



STEAMBOAT BASECAMP RESIDENTIAL AND OUTDOOR AMENITY SPACE - SUBSTANTIAL CONFORMANCE SET

1901 CURVE PLAZA & 1950 CURVE COURT
STEAMBOAT SPRINGS, COLORADO 80487

DRAWING LIST
G 1.0 COVER SHEET

C.100 CIVIL SITE PLAN
C.310 DETAILED CIVIL GRADING & DRAINAGE PLAN (1 OF 2)
C.320 DETAILED CIVIL GRADING & DRAINAGE PLAN
C.710 PHASING EXHIBIT (NORTH TO SOUTH)

A 1.0 SITE PLAN
A 1.1 ENLARGED SITE PLAN
A 1.2 PARKING MANAGEMENT PLAN
A 2.4 TOWNHOME BUILDING #2
A 2.5 TOWNHOME BUILDING #3
A 2.5B TOWNHOME BUILDINGS #4, 5
A 3.3 TOWNHOUSE #1 ELEVATIONS
A 3.4 TOWNHOUSE #2 ELEVATIONS
A 3.5 TOWNHOUSE #3 ELEVATIONS
A 3.6 TOWNHOUSES #4, 5 ELEVATIONS

L 1.0 LANDSCAPE PLAN

APPROVAL STAMPS:

[illegible]

4	5/3/2023	Substantial Conformance Set
3	3/28/2022	Development Plan Submittal #3
2	11/09/2021	Development Plan Submittal #2
1	8/06/2021	Development Plan Submittal
No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

May Riegler Properties
2201 Wisconsin Avenue NW Suite 200
Washington, DC 20007
PO Box 881330
Steamboat Springs, CO 80488

ARCHITECT



KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

STRUCTURAL ENGINEER

M.E.P. & F.P. ENGINEERS

CIVIL ENGINEER

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, Colorado 80477
T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp Residential & Outdoor Amenity Space

1901 Curve Plaza
Steamboat Springs, CO

	DRAWING TITLE
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COVER
SHEET

SEAL

DATE:	03/27/20
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DRAWN BY

	CHECKED
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PROJECT

DRAWING NO:

G 1.0

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VICINITY MAP



PROJECT TEAM

OWNER

MAY RIEGLER PROPERTIES
2201 WISCONSIN AVENUE NW SUITE 200
WASHINGTON, DC 20007

ARCHITECT

KASA
3318 N. COLUMBUS ST.
ARLINGTON, VA 22207

CIVIL ENGINEER

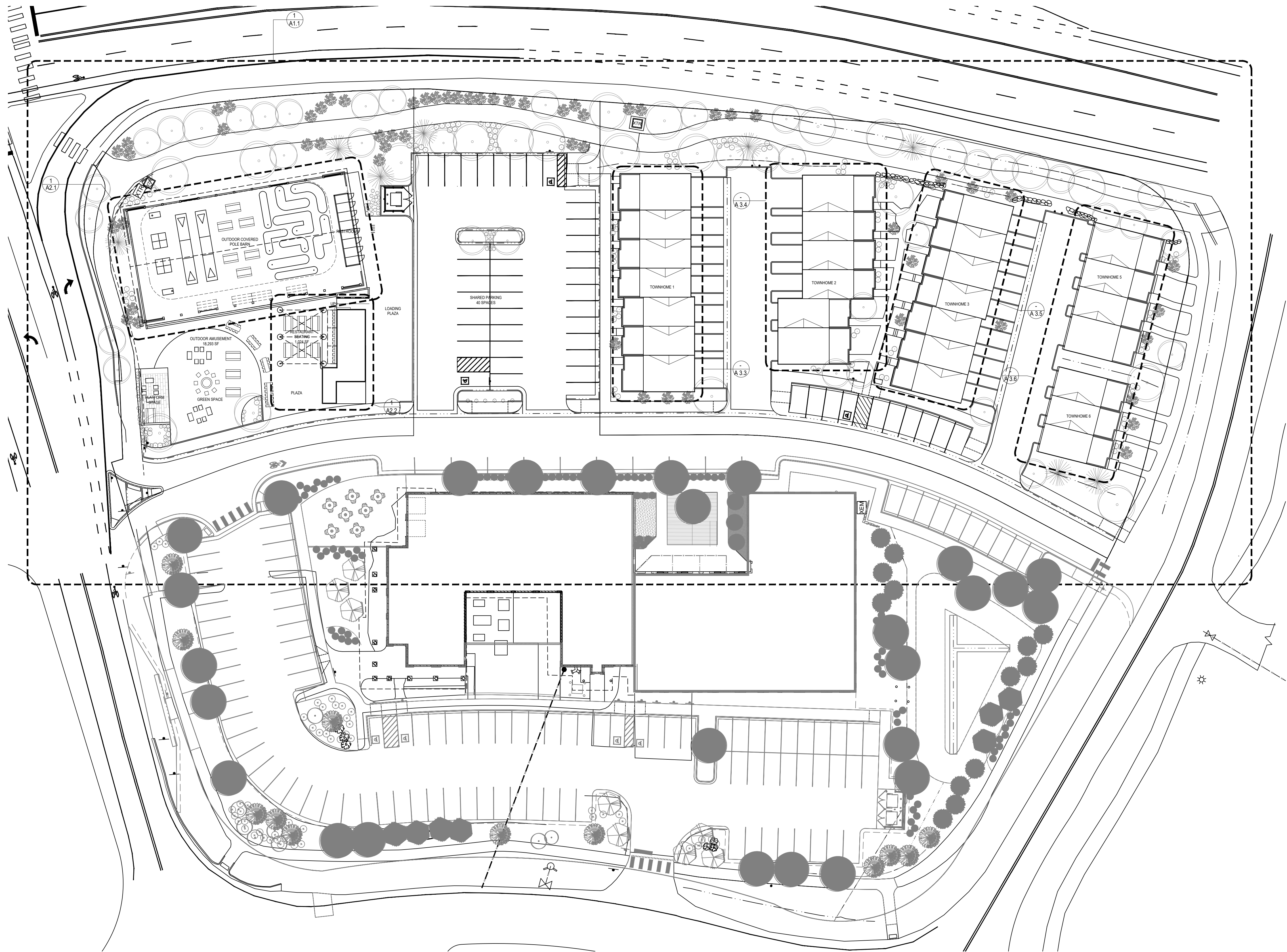
LANDMARK ENGINEERS & SURVEYORS
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

PROJECT SUMMARY TABLE

TOTAL GROSS FLOOR AREA:	86,595 GSF
RES NET FLOOR AREA:	48,486 NSF ???
UNIT SIZE:	2,442 GSF AVERAGE
NUMBER OF UNITS:	27 (Townhomes)
ZONING:	CS
FRONTAGE:	CURVE CT: 190' / NEW ROAD: 576' / ELK RIVER RD: 165' / HWY 40: 616'

USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL	65,928 GSF	27
PRINCIPAL USE	COMMERCIAL	1,824 GSF	-
PRINCIPAL USE	OUTDOOR AMENITY	18,293 SF	-
ACCESSORY USE	STAGE PLATFORM	550 SF	-

STANDARDS	ZONE DISTRICT REQMTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	NO MAX/NO MIN	2.41 ACRES	N
LOT COVERAGE	NO MAX/NO MIN	26.1%	N
FLOOR AREA RATIO	NO MAX	0.67 FAR	N
OVERALL BLDG HT	63' MAX	46'-3"	N
AVERAGE PLATE HT	N/A		
FRONTAGE AREA HT	26' MIN	43'-8", 43'-2", 42'-7", 40'	N
FRONT SETBACK	5 FT MIN	COMPLIES	N
SIDE SETBACK	7.5 FT MIN	COMPLIES	N
UPPER STORY SETBACK	OVER 45' OR 3 STORIES	NONE	N
REAR SETBACK	7.5 FT MIN	COMPLIES	N
SECOND STORY INTENSITY	50% MIN	COMPLIES	
PARKING	87 SPACES MIN	89 SPACES	N
SNOW STORAGE	41,051 SF	41,531 SF	N



1 SITE PLAN
SCALE: 1:30

APPROVAL STAMPS:

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GENERAL CONTRACTOR

PROJECT LOCATION
Steamboat Basecamp
Residential & Outdoor
Amenity Space
1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

SITE PLAN

SEAL	DATE: 08/03/21
	DRAWN BY:
	CHECKED BY:
	PROJECT NO:

DRAWING NO:
A 1.0



1	ENLARGED SITE PLAN	
	SCALE: 1:20	

APPROVAL STAMPS:

[illegible]

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T 970 871 9494

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GENERAL CONTRACTOR

PROJECT LOCATION

**Steamboat Basecamp
Residential & Outdoor
Amenity Space**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

ENLARGED
SITE PLAN

SEAL

DATE:

08/03/21

DRAWN BY:

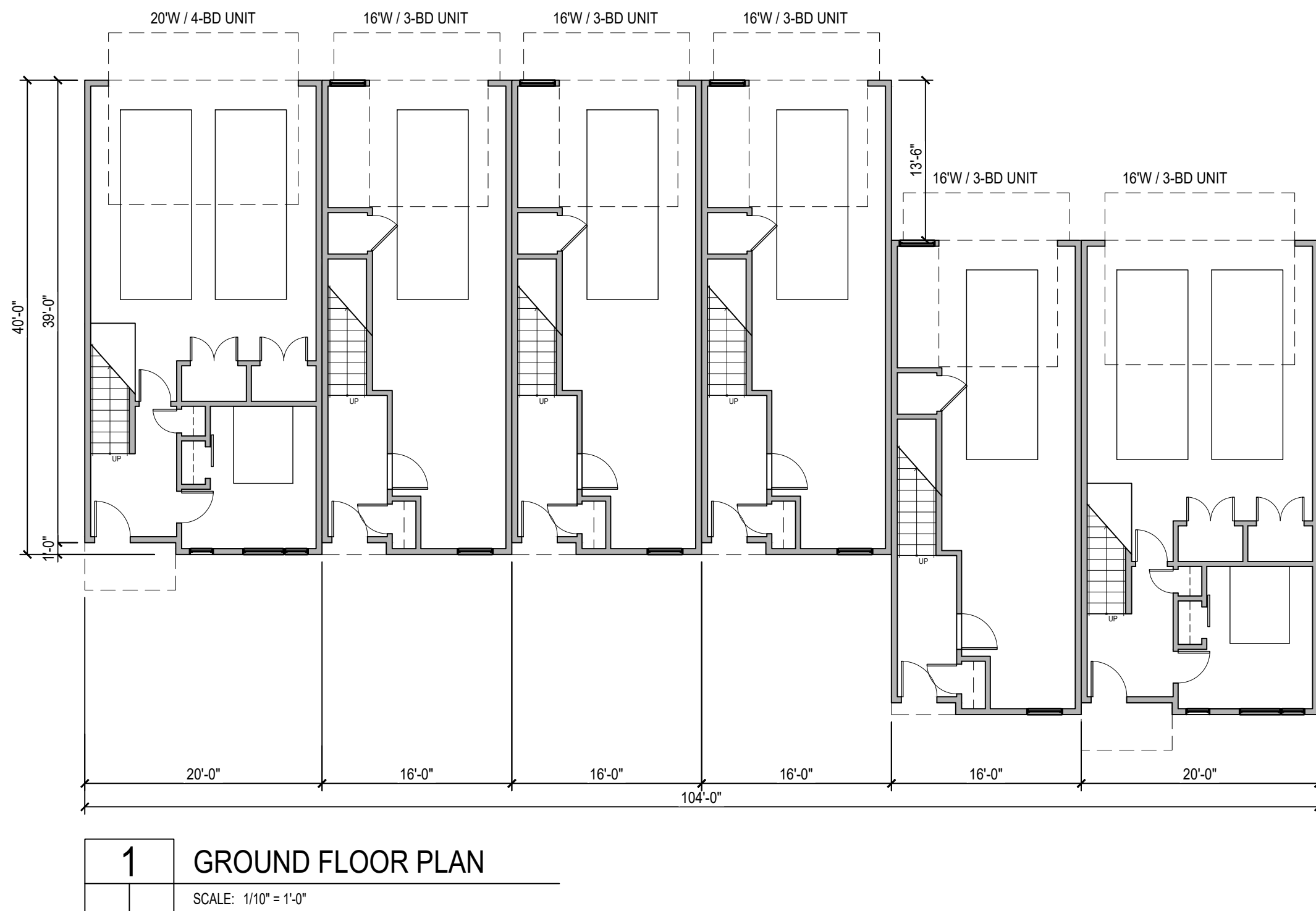
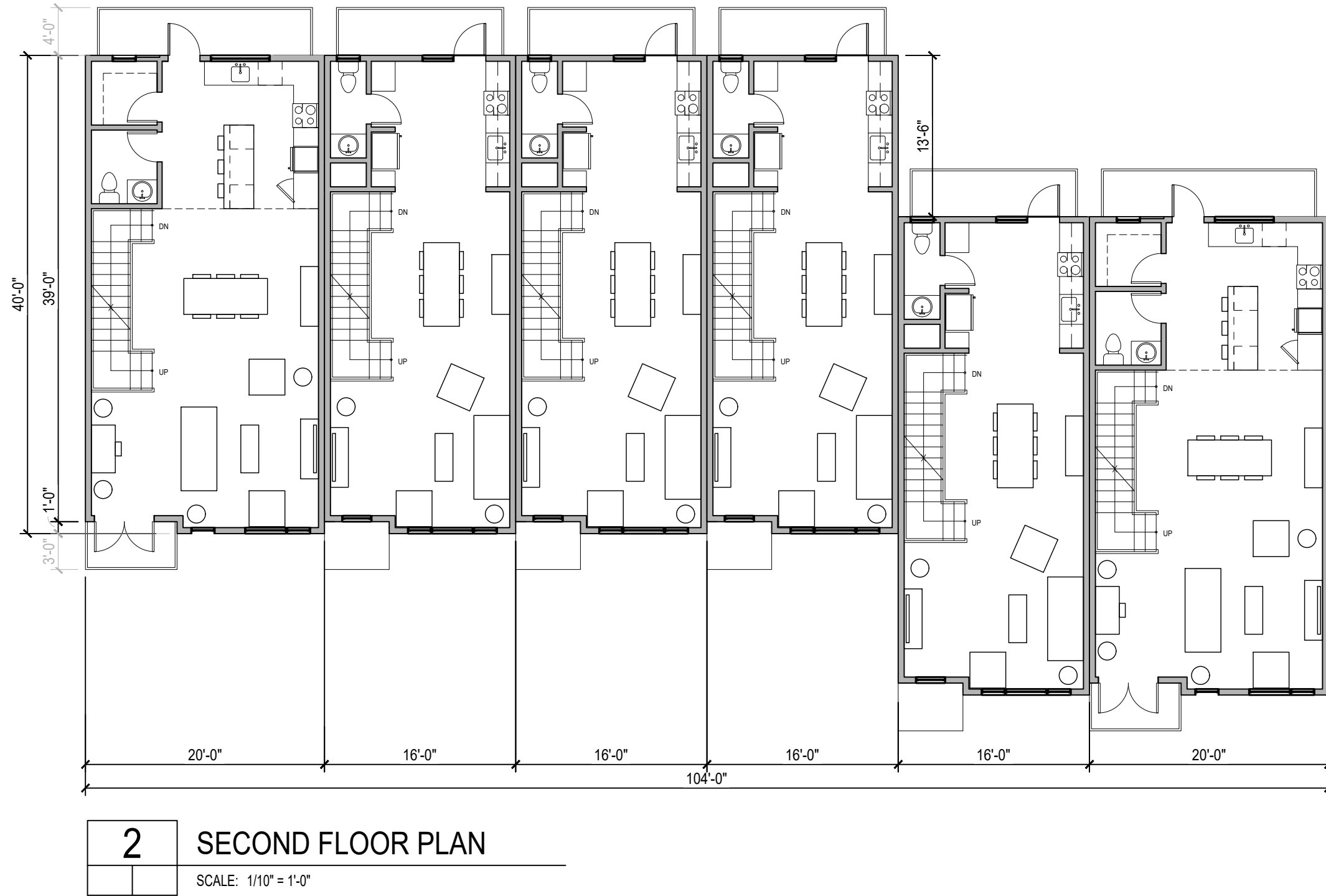
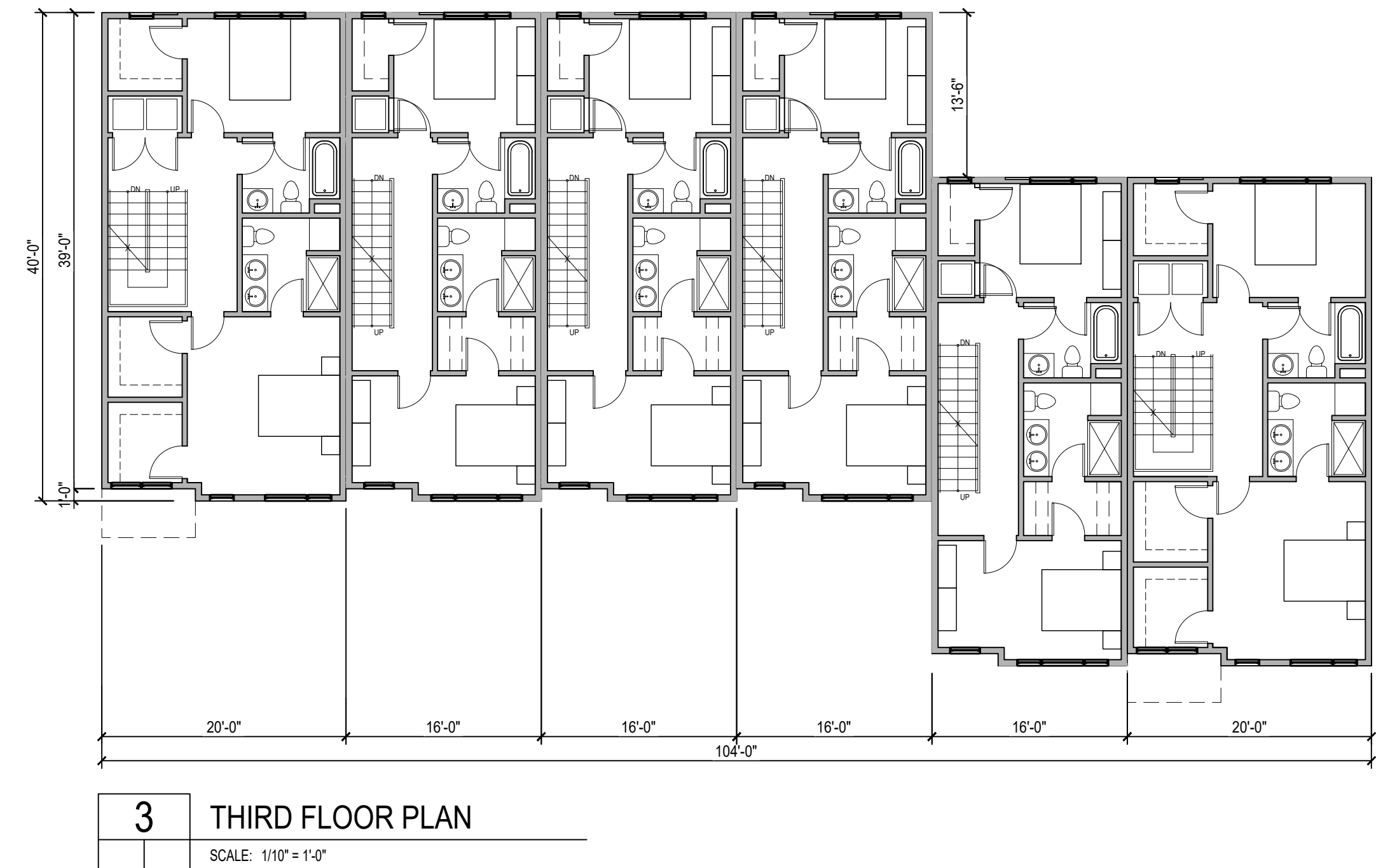
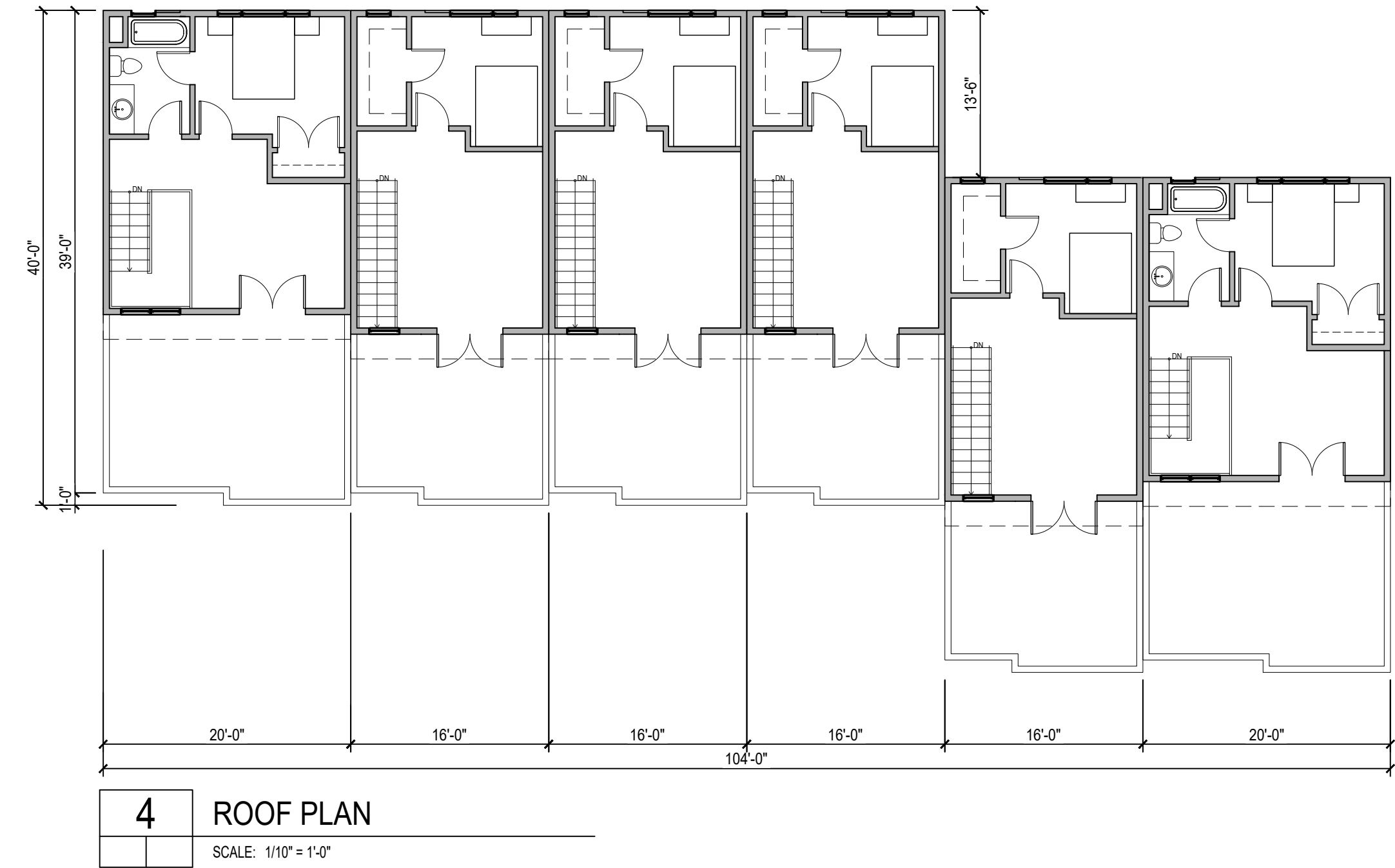
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PROJECT NO:

DRAWING NO:

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TOWNHOME BUILDING #2
6 TOTAL UNITS
(2) 20'-W UNITS
(4) 16'-W UNITS



APPROVAL STAMPS:

3	5/3/2023	Substantial Conformance Set
2	5/27/2022	Development Plan Submittal #4
1	3/28/2022	Development Plan Submittal #3

No. Date Description

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Residential & Outdoor
Amenity Space
1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

TOWNHOME
BUILDING #2 PLANS

SEAL

DATE:

03/09/22

DRAWN BY:

CHECKED BY:

PROJECT NO:

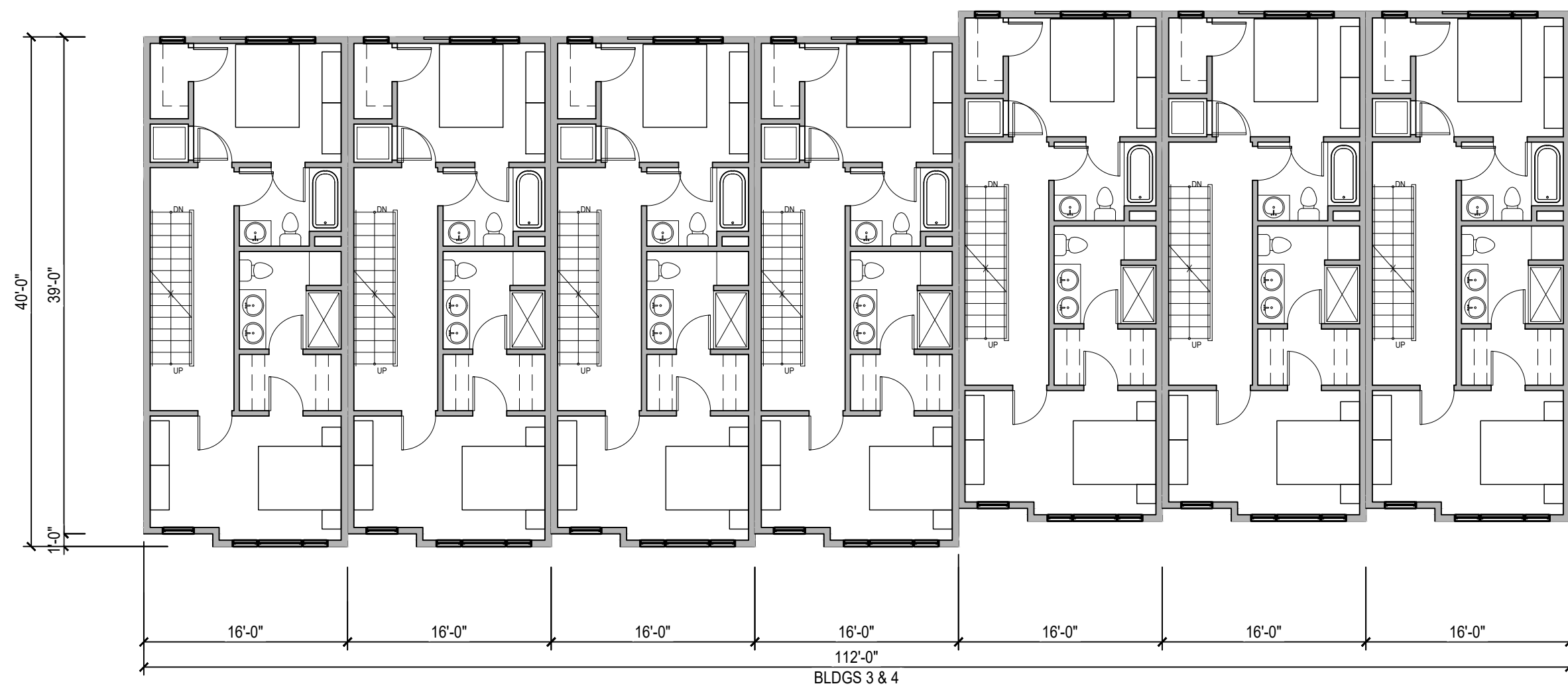
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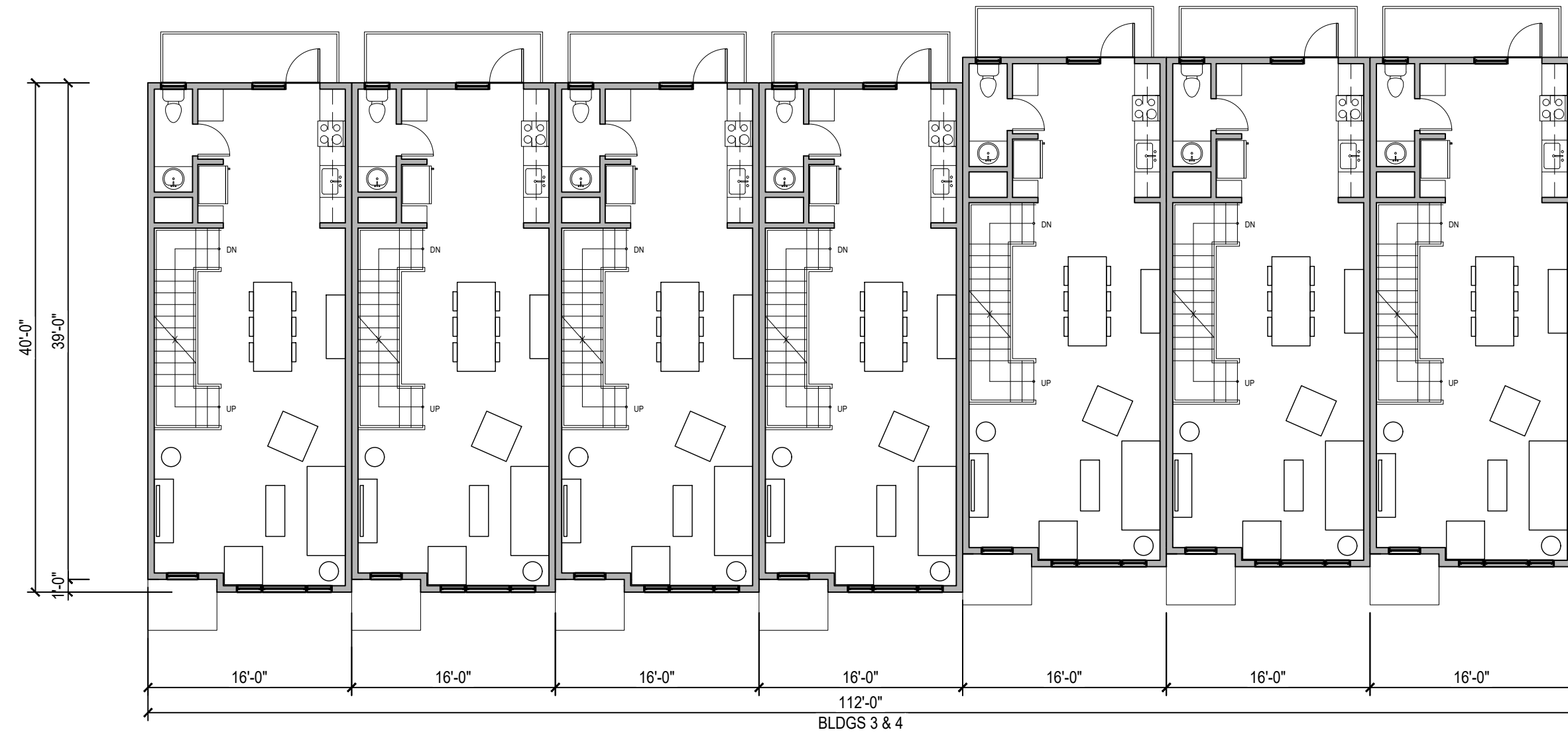
TOWNHOME BUILDINGS #3
(7) 16'-W UNITS



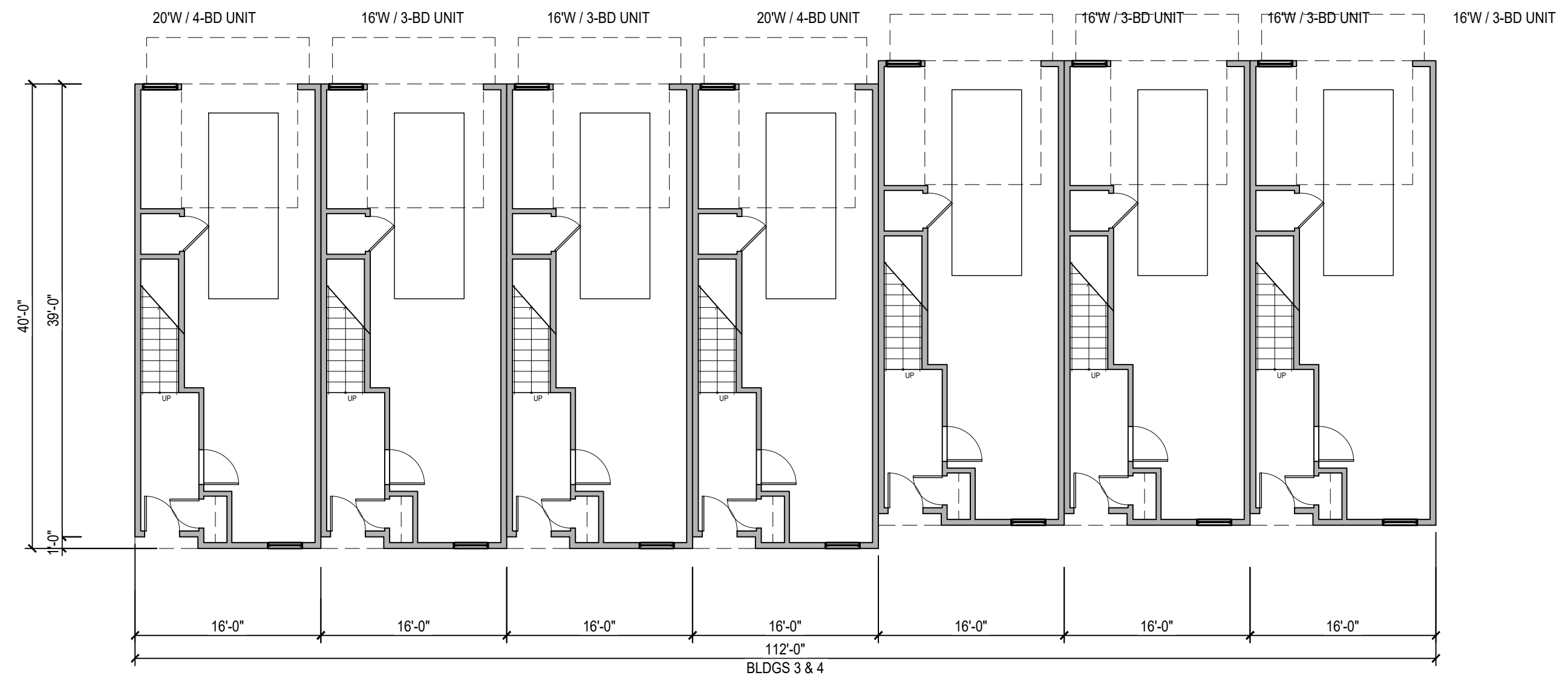
4	ROOF PLAN
	SCALE: 1/10" = 1'-0"



3	THIRD FLOOR PLAN
	SCALE: 1/10" = 1'-0"



2	SECOND FLOOR PLAN
	SCALE: 1/10" = 1'-0"



1	GROUND FLOOR PLAN
	SCALE: 1/10" = 1'-0"

3/12/2020 11:00:28 AM

APPROVAL STAMPS

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Amenity Space**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

TOWNHOME BUILDINGS #3 PLANS

SEAL

DATE:	03/09/22
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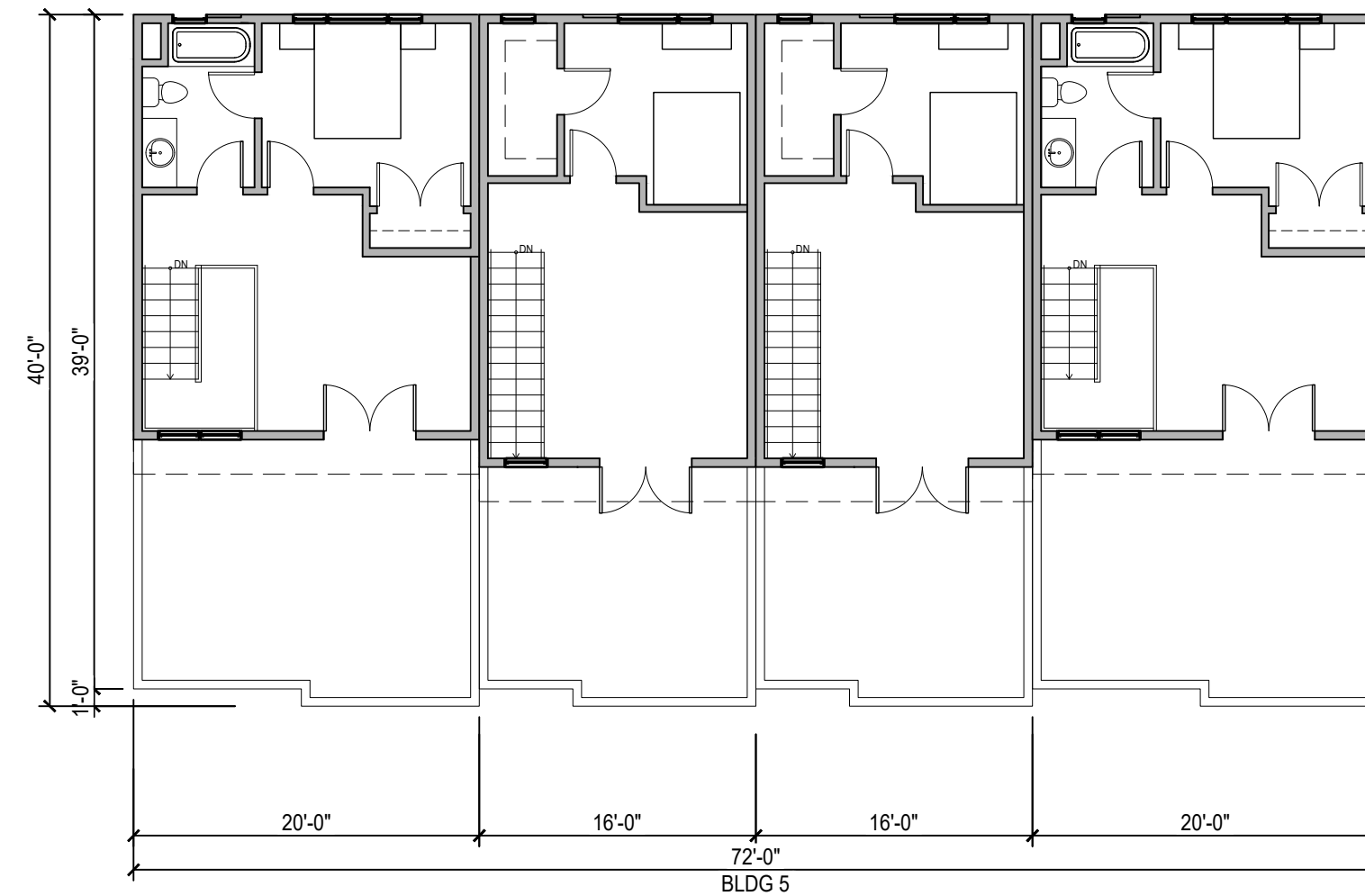
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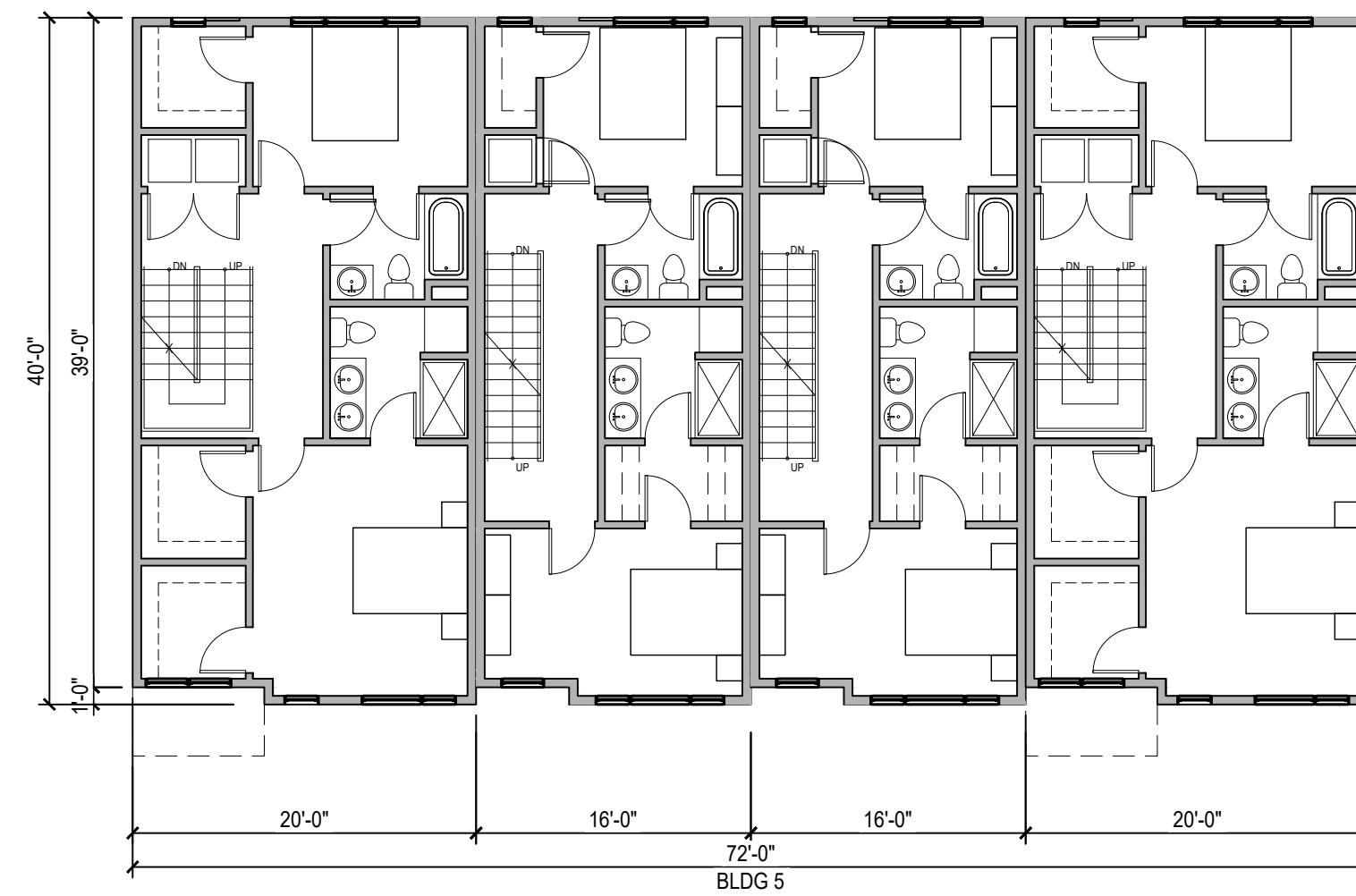
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CONFIDENTIAL 2024

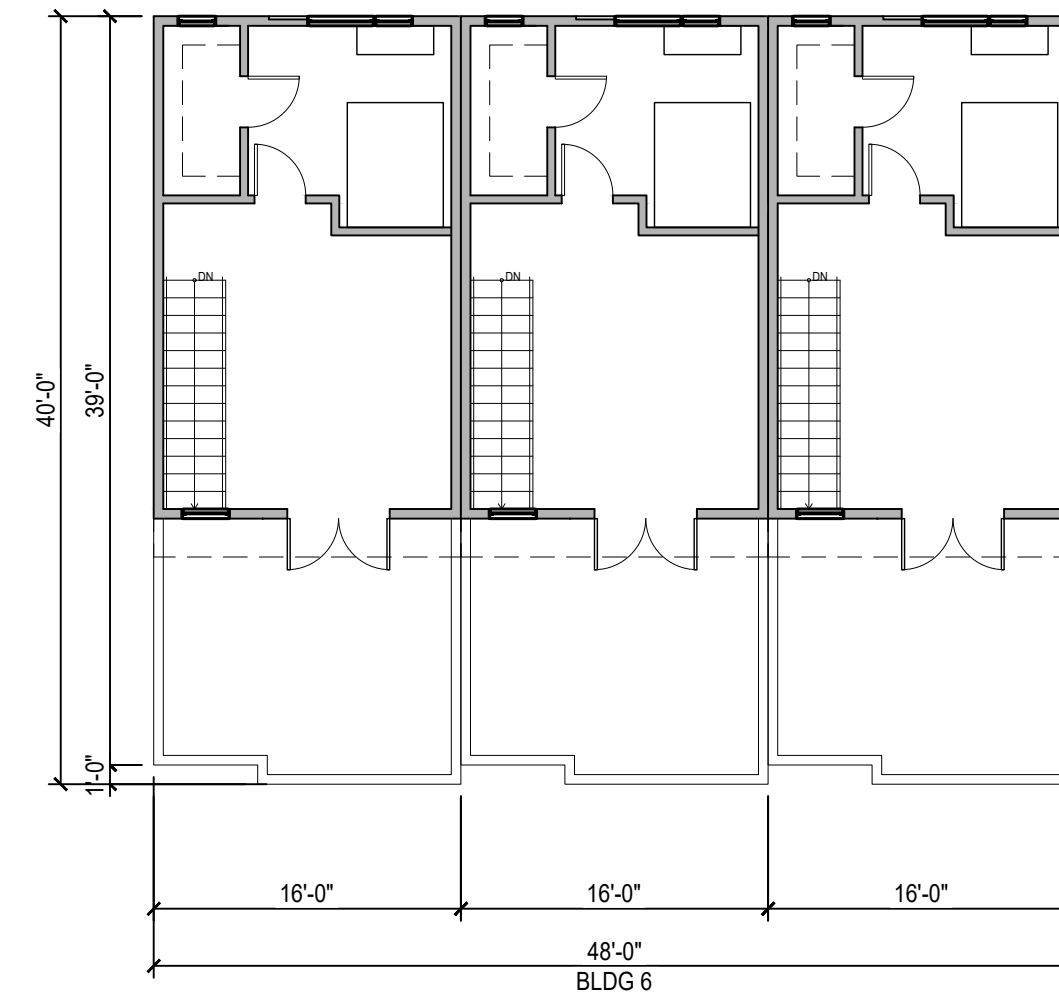
TOWNHOME BUILDINGS #4 & #5
7 TOTAL UNITS
(2) 20'-W UNITS
(5) 16'-W UNITS



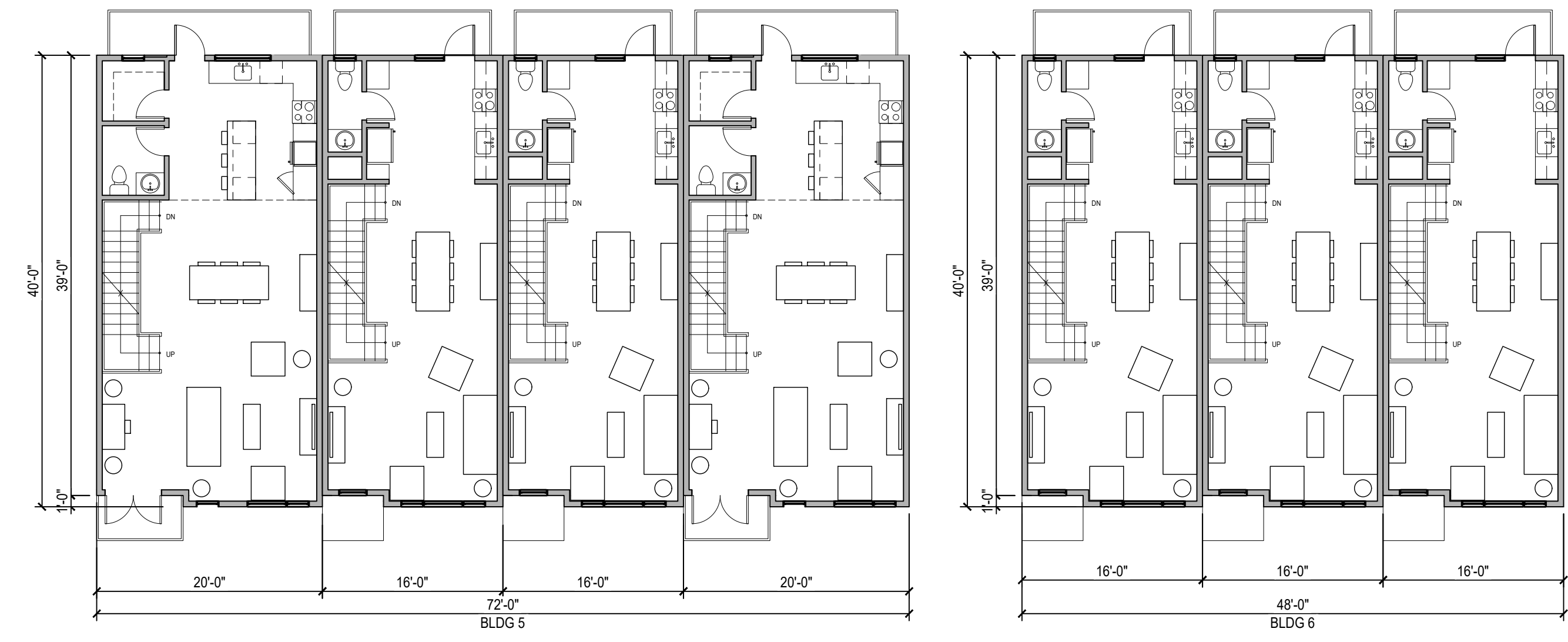
4	ROOF PLAN
	SCALE: 1/10" = 1'-0"



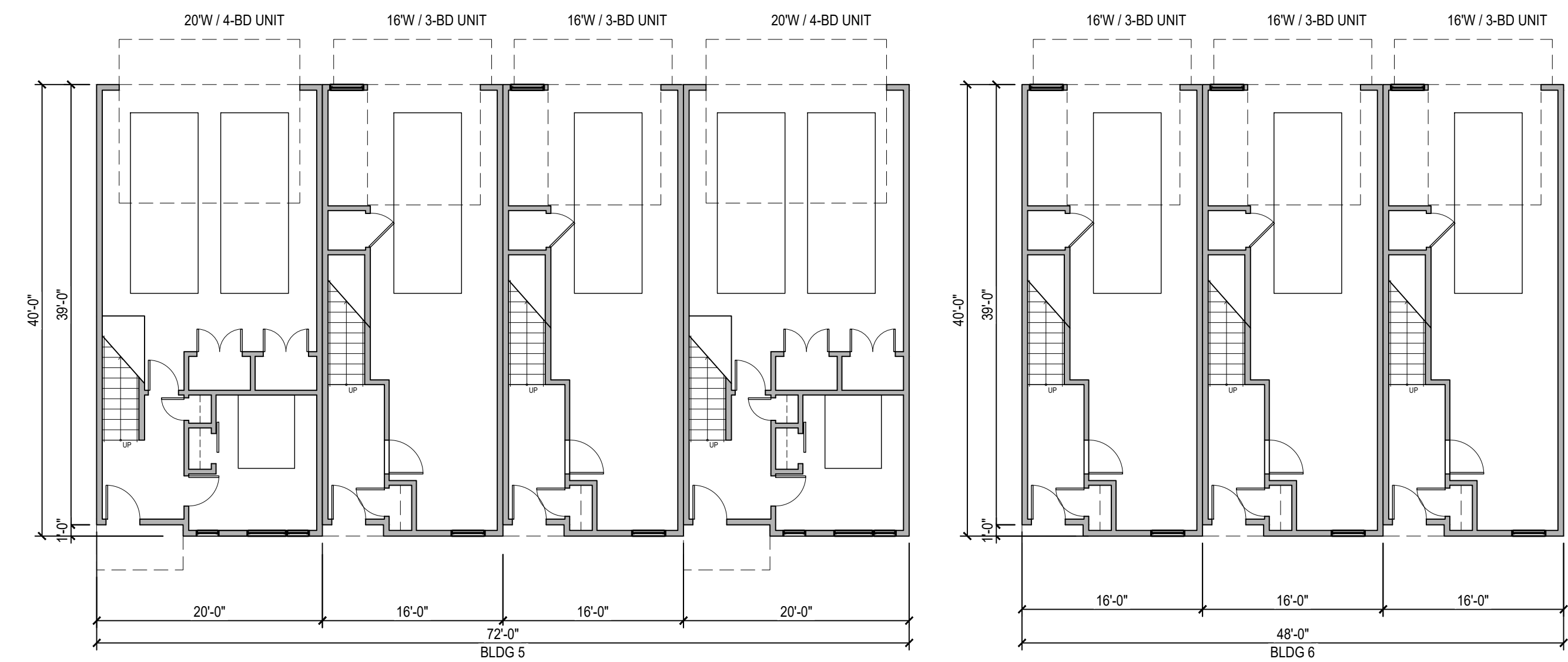
3	THIRD FLOOR PLAN
	SCALE: 1/10" = 1'-0"



2	SECOND FLOOR PLAN
	SCALE: 1/10" = 1'-0"



1	GROUND FLOOR PLAN
	SCALE: 1/10" = 1'-0"



APPROVAL STAMPS:

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Amenity Space**

1901 Curve Plaza
Steamboat Springs, CO

TOWNHOME
BUILDINGS #4, 5
PLANS

SEAL

DATE: _____

03/09/22

CHECKED BY

PROJECT NO:

DRAWING NO

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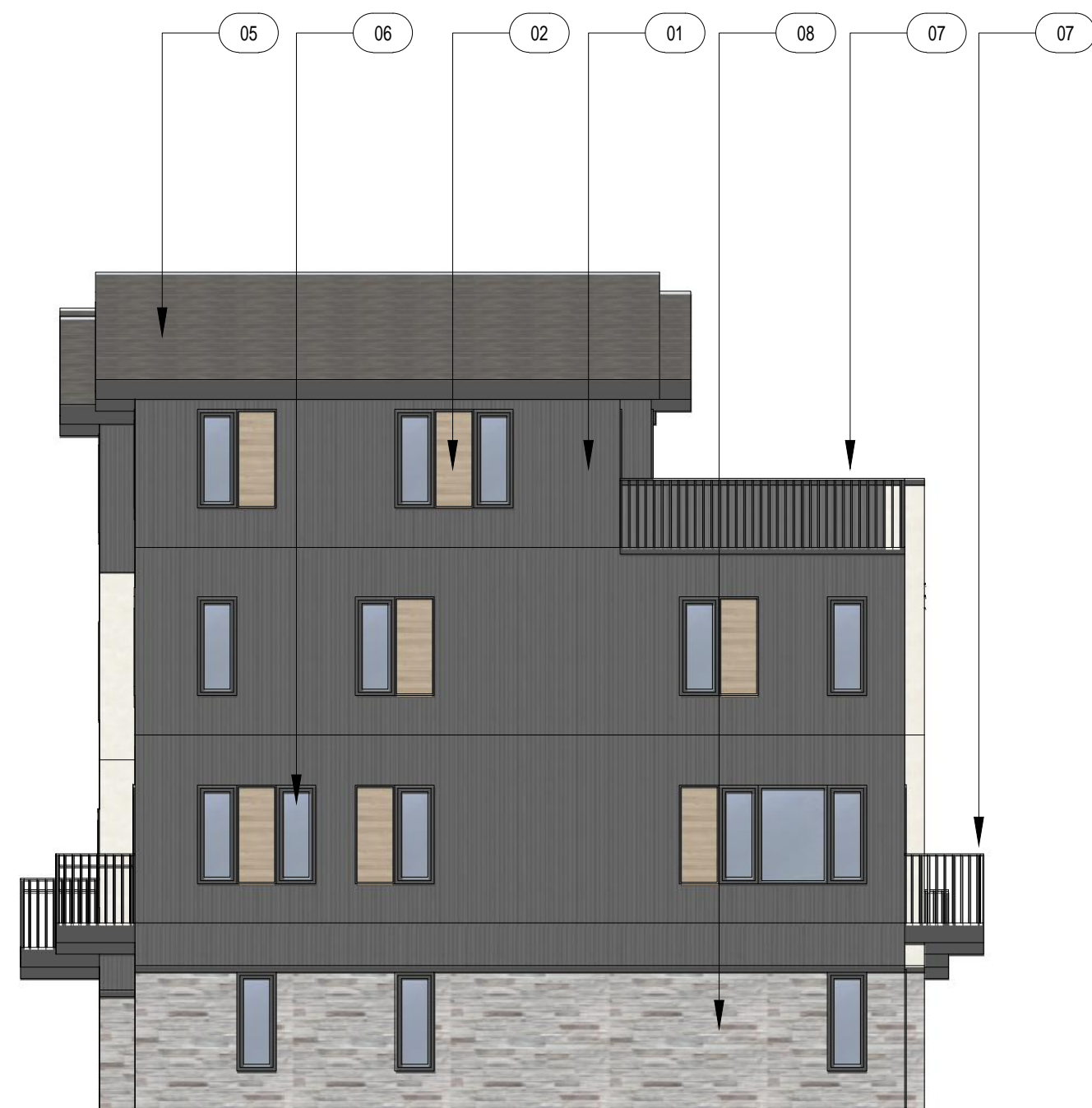


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING GRADE
6669 - 6672



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

EXISTING GRADE
6669 - 6672

MATERIAL LEGEND

- 01 7/8" CORRUGATED MTL SIDING (ANTIQUE BRONZE & BLACK)
- 02 WOOD TEXTURED FIBER BOARD PLANKS (NATURAL & DARK)
- 03 PTD EXTERIOR INSULATION SYSTEM
- 04 PAINTED METAL TRIM (ANTIQUE BRONZE & BLACK)
- 05 ASPHALT SHINGLE ROOF - BLACK
- 06 ANDERSEN 100 SERIES FIBERGLASS WINDOWS
- 07 PAINTED STEEL RAIL (BLACK)
- 08 CEMENTITIOUS STONE PANEL



TRANSPARENCY CALCULATIONS

	NORTH	SOUTH	EAST	WEST
4TH FLOOR:	32.7%	21.8%	16.3%	15.4%
3RD FLOOR:	33.0%	23.1%	10.8%	17.6%
2ND FLOOR:	36.5%	33.1%	18.2%	18.1%
1ST FLOOR:	24.8%	4.4%	8.1%	15.5%

APPROVAL STAMPS:

5	5/2/2023	Substantial Conformance Application
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3	3/28/2022	Development Plan Submittal #3
2	1/09/2022	Development Plan Submittal #2
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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

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Amenity Space
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DRAWING TITLE

TOWNHOUSE #1 ELEVATIONS

SEAL

DATE:

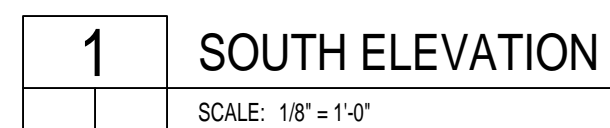
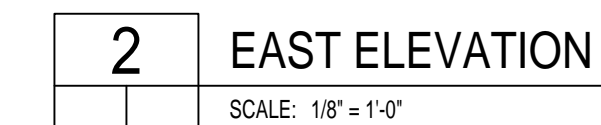
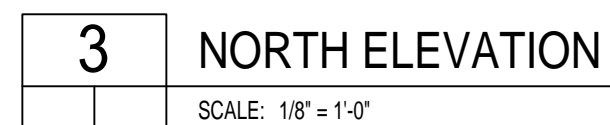
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PROJECT NO:

DRAWING NO:

A 3.3



TRANSPARENCY CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
4TH FLOOR:	21.8%	32.7%	5.4%	16.3%
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4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



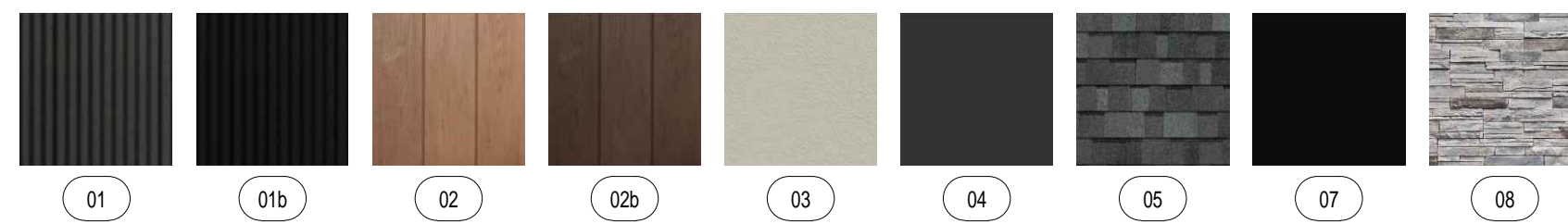
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL LEGEND

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

**Steamboat Basecamp
Residential & Outdoor
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1301 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

**TOWNHOUSE #3
ELEVATIONS**

SEAL

DATE:

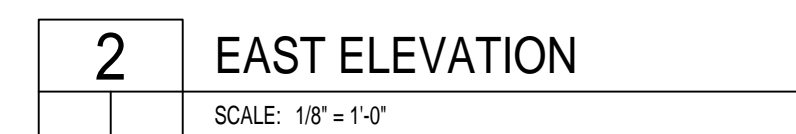
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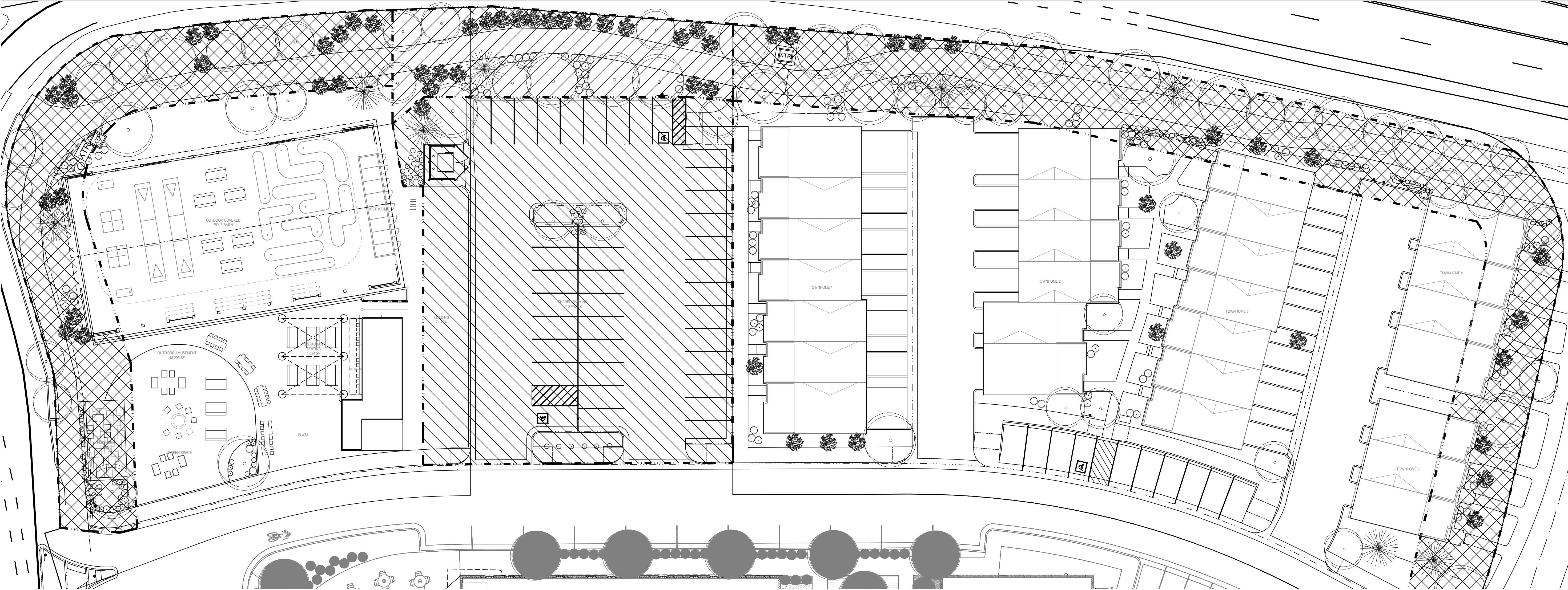
A 3.5



TRANSPARENCY CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
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1ST FLOOR:	4.4%	24.8%	5.4%	8.1%

DRAWING NO:

RIGHT 2021



LEGEND

- PROPOSED NEW DECIDUOUS TREE
- PROPOSED NEW CONIFEROUS TREE
- ASPEN / ORNAMENTAL
- DECIDUOUS SHRUBS

- FRONTAGE AREA
- PARKING LOT SETBACK AREA
- PARKING LOT INTERIOR AREA
- INTERIOR AREA

NOTES:

1. SITE LAYOUT PLAN AND SNOW STORAGE CALCULATIONS PROVIDED BY KASA
2. ALL PROPOSED LANDSCAPE PLANTINGS WILL BE UNDER AN AUTOMATIC IRRIGATION SYSTEM.
3. ALL LANDSCAPE WILL BE MAINTAINED IN A PROFESSIONAL MANNER TO INDUSTRY STANDARD.
4. OWNER AND LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL PROPOSED WORK PRIOR TO INSTALLATION.
5. REFER TO GRADING AND LAYOUT AND MATERIALS PLANS FOR ADDITIONAL INFORMATION ON ALL PROPOSED WORK.
6. THIS LANDSCAPE PLAN IS INENDED ONLY AS A CITY OF STEAMBOAT SPRINGS PLANNING SUBMITTAL DOCUMENT. IT DOES NOT CONTAIN NECESSARY INFORMATION FOR CONSTRUCTION.

PLANT LIST:

TREES:	121 TOTAL	70 LARGE DECIDUOUS, 7 EVERGREEN, 73 ASPEN/ORNAMENTAL		
NUM	SYM	BOTANIC NAME	COMMON NAME	SIZE
54	DEC	POPULUS SP.	COTTONWOOD	2.5' CAL.
3	SPR	PICEA PUNGENS	COLORADO SPRUCE	6'-7' HT.
3	SPR	PICEA PUNGENS	COLORADO SPRUCE	8'-9' HT.
1	SPR	PICEA PUNGENS	COLORADO SPRUCE	10' HT.
35	ASP	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL.
25	ORN	MALUS SP.	ORNAMENTAL CRABTREE	2" CAL.

SHRUBS: 195 TOTAL

NUM	SYM	BOTANIC NAME	COMMON NAME	SIZE
80	SHR	POTENTILLA FRUTICOSA	NATIVE YELLOW POTENTILLA	5 GAL.
25	SHR	PRUNUS VIRGINIANA	NATIVE CHOKECHERRY	5 GAL.
70	SHR	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	
20	SHR	CORNUS STOLONIFERA	COLORADO DOGWOOD	

NOTE:
FINAL PLANT LIST WILL BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENT PREPARATION. ALL SHRUBS WILL BE LOW WATER USAGE PLANTS AND BE WITHIN APPENDIX A - RECOMMENDED PLANT LIST - IN THE COMMUNITY DEVELOPMENT CODE.

LANDSCAPING STANDARDS TABLE

DESCRIPTION	REQUIRED	PROPOSED	EVERGREEN	DECIDUOUS	ORNAMENT	3 SHRUBS (= 1 UNIT)
FRONTAGE (ELK, 40 & CURVE)	87	100	4	31	31	34 (= 102 / 3)
PARKING LOT SETBACK	36	37	1	8	19	9 (= 27 / 3)
INTERIOR	18	40	2	12	8	18 (= 54 / 3)
TOTAL	141	177	7	51	58	61 (= 195 / 3)

PARKING LOT INTERIOR 6/23 6/30 1 4 1 30 SHRUBS

EXISTING TREES TO REMAIN: 0

1 LANDSCAPE PLAN

SCALE: 1:20



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2201 Wisconsin Avenue NW Suite 200
Washington, DC 20007
PO Box 981330
Steamboat Springs, CO 80488

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

STRUCTURAL ENGINEER

M.E.P. & F.P. ENGINEERS

CIVIL ENGINEER

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, Colorado 80477
T.970.871.9494

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION
**Steamboat Basecamp
Residential & Outdoor
Amenity Space**
1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

LANDSCAPE PLAN

SEAL

DATE:

08/03/21

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

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