



OWNER

- ARCHITECT

4240 ARCHITECTURE
3507 RINGSBY CT. STUITE 117
DENVER, CO 80216
- CIVIL ENGINEER

ALPINE ENGINEERING, INC.
34510 HIGHWAY 6 UNIT A-9
EDWARDS, CO 81632
- LANDSCAPE ARCHITECT

SHERRY DORWARD
P.O. BOX 3766
VAIL, CO 81658
- STRUCTURAL ENGINEER

MONROE NEWELL
70 BENCHMARK RD. SUITE 204
AVON, CO 81620
- MEP ENGINEER

DMCE ENGINEERING
5737 6TH AVE.
LAKEWOOD. CO 80214

HILL BUILDING RENOVATION

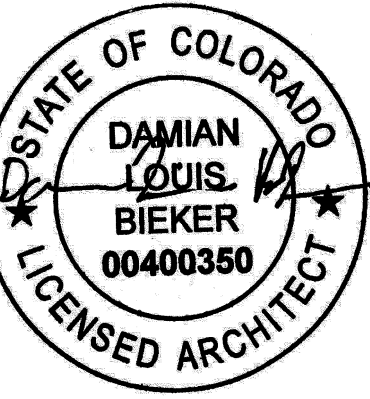
311 BRIDGE STREET
VAIL, COLORADO 81657
39°38'24"N 106°22'25"W

PROJECT #21174.00

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LANDSCAPE		
L001 SITE / GRADING / LANDSCAPE PLAN		

4240

PEC / DRB SUPPLEMENT
2017-05-15



424o Architecture Inc

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ARCHITECT 424o ARCHITECTURE
3507 RINGSBY CT, SUITE 117
DENVER, CO 80216
CIVIL ENGINEER ALPINE ENGINEERING, INC.
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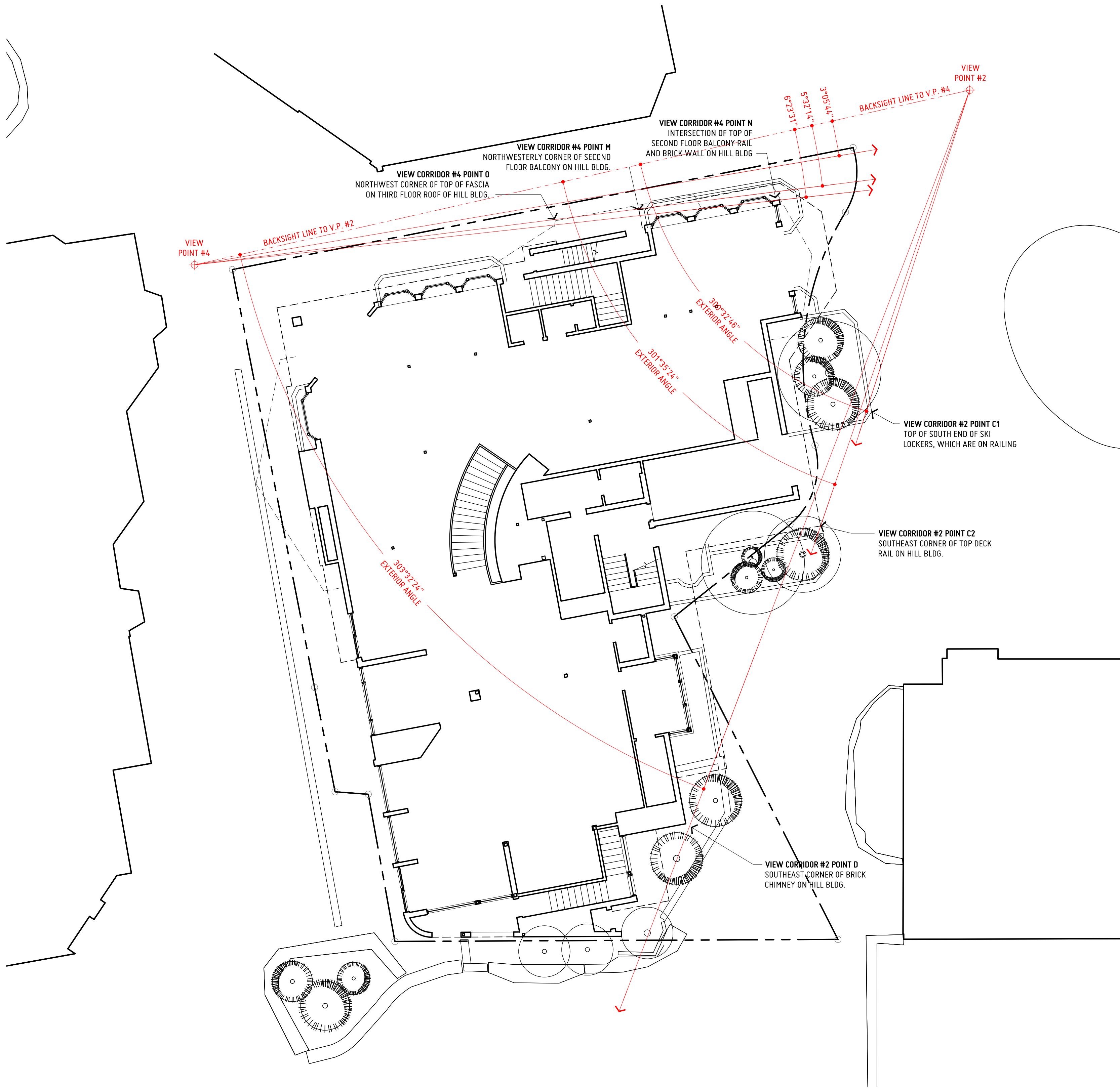
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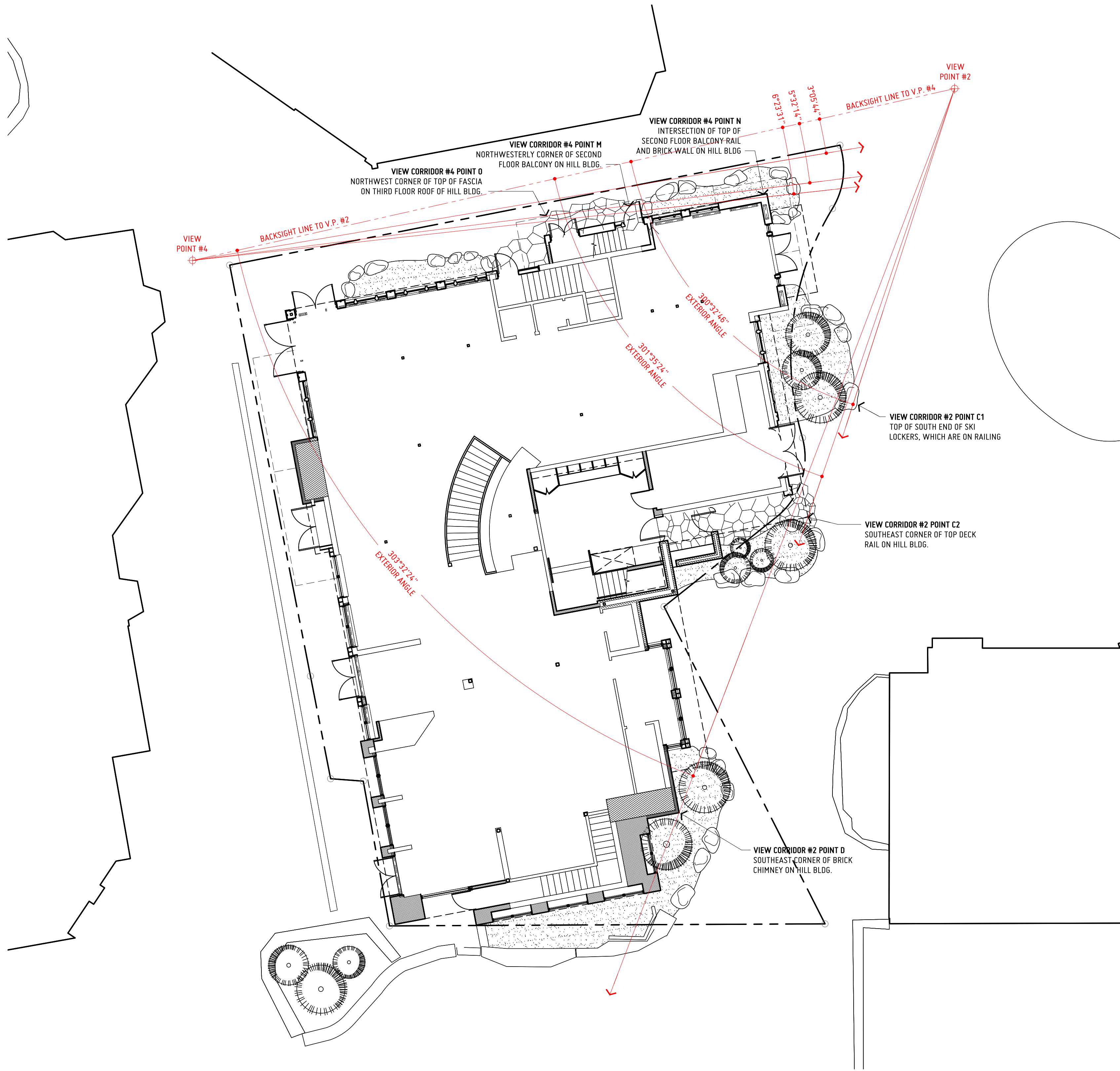
K PEC SUBMITTAL #1 rev. 01 2017-04-11
J PEC SUBMITTAL #1 2017-04-10
H PEC PROGRESS SET 2017-04-06
G PEC PROGRESS SET 2017-03-27
ISS # DESCRIPTION DATE
PROJECT NO.: 21074.00

VIEW CORRIDOR ANALYSIS

6003



2 VIEW CORRIDOR PLAN - EXISTING
1" = 10'-0"



1 VIEW CORRIDOR PLAN - PROPOSED
1" = 10'-0"



- C. View Point #4: A view from the northeast corner of 244 Wall Street, the One Vail Place Building, looking over the roofs of 304 Bridge Street, the Red Lion Building, and 356 Hanson Ranch Road, toward the Gore Range.
- Purpose: To protect views of the Gore Range as seen from the alley between Founders Plaza and Seibert Circle.
 - Instrument: View Point #4: A #6 rebar with a 2 1/2 inch diameter aluminum cap marked V.P. 4 (PLS 16827) set in an aluminum monument box, in the brick pavers, approximately 8 feet from the entrance to Frivolous Sal's, located in the northeast corner of the One Vail Place Building, 244 Wall Street.
 - Backsight: View Point #2: A #6 rebar with a 2 1/2 inch diameter aluminum cap marked V.P. 2 (PLS 16827) set in an aluminum monument box in Bridge Street in front of the Red Lion Building.
 - Height Of Survey Transit Above View Point #4: 5.4 feet.
 - Table:

Horizontal Angle	Zenith Angle	Foresight Point on Photo as of Nov. 15, 1991
343°56'53"	62°24'10"	A - south fascia board of third floor roof of Plaza Lodge Building, 281 - 293 Bridge Street
348°3'705"	73°05'43"	B - intersection of upper and second floor roof lines of Plaza Lodge Building
352°55'25"	73°34'26"	C - south end of peak of second floor gable of Plaza Lodge Building
352°3'105"	79°24'44"	D - eastern edge of second floor gable roof of Plaza Lodge Building
352°1'3'16"	79°24'55"	E - intersection of second floor roof fascia and southeast corner of Plaza Lodge Building
352°1'3'14"	84°44'25"	F - intersection of southeast corner of building and top edge of first floor fascia of Plaza Lodge Building
354°30'20"	86°13'30"	G - top of southeasterly corner of first floor fascia of Plaza Lodge Building
354°47'22"	86°07'58"	H - intersection of south edge of Red Lion chimney and upper Red Lion roof line
358°21'46"	85°17'48"	I - peak of upper Red Lion roof line
359°04'31"	85°30'36"	J - intersection of upper Red Lion roof line and northerly roof line of the Christiania
000°16'55"	84°36'56"	K - peak of northerly roof line of the Christiania
001°59'47"	84°36'56"	L - intersection of northerly roof peak and southerly roof line of the Christiania
003°05'44"	83°32'42"	M - northwesterly corner of second floor balcony on Hill Building
006°23'31"	83°33'52"	N - intersection of top of second floor balcony rail and brick wall on Hill Building
005°32'14"	67°54'58"	O - northwest corner of top of fascia on third floor roof of Hill Building

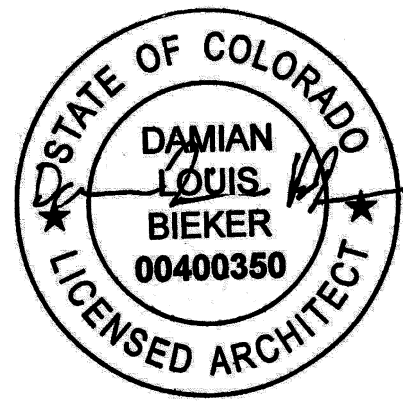
4 VIEW CORRIDOR #4
NOT TO SCALE



- B. View Point #2: A view from upper Bridge Street looking toward the ski slopes between 228 Bridge Street, the Golden Peak Building, and 311 Bridge Street, the Hill Building.
- Purpose: To protect views of the ski runs and ski base area as seen from upper Bridge Street.
 - Instrument: View Point #2: A #6 rebar with a 2 1/2 inch diameter aluminum cap marked V.P. 2 (PLS 16827) set in an aluminum monument box in Bridge Street in front of the Red Lion Building, 304 Bridge Street.
 - Backsight: View Point #4: A #6 rebar with a 2 1/2 inch diameter aluminum cap marked V.P. 4 (PLS 16827) set in an aluminum monument box, in the brick pavers, approximately 8 feet from the entrance to Frivolous Sal's, located near the northeast corner of One Vail Place Building, 244 Wall Street.
 - Height Of Survey Transit Above View Point #2: 5.4 feet.
 - Table:

Horizontal Angle	Zenith Angle	Foresight Point On Photo As Of Nov. 15, 1991
289°25'48"	74°28'18"	A - northwest corner of third floor balcony roof of Golden Peak Building
290°58'11"	89°58'00"	B - PK nail in top of the 24 inch tall retaining wall on west side of Golden Peak House, 1 foot east from west edge of planter wall, and 10 feet west from the west face of the building
300°32'46"	82°05'34"	C1 - top of south end of ski lockers, which are on railing
301°35'24"	83°31'08"	C2 - southeast corner of top deck rail on Hill Building
303°32'24"	73°38'55"	D - southeast corner of brick chimney on Hill Building

3 VIEW CORRIDOR #2
NOT TO SCALE



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MEP ENGINEER DMC ENGINEERING
5737 6TH AVE
LAKEWOOD, CO 80214

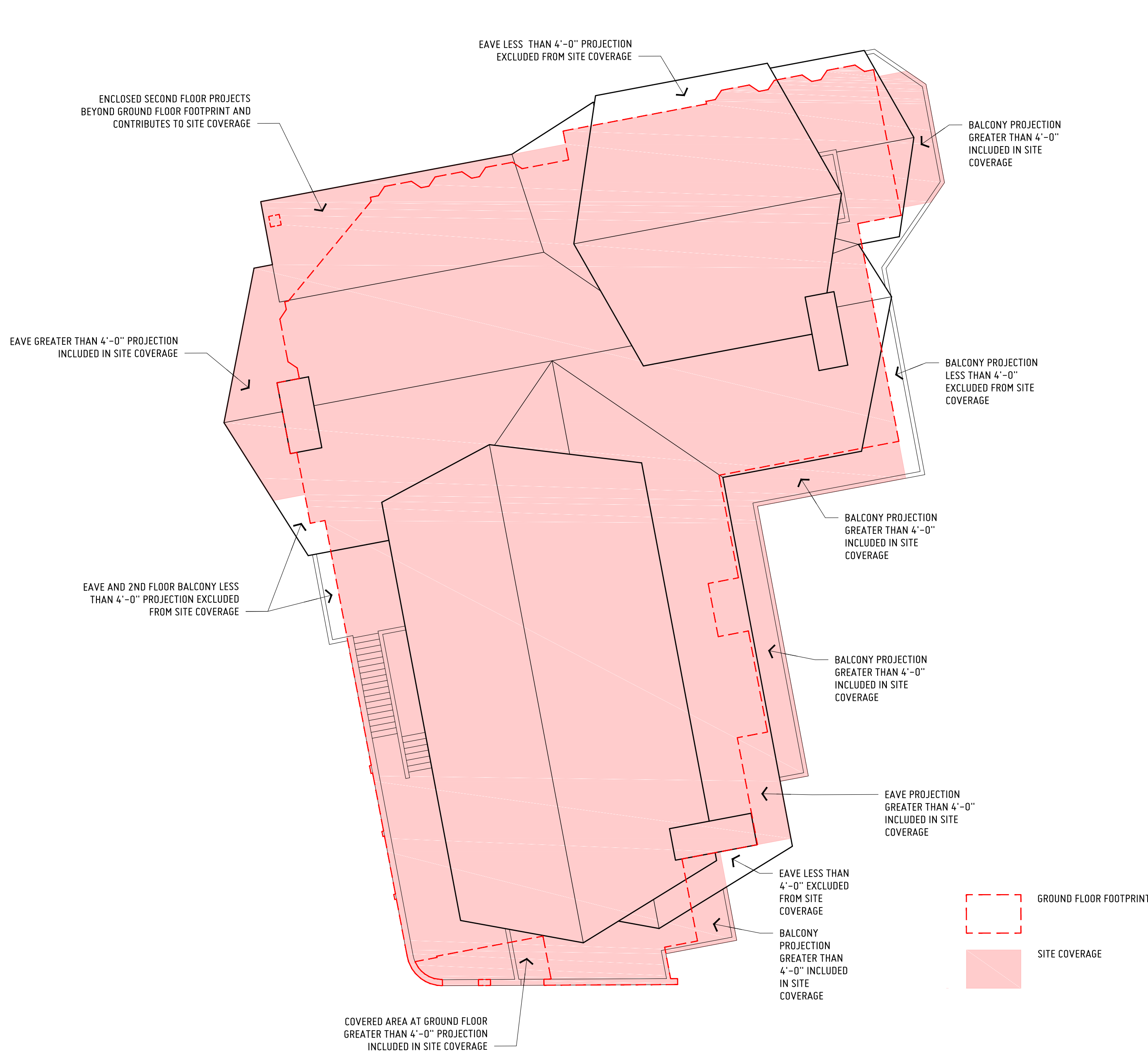
HILL BUILDING RENOVATION

3111 BRIDGE STREET
VAIL, COLORADO 81657
39°38'24"N 106°22'25"W

K	PEC SUBMITTAL #1 rev. 01	2017-04-11
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PROJECT NO.:	21074.00	

SITE COVERAGE

6004

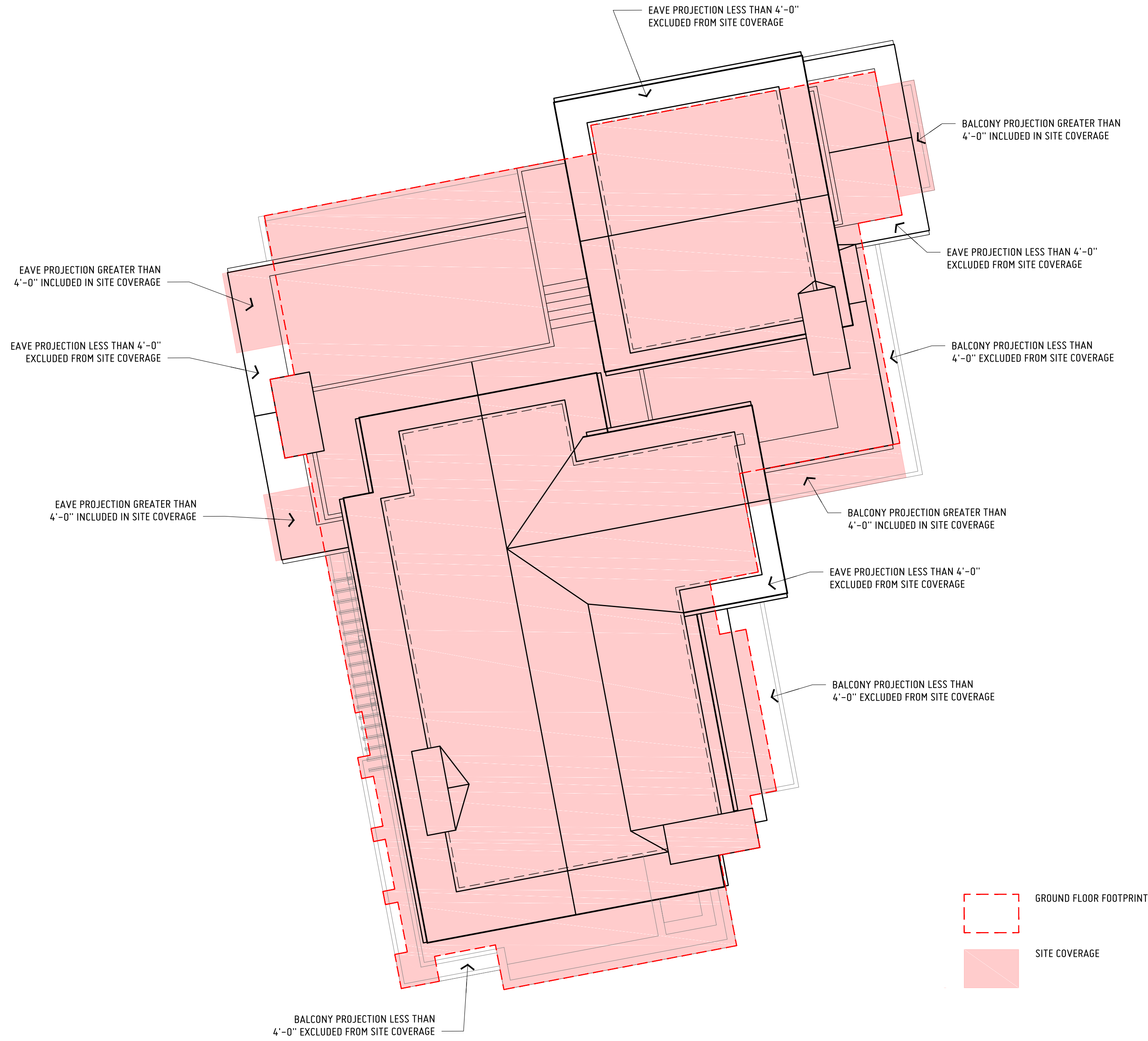


2 EXISTING SITE COVERAGE

1" = 10'-0"

SITE COVERAGE AREA: 6,693 ft²
TOTAL SITE AREA: 8,494 ft²

SITE COVERAGE: 79%

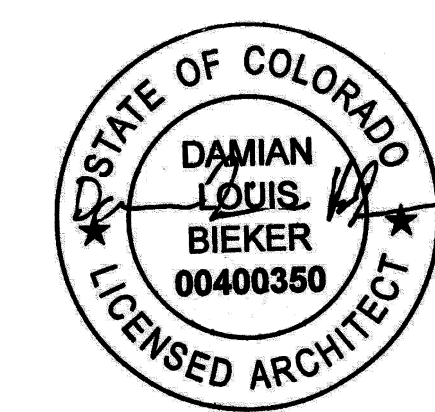


1 PROPOSED SITE COVERAGE

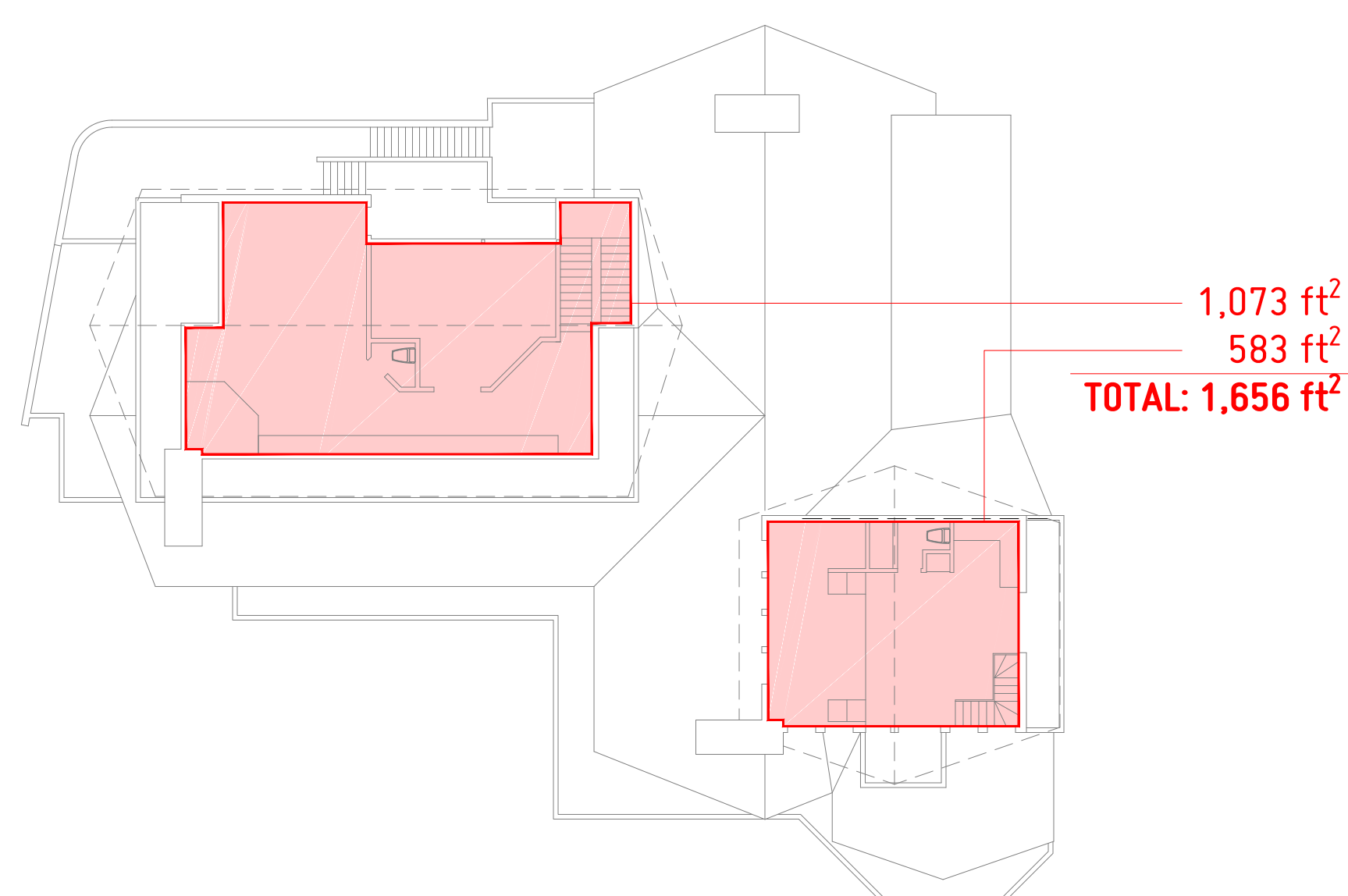
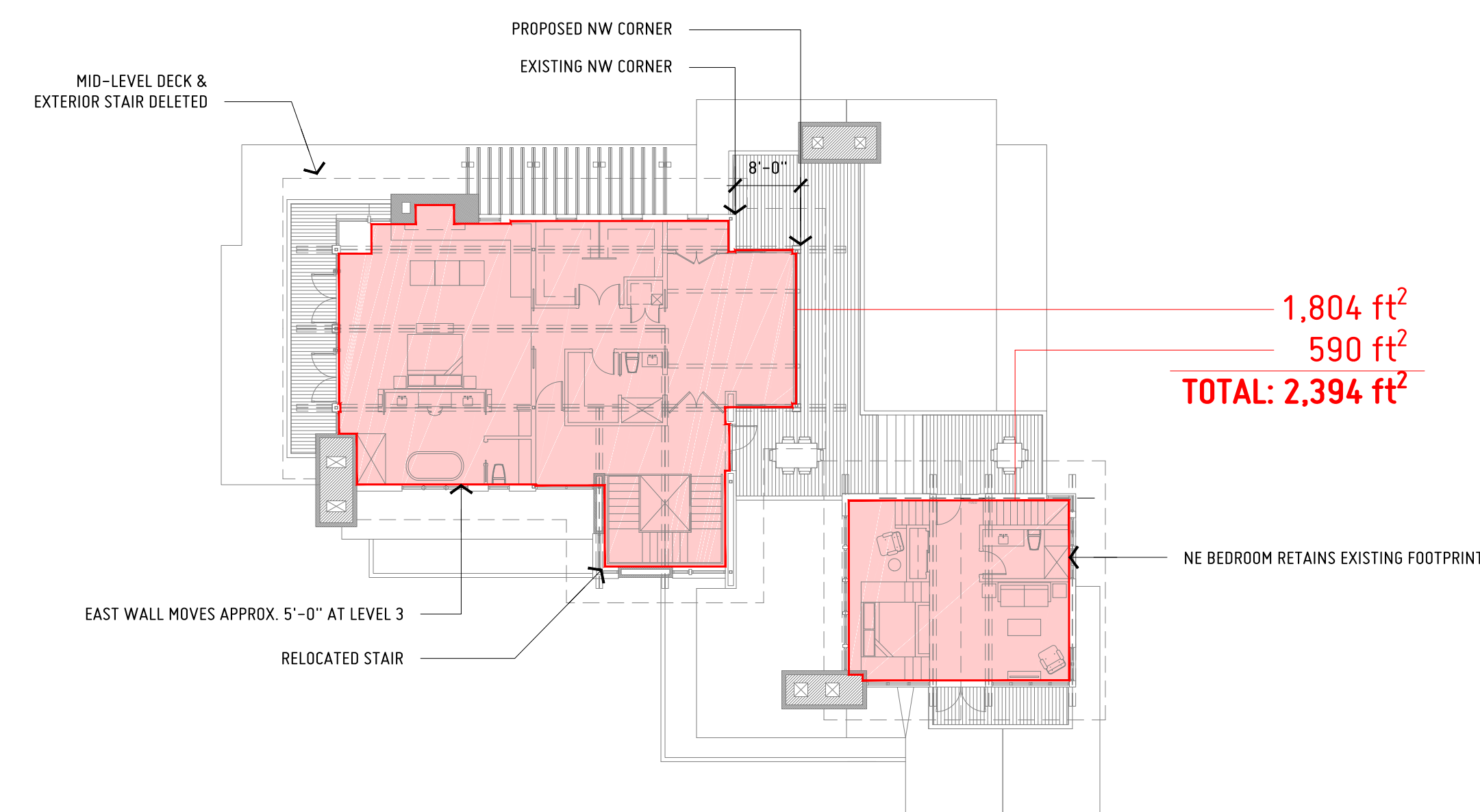
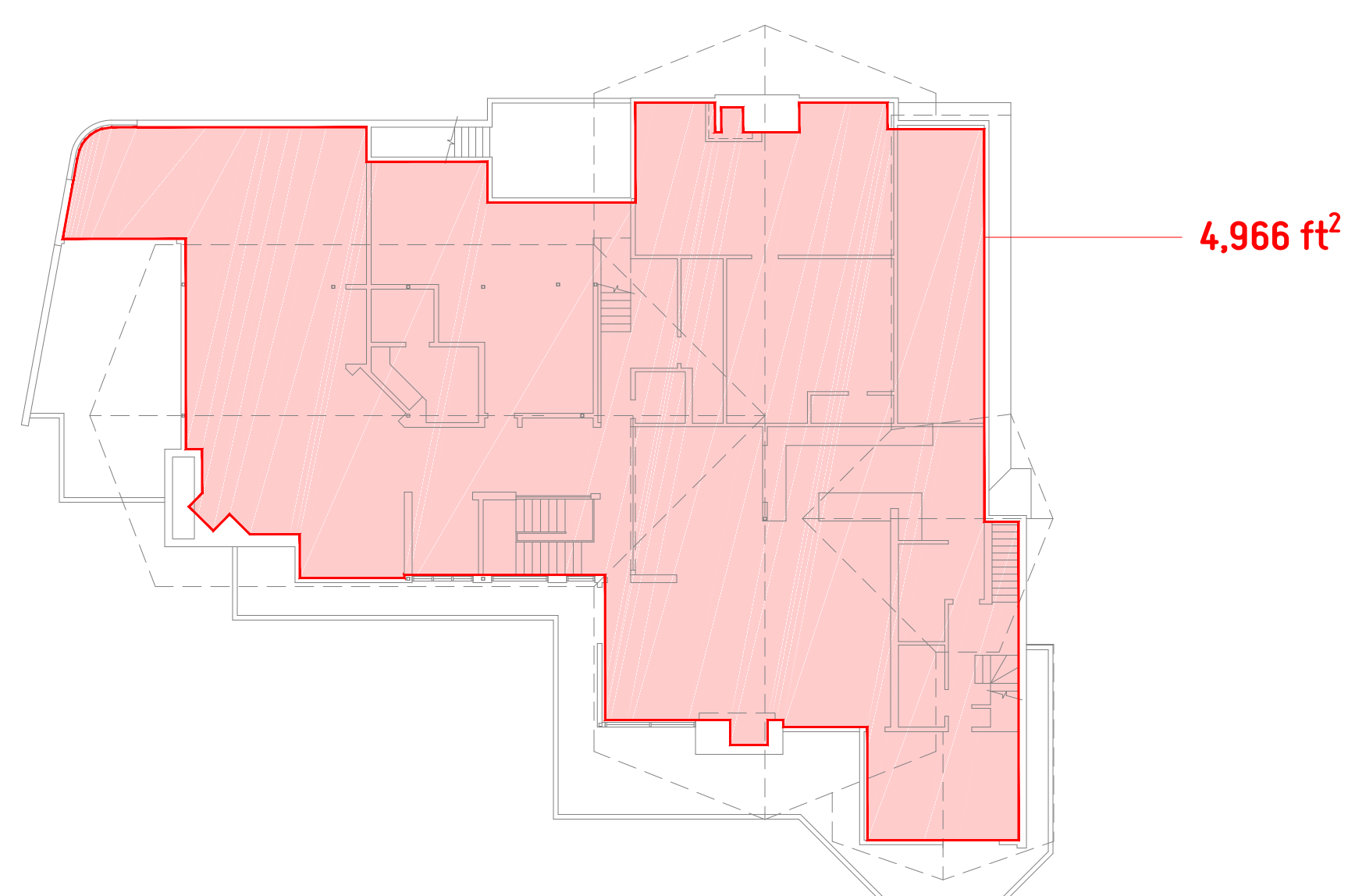
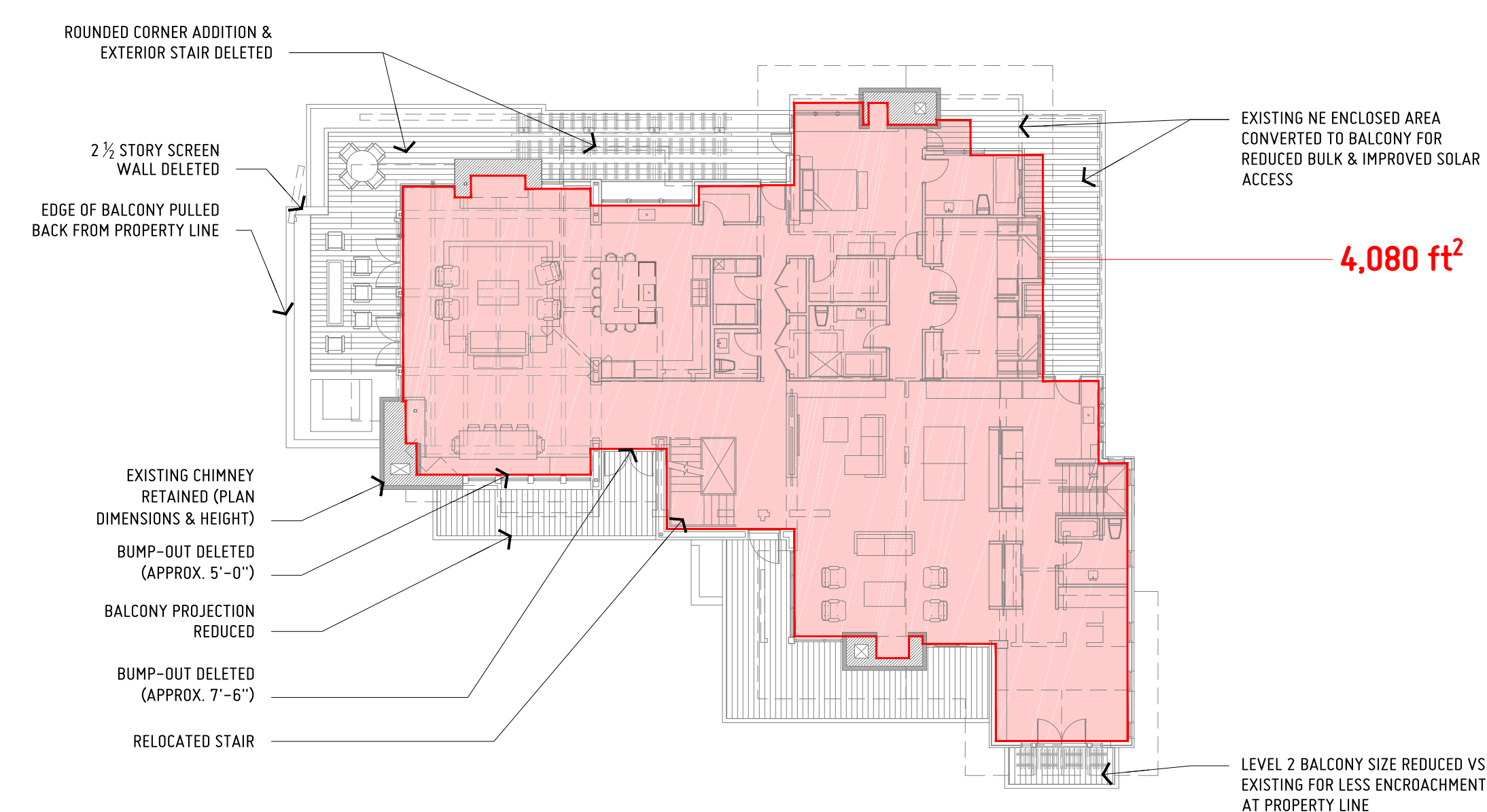
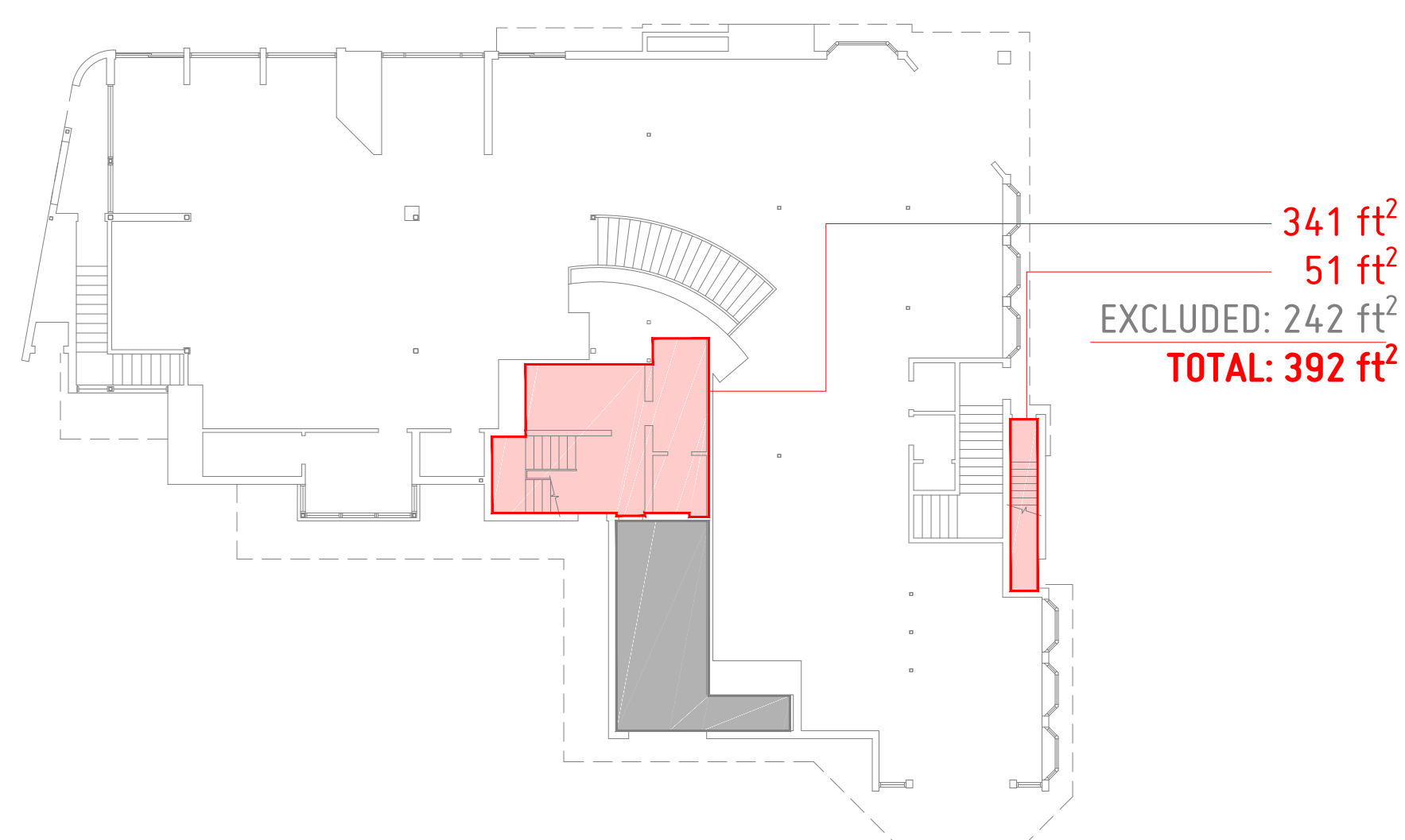
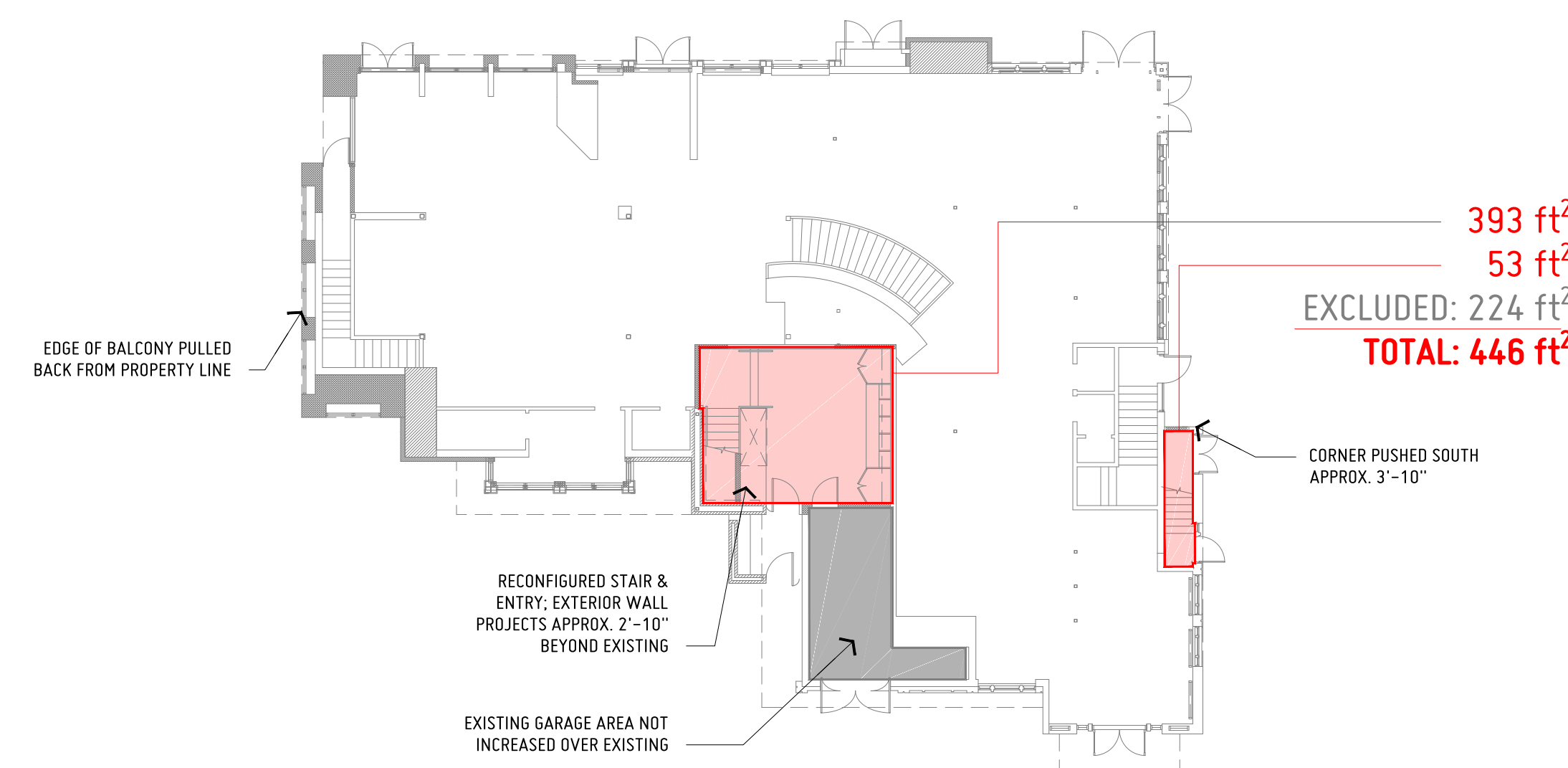
1" = 10'-0"

SITE COVERAGE AREA: 6,322 ft²
TOTAL SITE AREA: 8,494 ft²

SITE COVERAGE: 74%

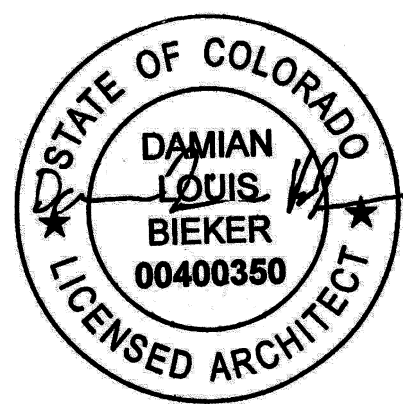
**4240 Architecture Inc**

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VAIL, CO 81658STRUCTURAL ENGINEER MONROE NEWELL
70 BENCHMARK RD. SUITE 204
AVON, CO 81620MEP ENGINEER DMCE ENGINEERING
5737 6TH AVE
LAKEWOOD, CO 80214**HILL BUILDING RENOVATION**311 BRIDGE STREET
VAIL, COLORADO 81657
39°38'24"N 106°22'25"W**6 LEVEL 3 FLOOR PLAN - EXISTING**
1/16" = 1'-0"**3 LEVEL 3 FLOOR PLAN - PROPOSED**
1/16" = 1'-0"**5 LEVEL 2 FLOOR PLAN - EXISTING**
1/16" = 1'-0"**2 LEVEL 2 FLOOR PLAN - PROPOSED**
1/16" = 1'-0"**4 LEVEL 1 FLOOR PLAN - EXISTING**
1/16" = 1'-0"**EXISTING GRFA = 7,014 ft²**
(83% OF BUILDABLE AREA)**1 LEVEL 1 FLOOR PLAN - PROPOSED**
1/16" = 1'-0"**PROPOSED GRFA = 6,920 ft²**
(81% OF BUILDABLE AREA)

K	PEC SUBMITTAL #1 rev. 01	2017-04-11
J	PEC SUBMITTAL #1	2017-04-10
H	PEC PROGRESS SET	2017-04-06
G	PEC PROGRESS SET	2017-03-27
C	ToV CONCEPT OVERVIEW	2017-01-30
ISS #	DESCRIPTION	DATE
PROJECT NO.:		21074.00

**GRFA
ANALYSIS****6005**



4240 Architecture Inc

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HILL BUILDING RENOVATION

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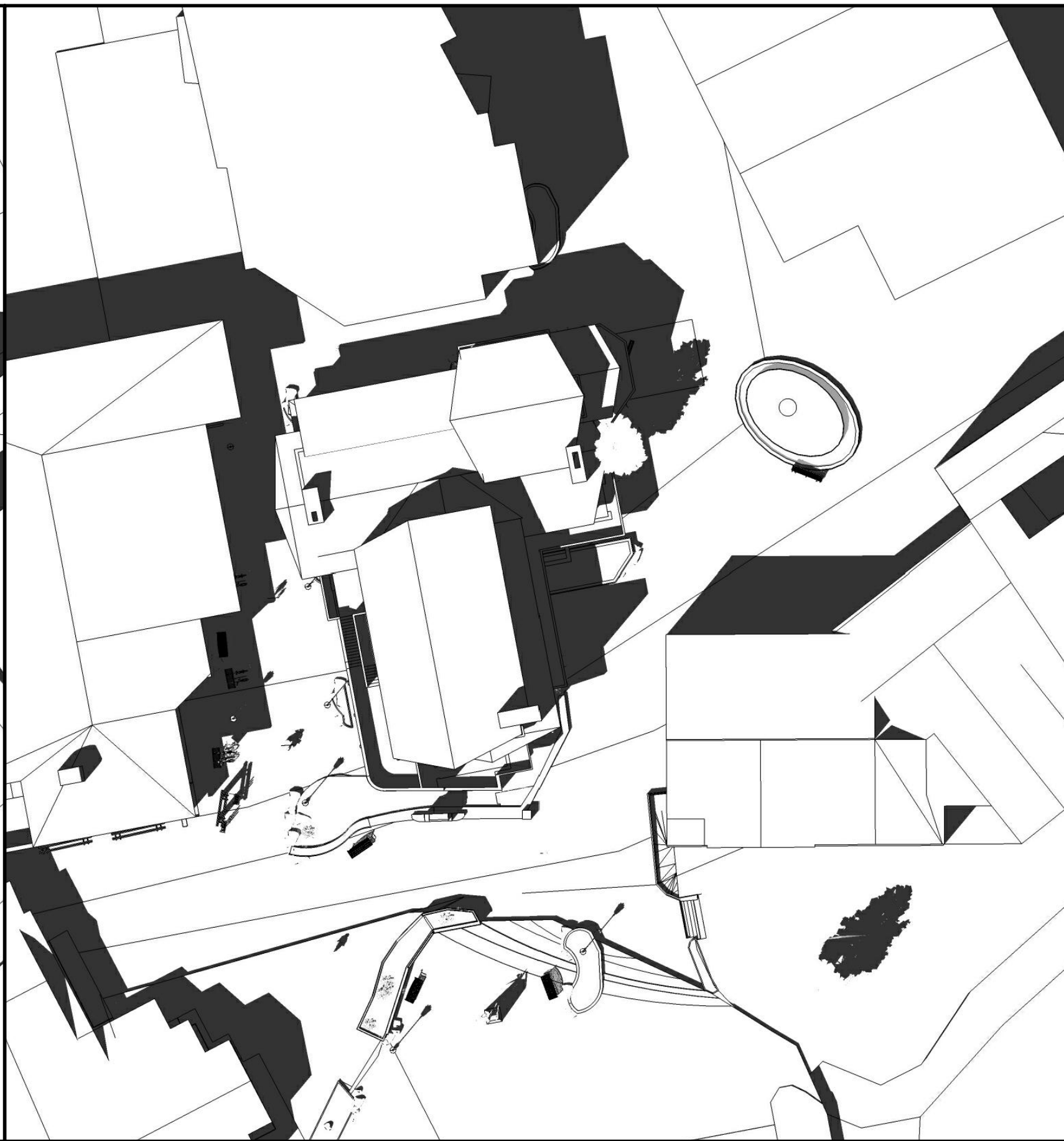
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ISS #	DESCRIPTION	DATE
PROJECT NO.:		21074.00

SUN / SHADE
STUDY

6006



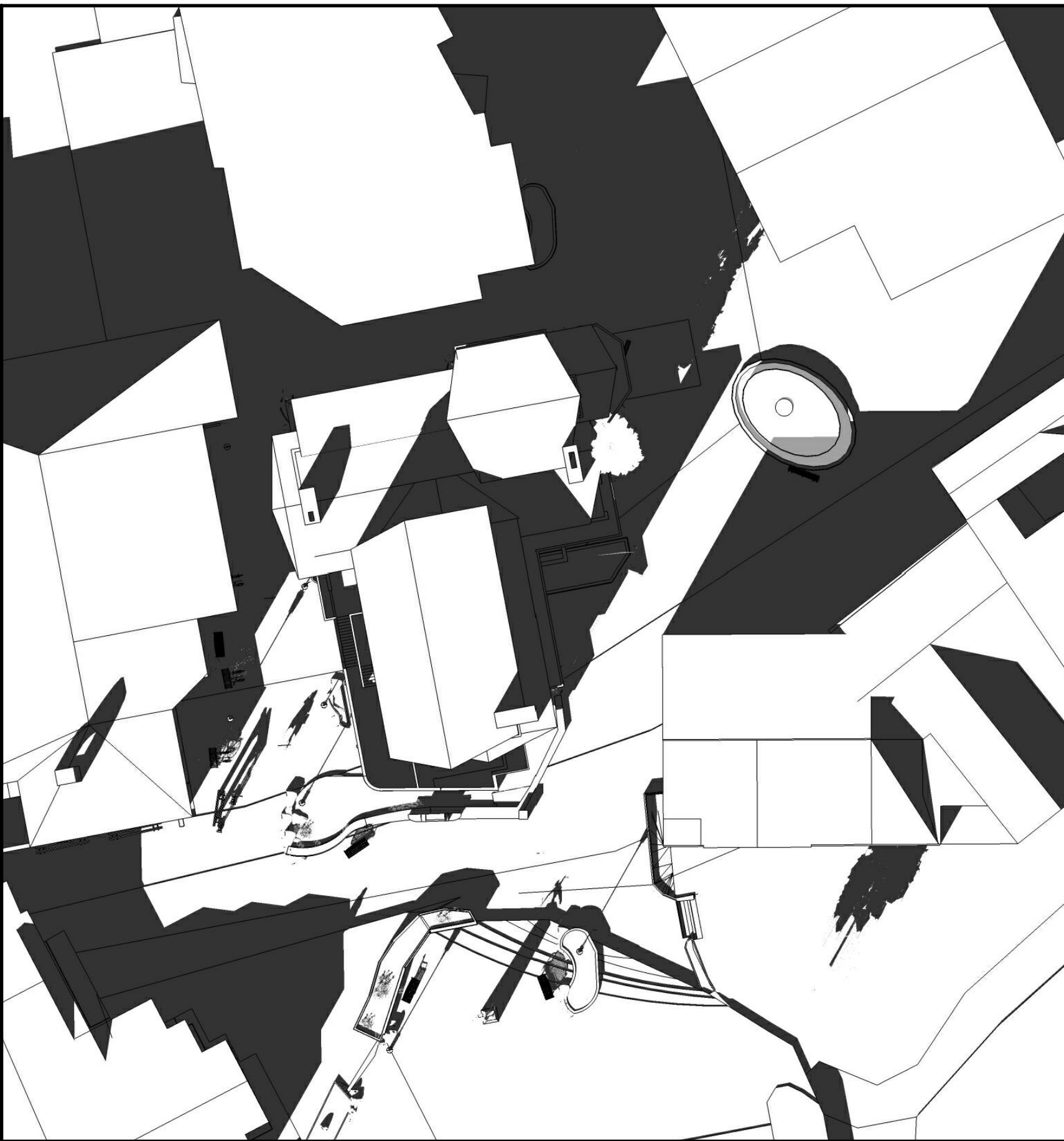
1 EXISTING - EQUINOX 10am
SCALE: APPROX. 1" = 30'-0"



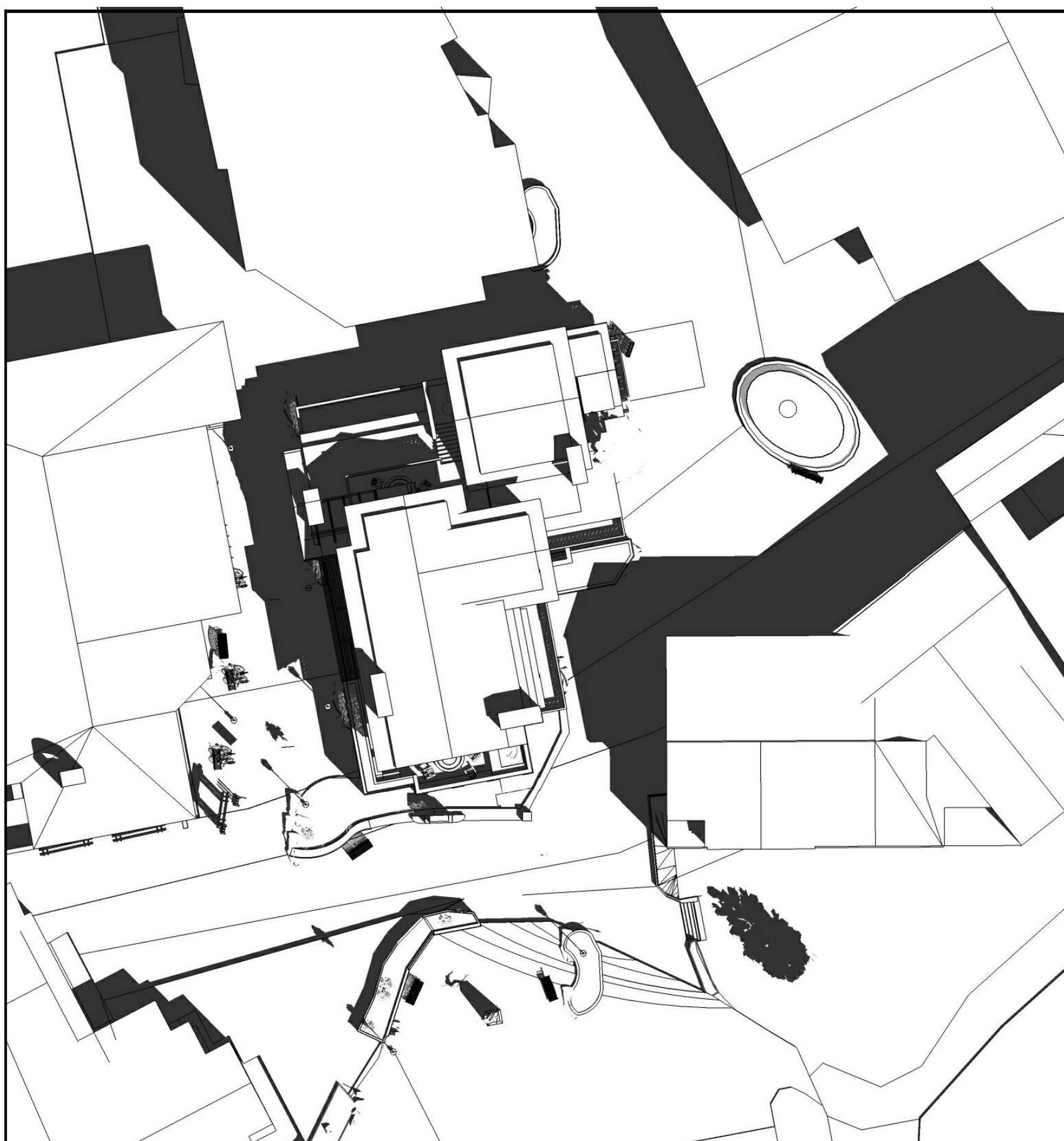
2 EXISTING - EQUINOX 2pm
SCALE: APPROX. 1" = 30'-0"



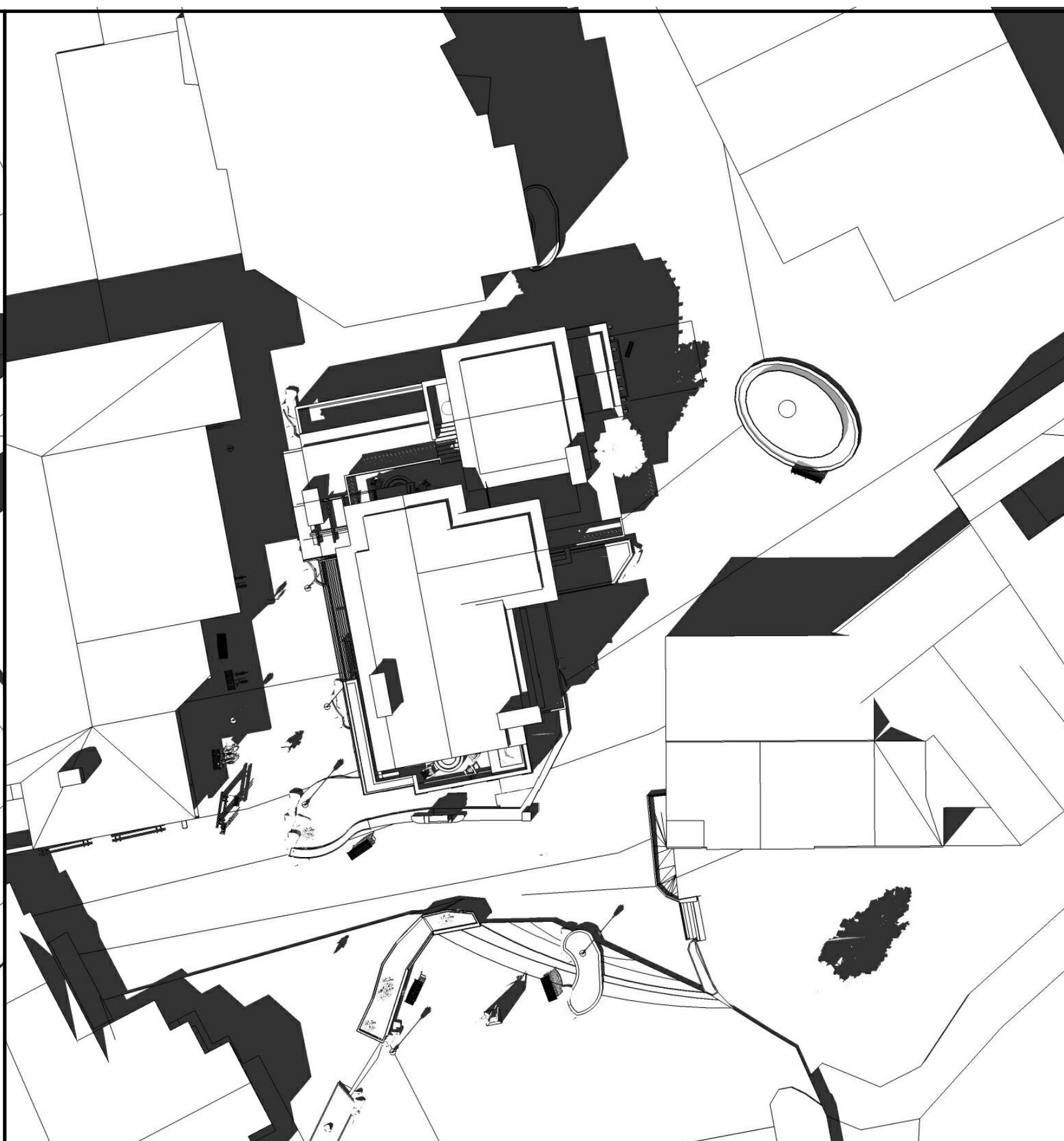
3 EXISTING - WINTER SOLSTICE 10am
SCALE: APPROX. 1" = 30'-0"



4 EXISTING - WINTER SOLSTICE 2pm
SCALE: APPROX. 1" = 30'-0"



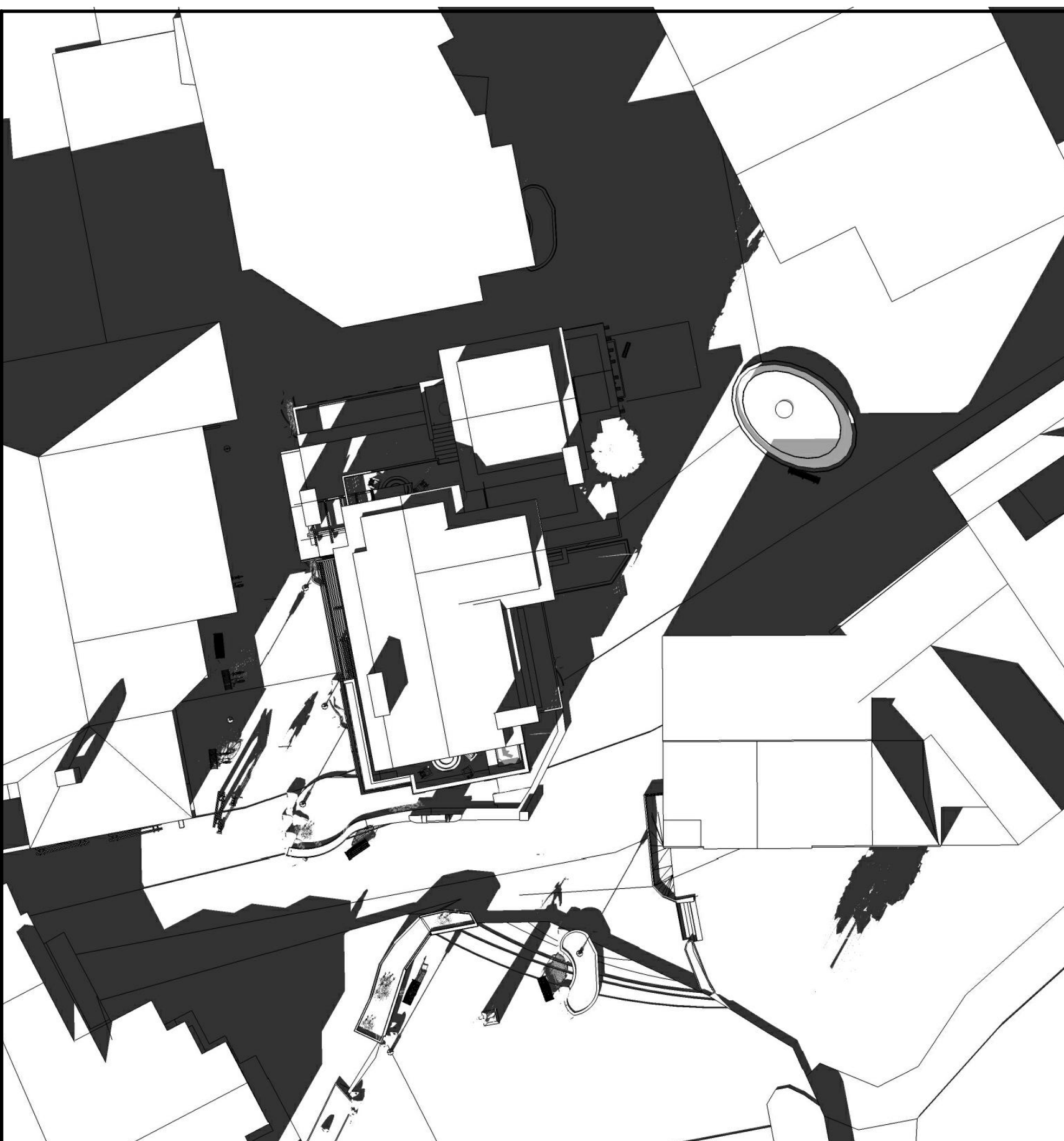
5 PROPOSED - EQUINOX 10am
SCALE: APPROX. 1" = 30'-0"



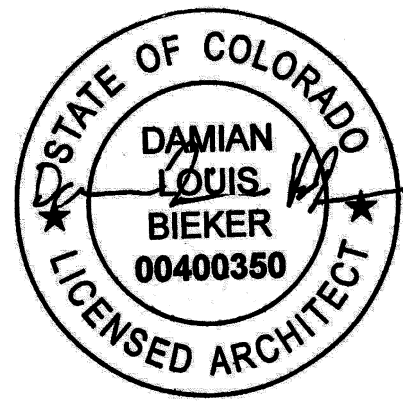
6 PROPOSED - EQUINOX 2pm
SCALE: APPROX. 1" = 30'-0"



7 PROPOSED - WINTER SOLSTICE 10am
SCALE: APPROX. 1" = 30'-0"



8 PROPOSED - WINTER SOLSTICE 2pm
SCALE: APPROX. 1" = 30'-0"



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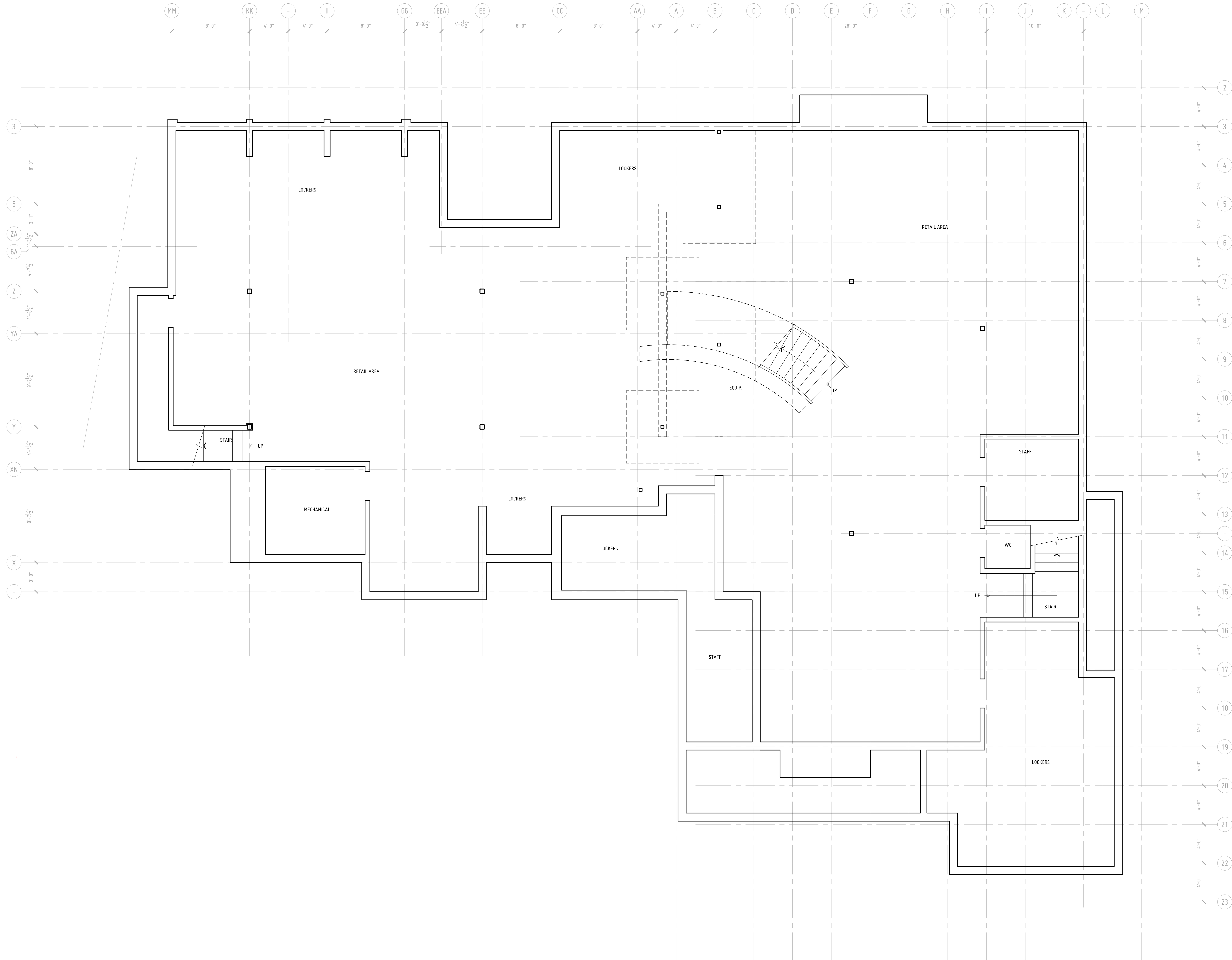
HILL BUILDING RENOVATION

3111 BRIDGE STREET
VAIL, COLORADO 81657
39°38'24"N 106°22'25"W

K	PEC SUBMITTAL #1 rev. 01	2017-04-11
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H	PEC PROGRESS SET	2017-04-06
G	PEC PROGRESS SET	2017-03-27
A	CONCEPT STUDY	2016-12-30
ISS #	DESCRIPTION	DATE
PROJECT NO.:		Z1074.00

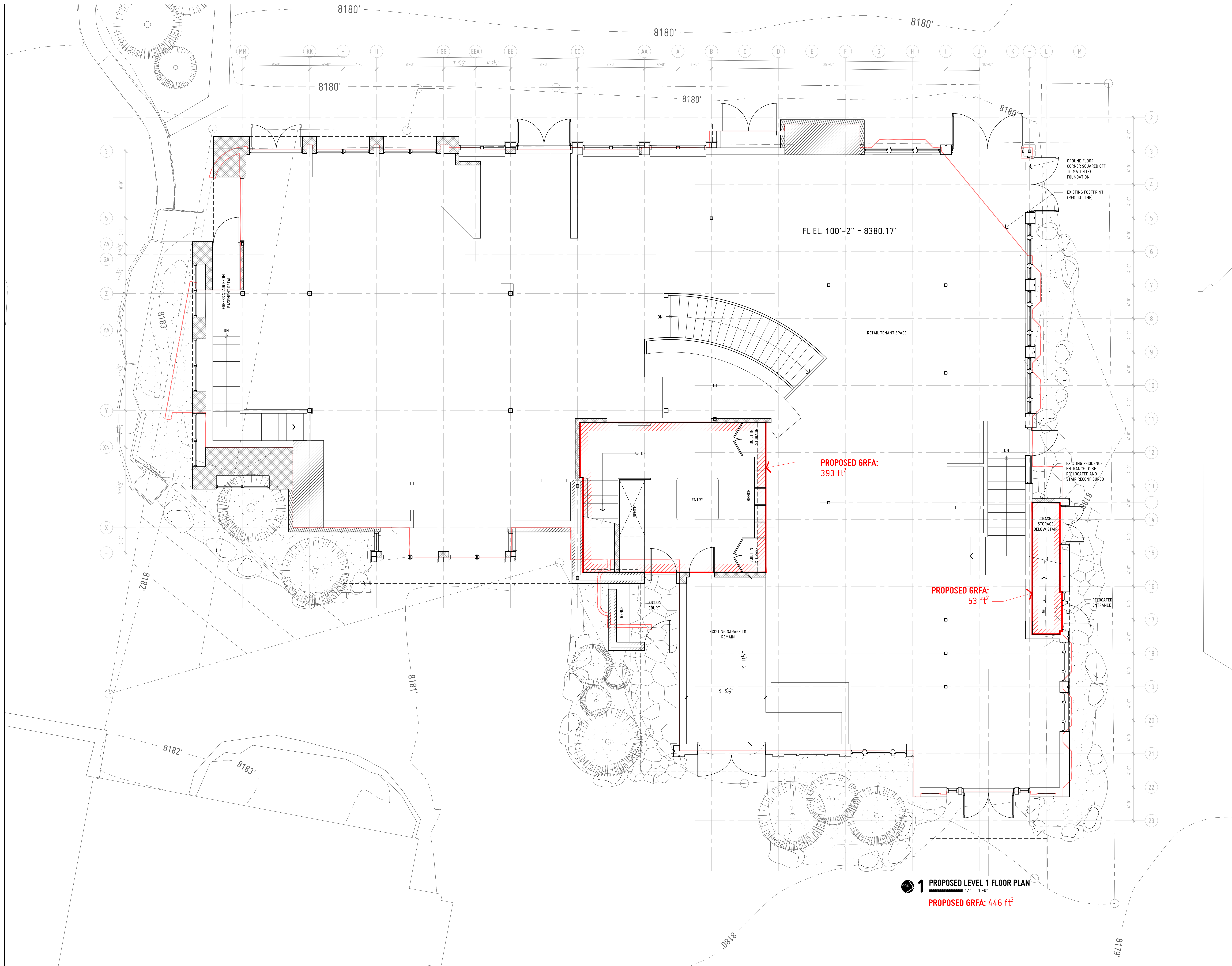
PROPOSED
BASEMENT LEVEL
FLOOR PLAN

A100

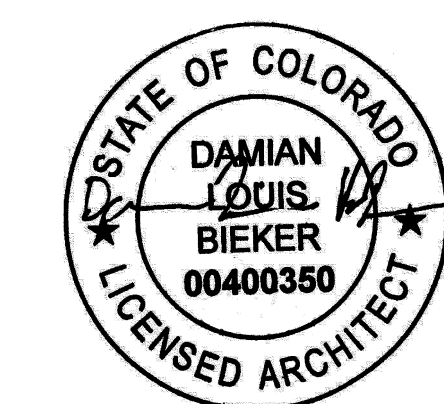


1 PROPOSED BASEMENT LEVEL FLOOR PLAN

PROPOSED GRFA: 0 ft²



TOWN OF VAIL USE



4240 Architecture Inc

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3507 RINGSBY CT, SUITE 117
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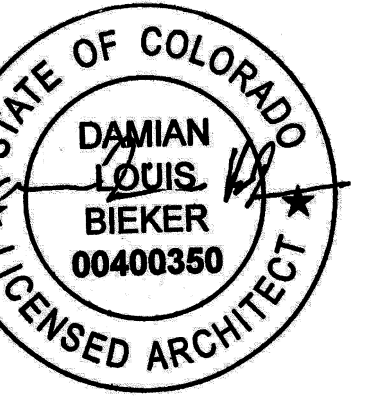
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G	PEC PROGRESS SET	2017-03-27
E	SD PRICING	2017-02-22
D	CONCEPT DEVELOPMENT	2017-02-02
C	10% CONCEPT OVERVIEW	2017-01-30
B	CONCEPT STUDY	2017-01-16
A	CONCEPT STUDY	2016-12-30
ISS #	DESCRIPTION	DATE
PROJECT NO.:		21074.00

PROPOSED
LEVEL 1
FLOOR PLAN

A101



4240 Architecture Inc

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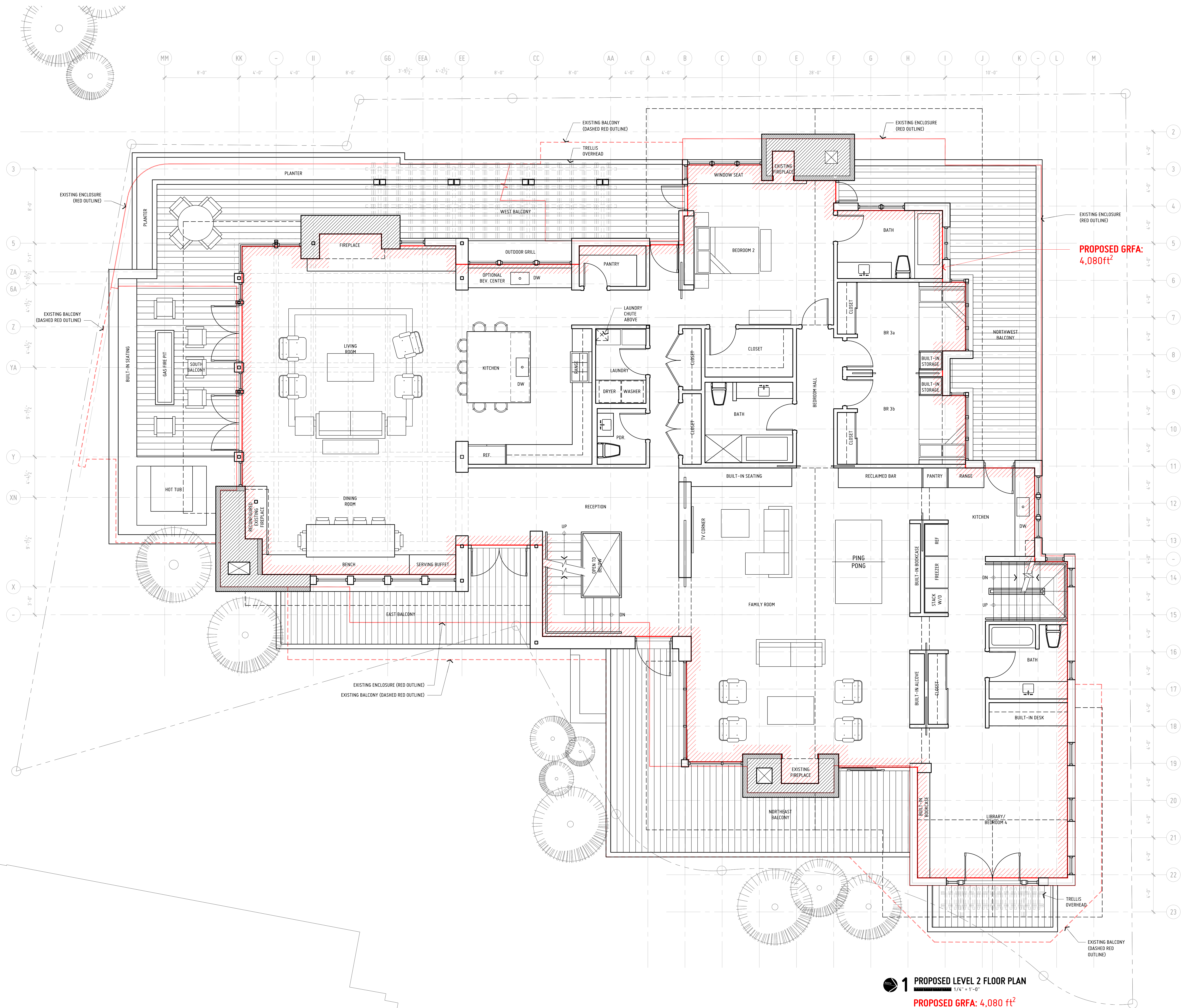
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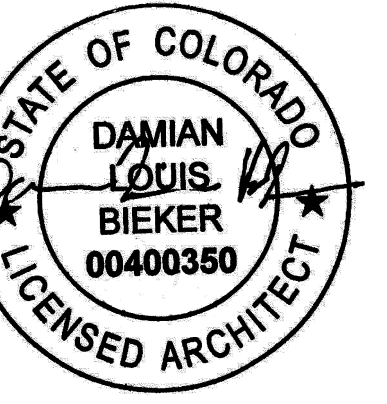
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C	10% CONCEPT OVERVIEW	2017-01-30
B	CONCEPT STUDY	2017-01-16
A	CONCEPT STUDY	2016-12-30
ISS #	DESCRIPTION	DATE
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PROPOSED
LEVEL 2
FLOOR PLAN

A102





4240 Architecture Inc

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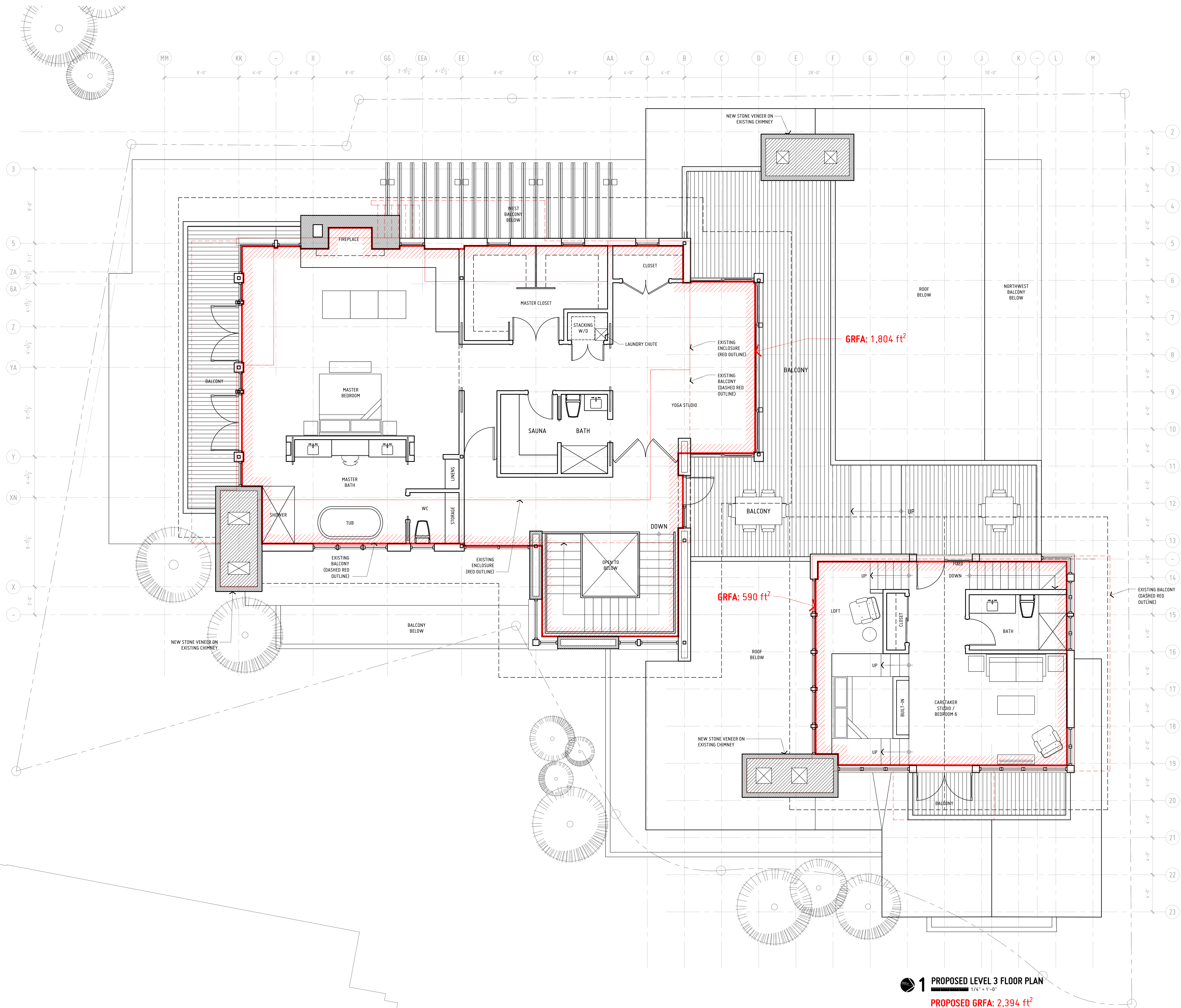
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D	CONCEPT DEVELOPMENT	2017-02-02
C	10% CONCEPT OVERVIEW	2017-01-30
B	CONCEPT STUDY	2017-01-16
A	CONCEPT STUDY	2016-12-30
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PROPOSED
LEVEL 3
FLOOR PLAN

A103



1 PROPOSED LEVEL 3 FLOOR PLAN
1/4" = 1'-0"
PROPOSED GRFA: 2,394 ft²

NOT FOR
CONSTRUCTION

4240 Architecture Inc

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3207 RINGSBY CT, SUITE 117
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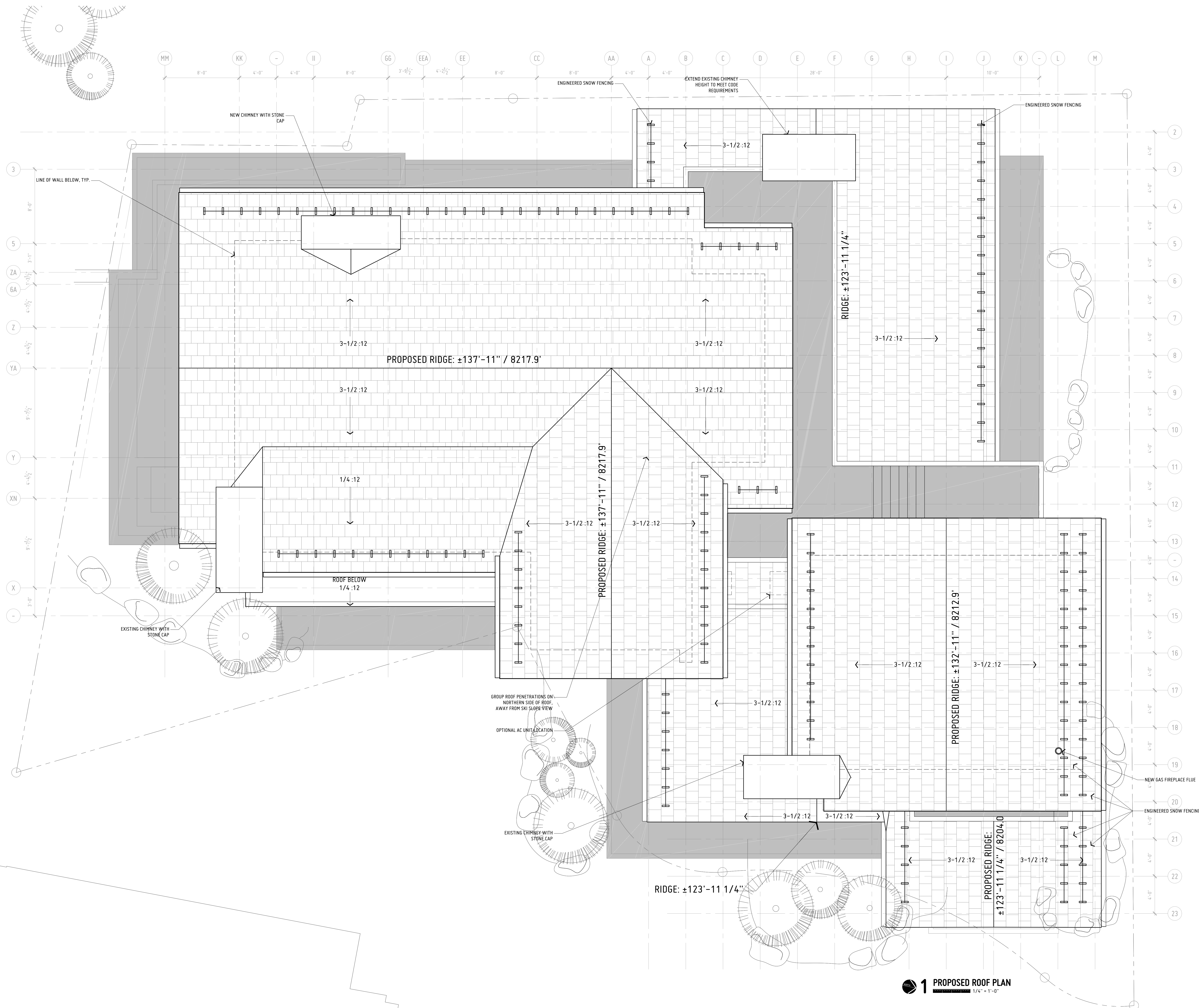
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L	DD PROGRESS	2017-04-14
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G	PEC PROGRESS SET	2017-03-27
A	CONCEPT STUDY	2016-12-30
ISS #	DESCRIPTION	DATE
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PROPOSED
ROOF PLAN

A104

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

4240 Architecture Inc

OWNER

ARCHITECT 4240 ARCHITECTURE
3507 RINGSBY CT, SUITE 117
DENVER, CO 80216

CIVIL ENGINEER ALPINE ENGINEERING, INC.
34510 HIGHWAY 5 UNIT A-9
EDWARDS, CO 81632

LANDSCAPE ARCHITECT SHERRY DORWARD
P.O. BOX 3766
VAIL, CO 81658

STRUCTURAL ENGINEER MONROE NEWELL
70 BENCHMARK RD. SUITE 204
AVON, CO 81620

MEP ENGINEER DMCE ENGINEERING
5737 6TH AVE
LAKEWOOD, CO 80214

HILL BUILDING RENOVATION

311 BRIDGE STREET
VAIL, COLORADO 81657
39°38'24"N 106°22'25"W

2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

ISS #	DESCRIPTION	DATE
M	PEC / DRB SUPPLEMENT	2017-05-15
L	DO PROGRESS	2017-04-14
J	PEC SUBMITTAL #1	2017-04-10
H	PEC PROGRESS SET	2017-04-06
G	PEC PROGRESS SET	2017-03-27
PROJECT NO.:		21074.00

PROPOSED
ELEVATIONS

A201