



CHILDREN'S GARDEN SITE

VAIL, CO

CONCEPT DESIGN \ 30 December 2020

TABLE OF CONTENTS

00.0 zoning

01.0 site

02.0 unit plans

03.0 elevations

00.0 \ ZONING:

PROJECT ZONING | Housing Zone District H

1. H:
Provide adequate sites for employee housing which, because of the nature and characteristics of employee housing, cannot be adequately regulated by the development standards prescribed for other residential zone districts. It is necessary in this zone district to provide development standards specifically prescribed for each development proposal or project.
2. Conditional Uses:
Child daycare facilities, eating and drinking establishments, health clubs, retail stores and establishments
3. Development Standards:
Development standards shall be as proposed by the applicant, as prescribed by the planning and environmental commission, and as adopted on the approved development plan
 - Lot area and site dimensions
 - Building height
 - Density control (including gross residential floor area)
4. Setbacks:
20'-0" from the perimeter of the zone district
5. Site Coverage:
55% (max)
5. Landscaped Area:
30% (min)
15' in width with a minimum area of no less than 300 square feet

PARKING REGULATIONS

No parking or loading can be located within any setback area
1.4 spaces required per dwelling unit



FIRE APPARATUS ACCESS REQUIREMENTS

2018 IFC

1. Required Access:

Fire apparatus access road shall extend within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur:

- the building is equipped throughout with an approved automatic sprinkler system
- Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an approved alternative means of fire protection is provided
- There are not more than two Group R-3 or Group U occupancies

Approved fire apparatus access road with a 26'-0" wide asphalt, concrete, or other approved surface (D102.1).

2. Building Height:

Buildings or facilities exceeding 30' or three stories in height shall have at least two means of fire apparatus access for each structure (D104.1).

3. Aerial Fire Apparatus Access Roads:

Where vertical distance between the grade plane and the highest roof surface exceeds 30', approved aerial fire apparatus access roads shall be provided (D105.1). At least one of the required access routes meeting this condition shall be located within 15'-30' from the building, positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official (D105.3).

4. Grade :

Access roads with grades steeper than 10% to require approval from fire chief (D103.2).

5. Dead Ends:

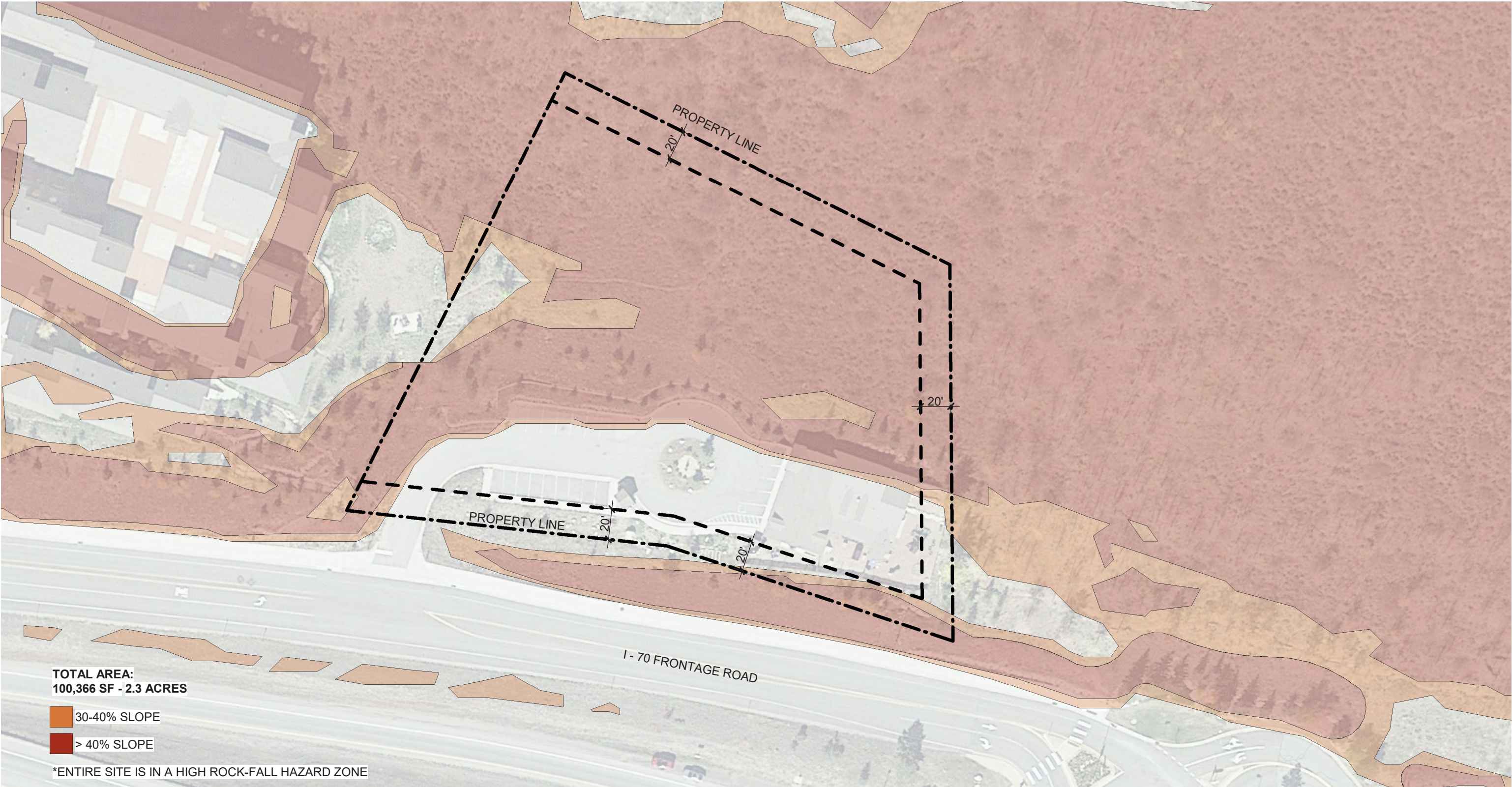
Dead-end access roads in excess of 150' shall be provided with width and turnaround provisions (D103.4).

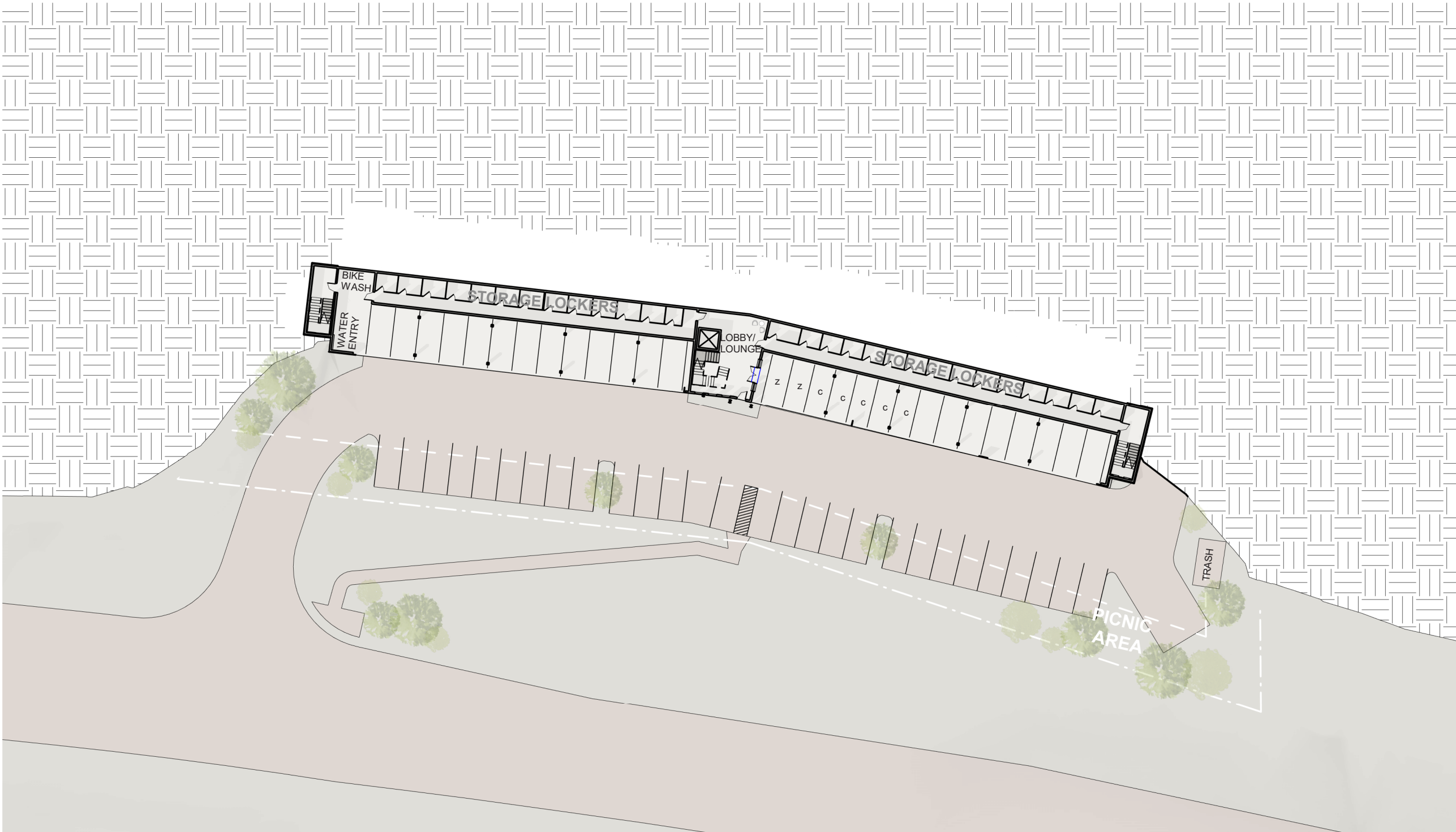
6. Turning Radius:

Minimum turning radius to be determined by the fire code official (D103.3).



00.0 \ ZONING: existing slope





PARKING LEVEL

1" = 40'-0"





Level 01

1" = 40'-0"

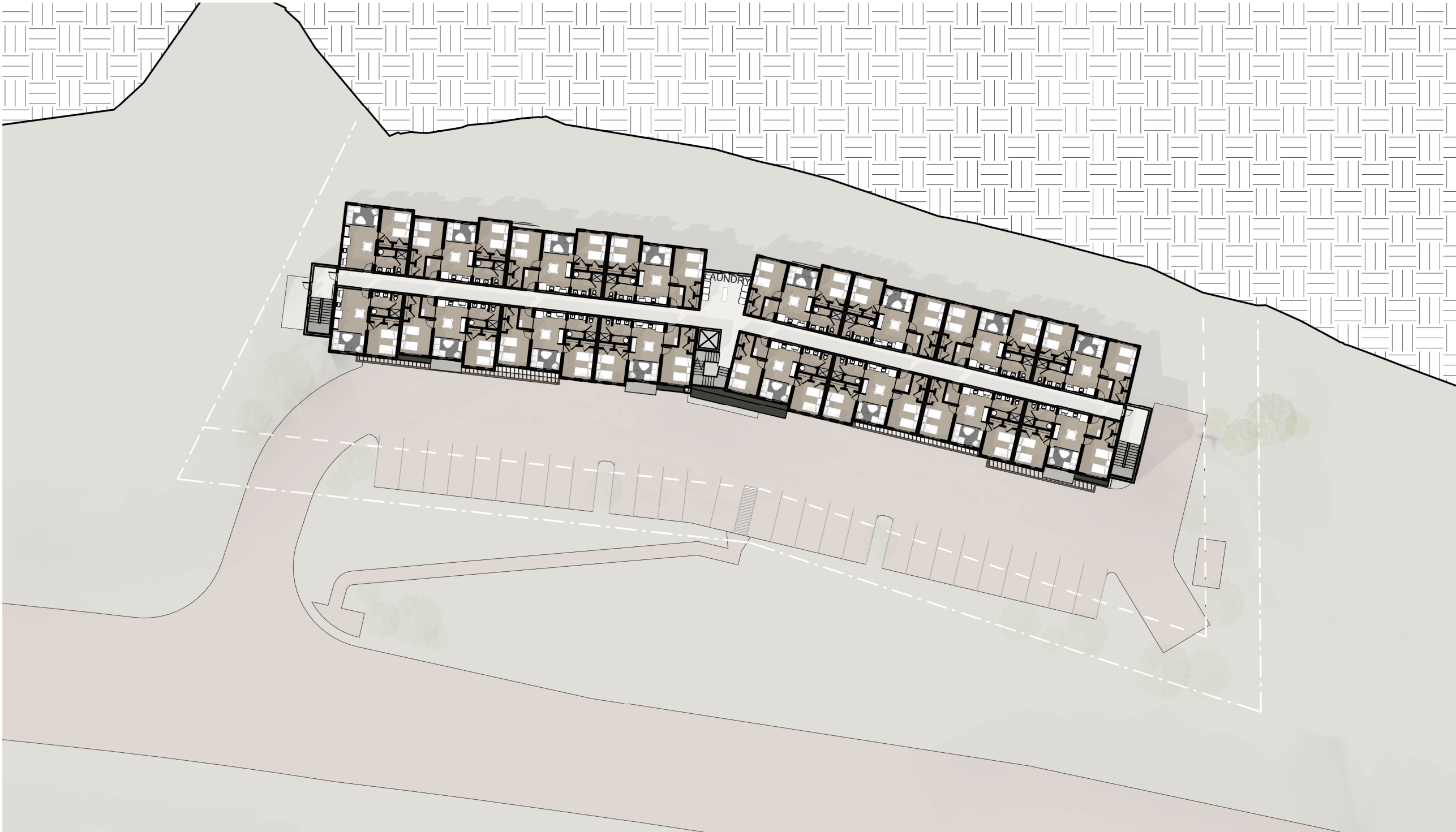




Level 02

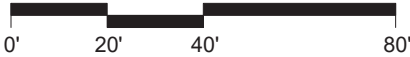
1" = 40'-0"





Level 03

1" = 40'-0"



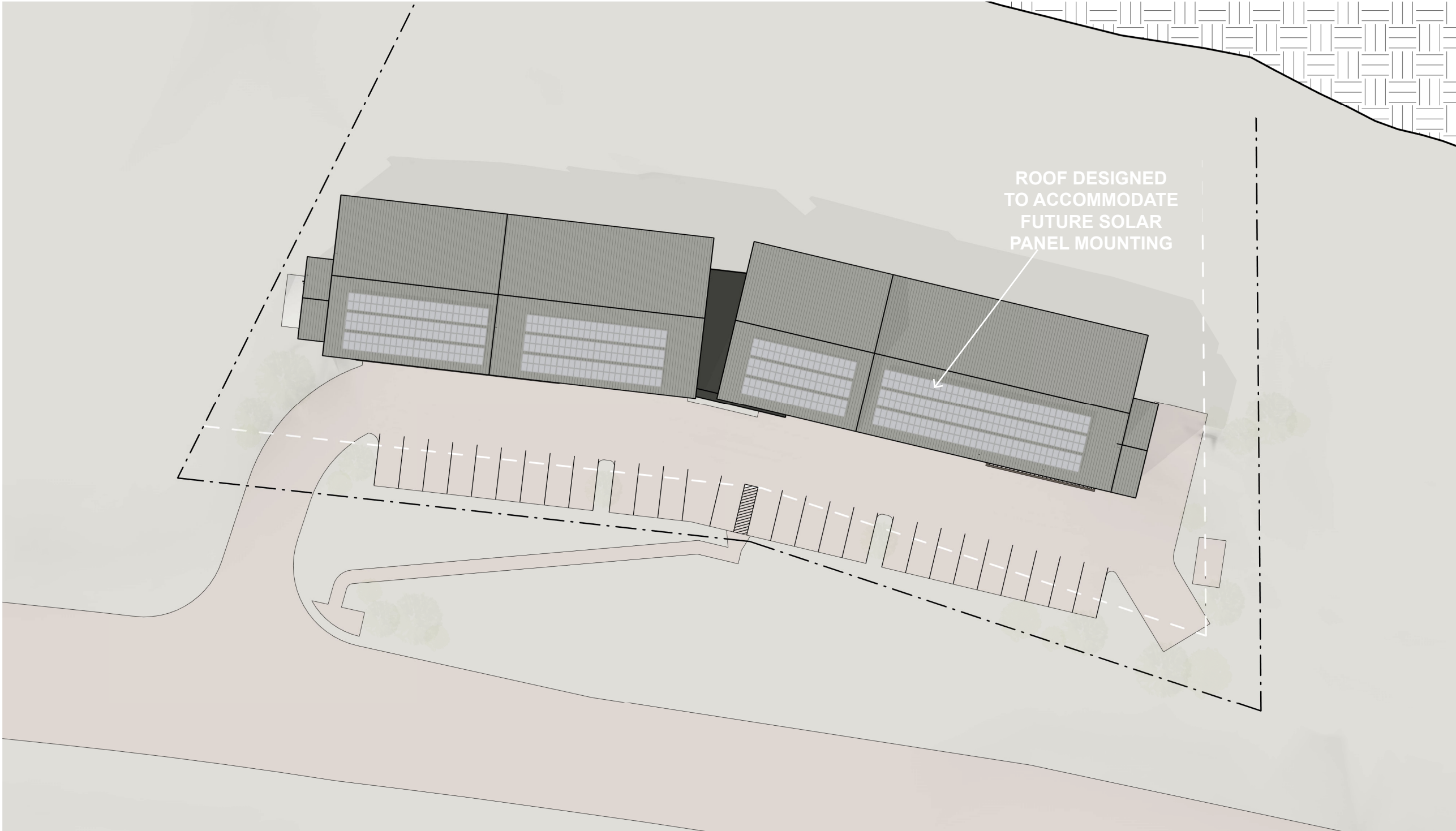


Level 04

1" = 40'-0"



02.0 \ SITE: ROOF PLAN



ROOF LEVEL

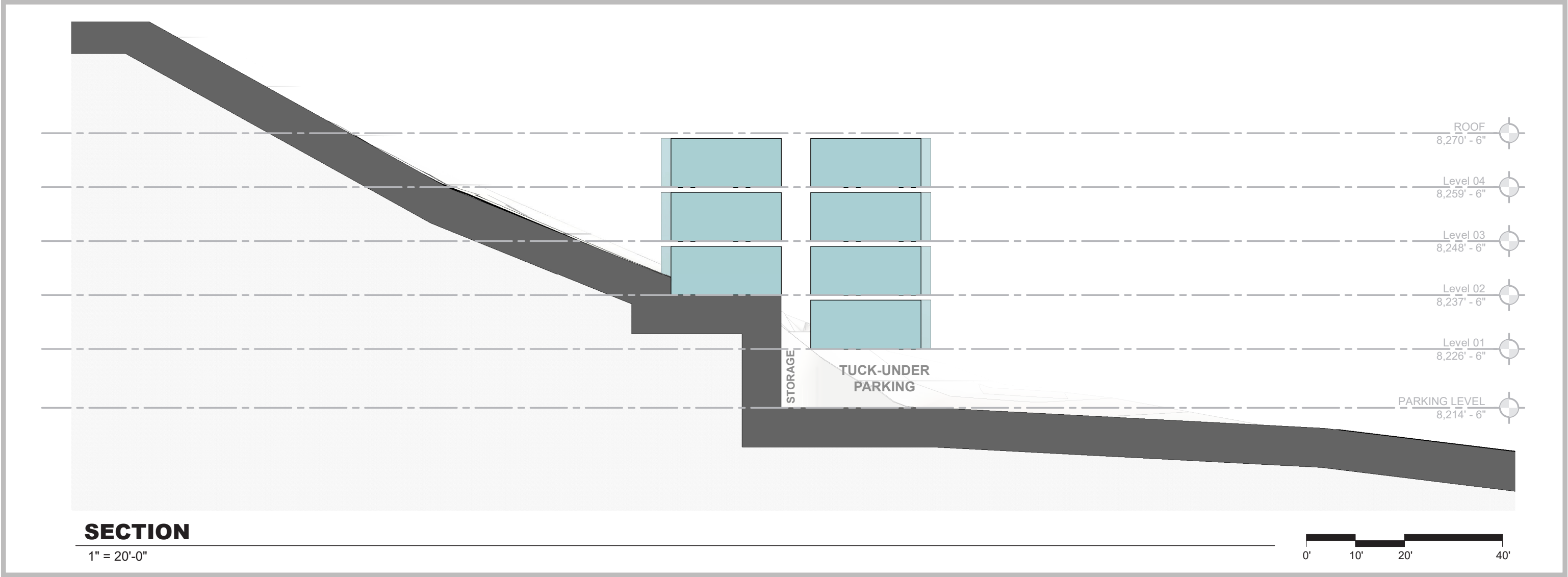
1" = 40'-0"



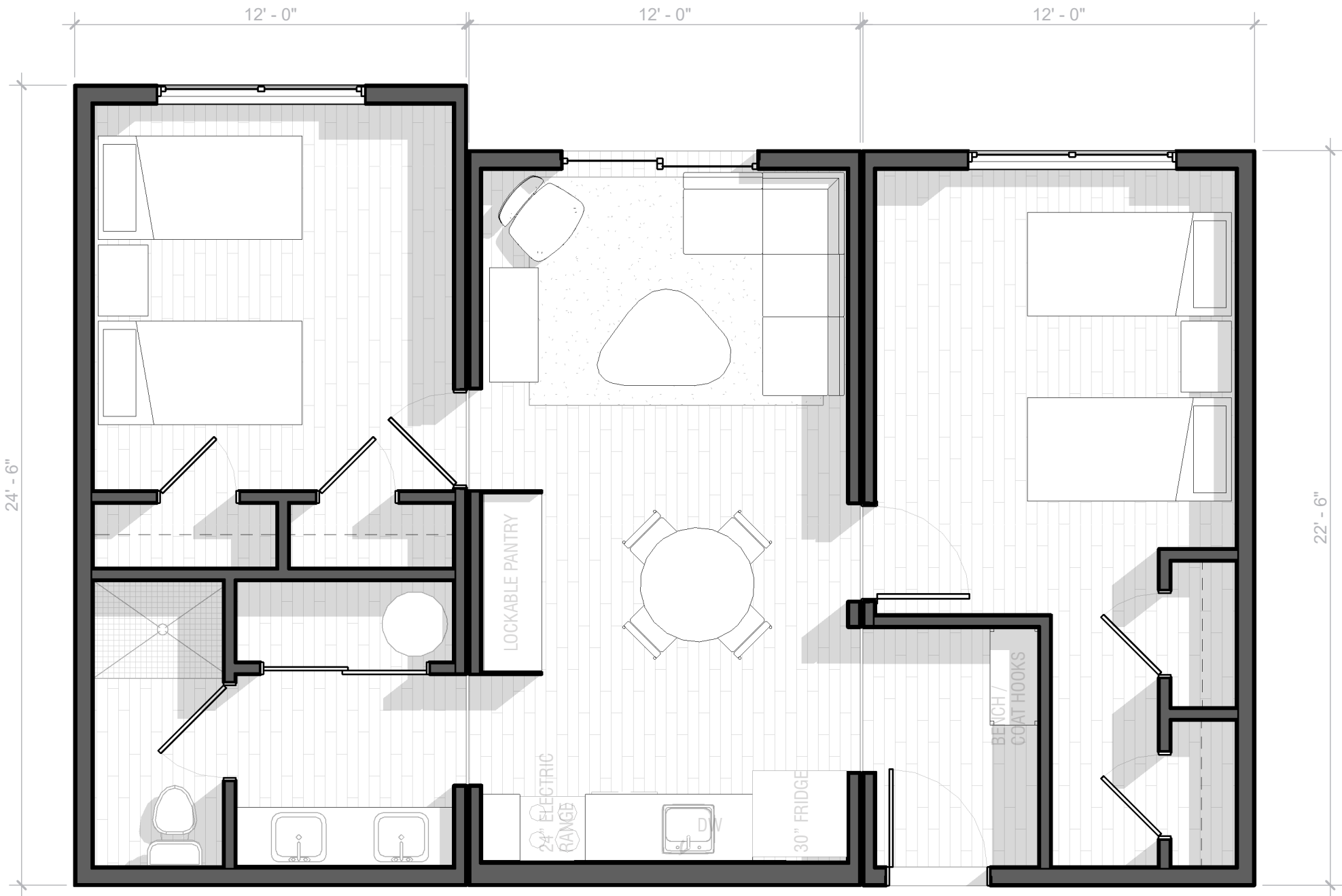
02.0 \ SITE: unit matrix

MULTIFAMILY BUILDING	Unit Count	GRFA / unit	Total SF	
2B/1b	49	834	40,866	73.8%
1B/1b	7	613	4,291	7.7%
Laundry & Lounge			855	1.5%
Circulation			9,384	16.9%
Total BUILDING	56		55,396	

Total Beds	210		
Max Building Height:	65' max	4-stories over podium	
Parking Spaces:	56	1/unit	
Tuck-Under Garage (Exterior)			6,405



02.0 \ UNIT PLANS: basis of design // 2 bedroom

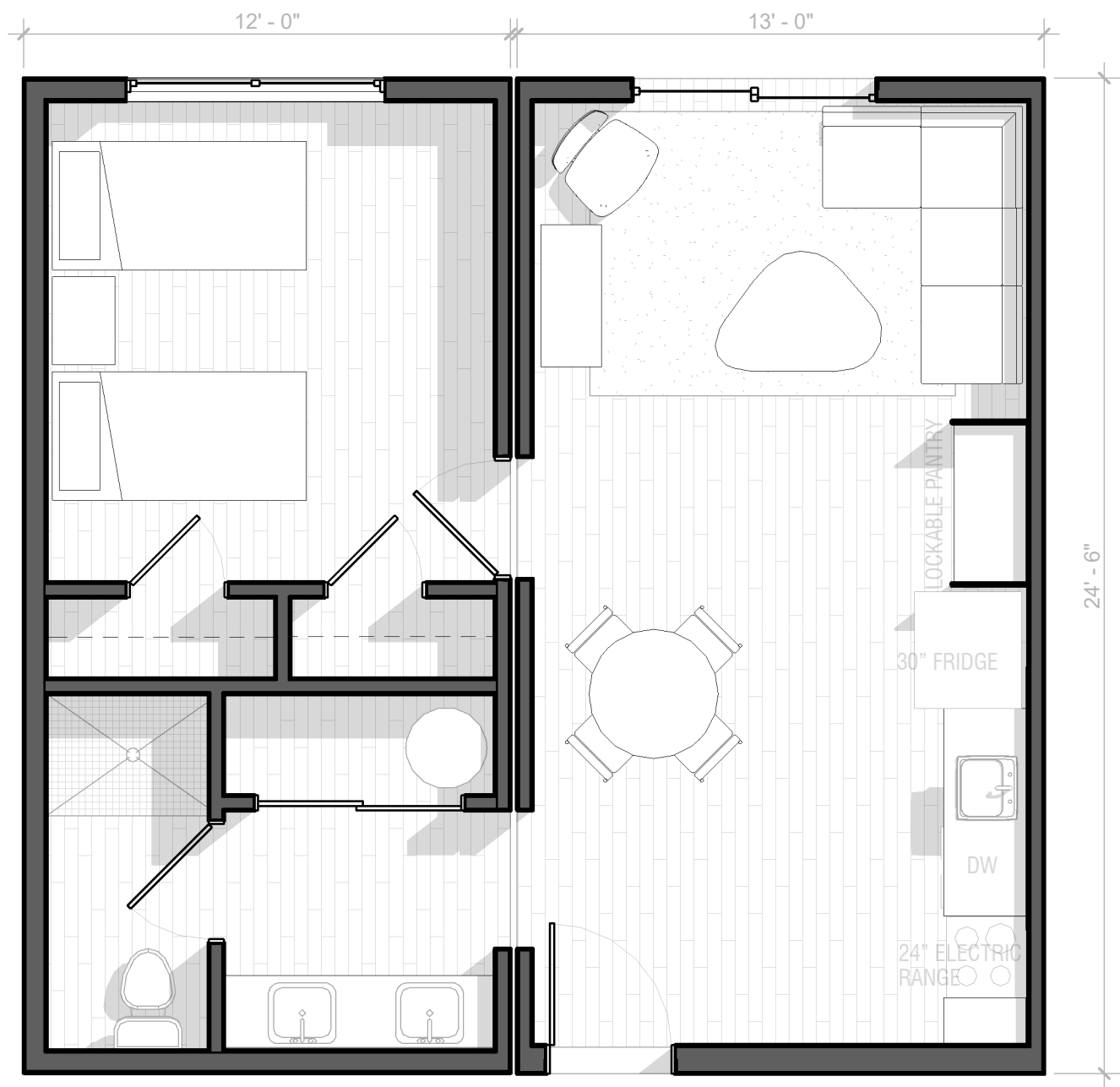


2 BED PLAN

1/4" = 1'-0"

GROSS: 834 sf
NET: 735 sf

02.0 \ UNIT PLANS: basis of design // 1 bedroom



1 BED PLAN

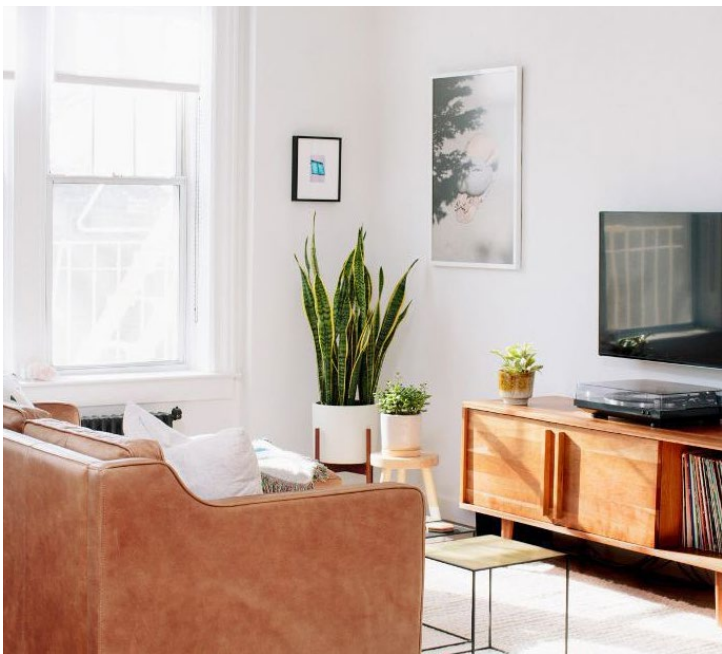
1/4" = 1'-0"

GROSS: 613 sf
NET: 575 sf

03.0 \ ELEVATIONS:

TRADITIONAL MOUNTAIN ARCHITECTURE

Consistent with the mountain vernacular of Vail, any new affordable or workforce units are intended to merge with their surroundings. Pitched rooves, neutral materials, a strong base, and mountain-modern detailing will help the building blend in with its neighbors across frontage road while maintaining character and identity.



03.0 \ ELEVATIONS: materiality



03.0 \ ELEVATIONS:

