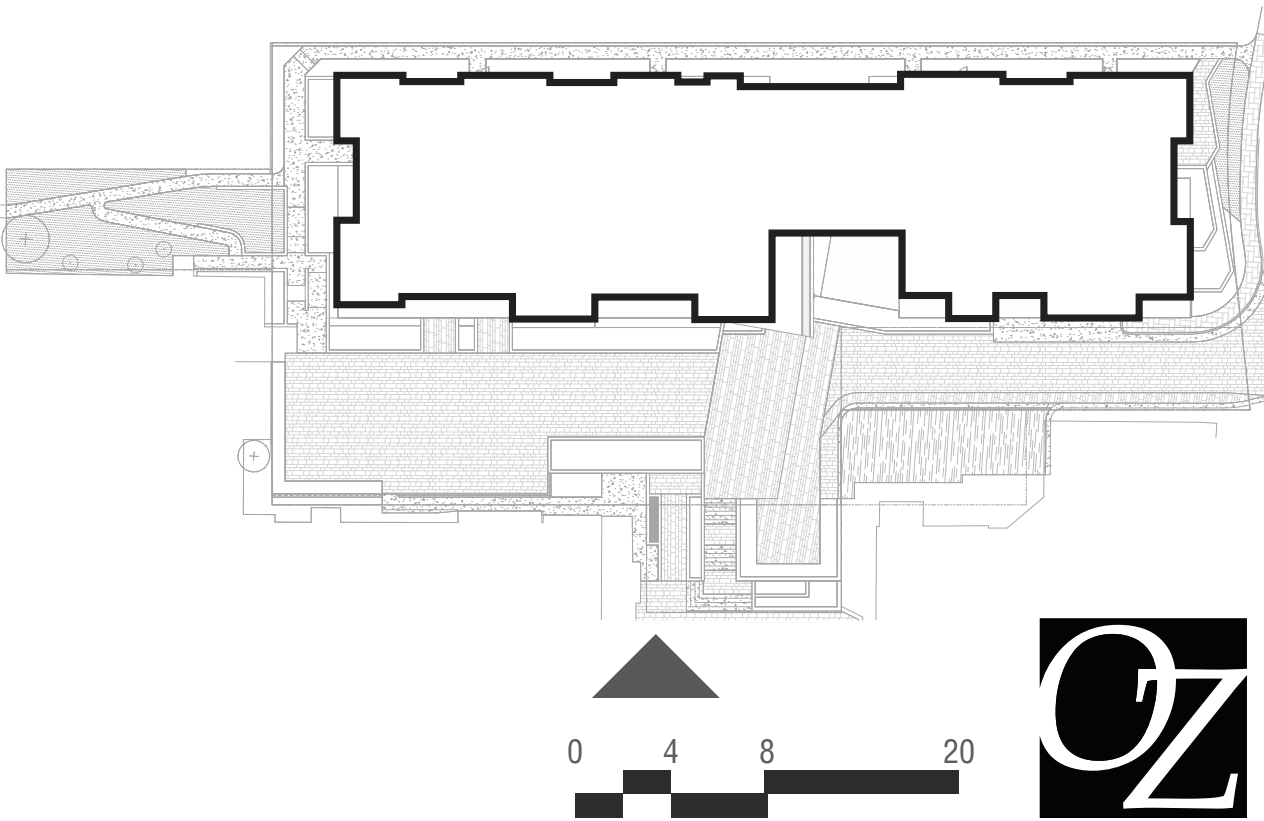
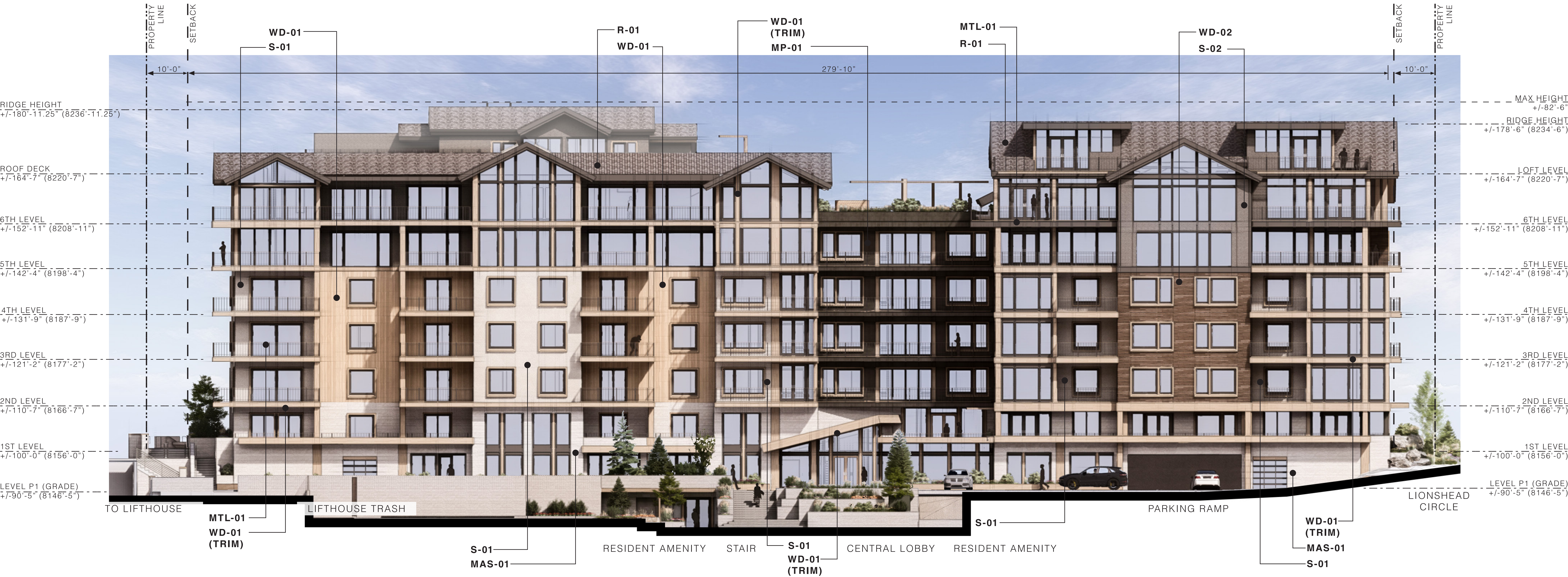
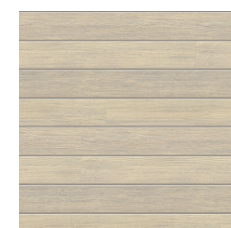
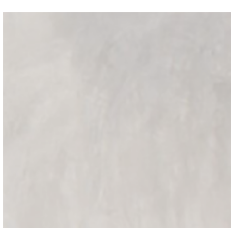
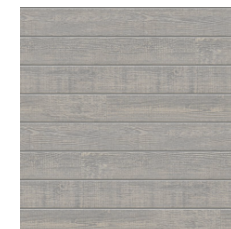
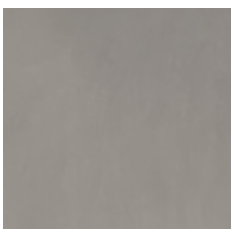
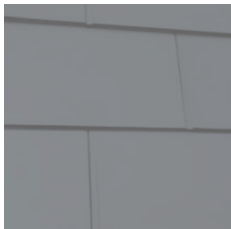
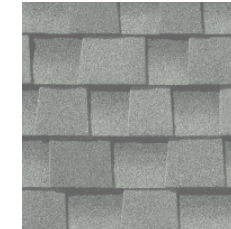
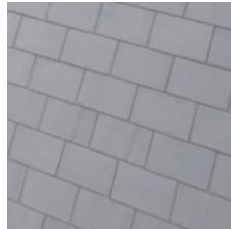


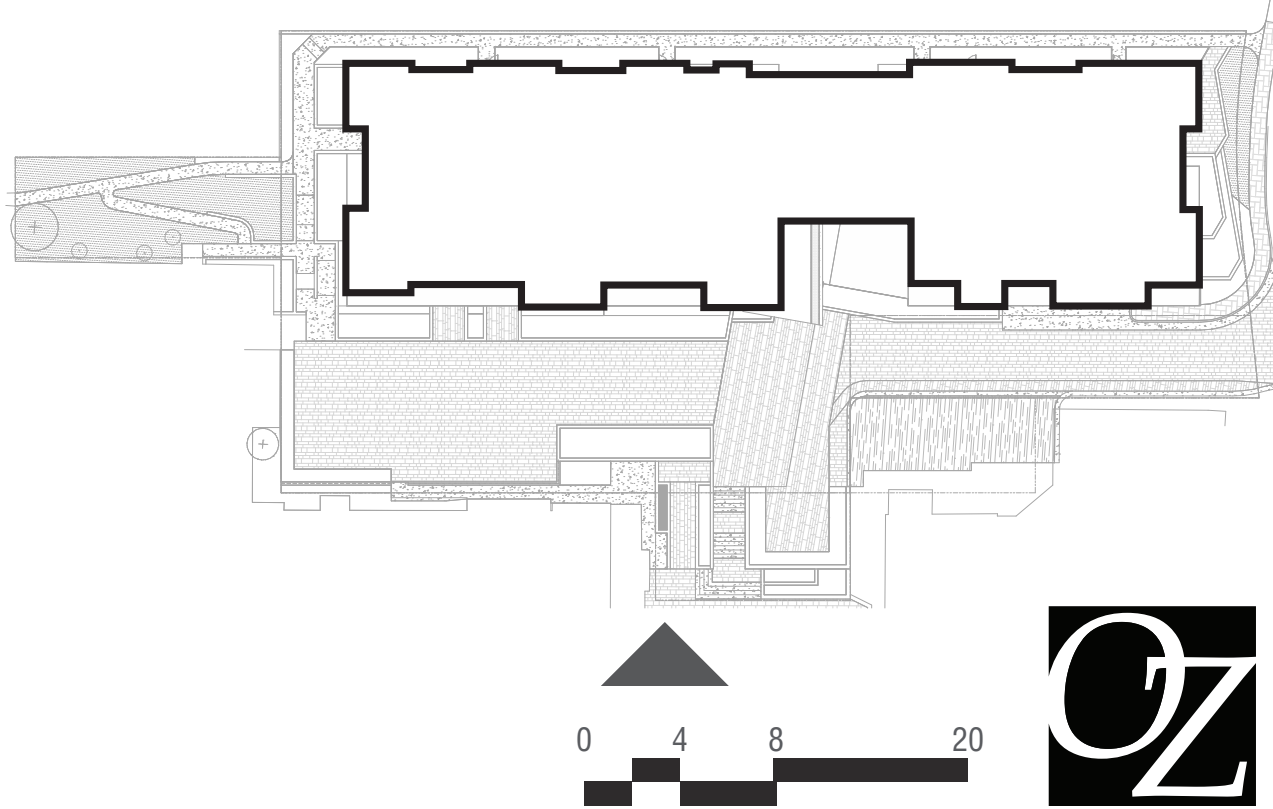
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SCALE: 1/8" = 1'-0"

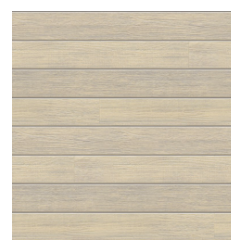
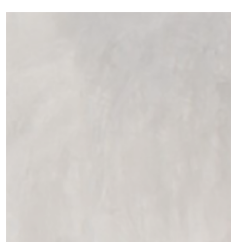
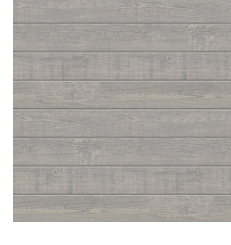
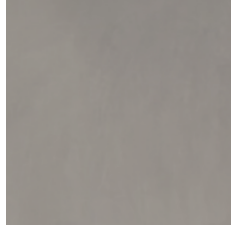
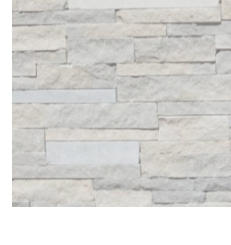
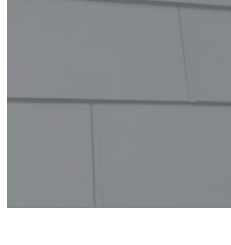
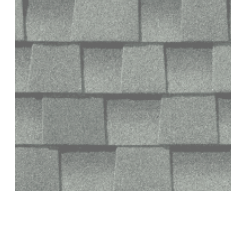
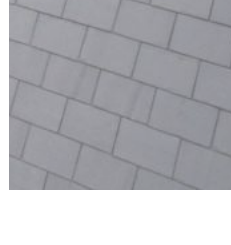


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	WD-02 WOOD-LOOK SIDING MFR: CERACLAD PRODUCT: FIBER REINFORCED CEMENT PANEL NAME / COLOR: BARNWOOD BLACK		S-02 STUCCO MFR: TBD PRODUCT: TUSCAN 3-PART SMOOTH FINISH NAME / COLOR: DARK BRONZE TO MATCH ARCH SAMPLE
	MAS-01 NATURAL STONE MASONRY MFR: GALLEGOS PRODUCT: LIMESTONE NAME / COLOR: COURTLAND LOW RISE		MP-01 METAL PANEL MFR: PAC CLAD PETERSON PRODUCT: FLAT PANEL PRECISION SERIES NAME / COLOR: SLATE/CHARCOAL
	R-01 FIBERGLASS ASPHALT SHINGLE MFR: GAF PRODUCT: TIMBERLINE HDZ NAME / COLOR: SLATE		R-02 INTERLOCKING METAL SHINGLE MFR: BERRIDGE PRODUCT: CLASSIC INTERLOCKING SHINGLE NAME / COLOR: SLATE/CHARCOAL
WINDOWS ALUMINUM CLAD WOOD MFR: SIERRA PACIFIC PRODUCT: ASPEN 2.0 8 DIRECT GLAZE NAME / COLOR: ANODIZED DARK BRONZE		MTL-01 METAL TRIM, RAILINGS & EXPOSED STRUCTURE MFR: COSTUM STEEL FABRICATION PRODUCT: NAME / COLOR: DARK BRONZE/SLATE/CHARCOAL	



ARCHITECTURAL ELEVATIONS | WEST & EAST

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

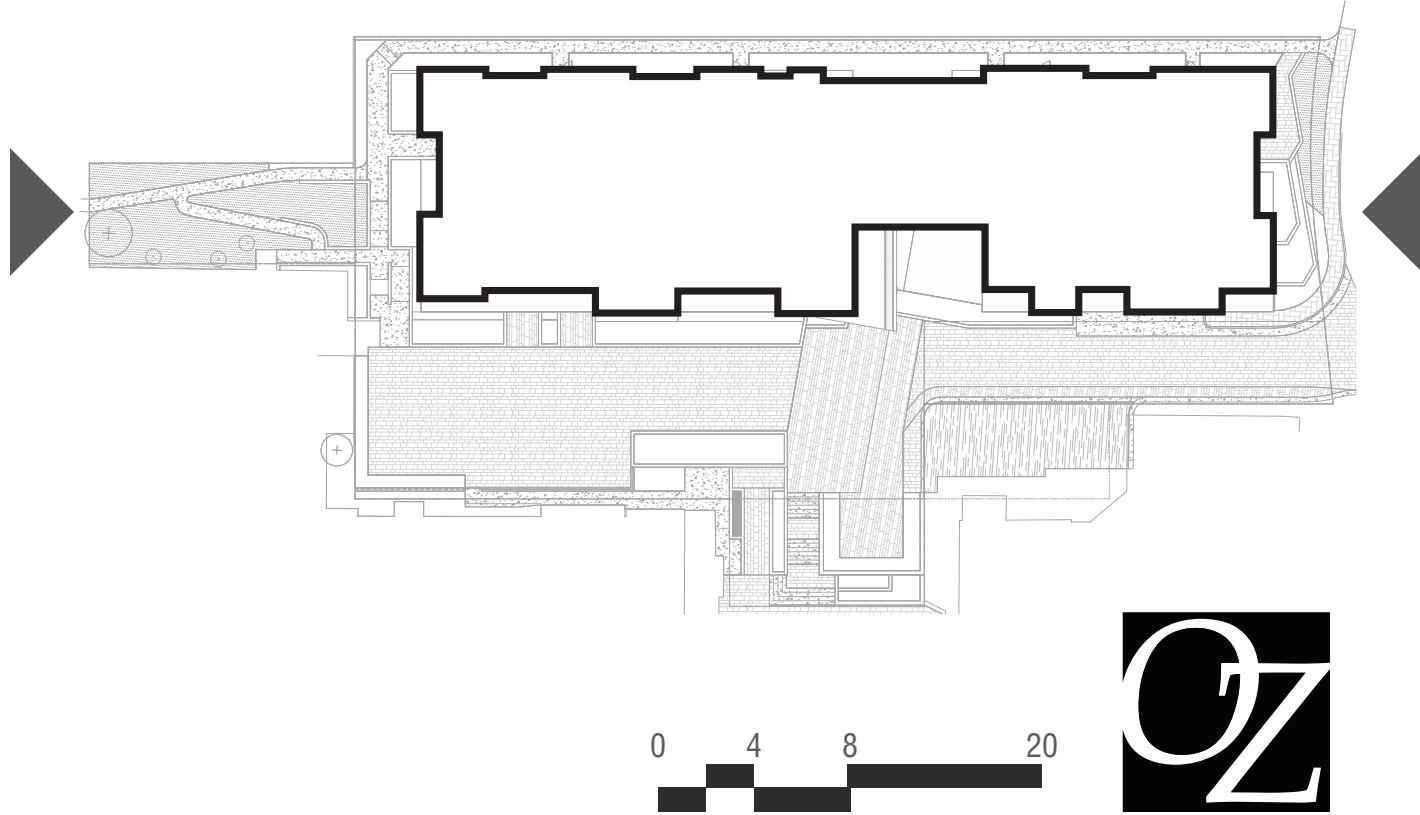
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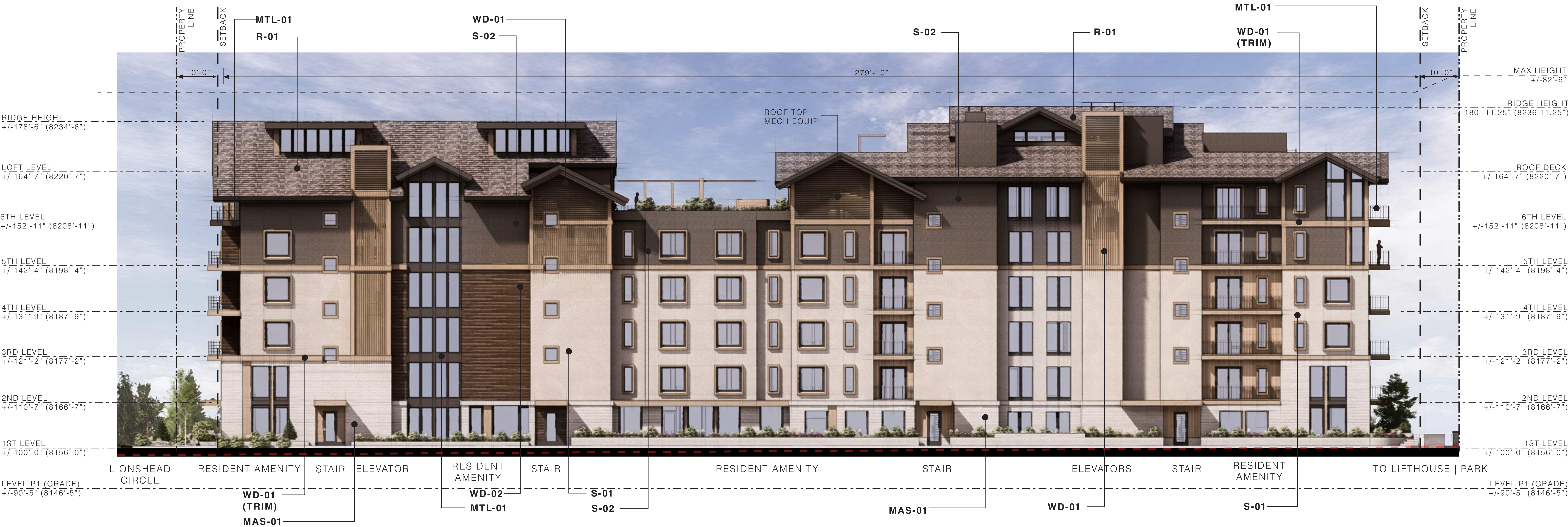
WEST ELEVATION

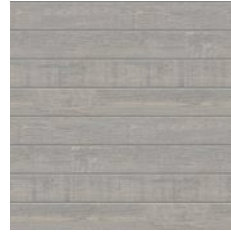
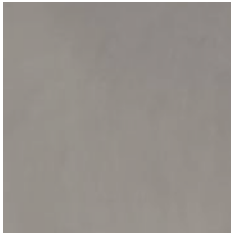
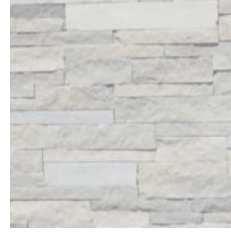
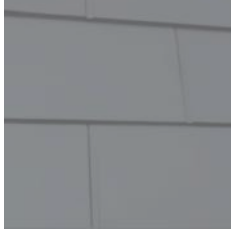
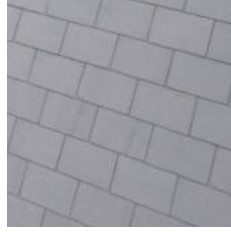


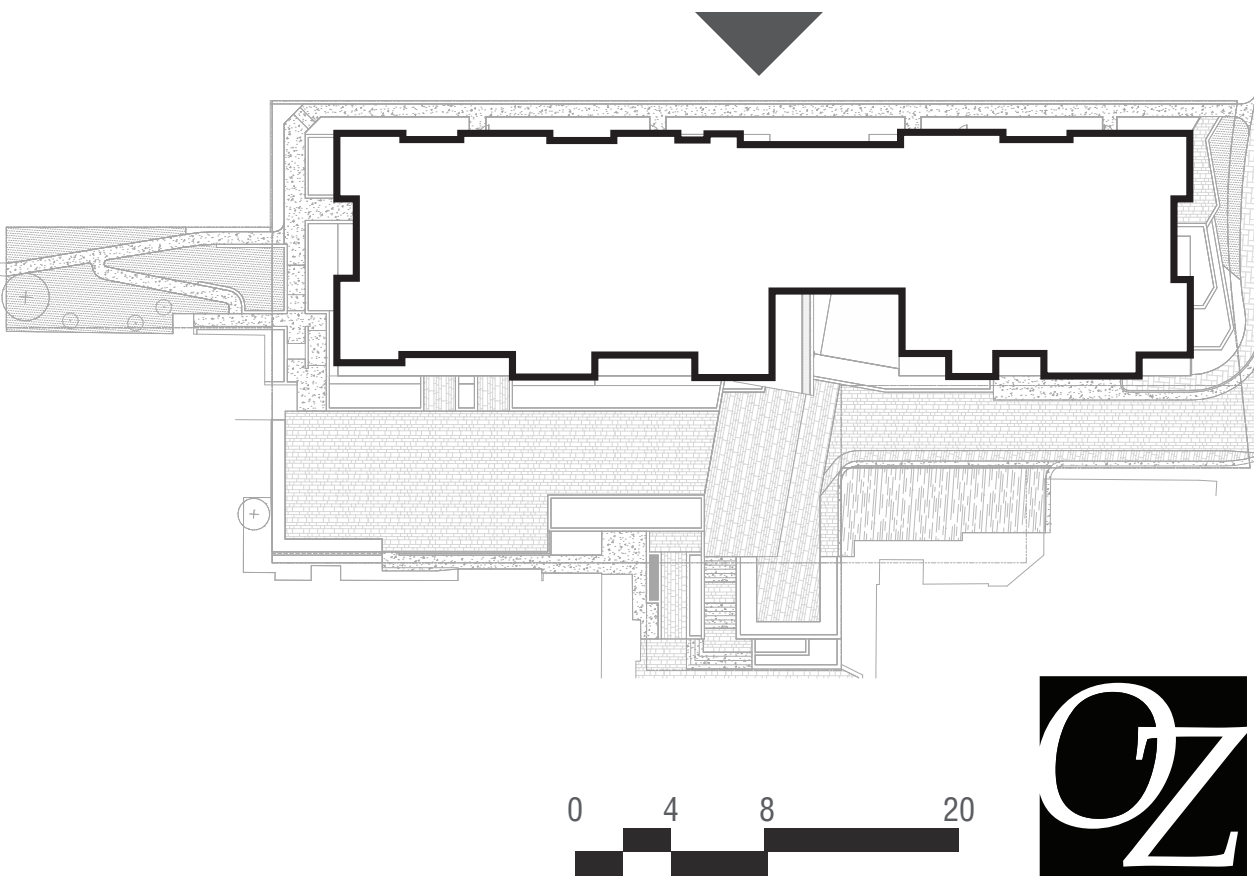
EAST ELEVATION



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



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	WD-02 WOOD-LOOK SIDING MFR: CERACLAD PRODUCT: FIBER REINFORCED CEMENT PANEL NAME / COLOR: BARNWOOD BLACK		S-02 STUCCO MFR: TBD PRODUCT: TUSCAN 3-PART SMOOTH FINISH NAME / COLOR: DARK BRONZE TO MATCH ARCH SAMPLE
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WINDOWS ALUMINUM CLAD WOOD MFR: SIERRA PACIFIC PRODUCT: ASPEN 2.0 & DIRECT GLAZE NAME / COLOR: ANODIZED DARK BRONZE		MTL-01 METAL TRIM, RAILINGS & EXPOSED STRUCTURE MFR: COSTUM STEEL FABRICATION PRODUCT: NAME / COLOR: DARK BRONZE/SLATE/CHARCOAL	

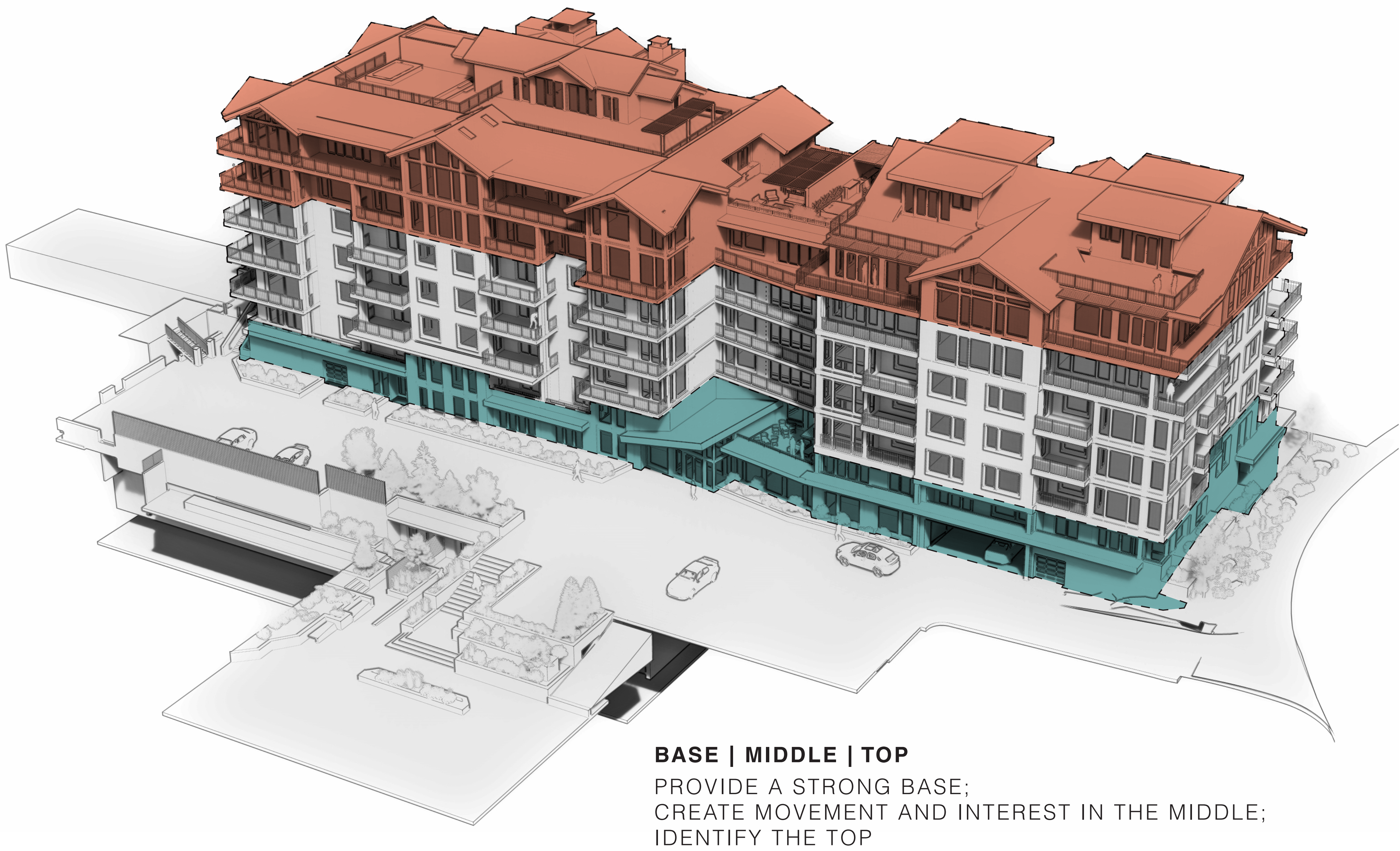
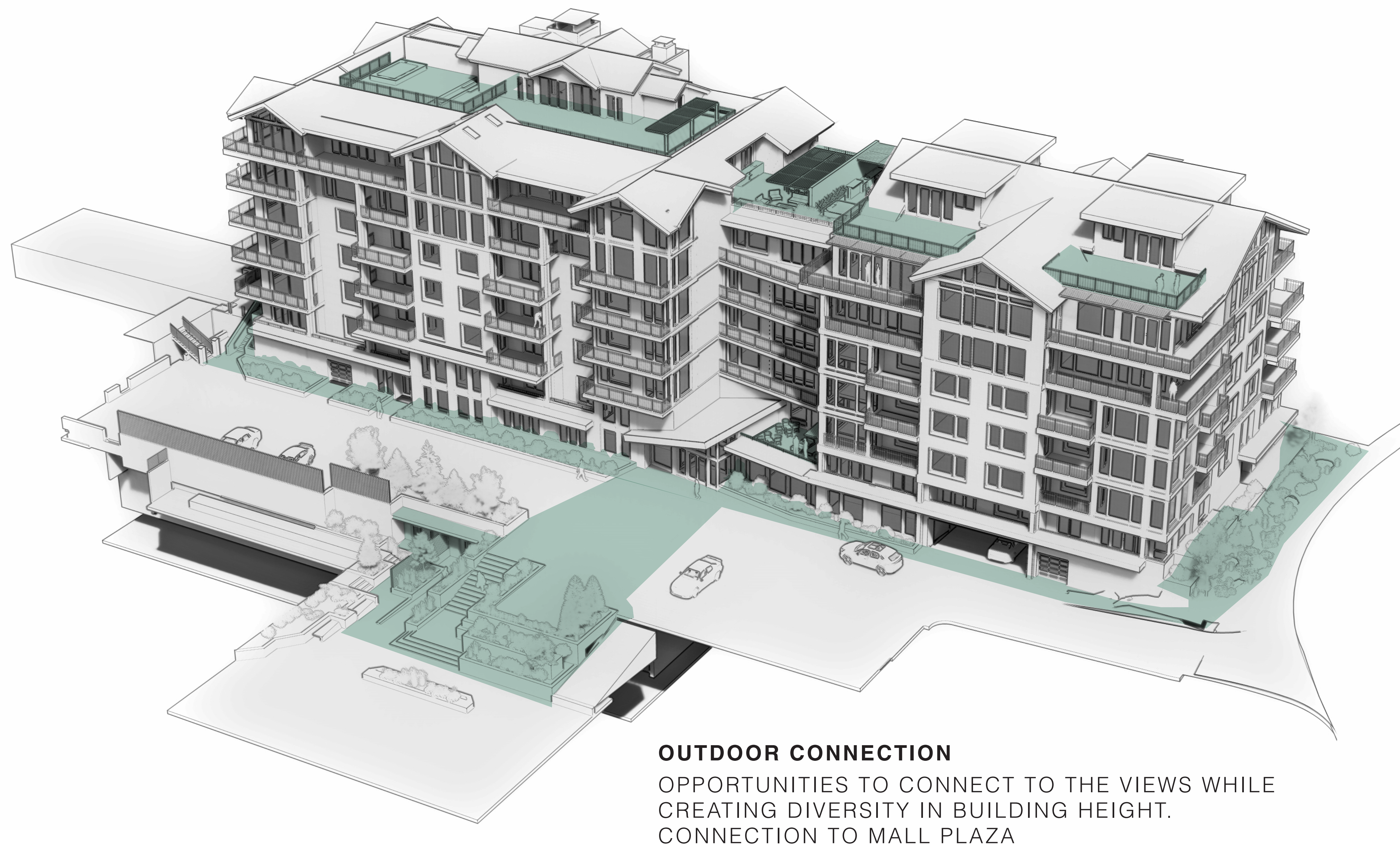
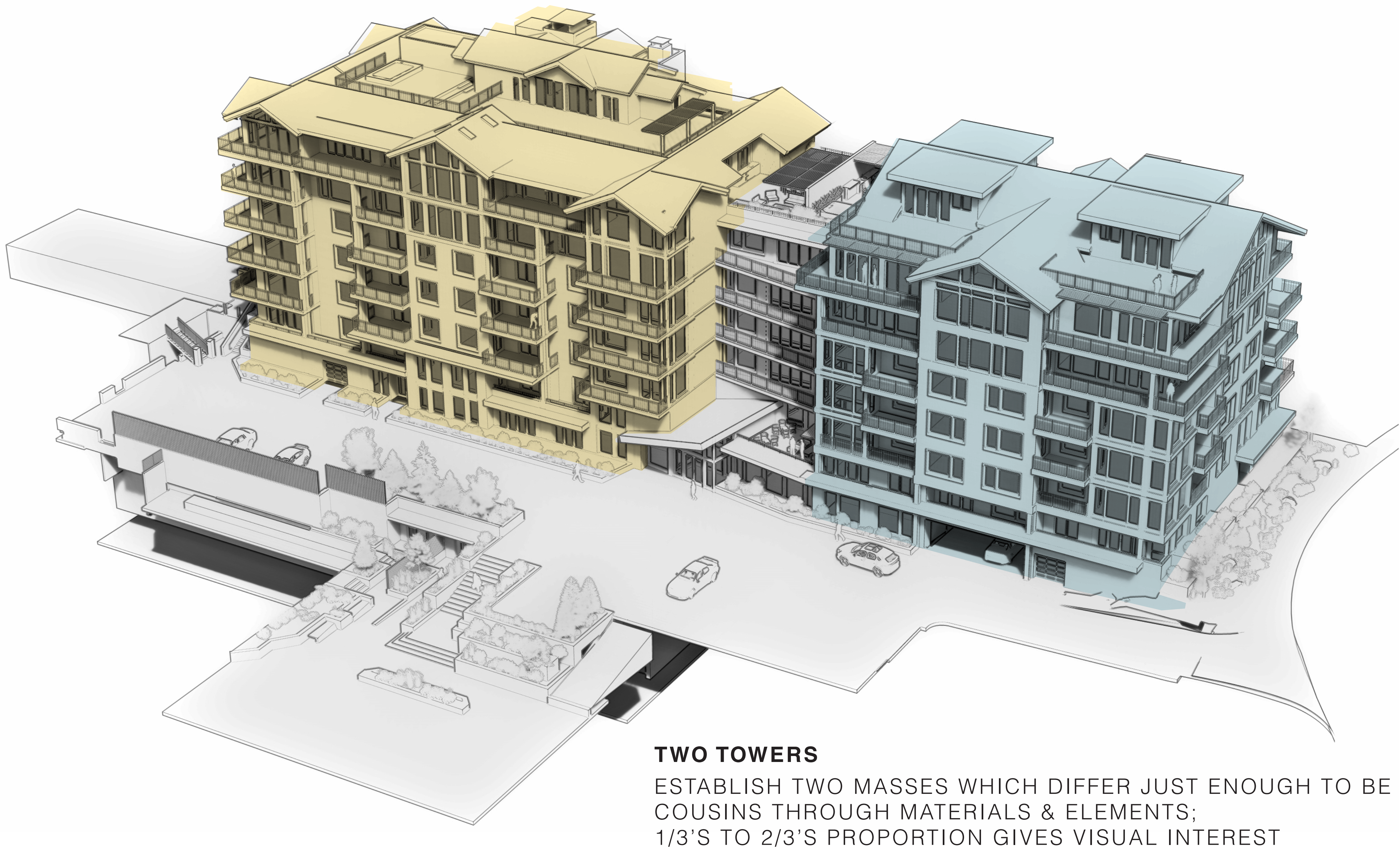
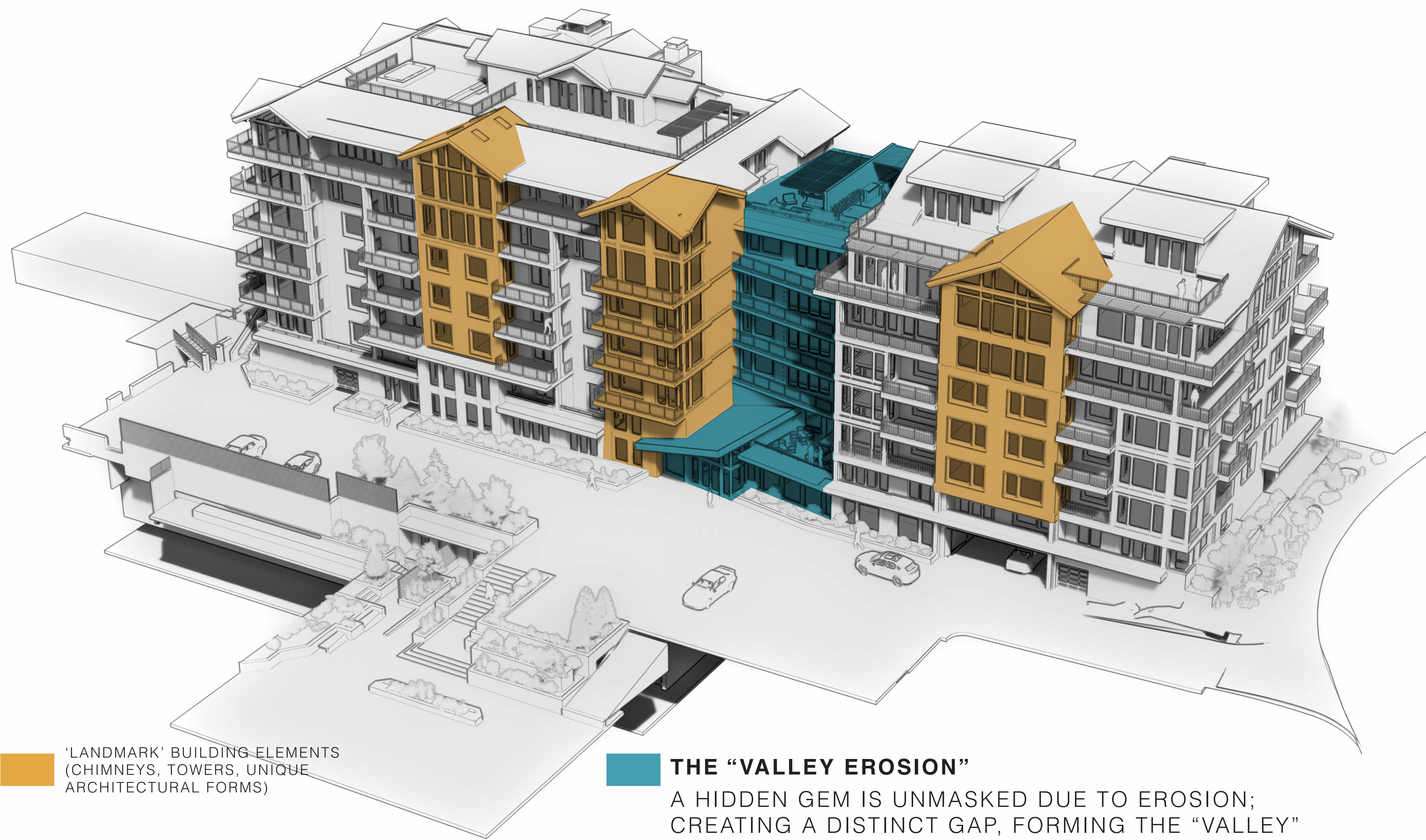




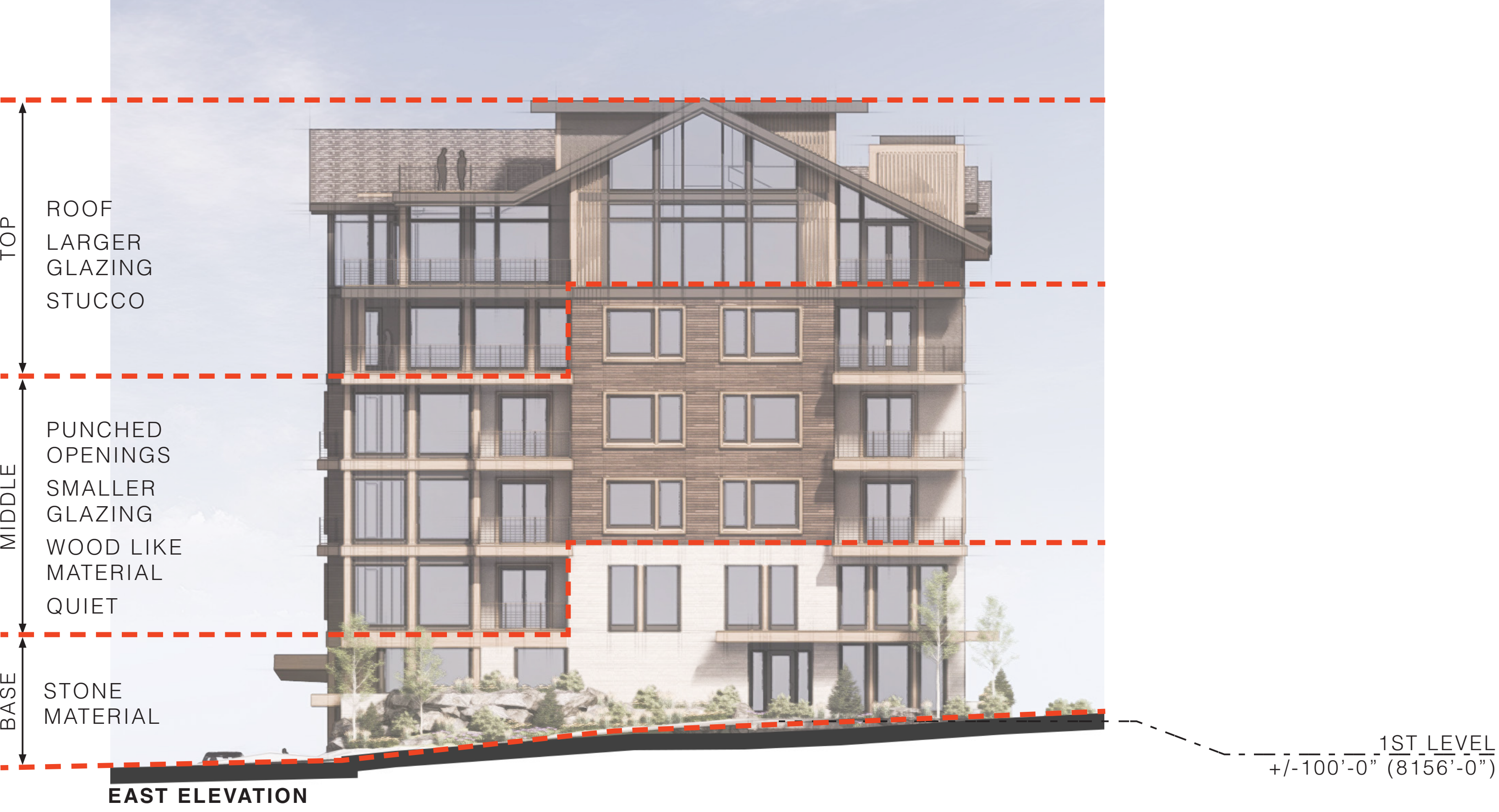
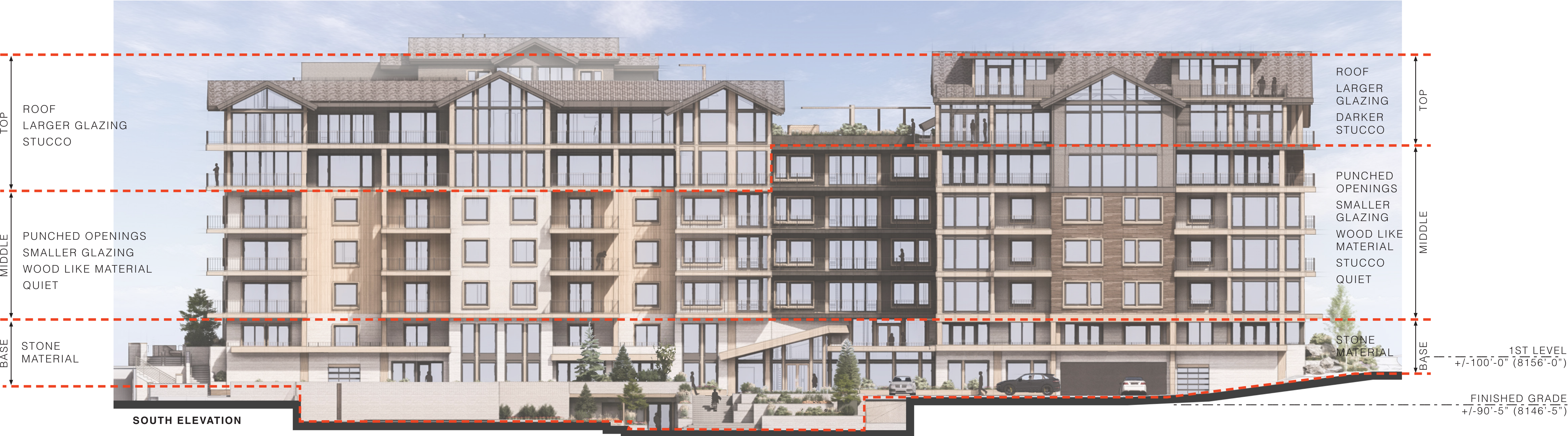






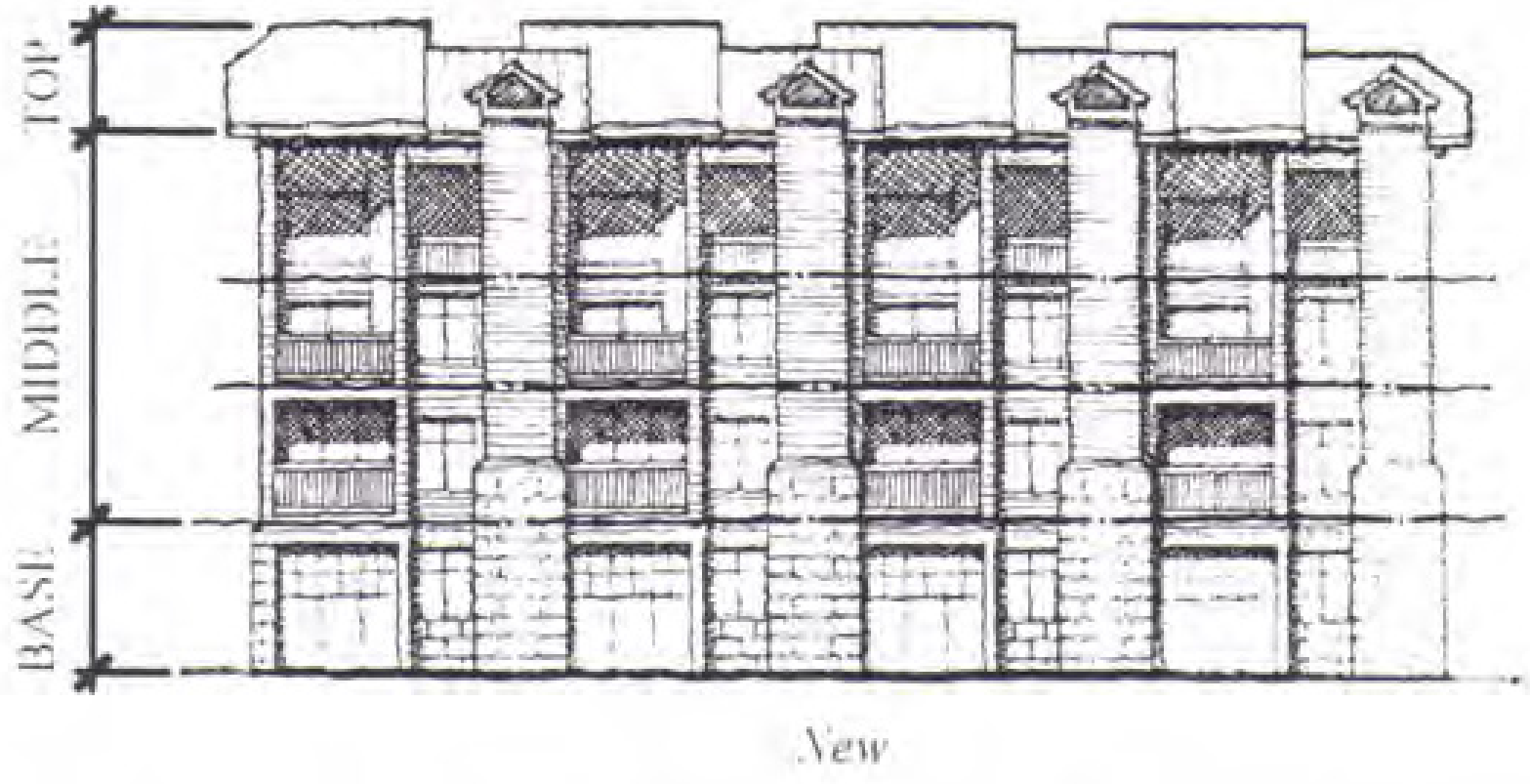


SCALE: N.T.S.



LIONSHEAD REDEVELOPMENT MASTER PLAN
8.4.2.4 EXTERIOR WALLS
GENERAL

BASE | MIDDLE | TOP
Exterior walls within Lionshead shall be designed with clear definition of base, middle, and top
The bases of buildings should be visually dynamic to heighten the pedestrian experience.
The middles of buildings within Lionshead shall read as "quiet" masses when compared to building bases and roofs, and should act as a unifying background throughout the community
The tops of buildings shall be capped with well-proportioned, pitched roofs, acting as the uppermost unifying image within the architectural fabric of Lionshead.



**8.4.2.4 EXTERIOR WALLS
MATERIALS (GENERAL)**
As mentioned earlier, building materials should be carefully selected to recall the heritage of our alpine antecedents, yet look forward to the vision of Lionshead as a modern resort community

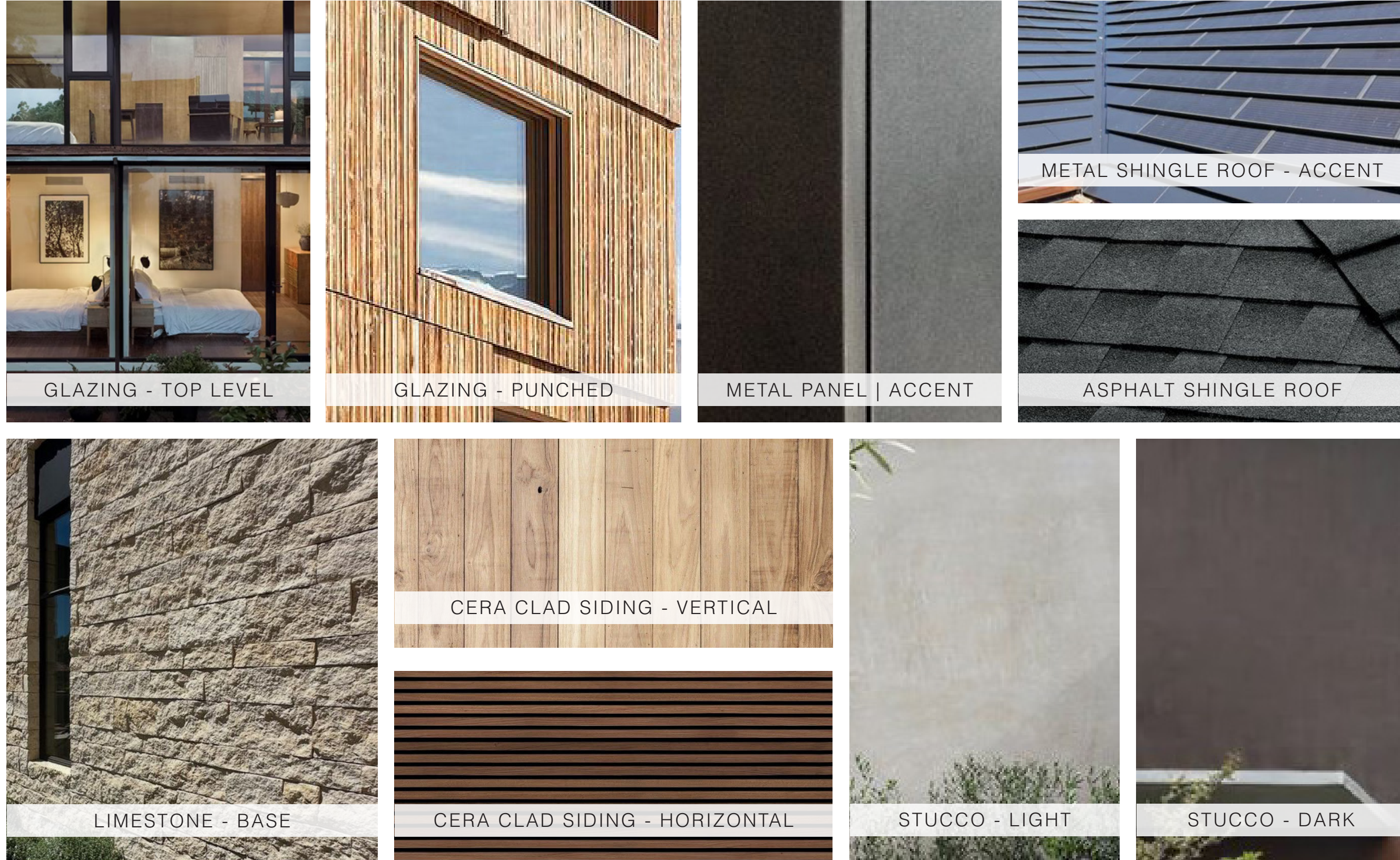
**Chapter 10: Design Review Standards and Guidelines
14-10-5 BUILDING MATERIALS AND DESIGN**
(B). The exterior use of wood, wood siding, native stone, brick, concrete, stucco and EIFS may be permitted
(5). Combustible siding, as defined in the town's adopted Building Code, may be used as long as it does not cover more than 33% of a given wall

	ZONING	PROJECT
PERMITTED MATERIALS	Wood, Wood Siding, Native Stone, Brick, Concrete, Stucco And Eifs	Wood Like Siding (Up To 46'); Stone (Base) Stucco (Above 46') Metal Roof Accent

	ZONING	PROJECT
PERMITTED COLORS	Natural Colors	Wood Tones Light Dark Tans Natural Stone

(D). Colors. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Vail area) should be utilized

PROPOSED MATERIAL PALETTE



CONCEPTUAL INTERPRETATION OF COLOR PALETTE DERIVED FROM NATURAL MATERIALS





--- HORIZONTAL MOVEMENT --- VERTICAL MOVEMENT

LIONSHEAD REDEVELOPMENT MASTER PLAN
8.4.2.3 BUILDING HEIGHT

WALL SURFACE CRITERIA

Notwithstanding the previous height and setback requirements, there shall be no vertical wall face greater than 35' on a building without a secondary horizontal step in the building face (the horizontal step may be a cantilever or a setback). This requirement is intended to prevent large, unbroken planes in the middles of building faces, to further mitigate the visual impact of building height, and to provide for higher quality and more interesting articulation of structures. While many instances will necessitate a distance of at least 24" for this movement, it shall be incumbent upon the developer to demonstrate that the intent of this requirement has been met.

LIONSHEAD REDEVELOPMENT MASTER PLAN
8.4.2.4 EXTERIOR WALLS

GENERAL

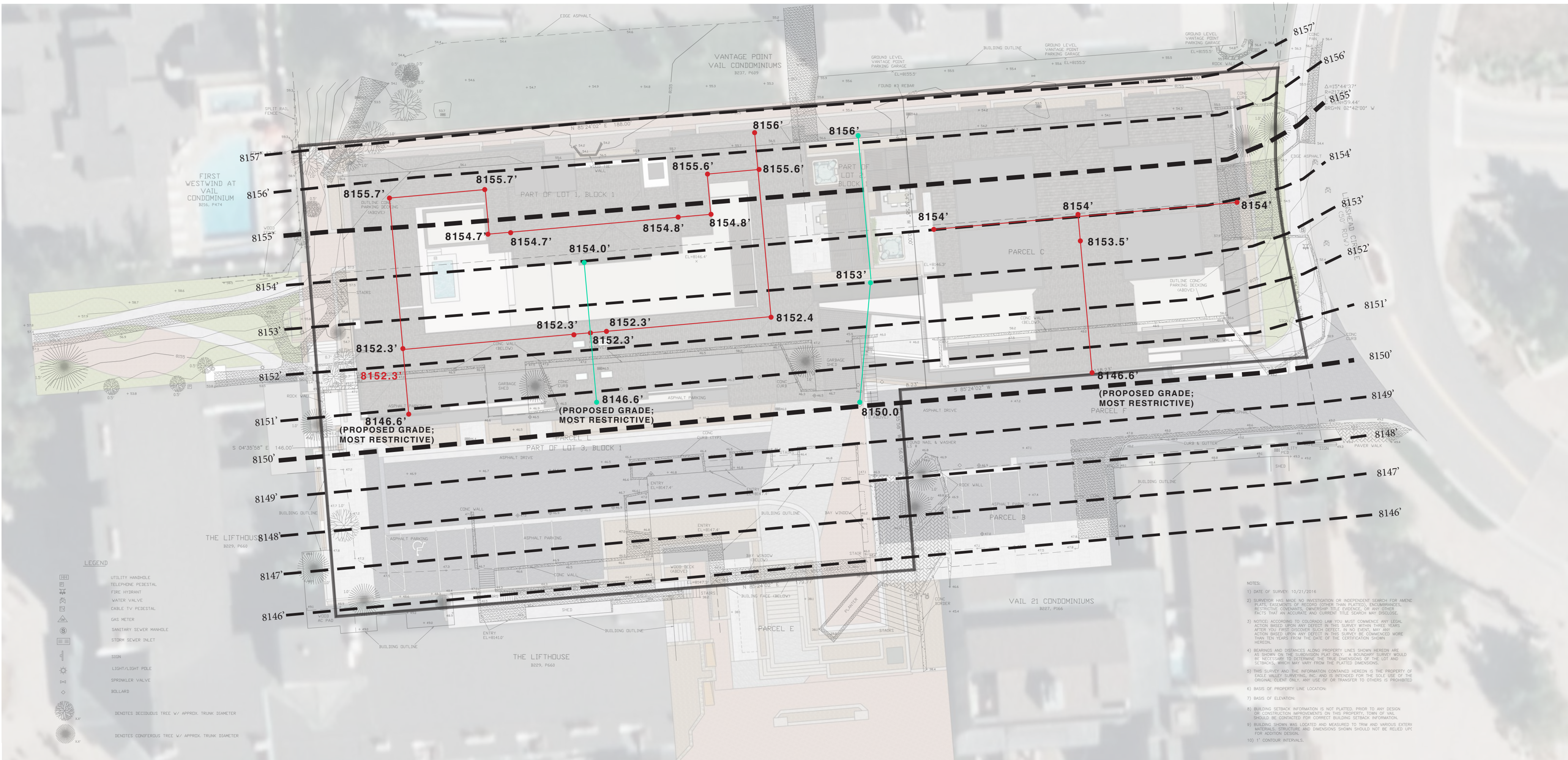
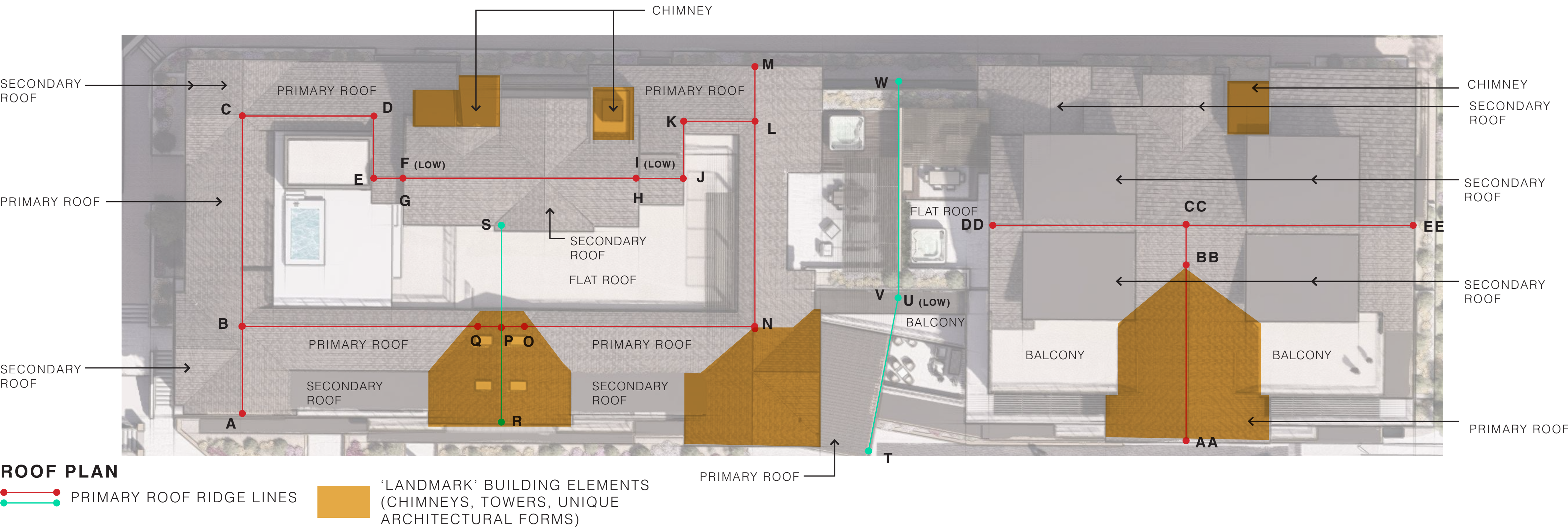
Rhythm and order should be introduced to guide the traveler through the streetscape, and offer an enhanced sense of movement through Lionshead. To reinforce this intent, street-level walls shall not span more than 30 feet horizontally without significantly varying at least 2 of the following 5 characteristics:

- Massing or Height
- Material, Fenestration, or Color

When massing or height are varied, buildings with street-level walls may vary material, fenestration, or color to meet the 30-foot span requirement; however, if massing or height are not varied within 30 feet, material, fenestration, and color must be varied.



SOUTH ELEVATION

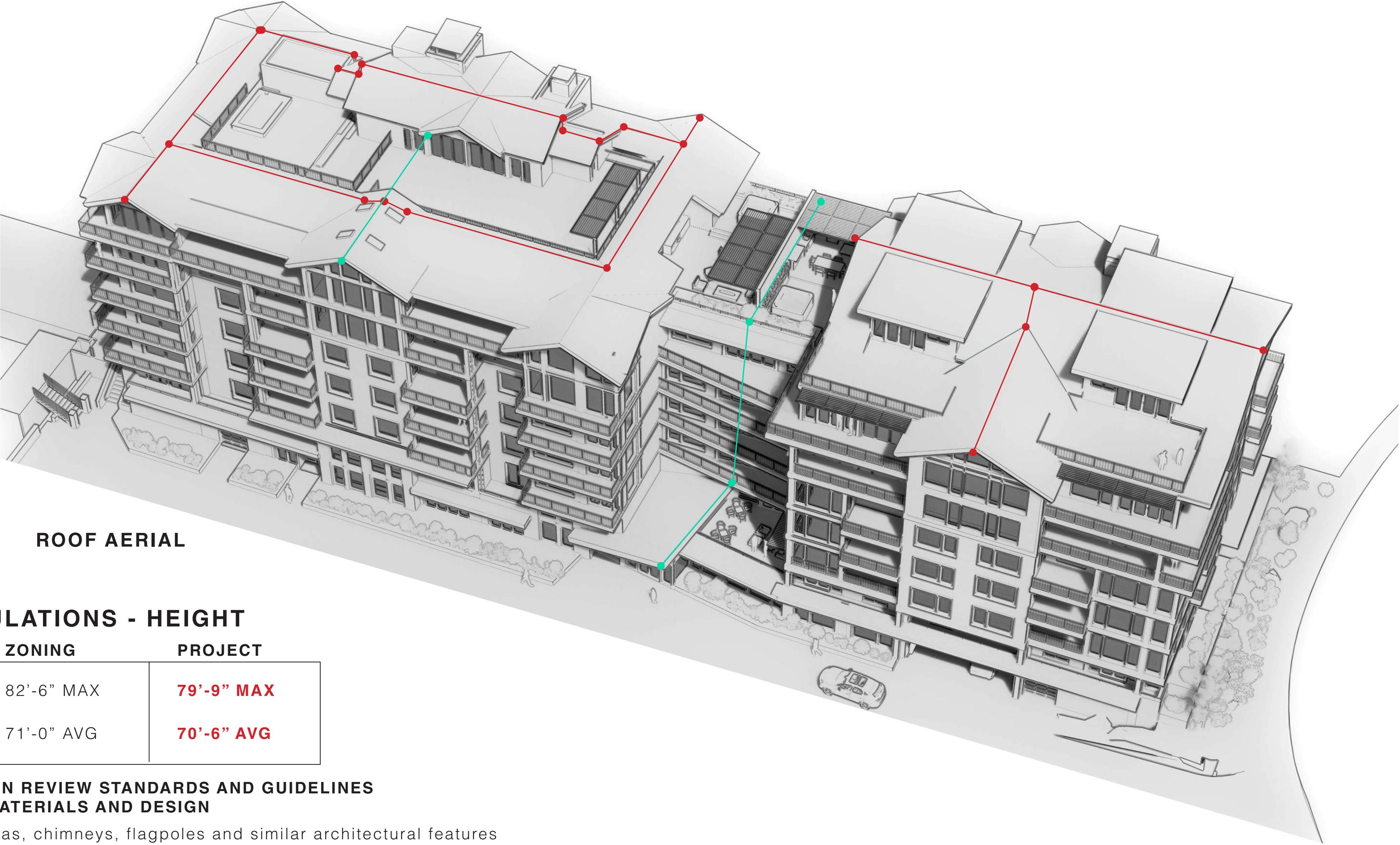


INTERPOLATED GRADES
PROPOSED 1ST LEVEL: 8,156'
PROPOSED P1 LEVEL: 8,146'-7"

HEIGHT CALCULATIONS

	POINT HEIGHT (ft)	AVG HEIGHT *ABOVE ORIGINAL GRADE (ft)	RIDGE LENGTH (ft)	HEIGHT x LENGTH (ft)										
A-C	77.1 69.3 69.3	73.2	66.75	4,886	N-O	72.6 72.7 72.7	72.65	51.1	3,712	AA-BB	81.9 75 75	78.45	41	3,216
C-D	69.3	69.3	29.3	2,030	O-P	75.2 75.2 75.2	73.95	5.5	407	BB-CC	78.3 78.3 78.3	76.65	8.6	659
D-E	69.3 77.05	73.175	15	1,098	P-Q	72.7 72.7 72.7	73.95	5.5	407	DD-EE	78.3 78.3 78.3	78.3	94.25	7,380
E-F	77.05 77.05	77.05	6	462	Q-B	72.7 72.7 72.7	72.7	53	3,853	EE-FF				
G-H	81.05 80.95	81	52	4,212	R-S	79.6 73.5 73.5	76.55	45.6	3,491	GG-HH				
I-J	76.95 76.95	76.95	10	769	T-U	15.85 10.75 10.75	13.3	32	426	HH-II				
J-K	76.95 69.4	73.175	15	1,098	V-W	56 53 53	54.5	45	2,453	JJ-KK				
K-L	69.4 69.4	69.4	16	1,110										
M-N	69 72.6	70.8	58.25	4,124										
										TOTAL (ft)		649.85		45,793
										AVG RIDGE HEIGHT (ft)		70.47		

*CALCULATION BASED ON MOST RESTRICTIVE GRADE: INTERPOLATED OR FINISH GRADE



ROOF AERIAL

ZONING REGULATIONS - HEIGHT

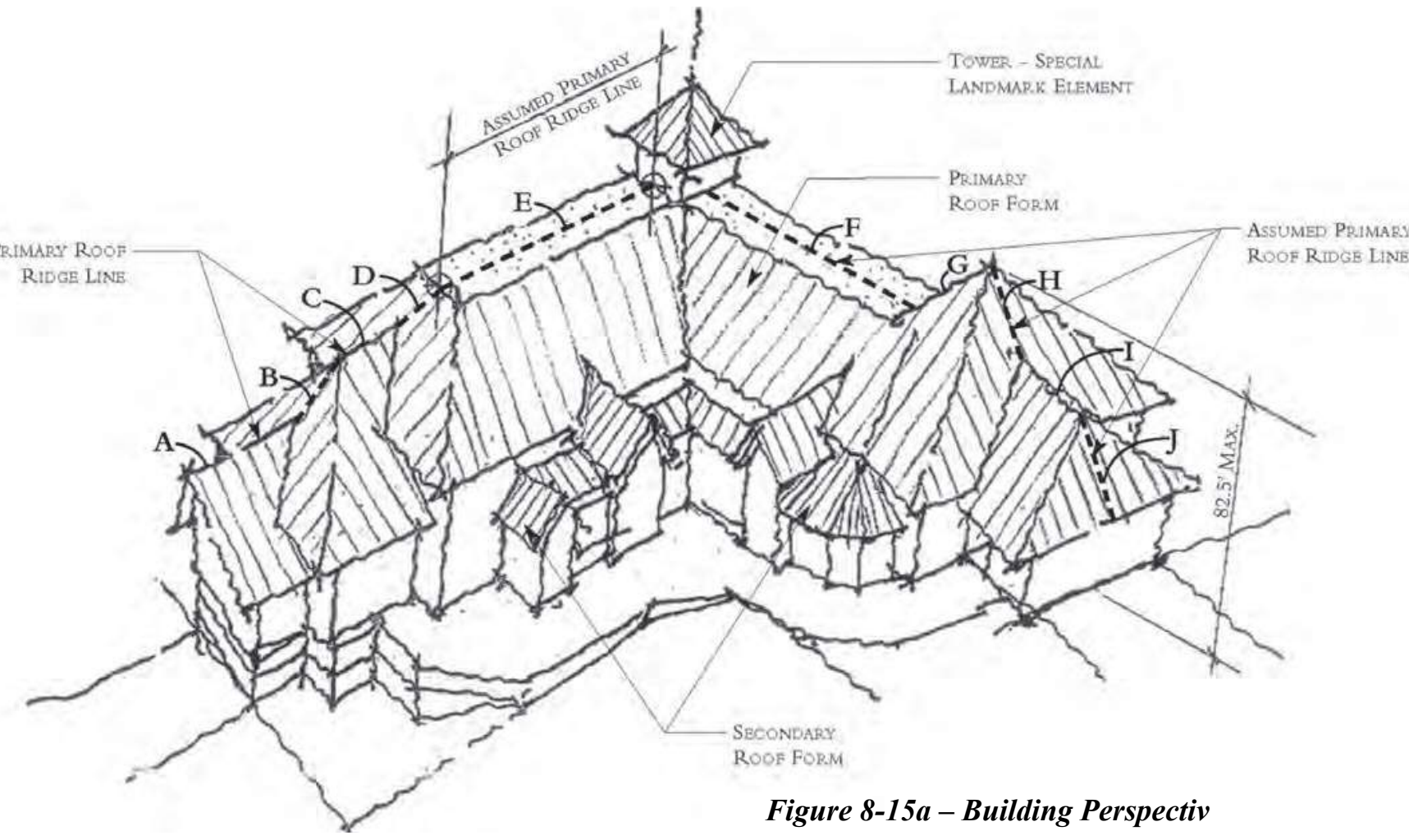
	ZONING	PROJECT
HEIGHT	82'-6" MAX	79'-9" MAX
	71'-0" AVG	70'-6" AVG

CHAPTER 10: DESIGN REVIEW STANDARDS AND GUIDELINES
14-10-5 BUILDING MATERIALS AND DESIGN

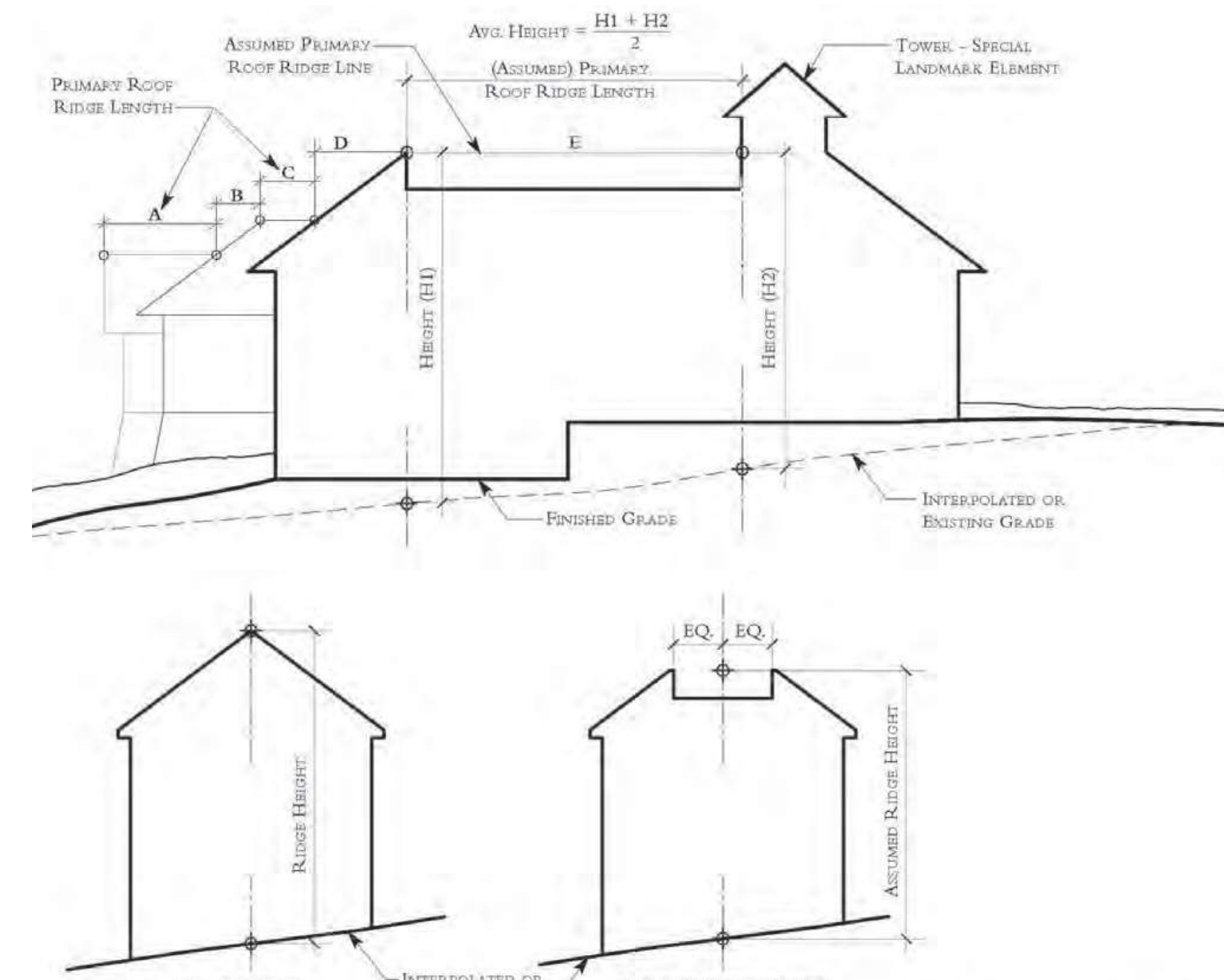
Towers, spires, cupolas, chimneys, flagpoles and similar architectural features not usable as habitable floor area may extend above the height limit a distance of not more than 25% of the height limit nor more than 15 feet.

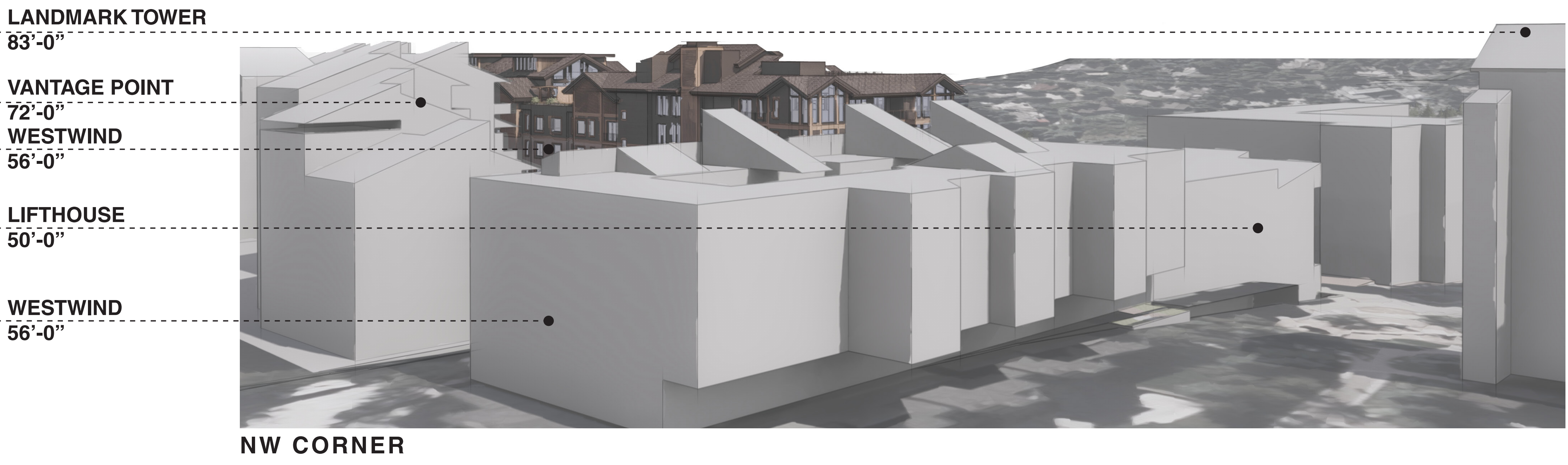
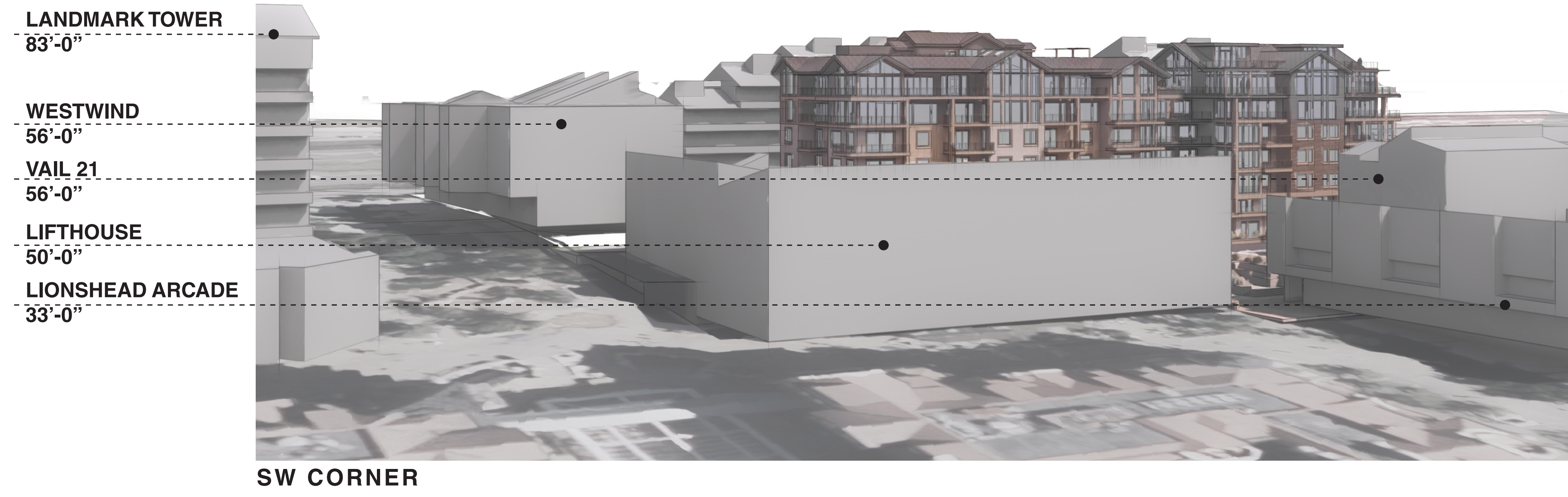
CHAPTER 2: DEFINITIONS
14-2-1 DEFINITIONS OF WORDS AND TERMS:

BUILDING HEIGHT. The distance measured vertically from any point on a proposed or existing roof or eave to the existing (natural) or finished grade (whichever is more restrictive) located directly below said point of the roof or eave. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof to the existing grade directly below said point on a proposed or existing roof.

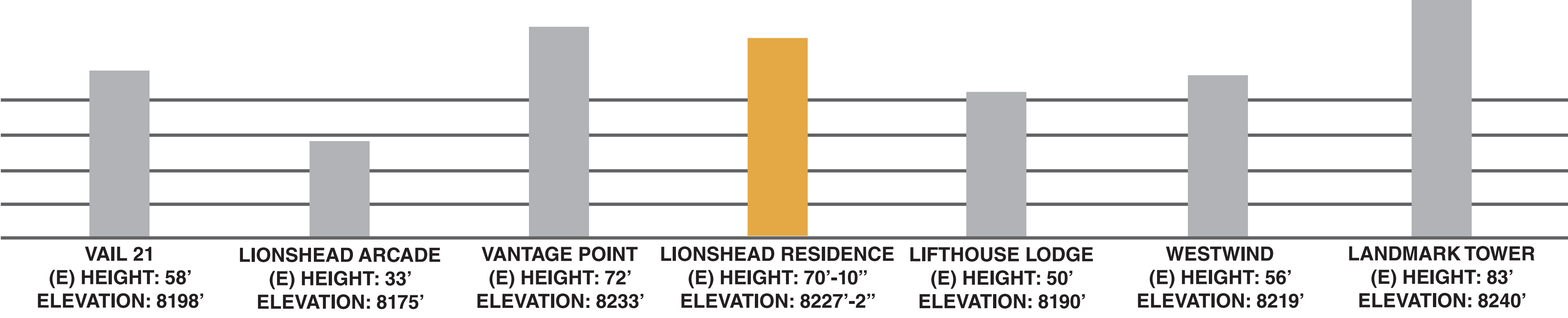


LIONSHEAD REDEVELOPMENT MASTER PLAN





SURROUNDING CONTEXT: BUILDING HEIGHTS PER LIONSHEAD MASTER PLAN



ZONING REGULATIONS - ROOF

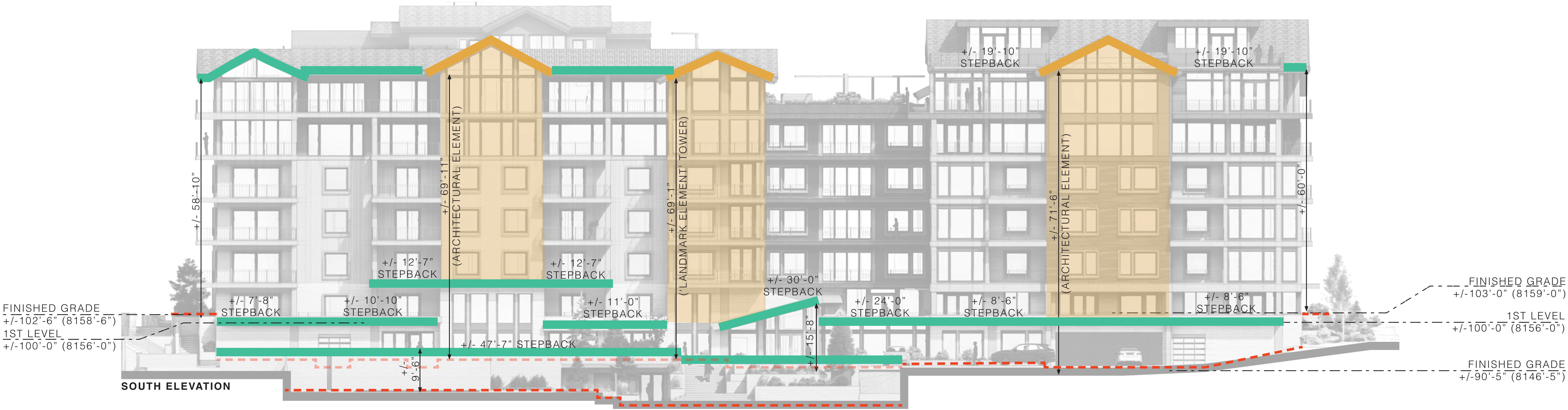
	ZONING	PROJECT
ROOF FORMS	Primary Gable Hip Other Forms Allowed	Primary: Gable Secondary: Flat Roofs for Snow Control & Height

CHAPTER 10: DESIGN REVIEW STANDARDS AND GUIDELINES
14-10-5 BUILDING MATERIALS AND DESIGN
(E). Roof forms. The majority of roof forms within the town are gable roofs with a pitch of at least four feet in 12 feet. However, other roof forms are allowed. Consideration of environmental and climatic determinants such as snow shedding, drainage, fire safety and solar exposure should be integral to the roof design.

8.4.2.7 ROOFS GENERAL
Primary roofs are defined as roofs which cover more than 500 SF of roof area, while secondary roofs are those which cover 500 SF of roof area or less



SCALE: N.T.S.

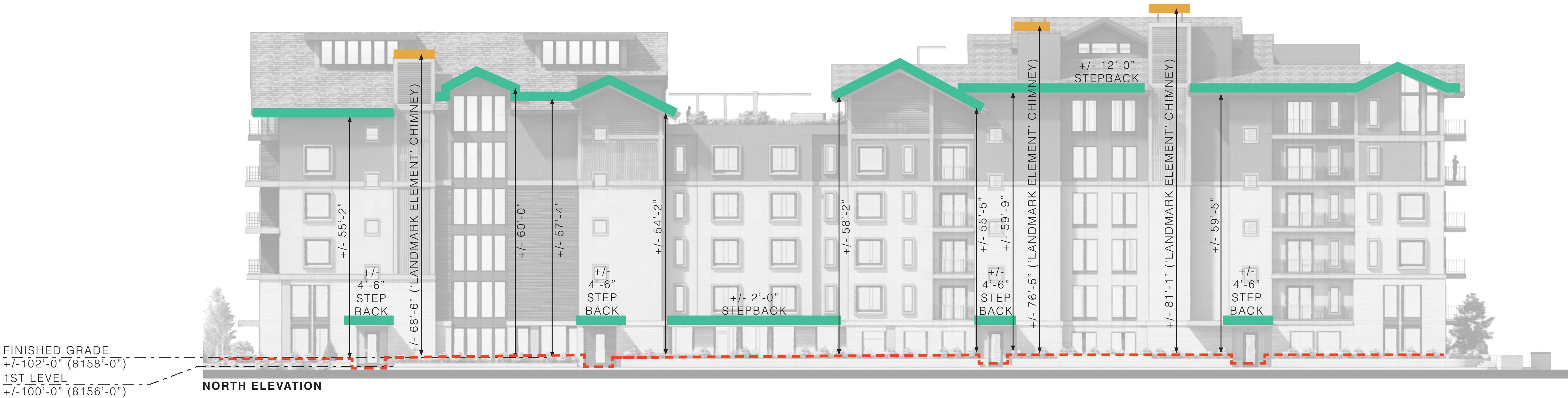
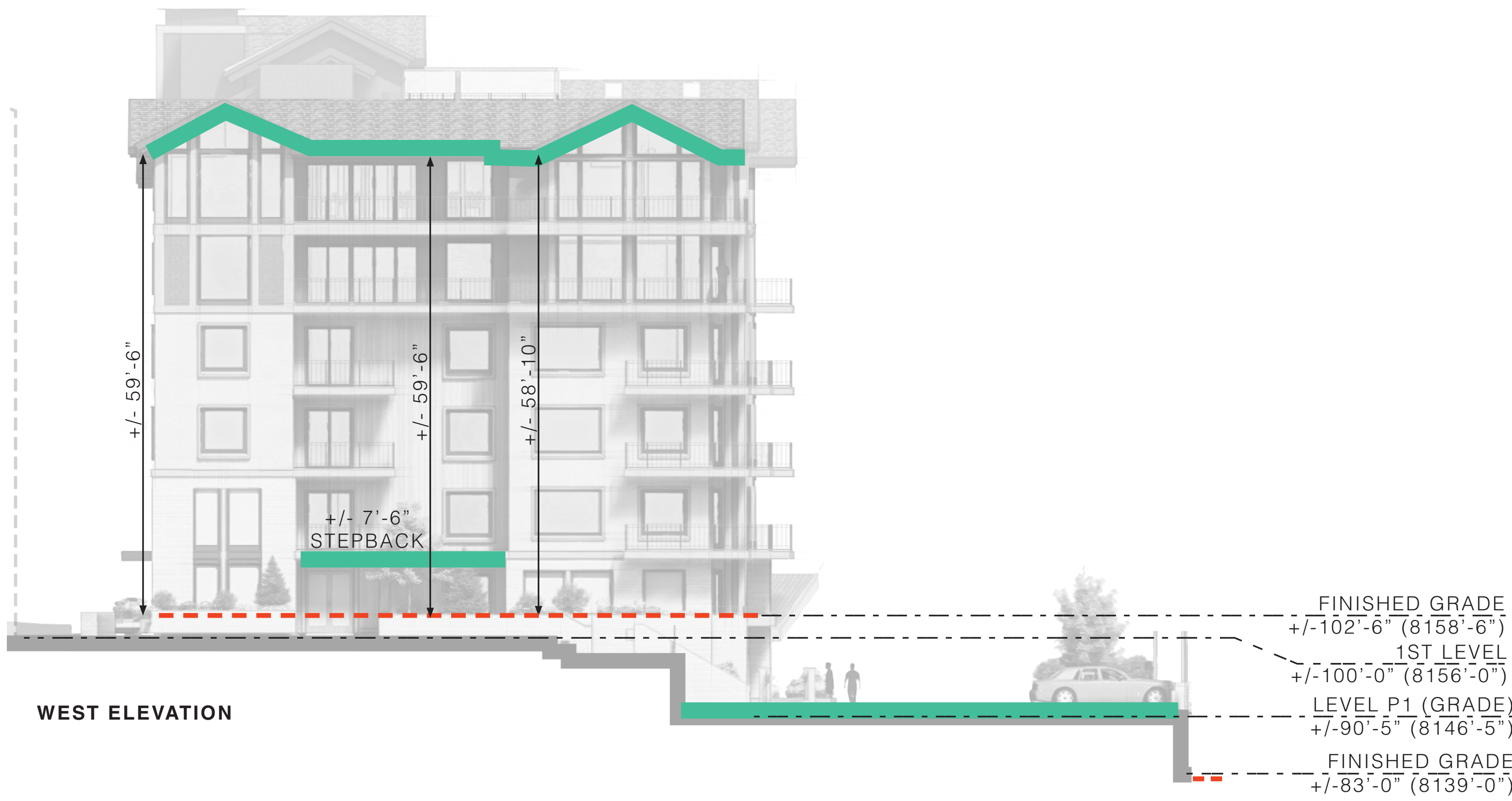


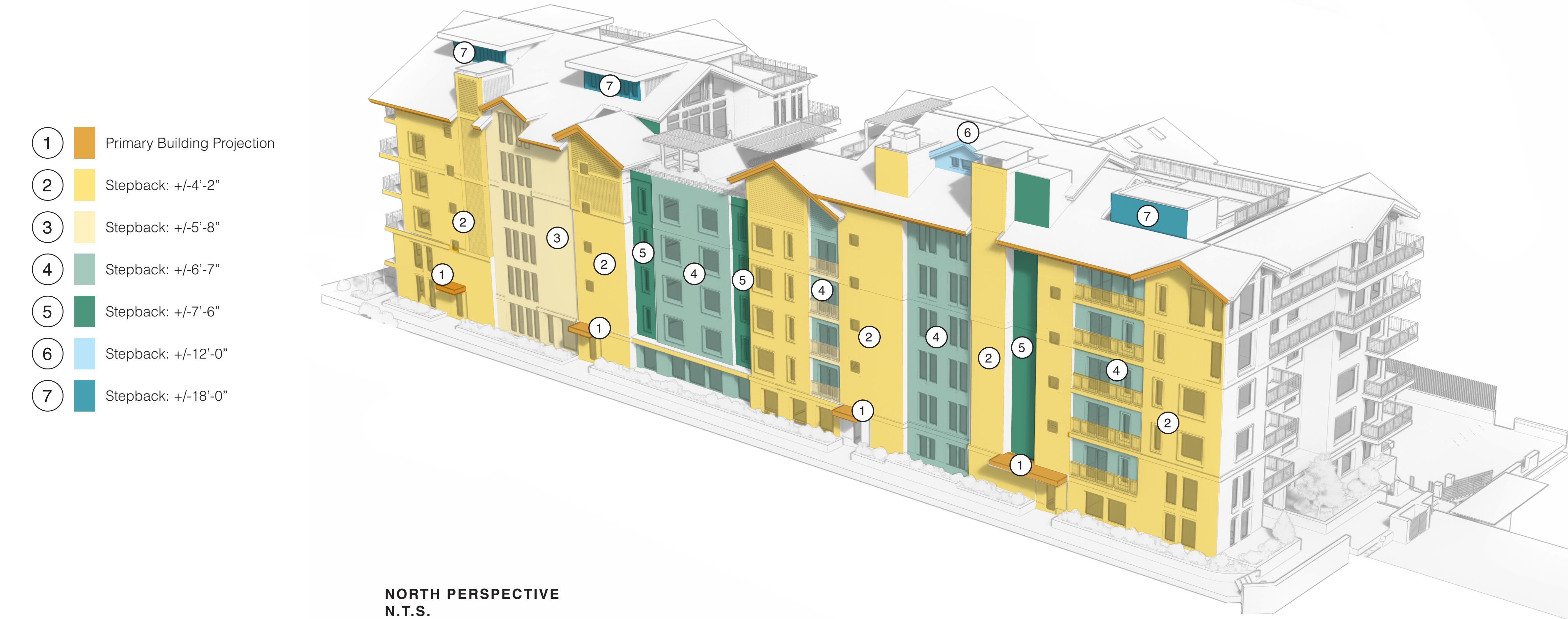
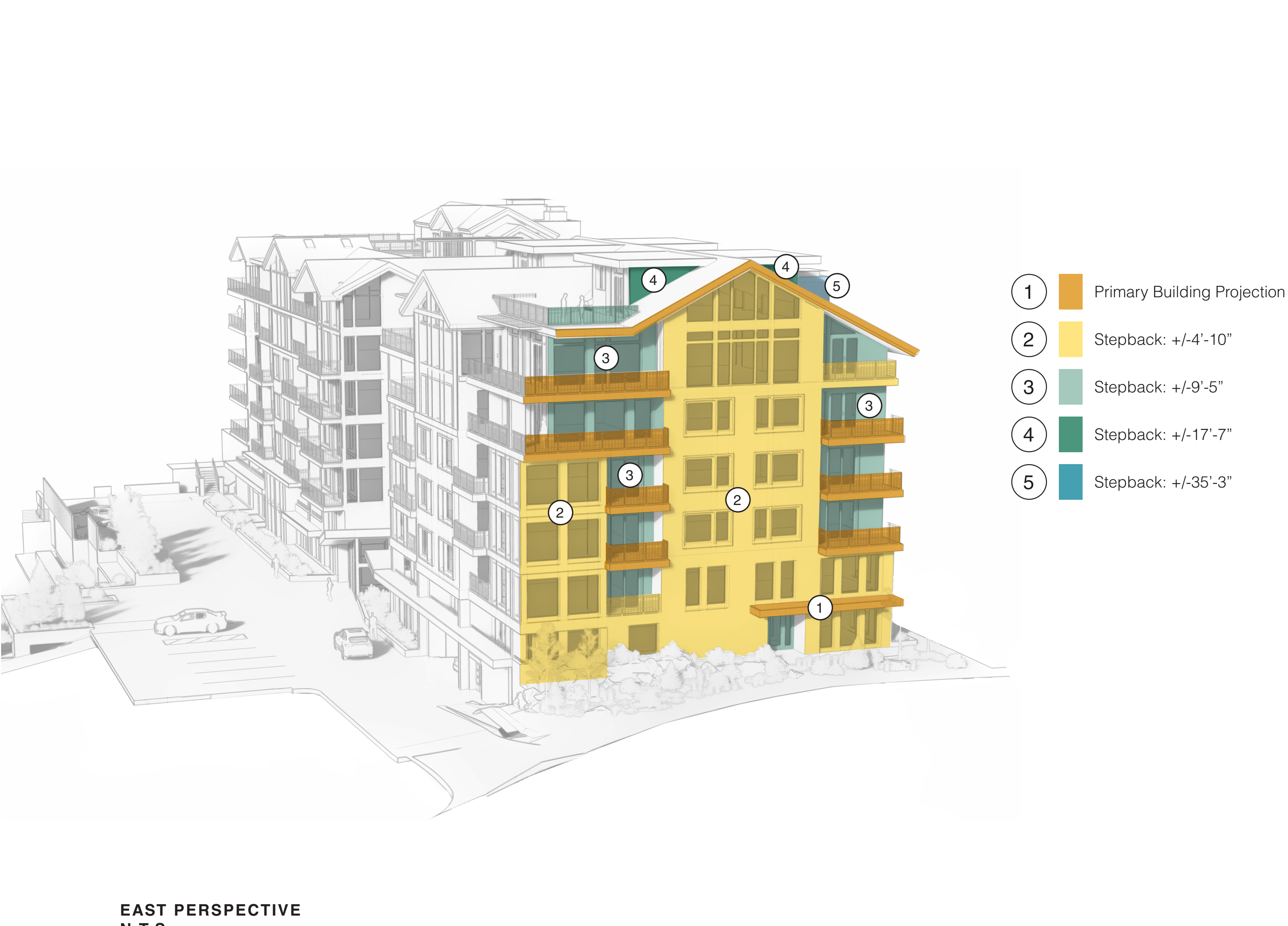
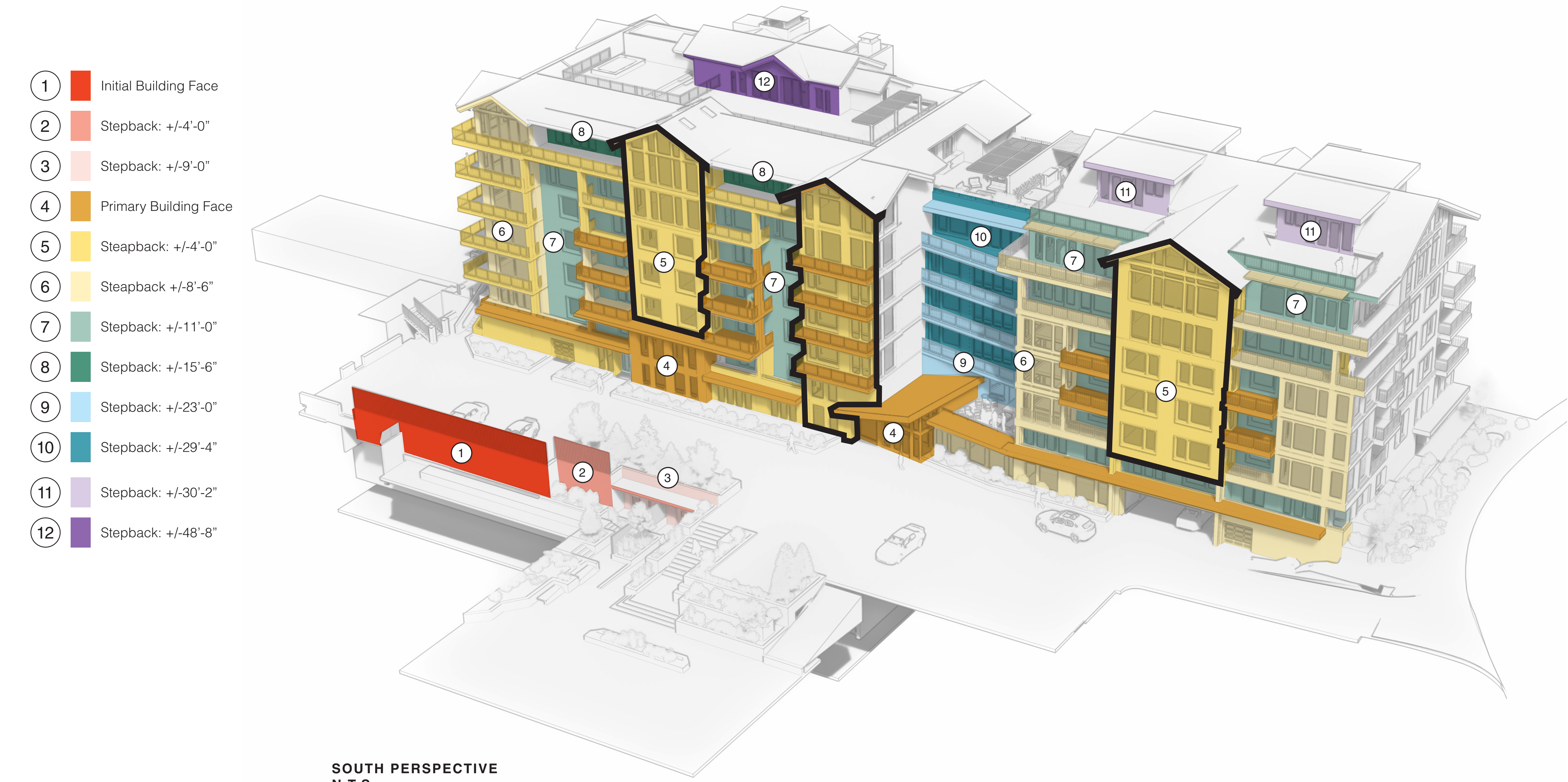
EAVE
FINISHED GRADE
'LANDMARK' BUILDING ELEMENTS
(CHIMNEYS, TOWERS, UNIQUE
ARCHITECTURAL FORMS)

LIONSHEAD REDEVELOPMENT MASTER PLAN
8.4.2.4 EXTERIOR WALLS
GENERAL

REMAINING BUILDING FRONTAGE
Building faces that do not meet the special site criteria of the sections above may have a maximum initial eave height of 60', at which point those faces must step back a minimum of 12'. To the extent possible, all new and redeveloped buildings in Lionshead should avoid "turning their backs" on other buildings or important pedestrian corridors. However, it must be acknowledged that very few buildings have prime frontage on all sides and almost all buildings will have different programmatic requirements and visual characteristics on their different faces. Toward that end, a building's greatest vertical mass and "back of house" functions should occur on the frontage with the least volume of pedestrian traffic. In addition, components of a building with the greatest vertical mass should be oriented north-south to minimize the blockage of southern views and sunlight.

It is critical to note that the 60' maximum initial eave height does not allow for an unarticulated, flat building face from grade to 60'. The horizontal and vertical maximum unbroken building face requirements, all other guidelines.

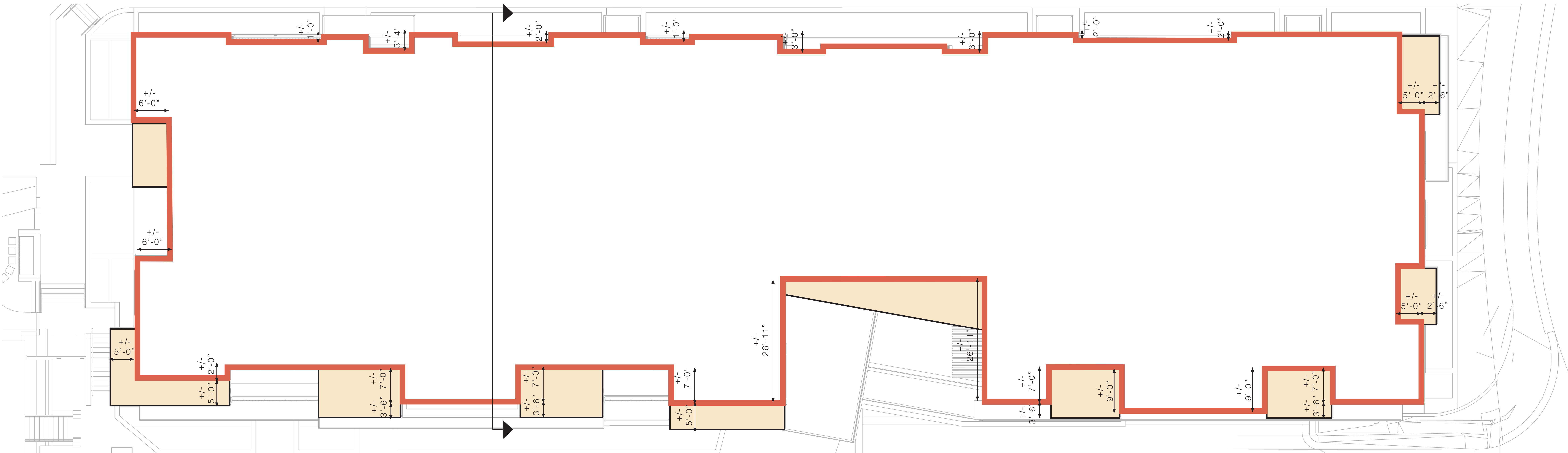
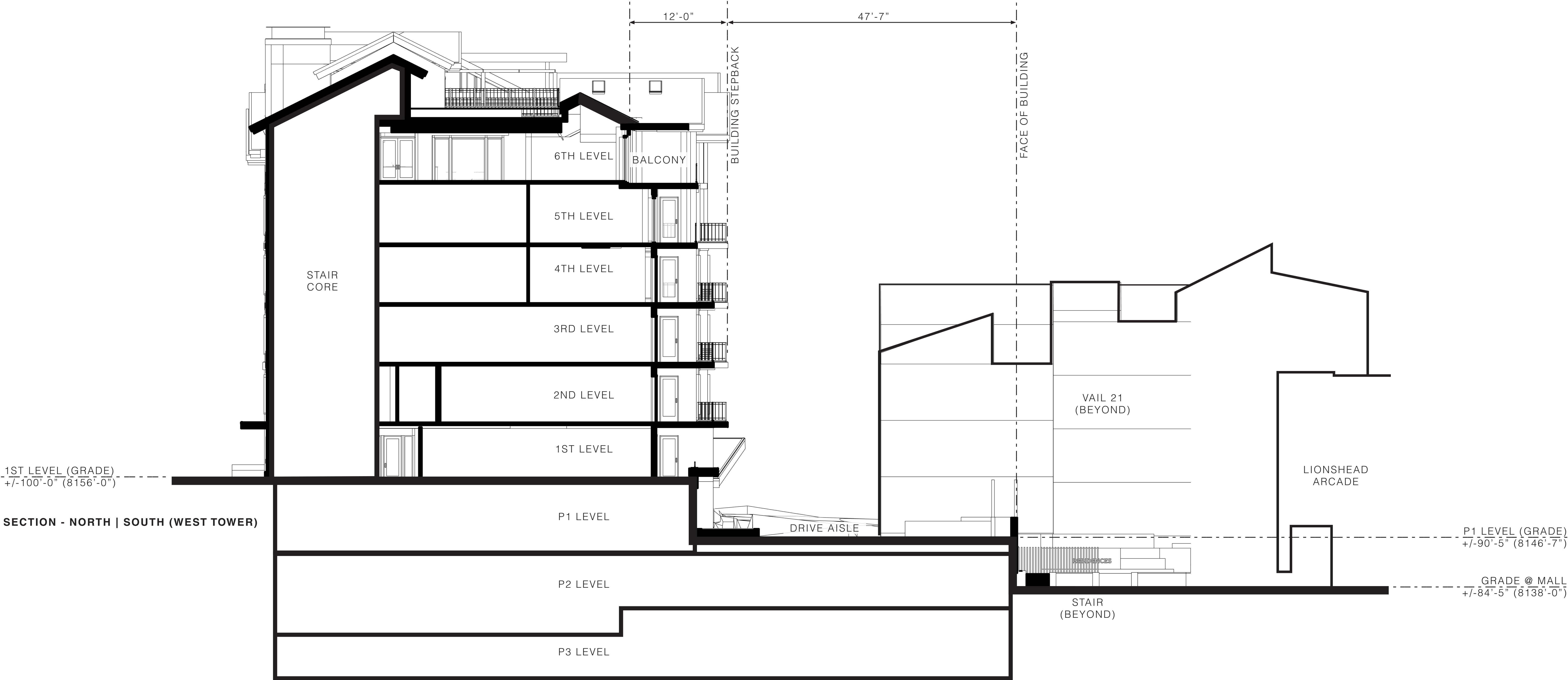




“LANDMARK” BUILDING ELEMENTS
(CHIMNEYS, TOWERS, UNIQUE
ARCHITECTURAL FORMS)

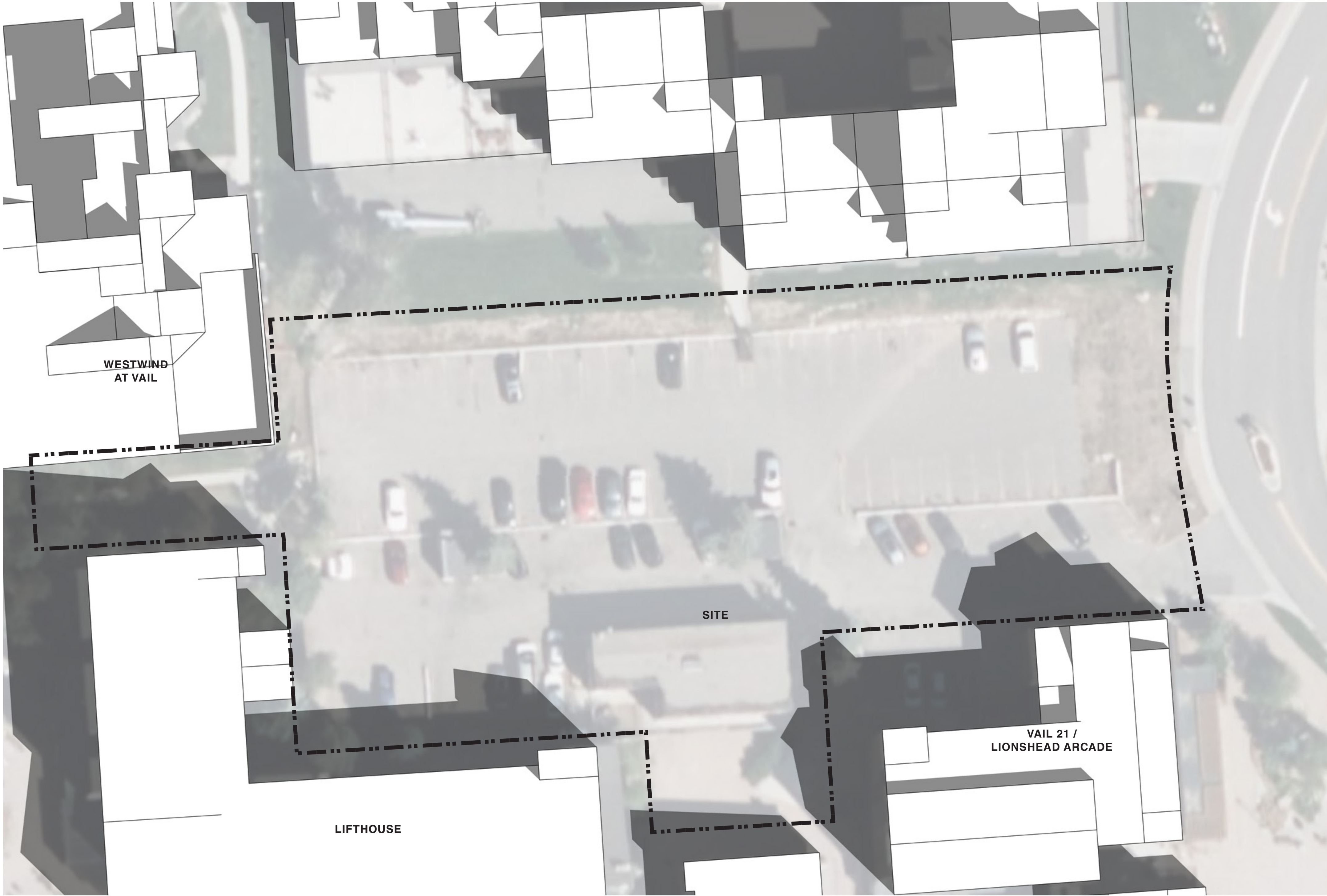


SCALE: 1/8" = 1'-0"



SCALE: N.T.S.

SPRING / FALL EQUINOX MARCH 21 / SEPTEMBER 23 10:00 AM



WINTER SOLSTICE DECEMBER 21 10:00 AM



SPRING / FALL EQUINOX MARCH 21 / SEPTEMBER 23 2:00 PM



WINTER SOLSTICE DECEMBER 21 2:00 PM



SCALE: N.T.S.

SPRING / FALL EQUINOX MARCH 21 / SEPTEMBER 23 10:00 AM



WINTER SOLSTICE DECEMBER 21 10:00 AM



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WINTER SOLSTICE DECEMBER 21 2:00 PM





 'LANDMARK' BUILDING ELEMENTS
(CHIMNEYS, TOWERS, UNIQUE
ARCHITECTURAL FORMS)



