VIEW CORRIDOR #2 – EXISTING

VIEW CORRIDOR #2 – PROPOSED

The proposed design has no new construction to the east of the line segments formed by points C1, C2, and D. The proposed corner of the balcony at point C2 remains in its existing location.
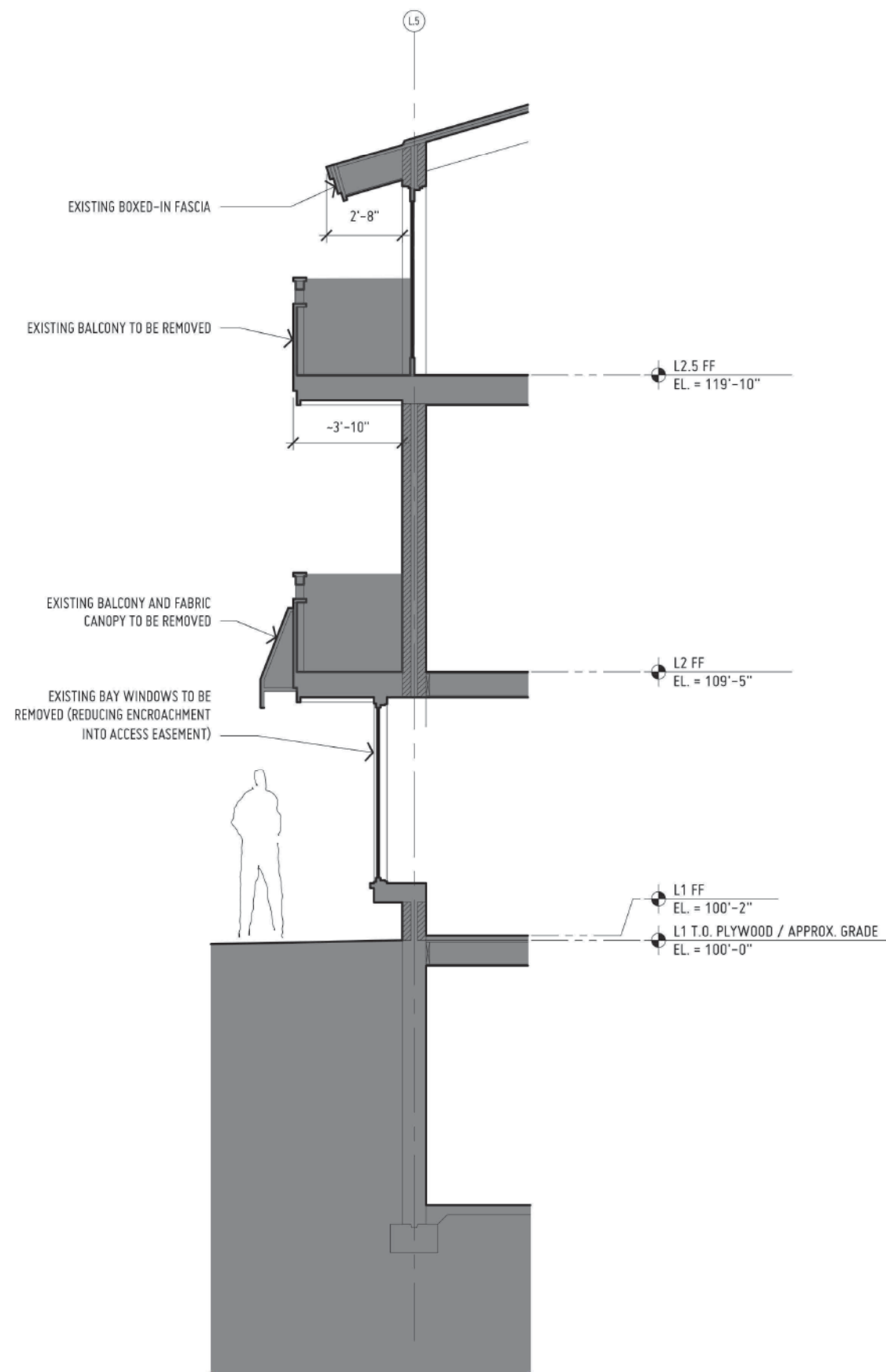
VIEW CORRIDOR #4 – EXISTING
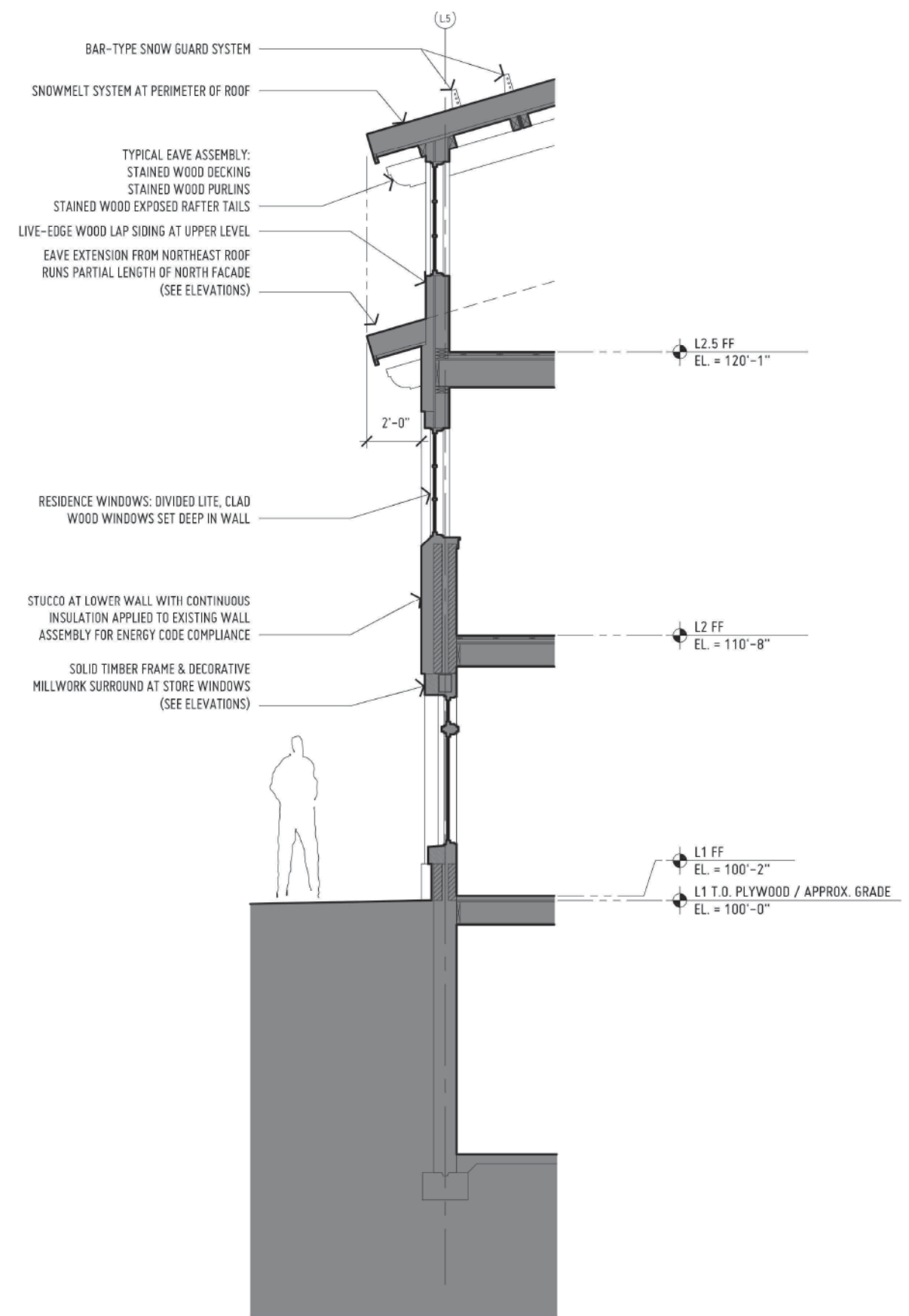
Nonconforming portion of existing building

VIEW CORRIDOR #4 – PROPOSED

Nonconforming portion of proposed building

EXISTING BOXED-IN FASCIA

2'-8"

EXISTING BALCONY TO BE REMOVED

⊕ L2.5 FF
EL. = 119'-10"

-3'-10"

EXISTING BALCONY AND FABRIC
CANOPY TO BE REMOVED

⊕ L2 FF
EL. = 109'-5"

EXISTING BAY WINDOWS TO BE
REMOVED (REDUCING ENCROACHMENT
INTO ACCESS EASEMENT)

⊕ L1 FF
EL. = 100'-2"

⊕ L1 T.O. PLYWOOD / APPROX. GRADE
EL. = 100'-0"

HILL BUILDING RENOVATION
EXISTING NORTH WALL SECTION

BAR-TYPE SNOW GUARD SYSTEM

SNOWMELT SYSTEM AT PERIMETER OF ROOF

TYPICAL EAVE ASSEMBLY:
STAINED WOOD DECKING
STAINED WOOD PURLINS
STAINED WOOD EXPOSED RAFTER TAILS

LIVE-EDGE WOOD LAP SIDING AT UPPER LEVEL

EAVE EXTENSION FROM NORTHEAST ROOF
RUNS PARTIAL LENGTH OF NORTH FACADE
(SEE ELEVATIONS)

⊕ L2.5 FF
EL. = 120'-1"

2'-0"

RESIDENCE WINDOWS: DIVIDED LITE, CLAD
WOOD WINDOWS SET DEEP IN WALL

STUCCO AT LOWER WALL WITH CONTINUOUS
INSULATION APPLIED TO EXISTING WALL
ASSEMBLY FOR ENERGY CODE COMPLIANCE

⊕ L2 FF
EL. = 110'-8"

SOLID TIMBER FRAME & DECORATIVE
MILLWORK SURROUND AT STORE WINDOWS
(SEE ELEVATIONS)

⊕ L1 FF
EL. = 100'-2"

⊕ L1 T.O. PLYWOOD / APPROX. GRADE
EL. = 100'-0"

HILL BUILDING RENOVATION
PROPOSED NORTH WALL SECTION

#1

A

G

B1 B2 B3 B4 C1 C2 C3 D E F

VIEW CORRIDOR #1 – EXISTING
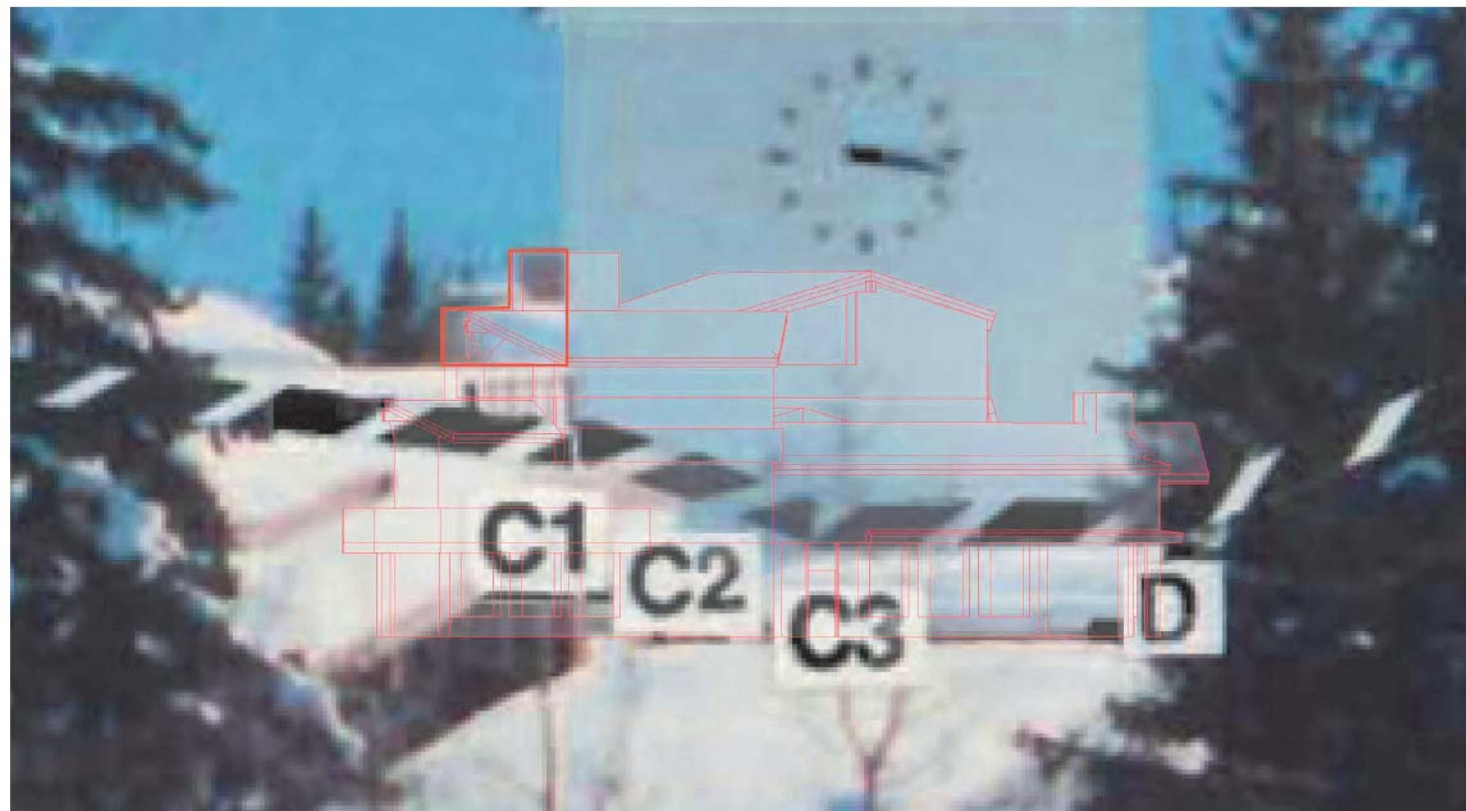
VIEW CORRIDOR #1 – EXISTING

☐ Portion of existing building visible from view point #1

SE chimney: proposed chimney cap 32" above existing

NE chimney: proposed chimney cap 32.5" above existing

VIEW CORRIDOR #1 – PROPOSED

☐ Portion of existing building visible from view point #1

▨ Proposed height increases visible from view point #1

Section 2113.9 of the International Building Code (IBC) requires chimneys to be two feet taller than any construction measured ten feet horizontally from the chimney. When the roofs of the Hill Building are reconstructed, the existing insulation above the sheathing will be removed and replaced with additional continuous exterior insulation above the plane of the existing roof sheathing. The International Energy Efficiency Code (incorporated into the IBC) requires a minimum of R–49 roof insulation in Eagle County (climate zone 6B). This nominal height increase, due to required insulation, will require the top of the existing northeast chimney to be raised by approximately 8½" and the top of the existing southeast chimney by approximately 8".

Additionally, the proposed design includes 24" high raised stone chimney caps above the flue discharge, as illustrated in the drawings submitted to the Town of Vail Planning & Environmental Commission, dated April 10, 2017. Though the proposed cap design is not required by code, it is intended to be consistent with the other modifications proposed for the building as well as the European alpine-inspired character of Vail Village suggested by the *Urban Design Guide Plan and Vail Village Design Considerations*.