esign loads used in s	tructural design i.e. snow load, floor load, et	с.		
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		Podium/Parking Dead Loc	Podium/Parking Dead Load: Pending Design	
		Roof Dead Load:	25 psf	
Risk Category:	II, Standard	Parking Live Load:	40 psf	
Importance Factors:	1.0 Wind 1.0 Snow 1.0 Seismic	Public/Corridor Live Load:	100 psf	
Foundations:	Net allowable soil bearing pressure: 3,000 psf. Minimum dead load: 800 psf	Unit Live Load:	40 psf unit loads; 100 psf corridor/public areas; 60 psf balcony (or snow if greater).	
	48-inch frost depth. Basement area foundation walls to be designed considering	Roof Snow Load:	107 psf ground snow load and drifting where applicable	
Soils Report: Geotechnic prepared b	full-saturated soils given seasonal ground water levels. Geotechnical Investigation Report #06-7351 prepared by NWCC dated July 30, 2008. (Awaiting updated geotechnical report)	Wind:	V_{ULT} = 115 mph (3-second Gust) V_{ASD} =90 mph (3-second Gust) Exposure B Topographic Factor (K_{zt}) = 1.0	
Upper Floor Dead Load:	Floor w/ Concrete Topping - 35 psf	Seismic:	Pending soils report site classification.	

LAND USE & SITE DEVELOPMENT PROJECT SUMMARY TABLE

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

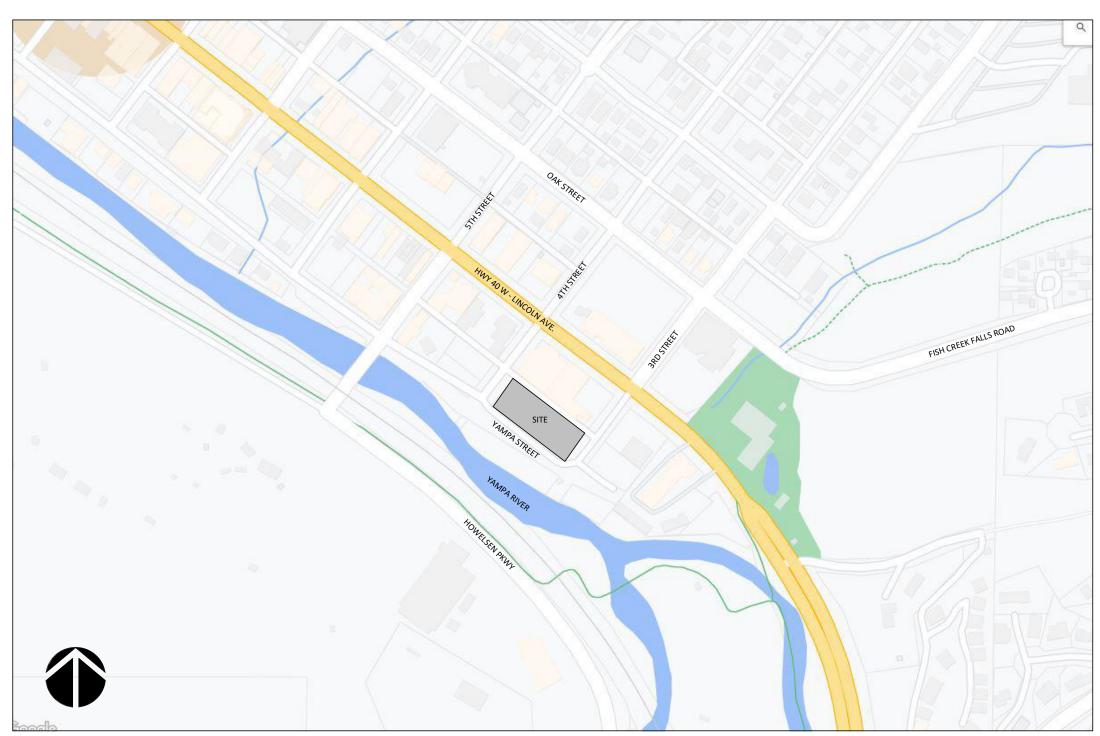
R-2: 250 Feet (Sprinkler) S-2: 400 Feet (Sprinkler)

IBC Chapter 11: Accessibility

	LAND USE & SITE DEVELOPIN	IENT PROJECT SUMMARY TABLE		
PROJECT SUMMARY TABLE				
Gross Floor Area	112407 GSF			
Net Floor Area	57729 NSF			
Unit Size	VARIES, STUDIO - 475 SF, 1-BED - 625	SF, 1-BED+ - 750 SF, 2-BED - 950 SF	F, 3-BED - 1250 SF	
Number of Units	72 UNITS TOTAL - (4) STUDIO, (27) 1-E	72 UNITS TOTAL - (4) STUDIO, (27) 1-BED, (14) 1-BED+, (14) 2-BED, (13) 3-BED		
Zoning (existing and proposed)	PUD - PLANNED UNIT DEVELOPMENT (Both existing and proposed)			
Frontage	306'-4" RIVERVIEW WAY			
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS	
Principal Use	RESIDENTIAL - MULTI-FAMILY	56688 NSF	72 UNITS	
Accessory Use(s)	BUSINESS	1041 NSF	NA	
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (Y/N)	
Lot Area	NA	38585 SF, .89 ACRES	N	
Lot Coverage	85% Max	72%, 27796 SF	N	
Floor Area Ratio	2.8 Max/2.0 Min	2.38	N	
Overall Building Height	60' Max	60' Max	N	
Average Plate Height	NA	9'-0"	N	
Frontage Area Height	NA	46'-7"	N	
Front/Side Setback (F/S)	Principal Structure up to 28': 20' Min (3rd St) 0' Min (4th St) Principal Structure above 28': 37' Min for 50% of F/S St. Principal Structure above 40' (S St. Only): 37' Min Principal Structure above 52': 47' Min for 50% & 62' Min for 50% Fr. St.	20' Min (3rd St) 0' Min (4th St) 37' Min for 50% of F/S St. 37' Min 47' Min for 50% & 62' Min for 50% Fr. St.	N	
Rear Setback	Principal Structure up to 40': 0' Min Principal Structure above 40':20' Min	0' Min 20' Min	N N	
Second Story Intensity	NA	90%	N	
Parking	108	115	N	
Bicycle Parking	1 per 5 vehicle spaces = 22	24		
Snow Storage	NA	NA	N	
Ground Floor Height	12'-15'	12'-0 3/8"	N	

DEVELOPMENT PLAN

FOR Riverview PUD - Site B



	CONDITIONS OF APPROVAL	
CONDITION NUMBER	DESCRIPTION	DEPARTMENT PLACING CONDITION

	INDEX
SHEET NUMBER	SHEET NAME
GENERAL DEVELOPMENT PLAN	
G0.1	SITE B - INFORMATION SHEET
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	
E100	ELECTRICAL SITE PHOTOMETRICS
E200	SITE LIGHTING DETAILS
ARCHITECTURAL DEVELOPMENT PLAN	
A1.01B	SITE B - LEVELS P1-B & B1 SETBACK PLANS
A1.10B	SITE B - LEVEL P1-B PLAN
A1.11B	SITE B - LEVEL B1 PLAN
A1.12B	SITE B - LEVEL B2 PLAN
A1.13B	SITE B - LEVEL B3 PLAN
A1.14B	SITE B - LEVEL B4 PLAN
A1.15B	SITE B - ROOF PLAN
A1.20E	LEVEL E1 & E2 SETBACK PLANS
A1.21E	SITE E - LEVEL E1 PLAN
A1.22E	SITE E - LEVEL E2 PLAN
A1.23E	SITE E - LEVEL E3 PLAN
A1.24E	SITE E - LEVEL E4 PLAN
A1.25E	SITE E - ROOF PLAN
A2.01	SITE B - ARCHITECTURAL ELEVATIONS
A2.02	SITE E - ARCHITECTURAL ELEVATIONS
A2.03	SITE B - TRANSPARENCY CALCS
A2.04	SITE E - TRANSPARENCY CALCS
A3.01	SITE B - PERSPECTIVES
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

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

N.T.S.

SIGNATURE:

DEVELOPMENT PLAN APPROVED:		
THE ATTACHED DEVI	ELOPMENT PLAN FOR RIVERVIEW	
APPROVED ON	BY	
RIVERVIEW DEVELOR	PMENT PLAN	
EXPIRES ON		

DIRECTOR OF PLANNING SERVICES		
NAME: REBECCA BESSEY, AICP TITLE: PLANNING & COMMUNITY DEVELOPMENT ADDRESS: 124 10TH STREET STEAMBOAT SPRINGS, CO 80477	DIRECTOR	
SIGNATURE:	DATE:	
APPLICANT/OWNER		
NAME: GORMAN AND COMPANY, INC. ADDRESS: 1060 BANNOCK STREET, SUITE 305 DENVER, CO 80204		
SIGNATURE:	DATE:	
PREPARER OF SUBMITTAL		
NAME: GORMAN AND COMPANY, INC. ADDRESS: 1060 BANNOCK STREET, SUITE 305 DENVER, CO 80204		

DATE:



STEAMBOAT OFFICE

24 B 5TH STREET

STEAMBOAT SPRINGS, CO 80487

SITE B

SPRINGS,

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

2023 DEVELOPMENT PLAN 2023 DEVELOPMENT PLAN 2 SUBMITTAL

Sheet Title

SITE B - INFORMATION SHEET

Sheet No.

G0.1