

PEC Sheet Index

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BOOTH HEIGHTS NEIGHBORHOOD AT

THE EAST VAIL WORKFORCE HOUSING SUBDIVISION

A.000





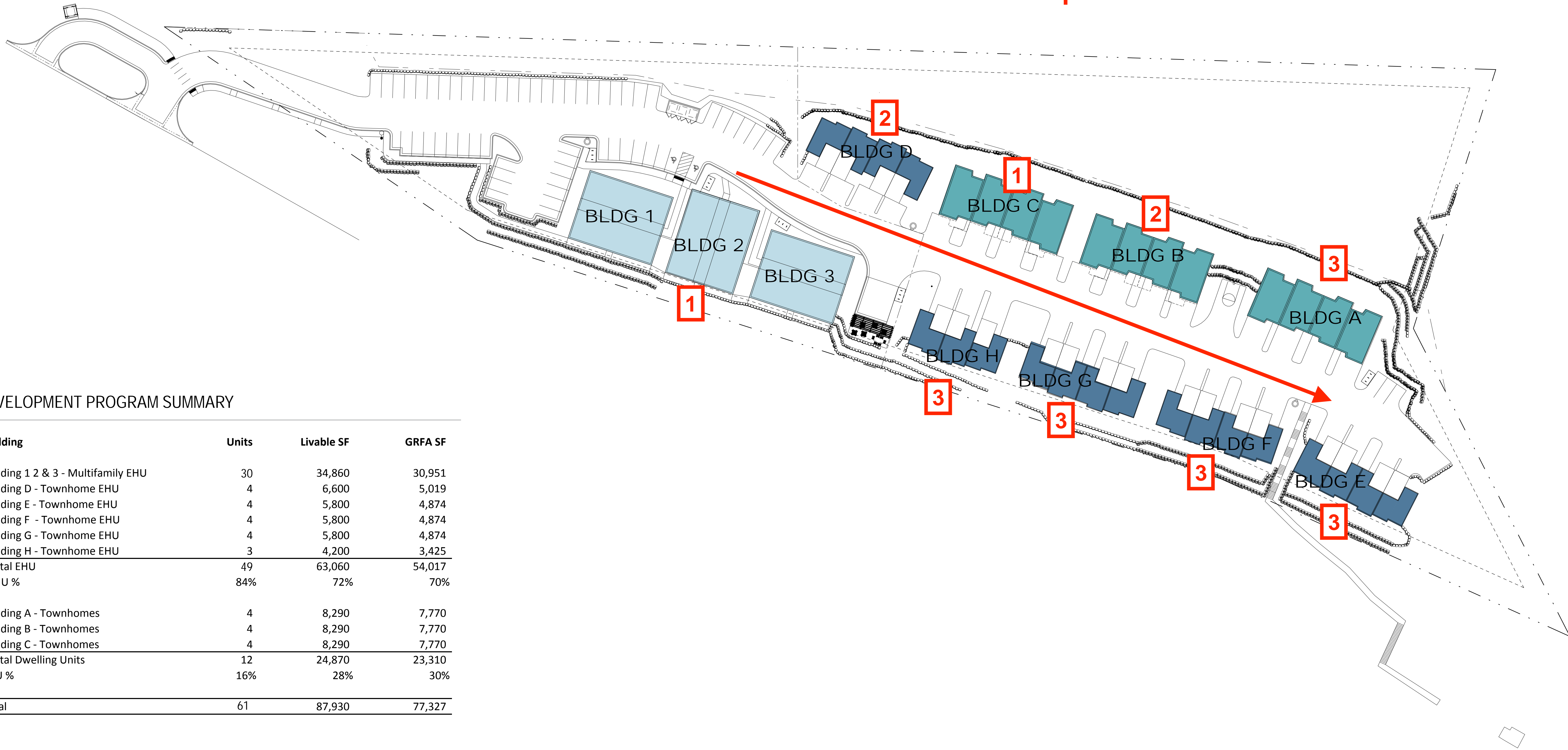
PROJECT GUIDELINES AND GOALS

- 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





Sequence of Construction



DEVELOPMENT PROGRAM SUMMARY

Building	Units	Livable SF	GRFA SF
Building 1 2 & 3 - Multifamily EHU	30	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	49	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	61	87,930	77,327

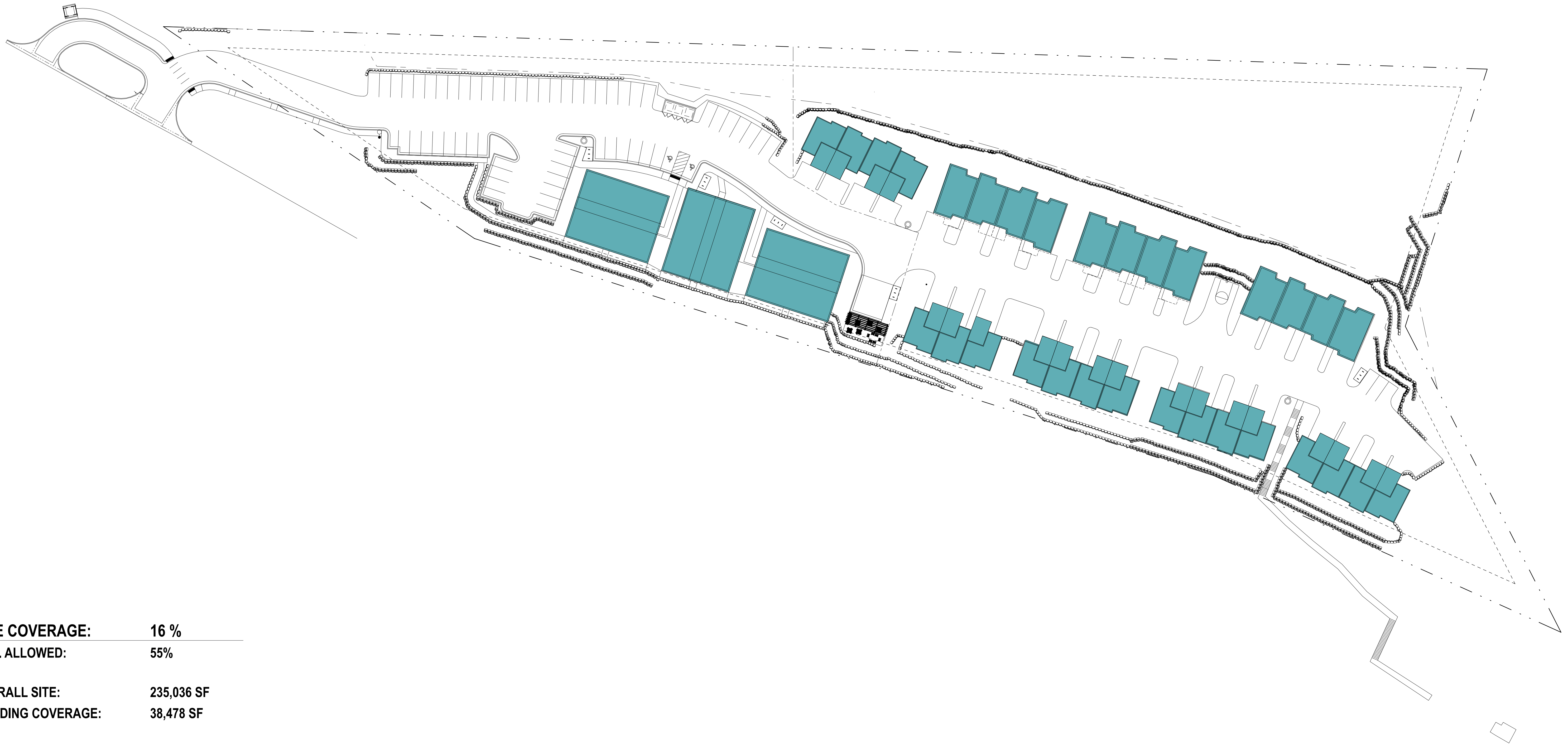
PRODUCT TYPE	UNIT QUANTITY
MARKET RATE TH	12
DEED RESTRICTED TH	19
DEED RESTRICTED MULTI-FAMILY	30
	61TOTAL UNITS

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

A.002







<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**

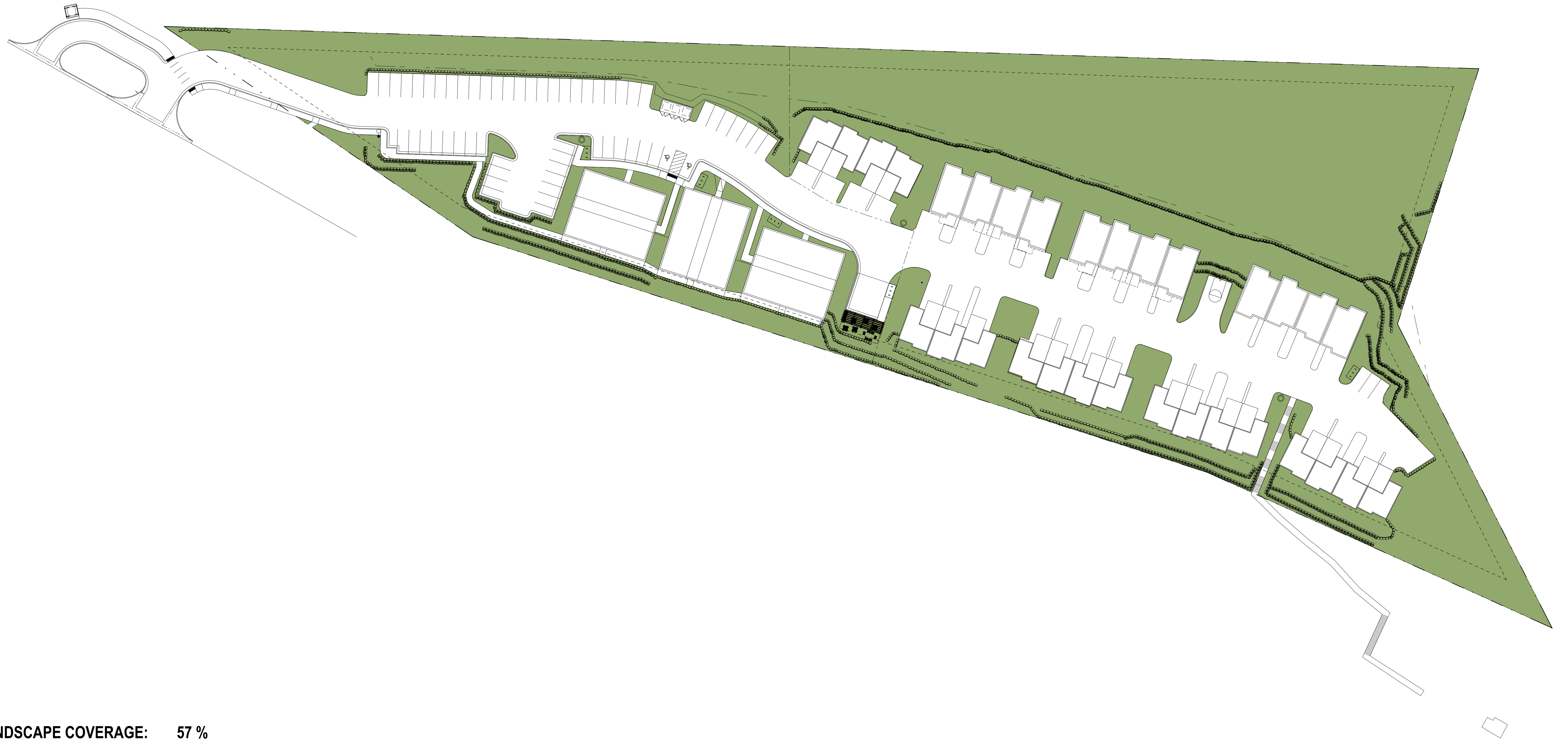
Site Coverage: The ratio of the total building area on a site to the total area of a site, expressed as a percentage. For the purpose of calculating site coverage, “building area” shall mean the total horizontal area of any building, carport, porte-cochere, arcade, and covered or roofed walkway as measured 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

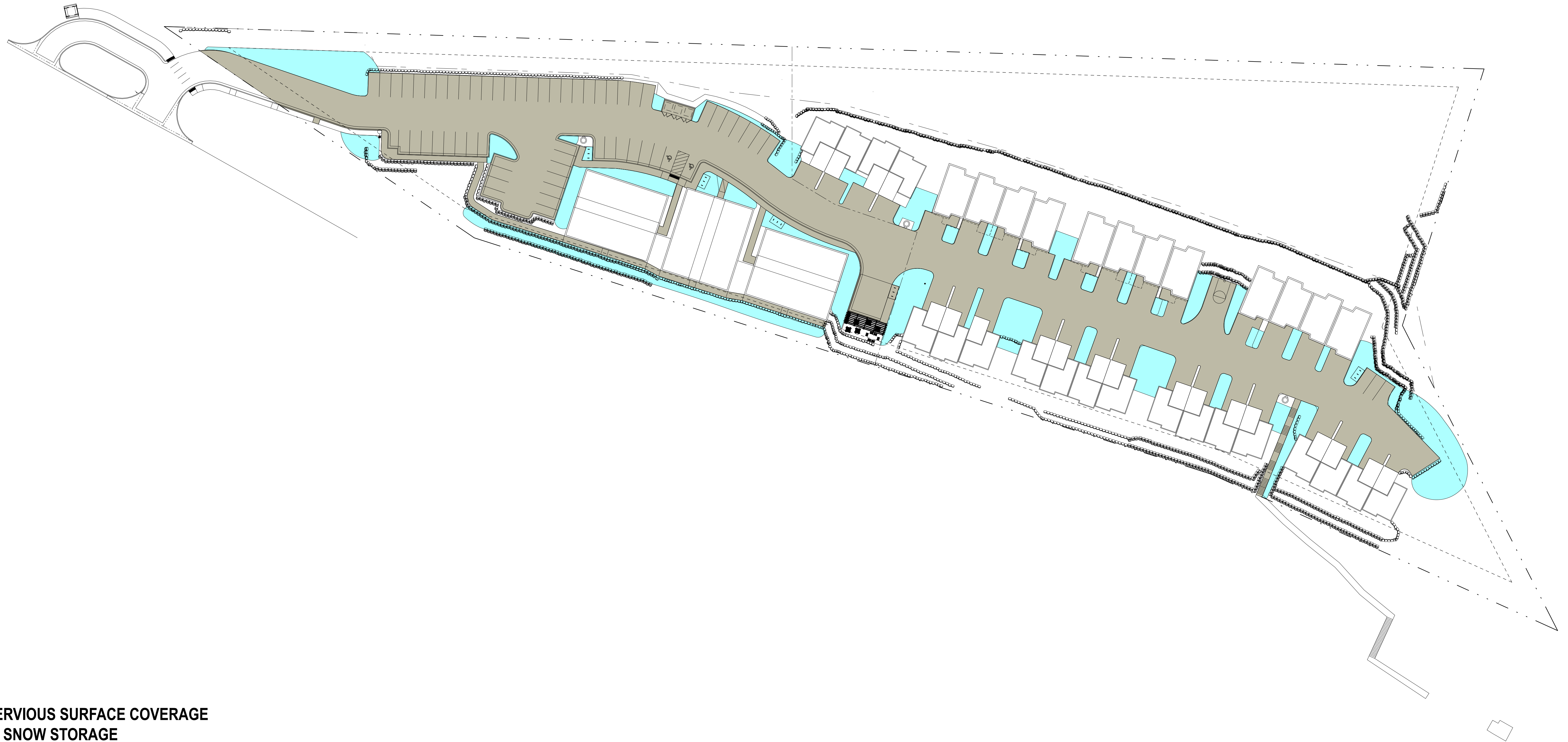
LANDSCAPE COVERAGE PLAN  
Scale: 1" = 40'-0"



**A.004**


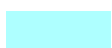






**IMPERVIOUS SURFACE COVERAGE  
AND SNOW STORAGE**

**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>

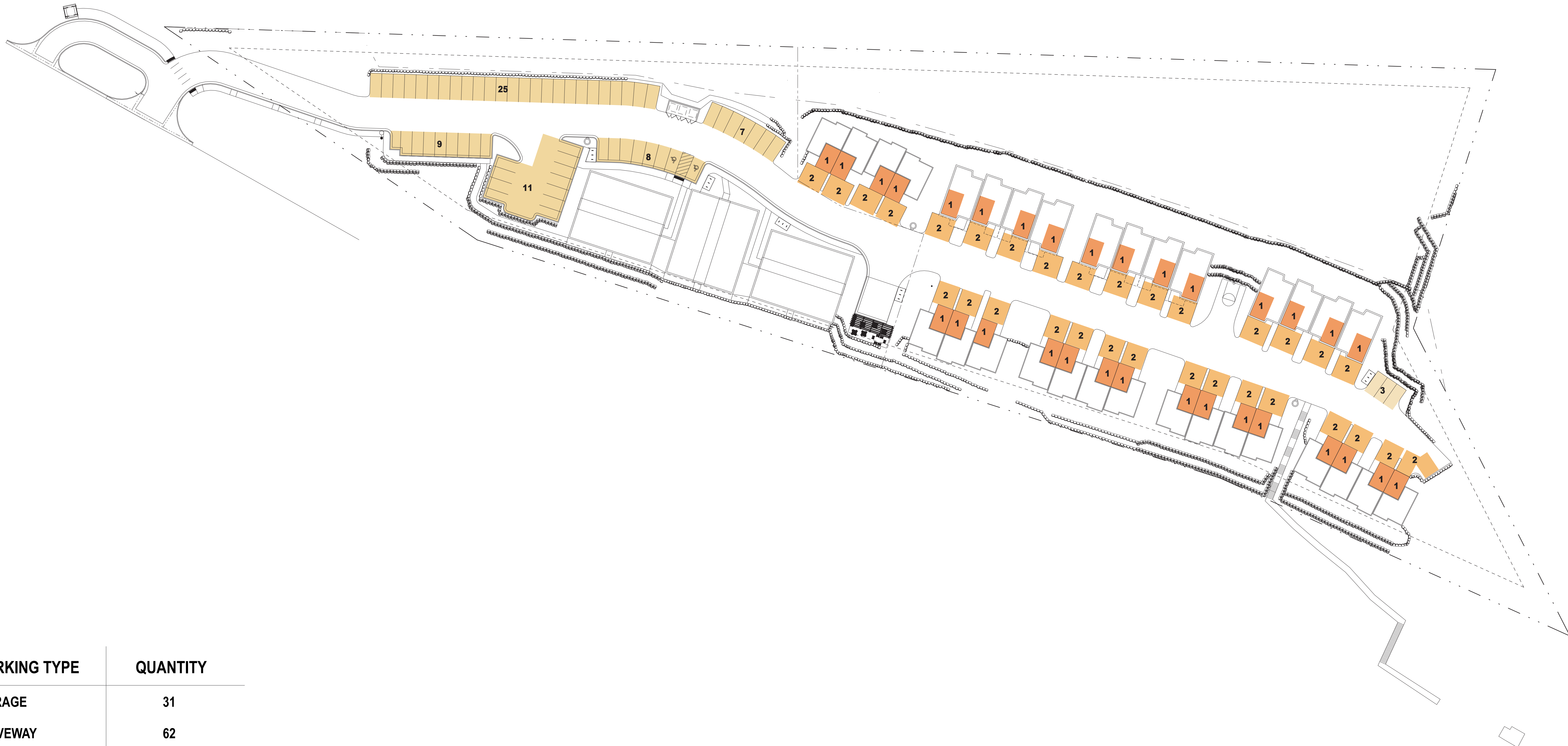
**SNOW STORAGE DIAGRAM**  
Scale: 1" = 40'-0"







**A.005**







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

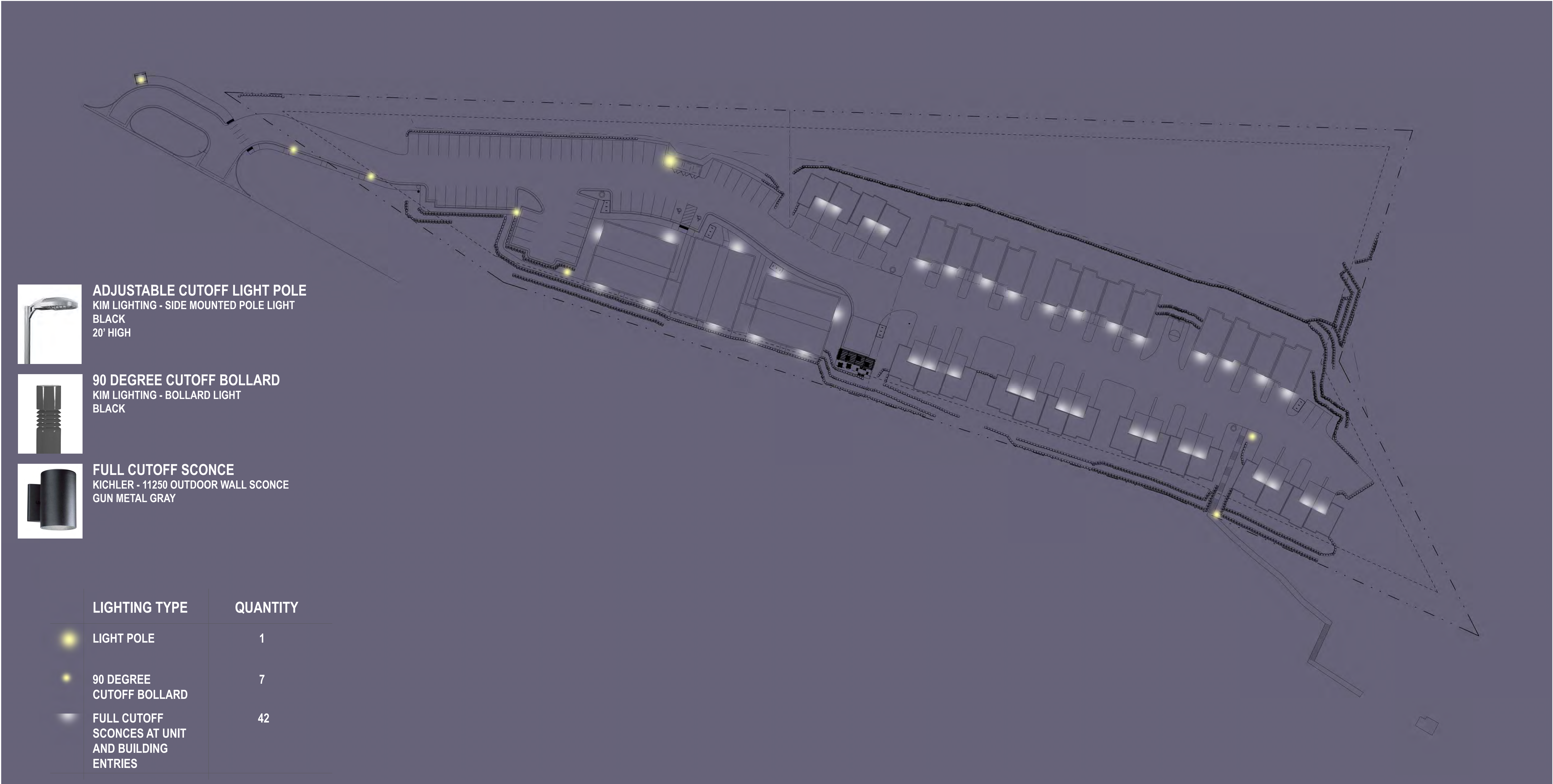
PARKING DIAGRAM  
Scale: 1" = 40'-0"



A.006









WP9S/WP9L

WARP9® with PicoPrism®

FEATURES

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



SITE / AREA

ORDERING INFORMATION (Example)											
1SA		WP9S1P70		60LSK120		SG		SF/A-25		PRA12-5125SA/SG	
MOUNTING		EPA		FIXTURE		FIXTURE OPTIONS		POLE		SLIPFITTER MOUNTING OPTIONS	
		WPSP		WPPL						HORIZONTAL	
1SA		1 Arm Side Mt.		Type I		P35 350mA PicoPrism		NFO Neighbor Friendly 120, 277, 347V		See Arms & Poles Selection Guide at <a href="http://www.kimlighting.com">www.kimlighting.com</a> for pole EPA & ordering.	
25B		2 Arm Side Mt.		Type II		P70 700mA PicoPrism		DF Single Face for 208, 240, 480V		VERTICAL	
25L		2 Arm Side Mt.		Type III						HSF Horizontal Slipfitter Mount	
35T		3 Arm Side Mt.		Type IV						HORIZONTAL	
35Y		3 Arm Side Mt.		Type V				A-25 WPPL Photoball Replaces		VERTICAL	
45C		4 Arm Side Mt.		Type S Right				N5 Polycarbonate Lens*		4" Round, Standard Fixtures	
1W*		Single Wall Mt.		Type I Left				TL Temper-Resistant Lacsh*		15" Fixtures only	
				Type II				SCL Occulor Sensor up to 16 ft.		VSF-25L 2 fixtures side mt. 180°	
				Type III				SCH Occulor Sensor up to 38 ft.		VSF-25L 2 fixtures side mt. 90°	
				Type IV						VSF-35T 3 fixtures side mt. 90°	
				Type V						VSF-35T 3 fixtures side mt. 120°	
				Type S Right						VSF-45C 4 fixtures side mt. 90°	
				Type S Left						VSF-45C 4 fixtures side mt. 90°	
				Type L Right						4" Square, Standard Fixtures	
				Type L Left						VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
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										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
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										VSF-35T 3 fixtures side mt. 120°	
										VSF-45C 4 fixtures side mt. 90°	
										VSF-45C 4 fixtures side mt. 90°	
										4" Square, Standard Fixtures	
										VSF-15A 1 fixture side mt.	
										VSF-25B 2 fixtures side mt. 180°	
										VSF-25L 2 fixtures side mt. 90°	
										VSF-35T 3 fixtures side mt. 90°	
				</							





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

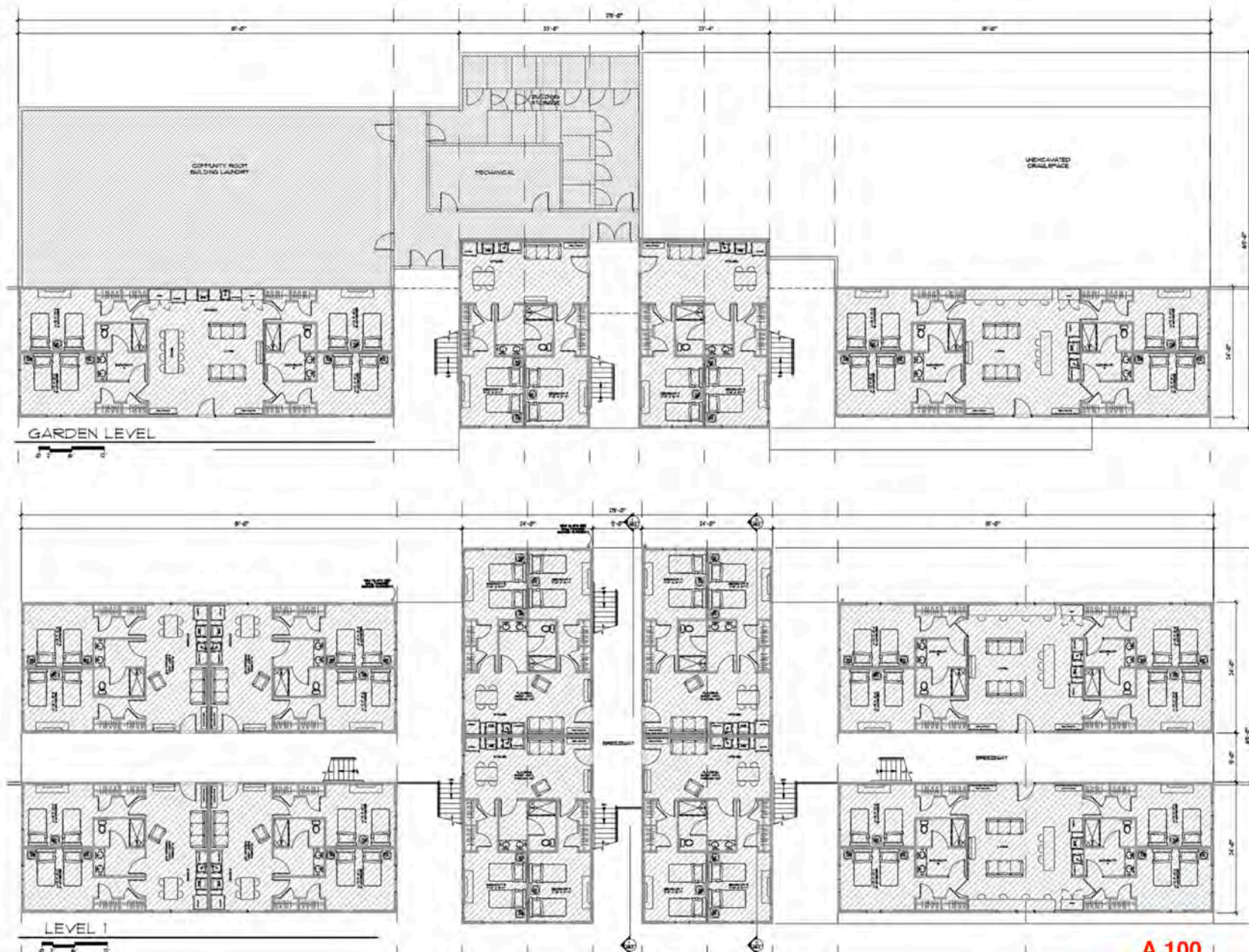
**Total = 38,573 sq ft GRFA**

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>



**A.100**






# 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

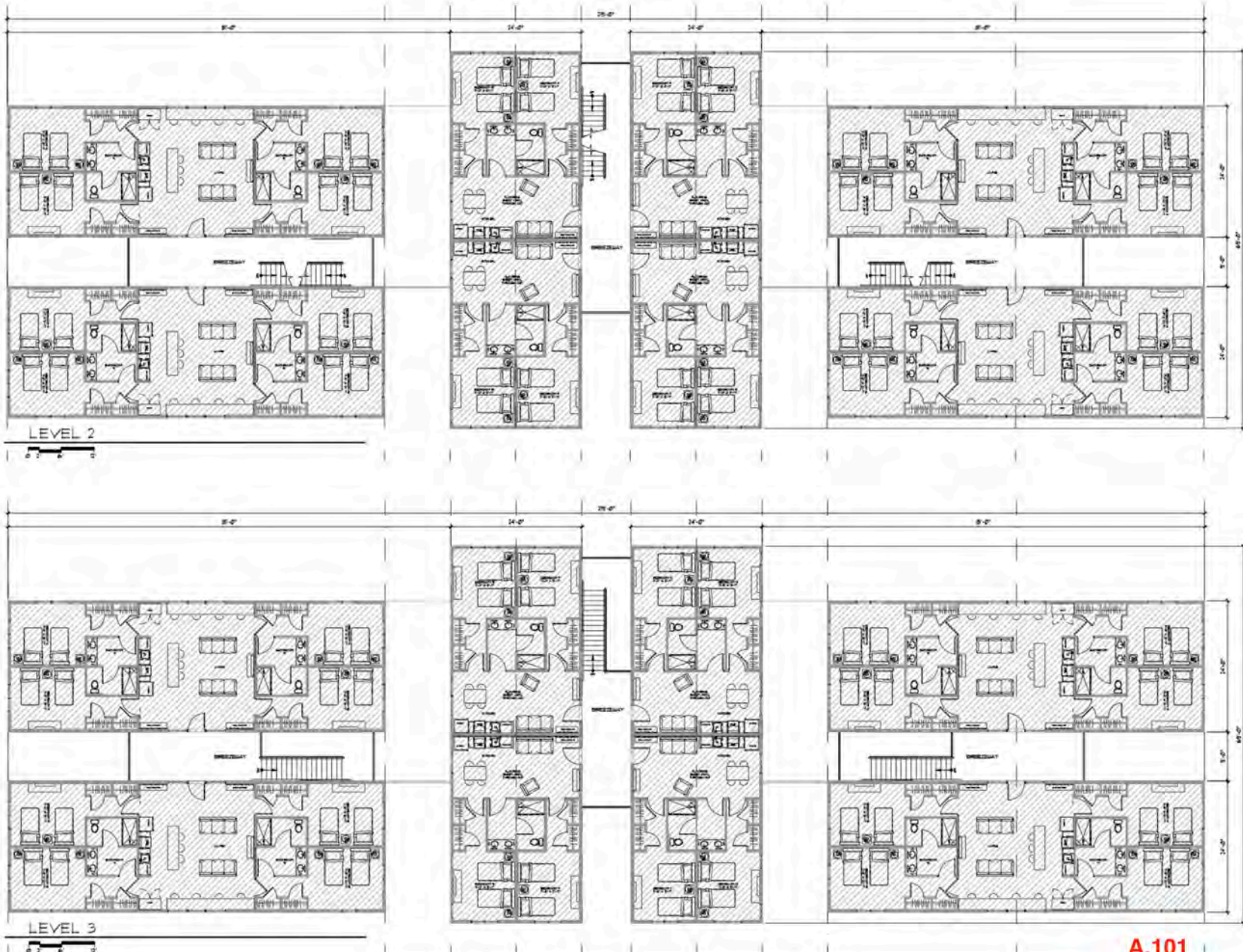
**Total = 38,573 sq ft GRFA**

 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>



**A.101**







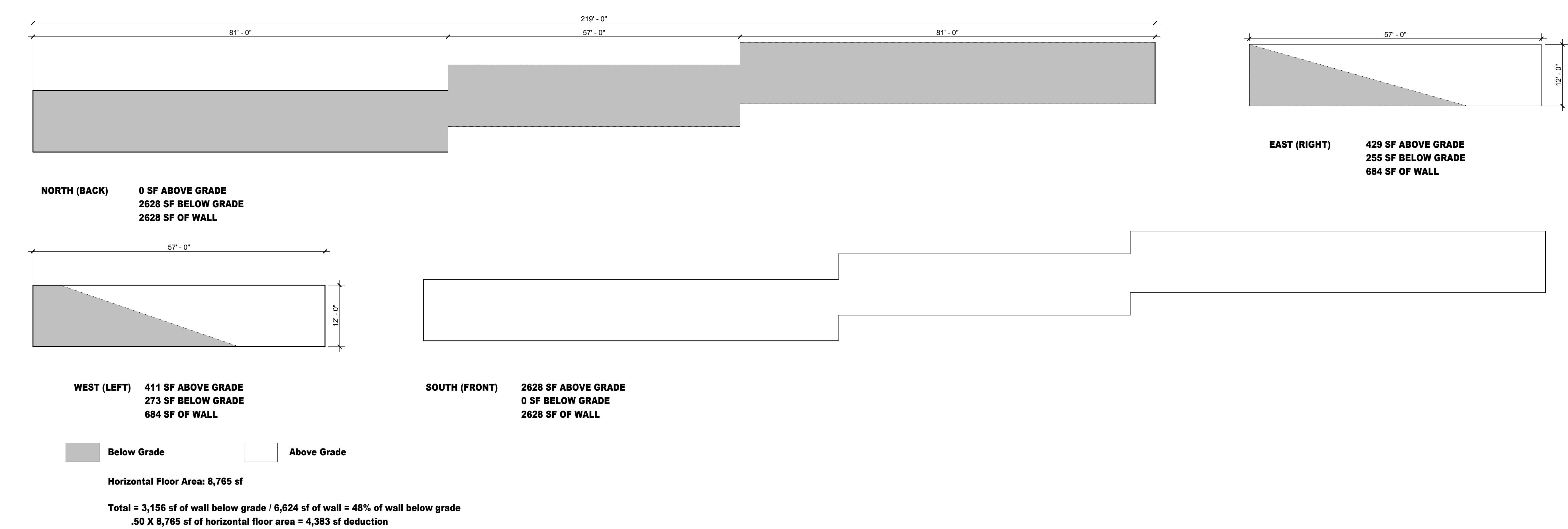
# Buildings 1, 2, 3

## 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>





# 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"



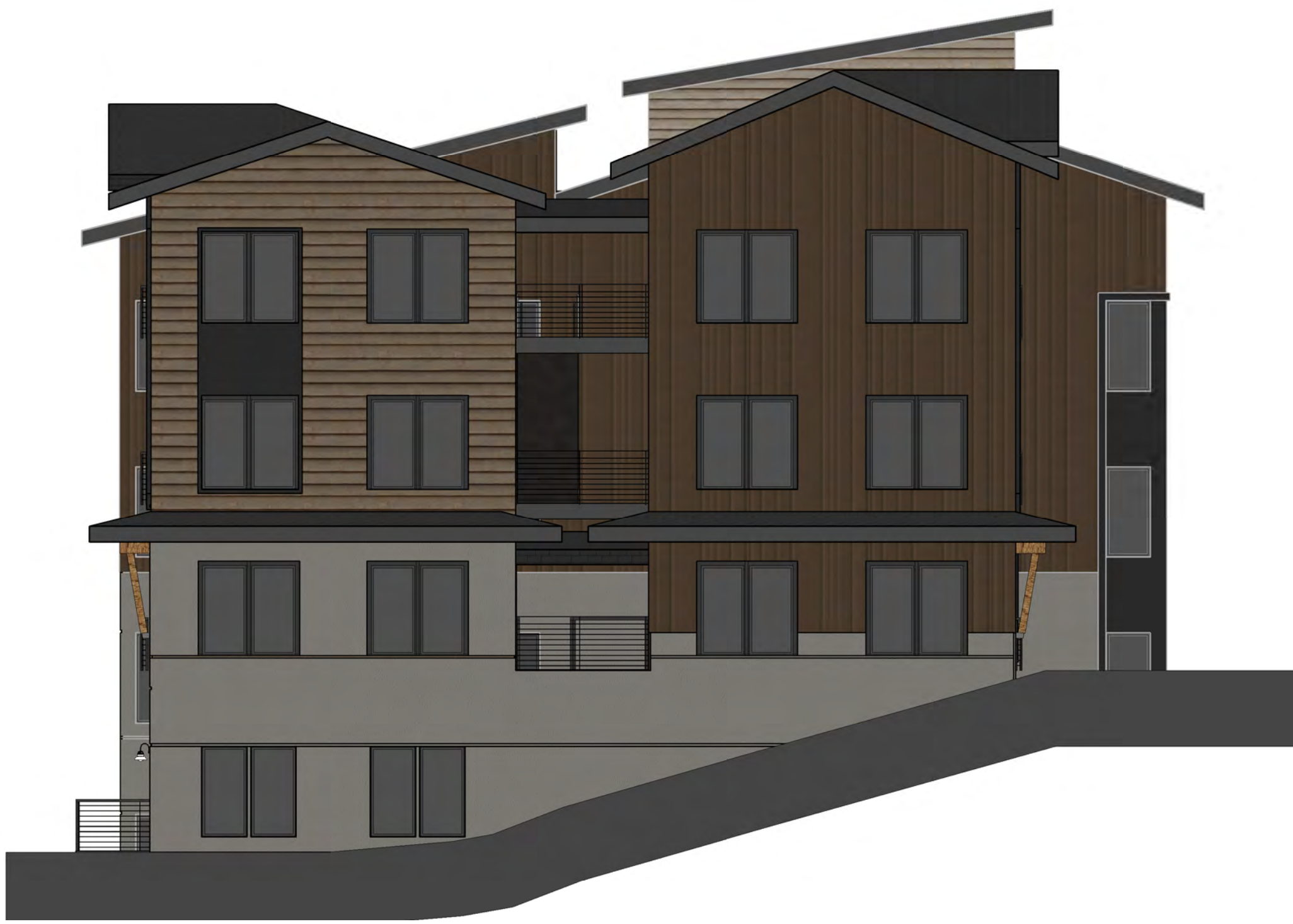
LP SMARTSIDE;  
BOARD AND BATTEN;  
NORTHWEST FACTORY  
FINISHES "TAHOE"



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"





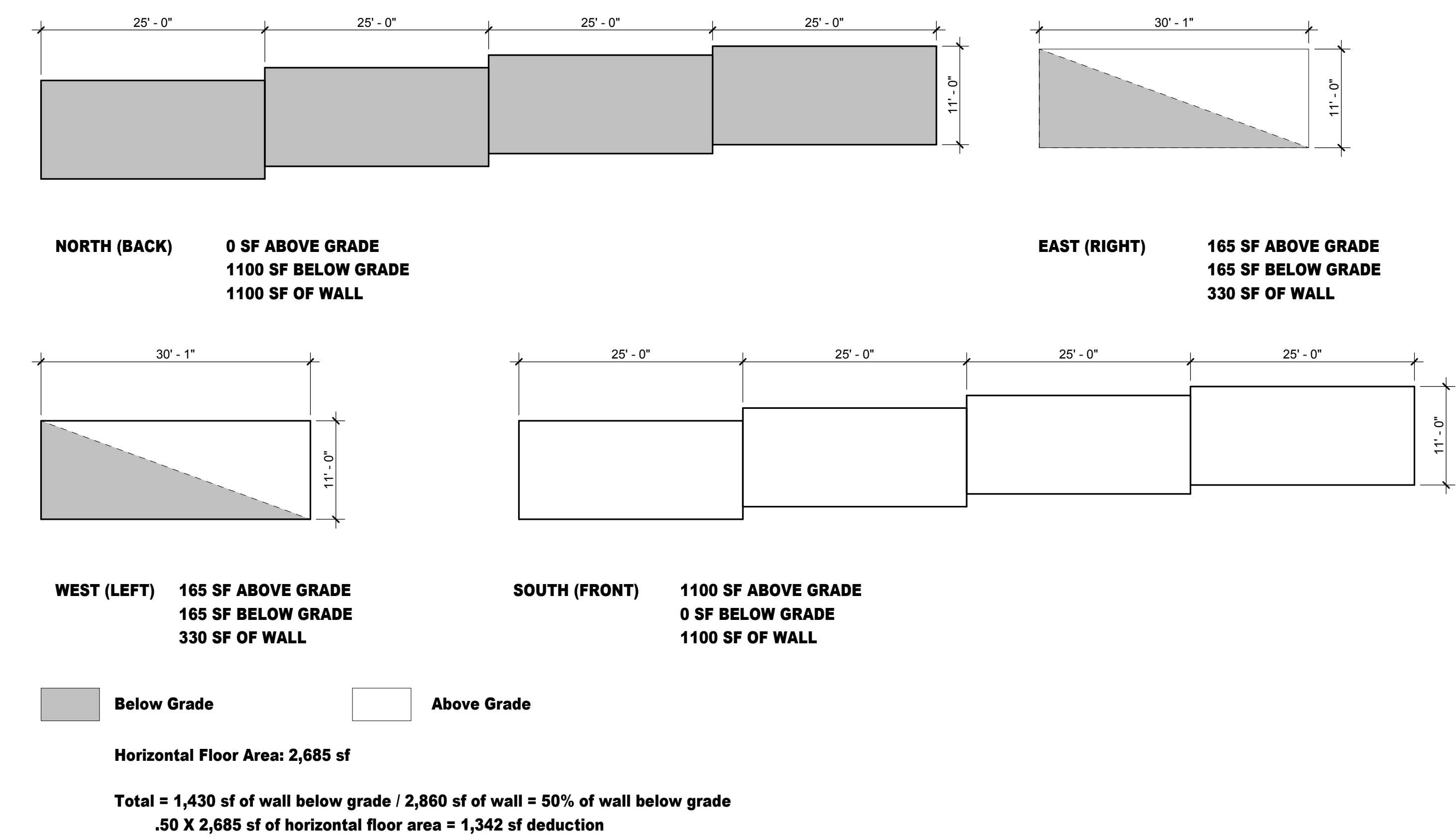
# Building A

## 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.

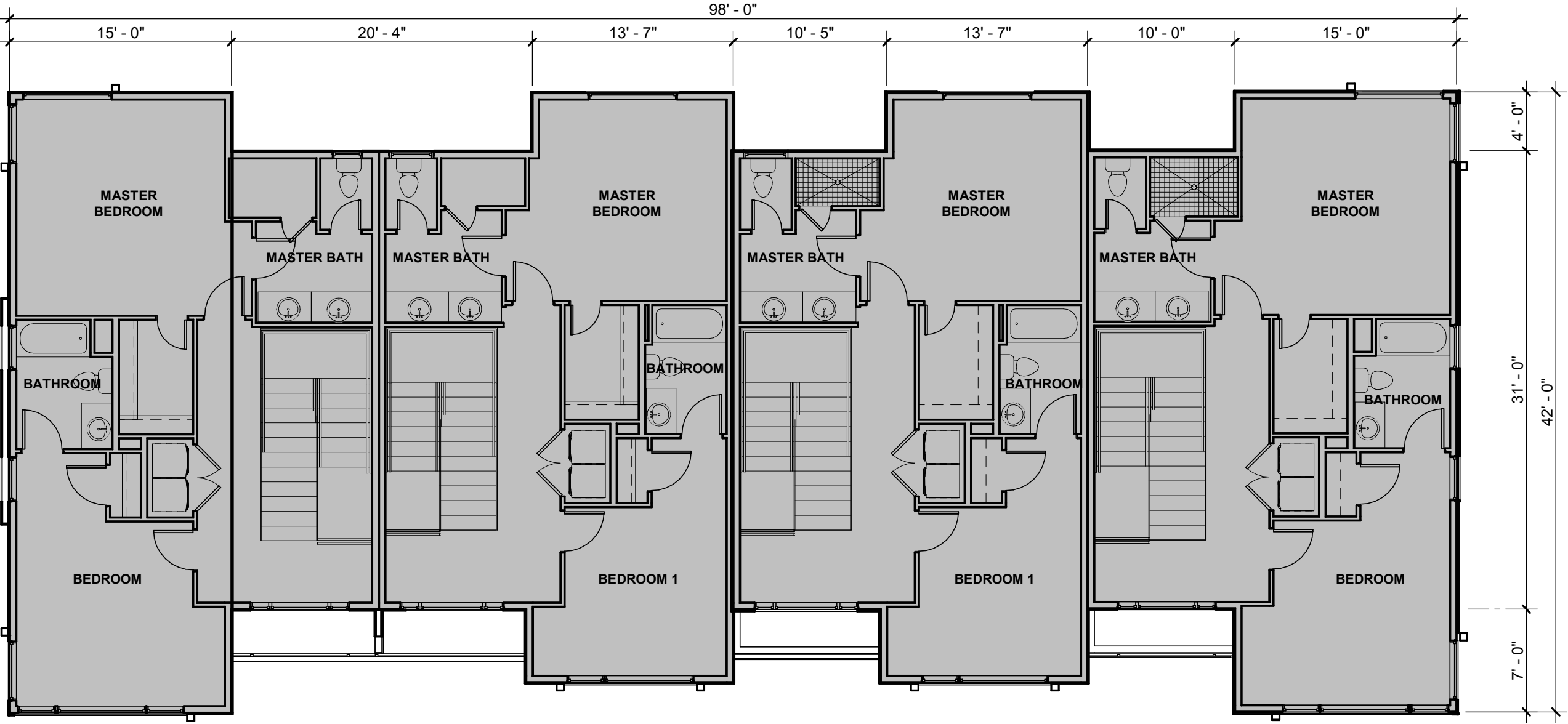
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

### 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	
<b>Total = 10,075 sq ft GRFA</b>	
Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2	
Garage - 1,200 sq ft GRFA	
<b>Total = 1,200 sq ft GRFA</b>	
Total Building GRFA	10,075 sq ft
Excluded Garage GRFA	1,200 sq ft
Excluded Basement GRFA	1,342 sq ft
<b>TOTAL GRFA =</b>	<b>7,533 sq ft</b>



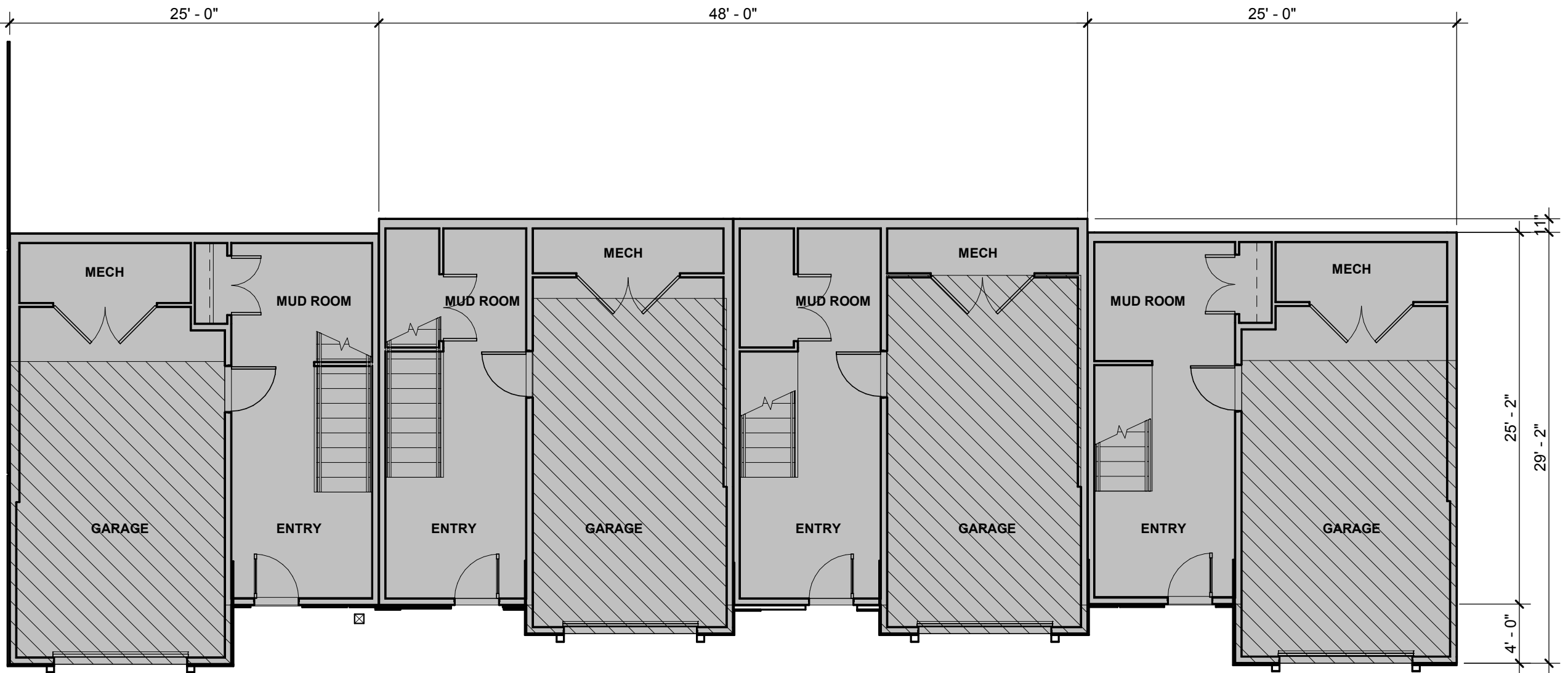
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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





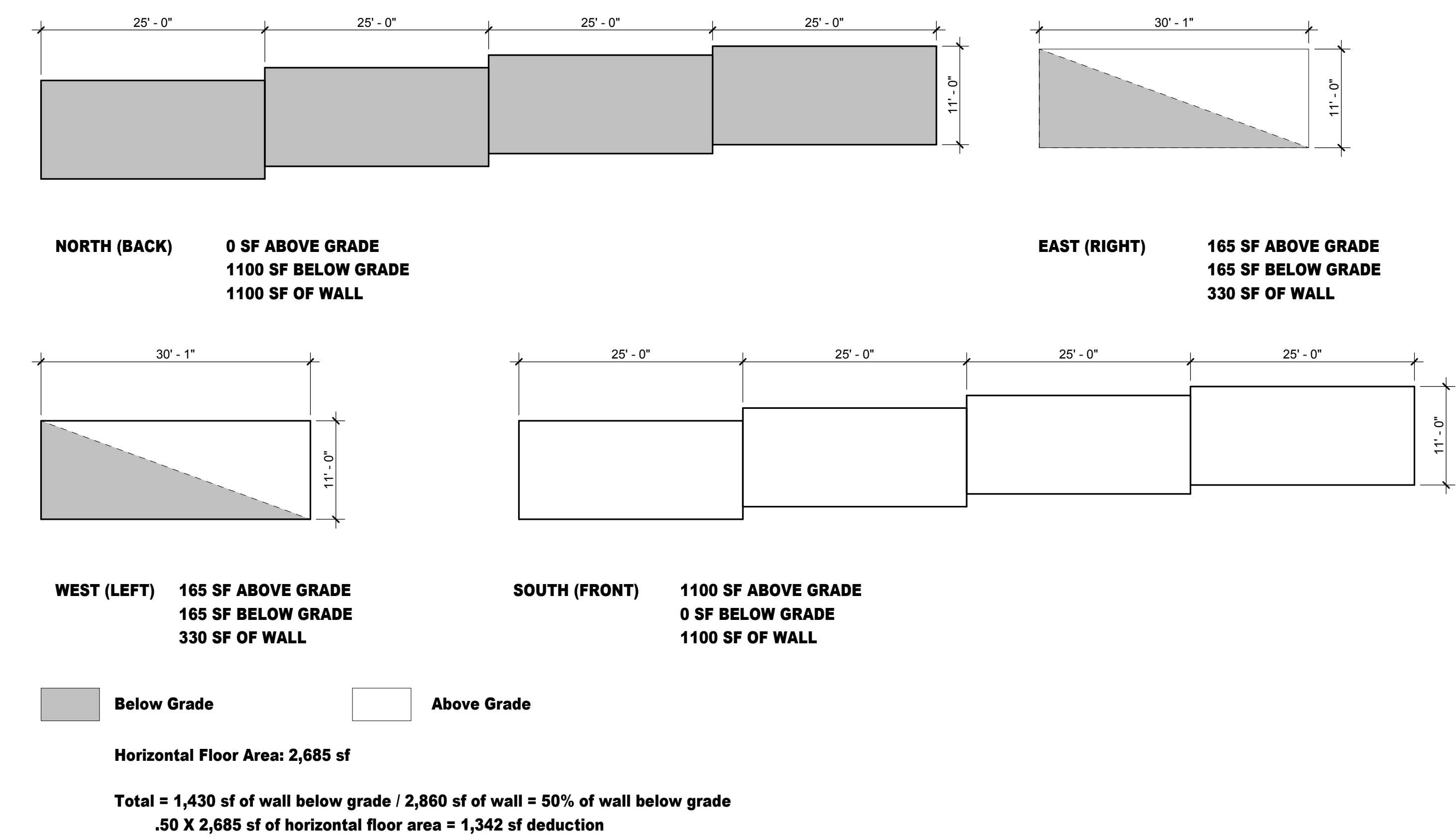
# Building B

## 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

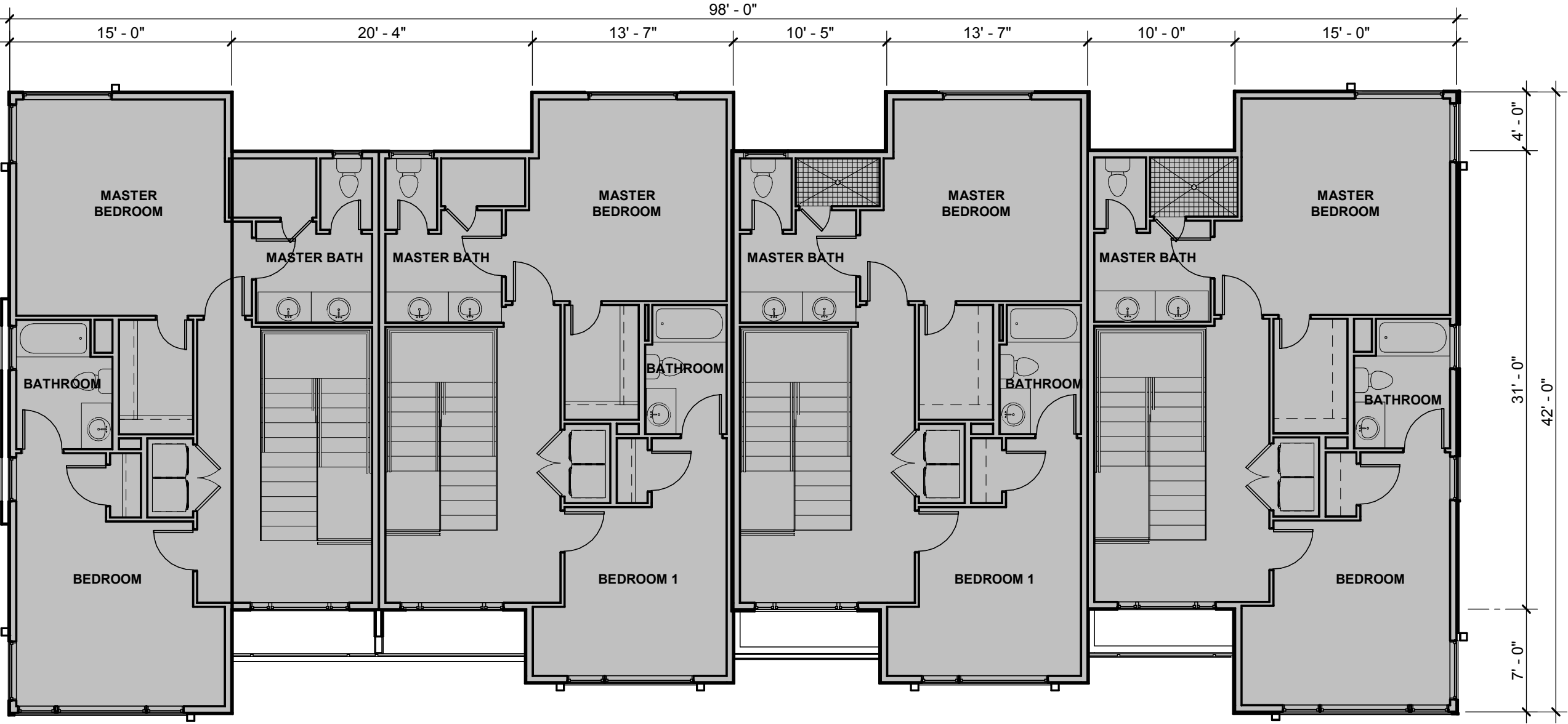
**Total = 10,075 sq ft GRFA**

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

Garage - 1,200 sq ft GRFA

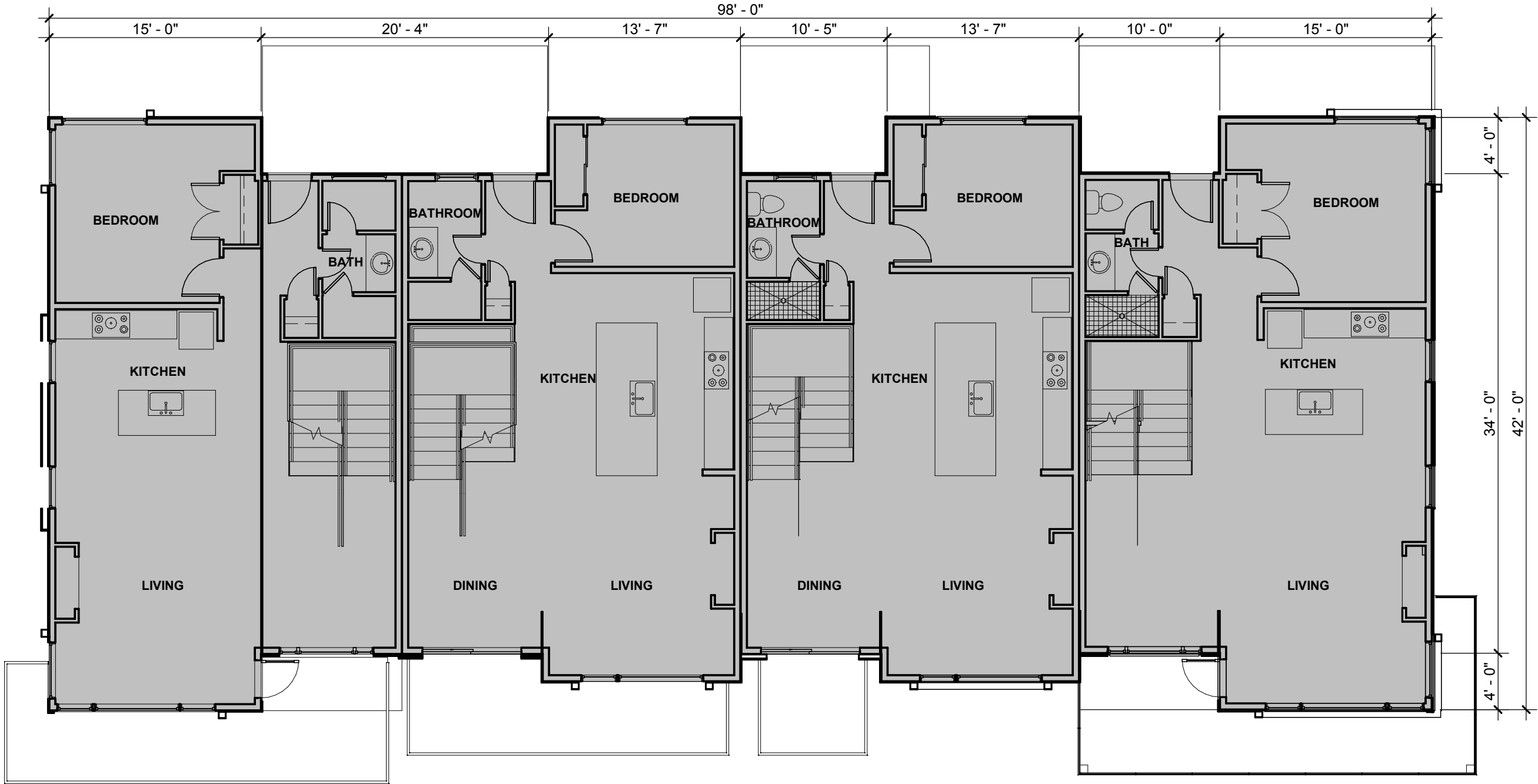
**Total = 1,200 sq ft GRFA**

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**



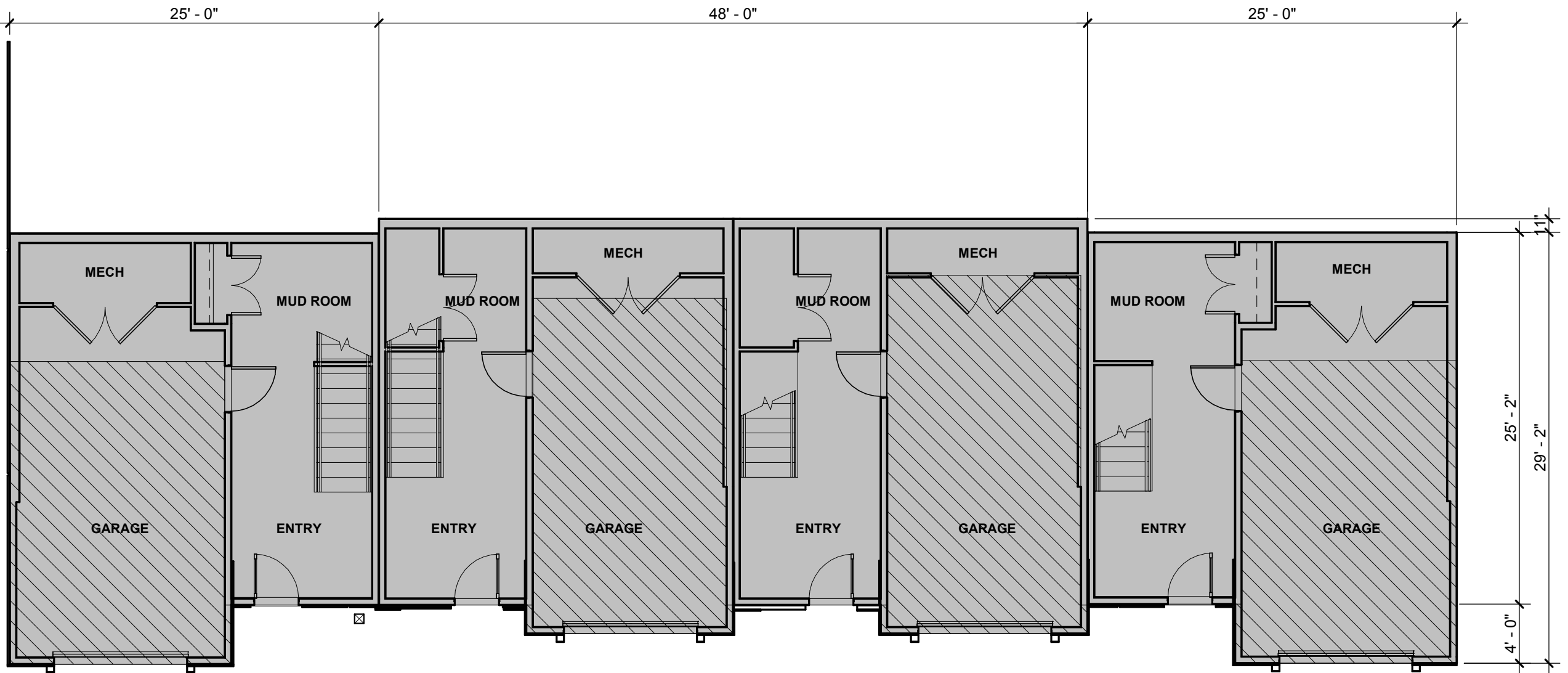
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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





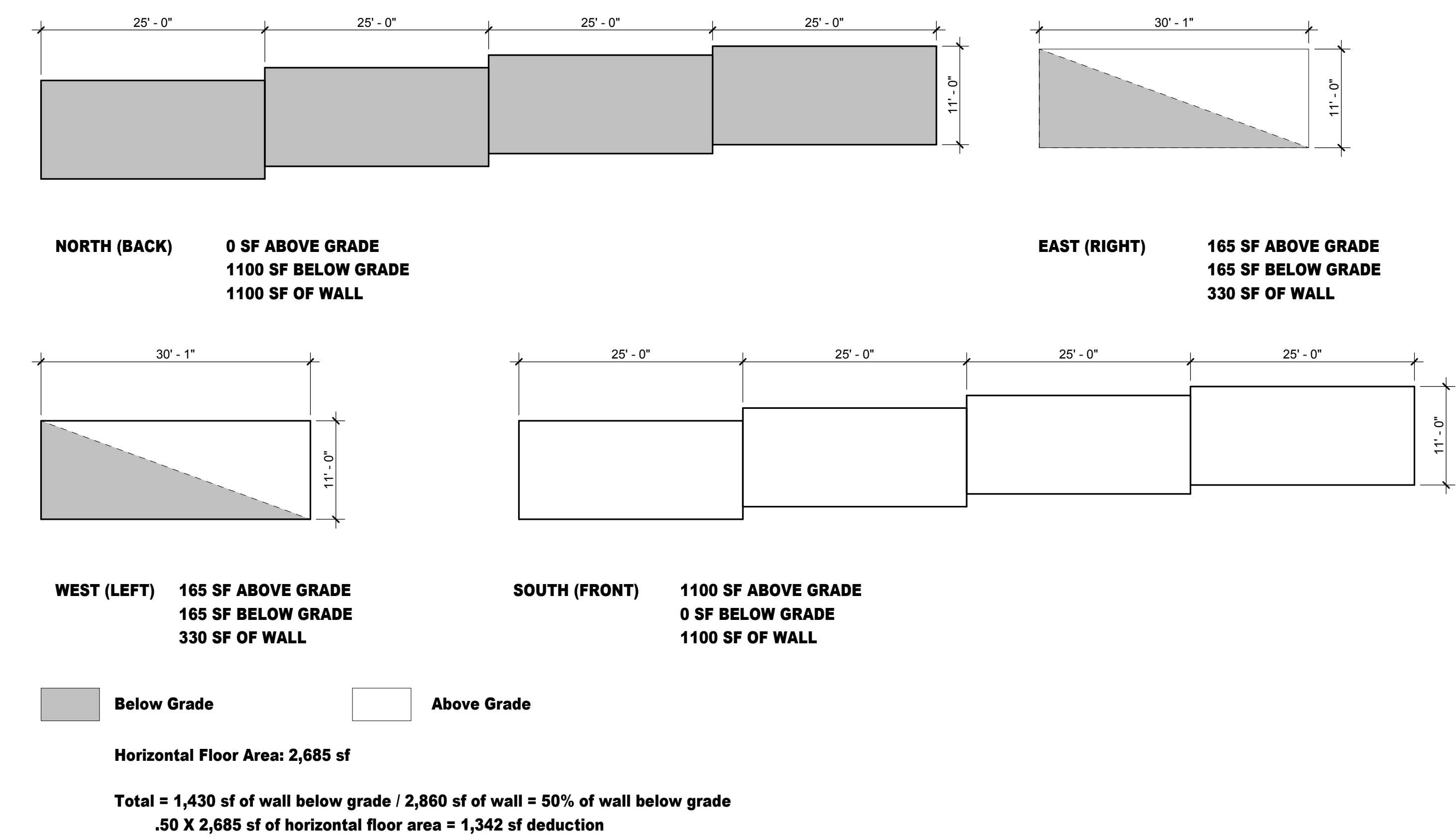
# Building C

## 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.

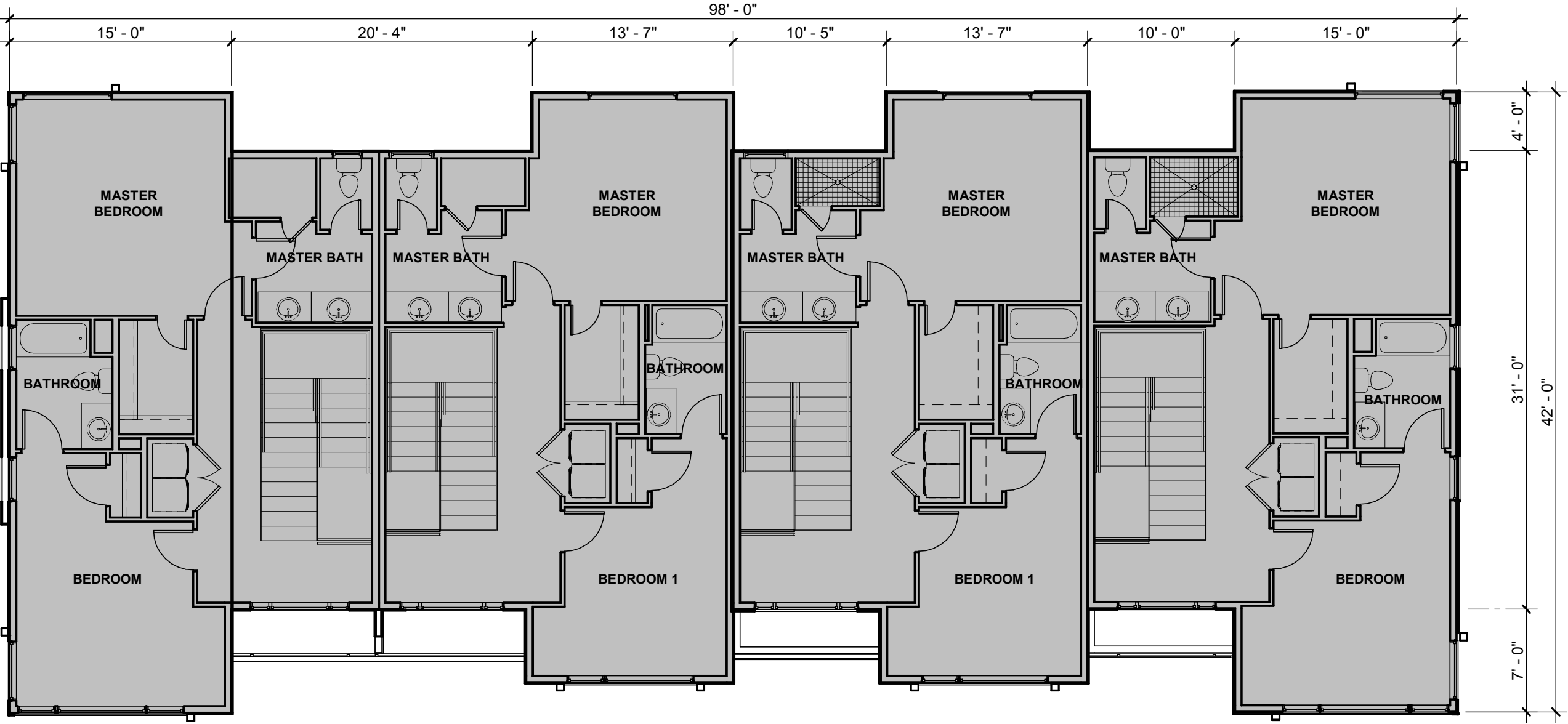
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

### 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	
<b>Total = 10,075 sq ft GRFA</b>	
Garage Deduction GRFA - per TOV Code 12-15-3-b-1-a-2	
Garage - 1,200 sq ft GRFA	
<b>Total = 1,200 sq ft GRFA</b>	
Total Building GRFA	10,075 sq ft
Excluded Garage GRFA	1,200 sq ft
Excluded Basement GRFA	1,342 sq ft
<b>TOTAL GRFA =</b>	<b>7,533 sq ft</b>



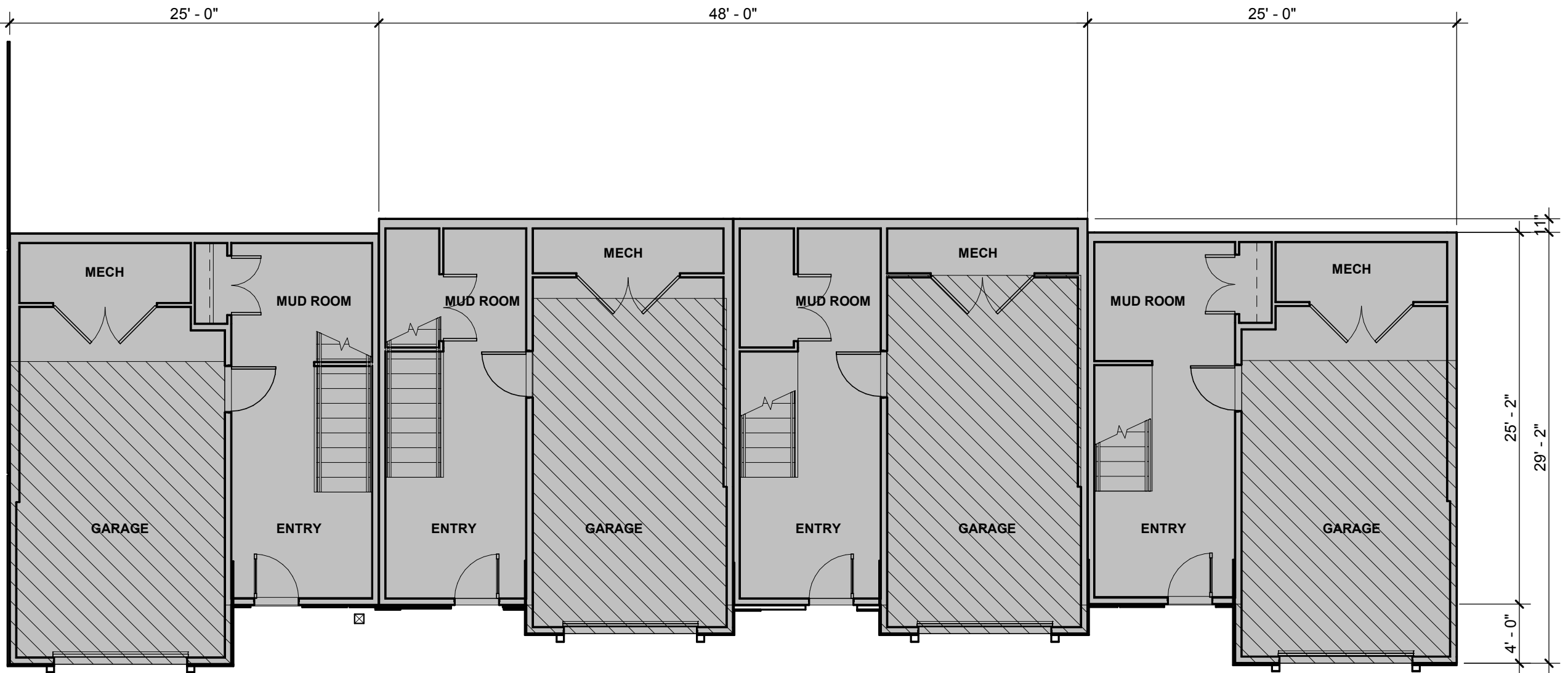
### LEVEL 3

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



### LEVEL 2

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

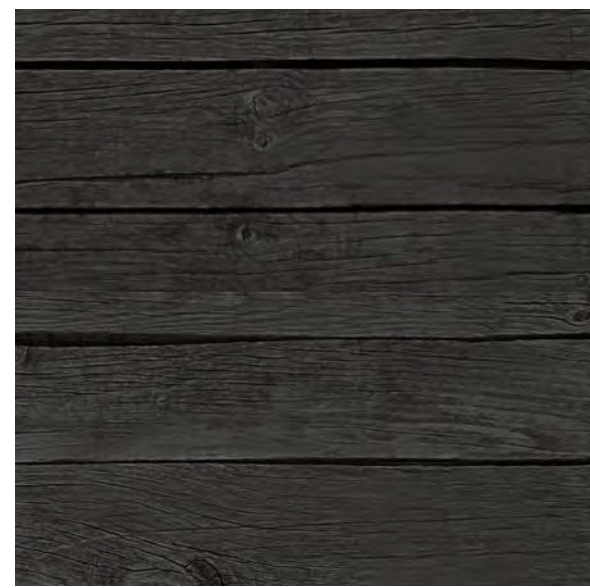


### LEVEL 1

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



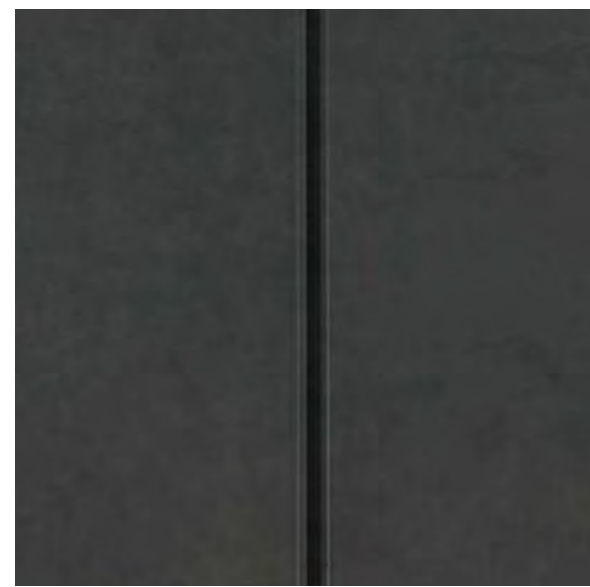
Buildings A, B, C



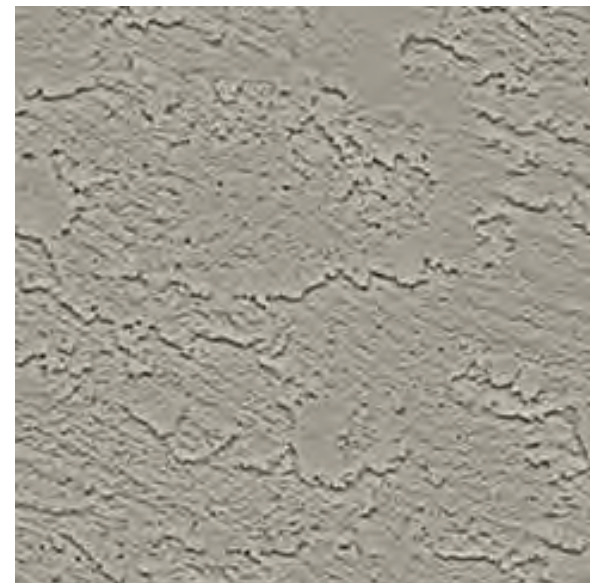
HORIZONTAL WOOD SIDING; HEMLOCK FINISH IN DARK STAIN



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"





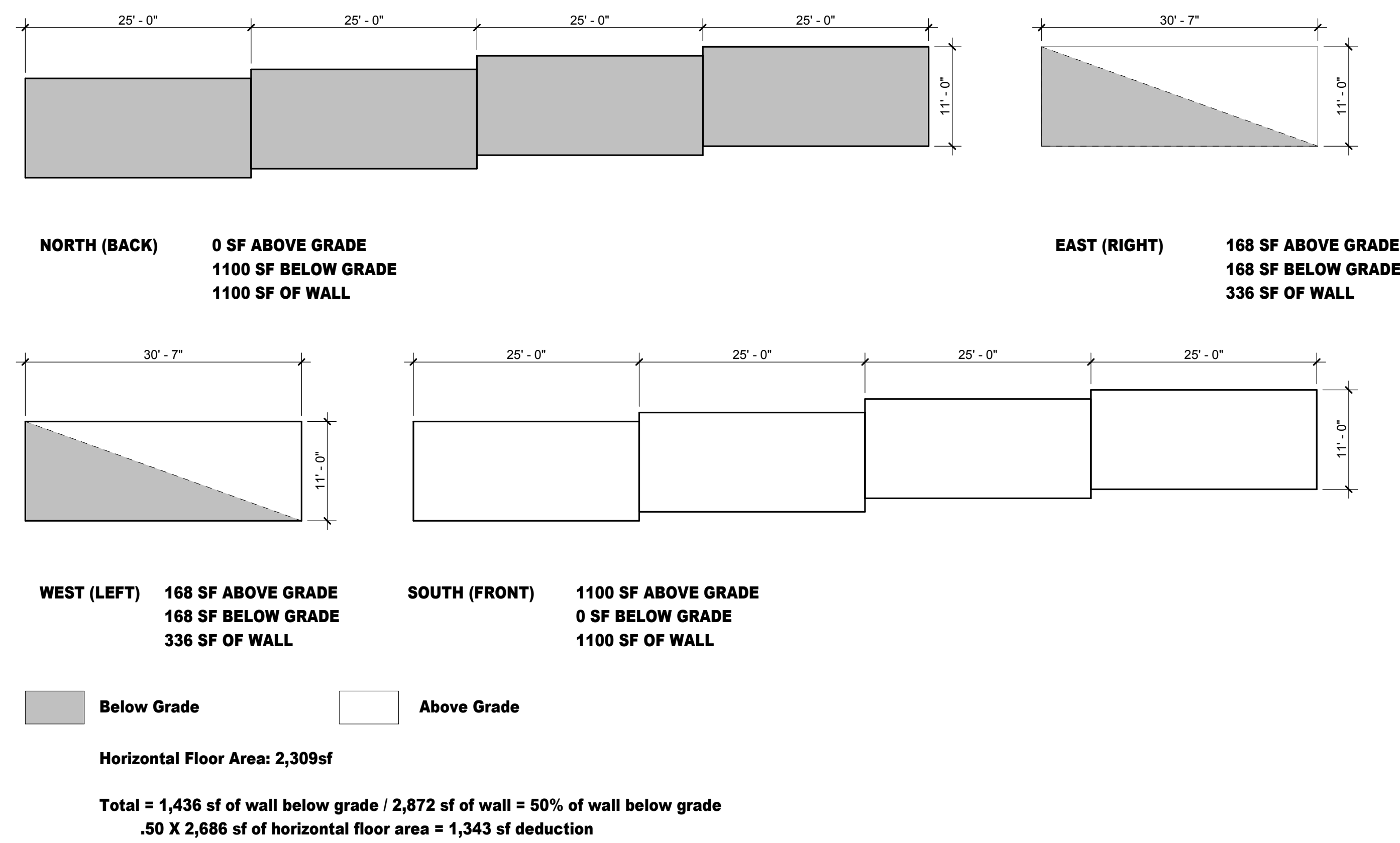
# Building D

## 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



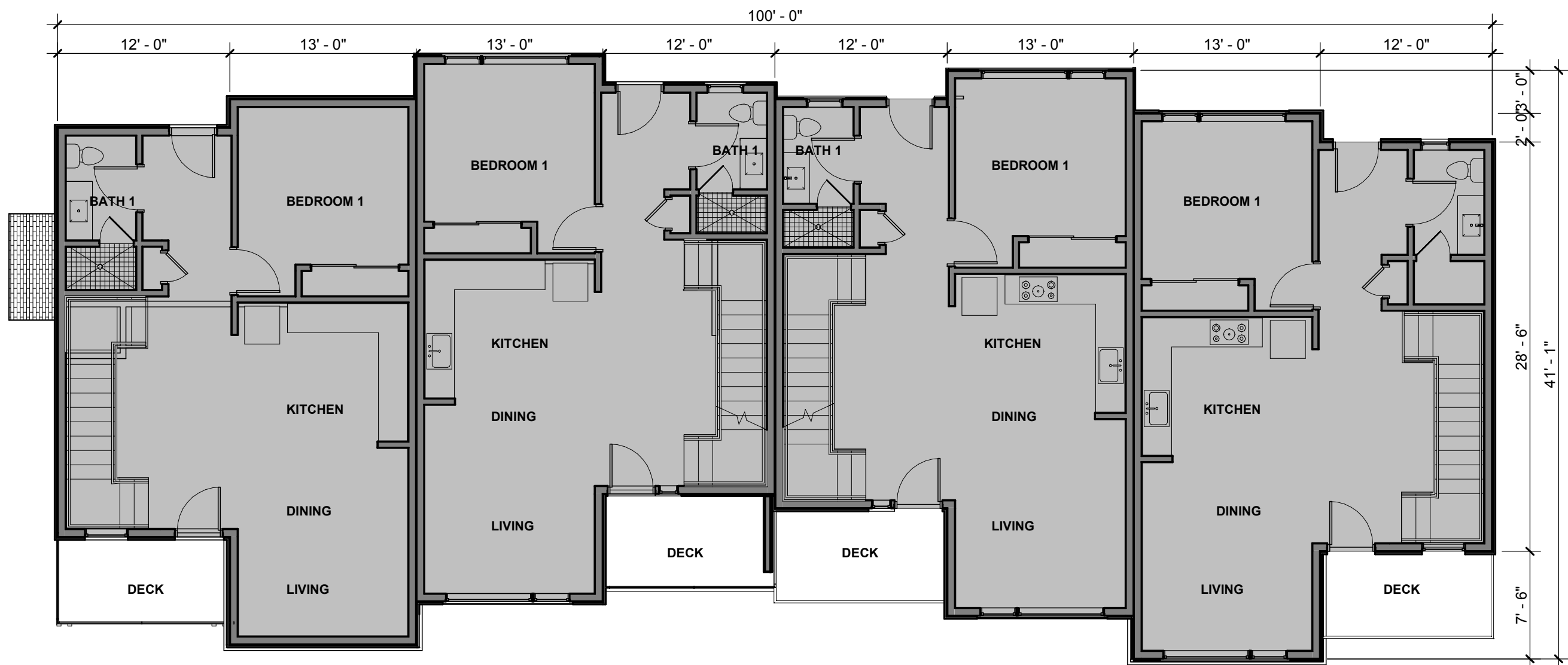
### GRFA Calculations

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>



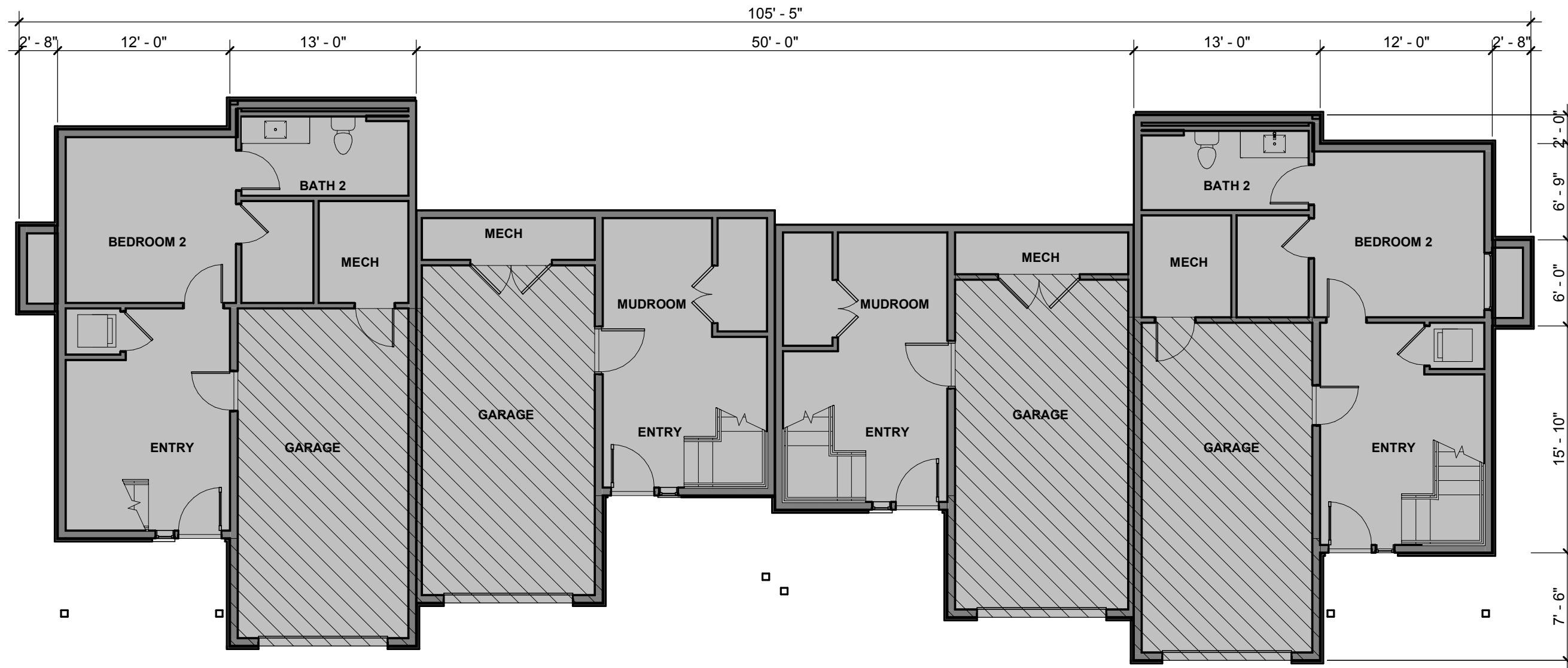
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.300





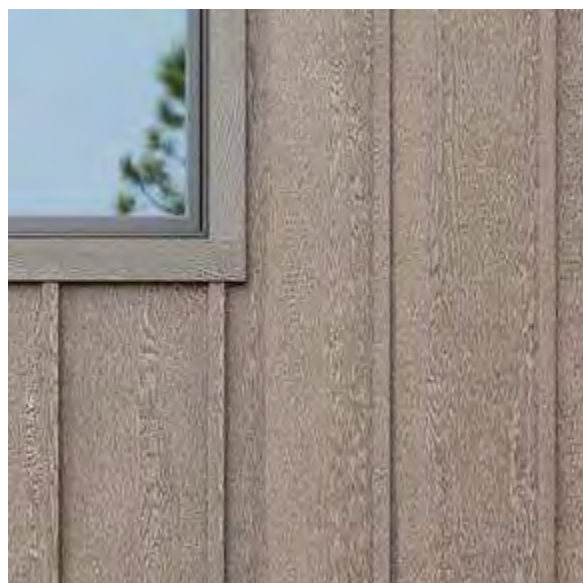
Building D



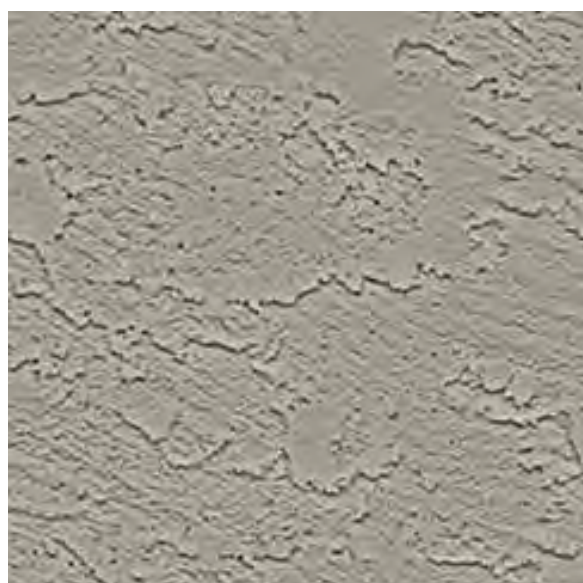
STAINED  
CEDAR  
ACCENTS



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



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



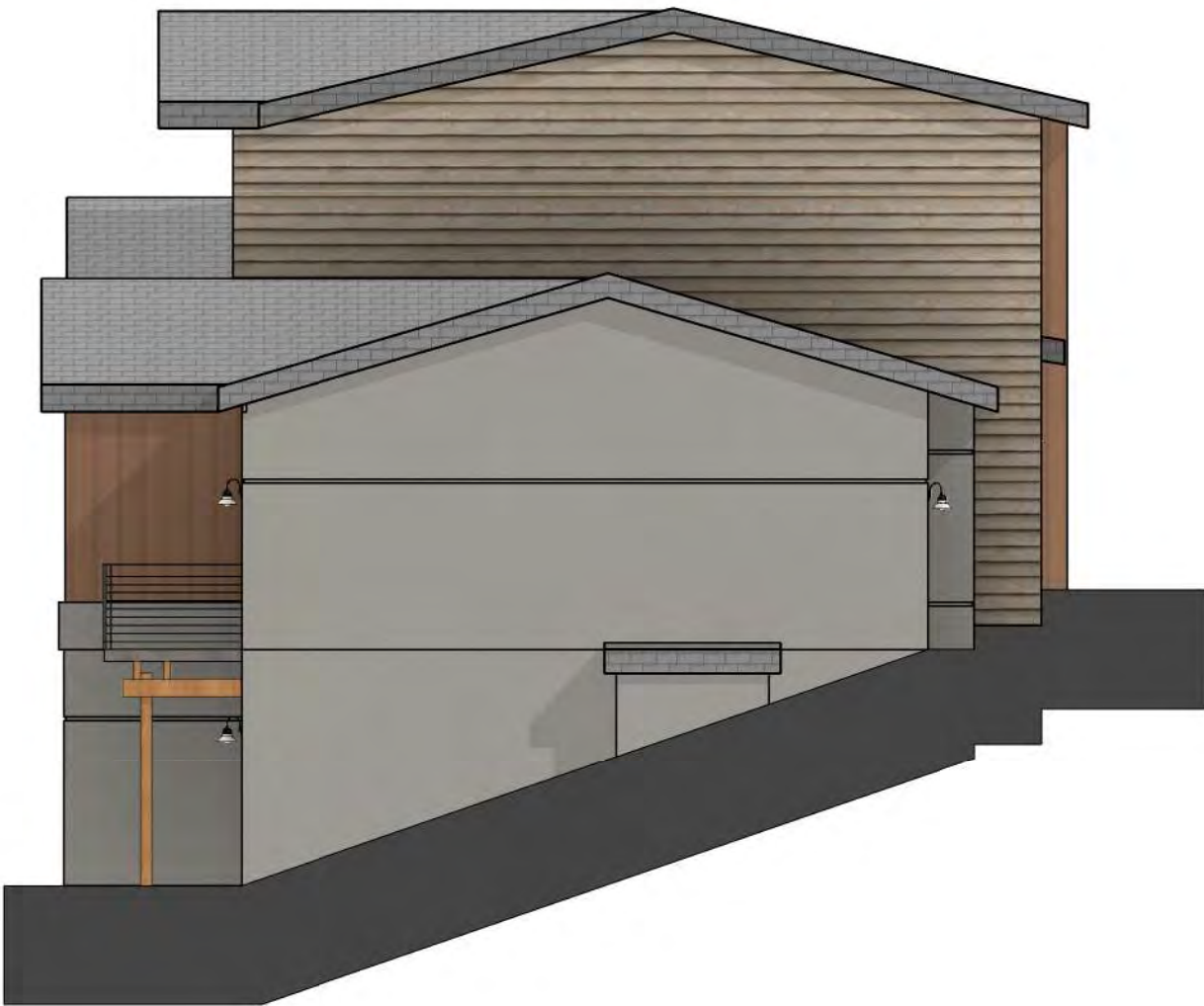
STUCCO WITH  
EXPANSIONS;  
MEDIUM SAND FINISH;  
"ELLIE GREY"



PORTFOLIO ELLICOT;  
DARK SKY EXTERIOR  
LIGHT  
#FS130125-30



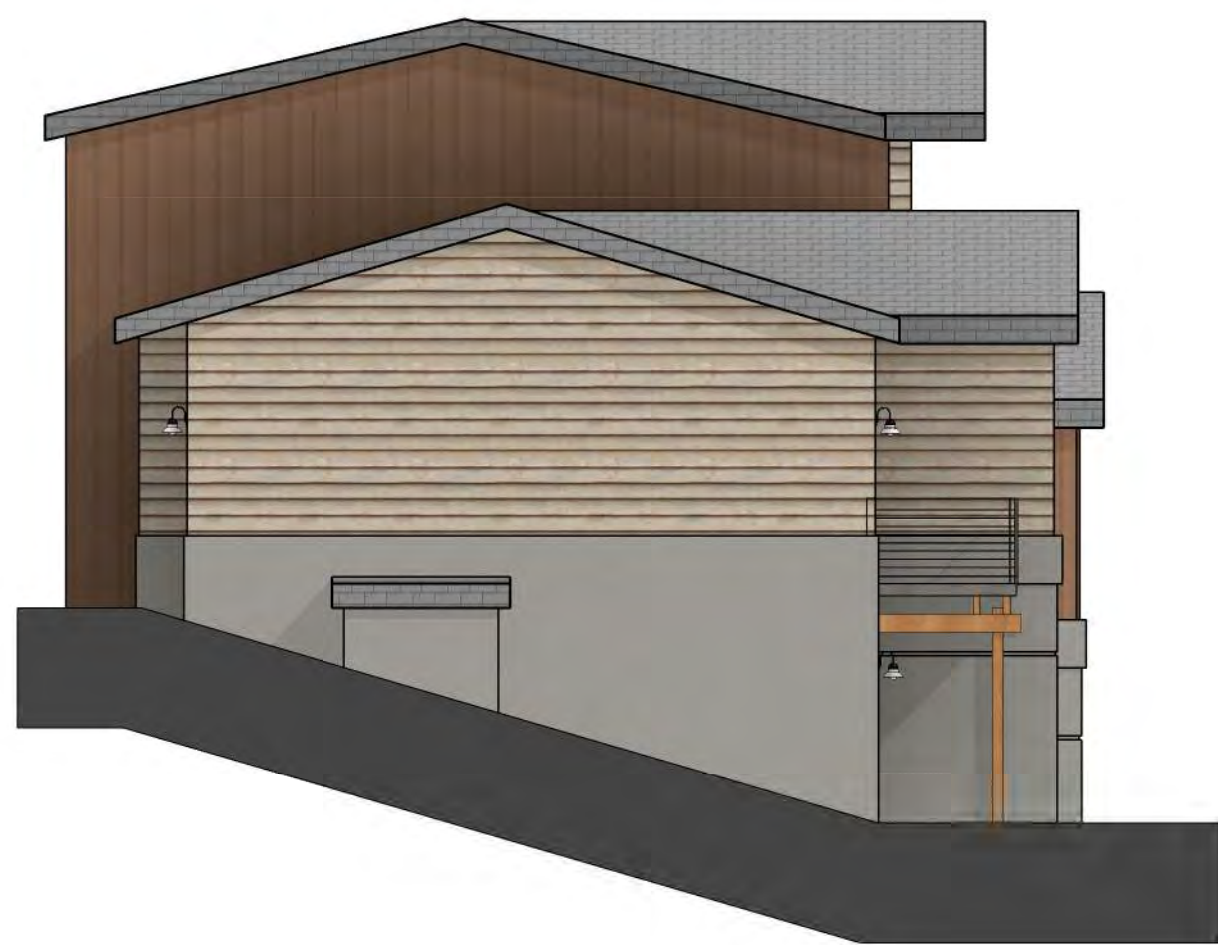
NORTH ELEVATION  
Scale: 1/8" = 1'-0"



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



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



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





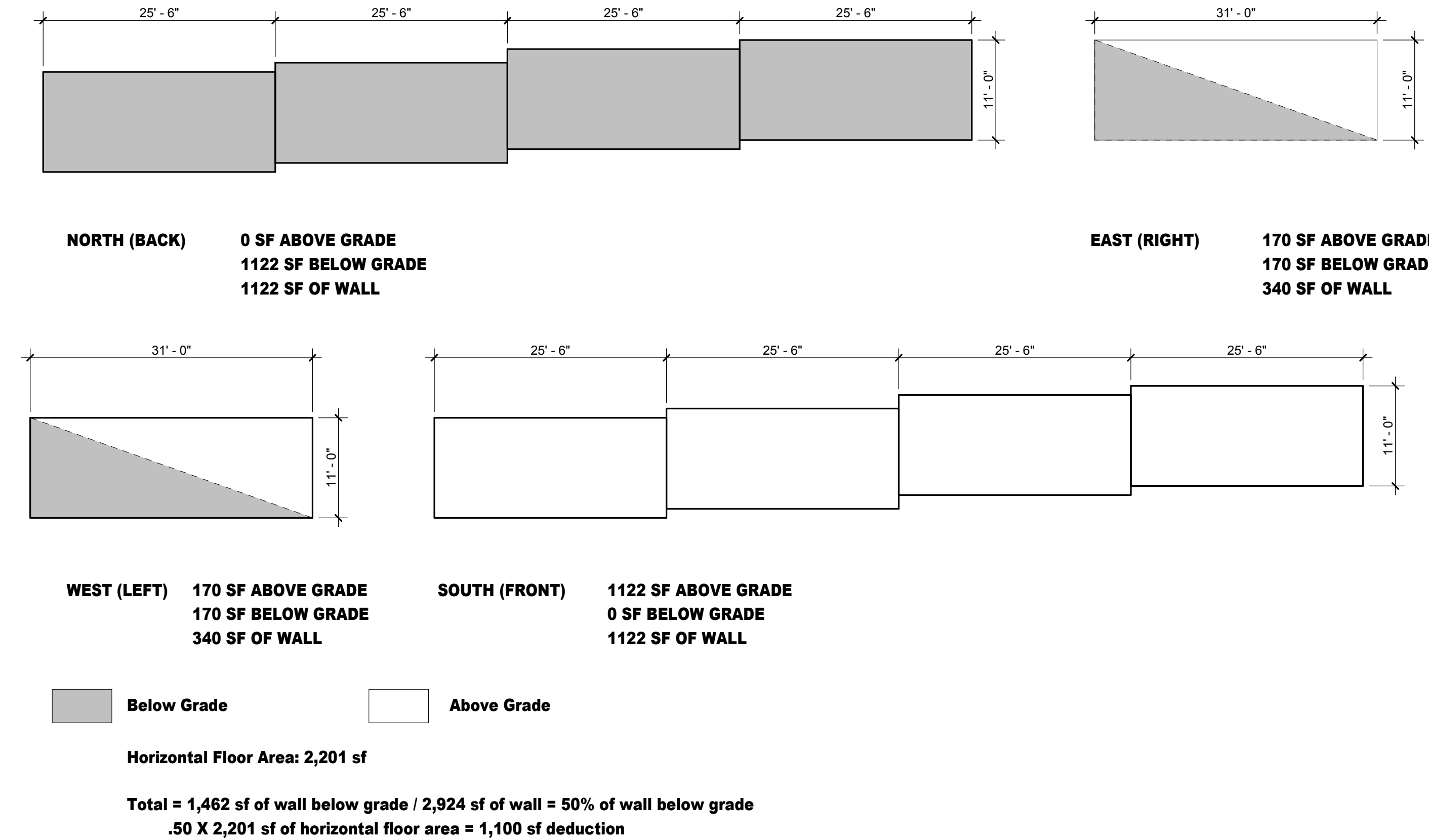
# Building E

## 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.

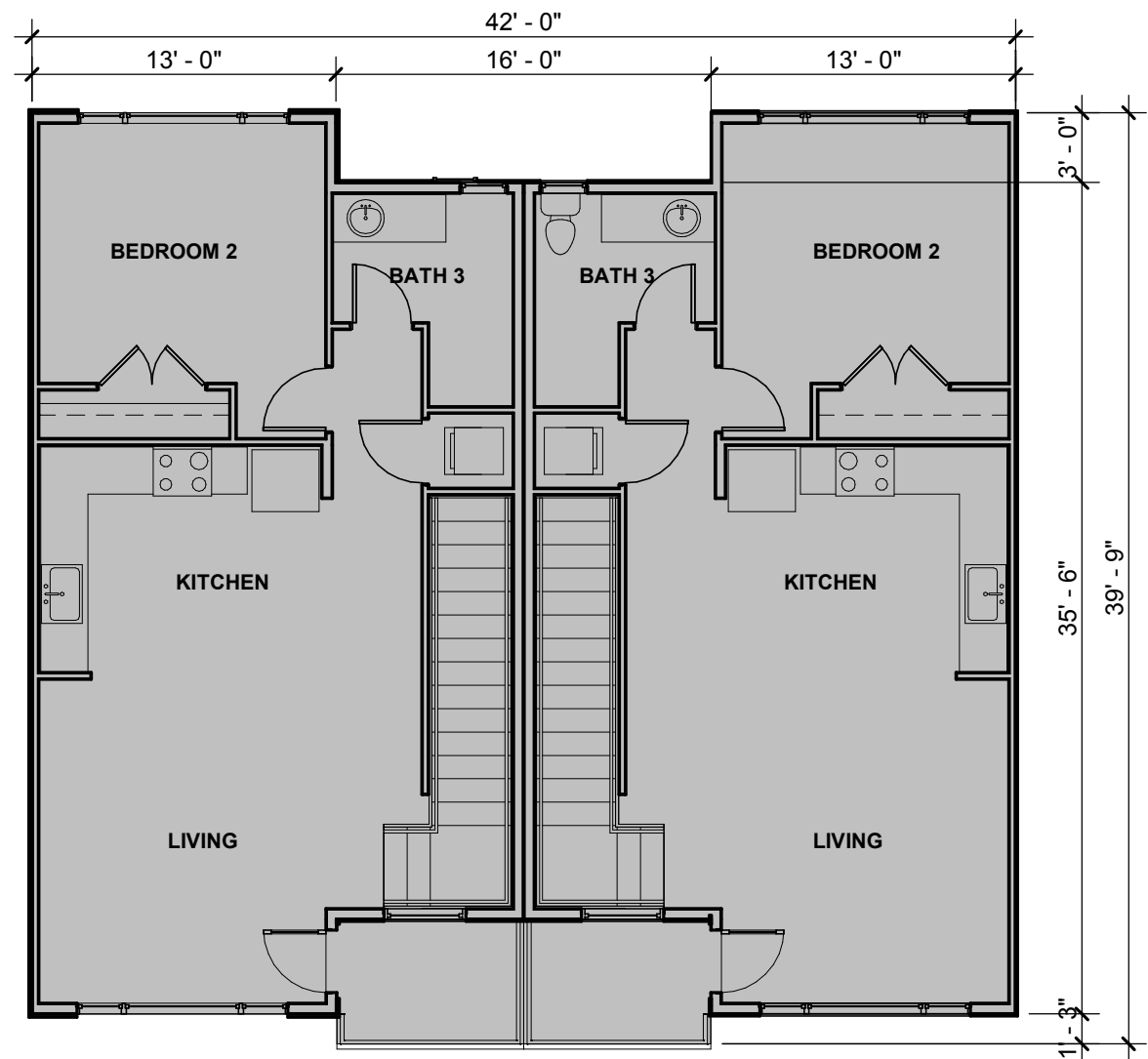
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

### GRFA Basement Deduction Calculation



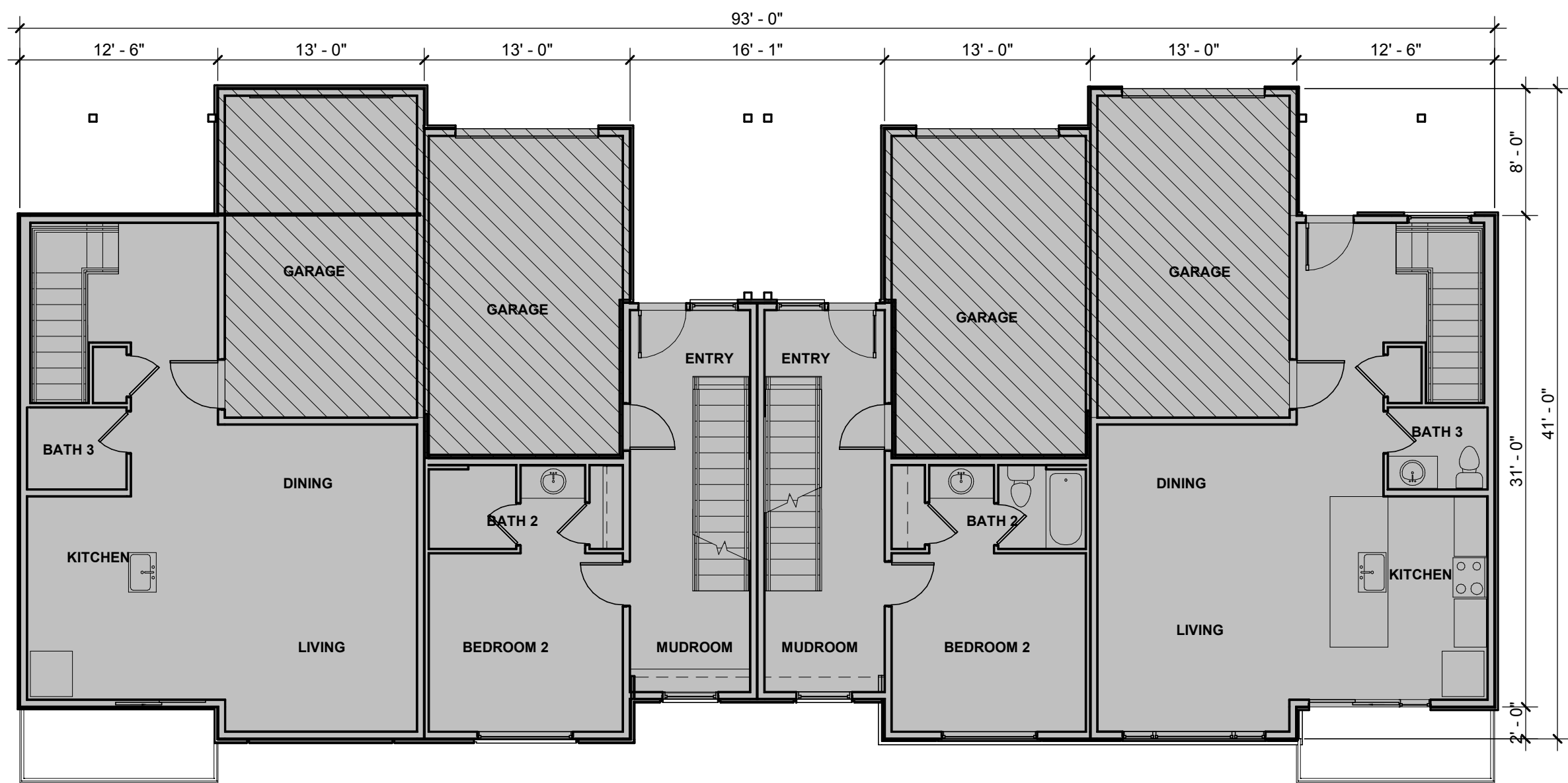
### GRFA Calculations

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>



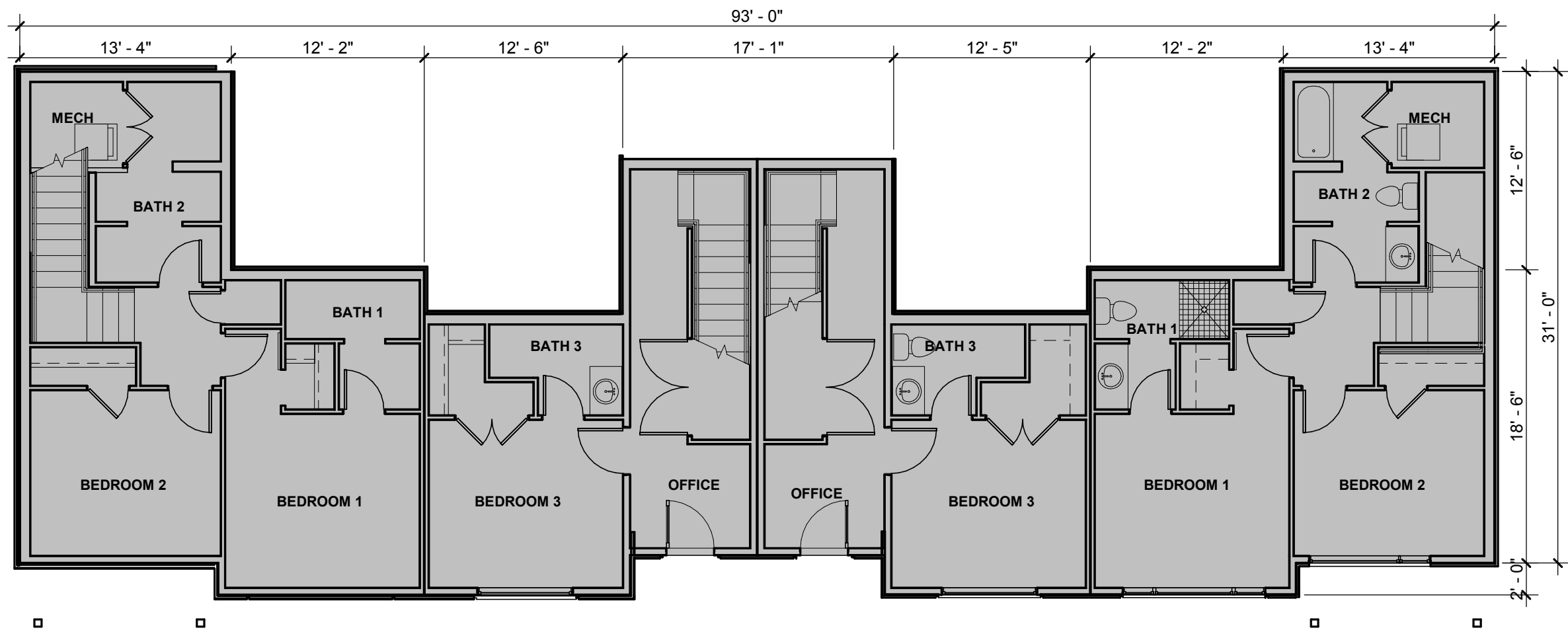
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.400







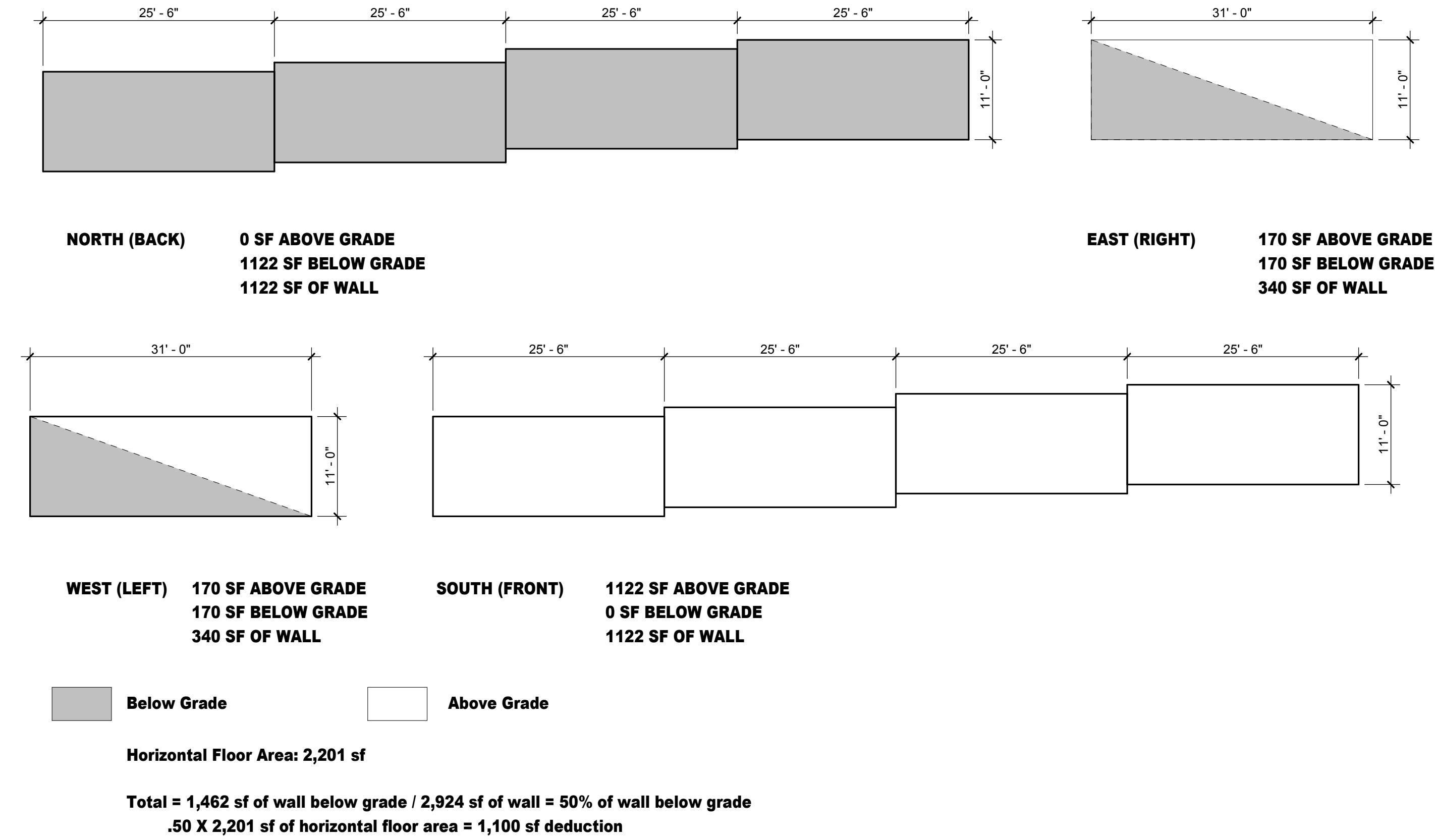
# Building F

## 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.

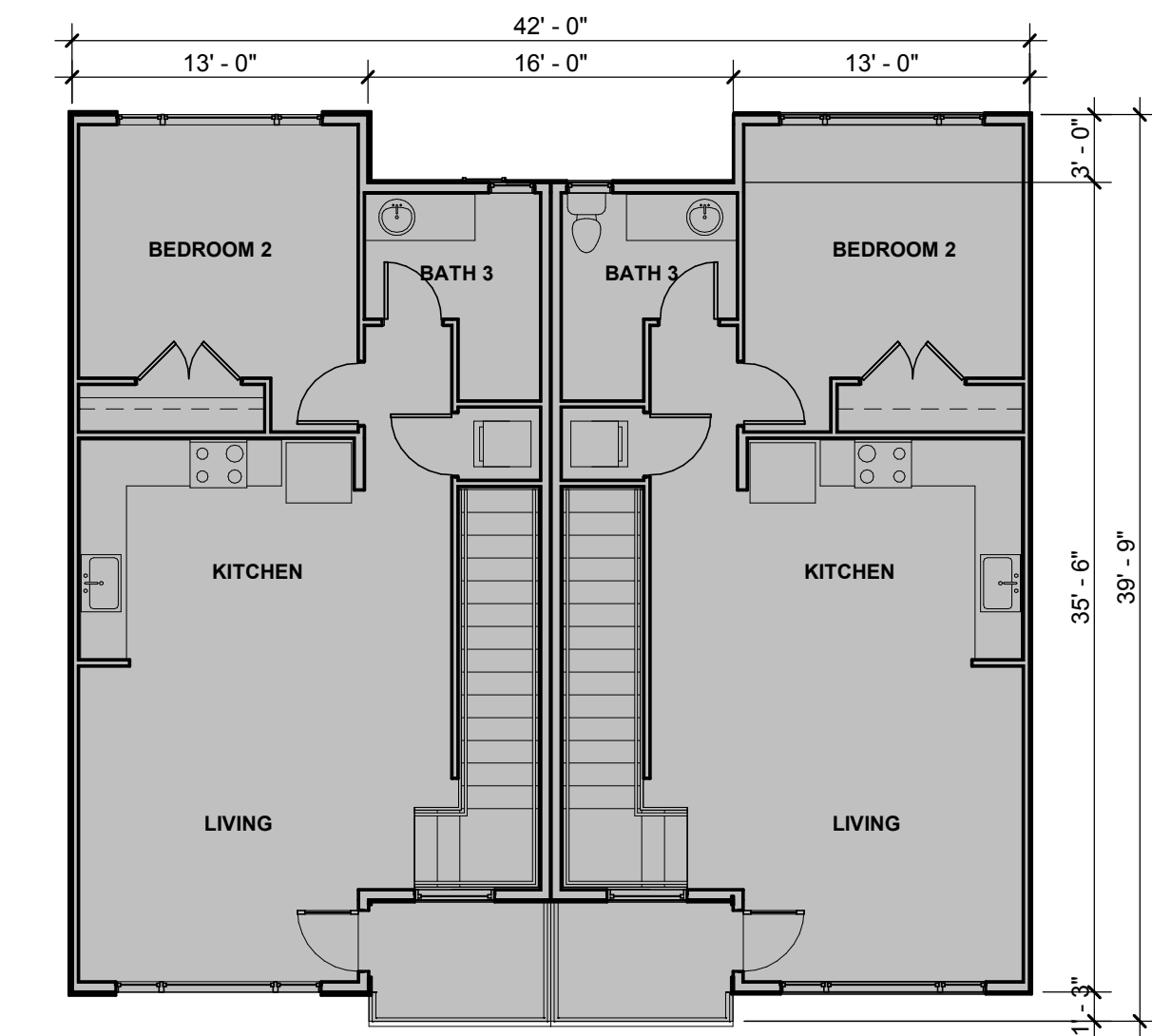
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

### GRFA Basement Deduction Calculation



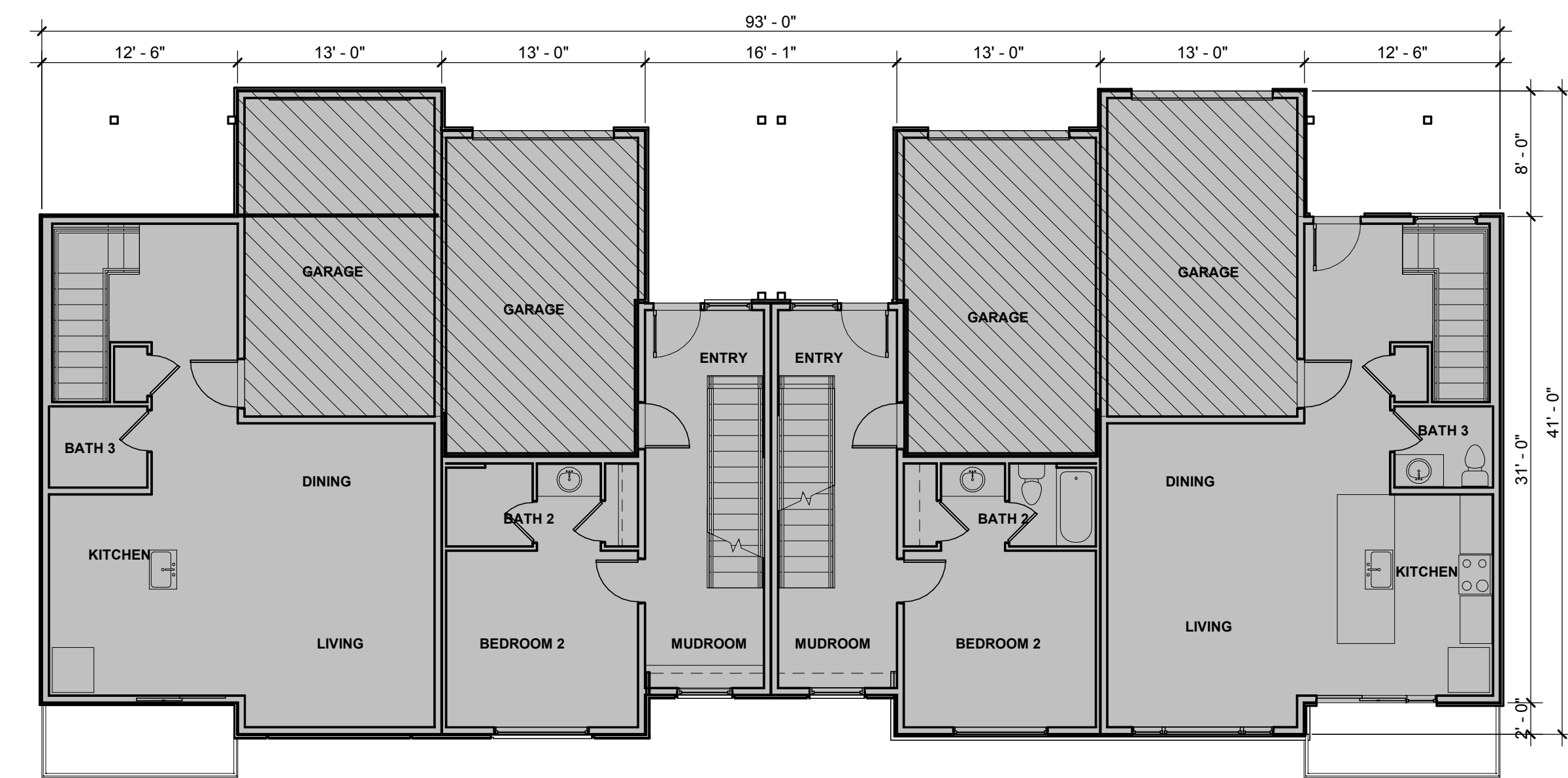
### GRFA Calculations

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>



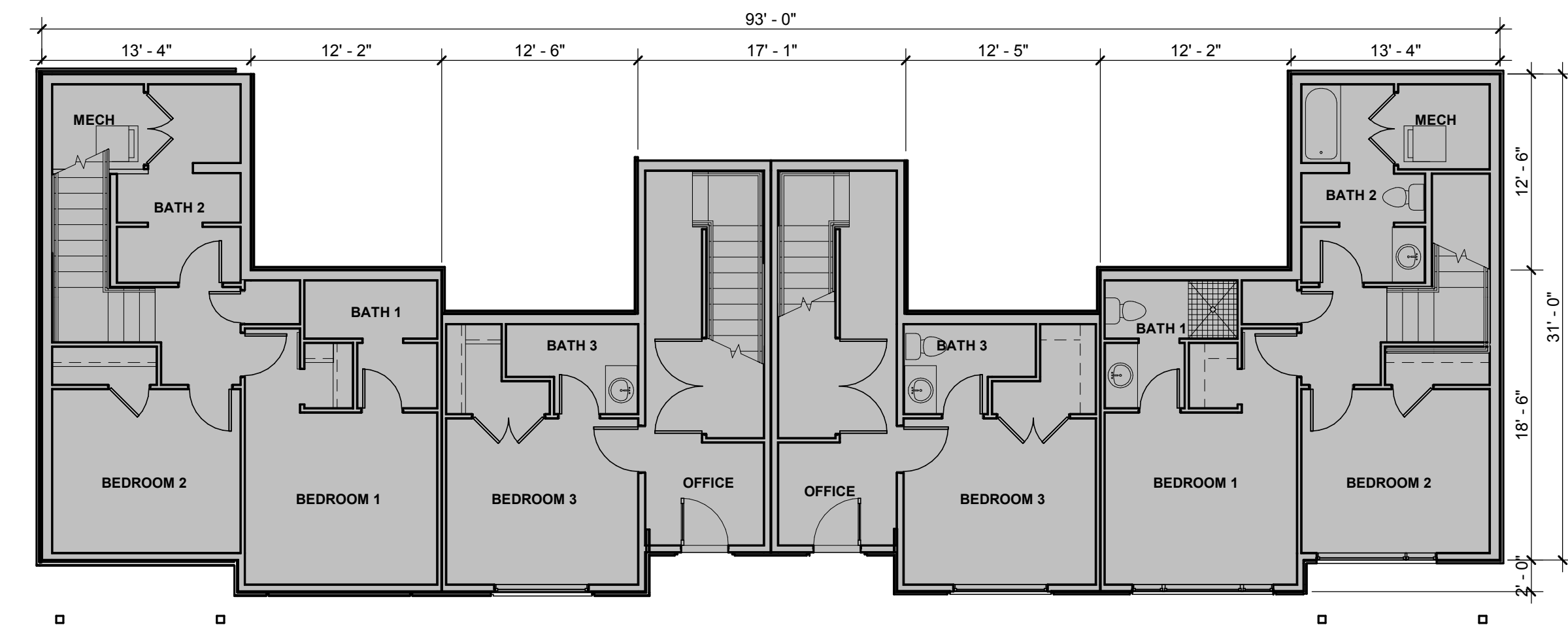
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.401







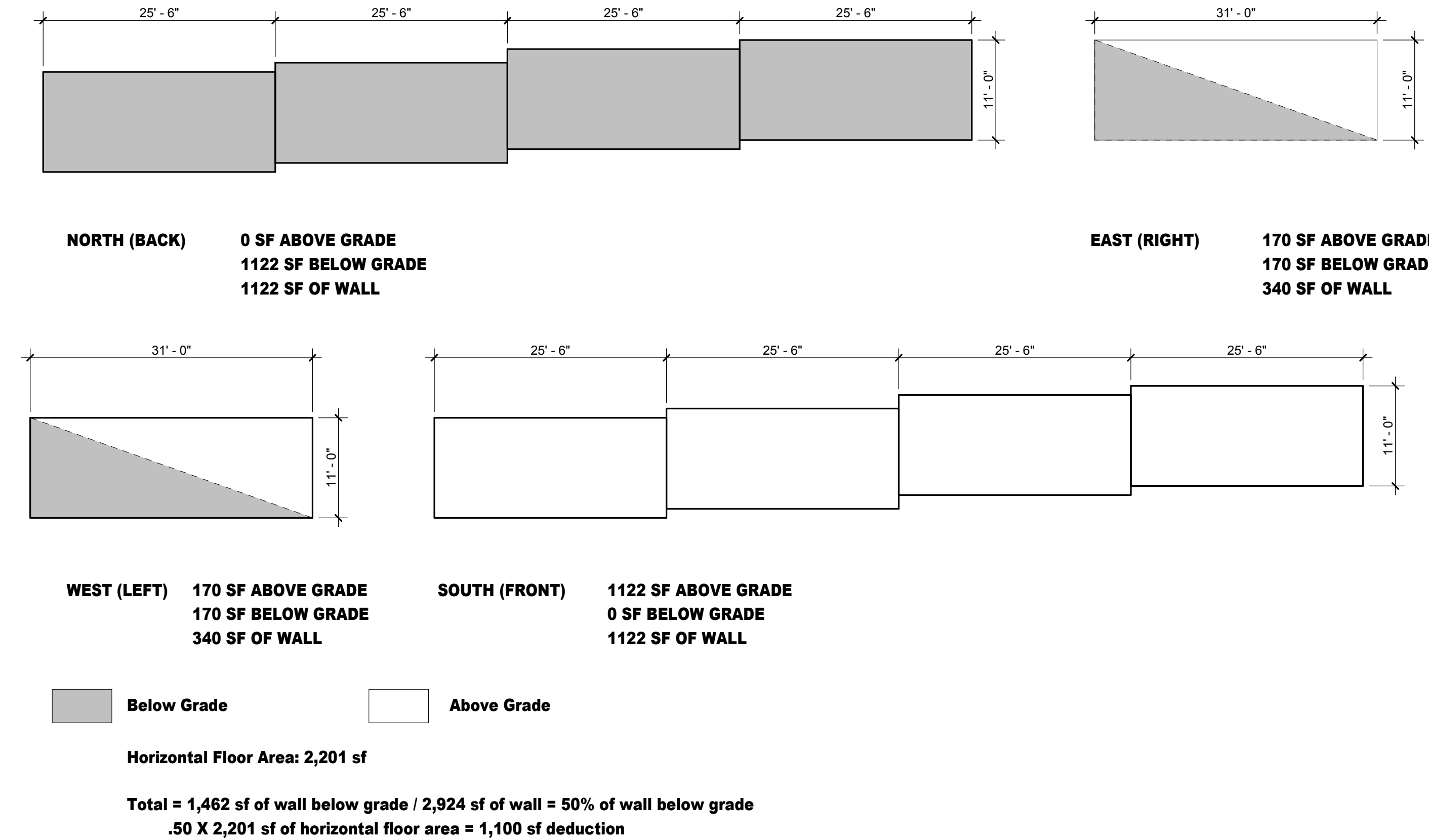
# Building G

## 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.

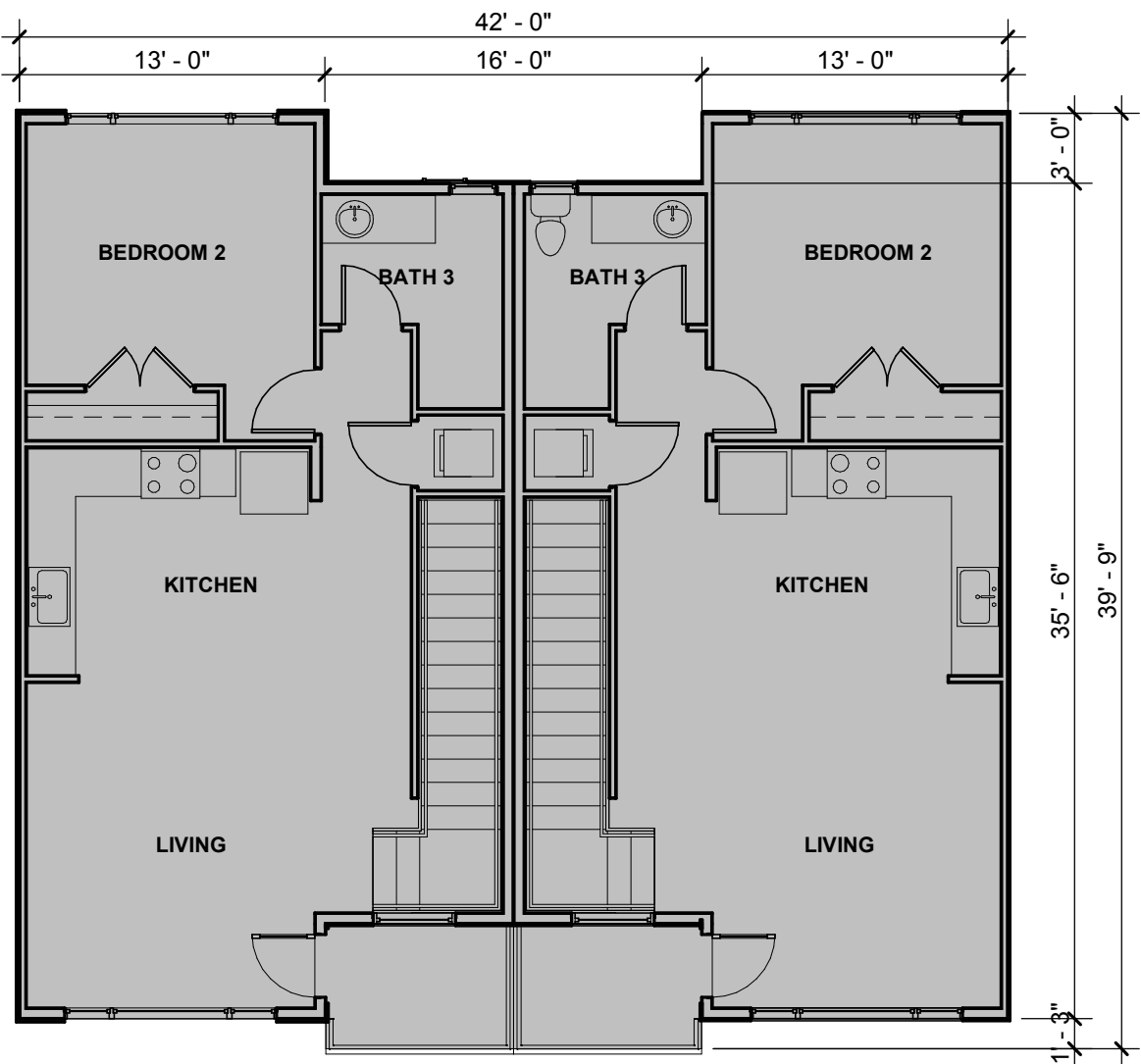
Garage area deducted from floor area is awarded on a “per space basis” and shall be contiguous to a vehicular parking space. Each vehicular parking space shall be designed with direct and unobstructed vehicular access.

### GRFA Basement Deduction Calculation



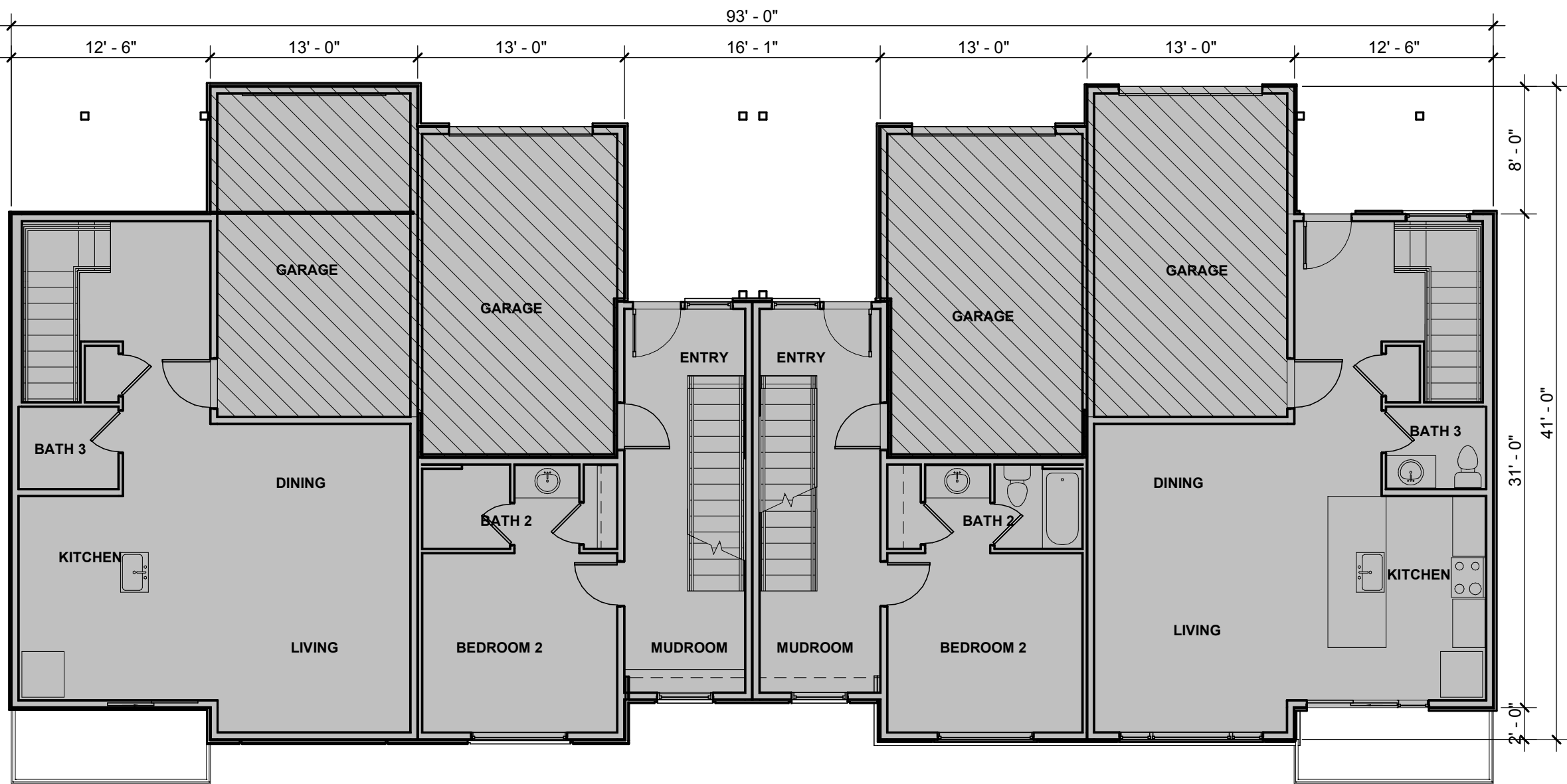
### GRFA Calculations

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>



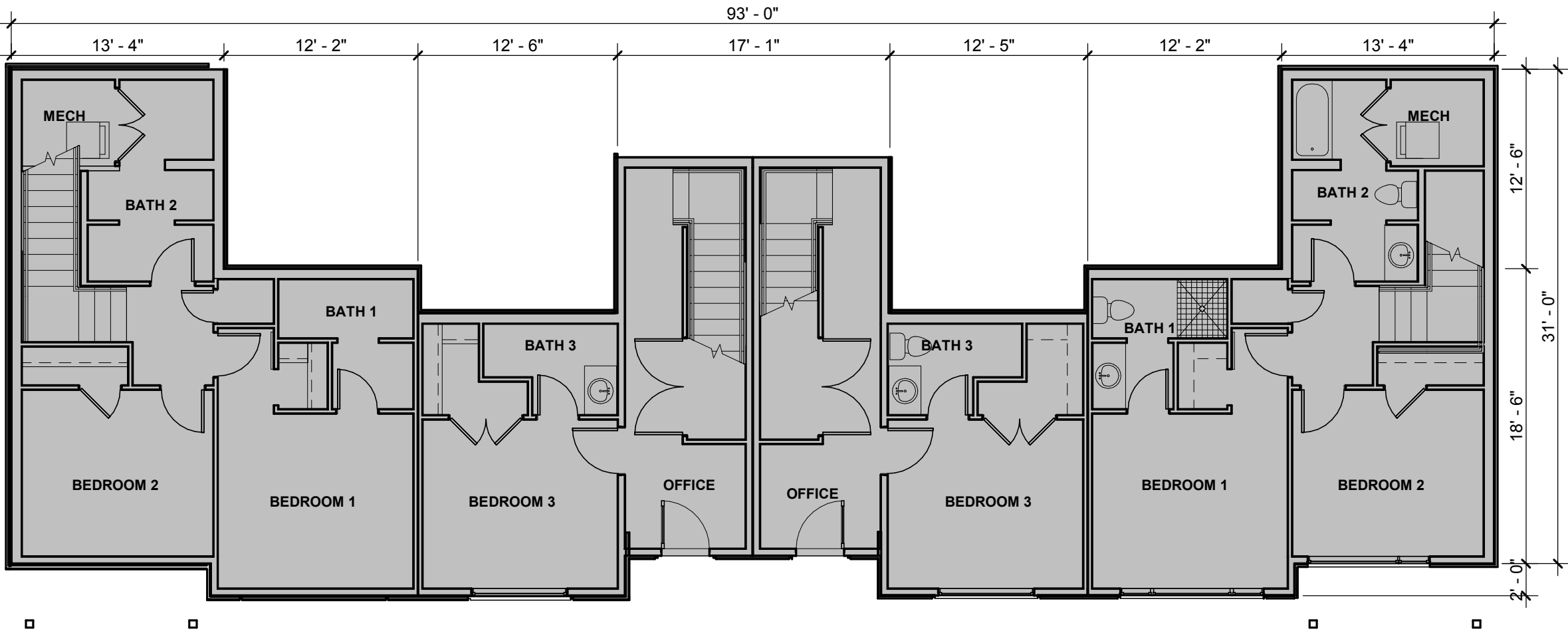
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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

A.402







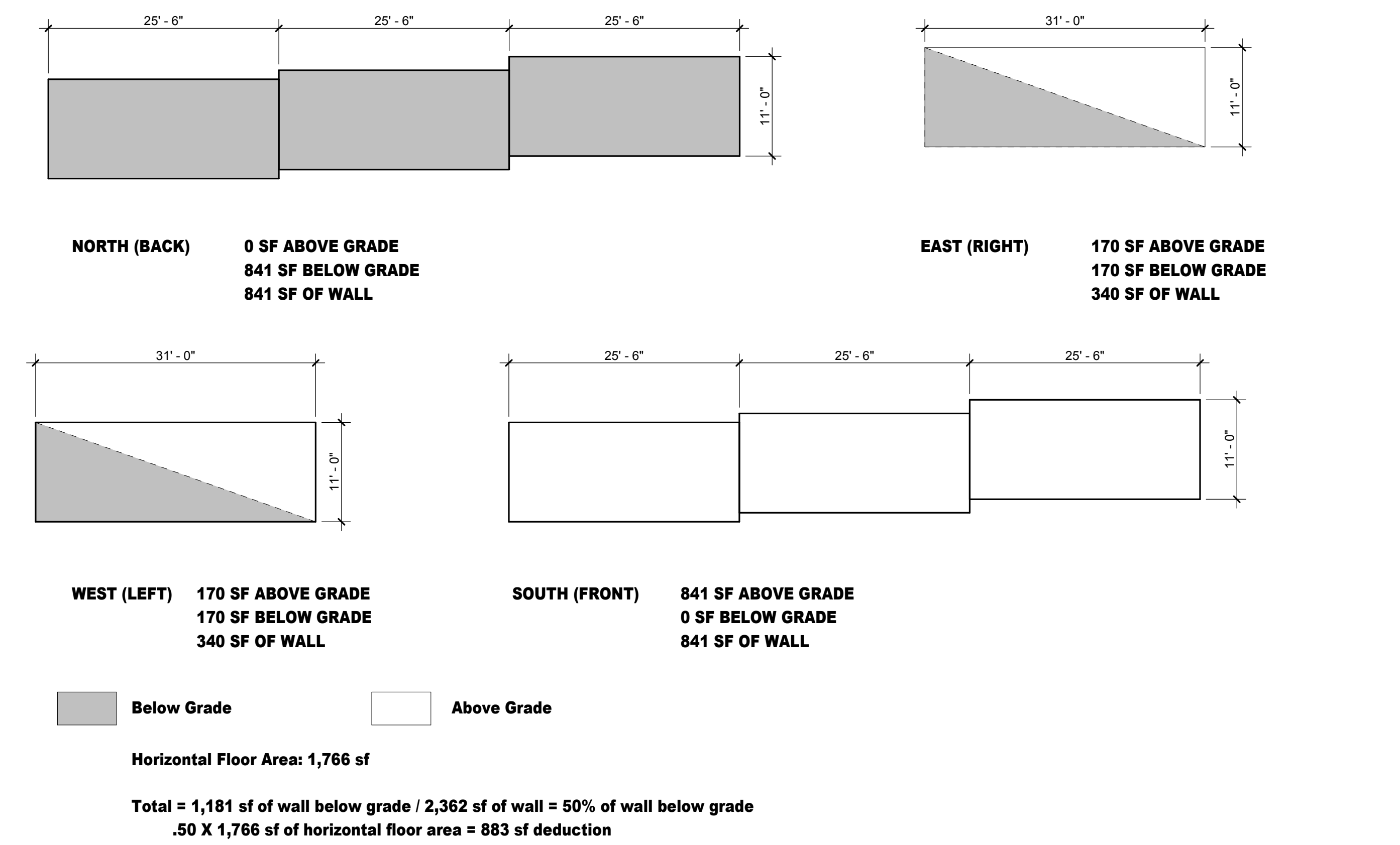
# Building H

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

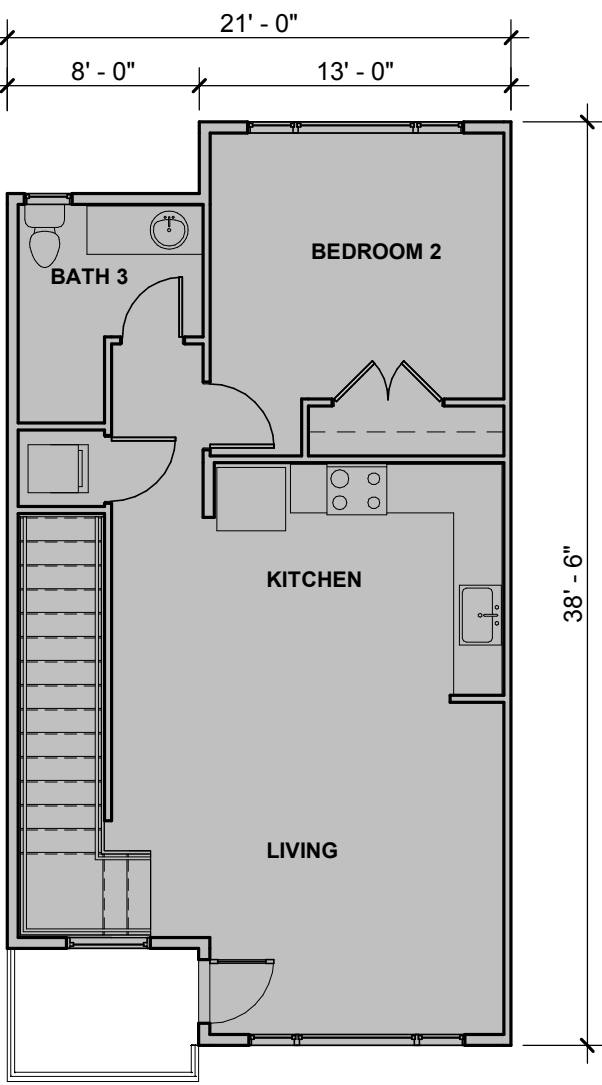
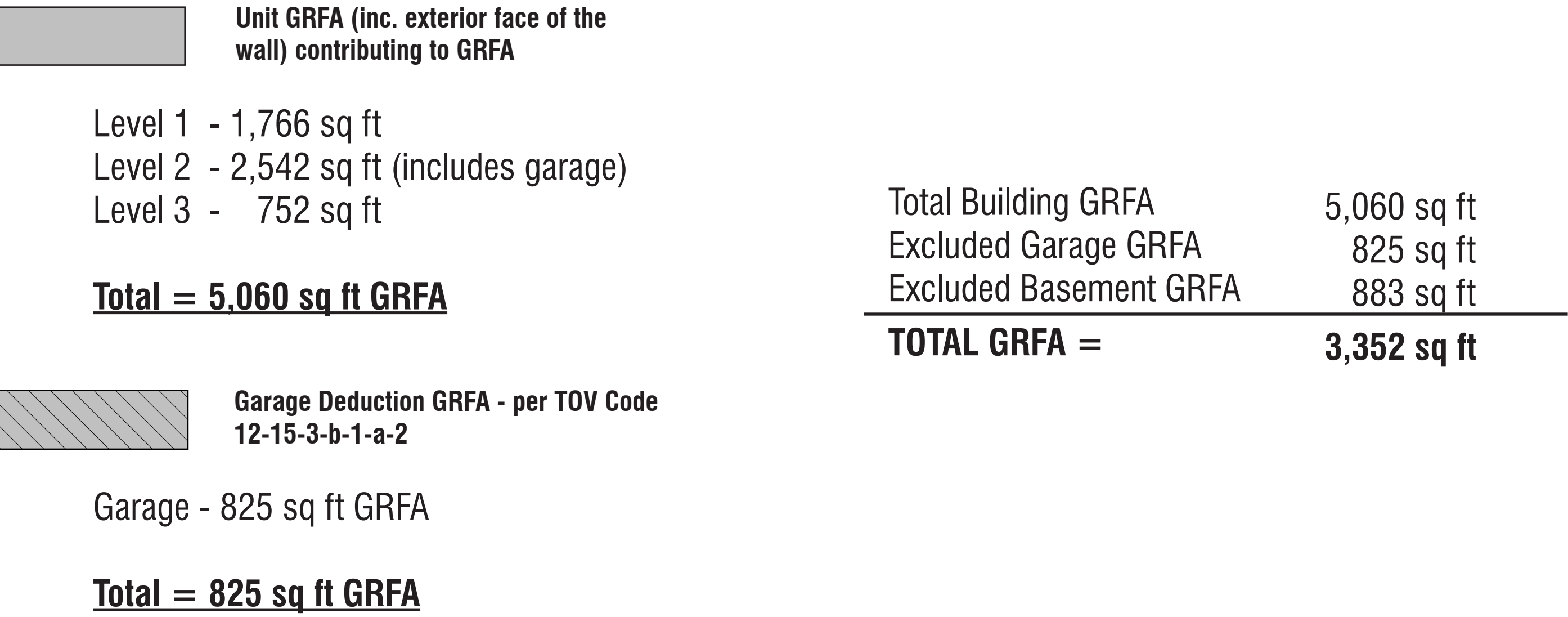
Gross Residential Floor Area Defined: For residential uses, the total square footage of all horizontal areas on all levels of a structure, as measured to the outside face of the sheathing of the exterior walls (i.e., not including exterior wall finishes). Floor area shall include, but not be limited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

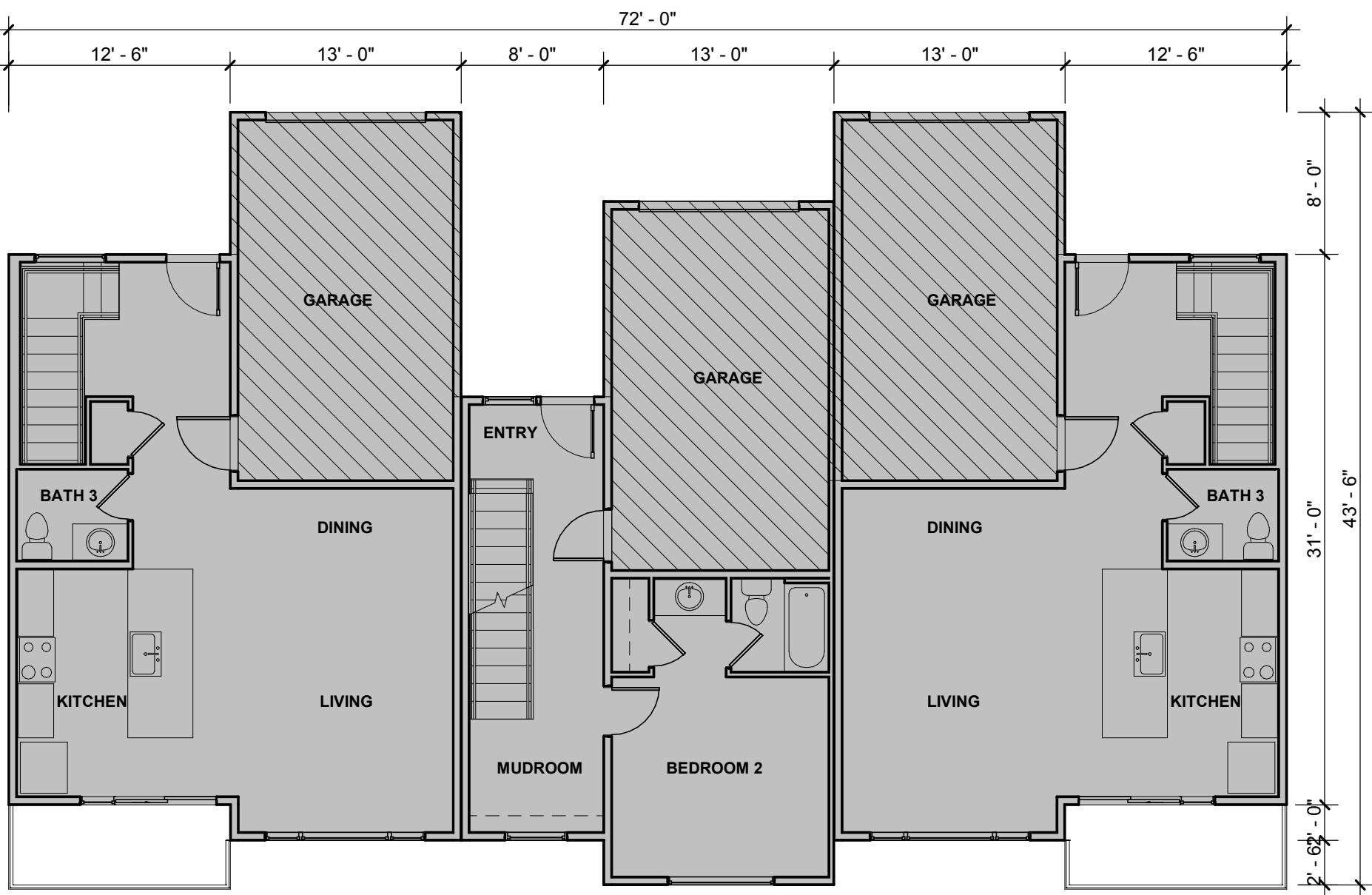


### GRFA Calculations



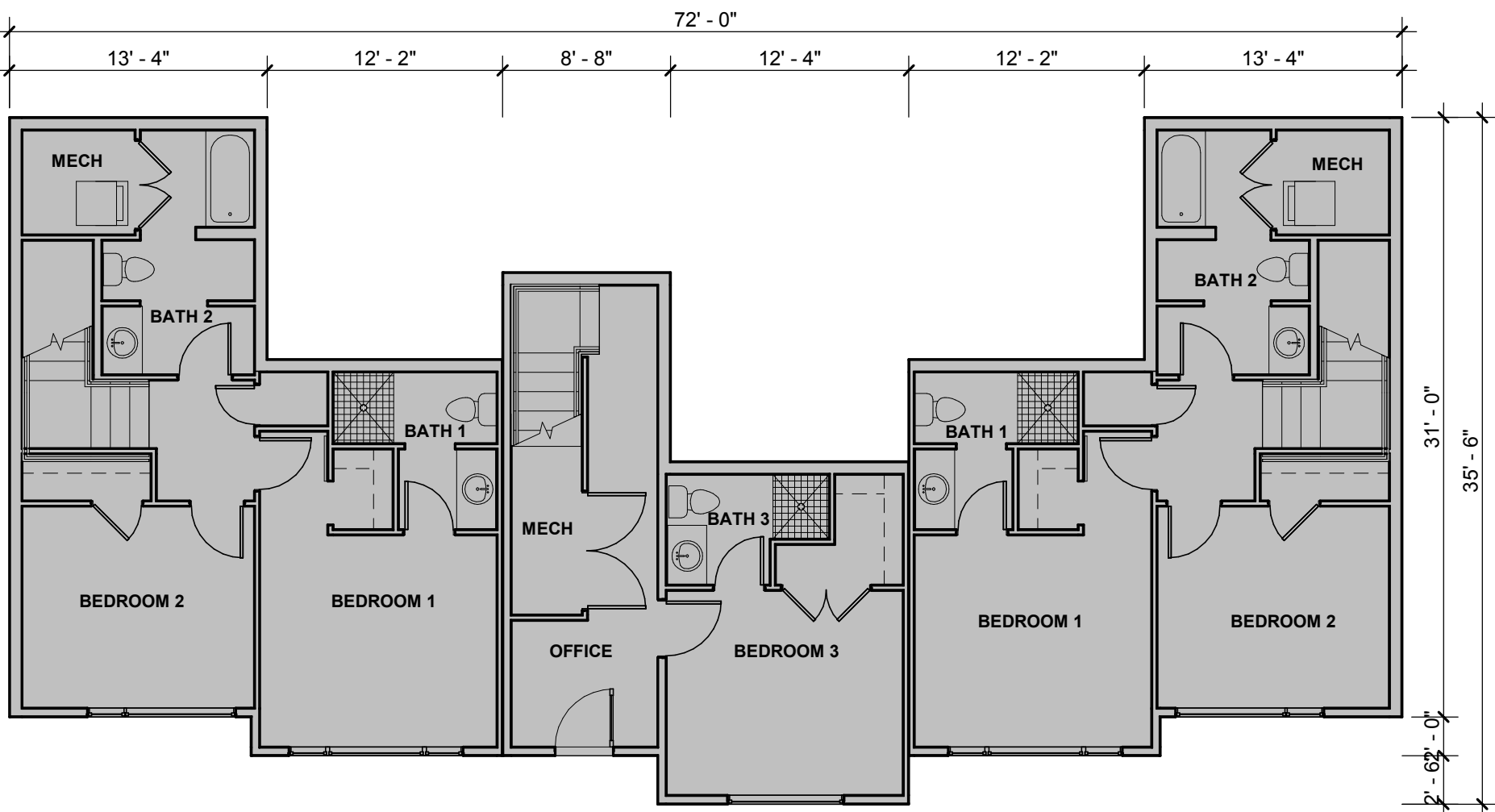
### LEVEL 3

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



### LEVEL 2

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



### LEVEL 1

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





# 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"

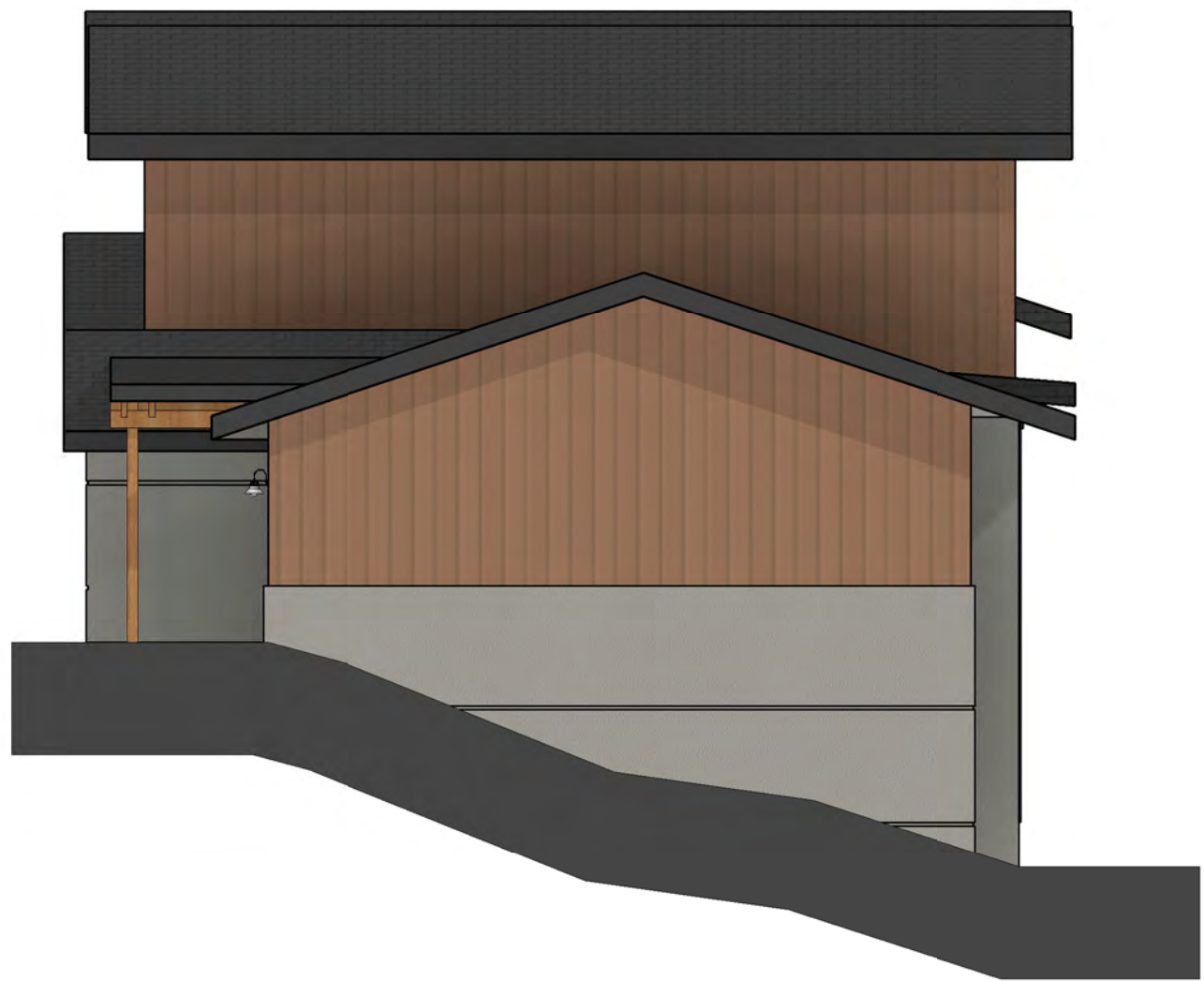


PORTFOLIO ELLICOT;  
DARK SKY EXTERIOR  
LIGHT  
#FS130125-30



**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"



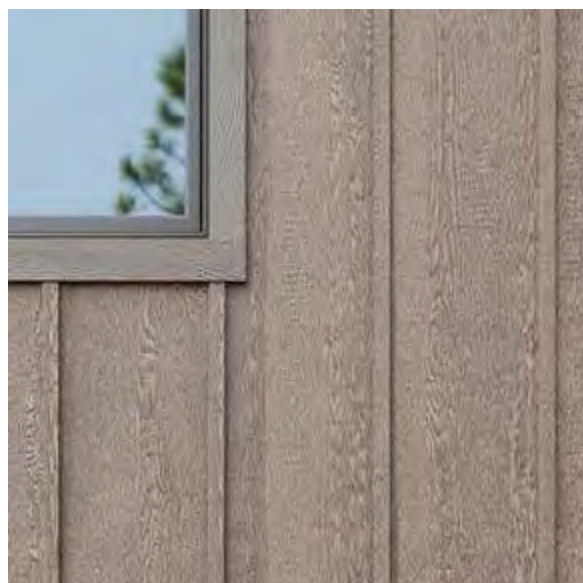
Building H



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"

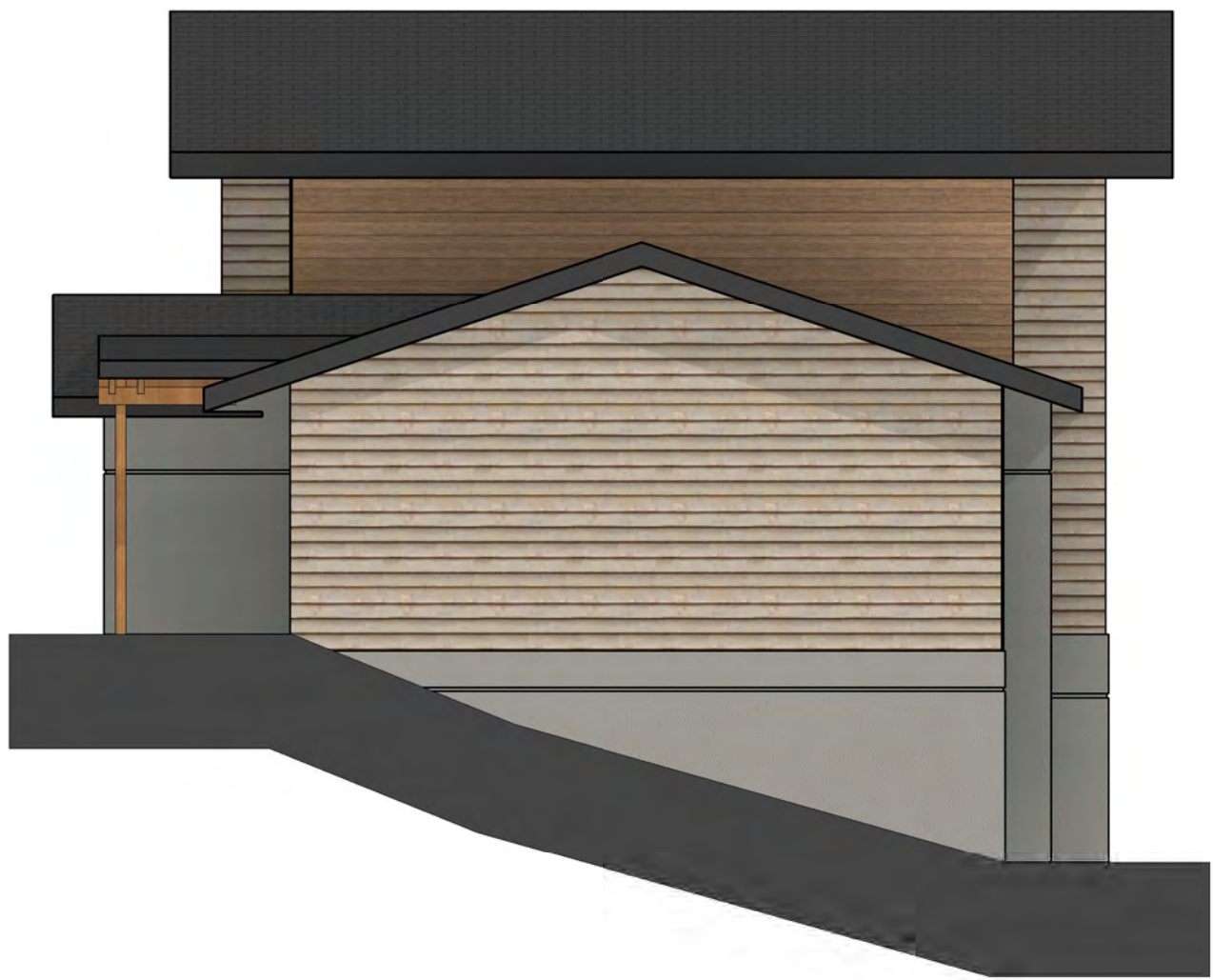


PORTFOLIO ELLICOT;  
DARK SKY EXTERIOR  
LIGHT  
#FS130125-30



NORTH ELEVATION

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



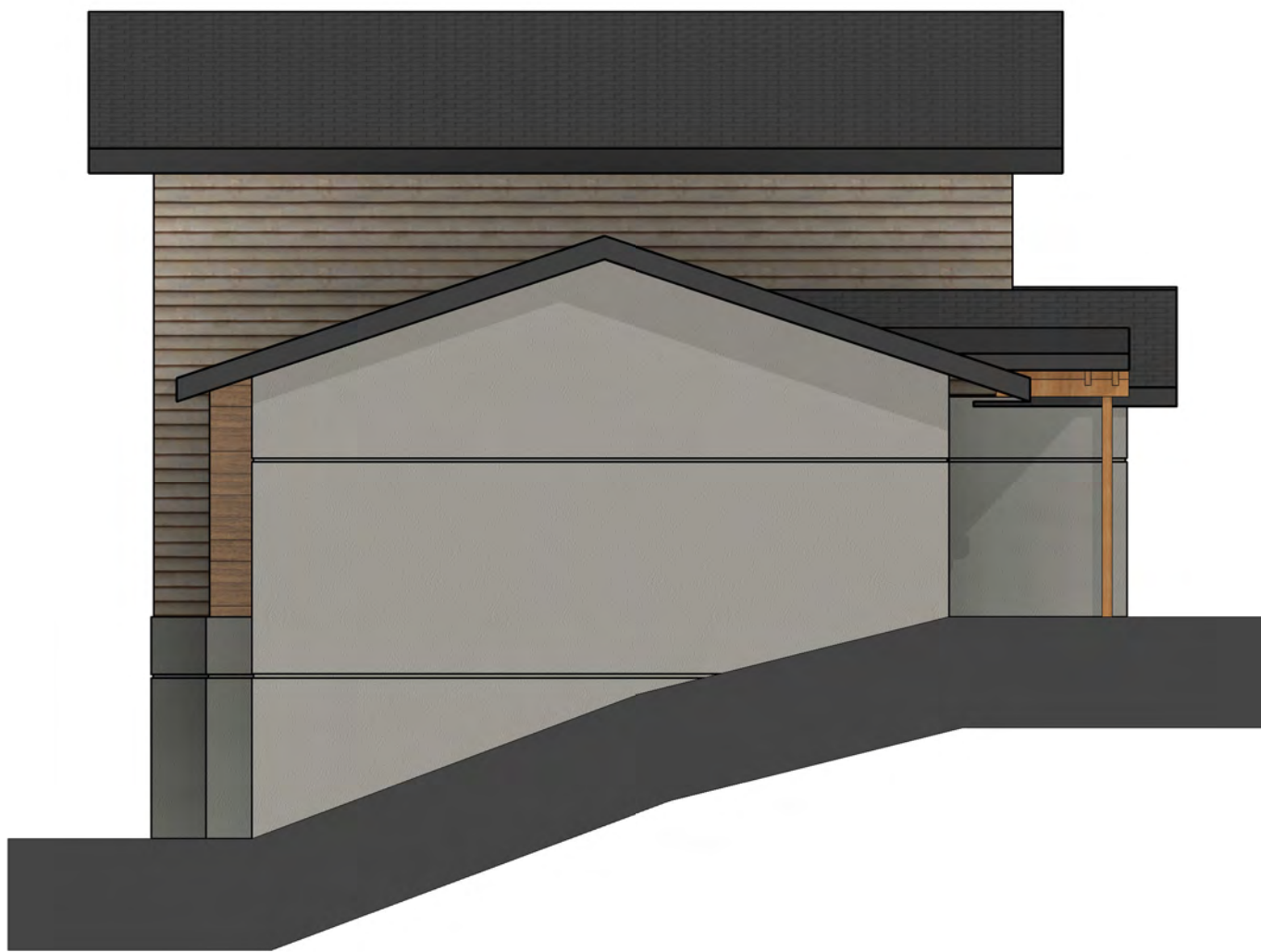
WEST ELEVATION

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



SOUTH ELEVATION

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

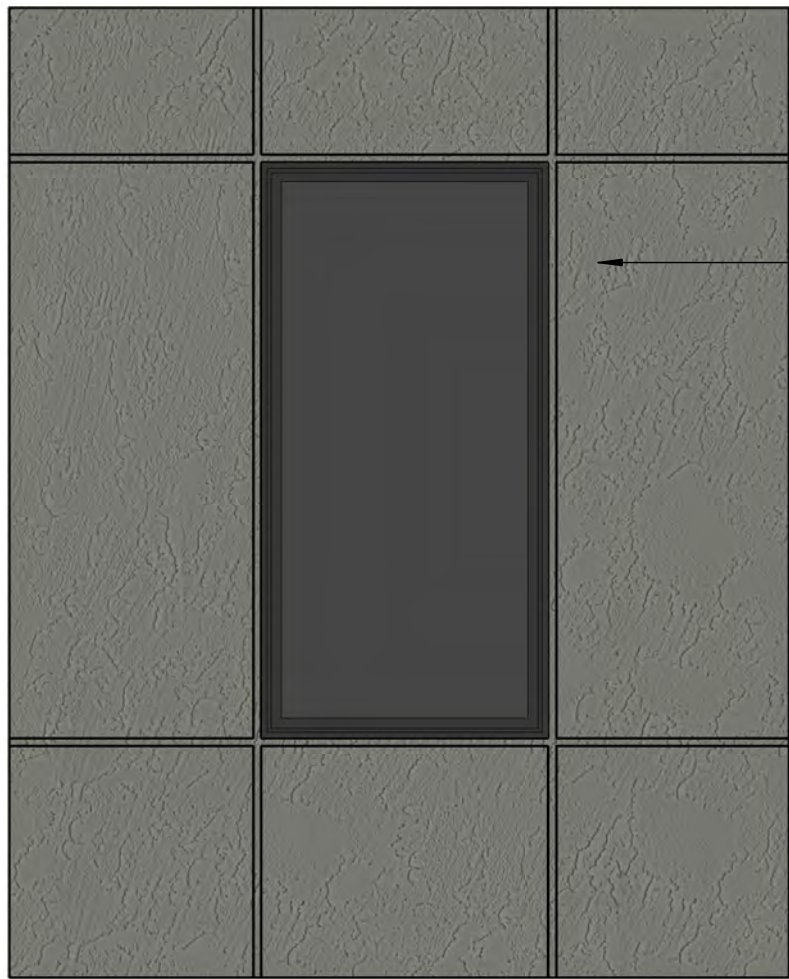


EAST ELEVATION

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



Grey Stucco w/ Reveals



No Trim Around Windows

No Trim At Outside Corners

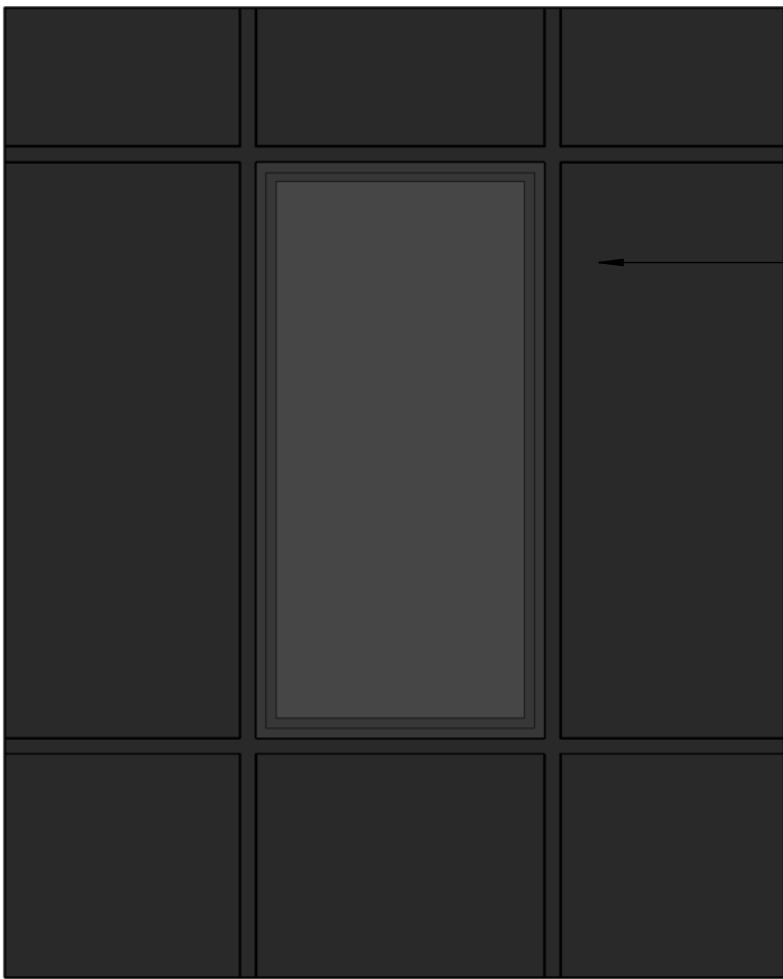
Horizontal Lap Siding - Weathered Wood Appearance



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

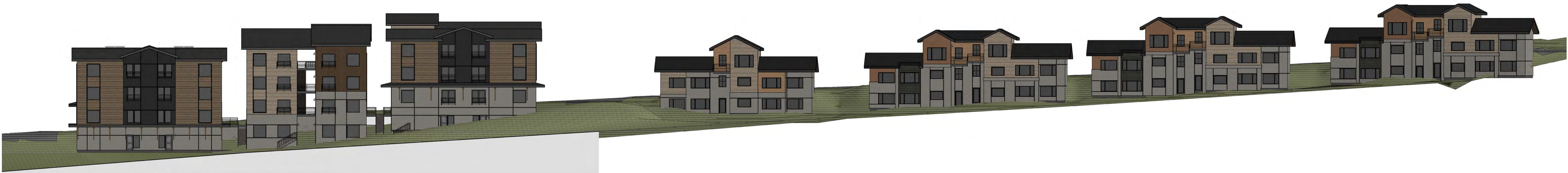
6" Trim At Outside Corners





SITE ELEVATION 1 - FROM NEIGHBORHOOD ROAD

Scale: 3/64" = 1'-0"



SITE ELEVATION 2 - FROM FRONTAGE ROAD

Scale: 3/64" = 1'-0"





A.510

