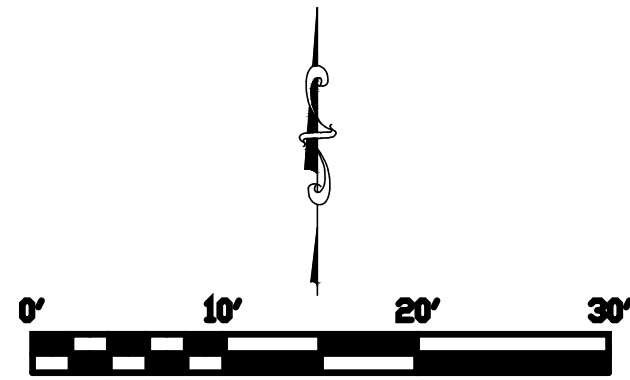


TRACT C
VAIL/ POTATO PATCH



LINE	BEARING	DISTANCE
L1	S 58°25'50" E	36.82'
L2	N 67°38'28" W	25.0'
L3	N 22°21'32" E	32.95'
L4	S 67°38'28" E	3.65'
L5	N 22°21'32" E	6.35'
L6	S 67°38'28" E	21.35'
L7	N 22°21'32" E	19.6'
L8	S 67°38'28" E	6.7'
L9	S 22°21'32" W	6.0'
L10	S 67°38'28" E	6.7'
L12	N 67°38'28" W	3.65'
L13	N 22°21'32" E	6.35'
L14	N 67°38'28" W	21.35'
L15	S 22°21'32" W	19.6'
L16	N 67°38'28" W	6.7'
L17	N 22°21'32" E	6.0'
L18	S 67°38'28" E	6.7'
L19	S 22°21'32" W	1.0'
L20	S 67°38'28" E	25.0'

LEGEND



ELECTRIC TRANSFORMER



ELECTRIC METER



ELECTRIC PED



ELECTRIC VAULT/MANHOLE



LIGHT/LIGHT POLE



GAS METER



SANITARY SEWER MANHOLE



PHONE PED



TV PED

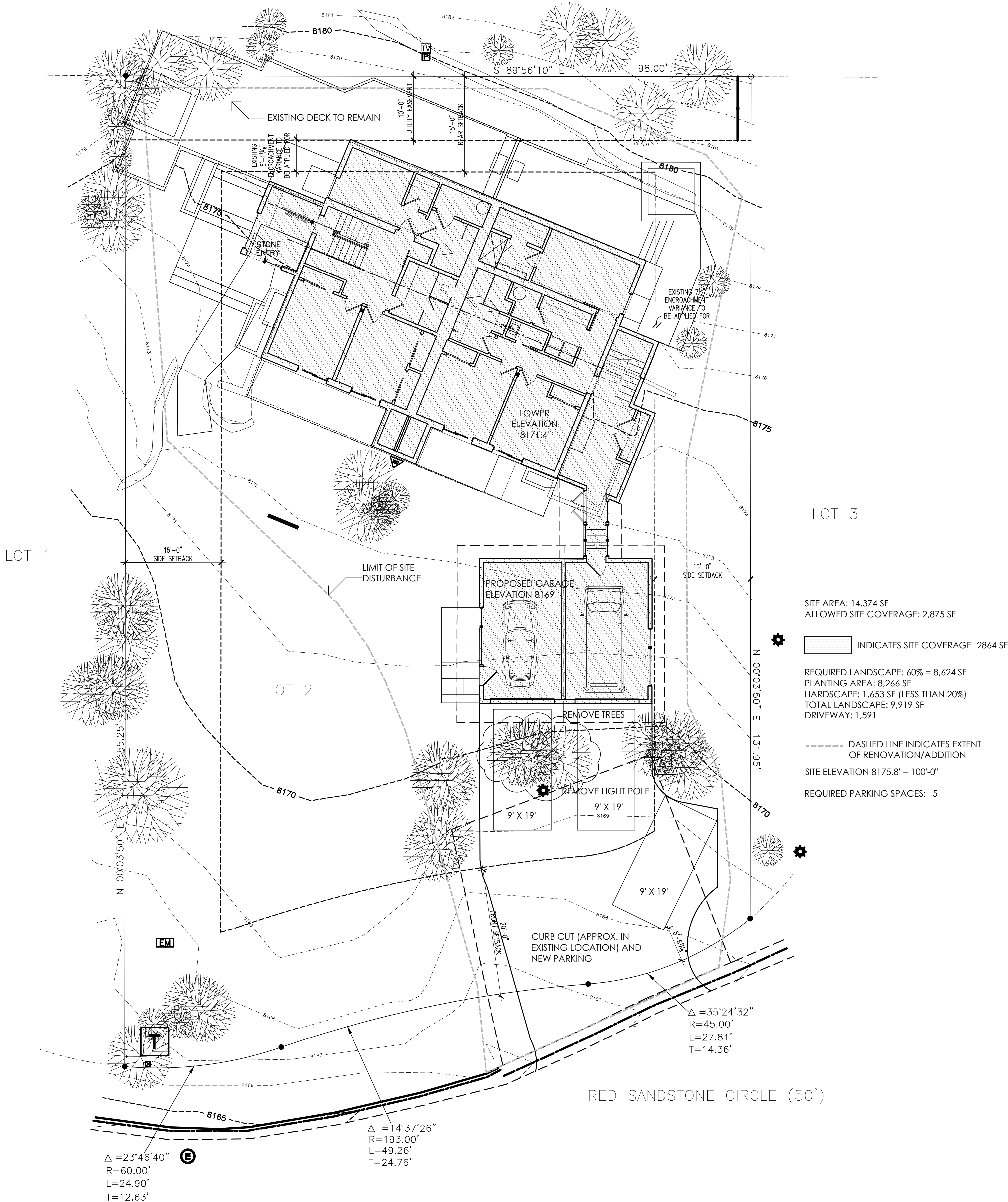
DENOTES DECIDUOUS TREE // APPROX. 0.5' TRUNK DIAMETER

DENOTES CONIFEROUS TREE // APPROX. 0.5' TRUNK DIAMETER

DENOTES DECIDUOUS TREE // APPROX. 1.0' TRUNK DIAMETER

DENOTES CONIFEROUS TREE // APPROX. 1.0' TRUNK DIAMETER

DENOTES CONIFEROUS TREE // APPROX. 1.5' TRUNK DIAMETER



LOT 3

SITE AREA: 14,374 SF
ALLOWED SITE COVERAGE: 2,875 SF

INDICATES SITE COVERAGE: 2864 SF

REQUIRED LANDSCAPE: 60% = 8,624 SF
PLANTING AREA: 8,264 SF
HARDSCAPE: 1,653 SF (LESS THAN 20%)
TOTAL LANDSCAPE: 9,919 SF
DRIVEWAY: 1,591

DASHED LINE INDICATES EXTENT
OF RENOVATION/ADDITION

SITE ELEVATION 8175.8' = 100'-0"

REQUIRED PARKING SPACES: 5

NOTES

- 1) DATE OF SURVEY: 11/6/2018
- 2) REFER TO LAND TITLE GUARANTEE COMPANY ORDER NO. V50026621 DATED 8/19/09 FOR ALL TITLE INFORMATION.
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) POSTED ADDRESS: 895 RED SANDSTONE CIRCLE
- 5) BASIS OF PROPERTY LINE LOCATION: MONUMENTS AS SHOWN HEREON
- 6) BEARINGS AND DISTANCES ALONG PROPERTY LINES SHOWN HEREON ARE AS SHOWN ON THE SUBDIVISION PLAT ONLY. A BOUNDARY SURVEY WOULD BE NECESSARY TO DETERMINE THE TRUE DIMENSIONS OF THE LOT AND SETBACKS, WHICH MAY VARY FROM THE PLATTED DIMENSIONS.
- 7) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
- 8) BASIS OF ELEVATION: SEWER MH 1640 INV EL=8154.0' (SEE DRAWING).
- 9) BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, TOWN OF VAIL SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
- 10) BUILDING SHOWN WAS LOCATED AND MEASURED TO TRIM AND VARIOUS EXTERIOR MATERIALS, STRUCTURE AND DIMENSIONS SHOWN SHOULD NOT BE RELIED UPON FOR ADDITION DESIGN.
- 11) 0.5' OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
- 12) 1' CONTOUR INTERVAL.

LEGAL DESCRIPTION (EAST PARCEL ONLY)

A PART OF LOT 2, VAIL VILLAGE, NINTH FILING, ACCORDING TO THE PLAT RECORDED NOVEMBER 10, 1970 IN BOOK 219 AT PAGE 92, COUNTY OF EAGLE, STATE OF COLORADO, SAID PART OF LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHEN THE NORTHWEST CORNER OF SAID LOT 2 BEARS N62°09'24"W A DISTANCE OF 61.62 FEET; THENCE S22°21'32"W A DISTANCE OF 32.95 FEET; THENCE S67°38'28"W A DISTANCE OF 3.65 FEET; THENCE N22°21'32"E A DISTANCE OF 6.35 FEET; THENCE S67°38'28"E A DISTANCE OF 21.35 FEET; THENCE N22°21'32"E A DISTANCE OF 19.6 FEET; THENCE S67°38'28"E A DISTANCE OF 6.7 FEET; THENCE N22°21'32"E A DISTANCE OF 6.0 FEET; THENCE N67°38'28"W A DISTANCE OF 6.7 FEET; THENCE N22°21'32"E A DISTANCE OF 1.0 FEET; THENCE N67°38'28"W A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF LOT 2 VAIL VILLAGE, NINTH FILING, ACCORDING TO THE PLAT RECORDED NOVEMBER 10, 1970 IN BOOK 219 AT PAGE 92, WITH THE EXCEPTION OF THE PARCEL DESCRIBED ABOVE AND THE PARCEL DESCRIBED BELOW.

A PART OF LOT 2, VAIL VILLAGE, NINTH FILING, ACCORDING TO THE PLAT RECORDED NOVEMBER 10, 1970 IN BOOK 219 AT PAGE 92, COUNTY OF EAGLE, STATE OF COLORADO, SAID PART OF LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHEN THE NORTHWEST CORNER OF SAID LOT 2 BEARS N 58°25'50" W A DISTANCE OF 36.82 FEET; THENCE S 67°38'28"E A DISTANCE OF 25.0 FEET; THENCE S22°21'32"W A DISTANCE OF 32.95 FEET; THENCE N67°38'28"W A DISTANCE OF 3.65 FEET; THENCE N 22°21'32"E A DISTANCE OF 6.35 FEET; THENCE N67°38'28" W A DISTANCE OF 21.35 FEET; THENCE N22°21'32"E A DISTANCE OF 19.6 FEET; THENCE N67°38'28"W A DISTANCE OF 6.7 FEET; THENCE N22°21'32"E A DISTANCE OF 6.0 FEET; THENCE S67°38'28"E A DISTANCE OF 6.7 FEET; THENCE N22°21'32"E A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE
I, Mason L. Torry, a Professional Land Surveyor registered under the laws of the State of Colorado, do hereby certify that this topographic survey was made by me and under my supervision, and that the survey is accurate and correct to the best of my knowledge.

Mason L. Torry
Colorado P.L.S. 38233

Date: _____

KRUEGER ARCHITECTURE

PO Box 8332
Avon CO 81620
970.390.0968
pavan@kruegerarchitecture.com

& DESIGN

SMITH RENOVATION
895 RED SANDSTONE CIRCLE
VAIL VILLAGE FILING 9, LOT 2, PARCEL B

ISSUED FOR: DATE:
DRB SUBMITTAL 6-18-19
PEC SUBMITTAL 7-15-19

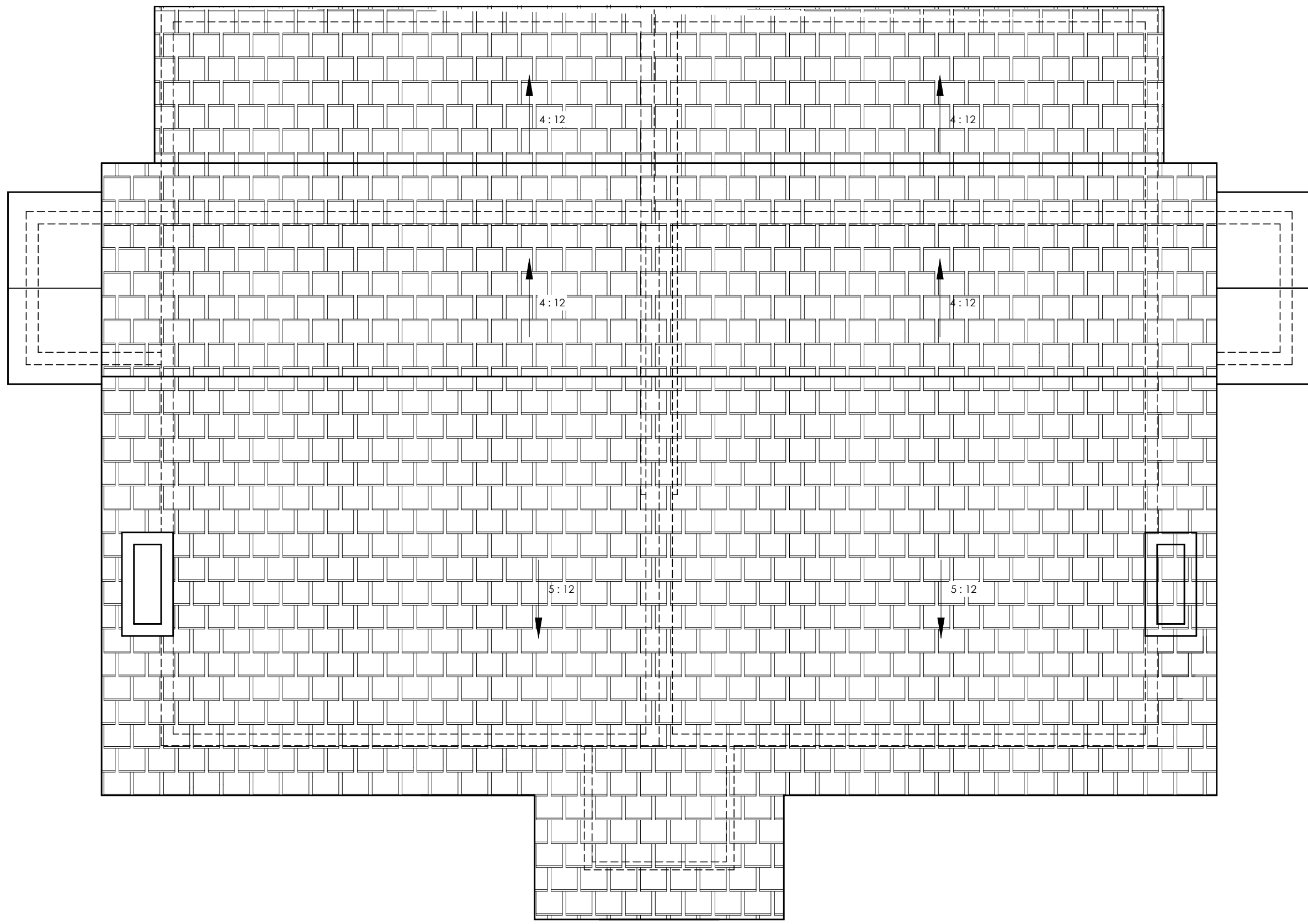
SHEET SCALE:
DRAWN BY: PK
PROJECT: SMITH

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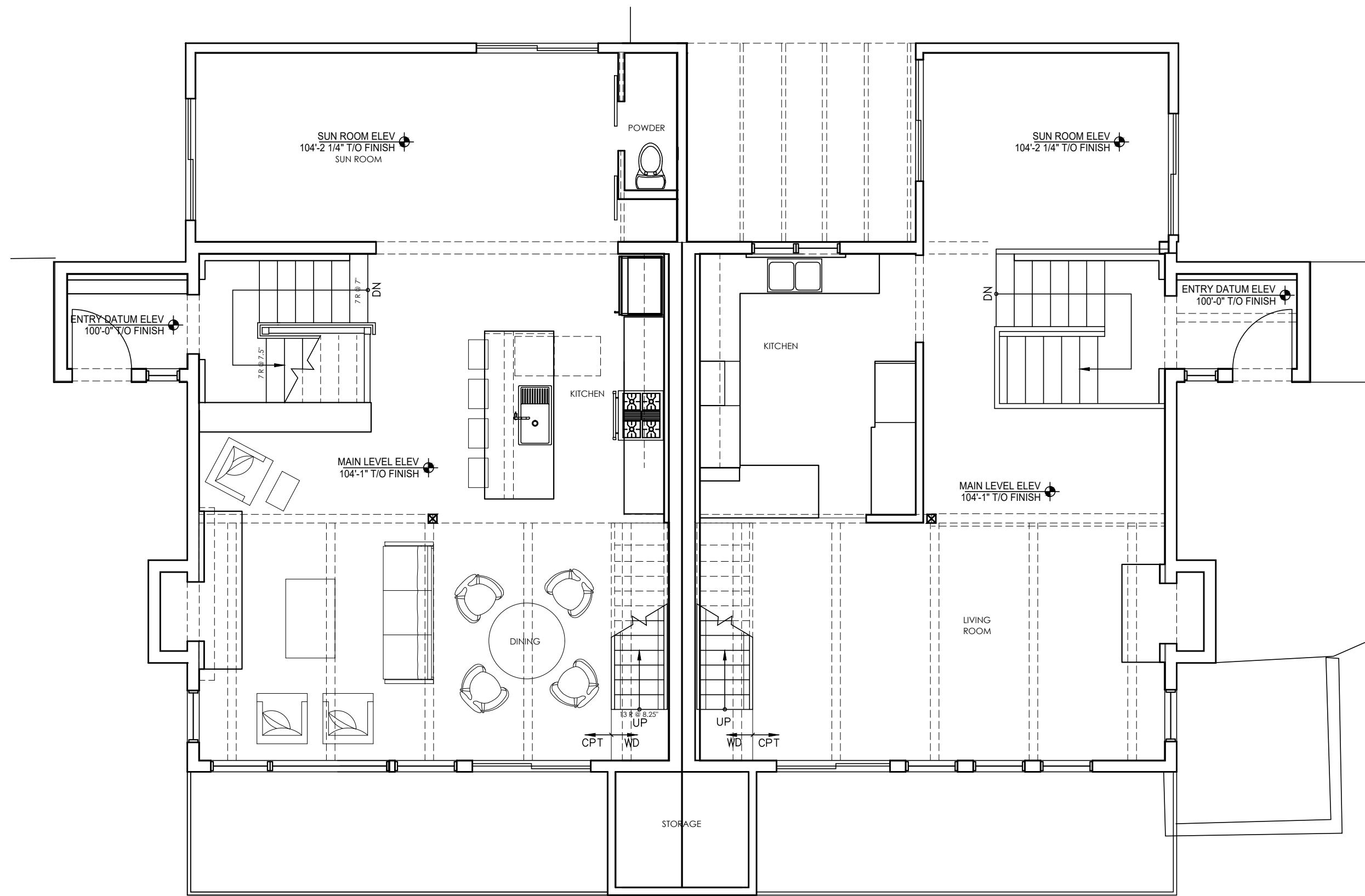
SITE PLAN

A1

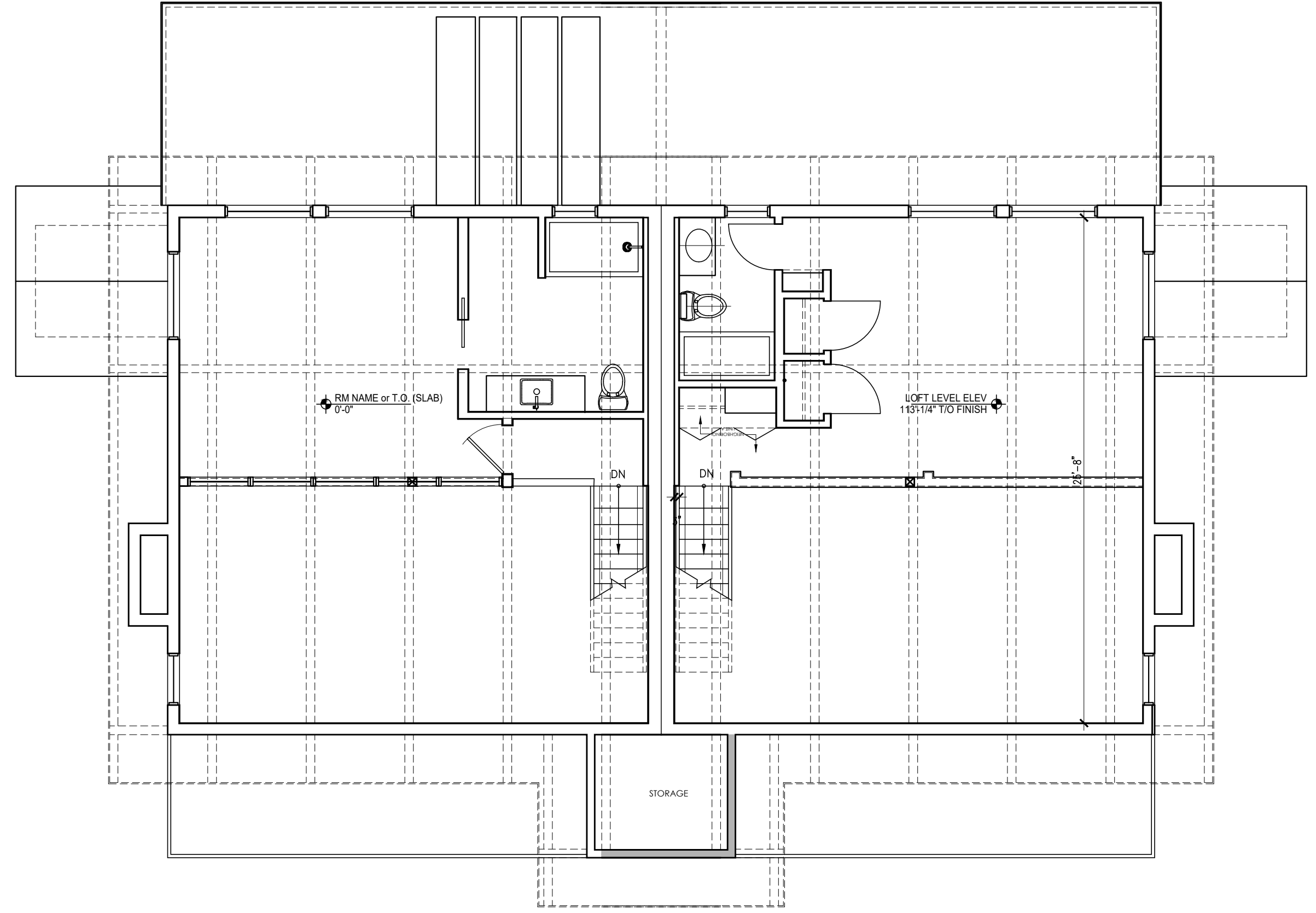
1 SITE PLAN- OPTION 2
A1.1 SCALE: 1" = 10'-0"



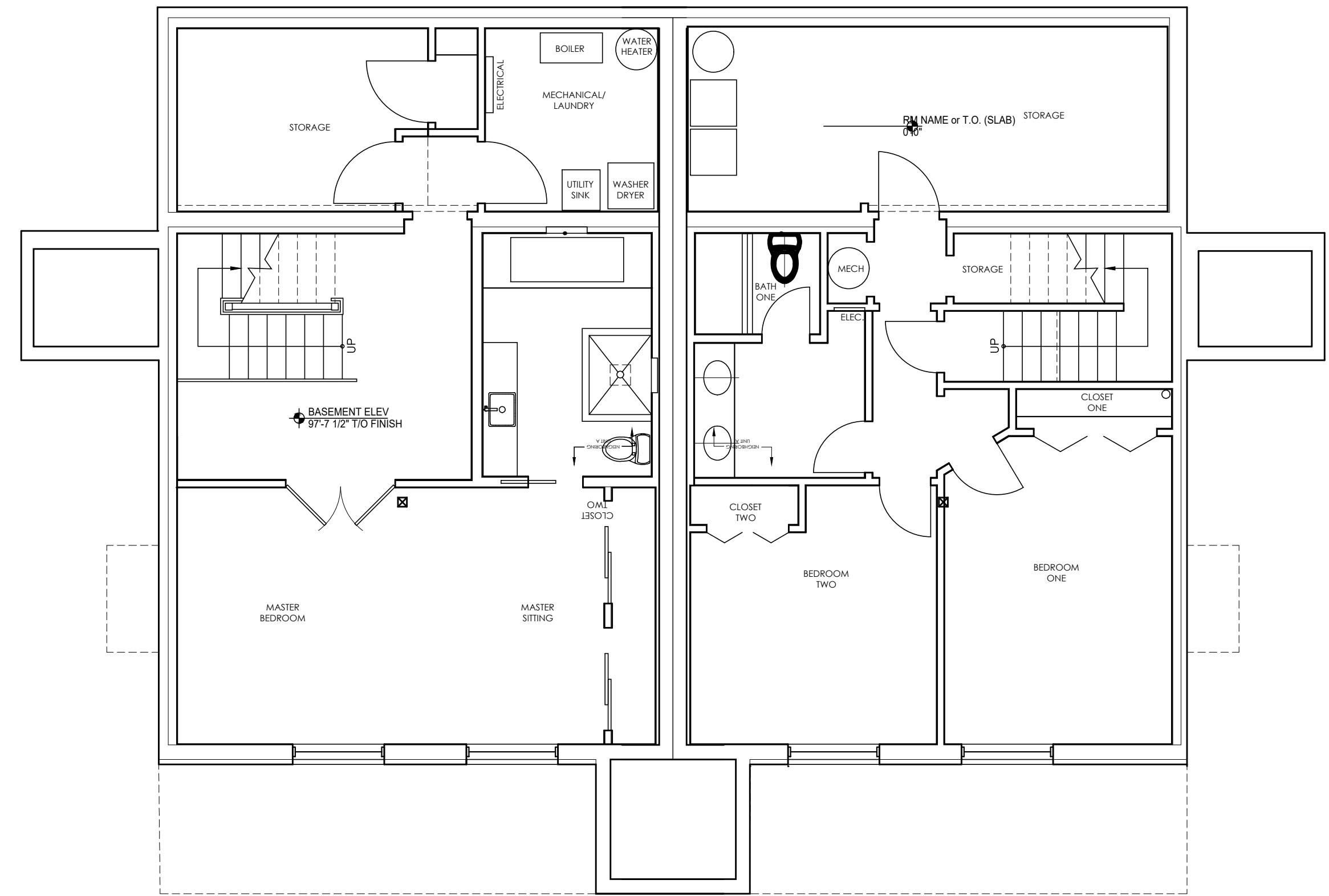
4 EXISTING ROOF PLAN
A2.1 SCALE: 3/16" = 1'-0"



2 EXISTING MAIN LEVEL PLAN
A2.1 SCALE: 3/16" = 1'-0"



3 EXISTING LOFT LEVEL PLAN
A2.1 SCALE: 3/16" = 1'-0"



1 EXISTING BASEMENT PLAN
A2.1 SCALE: 3/16" = 1'-0"

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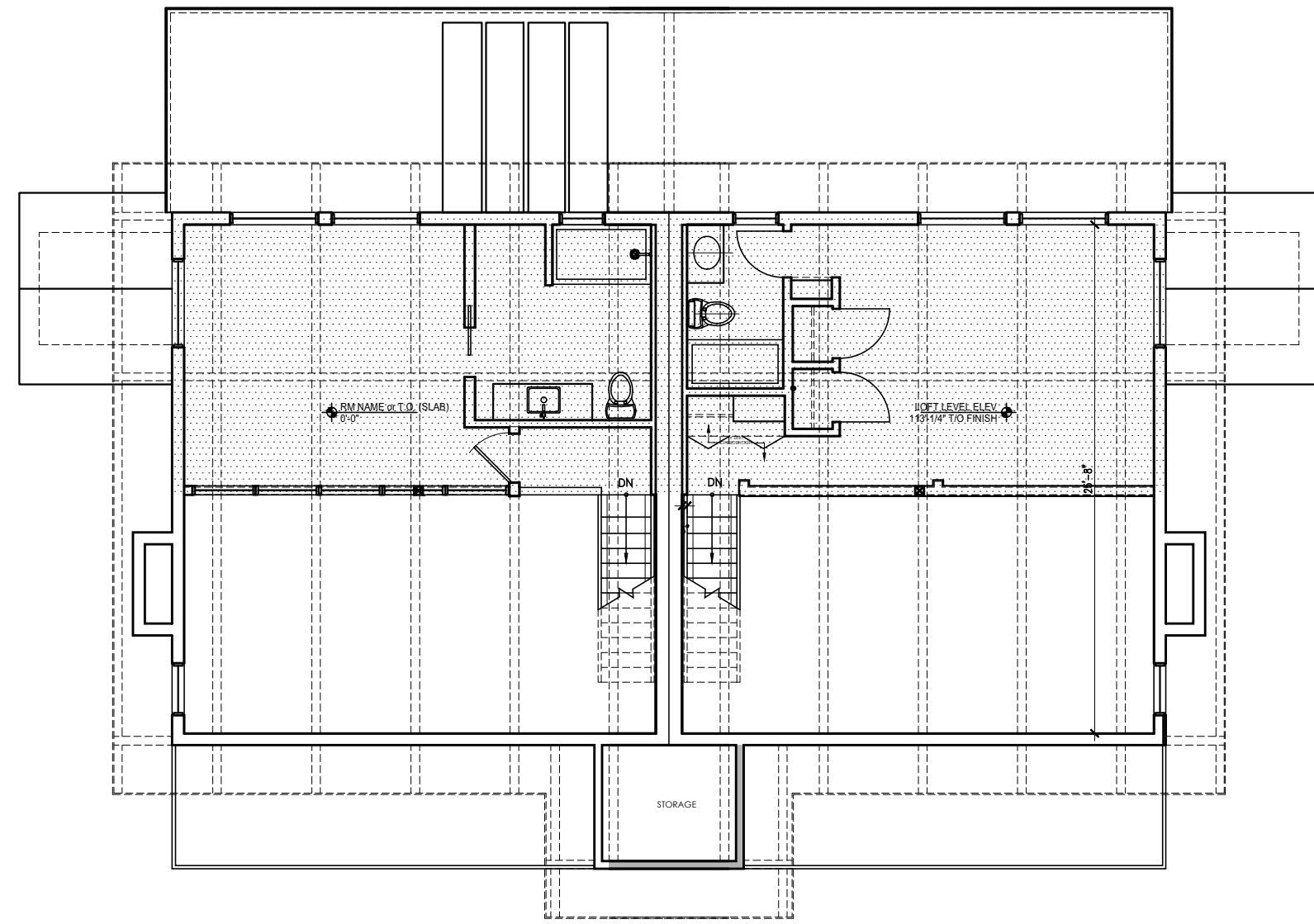
SMITH RENOVATION
895 RED SANDSTONE CIRCLE
VAIL VILLAGE FILING 9, LOT 2, PARCEL B

ISSUED FOR: DRB SUBMITTAL
DATE: 6-18-19

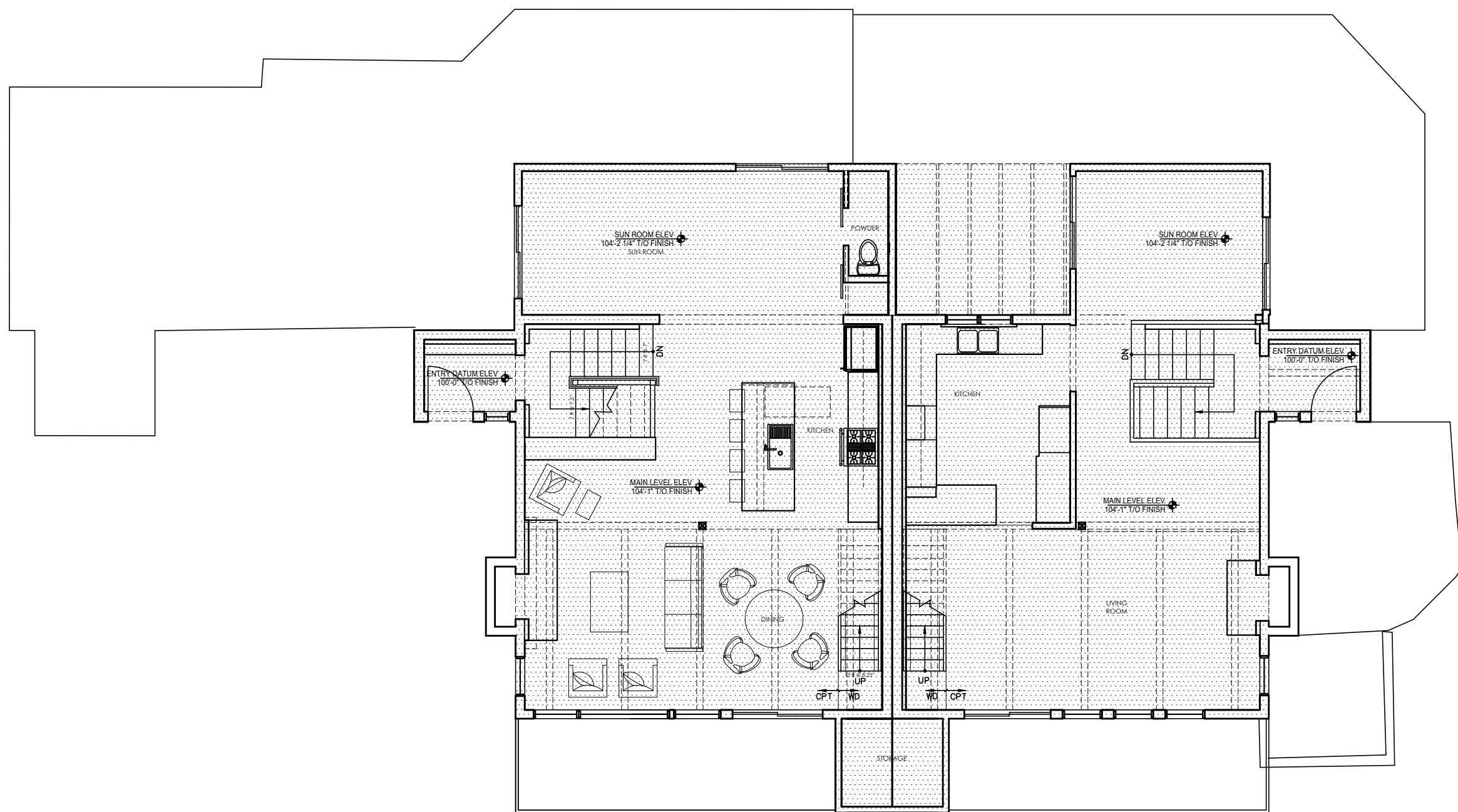
SHEET SCALE:
DRAWN BY: PK
PROJECT: SMITH
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EXISTING
PLANS

A2.1



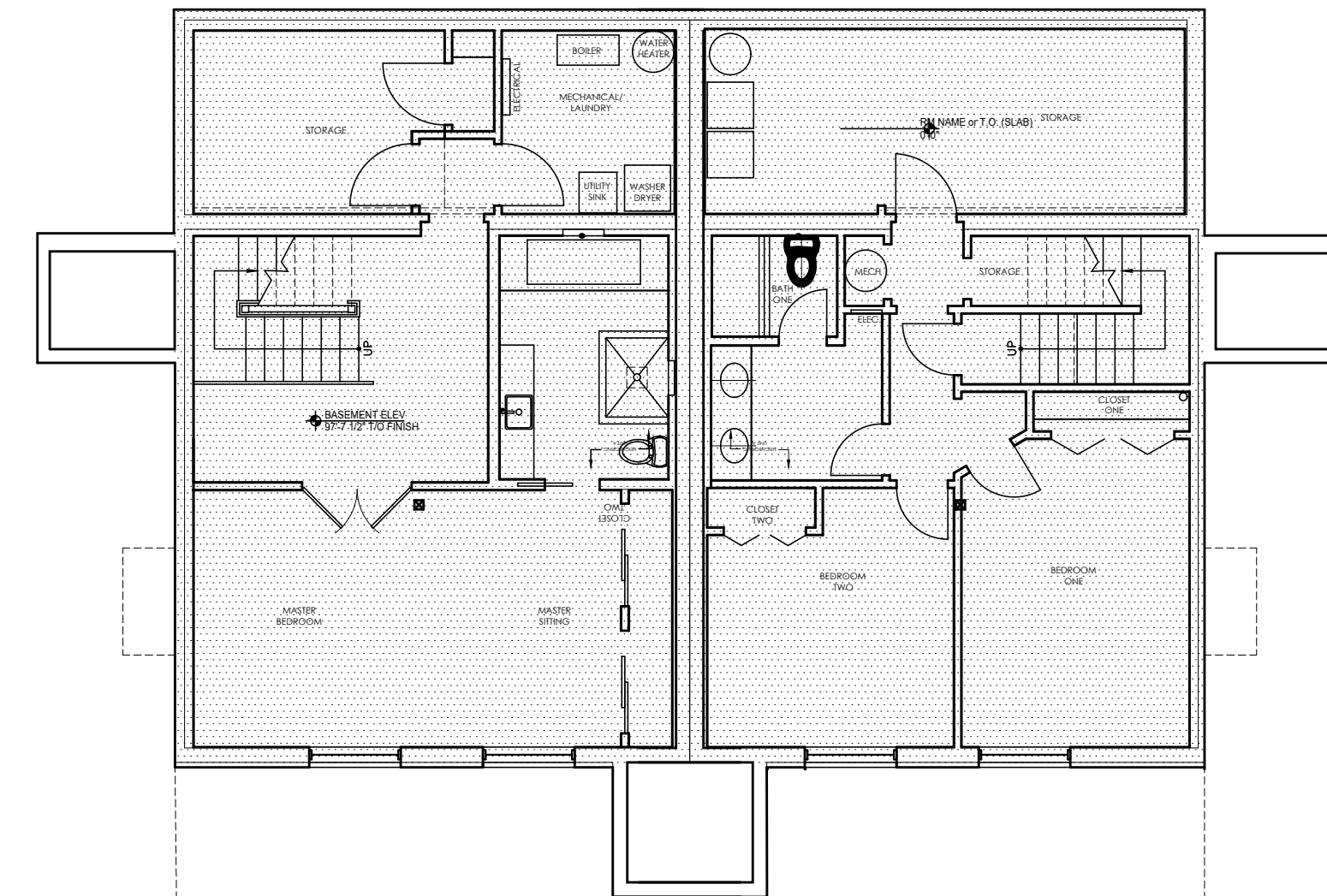
3 EXISTING LOFT LEVEL PLAN
SCALE: 3/16" = 1'-0"



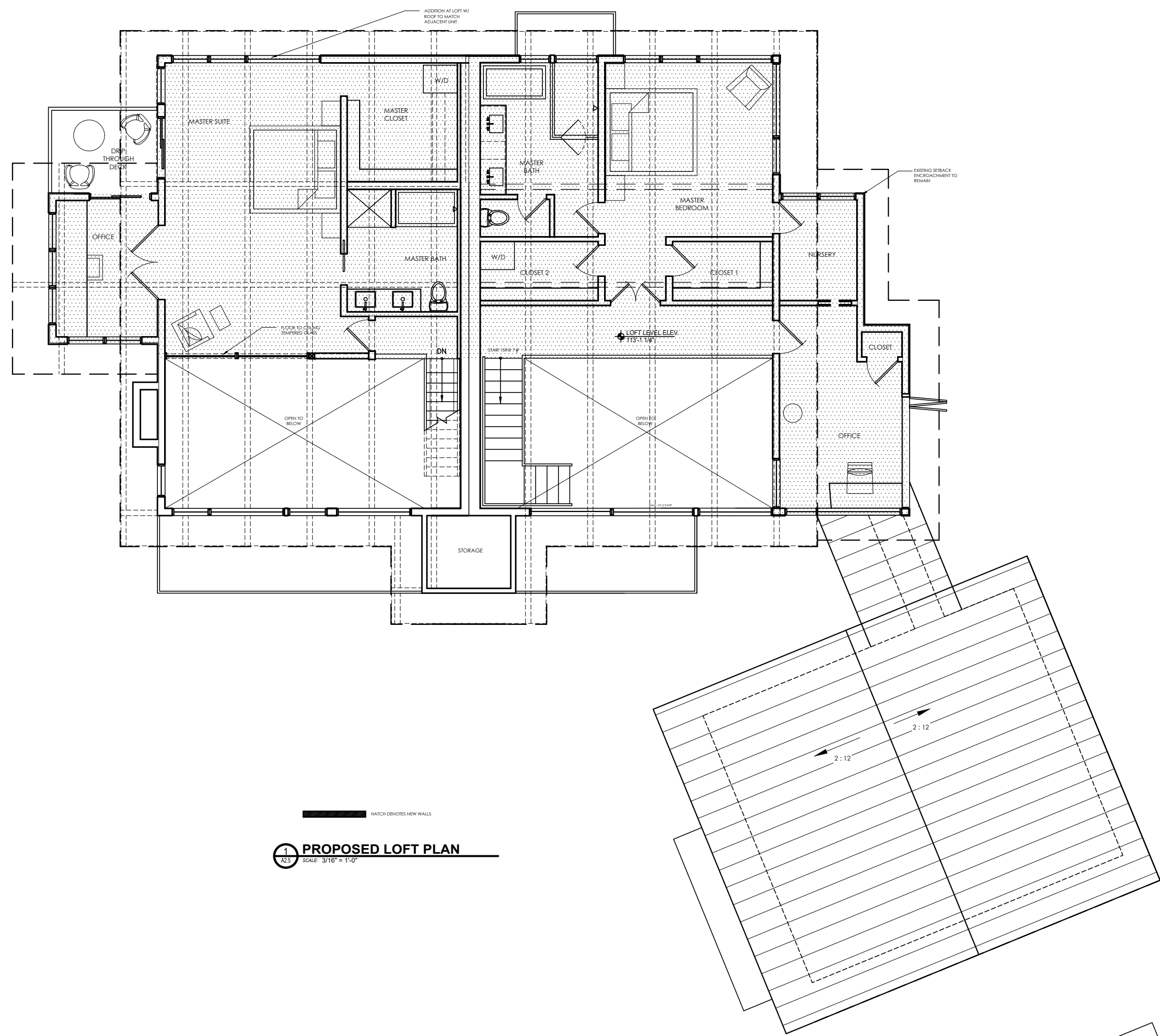
2 EXISTING MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"

Existing GRFA:
West:
Lower: 1,850
Main: 1,982
Upper: 712
Total: 4,544

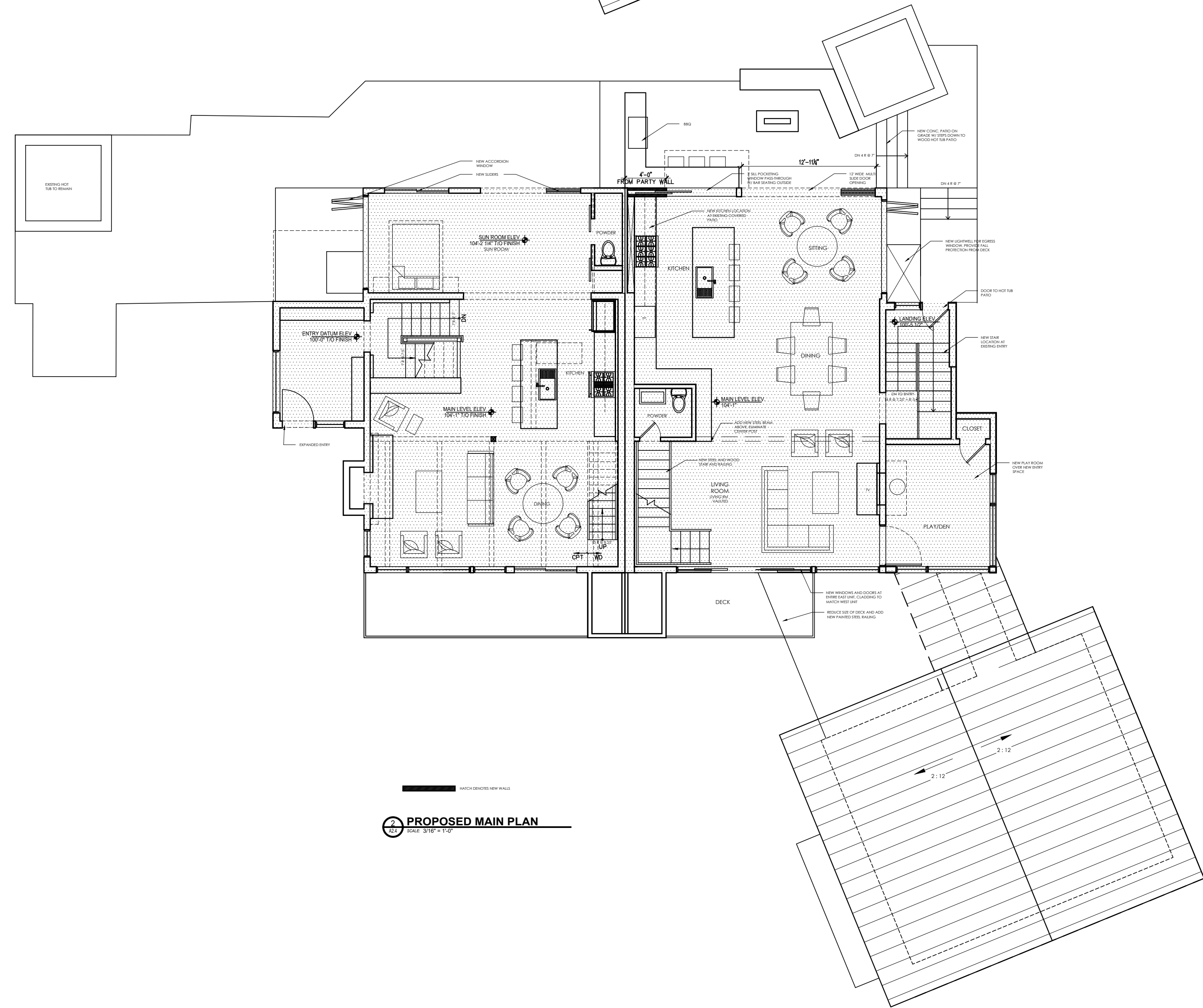
Total GRFA 4,544
Deducts: 57% of lower = 1,054
Total adjusted GRFA 3,490



1 EXISTING BASEMENT PLAN
SCALE: 3/16" = 1'-0"



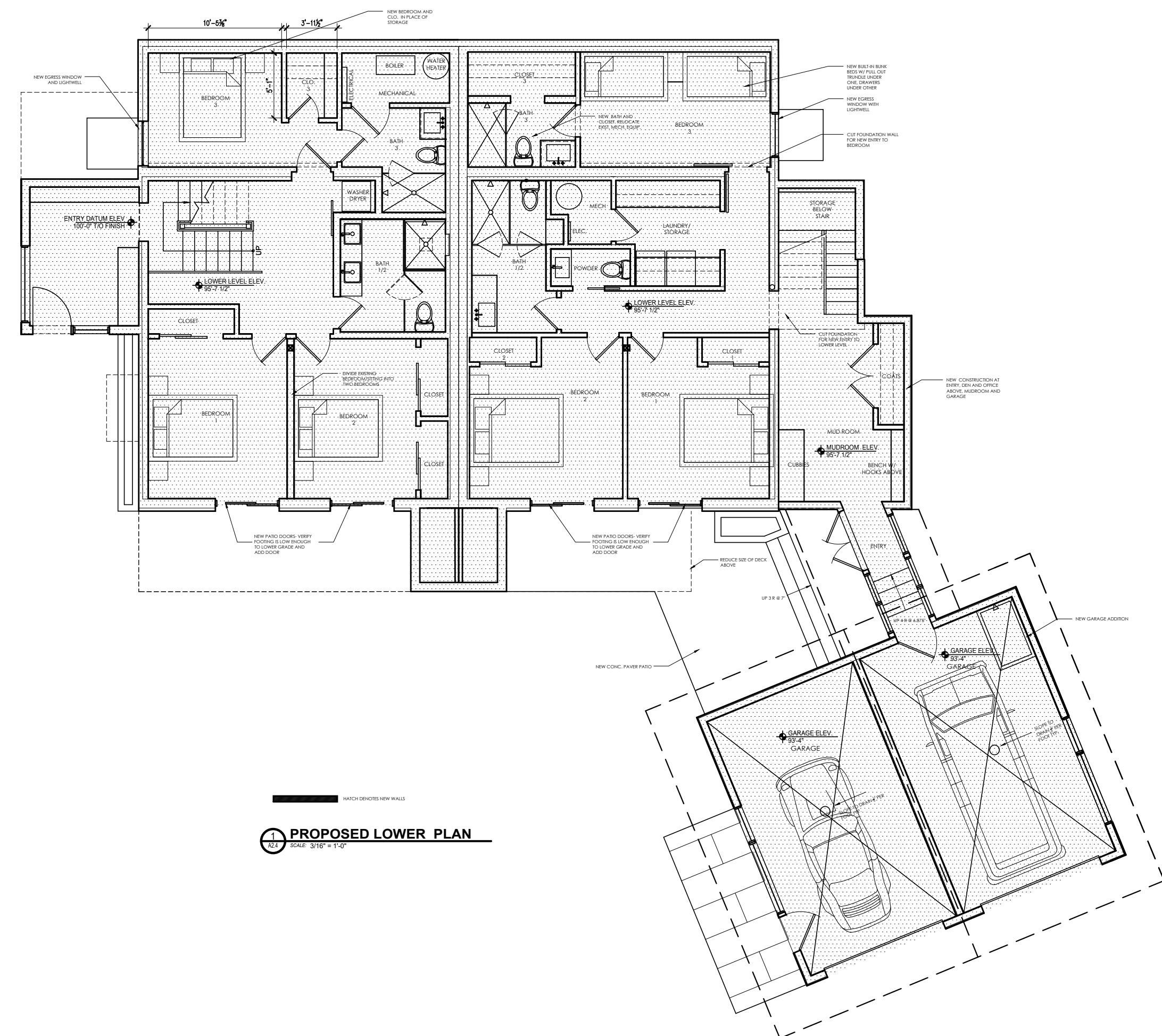
PROPOSED LOFT PLAN



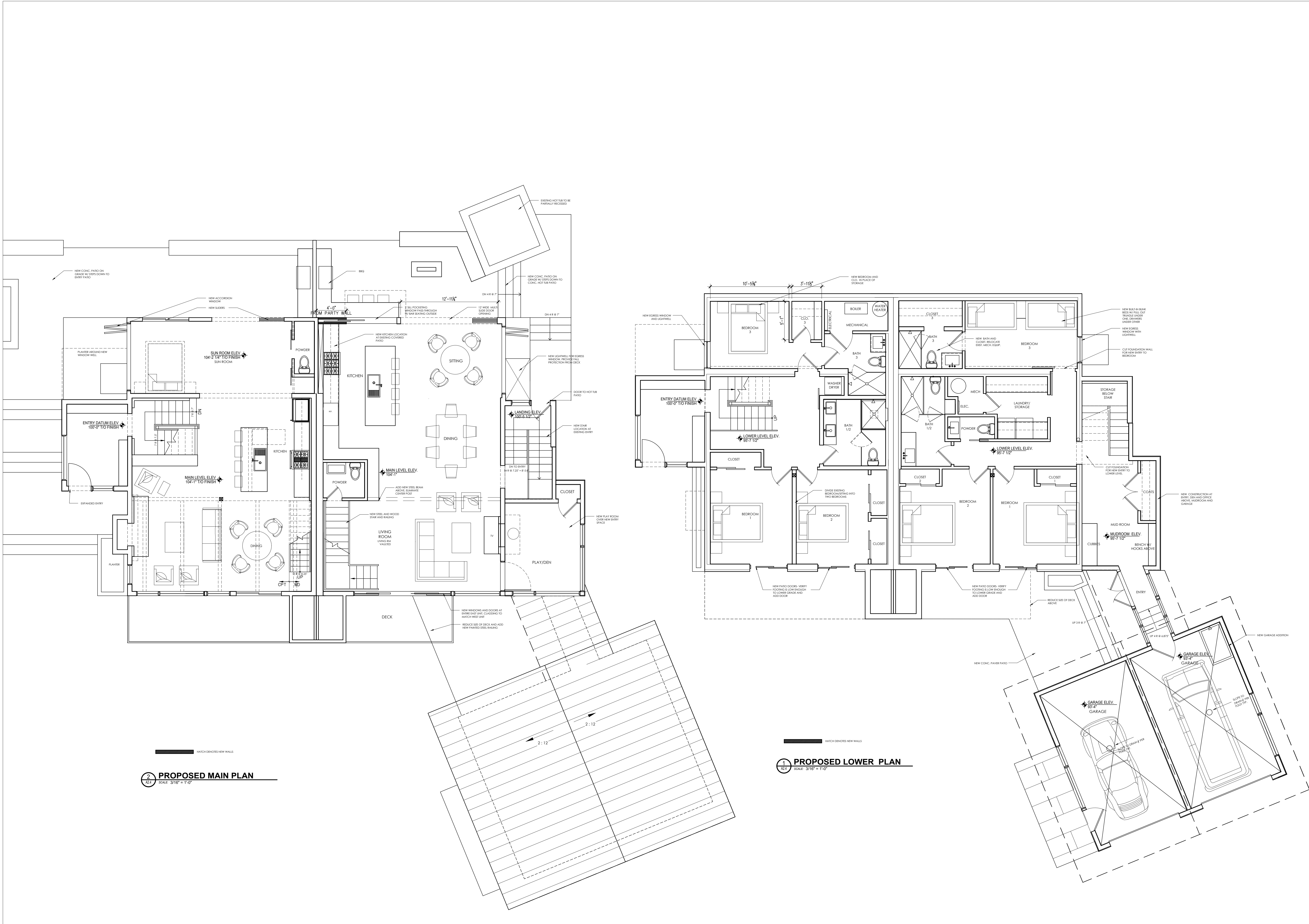
PROPOSED MAIN PLAN

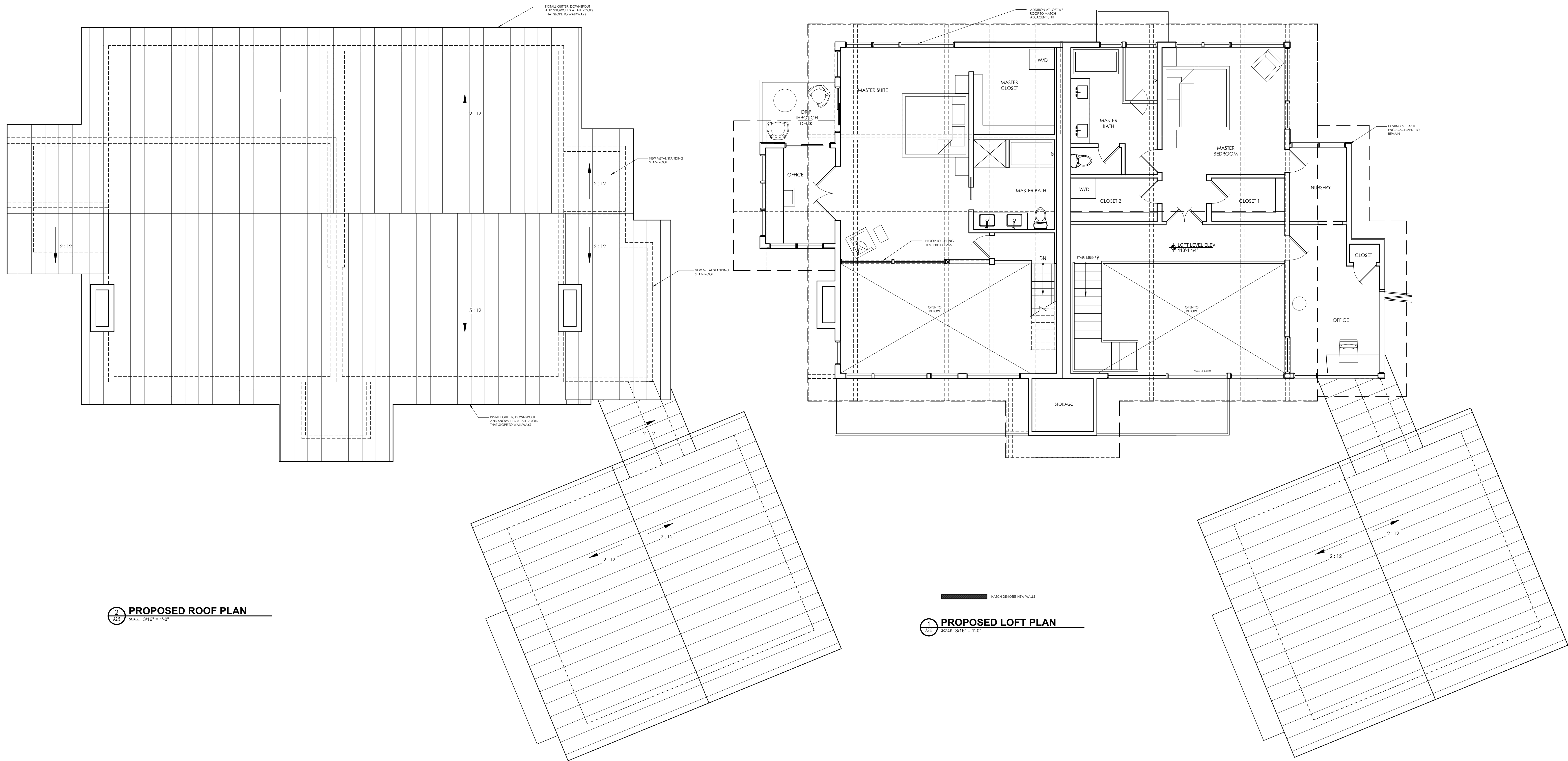
Proposed GRFA	
Lower:	2864
Main:	2189
Upper:	1552
Total	
6605	

Deducts	
Garage:	613
Lower	47% of 2864 = 1346
Total adj. GRFA:	
4646	
Allowed:	6262
Remaining:	1616



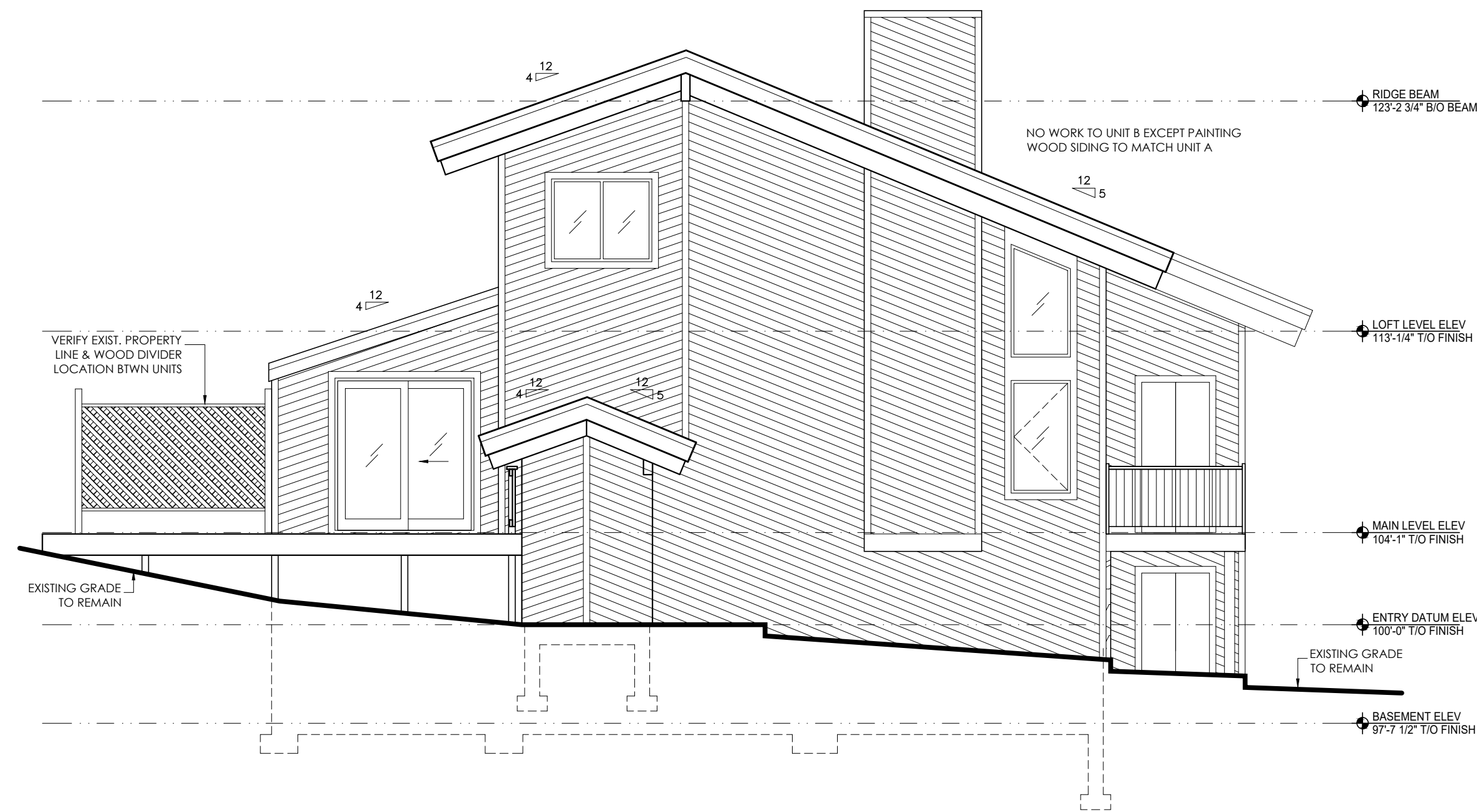
PROPOSED LOWER PLAN



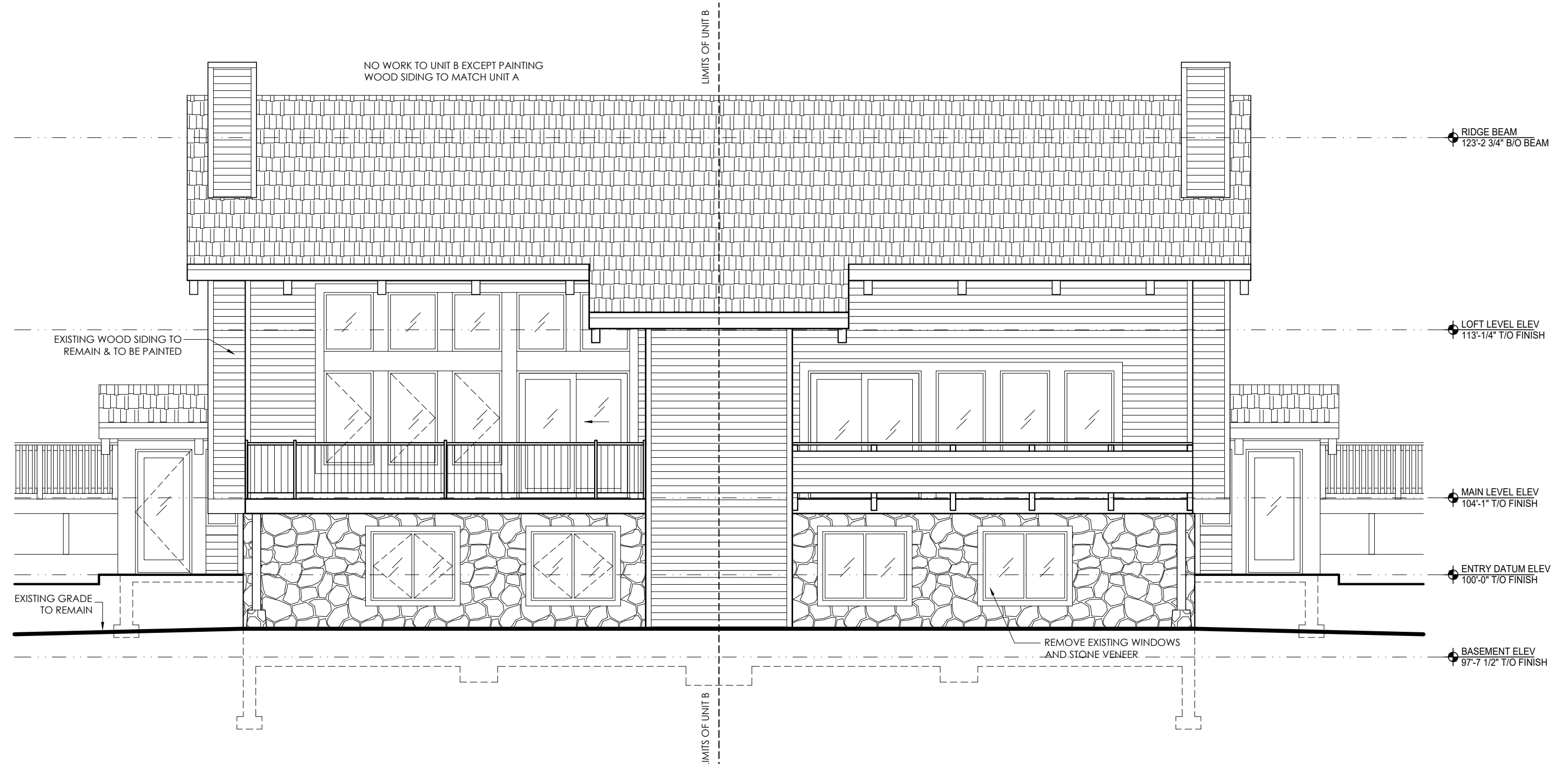


2 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

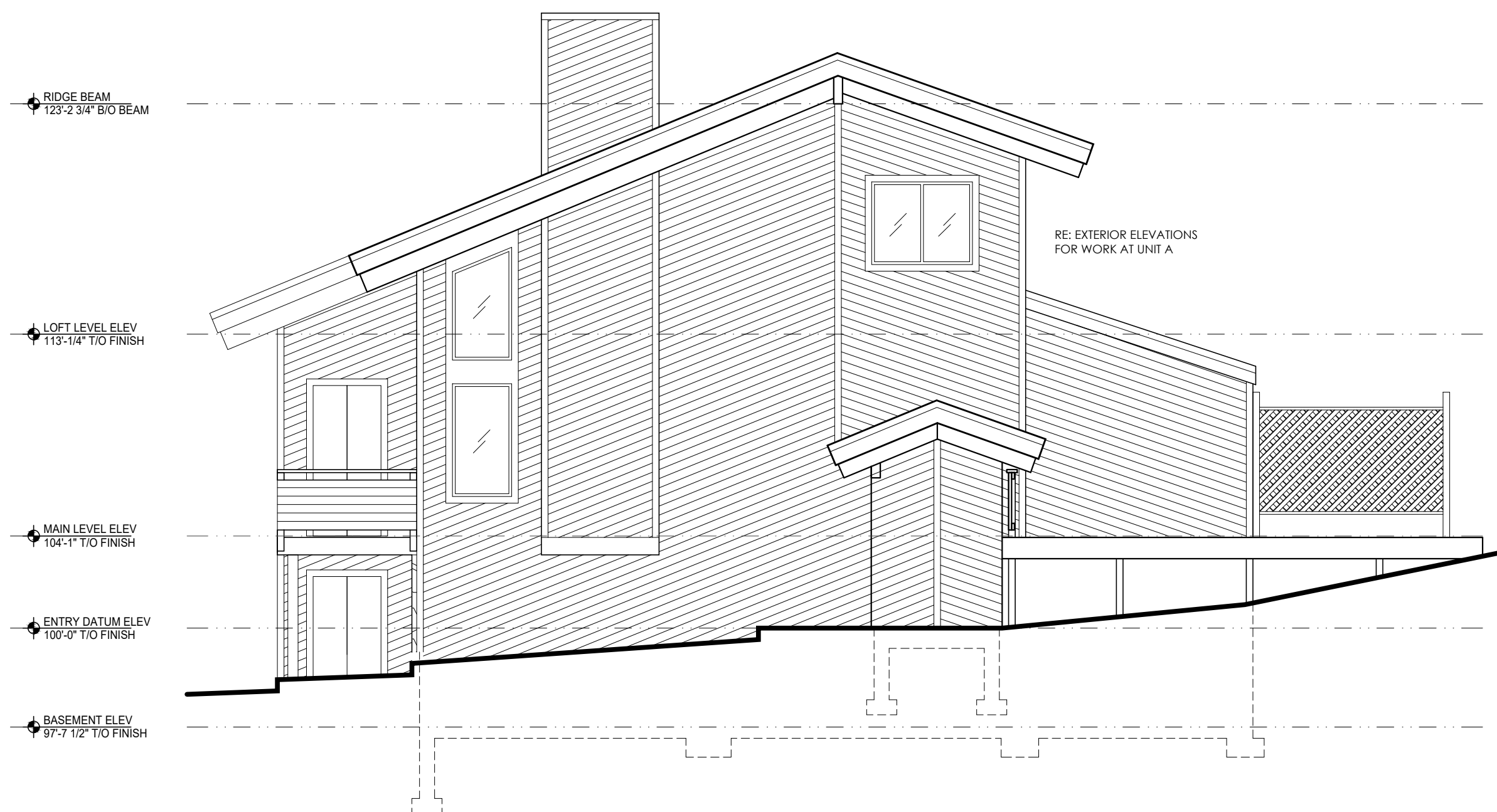
1 PROPOSED LOFT PLAN
SCALE: 3/16" = 1'-0"



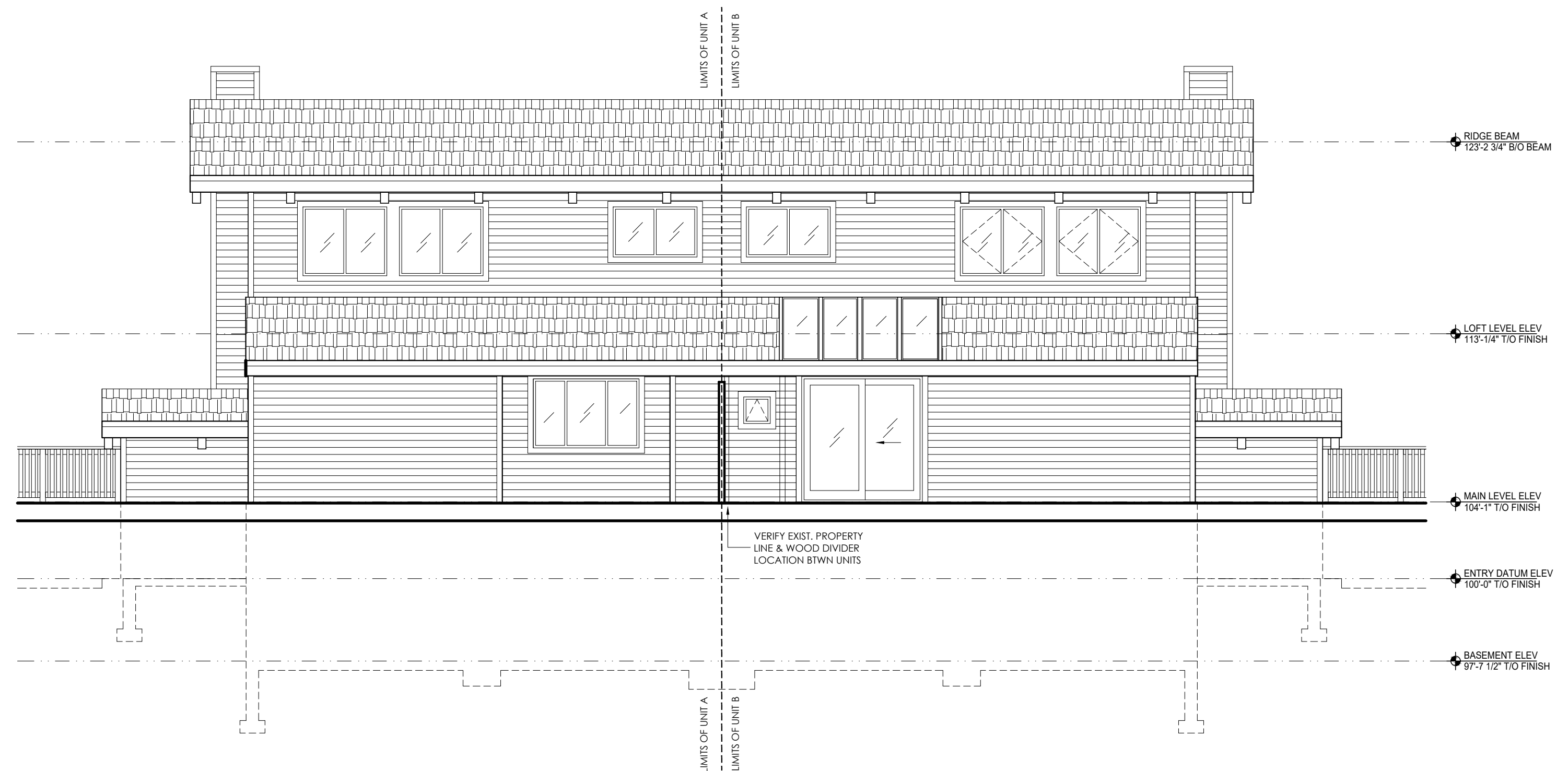
4 ELEVATION WEST
SCALE: 3/16" = 1'-0"



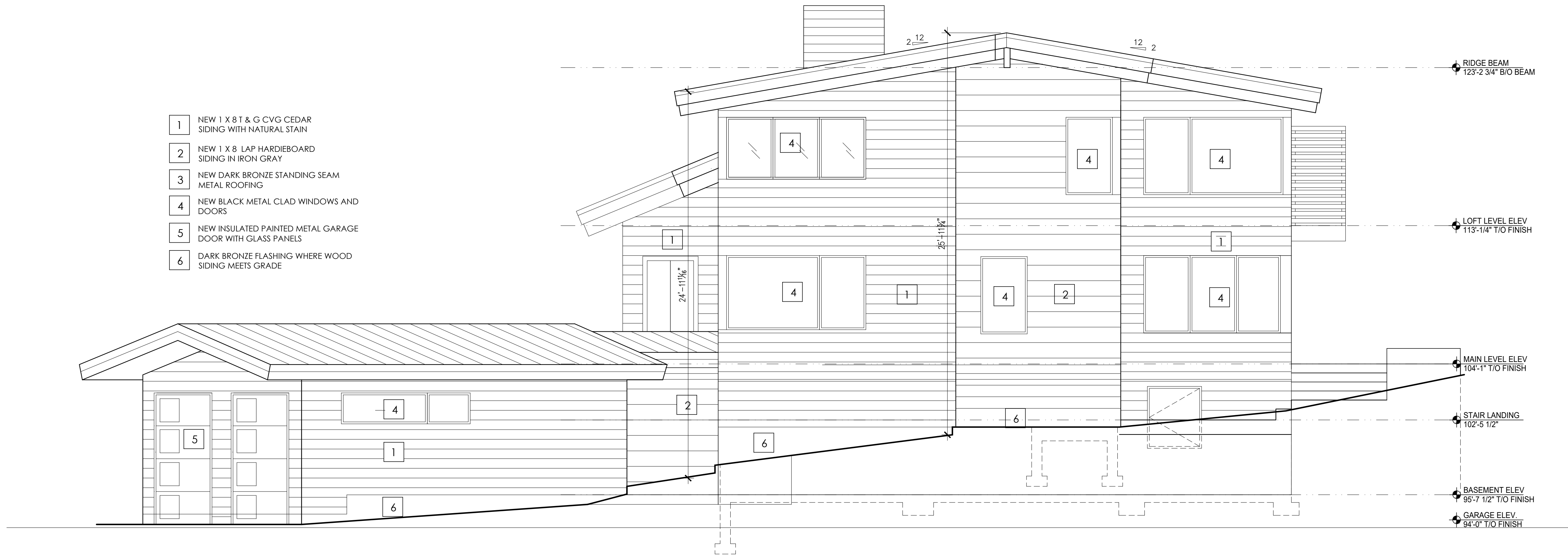
3 ELEVATION SOUTH
SCALE: 3/16" = 1'-0"



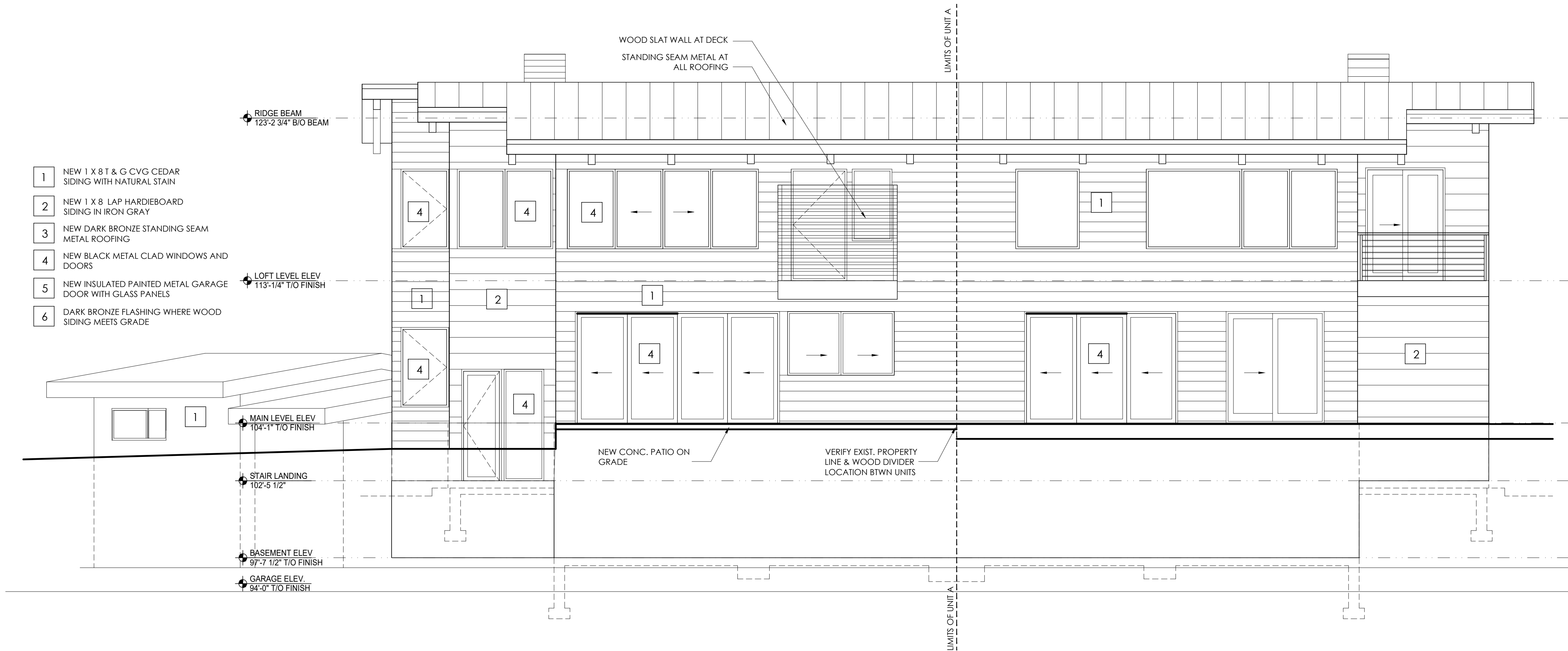
2 ELEVATION EAST
SCALE: 3/16" = 1'-0"



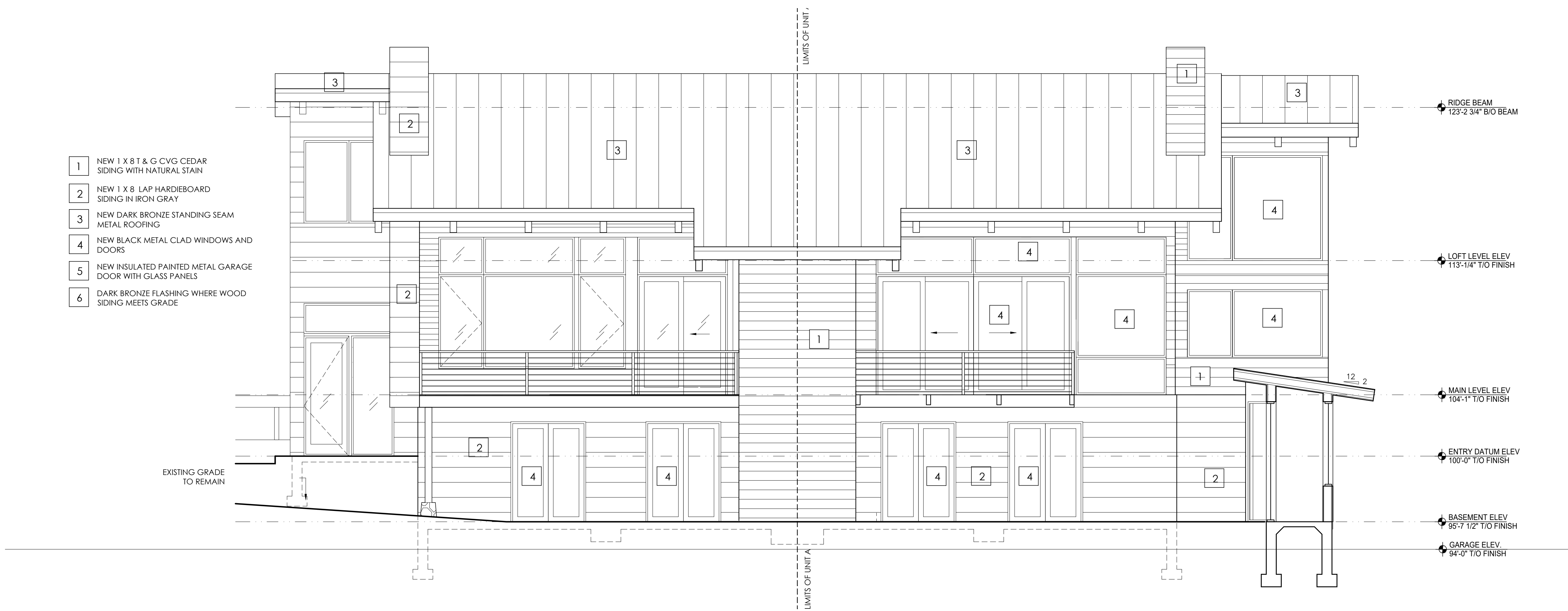
1 ELEVATION NORTH
SCALE: 3/16" = 1'-0"



2 ELEVATION EAST
SCALE: 1/4" = 1'-0"



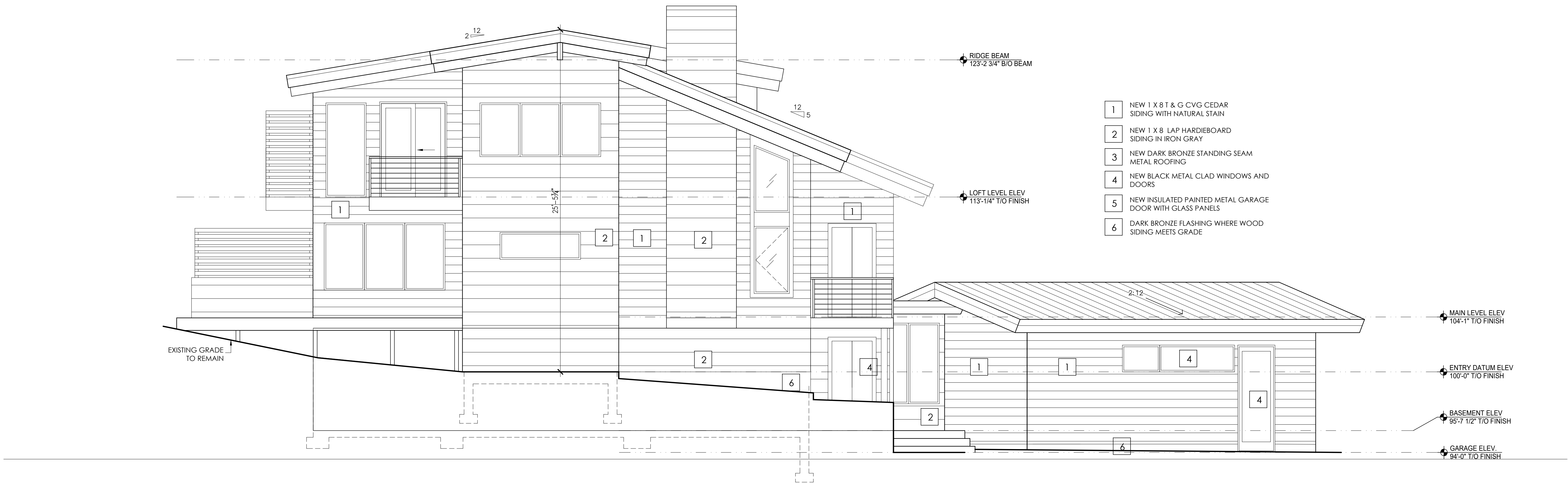
1 ELEVATION NORTH
SCALE: 1/4" = 1'-0"



2 ELEVATION SOUTH (SECTION AT ENTRY)
A3.3 SCALE: 1/4" = 1'-0"



1 ELEVATION SOUTH
A3.3 SCALE: 1/4" = 1'-0"



1
A3.4
ELEVATION WEST
SCALE: 1/4" = 1'-0"

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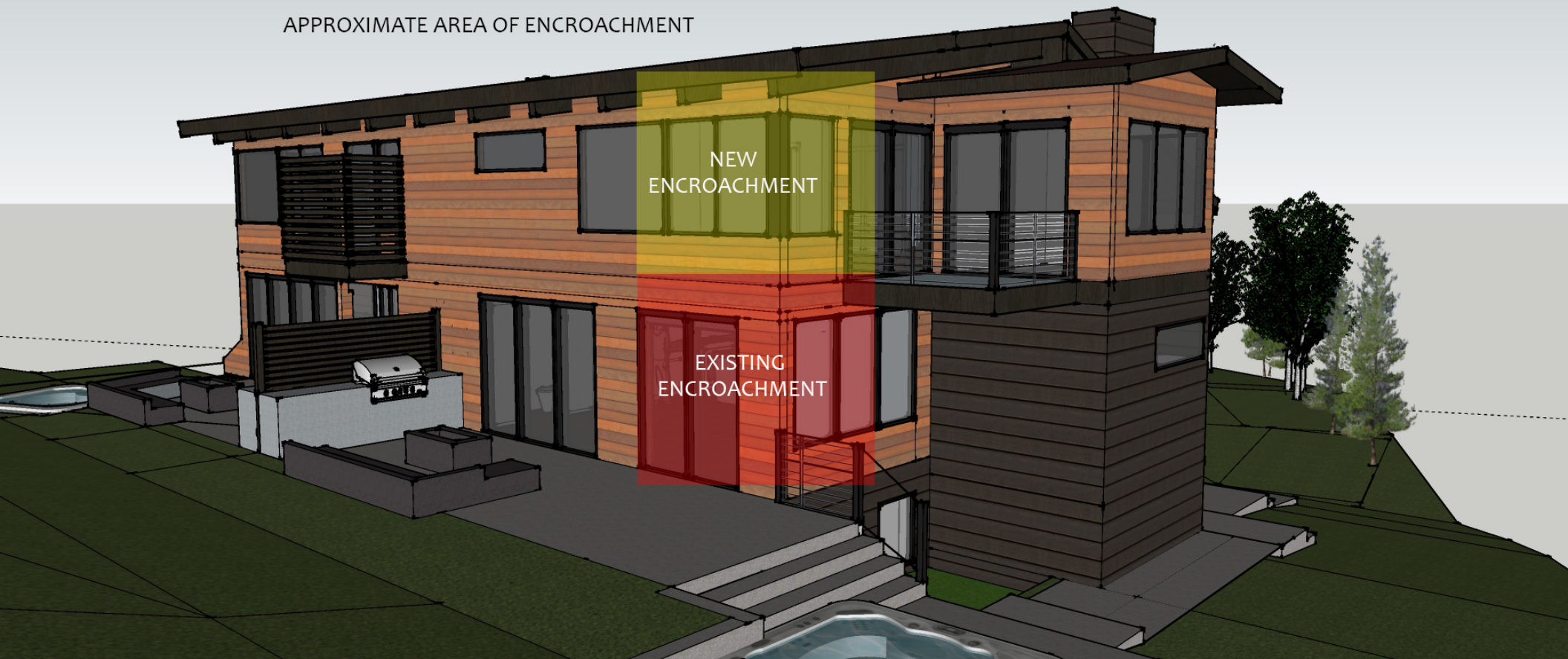
SMITH RENOVATION
895 RED SANDSTONE CIRCLE
VAIL VILLAGE FILING 9, LOT 2, PARCEL B

ISSUED FOR: DRB SUBMITTAL
DATE: 6-18-19

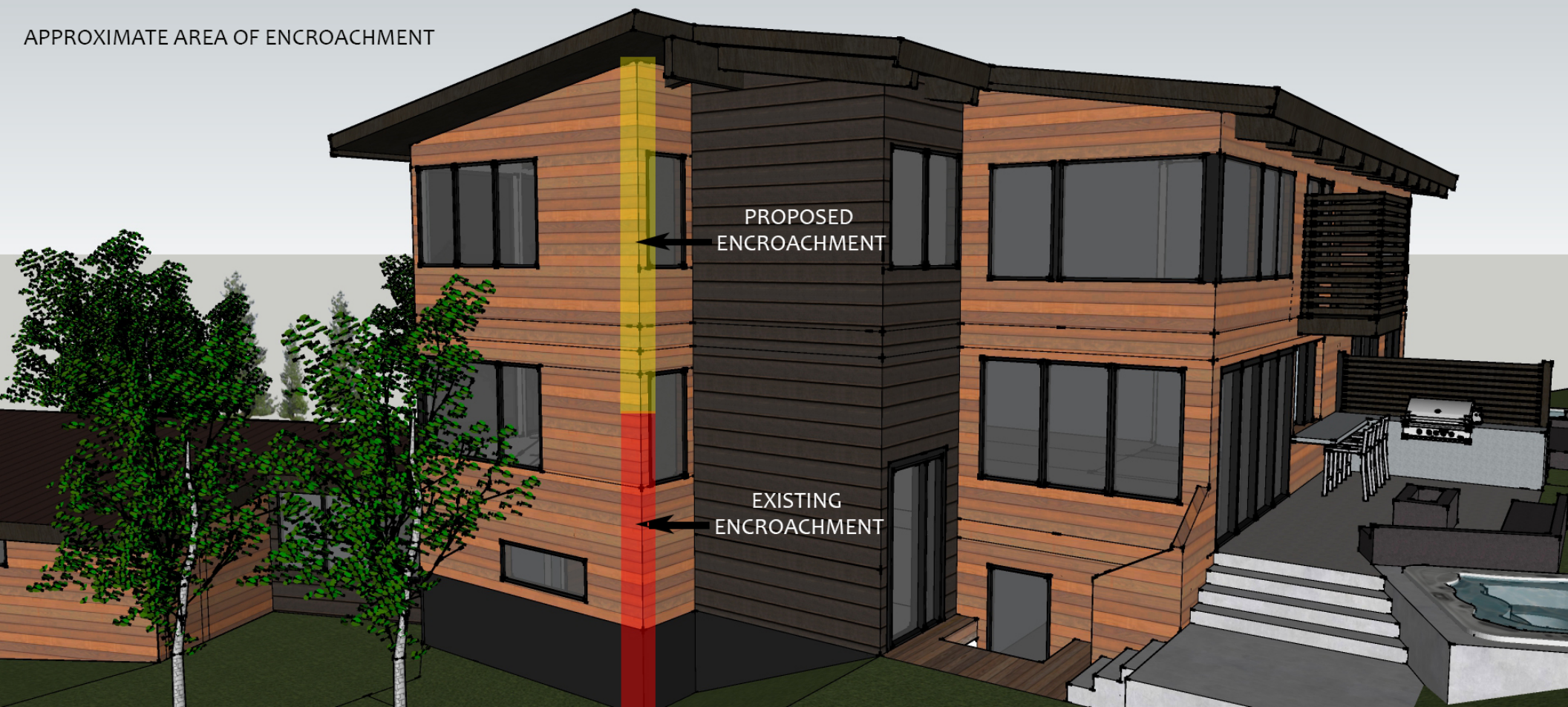
SHEET SCALE:
DRAWN BY: PK
PROJECT: SMITH
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PROPOSED
ELEVATIONS
A9

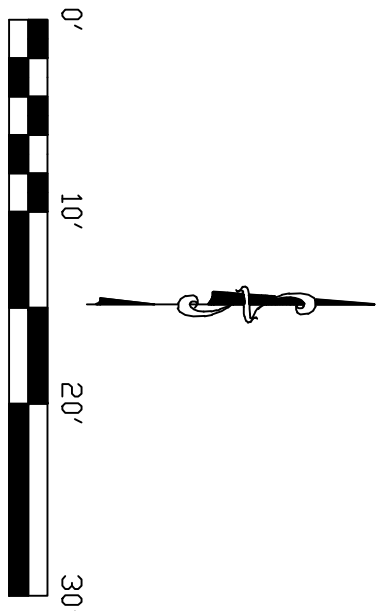
APPROXIMATE AREA OF ENCROACHMENT



APPROXIMATE AREA OF ENCROACHMENT



TRACT C
VAIL/ POTATO PATCH



LINE	BEARING	DISTANCE
L1	S 86°28'28" E	36.82'
L2	S 86°28'28" E	36.82'
L3	N 22°21'32" E	32.99'
L4	S 67°38'28" E	3.65'
L5	N 22°21'32" E	6.35'
L6	S 67°38'28" E	21.35'
L7	S 67°38'28" E	1.0'
L8	S 67°38'28" E	6.0'
L9	S 22°21'32" W	6.0'
L10	S 67°38'28" E	6.7'
L11	N 22°21'32" E	3.10'
L12	S 67°38'28" W	3.10'
L13	N 22°21'32" E	6.35'
L14	N 67°38'28" W	21.35'
L15	S 22°21'32" W	19.6'
L16	N 67°38'28" W	6.7'
L17	S 67°38'28" W	6.7'
L18	S 67°38'28" E	6.0'
L19	S 22°21'32" W	1.0'
L20	S 67°38'28" E	25.0'
L21	S 67°09'24" E	61.62'

LEGEND

- T

ELECTRIC TRANSFORMER
- EM

ELECTRIC METER
- E

ELECTRIC PED
- E

ELECTRIC VAILT/MANHOLE
- Light Pole

LIGHT/LIGHT POLE
- Gas Meter

GAS METER
- S

SANITARY SEWER MANHOLE
- P

PHONE PED
- TV

TV PED

- Tree Symbol

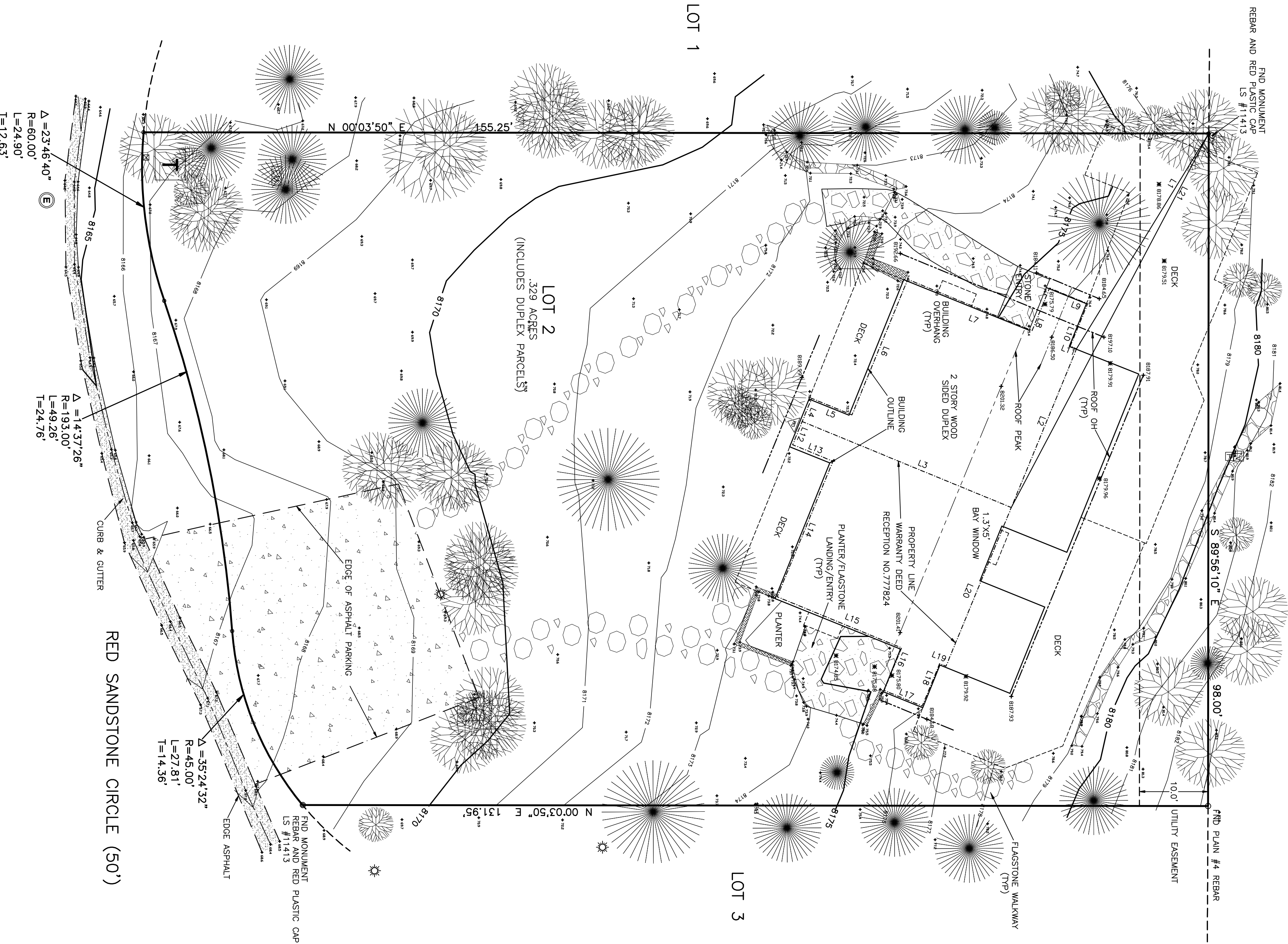
DENOTES DECIDUOUS TREE W/ APPROX. 0.5' TRUNK DIAMETER
- Tree Symbol

DENOTES CONIFEROUS TREE W/ APPROX. 0.5' TRUNK DIAMETER
- Tree Symbol

DENOTES DECIDUOUS TREE W/ APPROX. 1.0' TRUNK DIAMETER
- Tree Symbol

DENOTES CONIFEROUS TREE W/ APPROX. 1.0' TRUNK DIAMETER
- Tree Symbol

DENOTES CONIFEROUS TREE W/ APPROX. 1.5' TRUNK DIAMETER



- NOTES:
- 1) DATE OF SURVEY: 11/6/2018
 - 2) REF TO LAND TITLE GUARANTEE COMPANY ORDER NO. V50026621 DATED 8/19/09 FOR ALL TITLE INFORMATION.
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY COMMENCED MORE THAN FIVE YEARS FROM THE DATE OF THIS CERTIFICATION SHOWN HEREON.
 - 4) POSTED ADDRESS: 895 RED SANDSTONE CIRCLE
 - 5) BASIS OF PROPERTY LINE LOCATION: MONUMENTS AS SHOWN HEREON
 - 6) BEARINGS AND DISTANCES ALONG PROPERTY LINES SHOWN HEREON ARE TO BE NECESSARY TO DETERMINE THE TRUE DIMENSIONS OF THE LOT AND SETBACKS, WHICH MAY VARY FROM THE PLATTED DIMENSIONS.
 - 7) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
 - 8) BASIS OF ELEVATION: SEWER MH 1140 INV EL=8134.0 (SEE DRAWING).
 - 9) BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, TOWN OF VAIL SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
 - 10) BUILDING SHOWN WAS LOCATED AND MEASURED TO TRIM AND WARDUS EXTERIOR FINISH SURFACE. ADD DIMENSIONS SHOWN SHOULD NOT BE FIELD UPON FOR ADDITION DESIGN.
 - 11) 0.5' OF SNOW ON LOT AT TIME OF SURVEY, SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
 - 12) 1' CONTOUR INTERVAL.

LEGAL DESCRIPTION (EAST PARCEL ONLY)

A PART OF LOT 2, VAIL VILLAGE, NINTH FLING, ACCORDING TO THE PLAT RECORDED NOVEMBER 10, 1970 IN BOOK 219 AT PAGE 92, COUNTY OF EAGLE STATE OF COLORADO, AND PART OF LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

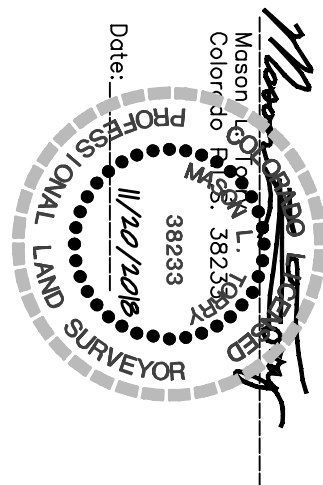
BEGINNING AT A POINT WHENCE THE NORTHWEST CORNER OF SAID LOT 2 BEARS N62°09'24" W A DISTANCE OF 61.62 FEET; THENCE S22°21'32" W A DISTANCE OF 33.95 FEET; THENCE S67°38'28" W A DISTANCE OF 3.65 FEET; THENCE S67°38'28" W A DISTANCE OF 21.35 FEET; THENCE N22°21'32" E A DISTANCE OF 19.6 FEET; THENCE N67°38'28" E A DISTANCE OF 6.7 FEET; THENCE N22°21'32" E A DISTANCE OF 6.0 FEET; THENCE N67°38'28" W A DISTANCE OF 6.7 FEET; THENCE S67°38'28" E A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THE PARCEL DESCRIBED ABOVE AND THE PARCEL DESCRIBED BELOW.

A PART OF LOT 2, VAIL VILLAGE, NINTH FLING, ACCORDING TO THE PLAT RECORDED NOVEMBER 10, 1970 IN BOOK 219 AT PAGE 92, COUNTY OF EAGLE STATE OF COLORADO, AND PART OF LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE NORTHWEST CORNER OF SAID LOT 2 BEARS N62°09'24" W A DISTANCE OF 61.62 FEET; THENCE S22°21'32" W A DISTANCE OF 25.0 FEET; THENCE S67°38'28" W A DISTANCE OF 3.65 FEET; THENCE N67°38'28" W A DISTANCE OF 3.65 FEET; THENCE N22°21'32" E A DISTANCE OF 19.6 FEET; THENCE N67°38'28" E A DISTANCE OF 6.7 FEET; THENCE N22°21'32" E A DISTANCE OF 6.0 FEET; THENCE S67°38'28" E A DISTANCE OF 6.7 FEET; THENCE N22°21'32" E A DISTANCE OF 1.0 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:
I, the undersigned, a duly Licensed Land Surveyor registered under the laws of the State of Colorado, do hereby certify that this topographic survey was made by me and under my supervision, and that the survey is accurate and correct to the best of my knowledge.



TOPOGRAPHIC SURVEY
LOT 2
VAIL VILLAGE, NINTH FLING
TOWN OF VAIL,
EAGLE COUNTY, COLORADO

EAGLE VALLEY SURVEYING, INC.
1409 S. QUINCY AVE. # 6 & 24, EAGLE VALLEY
EDWARDS, CO. 81632
(970)949-1408

SEWER MH
MH 1140 INV EL=8134.0
MCS R/W EL=8163.3'

2723-T-2018	DATE: 11/20/2018
DRAWN BY: M. POST	PAGE: 1 OF 1