DESIGN REVIEW BOARD MEETING

Agenda

Vail Town Council Chambers

2:00 PM, March 5, 2025

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1. **Virtual Meeting Link**
   Register to attend Design Review Board Meetings. Once registered, you will receive a confirmation email containing information about joining this webinar.

2. **Call to Order**

3. **Main Agenda**

   3.1 **DRB24-0440 - Itambe 9 LP**
   Final review of an addition

   Address/ Legal Description: 4532 Streamside Circle East E/ Lot 15, Bighorn Subdivision 4th Addition

   Planner: Heather Knight

   Applicant Name: Itambe 9 LP, represented by ArcDen Studio

   DRB24-0440_PlanSet.pdf

   3.2 **DRB25-0012 - Geneva LLC**
   Final review of a new construction (duplex)

   Address/ Legal Description: 1721 Geneva Drive/Lot 9, Matterhorn Village Filing 1

   Planner: Jamie Leaman-Miller

   Applicant Name: Geneva 1721 LLC, represented by Blueline Architects p.c.

   DRB25-0012 Plans.pdf
   DRB25-0012 Renderings.pdf

   3.3 **DRB25-0004 - 1042 Eagles Nest ITC-I LLC**
   Final review of a new construction (single family)

   Address/ Legal Description: 1042 Eagles Nest Circle/Lot 2, Block 1, Vail Village Filing 8

   Planner: Greg Roy

   Applicant Name: 1042 Eagles Nest ITC-I LLC - ETAL, represented by Suman Architects

   DRB25-0004 Docs.pdf
   DRB25-0004 Plans.pdf

   3.4 **DRB25-0021 - First Bank**
   Final review of new construction

   Address/ Legal Description: 17 Vail Road/Lot G, Vail Village Filing 2

Planner: Greg Roy

Applicant Name: First Bank, represented by 4240 Architecture Inc.

DRB25-0021 Plans_Part1.pdf
DRB25-0021 Plans_Part2.pdf
DRB25-0021 Plans_Part3.pdf
DRB25-0021 Plans_Part4.pdf
DRB25-0021 Docs.pdf
DRB25-0021 Public Comment - VRF 2-26-25.pdf
Applicant Presentation.pdf

4. Staff Approvals

4.1 **DRB23-0086.002 - Gondola Haus**
Final review of a change to approved plans (DRB extension)

Address/ Legal Description: 298 Hanson Ranch Road/Lot C, Block 2, Vail Village Filling 1

Planner: Jamie Leaman-Miller

Applicant Name: Thoma Alps Meet Rockies, represented by Mauriello Planning Group

4.2 **DRB24-0288.001 - Thoma Properties LLC**
Final review of an exterior alteration (exterior sheathing)

Address/ Legal Description: 5177 Gore Circle/Lot 11, Block 3, Bighorn Subdivision 5th Addition

Planner: Jamie Leaman-Miller

Applicant Name: Thoma Properties LLC, represented by Pierce Austin Architects

4.3 **DRB24-0390 - Janneill Properties LLC**
Final review of an exterior alteration (door)

Address/ Legal Description: 5175 Black Gore Drive 4/Lot 1-5, Cedar Point Townhouses Subdivision Filing 1

Planner: Heather Knight

Applicant Name: Janneill Properties, represented by Renewal by Andersen

4.4 **DRB24-0450.001-Bailey Residence**
Final review of a change to approved plans (windows)

Address/ Legal Description: 1190 Casolar Del Norte Drive A/Lot 6, Casolar Vail

Planner: Greg Roy

Applicant Name: Mike & Suzi Bailey, represented by Pierce Austin Architects

4.5 **DRB24-0473 - 770 Potato Patch LLC**
Final review of an exterior alteration (AC unit)

Address/ Legal Description: 770 Potato Patch Drive A/Lot 6, Block 2, Vail Potato Patch Filing 1

Planner: Heather Knight

Applicant Name: 770 Potato Patch, represented by Eagle Mountain Plumbing & HVAC

4.6 **DRB25-0020 - Biscayne Trust**
Final review of an exterior alteration (entry/doors/windows)

Address/ Legal Description: 1109 Vail Valley Drive/Block 6, Lot 7, Vail Village Filing 7

Planner: Heather Knight

Applicant Name: Biscayne Trust, represented by KH Webb Architects

4.7 **DRB25-0023 - Exemption Trust Under Spector Family Trust**
Final review of an exterior alteration (windows)

Address/ Legal Description: 4295 Columbine Drive 17A/Lot 7, Block 3, Bighorn Subdivision 3rd Addition

Planner: Jamie Leaman-Miller

Applicant Name: Exemption Trust Under Spector Family Trust, represented by Home Depot USA

4.8 **DRB25-0025 - Town of Vail**
Final review of an addition

Address/ Legal Description: 700 South Frontage Road East/Unplatted- Ford Park VRD Office and Tennis Courts

Planner: Heather Knight

Applicant Name: Town of Vail, represented by Zehren and Associates

4.9 **DRB25-0026 - Austria Haus**
Final review of a sign application

Address/ Legal Description: 242 East Meadow Drive/Tract C, Block 5E, Vail Village Filing 1

Planner: Jamie Leaman-Miller

Applicant Name: Austria Haus, represented by Roaring Fork Sign and Lighting

4.10 **DRB25-0030 - Sonnenalp**
Final review of an exterior alteration (deck/window/combination unit)

Address/ Legal Description: 20 Vail Road/Lot 1, Sonnenalp Subdivision

Planner: Greg Roy

Applicant Name: Sonnenalp, represented by Pierce Austin Architects

5. Staff Denials

6. Adjournment

Meeting agendas and materials can be accessed prior to meeting day on the Town of Vail website www.vail.gov. All Town Council meetings will be streamed live by High Five Access Media and available for public viewing as the meeting is happening. The meeting videos are also posted to High Five Access Media website the week following meeting day, www.highfivemedia.org.

Please call 970-479-2460 for additional information. Sign language interpretation is available upon request with 48 hour notification dial 711.

AGENDA ITEM NO. 3.1

Item Cover Page

DESIGN REVIEW BOARD AGENDA ITEM REPORT

DATE:	March 5, 2025
SUBMITTED BY:	Amanda Mascarenas, Community Development
ITEM TYPE:	Main Agenda
AGENDA SECTION:	**Main Agenda**
SUBJECT:	**DRB24-0440 - Itambe 9 LP**
SUGGESTED ACTION:	Final review of an addition

ATTACHMENTS:
DRB24-0440_PlanSet.pdf

CLIENT:
Ana Paula Rivero
Eduardo Cummings

ADDRESS:
4532 E Streamside Cir, Vail, CO

PROJECT DESCRIPTION:

For the Design Review Board:

The project located at 4532 E Streamside Cir, Vail, is part of a duplex. The clients purchased Unit B East of this duplex and intend to undertake a comprehensive renovation aimed at revitalizing the property, incorporating contemporary designs and high-quality materials. The home consists of a basement, a ground floor with a garage and a terrace in the rear yard, as well as an upper floor featuring a terrace and a balcony. In total, the property includes 5 bedrooms, 6 bathrooms, 1 kitchen, 2 TV rooms, 1 garage, and 1 laundry area.

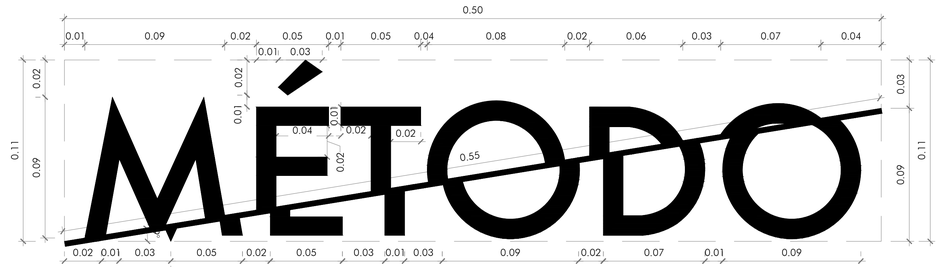
It is important to note that the property originally contained asbestos within the interior walls. This material was evaluated by a specialist, who successfully removed all traces of asbestos. Subsequent testing was conducted to ensure that no remnants remained.

Regarding the proposed renovation, it is essential to emphasize that no additional bedrooms or bathrooms will be added. The scope of the project will be focused exclusively on remodeling the existing spaces. The only new additions planned are the construction of a new staircase module, which will serve as the main entrance and provide access to all areas of the house. Additionally, the rear patio terrace will be expanded to better utilize the available space.

On the exterior, the house will be repainted in darker tones to give it a more modern appearance, and all existing windows will be replaced with new ones.

Lastly, with respect to the landscaping, the only modification will occur at the front of the property. As the main entrance is being relocated, a new pathway will be created leading to the entrance, which will pass through the newly designed staircase module. As part of this change, additional green space will be added to the front yard to replace the previously existing path.

This project is designed to transform the property by giving it a modern, functional aesthetic, while respecting the original structure and the neighborhood's guidelines.



2424ST - STREAMSIDE, VAIL, CO.

NOVEMBER 25, 2024

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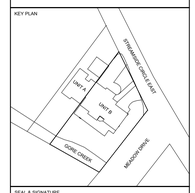

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2424ST.
STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

COVER SHEET

PROJECT NO.
2424ST
Drawn By
BI
SCALE (22x34)

A.000

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.000.DWG

INDEX

GENERAL PLANS

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A.005 JOINT PROPERTY
A.014 ARCHITECTURAL SITE PLAN
A.041 GRFA FLOOR AREA AND SITE DEVELOPMENT CALCULATIONS
A.042 GRADING PLAN
A.043 PHOTOS OF EXISTING SITE AND ADJACENT STRUCTURES
A.100 BASEMENT EXISTING AND PROPOSAL
A.101 GROUND FLOOR EXISTING
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A.105 ROOF PLAN PROPOSAL

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SCHEDULE B
LAND TITLE
UTILITY VERIFICATION FORM
EXTERIOR BUILDING MATERIAL LIST

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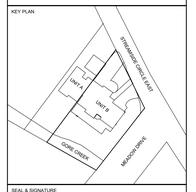

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ADS

2424ST.
STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

INDEX

PROJECT NO.
2424ST

Drawn By
BI

SCALE (22x34)

A.000

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.001.DWG

FOUND 2" ALUMINUM CAP
S26°09'07"E 35.00'
SMH BM=8472.1
8472
ROCK PLANTER
KNEE WALL
GARAGE
8471
PINE
STREAMSIDE CIRCLE EAST
DIRT ASPHALT
8475
S26°09'07"E 85.55'
ASPHALT ROAD
UNIT A
9.0
4.6
SIDEWALK
LIGHT
PLANTER
1.4
5.2
5.6
7.5
CONCRETE DRIVEWAY
N26°43'00"E 151.58'
N26°43'11"E 173.20'
LOT 15 "UNIT B"
0.234 ACRES
"EAST" DUPLEX UNIT
WOOD FRAMED WITH
WOOD & STONE FASCIA
4532
15.3
1.6
3.7
7.0
8470
ROCK WALL
UPPER DECK
SLOPE 17"=4.25/12.16
RAISED DECK
RETAINING WALL
14.3
UPPER LOWER 8480.78
UPPER LOWER 8477.94
15.0
UTIL. (BURIED)
OPEN TO BELOW
3.7
1.6
ASPEN
SPIRAL STAIRS
SLOPE 7"=4.25/12.48
UPPER DECK
CONC.
EL:8466.78
EL:8466.70
PIERS
RAISED DECK
UPPER DECK
LOWER STAIR
EL:8467.47
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19.1
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8472
8470
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8396

SITE PLAN LEGEND

- PROPOSED LAYOUT
- PROPOSED ROOF LAYOUT
- ZONE LOT LINE
- REQUIRED ZONE LOT SETBACK
- GRADE DIRECTION
- "ZONE AE" BASE FLOOD PLAIN
- SPOT ELEVATIONS AT ORIGINAL GRADE
- PEDESTRIAN ENTRANCE
- EXISTING HOUSE LAYOUT
- PROPOSED HOUSE LAYOUT
- BUILDING DOOR
- CONCRETE
- EXISTING HOUSE ROOF LAYOUT
- PROPOSED HOUSE ROOF LAYOUT

ZONING:

ZONE DISTRICT:	4532 STREAMSIDE CIR E E BIGHORN SUBDIVISION 4TH ADDITION TWO FAMILY RESIDENTIAL MEDIUM FAMILY RESIDENTIAL LOT 15
MAX BUILDING HEIGHT:	23' 16""
SETBACKS:	FRONT 20' – SIDE 15' – REAR 15'
REQUIRED PARKING:	2

BUILDING:

OCCUPANCY:	SINGLE FAMILY RESIDENTIAL
STORIES:	TWO
LOT:	15 "UNIT B" SIZE: 0.234 ACRES
BUILDABLE AREA:	9,971.90 SQTF
SNOW STORAGE:	352.17 SQFT (30%)

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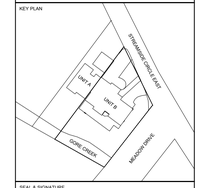
KEY PLAN



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2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

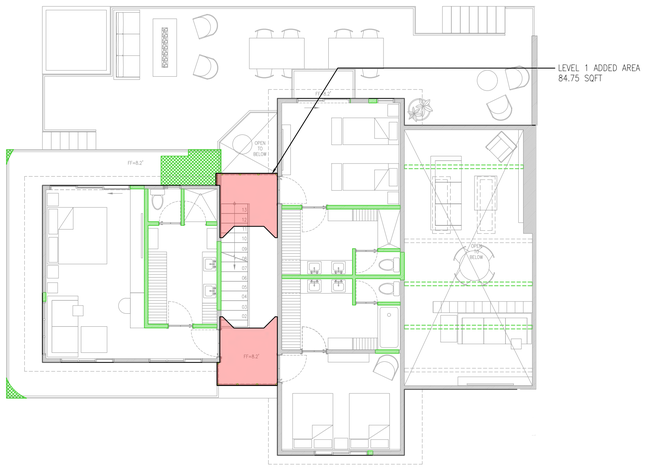
SITE & GRADING PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

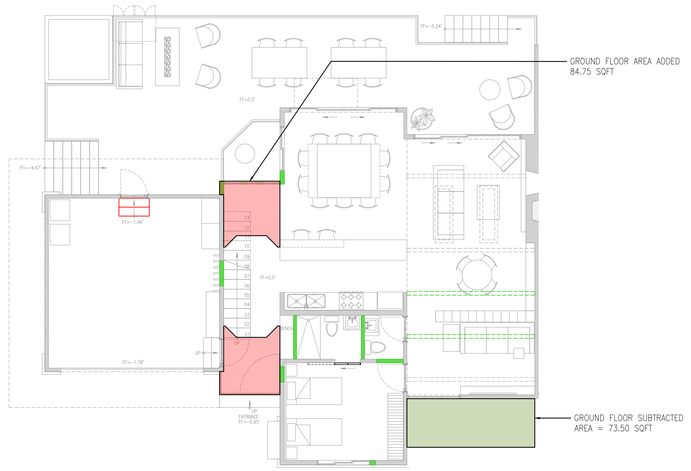
PROJECT NO.	2424ST
Drawn By	BI
SCALE (22x34)	3/32"=1'-0"

A.114

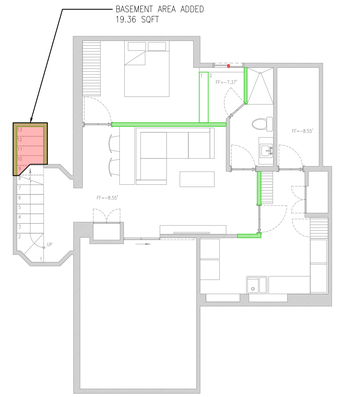
FILENAME: 2424ST - A.014.DWG



5 LEVEL 1
A.041 1/8"



4 GROUND FLOOR
A.041 1/8"



3 BASEMENT
A.041 1/8"

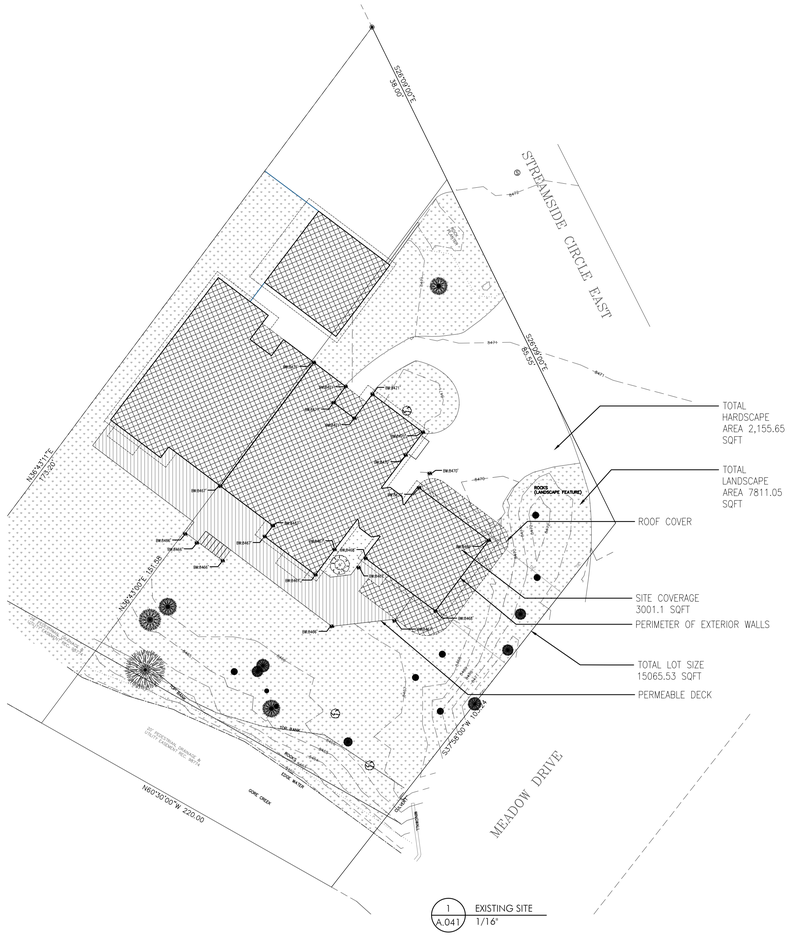
TOWN OF VAIL ALLOWABLE CALCULATIONS:

UNIT A LOT SIZE (NEIGHBOUR)	5,491.87 SQFT
UNIT B LOT SIZE	9,573.66 SQFT
A+B LOT SIZE	15,065.53 SQFT

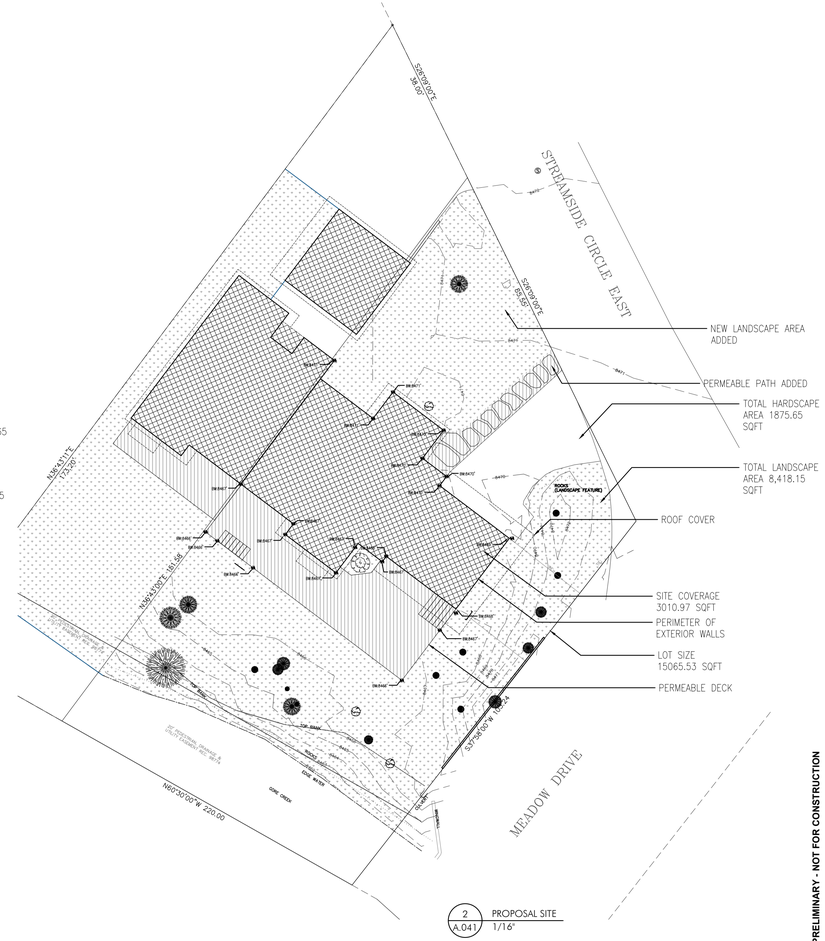
MAX GRFA:

0.46 OF SITE AREA=<10,000 SQFT	4,600 SQFT
0.38 OF SITE AREA>10,000&=<15,000 SQFT	1,900 SQFT
0.13 OF SITE AREA>15,000&=<30,000 SQFT	8.51 SQFT
0.06 OF SITE AREA>30,000 SQFT	
TOTAL:	6,508.81 SQFT
MAX SITE COVERAGE:	20% = 3,013.11 SQFT
MIN. LANDSCAPING COVERAGE:	60% = 9,039.32 SQFT

EXISTING		PROPOSED	
UNIT A (NEIGHBOUR)		UNIT A (NEIGHBOUR, KEEPING EXISTING AREA)	
BASEMENT:	NOT APPLY	BASEMENT:	NOT APPLY
GROUND FLOOR:	1,433.30 SQFT	GROUND FLOOR:	1,433.30 SQFT
LEVEL 1:	730.00 SQFT	LEVEL 1:	730.00 SQFT
TOTAL GRFA:	2,163.30 SQFT	TOTAL GRFA:	2,163.30 SQFT
SITE COVERAGE:	1,461.68 SQFT	SITE COVERAGE:	1,461.68 SQFT
LANDSCAPE COVERAGE:	2,355.78 SQFT	LANDSCAPE COVERAGE:	2,355.78 SQFT
UNIT B		UNIT B (PROPOSAL)	
BASEMENT:	832.09 SQFT	BASEMENT:	849.68 SQFT
GROUND FLOOR:	1,877.69 SQFT	GROUND FLOOR:	1,549.29 SQFT
LEVEL 1:	1,512.23 SQFT	LEVEL 1:	1,549.29 SQFT
TOTAL GRFA:	4,222.01 SQFT	TOTAL GRFA:	3,948.26 SQFT
SITE COVERAGE:	1,539.42 SQFT	SITE COVERAGE:	1,549.29 SQFT
LANDSCAPE COVERAGE:	5,455.27 SQFT	LANDSCAPE COVERAGE:	6,062.37 SQFT
TOTAL A + B UNITS		TOTAL A + B UNITS (PROPOSAL)	
TOTAL GRFA:	6,385.31 SQFT	TOTAL GRFA:	6,111.56 SQFT
SITE COVERAGE:	3,001.10 SQFT	SITE COVERAGE:	3,010.97 SQFT
LANDSCAPE COVERAGE:	7,811.05 SQFT	LANDSCAPE COVERAGE:	8,418.15 SQFT



1 EXISTING SITE
A.041 1/16"



2 PROPOSAL SITE
A.041 1/16"

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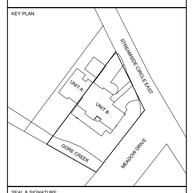
KEY PLAN


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4532 STREAMSIDE CIR. VAIL,CO.

GRFA AND SITE COVERGAE

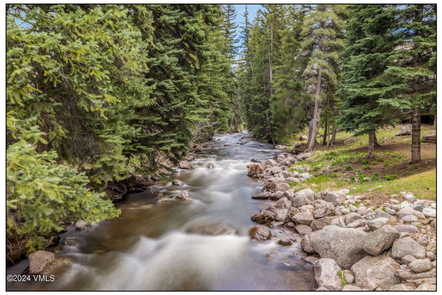
PRELIMINARY - NOT FOR CONSTRUCTION

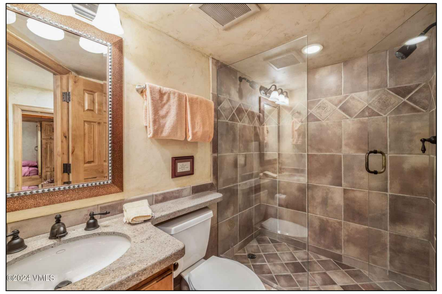
PROJECT NO.
2424ST
Drawn By
BI
SCALE (22x34)

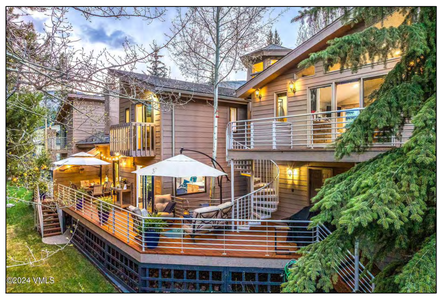
A.041

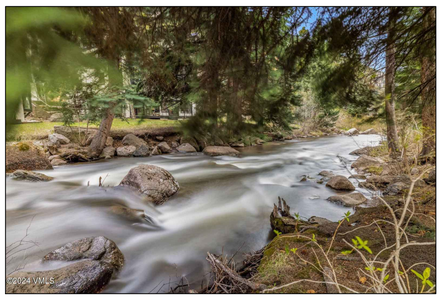
FILENAME: 2424ST - A.041.DWG

LANDSCAPE FEATURE WHICH IS
LABELED AS "ROCK WALL" IN SURVEY









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#	DATE	DESCRIPTION	CHK
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01			

STRUCTURAL ENGINEER

COMPANY NAME
ADDRESS LINE 1
ADDRESS LINE 2
TEL: 000.000.0000
FAX: 000.000.0000
CONTACT: FIRST LAST

STRUCTURAL ENGINEER

COMPANY NAME
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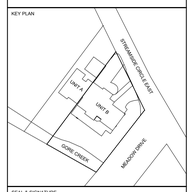
KEY PLAN



SEAL & SIGNATURE

N

MÉTODO
ADS

2424ST.
STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

POHTOS OF EXISTING SITE

PROJECT NO.
2424ST

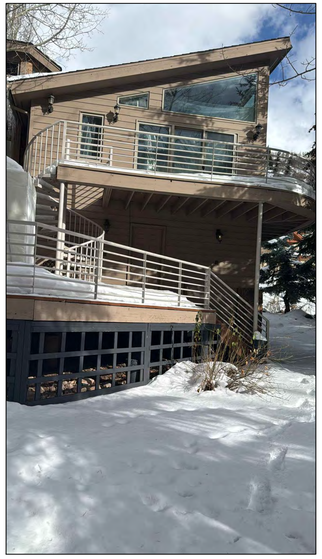
Drawn By
BI

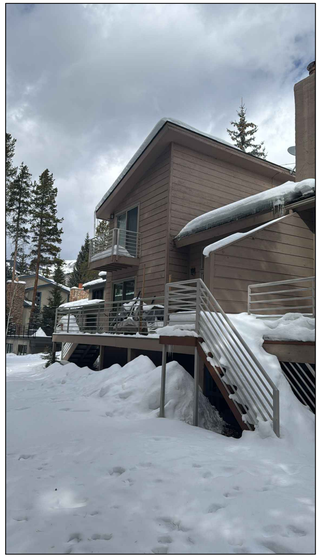
SCALE (22x34)

A.043

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.043.DWG





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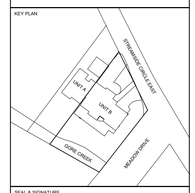
KEY PLAN



SEAL & SIGNATURE

N

MÉTODO
ADS

2424ST.
STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

POHTOS OF EXISTING SITE

PROJECT NO.
2424ST

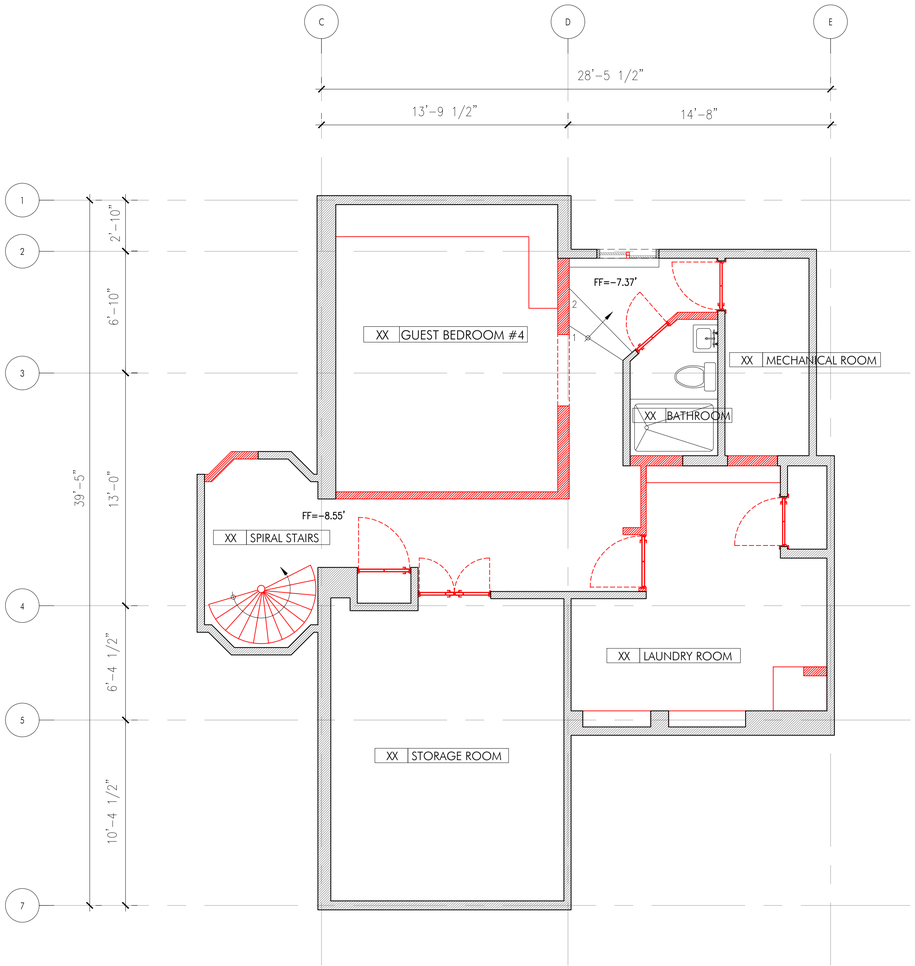
Drawn By
BI

SCALE (22x34)

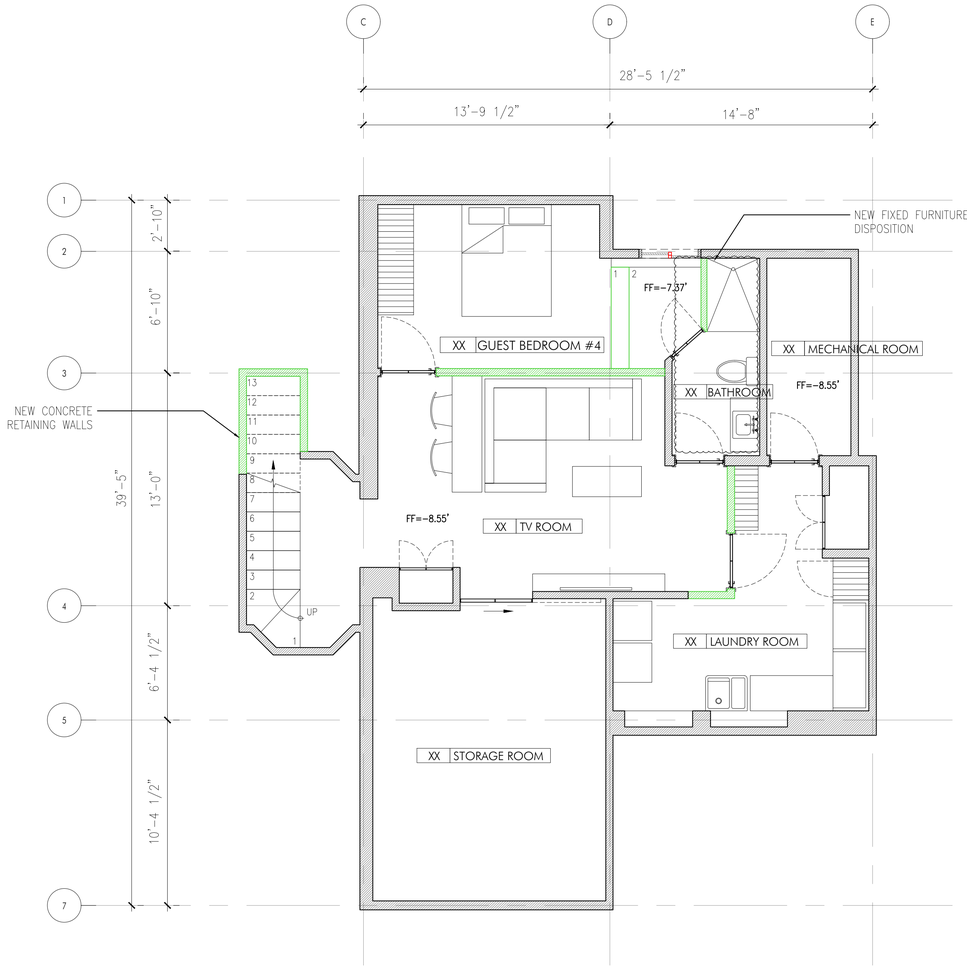
A.044

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.044.DWG



1 A.100 BASEMENT EXISTING
1/4"



1 A.100 BASEMENT PROPOSAL
1/4"

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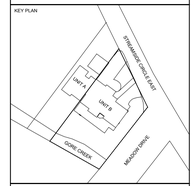
KEY PLAN



SEAL & SIGNATURE

N

MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

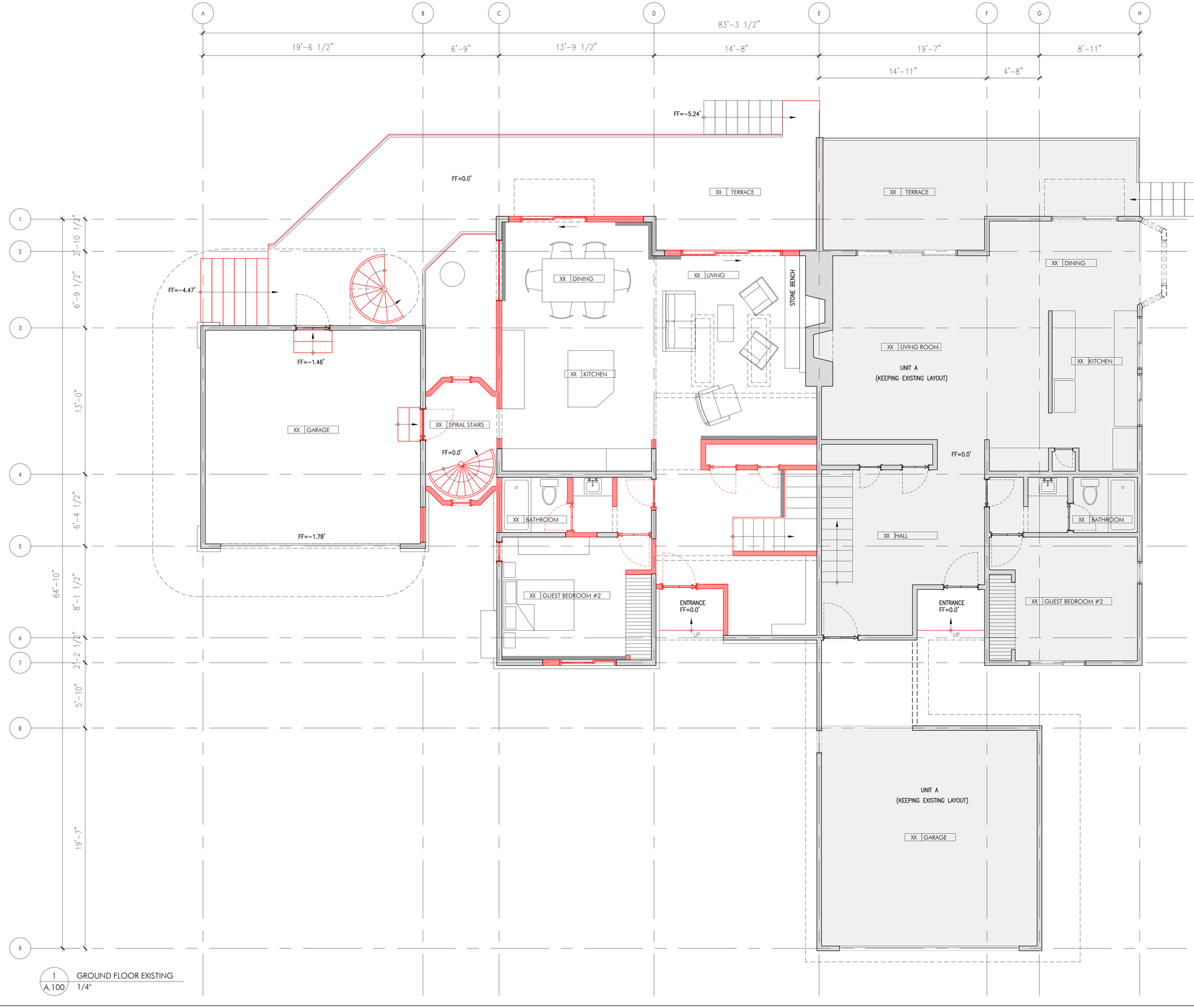
BASEMENT PLAN

PROJECT NO.
2424ST
Drawn By
BI
SCALE (22x34)
1/4"

A.100

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.100.DWG



1 / A.100 GROUND FLOOR EXISTING
1/4"

LEGEND

UNIT A

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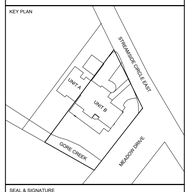

SEAL & SIGNATURE

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MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

GROUND FLOOR EXISTING

PROJECT NO.
2424ST

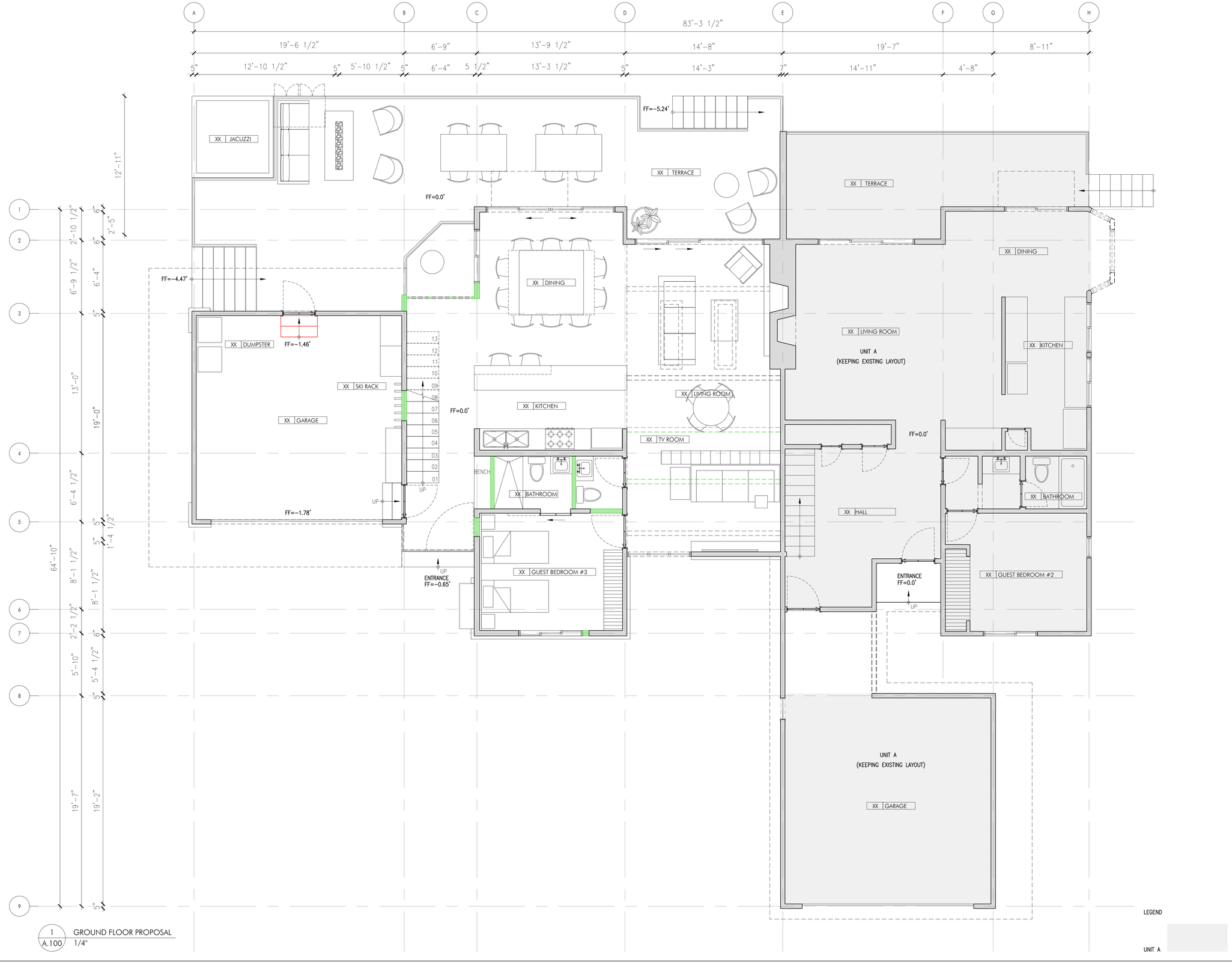
Drawn By
BI

SCALE (22x34)
1/4"

A.101

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.101.DWG



1 A.100 GROUND FLOOR PROPOSAL 1/4"

LEGEND

UNIT A

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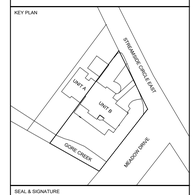
KEY PLAN



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MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

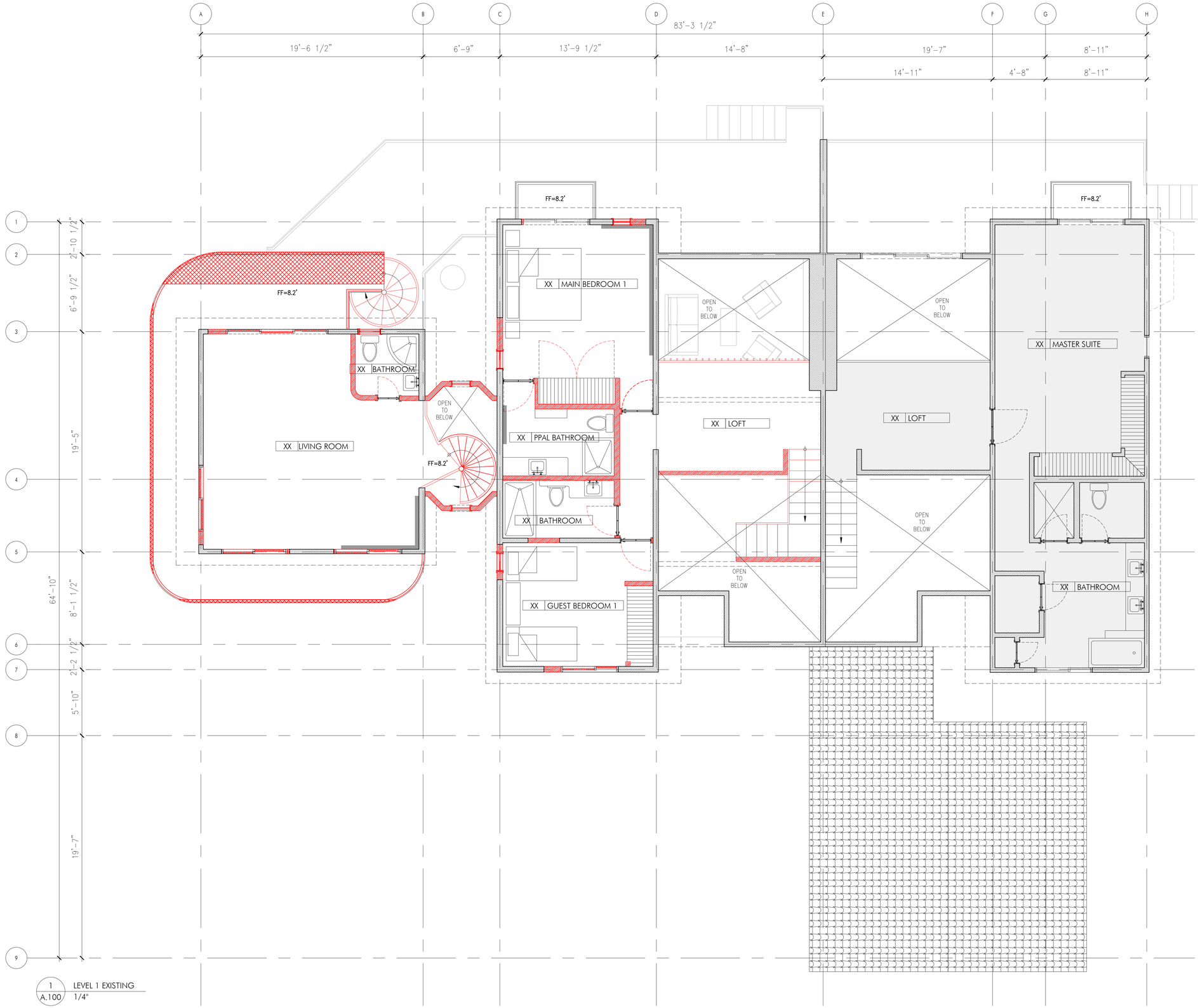
GROUND FLOOR PROPOSAL

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO.
2424ST
Drawn By
BI
SCALE (22x34)
1/4"

A.102

FILENAME: 2424ST - A.102.DWG



1 / A.100 LEVEL 1 EXISTING 1/4"

LEGEND

UNIT A

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#	DATE	DESCRIPTION	CHK
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01			

STRUCTURAL ENGINEER

COMPANY NAME
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CONTACT: FIRST LAST

STRUCTURAL ENGINEER

COMPANY NAME
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STRUCTURAL ENGINEER

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STRUCTURAL ENGINEER

COMPANY NAME
ADDRESS LINE 1
ADDRESS LINE 2
TEL: 000.000.0000
FAX: 000.000.0000
CONTACT: FIRST LAST

KEY PLAN

SEAL & SIGNATURE

N

MÉTODO
ADS

2424ST.
STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

FIRST FLOOR EXISTING

PROJECT NO.
2424ST

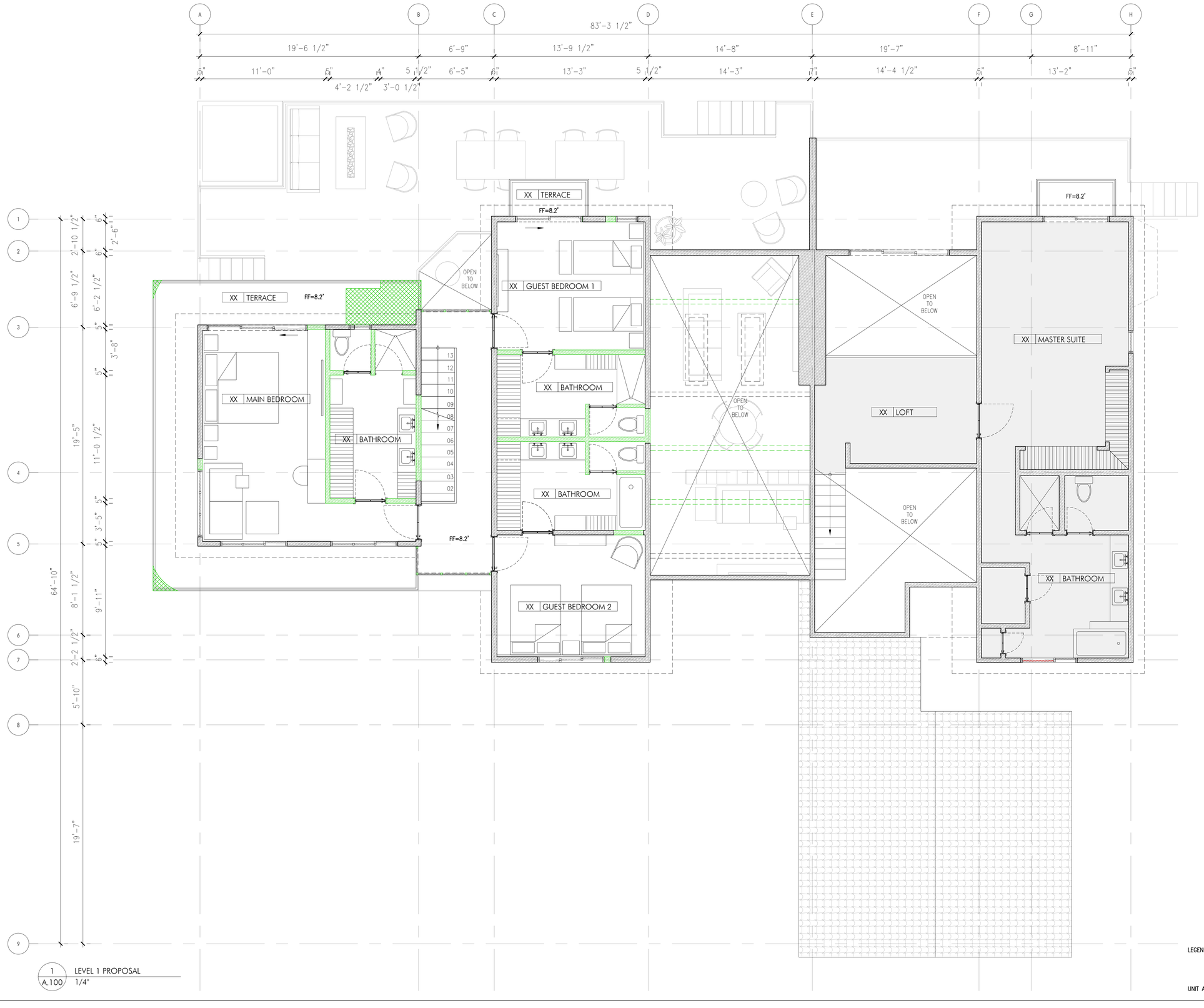
Drawn By
BI

SCALE (22x34)
1/4"

A.103

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.103.DWG



1 A.100 LEVEL 1 PROPOSAL 1/4"

LEGEND

UNIT A

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#	DATE	DESCRIPTION	CHK
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STRUCTURAL ENGINEER
COMPANY NAME
ADDRESS LINE 1
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TEL: 000.000.0000
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CONTACT: FIRST LAST

STRUCTURAL ENGINEER
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CONTACT: FIRST LAST

KEY PLAN

SEAL & SIGNATURE

N

MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

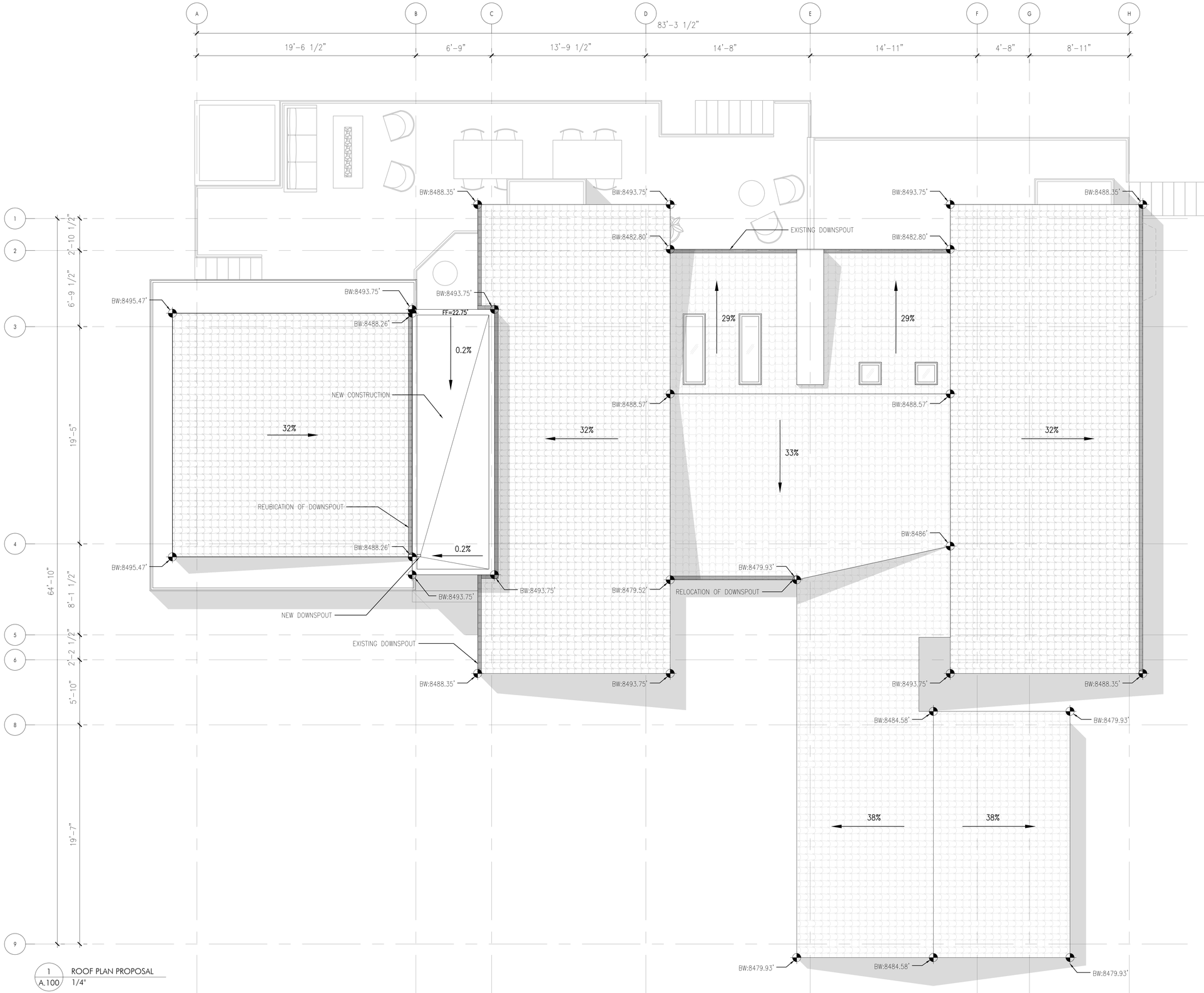
FIRST FLOOR PROPOSAL

PROJECT NO. 2424ST
Drawn By BI
SCALE (22x34) 1/4"

A.104

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.104.DWG



1 / A.100 ROOF PLAN PROPOSAL 1/4"

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#	DATE	DESCRIPTION	CHK
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STRUCTURAL ENGINEER
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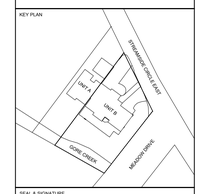
CONTACT: FIRST LAST

KEY PLAN



SEAL & SIGNATURE

N

MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

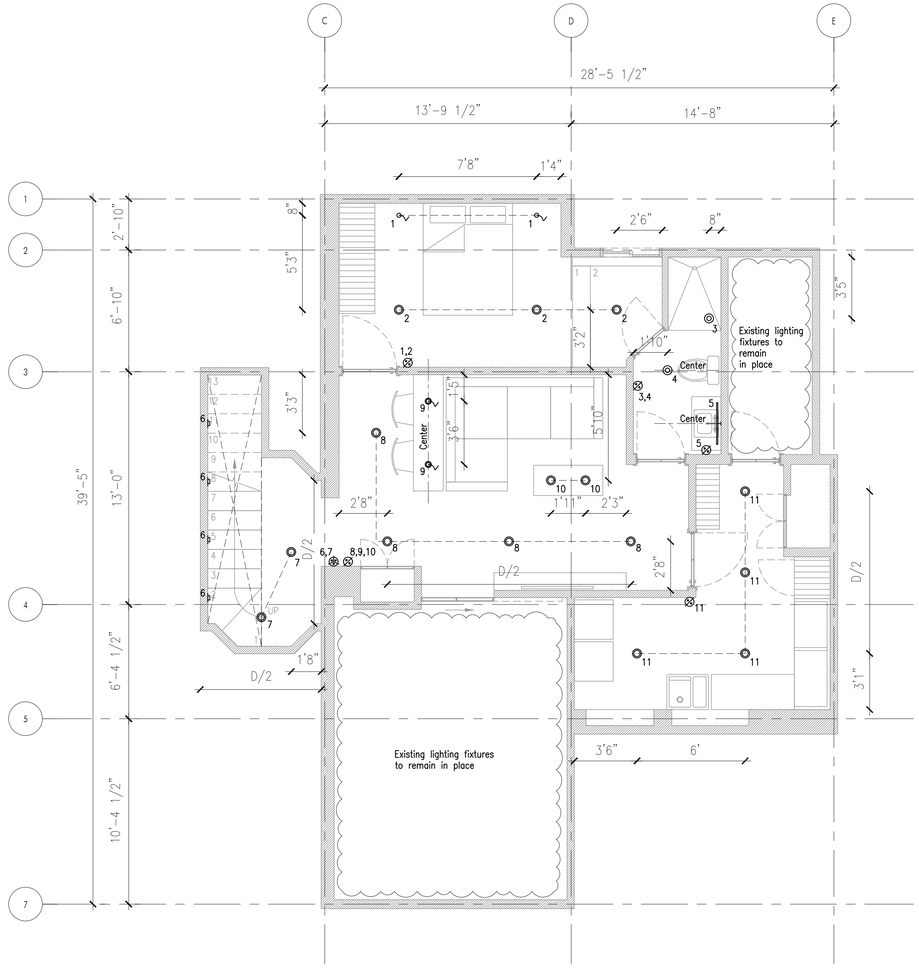
ROOF PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO. 2424ST
Drawn By BI
SCALE (22x34) 1/4"

A.105

FILENAME: 2424ST - A.105.DWG



1 A.100 BASEMENT PROPOSAL 1/4"

PROPOSED REFLECTED CEILING PLAN LEGEND:

FIXTURE	KEY	LIGHTING FIXTURE TYP.	QTY.	PRODUCT SERIES / DESCRIPTION
	A	RECESSED DOWNLIGHT		TBD
	B	RECESSED STEERABLE DOWNLIGHT		TBD
	C	RECESSED BATHROOM DOWNLIGHT		TBD
	D	DECORATIVE WALL LAMP FOR BATHROOM		TBD
	E	WALL LAMP INTERIOR		TBD
	F	WALL LAMP EXTERIOR		TBD
	G	LANDSCAPE LAMP WITH STAKE		TBD
	H	PENDANT (FOR BEDROOM)		TBD
	I	PENDANT (FOR DINNING)		TBD
	J	PENDANT (FOR COFFEE TABLE)		TBD
	K	PENDANT (FOR KITCHEN AND BARS)		TBD
	L	STEP LIGHTING		TBD
---------	M	INDIRECT LIGHTING (LED)		TBD

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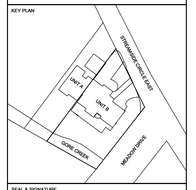


SEAL & SIGNATURE

MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

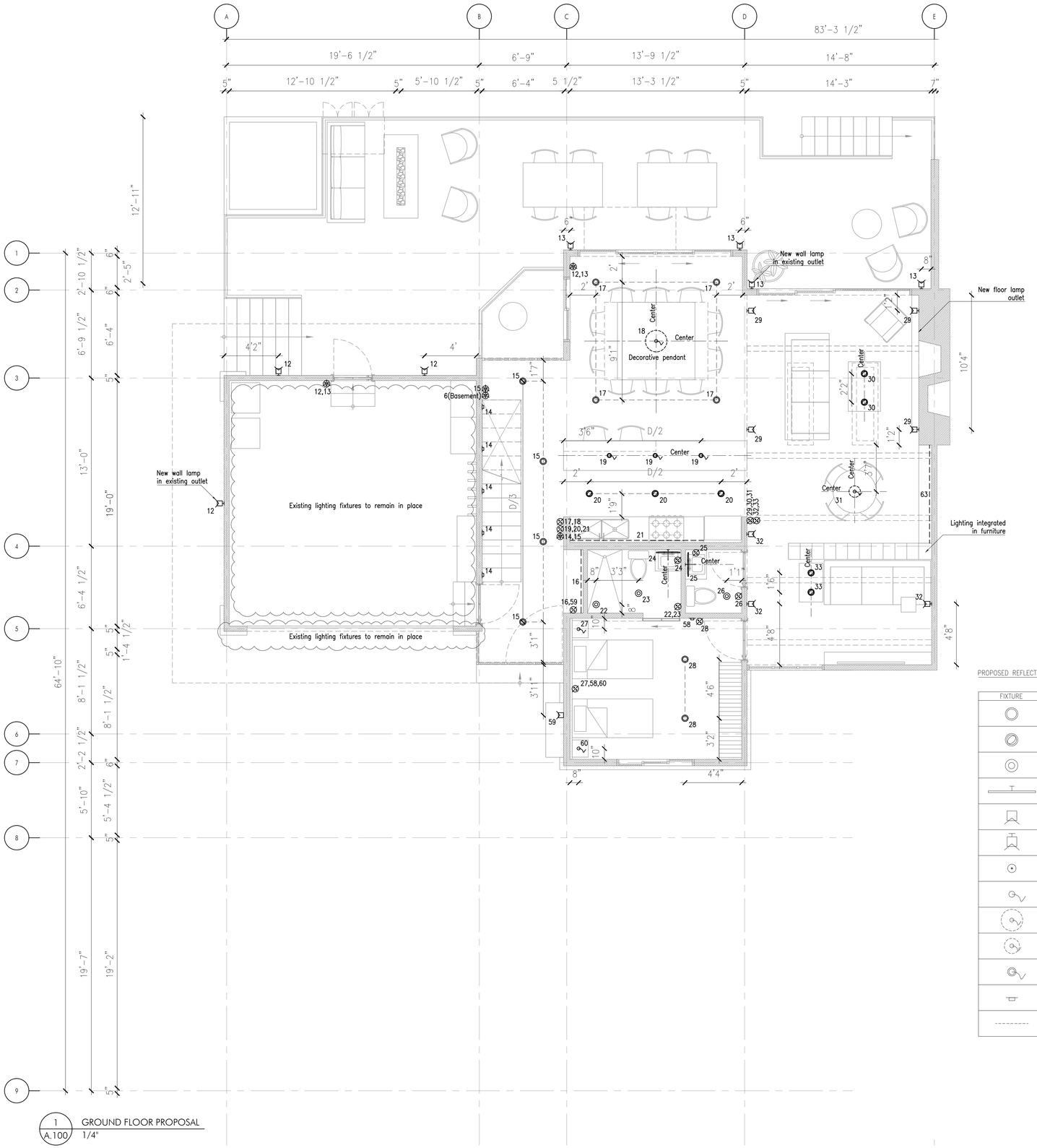
LIGHTING BASEMENT

PROJECT NO. 2424ST
Drawn By BI
SCALE (20x36) 3/16"=1'-0"

A.220

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.220.DWG



1 / A.100 GROUND FLOOR PROPOSAL
1/4"

PROPOSED REFLECTED CEILING PLAN LEGEND:

FIXTURE	KEY	LIGHTING FIXTURE TYP.	QTY.	PRODUCT SERIES / DESCRIPTION
	A	RECESSED DOWNLIGHT		TBD
	B	RECESSED STEERABLE DOWNLIGHT		TBD
	C	RECESSED BATHROOM DOWNLIGHT		TBD
	D	DECORATIVE WALL LAMP FOR BATHROOM		TBD
	E	WALL LAMP INTERIOR		TBD
	F	WALL LAMP EXTERIOR		TBD
	G	LANDSCAPE LAMP WITH STAKE		TBD
	H	PENDANT (FOR BEDROOM)		TBD
	I	PENDANT (FOR DINNING)		TBD
	J	PENDANT (FOR COFFEE TABLE)		TBD
	K	PENDANT (FOR KITCHEN AND BARS)		TBD
	L	STEP LIGHTING		TBD
	M	INDIRECT LIGHTING (LED)		TBD

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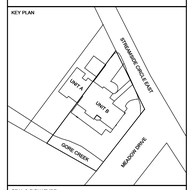
KEY PLAN



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MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

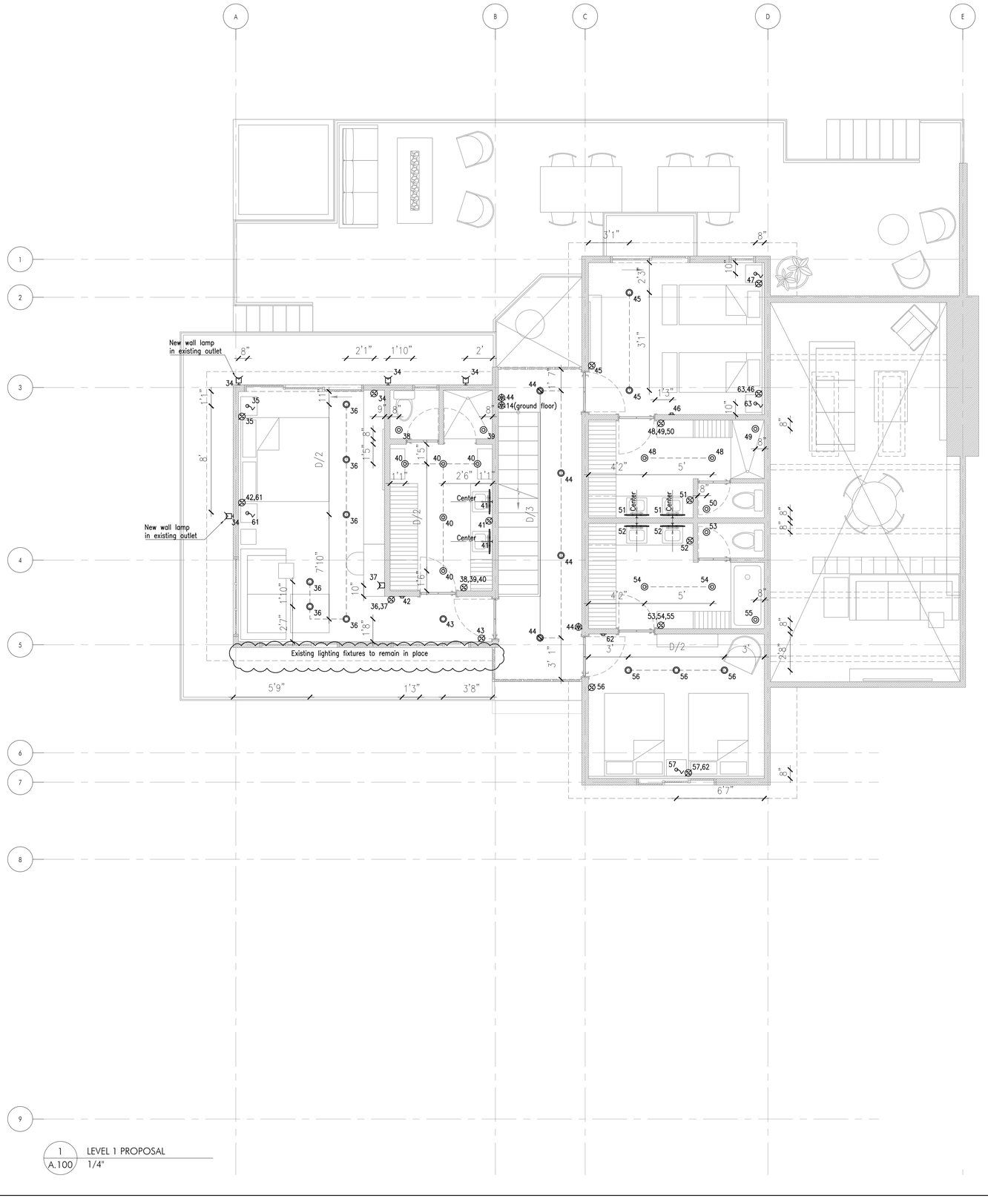
LIGHTING GROUND FLOOR PLAN

PROJECT NO.
2424ST
Drawn By
BI
SCALE (GNSM)
1/4"=1'-0"

A.221

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.221.DWG



1 / A.100 LEVEL 1 PROPOSAL
1/4"

PROPOSED REFLECTED CEILING PLAN LEGEND:

FIXTURE	KEY	LIGHTING FIXTURE TYP.	QTY.	PRODUCT SERIES / DESCRIPTION
	A	RECESSED DOWNLIGHT		TBD
	B	RECESSED STEERABLE DOWNLIGHT		TBD
	C	RECESSED BATHROOM DOWNLIGHT		TBD
	D	DECORATIVE WALL LAMP FOR BATHROOM		TBD
	E	WALL LAMP INTERIOR		TBD
	F	WALL LAMP EXTERIOR		TBD
	G	LANDSCAPE LAMP WITH STAKE		TBD
	H	PENDANT (FOR BEDROOM)		TBD
	I	PENDANT (FOR DINNING)		TBD
	J	PENDANT (FOR COFFEE TABLE)		TBD
	K	PENDANT (FOR KITCHEN AND BARS)		TBD
	L	STEP LIGHTING		TBD
	M	INDIRECT LIGHTING (LED)		TBD

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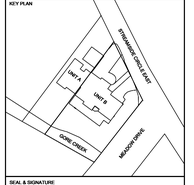
KEY PLAN



SEAL & SIGNATURE

MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

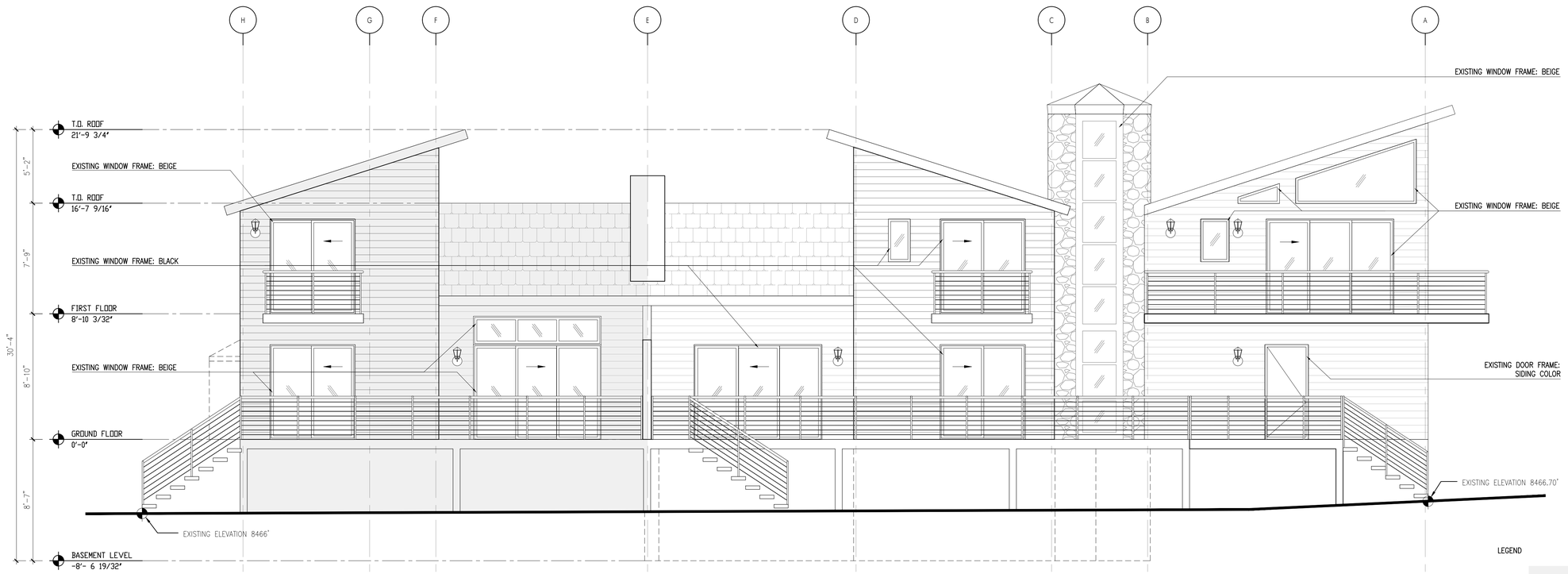
LIGHTING LEVEL 1

PROJECT NO.: 2424ST
Drawn By: BI
SCALE (22x34): 3/16"=1'-0"

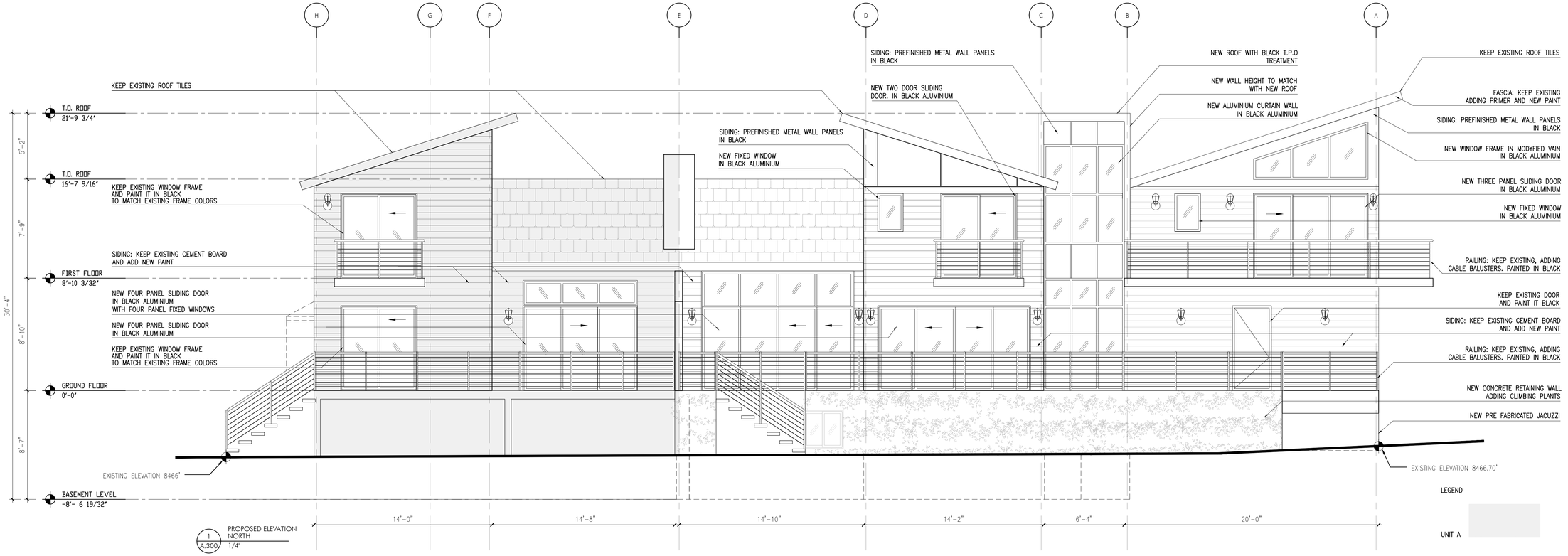
A.222

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.222.DWG



1 A.300 EXISTING ELEVATION NORTH 1/4"



1 A.300 PROPOSED ELEVATION NORTH 1/4"

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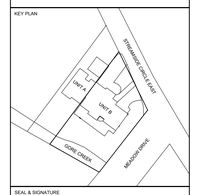
KEY PLAN



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MÉTODO ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

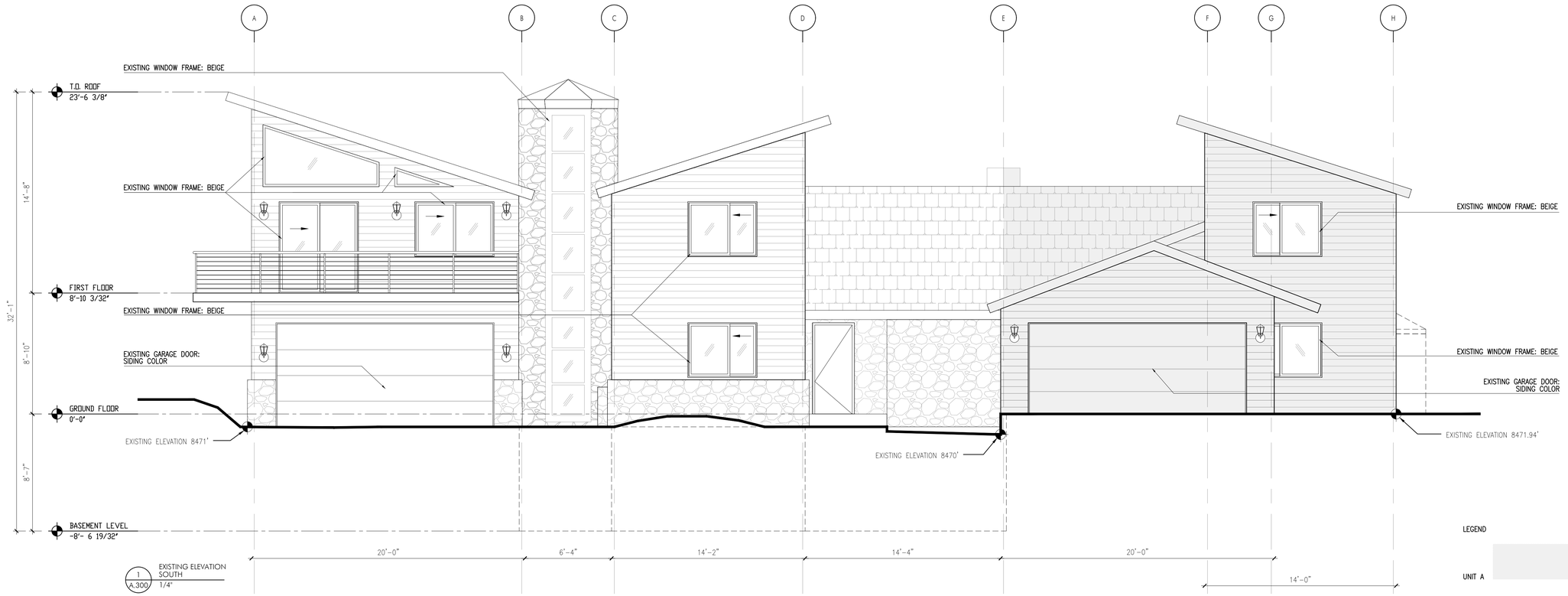
ELEVATIONS NORTH

PROJECT NO.: 2424ST
Drawn By: BI
SCALE (22x34): 1/4"=1'-0"

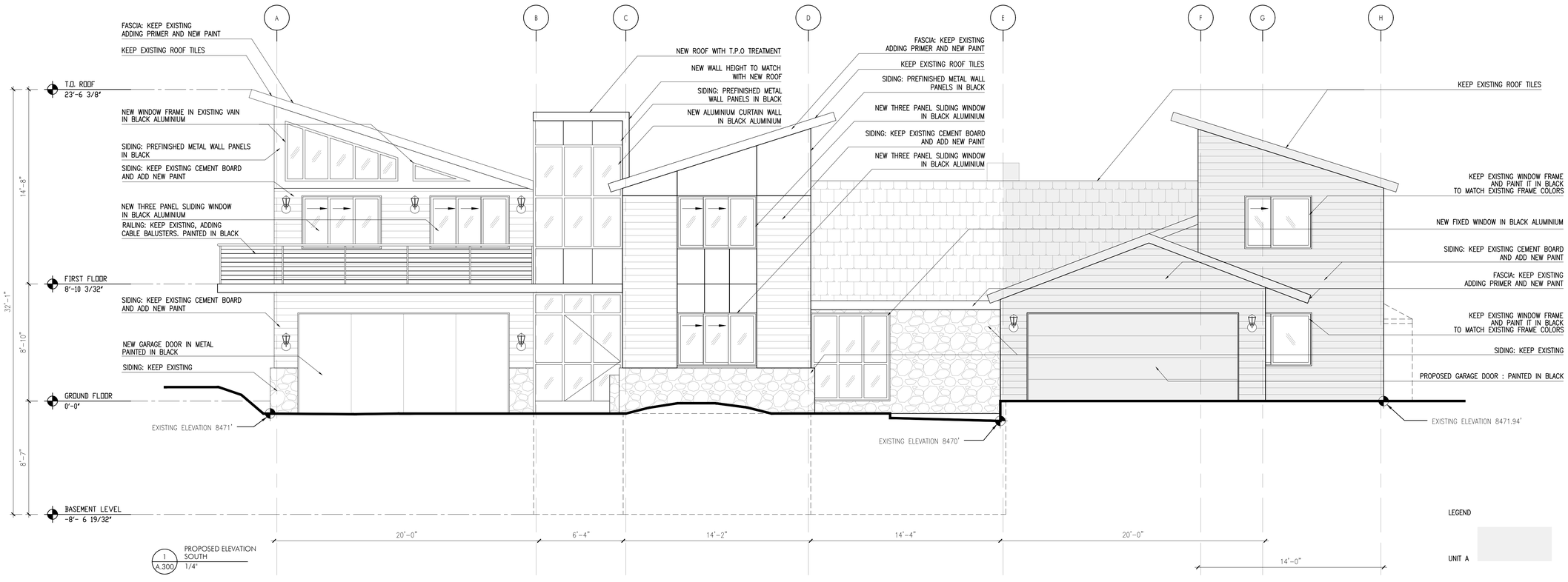
A.300

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.300.DWG



1 A.300 EXISTING ELEVATION SOUTH 1/4"



1 A.300 PROPOSED ELEVATION SOUTH 1/4"

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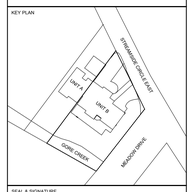

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MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

ELEVATIONS SOUTH

PROJECT NO.
2424ST
Drawn By
BI
SCALE (22x34)
1/4"=1'-0"

A.301

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 2424ST - A.301.DWG

1 / A.300 EXISTING ELEVATION WEST 1/4"

1 / A.300 PROPOSED ELEVATION WEST 1/4"

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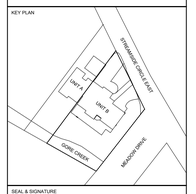
KEY PLAN



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MÉTODO
ADS

2424ST.
STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

ELEVATIONS
WEST

PROJECT NO.
2424ST

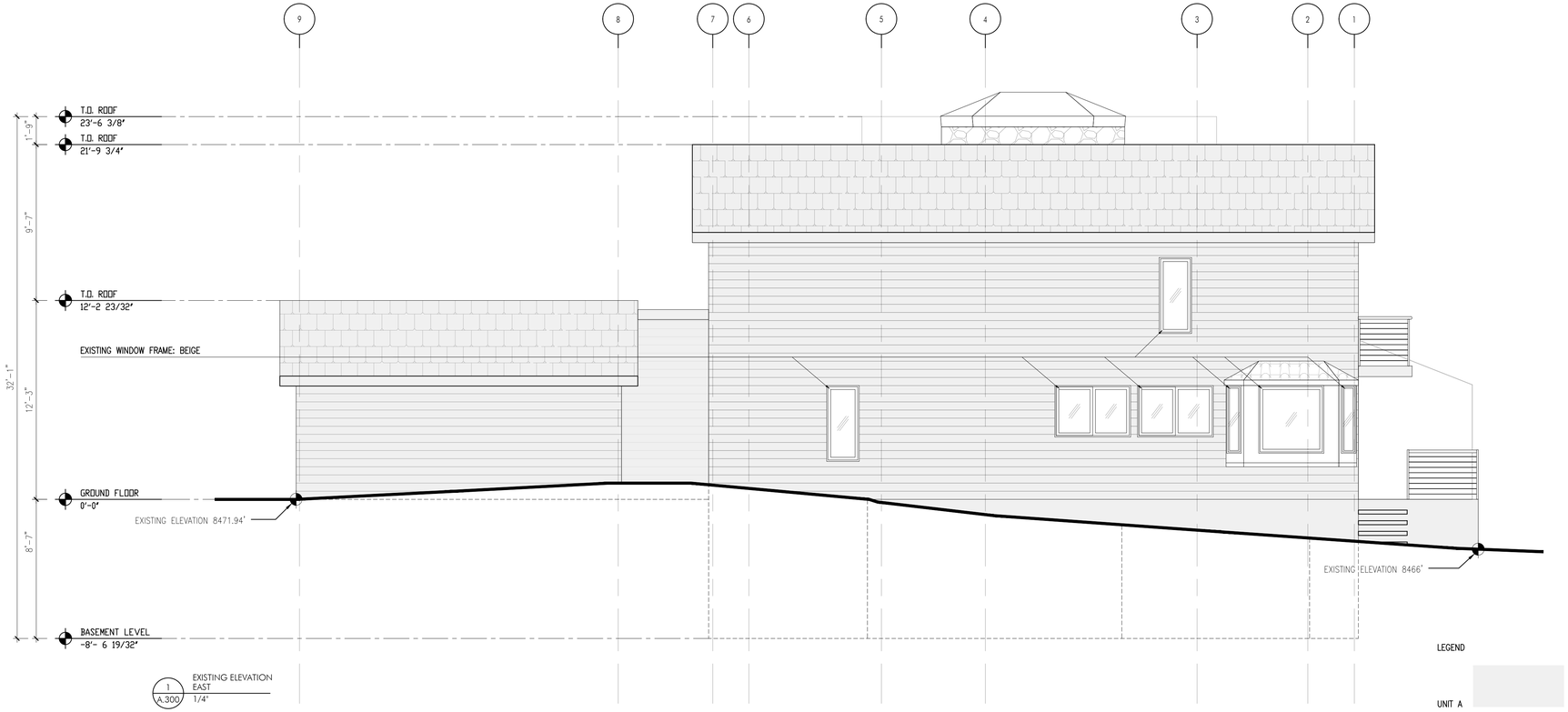
Drawn By
BI

SCALE (22x34)
1/4"=1'-0"

A.302

PRELIMINARY - NOT FOR CONSTRUCTION

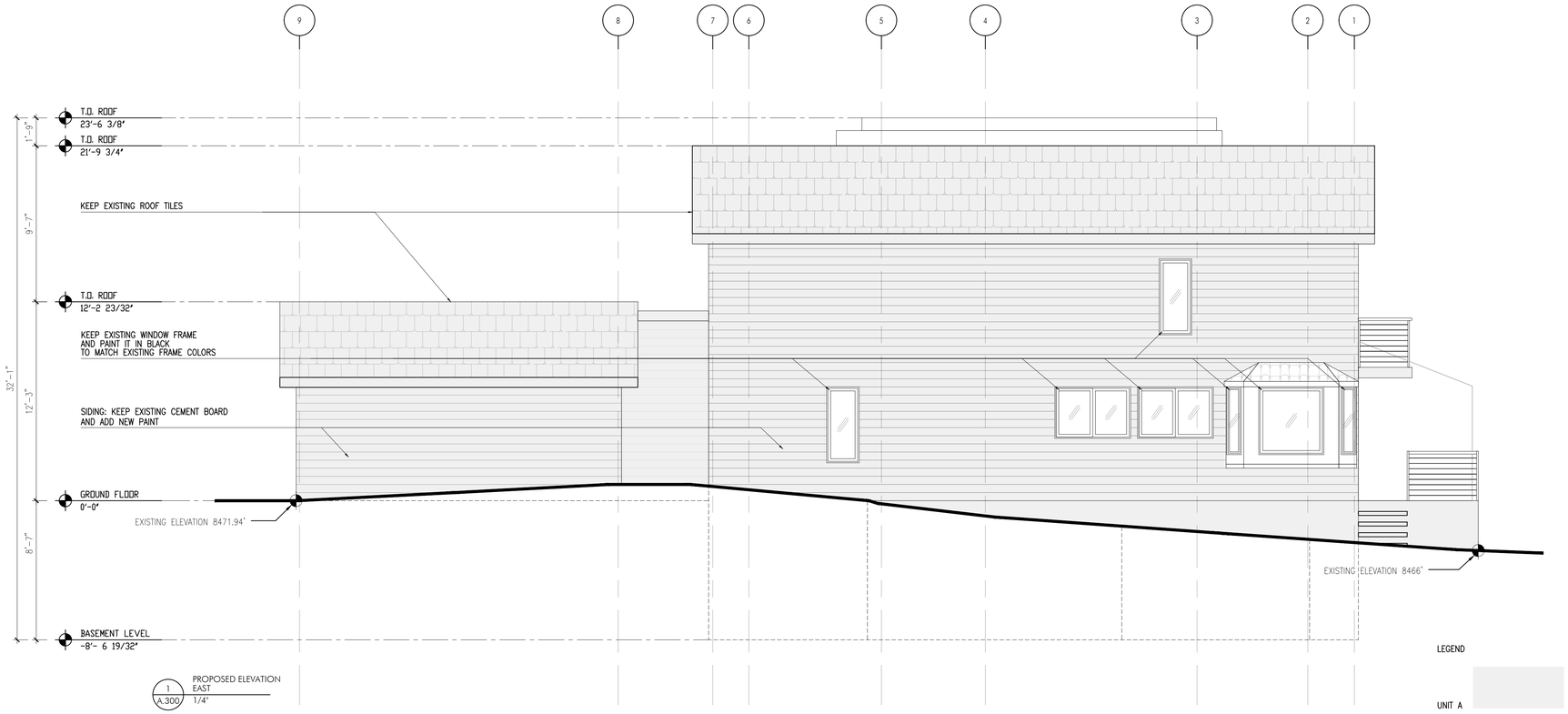
FILENAME: 2424ST - A.302.DWG



1 / A.300 EXISTING ELEVATION EAST 1/4"

LEGEND

UNIT A



1 / A.300 PROPOSED ELEVATION EAST 1/4"

LEGEND

UNIT A

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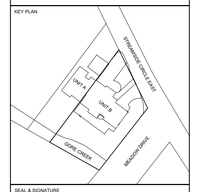
KEY PLAN



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MÉTODO
ADS

2424ST. STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

ELEVATIONS EAST

PRELIMINARY - NOT FOR CONSTRUCTION

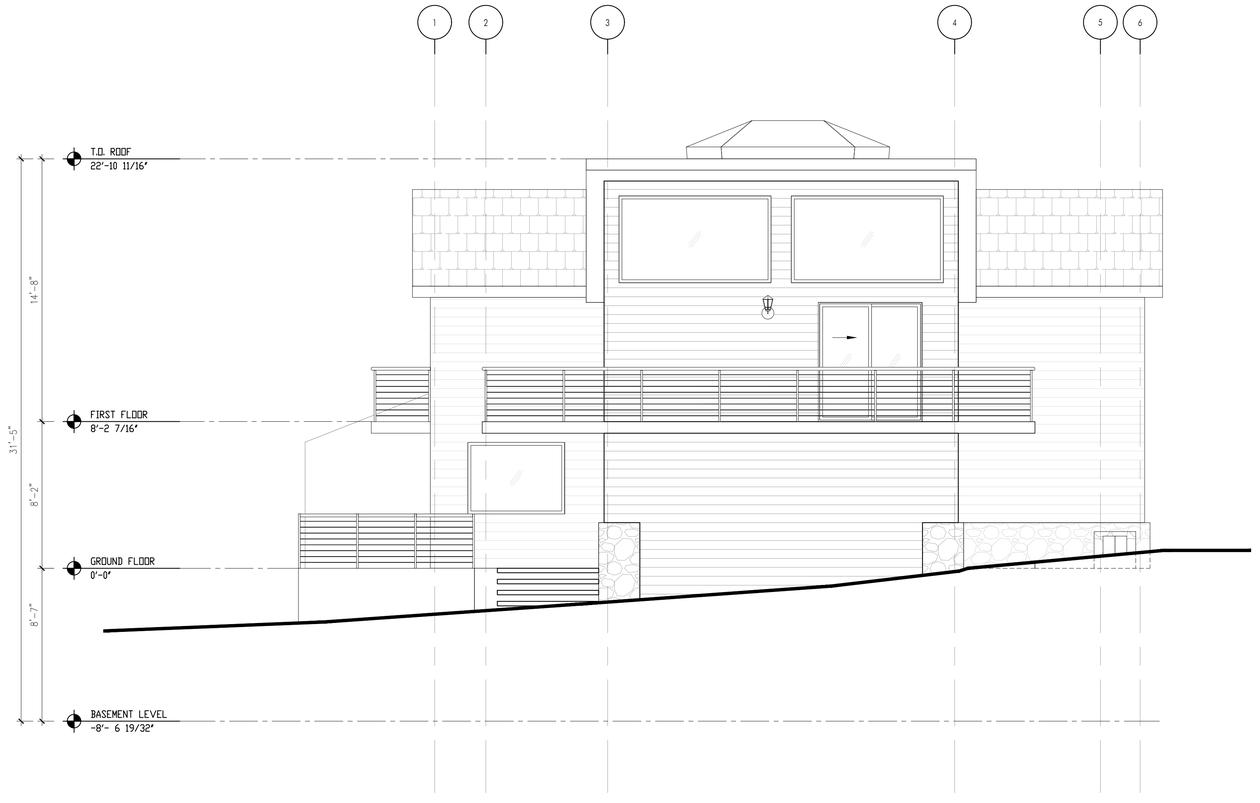
PROJECT NO.
2424ST

Drawn By
BI

SCALE (22x34)
1/4"=1'-0"

A.303

FILENAME: 2424ST - A.303.DWG



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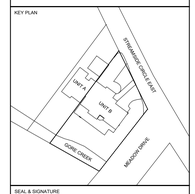

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MÉTODO
ADS

2424ST.
STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

ELEVATIONS
WEST EXISTING

PRELIMINARY - NOT FOR CONSTRUCTION

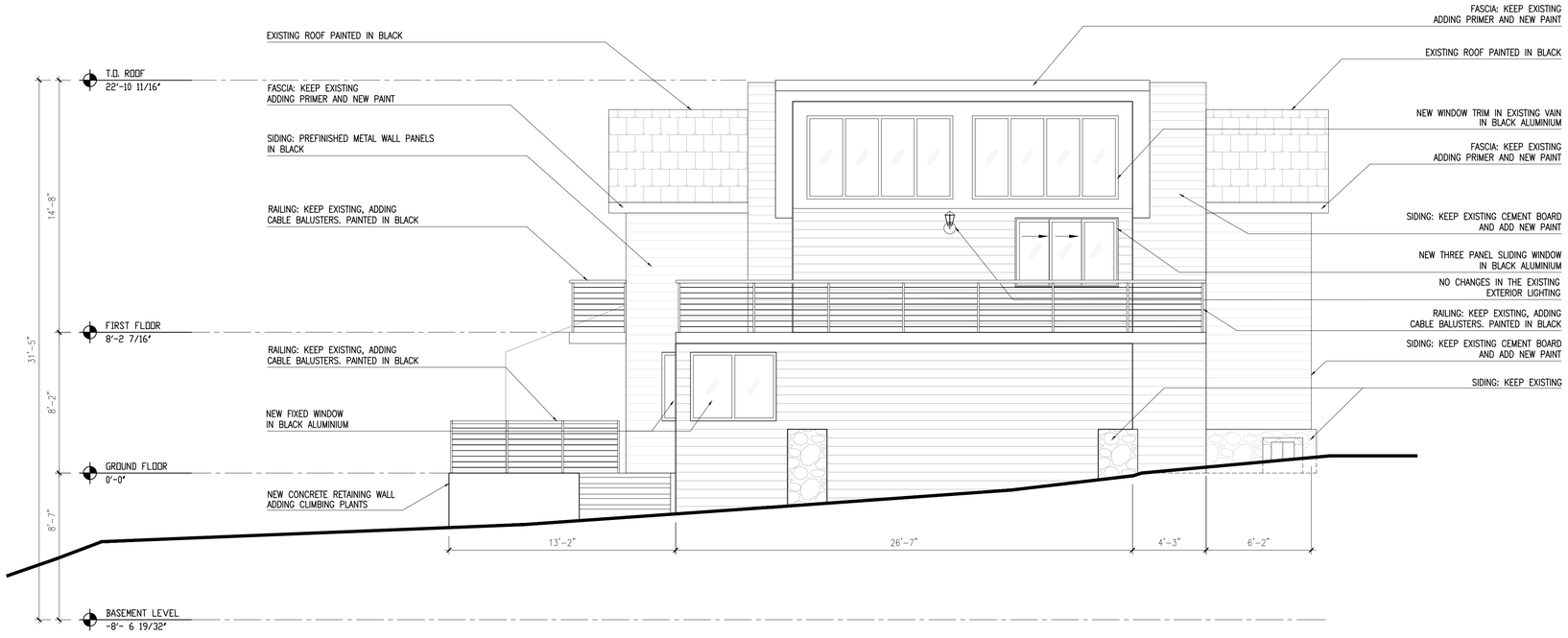
PROJECT NO.
2424ST

Drawn By
BI

SCALE (22x34)
1/4"=1'-0"

A.304

FILENAME: 241021 - A.304.DWG



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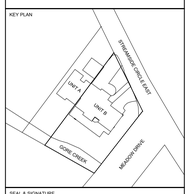

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MÉTODO
ADS

2424ST.
STREAMSIDE
4532 STREAMSIDE CIR. VAIL,CO.

ELEVATIONS
WEST PROPOSAL

PROJECT NO.
2424ST

Drawn By
BI

SCALE (22x34)
1/4"=1'-0"

A.305

PRELIMINARY - NOT FOR CONSTRUCTION

FILENAME: 241021-A.305.DWG

AGENDA ITEM NO. 3.2

Item Cover Page

DESIGN REVIEW BOARD AGENDA ITEM REPORT

DATE: March 5, 2025

SUBMITTED BY: Emily Martinez, Community Development

ITEM TYPE: Main Agenda

AGENDA SECTION: **Main Agenda**

SUBJECT: **DRB25-0012 - Geneva LLC**

SUGGESTED ACTION: Final review of a new construction (duplex)

ATTACHMENTS:
DRB25-0012 Plans.pdf
DRB25-0012 Renderings.pdf

MATERIAL SYMBOLS:

EARTH
PERVIOUS FILL
STONE MASONRY
STRUCTURAL CONCRETE
CONCRETE MASONRY UNIT
BATT INSULATION
STEEL/METAL AS NOTED
PLYWOOD
FINISH WOOD
WOOD-ROUGH
BLOCKING
GYPSUM BOARD
RIGID INSULATION
CARPET

1 / A4.00 — BUILDING SECTION REFERENCE
1 / A6.00 — DETAIL REFERENCE
T.O. PLYWD 100'-0" — HEIGHT REFERENCE
1 — REVISION REFERENCE
GRID — GRID BUBBLE
1 / 4 A7.0 2 / 3 — INTERIOR ELEVATION REFERENCE
101 / B — DOOR TAG

1 / A3.00 — ELEVATION REFERENCE
1 / A6.00 — DETAIL REFERENCE
1 / A6.00 — SECTION REFERENCE
ROOM NAME — ROOM NAME
W11 — WALL TYPE REFERENCE
A — WINDOW TAG
STONE — WOOD — MATERIAL BREAK

ABBREVIATIONS:

ABV	ABOVE	FP	FIREPROOFING, SPRAYED	PL	PLASTIC LAMINATE
AC	ACOUSTICAL	FPHB	FREEZE PROOF HOSE BIB	PK	PARKING
ADD	ADDENDUM	FPL	FIREPLACE	PL	PROPERTY LINE
ADJ	ADJACENT	FTG	FOOTING	PR	PAIR
AFF	ABOVE FINISHED FLOOR	FUR	FURRED (ING)	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	GA	GAGE, GAUGE	PSI	POUNDS PER SQUARE INCH
ALUM	ALUMINUM	GC	GENERAL CONTRACT (OR)	PT	POINT
AP	ACCESS PANEL	GL	GLASS, GLAZING	PVMT	PAVEMENT
ARCH	ARCHITECT (URAL)	GV	GALVANIZED	QT	QUARRY TILE
BASMT	BASEMENT	GYP BD	GYPSUM BOARD	R	RISER
BIT	BITUMINOUS	HB	HOSE BIB	REF	REFERENCE
BLDG	BUILDING	HC	HOLLOW CORE	REFR	REFRIGERATOR
BLK	BLOCK	HDR	HEADER	REINF	REINFORCE (D), (ING)
BLKG	BLOCKING	HDW	HARDWARE	REQD	REQUIRED
BO	BOTTOM OF	HM	HOLLOW METAL	RES	RESILIENT
BOT	BOTTOM	HOR	HORIZONTAL	REV	REVISION (D), (ING)
BRG	BEARING	HT	HEIGHT	REVS	REVERSE
BVL	BEVELED	HTG	HEATING	RD	ROOF DRAIN
C	CAULK (ING)	HVAC	HEATING/VENTILATING/AC	RFG	ROOFING
CJT	CONTROL JOINT	HWH	HOT WATER HEATER	RH	RIGHT HAND
CLG	CEILING	IBC	INSTALLED BY CONTRACTOR	RM	ROOM
CLR	CLEAR	IBO	INSTALLED BY OWNER	RO	ROUGH OPENING
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	RAS	ROD AND SHELF
COL	COLUMN	INCL	INCLUDE (D), (ING)	RWS	ROUGH SAWN
CONC	CONCRETE	INS	INSULATE (D), (ION)	S	SEALANT (EXTERIOR)
CONST	CONSTRUCTION	INT	INTERIOR	SC	SOLID CORE
CONT	CONTINUOUS	JC	JANITOR'S CLOSET	SD	STORM DRAIN
CPR	COPPER	KIT	KITCHEN	SHTG	SHEATHING
CPT	CARPET (ED)	L	LENGTH	SIM	SIMILAR
CSMT	CASEMENT	LAM	LAMINATE (D)	SM	SHEET METAL
CT	CERAMIC TILE	LAV	LAVATORY	SPEC	SPECIFICATON (S)
CUST	CUSTOM	LDT	LIGHT AND DRAPERY TROUGH	SQ	SQUARE
DF	DRINKING FOUNTAIN	LH	LEFT HAND	ST	STAIN
DIM	DIMENSION	LT	LIGHT TROUGH	STD	STANDARD
DR	DOOR	LTL	LINTEL	STL	STEEL
DT	DRAPERY TROUGH	LVR	LOUVER	STR	STRUCTURAL
DTL	DETAIL	M	METER (S)	T	TREAD
DWG	DRAWING	MAX	MAXIMUM	TB	TOWEL BAR
EL	ELEVATION (S)	MC	MEDICINE CABINET	TEL	TELEPHONE
ELEC	ELECTRIC (AL)	MECH	MECHANIC (AL)	THR	THRESHOLD
ELEV	ELEVATOR	MET	METAL	TO	TOP OF
EQ	EQUAL	MFR	MANUFACTURE (ER)	TR	TRANSOM
EXG	EXISTING	MH	MANHOLE	TS	TOP OF SLAB
EXH	EXHAUST	MIN	MINIMUM	TSL	TOP OF STEEL
EXT	EXTERIOR	MIR	MIRROR	TV	TELEVISION
FBO	FURNISHED BY OTHERS	MISC	MISCELLANEOUS	TW	TOP OF WALL
FD	FLOOR DRAIN	MMB	MEMBRANE	TYP	TYPICAL
FDC	FIRE DEPARTMENT CONNECTION	MM	MILLIMETER (S)	T&G	TONGUE AND GROOVE
FE	FIRE EXTINGUISHER	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
FEC	FIRE EXTINGUISHER CABINET	MTL	MATERIAL	VB	VAPOR BARRIER
FF	FINISHED FLOOR ELEVATION	MULL	MULLION	VCT	VINYL COMPOSITION
FHC	FIRE HOSE CONNECTION	NAT	NATURAL	VERT	VERTICAL
FIN	FINISH (ED)	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
FLG	FLASHING	NOM	NOMINAL	W	WIDTH, WIDE
FLR	FLOOR (ING)	NR	NOISE REDUCTION	WC	WATER CLOSET
FND	FOUNDATION	NTS	NOT TO SCALE	WD	WOOD
FOC	FACE OF CONCRETE	OH	OVERHEAD	WDW	WINDOW
FOF	FACE OF FINISH	OPG	OPENING	WO	WITHOUT
FOM	FACE OF MASONRY	OPH	OPPOSITE HAND	WP	WATER PROOFING
FOS	FACE OF STUDS	OPP	OPPOSITE	WWF	WELDED WIRE FABRIC

GENEVA DRIVE DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL #2103-123-12-046

FINAL DRB SUBMITTAL
JANUARY 13, 2025

PROJECT SUMMARY:

THE PROJECT CONSISTS OF TEARING DOWN AN EXISTING SINGLE-FAMILY HOUSE AND BUILDING A NEW TWO-FAMILY RESIDENCE, EACH WITH ITS OWN TWO-CAR GARAGE.

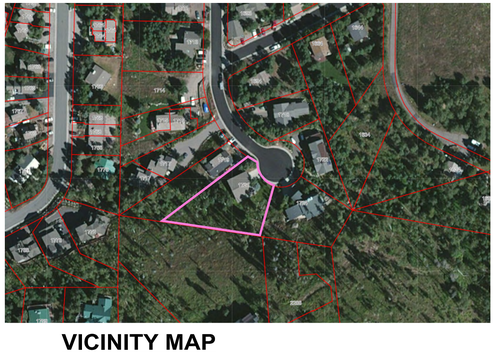
LOT AREA:
20,287.1 SF
BUILDING FOOTPRINT AREA:
3102.3 SF (PROPOSED)
SITE COVERAGE:
19.9% (SEE SHEET A1.2)
OFF-STREET PARKING SPACES:
(4) - INSIDE THE GARAGES
(5) - OUTSIDE THE GARAGES

ALLOWABLE BUILDING HEIGHT:
33'-0"
BUILDING HEIGHT:
32'-10¾"
(SEE SHEET A1.5)
DATUM ELEVATION:
ARCHITECTURAL 100'-0" = 8074.5' USGS
(UNIT 'A' LOWER LEVEL FINISH FLOOR)

DESIGN CRITERIA:

ZONE DISTRICT:
PRIMARY/SECONDARY RESIDENTIAL
CODE:
2021 IRC
2021 IECC

CONSTRUCTION TYPE:
TYPE V-B
OCCUPANCY CLASSIFICATION:
GROUP R3



VICINITY MAP
N.T.S.

GENERAL NOTES:

01 DO NOT SCALE DRAWINGS

02 VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.

03 AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.

04 IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECTS OF THIS PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT.

05 THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. THIS PROJECT IS GOVERNED BY THE 2018 INTERNATIONAL RESIDENTIAL CODE. CODE COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO ALL RELEVANT CODES INCLUDING IRC AND ALL LOCAL AND REGIONAL CODES.

06 IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

07 PLAN DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, U.N.O. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS, U.N.O.

08 PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS, INCLUDING BUT NOT LIMITED TO CEILING AND WALL MOUNTED FIXTURES.

09 ◯ DENOTES DOORS. REFER TO FLOOR PLANS FOR LOCATIONS. REFER TO DOOR SCHEDULE FOR DOOR TYPES.

10 ⬡ DENOTES WINDOWS. REFER TO ELEVATIONS & FLOOR PLANS FOR LOCATIONS. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES. (NOT USED)

11 ALL EXTERIOR PENETRATIONS REQUIRE THE APPROVAL OF THE ARCHITECT.

12 THE CONTRACTOR SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM THE ARCHITECT & ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.

13 THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY SUBSTITUTIONS OR OMISSIONS TO THE WORK AS INDICATED IN THE CONTRACT DOCUMENTS IF WRITTEN APPROVAL BY THE ARCHITECT IS NOT RECEIVED PRIOR TO THE MODIFICATION(S).

THERMAL ENVELOPE:

PRESCRIPTIVE METHOD USED (PER TABLE R402.1.2)

INSULATION AND FENESTRATION VALUES: (PER 2021 IECC TABLE R402.1.2 - CLIMATE ZONE 6B)	REQUIRED	PROPOSED
FENESTRATION U-VALUE	.30 MAX	.26
FENESTRATION SHGC	NR	.25
SKYLIGHT U-VALUE	.55 MAX.	N/A
CEILING R-VALUE	R-49	(SEE DETAILS)
WOOD FRAME WALL R-VALUE	R-20 OR R-13+5 CONTINUOUS	(SEE DETAILS)
MASS WALL R-VALUE	R-13 CONTINUOUS OR R-17 CAVITY	N/A
FLOOR R-VALUE	R-30	(SEE DETAILS)
BASEMENT R-VALUE	R-15 CONTINUOUS OR R-19 CAVITY	R-15 CONTINUOUS + R-10 CAVITY
UNHEATED SLAB R-VALUE & DEPTH	R-10, 2 FT.	R-10
CRAWLSPACE WALL R-VALUE	R-15 CONTNUOUS OR R-19 CAVITY	N/A

PROJECT DIRECTORY:

ARCHITECT
BLUELINE ARCHITECTS, P.C.
1823 FORD STREET #110
GOLDEN, CO 80401

970.376.2052 (C)
CONTACT: KEN BRIDGES, ARCHITECT

CONTRACTOR

OWNER
GENEVA 1721 LLC
PO BOX 1051
MINTURN, CO 81645

970.977.0127 (C)
CONTACT: BALZ ARRIGONI

STRUCTURAL
IMEG CONSULTANT CORP.
10 BENCHMARK RD., SUITE 204
PO BOX 1597
AVON, CO 81620
970.470.6327 (W)
CONTACT: HANNES SPAEH, P.E.

SURVEYOR
PEAK LAND CONSULTANTS, INC.
1000 LION'S RIDGE LOOP

VAIL, CO 81657

970.476.8644 (W)
CONTACT: BRENT BIGGS, PLS

SOILS
KUMAR & ASSOC., INC.
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, CO 81601

970.945.7988 (W)
CONTACT: ROBERT DURAN, P.E.

ZONING SUMMARY:

LOT AREA:
20,287.1 SF
DATUM ELEVATION (FOR BUILDING):
ARCHITECTURAL 100'-0" = 8074.5' USGS
(UNIT 'A' LOWER LEVEL FINISH FLOOR)

BUILDING SETBACKS:
FRONT: 20'-0"
SIDE: 15'-0"
REAR: 15'-0"

BUILDING FOOTPRINT AREA:
3102.3 SF (PROPOSED)
SITE COVERAGE ALLOWED:
4057.4 SF (20% MAX. OF SITE AREA)
SITE COVERAGE PROPOSED:
4018.6 SF (19.8% -- SEE A1.2 SHEETS)

OFF-STREET PARKING SPACES REQUIRED: (SECTION 12-10-10 OF TOWN CODE)
(3) FOR EACH DWELLING UNIT W/ GRFA BETWEEN 2000 SF AND 4000 SF
OFF-STREET PARKING SPACES PROVIDED:
(4) - INSIDE THE GARAGES
(5) - OUTSIDE THE GARAGES

ALLOWABLE BUILDING HEIGHT: (SLOPED ROOFS)
33'-0"
BUILDING HEIGHT:
32'-10¾" (SEE SHEET A1.5)

GRFA: (SECTION 12-15-3 OF TOWN CODE)
TOTAL GRFA ALLOWED:
7187.3 SF (SEE A1.3 SHEETS)
TOTAL GRFA PROPOSED:
5636.2 SF (SEE A1.3 SHEETS)

TOTAL GRFA ALLOWED FOR SECONDARY UNIT (40% OF TOTAL GRFA):
2874.9 SF (SEE A1.3 SHEETS)
TOTAL GRFA PROPOSED FOR SECONDARY UNIT:
2614.7 SF (SEE A1.3 SHEETS)

LANDSCAPE AREA REQUIRED:
12,172.3 SF (60% MIN. OF SITE AREA)
LANDSCAPE AREA PROPOSED: (SEE A1.7 SHEETS)
SOFTSCAPE:
13,436 SF
HARDSCAPE (20% MAX. OF LANDSCAPE AREA PROVIDED)
598.6 SF (4.3% OF TOTAL LANDSCAPING)
TOTAL LANDSCAPE AREA:
14,034.6 SF (69.2% OF SITE AREA)

DRIVEWAY AREA PROPOSED:
3023.4 SF

SNOW STORAGE AREA REQUIRED:
907.0 SF MIN. (30% OF DRIVEWAY AREA)
SNOW STORAGE AREA PROPOSED: (SEE SHEET A1.6)
1077 SF (36% OF DRIVEWAY AREA)

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GENEVA DRIVE DUPLEX
1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: N.T.S.
DRAWN BY: -
CHECKED BY: KB

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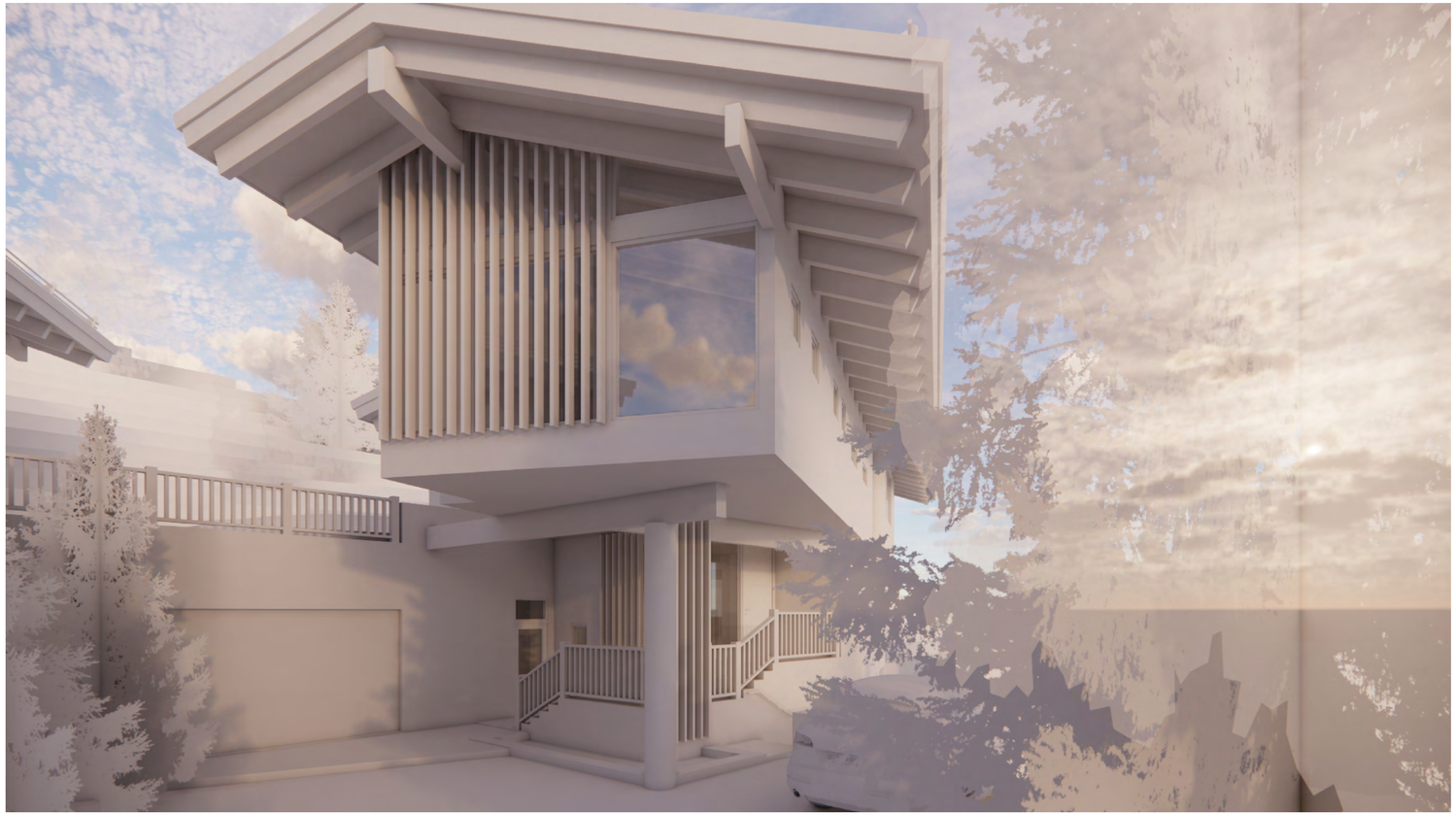
PROJECT #: 2107
SHEET TITLE: COVER SHEET

A1.00



DRAWING INDEX:

A1.00 COVER SHEET
A1.01 DRAWING INDEX SHEET

SURVEY

1 OF 2 IMPROVEMENT SURVEY

ARCHITECTURAL

A1.1a GRADING PLAN - LOWER LEVEL
A1.1b GRADING PLAN - MAIN LEVEL
A1.2a SITE COVERAGE CALCULATIONS - ISOMETRIC DIAGRAMS
A1.2b SITE COVERAGE CALCULATIONS - FLOOR PLANS
A1.2c SITE COVERAGE CALCULATIONS - FLOOR PLANS
A1.2d SITE COVERAGE CALCULATIONS - ROOF PLAN
A1.2e SITE COVERAGE CALCULATIONS - OVERLAYED PLANS
A1.3a GRFA CALCULATIONS - FLOOR PLANS
A1.3b GRFA CALCULATIONS - FLOOR PLANS
A1.3c GRFA CALCULATIONS - BELOW GRADE ELEVATIONS
A1.3d GRFA CALCULATIONS - BELOW GRADE ELEVATIONS
A1.3e GRFA CALCULATIONS - BELOW GRADE ELEVATIONS
A1.4 SITE SLOPE ANALYSIS
A1.5 BUILDING HEIGHT CALCULATIONS
A1.6 SNOW STORAGE PLAN
A1.7a LANDSCAPE AREA PLAN - LOWER LEVEL
A1.7b LANDSCAPE AREA PLAN - MAIN LEVEL
A1.7c LANDSCAPE PLAN - LOWER LEVEL
A1.7d LANDSCAPE PLAN - MAIN LEVEL
A1.8a OUTDOOR LIGHTING PLAN - LOWER LEVEL
A1.8b OUTDOOR LIGHTING PLAN - MAIN LEVEL

A2.1 LOWER LEVEL FLOOR PLAN
A2.2 GARAGE LEVEL FLOOR PLAN
A2.3 MAIN LEVEL FLOOR PLAN
A2.4 UPPER LEVEL FLOOR PLAN & ROOF PLAN
A2.5 ROOF PLAN

A3.0 EXTERIOR MATERIAL PALETTE
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 EXTERIOR ELEVATIONS
A3.5 EXTERIOR ELEVATIONS
A3.6 EXTERIOR ELEVATIONS
A3.7 EXTERIOR ELEVATIONS
A3.8 EXTERIOR ELEVATIONS

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GENEVA DRIVE
DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
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CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: N.T.S.
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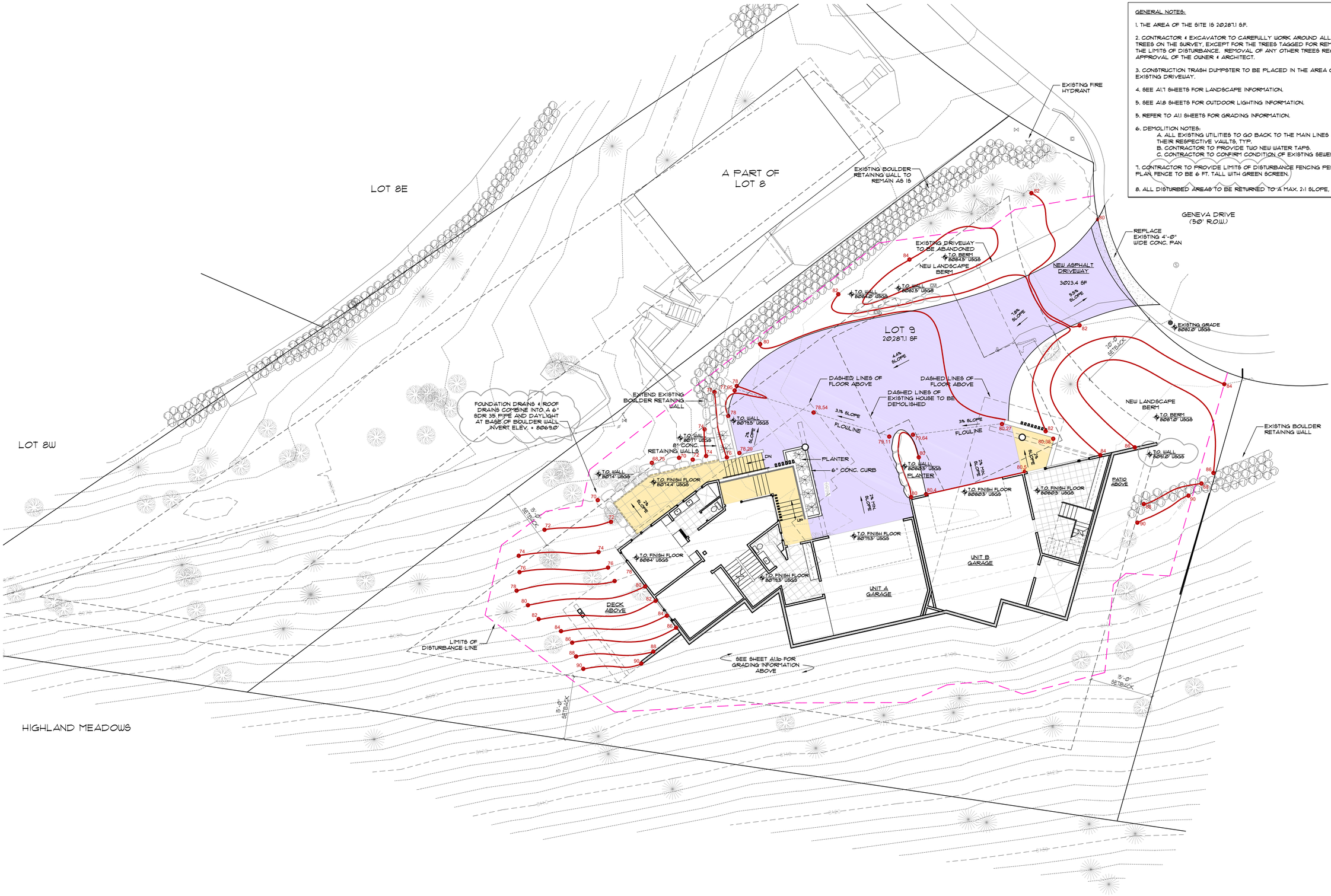
PROJECT #: 2107
SHEET TITLE: DRAWING INDEX

A1.01



1 A1.1a GRADING PLAN - LOWER LEVEL

1" = 10'-0"

GENERAL NOTES:

1. THE AREA OF THE SITE IS 20287.1 SF.

2. CONTRACTOR & EXCAVATOR TO CAREFULLY WORK AROUND ALL EXISTING TREES ON THE SURVEY, EXCEPT FOR THE TREES TAGGED FOR REMOVAL WITHIN THE LIMITS OF DISTURBANCE. REMOVAL OF ANY OTHER TREES REQUIRES THE APPROVAL OF THE OWNER & ARCHITECT.

3. CONSTRUCTION TRASH DUMPSTER TO BE PLACED IN THE AREA OF THE EXISTING DRIVEWAY.

4. SEE A1.1 SHEETS FOR LANDSCAPE INFORMATION.

5. SEE A1.8 SHEETS FOR OUTDOOR LIGHTING INFORMATION.

5. REFER TO A1.1 SHEETS FOR GRADING INFORMATION.

6. DEMOLITION NOTES:
   A. ALL EXISTING UTILITIES TO GO BACK TO THE MAIN LINES AND/OR THEIR RESPECTIVE VAULTS, TYP.
   B. CONTRACTOR TO PROVIDE TWO NEW WATER TAPS.
   C. CONTRACTOR TO CONFIRM CONDITION OF EXISTING SEWER TRAP.

7. CONTRACTOR TO PROVIDE LIMITS OF DISTURBANCE FENCING PER GRADING PLAN, FENCE TO BE 6 FT. TALL WITH GREEN SCREEN.

8. ALL DISTURBED AREAS TO BE RETURNED TO A MAX. 2:1 SLOPE, TYP.

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GENEVA DRIVE DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

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FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 1" = 10'-0"
DRAWN BY: -
CHECKED BY: KB

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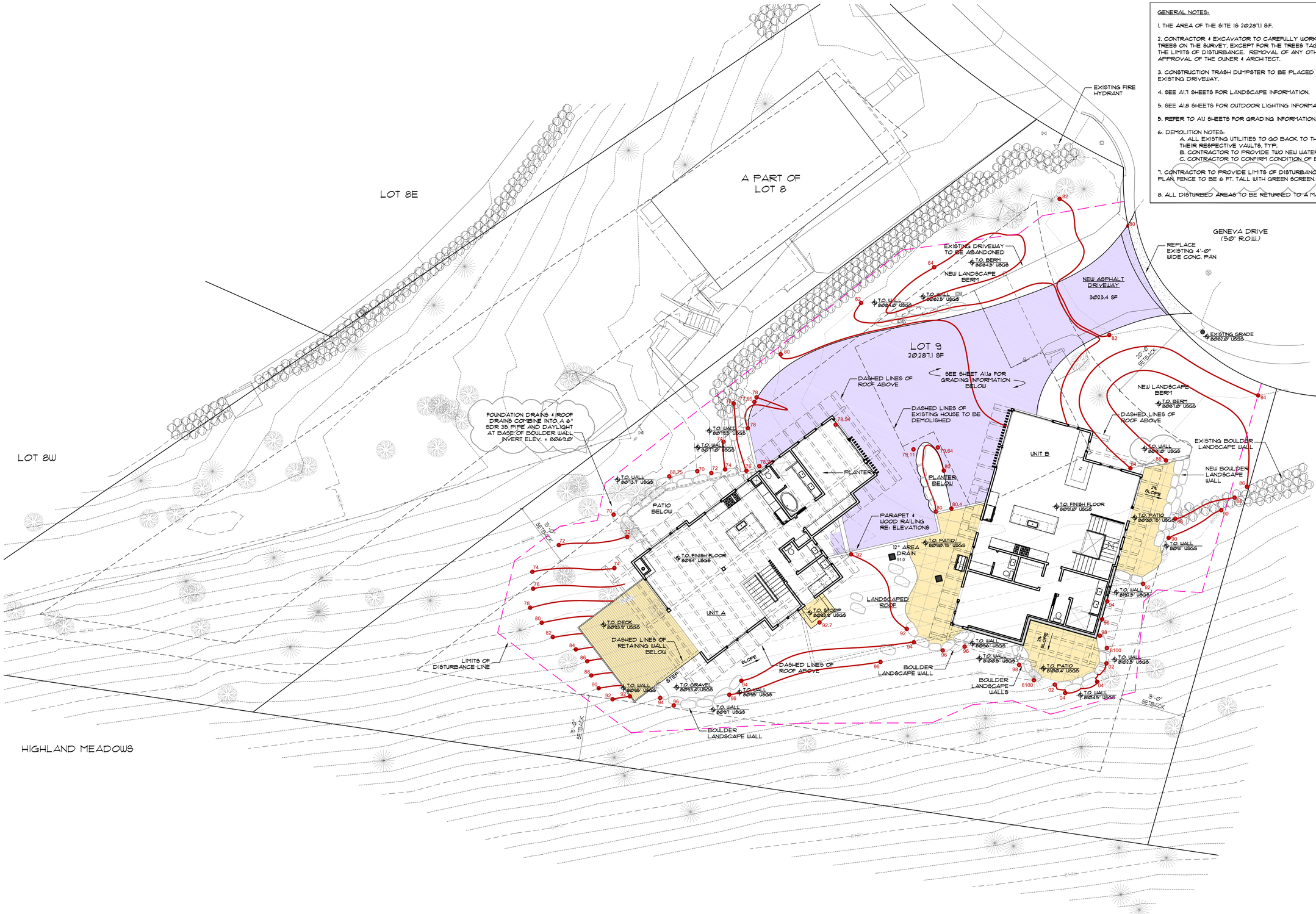
PROJECT #: 2107
SHEET TITLE: GRADING PLAN - LOWER LEVEL

A1.1a



1 A1.1b GRADING PLAN - MAIN LEVEL
1" = 10'-0"

GENERAL NOTES:

1. THE AREA OF THE SITE IS 20,287.1 SF.

2. CONTRACTOR & EXCAVATOR TO CAREFULLY WORK AROUND ALL EXISTING TREES ON THE SURVEY, EXCEPT FOR THE TREES TAGGED FOR REMOVAL WITHIN THE LIMITS OF DISTURBANCE. REMOVAL OF ANY OTHER TREES REQUIRES THE APPROVAL OF THE OWNER & ARCHITECT.

3. CONSTRUCTION TRASH DUMPSTER TO BE PLACED IN THE AREA OF THE EXISTING DRIVEWAY.

4. SEE A1.1 SHEETS FOR LANDSCAPE INFORMATION.

5. SEE A1.8 SHEETS FOR OUTDOOR LIGHTING INFORMATION.

5. REFER TO A1.1 SHEETS FOR GRADING INFORMATION.

6. DEMOLITION NOTES:
   A. ALL EXISTING UTILITIES TO GO BACK TO THE MAIN LINES AND/OR THEIR RESPECTIVE VAULTS, TYP.
   B. CONTRACTOR TO PROVIDE TWO NEW WATER TAPS.
   C. CONTRACTOR TO CONFIRM CONDITION OF EXISTING SEWER TRAP.

7. CONTRACTOR TO PROVIDE LIMITS OF DISTURBANCE FENCING PER GRADING PLAN. FENCE TO BE 6 FT. TALL WITH GREEN SCREEN.

8. ALL DISTURBED AREAS TO BE RETURNED TO A MAX. 2:1 SLOPE, TYP.

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FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 1" = 10'-0"
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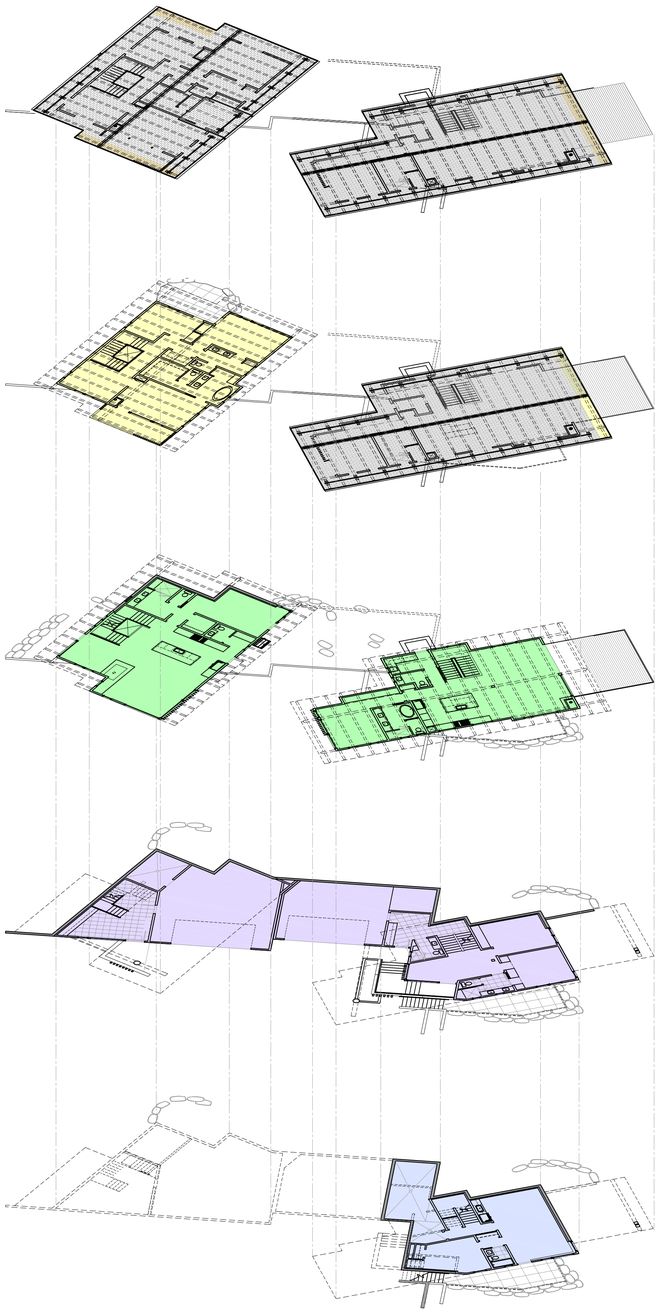
PROJECT #: 2107
SHEET TITLE: SITE PLAN - MAIN LEVEL

A1.1b



ROOF PLAN

UPPER LEVEL PLAN

MAIN LEVEL PLAN

GARAGE LEVEL PLAN

LOWER LEVEL PLAN

SITE COVERAGE LEGEND:

- LOWER LEVEL SITE COVERAGE
- GARAGE LEVEL SITE COVERAGE
- MAIN LEVEL SITE COVERAGE
- UPPER LEVEL SITE COVERAGE
- ROOF SITE COVERAGE

SITE COVERAGE NOTES:

SITE COVERAGE: THE RATIO OF THE TOTAL BUILDING AREA OF A SITE TO THE TOAL AREA OF A SITE, EXPRESSED AS A PERCENTAGE. FOR THE PURPOSES OF CALCULATING SITE COVERAGE, "BUILDING AREA OF A SITE" SHALL MEAN THAT PORTION OF A SITE OCCUPIED BY ANY BUILDING, CARPORT, PORTE-COCHERE, ARCADE, AND COVERED OR ROOFED WALKWAY CONSTRUCTED AT, BELOW OR ABOVE GRADE AS MEASURED FROM THE EXTERIOR FACE OF THE SHEATHING OF THE PERIMETER WALLS OR SUPPORTING COLUMNS.

FOR THE PURPOSES OF THIS DEFINITION, A BALCONY OR DECK PROJECTING FROM A HIGHER ELEVATION MAY EXTEND OVER A LOWER BALCONY, DECK OR WALKWAY, AND IN SUCH CASE THE HIGHER BALCONY OR DECK SHALL NOT BE DEEMED A ROOF OR COVERING FOR THE LOWER BALCONY, DECK OR WALKWAY. IN ADDITION TO THE ABOVE, BUILDING AREA SHALL ALSO INCLUDE ANY PORTION OF A ROOF OVERHANG, EAVES, OR COVERED STAIR, COVERED DECK, COVERED PORCH, COVERED TERRACE OR COVERED PATIO THAT EXTENDS MORE THAN FOUR FEET (4') FROM THE EXTERIOR FACE OF THE PERIMETER BUILDING WALLS OR SUPPORTING COLUMNS.

CALCULATIONS:
(SEE SHEET A1.2e FOR OVERLAYED PLANS)

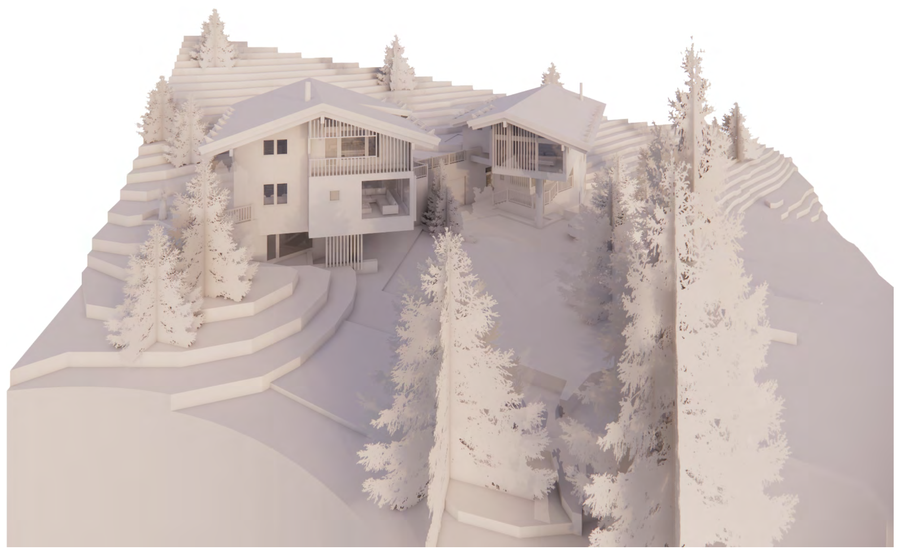
SITE AREA = 20,287.1 SF

ALLOWABLE SITE COVERAGE =
(20%) * (20,287.1 SF) = 4057.4 SF (20% OF SITE AREA)

AREA OF BUILDING FOOTPRINT = 3874.4 SF

AREA OF ROOFS BEYOND 4 FT. FROM FACE OF BUILDING =
9.7 SF + 9.7 SF + 42.3 SF + 82.5 SF = 144.2 SF

TOTAL AREA =
4018.6 SF (19.8% OF THE SITE AREA)



1 / A1.2a SITE COVERAGE - ISOMETRICS
1/16" = 1'-0"

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GENEVA DRIVE
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PARCEL NO.: 2103-123-12-046

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CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 1/16" = 1'-0"
DRAWN BY: -
CHECKED BY: KB

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PROJECT #: 2107
SHEET TITLE: SITE COVERAGE ISOMETRICS

A1.2a

SITE COVERAGE LEGEND:

- LOWER LEVEL SITE COVERAGE
- GARAGE LEVEL SITE COVERAGE
- MAIN LEVEL SITE COVERAGE
- UPPER LEVEL SITE COVERAGE
- ROOF SITE COVERAGE

SITE COVERAGE NOTES:

SITE COVERAGE: THE RATIO OF THE TOTAL BUILDING AREA OF A SITE TO THE TOAL AREA OF A SITE, EXPRESSED AS A PERCENTAGE. FOR THE PURPOSES OF CALCULATING SITE COVERAGE, "BUILDING AREA OF A SITE" SHALL MEAN THAT PORTION OF A SITE OCCUPIED BY ANY BUILDING, CARPORT, PORTE-COCHERE, ARCADE, AND COVERED OR ROOFED WALKWAY CONSTRUCTED AT, BELOW OR ABOVE GRADE AS MEASURED FROM THE EXTERIOR FACE OF THE SHEATHING OF THE PERIMETER WALLS OR SUPPORTING COLUMNS.

FOR THE PURPOSES OF THIS DEFINITION, A BALCONY OR DECK PROJECTING FROM A HIGHER ELEVATION MAY EXTEND OVER A LOWER BALCONY, DECK OR WALKWAY, AND IN SUCH CASE THE HIGHER BALCONY OR DECK SHALL NOT BE DEEMED A ROOF OR COVERING FOR THE LOWER BALCONY, DECK OR WALKWAY. IN ADDITION TO THE ABOVE, BUILDING AREA SHALL ALSO INCLUDE ANY PORTION OF A ROOF OVERHANG, EAVES, OR COVERED STAIR, COVERED DECK, COVERED PORCH, COVERED TERRACE OR COVERED PATIO THAT EXTENDS MORE THAN FOUR FEET (4') FROM THE EXTERIOR FACE OF THE PERIMETER BUILDING WALLS OR SUPPORTING COLUMNS.

CALCULATIONS:
(SEE SHEET A1.2e FOR OVERLAYED PLANS)

SITE AREA = 20,287.1 SF

ALLOWABLE SITE COVERAGE =
(20%) * (20,287.1 SF) = 4057.4 SF (20% OF SITE AREA)

AREA OF BUILDING FOOTPRINT = 3874.4 SF

AREA OF ROOFS BEYOND 4 FT. FROM FACE OF BUILDING =
9.7 SF + 9.7 SF + 42.3 SF + 82.5 SF = 144.2 SF

TOTAL AREA =
4018.6 SF (19.8% OF THE SITE AREA)

2 A1.2b SITE COVERAGE - GARAGE LEVEL
1/16" = 1'-0"

UNIT A = 8079.5' / 8084.0' USGS
UNIT B = 8080.5' USGS

1 A1.2b SITE COVERAGE - LOWER LEVEL
1/16" = 1'-0"

UNIT A = 8074.5' USGS

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GENEVA DRIVE DUPLEX

1721 GENEVA DRIVE
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PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE:	1/16" = 1'-0"
DRAWN BY:	-
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PROJECT #: 2107
SHEET TITLE: SITE COVERAGE FLOOR PLANS

A1.2b

SITE COVERAGE LEGEND:

- LOWER LEVEL SITE COVERAGE
- GARAGE LEVEL SITE COVERAGE
- MAIN LEVEL SITE COVERAGE
- UPPER LEVEL SITE COVERAGE
- ROOF SITE COVERAGE

SITE COVERAGE NOTES:

SITE COVERAGE: THE RATIO OF THE TOTAL BUILDING AREA OF A SITE TO THE TOAL AREA OF A SITE, EXPRESSED AS A PERCENTAGE. FOR THE PURPOSES OF CALCULATING SITE COVERAGE, "BUILDING AREA OF A SITE" SHALL MEAN THAT PORTION OF A SITE OCCUPIED BY ANY BUILDING, CARPORT, PORTE-COCHERE, ARCADE, AND COVERED OR ROOFED WALKWAY CONSTRUCTED AT, BELOW OR ABOVE GRADE AS MEASURED FROM THE EXTERIOR FACE OF THE SHEATHING OF THE PERIMETER WALLS OR SUPPORTING COLUMNS.

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CALCULATIONS:
(SEE SHEET A1.2e FOR OVERLAYED PLANS)

SITE AREA = 20,287.1 SF

ALLOWABLE SITE COVERAGE =
(20%) * (20,287.1 SF) = 4057.4 SF (20% OF SITE AREA)

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AREA OF ROOFS BEYOND 4 FT. FROM FACE OF BUILDING =
9.7 SF + 9.7 SF + 42.3 SF + 82.5 SF = 144.2 SF

TOTAL AREA =
4018.6 SF (19.8% OF THE SITE AREA)

2 A1.2c SITE COVERAGE - UPPER LEVEL
1/16" = 1'-0"
UNIT B = 8100.5' USGS

1 A1.2c SITE COVERAGE - MAIN LEVEL
1/16" = 1'-0"
UNIT A = 8094.0' USGS
UNIT B = 8091.0' USGS

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PROJECT #: 2107
SHEET TITLE: SITE COVERAGE FLOOR PLANS

A1.2c

SITE COVERAGE LEGEND:

- LOWER LEVEL SITE COVERAGE
- GARAGE LEVEL SITE COVERAGE
- MAIN LEVEL SITE COVERAGE
- UPPER LEVEL SITE COVERAGE
- ROOF SITE COVERAGE

SITE COVERAGE NOTES:

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CALCULATIONS:
(SEE SHEET A1.2e FOR OVERLAYED PLANS)

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TOTAL AREA =
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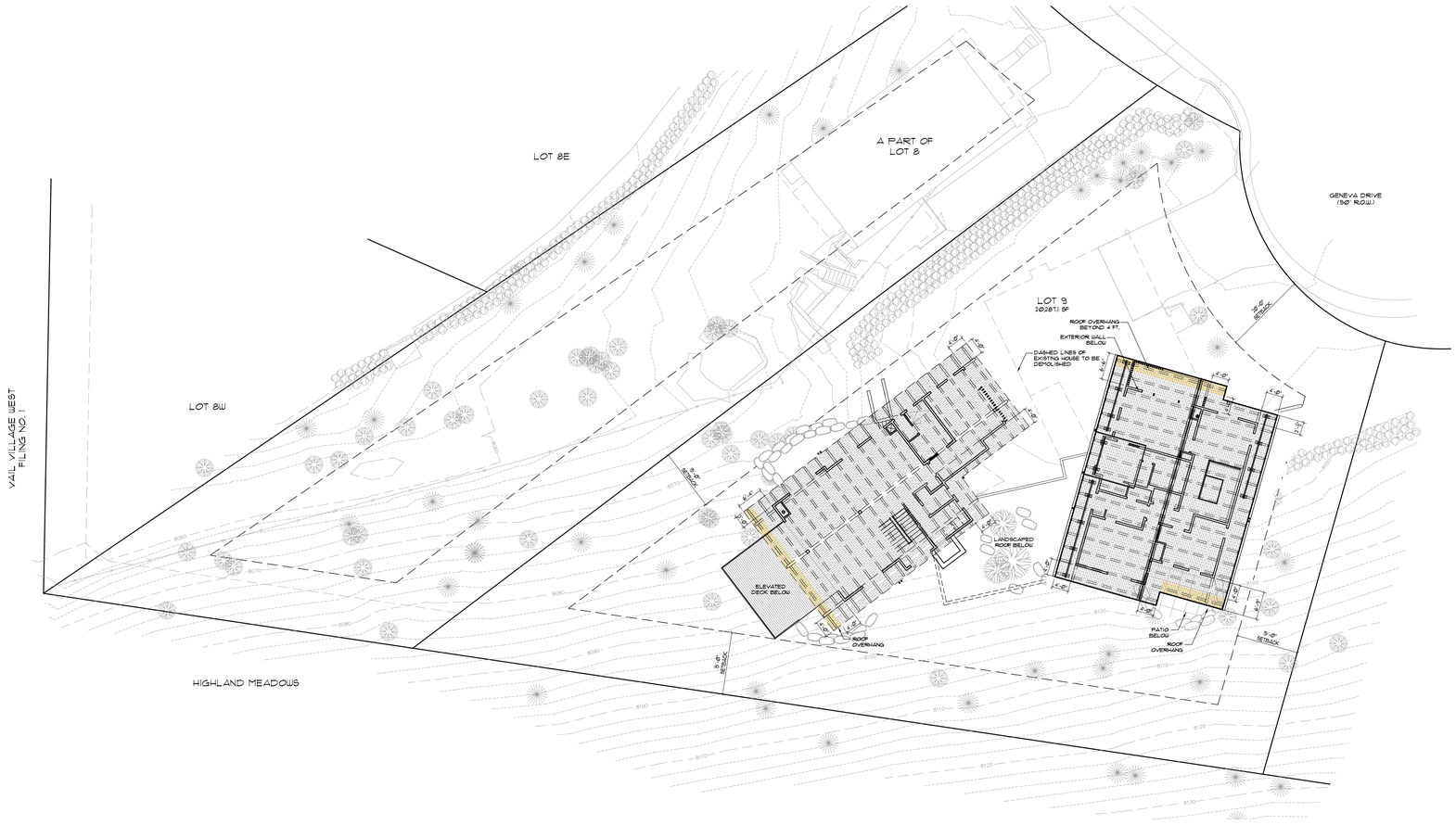

1 / A1.2d SITE COVERAGE - ROOF LEVEL
1/16" = 1'-0"

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PROJECT #: 2107
SHEET TITLE: SITE COVERAGE ROOF PLAN

A1.2d

SITE COVERAGE LEGEND:

- LOWER LEVEL SITE COVERAGE
- GARAGE LEVEL SITE COVERAGE
- MAIN LEVEL SITE COVERAGE
- UPPER LEVEL SITE COVERAGE
- ROOF SITE COVERAGE

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CALCULATIONS:
(SEE SHEET A12e FOR OVERLAYED PLANS)

SITE AREA = 20,287.1 SF

ALLOWABLE SITE COVERAGE =
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AREA OF BUILDING FOOTPRINT = 3874.4 SF

AREA OF ROOFS BEYOND 4 FT. FROM FACE OF BUILDING =
9.7 SF + 9.7 SF + 42.3 SF + 82.5 SF = 144.2 SF

TOTAL AREA =
4018.6 SF (19.8% OF THE SITE AREA)

1 A1.2e SITE COVERAGE PLAN - ALL LEVELS
1" = 10'-0"

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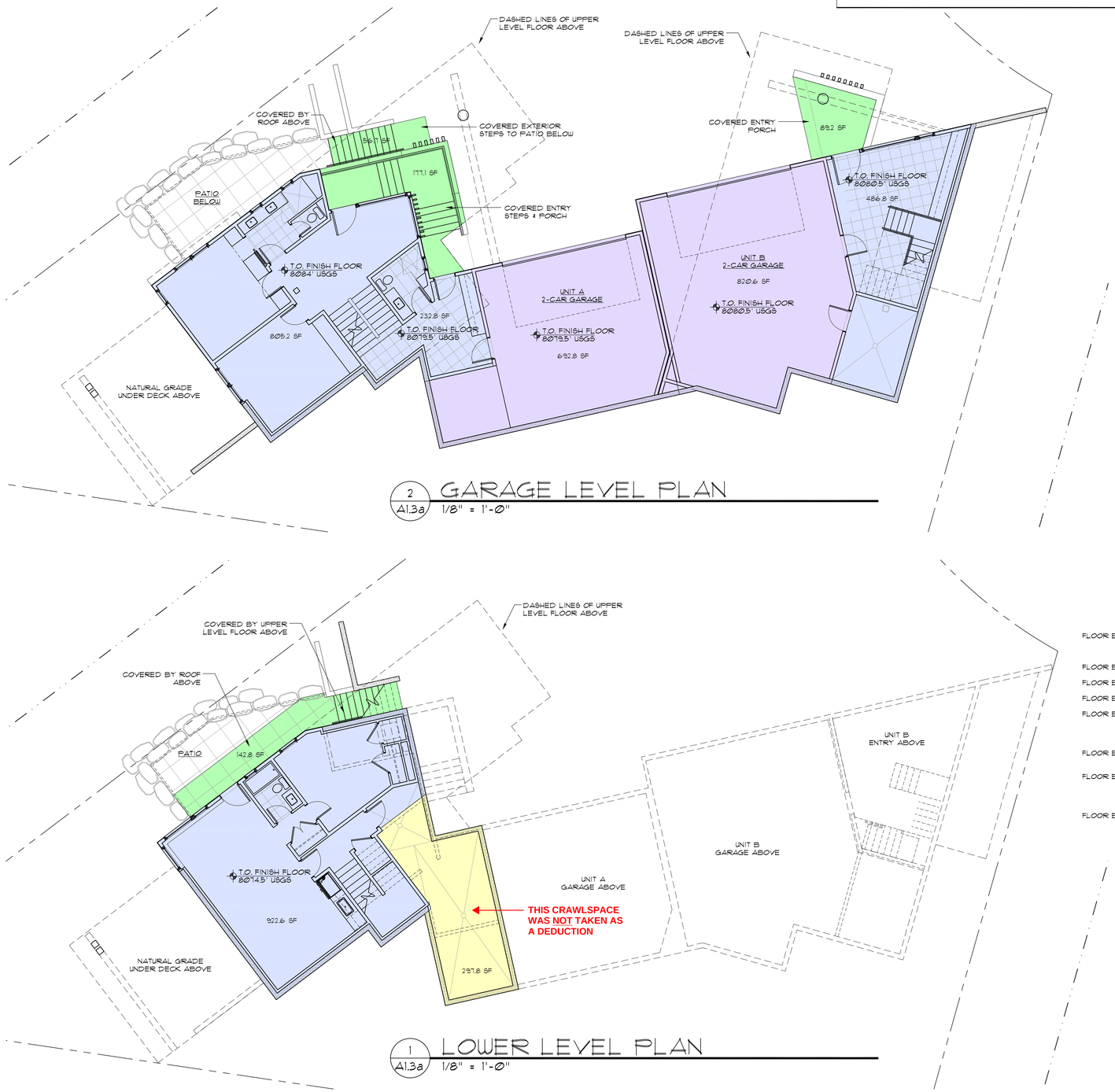
PROJECT #: 2107
SHEET TITLE: SITE COVERAGE PLAN -- ALL FLOOR LEVELS OVERLAYED

A1.2e



2 A1.3a GARAGE LEVEL PLAN
1/8" = 1'-0"

1 A1.3a LOWER LEVEL PLAN
1/8" = 1'-0"

GRFA CALCULATION NOTES:

1. REPRESENTS COVERED EXTERIOR SPACES THAT ARE INCLUDED IN THE GRFA:
2. REPRESENTS INTERIOR SPACES THAT ARE INCLUDED IN THE GRFA:
3. REPRESENTS CRAWLSPACES:
4. REPRESENTS GARAGE SPACES:
5. SEE SHEET A1.3a FOR COMPLETE GRFA CALCULATIONS.
6. SEE SHEET A1.3c FOR GRFA BELOW GRADE CALCULATIONS.

TOWN OF VAIL MUNICIPAL CODE
SECTION 12-15-3 GRFA:

A. WITHIN THE TWO-FAMILY PRIMARY/SECONDARY RESIDENTIAL DISTRICTS:

1. GROSS RESIDENTIAL FLOOR AREA DEFINED: FOR RESIDENTIAL USES, THE TOTAL SQUARE FOOTAGE OF ALL HORIZONTAL AREAS ON ALL LEVELS OF A STRUCTURE, AS MEASURED TO THE OUTSIDE FACE OF THE SHEATHING OF THE EXTERIOR WALLS (I.E., NOT INCLUDING EXTERIOR WALL FINISHES). FLOOR AREA SHALL INCLUDE, BUT NOT BE LIMITED TO, ELEVATOR SHAFTS AND STAIRWELLS AT EACH LEVEL, LOFTS, FIREPLACES, BAY WINDOWS, MECHANICAL SPACES, VENTS AND CHASES, STORAGE AREAS, AND OTHER SIMILAR AREAS. GARAGES, ATTICS, VAULTED OR OPEN TO BELOW SPACES, BASEMENTS, CRAWLSPACES, AND ROOFED OR COVERED DECKS, PORCHES, TERRACES, OR PATIOS SHALL BE INCLUDED AS FLOOR AREA -- EXCEPT THE HORIZONTAL AREAS OF A STRUCTURE AS SET FORTH HEREIN SHALL THEN BE DEDUCTED FROM THE CALCULATION OF GRFA.
   A. GRFA SHALL BE CALCULATED BY MEASURING THE TOTAL SQUARE FOOTAGE OF A BUILDING AS SET FORTH IN THE DEFINITION ABOVE. EXCLUDED AREAS AS SET FORTH HEREIN, SHALL THEN EACH BE DEDUCTED FROM THE TOTAL SQUARE FOOTAGE.
   (1) ENCLOSED GARAGE AREA: ENCLOSED GARAGE AREAS OF UP TO THREE HUNDRED (300) SQUARE FEET PER VEHICLE SPACE NOT EXCEEDING A MAXIMUM OF TWO (2) VEHICLE PARKING SPACES FOR EACH ALLOWABLE DWELLING UNIT PERMITTED BY THIS TITLE.
   GARAGE AREA DEDUCTED FROM FLOOR AREA IS AWARDED ON A "PER SPACE BASIS" AND SHALL BE CONTIGUOUS TO A VEHICULAR PARKING SPACE.
   EACH VEHICULAR PARKING SPACE SHALL BE DESIGNED WITH DIRECT AND UNOBSTRUCTED VEHICULAR ACCESS.
   ALCOVES, STORAGE AREAS, AND MECHANICAL AREAS WHICH ARE LOCATED IN A GARAGE AND WHICH ARE (25%) OR MORE OPEN TO THE GARAGE AREA MAY BE INCLUDED IN THE GARAGE AREA DEDUCTION.
   INTERIOR WALLS SEPARATING THE GARAGE FROM THE OTHER AREAS OF A STRUCTURE MAY BE INCLUDED IN THE GARAGE AREA DEDUCTION.
   (2) ATTIC AREAS WITH A CEILING HEIGHT OF 5'-0" OR LESS: ATTIC AREAS WITH A CEILING HEIGHT OF (5) FEET OR LESS, AS MEASURED FROM THE TOPSIDE OF THE STRUCTURAL MEMBERS OF THE FLOOR TO THE UNDERSIDE OF THE STRUCTURAL MEMBERS OF THE ROOF DIRECTLY ABOVE.
   (3) ATTIC AREAS WITH TRUSSES: ATTIC AREAS CREATED BY CONSTRUCTION OF A ROOF WITH STRUCTURAL TRUSS TYPE MEMBERS, PROVIDED THE TRUSSES ARE SPACED NO GREATER THAN 30" APART.
   (4) ATTIC AREAS WITH NON-TRUSS SYSTEMS: ATTIC AREAS CREATED BY CONSTRUCTION OF A ROOF STRUCTURE UTILIZING A NON-TRUSS SYSTEM, WITH SPACES GREATER THAN (5) FEET IN HEIGHT, IF ALL OF THE FOLLOWING CRITERIA ARE MET:
      A. THE AREA CANNOT BE ACCESSED DIRECTLY FROM A HABITABLE AREA WITHIN THE SAME BUILDING LEVEL, AND
      B. THE AREA SHALL HAVE ONLY THE MINIMUM ACCESS REQUIRED BY THE BUILDING CODE FROM THE LEVEL BELOW, AND
      C. THE ATTIC SPACE SHALL NOT HAVE A STRUCTURAL FLOOR CAPABLE OF SUPPORTING A "LIVE LOAD" GREATER THAN (40) PSF, AND THE "FLOOR" OF THE ATTIC SPACE SHALL NOT BE IMPROVED WITH DECKING, AND
      D. IT MUST BE DEMONSTRATED BY THE ARCHITECT THAT A "TRUSS TYPE" OR SIMILAR STRUCTURAL SYSTEM CANNOT BE UTILIZED AS DEFINED IN THE DEFINITION OF FLOOR AREA, AND
      E. IT WILL BE NECESSARY THAT A STRUCTURAL ELEMENT (I.E. COLLAR TIE) WILL BE UTILIZED WHEN RAFTERS ARE USED FOR THE ROOF SYSTEM. IN AN UNUSUAL SITUATION, SUCH AS WHEN A BEARING RIDGE SYSTEM IS USED, THE STAFF WILL REVIEW THE SPACE FOR COMPLIANCE WITH THIS POLICY.
   (5) CRAWLSPACES: CRAWLSPACES ACCESSIBLE THROUGH AN OPENING NOT GREATER THAN (12) SQUARE FEET IN AREA, WITH 5'-0" OR LESS OF CEILING HEIGHT, AS MEASURED FROM THE SURFACE OF THE EARTH TO THE UNDERSIDE OF STRUCTURAL MEMBERS OF THE FLOOR/CEILING ASSEMBLY ABOVE.
   (6) BASEMENTS: ON THE LOWEST LEVEL OF A STRUCTURE, THE TOTAL PERCENTAGE OF ALL EXTERIOR WALL SURFACES OF THE STRUCTURE AS A WHOLE (INTERIOR PARTY WALLS ARE NOT CONSIDERED EXTERIOR WALLS FOR THE PURPOSES OF THIS SECTION) THAT ARE UNEXPOSED AND BELOW EXISTING OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE, SHALL BE THE PERCENTAGE OF THE HORIZONTAL AREA OF THE LOWEST LEVEL DEDUCTED FROM THE GRFA CALCULATIONS. THE LOWEST LEVEL SHALL BE THE FINISHED FLOOR LEVEL WITH THE LOWEST USGS ELEVATION, INCLUDING ALL FLOOR LEVELS WITHIN (6) VERTICAL FEET OF THE LOWEST LEVEL. A MULTI-UNIT BUILDING SHALL BE CONSIDERED ONE STRUCTURE. THE PERCENTAGE DEDUCTION CALCULATIONS SHALL BE ROUNDED TO THE NEAREST WHOLE PERCENT. THE LOWEST LEVEL EXTERIOR WALL SURFACE AREA SHALL BE MEASURED FROM THE FINISHED FLOOR ELEVATION OF THE LEVEL TO THE UNDERSIDE OF THE STRUCTURAL FLOOR MEMBERS OF THE FLOOR/CEILING ASSEMBLY ABOVE. FOR THE PURPOSES OF THESE CALCULATIONS, RETAINING WALLS AND SITE WALLS SHALL NOT BE CONSIDERED PART OF THE LOWEST LEVEL EXTERIOR WALLS. THE DEDUCTION SHALL BE APPLIED TO ALL HORIZONTAL AREAS ON THE LOWEST LEVEL OF THE STRUCTURE, INCLUDING GARAGES AND EMPLOYEE HOUSING UNITS ALSO DEDUCTED FROM THE CALCULATION OF GRFA ELSEWHERE IN THIS TITLE, BUT THE DEDUCTION DOES NOT APPLY TO ANY CRAWLSPACE OR ATTIC.
   (7) VAULTED SPACES: INTERIOR VAULTED SPACES AND AREAS "OPEN TO BELOW" WITH A FLOOR TO CEILING HEIGHT LESS THAN (16) FEET, AS MEASURED FROM THE FINISHED FLOOR TO THE UNDERSIDE OF THE STRUCTURAL MEMBERS OF THE FLOOR/CEILING ASSEMBLY ABOVE.
   (8) ROOFED OR COVERED DECKS: ROOFED OR COVERED DECKS, PORCHES, TERRACES, PATIOS OR SIMILAR FEATURES OR SPACES WITH NO MORE THAN (3) EXTERIOR WALLS AND MINIMUM OPENING OF NOT LESS THAN (75%) OF THE LINEAR PERIMETER OF THE AREA OF SAID DECK, PORCH, TERRACE, PATIO, OR SIMILAR FEATURE OR SPACE, PROVIDED THE OPENING IS CONTIGUOUS AND FULLY OPEN FROM FLOOR TO CEILING, WITH AN ALLOWANCE FOR A RAILING OF UP TO (44") IN HEIGHT AND SUPPORT POSTS WITH A DIAMETER OF (8") OR LESS WHICH ARE SPACED NO CLOSER THAN (10) FEET APART. THE SPACE BETWEEN THE POSTS SHALL BE MEASURED FROM THE OUTER SURFACE OF THE POST.

2. ADDITIONAL CALCULATION PROVIONS.
   A. COMMON INTERIOR PARTY WALLS: WHERE MORE THAN ONE DWELLING UNIT EXISTS WITHIN A SINGLE STRUCTURE, GRFA SHALL BE MEASURED FOR EACH DWELLING UNIT FROM THE CENTER OF COMMON INTERIOR PARTY WALLS TO THE OUTSIDE FACE OF THE SHEATHING OF THE EXTERIOR WALLS.
   B. GREENHOUSE WINDOWS: GREENHOUSE WINDOWS (SELF-SUPPORTING WINDOWS) SHALL NOT BE COUNTED AS GRFA. "GREENHOUSE WINDOWS" ARE DEFINED ACCORDING TO THE FOLLOWING CRITERIA:
      (1) DISTANCE ABOVE INSIDE FLOOR LEVEL: IN ORDER FOR A WINDOW TO BE CONSIDERED A GREENHOUSE WINDOW, A MINIMUM DISTANCE OF (36) INCHES MUST BE PROVIDED BETWEEN THE BOTTOM OF THE WINDOW AND THE FLOOR SURFACE, AS MEASURED ON THE INSIDE FACE OF THE BUILDING WALL.
      (2) PROJECTION: NO GREENHOUSE WINDOW MAY PROTRUDE MORE THAN (18) INCHES FROM THE EXTERIOR SURFACE OF THE BUILDING.
      (3) CONSTRUCTION CHARACTERISTICS: ALL GREENHOUSE WINDOWS SHALL BE SELF-SUPPORTING AND SHALL NOT REQUIRE SPECIAL FRAMING OR CONSTRUCTION METHODS FOR SUPPORT, WITH THE EXCEPTION OF BRACKETS BELOW THE WINDOW MAY BE ALLOWED PROVIDED THEY DIE INTO THE WALL OF THE BUILDING AT A (45) DEGREE ANGLE. A SMALL ROOF OVER THE WINDOW MAY ALSO BE ALLOWED PROVIDED THE OVERHANG IS LIMITED TO (4) INCHES BEYOND THE WINDOW PLANE.
      (4) DIMENSIONAL REQUIREMENT: NO GREENHOUSE WINDOW SHALL HAVE A TOTAL WINDOW SURFACE AREA GREATER THAN (44) SQUARE FEET.
      (5) QUANTITY: UP TO (2) GREENHOUSE WINDOWS WILL BE ALLOWED PER DWELLING UNIT, HOWEVER, THE (44) SQUARE FOOT SIZE LIMITATION WILL APPLY TO THE COMBINED AREA OF (2) WINDOWS.
      (6) SITE COVERAGE: GREENHOUSE WINDOWS DO NOT COUNT AS SITE COVERAGE.
   C. VAULTED SPACES: ANY INTERIOR SPACE WITH A FLOOR TO CEILING HEIGHT OF (16) FEET OR GREATER, AS MEASURED FROM THE FINISHED FLOOR TO THE UNDERSIDE OF THE STRUCTURAL MEMBERS OF THE FLOOR/CEILING ASSEMBLY ABOVE, SHALL BE CALCULATED AS GRFA ON (2) LEVELS OF A STRUCTURE.

	PROPOSED AREA		ALLOWABLE AREA	
FLOOR ELEVATION = 8074.5' USGS	LOWER LEVEL		LOT SIZE	20,287.1 SF
	INTERIOR FLOOR AREA - UNIT A**	922.6 SF		
	INTERIOR CRAWLSPACE - UNIT A**	297.8 SF	PER ZONING (SECTION 12-6D-8):	
	EXTERIOR COVERED PATIO/STAIRS - UNIT A	142.8 SF	DENSITY CONTROL	
FLOOR ELEVATION = 8079.5' USGS	GARAGE LEVEL		(10,000 SF) * (.46) = 4600 SF	
	INTERIOR FLOOR AREA (MUD ROOM LEVEL) - UNIT A**	232.8 SF	(5000 SF) * (.38) = 1900 SF	
FLOOR ELEVATION = 8084.0' USGS	INTERIOR FLOOR AREA (ENTRY LEVEL) - UNIT A	805.2 SF	(5287.1 SF) * (.13) = 687.3 SF	
	EXTERIOR ENTRY PORCH/STAIRS - UNIT A	177.1 SF		
FLOOR ELEVATION = 8079.5' USGS	EXTERIOR LOWER LEVEL STAIRS - UNIT A	56.7 SF		
	GARAGE - UNIT A**	692.8 SF		
FLOOR ELEVATION = 8080.5' USGS	INTERIOR FLOOR AREA - UNIT B**	486.8 SF		
	EXTERIOR ENTRY PORCH - UNIT B	89.2 SF		
	GARAGE - UNIT B**	820.6 SF		
FLOOR ELEVATION = 8094.0' USGS	MAIN LEVEL			
	INTERIOR FLOOR AREA - UNIT A	1491.0 SF		
	EXTERIOR COVERED DECK - UNIT A	135.1 SF		
FLOOR ELEVATION = 8091.0' USGS	EXTERIOR COVERED STEPS - UNIT A	6.7 SF		
	INTERIOR FLOOR AREA - UNIT B	1520.9 SF		
	EXTERIOR COVERED PATIO (KITCHEN) - UNIT B	138.4 SF		
	EXTERIOR COVERED PATIO (DINING) - UNIT B	97.0 SF		
FLOOR ELEVATION = 8100.5' USGS	UPPER LEVEL			
	INTERIOR FLOOR AREA - UNIT B	1415.6 SF		
	EXTERIOR COVERED DECK - UNIT B	125.4 SF		
	EXTERIOR COVERED PATIO - UNIT B	120.6 SF		
	TOTAL AREA (BEFORE DEDUCTIONS):			
	TOTAL BUILDING	9775.1 SF		
	UNIT A	4960.6 SF		
	UNIT B	4814.5 SF		
	DEDUCTIONS:			
	GARAGE (2 PARKING SPACES) - UNIT A	600 SF		
	GARAGE (2 PARKING SPACES) - UNIT B	600 SF		
	EXTERIOR DECKS - UNIT A	135.1 SF		
	EXTERIOR PORCHES/STAIRS - UNIT A	383.3 SF		
	EXTERIOR PORCHES/PATIOS - UNIT B	445.2 SF		
	LOWEST LEVEL BELOW GRADE: (SEE DIAGRAMS & CALCS ON SHEETS A1.3c, A1.3d, A1.3e)			
	TOTAL BUILDING	1975.3 SF		
	UNIT A	1227.5 SF		
	UNIT B	747.8 SF		
	TOTAL DEDUCTIONS:			
	TOTAL BUILDING	4138.9 SF		
	UNIT A	2345.5 SF		
	UNIT B	1793.0 SF		
	TOTAL GRFA PROPOSED:		TOTAL GRFA ALLOWED	7187.3 SF
	TOTAL BUILDING = (9775.1 SF - 4138.9 SF)	5636.2 SF		
	UNIT A = (4960.6 SF - 2345.9 SF)	2614.7 SF	40% OF GRFA ALLOWED	2874.9 SF
	UNIT B = (4814.5 SF - 1793.0 SF)	3021.5 SF	(MAXIMUM GRFA FOR SECONDARY UNIT)	

NOTES:
1. THE LOWEST LEVEL FLOOR ELEVATION, AS USED FOR DETERMINING THE BASEMENT BELOW GRADE DEDUCTION, IS 8074.5' USGS, INCLUDING ALL OTHER FLOORS WITHIN 6 FT. OF THIS ELEVATION. (UP TO AN ELEVATION OF 8080.5' USGS)
2. A DEDUCTION WAS NOT TAKEN FOR THE CRAWLSPACE IN UNIT A BECAUSE, ALTHOUGH THE CEILING HEIGHT IS LESS THAN 5'-0", ACCESS TO IT IS AN OPENING GREATER THAN 12 SF PER ARTICLE 5 OF SECTION 12-15-3.

**INCLUDED IN LOWEST LEVEL GRFA CALCS FOR BELOW GRADE DEDUCTIONS.

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GENEVA DRIVE
DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 1/8" = 1'-0"
DRAWN BY: -
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PROJECT #: 2107
SHEET TITLE: GRFA CALCULATIONS

A1.3a

GRFA CALCULATION NOTES:

1. REPRESENTS COVERED EXTERIOR SPACES THAT ARE INCLUDED IN THE GRFA:
2. REPRESENTS INTERIOR SPACES THAT ARE INCLUDED IN THE GRFA:
3. REPRESENTS CRAWLSPACES:
4. REPRESENTS GARAGE SPACES:
5. SEE SHEET A1.3a FOR COMPLETE GRFA CALCAULATIONS.
6. SEE SHEET A1.3c FOR GRFA BELOW GRADE CALCULATIONS.

2 A1.3b UPPER LEVEL PLAN
1/8" = 1'-0"

1 A1.3b MAIN LEVEL PLAN
1/8" = 1'-0"

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REVISIONS:

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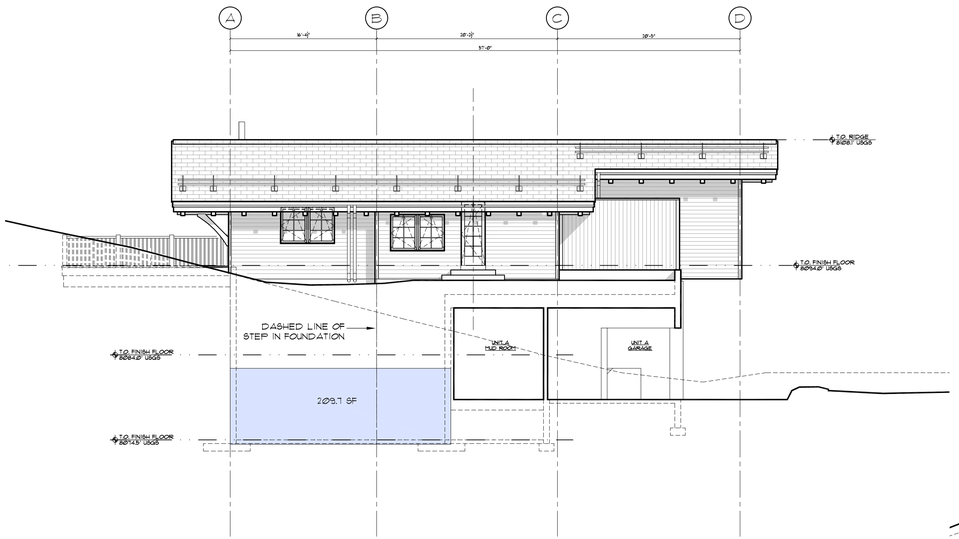
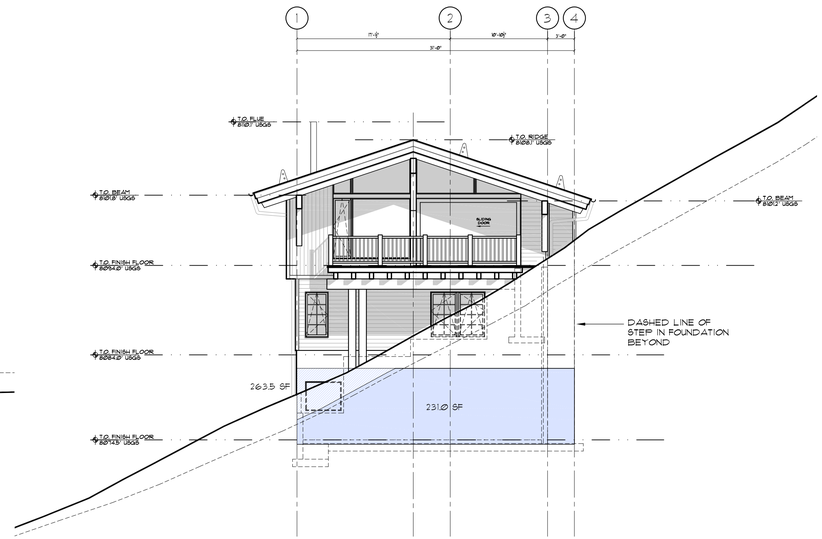
PROJECT #: 2107
SHEET TITLE: GRFA CALCULATIONS

A1.3b



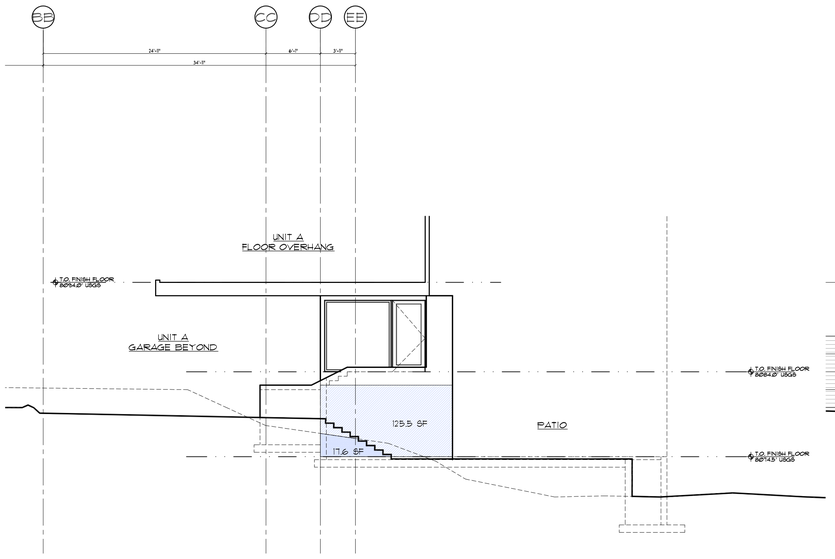
4 A1.3c UNIT A - SOUTH ELEVATION

1/8" = 1'-0"



3 A1.3c UNIT A - WEST ELEVATION

1/8" = 1'-0"



2 A1.3c UNIT A - NORTHEAST ELEVATION

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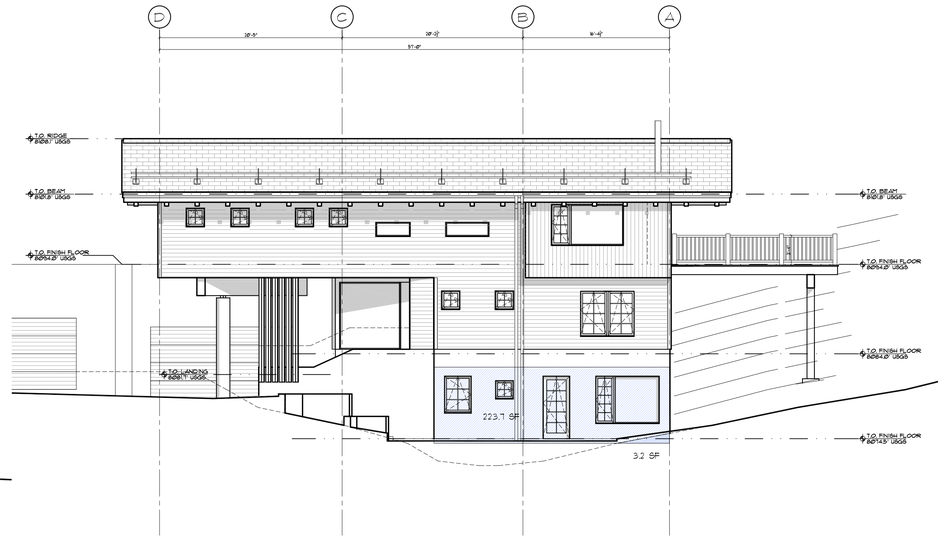


1 A1.3c UNIT A - NORTH ELEVATION

1/8" = 1'-0"

GRFA CALCULATION NOTES:

1. REPRESENTS THE TOTAL AREA OF A LOWEST LEVEL EXTERIOR WALL ELEVATION:

2. REPRESENTS THE AREA OF EXTERIOR WALL BELOW EXISTING OR FINISHED GRADE, WHICHEVER IS MORE RESTRICTIVE:

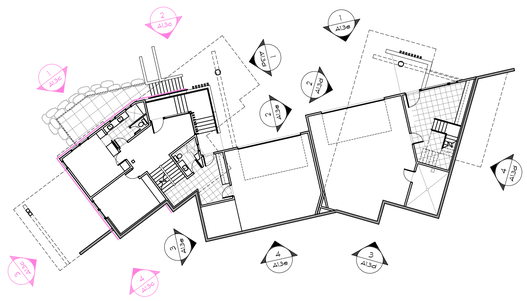
3. THE LOWEST LEVEL FLOOR ELEVATION, AS USED IN DETERMINING THE BASEMENT BELOW GRADE DEDUCTION, IS 8074.5' USGS, INCLUDING ALL OTHER FLOORS WITHIN 6 FT. OF THIS ELEVATION, UP TO AN ELEVATION OF 8080.5' USGS.

4. SEE SHEET A1.3a FOR COMPLETE GRFA CALCULATIONS.

PROPOSED AREA -- BELOW GRADE WALLS

UNIT A	
GARAGE - NORTH ELEVATION (1/A1.3e)	
OVERALL WALL AREA	303.4 SF
BELOW GRADE WALL AREA	0 SF
GARAGE - SOUTH ELEVATION (4/A1.3e)	
OVERALL WALL AREA	343.3 SF
BELOW GRADE WALL AREA	343.3 SF
GARAGE - WEST ELEVATION (3/A1.3e)	
OVERALL WALL AREA	131.3 SF
BELOW GRADE WALL AREA	131.3 SF
EAST ELEVATION (1/A1.3d)	
OVERALL WALL AREA	158.3 SF
BELOW GRADE WALL AREA	57.8 SF
NORTHEAST ELEVATION (2/A1.3c)	
OVERALL WALL AREA	125.5 SF
BELOW GRADE WALL AREA	17.6 SF
NORTH ELEVATION (1/A1.3c)	
OVERALL WALL AREA	223.7 SF
BELOW GRADE WALL AREA	3.2 SF
WEST ELEVATION (3/A1.3c)	
OVERALL WALL AREA	263.5 SF
BELOW GRADE WALL AREA	231.0 SF
SOUTH ELEVATION (4/A1.3c)	
OVERALL WALL AREA	209.7 SF
BELOW GRADE WALL AREA	209.7 SF
UNIT B	
GARAGE - WEST ELEVATION (2/A1.3e)	
OVERALL WALL AREA	44.3 SF
BELOW GRADE WALL AREA	0 SF
GARAGE/ENTRY - NORTH ELEVATION (1/A1.3e)	
OVERALL WALL AREA	463.7 SF
BELOW GRADE WALL AREA	40.8 SF
SOUTHWEST ELEVATION (3/A1.3d)	
OVERALL WALL AREA	264.9 SF
BELOW GRADE WALL AREA	264.9 SF
SOUTHEAST ELEVATION (4/A1.3d)	
OVERALL WALL AREA	427.5 SF
BELOW GRADE WALL AREA	393.5 SF

LOWEST LEVEL FLOOR AREA: (SHEETS A1.3a/A1.3b) (INCLUDING LEVELS WITHIN 6 FT. OF LOWEST LEVEL)	
LOWER LEVEL - UNIT A	1220.4 SF
GARAGE LEVEL - UNIT A (MUD ROOM)	232.8 SF
GARAGE LEVEL - UNIT B (ENTRY)	486.8 SF
GARAGE - UNIT A	692.8 SF
GARAGE - UNIT B	820.6 SF
TOTAL LOWEST LEVEL FLOOR AREA:	
TOTAL BUILDING	3453.4 SF
UNIT A	2146.0 SF
UNIT B	1307.4 SF
TOTAL LOWEST LEVEL WALL AREA: (SEE SHEETS A1.3c, A1.3d, AND A1.3e)	2959.1 SF
TOTAL WALL AREA BELOW GRADE: (SEE SHEETS A1.3c, A1.3d, AND A1.3e)	1693.1 SF
PERCENTAGE OF WALL AREA BELOW GRADE: (1693.1 SF) / (2959.1 SF)	57.2%
LOWER LEVEL AREA DEDUCTION	
TOTAL BUILDING = (57.2) * (3453.4 SF)	1975.3 SF
UNIT A = (57.2) * (2146.0 SF)	1227.5 SF
UNIT B = (57.2) * (1307.4 SF)	747.8 SF



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REVISIONS:

SHEET SCALE:	1/8 = 1'-0"
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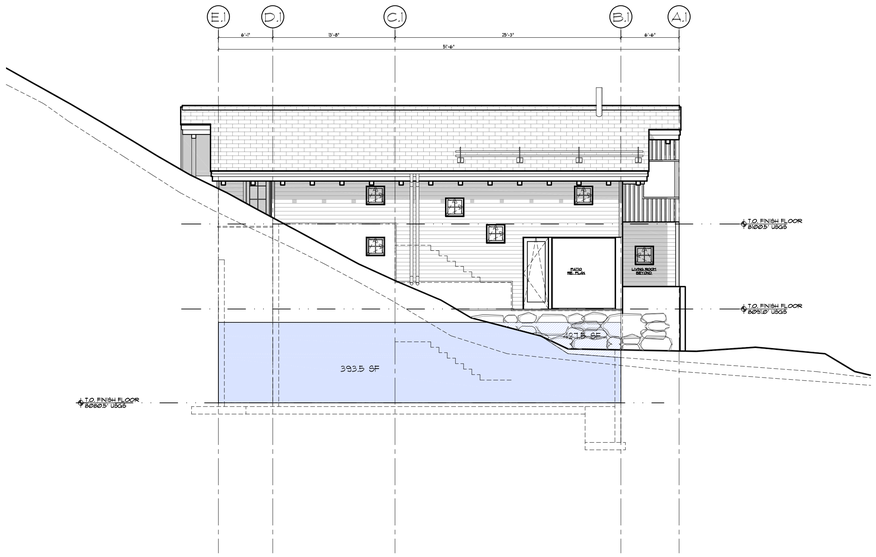
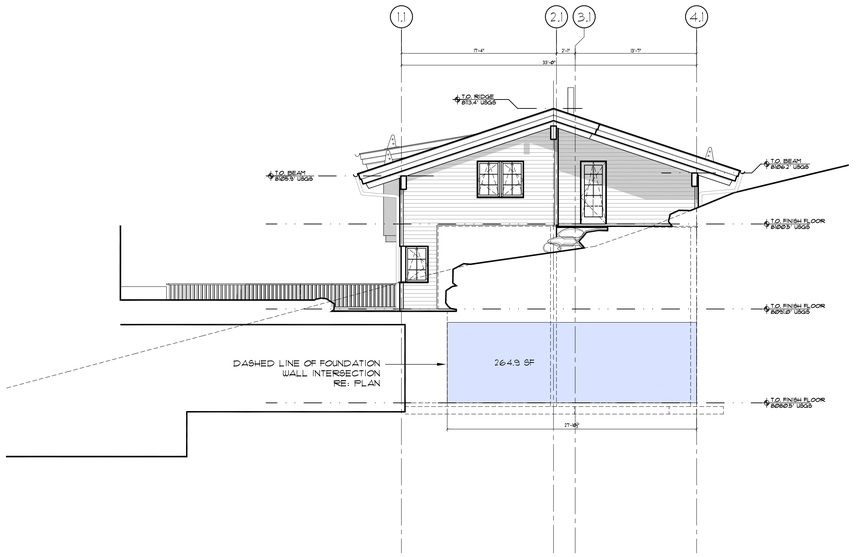
PROJECT #: 2107
SHEET TITLE: GRFA CALCULATIONS -- BELOW GRADE

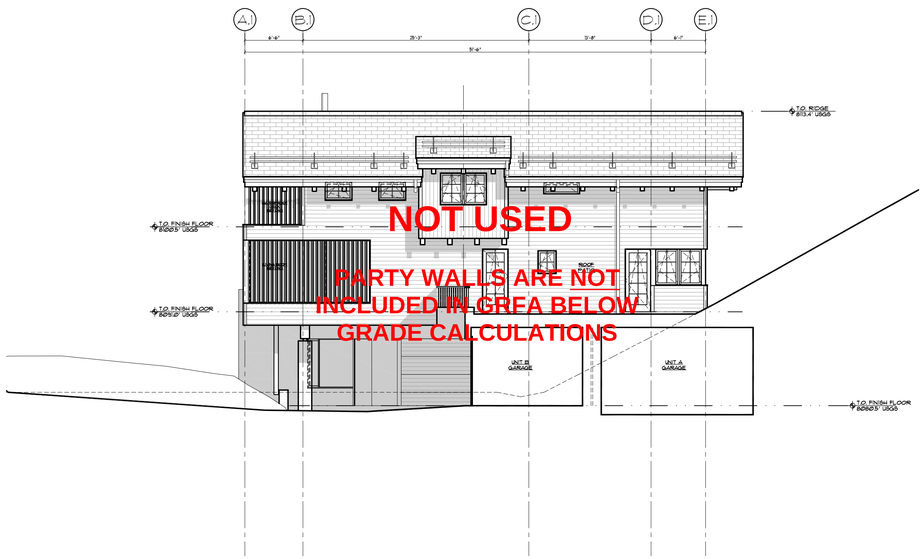
A1.3c



4 A1.3d UNIT B - SOUTHEAST ELEVATION
1/8" = 1'-0"



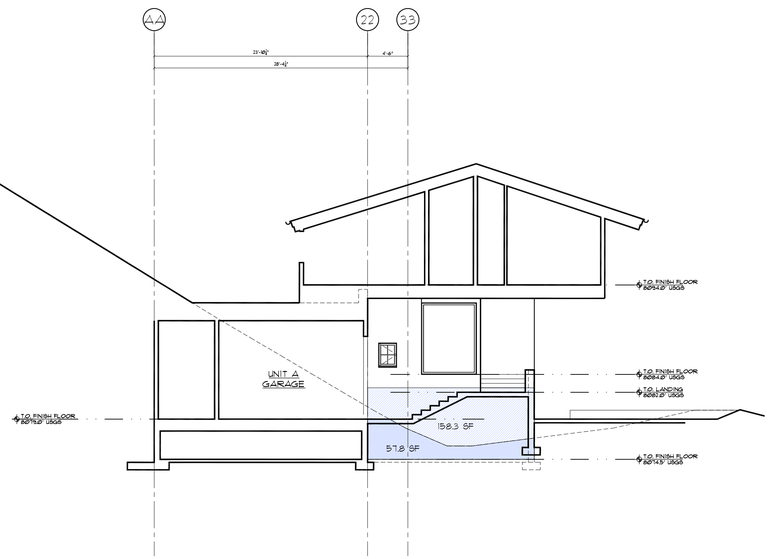
3 A1.3d UNIT B - SOUTHWEST ELEVATION
1/8" = 1'-0"



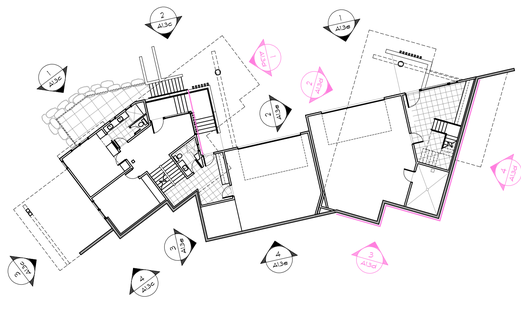
NOT USED

PARTY WALLS ARE NOT INCLUDED IN GRFA BELOW GRADE CALCULATIONS

2 A1.3d UNIT B - SOUTHWEST ELEVATION
1/8" = 1'-0"



1 A1.3d UNIT A - EAST ELEVATION
1/8" = 1'-0"



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REVISIONS:

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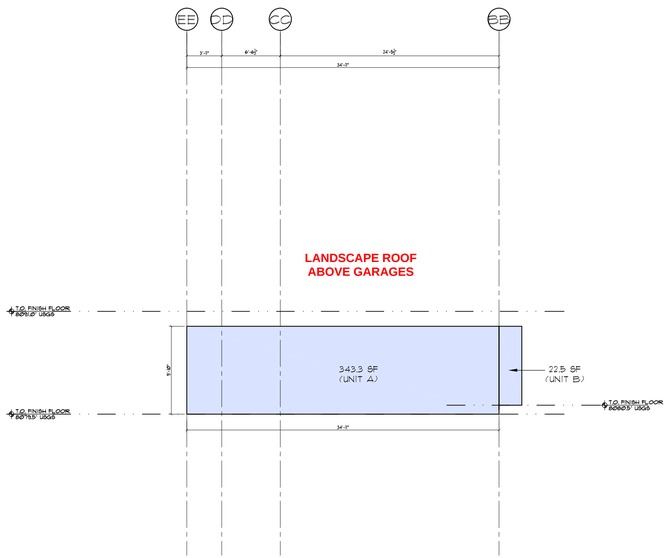
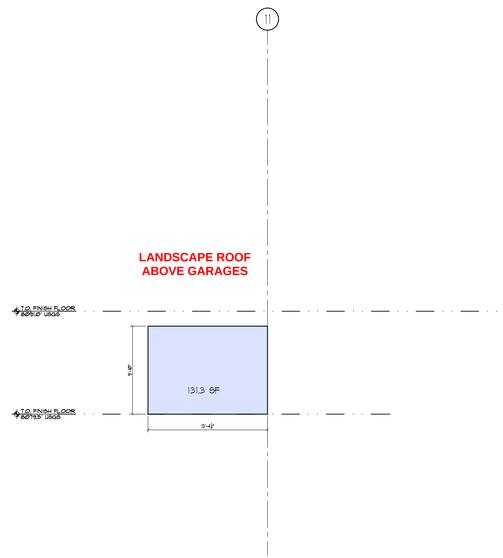
PROJECT #: 2107
SHEET TITLE: GRFA CALCULATIONS

A1.3d



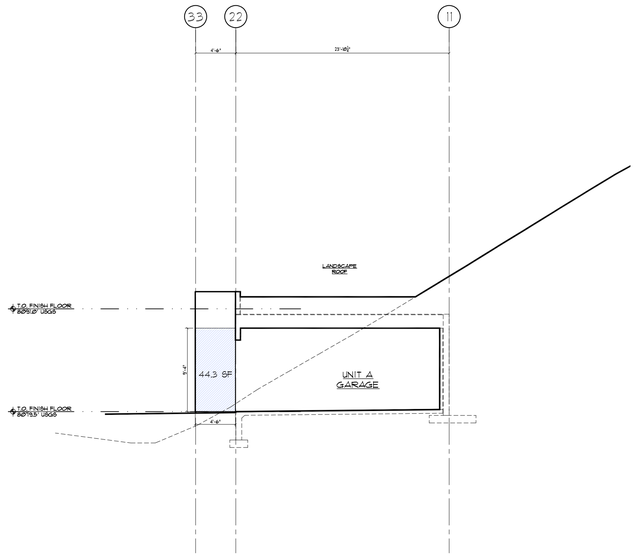
4 A1.3e UNIT A GARAGE - SOUTH ELEVATION

1/8" = 1'-0"



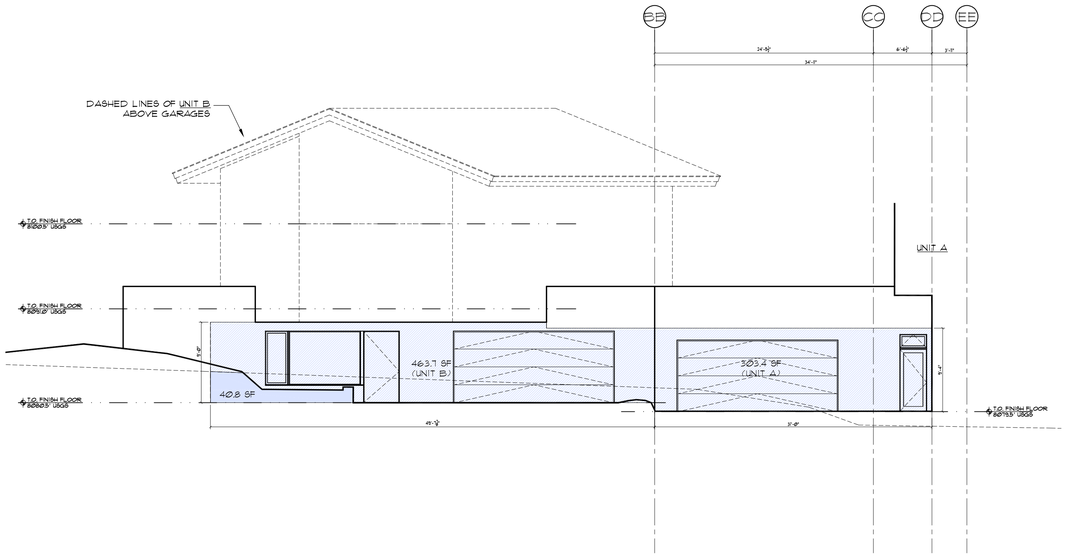
3 A1.3e UNIT A GARAGE - WEST ELEVATION

1/8" = 1'-0"



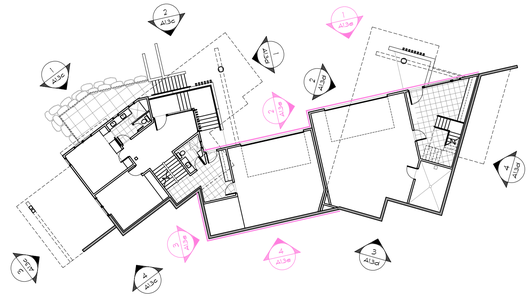
2 A1.3e UNIT B GARAGE - WEST ELEVATION

1/8" = 1'-0"



1 A1.3e GARAGES - NORTH ELEVATION

1/8" = 1'-0"



KEY PLAN

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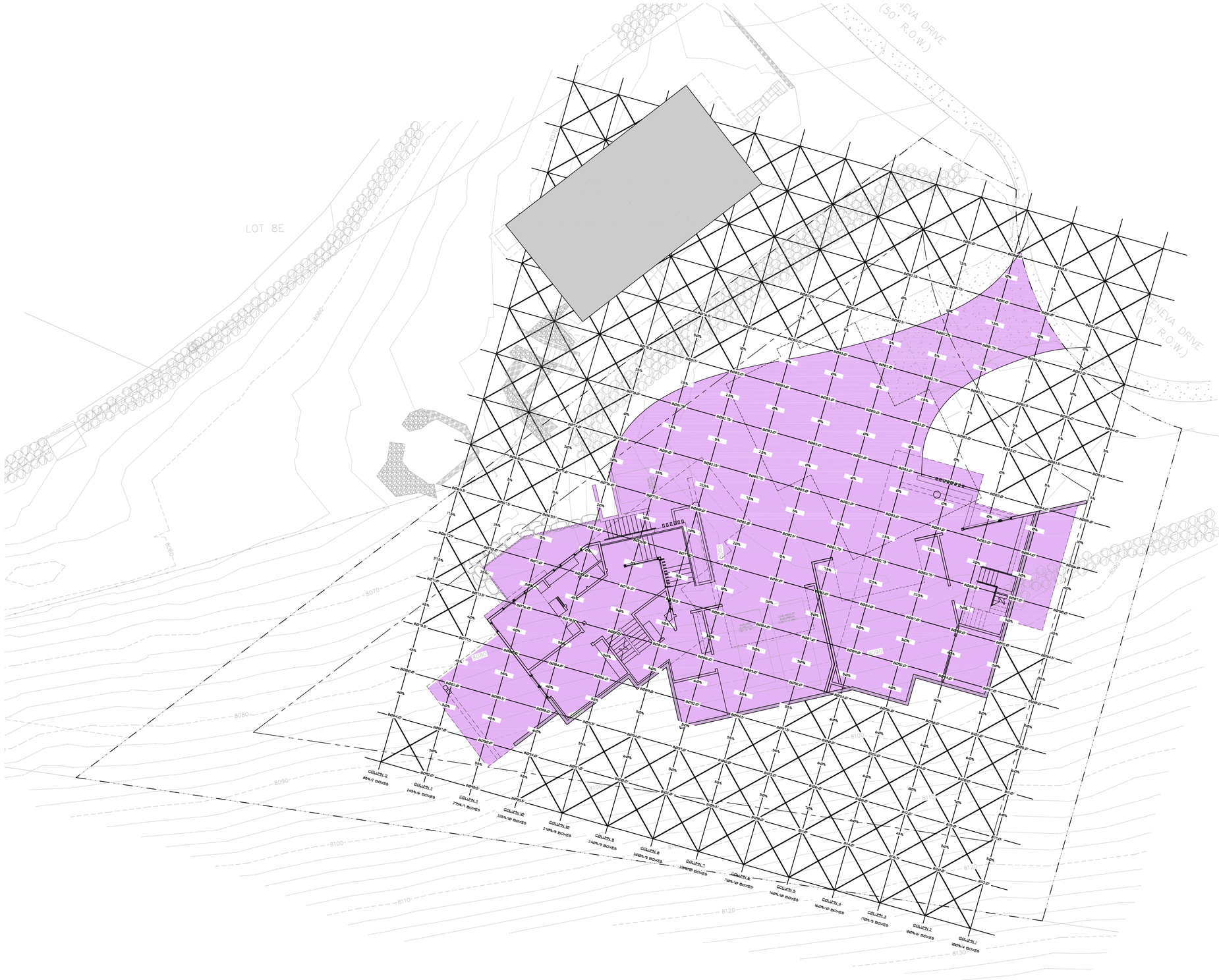
PROJECT #: 2107
SHEET TITLE: GRFA CALCULATIONS

A1.3e


LOT 8E
GENEVA DRIVE
(50' R.O.W.)
GENEVA DRIVE
(50' R.O.W.)
8060
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8080
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GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' (SURVEY)

2. PER TOWN OF VAIL CODE SECTION 12-6B-7 THE HEIGHT OF A FLAT OR MANSARD ROOF SHALL NOT EXCEED 30'-0" AND 33'-0" FOR A SLOPING ROOF.

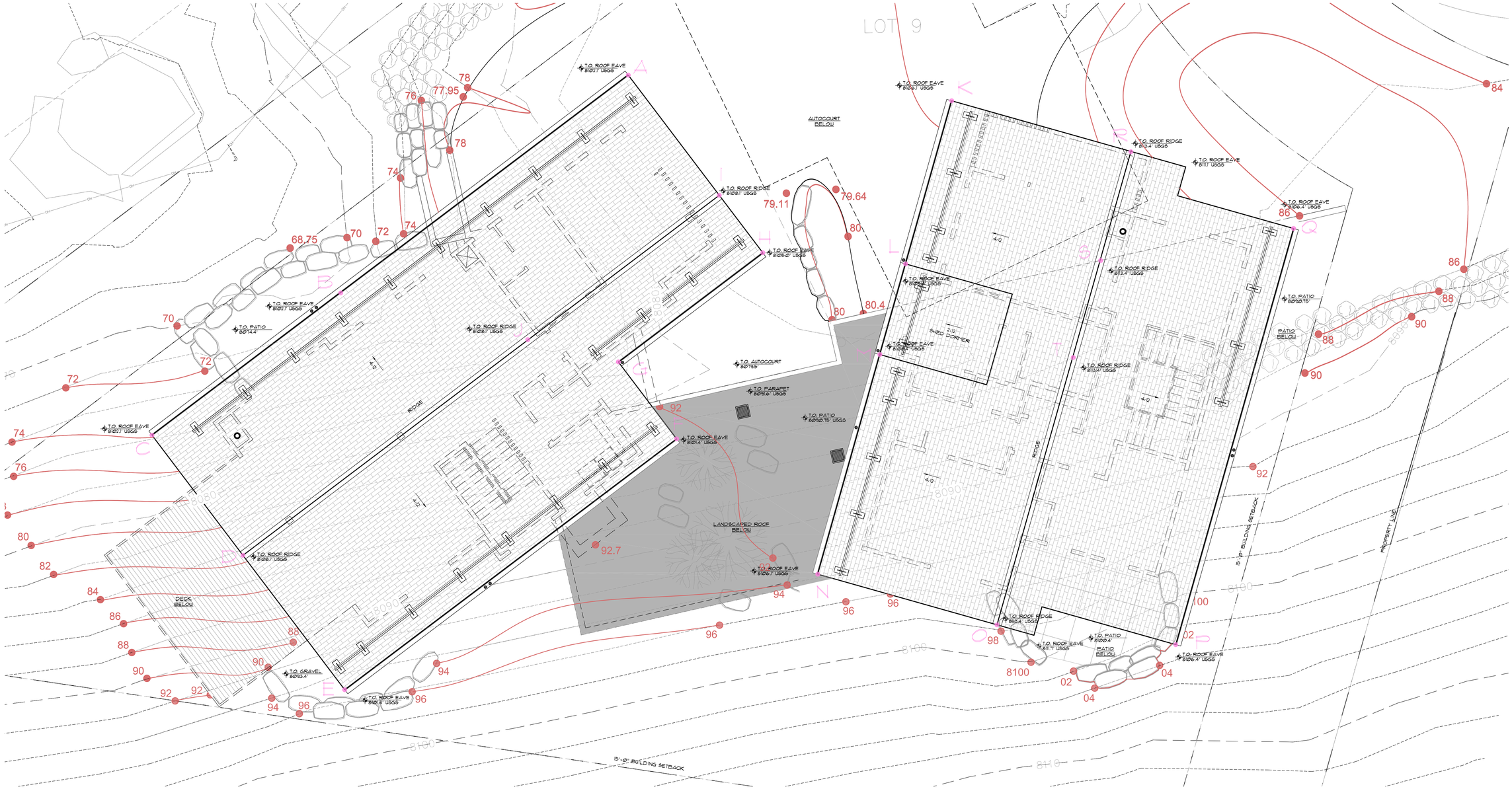
3. FOR THESE CALCULATIONS, THE MEASUREMENT WAS TAKEN FROM EXISTING OR FINISH GRADE, WHICHEVER WAS MORE RESTRICTIVE. AT THE INTERIOR OF THE BUILDING FOOTPRINT, THE MEASUREMENT WAS TAKEN FROM EXISTING GRADE.

4. REFER TO SHEET A2.5 FOR ROOF PLAN INFORMATION.

5. CRITICAL POINTS ON THE ROOF HAVE BEEN LABELED ON THE DRAWINGS W/ THEIR RESPECTIVE GRADE ELEVATIONS CALLED OUT IN THE ADJACENT TABLE:

MARK	ROOF ELEVATION	GRADE ELEVATION (EXISTING)	GRADE ELEVATION (FINISH)	HEIGHT DIFFERENCE (MOST RESTRICTIVE CASE)
A	8102.1'	8082.0'	8078.5'	23.6'
B	8102.1'	8080.3'	8073.9'	31.8'
C	8102.1'	8076.0'	8074.0'	28.1'
D	8108.1'	8084.0'	8082.0'	26.1'
E	8101.4'	8095.0'	8093.2'	8.2'
F	8101.4'	8083.0'	8079.5' (INT. FLOOR)	18.4'
G	8105.0'	8077.8'	8079.0'	27.2'
H	8105.0'	8082.3'	8078.7'	26.3'
I	8108.1'	8082.3'	8078.6'	29.5'
J	8108.1'	8075.8'	8074.5' (INT. FLOOR)	32.3'
K	8106.1'	8082.0'	8080.2'	25.9'
L	8108.4'	8082.3'	8080.4'	28.0'
M	8108.4'	8081.8'	8080.5' (INT. FLOOR)	26.6'
N	8106.1'	8094.0'	8079.5' (INT. FLOOR)	12.1'
O	8113.4'	8098.0'	8093.0'	15.4'
P	8106.4'	8103.0'	8103.0'	3.4'
Q	8106.4'	8084.2'	8090.75'	22.2'
R	8113.4'	8082.5'	8083.5'	30.9'
S	8113.4'	8082.5'	8080.5'	32.9'
T	8113.4'	8084.0'	8080.5' (INT. FLOOR)	29.4'

** NOTE: ALL ELEVATIONS GIVEN IN USGS.



1 A1.5 BUILDING HEIGHT CALCULATIONS
3/16" = 1'-0"

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REVISIONS:

SHEET SCALE: 3/16" = 1'-0"
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PROJECT #: 2107
SHEET TITLE: BUILDING HEIGHT CALCULATIONS

A1.5

GENERAL NOTES:

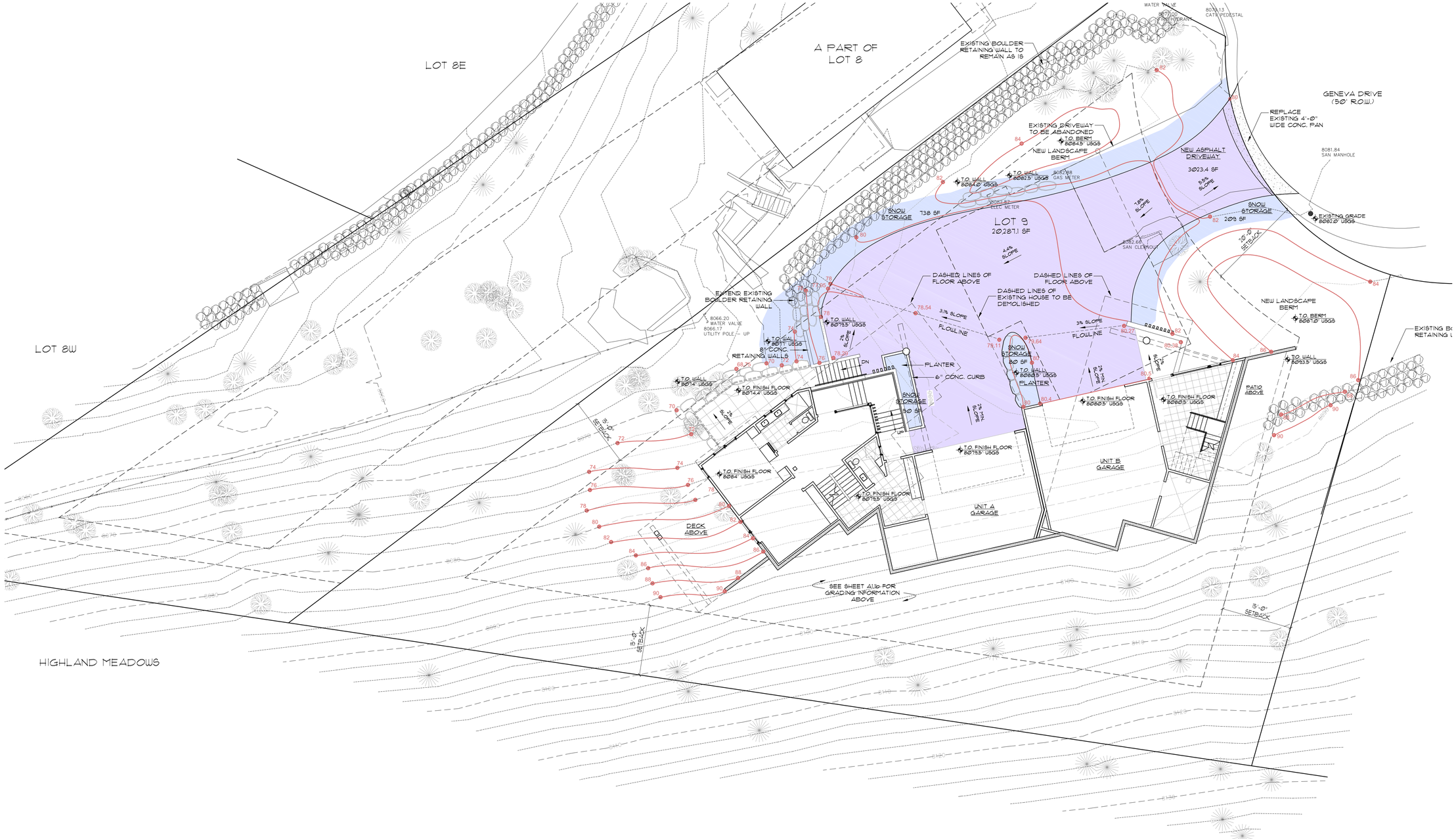
1. AN AREA AT LEAST 30% OF THE AREA OF AN UNHEATED DRIVEWAY IS REQUIRED FOR SNOW STORAGE.

2. INDICATES AREA OF DRIVEWAY: 3023.4 SF

INDICATES PROPOSED AREA OF SNOW STORAGE: 80 SF + 738 SF + 209 SF + 50 SF = 1077 SF

3. SNOW STORAGE REQUIRED: (30) * (3023.4 SF) = 907 SF MIN.

4. SNOW STORAGE PROPOSED: 1077 SF (36% OF DRIVEWAY AREA)



1 / A1.6 SNOW STORAGE PLAN
1" = 10'-0"

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REVISIONS:

SHEET SCALE: 1" = 10'-0"
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PROJECT #: 2107
SHEET TITLE: SNOW STORAGE PLAN

A1.6

GENERAL NOTES:

1. AN AREA AT LEAST 60% OF THE SITE AREA IS REQUIRED TO BE FOR NATURAL LANDSCAPING, WITH NO MORE THAN 20% OF THE LANDSCAPING CONSISTING OF DECKS, PATIOS, TERRACES, AND SIMILAR HARDSCAPE FEATURES.

2. FOR THE PURPOSES OF THESE CALCULATIONS, THE 'GREEN ROOF' OVER THE GARAGES HAS NOT BEEN INCLUDED IN THE PROPOSED LANDSCAPE AREA.

3. INDICATES PROPOSED AREA OF NATURAL LANDSCAPING: 13,356 SF + 80 SF = 13,436 SF

   INDICATES PROPOSED AREA OF PATIOS (HARDSCAPE): 175.3 SF + 188.3 SF + 235.0 SF = 598.6 SF

4. LANDSCAPING AREA REQUIRED: (60) * (20287.1 SF) = 12,172 SF MIN.

5. LANDSCAPING AREA PROPOSED: 13,436 SF + 598.6 SF = 14,034.6 SF (69.2% OF SITE AREA)

6. PERCENTAGE OF PROPOSED LANDSCAPING THAT IS HARDSCAPE: 598.6 SF / 14,034.6 SF = 4.3%

7. SEE SHEETS A1.7c AND A1.7d FOR LANDSCAPE PLANS.

LOT 8E

A PART OF LOT 8

LOT 8W

HIGHLAND MEADOWS

GENEVA DRIVE (50' R.O.W.)

EXISTING FIRE HYDRANT

EXISTING BOULDER RETAINING WALL TO REMAIN AS IS

NATURAL LANDSCAPING

EXISTING DRIVEWAY TO BE ABANDONED

T.O. BERM 8084.5 USGS

NEW LANDSCAPE BERM

T.O. WALL 8082.5' USGS

REPLACE EXISTING 4'-0" WIDE CONC. PAN

NEW ASPHALT DRIVEWAY

3023.4 SF

5.5% SLOPE

7.5% SLOPE

EXISTING GRADE 8082.0' USGS

LOT 9

20287.1 SF

4.4% SLOPE

20'-0" SETBACK

DASHED LINES OF FLOOR ABOVE

DASHED LINES OF FLOOR ABOVE

DASHED LINES OF EXISTING HOUSE TO BE DEMOLISHED

EXTEND EXISTING BOULDER RETAINING WALL

T.O. WALL 8079.5' USGS

T.O. WALL 8077 USGS

8'+CONC. RETAINING WALLS

3% SLOPE

FLOWLINE

2% SLOPE

78.54

78.11

78.64

80.27

80.38

T.O. WALL 8080.3' USGS

PLANTER 80 SF

T.O. WALL 8078.7 USGS

T.O. FINISH FLOOR 8077.4' USGS

HARDSCAPE 235.0 SF

78.20

DN

PLANTER

6" CONC. CURB

5'-0" SETBACK

T.O. FINISH FLOOR 8080.5' USGS

T.O. FINISH FLOOR 8080.5' USGS

PATIO ABOVE

NATURAL LANDSCAPING

NEW LANDSCAPE BERM

T.O. BERM 8081.0' USGS

T.O. WALL 8083.5' USGS

EXISTING BOULDER RETAINING WALL

T.O. FINISH FLOOR 8084' USGS

T.O. FINISH FLOOR 8079.5' USGS

T.O. FINISH FLOOR 8079.5' USGS

UNIT B GARAGE

UNIT A GARAGE

DECK ABOVE

LIMITS OF DISTURBANCE LINE

SEE SHEET A1.1a FOR GRADING INFORMATION ABOVE

13,356 SF

NATURAL/NATIVE LANDSCAPING

15'-0" SETBACK

15'-0" SETBACK

1 / A1.7a LANDSCAPE AREA PLAN - LOWER LEVEL

1" = 10'-0"

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GENEVA DRIVE DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 1" = 10'-0"
DRAWN BY: -
CHECKED BY: KB

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PROJECT #: 2107
SHEET TITLE: LANDSCAPE PLAN - AREA

A1.7a

1 A1.7b LANDSCAPE AREA PLAN - MAIN LEVEL

1" = 10'-0"

GENERAL NOTES:

1. AN AREA AT LEAST 60% OF THE SITE AREA IS REQUIRED TO BE FOR NATURAL LANDSCAPING, WITH NO MORE THAN 20% OF THE LANDSCAPING CONSISTING OF DECKS, PATIOS, TERRACES, AND SIMILAR HARDSCAPE FEATURES.

2. FOR THE PURPOSES OF THESE CALCULATIONS, THE 'GREEN ROOF' OVER THE GARAGES HAS NOT BEEN INCLUDED IN THE PROPOSED LANDSCAPE AREA.

3. INDICATES PROPOSED AREA OF NATURAL LANDSCAPING: 13,356 SF + 80 SF = 13,436 SF

   INDICATES PROPOSED AREA OF PATIOS (HARDSCAPE): 178.3 SF + 188.3 SF + 239.0 SF = 598.6 SF

4. LANDSCAPING AREA REQUIRED: (60) * (20,287.1 SF) = 12,172 SF MIN.

5. LANDSCAPING AREA PROPOSED: 13,436 SF + 598.6 SF = 14,034.6 SF (69.2% OF SITE AREA)

6. PERCENTAGE OF PROPOSED LANDSCAPING THAT IS HARDSCAPE: 598.6 SF / 14,034.6 SF = 4.3%

7. SEE SHEETS A1.7c AND A1.7d FOR LANDSCAPE PLANS.

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GENEVA DRIVE DUPLEX

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PARCEL NO.: 2103-123-12-046

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REVISIONS:

SHEET SCALE:	1" = 10'-0"
DRAWN BY:	-
CHECKED BY:	KB

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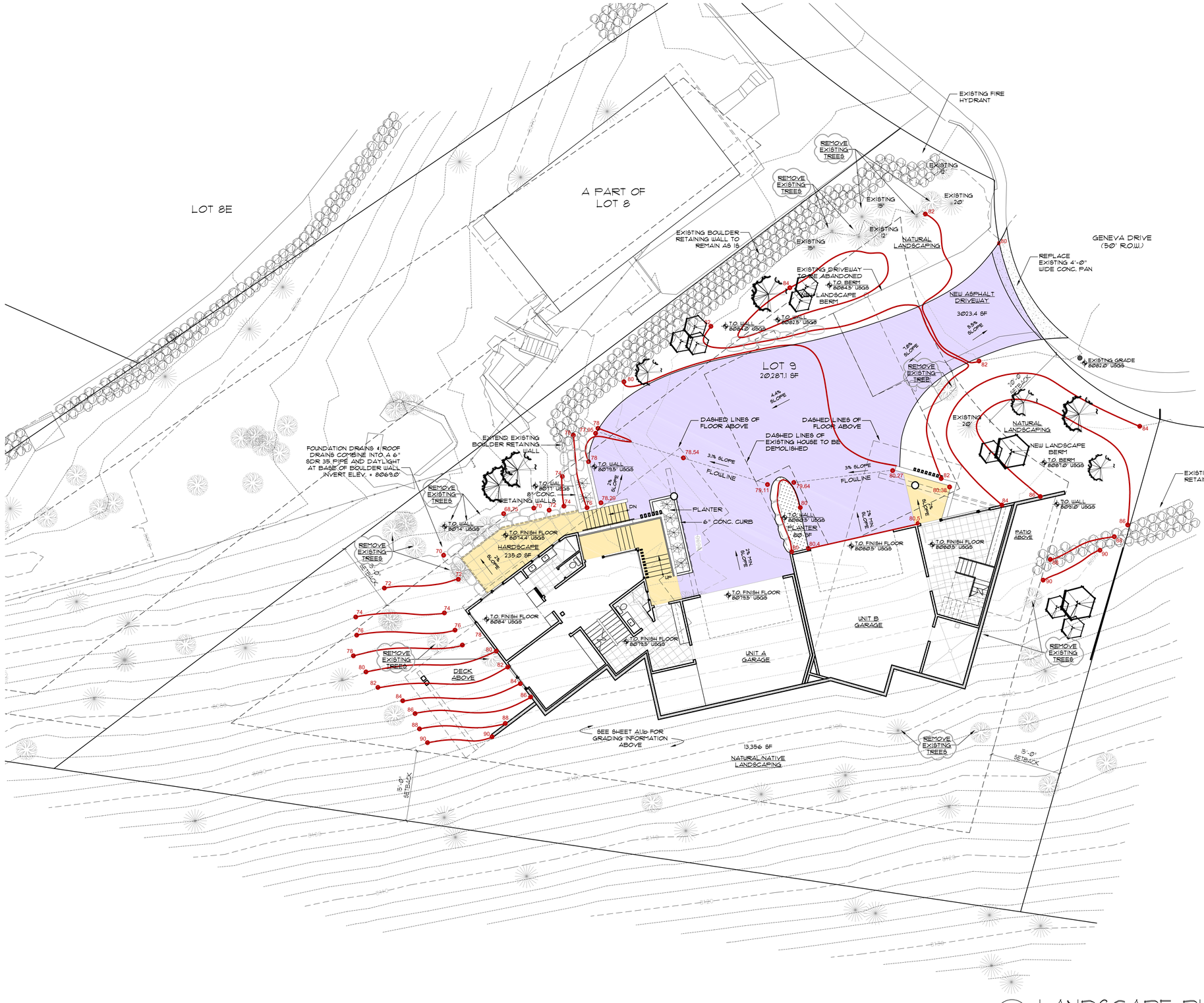
PROJECT #: 2107
SHEET TITLE: LANDSCAPE PLAN - AREA

A1.7b



1 A1.7c LANDSCAPE PLAN - LOWER LEVEL
1" = 10'-0"

GENERAL NOTES:

1. ALL LANDSCAPING MUST CONFORM TO THE TOWN OF VAIL CODE SECTION 14-3-2 CONCERNING LANDSCAPING WITHIN OR ADJACENT TO ANY PUBLIC RIGHT OF WAY.

2. PER THE TOWN OF VAIL CODE SECTION 12-6B-10, AT LEAST 60% OF EACH SITE MUST BE LANDSCAPED. SEE SHEETS A1.7a AND A1.7b FOR AREA CALCULATIONS.

3. BOULDERS FOUND ON SITE DURING EXCAVATION TO BE SET ASIDE AND WORKED INTO THE AREAS OF NATURAL LANDSCAPING.

4. SEE SHEET A1.7d FOR TYPICAL PLANTING DETAILS.

5. LANDSCAPING TO FOLLOW THE RECOMMENDATIONS OF THE VAIL FIRE GUIDE TO FIRE-RESISTANT LANDSCAPING & CARE.

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	3 4	PICEA PUNGENS PICEA PUNGENS	COLORADO SPRUCE COLORADO SPRUCE	8' HT. 10' HT.
	2	PSEUDOTSUGA MENZIESII	ROCKY MTN. DOUGLAS FIR	12' HT.
	14 4	POPULUS TREMULOIDES POPULUS TREMULOIDES	ASPEN ASPEN	2" Caliper 3" Caliper
	7	MISCANTHUS S. 'GRACILLIMUS'	MAIDEN GRASS	5 GALLON
		EXISTING EVERGREEN TREES TO REMAIN, U.N.O.		
		EXISTING ASPEN TREES TO REMAIN, U.N.O.		
		REVEGETATE ALL DISTURBED AREAS WITH NATIVE AND WILDFLOWER SEED MIX.		
		MOUNTAIN GRANITE BREEZE & CRUSHER FINES FOR PATHS		
		LAWN OR GROUND COVER TO CONSIST OF FESCUE/BLUEGRASS BLENDS.		
		SANDSTONE PAVERS		

PLANTING NOTES

1. THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR SHALL BE EXTREMELY CAREFUL WHEN PLACING PLANTS NEAR UTILITIES.
3. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO +/-0.33 FOOT OF FINISHED GRADE.
4. FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE AT THE DIRECTION OF THE ARCHITECT/OWNER. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH PLANTING OPERATIONS UNTIL STAKING IS FULLY APPROVED.
5. PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL AND 20% COMPOST.
6. ALL DECIDUOUS TREES ARE TO BE STAKED WITH 8' STEEL 'T' STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1-1/2" WIDE GREEN, NYLON TREE STRAPS. ALL EVERGREEN TREE ARE TO BE STAKED WITH THREE 8' STEEL 'T' STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1-1/2" WIDE, GREEN, NYLON TREE STRAPS.
7. SHOULD A FINE FESCUE & KENTUCKY BLEND BE DESIRED BY THE OWNERS, IT IS TO BE USED WITHIN THE BOUNDARIES OF THE LANDSCAPED GARAGE ROOF, BUT THE INTENT IS TO SEED THESE AREAS W/ A NATIVE GRASS MIX.
8. PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING:
   - LOOSEN SOIL TO A MINIMUM OF 2" DEPTH. REMOVE STONES OVER 2" IN DIAMETER AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
   - DISTRIBUTE 2" OF TOPSOIL TO BE CULTIVATED INTO NATIVE SOIL.
   - GRADE AREAS TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
9. ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX SOWN WITH THE FOLLOWING MIX AT A RATE OF 42 lbs. PER ACRE:
   - 20% CREEPING RED FESCUE
   - 5% SHEEP FESCUE
   - 25% ARIZONA FESCUE
   - 30% CANADA BLUEGRASS
   - 10% IDAHO FESCUE
   - 15% SLENDER WHEATGRASS

   Wildflower seed/forbs mix shall be added to the native grass mix at the following rates per acre:

Wild Flax	1 lb/ acre
Rocky Pussytoes	1 lb/ acre
Colorado Blue Columbine	1 lb/ acre
Scotch Ball Flower	.25 lb/ acre
Sulphur Indian Paintbrush	.75 lb/ acre
Aspen Sunflower	2 lb/ acre
Scarlet Gilia	1 lb/ acre
Silvery Lupine	2 lb/acre
Chiming Bells	.25 lb/acre
Rocky Mtn. Penstemon	1 lb/acre
Showy Goldeneye	5 lb/acre
Wild Buckwheat	5 lb/acre

10. ONE APPLICATION OF A DI-AMMONIUM PHOSPHATE FERTILIZER, 18-46-0 AT THE RATE OF 8 lbs. PER 1000 s.f., SHALL BE BROADCAST PRIOR TO SEEDING.
11. MULCH ALL SOWN AREAS WITH 2"-3" OF WEED FREE STRAW. TACKIFY STRAW MULCH AREAS WITH AN APPROVED ORGANIC TACKIFIER AT THE RATE OF 120 lbs. PER ACRE.
12. ALL SEEDED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING.
13. AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO REINCORPORATE SEED INTO TOP 1/8" OF SOIL.
14. NO LAWN IRRIGATION SYSTEM TO BE INSTALLED.
15. ALL NATIVE GRASS SEED AREAS WILL BE IRRIGATED FOR THE FIRST YEAR A TEMPORARY ABOVE GROUND SPRAY SYSTEM.
16. LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT REGARDING ITS POLICY ON PLANT GUARANTEE AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIAL INCLUDING LABOR, DUE TO SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF ONE YEAR FOLLOWING THE PLANT'S INSTALLATION.

TEMPORARY EROSION CONTROL

1. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN CONFORMANCE WITH BEST MANAGEMENT PRACTICES.
2. A 'GEOFAB' SILT FENCE IS TO BE ERECTED AT LIMITS OF DISTURBANCE DOWNHILL OF CONSTRUCTION AND IN PATHS OF DRAINAGE PRIOR TO EXCAVATION AND KEPT IN PLACE UNTIL FINISH GRADE IS ACHIEVED.
3. AT THE BASE OF TOPSOIL OR FILLSOIL STOCKPILED ON SITE , A 'GEOFAB' SILT FENCE OR STRAW BALE SATURATION BERM SHALL BE ERECTED TO CONTROL SILT AND SEDIMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING THE RELEASE OF SEDIMENT-LADEN WATER (MUD) FROM THE SITE AND SHALL BE REQUIRED TO INSTALL ADDITIONAL CONTROL FACILITIES AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR APPROPRIATE TOWN OF VAIL OFFICIALS, IF PROBLEMS OCCUR.

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GENEVA DRIVE DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
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REVISIONS:

SHEET SCALE: 1" = 10'-0"
DRAWN BY: -
CHECKED BY: KB

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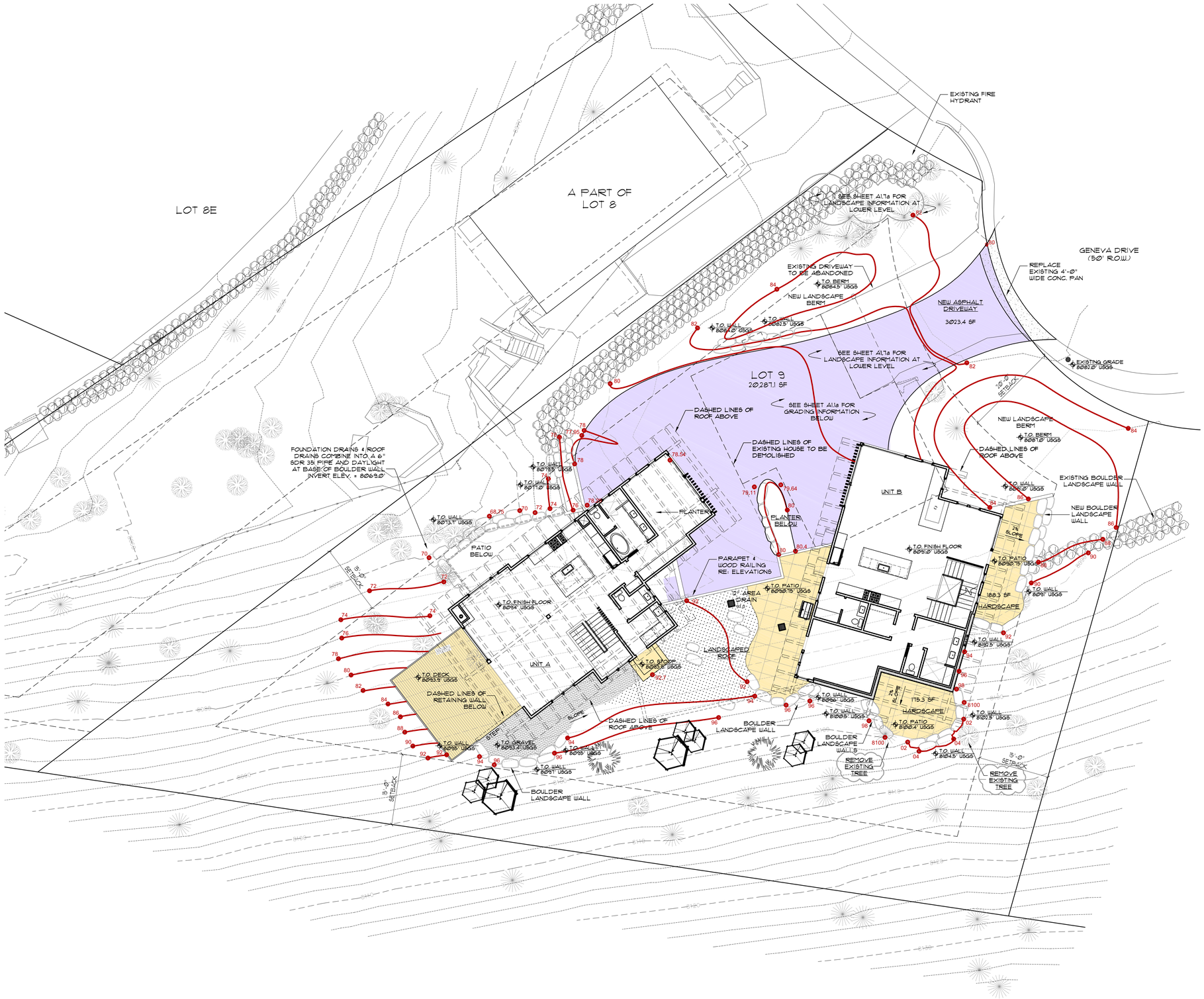
PROJECT #: 2107
SHEET TITLE: LANDSCAPE PLAN

A1.7c


LOT 8E
A PART OF LOT 8
EXISTING FIRE HYDRANT
GENEVA DRIVE (50' R.O.W.)
REPLACE EXISTING 4'-0" WIDE CONC. PAN
SEE SHEET A1.7a FOR LANDSCAPE INFORMATION AT LOWER LEVEL
EXISTING DRIVEWAY TO BE ABANDONED
NEW LANDSCAPE BERM
NEW ASPHALT DRIVEWAY
3023.4 SF
LOT 9
20287.1 SF
SEE SHEET A1.7a FOR GRADING INFORMATION BELOW
DASHED LINES OF ROOF ABOVE
DASHED LINES OF EXISTING HOUSE TO BE DEMOLISHED
FOUNDATION DRAINS & ROOF DRAINS COMBINE INTO A 6" SDR 35 PIPE AND DAYLIGHT AT BASE OF BOULDER WALL. INVERT ELEV. = 8068.0'
PLANTER
PLANTER BELOW
UNIT B
UNIT A
PATIO BELOW
PARAPET & WOOD RAILING RE: ELEVATIONS
12" AREA DRAIN
LANDSCAPED SLOPE
DASHED LINES OF RETAINING WALL BELOW
DASHED LINES OF ROOF ABOVE
BOULDER LANDSCAPE WALL
EXISTING BOULDER LANDSCAPE WALL
NEW BOULDER LANDSCAPE WALL
REMOVE EXISTING TREE
REMOVE EXISTING TREE
188.3 SF HARDSCAPE
175.3 SF HARDSCAPE
15'-0" SETBACK
15'-0" SETBACK
5'-0" SETBACK
STEPS
SLOPE
TO BERM 8084.5' USGS
TO WALL 8082.5' USGS
TO WALL 8084.0' USGS
TO WALL 8083.5' USGS
TO WALL 8081.0' USGS
TO WALL 8083.3' USGS
TO WALL 8082.5' USGS
TO WALL 8081.0' USGS
TO WALL 8080.5' USGS
TO WALL 8082.5' USGS
TO WALL 8080.5' USGS
TO WALL 8082.5' USGS
TO WALL 8080.4' USGS
TO WALL 8080.5' USGS
TO WALL 8080.5' USGS
TO WALL 8080.5

1 A1.8a OUTDOOR LIGHTING PLAN - LOWER LEVEL

1" = 10'-0"

GENERAL NOTES:

1. ALL OUTDOOR LIGHTING MUST CONFORM TO THE TOWN OF VAIL CODE SECTION 14-10-7.

2. STEP LIGHTS TO BE FULL CUTOFF AND PLACED 18" ABOVE FINISH GRADE MAX.

3. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE TOWN OF VAIL'S ADOPTED ENERGY CONSERVATION CODE.

LIGHTING LEGEND

	QTY.	DESCRIPTION	MANUF.	MODEL	COMMENT
	8	RECESSED CEILING/SOFFIT LIGHT (EXTERIOR USE)	TECH LIGHTING	ELEMENT	120V 3" ADJUSTABLE LED TRIMLESS W/ BLACK HOUSING
	13	RECESSED STEP LIGHT	WAC	4091 SP	12V LED BLACK IN WOOD SIDING & WHITE IN STUCCO

LIGHT FIXTURE CUT SHEETS:

TECH LIGHTING

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

The ELEMENT 3" Next Generation Adjustable recessed downlight features full adjustability with lockable, tool-free, hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher in the ceiling to minimize glare and flash on the trim. Options include premium Warm Dimming, Tunable White, Xicato and Xicato Artist Series LED modules. Trim options include Flanged or Flangeless and Flangeless in Wood Ceiling.

- Housing reduced by 60%
- Tool-free aiming/locking 0-40° tilt, 361° rotation
- Patented high/low lamp positioning
- 2-step standard
- Standard phase dimming down to 1%
- Trims reflector options
- Solite Soft Focus lens option

SHOWN IN FLANGELESS BEVEL SQUARE

LUMEN MULTIPLIER (CRI/CCT)

CCT	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

Lumen output will vary by CCT and CRI. See photometric charts for output information.

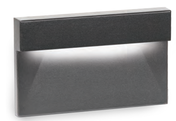
SPECIFICATIONS

	STATIC WHITE		XICATO		WARM DIM		TUNABLE WHITE	
	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	1800/1450	1319/1124	1129	945	1300	900	1272	1150
WATTS	17	12	15	15	17	12	18	18
EFFICACY	106/85	110/94	75	63	76	75	72	64
CRI	80+/90+		80+	95+	90+		90+	
CBCP	10° - 19,414 | 18° - 5,848 | 25° - 5,416 | 40° - 3,230 | 60° - 2,305		21° - 3,184 | 43° - 2,733 | 60° - 1,014		18° - N/A | 25° - N/A | 40° - 1,622 | 60° - N/A			
CCT OPTIONS	2700K, 3000K or 3500K		2700K, 3000K or 3500K[3]		3000K - 1800K		5000K - 2700K	4000K - 1800K
COLOR CONSISTENCY	2-step		1 X 2-step		3-step		2-step	
VOLTAGE	120V or 277V							
DIMMING[1]	Standard phase dimming (down to 1%) | 0-10V (down to 5%) Lutron Hi-lume EcoSystem (down to 0.1%) Lutron Hi-lume 2-Wire (down to 1%) | eldoLED 0-10V or Dali (down to 0.1%)						eldoLED 0-10V or Dali (down to 0.1%)	
POWER SUPPLY	Constant current driver with >.9 power factor and >80% efficiency							
OPTICS	Field changeable: 10°, 18°, 25°, 40°, 60° TIR		Field changeable: 21°, 43°, 60° Reflector		Field changeable: 18°, 25°, 40°, 60° TIR			
ADJUSTABILITY	Lockable, hot-aiming 0-40° tilt, 361° rotation, high/low lamp positioning, 45° collar rotation							
CEILING APPEARANCE	Flanged, Flangeless or Flangeless in Wood Ceiling							
CEILING THICKNESS	Flanged: Up to 2-1/2" Flangeless: No ceiling thickness limitations Flangeless in Wood Ceiling: 1/2" to 2" Note: Thicker ceilings impact light cutoff							
CEILING APERTURE	3-7/8" ceiling cutout							
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation. Sauna/Steam-room use available only with combination of H Shower trim, LD Low Output housing, and I IC housing rating.							
CONSTRUCTION	Housing: Heavy-Gauge, Cold-Rolled Steel Trim: Die-Cast Aluminum							
FINISH	Housing: Black Powder Coat Trim: Antique Bronze, Black, Satin Nickel, White (paintable)							
GENERAL LISTING	ETL listed. Damp listed. Shower version Wet listed.							
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).							
L70	50,000 hours min							
WARRANTY[2]	5 years							

RECTANGLE STEP LIGHTS 12V

4091

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Corrosion resistant aluminum alloy
- Geometric design with downward illumination
- Fits into 2" x 4" Junction Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
- Magnetized design for easy installation and maintenance
- Protected against high-pressure water jets
- 100 - 10% MLV dimming
- Landscape transformer required (sold separately)

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA
Brightness Up to 3lm
CRI: 90+
Standard: IP66, UL & cUL
Rated Life: 60,000 hours

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GENEVA DRIVE DUPLEX

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REVISIONS:

SHEET SCALE: 1" = 10'-0"
DRAWN BY: -
CHECKED BY: KB

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PROJECT #: 2107
SHEET TITLE: OUTDOOR LIGHTING PLAN

A1.8a

GENERAL NOTES:

1. ALL OUTDOOR LIGHTING MUST CONFORM TO THE TOWN OF VAIL CODE SECTION 14-10-7.

2. STEP LIGHTS TO BE FULL CUTOFF AND PLACED 18" ABOVE FINISH GRADE MAX.

3. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE TOWN OF VAIL'S ADOPTED ENERGY CONSERVATION CODE.

LIGHTING LEGEND

	QTY.	DESCRIPTION	MANUF.	MODEL	COMMENT
	8	RECESSED CEILING/SOFFIT LIGHT (EXTERIOR USE)	TECH LIGHTING	ELEMENT	120V 3" ADJUSTABLE LED TRIMLESS W BLACK HOUSING
	12	RECESSED STEP LIGHT	WAC	4091 SP	12V LED BLACK IN WOOD SIDING & WHITE IN STUCCO

LIGHT FIXTURE CUT SHEETS:

TECH LIGHTING

ELEMENT™ 3" LED
ADJUSTABLE DOWNLIGHT

The ELEMENT 3" Next Generation Adjustable recessed downlight features full adjustability with lockable, tool-free, hot aiming. ELEMENT's patented high/low lamp positioning allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher in the ceiling to minimize glare and flash on the trim. Options include premium Warm Dimming, Tunable White, Xicato and Xicato Artist Series LED modules. Trim options include Flanged or Flangeless and Flangeless in Wood Ceiling.

- Housing reduced by 60%
- Tool-free aiming/locking. 0-40° tilt, 361° rotation
- Patented high/low lamp positioning
- 2-step standard
- Standard phase dimming down to 1%
- Trims reflector options
- Solite Soft Focus lens option

SHOWN IN FLANGELESS BEVEL SQUARE

LUMEN MULTIPLIER (CRI/CCT)

CCT	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	0.95	0.80
3000K	1.00	0.85
3500K	1.05	0.90

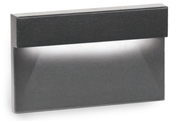
Lumen output will vary by CCT and CRI
See photometric charts for output information.

SPECIFICATIONS

	STATIC WHITE		XICATO		WARM DIM		TUNABLE WHITE	
	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	1600/1450	1319/1124	1129	945	1300	900	1272	1150
WATTS	17	12	15	15	17	12	18	18
EFFICACY	106/85	110/94	75	63	76	75	72	64
CRI	80+/90+		80+	95+	90+		90+	
CBCP	10° - 19,414 | 18° - 5,848 | 25° - 5,416 | 40° - 3,230 | 60° - 2,305		21° - 3,184 | 43° - 2,733 | 60° - 1,014		18° - N/A | 25° - N/A | 40° - 1,622 | 60° - N/A			
CCT OPTIONS	2700K, 3000K or 3500K		2700K, 3000K or 3500K*		3000K - 1800K		5000K - 2700K	4000K - 1800K
COLOR CONSISTENCY	2-step		1 X 2-step		3-step		2-step	
VOLTAGE	120V or 277V							
DIMMING	Standard phase dimming (down to 1%) | 0-10V (down to 5%) Lutron Hi-lume EcoSystem (down to 0.1%) Lutron Hi-lume 2-Wire (down to 1%) | eldoLED 0-10V or Dali (down to 0.1%)						eldoLED 0-10V or Dali (down to 0.1%)	
POWER SUPPLY	Constant current driver with >.9 power factor and >80% efficiency							
OPTICS	Field changeable: 10°, 18°, 25°, 40°, 60° TIR		Field changeable: 2°, 43°, 60° Reflector		Field changeable: 18°, 25°, 40°, 60° TIR			
ADJUSTABILITY	Lockable, hot-aiming 0-40° tilt, 361° rotation, high/low lamp positioning, 45° collar rotation							
CEILING APPEARANCE	Flanged, Flangeless or Flangeless in Wood Ceiling							
CEILING THICKNESS	Flanged: Up to 2-1/2" Flangeless: No ceiling thickness limitations Flangeless in Wood Ceiling: 1/2" to 2" Note: Thicker ceilings impact light cutoff							
CEILING APERTURE	3-7/8" ceiling cutout							
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation. Sauna/Steam-room use available only with combination of H Shower trim, LO Low Output housing, and I IC housing rating.							
CONSTRUCTION	Housing: Heavy-Gauge, Cold-Rolled Steel Trim: Die-Cast Aluminum							
FINISH	Housing: Black Powder Coat Trim: Antique Bronze, Black, Satin Nickel, White (paintable)							
GENERAL LISTING	ETL listed. Damp listed. Shower version Wet listed.							
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (JA8-2016, JA8-2019) (for 90 CRI versions).							
L70	50,000 hours min							
WARRANTY*	5 years							

RECTANGLE STEP LIGHTS 12V
4091

WAC
LANDSCAPE LIGHTING

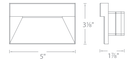


Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Corrosion resistant aluminum alloy
- Geometric design with downward illumination
- Fits into 2" x 4" Junction Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
- Magnetized design for easy installation and maintenance
- Protected against high-pressure water jets
- 100 - 10% MLV dimming
- Landscape transformer required (sold separately)

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA
Brightness Up to 31lm
CRI: 90+
Standard: IP66, UL & cUL
Rated Life: 60,000 hours

1 A1.8b OUTDOOR LIGHTING PLAN - MAIN LEVEL
1" = 10'-0"

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GENEVA DRIVE
DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 1" = 10'-0"
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PROJECT #: 2107
SHEET TITLE: OUTDOOR LIGHTING PLAN

A1.8b

GENERAL NOTES:

1. OFF-STREET PARKING SPACES REQUIRED FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS PER SECTION 12-10-10 OF THE VAIL TOWN CODE:

   2 SPACES - IF A DWELLING UNIT'S GRFA IS LESS THAN 2000 SF.
   3 SPACES - IF A DWELLING UNIT'S GRFA IS BETWEEN 2000 SF AND 4000 SF.
   4 SPACES - IF A DWELLING UNIT'S GRFA IS BETWEEN 4000 SF AND 5500 SF.
   5 SPACES - IF A DWELLING UNIT'S GRFA IS MORE THAN 5500 SF.

** THE GRFA OF EACH UNIT IS BETWEEN 2000 SF AND 4000 SF AND, THUS, THREE (3) OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH UNIT.

2. OFF-STREET PARKING SPACES PROVIDED:

   UNIT A - (5) SPACES W/ TWO BEING IN AN ENCLOSED GARAGE.
   UNIT B - (4) SPACES W/ TWO BEING IN AN ENCLOSED GARAGE.

1 A1.9 OFF-STREET PARKING PLAN
1" = 10'-0"

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GENEVA DRIVE DUPLEX

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ISSUED FOR:	DATE:
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CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE:	1" = 10'-0"
DRAWN BY:	-
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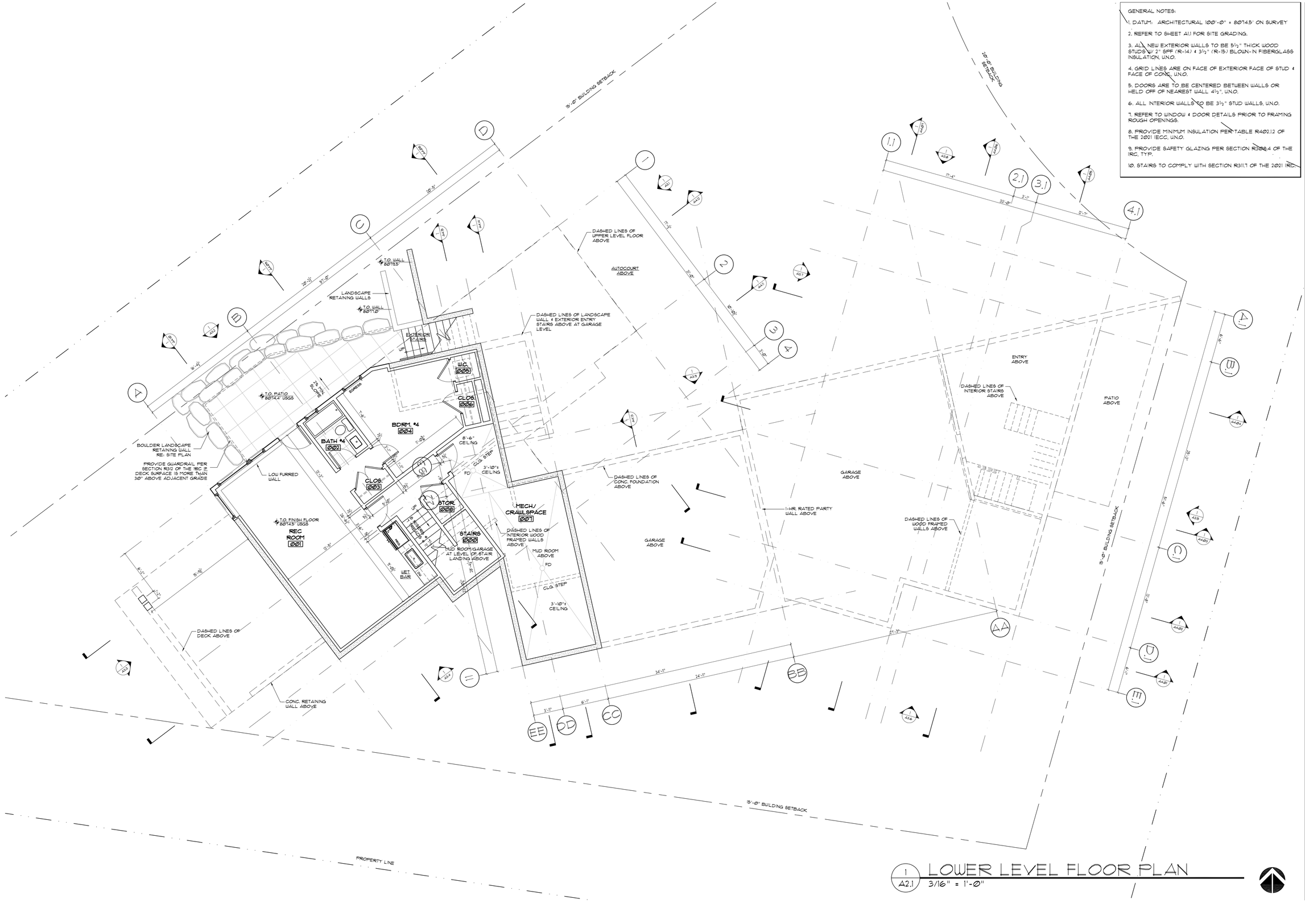
PROJECT #: 2107
SHEET TITLE: OFF-STREET PARKING PLAN

A1.9

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' ON SURVEY
2. REFER TO SHEET A1.1 FOR SITE GRADING.
3. ALL NEW EXTERIOR WALLS TO BE 5½" THICK WOOD STUDS W/ 2" 8PF (R-14) & 3½" (R-15) BLOWN-IN FIBERGLASS INSULATION, U.N.O.
4. GRID LINES ARE ON FACE OF EXTERIOR FACE OF STUD & FACE OF CONC., U.N.O.
5. DOORS ARE TO BE CENTERED BETWEEN WALLS OR HELD OFF OF NEAREST WALL 4½", U.N.O.
6. ALL INTERIOR WALLS TO BE 3½" STUD WALLS, U.N.O.
7. REFER TO WINDOW & DOOR DETAILS PRIOR TO FRAMING ROUGH OPENINGS.
8. PROVIDE MINIMUM INSULATION PER TABLE R402.1.2 OF THE 2021 IECC, U.N.O.
9. PROVIDE SAFETY GLAZING PER SECTION R308.4 OF THE IRC, TYP.
10. STAIRS TO COMPLY WITH SECTION R311.7 OF THE 2021 IRC.



1 A2.1 LOWER LEVEL FLOOR PLAN
3/16" = 1'-0"

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ISSUED FOR:	DATE:
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CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 3/16" = 1'-0"
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PROJECT #: 2107
SHEET TITLE: LOWER LEVEL FLOOR PLAN

A2.1

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' ON SURVEY

2. REFER TO SHEET A1.1 FOR SITE GRADING.

3. ALL NEW EXTERIOR WALLS TO BE 5½" THICK WOOD STUDS W/ 2" BIPF (R-14) & 3½" (R-13) BLOWN-IN FIBERGLASS INSULATION, U.N.O.

4. GRID LINES ARE ON FACE OF EXTERIOR FACE OF STUD & FACE OF CONC., U.N.O.

5. DOORS ARE TO BE CENTERED BETWEEN WALLS OR HELD OFF OF NEAREST WALL 4½", U.N.O.

6. ALL INTERIOR WALLS TO BE 3½" STUD WALLS, U.N.O.

7. REFER TO WINDOW & DOOR DETAILS PRIOR TO FRAMING ROUGH OPENINGS.

8. PROVIDE MINIMUM INSULATION PER TABLE R402.1.2 OF THE 2021 IECC, U.N.O.

9. PROVIDE SAFETY GLAZING PER SECTION R308.4 OF THE IRC, TYP.

10. STAIRS TO COMPLY WITH SECTION R311.7 OF THE 2021 IRC.

1 A2.2 GARAGE LEVEL FLOOR PLAN
3/16" = 1'-0"

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GENEVA DRIVE DUPLEX

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PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
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SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25
REVISIONS:	
SHEET SCALE:	3/16" = 1'-0"
DRAWN BY:	-
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PROJECT #: 2107
SHEET TITLE: GARAGE LEVEL FLOOR PLAN

A2.2

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' ON SURVEY
2. REFER TO SHEET A1.1 FOR SITE GRADING.
3. ALL NEW EXTERIOR WALLS TO BE 5½" THICK WOOD STUDS W/ 2" SPF (R-14) & 3½" (R-15) BLOWN-IN FIBERGLASS INSULATION, U.N.O.
4. GRID LINES ARE ON FACE OF EXTERIOR FACE OF STUD & FACE OF CONC., U.N.O.
5. DOORS ARE TO BE CENTERED BETWEEN WALLS OR HELD OFF OF NEAREST WALL 4½", U.N.O.
6. ALL INTERIOR WALLS TO BE 3½" STUD WALLS, U.N.O.
7. REFER TO WINDOW & DOOR DETAILS PRIOR TO FRAMING ROUGH OPENINGS.
8. PROVIDE MINIMUM INSULATION PER TABLE R402.1.2 OF THE 2021 IECC, U.N.O.
9. PROVIDE SAFETY GLAZING PER SECTION R308.4 OF THE IRC, TYP.
10. STAIRS TO COMPLY WITH SECTION R311.7 OF THE 2021 IRC.

SITE AREA:
20,287.1 SF

PROPERTY LINE

5'-0" BUILDING SETBACK

10'-0" BUILDING SETBACK

15'-0" BUILDING SETBACK

AUTOCOURT BELOW

PATIO BELOW

TWO-SIDED CORNER GAS FIREPLACE

DASHED LINES OF ROOF ABOVE

FUTURE FIREPIT

DRIP-THROUGH DECK, 403 SF

T.O. FINISH FLOOR 8093.9' USGS

BBQ

STEP

PROPOSED EDGE OF DECK

WALK OFF DECK AT GRADE RE: SITE PLAN

BOULDER LANDSCAPE WALL RE: SITE PLAN

WINDOW ABOVE COUNTERTOP RE: ELEVATIONS

HIGH WINDOW

EXTERIOR VERTICAL WOOD SCREEN WALL RE: ELEVATIONS

LIVING 201

T.O. FINISH FLOOR 8093.9' USGS

DINING 201

KITCHEN 203

BDRM. 1 205

BATH 204

W.D.

PANT. 206

POWD. 201

LAUND. 208

STAIRS 200

FULL HT. WOOD SCREEN WALL

OPEN RAILING

T.O. CONC. 8093.3' USGS

T.O. GREEN ROOF 8093.1' USGS

T.O. GREEN ROOF 8093.8' USGS

TIMBER BEAM BELOW RE: STRUCTURAL

DASHED LINE OF FLOOR ABOVE

WOOD GUARDRAIL BELOW

DASHED LINES OF FOUNDATION WALL BELOW

DASHED LINES OF ROOF ABOVE

EXTERIOR VERTICAL WOOD SCREEN WALL RE: ELEVATIONS

DASHED LINES OF ROOF ABOVE

LIVING 200

LOW FIREPLACE

THREE-SIDED FP

WINDOW SILL ON TOP OF BACK OF BENCH SEAT

RETAINING WALL BELOW

DINING 209

T.O. FINISH FLOOR 8095.0' USGS

VERTICAL WOOD SCREEN WALL

EXTERIOR PATIO

T.O. PATIO 8092.75' USGS

BOULDER LANDSCAPE WALL RE: SITE PLAN

KITCHEN 201

PANTRY 206

POWD. 205

CLOS. 204

STAIRS 200

OPEN TO BELOW

2% MIN. SLOPE

BATH 201

BDRM. 1 203

T.O. FINISH FLOOR 8095.0' USGS

W.C. 202

HIGH WINDOW

PATIO T.O. PATIO 8092.75' USGS

PATIO ABOVE

BOULDER LANDSCAPE WALL RE: SITE PLAN

DASHED LINES OF ROOF ABOVE

1 A2.3 MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"

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GENEVA DRIVE
DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 3/16" = 1'-0"
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CHECKED BY: KB

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PROJECT #: 2107
SHEET TITLE: MAIN LEVEL FLOOR PLAN

A2.3

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' ON SURVEY
2. REFER TO SHEET A1.1 FOR SITE GRADING.
3. ALL NEW EXTERIOR WALLS TO BE 5½" THICK WOOD STUDS W/ 2" SPF (R-14) & 3½" (R-13) BLOWN-IN FIBERGLASS INSULATION, U.N.O.
4. GRID LINES ARE ON FACE OF EXTERIOR FACE OF STUD & FACE OF CONC., U.N.O.
5. DOORS ARE TO BE CENTERED BETWEEN WALLS OR HELD OFF NEAREST WALL 4½", U.N.O.
6. ALL INTERIOR WALLS TO BE 3½" STUD WALLS, U.N.O.
7. REFER TO WINDOW & DOOR DETAILS PRIOR TO FRAMING ROUGH OPENINGS.
8. PROVIDE MINIMUM INSULATION PER TABLE R402.1.2 OF THE 2021 IECC, U.N.O.
9. PROVIDE SAFETY GLAZING PER SECTION R308.4 OF THE IRC, TYP.
10. STAIRS TO COMPLY WITH SECTION R311.7 OF THE 2021 IRC.

PROPERTY LINE
15'-0" BUILDING SETBACK
20'-0" BUILDING SETBACK
AUTOCOURT BELOW
UNIT A ROOF BELOW
HALF-ROUND COPPER GUTTER, TYP.
METAL SNOW FENCE, TYP. RE: STRUCTURAL
METAL SNOW FENCE, TYP.
PARAPET WALL & WOOD GUARDRAIL BELOW
40" TALL WOOD GUARDRAIL BELOW RE: ELEVATIONS
T.O. PATIO @8092.75' USGS
PATIO BELOW
METAL CHIMNEY FLUE PIPE W/ STORM COLLARS, TYP. RE: ELEVATIONS
DECK BELOW
40" TALL WOOD GUARDRAIL BELOW RE: ELEVATIONS
METAL SNOW FENCE, TYP. RE: STRUCTURAL
DASHED LINES OF WALLS BELOW
LANDSCAPED ROOF BELOW
VERTICAL WOOD SLATS RE: ELEVATIONS
40" TALL WOOD GUARDRAIL RE: ELEVATIONS
WATERPROOF DECK OVER LIVING SPACE BELOW RE: SECTIONS
COVERED WATERPROOF DECK
T.O. FINISH FLOOR @8092.4' USGS
DASHED LINES OF ROOF ABOVE
RETAINING WALL BELOW
BDRM. #2 309
SITTING ROOM 310
BATH #2 308
CLOS. 306
W.C. 307
STAIRS 300
SCREEN WALL
PATIO BELOW
OPEN TO BELOW
W.C. 304
LAUND. 305
BATH #3 303
BDRM. #3 302
BDRM. #4 301
BUILT-IN DESK
BUILT-IN BED
PARTIALLY COVERED PATIO
T.O. PATIO @8092.4' USGS
DASHED LINES OF ROOF ABOVE
BOULDER LANDSCAPE RETAINING WALL RE: SITE PLAN
15'-0" BUILDING SETBACK
PROPERTY LINE

1 A2.4 UPPER LEVEL FLOOR PLAN
3/16" = 1'-0"

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GENEVA DRIVE DUPLEX

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PARCEL NO.: 2103-123-12-046

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FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

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PROJECT #: 2107
SHEET TITLE: UPPER LEVEL FLOOR PLAN

A2.4

GENERAL NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' (SURVEY)

2. PROVIDE UNVENTED ROOFS PER SECTION R806.5 OF THE IRC, TYP.

3. DIMENSIONS ARE FROM FACE OF PLYWD SHEATHING AND/OR GRID LINE TO END OF ROOF RAFTERS OR OUTRIGGERS, TYP. REFER TO DETAILS.

4. ROOFING SUBCONTRACTOR RESPONSIBLE FOR A COMPLETE WATERPROOF SYSTEM, INCLUDING ALL FASTENERS, FLASHING, & MEMBRANES.

5. INDICATES LOW SLOPE AREAS THAT ARE TO GET 'HYDROTECH' WATERPROOF MEMBRANE W/ LANDSCAPED ROOF.

6. INDICATES PROPOSED LOCATIONS FOR COPPER DOWNSPOUTS -- TO BE VERIFIED IN FIELD.

7. PROVIDE COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR EQUIVALENT IN 'SLATE GRAY' ON 2:12 AND 4:12 SLOPED ROOFS FOR CLASS A ROOF ASSEMBLY, TYP.

8. ALL GUTTERS TO BE HALF-ROUND PROFILE GUTTERS & DOWNSPOUTS TO BE COPPER.

9. PROVIDE POWER AT ALL DOWNSPOUT LOCATIONS FOR HEAT TRACE, TYP.

PROPERTY LINE
15'-0" BUILDING SETBACK
20'-0" BUILDING SETBACK
AUTOCOURT BELOW
WATERPROOF DECK OVER LIVING SPACE BELOW RE: SECTIONS
RETAINING WALL BELOW
PATIO BELOW
DECK BELOW
LANDSCAPED ROOF BELOW
DASHED LINES OF DECK GUARDRAIL BELOW
T.O. ROOF EAVE 8102.1' USGS
T.O. ROOF RIDGE 8108.1' USGS
T.O. ROOF EAVE 8105.9' USGS
T.O. ROOF EAVE 8101.4' USGS
T.O. PARAPET 8091.6' USGS
T.O. PATIO 8090.75' USGS
T.O. ROOF EAVE 8106.1' USGS
T.O. ROOF RIDGE 8113.4' USGS
T.O. ROOF EAVE 8111.1' USGS
T.O. ROOF EAVE 8106.4' USGS
T.O. ROOF EAVE 8102.4' USGS
T.O. ROOF EAVE 8101.4' USGS
T.O. ROOF EAVE 8098.4' USGS
HALF-ROUND COPPER GUTTER, TYP.
METAL SNOW FENCE, TYP. RE: STRUCTURAL
4" DIAM. COPPER DOWNSPOUTS, TYP.
METAL SNOW FENCE, TYP.
PARAPET WALL W/ WOOD GUARDRAIL BELOW RE: ELEVATIONS
METAL CHIMNEY FLUE PIPE W/ STORM COLLARS, TYP. RE: ELEVATIONS
HALF-ROUND COPPER GUTTER & DOWNSPOUTS, TYP.
METAL SNOW FENCE, TYP. RE: STRUCTURAL
METAL CHIMNEY FLUE PIPE W/ STORM COLLARS, TYP. RE: ELEVATIONS
SHED DORMER
RIDGE
4:12
2:12

1 ROOF PLAN
A2.5 3/16" = 1'-0"

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REVISIONS:

SHEET SCALE:	3/16" = 1'-0"
DRAWN BY:	-
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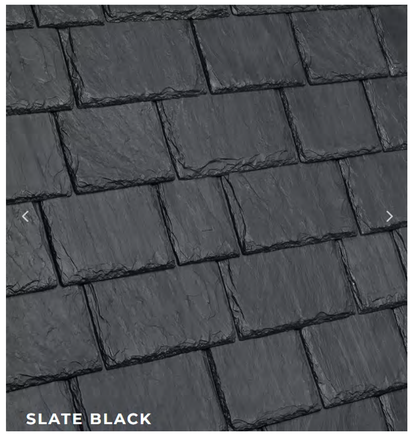
PROJECT #: 2107
SHEET TITLE: ROOF PLAN

A2.5



PROPOSED EXTERIOR WOOD SIDING & SOFFITS HAS BEEN CHANGED TO 'EXTERIOR FIREX', A FIRE TREATED PRODUCT BY HOOVER WOOD PRODUCTS THAT HAS PASSED ASTM E84 & MEETS THE REQUIREMENTS OF SECTION 2303.2 OF THE IBC.

DAVINCI ROOFSCAPES COMPOSITE SLATE ROOFING IN 'SLATE GRAY' OR 'SLATE BLACK', TYP.

HALF-ROUND COPPER GUTTERS W/ 4" DIAM. COPPER DOWNSPOUTS, TYP.

ALTERNATE: PRE-FINISHED METAL GUTTERS & DOWNSPOUTS IN 'SLATE GRAY' COLOR (AS SHOWN IN IMAGE BELOW)

WOOD BEAMS & SOFFIT TO BE FINISHED THE SAME AS THE EXTERIOR WOOD SIDING, TYP.

PROPOSED EXTERIOR WOOD SIDING & SOFFITS HAS BEEN CHANGED TO 'EXTERIOR FIREX', A FIRE TREATED PRODUCT BY HOOVER WOOD PRODUCTS THAT HAS PASSED ASTM E84 & MEETS THE REQUIREMENTS OF SECTION 2303.2 OF THE IBC.

LEGEND

- W1 — HORIZONTAL 1X SPRUCE 'BURNED/WASHED' WOOD SIDING
- W2 — STUCCO FINISH
- R3 — 'CLASS A' COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR SIM. (SLATE GRAY)

RECESSED 'SLATE GRAY' ALUMINUM WINDOWS, TYP.

'WHITE' STUCCO FINISH ON CONC. FOUNDATION & RETAINING WALLS, TYP.

1 A3.0 EXTERIOR MATERIAL PALETTE
N.T.S.

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GENEVA DRIVE DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE: 1/4" = 1'-0"
DRAWN BY: -
CHECKED BY: KB

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PROJECT #: 2107
SHEET TITLE: EXTERIOR MATERIAL PALETTE

A3.0

ELEVATION NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' (SURVEY)

2. SCUPPERS, GUTTERS & DOWNSPOUTS TO BE COPPER AND LOCATIONS COORDINATED IN THE FIELD.

3. REFER TO BUILDING SECTIONS FOR FLOOR LEVELS, PLATE HEIGHTS, AND BEAM ELEVATIONS.

4. REFER TO THE ROOF PLAN & BUILDING SECTIONS FOR PLATE HEIGHTS AND ROOF OVERHANG DIMENSIONS.

5. ALL INTAKE & EXHAUST VENTS PER SECTION R303.5 OF THE IRC. COORDINATE ALL VENT LOCATIONS W/ ARCHITECT. NO EXHAUST VENTS WITHIN 3'-0" MIN. OF AN OPERABLE DOOR OR WINDOW.

6. PROVIDE WALL FLASHING PER SECTIONS R703.4 & R903.2 OF THE IRC.

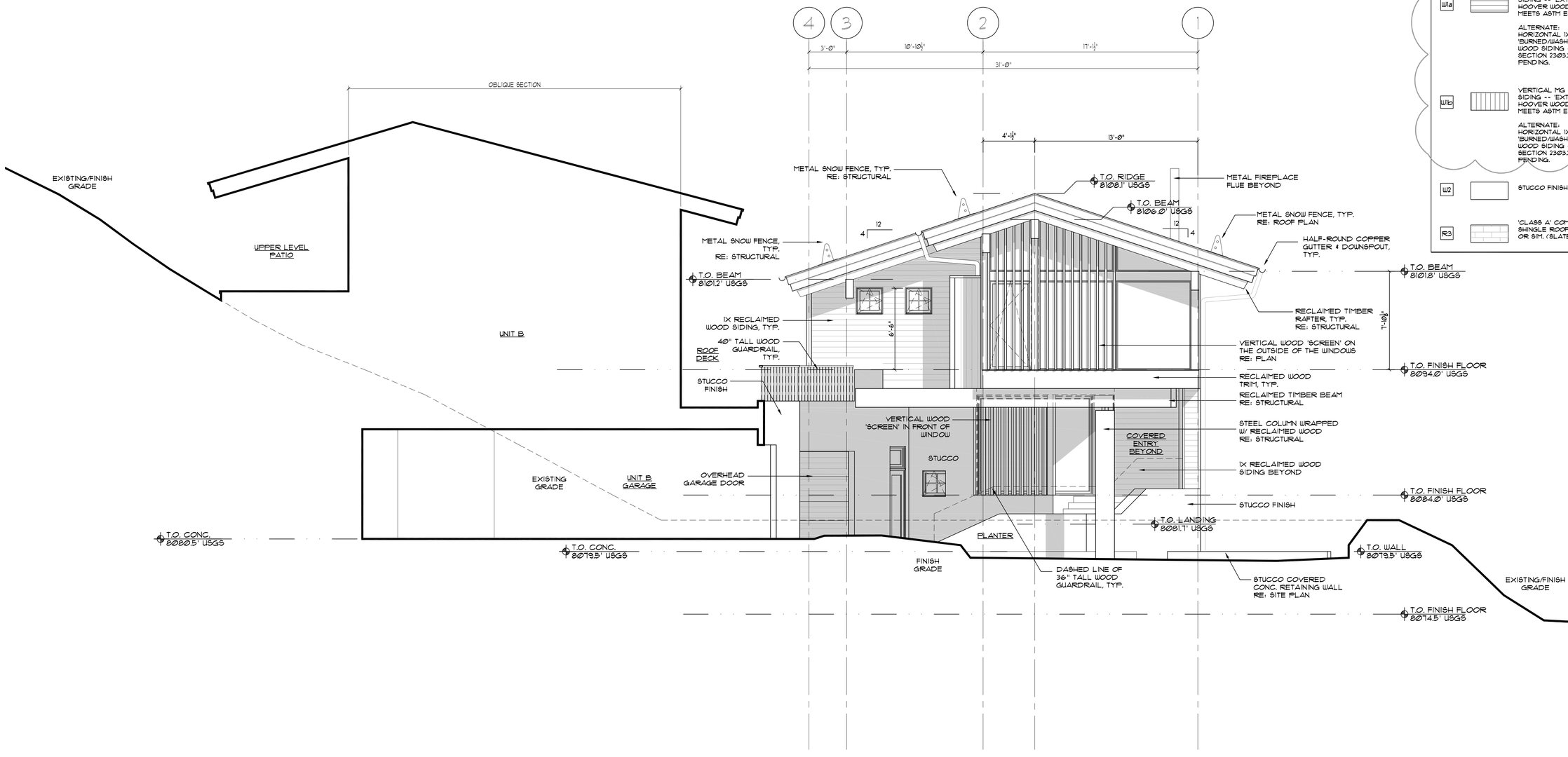
7. PROVIDE MINIMUM INSULATION PER TABLE 402.1.1 OF THE 2021 IECC, U.N.O.

8. BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

9. ALL EXTERIOR FINISHES TO COMPLY W/ CHAPTER 7A - FIRE-RESISTANT CONSTRUCTION OF THE VAIL TOWN CODE.

LEGEND

W1a	HORIZONTAL MG HEM FIR WOOD SIDING -- 'EXTERIOR FIRE X' BY HOOVER WOOD PRODUCTS WHICH MEETS ASTM E84. ALTERNATE: HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.
W1b	VERTICAL MG HEM FIR WOOD SIDING -- 'EXTERIOR FIRE X' BY HOOVER WOOD PRODUCTS WHICH MEETS ASTM E84. ALTERNATE: HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.
W2	STUCCO FINISH
R3	'CLASS A' COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR SIM. (SLATE GRAY)



1 A3.1 UNT A - EAST ELEVATION
1/4" = 1'-0"

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FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE:	1/4" = 1'-0"
DRAWN BY:	-
CHECKED BY:	KB

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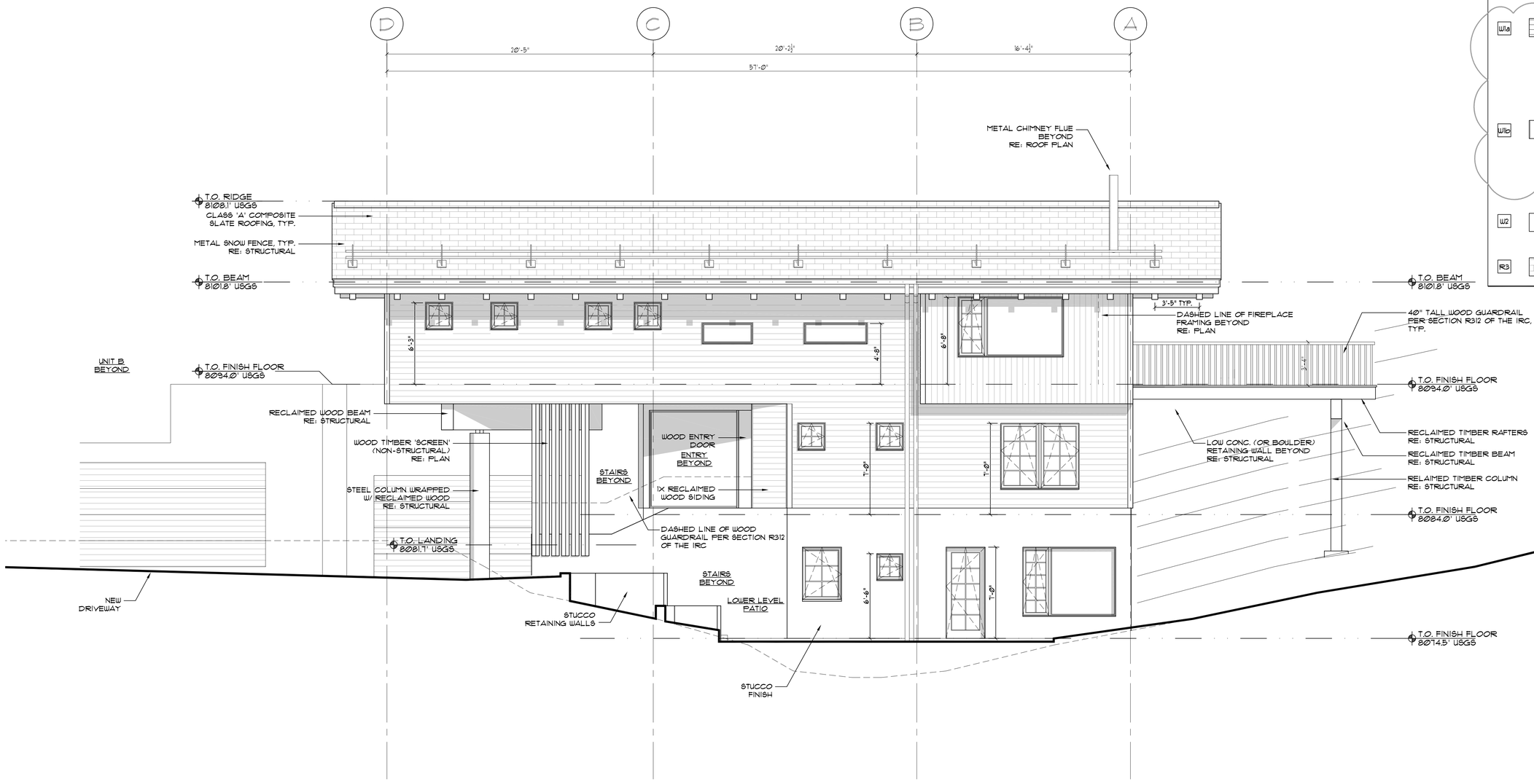
PROJECT #: 2107
SHEET TITLE: EXTERIOR ELEVATIONS

A3.1



1 / A3.2 UNT A - NORTH ELEVATION

1/4" = 1'-0"

ELEVATION NOTES:

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ALTERNATE: HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.

W1b — VERTICAL MG HEM FIR WOOD SIDING -- 'EXTERIOR FIRE X' BY HOOVER WOOD PRODUCTS WHICH MEETS ASTM E84.

ALTERNATE: HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.

W2 — STUCCO FINISH

R3 — 'CLASS A' COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR SIM. (SLATE GRAY)

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REVISIONS:

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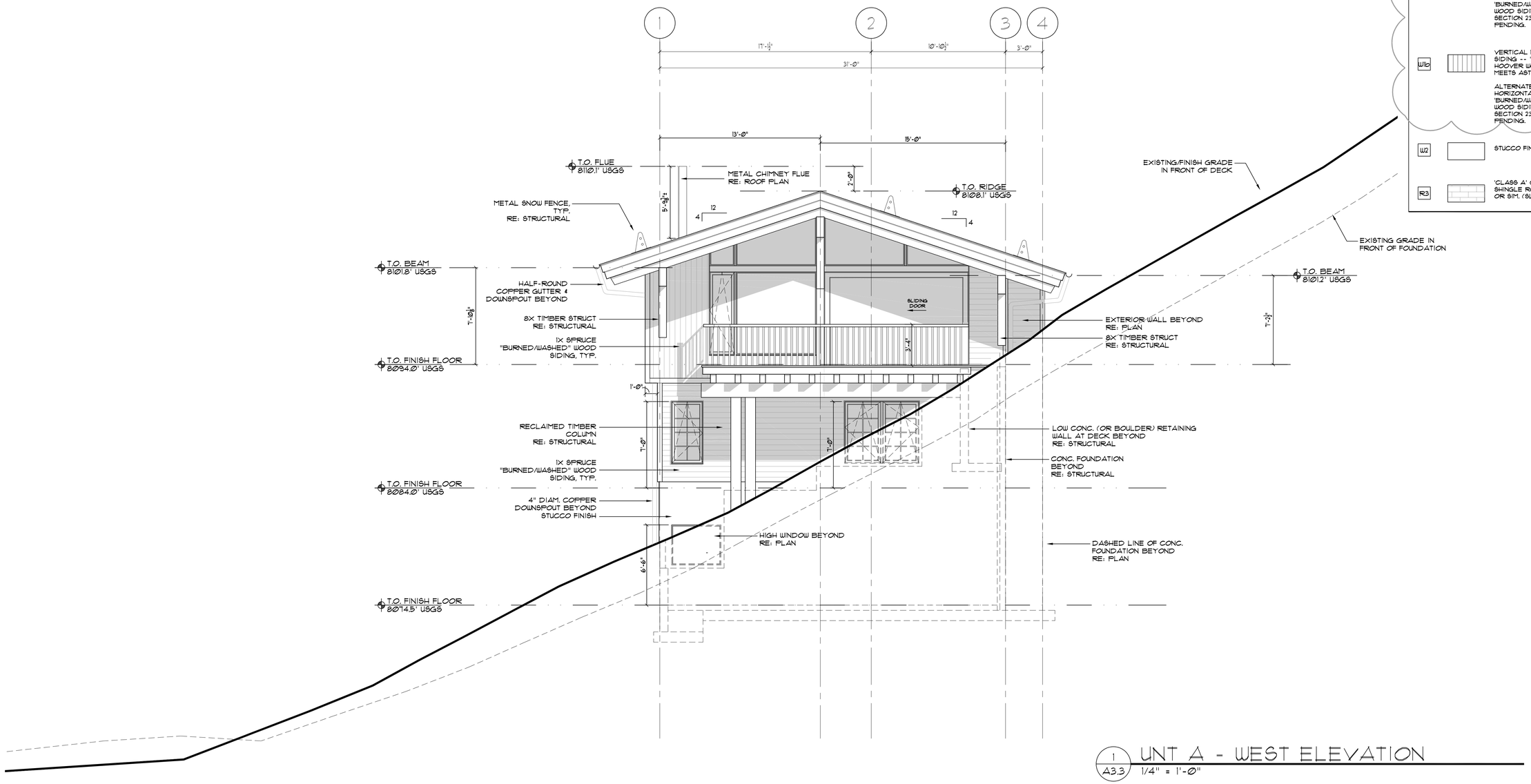
PROJECT #: 2107
SHEET TITLE: EXTERIOR ELEVATIONS

A3.2



1 / A3.3 UNT A - WEST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' (SURVEY)

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7. PROVIDE MINIMUM INSULATION PER TABLE 402.1.1 OF THE 2021 IECC, U.N.O.

8. BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

9. ALL EXTERIOR FINISHES TO COMPLY W/ CHAPTER 7A - FIRE-RESISTANT CONSTRUCTION OF THE VAIL TOWN CODE.

LEGEND

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ALTERNATE:
HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.

W1b — VERTICAL MG HEM FIR WOOD SIDING -- 'EXTERIOR FIRE X' BY HOOVER WOOD PRODUCTS WHICH MEETS ASTM E84.

ALTERNATE:
HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.

W2 — STUCCO FINISH

R3 — 'CLASS A' COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR SIM. (SLATE GRAY)

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DUPLEX

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FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE:	1/4" = 1'-0"
DRAWN BY:	-
CHECKED BY:	KB

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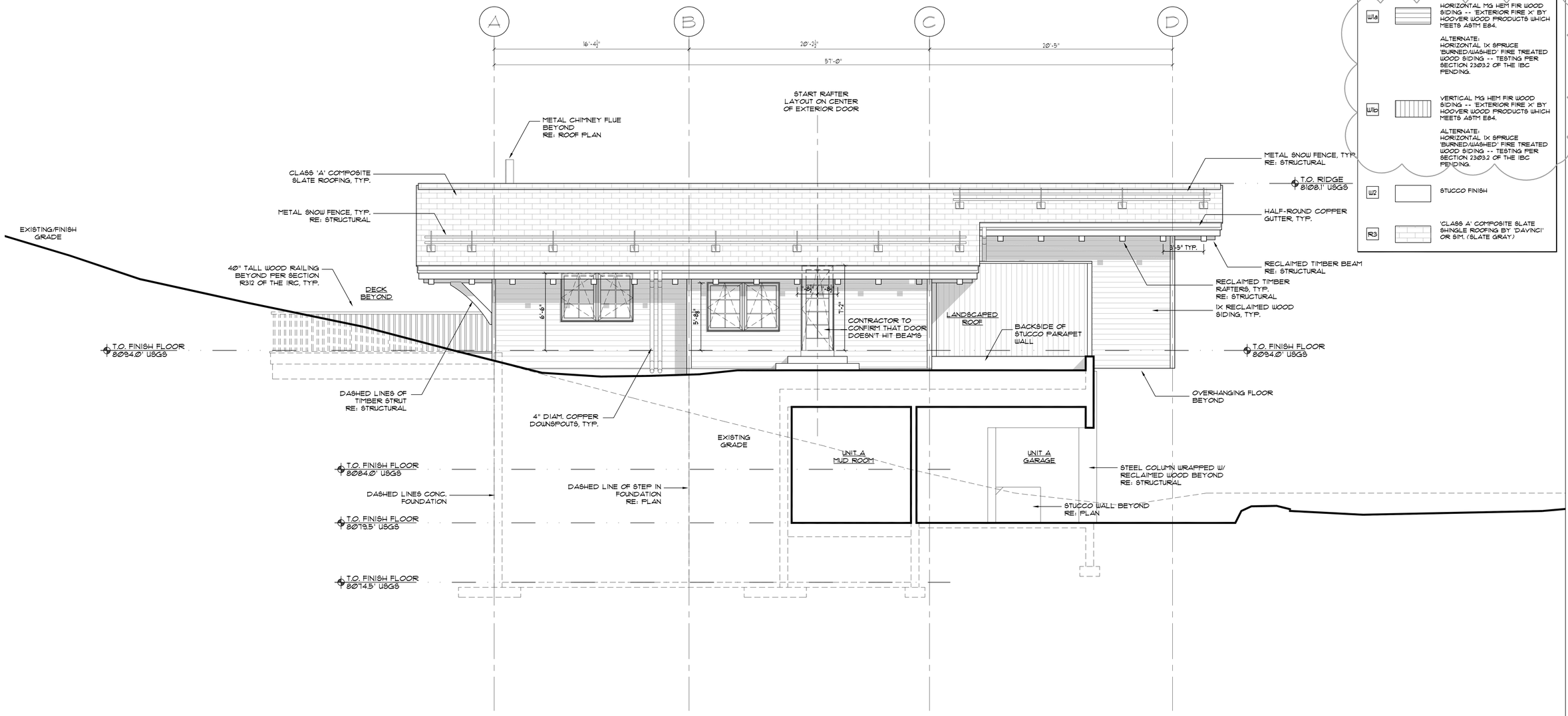
PROJECT #: 2107
SHEET TITLE: EXTERIOR ELEVATIONS

A3.3



1 / A3.4 UNT A - SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' (SURVEY.)

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LEGEND

W1a	HORIZONTAL MG HEM FIR WOOD SIDING -- 'EXTERIOR FIRE X' BY HOOVER WOOD PRODUCTS WHICH MEETS ASTM E84. ALTERNATE: HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.
W1b	VERTICAL MG HEM FIR WOOD SIDING -- 'EXTERIOR FIRE X' BY HOOVER WOOD PRODUCTS WHICH MEETS ASTM E84. ALTERNATE: HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.
W2	STUCCO FINISH
R3	'CLASS A' COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR SIM. (SLATE GRAY.)

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ISSUED FOR:	DATE:
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FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE:	1/4" = 1'-0"
DRAWN BY:	-
CHECKED BY:	KB

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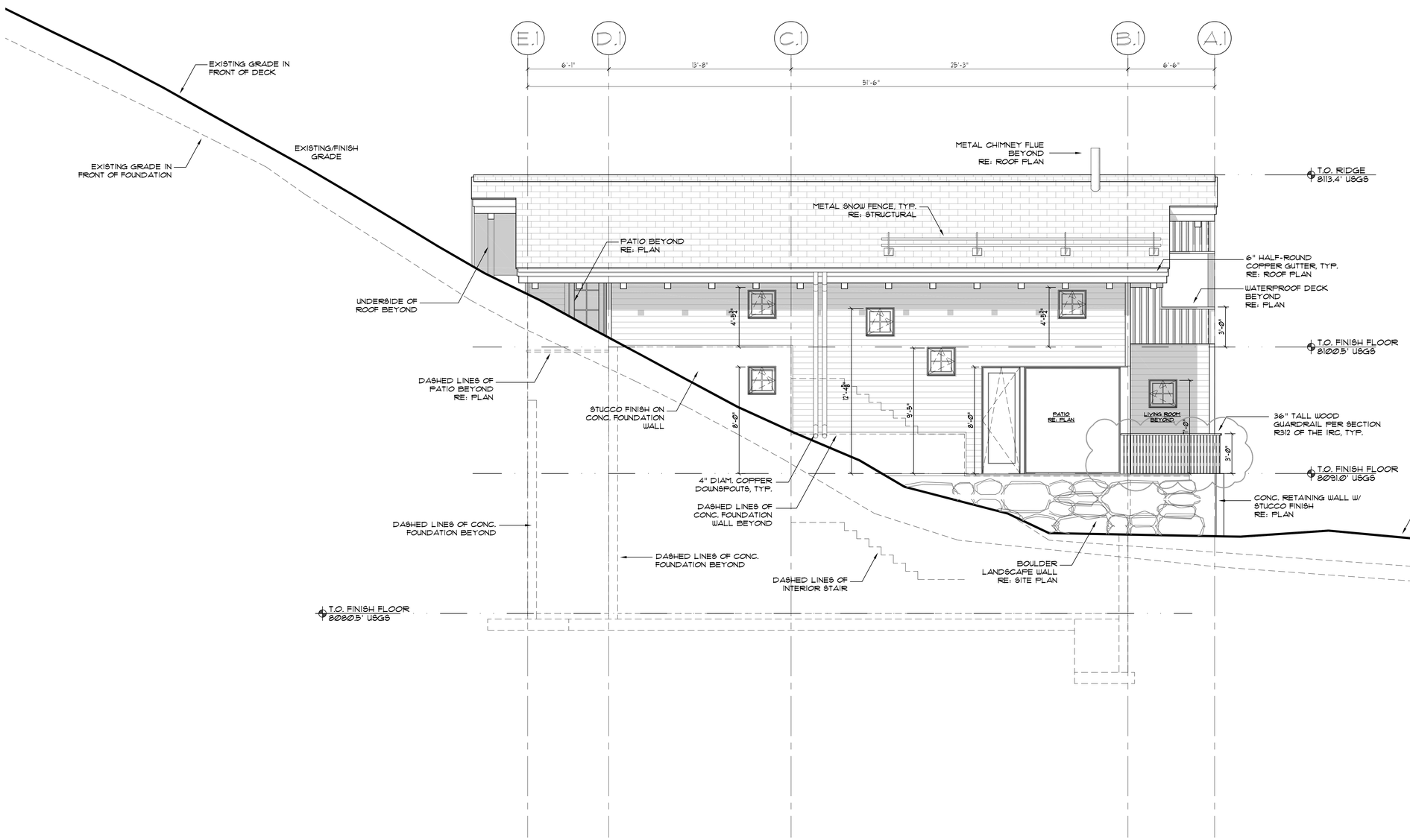
PROJECT #: 2107
SHEET TITLE: EXTERIOR ELEVATIONS

A3.4



1 A3.5 UNT B - EAST ELEVATION

1/4" = 1'-0"

ELEVATION NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' (SURVEY)

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W2	STUCCO FINISH
R3	'CLASS A' COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR SIM. (SLATE GRAY)

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REVISIONS:

SHEET SCALE:	1/4" = 1'-0"
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CHECKED BY:	KB

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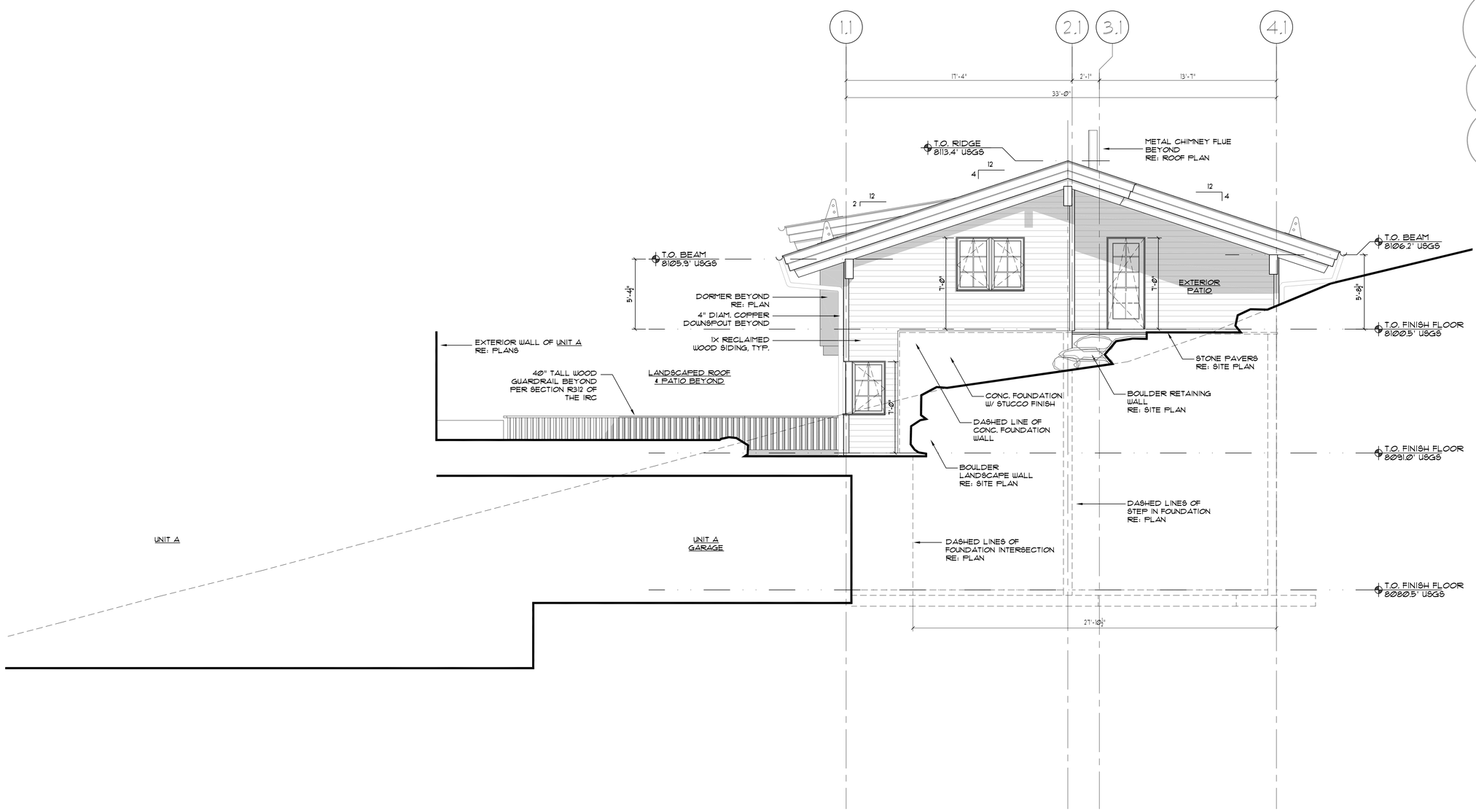
PROJECT #: 2107
SHEET TITLE: EXTERIOR ELEVATIONS

A3.5



1 A3.6 UNT B - SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' (SURVEY.)

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W2		STUCCO FINISH
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SHEET SCALE:	1/4" = 1'-0"
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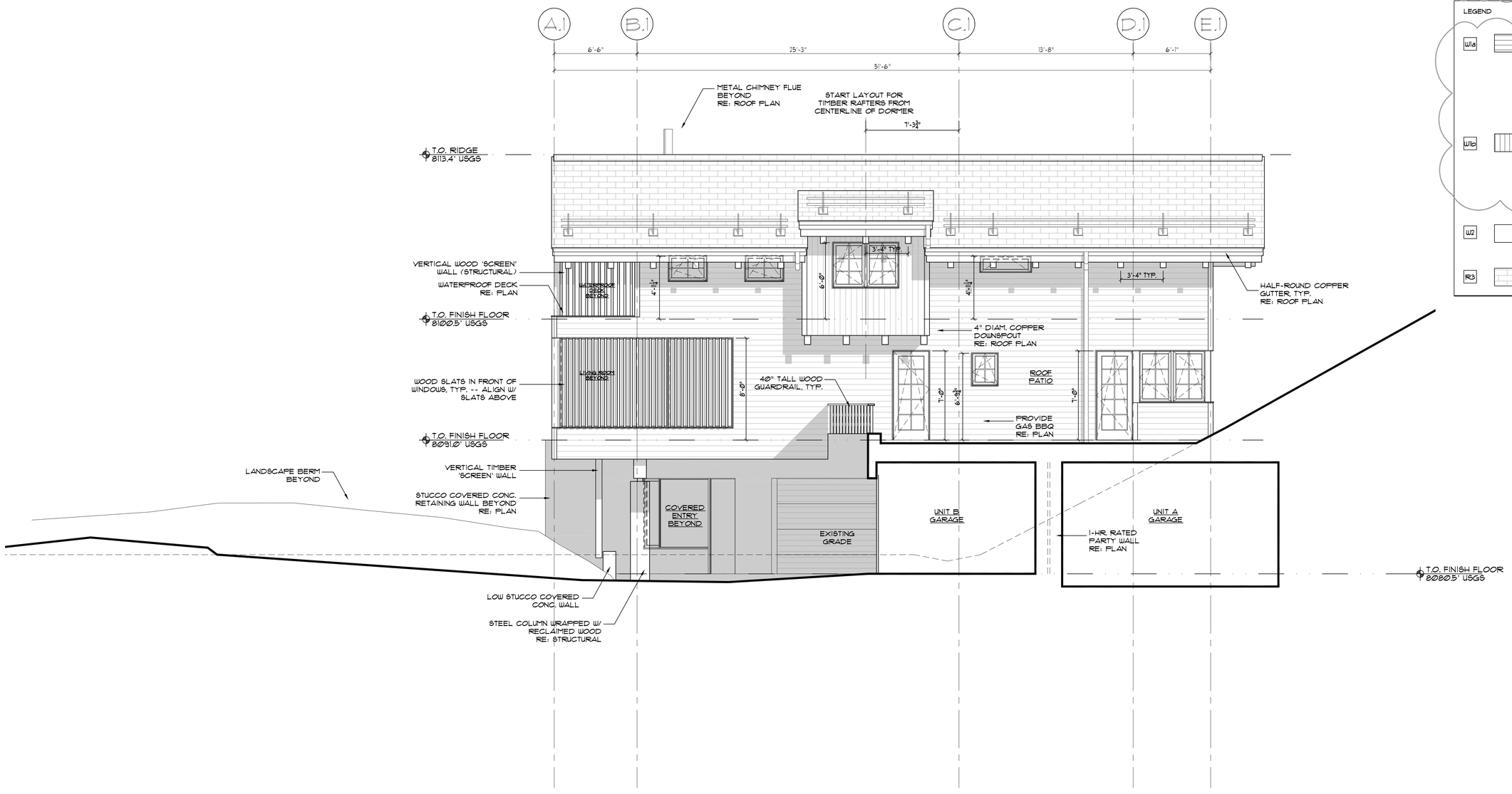
SHEET TITLE: EXTERIOR ELEVATIONS

A3.6



1 A3.7 UNT B - WEST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 8074.5' (SURVEY.)

2. SCUPPERS, GUTTERS & DOWNSPOUTS TO BE COPPER AND LOCATIONS COORDINATED IN THE FIELD.

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W2		STUCCO FINISH
R3		'CLASS A' COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR SIM. (SLATE GRAY)

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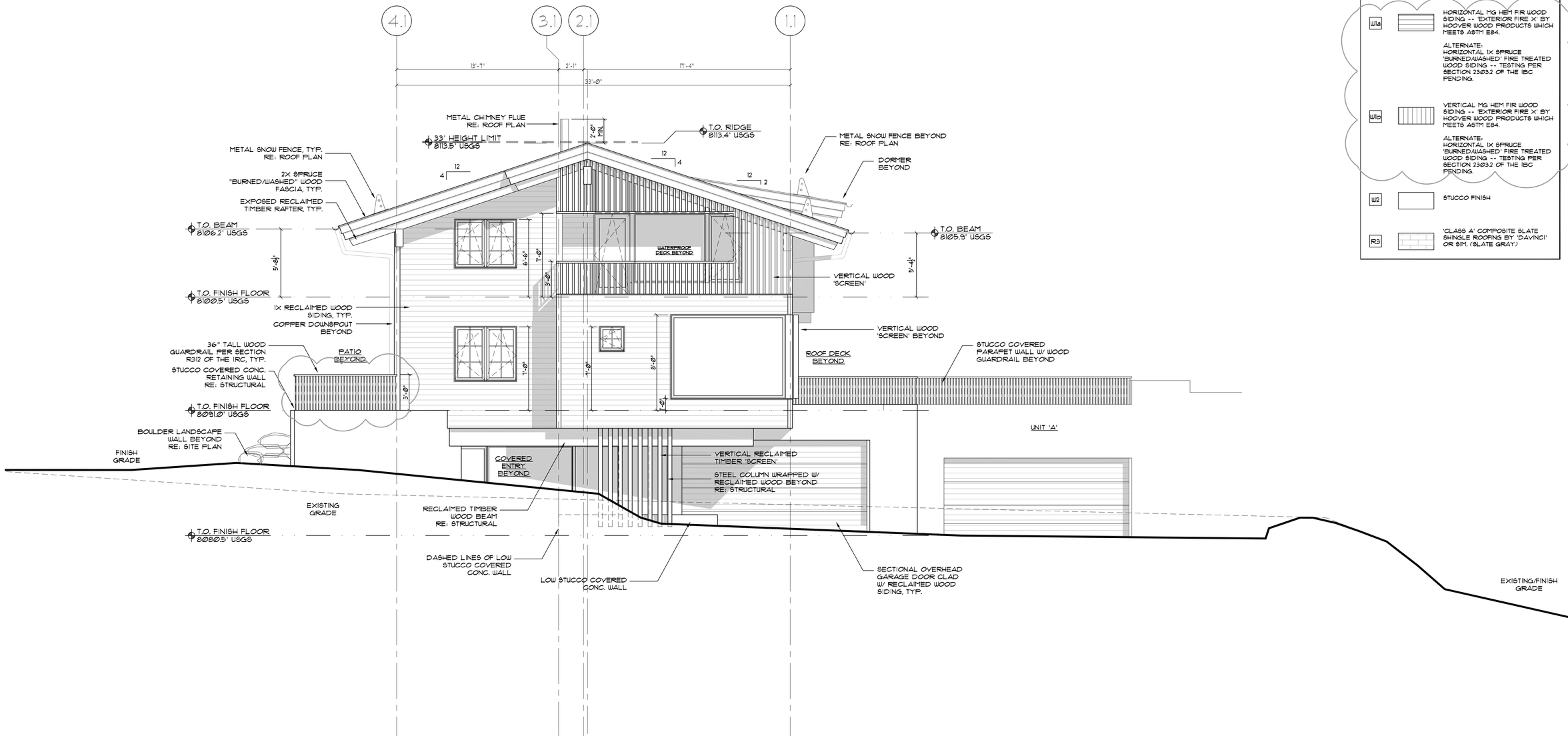
PROJECT #: 2107
SHEET TITLE: EXTERIOR ELEVATIONS

A3.7



1 / A3.8 UNT B - NORTH ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

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ALTERNATE:
HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.

W1b — VERTICAL MG HEM FIR WOOD SIDING -- 'EXTERIOR FIRE X' BY HOOVER WOOD PRODUCTS WHICH MEETS ASTM E84.

ALTERNATE:
HORIZONTAL 1X SPRUCE 'BURNED/WASHED' FIRE TREATED WOOD SIDING -- TESTING PER SECTION 2303.2 OF THE IBC PENDING.

W2 — STUCCO FINISH

R3 — 'CLASS A' COMPOSITE SLATE SHINGLE ROOFING BY 'DAVINCI' OR SIM. (SLATE GRAY.)

blueline ARCHITECTS
1823 FORD STREET # 110
GOLDEN, CO 80401
TEL: 720.570.2002
KEN@BLUELINEARCHITECTS.COM
WWW.BLUELINEARCHITECTS.COM

GENEVA DRIVE
DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

ISSUED FOR:	DATE:
PLANNING MEETING	04.25.24
SCHEMATIC ELEVATIONS	06.02.24
DRB SUBMITTAL	06.10.24
FINAL FLOOR PLANS	07.04.24
CONSULTANT SET	11.19.24
FINAL DRB SUBMITTAL	01.13.25

REVISIONS:

SHEET SCALE:	1/4" = 1'-0"
DRAWN BY:	-
CHECKED BY:	KB

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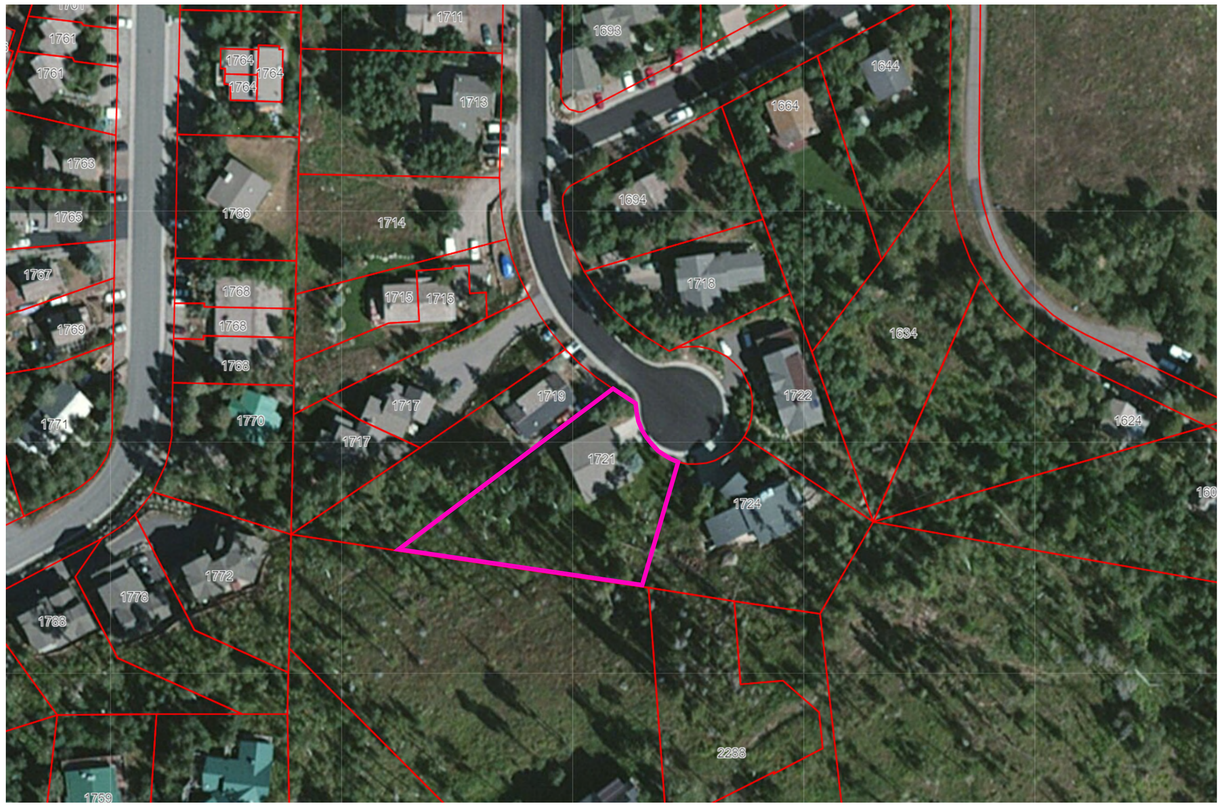
PROJECT #: 2107
SHEET TITLE: EXTERIOR ELEVATIONS

A3.8



3 FI.Ø **VICINITY MAP**
N.T.S.

PROJECT SUMMARY:

THE PROJECT CONSISTS OF TEARING DOWN AN EXISTING SINGLE-FAMILY HOUSE AND BUILDING A NEW TWO-FAMILY RESIDENCE, EACH WITH ITS OWN TWO-CAR GARAGE.

LOT AREA:
20287.1 SF
BUILDING FOOTPRINT AREA:
3102.3 SF
BUILDING HEIGHT:
32'-10¾"
(SEE SHEET A1.5)

DATUM ELEVATION:
ARCHITECTURAL 100'-0" = 8074.5' USGS
(UNIT 'A' LOWER LEVEL FINISH FLOOR)

DESIGN CRITERIA:

ZONE DISTRICT:
PRIMARY/SECONDARY RESIDENTIAL

CODE:
2024 IRC
2024 IECC
2024 IFC
2023 NEC

CONSTRUCTION TYPE:
TYPE V-B

OCCUPANCY CLASSIFICATION (INTENDED USE):
GROUP R-3 (TWO-FAMILY RESIDENTIAL)

SEPARATION REQUIREMENTS:
PER SECTION R302.3.2, 1-HR. RATED ASSEMBLY SHALL BE PROVIDED BETWEEN DWELLING UNITS, UNLESS FIRE SPRINKLERS ARE PROVIDED THROUGHOUT PER SECTION P2904. THEN, A 1/2-HR. RATED ASSEMBLY SHALL BE PROVIDED.
NOTE: RATED ASSEMBLY TO BE TESTED PER UL 263.

TYPE OF FIRE SPRINKLERS:
FIRE SPRINKLERS SHALL BE PROVIDED THROUGHOUT PER SECTION P2904 (OR NFPA 13D).

FIRE-FLOW CALCULATION AREA PER APPENDIX B SECTION B104.1 OF THE 2024 IFC:
THE FIRE-FLOW CALCULATION AREA SHALL BE THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS, AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF A BUILDING.

UNIT A:		UNIT B:	
LOWER LEVEL		GARAGE LEVEL	
CRAWLSPACE	327.4 SF	GARAGE	814.2 SF
LIVABLE	894.1 SF	MECHANICAL	135.3 SF
GARAGE/ENTRY LEVEL		LIVABLE	365.8 SF
LIVABLE	1040.8 SF	MAIN LEVEL	
GARAGE	675.4 SF	LIVABLE	1515.9 SF
MAIN LEVEL		UPPER LEVEL	
LIVABLE	1483.6 SF	LIVABLE	1408.3 SF
ROOF PROJECTIONS		ROOF PROJECTIONS	
AREA	718.4 SF	AREA	768.5 SF
TOTAL (UNIT A)	5139.7 GSF	TOTAL (UNIT B)	5008.6 GSF

•PER SECTION B104.2, THE AREAS OF UNIT A AND UNIT B ARE ALLOWED TO BE CONSIDERED AS SEPARATE FIRE-FLOW CALCULATION AREAS BECAUSE OF THE FIRE WALL WITHOUT OPENINGS BETWEEN THE UNITS.

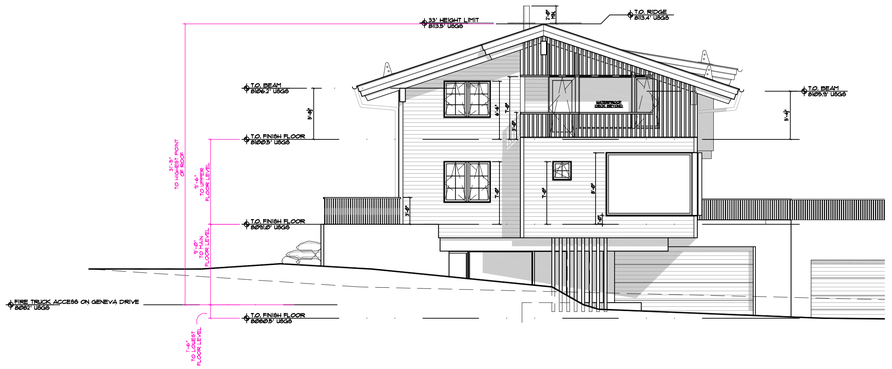
•PER SECTION B105.1, THE MINIMUM FLOW RATE FOR TWO-FAMILY DWELLINGS IS PER TABLE B105.1(1):

FIRE-FLOW CALCULATION AREA GREATER THAN 3601 SF W/ AUTOMATIC FIRE SPRINKLERS PER SECTION P2904 IN THE IRC ARE REQUIRED TO HAVE A MINIMUM FIRE-FLOW (GPM) OF 1/2 THE VALUE IN TABLE B105.1(2) OF:

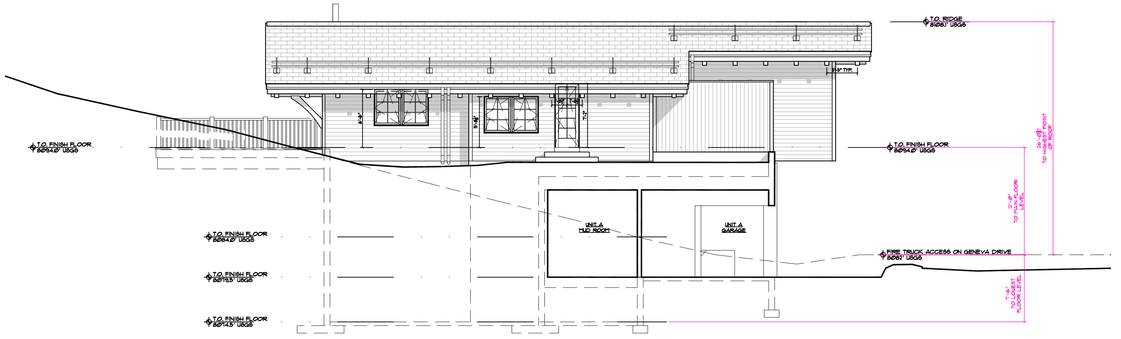
TYPE V-B CONSTRUCTION WITH A FIRE-FLOW AREA BETWEEN 4801-6200 SF = FIRE FLOW OF 2000 GPM + FLOW DURATION OF 1 HOUR

••• HALF THE REQUIRED FIRE-FLOW WOULD BE 1000 GPM •••

SEE SHEET F1.1 FOR FIRE APPARATUS ACCESS ROADS AND TURN AROUND AREAS.
SEE SHEET F1.1 FOR FIRE FIGHTER ACCESS ROUTES AROUND THE EXTERIOR OF THE BUILDING PER SECTION 504 OF THE 2021 IFC.
SEE SHEET F1.1 FOR THE MINIMUM NUMBER OF FIRE HYDRANTS REQUIRED.



2 FI.Ø **UNT B - FIRE ACCESS HEIGHTS**
1/8" = 1'-Ø"



1 FI.Ø **UNT A - FIRE ACCESS HEIGHTS**
1/8" = 1'-Ø"

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GENEVA DRIVE DUPLEX

1721 GENEVA DRIVE
VAIL, CO 81657
PARCEL NO.: 2103-123-12-046

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REVISIONS:

SHEET SCALE: N.T.S.
DRAWN BY: -
CHECKED BY: KB

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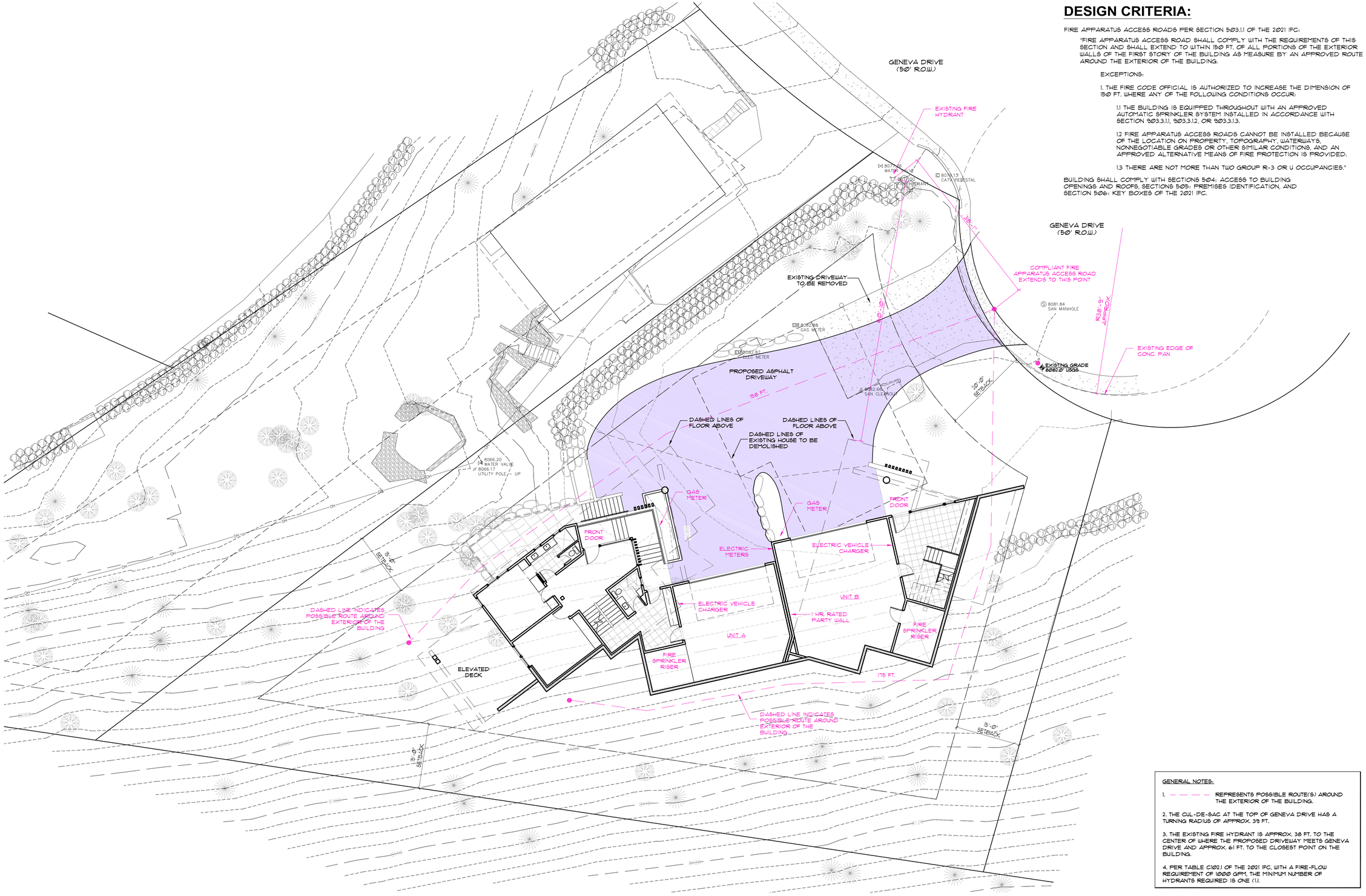
PROJECT #: 2107
SHEET TITLE: FIRE DRB SHEET

F1.0



DESIGN CRITERIA:

FIRE APPARATUS ACCESS ROADS PER SECTION 503.1.1 OF THE 2021 IFC:

"FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FT. OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURE BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.

EXCEPTIONS:

1. THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE DIMENSION OF 150 FT. WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR:

1.1 THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2, OR 903.3.1.3.

1.2 FIRE APPARATUS ACCESS ROADS CANNOT BE INSTALLED BECAUSE OF THE LOCATION ON PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES OR OTHER SIMILAR CONDITIONS, AND AN APPROVED ALTERNATIVE MEANS OF FIRE PROTECTION IS PROVIDED.

1.3 THERE ARE NOT MORE THAN TWO GROUP R-3 OR U OCCUPANCIES."

BUILDING SHALL COMPLY WITH SECTIONS 504: ACCESS TO BUILDING OPENINGS AND ROOFS, SECTIONS 505: PREMISES IDENTIFICATION, AND SECTION 506: KEY BOXES OF THE 2021 IFC.

GENERAL NOTES:

1. - - - - - - REPRESENTS POSSIBLE ROUTE(S) AROUND THE EXTERIOR OF THE BUILDING.

2. THE CUL-DE-SAC AT THE TOP OF GENEVA DRIVE HAS A TURNING RADIUS OF APPROX. 39 FT.

3. THE EXISTING FIRE HYDRANT IS APPROX. 38 FT. TO THE CENTER OF WHERE THE PROPOSED DRIVEWAY MEETS GENEVA DRIVE AND APPROX. 61 FT. TO THE CLOSEST POINT ON THE BUILDING.

4. PER TABLE C102.1 OF THE 2021 IFC, WITH A FIRE-FLOW REQUIREMENT OF 1000 GPM, THE MINIMUM NUMBER OF HYDRANTS REQUIRED IS ONE (1).

1 / F1.1 FIRE APPARATUS ACCESS ROAD
1" = 10'-0"

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GENEVA DRIVE DUPLEX

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REVISIONS:	
SHEET SCALE:	N.T.S.
DRAWN BY:	-
CHECKED BY:	KB

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PROJECT #: 2107
SHEET TITLE: FIRE DRB SHEET

F1.1

GENERAL NOTES

1. DATE OF TOPOGRAPHY: MAY 18, 2021
2. PROJECT BENCHMARK: SEWER MANHOLE 0860 IN ALPINE DRIVE TO THE WEST. RIM ELEVATION=8016.6'
3. LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
4. THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
5. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50060744-2 DATED FEBRUARY 26, 2021 AT 5:00 P.M..
6. NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 04, 1918, IN BOOK 93 AT PAGE 301. (NOT ABLE TO PLOT)
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 04, 1918, IN BOOK 93 AT PAGE 301. (NOT ABLE TO PLOT)
10. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 20, 1963, IN BOOK 178 AT PAGE 263. (NOT ABLE TO PLOT)
11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MATTERHORN VILLAGE RECORDED NOVEMBER 20, 1963 UNDER RECEPTION NO. 98291. (AS SHOWN HEREON)
12. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED OCTOBER 29, 1992 AT RECEPTION NO. 488912

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

COLORADO REGISTERED BRENT BIGGS 27598 07/14/2021 PROFESSIONAL LAND SURVEYOR

DATE: _____

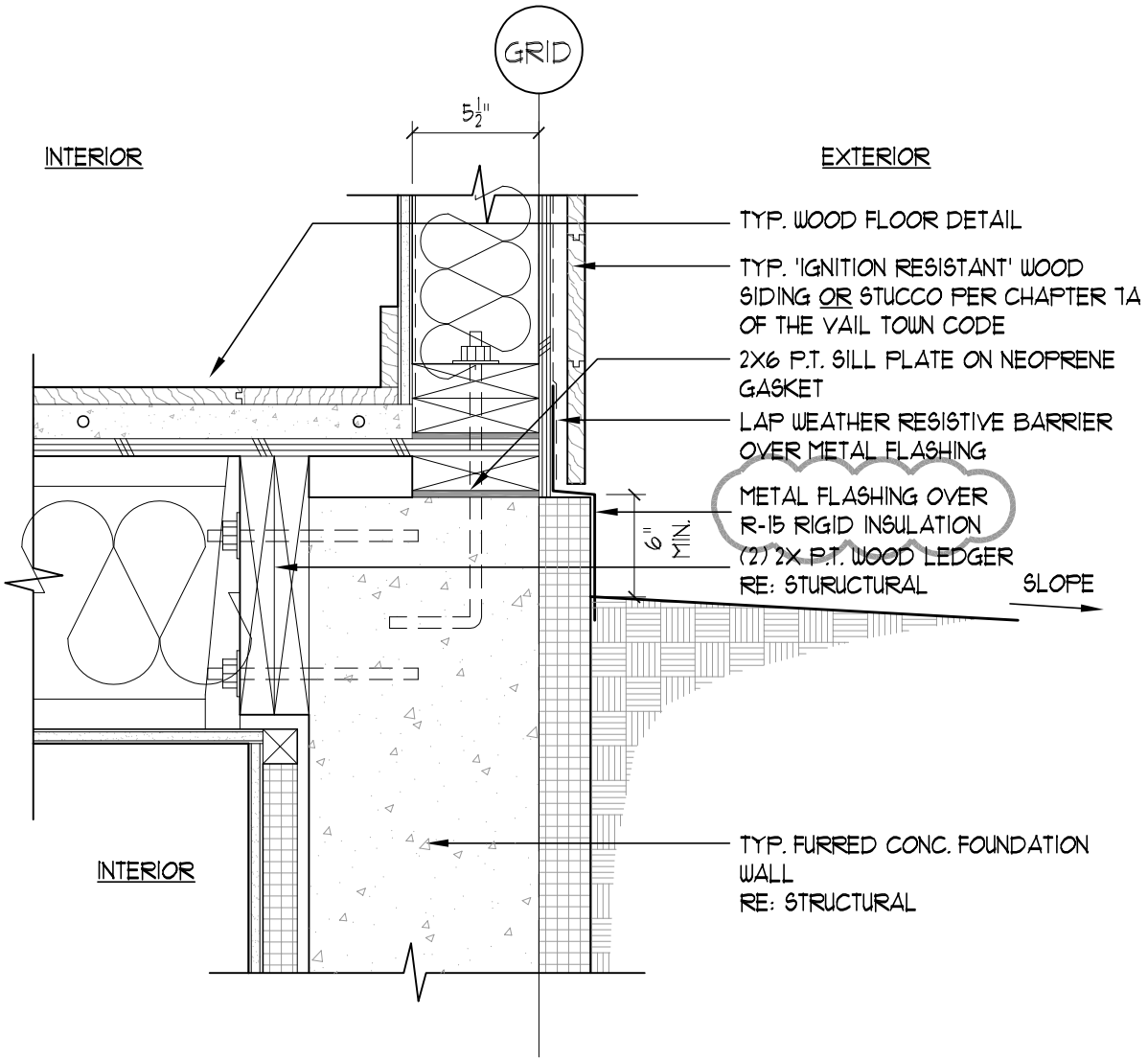
BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.

PEAK LAND CONSULTANTS, INC.
PEAK LAND SURVEYING, INC.
970-476-8644 FAX 970-476-8616
1000 LION'S RIDGE LOOP VAIL, CO 81657

TOPOGRAPHIC MAP
LOT 9
MATTERHORN VILLAGE, FILING NO. 1
TOWN OF VAIL, EAGLE COUNTY, COLORADO

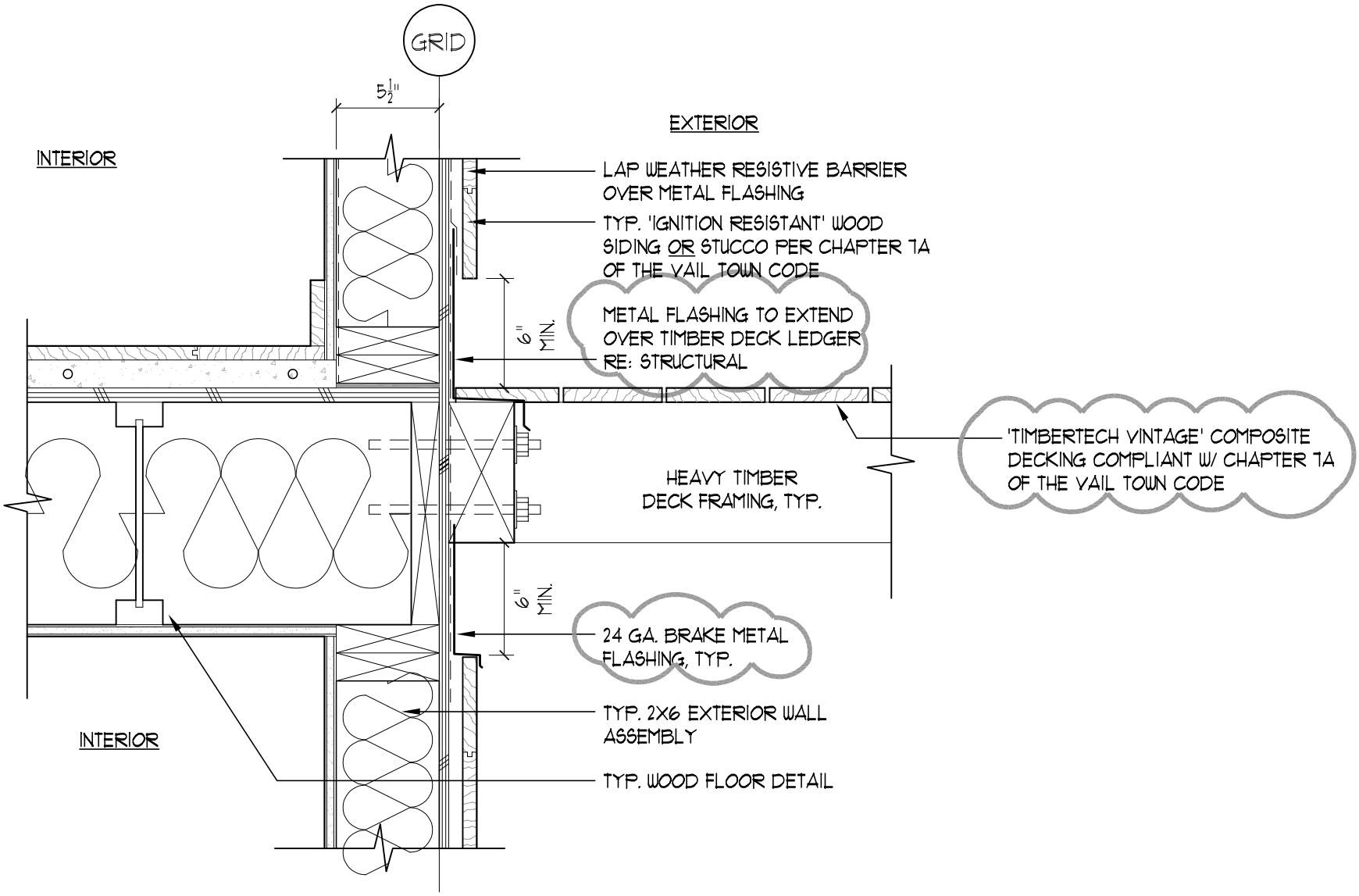
DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 07/14/21	PLC JOB#: 2344	

PLOTTED BY: SURVEY1 ON: Wednesday, July 14, 2021 AT: 3:43 PM FILEPATH: P:\2000-2999\2344 Lot 9 Matterhorn Drawings\2344 topo_lot 9.dwg



1/- TYP. FOUNDATION / GRADE DETAIL

1 1/2" = 1'-0"



2 / - TYP. WALL / DECK DETAIL

1 1/2" = 1'-0"

AGENDA ITEM NO. 3.3

Item Cover Page

DESIGN REVIEW BOARD AGENDA ITEM REPORT

DATE:	March 5, 2025
SUBMITTED BY:	Emily Martinez, Community Development
ITEM TYPE:	Main Agenda
AGENDA SECTION:	**Main Agenda**
SUBJECT:	**DRB25-0004 - 1042 Eagles Nest ITC-I LLC**
SUGGESTED ACTION:	Final review of a new construction (single family)

ATTACHMENTS:
DRB25-0004 Docs.pdf
DRB25-0004 Plans.pdf

TOV FINAL REVIEW INFO BOOK

1042 EAGLES NEST RESIDENCE

1.6.25

EXISTING SITE PHOTOS

1042 EAGLES NEST RESIDENCE

1.6.25

VIEW FROM EAGLES NEST CIRCLE

VIEW ALONG SOUTH PROPERTY LINE

1042 EAGLES NEST RESIDENCE

1.6.25

VIEW ALONG WEST PROPERTY LINE

VIEW OF NORTH PROPERTY AREA

1042 EAGLES NEST RESIDENCE

1.6.25

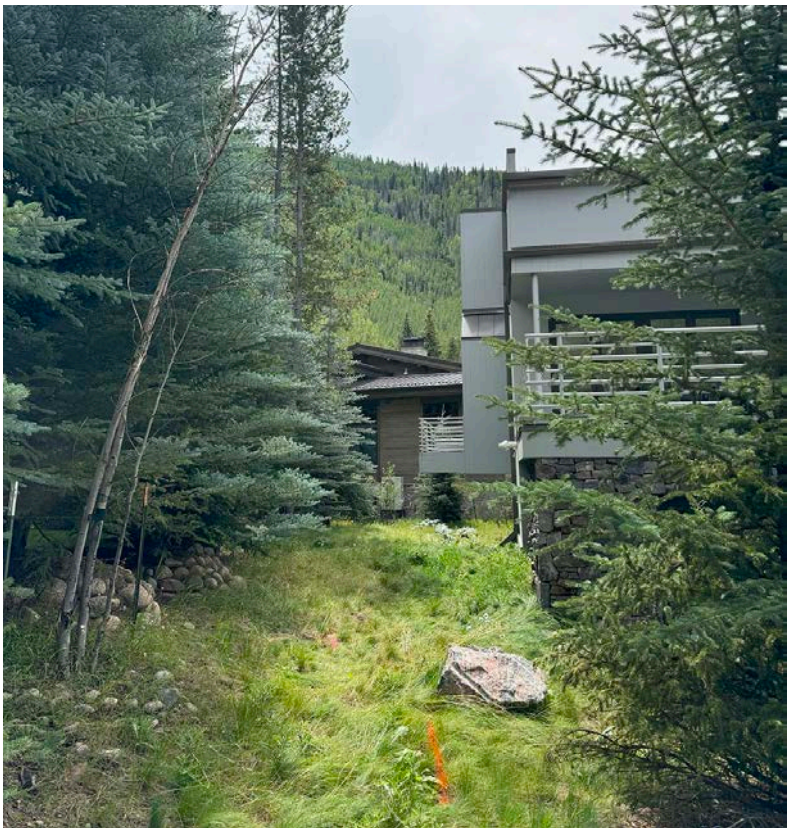
VIEW OF PROPERTY TO THE WEST

VIEW OF PROPERTY TO THE EAST

1042 EAGLES NEST RESIDENCE

1.6.25

VIEW TO EAST

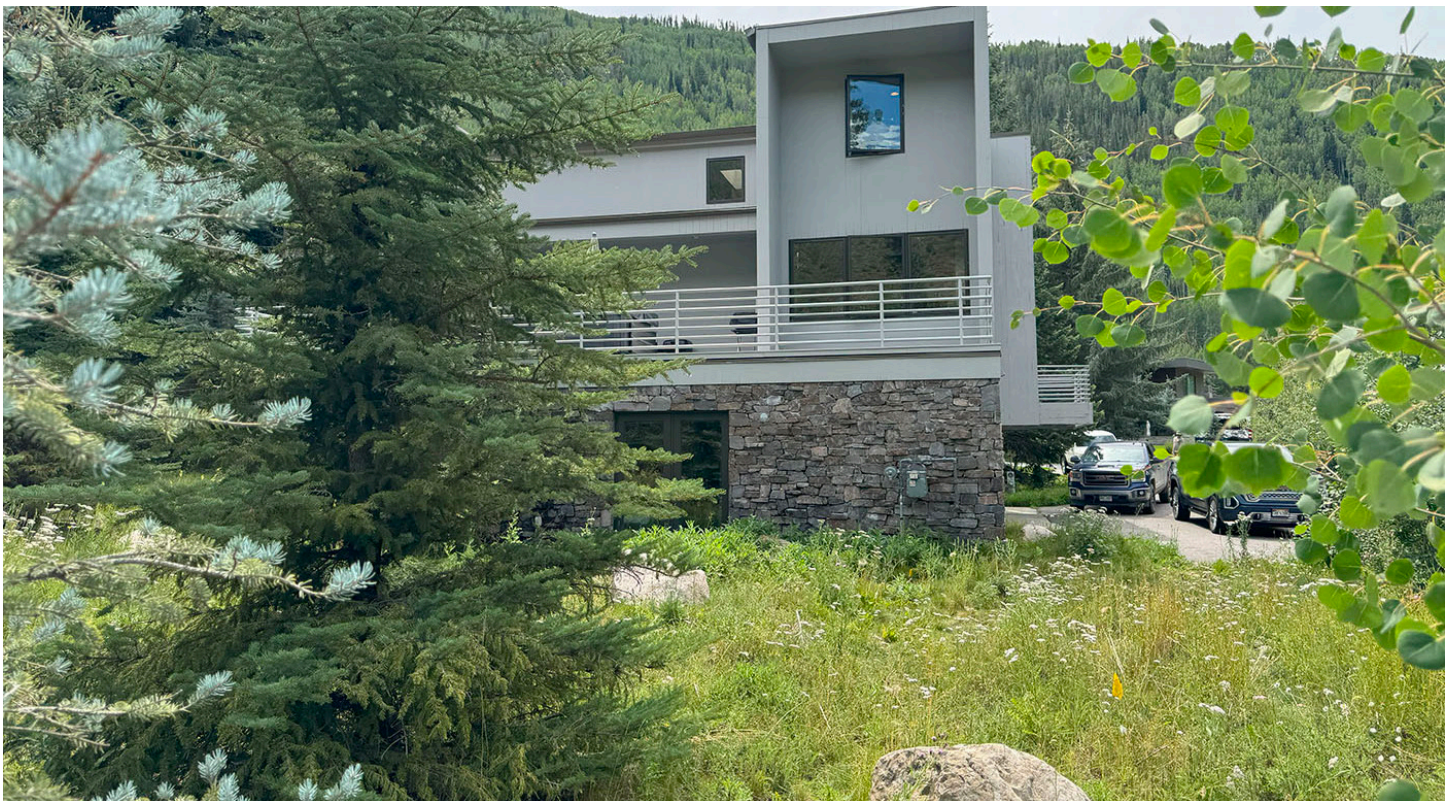


VIEW ALONG EAST PROPERTY LINE

1042 EAGLES NEST RESIDENCE

1.6.25

VIEW ALONG NORTH PROPERTY LINE



VIEW OF PROPERTY FROM GOLF TEE BOX

1042 EAGLES NEST RESIDENCE

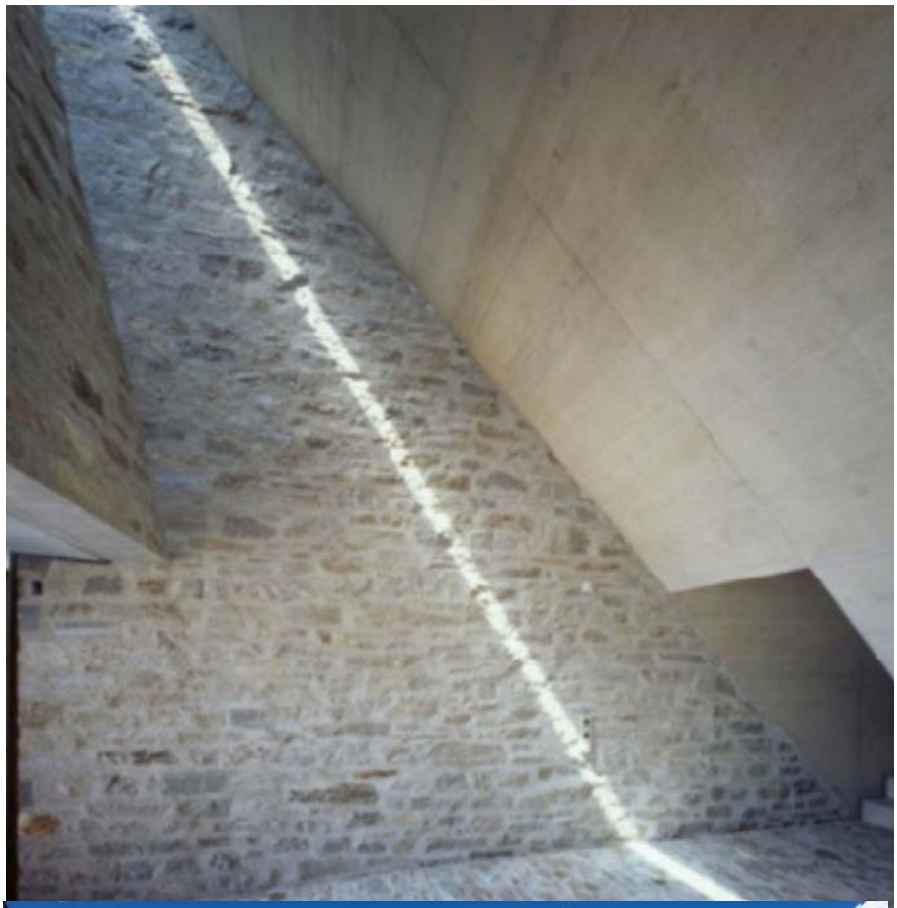
1.6.25

BUILDING MATERIALS

1042 EAGLES NEST RESIDENCE

1.6.25

STONE VENEER - REGIONAL STONE VENEER WITH
WHITE PORTLAND CEMENT SMEAR FINISH



1042 EAGLES NEST RESIDENCE

1.6.25

AUTOCOURT PAVING - RANDOM RECTANGULAR
NEW MEXICO BUFF STONE IN SANDSET

1042 EAGLES NEST RESIDENCE

1.6.25

HORIZONTAL WOOD SIDING AND SOFFIT FINISH (MEDIUM *MAIN* COLOR)

WIRED BRUSHED CLEAR GRADE D AND BETTER CEDAR SIDING WITH SEMI-TRANSPARENT FINISH

IMAGE SHOWS GRADE GRAIN AND STAIN COLOR

VERTICAL WOOD SIDING AND ENTRY TIMBERS (LIGHTER ACCENT COLOR)

WIRED BRUSHED CLEARGRADE D AND BETTER CEDAR SIDING WITH SEMI-TRANSPARENT FINISH
MONTANA TIMBER CO. COLOR - ASH

IMAGE SHOWS COLOR OF STAIN

1042 EAGLES NEST RESIDENCE

1.6.25

METAL WINDOW AND DOORS WITH DIVIDES -
THERMALLY BROKEN - GUN METAL COLOR

1042 EAGLES NEST RESIDENCE

1.6.25

ZINC METAL ROOF, FLASHING AND GUTTERS -
NATURAL QUARTZ COLOR FINISH

1042 EAGLES NEST RESIDENCE

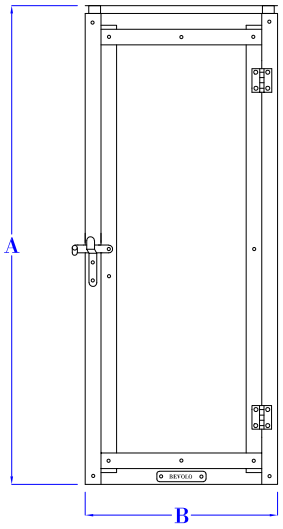
1.6.25

BUILDING LIGHTING FIXTURES

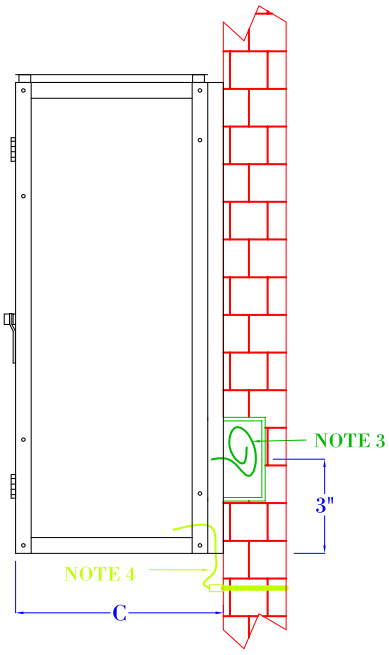
1042 EAGLES NEST RESIDENCE

1.6.25

DARK SKY EXTERIOR LIGHT PLAN FIXUTRE A



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

FLUSH MOUNTED GAS FIXTURES CANNOT BE MOUNTED TO ANY COMBUSTIBLE MATERIALS INCLUDING WOOD,VINYL, PVC OR COMPOSITES

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	15"	19"	23"	27"
A:	15 $\frac{1}{4}$"	19"	22 $\frac{3}{4}$"	27"
B:	6"	7 $\frac{1}{2}$"	9"	10 $\frac{7}{8}$"
C:	6 $\frac{1}{2}$"	8"	9 $\frac{1}{2}$"	11 $\frac{1}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS					
LIGHT:	MODERNIST	DATE:	APP. BY:	DRW BY:	JJG
BRACKET:	FLUSH MOUNT	9-10-19	REVISION:	JJG	2

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1042 EAGLES NEST RESIDENCE

1.6.25

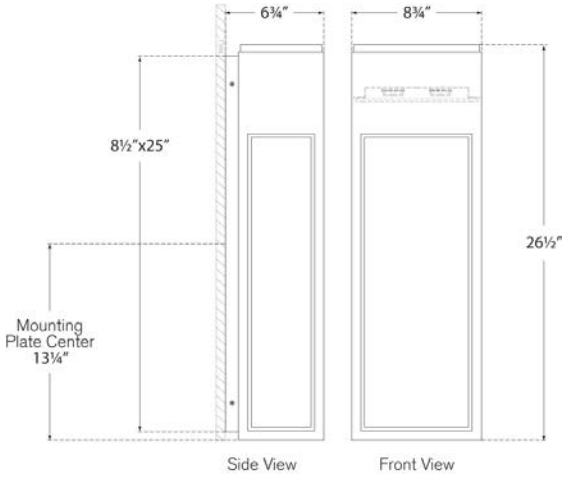
DARK SKY EXTERIOR LIGHT PLAN FIXUTRE B

TEAR SHEET

Irvine Large 3/4 Wall Lantern
Item # CHO 2446BZ-CG

Designer: Chapman & Myers

Height: 26.5"
Width: 8.75"
Extension: 6.75"
Backplate: 8.5" x 25" Rectangle
Finishes: BZ
Glass Options: CG
Lightsource: Dedicated LED
Wattage: 25w (2000lm)
Weight: 23 Pounds



VISUAL COMFORT & CO.

DARK SKY EXTERIOR LIGHT PLAN FIXUTRE C

IMPACT
ISL1-LED

RECESSED LED LUMINAIRE
PATH & STEPLIGHT

In-wall 3.4-watt DC LED path or step light. Wide low-glare aperture projects light 4' at 4' width delivering minimum 1 fc up to 10 fc. Creats discreet path lighting for residential, commercial and hospitality applications. Durable precision milled 316 stainless steel or brass casting. 80+ CRI, delivering 43 lumens. Available in 2700K, 3000K, 3500K & 4000K color temperatures. Dry / Damp and Wet location.

PERFORMANCE

LUMINAIRE PERFORMANCE			
LED Configuration	Delivered Lumens lm	Power Consumption W	Luminous Efficacy lm/W
80L-02B	43	3.4	12.6

ORDERING INFORMATION - FIXTURE

ISL1 - [ ] - [ ] - 80L 02B [ ]

IMPACT STEPLIGHT

RATING
1 Dry / Damp (Non-Locking)
2 Wet (Locking)

POWDER COAT FINISH
WH White
BK Black
AG Satin Silver
AB Architectural Bronze
CF Custom Finish [1] Designation: _____ (Ex. RAL1234)

NATURAL FINISH
IG Industrial Gray
SS Brushed Stainless Steel
BR Brushed Bronze
NB Natural Bronze

PLATED FINISH
CH Chrome [2]
PB Polished Oil-Rubbed Bronze [2,3]
MB Matte Oil-Rubbed Bronze [2,3]

CRI / LED
80L 80+ CRI

SOURCE LUMENS
02B 200lm

CCT
1 2700K
2 3000K
3 3500K
4 4000K
C Custom Color (gel) [4] Color Temp: _____K

[1] Powder coat only, no plated finishes; custom finishes assigned unique suffix upon receipt of order, consult factory for additional cost.
[2] Subject to increased lead time
[3] Dry / Damp location only

[4] Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.

MOUNTING OPTIONS FOR REMOTE POWER SUPPLY - SELECT ONLY ONE (SEE PAGE 3 AND 4 FOR MOUNTING PROVISION DETAILS)

WET OR DRY / DAMP LOCATION
☐ **SSL-UMP**
Universal Mounting Plate
☐ **SSL-MP-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Mounting Plate; specify collar depth
☐ **SSL-SMB-(finish)**
Surface Mount Box; specify finish, powder coat only

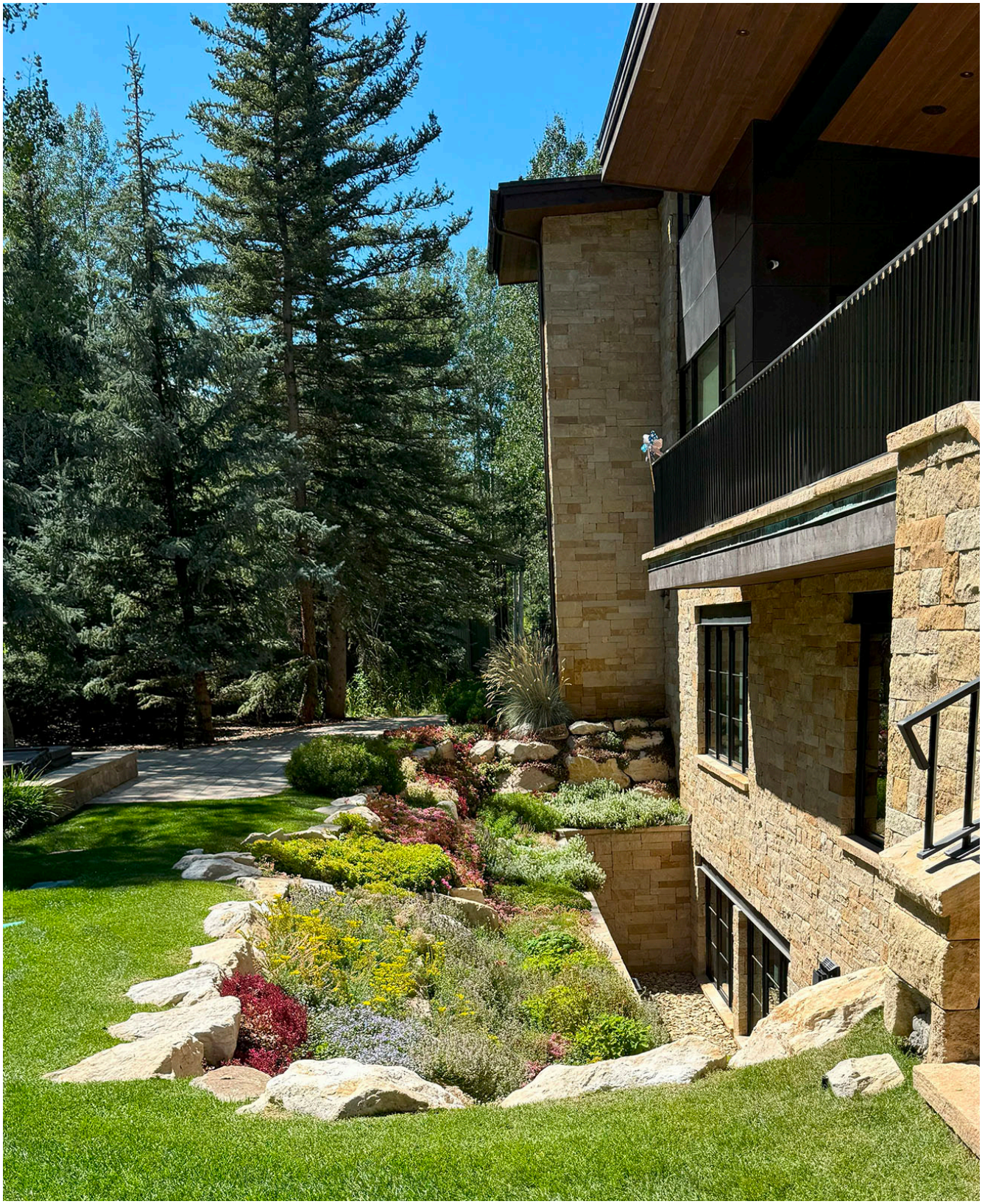
DRY / DAMP LOCATION ONLY
☐ **SSL-RM**
Remodel-Mount collar (drywall / plasterboard)
☐ **SSL-CC**
Cavity Collar
☐ **SSL-SC3**
Stud-Mount collar (3")
☐ **SSL-SC6**
Stud-Mount collar (6")

WET, DRY / DAMP OR CONCRETE POUR LOCATION
☐ **SSL-BB**
Back Box with SSL-UMP mounting plate
☐ **SSL-BB-(1.50 / 1.75 / 2.00 / 2.50 / 3.00)**
Back Box with SSL-MP mounting plate; specify collar depth
☐ **UBB-SL1-FL-LVF-(BKT / HGR)**
Remote Universal Back Box; specify hangar bars or brackets

1042 EAGLES NEST RESIDENCE

1.6.25

LANDSCAPE AND RETAINING INSPIRATION



1042 EAGLES NEST RESIDENCE

1.6.25

1042 EAGLES NEST RESIDENCE

VAIL VILLAGE FILING 8, BLOCK 1, LOT 2, 1042 EAGLES NEST CIRCLE, VAIL COLORADO

MATERIAL SYMBOLS:

EARTH

PLYWOOD

POROUS FILL/DRAINAGE

FINISH WOOD

STONE MASONRY

WOOD-ROUGH

STRUCTURAL CONCRETE

BLOCKING

CONCRETE MASONRY UNIT

GYPSUM BOARD

BATT INSULATION

RIGID INSULATION

STEEL/METAL AS NOTED

CARPET

1 / A4.00 — BUILDING SECTION REFERENCE

1 / A4.00 — ELEVATION REFERENCE

1 / A4.00 — DETAIL REFERENCE

1 / A4.00 — DETAIL REFERENCE

MAIN 100'-0" — HEIGHT REFERENCE

1 / A4.00 — SECTION REFERENCE

REVISION REFERENCE

ROOM NAME — ROOM NAME

GRID — GRID BUBBLE

W11 — WALL TYPE REFERENCE

1 / 4 A8.1 2 / 3 — INTERIOR ELEVATION REFERENCE

11 — WINDOW TAG

33 — DOOR TAG

STN TILE — MATERIAL BREAK

ABBREVIATIONS:

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AC	ACOUSTICAL
ADD	ADDENDUM
ADJ	ADJACENT
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT (URAL)
BSMT	BASEMENT
BRG	BEARING
BVL	BEVELED
BIT	BITUMINUOUS
BLK	BLOCK
BLKG	BLOCKING
BOT	BOTTOM
BLDG	BUILDING
CPT	CARPET (ED)
CSMT	CASEMENT
C	CAULK (ING)
CLG	CEILING
CT	CERAMIC TILE
CLR	CLEAR
COD	CARBON MONOXIDE DETECTOR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJT	CONTROL JOINT
CPR	COPPER
CUST	CUSTOM
DT	DRAPERY TROUGH
DTL	DETAIL
DIM	DIMENSION
DR	DOOR
DRW	DRAWING
DF	DRINKING FOUNTAIN
ELEC	ELECTRIC (AL)
EL	ELEVATION (S)
ELEV	ELEVATOR
EQ	EQUAL
EXH	EXHAUST
EXTG	EXISTING
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FIN	FINISH (ED)
FFE	FINISHED FLOOR ELEVATION
FE	FIRE EXTINGUISHER
FDC	FIRE DEPARTMENT CONNECTION
FHC	FIRE HOSE CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FP	FIREPLACE
FPS	FIREPROOFING, SPRAYED
FLG	FLASHING
FLR	FLOOR (ING)
FD	FLOOR DRAIN
FTG	FOOTING
FND	FOUNDATION
FBO	FURNISHED BY OTHERS
FPHB	FREEZE PROOF HOSE BIB
FUR	FURRED (ING)
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT (OR)
GL	GLASS, GLAZING
GYP	GYPSUM BOARD
HB	HOSE BIB
HDW	HARDWARE
HDR	HEADER
HTG	HEATING
HVAC	HEATING/VENTILATING/AC
HT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HOR	HORIZONTAL
HWH	HOT WATER HEATER
INCL	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
IBC	INSTALLED BY CONTRACTOR
IBO	INSTALLED BY OWNER
INS	INSULATE (D), (ION)
INT	INTERIOR
JC	JANITOR'S CLOSET
KIT	KITCHEN
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LDT	LIGHT AND DRAPERY TROUGH
LT	LIGHT TROUGH
LTL	LINTEL
LVR	LOUVER
MH	MANHOLE
MFR	MANUFACTURE (ER)
MO	MASONRY OPENING
MTL	METAL
MAX	MAXIMUM
MECH	MECHANIC (AL)
MC	MEDICINE CABINET
MEM	MEMBRANE
M	METER (S)
MM	MILLIMETER (S)
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MULL	MULLION
NAT	NATURAL
NR	NOISE REDUCTION
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OPG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OH	OVERHEAD
PR	PAIR
PK	PARKING
PVMT	PAVEMENT
PL	PLASTIC LAMINATE
PT	POINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PL	PROPERTY LINE
QT	QUARRY TILE
REF	REFERENCE
REF	REFRIGERATOR
REIN	REINFORCE (D), (ING)
REQ	REQUIRED
RES	RESILIENT
REV	REVISION (D), (ING)
REV	REVERSE
RH	RIGHT HAND
R	RISER
R&S	ROD AND SHELF
RD	ROOF DRAIN
RDT	RECESSED DRAPERY TRACK
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
R/S	ROUGH SAWN
S	SEALANT (EXTERIOR)
SHTG	SHEATHING
SHH	SHOWER HEAD
SHC	SHOWER CONTROLS
SM	SHEET METAL
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION (S)
SQ	SQUARE
STD	STANDARD
ST	STAIN
STL	STEEL
SD	STORM DRAIN
STR	STRUCTURAL
TEL	TELEPHONE
TV	TELEVISION
THR	THRESHOLD
T&G	TONGUE AND GROOVE
TOS	TOP OF SLAB
TOS	TOP OF STEEL
TOW	TOP OF WALL
TB	TOWEL BAR
TR	TRANSOM
T	TREAD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VIF	VERIFY IN FIELD
VERT	VERTICAL
VCT	VINYL COMPOSITION
WC	WATER CLOSET
WP	WATER PROOFING
WWF	WELDED WIRE FABRIC
W	WIDTH, WIDE
WDW	WINDOW
WO	WITHOUT
WD	WOOD

GENERAL NOTES:

01 DO NOT SCALE DRAWINGS

02 VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.

03 AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.

04 PLAN DIMENSIONS ARE TO FACE OF STUD 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.

05 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 AND CLOSET RODS.

06 ⬭ DENOTES DOORS. REFER TO FLOOR PLANS FOR LOCATIONS. REFER TO DOOR SCHEDULE FOR DOOR TYPES.

07 ⬡ DENOTES WINDOWS. REFER TO WINDOWS AND FLOOR PLANS FOR LOCATIONS. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.

08 COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR AND WALLS SPACES. VERIFY LOCATIONS WITH ARCHITECT.

09 IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECTS OF THIS PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT.

10 THE 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. CODE COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO ALL RELEVANT CODES INCLUDING IBC AND ALL LOCAL AND REGIONAL CODES.

11 THE CONTRACTOR SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM THE ARCHITECT & ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.

12 THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE OUT THE BUILDING FOOTPRINT FOR OWNER AND ARCHITECT APPROVAL PRIOR TO BEGINNING ANY SITE WORK.

13 IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

14 ALL BUILDINGS TO FIT WITHIN PROPERTY LINES WITHOUT CROSSING EASEMENTS OR SETBACKS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

15 PROVIDE ACCESS PANEL TO MOTOR FOR ALL WHIRLPOOL-TYPE TUBS. COORDINATE ACCESS LOCATIONS WITH INTERIOR DESIGNER AND ARCHITECT TO PROVIDE INCONSPICUOUS LOCATION.

PROJECT SUMMARY:

Code:

2021 INTERNATIONAL RESIDENTIAL CODE
OCCUPANCY: SINGLE-FAMILY DWELLING, R-3
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRICAL CODE

Separations:
1 Hour (residence/garage)
1 Hour (residence/mechanical)

Special Attributes:
Intelligent Addressable Fire Alarm
Automatic Sprinkler System as required by Town of Vail

DRAWING INDEX: GENERAL AND SITE

A0.00	COVER
	TOPOGRAPHIC SURVEY
C1.0	GRADING PLAN
C2.0	STORM PIPING PLAN
C3.0	UTILITY PLAN
A1.01	ARCHITECTURAL SITE PLAN
L1.01	LANDSCAPE PLAN

DRAWING INDEX: ARCHITECTURAL

A2.00	GRFA/SITE COVERAGE CALCULATIONS
A2.01	LOWER LEVEL PLAN
A2.02	MAIN LEVEL PLAN
A2.03	UPPER LEVEL PLAN
A2.04	STUDY LEVEL PLAN
A2.05	ROOF PLAN
A3.00	BASEMENT EXCLUSIONS CALCULATIONS
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A3.03	ELEVATIONS
A3.04	ELEVATIONS
A4.01	SECTIONS
A4.02	SECTIONS
A4.03	SECTIONS
A5.01	WINDOW DETAILS
A6.01	EXTERIOR DETAILS
A6.02	EXTERIOR DETAILS
A6.03	EXTERIOR DETAILS

DRAWING INDEX: ELECTRICAL

E2.01	LOWER LEVEL PLAN
E2.02	MAIN LEVEL PLAN
E2.03	UPPER LEVEL PLAN

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VAIL VILLAGE FILING 8, BLOCK 1, LOT 2
1042 EAGLES NEST CIRCLE, VAIL COLORADO

EN1042 RESIDENCE

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25

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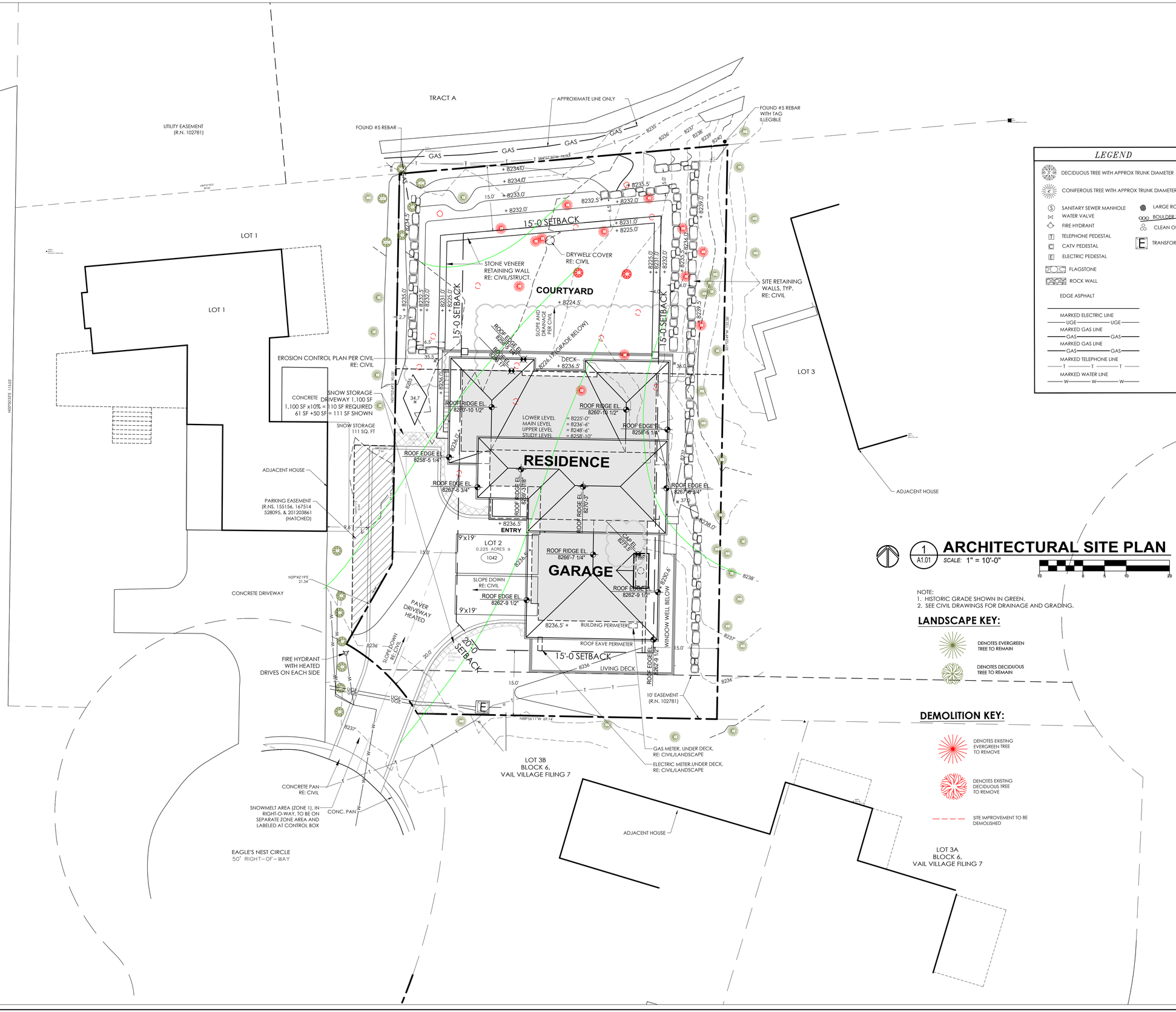
SCALE:
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: COVER SHEET

A0.00



1 A1.01 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

10 0 5 10 20

NOTE:
1. HISTORIC GRADE SHOWN IN GREEN.
2. SEE CIVIL DRAWINGS FOR DRAINAGE AND GRADING.

LANDSCAPE KEY:

DENOTES EVERGREEN TREE TO REMAIN

DENOTES DECIDUOUS TREE TO REMAIN

DEMOLITION KEY:

DENOTES EXISTING EVERGREEN TREE TO REMOVE

DENOTES EXISTING DECIDUOUS TREE TO REMOVE

SITE IMPROVEMENT TO BE DEMOLISHED

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EN1042 RESIDENCE

VAIL VILLAGE FILING 8, BLOCK 1, LOT 2
1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
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TOV FINAL RESPONSE	1.24.25

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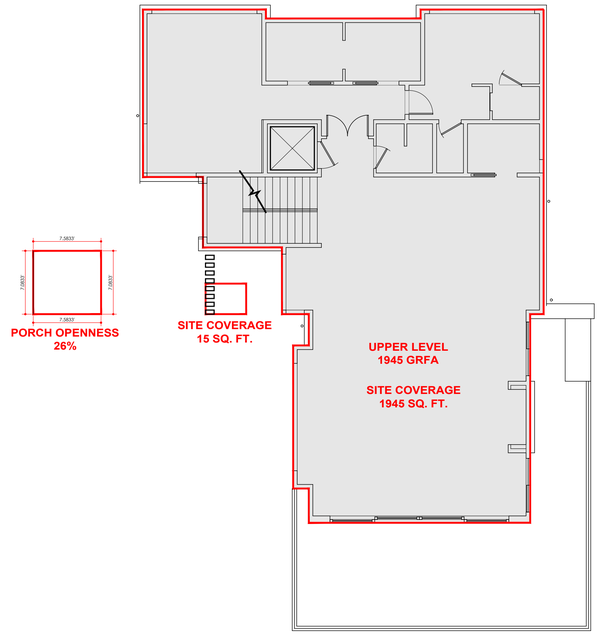
SCALE: 1" = 10'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: SITE PLAN

A1.01



3 A2.00 **UPPER LEVEL GRFA**
SCALE: 1/8" = 1'-0"

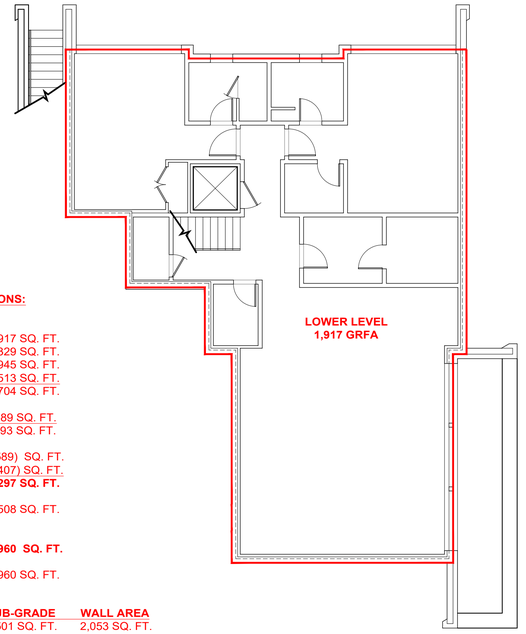
SINGLE FAMILY RESIDENCE GRFA CALCULATIONS:

FLOOR AREA CALCULATIONS:

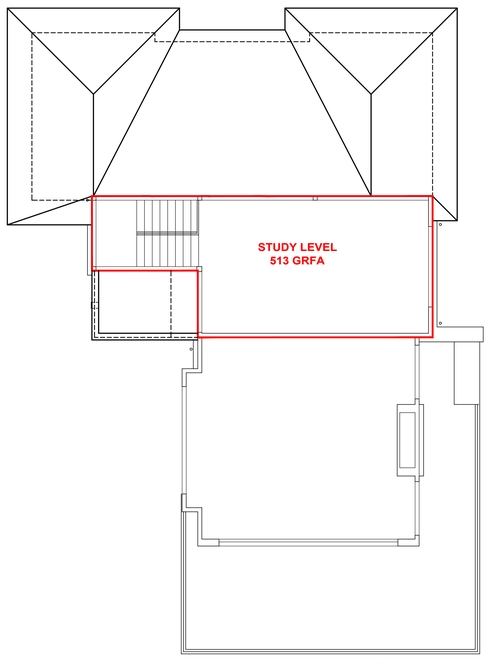
LOWER LEVEL	1,917 SQ. FT.
MAIN LEVEL	1,329 SQ. FT.
UPPER LEVEL	1,945 SQ. FT.
STUDY LEVEL	513 SQ. FT.
GROSS GRFA	5,704 SQ. FT.
GARAGE	589 SQ. FT.
TOTAL GROSS GRFA	6,293 SQ. FT.
GARAGE AREA CREDIT	(589) SQ. FT.
BASEMENT CREDIT (73% x 1,927 SF)	(1,407) SQ. FT.
TOTAL PROPOSED GRFA	**4,297 SQ. FT.**
TOTAL ALLOWABLE GRFA	4,508 SQ. FT.
PROPOSED SITE COVERAGE	**1,960 SQ. FT.**
SITE COVERAGE ALLOWED	1,960 SQ. FT.

BASEMENT CREDIT PERCENTAGE	**SUB-GRADE**	**WALL AREA**
LOWER LEVEL	1,501 SQ. FT.	2,053 SQ. FT.
PERCENTAGE	**1,501 / 2,053 = 73.1% = 73%**	

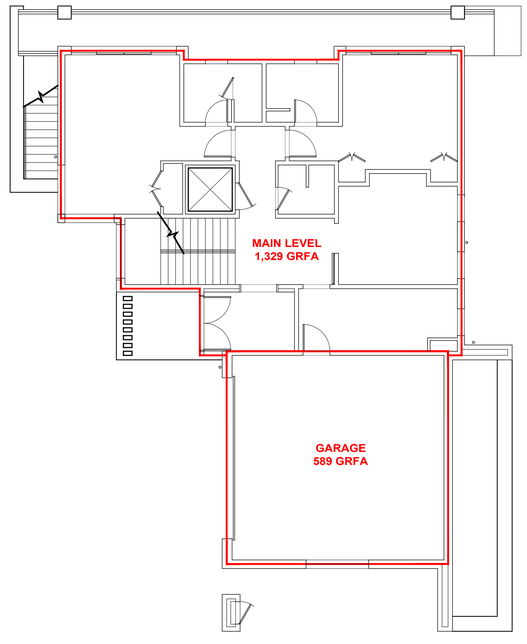
NOTE: SEE SHEET A3.00 FOR DETAIL ELEVATIONS FOR BASEMENT CREDIT



1 A2.00 **LOWER LEVEL GRFA**
SCALE: 1/8" = 1'-0"



4 A2.00 **STUDY LEVEL GRFA**
SCALE: 1/8" = 1'-0"



2 A2.00 **MAIN LEVEL GRFA**
SCALE: 1/8" = 1'-0"

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VAIL VILLAGE FILING 8, BLOCK 1, LOT 2

EN1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
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TOV FINAL REVIEW	1.6.25
TOV FINAL RESPONSE	1.24.25

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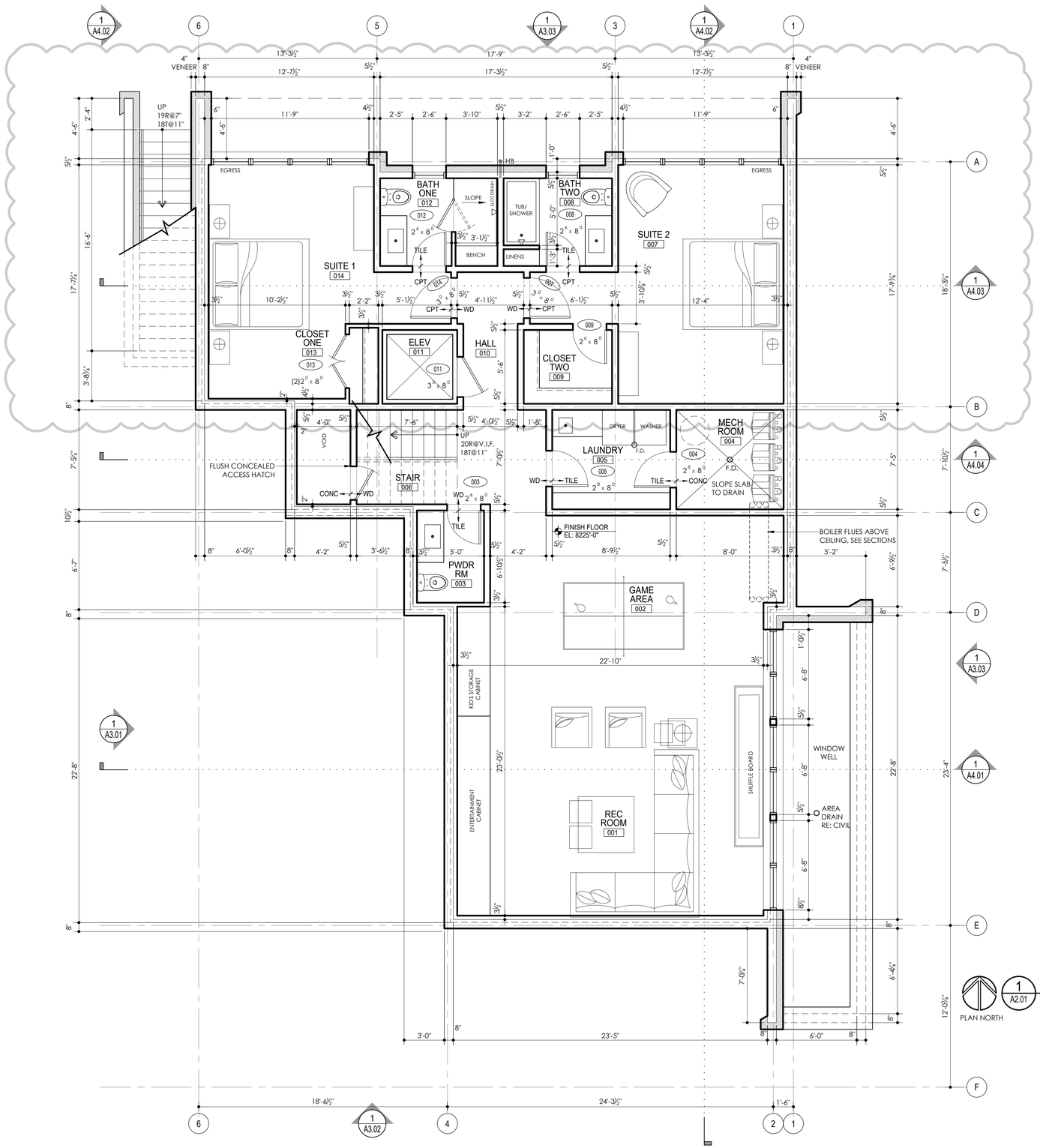
SCALE: 1/8" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: AREA PLANS

A2.00



GENERAL NOTES:

1. PLAN ELEVATIONS REFERENCE ACTUAL SURVEY ELEVATIONS
2. GRID LINES ARE CENTERLINE OF 5½" WALL UNLESS OTHERWISE DIMENSIONED
3. DIMENSIONED WALL OPENINGS ARE NOMINAL DIMS. U.O.N. COORDINATE INTERMEDIATE POST DIMS. WITH WINDOW MANUFACTURER ROUGH OPENING DIMENSIONS.
4. PROVIDE SOUND ISOLATION OF ALL MECHANICAL ROOMS.
5. MECHANICALLY OPERATED WINDOWS PER WINDOW SCHEDULE
6. RESIDENCE TO INCORPORATE AN ADDRESSABLE FIRE ALARM SYSTEM
7. SMOKE DETECTORS TO BE INTERCONNECTED PER IRC CODE
8. CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC
9. MINIMUM 2" SPRAY FOAM INSULATION BEHIND NICHES IN EXTERIOR WALLS
10. ALL INTERIOR PARTITIONS TO BE WOOD STUD WITH ⅝" GYPSUM BOARD, TYPE X, ON EACH SIDE WITH INSULATION PER A4.01 ASSEMBLY SUMMARY UNLESS DESIGNATED OTHERWISE.
11. FOR ART, WINE RACKS AND OTHER SPECIALITY ITEMS, FINAL ARCHITECTURAL BLOCKING TO BE FIELD REVIEWED.
12. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECS.
13. ALL FLOOR VENT LOCATIONS TO BE COORDINATED WITH ROLLER SHADE DROPS TO ENSURE AIR INTRODUCTION AT INTERIOR SIDE OF SHADE.
15. CONTRACTOR TO IDENTIFY GLAZING HAZARDOUS LOCATIONS AND PROVIDE SAFETY GLAZING PER IRC.
15. WINDOW AND DOOR OPENING LIMITATIONS PER IRC.
16. DECK DRAINS, ROOF DRAINS, OVERFLOW DRAINS AND DOWNSPOUTS INTO UNDERGROUND DRAINAGE SYSTEM TO DAYLIGHT PER CODE. DISCHARGE TO BE DOWNHILL AND AWAY FROM STRUCTURE. HEAT TRACE PIPE FROM INLET TO DAYLIGHT.
17. UNDERGROUND DRAINAGE SYSTEM IS A SEPARATE DRAINAGE SYSTEM FROM PERIMETER FOUNDATION DRAINAGE, SLOPE MIN. ¼" PER FOOT.
18. MECHANICAL ROOMS TO INCLUDE WATER LEAK DETECTION MECHANISM WITH AUTO SYSTEM SHUT-OFF.
19. RESIDENCE TO INCLUDE LOW TEMPERATURE SENSOR FOR FREEZING PREVENTION
20. ALL AIR HANDLERS TO HAVE A DRIP PAN PLUMBED TO DRAIN LINE.
21. RESIDENCE TO INCLUDE DESIGN/BUILD HUMIDIFICATION AND AIR CONDITIONING SYSTEMS AT MAIN AND UPPER LEVELS

NOTE:
REFERENCE STRUCTURAL FOR SHEAR WALL LOCATIONS, REQUIRED ADDITIONAL SCREW PATTERNS, ADJUST WALL THICKNESS AS REQUIRED AND FURR OUT WALL FINISHES FOR FLUSH WALL FINISH.
RE: STRUCTURAL PLANS

LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

FLOOR AREA CALCULATIONS:

LOWER LEVEL	1,917 SQ. FT.
MAIN LEVEL	1,329 SQ. FT.
UPPER LEVEL	1,945 SQ. FT.
LOFT LEVEL	513 SQ. FT.
LIVABLE AREA SUBTOTAL	5,704 SQ. FT.
GARAGE AREA	589 SQ. FT.
TOTAL GROSS AREA	6,293 SQ. FT.

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EN1042 RESIDENCE

VAIL VILLAGE FILING 8, BLOCK 1, LOT 2
1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
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SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25
TOV FINAL RESPONSE	1.24.25

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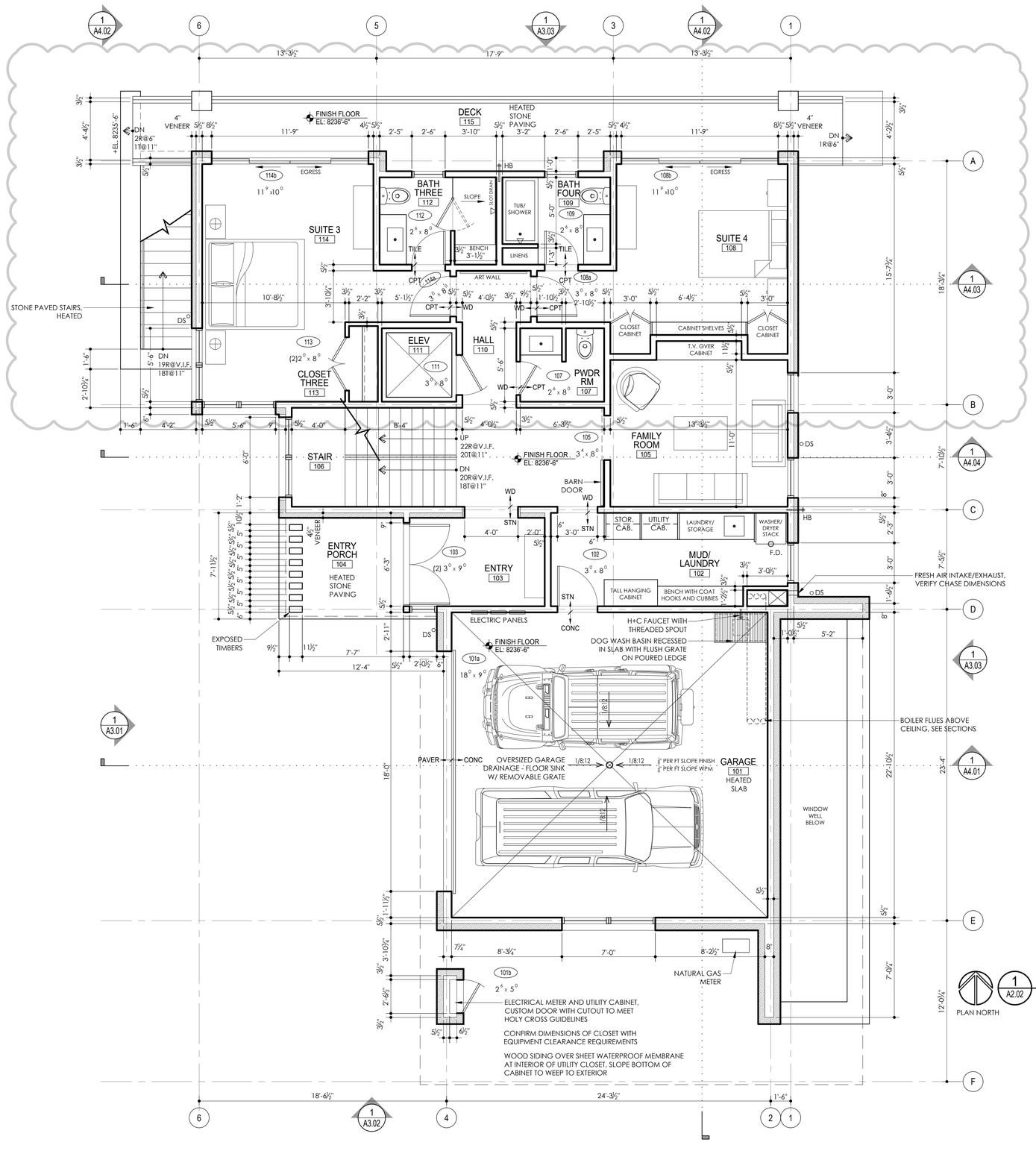
SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: FLOOR PLAN

A2.01



MAIN LEVEL PLAN

1 A2.02 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. PLAN ELEVATIONS REFERENCE ACTUAL SURVEY ELEVATIONS
2. GRID LINES ARE CENTERLINE OF 5½" WALL UNLESS OTHERWISE DIMENSIONED
3. DIMENSIONED WALL OPENINGS ARE NOMINAL DIMS. U.O.N. COORDINATE INTERMEDIATE POST DIMS. WITH WINDOW MANUFACTURER ROUGH OPENING DIMENSIONS.
4. PROVIDE SOUND ISOLATION OF ALL MECHANICAL ROOMS.
5. MECHANICALLY OPERATED WINDOWS PER WINDOW SCHEDULE
6. RESIDENCE TO INCORPORATE AN ADDRESSABLE FIRE ALARM SYSTEM
7. SMOKE DETECTORS TO BE INTERCONNECTED PER IRC CODE
8. CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC
9. MINIMUM 2" SPRAY FOAM INSULATION BEHIND NICHES IN EXTERIOR WALLS
10. ALL INTERIOR PARTITIONS TO BE WOOD STUD WITH ⅝" GYPSUM BOARD, TYPE X, ON EACH SIDE WITH INSULATION PER A4.01 ASSEMBLY SUMMARY UNLESS DESIGNATED OTHERWISE.
11. FOR ART, WINE RACKS AND OTHER SPECIALITY ITEMS, FINAL ARCHITECTURAL BLOCKING TO BE FIELD REVIEWED.
12. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECS.
13. ALL FLOOR VENT LOCATIONS TO BE COORDINATED WITH ROLLER SHADE DROPS TO ENSURE AIR INTRODUCTION AT INTERIOR SIDE OF SHADE.
15. CONTRACTOR TO IDENTIFY GLAZING HAZARDOUS LOCATIONS AND PROVIDE SAFETY GLAZING PER IRC.
15. WINDOW AND DOOR OPENING LIMITATIONS PER IRC.
16. DECK DRAINS, ROOF DRAINS, OVERFLOW DRAINS AND DOWNSPOUTS INTO UNDERGROUND DRAINAGE SYSTEM TO DAYLIGHT PER CODE. DISCHARGE TO BE DOWNHILL AND AWAY FROM STRUCTURE. HEAT TRACE PIPE FROM INLET TO DAYLIGHT.
17. UNDERGROUND DRAINAGE SYSTEM IS A SEPARATE DRAINAGE SYSTEM FROM PERIMETER FOUNDATION DRAINAGE, SLOPE MIN. ¼" PER FOOT.
18. MECHANICAL ROOMS TO INCLUDE WATER LEAK DETECTION MECHANISM WITH AUTO SYSTEM SHUT-OFF.
19. RESIDENCE TO INCLUDE LOW TEMPERATURE SENSOR FOR FREEZING PREVENTION
20. ALL AIR HANDLERS TO HAVE A DRIP PAN PLUMBED TO DRAIN LINE.
21. RESIDENCE TO INCLUDE DESIGN/BUILD HUMIIDIFICATION AND AIR CONDITIONING SYSTEMS AT MAIN AND UPPER LEVELS

NOTE:
REFERENCE STRUCTURAL FOR SHEAR WALL LOCATIONS, REQUIRED ADDITIONAL SCREW PATTERNS, ADJUST WALL THICKNESS AS REQUIRED AND FURR OUT WALL FINISHES FOR FLUSH WALL FINISH.
RE: STRUCTURAL PLANS

FLOOR AREA CALCULATIONS:

LOWER LEVEL	1,917 SQ. FT.
MAIN LEVEL	1,329 SQ. FT.
UPPER LEVEL	1,945 SQ. FT.
LOFT LEVEL	513 SQ. FT.
LIVABLE AREA SUBTOTAL	5,704 SQ. FT.
GARAGE AREA	589 SQ. FT.
TOTAL GROSS AREA	6,293 SQ. FT.

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EN1042 RESIDENCE

VAIL VILLAGE FILING 8, BLOCK 1, LOT 2
1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25
TOV FINAL RESPONSE	1.24.25

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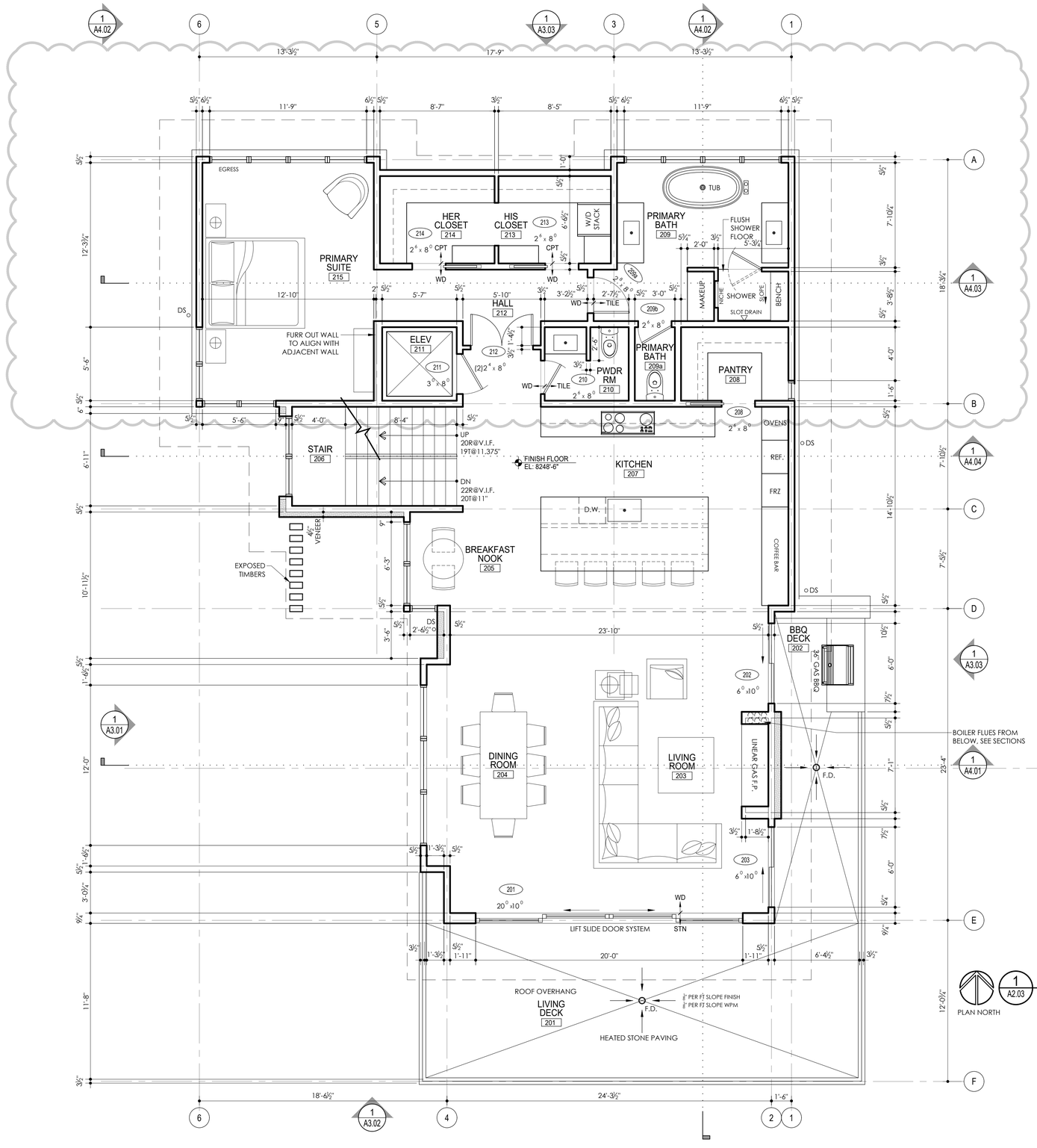
SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: FLOOR PLAN

A2.02



GENERAL NOTES:

1. PLAN ELEVATIONS REFERENCE ACTUAL SURVEY ELEVATIONS
2. GRID LINES ARE CENTERLINE OF 5½" WALL UNLESS OTHERWISE DIMENSIONED
3. DIMENSIONED WALL OPENINGS ARE NOMINAL DIMS. U.O.N. COORDINATE INTERMEDIATE POST DIMS. WITH WINDOW MANUFACTURER ROUGH OPENING DIMENSIONS.
4. PROVIDE SOUND ISOLATION OF ALL MECHANICAL ROOMS.
5. MECHANICALLY OPERATED WINDOWS PER WINDOW SCHEDULE
6. RESIDENCE TO INCORPORATE AN ADDRESSABLE FIRE ALARM SYSTEM
7. SMOKE DETECTORS TO BE INTERCONNECTED PER IRC CODE
8. CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC
9. MINIMUM 2" SPRAY FOAM INSULATION BEHIND NICHES IN EXTERIOR WALLS
10. ALL INTERIOR PARTITIONS TO BE WOOD STUD WITH ⅝" GYPSUM BOARD, TYPE X, ON EACH SIDE WITH INSULATION PER A4.01 ASSEMBLY SUMMARY UNLESS DESIGNATED OTHERWISE.
11. FOR ART, WINE RACKS AND OTHER SPECIALITY ITEMS, FINAL ARCHITECTURAL BLOCKING TO BE FIELD REVIEWED.
12. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECS.
13. ALL FLOOR VENT LOCATIONS TO BE COORDINATED WITH ROLLER SHADE DROPS TO ENSURE AIR INTRODUCTION AT INTERIOR SIDE OF SHADE.
15. CONTRACTOR TO IDENTIFY GLAZING HAZARDOUS LOCATIONS AND PROVIDE SAFETY GLAZING PER IRC.
15. WINDOW AND DOOR OPENING LIMITATIONS PER IRC.
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17. UNDERGROUND DRAINAGE SYSTEM IS A SEPARATE DRAINAGE SYSTEM FROM PERIMETER FOUNDATION DRAINAGE, SLOPE MIN. ¼" PER FOOT.
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NOTE:
REFERENCE STRUCTURAL FOR SHEAR WALL LOCATIONS, REQUIRED ADDITIONAL SCREW PATTERNS, ADJUST WALL THICKNESS AS REQUIRED AND FURR OUT WALL FINISHES FOR FLUSH WALL FINISH.
RE: STRUCTURAL PLANS

1 A2.03 UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

FLOOR AREA CALCULATIONS:

LOWER LEVEL	1,917 SQ. FT.
MAIN LEVEL	1,329 SQ. FT.
UPPER LEVEL	1,945 SQ. FT.
LOFT LEVEL	513 SQ. FT.
LIVABLE AREA SUBTOTAL	5,704 SQ. FT.
GARAGE AREA	589 SQ. FT.
TOTAL GROSS AREA	6,293 SQ. FT.

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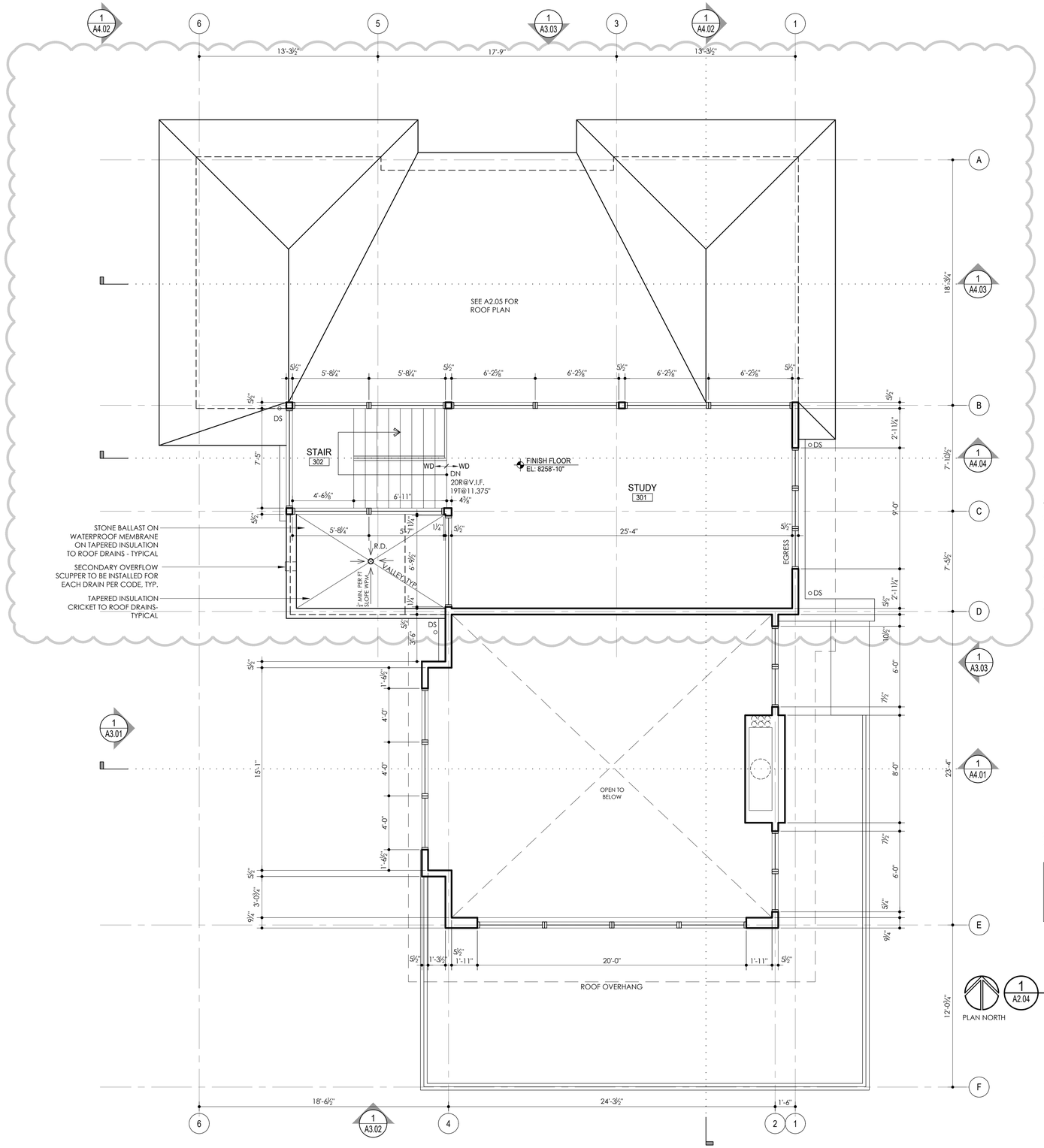
SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: FLOOR PLAN

A2.03



STUDY PLAN

1 A2.04 SCALE: 1/4" = 1'-0"

FLOOR AREA CALCULATIONS:

LOWER LEVEL	1,917 SQ. FT.
MAIN LEVEL	1,329 SQ. FT.
UPPER LEVEL	1,945 SQ. FT.
LOFT LEVEL	513 SQ. FT.
LIVABLE AREA SUBTOTAL	5,704 SQ. FT.
GARAGE AREA	589 SQ. FT.
TOTAL GROSS AREA	6,293 SQ. FT.

GENERAL NOTES:

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4. PROVIDE SOUND ISOLATION OF ALL MECHANICAL ROOMS.
5. MECHANICALLY OPERATED WINDOWS PER WINDOW SCHEDULE
6. RESIDENCE TO INCORPORATE AN ADDRESSABLE FIRE ALARM SYSTEM
7. SMOKE DETECTORS TO BE INTERCONNECTED PER IRC CODE
8. CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC
9. MINIMUM 2" SPRAY FOAM INSULATION BEHIND NICHES IN EXTERIOR WALLS
10. ALL INTERIOR PARTITIONS TO BE WOOD STUD WITH ⅝" GYPSUM BOARD, TYPE X, ON EACH SIDE WITH INSULATION PER A4.01 ASSEMBLY SUMMARY UNLESS DESIGNATED OTHERWISE.
11. FOR ART, WINE RACKS AND OTHER SPECIALITY ITEMS, FINAL ARCHITECTURAL BLOCKING TO BE FIELD REVIEWED.
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15. WINDOW AND DOOR OPENING LIMITATIONS PER IRC.
16. DECK DRAINS, ROOF DRAINS, OVERFLOW DRAINS AND DOWNSPOUTS INTO UNDERGROUND DRAINAGE SYSTEM TO DAYLIGHT PER CODE. DISCHARGE TO BE DOWNHILL AND AWAY FROM STRUCTURE. HEAT TRACE PIPE FROM INLET TO DAYLIGHT.
17. UNDERGROUND DRAINAGE SYSTEM IS A SEPARATE DRAINAGE SYSTEM FROM PERIMETER FOUNDATION DRAINAGE, SLOPE MIN. ¼" PER FOOT.
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NOTE:
REFERENCE STRUCTURAL FOR SHEAR WALL LOCATIONS, REQUIRED ADDITIONAL SCREW PATTERNS, ADJUST WALL THICKNESS AS REQUIRED AND FURR OUT WALL FINISHES FOR FLUSH WALL FINISH.
RE: STRUCTURAL PLANS

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EN1042 RESIDENCE

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1042 EAGLES NEST CIRCLE, VAIL COLORADO

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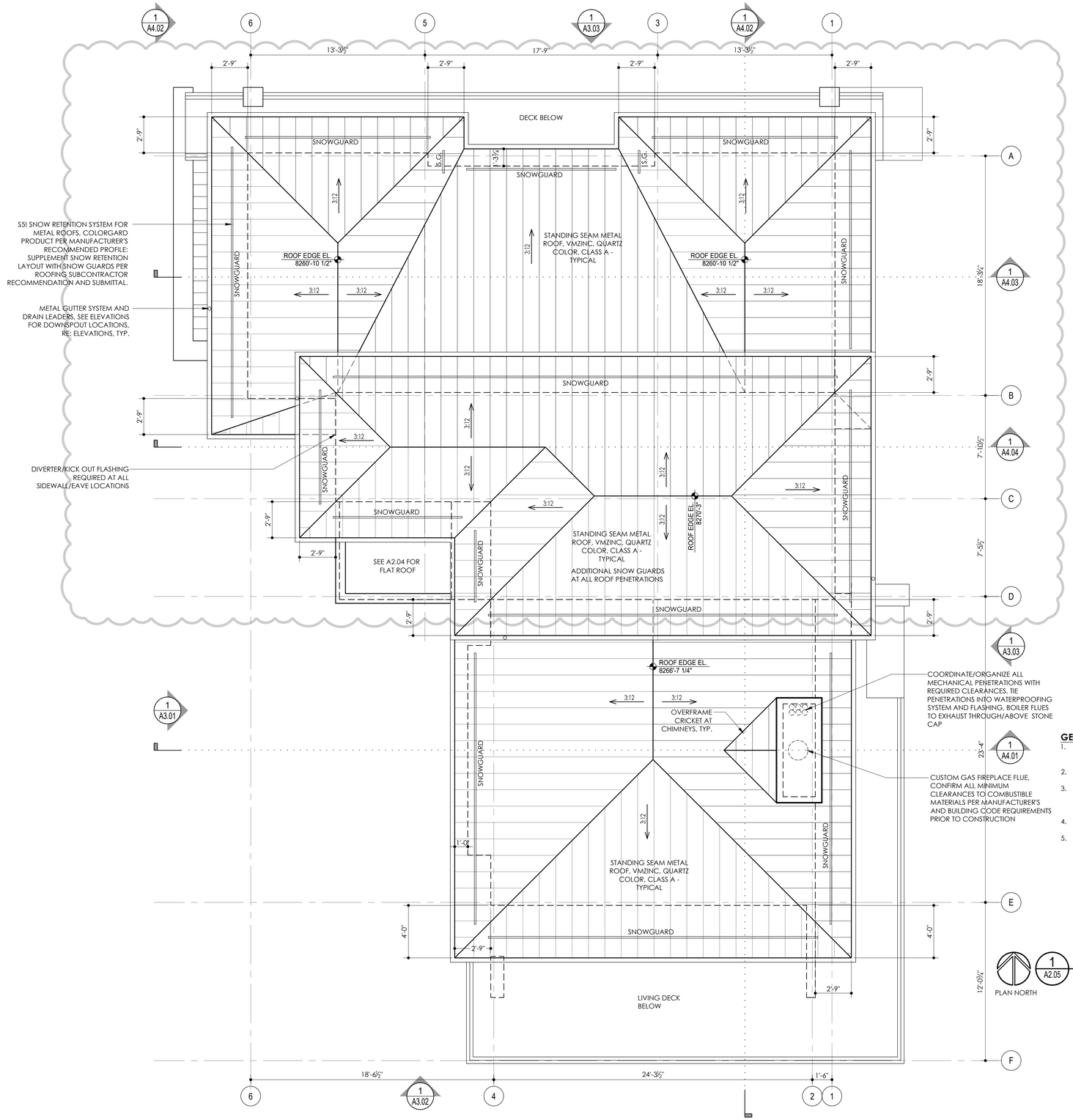
PROJECT #: 2401
SHEET TITLE: FLOOR PLAN

A2.04



GENERAL NOTES:

1. ALL ROOF VENTS AND EXPOSED MECHANICAL COMPONENTS TO BE PAINTED TO MATCH GENERAL ROOF COLOR - ARCHITECT TO APPROVE
2. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECS.
3. ALL EXPOSED GUTTER AND DOWNSPOUT TO MATCH METAL PANEL COLOR. DOWNSPOUTS TO BE HEAVY GAUGE PIPE - NO FLEX CONNECTORS. CONTINUOUS HEAT TAPE FROM FLAT ROOF INLETS AND GUTTERS TO DAYLIGHT.
4. CARRY ROOF WATERPROOFING UP ADJACENT WALL SURFACES 24" MIN. AND LAP BEHIND WATER-RESISTIVE BARRIER ON WALL.
5. ALL FLASHING AND ROOF DRAINAGE SYSTEM TO BE PRE-FINISHED (KYNAR) AND INSTALLED AT ALL LOCATIONS REQUIRED BY CODE.

NOTE:
REFERENCE STRUCTURAL FOR SHEAR WALL LOCATIONS, REQUIRED ADDITIONAL SCREW PATTERNS, ADJUST WALL THICKNESS AS REQUIRED AND FURR OUT WALL FINISHES FOR FLUSH WALL FINISH.
RE: STRUCTURAL PLANS

PLAN NORTH

1 A2.05 ROOF PLAN

SCALE: 1/4" = 1'-0"

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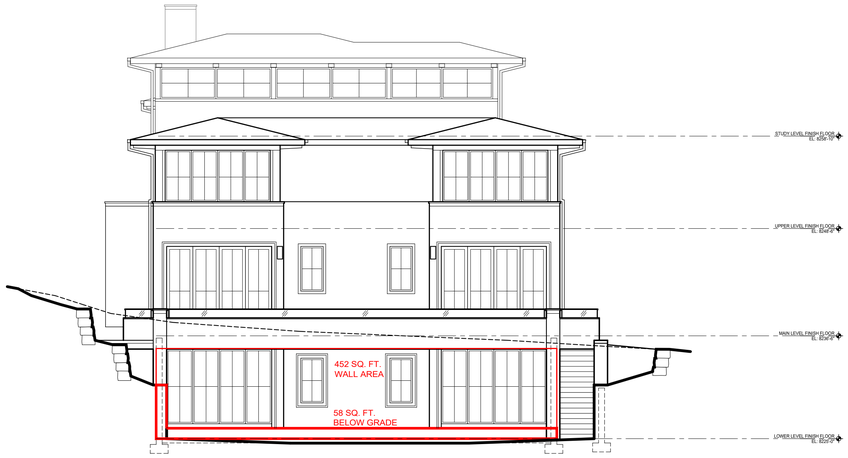
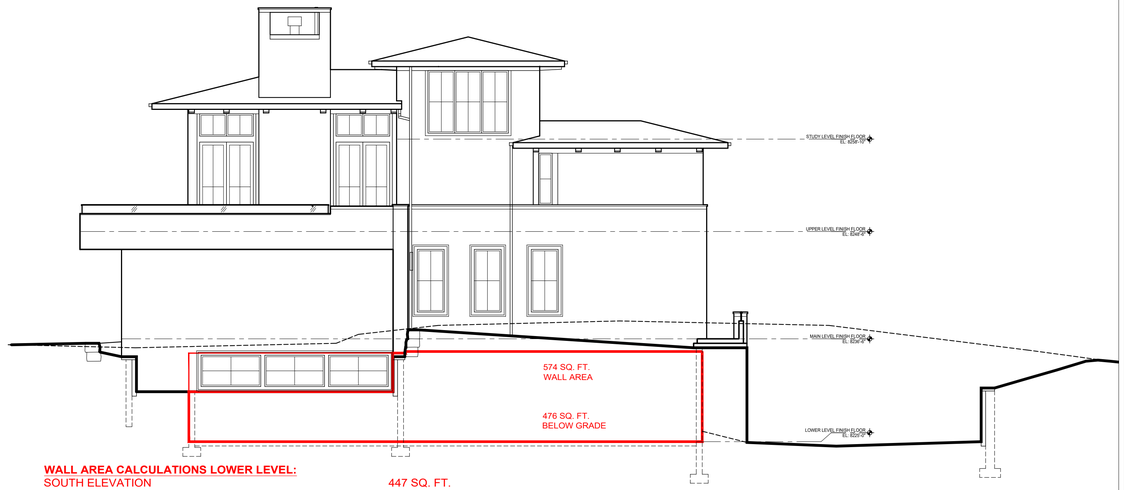
SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: ROOF PLAN

A2.05



4 NORTH ELEVATION
A3.00 SCALE: 1/8" = 1'-0"



WALL AREA CALCULATIONS LOWER LEVEL:

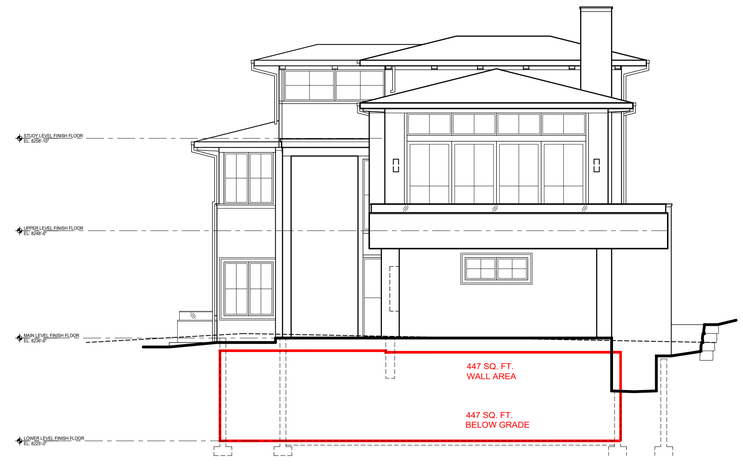
SOUTH ELEVATION	447 SQ. FT.
WEST ELEVATION	574 SQ. FT.
NORTH ELEVATION	452 SQ. FT.
EAST ELEVATION	574 SQ. FT.
TOTAL WALL AREA	2,047 SQ. FT.

WALL AREA CALCULATIONS SUB-GRADE:

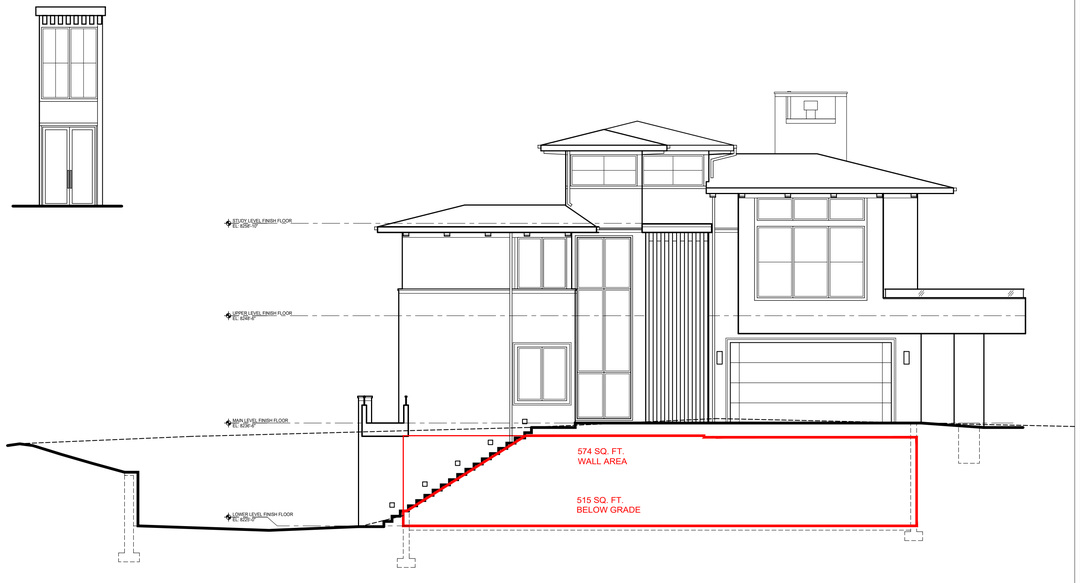
SOUTH ELEVATION	447 SQ. FT.
WEST ELEVATION	515 SQ. FT.
NORTH ELEVATION	58 SQ. FT.
EAST ELEVATION	476 SQ. FT.
TOTAL WALL AREA SUB-GRADE	1,496 SQ. FT.

BASEMENT CREDIT PERCENTAGE (1,501 / 2,053) 73.1% 73%

3 EAST ELEVATION
A3.00 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A3.00 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
A3.00 SCALE: 1/8" = 1'-0"

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VAIL VILLAGE FILING 8, BLOCK 1, LOT 2

EN1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

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SCALE: 1/4" = 1'-0"
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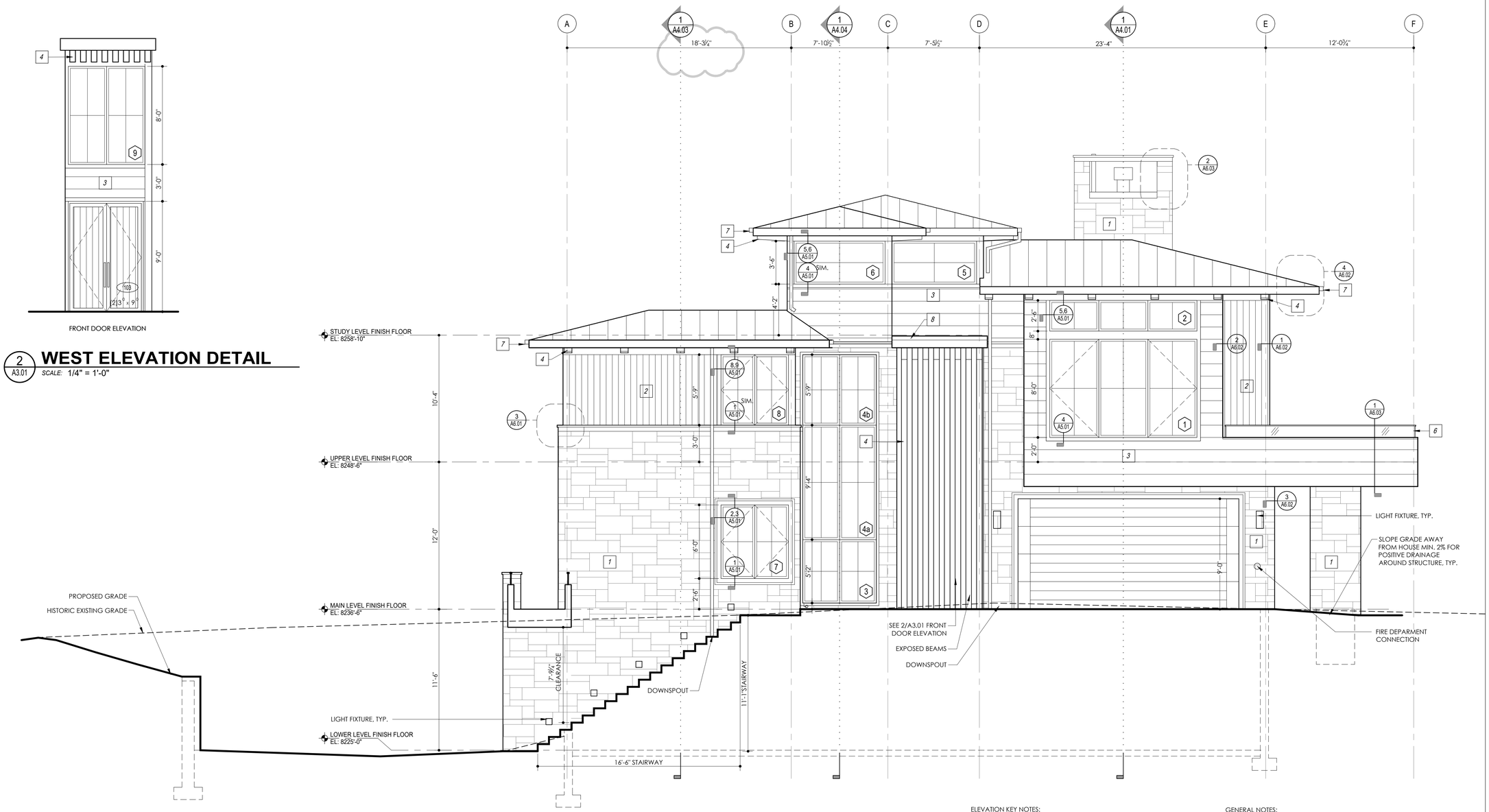
PROJECT #: 2401
SHEET TITLE: ELEVATIONS

A3.00

FRONT DOOR ELEVATION

2 A3.01 WEST ELEVATION DETAIL

SCALE: 1/4" = 1'-0"



1 A3.01 WEST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

1. FULL DEPTH REGIONAL STONE VENEER - WHITE PORTLAND CEMENT SMEAR FINISH JOINTS PER APPROVED SAMPLE
2. 1x6 WIRE BRUSHED THERMALLY MODIFIED VERTICAL WOOD SIDING WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
3. 1x12 WIRE BRUSHED THERMALLY MODIFIED HORIZONTAL WOOD SIDING WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
4. EXPOSED HEAVY TIMBER BEAMS AND COLUMNS WITH SMOOTH FINISH - SEMI-TRANSPARENT STAIN FINISH
5. 1x6 WIRE BRUSHED THERMALLY MODIFIED WOOD SOFFIT WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT FINISH
6. GLASS PANEL AT TOP OF RAILING WALL, SEE EXTERIOR DETAILS
7. WIRE BRUSHED STK CEDAR FULL HEIGHT FASCIA TRIM WITH INTEGRATED GUTTER-COLOR TO MATCH METAL ROOF - SEMI-TRANSPARENT STAIN FINISH
8. PAINTED METAL TRIM PANELS OR PAINTED METAL FASCIA PER DETAILS-COLOR TO MATCH METAL ROOF

GENERAL NOTES:

1) ALL WINDOWS AND EXTERIOR DOORS CLAD WOOD
2) ALL FLASHING AND ROOF DRAINAGE SYSTEM TO BE PRE-FINISHED AND INSTALLED AT ALL LOCATIONS REQUIRED BY CODE.
3) DIMENSIONED WALL OPENINGS ARE NOMINAL. WINDOW REP. TO FIELD VERIFY ALL OPENINGS.
4) EXTEND FOUNDATION WATERPROOF MEMBRANE UP TO TOP OF CONCRETE, THEN WATERPROOF MEMBRANE ON THE BOTTOM OF SHEATHING OVERLAPPING FOUNDATION WATERPROOFING MIN. 6", WATERPROOFING TO BE UP WALL 36" MINIMUM ABOVE GRADE.
5) EXTERIOR LOUVERS/VENTS TO BE PAINTED TO MATCH ADJACENT FINISH
6) ALL VENT STACKS TO BE PAINTED TO MATCH ROOF COLOR
7) SAMPLES OF ALL MATERIALS AND FINISHES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
8) ALL EXPOSED STEEL TO BE SHOP PRIMED AND FIELD FINISH PAINTED.
9) ALL EXPOSED GUTTER AND DOWNSPOUT METAL TO MATCH STANDING SEAM ROOF COLOR. DOWNSPOUTS TO BE HEAVY GAUGE PIPE - NO FLEX CONNECTORS. CONTINUOUS HEAT TAPE FROM GUTTER TO BELOW FROST LINE OR DAYLIGHT.
11) EXTEND ROOF WATERPROOFING UP ALL SIDE WALLS AND CHIMNEY FORMS A MINIMUM OF 24"
12) SEE ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK AND DETAILS FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS
13) CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE FOR DOOR AND WINDOW GLASS TEMPERING, OPERATION LIMITERS AND U-VALUES REQUIRED BY CODE.
14) ALL EXTERIOR EQUIPMENT, DEVICES AND LIGHTS TO HAVE A HONED STONE BACK FINISH SURFACE FOR INSTALLATION.

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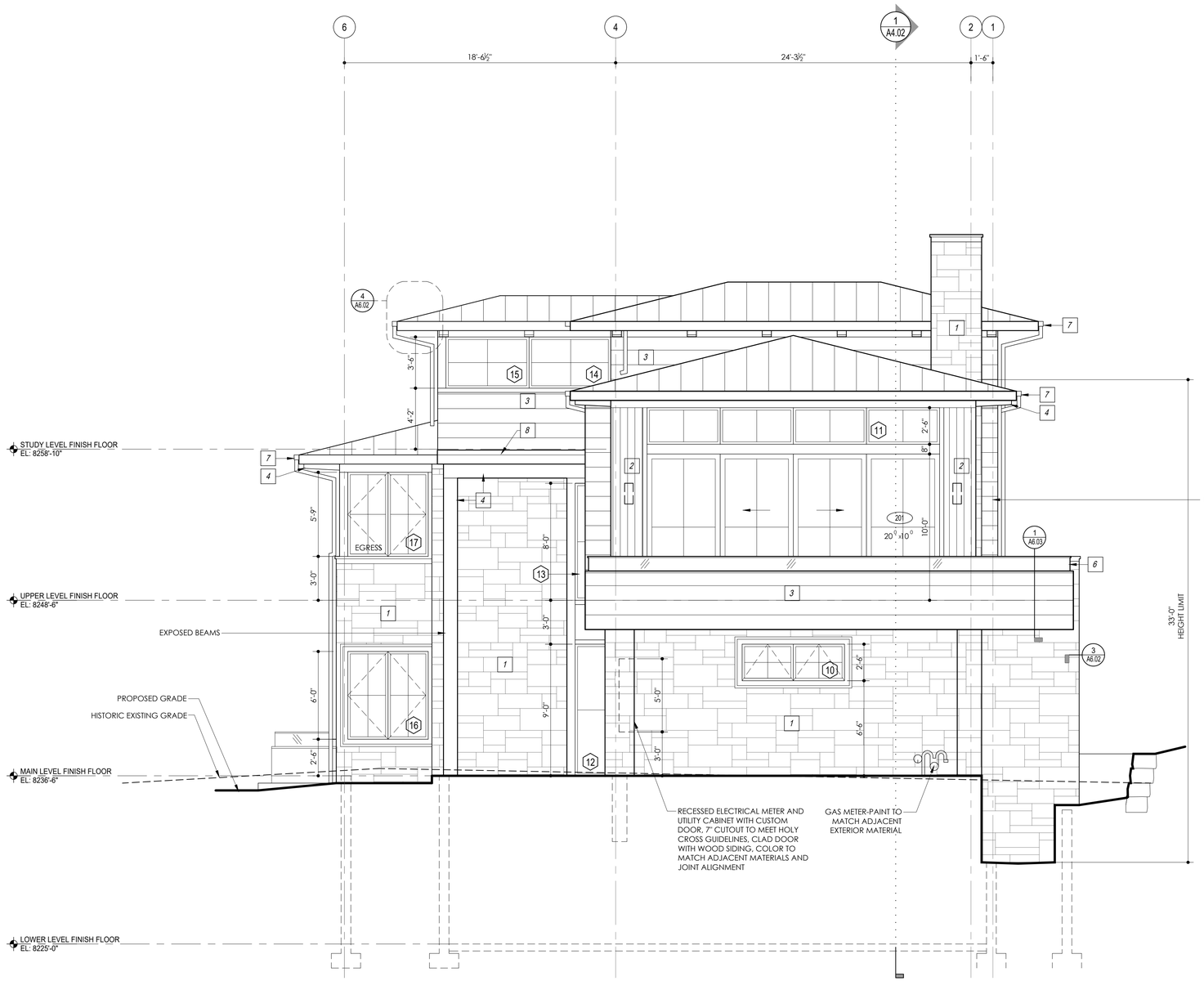
A3.01



1 A3.02 SOUTH ELEVATON

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

1. FULL DEPTH REGIONAL STONE VENEER - WHITE PORTLAND CEMENT SMEAR FINISH JOINTS PER APPROVED SAMPLE
2. 1x6 WIRE BRUSHED THERMALLY MODIFIED VERTICAL WOOD SIDING WITH ½" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
3. 1x12 WIRE BRUSHED THERMALLY MODIFIED HORIZONTAL WOOD SIDING WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
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6. GLASS PANEL AT TOP OF RAILING WALL, SEE EXTERIOR DETAILS
7. WIRE BRUSHED STK CEDAR FULL HEIGHT FASCIA TRIM WITH INTEGRATED GUTTER-COLOR TO MATCH METAL ROOF - SEMI-TRANSPARENT STAIN FINISH
8. PAINTED METAL TRIM PANELS OR PAINTED METAL FASCIA PER DETAILS-COLOR TO MATCH METAL ROOF

GENERAL NOTES:

1) ALL WINDOWS AND EXTERIOR DOORS CLAD WOOD
2) ALL FLASHING AND ROOF DRAINAGE SYSTEM TO BE PRE-FINISHED AND INSTALLED AT ALL LOCATIONS REQUIRED BY CODE.
3) DIMENSIONED WALL OPENINGS ARE NOMINAL. WINDOW REP. TO FIELD VERIFY ALL OPENINGS.
4) EXTEND FOUNDATION WATERPROOF MEMBRANE UP TO TOP OF CONCRETE, THEN WATERPROOF MEMBRANE ON THE BOTTOM OF SHEATHING OVERLAPPING FOUNDATION WATERPROOFING MIN. 6", WATERPROOFING TO BE UP WALL 36" MINIMUM ABOVE GRADE.
5) EXTERIOR LOUVERS/VENTS TO BE PAINTED TO MATCH ADJACENT FINISH
6) ALL VENT STACKS TO BE PAINTED TO MATCH ROOF COLOR
7) SAMPLES OF ALL MATERIALS AND FINISHES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
8) ALL EXPOSED STEEL TO BE SHOP PRIMED AND FIELD FINISH PAINTED.
9) ALL EXPOSED GUTTER AND DOWNSPOUT METAL TO MATCH STANDING SEAM ROOF COLOR. DOWNSPOUTS TO BE HEAVY GAUGE PIPE - NO FLEX CONNECTORS. CONTINUOUS HEAT TAPE FROM GUTTER TO BELOW FROST LINE OR DAYLIGHT.
11) EXTEND ROOF WATERPROOFING UP ALL SIDE WALLS AND CHIMNEY FORMS A MINIMUM OF 24"
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13) CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE FOR DOOR AND WINDOW GLASS TEMPERING, OPERATION LIMITERS AND U-VALUES REQUIRED BY CODE.
14) ALL EXTERIOR EQUIPMENT, DEVICES AND LIGHTS TO HAVE A HONED STONE BACK FINISH SURFACE FOR INSTALLATION.

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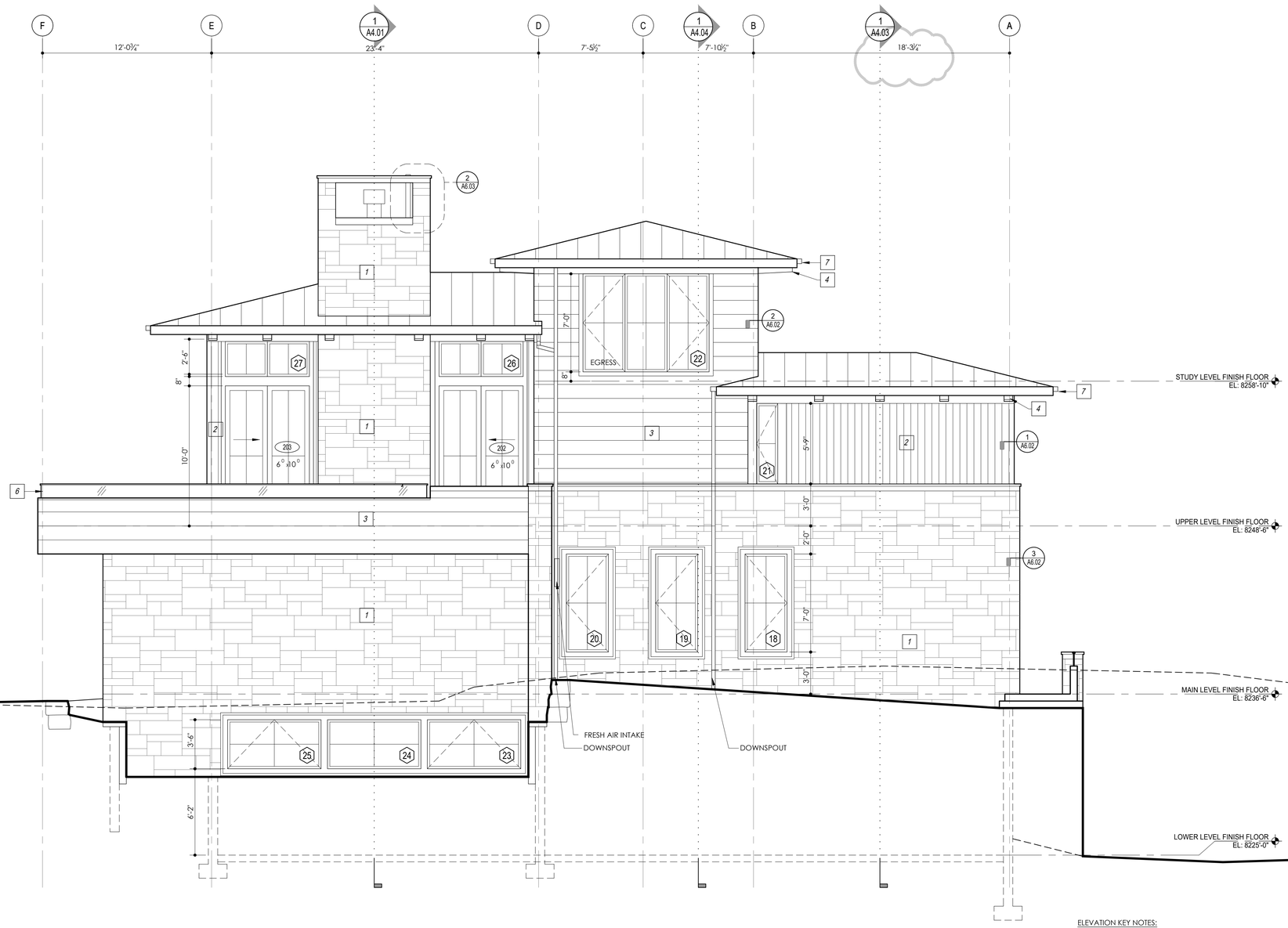
A3.02



1 / A3.03 EAST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

1. FULL DEPTH REGIONAL STONE VENEER - WHITE PORTLAND CEMENT SMEAR FINISH JOINTS PER APPROVED SAMPLE
2. 1x6 WIRE BRUSHED THERMALLY MODIFIED VERTICAL WOOD SIDING WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
3. 1x12 WIRE BRUSHED THERMALLY MODIFIED HORIZONTAL WOOD SIDING WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
4. EXPOSED HEAVY TIMBER BEAMS AND COLUMNS WITH SMOOTH FINISH - SEMI-TRANSPARENT STAIN FINISH
5. 1x6 WIRE BRUSHED THERMALLY MODIFIED WOOD SOFFIT WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT FINISH
6. GLASS PANEL AT TOP OF RAILING WALL, SEE EXTERIOR DETAILS
7. WIRE BRUSHED STK CEDAR FULL HEIGHT FASCIA TRIM WITH INTEGRATED GUTTER-COLOR TO MATCH METAL ROOF - SEMI-TRANSPARENT STAIN FINISH
8. PAINTED METAL TRIM PANELS OR PAINTED METAL FASCIA PER DETAILS-COLOR TO MATCH METAL ROOF

GENERAL NOTES:

1) ALL WINDOWS AND EXTERIOR DOORS CLAD WOOD
2) ALL FLASHING AND ROOF DRAINAGE SYSTEM TO BE PRE-FINISHED AND INSTALLED AT ALL LOCATIONS REQUIRED BY CODE.
3) DIMENSIONED WALL OPENINGS ARE NOMINAL. WINDOW REP. TO FIELD VERIFY ALL OPENINGS.
4) EXTEND FOUNDATION WATERPROOF MEMBRANE UP TO TOP OF CONCRETE, THEN WATERPROOF MEMBRANE ON THE BOTTOM OF SHEATHING OVERLAPPING FOUNDATION WATERPROOFING MIN. 6". WATERPROOFING TO BE UP WALL 36" MINIMUM ABOVE GRADE.
5) EXTERIOR LOUVERS/VENTS TO BE PAINTED TO MATCH ADJACENT FINISH
6) ALL VENT STACKS TO BE PAINTED TO MATCH ROOF COLOR
7) SAMPLES OF ALL MATERIALS AND FINISHES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
8) ALL EXPOSED STEEL TO BE SHOP PRIMED AND FIELD FINISH PAINTED.
9) ALL EXPOSED GUTTER AND DOWNSPOUT METAL TO MATCH STANDING SEAM ROOF COLOR. DOWNSPOUTS TO BE HEAVY GAUGE PIPE - NO FLEX CONNECTORS. CONTINUOUS HEAT TAPE FROM GUTTER TO BELOW FROST LINE OR DAYLIGHT.
11) EXTEND ROOF WATERPROOFING UP ALL SIDE WALLS AND CHIMNEY FORMS A MINIMUM OF 24"
12) SEE ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK AND DETAILS FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS
13) CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE FOR DOOR AND WINDOW GLASS TEMPERING, OPERATION LIMITERS AND U-VALUES REQUIRED BY CODE.
14) ALL EXTERIOR EQUIPMENT, DEVICES AND LIGHTS TO HAVE A HONED STONE BACK FINISH SURFACE FOR INSTALLATION.

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VAIL VILLAGE FILING 8, BLOCK 1, LOT 2

EN1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25
TOV FINAL RESPONSE	1.24.25

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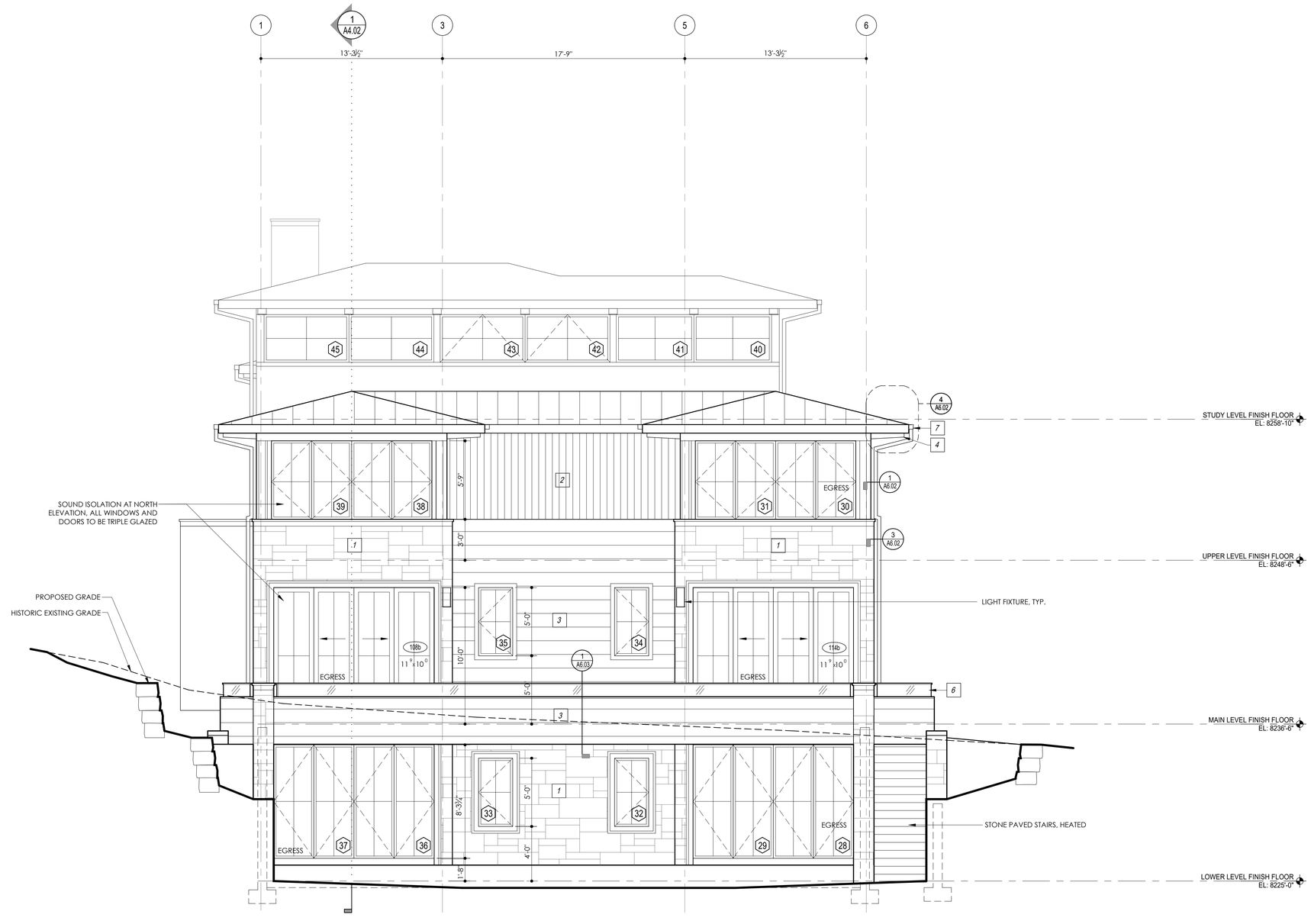
SCALE: 1/4" = 1'-0"

DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: ELEVATIONS

A3.03



1 A3.04 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

1. FULL DEPTH REGIONAL STONE VENEER - WHITE PORTLAND CEMENT SMEAR FINISH JOINTS PER APPROVED SAMPLE
2. 1x6 WIRE BRUSHED THERMALLY MODIFIED VERTICAL WOOD SIDING WITH ½" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
3. 1x12 WIRE BRUSHED THERMALLY MODIFIED HORIZONTAL WOOD SIDING WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT STAIN FINISH
4. EXPOSED HEAVY TIMBER BEAMS AND COLUMNS WITH SMOOTH FINISH - SEMI-TRANSPARENT STAIN FINISH
5. 1x6 WIRE BRUSHED THERMALLY MODIFIED WOOD SOFFIT WITH ¼" SQUARE REVEALS - SEMI-TRANSPARENT FINISH
6. GLASS PANEL AT TOP OF RAILING WALL, SEE EXTERIOR DETAILS
7. WIRE BRUSHED STK CEDAR FULL HEIGHT FASCIA TRIM WITH INTEGRATED GUTTER-COLOR TO MATCH METAL ROOF - SEMI-TRANSPARENT STAIN FINISH
8. PAINTED METAL TRIM PANELS OR PAINTED METAL FASCIA PER DETAILS-COLOR TO MATCH METAL ROOF

GENERAL NOTES:

1) ALL WINDOWS AND EXTERIOR DOORS CLAD WOOD
2) ALL FLASHING AND ROOF DRAINAGE SYSTEM TO BE PRE-FINISHED AND INSTALLED AT ALL LOCATIONS REQUIRED BY CODE.
3) DIMENSIONED WALL OPENINGS ARE NOMINAL. WINDOW REP. TO FIELD VERIFY ALL OPENINGS.
4) EXTEND FOUNDATION WATERPROOF MEMBRANE UP TO TOP OF CONCRETE, THEN WATERPROOF MEMBRANE ON THE BOTTOM OF SHEATHING OVERLAPPING FOUNDATION WATERPROOFING MIN. 6", WATERPROOFING TO BE UP WALL 36" MINIMUM ABOVE GRADE.
5) EXTERIOR LOUVERS/VENTS TO BE PAINTED TO MATCH ADJACENT FINISH
6) ALL VENT STACKS TO BE PAINTED TO MATCH ROOF COLOR
7) SAMPLES OF ALL MATERIALS AND FINISHES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
8) ALL EXPOSED STEEL TO BE SHOP PRIMED AND FIELD FINISH PAINTED.
9) ALL EXPOSED GUTTER AND DOWNSPOUT METAL TO MATCH STANDING SEAM ROOF COLOR. DOWNSPOUTS TO BE HEAVY GAUGE PIPE - NO FLEX CONNECTORS. CONTINUOUS HEAT TAPE FROM GUTTER TO BELOW FROST LINE OR DAYLIGHT.
11) EXTEND ROOF WATERPROOFING UP ALL SIDE WALLS AND CHIMNEY FORMS A MINIMUM OF 24"
12) SEE ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK AND DETAILS FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS
13) CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE FOR DOOR AND WINDOW GLASS TEMPERING, OPERATION LIMITERS AND U-VALUES REQUIRED BY CODE.
14) ALL EXTERIOR EQUIPMENT, DEVICES AND LIGHTS TO HAVE A HONED STONE BACK FINISH SURFACE FOR INSTALLATION.

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EN1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

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SCALE: 1/4" = 1'-0"

DRAWN: MDS

PROJECT #: 2401

SHEET TITLE: ELEVATIONS

A3.04

GENERAL ASSEMBLY NOTES:

ROOF CEILING ASSEMBLY
- STANDING SEAM METAL OVER
- ROOF GRACE ULTRA WATERPROOF MEMBRANE (2 LAYERS) OVER
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL) OVER
- 4" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT BOTTOM SIDE OF SHEATHING_R-26.4 MIN.
- PREFABRICATED ROOF TRUSS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 10" BLOWN-IN BLANKET INSULATION AT TRUSS CAVITIES_R-40 MIN. (R-84.4 MIN. TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

FLAT ROOF CEILING ASSEMBLY
- STONE BALLAST OVER
- PROTECTION LAYER OVER
- FULLY-ADHERED 90 mil EPDM ROOFING MEMBRANE OVER
- ADHERED DENSDECK PRIME ½" COVER BOARD OVER
- MECHANICALLY-ATTACHED TAPERED RIGID INSULATION OVER
- RIGID BOARD INSULATION 3" MINIMUM AT DRAINS OVER HABITABLE SPACE_R-18.0 MIN.
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL)
- 4" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT BOTTOM SIDE OF SHEATHING_R-26.4 MIN.
- STRUCTURAL ROOF JOISTS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 8" BLOWN-IN BLANKET INSULATION IN CAVITY OVER HABITABLE SPACE_R-32 MIN. (R-76.4 TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

STEEL ROOF SUPPORTS AND ALL STEEL STRUCTURE AT EXTERIOR TO INTERIOR TRANSITION
- ENCAPSULATE AT INTERIOR SIDE WITH 2" MIN. OF 2.0 pcf MIN. SPRAY FOAM INSULATION TO MIN. 4'-0" INSIDE FROM EXTERIOR FACE OF EXTERIOR WALLS; MAKE CONTINUOUS WITH SPRAY FOAM INSULATION IN ROOF AND WALLS

FLOOR CEILING ASSEMBLY
- SEE PLANS FOR FINISH
- 1 ½" GYP-CRETE WITH RADIANT HEAT LOOPS OVER
- PLYWOOD DECKING (RE: STRUCTURAL)OVER
- STRUCTURAL MEMBERS (RE: STRUCTURAL)
- BLOWN-IN BLANKET INSULATION AT JOIST CAVITIES_R-38 MIN.
- SEE RCP'S FOR CEILING FINISH AND ACOUSTICAL TREATMENTS

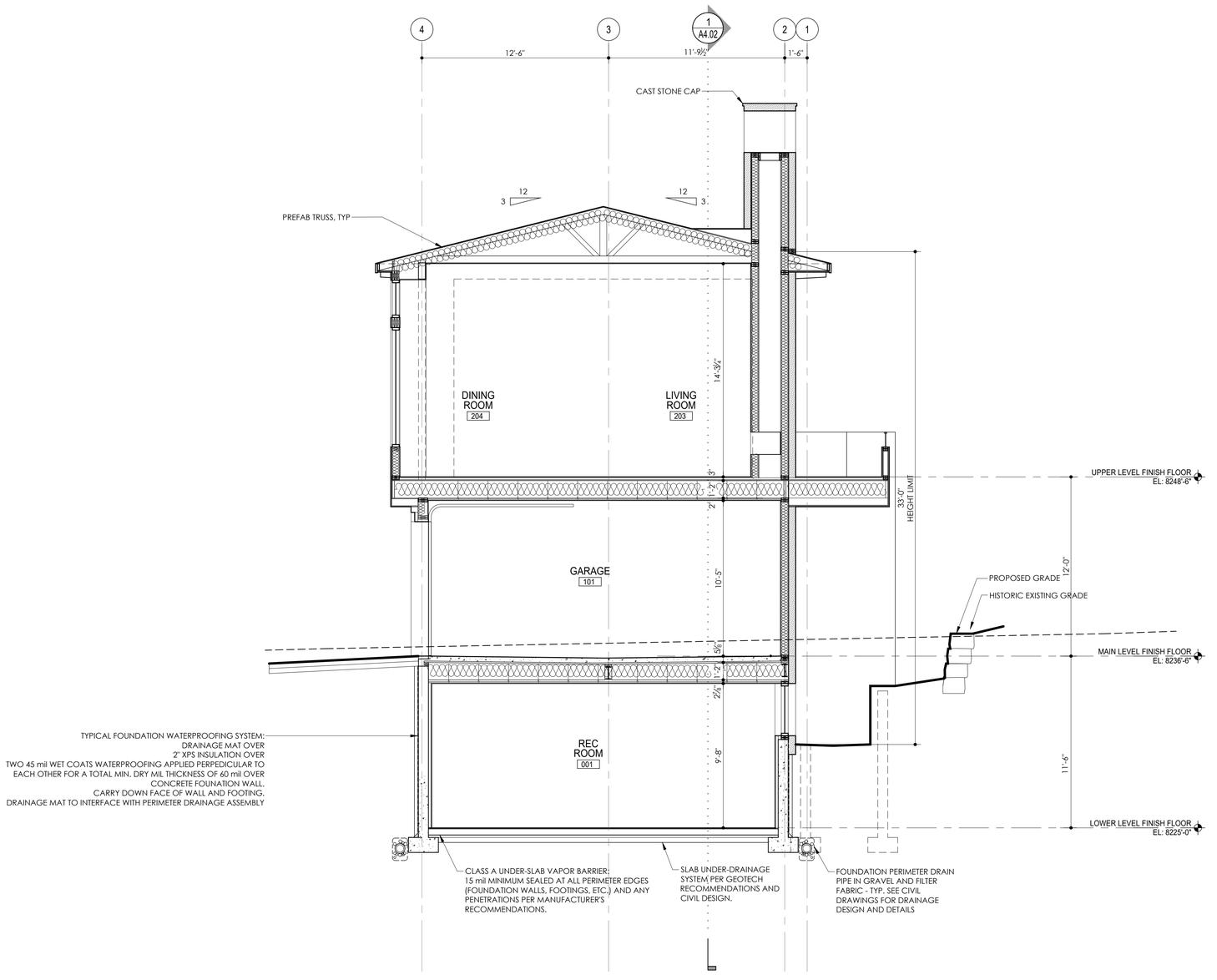
SLAB ON GRADE ASSEMBLY (INTERIOR FLOOR SLABS ONLY)
- SEE PLANS FOR FINISH
- STRUCTURAL CONCRETE SLAB WITH
- HYDRONIC HEAT TUBING OVER
- 15 MIL POLYETHYLENE VAPOR DIFFUSION RETARDER OVER
- RIGID INSULATION_R-10 MIN. OVER
- 6" GRAVEL BALLAST

FRAMED EXTERIOR WALLS
- SEE ELEVATIONS FOR FINISH
- 10 mil KEENE DRIWALL RAINSCREEN OVER
- SELF-ADHERED VAPOR PERMEABLE AIR/WATER BARRIER BY CARLISLE OR VAPROSHIELD OVER
- ½" PLYWOOD SHEATHING ON (RE:STRUCTURAL)
- 2x6 WOOD STUDS (RE:STRUCTURAL)
- 3" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT INSIDE FACE OF SHEATHING_R-19.8 MIN.
- 2.5" BLOWN-IN BLANKET INSULATION _R-10 MIN. (R-29.8 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FOUNDATION WALLS
- DRAINAGE MAT OVER
- RIGID INSULATION (R-15 MIN.)
- FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)
- BELOW GRADE: 2x FURRING AND 2" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) PER PLAN ON INTERIOR_R-13.2 MINIMUM (R-23.2 TOTAL)
- ABOVE GRADE: 2x FURRING AND 3.½" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) PER PLAN ON INTERIOR_R-23.1 MINIMUM (R-23.1 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FRAMED INTERIOR PARTITION WALLS
- BLOWN-IN CELLULOSE INSULATION

CONDITIONED VOID / CRAWLSPACE WALLS
- DRAINAGE MAT OVER
- RIGID INSULATION (R-15 MIN.)
- FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)



1 A4.01 CROSS SECTION

SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. SPRING HEIGHT DIMENSIONS TO TOP OF FINISH FLOOR.
2. DRAINAGE SYSTEMS TO BE SEPARATE CLOSED SYSTEMS FROM EACHOTHER. PERIMETER FOUNDATION DRAINAGE SYSTEM, FOUNDATION UNDERDRAIN SYSTEM AND EXTERIOR DRAIN SYSTEM TO BE DISCHARGED DOWNHILL AND AWAY FROM STRUCTURE PER CODE.
3. EXTERIOR DRAIN SYSTEM TO HAVE HEAT TRACE FROM INLET TO DAYLIGHT WITH SLOPE PER CODE.
4. EXTERIOR GRADE TO SLOPE AWAY FROM THE FOUNDATION FOR POSITIVE DRAINAGE AWAY FROM BUILDING. SLOPE PER CODE.
5. FLAT ROOF OVERFLOW DRAINS TO BE SEPARATE FROM PRIMARY ROOF DRAINS AND DISCHARGE ABOVE GRADE IN VISIBLE APPROVED LOCATION PER CODE.
6. CONSULT GEOTECHNICAL ENGINEER REPORTS FOR UNDER DRAIN SYSTEM REQUIREMENTS.
7. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS.
8. ALL BUILDING INSULATION AND VAPOR BARRIER REQUIREMENTS TO MEET OR EXCEED CODE REQUIREMENTS.

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EN1042 RESIDENCE

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ISSUED FOR:	DATE:
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SCHEMATIC DESIGN	10.2.24
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UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25

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SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: SECTIONS

A4.01

GENERAL ASSEMBLY NOTES:

ROOF CEILING ASSEMBLY
- STANDING SEAM METAL OVER
- ROOF GRACE ULTRA WATERPROOF MEMBRANE (2 LAYERS) OVER
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL) OVER
- 4" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT BOTTOM SIDE OF SHEATHING_R-26.4 MIN.
- PREFABRICATED ROOF TRUSS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 10" BLOWN-IN BLANKET INSULATION AT TRUSS CAVITIES_R-40 MIN. (R-84.4 MIN. TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

FLAT ROOF CEILING ASSEMBLY
- STONE BALLAST OVER
- PROTECTION LAYER OVER
- FULLY-ADHERED 90 mil EPDM ROOFING MEMBRANE OVER
- ADHERED DENSDECK PRIME ½" COVER BOARD OVER
- MECHANICALLY-ATTACHED TAPERED RIGID INSULATION OVER
- RIGID BOARD INSULATION 3" MINIMUM AT DRAINS OVER HABITABLE SPACE_R-18.0 MIN.
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL)
- 4" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT BOTTOM SIDE OF SHEATHING_R-26.4 MIN.
- STRUCTURAL ROOF JOISTS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 8" BLOWN-IN BLANKET INSULATION IN CAVITY OVER HABITABLE SPACE_R-32 MIN. (R-76.4 TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

STEEL ROOF SUPPORTS AND ALL STEEL STRUCTURE AT EXTERIOR TO INTERIOR TRANSITION
- ENCAPSULATE AT INTERIOR SIDE WITH 2" MIN. OF 2.0 pcf MIN. SPRAY FOAM INSULATION TO MIN. 4'-0" INSIDE FROM EXTERIOR FACE OF EXTERIOR WALLS; MAKE CONTINUOUS WITH SPRAY FOAM INSULATION IN ROOF AND WALLS

FLOOR CEILING ASSEMBLY
- SEE PLANS FOR FINISH
- 1 ¾" GYP-CRETE WITH RADIANT HEAT LOOPS OVER
- PLYWOOD DECKING (RE: STRUCTURAL)OVER
- STRUCTURAL MEMBERS (RE: STRUCTURAL)
- BLOWN-IN BLANKET INSULATION AT JOIST CAVITIES_R-38 MIN.
- SEE RCP'S FOR CEILING FINISH AND ACOUSTICAL TREATMENTS

ALL EXTERIOR EAVE AND SOFFIT 1-HOUR FIRE RESISTANCE RATING
- 1x T&G WOOD SOFFIT FINISH BELOW
- ⅝" - LP FLAMEBLOCK 2 OR SIMILAR 1-HOUR UNDERLAYMENT BELOW
- ROOF/DECK STRUCTURE

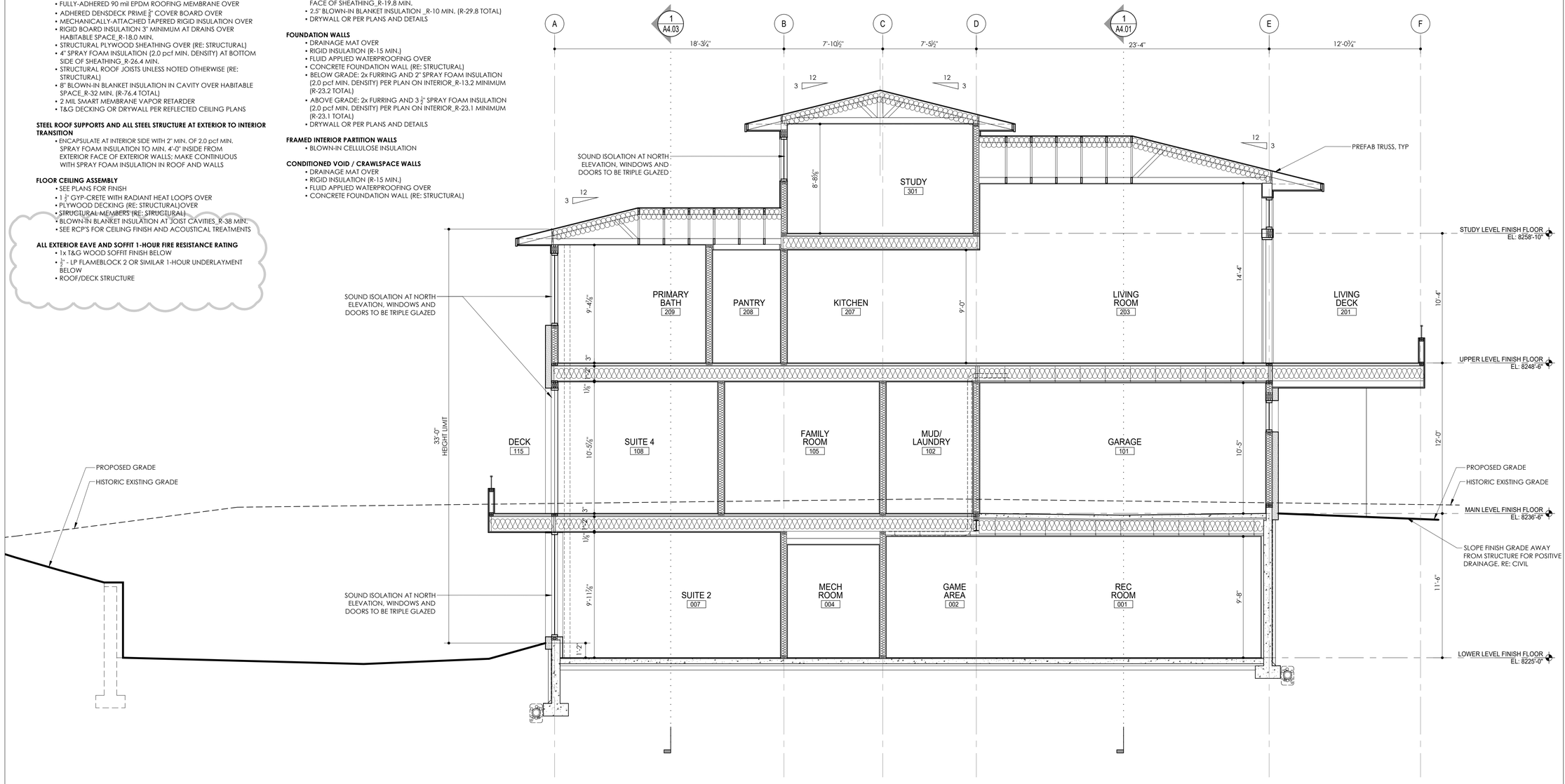
SLAB ON GRADE ASSEMBLY (INTERIOR FLOOR SLABS ONLY)
- SEE PLANS FOR FINISH
- STRUCTURAL CONCRETE SLAB WITH
- HYDRONIC HEAT TUBING OVER
- 15 MIL POLYETHYLENE VAPOR DIFFUSION RETARDER OVER
- RIGID INSULATION_R-10 MIN. OVER
- 6" GRAVEL BALLAST

FRAMED EXTERIOR WALLS
- SEE ELEVATIONS FOR FINISH
- 10 mil KEENE DRIWALL RAINSCREEN OVER
- SELF-ADHERED VAPOR PERMEABLE AIR/WATER BARRIER BY CARLISLE OR VAPROSHIELD OVER
- ½" PLYWOOD SHEATHING ON (RE:STRUCTURAL)
- 2x6 WOOD STUDS (RE:STRUCTURAL)
- 3" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT INSIDE FACE OF SHEATHING_R-19.8 MIN.
- 2.5" BLOWN-IN BLANKET INSULATION _R-10 MIN. (R-29.8 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FOUNDATION WALLS
- DRAINAGE MAT OVER
- RIGID INSULATION (R-15 MIN.)
- FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)
- BELOW GRADE: 2x FURRING AND 2" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) PER PLAN ON INTERIOR_R-13.2 MINIMUM (R-23.2 TOTAL)
- ABOVE GRADE: 2x FURRING AND 3 ½" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) PER PLAN ON INTERIOR_R-23.1 MINIMUM (R-23.1 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FRAMED INTERIOR PARTITION WALLS
- BLOWN-IN CELLULOSE INSULATION

CONDITIONED VOID / CRAWLSPACE WALLS
- DRAINAGE MAT OVER
- RIGID INSULATION (R-15 MIN.)
- FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)



1 A4.02 LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. SPRING HEIGHT DIMENSIONS TO TOP OF FINISH FLOOR.
2. DRAINAGE SYSTEMS TO BE SEPARATE CLOSED SYSTEMS FROM EACHOTHER. PERIMETER FOUNDATION DRAINAGE SYSTEM, FOUNDATION UNDERDRAIN SYSTEM AND EXTERIOR DRAIN SYSTEM TO BE DISCHARGED DOWNHILL AND AWAY FROM STRUCTURE PER CODE.
3. EXTERIOR DRAIN SYSTEM TO HAVE HEAT TRACE FROM INLET TO DAYLIGHT WITH SLOPE PER CODE.
4. EXTERIOR GRADE TO SLOPE AWAY FROM THE FOUNDATION FOR POSITIVE DRAINAGE AWAY FROM BUILDING. SLOPE PER CODE.
5. FLAT ROOF OVERFLOW DRAINS TO BE SEPARATE FROM PRIMARY ROOF DRAINS AND DISCHARGE ABOVE GRADE IN VISIBLE APPROVED LOCATION PER CODE.
6. CONSULT GEOTECHNICAL ENGINEER REPORTS FOR UNDER DRAIN SYSTEM REQUIREMENTS.
7. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS.
8. ALL BUILDING INSULATION AND VAPOR BARRIER REQUIREMENTS TO MEET OR EXCEED CODE REQUIREMENTS.

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SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: SECTIONS

A4.02

GENERAL ASSEMBLY NOTES:

ROOF CEILING ASSEMBLY
- STANDING SEAM METAL OVER
- ROOF GRACE ULTRA WATERPROOF MEMBRANE (2 LAYERS) OVER
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL) OVER
- 4" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT BOTTOM SIDE OF SHEATHING_R-26.4 MIN.
- PREFABRICATED ROOF TRUSS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 10" BLOWN-IN BLANKET INSULATION AT TRUSS CAVITIES_R-40 MIN. (R-84.4 MIN. TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

FLAT ROOF CEILING ASSEMBLY
- STONE BALLAST OVER
- PROTECTION LAYER OVER
- FULLY-ADHERED 90 mil EPDM ROOFING MEMBRANE OVER
- ADHERED DENSDECK PRIME ½" COVER BOARD OVER
- MECHANICALLY-ATTACHED TAPERED RIGID INSULATION OVER
- RIGID BOARD INSULATION 3" MINIMUM AT DRAINS OVER HABITABLE SPACE_R-18.0 MIN.
- STRUCTURAL PLYWOOD SHEATHING OVER (RE: STRUCTURAL)
- 4" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT BOTTOM SIDE OF SHEATHING_R-26.4 MIN.
- STRUCTURAL ROOF JOISTS UNLESS NOTED OTHERWISE (RE: STRUCTURAL)
- 8" BLOWN-IN BLANKET INSULATION IN CAVITY OVER HABITABLE SPACE_R-32 MIN. (R-76.4 TOTAL)
- 2 MIL SMART MEMBRANE VAPOR RETARDER
- T&G DECKING OR DRYWALL PER REFLECTED CEILING PLANS

STEEL ROOF SUPPORTS AND ALL STEEL STRUCTURE AT EXTERIOR TO INTERIOR TRANSITION
- ENCAPSULATE AT INTERIOR SIDE WITH 2" MIN. OF 2.0 pcf MIN. SPRAY FOAM INSULATION TO MIN. 4'-0" INSIDE FROM EXTERIOR FACE OF EXTERIOR WALLS; MAKE CONTINUOUS WITH SPRAY FOAM INSULATION IN ROOF AND WALLS

FLOOR CEILING ASSEMBLY
- SEE PLANS FOR FINISH
- 1 ½" GYP-CRETE WITH RADIANT HEAT LOOPS OVER
- PLYWOOD DECKING (RE: STRUCTURAL)OVER
- STRUCTURAL MEMBERS (RE: STRUCTURAL)
- BLOWN-IN BLANKET INSULATION AT JOIST CAVITIES_R-38 MIN.
- SEE RCP'S FOR CEILING FINISH AND ACOUSTICAL TREATMENTS

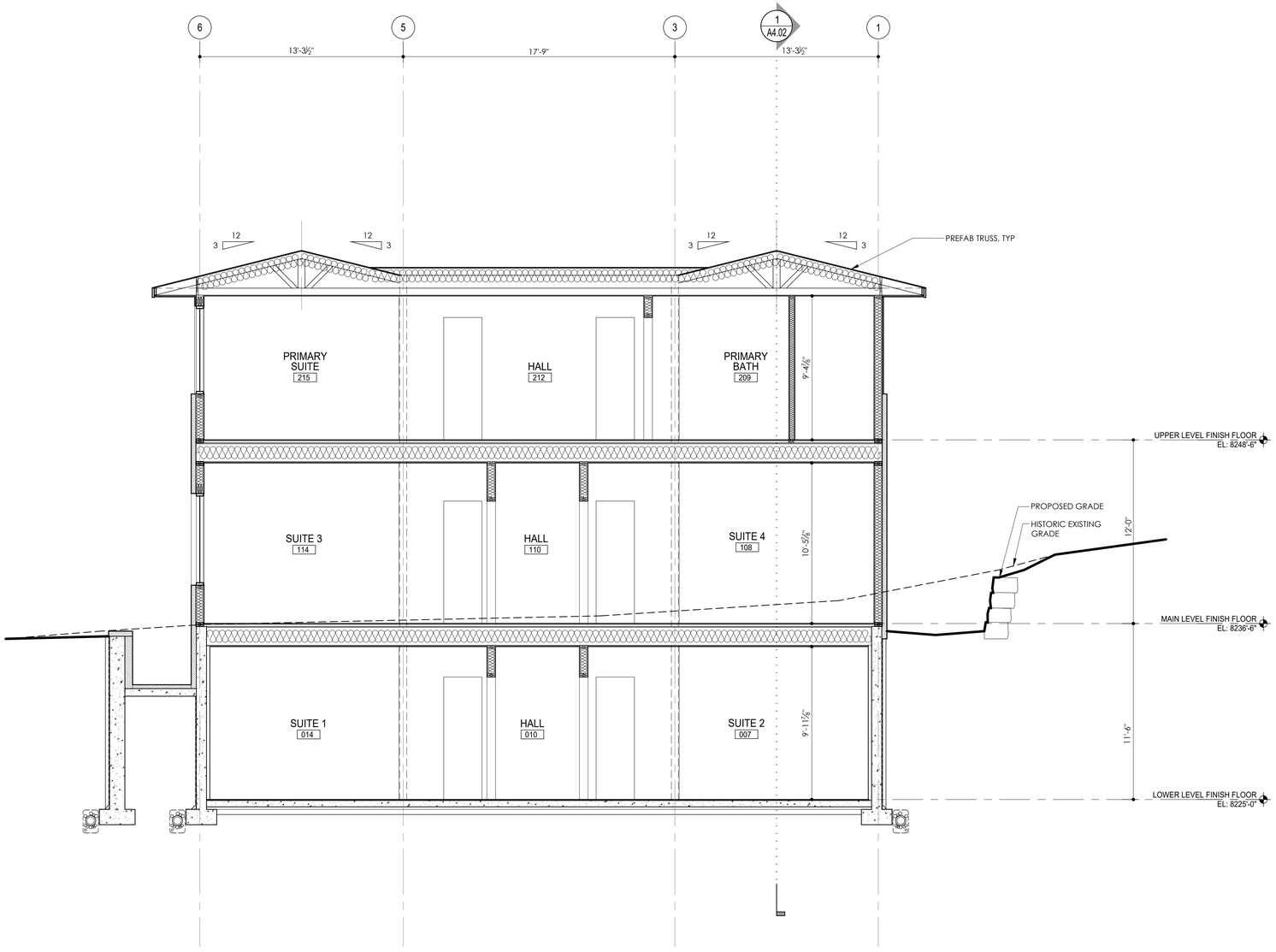
SLAB ON GRADE ASSEMBLY (INTERIOR FLOOR SLABS ONLY)
- SEE PLANS FOR FINISH
- STRUCTURAL CONCRETE SLAB WITH
- HYDRONIC HEAT TUBING OVER
- 15 MIL POLYETHYLENE VAPOR DIFFUSION RETARDER OVER
- RIGID INSULATION_R-10 MIN. OVER
- 6" GRAVEL BALLAST

FRAMED EXTERIOR WALLS
- SEE ELEVATIONS FOR FINISH
- 10 mil KEENE DRIWALL RAINSCREEN OVER
- SELF-ADHERED VAPOR PERMEABLE AIR/WATER BARRIER BY CARLISLE OR VAPROSHIELD OVER
- ½" PLYWOOD SHEATHING ON (RE:STRUCTURAL)
- 2x6 WOOD STUDS (RE:STRUCTURAL)
- 3" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) AT INSIDE FACE OF SHEATHING_R-19.8 MIN.
- 2.5" BLOWN-IN BLANKET INSULATION _R-10 MIN. (R-29.8 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FOUNDATION WALLS
- DRAINAGE MAT OVER
- RIGID INSULATION (R-15 MIN.)
- FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)
- BELOW GRADE: 2x FURRING AND 2" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) PER PLAN ON INTERIOR_R-13.2 MINIMUM (R-23.2 TOTAL)
- ABOVE GRADE: 2x FURRING AND 3.½" SPRAY FOAM INSULATION (2.0 pcf MIN. DENSITY) PER PLAN ON INTERIOR_R-23.1 MINIMUM (R-23.1 TOTAL)
- DRYWALL OR PER PLANS AND DETAILS

FRAMED INTERIOR PARTITION WALLS
- BLOWN-IN CELLULOSE INSULATION

CONDITIONED VOID / CRAWLSPACE WALLS
- DRAINAGE MAT OVER
- RIGID INSULATION (R-15 MIN.)
- FLUID APPLIED WATERPROOFING OVER
- CONCRETE FOUNDATION WALL (RE: STRUCTURAL)



1 / A4.03 **CROSS SECTION**

SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. SPRING HEIGHT DIMENSIONS TO TOP OF FINISH FLOOR.
2. DRAINAGE SYSTEMS TO BE SEPARATE CLOSED SYSTEMS FROM EACHOTHER. PERIMETER FOUNDATION DRAINAGE SYSTEM, FOUNDATION UNDERDRAIN SYSTEM AND EXTERIOR DRAIN SYSTEM TO BE DISCHARGED DOWNHILL AND AWAY FROM STRUCTURE PER CODE.
3. EXTERIOR DRAIN SYSTEM TO HAVE HEAT TRACE FROM INLET TO DAYLIGHT WITH SLOPE PER CODE.
4. EXTERIOR GRADE TO SLOPE AWAY FROM THE FOUNDATION FOR POSITIVE DRAINAGE AWAY FROM BUILDING. SLOPE PER CODE.
5. FLAT ROOF OVERFLOW DRAINS TO BE SEPARATE FROM PRIMARY ROOF DRAINS AND DISCHARGE ABOVE GRADE IN VISIBLE APPROVED LOCATION PER CODE.
6. CONSULT GEOTECHNICAL ENGINEER REPORTS FOR UNDER DRAIN SYSTEM REQUIREMENTS.
7. REFER TO ARCHITECTURAL SUPPLEMENTAL INFORMATION BOOK FOR ADDITIONAL CORE/SHELL INFORMATION AND SPECIFICATIONS.
8. ALL BUILDING INSULATION AND VAPOR BARRIER REQUIREMENTS TO MEET OR EXCEED CODE REQUIREMENTS.

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michael@sumanarchitects.com

VAIL VILLAGE FILING 8, BLOCK 1, LOT 2

EN1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25

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SCALE: 1/4" = 1'-0"

DRAWN: MDS

PROJECT #: 2401

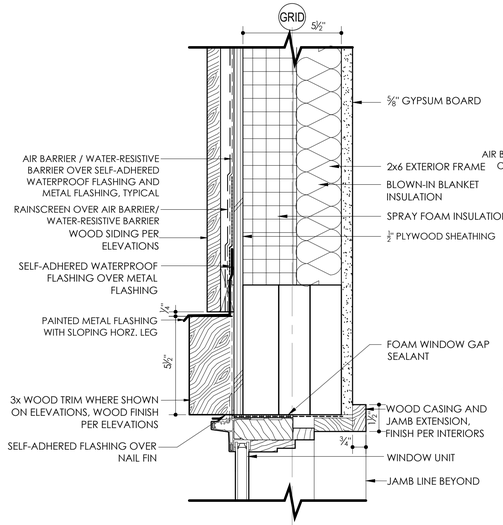
SHEET TITLE: SECTIONS

A4.03

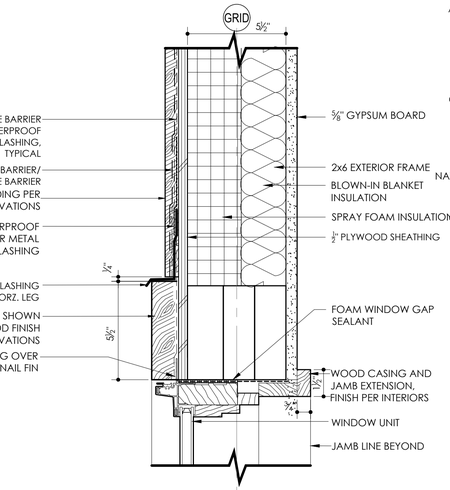
NOTE:
UNITS AND DETAILS ARE SPREAD OUT IN DRAWINGS FOR CLARITY- NOT ACTUAL DETAILS ARE SHOWN

NOTE:
WINDOW INSTALLATION IS PER MANUFACTURER'S INSTRUCTIONS/ REQUIREMENTS

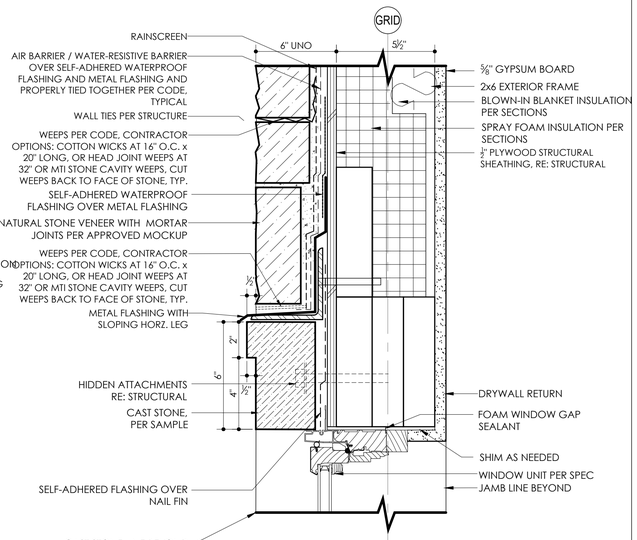
AT ALL JAMBS AND HEADS, FILL ROUGH OPENING SPACE WITH LOW-EXPANSION CLOSED-CELL SPF (SPRAY POLYURETHANE FOAM)



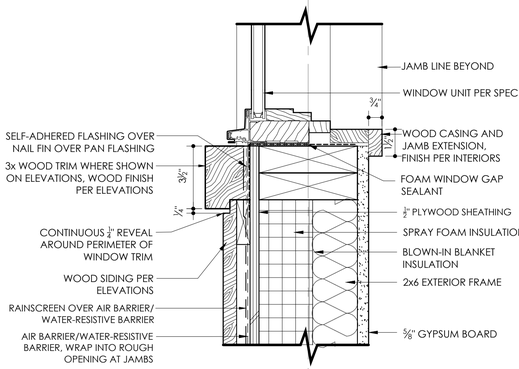
9 A5.01 HEAD DETAIL @ VERT. SIDING
SCALE: 3" = 1'-0"



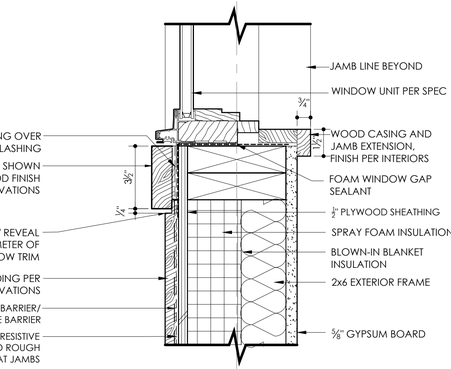
6 A5.01 HEAD DETAIL @ HORIZ. SIDING
SCALE: 3" = 1'-0"



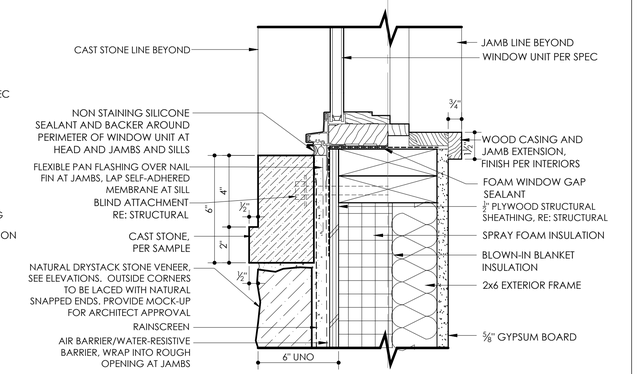
3 A5.01 HEAD DETAIL @ STONE WALL
SCALE: 3" = 1'-0"



8 A5.01 JAMB DETAIL @ VERT. SIDING
SCALE: 3" = 1'-0"



5 A5.01 JAMB DETAIL @ HORIZ. SIDING
SCALE: 3" = 1'-0"



2 A5.01 JAMB DETAIL @ STONE WALL
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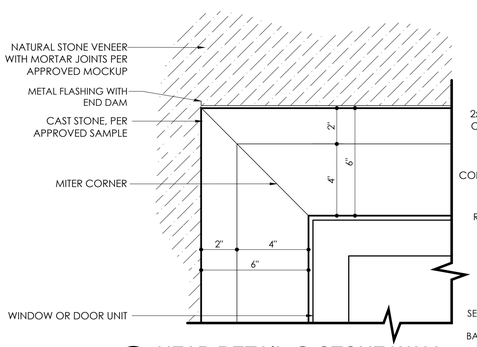
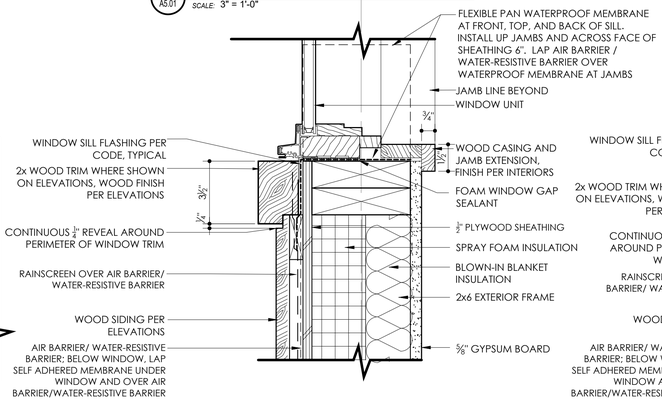
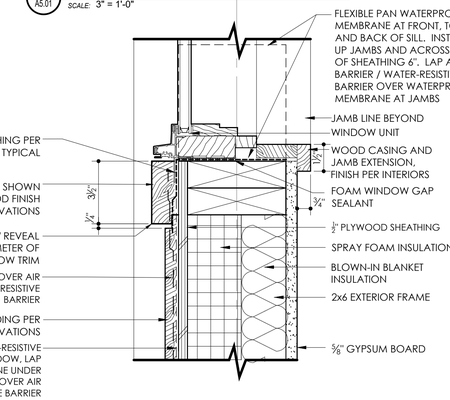


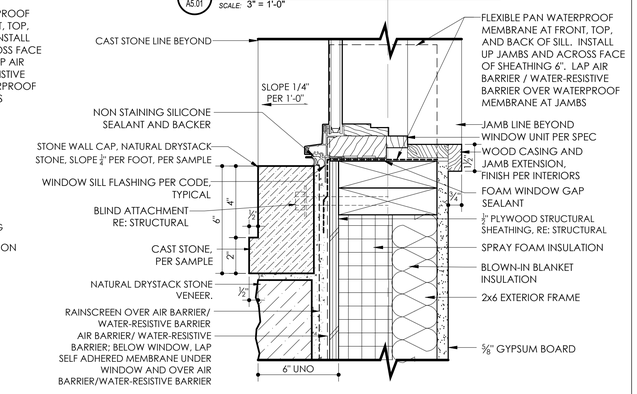
10 A5.01 HEAD DETAIL @ STONE WALL
SCALE: 3" = 1'-0"



7 A5.01 SILL DETAIL @ VERT. SIDING
SCALE: 3" = 1'-0"



4 A5.01 SILL DETAIL @ HORIZ. SIDING
SCALE: 3" = 1'-0"



1 A5.01 SILL DETAIL @ STONE WALL
SCALE: 3" = 1'-0"

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VAIL VILLAGE FILING 8, BLOCK 1, LOT 2

1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
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SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25

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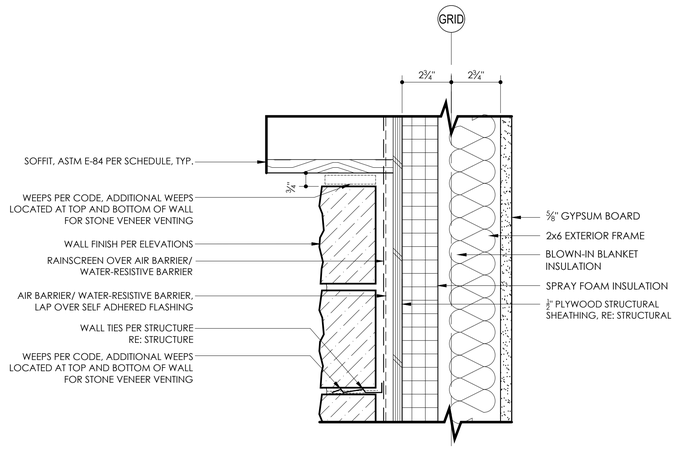
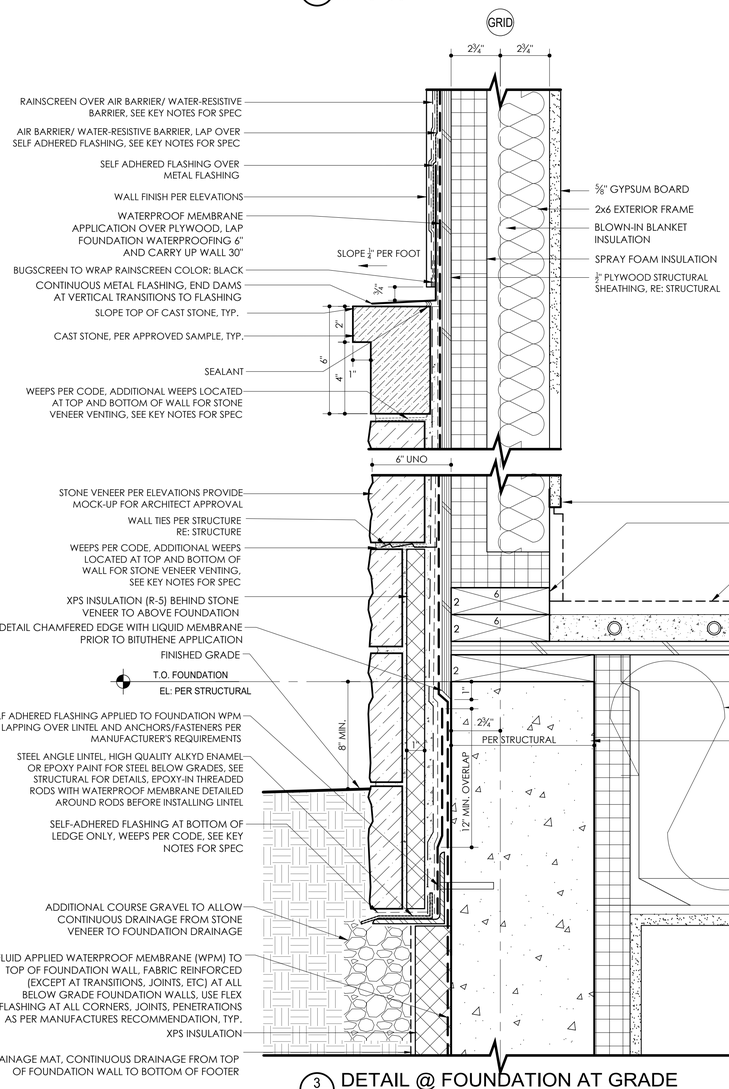
SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: DETAILS

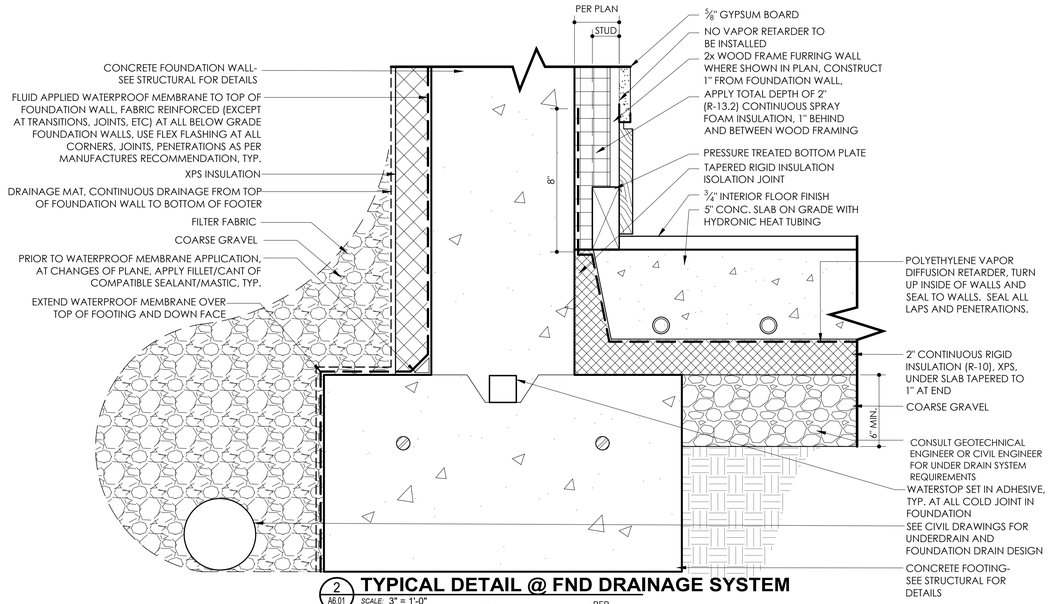
A5.01



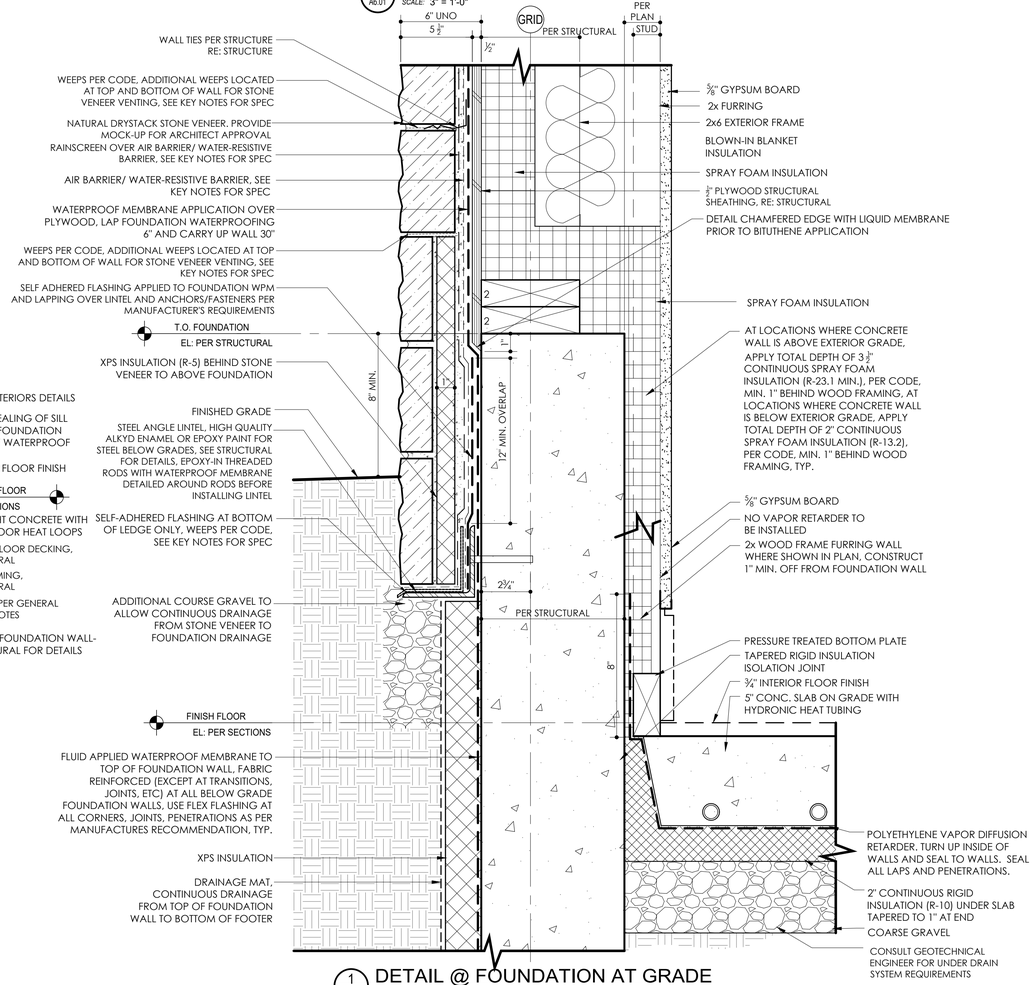
3a A6.01 HEAD DETAIL @ STONE VENEER WALL
SCALE: 3" = 1'-0"



3 A6.01 DETAIL @ FOUNDATION AT GRADE
SCALE: 3" = 1'-0"



2 A6.01 TYPICAL DETAIL @ FND DRAINAGE SYSTEM
SCALE: 3" = 1'-0"



1 A6.01 DETAIL @ FOUNDATION AT GRADE
SCALE: 3" = 1'-0"

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VAIL VILLAGE FILING 8, BLOCK 1, LOT 2
1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
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TOV FINAL REVIEW	1.6.25

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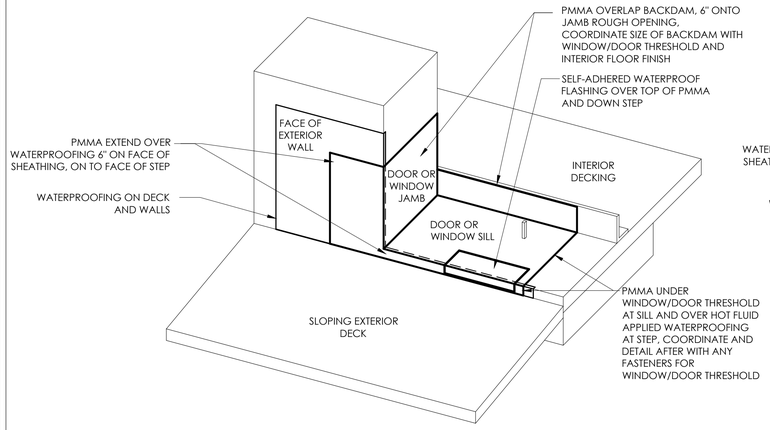
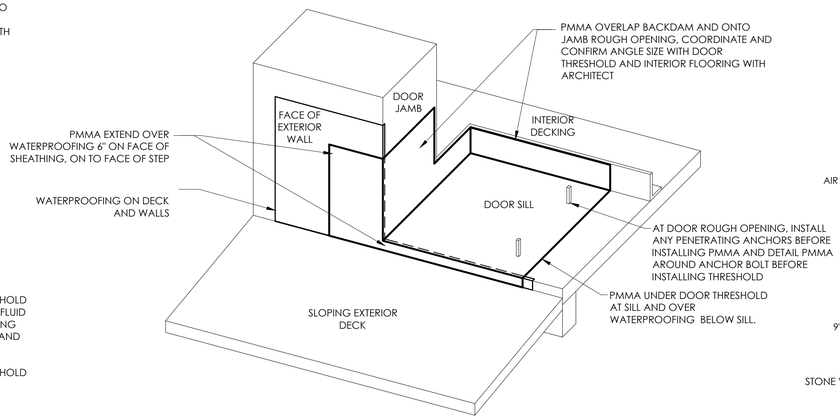
SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: DETAILS

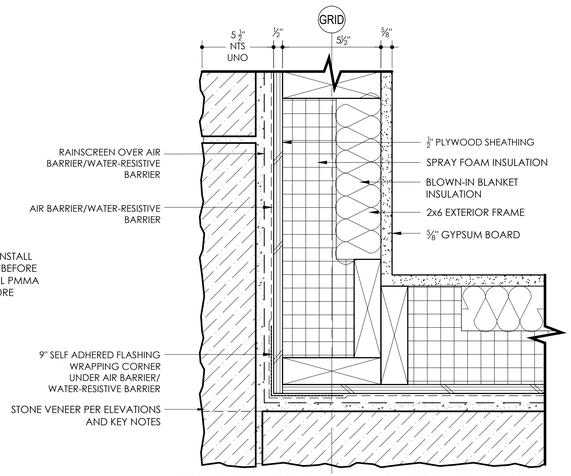
A6.01



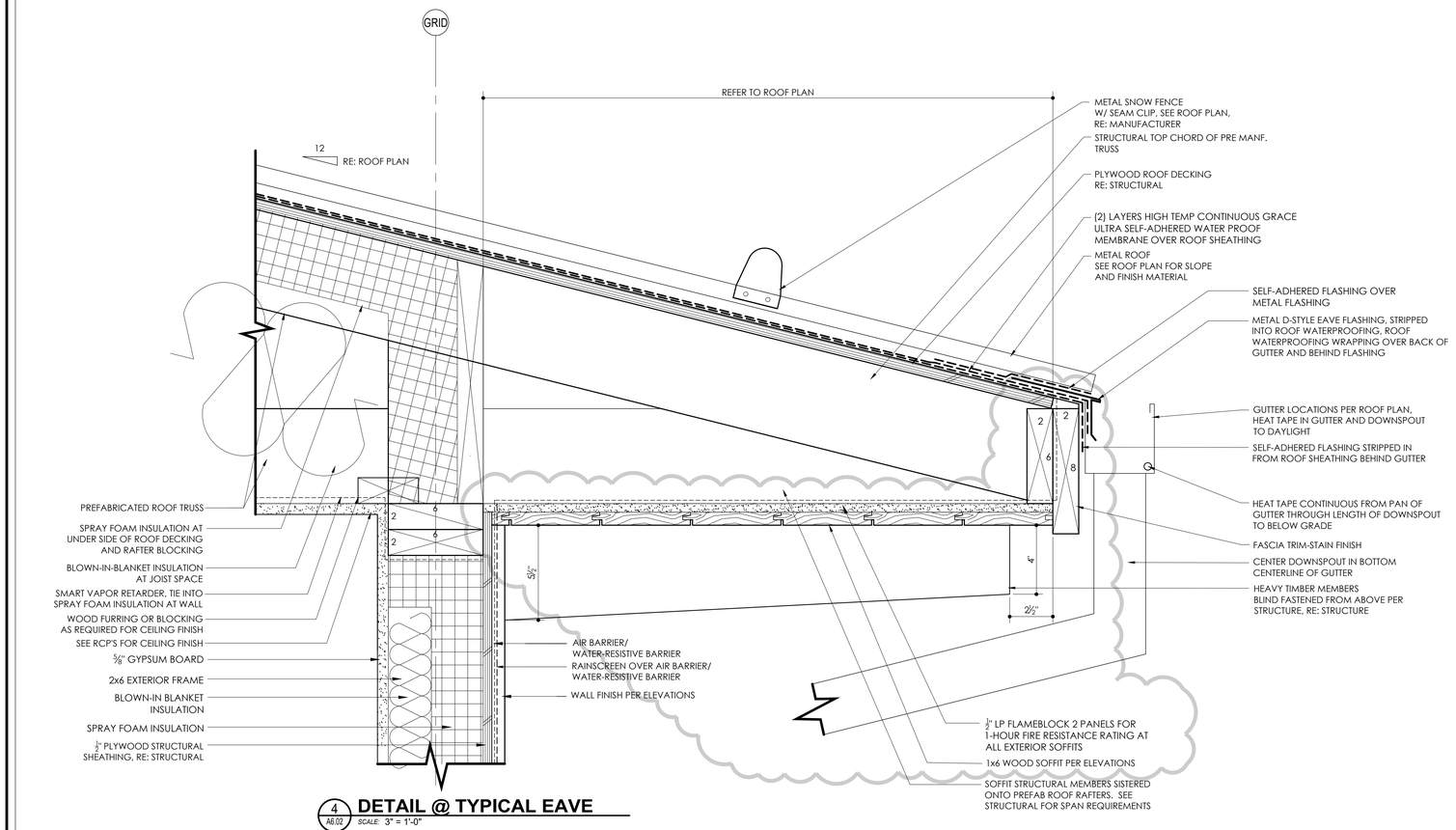
6 A6.02 **CONCEPTUAL DETAIL OF WINDOW/DOOR SILL**
SCALE: ISOMETRIC, NO SCALE



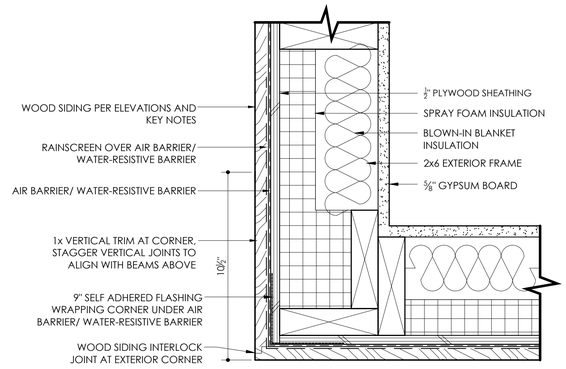
5 A6.02 **CONCEPTUAL DETAIL OF LIFT AND SLIDE DOOR SILL**
SCALE: ISOMETRIC, NO SCALE



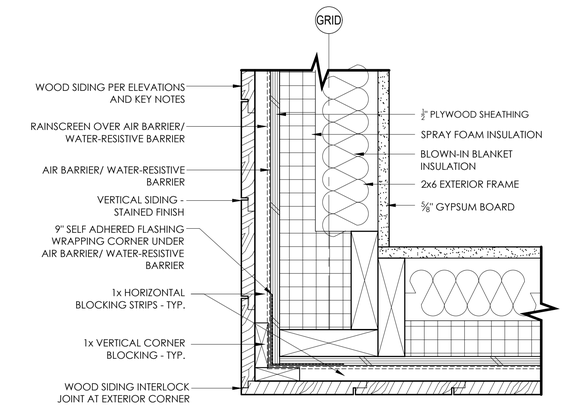
3 A6.02 **CORNER DETAIL @ STONE VENEER**
SCALE: 3" = 1'-0"



4 A6.02 **DETAIL @ TYPICAL EAVE**
SCALE: 3" = 1'-0"



2 A6.02 **CORNER DETAIL @ HORIZONTAL WOOD SIDING**
SCALE: 3" = 1'-0"



1 A6.02 **CORNER DETAIL @ VERTICAL WOOD SIDING**
SCALE: 3" = 1'-0"

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UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25
TOV FINAL RESPONSE	1.24.25

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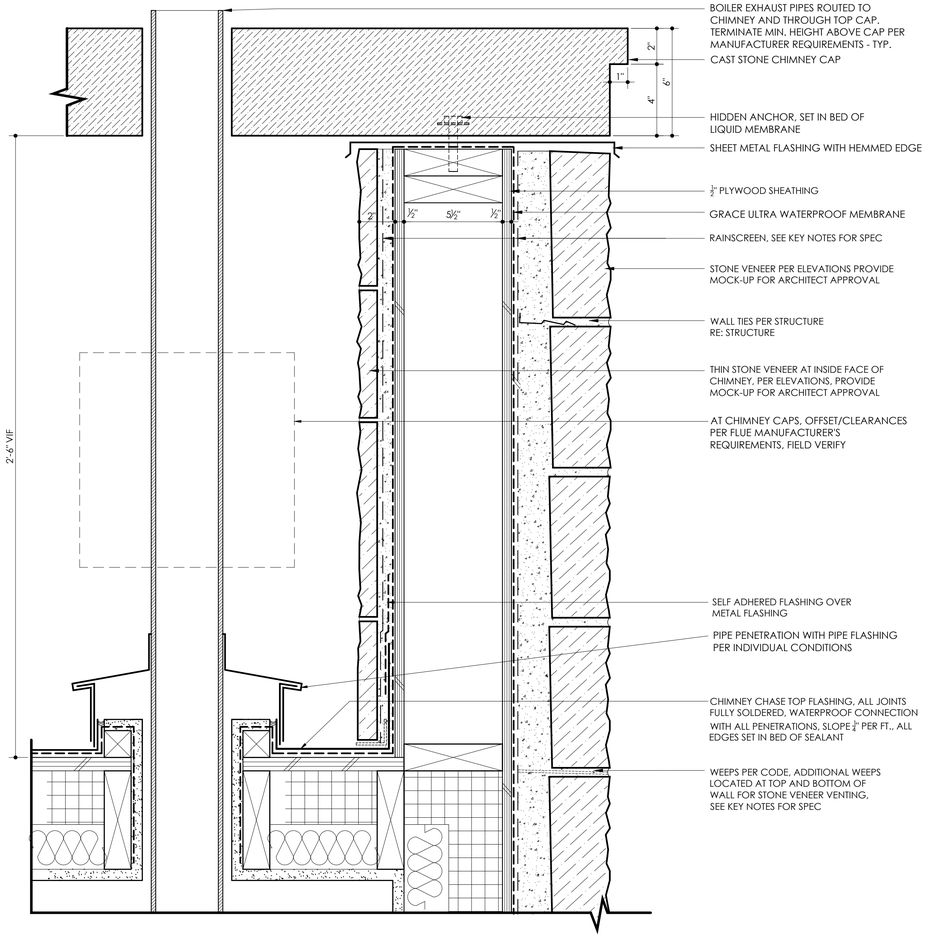
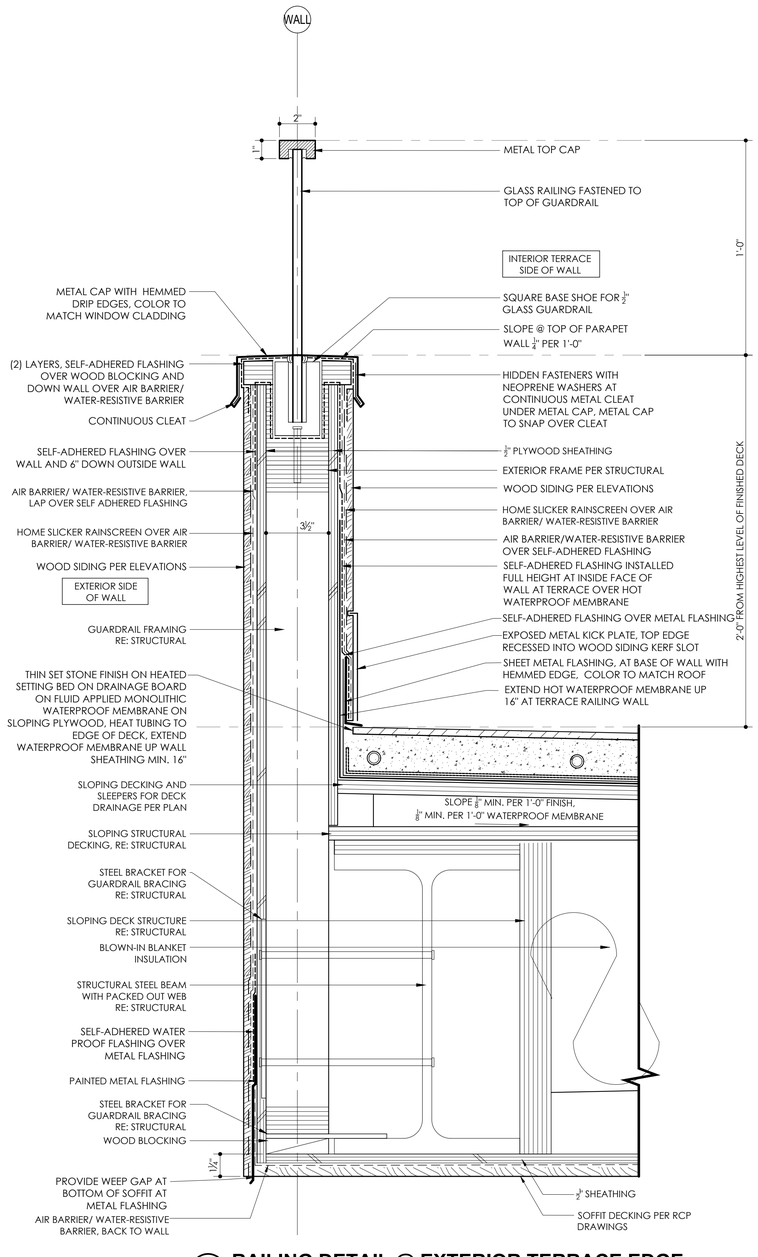
SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: DETAILS

A6.02



2 A6.03 **DETAIL @ CHIMNEY**
SCALE: 3" = 1'-0"



1 A6.03 **RAILING DETAIL @ EXTERIOR TERRACE EDGE**
SCALE: 3" = 1'-0"

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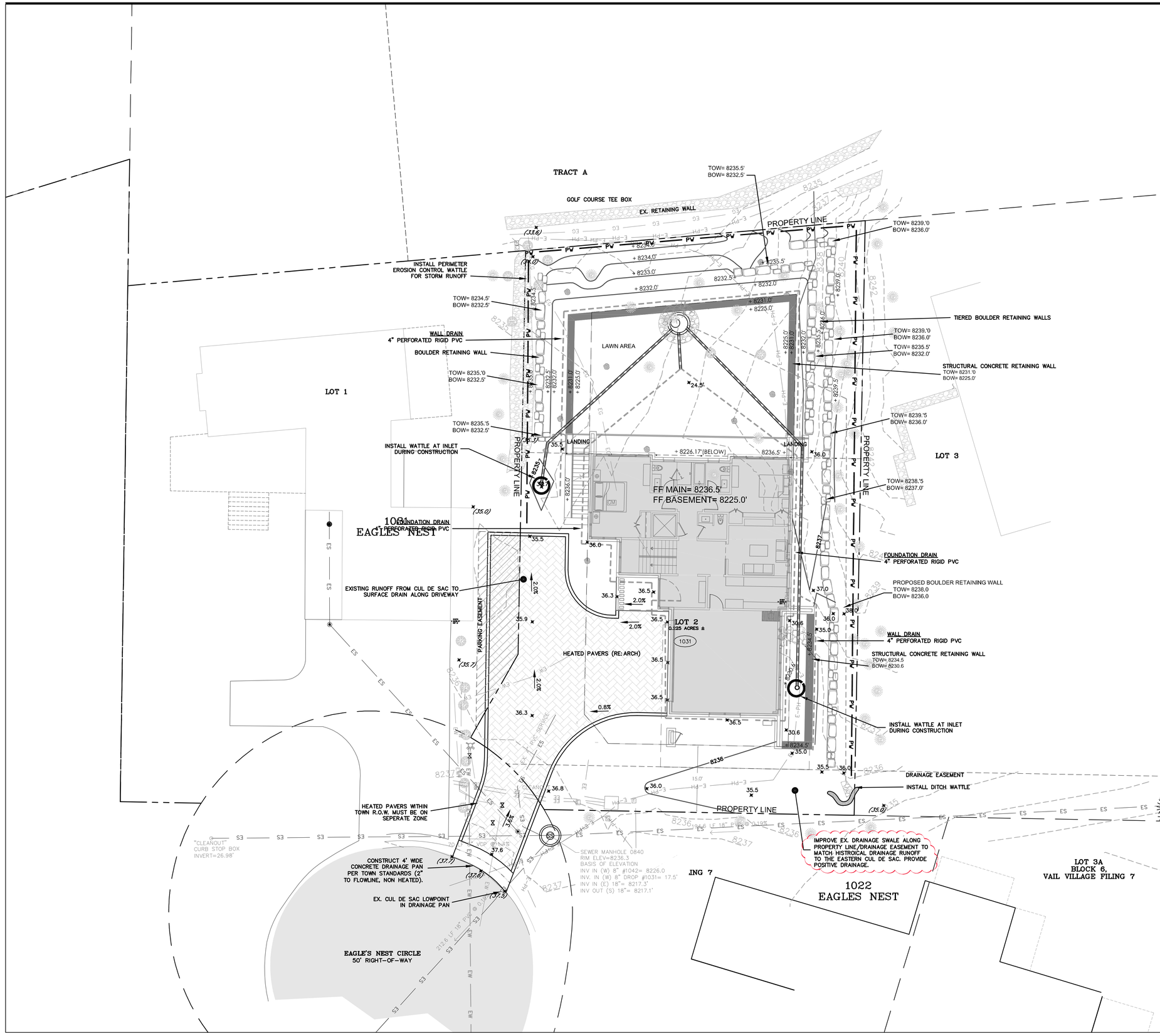
SCALE: 1/4" = 1'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: DETAILS

A6.03



LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% @6.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% @6.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT
- EROSION LOG WATTLES
- DITCH EROSION LOG

TOPOGRAPHIC INFORMATION WAS PROVIDED BY EAGLE VALLEY SURVEYING 2024

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR
7. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.

CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

GRADE TO DRAIN AWAY FROM BUILDING IN ALL AREAS

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

1042 EAGLES NEST CIR.
VAIL, CO

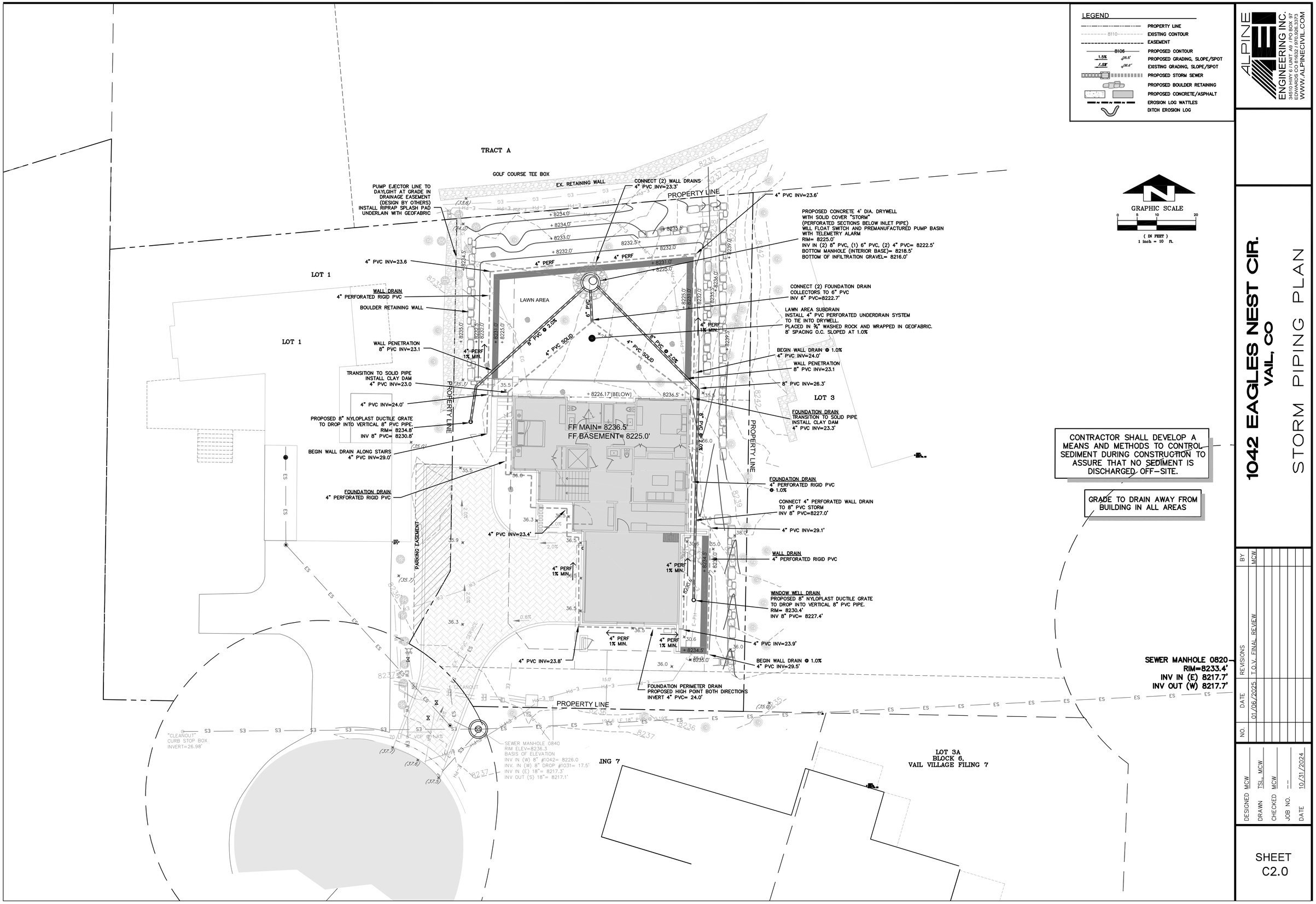
GRADING PLAN

NO.	DATE	REVISIONS	BY
	01/06/2025	T.O.V. FINAL REVIEW	MCW
	01/24/2025	T.O.V. FINAL RESPONSE	

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 10/31/2024

SHEET
C1.0

I:\1042 Eagles Nest- 2024\dwg\Master\Grading- 1042 Eagles Nest.dwg, 1/22/2025 9:16:13 AM, wolley



ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

1042 EAGLES NEST CIR.
VAIL, CO

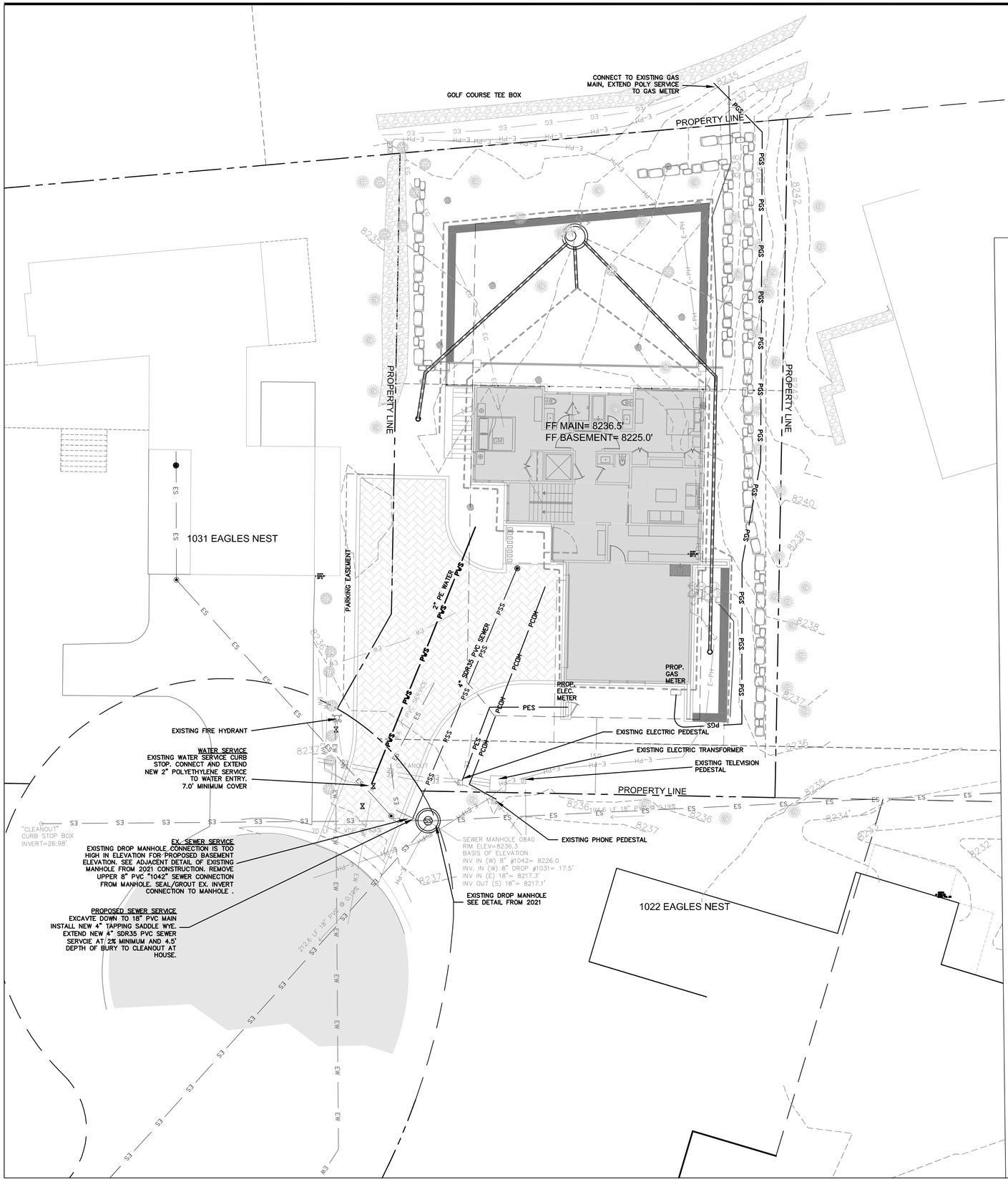
STORM PIPING PLAN

NO.	DATE	REVISIONS	BY
	01/06/2025	T.O.V. FINAL REVIEW	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 10/31/2024

SHEET
C2.0

I:\1042 Eagles Nest- 2024\dwg\Master\Storm- 1042 Eagles Nest.dwg, 1/3/2025 1:38:21 PM, waidey



811 FOR BURIED UTILITY INFORMATION THREE (3) BUSINESS DAYS BEFORE YOU DIG OR EXCAVATE CALL 811 OR 1-800-922-1987 UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) WWW.UNCC.ORG

LEGEND

PE	PE	PROPOSED ELECTRIC
PES	PES	PROPOSED ELECTRIC SERVICE
PCOM	PCOM	PROPOSED COMM. SERVICE
PG	PG	PROPOSED GAS
PGS	PGS	PROPOSED GAS SERVICE
PWS	PWS	PROPOSED WATER SERVICE
PSS	PSS	PROPOSED SEWER SERVICE
PW		PROPOSED FIRE HYDRANT W/GV
		PROPOSED STORM SEWER
T P		PROPOSED TRANSFORMER & COMM. PEDESTAL
		PROPERTY LINE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

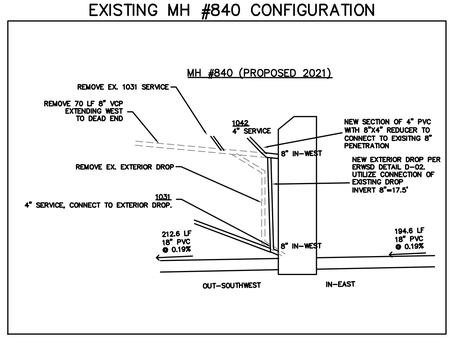
SEE ERWSD STANDARDS AND CONSTRUCTION SPECIFICATIONSFOR WATER AND SEWER

TOPOGRAPHIC INFORMATION WAS PROVIDED BY LEE LECHNER, 2023

PER ERWSD SPECIFICATIONS IN APPENDIX E: INSTALL TRACER WIRE ON ALL WATER AND SEWER MAINS AND SERVICE (SEE C4.5)

CONTRACTOR IS RESPONSIBLE FOR SERVICE TAPS ON NEW WATER AND SEWER MAINS

EXISTING MH #840 CONFIGURATION



ERWSD TRACER WIRE NOTES (SEE APPENDIX E-1.12 FOR ALL NOTES)

1. All water and sewer mains and services shall have tracer wire
2. tracer wire to to be HDPE insulated #12 AWG copper or copper clad steel, 300 lb load, 30 mil insulation
3. Insulation to be color coded per AWWA, blue (water), green (sewer), red (ground wire)
4. All connectors to be lockable at wire intersections
5. See Appendix E for approved wire and connector manufacturers
6. Access Box- tracer wire access box at water curb stops and sewer cleanouts
7. Ground all dead ends and termination points at Access Boxes.
8. Tracer wire placed on top half of pipe and plastic zip teid to pipe every 5 feet.

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All Work shall be inspected and approved by the ERWSD Construction Inspector.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction Inspector immediately
7. Submit traffic control plans as approved by the appropriate governing agency
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction Inspector at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation
11. The contractor is responsible for any damage to any utility facilities as a result of their actions.
    The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.

ERWSD Water Plan Notes

1. All water line construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. All water mains shall be a minimum of 8" in diameter.
3. All water mains shall be installed with a minimum of 7ft cover to top of pipe and a maximum of 9.5ft cover to top of pipe.
4. Pipe deflections shall not exceed pipe manufacturers maximum allowable deflection or exceed the values in Appendix C- 2.6.9 Table C-1
5. All DIP water mains must be encased in PE Wrap per Article C-3.2.9
6. Tracer wire meeting ERWSD requirements per Appendix E-1.12
7. Water specific marking tape shall be installed 24" above water main.
8. All water mains shall be bedded per Appendix E, Detail E-01
9. All water lines that run parallel to sanitary or storm sewer shall be installed a minimum of 10ft horizontally away from water or secondary containment must be used.
10. All water mains must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
11. All water service lines shall be constructed along the shortest and straightest route possible.
12. Water service lines taps must be a minimum of 18" apart.
13. Water service curb stop must be placed at property line, edge of ROW or edge of easement.

ERWSD Sanitary Sewer Construction Notes

1. All sanitary sewer construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. All sanitary sewer mains shall be a minimum of 8" in diameter.
3. All sanitary sewers shall be installed with a minimum of 4.5ft cover to top of pipe and a maximum of 14ft cover to top of pipe.
4. Tracer wire per Appendix E1.12 to be installed on all sanitary sewer lines, to include both mains and service lines.
5. All sanitary sewers shall be bedded per Appendix E, Detail E-01
6. All sanitary sewers shall be installed a minimum of 10ft horizontally away from domestic water or secondary containment must be used.
7. All sanitary sewers must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
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9. Sanitary sewer services shall be connected a minimum of 10 feet outside of manholes with a wye connection.
10. Sanitary sewer service lines taps must be a minimum of 18" apart.
11. Sanitary sewer service cleanouts should be placed outside of the ROW whenever possible.

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1042 EAGLES NEST CIR.
VAIL, CO

UTILITY PLAN

NO.	DATE	REVISIONS	BY
	01/06/2025	T.O.V. FINAL REVIEW	MCW
	01/24/2025	T.O.V. FINAL RESPONSE	

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 10/31/2024

SHEET
C3.0

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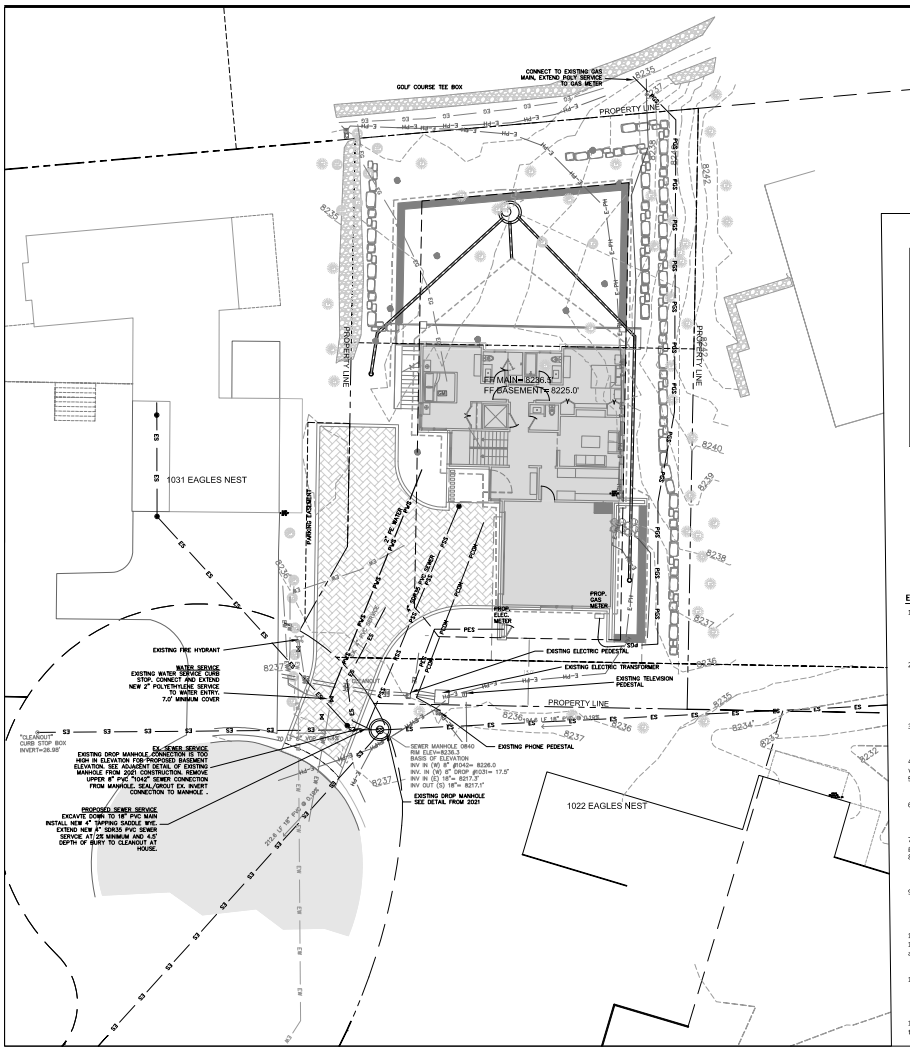


811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. CALL 811 OR VISIT UNCC.BIZ AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LEGEND

- PC — PROPOSED ELECTRIC
- PCE — PROPOSED ELECTRIC SERVICE
- PCOM — PROPOSED COMM. SERVICE
- PG — PROPOSED GAS
- PGS — PROPOSED GAS SERVICE
- PWS — PROPOSED WATER SERVICE
- PSS — PROPOSED SEWER SERVICE
- PV — PROPOSED FIRE HYDRANT W/GV
- PROPOSED STORM SEWER
- P — PROPOSED TRANSFORMER & COMM. PEDESTAL
- PROPERTY LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

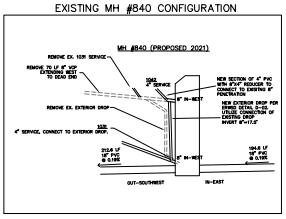
SEE ERWSD STANDARDS AND CONSTRUCTION SPECIFICATIONSFOR WATER AND SEWER

TOPOGRAPHIC INFORMATION WAS PROVIDED BY LEE LECHNER, 2023

PER ERWSD SPECIFICATIONS IN APPENDIX E: INSTALL TRACER WIRE ON ALL WATER AND SEWER MAINS AND SERVICE (SEE C4.5)

CONTRACTOR IS RESPONSIBLE FOR SERVICE TAPS ON NEW WATER AND SEWER MAINS

EXISTING MH #840 CONFIGURATION



ERWSD TRACER WIRE NOTES (SEE APPENDIX E-1.12 FOR ALL NOTES)

1. All water and sewer mains and services shall have tracer wire
2. tracer wire to be HDPE insulated #12 AWG copper or copper clad steel, 300 lb load, 30 mil insulation
3. Insulation to be color coded per AWWA, blue (water), green (sewer), red (ground wire)
4. All connectors to be lockable at wire intersections
5. See Appendix E for approved wire and connector manufacturers
6. Access Box- tracer wire access box at water curb stops and sewer cleanouts
7. Ground all dead ends and termination points at Access Boxes.
8. Tracer wire placed on top half of pipe and plastic zip teid to pipe every 5 feet.

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All Work shall be inspected and approved by the ERWSD Construction Inspector.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction Inspector immediately
7. Submit traffic control plans as approved by the appropriate governing agency
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction Inspector at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
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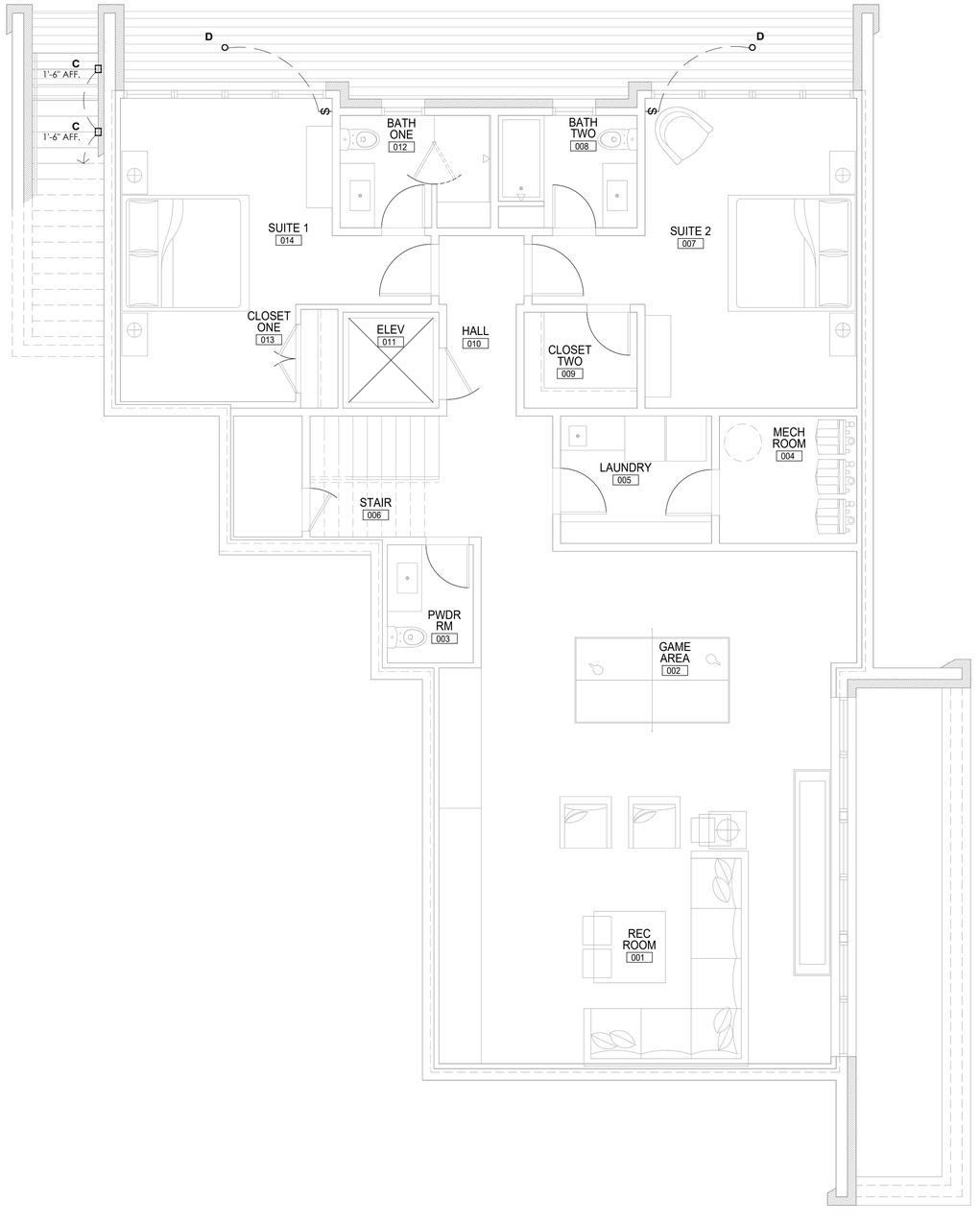
1042 EAGLES NEST CIR.
VAIL, CO

UTILITY PLAN

NO.	DATE	REVISIONS	BY
	01/06/2025	1 D.V. FINAL REVIEW	MCW
	01/24/2025	2 D.V. FINAL RESPONSE	

DESIGNED MCW
DRAWN TBL, MCW
CHECKED MCW
JOB NO. ---
DATE 10/31/2024

SHEET C3.0



FIXTURE NOTES:

SEE INFO BOOKLET FOR SPEC INFORMATION

A DARK-SKY WALL SCONCE BY BEVOLO GAS
MODERNIST FIXTURE, GAS LANTERN
(FIXTURE HAS FULL CUT-OFF)

B DARK-SKY WALL SCONCE BY CHAMPMAN AND MYERS
IRVINE LARGE WALL LANTERN, LED
(FIXTURE HAS FULL CUT-OFF)

C LOW WALL STEP LIGHT BY IMPACT ISL1-LED
LED (FIXTURE HAS FULL CUT-OFF)

D RECESSED CAN LIGHT
(FIXTURE HAS FULL CUT-OFF)

ELECTRICAL KEY:

	PENDANT LIGHT	$	SWITCH
	DIRECTIONAL MONOPOINT	$KP	KEY PAD SWITCH
	CEILING MOUNTED LIGHT	$4	MULTIPLE SWITCH
	WALL MOUNTED LIGHT	$D	DIMMER SWITCH
	WALL MOUNTED SCONCE		DUPLEX RECEPTACLE
	RECESSED CEILING LIGHT		HALF SWITCHED DUPLEX RECEPTACLE
	MONOPOINT LIGHT	GFCI (GFI)	GROUND FAULT DUPLEX RECEPTACLE
	RECESSED WALL LIGHT		QUAD RECEPTACLE
	UNDERCABINET LED STRIP LIGHT	T	THERMOSTAT
LED	LED LIGHT		SPECIAL DEVICE OUTLET
	LED STRIP LIGHTING	D	DRAPERY MOTOR
	SPECIALTY PENDANT		DUPLEX FLOOR RECEPTACLE
	TRACK LIGHT	C	CATEGORY 6 CABLE
	DECORATIVE WALL MOUNT	2C	2 CATEGORY 6 CABLES
	STAKE MOUNTED LANDSCAPE LIGHT	TV	2 RG6 COAXIAL
	PIER MOUNTED LIGHT	5	STRUCTURED CABLE (2 CAT 6 & 2 RG6 COAX)
SD	SMOKE DETECTOR		TELEPHONE OUTLET
S	SPEAKER		CAMERA
F	WALL MOUNTED EXHAUST FAN		
F	BATHROOM EXHAUST FAN		
J	JUNCTION BOX		

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PLAN NORTH

1 / E2.01 **LOWER LEVEL ELECTRICAL PLAN**

SCALE: 1/4" = 1'-0"

EXTERIOR LIGHTING COUNT:

LOT SIZE	9,801 SQ. FT. / 1000 SQ. FT. =
ALLOWABLE	10 FIXTURES
PROPOSED	10 FIXTURES

SUMAN ARCHITECTS
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Suite 211
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970.471.6122
michael@sumanarchitects.com

VAIL VILLAGE FILING 8, BLOCK 1, LOT 2

EN1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25

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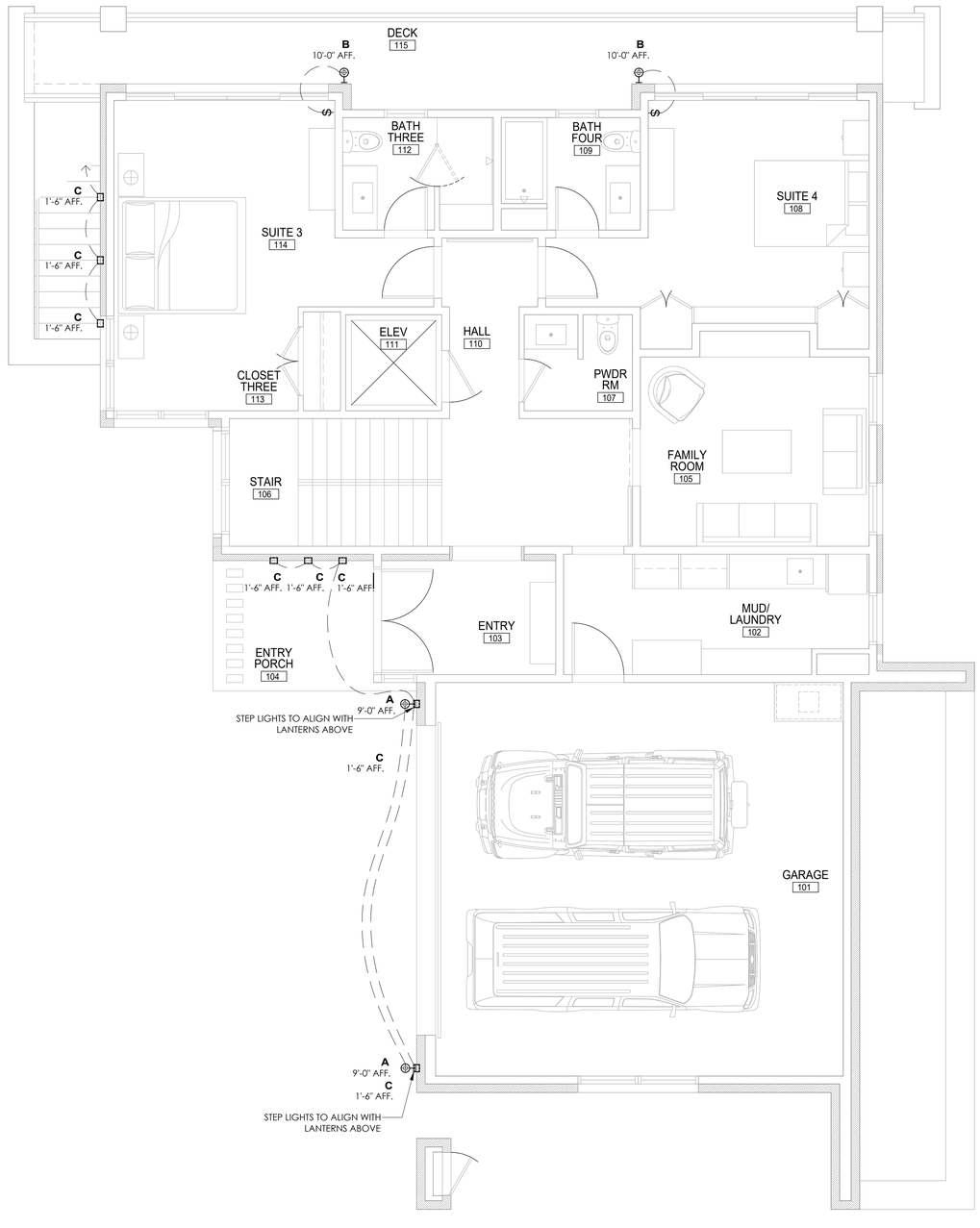
SCALE: 1/4" = 1'-0"

DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: ELECTRICAL PLAN

E2.01



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SEE INFO BOOKLET FOR SPEC INFORMATION

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(FIXTURE HAS FULL CUT-OFF)

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C LOW WALL STEP LIGHT BY IMPACT ISL1-LED
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LED	LED LIGHT		SPECIAL DEVICE OUTLET
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S	SPEAKER		CAMERA
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F	BATHROOM EXHAUST FAN		
J	JUNCTION BOX		

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PLAN NORTH

1 / E2.02 **MAIN LEVEL ELECTRICAL PLAN**

SCALE: 1/4" = 1'-0"

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michael@sumanarchitects.com

VAIL VILLAGE FILING 8, BLOCK 1, LOT 2

EN1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25

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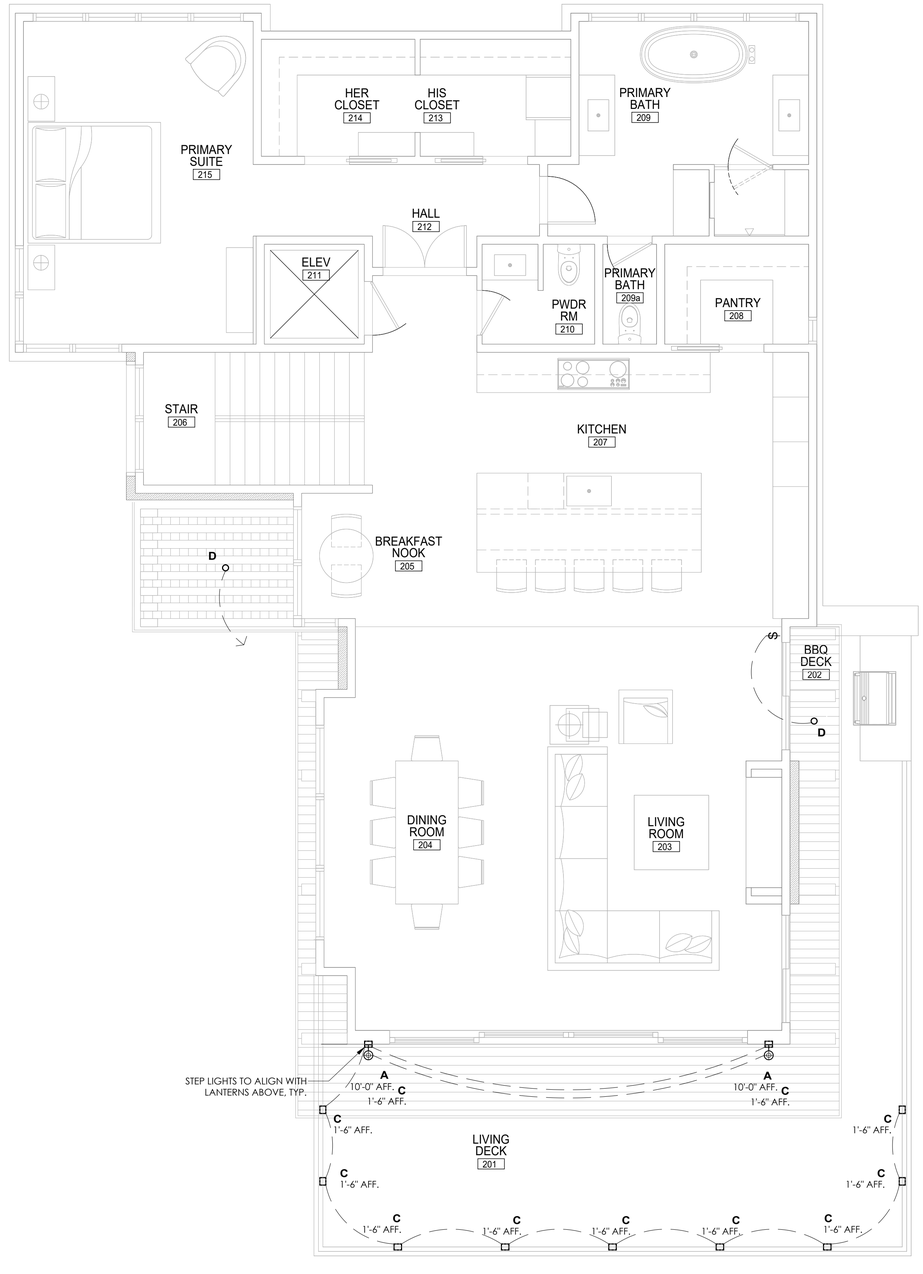
SCALE: 1/4" = 1'-0"

DRAWN: MDS

PROJECT #: 2401

SHEET TITLE: ELECTRICAL PLAN

E2.02



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ELECTRICAL KEY:

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- DIRECTIONAL MONOPOINT
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- WALL MOUNTED SCONCE
- RECESSED CEILING LIGHT
- MONOPOINT LIGHT
- RECESSED WALL LIGHT
- UNDERCABINET LED STRIP LIGHT
- LED LIGHT
- LED STRIP LIGHTING
- SPECIALTY PENDANT
- TRACK LIGHT
- DECORATIVE WALL MOUNT
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- SMOKE DETECTOR
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- SPECIAL DEVICE OUTLET
- DRAPERY MOTOR
- DUPLEX FLOOR RECEPTACLE
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- TELEPHONE OUTLET
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PLAN NORTH

1 / E2.03 UPPER LEVEL ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

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VAIL VILLAGE FILING 8, BLOCK 1, LOT 2

EN1042 RESIDENCE

1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25

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SCALE: 1/4" = 1'-0"

DRAWN: MDS

PROJECT #: 2401

SHEET TITLE: ELECTRICAL PLAN

E2.03

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

DESIGN IMAGES

1

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

2

APPROACH VIEW

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

3

ENTRY VIEW

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

SOUTHWEST VIEW

4

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

WEST VIEW

5

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

NORTHWEST VIEW

6

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

NORTH BIRDSEYE VIEW

7

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

NORTH ABOVE GRADE VIEW

8

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

NORTHEAST VIEW

9

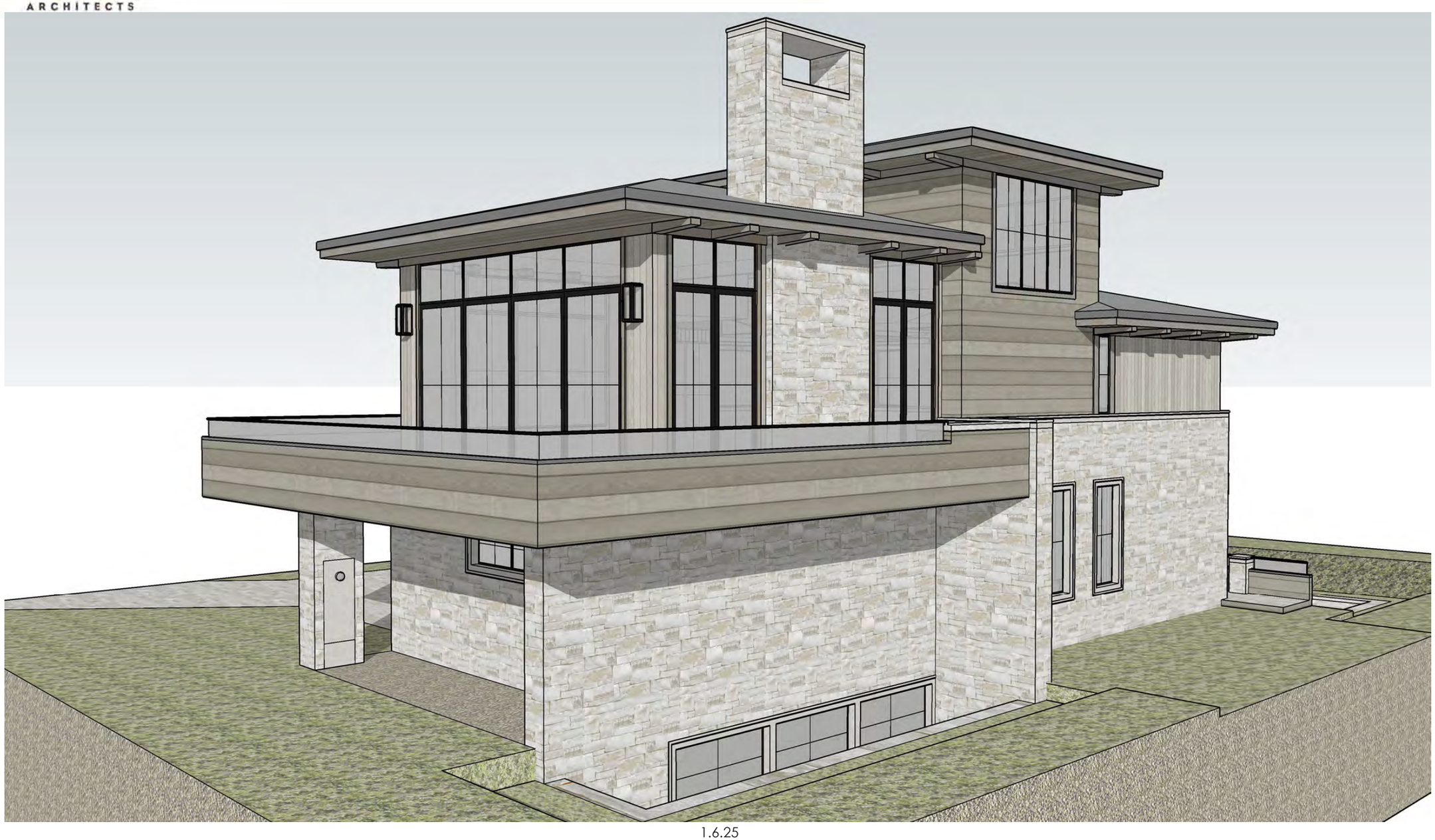
1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

EAST VIEW

10



1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

SOUTHEAST VIEW

11

1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

SOUTH VIEW

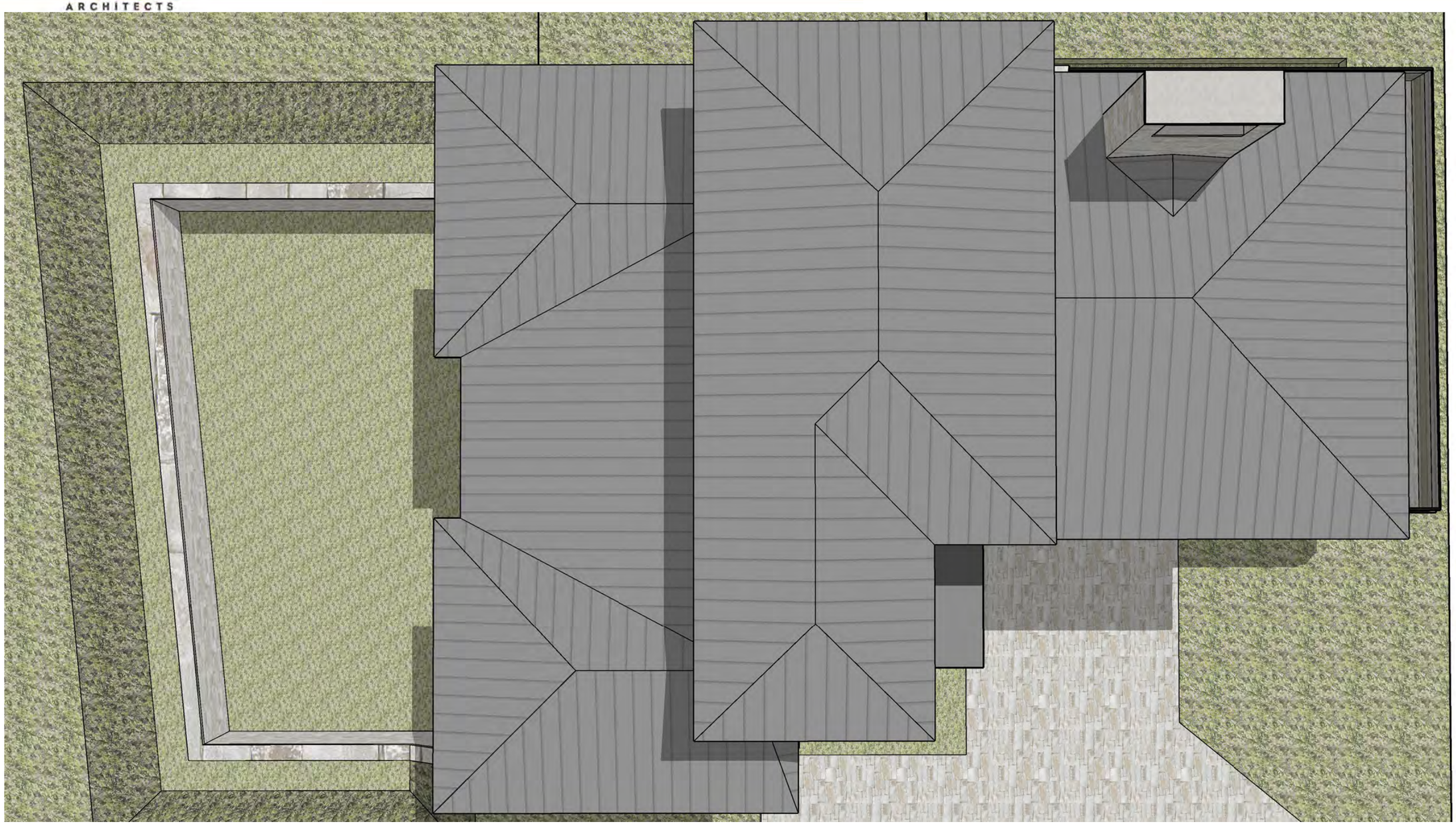
1.6.25

1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

SOUTH ENTRY VIEW

250 South Frontage Road West Vail, CO 81657 970.471.6122



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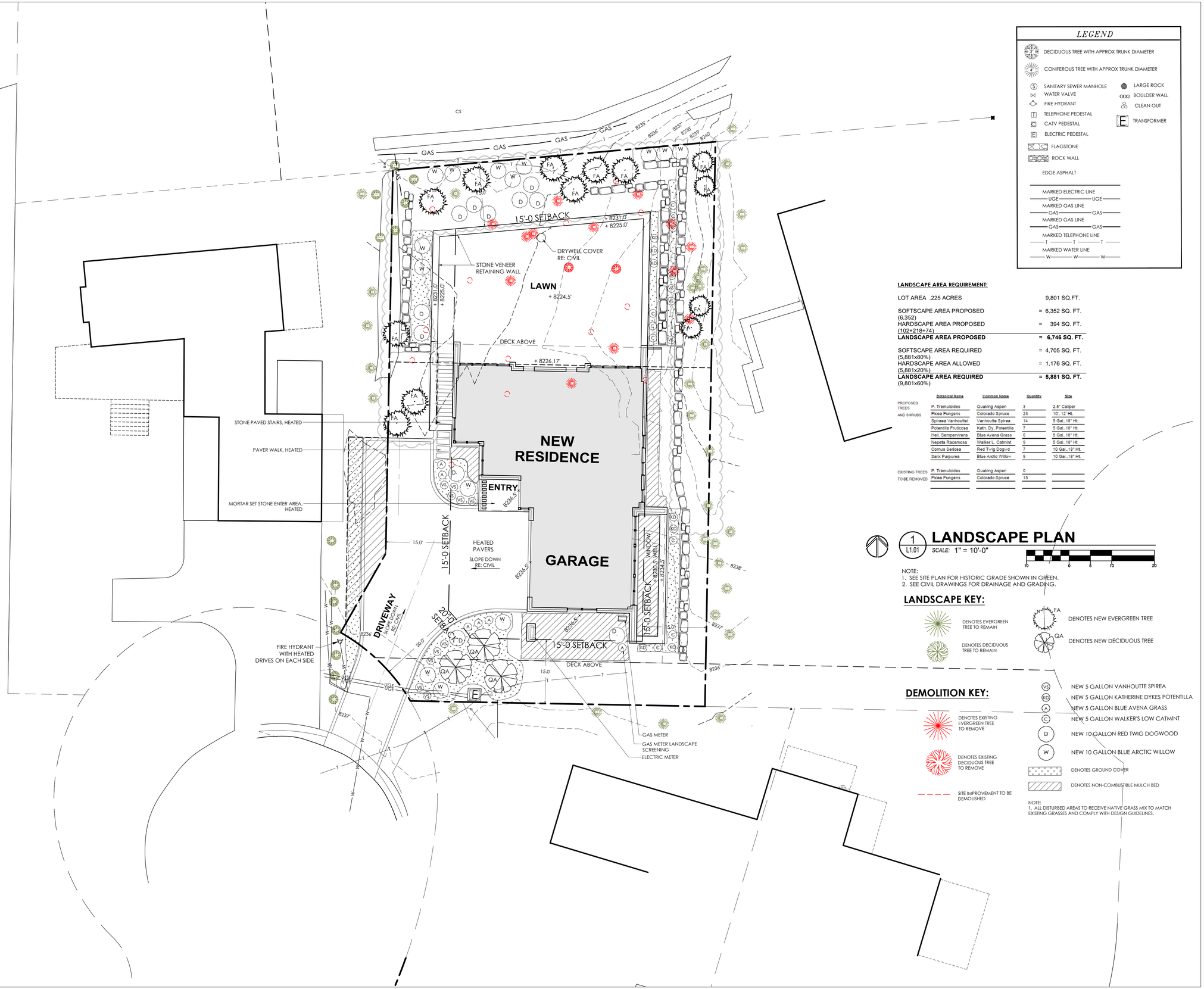
1042 Eagles Nest Residence

TOWN OF VAIL FINAL REVIEW IMAGES

PLAN VIEW

250 South Frontage Road West Vail, CO 81657 970.471.6122



LEGEND

- DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
- CONIFEROUS TREE WITH APPROX TRUNK DIAMETER
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- CATV PEDESTAL
- ELECTRIC PEDESTAL
- FLAGSTONE
- ROCK WALL
- EDGE ASPHALT
- MARKED ELECTRIC LINE — UGE — UGE
- MARKED GAS LINE — GAS — GAS
- MARKED GAS LINE — GAS — GAS
- MARKED TELEPHONE LINE — T — T — T
- MARKED WATER LINE — W — W — W
- LARGE ROCK
- BOULDER WALL
- CLEAN OUT
- TRANSFORMER

LANDSCAPE AREA REQUIREMENT:

LOT AREA .225 ACRES	9,801 SQ.FT.
SOFTSCAPE AREA PROPOSED (6,352)	= 6,352 SQ. FT.
HARDSCAPE AREA PROPOSED (102+218+74)	= 394 SQ. FT.
LANDSCAPE AREA PROPOSED	**= 6,746 SQ. FT.**
SOFTSCAPE AREA REQUIRED (5,881x80%)	= 4,705 SQ. FT.
HARDSCAPE AREA ALLOWED (5,881x20%)	= 1,176 SQ. FT.
LANDSCAPE AREA REQUIRED (9,801x60%)	**= 5,881 SQ. FT.**

	Botanical Name	Common Name	Quantity	Size
PROPOSED TREES AND SHRUBS	P. Tremuloides	Quaking Aspen	3	2.5" Caliper
	Picea Pungens	Colorado Spruce	23	10', 12' Ht.
	Spiraea Vanhouttei	Vanhoutte Spirea	14	5 Gal.,18" Ht.
	Potentilla Fruticosa	Keth. Dy. Potentilla	7	5 Gal.,18" Ht.
	Heli. Sempervirens	Blue Avena Grass	6	5 Gal.,18" Ht.
	Nepeta Racemosa	Walker L. Catmint	9	5 Gal.,18" Ht.
	Cornus Sericea	Red Twig Dogwd.	7	10 Gal.,18" Ht.
	Salix Purpurea	Blue Arctic Willow	9	10 Gal.,18" Ht.
EXISTING TREES TO BE REMOVED	P. Tremuloides	Quaking Aspen	0	
	Picea Pungens	Colorado Spruce	15	

1 L1.01 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

10 0 5 10 20

NOTE:
1. SEE SITE PLAN FOR HISTORIC GRADE SHOWN IN GREEN.
2. SEE CIVIL DRAWINGS FOR DRAINAGE AND GRADING.

LANDSCAPE KEY:

- DENOTES EVERGREEN TREE TO REMAIN
- DENOTES DECIDUOUS TREE TO REMAIN
- FA — DENOTES NEW EVERGREEN TREE
- QA — DENOTES NEW DECIDUOUS TREE

DEMOLITION KEY:

- DENOTES EXISTING EVERGREEN TREE TO REMOVE
- DENOTES EXISTING DECIDUOUS TREE TO REMOVE
- SITE IMPROVEMENT TO BE DEMOLISHED

- VS — NEW 5 GALLON VANHOUTTE SPIREA
- KD — NEW 5 GALLON KATHERINE DYKES POTENTILLA
- A — NEW 5 GALLON BLUE AVENA GRASS
- C — NEW 5 GALLON WALKER'S LOW CATMINT
- D — NEW 10 GALLON RED TWIG DOGWOOD
- W — NEW 10 GALLON BLUE ARCTIC WILLOW
- DENOTES GROUND COVER
- DENOTES NON-COMBUSTIBLE MULCH BED

NOTE:
1. ALL DISTURBED AREAS TO RECEIVE NATIVE GRASS MIX TO MATCH EXISTING GRASSES AND COMPLY WITH DESIGN GUIDELINES.

SUMAN ARCHITECTS
143 East Meadow Drive
Suite 201
Vail, CO 81657
michael@sumanarchitects.com
t 970.471.6122
f 970.479.7511

EN1042 RESIDENCE

VAIL VILLAGE FILING 8, BLOCK 1, LOT 2
1042 EAGLES NEST CIRCLE, VAIL COLORADO

ISSUED FOR:	DATE:
SCHEMATIC DESIGN	9.4.24
SCHEMATIC DESIGN	10.2.24
TOV CONCEPTUAL REVIEW	11.11.24
UTILITY VERIFICATION	12.13.24
TOV FINAL REVIEW	1.6.25
TOV FINAL RESPONSE	1.24.25

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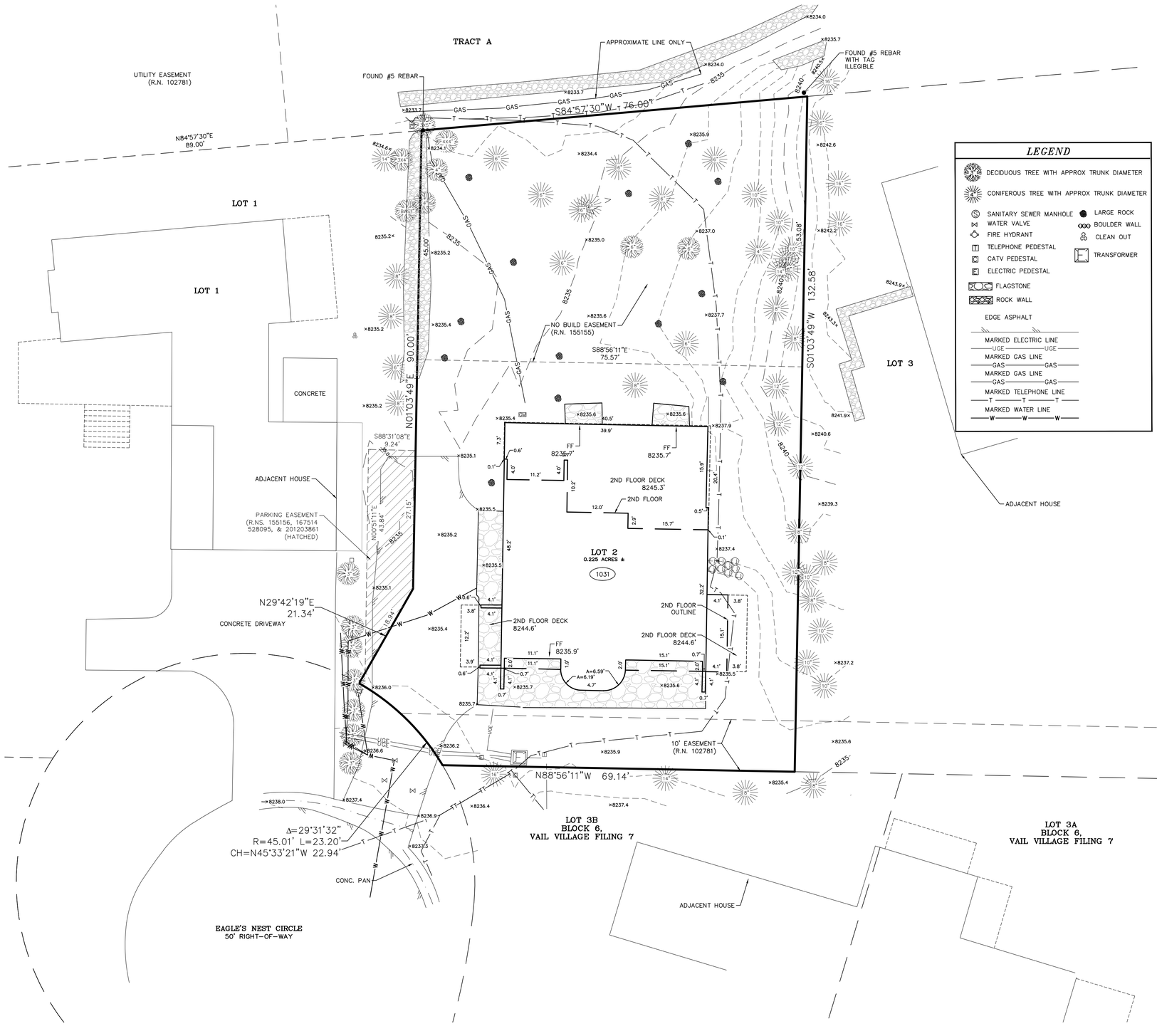
SCALE: 1" = 10'-0"
DRAWN: MDS

PROJECT #: 2401
SHEET TITLE: SITE PLAN

L1.01



LEGEND

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- CONIFEROUS TREE WITH APPROX TRUNK DIAMETER
- SANITARY SEWER MANHOLE
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- ROCK WALL
- EDGE ASPHALT
- MARKED ELECTRIC LINE
- MARKED GAS LINE
- MARKED GAS LINE
- MARKED TELEPHONE LINE
- MARKED WATER LINE

GENERAL NOTES

1. DATE OF TOPOGRAPHY: AUGUST 16, 2024, UTILITIES AUGUST 22, 2024
2. PROJECT BENCHMARK: HARN CONTROL POINT "SPRADDLE" ELEVATION=8287.82 (NAVD 88).
3. LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
4. THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
5. THE EXISTING UTILITIES SHOWN HEREON ARE FROM MARKINGS FOUND ON THE GROUND. PEAK LAND CONSULTANTS, INC. AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN ON THIS MAP.
6. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072449-3 DATED AUGUST 26, 2024 AT 5:00 P.M..
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 29, 1903, IN BOOK 48 AT PAGE 495. (NOT ABLE TO PLOT)
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 29, 1903, IN BOOK 48 AT PAGE 495. (NOT ABLE TO PLOT)
10. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 17, 1965, IN BOOK 187 AT PAGE 523. (NOT ABLE TO PLOT)
11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL VILLAGE, FILING NO. 8 RECORDED DECEMBER 17, 1965 UNDER RECEPTION NO. 102781 (AS SHOWN HEREON)
12. TERMS, CONDITIONS AND PROVISIONS OF CONVEYANCE ON NON-BUILDING EASEMENT RECORDED AUGUST 23, 1977 UNDER RECEPTION NO. 155155. (AS SHOWN HEREON)
13. (THIS ITEM WAS INTENTIONALLY DELETED)
14. TERMS, CONDITIONS AND PROVISIONS OF CONVEYANCE OF PARKING EASEMENT RECORDED AUGUST 23, 1977 UNDER RECEPTION NO. 155156. (AS SHOWN HEREON)

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

COLORADO REGISTERED BRENT BIGGS 27598 08/30/2024 PROFESSIONAL LAND SURVEYOR

DATE: _____

BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.

PEAK LAND CONSULTANTS, INC.
970-476-8644
PO BOX 3790, VAIL, CO, 81658
101 FAWCETT RD. #215 AVON, CO, 81620

TOPOGRAPHIC MAP
LOT 2
VAIL VILLAGE EIGHTH FILING
EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 08/30/24	PLC JOB#: 2517	

PLOTTED BY: Kim Jensen ON: Friday, August 30, 2024 AT: 11:15 AM FILEPATH: C:\Users\Kjpen\Peak Land Consulting\Projects - Documents\2500\2517 (Lot 2 Blk 1 Vill 10)\2 Engles Heart\Drawings\2517 TOPO2.dwg

AGENDA ITEM NO. 3.4

Item Cover Page

DESIGN REVIEW BOARD AGENDA ITEM REPORT

DATE: March 5, 2025

SUBMITTED BY: Amanda Mascarenas, Community Development

ITEM TYPE: Main Agenda

AGENDA SECTION: **Main Agenda**

SUBJECT: **DRB25-0021 - First Bank**

SUGGESTED ACTION: Final review of new construction

ATTACHMENTS:
DRB25-0021 Plans_Part1.pdf
DRB25-0021 Plans_Part2.pdf
DRB25-0021 Plans_Part3.pdf
DRB25-0021 Plans_Part4.pdf
DRB25-0021 Docs.pdf
DRB25-0021 Public Comment - VRF 2-26-25.pdf
Applicant Presentation.pdf

OWNER	**EAST WEST PARTNERS** 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	**RA NELSON** 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	**4240 ARCHITECTURE, INC.** 3507 RINGSBY COURT, SUITE # 117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	**HARRIS KOCHER SMITH** 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANSCAPE ARCHITECT	**ZEHREN AND ASSOCIATES** 48 E BEAVER CREEK BLVD, SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	**KL&A** 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	**PAE ENGINEERING** 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	**ACG INTERIORS** 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

LAT: 39°38'29.87"N | LON: 106°22'42.64"W

17 VAIL ROAD VAIL, CO 81657

PROJECT NUMBER: 21277.00

4240

TOV DRB SUBMITTAL
27 JAN 2025

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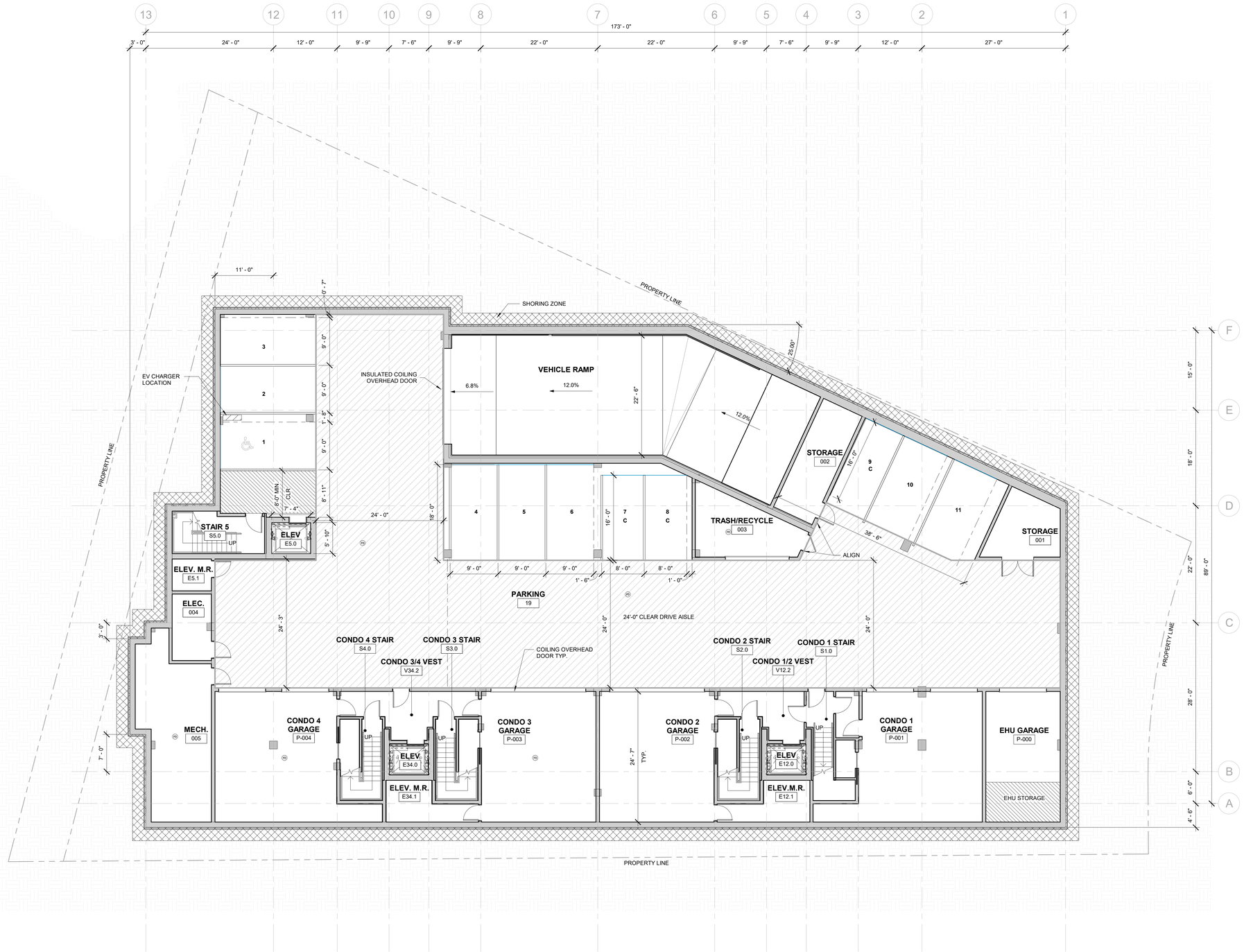

SHEET NOTES:

1. DIMENSIONS ARE MEASURED TO FINISHED FACE OF WALLS, CENTERLINE OF COLUMNS, AND/OR STRUCTURAL GRID LINE, U.N.O
2. UNDIMENSION DOORS ADJACENT TO PERPENDICULAR WALL SHALL BE LOCATED 6" FROM FACE OF FINISH TO JAMB, U.N.O
3. ELEMENTS THAT APPEAR TO BE ALIGNED ARE ALIGNED, U.N.O.
4. ELEMENTS THAT APPEAR TO BE CENTERED ARE CENTERED, U.N.O.
5. SEE A120 SERIES FOR EDGE OF SLAB PLANS.
6. SEE A150 SERIES FOR REFLECTED CEILING PLANS.
7. SEE A500 SERIES FOR INTERIOR & EXTERIOR WALL ASSEMBLIES, FLOOR ROOF & CEILING ASSEMBLIES, STOREFRONT WALL TYPES, & DOOR TYPES WITH SCHEDULE.

PROJECT 100' - 0" = 8154'

LEGEND:

- STANDARD PARKING STALL
- C — COMPACT PARKING STALL
- ACCESSIBLE PARKING STALL

OUTDOOR PARKING

STANDARD SPACE: 19'-0" DEEP x 9'-0" WIDE
COMPACT SPACE: 16'-0" DEEP x 8'-0" WIDE

INDOOR PARKING

STANDARD SPACE: 18'-0" DEEP x 9'-0" WIDE
COMPACT SPACE: 16'-0" DEEP x 8'-0" WIDE

FOUNDATION SHORING ZONE

1 LEVEL P1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
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INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

P1 FLOOR PLAN

A100

12/4/2025 9:42:56 AM

SHEET NOTES:

1. DIMENSIONS ARE MEASURED TO FINISHED FACE OF WALLS, CENTERLINE OF COLUMNS, AND/OR STRUCTURAL GRID LINE, U.N.O
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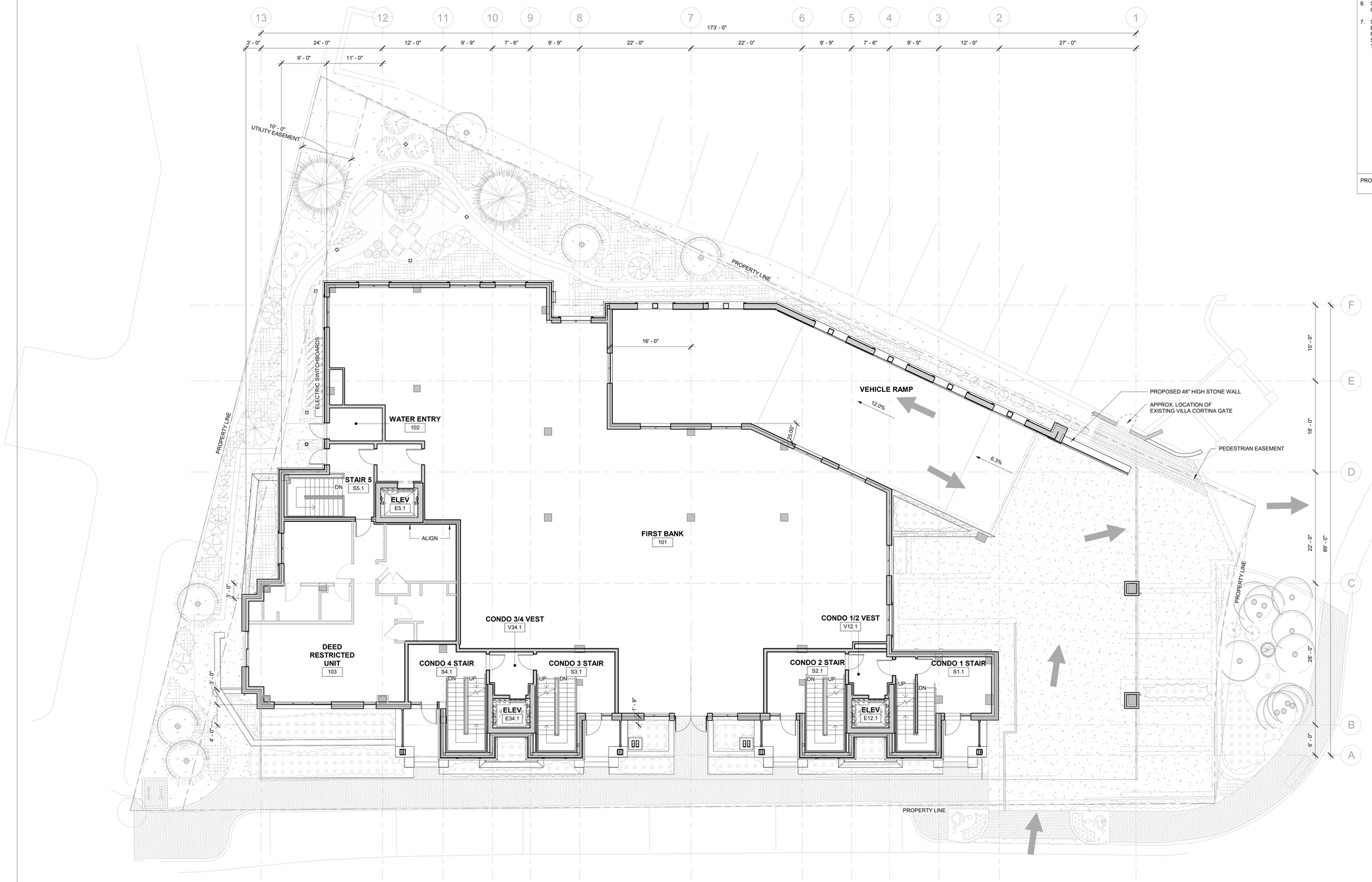
PROJECT 100' - 0" = 8154'



1 LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LEVEL 01 FLOOR PLAN

A101

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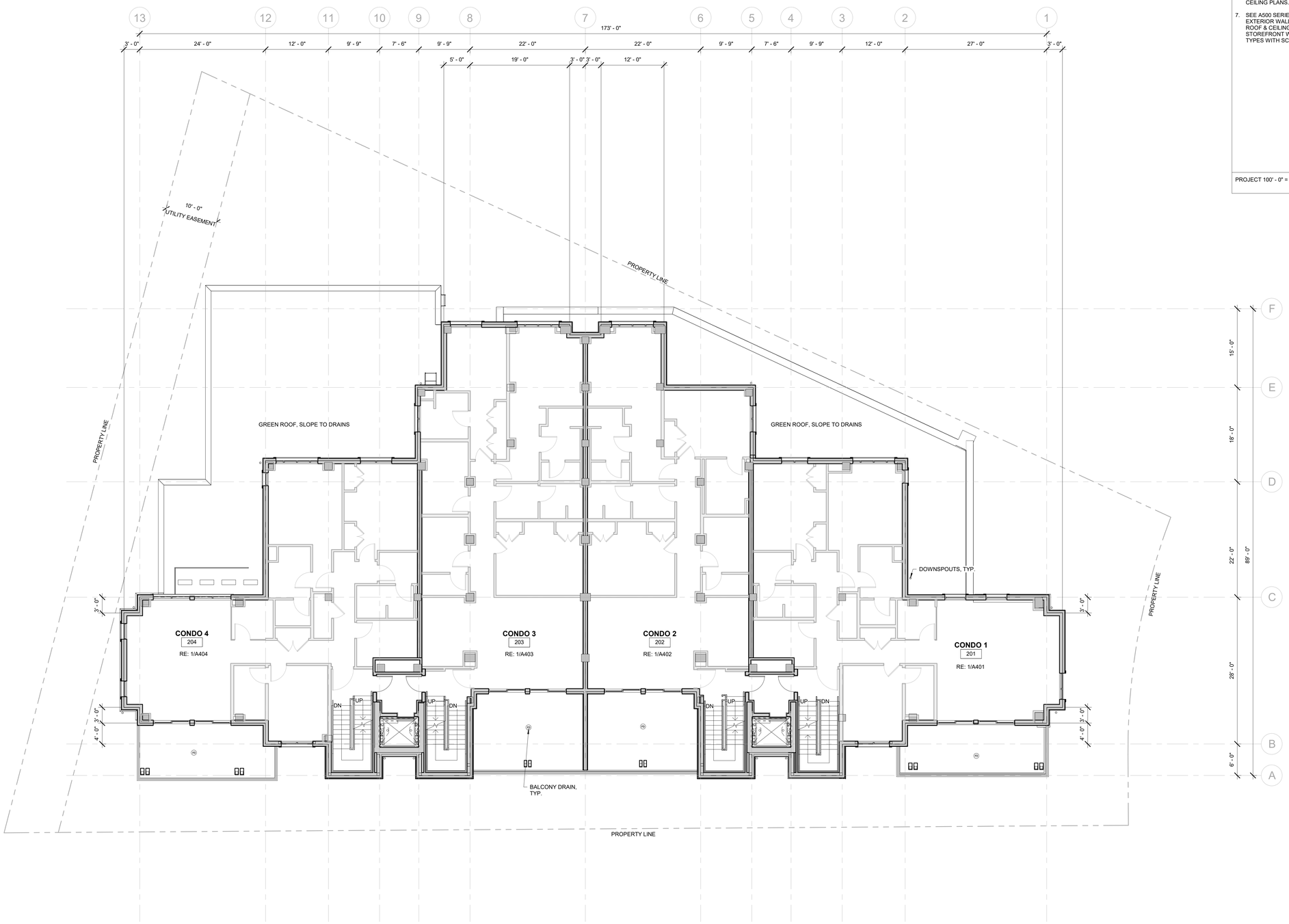

1 LEVEL 02 FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES:

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PROJECT 100' - 0" = 8154'

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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

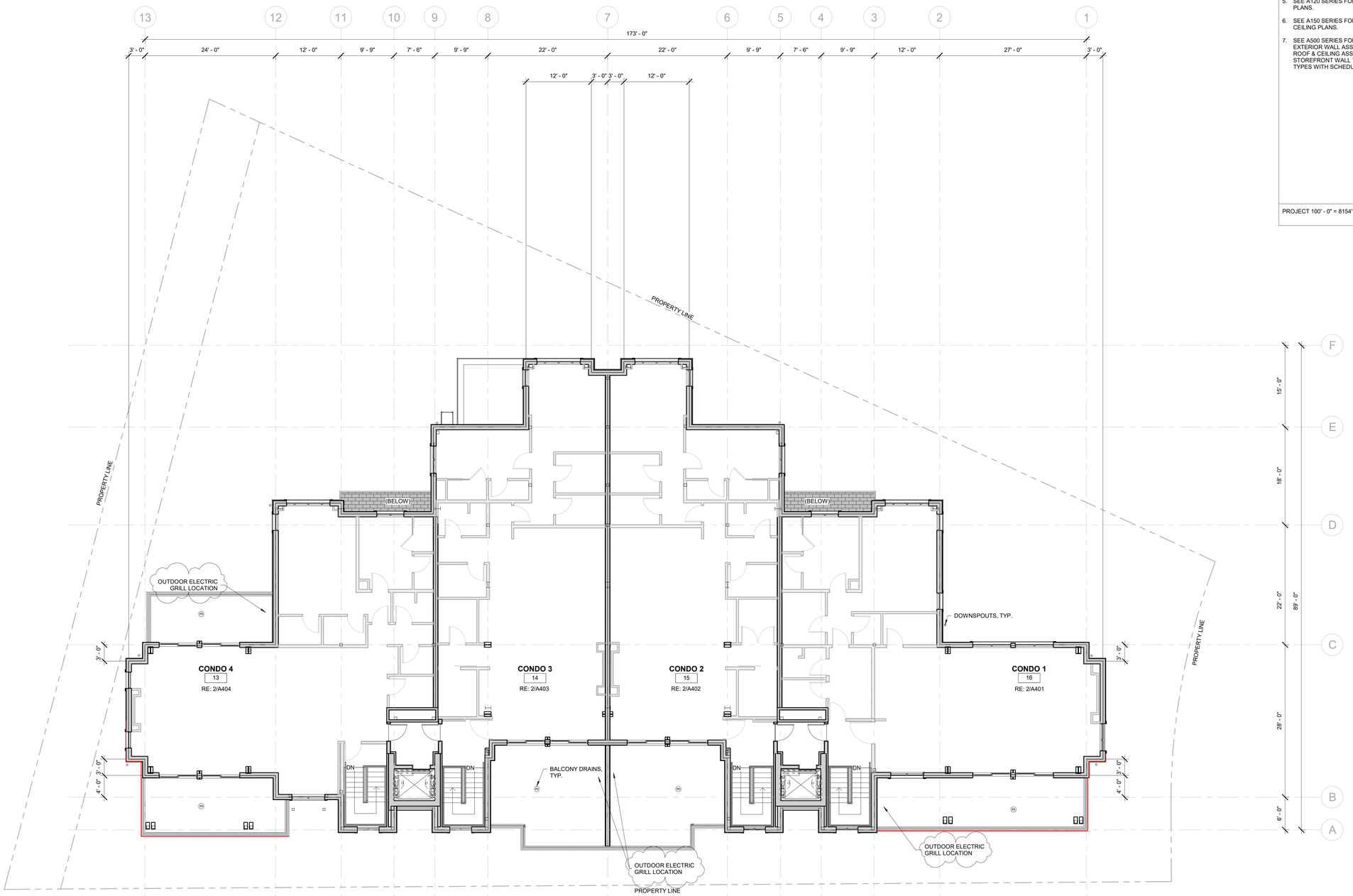
ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LEVEL 02 FLOOR PLAN

A102

12/4/2025 9:51:03 AM



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PROJECT 100' - 0" = 8154'

1 LEVEL 03 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PRIMA RESIDENCES

17 VAIL ROAD
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PARCEL # (2101-071-07-005)

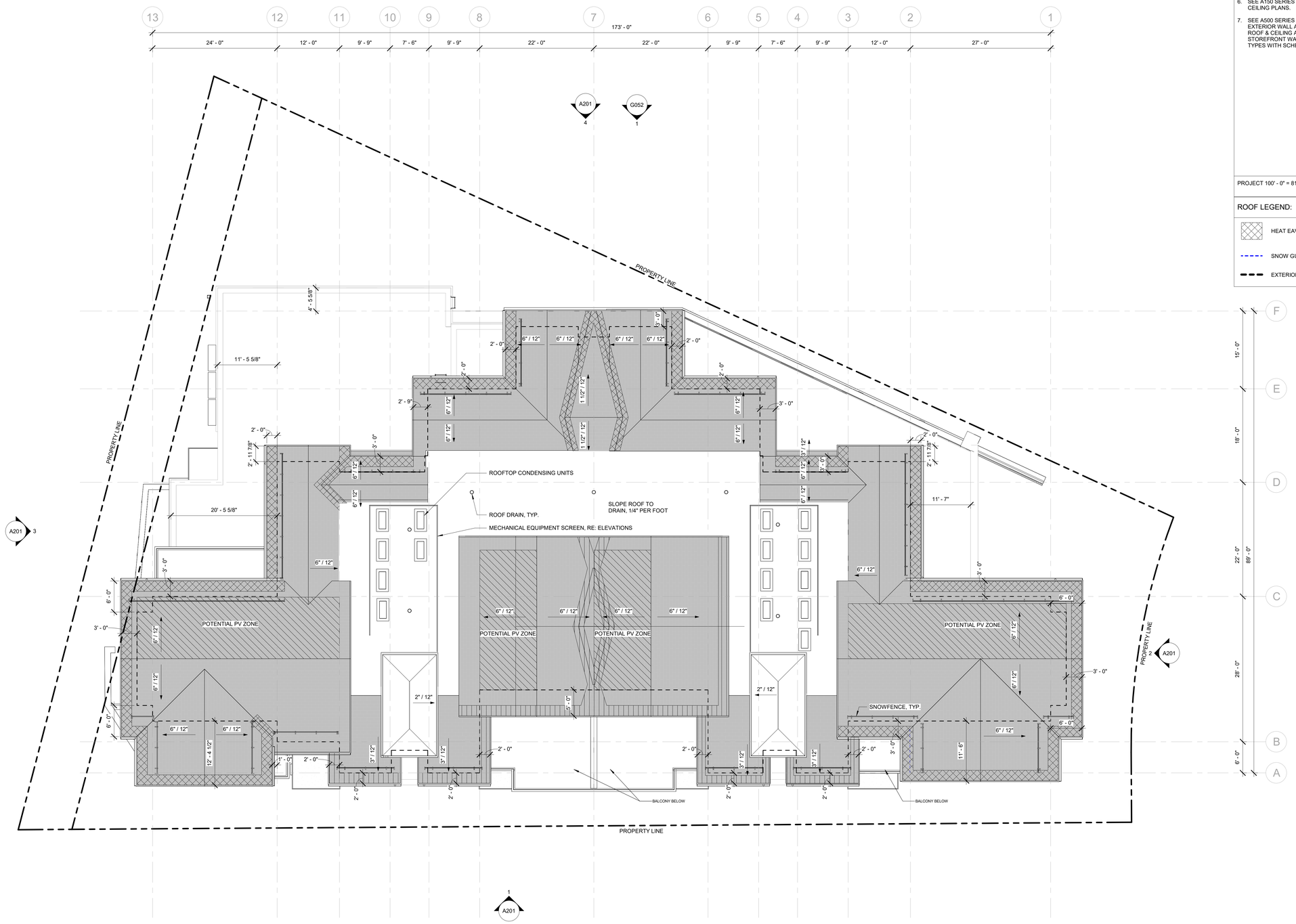
ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LEVEL 03 FLOOR PLAN

A103

2/4/2025 12:12:33 PM



SHEET NOTES:

1. DIMENSIONS ARE MEASURED TO FINISHED FACE OF WALLS, CENTERLINE OF COLUMNS, AND/OR STRUCTURAL GRID LINE, U.N.O
2. UNDIMENSION DOORS ADJACENT TO PERPENDICULAR WALL SHALL BE LOCATED 6" FROM FACE OF FINISH TO JAMB, U.N.O
3. ELEMENTS THAT APPEAR TO BE ALIGNED ARE ALIGNED, U.N.O.
4. ELEMENTS THAT APPEAR TO BE CENTERED ARE CENTERED, U.N.O.
5. SEE A120 SERIES FOR EDGE OF SLAB PLANS.
6. SEE A150 SERIES FOR REFLECTED CEILING PLANS.
7. SEE A500 SERIES FOR INTERIOR & EXTERIOR WALL ASSEMBLIES, FLOOR ROOF & CEILING ASSEMBLIES, STOREFRONT WALL TYPES, & DOOR TYPES WITH SCHEDULE.

PROJECT 100' - 0" = 8154'

ROOF LEGEND:

- HEAT EAVE PANEL STRIP
- SNOW GUARD
- EXTERIOR FACE OF STUD

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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4240 Architecture Inc

OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

ROOF PLAN

A110

1/24/2025 10:04:14 AM

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES:

1. DIMENSIONS ARE MEASURED TO FACE OF STRUCTURAL WALL AND/OR STRUCTURAL OPENING, U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FINISHED FACE OF INTERIOR WALLS AND/OR STRUCTURE GRID LINE, U.N.O.
3. ELEMENTS THAT APPEAR TO BE ALIGNED ARE ALIGNED, U.N.O.
4. ELEMENTS THAT APPEAR TO BE CENTERED ARE CENTERED, U.N.O.
5. UNDIMENSIONED DOORS ADJACENT TO A PERPENDICULAR WALL SHALL BE LOCATED 6" FROM FACE OF FINISH TO JAMB U.N.O.
6. REFER TO SHEET A511 FOR EXTERIOR WALL ASSEMBLIES
7. REFER TO SHEET A521 FOR FLOOR & CEILING ASSEMBLIES
8. REFER TO SHEET A531 FOR ROOF & SOFFIT ASSEMBLIES
9. REFER TO SHEET A541 FOR WINDOW TYPES & SCHEDULE
10. REFER TO SHEET A551 FOR CURTAINWALL & STOREFRONT TYPES
11. REFER TO SHEET A561 FOR DOOR TYPES & SCHEDULE

GLAZING LEGEND:

CLEAR GLASS =	

CLADDING LEGEND:

STONE VENEER =	
WOOD RAINSCREEN =	
METAL PANEL =	
STUCCO =	

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
C	100% DESIGN DEVELOPMENT	14 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

BUILDING ELEVATIONS

A201

12/4/2025 11:24:31 AM

VAIL ROAD LOOKING WEST
NTS, FOR INFORMATION ONLY

VAIL ROAD AT NORTHEAST CORNER
NTS, FOR INFORMATION ONLY

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OWNER	**EAST WEST PARTNERS** 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	**RA NELSON** 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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INTERIOR DESIGN	**ACG INTERIORS** 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

ARCHITECTURAL MASSING & RENDERING

A221

1/24/2025 5:37:43 PM

VILLA CORTINA LOOKING EAST
NTS, FOR INFORMATION ONLY

VILLA CORTINA LOOKING SOUTH
NTS, FOR INFORMATION ONLY

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OWNER	**EAST WEST PARTNERS** 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	**RA NELSON** 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

ARCHITECTURAL MASSING & RENDERING

A222

1/24/2025 6:39:23 PM

	1	2		4	5	6	7
FINISH TYPE	VERTICAL WOOD SIDING	WOOD TRIM	STONE CLADDING	LIGHTLY TROWELED STUCCO	LIMESTONE WALL CAPS AND WINDOW SILLS	PREFINISHED METALS FASCIAS/PLATES	ASPHAULT ROOF SHINGLE
COLOR/NAME/	SPRUCE|ROUGH SAWN| RIO FRIO	SPRUCE|ROUGH SAWN| CUSTOM BROWN	ASPEN BARK (339)	VOLTERA WHITE (Y079302)	NATURAL LIMESTONE	MEDIUM BRONZE	WEATHERED WOOD
MANUFACTURE	DELTA MILLWORKS	DELTA MILLWORKS	GALLEGOS STONE	STO	TDB	ARCONIC	CERTAINTEED

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

EXTERIOR BUILDING MATERIALS

A223

1/27/2025 11:41:57 AM

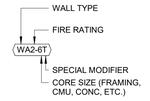
SHEET NOTES:

1. USE CEMENTITIOUS BACKER BOARD FOR WET WALLS. REFER TO SPECIFICATION SECTION 09 21 16 FOR ADDITIONAL INFORMATION
2. REFER TO ACOUSTICAL REPORT FOR ADDITIONAL INFORMATION RELATED TO ACOUSTICAL TREATMENT FOR PARTITIONS
3. REFER TO SPECIFICATIONS FOR FIRESTOPPING SYSTEM INFORMATION

FIRE PROTECTION NOTES:

1. REFER TO G SERIES FOR LIFE SAFETY, EGRESS & ACCESSIBILITY CODE ANALYSIS

WALL TAG LEGEND



EXAMPLE TAG ABOVE:

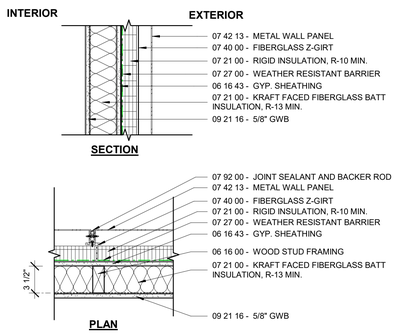
- WA-TYPE EXTERIOR WALL
- 2HR FIRE-RATED
- 6" FRAMING
- THERMAL INSULATION

FIRE RATINGS:		CMU SIZES:	
1	1-HR RATED	4	4" NOMINAL
2	2-HR RATED	6	6" NOMINAL
3	3-HR RATED	0	10" NOMINAL
4	4-HR RATED	2	12" NOMINAL

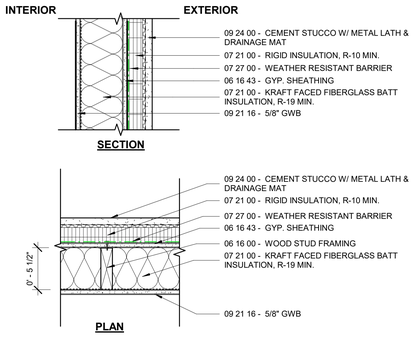
METAL FRAMING SIZES:		WOOD FRAMING SIZES:	
0	7/8"	2	2 X 2
1	1-5/8"	3	2 X 3
2	2-1/2"	4	2 X 4
3	3-5/8"	6	2 X 6
4	4"	8	2 X 8
6	6"		
8	8"		

SPECIAL MODIFIERS:

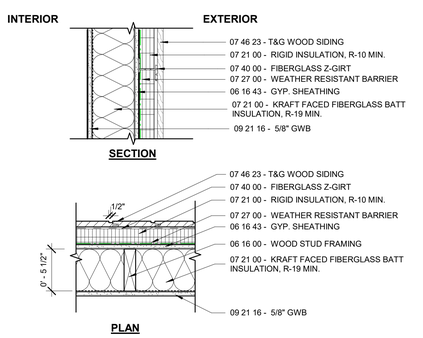
A	ACOUSTIC
B	BEARING
P	PARAPET (LAPPED ROOFING MEMBRANE @ ROOF SIDE)
P*	PARAPET WALL (EXT. FINISH @ ROOF SIDE)
S	SMOKE RATED
SA	SMOKE & ACOUSTIC RATED
T	THERMAL INSULATION
T*	REDUCED CONTINUOUS INSULATION THICKNESS (ADDED CAVITY INSULATION)



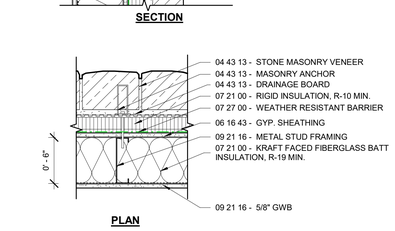
WW:M EXTERIOR WALL - MTL. PANEL ON WD. STUD
SCALE: 1 1/2" = 1'-0"



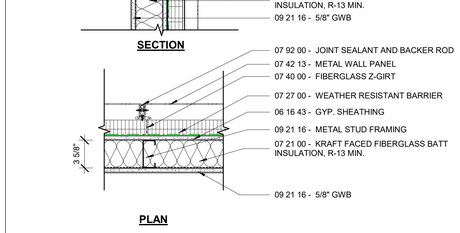
WW:C EXTERIOR WALL - STUCCO ON WD. STUD
SCALE: 1 1/2" = 1'-0"



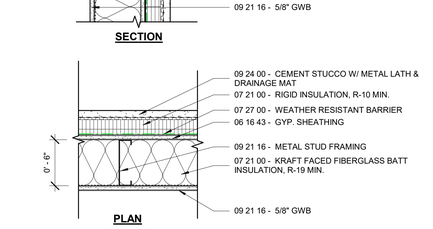
WW:A EXTERIOR WALL - WD. SIDING ON WD. STUD
SCALE: 1 1/2" = 1'-0"



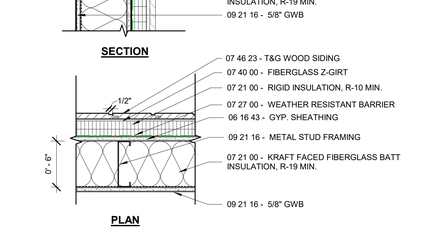
WM:S EXTERIOR WALL - STONE ON MTL. STUD
SCALE: 1 1/2" = 1'-0"



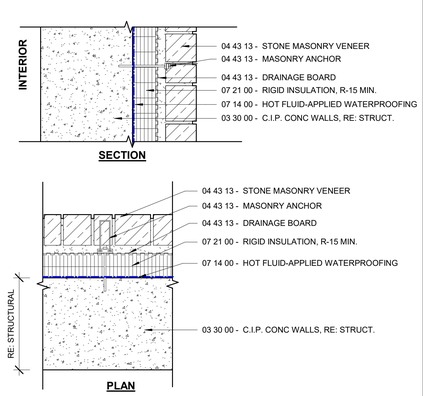
WM:M EXTERIOR WALL - MTL. PANEL ON MTL. STUD
SCALE: 1 1/2" = 1'-0"



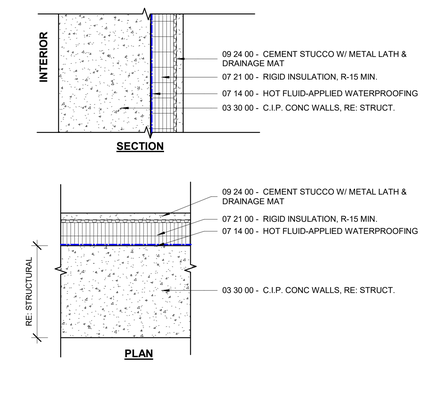
WM:C EXTERIOR WALL - STUCCO ON MTL. STUD
SCALE: 1 1/2" = 1'-0"



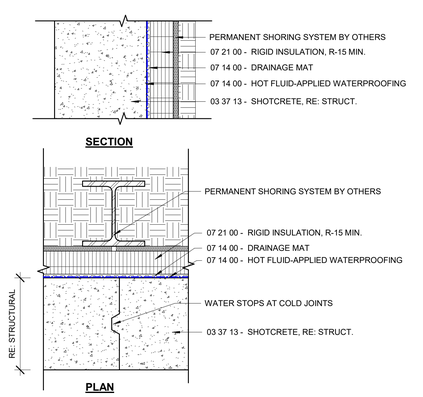
WM:A EXTERIOR WALL - WD. SIDING ON MTL. STUD
SCALE: 1 1/2" = 1'-0"



WC:S EXTERIOR WALL - STONE ON CONC.
SCALE: 1 1/2" = 1'-0"



WC:C EXTERIOR WALL - STUCCO ON CONC.
SCALE: 1 1/2" = 1'-0"



WS EXTERIOR WALL - INSULATED SHOTCRETE
SCALE: 1 1/2" = 1'-0"

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GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

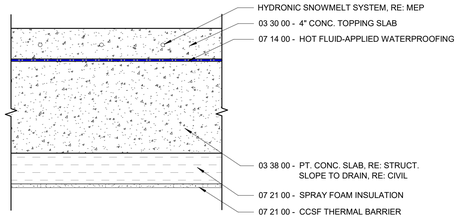
PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

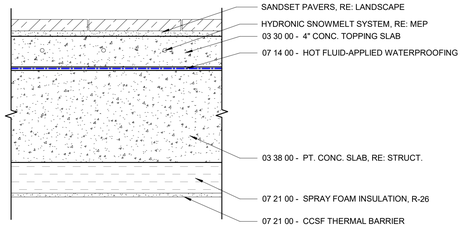
EXTERIOR WALL ASSEMBLIES

A511

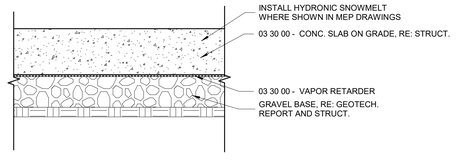
2/4/2025 10:24:34 AM



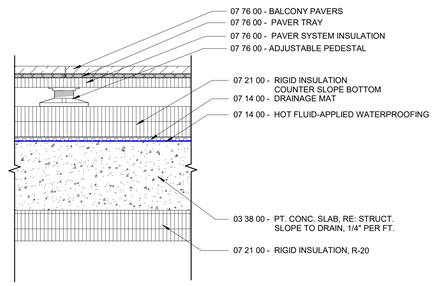
FF FLOOR SYSTEM - PARKING RAMP
SCALE: 1 1/2" = 1'-0"



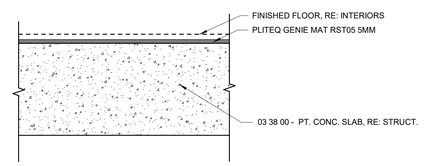
FE FLOOR SYSTEM - SAND SET PAVERS ON P.T. CONC. SLAB
SCALE: 1 1/2" = 1'-0"



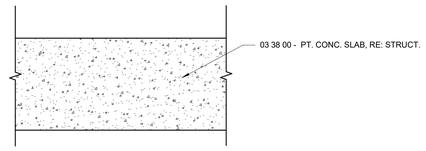
FD FLOOR SYSTEM - CONCRETE SLAB ON GRADE
SCALE: 1 1/2" = 1'-0"



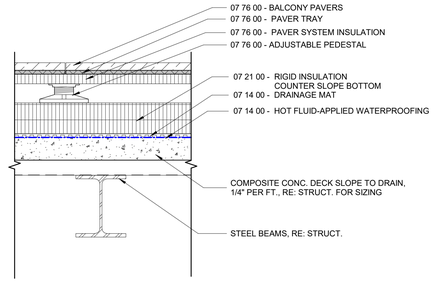
BB BALCONY - PEDESTAL PAVERS ON PT CONC. SLAB
SCALE: 1 1/2" = 1'-0"



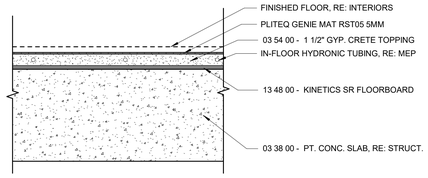
FC FLOOR SYSTEM - LEVEL 1 FINISHED FLOOR ON CONC. SLAB
SCALE: 1 1/2" = 1'-0"



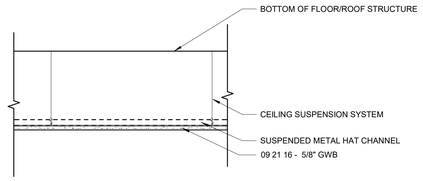
FB FLOOR SYSTEM - LEVEL 1 UNFINISHED P.T. CONC. SLAB
SCALE: 1 1/2" = 1'-0"



BA BALCONY - PEDESTAL PAVERS ON COMP. DECK
SCALE: 1 1/2" = 1'-0"



FA FLOOR - CONDO LEVEL FINISHED FLOOR ON P.T. CONC. SLAB
SCALE: 1 1/2" = 1'-0"



CA CEILING - SUSP. GWB ON HAT CHANNEL
SCALE: 1 1/2" = 1'-0"

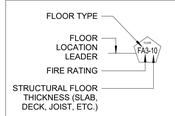
SHEET NOTES:

1. USE CEMENTITIOUS BACKER BOARD FOR WET WALLS. REFER TO SPECIFICATION SECTION 09 21 16 FOR ADDITIONAL INFORMATION
2. REFER TO ACOUSTICAL REPORT FOR ADDITIONAL INFORMATION RELATED TO ACOUSTICAL TREATMENT FOR PARTITIONS
3. REFER TO SPECIFICATIONS FOR FIRESTOPPING SYSTEM INFORMATION
4. REFER TO G SERIES SHEERS FOR LIFE SAFETY, EGRESS & ACCESSIBILITY CODE ANALYSIS

FIRE PROTECTION NOTES:

1. REFER TO G SERIES FOR LIFE SAFETY, EGRESS & ACCESSIBILITY CODE ANALYSIS

FLOOR TAG LEGEND:



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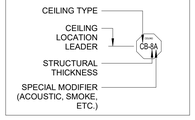

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

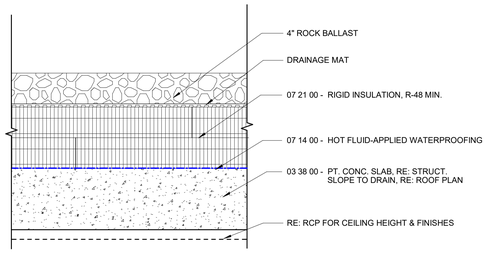
PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

FLOOR, BALCONY, & CEILING ASSEMBLIES

A521

2/4/2025 10:26:23 AM



RD ROOF SYSTEM - BALLASTED ROOF ON CONC. SLAB
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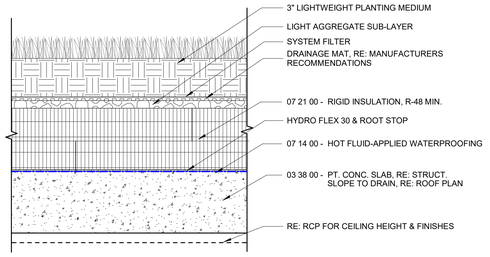

RC ROOF SYSTEM - GREEN ROOF EXTENSIVE ON CONC. SLAB
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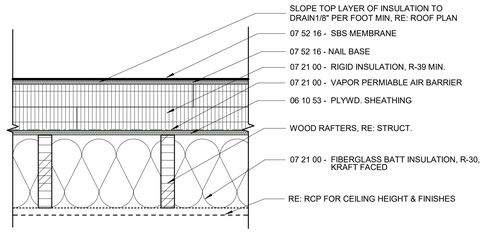
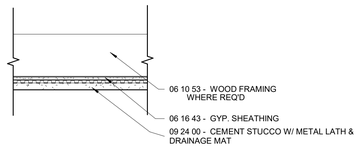
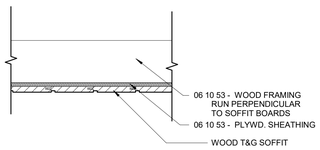


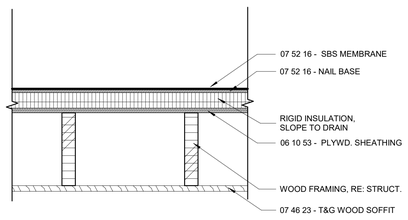
RB ROOR SYSTEM - SBS MEMBRANE
SCALE: 1 1/2" = 1'-0"



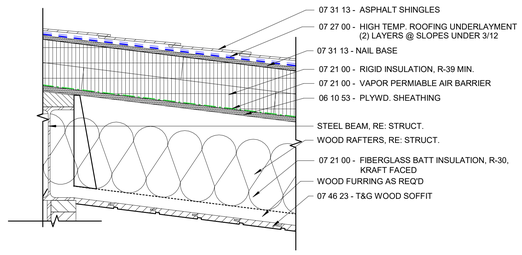
SB EXTERIOR STUCCO SOFFIT
SCALE: 1 1/2" = 1'-0"



SA EXTERIOR T&G WOOD SOFFIT
SCALE: 1 1/2" = 1'-0"



RE EXTERIOR CANOPY - SBS ON WOOD STRUCTURE
SCALE: 1 1/2" = 1'-0"

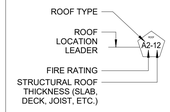


RA ROOF SYSTEM - ASPHAULT SHINGLE OVER MEMBRANE
SCALE: 1 1/2" = 1'-0"

SHEET NOTES:

1. REFER TO ROOF PLAN(S) FOR ROOF EXTENTS & SLOPES
2. REFER TO ACOUSTICAL REPORT FOR ADDITIONAL INFORMATION RELATED TO ACOUSTICAL TREATMENT FOR PARTITIONS
3. REFER TO SPECIFICATIONS FOR FIRESTOPPING SYSTEM INFORMATION

ROOF TAG LEGEND:



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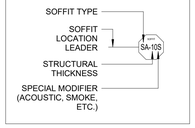

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD., SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

ROOF & SOFFIT ASSEMBLIES

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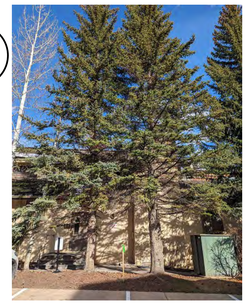
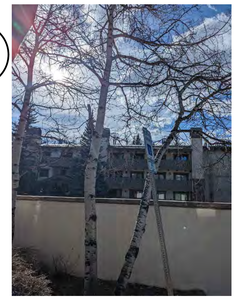




EXISTING TREES= 33 TREES

Deciduous Tree Preserved=3 Tree
Evergreen Trees Preserved=7 Trees
TOTAL TREES PRESERVED= 10 TREES

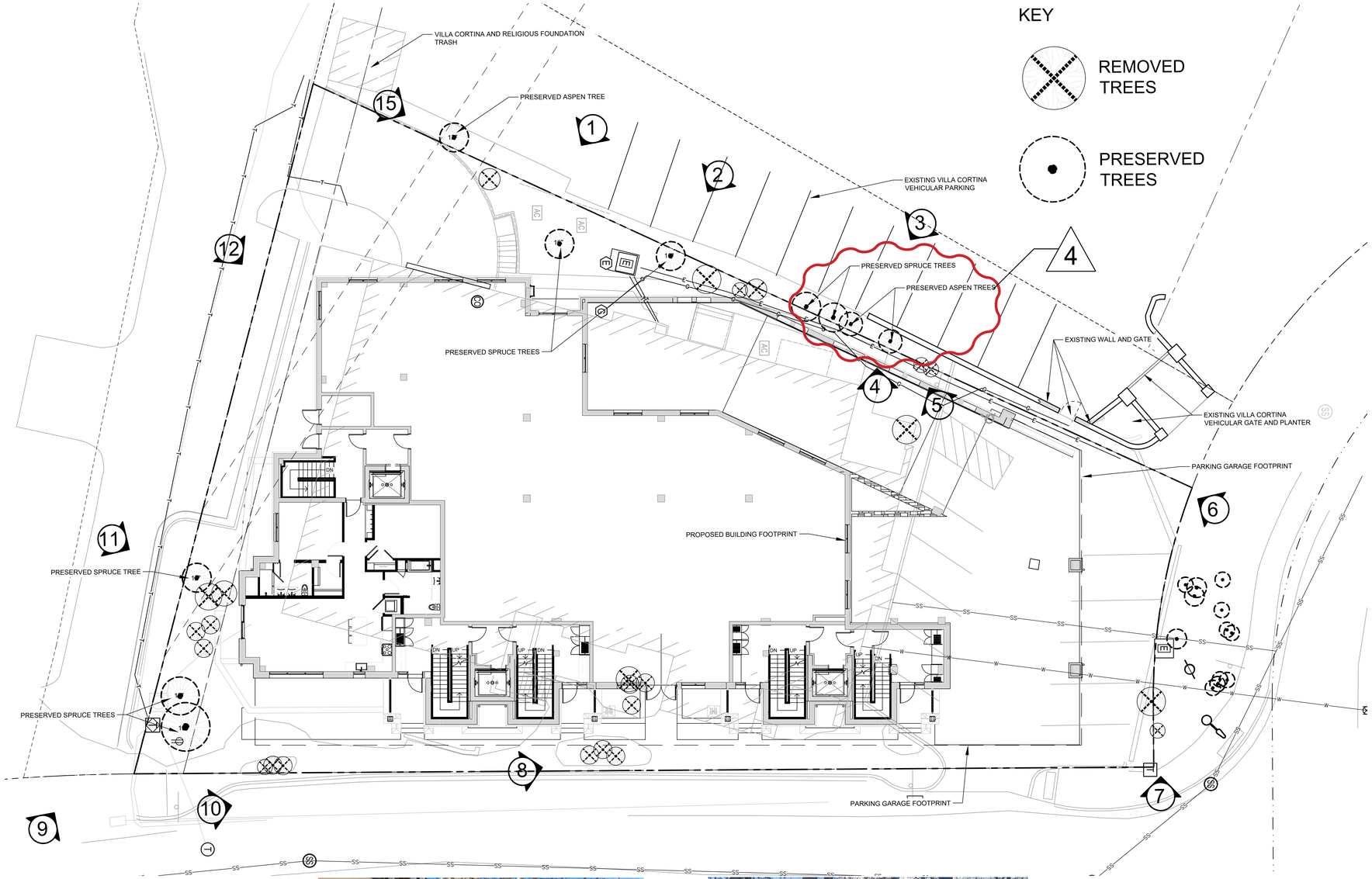
Proposed Deciduous Trees= 2 TREES
Proposed Evergreen Trees= 2 Trees
TOTAL PROPOSED TREES= 4 TREES

TOTAL TREES ON PROPOSED LANDSCAPE SITE PLAN= 10 TREES

TOTAL SHRUBS ON PROPOSED LANDSCAPE SITE PLAN= 26 SHRUBS

TOTAL GRASSES ON PROPOSED LANDSCAPE SITE PLAN= 28 GRASSES

TOTAL PERENNIALS ON PROPOSED LANDSCAPE SITE PLAN= 1,344 PERENNIALS



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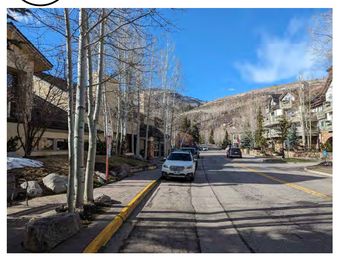

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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

EXISTING TREE REMOVAL AND PRESERVATION

L0.0

2/4/2025 10:37:14 AM

VAIL,CO CODE OF ORDINANCES 12-7B-16
LANDSCAPING AND SITE DEVELOPMENT

No reduction in landscape area shall be permitted without sufficient cause shown by the applicant or as specified in the Vail Village design consideration as adopted in 12-7B-20 of this article.

Total Area of Site= 21,194 SF

Max Building Coverage- 80%= 16,955.2 SF

Building Coverage
8,593.94 SF= 40.54%% of site

Landscape Coverage
4,502 SF= 21.2% of the site

EXISTING BUILDING AND LANDSCAPE COVERAGE

2/4/2025 10:37:14 AM

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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

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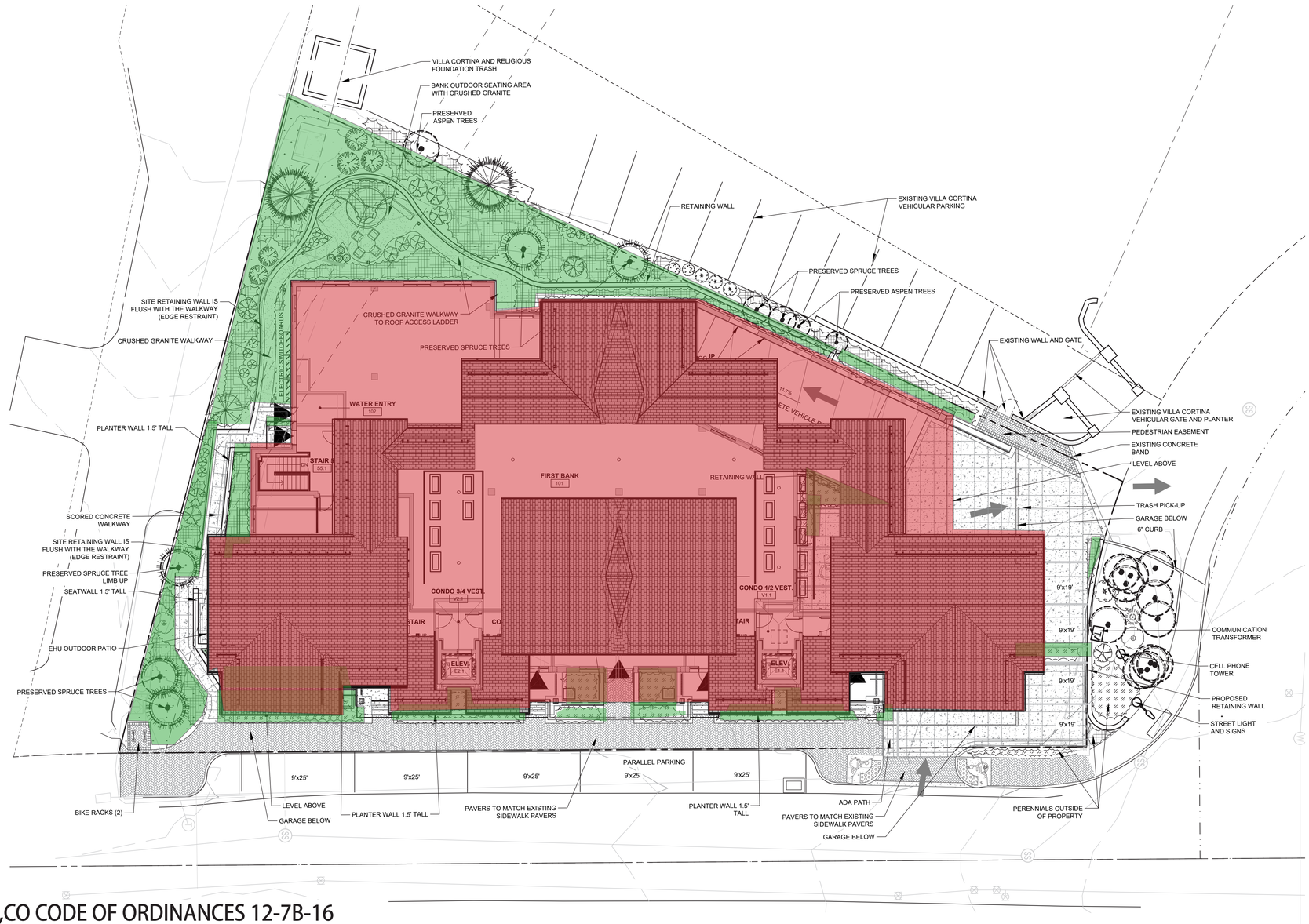
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LANDSCAPING AND SITE IMPROVEMENT

L0.1



PLANT SCHEDULE

Deciduous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	AG	*Acer ginnala 'Flame'*	Amur Maple (Multi - Stem)	1	10' Ht, B&B Clump	as shown	Multi-Stem B&B Clump
	AT	*Acer tataricum 'GarAnn'*	Hot Wings Maple	1	2" Cal.	as shown	

Coniferous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	PA	*Pinus aristata*	Bristlecone Pine	1	10' Ht.	as shown	
	SM	*Pseudotsuga menziesii*	Douglas Fir	1	10' HT	as shown	

Shrubs

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	BT	*Berberis thunbergii 'Orange Rocket'*	Orange Rocket Barberry	2	5 gal.	as shown	
	CA	*Cornus alba 'Elegantissima'*	Variegated Dogwood	1	5 gal.	as shown	
	CS	*Cornus stolonifera 'Kelseyi'*	Dwarf Red-Osier Dogwood	2	5 gal.	as shown	
	JS	*Juniperus sabina 'Buffalo'*	Buffalo Juniper	2	5 gal.	as shown	
	PL	*Philadelphus lewisii*	Mock Orange	3	5 gal.	as shown	
	PO	*Physocarpus opulifolius 'Monlo' Diabolo*	Diabolo Ninebark	2	5 gal.	as shown	
	RA	*Rhus aromatic*	Fragrant Sumac	2	5 gal.	as shown	
	RM	*Rosa 'Morsten Sunrise'*	Morden Sunrise Rose	3	5 gal.	as shown	
	RW	*Rosa woodsii*	Woods Rose	2	5 gal.	as shown	
	SJ	*Spiraea japonica 'Goldflame'*	Goldflame Spirea	3	5 gal.	as shown	
	SP	*Syringa pubescens subsp. patula 'Miss Kim'*	Miss Kim Lilac	5	5 gal.	as shown	
	VO	*Viburnum opulus 'Roseum'*	Snowball Viburnum	1	5 gal.	as shown	

Grasses

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	DC	*Deschampsia cespitosa 'Northern Lights'*	Tufted Hair Grass	4	5 gal.	as shown	
	CA	*Calamagrostis acutiflora 'Karl Forester'*	Karl Forester Feather Reed Grass	7	5 gal.	as shown	
	HS	*Helictotrichon sempervirens*	Blue Avena Grass	4	5 gal.	as shown	
	PV	*Panicum virgatum 'Cloud Nine'*	Tall Switch Grass	5	5 gal.	as shown	

Perennials

Symbol	Common Name	Total Area	Container Size	QTY	Spacing
	Mixed Species (See Sun/Part Sun Perennial List)	1,326 SF	1 gal.	916	15" OC
	Shady Perennials (See Shady Perennial List)	681 SF	1 gal.	403	15" OC

Groundcover

Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Native Seed	2,619 SF	Multi-color High Altitude Mix Seed	30 lbs / acre	Arkansas Valley Seed

PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	PERCENTAGE
Achillea 'Summer Wine'	SUMMER WINE YARROW	6%
Aquilegia 'Bluebird'	BLUE BIRD COLUMBINE	8%
Calamintha nepeta 'Blue Cloud'	CALAMINT	5%
Echinacea 'Flame Thrower'	HYBRID CONEFLOWER	10%
Enogonum umbellatum	SULFUR FLOWER	5%
Gallardia x grandiflora 'Kobold' GOBLIN	GOBLIN BLANKET FLOWER	7%
Geranium 'Johnson's Blue'	JOHNSON'S BLUE GERANIUM	6%
Hemerocallis 'Autumn Red'	RED DAYLILY	10%
Heuchera pulchella	SANDIA MTN.CORAL BELLS	6%
Leucanthemum x superbum	SHASTA DAISY	5%
Liatris spicata 'Kobold'	GAYFEATHER	6%
Monarda didyma 'Pardon My Cerise'	RED BEE BALM	4%
Penstemon eatonii	FIRECRACKER PENSTEMON	8%
Penstemon strictus	ROCKY MOUNTAIN PENSTEMON	6%
Salvia nemorosa 'Blue Marvel'	BLUE MARVEL SALVIA	8%

SHADY PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	QTY
Bergenia cordifolia	HEARTLEAF SAXIFRAGE	14%
Galium odoratum	SWEET WOODRUFF	15%
Heuchera hybrid	PRIMO 'PEACHBERRY ICE' CORAL BELLS	7%
Heuchera hybrid	DOLCE 'SILVER GUMDROP' CORAL BELLS	7%
Hosta hybrid	'AUGUST MOON' HOSTA	6%
Hosta hybrid	'AUTUMN FROST' HOSTA	6%
Hosta hybrid	'BLUE ANGEL HOSTA	6%
Hosta hybrid	'EMPRESS WU' HOSTA	6%
Hosta hybrid	'WHEEE!' HOSTA	6%
Ligularia hybrid	'BOTTLE ROCKET' LIGULARIA	8%
Sedum ternatum	WOODLAND STONECROP	8%
Tiarella 'Cutting Edge'	'CUTTING EDGE' FOAMFLOWER	10%

VAIL,CO CODE OF ORDINANCES 12-7B-16
LANDSCAPING AND SITE DEVELOPMENT

No reduction in landscape area shall be permitted without sufficient cause shown by the applicant or as specified in the Vail Village design consideration as adopted in 12-7B-20 of this article.

Total Area of Site= 21,194 SF

Max Building Coverage-80%= 16,955.2 SF

Building Coverage
14,859 SF=70% of site

Landscape Coverage
4,581 SF= 21.6% of site

0 5' 10' 20'

PAVERS TO MATCH EXISTING PAVERS
QTY: 1,639 SF

SCORED 3'X3' CONC. PAVING
QTY: 3,820 SF

CRUSHER FINES
QTY: 385 SF

PROPOSED BUILDING AND LANDSCAPE COVERAGE

NOT FOR CONSTRUCTION

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
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1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LANDSCAPING AND SITE IMPROVEMENT

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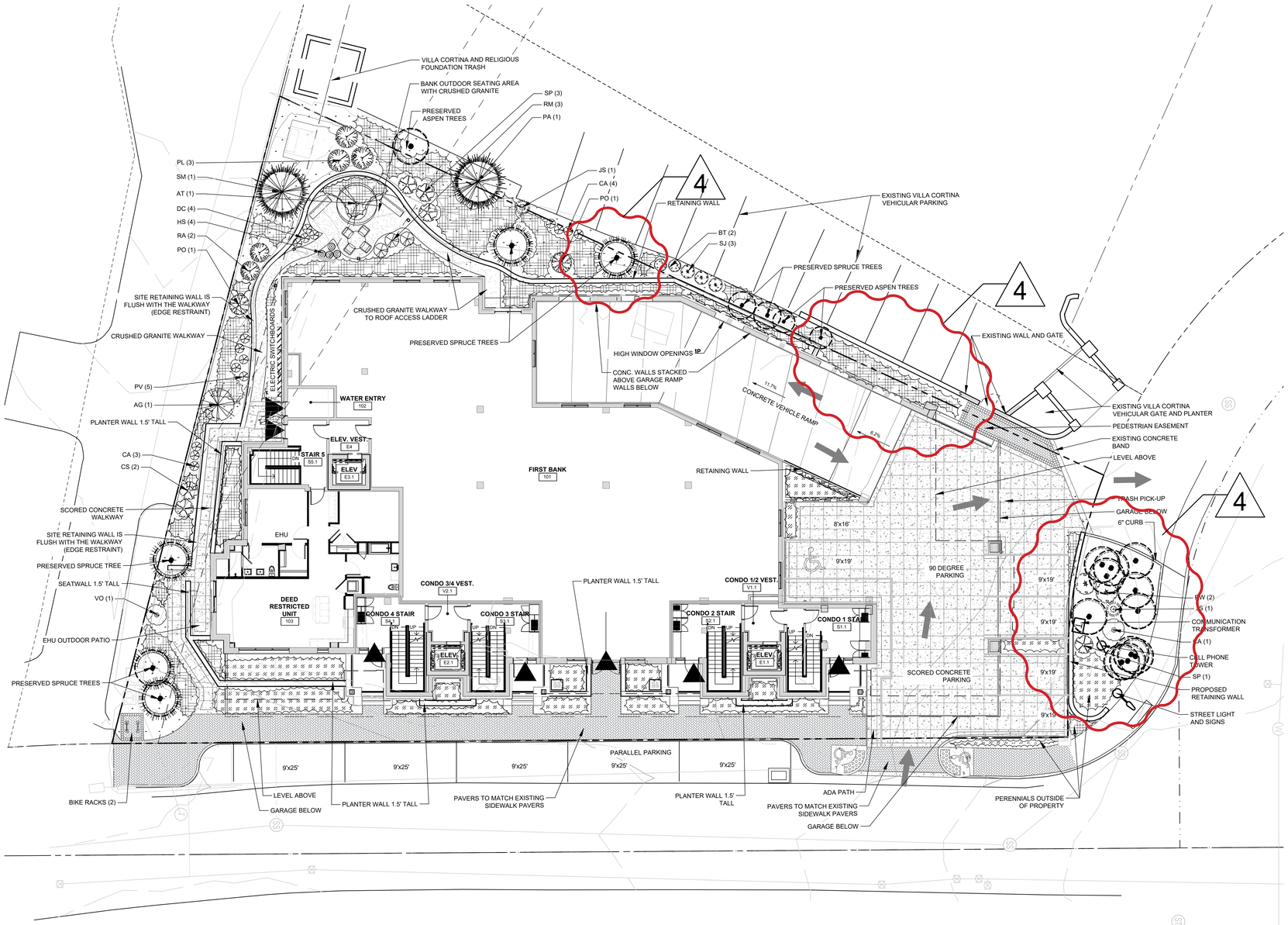

PLANT SCHEDULE

Deciduous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	AG	*Acer ginnala 'Flame'*	Amur Maple (Multi - Stem)	1	10' Ht B&B Clump	as shown	Multi-Stem B&B Clump
	AT	*Acer tatarcum 'GarAnn'*	Hot Wings Maple	1	2" Cal.	as shown	

Coniferous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	PA	*Pinus aristata*	Bristlecone Pine	1	10' Ht.	as shown	
	SM	*Pseudotsuga menziesii*	Douglas Fir	1	10' HT	as shown	

Shrubs

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	BT	*Berberis thunbergii 'Orange Rocket'*	Orange Rocket Barberry	2	5 gal.	as shown	
	CA	*Cornus alba 'Elegantissima'*	Variegated Dogwood	1	5 gal.	as shown	
	CS	*Cornus stolonifera 'Kelsey'*	Dwarf Red-Osier Dogwood	2	5 gal.	as shown	
	JS	*Juniperus sabina 'Buffalo'*	Buffalo Juniper	2	5 gal.	as shown	
	PL	*Philadelphus lewisii*	Mock Orange	3	5 gal.	as shown	
	PO	*Physocarpus opulifolius 'Monlo' Diabolo*	Diabolo Ninebark	2	5 gal.	as shown	
	RA	*Rhus aromatic*	Fragrant Sumac	2	5 gal.	as shown	
	RM	*Rosa 'Morden Sunrise'*	Morden Sunrise Rose	3	5 gal.	as shown	
	RW	*Rosa woodsii*	Woods Rose	2	5 gal.	as shown	
	SJ	*Spirea japonica 'Goldflame'*	Goldflame Spirea	3	5 gal.	as shown	
	SP	*Syringa pubescens subsp. patula 'Miss Kim'*	Miss Kim Lilac	5	5 gal.	as shown	
	VO	*Viburnum opulus 'Roseum'*	Snowball Viburnum	1	5 gal.	as shown	

Grasses

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	DC	*Deschampsia cespitosa 'Northern Lights'*	Tufted Hair Grass	4	5 gal.	as shown	
	CA	*Calamagrostis acutiflora 'Karl Forester'*	Karl Forester Feather Reed Grass	7	5 gal.	as shown	
	HS	*Helictotrichon sempervirens*	Blue Avena Grass	4	5 gal.	as shown	
	PV	*Panicum virgatum 'Cloud Nine'*	Tall Switch Grass	5	5 gal.	as shown	

Perennials

Symbol	Common Name	Total Area	Container Size	QTY	Spacing
	Mixed Species (See Sun/Part Sun Perennial List)	1,326 SF	1 gal.	916	15" OC
	Shady Perennials (See Shady Perennial List)	681 SF	1 gal.	403	15" OC

Groundcover

Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Native Seed	2,619 SF	Multi-color High Altitude Mix Seed	30 lbs / acre	Arkansas Valley Seed

PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	PERCENTAGE
Achillea 'Summer Wine'	SUMMER WINE YARROW	6%
Aquilegia 'Bluebird'	BLUE BIRD COLUMBINE	8%
Calamintha nepeta 'Blue Cloud'	CALAMINT	5%
Echinacea 'Flame Thrower'	HYBRID CONEFLOWER	10%
Enogonum umbellatum	SULFUR FLOWER	5%
Gallardia x grandiflora 'Kobold' GOBLIN	GOBLIN BLANKET FLOWER	7%
Geranium 'Johnson's Blue'	JOHNSON'S BLUE GERANIUM	6%
Hemerocallis 'Autumn Red'	RED DAYLILY	10%
Heuchera pulchella	SANDIA MTN.CORAL BELLS	6%
Leucanthemum x superbum	SHASTA DAISY	5%
Liatris spicata 'Kobold'	GAYFEATHER	6%
Monarda didyma 'Pardon My Cense'	RED BEE BALM	4%
Penstemon eatonii	FIRECRACKER PENSTEMON	8%
Penstemon strictus	ROCKY MOUNTAIN PENSTEMON	6%
Salva nemorosa 'Blue Marvel'	BLUE MARVEL SALVIA	8%

SHADY PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	QTY
Bergenia cordifolia	HEARTLEAF SAXIFRAGE	14%
Galium odoratum	SWEET WOODRUFF	15%
Heuchera hybrid	PRIMO 'PEACHBERRY ICE' CORAL BELLS	7%
Heuchera hybrid	DOLCE 'SILVER GUMDROP' CORAL BELLS	7%
Hosta hybrid	'AUGUST MOON' HOSTA	6%
Hosta hybrid	'AUTUMN FROST' HOSTA	6%
Hosta hybrid	'BLUE ANGEL HOSTA	6%
Hosta hybrid	'EMPRESS WU' HOSTA	6%
Hosta hybrid	'WHEEE!' HOSTA	6%
Ligulana hybrid	'BOTTLE ROCKET' LIGULARIA	8%
Sedum ternatum	WOODLAND STONECROP	8%
Tiarella 'Cutting Edge'	'CUTTING EDGE' FOAMFLOWER	10%

SITE PLAN

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4240 Architecture Inc

OWNER EAST WEST PARTNERS, 126 RIVERFRONT LANE 5TH FLOOR, AVON, CO 81620, t: 970.845.9200

GENERAL CONTRACTOR RA NELSON, 51 EAGLE ROAD #2 PO 5400, AVON, CO 81620, t: 970.471.3919

ARCHITECT 4240 ARCHITECTURE INC, 3507 RINGSBY COURT, SUITE #117, DENVER, CO 80216, t: 303.292.3388

CIVIL ENGINEER HARRIS KOCHER SMITH, 1120 LINCOLN ST. SUITE 1000, DENVER, CO 80203, t: 303.623.6300

LANDSCAPE ARCHITECT ZEHREN AND ASSOCIATES, 48 E BEAVER CREEK BLVD, SUITE 303 AVON, CO 81620, t: 970.949.0257

STRUCTRAL ENGINEER KL&A, 1717 WASHINGTON AVE. GOLDEN, CO 80401, t: 303.384.9910

MEP ENGINEER PAE ENGINEERING, 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204, t: 503.226.2921

INTERIOR DESIGN ACG INTERIORS, 421 MAIN STREET, UNIT C3 MINTURN, CO 81645, t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

SITE PLAN

L1.0

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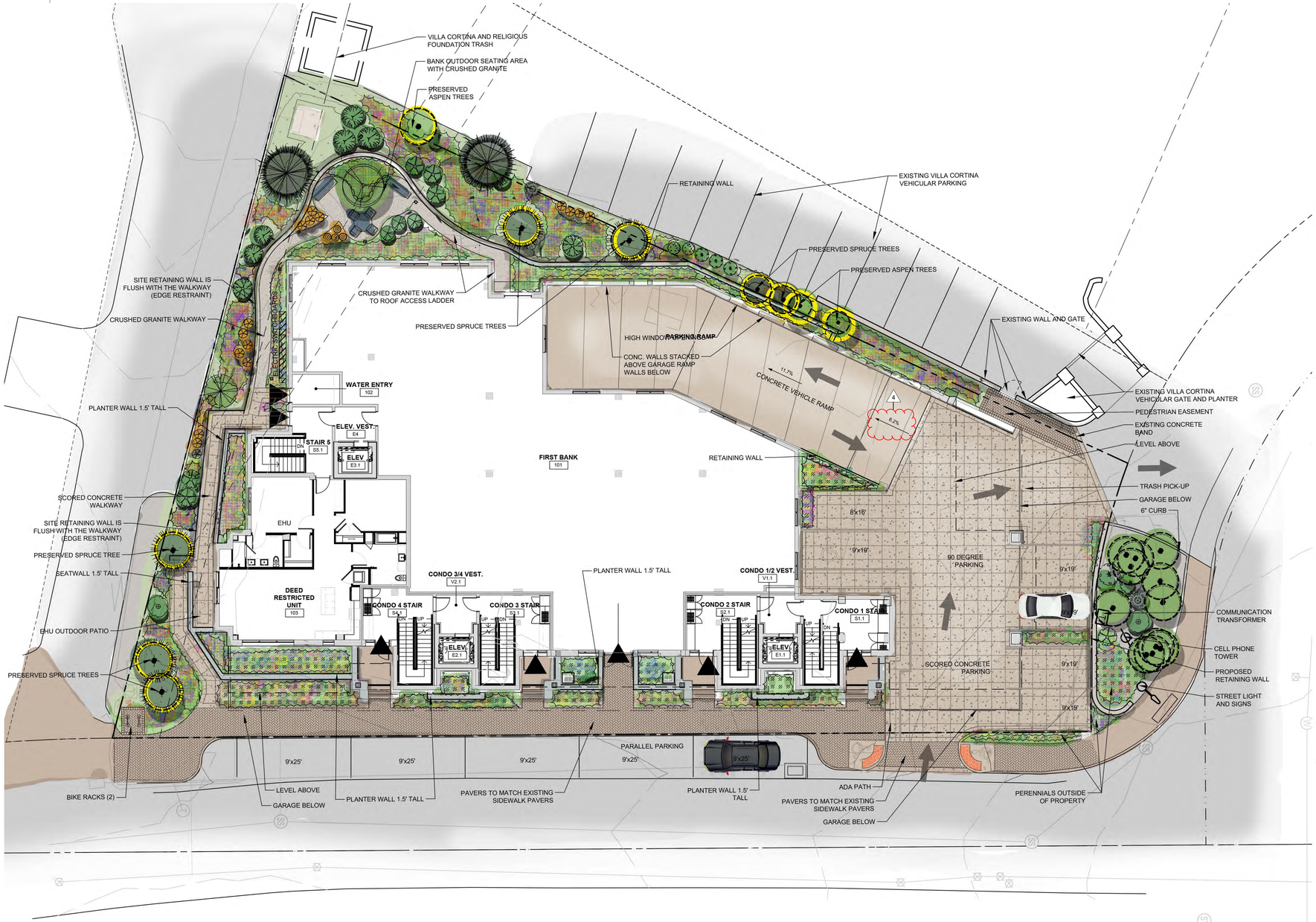

0 5' 10' 20'

PAVERS TO MATCH EXISTING PAVERS
QTY: 1,639 SF

SCORED 3'X3' CONC. PAVING
QTY: 3,820 SF

CRUSHER FINES
QTY: 385 SF

PLANT SCHEDULE

Deciduous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	AG	*Acer ginnala 'Flame'*	Amur Maple (Multi - Stem)	1	10' Ht. B&B Clump	as shown	Multi-Stem B&B Clump
	AT	*Acer tatarcum 'GarAnn'*	Hot Wings Maple	1	2" Cal.	as shown	

Coniferous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	PA	*Pinus aristata*	Bristlecone Pine	1	10' Ht.	as shown	
	SM	*Pseudotsuga menziesii*	Douglas Fir	1	10' HT	as shown	

Shrubs

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	BT	*Berberis thunbergii 'Orange Rocket'*	Orange Rocket Barberry	2	5 gal.	as shown	
	CA	*Cornus alba 'Elegantissima'*	Variegated Dogwood	1	5 gal.	as shown	
	CS	*Cornus stolonifera 'Kelsey'*	Dwarf Red-Osier Dogwood	2	5 gal.	as shown	
	JS	*Juniperus sabina 'Buffalo'*	Buffalo Juniper	2	5 gal.	as shown	
	PL	*Philadelphus lewisii*	Mock Orange	3	5 gal.	as shown	
	PO	*Physocarpus opulifolius 'Monlo' Diabolo*	Diabolo Ninebark	2	5 gal.	as shown	
	RA	*Rhus aromatic*	Fragrant Sumac	2	5 gal.	as shown	
	RM	*Rosa 'Morden Sunrise'*	Morden Sunrise Rose	3	5 gal.	as shown	
	RW	*Rosa woodsii*	Woods Rose	2	5 gal.	as shown	
	SJ	*Spiraea japonica 'Goldflame'*	Goldflame Spirea	3	5 gal.	as shown	
	SP	*Syringa pubescens subsp. patula 'Miss Kim'*	Miss Kim Lilac	5	5 gal.	as shown	
	VO	*Viburnum opulus 'Roseum'*	Snowball Viburnum	1	5 gal.	as shown	

Grasses

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	DC	*Deschampsia cespitosa 'Northern Lights'*	Tufted Hair Grass	4	5 gal.	as shown	
	CA	*Calamagrostis acutiflora 'Karl Forester'*	Karl Forester Feather Reed Grass	7	5 gal.	as shown	
	HS	*Helictotrichon sempervirens*	Blue Avena Grass	4	5 gal.	as shown	
	PV	*Panicum virgatum 'Cloud Nine'*	Tall Switch Grass	5	5 gal.	as shown	

Perennials

Symbol	Common Name	Total Area	Container Size	QTY	Spacing
	Mixed Species (See Sun/Part Sun Perennial List)	1,326 SF	1 gal.	916	15" OC
	Shady Perennials (See Shady Perennial List)	681 SF	1 gal.	403	15" OC

Groundcover

Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Native Seed	2,619 SF	Multi-color High Altitude Mix Seed	30 lbs / acre	Arkansas Valley Seed

PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	PERCENTAGE
Achillea 'Summer Wine'	SUMMER WINE YARROW	6%
Aquilegia 'Bluebird'	BLUE BIRD COLUMBINE	8%
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Echinacea 'Flame Thrower'	HYBRID CONEFLOWER	10%
Enogonum umbellatum	SULFUR FLOWER	5%
Gallardia x grandiflora 'Kobold' GOBLIN	GOBLIN BLANKET FLOWER	7%
Geranium 'Johnson's Blue'	JOHNSON'S BLUE GERANIUM	6%
Hemerocallis 'Autumn Red'	RED DAYLILY	10%
Heuchera pulchella	SANDIA MTN.CORAL BELLS	6%
Leucanthemum x superbum	SHASTA DAISY	5%
Liatris spicata 'Kobold'	GAYFEATHER	6%
Monarda didyma 'Pardon My Cense'	RED BEE BALM	4%
Penstemon eatonii	FIRECRACKER PENSTEMON	8%
Penstemon strictus	ROCKY MOUNTAIN PENSTEMON	6%
Salvia nemorosa 'Blue Marvel'	BLUE MARVEL SALVIA	8%

SHADY PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	QTY
Bergenia cordifolia	HEARTLEAF SAXIFRAGE	14%
Galium odoratum	SWEET WOODRUFF	15%
Heuchera hybrid	PRIMO 'PEACHBERRY ICE' CORAL BELLS	7%
Heuchera hybrid	DOLCE 'SILVER GUMDROP' CORAL BELLS	7%
Hosta hybrid	'AUGUST MOON' HOSTA	6%
Hosta hybrid	'AUTUMN FROST' HOSTA	6%
Hosta hybrid	'BLUE ANGEL HOSTA	6%
Hosta hybrid	'EMPRESS WU' HOSTA	6%
Hosta hybrid	'WHEEE!' HOSTA	6%
Ligularia hybrid	'BOTTLE ROCKET' LIGULARIA	8%
Sedum ternatum	WOODLAND STONECROP	8%
Tiarella 'Cutting Edge'	'CUTTING EDGE' FOAMFLOWER	10%

ILLUSTRATIVE SITE PLAN

2/4/2025 10:37:14 AM

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4240 Architecture Inc

OWNER EAST WEST PARTNERS
126 RIVERFRONT LANE 5TH FLOOR
AVON, CO 81620
t: 970.845.9200

GENERAL CONTRACTOR RA NELSON
51 EAGLE ROAD #2 PO 5400
AVON, CO 81620
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ARCHITECT 4240 ARCHITECTURE INC
3507 RINGSBY COURT, SUITE #117
DENVER, CO 80216
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CIVIL ENGINEER HARRIS KOCHER SMITH
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GOLDEN, CO 80401
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PORTLAND, OR 97204
t: 503.226.2921

INTERIOR DESIGN ACG INTERIORS
421 MAIN STREET, UNIT C3
MINTURN, CO 81645
t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

FIRST FLOOR
ILLUSTRATIVE SITE PLAN

L1.1

Sedum Green Roof= 1,486 SF

Ballasted Roof= 1,235 SF

SECOND FLOOR ILLUSTRATIVE SITE PLAN

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
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PRIMA RESIDENCES

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VAIL, CO 81657

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ARCHITECT'S PROJECT NUMBER		21277.00

SECOND FLOOR
ILLUSTRATIVE SITE PLAN

L1.2

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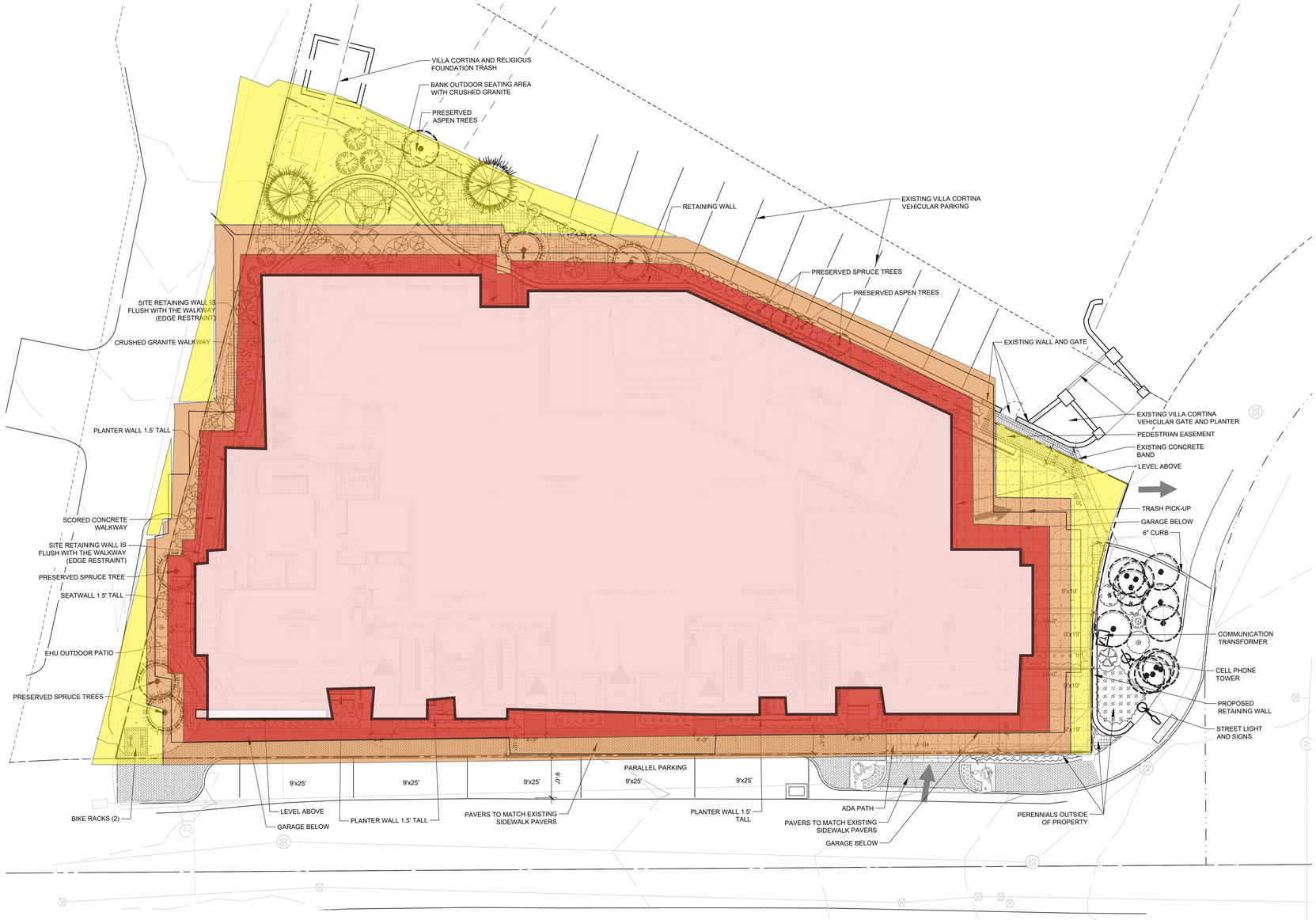
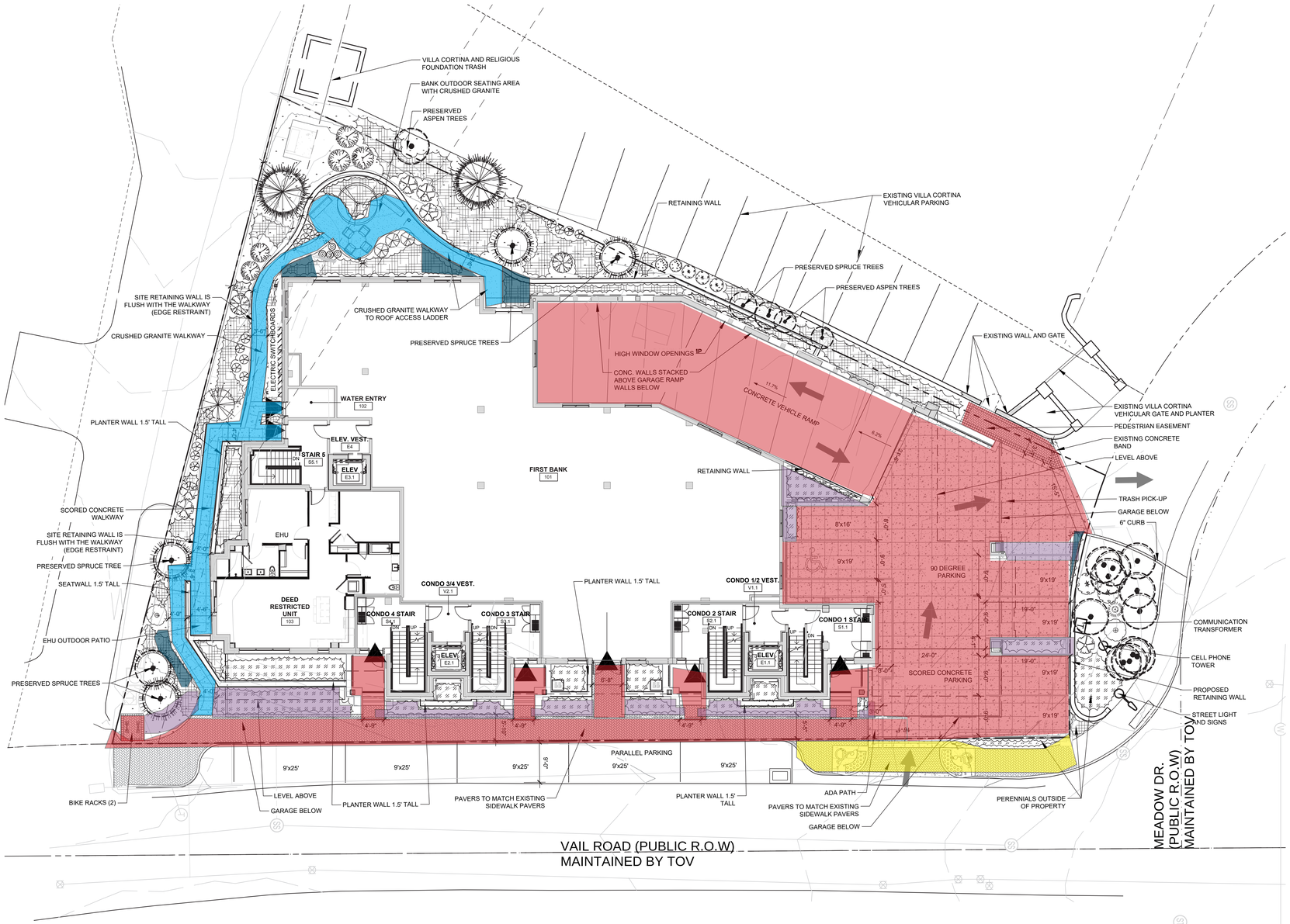

VILLA CORTINA AND RELIGIOUS FOUNDATION TRASH
BANK OUTDOOR SEATING AREA WITH CRUSHED GRANITE
PRESERVED ASPEN TREES
RETAINING WALL
EXISTING VILLA CORTINA VEHICULAR PARKING
PRESERVED SPRUCE TREES
PRESERVED ASPEN TREES
EXISTING WALL AND GATE
EXISTING VILLA CORTINA VEHICULAR GATE AND PLANTER
PEDESTRIAN EASEMENT
EXISTING CONCRETE BAND
LEVEL ABOVE
TRASH PICK-UP
GARAGE BELOW
6" CURB
COMMUNICATION TRANSFORMER
CELL PHONE TOWER
PROPOSED RETAINING WALL
STREET LIGHT AND SIGNS
SITE RETAINING WALL IS FLUSH WITH THE WALKWAY (EDGE RESTRAINT)
CRUSHED GRANITE WALKWAY
PLANTER WALL 1.5' TALL
SCORED CONCRETE WALKWAY
SITE RETAINING WALL IS FLUSH WITH THE WALKWAY (EDGE RESTRAINT)
PRESERVED SPRUCE TREE
SEATWALL 1.5' TALL
EHU OUTDOOR PATIO
PRESERVED SPRUCE TREES
BIKE RACKS (2)
LEVEL ABOVE
GARAGE BELOW
PLANTER WALL 1.5' TALL
PAVERS TO MATCH EXISTING SIDEWALK PAVERS
PARALLEL PARKING
PLANTER WALL 1.5' TALL
ADA PATH
PAVERS TO MATCH EXISTING SIDEWALK PAVERS
GARAGE BELOW
PERENNIALS OUTSIDE OF PROPERTY
9'x25'
9'x25'
9'x25'
9'x25'
9'x25'
9'x19'
9'x19'
9'x19'
9'x19'
4'-0"
4'-0"
4'-0"



PLANT SCHEDULE

Deciduous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	AG	*Acer ginnala 'Flame'*	Amur Maple (Multi - Stem)	1	10' Ht; B&B Clump	as shown	Multi-Stem B&B Clump
	AT	*Acer tataricum 'GarAnn'*	Hot Wings Maple	1	2" Cal.	as shown	

Coniferous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	PA	*Pinus aristata*	Bristlecone Pine	1	10' Ht.	as shown	
	SM	*Pseudotsuga menziesii*	Douglas Fir	1	10' HT	as shown	

Shrubs

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	BT	*Berberis thunbergii 'Orange Rocket'*	Orange Rocket Barberry	2	5 gal.	as shown	
	CA	*Cornus alba 'Elegantissima'*	Variegated Dogwood	1	5 gal.	as shown	
	CS	*Cornus stolonifera 'Kelseyi'*	Dwarf Red-Osier Dogwood	2	5 gal.	as shown	
	JS	*Juniperus sabina 'Buffalo'*	Buffalo Juniper	2	5 gal.	as shown	
	PL	*Philadelphus lewisii*	Mock Orange	3	5 gal.	as shown	
	PO	*Physocarpo opulifolius 'Monlo' Diabolo*	Diabolo Ninebark	2	5 gal.	as shown	
	RA	*Rhus aromatic*	Fragrant Sumac	2	5 gal.	as shown	
	RM	*Rosa 'Morden Sunrise'*	Morden Sunrise Rose	3	5 gal.	as shown	
	RW	*Rosa woodsii*	Woods Rose	2	5 gal.	as shown	
	SJ	*Spiraea japonica 'Goldflame'*	Goldflame Spirea	3	5 gal.	as shown	
	SP	*Syringa vulgaris subsp. patula 'Miss Kim'*	Miss Kim Lilac	5	5 gal.	as shown	
	VO	*Viburnum opulus 'Roseum'*	Snowball Viburnum	1	5 gal.	as shown	

Grasses

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	DC	*Deschampsia cespitosa 'Northern Lights'*	Tufted Hair Grass	4	5 gal.	as shown	
	CA	*Calamagrostis acutiflora 'Karl Forester'*	Karl Forester Feather Reed Grass	7	5 gal.	as shown	
	HS	*Helictotrichon sempervirens*	Blue Avena Grass	4	5 gal.	as shown	
	PV	*Panicum virgatum 'Cloud Nine'*	Tall Switch Grass	5	5 gal.	as shown	

Perennials

Symbol	Common Name	Total Area	Container Size	QTY	Spacing
	Mixed Species (See Sun/Part Sun Perennial List)	1,326 SF	1 gal.	916	15" OC
	Shady Perennials (See Shady Perennial List)	681 SF	1 gal.	403	15" OC

Groundcover

Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Native Seed	2,619 SF	Multi-color High Altitude Mix Seed	30 lbs / acre	Arkansas Valley Seed

PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	PERCENTAGE
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BOTANICAL NAME	COMMON NAME	QTY
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Galium odoratum	SWEET WOODRUFF	15%
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Hosta hybrid	'EMPRESS WU' HOSTA	6%
Hosta hybrid	'WHEEEI' HOSTA	6%
Ligularia hybrid	'BOTTLE ROCKET' LIGULARIA	8%
Sedum ternatum	WOODLAND STONECROP	8%
Tiarella 'Cutting Edge'	'CUTTING EDGE' FOAMFLOWER	10%

Total Area of Site= 21,194 SF

0 5' 10' 20'

Snow Melt Area= 6,562 SF= 31% of site

Snow Removal Area= 828 SF=4% of site

Snow Storage Area= 656 SF= 10% of Snow Melt Area

Snow Storage Area= 248 SF= 30% of Snow Removal Area

Snow Melt Area in ROW= 443 SF

PAVERS TO MATCH EXISTING PAVERS
QTY: 1,639 SF

SCORED 3'X3' CONC. PAVING
QTY: 3,820 SF

CRUSHER FINES
QTY: 385 SF

SNOW MELT AND SNOW STORAGE PLAN

2/6/2025 7:48:01 AM

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GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
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PRIMA RESIDENCES

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VAIL, CO 81657

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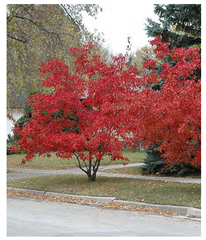
ARCHITECT'S PROJECT NUMBER 21277.00

SNOW MELT PLAN

L1.4

SHADE AND ORNAMENTAL TREES


Amur Maple
Acer ginnala

Hot Wings Maple
Acer tataricum

EVERGREEN TREES

Douglas Fir
Pseudotsuga menziesii

Bristlecone Pine
Pinus aristata

FULL TO PART SUN PERENNIALS

Summer Wine Yarrow
Achillea 'Summer Wine'

Blue Bird Columbine
Aquilegia 'Bluebird'

Calamint
Calamintha nepeta

Hybrid coneflower
Echinacea 'Flame Thrower'

Sulfur Flower
Eriogonum umbellatum

Blanket Flower
Gaillardia aristata

Johnson's Blue Geranium
Geranium ' Johnson's Blue'

Red Daylily
Hemerocallis 'Autumn Red'

Sandia Mtn. Coral Bells
Heuchera pulchella

Shasta Daisy
Leucanthemum x superbum

Gayfeather
Liatris spicata 'Kobold'

Red Bee Balm
Monarda didyma 'Pardon My Cerise'

Firecracker Penstemon
Penstemon eatonii

Rocky Mountian Penstemon
Penstemon strictus

Blue Marvel Salvia
Salvia nemorosa 'Blue Marvel'

SHRUBS

Orange Rocket Barberry
Berberis thunbergii 'Orange Rocket'

Dwarf Red-Osier Dog-wood
Cornus stolonifera 'Kelsey'

Buffalo Juniper
Juniperus sabina 'Buffalo'

Mock Orange
Philadelphus lewisii

Diabolo Ninebark
Physocarpus opulifolis 'Diabolo'

Fragrant Sumac
Rhus aromatic

Morden Sunrise Rose
Rosa 'Moden Sunrise'

Woods Rose
Rosa woodsii

Goldflame Spirea
Spirea japonica 'Goldflame'

Miss Kim Lilac
Syringa pubescens subsp. patula 'Miss Kim'

Snowball Viburnum
Viburnum opulus 'Roseum'

Variegated Red Twig Dogwood
Cornus alba 'Elegantissima'

FULL TO PART SHADE PERENNIALS

Heartleaf Saxifrage
Bergenia cordifolia

Sweet Woodruff
Galium odoratum

Primo 'Peachberry Ice'
Coral Bells
Heuchera hybrid

Dolce 'silver Gumdrop'
Coral Bells
Heuchera hybrid

'Autumn Frost' Hosta
Hosta Hybrid

'Empress Wu' Hosta
Hosta Hybrid

'Wheee' Hosta
Hosta Hybrid

'Bottle Rocket' Ligularia
Ligulara hybrid

Woodland Stonecrop
Sedum ternatum

'Cuting Edge' Foamflower
Tiarella 'Cutting Edge'

SEED MIX

Multi-Color High Altitude Mix
30% Ephraim Crested Wheatgrass
25% Sheep Fescue
15% Perennial Rye
10% Fults Alkaligrass
5% Rocky Mountain Wildflower Mix

SEDUM GREEN ROOF

ORNAMENTAL GRASSES

Karl Foerster Feather Reed Grass
Calamagrostis x acutiflora

Blue Avena Grass
Helictotrichon sempervirens

Tufted Hair Grass
Deschampsia cespitosa ' Northern Lights'

Tall Switch Grass
Panicum virgatum 'Cloud Nine'

LANDSCAPE PRECEDENT IMAGERY: PLANTINGS

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LANDSCAPE PRECEDENT IMAGERY: PLANTINGS

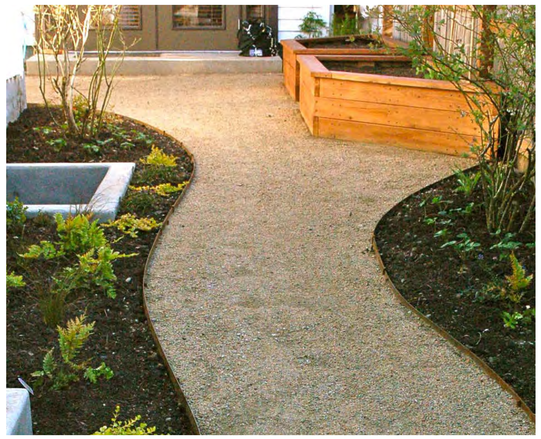
L2.1

2/4/2025 10:37:14 AM

STONE VENEER FOR THE PLANTER WALLS AND RETAINING WALLS

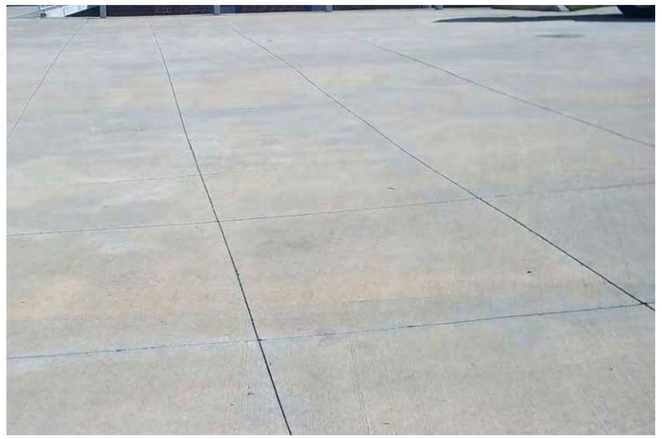
STONE VENEER AND CAP FOR THE PLANTER WALLS AND RETAINING WALLS

PROPOSED PAVERS FOR THE PEDESTRIAN EASEMENT AND FRONT SIDEWALK TO MATCH THE EXISTING SIDEWALK PAVERS



PROPOSED CRUSHED GRANITE FOR THE SOUTHWEST WALKWAY AND BANK OUTDOOR SEATING AREA

PROPOSED PAVERS FOR THE PEDESTRIAN CROSSWALK TO MATCH THE EXISTING PAVERS



PROPOSED SCORED CONCRETE FOR THE PARKING LOT

LANDSCAPE PRECEDENT IMAGERY: WALLS, CAPS, PLANTERS, PAVING

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MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

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ARCHITECT'S PROJECT NUMBER		21277.00

LANDSCAPE PRECEDENT IMAGERY: WALLS, CAPS, PLANTERS, PAVING

L2.2

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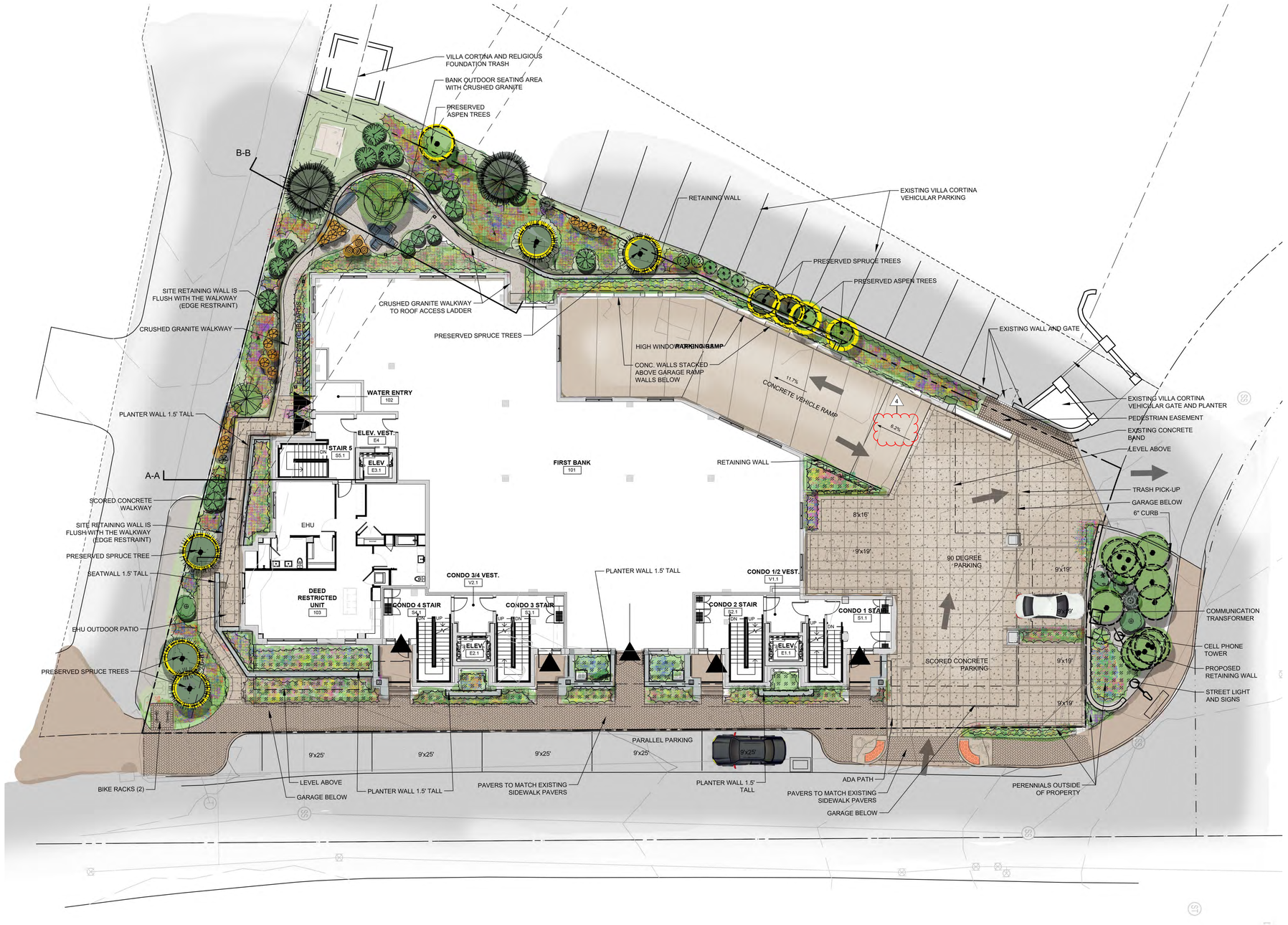

0 5' 10' 20'

PAVERS TO MATCH EXISTING PAVERS
QTY: 1,639 SF

SCORED 3'X3' CONC. PAVING
QTY: 3,820 SF

CRUSHER FINES
QTY: 385 SF

SITE PLAN WITH SECTION LINES

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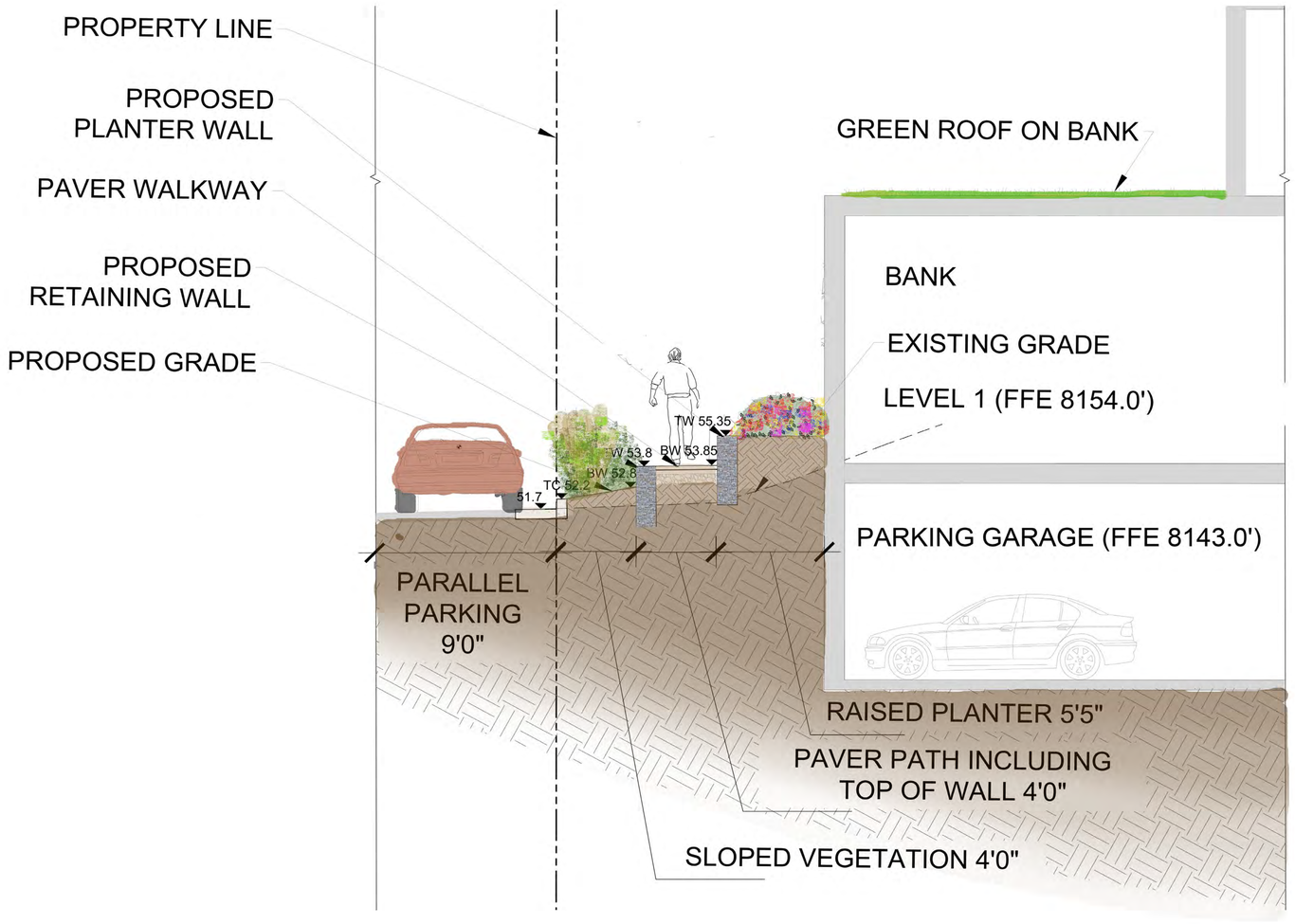
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

GRADING SITE PLAN

L3.0

2/4/2025 10:37:14 AM



A-A SOUTH WALKWAY SECTION

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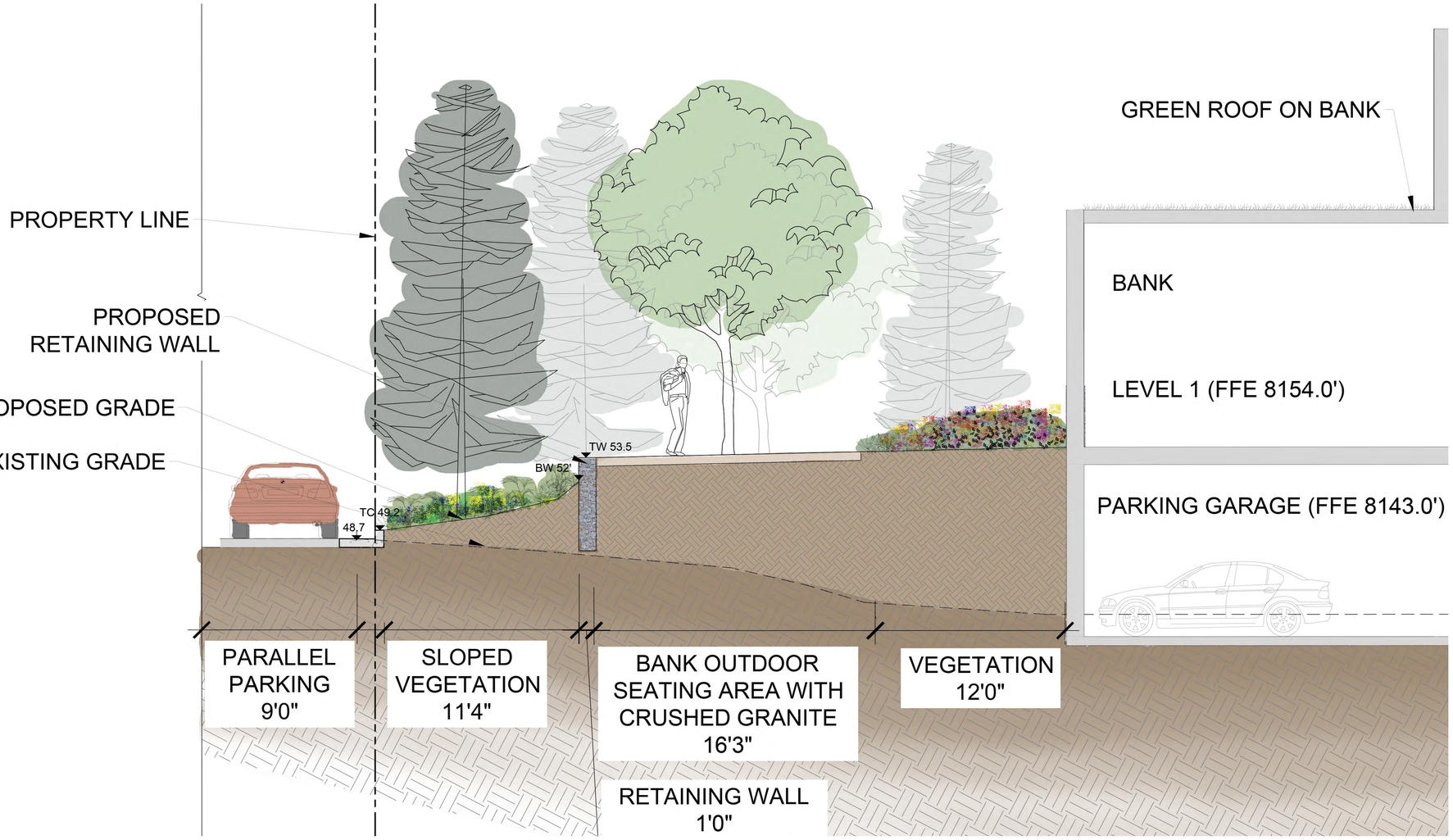
ARCHITECT'S PROJECT NUMBER 21277.00

SITE SECTIONS

SITE SECTION

L3.1

2/4/2025 10:37:14 AM



B-B BANK OUTDOOR PATIO SECTION

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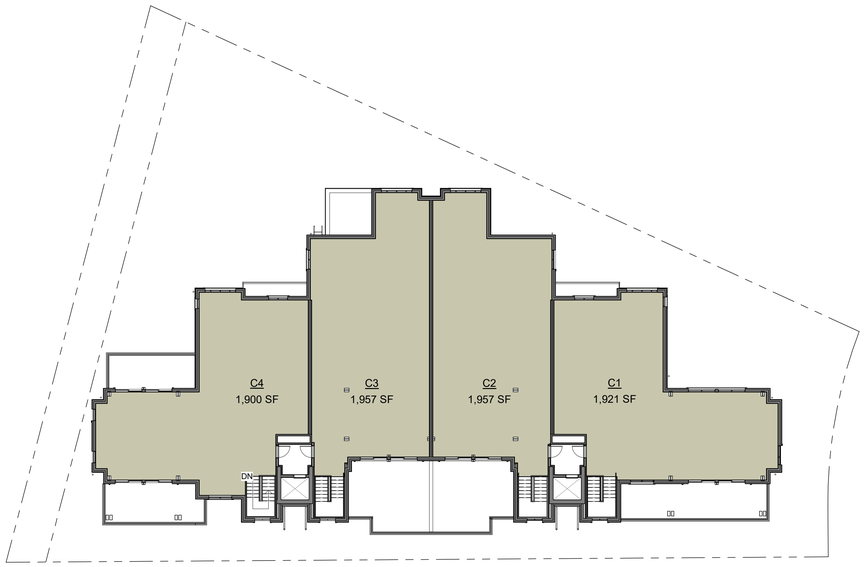
ARCHITECT'S PROJECT NUMBER 21277.00

SITE SECTIONS

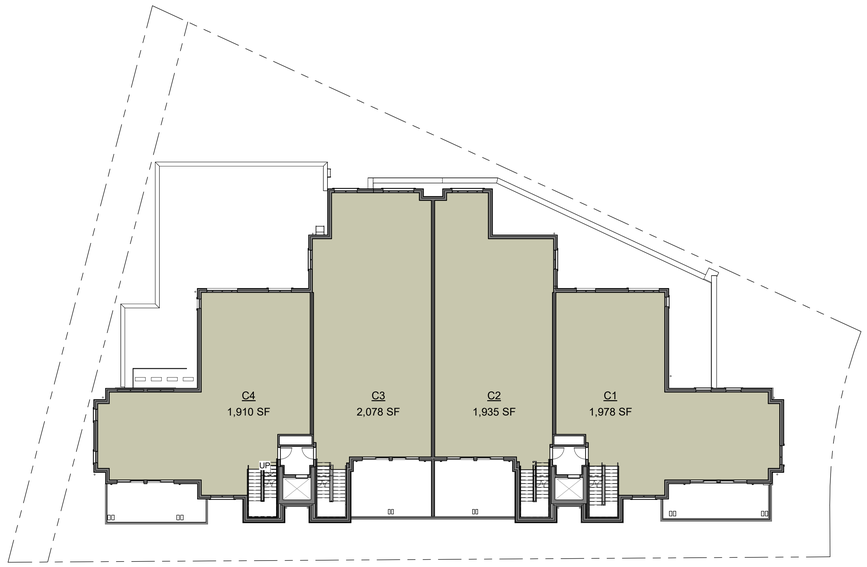
SITE SECTION

L3.2

2/4/2025 10:37:14 AM



4 LEVEL 03
SCALE: 1/16" = 1'-0"



3 LEVEL 02
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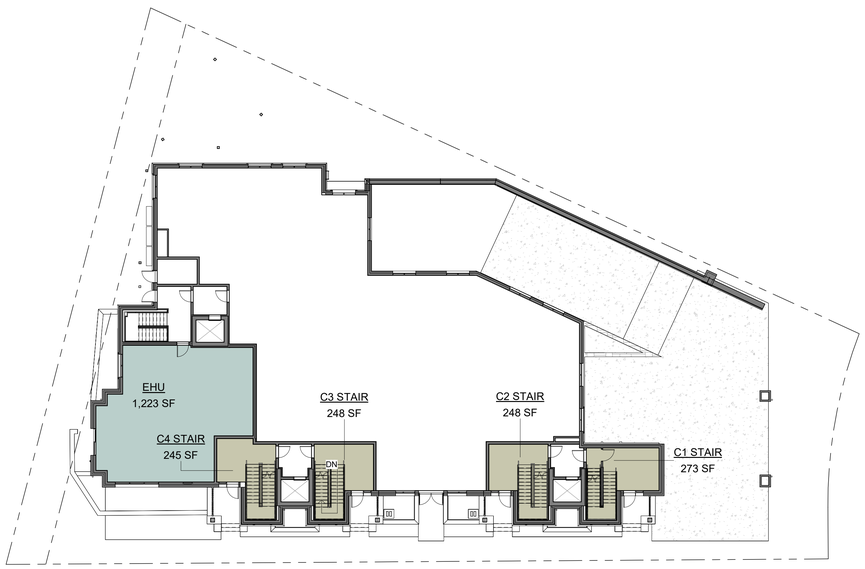
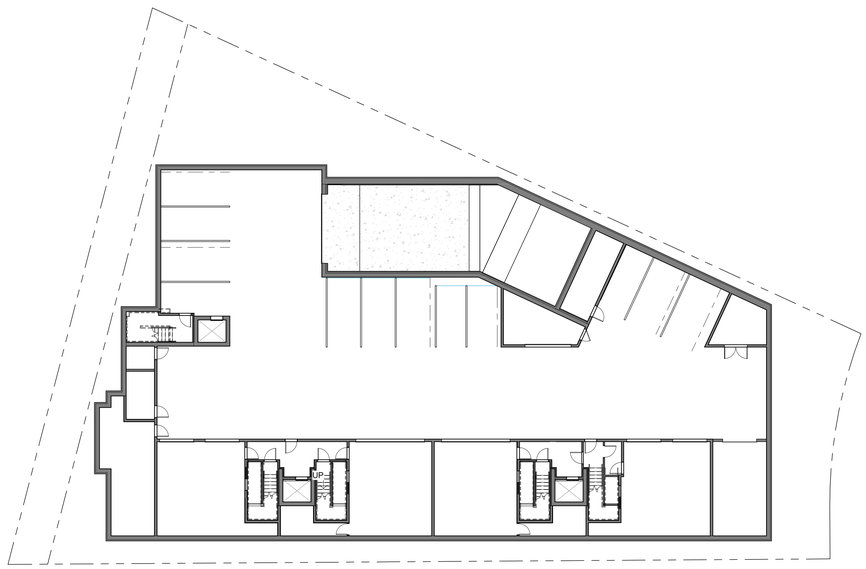


2 LEVEL 01
SCALE: 1/16" = 1'-0"



1 LEVEL P1
SCALE: 1/16" = 1'-0"

SHEET NOTES:

1. CURRENT BUILDING ZONING: CC1.
2. GRFA CALCULATIONS ARE PERFORMED USING THE TOWN OF VAIL BUILDING REGULATIONS CHAPTER 15 REQUIREMENTS.
3. SITE COVERAGE CALCULATIONS BASED ON TOWN OF VAIL BUILDING REGULATIONS CHAPTER 7. SITE COVERAGE IS NOT TO EXCEED 80%.
4. BUILDING HEIGHT BASED ON VAIL VILLAGE URBAN DESIGN GUIDE PLAN REQUIREMENTS.
5. CALCULATION BASED ON TOV ZONING REQUIREMENTS FOR CC-1: NO REDUCTION IN EXISTING LANDSCAPING.

AREA SCHEDULE (GRFA)	
Level	Area
LEVEL 01	1,014 SF
LEVEL 02	7,901 SF
LEVEL 03	7,735 SF
TOTAL:	16,650 SF
REQUIRED:	16,865 SF MAX.

EHU AREA REQUIREMENTS	
(EX) GRFA	4,746 SF
TOTAL GRFA	16,650 SF
NEW GRFA	11,904 SF
REQUIRED EHU *	1,190 SF
EHU	1,223 SF

* NEW GRFA = TOTAL GRFA - (EX) GRFA
REQUIRED EHU = NEW GRFA x .10

AREA LEGEND

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GENERAL CONTRACTOR	**RA NELSON** 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	**4240 ARCHITECTURE INC** 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	**HARRIS KOCHER SMITH** 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANSCAPE ARCHITECT	**ZEHREN AND ASSOCIATES** 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	**KL&A** 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	**PAE ENGINEERING** 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	**ACG INTERIORS** 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
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ARCHITECT'S PROJECT NUMBER 21277.00

GRFA & EHU CALCULATIONS

R010

1/24/2025 10:54:19 AM

SHEET NOTES:

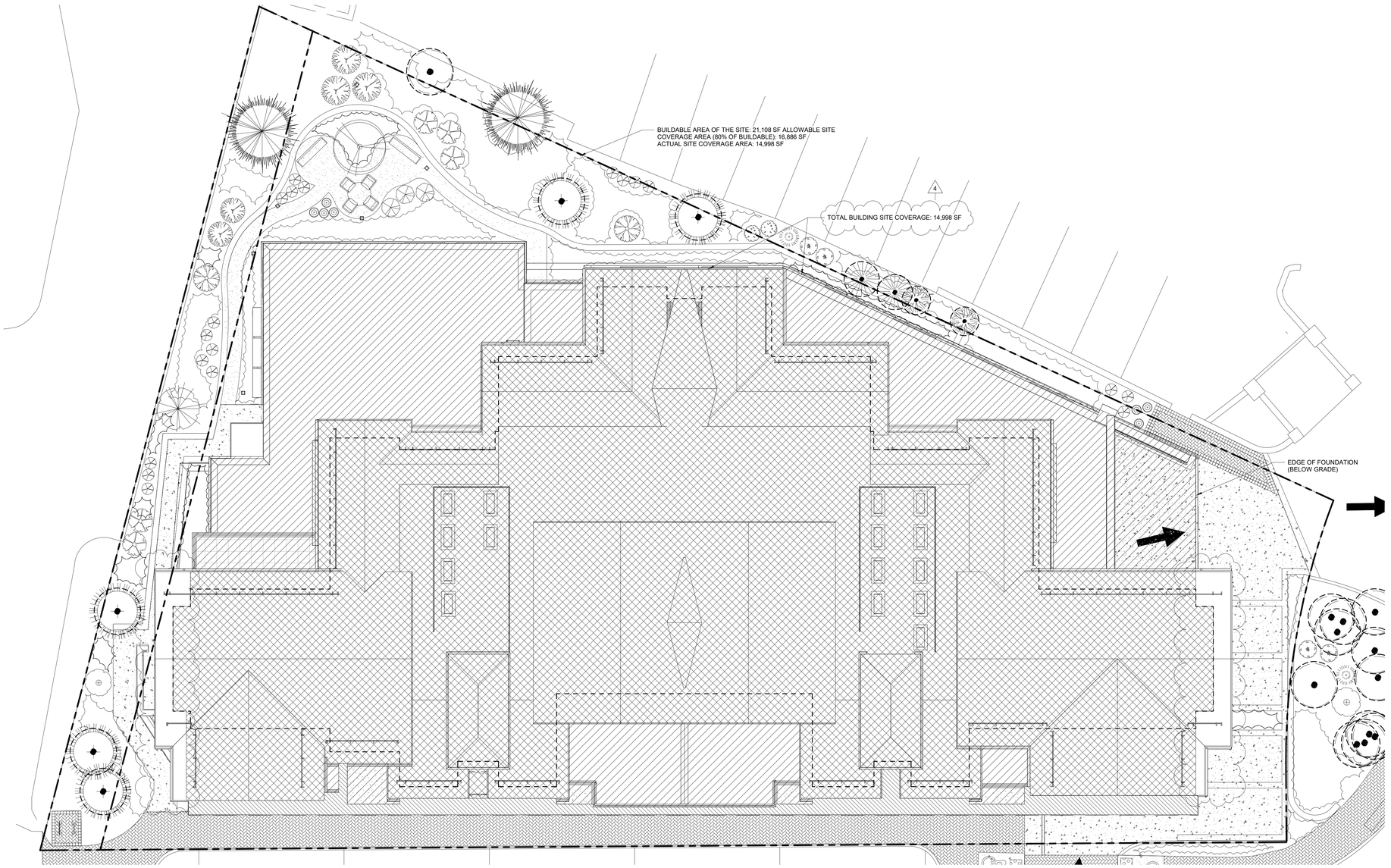
1. CURRENT BUILDING ZONING: CC1.
2. GRFA CALCULATIONS ARE PERFORMED USING THE TOWN OF VAIL BUILDING REGULATIONS CHAPTER 15 REQUIREMENTS.
3. SITE COVERAGE CALCULATIONS BASED ON TOWN OF VAIL BUILDING REGULATIONS CHAPTER 7. SITE COVERAGE IS NOT TO EXCEED 80%.
4. BUILDING HEIGHT BASED ON VAIL VILLAGE URBAN DESIGN GUIDE PLAN REQUIREMENTS.
5. CALCULATION BASED ON TOV ZONING REQUIREMENTS FOR CC-1: NO REDUCTION IN EXISTING LANDSCAPING.

ROOF LEGEND:

HEAT EAVE PANEL STRIP

SNOW GUARD

EXTERIOR FACE OF STUD



1 (SITE COVERAGE) OVERALL PLAN
SCALE: 1/8" = 1'-0"

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ARCHITECT'S PROJECT NUMBER 21277.00

OVERALL SITE COVERAGE

R011

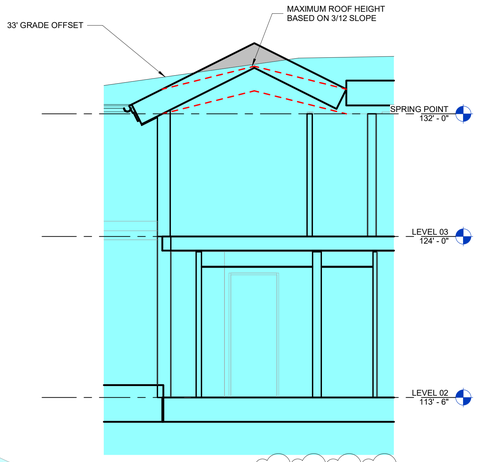
2/5/2025 2:52:48 PM

SHEET NOTES:

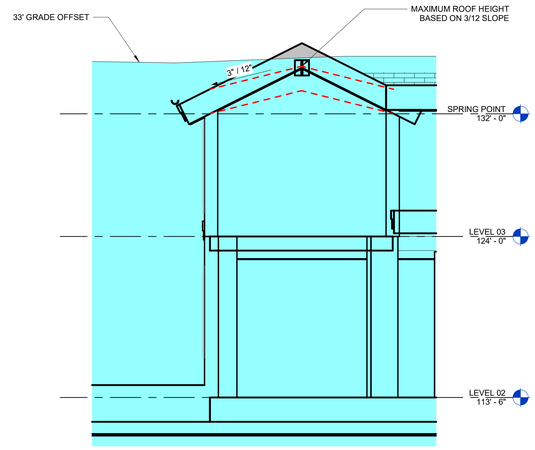
1. CURRENT BUILDING ZONING: CC1.
2. GRFA CALCULATIONS ARE PERFORMED USING THE TOWN OF VAIL BUILDING REGULATIONS CHAPTER 15 REQUIREMENTS.
3. SITE COVERAGE CALCULATIONS BASED ON TOWN OF VAIL BUILDING REGULATIONS CHAPTER 7. SITE COVERAGE IS NOT TO EXCEED 80%.
4. BUILDING HEIGHT BASED ON VAIL VILLAGE URBAN DESIGN GUIDE PLAN REQUIREMENTS.
5. CALCULATION BASED ON TOV ZONING REQUIREMENTS FOR CC-1: NO REDUCTION IN EXISTING LANDSCAPING.
6. TOPOGRAPHY LINES SHOWN REPRESENT EXTISTING GRADE BASED OFF OF AVAILABLE USGS DATA

	33'-0" GRADE OFFSET PLANE
	EXEMPT ROOF AREA ABOVE 33'-0" GRADE OFFSET PLANE
	NON-EXEMPT ROOF AREA ABOVE 33'-0" GRADE OFFSET PLANE

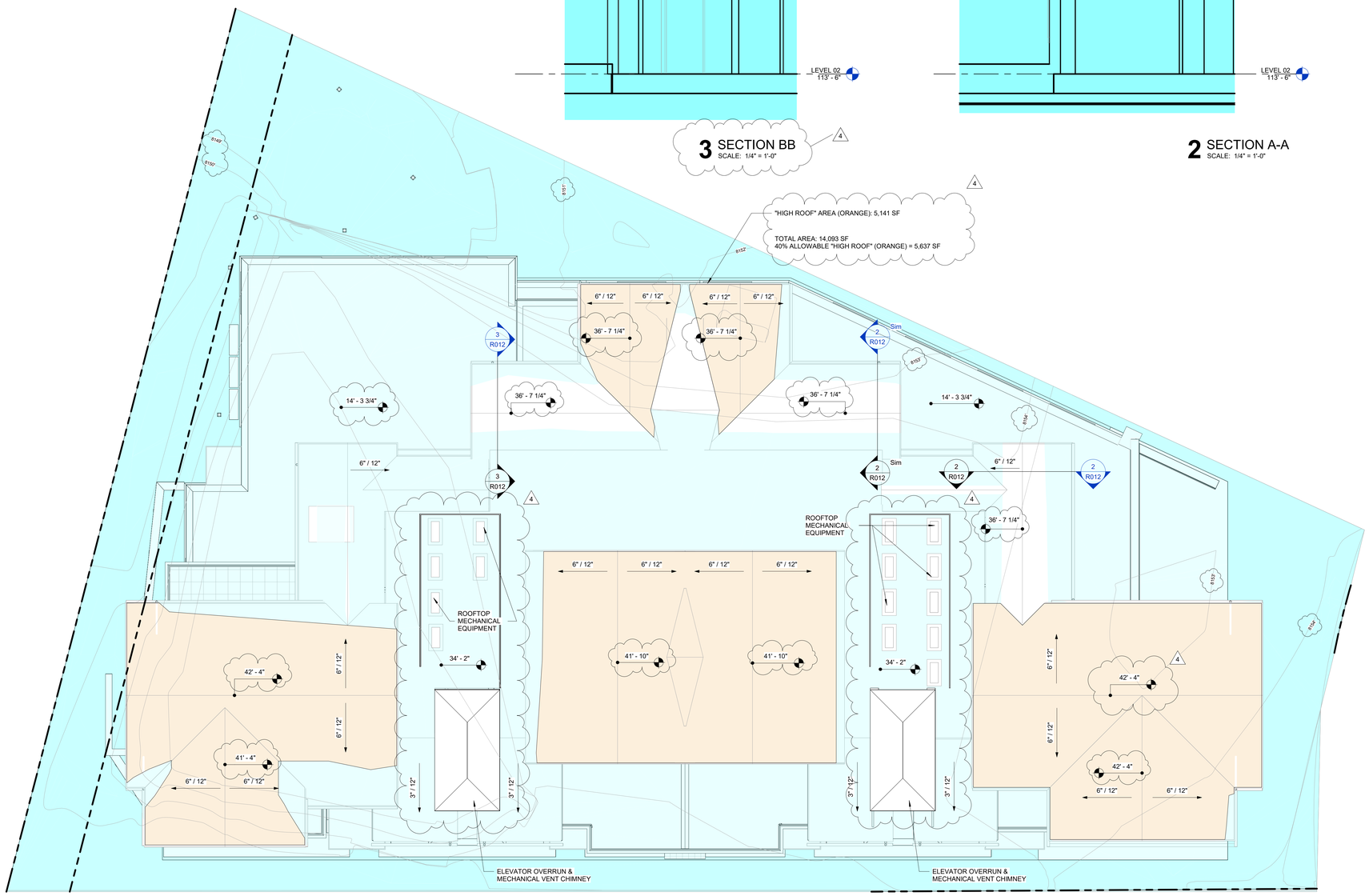
PROJECT ELEVATION 100' - 0" = 8154'



3 SECTION BB
SCALE: 1/4" = 1'-0"



2 SECTION A-A
SCALE: 1/4" = 1'-0"



1 MAXIMUM BUILDING HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"

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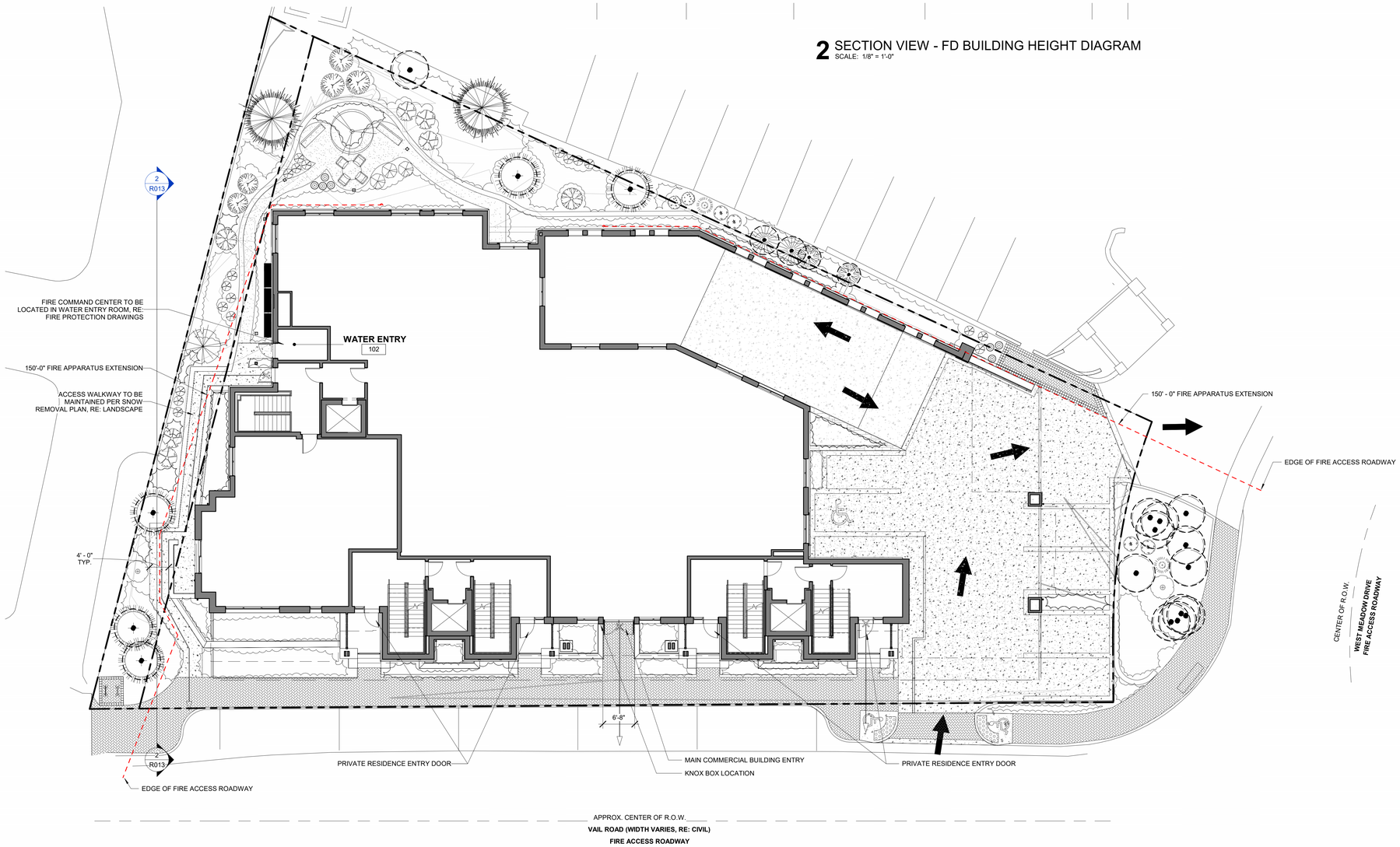
ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NUMBER		21277.00

BUILDING HEIGHT DIAGRAM

R012

2/18/2025 11:12:01 AM

2 SECTION VIEW - FD BUILDING HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"



1 SITE PLAN - EXIT DISCHARGE ROUTES
SCALE: 1" = 10'-0"

SHEET NOTES:

1. BUILDING EQUIPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE 2021 IBC.
2. REFER TO G100 SERIES FOR FIRE SEPARATION AND BUILDING EGRESS PLANS.
3. SITE TOPOGRAPHY WITHIN THE PROPERTY BOUNDARY IS SHOWN BASED OFF OF PROPOSED FINISH GRADE FOR THE PROJECT. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
4. SITE TOPOGRAPHY OUTSIDE OF THE PROPERTY BOUNDARY IS SHOWN BASED ON EXISTING TOPOGRAPHY USING DATA FROM THE US. GEOLOGICAL SURVEY (USGS).

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MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.228.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

FIRE DEPT. ACCESS DIAGRAMS

R013

2/6/2025 11:24:41 AM

4 SUN STUDY : WINTER SOLSTICE 2:00 PM
NTS, FOR INFORMATION ONLY

2 SUN STUDY : EQUINOX 2:00 PM
NTS, FOR INFORMATION ONLY

3 SUN STUDY : WINTER SOLSTICE 10:00 AM
NTS, FOR INFORMATION ONLY

1 SUN STUDY : EQUINOX 10:00 AM
NTS, FOR INFORMATION ONLY

2/18/2025 11:19:22 AM

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GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
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PRIMA RESIDENCES

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VAIL, CO 81657

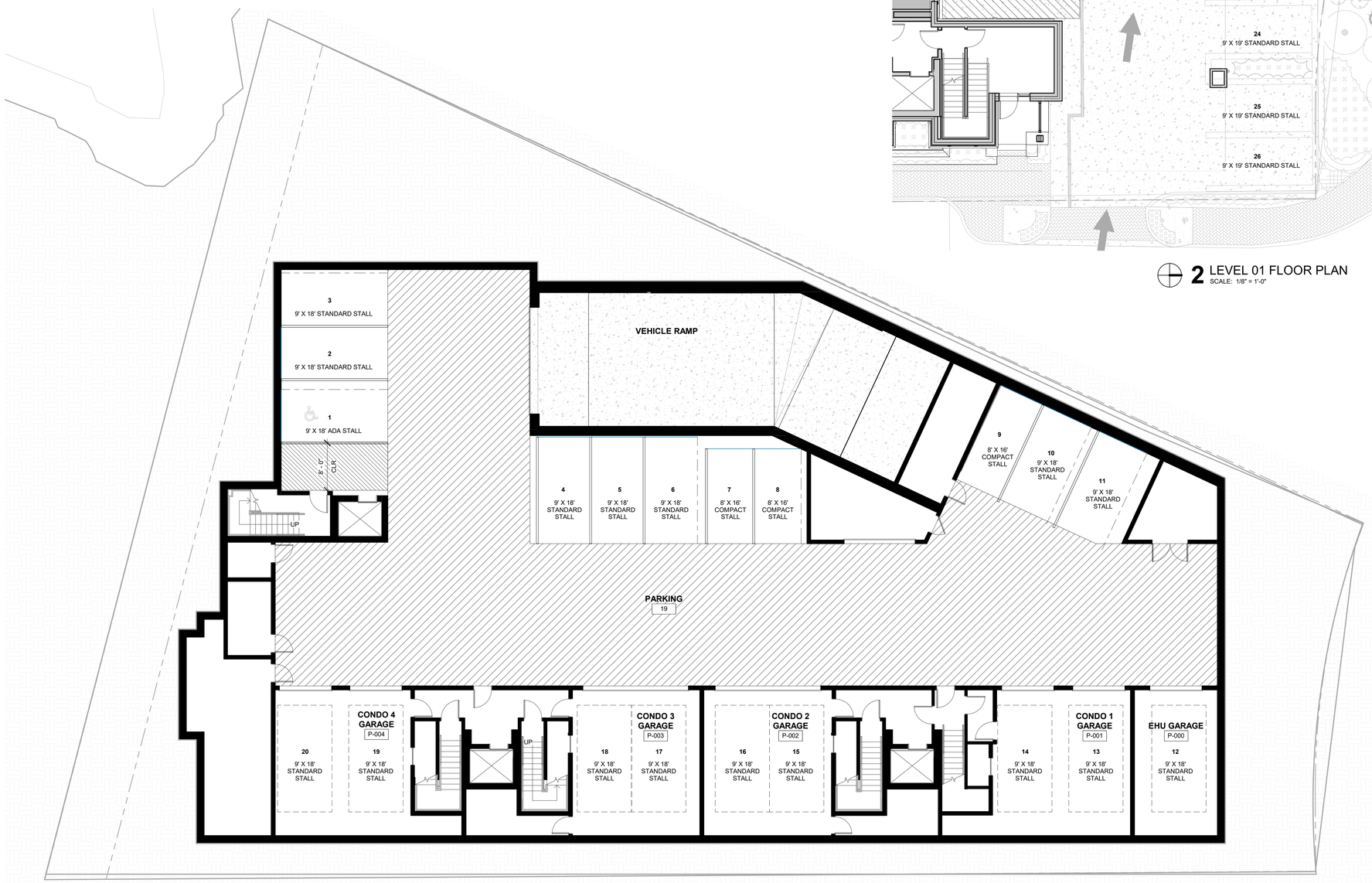
PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

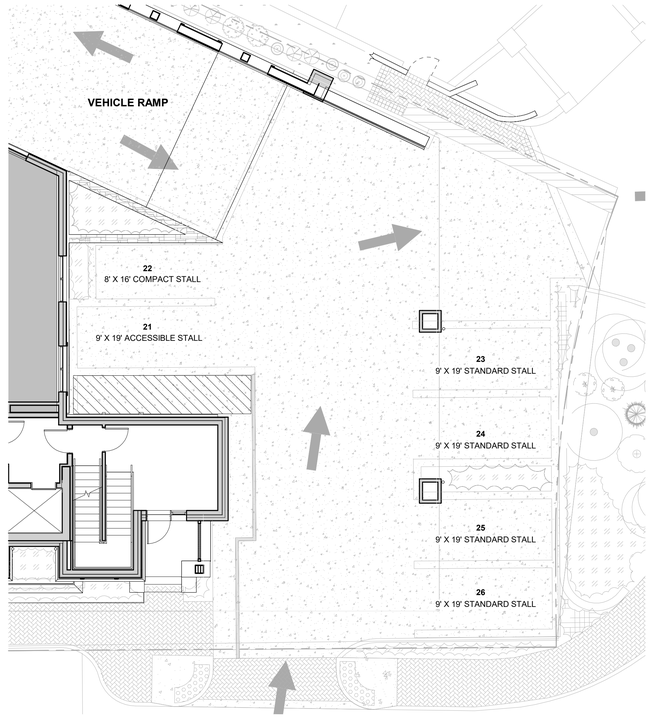
SHADOW STUDIES

R020

Use	Parking Requirements - Schedule B	Number of Units	Spaces Required	Spaces Per Plan
Dwelling Unit	2.5 spaces per unit > 2,000 SF	4 Dwelling Units	10 spaces	8 spaces
Employee Housing Unit	2.0 spaces per unit	1 EHU	2 spaces	1 space
Banks and Financial Institutions	1.0 space per 200 square feet of net floor area	5,200 SF	26 spaces	17 spaces
Parking Required			*38 spaces*	
Total Provided			26 spaces	26 spaces
Parking Spaces Above/Below Requirement:		Parking Spaces Above/Below Requirement:	-12 spaces	



1 PARKING SITE PLAN - P1
SCALE: 1/8" = 1'-0"



2 LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
B	50% DESIGN DEVELOPMENT	30 SEP 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

PARKING ANALYSIS

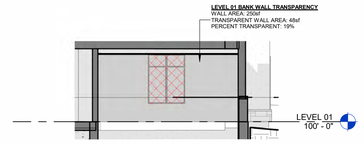
R030

12/4/2025 11:01:12 AM

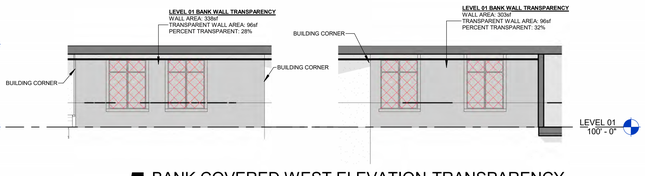
6 EAST ELEVATION-TRANSPARENCY
SCALE: 1" = 10'-0"

BUILDING TRANSPARENCY CALCULATIONS		
LEVEL 01 (COMMERCIAL)	TOTAL WALL AREA	2,400 SF
	TRANSPARENT AREA	706 SF
	TRANSPARENCY %	29%
LEVEL 02 (RESIDENTIAL)	TOTAL WALL AREA	5,345 SF
	TRANSPARENT AREA	1,067 SF
	TRANSPARENCY %	20%
LEVEL 03 (RESIDENTIAL)	TOTAL WALL AREA	4,842 SF
	TRANSPARENT AREA	1,499 SF
	TRANSPARENCY %	31%

4 WEST ELEVATION-TRNSPARENCY
SCALE: 1" = 10'-0"



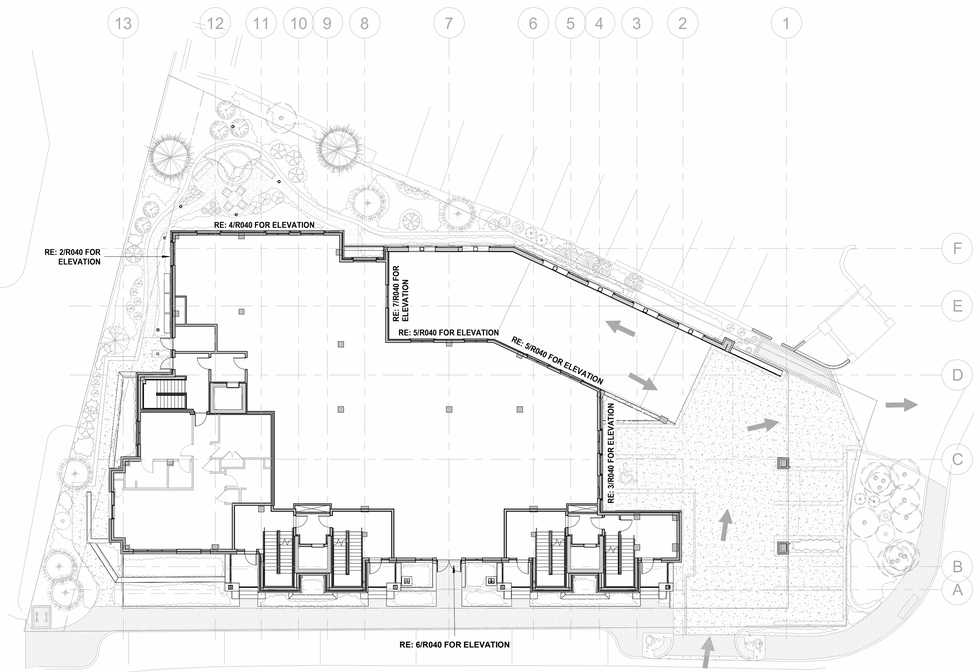
7 BANK COVERED NORTH ELEVATION - TRANSPARENCY
SCALE: 1" = 10'-0"



5 BANK COVERED WEST ELEVATION-TRANSPARENCY
SCALE: 1" = 10'-0"

3 NORTH ELEVATION-TRANSPARENCY
SCALE: 1" = 10'-0"

2 SOUTH ELEVATION-TRANSPARENCY
SCALE: 1" = 10'-0"



1 LEVEL 01 FLOOR PLAN-TRANSPARENCY KEY PLAN
SCALE: 1/16" = 1'-0"

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INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

BUILDING TRANSPARENCY

R040

2/18/2025 2:52:11 PM

EXISTING SITE PHOTO 9
NTS, FOR INFORMATION ONLY

EXISTING SITE PHOTO 6
NTS, FOR INFORMATION ONLY

EXISTING SITE PHOTO 3
NTS, FOR INFORMATION ONLY

EXISTING SITE PHOTO 8
NTS, FOR INFORMATION ONLY

EXISTING SITE PHOTO 5
NTS, FOR INFORMATION ONLY

EXISTING SITE PHOTO 2
NTS, FOR INFORMATION ONLY

EXISTING SITE PHOTO 7
NTS, FOR INFORMATION ONLY

EXISTING SITE PHOTO 4
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EXISTING SITE PHOTO 1
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PRIMA RESIDENCES

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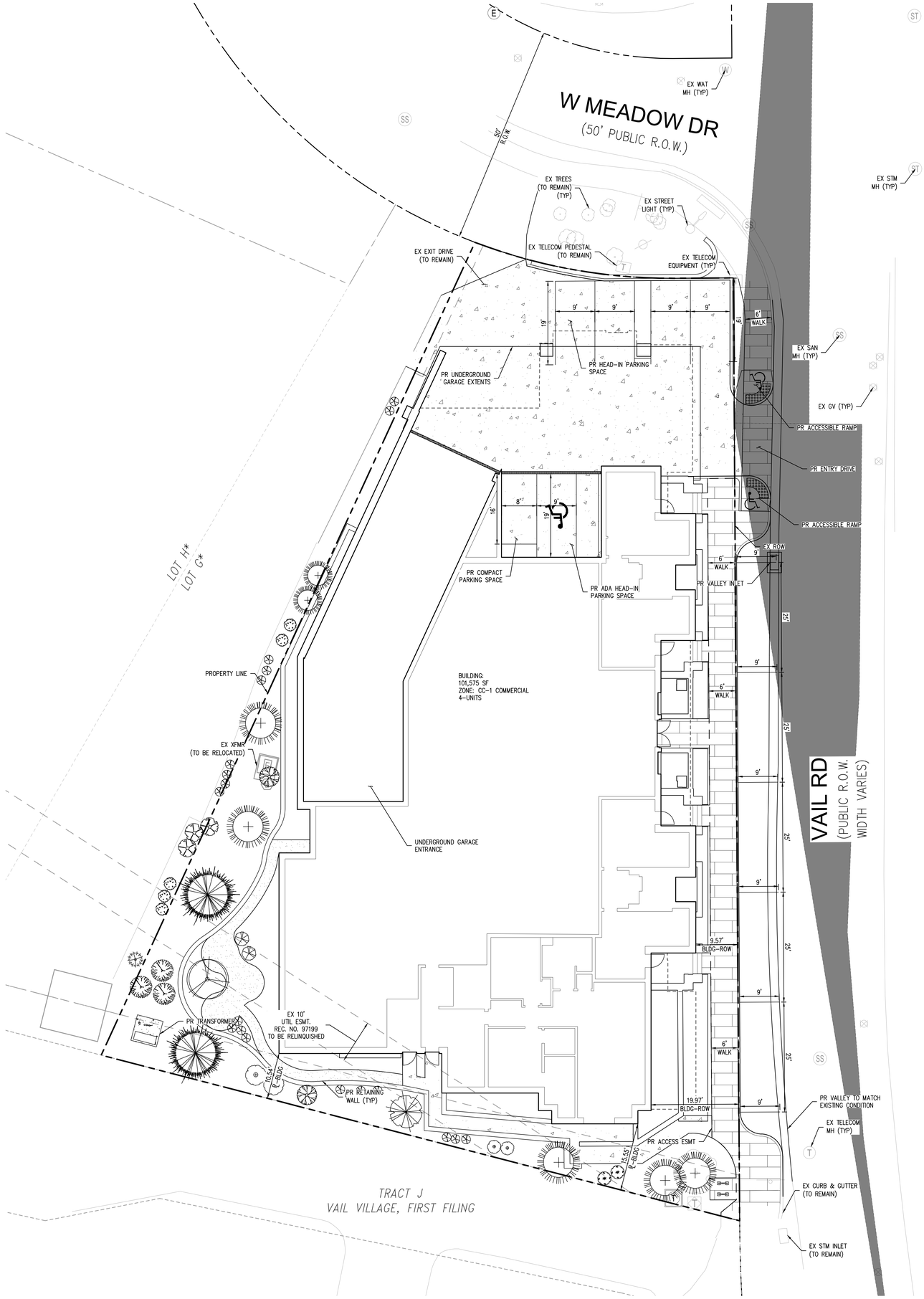
PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

EXISTING SITE PHOTOS

R300



ABBREVIATIONS	
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
XFMR	TRANSFOMER
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
GV	GATE VALVE
HC	HANDICAP
LSD	LANDSCAPE DRAIN
MH	MANHOLE
N	NORTH, NORTHING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STM	STORM
TBC	TOP/BACK OF CURB
TYP	TYPICAL
WAT	WATER

LEGEND:

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT OF WAY		
FIRE HYDRANT		
STORM MANHOLE		
SANITARY MANHOLE		
TRANSFORMER	E	
PARKING SPACE LABEL		#
DRY UTILITY EASEMENT		
SIGHT TRIANGLE		
ACCESS EASEMENT		

N

10 0 10 20
SCALE: 1" = 10'

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GENERAL CONTRACTOR	**RA NELSON** 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	**4240 ARCHITECTURE INC** 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	**HARRIS KOCHER SMITH** 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
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STRUCTRAL ENGINEER	**KLBA** 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	**PAE ENGINEERING** 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	**ACG INTERIORS** 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

VAIL FIRST BANK

17 VAIL ROAD
VAIL, CO 81657

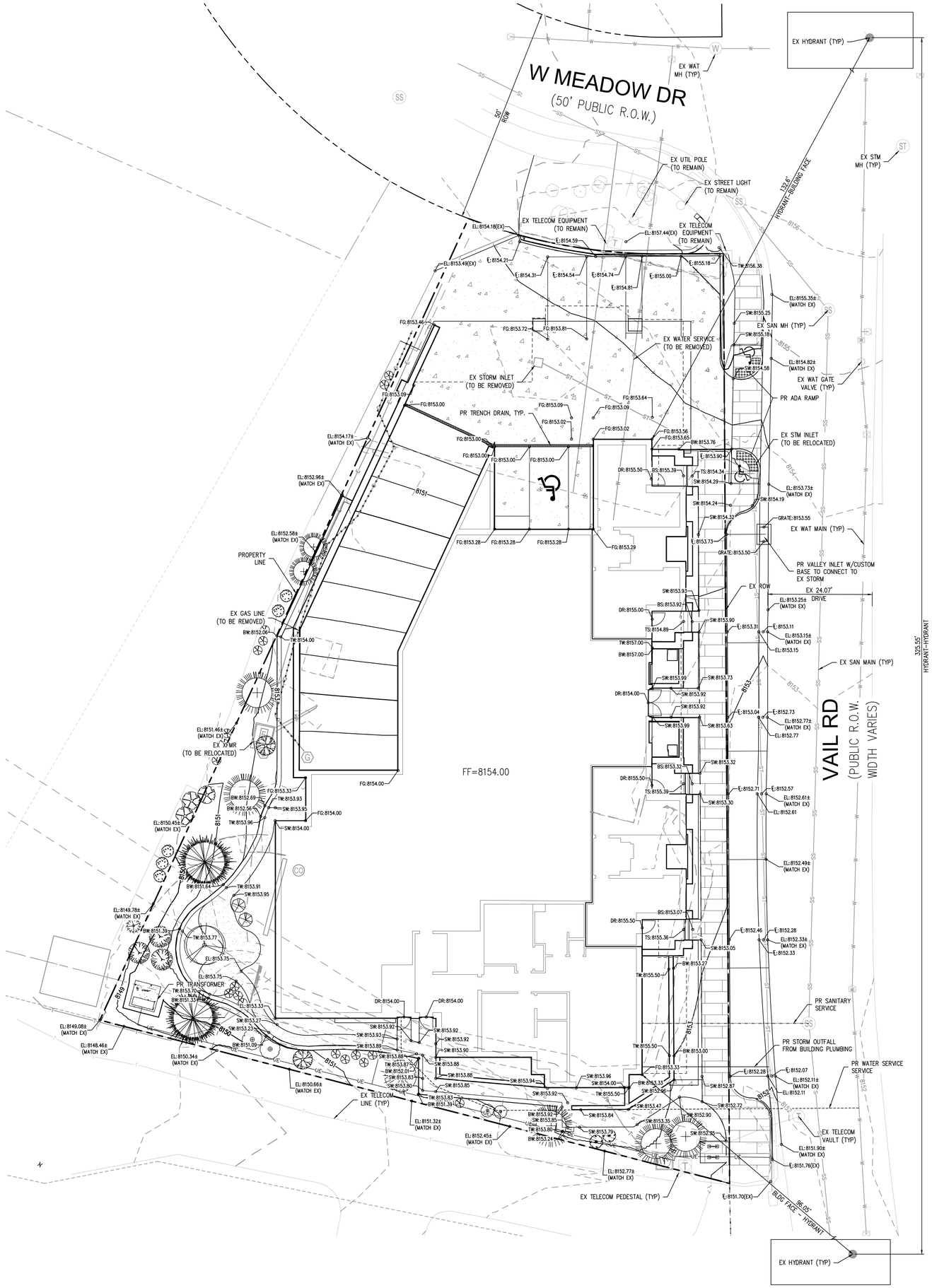
PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	12 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXTERIOR ALTERATION APP.	30 OCT 2024
1	EXTERIOR ALTERATION APP.	16 SEP 2024
	ARCHITECT'S PROJECT NUMBER	21277.00

SITE PLAN

C1.0

2/26/2024 11:29:22 AM



LEGEND:

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT OF WAY		
FIRE HYDRANT		
STORM MANHOLE		
SANITARY MANHOLE		
SANITARY SEWER	SS	SS
STORM SEWER	ST	ST
WATER	W	W
GAS	G	
UNDERGROUND TELEPHONE	UT	

LEGEND:

	EXISTING	PROPOSED
DRY UTILITY EASEMENT		
LINE TO BE DEMOED		
SANITARY SERVICE LINE W/ CO		
DOMESTIC SERVICE LINE W/ METER		
FIRE SERVICE LINE		
STREET LIGHT		
TELECOM EQUIPMENT	T	
TRANSFORMER	E	
OVERHEAD TELEPHONE	T	
LANDSCAPE DRAIN		

NOTES:

1. EXISTING WATER AND SANITARY SERVICES ARE TO REMAIN AND BE MODIFIED FOR PROPOSED NEW DEVELOPMENT IF SIZED APPROPRIATELY AND ALLOWED BY EAGLE RIVER WATER AND SANITATION DISTRICT.

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).

ABBREVIATIONS

BS	BOTTOM OF STEP
DR	DOOR
DS	DOWNSPOUT
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
LSD	LANDSCAPE DRAIN
MH	MANHOLE
PR	PROPOSED
ROW	RIGHT-OF-WAY
SAN	SANITARY
STM	STORM
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
WAT	WATER

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GENERAL CONTRACTOR	**RA NELSON** 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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VAIL, CO 81657

PARCEL # (2101-071-07-005)

4	DRB COMMENT RESPONSES	12 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXTERIOR ALTERATION APP.	30 OCT 2024
1	EXTERIOR ALTERATION APP.	16 SEP 2024

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NUMBER	21277.00

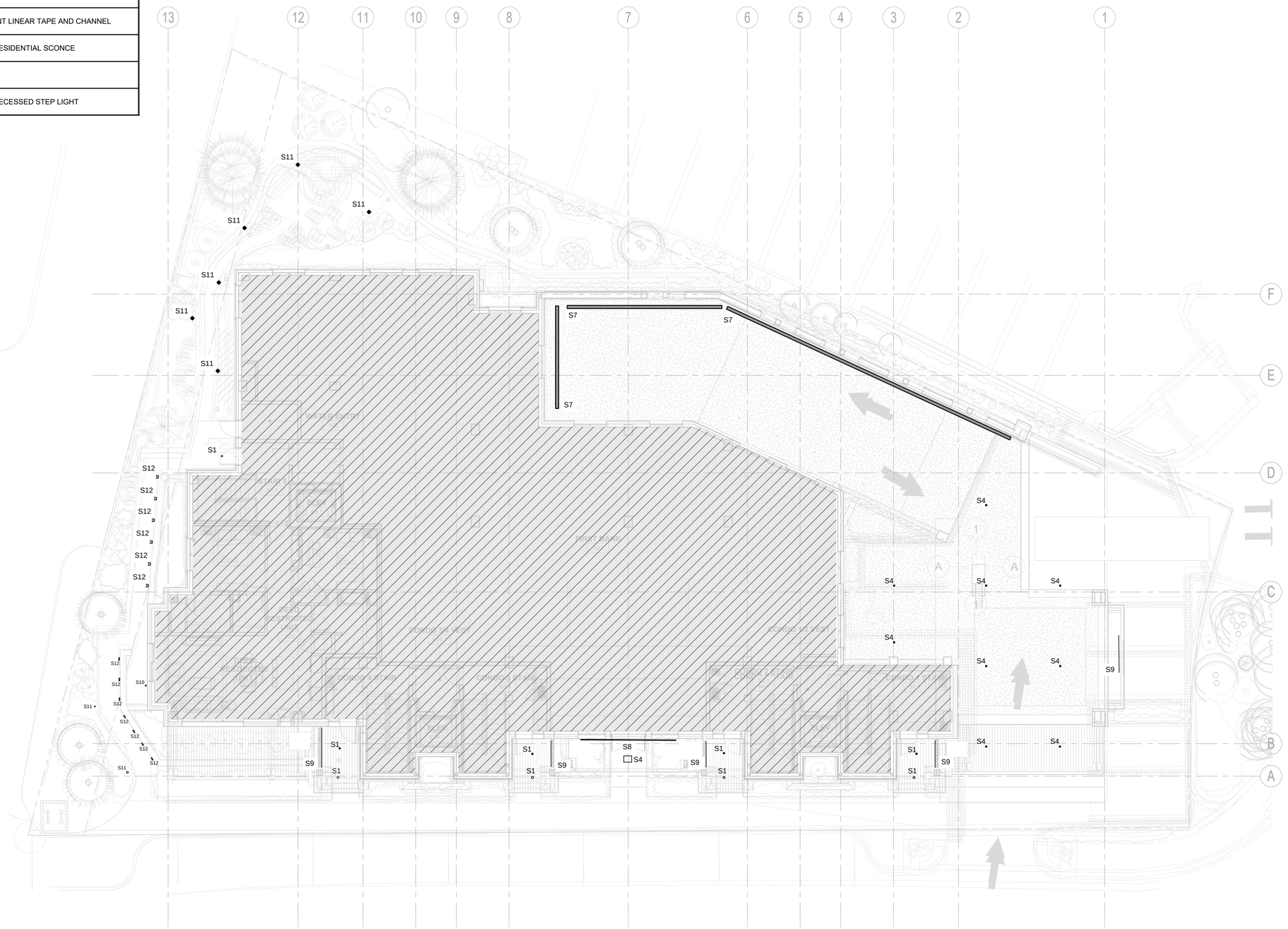
OVERALL UTILITY, GRADING, & DRAINAGE PLAN

C2.0

10 0 10 20
SCALE: 1" = 10'

2/28/2025 11:29:22 AM

FIXTURE TYPE	PRODUCT DESCRIPTION
S1	RECESSED DOWNLIGHT LOW OUTPUT, WIDE BEAM, WOOD CEILING TRIM
S2	RECESSED DOWNLIGHT LOW OUTPUT, NARROW BEAM, WOOD CEILING TRIM
S3	RECESSED DOWNLIGHT LOW OUTPUT, WALL WASH, WOOD CEILING TRIM
S4	RECESSED DOWNLIGHT HIGH OUTPUT
S5	SURFACEMOUNT ADJUSTABLE CYLINDER DOWNLIGHT, NARROW BEAM, HEX CELL LOUVER
S6	SURFACE WALL MOUNT CYLINDER, WIDE BEAM
S7	RECESSED LINEAR, ASYMMETRIC DISTRIBUTION
S8	RECESSED LINEAR, LAMBERTIAN DISTRIBUTION
S9	SURFACE MOUNT LINEAR TAPE AND CHANNEL
S10	WALL MOUNT RESIDENTIAL SCONCE
S11	BOLLARD
S12	WALL MOUNT RECESSED STEP LIGHT



1 LEVEL 01 RCP - LIGHTING
SCALE: 1/8" = 1'-0"

1/23/2025 9:53:29 AM

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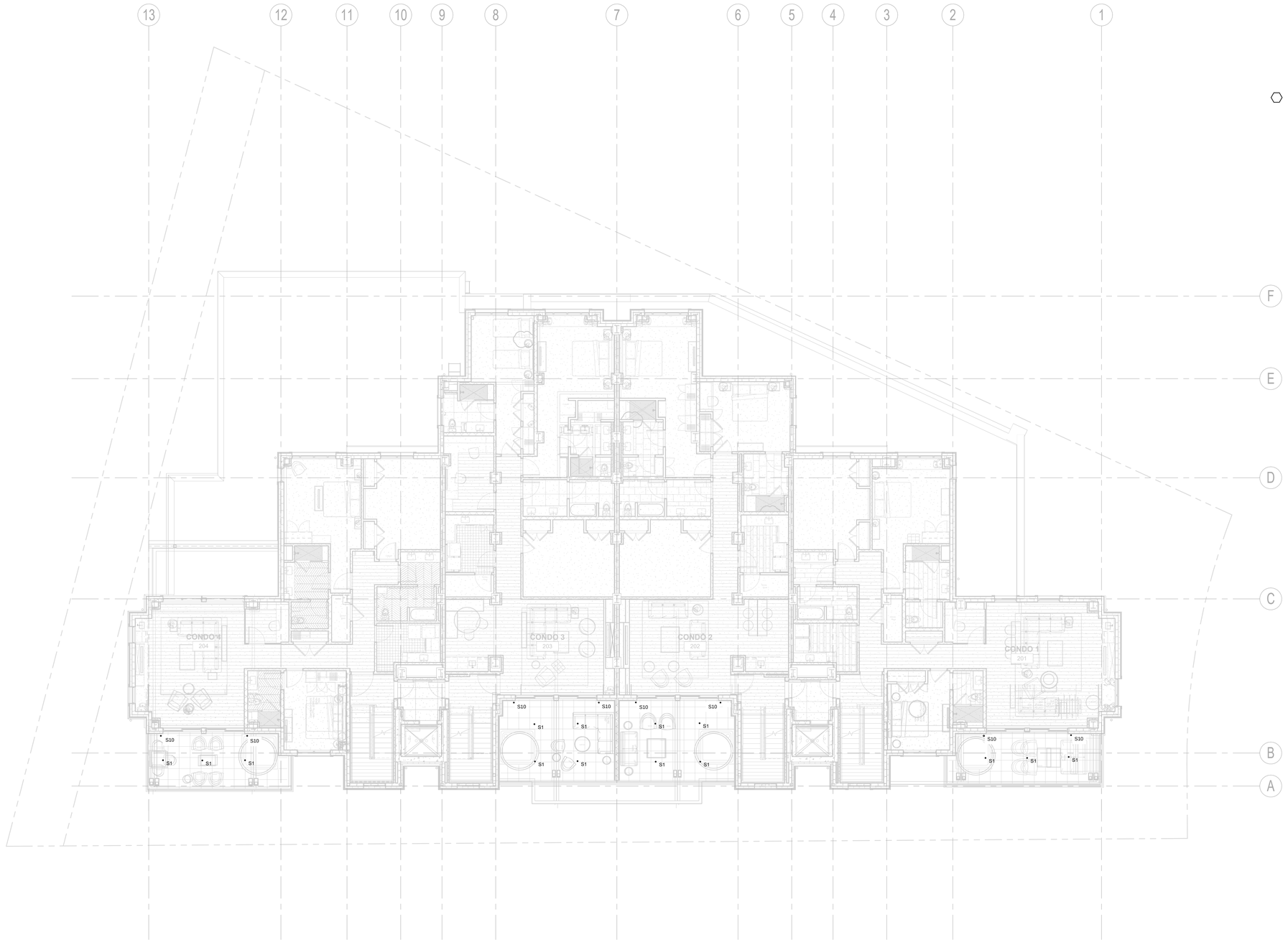
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LEVEL 01 RCP - LIGHTING

EL101



1 LEVEL 02 RCP - LIGHTING
SCALE: 1/8" = 1'-0"

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GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

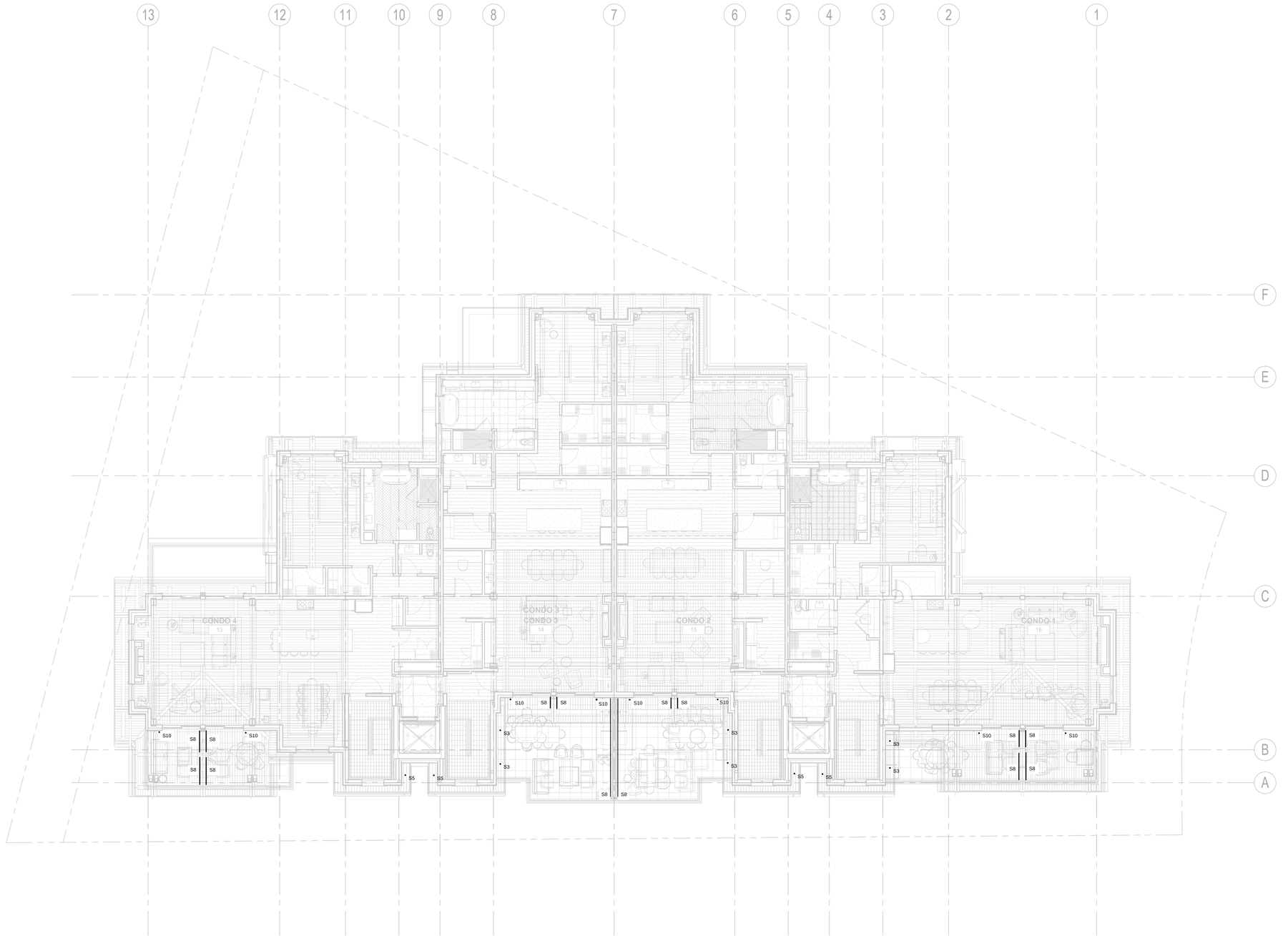
ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LEVEL 02 RCP - LIGHTING

EL102

1/23/2025 9:53:34 AM



1 LEVEL 03 RCP - LIGHTING
SCALE: 1/8" = 1'-0"

1/23/2025 9:53:40 AM

NOT FOR CONSTRUCTION

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4240 Architecture Inc

OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
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INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXT. ALTERATION APP. #2	30 OCT 2024
1	EXT. ALTERATION APP. #1	16 SEP 2024

ARCHITECT'S PROJECT NUMBER 21277.00

LEVEL 03 RCP - LIGHTING

EL103

LEGAL DESCRIPTION:

CONDOMINIUM UNITS 1, 2, 3, 4, 5 AND 6, B. S. CONDOMINIUMS ACCORDING TO THE AMENDED CONDOMINIUM MAP THEREOF RECORDED OCTOBER 12, 1984 IN BOOK 396 AT PAGE 878 AND AS DEFINED IN THE AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED OCTOBER 12, 1984 IN BOOK 396 AT PAGE 877, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER: ABC50069050.1 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 4, 2024 AT 5:00 P.M. THIS SURVEY IS OF THE LAND SUBJECT TO B.S. CONDOMINIUMS. INDIVIDUAL UNITS ARE NOT SHOWN OR SURVEYED.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN AS AS BEARING SOUTH 00°23'00" WEST AS SHOWN ON THE AMENDED MAP OF SHEET 1 OF 2 OF VAIL VILLAGE, SECOND FILING RECORDED AT RECEPTION NO. 97199. SAID LINE BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 7 BY A 3.25" ALUMINUM CAP STAMPED "ALPINE ENG. S6|S5|S7|S8 LS 24325" FOUND IN A RANGE BOX, AND MONUMENTED AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 7 BY AN ALUMINUM PIPE IN A MOUND OF STONE WITH A 2.5" ALUMINUM CAP STAMPED "N 1/16 S7|S8 1984".
4. TABLE A ITEM 2: THE ADDRESS OF THE SURVEYED IS 17 VAIL ROAD VAIL, CO 81657.
5. TABLE A ITEM 3: SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 08037C0469D, LAST REVISED DECEMBER 4, 2007. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
6. TABLE A ITEM 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 21,194 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.
7. TABLE A ITEM 6: NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT FOR THIS SURVEY. AS SUCH, THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS WERE NOT ADDRESSED. PER THE TOWN OF VAIL PROPERTY AND GENERAL MUNICIPAL MAP APP THE SURVEYED PROPERTY IS ZONED "COMMERCIAL CORE 1".
8. TABLE A ITEM 9: THE SURVEYED PROPERTY AND THE PARKING EASEMENT AREA DESCRIBED IN THAT EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 747378 COMBINED CONTAIN 49 REGULAR STRIPED PARKING SPACES. THE NORTH PARKING LOT CONTAINS 11 STANDARD PARKING SPACES AND 1 HANDICAP PARKING SPACE WHICH APPEARS TO BE PARTIALLY WEST OF THE PROPERTY LINE; THE PARKING GARAGE CONTAINS 20 PARKING SPACES; THE PARKING AREA AT THE SOUTH END OF THE PROPERTY CONTAINS 6 PARKING SPACES THAT ARE PARTIALLY OUTSIDE OF THE SURVEYED PROPERTY, BUT WITHIN THE EASEMENT AREA; AND THE WEST END OF THE PARKING EASEMENT AREA CONTAINS 11 PARKING SPACES.
9. TABLE A ITEM 10: THE CLIENT DID NOT DESIGNATE ANY WALLS FOR THE DETERMINATION OF THE RELATIONSHIP AND/OR LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED DURING THE FIELDWORK FOR THIS SURVEY.
10. TABLE A ITEM 11(a): UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION ONLY. UNDERGROUND UTILITY LOCATE MARKS FROM AN UNKNOWN SOURCE WERE OBSERVED WHILE CONDUCTING THE FIELD WORK AND ARE DEPICTED HEREON. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED, AND HARRIS KOCHER SMITH FURTHER DISCLAIMS ANY AND ALL LIABILITY RELATED TO INFORMATION FROM UTILITY MAPS AND MARKINGS THAT MAY BE SHOWN ON THIS SURVEY. UTILITIES DEPICTED HEREON DO NOT COMPLY WITH ASCE 38 UNDERGROUND UTILITY LOCATE STANDARDS. THE CLIENT AND CONTRACTOR BEAR ALL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF SENATE BILL 18-167.
11. AREAS OF CONCERN (A.O.C.) – #1 BRICK SIDEWALK ON EAST SIDE OF PROPERTY DOES NOT APPEAR TO HAVE THE BENEFIT OF AN EASEMENT. #2 – PARKING SPACE APPEARS TO CROSS PROPERTY LINE. #3 – 20' WOOD HVAC BARRIER FENCE CROSSES PROPERTY LINE. #4 – STUCCO RETAINING WALL IS 0.6' WEST OF PROPERTY LINE. #5 – BUILDING IS WITHIN UTILITY EASEMENT.
12. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
13. SIGNIFICANT SNOW/ICE WAS PRESENT AT THE TIME OF THIS SURVEY. NOT ALL SURFACE FEATURES MAY BE SHOWN.
14. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

△X INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1. (EXCEPTIONS 1–7 ARE STANDARD EXCEPTIONS) (*ITALIC TEXT IS THE SURVEYOR'S PARENTHETICAL NOTE*)

△8 EXISTING LEASES AND TENANCIES, IF ANY
(*NOT A SURVEY MATTER*)

△9 RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.
(*AFFECTS SURVEYED PROPERTY; BLANKET IN NATURE; CANNOT BE PLOTTED*)

△10 RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.
(*AFFECTS SURVEYED PROPERTY; BLANKET IN NATURE; CANNOT BE PLOTTED*)

△11 RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 09, 1963, IN BOOK 174 AT PAGE 431.
(*AFFECTS SURVEYED PROPERTY; BLANKET IN NATURE; CANNOT BE PLOTTED*)

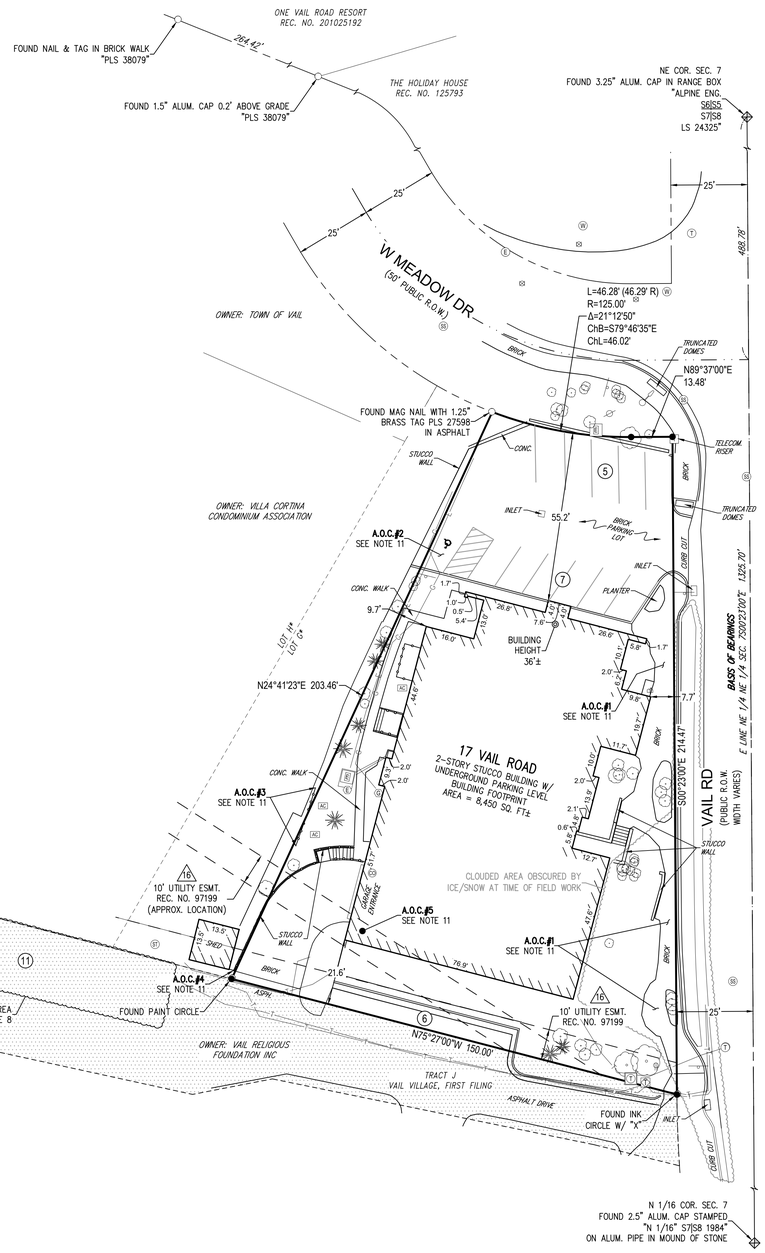
△12 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE AMENDED AND FINAL CONDOMINIUM MAP FOR B.S. CONDOMINIUMS RECORDED OCTOBER 12, 1984 IN BOOK 396 AT PAGE 878.
(*PLAT BOUNDARY DEPICTED HEREON; NO EASEMENTS WERE CREATED BY THIS PLAT*)

△13 THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED OCTOBER 12, 1984, IN BOOK 396 AT PAGE 877.
SAID DECLARATION CONTAINS A RIGHT OF FIRST REFUSAL PROVISION.
(*AFFECTS SURVEYED PROPERTY; BLANKET IN NATURE; CANNOT BE PLOTTED*)

△14 TERMS, CONDITIONS AND PROVISIONS OF AMENDED AND RESTATED LEASE AGREEMENT RECORDED SEPTEMBER 14, 1995 IN BOOK 675 AT PAGE 917.
(*AFFECTS SURVEYED PROPERTY; BLANKET IN NATURE; CANNOT BE PLOTTED*)

△15 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JANUARY 04, 2001 UNDER RECEPTION NO. 747378.
(*AS SHOWN; EASEMENT DOES NOT LIE WITHIN THE SURVEYED PROPERTY; GRANT OF LICENSE AFFECTS 16 SPACES IN THE PARKING GARAGE*)

△16 UTILITY EASEMENTS AS SET FORTH AND GRANTED ON THE PLAT OF VAIL VILLAGE, SECOND FILING RECORDED JANUARY 9, 1963 UNDER RECEPTION NO. 96928, AND AMENDED MAP, SHEET 1 OF 2, VAIL VILLAGE , SECOND FILING RECORDED MARCH 25, 1963 UNDER RECEPTION NO. 97199.
(*AS SHOWN; THE 10' UTILITY EASEMENT THAT IS NOT CONTIGUOUS WITH THE SOUTH PROPERTY LINE IS NOT DIMENSIONED ON THE PLAT AND IS DEPICTED BY GRAPHIC SCALING ONLY*)



LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- SET #5x18" REBAR W/ 1.25" BLUE PLASTIC CAP OR MAG NAIL W/ 1" BRASS TAG "PLS 38162"
- FOUND MONUMENT AS DESCRIBED
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- TELECOM. MANHOLE
- TELECOM. RISER
- TELECOM. JUNCTION BOX
- NATURAL GAS METER
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER MANHOLE
- CONIFEROUS TREE (AND TRUNK DIAMETER)
- DECIDUOUS TREE (AND TRUNK DIAMETER)
- SIGN
- HANDICAP PARKING
- AC CONDENSER
- UNDERGROUND ELECTRIC LINE
- NATURAL GAS LINE
- UNDERGROUND TELECOM. LINE
- WOOD FENCE
- METAL FENCE/HANDRAIL
- EASEMENT AREA REC. NO. 747378 △15
- AMENDED MAP OF SHEET 1 OF 2 OF VAIL VILLAGE,SECOND FILING REC. NO. 97199
- (X) PARKING SPACE COUNT
- (XX.XX' R) RECORD DIMENSION PER FINAL PLAT OF B.S. CONDOMINIUMS AS AMENDED REC. NO. 293171

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

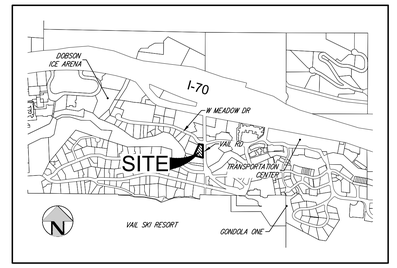
20 0 20 40
SCALE: 1" = 20'

REVISIONS
3-20-2024 UPDATED TITLE COMMITMENT

2/28/2024 11:29:22 AM

VICINITY MAP

SCALE: 1" = 1,000'



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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
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INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

VAIL FIRST BANK

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a,b), 7(a,b1,c), 8, 9, 10, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2024.

DATE OF PLAT OR MAP: 3-20-2024

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

COLORADO LICENSED
AARON MURPHY
38162
3-20-2024
PROFESSIONAL LAND SURVEYOR

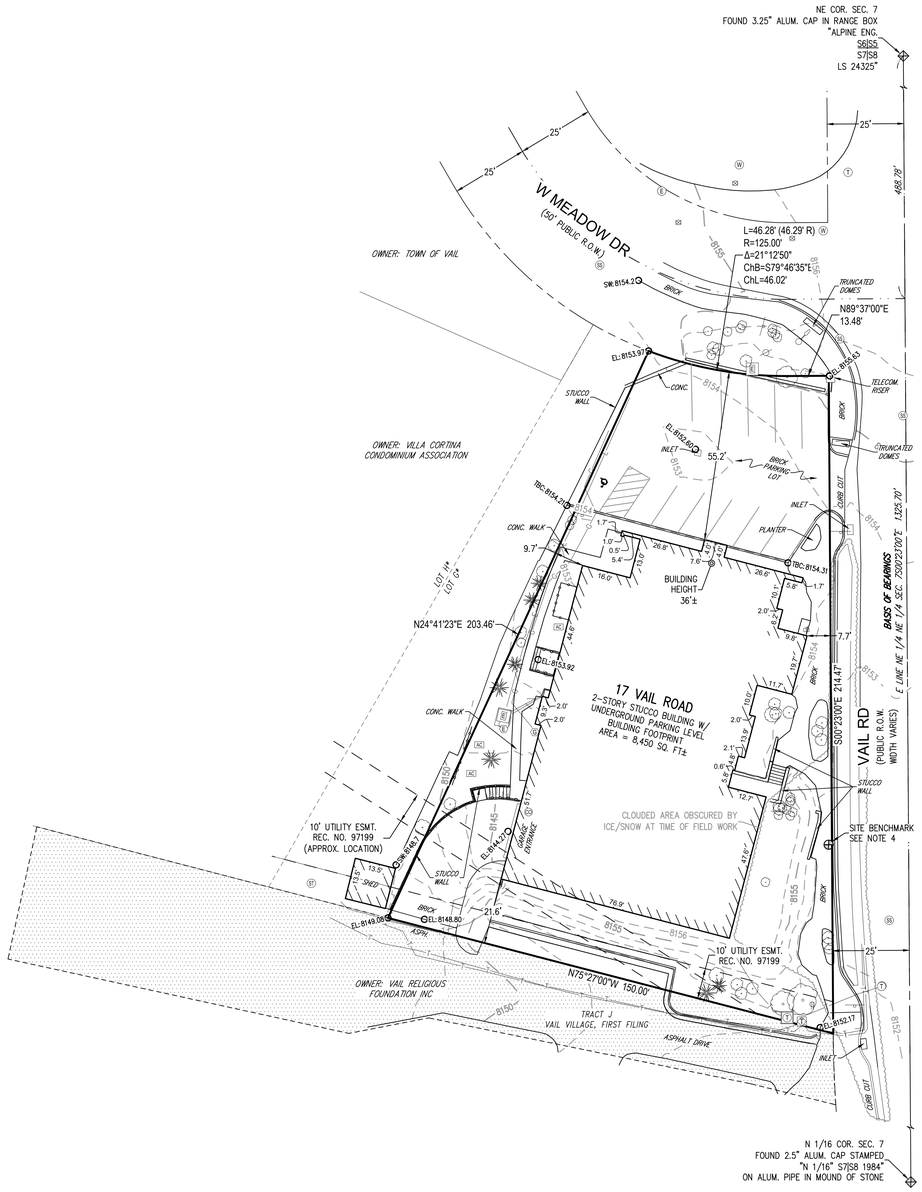
ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	12 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXTERIOR ALTERATION APP.	30 OCT 2024
1	EXTERIOR ALTERATION APP.	16 SEP 2024
	ARCHITECT'S PROJECT NUMBER	21277.00

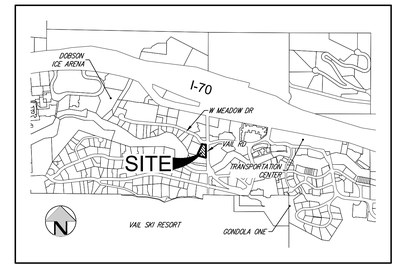
SURVEY SHEET

S1.0

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER: ABC50069050-5 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF DECEMBER 29, 2023 AT 5:00 P.M.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN AS AS BEARING SOUTH 00°23'00" WEST AS SHOWN ON THE AMENDED MAP OF SHEET 1 OF 2 OF VAIL VILLAGE, SECOND FILING RECORDED AT RECEPTION NO. 97199. SAID LINE BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 7 BY A 3.25" ALUMINUM CAP STAMPED "ALPINE ENG. S6|S5|S7|S8 LS 24325" FOUND IN A RANGE BOX, AND MONUMENTED AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 7 BY AN ALUMINUM PIPE IN A MOUND OF STONE WITH A 2.5" ALUMINUM CAP STAMPED "N 1/16 S7|S8 1984".
4. BENCHMARK: THE SITE VERTICAL BENCHMARK IS A MAG NAIL SET IN THE BRICK SIDEWALK LOCATED APPROXIMATELY 5' NORTH OF THE SOUTH END OF THE STUCCO RETAINING WALL AND 1.4' WEST OF THE CURB AS SHOWN HERON, AND HAVING AN ELEVATION OF 8152.84' (NAVD 88). THE ELEVATION WAS OBTAINED FROM AN OPUS SOLUTION OF A STATIC GPS OBSERVATION.
5. UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION ONLY. UNDERGROUND UTILITY LOCATE MARKS FROM AN UNKNOWN SOURCE WERE OBSERVED WHILE CONDUCTING THE FIELD WORK AND ARE DEPICTED HEREON. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED, AND HARRIS KOCHER SMITH FURTHER DISCLAIMS ANY AND ALL LIABILITY RELATED TO INFORMATION FROM UTILITY MAPS AND MARKINGS THAT MAY BE SHOWN ON THIS SURVEY. UTILITIES DEPICTED HEREON DO NOT COMPLY WITH ASCE 38 UNDERGROUND UTILITY LOCATE STANDARDS. THE CLIENT AND CONTRACTOR BEAR ALL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF SENATE BILL 18-167.
6. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
7. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2024.
8. SIGNIFICANT SNOW/ICE WAS PRESENT AT THE TIME OF THIS SURVEY. NOT ALL SURFACE FEATURES MAY BE SHOWN.
9. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.





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OWNER	**EAST WEST PARTNERS** 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	**RA NELSON** 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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INTERIOR DESIGN	**ACG INTERIORS** 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

VAIL FIRST BANK

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

LEGEND

- (E) ELECTRIC MANHOLE
- (E) ELECTRIC METER
- ELECTRIC OUTLET
- [E] ELECTRIC TRANSFORMER
- (T) TELECOM. MANHOLE
- [T] TELECOM. RISER
- [T] TELECOM. JUNCTION BOX
- (G) NATURAL GAS METER
- (W) WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- (S) SANITARY SEWER MANHOLE
- (CO) CLEANOUT
- (ST) STORM SEWER MANHOLE
- CONIFEROUS TREE (AND TRUNK DIAMETER)
- DECIDUOUS TREE (AND TRUNK DIAMETER)
- SIGN
- HANDICAP PARKING
- AC CONDENSER
- E — UNDERGROUND ELECTRIC LINE
- G — NATURAL GAS LINE
- T — UNDERGROUND TELECOM. LINE
- WOOD FENCE
- METAL FENCE/HANDRAIL
- EASEMENT AREA REC. NO. 747378
- AMENDED MAP OF SHEET 1 OF 2 OF VAIL VILLAGE,SECOND FILING REC. NO. 97199
- SW SIDEWALK
- TBC TOP BACK OF CURB

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER DIRECT SUPERVISION; THAT IT WAS PREPARED TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND THAT THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR AARON MURPHY 38162 3-20-2024

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	12 FEB 2025
3	TOV DRB SUBMITTAL	27 JAN 2025
2	EXTERIOR ALTERATION APP.	30 OCT 2024
1	EXTERIOR ALTERATION APP.	16 SEP 2024
	ARCHITECT'S PROJECT NUMBER	21277.00

SURVEY SHEET

S1.1

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

N

20 0 20 40
SCALE: 1" = 20'

2/28/2025 11:29:22 AM

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OWNER	**EAST WEST PARTNERS** 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	**RA NELSON** 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
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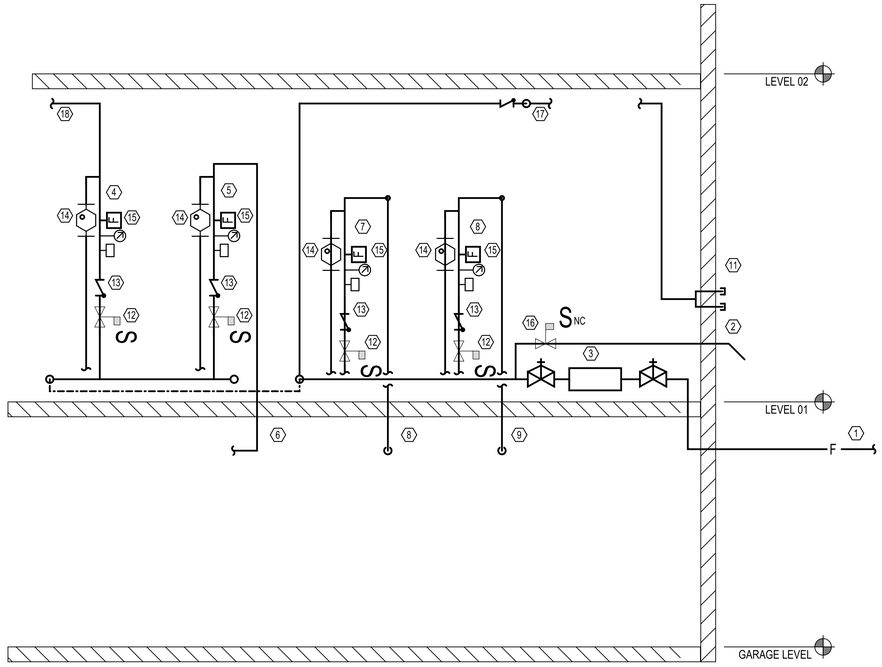
MEP ENGINEER	**PAE ENGINEERING** 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	**ACG INTERIORS** 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

NOTES:

1. 6" UNDEERGROUND FROM CITY SUPPLY.
2. WALL MOUNTED TEST HEADER FOR BACKFLOW FORWARD FLOW TESTING
3. BACKFLOW PREVENTER.
4. RISER 1, LEVEL 1, WET SYSTEM.
5. RISER 2, GARAGE LEVEL WET SYSTEM.
6. DOWN TO GARAGE LEVEL SYSTEM.
7. RISER 3 LEVEL 2 CONDO UNITS
8. TO LEVEL 2 CONDO UNITS
9. RISER 4 LEVEL 3 CONDO UNITS
10. TO LEVEL 3 CONDO UNITS
11. TWO-WAY FLUSH FIRE DEPARTMENT CONNECTION
12. SYSTEM CONTROL VALVE WITH TAMPER SWITCH
13. CHECK VALVE
14. SYSTEM DRAIN, FLOOR DRAIN PROVIDED BY PLUMBING IN GARAGE LEVEL (REFER TO PLUMBING DRAWINGS)
15. WATER FLOW SWITCH
16. FOWARD FLOW ISOLATION VALVE
17. FDC PIPING.
18. LEVEL 1 SYSTEM SUPPLY PIPING.



1 FIRE PROTECTION RISER DIAGRAM AND DETAILS
NONE

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

179

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
	ARCHITECT'S PROJECT NUMBER	21277.00

RISER DIAGRAMS AND DETAILS - FIRE PROTECTION

FP601

2/12/2025 12:29:58 PM

Code Summary

Vail First Bank

Project Description

Vail First Bank is the new construction of a residential, mixed-use facility with four residential condominium dwelling units, an employee apartment dwelling unit, a commercial bank space, and below-grade parking.

Applicable Codes and Standards

- 2021 International Building Code (IBC)
- 2021 International Fire Code (IFC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Fuel Gas Code (IFGC)
- 2020 National Electrical Code (NEC)
- 2019 ASME A17.1 Safety Code for Elevators and Escalators
- 2017 ICC A117.1 Accessible and Usable Buildings and Facilities

Occupancy Classification (IBC Ch. 3)

Group B (office/bank)
Group R-2 (apartment and condominium)
Group S-2 (parking, storage)
Group U (private parking garage)

Special Use and Occupancy (IBC Ch. 4)

Motor Vehicle Related (406)
Residential (420)

Height and Area (IBC Ch. 5)

Height and area limits based on the following construction type:

Type VB

The most restrictive occupancy is noted in **bold** in the table below:

Building Area Summary Tables.

Level	Mixed-Occ (Bldg.)	Mixed-Occ. Approach (by floor)	Occupancy	Allowable Area (ft²) (Table 506.2)	Actual Building Area (ft²)	Sum of Ratios
P1	Non-separated	Non-separated	R-2	16,500	12,450	N/A
			U			
1		Non-separated	B	21,000	9,467	N/A
			R-2			
2		N/A	R-2	21,000	8,847	N/A
3		N/A	R-2	21,000	8,300	N/A
					Bldg. Total **26,614**	N/A (§ 506.2.2)

Allowable Building Height (Table 504.3)
Allowable = 60 Actual = 35'-6"

Allowable Building Stories (Table 504.4)
Allowable = 3 Actual = 3

Occupancy Separations: Non-separated occupancies per § 508.3; no rated occupancy separations required.

Other Required, Rated Separations
- Dwelling unit separation walls – from other dwelling units and from other, contiguous occupancies: 1-hr fire partitions (§ 420.2)
- Dwelling unit separation floors – from other dwelling units and from other, contiguous occupancies: assemblies: 1-hr fire partition (§ 420.3, 711.2.4.3)

Type of Construction (IBC Ch. 6)

Fire-resistance rating requirements for building elements (Table 601)

Building Element		Required Rating
		Type VB
Primary Structural Frame [f]		0-hr
Bearing walls	Exterior [e,f]	0-hr
	Interior	0-hr
Non-bearing walls	Exterior	See Table 602
	Interior	0-hr
Floor construction and secondary members		0-hr
Roof construction and secondary members		0-hr

[e] Not less than the fire-resistance rating based on fire separation distance (see Table 602)
[f] Not less than the fire-resistance rating as referenced in IBC § 704.10 for exterior structural members.

Fire and Smoke Protection Features (IBC Ch. 7)

Fire-resistive Construction/WUI: The Town of Vail has adopted amendments to the Vail Town Code to address the risk of wildfire in the Wildland Urban Interface (WUI), that encompasses all of the Town of Vail.

Ignition-resistant construction or specific protection is required for roof covering, roof valleys, eaves, gutters and downspouts, exterior walls, underfloor enclosure, appendages and projections, exterior doors, vents, and chimneys (Vail IBC amendments § 7A06.1)

Ignition-resistant material shall comply with one or more of the following (refer to Vail IBC amendments § 7A05.2 for details): tested per ASTM E84 (UL723) or ASTM E2768; non-combustible material; fire-retardant-treated (FRT) wood; materials meeting SFM Standard 12-7A-1, Standard 12-7A-3, Standard12-7A-4, Standard 12-7A-4A, Standard 12-7A-5; IECC-compliant dual- or triple-pane windows.

Columns: Individual encasement required (§ 704.2).

Exterior Wall Rating: See plans for fire separation distance (FSD) measurements and associated exterior wall ratings/opening limitations. Exterior wall rating based on FSD for Type VB buildings is noted in Table 705.5 below:

Fire-resistance rating based on FSD (Table 705.5)

FSD (X)	X < 10 ft	X ≥ 10 ft
Rating	1-hr	0-hr

Exterior walls, where required to be rated per Tables 601 or 705.5, with a FSD ≤ 10' shall be rated for exposure from both sides (§ 705.5).

Exterior Wall Openings:

Maximum Area of Exterior Wall Openings Based on Fire Separation Distance (Table 705.8)

FSD (ft)	0 to < 3	3 to < 5	5 to < 10	≥ 10
Opening Limit	NP	15%	25%	NL

NP – Not Permitted
NL – No Limit

Parapets: Required (§705.11), unless:
- Exterior wall is not required to be rated (Exception 1).
- Roof is 1-hr, roof openings are not within 5' of the wall (Grp. R) or 10' of the wall (other occupancies), and roof covering is min. Class B (Exception 4).
- The exterior wall is permitted to have not less than 25% unprotected openings per § 705.8 (Exception 6).

Vertical Openings: Shaft enclosures connecting four stories or more are required to have a min. 2-hr rating. Shaft enclosures connecting three or fewer stories are required to have a minimum 1-hr rating. Shaft enclosures shall have a rating not less than the floor assembly penetrated, but not more than 3-hr (§ 713.4).

Penetrations: Through and membrane penetration of fire-resistance-rated wall and horizontal assemblies shall comply with IBC § 714. Special inspection for fire-resistance-rated penetrations and joints is required per § 1705.18.

Opening Protection: Fire barrier and fire partition door and window opening protection requirements are summarized in the table below. Door vision panel and sidelight/transom limitations shall meet the limitations in Table 716.1.2.

Fire Protection Ratings for Openings (Table 716.1(2))

Type of Assembly	Assembly Rating (hours)	Required Fire Protection Rating (hours)
Fire barriers having a fire-resistance rating greater than one hour	2 3	1½ 3
Shafts, exit enclosures, and exit passageways	2	1½
Fire barriers having required fire-resistance rating of one hour for: shaft enclosures, exit access stairways and ramps, interior exit stairways and ramps, and exit passageway walls	1	1
Other fire barriers	1	3/4
Fire partitions: corridor walls	1 0.5	1/3 1/3
Fire partitions: other than corridor walls	1	3/4

Duct and Air Transfer Openings: Fire dampers shall have a min. 1½-hr rating in penetration of less-than-3-hr-rated assemblies and a min. 3-hr rating when penetrating 3-hr or greater assemblies (§ 717.3.2.1).

Smoke damper leakage ratings shall be Class I or II. Elevated temperature ratings shall not be less than 250ºF (§ 717.3.2.2).

Fire and smoke dampers shall be provided with an approved means of access that is large enough to permit inspection and maintenance of the damper/operating parts. Access points shall be identified on the exterior by a label having not less than ½" stroke in height reading: FIRE/SMOKE DAMPER, SMOKE DAMPER, or FIRE DAMPER (§ 717.4).

Fire/smoke damper requirements are summarized in the table below (§ 717.5):

Requirements for Fire/Smoke Dampers

Assembly Penetrated	Fire Damper	Smoke Damper	Code Citation
2-hour fire barrier wall	Yes	No	IBC § 717.5.2
1-hour or less fire barrier wall	Yes, except as permitted for fully ducted systems.	No	IBC § 717.5.2, Ex. 3
Shaft enclosure	Yes[a]	Yes[a]	IBC § 717.5.3
Fire resistance-rated horizontal (floor) assembly (applies to ducts connecting only two stories)	Yes, a fire damper must be provided at the floor line or within a shaft enclosure.	No	IBC § 717.6.1
Fire partitions	Yes[b]	No	IBC § 717.5.4
Corridors	*Corridor damper* (in ceilings constructed as corridor walls) and *ceiling radiation damper* (where ceiling is constructed as permitted by 708.4, Exception 2).	Yes[c] (where duct or air transfer opening penetrates a corridor required to have smoke/draft control doors).	IBC § 717.5.4.1

[a] Exception: Penetrations are in parking garage exhaust or supply shafts that are separated from other building shafts by not less than 2-hr FRR construction (717.5.3, Exception 1, Item 1.4 and Exception 3).
[b] See multiple exceptions related to automatic sprinkler protection, duct material, duct size, and duct opening configurations (717.5.4, Exceptions 1, 2, 3, and 4).
[c] Exceptions include where the building is equipped with an approved smoke control system or where the duct is constructed of min. 0.019 inch steel and there are no openings serving the corridor.

Interior Finishes (IBC Ch. 8)

Wall and Ceiling: Interior wall and ceiling finishes and trim shall be classified in accordance with ASTM E 84 and shall be grouped in the following classes in accordance with their flame spread and smoke developed indices (IBC § 803.1.2):
- Class A – Flame spread index 0-25, smoke developed index 0-450
- Class B – Flame spread index 26-75, smoke developed index 0-450
- Class C – Flame spread index 76-200, smoke developed index 0-450

Wall and ceiling finish requirements are summarized in the table below and include automatic sprinkler allowances.

Minimum Interior Finish Classification Requirements (Table 803.13)

Occupancy	Exits	Corridors	Other Areas
Group B	B	C	C
Groups R-2, S	C	C	C
Group U	No restrictions		

Fire Protection and Life Safety Systems (IBC Ch. 9)

Automatic Sprinkler System: The building will be protected throughout with and automatic sprinkler system per § 903.3.1.1 (NFPA 13). The building requires automatic sprinkler protection for height and area (Tables 504.4 & 506.2). Automatic sprinkler protection required due to occupancy as follows: Group R per § 903.2.8; enclosed parking garage per § 903.2.10, Item 1.

Fire Extinguishers: Portable fire extinguishers shall be selected and installed per NFPA 10 and shall be installed in locations specified in IBC § 906.1. In Group R-2 occupancies, portable fire extinguishers are only required in the locations specified in IBC § 906.1, Items 2-6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C (§ 906.1, Item 1, Exception1).

Fire Alarm: A fire alarm system shall be designed and installed in accordance with NFPA 72 for residential occupancies (§ 907.2.9.1).

A manual fire alarm that activates the occupant notification system in accordance with IBC § 907.5 is required with the exception that manual pull stations are not required where the building is fully sprinklered and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow (IBC § 907.2.1, Exception and 907.2.9.1, Exception 2).

Audible and visual fire alarm occupant notification shall be provided in accordance with § 907.5.

Smoke Alarms: Listed single- and multiple station-station smoke alarms complying with UL 217 shall be installed in accordance with IFC § 907.2.11.2 through § 907.2.11.6, and NFPA 72, Chap 29.

Smoke detectors listed in accordance with UL 268 and provided as part of the building fire alarm system are an acceptable alternative to single- and multiple- station smoke alarms (IFC § 907.2.11.7) provided activation of a dwelling unit detector initiates alarm notification in the dwelling unit per § 907.5.2 and shall not activate notification outside of the dwelling unit provided that a supervisory signal is generated and maintained in accordance with § 907.6.6.

Carbon Monoxide Detection: Carbon monoxide detection shall be installed in dwelling units that contain a fuel-burning appliance or a fuel-burning fireplace (IBC § 915.1.2). Detection shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, detection shall be installed within the bedroom (IBC § 915.2.1).

Fire Department Connections: Fire department connection(s) (FDC) shall be provided in accordance with IFC § 912, on the street side of buildings or facing approved fire apparatus access roads and fully visible from such roads or as otherwise approved by the fire code official (IFC § 912.2).

Access to Building Openings: An approved access walkway leading from fire apparatus access roads to required exterior openings shall be provided where required by the fire code official (IFC § 504.1).

Emergency Responder: Approved in-building, two-way emergency responder communication coverage for emergency responders shall be provided. Such coverage shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction (IFC § 510.1.
Exceptions:
1. Where approved by the building official and fire code official, a wired communication system in accordance with 907.2.13.2 shall be permitted to be installed or maintained instead of an approved radio coverage system.
2. Where it is determined by the fire code official that the radio coverage system is not needed. The building must be tested upon substantial construction completion.

Means of Egress (IBC Ch. 10)

Occupant Load Factors: IBC Table 1004.5 (occupants/ft²):

Business	1:150 gross
Residential	1:200 gross
Storage/MEP	1:300 gross

Required Capacity:

Stairways	0.2"/person	(§ 1005.3.1, Exception 1)
Non-stairways	0.15"/person	(§ 1005.3.2, Exception 1)

Number of Exits: Minimum number of exits or access to exits based on occupant load, by story (§ 1006.3.1):

50 to 500 persons	two

A single exit or access to one exit is permitted for stories with Group R-2 occupancy dwelling units limited to four dwelling units and with a maximum exit access travel distance of 125 ft (Table 1006.3.4(1)).

Two exit access doorways are required in boiler, incinerator, and furnace rooms where the area is over 500 ft² and any fuel-fired equipment exceeds 400,000 British thermal units input capacity. Where two exit access doorways are required, one is permitted to be a fixed ladder or an alternating tread device (IBC § 1006.2.2.1).

Common Path: Common path of egress travel shall not exceed the following distances (Table 1006.2.1):

Groups B, S	100 ft
Group R-2	125 ft
Group U	75 ft

Egress Remoteness: Where two exits, exit access doorways or exit access stairways or any combination thereof, are required from any portion of the exit access, they shall be placed not less than 1/3 of the diagonal distance of the building or area served in sprinkler protected buildings (§ 1007.1.1, Exception 2). This dimension is measured in a straight line between exit doors or exit access doorways to any point along the width of the doorway (§ 1007.1.1.1).

Where two exit access doorways are required in boiler, incinerator, and furnace rooms (see Number of Exits), the exit access doorways shall be separated by a horizontal distance equal to one-half the length of the maximum overall diagonal dimension of the room (IBC § 1006.2.2.1).

Means of Egress Illumination: The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied (§1008.2). Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way (§ 1008.2.3).

In the event of normal power supply failure, an emergency electrical system shall provide illumination in the areas specified in § 1008.3.1, § 1008.3.2, and § 1008.3.3 (403.4.8.4).

Accessible Means of Egress: All accessible spaces are required to be provided with at least one accessible means of egress. Where more than one means of egress is required from a space, at least two accessible means of egress are required (IBC § 1009.1). Accessible means of egress components provided include accessible routes, interior exit stairways, and accessible exterior exit/entry doors.

Two-Way Communication System: A two-way communication system complying with IBC § 1009.8.1 and § 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge (§ 1009.8). Two-way communication systems are not required at the landing serving each elevator or bank of elevators where the two-way communication system is provided within areas of refuge in accordance with IBC § 1009.6.5. Two-way communication systems are not required at landings serving only service elevators that are not designated as part of the accessible means of egress or serve as part of the required accessible route into the facility (IBC § 1009.8, Exception 3).

Exit Signs: Exit and exit access doors shall be marked by an approved exit sign. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit signs are required such that no point in an exit access corridor is in excess of 100 ft or the rated viewing distance of the sign, whichever is less. (§ 1013.1)
Exit signs shall be supplied by emergency power per IBC § 1013.6.3.

Exit Access Travel Distance: Travel distance to an exit shall not exceed the distances listed below (Table 1017.2).

Group R	250 ft
Group B	300 ft
Groups S, U	400 ft

Corridors: Corridors in Group R occupancies are required to be constructed as ½-hr fire partitions. Corridor walls serving Group B and S occupancies are not required to be rated in sprinklered buildings. (IBC Table 1020.2)

Corridor Width: Corridors shall have a default minimum width of 44" unless specified otherwise for the following conditions (Table1020.3):

Corridors serving an occupant load < 50	min. 36"
Corridors within dwelling units	min. 36"

Dead End Corridors: Where more than one exit or exit access is required, dead end corridors shall not exceed the following lengths (§ 1020.5):

Groups B, R-2, S, U	50 ft

Interior Exit Stairways: Enclosures for interior exit stairways shall be constructed as fire barriers with minimum ratings as follows (§ 1023.2):

Connecting 4 stories or more	2-hr rating
Connecting 3 or fewer stories	1-hr rating

Openings in interior exit stairways other than unprotected exterior openings shall be limited to those required for exit access to the enclosure from normally occupied spaces and for egress from the enclosure (§ 1023.4).

Penetrations into or through interior exit stairways and ramps are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the interior exit stairway and ramp and terminating at a steel box not exceeding 16 square inches. Such penetrations shall be protected in accordance with § 714 (§ 1023.5).

Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees, the building exterior walls within 10' horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1-hr. Openings within such exterior walls shall be protected by opening protectives having a fire-protection rating of not less than ¾-hr. This construction shall extend vertically from the ground to a point 10' above the topmost landing of the stairway, or to the roof line, whichever is lower. (§ 1023.7)

Stairway Identification Signs: A sign shall be provided at each floor landing in an interior exit stairway connecting more than three stories that contains the information specified in § 1023.9.

Exit Discharge: Exits shall discharge directly to the exterior of the building (§ 1028.2) except that not more than 50 percent of the required number of exits is permitted to discharge inside the building provided such discharge (§ 1028.2, Exception 1):
- Leads to a free and unobstructed way to the exterior,
- The exterior exit door is readily obvious and identifiable from the point of discharge,
- The entire area of the level of discharge is separated from areas below with construction rated as required for the enclosure.

The exit discharge shall provide a direct and unobstructed access to a public way (§ 1028.5).

Elevators (IBC Ch. 30)

Hoistway Opening Protection: Where corridors are required to be fire-resistance rated in accordance with IBC § 1020.1, elevator hoistway openings shall be protected in accordance with IBC § 3006.3 (§ 3006.2.1). Elevator hoistway openings on upper floors will be protected with a protective device per § 3006.3, Item 2.

NOT FOR CONSTRUCTION

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4240 Architecture Inc

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LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025

ARCHITECT'S PROJECT NUMBER 21277.00

CODE SUMMARY

G021

2/4/2025 11:48:02 AM

	FUNCTION OF SPACE	FLOOR AREA PER OCCUPANT
	ACCESSORY, STORAGE AREAS, MECH, ELECTRICAL	300 SF GROSS
	ASSEMBLY - UNCONCENTRATED	15 SF NET
	BUSINESS	150 SF GROSS
	PARKING	200 SF GROSS
	RESIDENTIAL	200 SF GROSS
	IBC TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	

FIRE RESISTANCE - RATED WALL LEGEND

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS	NR
	EXTERIOR WALL	EXTERIOR WALLS	1HR
	EXTERIOR WALL LOAD BEARING	EXTERIOR WALLS	1HR
	FIRE PARTITION	SEPARATING DWELLING UNITS AND CORRIDOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	FIRE BARRIER LOAD BEARING	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	SMOKE BARRIER	INTERIOR WALLS	NR

NOTES:

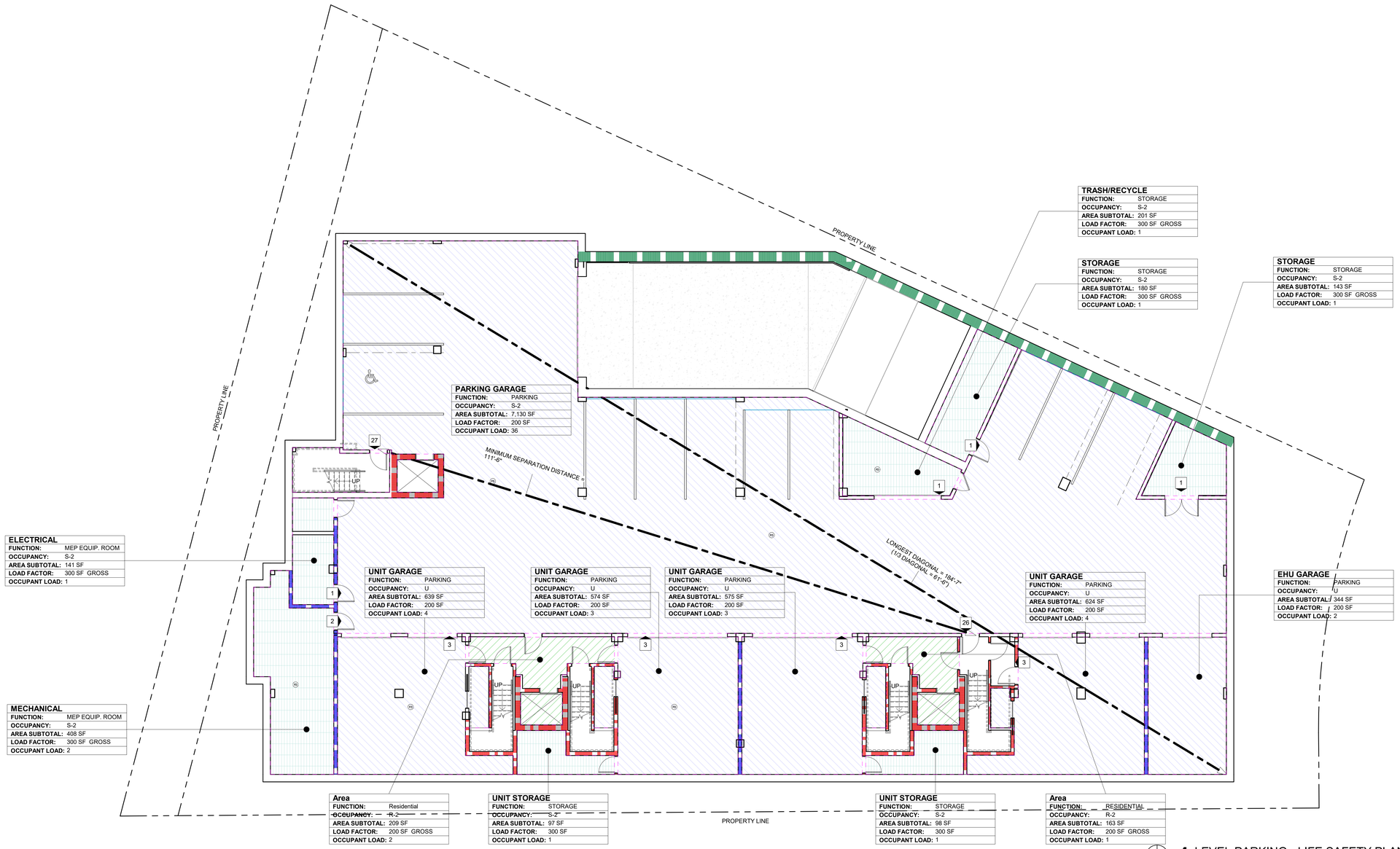
1. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
2. REFER TO A500 SERIES FOR SPECIFIC ASSEMBLY INFORMATION RELATED TO WALL, FLOOR, ROOF, WINDOW, LOUVER, AND DOOR TYPE.
3. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF LOAD BEARING WALLS REQUIRING FIRE RESISTANCE RATING.
4. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
5. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
26	DESIGN OCCUPANCY LOAD
16	CUMULATIVE OCCUPANCY LOAD
42	EXIT OCCUPANT LOAD
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	
A, E, F-1, I-1, M, R, S-1	200'	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	150'	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	49
S	29
R-2, R-3, R-4	20
H-4, H-5, I-1, I-3, I-4, R-1	10
H-1, H-2, H-3	3



TRASH/RECYCLE
FUNCTION: STORAGE
OCCUPANCY: S-2
AREA SUBTOTAL: 201 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

STORAGE
FUNCTION: STORAGE
OCCUPANCY: S-2
AREA SUBTOTAL: 180 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

STORAGE
FUNCTION: STORAGE
OCCUPANCY: S-2
AREA SUBTOTAL: 143 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

PARKING GARAGE
FUNCTION: PARKING
OCCUPANCY: S-2
AREA SUBTOTAL: 7,130 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 36

ELECTRICAL
FUNCTION: MEP EQUIP. ROOM
OCCUPANCY: S-2
AREA SUBTOTAL: 141 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

UNIT GARAGE
FUNCTION: PARKING
OCCUPANCY: U
AREA SUBTOTAL: 639 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 4

UNIT GARAGE
FUNCTION: PARKING
OCCUPANCY: U
AREA SUBTOTAL: 574 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 3

UNIT GARAGE
FUNCTION: PARKING
OCCUPANCY: U
AREA SUBTOTAL: 575 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 3

UNIT GARAGE
FUNCTION: PARKING
OCCUPANCY: U
AREA SUBTOTAL: 624 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 4

EHU GARAGE
FUNCTION: PARKING
OCCUPANCY: U
AREA SUBTOTAL: 344 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 2

MECHANICAL
FUNCTION: MEP EQUIP. ROOM
OCCUPANCY: S-2
AREA SUBTOTAL: 408 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 2

Area
FUNCTION: Residential
OCCUPANCY: R-2
AREA SUBTOTAL: 209 SF
LOAD FACTOR: 200 SF GROSS
OCCUPANT LOAD: 2

UNIT STORAGE
FUNCTION: STORAGE
OCCUPANCY: S-2
AREA SUBTOTAL: 97 SF
LOAD FACTOR: 300 SF
OCCUPANT LOAD: 1

UNIT STORAGE
FUNCTION: STORAGE
OCCUPANCY: S-2
AREA SUBTOTAL: 98 SF
LOAD FACTOR: 300 SF
OCCUPANT LOAD: 1

Area
FUNCTION: RESIDENTIAL
OCCUPANCY: R-2
AREA SUBTOTAL: 163 SF
LOAD FACTOR: 200 SF GROSS
OCCUPANT LOAD: 1

1 LEVEL PARKING - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

2/4/2025 11:33:55 AM

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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

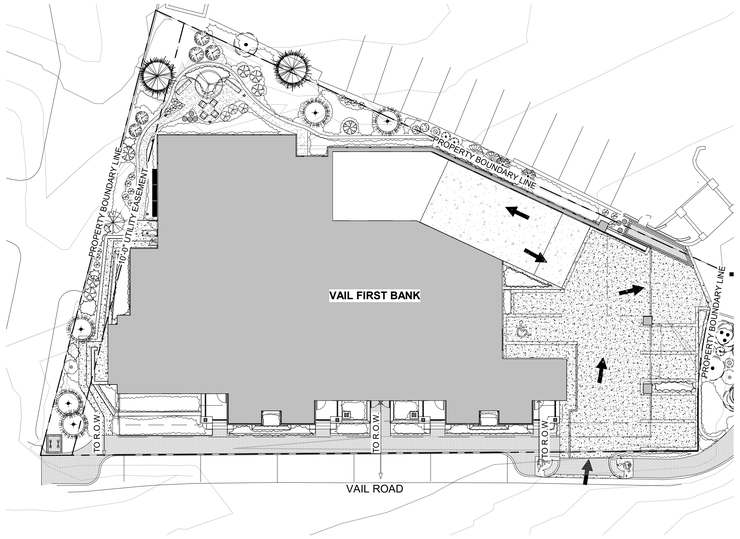
PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025

ARCHITECT'S PROJECT NUMBER 21277.00

CODE ANALYSIS - FIRE RATING & EGRESS - LEVEL P1

G100



2 SITE PLAN - EXIT DISCHARGE ROUTES
SCALE: 1" = 20'-0"

FIRE RESISTANCE - RATED WALL LEGEND

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS	NR
	EXTERIOR WALL	EXTERIOR WALLS	1HR
	EXTERIOR WALL LOAD BEARING	EXTERIOR WALLS	1HR
	FIRE PARTITION	SEPARATING DWELLING UNITS AND CORRIDOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	FIRE BARRIER LOAD BEARING	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	SMOKE BARRIER	INTERIOR WALLS	NR

NOTES:

1. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
2. REFER TO A500 SERIES FOR SPECIFIC ASSEMBLY INFORMATION RELATED TO WALL, FLOOR, ROOF, WINDOW, LOUVER, AND DOOR TYPE.
3. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF LOAD BEARING WALLS REQUIRING FIRE RESISTANCE RATING.
4. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
5. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS

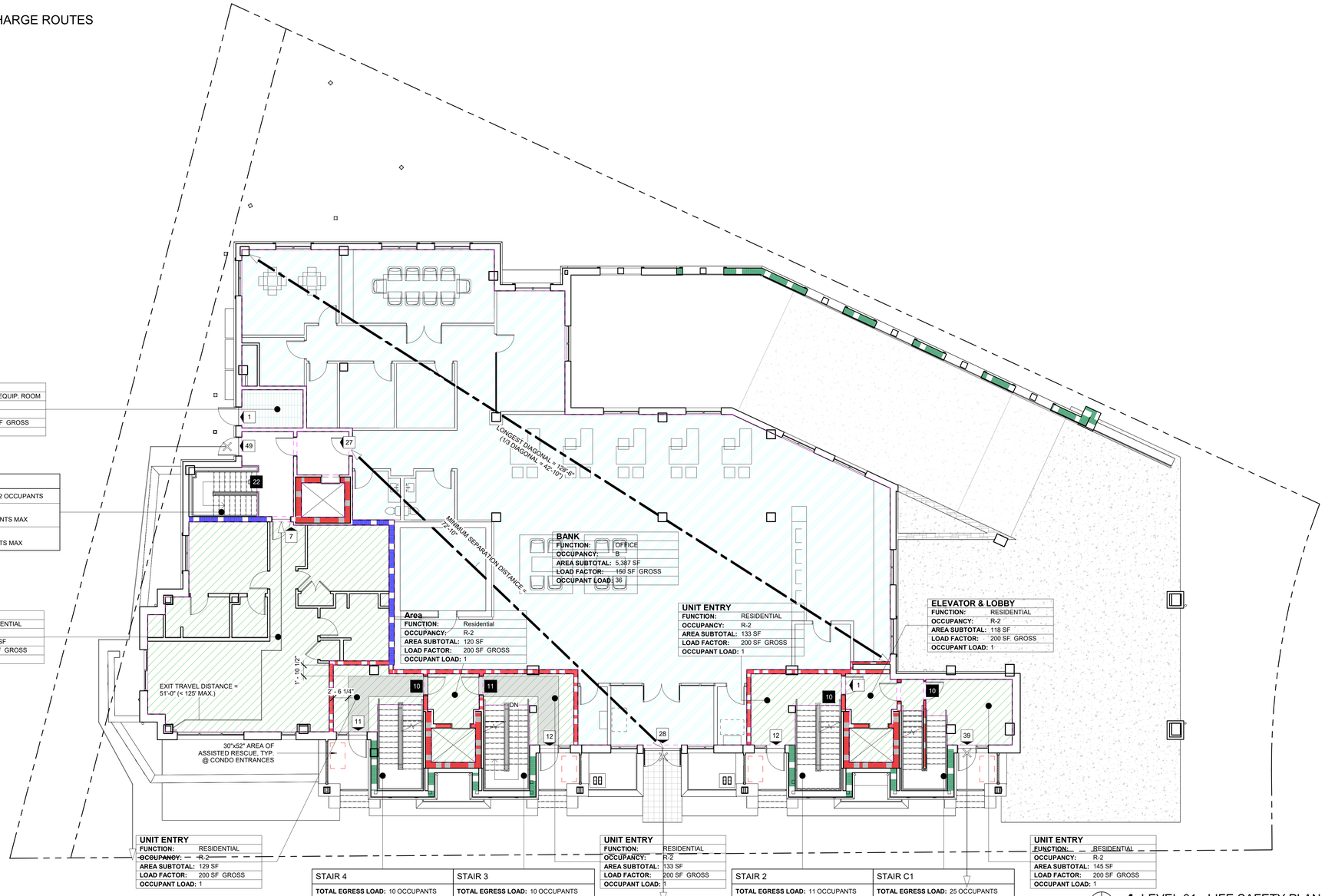
EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
26	DESIGN OCCUPANCY LOAD
16	CUMULATIVE OCCUPANCY LOAD
42	EXIT OCCUPANT LOAD
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	
A, E, F-1, I-1, M, R, S-1	200'	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	150'	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	49
S	29
R-2, R-3, R-4	20
H-4, H-5, I-1, I-3, I-4, R-1	10
H-1, H-2, H-3	3

	FUNCTION OF SPACE	FLOOR AREA PER OCCUPANT
	ACCESSORY, STORAGE AREAS, MECH, ELECTRICAL	300 SF GROSS
	ASSEMBLY - UNCONCENTRATED	15 SF NET
	BUSINESS	150 SF GROSS
	PARKING	200 SF GROSS
	RESIDENTIAL	200 SF GROSS
	IBC TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	



1 LEVEL 01 - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

CODE ANALYSIS - FIRE RATING & EGRESS - LEVEL 01

G101

2/4/2025 11:43:26 AM

	FUNCTION OF SPACE	FLOOR AREA PER OCCUPANT
	ACCESSORY, STORAGE AREAS, MECH, ELECTRICAL	300 SF GROSS
	ASSEMBLY - UNCONCENTRATED	15 SF NET
	BUSINESS	150 SF GROSS
	PARKING	200 SF GROSS
	RESIDENTIAL	200 SF GROSS
	IBC TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	

FIRE RESISTANCE - RATED WALL LEGEND

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS	NR
	EXTERIOR WALL	EXTERIOR WALLS	1HR
	EXTERIOR WALL LOAD BEARING	EXTERIOR WALLS	1HR
	FIRE PARTITION	SEPARATING DWELLING UNITS AND CORRIDOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	FIRE BARRIER LOAD BEARING	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	SMOKE BARRIER	INTERIOR WALLS	NR

NOTES:

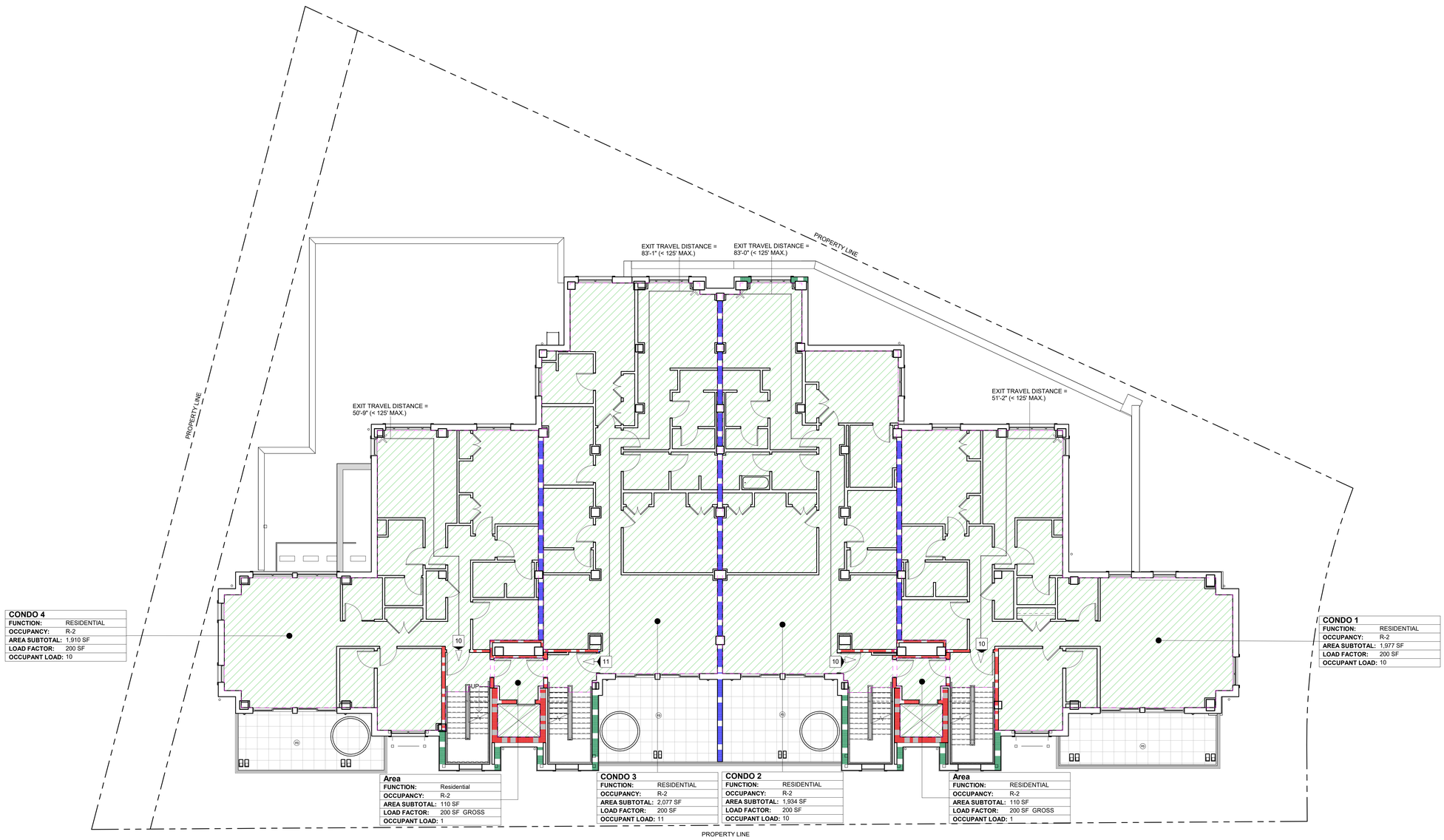
1. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
2. REFER TO A500 SERIES FOR SPECIFIC ASSEMBLY INFORMATION RELATED TO WALL, FLOOR, ROOF, WINDOW, LOUVER, AND DOOR TYPE.
3. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF LOAD BEARING WALLS REQUIRING FIRE RESISTANCE RATING.
4. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
5. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
26	DESIGN OCCUPANCY LOAD
16	CUMULATIVE OCCUPANCY LOAD
42	EXIT OCCUPANT LOAD
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	
A, E, F-1, I-1, M, R, S-1	200'	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	150'	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	49
S	29
R-2, R-3, R-4	20
H-4, H-5, I-1, I-3, I-4, R-1	10
H-1, H-2, H-3	3



1 LEVEL 02 - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

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PRIMA RESIDENCES

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VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

CODE ANALYSIS - FIRE RATING & EGRESS - LEVEL 02

G102

2/4/2025 11:44:27 AM

	FUNCTION OF SPACE	FLOOR AREA PER OCCUPANT
	ACCESSORY, STORAGE AREAS, MECH, ELECTRICAL	300 SF GROSS
	ASSEMBLY - UNCONCENTRATED	15 SF NET
	BUSINESS	150 SF GROSS
	PARKING	200 SF GROSS
	RESIDENTIAL	200 SF GROSS
	IBC TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	

FIRE RESISTANCE - RATED WALL LEGEND

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS	NR
	EXTERIOR WALL	EXTERIOR WALLS	1HR
	EXTERIOR WALL LOAD BEARING	EXTERIOR WALLS	1HR
	FIRE PARTITION	SEPARATING DWELLING UNITS AND CORRIDOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	FIRE BARRIER LOAD BEARING	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	SMOKE BARRIER	INTERIOR WALLS	NR

NOTES:

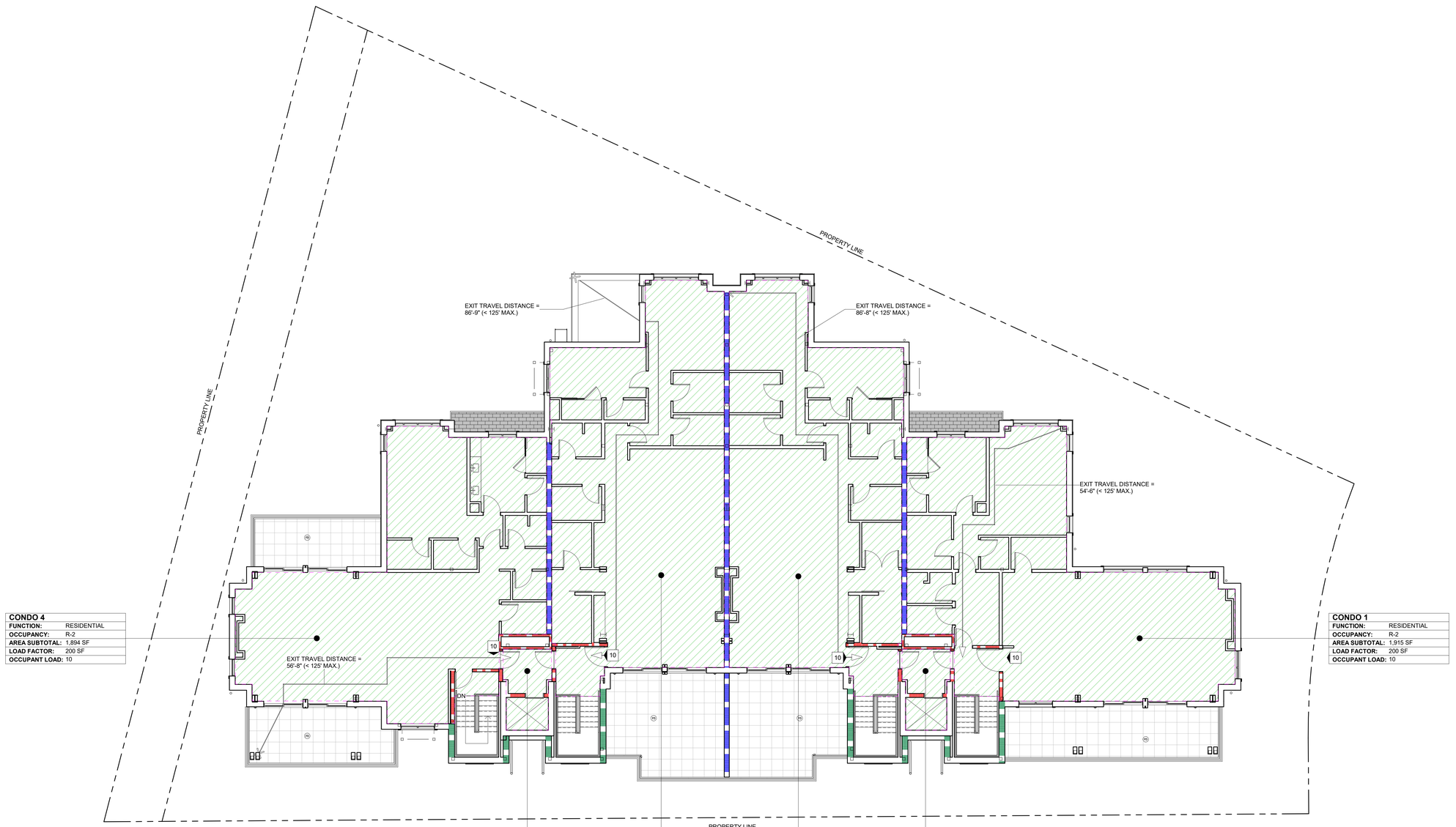
1. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
2. REFER TO A500 SERIES FOR SPECIFIC ASSEMBLY INFORMATION RELATED TO WALL, FLOOR, ROOF, WINDOW, LOUVER, AND DOOR TYPE.
3. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF LOAD BEARING WALLS REQUIRING FIRE RESISTANCE RATING.
4. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
5. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
26	DESIGN OCCUPANCY LOAD
16	CUMULATIVE OCCUPANCY LOAD
42	EXIT OCCUPANT LOAD
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	
A, E, F-1, I-1, M, R, S-1	200'	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	150'	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	49
S	29
R-2, R-3, R-4	20
H-4, H-5, I-1, I-3, I-4, R-1	10
H-1, H-2, H-3	3



CONDO 4
FUNCTION: RESIDENTIAL
OCCUPANCY: R-2
AREA SUBTOTAL: 1,894 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 10

CONDO 1
FUNCTION: RESIDENTIAL
OCCUPANCY: R-2
AREA SUBTOTAL: 1,915 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 10

Area
FUNCTION: RESIDENTIAL
OCCUPANCY: R-2
AREA SUBTOTAL: 114 SF
LOAD FACTOR: 200 SF GROSS
OCCUPANT LOAD: 1

CONDO 3
FUNCTION: RESIDENTIAL
OCCUPANCY: R-2
AREA SUBTOTAL: 1,952 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 10

CONDO 2
FUNCTION: RESIDENTIAL
OCCUPANCY: R-2
AREA SUBTOTAL: 1,952 SF
LOAD FACTOR: 200 SF
OCCUPANT LOAD: 10

Area
FUNCTION: Residential
OCCUPANCY: R-2
AREA SUBTOTAL: 113 SF
LOAD FACTOR: 200 SF GROSS
OCCUPANT LOAD: 1

1 LEVEL 03 - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

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PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025

ARCHITECT'S PROJECT NUMBER 21277.00

CODE ANALYSIS - FIRE RATING & EGRESS - LEVEL 03

G103

FIRE RESISTANCE - RATED WALL LEGEND

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS	NR
	EXTERIOR WALL	EXTERIOR WALLS	1HR
	EXTERIOR WALL LOAD BEARING	EXTERIOR WALLS	1HR
	FIRE PARTITION	SEPARATING DWELLING UNITS AND CORRIDOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	1HR
	FIRE BARRIER	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	FIRE BARRIER LOAD BEARING	STAIR, SHAFT, & ELEVATOR WALLS	2HR
	SMOKE BARRIER	INTERIOR WALLS	NR

FIRE RESISTANCE - FLOOR RATING

FLOOR SYMBOL	DESCRIPTION	
	FIRE BARRIER	1HR
	FIRE BARRIER	2HR

NOTES:

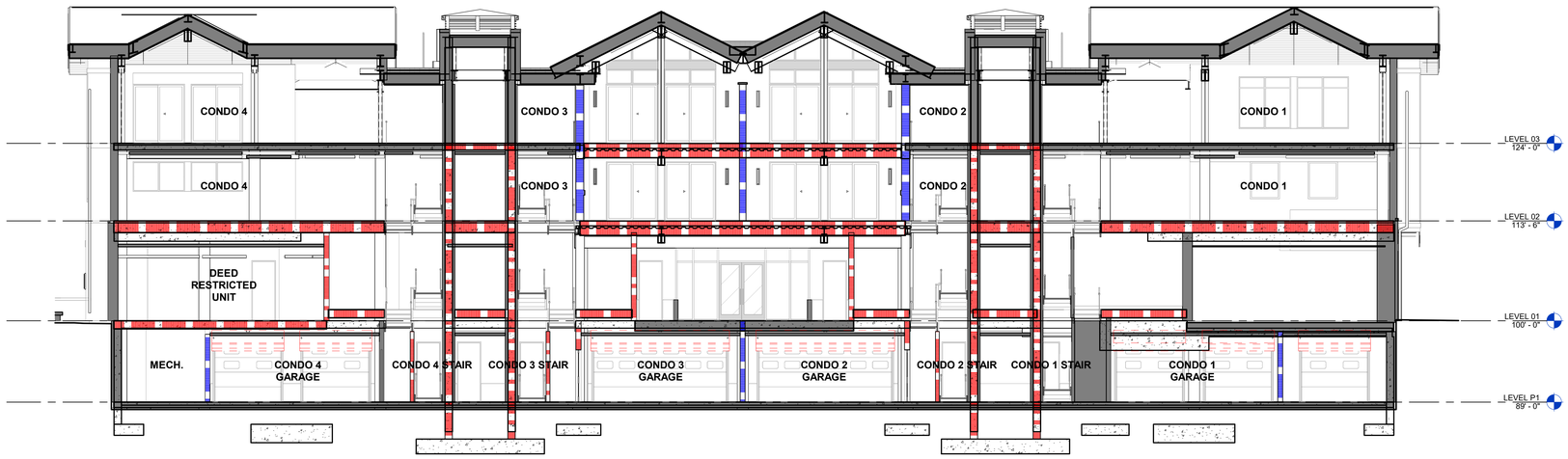
1. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
2. REFER TO A500 SERIES FOR SPECIFIC ASSEMBLY INFORMATION RELATED TO WALL, FLOOR, ROOF, WINDOW, LOUVER, AND DOOR TYPE.
3. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF LOAD BEARING WALLS REQUIRING FIRE RESISTANCE RATING.
4. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
5. REFER TO MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS

EGRESS LEGEND

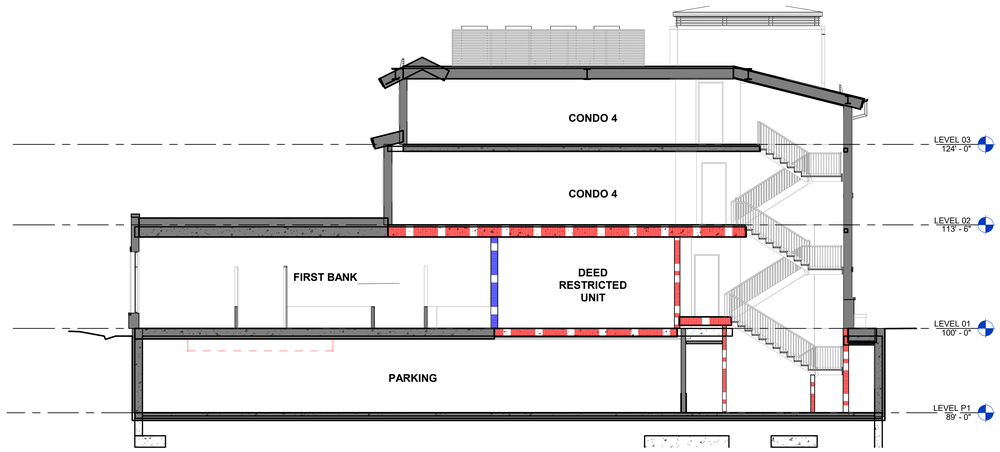
SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
26	DESIGN OCCUPANCY LOAD
16	CUMULATIVE OCCUPANCY LOAD
42	EXIT OCCUPANT LOAD
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	
A, E, F-1, I-1, M, R, S-1	200'	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	150'	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	49
S	29
R-2, R-3, R-4	20
H-4, H-5, I-1, I-3, I-4, R-1	10
H-1, H-2, H-3	3



2 FIRE RATING - SECTION N-S
SCALE: 1/8" = 1'-0"



1 FIRE RATING - SECTION E-W
SCALE: 1/8" = 1'-0"

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INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

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VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

CODE ANALYSIS - FIRE RATING - SECTIONS

G201

FIRE PROTECTION GENERAL/REFERENCE NOTES:

A. THE SPRINKLER SYSTEM SHOWN IS CONCEPTUAL IN NATURE. DESIGN BUILD CONTRACTOR SHALL BE THE ENGINEER OF RECORD FOR THE FIRE PROTECTION SYSTEMS. PROVIDE A COMPLETE SPRINKLER SYSTEM SHOWING ALL REQUIRED PIPING, OFFSETS, SPRINKLERS, RISERS AND DROPS.
B. FIRE SPRINKLER SYSTEMN TO MEET NFPA 13 GUIDELINES AND LOCAL FIRE CODE.
C. COORDINATE THE LOCATION OF SPRINKLERS WITH DIFFUSERS, LIGHTING, SPEAKERS, AND OTHER CEILING-MOUNTED EQUIPMENT PER NFPA 13 REQUIREMENTS. SPRINKLER TYPE AND LAYOUT MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING SPRINKLERS.
D. THE SPRINKLER HEAD LOCATIONS SHOWN ON THE DRAWINGS FOR RESIDENTIAL UNITS ARE PROVIDED FOR COORDIANTION PURPOSES ONLY. THESE LOCATIONS ARE NOT FINAL AND SHOULD NOT BE INTERPRETED AS A COMPLETE OR APPROVED LAYOUT. THE FIRE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINAL SPRINKLER HEAD LOCATIONS IN ACCORDANCE WITH NFPA 13 REQUIREMNTS.
E. COORDINATE NEW SPRINKLER SYSTEM AND PIPE ROUTING WITH STRUCTURE, HVAC EQUIPMENT, DUCTWORK, LIGHTING AND ARCHITECTURAL COMPONENTS. INCLUDE ALL NECESSARY HANGERS, BRACING AND RESTRAINTS FOR PER NFPA 13 STANDARDS.
F. REFER TO RISER DIAGRAMS ON SHEET FP-601 FOR ADDITIONAL INFORMATION.
G. PROVIDE FULL SPRINKLER COVERAGE FOR THE ENTIRE BUILDING IN ACCORDANCE WITH NFPA 13, LOCAL FIRE CODE.
H. PROVIDE AUTOMATIC AIR VENT NEAR THE REMOTE HIGH POINT OF FIRE SPRINKLER PROTECTION PIPING. PROVIDE AT LEAST ONE AUTOMATIC AIR VENT PER AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALL PER NFPA 13 OR FM GLOBAL AND THE MANUFACTURER REQUIREMENTS.
I. SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO: LOW-POINT DRAINS, AUXILIARY DRAINS AND AIR PRESSURE RELIEF VALVES. COORDINATE DRAIN REQUIREMENTS WITH PLUMBING AS NEEDED.
J. PROVIDE COMPLETE WORKING PLANS (SHOP DRAWINGS), PRODUCT DATA SUBMITTALS, HYDRAULIC CALCULATIONS, AND SWAY BRACING CALCULATIONS, PREPARED IN ACCORDANCE WITH NFPA 13 STANDARDS, REVIEWED AND STAMPED BY A LICENSED FIRE PROTECTION ENGINEER. PREPARE AND SUBMIT TO THE FIRE DEPARTMENT AND CITY REPRESENTATIVE FOR CODE COMPLIANCE REVIEW AND APPROVAL PRIOR TO INSTALLATION.
K. PROVIDE STEEL AND CPVC SPRINKLER PIPING IN COMPLIANCE WITH NFPA 13 STANDARDS.
L. PROVIDE FIRE SPRINKLER PROTECTION FOR EXTERIOR PROJECTIONS (FOR EXAMPLE, EVES, CANOPIES, PORTE COCHERES, OR SIMILAR) WHERE REQUIRED BY NFPA 13 AND THE LOCAL AHJ REQUIREMENTS.
M. WATER SERVICE INFORMATION: OBTAIN CURRENT FLOW TEST INFORMATION PRIOR TO STARTING DESIGN OF THE FIRE SPRINKLER SYSTEM.
N. PROVIDE SUPERVISION OF FIRE SPRINKLER SYSTEM CONTROL VALVES AND WATER FLOW SWITCHES BY THE FIRE ALARM SYSTEM AT AN APPROVED 24-HOUR CENTRAL MONITORING STATION IN ACCORDANCE WITH THE LOCAL FIRE CODE.
O. SEAL PENETRATIONS OF FIRE RATED WALLS AND PARTITIONS WITH A UL LISTED OR FM APPROVED FIRESTOPPING SYSTEM. INSTALLERS OF FIRESTOPPING SYSTEM ARE REQUIRED TO BE TRAINED AND CERTIFIED BY THE SYSTEM MANUFACTURER.

GENERAL SPRINKLER PROTECTION NOTES:

A. TYPICAL LAYOUT PROVIDED FOR COORDINATION ONLY. PROVIDE FULLY SPRINKLERED SYSTEM WITHIN THE AREA OF WORK PER NFPA REQUIREMENTS.
B. PROVIDE NEW RECESSED/CONCEALED PENDENT SPRINKLERS IN AREA IDENTIFIED. REFER TO ARCHITECTURAL BACKGROUNDS AND REFLECTED CEILINGS PLANS FOR COORDINATION
C. PROVIDE HEADGUARDS FOR FIRE SPRINKLERS SUBJECT TO PHYSICAL DAMAGE.
D. INSTALL FIRE SPRINKLERS WITH 18 INCHES MINIMUM CLEARANCE TO OBSTRUCTIONS AND STORAGE BELOW DEFLECTORS
E. PROVIDE SEISMIC BRACING AND BRANCH LINE RESTRAINT IN ACCORDANCE WITH NFPA 13. PROVIDE BEAM CLAMPS WITH RESTRAINT STRAPS.
F. PROVIDE HYDROSTATIC TESTING OF THE NEW FIRE SPRINKLER PIPING IN ACCORDANCE WITH NFPA 13. PRIOR TO HYDROSTATIC TESTS, PERFORM AN AIR PRESSURE TEST TO LOCATE POTENTIAL LEAKAGE POINTS.
G. PROVIDE NEW UPRIGHT SPRINKLERS WITH A 1-INCH CAPPED OUTLET FOR FUTURE T.I. WORK

MECH/ELECT ROOM NOTES:

A. PROVIDE SPRINKLERS WITH 212 DEGREES F TEMPERATURE RATING, AND HEAT DETECTORS WITH 135 DEGREES F TEMPERATURE RATING WHERE LOCATED WITHIN ELEVATOR MACHINE ROOM.
B. PROVIDE PROPER CLEARANCES AND ROUTE FIRE SPRINKLER PIPING AT ELECTRICAL EQUIPMENT AS REQUIRED BY THE NATIONAL ELECTRIC CODE.

STAIR PROTECTION NOTES:

A. INSTALL SPRINKLERS AT THE TOP OF THE STAIRWELL AND UNDER THE FIRST LANDING. ROUTE EXPOSED PIPING TIGHT TO STRUCTURE.

TESTING NOTES:

A. PROVIDE INSPECTION, TESTING, AND MAINTENANCE REQUIREMENTS OF THE FIRE PROTECTION SYSTEMS IN ACCORDANCE WITH NFPA 25 TO THE OWNER.
WET-PIPE FIRE SPRINKLERS SYSTEMS ARE TO BE HYDROSTATICALLY TESTED AT 200

STANDARD ABBREVIATIONS

AD	AREA DRAIN	IE	INVERT ELEVATION
ADA	AMERICANS WITH DISABILITIES ACT	IN	INCH, INCHES
AF	AIRFOIL	INSUL	INSULATION
AFF	ABOVE FINISHED FLOOR	IPS	IRON PIPE SIZE
AHP	APPARATUS HOUSING PLENUM	ISO	ISOMETRIC
AL	ALUMINUM	ISOL	ISOLATOR, ISOLATION
ALT	ALTERNATIVE	JP	JOCKEY PUMP
AP	ACCESS PANEL	KW	KILOWATT
APD	AIR PRSSURE DROP	KWH	KILOWATT HOUR
APPROX	APPROXIMATELY	L	LENGTH
ARCH	ARCHITECT, ARCHITECTURAL	LAT	LEAVING AIR TEMP
AS	AUTOMATIC SPRINKLER	LAV	LAVATORY
AUTO	AUTOMATIC	LB	POUND
BDD	BACKDRAFT DAMPER	LDB	LEAVING DRY BULB
BFF	BELOW FINISHED FLOOR	LF	LINEAR FEET
BHP	BREAK HORESPOWER	LFT	LEAVING FLUID TEMPERATURE
BI	BACKWARD INCLINED	LVG	LEAVING
BLDG	BUILDING	LWB	LEAVING WET BULB
BOP	BOTTOM OF PIPE	LWT	LEAVING WATER TEMPERATURE
BOS	BOTTOM OF STRUCTURE	MAX	MAXIMUM
BSMT	BASEMENT	MBH	THOUSAND BTU PER HOUR
BTU	BRITISH THERMAL UNIT	MCA	MINIMUM CIRCUIT AMPACITY
BTUH	BRITISH THERMAL UNITS PER HOUR	MECH	MECHANICAL
BTV	BUTTERFLY VALVE	MERV	MINIMUM EFFICIENCY REPORTING VALUE
BV	BALANCING VALVE	MFR	MANUFACTURER
CALC	CALCULATION	MIN	MINIMUM
CB	CATCH BASIN	MISC	MISCELLANEOUS
CFH	CUBIC FEET PER HOUR	MOCP	MAXIMUM OVERCURRENT PROTECTION
CFM	CUBIC FEET PER MINUTE	MS	MOP SINK
CFS	CUBIC FEET PER SECOND	MTD	MOUNTED
CI	CAST IRON	NC	NORMALLY CLOSED
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING OR COOLING	NO	NORMALLY OPEN
CO	CLEANOUT	NPS	NOMINAL PIPE SIZE
CONC	CONCRETE	NRS	NON-RISING STEM
CONN	CONNECT, CONNECTION	NTS	NOT TO SCALE
CONT	CONTINUED, CONTINUATION	OAT	OUTSIDE AIR TEMPERATURE
CP	CIRCULATING PUMP	OC	ON CENTER DISTANCE
CTG	CLEANOUT TO GRADE	OD	OVERFLOW DRAIN
CV	CHECK VALVE	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
DB	DRY BULB	OSA	OUTSIDE AIR
DDC	DIRECT DIGITAL CONTROL	PD	PLANTER DRAIN
DEFL	DEFLECTION	PIFT	PITCH PER FOOT
DF	DRINKING FOUNTAIN	PG	PRESSURE GAUGE
DFU	DRAINAGE FIXTURE UNIT	PH	PHASE
DI	DEIONIZED	PIV	POST INDICATING VALVE
DIA	DIAMETER	PP	POLYPROPYLENE
DIP	DUCTILE IRON PIPE	PRV	PRESSURE REDUCING VALVE
DN	DOWN (PENETRATES FLOOR)	PS	PRESSURE SWITCH
DP	DEW POINT	PSI	POUNDS PER SQUARE INCH
DR	DRAIN	PSIG	POUNDS PER SQUARE INCH (GAUGE)
DV	DRAIN VALVE	PVC	POLYVINYL CHLORIDE
DROP	DROP (WITHIN FLOOR)	PVS	PVC COATED STEEL
DWDI	DOUBLE WIDTH DOUBLE INLET	R, RAD	RADIUS
DWG	DRAWING	RA	RELIEF AIR
(E), EXIST	EXISTING	RD	ROOF DRAIN
EAT	ENTERING AIR TEMPERATURE	RET	RETURN AIR
EC	EXTENDED COVERAGE	REV	REVISION
ECM	ELECTRONICALLY COMMUTATED MOTOR	RH	RELATIVE HUMIDITY
EDB	ENTERING DRY BULB	RISE	RISE (WITHIN FLOOR)
EEW	EMERGENCY EYE WASH	RM	ROOF MANIFOLD
EFF	EFFICIENCY	RN	RISER NIPPLE
EFT	ENTERING FLUID TEMPERATURE	RPM	REVOLUTIONS PER MINUTE
ELEC	ELECTRIC, ELECTRICAL	S	SINK
ELEV	ELEVATION	SA	SUPPLY AIR
ENGR	ENGINEER	SB	SWAY BRACE
EQ	EQUAL	SCFM	STANDARD CUBIC FEET PER MINUTE
EQUIP	EQUIPMENT	SD	SHOWER DRAIN (PLUMBING)
ES	EMERGENCY SHOWER	SD	SMOKE DAMPER (MECHANICAL)
ESP	EXTERNAL STATIC PRESSURE	SE	SEWAGE EJECTOR
ET	EXPANSION TANK	SECT	SECTION
EWB	ENTERING WET BULB	SENS	SENSIBLE
EWC	ELECTRIC WATER COOLER	SF	SQUARE FOOT, SQUARE FEET
EWH	ELECTRIC WATER HEATER	SH	SHOWER
EWT	ENTERING WATER TEMPERATURE	SIM	SIMILAR
EX	EXTRACTOR	SOV	SHUTOFF VALVE
EXP	EXPANSION	SP	STATIC PRESSURE
EXH	EXHAUST OR EXHAUST AIR	SPEC	SPECIFICATION
F	DEGREES FAHRENHEIT	SQ	SQUARE
FC	FORWARD CURVED	SQ IN	SQUARE INCH, SQUARE INCHES
FCO	FLOOR CLEANOUT	SS	STAINLESS STEEL (ALL)
FD	FIRE DAMPER (MECHANICAL)	SSP	STANDARD SPRAY PENDENT
FD	FLOOR DRAIN (PLUMBING)	SSU	STANDARD SPRAY UPRIGHT
FDC	FIRE DEPARTMENT CONNECTION	STL	STEEL
FFE	FINISHED FLOOR ELEVATION	STRUCT	STRUCTURE, STRUCTURAL
FIG	FIGURE	SWP	SINGLE WALL PLENUM
FL	FLOOR	SWSI	SINGLE WIDTH SINGLE INLET
FLA	FULL LOAD AMPACITY	TD	TRENCH DRAIN
FLEX	FLEXIBLE	TDH	TOTAL DISCHARGE HEAD
FP	FIRE PUMP	TDL	TOTAL DEVELOPED LENGTH
FPD	FLUID PRESSURE DROP	TEMP	TEMPERATURE
FPM	FEET PER MINUTE	TMV	THERMOSTATIC MIXING VALVE
FPS	FEET PER SECOND	TOP	TOP OF PIPE
FS	FLOOR SINK	TP	TRAP PRIMER VALVE
FSD	FIRE SMOKE DAMPER	TS	TAMPER SWITCH
FT	FEET/FOOT	TSP	TOTAL STATIC PRESSURE
FTR	FINNED TUBE RADIATOR	TYP	TYPICAL
FLT	FLUSH TANK	U	URINAL
FU	FIXTURE UNIT	UG	UNDERGROUND
FV	FLUSH VALVE	UP	UP (PENETRATES FLOOR SLAB)
(F)	FUTURE	UON	UNLESS OTHERWISE NOTED
G	GRADE	V	VOLTS
GA	GAGE/GAUGE	VB	VACUUM BREAKER
GAL	GALLON	VD	VOLUME DAMPER
GALV	GALVANIZED	VEL	VELOCITY
GLY	GLYCOL	VERT	VERTICAL
GH	GROUND HYDRANT	VFD	VARIABLE FREQUENCY DRIVE
GPH	GALLONS PER HOUR	VTR	VENT THROUGH ROOF
GPM	GALLONS PER MINUTE	W	WIDTH
GV	GATE VALVE	WB	WET BULB
H	HEIGHT	WC	WATER CLOSET
HB	HOSE BIBB	WCO	WALL CLEANOUT
HD	HUB DRAIN	WFU	WATER FIXTURE UNITS
HORIZ	HORIZONTAL	WG	WATER GAUGE
HP	HORSEPOWER	WH	WALL HYDRANT
HR	HOUR	WHA	WATER HAMMER ARRESTOR
HSW	HORIZONTAL SIDE WALL	WPD	WATER PRESSURE DROP
HT	HEAT TRACE	WTD	WATER TEMPERATURE DROP
HTG	HEATING	WTR	WATER TEMPERATURE RISE
HV	HOSE VALVE	W/	WITH
HVC	HOSE VALVE CABINET	W/O	WITHOUT
ID	INSIDE DIAMETER, INSIDE DIMENSION		

FIRE PROTECTION PIPING

WS	WATER SERVICE
WPS	WET-PIPE SPRINKLER
DPS	DRY PIPE SPRINKLER
PA	PREACTION SPRINKLER
DS	DELUGE SPRINKLER
FDC	FIRE DEPARTMENT CONNECTION
CA	CLEAN AGENT
WMH	WATER MIST HYBRID
WSP	WET STANDPIPE
DSP	DRY STANDPIPE
CSP	COMBINED STANDPIPE
AFS	ANTIFREEZE SOLUTION

SYMBOLS

(A) ACCESS PANEL	(#) NUMBERED NOTE
POINT OF CONNECTION	(X) REMOVE EXISTING
(E) EXISTING TO REMAIN	(K) CAP EXISTING / CAP FOR FUTURE
(B) BELOW GRADE / FLOOR	(R) RELOCATE EXISTING
1 REVISION NUMBER	(F) FUTURE

XX-XXX — UNIT NUMBER; FLOOR UNIT IS LOCATED ON; EQUIPMENT TYPE — EQUIPMENT

XXXX-XX-XXXX — UNIT NUMBER; FLOOR UNIT IS LOCATED ON; EQUIPMENT TYPE; X DETAIL NUMBER; XXX.XX SHEET NUMBER — DETAIL CALLOUT

MISC. FITTINGS & SYMBOLS

DIRECTION OF FLOW
DIRECTION OF SLOPE
PIPE SLEEVE
REDUCER
ANCHOR
ELBOW (90 DEGREE)
ELBOW (45 DEGREE)
PIPING CONNECTIONS
TEE
JOINT OR COUPLING POINT
UNION
FLANGED CONNECTION
CAP
PLUG OR BLIND FLANGE
RISER
ELBOW UP
ELBOW DOWN
TEE UP
TEE DOWN
FLEXIBLE HOSE CONNECTOR
MC MECHANICAL COUPLING
HEAT TRACE
FLEX DROP
THRUST BLOCK
PIPE CONTINUATION

DEMOLITION LEGEND

REMOVE EXISTING PIPE
REMOVE EXISTING EQUIPMENT

NEW, EXISTING, & FUTURE WORK

EXISTING PIPING	NEW PIPING	FUTURE PIPING
EXISTING EQUIPMENT	NEW EQUIPMENT	FUTURE EQUIPMENT
EXISTING EQUIPMENT CLEARANCES	NEW EQUIPMENT CLEARANCES	FUTURE EQUIPMENT CLEARANCES

GENERAL NOTES:

A. THIS IS A STANDARD LEGEND SHEET, THEREFORE, SOME SYMBOLS MAY APPEAR ON THIS SHEET THAT DO NOT APPEAR ON THE DRAWINGS.

MISC. VALVES & COCKS

DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA)
SUPERVISED BUTTERFLY VALVE
SUPERVISED OS&Y GATE VALVE
SUPERVISED POST INDICATOR GATE VALVE
SUPERVISED NRS GATE VALVE
CHECK VALVE
ALARM CHECK VALVE
ACTUATED CONTROL VALVE
DRY PIPE VALVE
DRY PIPE VALVE WITH QUICK OPENING DEVICE
PREACTION VALVE
DELUGE VALVE
PRESSURE REGULATING VALVE
PRESSURE RELEASING VALVE
WET RISER
DRY RISER
PREACTION RISER
NITROGEN-FILLED DRY RISER
NITROGEN-FILLED PREACTION RISER
FREESTANDING FIRE DEPARTMENT CONNECTION
WALL-MOUNT FIRE DEPARTMENT CONNECTION
PENDENT SPRINKLER
SIDEWALL SPRINKLER
UPRIGHT SPRINKLER
UPRIGHT SPRINKLER WITH GUARD
WINDOW SPRINKLER
DRY PENDENT SPRINKLER
DRY HORIZONTAL SIDEWALL SPRINKLER
OPEN SPRINKLER
OPEN SPRINKLER WITH SPRING
SPRAY NOZZLE
CLEAN AGENT SPRAY NOZZLE
STANDPIPE HOSE VALVE (PLAN)
STANDPIPE HOSE VALVE (SECTION)
STANDPIPE HOSE VALVE WITH CABINET (PLAN)
STANDPIPE HOSE VALVE WITH CABINET (SECTION)
STANDPIPE ROOF MANIFOLD
TEST AND DRAIN VALVE
FREESTANDING TEST HEADER
WALL-MOUNT TEST HEADER
AUTOMATIC AIR VENT
FOUR-WAY BRACE
LATERAL BRACE
LONGITUDINAL BRACE
PIPE HANGER
FLOW METER

WF WATERFLOW SWITCH
HT HIGH TEMPERATURE SWITCH
LS LEVEL SWITCH
LT LOW TEMPERATURE SWITCH
PS PRESSURE SWITCH
S VALVE SUPERVISORY SWITCH
AS AIR SUPERVISORY SWITCH
WS WATERFLOW PRESSURE ALARM SWITCH
S SOLENOID VALVE

FIRE PROTECTION SHEET LIST

SHEET #	SHEET NAME	SHEET ORDER	DISCIPLINE NAME	DISCIPLINE ORDER
FP001	SYMBOLS, LEGENDS AND ABBREVIATIONS - FIRE PROTECTION			
FP200	PARKING LEVEL PLAN - FIRE PROTECTION			
FP201	LEVEL 01 FLOOR PLAN - FIRE PROTECTION			
FP202	LEVEL 02 FLOOR PLAN - FIRE PROTECTION			
FP203	LEVEL 03 FLOOR PLAN - FIRE PROTECTION			
FP401	CONDO 1 ENLARGED PLAN - FIRE PROTECTION			
FP402	CONDO 2 ENLARGED PLAN - FIRE PROTECTION			
FP403	CONDO 3 ENLARGED PLAN - FIRE PROTECTION			
FP404	CONDO 4 ENLARGED PLAN - FIRE PROTECTION			
FP601	RISER DIAGRAMS AND DETAILS - FIRE PROTECTION			
Grand total: 10				

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
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INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

SYMBOLS, LEGENDS AND ABBREVIATIONS - FIRE PROTECTION

FP001

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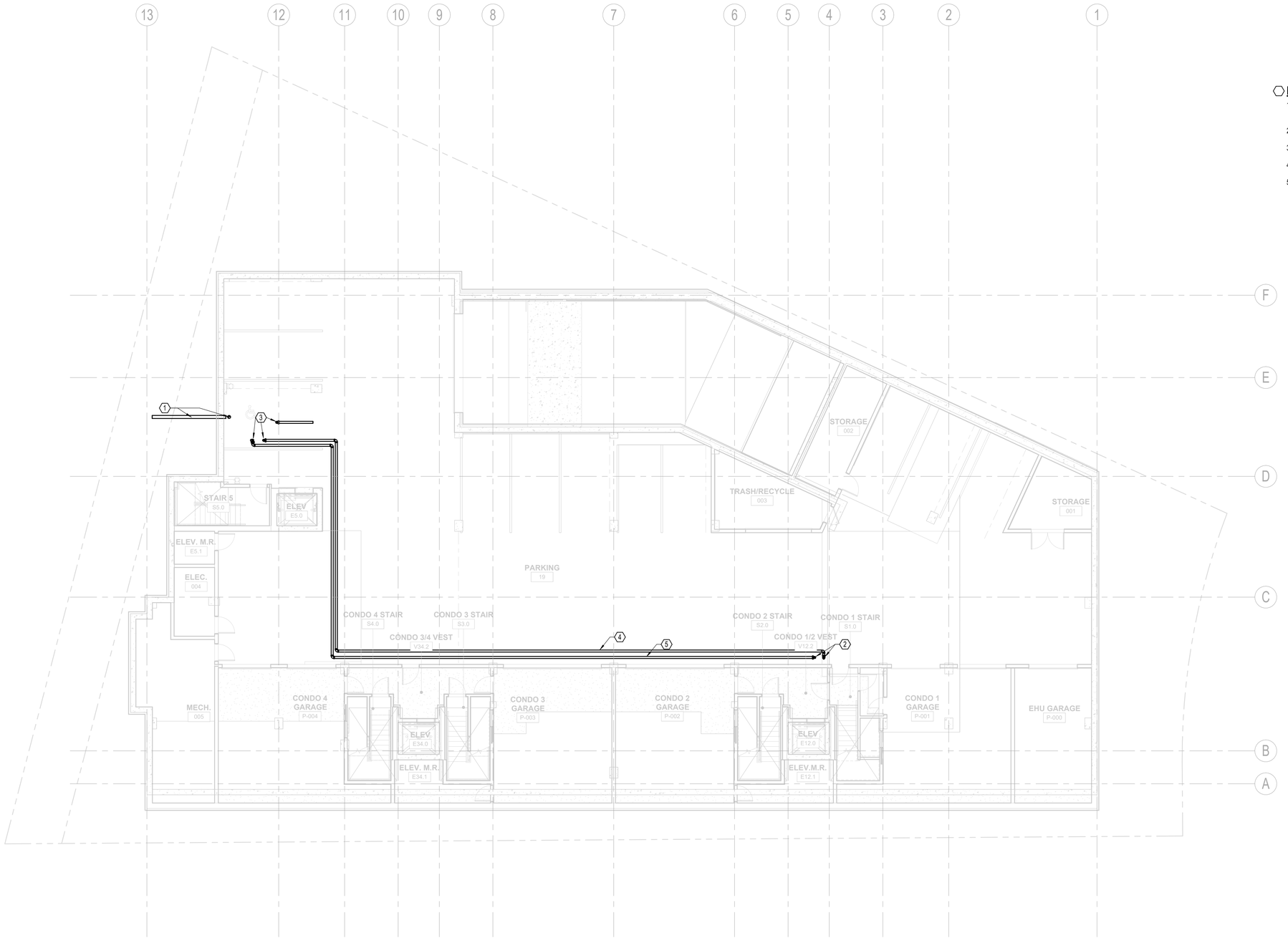
GENERAL NOTES:

A. REFER TO SHEET FP001 FOR OVERALL GENERAL NOTES



NOTES:

1. 6 INCH FIRE SERVICE UP TO LEVE L1. REFERENCE CIVIL FOR CONTINUATION.
2. UP TO LEVELS 2 AND 3.
3. UP TO LEVEL 1 WATER ENTRY ROOM
4. LEVEL 2 CONDO SUPPLY PIPING
5. LEVEL 3 CONDO SUPPLY PIPING

1 PARKING LEVEL PLAN - FIRE PROTECTION
SCALE: 1/8" = 1'-0"

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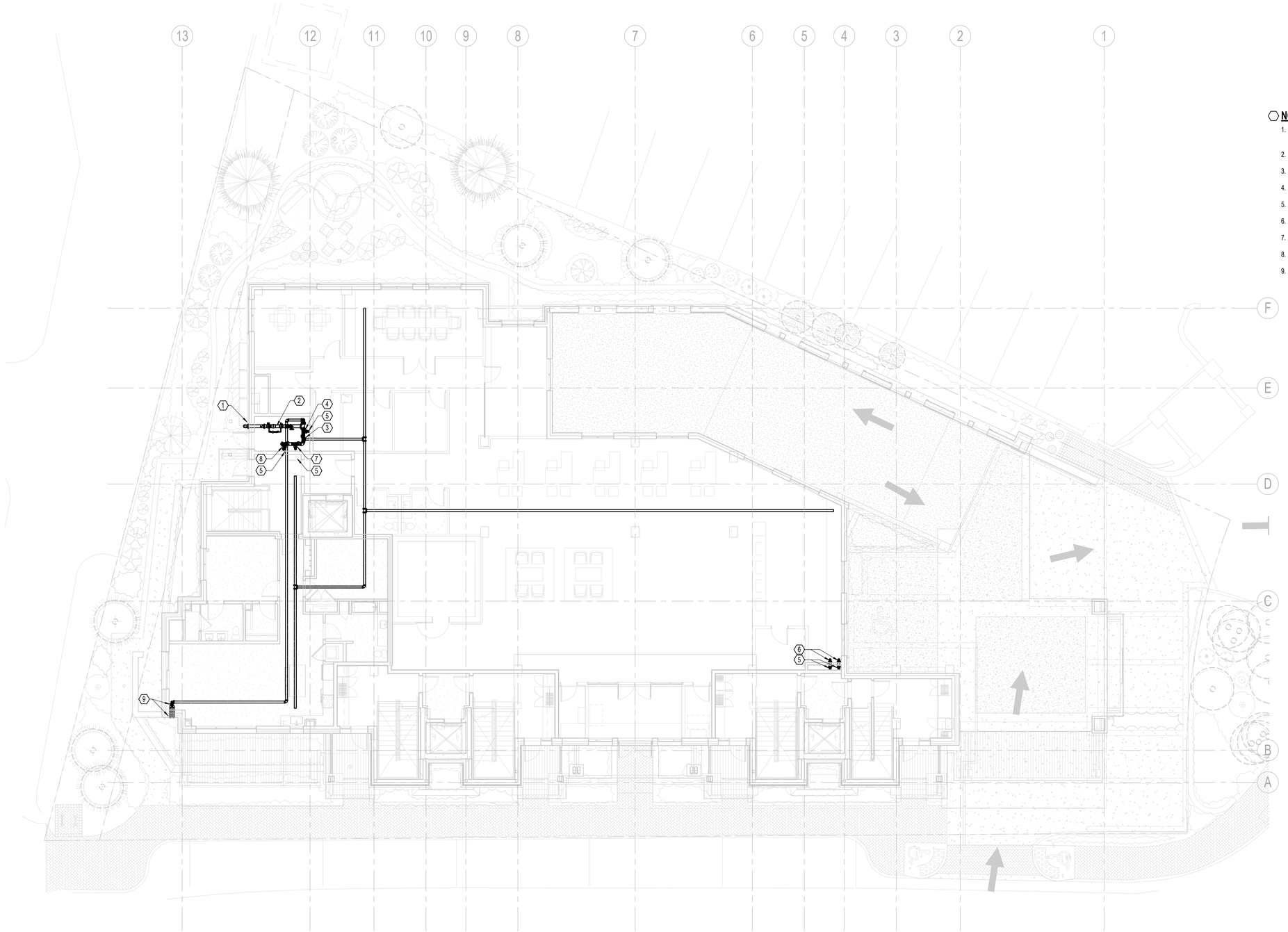
ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

PARKING LEVEL PLAN - FIRE PROTECTION

FP200

GENERAL NOTES:

A. REFER TO SHEET FP001 FOR OVERALL GENERAL NOTES
B. REFER TO FP601 FOR RISER DIAGRAM



NOTES:

1. WALL MOUNTED TEST HEADER FOR BACKFLOW FORWARD FLOW TESTING.
2. BACKFLOW PREVENTER.
3. RISER 1, LEVEL 1, WET SYSTEM.
4. RISER 2, GARAGE LEVEL WET SYSTEM.
5. DOWN TO GARAGE LEVEL.
6. DOWN TO GARAGE LEVEL.
7. RISER 3 LEVEL 2 CONDO UNITS
8. RISER 4 LEVEL 3 CONDO UNITS
9. TWO-WAY FLUSH FIRE DEPARTMENT CONNECTION

1 LEVEL 01 FLOOR PLAN - FIRE PROTECTION
SCALE: 1/8" = 1'-0"

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VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

LEVEL 01 FLOOR PLAN - FIRE PROTECTION

FP201

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SPRINKLER SCHEDULE

GENERAL NOTES:
A. CONTRACTOR TO VERIFY ALL EQUIPMENT SELECTIONS AND TO PROVIDE EQUAL OR BETTER EQUIPMENT.

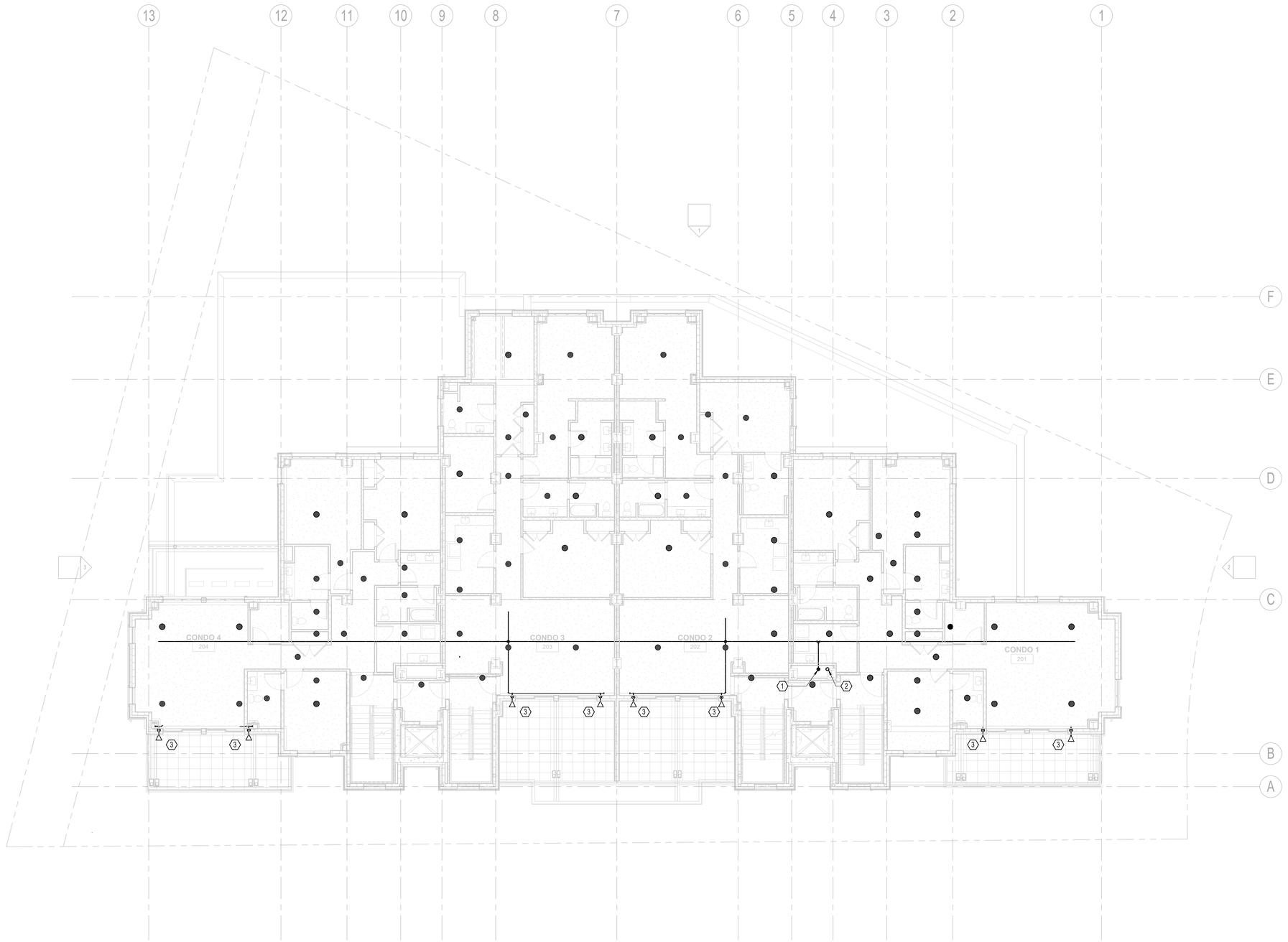
SYMBOL	DESCRIPTION	FINISH	TEMPERATURE	ESCUTCHEON	NOTES
●	PENDENT, QR, MINIMUM 4.9K	TBD	155	CONCEALED	RESIDENTIAL
▷	DRY HSW, QR, MINIMUM 4.4K	CHROME	155	RECESSED	RESIDENTIAL
▶	HSW, QR, MINIMUM 4.4K	TBD	155	CONCEALED	RESIDENTIAL

GENERAL NOTES:

A. REFER TO SHEET FP001 FOR OVERALL GENERAL NOTES

NOTES:

1. LEVEL 2, WET SYSTEM
2. UP TO LEVEL 3, WET SYSTEM
3. DRY SIDEWALL FIRE SPRINKLER TO COVER EXTERIOR BALCONY



1 LEVEL 02 FLOOR PLAN - FIRE PROTECTION
SCALE: 1/8" = 1'-0"

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STRUCTRAL ENGINEER	**KLBA** 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
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INTERIOR DESIGN	**ACG INTERIORS** 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

LEVEL 02 FLOOR PLAN - FIRE PROTECTION

FP202

2/12/2025 12:26:13 PM

SPRINKLER SCHEDULE

GENERAL NOTES:
A. CONTRACTOR TO VERIFY ALL EQUIPMENT SELECTIONS AND TO PROVIDE EQUAL OR BETTER EQUIPMENT.

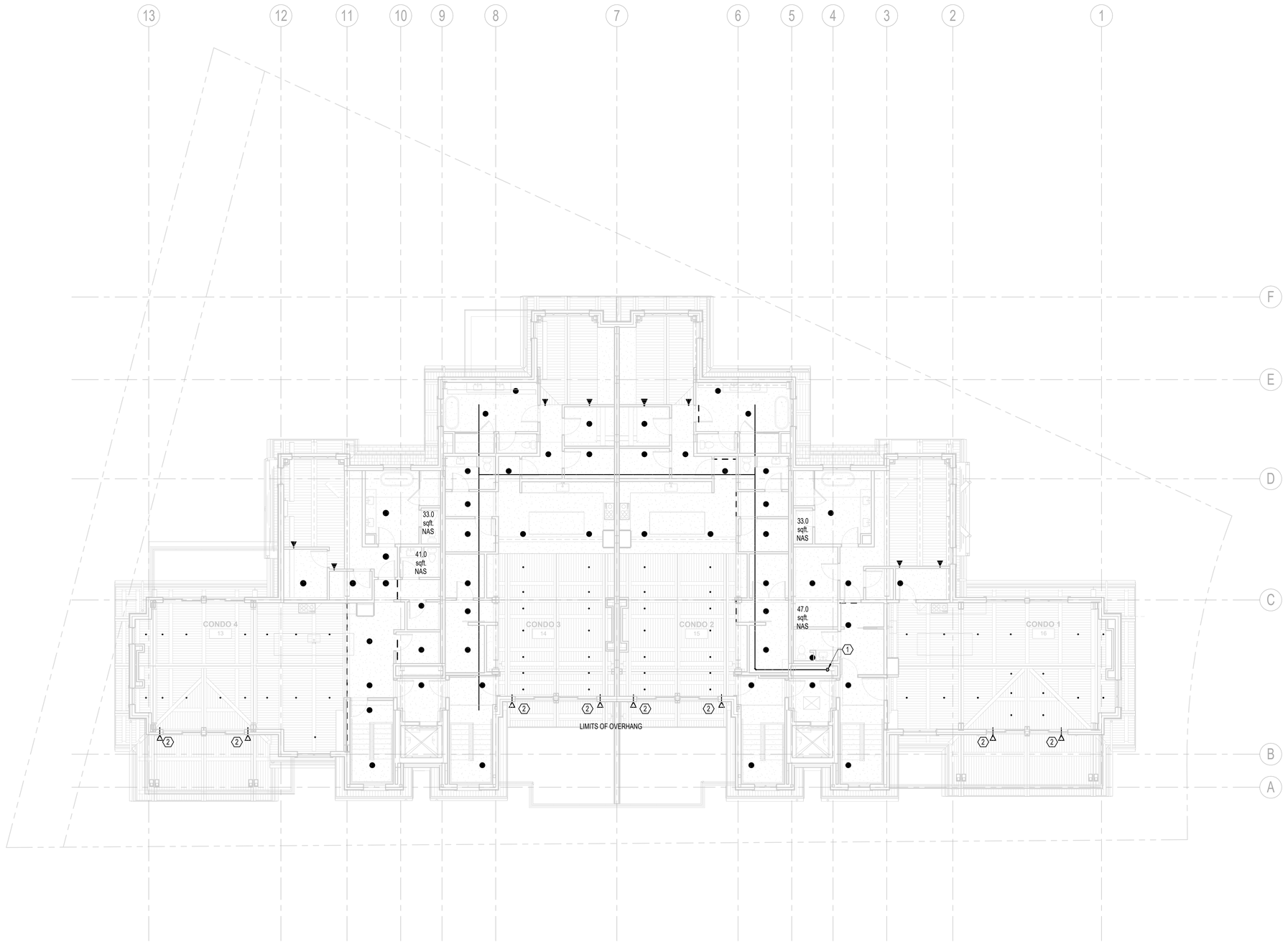
SYMBOL	DESCRIPTION	FINISH	TEMPERATURE	ESCUTCHEON	NOTES
●	PENDENT, QR, MINIMUM 4.9K	TBD	155	CONCEALED	RESIDENTIAL
▷	DRY HSW, QR, MINIMUM 4.4K	CHROME	155	RECESSED	RESIDENTIAL
▶	HSW, QR, MINIMUM 4.4K	TBD	155	CONCEALED	RESIDENTIAL

GENERAL NOTES:

A. REFER TO SHEET FP001 FOR OVERALL GENERAL NOTES

NOTES:

1. LEVEL 3, WET SYSTEM
2. DRY SIDEWALL FIRE SPRINKLER TO COVER EXTERIOR BALCONY



1 LEVEL 03 FLOOR PLAN - FIRE PROTECTION
SCALE: 1/8" = 1'-0"

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

LEVEL 03 FLOOR PLAN - FIRE PROTECTION

FP203

2/12/2025 12:29:20 PM

SPRINKLER SCHEDULE

GENERAL NOTES:
A. CONTRACTOR TO VERIFY ALL EQUIPMENT SELECTIONS AND TO PROVIDE EQUAL OR BETTER EQUIPMENT.

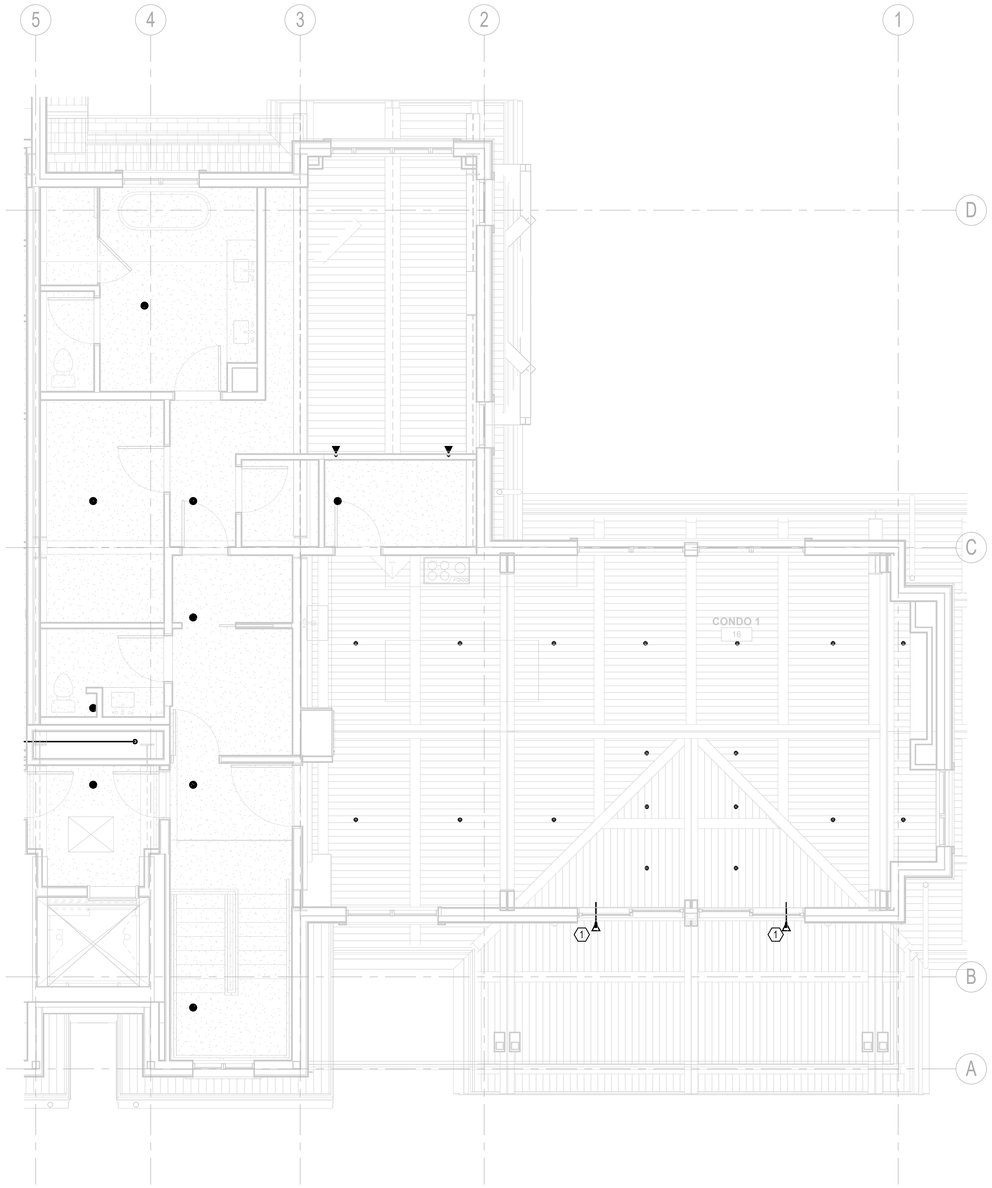
SYMBOL	DESCRIPTION	FINISH	TEMPERATURE	ESCUTCHEON	NOTES
●	PENDENT, QR, MINIMUM 4.9K	TBD	155	CONCEALED	RESIDENTIAL
▷	DRY HSW, QR, MINIMUM 4.4K	CHROME	155	RECESSED	RESIDENTIAL
▶	HSW, QR, MINIMUM 4.4K	TBD	155	CONCEALED	RESIDENTIAL

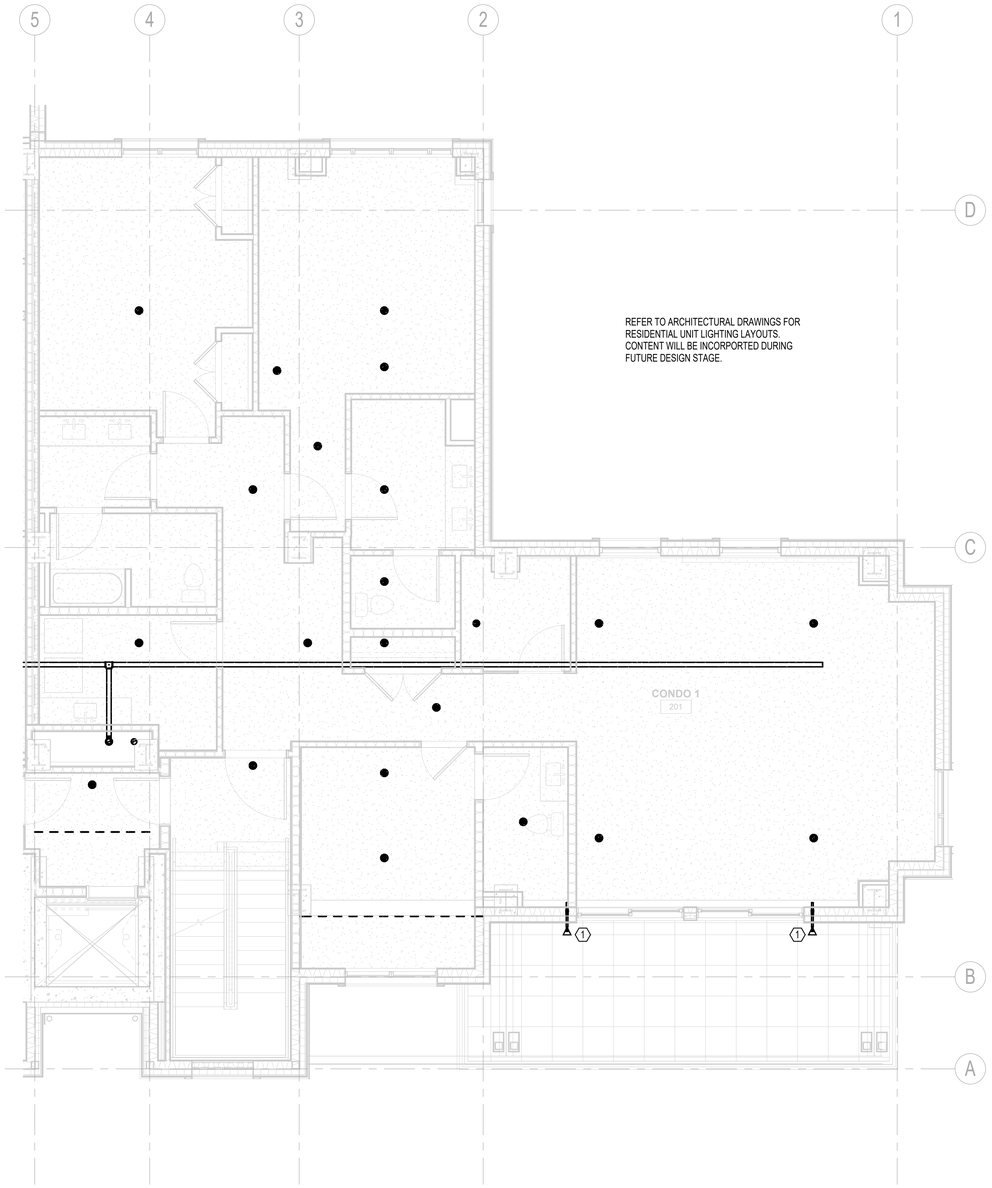
GENERAL NOTES:

A. REFER TO SHEET FP001 FOR OVERALL GENERAL NOTES

NOTES:

1. DRY SIDEWALL FIRE SPRINKLER TO COVER EXTERIOR BALCONY





REFER TO ARCHITECTURAL DRAWINGS FOR RESIDENTIAL UNIT LIGHTING LAYOUTS. CONTENT WILL BE INCORPORTED DURING FUTURE DESIGN STAGE.

2 ENLARGED PLAN - CONDO 1 - LEVEL 03 - FIRE PROTECTION
SCALE: 1/4" = 1'-0"

1 ENLARGED PLAN - CONDO 1 - LEVEL 02 - FIRE PROTECTION
SCALE: 1/4" = 1'-0"

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
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LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

CONDO 1 ENLARGED PLAN - FIRE PROTECTION

FP401

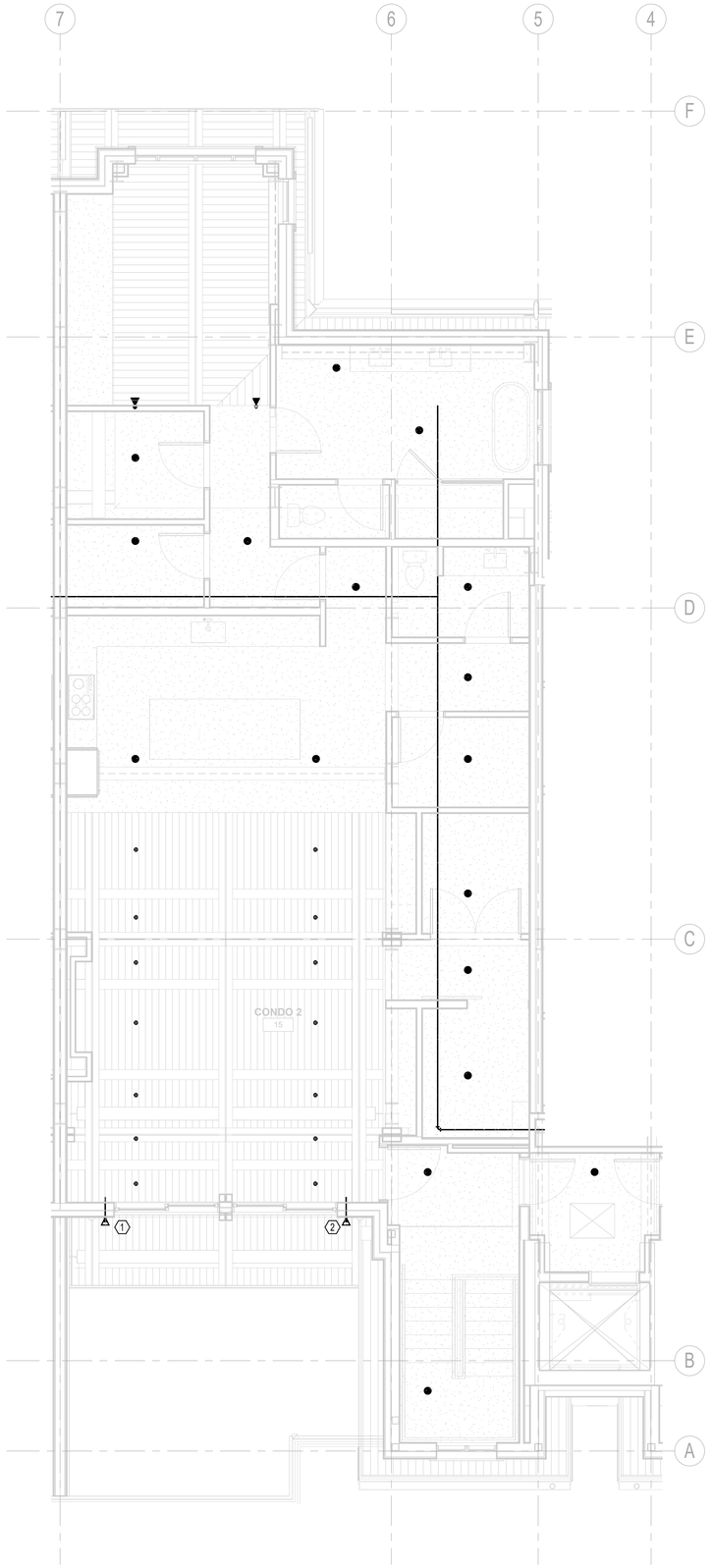
2/12/2025 12:29:26 PM

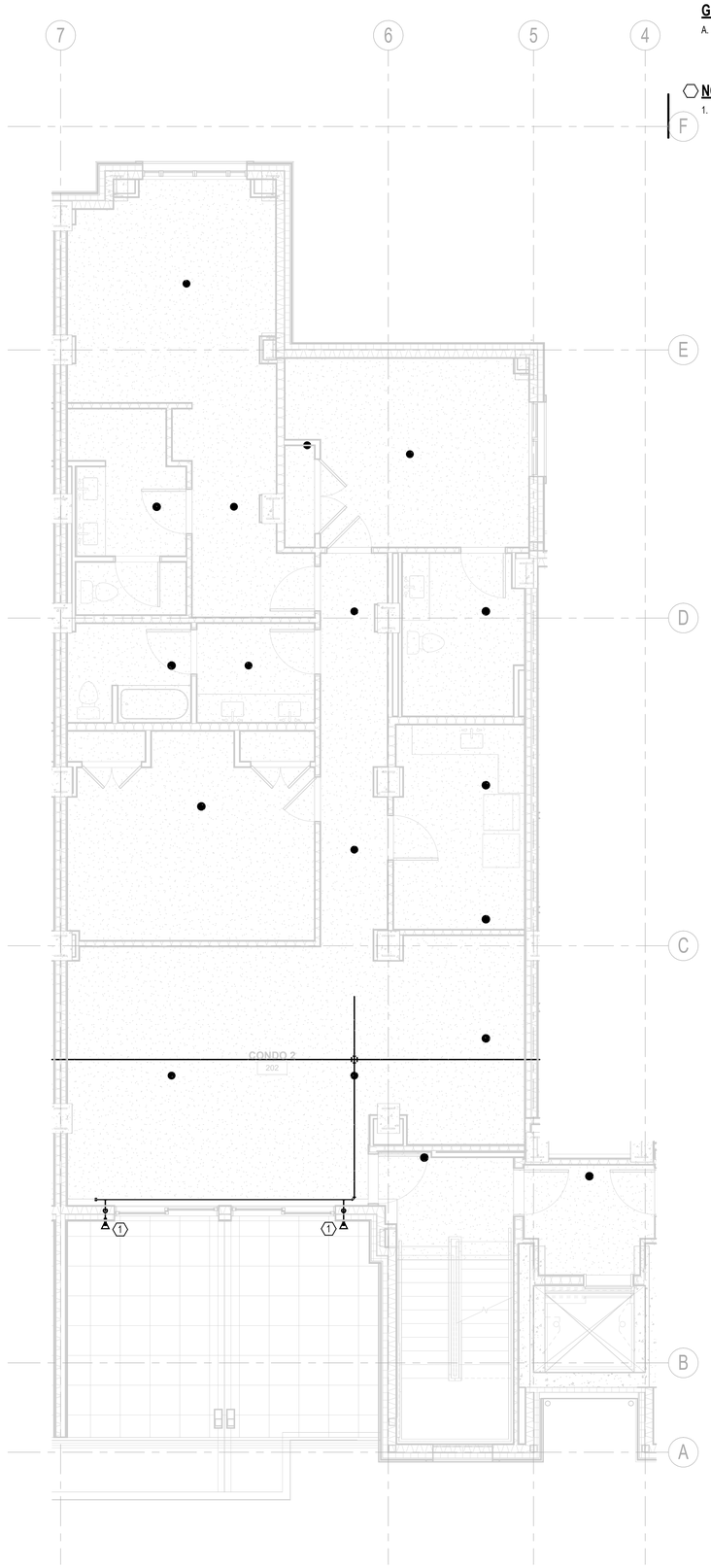
SPRINKLER SCHEDULE

GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL EQUIPMENT SELECTIONS AND TO PROVIDE EQUAL OR BETTER EQUIPMENT.

SYMBOL	DESCRIPTION	FINISH	TEMPERATURE	ESCUTCHEON	NOTES
●	PENDENT, QR, MINIMUM 4.9K	TBD	155	CONCEALED	RESIDENTIAL
▷	DRY HSW, QR, MINIMUM 4.4K	CHROME	155	RECESSED	RESIDENTIAL
▶	HSW, QR, MINIMUM 4.4K	TBD	155	CONCEALED	RESIDENTIAL





GENERAL NOTES:

A. REFER TO SHEET FP001 FOR OVERALL GENERAL NOTES

NOTES:

1. DRY SIDEWALL FIRE SPRINKLER TO COVER EXTERIOR BALCONY

2 ENLARGED PLAN - CONDO 2 - LEVEL 03 - FIRE PROTECTION
SCALE: 1/4" = 1'-0"

1 ENLARGED PLAN - CONDO 2 - LEVEL 02 - FIRE PROTECTION
SCALE: 1/4" = 1'-0"

2/12/2025 12:29:30 PM

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GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KLEA 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

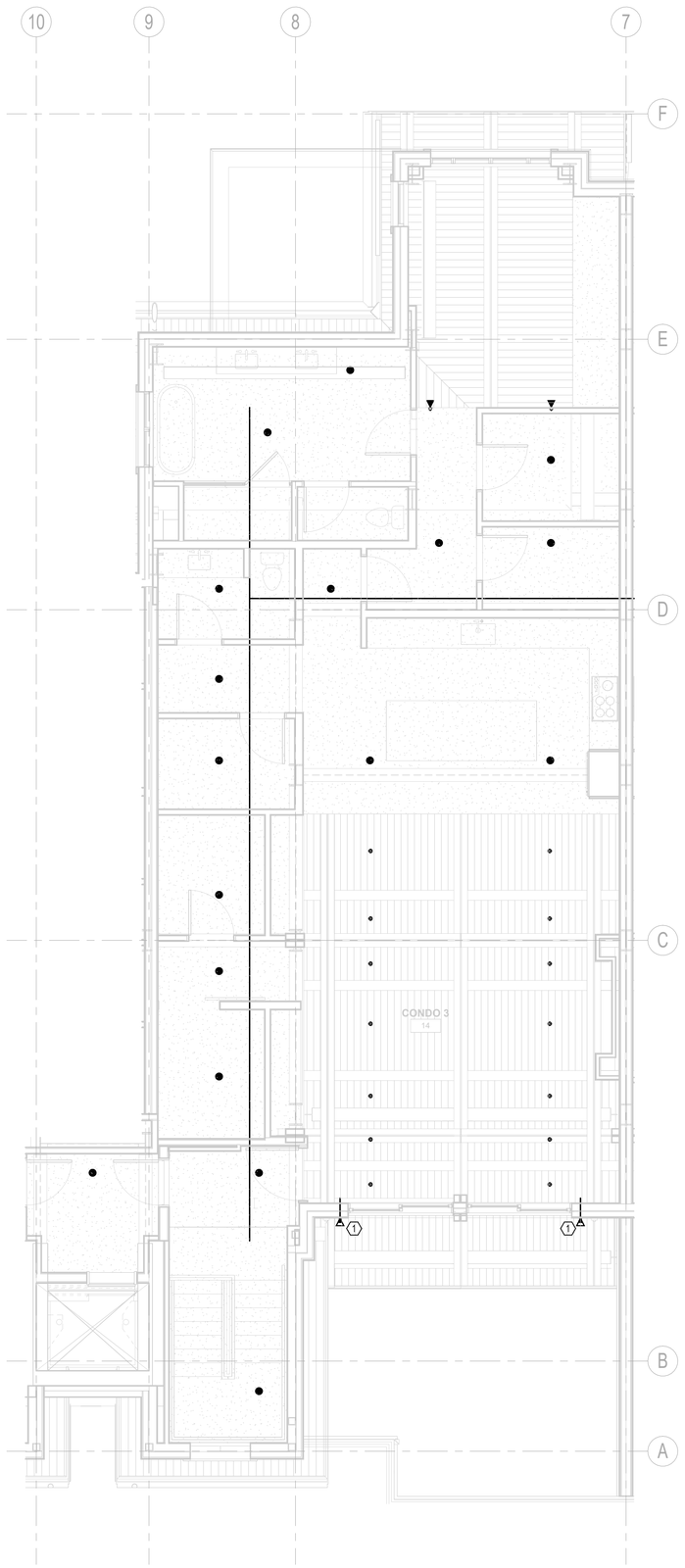
CONDO 2 ENLARGED PLAN - FIRE PROTECTION

FP402

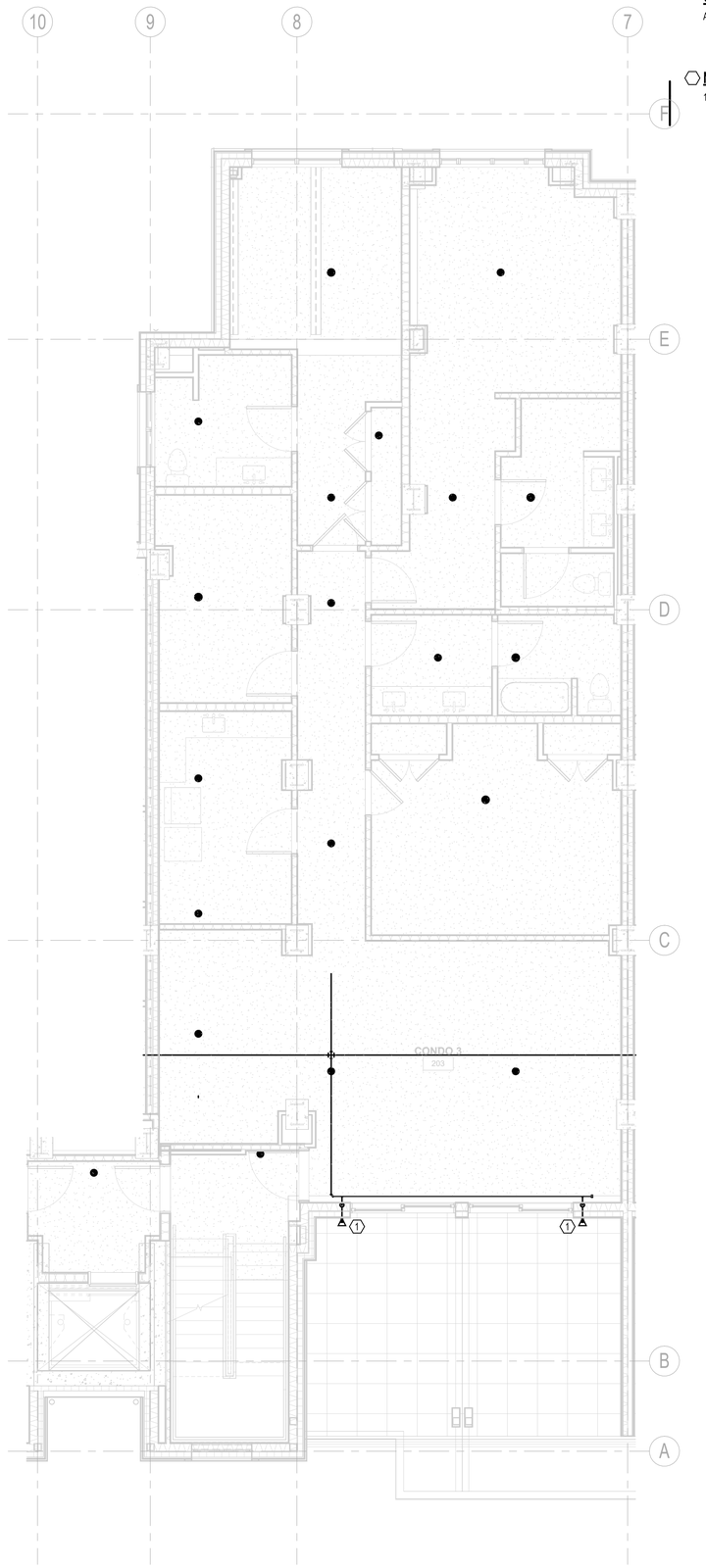
SPRINKLER SCHEDULE

GENERAL NOTES:
A. CONTRACTOR TO VERIFY ALL EQUIPMENT SELECTIONS AND TO PROVIDE EQUAL OR BETTER EQUIPMENT.

SYMBOL	DESCRIPTION	FINISH	TEMPERATURE	ESCUTCHEON	NOTES
●	PENDENT, QR, MINIMUM 4.9K	TBD	155	CONCEALED	RESIDENTIAL
▷	DRY HSW, QR, MINIMUM 4.4K	CHROME	155	RECESSED	RESIDENTIAL
▶	HSW, QR, MINIMUM 4.4K	TBD	155	CONCEALED	RESIDENTIAL



2 ENLARGED PLAN - CONDO 3 - LEVEL 03 - FIRE PROTECTION
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - CONDO 3 - LEVEL 02 - FIRE PROTECTION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO SHEET FP001 FOR OVERALL GENERAL NOTES

NOTES:

1. DRY SIDEWALL FIRE SPRINKLER TO COVER EXTERIOR BALCONY

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
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MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

CONDO 3 ENLARGED PLAN - FIRE PROTECTION

FP403

2/12/2025 12:29:33 PM

SPRINKLER SCHEDULE

GENERAL NOTES:
A. CONTRACTOR TO VERIFY ALL EQUIPMENT SELECTIONS AND TO PROVIDE EQUAL OR BETTER EQUIPMENT.

SYMBOL	DESCRIPTION	FINISH	TEMPERATURE	ESCUTCHEON	NOTES
●	PENDENT, QR, MINIMUM 4.9K	TBD	155	CONCEALED	RESIDENTIAL
▷	DRY HSW, QR, MINIMUM 4.4K	CHROME	155	RECESSED	RESIDENTIAL
▶	HSW, QR, MINIMUM 4.4K	TBD	155	CONCEALED	RESIDENTIAL

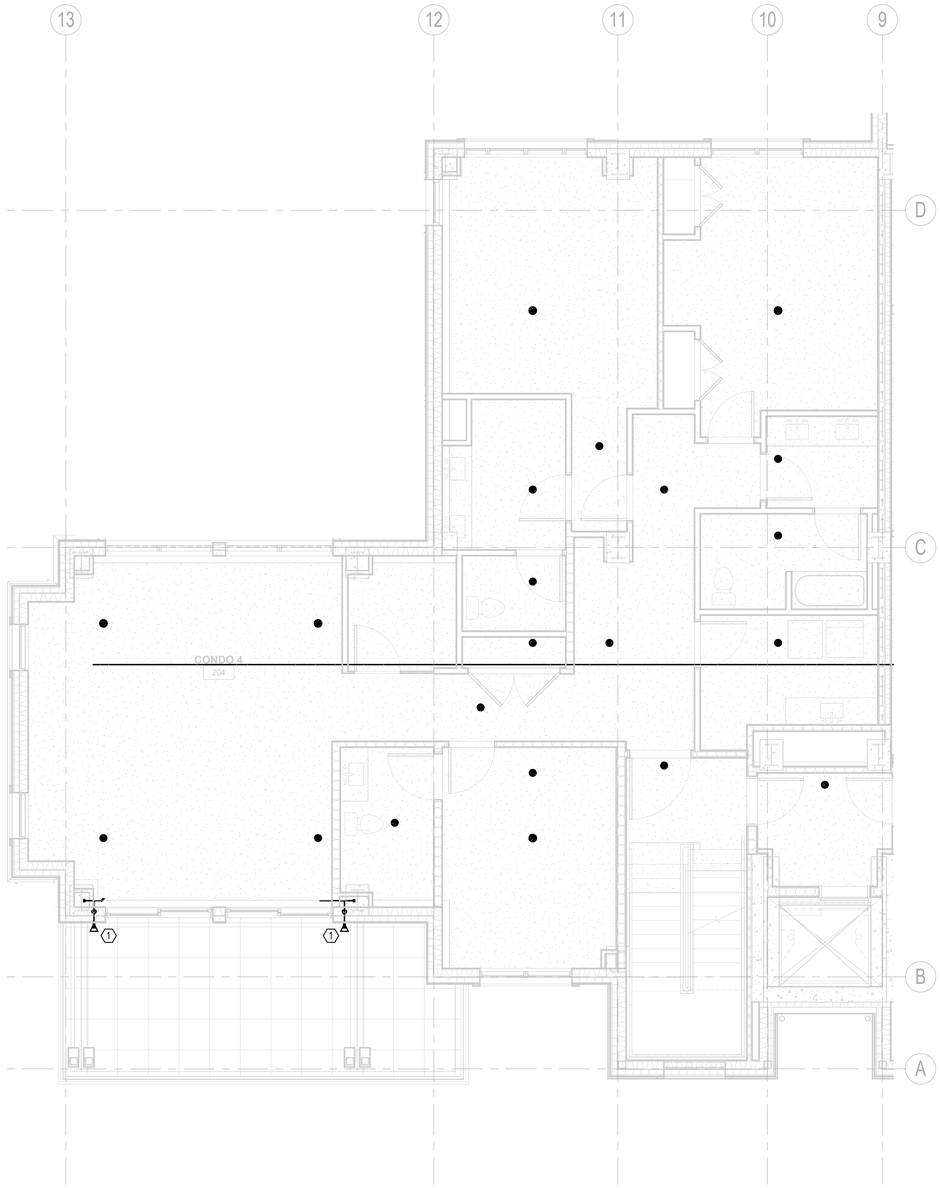
GENERAL NOTES:

A. REFER TO SHEET FP001 FOR OVERALL GENERAL NOTES

NOTES:

1. DRY SIDEWALL FIRE SPRINKLER TO COVER EXTERIOR BALCONY

2 ENLARGED PLAN - CONDO 4 - LEVEL 03 - FIRE PROTECTION
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - CONDO 4 - LEVEL 02 - FIRE PROTECTION
SCALE: 1/4" = 1'-0"

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OWNER	EAST WEST PARTNERS 126 RIVERFRONT LANE 5TH FLOOR AVON, CO 81620 t: 970.845.9200
GENERAL CONTRACTOR	RA NELSON 51 EAGLE ROAD #2 PO 5400 AVON, CO 81620 t: 970.471.3919
ARCHITECT	4240 ARCHITECTURE INC 3507 RINGSBY COURT, SUITE #117 DENVER, CO 80216 t: 303.292.3388
CIVIL ENGINEER	HARRIS KOCHER SMITH 1120 LINCOLN ST. SUITE 1000 DENVER, CO 80203 t: 303.623.6300
LANDSCAPE ARCHITECT	ZEHREN AND ASSOCIATES 48 E BEAVER CREEK BLVD. SUITE 303 AVON, CO 81620 t: 970.949.0257
STRUCTRAL ENGINEER	KL&A 1717 WASHINGTON AVE. GOLDEN, CO 80401 t: 303.384.9910
MEP ENGINEER	PAE ENGINEERING 151 SW 1ST AVENUE SUITE 300 PORTLAND, OR 97204 t: 503.226.2921
INTERIOR DESIGN	ACG INTERIORS 421 MAIN STREET, UNIT C3 MINTURN, CO 81645 t: 970.393.5610

PRIMA RESIDENCES

17 VAIL ROAD
VAIL, CO 81657

PARCEL # (2101-071-07-005)

ISS. #	DESCRIPTION	DATE
4	DRB COMMENT RESPONSES	4 FEB 2025
ARCHITECT'S PROJECT NUMBER		21277.00

CONDO 4 ENLARGED PLAN - FIRE PROTECTION

FP404

2/12/2025 12:29:58 PM

Prima Residences

DESIGN REVIEW BOARD (DRB)
NEW CONSTRUCTION

Location: 17 Vail Road.
Vail, CO 81657
Parcel 2101-071-07-999

Submitted: January 27, 2025
Updated DRB Comments in Italic

east west partners

4240

ZEHREN AND ASSOCIATES, INC.

Table of Contents

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III.	SUSTAINABLE DESIGN	07
IV.	PROPOSED DEVELOPMENT	13
V.	SITE & LANDSCAPE DESIGN	15
VI.	ZONING ANALYSIS	18
VII.	EMPLOYEE HOUSING PLAN	21

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Sustainability & MEPFPT Engineers
PAE Engineering
Taylor Berrian
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taylor.berrian@pae-engineers.com

II. INTRODUCTION & BACKGROUND

East West Partners & First Bank own the existing building located at 17 Vail Road, Vail, Colorado. The existing building consists of First Bank institution and 4 condominiums that has been rezoned as CC-1. East West rezoned the existing property to allow for the new building to adhere to the CC-1 which would enable the bank institution to be mixed with the four residential condominium units and deed restricted unit to be built as one project. This exercise was completed in November of 2023. East West is submitting this application to the Town of Vail to allow for a Major Exterior Alteration, and Parking Variances under Commercial Core-1 zone district along with the Vail Village Design Guide Plan and Design Considerations. The goal for this project is to bring the best to Vail Village and provide a prominent example of sustainable building practices.

The existing building is located at the edge of Vail Village on Meadow Drive and Vail Road. It is strategically positioned at the transition from East Lionshead Vail and Vail Village. Additionally, the building is located a long a popular public way and neighbors the Sonnenalp, Villa Cortina and The Vail Religious Foundation Interfaith Chapel. The property has views of the majestic Gore Creek and beyond looking Southwest.

The urban fabric that surrounds the existing building is deeply rooted in Vail Vernacular and an architectural style that speaks to the history of Vail and even more Vail Village. While the existing building is well positioned in Town, the existing architecture is underwhelming, threadbare and not befitting the richly crafted detail of the immediate neighboring structures and urban character.

The existing building is also relying on its neighbors to help with its current functions and serviceability to the programs within the building. For example the existing ramp that gives garage access to the building is serviced through a shared easement by way of entry into the Vail Religious Foundation Interfaith Chapel driveway. The proposed alterations to site access for the project are in-

tended to re-locate the vehicular traffic entrance on Vail Rd. and exit on to Meadow Drive. Utilizing the current curb cuts to get patrons into the parking lot and down into the garage from that access and not another's property.

The existing building has been through many winters and is showing the test of time to the facade, the systems and utilities to the building and the lack of daylight, fresh air into the spaces as well as usability of the landscape and urban connections to the surrounding neighbors. The current building does not meet the current regulations of code and sustainability efforts by Vail.

The existing sidewalk along Vail Road is too narrow and does not provide enough width for pedestrians trying to make their way south into the residential neighborhoods and over into Vail Village. The parallel parking on the street front is not compliant with the Town of Vail transportation requirements.

We have a great opportunity with this site and the location to create a positive and lasting project that will stitch together the Vail Village fabric with the western connections of Lionshead. Being that precedent for how to provide that community amenity and institution to serve the community, but also create four tailored and befitting homes that respond to the context of Vail, the climate, and its inspiration that surrounds the site.

III. SUSTAINABLE DESIGN

The systems designed for this project have been considered for the unique climate of Vail, CO, and to meet owner defined project goals. The extreme winters with low ambient temperatures and high snowfall, coupled with mild summers and high amounts of solar radiation were considered in the building systems and materials selections.

Additional weather and climate data are provided in the charts and figures below, which are based on the nearest ASHRAE data station from the project located at the Eagle County Regional airport. MEP systems will be designed to be consistent with Town of Vail design criteria.

The project is seeking LEED Gold certification and net zero energy ready utilities. LEED projects self-identify project requirements from a wide range of categories: place, water, energy, and materials, for example. Some credits will be of higher value to the project owner compared to others; the project team will identify which specific credits to pursue during a LEED kickoff. Significant environmental benefits are available to project teams pursuing LEED Gold certification. Most projects find deep water and energy savings, for example.

The project must comply with the 2021 International Energy Conservation Code in the Town of Vail. While net zero energy is a defined project goal, the project will not seek third party certification for it. If the project chooses, net zero energy certification pathways are offered such as the net zero energy program through the International Living Future Institute.

There are two main compliance paths in the IECC 2021. The first is called the prescriptive compliance path and follows all the prescriptive requirements for each discipline (envelope, lighting, domestic hot water, and mechanical systems). This path, although straightforward, can be very limiting especially when it comes to envelope design features.

The second path is the performance-based compliance pathway. This mode involves creating a code compliance energy model for the building which allows performance trade-offs among different building components. Under either compliance path, the project must also meet all mandatory requirements for all disciplines.
The performance method gives designers more flexibility in their design, provided that all mandatory measures are met and that the Proposed energy model meets or outperforms the Standard Reference Design. The Standard Reference Design is based on the IECC 2021 code minimums, and outlines the performance required from a baseline model. In order to comply with the performance method, the Proposed Design must meet all of the same MEP and envelope code requirements and produce an annual energy cost that is 20% lower than the standard reference design. Only 5% of energy reduction may come from on-site renewables. Off-site renewables may not be used towards savings in the Proposed design.

To meet decarbonization goals, the town of Vail requires newly constructed residential buildings to have “solar ready zones”, roof area specifically designated for PV. These zones must be clearly shown on drawings and be sized according to code and reserved to house PV panels or solar thermal heating systems. Solar ready zones must be designed according to the following criteria.

Residence Description	Solar Access Zone Size (sf)	Minimum Zone Width (ft)
Townhouses, 3 stories or less above the grade, <2,000 sf	150	5
All other	300	5

New commercial buildings and residences have separate criteria for EV charging requirements.

Building Type	EV Installed-Spaces	EV Capable-Spaces
Commercial Building	5% of all parking	50% of parking
Residential Building	1 EV space per dwelling	N/A

The client is pursuing a dual EV charger per dwelling unit (Excluding the EHU), exceeding code requirements. 5% of all commercial parking must have EV charging. The large plug loads associated with EV charging will be a substantial consideration in the Net Zero strategy.

This project is in ASHRAE Climate Zone 6B, characterized as cold and dry. The 2021 IECC has unique envelope requirements for commercial and residential spaces. Compliance can be achieved using prescriptive envelope materials, or by producing an alternative design that meets or exceeds the minimum performance via an area averaged UA calculation.

Building Envelope – Bank

The following table summarizes the minimum envelope performance criteria for the commercial and townhome typologies of this building. Using the prescriptive method, the envelope constructions must meet or exceed the following performance minimum requirements. The exposed floor above the parking lot should get special consideration, as the heat losses through that slab could have a significant impact on energy consumption.
The minimums here are for reference only.

	Construction Type	Commercial Envelope Requirement	Residential Envelope Requirement
Floor	Slab on grade or below grade (unheated)	F-0.510	F-0.510
	Slab on grade or below grade (heated)	F-0.620	F-0.620
	Mass	U-0.051	U-0.051
	Joist-framed	U-0.027	U-0.027

	Construction Type	Commercial Envelope Requirement	Residential Envelope Requirement
Roof/Ceiling	Insulation above deck	U-0.032	U-0.032
	Above attic	U-0.021	U-0.021
Walls	Metal-framed and other	U-0.0.049	U-0.049
	Mass	U-0.080	U-0.071
	Below-grade wall	C-0.092	U-0.050
Vertical Glazing (fixed)	Assembly U-value	U-0.34	U-0.34
	Assembly SHGC	SHGC 0.380	No Req.
Vertical Glazing (operable)	Assembly U-value	U-0.420	U-0.300
	Assembly SHGC	SHGC 0.340	No Req.
Vertical Glazing (Doors)	Assembly U-value	U-0.630	U-0.300
	Assembly SHGC	SHGC 0.340	No Requirement
Horizontal Glazing (Skylights)	Assembly U-value	U-0.500	U-0.550
	Assembly SHGC	SHGC 0.400	No Requirement

A net zero energy (NZE) building typically generates all the energy needed for its annual operation through on-site and off-site renewable energy. We will be utilizing off site renewables and working with the local utility companies to use what is appropriate for this project. Typically, excess energy is generated in the summer and is sold back to the grid through net-metering to offset a deficit of renewable energy in the winter. On-site renewable energy generation may be harvested through solar photovoltaic systems, solar hot water collectors, wind turbines, or other sources. For this project, residential and commercial spaces will have different energy consumption profiles. It will be important to understand their independent energy needs and how those may factor into the NZE goal.

NZE projects are deemed a success based on their ability to meet the energy use intensity (EUI) over the course of a calendar year. A preliminary sensitivity analysis shows that with the 100 kW PV size, the building is allowed an annual EUI of 18.7 kBtu per sf per year.

The proposed design is all electric, we will not be using any combustible gas or energy in any appliances or systems. NZE compliance programs tend to exclude combustion on site. All-electric designs present significant opportunities for operational carbon reductions. The Town of Vail has prioritized renewable energy as part of its Environmental Sustainability Strategic Plan; the proposed NZE design sets an example of excellence.

Vail First Bank Residences is pursuing a LEED Gold certification, using the LEED v4 – New Construction rating system. LEED Gold projects are unique, requiring synergies between systems and architecture and all disciplines. Those synergies are encouraged by LEED's Integrative Design process. A LEED coordinator will ensure early, open dialogues.

Under the v4 BD+C: New Construction rating system, projects can earn up to 18 points under the Optimize Energy Credit as shown in the Tables below.

Table 4: LEED v4 BD+C New Construction – Energy Reduction Points

Points	1	2	3	4	5	6	7	8	9
Savings	5%	10%	15%	20%	25%	30%	35%	40%	45%

Table 5: LEED v4 BD+C New Construction – GHG Reduction Points

Points	1	2	3	4	5	6	7	8	9
Savings	5%	10%	16%	24%	32%	40%	50%	65%	80%

Indoor water use reduction can earn projects up to 6 points. Reductions are established by baseline flow and flush rates; those projects capable of reducing 50% earn 6 points, while those projects able to reach 55% can earn an additional point. Those reductions may not be feasible for this project. Plumbing section 1.2 details proposed and low flow fixture flow and flush rates. The table below shows the LEED baseline. A preliminary analysis shows the proposed design might achieve a 40% reduction compared the LEED baseline, earning 4 points. More details are needed to confirm, additional strategies are available.

Table 6: Fixture Options and Alternates

Fixture Type	LEED Baseline Flow	Low Flow	Proposed
Water Closet	1.6 GPF	1.0 GPF	1.28
Lavatory–Residential	2.2 GPM	0.5 GPM	0.5
Shower	2.5 GPM	1.0 GPM	1.5
Kitchen Faucet	2.2 GPM	1.0 GPM	1.5

Outdoor water use reductions are available to projects reducing irrigation needs; 2 points are available to projects capable of eliminating the need for irrigation. Food gardens have no irrigation limits, a two-year establishment period is granted, and irrigation may be abandoned in place. One point is available to projects able to reduce irrigation by 50% compared to the EPA Water Budget Tool.

IV. PROPOSED DEVELOPMENT

The proposed development for Vail First Bank Residences will be a full redevelopment of the 21,213 sf lot.

The multi-family units will provide for a total of 4 luxury condominiums and 1 EHU. Each residence will have their own private garage within the shared underground garage. The underground garage will also provide additional parking for the bank institution employees as well as ADA handicapped Van stall for public use. Additionally, the garage will house all the MEP systems of the building as well as additional storage for the building.

The garage is accessed via a new ramp along the property line with Villa Cortina. Currently, garage access to the existing structure is accessed via a shared driveway/access easement between the bank and the Vail Religious Foundation. The relocated ramp will be able to utilize the existing curb cuts along Meadow Drive and Vail Road, consistent with existing traffic patterns established at this intersection. This ramp will be covered and screened to ensure its presence on site and to the neighbors is minimal. Site landscape will provide an additional visual buffer to neighbors, help anchor the building to the site, soften the pedestrian experience and transition to the new architectural massing. The existing pedestrian gate accessing the Villa Cortina parking lot from the First Bank site will be

maintained in both location and use.

The ground level of the building will provide each residence with direct access to Vail Road via a dedicated, and uniquely defined “front porch.” First Bank’s main entry is intuitively located along Vail Road and can be identified by large storefront glazing and distinctive planting. The residential entries are raised 2’ off the sidewalk elevation to provide privacy and security to the home owners. Each residence is provided with their own dedicated stair, connecting all levels and providing a vertical architectural expression along the Vail Road facade. Allowing light throughout the vertical spaces is key to ensuring wellness and positive quality of life in the home.

The second level of the project is comprised of the lower level of each residential townhome. These spaces offer secondary living room and guest bedrooms as well storage and ancillary spaces to the homes. Second floor balconies and terraces are provided that face North, South and East. The exterior spaces help activate the street, provide a level of articulated craft and blur the lines between indoor and outdoor. The main component of egress will be celebrated with the residential stair.

The third and highest level on this project serves the great room, dining room, kitchen and primary bedroom and bathroom. The views from these gracious, vaulted living rooms through the gable and cross gabled roof forms accentuates the context to the distant mountain views, and provide a warmly crafted, sheltering form as seen from the pedestrian street level.

V. SITE & LANDSCAPE DESIGN

The Vail First Bank site is located at one of the most important intersections in the Town of Vail, at the south west corner of Vail Road and West Meadow Drive. This a highly visible location at the western portal into the pedestrian Vail Village, the pedestrian and vehicular corridor west towards Lionshead and Dobson Ice Arena, and south towards Vail Mountain and the Forest Road and Beaver Dam Roads, Vail's most prestigious residential neighborhoods. Consequently, the urban design, street-scape and place-making aspects of the project are extremely important and major considerations in the proposal being put forth by East West Partners and First Bank. This is a unique opportunity to upgrade the property for it to serve as a strong architectural anchor befitting of the prominent location, and in keeping with the properties at the 3 other corners of this important intersection.

Furthermore, the project site has intimate relationships to its adjacent and contiguous properties, including the Vail Religious Foundation Interfaith Chapel to the south, and the Villa Cortina Condominiums to the west. Great care has been applied by the design team in developing a building and site concept that responds to the site's special relationships and the sensitivities and concerns of the neighbors.

The site and landscape plan for the project have been developed to enhance current relationships and to elevate the overall quality and experience of the project. In order to nestle the site into its context, the use of landscape and hard scape elements are carefully proposed to enhance the street-scape along Vail Road and to screen the project from the neighbors to the west and the south. A series of low stone-clad planters and walls are proposed along the sidewalk adjacent to Vail Road to help ground the building to the site and street, and create an intimate pedestrian scale with visual interest and character. This approach builds on the existing pattern of walls and landscape planters applied by adjacent properties in the Vail Road neighborhood, including the Sonnenalp, Sebastian, Four Seasons, and 9 Vail Road, and to create a cohesive and well orchestrate street-scape experience especially given the heavy pedestrian circulation that takes place in the vicinity of the project.

The preservation of select mature trees that are present on the site is one of the strategies that is proposed to help the project fit in within the neighborhood and give it an established feel as a newly renovated property. Mature spruce trees at the southeast corner of the property are called for preservation along with 2 additional mature spruce along the western property line and interface with Villa Cortina. Special measures including root feeding with additional nutrients are being taken to prepare the trees intended for preservation, and to help them withstand the pressures of the project construction, and thrive thereafter.

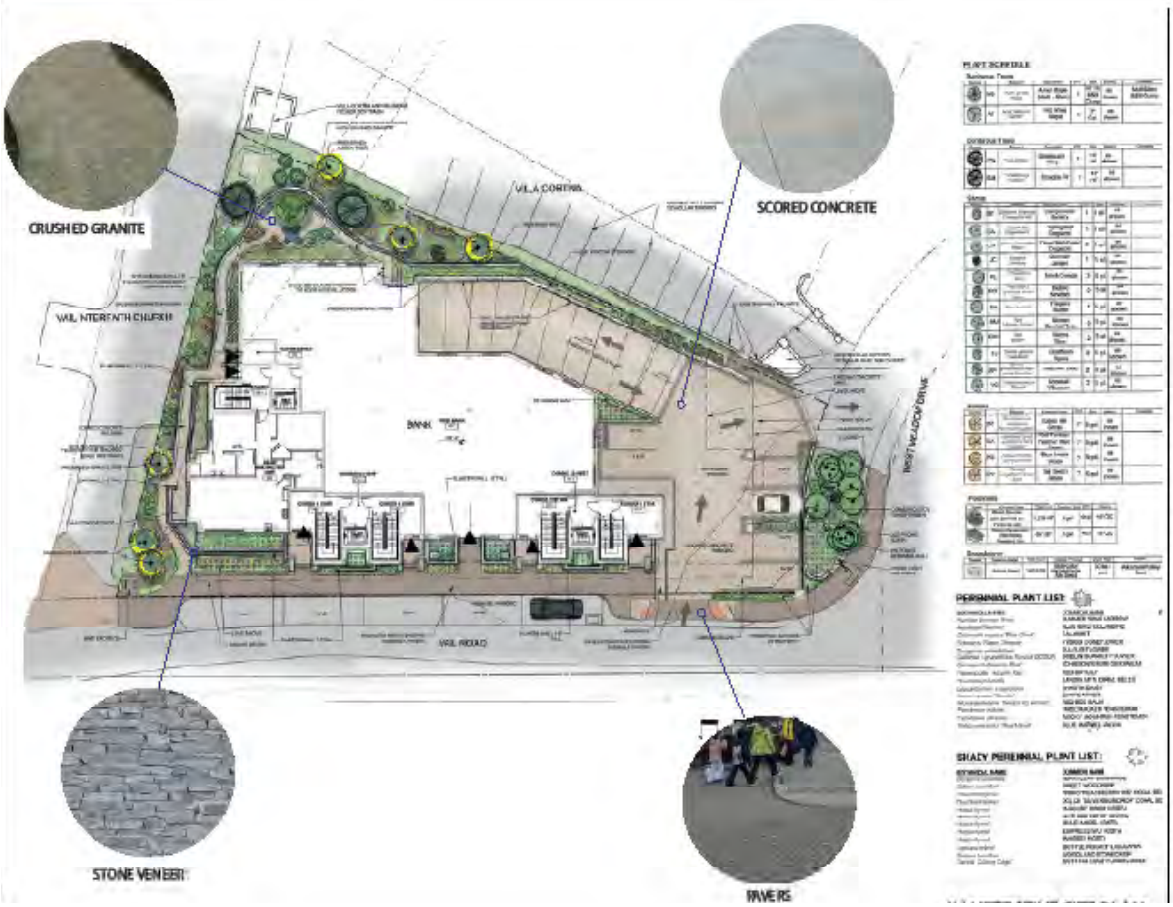
The Town's wildfire regulations are applied in the landscape design, with rock ground cover bands with flowering perennials up close to the building, and shrubs, grasses and trees strategically placed in areas moving away from the building, in areas where they are permitted. The landscape design prioritizes screening for the benefit of adjacent properties, with a deliberate layering of plants, starting at the base with perennials and grasses in the 1 to 2' range, shrubs in the under story in the 3' to 6' range, and trees of different species above 6' height. Proposed plant species are native, adaptable and xeric , carefully selected with regards to texture, color, scale and massing, to enhance the street-scape and the new bank and residential uses within the building. Decorative panels are also proposed, along the western and southern facades to provide additional screening, and where space between properties limits planting.

Seasonality has been carefully considered with winter, snow, ice and snow management in the plan. Given the tight urban condition of the project, and limited space for snow storage, snow melting of pedestrian walkways is proposed to provide safe and ice-free pedestrian circulation, with a drainage plan coordinated to manage the snow melt and water.

Vehicular circulation and parking have also been major drivers of the design. In this case the intent has been to conceal and reduce the impact, role and visibility of the automobile within the project, and prioritize pedestrian circulation given the context within the Village framework. The majority of parking for the project is provided in a subterranean garage (20 spots), with (6) spots being

proposed in the surface lot on the north side of the project. The surface parking lot is located under a building overhang that helps conceal the cars and diminish their impact upon the site. While access to the garage is changing to the north side of the property, vehicular access and egress is proposed to match present day circulation patterns, to minimize change, and since these have been in place for over 30 years and worked adequately for adjacent properties.

Surface paving proposed for the project consists of concrete pavers on the sidewalk to match present day conditions and blend in with the Vail Village pedestrian environment which utilizes paver's through out. The proposed finish in the surface parking lot and on the south walkway is scored concrete. The interplay between the proposed landscape, walls, walkways, and the building materials and design elements will result in a project with special attention to detail and delivering a very high quality and aesthetic that responds to the site's location and its adjacencies.



VI. ZONING ANALYSIS

Vail First Bank Residences is zoned Commercial Core-1. The CC-1 zone district mandates that all project sites maintain the unique character of the Vail Village commercial area. Within this area of town exist a great mixture of uses and programs in a pedestrian scaled environment. It is paramount that the new Prima Residences add to this charm and well established village character. Elements of mass and scale are carefully considered to transition between a more dense mixed-use Village character and the more residential scale to the south. Architectural craft, materiality, proportion and detail are also prioritized to seamlessly blend in with the richly crafted and detailed neighbors. Additionally it is important that this project is articulated and perceived as four individual vertical townhomes, as compared to a larger scaled, single mass, horizontally-scaled condominium building.

We are allowed to use the conditional use of CC-1 zoning to keep First Bank on the first floor or the structure. The permitted use and conditional use of the second floor and above will be the multi-family dwelling uses.

Zoning Analysis of CC-1

- Buildable Area - 21,108 sf
- Max Allowable GRFA - 65% of the buildable area = 16,865 sf
- Max Site Coverage - 80% = 16,970 sf (8,486 sf of existing building footprint = 40%)
- Proposed Site Coverage = 14,859 sf
- Minimum Landscape - No reduction in existing landscape (minimum =5,681 sf)
- Max dwelling units 25 per 1 acre
- Site building Area of 0.486 acre allows for 12 units
- No surface parking and or loading along setbacks
- Max Building height - 33 ft - 60% of Building Coverage
- - 43 ft - 40% of Building Coverage

CHAPTER 8: SUMMARY OF ZONING SETBACK AND DEVELOPMENT LIMITATIONS

Section

14-8-1 Site development standards

§ 14-8-1 SITE DEVELOPMENT STANDARDS.

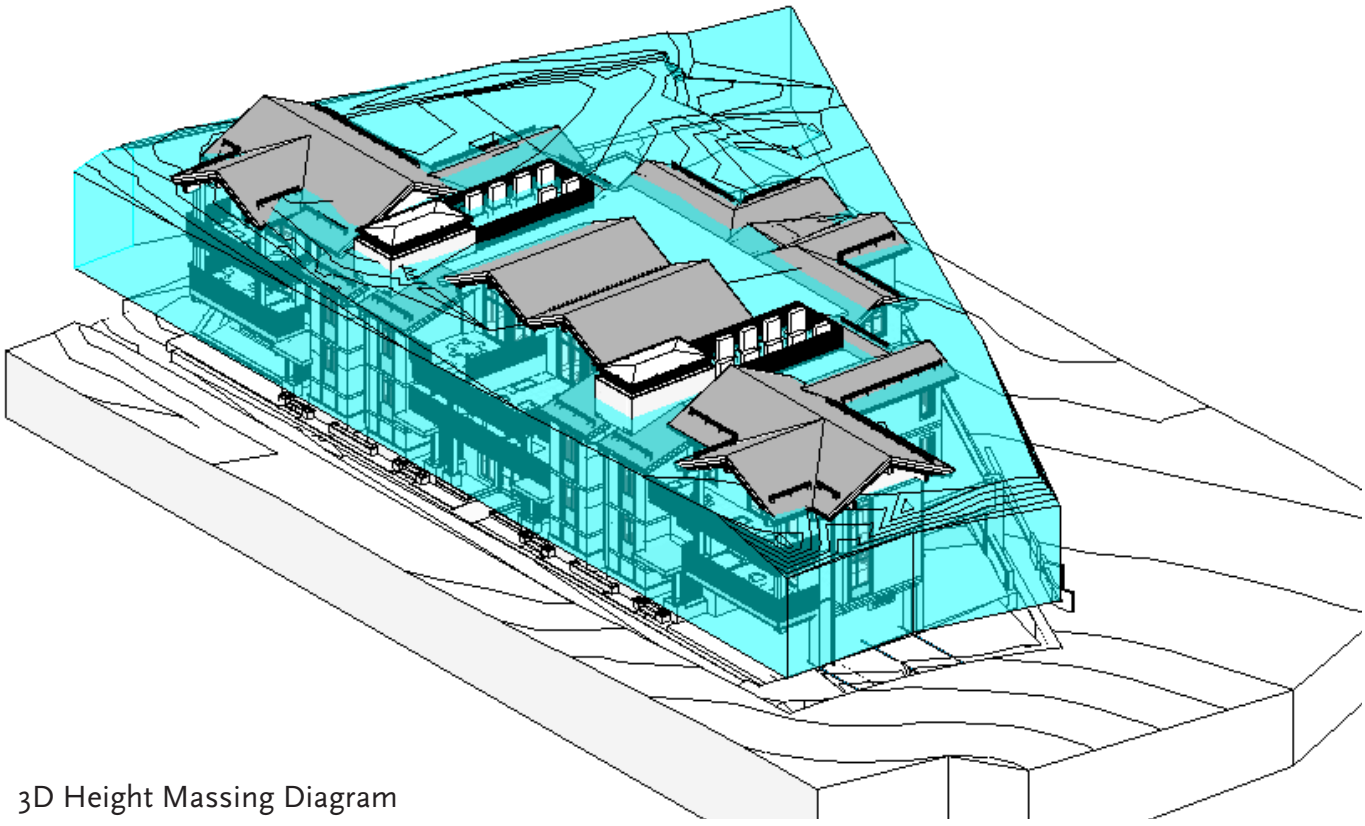
This section (Table 8) specifies site development standards for all zone districts in the Town of Vail. These standards shall be considered the minimum standards. When two or more standards conflict, the more restrictive standard shall apply. Additional and special standards may exist in accordance with Title 12, "Zoning Regulations", of this code.

Table 8

Summary of Zoning Setback and Development Limitations

Zone Districts	Max. Density	EHU Allow-ance	Min. Building Setbacks	Min. Deck (Ground Level) Setback	Min. Deck (Not Ground Level) Setback	Max. Architectural Projection into Setback	Max. Site Coverage	Min. Landscape Area	Min. Lot Size (Buildable Area in Sq. Ft.)	Min. Frontage	Min. Square Area	Max. Building Height	Parking and Loading Location
CC1 Commercial Core 1	25 units per acre	Type III as a conditional use; Type IV as a permitted use	None [1]	N/A	N/A	N/A	80%[1]	No reduction in existing landscaping unless sufficient cause shown [1]	5,000	30'	N/A	33' - 60% of building; 43' - 40% of building[1]	No parking shall be provided on site; no loading in front setback

Setback Requirements



3D Height Massing Diagram

F. BUILDING HEIGHT

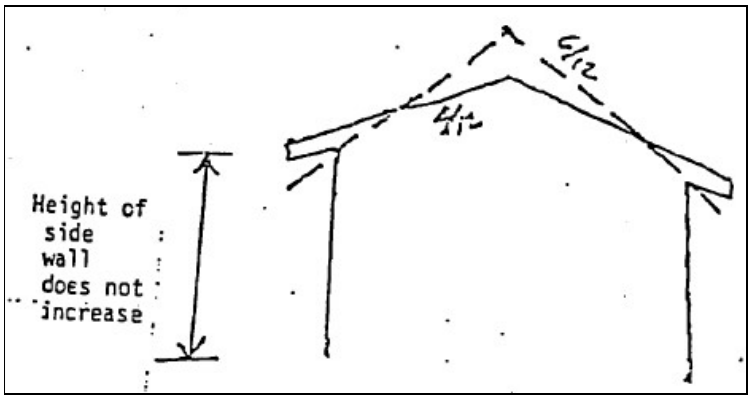
Basically, the Village Core is perceived as a mix of two and three story facades, although there are also four and five story buildings. The mix of building heights gives variety to the street--which is desirable. The height criteria are intended to encourage height and massing variety and to discourage uniform building heights along the street.

The definition of height shall be as it is in the Vail Municipal Code. Building height restrictions in Commercial Core I shall be as follows:
1. Up to 60% of the building (building coverage area) may be built to a height of 33 feel or less.

2. No more than 40% of the building (building coverage area) may be higher than 33 feet, but not higher than 43 feet.

3. Towers, spires, cupolas, chimneys, flagpoles, and similar architectural features not useable as Gross Residential Floor Area may extend above the height limit a distance of not more than twenty-five percent of the height limit nor more than fifteen feet.

4. The above heights are based on an assumed 3 feet in 12 feet or 4 feet in 12 feet roof pitches. To accommodate and encourage steeper roof pitches (up to 6 feet in 12 feet), slight, proportionate height increases could be granted so long as the height of building side walls is not increased (see diagram following).



Height Requirements per Vail Village Design Considerations

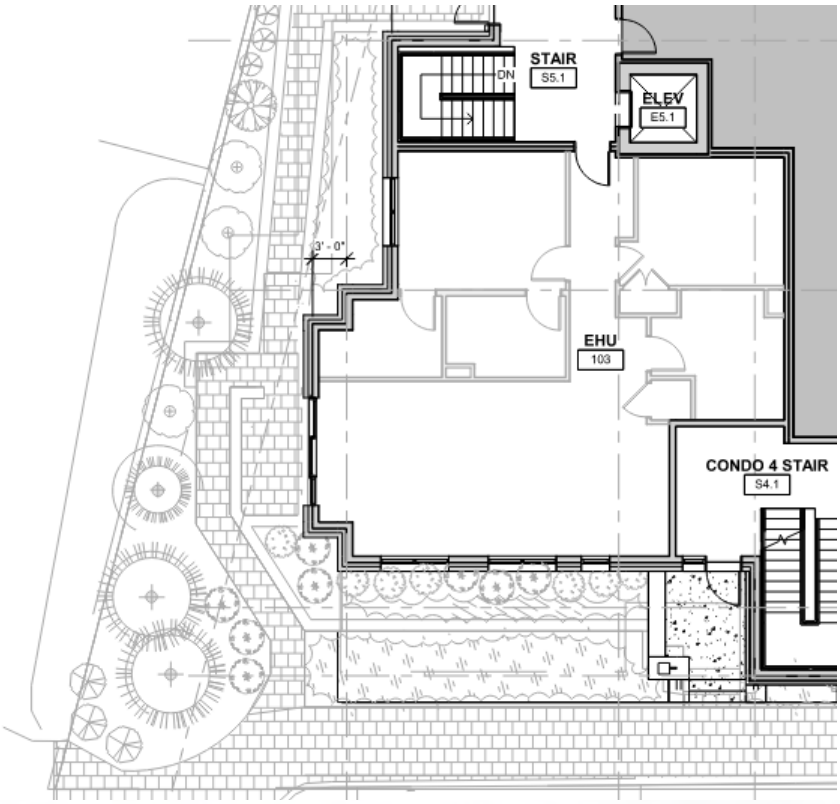
VII. EMPLOYEE HOUSING ANALYSIS

Vail First Bank Residences is zoned Commercial Core-1. The CC-1 zone district mandates that the EHU is 10% of the GRFA for sizing. Per table 12-13-4 Requirements by Employee Housing Unit (EHU) Type. Per discussions with the Town of Vail, we were instructed to use Type VII-IZ. *Current SF for condominiums 5,832 sf. Current bank sf is 8404 sf. No current employee housing unit onsite.*

Type VII-IZ (inclusionary zoning mitigation unit)	High density multiple-family Housing district Vail Village townhouse Public accommodation Commercial core 1 Commercial core 2 Commercial core 3 Commercial service center Arterial business Lionshead mixed use 1 Lionshead mixed use 2 Public accommodation 2 Ski base/recreation Ski base/recreation 2 Special development districts Parking district General use	The EHU may be sold or transferred separately The EHU shall be linked to a specific inclusionary zoning employee housing mitigation requirement	The EHU is excluded from the calculation of GRFA	N/A	N/A	Per Chapter 10 of this title as a dwelling unit or a parking management plan Per Chapter 24, "Inclusionary Zoning", of this title	Per chapter 24, "Inclusionary Zoning", of this title	The EHU is excluded from the calculation of density

Owner directed design wanted the EHU to be "livable" allowing the owner to have a comfortable living unit on-site with parking. Please refer to the parking variance and plans that show the parking location. The proposed EHU is 1,224 sf and includes one parking spot in the garage.

The current layout of the EHU is a two bedroom and two bathroom unit with kitchen and living room on glass to take advantage of the landscaping and southern light during the winter months. Landscaping has provided an outdoor patio for use and exterior front porch entry.



Prima Residences

DESIGN REVIEW BOARD (DRB)
LIGHTING CUTSHEETS

Location: 17 Vail Road.
Vail, CO 81657
Parcel 2101-071-07-999

Submitted: January 27, 2025

east west partners

4240

ZEHREN AND ASSOCIATES, INC.

RECESSED CAN LIGHTS

S1 - RECESSED DOWNLIGHT, LOW OUTPUT, WIDE BEAM
S2 - RECESSED DOWNLIGHT, LOW OUTPUT, NARROW BEAM
S3 - RECESSED DOWNLIGHT, LOW OUTPUT, WALL WASH
S4 - RECESSED DOWNLIGHT, HIGH OUTPUT, WIDE BEAM

FRAXION®3 REMODEL SHALLOW REGRESS

PROJECT NAME:	TYPE:

- Max output of 2435lm at 80+ CRI
- Baffle options in round and square featuring UGR as low as 4
- Remodel drivers for tunable white with our 2 ranges, 1800K to 4000K and 2700K to 5000K
- Now available for remodel and concrete pour applications

ORDERING INFORMATION - FIXTURE

SHAPE

- **F3RS** Round Shallow Regress
- **F3SS** Square Shallow Regress
- **F3TS** Square Transitional Shallow Regress*
  * (Not available for wallwash)

RATING

- **1** IP20 Dry/Damp
- **2** IP64 Wet*
  * (Suction cup provided for aim and focus)

TYPE

- **A** Adjustable
- **F** Fixed
- **W** Wall-wash

FINISH

POWDERCOAT MICROFLANGE

- **WH** White
- **AB** Architectural Bronze
- **AG** Satin Silver
- **AU** Cashmere Gold
- **BB** Burnt Bronze
- **BK** Black
- **PR** Primer
- **CF** Custom Finish*
  * (Consult Factory)

TRIMLESS

- **TG** Trimless Gypsum 1/16"*
  * (Not available for concrete pour installations)
- **TM** Trimless Millwork*
  * (Not available for concrete pour installations)

BAFFLE FINISH

POWDERCOAT

- **WH** White
- **AB** Architectural Bronze
- **AG** Satin Silver
- **AU** Cashmere Gold
- **BB** Burnt Bronze
- **BK** Black
- **PR** Primer
- **CF** Custom Finish*
  * (Consult Factory)

CRI

STATIC WHITE

- **80S** 80+
- **90S** 90+
- **97S** 97+

WARM DIM

- **90W** 90+

TUNABLE WHITE

- **90T** 90+

WATTAGE

STATIC WHITE

- **06A** 06W - 795 Lm
- **11A** 11W - 1279 Lm
- **15A** 15W - 1729 Lm
- **15C** 15W - 633 Lm*
  * (For use with 10° optic only)
- **21A** 21W - 2435 Lm

WARM DIM

- **11A** 90+ CRI, 11 Watts
- **15A** 90+ CRI, 15 Watts
  - Incandescent Profile
    11A Lumens Dlvd. - 757
    15A Lumens Dlvd. - 1046
  - HalogenProfile
    11A Lumens Dlvd. - 766
    15A Lumens Dlvd. - 1071

SEE PAGE 4 FOR DETAILED WARM DIM PROFILE COMPARISON.

TUNABLE WHITE

- **17A** 17W

Warm Profile: 4000K - 1800K
1235 Lm

Cool Profile: 5000K - 2700K
1231 Lm

LUMEN DELIVERED OUTPUTS REFLECT 80+ CRI / 3000K PAIRED WITH 20° OPTIC AND SOFT FOCUS LENS

CCT

- **24** 2400K*
  * (90+ CRI 11A, 15A, and 15C only)
- **27** 2700K
- **30** 3000K
- **35** 3500K
- **40** 4000K

WARM DIM

- **WL** 2600K (11A) 2700K (15A) -1800K
- **WD** 2900K (11A) 3000K (15A) -1800K

TUNABLE WHITE

- **TR** 4000K - 1800K
- **TH** 5000K - 2700K

OPTIC (UGR)

- **10** 10°* (<10)
  * (15C package only)
- **15** 15° (>19)
- **20** 20° (<13)
- **25** 25° (<13)
- **40** 40° (<16)
- **60** 60° (>19)
- **85** 85°* (>19)
  * (Requires -07 WDL media)
- **WW** Wallwash*
  * (Required for wallwash)

WARM DIM

- **20** 20° (<10)
- **25** 25° (<13)
- **40** 40° (<16)
- **60** 60° (<19)
- **85** 85°* (>19)
  * (Requires -07 WDL media)
- **WW** Wallwash*
  * (Required for wallwash)

TUNABLE WHITE

- **15** 15° (<19)
- **20** 20° (<10)
- **25** 25° (<13)
- **40** 40° (<16)
- **60** 60° (<19)
- **85** 85°* (>19)
  * (Requires -07 WDL media)
- **WW** Wallwash*
  * (Required for wallwash)

MEDIA

STANDARD MEDIA

- **04** Soft Focus Lens*
  * (Required for 10° Optic)
- **WW** Wallwash Lens*
  * (Required for Wallwash)

ALTERNATE MEDIA

- **01** Honeycomb Louver*
  * (Not available for IP64 Wet Location, Adjustable Fixtures, or Warm Dim)
- **02** Clear Glass Lens*
  * (Not available for Warm Dim)
- **03** Frosted Glass Lens
- **05** Frosted Soft Focus Lens
- **06** Frosted Linear Spread Lens
- **07** Wide Distribution Lens*
  * (Required and only available for 85° optic)
- **HS** Adjustable Honeycomb Louver and Soft Focus Lens *
  * (Not available for IP64 Wet Location, 21W, Fixed Fixtures, or Warm Dim)
- **NL** No Lens *
  * (Not available for IP64 Wet Location or Warm Dim)

INSTALL TYPE

REMODEL

- **RM** Remodel
- **RR** Remote Driver

CONCRETE POUR

- **KC** Integral Driver*
  * (Not available for Athena and Casambi wireless controls)
- **KR** Remote Driver

CEILING THICKNESS

- **1** 0.25" -1.50"

DRIVER

REMODEL

- **PH1** Forward / Reverse Phase, 2%, 120V
- **SG3** eldoLED, ECOdrive 1%, 0-10V, LOG, 120V-277V
- **SN3** eldoLED, ECOdrive 1%, 0-10V, LIN, 120V-277V
- **EG1** eldoLED, SOLOdrive 0.1% 0-10V, LOG, 120V-277V
- **EN1** eldoLED, SOLOdrive 0.1% 0-10V, LIN, 120V-277V
- **ED1** eldoLED, SOLOdrive 0.1% DALI-2, LOG, 120V-277V
- **LP1** Lutron, Hi-Lume Premier Ecosystem 0.1% Fade to Black, 120V or 277V*
  * (Not available for 21W in KC install types)

REMOTE

- **AS1 / ASR** Athena Control eldoLED, SOLOdrive 0.1%, 120V-277V*
  * (Includes Athena Node. Extended lead time, consult factory. ASR includes EM Shunt)
- **CS1 / CSR** Casambi Control eldoLED, SOLOdrive 0.1%, 120V-277V*
  * (Includes Casambi Node. Extended lead time, consult factory. CSR includes EM Shunt)

TUNABLE WHITE REMODEL (120-277V)

- **MG1** 0.1% 0-10V, LOG
- **MN1** 0.1% 0-10V, LIN
- **MD2** 0.1% DALI-2 DT8 , LOG

TUNABLE WHITE REMOTE (120-277V)

- **AM1 / AMR*** Athena Control 0.1%
  * (Includes Athena Node. Extended lead time, consult factory. AMR includes EM Shunt)
- **CM1 / CMR*** Casambi Control 0.1%
  * (Includes Casambi Node. Extended lead time, consult factory. CMR includes EM Shunt)

SEE PAGE 7 FOR ELDOLED TUNABLE WHITE DRIVER OPTIONS

(WH) White Powder Coat

(AB) Architectural Bronze Powder Coat

(AG) Satin Silver Powder Coat

(AU) Cashmere Gold Powder Coat

(BB) Burnt Bronze Powder Coat

(BK) Black Powder Coat

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[FAX] +1-210-227-4967

FRAXION3 REMODEL SHALLOW REGRESS

ACCESSORIES

ROUND / SQUARE TRANSITIONAL ALTERNATE MEDIA

IP20 Dry / Damp location only.
IP64 Wet location requires alternate baffle.

☐ **CGL-F3RS** Clear Glass Lens*
* (Not available for Warm Dim)
☐ **FGL-F3RS** Frosted Glass Lens
☐ **SFL-F3RS** Soft Focus Lens
☐ **FSFL-F3RS** Frosted Soft Focus Lens
☐ **WDL-F3RS** Wide Distribution Lens*
* (Required and only available for 85° beam spread)
☐ **FLSL-F3RS** Frosted Linear Spread Lens

SQUARE ALTERNATE MEDIA

IP20 Dry / Damp location only.
IP64 Wet location requires alternate baffle.

☐ **CGL-F3SS** Clear Glass Lens*
* (Not available for Warm Dim)
☐ **FGL-F3SS** Frosted Glass Lens
☐ **SFL-F3SS** Soft Focus Lens
☐ **FSFL-F3SS** Frosted Soft Focus Lens
☐ **WDL-F3SS** Wide Distribution Lens*
* (Required and only available for 85° beam spread)
☐ **FLSL-F3SS** Frosted Linear Spread Lens

ADJUSTABLE HCL ASSEMBLY

Dry / Damp location only.

☐ **OLR-F3RS1-SFL-HCL** Adjustable Honeycomb Louver and Soft Focus Lens*
* (Not available for IP64 Wet Location, 21W, Fixed Fixtures, or Warm Dim)

REPLACEMENT BAFFLE ASSEMBLY (INCLUDES MEDIA)

ASSEMBLY	SHAPE	TYPE	RATING	FINISH	MEDIA
RBA					
REPLACEMENT BAFFLE ASSEMBLY	F3RS Round Shallow Regress F3SS Square Shallow Regress F3TS Square Transitional Shallow Regress* * (Not available for Wallwash)	AF Adjustable / Fixed WW Wallwash	1 IP20 Dry/Damp 2 IP64 Wet* * (Requires provided suction cup to service or aim & focus)	WH White AB Architectural Bronze AG Satin Silver AU Cashmere Gold BB Burnt Bronze BK Black PR Primer CF Custom Finish * * (Consult Factory)	04 Soft Focus Lens* * (Required for 10° optic) WW Wallwash Lens* * (Required for wallwash) 01 Honeycomb Louver* * (Not available for IP64 Wet Location, adjustable fixtures, or Warm Dim) 02 Clear Glass Lens* * (Not available for Warm Dim) 03 Frosted Glass Lens 05 Frosted Soft Focus Lens 06 Frosted Linear Spread Lens 07 Wide Distribution Lens* * (Required and only available for 85° optic) NL No Lens * * (Not available for IP64 Wet Location or Warm Dim)

SHALLOW REGRESS / WALLWASH REPLACEMENT OPTICS

Interchangeable optics accessible through fixture aperture.

STATIC WHITE

☐ **RO-50-15-S** 15° optic
☐ **RO-50-20-S** 20° optic
☐ **RO-50-25-S** 25° optic
☐ **RO-50-40-S** 40° optic
☐ **RO-50-60-S** 60° optic
☐ **RO-45-WW-S** Wallwash optic

WARM DIM

☐ **RO-50-20-W2** 20° optic
☐ **RO-50-25-W2** 25° optic
☐ **RO-50-40-W2** 40° optic
☐ **RO-50-60-W2** 60° optic
☐ **RO-45-WW-W2** Wallwash optic

TUNABLE WHITE

☐ **RO-50-15-T** 15° optic
☐ **RO-50-20-T** 20° optic
☐ **RO-50-25-T** 25° optic
☐ **RO-50-40-T** 40° optic
☐ **RO-45-WW-T** Wallwash optic

REPLACEMENT SUCTION TOOL

One included with every six fixtures designated Wet location.

☐ **F4-TOOL-SUCTION** Allows for removal of baffle with Wet location

EMERGENCY LIGHTING - REMOTE MOUNT ONLY

During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

☐ **EMB-S-25-120/277-LEDX** 25 watt max capacity, 120 or 277 VAC 60Hz, Non-Dimmable
☐ **EMB-S-100-120-LEDX** 100 watt max capacity, 120 VAC 60Hz, 0-10V Dimmable
☐ **EMB-S-100-277-LEDX** 100 watt max capacity, 277 VAC 60Hz, 0-10V Dimmable
☐ **EMB-S-250-120/277-LEDX** 250 watt max capacity, 120 or 277 VAC 60Hz, 0-10V Dimmable

NOTE: SHUNT REQUIRED FOR USE WITH ATHENA AND CASAMBI CONTROLS, CONSULT FACTORY FOR DETAILS.

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FRAXION3 REMODEL SHALLOW REGRESS

PERFORMANCE - 3000K

LUMEN PACKAGE	WATT-AGE	10° OPTIC FIELD REDUCER KIT		15° OPTIC SOFT FOCUS LENS		20° OPTIC SOFT FOCUS LENS		25° OPTIC SOFT FOCUS LENS		40° OPTIC SOFT FOCUS LENS		60° OPTIC SOFT FOCUS LENS		85° OPTIC WIDE DISTRIBUTION		WW OPTIC WALLWASH LENS	
		DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW
80S06A	06	-	-	740	110	795	123	779	120	678	113	727	121	640	92	634	106
80S11A	11	-	-	1190	97	1279	108	1254	106	1090	99	1169	106	954	80	1020	93
80S15A / C	15	633	42	1608	96	1729	107	1694	105	1474	98	1580	105	1289	80	1378	92
80S21A	21	-	-	2290	97	2435	107	2386	105	2075	99	2226	106	1740	77	1861	89
90S06A	06	-	-	635	95	683	105	669	103	582	97	624	104	509	79	545	91
90S11A	11	-	-	1022	83	1099	93	1077	91	937	85	1005	91	820	69	876	80
90S15A / C	15	544	36	1381	82	1485	92	1455	90	1266	84	1358	91	1107	68	1184	79
90S21A	21	-	-	1938	82	2092	92	2050	90	1783	85	1912	91	1495	66	1598	76
97S06A	06	-	-	558	83	600	93	588	91	511	85	548	91	447	69	478	80
97S11A	11	-	-	898	73	965	81	946	80	822	75	882	75	720	61	769	70
97S15A / C	15	469	31	1213	72	1304	80	1278	79	1111	74	1192	79	972	60	1040	69
97S21A	21	-	-	1701	72	1837	81	1800	79	1565	75	1679	80	1313	58	1403	67
90W11A (26K-18K)	11	-	-	-	-	757	69	707	64	688	63	698	63	530	48	592	54
90W11A (29K-18K)	11	-	-	-	-	772	70	721	66	702	64	712	65	541	49	600	55
90W15A (27K-18K)	15	-	-	-	-	1046	70	988	66	960	64	981	65	746	50	841	56
90W15A (30K-18K)	15	-	-	-	-	1071	71	1020	68	993	66	1030	69	783	52	852	57
90T17A (50K-27K)	17	-	-	1082	62	1231	69	1217	68	1241	63	1249	68	1005	51	1009	59
90T17A (40K-18K)	17	-	-	1086	62	1235	69	1221	68	1245	64	1254	68	1008	52	1012	60

MAX UNIFIED GLARE RATING

10° OPTIC NO LENS	15° OPTIC SOFT FOCUS LENS	20° OPTIC SOFT FOCUS LENS	25° OPTIC SOFT FOCUS LENS	40° OPTIC SOFT FOCUS LENS	60° OPTIC SOFT FOCUS LENS	85° OPTIC WIDE DISTRIBUTION	WW OPTIC WALLWASH LENS
<10	>19	<13	<13	<16	>19	>19	>19

*UGR VALUES REFLECT WHITE BAFFLE AND 21 WATTS, LOWER UGR VALUES AVAILABLE WITH DIFFERENT FINISHES AND LOWER WATTAGES.

OUTPUT MULTIPLIER

CCT	CCT SCALE
2400K	0.85
2700K	0.97
3000K	1.00
3500K	1.03
4000K	1.08

TUNABLE WHITE MULTIPLIER

CCT	5000K-2700K	4000K-1800K
5000K	1.16	-
4000K	1.08	1.14
3500K	1.04	1.07
3000K	1.00	1.00
2700K	0.96	0.92
2400K	-	0.84
1800K	-	0.69

MEDIA LIGHT LOSS FACTOR

MEDIA	LIGHT LOSS FACTOR
NO LENS	1.06
CGL	1.00
SFL	1.00
FGL	0.89
FSFL	0.81
FLSL	0.82

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FRAXION3 REMODEL SHALLOW REGRESS

WARM DIM PERFORMANCE - 20° OPTIC - SOFT FOCUS LENS

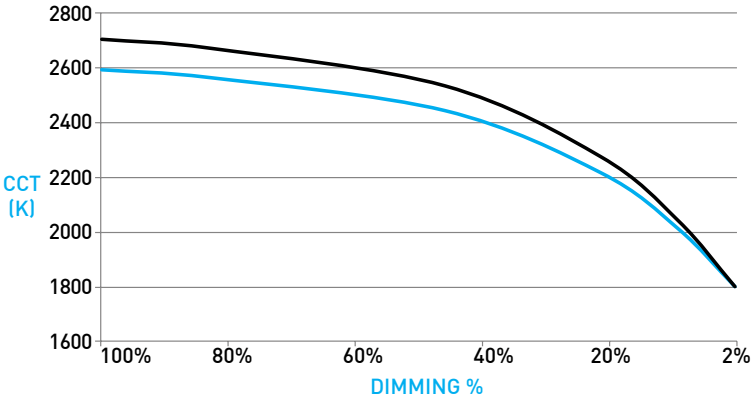
INCANDESCENT PROFILE

90W10AL 2600K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2600	2550	2520	2450	2200	1925	1800
Light Output (Lm)	757	605	529	378	151	75	15
Power (W)	10	8	7	5	2	1	.2
Efficacy (LPW)	69	69	69	69	69	69	69
90W15AL 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	1046	836	732	523	209	104	20
Power (W)	15	12	10.5	7.5	3	1.5	0.3
Efficacy (LPW)	70	70	70	70	70	70	70

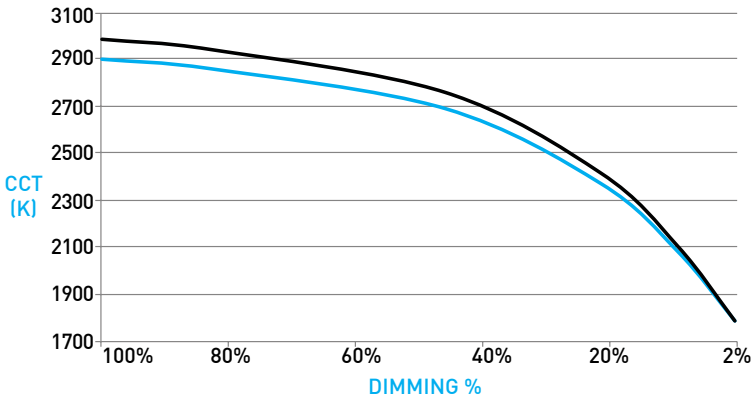
HALOGEN PROFILE

90W10AD 2900K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2900	2850	2800	2720	2350	1975	1800
Light Output (Lm)	766	612	536	383	153	76	15
Power (W)	10	8	7	5	2	1	.2
Efficacy (LPW)	70						
90W15AD 3000K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3000	2950	2920	2775	2375	2000	1800
Light Output (Lm)	1071	856	749	535	214	107	21
Power (W)	15	12	10.5	7.5	3	1.5	0.3
Efficacy (LPW)	71	71	71	71	71	71	71

10W / 15W



10W / 15W



NOTE: LIN-TO-LIN 0-10V PAIRING NOT COMPATIBLE WITH WARM DIM.

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FRAXION3 REMODEL SHALLOW REGRESS

DOWNLIGHT

A ADJUSTABILITY
Hot-aim tilt up to 40° and 361° rotation with Philips screwdriver, features 5° tilt increment indicators. Sliding pivot point optimizes center beam, ensuring unclipped beam of 15° at 40° tilt and 25° at 30° tilt.

B RETENTION
Integrated metal arm clamps located within fixture body allow discreet flange design, while accommodating varying ceiling thicknesses from 0.25" to 1.50". Snap-on spacer clips (2X) supplied for ceiling thickness below 0.50" only.

C OPTIC
Robust light engine with optimized optic pairing integrates Reflection, Refraction, and TIR offering wallwash, 10°, 15°, 20°, 25°, 40° & 60° beams.

D 10° FIELD REDUCER
Provided with 10° optic. Pairs Soft Focus Lens, Field Reducer, and Honeycomb Louver to deliver tight 10° beam while reducing field angle by 30%.

E ADJUSTABLE HCL ASSEMBLY
Honeycomb Louver and Soft Focus Lens attach directly to optic with clip-on lens retainer and adjusts with fixture. Only compatible with no lens baffle. Dry/Damp locations only. Specified as "HS" Effects Device

F MICROFLANGE PROFILE
Provides industry standard 0.43" total contractor (goof) allowance with 0.27" flange. Thickness measures 1/16". IP64 Wet location features integral silicone gasket.

G TRIMLESS GYPSUM PROFILE
Installs totally flush with the ceiling with no visible trim. Features integrated appliqué for plaster floating directly to the baffle. Not recommended for stucco applications.

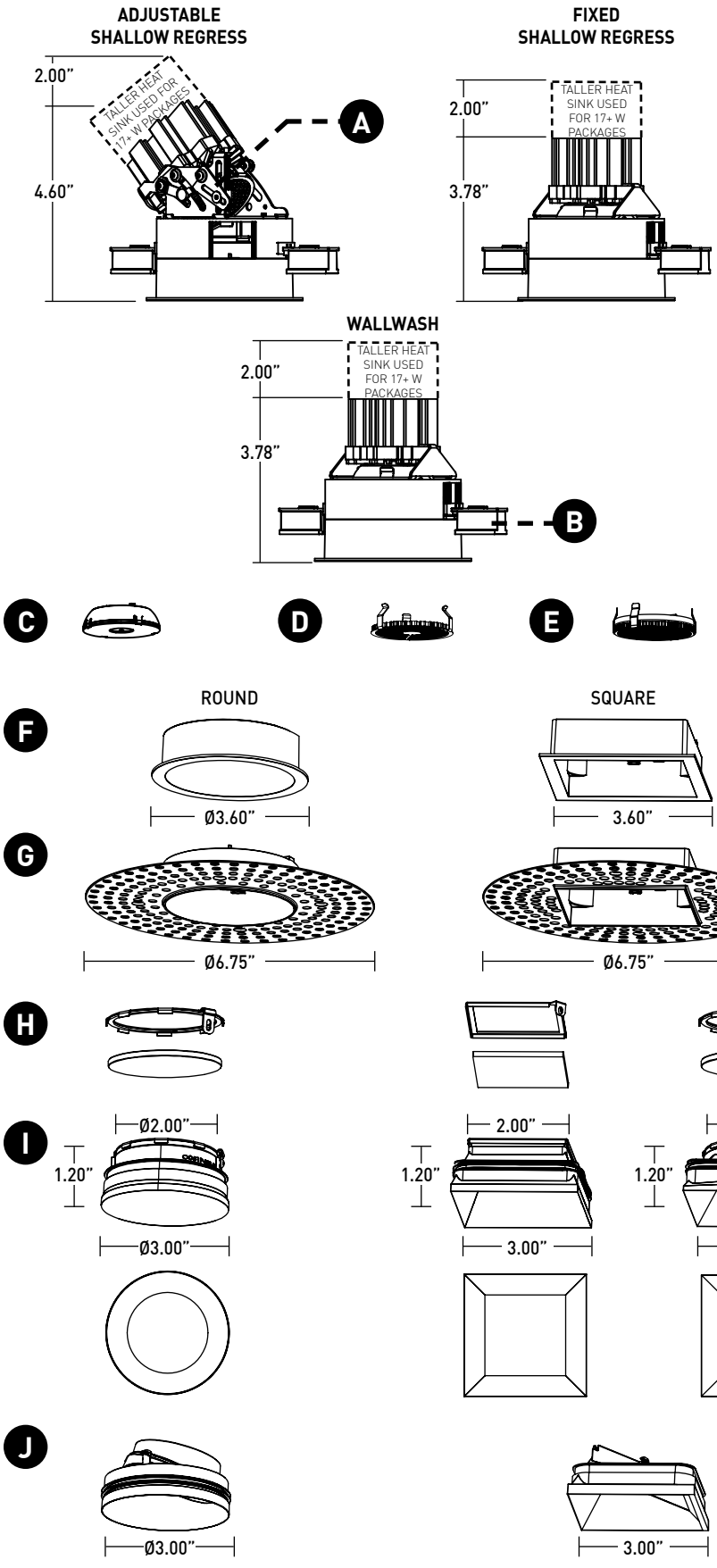
H EFFECTS DEVICES / LENS RETAINER
Fixture is limited to 1 effects device installed on the baffle, see Section E for Adjustable HCL assembly. Wet location effects device is sealed in place on baffle, suction tool provided for removal of baffle. Lens retainer allows effects devices to be changed in Dry /Damp locations.

I ROUND / SQUARE BAFFLE
Die-cast removable baffle provides easy access to adjustment mechanisms for tilt and rotation. Features 64° glare cutoff, minimizing aperture glare and concealing view into housing. Includes gasket, mitigating light leak.

SQUARE TRANSITIONAL BAFFLE
Transitions from square aperture at ceiling to round aperture at light source. Die-cast removable baffle provides easy access to adjustment mechanisms for tilt and rotation. Features 64° glare cutoff, minimizing aperture glare and concealing view into housing. Includes gasket, mitigating light leak.

J WALLWASH BAFFLE / MEDIA
Die-cast baffle with angled wide aperture for enhanced uniformity. Features asymmetrical spread lens, sealed in place, combined with auxiliary reflector for optimum performance. Includes gasket, mitigating light leak, and Suction Tool to accommodate baffle removal.

DIMENSIONS / DRAWINGS



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FRAXION3 REMODEL SHALLOW REGRESS

DOWNLIGHT

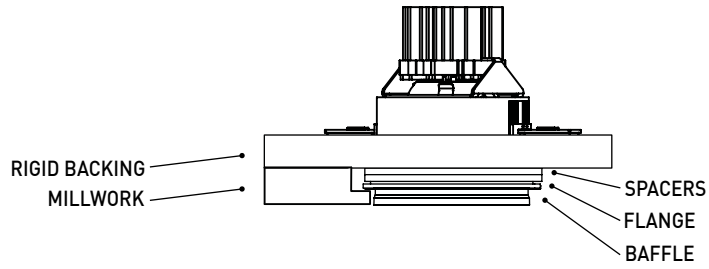
K TRIMLESS MILLWORK PROFILE / SPACERS
No visible flange, installs totally flush with millwork. Requires rigid backing for installation. Includes (1) 1/16" spacer and (5) 1/8" spacers.

L CONCRETE POUR HOUSING / PROFILE

- Provided with install types "KC and KR".
- Ships separate from downlight and power supply.
- Features 4 conduit entries compatible with 3/4" and 1" ENT.
- Includes tunnel to accommodate installation of power supply.
- Features broad mounting tolerance area for trim location.

DIMENSIONS / DRAWINGS

K



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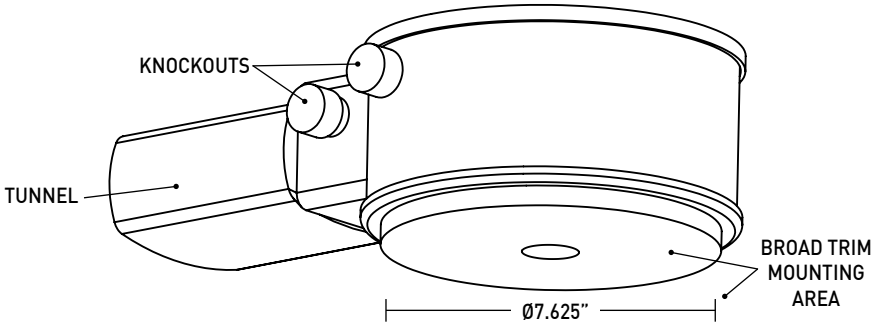

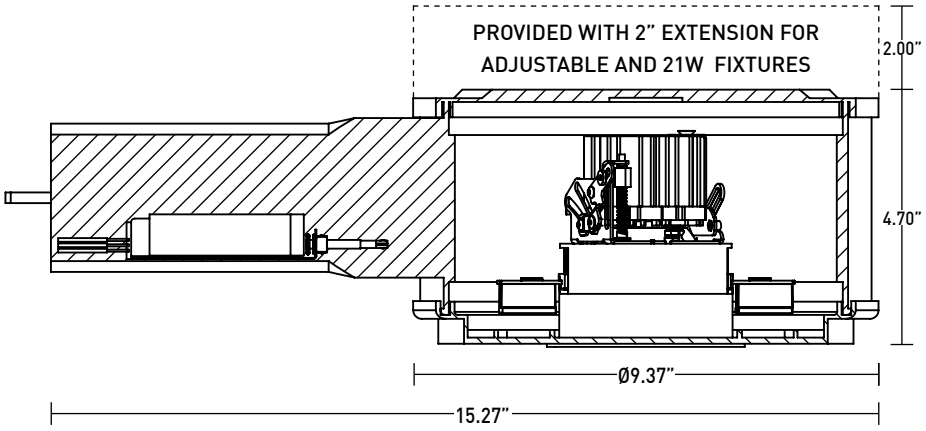

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FRAXION3 REMODEL SHALLOW REGRESS

REMODEL POWER SUPPLY

M REMODEL WITH NON-IC TETHERED POWER SUPPLY

- Requires 3-3/8" cutout.
- Tethered power supply with protected wiring between fixture and power supply.
- Minimum 0.75" clearance from top of fixture.
- Minimum setback from combustible and non-combustible materials of 6.61" radius from fixture centerline; minimum 3.00" from surfaces of power supply if not situated within above noted radius from fixture centerline.
- Minimum additional 3.00" setback from insulation material with max R-Value 30 from any surface of downlight fixture assembly.
- Minimum additional 6.00" setback from polycell spray foam insulation with max R-Value 60 from any surface of downlight fixture assembly.
- Consult factory for spacing requirements for any installations exceeding R-Value 60.
- Do not install in environments where ambient temperatures exceed 40°C (104°F).

REMOTE POWER SUPPLY

N REMOTE APPLICATIONS

- Provided with install type "KR" and "RR".
- Requires plenum rated Class 2 cable between fixture and remote driver. Cable supplied by others.
- See page 8 for maximum allowable wiring distance.
- Must be installed in an accessible location.
- Do not install in environments where ambient temperatures exceed 40°C (104°F).

REMOTE ELDOLED TUNABLE WHITE DRIVERS

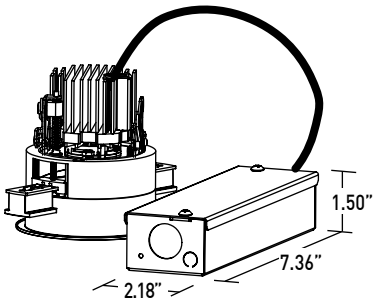
TUNABLE WHITE REMOTE (120-277V)	
DG1	eldoLED, DUALdrive 0.1% 0-10V, LOG
DN1	eldoLED, DUALdrive 0.1% 0-10V, LIN
DD2	eldoLED, DUALdrive 0.1% DALI-2, LOG
AD1 / ADR	Athena Control eldoLED, DUALdrive, 0.1%*
* (Includes Athena Node. Extended lead time, consult factory. ADR includes EM Shunt)	
CD1 / CDR	Casambi Control eldoLED, DUALdrive, 0.1%*
* (Includes Casambi Node. Extended lead time, consult factory. CDR includes EM Shunt)	

O ATHENA / CASAMBI CONTROL
Controls integrated into remote driver assembly. All equipment is serviceable.

P ATHENA / CASAMBI EM SHUNT
Included with drivers specified as ASR, ATR, CSR, or CTR. One required for each wireless EM fixture, requires class 2 control wiring between fixture and shunt. Features integrated test switch.

Model Number: PS-RMT-SHUNT

M



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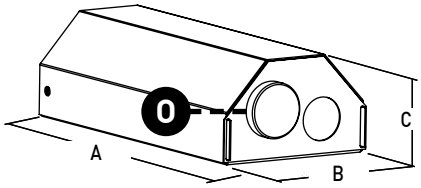
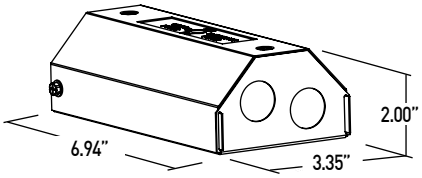
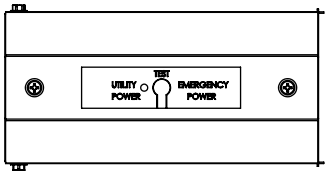


	A	B	C
STATIC WHITE / WARM DIM	6.94"	3.35"	2.00"
TUNABLE WHITE	8.10"	5.00"	2.00"
ATHENA / CASAMBI CONTROLLED	8.10"	5.00"	2.00"

P

ATHENA / CASAMBI EM SHUNT





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FRAXION3 REMODEL SHALLOW REGRESS

TECHNICAL

CONSTRUCTION

Downlight: Painted finishes are granulated powder coat. Forged aluminum heat-sink.
Remote Power Supply: 22 Gauge galvanized steel.
Appliqué: Zinc alloy.

STATIC WHITE LED

2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2700K, 3000K, 3500K and 4000K. 3-step MacAdam ellipse LED module available in 90+ CRI configuration in color temperature of 2400K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED

3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3000K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

TUNABLE WHITE LED

3-step MacAdam ellipse tunable white LED module available in 90+ CRI configuration. Features tuning ranges of 1800K to 4000K and 2700K to 5000K. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

	PHASE	0-10V						ECO	DALI-2		ATHENA		CASAMBI	
Power Supply	PH1	SG3	SN3	EG1	EN1	DG1	DN1	LP1	ED1	DD1	AS1	AD1	CS1	CD1
Minimum °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	0 °C	-20 °C	-20 °C	0 °C	0 °C	- 20°C	- 20°C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	2.0%	1.0%	1.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

Note: For PH1, LP1, EG1 and EN1 drivers consult chart on page 9 to confirm appropriate dimming curve for compatibility with selected control.

MAXIMUM ALLOWABLE REMOTE DRIVER WIRING DISTANCES

	WIRE AWG				
DRIVER	12	14	16	18	20
PH1	285'	180'	113'	71'	45'
LP1	60'	40'	25'	15'	-
EG1, EN1, ED1, DG1, DN1, DD2, AS1, AD1, CS1, CD1	-	-	118'	72	46'

WALLWASH SPACING

Recommended fixture spacing is 36" (914mm) on center with 36" (914mm) setback from wall plane.

LISTING

UL listed to UL1598 standard for Dry / Damp and Wet locations. NEMA 410 Compliant.

BUY AMERICAN ACT

All Fraxion3 Remodel configurations are Buy American Act compliant.

DECLARE

LBC Red List Approved.

WEIGHT

Fixture - 3 lbs max
Remote Driver - 1.4 lbs

LIMITED WARRANTY

Manufacturer's Limited Warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service for 1-year. LED and power supplies are warranted to operate with 70% of original flux and remain within a range of 3 duv for a period of 5-years. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller. Consult website for full warranty terms and conditions.

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FRAXION3 REMODEL SHALLOW REGRESS

DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

Power supply **PH1** **Manufacturer**	**Family/Model #**
Lutron Electronics	DV-600P
Lutron Electronics	DVELV-303P
Lutron Electronics	NTELV-600
Lutron Electronics	MAELV-600
Lutron Electronics	SELV-300P
Lutron Electronics	DVLV-600P
Lutron Electronics	NFTU-5A
Lutron Electronics	CTCL-153P
Lutron Electronics	GL-600H
Lutron Electronics	S-600P
Lutron Electronics	PHPM

LUTRON DRIVER COMPATIBILITY

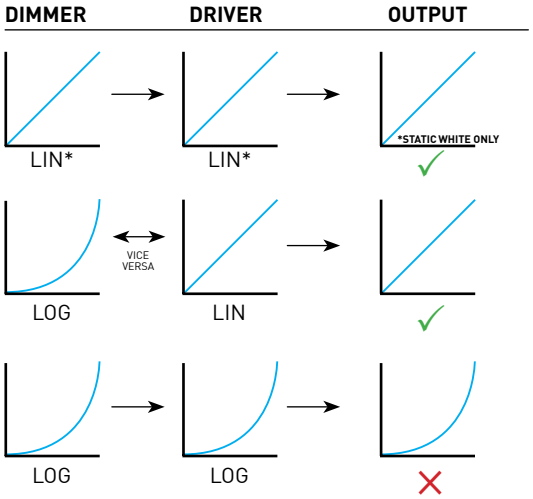
Power supply **LP1** **Lutron Product Family**	**Part No.**
PowPak Dimming Modules	RMJ-ECO32-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJ-_E (wireless) QSGR-_E
Quantum Hub	QP2-_ _ 2C
Quantum Hub	QP2-_ _ 4C
Quantum Hub	QP2-_ _ 6C
Quantum Hub	QP2-_ _ 8C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

LUTRON 2016 OEM ADVANTAGE ACCOUNT

eldoLED DRIVER COMPATIBILITY

Power supply **EG1 / SG3** **Manufacturer**	**Family/Model #**
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Synergy	ISD BC
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-AO8
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
Power supply **EN1 / SN3** **Manufacturer**	**Family/Model #**
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Sensor Switch	nIO EZ
ABB	SD/S 2.16.1

ANALOG DRIVERS AND DIMMERS



LIN = LINEAR
LOG = LOGARITHMIC
*LIN-TO-LIN NOT COMPATIBLE FOR WARM-DIM

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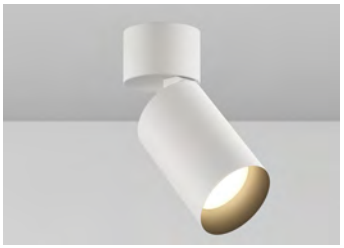
CEILING MOUNTED LIGHT

S5 - SURFACE MOUNT ADJUSTABLE

CYLINDER 3
SURFACE MOUNT

PROJECT NAME:	TYPE:

Our best-selling cylinders keep getting better. Adjustable, fixed, and wallwash are all offered in a broad range of sizes, with lumens from 500 to almost 5000lm, standard 90˚ tilt, and more than a dozen finish options. Now, there's a fixture for anywhere you need to illuminate anything.



ORDERING INFORMATION

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

JA8-2022 COMPLIANCE INDICATED BY SHADING

CY3X

CY3X 3.91" Ø

FUNCTION
- **AD** 90° Adjustable
- **AS** 90° Adjustable Shallow Canopy* *(Remote driver only)
- **AW** Adjustable Wallwash
- **FB** Fixed
- **WW** Wallwash Fixed

RATING
- **1** Dry / Damp (IP30)
- **2** Wet (IP65)

CYLINDER FINISH

POWDERCOAT FINISHES
- **WH** White
- **AG** Satin Silver
- **AU** Cashmere Gold
- **AB** Architectural Bronze
- **BB** Burnt Bronze
- **BK** Black
- **CF** Custom Finish* *(Consult Factory)

ALUMINA FINISHES
- **01** Brushed Obsidian
- **02** Matte Obsidian
- **03** Brushed Dark Patinated Bronze
- **04** Matte Dark Patinated Bronze
- **05** Brushed Aged Aluminum
- **06** Matte Aged Aluminum
- **07** Brushed Cast Brass
- **08** Matte Cast Brass
- **09** Brushed Light Patinated Bronze
- **10** Matte Light Patinated Bronze

FINISH IMAGES ON PAGE 2

BAFFLE FINISH

POWDERCOAT FINISHES
- **WH** White
- **AG** Satin Silver
- **AU** Cashmere Gold
- **AB** Architectural Bronze
- **BB** Burnt Bronze
- **BK** Black
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ALUMINA FINISHES
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- **04** Matte Dark Patinated Bronze
- **05** Brushed Aged Aluminum
- **06** Matte Aged Aluminum
- **07** Brushed Cast Brass
- **08** Matte Cast Brass
- **09** Brushed Light Patinated Bronze
- **10** Matte Light Patinated Bronze

FINISH IMAGES ON PAGE 2

CRI / WATTAGE PACKAGE

STATIC WHITE
- **80S11B** 80+ CRI, 11 Watts, 1240 lm delivered
- **80S17B** 80+ CRI, 17 Watts, 1943 lm delivered
- **80S23B** 80+ CRI, 23 Watts, 2559 lm delivered
- **80S32B** 80+ CRI, 32 Watts, 3372 lm delivered
- **80S38B*** 80+ CRI, 38 Watts, 3932 lm delivered *(Remote driver required)*
- **90S11B** 90+ CRI, 11 Watts, 1060 lm delivered
- **90S17B** 90+ CRI, 17 Watts, 1661 lm delivered
- **90S23B** 90+ CRI, 23 Watts, 2187 lm delivered
- **90S32B** 90+ CRI, 32 Watts, 2882 lm delivered
- **90S38B*** 90+ CRI, 38 Watts, 3361 lm delivered *(Remote driver required)*
- **97S11B** 97+ CRI, 11 Watts, 975 lm delivered
- **97S17B** 97+ CRI, 17 Watts, 1528 lm delivered
- **97S23B** 97+ CRI, 23 Watts, 2012 lm delivered
- **97S32B** 97+ CRI, 32 Watts, 2651 lm delivered
- **97S38B*** 97+ CRI, 38 Watts, 3092 lm delivered *(Remote driver required)*

WARM DIM
- **90W24B** 90+ CRI, 24 Watts, Incandescent Profile, 1642 lm delivered
- Halogen Profile, 1777 lm delivered

*SEE PAGE 4 FOR DETAILED PERFORMANCE CONFIGURATIONS AND WARM DIM PROFILE COMPARISON.

TUNABLE WHITE (REMOTE DRIVER ONLY)
- **90T32B** 90+ CRI, 32 Watts, Warm Profile, 2325 lm delivered
- Cool Profile, 2580 lm delivered

*ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 20° OPTIC AND SOFT FOCUS LENS.

CCT
- **24** 2400K* *(90+CRI only, 17W max)
- **27** 2700K
- **30** 3000K
- **35** 3500K
- **40** 4000K
- **WL** 2700K - 1800K
- **WD** 3000K - 1800K
- **TR** 4000K - 1800K
- **TH** 5000K - 2700K

OPTIC (UGR)
- **10** 10°* (<10) *(17 Watts only)
- **15** 15°* (<13) *(23W Max)
- **20** 20° (<10)
- **25** 25° (<10)
- **40** 40° (<10)
- **60** 60° (<13)
- **WW** Wallwash* *(Required for WW & AW fixture)

*SEE PAGE 4 FOR UGR VALUES

MEDIA

STANDARD MEDIA
- **4** Soft Focus Lens (SFL)* *(Required for 10° optic)

ALTERNATE MEDIA
- **0** No Lens* *(Not available for Warm Dim or Wet Location)*
- **2** Honey Comb Louver (HCL)* *(Not available for Warm Dim or Wet Location)*
- **3** Clear Glass Lens (CGL)* *(Not available for Warm Dim)*
- **5** Frosted Glass Lens (FGL)
- **6** Frosted Soft Focus Lens (FSFL)
- **7** Frosted Linear Spread Lens (FLSL)
- **C** Clear Glass Film w/ Honeycomb Louver
- **S** Soft Focus Film w/ Honeycomb Louver
- **W** Wallwash Lens* *(Required for WW and AW fixture)*

POWER SUPPLY

INTEGRAL
- **UCA** 0-10V Analog 120-277V
- **1CE** 120V Electronic Forward/Reverse

REMOTE (120V)
- **1TR** Philips, 2% Forward/Reverse* *(17W Max)*
- **1RE** Forward/Reverse* *(32W Max)*

REMOTE (120-277V)
- **URA** 0-10V Analog* *(32W Max)*
- **ULH** Lutron Hi-Lume Ecosystem 1% Fade to Black
- **UAN** Philips Xitanium 1%0-10V, LOG
- **ULN** Philips Xitanium 1%0-10V, LIN
- **UEG** eldoLED, 0.1%0-10V, LOG
- **UEN** eldoLED, 0.1%0-10V, LIN
- **UED** eldoLED, 0.1%DALI-2, LOG
- **ULD** eldoLED, 0.1%DALI-2, LIN
- **UAS1/** Athena Control
- **UASR** EldoLED, 0.1% 120-277V*
- **UCS1/**Casambi Control
- **UCSR** EldoLED, 0.1% 120-277V* *(Includes Node. Extended lead time, consult factory. UASR/UCSR includes shunt.)*

TUNABLE WHITE REMOTE (0.1%, 120-277V)
- **UDD** eldoLED, DUALdrive DALI-2, LOG
- **UDG** eldoLED, DUALdrive 0-10V, LOG
- **UDN** eldoLED, DUALdrive 0-10V, LIN
- **UAD1/** Athena Control, **UADR** EldoLED, DUALdrive*
- **UCD1/** Casambi Control, **UCDR** EldoLED, DUALdrive* *(Includes Node. Extended lead time, consult factory. UADR/UCDR includes shunt.)*

MOUNTING

ROUGH-IN
- **JBMP** 4" Sq. or 4/0 Junction Box Mounting Plate

FINISH OUT
- **CMJB*** 1/2" and 3/4" Conduit Ceiling Mount Junction Box* *(Available in powdercoat finishes. Alumina finish fixtures ship with Black powdercoat CMJB. Dry/Damp rated.)*
- **SMK3** 3/0 Surface Mount Kit*
- **SMK4** 4/0 Surface Mount Kit* *(Available in powdercoat finishes. Dry/Damp rated.)*

PART NUMBER NOTES

- CY3X ships as e.g., CY3XAD1WHWH80S17A304041CE3
- Remote driver ships as e.g., PS-RMT-80S17A-1RE3
- Mounting part numbers listed on page 6

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CYLINDER 3 SURFACE MOUNT

ACCESSORIES

REPLACEMENT MEDIA - INCLUDES LENS RETAINER
Dry / Damp location only, consult factory for wet location replacements

- ☐ **SFL-CY3X-01** Soft Focus Lens
- ☐ **HCL-CY3X-01** Honeycomb Louver *
  ***(Not available for Warm Dim)**
- ☐ **CGL-CY3X-01** Clear Glass Lens *
  ***(Not available for Warm Dim)**
- ☐ **FGL-CY3X-01** Frosted Glass Lens
- ☐ **FSFL-CY3X-01** Frosted Soft Focus Lens
- ☐ **FLSL-CY3X-01** Frosted Linear Spread Lens
- ☐ **CGL-HCL-CY3X-01** Clear Glass Film W/ Honeycomb Louver
- ☐ **SFL-HCL-CY3X-01** Soft Focus Film W/ Honeycomb Louver

STATIC WHITE REPLACEMENT OPTICS

- ☐ **RO-70-15-S** 15° optic
- ☐ **RO-70-20-S** 20° optic
- ☐ **RO-70-25-S** 25° optic
- ☐ **RO-70-40-S** 40° optic
- ☐ **RO-70-60-S** 60° optic

WARM DIM REPLACEMENT OPTICS

- ☐ **RO-70-20-W** 20° optic
- ☐ **RO-70-25-W** 25° optic
- ☐ **RO-70-40-W** 40° optic
- ☐ **RO-70-60-W** 60° optic

TUNABLE WHITE REPLACEMENT OPTICS

- ☐ **RO-70-15-T** 15° optic
- ☐ **RO-70-20-T** 20° optic
- ☐ **RO-70-25-T** 25° optic
- ☐ **RO-70-40-T** 40° optic
- ☐ **RO-70-60-T** 60° optic

SUCTION CUP TOOL

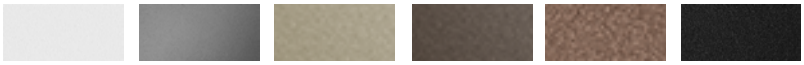
- ☐ **CYX-TOOL-SUCTION** Baffle removal tool, provided with every 5 fixtures

EMERGENCY LIGHTING - REMOTE MOUNT ONLY
During disruption of main power, emergency battery inverter provides temporary 120V or 277V to fixture.

- ☐ **EMB-S-25-120/277-LEDX** 25 watt max capacity, 120 or 277 VAC 60Hz
- ☐ **EMB-S-100-120-LEDX** 100 watt max capacity, 120 VAC 60Hz, 0-10V dimmable
- ☐ **EMB-S-100-277-LEDX** 100 watt max capacity, 277 VAC 60Hz, 0-10V dimmable
- ☐ **EMB-S-250-120/277-LEDX** 250 watt max capacity, 120 or 277 VAC 60Hz

***SHUNT REQUIRED FOR USE WITH ATHENA AND CASAMBI CONTROLS, CONSULT FACTORY FOR DETAILS.**

POWDERCOAT FINISHES



(WH) White Powder Coat | (AG) Satin Silver Powder Coat | (AU) Cashmere Gold Powder Coat | (AB) Architectural Bronze Powder Coat | (BB) Burnt Bronze Powder Coat | (BK) Black Powder Coat

ALUMINA FINISHES BY LUCIFER LIGHTING™

(01) Brushed Obsidian | (03) Brushed Dark Patinated Bronze | (05) Brushed Aged Aluminum | (07) Brushed Cast Brass | (09) Brushed Light Patinated Bronze

(02) Matte Obsidian | (04) Matte Dark Patinated Bronze | (06) Matte Aged Aluminum | (08) Matte Cast Brass | (10) Matte Light Patinated Bronze

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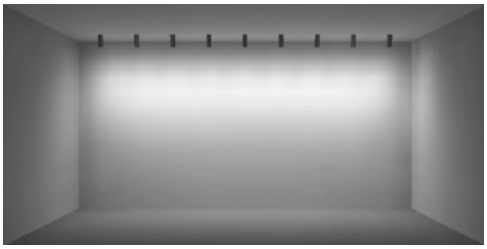
CYLINDER 3 SURFACE MOUNT

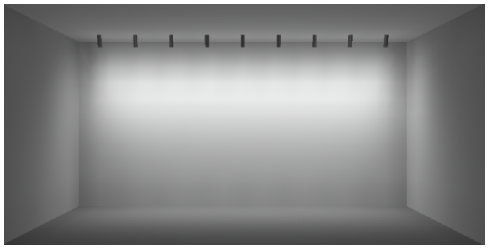
WALLWASH DESIGN GUIDE



10˚ TILT

30" SETBACK / 30" ON CENTER SPACING

- 10FT CEILING SHOWN / 8-12FT IDEAL
- AVERAGE FC: 59.81
- MAX / MIN: 6.11
- 9 FIXTURES / 25FT WALL SHOWN

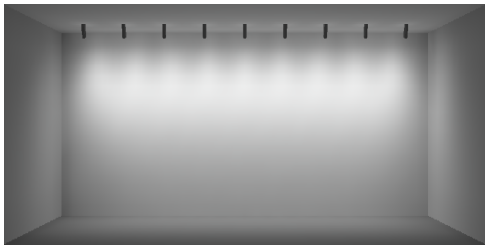


RECOMMENDED

15˚ TILT

36" SETBACK / 36" ON CENTER SPACING

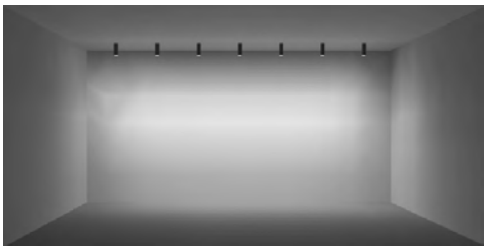
- 10FT CEILING SHOWN / 8-12FT IDEAL
- AVERAGE FC: 52.90
- MAX / MIN: 5.47
- 9 FIXTURES / 30FT WALL SHOWN



20˚ TILT

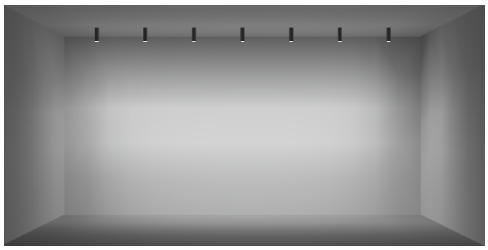
42" SETBACK / 42" ON CENTER SPACING

- 10FT CEILING SHOWN / 8-12FT IDEAL
- AVERAGE FC: 47.58
- MAX / MIN: 5.10
- 9 FIXTURES / 35FT WALL SHOWN



30" SETBACK / 42" ON CENTER SPACING

- 10FT CEILING SHOWN / 8-12FT IDEAL
- AVERAGE FC: 38.76
- MAX / MIN: 6.49
- 9 FIXTURES / 25FT WALL SHOWN



RECOMMENDED

36" SETBACK / 48" ON CENTER SPACING

- 10FT CEILING SHOWN / 8-12FT IDEAL
- AVERAGE FC: 31.26
- MAX / MIN: 6.32
- 9 FIXTURES / 30FT WALL SHOWN

42" SETBACK / 54" ON CENTER SPACING

- 10FT CEILING SHOWN / 8-12FT IDEAL
- AVERAGE FC: 25.34
- MAX / MIN: 6.22
- 9 FIXTURES / 35FT WALL SHOWN

ADDITIONAL SETBACKS AND SPACINGS

ON CENTER SPACING	SETBACK / TILT		
	30" / 10˚	36" / 15˚	42" / 20˚
30"	SHOWN ABOVE	AVERAGE FC: 61.83 MAX / MIN: 5.46	AVERAGE FC: 63.70 MAX / MIN: 5.22
36"	AVERAGE FC: 51.17 MAX / MIN: 6.25	SHOWN ABOVE	AVERAGE FC: 54.57 MAX / MIN: 5.10
42"	AVERAGE FC: 44.58 MAX / MIN: 6.55	AVERAGE FC: 46.13 MAX / MIN: 5.63	SHOWN ABOVE

ON CENTER SPACING	SETBACK		
	30"	36"	42"
42"	SHOWN ABOVE	AVERAGE FC: 34.94 MAX / MIN: 6.44	AVERAGE FC: 31.32 MAX / MIN: 6.35
48"	AVERAGE FC: 34.66 MAX / MIN: 6.34	SHOWN ABOVE	AVERAGE FC: 28.02 MAX / MIN: 6.22
54"	AVERAGE FC: 31.32 MAX / MIN: 6.57	AVERAGE FC: 28.22 MAX / MIN: 6.36	SHOWN ABOVE

***ALL DATA REFLECTS 90S17B WATTAGE PACKAGE**

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CYLINDER 3 SURFACE MOUNT

STATIC WHITE PERFORMANCE - 3000K

LUMEN PACKAGE	WATTAGE	10° OPTIC FIELD REDUCER		15° OPTIC SOFT FOCUS LENS		20° OPTIC SOFT FOCUS LENS		25° OPTIC SOFT FOCUS LENS		40° OPTIC SOFT FOCUS LENS		60° OPTIC SOFT FOCUS LENS		WALLWASH WALLWASH LENS		ADJ. WALLWASH WALLWASH LENS	
		DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW	DLVD	LPW
80S11B	11	-	-	1169	106	1240	112	1243	112	1185	107	1156	105	979	89	1137	103
80S17B/C	17	819	48	1171	104	1943	114	1931	113	1858	109	1801	105	1509	88	1783	104
80S23B	23	-	-	2301	100	2559	111	2541	110	2409	104	2373	103	2039	88	2312	100
80S32B	32	-	-	2913	91	3372	105	3339	104	3170	99	3111	97	2641	82	3042	95
80S38B	38	-	-	3226	84	3932	103	3856	101	3680	96	3614	95	3072	80	3531	92
90S11B	11	-	-	1008	91	1060	96	1062	96	1013	92	988	89	837	76	972	88
90S17B/C	17	706	42	1527	89	1661	97	1650	97	1588	93	1539	90	1290	75	1524	89
90S23B	23	-	-	1984	86	2187	95	2172	94	2059	89	2028	88	1743	75	1976	85
90S32B	32	-	-	2511	78	2882	90	2854	89	2709	84	2659	83	2257	70	2600	81
90S38B	38	-	-	2781	73	3361	88	3296	86	3121	82	3089	81	2626	69	3018	79
97S11B	11	-	-	887	80	975	88	977	88	932	84	909	82	770	70	894	81
97S17B/C	17	609	36	1344	79	1528	89	1518	89	1461	85	1416	83	1187	69	1402	82
97S23B	23	-	-	1746	75	2012	87	1998	86	1894	82	1866	81	1604	69	1818	79
97S32B	32	-	-	2210	69	2651	82	2626	82	2492	77	2446	76	2076	64	2392	74
97S38B	38	-	-	2447	64	3092	81	3032	79	2893	76	2842	74	2416	63	2777	73
90W24BL (2700K-1800K)	24	-	-	-	-	1642	71	1626	70	1556	67	1491	64	1340	58	1570	68
90W24BD (3000K-1800K)	24	-	-	-	-	1777	77	1742	75	1685	73	1600	69	1422	61	1668	72
90T32BTR (4000K-1800K)	32	-	-	2251	70	2325	72	2319	72	2359	73	2352	73	2072	64	2520	78
90T32BTH (5000K-2700K)	32	-	-	2458	76	2580	80	2533	79	2394	74	2291	71	2085	65	2401	75

MEDIA LIGHT LOSS FACTOR

MEDIA	LIGHT LOSS FACTOR
No Lens	1.07
CGL	0.99
SFL	1.00
FGL	0.88
FSFL	0.91
FLSL	0.81
HCL	0.71
SFL+HCL	0.66

OUTPUT MULTIPLIER

CCT	CCT SCALE
2400K	0.76
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

TUNABLE WHITE MULTIPLIER

CCT	5000K-2700K	4000K-1800K
5000K	1.16	-
4000K	1.08	1.14
3500K	1.04	1.07
3000K	1.00	1.00
2700K	0.96	0.92
2400K	-	0.84
1800K	-	0.69

JA8-2022 INDICATED BY SHADING

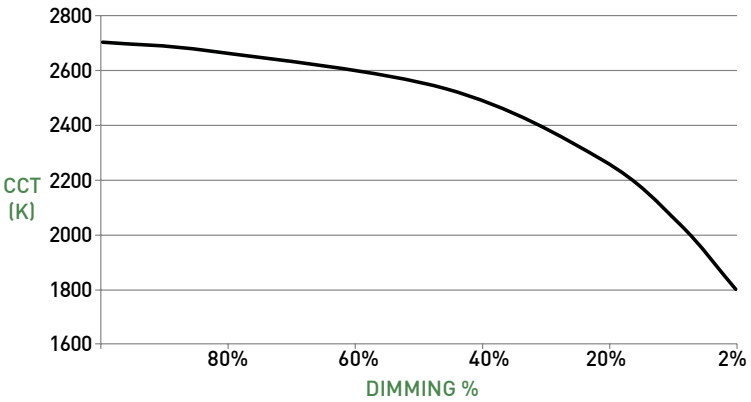
UNIFIED GLARE RATING

10° OPTIC FIELD REDUCER	15° OPTIC SOFT FOCUS LENS	20° OPTIC SOFT FOCUS LENS	25° OPTIC SOFT FOCUS LENS	40° OPTIC SOFT FOCUS LENS	60° OPTIC SOFT FOCUS LENS	WALLWASH WALLWASH LENS
<10	<13	<10	<10	<10	<13	>19

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 20˚ OPTIC

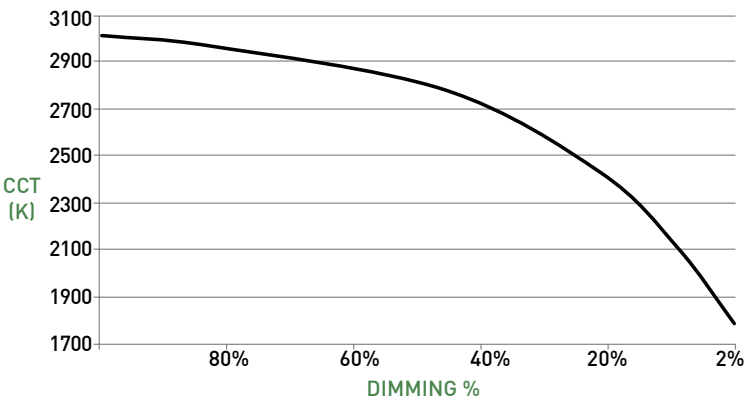
INCANDESCENT DIMMING PROFILE

90W24BL 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	1642	1314	1149	821	328	164	33
Power (W)	24	18	16	12	5	2.3	0.5
Efficacy (LPW)	71	71	71	71	71	71	71



HALOGEN DIMMING PROFILE

90W24BD 3000K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3000	2950	2920	2775	2375	2000	1800
Light Output (Lm)	1777	1422	1244	889	355	178	36
Power (W)	24	18	16	12	5	2.3	0.5
Efficacy (LPW)	74	74	74	74	74	74	74



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CYLINDER 3 SURFACE MOUNT

CYLINDER ASSEMBLY

A ADJUSTABLE - STANDARD CANOPY
Die-cast canopy accommodates flat and sloped ceiling conditions. Conceals hidden mounting hardware. "AD" (90° tilt, 365° rotation) canopy features 2.15" (55mm) tall canopy. Available with integral or remote driver.

B ADJUSTABLE - SHALLOW CANOPY
Die-cast canopy accommodates flat and slope ceiling conditions. Conceals hidden mounting hardware. "AS" (90° tilt, 365° rotation) canopy features 0.65" (17mm) tall canopy, reducing overall height. Requires remote power supply.

C FIXED BODY
Body with integrated heat sink and LED. Conceals mounting hardware. Power supply may be integral or remote mount.

D WALLWASH FIXED BODY

E1 OPTICS
Robust light engine with optimized optic pairing integrates Reflection, Refraction, and TIR offering 10°, 15°, 20°, 25°, 40° & 60° beams.

E2 10° FIELD REDUCER
Soft Focus Lens, Honeycomb Louver, and Field Reducer provided with 10 degree beam selection. Reduces field angle by 16%

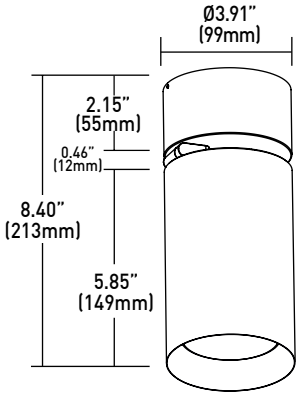
F MEDIA
Cylinder accepts two lenses; soft focus lens, no lens or wallwash lens standard. Sealed in place for Wet locations.

G BAFFLE
Die-cast baffle minimizes aperture glare and conceals view into fixture.

H WALL-MOUNT
Cylinder may be wall mounted using any mounting option.

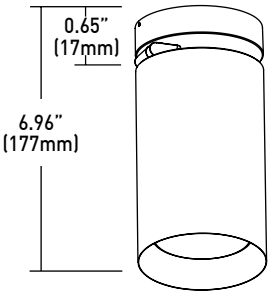
DIMENSIONS / DRAWINGS

A ADJUSTABLE BODY STANDARD CANOPY

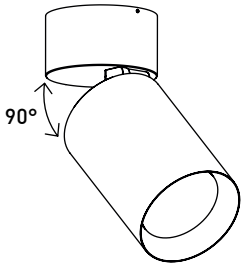


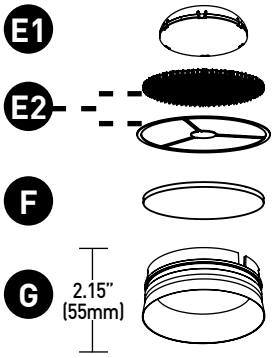
Cylinder weight
3.45 lbs

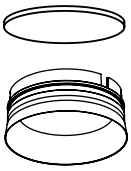
B ADJUSTABLE BODY SHALLOW CANOPY

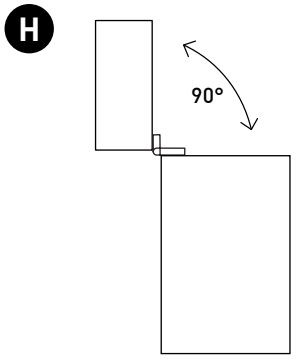


Cylinder weight
3.25 lbs



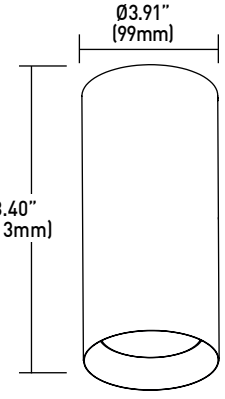






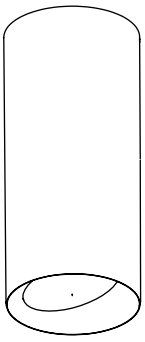
H

C FIXED BODY

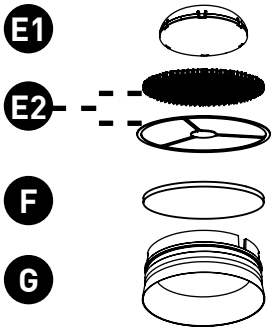


Cylinder weight
3.45 lbs

D WALLWASH FIXED BODY



Cylinder weight
3.45 lbs



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CYLINDER 3 SURFACE MOUNT

MOUNTING

I **JBMP**
Mounting plate (concealed) for standard 4" square or 4" 4/0 j-box . To be installed during rough-in, prior to substrate, for ceiling thicknesses up to 0.75". Fixture to mount flush with minimalist transition to ceiling.

Part Number - CY3X-JBMP

J **SMK3**
Surface mount kit includes mounting plate and 4" concealer plate that installs between fixture and standard 3" 3/0 j-box for existing applications where standard j-box cutout is to be concealed.

Part Number - CY3X-SMK-3/0-(FINISH)

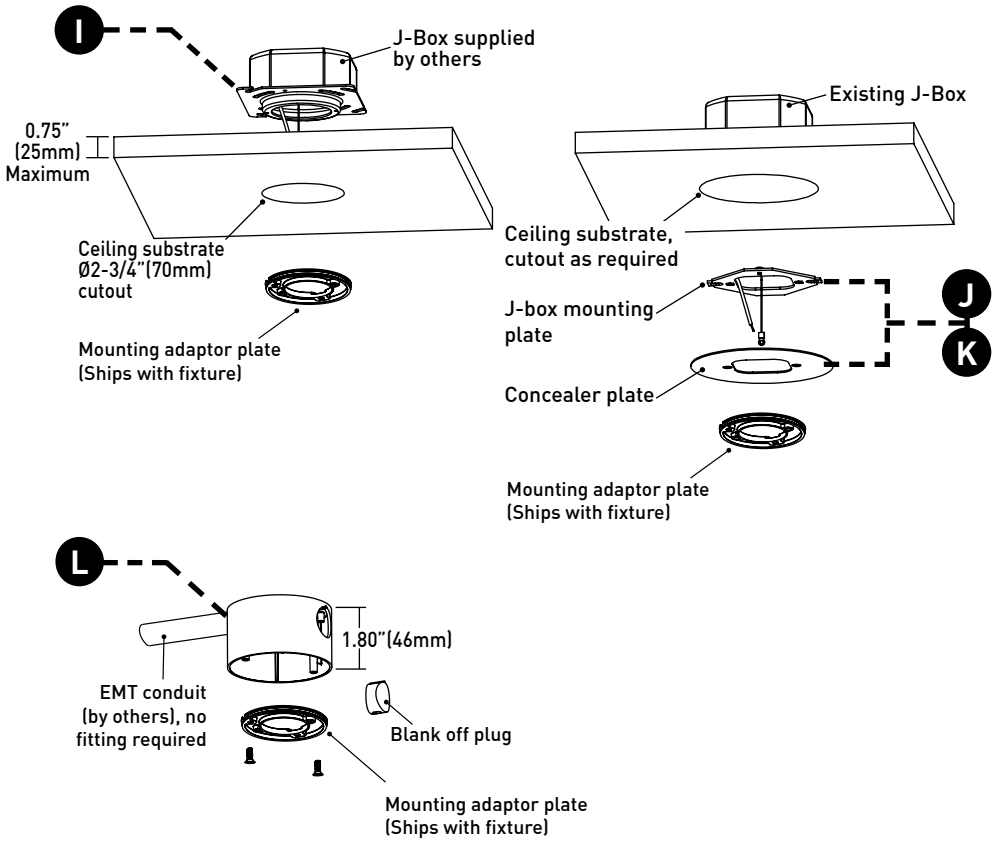
K **SMK4**
Surface mount kit includes mounting plate and 5" concealer plate that installs between fixture and standard 4" 4/0 j-box for existing applications where standard j-box cutout is to be concealed.

Part Number - CY3X-SMK-4/0-(FINISH)

L **CMJB**
Ceiling mount junction box perfectly matches the cylinder profile for a continuous, integrated look where exposed ceiling mount junction box and conduit applications apply. For use with 1/2" and 3/4" EMT conduit only. Features two conduit entrances on either side and one conduit knockout on top of j-box. J-box is IP10 rated; painted finishes only. Blank off plugs included.

Part Number - CY3X-CMJB-(FINISH)

DIMENSIONS / DRAWINGS



MOUNTING NOTES

- CY3X-JBMP and CY3X-SMK-3/0 & 4/0 not recommended for use with pancake style j-box.

REMOTE POWER SUPPLY

M **PS-RMT**
Remote power supply must be mounted in accessible area. Mounting device still required. Consult page 8 for dimming compatibility list. Consult install guide for complete details of suitable controls, wiring diagrams, and maximum allowable secondary run lengths between PS-RMT and cylinder.

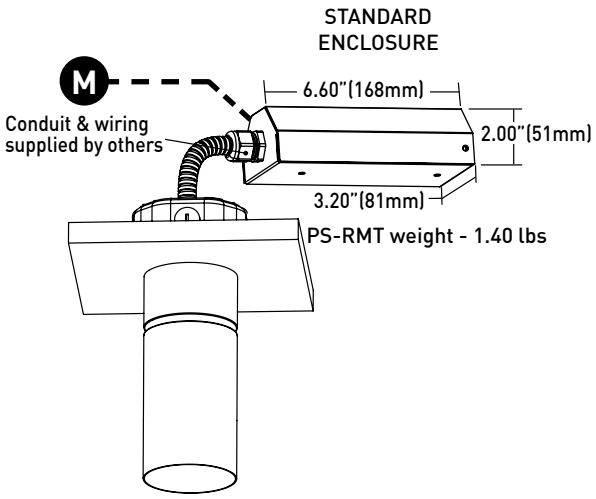
N **ATHENA / CASAMBI CONTROL**
Controls integrated into remote driver assembly. All equipment is serviceable

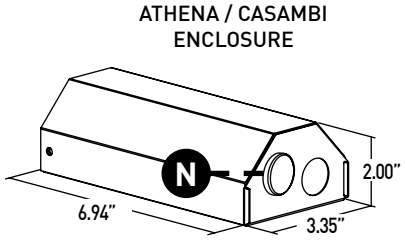
Athena Model Number: A-WN-D01-RF-BL & DC-OEM-DBI

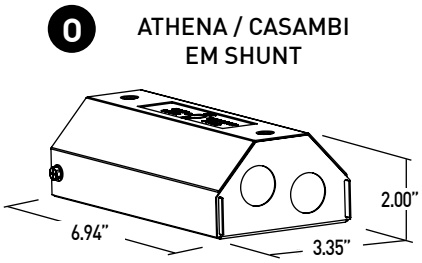
Casambi Model Number: BT-S1E1-5400

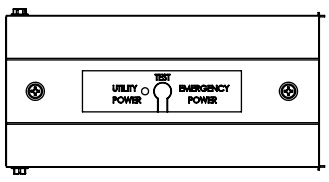
O **ATHENA / CASAMBI EM SHUNT**
Inlcuded with drivers specified as ASR, ADR, CSR, or CDR. One required for each wireless EM fixture, requires class 2 control wiring between fixture and shunt. Features integrated test switch.

Model Number: PS-RMT-SHUNT









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CYLINDER 3 SURFACE MOUNT

TECHNICAL

CONSTRUCTION
Cylinder: Die-cast aluminum body with integrated heat sink; painted finishes are granulated powder coat. Alumina finishes are anodized aluminum.
CMJB: Die-cast aluminum body; painted finishes are granulated powder coat.
Remote Power Supply: 22 Gauge galvanized steel.

STATIC WHITE LED
2-step MacAdam ellipse LED module available in 80+, 90+ and 95+ CRI configurations in color temperatures of 2700K, 3000K, 3500K and 4000K. 3-step MacAdam ellipse LED module available in 90+ CRI configuration in color temprtature of 2400K. Average rated lamp life: 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED
3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3000K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

TUNABLE WHITE LED
3-step MacAdam ellipse tunable white LED module available in 90+ CRI configuration. Features tuning range of 2700K to 5000K and 1800K to 4000K. Average rated lamp life of 50,000 hours. Driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

	PHASE		0-10V							ECO	DALI			ATHENA	CASAMBI
Power Supply	1CE/1RE	1TR	UCA/URA	UAN	ULN	UEG	UEN	UDG	UDN	ULH	UED	ULD	UDD	UAS/UAD	UCS/UCD
Minimum °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	-20 °C	0 °C	-20 °C	-20 °C	-20 °C	0 °C	-20 °C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	1.0%	2.0%	1.0%	1.0%	1.0%	0.1%	0.1%	0.1%	0.1%	1.0%	0.1%	0.1%	0.1%	0.1%	0.1%

Note: For 1TR, ULH, UAN, ULN, UEG and UEN drivers consult chart on page 8 to confirm appropriate dimming curve for compatibility with selected control.

MAXIMUM ALLOWABLE REMOTE DRIVER WIRING DISTANCES

	WIRE AWG				
DRIVER	12	14	16	18	20
URA, 1RE	-	164'	105'	66'	40'
1TR, UAN, ULN	285'	180'	113'	71'	45'
ULH	60'	40'	25'	15'	-
UEG, UEN, UED, ULD, DD1, DG1, DN1, UAS, UCS, UAD, UCD	-	-	118'	72	46'

WALLWASH SPACING AND TILT
Adjustable Wallwash Cylinder must be tilted to achieve wallwashing effect. Recommended adjustable spacing is 36" (914mm) on center with 36" (914mm) setback from wall plane with 15° tilt. Recommended fixed spacing is 36" (914mm) on center spacing with 48" (1219mm) setback from wall plane.

MOUNTING
Cylinder is supplied with a mounting adaptor plate, which integrates with required additional mounting accessories specified separately according to field application conditions, providing a minimalist transition from standard 4/0 or 4" square junction boxes and accommodating ceiling thicknesses of 0.44" (12mm) to 0.75" (19mm). Ceiling-mount junction box available for 1/2" (13mm) and 3/4" (19mm) conduit and feature concealed internal clamps for clean fitting-free conduit exit and entry.

LISTING
cTUVus listed to UL1598 standard for Dry / Damp (IP30) and Wet (IP65) location. Title 24 JA8-2022 Listed. NEMA 410 Compliant. Buy American Act compliant.

DECLARE
LBC Red List Approved

WARRANTY
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller. Consult website for full warranty terms and conditions.

CHANGE LOG
1. 03/15/2024: ADDED 10 DEGREE FIELD REDUCER, UPDATED 10 DEGREE PERFORMANCE DATA.
2. 07/22/2024: REMOVED L2 DRIVER.

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CYLINDER 3 SURFACE MOUNT

DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

Power supply **1TR Manufacturer**	**Family/Model #**
Lutron Electronics	DV-600P
Lutron Electronics	DVELV-303P
Lutron Electronics	NTELV-600
Lutron Electronics	MAELV-600
Lutron Electronics	SELV-300P
Lutron Electronics	DVLV-600P
Lutron Electronics	NFTU-5A
Lutron Electronics	CTCL-153P
Lutron Electronics	GL-600H
Lutron Electronics	S-600P
Lutron Electronics	PHPM
Power supply **UAN / ULN Manufacturer**	**Family/Model #**
Lutron Electronics	DVTV plus PP-DV
Lutron Electronics	DVSCTV plus PP-DV
Lutron Electronics	DVSTV
Lutron Electronics	DVSCSTV
Lutron Electronics	QSGRJ-XP plus GRX-TVI
Lutron Electronics	QSGRJ-XE plus GRX-TVI
Lutron Electronics	QSGR-XE plus GRX-TVI
Lutron Electronics	NFTV plus PP-DV
Lutron Electronics	NTSTV
Lutron Electronics	RMJ-5T
Lutron Electronics	RMJS-8T
Lutron Electronics	FCJS-010
Leviton	IllumaTch IP7 series
Philips	Sunrise - SR1200ZTUNV

LUTRON DRIVER COMPATIBILITY

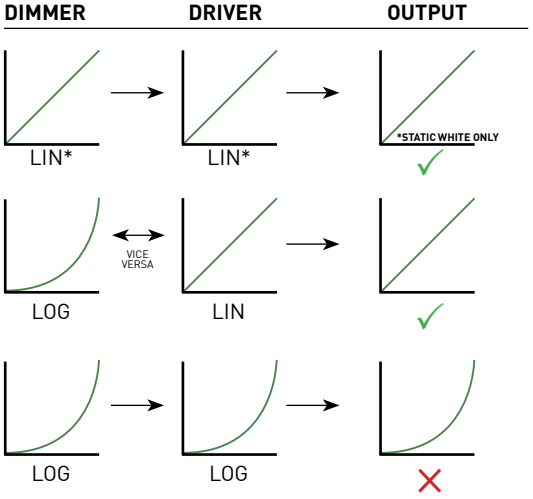
Power supply **ULH Lutron Product Family**	**Part No.**
PowPak Dimming Modules	RMJ-ECO32-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJ-_E (wireless) QSGR-_E
Quantum Hub	QP2-_ _ 2C
Quantum Hub	QP2-_ _ 4C
Quantum Hub	QP2-_ _ 6C
Quantum Hub	QP2-_ _ 8C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

LUTRON 2016 OEM ADVANTAGE ACCOUNT

eldoLED DRIVER COMPATIBILITY

Power supply **UEG / UEN Dimmer / Switch Control Manufacturer**	**Family/Model #**
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Power supply **UEG / UEN Lighting Control Systems Manufacturer**	**Family/Model #**
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-AO8
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1

ANALOG DRIVERS AND DIMMERS



LIN = LINEAR
LOG = LOGARITHMIC
*LIN-TO-LIN NOT COMPATIBLE FOR WARM DIM

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WALL MOUNTED LIGHT

S6 - SURFACE MOUNT WALL FIXTURE

EL CAPITAN LED

DATE:	PROJECT:	TYPE:

CATALOG NUMBER LOGIC:

**Requires magnetic low voltage dimmer.*

***Please see Adjust-e-Lume photometry to determine desired intensity.*

CATALOG NUMBER LOGIC	
Example: B - EC - LED - e66 - SP - A6 - MAC - 12 - 11 - B	
MATERIAL	
(Blank) - Aluminum	B - Brass S - Stainless Steel
SERIES	
EC - El Capitan	
SOURCE	
LED - with Integral Dimming Driver (25W min. load when dimmed)*	
LED TYPE	
e64 - 7W LED/2700K	e79 - 7W LED/2700K 90CRI
e65 - 7W LED/3000K	e80 - 7W LED/3000K 90CRI
e66 - 7W LED/4000K	e81 - 7W LED/3500K 80CRI
e74 - 7W LED/Amber	
OPTICS	
NSP - Narrow Spot (13°)	MFL - Medium Flood (23°)
Spot (16°)	WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY**	
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1	
FINISH (See page 2 for full-color swatches)	
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)	
Also available in RAL Finishes	
Brass Finishes (MAC, POL, MIT)	
Stainless Steel Finishes (MAC, POL)	
LENS TYPE	
12 - Soft Focus	13 - Rectilinear
SHIELDING	
11 - Honeycomb Baffle	
CAP STYLE	
A - 45°	
B - 90°	
C - Flush	
D - 45° Less Weephole (Interior use only)	
E - 90° Less Weephole (Interior use only)	
F - 90° with Flush Lens	
MOD OPTIONS	
5 - 5 Ft Leads	
25 - 25 Ft Leads	

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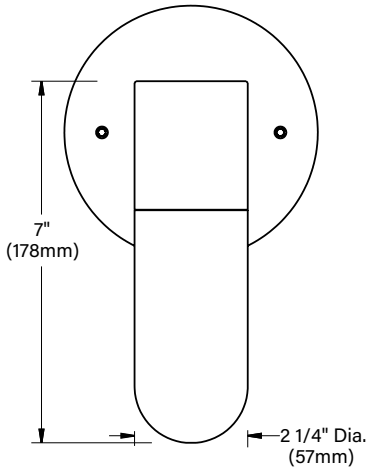
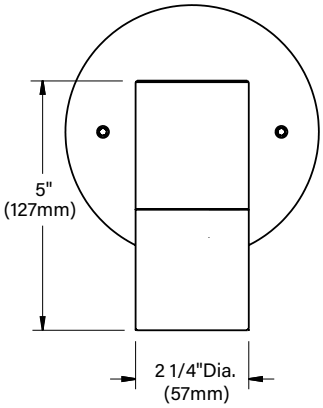
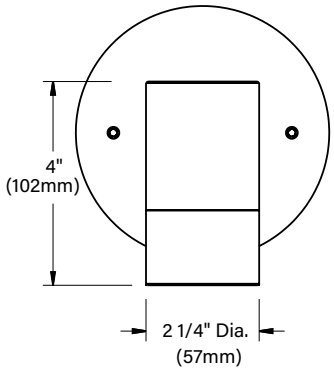
SUB000942

EL CAPITAN LED

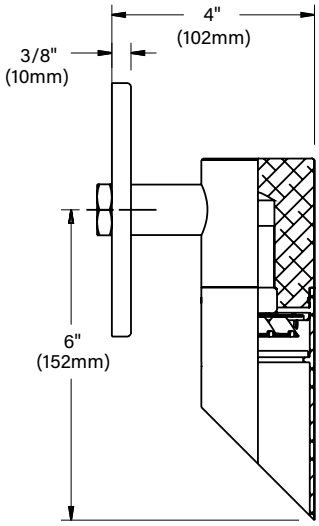
DATE: | PROJECT: | TYPE:



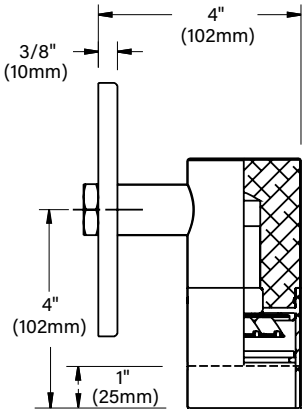




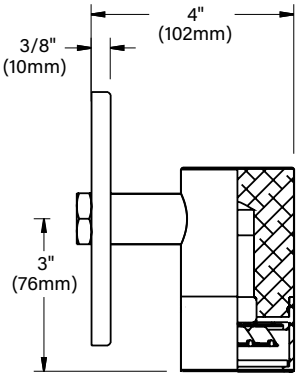
"A/D" CAP



"B/E/F" CAP



"C" CAP



STANDARD FINISHES

- Satin Black (BLP)
- Satin Bronze (BZP)
- Satin White (WHP)
- Satin Aluminum (SAP)
- Black Wrinkle (BLW)
- Bronze Wrinkle (BZW)
- White Wrinkle (WHW)
- Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

- Cascade Mtn. Granite (CMG)
- Rocky Mtn. Granite (RMG)
- Sierra Mtn Granite (SMG)
- Aleutian Mtn Granite (AMG)
- Textured Forest (TXF)
- Black Chrome (BCM)
- Beige (BGE)
- Weathered Copper (WCP)
- Old Copper (OCP)
- Hunter Green (HUG)
- Antique Brass Powder (ABP)
- Brown Patina Powder (BPP)
- Sonoran Desert Sandstone (SDS)
- Weathered Iron (WIR)
- Clear Anodized Powder (CAP)
- Cream (CRM)
- Antique White (AQW)
- Natural Brass Powder (NBP)

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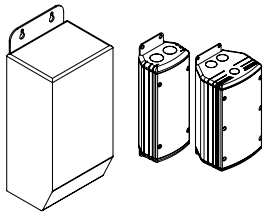
EL CAPITAN LED

DATE:	PROJECT:	TYPE:

Accessories (Configure separately)

Drivers (Configure separately)



TR Series UPMRM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W
	ADJUST-E-LUME	Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	WIRING	XLPE, 18GA,150C, 600V, rated and certified to UL3321.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	INSTALLATION	5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others). Suitable for uplight or downlight installation.
	HARDWARE	Tamper-resistant, stainless steel hardware. Canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use and in wet locations. Made in the USA with sustainable processes.

c UL us LISTED

RoHS

MADE IN THE USA

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LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e64	2700K	80	7
	2700K	80	7
	2700K	80	7
	2700K	80	7
e65	3000K	80	7
	3000K	80	7
	3000K	80	7
	3000K	80	7
e66	4000K	80	7
	4000K	80	7
	4000K	80	7
	4000K	80	7
e74	Amber	80	7
	Amber	80	7
	Amber	80	7
	Amber	80	7

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	CBCP	Delivered Lumens	Multiplier
13°	5993	456	0.87
16°	4546	445	0.87
23°	1726	397	0.87
31°	1131	399	0.87
13°	6131	466	0.89
16°	4650	455	0.89
23	1766	406	0.89
31°	1157	409	0.89
13°	6889	524	
16°	5225	511	
23°	1984	456	
31°	1300	459	
13°	3,927	299	0.57
16°	2,978	291	0.57
23°	1,131	260	0.57
31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

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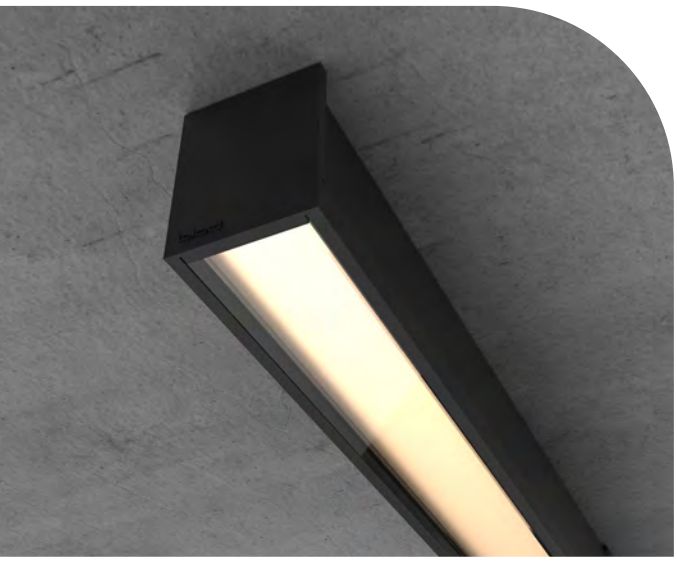
RECESSED LINEAR LIGHTS

S7 - RECESSED LINEAR, ASYMMETRIC DISTRIBUTION
S8 - RECESSED LINEAR, LAMBERTIAN DISTRIBUTION

BILLET

OPAL - WET LOCATION

bold lighting



The Billet family of products allows you to achieve uniformity throughout indoor and outdoor spaces while maintaining the same optical performance, light consistency, and overall aesthetics.

The Billet Opal delivers bold vertical and horizontal illumination perfect for ambient lighting and washing. The Billet confidently delivers a flawless light distribution and a beautifully finished product.

CONSTRUCTION

Product Type : Linear
Body Material : Extruded Aluminum
Body Finish : Black / Grey / White
Custom RAL
IP Rating : IP67 Inground
IP66 Ceiling Recessed
IK Rating : IK10
Chicago plenum rated

INSTALLATION

Environment : Wet Location
Mounting : Inground / Ceiling Recessed (Trim & Trimless) / Wall Recessed (Trim & Trimless) / Wall Mounted / Surface Mounted / Pendant

OPTICS

Optical Distribution : Elliptical (20°x40°) Asymmetric / Lambertian
Glare Control : UGR<19

LIGHT SOURCE

Direct Light Source : Mid-Power LEDs
Luminous Output : from 280lm/ft. to 1216lm/ft. (Delivered)
Light Source CCT : 2700K / 3000K / 3500K 4000K / Tunable White (2700K-5000K) / Dim-to-Warm (3000K-1800K)
Color Rendering Index : Ra90

ELECTRICAL

Input Voltage : 120V / UNV 120-277V - 50Hz/60Hz
Load : 4W/ft. to 22W/ft.
Output Type : Constant Current
Driver Type : Integral
Dimming : 0-10V / DALI / ELV / DMX Lutron Hi-Lume
Code Compliance : ETL / CSA / CE

Series	Mounting		Nominal Length[1]	
BOO	R	Recessed with Trim	12	12"
	T	Recessed Trimless	24	24"
	S	Surface Mounted	36	36"
	P	Pendant	48	48"
	I	Inground	60	60"
	W	Wall Mounted	XX	Custom in

For custom lengths and shapes, consult factory.

For exact lengths refer to dimensions table.

Code example: **B O O** - P 1 2 W - L 1 B - O - E 9 2 7 - 0

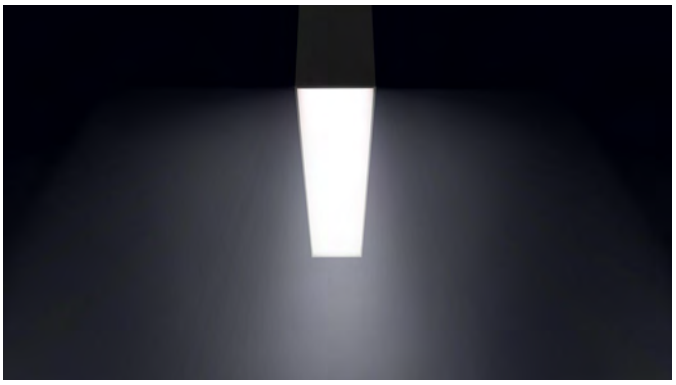
Body Finish		Output		Voltage		Dimming		Diffuser		Beam Angle		CRI		Color Temp		Emergency	
B	Black	L[2]	293lm/ft (4W)	1	120V	A	No Dimming	O	Opal	L	Opal	9	+90	27	2700K	0	No
G	Grey	M[2]	572lm/ft (9W)	U[5]	Universal 120V to 277V	B	0-10V to 1%			A	Asymmetric			30	3000K	9	90 mins
W	White	H[2]	910lm/ft (15W)			C	0-10V to Fade-off			E	Elliptical			35	3500K		
X	Custom RAL	V[2]	1138lm/ft (19W)			D	DALI to 1%							40	4000K		
		D[3]	713lm/ft (12.5W)			E	ELV Dimming							WD	3000K- 1800K		
		W[3]	982lm/ft (18W)			F	DMX							TW	2700K - 5000K		
		U[4]	299lm/ft (12W)			G[6]	LUTRON										
		A[4]	494lm/ft (22W)														

Notes:
[1] 6" length increments available as a modification.
[2] Denotes output at 3000K, unless otherwise noted.
[3] Denotes output specific to Dim-to-Warm at 3000K.
[4] Denotes output specific to Tunable White at full on.
[5] Not applicable for ELV dimming.
[6] Hi-lume, Vive, and Athena compatible.

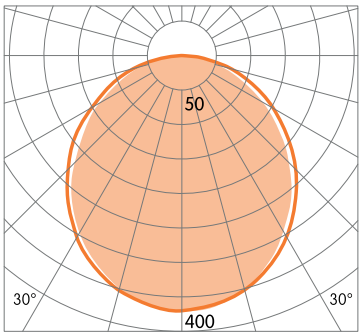
Consult factory for lead-times.
Consult factory for systems using multiple optics and mounting configurations.

Bold Lighting
4710 Ecton Dr., Marietta, GA 30066, USA
info@boldlighting.us www.boldlighting.us t: +1-678-903-4066

LAMBERTIAN DISTRIBUTION



120° Beam Angle (Lambertian)

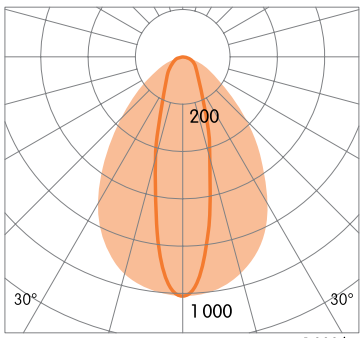


Max. 370 cd 1,000 lm

Lambertian distributions are optimal for general lighting, providing a soft and uniform illumination on both horizontal and vertical surfaces. Billet's opal lens is ideal for commercial, retail, institutional, and any other environment where comfortable and even illumination is needed.

ELLIPTICAL DISTRIBUTION

Elliptical Beam Angle

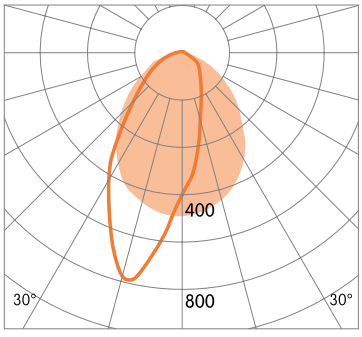


Max. 1,050 cd 1,000 lm

Elliptical distributions can be used anywhere focused illumination is needed. Billet's elliptical beam is ideal for applications such as grazing texture on vertical surfaces and illuminating long narrow spaces without scallops.

ASYMMETRIC DISTRIBUTION

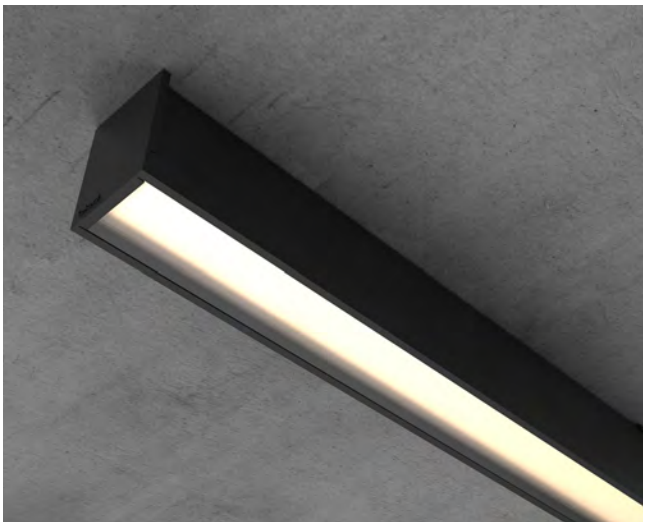
Asymmetric Beam



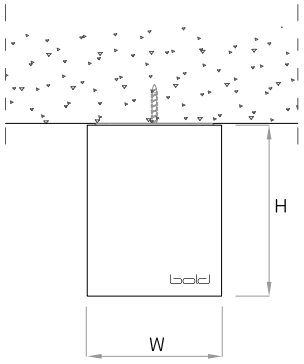
Max. 790 cd 1,000 lm

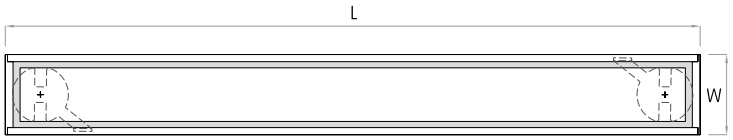
Asymmetric distributions are optimal for evenly wallwashing vertical surfaces, as well as providing asymmetric illumination on horizontal surfaces. Billet's asymmetric lens provides a high uniformity and performance for all applications.

SURFACE MOUNTED

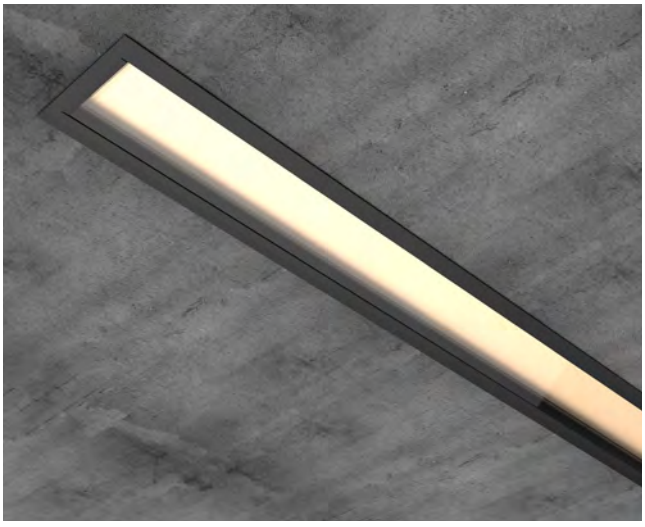


Actual
L= $24^{1/2}$" | $36^{5/16}$" | $48^{1/8}$" | $59^{5/16}$" |
Continuous runs
W= $2^{13/16}$"
H= $3^{9/16}$"



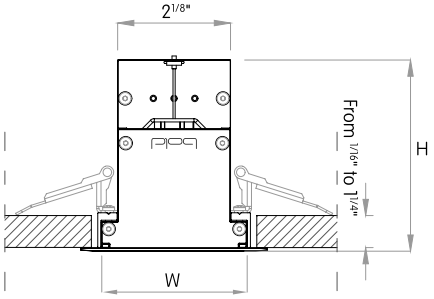


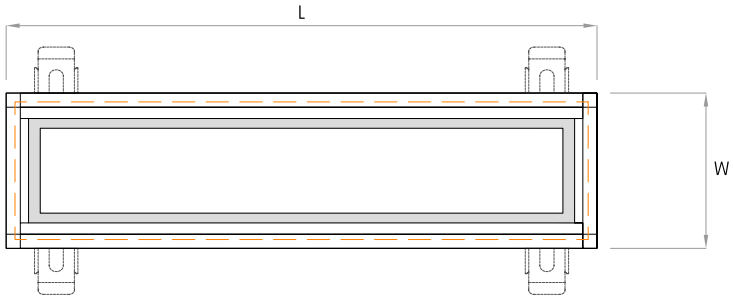
RECESSED WITH TRIM



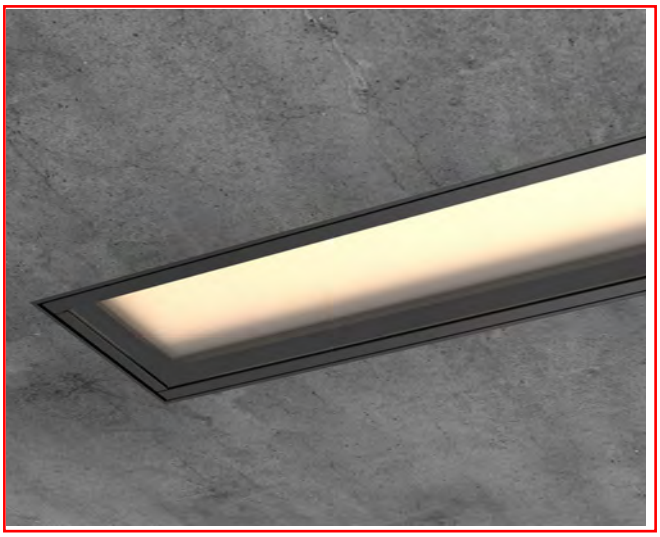
(L-$^{13/16}$'' x W-$^{13/16}$'')

Actual
L= $13^{3/16}$" | 25" | $36^{13/16}$" |
$48^{5/8}$" | $60^{7/16}$" |
Continuous runs
W= $3^{7/16}$"
H= $3^{9/16}$"



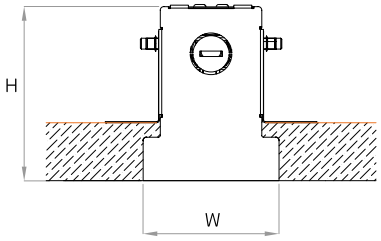


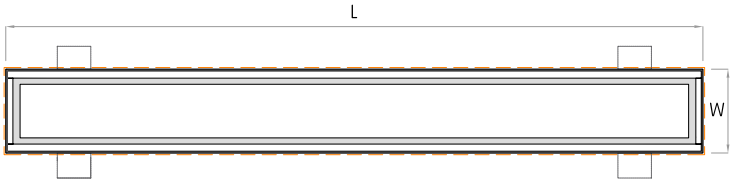
RECESSED TRIMLESS



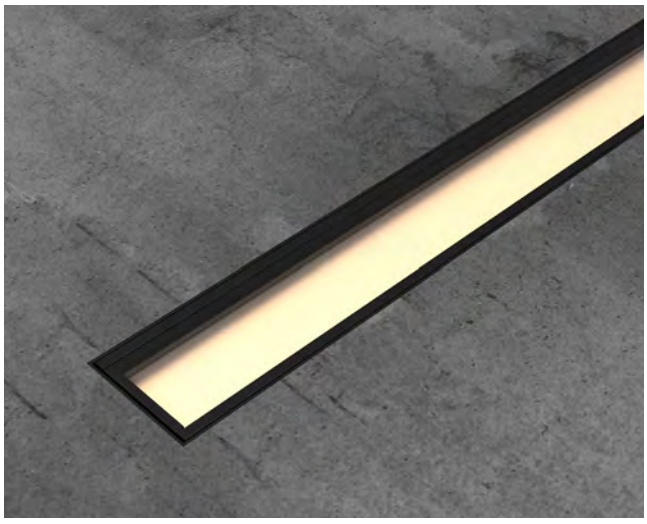
(L+1/16" x W+1/16")

Actual
L= 24 5/8" | 36 3/8" | 48 1/4" | 60" |
Continuous runs
W= 2 15/16"
H= 3 11/16"

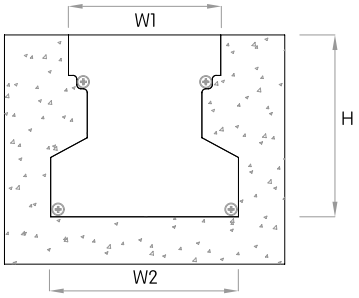


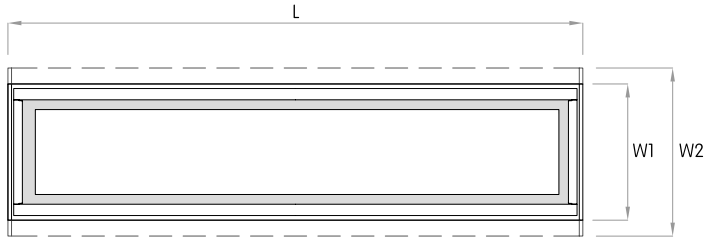


INGROUND



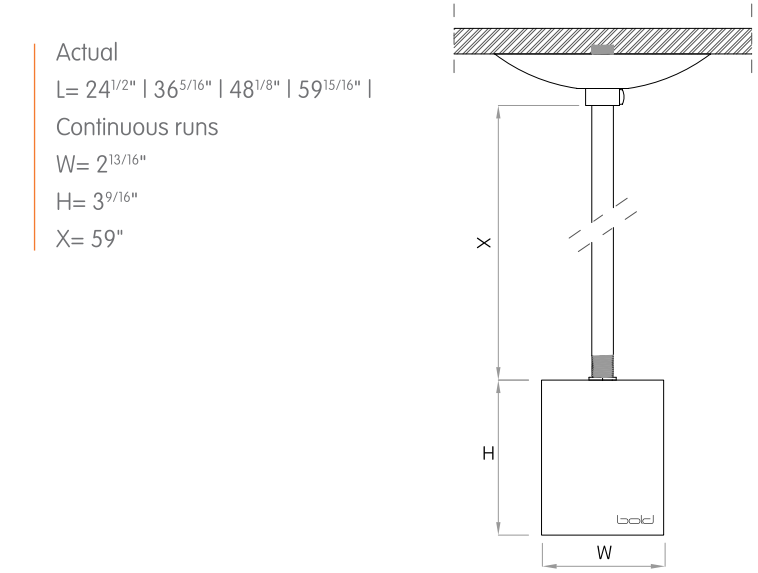
Actual
L= 12 13/16" | 24 5/8" | 36 7/16" |
48 1/4" | 60" |
Continuous runs
W1= 3" | W2= 3 3/4"
H= 3 5/8"





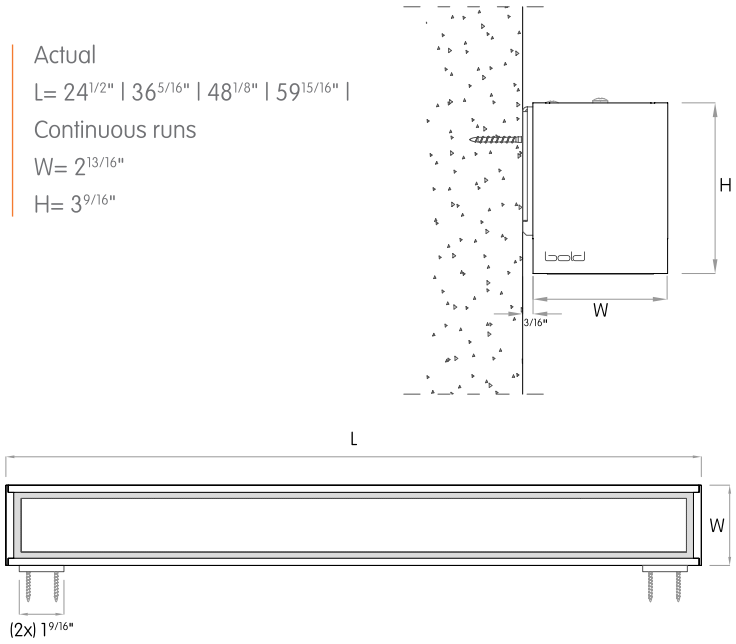
PENDANT

Actual
L= $24^{1/2}$" | $36^{5/16}$" | $48^{1/8}$" | $59^{15/16}$" |
Continuous runs
W= $2^{13/16}$"
H= $3^{9/16}$"
X= 59"



WALL MOUNTED

Actual
L= $24^{1/2}$" | $36^{5/16}$" | $48^{1/8}$" | $59^{15/16}$" |
Continuous runs
W= $2^{13/16}$"
H= $3^{9/16}$"



DELIVERED LUMEN OUTPUT

Output	Watts	CRI +90			
STATIC-WHITE		**2700K**	**3000K**	**3500K**	**4000K**
L	4W	280lm	293lm	307lm	312lm
M	9W	546lm	572lm	601lm	611lm
H	15W	871lm	910lm	956lm	975lm
V	19W	1092lm	1138lm	1194lm	1216lm

DIM-TO-WARM 3000K-1800K		**3000K**
D	12.5W	713lm
W	18W	982lm

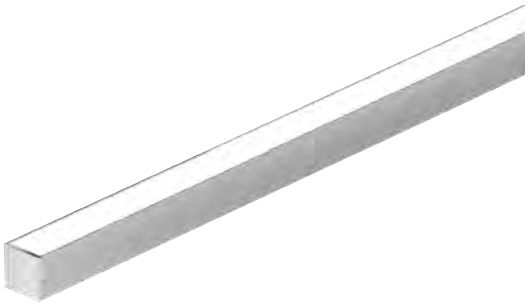
TUNABLE WHITE 2700K-5000K		**2700K**	**5000K**
U	12W	267lm	299lm
A	22W	449lm	494lm

DIMENSIONS TABLE

					12"		**24"**		**36"**		**48"**		**60"**	
	Height		Width		Actual Length		Actual Length		Actual Length		Actual Length		Actual Length	
	mm	**inch**	**mm**	**inch**	**mm**	**inch**	**mm**	**inch**	**mm**	**inch**	**mm**	**inch**	**mm**	**inch**
Surface Mounted	91	3 9/16	72	2 13/16			623	24 1/2	923	36 5/16	1223	48 1/8	1523	59 15/16
Recessed with Trim	91	3 9/16	88	3 7/16	335	13 3/16	635	25	935	36 13/16	1235	48 5/8	1535	60 7/16
Recessed Trimless	93	3 11/16	75	2 15/16			625	24 5/8	925	36 3/8	1225	48 1/4	1525	60
Pendant	91	3 9/16	72	2 13/16			623	24 1/2	923	36 5/16	1223	48 1/8	1523	59 15/16
Inground (with housing)	92	3 5/8	95	3 3/4	325	12 13/16	625	24 5/8	925	36 7/16	1225	48 1/4	1525	60
Wall Mounted	91	3 9/16	72	2 13/16			623	24 1/2	923	36 5/16	1223	48 1/8	1523	59 15/16

SMALL CROSS-SECTION LINEAR LIGHTS

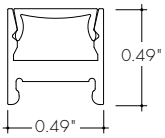
S9 - SURFACE MOUNT LINEAR LIGHT



Features

- 24VDC Class 2 and IP68 rated for wet locations, fixtures made to order up to 144". Fixtures can be linked up to 48' depending on output
- Suitable for undercabinet, millwork, direct view, grazer, vanity, architectural reveals, accent lighting and surface mount applications
- Dot free even illumination with frosted lens and high color outputs
- High Color Quality options offer premium quality and vibrant colors with R9 values up to 97
- High Efficacy options offer best in class output and efficacy with over 425 lm/ft and up to 76 lm/W
- Proprietary strong bond solder method handles up to 50 lbs of pull force on wire leads and connectors
- 3 Year warranty

IP68



Finish Options (see page 3 for additional information)

Base	Silver Anodized
Powder Coat	Black, Bronze, White
Premium	Matte Black, Warm Nickel, Aged Brass, Polished Gold, Chrome

Declare. CE RoHS MADE IN U.S.A. Single Bin +/- 30 CCT cULus LISTED TITLE 24 JA8 COMPLIANT DIM

Technical Information

TYPE	High Color Quality			High Efficacy			
OUTPUT OPTIONS	**72SO**	**72HO**	**72VHO**	**HE48LO**	**HE48SO**	**HE48MO**	**HE48HO**
Lumens Output (3000K) (with a Clear Lens)	148 lm/ft	241 lm/ft	293 lm/ft	144 lm/ft	200 lm/ft	267 lm/ft	428 lm/ft
Average Power Consumption (for a 4' section)	2.8 W/ft	4.8 W/ft	6 W/ft	1.9 W/ft	2.8 W/ft	3.5 W/ft	6.5 W/ft
Efficacy	53 lm/W	50 lm/W	49 lm/W	76 lm/W	71 lm/W	76 lm/W	66 lm/W
Max Run Length (in series)	40 ft	31 ft	22 ft	48 ft	42 ft	33 ft	21 ft
Ambient Operating Temperature Range*	-15°F – 125°F (-25°C – 50°C)		-15°F – 115°F (-25°C – 45°C)	-15°F – 125°F (-25°C – 50°C)			-15°F – 115°F (-25°C – 45°C)

*Ambient Operating Temperature Range to maintain L70 of 50k+ hours in normal mounting conditions for the fixture. Exceeding Ambient Operating Temperature Range may result in decreased life/output. Consult Technical Support for specific inquiries.

High Color Quality (72)

CCT	Multiplier (reference - 3000K)	TM-30 CRI	R_f	R_g	R_9
2700K	0.97	97	96	99	93
3000K	1.00	96	95	99	92
3500K	1.01	96	95	100	94
4000K	1.34	97	96	102	92

High Efficacy (HE48)

CCT	Multiplier (reference - 3000K)	TM-30 CRI	R_f	R_g	R_9
2700K	0.94	92	90	99	46
3000K	1.00	92	89	99	62
3500K	1.02	92	89	99	58
4000K	1.02	92	86	94	52

Ordering Code

MODEL - LENGTH[1] - OUTPUT[2] - CCT - LENS - MOUNTING - FINISH[3] - FEED POSITION LEFT[5] - FEED POSITION RIGHT[5]

MODEL
MKW - Myka Wet

LENGTH[1]
12"–144" (1" increments)
12"–144" (2" increments)

OUTPUT[2]
72SO - Standard
72HO - High
72VHO - Very High
HE48LO - Low
HE48SO - Standard
HE48MO - Medium
HE48HO - High

CCT
27K - 2700K
30K - 3000K
35K - 3500K
40K - 4000K

LENS
C - Clear
F - Frosted

MOUNTING
CB - Concealed Bracket
A - Adjustable Hinge Mounting

FINISH[3]
BASE
SA - Silver Anodized
POWDER COAT
BK - Black
BZ - Bronze
WH - White
PREMIUM
MBK - Matte Black
WN - Warm Nickel
AB - Aged Brass
PG - Polished Gold[4]
CH - Chrome[4]

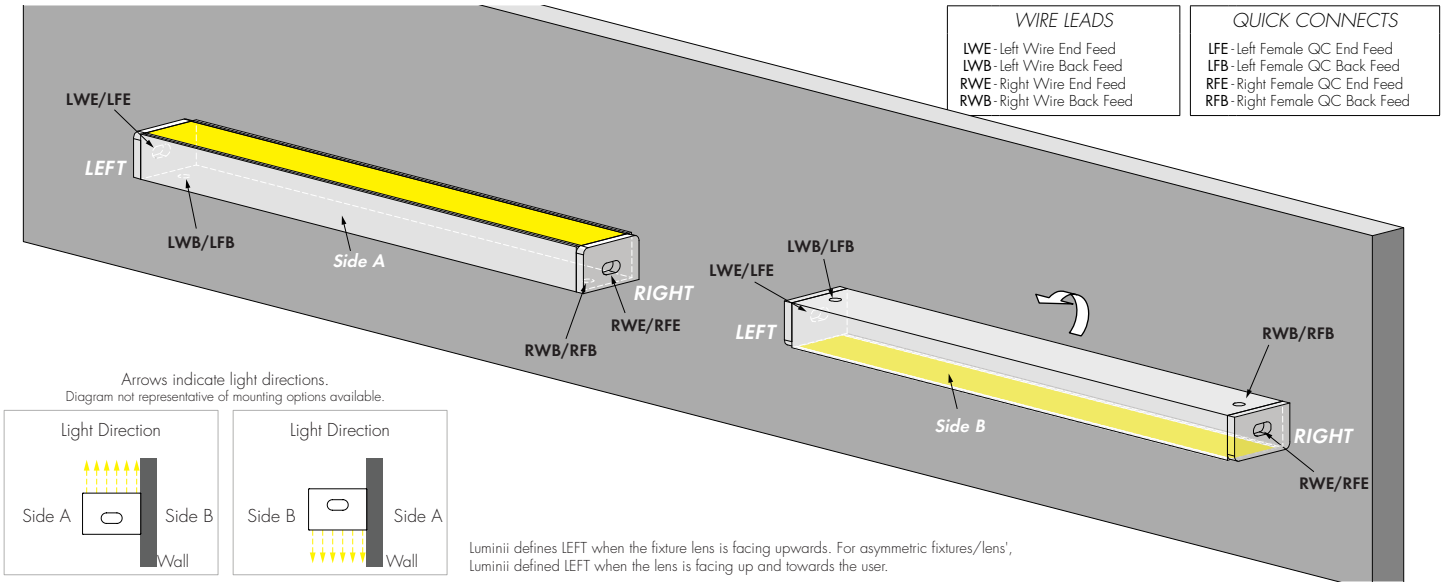
FEED POSITION LEFT[5]
WIRE LEADS (72")
LWE - Wire End Feed
LWB - Wire Back Feed
LNPF - No Power Feed
QUICK CONNECTS (4")
LFE - Female Q/C, End Feed
LFB - Female Q/C, Back Feed
LNPF - No Power Feed

FEED POSITION RIGHT[5]
WIRE LEADS (72")
RWE - Wire End Feed
RWB - Wire Back Feed
RNPF - No Power Feed
QUICK CONNECTS (4")
RFE - Female Q/C, End Feed
RFB - Female Q/C, Back Feed
RNPF - No Power Feed

1 - Custom lengths and increments are available, please consult Inside Sales with specific request.
2 - All High Efficacy options can be used to comply with Title 24 JA8. High Color Quality options can be used to comply with Title 24 JA8 depending on Output, CCT, and Lens selections. See multiplier charts to calculate specific efficacies.
3 - Non Base finishes may have extended lead times and adders, Custom RALs are available, please consult Inside Sales with specific request.
4 - Polished Gold and Chrome finishes have a maximum fixture length of 96".
5 - LNPF - RNPF is not a valid configuration option

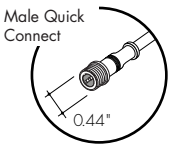
Powerfeeds and Connectors

Power Feed Position Options and Orientation

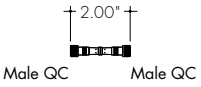


Luminii defines LEFT when the fixture lens is facing upwards. For asymmetric fixtures/lens', Luminii defined LEFT when the lens is facing up and towards the user.

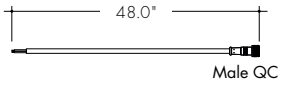
Linking and Extension Cable Options



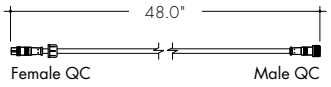
WET-FMA-2-2
Female to Male Adapter, 2 pin

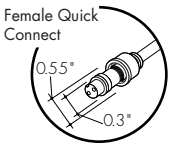


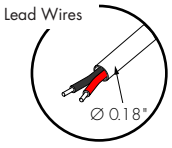
WET-CON-LEAD-M-2-48
Male Wet Connector Cable, 2 pin, 48"



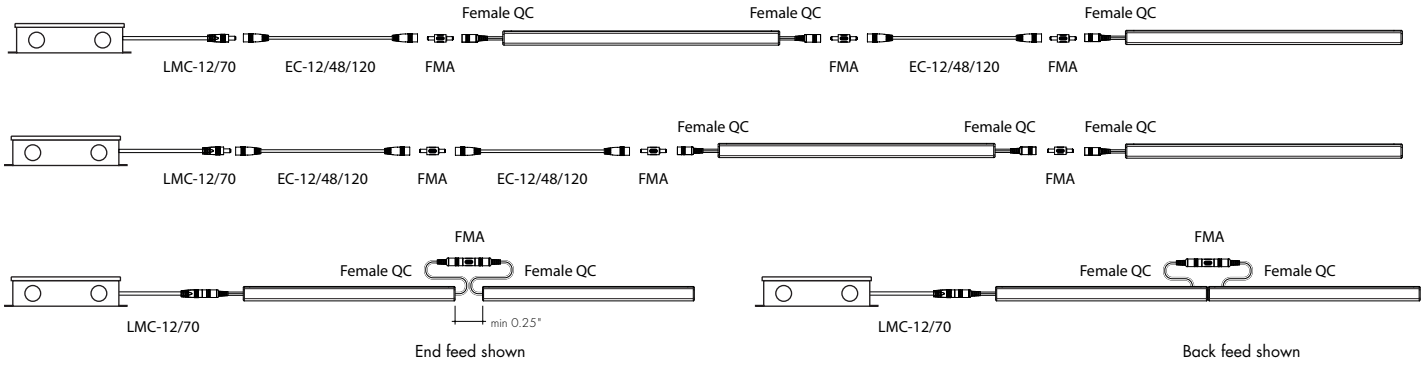
WET-CON-JC-F-M-2-48
Female/Male Wet Jumper Cable, 2 pin, 48"





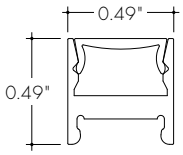


Sample Layout

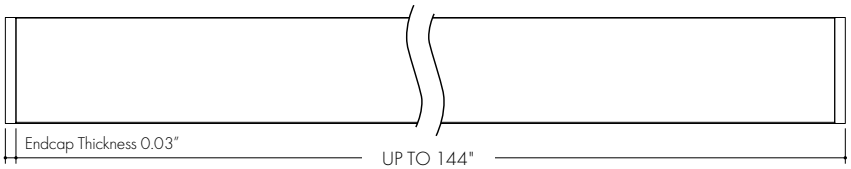


Product Dimensions

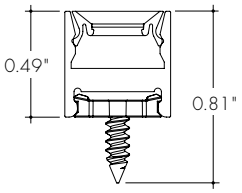
Fixture/Lens Profile With Frosted Lens



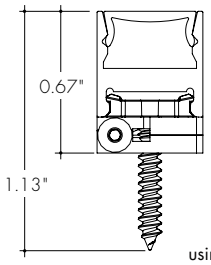
Fixture Side

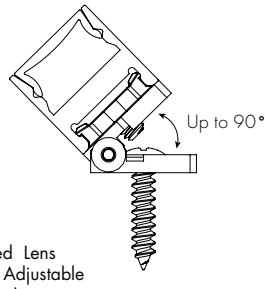


Fixture/Mounting Profile



Blade Louver Lens with Concealed Bracket



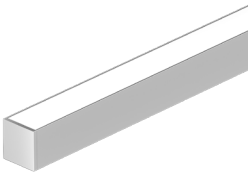


Frosted Lens using the Adjustable Bracket

Finish Options

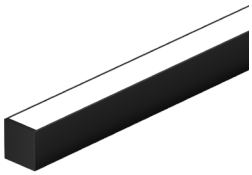
- Finish options are available in a wide variety, allowing for complete customization of style and aesthetic.
- Non Base finishes may have extended lead times and price adder.
- Polished Gold and Chrome finishes have a maximum fixture length of 96".
- Custom RALs are available, please consult Inside Sales with specific request.

Silver Anodized
Base



Silver Anodized is a soft silver with a clear finish.

Black
Powder Coat



Black is a true deep black with a glossy finish.

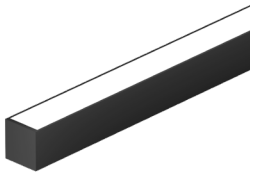
Bronze
Powder Coat

Bronze is a rich, dark brown with a satin finish.

White
Powder Coat

White is a polar bright white and field paintable.

Matte Black
Premium



Matte Black is a dark, pitch-black with a soft flat finish.

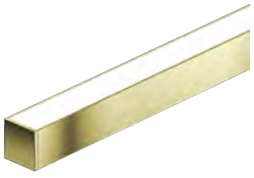
Warm Nickel
Premium

Warm Nickel is a soft, silvery smoke with warm tones and a satin finish.

Aged Brass
Premium

Aged Brass is a deep brown shade with slightly golden undertones.

Polished Gold
Premium



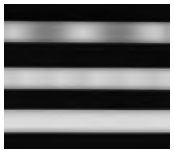
Polished Gold is bright and radiant for a brilliant finish.

Chrome
Premium

Chrome is a highly reflective silver polish.

Light Transmission and Dotting

	Lens/Accessory							
Output Options	**Clear Lens**				**Frosted Lens**			
Dimming Level	100%	50%	10%	1%	100%	50%	10%	1%
72SO	CD	CD	CD	CD	ND	ND	ND	SD
72HO	CD	CD	CD	CD	ND	ND	ND	SD
72VHO	CD	CD	CD	CD	ND	ND	ND	SD
HE48LO	CD	CD	CD	CD	ND	SD	SD	CD
HE48SO	CD	CD	CD	CD	ND	SD	SD	CD
HE48MO	CD	CD	CD	CD	ND	SD	SD	CD
HE48HO	CD	CD	CD	CD	ND	SD	SD	CD
Transmission Percentage	100%				58%			



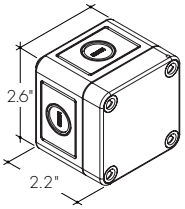
CD - Clear Dotting

SD - Slight Dotting

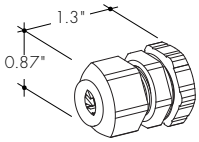
ND - No Dotting

Accessory Options

LVSP-WET
Splice box: wet rated, low voltage, gray

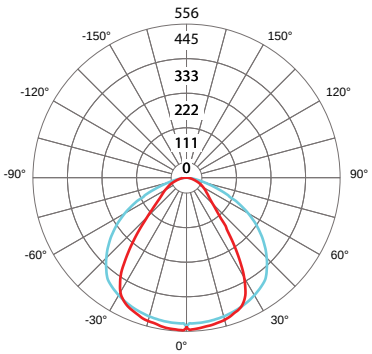


LVSP-WET-CM
Connector for splice box, low voltage for cable management, gray.



Photometry

MKW-48-72VHO-30K-C
Myka Wet, 4ft, 72VHO, 3000K, Clear Lens



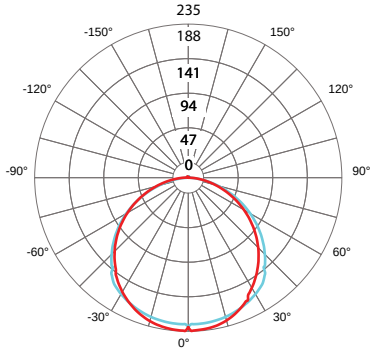
Zonal Lumen Summary 3000K

Zone	Lumen	% Fixture
0-30	404	34.5%
0-40	655	56.0%
0-60	1014	86.7%
0-90	1156	98.8%
Total 0-180	1170	100%

Beam Angle
77°

UNIT: CD
C0/180
C90/270

MKW-48-72VHO-30K-F
Myka, 4ft, 72VHO, 3000K, Half-Frosted Lens



Zonal Lumen Summary 3000K

Zone	Lumen	% Fixture
0-30	175	25.8%
0-40	291	42.8%
0-60	522	76.8%
0-90	672	98.8%
Total 0-180	680	100%

Beam Angle
112°

UNIT: CD
C0/180
C90/270

Power Consumption

Tested at Full Power with PS-UNI Series power supplies.
Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Color Quality (72)

Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts		
		SO	HO	VHO			SO	HO	VHO			SO	HO	VHO			SO	HO	VHO
12	11 4/16	2.7	4.4	6.2	**47**	–	–	–	–	**82**	81 14/16	18.3	29.5	38.4	**117**	116 10/16	25.9	40.8	52.4
13	12 6/16	2.7	4.4	6.2	**48**	47 2/16	10.5	17.4	23.1	**83**	–	–	–	–	**118**	117 12/16	26.1	41.1	52.8
14	13 9/16	2.9	4.8	6.7	**49**	48 5/16	10.7	17.8	23.5	**84**	83	18.5	29.8	38.8	**119**	118 15/16	26.3	41.4	53.2
15	14 11/16	3.1	5.2	7.3	**50**	49 7/16	11.1	18.6	24.4	**85**	84 3/16	18.7	30.1	39.2	**120**	–	–	–	–
16	15 14/16	3.4	5.6	7.8	**51**	50 10/16	11.4	18.9	24.9	**86**	85 5/16	19.2	30.8	40.0	**121**	120 1/16	26.5	41.7	53.6
17	–	–	–	–	**52**	51 12/16	11.6	19.3	25.3	**87**	86 8/16	19.4	31.1	40.4	**122**	121 4/16	26.7	42.0	54.0
18	17	3.6	6.0	8.3	**53**	52 15/16	11.9	19.7	25.7	**88**	87 10/16	19.6	31.5	40.8	**123**	122 6/16	27.1	42.6	54.7
19	18 3/16	3.9	6.5	8.9	**54**	–	–	–	–	**89**	88 13/16	19.9	31.8	41.1	**124**	123 9/16	27.3	42.9	55.0
20	19 5/16	4.4	7.3	9.9	**55**	54 1/16	12.1	20.1	26.1	**90**	90	20.1	32.2	41.5	**125**	124 11/16	27.5	43.1	55.4
21	20 8/16	4.6	7.7	10.5	**56**	55 4/16	12.3	20.5	26.6	**91**	–	–	–	–	**126**	125 14/16	27.7	43.4	55.7
22	21 10/16	4.8	8.1	11.0	**57**	56 6/16	12.8	21.3	27.4	**92**	91 2/16	20.4	32.5	41.9	**127**	–	–	–	–
23	22 13/16	5.1	8.6	11.5	**58**	57 9/16	13.1	21.6	27.8	**93**	92 5/16	20.6	32.9	42.3	**128**	127	27.9	43.7	56.1
24	24	5.3	9.0	12.1	**59**	58 11/16	13.3	22.0	28.3	**94**	93 7/16	21.1	33.6	43.1	**129**	128 3/16	28.1	43.9	56.4
25	–	–	–	–	**60**	59 14/16	13.6	22.4	28.7	**95**	94 10/16	21.3	33.9	43.4	**130**	129 5/16	28.5	44.5	57.1
26	25 2/16	5.6	9.4	12.6	**61**	–	–	–	–	**96**	95 12/16	21.5	34.2	43.8	**131**	130 8/16	28.7	44.7	57.4
27	26 5/16	5.8	9.8	13.1	**62**	61	13.8	22.8	29.1	**97**	96 15/16	21.8	34.6	44.2	**132**	131 11/16	28.9	45.0	57.8
28	27 7/16	6.2	10.5	14.1	**63**	62 3/16	14.0	23.1	29.6	**98**	–	–	–	–	**133**	132 13/16	29.1	45.3	58.1
29	28 10/16	6.5	10.9	14.5	**64**	63 5/16	14.5	23.8	30.5	**99**	98 1/16	22.0	34.9	44.6	**134**	134	29.3	45.5	58.4
30	29 12/16	6.7	11.2	15.0	**65**	64 8/16	14.7	24.1	31.0	**100**	99 4/16	22.2	35.2	45.0	**135**	–	–	–	–
31	30 15/16	6.9	11.6	15.5	**66**	65 10/16	14.9	24.4	31.4	**101**	100 6/16	22.5	35.9	45.9	**136**	135 2/16	29.5	45.7	58.7
32	–	–	–	–	**67**	66 13/16	15.1	24.7	31.9	**102**	101 9/16	22.7	36.2	46.3	**137**	136 5/16	29.6	45.9	59.1
33	32 1/16	7.1	12.0	16.0	**68**	68	15.3	25.0	32.4	**103**	102 11/16	22.9	36.5	46.7	**138**	137 7/16	30.0	46.3	59.7
34	33 4/16	7.3	12.3	16.5	**69**	–	–	–	–	**104**	103 14/16	23.1	36.8	47.1	**139**	138 10/16	30.2	46.5	60.0
35	34 6/16	7.8	13.1	17.4	**70**	69 2/16	15.5	25.4	32.8	**105**	–	–	–	–	**140**	139 12/16	30.3	46.8	60.3
36	35 9/16	8.0	13.4	17.9	**71**	70 5/16	15.8	25.7	33.3	**106**	105	23.3	37.1	47.5	**141**	140 15/16	30.5	47.0	60.6
37	36 11/16	8.2	13.8	18.4	**72**	71 7/16	16.2	26.3	34.2	**107**	106 3/16	23.5	37.4	48.0	**142**	–	–	–	–
38	37 14/16	8.4	14.2	18.9	**73**	72 10/16	16.4	26.6	34.7	**108**	107 5/16	23.9	38.1	48.8	**143**	142 1/16	30.7	47.2	61.0
39	–	–	–	–	**74**	73 12/16	16.6	26.9	35.1	**109**	108 8/16	24.1	38.4	49.2	**144**	143 4/16	30.8	47.4	61.3
40	39	8.7	14.5	19.3	**75**	74 15/16	16.8	27.3	35.5	**110**	109 11/16	24.3	38.7	49.6					
41	40 3/16	8.9	14.9	19.8	**76**	–	–	–	–	**111**	110 13/16	24.5	39.0	50.0					
42	41 5/16	9.3	15.6	20.7	**77**	76 1/16	17.1	27.6	35.9	**112**	112	24.8	39.3	50.4					
43	42 8/16	9.6	16.0	21.2	**78**	77 4/16	17.3	27.9	36.3	**113**	–	–	–	–					
44	43 10/16	9.8	16.4	21.7	**79**	78 6/16	17.7	28.5	37.2	**114**	113 2/16	25.0	39.6	50.8					
45	44 13/16	10.0	16.7	22.1	**80**	79 9/16	17.9	28.9	37.6	**115**	114 5/16	25.2	39.9	51.2					
46	46	10.2	17.1	22.6	**81**	80 11/16	18.1	29.2	38.0	**116**	115 7/16	25.6	40.5	52.0					

Power Consumption

Tested at Full Power with PS-UNI Series power supplies.
Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Efficacy (HE48)

Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts			
		LO	SO	MO	HO			LO	SO	MO	HO			LO	SO	MO	HO			LO	SO	MO	HO
12	10 10/16	1.7	2.5	3.5	5.7	**47**	46 1/16	6.9	10.7	13.3	24.7	**82**	81 8/16	12.5	19.9	23.9	42.2	**117**	116 15/16	17.5	27.7	34.3	58.7
13	12 10/16	1.7	2.5	3.5	5.7	**48**	–	–	–	–	–	**83**	–	–	–	–	–	**118**	–	–	–	–	–
14	–	–	–	–	–	**49**	48 1/16	7.1	11.2	13.9	25.4	**84**	83 8/16	12.8	20.3	24.5	43.1	**119**	118 15/16	17.8	28.1	34.9	59.6
15	14 9/16	2.0	3.0	4.0	7.2	**50**	–	–	–	–	–	**85**	–	–	–	–	–	**120**	–	–	–	–	–
16	–	–	–	–	–	**51**	50	7.4	11.7	14.5	26.3	**86**	85 7/16	13.1	20.8	25.1	44.1	**121**	120 14/16	18.1	28.6	35.5	60.5
17	16 9/16	2.4	3.5	4.6	8.7	**52**	52	7.7	12.3	15.1	27.4	**87**	–	–	–	–	–	**122**	–	–	–	–	–
18	–	–	–	–	–	**53**	–	–	–	–	–	**88**	87 7/16	13.4	21.3	25.7	45.0	**123**	122 14/16	18.3	29.0	36.0	62.1
19	18 8/16	2.7	3.9	5.2	10.2	**54**	53 15/16	8.0	12.9	15.7	28.5	**89**	–	–	–	–	–	**124**	–	–	–	–	–
20	–	–	–	–	–	**55**	–	–	–	–	–	**90**	89 6/16	13.7	21.7	26.3	46.0	**125**	124 13/16	18.4	29.5	36.6	63.8
21	20 8/16	3.0	4.4	5.8	11.7	**56**	55 15/16	8.4	13.5	16.4	29.5	**91**	–	–	–	–	–	**126**	–	–	–	–	–
22	–	–	–	–	–	**57**	–	–	–	–	–	**92**	91 6/16	14.0	22.1	26.9	47.0	**127**	126 13/16	18.6	29.9	37.2	65.4
23	22 7/16	3.4	4.9	6.4	13.2	**58**	57 14/16	8.7	14.0	17.0	30.6	**93**	–	–	–	–	–	**128**	–	–	–	–	–
24	–	–	–	–	–	**59**	–	–	–	–	–	**94**	93 5/16	14.3	22.6	27.5	47.9	**129**	128 12/16	18.8	30.4	37.7	67.0
25	24 7/16	3.7	5.4	7.0	14.7	**60**	59 14/16	9.0	14.6	17.6	31.6	**95**	–	–	–	–	–	**130**	–	–	–	–	–
26	–	–	–	–	–	**61**	–	–	–	–	–	**96**	95 5/16	14.4	22.8	27.8	48.4	**131**	130 12/16	18.9	30.8	38.3	68.6
27	26 6/16	4.1	5.9	7.5	15.8	**62**	61 13/16	9.4	15.2	18.2	32.6	**97**	–	–	–	–	–	**132**	–	–	–	–	–
28	–	–	–	–	–	**63**	–	–	–	–	–	**98**	97 4/16	14.7	23.3	28.5	49.4	**133**	132 11/16	19.1	31.2	38.9	70.2
29	28 6/16	4.4	6.4	8.1	16.8	**64**	63 13/16	9.7	15.6	18.7	33.7	**99**	–	–	–	–	–	**134**	–	–	–	–	–
30	–	–	–	–	–	**65**	–	–	–	–	–	**100**	99 4/16	15.0	23.7	29.0	50.4	**135**	134 11/16	19.3	31.8	39.4	70.7
31	30 5/16	4.8	6.9	8.7	17.9	**66**	65 12/16	10.0	16.1	19.2	34.7	**101**	–	–	–	–	–	**136**	–	–	–	–	–
32	–	–	–	–	–	**67**	–	–	–	–	–	**102**	101 3/16	15.3	24.1	29.6	51.3	**137**	136 10/16	19.5	32.3	40.0	71.2
33	32 5/16	5.0	7.2	9.0	18.5	**68**	67 12/16	10.4	16.5	19.8	35.7	**103**	–	–	–	–	–	**138**	–	–	–	–	–
34	–	–	–	–	–	**69**	–	–	–	–	–	**104**	103 3/16	15.6	24.6	30.2	52.3	**139**	138 10/16	19.8	32.8	40.6	71.8
35	34 4/16	5.4	7.7	9.6	19.5	**70**	69 11/16	10.7	17.0	20.3	36.7	**105**	–	–	–	–	–	**140**	–	–	–	–	–
36	–	–	–	–	–	**71**	–	–	–	–	–	**106**	105 2/16	15.8	25.0	30.7	53.2	**141**	140 9/16	20.0	33.3	41.1	72.3
37	36 4/16	5.7	8.2	10.2	20.6	**72**	71 11/16	11.0	17.4	20.8	37.7	**107**	–	–	–	–	–	**142**	–	–	–	–	–
38	–	–	–	–	–	**73**	–	–	–	–	–	**108**	107 2/16	16.1	25.5	31.3	54.2	**143**	142 9/16	20.2	33.9	41.7	72.8
39	38 3/16	6.0	8.7	10.8	21.5	**74**	73 10/16	11.3	17.9	21.4	38.7	**109**	–	–	–	–	–	**144**	–	–	–	–	–
40	–	–	–	–	–	**75**	–	–	–	–	–	**110**	109 1/16	16.4	25.9	31.9	55.2						
41	40 3/16	6.2	9.2	11.4	22.3	**76**	75 10/16	11.6	18.4	22.0	39.6	**111**	–	–	–	–	–						
42	–	–	–	–	–	**77**	–	–	–	–	–	**112**	111 1/16	16.7	26.4	32.5	56.1						
43	42 2/16	6.4	9.7	12.0	23.1	**78**	77 9/16	11.9	18.9	22.7	40.5	**113**	–	–	–	–	–						
44	–	–	–	–	–	**79**	–	–	–	–	–	**114**	113	17.0	26.8	33.1	57.0						
45	44 2/16	6.7	10.2	12.6	23.9	**80**	79 9/16	12.2	19.4	23.3	41.4	**115**	115	17.3	27.3	33.7	57.9						
46	–	–	–	–	–	**81**	–	–	–	–	–	**116**	–	–	–	–	–						

Voltage Drop Calculator

The below chart assumes nominal voltage of 24 Volts and a Voltage Drop Allowance of 3% through the wire

Wattage [W]	Maximum Wire Length From Power Supply to Start of Run [ft]						
	12 AWG	14 AWG	16 AWG	18 AWG	20 AWG	22 AWG	24 AWG
5	1088.2	684.4	430.3	270.6	170.2	107.1	67.3
10	544.1	342.2	215.1	135.3	85.1	53.5	33.7
15	362.7	228.1	143.4	90.2	56.7	35.7	22.4
20	272.0	171.1	107.6	67.7	42.6	26.8	16.8
25	217.6	136.9	86.1	54.1	34.0	21.4	13.5
30	181.4	114.1	71.7	45.1	28.4	17.8	11.2
35	155.5	97.8	61.5	38.7	24.3	15.3	9.6
40	136.0	85.5	53.8	33.8	21.3	13.4	8.4
45	120.9	76.0	47.8	30.1	18.9	11.9	7.5
50	108.8	68.4	43.0	27.1	17.0	10.7	6.7
55	98.9	62.2	39.1	24.6	15.5	9.7	6.1
60	90.7	57.0	35.9	22.6	14.2	8.9	5.6
65	83.7	52.6	33.1	20.8	13.1	8.2	5.2
70	77.7	48.9	30.7	19.3	12.2	7.6	4.8
75	72.5	45.6	28.7	18.0	11.3	7.1	4.5
80	68.0	42.8	26.9	16.9	10.6	6.7	4.2
85	64.0	40.3	25.3	15.9	10.0	6.3	4.0
90	60.5	38.0	23.9	15.0	9.5	5.9	3.7
96	56.7	35.6	22.4	14.1	8.9	5.6	3.5

Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

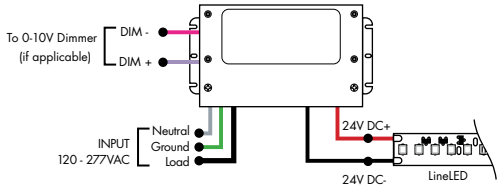
Ordering Code Universal Dimming Power Supplies 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	UNI-0-10V Dimming, Phase Dimming	D-Dry W-Wet	30-30 Watts 60-60 Watts 96-96 Watts 3x96-3x96 Watts	24-24 VDC

Compatibility: View a complete list of compatible dimmers on product page (Link)

0-10V - 1% dimming
MLV/ELV/TRIAC - 1% dimming, consult dimming compatibility chart

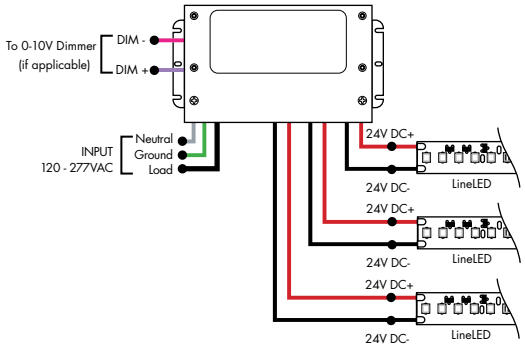
PS-UNI-D-96 / PS-UNI-W-96



MODELS	PS-UNI-W-30W	PS-UNI-W-60W	PS-UNI-W-96W	PS-UNI-W-3X96W
Length	6.50"	7.40"	8.66"	11.85"
Width	3.73"	3.73"	3.73"	4.32"
Depth	1.61"	1.61"	1.61"	1.81"

MODELS	PS-UNI-D-30W	PS-UNI-D-60W	PS-UNI-D-96W	PS-UNI-D-3X96W
Length	8.77"	8.77"	8.11"	9.94"
Width	4.27"	4.27"	5.60"	7.61"
Depth	1.83"	1.83"	1.83"	2.02"

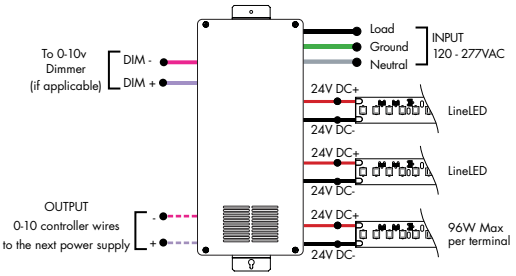
PS-UNI-D-3X96 / PS-UNI-W-3X96



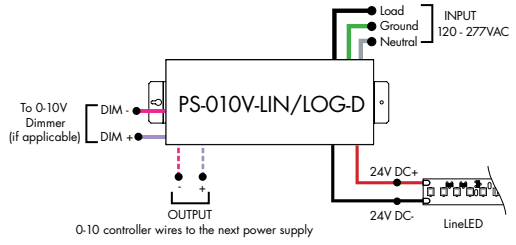
Ordering Code 0-10V Dimming Power Supplies 0.1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	010V-LIN-0-10V Dimming (0.1%), Linear 010V-LOG-0-10V Dimming (0.1%), Logarithmic	D-Dry	96-96 Watts 3X96-3x96 Watts	24-24 VDC

PS-010V-LIN/LOG-D-3X96

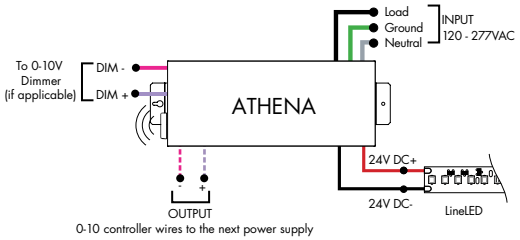


MODELS	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.45"



Athena 0-10V LED Driver

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	FEATURE
PS-Power Supply, 120-277VAC	010V-LIN-0-10V Dimming, Linear 010V-LOG-0-10V Dimming, Logarithmic	D-Dry	96-96 W	24-24 VDC	AWNR-Athena



MODELS	96W
Length	14.40"
Width	5.20"
Depth	2.60"

Power Supplies

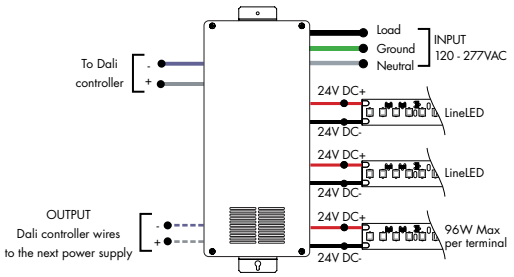
See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

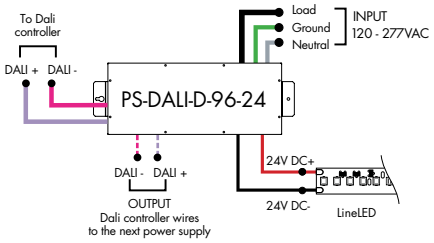
Ordering Code DALI1 Dimming Power Supplies 0.1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS - Power Supply, 120-277VAC	DALI - DALI (0.1%)	D - Dry	96 - 96 Watts 3X96 - 3X96 Watts	24 - 24 VDC

Model	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.56"

PS-DALI-D-3X96-24





Ordering Code DMX Dimming Power Supplies 0.1% 120VAC - 277VAC

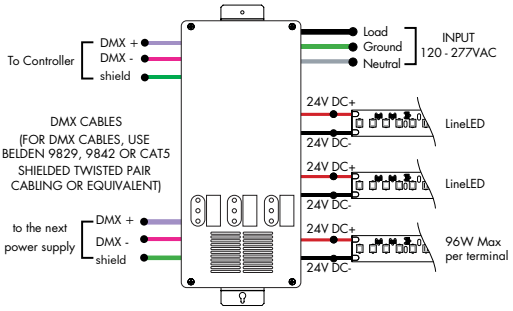
Requires Zonal Control

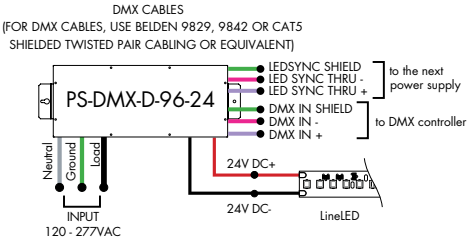
MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS - Power Supply, 120-277VAC	DMX - DMX (0.1%)	D - Dry	96 - 96 Watts 3X96 - 3X96 Watts	24 - 24 VDC

*Zonal control power supplies. Control multiple tapes/zones using DMX channels.

MODELS	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.56"

PS-DMX-D-3X96-24

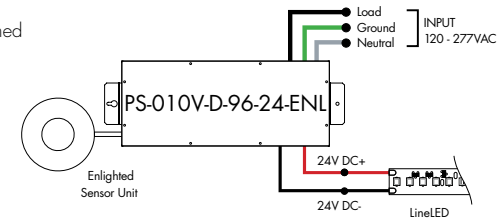




Ordering Code Enlighted Enabled Dimming Power Supplies 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	FEATURE
PS - Power Supply, 120-277VAC	010V-0-10V Dimming (1%)	D - Dry	96-96 Watts	24 - 24 VDC	ENL-0-10V Enlightened

Model	96W
Length	14.40"
Width	5.20"
Depth	2.60"

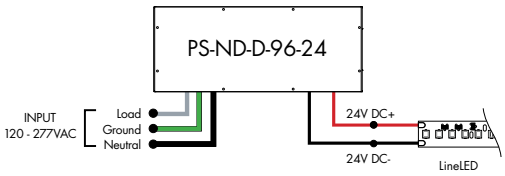


Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

Ordering Code Non-Dimming Power Supply 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	ND-Non Dimming	D-Dry	96-96 Watts	24-24 VDC

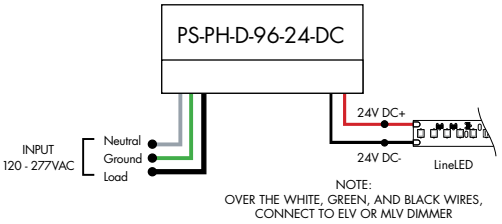


MODELS	96W
Length	14.40"
Width	5.20"
Depth	2.60"

Ordering Code Phase Dimming Power Supply 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	OUTPUT CONTROL
PS-Power Supply, 120-277VAC	PH-Phase Dimming (Triac, ELV, MLV)	D-Dry	96-96 Watts	24-24 VDC	DC-Direct Current

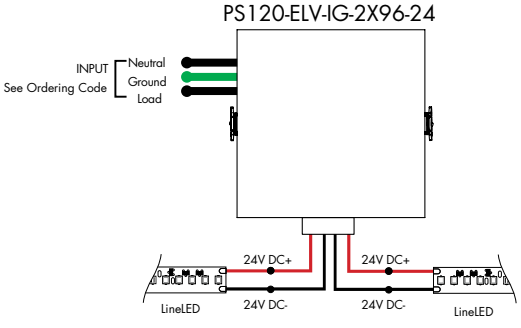
MLV/ELV/TRIAC - 1% dimming, consult dimming compatibility chart (Link)



MODELS	96W
Length	8.25"
Width	4.10"
Depth	1.56"

Ordering Code In-Ground Power Supplies

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS120-Power Supply, 120VAC PS240-Power Supply, 240VAC PS277-Power Supply, 277VAC	ELV-ELV Dimming (1%)	IG-In Ground	2X96-2X96 Watts	24-24 VDC



MODELS	2X96W
Length	8.40"
Width	8.30"
Depth	8.10"

Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

LUTRON®

Luminii is a Lutron OEM Advantage Partner

Lutron Power Supplies 1%

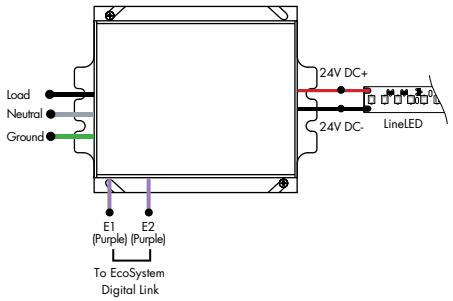
MODEL

L3DA4U1UKL-CV240

Hi-lume™ 1% EcoSystem Voltage LED driver
40W max

MODELS	L3DA4U1UKL-CV240
Length	4.98"
Width	4.00"
Depth	2.62"

L3DA4U1UKL-CV240



LUTRON®

Luminii is a Lutron OEM Advantage Partner

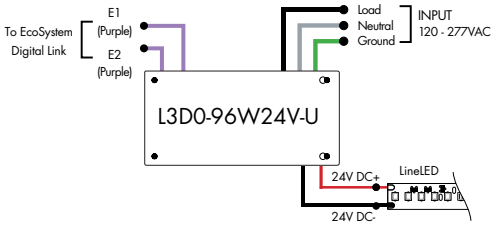
Lutron Power Supplies 0.1%

MODEL

L3D0-96W24V-U

Hi-lume™ 0.1% EcoSystem Voltage LED Driver with Soft-On, Fade-to-Black™
96W max

MODELS	L3D0
Length	10.50"
Width	5.50"
Depth	2.00"



WALL MOUNT SCONCE LIGHT

S10 - WALL MOUNT RESIDENTIAL SCONCE

Axis Large Outdoor Sconce

Base Item #: 306405

Selected Options

Lamping
Incandescent (SKT)

Finish
Oil Rubbed Bronze (14)

Option1
Clear Glass (ZM) [ZM0333]

Configured item #: 306405-1022

Smart String: 306405-SKT-14-ZM0333

Image shown may not correspond to selected options

Specifications

Dimensions	
Height	24"
Width	5.5"
Depth	3.8"
Product Weight	13 lbs
Backplate	5.5" x 24"
Mounting Height - Vertical	12
Mounting Direction	Vertical

Lamping Information

Lamping Spec	
Socket Type	GU10
Bulb	MR16 Reflector, 50 Watt Max
Number of Bulbs	1 (included)
Location Rating UL	Outdoor Wet
Safety Rating	UL|CUL listed

Options

Lamping
Incandescent (SKT)

Finish
White (02)
Oil Rubbed Bronze (14)
Natural Iron (20)
Coastal Bronze (75)
Coastal Dark Smoke (77)
Coastal Burnished Steel (78)
Coastal Black (80)

Option1
Clear Glass (ZM) [ZM0333]

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BOLLARD SITE LIGHTS

S11 - BOLLARD

Ashbery Path Light

Product Data Sheet

Ashbery is a trio of lights that brings together advanced LED technology and optics with an homage to traditional-style lights that have a special place in the American lexicon. The pathway light is 3' tall, and is ideal for illuminating footpaths for safety and extended use. Cast aluminum parts in a full color palette are finished with Landscape Forms proprietary Pangard II® HAPS, VOC, lead-free polyester powdercoat.

General Description

- Cast aluminum LED cartridge and structure
- Surface mounted; base plate mounting template included
- Asymmetrical and symmetrical distribution types available
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

Surge protected 100V-277V 50/60 Hz, Class 2 driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Ashbery ships prewired.

Path Light Type 4

Type 4 Distribution

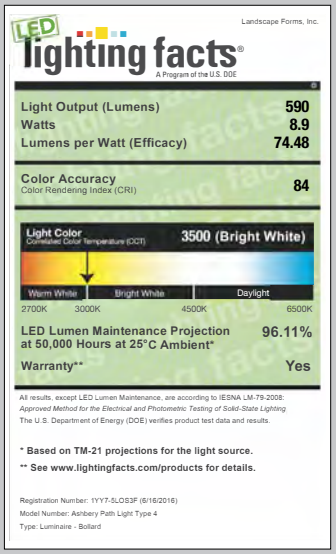
CCT: 2700K, 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V LED
LED Driver: 12W
BUG Rating: B0 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 30 lbs

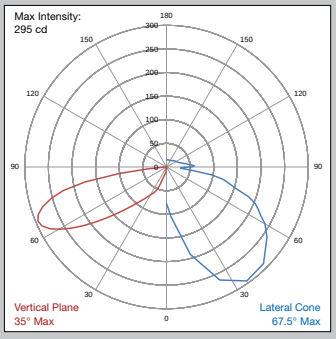
Path Light Type 5

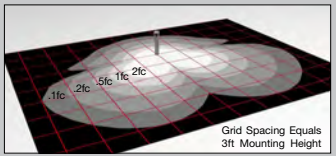
Type 5 Distribution

CCT: 2700K, 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V LED
LED Driver: 20W
BUG Rating: B1 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 30 lbs

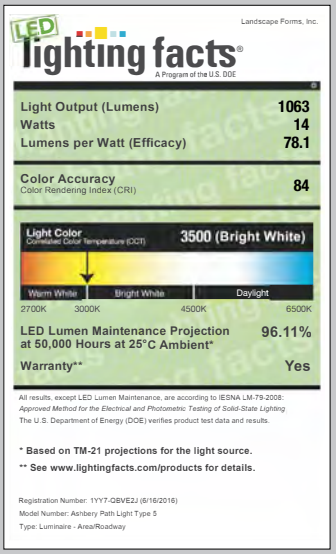
Ashbery Path Light Type 4

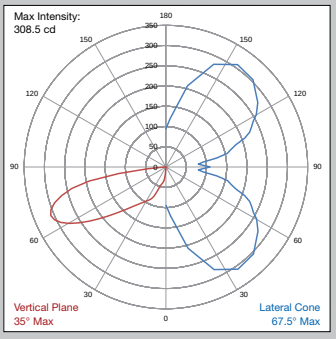


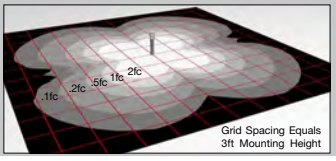




Ashbery Path Light Type 5

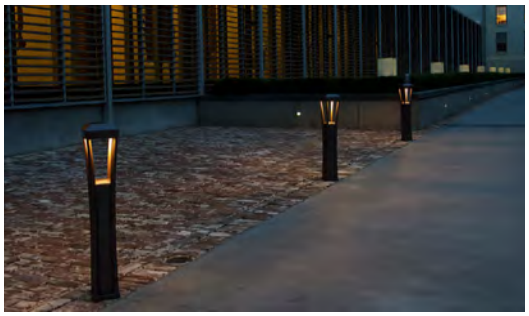






Ashbery Path Light

Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AP ASHBERY	006L4 (6 LED, Type 4) 012L5 (12 LED, Type 5)	035F (350 mA)	40K (4000K) 35K (3500K) 30K (3000K) 27K (2700K)	UV1 (100-277VAC)	SM (Surface Mount)

EXAMPLE: AP – 006L4 – 035F – 35K – UV1 – SM – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

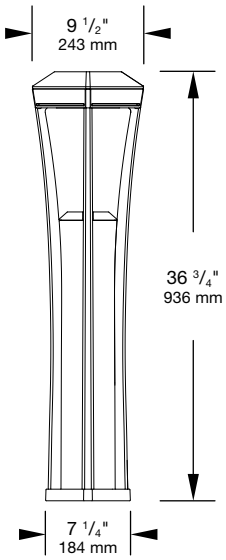
LED lighting products are warranted for six years.

Certifications

UL Listed, CE, RoHS Compliant, Dark-Sky Approved

Ashbery is designed by Robert A.M. Stern Architects

Click here for patent information related to this product.



Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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RECESSED WALL MOUNT SITE LIGHTS

s12 - RECESSED WALL MOUNT STEP LIGHT

The Ikon outdoor step light features a minimized rectangular aperture that aims illumination downward to light stairs with minimal glare. Ideal for wayfinding and added safety after dark. Available in two finishes, Black and Bronze.

- **Selectable CCT (2700K/3000K)**
- **120V or 12V**
- **Outstanding protection against the elements:**
  - Wet Listed IP66 Rated
  - Stainless Steel Mounting Hardware
  - Powder Coat Finishes

SPECIFICATIONS

DELIVERED LUMENS	202 (2700K)
WATTS	12.2
VOLTAGE	12V (Transformer sold separately) or 120V
DIMMING	12V ELV, MLV and Triac. 120V not dimmable
LIGHT DISTRIBUTION	Symmetric
OPTICS	Not applicable
MOUNTING OPTIONS	Step: 2x4 junction box
CCT	2700K/3000K Selectable
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Compliant
WET LISTED	IP66
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1 lb.

* Visit techlighting.com for specific warranty limitations and details.

IKON OUTDOOR WALL/STEP LIGHT
shown in black

IKON OUTDOOR WALL/STEP LIGHT
shown in bronze

12V AC TRANSFORMERS*

(OUTDOOR RATED, ORDERED SEPARATELY)

ITEM	DESCRIPTION	HOUSING	DIMMING
700OT150T	MAGNETIC, 150W, 120V	STAINLESS STEEL	MAGNETIC
700OT300T	MAGNETIC, 300W, 120V	STAINLESS STEEL	MAGNETIC

*WE DO NOT RECOMMEND USING GREATER THAN 70% OF THE MAXIMUM WATTAGE SPECIFIED FOR THE LOW VOLTAGE TRANSFORMER DUE TO INRUSH CURRENT REQUIREMENTS.

ORDERING INFORMATION

PRODUCT	CRI/CCT	FINISH	VOLTAGE
700OSIKN	**92730** 90 CRI 2700K/3000K SELECTABLE	**B** BLACK ***Z*** BRONZE	**12** 12V* **120** 120V

*REQUIRES 12V REMOTE TRANSFORMER

FIRE CODES FOR EXTERIOR WOOD CLADDING

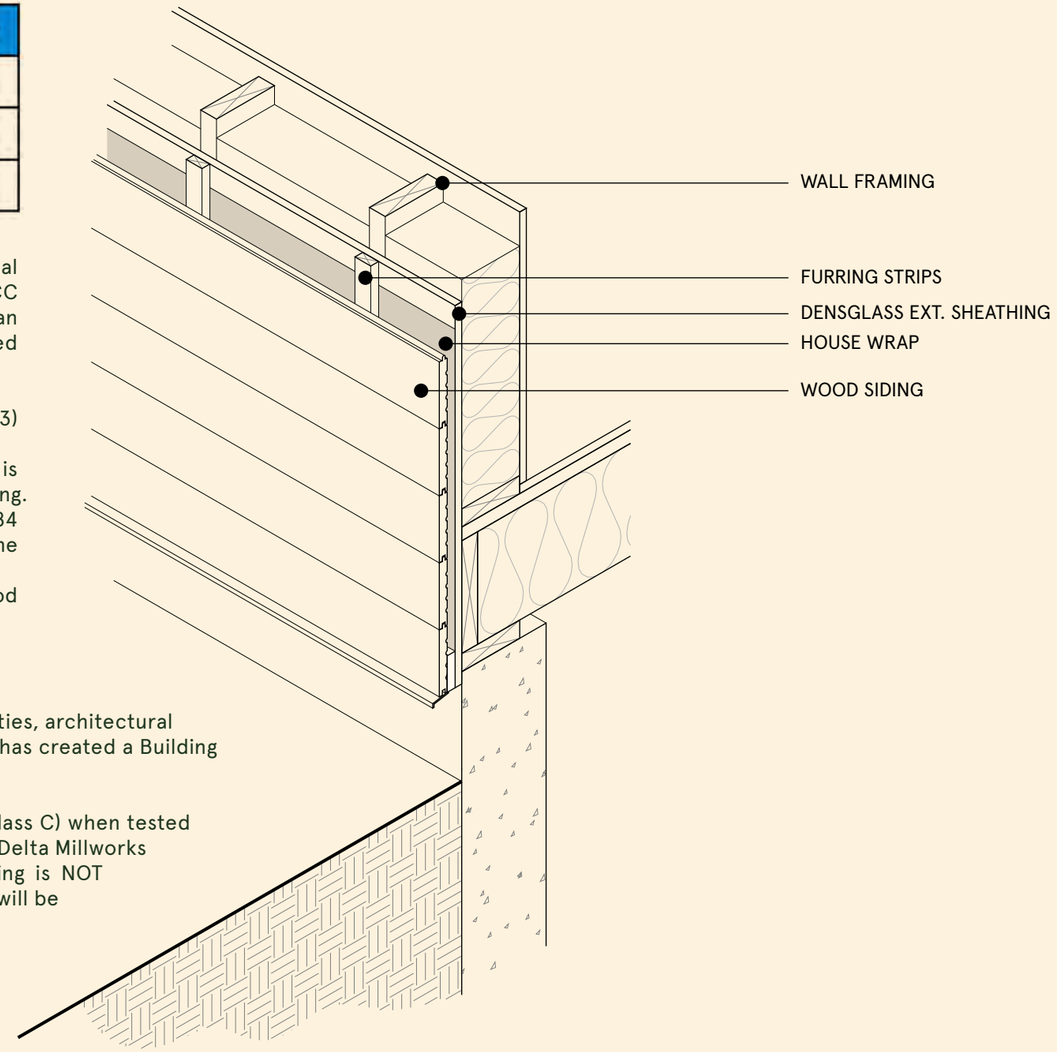
KEY TERMS

FLAME SPREAD INDEX (FSI): Flame-spread, used to describe the surface burning characteristics of building materials, measures how quickly a flame travels across a substrate after a fire is initiated. The Flame Spread Index is an estimate of how fast a fire might spread given the wind, temperature, humidity, and vegetation state. FSI ratings per the ASTM E-84 test are defined according to this chart.

Class	Flame Spread Index (FSI)	Smoke Developed Index (SDI)
Class A	0 - 25	450 maximum
Class B	26 - 75	450 maximum
Class C	76 - 200	450 maximum

WILDLAND-URBAN INTERFACE (WUI): It is important to understand the difference between WUI and the IWUIC (International Wildland-Urban Interface Code). WUI defines a general area or zone, while IWUIC is a specific code published by the ICC (International Code Council). As defined by the ICC, WUI is the zone of transition between unoccupied land and human development. It is the line, area or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. In California, this is referred to as a Very-High-Fire-Hazard-Severity-Zone (VHFHSZ).

- In order to be compliant under IWUIC, the material must be either 1) Class A FSI rating, 2) Noncombustible, or 3) Fire-retardant-treated wood.
- However, 1) All natural wood species will test at a Flame Spread Rating of Class B or higher; 2) All natural wood is combustible by nature; and 3) Delta is currently working on developing a FRTW product that will obtain a Class A FSI rating.
- Please note that other suppliers who offer a "Class A" rated wood product have likely only passed the old 10-minute E-84 test. ASTM has now adopted a new extended 30-minute E-84 test and the products must be tested in accordance with the new requirements.
- It is very important to understand that compliance with IWUIC is rarely required to satisfy most fire restrictions in wood construction. Delta Millworks' goal is to educate our customers and provide several solutions.



SOLUTIONS

CAL FIRE BUILDING MATERIALS LISTING (BML): The OSFM (Office of the State Fire Marshal) listing service provides building authorities, architectural and engineering communities, contractors, and the fire service with a reliable and readily available source of information. OSFM has created a Building Materials Listing (BML) with approved building materials for various Fire Hazard Severity Zones.

- The American Wood Council provides a BML for ANY wood species having a Flame Spread Rating not greater than 150 (Class C) when tested in accordance with ASTM E84, with minimum nominal 6" wide and nominal 1" thick boards made of wood. All products at Delta Millworks obtain a FSI less than 150, so every product will be compliant by using this listing. Please note that this BML Listing is NOT assembly-specific, meaning that the siding can be installed any way and still meet compliance. For most clients, this BML will be the path of least resistance for fire code compliance.

EXTERIOR WALL ASSEMBLY TEST: The California Building Code (CBC) is requiring that wall assemblies meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1. This test is focused on the building assembly rather than the exterior cladding material. In other words, certain assemblies can be used to offset the natural characteristics of a semi-flammable natural wood cladding product.

- Delta Millworks has tested and passed multiple products in compliance with CBC for SFM 12-7A-1. This exterior wall assembly is a very standard/typical wall assembly that essentially uses a noncombustible sheathing product (Densglass) in lieu of a typical wood exterior sheathing product (please see adjacent diagram). While this is technically a California test, we have seen acceptance in many other US states, recognizing that CA holds the highest standard for fire-code compliance.
- Please note that Architects may propose a similar 1-hour rated exterior wall assembly to the building department for review. One layer of 5/8" Type X gypsum sheathing can be applied behind the exterior covering or cladding on the exterior side of the framing to build a 1-hour rated exterior wall assembly designed for exterior fire exposure.

Please note that these solutions are highly subjective and always up to the discretion of local building officials and fire marshals.

Ian Wilson

From: Peggy Fuller <fuller.peggy@gmail.com>
Sent: Wednesday, January 8, 2025 6:22 PM
To: Katherine Spoonhour
Cc: Bill McClure; Pablo Iturbe; Michelle Taylor (michelle@mtaylorassociates.com); John Obering; Paul Breitenwischer
Subject: Re: Trees at Villa Cortina

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Katie,

The members of the Villa Cortina Board have agreed that it would be best for East West Partners to remove our 4 trees when your construction begins. We appreciate the offer of East West Partners supplying the funds to purchase and install the replacement landscaping, provided the project earnestly aims to replace as much or better screening as is currently available.

We would like to consider other trees, besides the multi-stem aspens, and would expect East West Partners to pay for the cost of purchasing and planting whatever trees we decide on. The cost cannot be determined until we actually purchase them. I spoke with the fire department today, and it was suggested that there are other deciduous trees that might provide better screening. Again, it is hard to know what will work without knowing how far away the new building will be from the trees.

In the past, First Bank has included our trees with their irrigation system, and we would like that to continue, especially while the new vegetation is getting established.

Thank you so much.

Peggy Fuller

President, Villa Cortina Board

On Mon, Jan 6, 2025 at 10:25 AM Katherine Spoonhour <kspoonhour@ewpartners.com> wrote:

> Hello Peggy

I hope that you had a wonderful holiday season and enjoyed some of the snow we received on Sunday!

I am reaching out to see if you have heard back from your board regarding the trees and whether you'd like us to remove them at our cost and provide the association with a credit for future trees/landscaping. Right now, we are showing them being preserved and this was a condition of the PEC. That said, we are hoping to move our DRB application forward for submittal by January 27th to put us on the February 19th Meeting Agenda and would like to have our application as up-to-date as possible.

I understand that coordination takes time (!!!!). If you are unable to make a decision, that is ok, we will just need to go back to the DRB with an amendment if we decide to remove them in the future.

Thank you for your consideration and I will keep you posted on our submittal progress. For now, you may want to share the 'tentative' date for our first DRB meeting 2pm on February 19th.

Kindly,

Katie

Katie Spoonhour

m: 970.688.1518

e: kspoonhour@ewpartners.com

126 Riverfront Lane, 5th Floor Avon, CO 81620

east west partners

Ian Wilson

From: Peggy Fuller <fuller.peggy@gmail.com>
Sent: Monday, January 27, 2025 12:00 PM
To: Katherine Spoonhour; Jim Telling
Subject: Villa Cortina trees

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Katie,

We had a board meeting this morning and discussed the fact that there is only a max of 7' between your building and our parking lot. More likely it sounds like it'll only be 3-4' where our trees are. (Please correct me if I am wrong.)

Because of that small amount of distance, we are thinking that we want to keep our trees as long as we can. This may change what you present to the DRB in February, but we had no idea that the town might not let us plant any new trees because of spacing issues. Please keep us informed as to what the town will allow about any trees in that area.

It's too bad that it took so long to get that information so we could have been better informed. We will probably lose the trees in a couple of years, but the fact that we can't have any trees makes us want to keep them as long as we can. When you present your plans to the DRB, you will have to leave our trees in place for now.

Thank you.

Peggy Fuller
303-902-6416

INTERNATIONAL SPECIFICATION ONLY

APPLICATION: ROOFING
ASSEMBLY: FABRIC REINFORCED
215 MILS (5.5 MM)

MONOLITHIC MEMBRANE 6125®
LONG FORM SPECIFICATION

PART I GENERAL

1.01 SUMMARY

A. This specification serves as a guideline and should be adapted to suit the needs of each individual project by the architect. It is prepared in accordance with the CSI three-part section format and should be included as a separate section under **DIVISION 7 - Thermal and Moisture Protection**. Improvements and other changes to the contents may be made only with the written approval of the architect.

1.02 RELATED SECTIONS *(Note to Specifier: Edit to project requirements)*

A. DIVISION 3 - Concrete [Section 03300] - Roof Deck Surface/Substrate
The coordination of this section is necessary to facilitate the successful installation of the waterproofing membrane.

Cast in Place Concrete/Composite Deck

1. Strength/density: minimum 2,500 psi (17,235 kPa) compressive strength
   minimum 115 pcf (1842 kg/m^3) density
2. Finish: Broom finish or equivalent similar to ICRI CSP 3 to 5. Steel troweled finish is not desirable.
3. Concrete Hydration (Cure):
   a. Method of Cure: Water cure, wet coverings, paper sheets, plastic sheets or approved liquid curing compound (sodium silicate preferred).
   b. Duration of Cure/Dry:
      i. Structural Weight Concrete: recommend 28 days, minimum 14 days, prior to application of the membrane.
      ii. Lightweight Structural Concrete: recommend 60 days, minimum 28 days, prior to application of membrane. Venting of the deck from the underside is recommended to facilitate drying.
      iii. The above minimum cure/dry times are recommended based upon basic concrete fundamentals and experience. Depending on conditions (i.e., ambient temperature, humidity) the concrete may be dry enough to receive application of the membrane in less than the 14 day minimum recommendation. Consult Hydrotech for specifics when less than the minimum is desired.

REFER TO SECTION 3.02 PREPARATION FOR ADDITIONAL DECK TYPES.

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B. DIVISION [ ] - Wood blocking and curbing
C. DIVISION [ ] - Insulation
D. DIVISION [ ] - Sheet metal flashing and counterflashing
E. DIVISION [ ] - Prefabricated roof specialties
F. DIVISION [ ] - Caulking and sealants
G. DIVISION [ ] - Plumbing specialties
H. DIVISION [ ] - Roof hatches

1.03 REFERENCES

A. American Society for Testing and Materials (ASTM).
B. Canadian General Standards Board CGSB-37.50-M89, Standard for "Asphalt, Rubberized, Hot Applied, for Roofing and Waterproofing."
C. Underwriters Laboratories (UL) Class A.
D. Factory Mutual Research Corporation (FM).
E. European Organization for Technical Approvals - EOTA (ETA/CE Mark)
F. European Union – Regulation, Evaluation, Authorization and restriction of Chemicals (REACH)
G. International Concrete Repair Institute (ICRI) Concrete Surface Profile (CSP) Scale.

1.04 SYSTEM DESCRIPTION

A. Furnish and install a completed protected roof membrane assembly including surface conditioner, a monolithic, reinforced, rubberized asphalt membrane, separator/protection course, extruded polystyrene insulation, filter fabric, flashings, drainage course (if required) and ballast/pavers/garden roof. To ensure total system compatibility all products must be purchased from a single-source manufacturer.

1.05 SUBMITTALS

A. Certification from an approved independent testing laboratory experienced in testing this type material, that the material meets the CGSB-37.50-M89 standard for rubberized asphalt membranes, including applicable ASTM procedures.

B. Certification that the roofing membrane has current validation by Underwriters Laboratories, or other approved independent validation service provider, of a minimum 40% post-consumer recycled content (minimum 30% recycled content for REACH compliant material).

C. Certification showing full time quality control of production facilities and that each batch of material is tested to insure conformance with the manufacturer's published physical properties.

D. Certification that the plant manufacturing this material maintains IS0 9001-2015 approval as evidenced by a notarized copy of the official certificate.

E. Certification showing that all roofing components are being supplied and warranted by a single-source manufacturer.

F. Certification that the roof membrane assembly is currently Class A listed with Underwriters Laboratories.

G. Certification that the roof membrane assembly is currently listed as a Class 1 Roof Cover with Factory Mutual Research Corporation.

H. Certification that the material, Monolithic Membrane 6125, maintains approval to bear the ETA/CE mark.

1.06 QUALITY ASSURANCE

A. The rubberized asphalt membrane product shall contain an inert filler and crumb rubber to enable the product to be resistant to acids (fertilizers, building washes and acid rain) and maintain membrane thickness during application respectively.

B. All rubberized asphalt membrane components shall comply with current requirements of the European Union REACH 2008 regulations.

C. Membrane Manufacturer shall have available an in-house technical staff to assist the contractor, when necessary, in application of the products and final inspection of the assembly.

D. Membrane Manufacturer Qualifications: Manufacturer shall demonstrate qualifications to supply materials of this section by certifying the following:

1. Membrane Manufacturer shall show evidence that the specified rubberized asphalt has been manufactured by the same source for thirty five (35) years and successfully installed on a yearly basis for a minimum of thirty five (35) years on projects of similar scope and complexity.

2. Membrane Manufacturer must not issue warranties for terms longer than they have been manufacturing their hot fluid rubberized asphalt membrane.

E. Pre-Construction Conferences. The manufacturer can meet with the necessary parties at the jobsite to review and discuss project conditions as it relates to the integrity of the roofing assembly.

1.07 DELIVERY, STORAGE AND HANDLING

A. Deliver materials in original unopened containers of packaging clearly labeled with manufacturer's name, brand name, instructions for use, all identifying numbers, and U.L. labels.

B. Materials shall be stored in a neat, safe manner, not to exceed the allowable structural capacity of the storage area.

C. Store materials in a clean, dry area protected from water and direct sunlight.

D. Store all adhesives at temperatures between 60°F (15.5°C) and 80°F (26.6°C). If exposed to lower temperatures, restore materials to 60°F (15.5°C) minimum temperature before using.

1.08 PROJECT CONDITIONS

A. Application of the membrane shall not commence nor proceed during inclement weather. All surfaces to receive the membrane shall be free of water, dew, frost, snow and ice.

B. Application of membrane shall not commence nor proceed when the ambient temperature is below 0°F (-17.7°C).

C. Preparation and application of membrane must be conducted in well ventilated areas.

D. Over its service life, do not expose membrane or accessories to a constant temperature in excess of 180°F (82°C) (i.e., hot pipes and vents or direct steam venting, etc.).

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E. Adhesives contain petroleum distillates and are extremely flammable. Do not breathe vapors or use near an open fire. Do not use in confined areas without adequate ventilation. Consult container or packaging labels and Material Safety Data Sheets (MSDS) for specific safety information.

F. Do not allow waste products (petroleum, grease, oil, solvents, vegetable or mineral oil, animal fat, etc.) to come in contact with the roof membrane. Any exposure to foreign materials or chemical discharges must be presented to membrane manufacturer for evaluation to determine any impact on the roof membrane assembly performance.

G. Concrete Deck Surface Condition. **IMPORTANT - Refer to 1.02 Related Sections.**

I. Deck Preparation; **refer to Section 3.02 Preparation.**

J. The project design professional shall design the roofing/waterproofing assembly to properly locate the dew point condition and determine the need and location for a vapor retarder to prevent excessive condensation contamination within the roofing/waterproofing assembly and/or delamination of the roofing/waterproofing membrane from the substrate.

K. General Contractor shall assure that adequate protection is provided after installation of the membrane and accessories to prevent damage from subsequent trade traffic.

1.09 WARRANTY

A. MANUFACTURER'S WARRANTY:

1. **Material Warranties;** excludes labor.
   Duration: 2-, 5-, 10- or 15-year

PART II PRODUCTS

2.01 GENERAL

A. **Refer to Section 1.04, SYSTEM DESCRIPTION.** All components must be obtained as a single-source from the membrane manufacturer to ensure total system compatibility and integrity.

Manufacturer: American Hydrotech, Inc.
401 N. Michigan Ave, Suite 1550
Chicago, Illinois 60611
800-877-6125 or 312-337-4998
Web Site: www.hydrotechusa.com

2.02 MATERIALS

A. Membrane (Edit to project requirements)

1. Membrane shall be a hot, fluid applied, rubberized asphalt membrane meeting the CGSB-37.50-M89 standard and other pertinent physical properties:

   A. American Hydrotech, Inc., Monolithic Membrane 6125® (40% recycled content)
   B. American Hydrotech, Inc., Monolithic Membrane 6125®EU (30% recycled content) (REACH certified)

PROPERTY	TEST METHOD	REQUIREMENT
Flash point	CGSB-37.50-M89	≥ 500°F* (260°C)

	ASTM D-92	
Penetration	CGSB-37.50-M89 ASTM D-5329	@ 77°F (25°C) max. 110 @ 122°F (50°C) max. 200
Flow	CGSB-37.50-M89 ASTM D-5329	@ 140°F (60°C) max. 3.0mm
Toughness	CGSB-37.50-M89	≥ 5.5 Joules
Ratio of Toughness to Peak Load	CGSB-37.50-M89	≥ 0.040
Water Vapor Permeability	CGSB-37.50-M89 ASTM E-96, Procedure E	≤ 1.7 ng/Pa.s.m^2 (0.027 perm)
Water Absorption	CGSB-37.50-M89	Gain in weight 0.35 g max. Loss in weight 0.18 g max.
Low Temperature Flexibility (-25°C)	CGSB-37.50-M89	No delamination, adhesion loss, or cracking
Low Temperature Crack Bridging Capability	CGSB-37.50-M89	No cracking, adhesion loss, or splitting
Heat Stability	CGSB-37.50-M89	No change in viscosity, penetration, flow or low temperature flexibility
Viscosity	CGSB-37.50-M89	2 - 15 seconds
Water Resistance (5 days/50°C)	CGSB-37.50-M89	No delamination, blistering, emulsification, or deterioration
Softening Point	ASTM D-36	180°F (82°C)
Elongation	ASTM D-5329	1000% minimum
Resiliency	ASTM D-5329	40% minimum
Bond to Concrete 0°F (-18°C)	ASTM D-5329	Pass
Resistance to Acid	ASTM D-896 Procedure 7.1 (N-8)	Pass - 50% Nitric Acid Pass - 50% Sulfuric Acid
Resistance to Hydrostatic Pressure		100 psi

	ASTM D-08.22 Draft 2	(equals 231 foot of head water)
Resistance to Salt Water (20% Sodium carbonate calcium chloride)	ASTM D-896 similar	No delamination, blistering, emulsification or deterioration
Resistance to Fertilizer (Undiluted 15/5/5, nitrogen/phosphorus/potash)	ASTM D-896 similar	No delamination, blistering, emulsification or deterioration
Resistance to Animal Waste	3-year exposure	No deterioration
Solids Content		100% - no solvents
Recycled Content	UL Validated	40% (post-consumer) (30% REACH compliant)
Shelf Life		10 years (sealed)
Specific Gravity		1.15 + .02

* Or alternatively not less than 25°C above the manufacturer's maximum recommended application temperature

B. Surface Conditioner

1. Asphaltic surface conditioner for concrete surfaces only
   - American Hydrotech, Inc., Surface Conditioner

C. Reinforcing

1. Spunbonded polyester fabric reinforcing sheet.
   - American Hydrotech, Inc., Flex Flash®F

2. 60-mil (1.5 mm) thick, uncured neoprene reinforcing sheet (heavy duty).
   - American Hydrotech, Inc., Flex Flash UN

D. Flashing ***(Note to Specifier: Edit to project requirements)***

1. 60-mil (1.5 mm) thick, uncured neoprene sheet.
   - American Hydrotech, Inc., Flex Flash®UN

2. 157-mil (4 mm) thick, torch-grade, modified asphalt, reinforced flashing membrane.
   - American Hydrotech, Inc., Flex-Flash®MB

E. Adhesives/Sealant ***(Note to Specifier: Edit to project requirements)***

1. Contact adhesive to bond elastomeric flashing together.
   - American Hydrotech, Inc., Splicing Cement

2. Pressure sensitive butyl tape to bond elastomeric flashing together.
   - American Hydrotech, Inc., Splice Tape

3. Contact adhesive to bond flashing to an approved substrate.
   - American Hydrotech, Inc., Bonding Adhesive

4. Sealant to seal flashing seam edge.
   - American Hydrotech, Inc., Lap Sealant

F. Separation Sheet/Protection Course ***(Note to Specifier: Edit to project requirements)***

1. Fiberglass reinforced rubberized asphalt sheet.
   a. American Hydrotech, Inc., Hydroflex® 10
   b. American Hydrotech, Inc., Hydroflex® 30

2. Fire resistant, fiberglass reinforced, granular surfaced, rubberized asphalt cap sheet.
   a. American Hydrotech, Inc., Hydrocap 160FR
   b. American Hydrotech, Inc., Hydrocap 90FR ***(Note to Specifier: req'd. for FM Class1 Roof Cover)***

G. Prefabricated Drainage Course (if required) ***(Note to Specifier: Edit to project requirements)***

1. A composite drainage system consisting of a three-dimensional, crush-proof, drainage core and a filter fabric meeting the following physical properties.
   -American Hydrotech, Inc., Hydrodrain® 300, 400, 700 or 1000 series

H. Insulation ***(Note to Specifier: Edit to project requirements)***

1. An extruded polystyrene rigid board insulation meeting the following physical properties.

   -Styrofoam™ brand insulation [TYPE] as manufactured by DuPont™, marketed by American Hydrotech, Inc.

   Product types available: Styrofoam™ brand Roofing Material; Ribbed Roofing Material; Plaza Deck; and High Load 100. **CONSULT Hydrotech for recommended product type.**

I. Filter Fabric

1. Water permeable polymeric fabric.
   -American Hydrotech, Inc., Filter Fabric Sheet

J. Roof Ballast ***(Note to Specifier: Edit to project requirements)***

1. Pavers
   a. Ballast Pavers
      -American Hydrotech, Inc., Ballast Pavers.

   b. Architectural Finish Pavers
      -American Hydrotech, Inc., Architectural Pavers, meeting the following physical properties:

PROPERTY	TEST METHOD	VALUES
Compressive Strength	ASTM C140	≥7,000 psi average min.
Flexural Strength	ASTM C293	≥600 psi average min.
Water Absorption	ASTM C140	Not greater than 5%
Freeze/Thaw	ASTM C67	≤1% loss/dry weight (50 Cycles)

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Centerload - Min. 1,750 lbs.

2. Stone Ballast
Well screened and washed stone gravel meeting ASTM D-448-80, gradation #57.

. 3. Concrete Pour Topping
***(Note to specifier**: DuPont™, manufacturers of Styrofoam™ brand insulation, recommends the incorporation of an air layer between the insulation and concrete. Hydrotech suggests the use of Hydrodrain AL for this purpose.)*

4. Garden Roof Assembly
Garden Roof -- Patented system of drainage, water retention and root barrier components utilized in the construction of green roofs over Hydrotech's MM 6125 roofing membrane.

CONTACT HYDROTECH FOR GARDEN ROOF® SPECIFICATION INFORMATION .

PART III EXECUTION

3.01 INSPECTION

A. The roofing contractor shall examine all surfaces to receive the roofing assembly to verify it is acceptable and proper for the application of the membrane. **Refer to American Hydrotech's Pre-Installation & Application Guidelines.**

B. The roofing contractor shall not proceed with the installation of the roof membrane assembly until all roof defects have been corrected.

3.02 PREPARATION

A. All surfaces must be dry, smooth, free of depressions, voids, protrusions, clean and free of unapproved curing compounds, form release agents and other surface contaminants.
(Note to Specifier: Edit to project requirements)

1. Cast in-place concrete/Composite deck

   a. Poured in place concrete must be monolithic, smooth, free of voids, spalled areas, laitance, honeycombs, and sharp protrusions.
   b. **Refer to Section 1.02 of this specification, Division 3.**

2. Precast concrete decks

   a. Precast units shall be mechanically secured to minimize differential movement and all joints between units shall be grouted.
   b. Joints shall be pre-detailed with membrane and the appropriate manufacturer required reinforcing prior to full membrane application.

3. Plywood decks

a. Minimum thickness of 1/2" (12.7 mm) is required with adequate structural support.
b. Tongue and groove joint edges are required.
c. Adequate number and type of fasteners should be used to comply with applicable codes and maintain structural integrity.

4. Metal Deck with Gypsum board

a. Gypsum board (min. 5/8" thickness - 15.9 mm) must be fire rated type "X" board mechanically attached to minimum 22 gauge steel decking with adequate structural support.
b. Adequate number and type of fasteners should be used to comply with applicable codes and maintain structural integrity.

5. Re-Roof/Tear-Off Application

a. Asphalt, coal tar pitch or other existing membrane must be removed. **CONTACT Hydrotech.**
b. Deck type acceptable to Hydrotech.

B. Substrate cleaning

1. Thoroughly sweep the substrate which is to receive the roof membrane.

2. Substrate must also be blown clean using an air compressor to remove any remaining loose debris.

3. Final check to determine if concrete has been properly cleaned is to apply a test patch of Monolithic Membrane 6125 to the surface and check its adhesion.

3.03 INSTALLATION

A. Surface conditioner application (to concrete)

1. Apply the surface conditioner to the concrete using a hand held sprayer evenly at a rate of 300 to 600 SF/gallon (7.4 - 14.7 m^2/L) depending on surface texture. Surface conditioner should "tan" the surface, not blacken it.

2. Allow sufficient time for the surface conditioner to thoroughly dry prior to the membrane application.

B. Membrane preparation

1. The membrane shall be heated in double jacketed, oil bath or hot air melter with mechanical agitation, specifically designed for the preparation of a rubberized asphalt membrane.

2. Heat membrane until membrane can be drawn-free flowing at a temperature range between 350°F (176°C) and 375°F (190°C).

C. Detailing/Flashing

1. All detailing and flashing shall be done in accordance with the manufacturer's standard guideline details.

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2. All detailing and flashing shall be completed before installing the membrane over the field of the substrate.

D. Membrane Application

1. Apply the rubberized asphalt membrane at a rate to provide a continuous, monolithic coat of 90 mil minimum (approximately 2.3 mm), into which is fully embedded a layer of the spunbonded polyester fabric reinforcing sheet, followed by another continuous monolithic coat of membrane at an average thickness of 125 mil (approx. 3.2 mm). Total membrane thickness is to be 215 mils average (approx. 5.5 mm), 180 mils minimum.

2. Overlap fabric reinforcing sheet 1-2 inches (25.4 mm - 50.8 mm) with membrane between sheets.

3.04 SEPARATION SHEET/PROTECTION COURSE INSTALLATION

A. Separation/Protection course shall be installed as follows: ***(Note to Specifier: Edit to project requirements)***

1. Embed the separator sheet/protection course into the membrane while it is still warm to insure a good bond.

2. Overlap adjoining sheet edges a minimum of 2"-3" (50.8 mm - 76.2 mm) to insure complete coverage.
   a. Laps and seams of Hydroflex 10 and 30 and Hydrocap 90FR protection sheet shall be installed dry or sealed with membrane.
   b. Laps and seams of Hydrocap 160FR protection sheet shall be sealed with membrane or propane torch.

3. Hydroflex 10 and 30 and Hydrocap 90FR separator sheet/protection courses shall be covered by insulation, fabric and ballast as soon as possible, within 30 days of membrane installation.

4. Hydroflex 10 shall not be installed when Hydrodrain 300 is specified. Hydrodrain 1000, 400, 420 or 700 are appropriate directly over Hydroflex 10.

3.05 MEMBRANE INTEGRITY TEST

A. The roof area or portions thereof shall be leak tested by means of Electronic Leak Detection (ELD) or by ponding water at a minimum depth of 2" (50.8 mm) for a period of 48 hours to check the integrity of the membrane installation.

1. ELD testing should be performed on all installed membrane assembly. Testing is to be performed in accordance with ASTM D7877 or ASTM D8231. Areas that are ELD tested should be covered immediately

2. VERIFY that the structure can support the deadload weight of a water test before testing.

3. If leaks should occur the water shall be drained completely and the membrane installation repaired.

B. In the event of excessive damage to the membrane assembly, Electronic Leak Detection testing shall be required prior to the placement of subsequent overburden.

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3.06 DRAINAGE COURSE/INSULATION/FILTER FABRIC/BALLAST PLACEMENT

A. General

1. Contractor shall examine the roof area to be covered with subsequent topping materials in order to insure that all roof areas have received the membrane, the membrane is free of damage, it is properly protected, and all flashing has been properly installed, before placing the insulation.

2. It is recommended that the drainage course (if required), insulation, fabric and ballast be installed as each section is completed.

B. Prefabricated Drainage Placement (if required)

1. Install drainage course on horizontal and vertical surfaces in accordance with the manufacturer's recommendations.
(Note to specifier: *Hydrodrain 300 shall not be installed directly over Hydroflex 10 separation/protection sheet. If drainage mat is to be specified over Hydroflex 10, Hydrodrain 1000 or 420 shall be specified.)*

2. Layout and position drainage course and allow to lay flat. Cut and fit drainage course to perimeter and penetrations.

3. Bond all geotextile overlap edges to adjacent drainage course geotextile with an acceptable adhesive to insure geotextile integrity.

4. Drainage course shall be covered with subsequent overburden within 10 – 14 days of installation.

C. Insulation Placement

1. Loose lay in a staggered manner and tightly butt together all insulation boards. The maximum acceptable opening between insulation boards is 3/8" (9.5 mm). Insulation must be installed within 3/4" (19 mm) of all projections, penetrations, etc.

2. When multi-layer insulation applications are involved the bottom layer of insulation must be the thickest layer and must be a minimum of 2" thick (50.8 mm). All layers shall be installed unadhered to each other and all joints staggered in relation to underlying layers.

D. Filter Fabric Placement

1. Position the fabric over the insulation as follows:

   a. Overlap all edges a minimum of 1 foot (304.8 mm).
   b. Install the fabric so that no joints will exist between the sheets parallel to and within 6 feet (1828.8 mm) of the roof perimeter.
   c. Extend the fabric to 2" to 3" (50.8 mm - 76.2 mm) above the ballast at the perimeter and penetrations.
   d. The fabric should be extended to drain bases or bonnets, but should not cover drains or restrict water flow to the drain.
   e. Additional fabric should be installed around all penetrations in order to prevent stone entry into the space between the penetration and the insulation.

copyright

E. Ballasting

1. Immediately following the placement of the fabric it is necessary to install the ballast. A minimum of 10 psf (48.8 kg/m^2) of ballast, ASTM D-448-80 gradation #57 will provide adequate coverage over the field of the roof. Larger sizes such as gradations #5, #4, and #2 may be used especially when exposure to high wind is anticipated. However, a higher application rate is necessary to assure complete coverage.

2. A 4-foot (1.2 m) wide area of stone or gravel ballast, or a continuous row of precast concrete pavers which provide a minimum of 22 pounds/linear ft. (32.7 kg/m) must be installed at:

   a. The roof perimeter
   b. Penetrations
   c. Drains
   d. Any location where the insulation boards terminate

3. Pavers may be used as walkways or to prevent stone scouring due to wind within stone or gravel ballasted projects. When the pavered portion comprises 10% or less of the total roof area, the pavers may be installed directly on the insulation. A drainage layer or air space must be incorporated between the rigid insulation and paver when pavers constitute greater than 10% of the total roof area. This can be accomplished with profiled insulation or a drainage layer (Hydrodrain 300) or air layer (Hydrodrain AL), a gravel separation layer or supportive pedestals which provide at least a 3/16" (4.76 mm) air space between the insulation and the paver. The pedestal insulation contact must be less than 50% of the paver area. Paver blocks shall not exceed 2 foot by 2 foot (609.6 mm) in size to permit ease of removal and reinstallation for inspection purposes.

4. Additional ballasting of the roof's perimeter and field may be required to provide sufficient wind uplift protection. Refer to applicable codes or wind design guides for additional ballasting requirements.

5. Ballast Pavers or Architectural Pavers (on pedestals) ballasting placement.
   Contact American Hydrotech, Inc. for installation recommendations.

6. Garden Roof assembly placement.
   Contact American Hydrotech, Inc. for complete installation guidelines.

3.07 PROTECTION

A. Roof walkways

1. Walkways are required at all traffic concentration points (i.e., roof hatches, access doors, ladders, etc.) regardless of traffic frequency.
   a. Pavers shall be loose laid and weight 15 lbs/sf minimum (73.2 kg/m^2).

3.08 JOB COMPLETION

A. Contractor and a representative of the membrane manufacturer shall inspect the roof assembly and notify the contractor of any defects. All defects must be corrected.

B. Clean up all debris and equipment.

END OF SECTION

Ian Wilson

From: Katherine Spoonhour <kspoonhour@ewpartners.com>
Sent: Thursday, February 13, 2025 9:48 AM
To: Ian Wilson; Brandon Troudt; Matt Neren
Subject: Bank Sq Footages
Attachments: 1981-04-24 FB VAIL-Assessors Sq Ft.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

condo	sq ft		
1	1368	Basement (mech room storate ad break room)	**4259**
2	1521		
3	1368	Main Floor	7035.7
4	1575	Second Floor	1368.1
Condo total	**5832**	**Bank total**	**8404**
		Total Bank	**12,608.80**

Katie Spoonhour
m: 970.688.1518
e: kspoonhour@ewpartners.com
126 Riverfront Lane, 5th Floor Avon, CO 81620
east west partners

CAUTION: This email originated from outside of 4240 Architecture Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greg Roy

From: R. Brett Goett <rbg@olympiaaz.com>
Sent: Wednesday, February 26, 2025 1:23 PM
To: Greg Roy
Cc: Matthew Wyatt; Kathy Fagan
Subject: VAIL CHAPEL / 17 VAIL ROAD PROPOSED REDEVELOPMENT PROJECT (DRB24-0373) – 02/26/25

Greg, thank you for speaking with me yesterday Tuesday, February 2, 2025 regarding the 17 Vail Road redevelopment project. As I understand it, there is a DRB Meeting scheduled for March 5 @ 2PM wherein the Applicant (East West Development in conjunction with FirstBank) will be seeking approval for the Project Application. I am writing this email on behalf of the Vail Religious Foundation VRF at the direction of the VRF Board President, Ptr. Matthew Wyatt, and myself as an authorized Board Member of the VRF. The VFR is the owner of the adjacent property (i.e. the Vail Chapel) and the body charged with the programming for the Chapel.

The Chapel and the Applicant have been in communication for the past 10 or so months in connection with the Project immediately upon learning of the TOV scoping meetings. Interestingly, the Developer never provided a courtesy notice to the Chapel about the Proposed Project before the initial filings with TOV. Despite that, the Parties have since met in person several times, had numerous calls, and exchanged multiple emails. One of the initial concerns the Chapel had with the Proposed Project, related to vehicular access, has since been addressed and resolved. There are, however, several remaining concerns that the Chapel has with the Proposed Project that the Applicant is aware of, but which have yet to be addressed in any meaningful way. As you may know, the Vail Chapel is in the twilight of a 50th Anniversary Campaign heavily supported by residents and businesses alike. The purpose of the campaign is to make much needed improvements to and prepare “the spiritual heartbeat of Vail” for another 50 years. Without resolution on the

outstanding unresolved issues relating to the Proposed Project, the special place that the Vail Chapel occupies in our Town is uncertain. The main points needing resolution fall into the 5 broad categories below:

- Addressing the several specific concerns in the yet to be drafted CCRs (or other covenant documents) in order to protect the Chapel from noise, nuisance, and other disturbances which may emanate from the Proposed Project. Moreover, the Chapel must be named as a third-party beneficiary for purposes of enforcing these protections. The Chapel has been steadfast in this request, yet it has fallen on deaf ears, except to be told that it will be addressed later – this concept is critical and frankly, cannot wait until "later."
- An understanding of construction scheduling (including commencement, duration and impact) with an understanding that cessation must occur on key dates (religious events and community events) and Holidays during construction.
- An understanding, in detail, of the physical and natural screening elements located along the common property line (including their location, height, type and color and ultimate maintenance responsibility), specifically including those adjacent to the EHU. In this regard, maintaining and ensuring privacy and serenity is critical to the Chapel for obvious reasons.
- The party responsible (i.e. who pays for what) for the reconfiguration of parking spaces in the Chapel Parking lot resulting from the loss of existing spaces and asphalt and the effect it has on the brand-new snow met system installed as a part of the 50th campaign.
- Understanding, in detail, how the Proposed Project meets (or proposes to meet) parking requirements given the reduction of parking in the Chapel parking lot.

The Chapel would like to reiterate that the relationship between its current neighbor, FirstBank, have been exemplary in the past. The reality is that the Chapel's neighbor is changing, and it is because of these changes that the Chapel has made pointed and reasonable "asks" which remain unaddressed. The Developer of the Proposed Project will move on to another project once this one is completed. Thereafter, the Chapel, FirstBank, and several new neighbors will be intertwined in a new relationship. Why not set that relationship up for success with up front planning now?

We respectfully ask that any vote for approval on the Applicant's application be held until the Parties reach a written understanding concerning the outstanding items – or what I refer to as an "agreement in principle" which sets forth **in writing** how the enumerated items are to be addressed and resolved. From the Chapel's perspective the component parts are straightforward and have been shared with the Applicant. As of yet there is no writing and there needs to be one. A collection of conversations, meetings and emails have a way of fading over time, becoming a jumbled, confusing and dare I say, unenforceable mess. A clear and concise record that the Parties understand and agree to is essential.

Kindly submit and include the foregoing with the materials for the upcoming meeting currently scheduled for March 5 @ 2PM referencing the 17 Vail Road project, DRB24-0373, so that the DRB Members may fully review and understand the position of the Chapel. Thank you, Greg. If you need anything at all in connection with the foregoing, please do not hesitate to reach out. As an FYI, both Matthew and I will be in attendance at the upcoming DRB Meeting. Please confirm receipt of this email. Again, thank you for taking the time to speak with me yesterday.

R. Brett Goett
President & Chief Legal Officer

Olympia Group of Companies
R. Brett Goett, P.C.
6929 N. Hayden Road, Ste. C4-612
Scottsdale, AZ 85250
(480) 300-5992 | (480) 300-5427
E-Mail: legaldept@olympiaaz.com
rbg@olympiaaz.com

01.06.21: "*Those who can make you believe absurdities, can make you commit atrocities.*"
— Voltaire

≈ 970-930 B.C.: "*Do you see a person who is hasty with his words? There is more hope for a fool than for him.*"
— Proverbs 29:20 (Old Testament, NASB)

PRIMA RESIDENCES

DESIGN REVIEW BOARD MEETING
5 MARCH 2025

17 VAIL ROAD, VAIL,CO 81657
PARCEL # (2101-071-07-999)

Zoning Standards:

GRFA

Building Height

Site Coverage

Landscaping

Parking

Urban Design Guide Plan:

Streetscape Enclosure

Street Edge

Roof Heights

Roof Composition

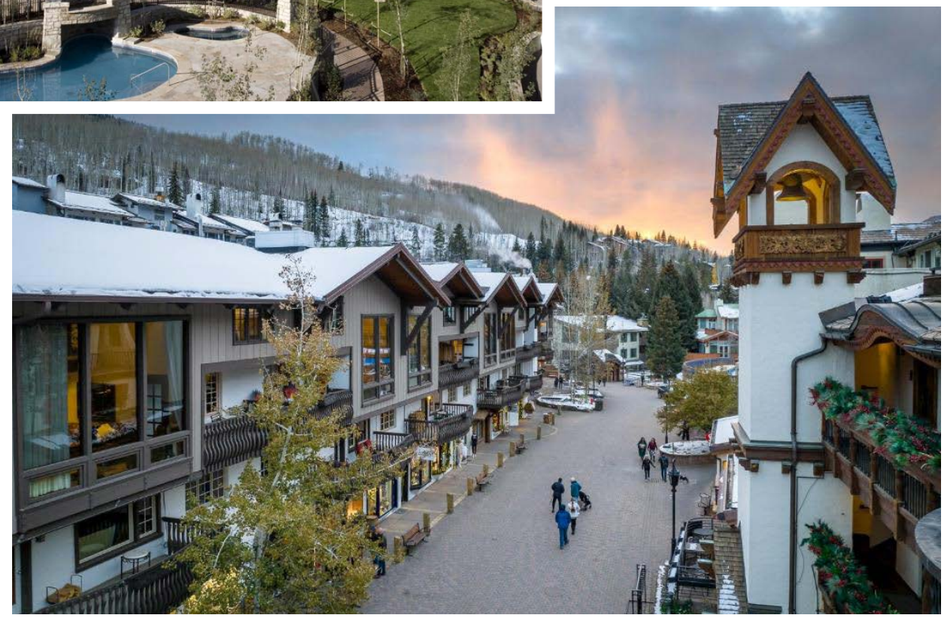
Balconies

Fenestrations

Facades/Materials

VAIL VILLAGE 1960's

VAIL VILLAGE TODAY

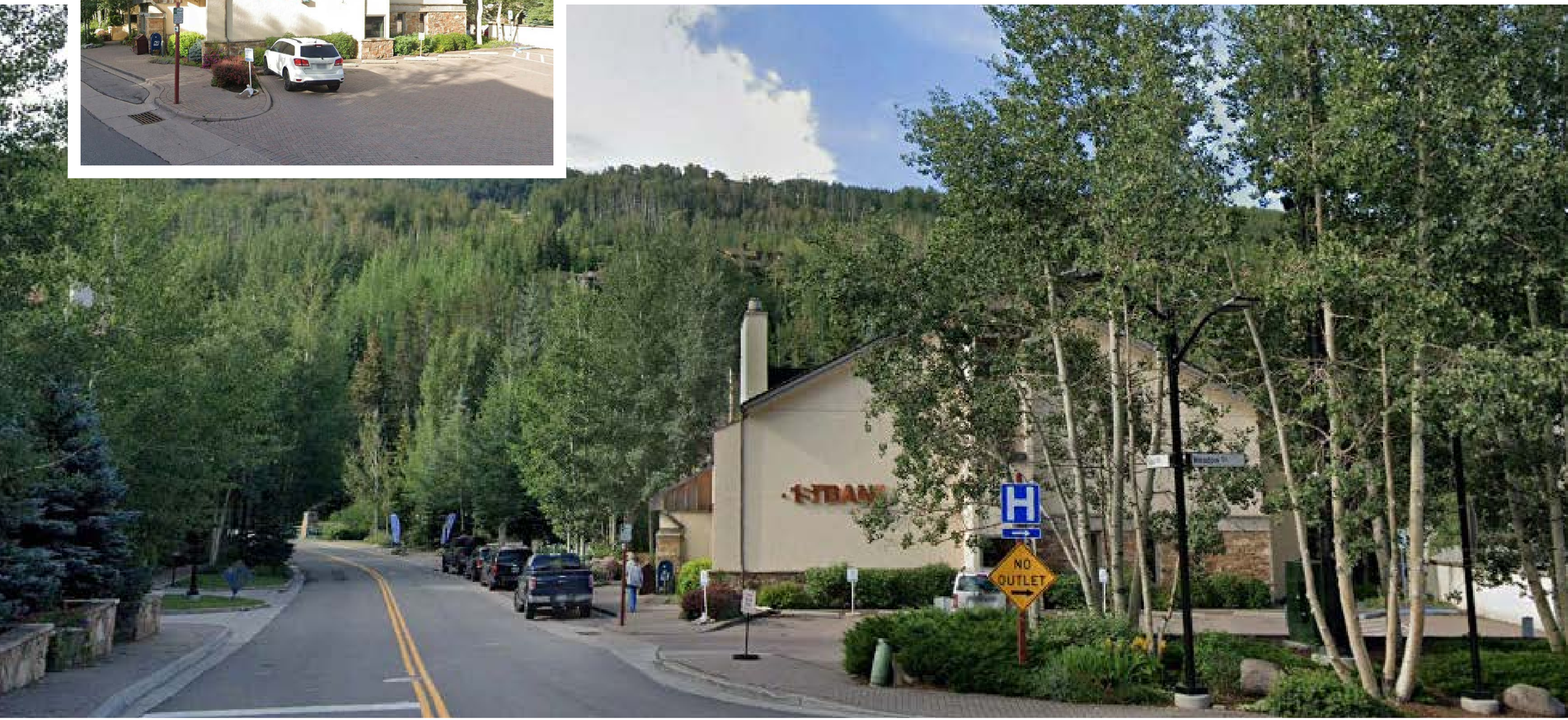


SIGNIFICANCE OF THE SITE

When the Bank of Vail — now FirstBank — opened its new building in Vail, a lot of Vail Village customers called this site "out of town." That site is next door to the Vail Interfaith Chapel on Vail Village Drive. FirstBank opened in Vail on Nov. 30, 1967. The name has changed, but it's the same company.
Courtesy of FirstBank | Special to the Daily |

IMMEDIATE NEIGHBORS

FIRST BANK SITE TODAY



FIRST BANK SITE TODAY

FIRST BANK SITE TODAY

ZONING STANDARDS

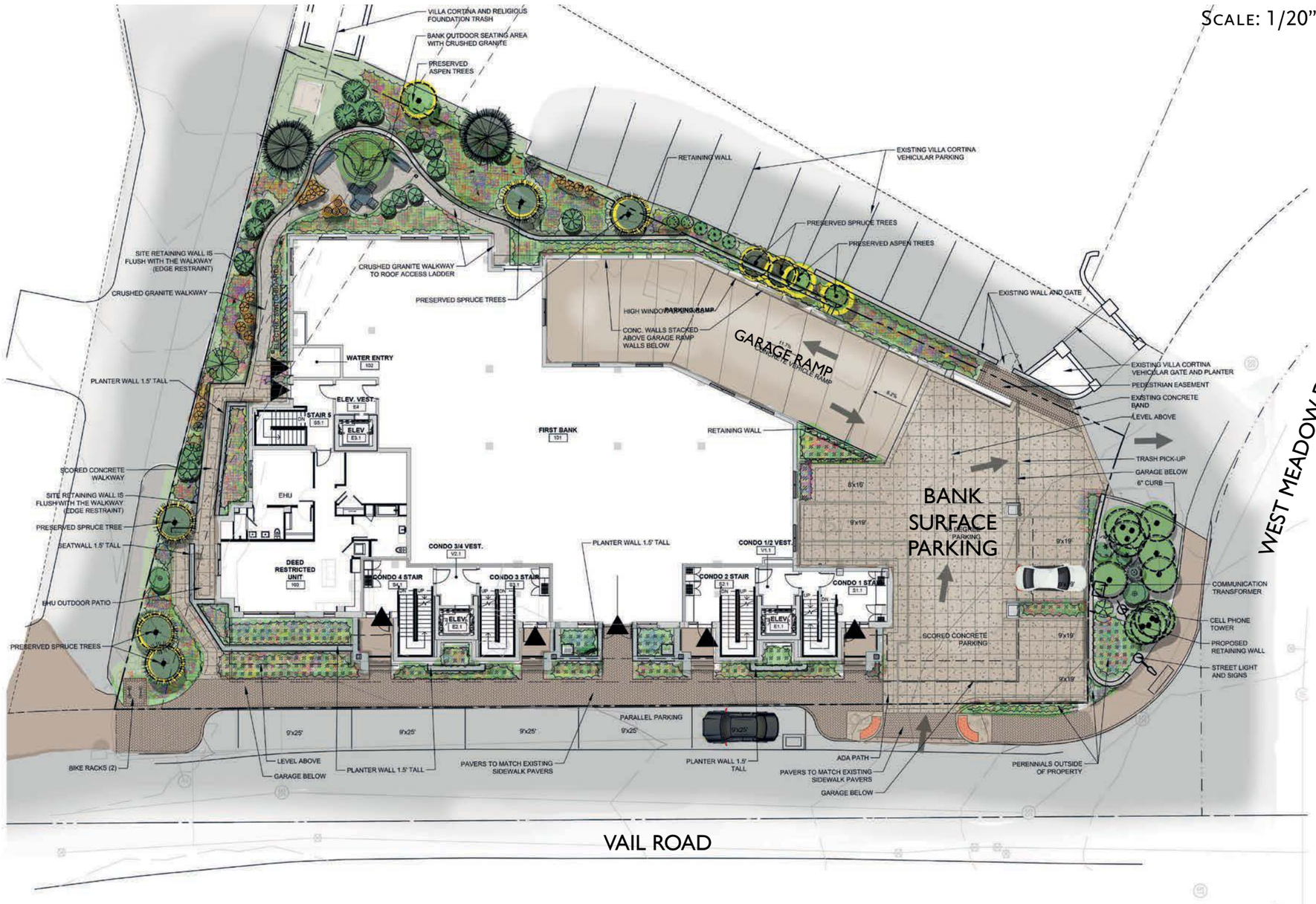
CC-1 ZONING SUMMARY

- Buildable Area - 21,194 sf
- Max allowable GRFA -
  80 % of Buildable Area =16,955 sf
- Max Site Coverage - 80 % =16,955 sf
- Min landscape - no reduction in existing landscape (4,500 sf)
- Max dwelling units 25 per 1acre
  Site Building Area of 0.484 acres
  allows for 12 units
- No surface parking / loading
  along front setbacks
  Parking Variance requested to serve bank customers and residences
- Building max. height
  33 ft - 60 % of building coverage
  43 ft - 40 % of building coverage

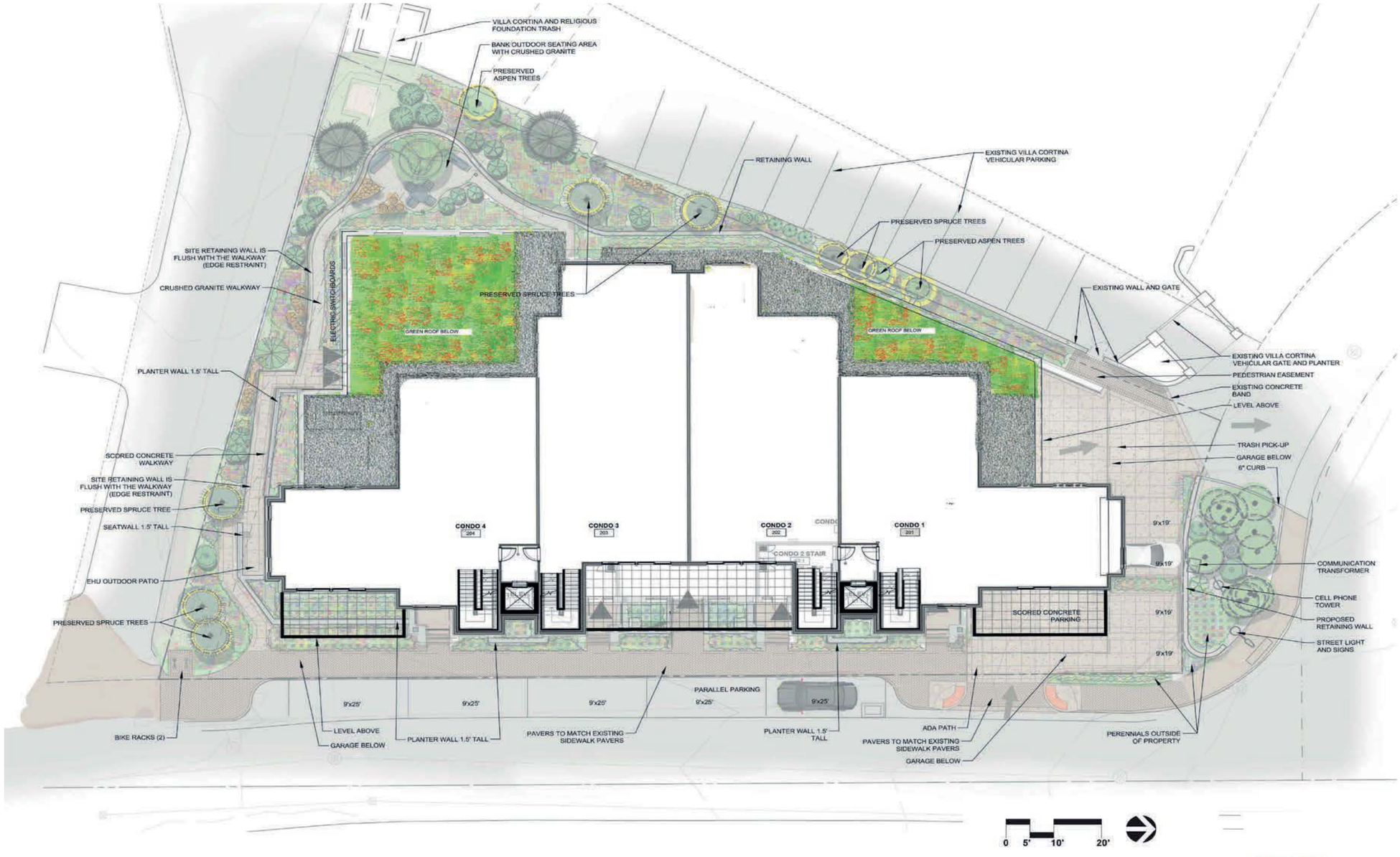
(additional conditions within
Vail Village Design Considerations)

PROPOSED SITE PLAN

SCALE: 1/20”=1’-0”



SECOND FLOOR EXTERIOR PLAN



Sedum Green Roof= 1,486 SF

Ballasted Roof= 1,235 SF

EXISTING BUILDING AND LANDSCAPE

VAIL,CO CODE OF ORDINANCES 12-7B-16
LANDSCAPING AND SITE DEVELOPMENT

No reduction in landscape area shall be permitted without sufficient cause shown by the applicant or as specified in the Vail Village design consideration as adopted in 12-7B-20 of this article.

Total Area of Site= 21,194 SF

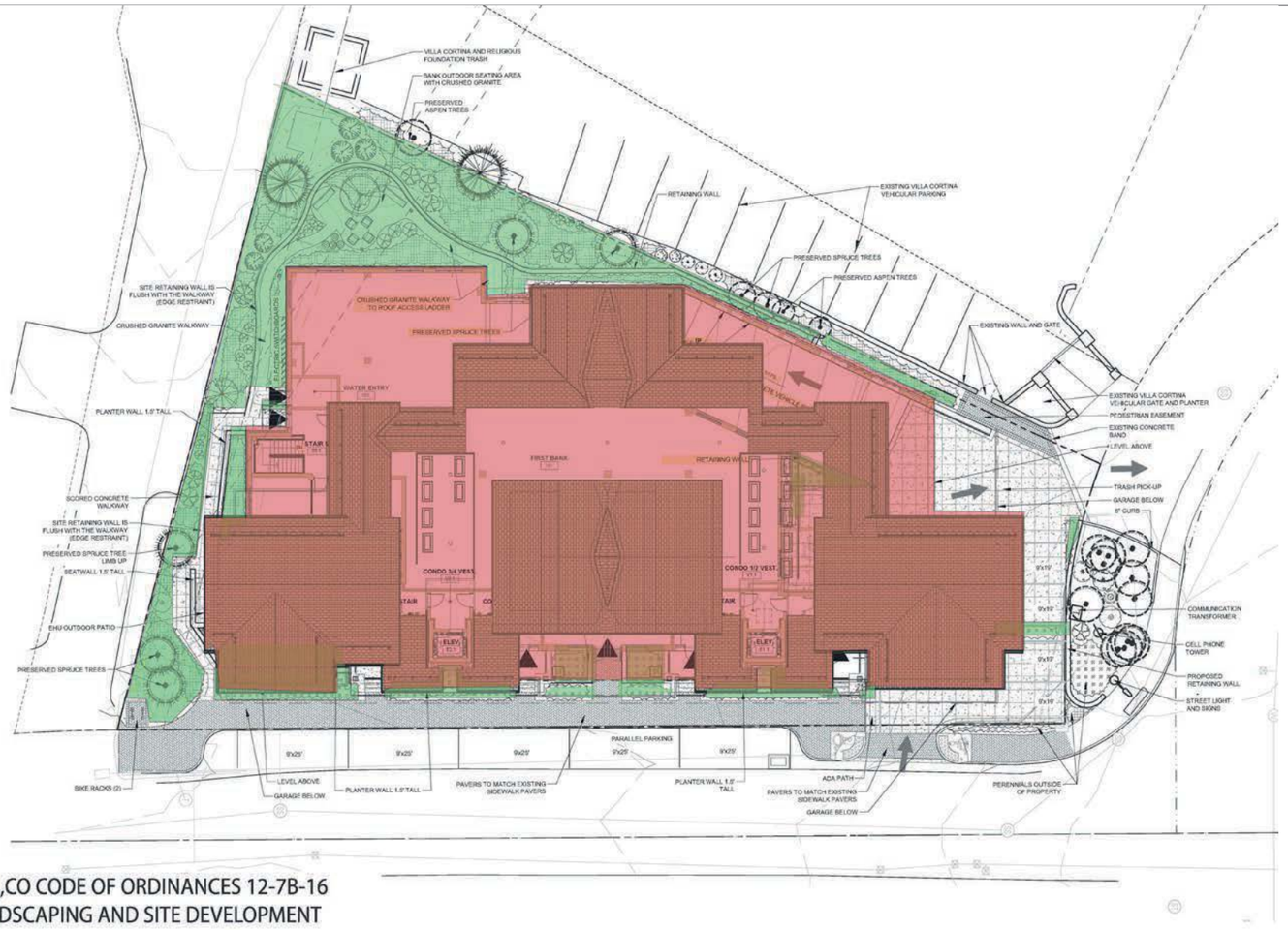
Max Building Coverage- 80%= 16,955.2 SF

Building Coverage
8,593.94 SF= 40.54%% of site

Landscape Coverage
4,502 SF= 21.2% of the site

0 5' 10' 20'

PROPOSED BUILDING AND LANDSCAPE COVERAGE



VAIL,CO CODE OF ORDINANCES 12-7B-16
LANDSCAPING AND SITE DEVELOPMENT

No reduction in landscape area shall be permitted without sufficient cause shown by the applicant or as specified in the Vail Village design consideration as adopted in 12-7B-20 of this article.

Total Area of Site= 21,194 SF

0 5' 10' 20'

Max Building Coverage-80%= 16,955.2 SF

Building Coverage
14,859 SF=70% of site

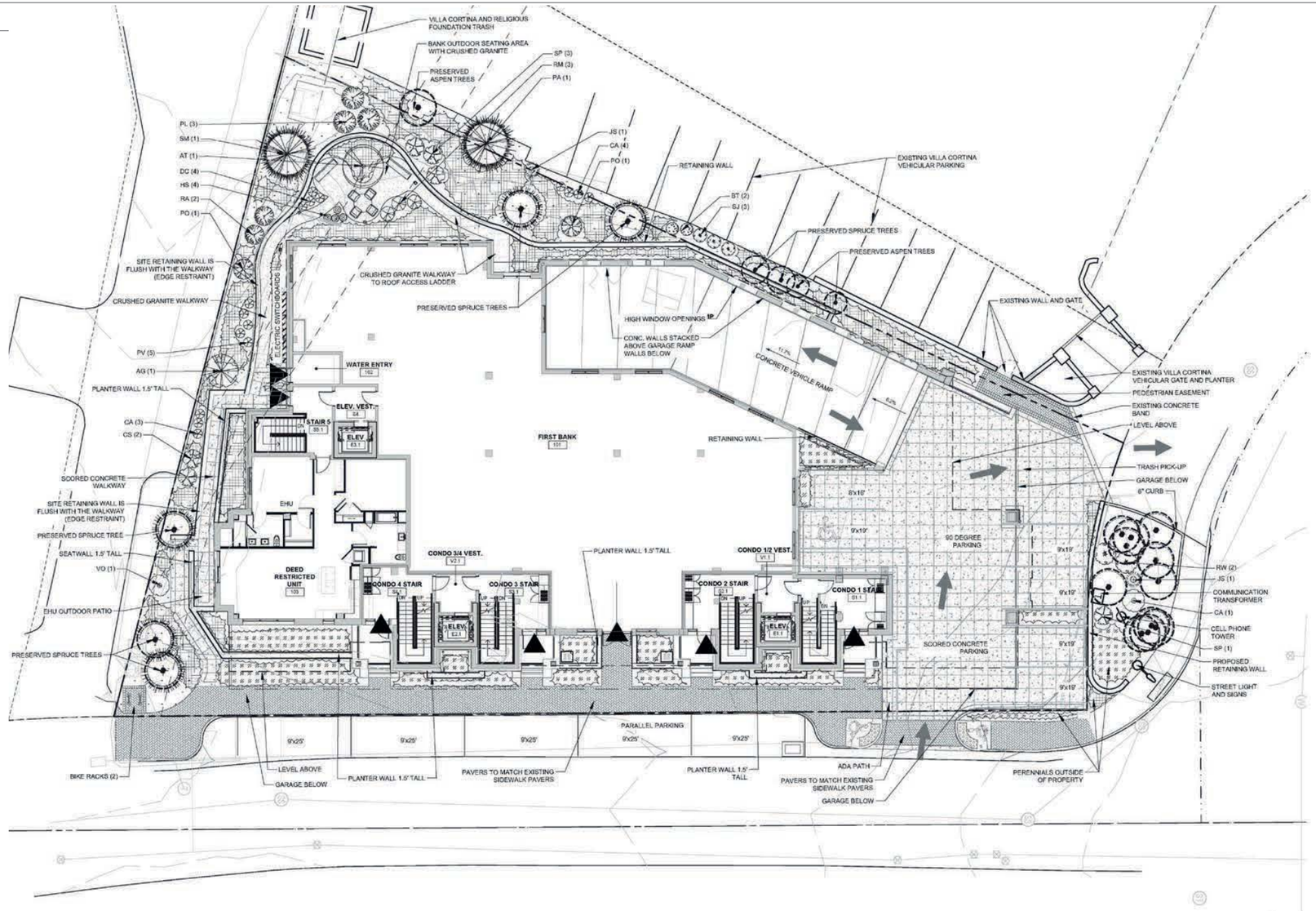
Landscape Coverage
4,581 SF= 21.6% of site

PAVERS TO MATCH EXISTING PAVERS
QTY: 1,639 SF

SCORED 3'X3' CONC. PAVING
QTY: 3,820 SF

CRUSHER FINES
QTY: 385 SF

PLANTING PLAN



PLANT SCHEDULE

Deciduous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	AG	*Acer ginnala 'Flame'*	Amur Maple (Multi - Stem)	1	10' Ht. B&B Clump	as shown	Multi-Stem B&B Clump
	AT	*Acer tataricum 'Garnet'*	Hot Wings Maple	1	2" Cal.	as shown	

Coniferous Trees

Symbol		Botanical	Description	QTY	Size	Spacing	Comments
	PA	*Pinus aristata*	Bristlecone Pine	1	10' Ht.	as shown	
	SM	*Pseudotsuga menziesii*	Douglas Fir	1	10' HT	as shown	

Shrubs

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	BT	*Berberis thunbergii 'Orange Rocket'*	Orange Rocket Barberry	2	5 gal.	as shown	
	CA	*Cornus alba 'Elegantissima'*	Variegated Dogwood	1	5 gal.	as shown	
	CS	*Cornus stolonifera 'Kelseyi'*	Dwarf Red-Osier Dogwood	2	5 gal.	as shown	
	JS	*Juniperus sabina 'Buffalo'*	Buffalo Juniper	2	5 gal.	as shown	
	PL	*Philadelphus lewisii*	Mock Orange	3	5 gal.	as shown	
	PO	*Physocarpus opulifolius 'Monlo' Diabolo*	Diabolo Ninebark	2	5 gal.	as shown	
	RA	*Rhus aromatica*	Fragrant Sumac	2	5 gal.	as shown	
	RM	*Rosa 'Morden Sunrise'*	Morden Sunrise Rose	3	5 gal.	as shown	
	RW	*Rosa woodsii*	Woods Rose	2	5 gal.	as shown	
	SJ	*Spiraea japonica 'Goldflame'*	Goldflame Spirea	3	5 gal.	as shown	
	SP	*Syringa patula 'Miss Kim'*	Miss Kim Lilac	5	5 gal.	as shown	
	VO	*Viburnum opulus 'Roseum'*	Snowball Viburnum	1	5 gal.	as shown	

Grasses

Symbol		Botanical	Common Name	QTY	Size	Spacing	Comments
	DC	*Deschampsia cespitosa 'Northern Lights'*	Tufted Hair Grass	4	5 gal.	as shown	
	CA	*Calamagrostis acutiflora 'Karl Forrester'*	Karl Forester Feather Reed Grass	7	5 gal.	as shown	
	HS	*Helictotrichon sempervirens*	Blue Avena Grass	4	5 gal.	as shown	
	PV	*Panicum virgatum 'Cloud Nine'*	Tall Switch Grass	5	5 gal.	as shown	

Perennials

Symbol	Common Name	Total Area	Container Size	QTY	Spacing
	Mixed Species (See SunPart Sun Perennial List)	1,326 SF	1 gal.	916	15" OC
	Shady Perennials (See Shady Perennial List)	681 SF	1 gal.	403	15" OC

Groundcover

Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Native Seed	2,619 SF	Multi-color High Altitude Mix Seed	30 lbs / acre	Arkansas Valley Seed

PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	PERCENTAGE
Achillea 'Summer Wine'	SUMMER WINE YARROW	6%
Aquilegia 'Bluebird'	BLUE BIRD COLUMBINE	8%
Calamintha nepeta 'Blue Cloud'	CALAMINT	5%
Echinacea 'Flame Thrower'	HYBRID CONEFLOWER	10%
Eriogonum umbellatum	SULFUR FLOWER	5%
Gallardia x grandiflora 'Kobold' GOBLIN	GOBLIN BLANKET FLOWER	7%
Geranium 'Johnson's Blue'	JOHNSON'S BLUE GERANIUM	6%
Hemerocallis 'Autumn Red'	RED DAYLILY	10%
Heuchera pulchella	SANDIA MTN.CORAL BELLS	6%
Leucanthemum x superbum	SHASTA DAISY	5%
Liatris spicata 'Kobold'	GAYFEATHER	6%
Monarda didyma 'Pardon My Cense'	RED BEE BALM	4%
Penstemon eatonii	FIRECRACKER PENSTEMON	8%
Penstemon strictus	ROCKY MOUNTAIN PENSTEMON	6%
Salvia nemorosa 'Blue Marvel'	BLUE MARVEL SALVIA	8%

SHADY PERENNIAL PLANT LIST:

BOTANICAL NAME	COMMON NAME	QTY
Bergenia cordifolia	HEARTLEAF SAXIFRAGE	14%
Galium odoratum	SWEET WOODRUFF	15%
Heuchera hybrid	PRIMO 'PEACHBERRY ICE' CORAL BELLS	7%
Heuchera hybrid	DOLCE 'SILVER GUMDROP' CORAL BELLS	7%
Hosta hybrid	'AUGUST MOON' HOSTA	6%
Hosta hybrid	'AUTUMN FROST' HOSTA	6%
Hosta hybrid	'BLUE ANGEL HOSTA	6%
Hosta hybrid	'EMPRESS WU' HOSTA	6%
Hosta hybrid	'WHEEE!' HOSTA	6%
Ligularia hybrid	'BOTTLE ROCKET' LIGULARIA	8%
Sedum ternatum	WOODLAND STONECROP	8%
Tiarella 'Cutting Edge'	'CUTTING EDGE' FOAMFLOWER	10%

TREE PRESERVATION AND REMOVAL

EXISTING TREES= 33 TREES

Deciduous Tree Preserved=3 Tree
Evergreen Trees Preserved=7 Trees
TOTAL TREES PRESERVED= 10 TREES

Proposed Deciduous Trees= 2 TREES
Proposed Evergreen Trees= 2 Trees
TOTAL PROPOSED TREES= 4 TREES

TOTAL TREES ON PROPOSED LANDSCAPE SITE PLAN= 14 TREES

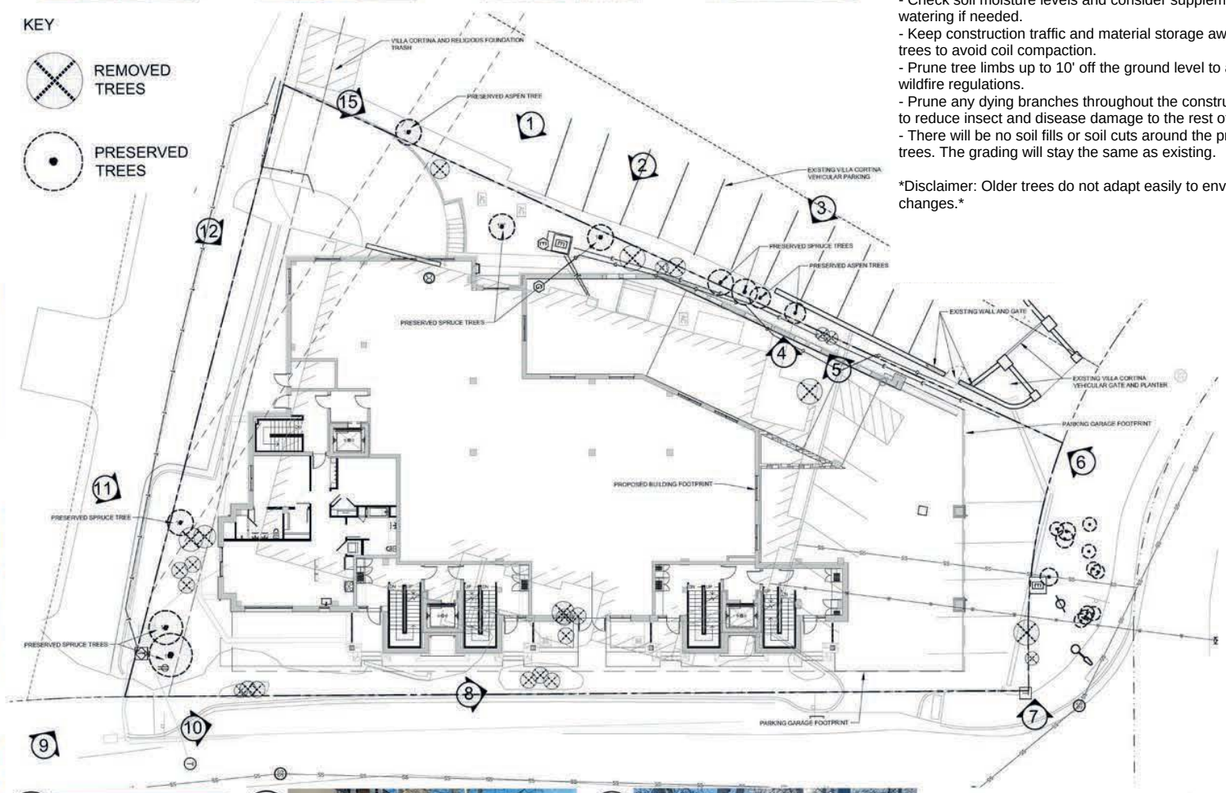
ACCOMODATIONS TO PRESERVE TREES:
- Tag all preserved Trees
- Apply layer of mulch around the base of the trees to maintain soil moisture and protect exposed roots.
- Fence around each tree to 1' past the dripline.
- Check soil moisture levels and consider supplemental watering if needed.
- Keep construction traffic and material storage away from the trees to avoid coil compaction.
- Prune tree limbs up to 10' off the ground level to address wildfire regulations.
- Prune any dying branches throughout the construction period to reduce insect and disease damage to the rest of the trees.
- There will be no soil fills or soil cuts around the preserved trees. The grading will stay the same as existing.

Disclaimer: Older trees do not adapt easily to environmental changes.

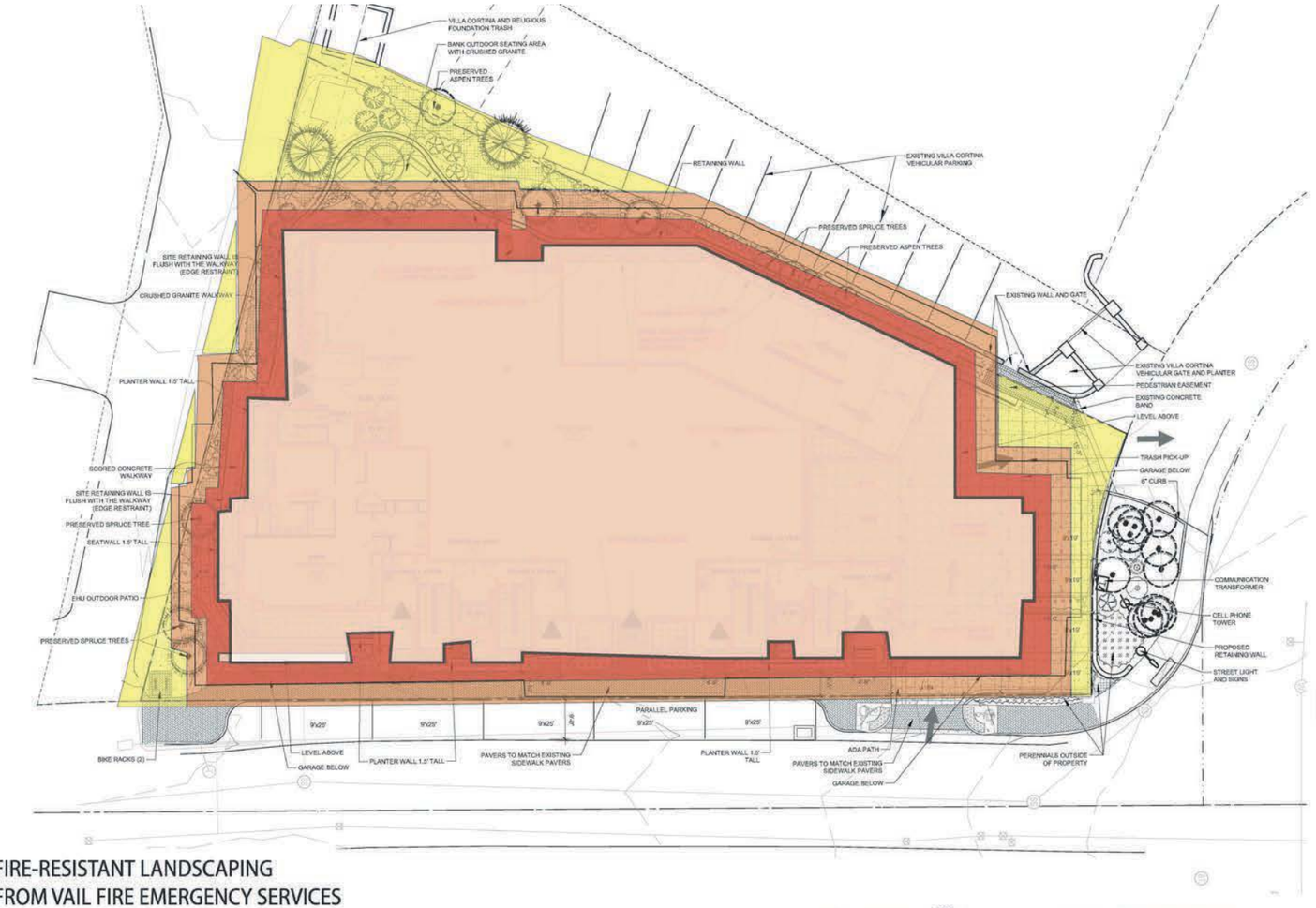
KEY

REMOVED TREES

PRESERVED TREES



FIRE-RESISTANT LANDSCAPE PLAN



FIRE-RESISTANT LANDSCAPING
FROM VAIL FIRE EMERGENCY SERVICES

Less than 5' clearance from structure: Gravel, pavers, short mowed grass, perennials

More than 5' clearance from structure: Grasses, Shrubs

More than 10' clearance from structure: Trees

PLANT PALETTE WITH XERIC EMPHASIS

SHADE AND ORNAMENTAL TREES

Amur Maple
Acer ginnala

Hot Wings Maple
Acer tataricum

EVERGREEN TREES

Douglas Fir
Pseudotsuga menziesii

Bristlecone Pine
Pinus aristata

FULL TO PART SUN PERENNIALS

Summer Wine Yarrow
Achillea 'Summer Wine'

Blue Bird Columbine
Aquilegia 'Bluebird'

Calamint
Calamintha nepeta

Hybrid coneflower
Echinacea 'Flame Thrower'

Sulfur Flower
Eriogonum umbellatum

Blanket Flower
Gaillardia aristata

Johnson's Blue Geranium
Geranium ' Johnson's Blue'

Red Daylily
Hemerocallis 'Autumn Red'

Sandia Mtn. Coral Bells
Heuchera pulchella

Shasta Daisy
Leucanthemum x superbum

Gayfeather
Liatris spicata 'Kobold'

Red Bee Balm
Monarda didyma 'Pardon My Cerise'

Firecracker Penstemon
Penstemon eatonii

Rocky Mountian Penstemon
Penstemon strictus

Blue Marvel Salvia
Salvia nemorosa 'Blue Marvel'

SHRUBS

Orange Rocket Barberry
Berberis thunbergii 'Orange Rocket'

Dwarf Red-Osier Dogwood
Cornus stolonifera 'Kelsey'

Buffalo Juniper
Juniperus sabina 'Buffalo'

Mock Orange
Philadelphus lewisii

Diabolo Ninebark
Physocarpus opulifolis 'Diabolo'

Fragrant Sumac
Rhus aromatic

Morden Sunrise Rose
Rosa 'Moden Sunrise'

Woods Rose
Rosa woodsii

Goldflame Spirea
Spirea japonica 'Goldflame'

Miss Kim Lilac
Syringa pubescens subsp. patula 'Miss Kim'

Snowball Viburnum
Viburnum opulus 'Roseum'

Variegated Red Twig Dogwood
Cornus alba 'Elegantissima'

FULL TO PART SHADE PERENNIALS

Heartleaf Saxifrage
Bergenia cordifolia

Sweet Woodruff
Galium odoratum

Primo 'Peachberry Ice' Coral Bells
Heuchera hybrid

Dolce 'silver Gumdrop' Coral Bells
Heuchera hybrid

'Autumn Frost' Hosta
Hosta Hybrid

'Empress Wu' Hosta
Hosta Hybrid

'Wheee' Hosta
Hosta Hybrid

'Bottle Rocket' Ligularia
Ligulara hybrid

Woodland Stonecrop
Sedum ternatum

'Cutting Edge' Foamflower
Tiarella 'Cutting Edge'

SEED MIX

Multi-Color High Altitude Mix
30% Ephraim Crested Wheatgrass
25% Sheep Fescue
15% Perennial Rye
10% Fults Alkaligrass
5% Rocky Mountain Wildflower Mix

SEDUM GREEN ROOF

ORNAMENTAL GRASSES

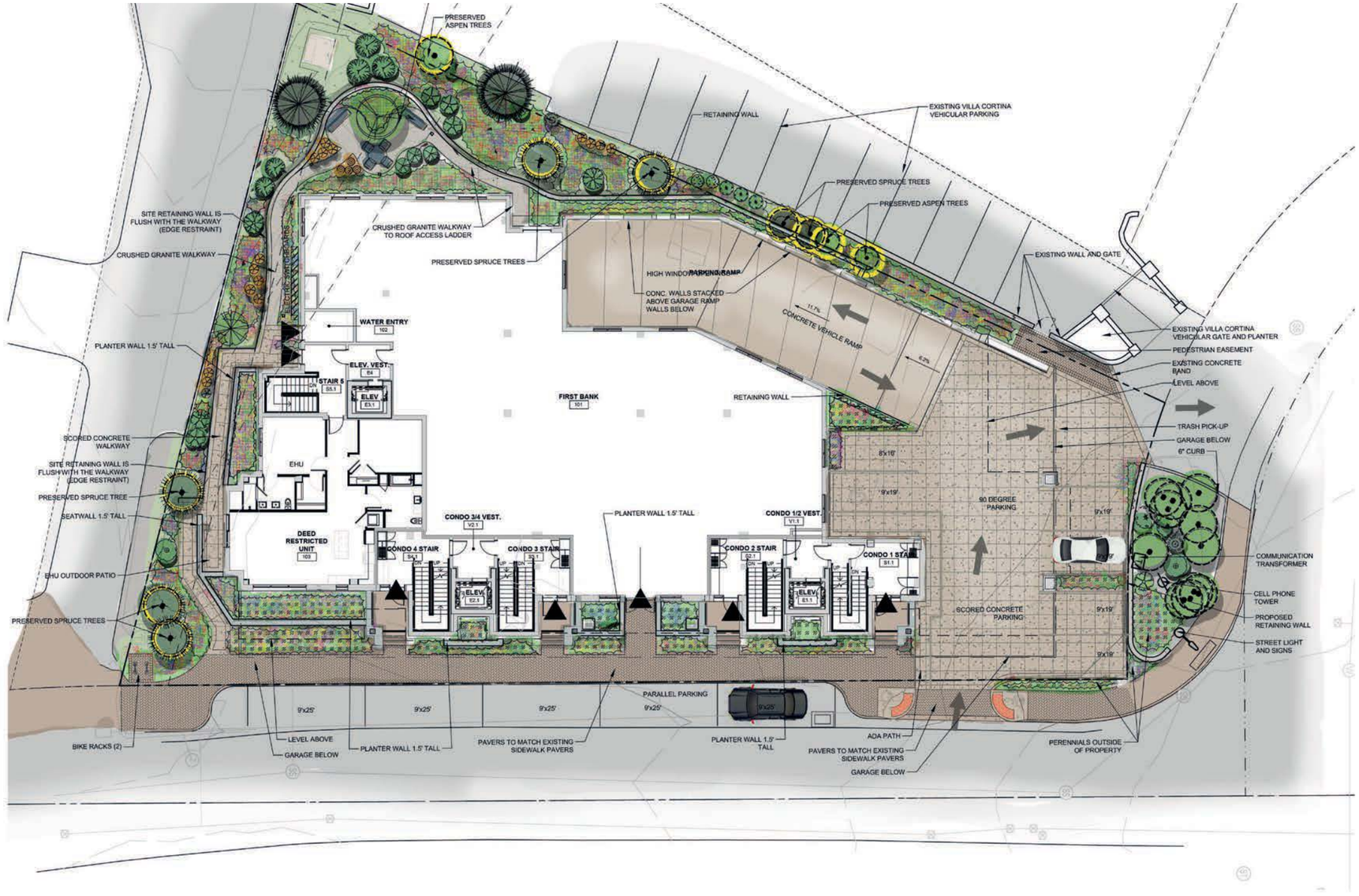
Karl Foerster Feather Reed Grass
Calamagrostis x acutiflora

Blue Avena Grass
Helictotrichon sempervirens

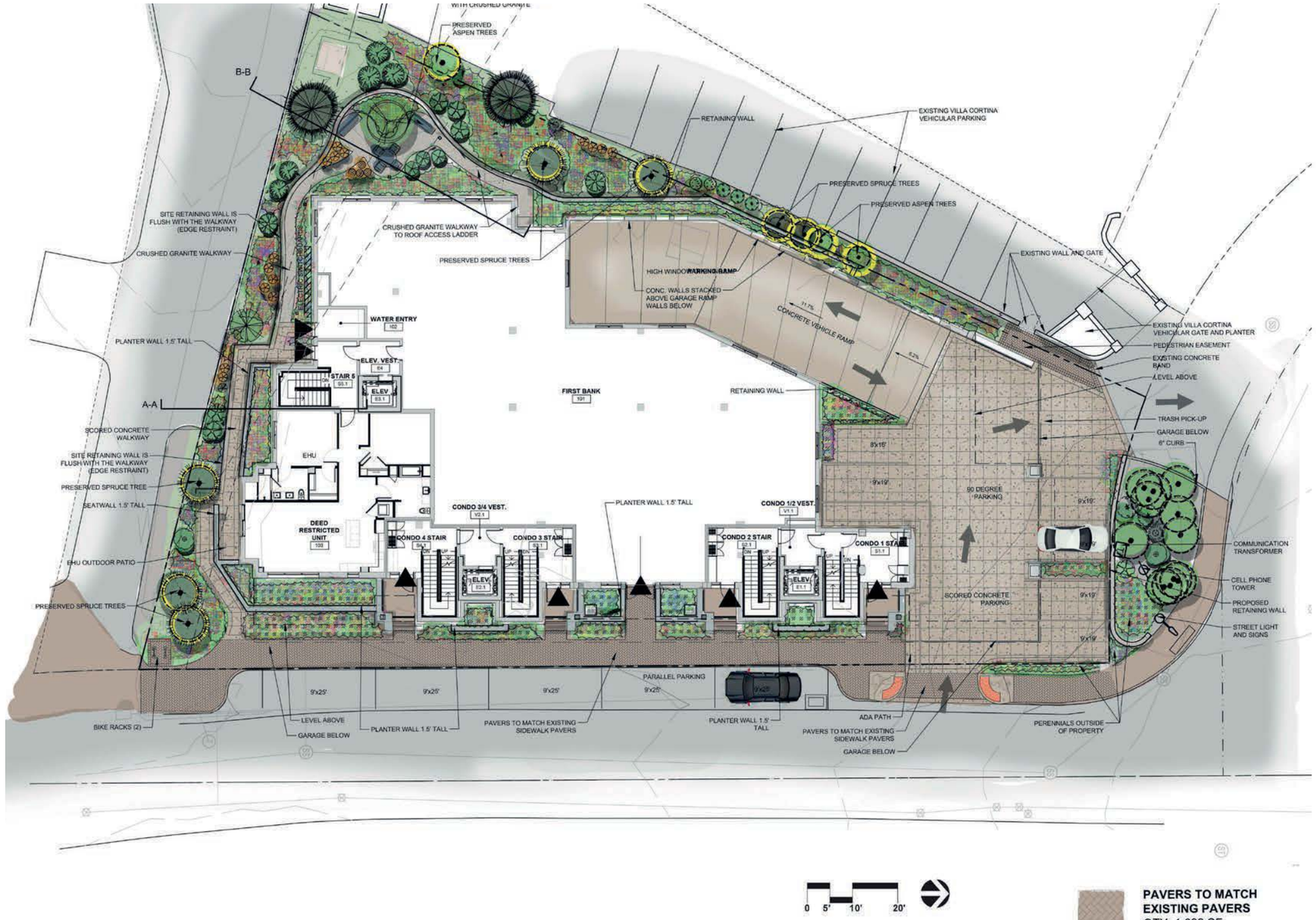
Tufted Hair Grass
Deschampsia cespitosa ' Northern Lights'

Tall Switch Grass
Panicum virgatum 'Cloud Nine'

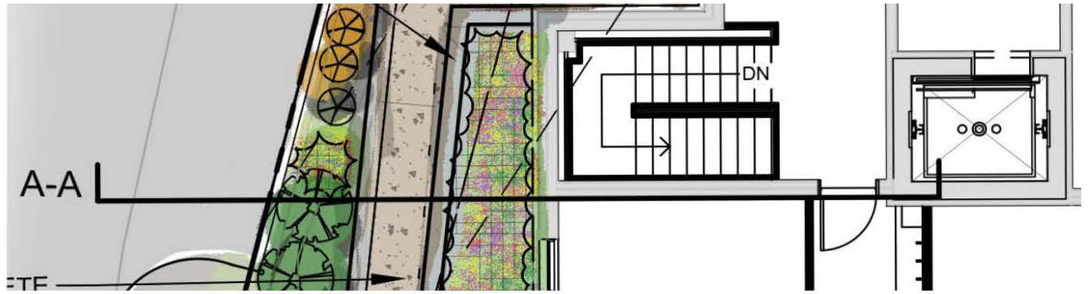
SITE AND LANDSCAPE PLAN

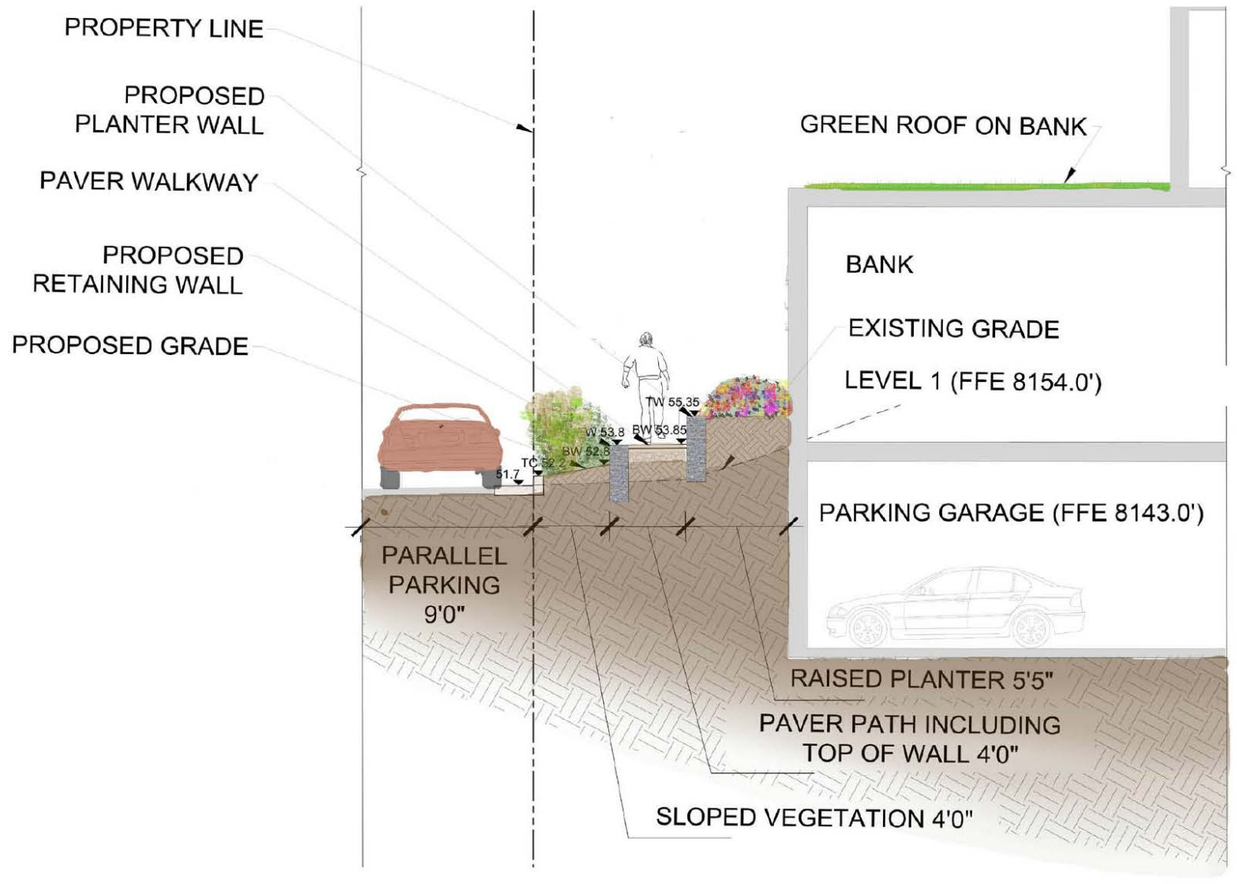


LANDSCAPE SECTIONS - KEY

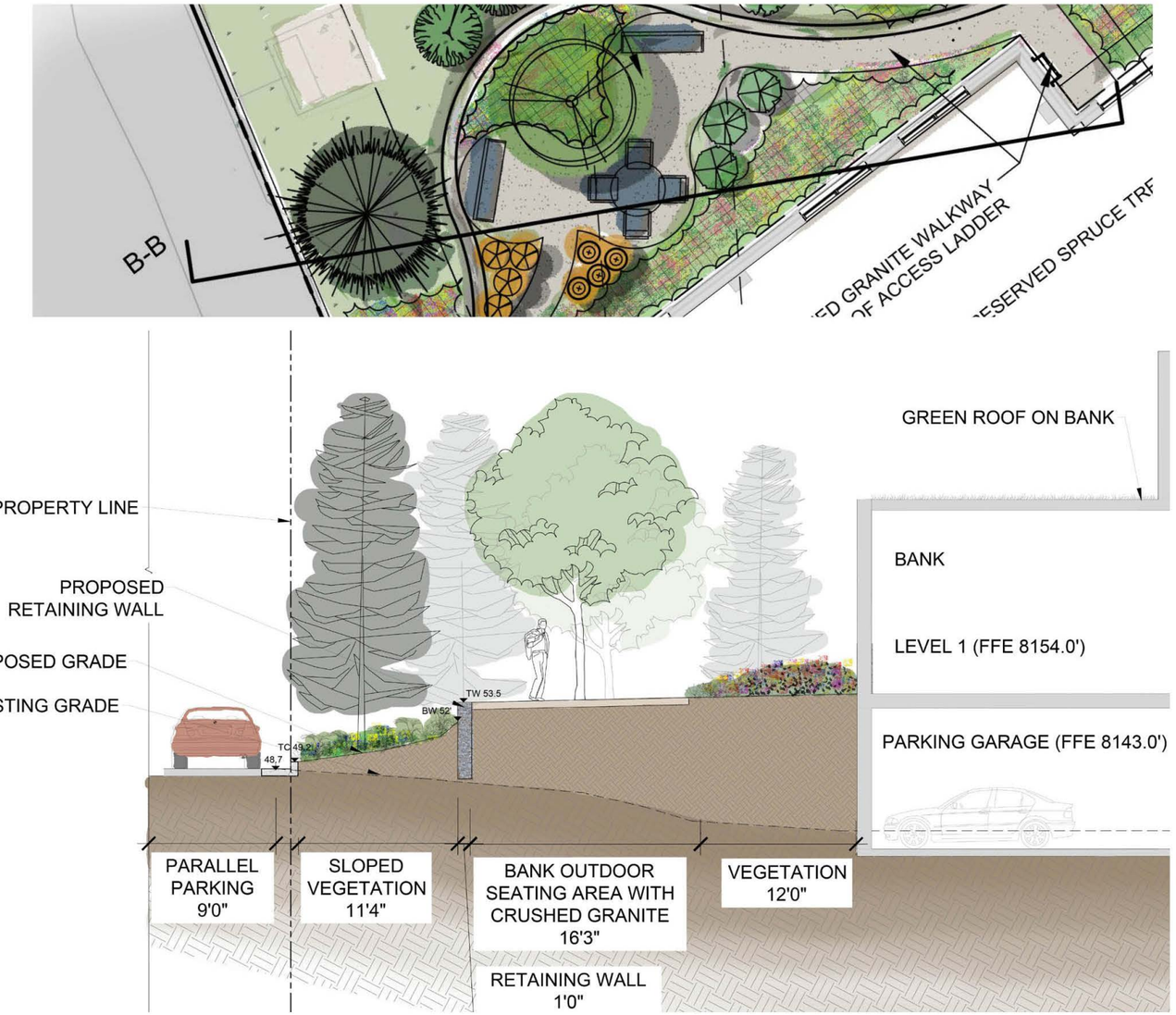


SECTION A-A - SOUTH WALKWAY



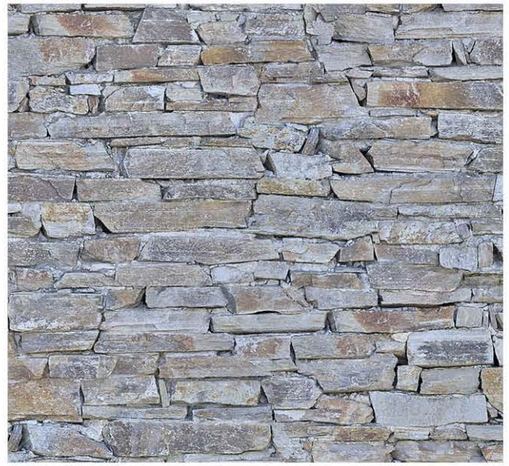


SECTION B-B - OUTDOOR PATIO



B-B BANK OUTDOOR PATIO SECTION

CONTEXTUAL DESIGN VOCABULARY



STONE VENEER FOR THE PLANTER WALLS AND RETAINING WALLS

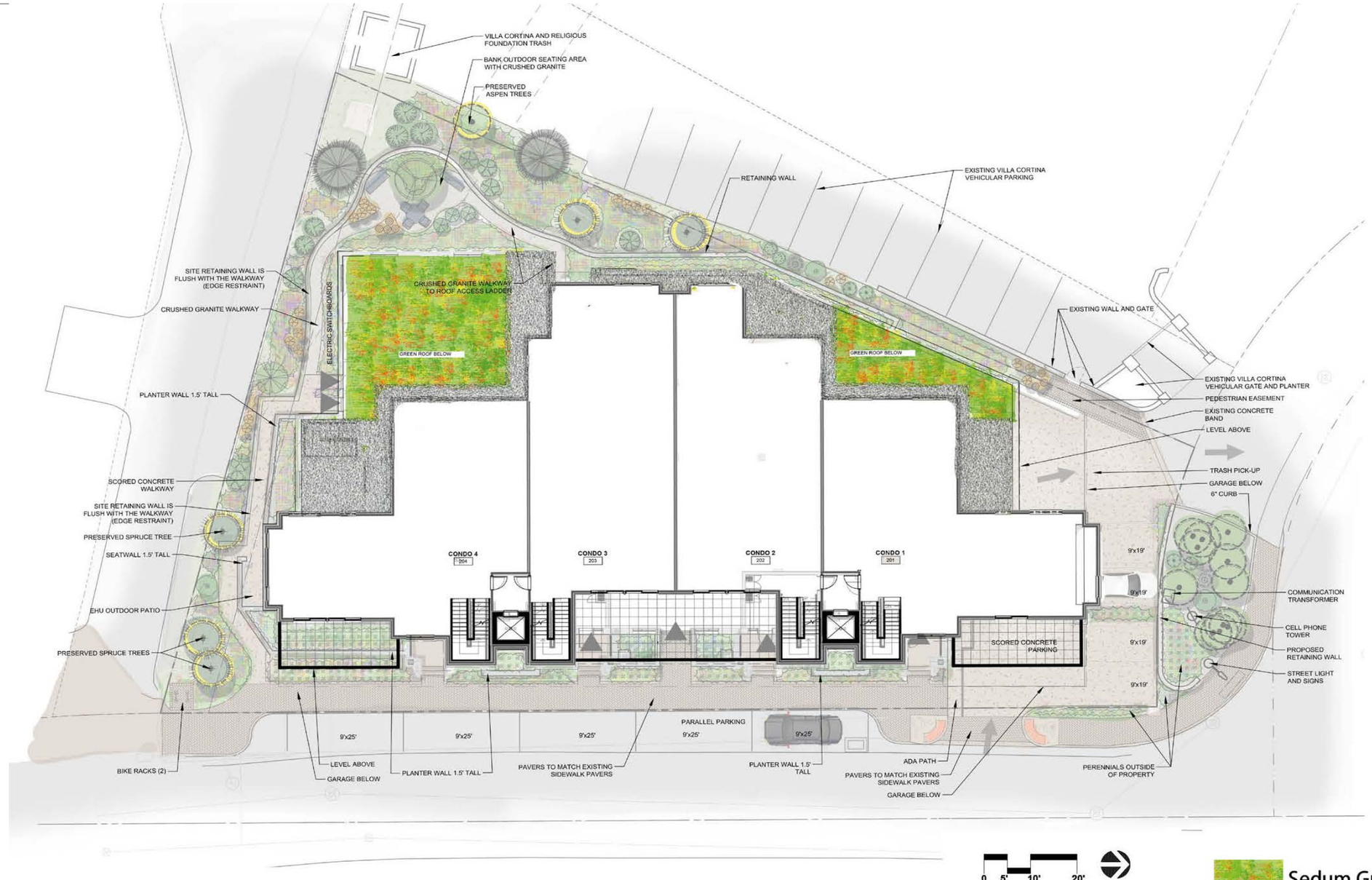
STONE VENEER AND CAP FOR THE PLANTER WALLS AND RETAINING WALLS

PROPOSED PAVERS FOR THE PEDESTRIAN EASEMENT AND FRONT SIDEWALK TO MATCH THE EXISTING SIDEWALK PAVERS

PROPOSED CRUSHED GRANITE FOR THE SOUTHWEST WALKWAY AND BANK OUTDOOR SEATING AREA

PROPOSED SCORED CONCRETE FOR THE PARKING LOT

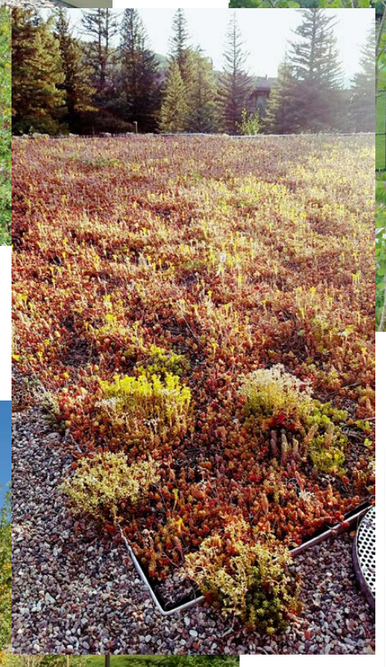
SECOND FLOOR EXTERIOR PLAN

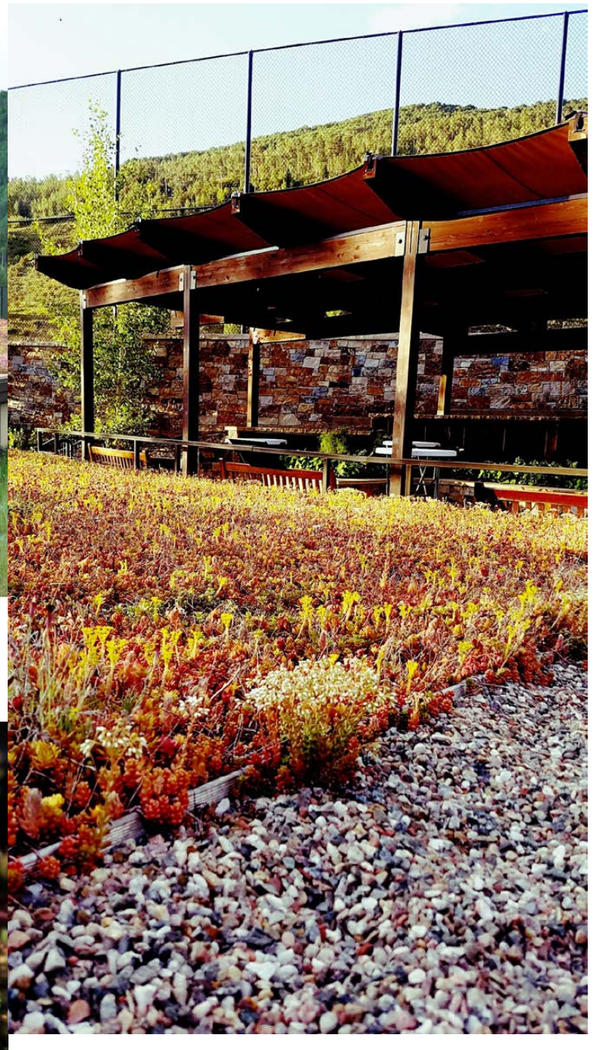


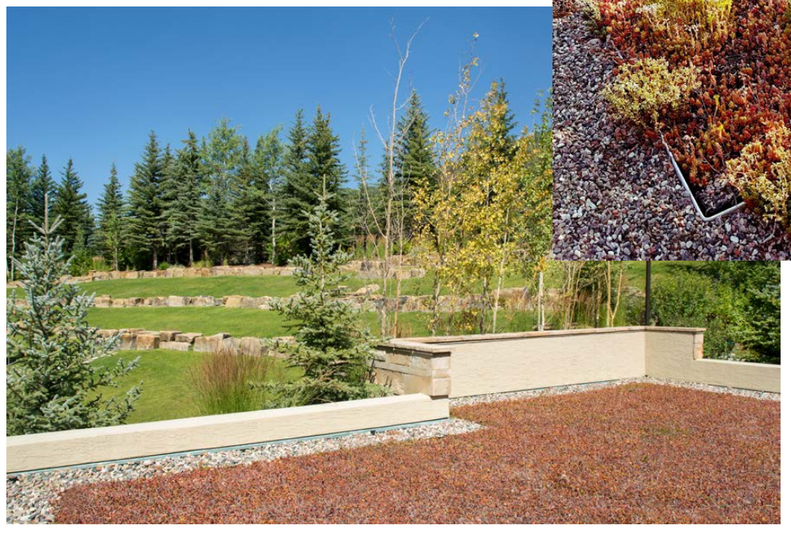
Sedum Green Roof= 1,486 SF

Ballasted Roof= 1,235 SF

SEDUM GREEN ROOF EXAMPLES FROM VAIL

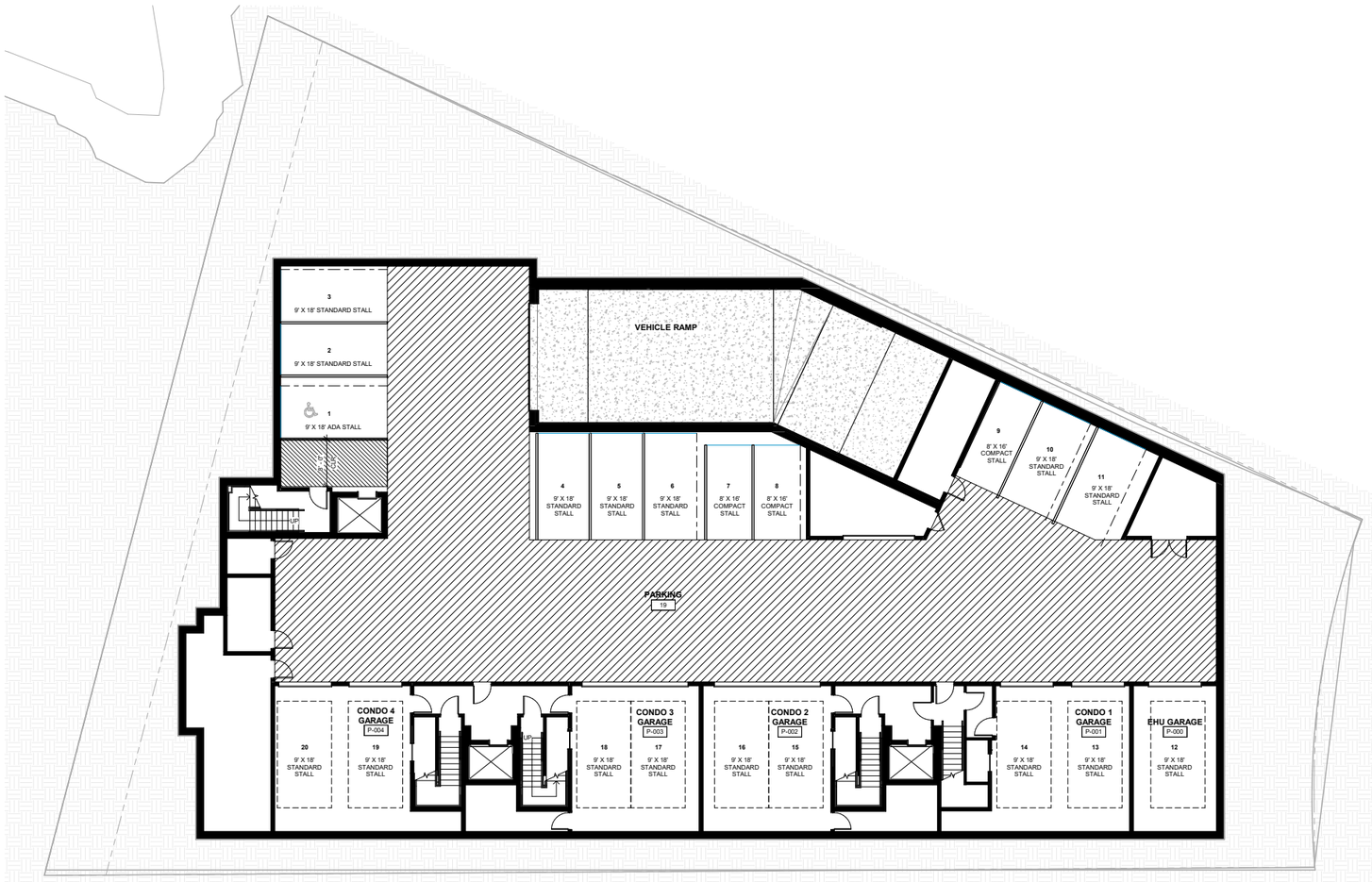






*Sedum changes color and character across seasons, adding visual interest at different times of year

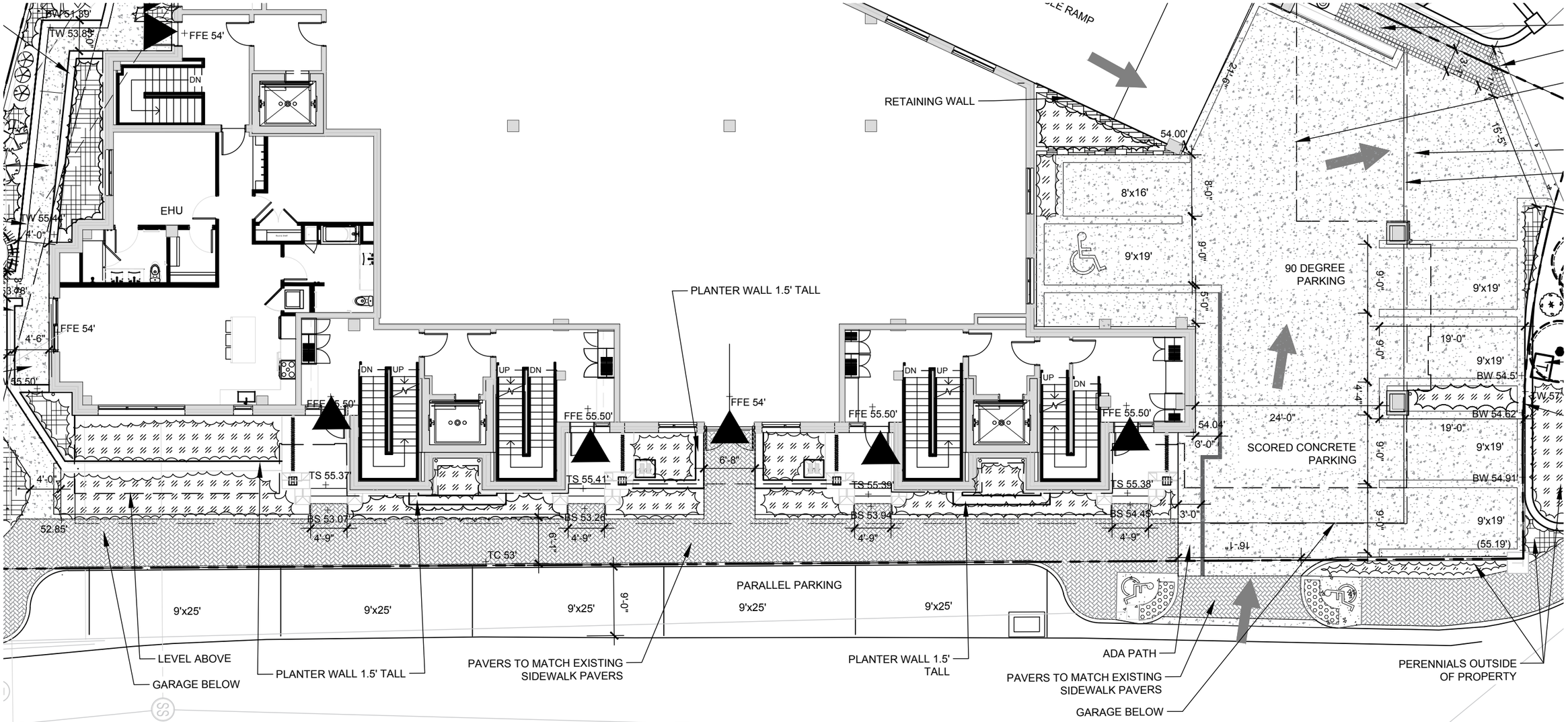
PARKING PLAN & ANALYSIS - GARAGE



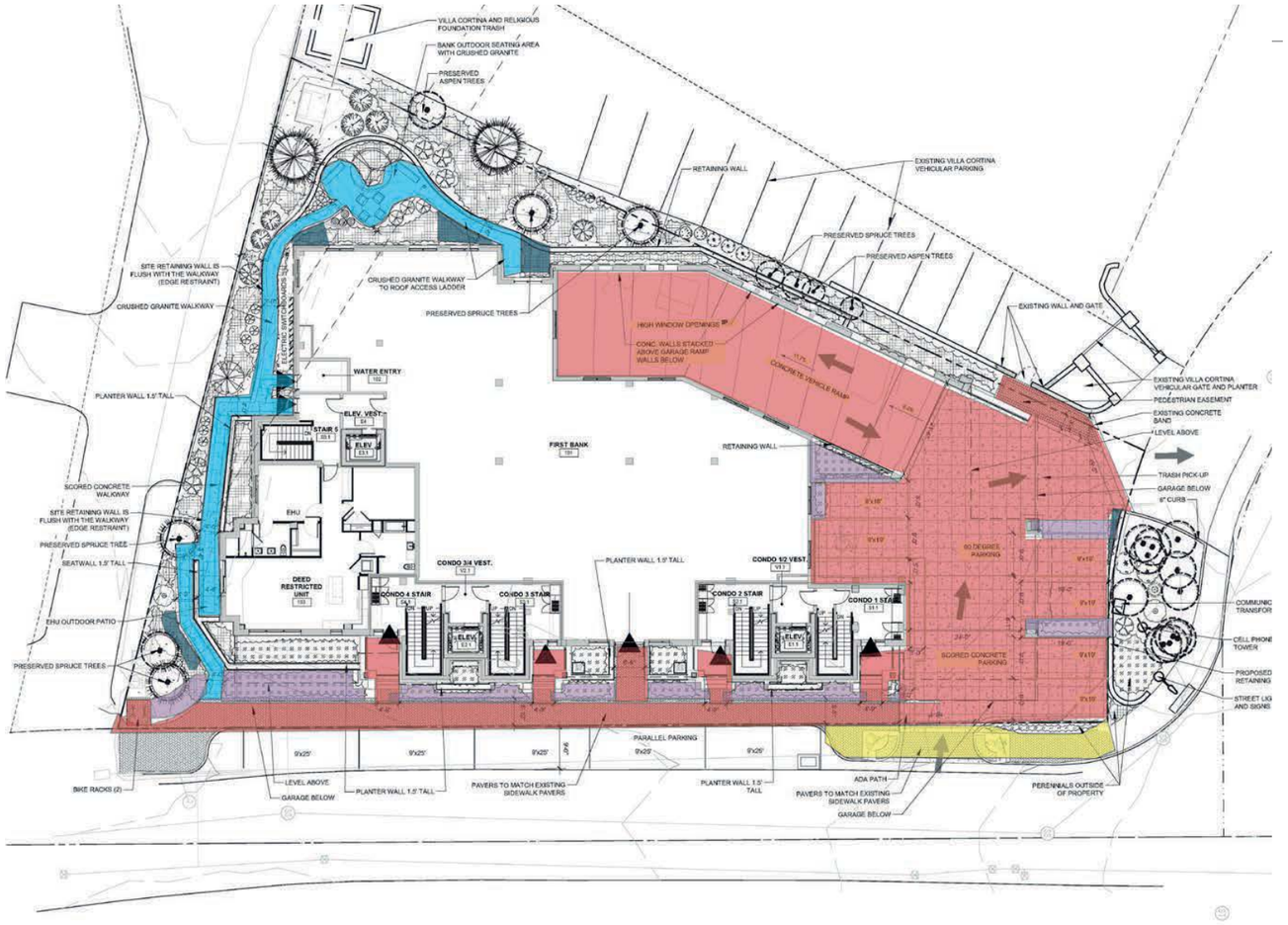
Use	Parking Requirements-CC1	Number of Units	Spaces Required
Dwelling Unit (DU)	1.4 spaces per unit	4 Dwelling DUs	5.4 spaces
Employee Housing Unit (EHU)	1.4 spaces per unit	1 EHU	1.4 spaces
Banks and Financial Institutions	3.7 space per 1,000 square feet of net floor area	5,360 sf	20 spaces
Parking Required			27 spaces
Total Provided			26 spaces
Parking Spaces Above/Below Requirement:			1 space below the requirement

** 5 parallel parking spaces to be preserved in the Town of Vail's right-of-way, but do not count towards the parking requirement.*

PARKING PLAN & ANALYSIS - SURFACE



SNOWMELT SITE PLAN



Total Area of Site= 21,194 SF

0 5' 10' 20'

Snow Melt Area= 6,562 SF= 31% of site

Snow Removal Area= 828 SF=4% of site

Snow Storage Area= 656 SF= 10% of Snow Melt Area

Snow Storage Area= 248 SF= 30% of Snow Removal Area

Snow Melt Area in ROW= 443 SF

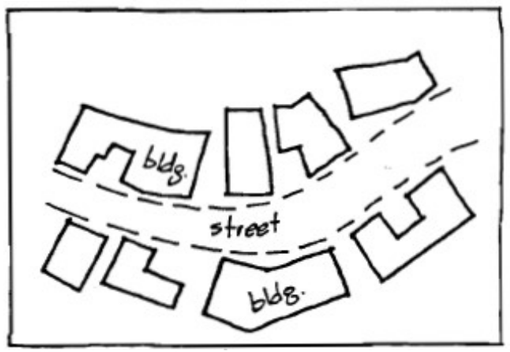
PAVERS TO MATCH EXISTING PAVERS
QTY: 1,639 SF

SCORED 3'X3' CONC. PAVING
QTY: 3,820 SF

CRUSHER FINES
QTY: 385 SF

SNO

STREET EDGE



E. STREET EDGE

Buildings in the Village Core should form a strong but irregular edge to the street.

This is not to imply continuous building frontage along the property line. A strong street edge is important for continuity, but perfectly aligned facades over too long a distance tends to be monotonous. With only a few exceptions in the Village, slightly irregular facade lines, building jogs, and landscape areas, give life to the street and visual interest for pedestrian travel.

Where buildings jog to create activity pockets, other elements can be used to continue the street edge:

- low planter walls
- arcades
- tree planting
- raised decks
- raised sidewalks
- texture changes in ground surface

- ARTICULATED INDIVIDUAL RESIDENCE ENTRIES

- INDIVIDUAL RAISED FRONT PORCHES

- RAISED PLANTERS AND TREES TO COMPLEMENT AND BRING UNIFORMITY TO THE STREETSCAPE ACROSS VAIL ROAD

- IRREGULAR STREET EDGE WITH BUILDING FOOTPRINT STEPPING IN AND OUT

craft

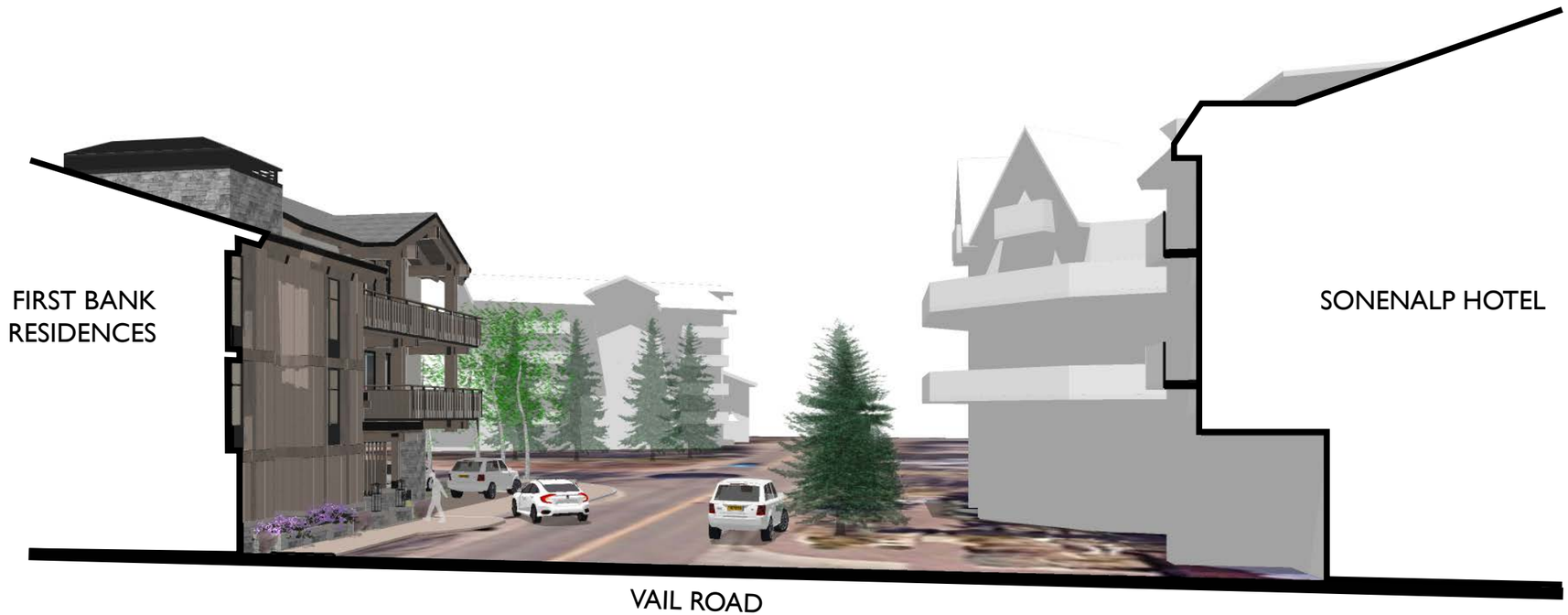
community

density

quality

STREET ENCLOSURE

PROPOSED STREET ENCLOSURE IS FOLLOWING RECOMENDED PROPORTIONS

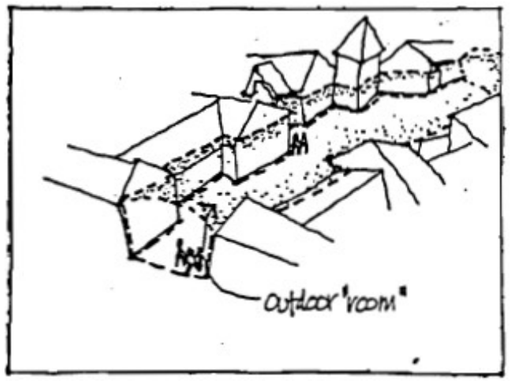


D. STREET ENCLOSURE

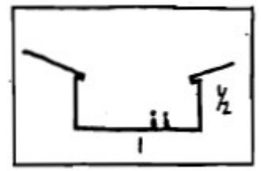
While building facade heights should not be uniform from building to building, they should provide a "comfortable" enclosure for the street.

Pedestrian streets are outdoor rooms whose walls are formed by the buildings. The shape and feel of these 'rooms' are created by the variety of heights and massing (three-dimensional variations) which give much of the visual interest and pedestrian scale unique to Vail.

Very general rules, about the perception of exterior spaces have been developed (empirically) by designers, based on the characteristics of human vision.
They suggest that:

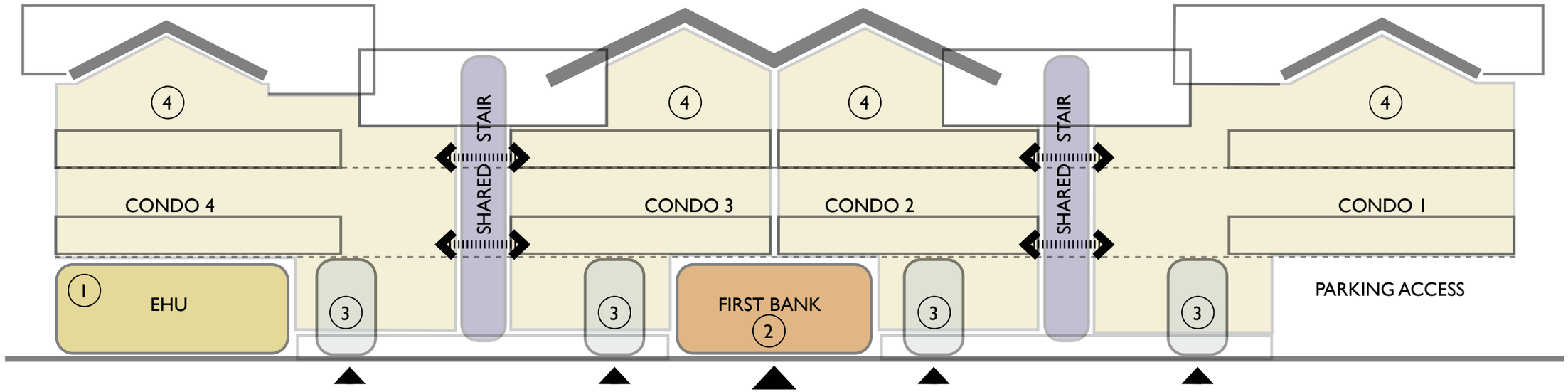


an external enclosure is most comfortable where its walls are approximately ½ as high as the width of the space enclosed;

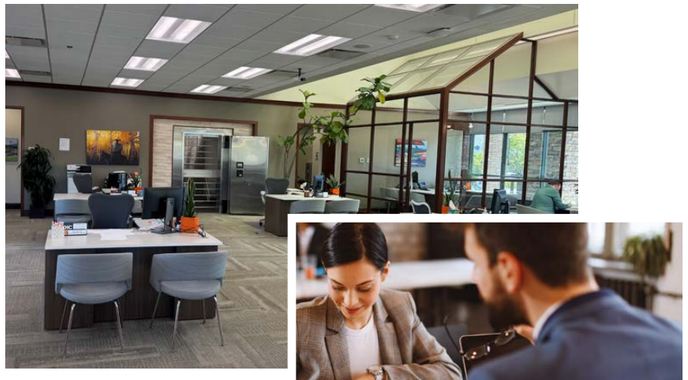


DENSITY/COMMUNITY

CONTEXT APPROPRIATE MASSING WITH MIX OF USES



1 EHU - important mixed use building element activating south east corner



2 First Bank - important community focused function

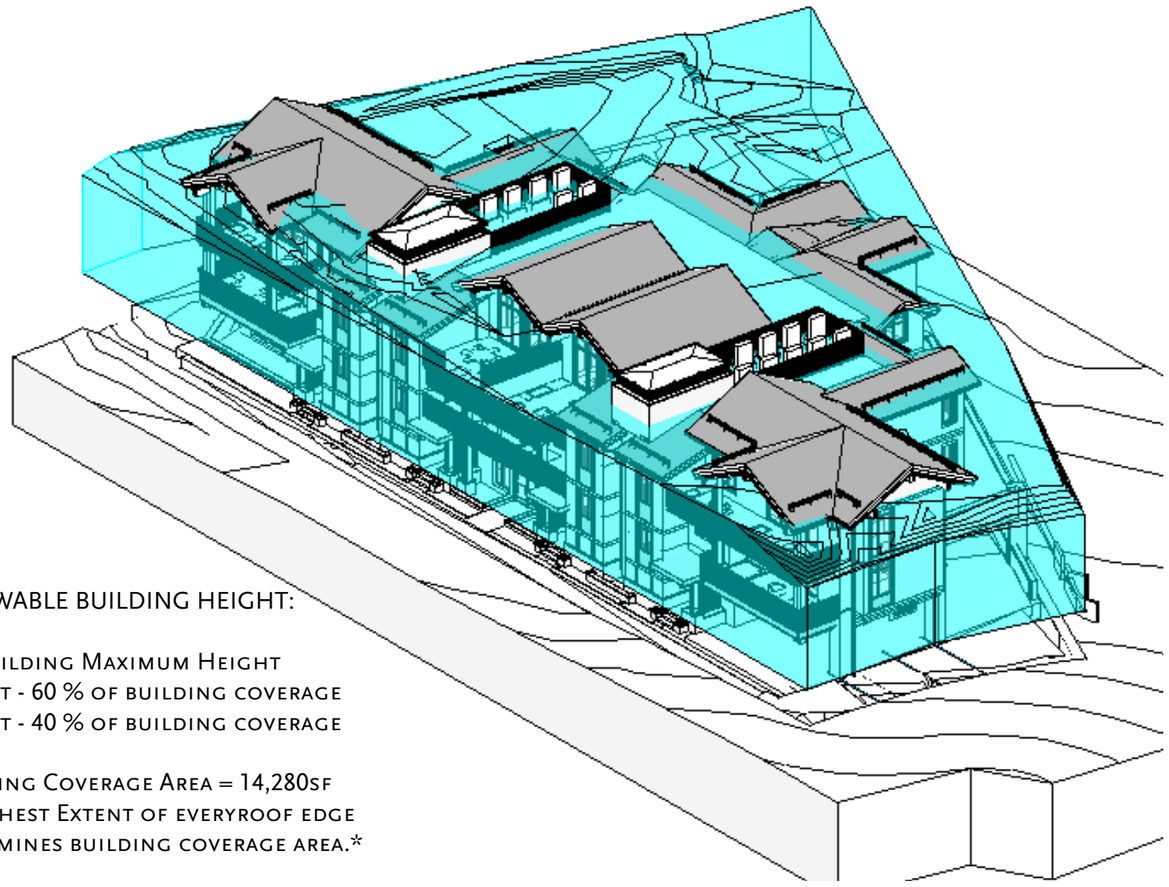
3 Articulated condo front porches activating street realm

4 Residential balconies and transparency interacting with street life

COMMUNITY FOCUSED MIXED USES
WITH RESIDENTIAL FUNCTION ABOVE

ROOF HEIGHT

SITE TOPGRAPHY RAISED 33FT



ALLOWABLE BUILDING HEIGHT:

- BUILDING MAXIMUM HEIGHT
  33 FT - 60 % OF BUILDING COVERAGE
  43 FT - 40 % OF BUILDING COVERAGE

BUILDING COVERAGE AREA = 14,280SF
FURTHEST EXTENT OF EVERYROOF EDGE DETERMINES BUILDING COVERAGE AREA.

PROPOSED ROOF ABOVE 33 FT HEIGHT PLANE:
5,156SF

MAX ALLOWED ABOVE 33 FT PLANE:
5,637 SF

F. BUILDING HEIGHT

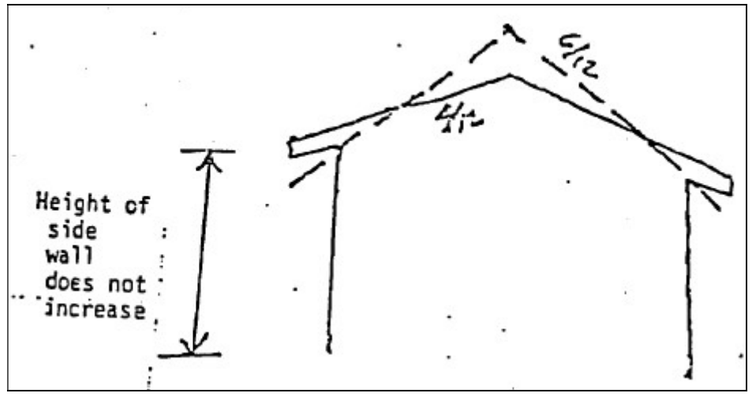
Basically, the Village Core is perceived as a mix of two and three story facades, although there are also four and five story buildings. The mix of building heights gives variety to the street--which is desirable. The height criteria are intended to encourage height and massing variety and to discourage uniform building heights along the street.

The definition of height shall be as it is in the Vail Municipal Code. Building height restrictions in Commercial Core I shall be as follows:
1. Up to 60% of the building (building coverage area) may be built to a height of 33 feel or less.

2. No more than 40% of the building (building coverage area) may be higher than 33 feet, but not higher than 43 feet.

3. Towers, spires, cupolas, chimneys, flagpoles, and similar architectural features not useable as Gross Residential Floor Area may extend above the height limit a distance of not more than twenty-five percent of the height limit nor more than fifteen feet.

4. The above heights are based on an assumed 3 feet in 12 feet or 4 feet in 12 feet roof pitches. To accommodate and encourage steeper roof pitches (up to 6 feet in 12 feet), slight, proportionate height increases could be granted so long as the height of building side walls is not increased (see diagram following).



ROOF COMPOSITION

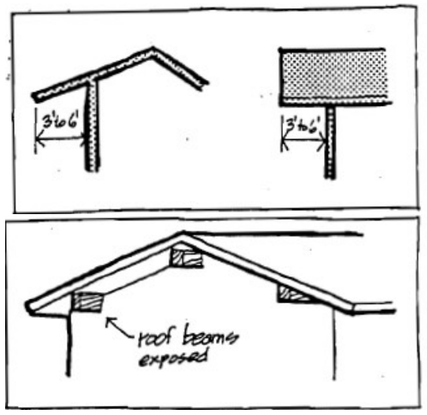
- STEPPED TOWARD WEST TO TRANSITION TO RESIDENTIAL SCALE OF THE NEIGHBOR

- LARGE OVERHANGS

- EXPOSED STRUCTURAL MEMBERS (ROOF BEAMS AND COLUMNS)

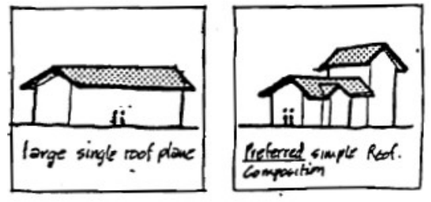
Overhangs
Generous roof overhangs are also an established architectural feature in the Village - a traditional expression of shelter in alpine environments. Roof overhangs typically range from 3 to 6 feet on all edges. Specific design consideration should be given to protection of pedestrian ways adjacent to buildings. Tee falls, snow slides, and runoff hazards can be reduced by roof orientation, gutters, arcades, etc.

Overhang details are treated with varying degrees of ornamentation. Structural elements such as roof beams are expressed beneath the overhangs, simply or decoratively carved. The roof fascia is thick and wide, giving a substantial edge to the roof.



Compositions

The intricate roofscape of the Village as a whole is the result of many individual simple roof configurations. For any single building, a varied but simple composition of roof planes is preferred to either a single or a complex arrangement of many roofs. As individual roofs become more complex, the roof attracts visual attention away from the streetscape and the total roofscape tends toward "busyness" rather than a backdrop composition.



Pitch
Roof slopes in the Village typically range from 3/12 to 6/12, with slightly steeper pitches in limited applications Again, for visual consistency this general 3/12-6/12 range should be preserved. (See Construction below.)

NEIGHBORHOOD FIT

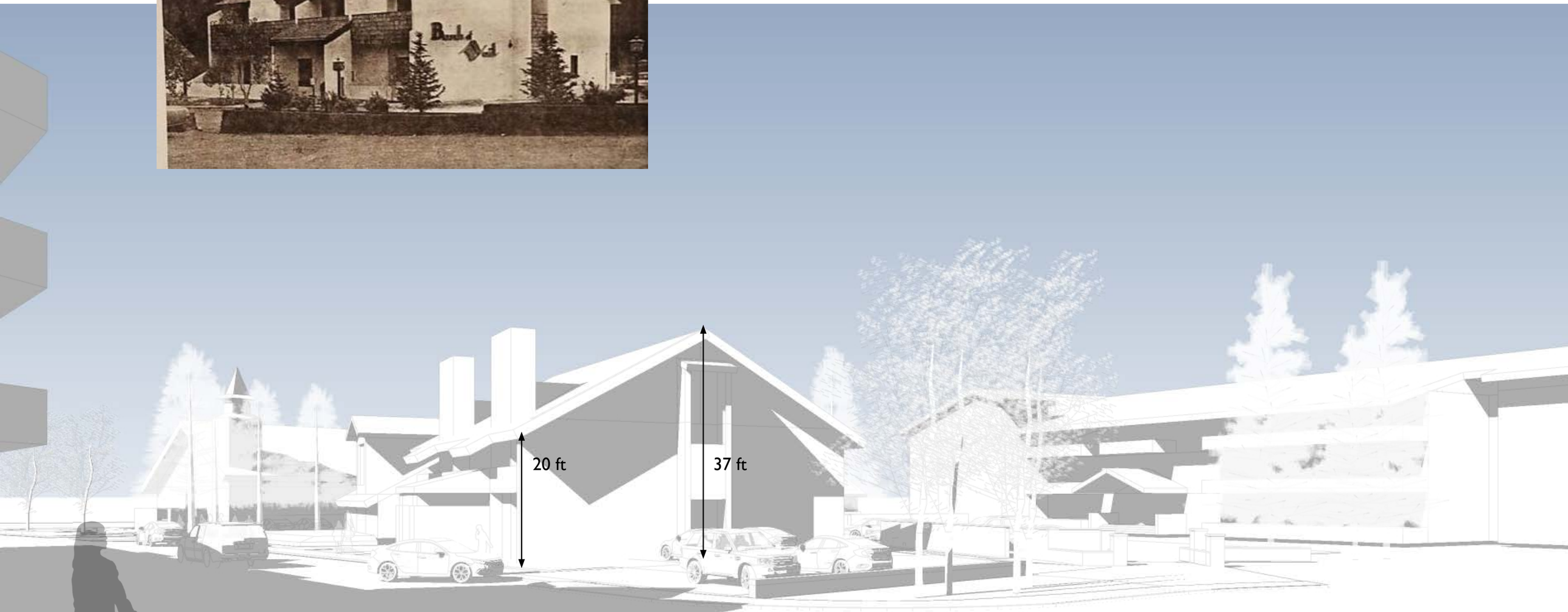
EXISTING BUILDING MASSING - AERIAL VIEW

NEIGHBORHOOD FIT

PROPOSED BUILDING MASSING - AERIAL VIEW

NEIGHBORHOOD FIT

EXISTING BUILDING MASSING
VIEW FROM THE INTERSECTION OF VAIL RD. AND WEST MEADOW DR.

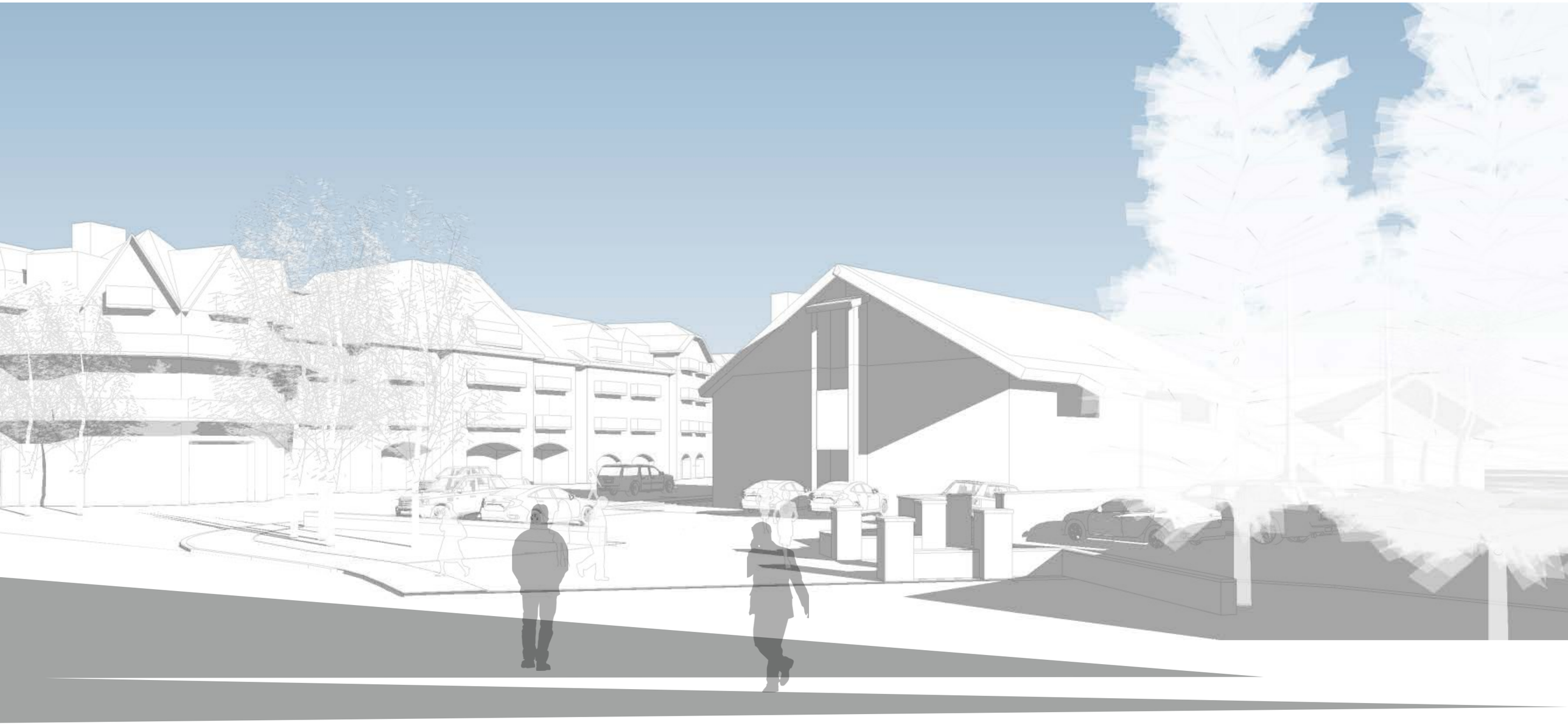


NEIGHBORHOOD FIT

PROPOSED BUILDING MASSING
VIEW FROM THE INTERSECTION OF VAIL RD. AND WEST MEADOW DR.

NEIGHBORHOOD FIT

EXISTING BUILDING MASSING
LOOKING EAST ALONG WEST MEADOWS DR.

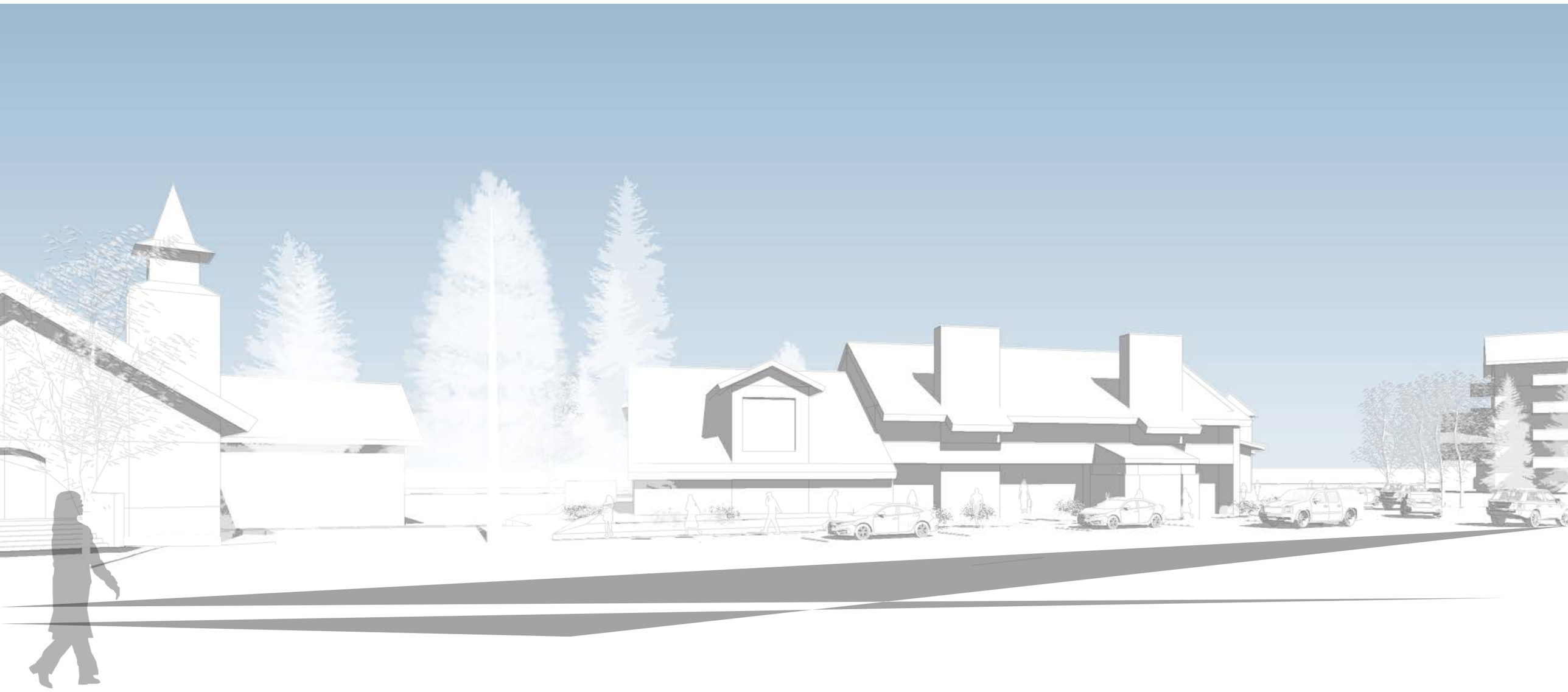


NEIGHBORHOOD FIT

PROPOSED BUILDING MASSING
LOOKING EAST ALONG WEST MEADOWS DR.

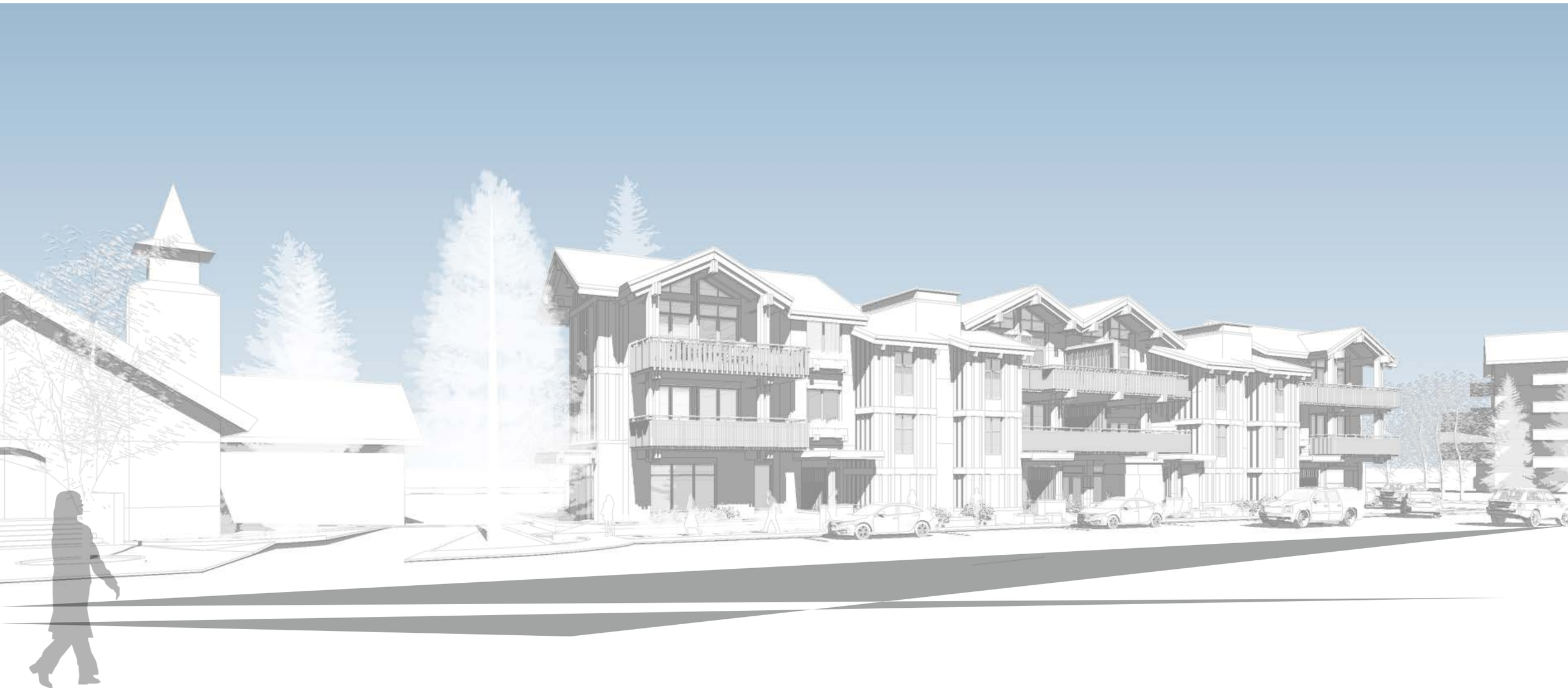
NEIGHBORHOOD FIT

EXISTING BUILDING MASSING
LOOKING NORTH ALONG VAIL RD.



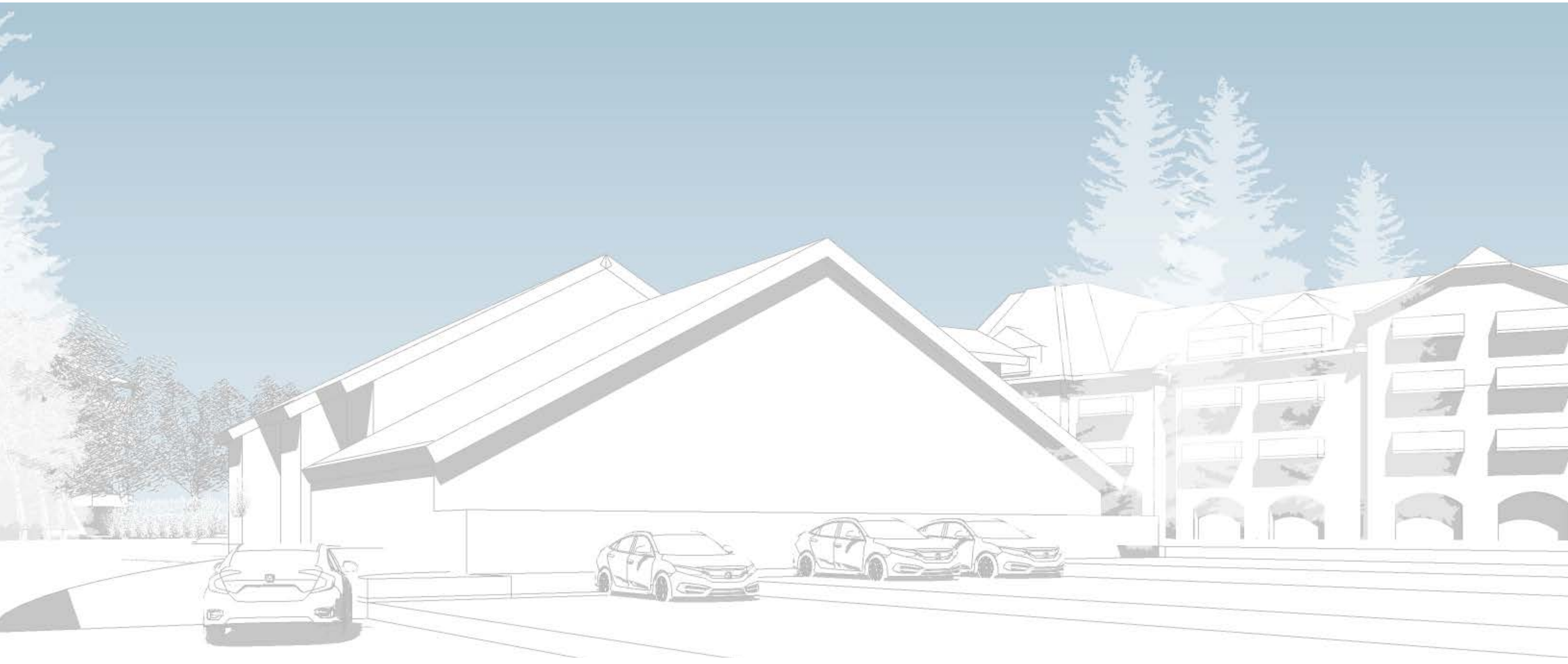
NEIGHBORHOOD FIT

PROPOSED BUILDING MASSING
LOOKING NORTH ALONG VAIL RD.



NEIGHBORHOOD FIT

PROPOSED BUILDING MASSING
LOOKING NORTH FROM THE CHAPEL



NEIGHBORHOOD FIT

PROPOSED BUILDING MASSING
LOOKING NORTH FROM THE CHAPEL

craft

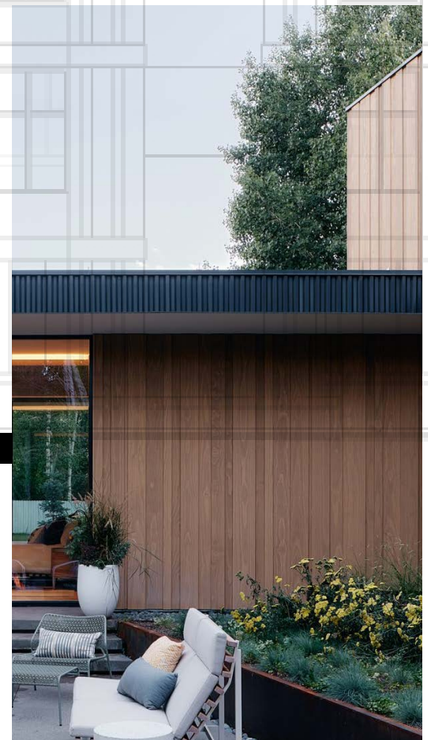
community

density

quality

Früh zu Bett, früh wieder auf

CRAFT/QUALITY



BALCONIES

- STRONG PRESENCE ALONG EAST FACADE

- WOOD AND METAL CONSTRUCTION WITH SELECTIVE LEVEL OF TRANSPARENCY

- DARK CONTRASTING COLOR TO STUCCO / CASTING DEEP SHADOW

Color

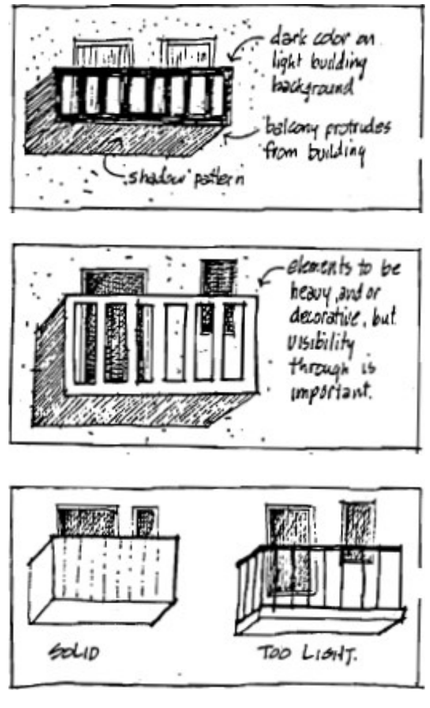
They contrast in color (dark) with the building, typically matching the trim colors (see Facade-Color).

Size

They extend far enough from the building to cast .a prominent shadow pattern. Balconies in Vail are functional as well as decorative. As such, they should be of useable size and located to encourage use. Balconies less than six feet deep are seldom used, nor are those always in shade, not oriented to views or street life.

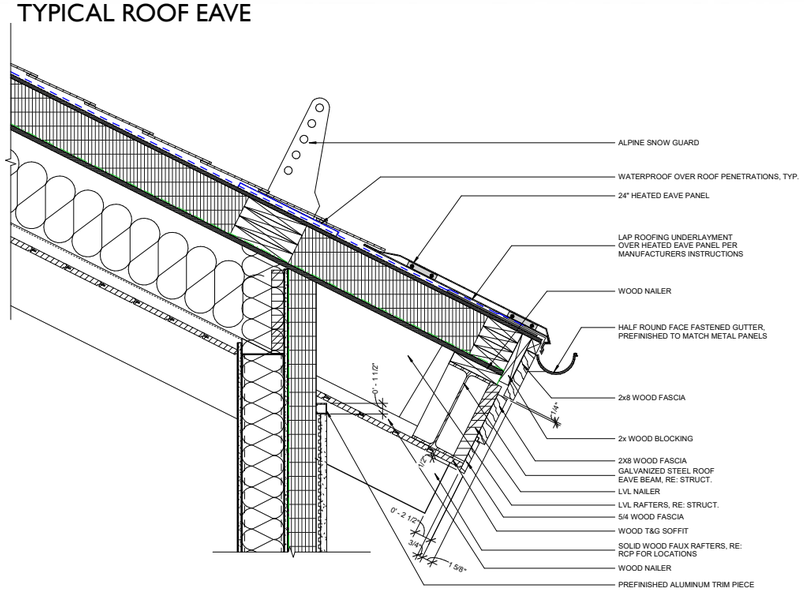
Mass

They are commonly massive yet semi-transparent, distinctive from the building, yet allowing the building to be somewhat visible behind. Solid balconies are found occasionally, and tend to be too dominant obscuring the building architecture. Light balconies lack the visual impact which ties the Village together.

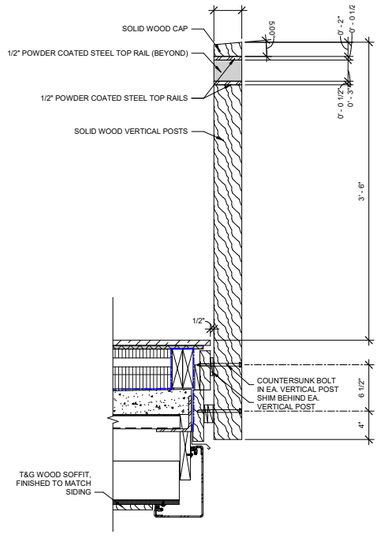


CRAFT/QUALITY

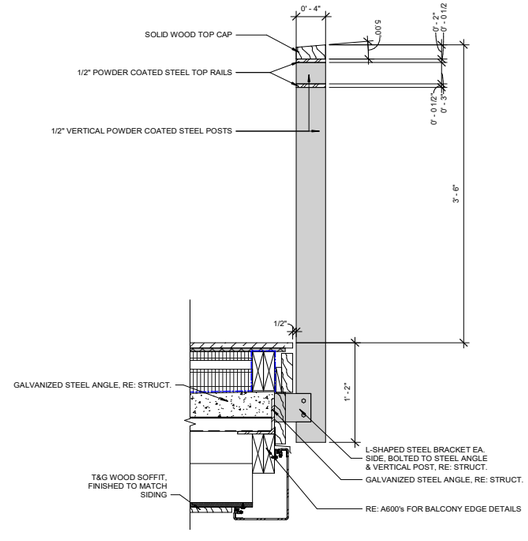
TYPICAL ROOF EAVE



WOOD RAILING POST



STEEL RAILING POST



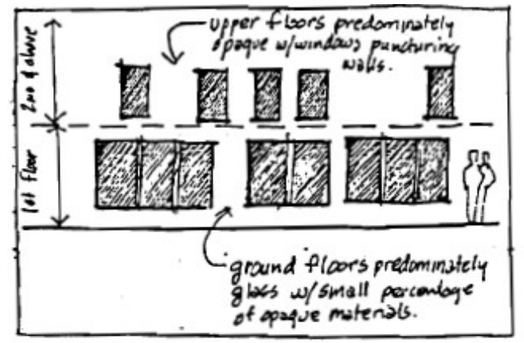
VVUDG - DESIGN STANDARDS

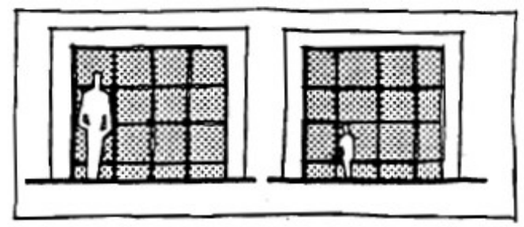
FENESTRATION

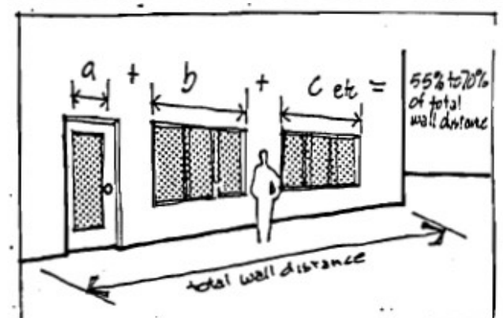
- LARGE STOREFRONT WINDOWS FRAMING ENTRY TO THE FIRST BANK

- PUNCHED SUBDIVIDED WINDOWS TO SECONDARY RESIDENTIAL SPACES

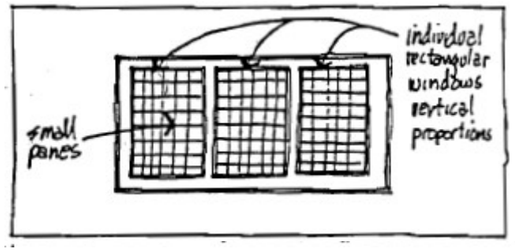
- LARGER SIZE SUBDIVIDED WINDOWS TO PRIMARY RESIDENTIAL SPACES







The articulation of the window itself is still another element in giving pedestrian scale (human-related dimensions). Glass areas are usually subdivided to express individual window elements - and are further subdivided by mullions into small panes - which is responsible for much of the old-world charm of the Village.



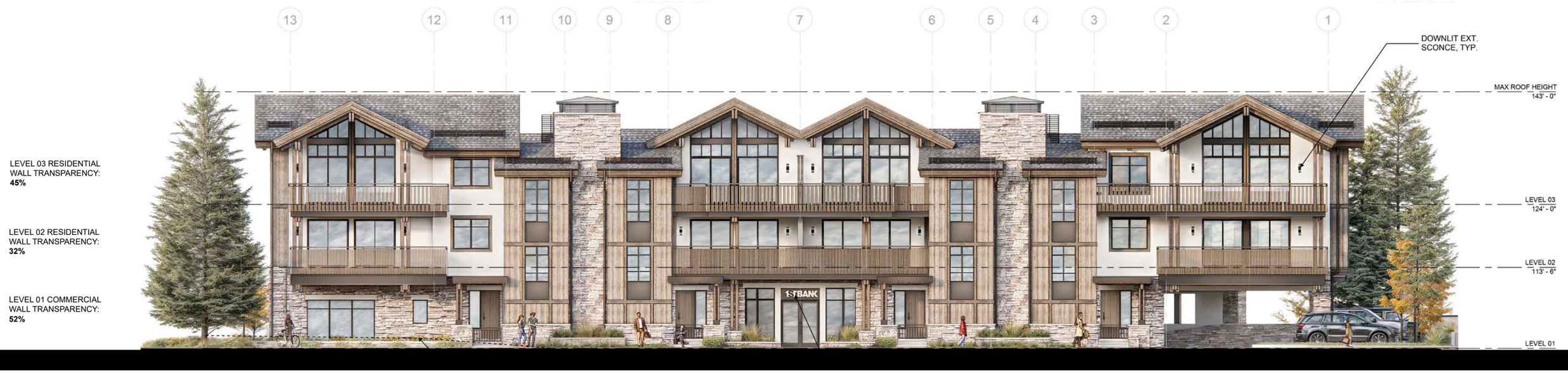
Pedestrian scale is created in many ways, but a major factor is the openness, attractiveness, and generally public character of the ground floor facade of adjacent buildings. Transparent store fronts are "people attractors", opaque or solid walls are more private, imply "do not approach". On pedestrian-oriented streets such as in the Village, ground floor commercial facades are proportionately more transparent than upper floors. Upper floors are typically more residential, private and thus less open.

As a measure of transparency, the most characteristic and successful ground floor facades range from 55% to 70% of the total length of the commercial facade. Upper floors are often the converse 30%-45% transparent.

BUILDING ELEVATIONS

Scale: 1/16”=1’-0”

WEST ELEVATION



EAST ELEVATION

BUILDING ELEVATIONS

Scale: 1/16”=1’-0”

TOTAL BUILDING TRANSPARENCY CALCULATIONS:

BUILDING TRANSPARENCY CALCULATIONS		
LEVEL 01 (COMMERCIAL)	TOTAL WALL AREA	2,400 SF
	TRANSPARENT AREA	706 SF
	TRANSPARENCY %	29%
LEVEL 02 (RESIDENTIAL)	TOTAL WALL AREA	5,345 SF
	TRANSPARENT AREA	1,067 SF
	TRANSPARENCY %	20%
LEVEL 03 (RESIDENTIAL)	TOTAL WALL AREA	4,842 SF
	TRANSPARENT AREA	1,499 SF
	TRANSPARENCY %	31%

LEVEL 03 RESIDENTIAL WALL TRANSPARENCY: **14%**

LEVEL 02 RESIDENTIAL WALL TRANSPARENCY: **9%**

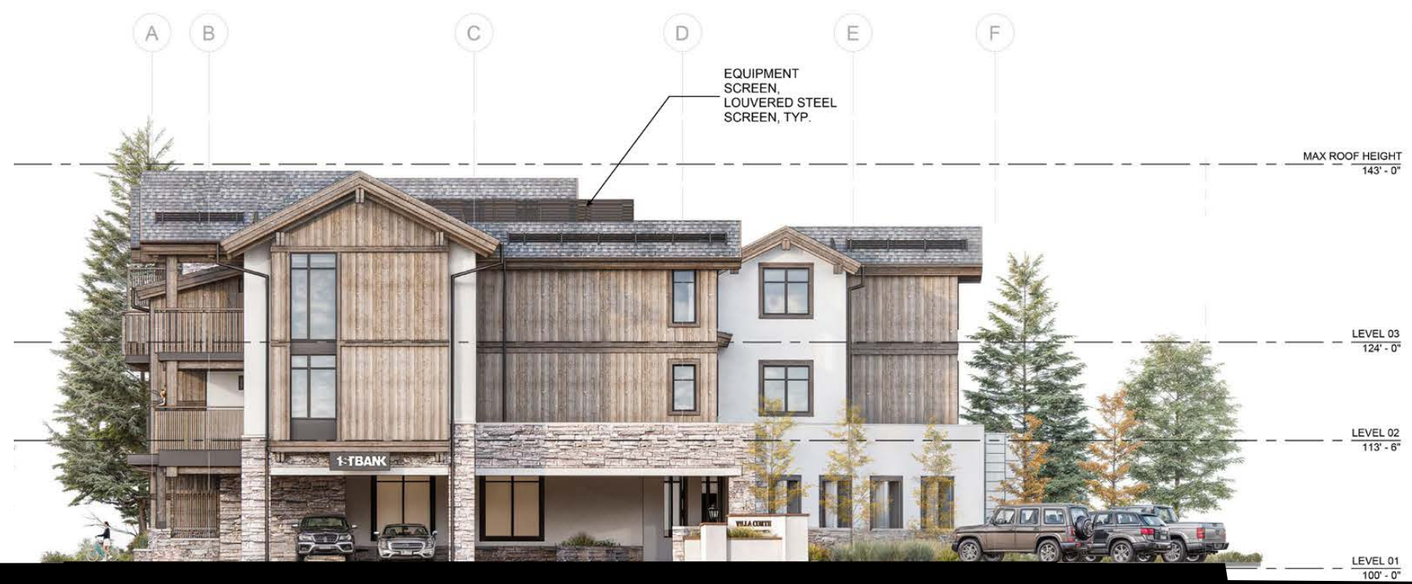
LEVEL 01 COMMERCIAL WALL TRANSPARENCY: **33%**

SOUTH ELEVATION

LEVEL 03 RESIDENTIAL WALL TRANSPARENCY: **15%**

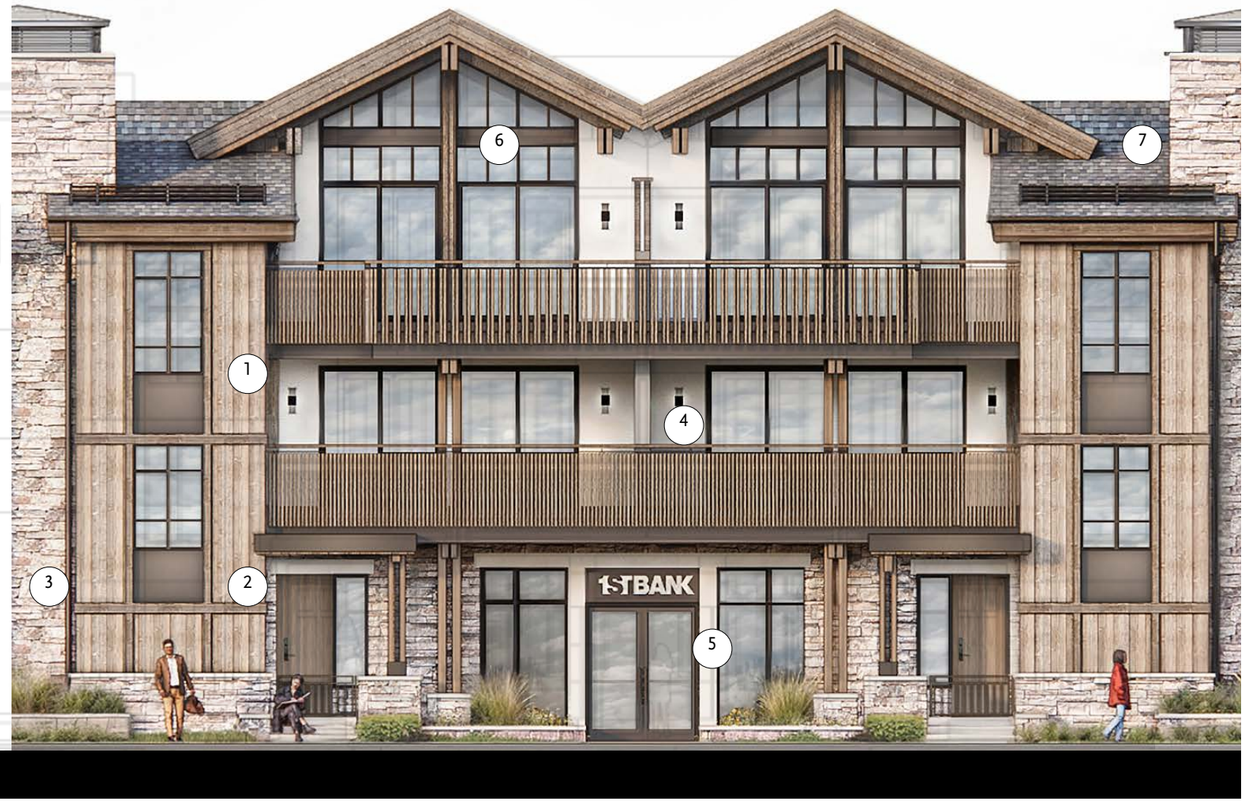
LEVEL 02 RESIDENTIAL WALL TRANSPARENCY: **9%**

LEVEL 01 COMMERCIAL WALL TRANSPARENCY: **26%**



NORTH ELEVATION

PROPOSED FINISH MATERIALS



	1	2		4	5	6	7
FINISH TYPE	VERTICAL WOOD SIDING	WOOD TRIM	STONE CLADDING	LIGHTLY TROWELED STUCCO	LIMESTONE WALL CAPS AND WINDOW SILLS	PREFINISHED METALS FASCIAS/PLATES	COMPOSITE ROOF SHINGLE
COLOR/NAME/•	SPRUCE|ROUGH SAWN| RIO FRIO	SPRUCE|ROUGH SAWN| CUSTOM BROWN	ASPEN BARK (339)	VOLTERA WHITE (Y079302)	NATURAL LIMESTONE	MEDIUM BRONZE	WEATHERED WOOD
MANUFACTURER	DELTA MILLWORKS	DELTA MILLWORKS	GALLEGOS STONE	STO	TDB	ARCONIC	CERTAINTEED

FACADES

Materials

Stucco, brick, wood (and glass) are the primary building materials found in the Village. While not wishing to restrict design freedom over-much, existing conditions show that within this small range of materials-much variation and individuality are possible while preserving a basic harmony. Too many diverse materials weaken the continuity and repetition, which unifies the streetscape.

Of the above materials, stucco is the most consistently used material. Most of the buildings in the Village exhibit some stucco, and there are virtually no areas where stucco is .entirely absent. It is intended to preserve the dominance of stucco-by its-use in portions, at least, of all new facades, and by assuring that other materials are not used to the exclusion of stucco in any sub-area within the Village.

Color

The intent of these regulations regarding color shall be to provide greater latitude in the use of color in Vail Village in order to create visual interest and to enliven the area. Colors used should retain a discernible consistency within a general range of colors relating well to the colors found in the surrounding mountain backdrop of Vail, but need not be specifically found in that environment.

All colors used shall relate to the colors of the natural materials found on the buildings like wood tones, slate roof colors, stone colors and the like. Additionally all building colors shall work with the colors of the buildings in proximity as well as with all natural landscape materials found nearby.

PROPOSED DECORATIVE LIGHTING

FIXTURE LOCATION	UNIT BALCONY SCONCES (LEVEL 2 & 3)	EXTERIOR PATH LIGHT (LEVEL 1)
COLOR/NAME/•	AXIS LARGE | COSTAL BRONZE	ASHBURY PATH LIGHT | STANDARD BRONZE
MANUFACTURER	HUBBARDTON FORGE	LANDSCAPE FORMS

PAE

LEED v4 for BD+C: New Construction and Major Renovation

PreRequisite
Design Phase Credit
Construction Phase Credit
Evaluated but not Applicable or not Feasible

23-1966
Vail Mixed Use Condos
LOCATION:
17 Vail Rd Vail CO 81657

(YES = reasonably certain to earn), (? = pursuing -maybe), (?? = likely NO), (NO = not pursuing)

A/GC - PAE

42	41	10	17	TOTALS

Y	?	??	N							
1	0	0	0	**Integrative Planning**		1	Description	RP	NOTES	
1				**IPc1**	**Integrative Process** v4.1	1	Conduct preliminary analysis of energy and water systems options; convene goals setting workshop;	**AP OAEC**	v4.1	

Y	?	??	N						
5	4	0	7	**Location and Transportation**		16	Description	RP	NOTES
			0	**LTc1**	**LEED-ND Location**	16	All or nothing for location in a LEED ND Certified boundary	**O**	
1				**LTc2**	**Sensitive Land Protection**	1	**OPTION 1** Locate development footprint on previously developed land, OR **OPTION 2** For any portion of the development footprint extending beyond previously developed land, it may not include any land meeting any of the criteria for sensitive land: -Prime Farmland; -Floodplains (>1% annual chance); -Habitat for threatened or endangered species per US or state Endangered Species Acts, or classified as GH or G1 or G2 per NatureServe data; -Water bodies (within 100ft); -Wetlands (within 50 feet).	**O CE ARCH**	
			2	**LTc3**	**High Priority Site**	2	**OPTION 1** Locate project on an infill location in a historic district (1pt) OR **OPTION 2** Locate project on a Priority Designation site (see guide) (1pt) OR **OPTION 3** Locate project on a Brownfield Remediation site (requires soil or groundwater contamination remediation by applicable jurisdiction; AND perform remediation (2pts)	**O CE ARCH**	
2	2		1	**LTc4**	**Surrounding Density and Diverse Uses**	5	**OPTION 1** Locate on site whose surrounding existing density (within 1/4 mile radius): 22,000 sf/acre = 2 pts or 35,000 sf/acre = 3 pts **AND/OR** **OPTION 2** Diverse Uses w/in 1/2 m walking distance from main entrance: 4-7 services= 1 pt; 8+ = 2 pts **OPTION 3** is WalkScore	**O CE ARCH**	services, possible FAR
1	1		3	**LTc5**	**Access to Quality Transit**	5	Locate functional project entrance within: 1/4 mile walking distance of bus, streetcar, or rideshare stops, and/or 1/2 mile walking distance of rail, ferry, or BRT stops. Service in aggregate must meet minimums for weekday and weekend; weekend days may be averaged; routes must have paired (two-way) service. 1 or 3 or 5pts awarded based on total trip service	**LA ARCH AP**	Vail Transportation Center - check credit details
	1			**LTc6**	**Bicycle Facilities**	1	ALL REQUIRED for Compliance: Bicycle storage or functional building entrance within 200 yd of compliant bike network; AND Short term bike storage spaces for at least 2.5% of peak visitors within 100 ft of main entrance AND; Long term (covered) bike storage spaces for at least 5% of regular occupants; AND at least one onsite shower and changing facility for first 100 regular occupants plus one for each additional 150 occupants.	**ARCH CE AP**	What about 1 shower/changing room? Employee - wall mounted bike rcks in garage Visitor - TBD
			1	**LTc7**	**Reduced Parking Footprint**	1	**CASE 1**: Projects must reduce parking capacity 20% below base ratios in Institute of Transportation Engineers' Transportation Planning Handbook. **CASE 2:** Projects with parking and earning points for Diverse Uses above must reduce capacity 40% below baseline according to use type, AND reserve minimum 5% of spaces for Carpool only. Reduce @40% below base ratios	**O CE AP**	Parking variance to permit 6 spaces Town is 0 parking
1				**LTc8**	**Green Vehicles**	1	Designate min 5% of all parking spaces used by the project building as LEFE (ACEEE 45 or better) OR discount parking rate at least 20% for those vehicles; AND either install EVSE in 2% of remaining spaces OR install other alternative fuel fueling facilities	**O**	1 EV charger 2 head outside plus one in the garage 2headPLUS residential dual charger

Key Sustainability Strategies:

Timeless, Durable Building Materials

All Electric Building with high efficiency systems

Reduction in Water Use

Reduction in energy use - Out performing code requirements enevelope design.

Renewable energy onsite with PV arrays on the roof

Offsite Renewables to be provided by utility companies to provide Net Zero Ready Utilities Building

Environmentally Preferable Products to create wellness and improved quality of living.

Pursuing LEED Gold.

4240

1-TBANK

4240

THANK YOU

PARKING PHOTOS CONNECTING TO VILLA CORTINA SITE

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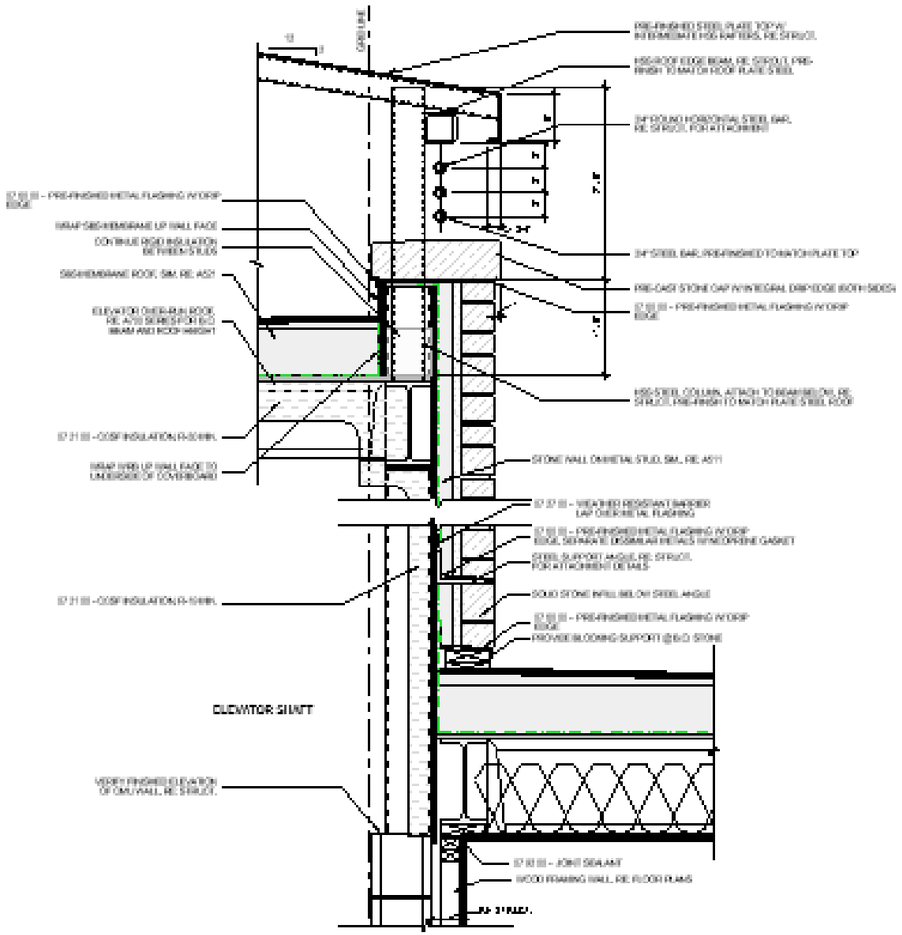
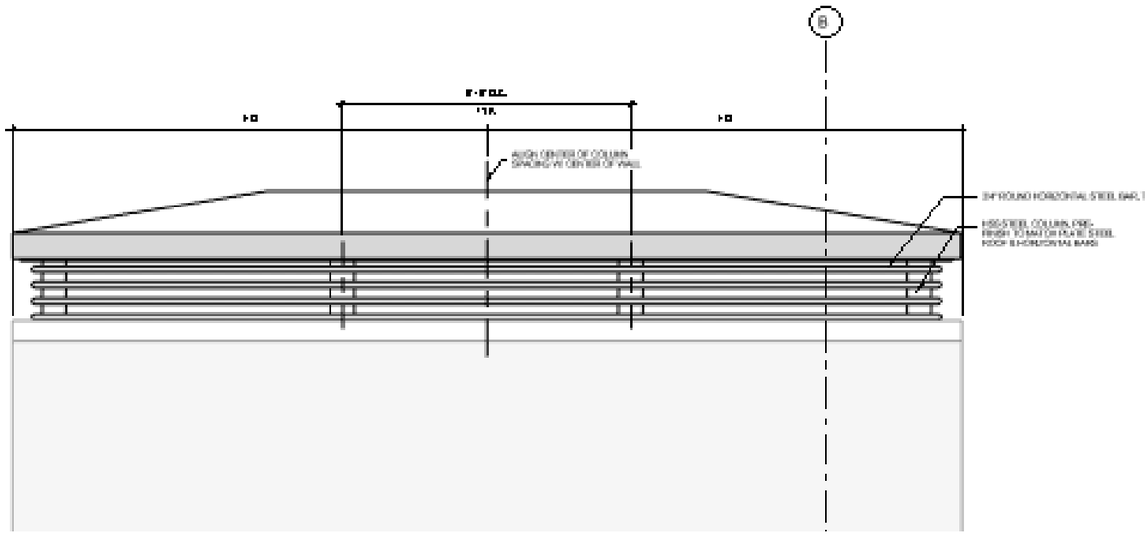
CRAFT/QUALITY: ELEVATOR OVERRUN CHIMNEY CAP



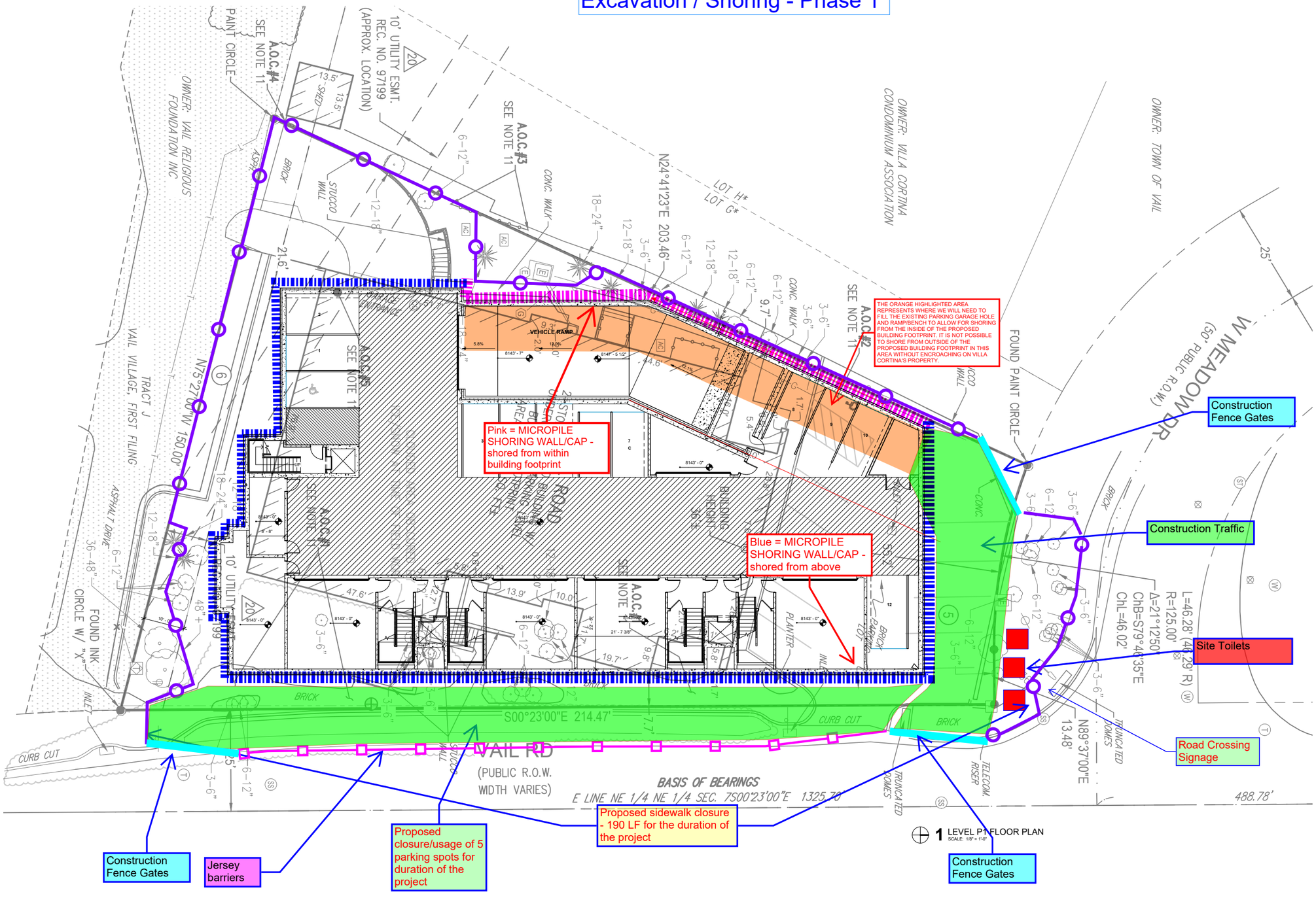
2 DETAIL VIEW - ELEVATOR OVER RUN STONE SUPPORT
SCALE: 1 1/2" = 1'-0"



1 DETAIL VIEW - ELEVATOR OVERRUN
SCALE: 3/4" = 1'-0"

EXCAVATION / SHORING PLAN

Excavation / Shoring - Phase 1



BUILDING MASSING - PROPOSED VS. EXISTING VIEWS

EXISTING

PROPOSED

BUILDING MASSING - PROPOSED VS. EXISTING VIEWS

EXISTING

PROPOSED

BUILDING MASSING - PROPOSED VS. EXISTING VIEWS

EXISTING

PROPOSED

EXISTING

PROPOSED

SHADOWS

03/21 - 10AM
09/21 - 10AM

03/21 - 2PM
09/21 - 2PM

Due to Vail's alpine climate, sun is an important comfort factor, especially in winter, fall and spring. Shade areas have ambient temperatures substantially below those of adjacent direct sunlit areas. On all but the warmest of summer days shade can easily lower temperatures below comfortable levels and thereby negatively impact uses of those areas.

All new or expanded buildings should not substantially increase the spring and fall shadow pattern (March 21 through September 23) on adjacent properties or the public R.O.W.

In all building construction, shade shall be considered in massing and overall height consideration. Notwithstanding, sun/shade considerations are not intended to restrict building height allowances, but rather to influence the massing of buildings. limited height exceptions may be granted to meet this criteria.