

7.25.17

**Harman Residences Zoning Analysis:**

Lot 17, Block 2, Vail Village Filing 13  
2490 Bald Mountain Road, Vail, Colorado

- Lot Size:** 0.36 acres / 15,682 sq. ft. Based on Survey by Gore Range dated 5.11.2017
- Zoning:** Two-Family Residential Zoning
- Setbacks:** 20' Front  
15' Sides  
15' Rear
- Height:** 33' Sloped Roofs, 30' Flat Roofs
- Landscaping:** 9,409 sq. ft. required (60% of total site area)
- Parking:** 5 spaces required if built out to maximum size
- Site Coverage:** 3,136 sf (20% of total site area) Allowed

**GRFA (Gross Residential Floor Area):**

**Total Allowable:** 6,589 sq. ft. of Gross Residential Floor Area (GRFA)

**Items not included in above numbers:**

300 sq. ft. per enclosed garage space up to two per dwelling unit.  
Attics less than 5' in height, Attics only accessible from the floor below  
Mechanical rooms and Crawlspace less than 5' in height  
Basements below grade, above grade portions will count proportionally.

**Items assumed not included in above numbers:**

Vaulted spaces above 16' in height (these spaces are counted twice).

**Functional Square Footage Assumptions:**

Above Grade Living Space: +/- 6,500 sq. ft.

"Underground" Space: 1,500 to 2,500 sq. ft.

**Maximum Livable Square Footage: 8,000 sq. ft. to 9,000 sq. ft.  
(Varies based on design)**

**Duplex Option: Can be 50/50 to 60/40 Split of GRFA**

Garage Space: 1,200 sq. ft. (600 per unit)

**Gross Functional Square Footage: 9,200 sq. ft. to 10,200 sq. ft.**

**Geological Hazards:** Moderate Debris Flow and Rock Fall Hazards are present per Town of Vail Hazard Maps on North edges of lot.

Please note that the above numbers are subject to verification by the Town of Vail Planning Staff and will vary subject to the individual client's design and decision-making process.