Residential (R-2); Type IA: Height: UL (Sprinkler) Residential (R-2); Type VA: Height: 70'-0" (Sprinkler) Stories: UL (Sprinkler) Stories: 4 (Sprinkler) Area: UL SF (Sprinkler) Area: 36,000 SF (Sprinkler)

Height per table 504.3, allowable stories per table 504.4, and allowable area factor per table 506.2

Storage (S-2); Type IA: Height: UL (Sprinkler) Storage (S-2); Type VA: Height: 70'-0" (Sprinkler) Stories: 5 (Sprinkler) Stories: UL (Sprinkler) Area: UL SF (Sprinkler) Area: 63,000 SF (Sprinkler)

IBC Chapter 6: Type of Construction

Type VA: Protected Wood Frame

Fire Resistance Rating; Type VA: 1 Hour; Primary Structural Frame 1 Hour; Bearing Walls

1 Hour; Floor Construction and **Associated Secondary Members** 1 Hour; Roof Construction and Associated Secondary Members

IBC Chapter 7: Fire and Smoke Protection Features Table 705.8

NE (Interior) & NW (Interior) Fire separation distance = 0' to less than 3', Unprotected, Sprinklered, resulting in no allowable area of exterior wall

SE (4th St) Fire Separation distance = 20' to less than 25', Unprotected, Sprinklered, resulting in no limit in allowable area of exterior wall openings SW (Along trail/Yampa River) = 30' or greater, Unprotected, Sprinklered, resulting in no limit in allowable area of exteriorw all openings

IBC Chapter 9: Fire Protection Systems R-2 Occupancy - Protected with NFPA 13 system

IBC Chapter 10: Means of Egress Table 1017.2 Exit Access Travel Distance Occupancy:

B: 300 Feet (Sprinkler) R-2: 250 Feet (Sprinkler) S-2: 400 Feet (Sprinkler)

IBC Chapter 11: Accessibility 1101.1 Design

Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANSI A117.1

Design loads used in structural design i.e. snow load, floor load, etc.

Structural elements and systems shall be designed for the following load criteria and requirements of the ASCE 7-16 Minimum Design Loads for Buildings and Other Structures Risk Category:

full-saturated soils given seasonal ground water levels. Upper Floor Dead Load: Floor w/ Concrete Topping - 35 psf

Minimum dead load: 800 psf 48-inch frost depth. Basement area foundation walls to be designed considering

Public/Corridor Live Load: 100 psf

107 psf ground snow load and drifting where applicable

40 psf unit loads: 100 psf corridor/public greas: 60 psf balcony

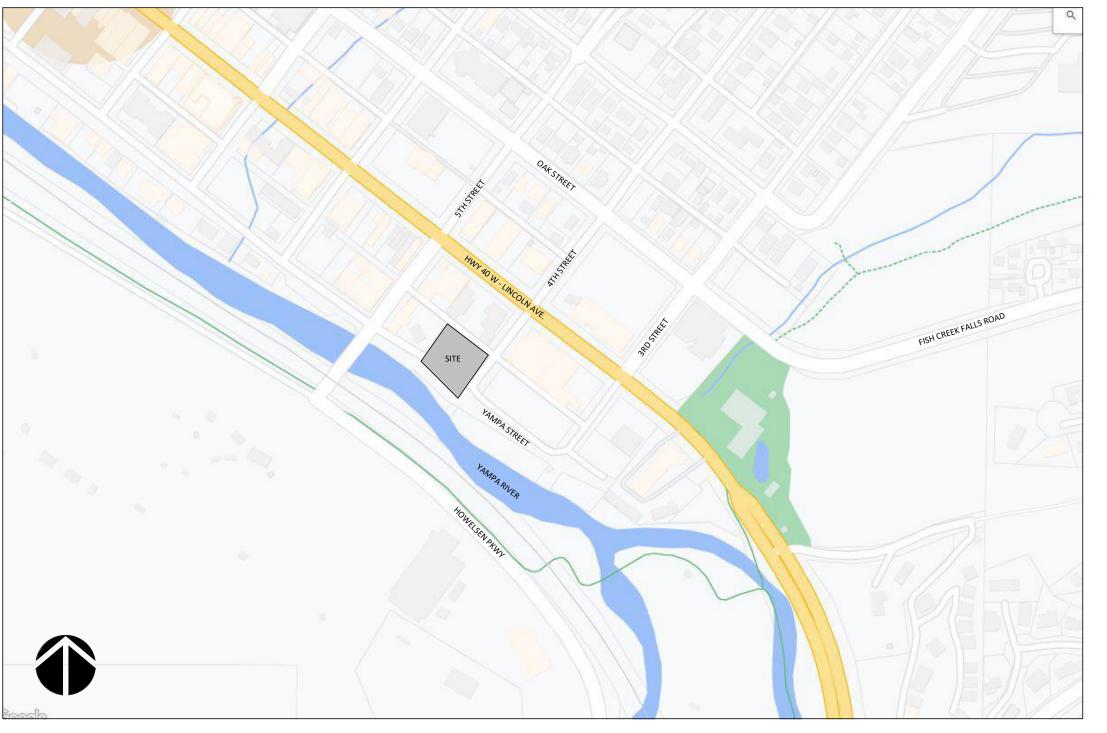
Vuit= 115 mph (3-second Gust)

LAND USE & SITE DEVELOPMENT PROJECT SUMMARY TABLE Gross Floor Area Net Floor Area **Unit Size** VARIES, 1-BED - 625 SF, 1-BED+ - 750 SF, 2-BED - 950 SF, 3-BED - 1250 SF 32 UNITS TOTAL - (4) 1-BED, (6) 1-BED+, (14) 2-BED, (8) 3-BED **Number of Units** PUD - PLANNED UNIT DEVELOPMENT (Both existing and proposed) Zoning (existing and proposed) 131' - 6" 4TH STREET

0-						
USE BREAKDOWN	DESCRIPTIO	ON	SQUARE FO	OOTAGE	# OF UNITS	
Principal Use	RESIDENTIAL - MULTI-I	FAMILY	30573 NSF		32 UNITS	
STANDARDS	ZONE DISTRICT REQUIREMENTS		PROPOSED)	VARIANCE? (Y/N)	
Lot Area	NA		22125 SF, .51 ACRES		N	
Lot Coverage	50% Min, 75% Max		70%, 15480 SF		N	
Floor Area Ratio	1.5 Min, 2.5 Max		2.2		N	
Overall Building Height	46' Max		46' Max		N	
Average Plate Height	NA		9'-0"		N	
Frontage Area Height	NA		11'-0"		N	
Front Setback	above 14', up to 36' 1	0' Min 0' Min for 50% 0' Min for 50% 0' Min.		10' Min 10' Min for 50% 20' Min for 50% 20' Min.	N	
Side Setback	' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	' Min 0' Min	up to 14' above 14'	0' Min 10' Min	N	
Rear Setback	above 14' up to 36' 4	0' Min 0' Min for 50% 5' Min for 50% 5' Min	· ·	30' Min 40' Min for 50% 45' Min for 50% 45' Min	N	
Second Story Intensity	NA		75%		N	
Parking	48		51		N	
Bicycle Parking	1 per 5 vehicle spaces	= 12	12		N	
Snow Storage	NA		NA		N	
Ground Floor Height	12'-15'		13'-8"		N	
			l .		I.	

DEVELOPMENT PLAN

FOR Riverview PUD - Site E



VICINITY MAP	N.T.S

CONDITIONS OF APPROVAL		
CONDITION NUMBER	DESCRIPTION	DEPARTMENT PLACING CONDITION

	INDEX
SHEET NUMBER	SHEET NAME
GENERAL DEVELOPMENT PLAN	
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G0.2	SITE E - INFORMATION SHEET
G0.3	FIRE CODE ANALYSIS
LANDSCAPE DEVELOPMENT PLAN	
LP101	PLANTING PLAN - BUILDING E
LP102	PLANTING PLAN - BUILDING B WEST
LP103	PLANTING PLAN - BUILDING B EAST
LS001	LANDSCAPE NOTES AND SCHEDULES
LS100	OVERALL SITE PLAN
LS101	LANDSCAPE PLAN - BUILDING E
LS102	LANDSCAPE PLANE - BUILDING B WEST
LS103	LANDSCAPE PLAN - BUILDING B EAST
LS501	LANDSCAPE DETAILS
LS502	LANDSCAPE DETAILS
CIVIL DEVELOPMENT PLAN	
C.100	CIVIL SITE PLAN
C.101	CIVIL SITE PLAN WITH AERIAL IMAGE
C.200	UTILITY PLAN
C.300	GRADING & DRAINAGE PLAN
C.301	DETAILED GRADING PLAN LOT B
C.302	DETAILED GRADING PLAN LOT E
C.400	LOT B PHASING PLAN
C.401	LOT E PHASING PLAN
C.402	DETAILS
ELECTRICAL DEVELOPMENT PLAN	
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ARCHITECTURAL DEVELOPMENT PLAN	
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A1.10B	SITE B - LEVEL P1-B PLAN
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A1.13B	SITE B - LEVEL B3 PLAN
A1.14B	SITE B - LEVEL B4 PLAN
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A2.02	SITE E - ARCHITECTURAL ELEVATIONS
A2.03	SITE B - TRANSPARENCY CALCS
A2.04	SITE E - TRANSPARENCY CALCS
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A3.02	SITE E - PERSPECTIVES
A4.01	SITE B - BUILDING SECTIONS
A4.02	SITE E - BUILDING SECTIONS
A4.03	SITE B - BUILDING SETBACK SECTIONS
A4.04	SITE E - BUILDING SETBACK SECTIONS
A5.01	SITE B - SITE SECTIONS
A5.02	SITE E - SITE SECTIONS

*ILLUSTRATIONS WITHIN ARE FOR CONTEXTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT CONSIDERED A LITERAL REPRESENTATION OF APPLICATION

DEVELOPMENT PLAN APPROVED:

THE ATTACHED DEVELOPMENT PLAN FOR RIVERVIEW APPROVED ON RIVERVIEW DEVELOPMENT PLAN EXPIRES ON

IRECTOR (OF PLANNING SERVICES
AME: REB	ECCA BESSEY, AICP
ITLE: PLAN	INING & COMMUNITY DEVELOPMENT DIRECTOR
DDRESS:	124 10TH STREET
	STEAMBOAT SPRINGS, CO 80477

SIGNATURE:

SIGNATURE:

NAME: GORMAN AND COMPANY, INC. ADDRESS: 1060 BANNOCK STREET, SUITE 305 DENVER, CO 80204	
SIGNATURE:	DATE:
PREPARER OF SUBMITTAL	
NAME: GORMAN AND COMPANY, INC.	

DATE:



STEAMBOAT OFFICE 24 B 5TH STREET STEAMBOAT SPRINGS, CO 80487

Issue Dates: DESCRIPTION DEVELOPMENT PLAN 09/08/2023

Sheet Title

SITE E - INFORMATION SHEET

Sheet No.