

ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE		ZONE DISTRICT: RR-2 (RESORT RESIDENTIAL-TWO)	
GROSS FLOOR AREA	220,178 SF		
UNIT SIZE (GROSS)	APPROXIMATELY 967 SF - 4,888 SF		
NUMBER OF UNITS	63		
ZONING (EXISTING & PROPOSED)	EXISTING: RR-2 / PROPOSED: NO CHANGE		
FRONTAGE	N/A		
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	R-2	137,460 SF	63 RES. UNITS
ACCESSORY USE	A, S-2 & U	55,181 SF	ASSEMBLY, POOL BLDG. GARAGE PARKING
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	NO MIN. NO MAX.	188,451 SQ. FT (+/- 4.33ACRES) ^g	
LOT COVERAGE	65% MAX.	30.67% ^h	N
FLOOR AREA RATIO	NO MAX.	154.66% ^h	
OPEN SPACE	15% MIN.	34.66% ^h	N
OVERALL BUILDING HEIGHT	75' MAX.	±74'-10" ^d	N
FRONT SETBACK ^{a,b}	P 20' MIN.	20'-3"	N
SIDE SETBACK ^{a,c}	P 15' MIN.	16'-3"	N
	A 10' MIN.	57'-0"	
REAR SETBACK ^a	SS 0' MIN.	1'-0"	N
DWELLING UNIT PER LOT	NO MAX.	63	N
PARKING	31.5 TOTAL ^f	76 + 2 ^e	N
SNOW STORAGE	19,263 SF MIN. ^j	19,390 SF ⁱ	N

P = PRINCIPAL / A = ACCESSORY / SS = SKI SLOPE

a) PER KELLY DOUGLAS, THE ESTABLISHED FRONT, SIDES & REAR LOT LINES ARE AS FOLLOWS:
 FRONT LOT LINE = SOUTHERN PROPERTY LINE ADJACENT TO NORWEGIAN LOG CONDOMINIUMS & SKI INN CONDOMINIUMS.
 SIDE LOT LINES = EASTERN PROPERTY LINE, NORTHERN PROPERTY LINE ON THE SOUTH AND WEST FACE OF EDMONT CONDOMINIUMS & WESTERN PROPERTY LINE ADJACENT TO SKI TRAIL CONDOMINIUMS & ELKHORN AT STEAMBOAT CONDOMINIUMS.
 REAR LOT LINE = NORTHERN PROPERTY LINE ADJACENT TO THE SKI SLOPE

b) FRONT SETBACK: BLDG. 5 OFFSET FROM PROPERTY LINE

c) SIDE SETBACK: FRONT ELEVATION OF BLDG. 7. ALL OTHER SIDE SETBACKS ARE GREATER THAN 15'-1"

d) OVERALL BLDG. HEIGHT BASED OFF OF BLDG. 1 WITH THE HIGHEST ELEVATION.

e) PARCEL 1-A = 142,363 SF (3.27 AC) / PARCEL 2 = 6,460 SF (0.15 AC) / PARCEL 3 = 39,628 SF (0.91 AC) / DEVELOPMENT TOTAL = +/-188,451 SF (+/-4.33 AC)

f) TOTAL PARKING REQ'D BASED ON UNDERGROUND PARKING

g) 76 UNDERGROUND-GARAGE SPACES / 2 SURFACE PARKING SPACES

h) LOT COVERAGE & F.A.R. BASED ON PARCEL 1-A

j) DOES NOT INCLUDE THE SNOW STORAGE REQUIRED AND PROVIDED FOR THE SKI INN CONDO PARKING LOT OFF THE PROPERTY OF THIS DEVELOPMENT

PROJECT DATA

THE ASTRID IS A CONDOMINIUM PROJECT LOCATED IN THE BASE AREA. THERE ARE TO BE 69 UNITS PROVIDED ACROSS 6 BUILDINGS. THERE WILL ALSO BE A POOL AND POOL/AMENITY BUILDING. THE PROJECT IS PROPOSED TO BE BUILT IN FOUR PHASES.

ZONE 7

FOUR PHASES

2018 IBC
2018 IEBC
2018 IECC
2018 IMC
2018 IPC
2018 IFGC
NEC 2023
CITY OF STEAMBOAT CDC
ICC/ANSI A117.1 (2009)
ADAAG 2010

GROUP R-2 - RESIDENTIAL
GROUP A - POOL BLDG. & ASSEMBLY SPACES
GROUP S-2 - UNDERGROUND PARKING
GROUP U - UNIT SPECIFIC GARAGES (BLDG. 7)

BLDG. 1: TYPE IB / NFPA 13
BLDG. 2-6: TYPE VA / NFPA 13
BLDG. 7: TYPE VA / NFPA 13
POOL BLDG: TYPE VB / NON-SPRINKLERED

DEVELOPMENT PLAN SET

FOR:

LEGAL DESCRIPTION:

EXPANSION PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, EDMONTON
CONDOMINIUM - BUILDING A TOTAL: 3.266 ACS

AND

OUTLOT, SKI TRAILS F3, BLK 2 TOTAL .16AC

AND

OUTLOT SKI TRAILS SUBD F3 BLK2 TOTAL .86AC

ALSO KNOWN AS:

THE ASTRID CONDOMINIUMS

AND
OUTLOT SKI TRAILS SUBD F3 BLK2 TOTAL .86AC

An architectural rendering of a multi-story residential development, likely a condominium or townhome complex, situated on a hillside. The buildings feature a mix of dark grey, white, and brown exterior finishes, with prominent balconies and large windows. The development is built into the slope, with a road and parking area visible in the foreground. The background shows a green hillside under a clear sky.

VICINITY MAP

This vicinity map shows the project site, outlined in black, located in the center of the map. The map includes labels for various landmarks and roads:

- STEAMBOAT SKI RESORT
- BEAR CLAW CONDOS 1
- BEAR CLAW CONDOS 2
- EDGEMONT
- SKI TRAIL LANE
- PROJECT SITE**
- SKI INN CONDOS
- MT. WERNER CIRCLE
- APRES SKI WAY
- SKI TRAIL CONDOS

MAP DATA ©2022 GOOGLE

PROJECT TEAM

OWNER: STEAMBOAT ESQUIAR LP 4265 SAN FELIPE ST., SUITE 970 HOUSTON, TX 77027 512-981-8775 MYLES SHERMAN MYLES@MSHERMAN.COM	SURVEYOR: LANDMARK CONSULTING, INC. 141 9TH STREET P.O. BOX 774943 STEAMBOAT SPRINGS, CO 80477 970-871-9494 AJ SUMMERS, PLS. EI AJS@LANDMARK-CO.COM
ARCHITECT: ERIC SMITH ASSOCIATES, P.C. 918 17TH STREET BOULDER, CO 80302 303-442-5458 ERIC SMITH ERIC@ESAPC.COM	LIGHTING: AE DESIGN 1900 WAZEE ST., SUITE 205 DENVER, CO 80202 303-296-3036 JON BROOKS, P.E. JBBROOKS@AEDSIGN-INC.COM
CIVIL / LANDSCAPE: BASELINE ENG. CORP. 1169 HILL TOP LN., SUITE 204 STEAMBOAT SPRINGS, CO 80487 970-879-1825 MIKE BEURSKENS, P.E. MIKE.BEURSKENS@BASELINECORP.COM	TRAFFIC: FOX TUTTLE TRANSPORTATION GROUP 1624 MARKET ST., STE 202 DENVER, CO 80202 303-652-3571 STEVE TUTTLE, P.E., PTOE STEVE.TUTTLE@FOXTUTTLE.COM

SHEET INDEX																																								
<div><div>DP-1COVER SHEET</div><div>1EXISTING CONDITIONS PLAN</div><div>C1LEGEND & NOTES</div><div>C2SITE PLAN</div><div>C3SNOW STORAGE PLAN</div><div>C4SITE WALL SCHEDULE</div><div>C5GRADING & DRAINAGE PLAN SOUTH</div><div>C6GRADING & DRAINAGE PLAN NORTH</div><div>C7ACCESS DRIVE PLAN & PROFILE 1</div><div>C8ACCESS DRIVE PLAN & PROFILE 2</div><div>C9SKI ACCESS TRAIL PLAN & PROFILE</div><div>C10UTILITY PLAN - WATER DISTRIBUTION</div><div>C11UTILITY PLAN - STORM & SANITARY SEWER</div><div>C12UTILITY PLAN - DRY UTILITIES</div><div>C13WATER PLAN & PROFILE 1</div><div>C14WATER PLAN & PROFILE 2</div><div>C15WATER PLAN & PROFILE 3</div><div>C16SANITARY MAIN PLAN & PROFILES</div><div>C17SANITARY SERVICES PLAN & PROFILE</div><div>C18LOWER STORM MAIN PLAN & PROFILE</div><div>C19UPPER STORM MAIN PLAN & PROFILE</div><div>C20STORM LATERALS A, B, C PLAN & PROFILES</div><div>C21STORM LATERALS D, E, F PLAN & PROFILES</div><div>C22STORM LATERALS G, H, I PLAN & PROFILES</div><div>C23VEHICLE TRACKING MOVEMENTS</div><div>C24CROSS SECTIONS 1</div><div>C25CROSS SECTIONS 2</div><div>C26CROSS SECTIONS 3</div><div>C27CROSS SECTIONS 4</div><div>C28CROSS SECTIONS 5</div><div>C29CROSS SECTIONS 6</div><div>C30CROSS SECTIONS 7</div><div>C31TYPICAL SECTIONS & DETAILS</div><div>C32MOUNT WERNER WATER DETAILS 1</div><div>C33MOUNT WERNER WATER DETAILS 2</div><div>C34MOUNT WERNER WATER DETAILS 3</div><div>C35MOUNT WERNER WATER DETAILS 4</div><div>C36MOUNT WERNER WATER DETAILS 5</div><div>C37MOUNT WERNER WATER DETAILS 6</div><div>LP-1LANDSCAPE PLAN</div><div>LP-2LANDSCAPE PLAN</div><div>LP-3LANDSCAPE PLAN</div><div>LD1LANDSCAPE NOTES</div><div>LD2LANDSCAPE DETAILS</div><div>LGR-1GREEN ROOF LANDSCAPE</div><div>DP-1.1ARCHITECTURAL SITE PLAN</div><div>DP-1.2aPHASING PLAN 1</div><div>DP-1.2bPHASING PLAN 2</div><div>DP-1.2cPHASING PLAN 3</div><div>DP-1.2dPHASING PLAN 4</div><div>DP-1.3OPEN SPACE PLAN</div><div>DP-2.1FLOOR PLANS - BUILDING 1</div><div>DP-2.2FLOOR PLANS - BUILDING 1</div><div>DP-2.3FLOOR PLANS - BUILDING 1</div><div>DP-2.4FLOOR PLANS - BUILDING 1</div><div>DP-2.5FLOOR PLANS - BUILDING 1</div><div>DP-2.6FLOOR PLANS - BUILDING 1</div><div>DP-2.7FLOOR PLANS - BUILDING 2-3</div><div>DP-2.8FLOOR PLANS - BUILDING 5 & 6</div><div>DP-2.9FLOOR PLANS - BUILDING 7 & POOL BUILDING</div><div>DP-3.1BUILDING ELEVATIONS - BUILDING 1</div><div>DP-3.2BUILDING ELEVATIONS - BUILDING 1</div><div>DP-3.3BUILDING ELEVATIONS - BUILDING 2-3</div><div>DP-3.4BUILDING ELEVATIONS - BUILDING 5, 6 & POOL HOUSE</div><div>DP-3.5BUILDING ELEVATIONS - BUILDING 7</div><div>DP-6.0SITE SECTIONS & 3D VIEW BUILDING 1</div><div>DP-10.0CDC CODE REVIEW</div><div>DP-L1LIGHTING PLAN</div><div>DP-L2LIGHTING PLAN</div></div>																																								
<div><div></div><div><div>NOTICE: DUTY OF COOPERATION</div><div>Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.</div><div>At design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.</div></div><div></div></div>																																								
<div><div><div>REVISIONS</div><table><thead><tr><th>No.</th><th>Description</th><th>Date</th></tr></thead><tbody><tr><td>1</td><td>DRT RESPONSE #1</td><td>2023-05-19</td></tr><tr><td>2</td><td>DRT RESPONSE #2</td><td>2023-07-31</td></tr><tr><td>3</td><td>DRT RESPONSE #3</td><td>2023-09-20</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table></div></div>		No.	Description	Date	1	DRT RESPONSE #1	2023-05-19	2	DRT RESPONSE #2	2023-07-31	3	DRT RESPONSE #3	2023-09-20																											
No.	Description	Date																																						
1	DRT RESPONSE #1	2023-05-19																																						
2	DRT RESPONSE #2	2023-07-31																																						
3	DRT RESPONSE #3	2023-09-20																																						
<div><div><div>THE ASTRID</div><div>SKI TRAIL LANE</div><div>STEAMBOAT SPRINGS, CO 80487</div></div></div>																																								
<div><div><div><div><div></div><div>ERIC SMITH ASSOCIATES, P.C.</div><div>1919 SEVENTH STREET</div><div>BOULDER, COLORADO, 80302</div><div>(303) 442-5458, (303) 442-4745 FAX</div></div></div></div></div>																																								
<div><div><div>Job Number:</div><div>Date:</div><div>Drawn By:</div><div>Checked By:</div></div><div><div>2204.00</div><div>2023-07-28</div><div>Author</div><div>Checker</div></div></div>																																								
<div><div><div>Project Phase</div><div>PLANNING SUBMITTAL</div></div><div><div>Sheet Title</div><div>COVER SHEET</div><div></div></div><div><div>Sheet Number</div><div>DP-1</div></div></div>																																								
DP SUBMITTAL 12-23-22 (2023-07-31 - DP RESUBMITTAL)																																								