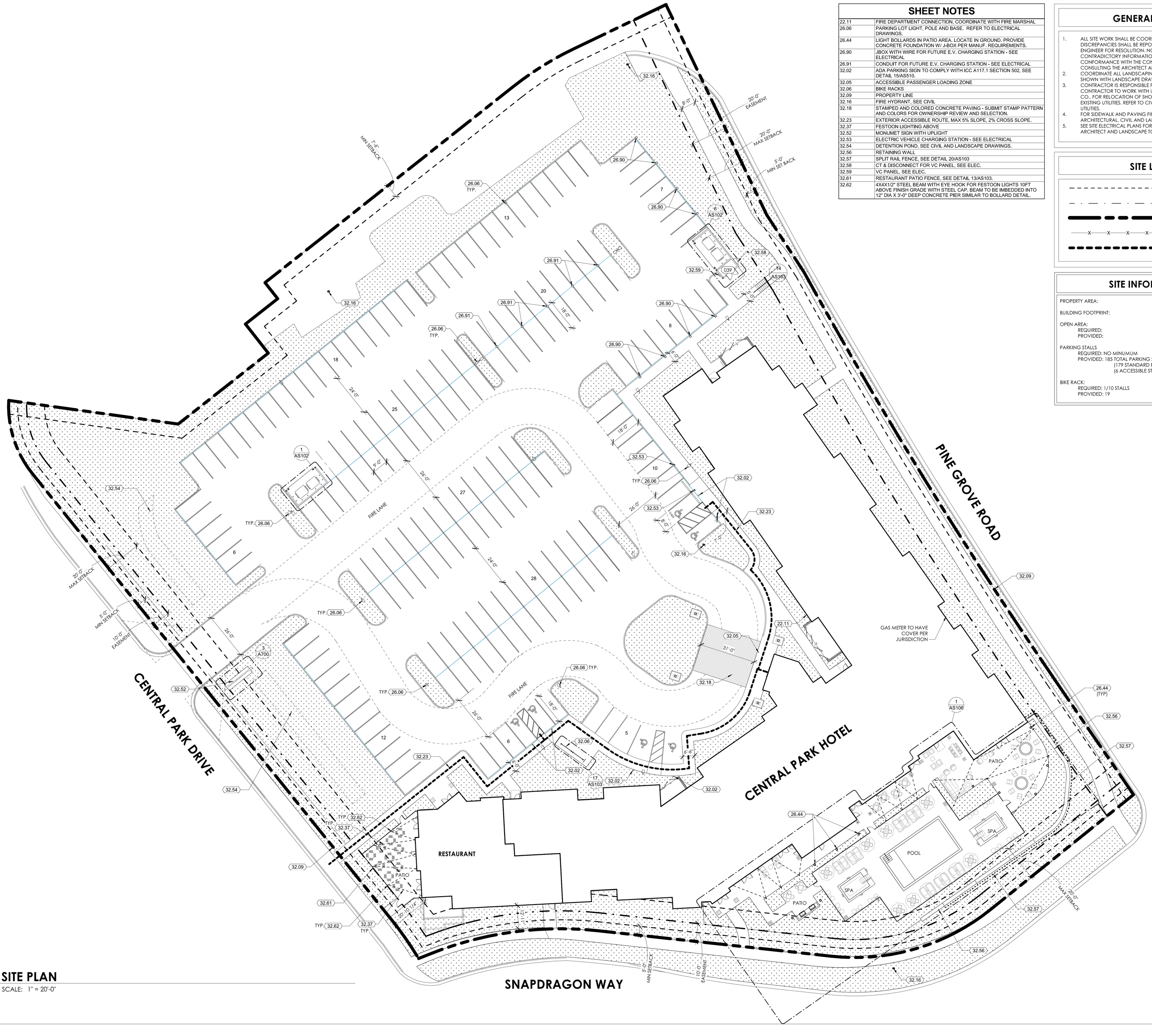

1 **SITE PLAN**
SCALE: 1" = 20'-0"

SHEET NOTES

22.11	FIRE DEPARTMENT CONNECTION, COORDINATE WITH FIRE MARSHAL
26.06	PARKING LOT LIGHT, POLE AND BASE. REFER TO ELECTRICAL DRAWINGS.
26.44	LIGHT BOLLARDS IN PATIO AREA, LOCATE IN GROUND. PROVIDE CONCRETE FOUNDATION W/ J-BOX PER MANUF. REQUIREMENTS.
26.90	JBOX WITH WIRE FOR FUTURE E.V. CHARGING STATION - SEE ELECTRICAL
26.91	CONDUIT FOR FUTURE E.V. CHARGING STATION - SEE ELECTRICAL
32.02	ADA PARKING SIGN TO COMPLY WITH ICC A117.1 SECTION 502. SEE DETAIL 15/AS510.
32.05	ACCESSIBLE PASSENGER LOADING ZONE
32.06	BIKE RACKS
32.09	PROPERTY LINE
32.16	FIRE HYDRANT, SEE CIVIL
32.18	STAMPED AND COLORED CONCRETE PAVING - SUBMIT STAMP PATTERN AND COLORS FOR OWNERSHIP REVIEW AND SELECTION.
32.23	EXTERIOR ACCESSIBLE ROUTE, MAX 5% SLOPE, 2% CROSS SLOPE.
32.37	FESTOON LIGHTING ABOVE
32.52	MONUMET SIGN WITH UPLIGHT
32.53	ELECTRIC VEHICLE CHARGING STATION - SEE ELECTRICAL
32.54	DETENTION POND, SEE CIVIL AND LANDSCAPE DRAWINGS.
32.56	RETAINING WALL
32.57	SPLIT RAIL FENCE, SEE DETAIL 20/AS103
32.58	CT & DISCONNECT FOR VC PANEL, SEE ELEC.
32.59	VC PANEL, SEE ELEC.
32.61	RESTAURANT PATIO FENCE, SEE DETAIL 13/AS103.
32.62	4XAXX1/2" STEEL BEAM WITH EYE HOOK FOR FESTOON LIGHTS 10FT ABOVE FINISH GRADE WITH STEEL CAP. BEAM TO BE IMBEDDED INTO 12" DIA X 3'-0" DEEP CONCRETE PIER SIMILAR TO BOLLARD DETAIL.

GENERAL NOTES

1. ALL SITE WORK SHALL BE COORDINATED WITH CIVIL DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION. NO WORK SHALL BE PREFORMED ON THE CONTRADICTORY INFORMATION OR ANY EXISTING CONDITION NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT FIRST CONSULTING THE ARCHITECT AND ENGINEER.
2. COORDINATE ALL LANDSCAPING, PARKING STRIPS, AND SIDEWALKS SHOWN WITH LANDSCAPE DRAWINGS
3. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF DRY UTILITIES. CONTRACTOR TO WORK WITH UTILITY PROVIDER, IE: FIBER OPTICS, CABLE CO., FOR RELOCATION OF SHORING, MAINTENANCE OR REPAIR OF ALL EXISTING UTILITIES. REFER TO CIVIL AND MECHANICAL DRAWINGS FOR WET UTILITIES.
4. FOR SIDEWALK AND PAVING FINISH GRADES, COORDINATE WITH ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS.
5. SEE SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING/ POST LIGHTS. ARCHITECT AND LANDSCAPE TO VERIFY FINAL LOCATIONS.

SITE LEGEND

- SETBACK
- EASEMENT
- PROPERTY LINE
- FENCE
- ACCESSIBLE ROUTE

SITE INFORMATION

PROPERTY AREA:	183,087 SF (4.2 ACRES)
BUILDING FOOTPRINT:	33,574 SF (18.5%)
OPEN AREA:	
REQUIRED:	15% (27,455 SF
PROVIDED:	15.4% (28,358 SF)

PARKING STALLS
REQUIRED: NO MINUMUM
PROVIDED: 185 TOTAL PARKING STALLS
(179 STANDARD PARKING STALLS)
(6 ACCESSIBLE STALLS)

BIKE RACK:
REQUIRED: 1/10 STALLS
PROVIDED: 19

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STATE OF COLORADO
JEFFREY N. BYERS
102488
LICENSED ARCHITECT
09/17/2024

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REVIEWED FOR CODE COMPLIANCE
09/25/2024

CONSULTANT:

OWNER:
SERAC CAPITAL PARTNERS, LLC
5051 WIESTHEIMER RD. SUITE 1750
HOUSTON, TX 77056

PROJECT:
CENTRAL PARK HOTEL
1750 Central Park Dr.
Steamboat Springs, CO

#	ISSUE DATE	DESCRIPTION
	06/14/2023	PERMIT SET
#	REV. DATE	DESCRIPTION
	04/10/24	CITY COMMENTS
	07/14/24	ADDENDUM #1

PERMIT SET

ARCHITECTURAL SITE PLAN

PROJECT # 23-170
DRAWN BY: Author
CHECKED BY: Checker

SHEET #
AS101

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