

LIONSHEAD CIRCLE RESIDENCES

DESIGN REVIEW BOARD SUBMITTAL | VAIL, CO | 2025.08.27



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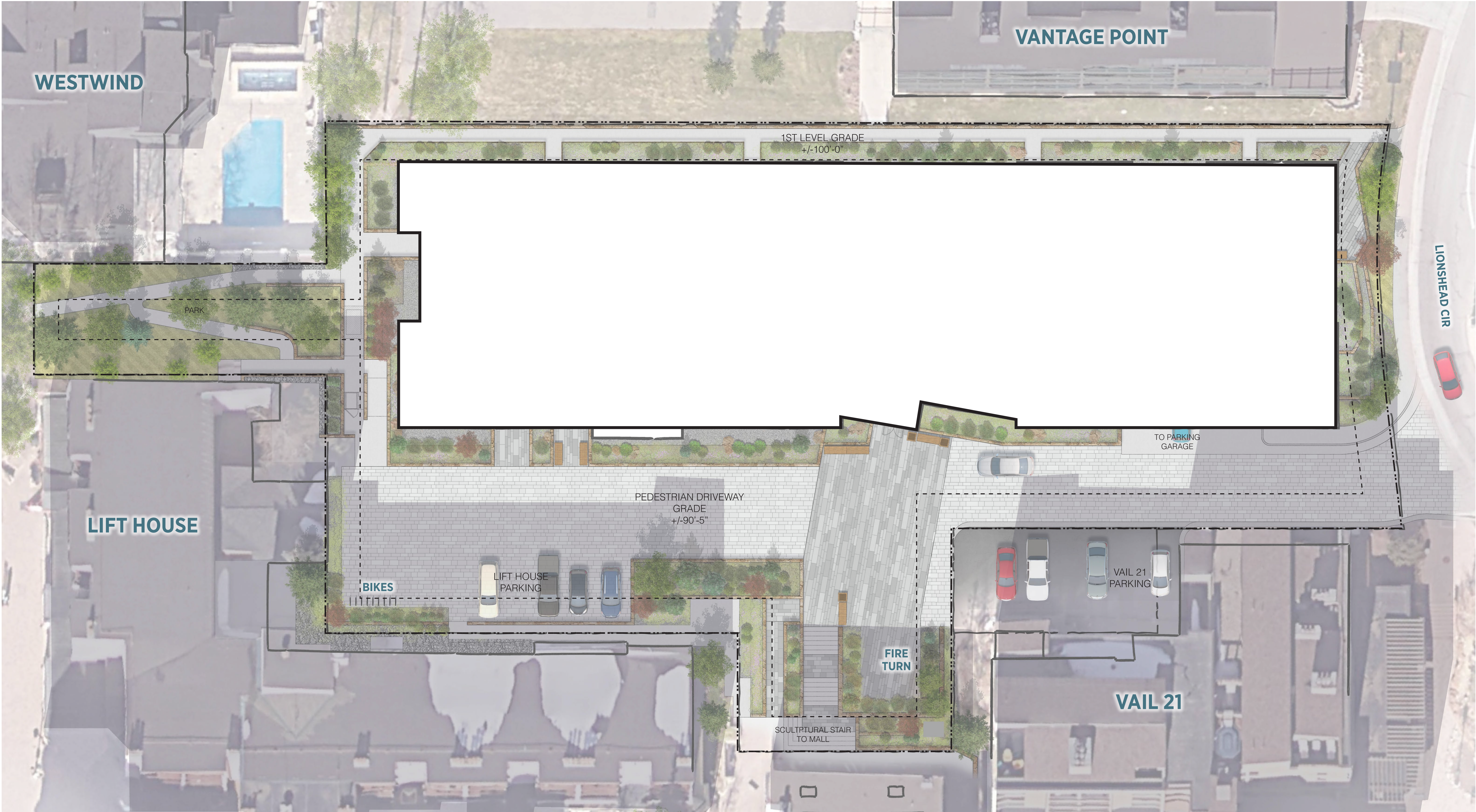
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SCALE: 1" = 10'-0"



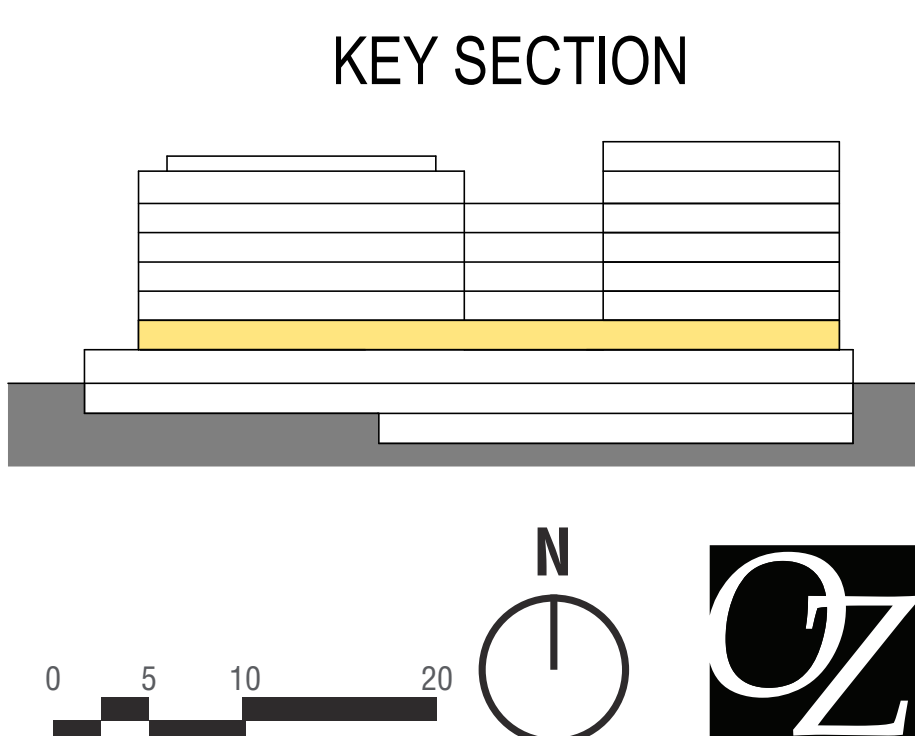
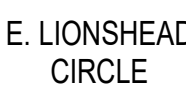
A.051

SITE COVERAGE		
TOTAL SITE AREA	MAX ALLOWABLE SITE COVERAGE (76% OF TOTAL SITE AREA)	PROPOSED SITE COVERAGE
45,432 SF	31,802 SF	29,690 SF (65.4% OF TOTAL SITE AREA)

GENERAL SITE INFORMATION	
LOT 1A	0.62 ACRES, 27,007 SF
LOT 2A	0.238 ACRES, 10,367 SF
TRACT K	0.076 ACRES, 3,310 SF
TRACT L	0.048 ACRES, 2,091 SF
TRACT M	0.061 ACRES, 2,657 SF
TOTAL SITE AREA	1.043 ACRES, 45,432 SF

SITE COVERAGE AREA PLAN LEGEND

	BUILDING FOOTPRINT ABOVE GRADE		BUILDING FOOTPRINT BELOW GRADE
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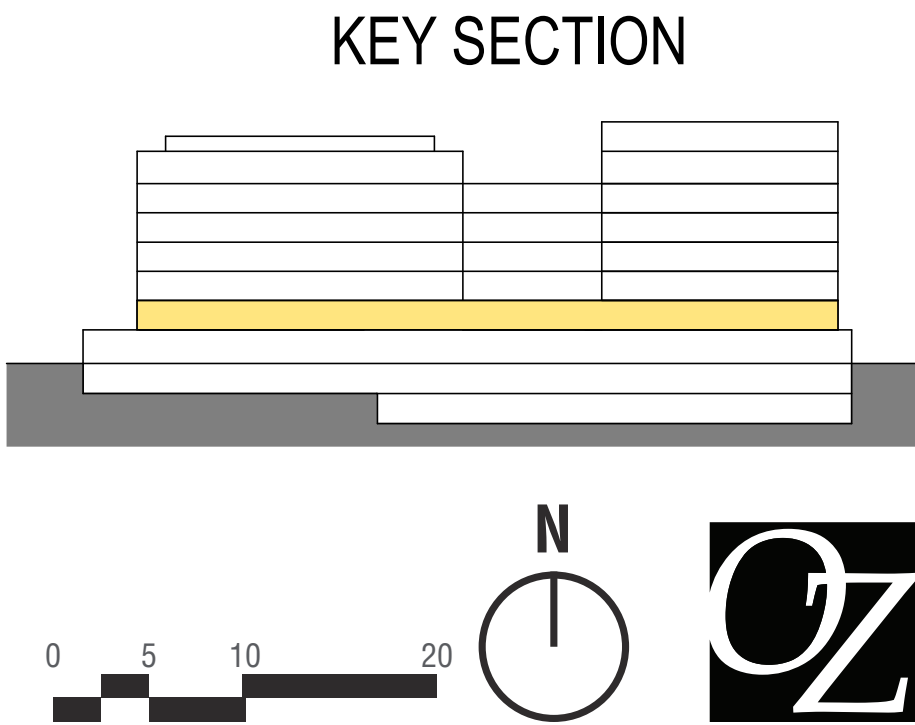
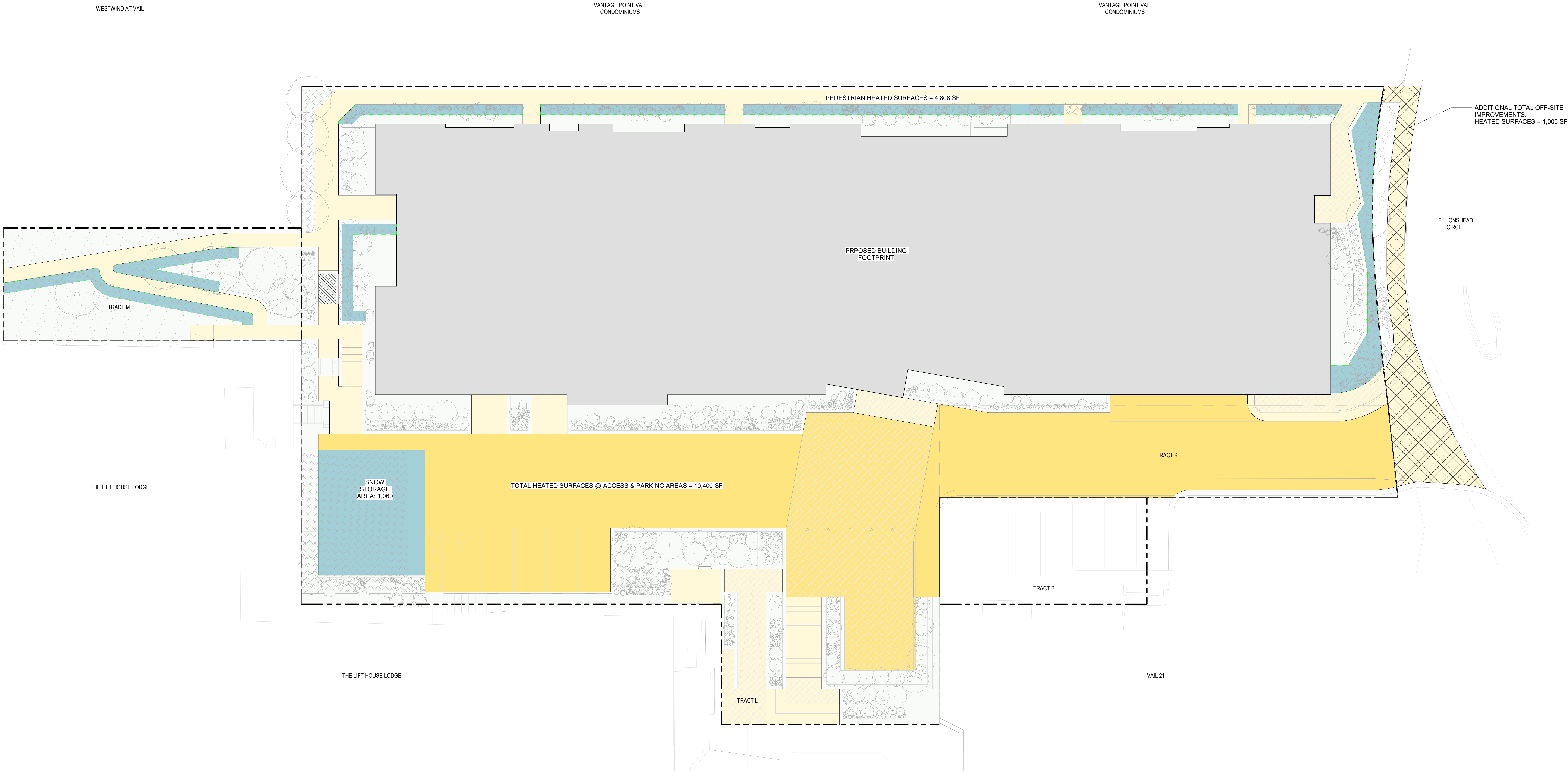
SITE | SNOW REMOVAL COMPLIANCE DIAGRAM

SCALE: 1" = 10'-0"

SNOW STORAGE			
SNOW STORAGE AREA REQUIREMENT	TOTAL HEATED SURFACE PARKING & ACCESS AREAS	SNOW STORAGE AREA REQ'D	SNOW STORAGE AREA PROVIDED
FOR HEATED DRIVEWAYS MIN. SNOW STORAGE AREA TO BE 10% OF THE REQUIRED PARKING & ACCESS AREAS	10,400 SF	0.10 x 10,400 = 1,040 SF	1,060 SF (10% OF TOTAL HEATED SURFACE PARKING & ACCESS AREA)

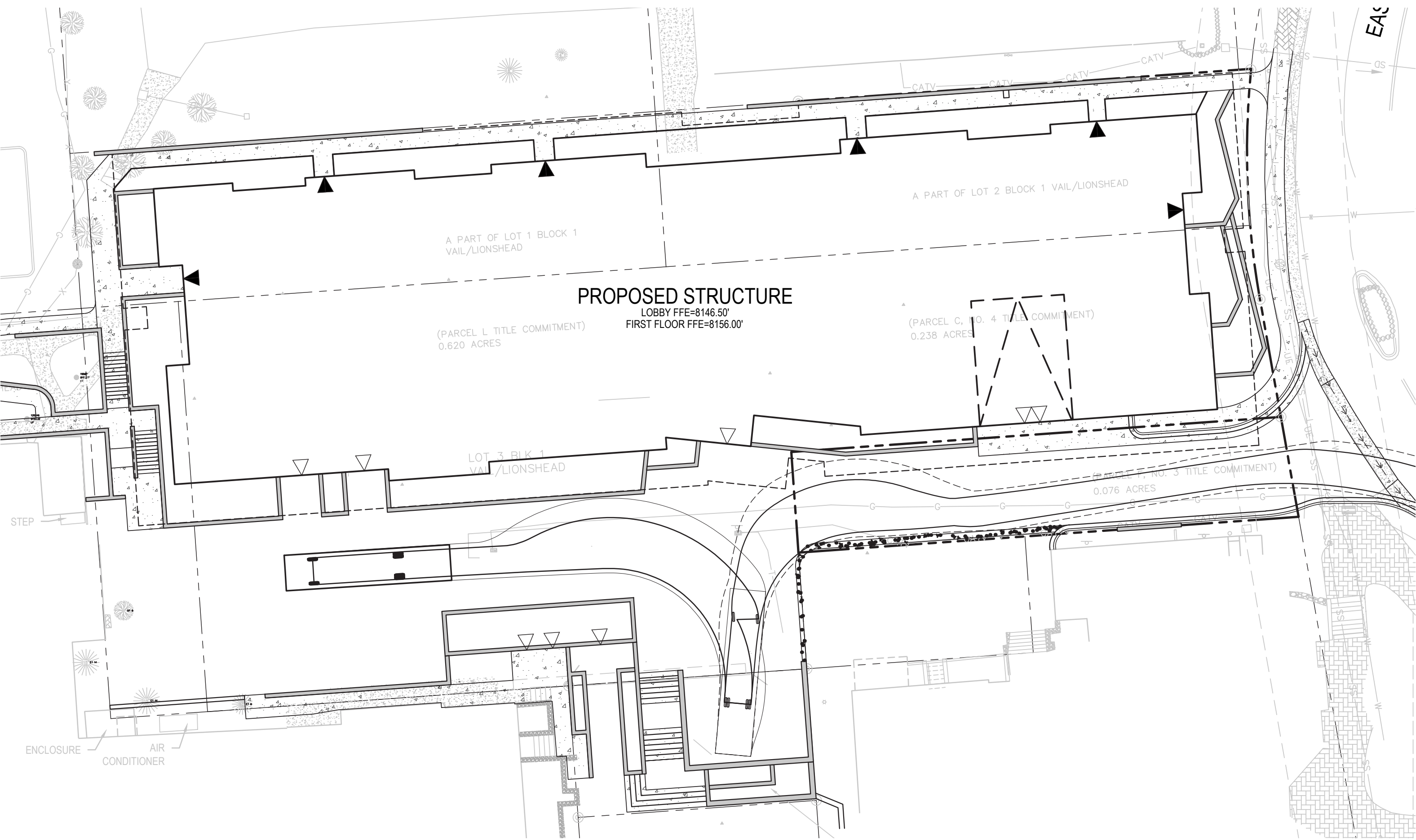
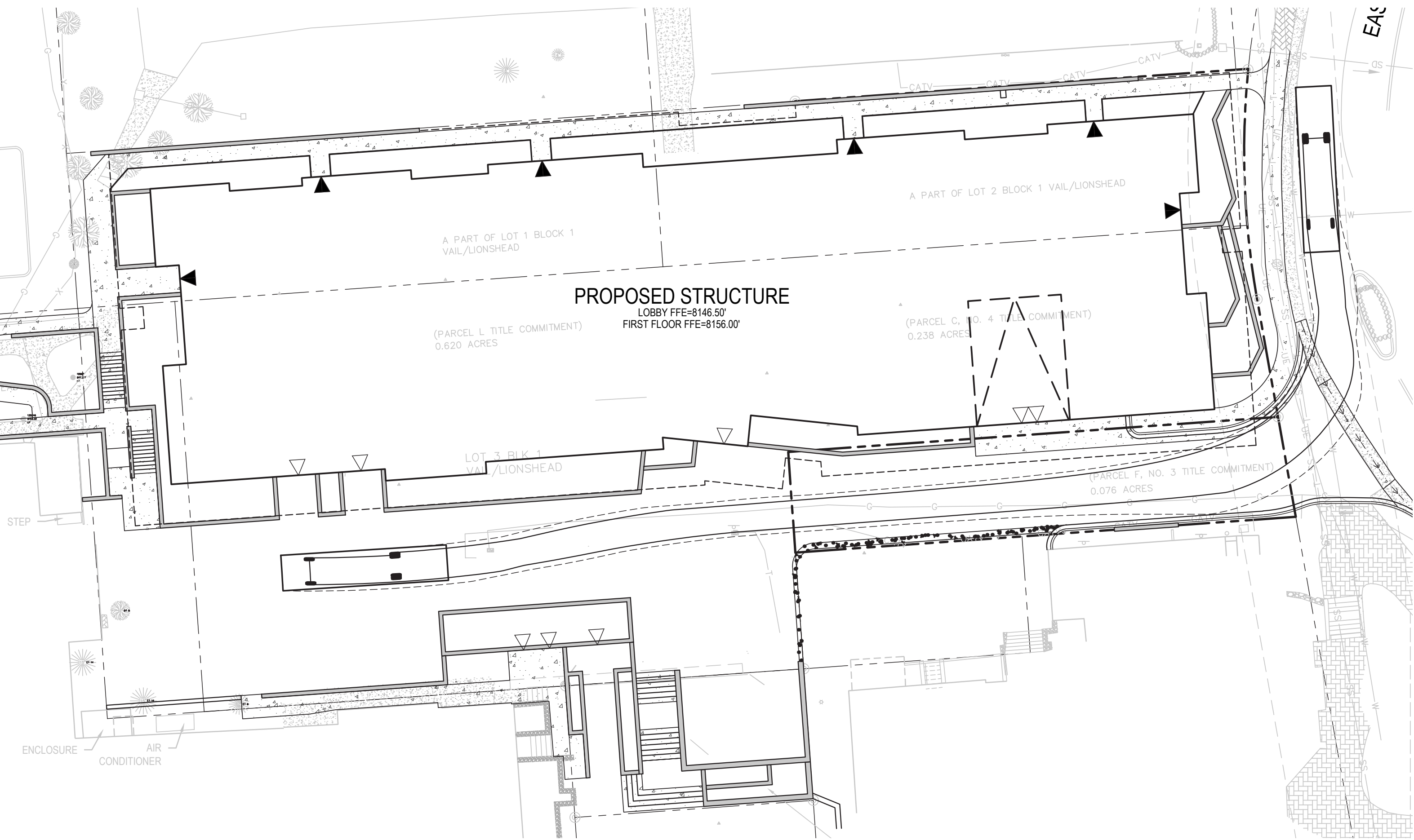
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LOT 2A	0.238 ACRES, 10,367 SF
TRACT K	0.076 ACRES, 3,310 SF
TRACT L	0.048 ACRES, 2,091 SF
TRACT M	0.061 ACRES, 2,697 SF
TOTAL SITE AREA	1.045 ACRES, 45,432 SF

SNOW REMOVAL PLAN LEGEND	
SNOWMELTED ACCESS & PARKING AREA	SNOW STORAGE AREA
SNOWMELTED PEDESTRIAN ACCESS	SNOWMELTED ADDITIONAL OFF-SITE IMPROVEMENTS



SITE | FIRE ACCESS DIAGRAMS

SCALE: 1" = 10'-0"

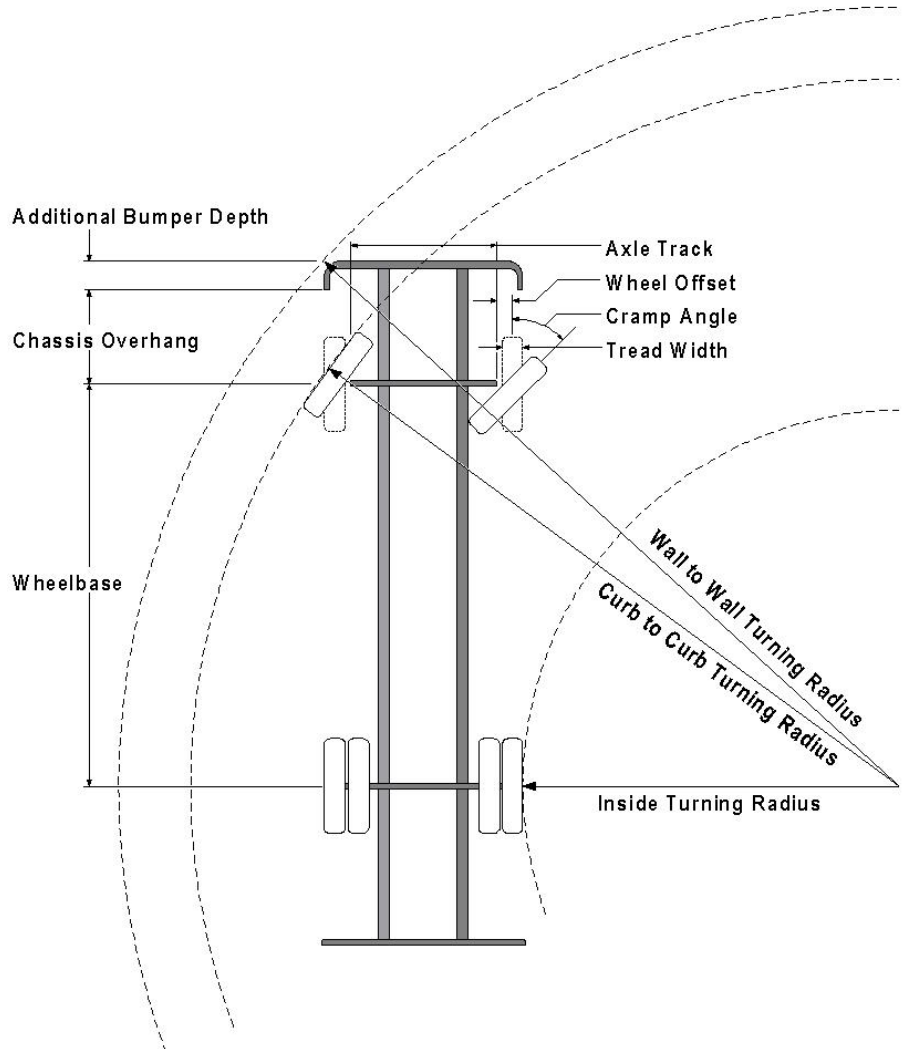


Turning Performance Analysis

01/27/2022

Bid Number: 1051
Department: Vail Fire Department

Chassis: Enforcer Chassis, 100AAT
Body: Aerial, 100AAT, Alum Body

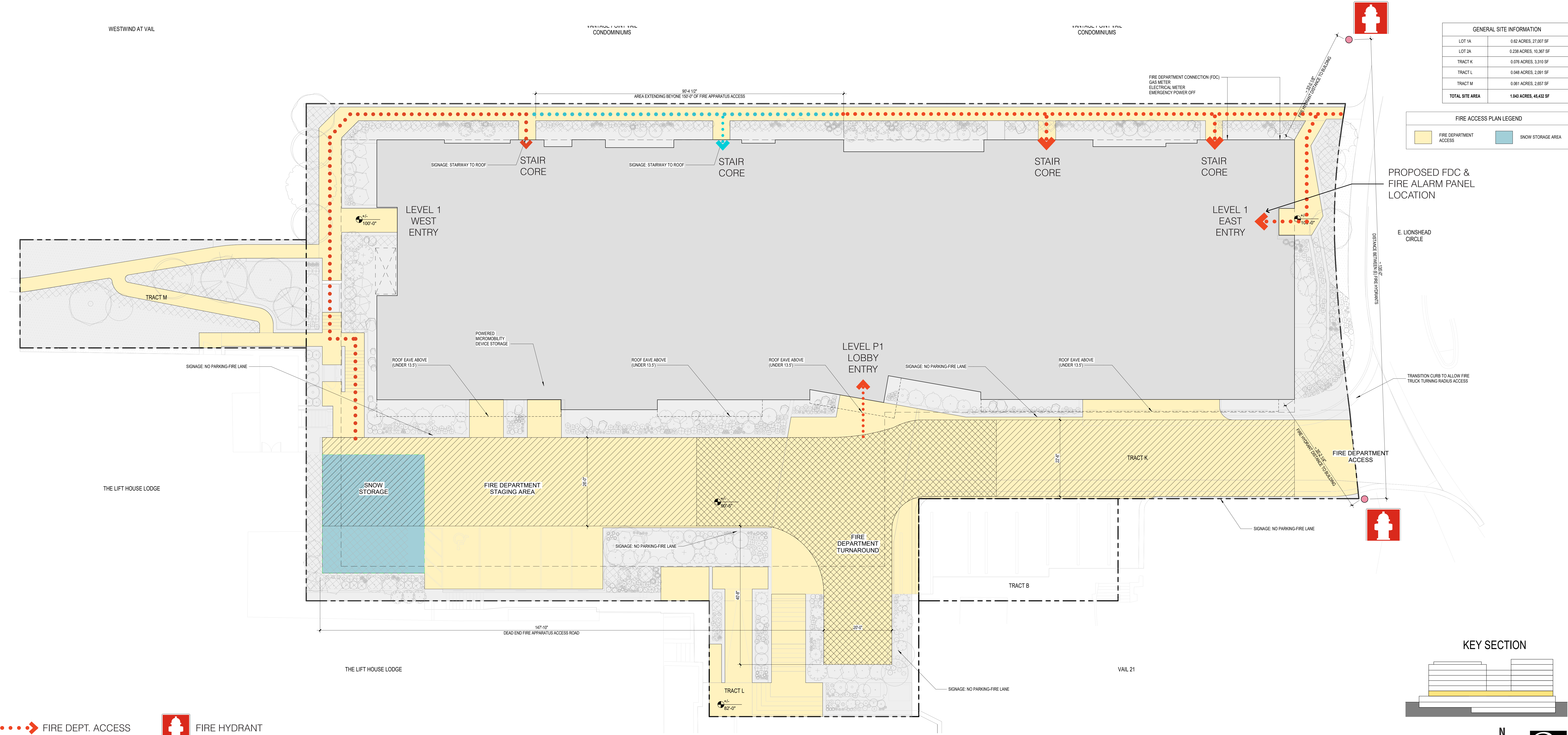


Parameters:	
*Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	16.6 in.
Chassis Overhang:	65.95 in.
Additional Bumper Depth:	21 in.
Front Overhang:	86.95 in.
Wheelbase:	265 in.

Calculated Turning Radii:	
Inside Turn:	20 ft. 11 in.
Curb to curb:	37 ft. 7 in.
Wall to wall:	42 ft. 1 in.

Category	Option	Description
Tires, Front	0679621	Tires, Front, Michelin, XZY3 (wb), 425/65R22.50, 20 ply, Fire Service Load Rtn
Wheels, Front	0725046	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot, 24k
Bumpers	0725703	Bumper, 21" Total (10" Extension), Alum, Painted, Integrated, 100AAT, Enforcer
Axle, Front, Custom	0796912	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Enforcer
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower

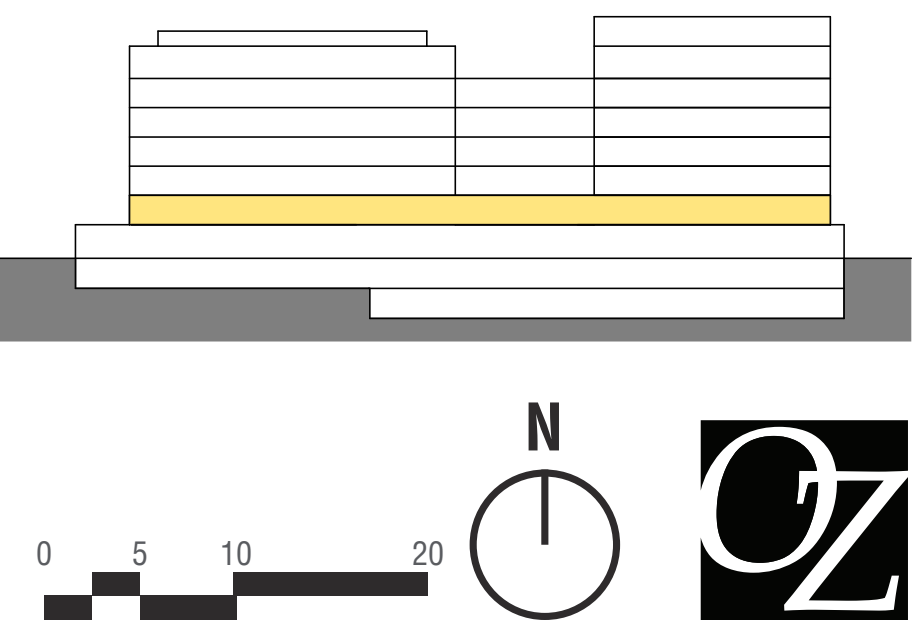
Notes:
*Actual Inside cramp angle may be less than shown.
Curb to Curb turning radius calculated for 9.00 inch curb.



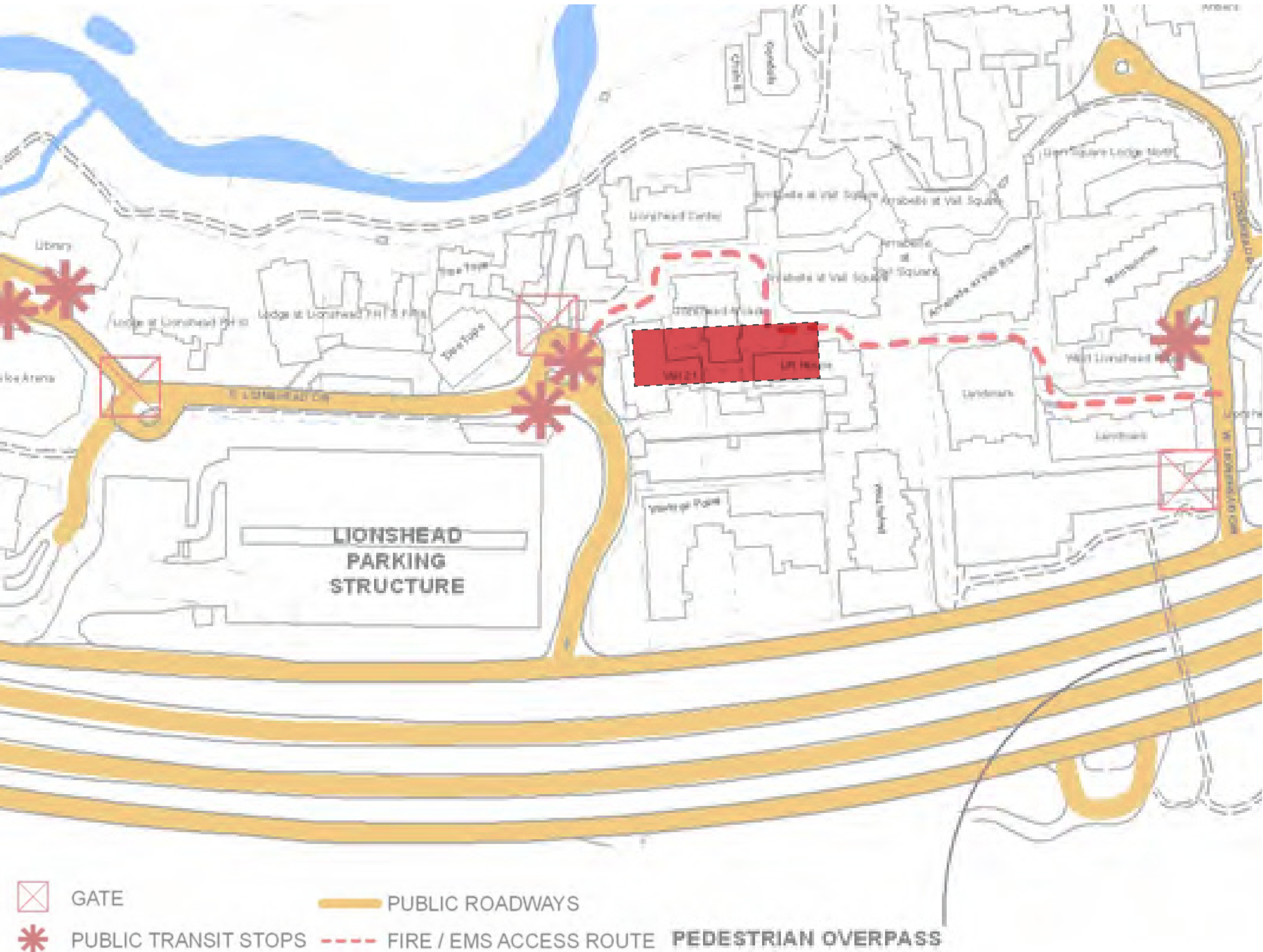
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TRACT L	0.048 ACRES, 2,091 SF
TRACT M	0.061 ACRES, 2,667 SF
TOTAL SITE AREA	1.043 ACRES, 45,432 SF

FIRE ACCESS PLAN LEGEND	
	FIRE DEPARTMENT ACCESS
	SNOW STORAGE AREA

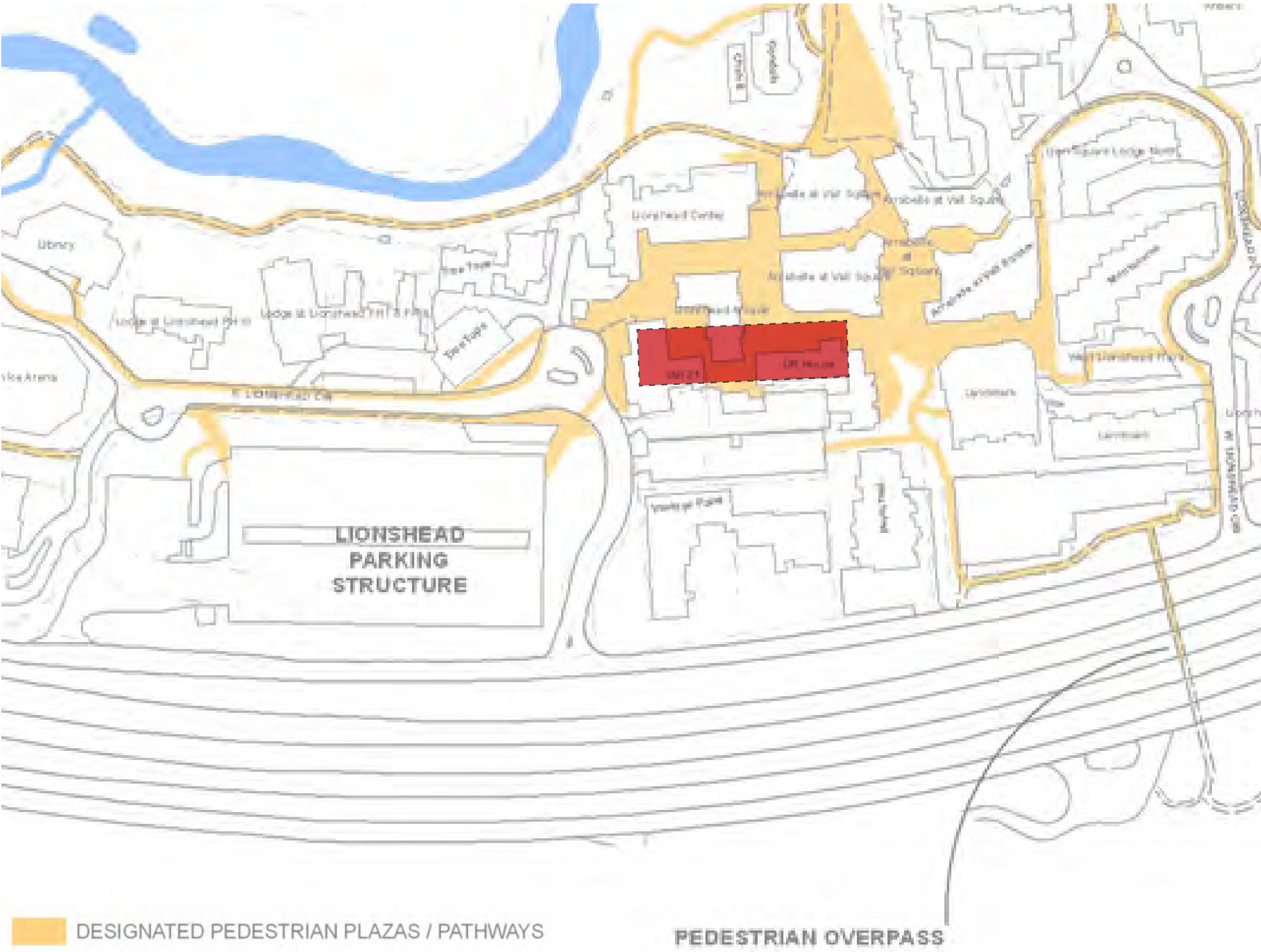
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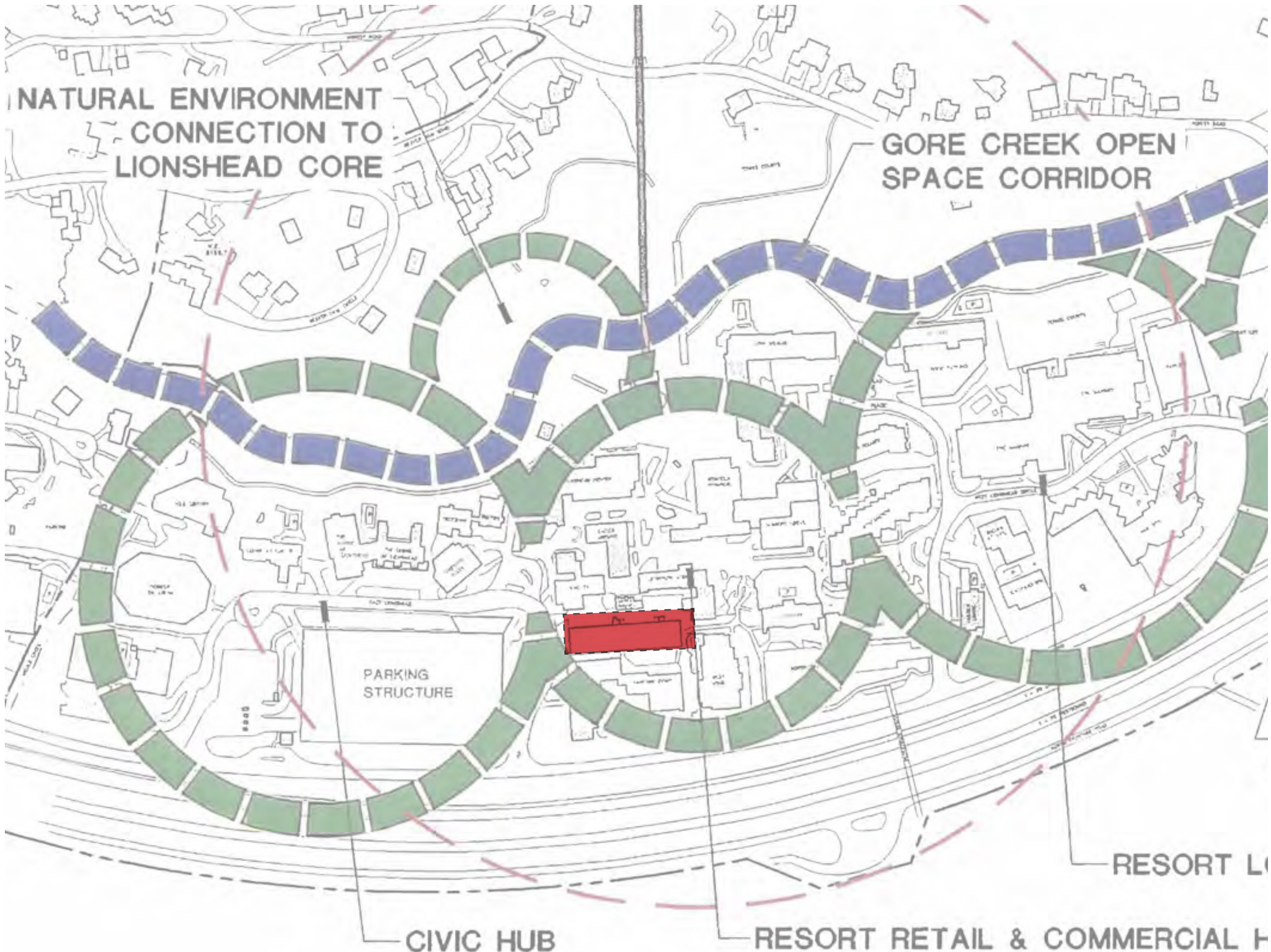
... FIRE DEPT. ACCESS
 FIRE HYDRANT



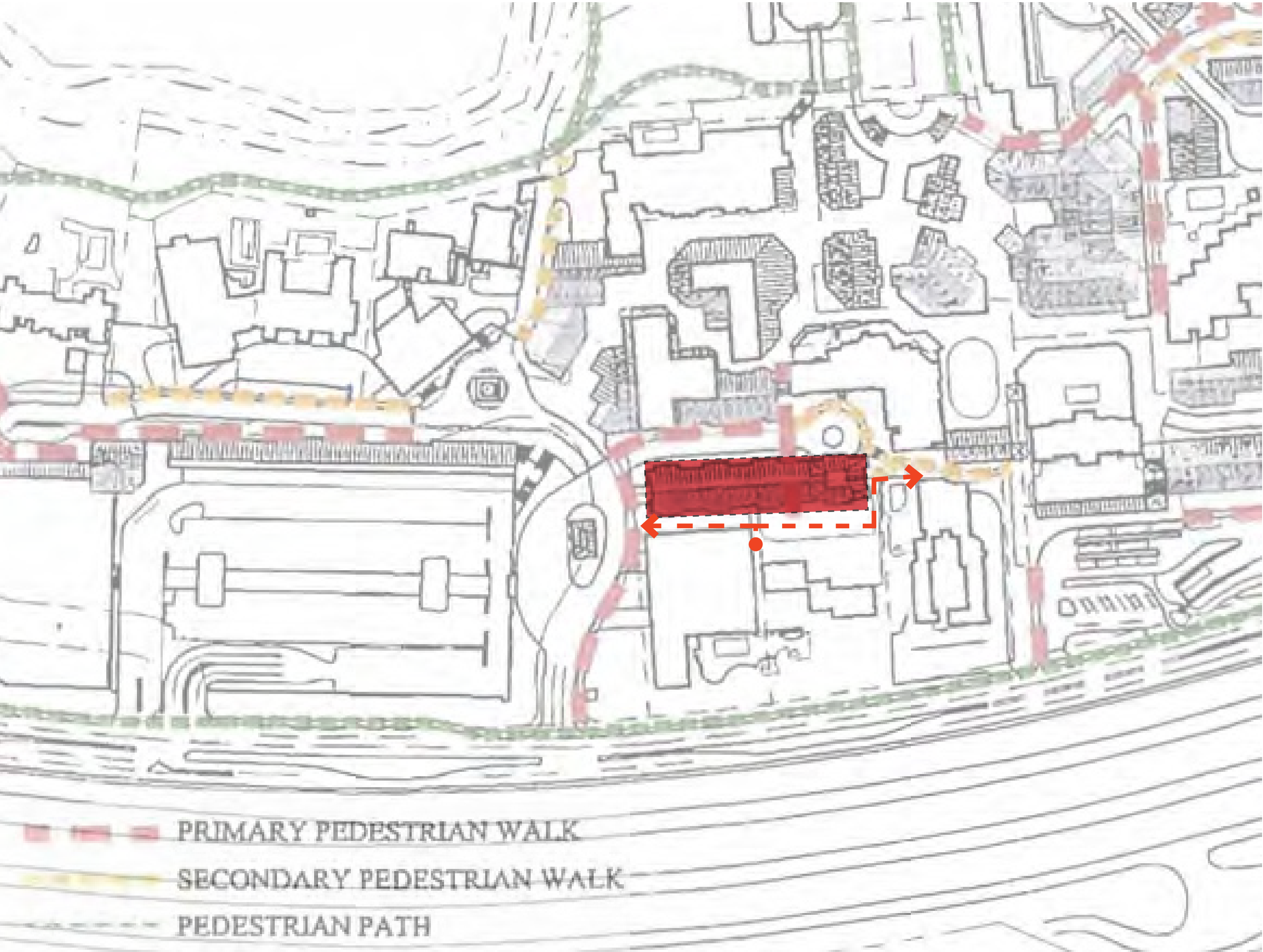
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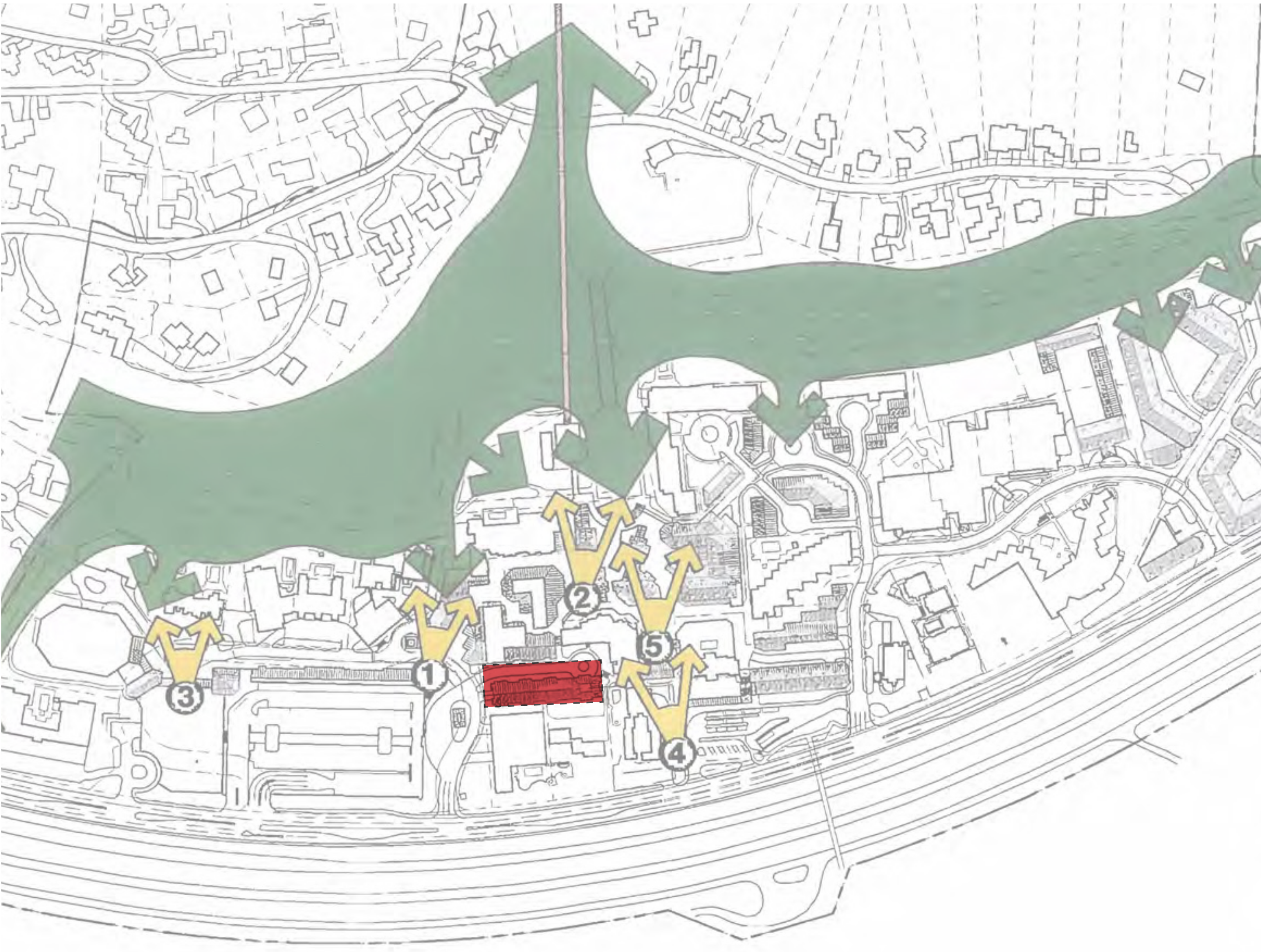
2 PEDESTRIAN CIRCULATION



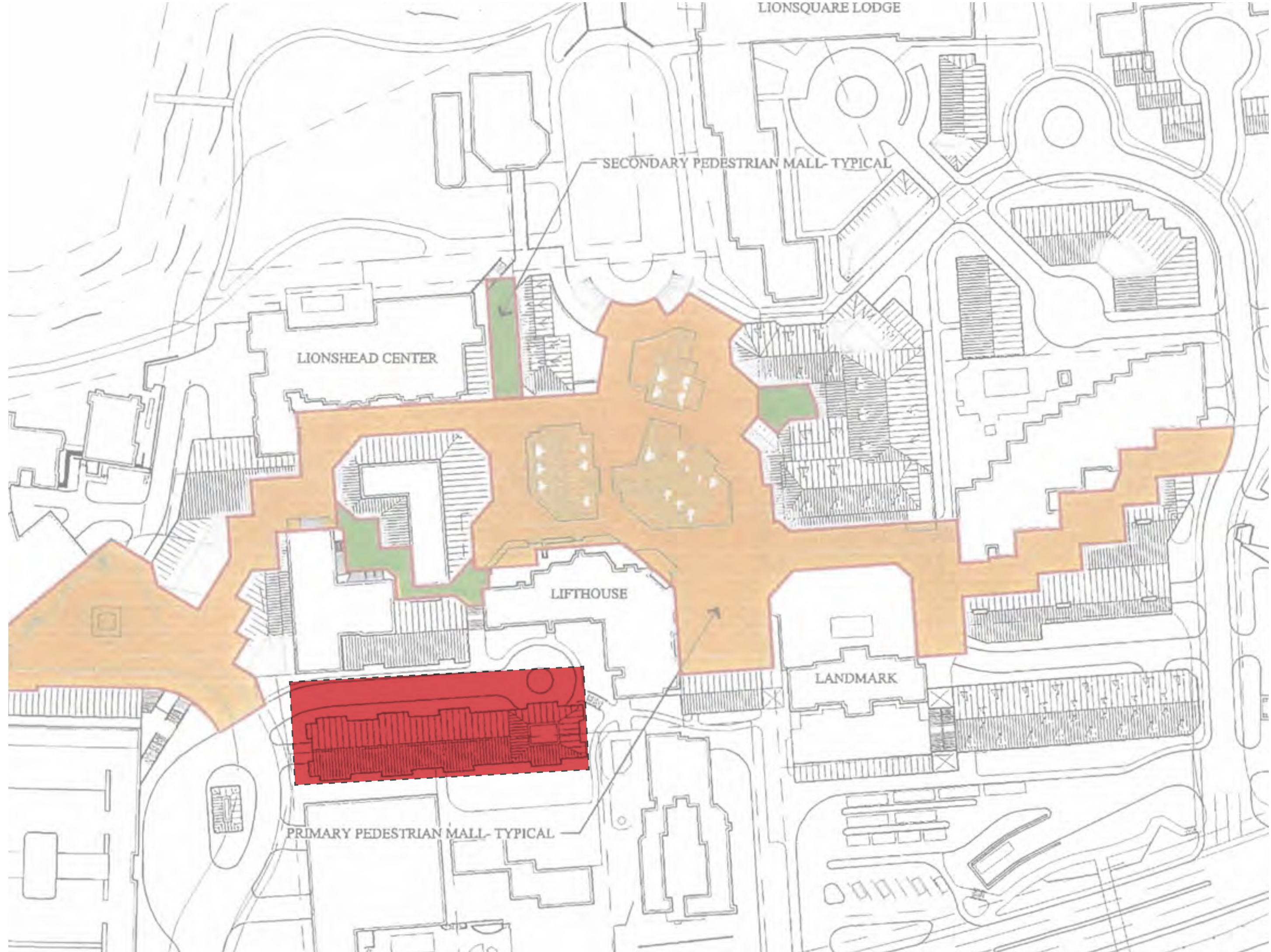
3 MASTER PLAN FRAMEWORK LAND USE FRAMEWORK



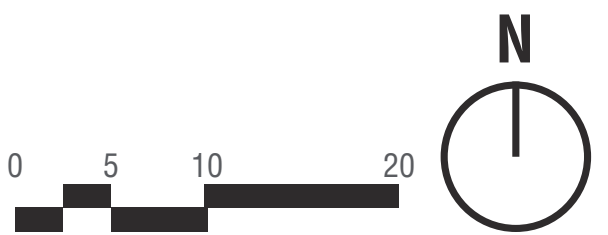
4 PEDESTRIAN WALKS & PATHS

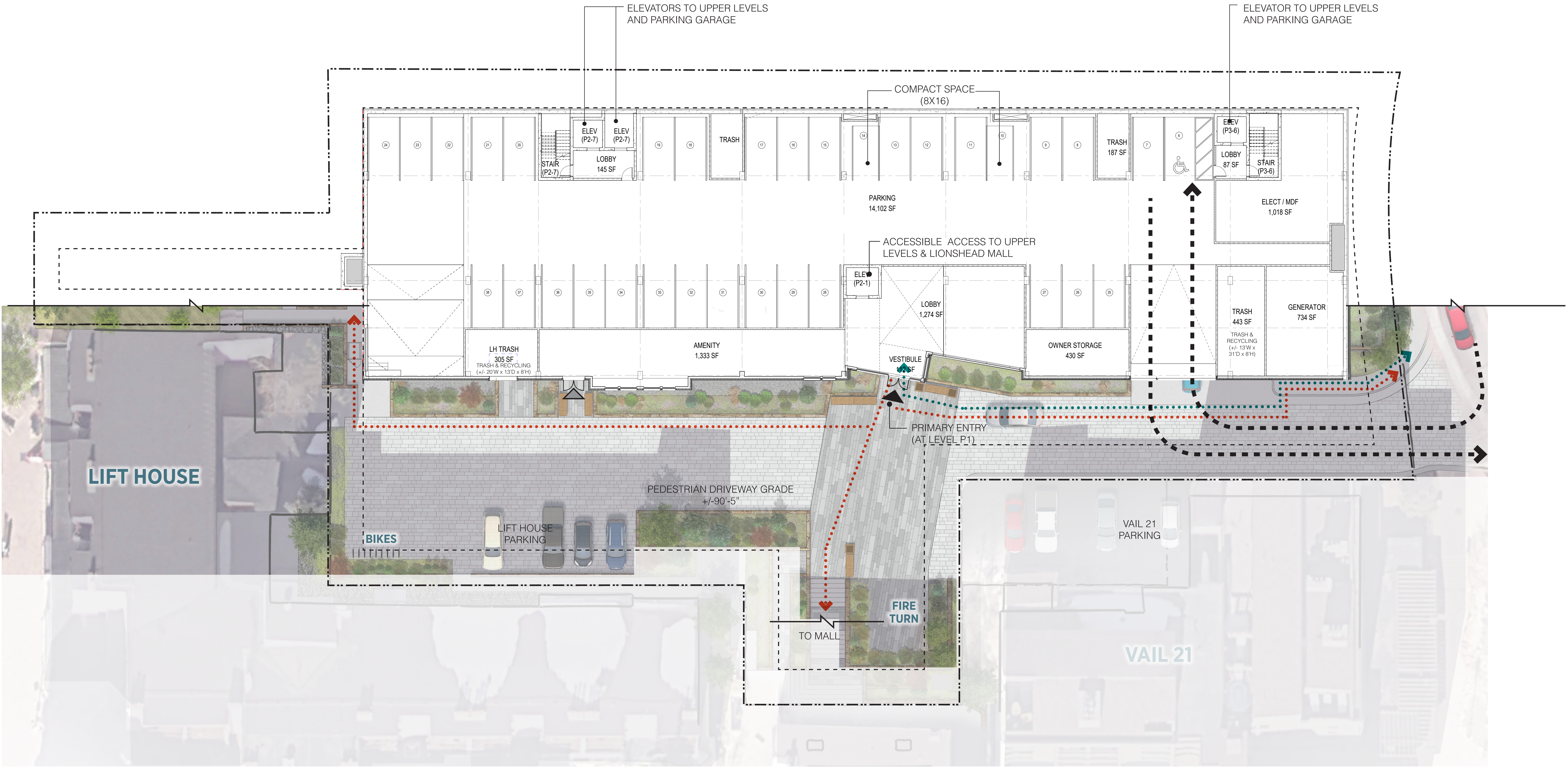


5 MASTER PLAN FRAMEWORK PUBLIC VIEW CORRIDORS OPENS SPACE CONNECTIONS

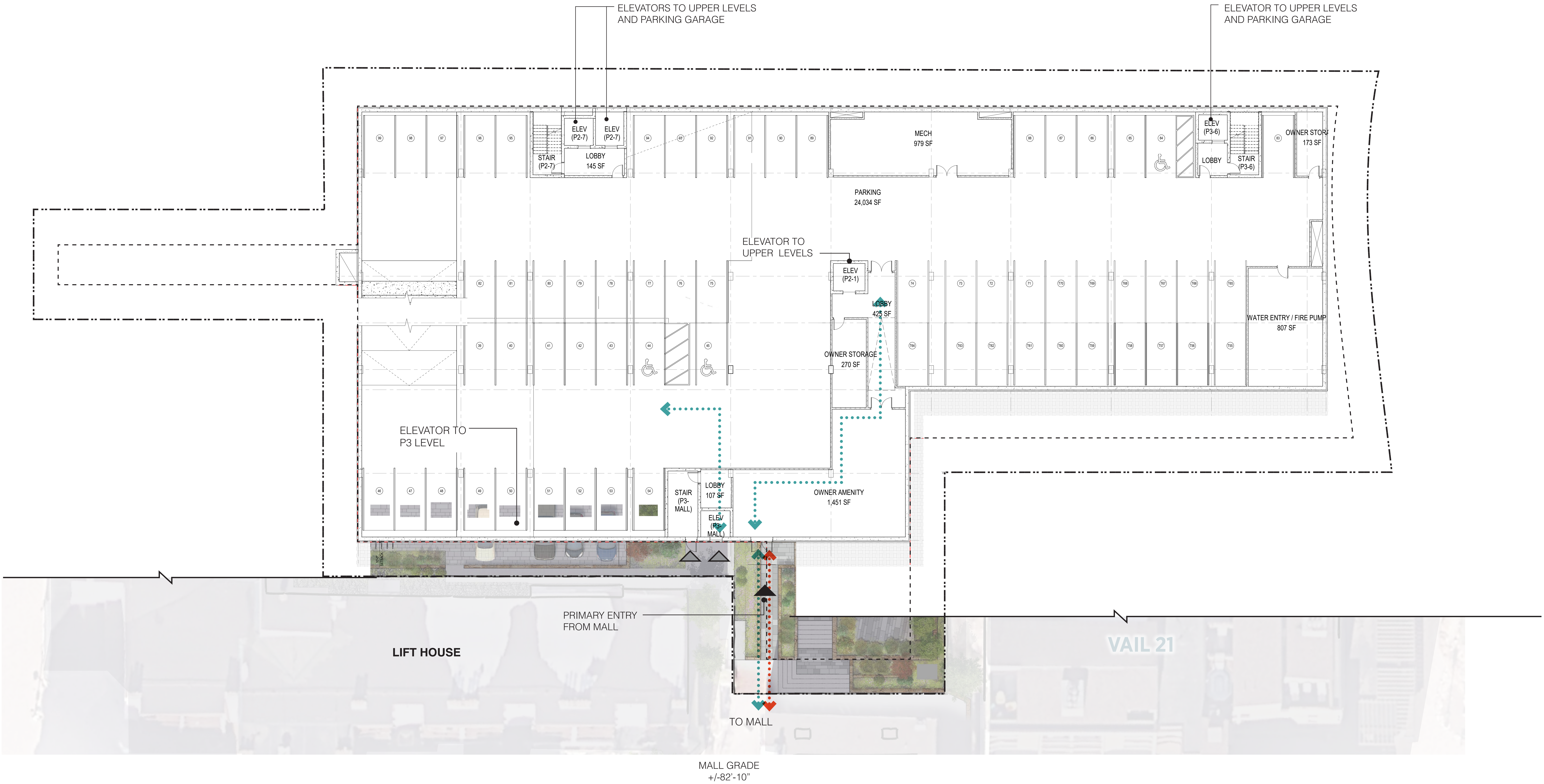


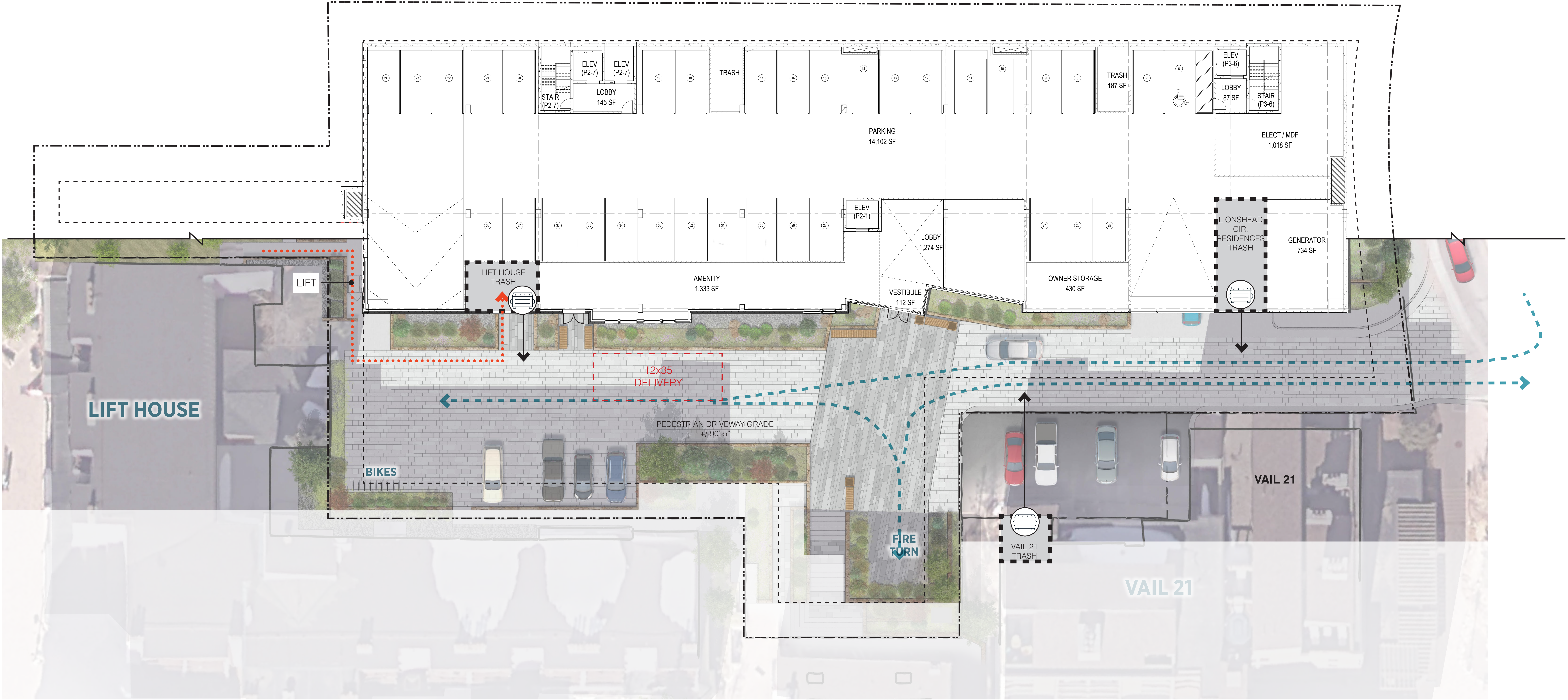
6 PEDESTRIAN MALL





SCALE: 1" = 10'-0"

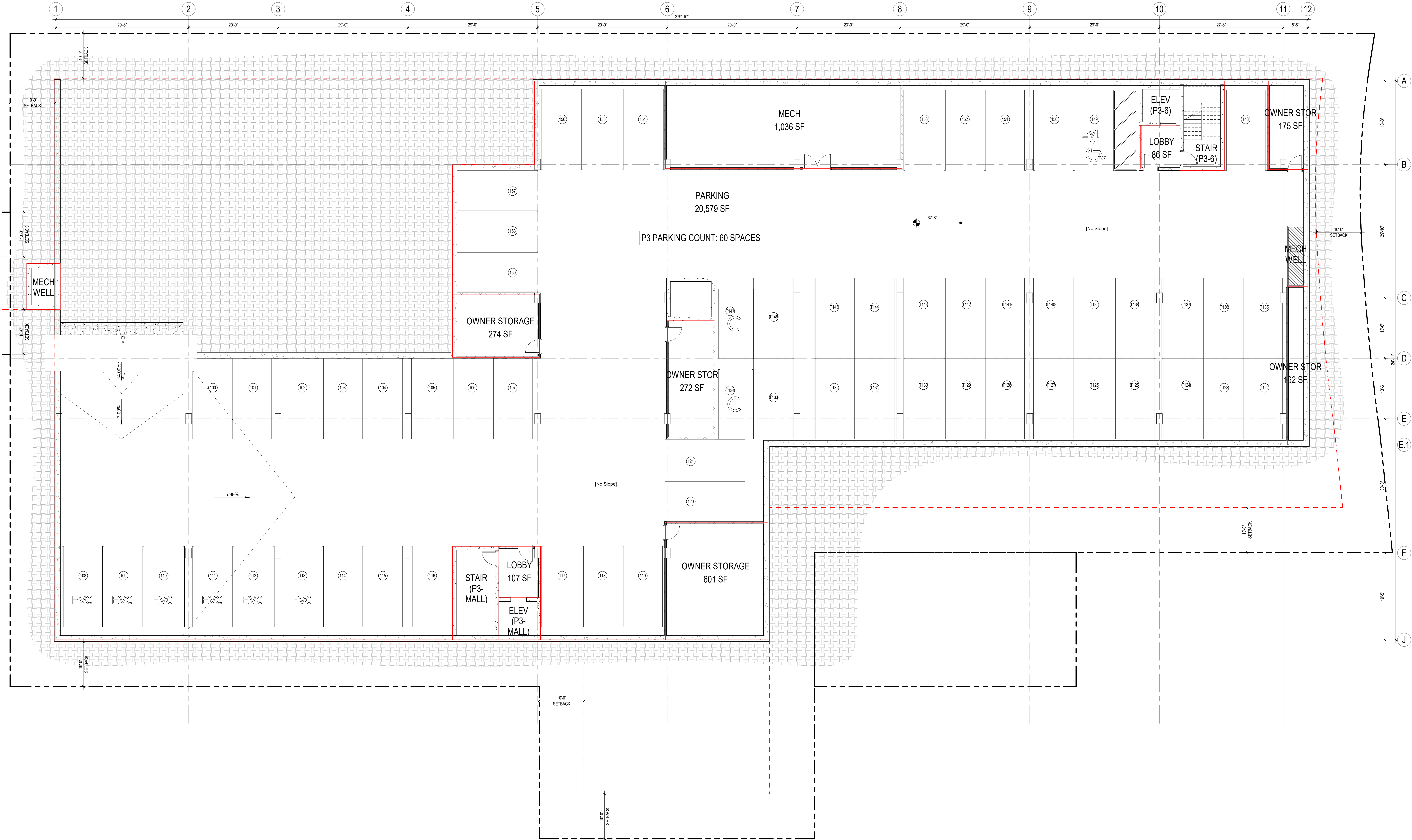




ARCHITECTURAL FLOOR PLANS | LEVEL P3

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

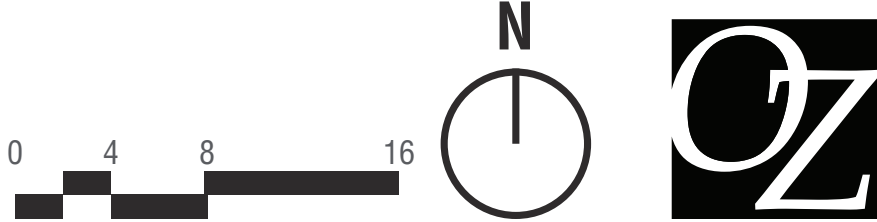
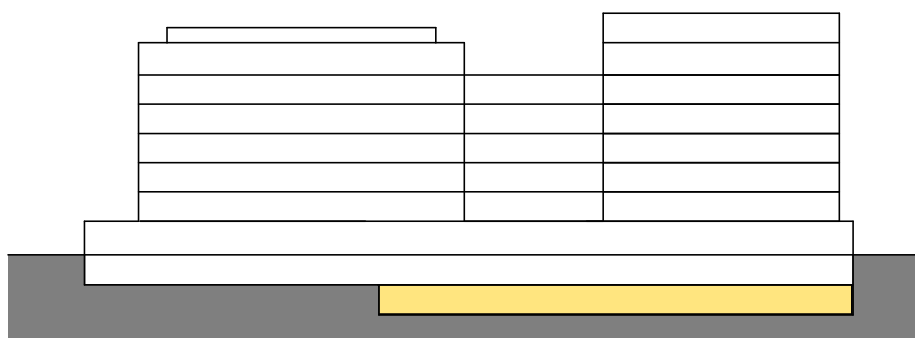
A.098



PARKING CALCULATION	
LOCATION	PROPOSED
SURFACE PARKING	5 SPACES (1 ADA)
PARKING LEVEL P1	33 SPACES (1 ADA, 2 COMPACT)
PARKING LEVEL P2	61 SPACES (2 ADA, 1 ADA VAN 22 TANDEM 2 COMPACT TANDEM)
PARKING LEVEL P3	60 SPACES (1 ADA, 28 TANDEM)
TOTAL PARKING PROVIDED:	159 SPACES
PARKING REQUIREMENTS	
1.4 SPACES PER EACH CONDO UNIT (TOWN OF VAL CODE OF ORDINANCES 13-15-10 PARKING REQUIREMENTS SCHEDULES - COMMERCIAL CORE AREAS)	
TOTAL NUMBER OF UNITS = 37	
PARKING SPACE REQUIRED FOR THE BUILDING: 37 X 1.4 = 52	
ADDITIONAL OWNER OBLIGATIONS SPACES PER PRIVATE AGREEMENTS: 66	
TOTAL PARKING SPACES REQUIRED: 118	
TOTAL PARKING SPACES PROVIDED: 159	
EV Parking Requirements	
Electric Vehicle Installed (EVI): A parking space for an EV that has the EV supply equipment fully installed from the electrical panel to the parking space, including charging equipment.	
5% of Total Provided Parking Spaces: 159 X .05 = 7.95 Spaces	
Electric Vehicle Capable (EVC): parking space for an electric vehicle with the electrical panel capacity and conduit installed to support future implementation of EV charging with a 200/240-volt (or greater), 40-ampere (or greater) circuit, and a dedicated, labeled space in the electrical panel.	
50% EV Capable Parking Spaces: 159 X .50 = 79.5	
TOTAL EV PARKING SPACES PROVIDED: 8	
TOTAL EV CAPABLE PARKING SPACES PROVIDED: 80	

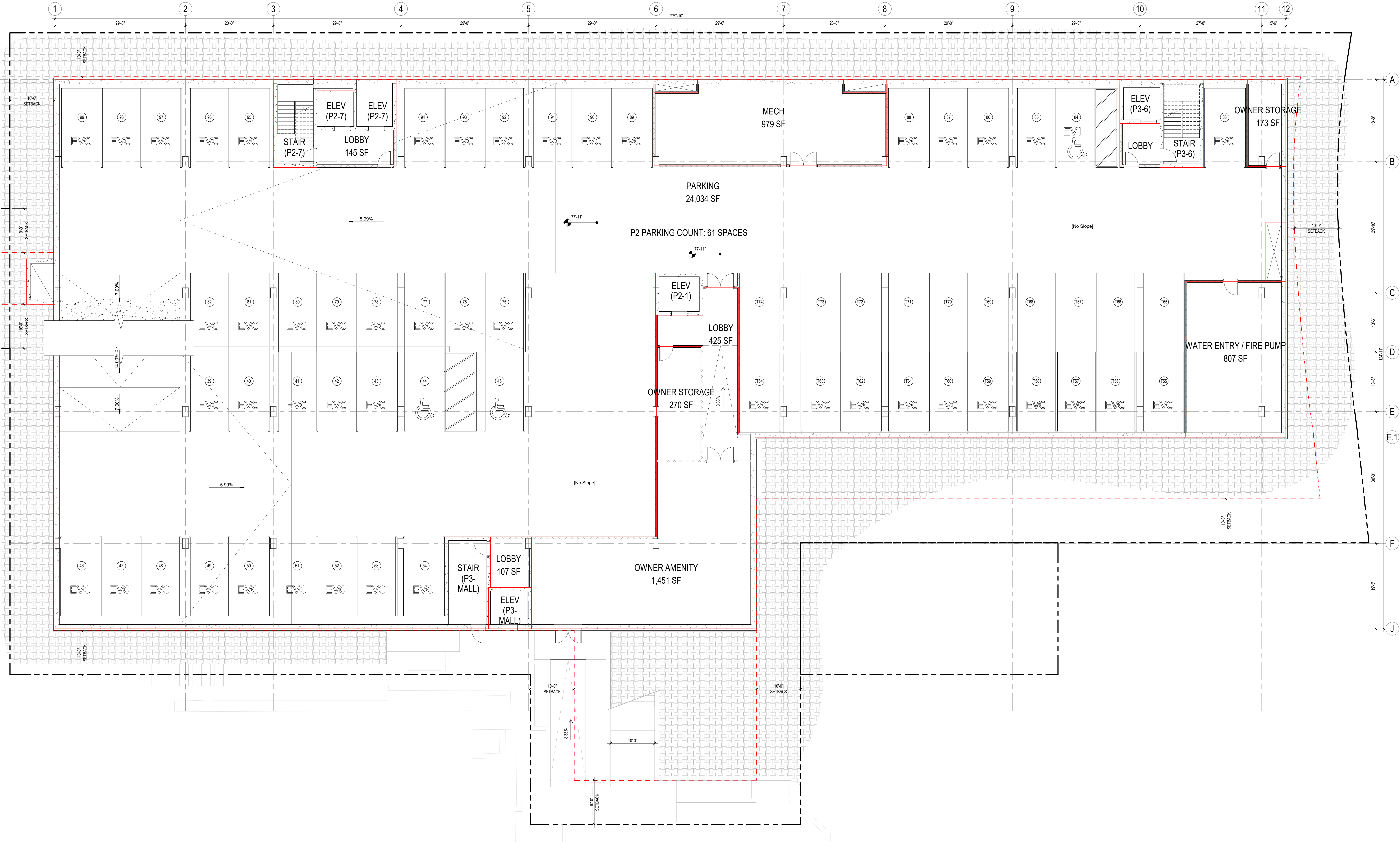
*AREA CALCULATIONS PER VAL TOWN CODE 12-15-3. DEFINITION: CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS. *GROSS RESIDENTIAL AREA (AS DEPICTED BY RED LINES) CALCULATED TO: 1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD) 2. CENTERLINE OF INTERIOR DEMISING WALLS

KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL P2

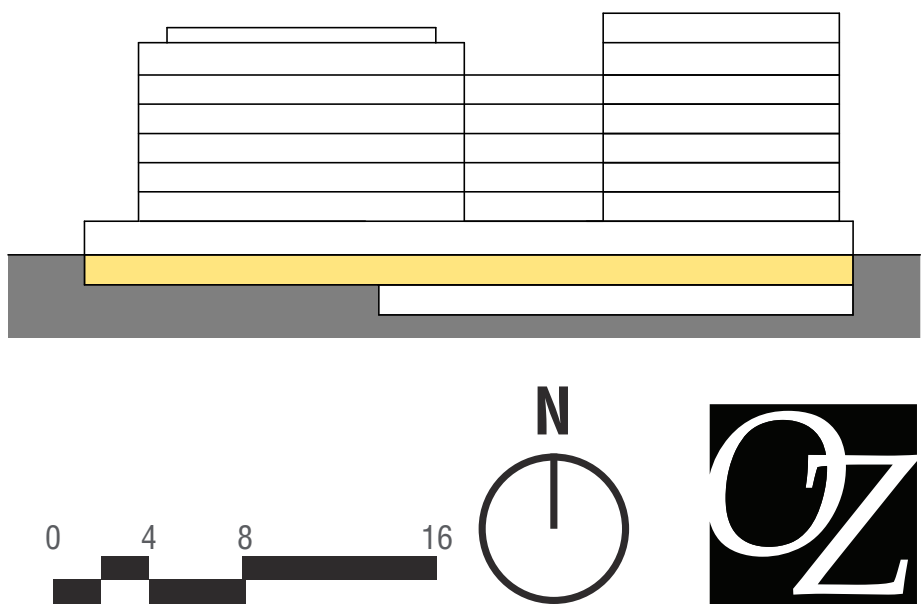
SCALE: 1/8" = 1'-0"



PARKING CALCULATION	
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PARKING LEVEL P3	60 SPACES (1 ADA, 28 TANDEM)
TOTAL PARKING PROVIDED:	159 SPACES
PARKING REQUIREMENTS	
1.4 SPACES PER EACH CONDO UNIT (TOWN OF VAL CODE OF ORDINANCES 13-15-10 PARKING REQUIREMENTS SCHEDULES - COMMERCIAL CORE AREAS)	
TOTAL NUMBER OF UNITS = 37	
PARKING SPACE REQUIRED FOR THE BUILDING: 37 X 1.4 = 52	
ADDITIONAL OWNER OBLIGATIONS SPACES PER PRIVATE AGREEMENTS: 06	
TOTAL PARKING SPACES REQUIRED: 118	
TOTAL PARKING SPACES PROVIDED: 159	
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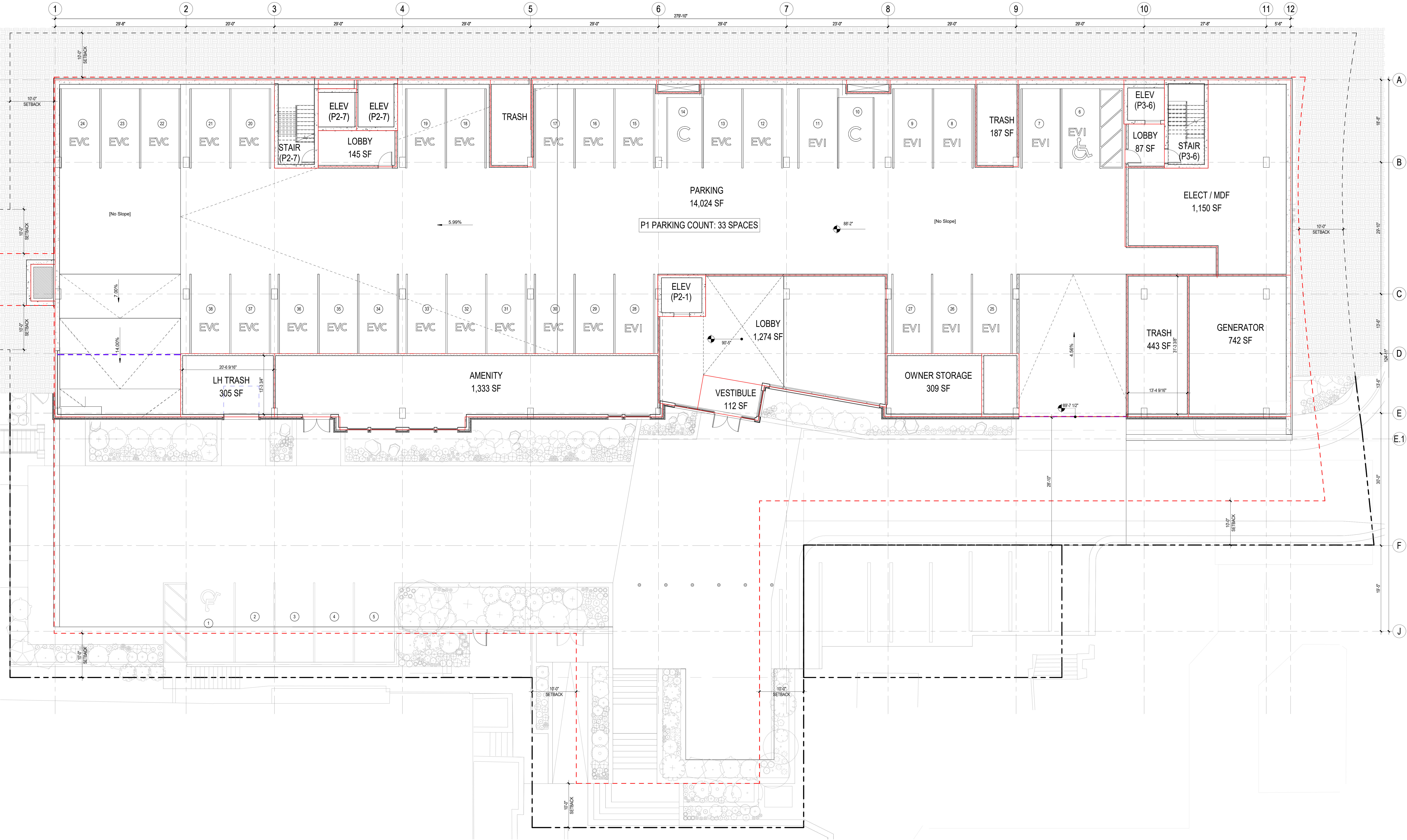
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2. CENTERLINE OF INTERIOR DEMISING WALLS

KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL P1

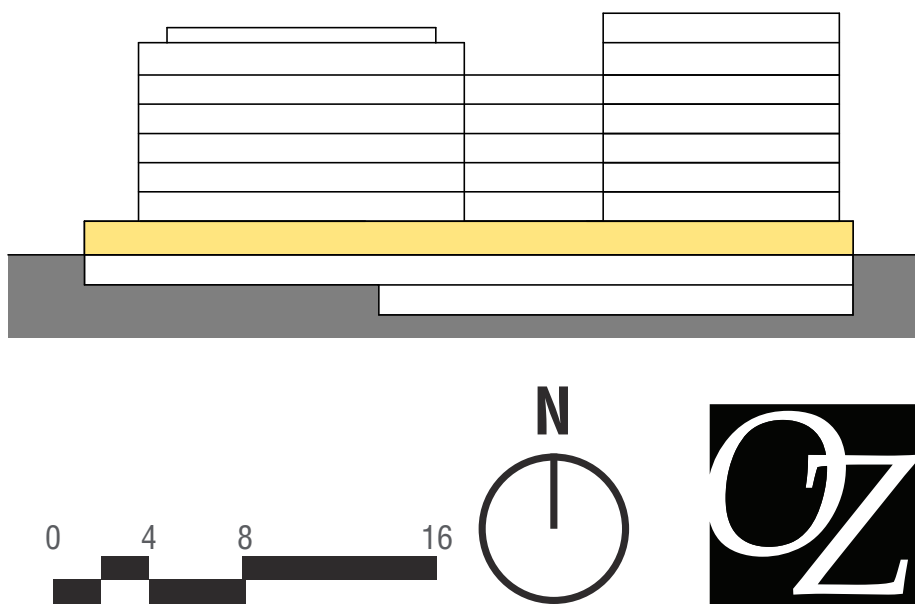
SCALE: 1/8" = 1'-0"



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2. CENTERLINE OF INTERIOR DEMISING WALLS

KEY SECTION



A.101

GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	ALLOWABLE AREA CALCULATIONS	ALLOWABLE AREA	PROPOSED AREA	EXISTING
MAX. ALLOWABLE GRFA	250% OF TOTAL SITE AREA 2.5 X 45,432 = 113,581 SF	113,581 SF	86,341 SF (186% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND

	1 BEDROOM + DEN		2 BEDROOM		4 BEDROOM + DEN
	2 BEDROOM		3 BEDROOM + DEN		5 BEDROOM
	2 BEDROOM + DEN		4 BEDROOM		

GRFA SUMMARY	
Name	Area

LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF

LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF

LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF

LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF

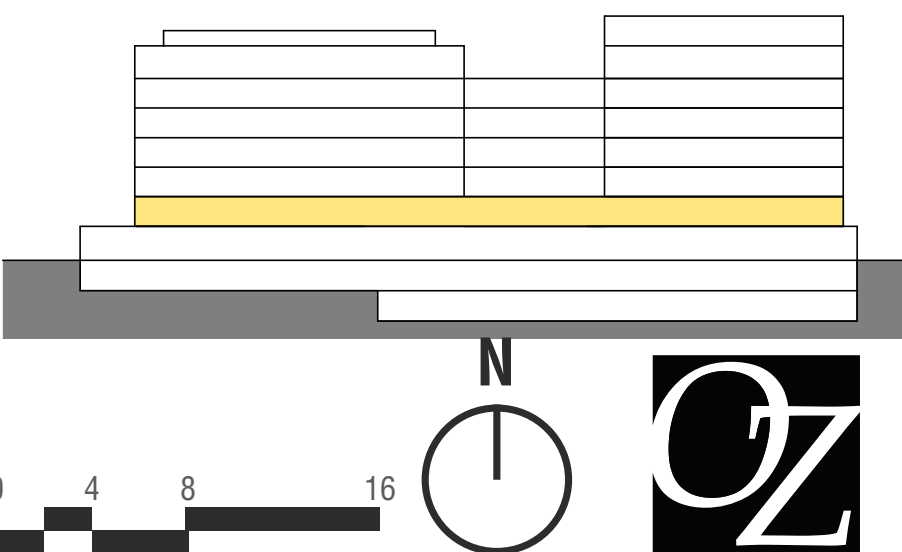
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF

LEVEL 6

UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF

AREA CALCULATIONS PER VAIL TOWN CODE
12-15-3. DEFINITION, CALCULATION AND
EXCLUSIONS (2) WITHIN ALL OTHER DISTRICTS.
GROSS RESIDENTIAL AREA (AS DEPICTED BY
RED LINES) CALCULATED TO:
F. THE EXTERIOR WALL INSIDE FACE OF
BREATHING (EXTERIOR FACE OF STUDO).
G. CENTERLINE OF INTERIOR DEMISING WALLS

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2. CENTERLINE OF INTERIOR DEMISING WALLS



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UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF

LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
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UNIT 4A (4BD)	2,580 SF
	15,363 SF

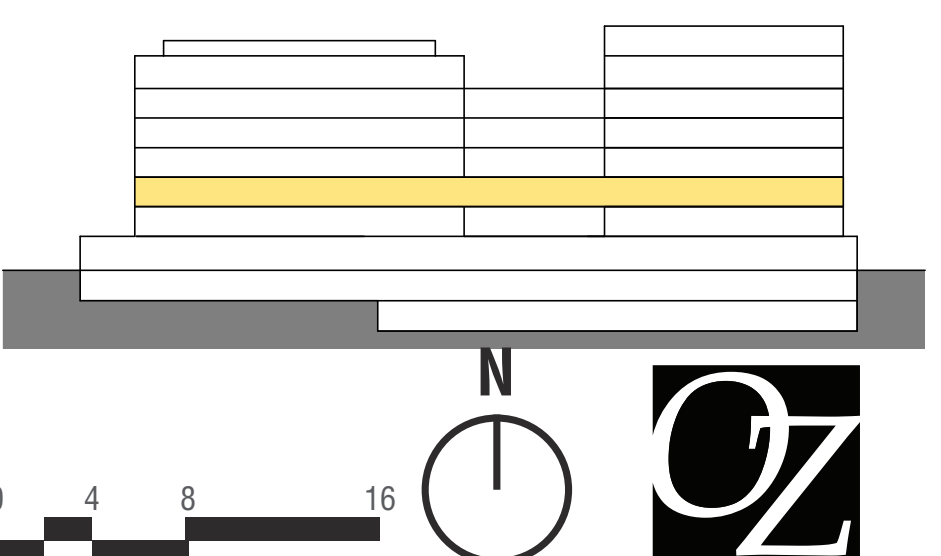
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF

LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF

LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF

LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3. DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS.
*GROSS RESIDENTIAL AREA (AS DEPICTED BY RED-LINE(S)) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD)
2. CENTERLINE OF INTERIOR DEMISING WALLS



ARCHITECTURAL FLOOR PLANS | LEVEL 3

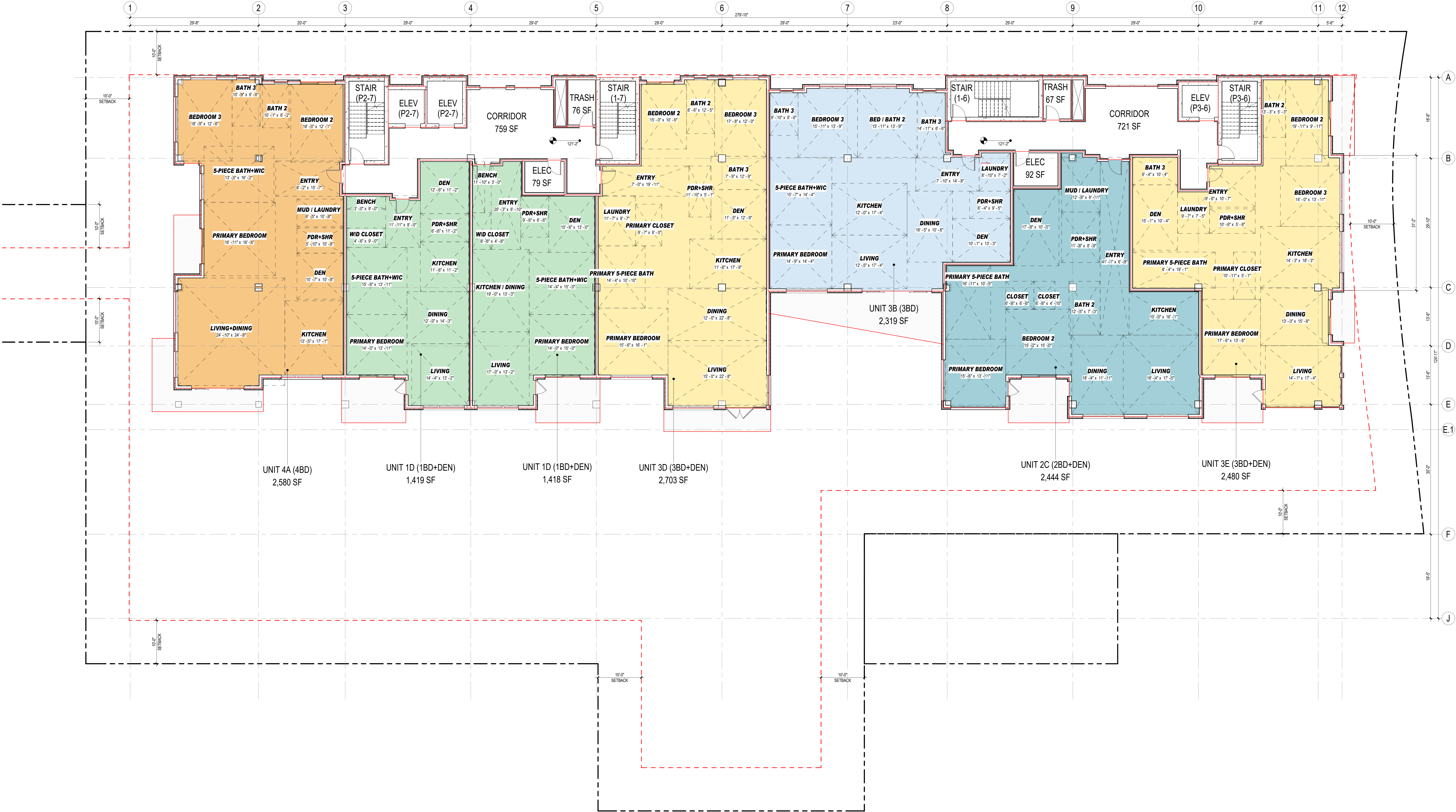
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GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	ALLOWABLE AREA CALCULATIONS	ALLOWABLE AREA	PROPOSED AREA	EXISTING
MAX. ALLOWABLE GRFA	25% OF TOTAL SITE AREA 2,314,452 - 113,081 SF	113,081 SF	83,341 SF (88% OF TOTAL SITE AREA)	0 SF

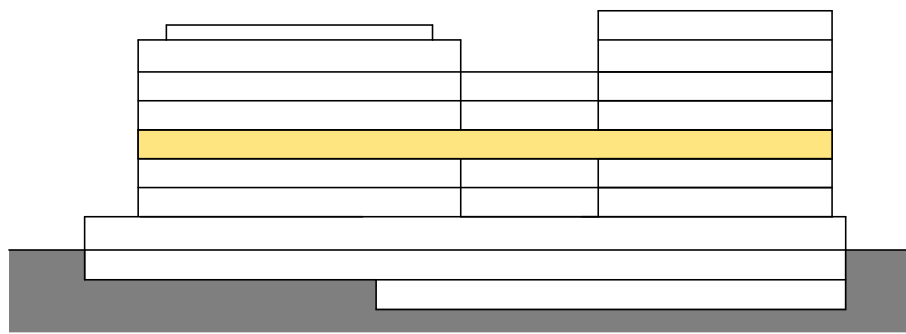
GRFA UNIT FLOOR PLAN LEGEND	
1 BEDROOM + DEN	1 BEDROOM
2 BEDROOM	2 BEDROOM + DEN
3 BEDROOM + DEN	4 BEDROOM
4 BEDROOM + DEN	1 BATHROOM

GRFA SUMMARY	
Name	Area
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 3C (3BD+DEN)	2,580 SF
UNIT 4A (4BD)	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,106 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAL TOWN CODE 12-15-3. DEFINITION: CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS.
*GROSS RESIDENTIAL AREA (AS DEPICTED BY RED LINES) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD).
2. CENTERLINE OF INTERIOR DEMISING WALLS.

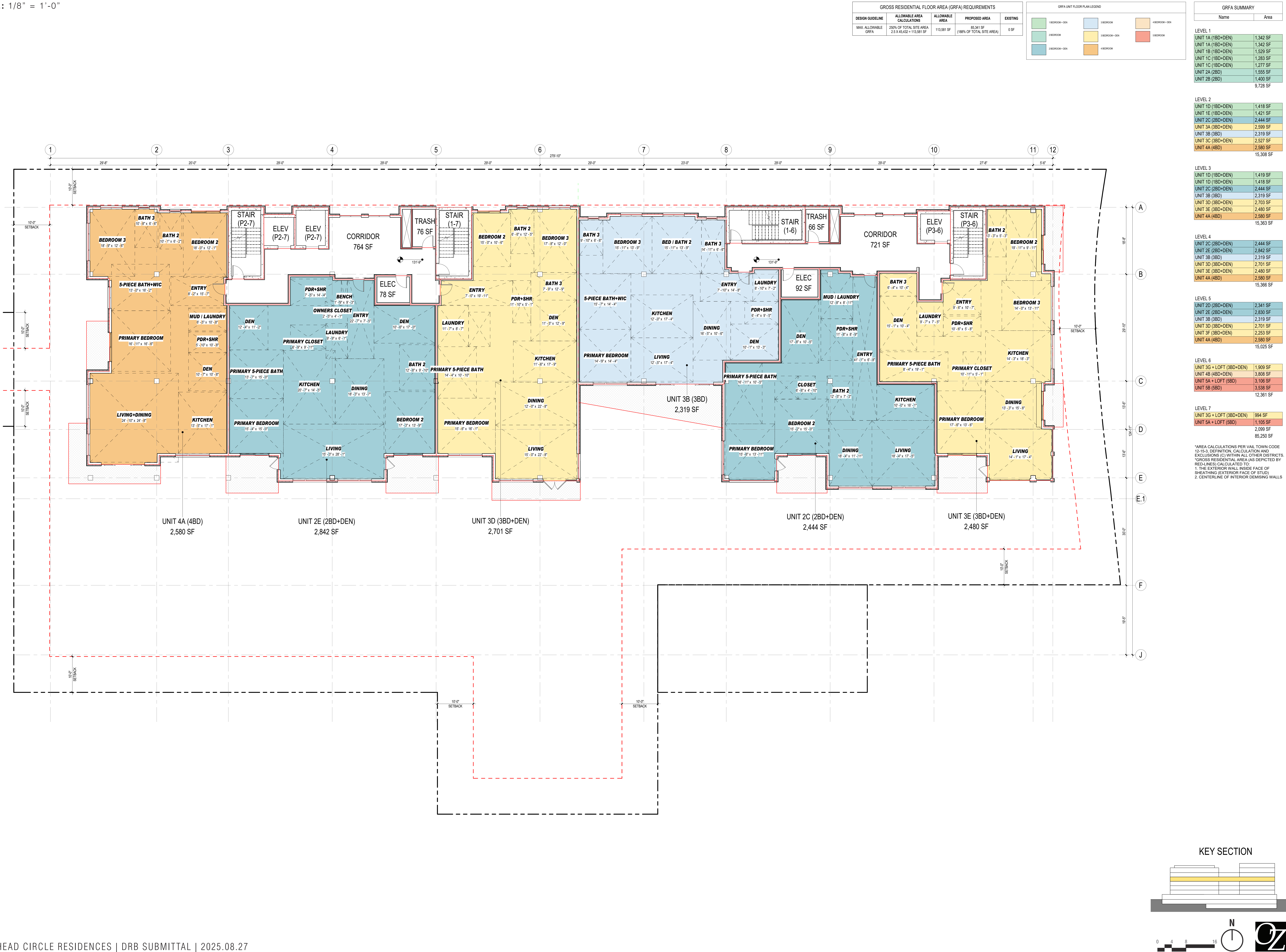


KEY SECTION



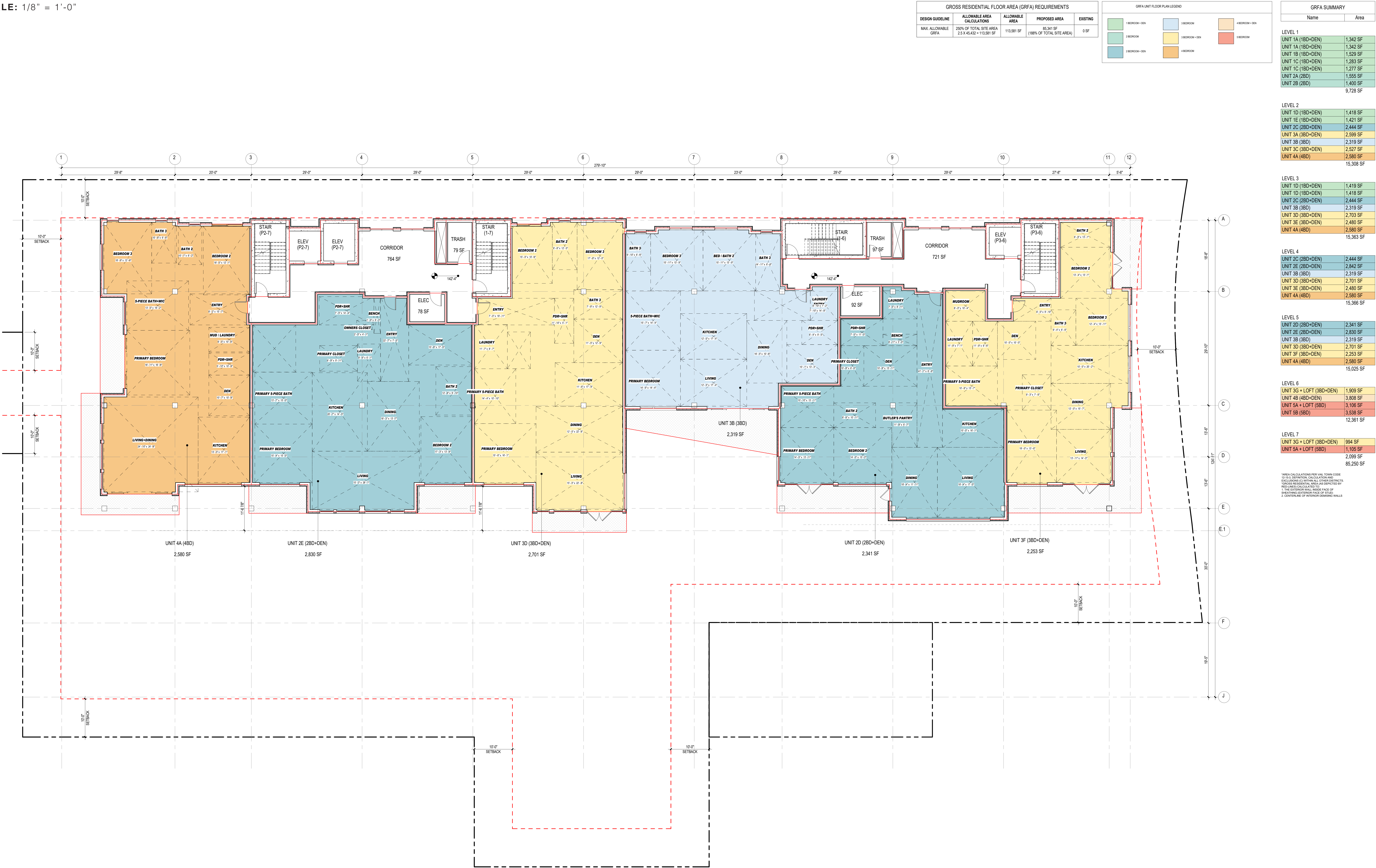
ARCHITECTURAL FLOOR PLANS | LEVEL 4

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

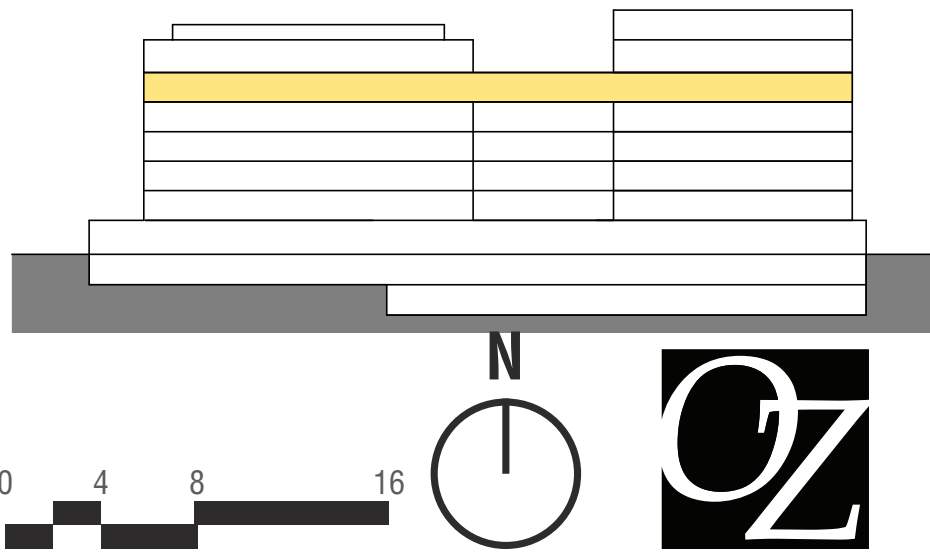


ARCHITECTURAL FLOOR PLANS | LEVEL 5

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

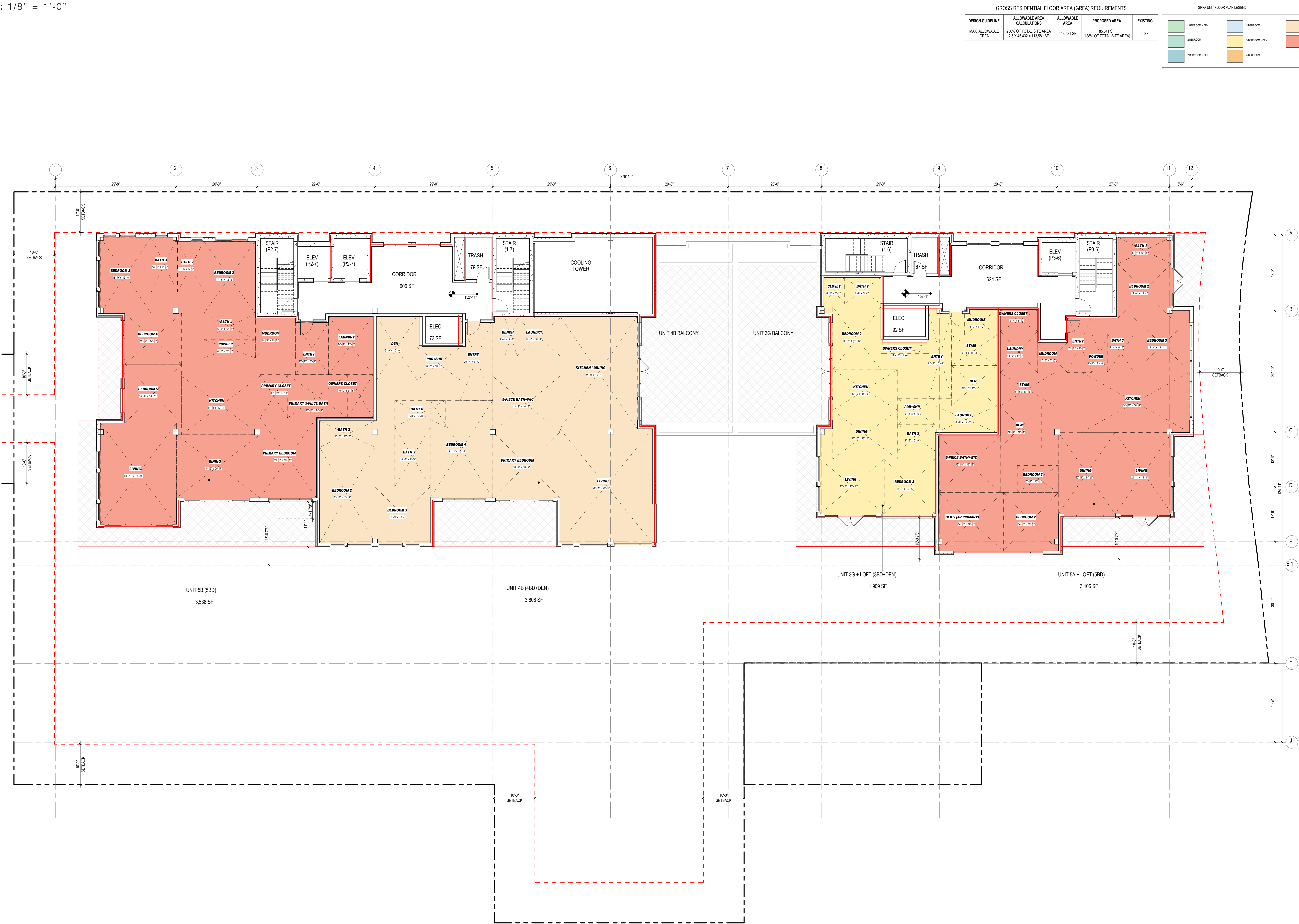


KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL 6

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



GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	ALLOWABLE AREA CALCULATIONS	ALLOWABLE AREA	PROPOSED AREA	EXISTING
MAX. ALLOWABLE GRFA	200% OF TOTAL SITE AREA 2.5 X 45,642 = 113,851 SF	113,851 SF	85,341 SF (18% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND		
1 BEDROOM + DEN	1 BEDROOM	4 BEDROOM + DEN
2 BEDROOM	3 BEDROOM + DEN	3 BEDROOM
3 BEDROOM + DEN	4 BEDROOM	

GRFA SUMMARY	
Name	Area
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF

LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF

LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF

LEVEL 4	
UNIT 2D (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF

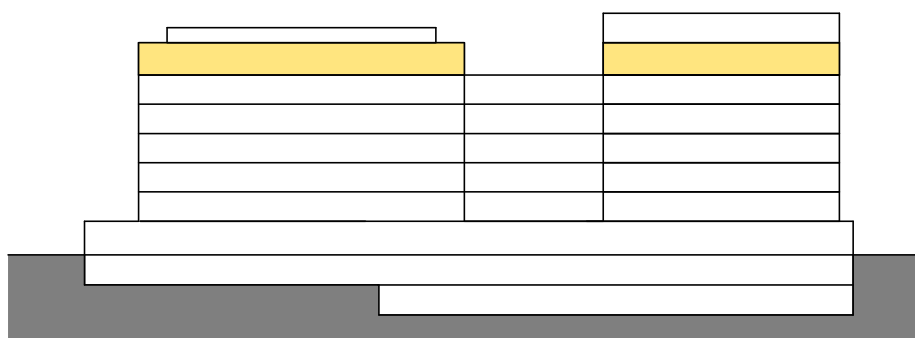
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF

LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (SBD)	3,106 SF
UNIT 5B (SBD)	3,538 SF
	12,361 SF

LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (SBD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3. DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS. *GROSS RESIDENTIAL AREA (AS DEPICTED BY RED LINES) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD) 2. CENTERLINE OF INTERIOR DEMISING WALLS

KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL 7

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

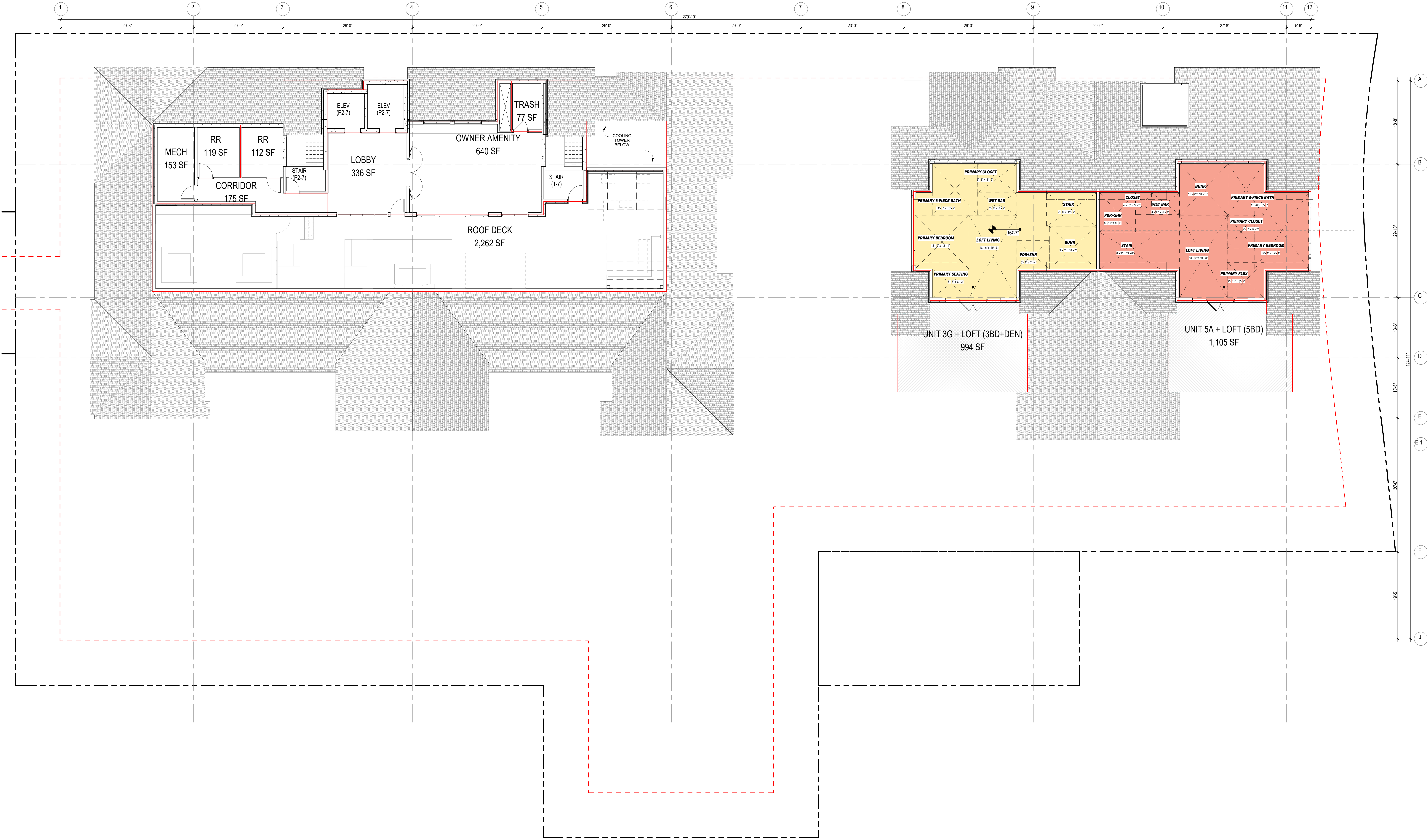
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GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	ALLOWABLE AREA CALCULATIONS	ALLOWABLE AREA	PROPOSED AREA	EXISTING
MAX. ALLOWABLE GRFA	200% OF TOTAL SITE AREA 2.5 X 45,632 = 113,581 SF	113,581 SF	65,341 SF (18% OF TOTAL SITE AREA)	0 SF

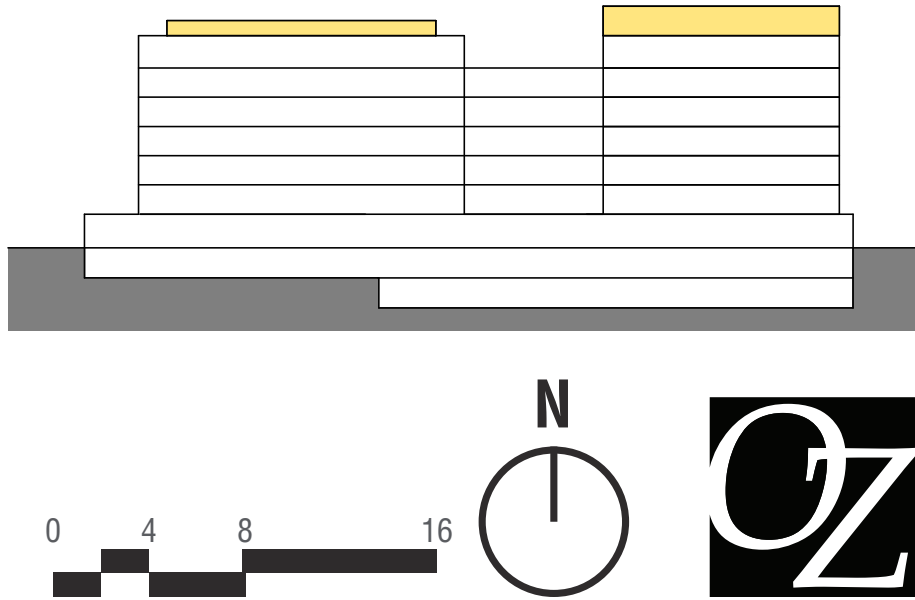
GRFA UNIT FLOOR PLAN LEGEND		
1 BEDROOM + DEN	1 BEDROOM	4 BEDROOM + DEN
2 BEDROOM	3 BEDROOM + DEN	3 BEDROOM
3 BEDROOM + DEN	4 BEDROOM	

GRFA SUMMARY	
Name	Area
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 2A (2BD+DEN)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,105 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

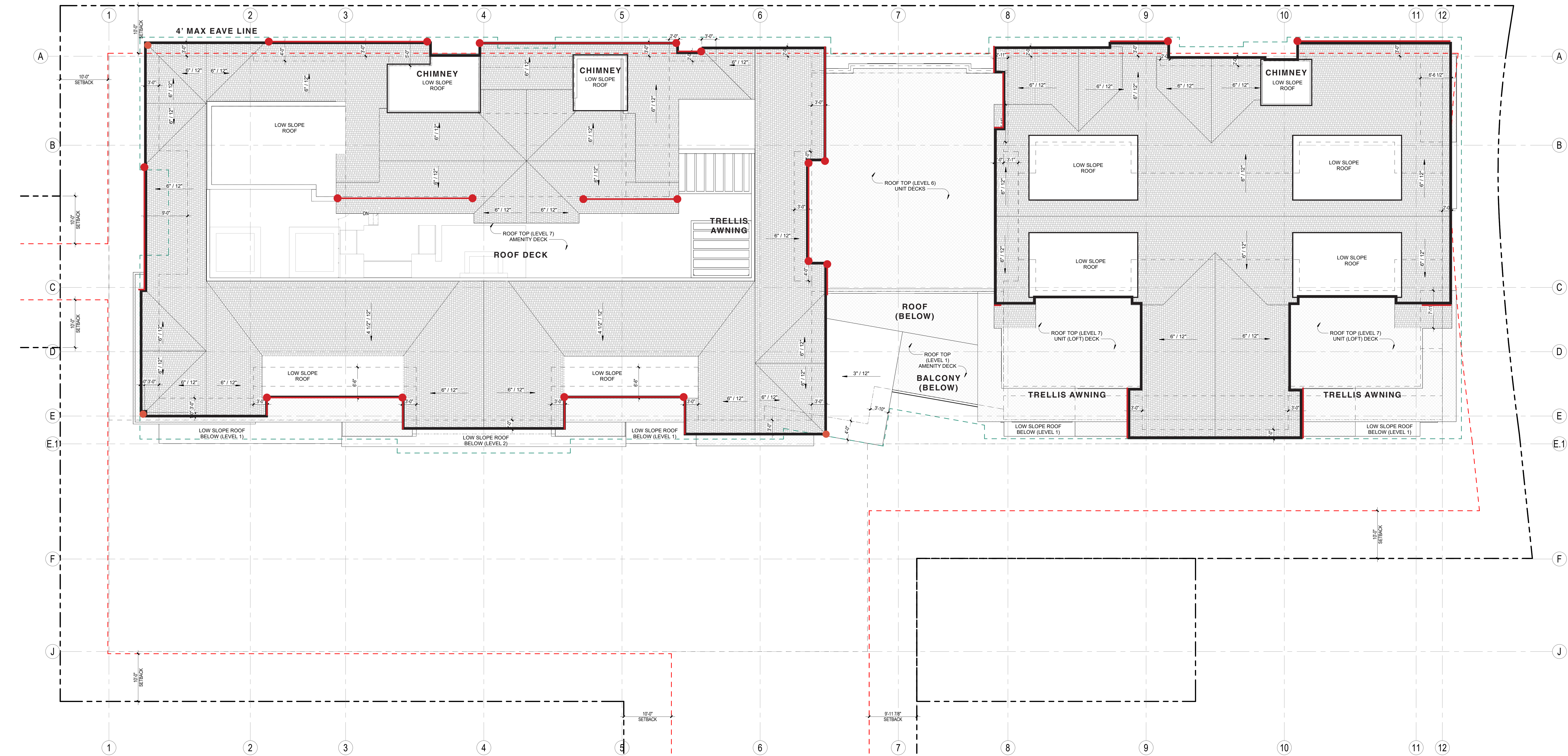
*AREA CALCULATIONS PER VAL TOWN CODE
1. 0.5' SLOPEWALL CALCULATIONS
EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS
2. REDUCED RESIDENTIAL AREA AS DETERMINED BY
3. THE EXTERIOR WALL INSIDE FACE OF
4. BREAKING EXTERIOR FACE OF STUDY
5. CENTERLINE OF INTERIOR DEMISING WALLS



KEY SECTION



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



— GUTTERS ● DOWNSPOUTS - - - 4' MAX EAVE DIMENSION

