STEAMBOAT OFFICE

24 B 5TH STREET

STEAMBOAT SPRINGS, CO 80487

RIVERVIEW

AT SPRINGS,

Issue Dates:				
DATE	DESCRIPTION			
09/08/2023	DEVELOPMENT PLAN			

9/08/2023 DEVELOPMENT PLAN

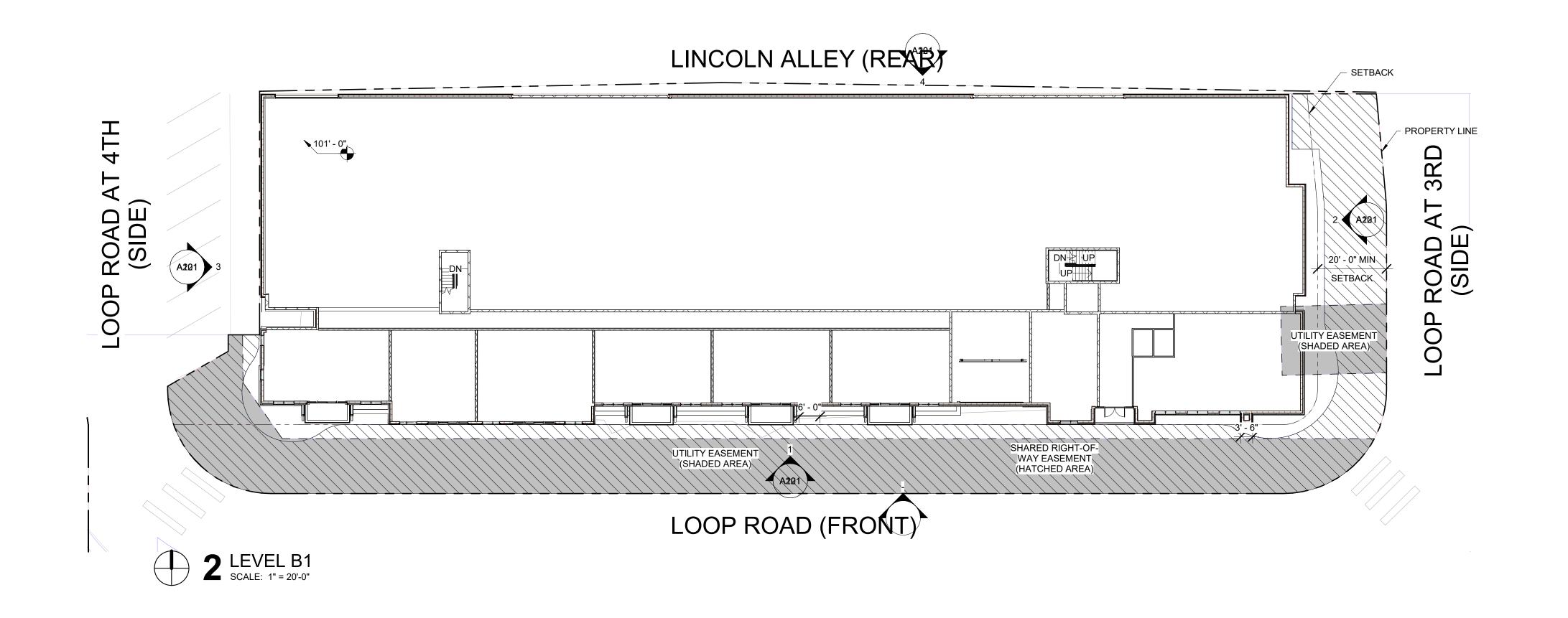
I/I 6/2023 DEVELOPMENT PLAN 2ND

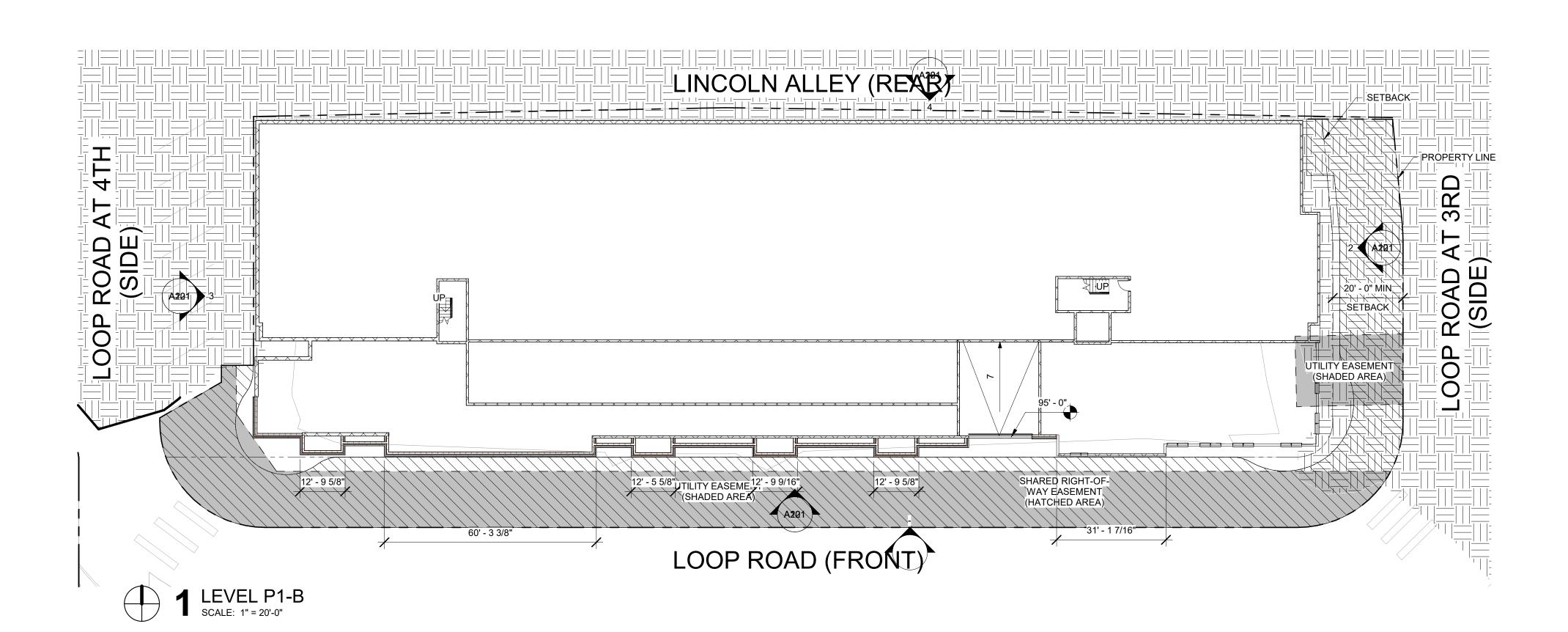
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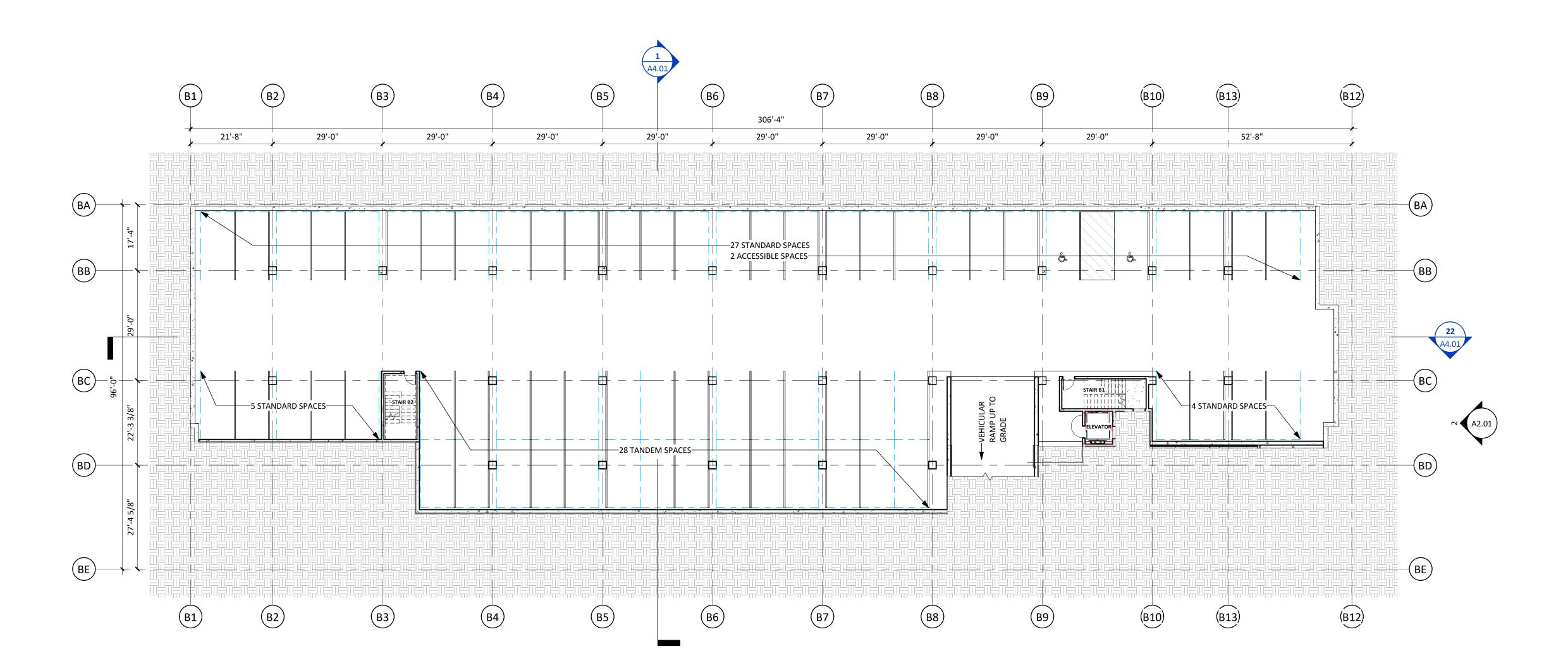
Sheet Title

SITE B - LEVELS P1-B & B1 SETBACK PLANS

Sheet No.
A1.01B







Building B		PARKING RATIO	REQUIRED PARKING	PARKING PROVIDED	BIKE PARKING	BIKE PARKING PROVIDED
			0			
Studios <2,000 SF	4	1.5	6			
1 BED <2,000 SF	27	1.5	40.5			
1 + BED <2,000 SF	14	1.5	21			
2 BED <2,000 SF	14	1.5	21			
3 BED <2,000 SF	13	1.5	19.5			
TOTAL	72		108	115	23	24

B SITE-00 LEVEL P1 PLAN -

DEVELOPMENT PLAN



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

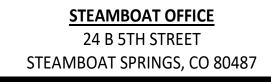
Issue Dates:

DATE DESCRIPTION DEVELOPMENT PLAN

Sheet Title

SITE B - LEVEL P1 PLAN

Sheet No.
A1.10B



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13346	Dates.

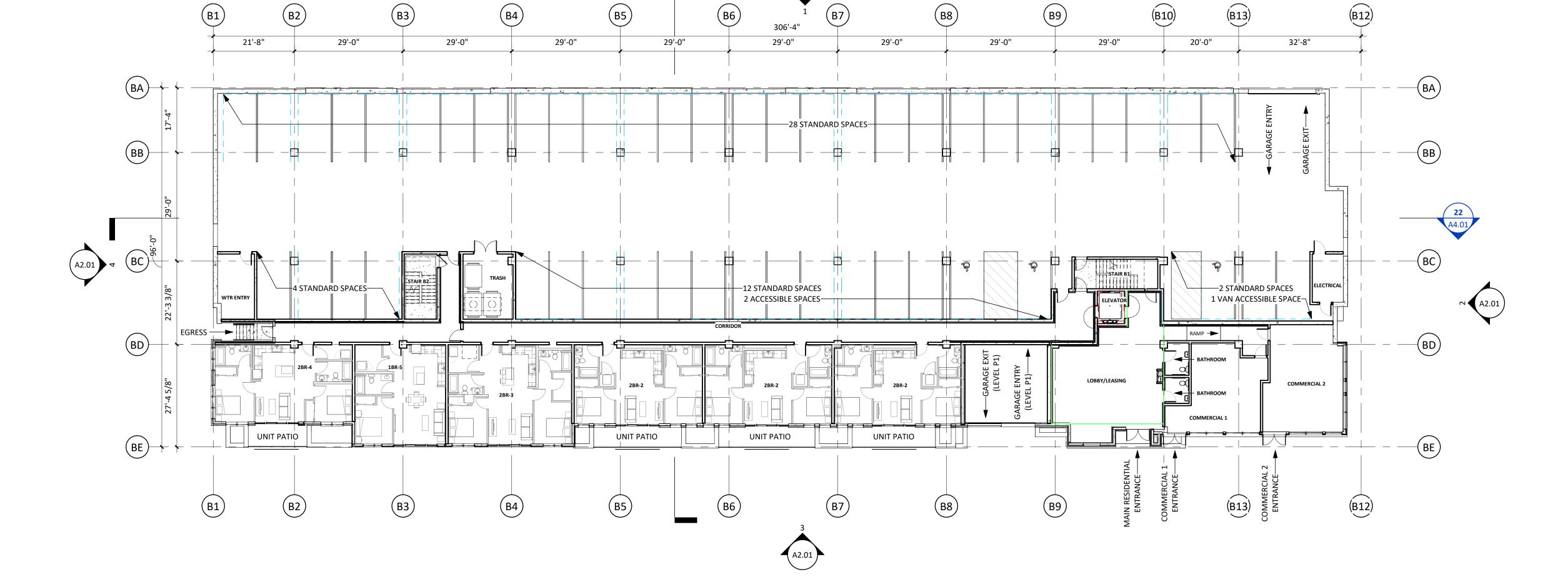
DATE DESCRIPTION

DEVELOPMENT PLAN DEVELOPMENT PLAN 2ND SUBMITTAL

Sheet Title

SITE B - LEVEL 1 PLAN

Sheet No.
A1.11B



Building B		PARKING RATIO	REQUIRED PARKING	PARKING PROVIDED	BIKE PARKING	BIKE PARKING PROVIDED
			0			
Studios <2,000 SF	4	1.5	6			
1 BED <2,000 SF	27	1.5	40.5			
1 + BED <2,000 SF	14	1.5	21			
2 BED <2,000 SF	14	1.5	21			
3 BED <2,000 SF	13	1.5	19.5			
TOTAL	72		108	115	23	24

B SITE-01 1ST FLOOR PLAN -

DEVELOPMENT PLAN

SCALE: 1/16" = 1'-0"

RIVERVIEW SITE R

AT SPRINGS,

Issue Dates:

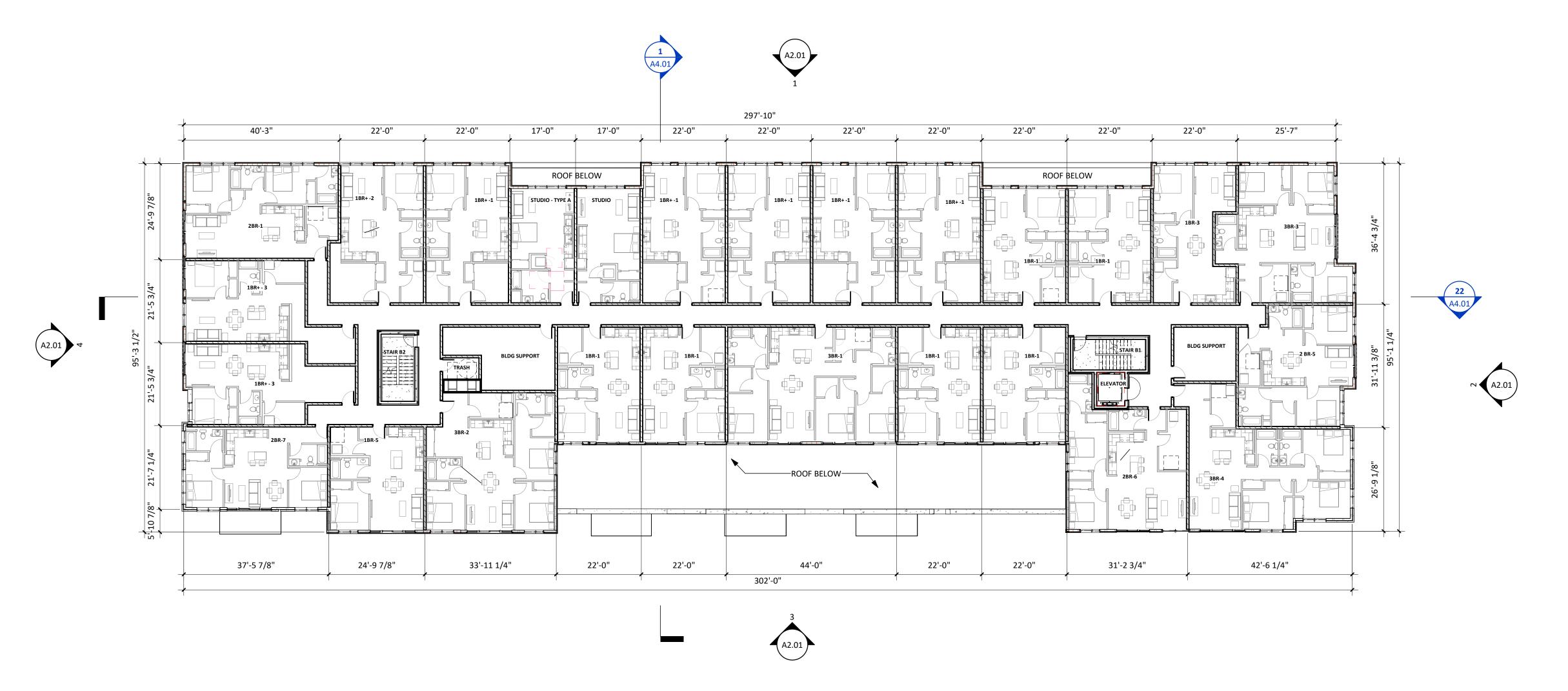
DATE DESCRIPTION

09/08/2023 DEVELOPMENT PLAN
DEVELOPMENT PLAN 2ND
SUBMITTAL

Sheet Title

SITE B - LEVEL 2 PLAN

Sheet No.
A1.12B



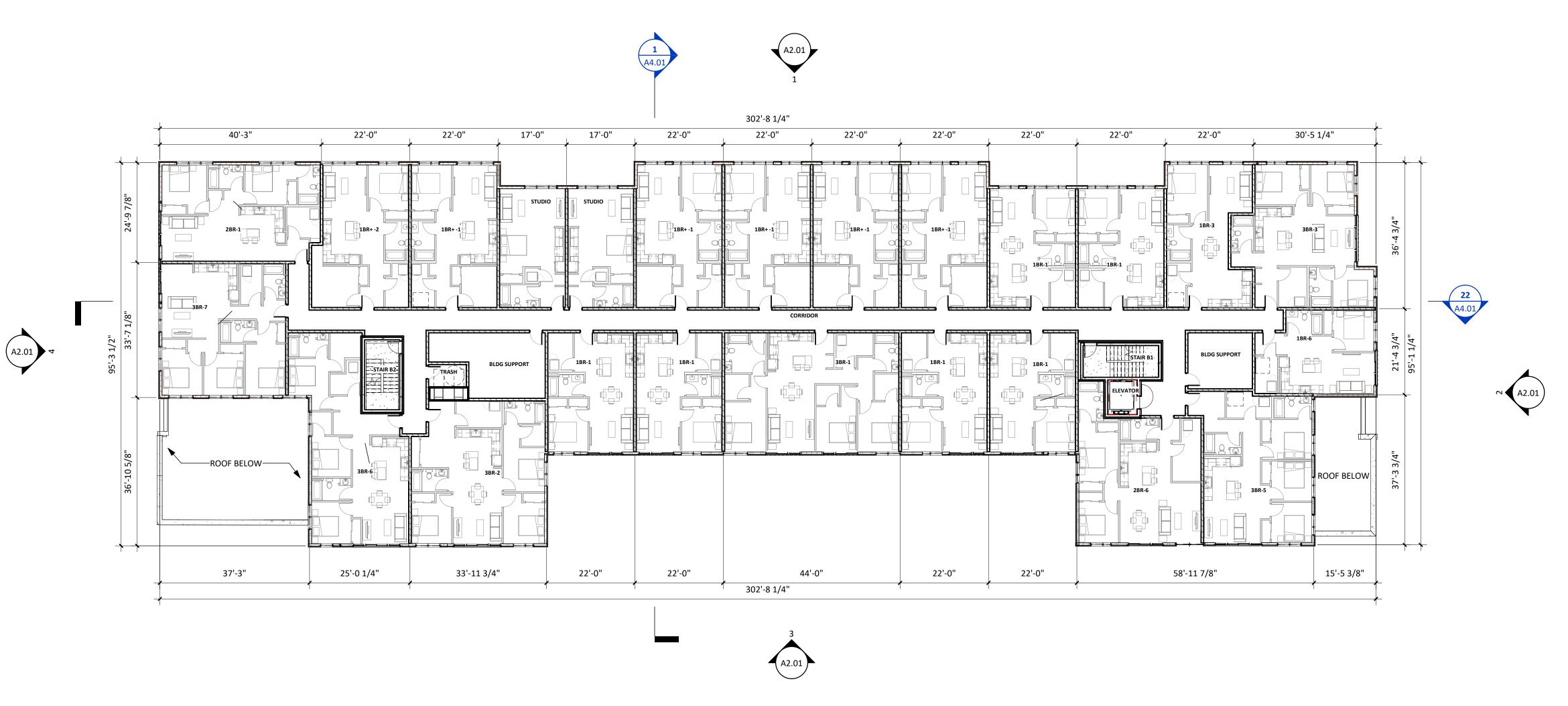
B SITE-02 2ND FLOOR PLAN

SCALE: 1/16" = 1'-

Sheet Title

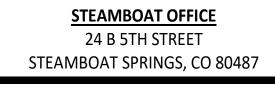
SITE B - LEVEL 3 PLAN

Sheet No.
A1.13B



B SITE-03 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"



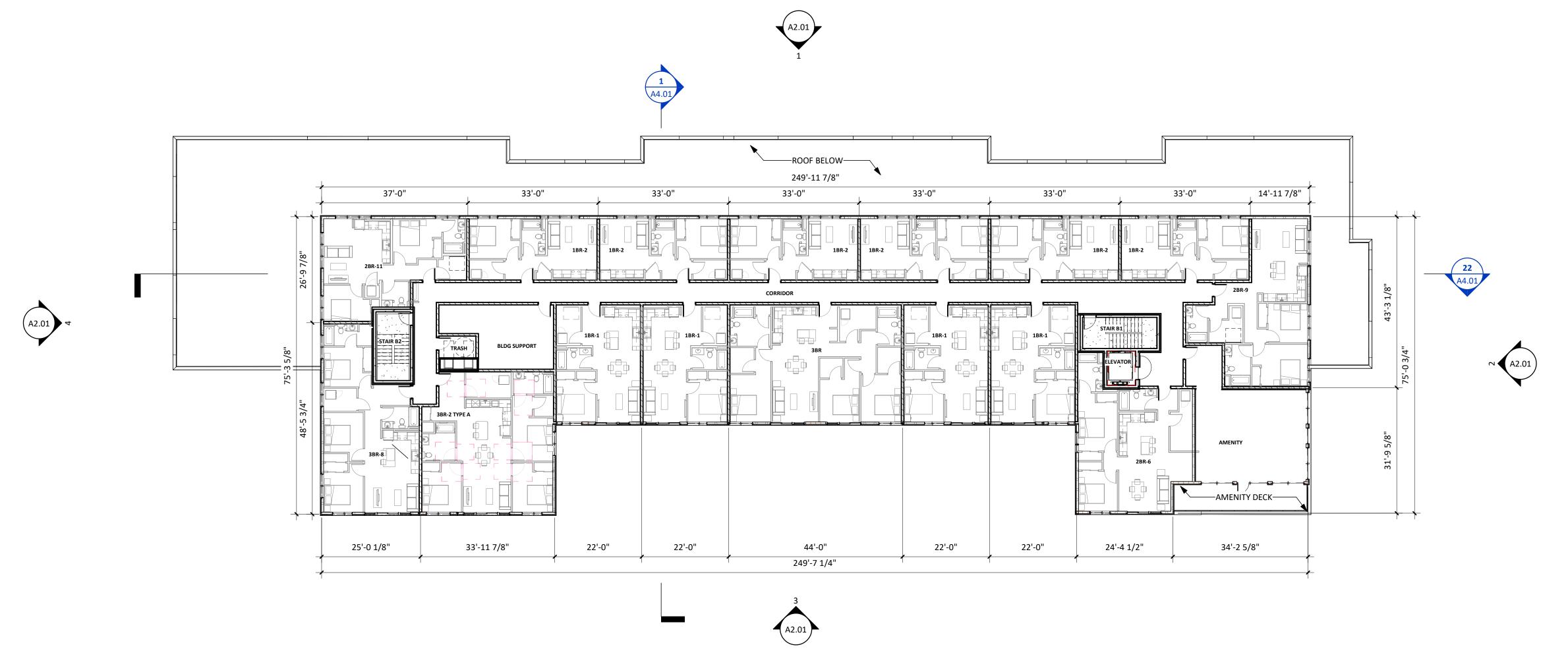
RIVERVIEW

_	Issue Dates:		
	DATE	DESCRIPTION	
_	09/08/2023	DEVELOPMENT PLAN	
	1 1/16/2023	DEVELOPMENT PLAN 2ND SUBMITTAL	

Sheet Title

SITE B - LEVEL 4 PLAN

Sheet No.
A1.14B



B SITE-04 4TH FLOOR PLAN

SCALE: 1/16" = 1'-0"

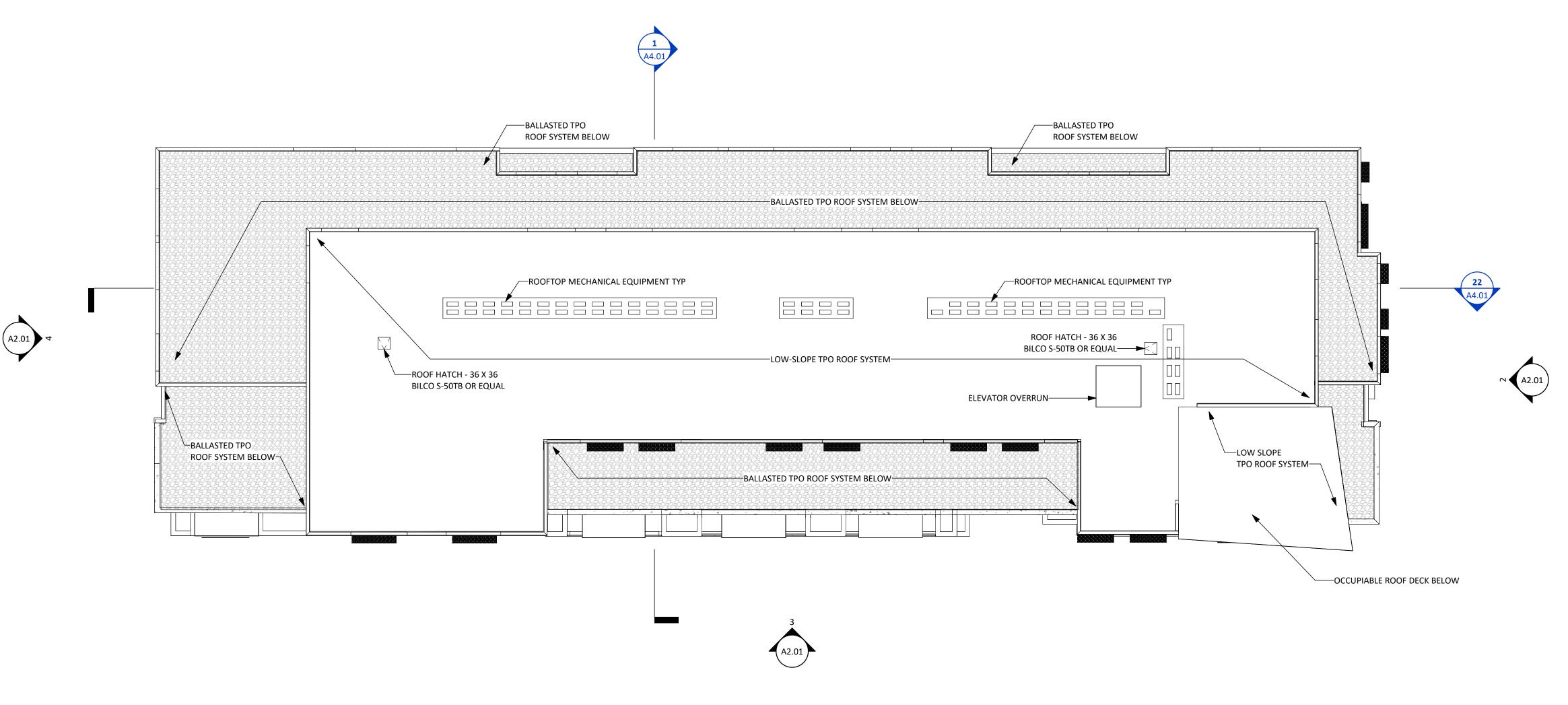
AT SPRINGS,

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Sheet Title

SITE B - ROOF PLAN

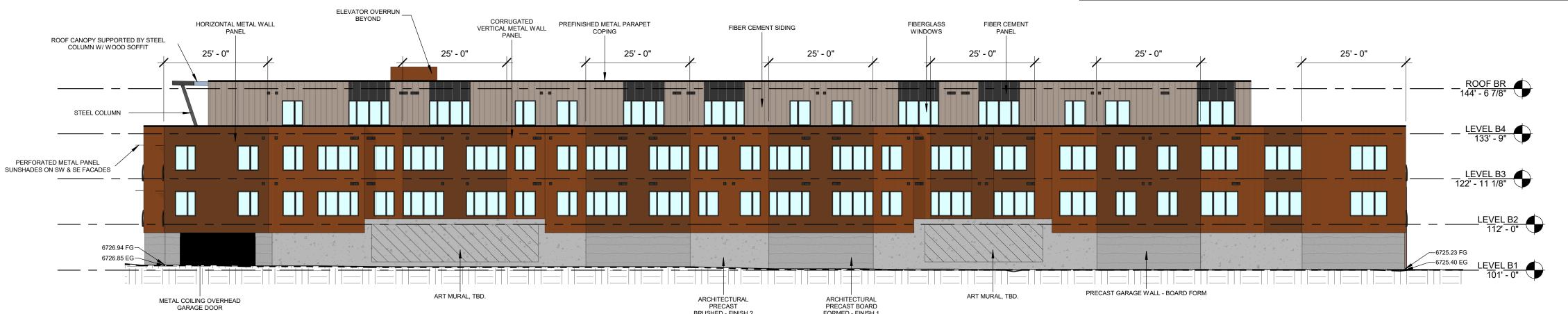
Sheet No.
A1.15B



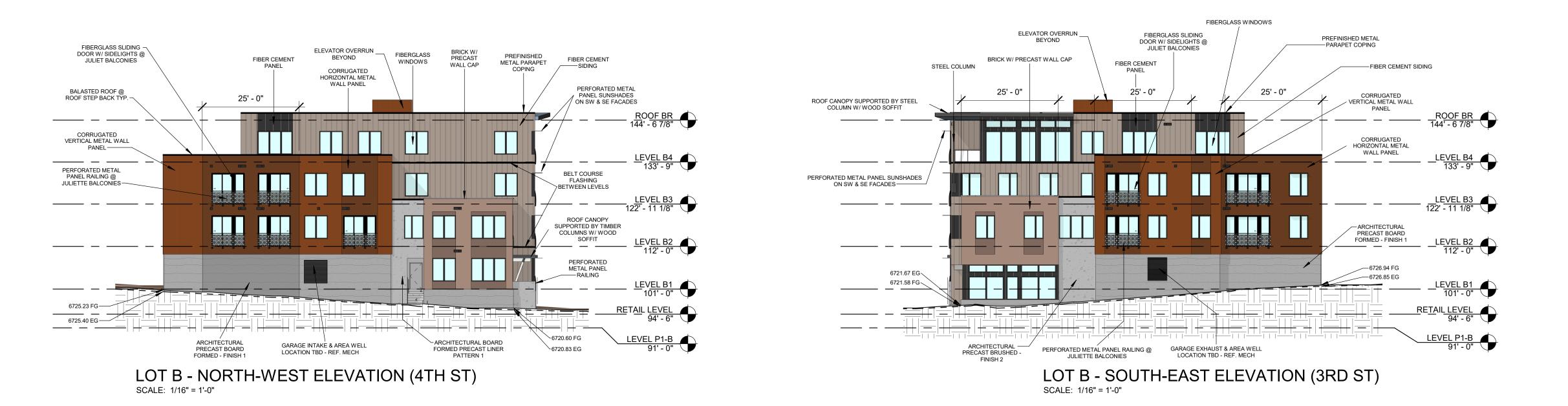
B SITE-05 5TH FLOOR PLAN SCALE: 1/16" = 1'-0"

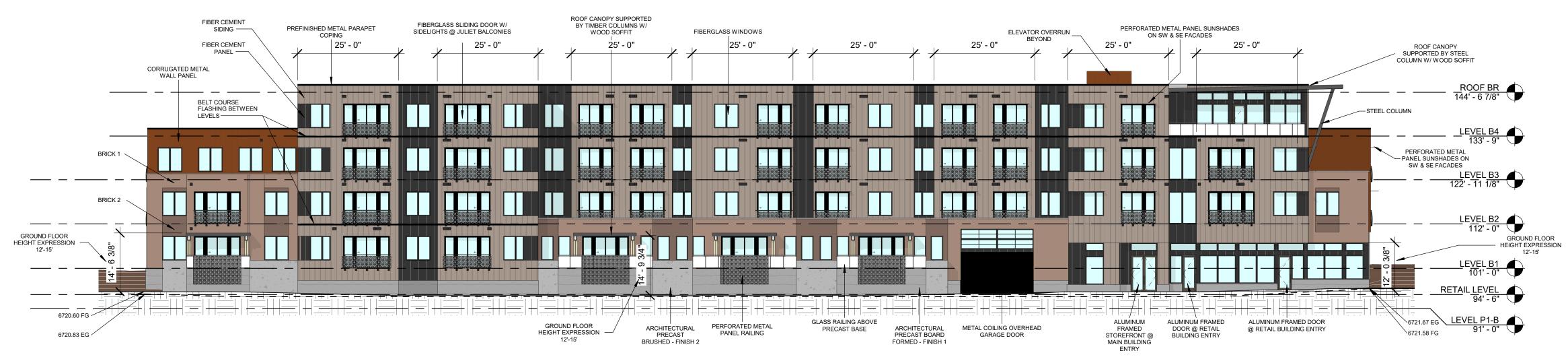
ARCHITECTURAL FEATURES USED:

- i. Emphasis of the vertical and horizontal structural system defining a pattern of building bays ii. Variations in wall plane not less than 4 inches in depth
- iv. Variations in color, texture, or materials



LOT B - NORTH-EAST ELEVATION (REAR) DD Copy 2 SCALE: 1/16" = 1'-0"





LOT B - SOUTH-WEST ELEVATION (FRONT) SCALE: 1/16" = 1'-0"

GORMAN ARCHITECTURAL, LLC.

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

Issue Dates:

DESCRIPTION DEVELOPMENT PLAN

DEVELOPMENT PLAN 2ND SUBMITTAL

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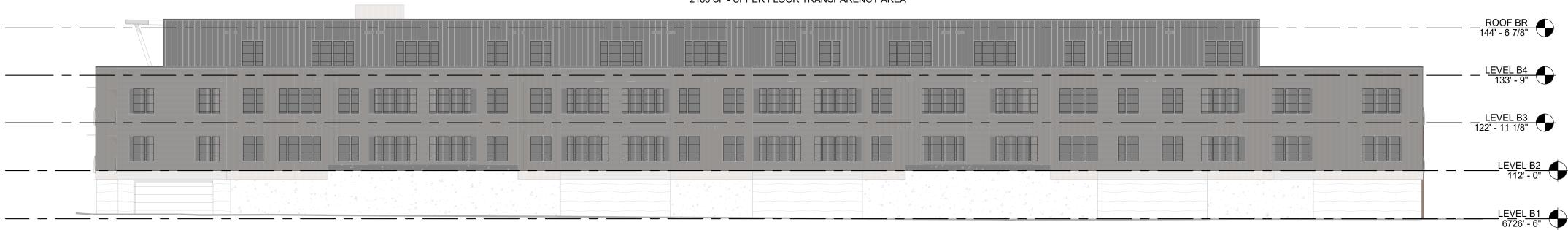
Sheet Title

SITE B - ARCHITECTURAL **ELEVATIONS**

Sheet No.

A2.01

UPPER FLOOR TRANSPARENCY CALCS 9924 SF - UPPER FLOOR WALL AREA %25 REQ - 2481 SF 2186 SF - UPPER FLOOR TRANSPARENCY AREA



LOT B - NORTH-EAST ELEVATION -REAR SCALE: 1/16" = 1'-0"

BUILDING TOTAL:

UPPER FLOORS TRANSPARENCY CALCS

UPPER FLOORS WALL AREA (SF)
SOUTH-WEST - 9927
SOUTH-EAST - 3094
NORTH-WEST - 3105
NORTH-EAST - 9924

UPPER FLOOR TRANSPARENCY CALCS

656 SF - UPPER FLOOR TRANSPARENCY AREA

GROUND FLOOR TRANSPARENCY CALCS_

113 SF - GROUND FLOOR TRANSPARENCY AREA

LOT B - NORTH-WEST ELEVATION - 4th St

SCALE: 1/16" = 1'-0"

1052 SF - GROUND FLOOR WALL AREA %30 REQ - 315 SF

TOTAL: 26,050 SF

%25 TRANSPARENCY REQ. = 6,512 SF

UPPER FLOORS TRANSPARENCY AREA (SF) SOUTH-WEST - 2877 SOUTH-EAST - 874 NORTH-WEST - 656

TOTAL: 6,593 SF

NORTH-EAST - 2186

%25 TRANSPARENCY REQ. = 81 SF MORE THAN REQ.

GROUND FLOOR TRANSPARENCY CALCS

GROUND FLOOR WALL AREAS (SF)

SOUTH-WEST - 4011 SOUTH-EAST - 1215 NORTH-WEST - 1052

TOTAL: 6,278 SF %30 TRANSPARENCY REQ. = 1,883 SF

GROUND FLOOR TRANSPARENCY AREAS (SF)
SOUTH-WEST - 1610

SOUTH-EAST - 203 NORTH-WEST - 113

TOTAL: 1,926 SF %30 TRANSPARENCY REQ. = 43 SF MORE THAN REQ.

—1215 SF --GROUND FLOOR WALL AREA --%30 REQ --364 SF — 203 SF - GROUND FLOOR TRANSPARENCY AREA LOT B - SOUTH-EAST ELEVATION 3rd St SCALE: 1/16" = 1'-0"

_GROUND FLOOR TRANSPARENCY CALCS

UPPER FLOOR TRANSPARENCY CALCS

874 SF - UPPER FLOOR TRANSPARENCY AREA

3094 SF - UPPER FLOOR WALL AREA %25 REQ - 773 SF

UPPER FLOOR TRANSPARENCY CALCS

9927 SF - UPPER FLOOR WALL AREA %25 REQ - 2482 SF 2877 SF - UPPER FLOOR TRANSPARENCY AREA



GROUND FLOOR TRANSPARENCY CALCS 4011 SF - GROUND FLOOR WALL AREA %30 REQ - 1203 SF

1610 SF - GROUND FLOOR TRANSPARENCY AREA

LOT B - SOUTH-WEST ELEVATION - FRONT SCALE: 1/16" = 1'-0"



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

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Issue Dates:

DESCRIPTION DEVELOPMENT PLAN 09/08/2023

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DEVELOPMENT PLAN 2ND

Sheet Title

SITE B - TRANSPARENCY CALCS

Sheet No.

SITE B - PERSPECTIVES

Sheet No. A3.01



SITE B - PERSPECTIVE 1



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

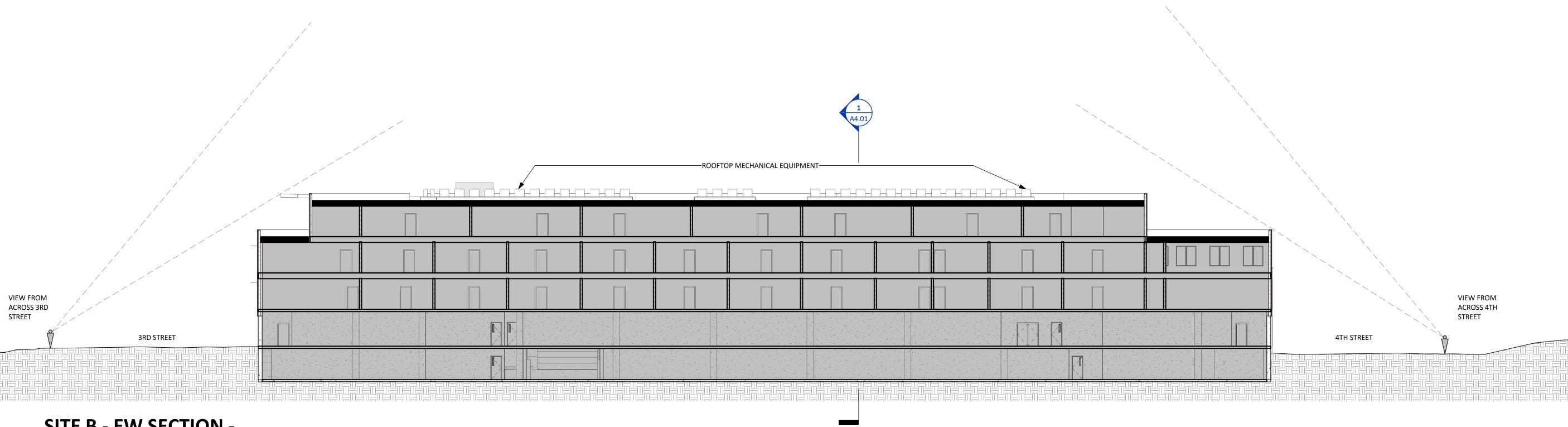


SITE B - BUILDING SECTIONS

DEVELOPMENT PLAN DEVELOPMENT PLAN 2ND SUBMITTAL

Sheet Title

Sheet No. A4.01



SITE B - EW SECTION -

DEVELOPMENT PLAN SCALE: 1/16" = 1'-0"

MECHANICAL EQUIPMENT— NEIGHBORING BUILDING ACROSS ALLEY— VIEW FROM ACROSS RIVERVIEW WAY RIVERVIEW WAY

SITE B - NS SECTION 1 -

DEVELOPMENT PLAN

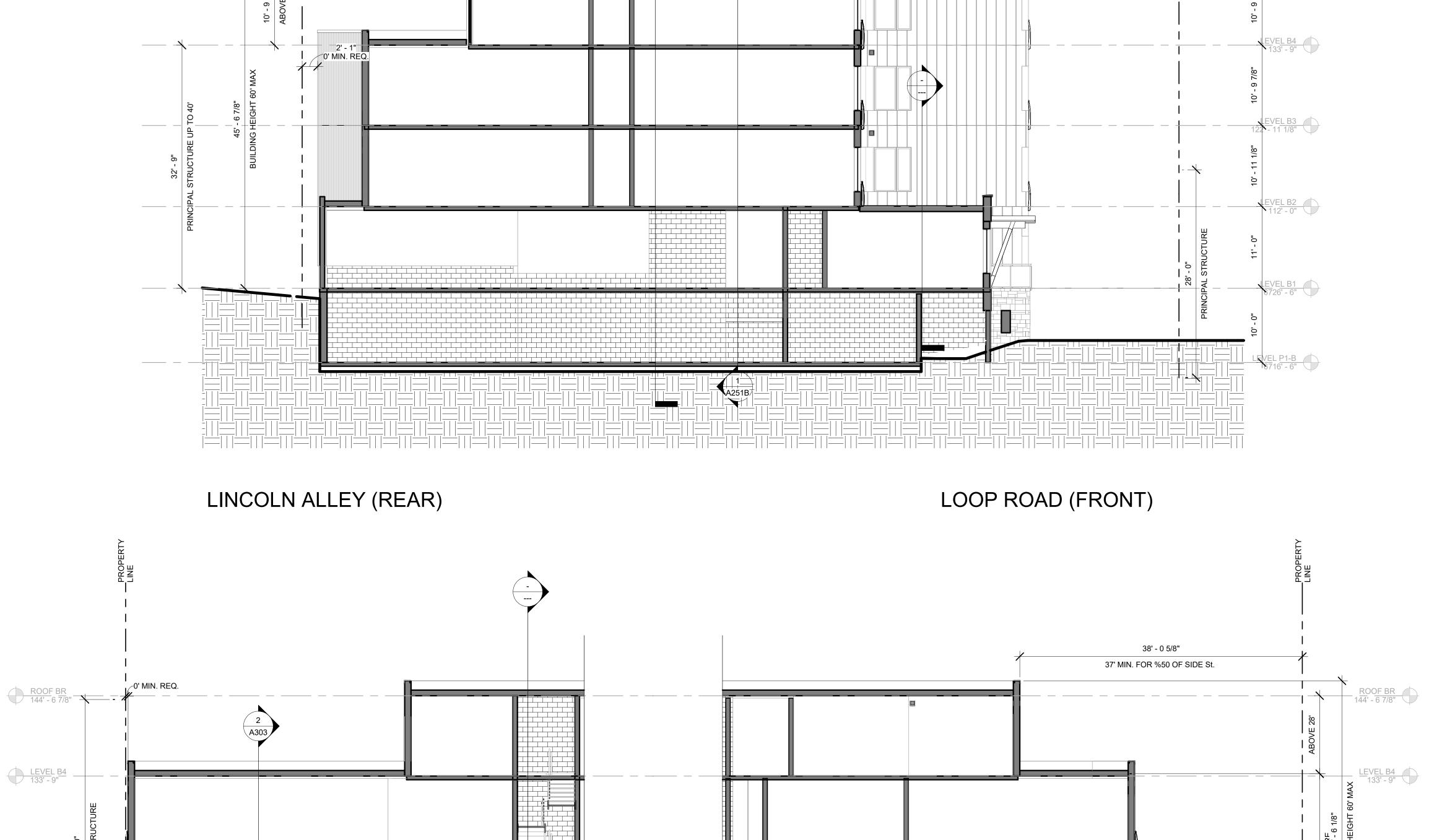
SITE B - BUILDING SETBACK SECTIONS



Issue Dates: DATE DESCRIPTION DEVELOPMENT PLAN

Sheet Title

Sheet No. A4.03



20' MIN. REQ.

LEVEL B2 112' - 0"

LEVEL B1 6726' - 6"

4TH STREET SIDE

(INTERNAL)

42' - 10 3/8"

ROOF BR 144' - 6 7/8"

LEVEL B2 112' - 0"

3RD STREET SIDE

(FRONT/SIDE - F/S)

STEAMBOAT OFFICE

24 B 5TH STREET

STEAMBOAT SPRINGS, CO 80487

Sheet Title

SITE B - SITE SECTIONS

Sheet No. A5.01

