WALTON CREEK - DEVELOPMENT PLAN SUBMISSION

2075 WALTON CREEK ROAD

STEAMBOAT SPRINGS, COLORADO 80487

VICINITY MAP

PROJECT TEAM

OWNER

MAY RIEGLER PROPERTIES
2201 WISCONSIN AVENUE NW SUITE 200
WASHINGTON, DC 20007

ARCHITECT

KASA
3318 N. COLUMBUS ST.
ARLINGTON, VA 22207

CIVIL ENGINEER

BASELINE ENGINEERS
1169 HILLTOP PARKWAY, SUITE 204
PO BOX 770152
STEAMBOAT SPRINGS, COLORADO 80487

FIRE CODE ANALYSIS

DRAWING LIST

G100	COVER SHEET
1	EXISTING CONDITIONS PLAN?
C1	CIVIL SITE PLAN
C2	SNOW STORAGE PLAN
C3	GRADING & DRAINAGE PLAN
C4	UTILITY PLAN
C5	DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE NOTES
L3	LANDSCAPE DETAILS
A100	SITE PLAN
A200	BUILDING 1 - OVERALL PLANS
A201	BUILDING 2 - OVERALL PLANS
A300	BUILDING 1 - ELEVATIONS
A301	BUILDING 2 - ELEVATIONS
A302	BASEMENT DIAGRAM - PLAN
A303	BUILDING 1 - BASEMENT EXHIBIT
A304	BUILDING 2 - BASEMENT EXHIBIT
A310	PERSPECTIVE RENDERING
A311	PERSPECTIVE RENDERING
A312	PERSPECTIVE RENDERING
A313	PERSPECTIVE RENDERING
A314	PERSPECTIVE RENDERING
A315	PERSPECTIVE RENDERING
A320	BUILDING SECTIONS
A401	BUILDING 1 - UNIT A ENLARGED PLANS
A402	BUILDING 1 - UNIT B ENLARGED PLANS
A403	BUILDING 2 - UNIT C ENLARGED PLANS
A404	BUILDING 2 - UNIT D ENLARGED PLANS
E0.1	SITE PHOTOMETRIC

OWNER

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WASHINGTON, DC 20007

PO BOX 881330
STEAMBOAT SPRINGS, CO 80488

PROJECT SUMMARY TABLE

GROSS FLOOR AREA:	13,049 GSF (NOT INCLUDING BASEMENTS)		
NET FLOOR AREA:	11,571 NSF (NOT INCLUDING BASEMENTS)		
UNIT SIZE:	1,631 SF AVERAGE		
NUMBER OF UNITS:	8		
ZONING:	MF-2		
FRONTAGE:	WALTON CREEK RD: 248'	APRES SKI WAY: 82'	
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL	13,049 FAR SF	8

STANDARDS	ZONE DISTRICT REQMTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	12,000 SF MIN / NO MAX	28,998 SF	N
LOT COVERAGE	40% MAX	26.5% (7,677 SF FTPRNT)	N
FLOOR AREA RATIO	45% MAX	44.99% FAR	N
OVERALL BLDG HT	63' MAX (W/ UNDRGRND PRKG)	32'-0"	N
AVERAGE PLATE HT	41' MAX (W/ UNDRGRND PRKG)	20'-4"	N
FRONTAGE AREA HT	N/A		N
FRONT SETBACK	15 FT MIN	COMPLIES	N
SIDE SETBACK	15 FT MIN	COMPLIES	N
REAR SETBACK	15 FT MIN	COMPLIES	N
SECOND STORY INTENSITY	N/A		
PARKING	18 SPACES MIN	18 SPACES	N
SNOW STORAGE	3,897 SF	4,711 SF	N

BUILDING CODE INFORMATION - 2018 INTERNATIONAL RESIDENTIAL CODE (NON-SPRINKLERED)	
R101.2 SCOPE	IRC APPLIES. TOWNHOUSES, NOT MORE THAN 3 STORIES ABOVE GRADE.
TABLE 302.1 EXTERIOR WALLS	FIRE-RESISTANCE RATED WALLS TO BE 1 HOUR
R302.2.1 DOUBLE WALLS	EACH TH SEPARATED BY (2) 1-HOUR RATED WALL ASSEMBLY.
302.2.2 COMMON WALLS	WHEN NO FIRE SPRINKLER IS PROVIDED, COMMON WALL TO BE 2-HR RATED
R302.2.6 STRUCT. IND.	EACH INDIVIDUAL TOWNHOUSE SHALL BE STRUCTURALLY INDEPENDENT.

APPROVAL STAMPS:

No.	Date	Description
1	4/8/2024	Development Plan Submittal

SUBMISSIONS & REVISIONS

OWNER

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LANDSCAPE ARCHITECT

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GENERAL CONTRACTOR

PROJECT LOCATION

Walton Creek Townhomes
2075 Walton Creek Rd
Steamboat Springs, CO

DRAWING TITLE

COVER SHEET

SEAL

DATE: 03/27/20
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:

G100

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