



THE AMBLE

Steamboat Springs, CO

DEVELOPMENT PLAN

SUBMITTAL

PROJECT TEAM

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PROJECT DESCRIPTION

DEVELOPMENT PLANT SUBMITTAL:			
FOR:	2305 MT. WERNER CIRCLE STEAMBOAT SPRINGS, CO 80487		
ALSO KNOWN AS:	THE AMBLE		
PROJECT SUMMARY TABLE:			
GROSS FLOOR AREA:	107,464 GSF		
NET FLOOR AREA:	81,071 NSF		
UNIT SIZE (AVERAGE):	1,684 GSF		
NUMBER OF UNITS:	42 UNITS		
ZONING:	RR-1		
FRONTAGE:	---		
USE BREAKDOWN:			
	DESCRIPTION:	SQUARE FOOTAGE:	# OF UNITS
PRINCIPAL USE	R-2	70,706	42
	R-2 (ACCESSORY)	969	---
ACCESSORY USE(S)	S-2	3,090	---
	S-1	19,169	---
	B	3,364	---
STANDARDS:			
	REQUIRED (ZONING):	PROPOSED:	VARIANCE? (Y/N)
LOT AREA	6,000 SF MIN.	71,122 SF	N
LOT COVERAGE	50% MAX (35,561 SF)	22,128 SF (31.11%)	N
FLOOR AREA RATIO	NO MAX.	1.511	N
OVERALL BUILDING HEIGHT	63' - 0"	62' - 1 1/2"	N
AVERAGE PLATE HEIGHT	NO REQUIREMENT	11' - 4"	N
FRONTAGE AREA HEIGHT	20' - 0"	20' - 0"	N
FRONT SETBACK	15' - 0"	15' - 0"	N
PORCH (FRONT SETBACK)	15' - 0"	15' - 0"	N
SIDE SETBACK	25' - 0"	15' - 0"	N
UPPER STORY SETBACK	15' - 0"	25' - 0"	N
REAR SETBACK	NO REQUIREMENT	15' - 0"	N
SECOND STORY INTENSITY	NO REQUIREMENT	---	N
PARKING	0.75/UNIT (UNDERGROUND)	1/UNIT (42)	N
BIKE PARKING	1/10 PARKING SPACES = 5 MIN.	5 MIN.	N
SNOW STORAGE	RE: LANDSCAPE DRAWINGS		N

SYMBOLS		MATERIALS	
<b>ROOM NAME</b> XXXXX	<b>ROOM NAME/NUMBER</b>		CONCRETE/ PRECAST CONCRETE
	EXISTING COLUMN CENTERLINE		SOIL
	COLUMN CENTERLINE		SAND, EIFS FINISH COAT
	ACCESSORY		BRICK
	DEMOLITION		CMU
	NUMBERED NOTES		STONE
	BUILDING WALL SECTION		FIBERGLASS BATT INSULATION
	ELEVATION		XPS RIGID INSULATION
	SECTION DETAIL		FOIL-FACED POLYISO RIGID INSULATION
	PLAN, BLOW-UP DETAIL		ccSPF - CLOSED CELL SPRAY POLYISO FOAM INSULATION
	CEILING HEIGHT		GYPSUM BOARD OR FIBERGLASS REINFORCED GYPSUM BOARD
	PARTITION TYPE WITH NO SOUND ATTENUATION		PLYWOOD
	PARTITION TYPE WITH SOUND ATTENUATION		COVER BOARD
	BUILDING EXPANSION JOINT		

CEILING SYMBOLS	
	GYP BD CEILING
	SUPPLY AIR
	RETURN AIR
	EXHAUST AIR
	ACCESS PANEL
	FLUORESCENT LIGHT
	SUSPENDED LIGHT
	SUSPENDED FLUORESCENT LIGHT
	CHANDELIER
	WALL MOUNTED FLUORESCENT FIXTURE
	EXIT SIGNS - HATCH INDICATES EXIT TEXT AND ARROW INDICATES DIRECTION
	SMOKE DETECTOR
	SPEAKER
	PROJECTOR
	WALL WASHER
	PENDANT TYPE LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	DOWNLIGHT
	STRIP LIGHT

GENERAL NOTES

- DO NOT SCALE DRAWINGS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. SPECIFICATIONS GOVERN ALL.
- COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL (COLLECTIVELY AUTHORITIES HAVING JURISDICTION) CODES, ORDINANCES, REGULATIONS, LAWS, STATUTES, GUIDELINES, AND REQUIREMENTS.
- CHECK AND VERIFY CONTRACT DOCUMENTS WITH FIELD CONDITIONS PRIOR TO COMMENCING WITH WORK.
- CONTRACTOR TO ISSUE COMPLETE SET OF CONTRACT DOCUMENTS TO EACH SUBCONTRACTOR FOR COORDINATION OF WORK AND DESCRIPTION OF SCOPE.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
- REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCING.
- ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND NON-STRUCTURAL SYSTEMS, COMPONENTS AND ELEMENTS PERMANENTLY ATTACHED TO STRUCTURES, INCLUDING SUPPORTING STRUCTURES AND ATTACHMENTS AND NON-BUILDING STRUCTURES THAT ARE SUPPORTED BY OTHER STRUCTURES, SHALL MEET THE REQUIREMENTS PER 2018 IBC CHAPTER 16 AND ASCE 7-02 SECTION 9.6 COORDINATE DESIGN WITH ARCHITECT AND ENGINEER OF RECORD.
- WHERE MANUFACTURER'S RECOMMENDED DETAILS DIFFER FROM THE CONTRACT DOCUMENTS, GENERAL CONTRACTOR TO IDENTIFY AND SUBMIT RFI TO ARCHITECT FOR CLARIFICATION.
- PROTECT IN-PLACE WORK FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED AREAS AND PRODUCTS TO ORIGINAL CONDITION AT NO COST TO THE OWNER.
- NOTIFY AUTHORITIES HAVING JURISDICTION AS REQUIRED BY GOVERNING LAWS AND REGULATIONS TO INSPECT IN-PLACE WORK PRIOR TO COVERING WITH SUBSEQUENT ACTIVITY.
- ANY NOTES ON ANY ONE DRAWING OR SHEET APPLY TO ALL OTHER SIMILAR DRAWINGS AND SHEETS.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER AND QUALITY TO THOSE DETAILED. WHERE SPECIFIED DIMENSIONS OR DETAILS CANNOT BE DETERMINED, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION, PRIOR TO PROCEEDING WITH WORK.
- INDICATED WALL AND PARTITION TYPE MEANS FOR ENTIRE WALL, U.N.O.
- COORDINATE PLACEMENT OF CEILING MOUNTED ITEMS WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION.
- PROVIDE UL-LISTED DESIGNS AT PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION AND AT JOINTS OF FIRE-RATED CONSTRUCTION WITH OTHER WORK.

DRAWING ABBREVIATIONS

AB	ANCHOR BOLT	MEM	MEMBRANE
ACT	ACOUSTICAL TILE CEILING	MFR	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
ALUM	ALUMINUM	MR	MOISTURE RESISTANT
AP	ACCESS PANEL	MTL	METAL
APPROX	APPROXIMATE	NIC	NOT IN CONTRACT
ARCH	ARCHITECTURE	NO	NUMBER
ASSOC	ASSOCIATED	NOM	NOMINAL
BD	BOARD	NTS	NOT TO SCALE
BLDG	BUILDING	OA	OVERALL
BLK	BLOCK	OAM	OVERALL MASONRY
BO	BOTTOM OF	OC	ON CENTER
BOT	BOTTOM	OH	OVERHEAD
BRG	BEARING	ORD	OVERFLOW ROOF DRAIN
BSMT	BASEMENT	OS	OVERFLOW SCUPPER
CJ	CONTROL JOINT	OPG	OPENING
CL	CENTERLINE	OPOI	OWNER PROVIDED OWNER INST.
CLG	CEILING	OPOI	OWNER PROVIDED CONTRACTOR INST.
CLR	CLEAR	PC	PRECAST
CMU	CONCRETE MASONRY UNIT	PF	PREFINISHED
COLL	COLL	PJ	PANEL JOINT
CONC	CONCRETE	PL	PLATE
CONT	CONTINUOUS	PLAM	PLASTIC LAMINATE
COVR	COVER	PLUMB	PLUMBING
CPT	CARPET	PNL	PANEL
CT	CERAMIC TILE	PT	PRESSURE TREATED
CTR	CENTER	PTD	PAPER TOWEL DISPENSER
DEC	DETENTION EQUIP. CONTRACTOR	REINF	REINFORCED
DET	DETENTION	REQ	REQUIRED
DEMO	DEMOLITION	REV	REVISED
DIA	DIAMETER	RD	ROOF DRAIN
DIM	DIMENSION	RM	ROOM
DF	DRINKING FOUNTAIN	RO	ROUGH OPENING
DGB	DETENTION GRAB BAR	SAP	SEALED PANEL ACCESS
DR	DOOR	SC	SEALED CONCRETE
DWG	DRAWING	SCHED	SCHEDULED
EACH	EACH	SECT	SECTION
EJ	EXPANSION JOINT	SHT	SHEET
ELEC	ELECTRICAL	SHWR	SHOWER
ELEV	ELEVATOR	SK	SINK
EQ	EQUAL	SPEC	SPECIFICATIONS
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
ER	EPOXY RESIN	STL	STEEL
EXT	EXTERIOR	STIFF	STIFFENER
FD	FLOOR DRAIN	STRUCT	STRUCTURAL
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FE	FIRE EXTINGUISHER	TO	TOP OF
FF EL	FINISH FLOOR ELEVATION	TOP	TOP OF FOOTING
FIN	FINISH	TPH	TOILET PAPER HOLDER
FRT	FIRE RESISTANT TREATED	TS	TUBE STEEL
FLR	FLOOR	TYP	TYPICAL
FS	FOOD SERVICE	UNO	UNLESS NOTED OTHERWISE
FT	FOOT	VAR	VARIES
FTG	FOOTING	VB	VAPOR BARRIER
FUT	FUTURE	VCT	VINYL COMPOSITE TILE
GA	GRADE	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VIF	VERIFY IN FIELD
GL	GLASS	VT	VINYL TILE
GR	GRADE	VTR	VENT THROUGH ROOF
GYP BD	GYPSUM BOARD	WVC	VINYL WALL COVERING
HC	HOLLOW CORE	W	WITH
HT	HEIGHT	WC	WATER CLOSET
HM	HOLLOW METAL	WD	WOOD
HORIZ	HORIZONTAL	WDW	WINDOW
INT	INTERIOR	WP	WATERPROOF
INSUL	INSULATION	WT	WALL TYPE
JAN	JANITOR	WWF	WELDED WIRE FABRIC
JOIST	JOIST		
LAV	LAVATORY		
MAX	MAXIMUM		
MECH	MECHANICAL		

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TOWN STAMP

359  
DESIGN

359 OSAGE STREET  
DENVER, CO 80211  
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DISCIPLINE STAMP

The Amble

Steamboat Springs, CO

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 201911  
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ISSUE

Steamboat Springs -  
DRT SUBMITTAL  
PACKAGE

SHEET TITLE

COVER

SHEET NO.

G0.00.1