

Minor Amendment to SDD #24 Deborah Webster 1825 Sunburst Drive Vail, CO 81657 Vail Valley 3<sup>rd</sup> Filing, Lot 4 Parcel # 2101-091-03-010

#### **Project Narrative:**

Ms Webster is in the process of selling her home located at 1825 Sunburst Drive. SDD #24 ratified as part of the development of Vail Valley Filing Lots 3, 4, and 5, placed several restrictions on the subject property that some potential buyers are finding problematic. For the purposes of this application, this includes Section 5, Item 3 of SDD #24:

"The pool area on Lot 4 shall be permanently restricted to a pool. A declaration shall be filed of record in the office of the Eagle County Clerk and Recorder in a form approved by the Town Attorney."

Given the current methods of calculating Gross Residential Floor Area (GRFA) within the Town of Vail and the underlying zoning of adjacent properties (Two-Family Primary/Secondary), the subject property has an excess of allowable GRFA remaining for development that should preclude the necessity of this restriction being placed on the property. Therefor we request that it be struck from the original ordinance.

A potential additional request to remove the EHU deed restriction placed on the property is also being investigated. Because of the on-going revisions being made to Employee Housing Requirements with the Town of Vail, we are uncertain of the viability of this request, so at this time we are just requesting the removal of the pool restriction. We will work with our client, the Town of Vail Housing Manager, and Community Development to ascertain whether the additional request to remove the EHU deed restriction will be sought.

# WEBSTER RESIDENCE

# PEC 07.11.2016

# **1825 SUNBURST DRIVE**

#### **GENERAL NOTES:**

- 1. DO NOT SCALE DRAWINGS.
- 2. VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
- 3. AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECTS BEFORE CONSTRUCTION CONTINUES IN THESE PARTICULAR AREAS.
- 4. PLAN DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF STEEL, TIMBER, STUD COLUMNS, OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.
- 5. PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO CEILING AND WALL MOUNTED FIXTURES, TOILETS, TOILET ACCESSORIES, CABINETRY, COUNTERTOPS, SHELVES, CLOSET RODS AND FALS BEAMS
- 6. REFER TO FLOOR PLANS FOR DOOR LOCATIONS. REFER TO DOOR SCHEDULE FOR DOOR TYPES
- 7. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
- 8. COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING FLOOR AND WALL SPACES. VERIFY WITH ARCHITECT WHEN DIVERTING FROM DRAWINGS.
- 9. IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, THEY SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE 10 DAY NOTICE TO ARCHITECT SHALL NOT CONSTITUTE A DELAY IN THE PROJECT.
- 10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE. COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO ALL RELEVANT CODES INCLUDING IN UBC AND ALL LOCAL AND REGIONAL CODES.
- 11. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVALS FROM THE ARCHITECT/ENGINEER BEFORE ANY CUTTING, NOTCHING, OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STRUCTURAL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE CONSTRUCTION.
- 12. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND SCALE OUT THE BUILDING FOOTPRINT FOR OWNER AND ARCHITECT APPROVAL PRIOR TO BEGINNING ANY SITE WORK.
- 13. THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF & DECK SURFACES MUST BE MAINTAINED REASONABLE FREE OF ICE & SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES.
- 14. SUBSTITUTIONS OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL.
- 15. IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
- 16. ALL CONSTRUCTION IS TO FIT WITHIN THE BUILDING ENVELOPE AND/OR OUTSIDE SETBACKS WITHOUT CREATING EASEMENTS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- 17. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. ALL UTILITIES SHALL BE LOCATED TO MINIMIZE EXCAVATION AND VEGETATION IMPACTS TO THE SITE.
- 18. THE GENERAL CONTRACTOR SHALL MINIMIZE THE LIMITS OF EXCAVATION AND TAKE ADEQUATE MEASURES TO PROTECT ALL VEGETATION BEYOND THE LIMITS OF EXCAVATION. ALL AREAS OF DISTURBANCE SHALL BE RE-VEGETATED TO BLEND WITH THE NON-DISTURBED LANDSCAPE EXCAVATION. ALL AREAS OF DISTURBANCE SHALL BE RE-VEGETATED TO BLEND WITH THE NON-DISTURBED LANDSCAPE.
- 19. THE SOILS REPORT IS AVAILABLE FROM OWNER'S SOILS ENGINEER.
- 20. GENERAL CONTRACTOR SHALL VERIFY ALL SITE DEVELOPMENT WITH LANDSCAPE CONSTRUCTION DOCUMENTS. THE SITE PLAN IS FOR GRADING AND LANDSCAPE PLAN IS FOR LAYOUT; ANY DISCREPANCIES VERIFY WITH ARCHITECT.

#### PROXIMITY MAP:



1825 SUNBURST DRIVE VAIL, COLORADO

## PROJECT SUMMARY:

CODE: IRC 2015

ZONING: SPECIAL DEVELOPMENT DISTRICT #24 UNDERLYING TWO-FAMILY PRIMARY/SECONDARY

OCCUPANCY CLASSIFICATION: TYPE R DIV. 3

### PROJECT TEAM:

ARCHITECT:
CURRENT ARCHITECTS
PO BOX 5293
VAIL, CO 81657
PH: 970.331.6345
CONTACTS:
MICHAEL CURRENT

#### **DRAWING INDEX**

#### **ARCHITECTURAL:**

A001 LOWER LEVEL WALL AREA CALCULATIONS
A002 GRFA CALCULATIONS
A101 EXISTING FLOOR PLANS
A102 EXISTING FLOOR PLANS



NOT FOR CONSTRUCTION

PO BOX 5293 AIL, COLORADO 8165 970.331.6349 ww.currentarchitects.con

ARCHITECTS AND ASSOCIATES

> 5 SUNBURST DRIVE /AIL, COLORADO

WEBSTER RESIDENCE

No. Description Date

Project number

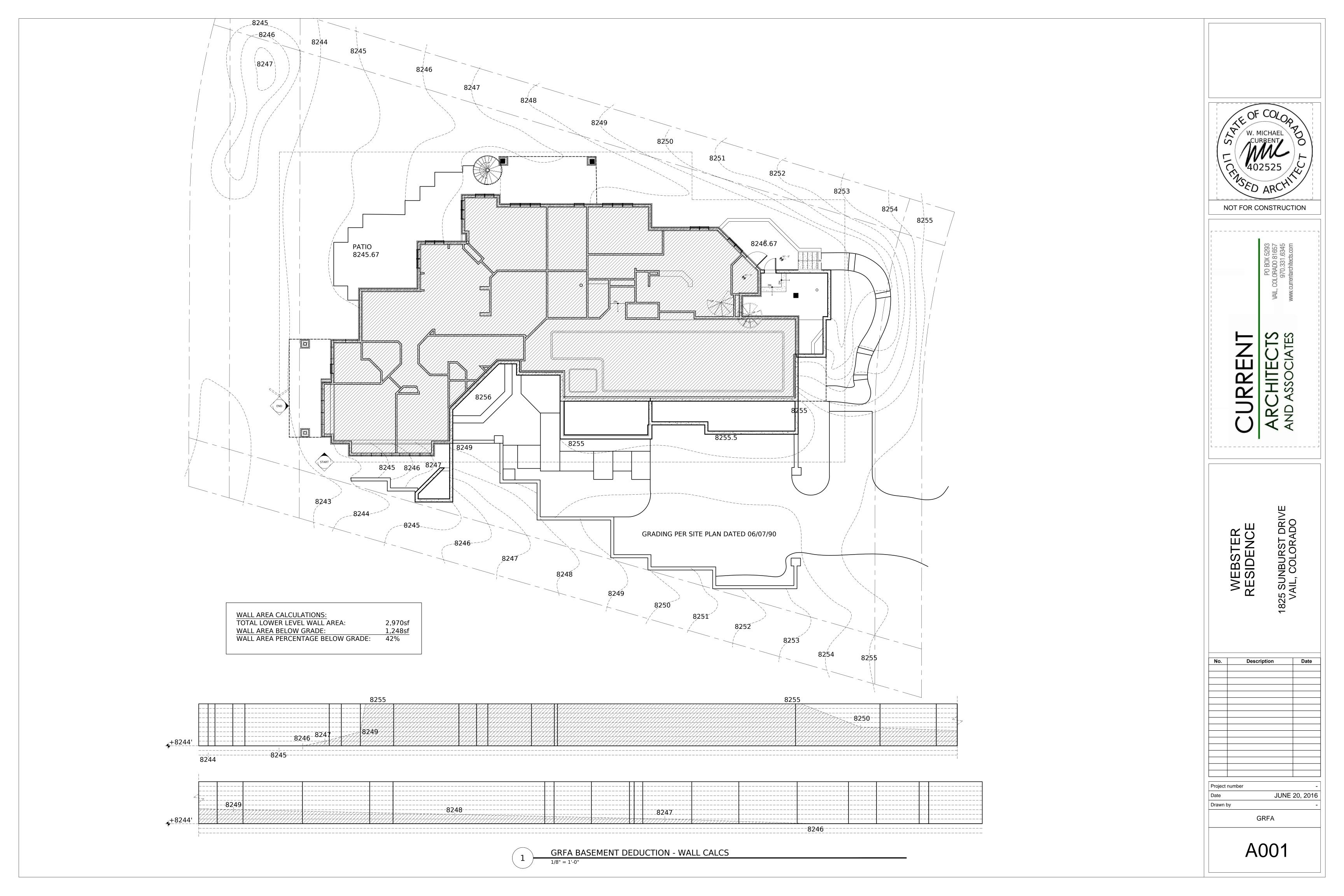
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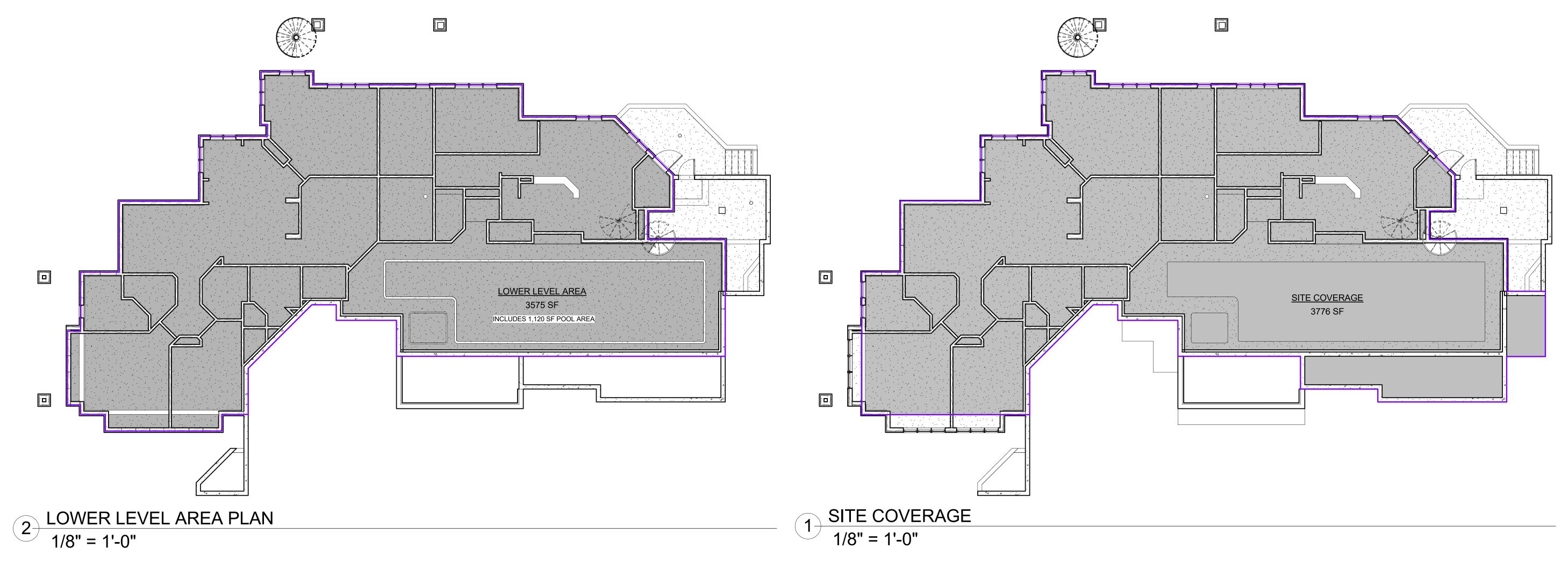
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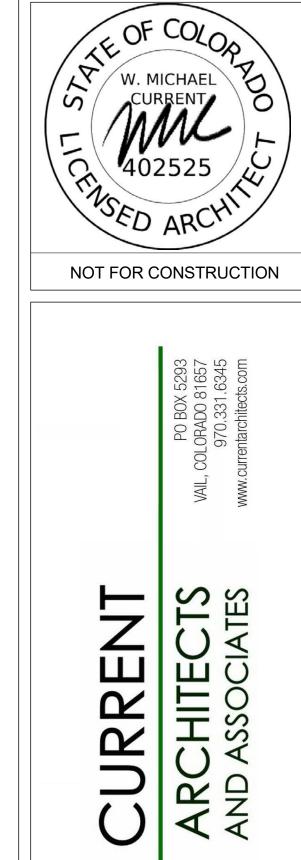
Drawn by

WMC

A000







MAIN LEVEL LIVING

BE

SARAGE AREA

800 SF

1825 SUNBURST DRIVE PARCEL # 2101-091-03-010 VAIL VALLEY 3RD FILING, LOT 4

LAND AREA: 0.382AC - 16,640sf (PER ILC)

SITE COVERAGE = 3,776sf

GROSS RESIDENTIAL FLOOR AREA (GRFA):
LOWER LEVEL = 2,074sf (W/42% BASEMENT WALL DEDUCTION)
MAIN LEVEL = 3,168sf (MAIN LEVEL + 280sf GARAGE OVERAGE)
TOTAL GRFA = 5,242sf (INCLUDING POOL AREA AND EHU)

GRFA ALLOWED: 6,713sf (CURRENT TWO-FAMILY PRIMARY/SECONDARY ZONING)

SDD#24 ALLOWANCES: SITE COVERAGE: 3,726Sf

GRFA: 5,500sf

WEBSTER
RESIDENCE
1825 SUNBURST DRI
VAIL, COLORADO

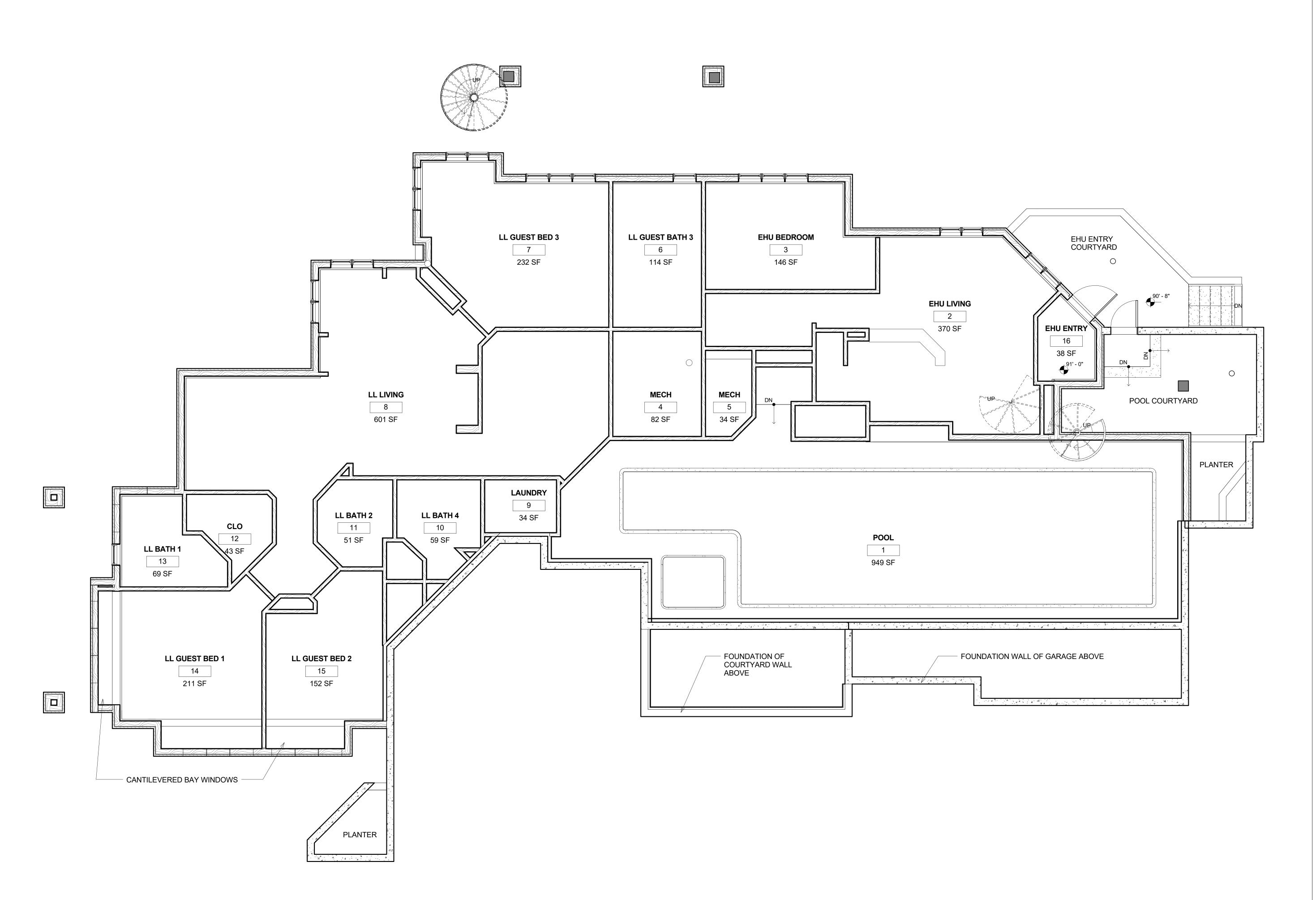
MAIN LEVEL AREA PLAN

1/8" = 1'-0"

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GRFA AND SITE COVERAGE

07-11-2016





NOT FOR CONSTRUCTION

1825 SUNBURST DRIVI VAIL, COLORADO WEBSTER RESIDENCE

Description Project number 07-11-2016

Author Drawn by FLOOR PLANS

A101

