

PEC Sheet Index

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BOOTH HEIGHTS NEIGHBORHOOD AT

THE EAST VAIL WORKFORCE HOUSING SUBDIVISION

A.000



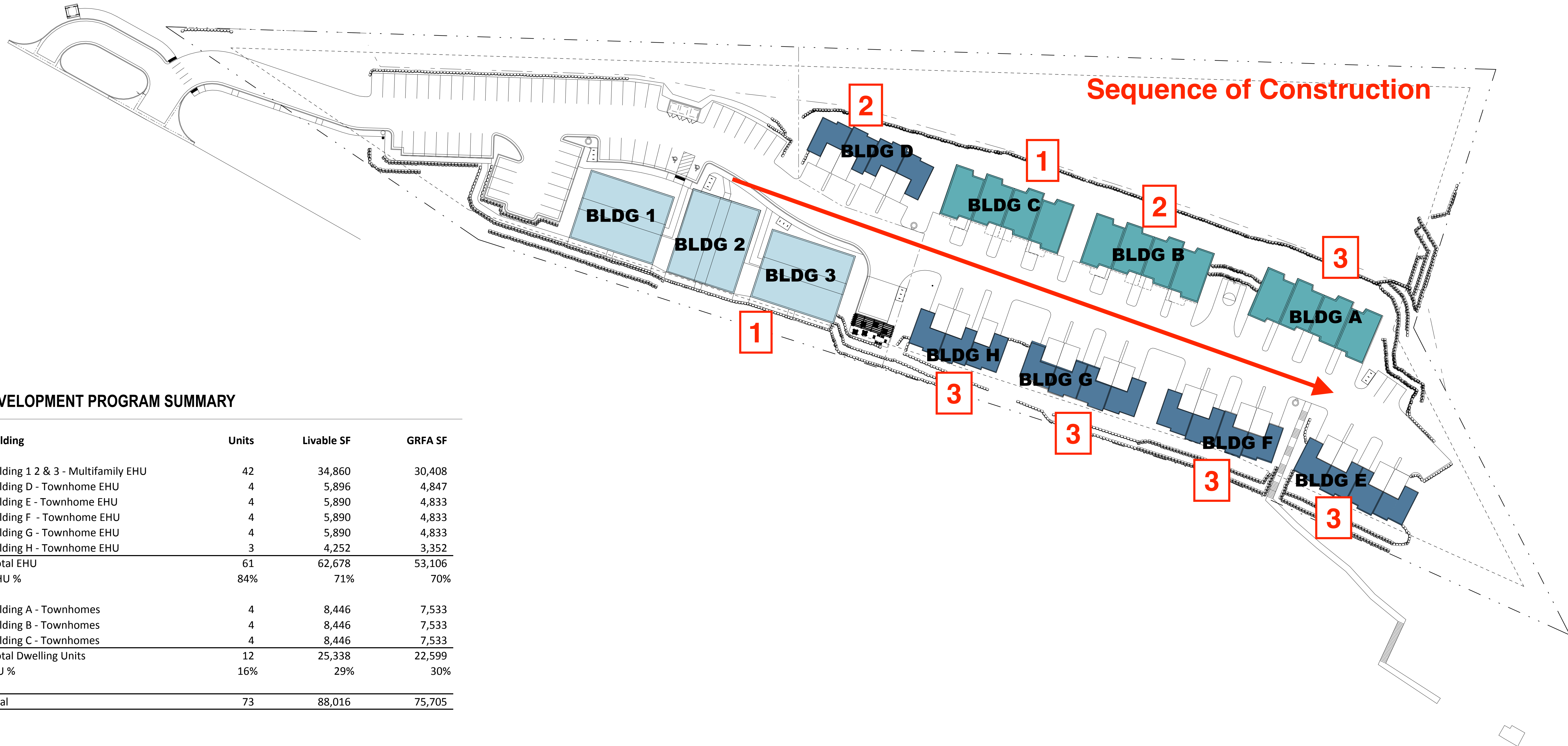


PROJECT GUIDELINES AND GOALS

- 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

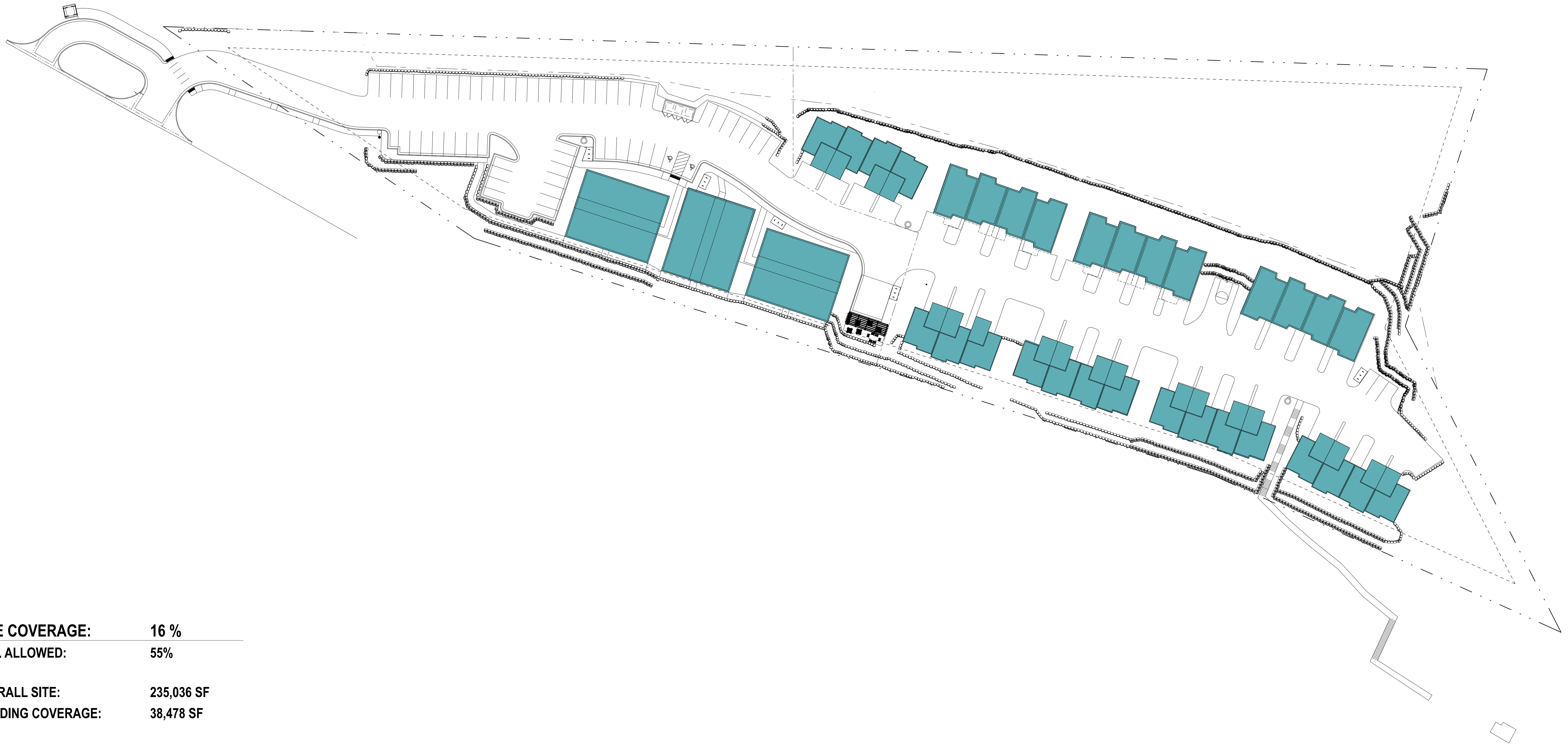
Building	Units	Livable SF	GRFA SF
Building 1 2 & 3 - Multifamily EHU	42	34,860	30,408
Building D - Townhome EHU	4	5,896	4,847
Building E - Townhome EHU	4	5,890	4,833
Building F - Townhome EHU	4	5,890	4,833
Building G - Townhome EHU	4	5,890	4,833
Building H - Townhome EHU	3	4,252	3,352
Total EHU	61	62,678	53,106
EHU %	84%	71%	70%
Building A - Townhomes	4	8,446	7,533
Building B - Townhomes	4	8,446	7,533
Building C - Townhomes	4	8,446	7,533
Total Dwelling Units	12	25,338	22,599
DU %	16%	29%	30%
Total	73	88,016	75,705

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"







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

**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** ①  
Scale: 1" = 40'-0"

**A.003**





LANDSCAPE COVERAGE:	57 %
MIN. REQUIRED:	30%
OVERALL SITE:	235,036 SF
LANDSCAPE COVERAGE:	134,464 SF

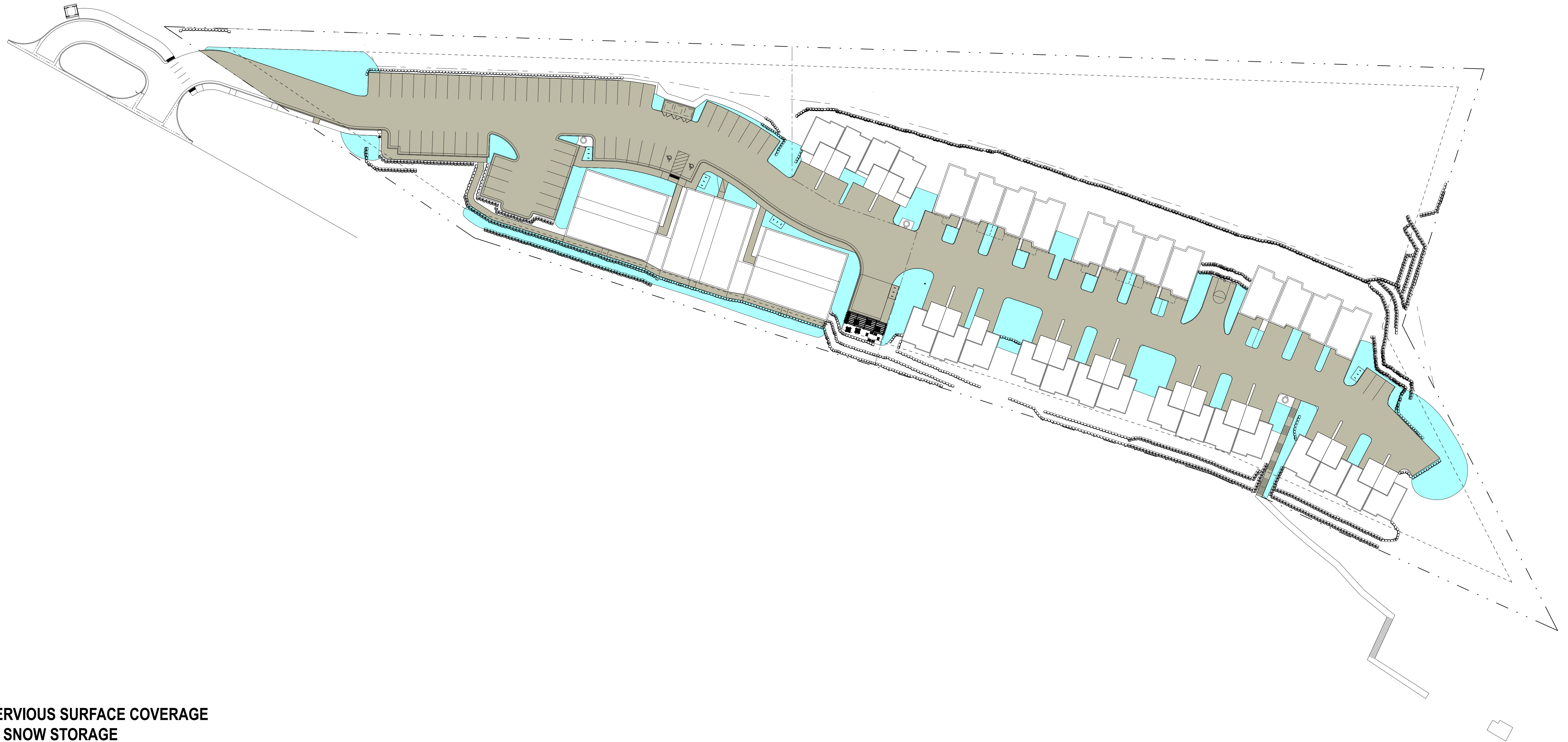
LANDSCAPE COVERAGE PLAN  
Scale: 1" = 40'-0"



**A.004**


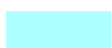






**IMPERVIOUS SURFACE COVERAGE  
AND SNOW STORAGE**

**REQUIRED SURFACE:** 30% OF IMPERVIOUS

	<b>IMPERVIOUS SURFACE:</b>	<b>58,978 SF</b>
	<b>SNOW STORAGE AREA:</b>	<b>22,075 SF</b>
	<b>SNOW STORAGE PROVIDED:</b>	<b>37%</b>

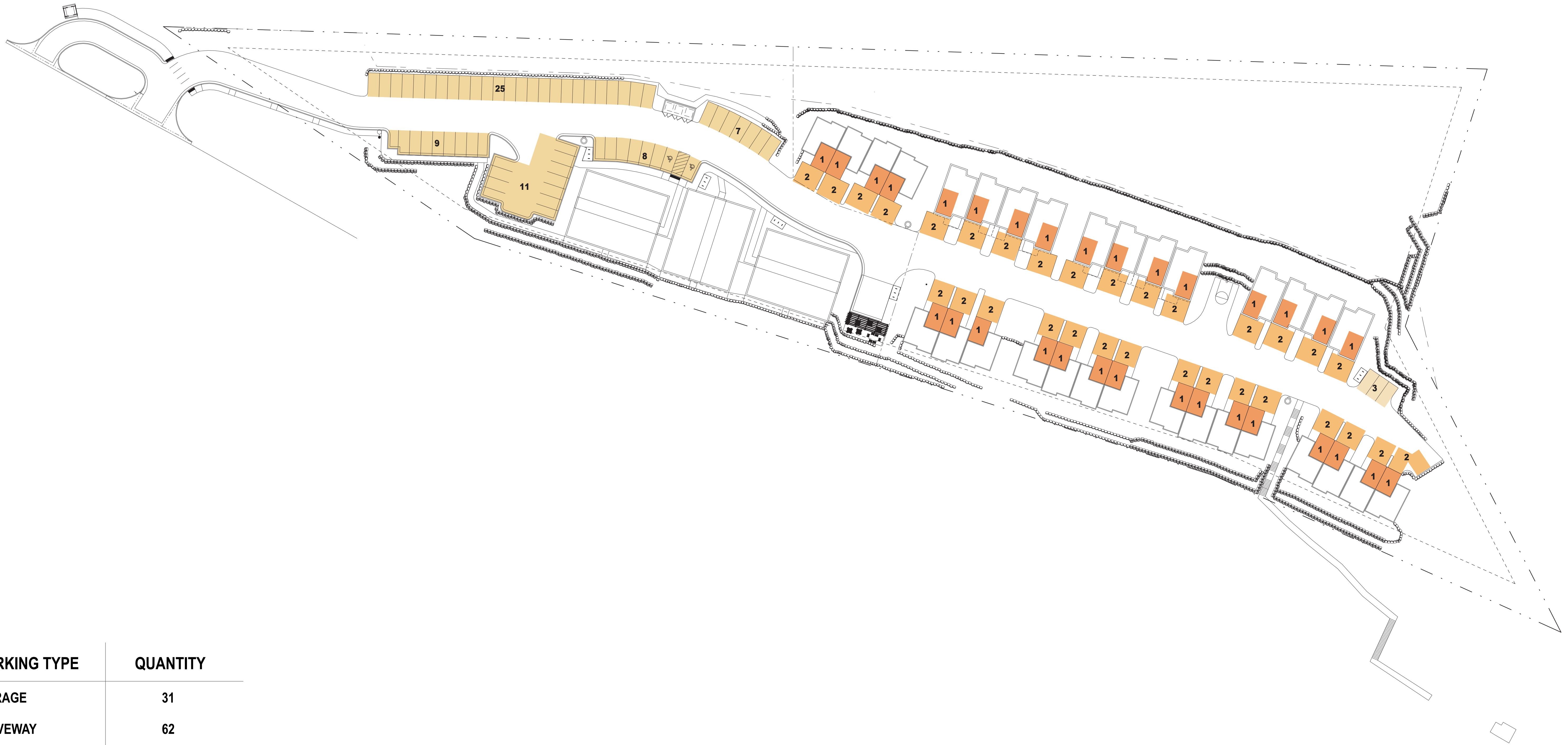
**SNOW STORAGE DIAGRAM**  
Scale: 1" = 40'-0"







**A.005**







	PARKING TYPE	QUANTITY
	GARAGE	31
	DRIVEWAY	62
	SURFACE LOT	60
	VISITOR	3
		156 SPACES

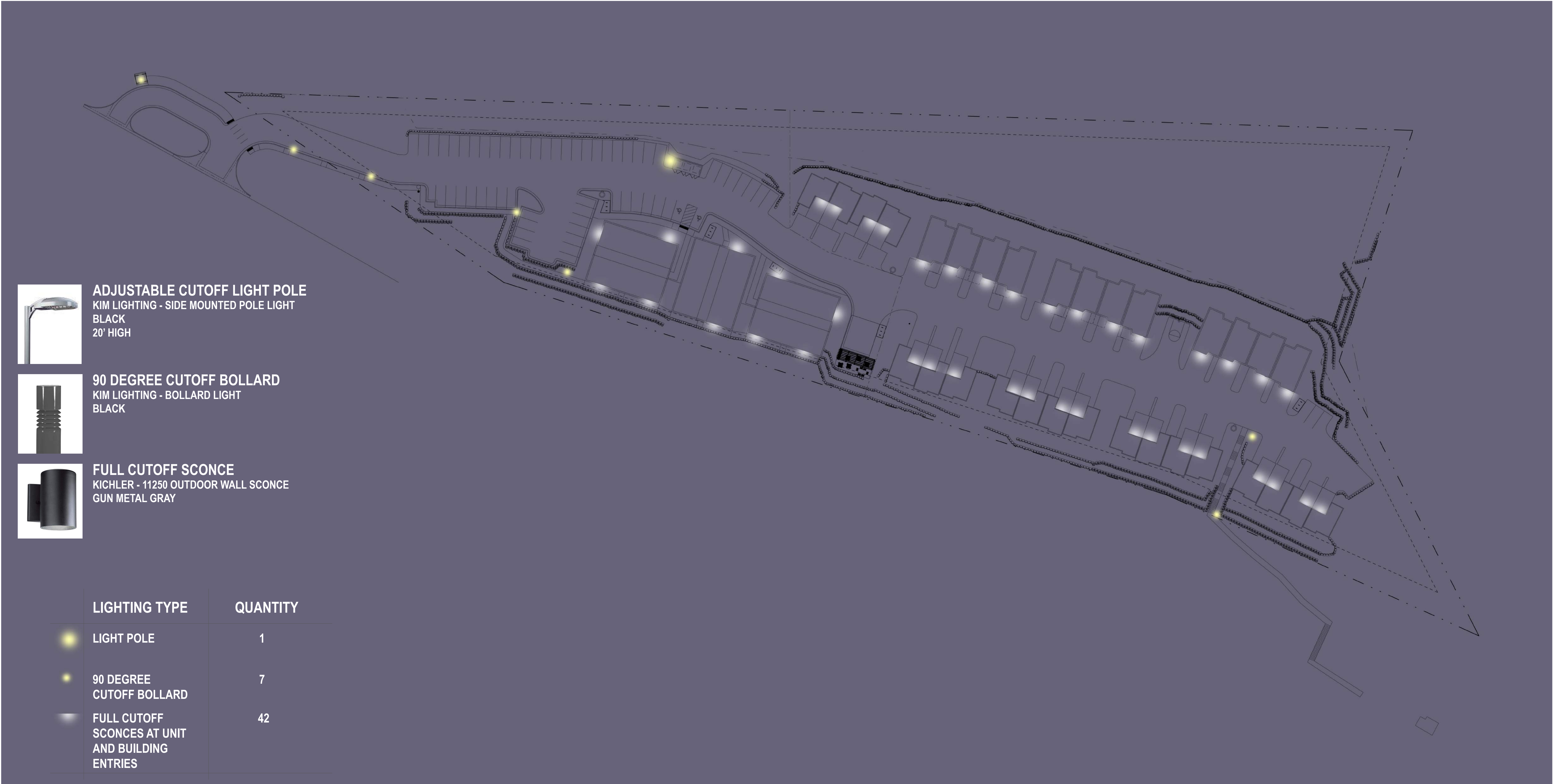
PARKING DIAGRAM  
Scale: 1" = 40'-0"



A.006









WP9S/WP9L

WARP9® with PicoPrism®

FEATURES

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

WP9LP-LED

WP9SP-LED

SITE / AREA

UL LISTED

3000K and warmer CCTs only

ORDERING INFORMATION (Example)									
15A	WP9S1P70		60LSK120	SG	SF/A-25	PRA12-5125SA/SG			
MOUNTING	EPA	FIXTURE	CURRENT		FIXTURE OPTIONS	POLE			
15A	1 Arm Side Mt.	0.52	0.95		WP9S1	Type I	P35	350mA PicoPrism	
25B	2 Arm Side Mt.	1.04	1.9		WP9S2	Type II	P70	700mA PicoPrism	
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			
45C	4 Arm Side Mt.	1.5	2.7		WP9SR	Type R Right			
1W	Single Wall Mt.	n/a	n/a		WP9SL	Type L Left			
*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									
Note: HDD 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

VRB1 VRB2 VRB3 VRB4 VSB1 VSB2

LOW LEVEL

ORDERING INFORMATION (Example)									
VRB1	10L2K		BL	HS					
FIXTURE	ELECTRICAL MODULE			LUMINAIRE FINISH		OPTIONS			
VRB1	Domed Round, 90° downlighting	LED		BL	Black	EM Battery Back-up			
VRB2	Domed Round, 210° downlighting, 150° accent lighting	Source	Color Temperature	DB	Dark Bronze				
VRB3	Flat Round, 360° downlighting	10L 1ES Type 1 LED	2K Amber	LG	Light Gray				
VRB4	Flat Round, 210° downlighting, 150° accent lighting	15L 1ES Type 3 LED	3K 3000K	TT	Titanium				
VSB1	Square, 360° downlighting	20L 1ES Type 5 LED	4K 4000K	PS	Platinum Silver				
VSB2	Square, 210° downlighting, 150° accent lighting		5K 5000K	WH	White				
*Consult representative									

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)

A.008

BOOTH HEIGHTS NEIGHBORHOOD AT THE EAST VAIL WORKFORCE HOUSING SUBDIVISION\_VAIL, CO

PEC Submittal III \ 12 August 2019

Lighting Cutsheets





Building Height Calculations					
	Existing Grade Elevation	Proposed Grade Elevation	Roof Elevation	Height from most Restrictive	Most Restrictive Grade
<b>Building 1</b>					
POINT 1.1	8390	8395	8439	49	8390
POINT 1.2	8385	8394.9	8444.9	59.9	8385
POINT 1.3	8383	8394.9	8438.9	55.9	8383
POINT 1.4	8386	8402	8446	60	8386
POINT 1.5	8390	8404	8439	49	8390
POINT 1.6	8396	8406	8444	48	8396
POINT 1.7	8400	8406.9	8438.9	38.9	8400
POINT 1.8	8403	8407	8444	41	8403
<b>Building 2</b>					
POINT 2.1	8393	8396.5	8416.5	23.5	8393
POINT 2.2	8398	8399	8445	47	8398
POINT 2.3	8397	8399	8443.5	46.5	8397
POINT 2.4	8403	8409	8447	44	8403
POINT 2.5	8405	8411.9	8448.9	43.9	8405
POINT 2.6	8408	8414	8450	42	8408
<b>Building 3</b>					
POINT 3.1	8398	8402	8446	48	8398
POINT 3.2	8401	8404.4	8454.4	53.4	8401
POINT 3.3	8404	8409	8451	47	8404
POINT 3.4	8407	8414	8461	54	8407
POINT 3.5	8410	8416	8457	47	8410
POINT 3.6	8414	8418	8454	40	8414

Building Height Calculations					
	Existing Grade Elevation	Proposed Grade Elevation	Roof Elevation	Height from most Restrictive	Most Restrictive Grade
<b>Building A</b>					
POINT A1	8443	8438.6	8473.6	35	8438.6
POINT A2	8452	8445	8475	30	8445
POINT A3	8460	8450.7	8474.7	24	8450.7
POINT A4	8442	8436.4	8472.4	36	8436.4
POINT A5	8442	8435	8475	40	8435
POINT A6	8441	8434.6	8470.6	36	8434.6
POINT A7	8456	8446.7	8474.7	28	8446.7
<b>Building B</b>					
POINT B1	8442	8431.7	8466.7	35	8431.7
POINT B2	8446	8434	8472	38	8434
POINT B3	8450	8442.8	8465.8	23	8442.8
POINT B4	8450	8429.2	8463.2	34	8429.2
POINT B5	8446	8429.2	8463.2	34	8429.2
POINT B6	8444	8427.7	8462.7	35	8427.7
POINT B7	8452	8439.8	8466.8	27	8439.8
<b>Building C</b>					
POINT C1	8440	8426.4	8462.4	36	8426.4
POINT C2	8444	8434	8469	35	8434
POINT C3	8448	8437.2	8460.2	23	8437.2
POINT C4	8441	8424	8458	34	8424
POINT C5	8440	8423.9	8457.9	34	8423.9
POINT C6	8438	8422.4	8461.4	39	8422.4
POINT C7	8442	8434.2	8463.2	29	8434.2

Building Height Calculations					
	Existing Grade Elevation	Proposed Grade Elevation	Roof Elevation	Height from most Restrictive	Most Restrictive Grade
<b>Building D</b>					
POINT D1	8430	8421	8442	21	8421
POINT D2	8434	8426	8448	22	8426
POINT D3	8437	8431.4	8441.4	10	8431.4
POINT D4	8426	8418.6	8449.1	30.5	8418.6
POINT D5	8439	8430.4	8451.4	21	8430.4
POINT D6	8422	8416.1	8449.1	33	8416.1
POINT D7	8432	8429	8452	23	8429
POINT D8	8422	8418	8440	22	8418
POINT D9	8424	8424	8447	23	8424
POINT D10	8429	8427	8438.5	11.5	8427
POINT D11	8424	8418.6	8452.6	34	8418.6
<b>Building E</b>					
POINT E1	8435	8438	8449	14	8435
POINT E2	8430	8436	8462	32	8430
POINT E3	8426	8430	8452	26	8426
POINT E4	8433	8441	8467	34	8433
POINT E5	8424	8429.9	8465.9	41.9	8424
POINT E6	8430	8439.6	8466.6	36.6	8430
POINT E6.1	8420	8428	8464.5	44.5	8420
POINT E7	8422	8428.9	8460.9	38.9	8422
POINT E8	8426	8438	8449	23	8426
POINT E9	8423	8429	8453	30	8423
POINT E10	8420	8426.4	8447.4	27.4	8420
<b>Building F</b>					
POINT F1	8425	8432	8443.5	18.5	8425
POINT F2	8421	8428	8454	33	8421
POINT F3	8418	8423.4	8445.4	27.4	8418
POINT F4	8424	8435.6	8460.6	36.6	8424
POINT F5	8416	8423.4	8459.4	43.4	8416
POINT F6	8424	8433	8460	36	8424
POINT F6.1	8415	8420.9	8448.9	33.9	8415
POINT F7	8414	8422.4	8454.4	40.4	8414
POINT F8	8422	8429	8440.5	18.5	8422
POINT F9	8418	8424	8448	30	8418
POINT F10	8415	8420	8441	26	8415

Building Height Calculations					
	Existing Grade Elevation	Finished Grade Elevation	Roof Elevation	Height from most Restrictive	Most Restrictive Grade
<b>Building G</b>					
POINT G1	8421	8428	8439.5	18.5	8421
POINT G2	8417	8423	8448	31	8417
POINT G3	8415	8417.7	8439.7	24.7	8415
POINT G4	8424	8428.9	8453.9	29.9	8424
POINT G5	8415	8416.7	8452.7	37.7	8415
POINT G6	8427	8427.4	8455.4	28.4	8427
POINT G6.1	8417	8415	8453	36	8415
POINT G7	8415	8416.7	8448.7	33.7	8415
POINT G8	8423	8423	8434	11	8423
POINT G9	8423	8416	8441	25	8416
POINT G10	8415	8414.2	8435.2	21	8414.2
<b>Building H</b>					
POINT H1	8421	8420	8431.5	11.5	8420
POINT H2	8417	8415	8440	25	8415
POINT H3	8415	8411.8	8432.8	21	8411.8
POINT H4	8418	8423	8451	33	8418
POINT H5	8411	8410	8448	38	8410
POINT H6	8416	8420	8433	17	8416
POINT H7	8413	8416	8440	27	8413
POINT H8	8411	8409.8	8430.8	21	8409.8



# 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 - 8,765 sq ft (includes common space)
- Level 1 - 9,936 sq ft
- Level 2 - 9,936 sq ft
- Level 3 - 9,936 sq ft

**Total = 38,573 sq ft GRFA**

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

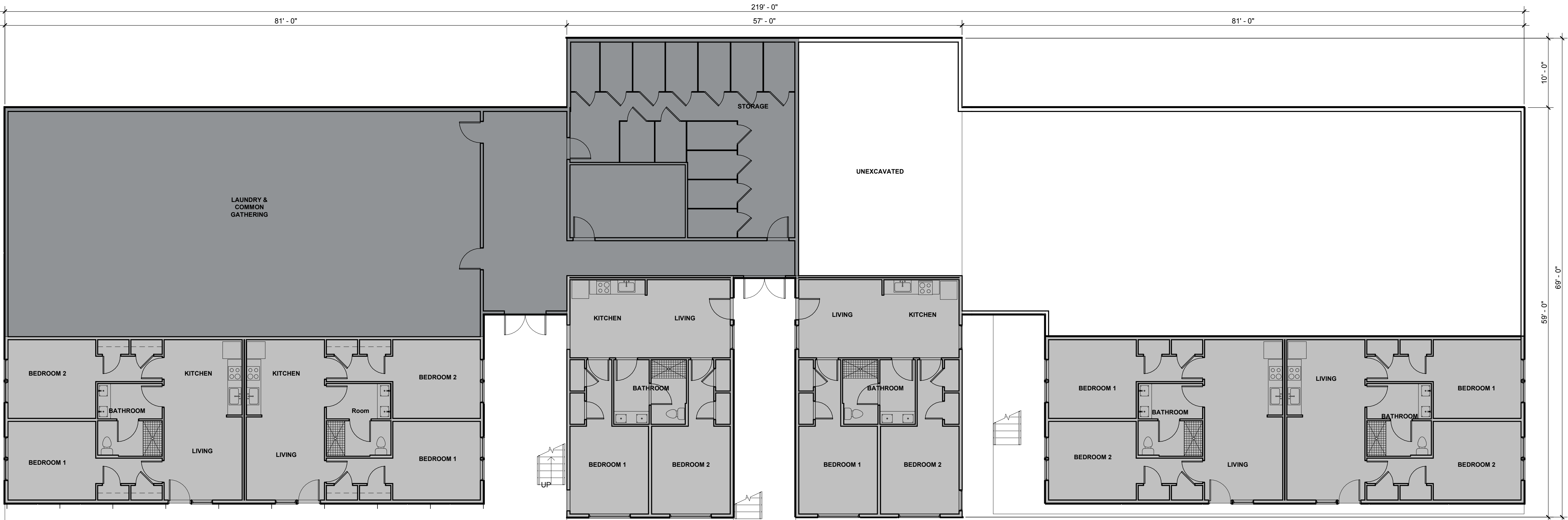
Common Spaces Garden - 3,782 sq ft

**Total = 3,782 sq ft GRFA**

Total Building GRFA	38,573 sq ft
Excluded Common GRFA	3,782 sq ft
Excluded Basement GRFA	4,383 sq ft
<b>TOTAL GRFA =</b>	<b>30,408 sq ft</b>



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



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

**A.100**





# Buildings 1, 2, 3

## TOWN OF VAIL CODE 12-15-3-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 - 8,765 sq ft (includes common space)
- Level 1 - 9,936 sq ft
- Level 2 - 9,936 sq ft
- Level 3 - 9,936 sq ft

Total = 38,573 sq ft GRFA

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

Common Spaces Garden - 3,782 sq ft

Total = 3,782 sq ft GRFA

Total Building GRFA	38,573 sq ft
Excluded Common GRFA	3,782 sq ft
Excluded Basement GRFA	4,383 sq ft
<b>TOTAL GRFA =</b>	<b>30,408 sq ft</b>



LEVEL 3  
Scale: 1/8" = 1'-0"



LEVEL 2  
Scale: 1/8" = 1'-0"





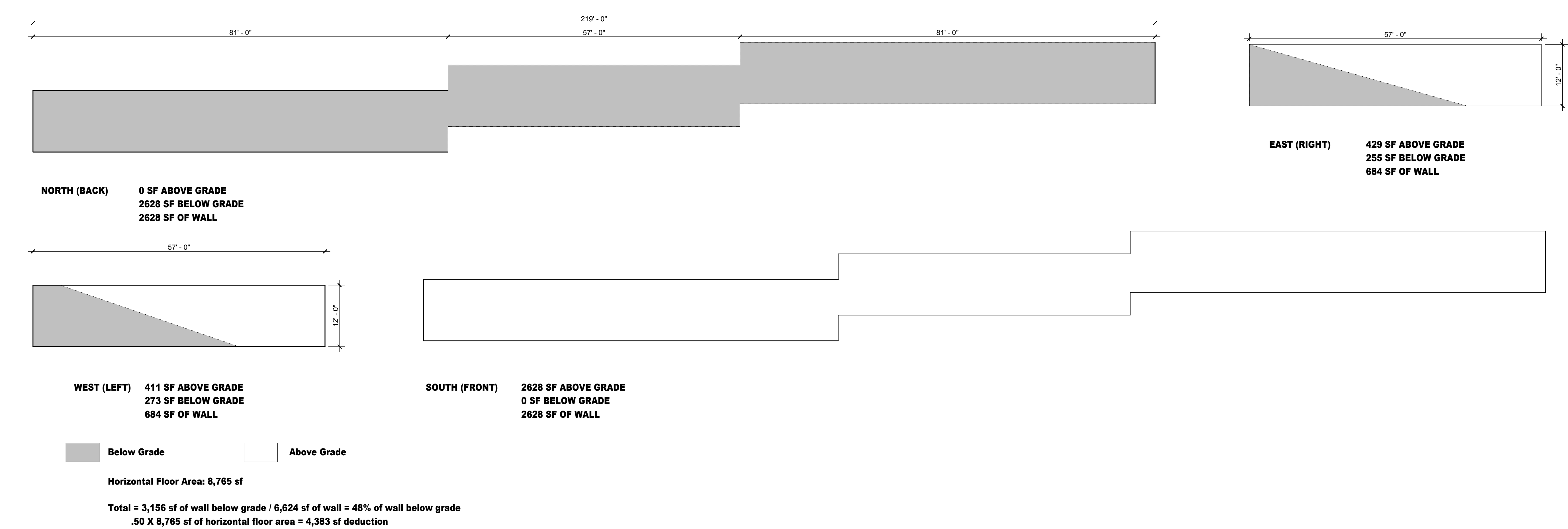
# Buildings 1, 2, 3

## 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 (incl. exterior face of the wall) contributing to GRFA	Common Spaces Deduction GRFA - per TOV Code 12-15-3-b-1-a-1
Garden - 8,765 sq ft (includes common space) Level 1 - 9,936 sq ft Level 2 - 9,936 sq ft Level 3 - 9,936 sq ft  <b>Total = 38,573 sq ft GRFA</b>	Common Spaces Garden - 3,782 sq ft  <b>Total = 3,782 sq ft GRFA</b>  Total Building GRFA 38,573 sq ft Excluded Common GRFA 3,782 sq ft Excluded Basement GRFA 4,383 sq ft <b>TOTAL GRFA = 30,408 sq ft</b>

### GRFA Calculations by Building

Building 1	Building 2	Building 3
Garden - 4,290 sq ft (incl. common space) Level 1 - 3,312 sq ft Level 2 - 3,312 sq ft Level 3 - 3,312 sq ft  <b>Total = 14,226 sq ft GRFA</b>	Garden - 2,819 sq ft (incl. common space) Level 1 - 3,312 sq ft Level 2 - 3,312 sq ft Level 3 - 3,312 sq ft  <b>Total = 12,755 sq ft GRFA</b>	Garden - 1,656 sq ft Level 1 - 3,312 sq ft Level 2 - 3,312 sq ft Level 3 - 3,312 sq ft  <b>Total = 11,592 sq ft GRFA</b>

A.102







# Buildings 1, 2, 3



**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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



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





Buildings 1, 2, 3



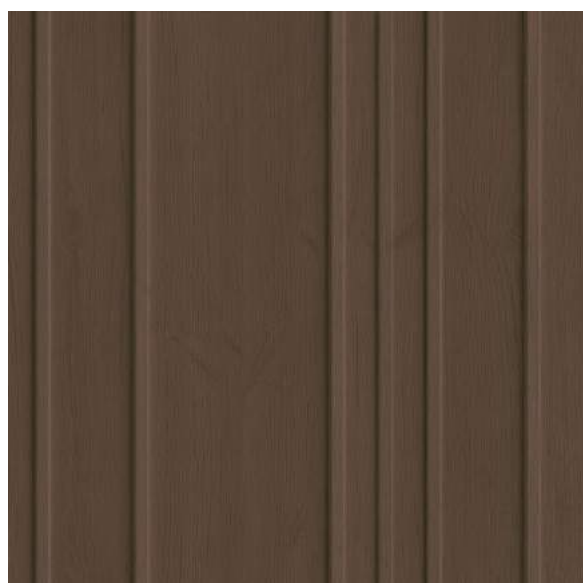
BRIDGERSTEEL  
SHIPLAP PANEL;  
BURNISHED SLATE



STAINED  
CEDAR  
ACCENTS



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



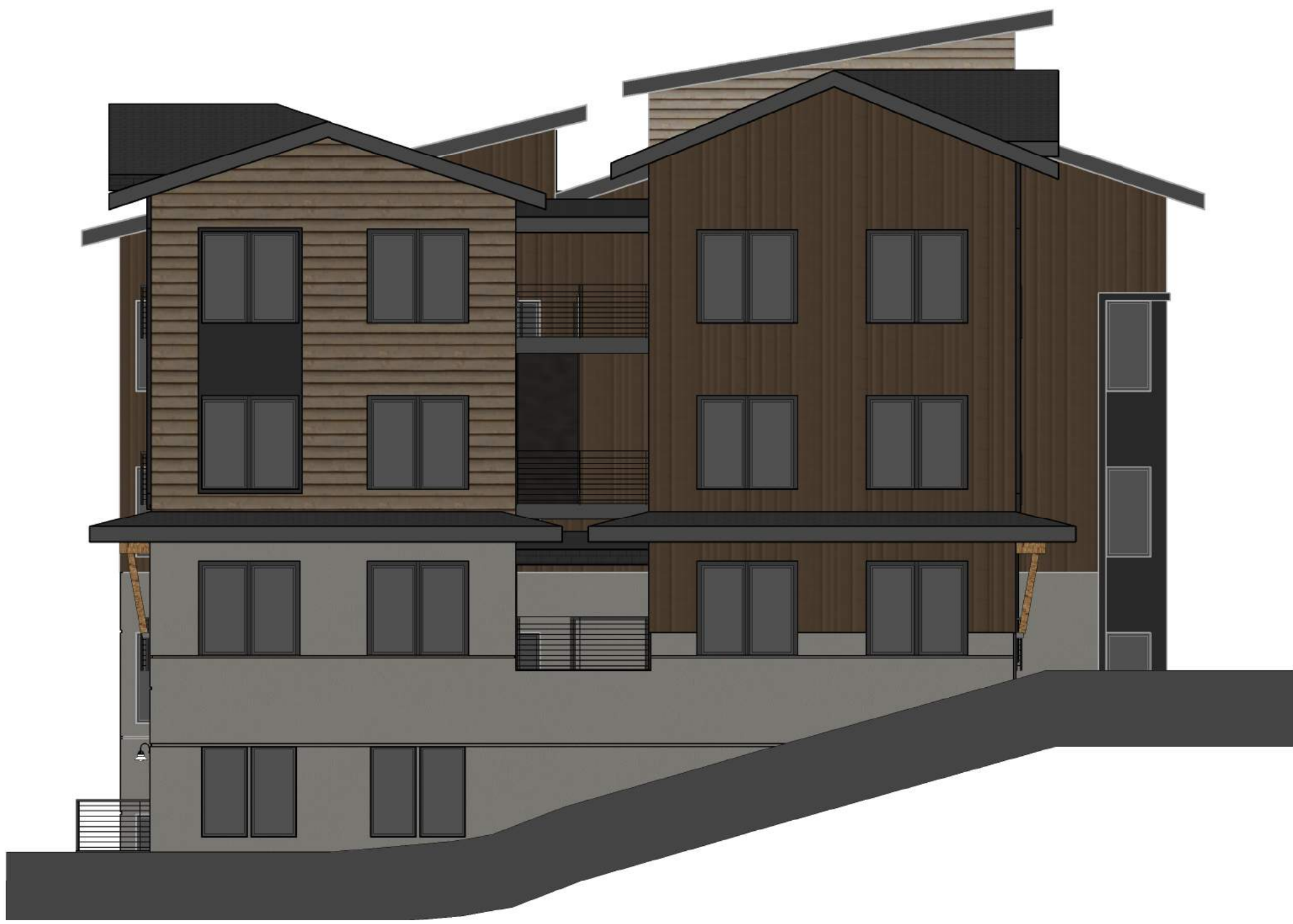
LP SMARTSIDE;  
BOARD AND BATTEN;  
NORTHWEST FACTORY  
FINISHES "TAHOE"



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"





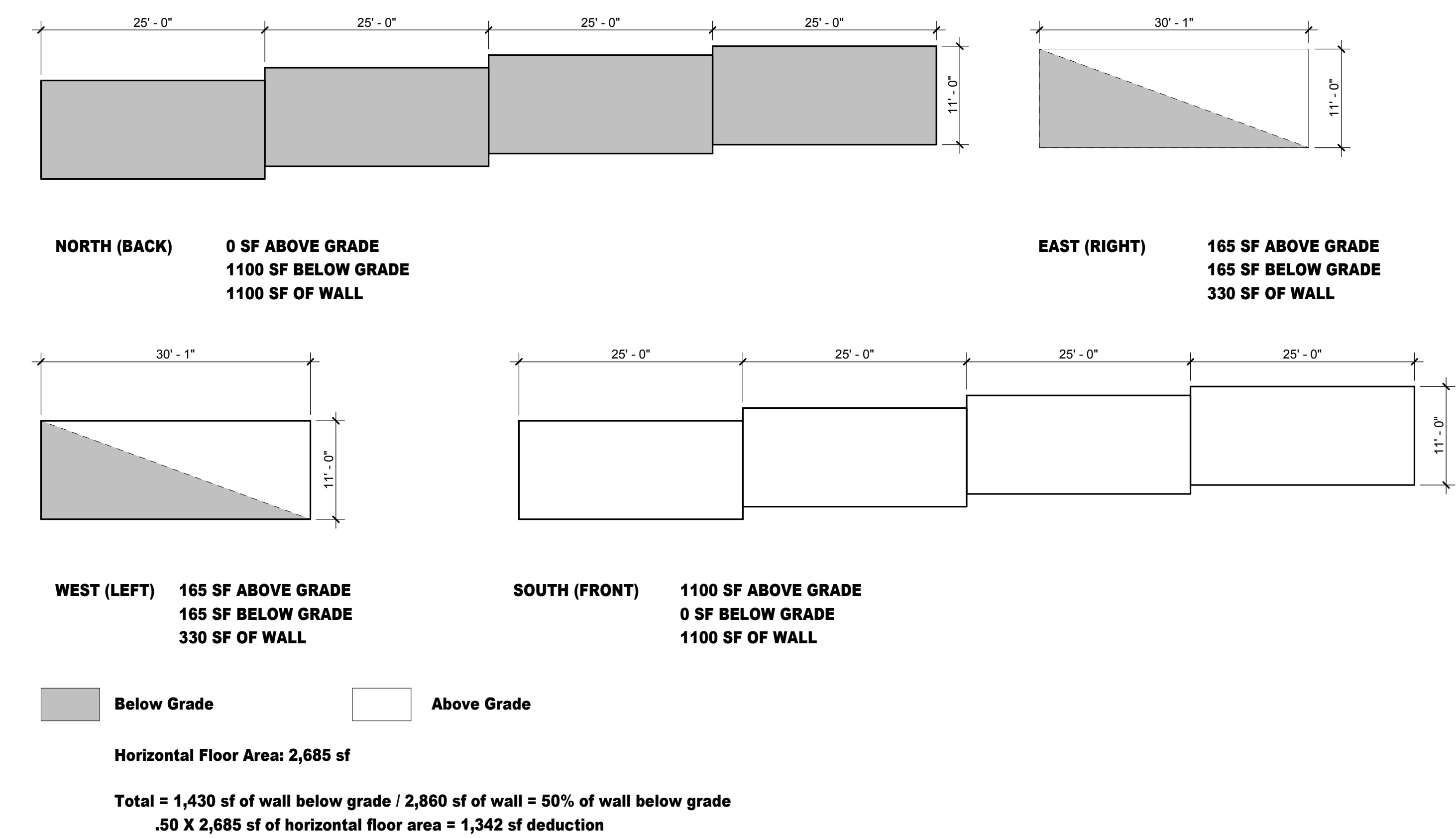
# Building A

## 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 - 2,729 sq ft (includes garage)  
Level 2 - 3,733 sq ft  
Level 3 - 3,613 sq ft

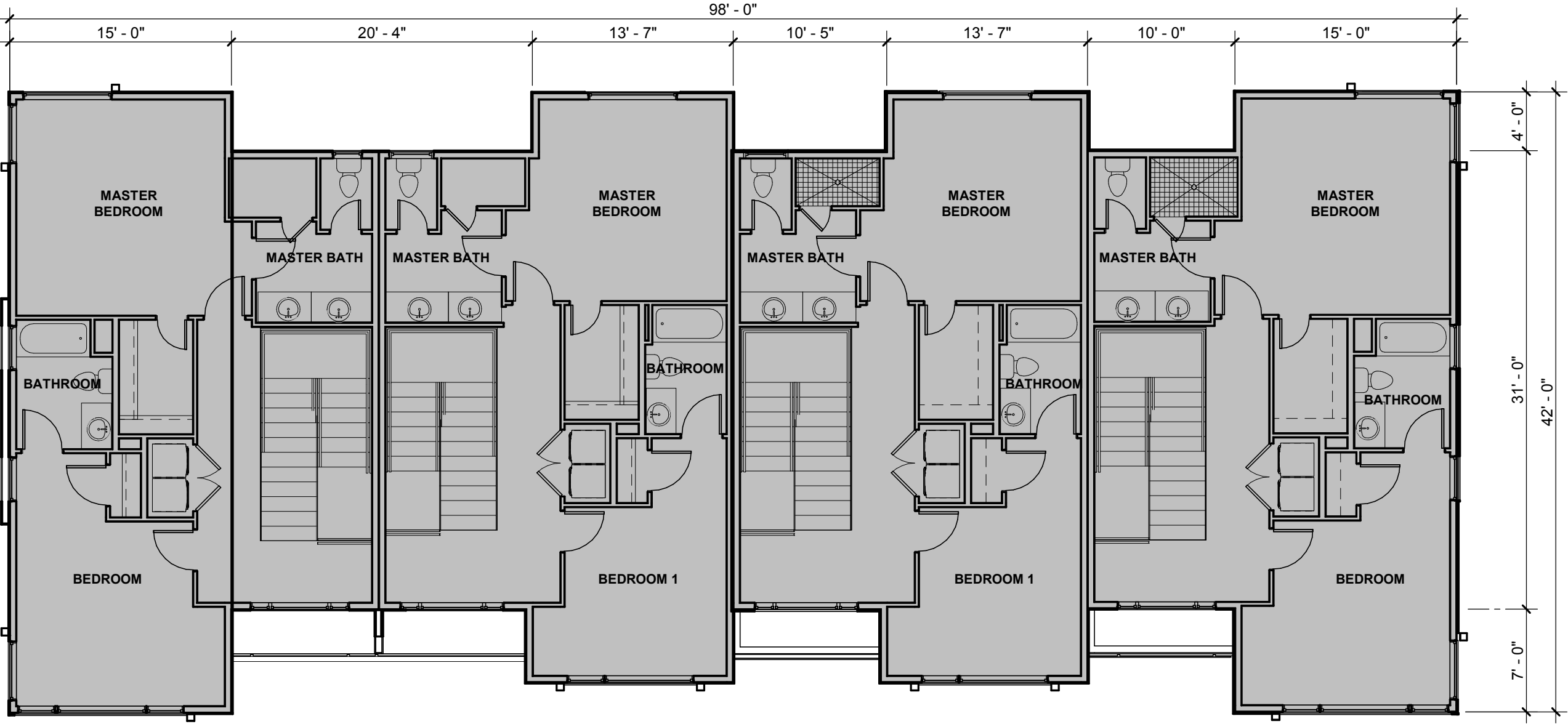
**Total = 10,075 sq ft GRFA**

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 10,075 sq ft  
Excluded Garage GRFA 1,200 sq ft  
Excluded Basement GRFA 1,342 sq ft  
**TOTAL GRFA = 7,533 sq ft**



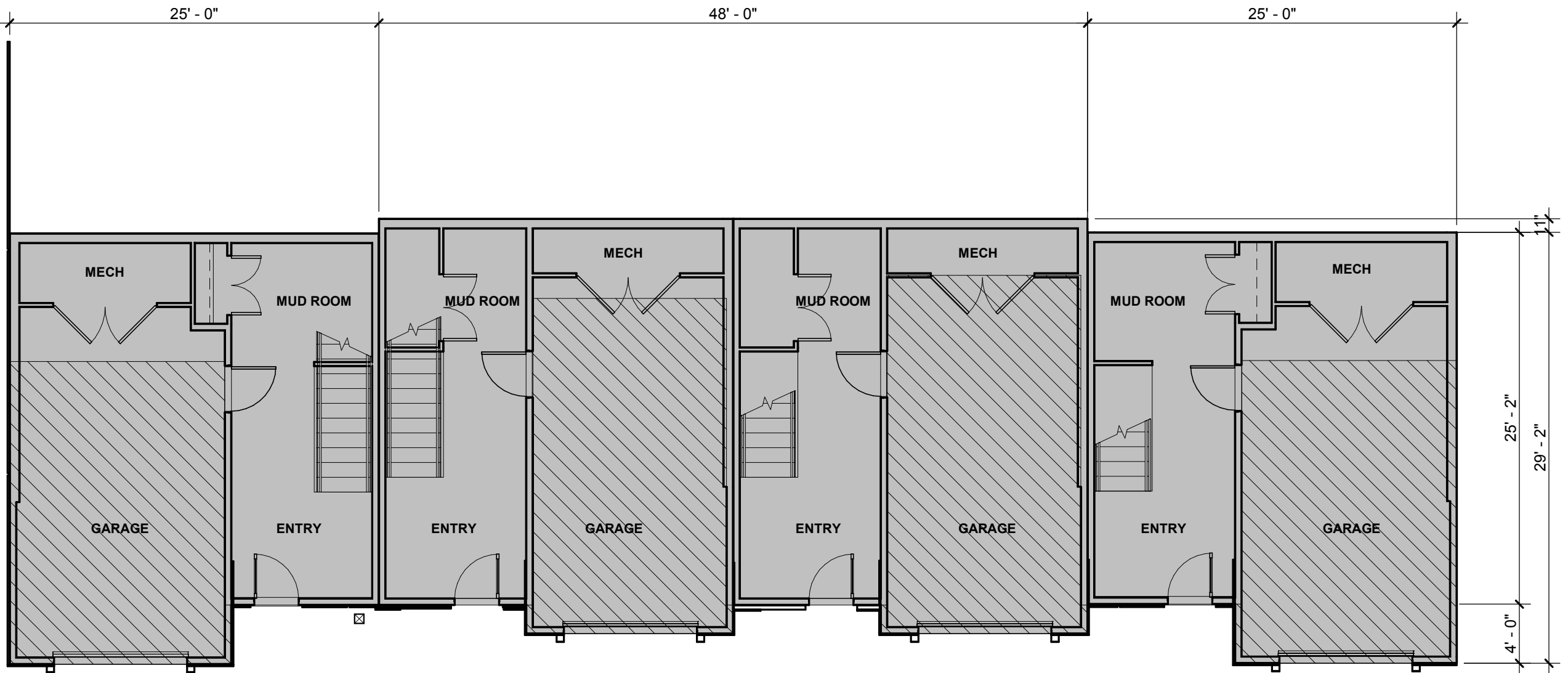
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

**A.200**







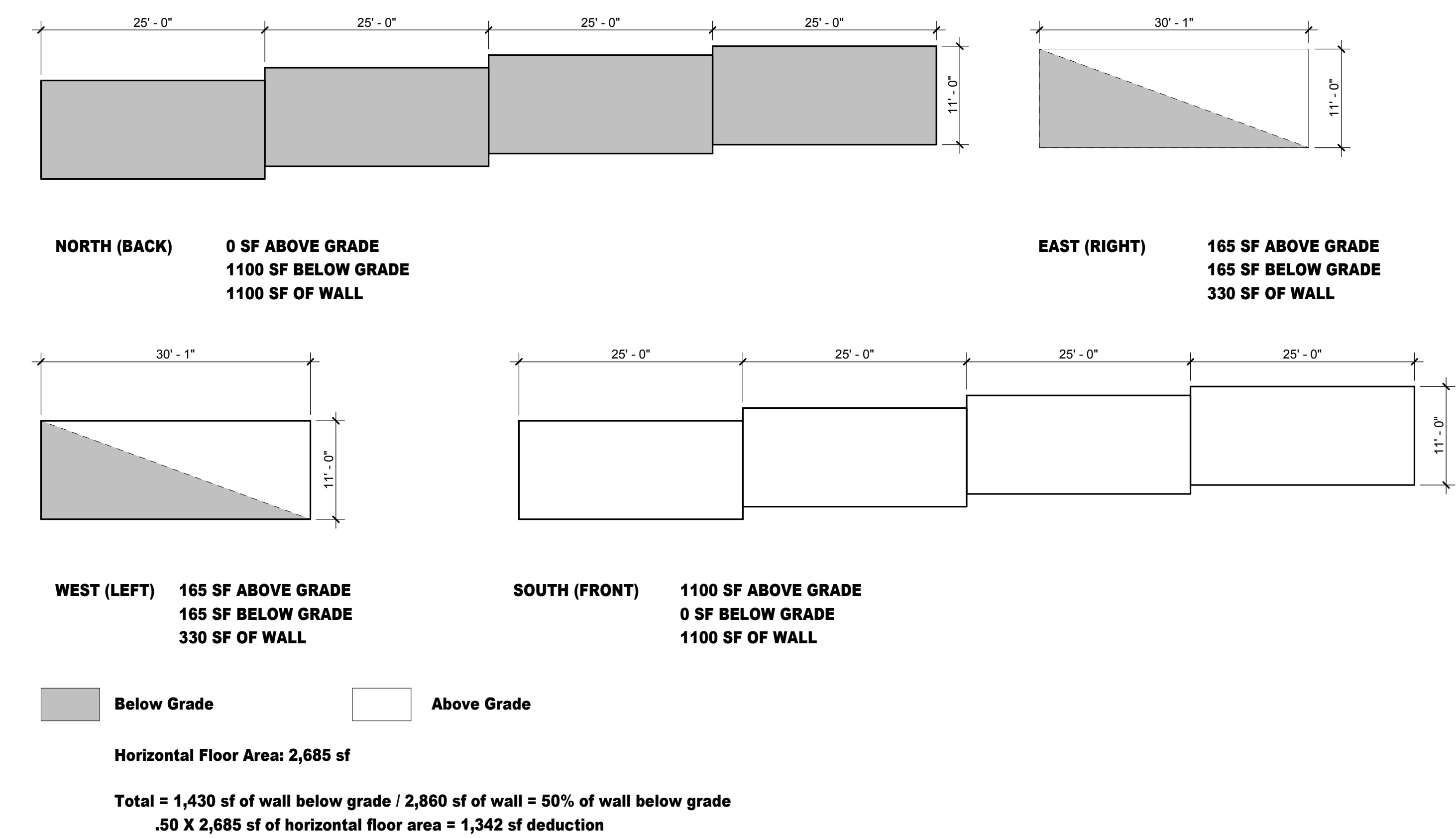
# Building B

## 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 - 2,729 sq ft (includes garage)  
Level 2 - 3,733 sq ft  
Level 3 - 3,613 sq ft

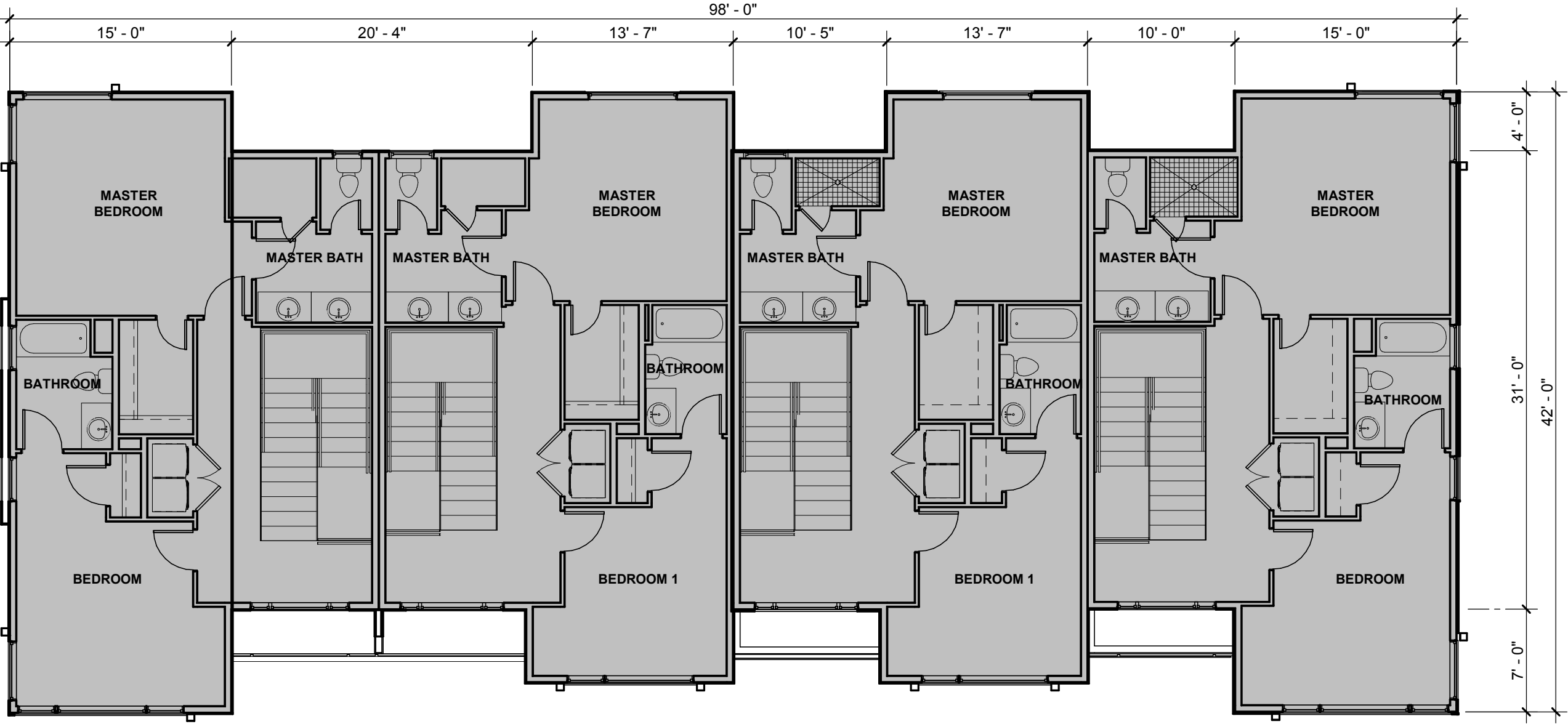
**Total = 10,075 sq ft GRFA**

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 10,075 sq ft  
Excluded Garage GRFA 1,200 sq ft  
Excluded Basement GRFA 1,342 sq ft  
**TOTAL GRFA = 7,533 sq ft**



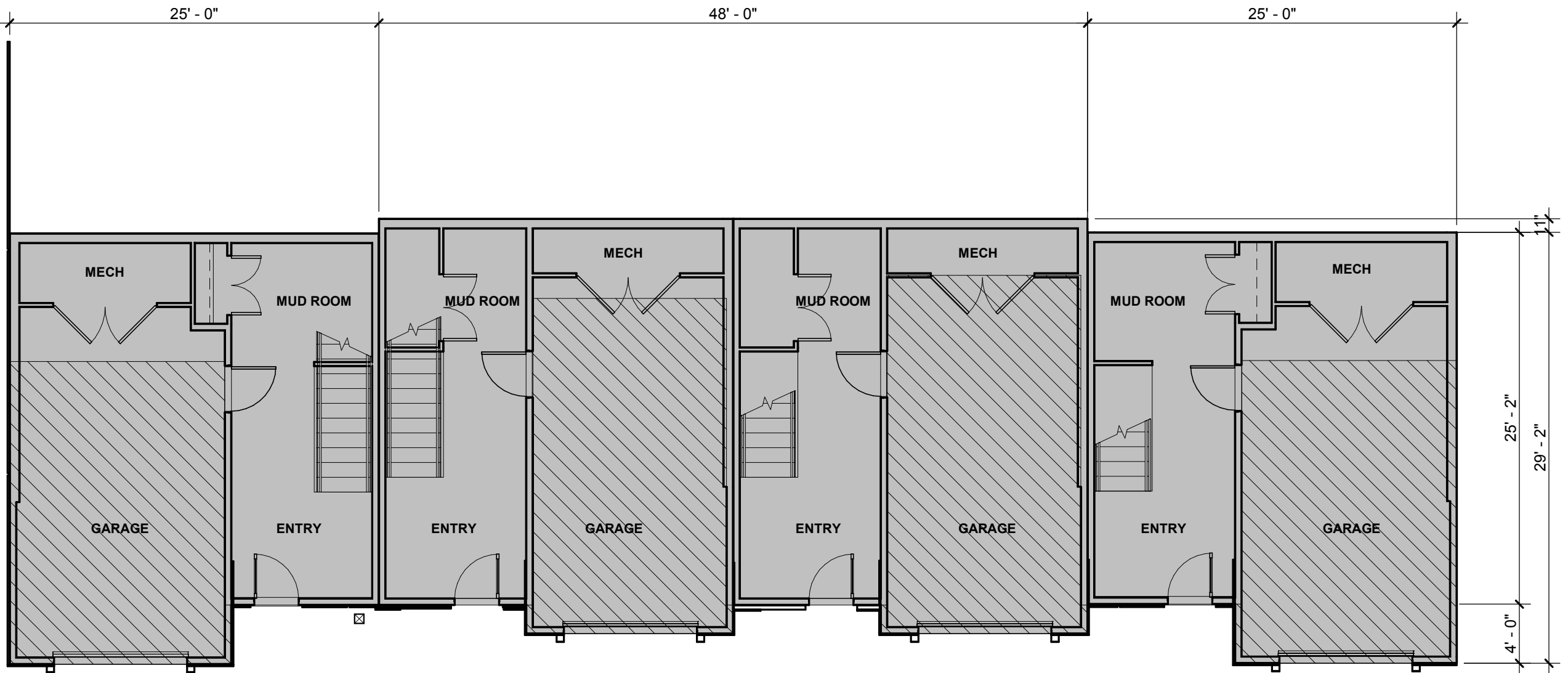
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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





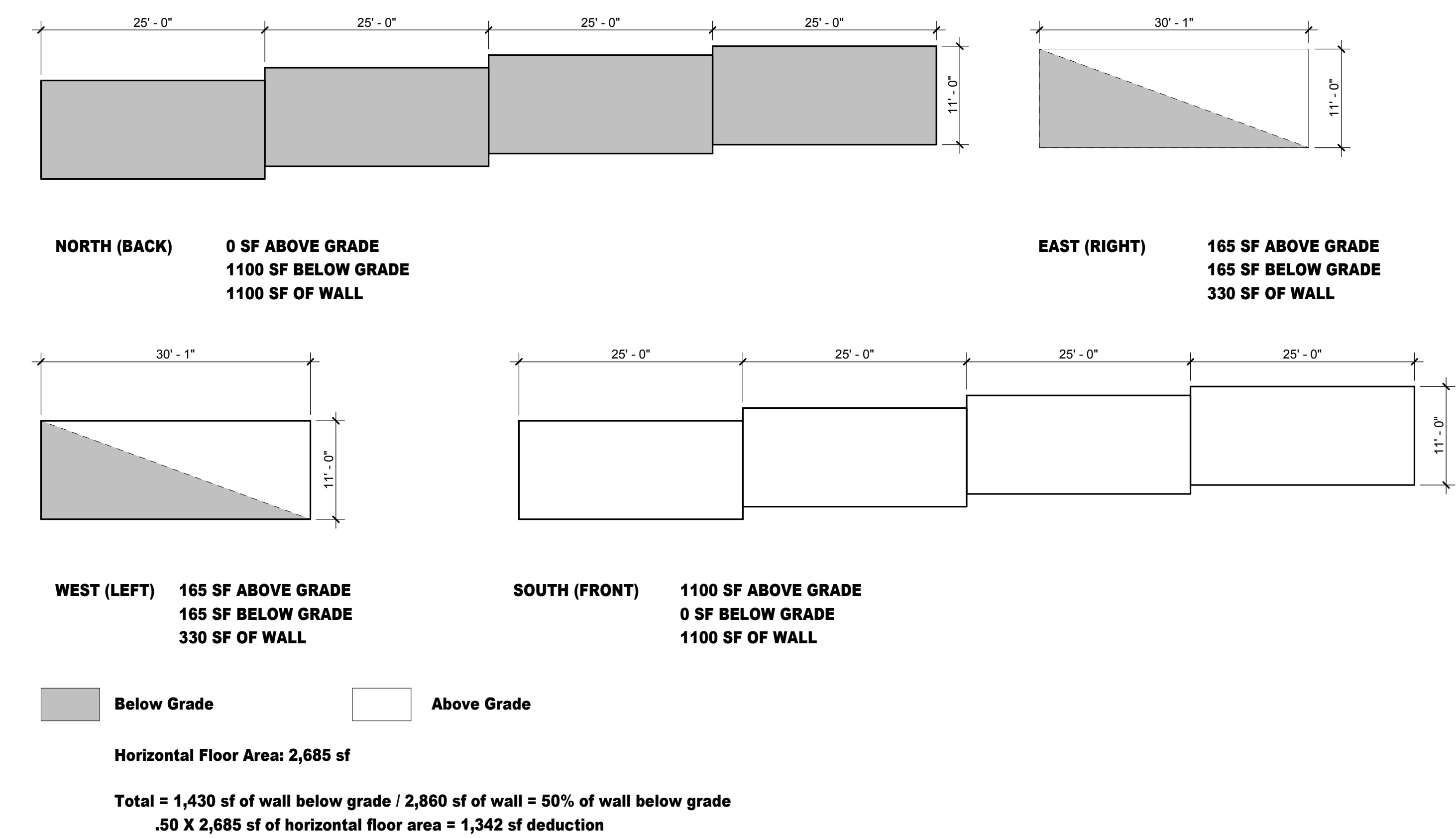
# Building C

## 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 - 2,729 sq ft (includes garage)  
Level 2 - 3,733 sq ft  
Level 3 - 3,613 sq ft

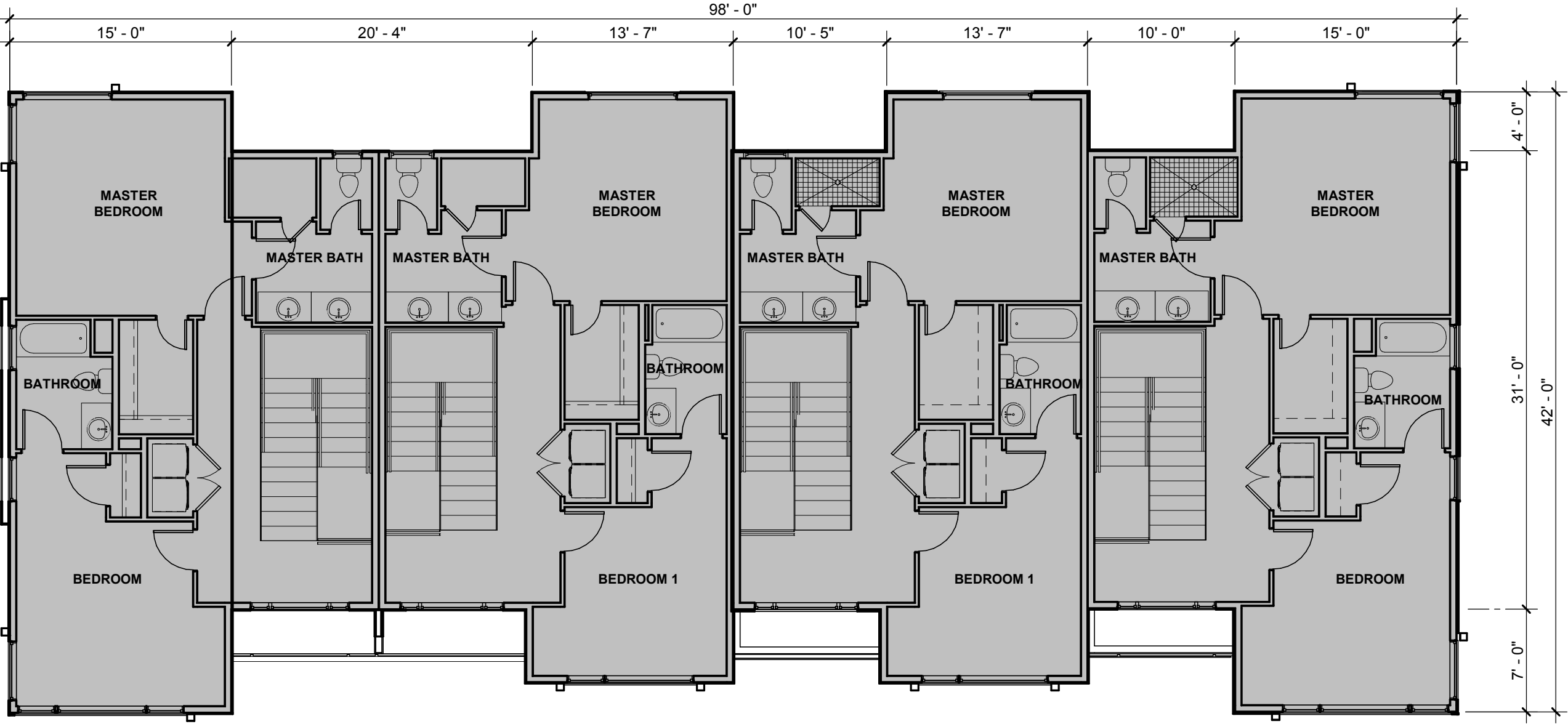
**Total = 10,075 sq ft GRFA**

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 10,075 sq ft  
Excluded Garage GRFA 1,200 sq ft  
Excluded Basement GRFA 1,342 sq ft  
**TOTAL GRFA = 7,533 sq ft**



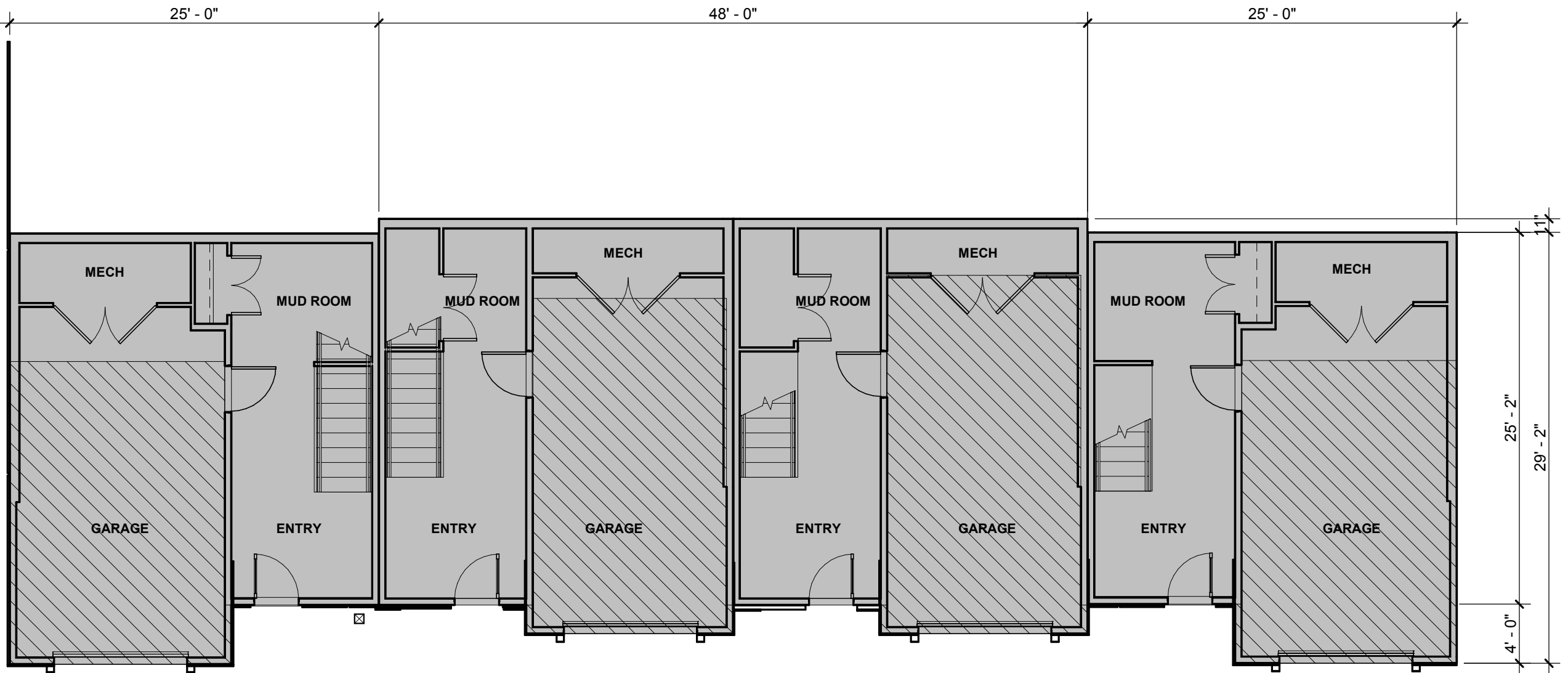
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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



# Buildings A, B, C



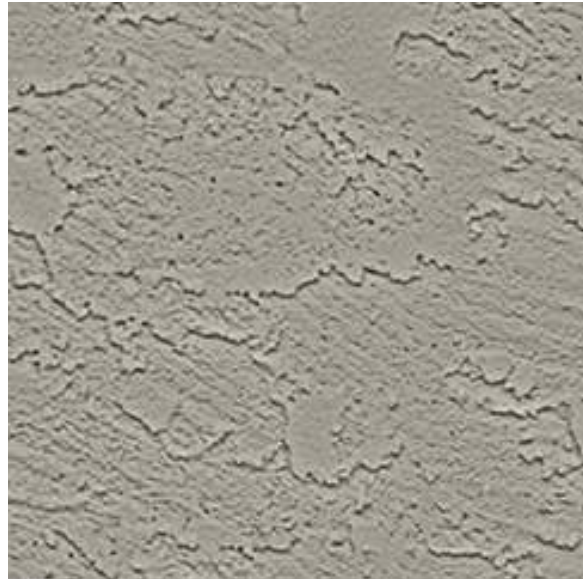
HORIZONTAL WOOD SIDING; HEMLOCK FINISH IN DARK STAIN



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"





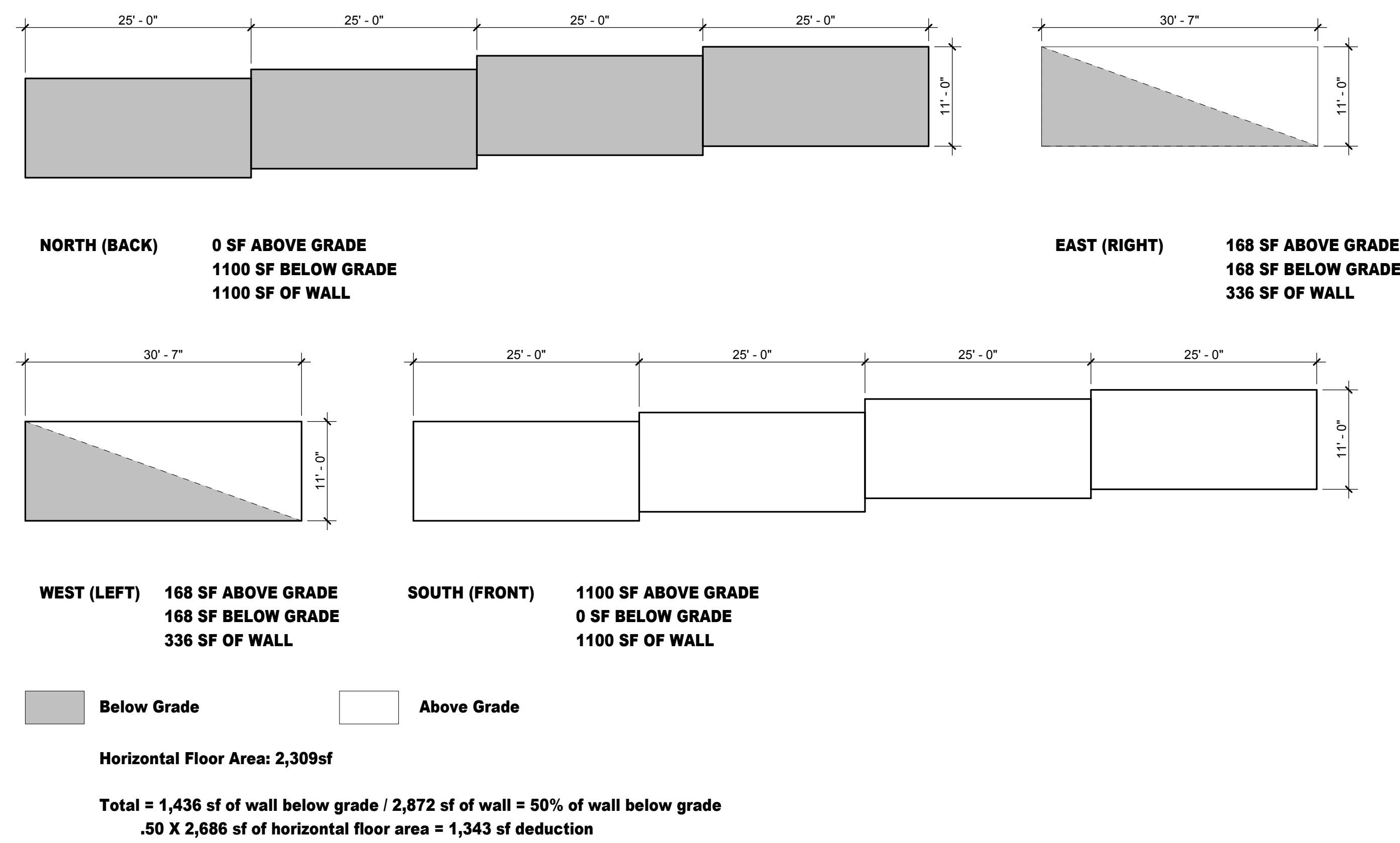
# Building D

## 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



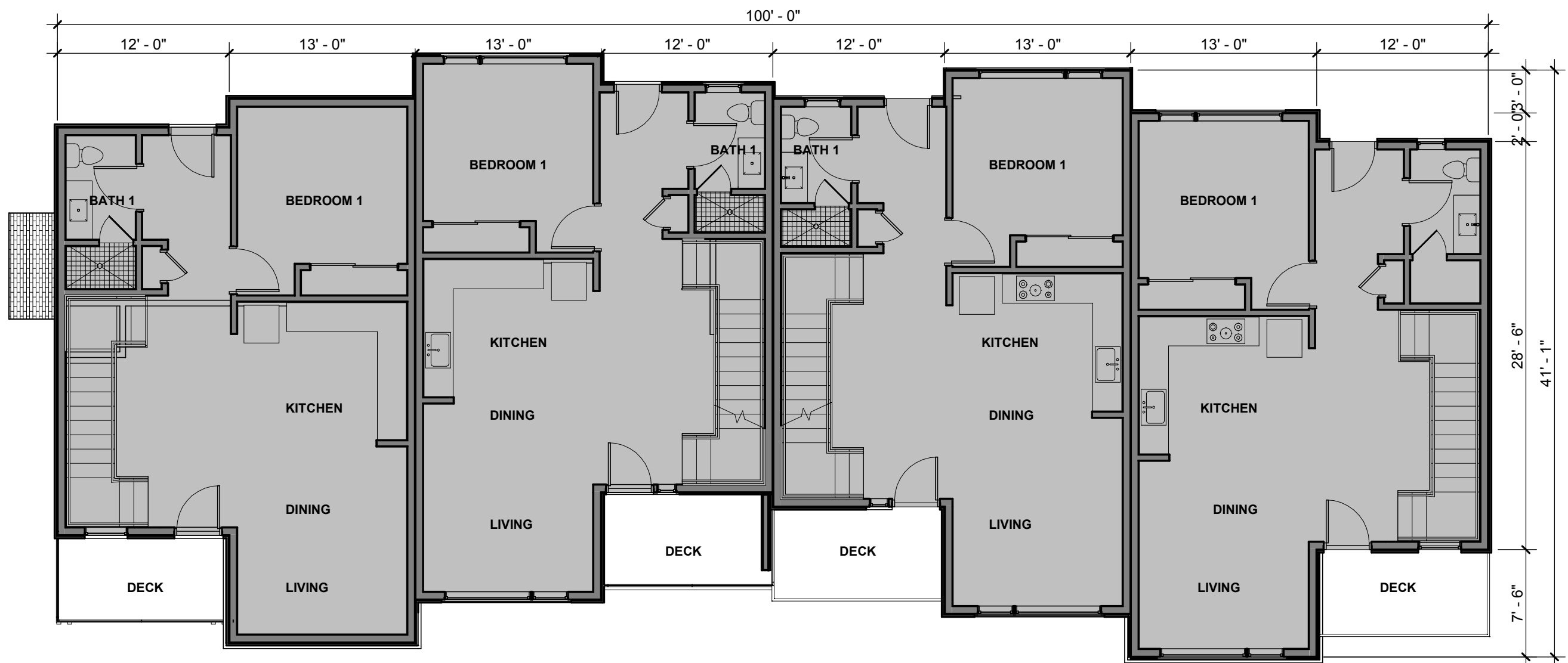
### GRFA Calculations

Unit GRFA (inc. exterior face of the wall) contributing to GRFA	
Level 1 - 2,686 sq ft (includes garage)	
Level 2 - 3,300 sq ft	
Level 3 - 1,400 sq ft	
<b>Total = 7,386 sq ft GRFA</b>	
Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2	
Garage - 1,196 sq ft GRFA	
<b>Total = 1,196 sq ft GRFA</b>	
Total Building GRFA	7,386 sq ft
Excluded Garage GRFA	1,196 sq ft
Excluded Basement GRFA	1,343 sq ft
<b>TOTAL GRFA =</b>	<b>4,847 sq ft</b>



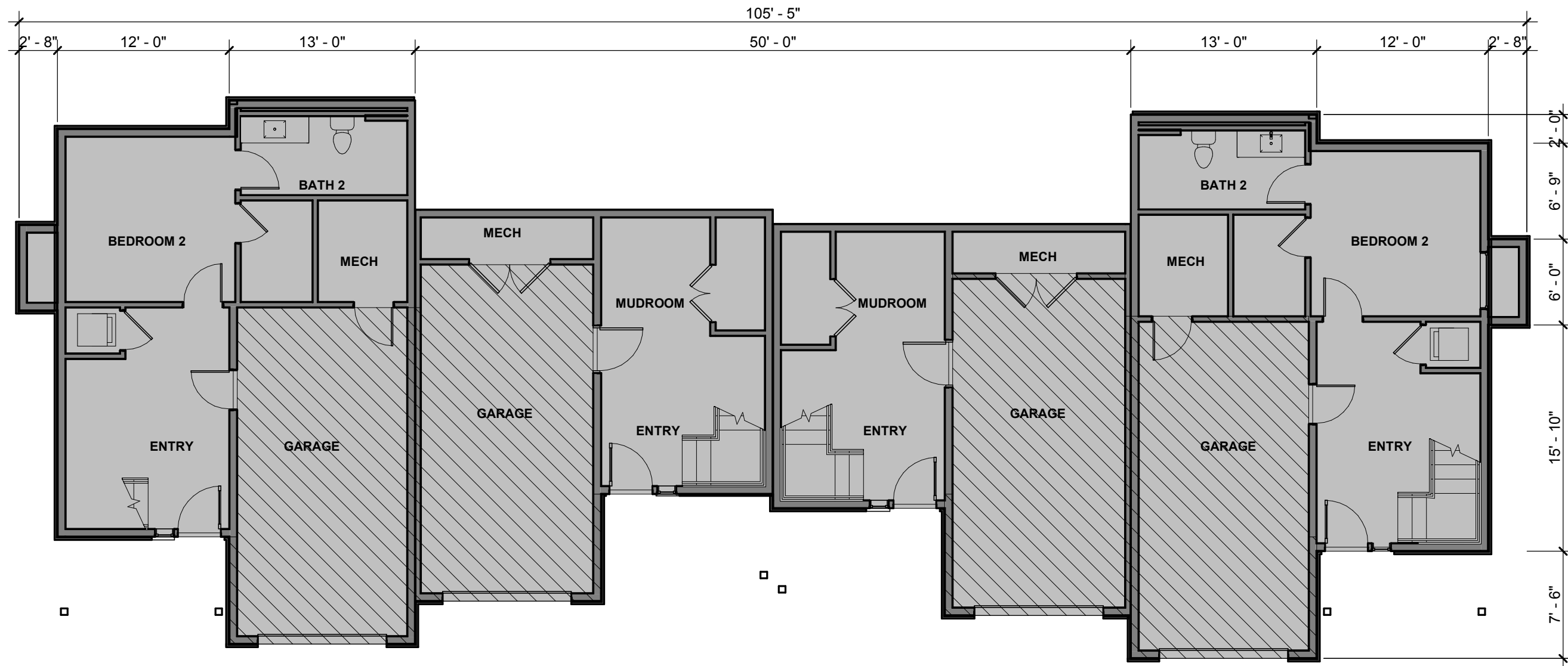
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.300





Building D



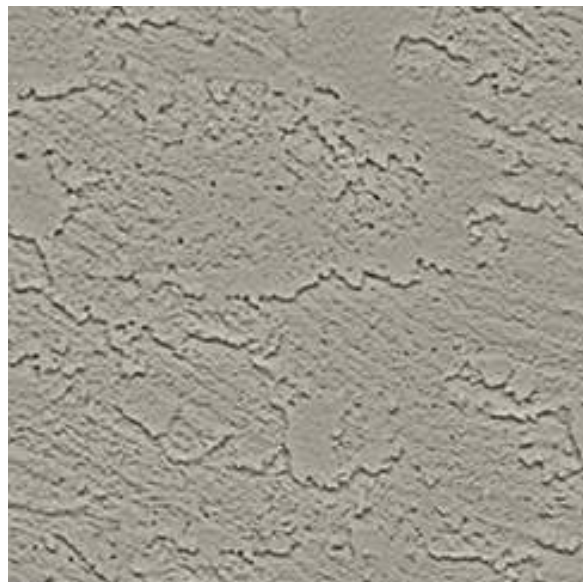
STAINED  
CEDAR  
ACCENTS



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"

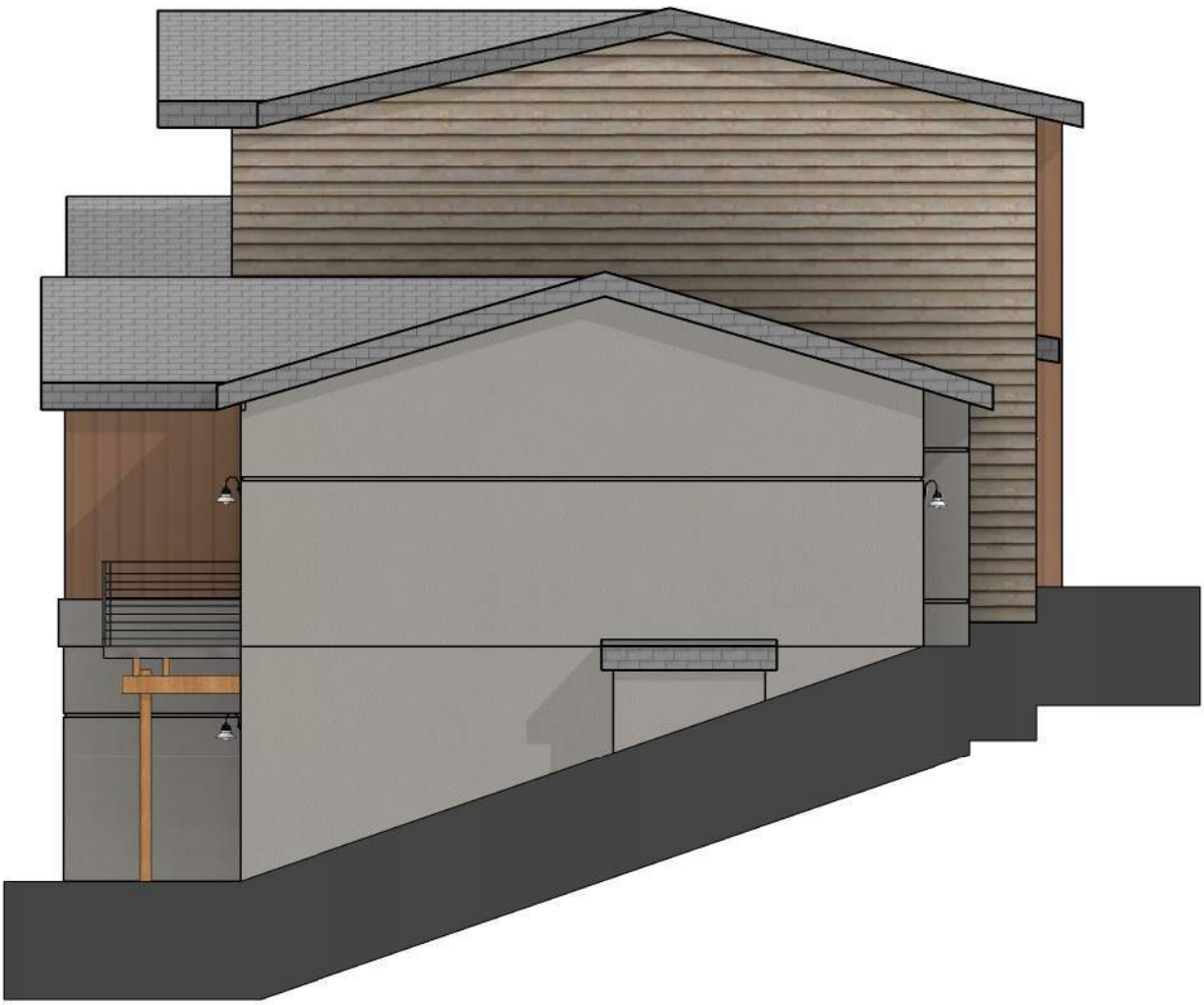


PORTFOLIO ELLICOT;  
DARK SKY EXTERIOR  
LIGHT  
#FS130125-30



NORTH ELEVATION

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



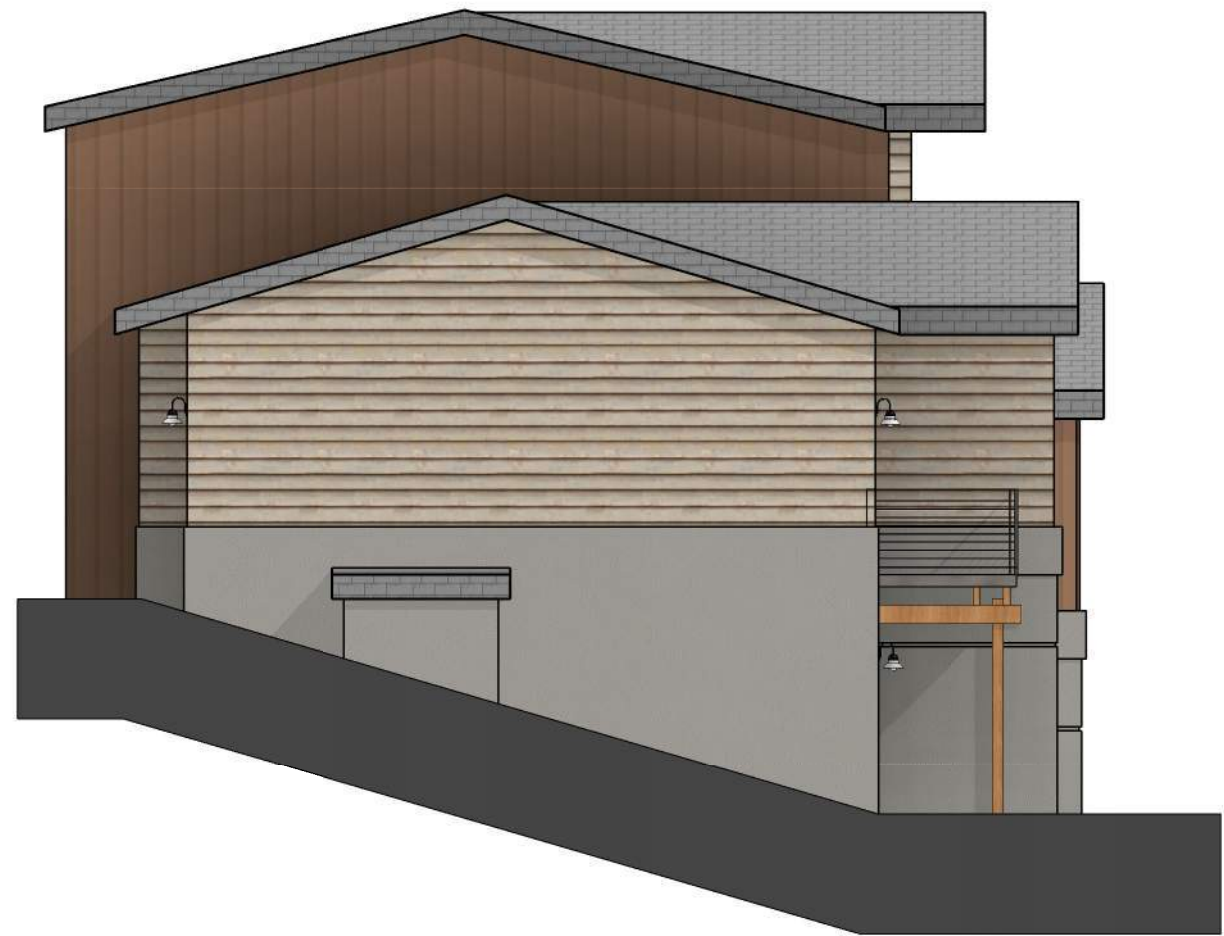
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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





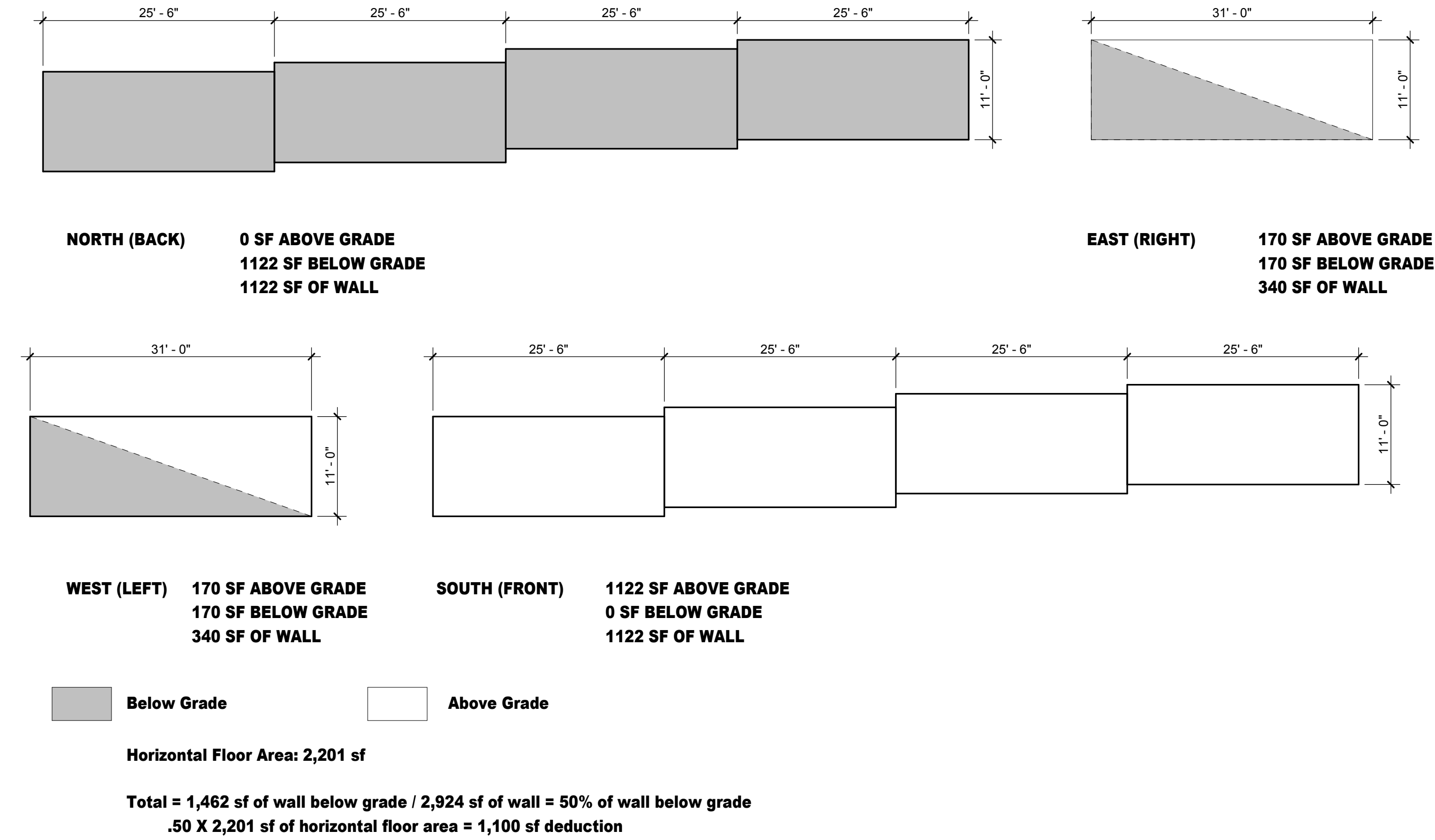
# Building E

## 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.

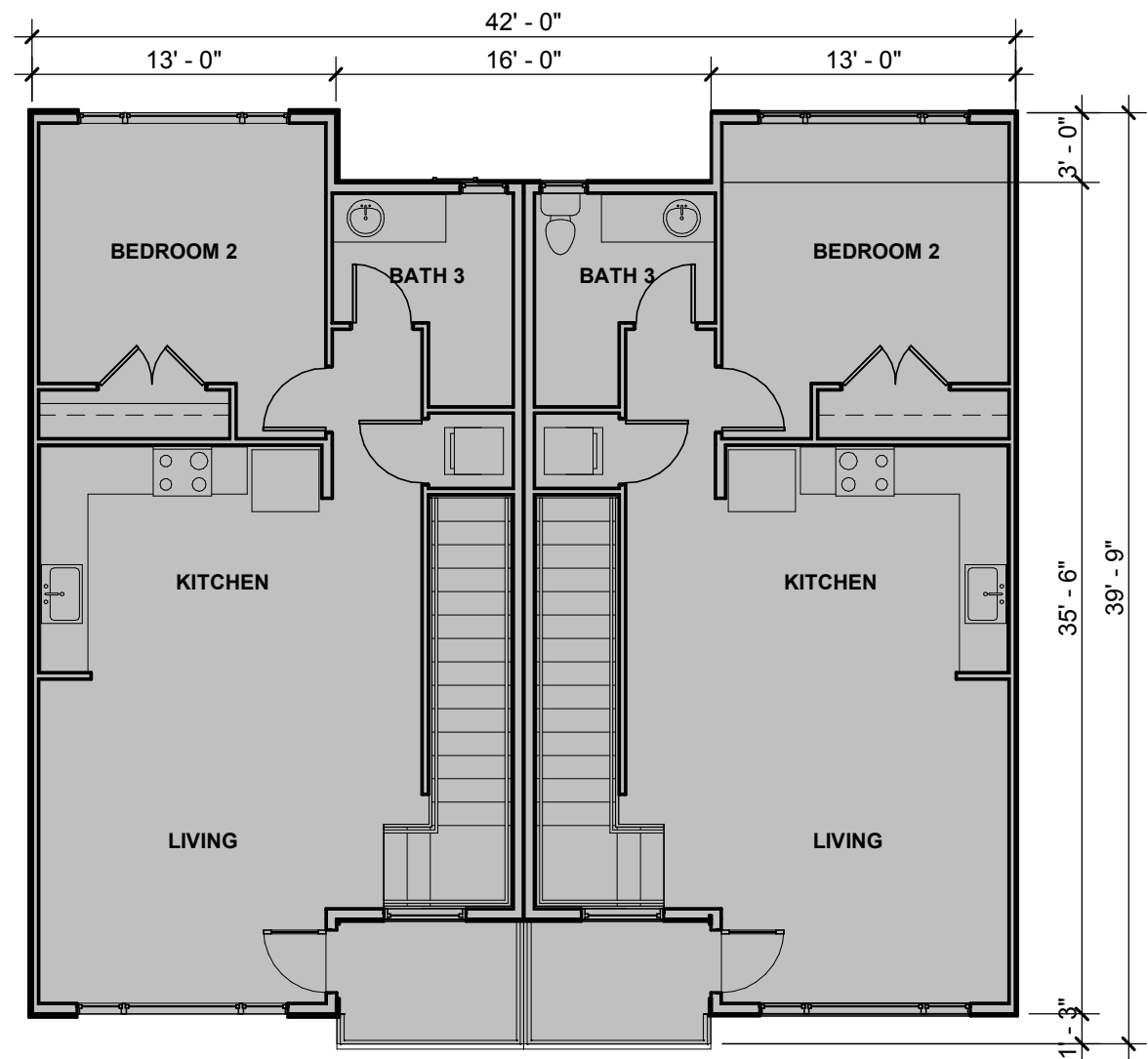
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

### GRFA Basement Deduction Calculation



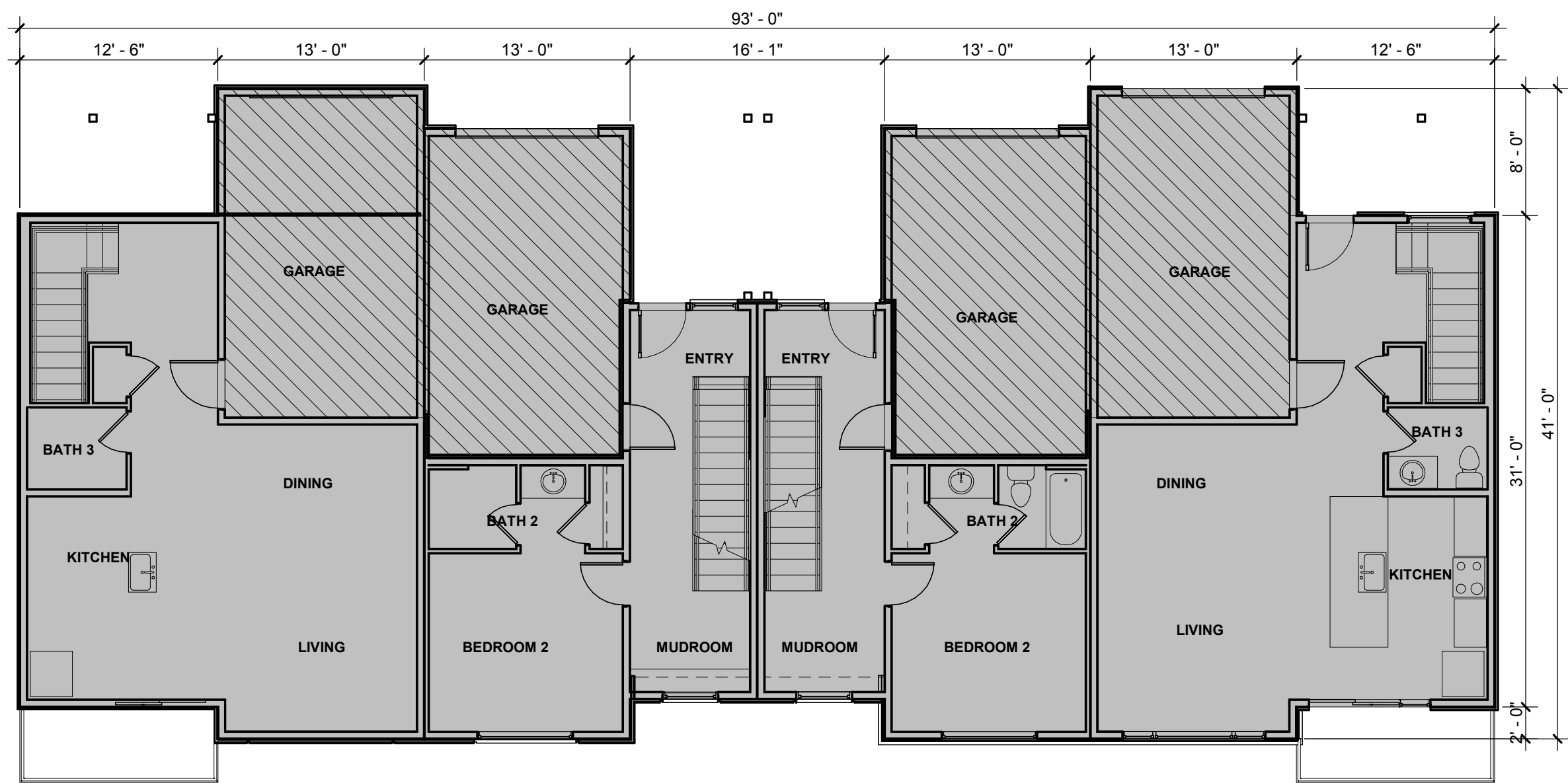
### GRFA Calculations

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	
<b>Total = 7,033 sq ft GRFA</b>	
Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2	
Garage - 1,100 sq ft GRFA	
<b>Total = 1,100 sq ft GRFA</b>	
Total Building GRFA	7,033 sq ft
Excluded Garage GRFA	1,100 sq ft
Excluded Basement GRFA	1,100 sq ft
<b>TOTAL GRFA =</b>	<b>4,833 sq ft</b>



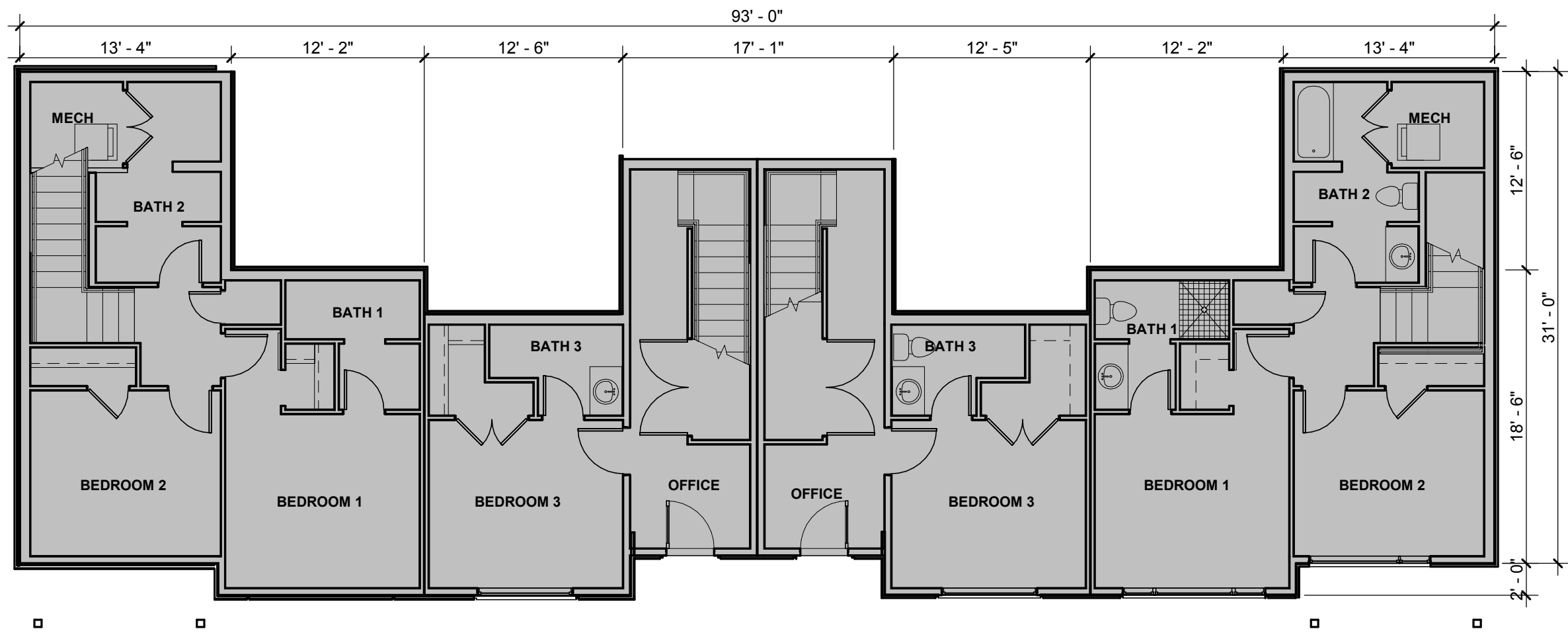
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.400







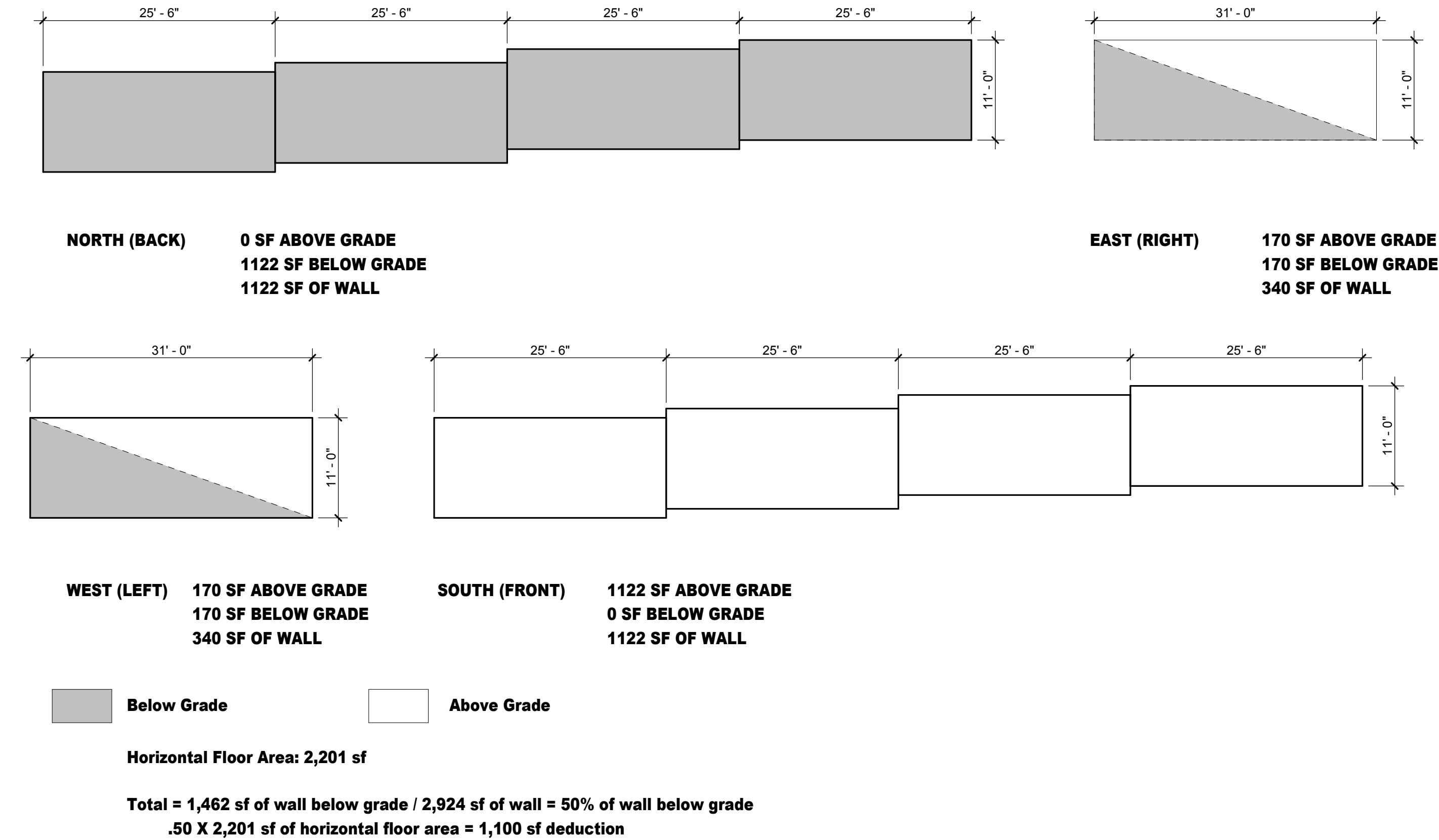
# Building F

## 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.

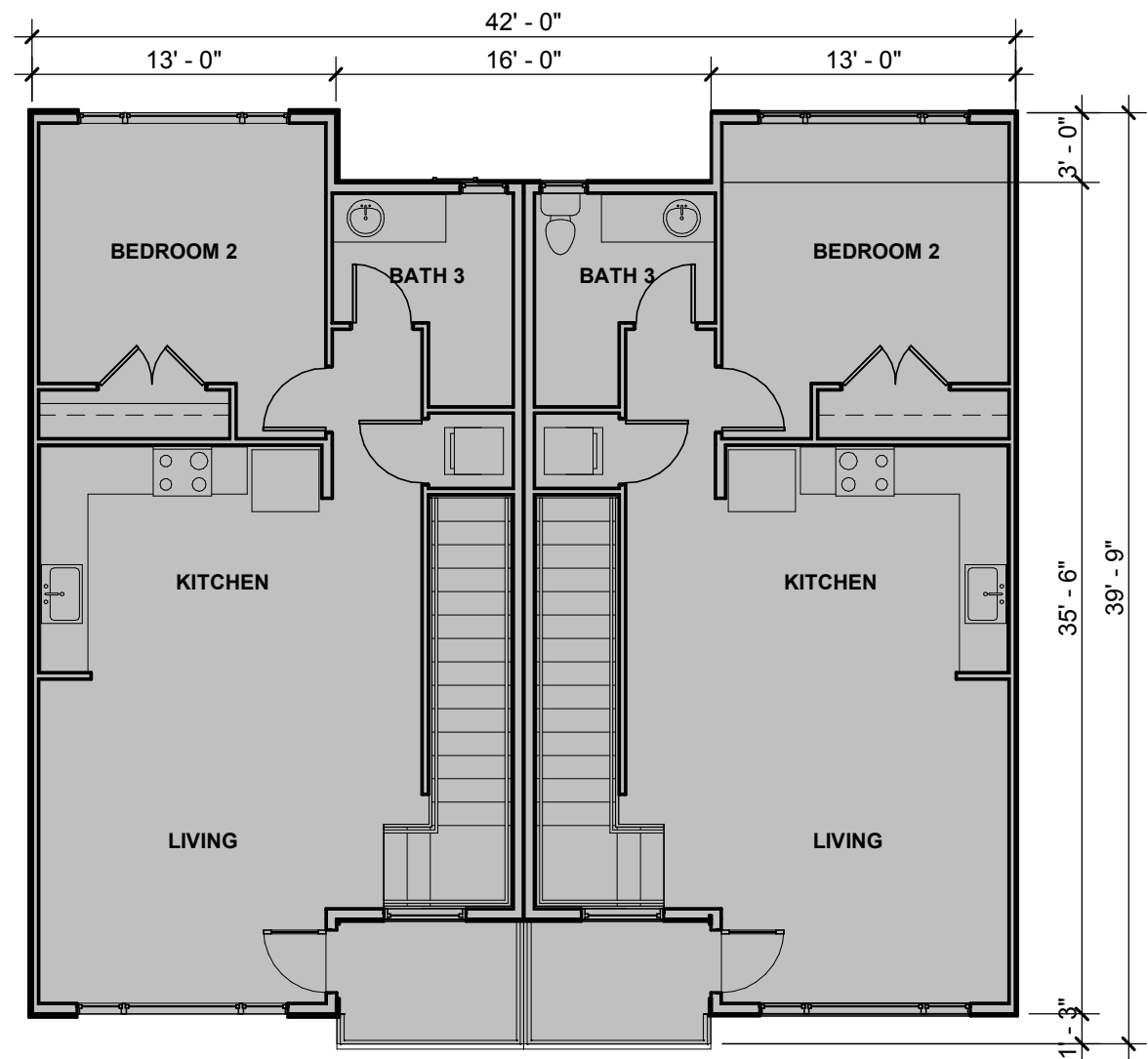
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

### GRFA Basement Deduction Calculation



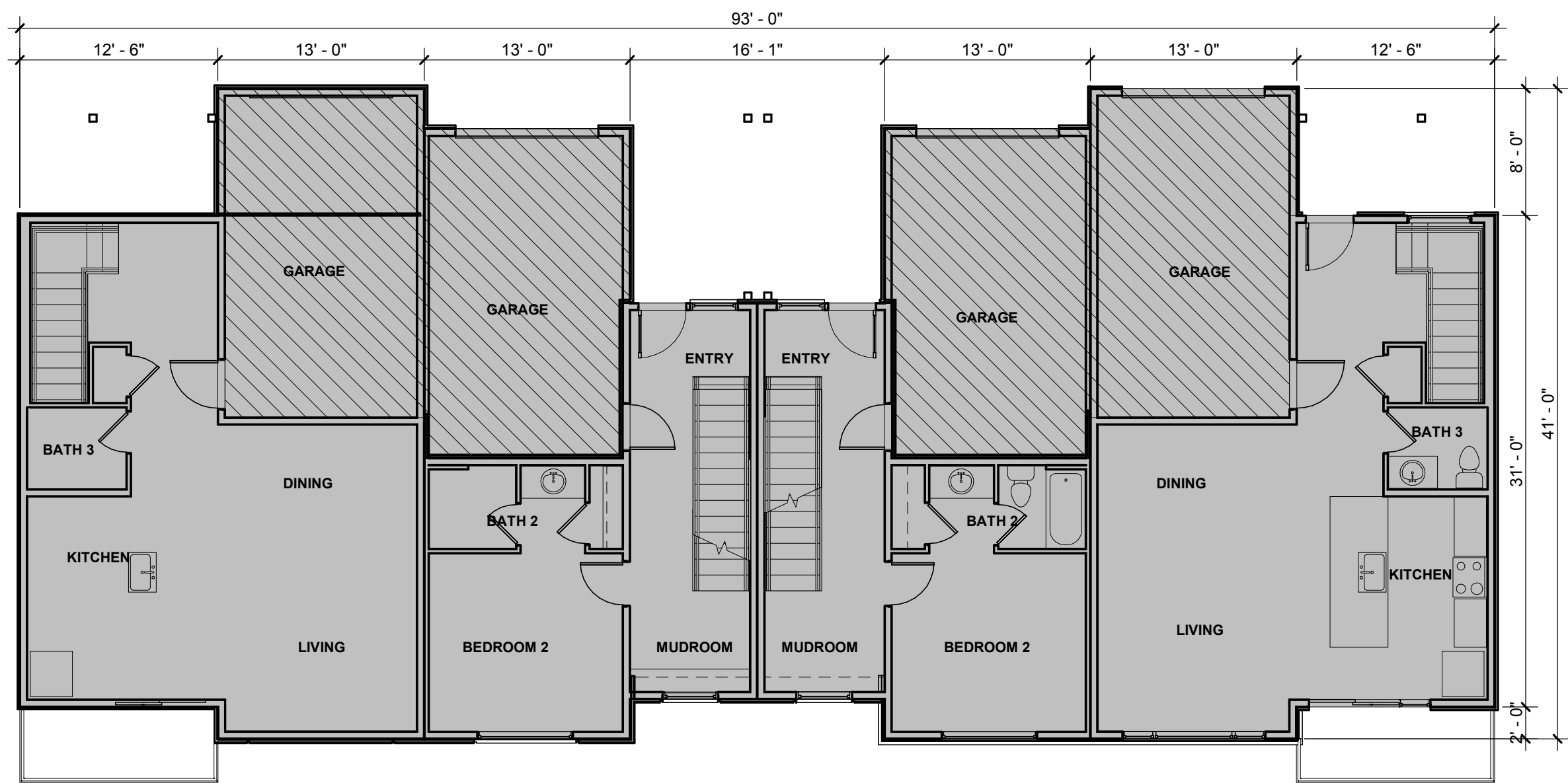
### GRFA Calculations

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	
<b>Total = 7,033 sq ft GRFA</b>	
Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2	
Garage - 1,100 sq ft GRFA	
<b>Total = 1,100 sq ft GRFA</b>	
Total Building GRFA	7,033 sq ft
Excluded Garage GRFA	1,100 sq ft
Excluded Basement GRFA	1,100 sq ft
<b>TOTAL GRFA =</b>	<b>4,833 sq ft</b>



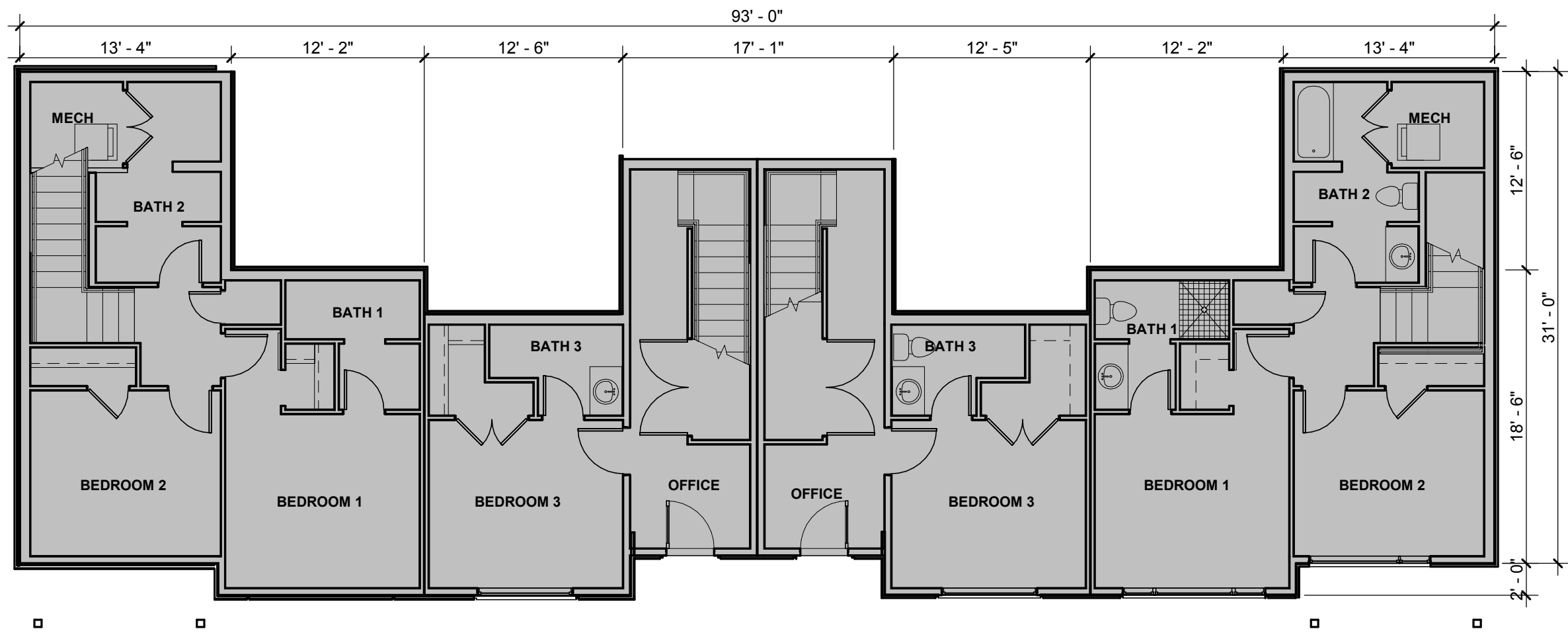
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.401







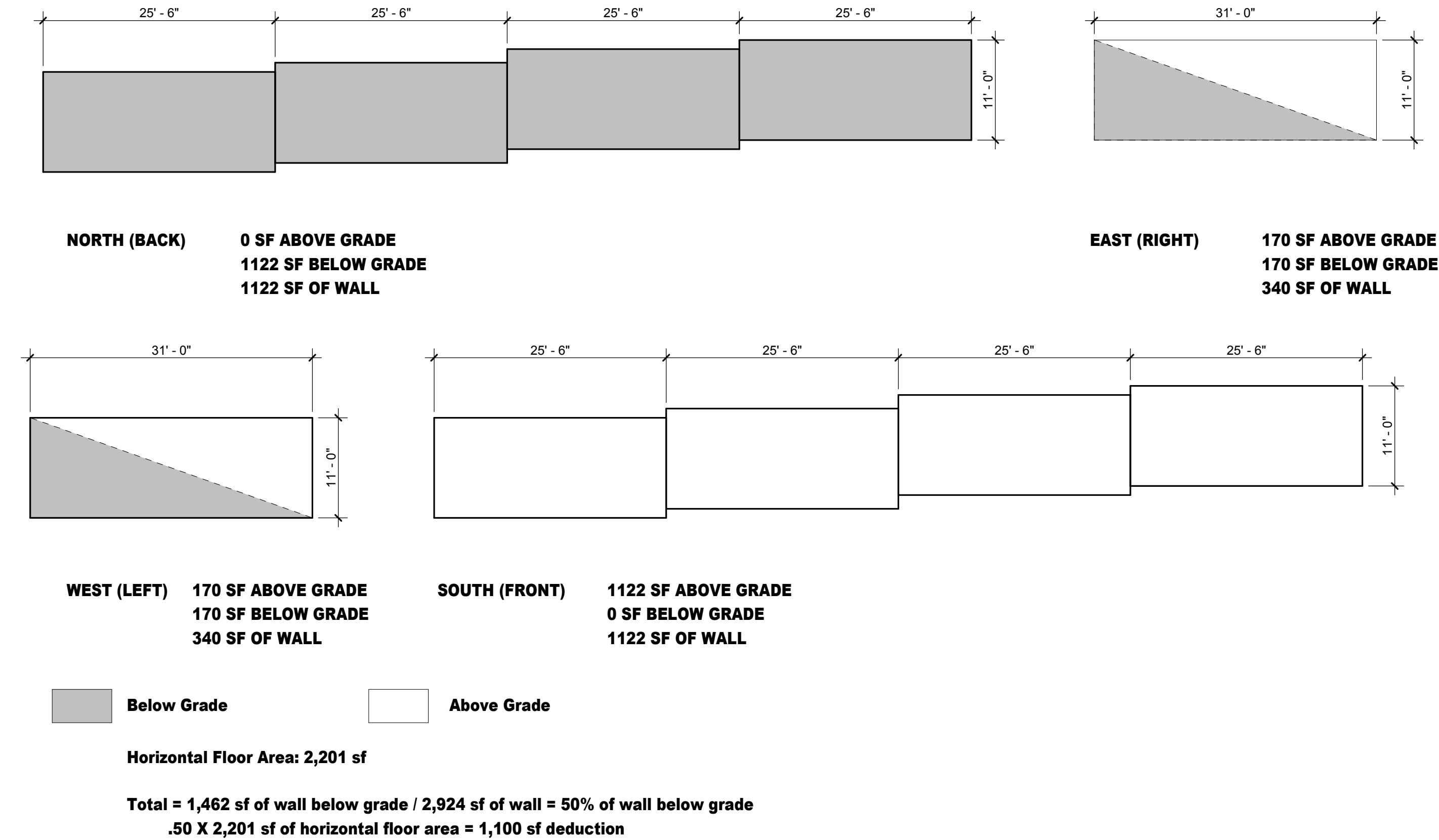
# Building G

## 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.

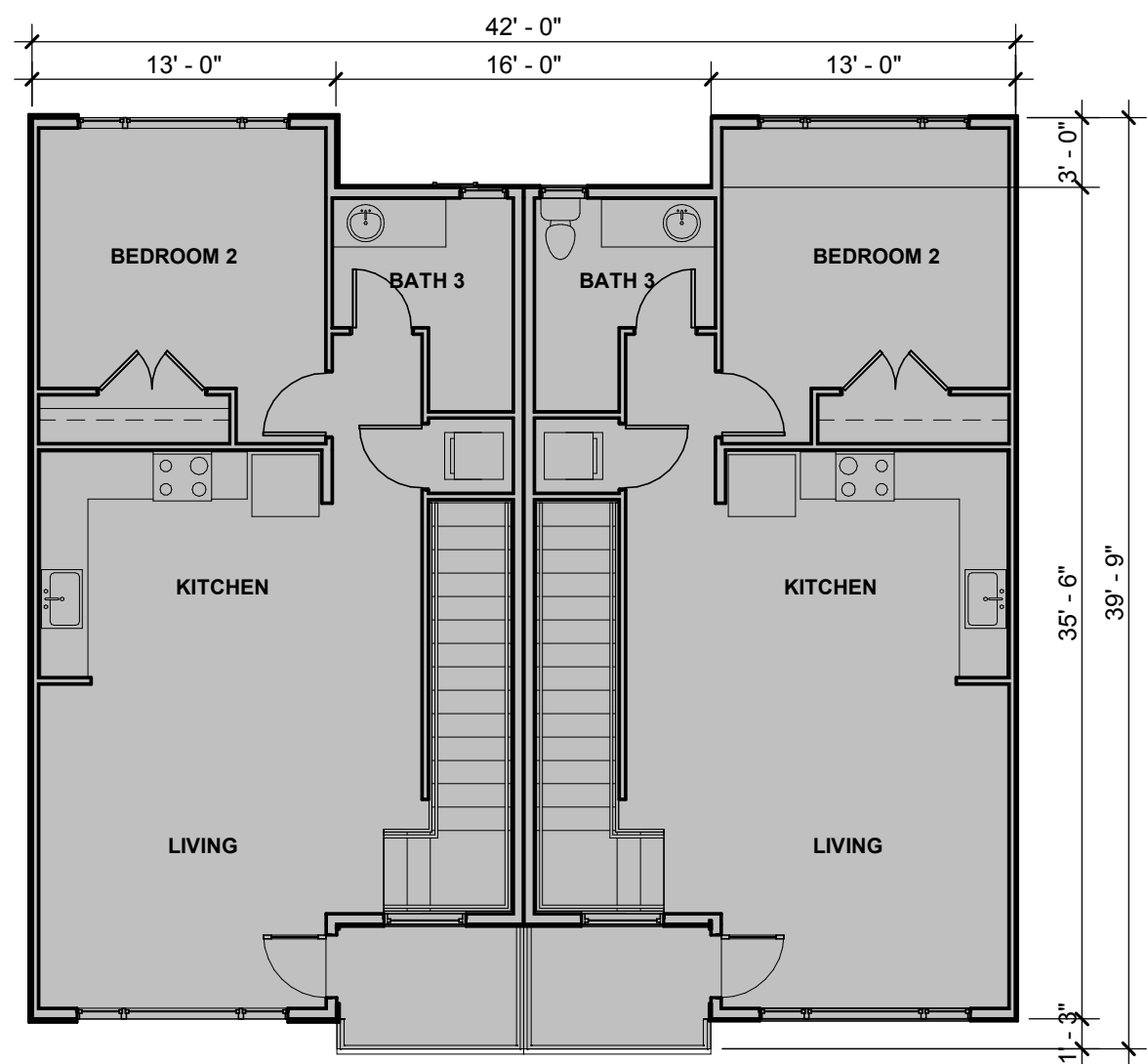
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

### GRFA Basement Deduction Calculation



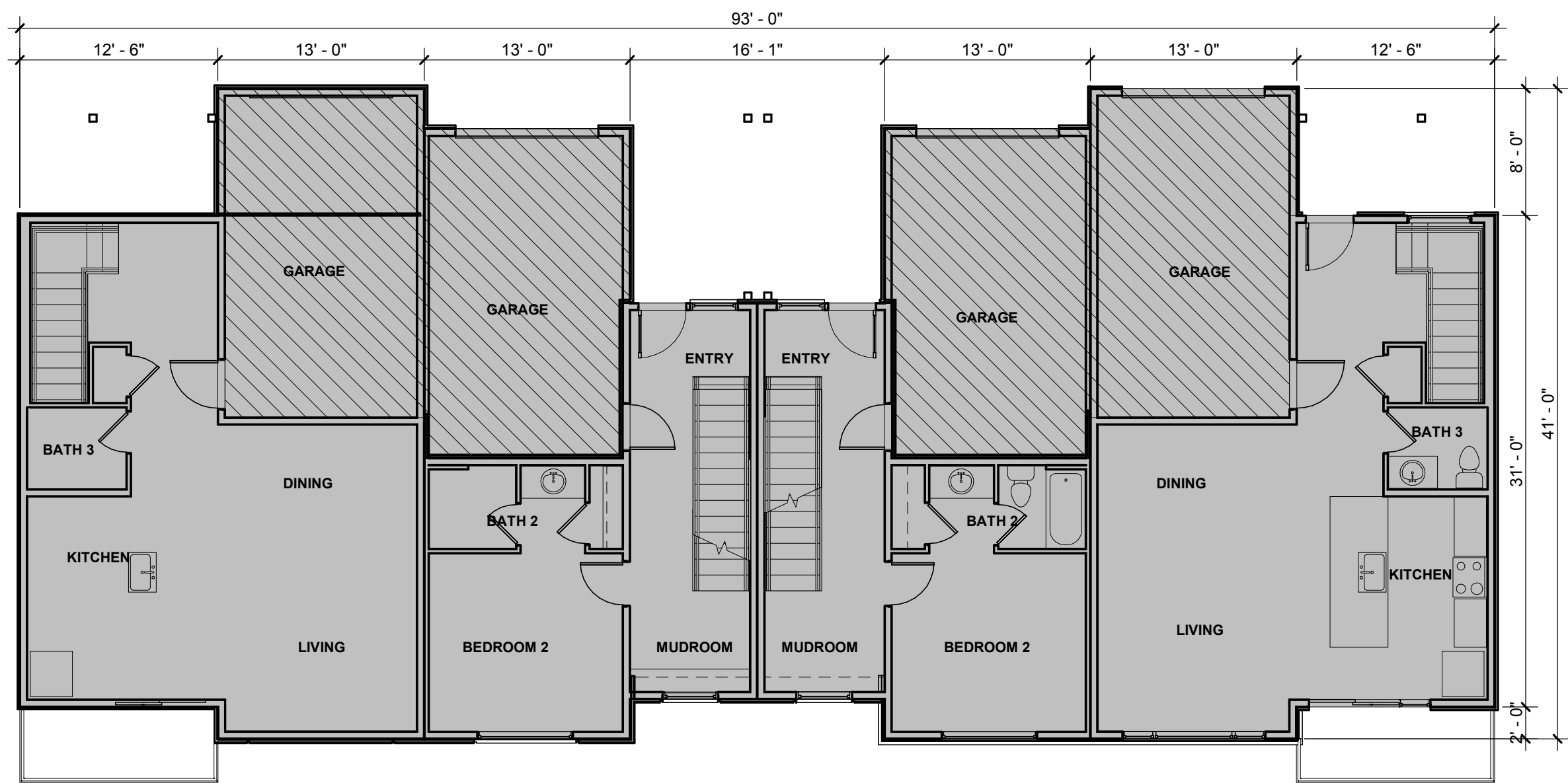
### GRFA Calculations

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	
<b>Total = 7,033 sq ft GRFA</b>	
Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2	
Garage - 1,100 sq ft GRFA	
<b>Total = 1,100 sq ft GRFA</b>	
Total Building GRFA	7,033 sq ft
Excluded Garage GRFA	1,100 sq ft
Excluded Basement GRFA	1,100 sq ft
<b>TOTAL GRFA =</b>	<b>4,833 sq ft</b>



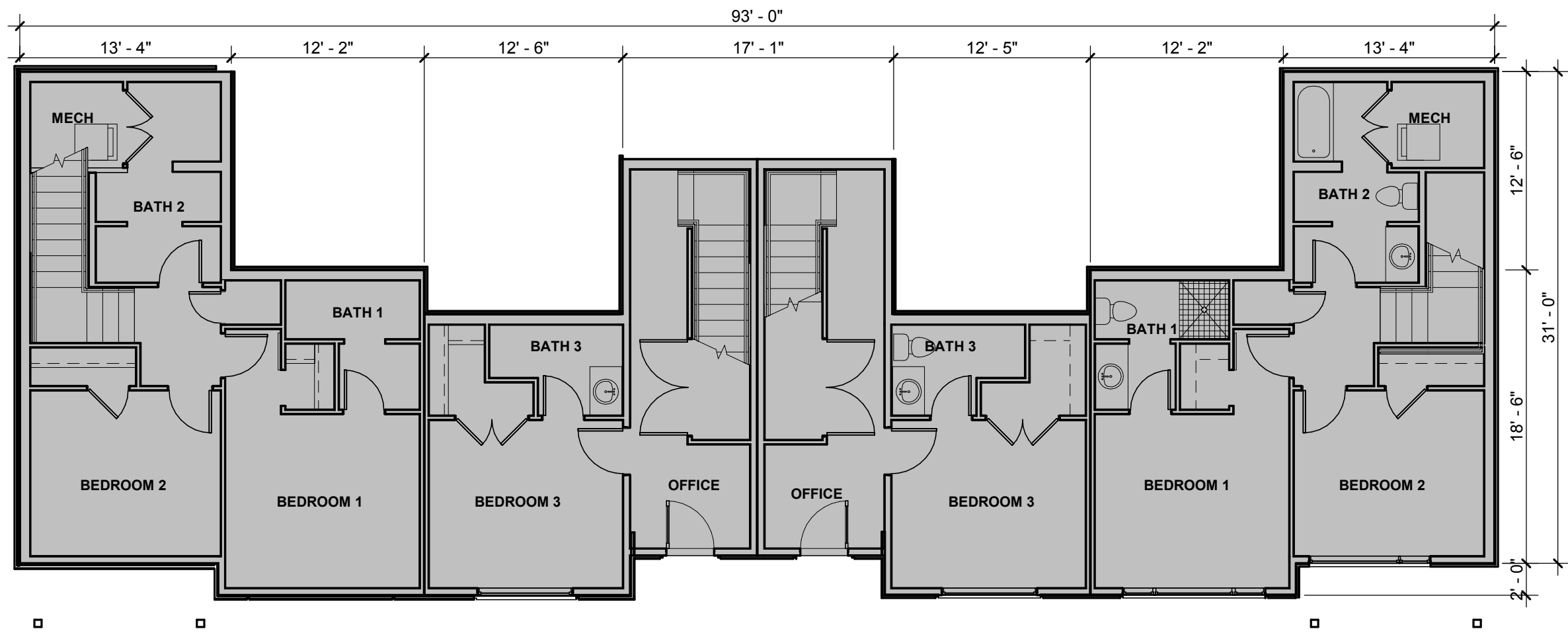
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.402







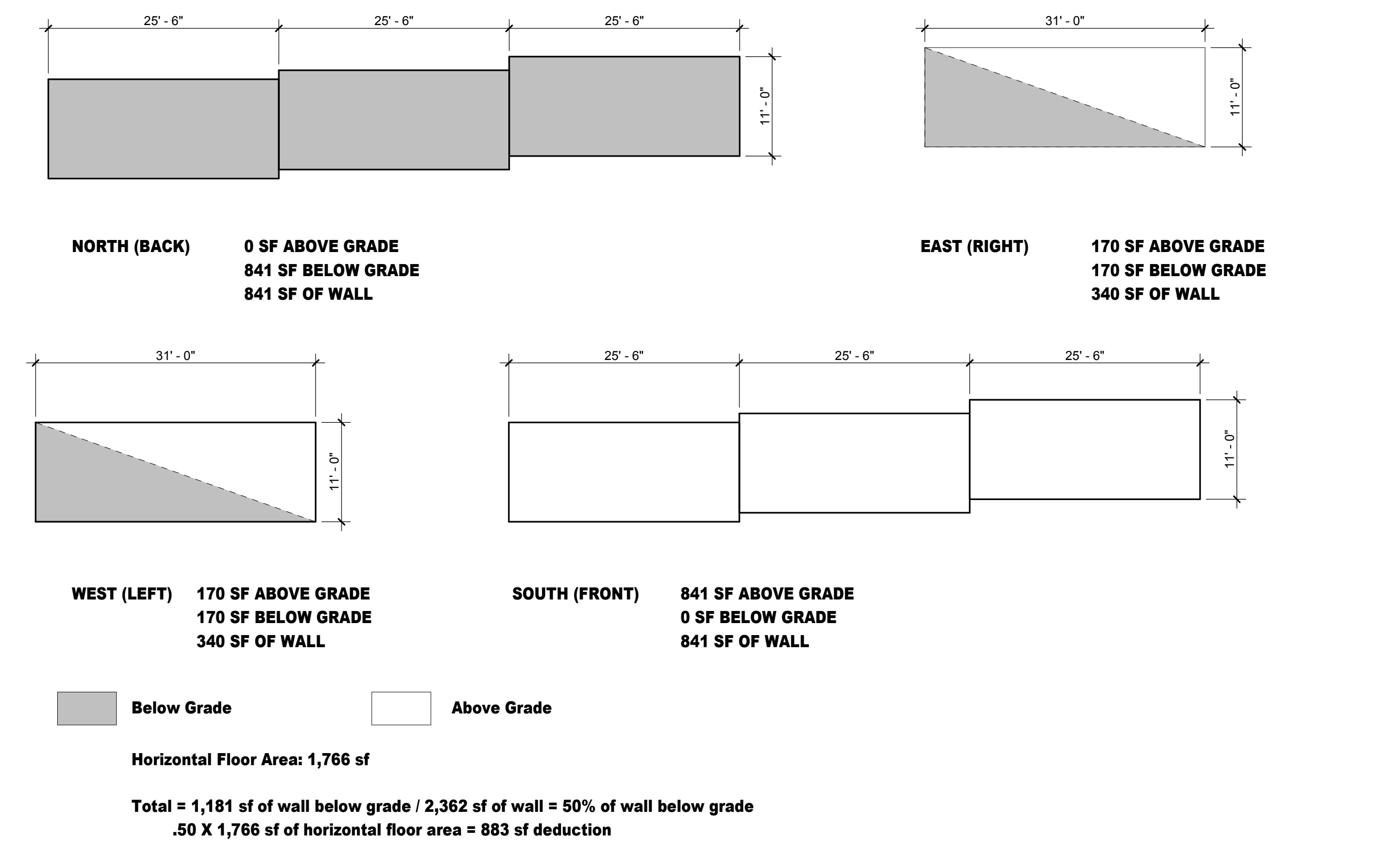
# Building H

## TOWN OF VAIL CODE 12-15-3-GRFA

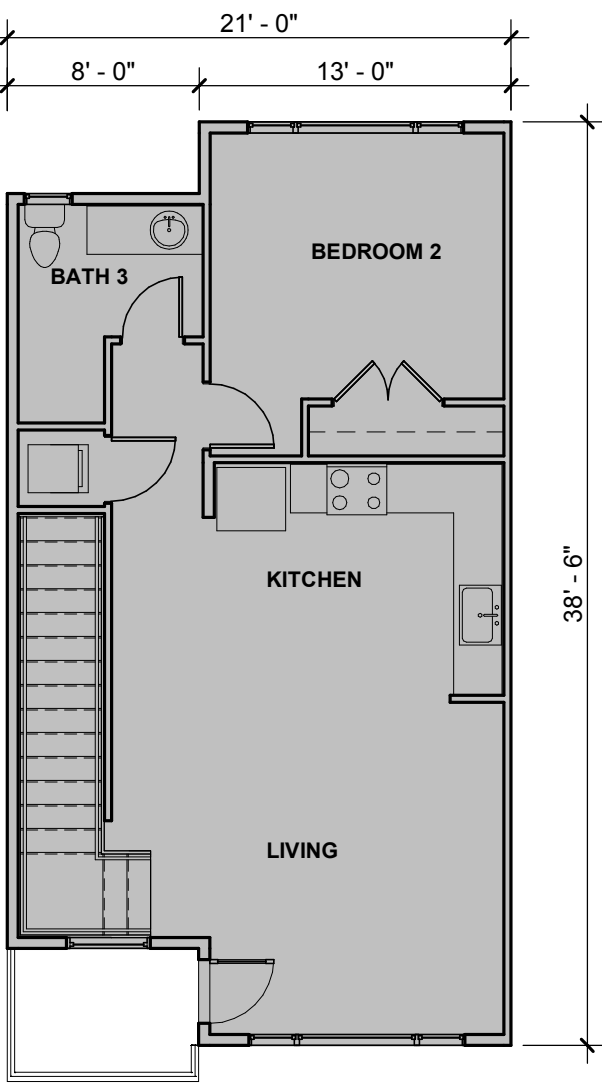
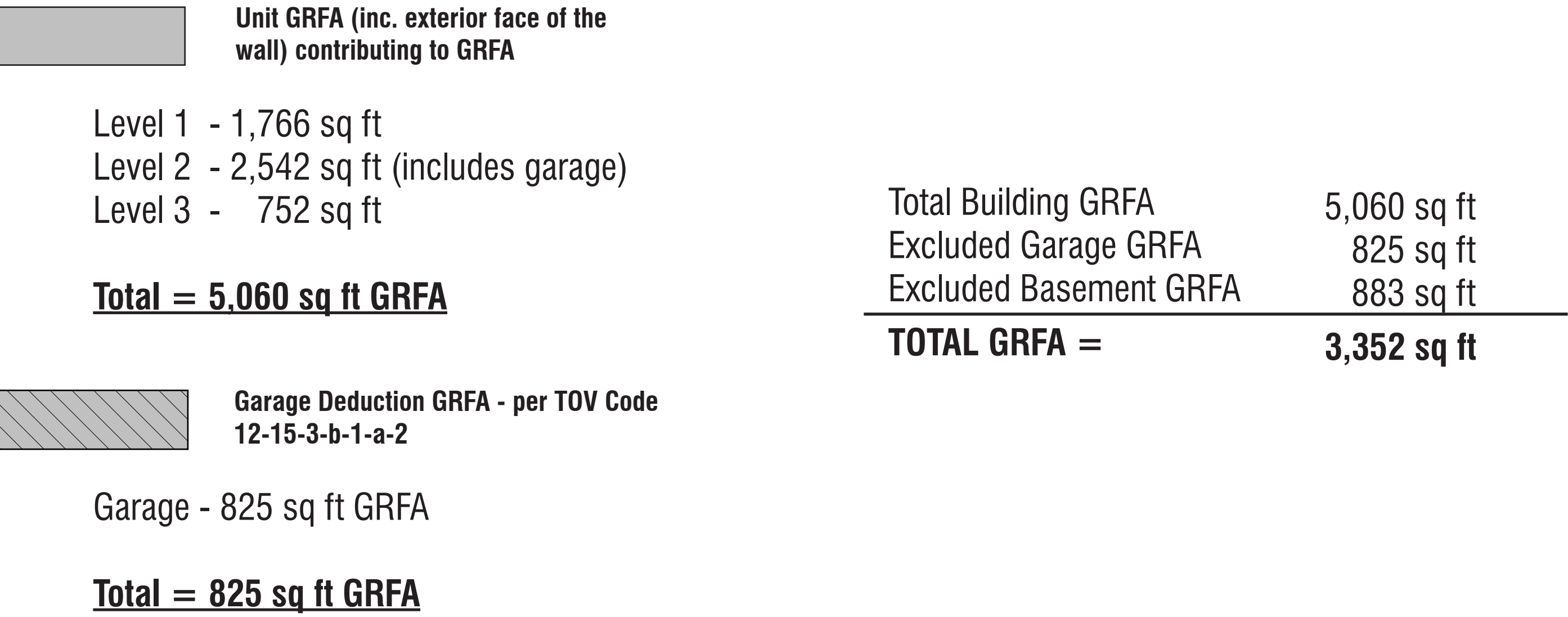
Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited 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

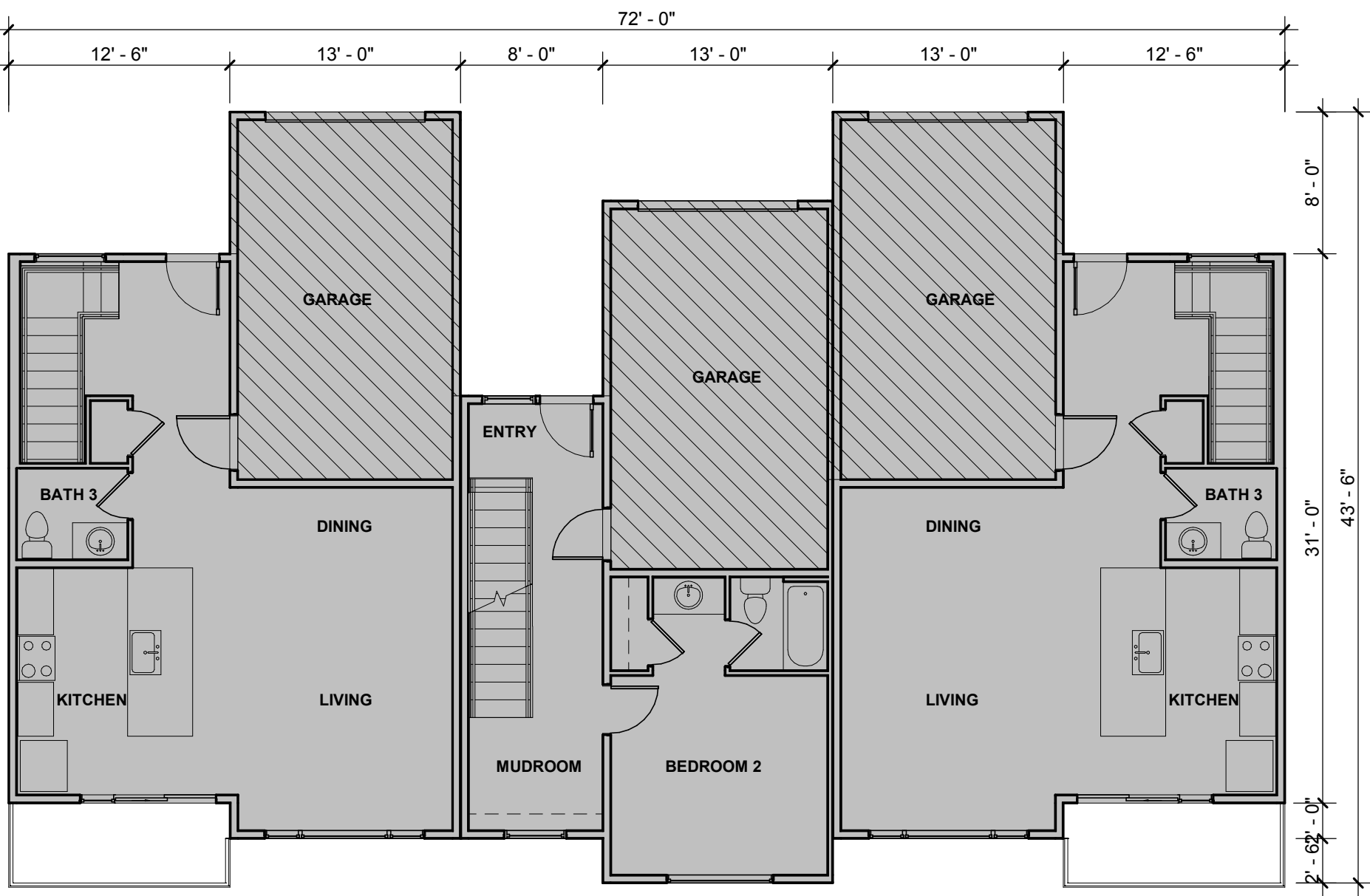


### GRFA Calculations



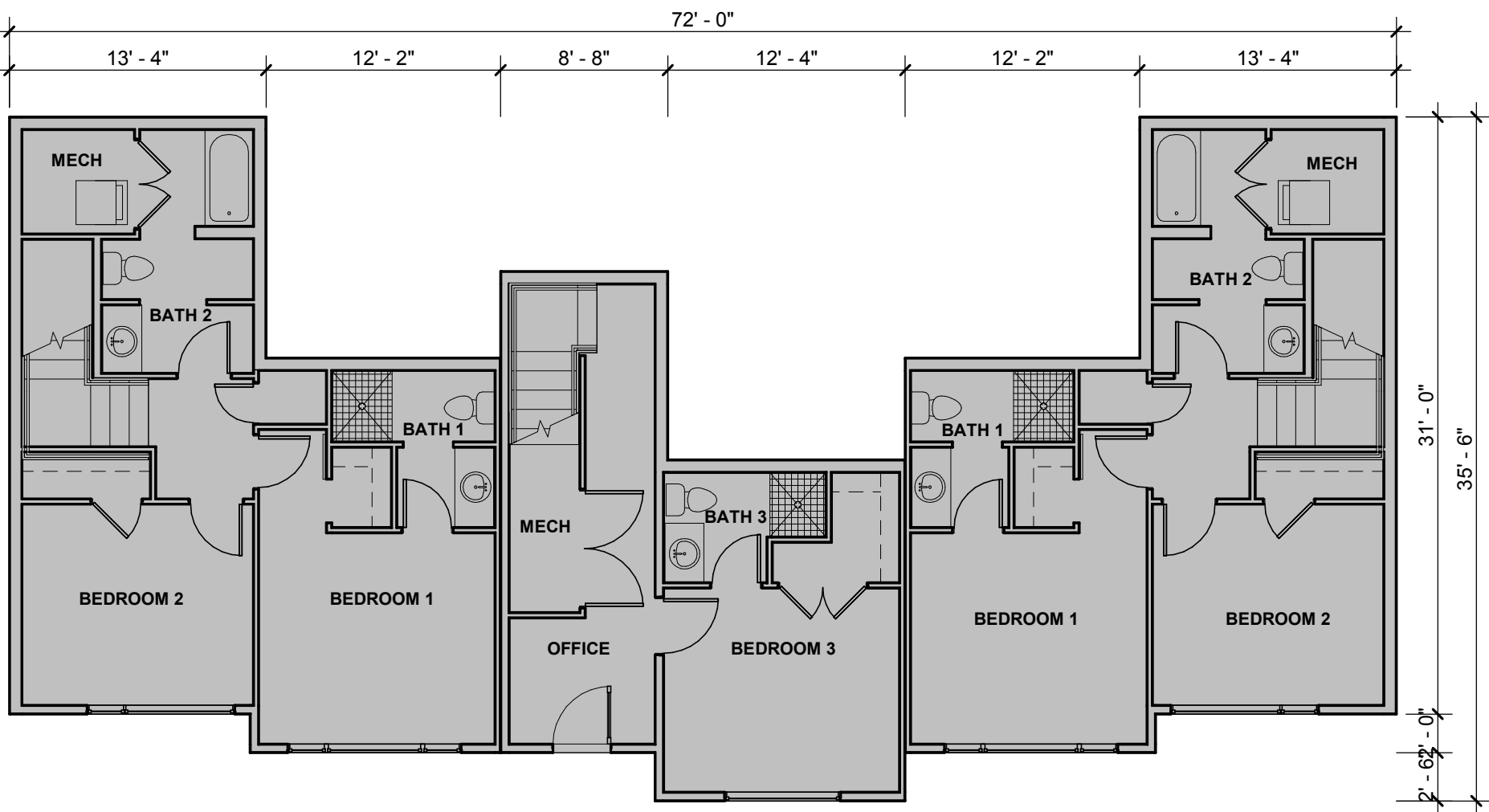
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.405







# Buildings E, F, G



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"

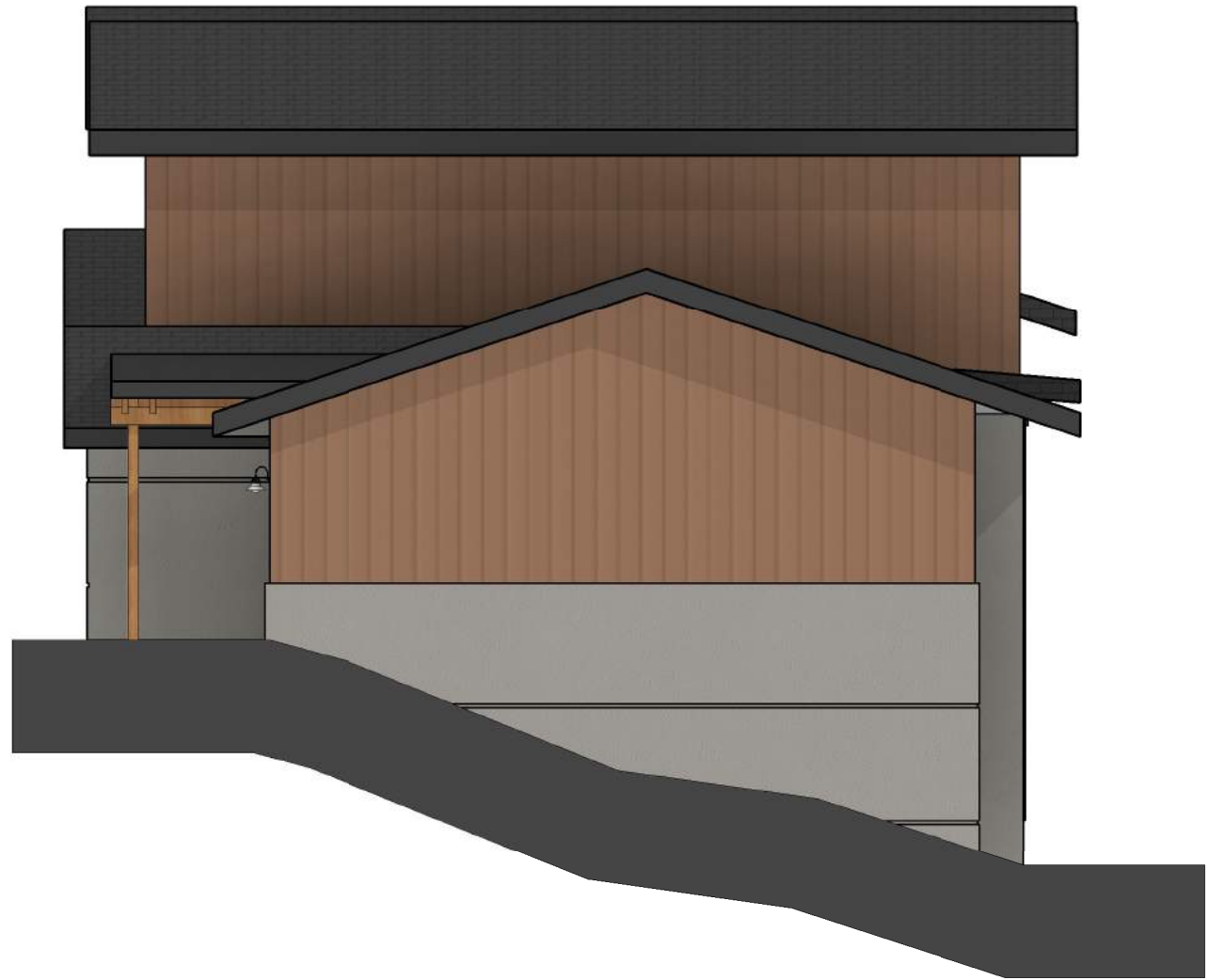


PORTFOLIO ELLICOT;  
DARK SKY EXTERIOR  
LIGHT  
#FS130125-30



NORTH ELEVATION

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



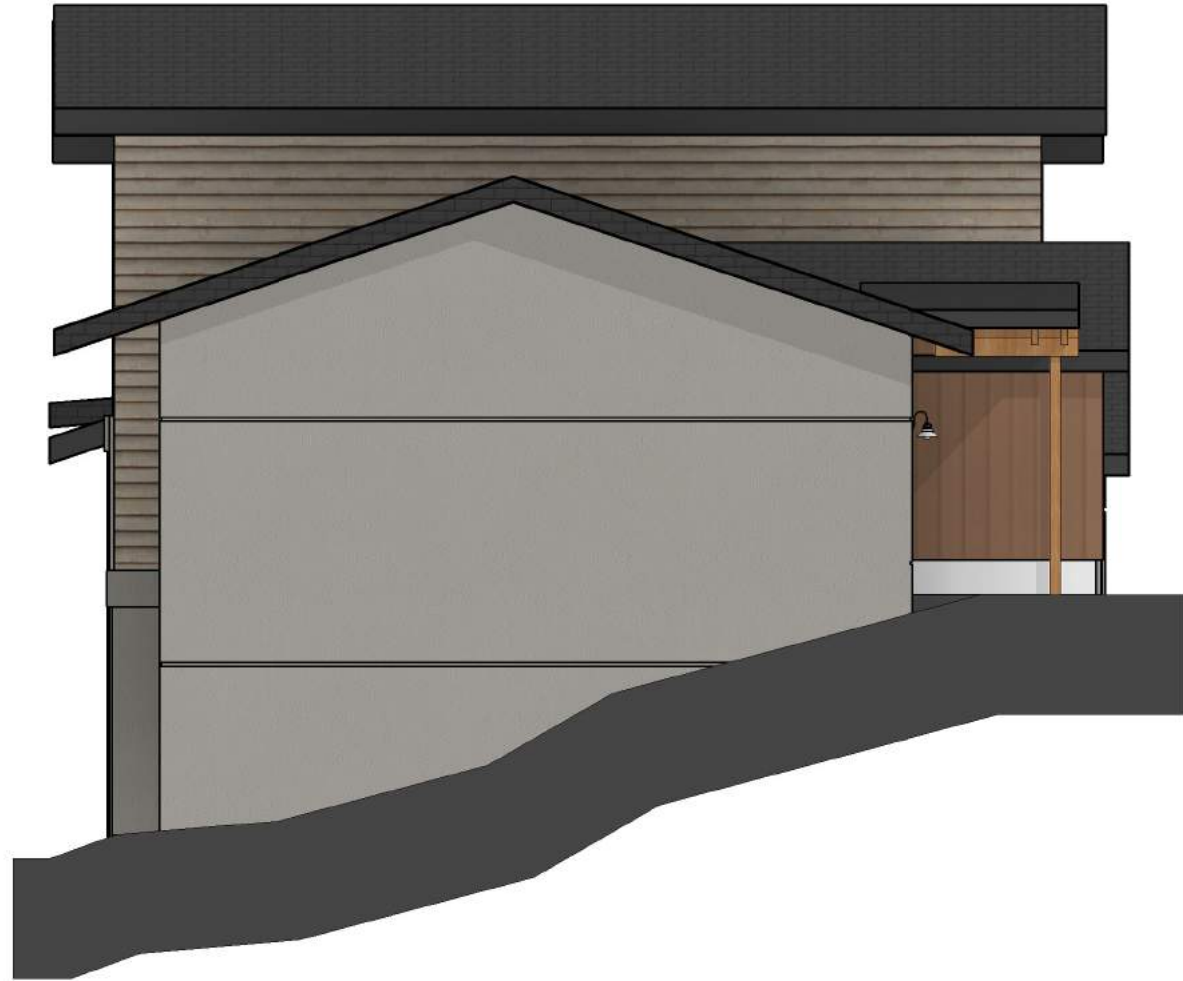
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



Building 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"

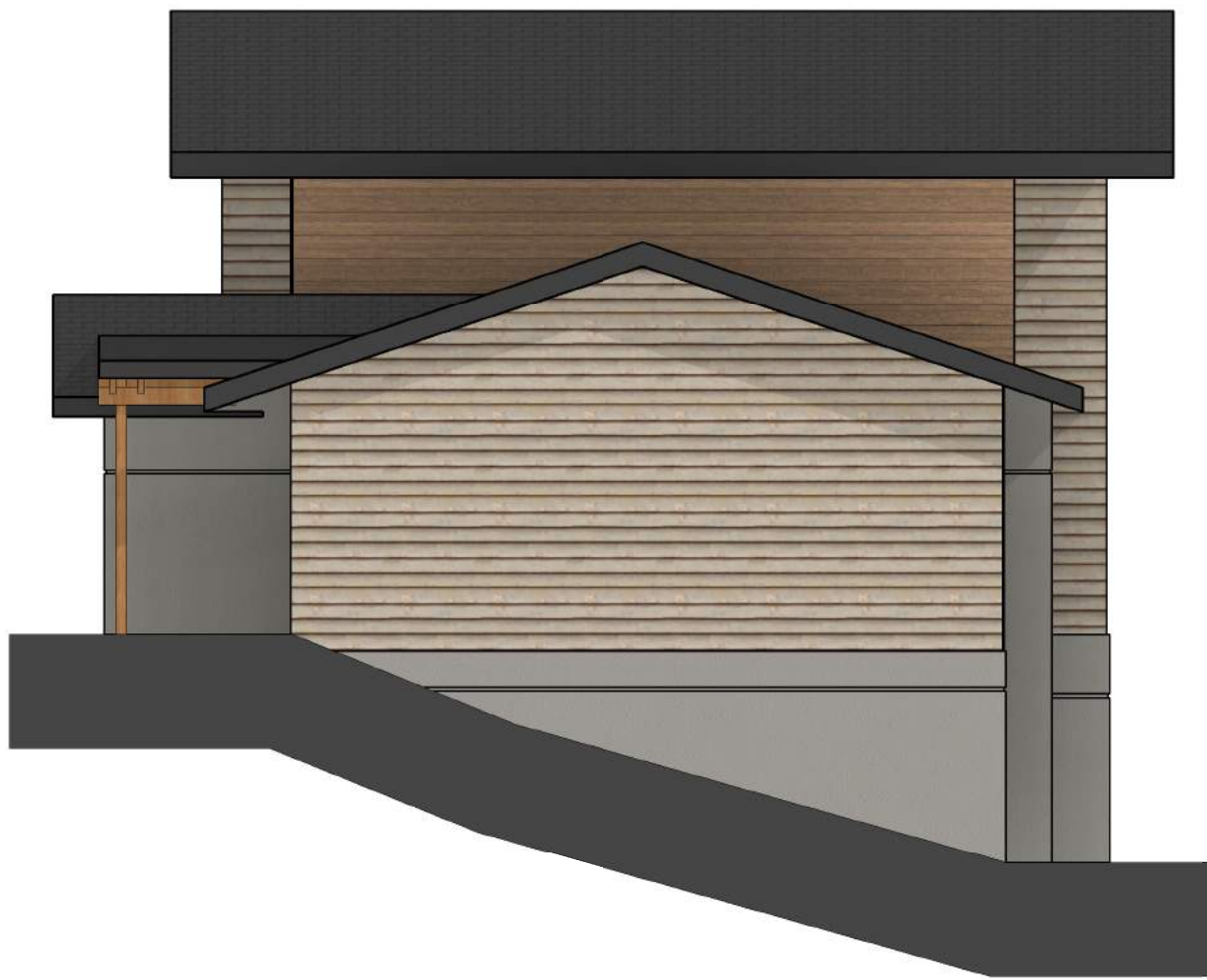


PORTFOLIO ELLICOT;  
DARK SKY EXTERIOR  
LIGHT  
#FS130125-30



NORTH ELEVATION

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



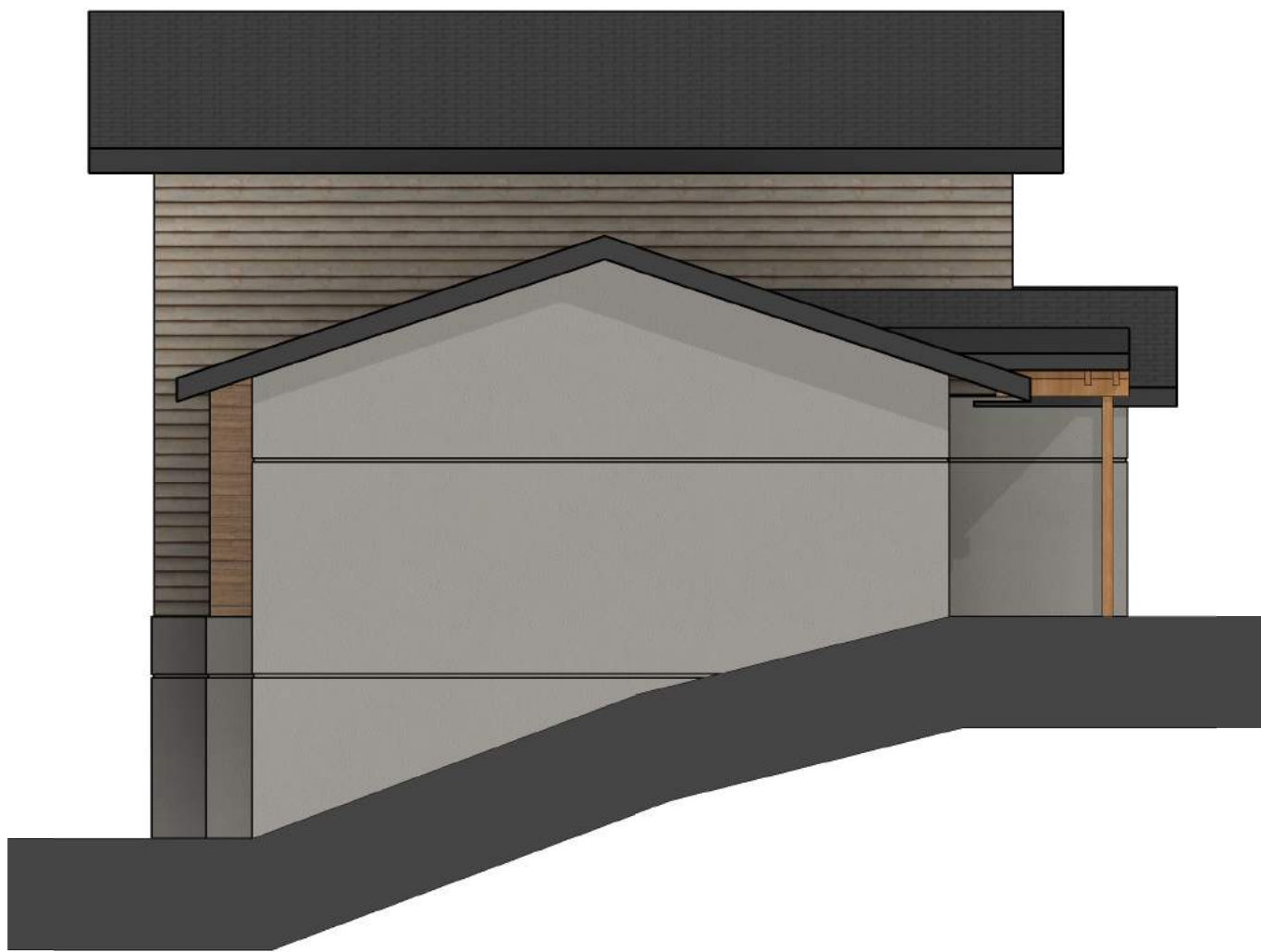
WEST ELEVATION

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



SOUTH ELEVATION

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

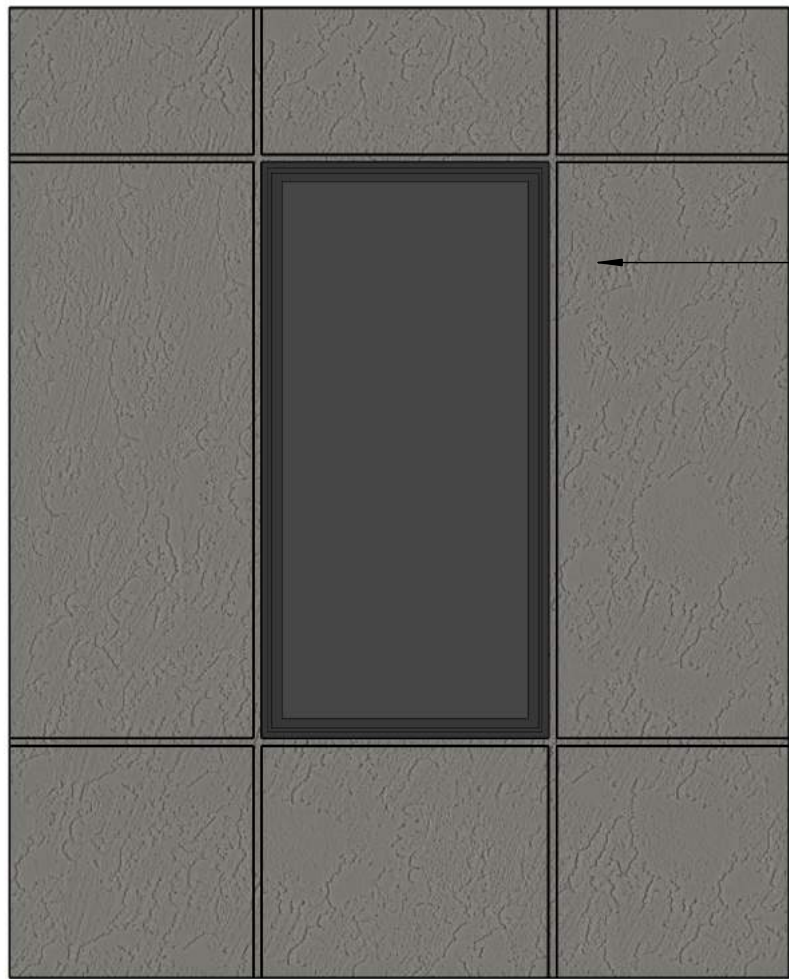


EAST ELEVATION

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



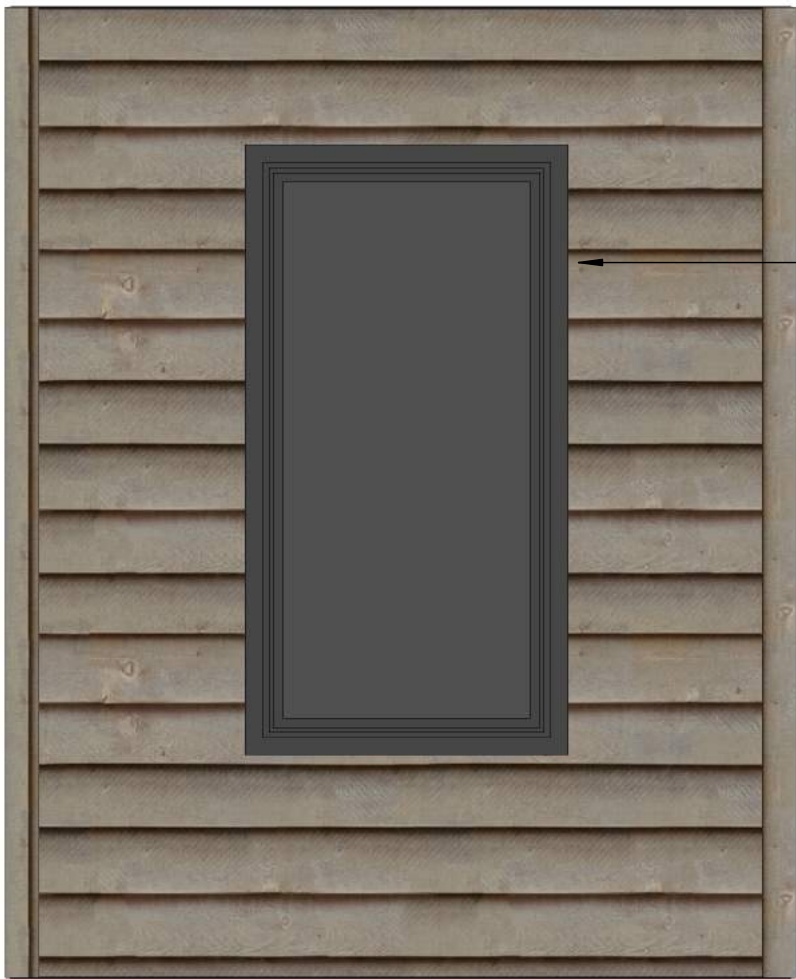
**Grey Stucco w/ Reveals**



No Trim Around Windows

No Trim At Outside Corners

**Horizontal Lap Siding - Weathered Wood Appearance**



2" Trim Around Windows

4" Trim At Outside Corners

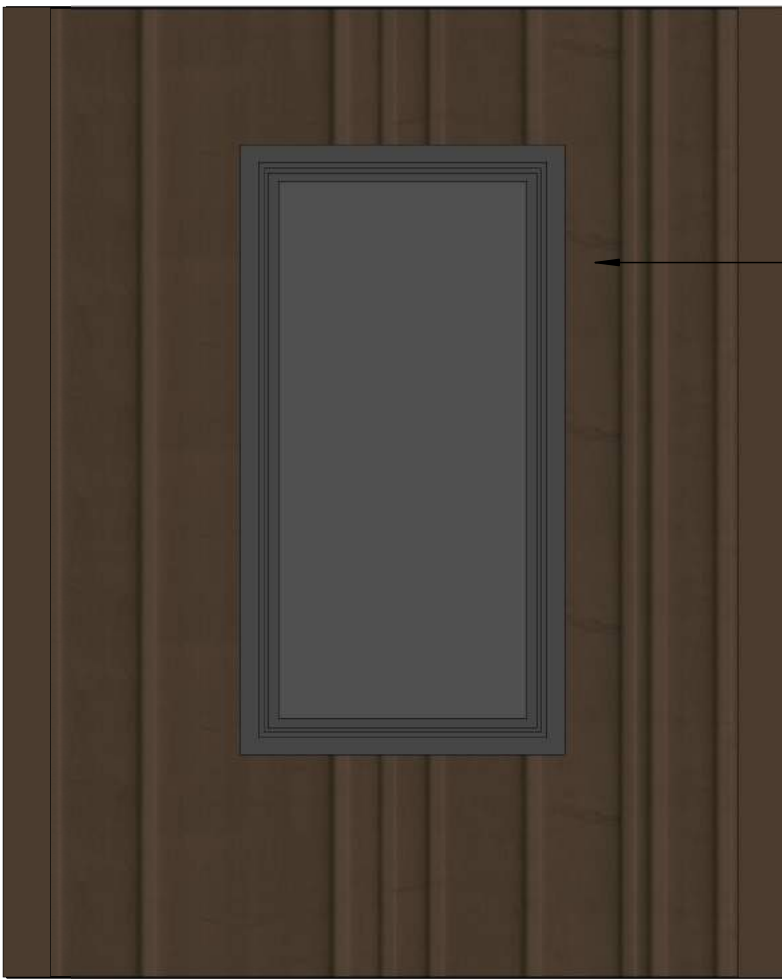
**Bridgersteel Shiplap Panel - Steel Grey Rawhide**



No Trim Around Windows

No Trim At Outside Corners

**Vertical Board & Batten Siding**



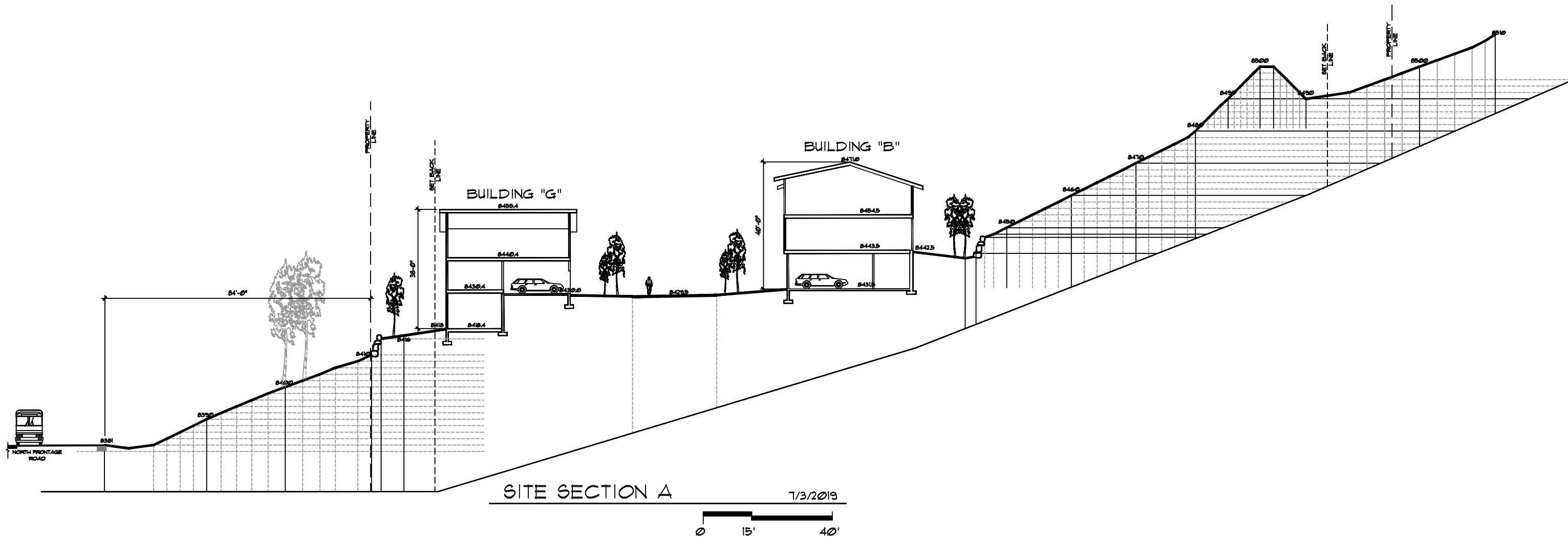
2" Trim Around Windows

6" Trim At Outside Corners



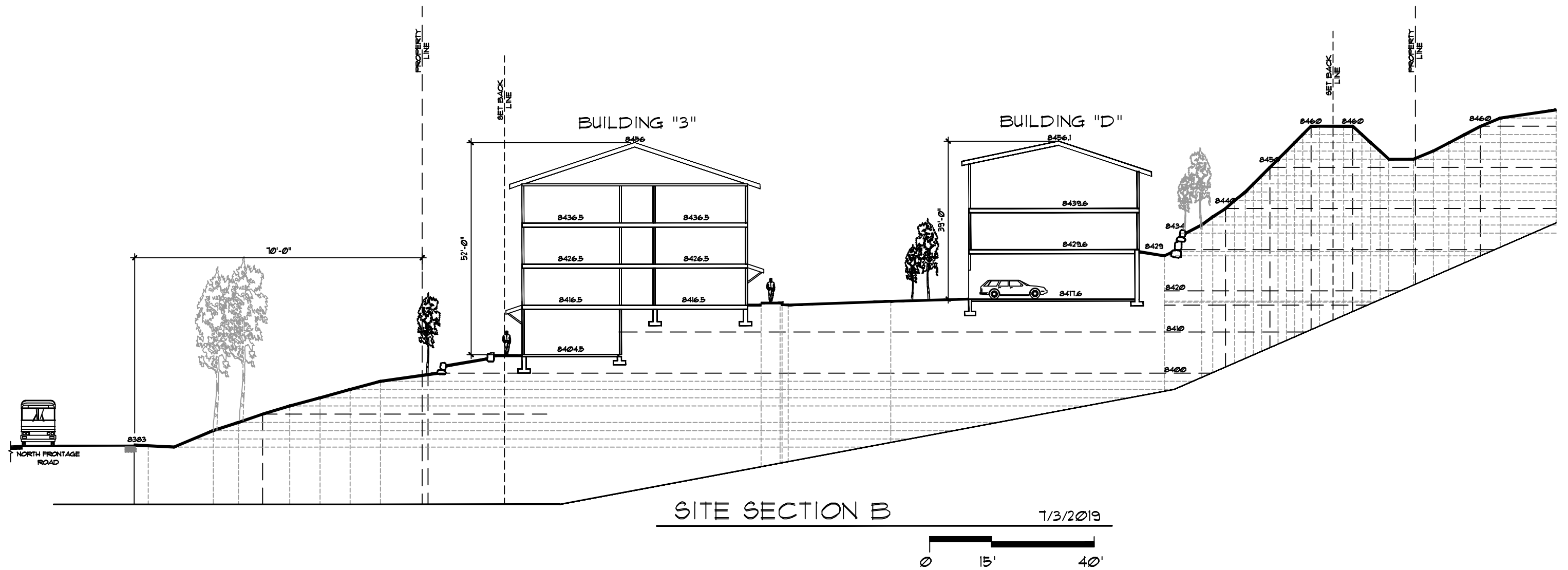




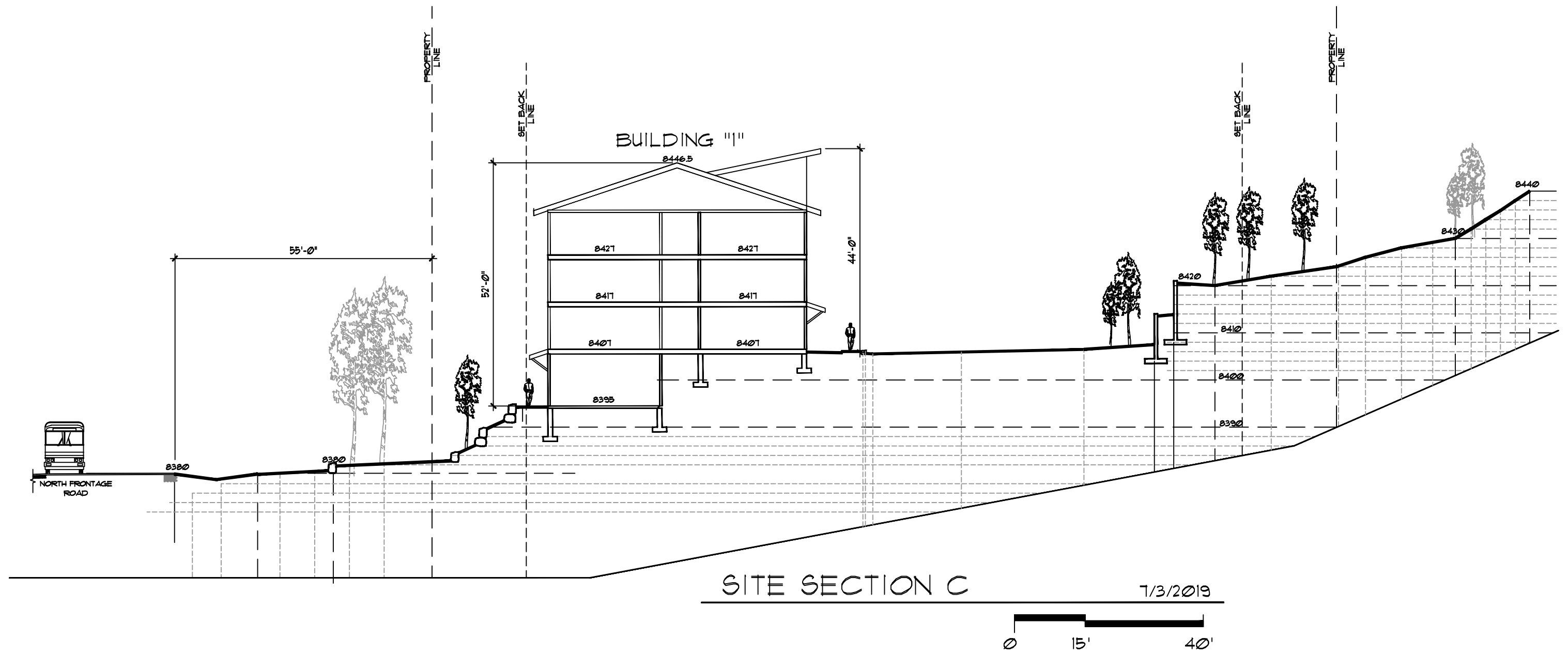


A.601

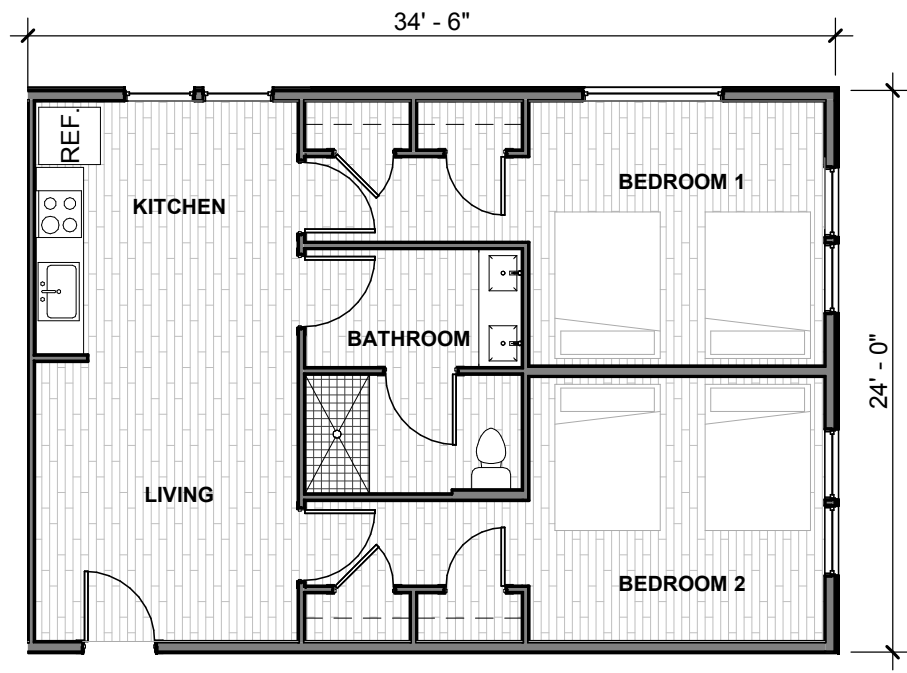




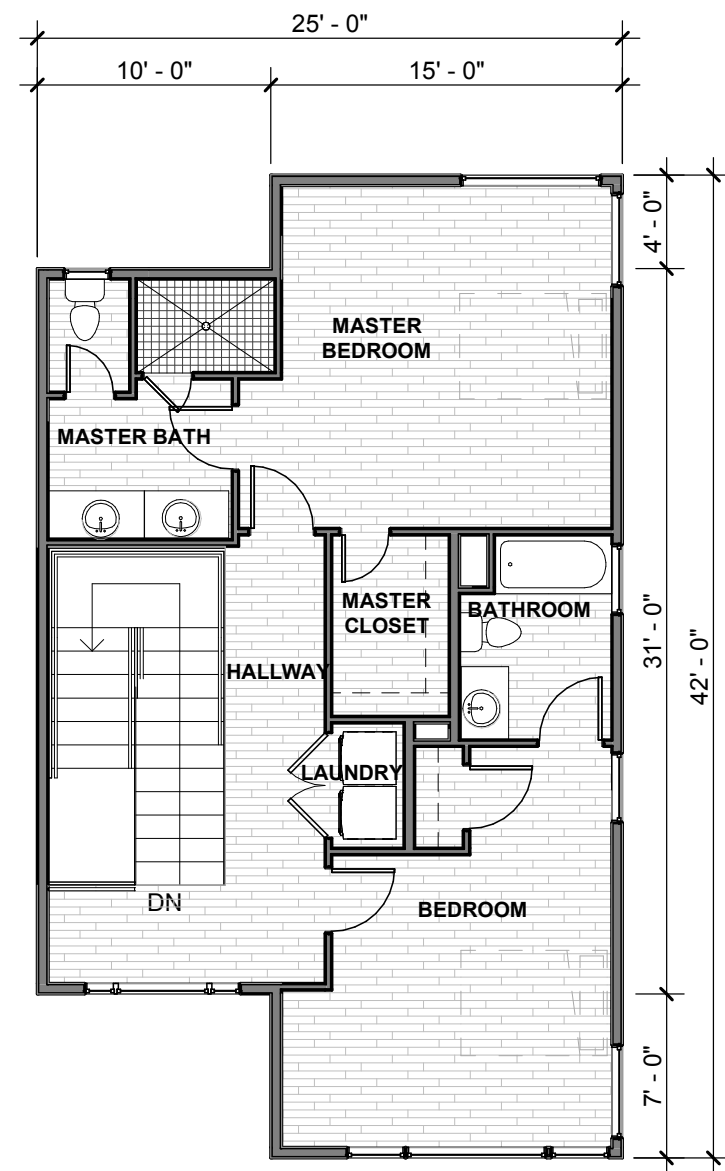




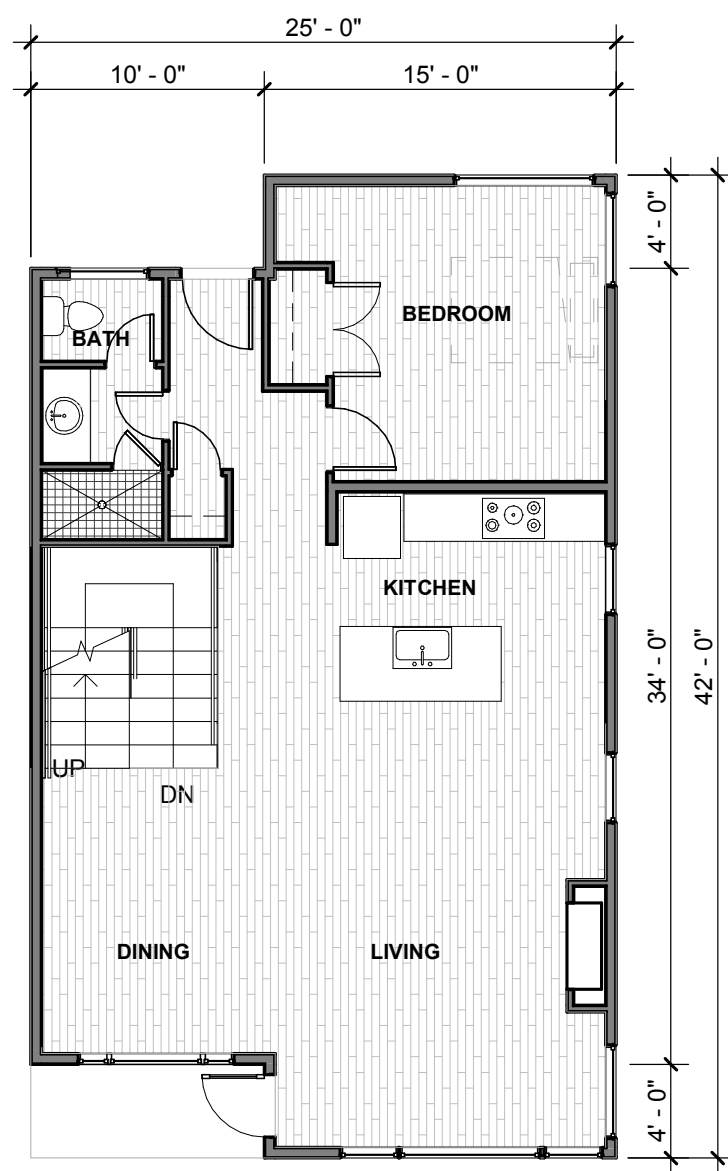




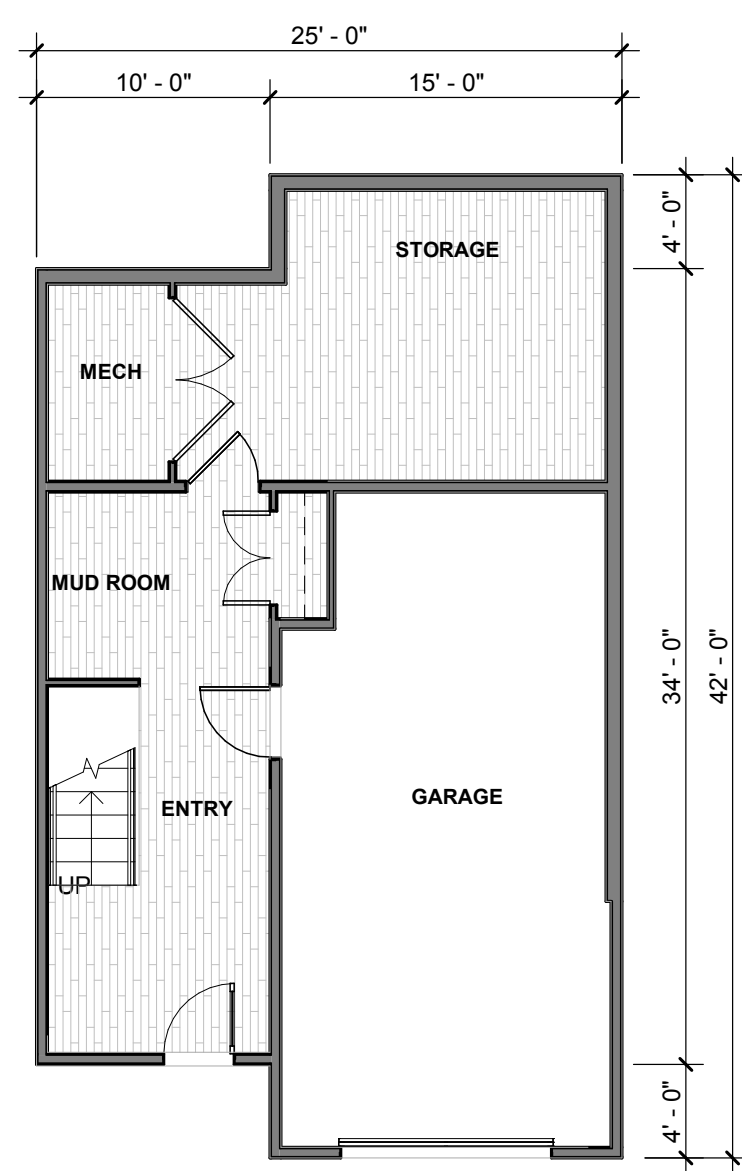
**VAIL RESORT MULTI-FAMILY - UNIT PLAN - 830 GSF**  
 Scale: 1/8" = 1'-0"



**LEVEL 03**

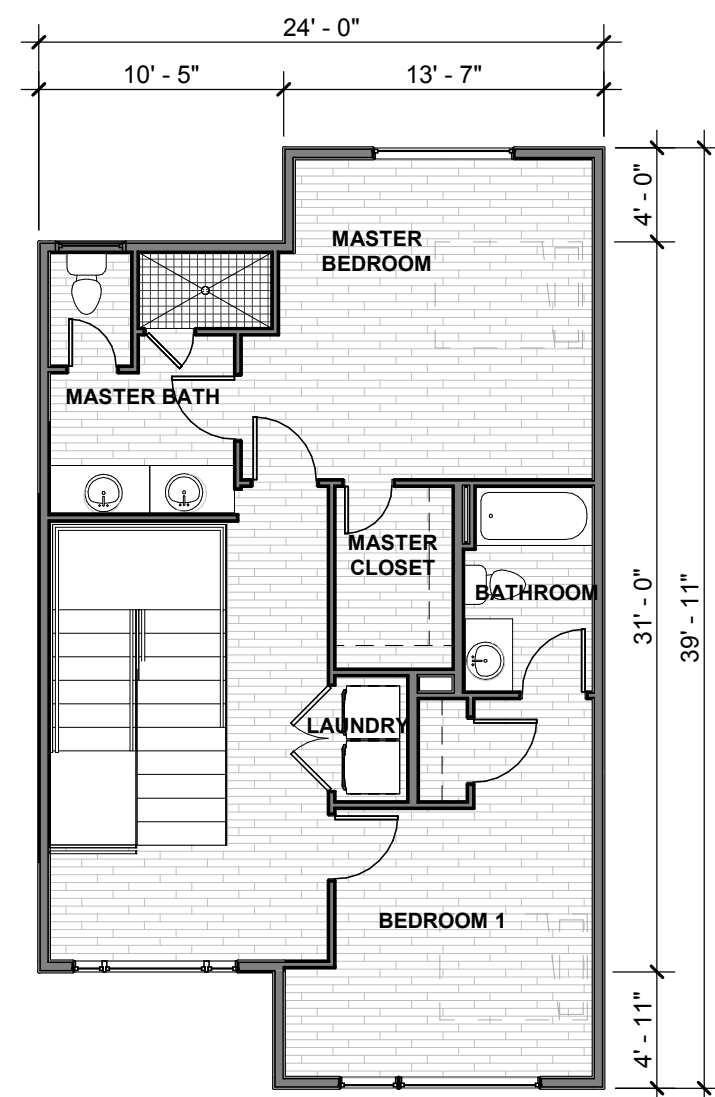


**LEVEL 02**

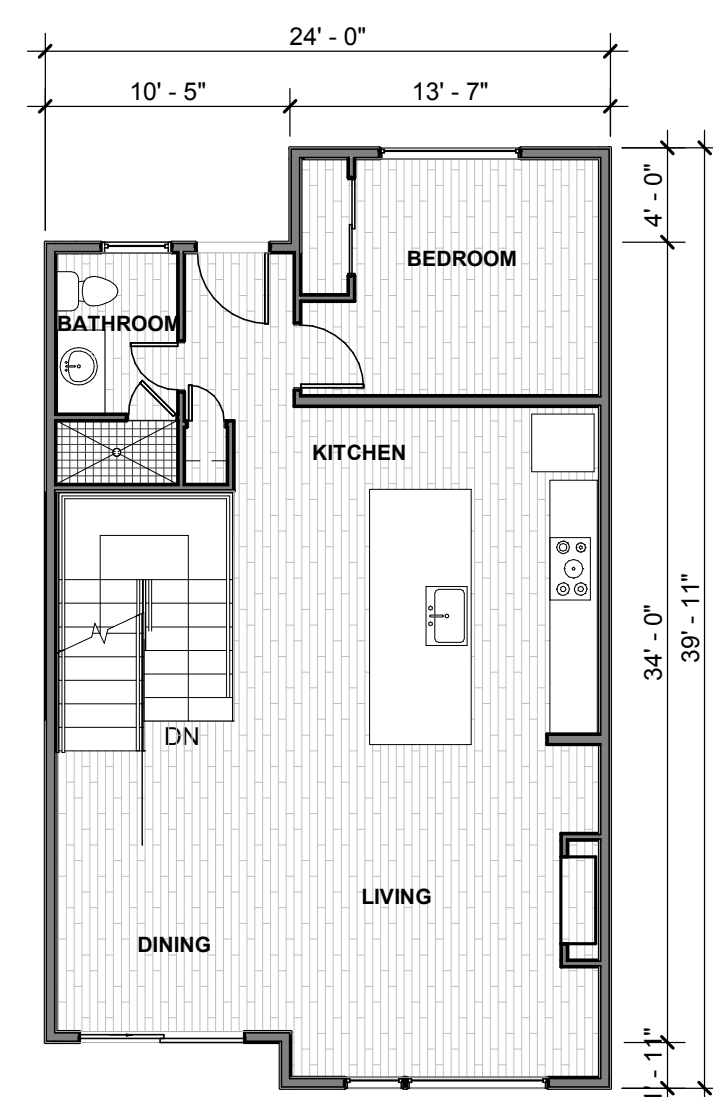


**LEVEL 01**

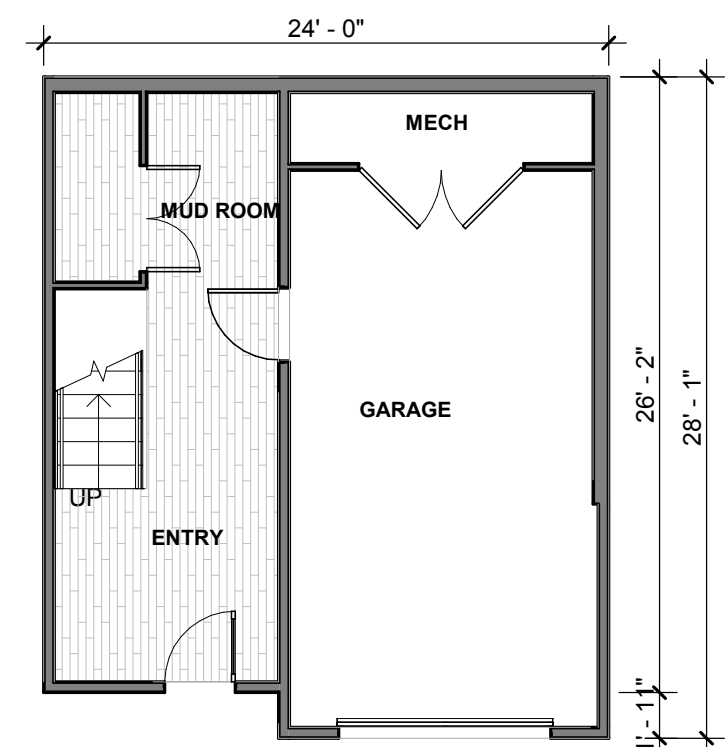
**MARKET RATE - UNIT A PLANS - 2,170 GSF**  
 Scale: 1/8" = 1'



**LEVEL 03**



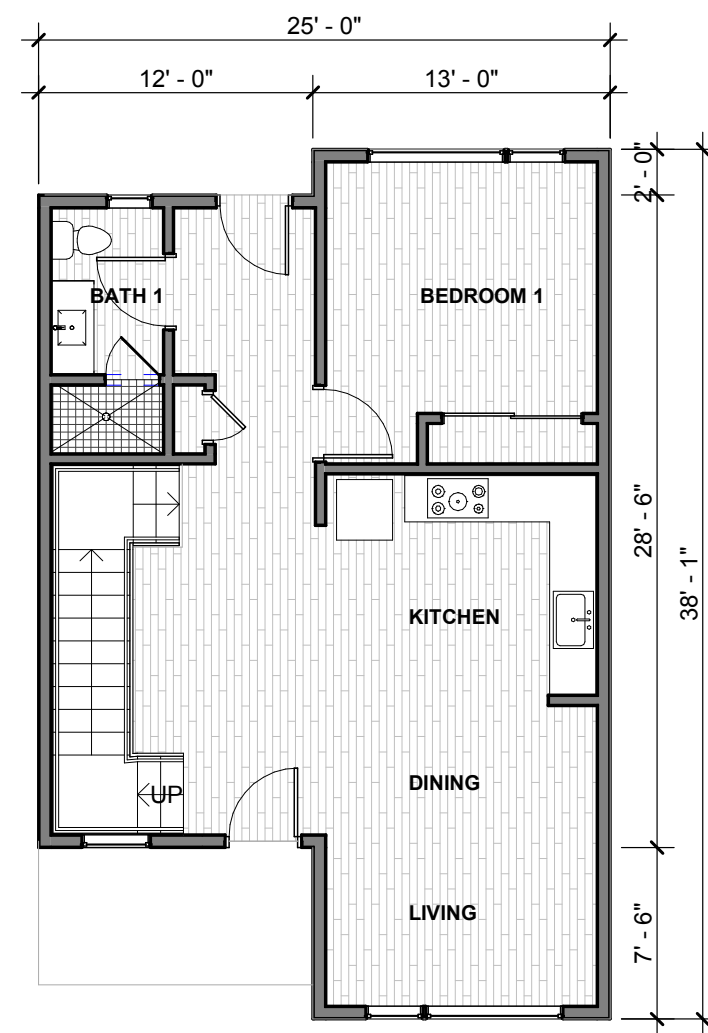
**LEVEL 02**



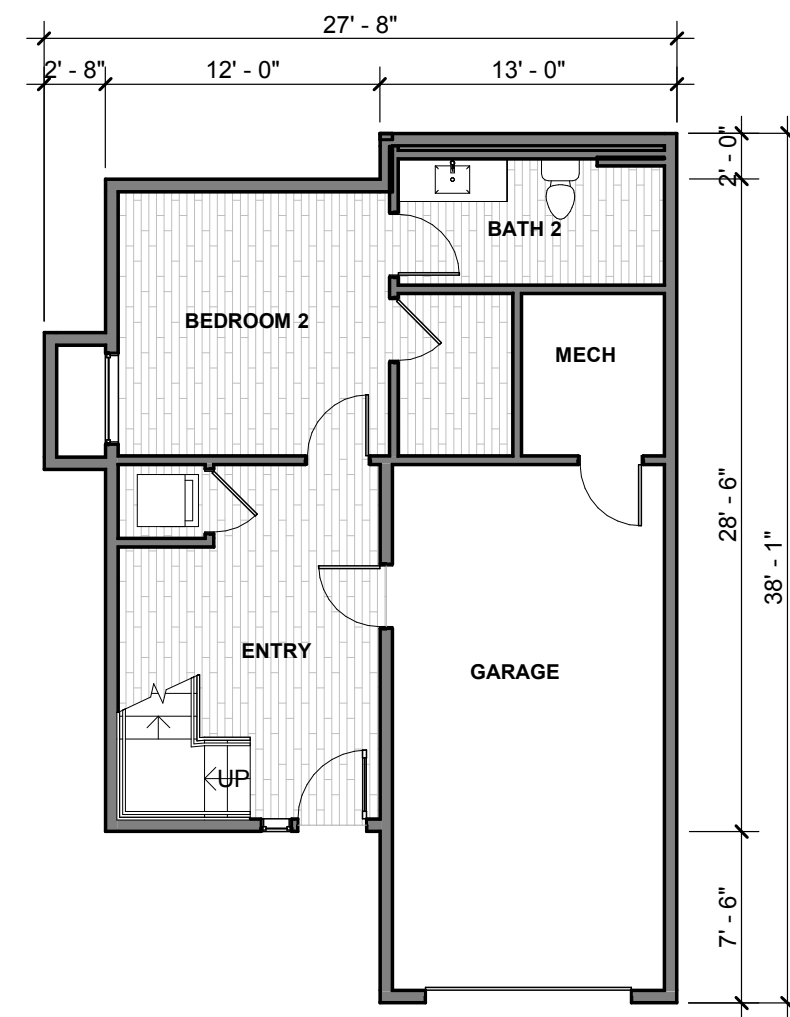
**LEVEL 01**

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

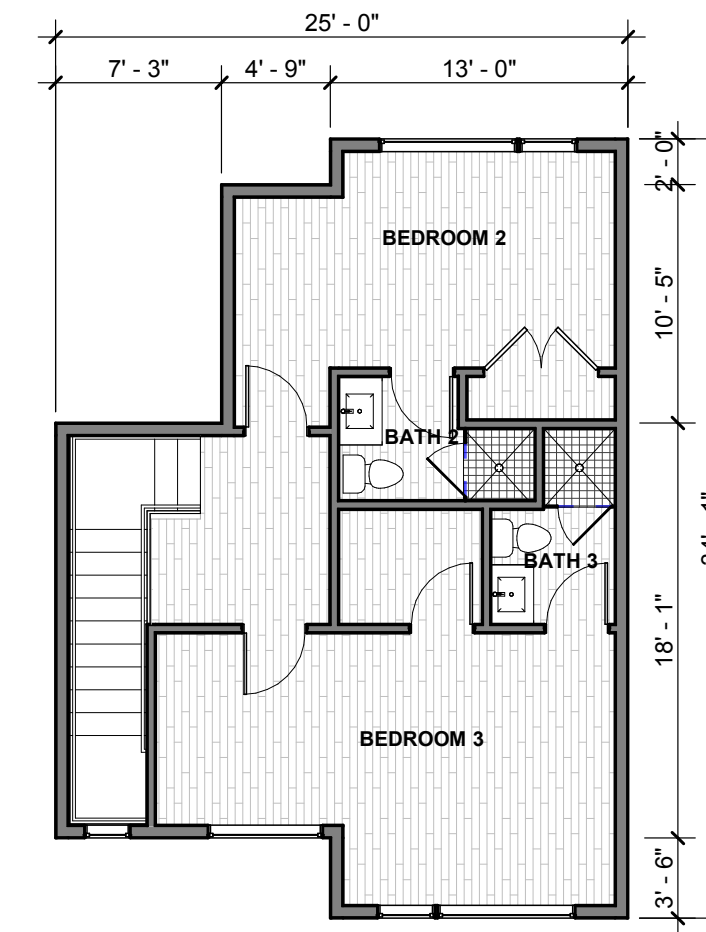




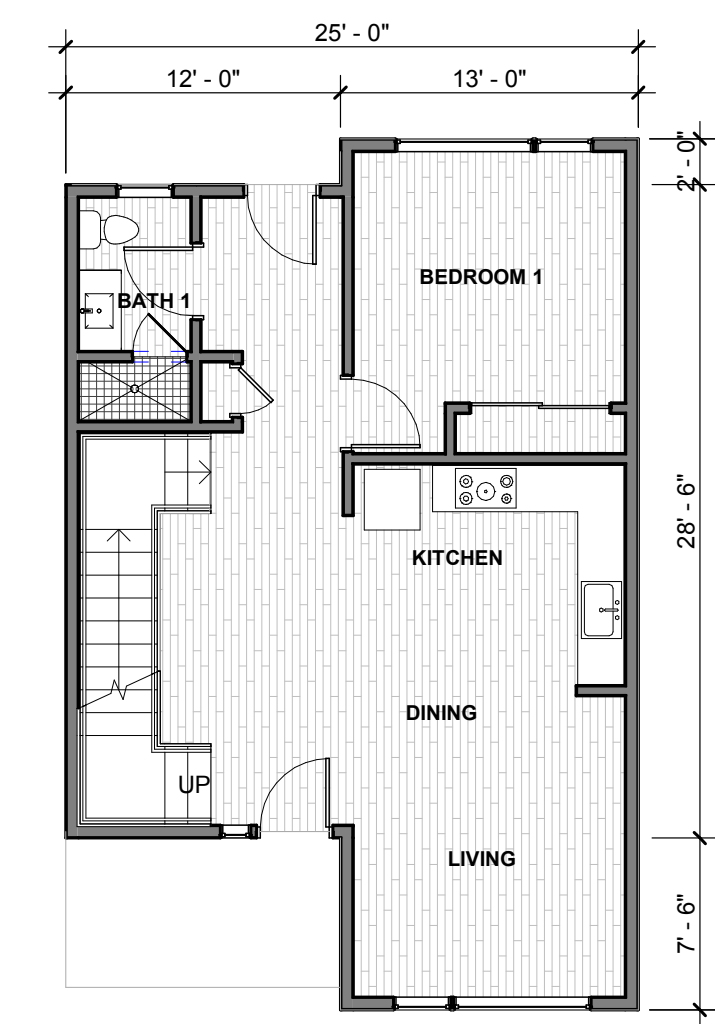
LEVEL 02



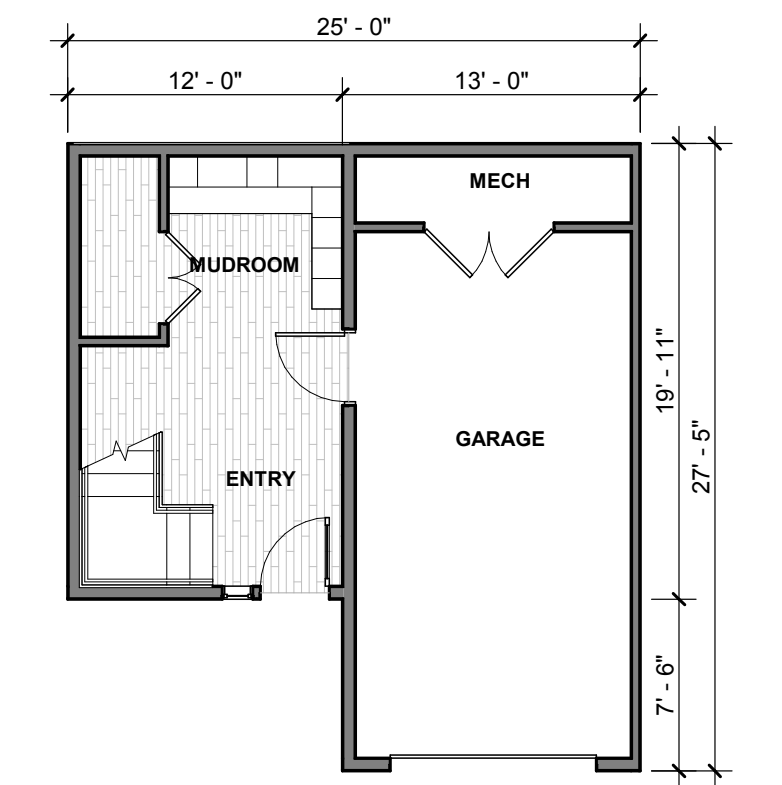
LEVEL 01



LEVEL 03



LEVEL 02



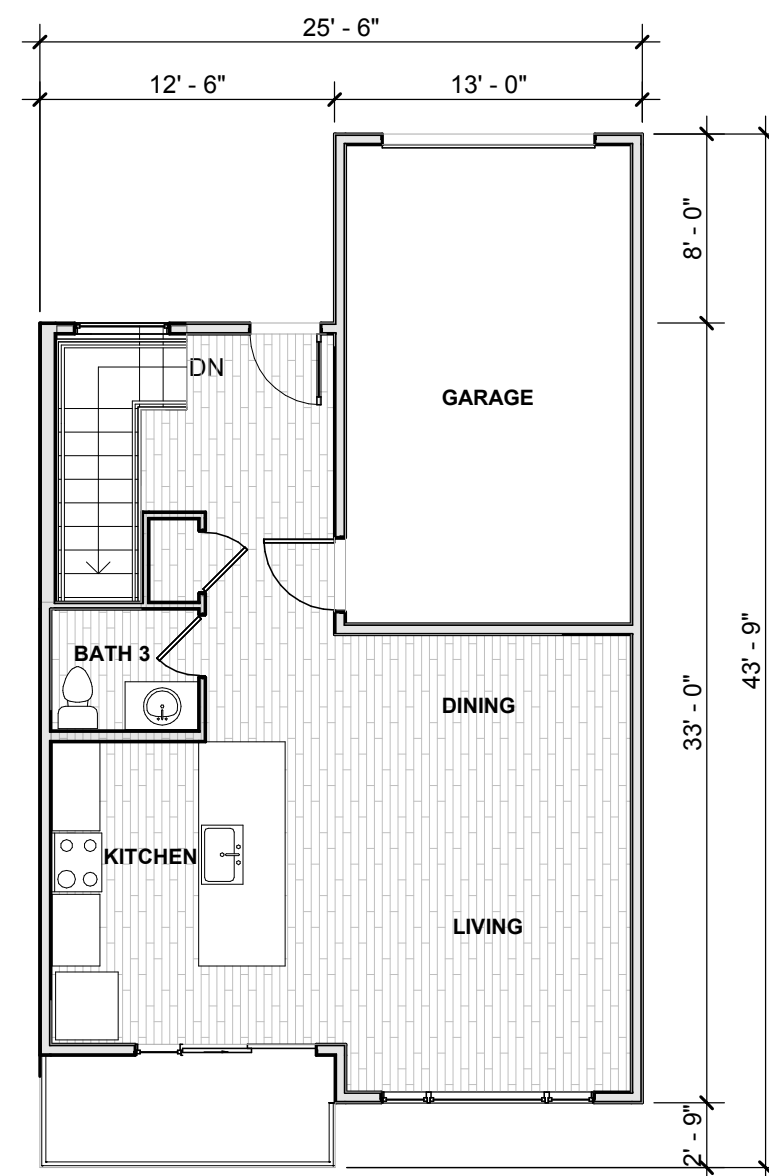
LEVEL 01

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

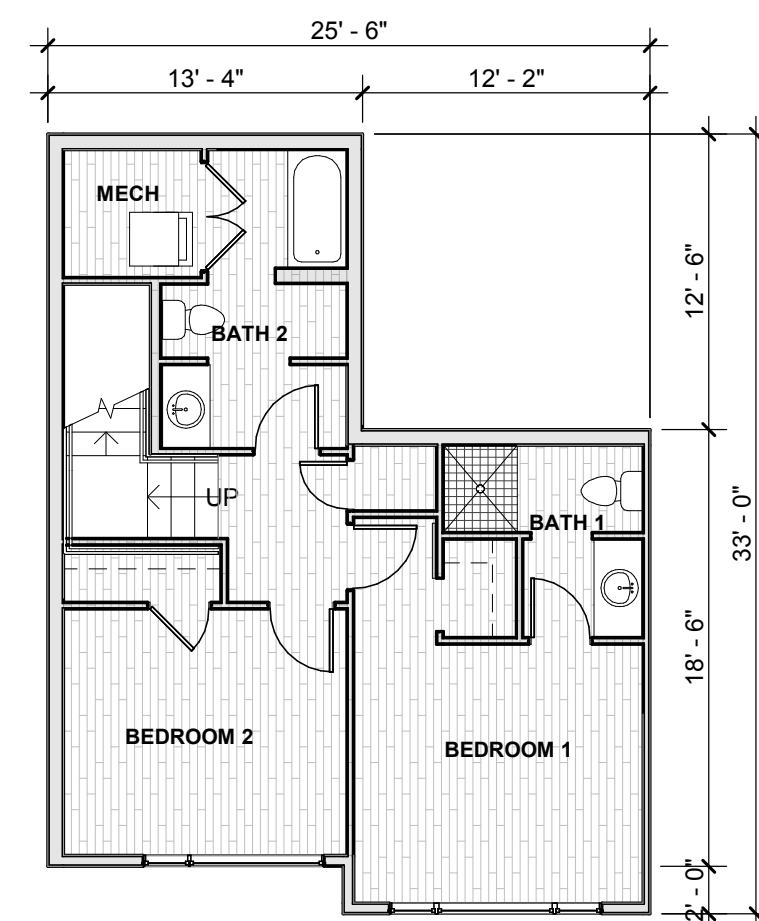
Scale: 1/8" = 1'

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

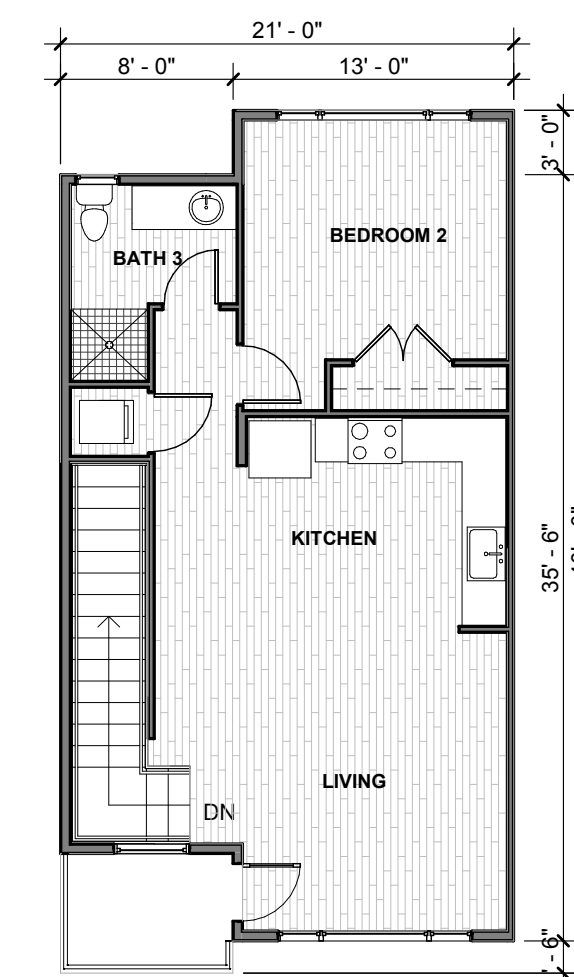
Scale: 1/8" = 1'



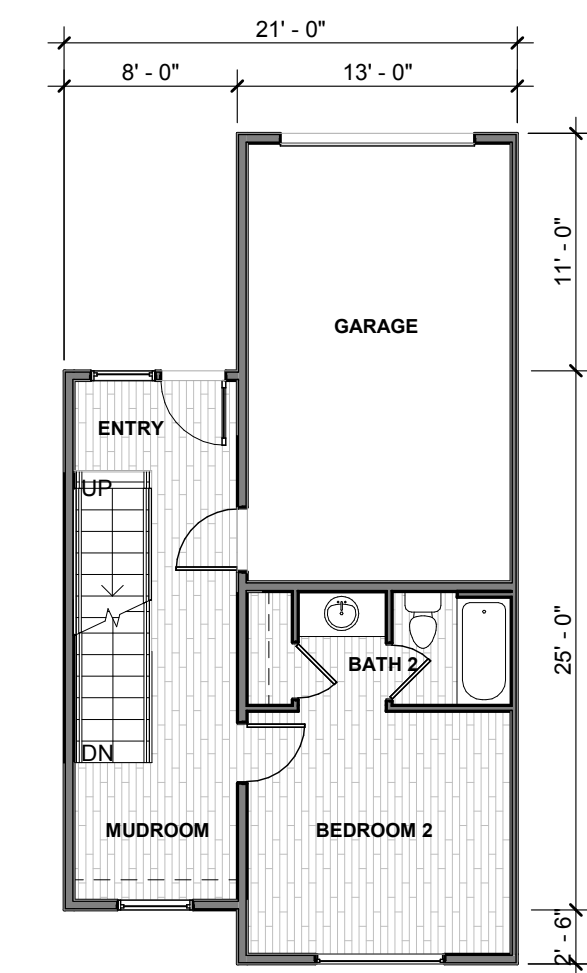
LEVEL 02



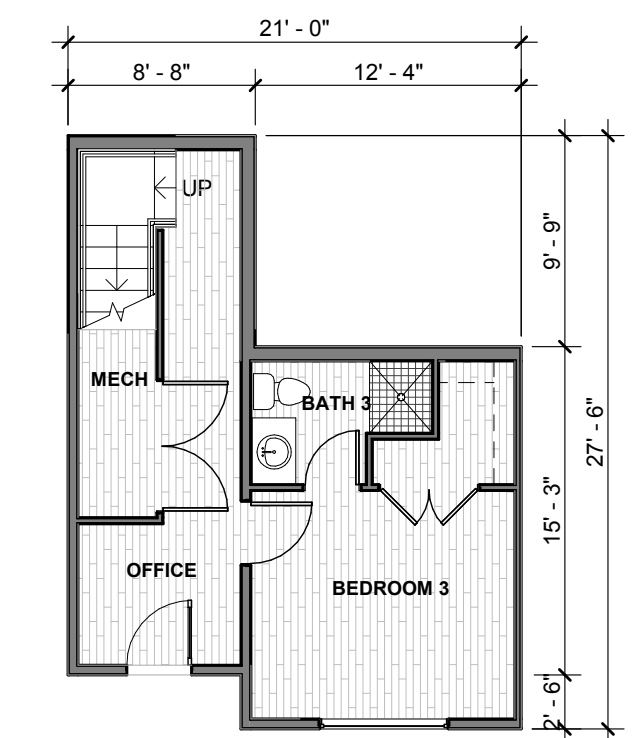
LEVEL 01



LEVEL 03



LEVEL 02



LEVEL 01

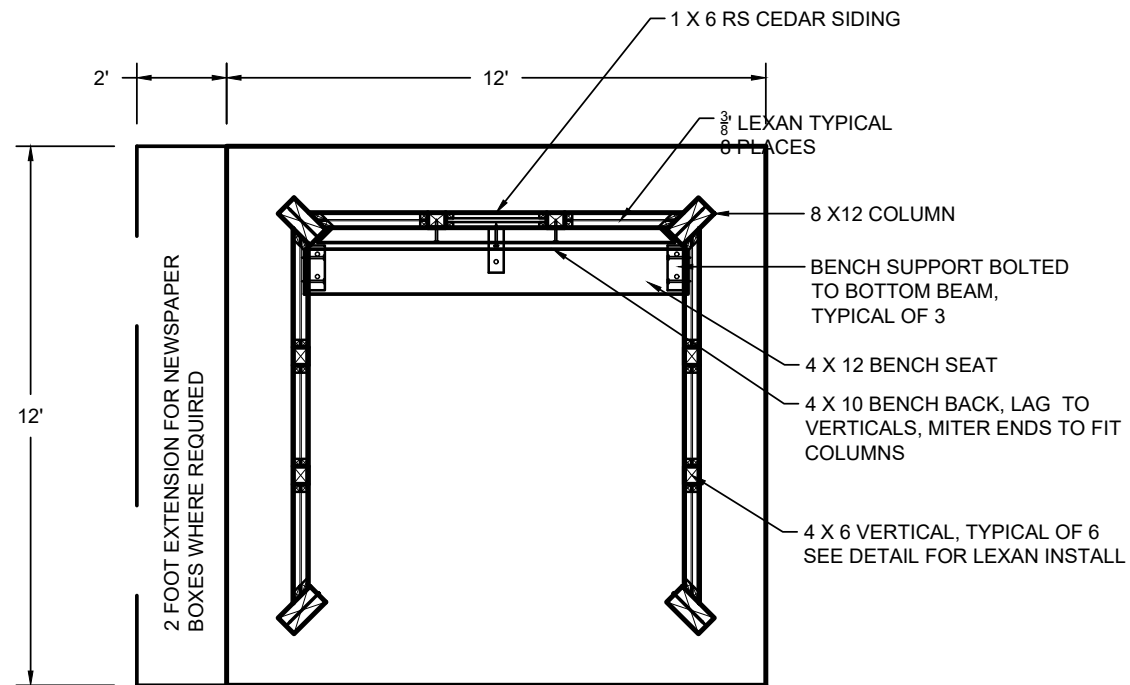
### DEED RESTRICTED - DOWNHILL - UNIT A PLANS - 1,300 GSF

Scale: 1/8" = 1'

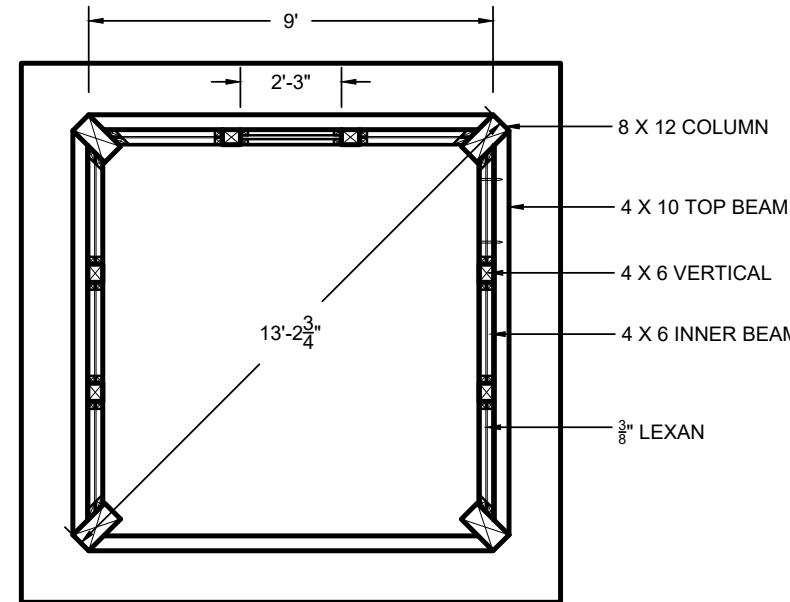
### DEED RESTRICTED - DOWNHILL - UNIT B PLANS - 1,600 GSF

Scale: 1/8" = 1'

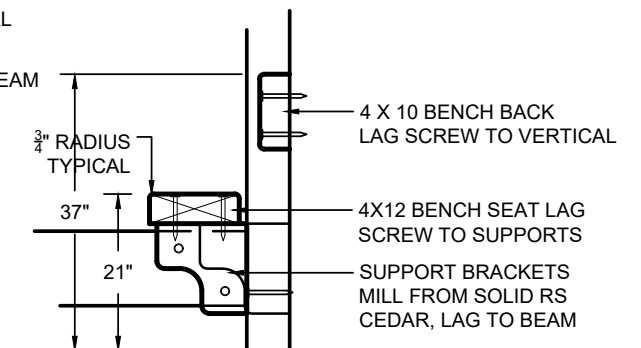




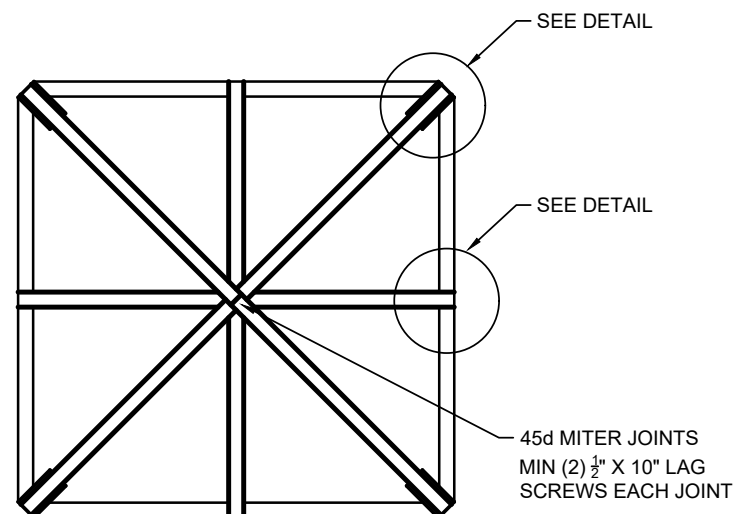
PLAN - SECTION A-A  
 $\frac{1}{8}" = 1'-0"$



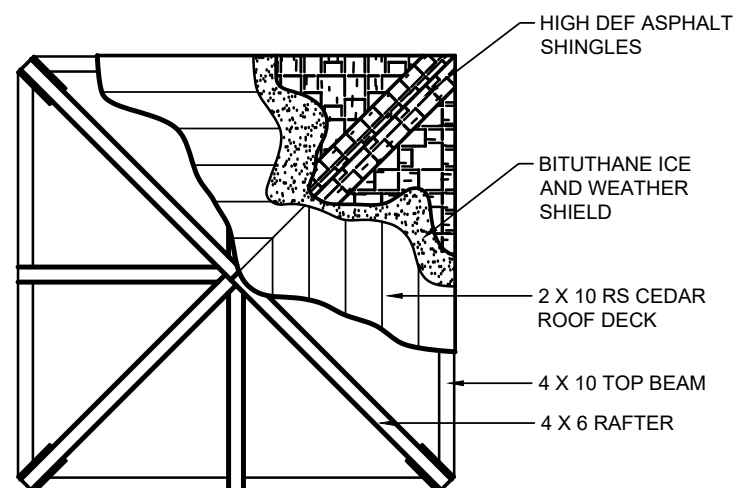
PLAN - SECTION B-B  
 $\frac{1}{8}" = 1'-0"$



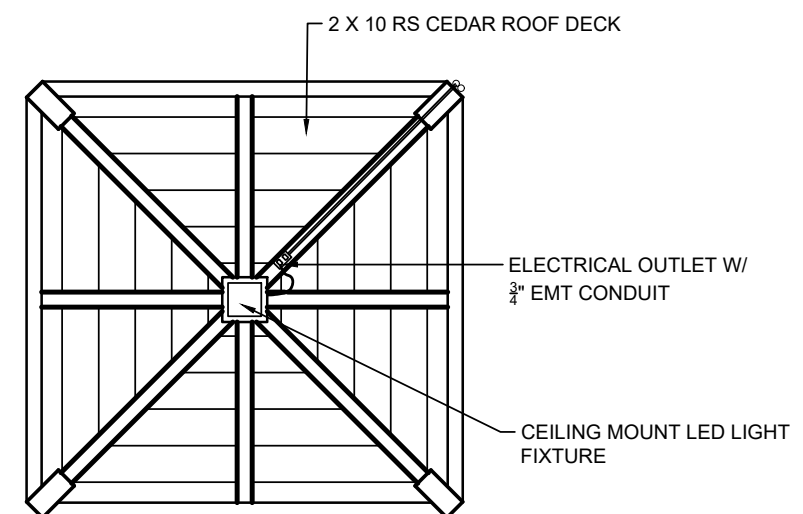
BENCH DETAIL  
 $\frac{1}{4}" = 1'-0"$



RAFTER PLAN  
 $\frac{1}{8}" = 1'-0"$

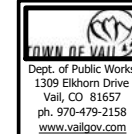
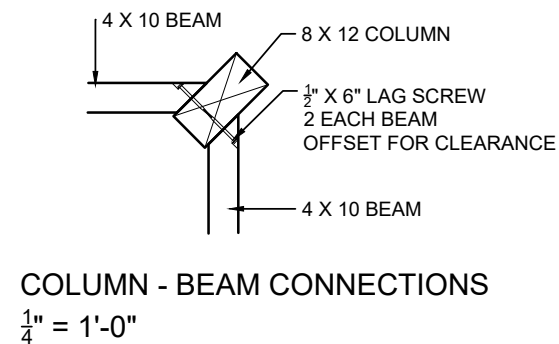
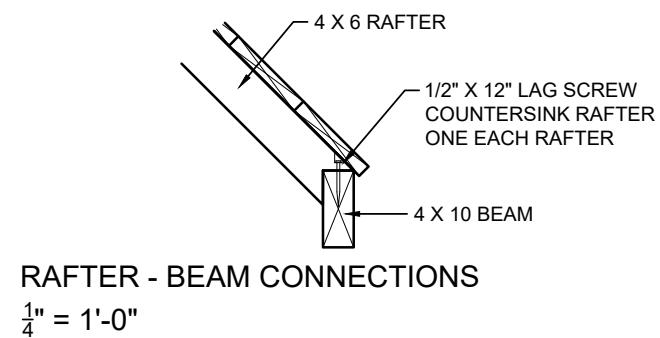
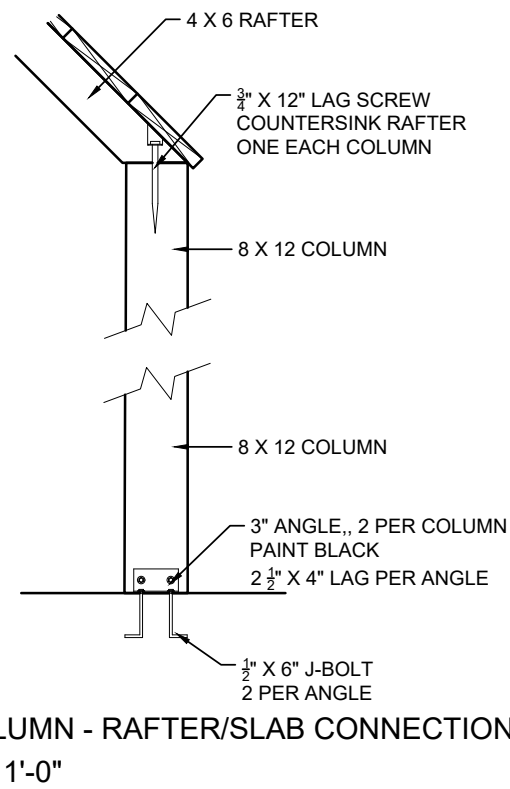
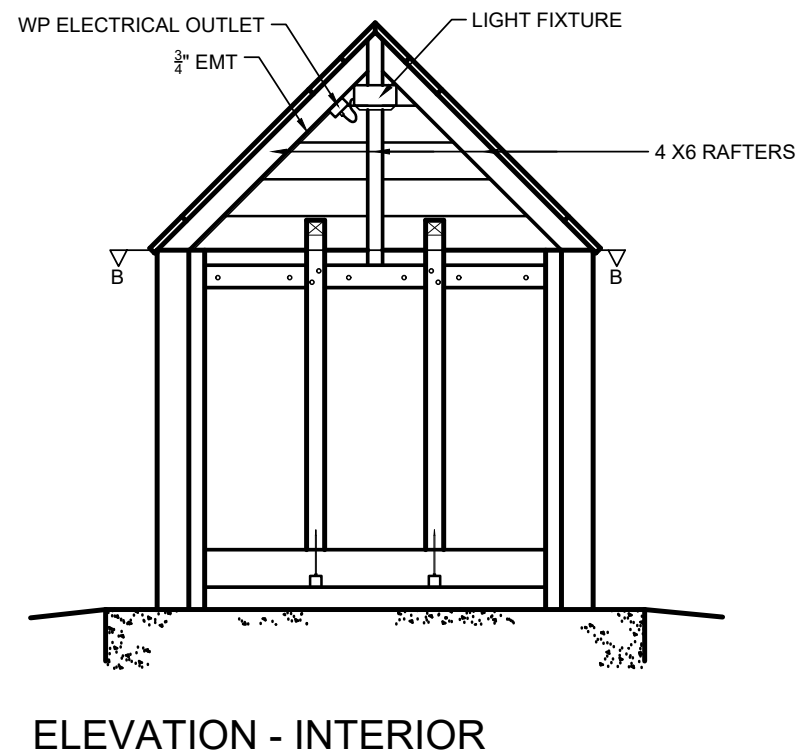
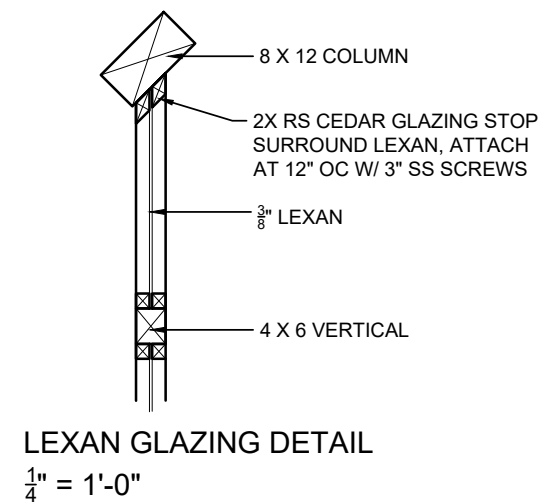
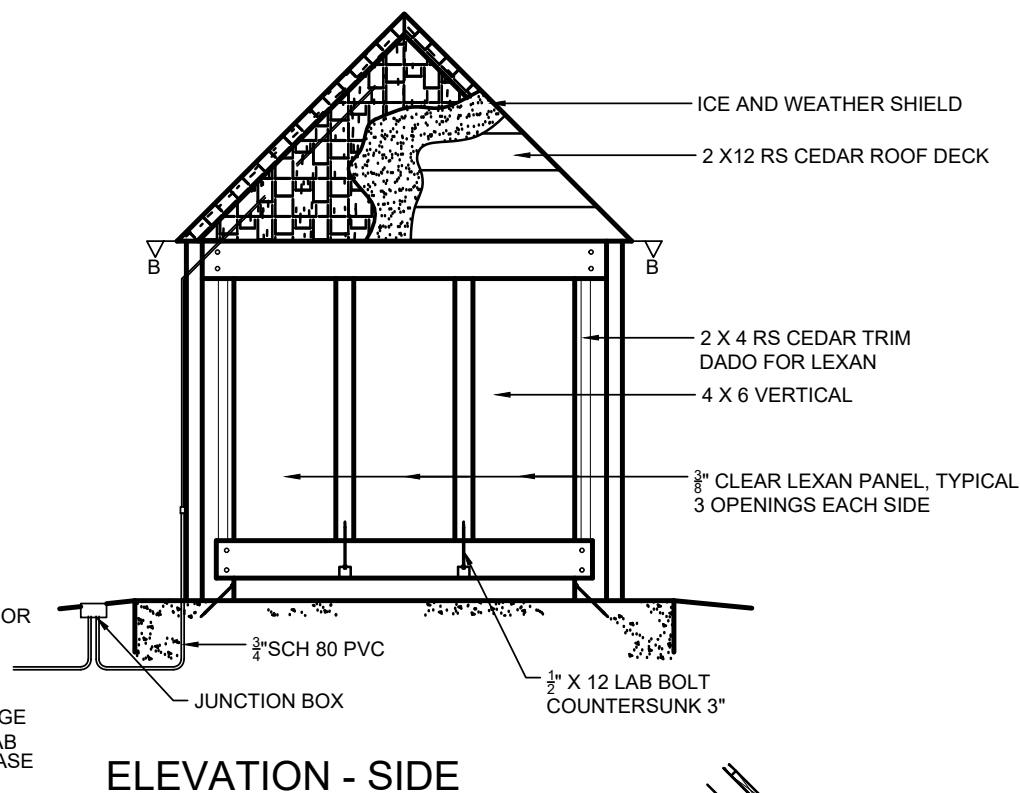
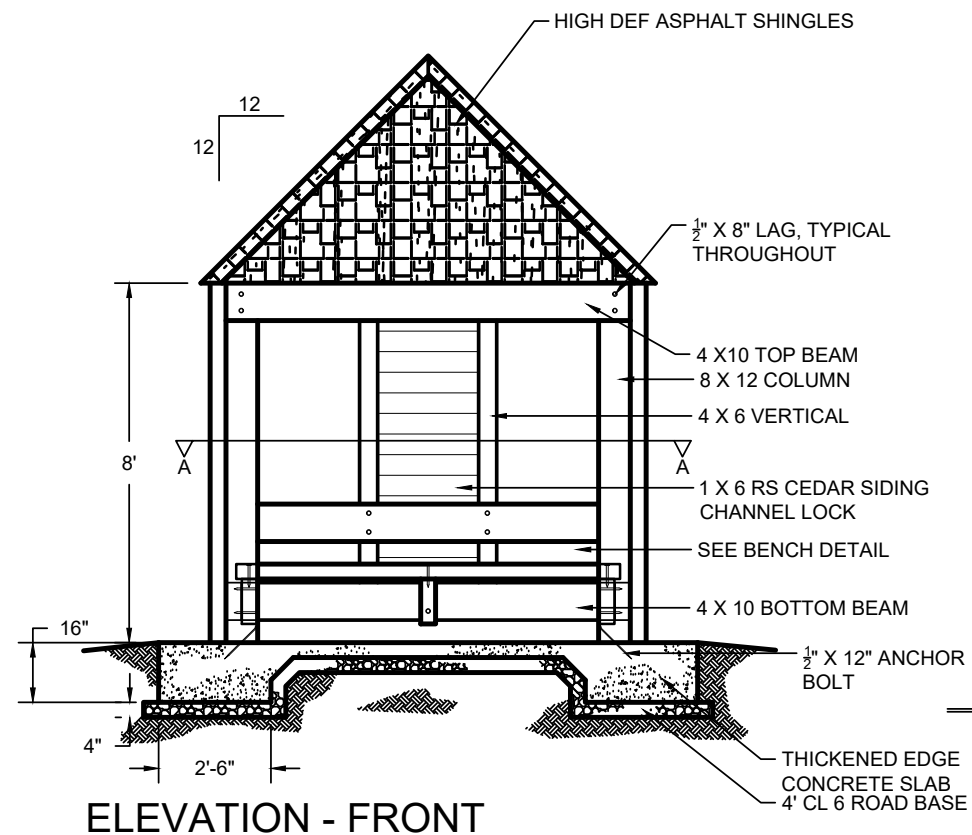


ROOF PLAN  
 $\frac{1}{8}" = 1'-0"$



REFLECTED CEILING PLAN  
 $\frac{1}{8}" = 1'-0"$





**STANDARD WOODED BUS SHELTER  
ELEVATIONS AND DETAILS**

DESIGNED BY
FILE NAME
10/9/17
DATE
TOWN JOB NO.
<b>VARIES</b>
SCALE



