drive. This will eliminate 23 hazard trees and 23 brood trees along the north bank and approximately 45 trees along the south bank. The work is timed to be completed prior to the arrival of native hummingbirds for breeding season. Some standing dead, identified as non-hazard trees, will be left in place as habitat. Staff will request proposals from tree removal contractors. It is likely that several contractors will be hired to complete the work in this narrow window.
- Perform a large removal project in the fall, starting after October 1<sup>st</sup>. This project will target new brood trees (those attacked during the summer) as well as hazard trees. While the full scope and required budget is not yet known, a 2 to 3 month window would allow for significant progress if the Council is willing to fund it. Staff would report back to Council after the April removal project to discuss funding.
- April 2018 hazard tree removal
- Fall 2018 work to complete the remainder of the dead trees as well as new brood trees. Continue monitoring of areas already cut to ensure elimination of brood trees.
- Revegetation work will be implemented as part of the Gore Creek Riparian Buffer Restoration work.
- Installation of MCH pheromone packets will occur each spring.

#### VII. ACTION REQUESTED BY PEC

Review the Stream Tract Forest Management Plan, and provide staff with suggestions and comments as needed.

# Town of Vail Stream Tract Forest Management Plan

#### **Executive Summary**

The forests in and around Vail have undergone significant change over the past two decades. Since the late 1990's, insects, diseases and weather patterns have affected nearly every tree species in the valley. Over this time period the Town of Vail has worked to manage this change in an environmentally sustainable and fiscally responsible way. The town has implemented projects that have addressed declining aspen health, mountain pine beetle, pine needle scale and most recently spruce beetle. In 2014 town staff positively identified the presence of spruce beetle in a small pocket of dead trees along Gore Creek in Ford Park. Since then, a large number of additional trees have been identified within the town-owned stream tract.

Following a tour of a section of stream tract in late summer of 2016 Vail Town Council directed staff to form an interdisciplinary team to identify the scope of the current spruce beetle activity and develop a plan to mitigate its impacts. The team consists of representatives from public works, community development and fire. The plan that follows is a result of the initial work that the team completed in the fall and winter of 2016. The plan that is represented below provides specific guidance to management of the forested parts of the town-owned stream tract parcels.

The plan recommends using an adaptive management approach to address the current spruce beetle infestation. The plan recommendations include a 5-part system that includes tree removal, preventative tree maintenance, revegetation, education and monitoring. The desired end state for the stream tract is to have a forested parcel with vigorous trees that can withstand the periodic attack from native forest pests with little to no negative affects.

#### **Forest Management Objectives**

The Town of Vail strives to manage its lands in a way that balances environmental sustainability with community needs. The Town has established the following objectives to meet the stated goal. These objectives are ranked in terms of priority.

- 1. Safety
- 2. Management of insect and disease activity
- 3. Retention of ecological benefits

#### **Area Description**

This plan focuses on forest management on the town-owned parcel commonly referred to as the "stream tract". The stream tract can generally be defined as the Gore Creek stream corridor from Ford Park to Donovan Park. The stream tract consists of 21 contiguous parcels totaling 64.6 acres. The area is approximately 3.2 miles long and 400 feet wide at is widest part. The Gore Creek stream channel takes up a majority of the parcel with the balance consisting of primarily riparian zones. **Appendix A** shows a visual representation of the property boundaries.

The stream tract has many uses including open space, developed recreational trails and designated parks. Many residents and guests of the town enjoy walking or riding along the developed recreation trail. The stream tract also provides exceptional ecological benefit to the Gore Creek ecosystem. The forested area along the stream banks provides habitat for wildlife and nutrient input to the creek, filters runoff before it enters the stream and helps regulate water temperature by shading large parts of the creek.

#### **Stand Description**

For the purposes of this plan it was determined that a quantitative survey of the property was not necessary. Below is a qualitative summary of the forested area of the stream tract:

The forested parts of the stream tract can be described as a mature wet mixed conifer stand consisting of lodgepole pine, Douglas-fir, sub-alpine fir, Engleman spruce and blue spruce. The understory of the stand consists of many riparian species including willow species, bog birch, rocky mountain maple and various forbs and grasses. Understory regeneration is present in some portions of property, but is not very prevalent. Random sampling of trees throughout the stream tract shows an average age of about 150 years with some trees as old as 250+ years. Due to the proximity to year round water the trees in the stream tract grow at a faster rate then those found on the hillsides near them.

#### **Insect and Disease Concerns**

Insect and disease activity within the property has been high for at least the last decade. The property and area in general have seen epidemic outbreaks of mountain pine beetle and pine needle scale. In 2014 active pockets of spruce beetle were identified on the far eastern edge of the property in Ford Park. Since then, these pockets of spruce beetle have grown in size and a number of new pockets have been identified. Pockets of spruce beetle activity are present along other river corridors within Eagle County and throughout Colorado.

In addition to the insect activity on the property, development has made a significant impact on overall tree vigor. A large number of trees show signs of damage from nearby construction and development. Physical scarring and soil compaction in the rooting zones have left a number of the trees susceptible to fungus and overall decreased vigor.

Over the past 10 years the town has tried a number of preventative treatment methods to manage insect and disease populations on the stream tract. These treatments include everything from stem injections and root drenches to anti-aggregate pheromone packets. The town's major focus in the stream tract has been the control of pine needle scale population.

The large populations of insects and diseases combined with other abiotic factors have resulted in a high level of mortality within the stream tract property. Over the past decade town staff and contracted labor have removed trees every year, totally nearly 500 dead or diseased trees over the past 10 years. In 2016 an inventory of dead and dying trees on the stream tract was completed. The inventory showed a total of 266 dead or diseased trees within the stream tract. A map showing the 2016 inventory is included below in **Appendix B**.

#### **Forest Management Actions**

As a result of the recently completed dead and dying tree inventory, the Town of Vail formed an internal working group to develop an action plan for addressing the large number of standing dead trees and overall forest health on the stream tract property. The group used the stated objectives of this plan to develop the forest management actions that are presented below. The actions follow the guidelines of Integrated Pest Management, or IPM, which recommends the use of multiple methods – mechanical, cultural, biological and chemical to manage pests. This plan focuses on mechanical and cultural methods, with chemical methods in support. **Appendix C** outlines a proposed work plan and map for addressing the issue.

#### Action Item 1- Tree Removal

It is desirable to leave dead trees along the stream corridor where possible. Dead trees provide a number of ecological benefits including; stream bank stabilization, shading of the stream corridor, wildlife habitat and nutrient input into the ecosystem. At the same time, the stream corridor through Vail is full of human activity and encroachments and standing dead trees present a safety concern. While some trees can be left in place, each tree should be evaluated to determine a) is the tree a "hazard" and b) is it a "brood tree".

#### Hazard Tree

The International Society of Arboriculture defines a "hazard tree" as "a tree or tree part that has a high likelihood of failure and causing damage or injury." It is recommended that all dead or dying trees that present a threat to life and property be removed as soon as practical. Not all trees present a threat to life or property, with a "threat" defined as a tree that has a target to hit. The group has defined that a tree is a threat if it is within 1 ½ times its height from a building, street or developed pedestrian way or as otherwise defined by qualified town staff.

#### Brood Tree

For this project, a "brood tree" is one that is or could be a host to spruce beetle larvae. A brood tree is a host tree that may be diseased or damaged that allows the spruce beetle to reproduce and mature into the next generation of beetles. Removal of brood trees is a cultural method of pest control to slow the spread of spruce beetle in Vail. The removal of brood trees could help to reduce the ability of the spruce beetle to reproduce and help with population control.

There are multiple constraints that will be considered when scheduling tree removals. They include winter and summer tourism, native bird nesting/breeding times, spring runoff and brood tree timing. Tree removals will be scheduled to minimize impacts to each of these concerns and prioritized based on a tree's hazard level. High hazard trees may require removal at any time and, conversely, low hazard trees may be left in place as habitat.

Indications of imminent threat include a heavy lean, washed out root systems, ground around the root zone lifting or cracking, large amount of fungus fruiting bodies on the truck or in rooting zone and/or visible decay of the trunk.

It is anticipated that in the course of mitigating the dead tree hazards some healthy live trees will be damaged. Residual trees that are damaged during target tree removal or those that will be compromised because of tree removal should be removed.

#### Action Item 2- Preventive Treatment

The town should continue to develop and implement preventative treatment programs to address spruce beetle and pine needle scale on the property. There is no one solution that will solve the insect and disease issues but a combination of techniques may slow infestations.

The town's pine needle scale preventative treatment program has shown signs of effectiveness on some portions of the property and little to no effectiveness on others. This program should be continued with an adaptive management approach to change practices as necessary to maximize effectiveness while reducing the overall use of insecticides in the stream tract.

Spruce beetle preventive treatment should be focused on decreasing the live beetle populations and deterring beetles from surrounding areas from infesting trees on the stream tract. Chemical options are limited due to the close proximity of open water, however, this plan recommends two control methods:

The first part is removing actively infested and potential host trees. Actively infested trees (brood trees) should be identified and removed on an annual basis. The trunks of the trees should be treated in a way to decrease the potential to spread beetle populations to other areas. Potential host trees are those that are substantially weakened such as green trees blown over or those heavily infested with pine needle scale. Potential host trees should be removed as soon as practical and treated as though they may be infested.

The second part of the preventive treatment is to use anti-aggregate pheromones to deter outside populations of spruce beetles from infesting trees on the property. The MCH pheromones specifically target spruce beetle and will not affect non-target insects or the wildlife that feeds upon them.

#### **Action Item 3- Revegetation**

Areas affected by forest management activities should be evaluated for need of revegetation. All revegetation planning should be coordinated within the framework of the Restore the Gore strategic action plan and be supervised by the town staff that oversees that program. The general goals of a revegetation program will be to enhance natural regeneration where needed, to add shade to keep water temperatures down and to add riparian vegetative buffers between developed areas and the creek.

The town will work with the Colorado State Forest Service in an effort to replant similar ecotypes for spruce, fir and pine species and potentially for willow and alder species. This may be accomplished by cone, seed and stem collection along the stream tract.

#### **Action Item 4- Public Education**

Public education is an important part of all forest management actions. The public should be informed of the actions that are implemented by the town. The goal of the public education is to convey the objectives of this plan as well as foster understanding of the town's belief in environmental sustainability and ecological impacts of the activities that we implement.

The town should use all practical communication methods to keep the community informed of actions of this plan. Additionally, consideration should be given to include information about sustainable forest management into the Restore the Gore strategic action plan.

#### Action Item 5 - Monitoring and Maintenance

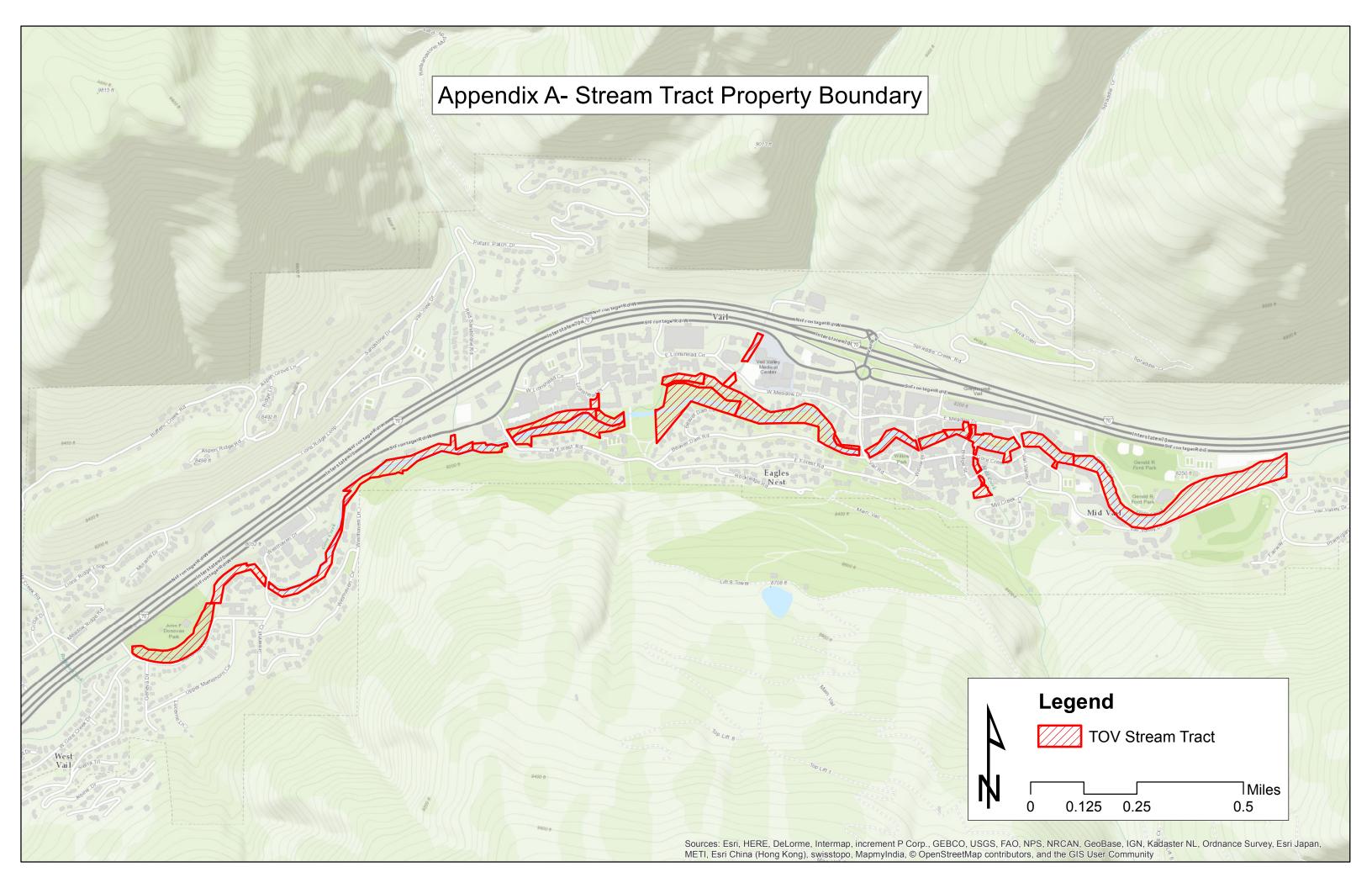
Monitoring and maintenance of the stream tract property will be critical to maintaining a safe and healthy forest stand. The Town has always conducted informal monitoring of the stream tract property for forest health. In 2015 a quick survey of the property was conducted. In 2016 this survey was expanded and enhanced to help track insect population growth. In addition, tree evaluations prior to spraying helped reduce overall insecticide applications by nearly 75% in 2016. One of the enhancements was the use of a GIS based inventory. It is recommended that the Town continue to use a GIS based inventory system to tract the infestation, removal and revegetation on the stream tract. Annual monitoring will help to determine effectiveness of treatment plans and inform future year's budgets and work plans.

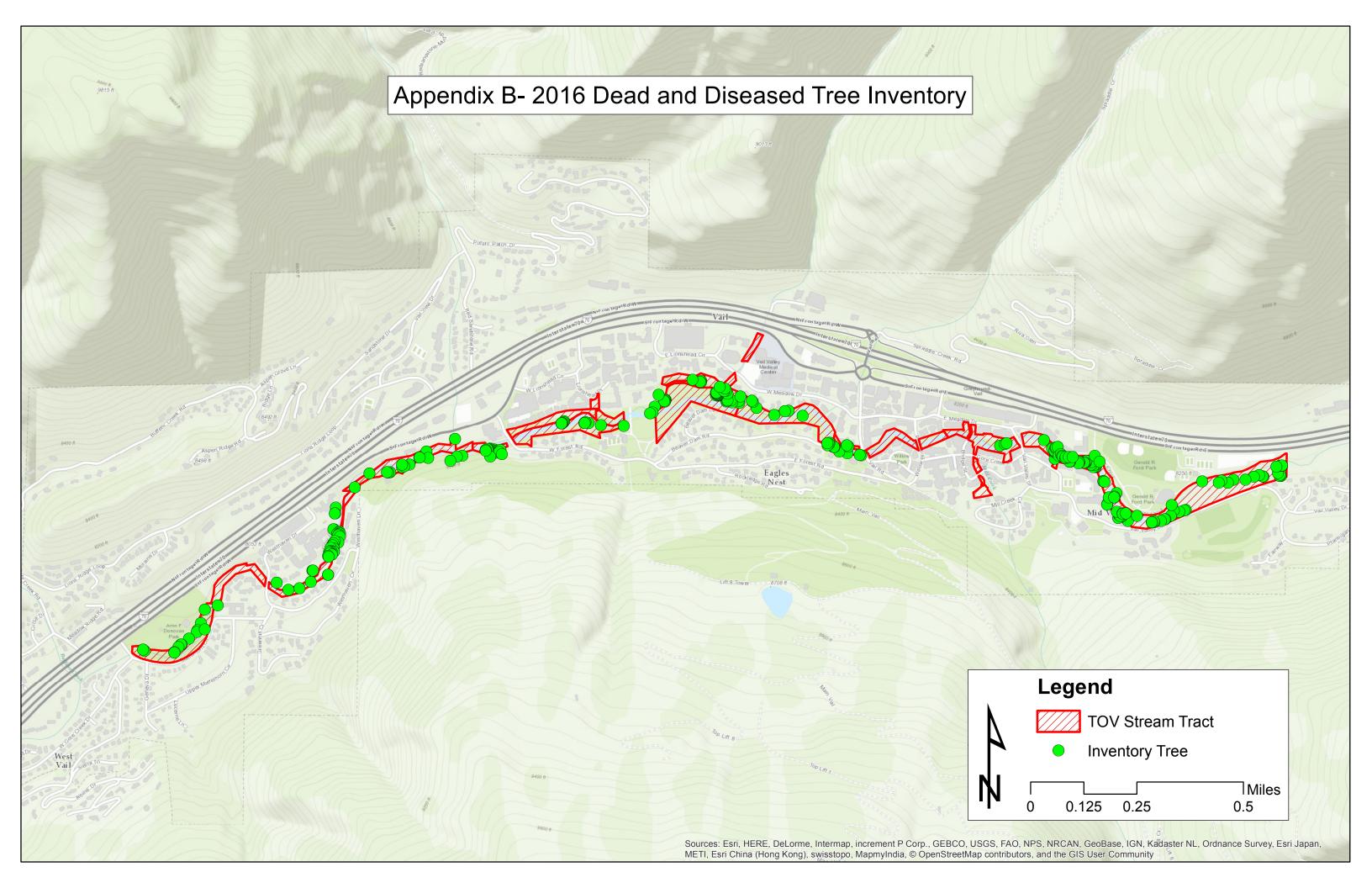
The forested stands of the stream tract will always require some maintenance work to maintain forest health. The Town should continue to use town staff and contracted labor to monitor and maintain the stands. Once the majority of the standing dead trees are removed focus should turn to ensuring the remaining trees are healthy and vigorous.

### Conclusion

The loss of mature spruce trees along the stream corridor is unfortunate, especially at a time when improving water quality in Gore Creek is a community priority. The ongoing spread of spruce beetle will continue to exacerbate the problem. Acting now to remove brood trees, deter new infestations through pheromones and developing an effective revegetation program will help reduce the impacts due to loss of shade, loss of bank stabilizing root systems and will help reduce the numbers of future dead and dying trees.

Managing the forest of the Gore Creek stream corridor within the Plan objectives of safety, management of insect and disease activity and retention of ecological benefits will help balance environmental sustainability with community needs and will protect the important resources along Gore Creek.





#### Appendix C Proposed Work Plan Schedule

	Jan	Feb	Mar	April	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2017												
Tree Removals						Hig	h hazard	only	1			
Ford Park - Vail Valley Drive				10-21st								
Donovan Park to Forest Road												
Preventative Treatments												
Placement of MCH packets												
Pine Needle Scale Treatments												
Revegetation Work									1	1		
Public Education												
Monitoring				_				1	1	1	1	
2018												
Tree Removals		Possible*				Hig	h hazard	only				I
High priority by season												
High priority by season											1	I
Preventative Treatments												
Placement of MCH packets												
Pine Needle Scale Treatments												
Revegetation Work								_	1	1		
Public Education				_				1				
Monitoring				-				1	1	I	1	
2019												
Tree Removals		Possible*				Hig	h hazard	only	1			
High priority by season												
High priority by season											As needed	1
Preventative Treatments												
Placement of MCH packets												
Pine Needle Scale Treatments												
Revegetation Work									I	I	L	
Public Education												
Monitoring								1	ı	I	I	L
Ŭ												
* CO Parks and Wildlife and some local arbo	rists have	5										
recommended this because of reduced impact to vegetation,												
wildlife and the stream. Must consider ski se	-											
was proposed												

