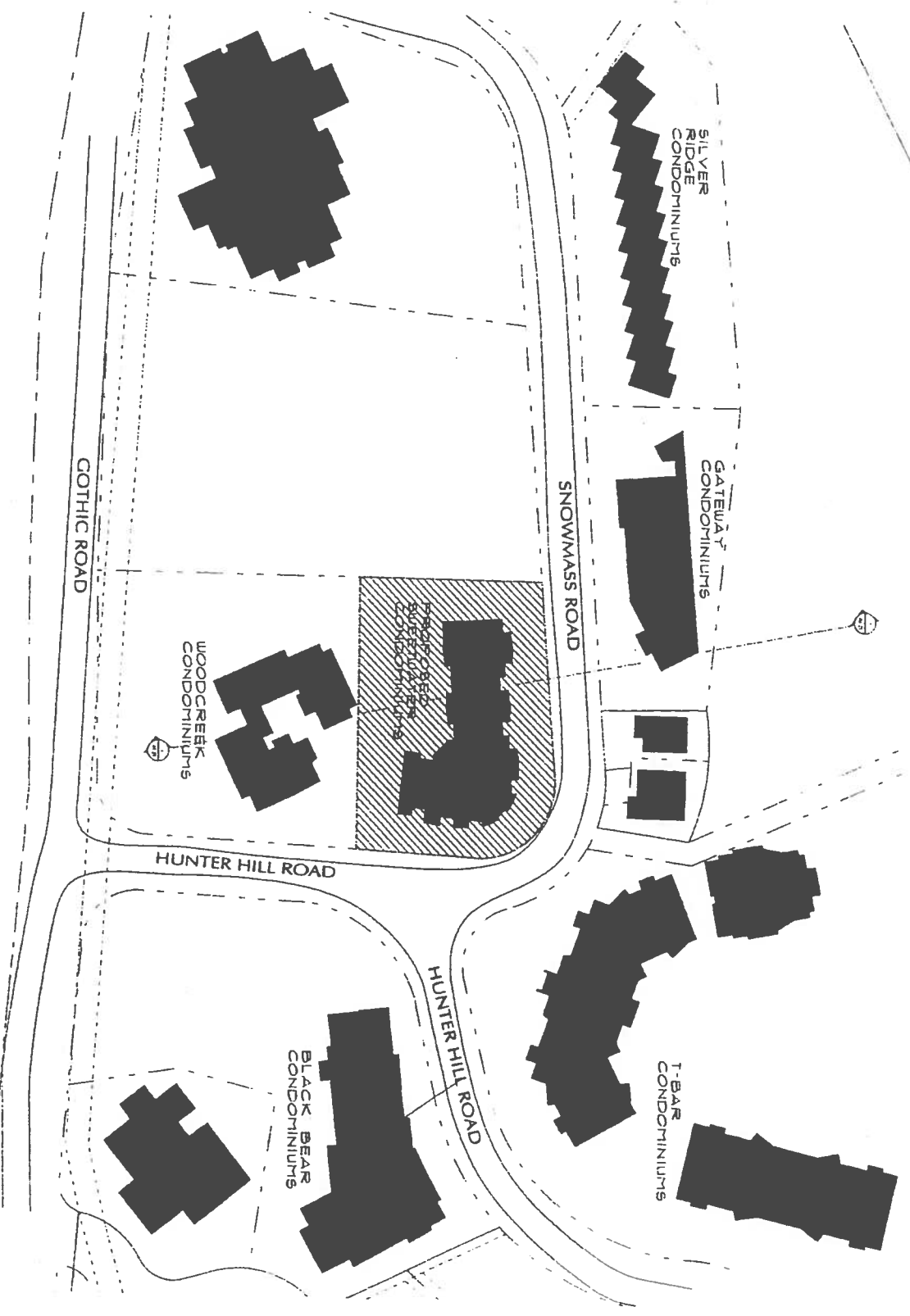


## Black Bear Lodge Specifications

- Located directly across from the ski lifts, and on the bus route for easy access to town.
- Breathtaking views from almost every condominium, often in multiple directions.
- State-of-the-art construction, consisting of a steel and Hebel Autoclaved Aerated Concrete super structure, providing maximum structural integrity, state-of-the-art sound and thermal insulating properties, and maximum fire resistance.
- Low maintenance exterior finishes consisting of cultured stone, synthetic stucco, and chinked log siding.
- Concrete tile roof, providing a natural slate appearance.
- Oversized, low-E, double pane, insulated glazing Pozzi (or equivalent) wood windows with aluminum cladding.
- Heated, underground parking garage with one deeded parking space per unit, plus additional overflow parking.
- Two lockable owner's storage areas for each condominium - one in the garage (approximately 3' x 9'), plus one inside the condominium.
- Private ski lockers provided for each condominium. Two ski lockers provided for all larger condominiums.
- Spacious balconies with lodge pole pine railings.
- Elevator access to each condominium.
- Outdoor hot tub with nearby common restrooms.
  
- Nine foot or vaulted ceilings.
- Solid wood, knotty pine doors and trim.
- Knotty pine or alder, distressed wood cabinetry.
- Hand textured walls with radius corner beads.
- Extensive interior lodge pole pine log accents.
- Natural gas hydronic baseboard heat.
- Fireplaces with cultured stone surround and hearth extending up to the ceiling (a full two story height in some condominiums).
- 100% wool loop berber carpet. 100% nylon loop berber available as an option.
- Granite tile kitchen countertops w/ mosaic tumbled marble and granite tile backsplashes.
- Faux travertine ceramic tile bathrooms with tumbled marble accents.
- Slate floors in kitchen and entryways. Faux ceramic tile floors in bathrooms.
- All master bathrooms to include at least one 36" x 72" whirlpool tub and a separate shower. Double vanities and a separate water closet provided in almost all master bathrooms. All four bedroom condominiums to include two master bathrooms.
- GE Profile appliances w/ stainless steel exteriors.
- Full size washer and dryer in each condominium.
- Kohler plumbing fixtures and Moen or Delta faucets.

FIGURE GROUND PLAN  
SCALE 1" = 40' 0"



A1.11

FIGURE GROUND PLAN

DATE: 08-20-10

SCALE: 1" = 40' 0"

PROJECT: TRIPLE-CORNER CONDOMINIUMS

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 08-20-10

PROJECT: TRIPLE-CORNER CONDOMINIUMS

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 08-20-10

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PROJECT: TRIPLE-CORNER CONDOMINIUMS

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 08-20-10

PROJECT: TRIPLE-CORNER CONDOMINIUMS

# Black Bear Condominiums

(Sales Area)

Density Calculations  
7/26/00

Phase I

	Unit #	Count	Type	Area
LEVEL 1	101	1	2 bdrm flat	1028
	102	2	3 bdrm flat	1247
	103	3	3 bdrm flat	1238
	104	4	3 bdrm flat	1246
	105	5	2 bdrm flat	1111
	106	6	2 bdrm flat	1027
LEVEL 2	201	7	2 bdrm flat	1026
	202	8	3 bdrm flat	1242
	203	9	3 bdrm flat	1245
	204	10	4 bdrm flat corner	1716
	205	11	2 bdrm flat	1049
	206	12	3 bdrm flat large	1424
	207	13	4 bdrm flat large	1986
	208	14	3 bdrm stack	1761
	209	15	3 bdrm stack	1681
	LEVEL 3	301	16	3 bdrm stack
302		17	3 bdrm stack	1644
303		18	2 bdrm flat	1124
304		19	4 bdrm flat corner	1716
305		20	4 bdrm stack	2000
306		21	3 bdrm flat	1236
307		22	3 bdrm stack	1621
308		23	2 bdrm flat	1104
LEVEL 4				
	401	24	4 bdrm penthouse	2409
<b>Total</b>		24	units	34496

Types of Units # of Each Type

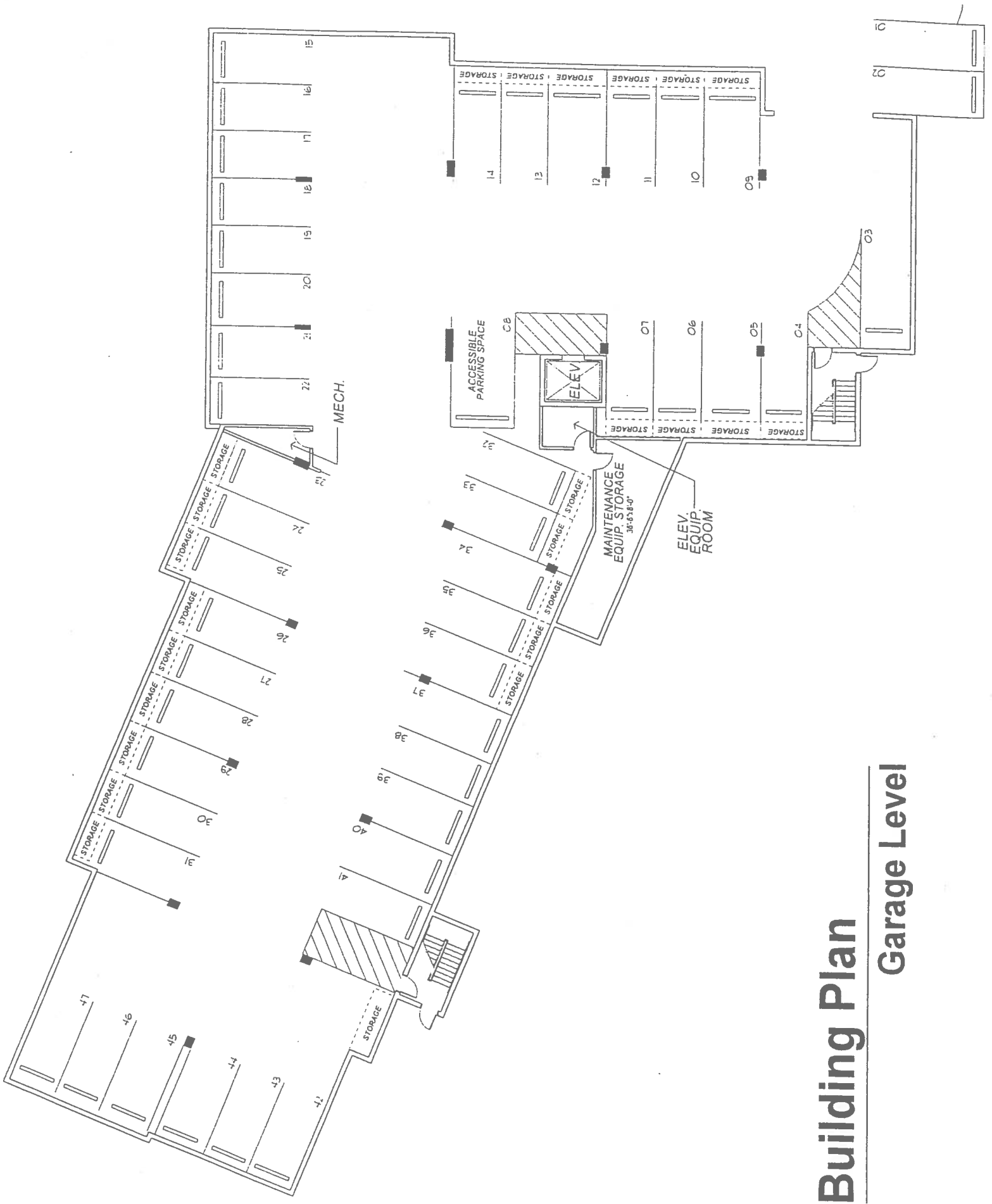
2 bdrm flat	7
3 bdrm flat	6
3 bdrm flat large	1
4 bdrm flat large	1
4 bdrm flat corner	2
3 bdrm stack	5
4 bdrm stack	1
4 bdrm penthouse	1

24

Total Sales Area

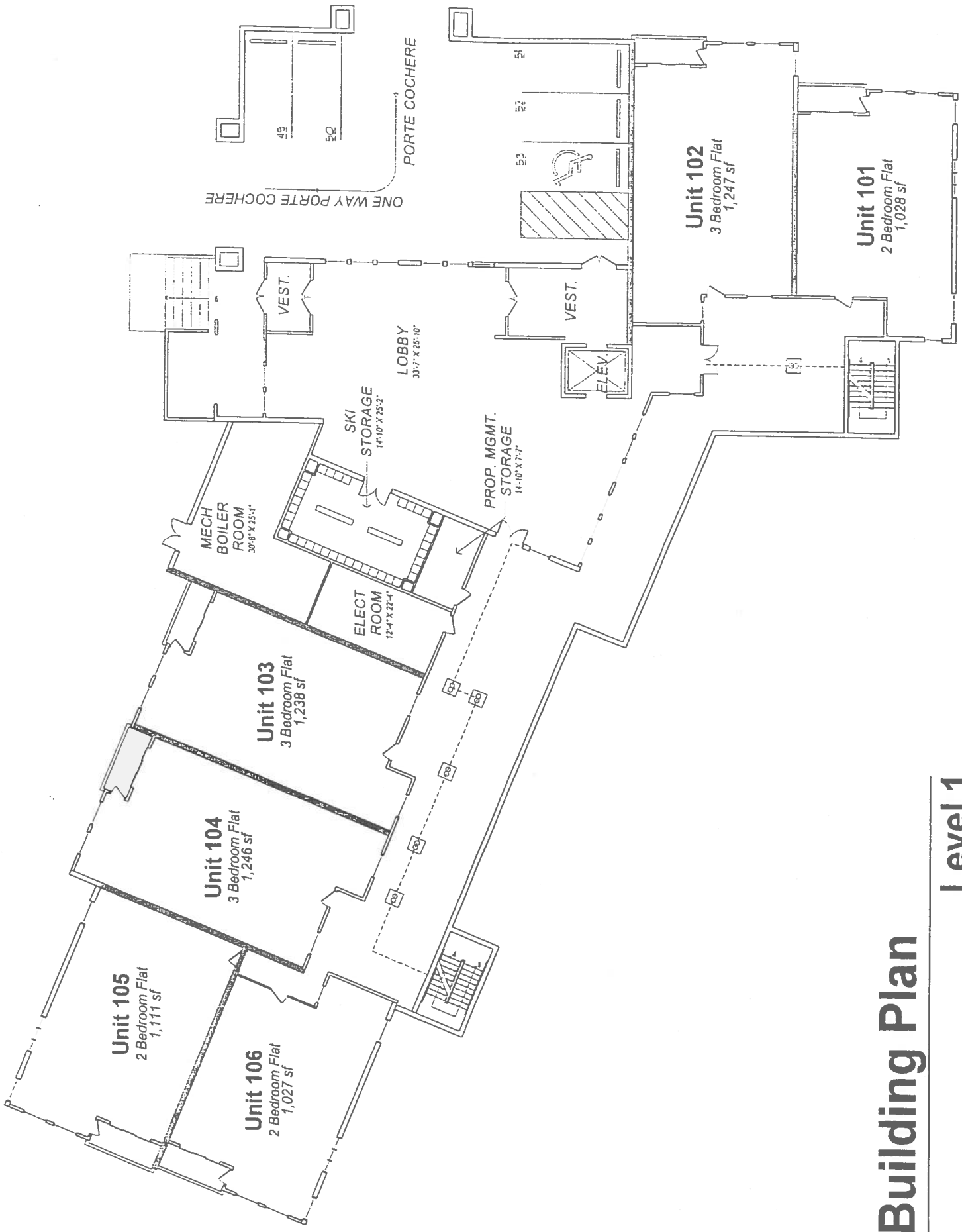
34496 sf.

SITE AREA	DENSITY MULTIPLIER	ALLOWED GRFA
57,499	0.60	34,500



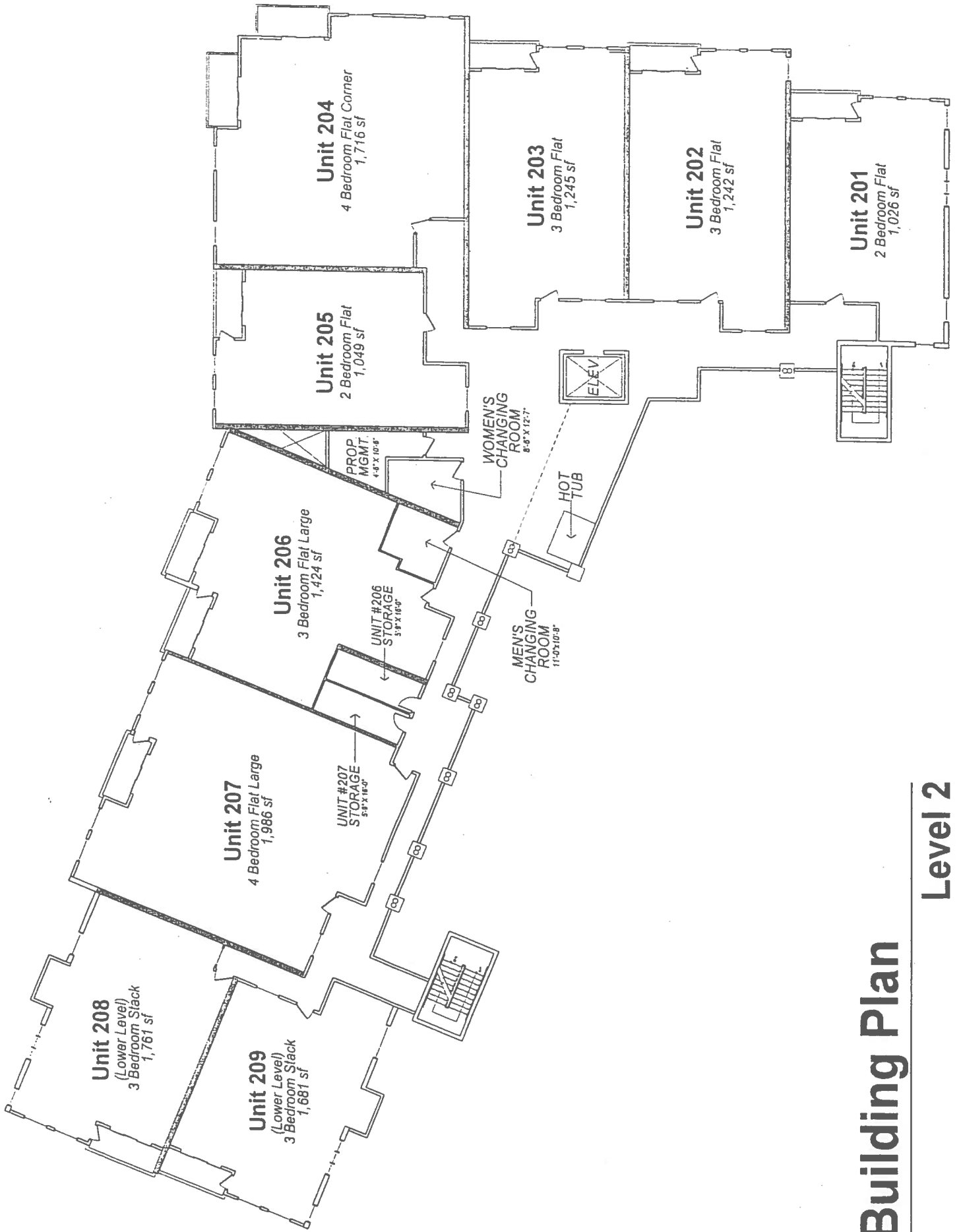
# Building Plan

## Garage Level



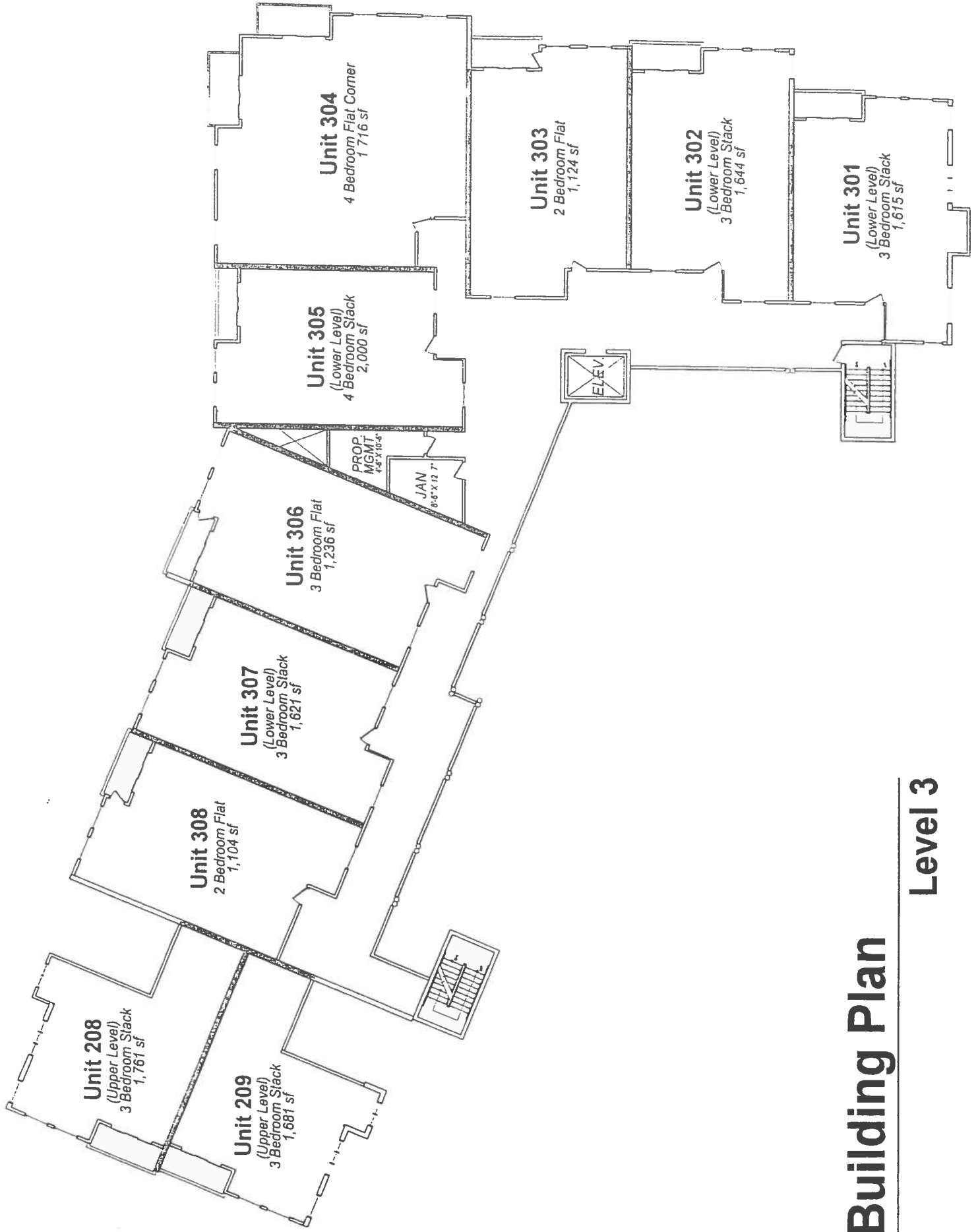
# Building Plan

## Level 1



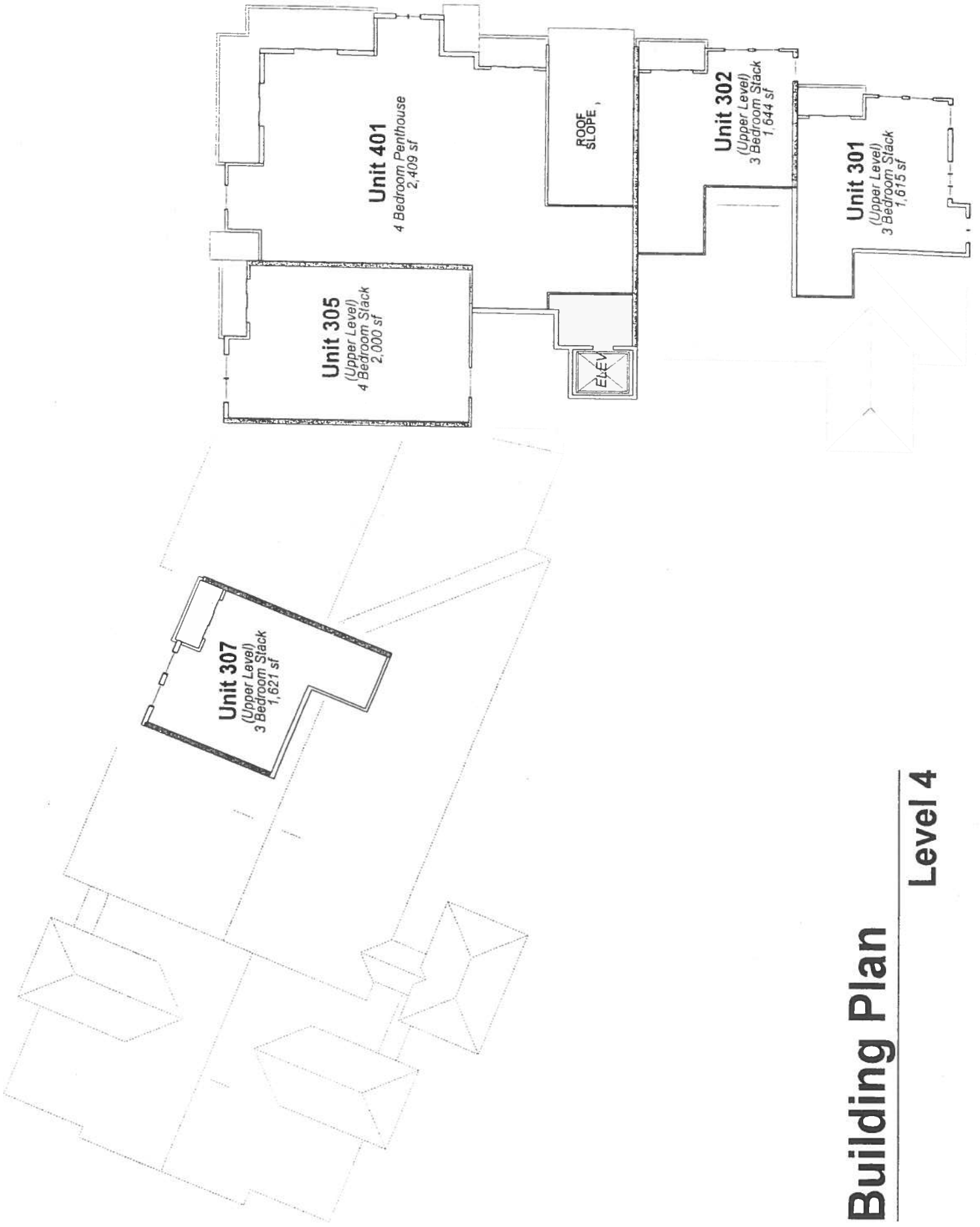
# Building Plan

## Level 2



# Building Plan

## Level 3

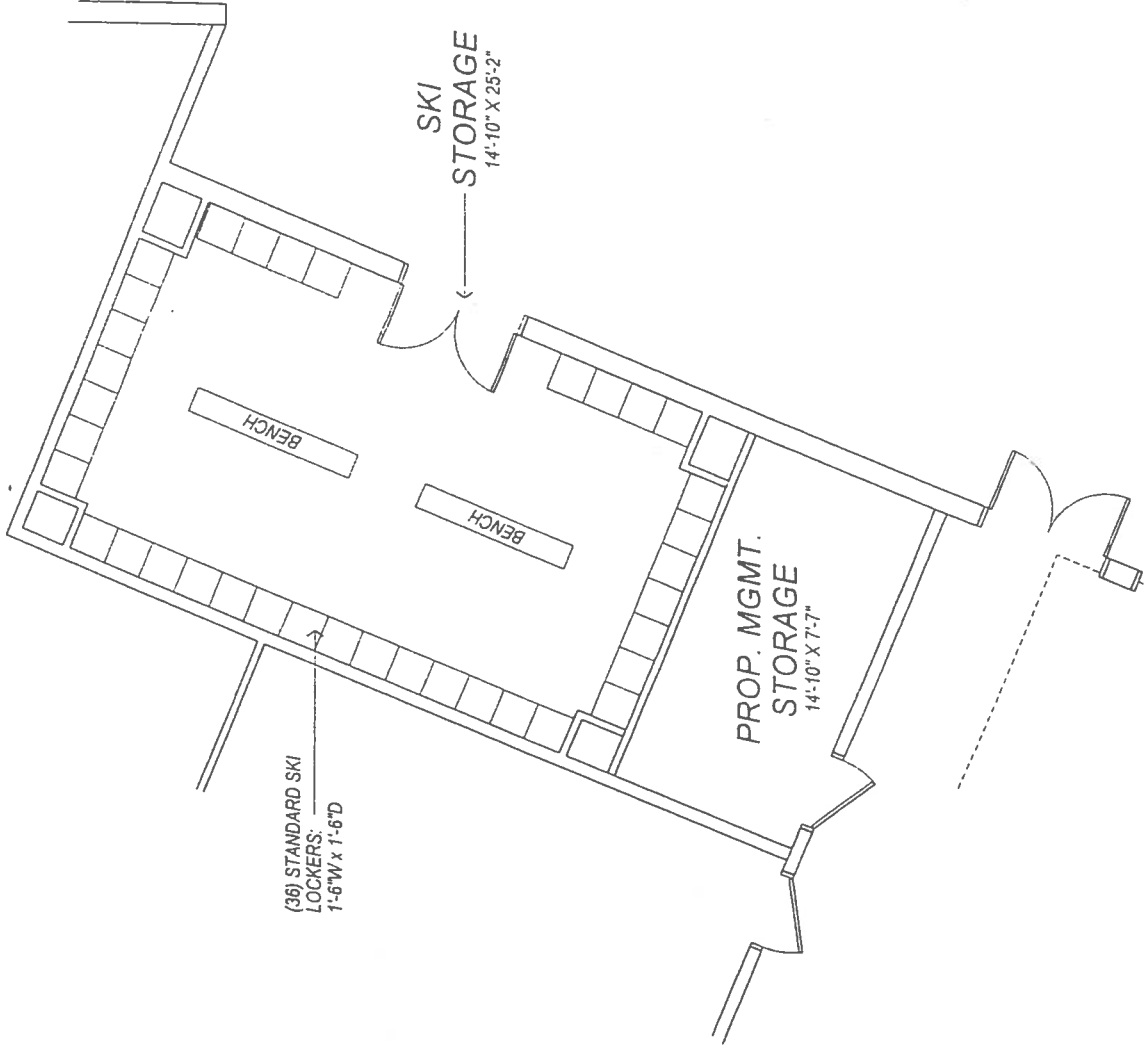


# Building Plan

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## Level 4





(36) STANDARD SKI  
LOCKERS:  
1'-6"W x 1'-6"D

SKI  
STORAGE  
14'-10" X 25'-2"

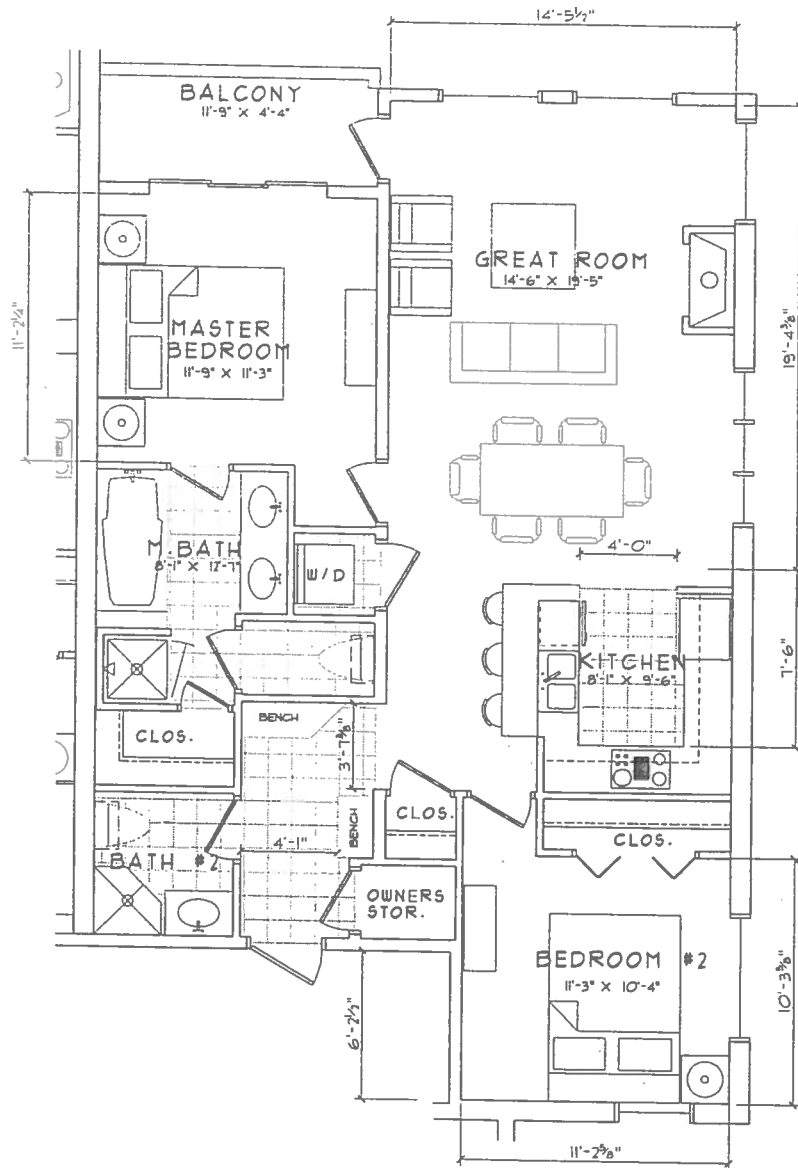
BENCH

BENCH

PROP. MGMT.  
STORAGE  
14'-10" X 7'-7"

# Enlarged Ski Storage Plan

Level 1

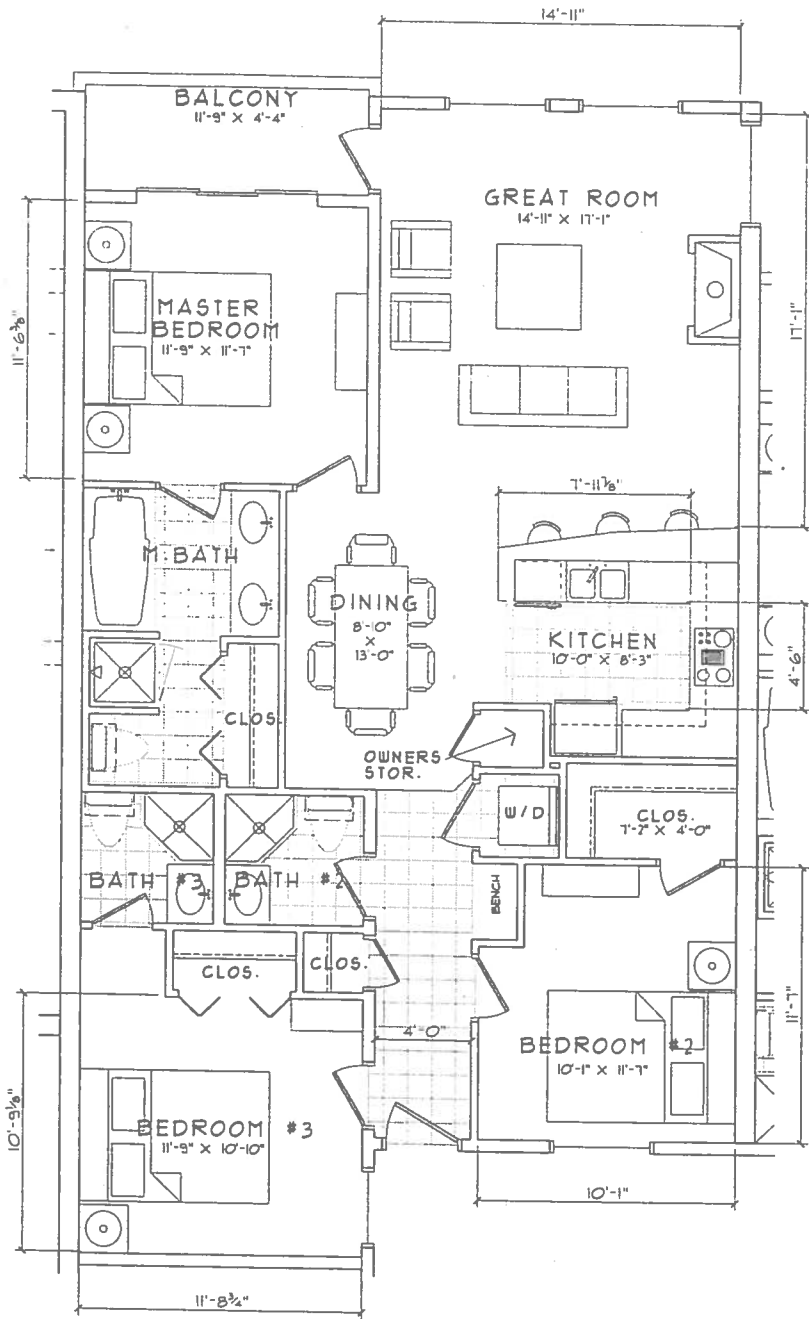


## 2 BEDROOM FLAT (LEVEL 1)

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

UNIT # 101

1,028 sf

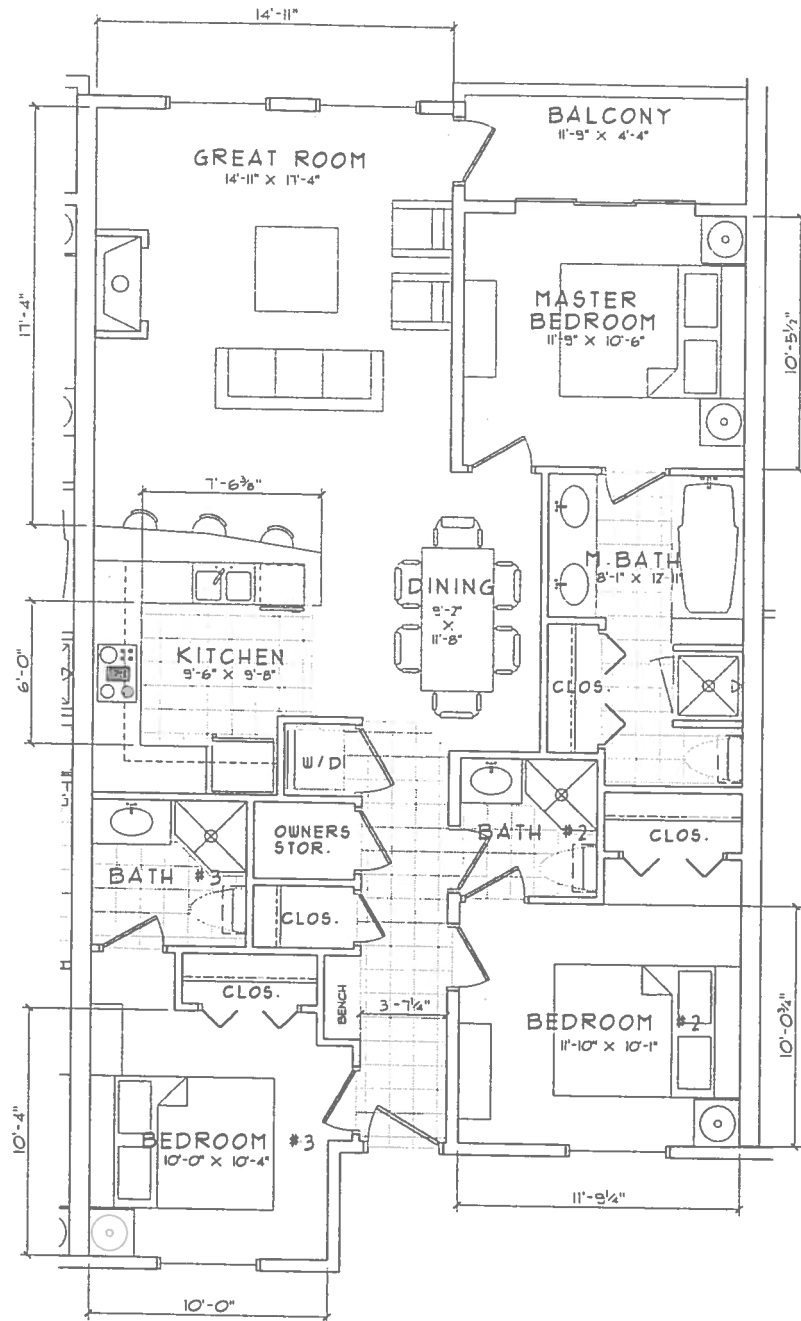


### 3 BEDROOM FLAT (LEVEL 1)

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

UNIT # 102

1,247 sf

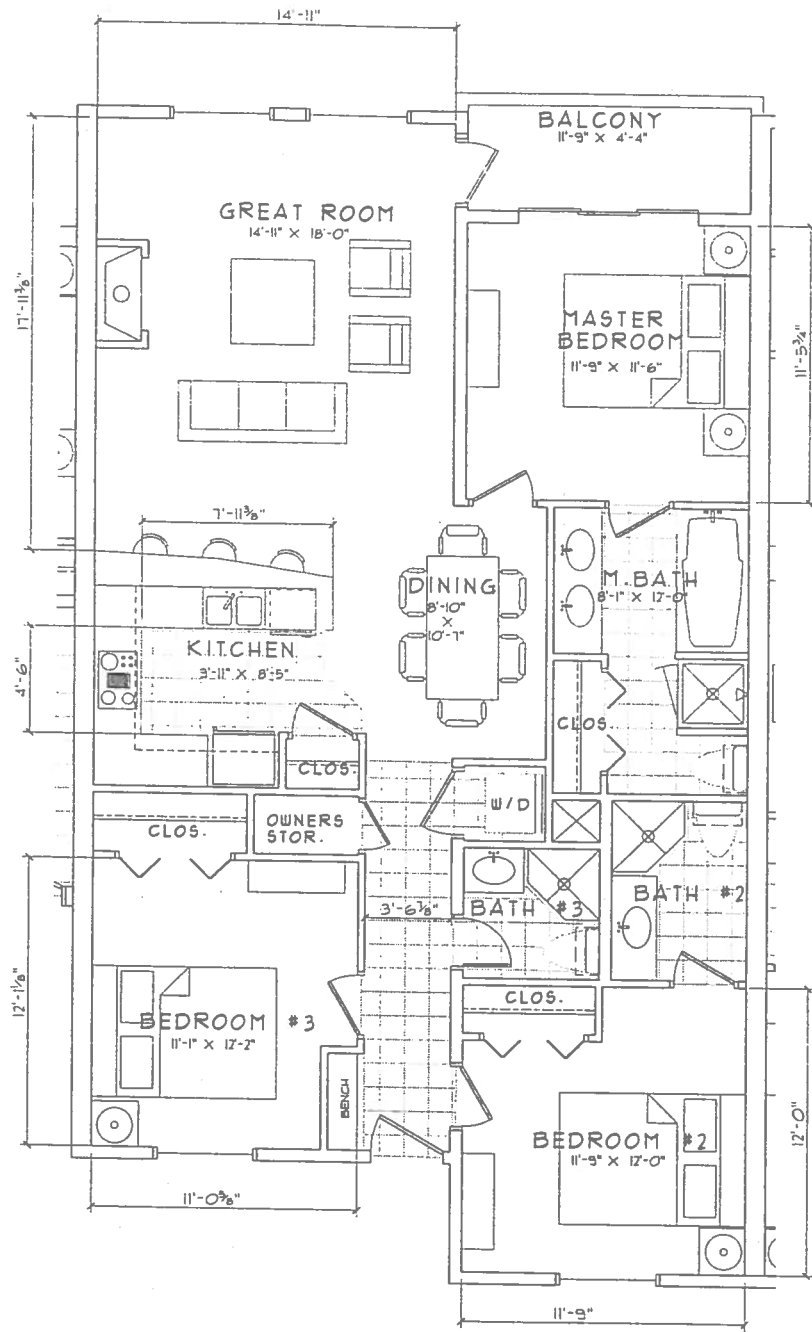


**3 BEDROOM FLAT (LEVEL 1)**

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

**UNIT # 103**

**1,238 sf**

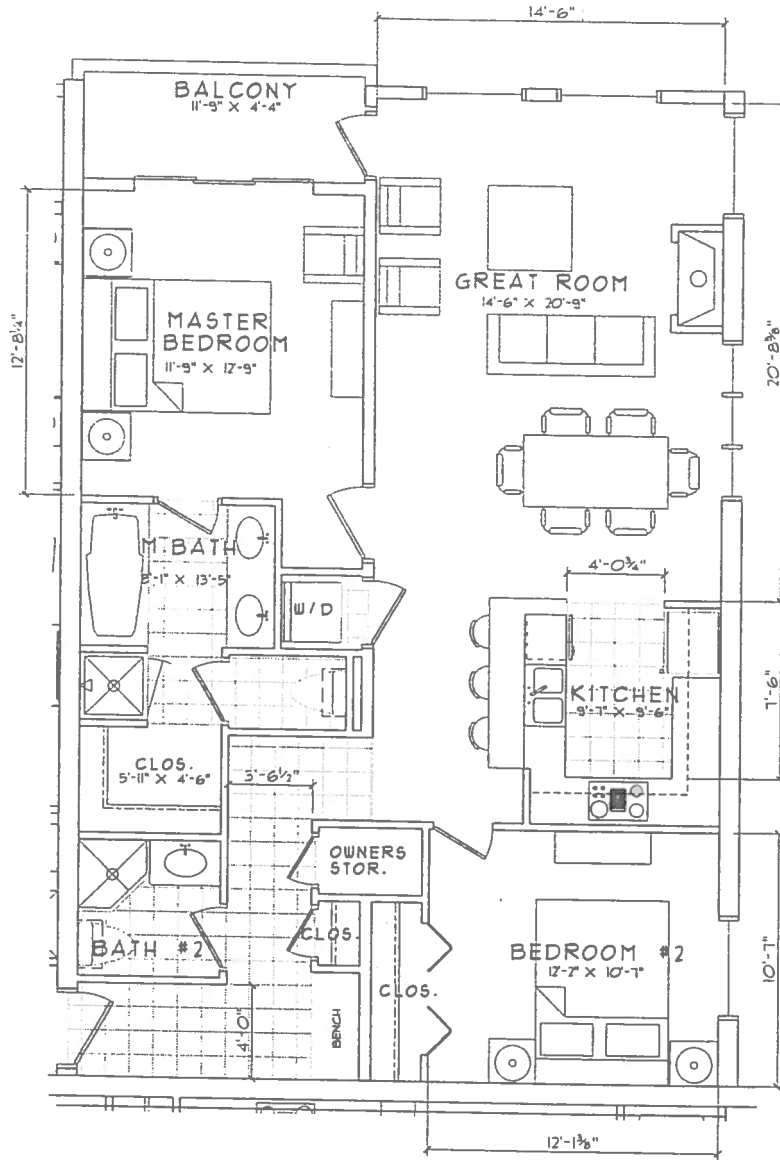


**3 BEDROOM FLAT (LEVEL 1)**

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

**UNIT # 104**

**1,246 sf**

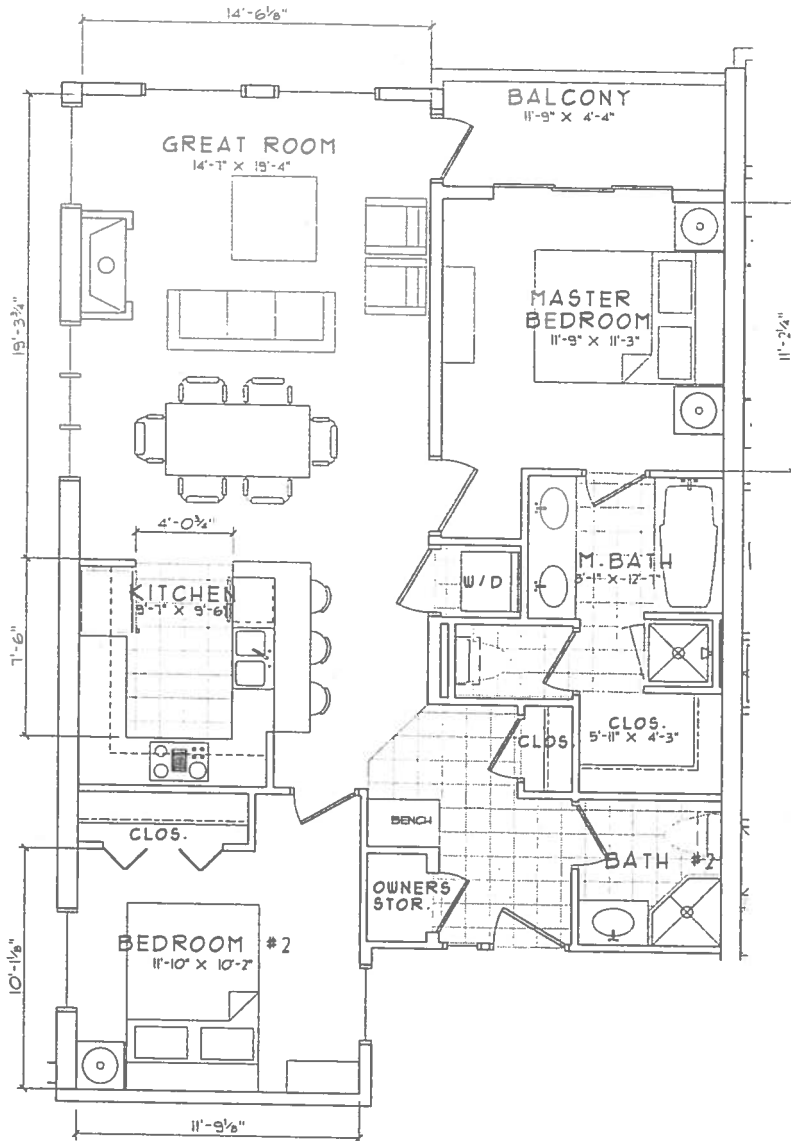


## 2 BEDROOM FLAT (LEVEL 1)

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

UNIT # 105

1,111 sf

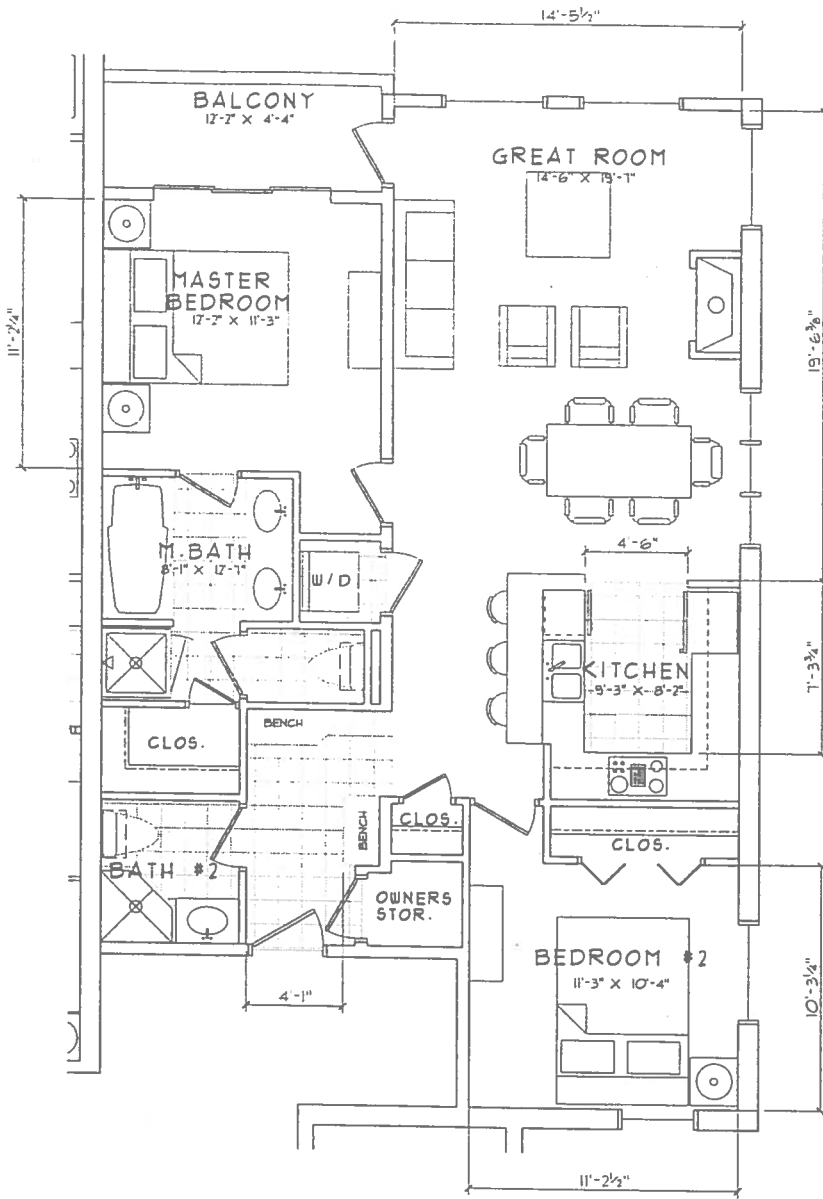


## 2 BEDROOM FLAT (LEVEL 1)

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

UNIT # 106

1,027 sf



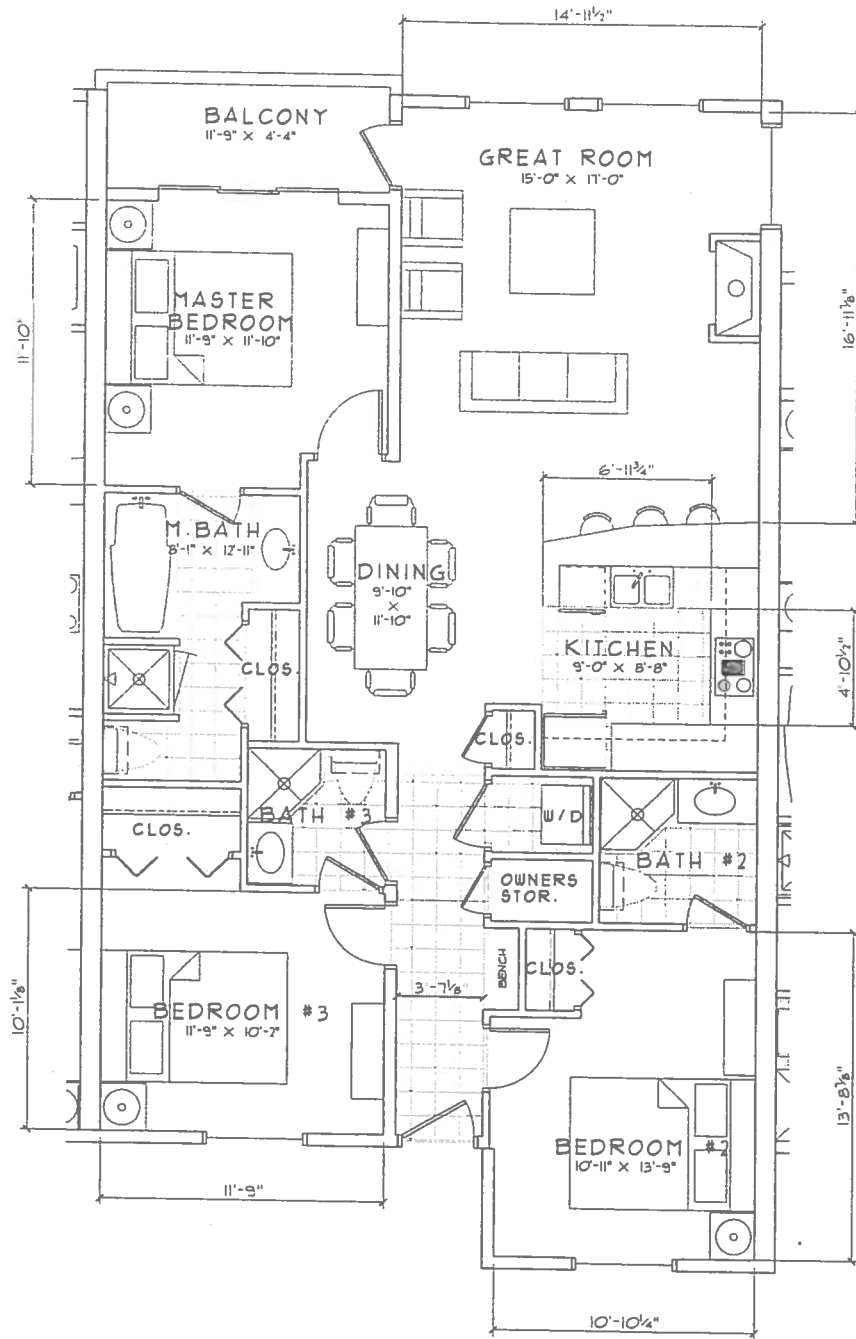
## 2 BEDROOM FLAT (LEVEL 2)

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

1,026 sf

UNIT # 201



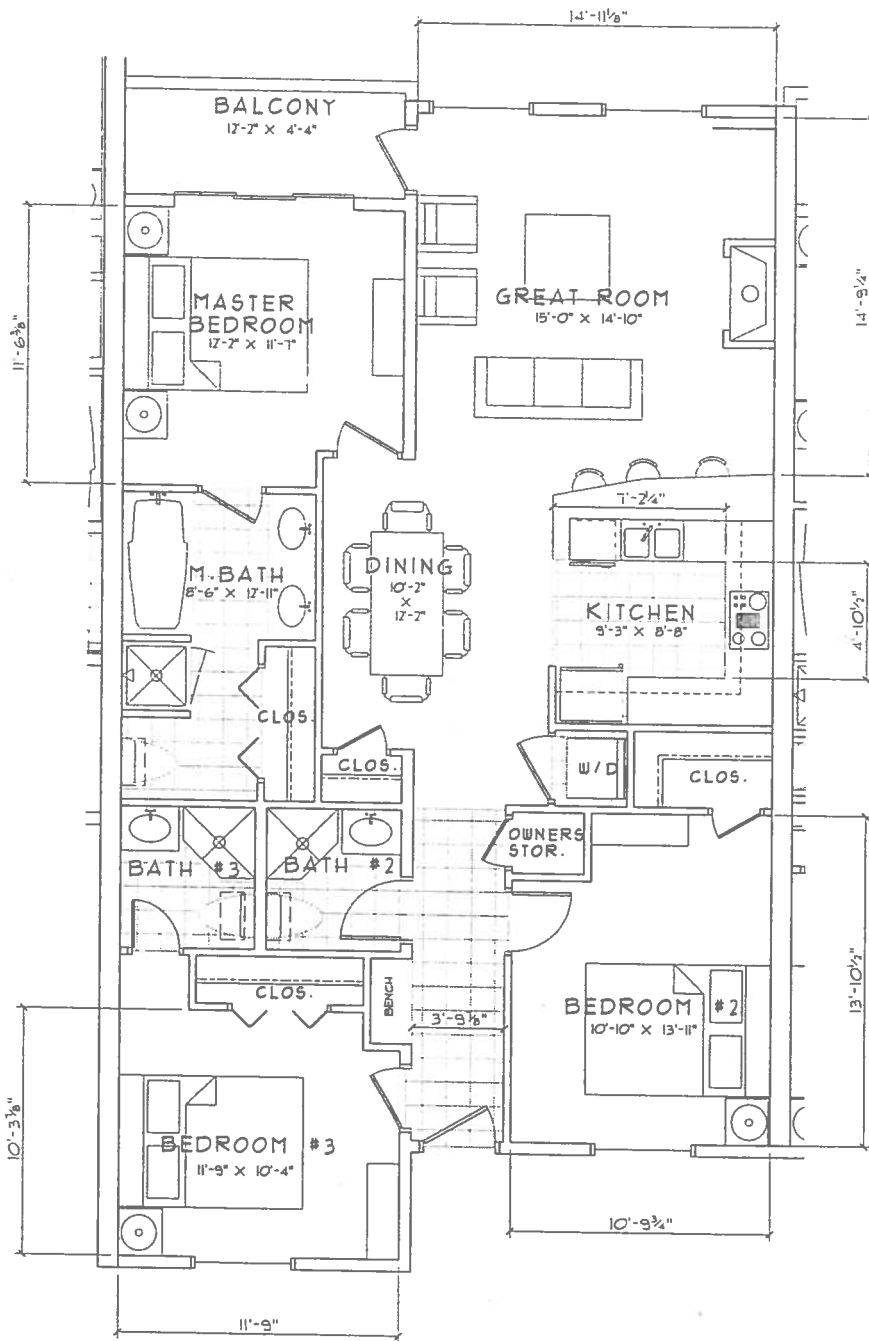


**3 BEDROOM FLAT (LEVEL 2)**

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

**UNIT # 202**

**1,242 sf**

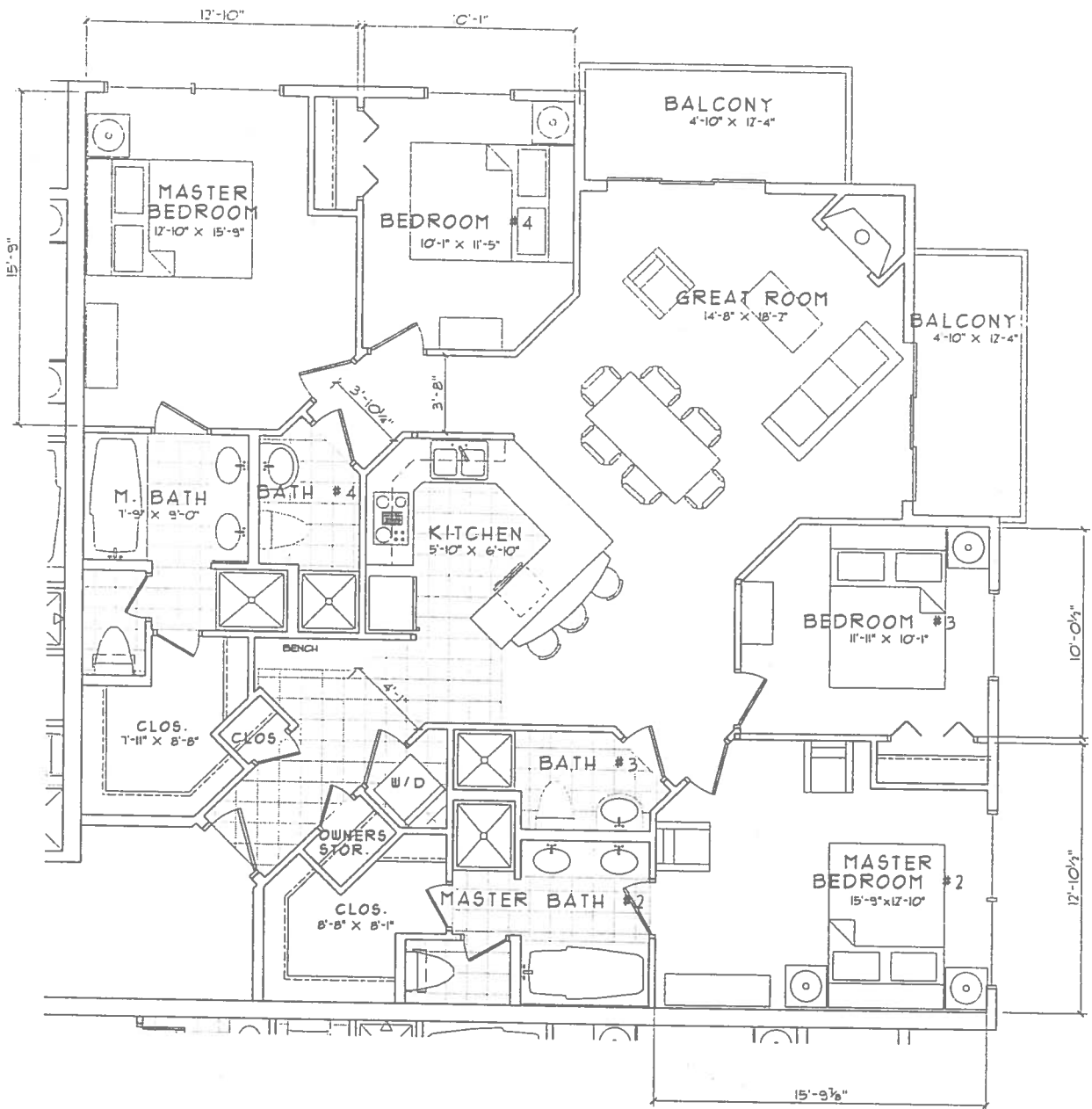


**3 BEDROOM FLAT (LEVEL 2)**

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

**UNIT # 203**

**1,245 sf**

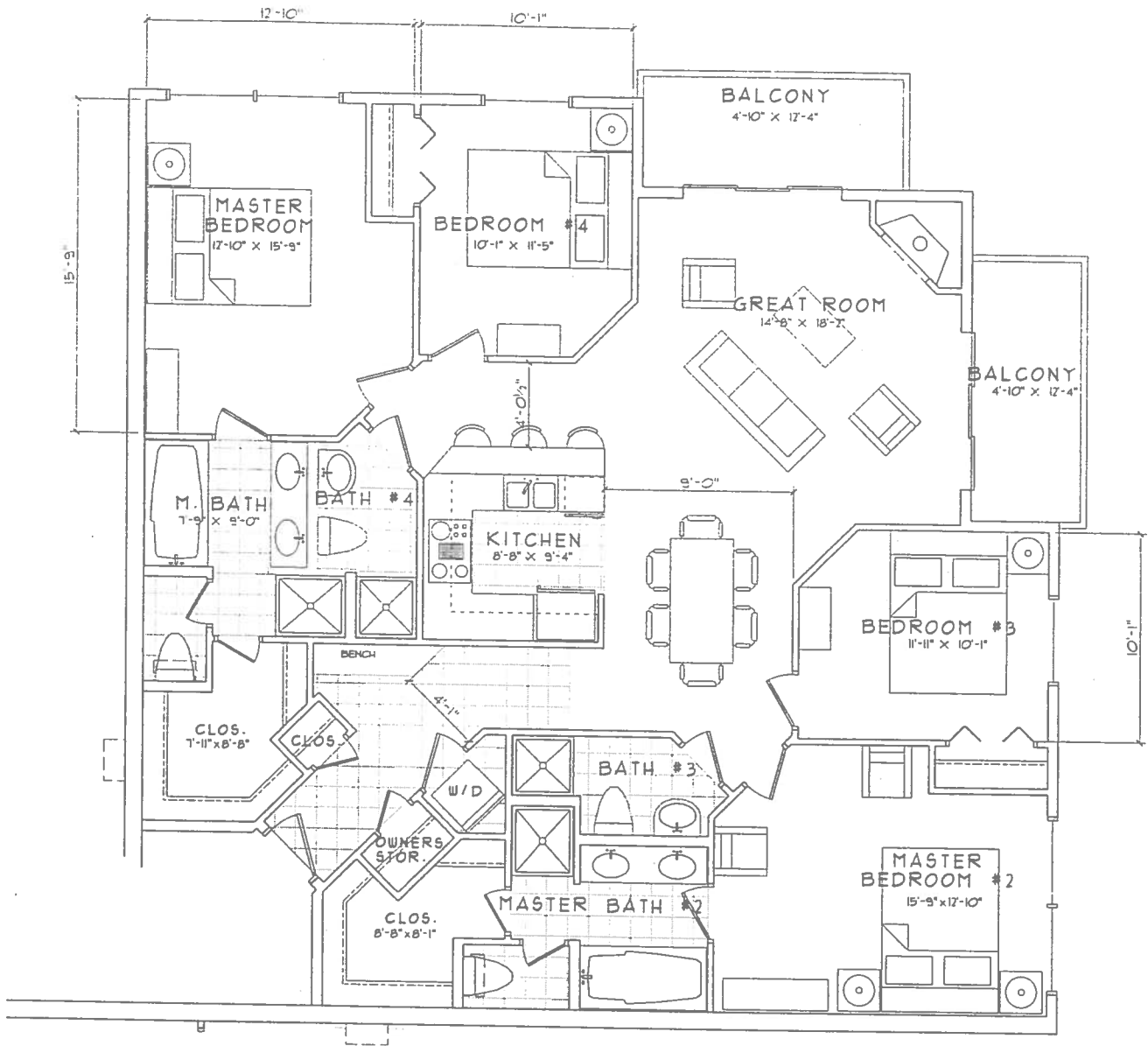


**4 BEDROOM FLAT CORNER (LEVEL 2)**

SCALE:  $\frac{1}{8}$ " = 1'-0"

**UNIT # 204**

**1,716 sf**

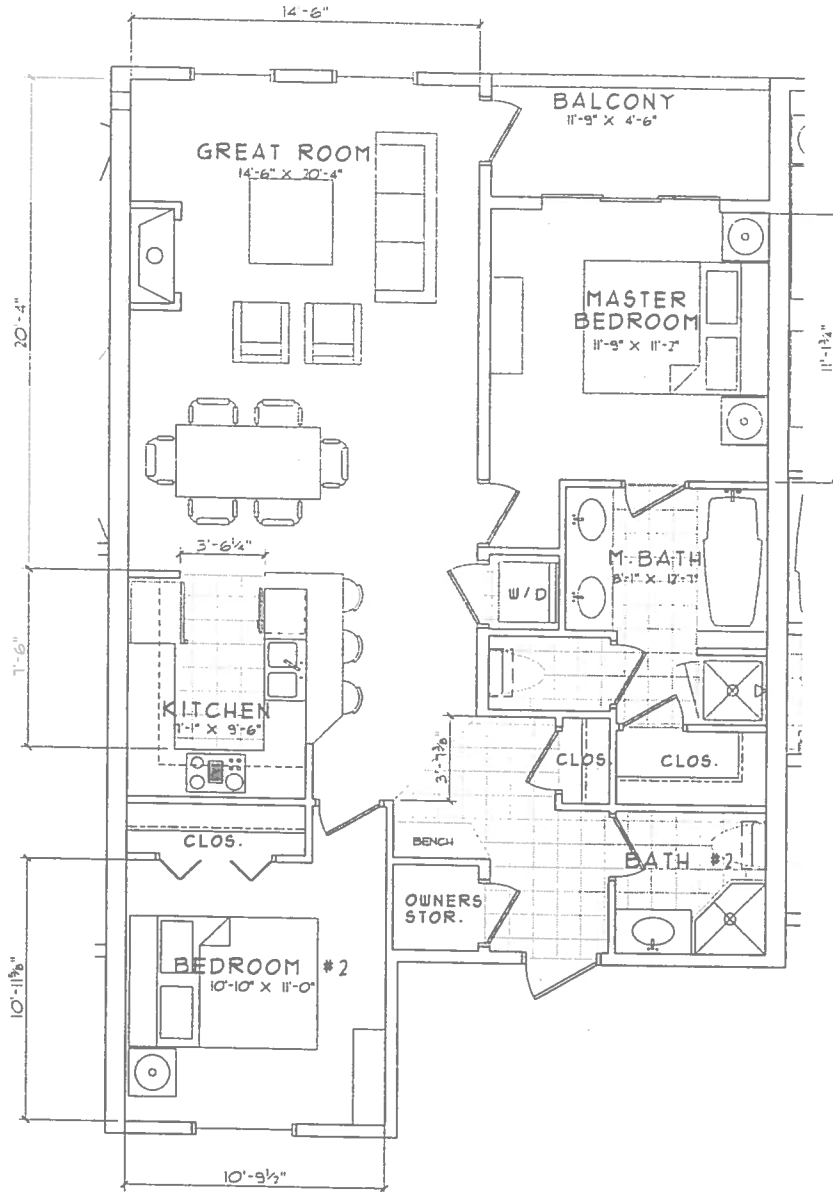


**4 BEDROOM FLAT CORNER (LEVEL 2)**

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

**UNIT # 204**

**1,716 sf (Kitchen Option A)**

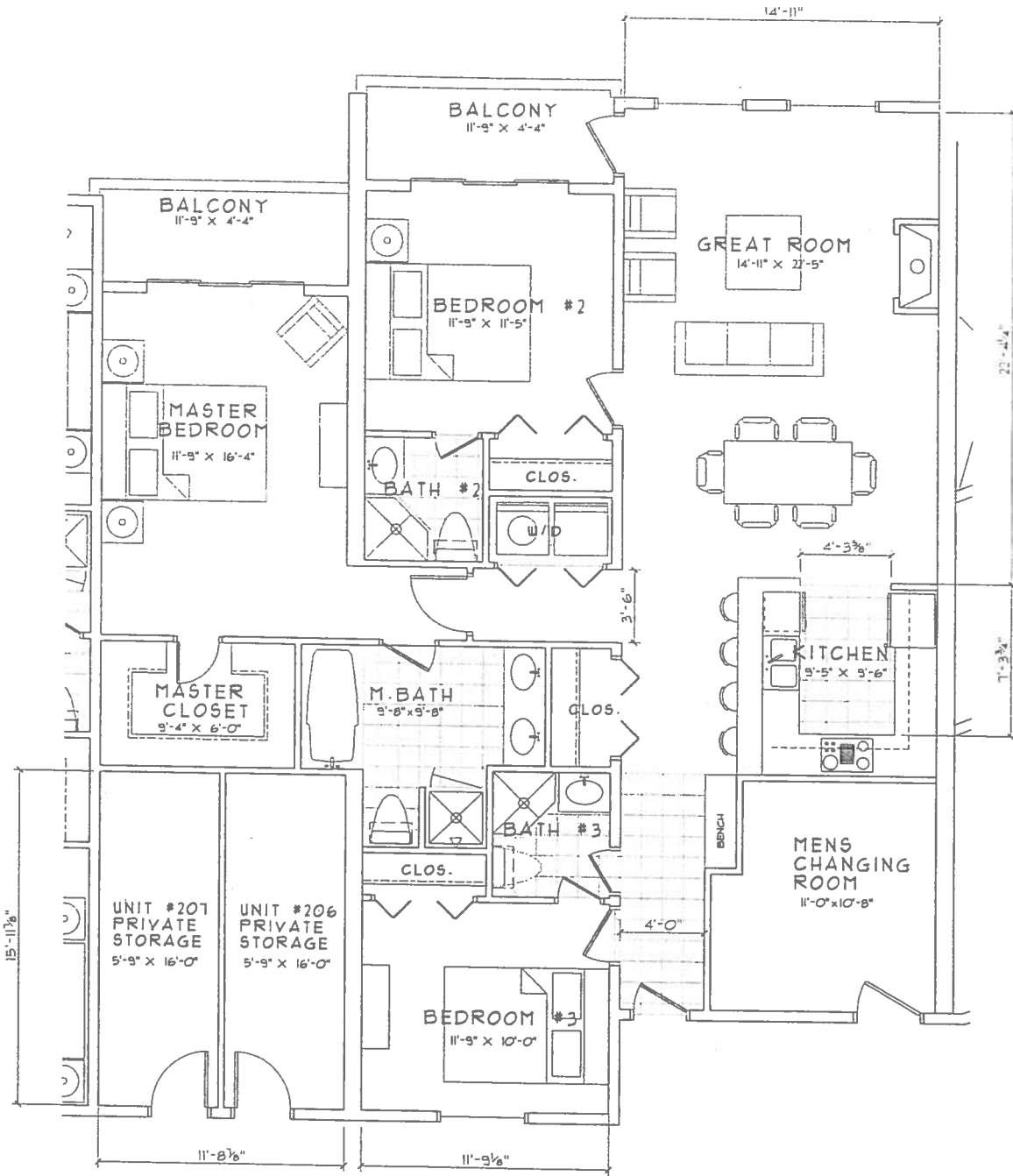


## 2 BEDROOM FLAT (LEVEL 2)

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

UNIT # 205

1,049 sf

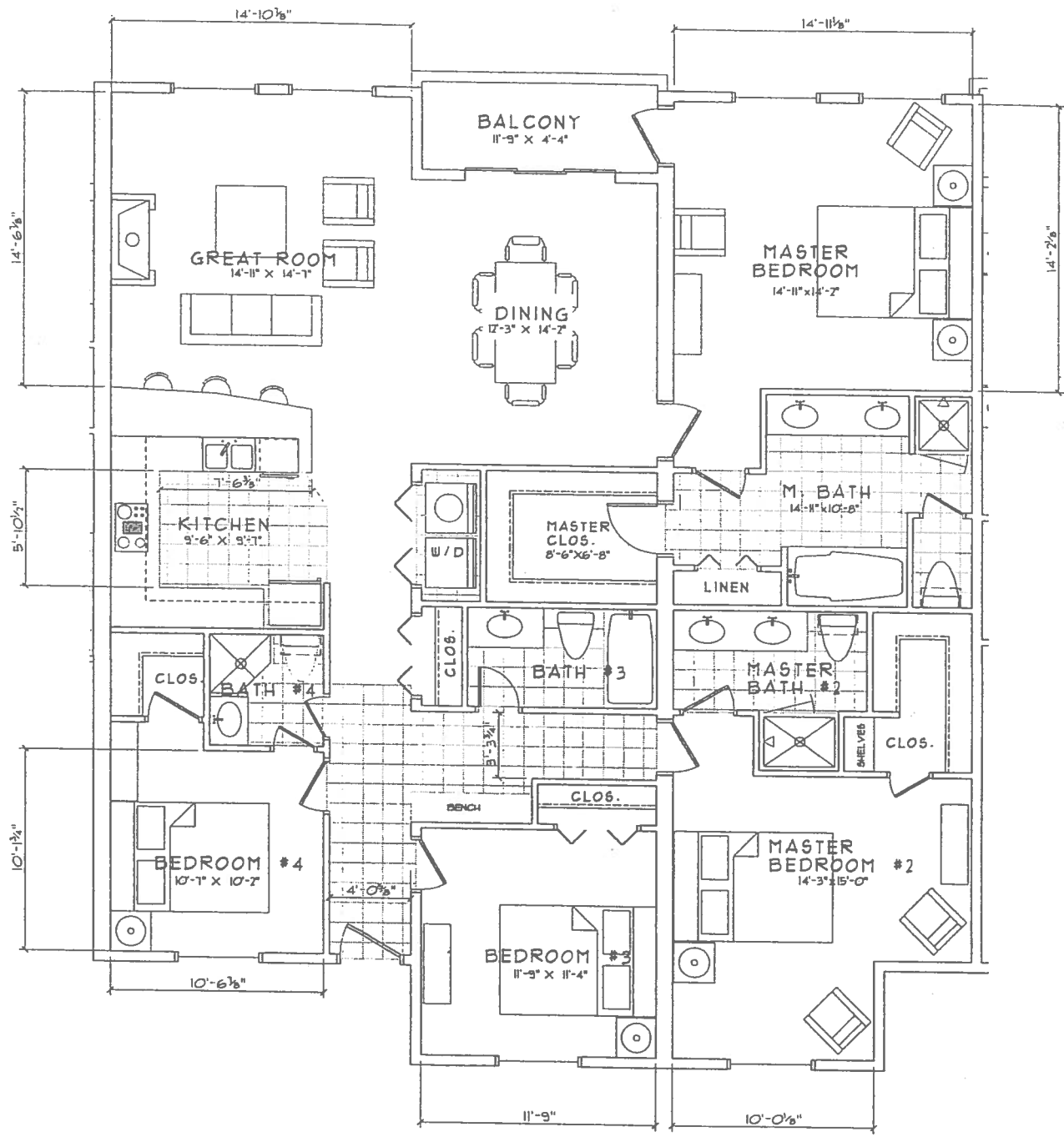


### 3 BEDROOM FLAT LARGE (LEVEL 2)

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

UNIT # 206

1,424 sf

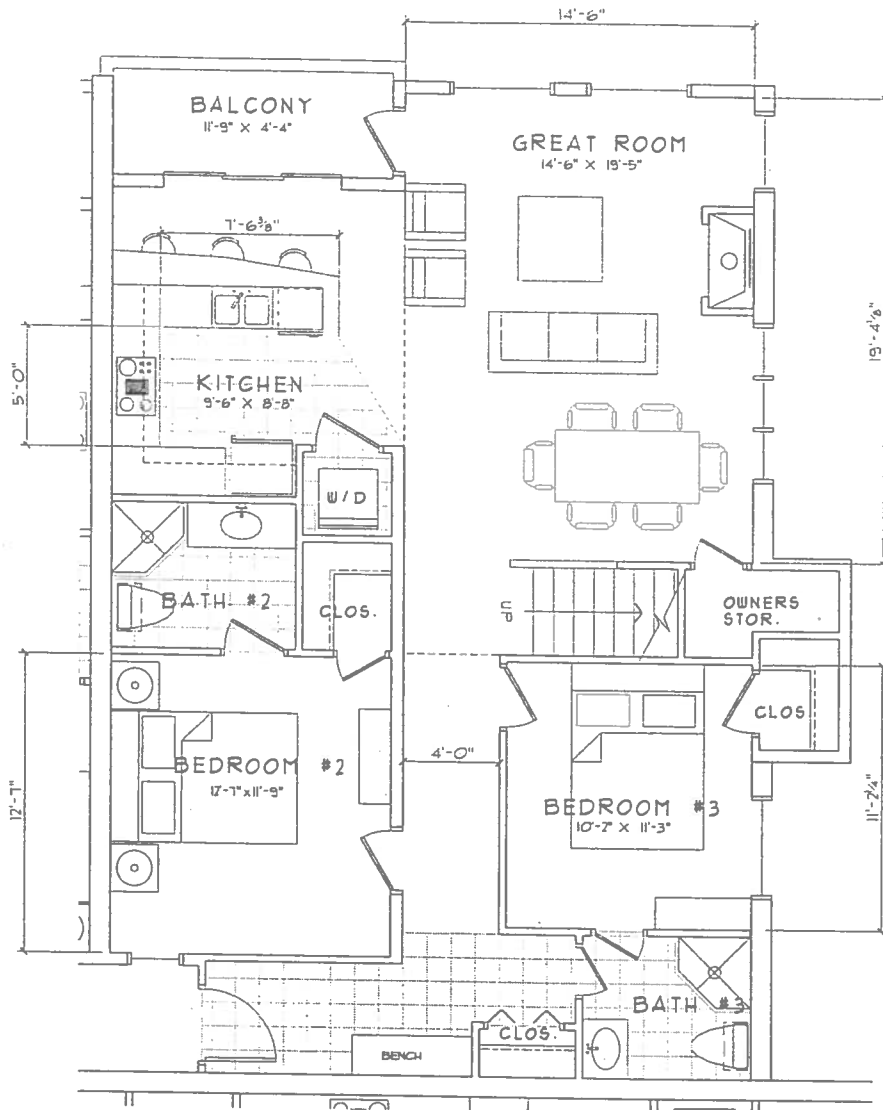


**4 BEDROOM FLAT LARGE (LEVEL 2)**

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

**UNIT # 207**

**1,986 sf**



### 3 BEDROOM STACK (LEVEL 2)

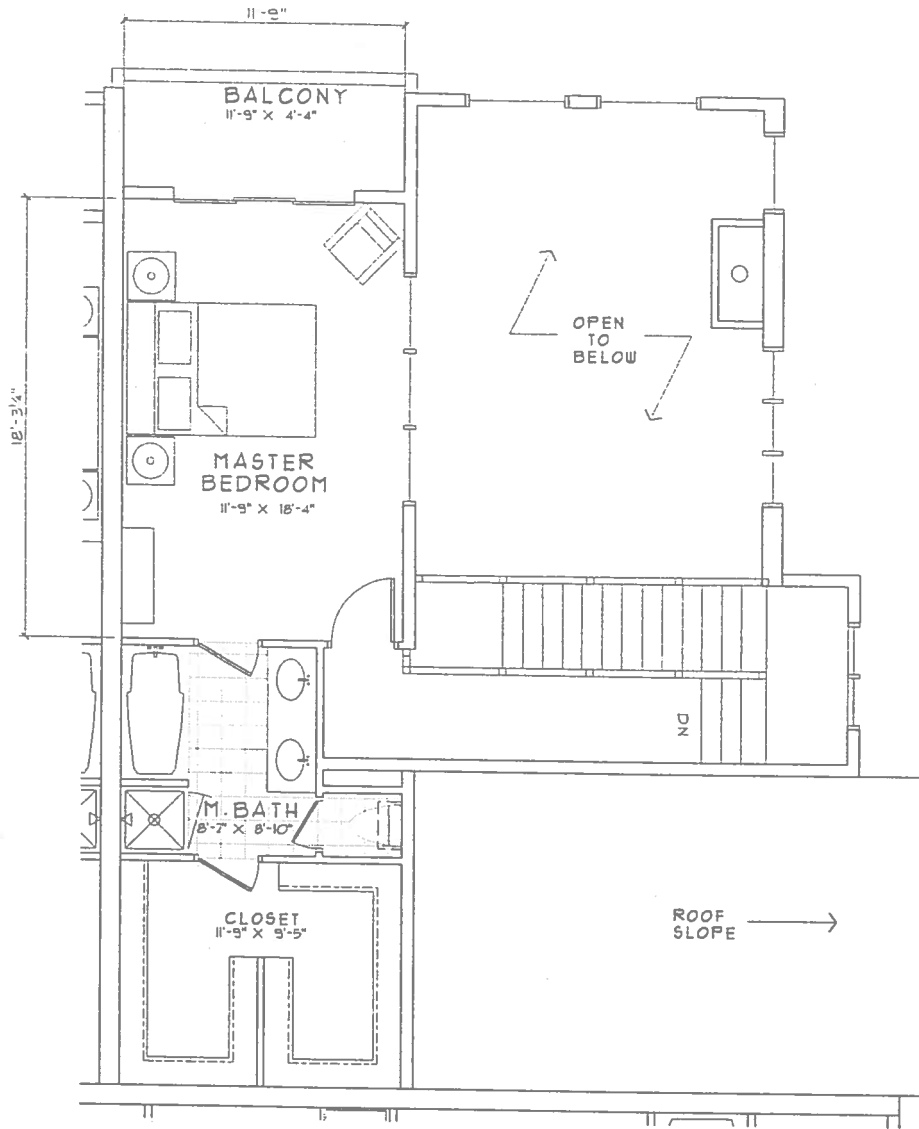
SCALE:  $\frac{1}{8}$ " = 1'-0"

UNIT # 208

1,123 GRFA (this level)

Total Unit = 1,761 sf





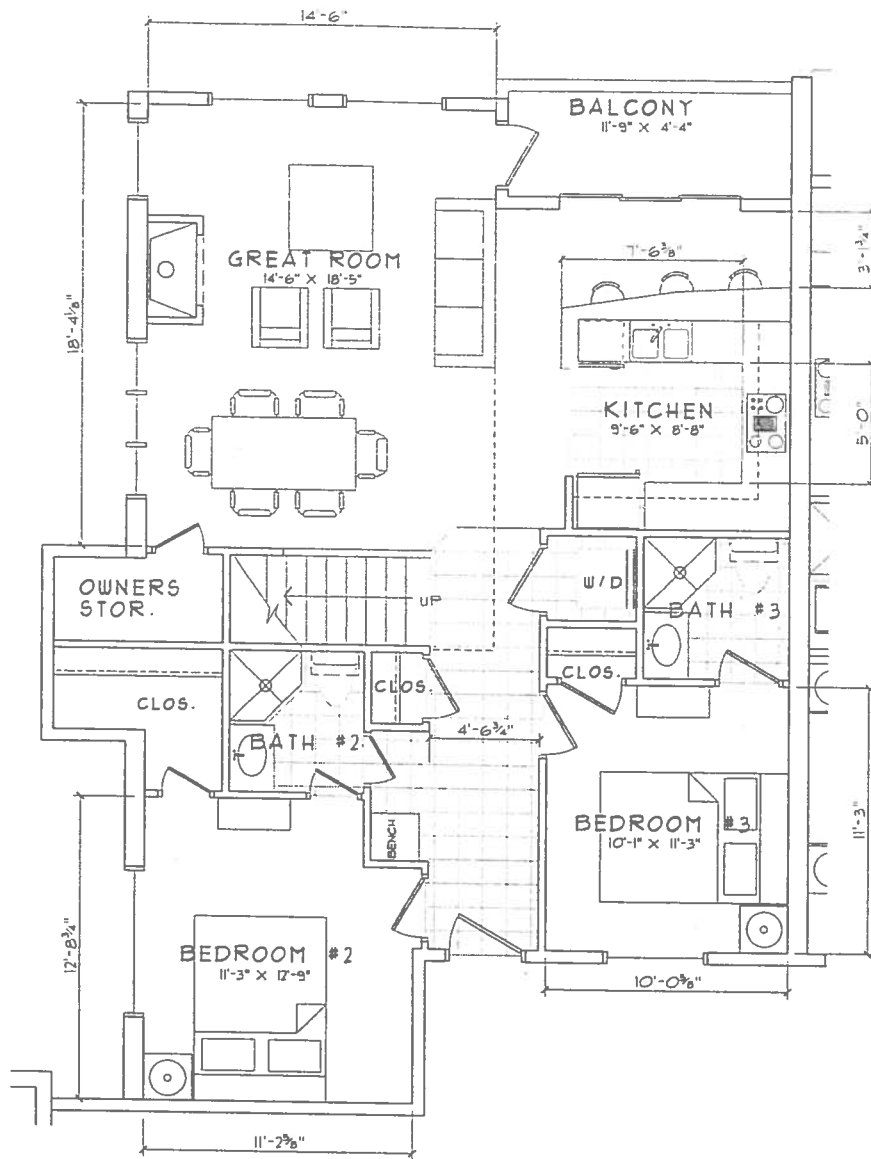
### 3 BEDROOM STACK (LEVEL 3)

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

UNIT # 208

638 sf (this level)

Total Unit = 1,761 sf



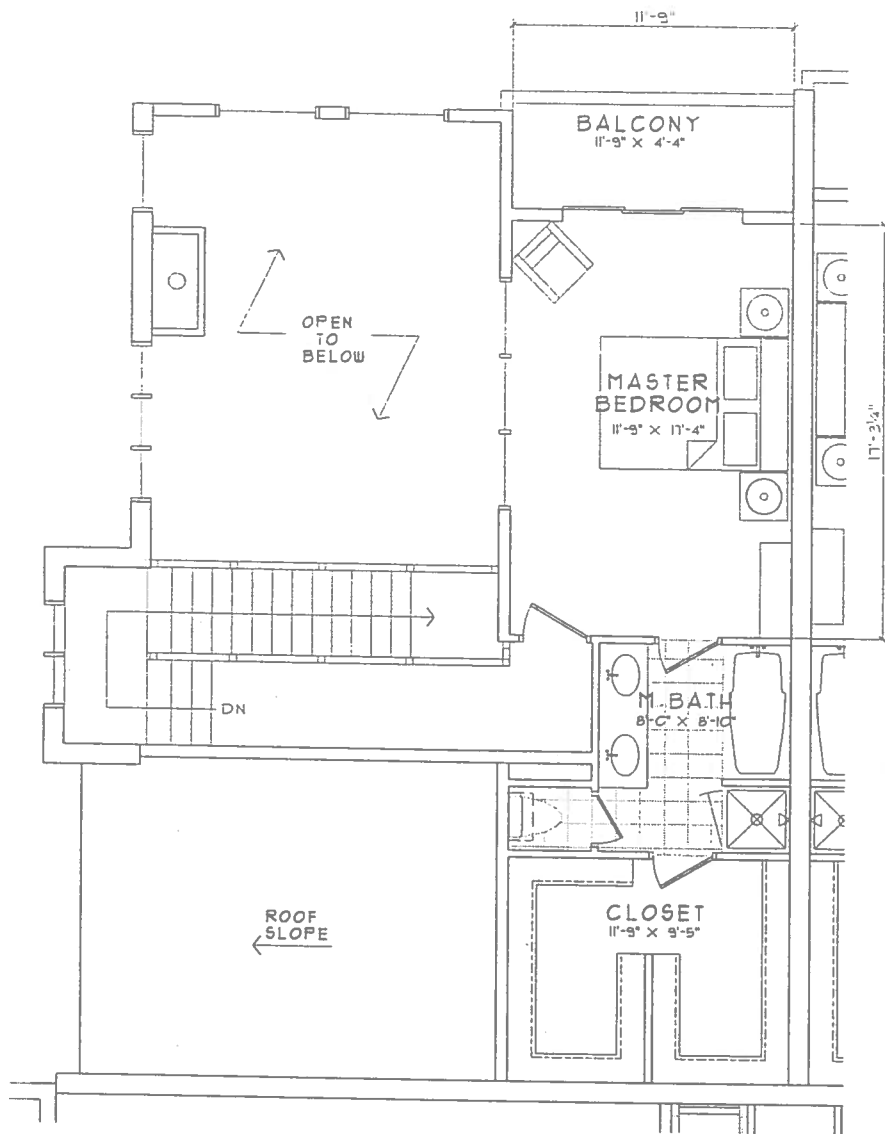
### 3 BEDROOM STACK (LEVEL 2)

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

UNIT # 209

1,058 GRFA (this level)

Total Unit = 1,681 sf



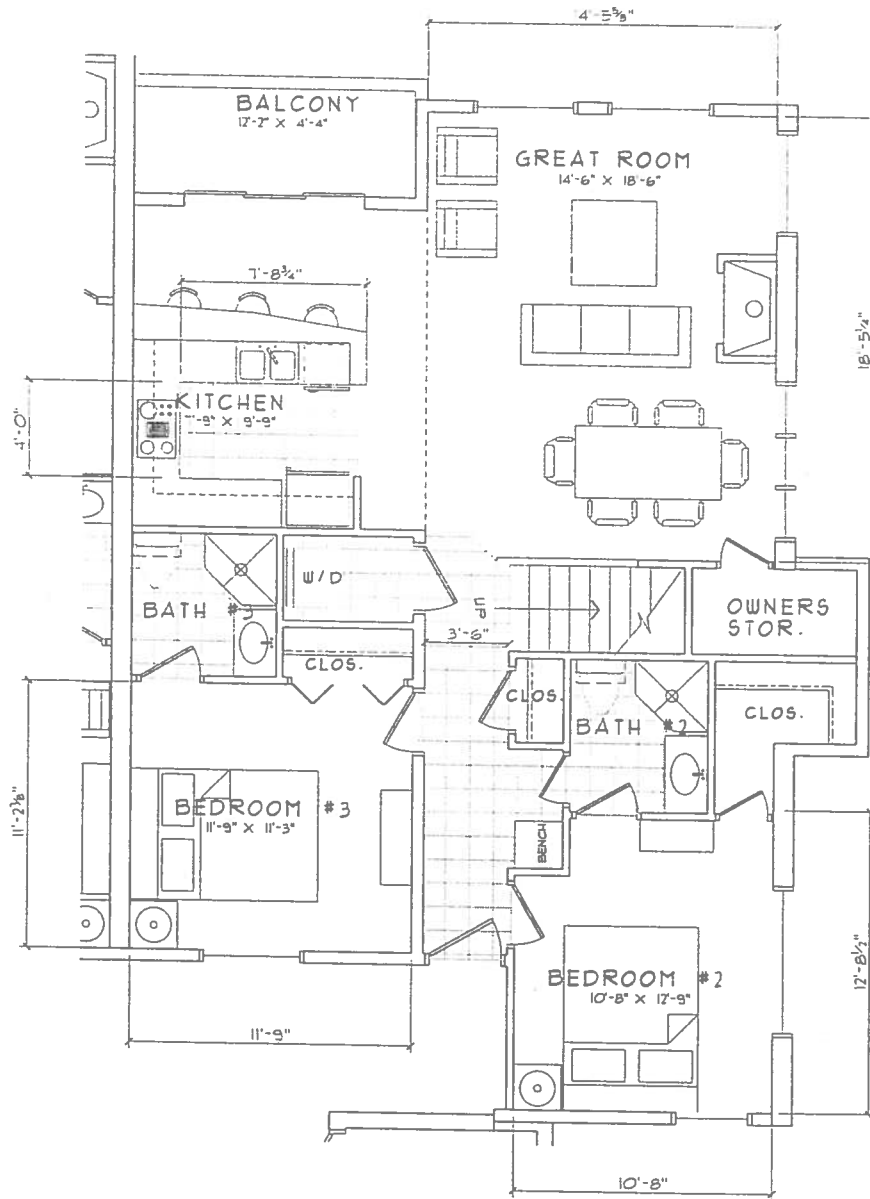
### 3 BEDROOM STACK (LEVEL 3)

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

UNIT # 209

623 sf (this level)

Total Unit = 1,681 sf



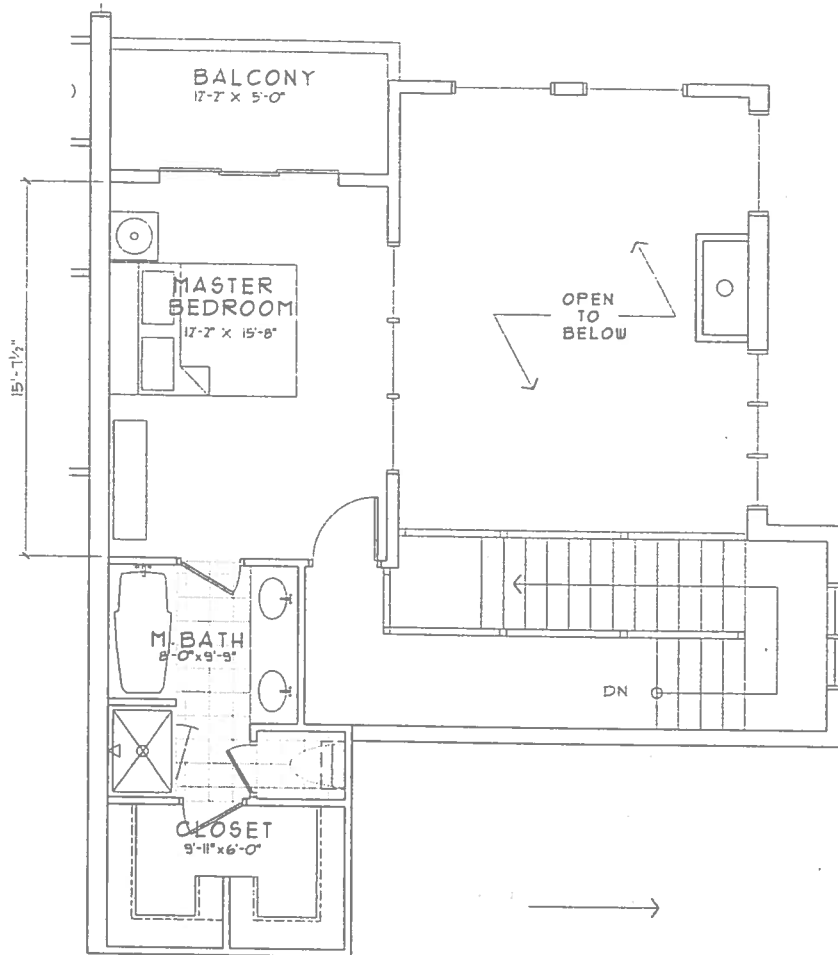
### 3 BEDROOM STACK (LEVEL 3)

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

UNIT # 301

1,050 sf (this level)

Total Unit = 1,615 sf



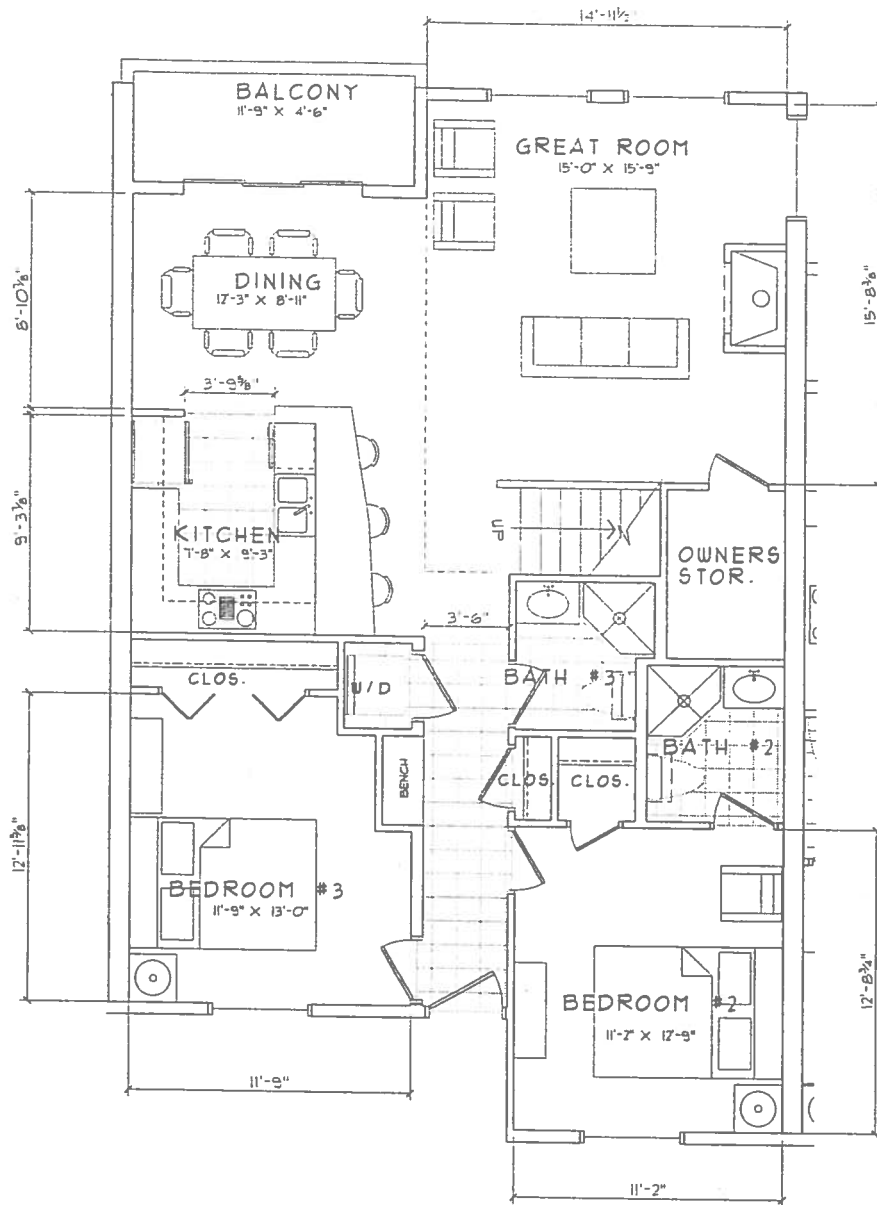
**3 BEDROOM STACK (LEVEL 4)**

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

**UNIT # 301**

**565 sf (this level)**

**Total Unit = 1,615 sf**

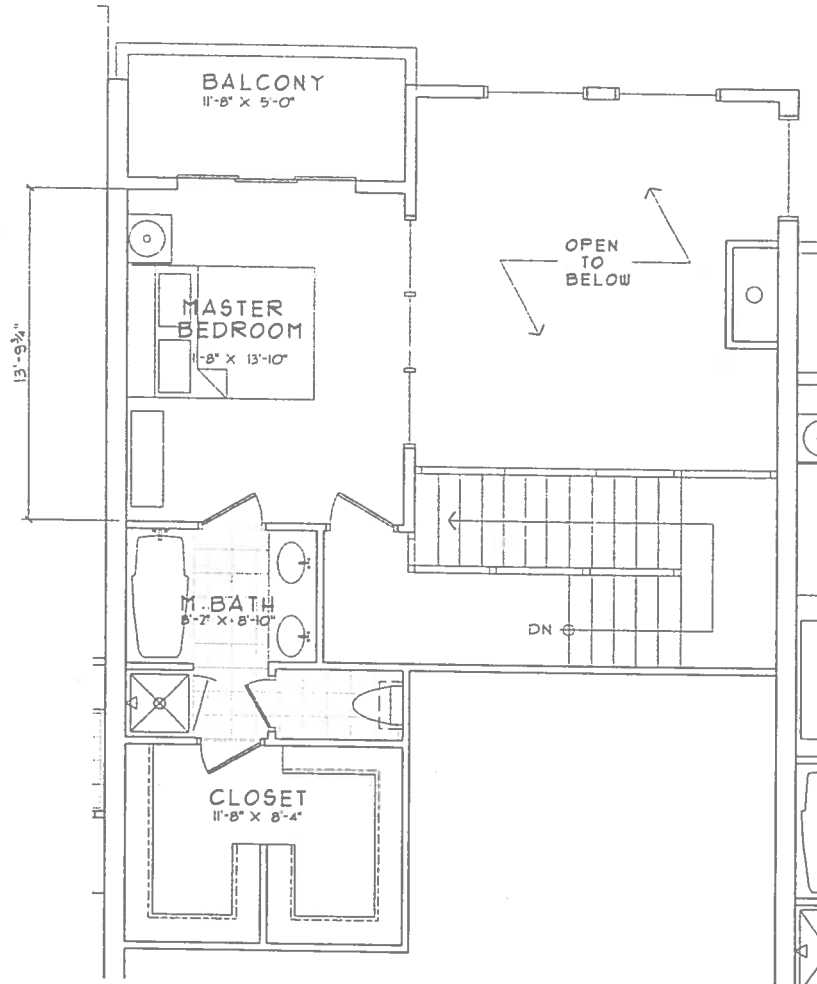


### 3 BEDROOM STACK (LEVEL 3)

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

UNIT # 302

1,101 sf (this level)  
 Total Unit = 1,644 sf



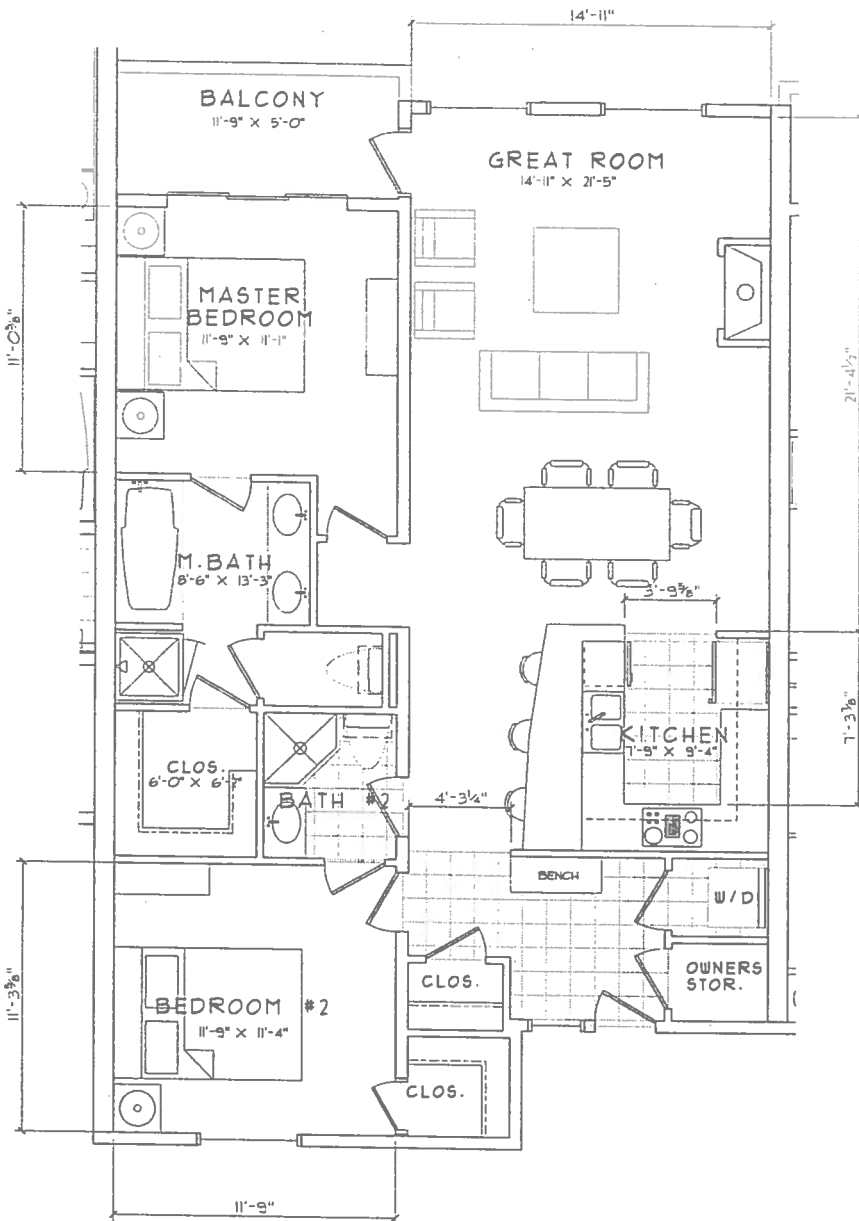
### 3 BEDROOM STACK (LEVEL 4)

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

UNIT # 302

543 sf (this level)

Total Unit = 1,644 sf



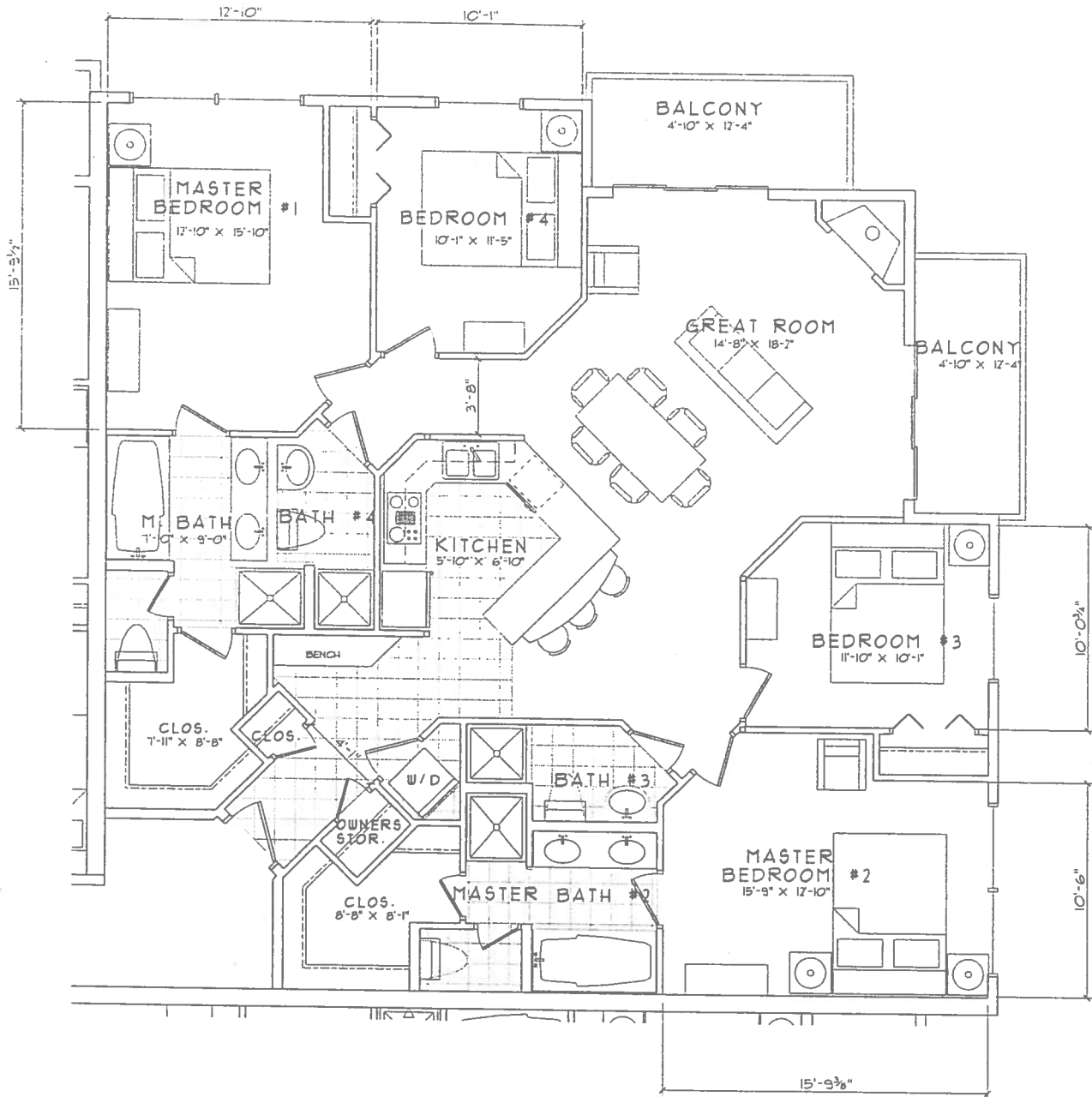
## 2 BEDROOM FLAT (LEVEL 3)

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

1,124 sf

UNIT # 303



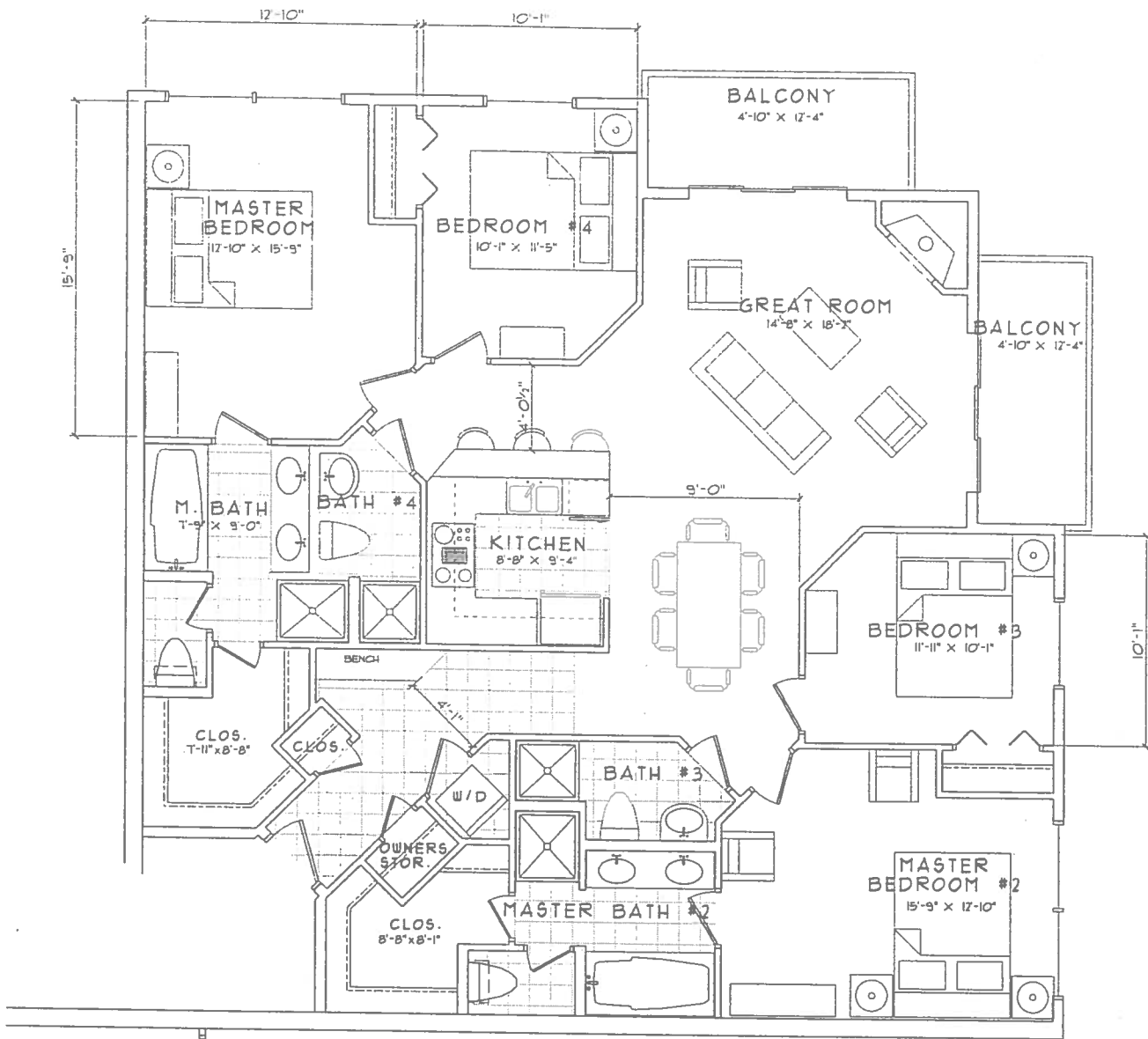


## 4 BEDROOM FLAT CORNER (LEVEL 3)

SCALE:  $\frac{1}{8}'' = 1'-0''$

UNIT # 304

1,716 sf

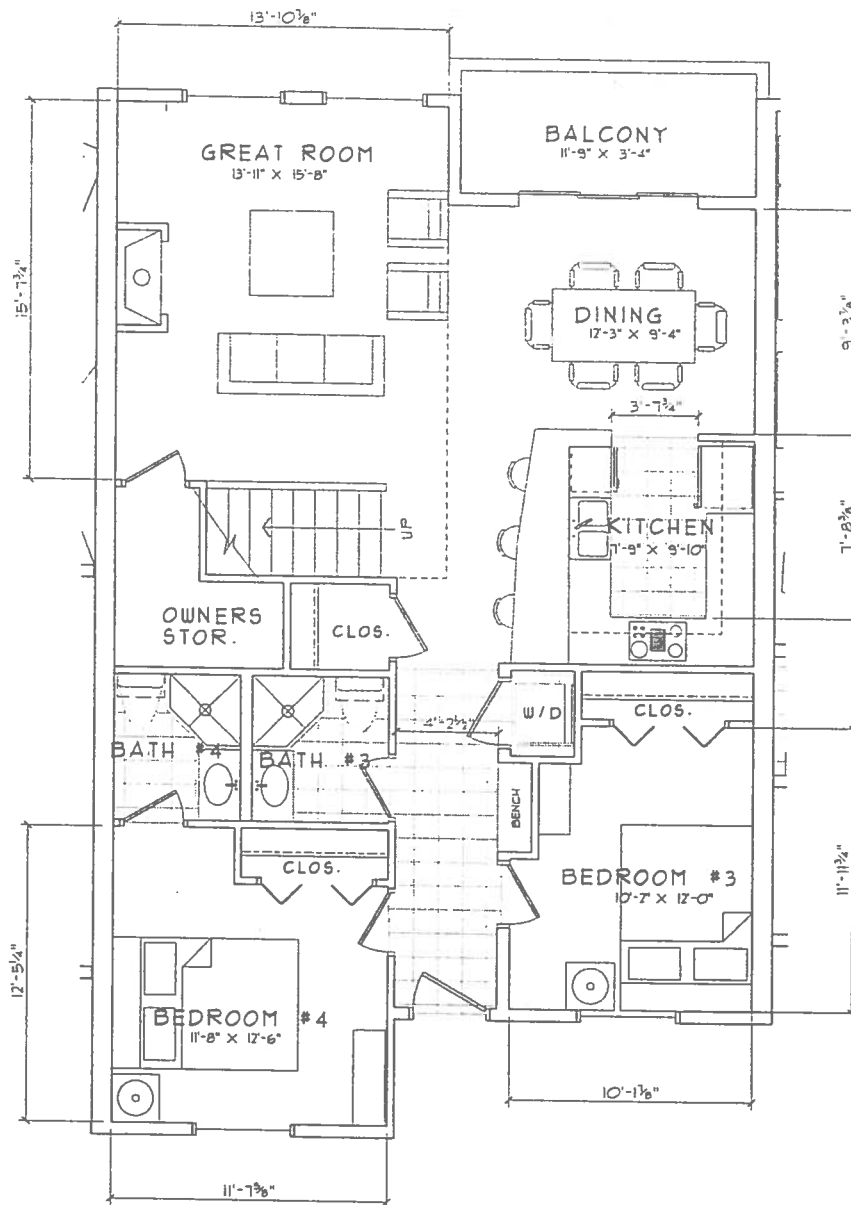


**4 BEDROOM FLAT CORNER (LEVEL 3)**

SCALE:  $\frac{1}{8}$ " = 1'-0"

**UNIT # 304**

**1,716 sf (Kitchen Option A)**



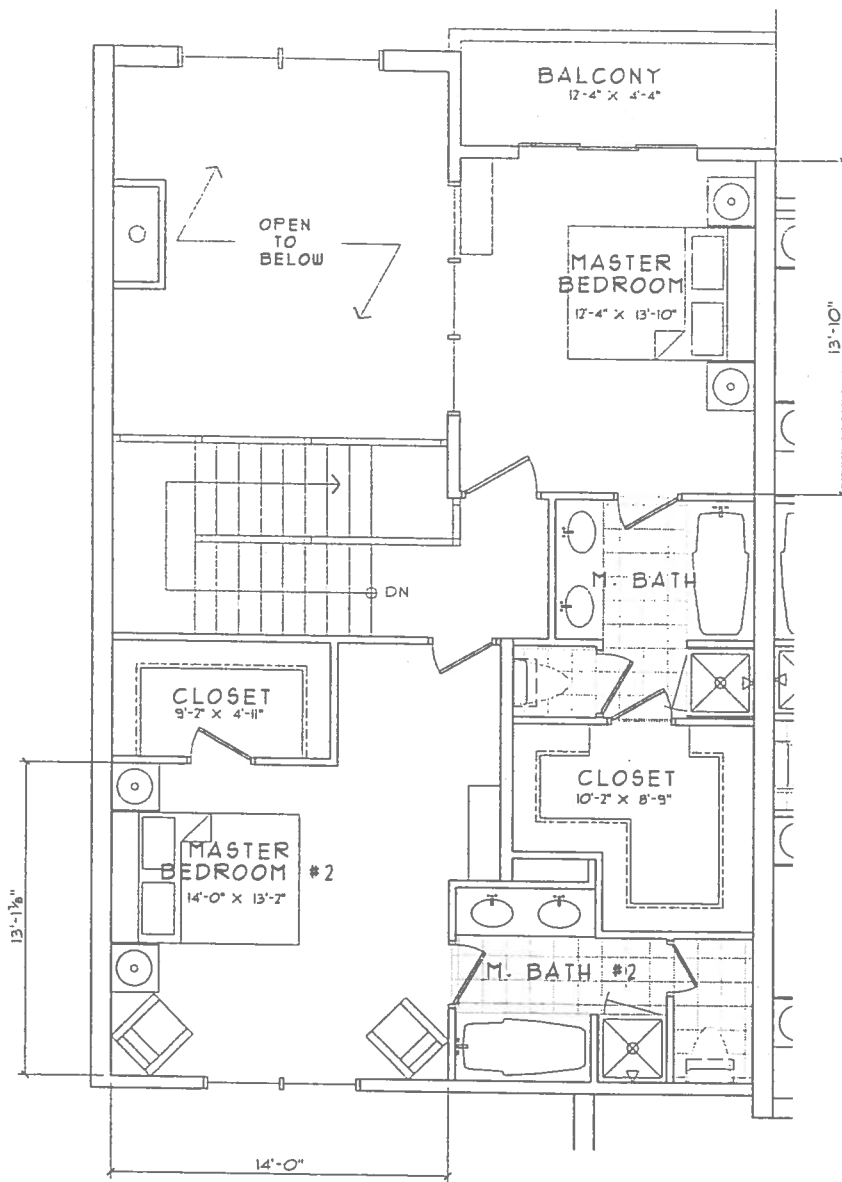
**4 BEDROOM STACK (LEVEL 3)**

SCALE:  $\frac{1}{8}'' = 1'-0''$

**UNIT # 305**

1,076 sf (this level)

Total Unit = 2,000 sf



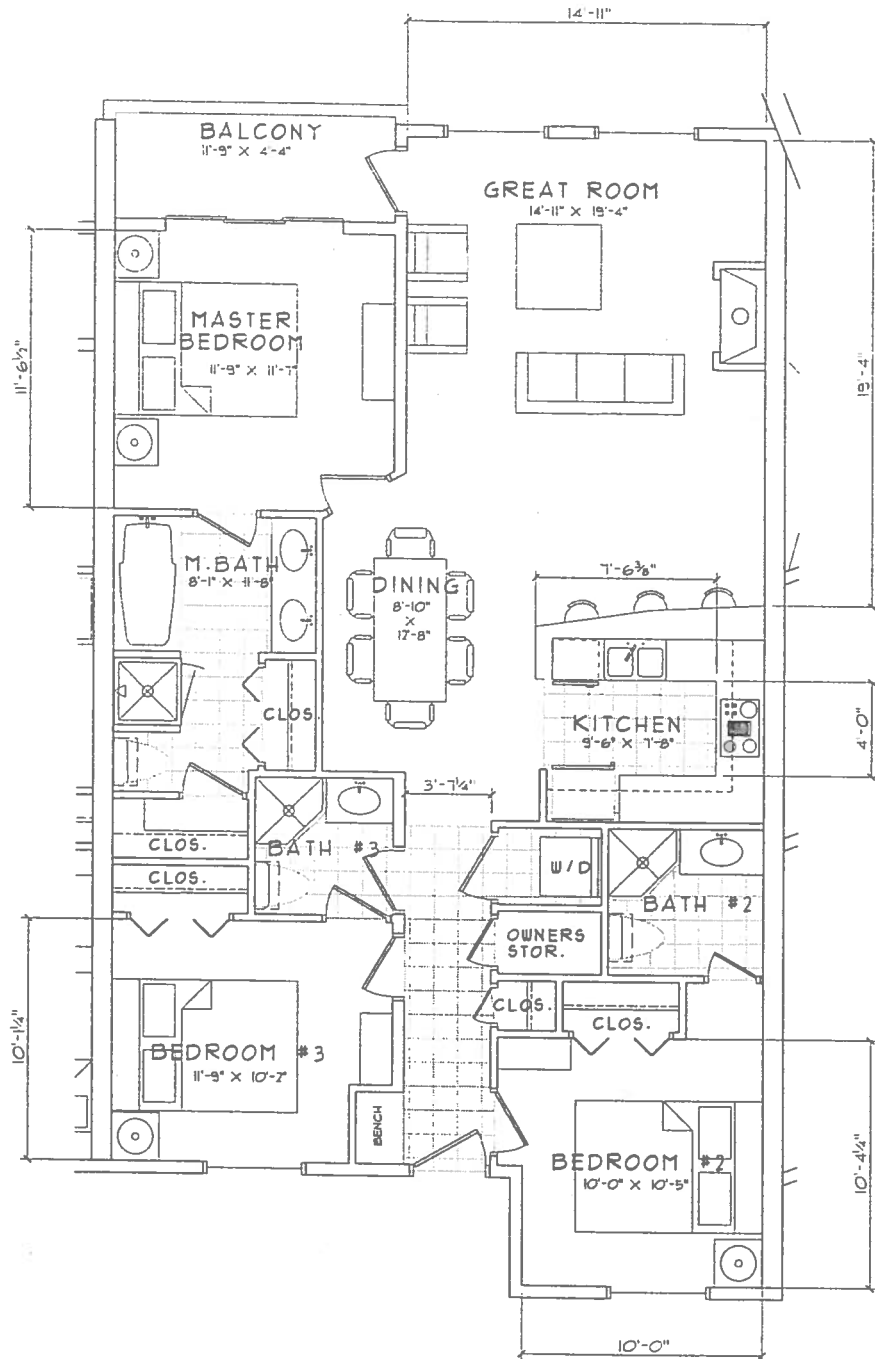
**4 BEDROOM STACK (LEVEL 4)**

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

**UNIT # 305**

924 sf (this level)

Total Unit = 2,000 sf

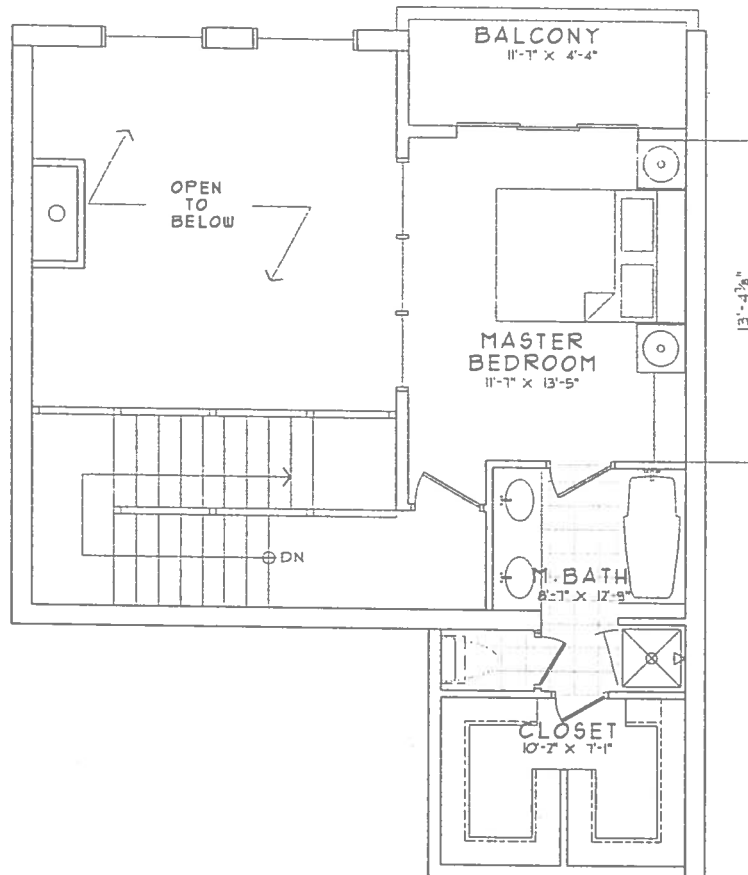


**3 BEDROOM FLAT (LEVEL 3)**

SCALE:  $\frac{1}{8}'' = 1'-0''$

1,236 sf

UNIT # 306



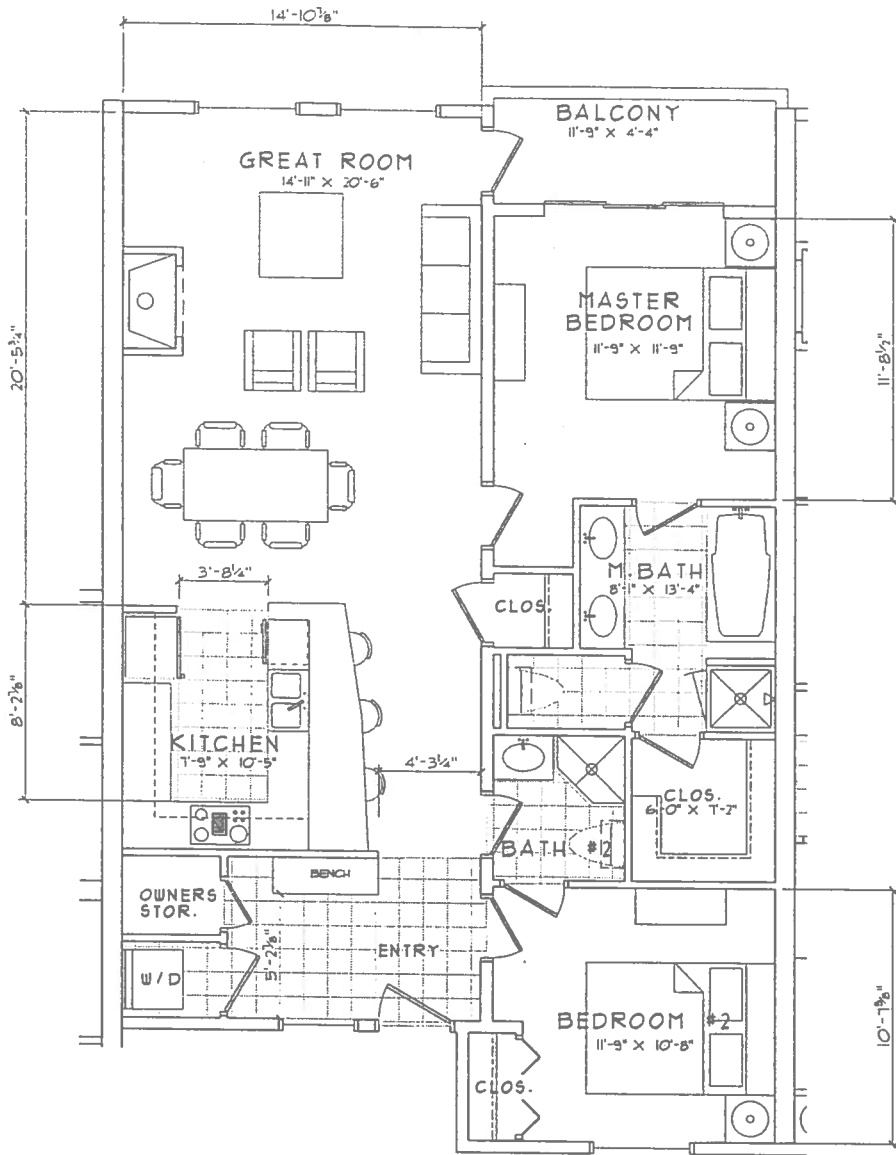
**3 BEDROOM STACK (LEVEL 4)**

SCALE:  $\frac{1}{8}'' = 1'-0''$

**UNIT # 307**

*516 sf (this level)*

*Total Unit = 1,621 sf*



## 2 BEDROOM FLAT (LEVEL 3)

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

UNIT # 308

1,104 sf