



August 9, 2006

Gross Residential Floor Area Analysis
 (per drawings prepared by Abbie Designs, not dated)

JURISDICTION: Town of Vail, Colorado

PROJECT: Cacchione Residence

LOCATION: Lot 2, Resubdivision of Tract D
 Vail Village 11th Filing
 2865 Aspen Lane

ZONING: R-Two-Family Residential

SITE AREA: .57 acres (24,829 sqft)

GRFA: Allowable:
 (Per 12-15-2 TOV Code)

.46 of Site Area < 10,000 sf =	4,600 sqft
.38 of Site Area > 10,000 sf < 15,000 sf =	1,900 sqft
<u>.13 of Site Area > 15,000 sf < 30,000 sf =</u>	<u>1,277 sqft</u>
TOTAL ALLOWABLE GRFA =	7,777 sqft

Existing Building Area:

Crawl Space =	2,535 sqft
First Floor =	2,535 sqft
Second Floor =	2,780 sqft
Loft =	448 sqft
TOTAL BUILDING AREA =	8,298 sqft

Gross Residential Floor Area:

Total Building Area =	8,298 sqft
less Crawl Space < 5'-0" head height =	(2,535 sqft)
less Garages (1 @ 260 sf, 1 @ 207 sf) =	(467 sqft)
<u>less Covered Decks (1 @ 88 sf, 1 @ 46 sf, 1 @ 111 sf) =</u>	<u>(245 sqft)</u>
EXISTING GRFA =	5,051 SQFT

Available GRFA =	2,726 sqft
Proposed GRFA =	88 sqft


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