

HILL BUILDING

RENOVATION

Town Council Hearing
(view corridor)

06 June 2017

4240



VAIL, COLORADO 39° 38'24"N 106° 22'25"W







existing east elevation



proposed east elevation





looking from northeast

#2

ak House

BAHN SKI RENTALS

A

B

C1

C2

D



VIEW CORRIDORS



VIEW CORRIDOR #2 - EXISTING

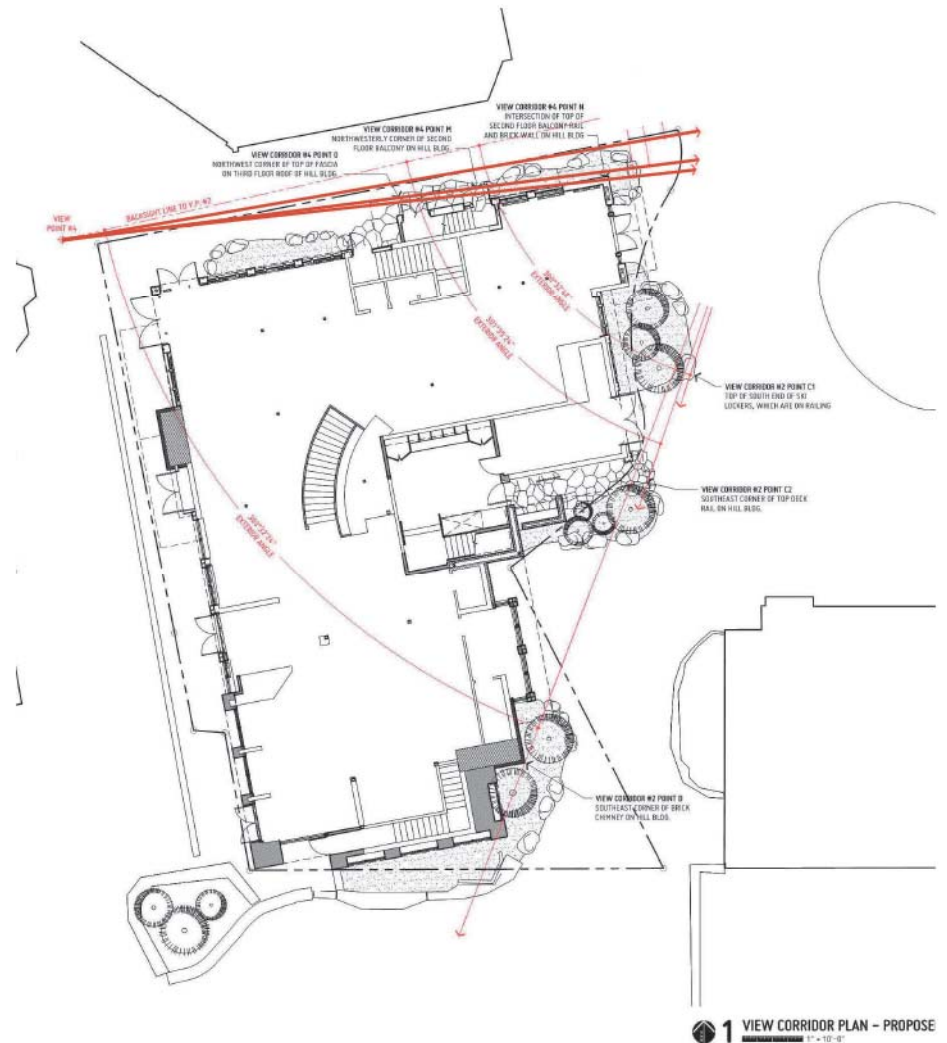


VIEW CORRIDOR #2 - PROPOSED

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 #2

VIEW CORRIDORS



VIEW CORRIDOR #4

Both projecting balconies will be removed. The upper eave (near point O) and the second story eave (just above point N and beyond the upper balcony) will be limited to an 18" projection.

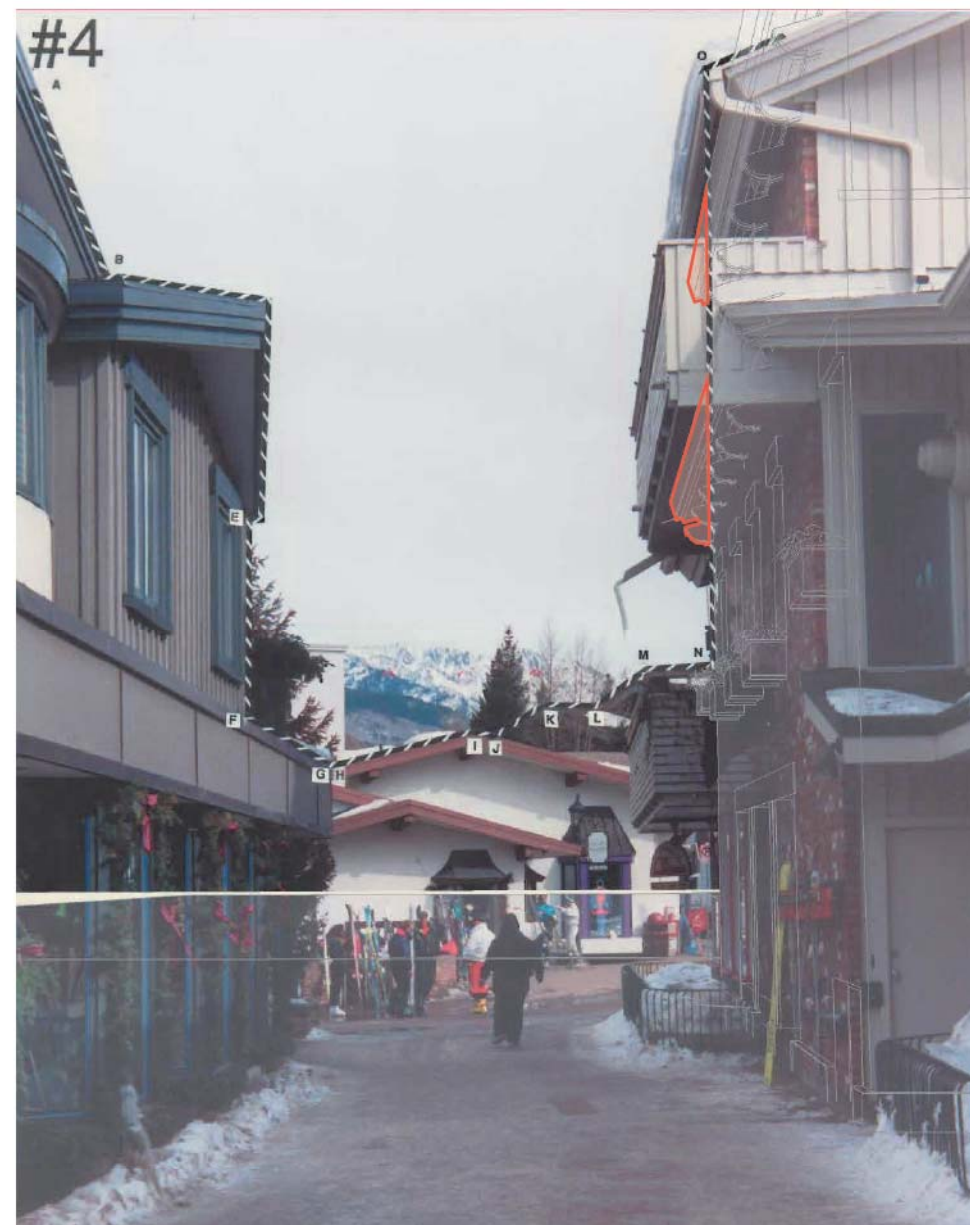
View Corridor #4

VIEW CORRIDORS



VIEW CORRIDOR #4 - EXISTING

 Nonconforming portion of existing building

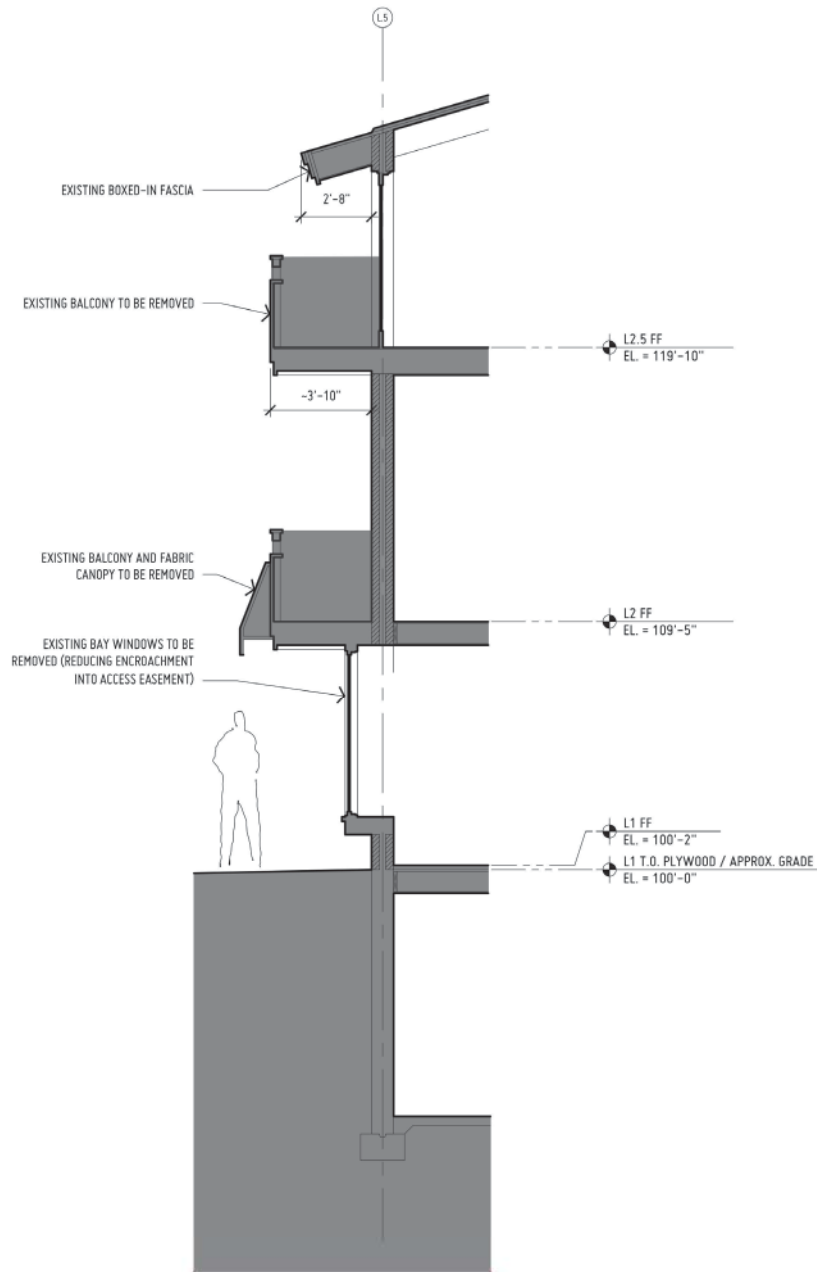


VIEW CORRIDOR #4 - PROPOSED

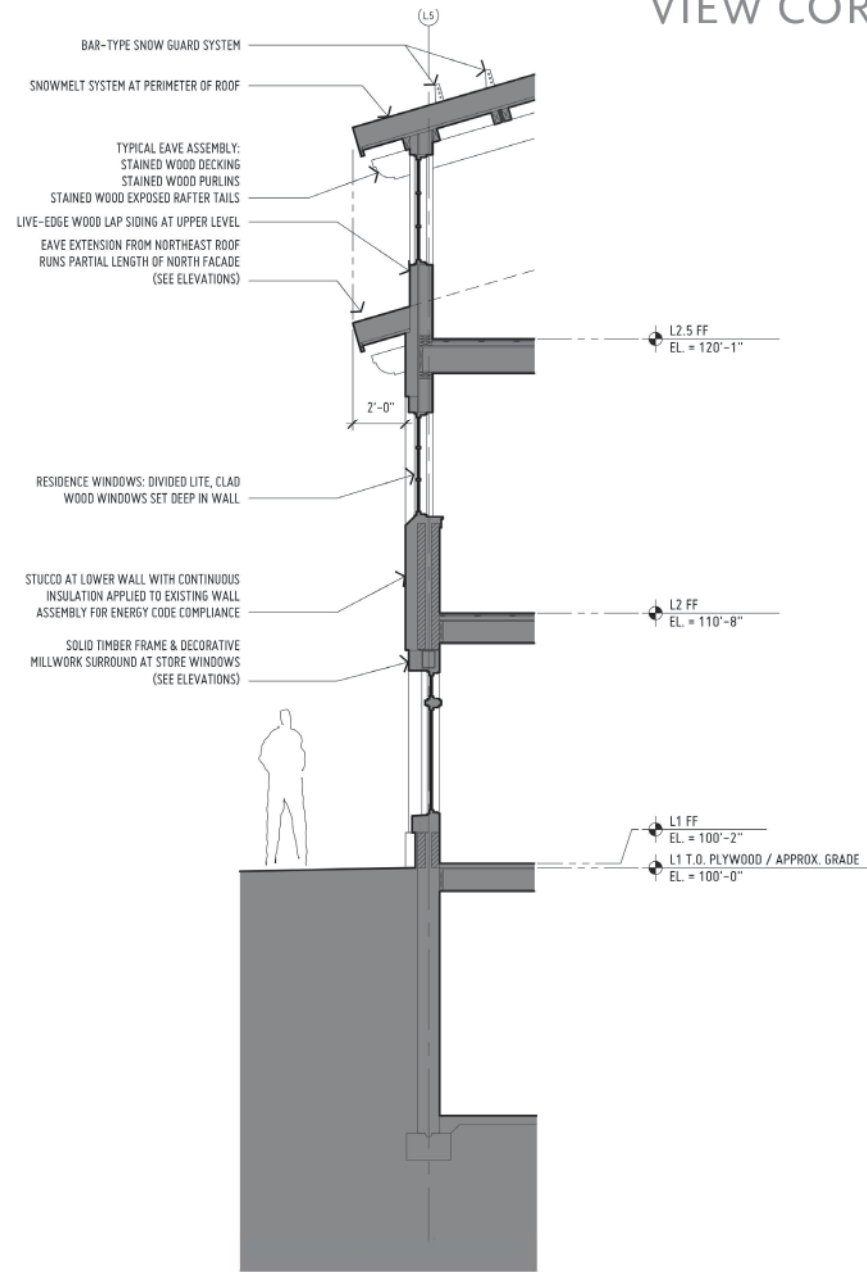
 Nonconforming portion of proposed building

View Corridor #4

VIEW CORRIDORS



HILL BUILDING RENOVATION
EXISTING NORTH WALL SECTION



HILL BUILDING RENOVATION
PROPOSED NORTH WALL SECTION

VIEW CORRIDORS



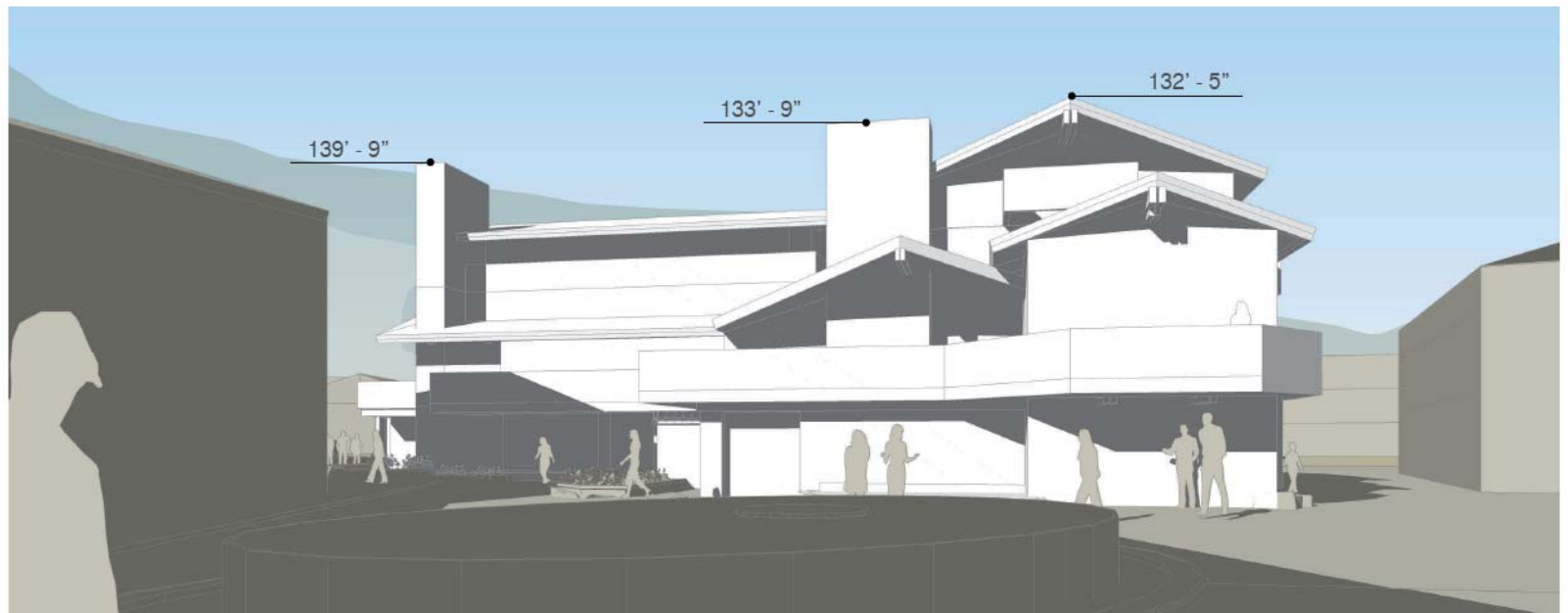
View Corridor #1



VIEW CORRIDOR #1 - EXISTING

View Corridor #1

VIEW CORRIDORS



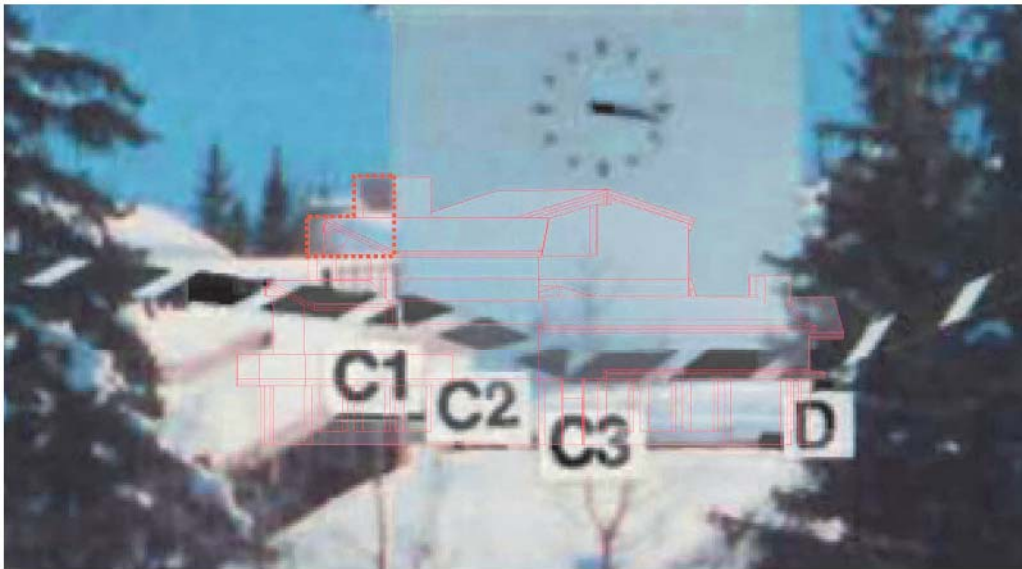
EXISTING CONDITIONS




PROPOSED CHIMNEY ELEVATIONS

View Corridor #1

VIEW CORRIDORS





VIEW CORRIDOR #1 – EXISTING

 Portion of existing building visible from view point #1



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".

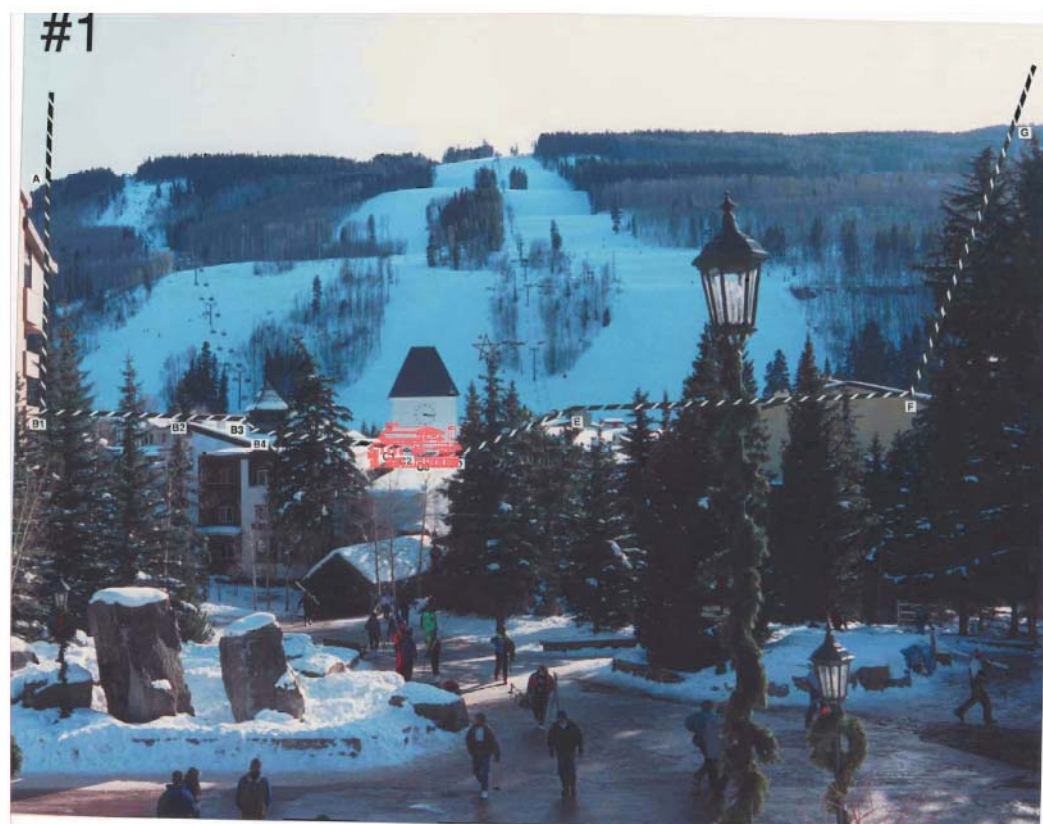
Additionally, the proposed design includes 24" high raised stone chimney caps above the flue discharge, as illustrated in the drawings submitted to the Town of Vail Planning & Environmental Commission, dated April 10, 2017. Though the proposed cap design is not required by code, it is intended to be 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*.

View Corridor #1

VIEW CORRIDORS

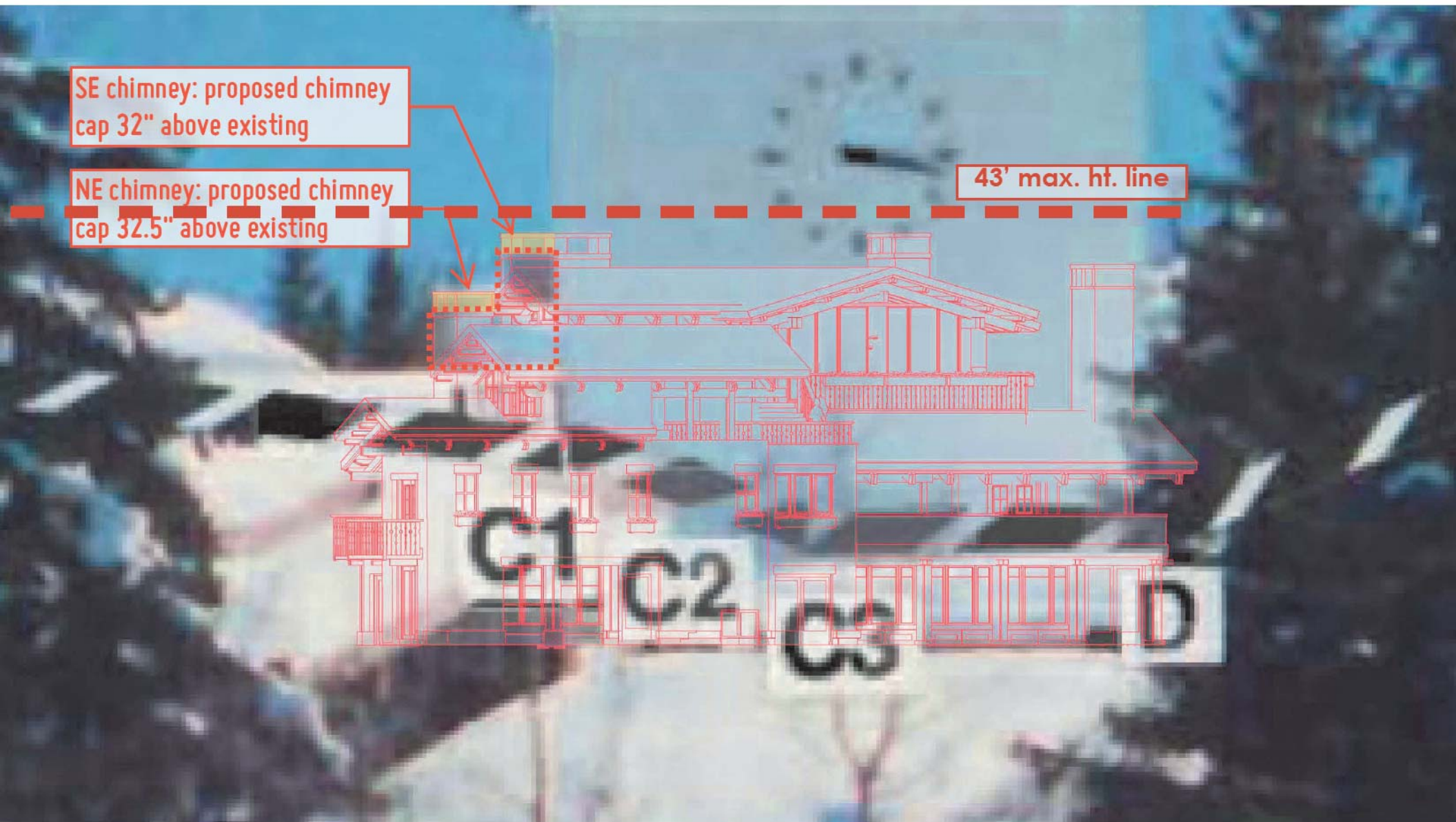


VIEW CORRIDOR #1 - EXISTING



VIEW CORRIDOR #1 - PROPOSED

VIEW CORRIDORS



View Corridor #1

thank you

