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BOOTH HEIGHTS NEIGHBORHOOD AT

THE EAST VAIL WORKFORCE HOUSING SUBDIVISION

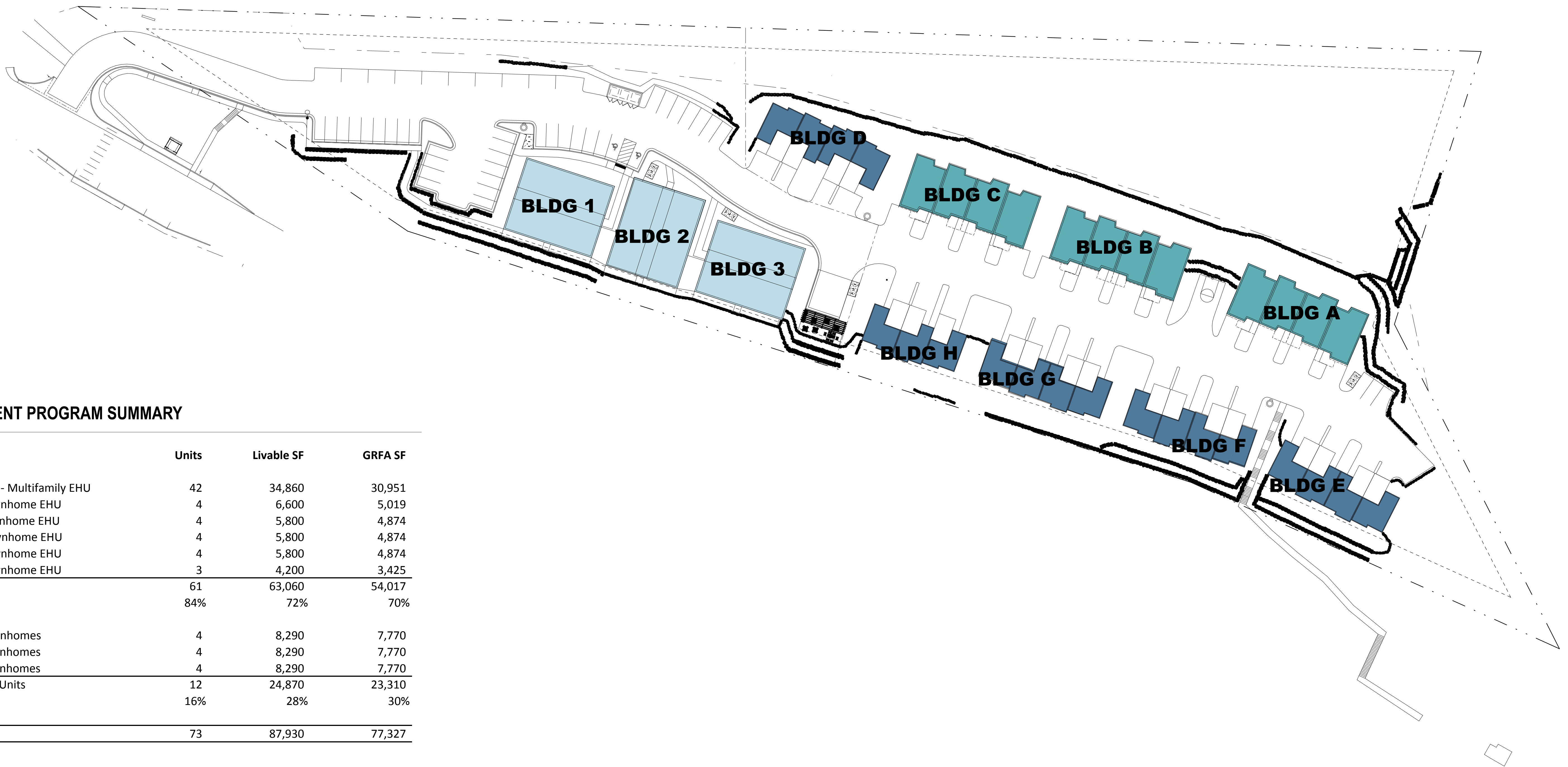
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PROJECT GUIDELINES AND GOALS

- Optimize the 23-acre parcel to balance the community’s need for housing with sensitive land enhancements to the surrounding wildlife habitat
- Build responsibly given the existing site configuration, topography and environment
- Create a vibrant and diverse neighborhood that includes both a mix of rental and for-sale housing as well as a variety of desirable and marketable homes for a wide range of residents
- Develop an architecturally attractive community that combines modern design aesthetic and the Town of Vail’s design standards in a manner that is attractive and affordable to locals





DEVELOPMENT PROGRAM SUMMARY

Building	Units	Livable SF	GRFA SF
Building 1 2 & 3 - Multifamily EHU	42	34,860	30,951
Building D - Townhome EHU	4	6,600	5,019
Building E - Townhome EHU	4	5,800	4,874
Building F - Townhome EHU	4	5,800	4,874
Building G - Townhome EHU	4	5,800	4,874
Building H - Townhome EHU	3	4,200	3,425
Total EHU	61	63,060	54,017
EHU %	84%	72%	70%
Building A - Townhomes	4	8,290	7,770
Building B - Townhomes	4	8,290	7,770
Building C - Townhomes	4	8,290	7,770
Total Dwelling Units	12	24,870	23,310
DU %	16%	28%	30%
Total	73	87,930	77,327

PRODUCT TYPE	UNIT QUANTITY
MARKET RATE TH	12
DEED RESTRICTED TH	19
DEED RESTRICTED MULTI-FAMILY	42
	73 TOTAL UNITS

SITE PLAN
Scale: 1" = 40'-0"





SITE COVERAGE:	16 %
MAX. ALLOWED:	55%
OVERALL SITE:	235,036 SF
BUILDING COVERAGE:	38,478 SF

TOWN OF VAIL CODE 12-2-2-SITE COVERAGE

Site Coverage: The ratio of the total building area on a site to the total area of a site, expressed as a percentage. For the purpose of calculating site coverage, “building area” shall mean the total horizontal area of any building, carport, porte-cochere, arcade, and covered or roofed walkway as measured from the exterior face of perimeter walls or supporting columns above grade or at ground level, whichever is the greater area. For the purposes of this definition, a balcony or deck projecting from a higher elevation may extend over a lower balcony, deck or walkway, and in such case the higher balcony or desk shall not be deemed a roof or covering for the lower balcony, deck or walkway. In addition to the above, building area shall also include any portion of a roof overhang, eave, or covered stair, covered deck, covered porch, covered terrace or covered patio that extends more than four feet (4') from the exterior face of the perimeter building walls or supporting columns.

SITE COVERAGE PLAN
Scale: 1" = 40'-0"



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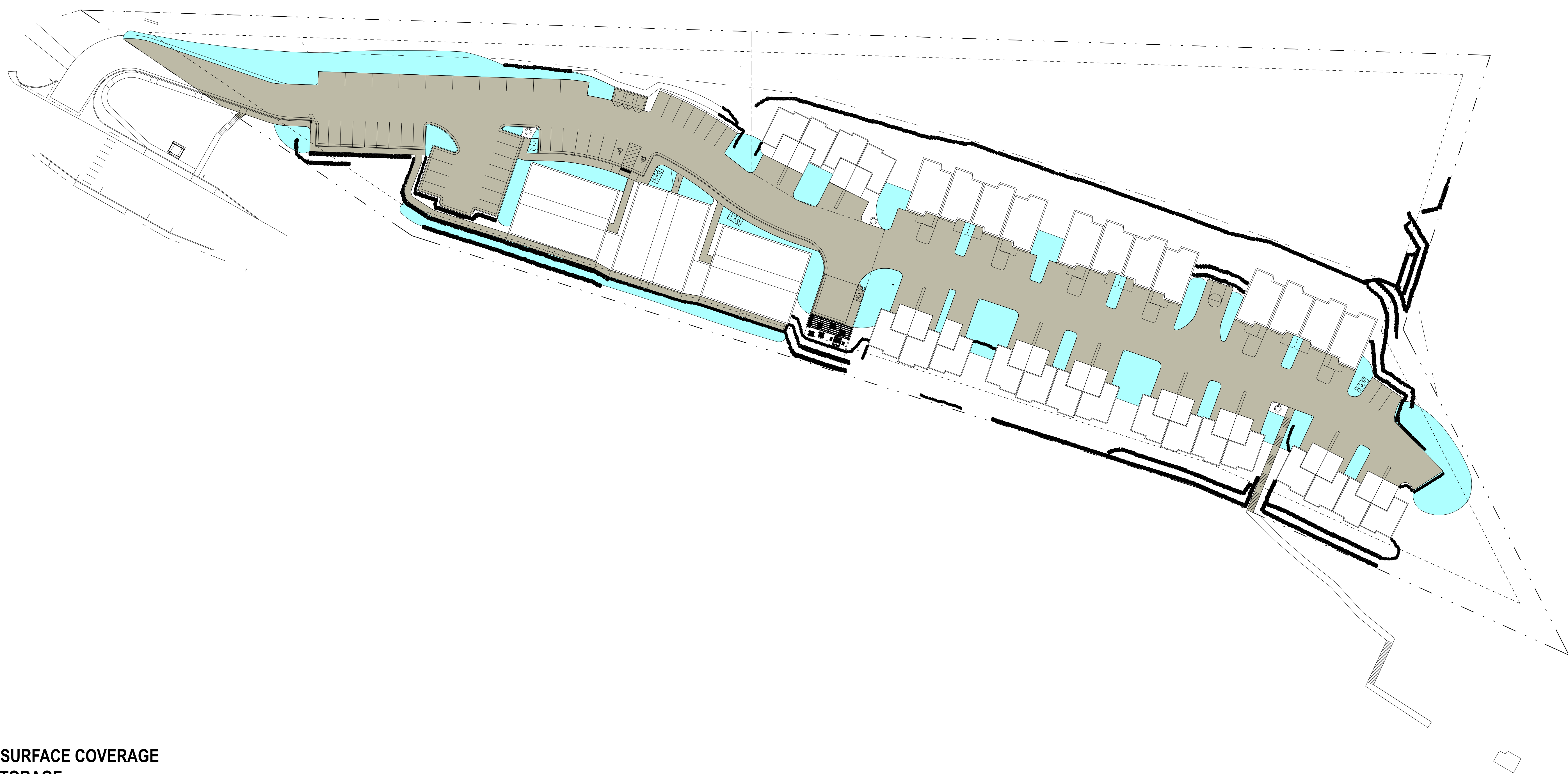
LANDSCAPE COVERAGE:	58 %
MIN. REQUIRED:	30%
OVERALL SITE:	235,036 SF
LANDSCAPE COVERAGE:	136,583SF

LANDSCAPE COVERAGE PLAN
Scale: 1" = 40'-0"




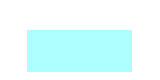
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**IMPERVIOUS SURFACE COVERAGE
AND SNOW STORAGE**

REQUIRED SURFACE: 30% OF IMPERVIOUS

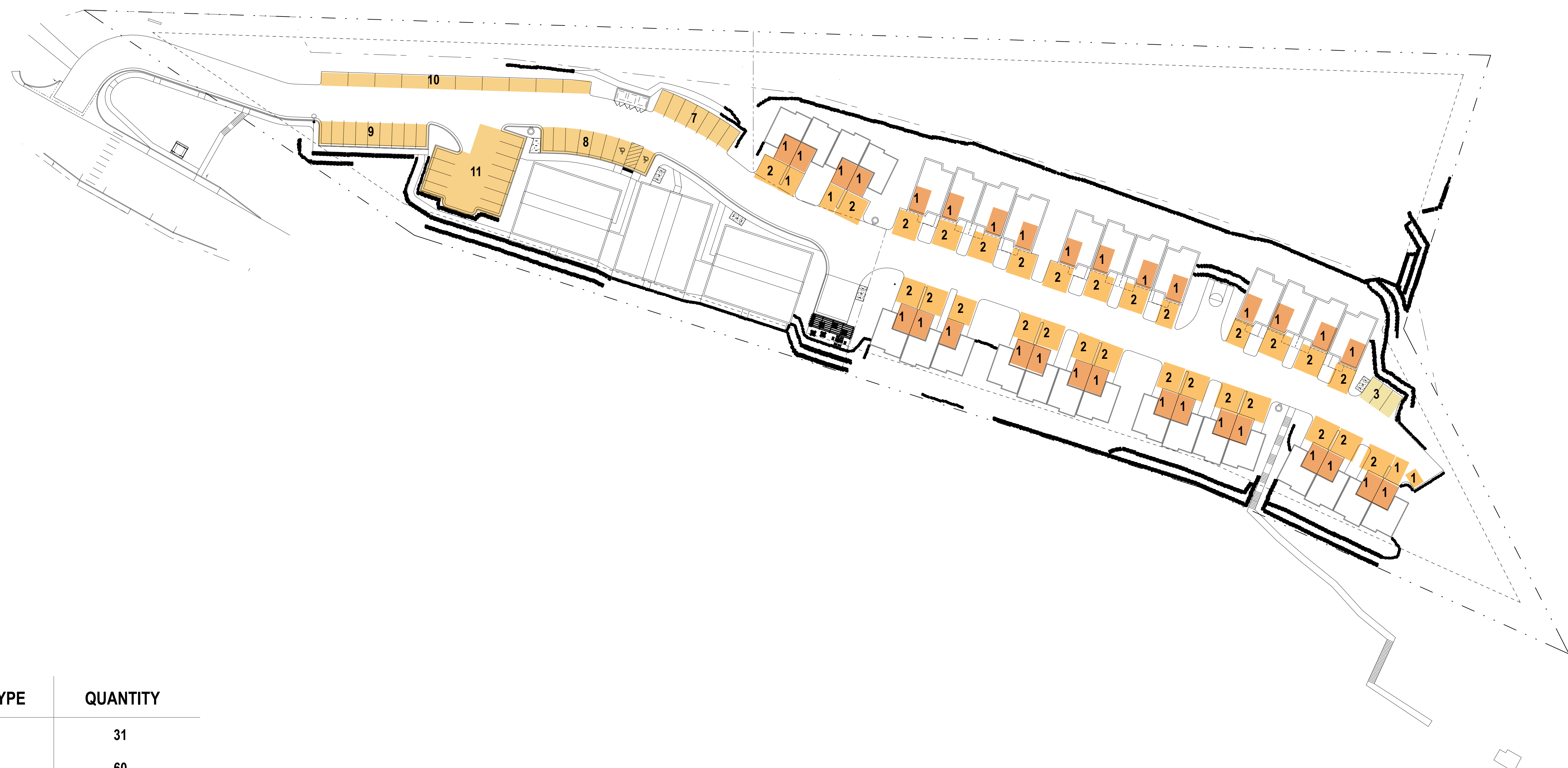
	IMPERVIOUS SURFACE:	57,950 SF
	SNOW STORAGE AREA:	22,550 SF
	SNOW STORAGE PROVIDED:	39%





SNOW STORAGE DIAGRAM
Scale: 1" = 40'-0"



A.005





	PARKING TYPE	QUANTITY
	GARAGE	31
	DRIVEWAY	60
	SURFACE LOT	45
	VISITOR	3
		139 SPACES UNITS

PARKING DIAGRAM
Scale: 1" = 40'-0"





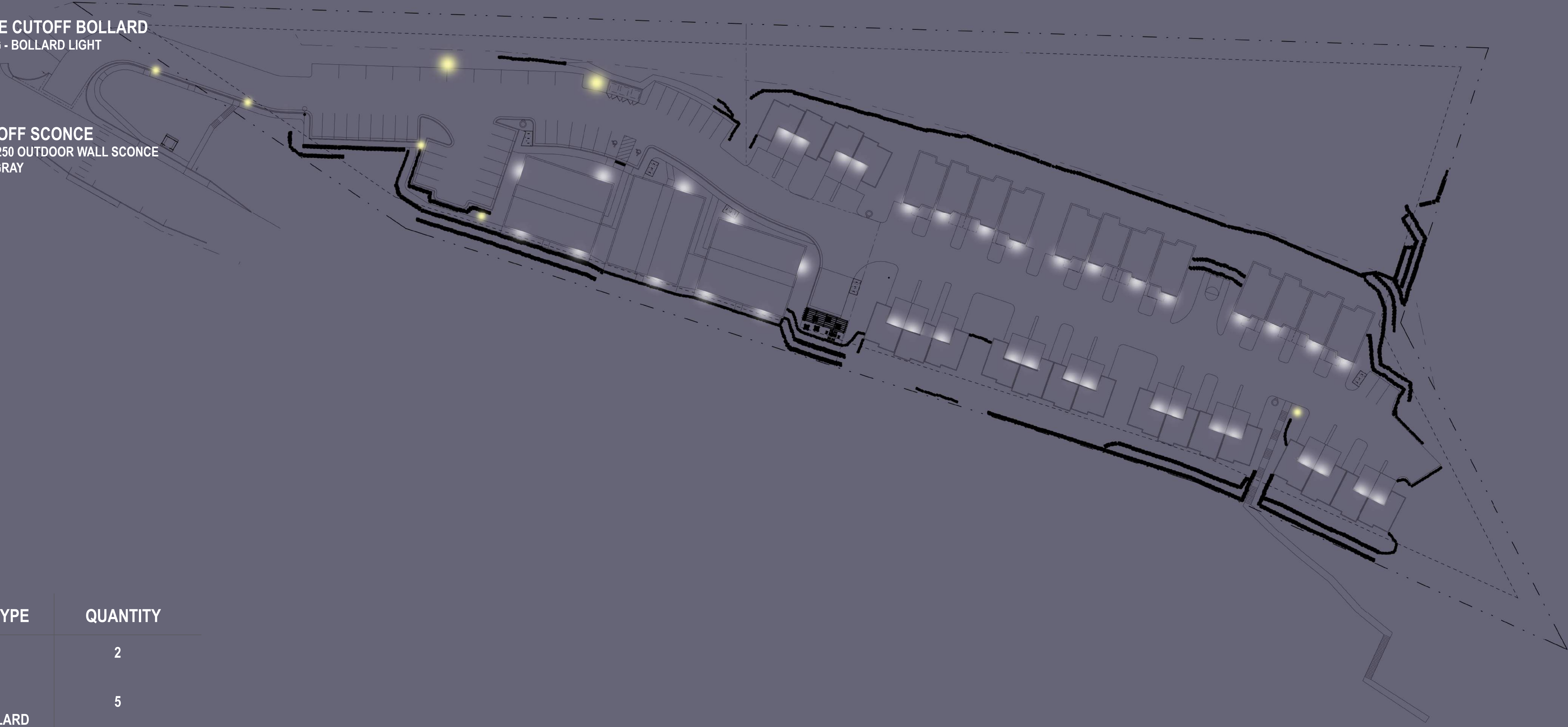
ADJUSTABLE CUTOFF LIGHT POLE
KIM LIGHTING - SIDE MOUNTED POLE LIGHT
BLACK



90 DEGREE CUTOFF BOLLARD
KIM LIGHTING - BOLLARD LIGHT
BLACK



FULL CUTOFF SCONCE
KICHLER - 11250 OUTDOOR WALL SCONCE
GUN METAL GRAY



	LIGHTING TYPE	QUANTITY
	LIGHT POLE	2
	90 DEGREE CUTOFF BOLLARD	5
	FULL CUTOFF SCONCES AT UNIT AND BUILDING ENTRIES	42

WP9S/WP9L

WARP9® with PicoPrism®

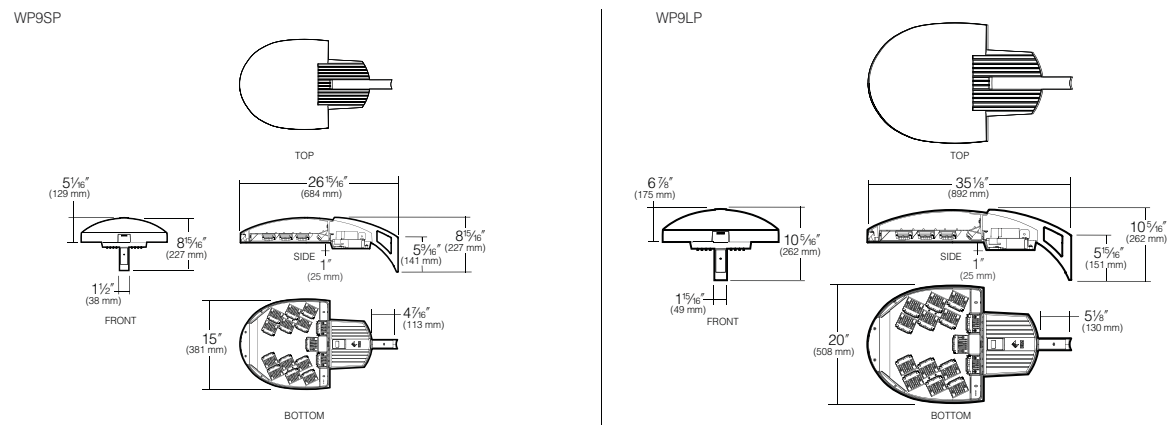
FEATURES

- LED PicoPrism technology
- Patented design, incorporating visual stealth technology
- Sealed optical module, IP-66 rated



SITE / AREA

ORDERING INFORMATION (Example)											
15A		WP9S1P70		60LSK120		SG		SF/A-25		PRA12-5125SA/SG	
MOUNTING		EPA		FIXTURE		FIXTURE OPTIONS		POLE		SLIPFITTER MOUNTING OPTIONS	
		WP9SP		WP9SL							
				Distribution		Current		NFO Neighbor Friendly, 20		See Arms & Poles Selection Guide at www.knightlighting.com for pole EPA & ordering.	
15A		1 Arm Side Mt.		0.52 0.95		WP9S1 Type I P35 350mA Picofirm		SF Single Fuse for 120, 277, 347V			
25B		2 Arm Side Mt.		1.04 1.9		WP9S2 Type II P70 700mA Picofirm		DF Double Fuse for 208, 240, 480V			
25L		2 Arm Side Mt.		0.82 1.47		WP9S3 Type III					
35T		3 Arm Side Mt.		1.3 2.5		WP9S4 Type IV					
35Y		3 Arm Side Mt.		1.3 2.5		WP9S5 Type V		A-25 WP9L Photocell Replaces WP9SL			
45C		4 Arm Side Mt.		1.5 2.7		WP9SR Type R Right		N5 Polycarbonate Lens*		VERTICAL	
1W		Single Wall Mt.		n/a n/a		WP9SL Type L Left		TL Temper-Resistant Lucite*		4" Round, Standard Fixtures	
*Wall Mounting: A cast-aluminum mounting plate is mounted to the wall with four bolts (by others). Fixture and arm are mounted to the cast aluminum cover plate before attaching to the wall mounting plate.											
NOTE: EPA is for Fixture only											
1 3Y only available on round slipfitter. 2 Driver has a 0-10V dimming interface with a dimming range of 10-100%. Compatible with most control systems. 3 Due to current unavailability of 347V & 480V drivers, specification of these voltages may feature an integral step-down transformer. 4 Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.											
ELECTRICAL MODULE*											
Source Color Temperature Voltages											
60L 60 LEDs, 131W for WP9SP 3K 3000K 208 208V											
120L 120 LEDs, 270W for WP9LP 4K 4000K 240 240V											
277 277V											
480 480V											
FIXTURE FINISH											
BL Black											
DB Dark Bronze											
TT Titanium											
PS Platinum Silver											
WH White											
CC Custom Color*											
*Consult representative											
SFV5-15A 1 fixture side mt. 90°											
SFV5-25A 2 fixtures side mt. 180°											
SFV5-25L 2 fixtures side mt. 90°											
SFV5-35T 3 fixtures side mt. 90°											
SFV5-35Y 3 fixtures side mt. 120°											
SFV5-45C 4 fixtures side mt. 90°											
4" Square, Standard Fixtures											
SFV5-15A 1 fixture side mt. 90°											
SFV5-25A 2 fixtures side mt. 180°											
SFV5-25L 2 fixtures side mt. 90°											
SFV5-35T 3 fixtures side mt. 90°											
SFV5-45C 4 fixtures side mt. 90°											
Note: H1D to LED Upgrade Kits available. Contact factory. Consult DLC Website for current qualified product listings.											



KIM LIGHTING 251

POLE MOUNTED LIGHT
REVISED POLE MOUNTED FIXTURE TO BE SIMILAR TO THE ADJACENT FIRE DEPARTMENT POLE MOUNTED FIXTURES BUT WITH LED LAMPING AND ADJUSTABLE CUTOFF OPTIONS.
COLOR TEMPERATURE TO BE 3000K AND BLACK FINISH.



PROPOSED POLE FIXTURE (IN BLACK)

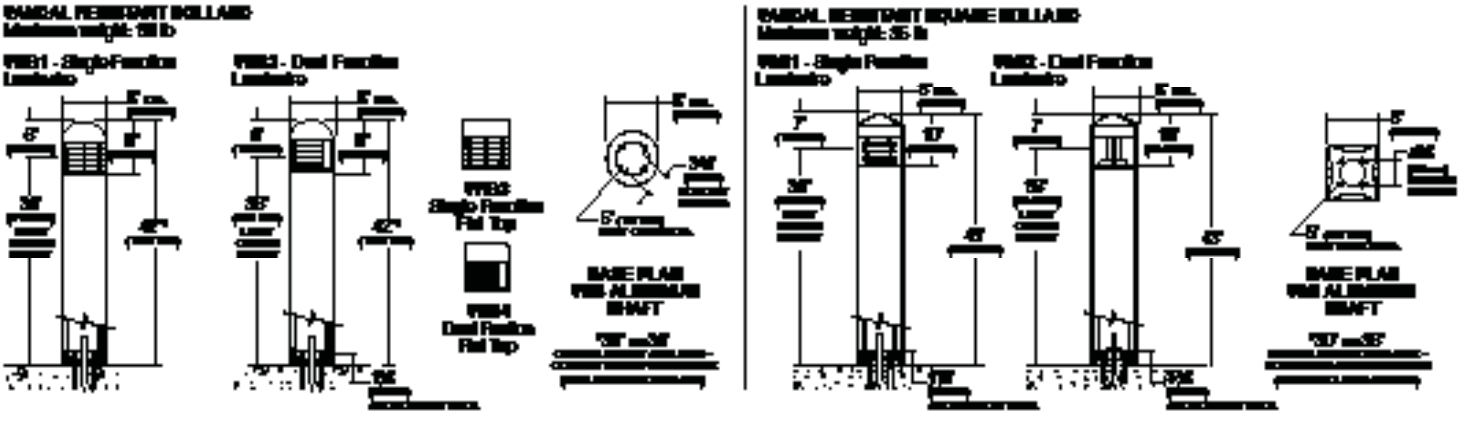
VRB1/VRB2/VRB3/VRB4/VSB1/VSB2

Vandal Resistant Bollards

- FEATURES
- VRB1, VRB3 and VSB1 horizontal louvers provide 360° of down-lighting with total lamp source cutoff above 90° horizontal
 - VRB2 and VRB4 horizontal louvers provide 210° of cutoff down-lighting and vertical louvers provide 150° of non-cutoff accent lighting
 - VSB2 horizontal louvers provide 270° of cutoff down-lighting and vertical louvers provide 90° of non-cutoff accent lighting
 - Designed for lighting walkways, entrances, courtyards, and landscaped areas where fixtures are viewable from all directions
 - Battery back-up, emergency battery pack and houseside shield options



ORDERING INFORMATION (Example)				
VRB1	10L2K		BL	HS
FIXTURE	ELECTRICAL MODULE		LUMINAIRE FINISH	OPTIONS
VRB1 Domed Round, 300° downlighting	LED		BL Black	EM Battery Back-up
	Source	Color Temperature		
VRB2 Domed Round, 210° downlighting, 150° accent lighting	10L 1ES Type 1 LED	2K Amber	DB Dark Bronze	
		3K 3000K	LG Light Gray	
VRB3 Flat Round, 360° downlighting	15L 1ES Type 3 LED	4K 4000K	TT Titanium	
		5K 5000K	PS Platinum Silver	
VRB4 Flat Round, 210° downlighting, 150° accent lighting	20L 1ES Type 5 LED		WH White	
			CC Custom Color*	
VSB1 Square, 360° downlighting			*Consult representative	
VSB2 Square, 210° downlighting, 150° accent lighting				



KIM LIGHTING 281

90 DEGREE CUTOFF BOLLARD
REVISED BOLLARD FIXTURE TO BE SIMILAR TO THE TOV STANDARD BOLLARD FIXTURE WITH FLAT TOP AND 90 DEGREE CUTOFF FINNS. COLOR TEMPERATURE TO BE 3000K AND BLACK FINISH.



PROPOSED BOLLARD FIXTURE (IN BLACK)

KICHLER
Style to Live by®



3000 K LED Outdoor Lantern - BKT BKT 11250BKT30 (Textured Black)

★★★★★ [Write a review](#)

Product Description:

This LED outdoor wall downlight features smooth lines, a modern look and a Textured Black finish.

Available Finishes

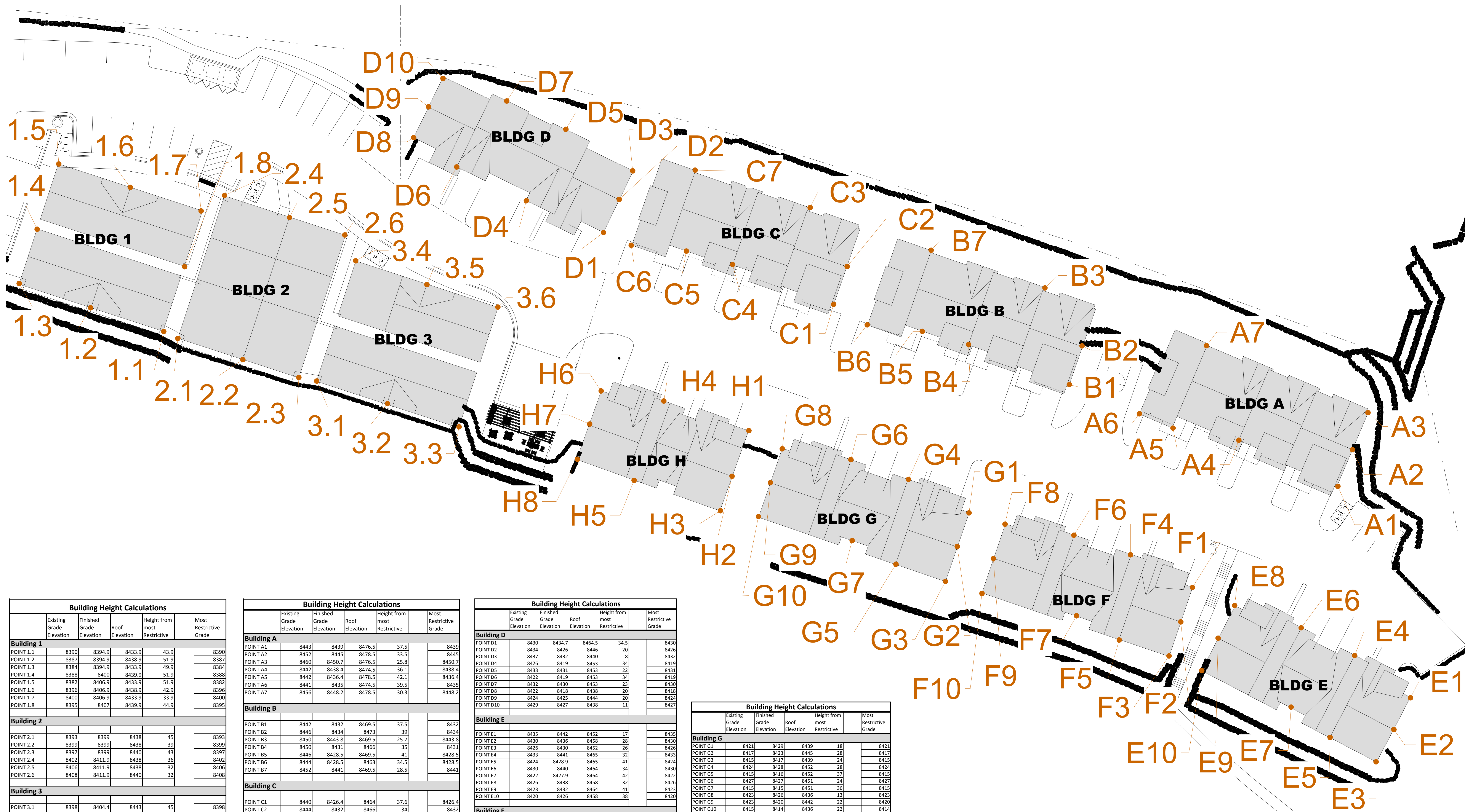
Textured Architectural Bronze
Textured Black

ADD TO PROJECT

Technical Information

Safety Rated:	Wet
HCWO:	3.25"
Title 24:	Yes
Color Temperature Range:	2950-3130
Dark Sky:	Yes
Weight:	2.60 LBS
Base Backplate:	5.00 X 5.00
Max WattageRange:	11W
Width:	5.00"
Height:	7.00"
Length:	6.50"
Lamp Included:	Integrated
Voltage:	120-277V
Energy Efficient:	Yes
Light Source:	LED
Kelvin Temperature:	3000K
Number of Bulbs:	10
Max Watt:	10W
Extension:	6.50"
Delivered Lumens:	350
Number of Lights/LEDs:	1
Color Rendering Index:	90

PROPOSED WALL SCONCE (IN GUN METAL GRAY)



Building Height Calculations					
	Existing Grade Elevation	Finished Grade Elevation	Roof Elevation	Height from most Restrictive	Most Restrictive Grade
Building 1					
POINT 1.1	8390	8394.9	8433.9	43.9	8390
POINT 1.2	8387	8394.9	8438.9	51.9	8387
POINT 1.3	8384	8394.9	8433.9	49.9	8384
POINT 1.4	8388	8400	8439.9	51.9	8388
POINT 1.5	8382	8406.9	8433.9	51.9	8382
POINT 1.6	8396	8406.9	8438.9	42.9	8396
POINT 1.7	8400	8406.9	8433.9	33.9	8400
POINT 1.8	8395	8407	8439.9	44.9	8395
Building 2					
POINT 2.1	8393	8399	8438	45	8393
POINT 2.2	8399	8399	8438	39	8399
POINT 2.3	8397	8399	8440	43	8397
POINT 2.4	8402	8411.9	8438	36	8402
POINT 2.5	8406	8411.9	8438	32	8406
POINT 2.6	8408	8411.9	8440	32	8408
Building 3					
POINT 3.1	8398	8404.4	8443	45	8398
POINT 3.2	8402	8404.4	8448	46	8402
POINT 3.3	8406	8404.4	8443	38.6	8404.4
POINT 3.4	8408	8416.4	8443	35	8408
POINT 3.5	8412	8416.4	8448	36	8412
POINT 3.6	8412	8416.4	8443	31	8412

Building Height Calculations					
	Existing Grade Elevation	Finished Grade Elevation	Roof Elevation	Height from most Restrictive	Most Restrictive Grade
Building A					
POINT A1	8443	8439	8476.5	37.5	8439
POINT A2	8452	8445	8478.5	33.5	8445
POINT A3	8460	8450.7	8476.5	25.8	8450.7
POINT A4	8442	8438.4	8474.5	36.1	8438.4
POINT A5	8442	8436.4	8478.5	42.1	8436.4
POINT A6	8441	8435	8474.5	39.5	8435
POINT A7	8456	8448.2	8478.5	30.3	8448.2
Building B					
POINT B1	8442	8432	8469.5	37.5	8432
POINT B2	8446	8434	8473	39	8434
POINT B3	8450	8443.8	8469.5	25.7	8443.8
POINT B4	8450	8431	8466	35	8431
POINT B5	8446	8428.5	8469.5	41	8428.5
POINT B6	8444	8428.5	8463	34.5	8428.5
POINT B7	8452	8441	8469.5	28.5	8441
Building C					
POINT C1	8440	8426.4	8464	37.6	8426.4
POINT C2	8444	8432	8466	34	8432
POINT C3	8448	8438.2	8464	25.8	8438.2
POINT C4	8441	8425	8462.5	37.5	8425
POINT C5	8440	8432	8464.5	32.5	8432
POINT C6	8438	8432	8462.5	30.5	8432
POINT C7	8442	8434.7	8464.5	29.8	8434.7

Building Height Calculations					
	Existing Grade Elevation	Finished Grade Elevation	Roof Elevation	Height from most Restrictive	Most Restrictive Grade
Building D					
POINT D1	8430	8434.7	8464.5	34.5	8430
POINT D2	8434	8426	8446	20	8426
POINT D3	8437	8432	8440	8	8432
POINT D4	8426	8419	8453	34	8419
POINT D5	8433	8431	8453	22	8431
POINT D6	8422	8419	8453	34	8419
POINT D7	8432	8430	8453	23	8430
POINT D8	8422	8418	8438	20	8418
POINT D9	8424	8425	8444	20	8424
POINT D10	8429	8427	8438	11	8427
Building E					
POINT E1	8435	8442	8452	17	8435
POINT E2	8430	8436	8458	28	8430
POINT E3	8426	8430	8452	26	8426
POINT E4	8433	8441	8465	32	8433
POINT E5	8424	8428.9	8465	41	8424
POINT E6	8430	8440	8464	34	8430
POINT E7	8422	8427.9	8464	42	8422
POINT E8	8426	8438	8458	32	8426
POINT E9	8423	8432	8464	41	8423
POINT E10	8420	8426	8458	38	8420
Building F					
POINT F1	8425	8435	8445	20	8425
POINT F2	8421	8429	8452	31	8421
POINT F3	8418	8423	8445	27	8418
POINT F4	8424	8434	8458	34	8424
POINT F5	8422	8415	8458	43	8415
POINT F6	8424	8433	8457	33	8424
POINT F7	8414	8421	8457	43	8414
POINT F8	8422	8432	8442	20	8422
POINT F9	8418	8426	8448	30	8418
POINT F10	8415	8420	8442	27	8415

Building Height Calculations					
	Existing Grade Elevation	Finished Grade Elevation	Roof Elevation	Height from most Restrictive	Most Restrictive Grade
Building G					
POINT G1	8421	8429	8439	18	8421
POINT G2	8417	8423	8445	28	8417
POINT G3	8415	8417	8439	24	8415
POINT G4	8424	8428	8452	28	8424
POINT G5	8415	8416	8452	37	8415
POINT G6	8427	8427	8451	24	8427
POINT G7	8415	8415	8451	36	8415
POINT G8	8423	8426	8436	13	8423
POINT G9	8423	8420	8442	22	8420
POINT G10	8415	8414	8436	22	8414
Building H					
POINT H1	8421	8424	8434	13	8421
POINT H2	8417	8418	8440	23	8417
POINT H3	8415	8412	8434	22	8412
POINT H4	8418	8423	8447	29	8418
POINT H5	8411	8411	8447	36	8411
POINT H6	8416	8420	8430	14	8416
POINT H7	8413	8416	8436	23	8413
POINT H8	8411	8412	8430	19	8411

SITE PLAN
Scale: 1" = 20'-0"

Buildings 1, 2, 3

TOWN OF VAIL CODE 12-15-3-GRFA

Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited to, elevator shafts and stairwells at each level, lofts, fireplaces, bay windows, mechanical spaces, vents and chases, storage areas, and other similar areas. Garages; attics; vaulted or open to below spaces; basements; crawl spaces; and roofed or covered decks, porches, terraces, or patios shall be included as floor area; except the horizontal areas of a structure as set forth herein shall then be deducted from the calculation of GRFA.

Excluded areas as set forth herein, shall then each be deducted from the total square footage:
(A) Common hallways, stairways, elevator shafts and airlocks

Unit GRFA (inc. exterior face of the wall) contributing to GRFA

- Garden - 7,679 sq ft (includes common space)
- Level 1 - 9,936 sq ft
- Level 2 - 9,936 sq ft
- Level 3 - 9,936 sq ft

Total = 37,487 sq ft GRFA

Common Spaces Deduction GRFA - per TOV Code 12-15-3-b-1-a-1

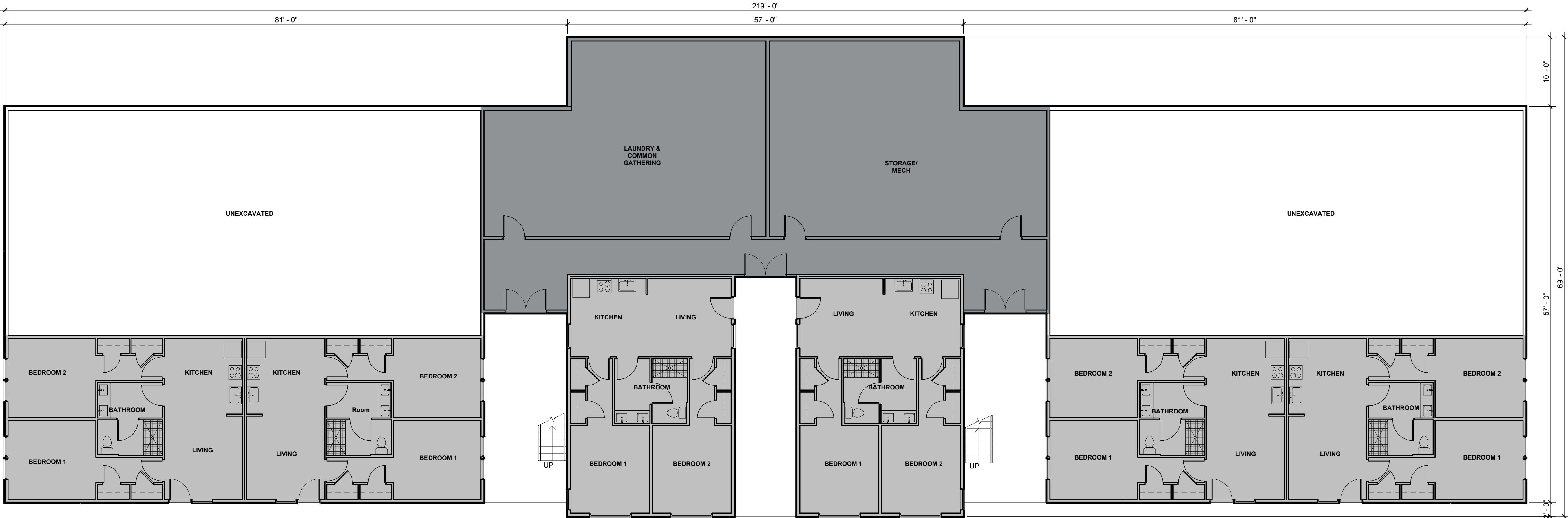
Common Spaces Garden - 2,697 sq ft

Total = 2,697 sq ft GRFA

Total Building GRFA	37,487 sq ft
Excluded Common GRFA	2,697 sq ft
Excluded Basement GRFA	3,839 sq ft
TOTAL GRFA =	30,951 sq ft



LEVEL 1
Scale: 1/8" = 1'-0"



GARDEN LEVEL
Scale: 1/8" = 1'-0"

Buildings 1, 2, 3

TOWN OF VAIL CODE 12-15-3-GRFA

Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited to, elevator shafts and stairwells at each level, lofts, fireplaces, bay windows, mechanical spaces, vents and chases, storage areas, and other similar areas. Garages; attics; vaulted or open to below spaces; basements; crawl spaces; and roofed or covered decks, porches, terraces, or patios shall be included as floor area; except the horizontal areas of a structure as set forth herein shall then be deducted from the calculation of GRFA.

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(A) Common hallways, stairways, elevator shafts and airlocks

Unit GRFA (inc. exterior face of the wall) contributing to GRFA

Garden - 7,679 sq ft (includes common space)
Level 1 - 9,936 sq ft
Level 2 - 9,936 sq ft
Level 3 - 9,936 sq ft

Total = 37,487 sq ft GRFA

Common Spaces Deduction GRFA - per TOV Code 12-15-3-b-1-a-1

Common Spaces Garden - 2,697 sq ft

Total = 2,697 sq ft GRFA

Total Building GRFA	37,487 sq ft
Excluded Common GRFA	2,697 sq ft
Excluded Basement GRFA	3,839 sq ft
TOTAL GRFA =	30,951 sq ft



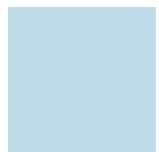
LEVEL 3

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



LEVEL 2

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



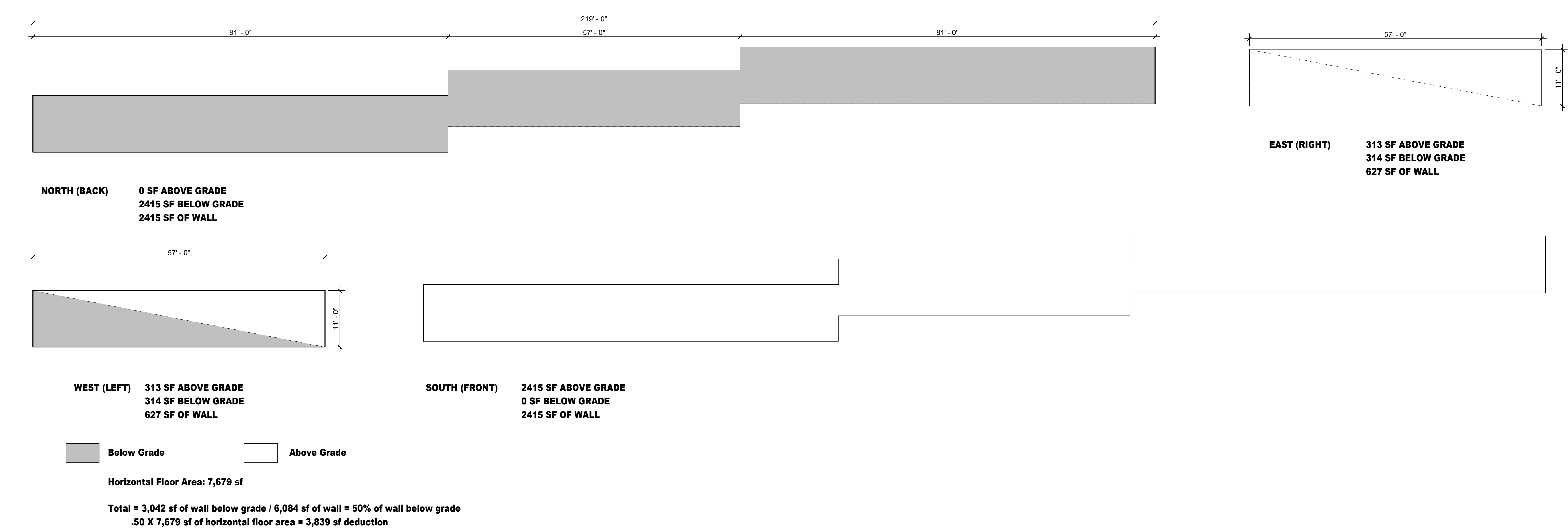
Buildings 1, 2, 3

TOWN OF VAIL CODE 12-15-3-GRFA

Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited to, elevator shafts and stairwells at each level, lofts, fireplaces, bay windows, mechanical spaces, vents and chases, storage areas, and other similar areas. Garages; attics; vaulted or open to below spaces; basements; crawl spaces; and roofed or covered decks, porches, terraces, or patios shall be included as floor area; except the horizontal areas of a structure as set forth herein shall then be deducted from the calculation of GRFA.

Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

GRFA Basement Deduction Calculation



GRFA Calculations

Unit GRFA (inc. exterior face of the wall) contributing to GRFA	Common Spaces Deduction GRFA - per TOV Code 12-15-3-b-1-a-1	
Garden - 7,679 sq ft (includes common space)	Common Spaces Garden - 2,697 sq ft	Total Building GRFA 37,487 sq ft
Level 1 - 9,936 sq ft		Excluded Common GRFA 2,697 sq ft
Level 2 - 9,936 sq ft		Excluded Basement GRFA 3,839 sq ft
Level 3 - 9,936 sq ft		TOTAL GRFA = 30,951 sq ft
Total = 37,487 sq ft GRFA	Total = 2,697 sq ft GRFA	

Buildings 1, 2, 3



NORTH ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"

Buildings 1, 2, 3



BRIDGERSTEEL
SHIPLAP PANEL;
BURNISHED SLATE



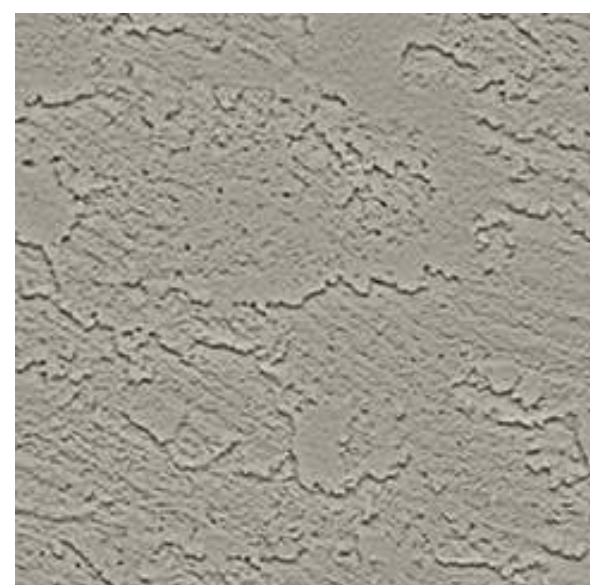
STAINED
CEDAR
ACCENTS



LP SMARTSIDE;
LAP-CEDAR TEXTURE;
WOODTONE RUSTIC
SERIES "WHITE
GRANITE"



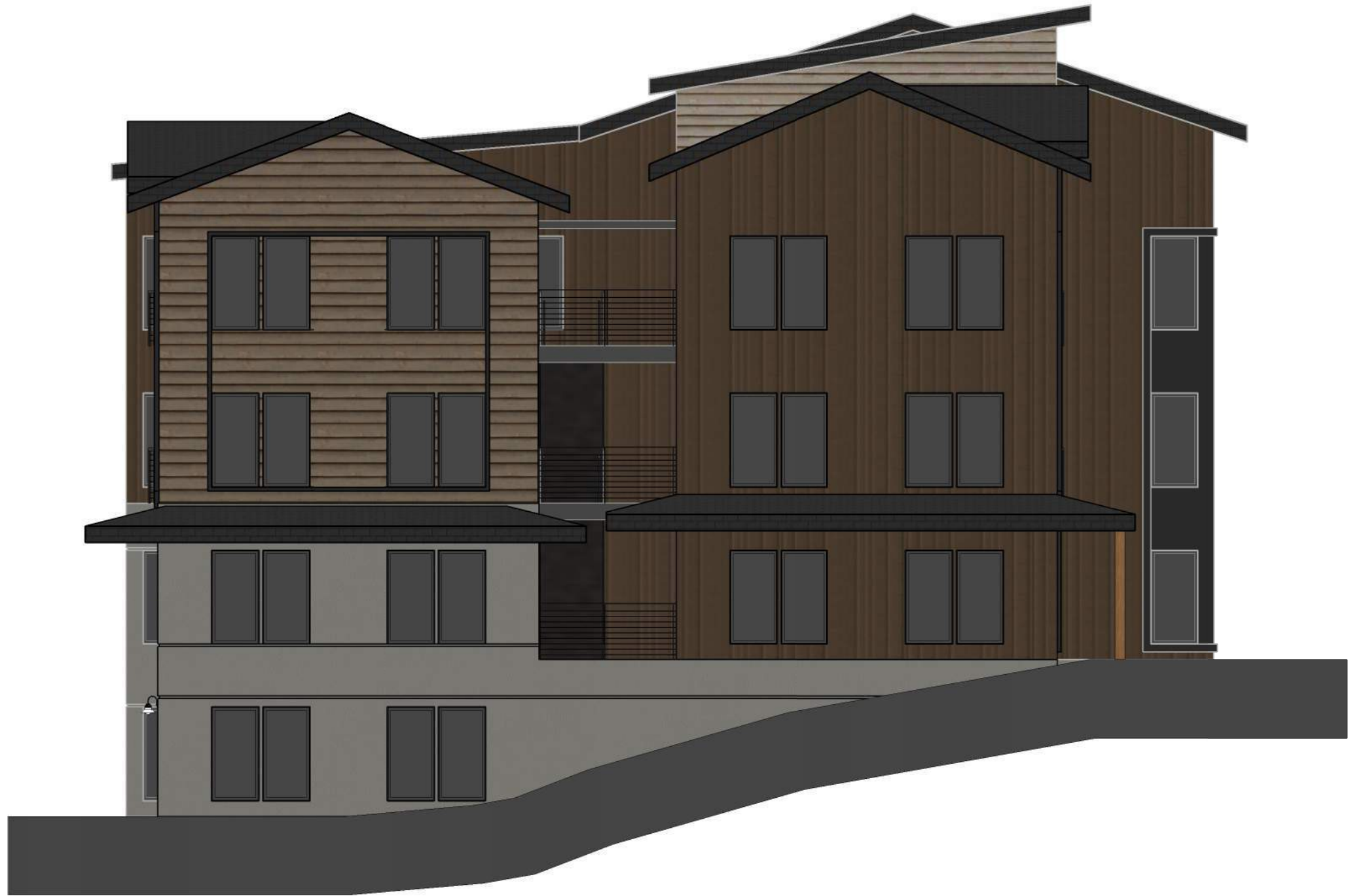
LP SMARTSIDE;
BOARD AND BATTEN;
NORTHWEST FACTORY
FINISHES "TAHOE"



STUCCO WITH
EXPANSIONS;
MEDIUM SAND FINISH;
"STAMPED CONCRETE"



PORTFOLIO ELLICOT;
DARK SKY EXTERIOR
LIGHT
#FS130125-30



BUILDING 03 EAST ELEVATION

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



BUILDING 01 WEST ELEVATION

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

Buildings 1, 2, 3



BRIDGERSTEEL
SHIPLAP PANEL;
BURNISHED SLATE



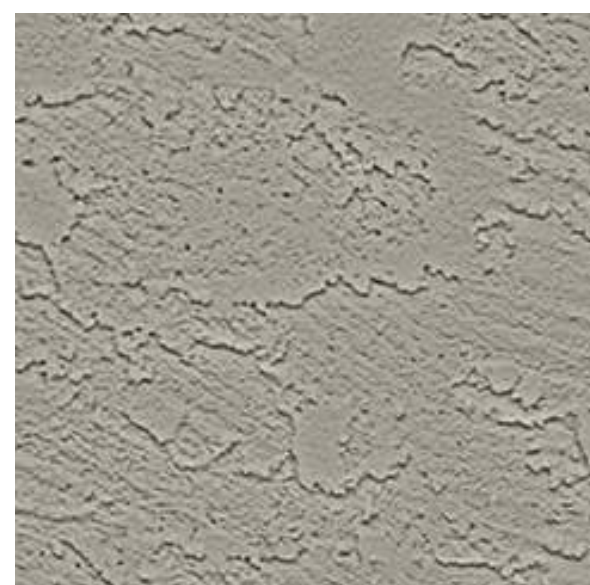
STAINED
CEDAR
ACCENTS



LP SMARTSIDE;
LAP-CEDAR TEXTURE;
WOODTONE RUSTIC
SERIES "WHITE
GRANITE"



LP SMARTSIDE;
BOARD AND BATTEN;
NORTHWEST FACTORY
FINISHES "TAHOE"



STUCCO WITH
EXPANSIONS;
MEDIUM SAND FINISH;
"STAMPED CONCRETE"



PORTFOLIO ELLICOT;
DARK SKY EXTERIOR
LIGHT
#FS130125-30



BUILDING 02 WEST ELEVATION

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



BUILDING 02 EAST ELEVATION

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



BUILDING 01 EAST ELEVATION

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



BUILDING 03 WEST ELEVATION

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



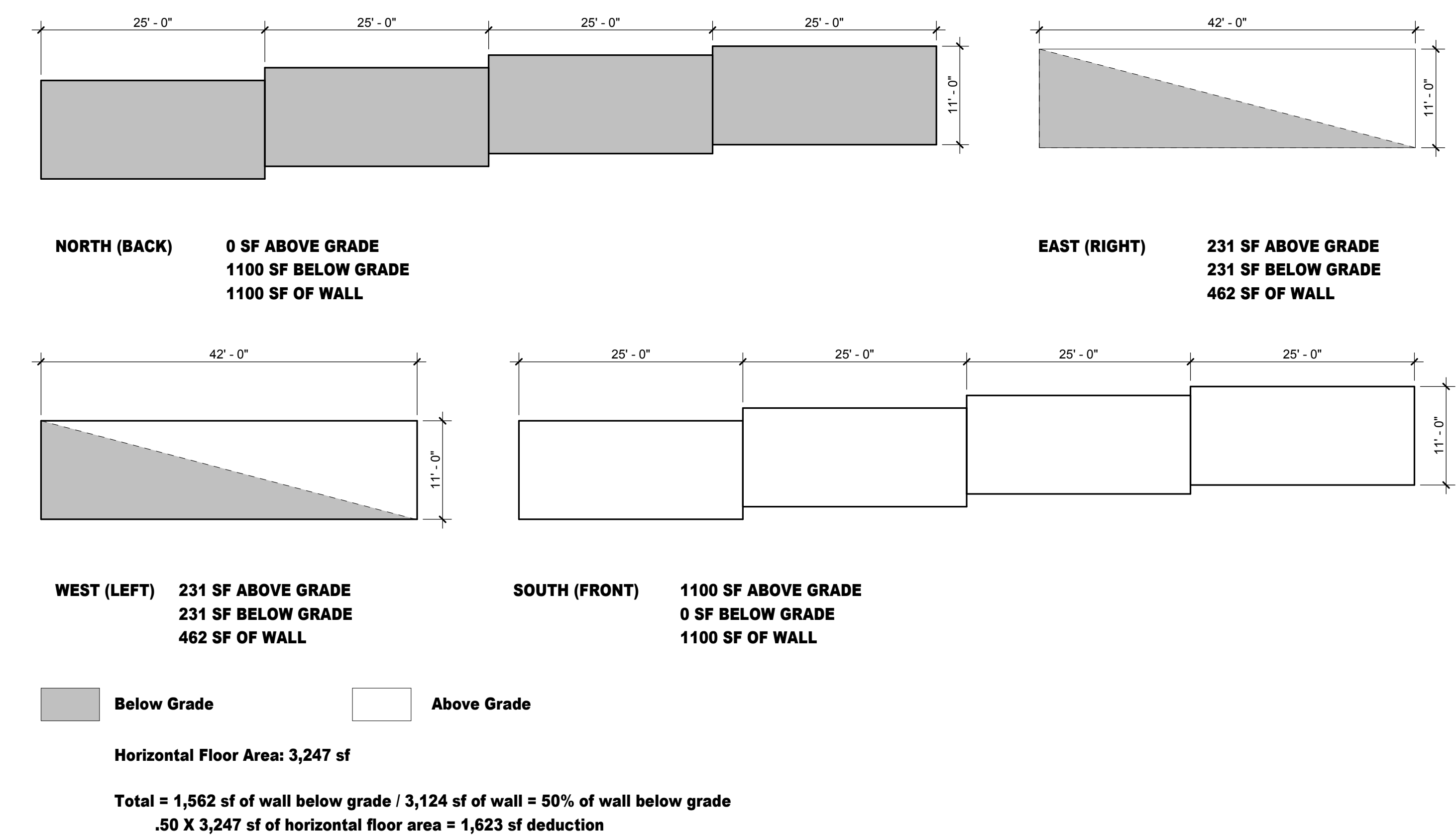
Buildings A, B, C

TOWN OF VAIL CODE 12-15-3-GRFA

Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited to, elevator shafts and stairwells at each level, lofts, fireplaces, bay windows, mechanical spaces, vents and chases, storage areas, and other similar areas. Garages; attics; vaulted or open to below spaces; basements; crawl spaces; and roofed or covered decks, porches, terraces, or patios shall be included as floor area; except the horizontal areas of a structure as set forth herein shall then be deducted from the calculation of GRFA.

Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

GRFA Basement Deduction Calculation



GRFA Calculations

Unit GRFA (inc. exterior face of the wall) contributing to GRFA

Level 1 - 3,247 sq ft (includes garage)
Level 2 - 3,733 sq ft
Level 3 - 3,613 sq ft

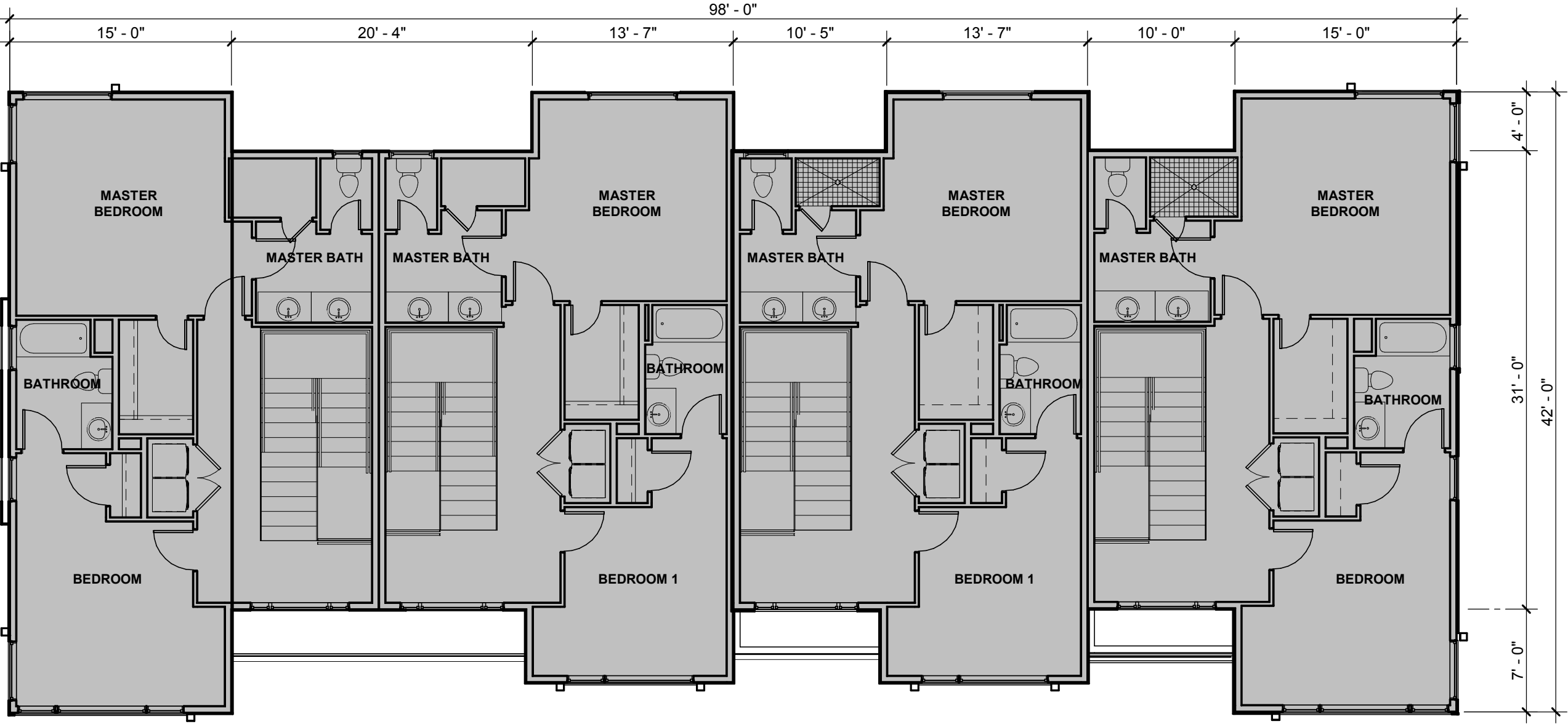
Total = 10,593 sq ft GRFA

Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2

Garage - 1,200 sq ft GRFA

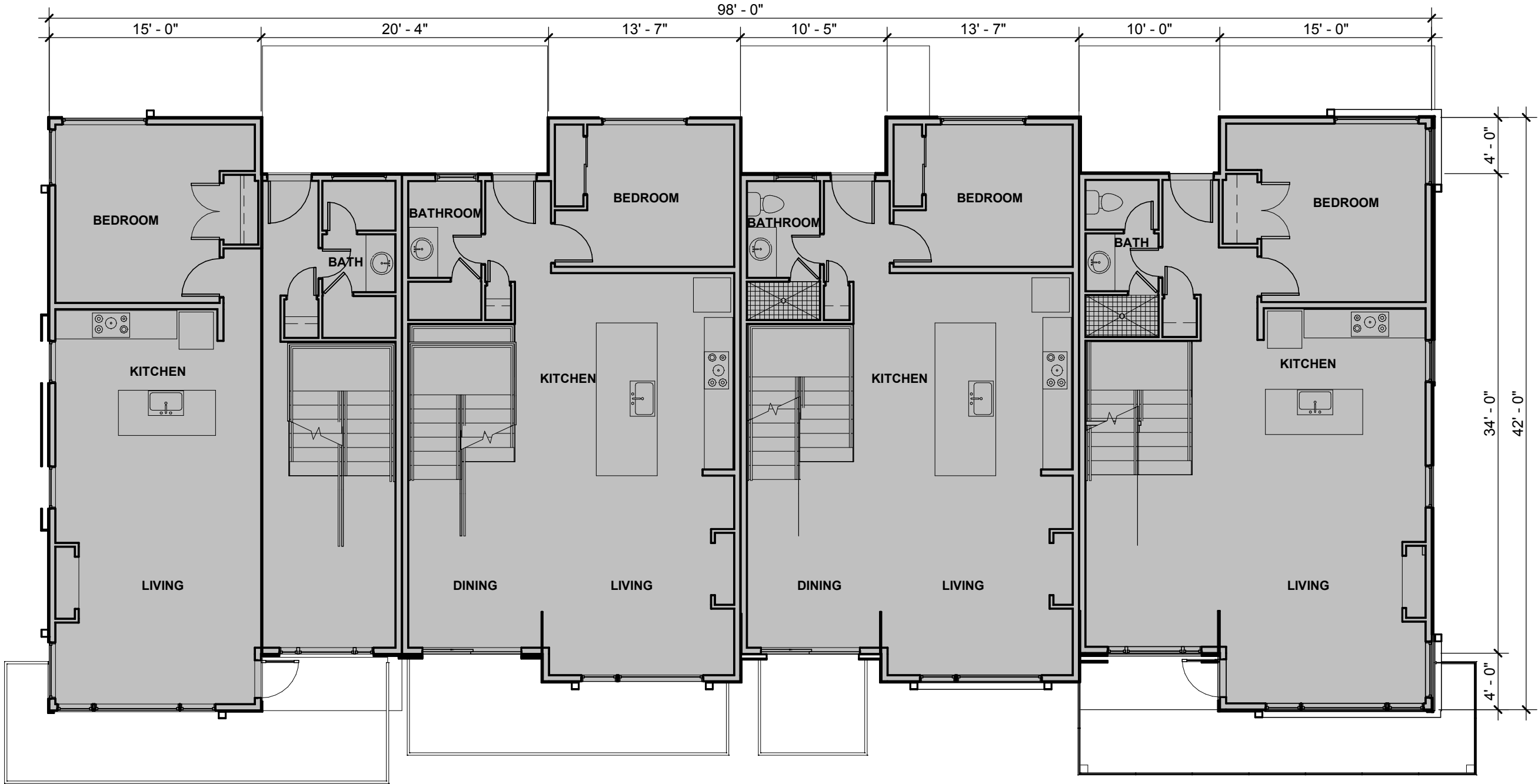
Total = 1,200 sq ft GRFA

Total Building GRFA 10,593 sq ft
Excluded Garage GRFA 1,200 sq ft
Excluded Basement GRFA 1,623 sq ft
TOTAL GRFA = 7,770 sq ft



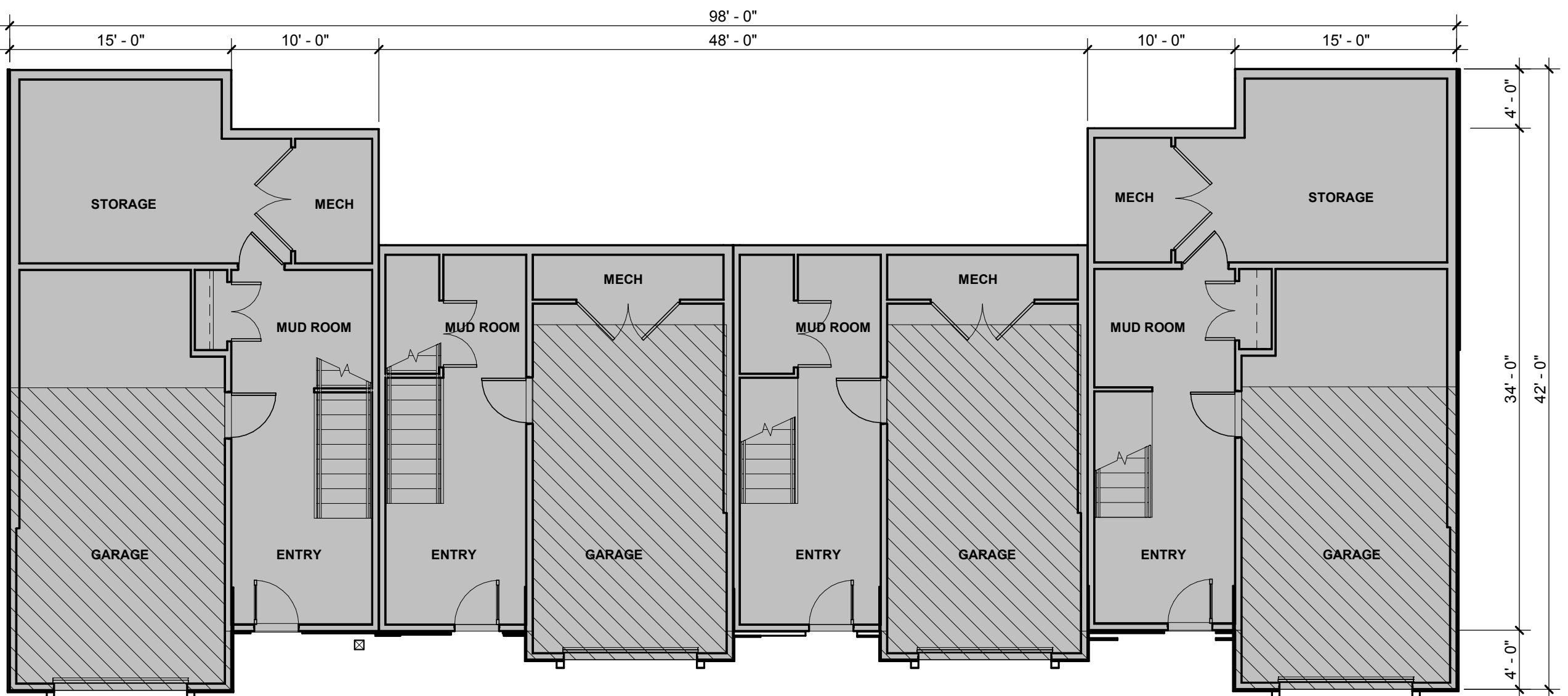
LEVEL 3

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



LEVEL 2

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



LEVEL 1

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

Buildings A, B, C



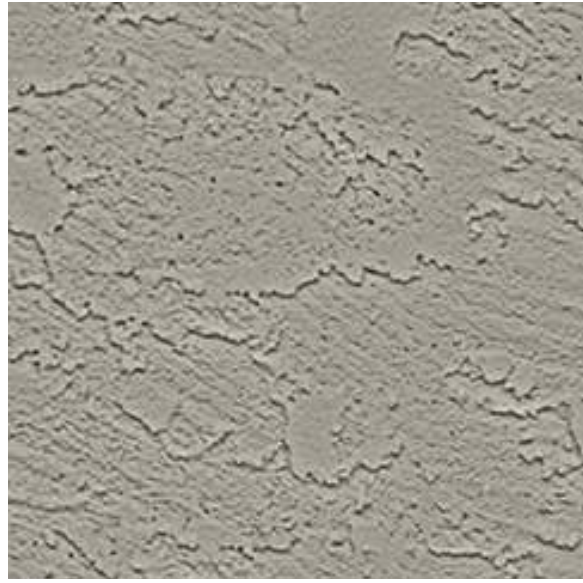
HORIZONTAL WOOD SIDING; HEMLOCK FINISH IN DARK STAIN



HORIZONTAL WOOD SIDING; HEMLOCK FINISH IN CLEAR STAIN; NICKEL GAP



BRIDGERSTEEL SHIPLAP PANEL; BURNISHED SLATE



STUCCO WITH EXPANSIONS; MEDIUM SAND FINISH; "STAMPED CONCRETE"



MANTIEL LAVERY DARK SKY EXTERIOR LIGHT #P1926658



NORTH ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION
Scale: 1/8" = 1'-0"



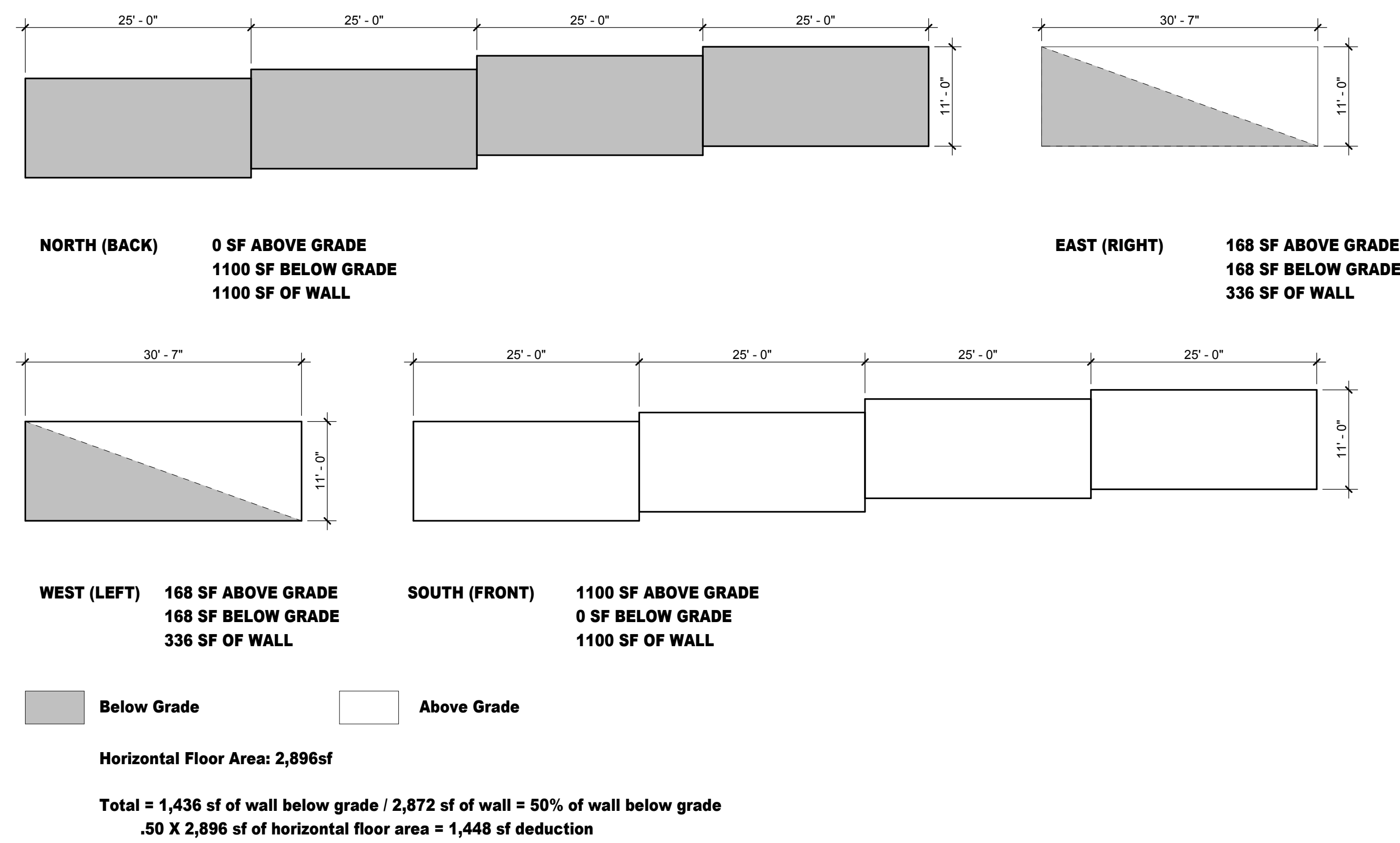
Building D

TOWN OF VAIL CODE 12-15-3-GRFA

Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited to, elevator shafts and stairwells at each level, lofts, fireplaces, bay windows, mechanical spaces, vents and chases, storage areas, and other similar areas. Garages; attics; vaulted or open to below spaces; basements; crawl spaces; and roofed or covered decks, porches, terraces, or patios shall be included as floor area; except the horizontal areas of a structure as set forth herein shall then be deducted from the calculation of GRFA.

Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

GRFA Basement Deduction Calculation



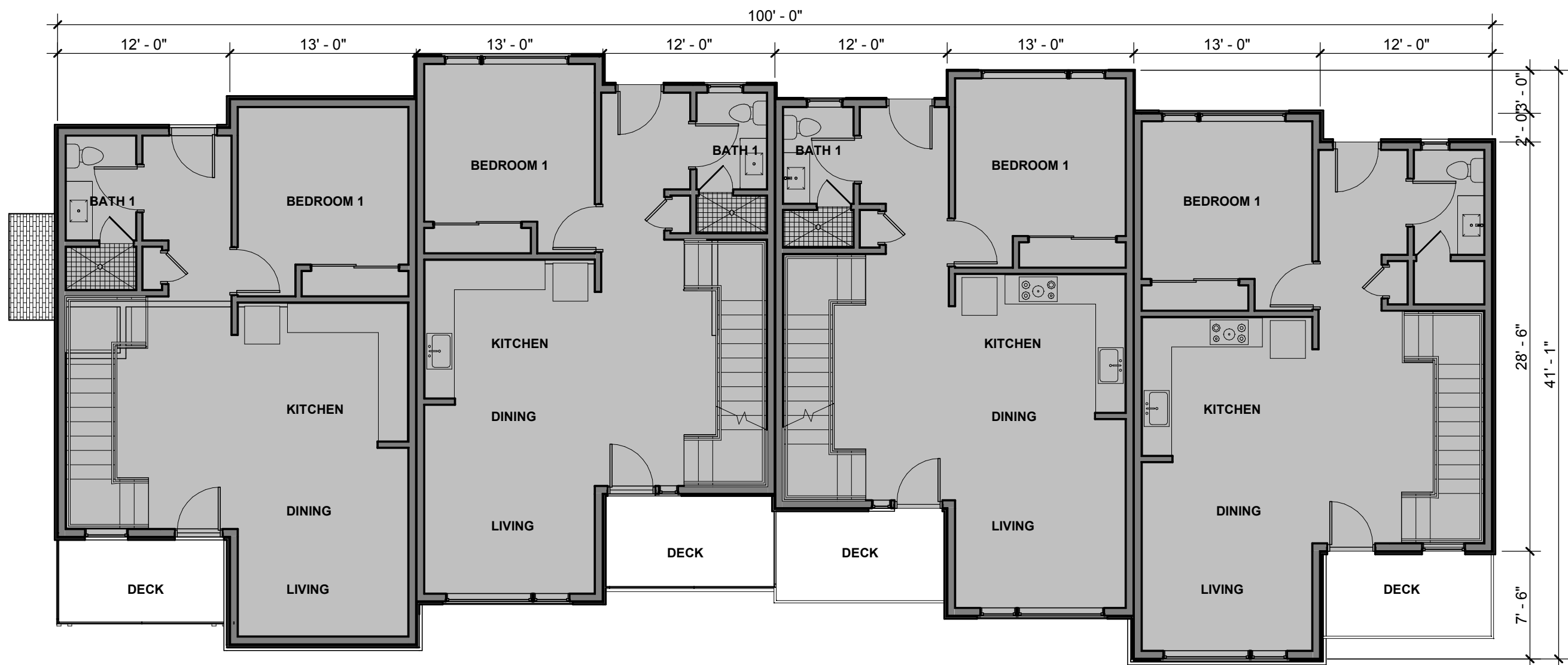
GRFA Calculations

Unit GRFA (inc. exterior face of the wall) contributing to GRFA	
Level 1 - 2,896 sq ft (includes garage)	
Level 2 - 3,348 sq ft	
Level 3 - 1,419 sq ft	
Total = 7,663 sq ft GRFA	
Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2	
Garage - 1,196 sq ft GRFA	
Total = 1,196 sq ft GRFA	
Total Building GRFA	7,663 sq ft
Excluded Garage GRFA	1,196 sq ft
Excluded Basement GRFA	1,448 sq ft
TOTAL GRFA =	5,019 sq ft



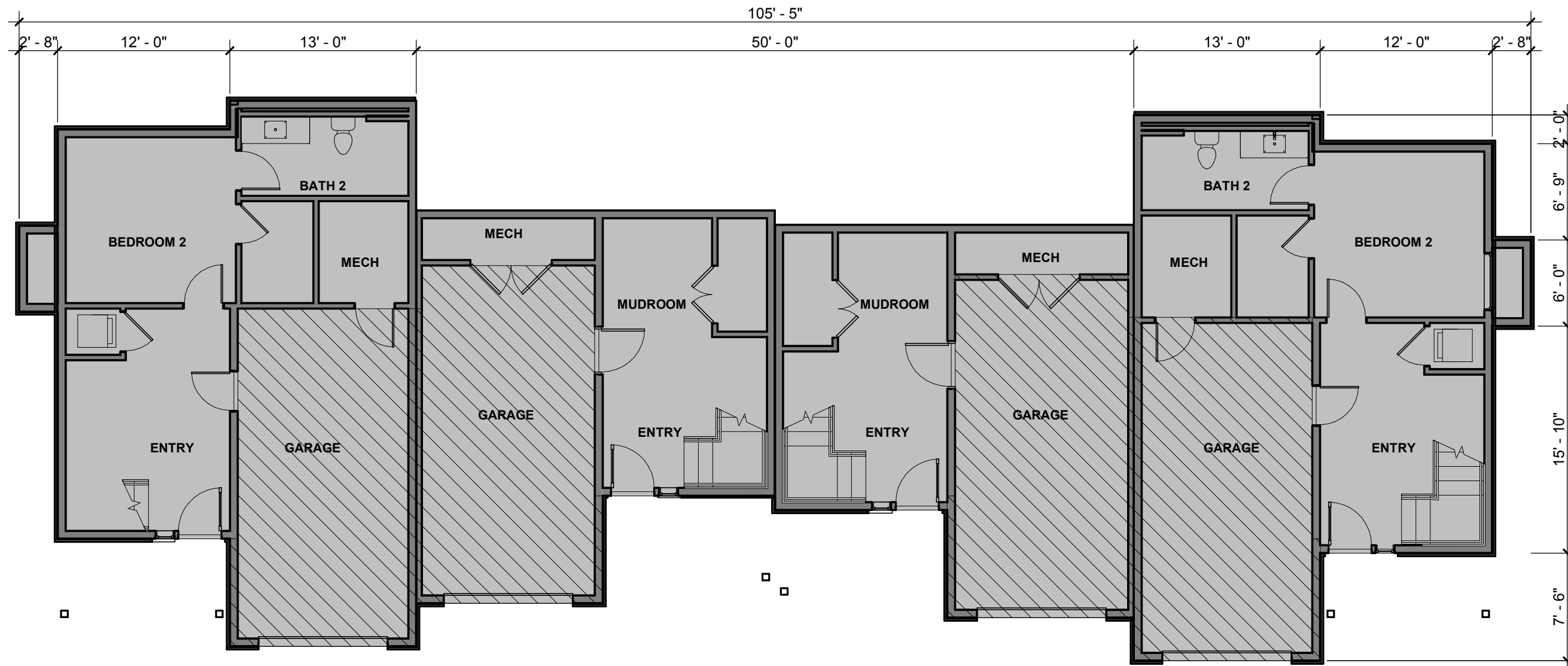
LEVEL 3

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



LEVEL 2

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



LEVEL 1

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

A.300



Building D



STAINED
CEDAR
ACCENTS



LP SMARTSIDE;
LAP-CEDAR TEXTURE;
WOODTONE RUSTIC
SERIES "WHITE
GRANITE"



LP SMARTSIDE;
BOARD AND BATTEN;
NORTHWEST FACTORY
FINISHES "KHAKI"



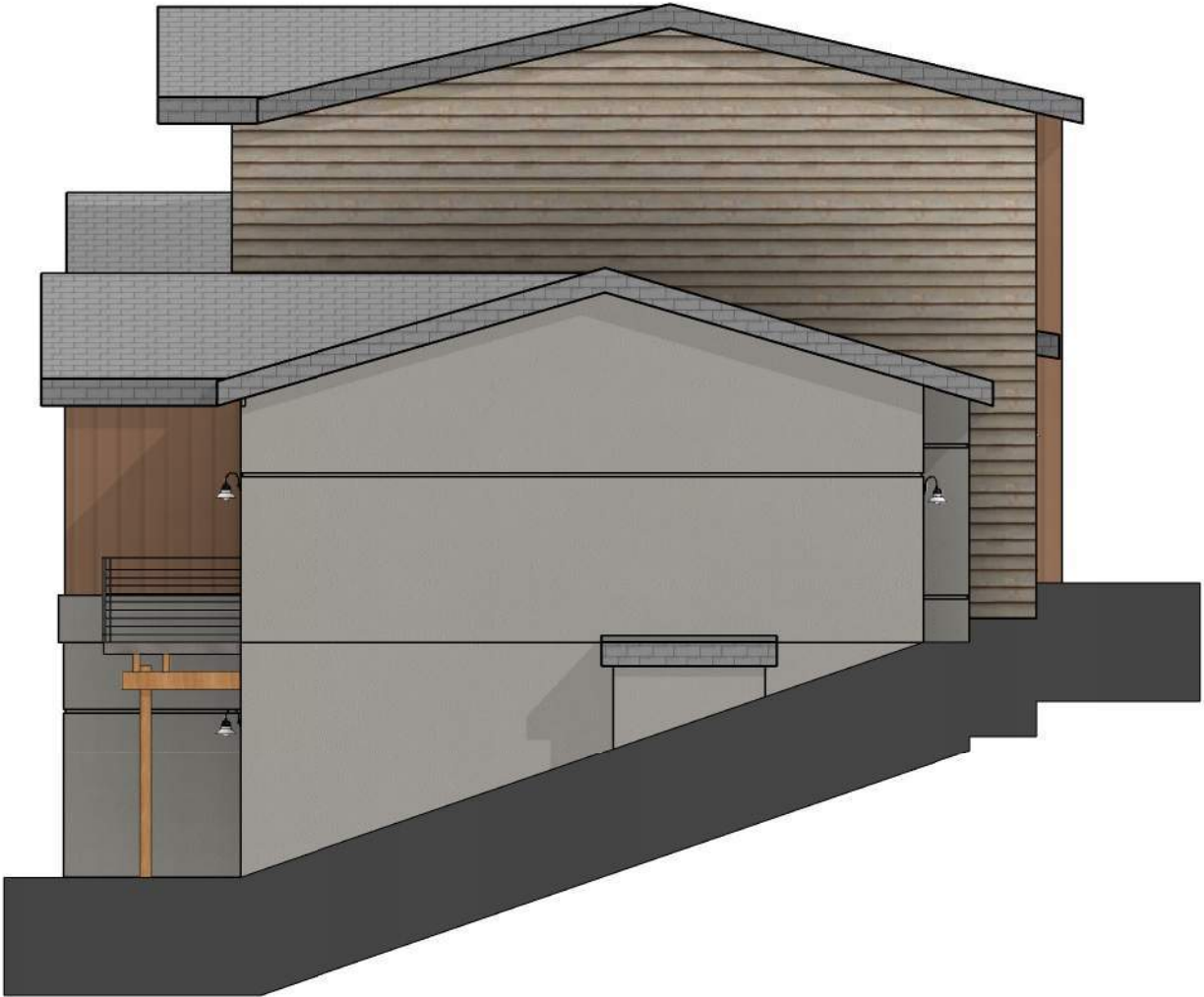
STUCCO WITH
EXPANSIONS;
MEDIUM SAND FINISH;
"ELLIE GREY"



PORTFOLIO ELLICOT;
DARK SKY EXTERIOR
LIGHT
#FS130125-30



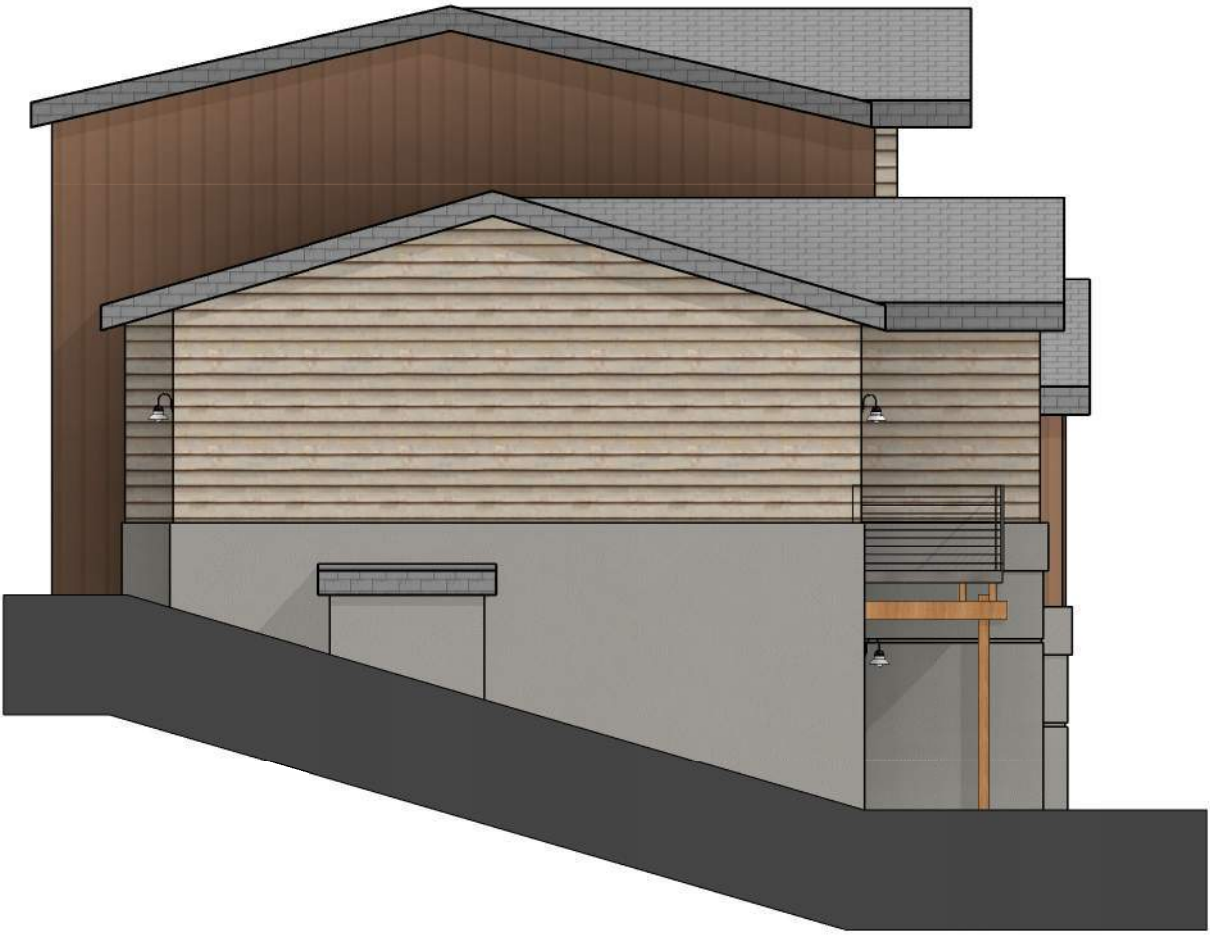
NORTH ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION
Scale: 1/8" = 1'-0"



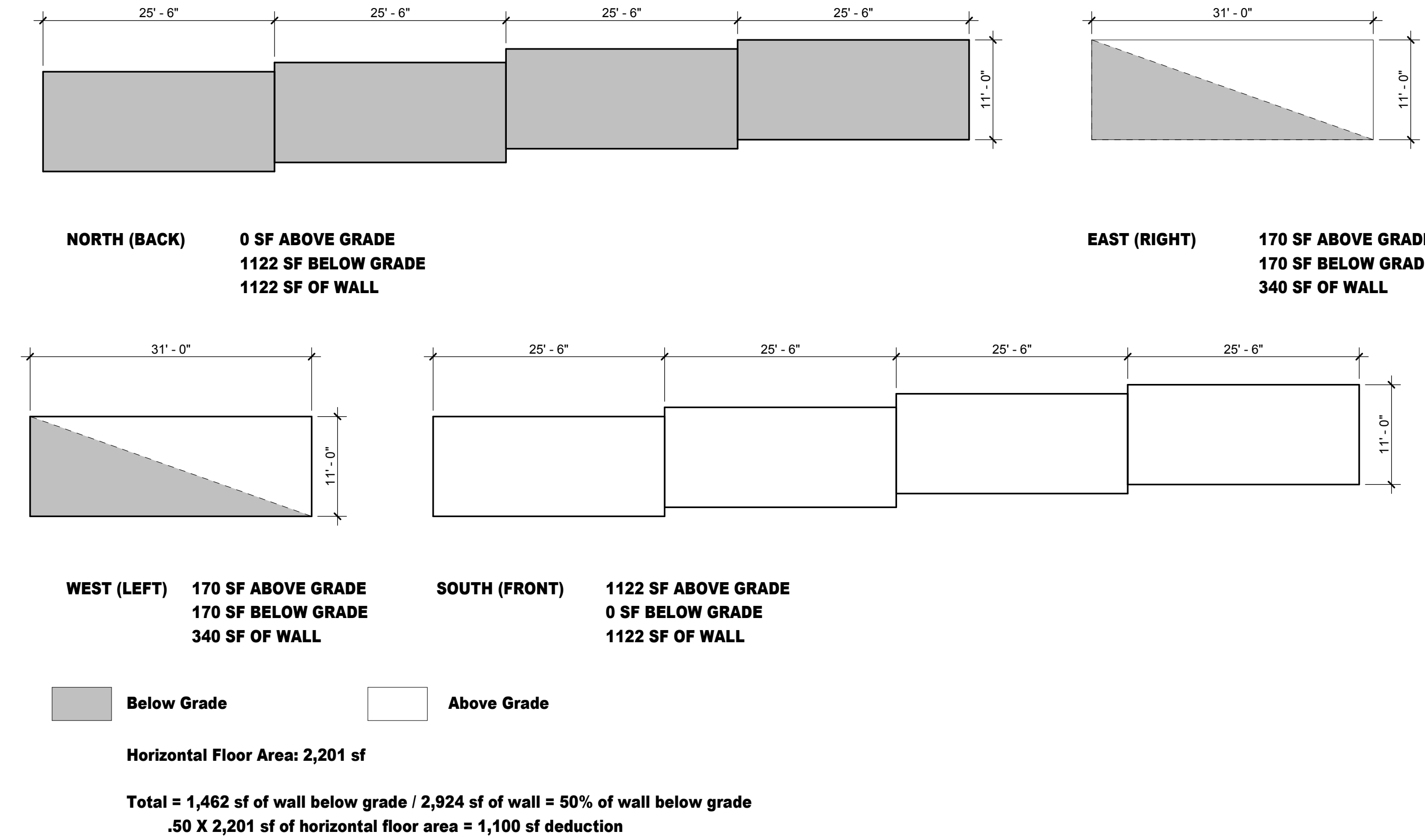
Buildings E, F, G

TOWN OF VAIL CODE 12-15-3-GRFA

Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited to, elevator shafts and stairwells at each level, lofts, fireplaces, bay windows, mechanical spaces, vents and chases, storage areas, and other similar areas. Garages; attics; vaulted or open to below spaces; basements; crawl spaces; and roofed or covered decks, porches, terraces, or patios shall be included as floor area; except the horizontal areas of a structure as set forth herein shall then be deducted from the calculation of GRFA.

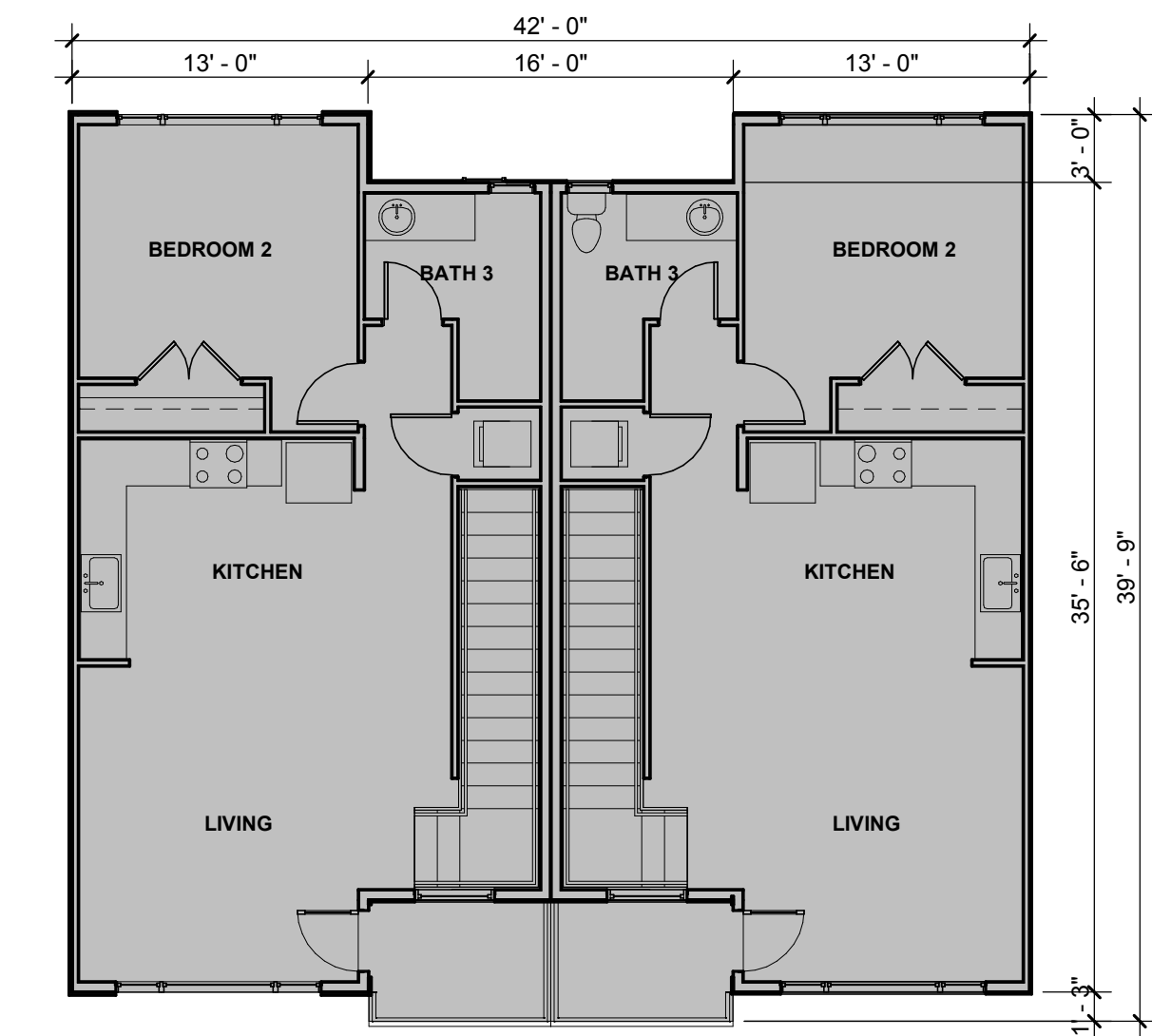
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

GRFA Basement Deduction Calculation



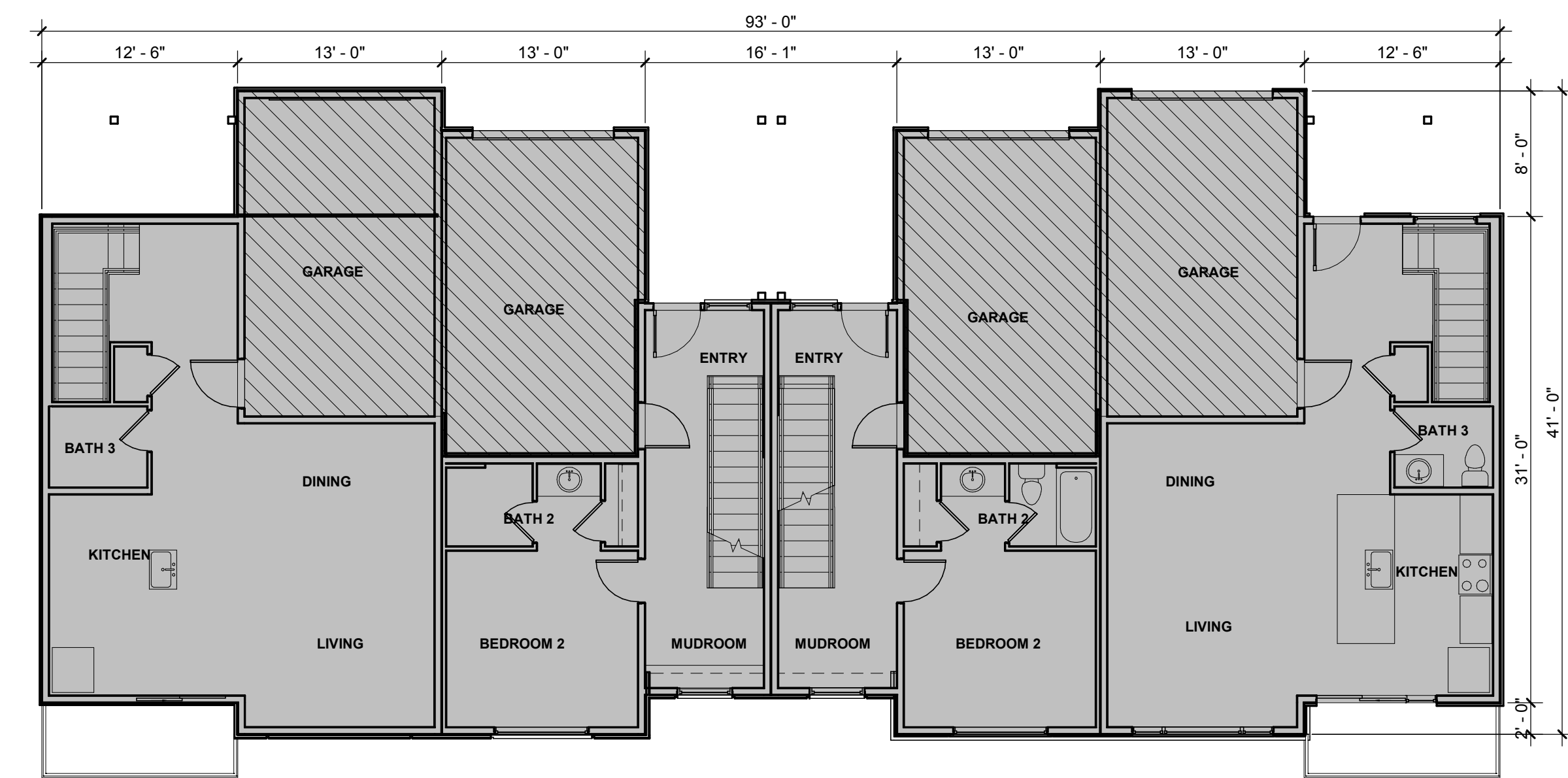
GRFA Calculations

Unit GRFA (inc. exterior face of the wall) contributing to GRFA	
Level 1 - 2,201 sq ft	
Level 2 - 3,243 sq ft (includes garage)	
Level 3 - 1,589 sq ft	
Total = 7,033 sq ft GRFA	
Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2	
Garage - 1,059 sq ft GRFA	
Total = 1,059 sq ft GRFA	
Total Building GRFA	7,033 sq ft
Excluded Garage GRFA	1,059 sq ft
Excluded Basement GRFA	1,100 sq ft
TOTAL GRFA =	4,874 sq ft



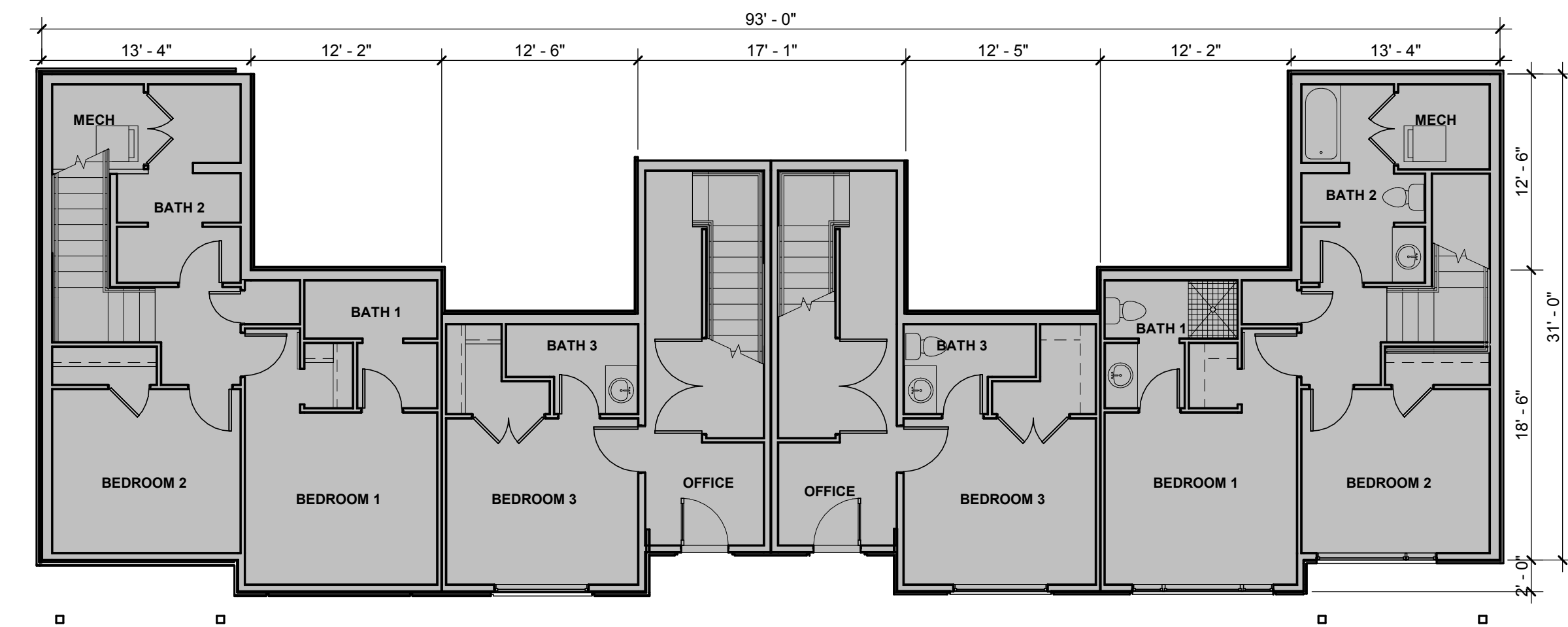
LEVEL 3

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



LEVEL 2

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



LEVEL 1

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



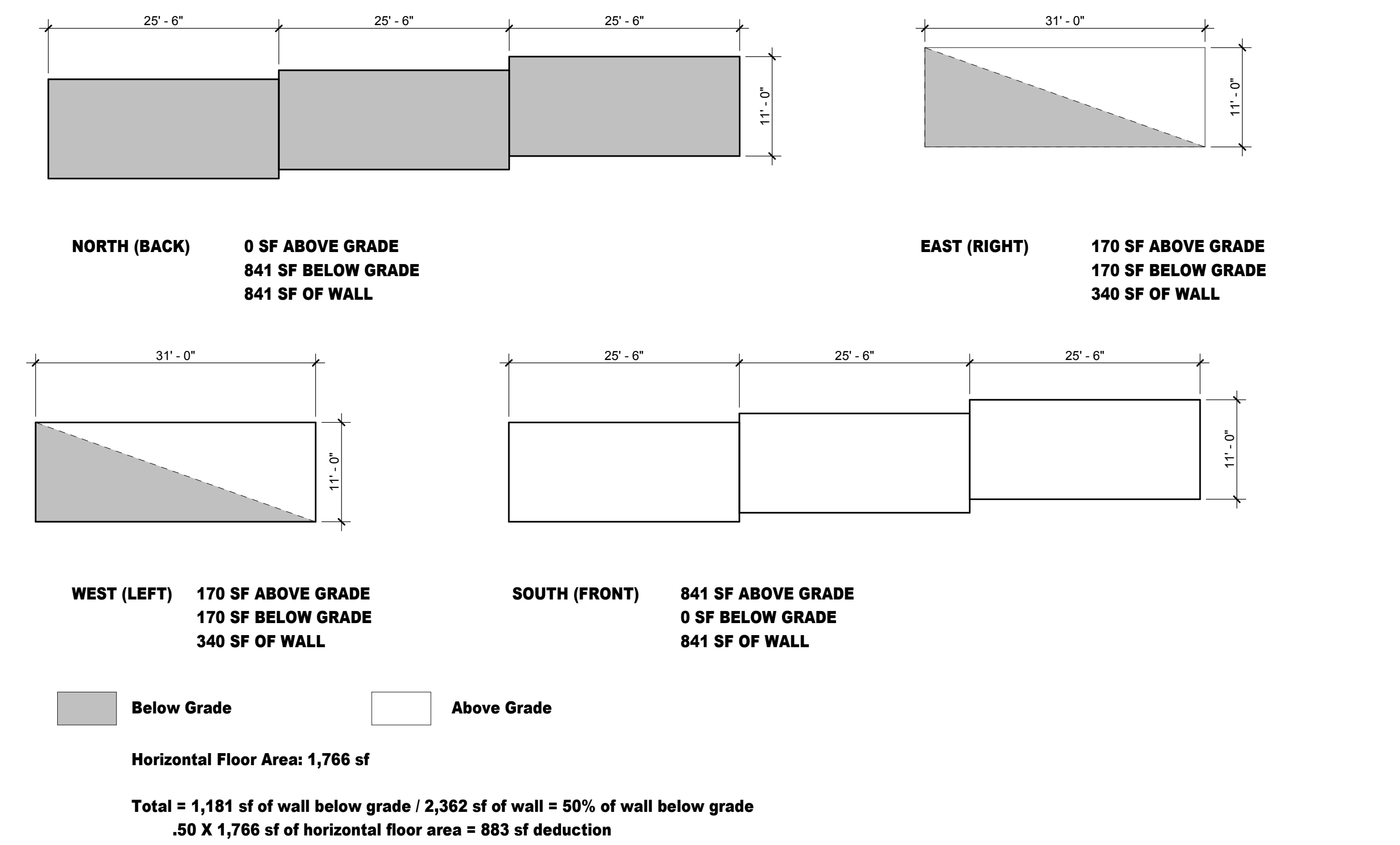
Buildings H

TOWN OF VAIL CODE 12-15-3-GRFA

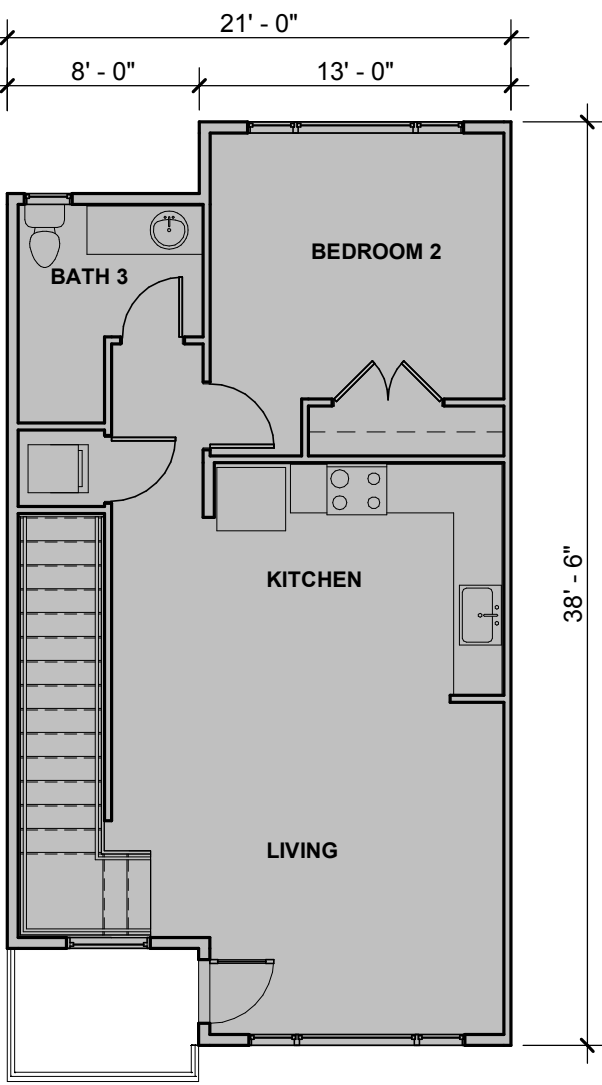
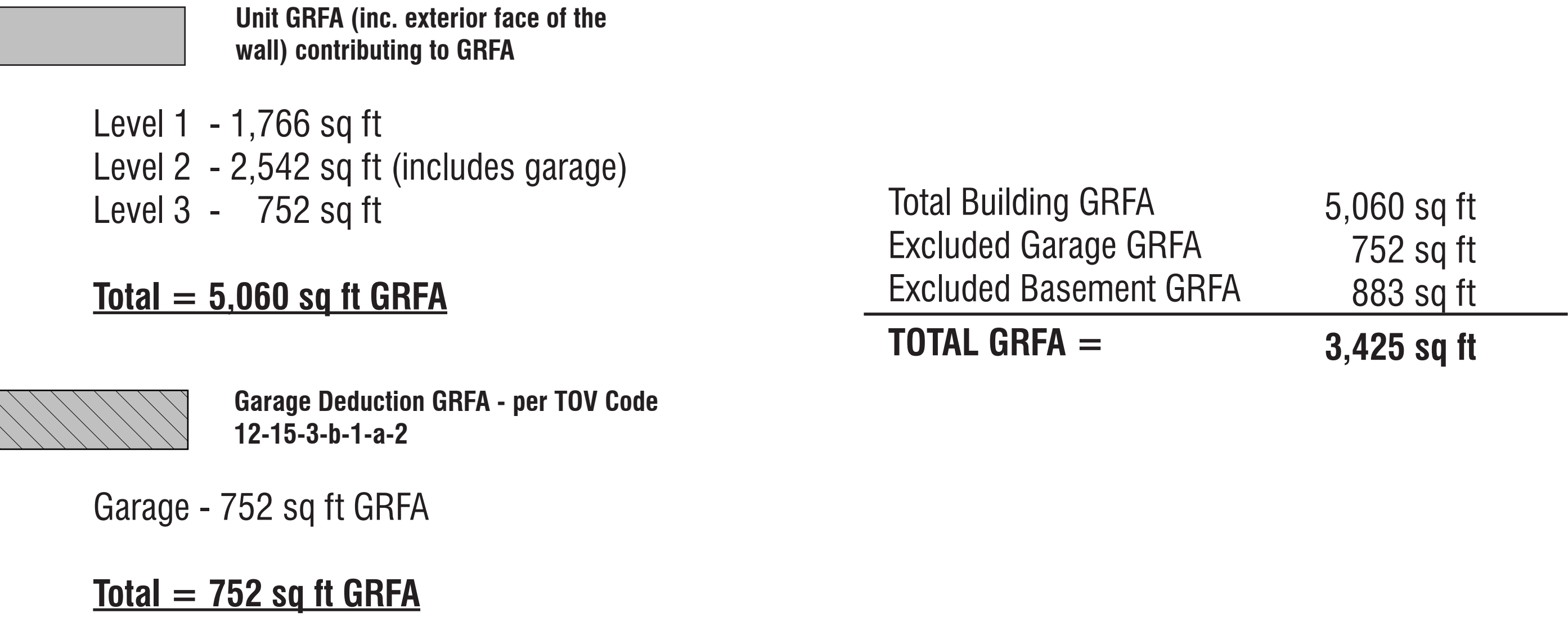
Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited to, elevator shafts and stairwells at each level, lofts, fireplaces, bay windows, mechanical spaces, vents and chases, storage areas, and other similar areas. Garages; attics; vaulted or open to below spaces; basements; crawl spaces; and roofed or covered decks, porches, terraces, or patios shall be included as floor area; except the horizontal areas of a structure as set forth herein shall then be deducted from the calculation of GRFA.

Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

GRFA Basement Deduction Calculation

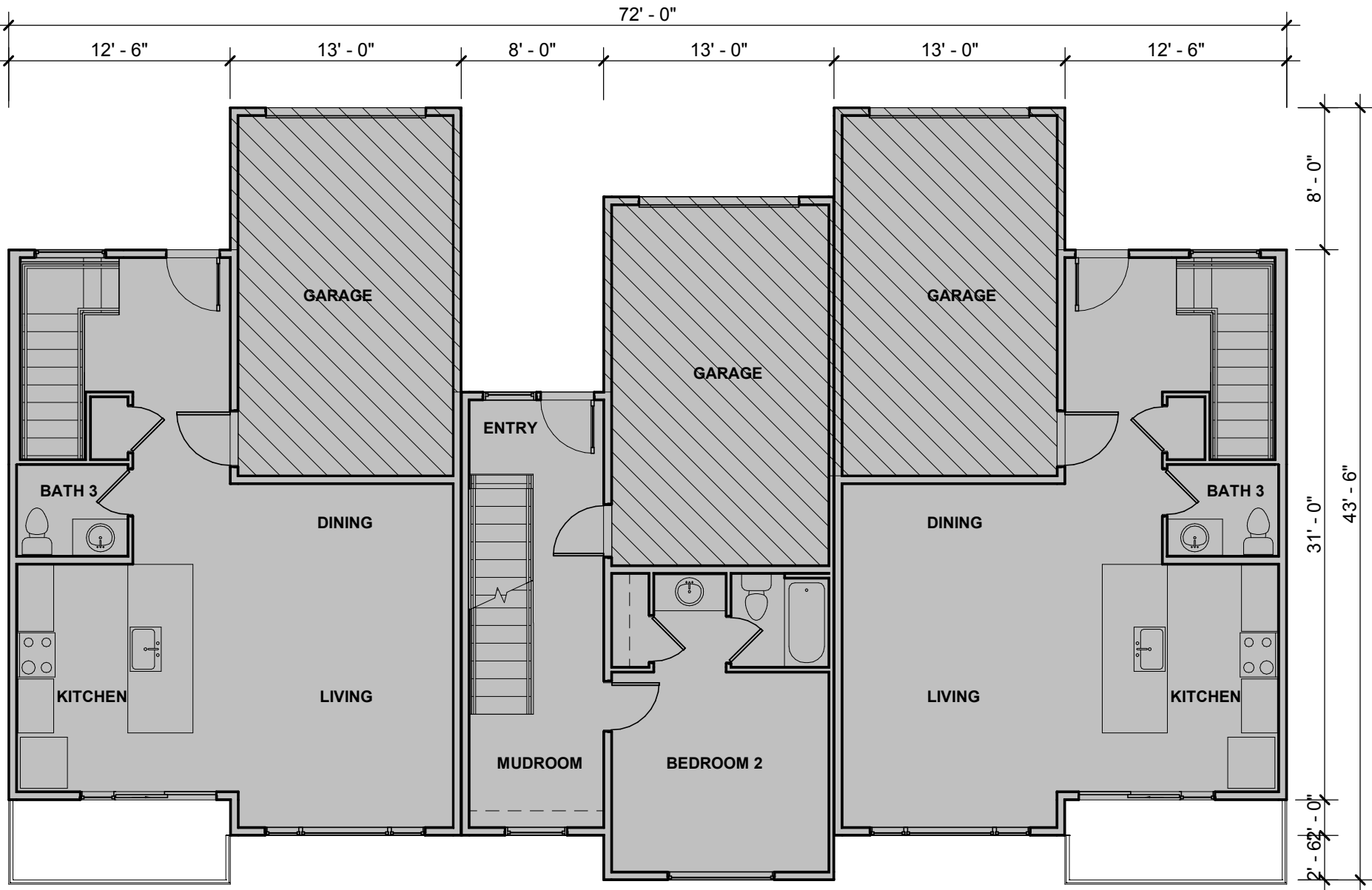


GRFA Calculations



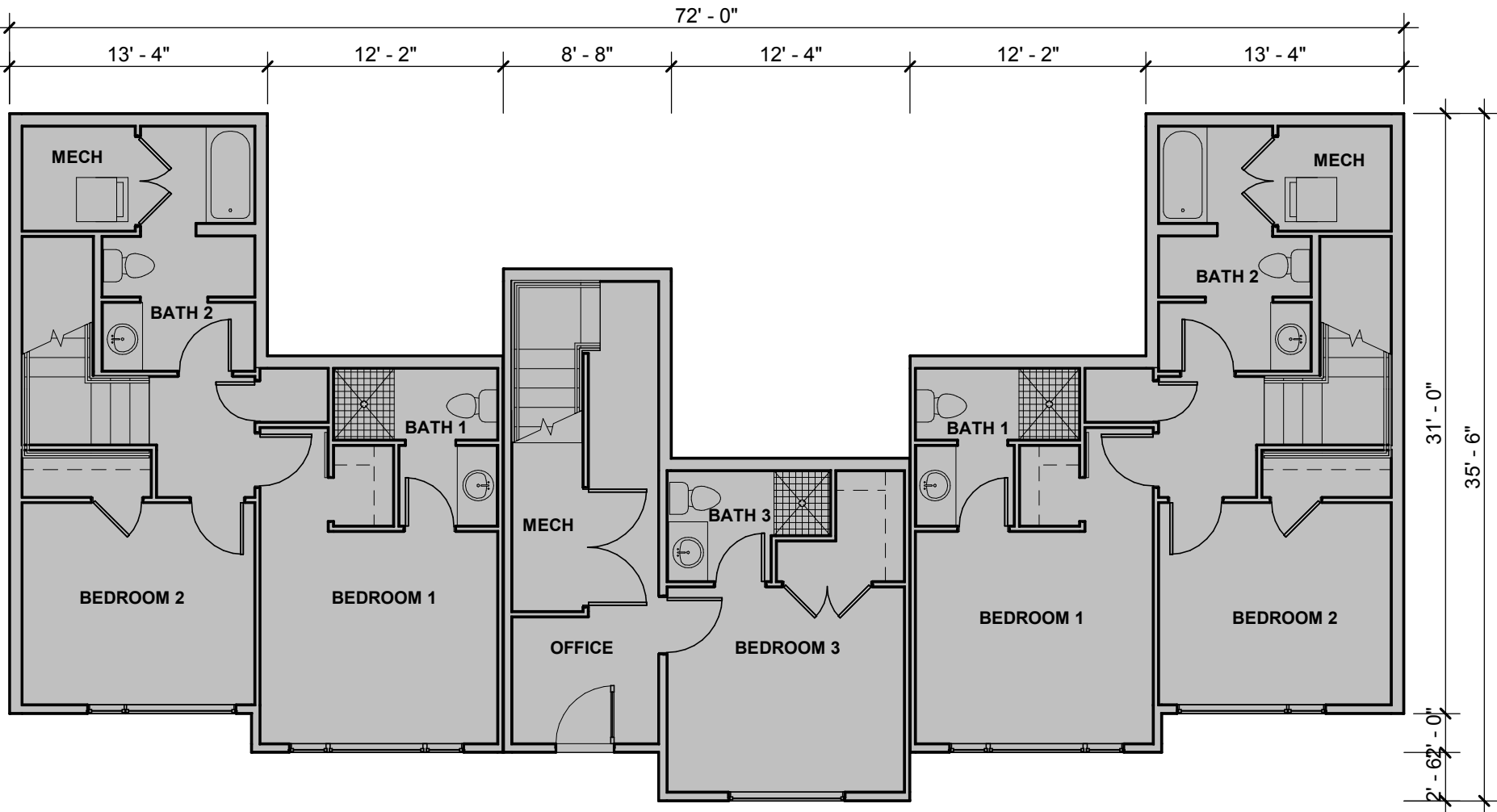
LEVEL 3

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



LEVEL 2

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



LEVEL 1

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



Buildings E, F, G, H



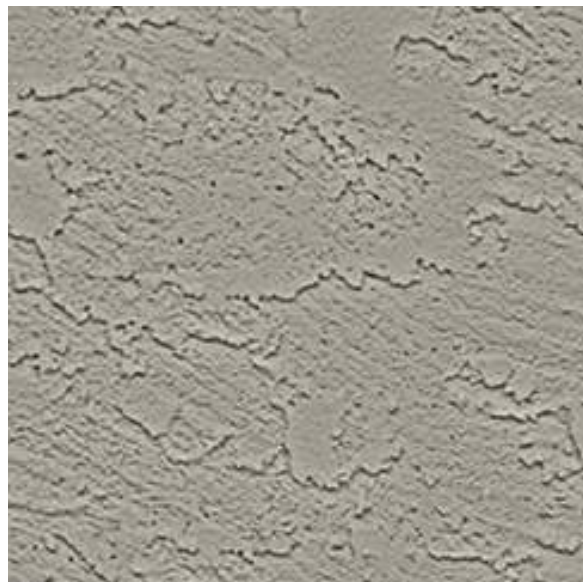
STAINED
CEDAR
ACCENTS



LP SMARTSIDE;
LAP-CEDAR TEXTURE;
WOODTONE RUSTIC
SERIES "WHITE
GRANITE"



LP SMARTSIDE;
BOARD AND BATTEN;
NORTHWEST FACTORY
FINISHES "KHAKI"



STUCCO WITH
EXPANSIONS;
MEDIUM SAND FINISH;
"ELLIE GREY"



PORTFOLIO ELLICOT;
DARK SKY EXTERIOR
LIGHT
#FS130125-30



NORTH ELEVATION

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



WEST ELEVATION

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



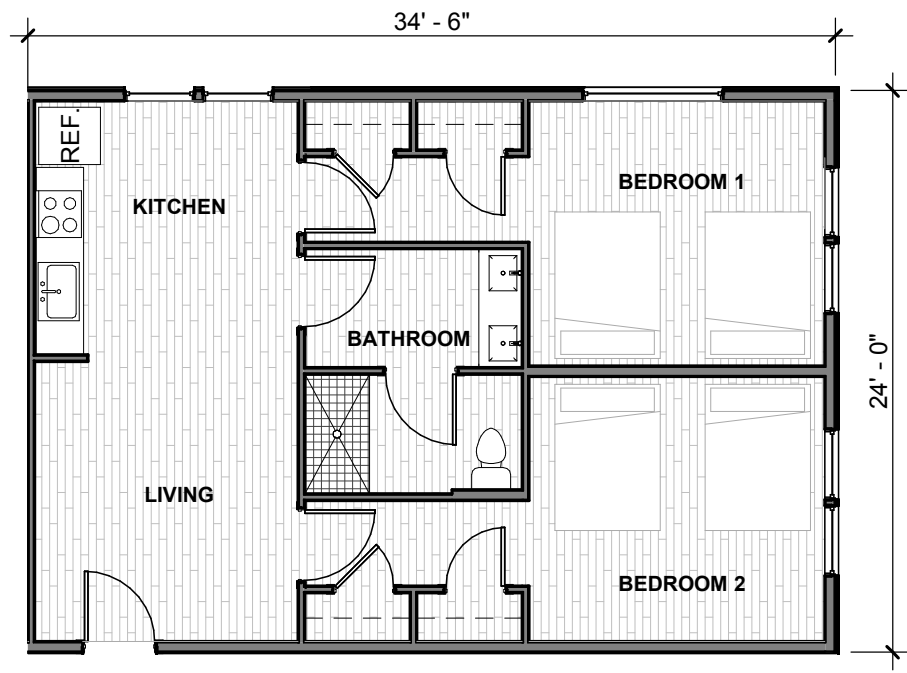
SOUTH ELEVATION

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

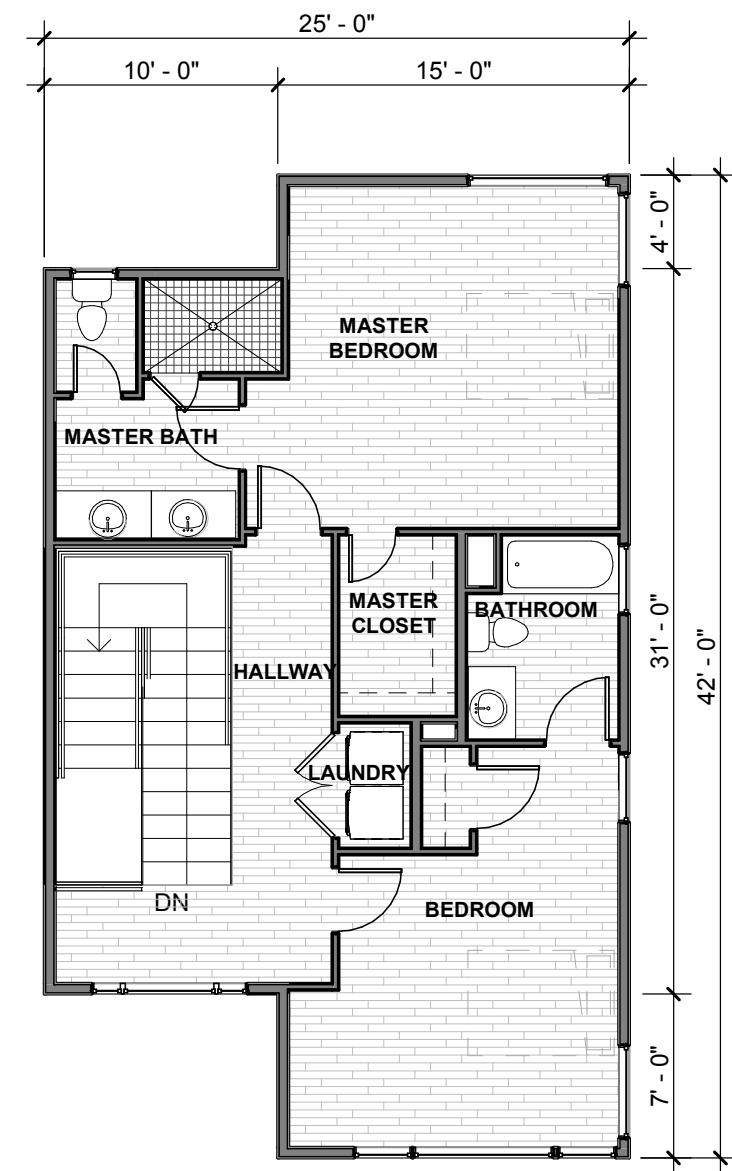


EAST ELEVATION

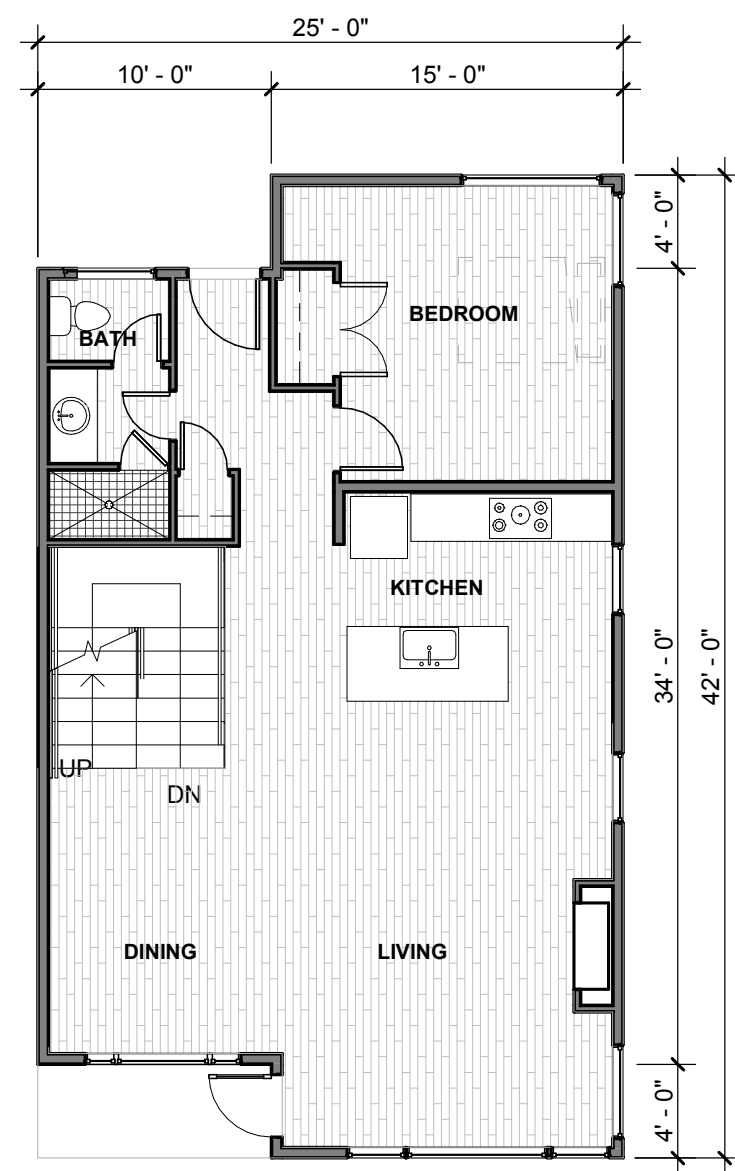
Scale: 1/8" = 1'-0"



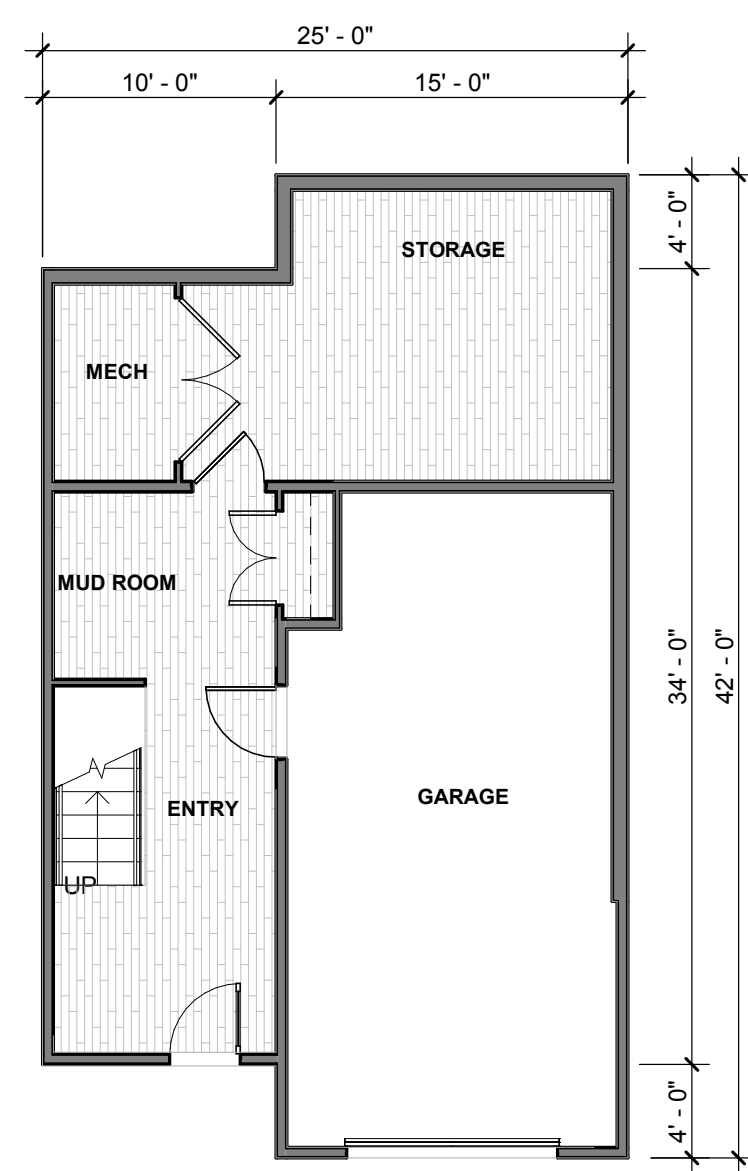
VAIL RESORT MULTI-FAMILY - UNIT PLAN - 830 GSF
 Scale: 1/8" = 1'-0"



LEVEL 03

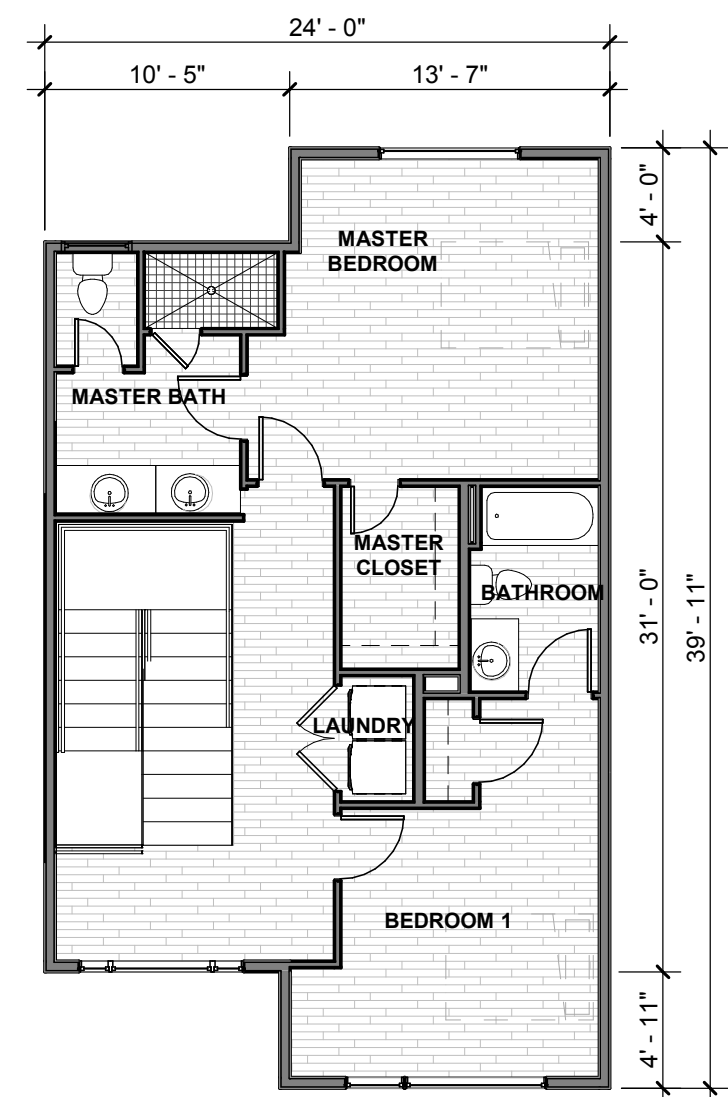


LEVEL 02

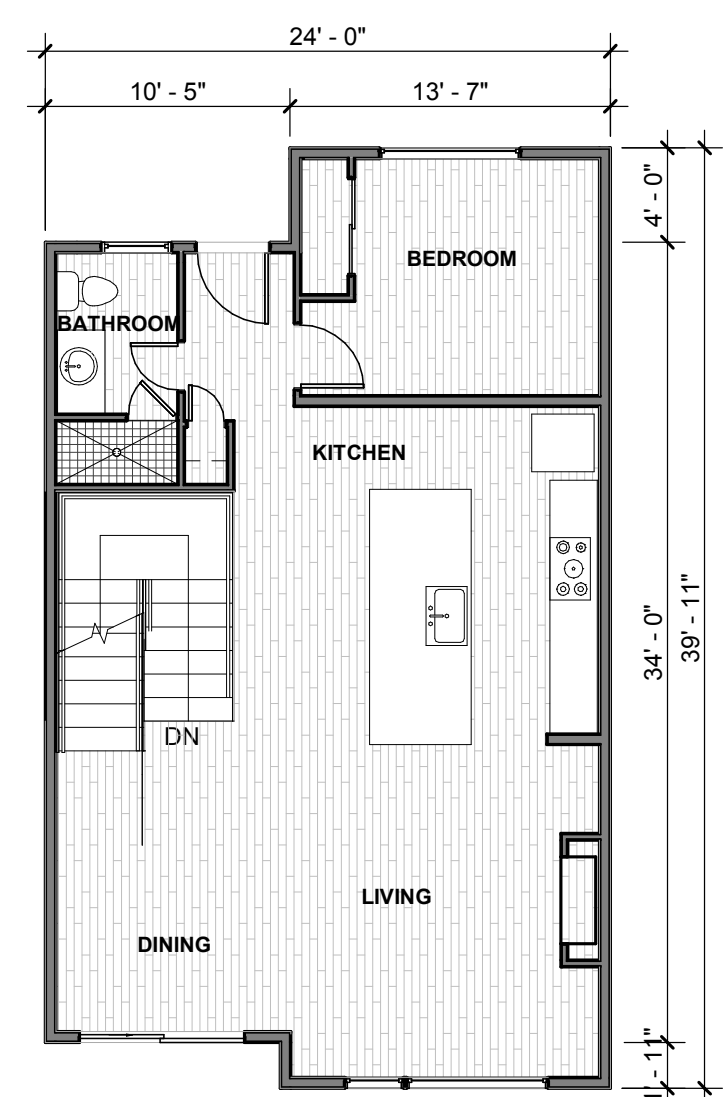


LEVEL 01

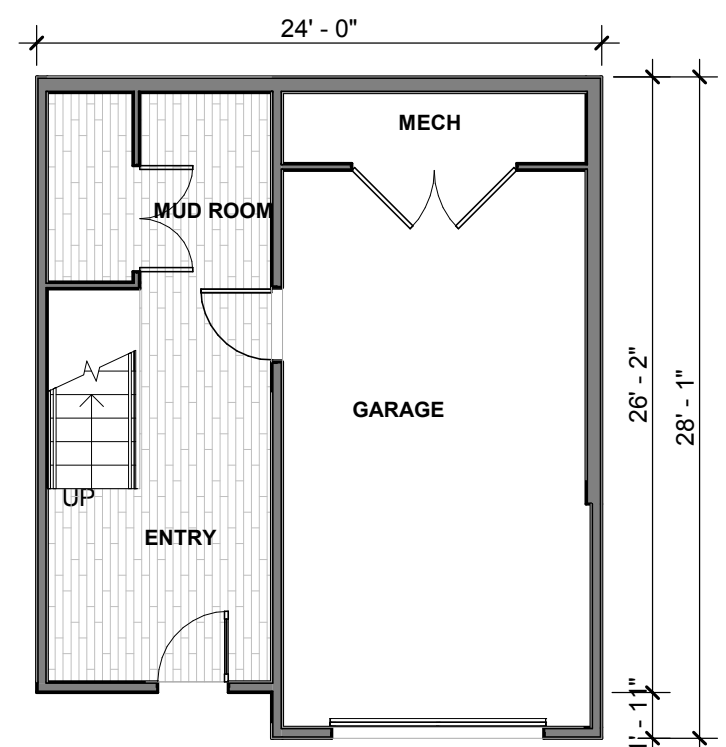
MARKET RATE - UNIT A PLANS - 2,170 GSF
 Scale: 1/8" = 1'



LEVEL 03

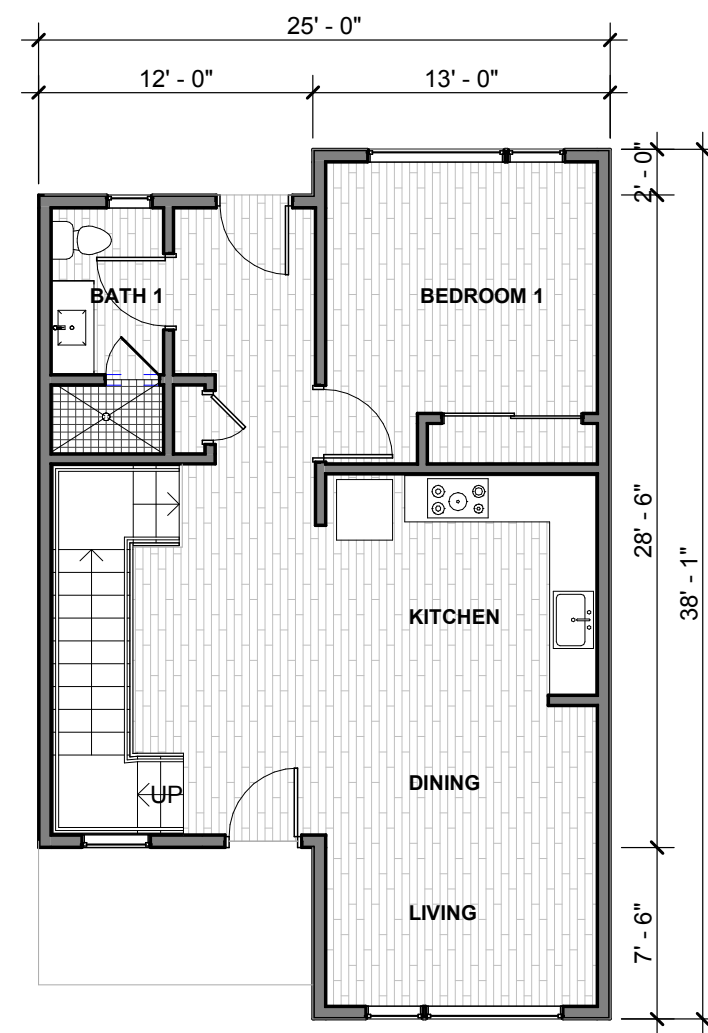


LEVEL 02

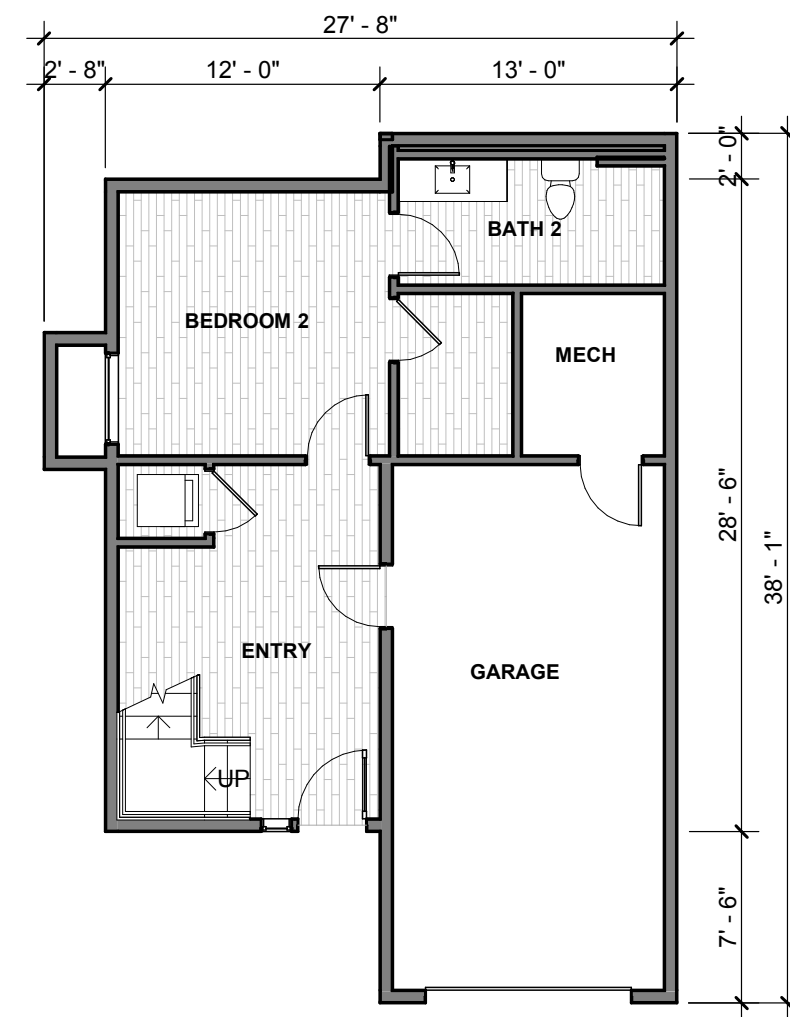


LEVEL 01

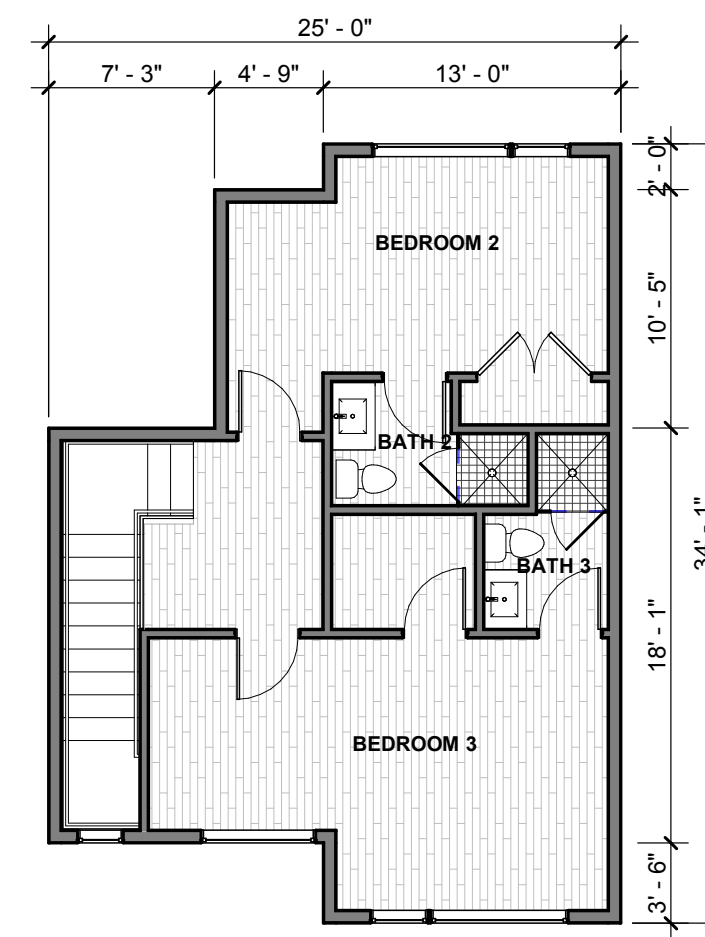
MARKET RATE - UNIT B PLANS - 1,975 GSF
 Scale: 1/8" = 1'



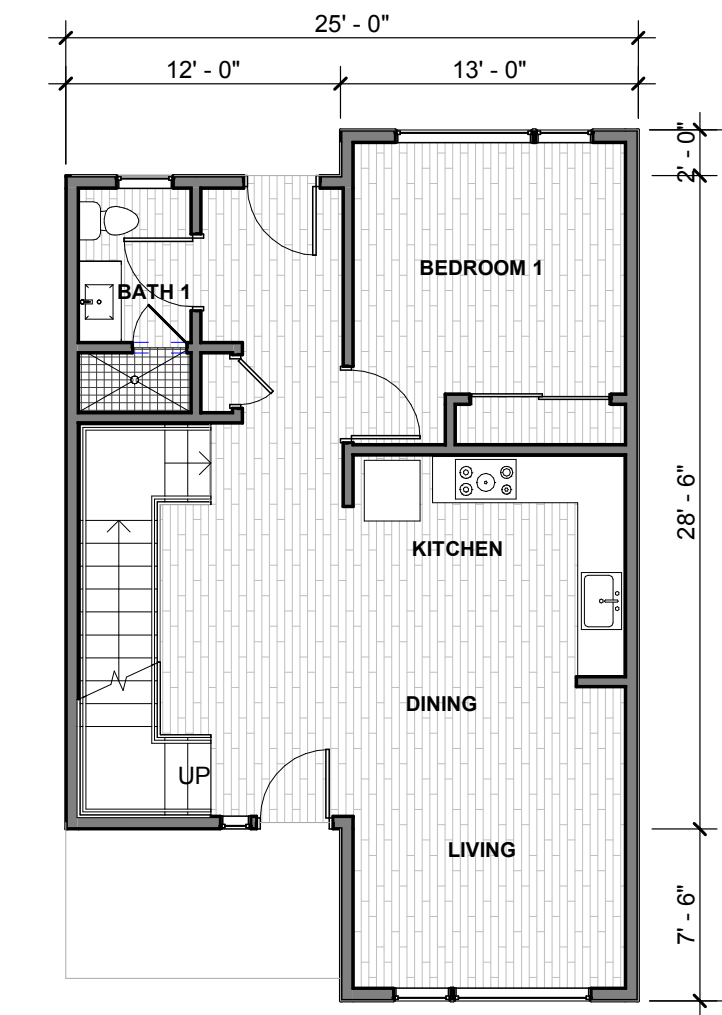
LEVEL 02



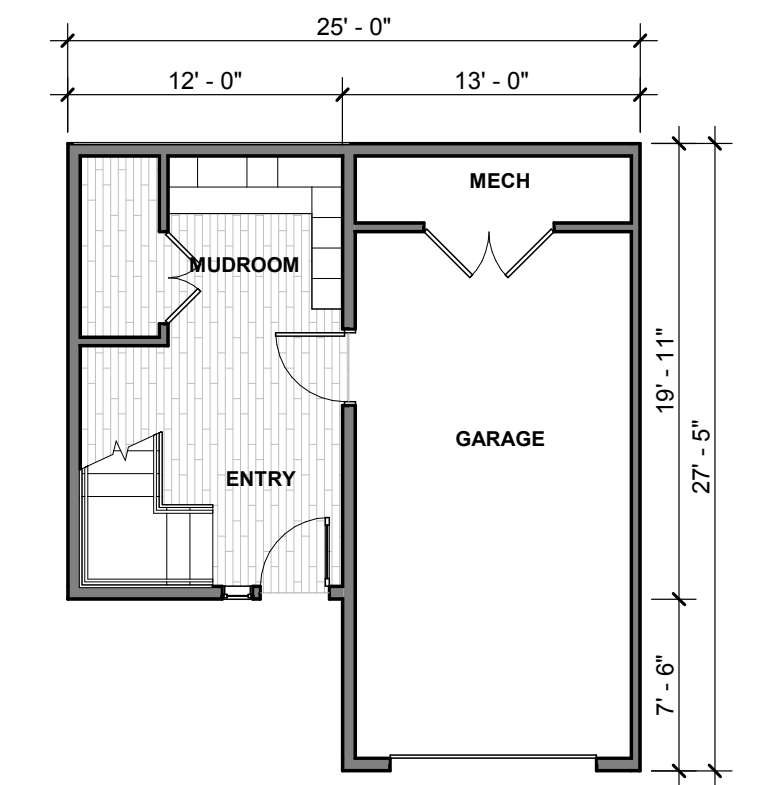
LEVEL 01



LEVEL 03



LEVEL 02



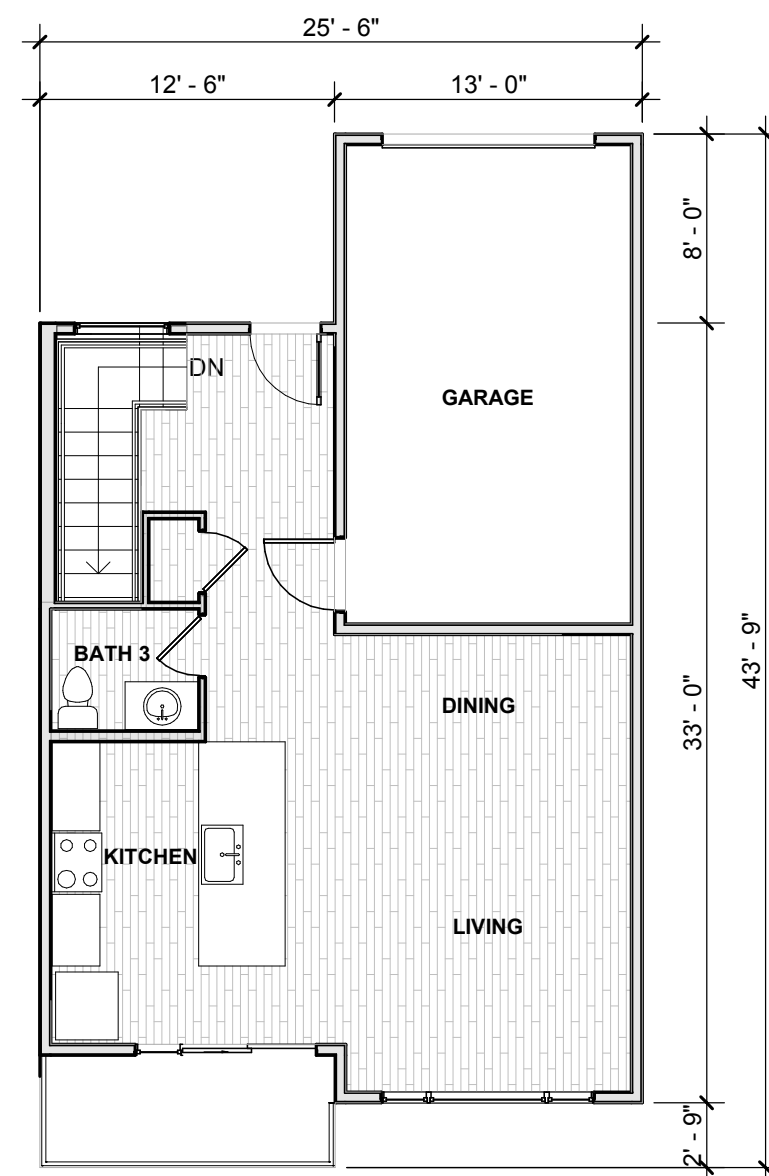
LEVEL 01

DEED RESTRICTED - UPHILL - UNIT A PLANS - 1,300 GSF

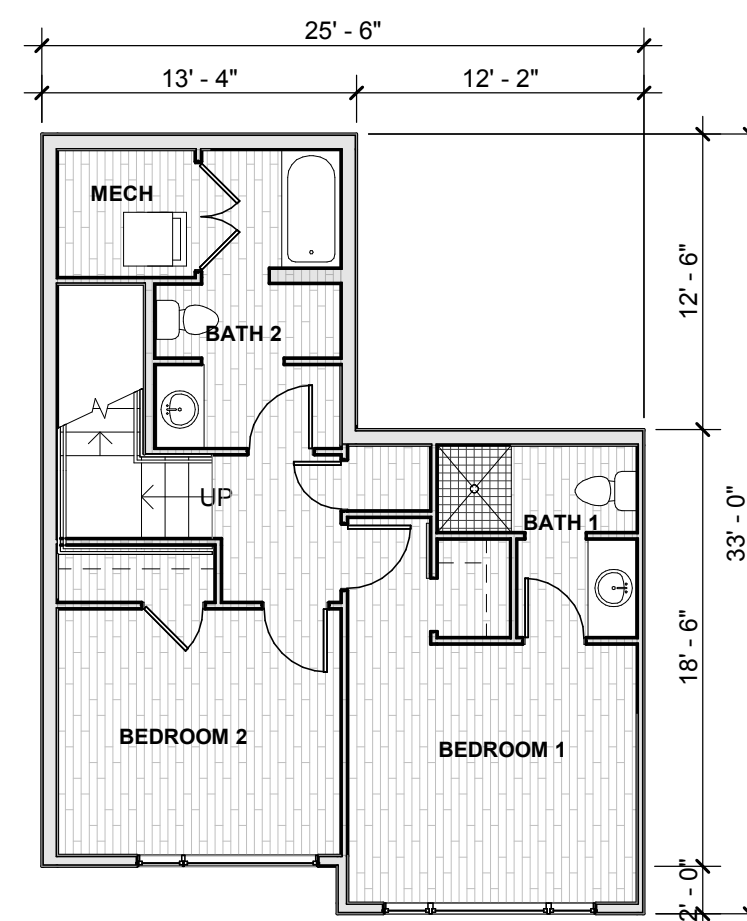
Scale: 1/8" = 1'

DEED RESTRICTED - UPHILL - UNIT B PLANS - 2,000 GSF

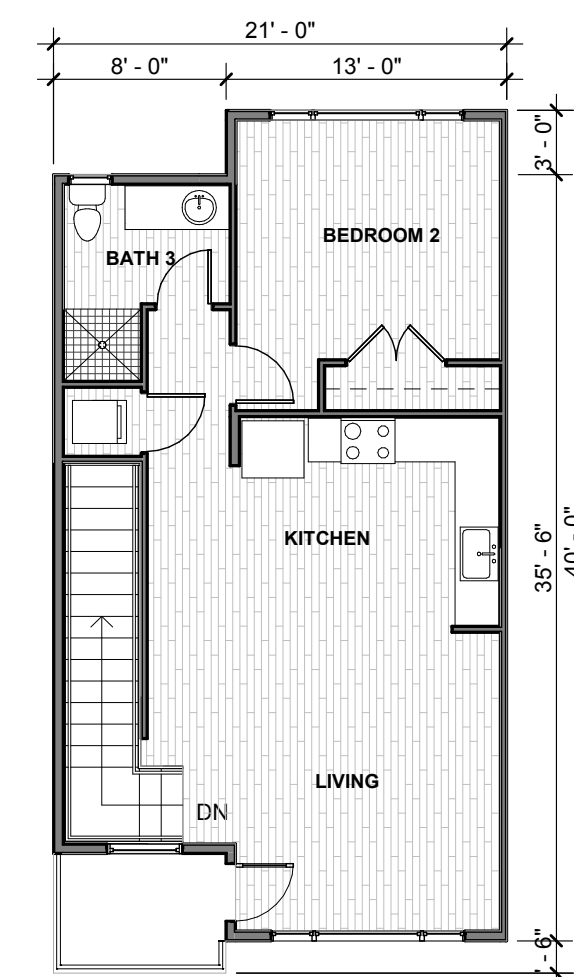
Scale: 1/8" = 1'



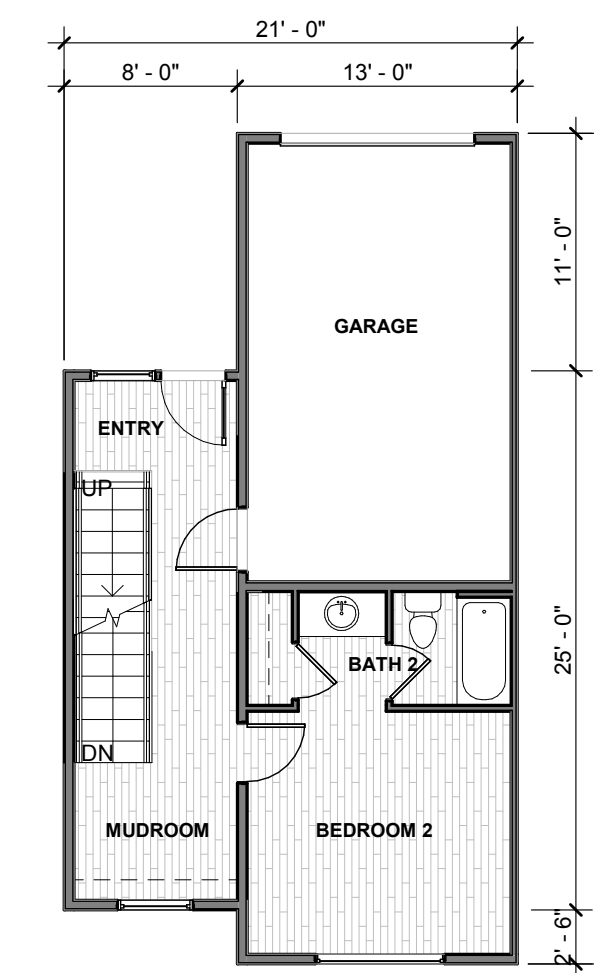
LEVEL 02



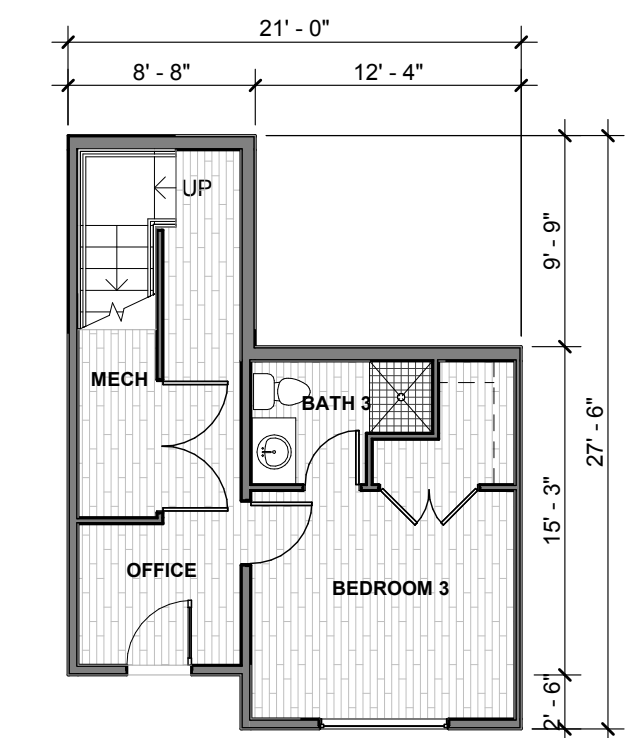
LEVEL 01



LEVEL 03



LEVEL 02



LEVEL 01

DEED RESTRICTED - DOWNHILL - UNIT A PLANS - 1,300 GSF

Scale: 1/8" = 1'

DEED RESTRICTED - DOWNHILL - UNIT B PLANS - 1,600 GSF

Scale: 1/8" = 1'