CENTRAL PARK PLAZA HOTEL

181 GUESTROOM MARRIOTT SPRINGHILL SUITE AND TOWNE PLACES SUITES 4-STORY HOTEL
SNAPDRAGON WAY AND PINEGROVE RD, STEAMBOAT SPRINGS, CO

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VICINITY MAP

PROJECT SUMMARY SCHEDULE

GROSS FLOOR AREA	114,709 SF
NET FLOOR AREA	111,876 SF
UNIT SIZE	370 SF
NUMBER OF UNITS	181
ZONING (EXISTING & PROPOSED)	CC - COMMUNITY COMMERCIAL
FRONTAGE	N/A

USE BREAK DOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPLE USE	HOTEL	111,105 SF	181
ACCESSORY USE(S)	RESTUARANT	3,603 SF	-

STANDARDS	ZONE DISTRICT REQ	PROPOSED	VARIANCE (Y/N)
LOT AREA	NO MIN, NO MAX	183,087 SF	N
LOT COVERAGE	NO MAX	18%	N
FLOOR AREA RATIO	NO MAX	62%	N
OVERALL BLDG HEIGHT	63' MAX	61'	N
AVG PLATE HEIGHT	N/A	38'-10"	N
FRONTAGE AREA HEIGHT	26' MIN/14' GROUND	45'	N
FRONT SETBACK	20' MAX	VARIES	Y
SIDE SETBACK	7.5' MIN	10'	N
UPPER STORY SETBACK	N/A	N/A	N
REAR SETBACK	7.5' MIN	10'	N
SECOND STORY INTENSITY	75% MIN	91%	N
PARKING	NO MIN	186 STALLS	N
SNOW STORAGE	39,273 SF	68,689 SF	N
FENESTRATION/GLAZING	SEE ELEVATIONS	SEE ELEV.	N
OPEN AREA	15% MIN (27,455 SF)	15.4% (28,258 SF)	N

SHEET INDEX

SHEET NUMBER	SHEET NAME
DP-001	COVER SHEET
C.003	EXISTING CONDITIONS EXHIBIT
C.004	EXISTING CONDITIONS (AERIAL)
C.100	CIVIL SITE PLAN
C.110	EASEMENT EXHIBIT
C.200	WATER & SEWER (UTILITY) PLAN
C.210	WATER SERVICE PLAN & PROFILE
C.300	OVERALL GRADING & DRAINAGE PLAN
C.330	STORM SEWER PLAN & PROFILE
C.700	SITE SECTIONS EXHIBIT
L0.1	LANDSCAPE COVER SHEET
L2.1	LANDSCAPE PLAN
L3.1	PLANTING DETAILS
DP-051	ARCHITECTURAL SITE PLAN
DP-052	DUMPSTER ENCLOSURE
DP-101	MAIN LEVEL
DP-102	LEVEL 2
DP-103	LEVEL 3
DP-104	LEVEL 4
DP-105	ROOF PLAN
DP-200	EXTERIOR ELEVATIONS
DP-201	EXTERIOR ELEVATIONS
DP-202	EXTERIOR ELEVATIONS
DP-203	MATERIAL BOARD
DP-301	BUILDING SECTIONS
ES101P	PHOTOMETRIC SITE PLAN

JUNE 30, 2023

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
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Houston, TX 77056

PROJECT: CENTRAL PARK HOTEL
Snapdragon Way and Pine Grove Rd
Steamboat Springs, CO

DATE	DESCRIPTION

COVER SHEET

PROJECT #:22-170
DRAWN BY: Author
CHECKED BY: Checker

SHEET #
DP-001

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