

# 5 SKI TIME SQUARE DRIVE

STEAMBOAT SPRINGS, CO 80487

Development Plan Rev1 - 07/25/2024

## SHEETS INCLUDED IN THIS SECTION

### EXISTING CONDITIONS PLAN

C.003	EXISTING CONDITIONS EXHIBIT
C.004	ANTICIPATED CONDITIONS EXHIBIT

### SITE PLAN

L.100.1	SITE ILLUSTRATIVE PLAN - SUMMER
L.100.2	SITE ILLUSTRATIVE PLAN - WINTER
L.101	SITE PLAN

### ARCHITECTURAL DRAWINGS

G.001	ENTITLEMENTS COVER SHEET
G.020	PERSPECTIVE RENDERINGS
A.099	LEVEL P2 - FLOOR PLAN
A.100	LEVEL P1 - FLOOR PLAN
A.101	LEVEL 1 - FLOOR PLAN
A.102	LEVEL 2 - FLOOR PLAN
A.103	LEVEL 3 - FLOOR PLAN
A.104	LEVEL 4 - FLOOR PLAN
A.105	LEVEL 5 - FLOOR PLAN
A.106	LEVEL 6 - FLOOR PLAN
A.107	LEVEL 7 - FLOOR PLAN
A.108	LEVEL 8 - FLOOR PLAN
A.109	LEVEL 8 MEZZANINE - FLOOR PLAN
A.110	ROOF PLAN
A.111	ROOF SLOPE DIAGRAM
A.112	SUN STUDY
A.201	BUILDING ELEVATION - NORTH
A.202	BUILDING ELEVATION - EAST
A.203	BUILDING ELEVATION - SOUTH
A.204	BUILDING ELEVATION - WEST
A.205	BUILDING ELEVATION - WEST COURTYARD
A.206	BUILDING ELEVATION - EAST COURTYARD
A.207	ENLARGED BUILDING ELEVATION - NORTH RETAIL
A.208a	EXTERIOR AMENITY PUBLIC VS PRIVATE
A.208b	SOUTH PROMENADE RENDERINGS
A.208c	SOUTH PROMENADE RENDERINGS
A.208d	SOUTH PROMENADE RENDERINGS
A.210	GLAZING PERCENTAGE DIAGRAM
A.211	GLAZING PERCENTAGE DIAGRAM
A.212	BUILDING HEIGHTS
A.213	BUILDING STEPBACKS
A.214	BUILDING STEPBACKS
A.215	BUILDING STEPBACKS
A.301	SITE SECTIONS
A.310	BUILDING AXONS

### LANDSCAPE PLAN

L.301 / 1	A4.DIV-1.401 & 419 - WATER BODY SETBACK / FLOOD DAMAGE PREVENTION DIAGRAM
L.301 / 2	A4.DIV-1.406 - OFF STREET PARKING
L.301 / 3	A4.DIV-1.407 - FIRE ACCESS DIAGRAM
L.301 / 4	A4.DIV-1.407 / 408 - OFF STREET LOADING / REFUSE MANAGEMENT
L.302 / 1	A4.DIV-1.409 - SNOW MANAGEMENT DIAGRAM
L.302 / 2	A4.DIV-1.414 & 417 - MULTI-MODE FACILITIES / COMPLETE STREETS
L.302 / 3	A4.DIV-1.415 - CLEAR VISION SETBACKS
L.302 / 4	A4.DIV-1.416 - RETAINING WALLS
L.303 / 1	A4.DIV-1.440 - ENTRY POINT DIAGRAM
L.303 / 2	A4.DIV-1.402 - LANDSCAPING DIAGRAM
L.303 / 3	A2.216.B - LOT COVERAGE DIAGRAM
L.304 / 1	EASEMENT DIAGRAM
L.304 / 2	A4.DIV-2.440.C.1.b - PUBLIC VS. PRIVATE
L.304 / 3	MMMP - ADA REALM DIAGRAM

### GRADING PLAN

C.410	WEST PROMENADE CENTERLINE PROFILE
C.411	WEST PROMENADE WALL PROFILE
C.412	WEST PROMENADE WALL SECTIONS
C.420	EAST PROMENADE CENERLINE PROFILE
L.201	GRADING PLAN
L.201 / 1-6	SITE SECTIONS
L.202	SITE PROFILES

### UTILITY PLAN

C.220	UTILITY PLAN
C.210	SANITARY SEWER PLAN & PROFILE
C.220	PRIVATE FIRE HYDRANT PLAN & PROFILE
C.221	FIRE SUPPRESSION & DOMESTIC SERVICE PLAN & PROFILE

### LIGHTING PLAN

LI.100	A4.DIV-1.405 - EXTERIOR LIGHTING - PHOTOMETRICS
LI.200	BUILDING LIGHTING - ELEVATIONS
LI.301	BUILDING LIGHTING - CUT SHEETS - 1
LI.302	BUILDING LIGHTING - CUT SHEETS - 2
LI.303	BUILDING LIGHTING - CUT SHEETS - 3
LI.304	BUILDING LIGHTING - CUT SHEETS - 4

### DRAINAGE PLAN

C.300	DRAINAGE PLAN
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### FIRE CODE ANALYSIS

L.401	FIRE CODE ANALYSIS
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# SITE PLAN

## DEVELOPMENT PLAN



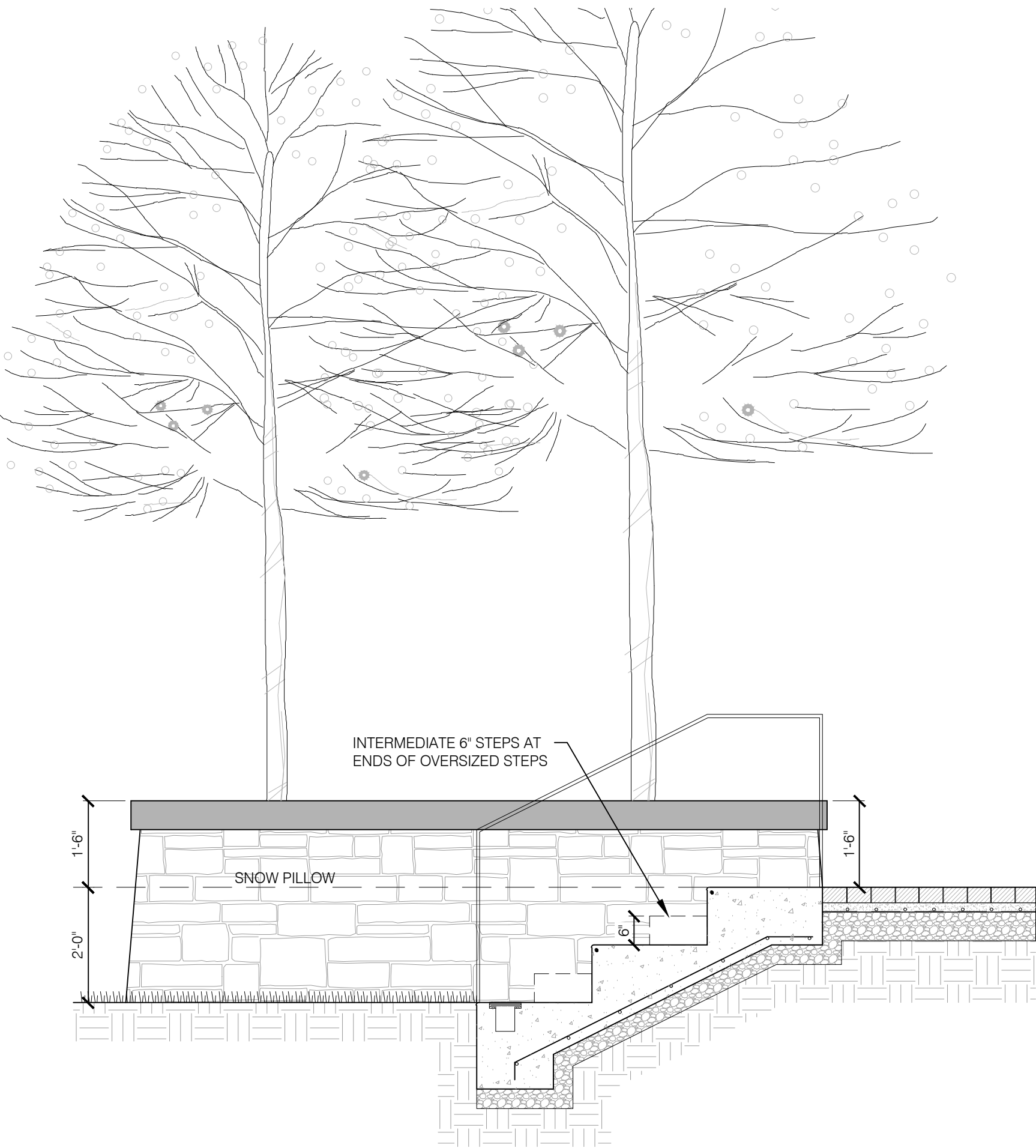


1 OVERALL - SUMMER SITE ILLUSTRATIVE PLAN  
1" = 20'-0"



SITE MATERIALS LEGEND

- (A) CONCRETE CURB AT PAVERS
- (B) PROMENADE / SIDEWALK PAVER
- (C) PROMENADE VEHICULAR RATED HARDSCAPE
- (D) PORTE COCHERE PAVERS
- (E) EXTERIOR PATIO PAVER
- (F) TYPICAL BOARDFORM CONCRETE WALL
- (G) TYPICAL STAIR ADJACENT TO BOARDFORM WALL
- (H) OVERSIZED CONCRETE STEPS AT SKI EDGE



2 TYPICAL SNOW EDGE CONDITION  
1/2" = 1'-0"



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NOT FOR  
CONSTRUCTION

THUNDERHEAD BEACH  
1965 SKI TIME SQUARE  
STEAMBOAT SPRINGS, CO 80487

REVISIONS:  
NO DATE DESCRIPTION

PROJECT NUMBER:  
123134.00  
DATE:  
07/25/2024  
ISSUED FOR:  
DEVELOPMENT PLAN - REV 1  
SHEET TITLE:  
SITE ILLUSTRATIVE  
PLAN - SUMMER

SHEET NUMBER  
L.100.1



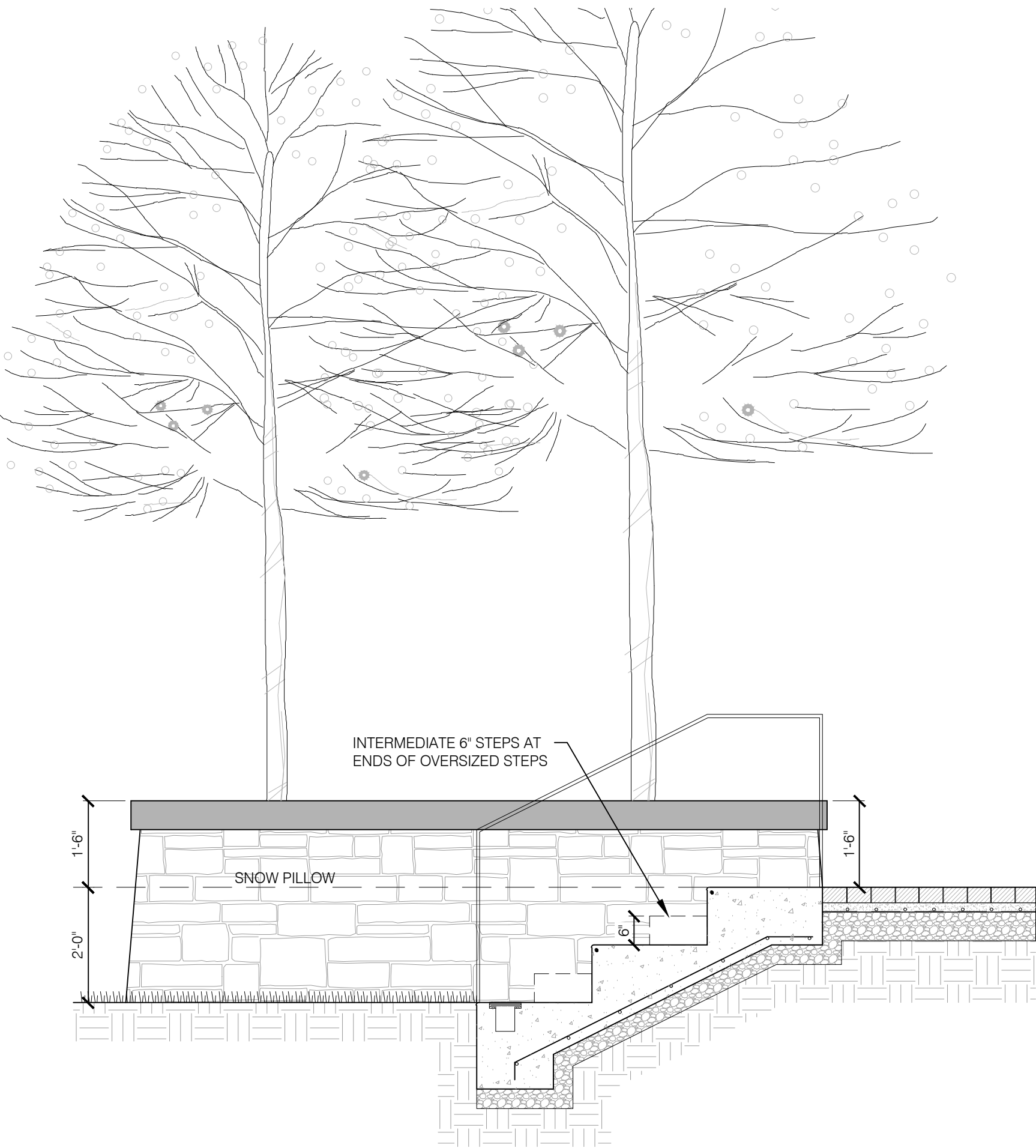


1 OVERALL - WINTER SITE ILLUSTRATIVE PLAN  
1" = 20'-0"



SITE MATERIALS LEGEND

- (A) CONCRETE CURB AT PAVERS
- (B) PROMENADE / SIDEWALK PAVER
- (C) PROMENADE VEHICULAR RATED HARDSCAPE
- (D) PORTE COCHERE PAVERS
- (E) EXTERIOR PATIO PAVER
- (F) TYPICAL BOARDFORM CONCRETE WALL
- (G) TYPICAL STAIR ADJACENT TO BOARDFORM WALL
- (H) OVERSIZED CONCRETE STEPS AT SKI EDGE



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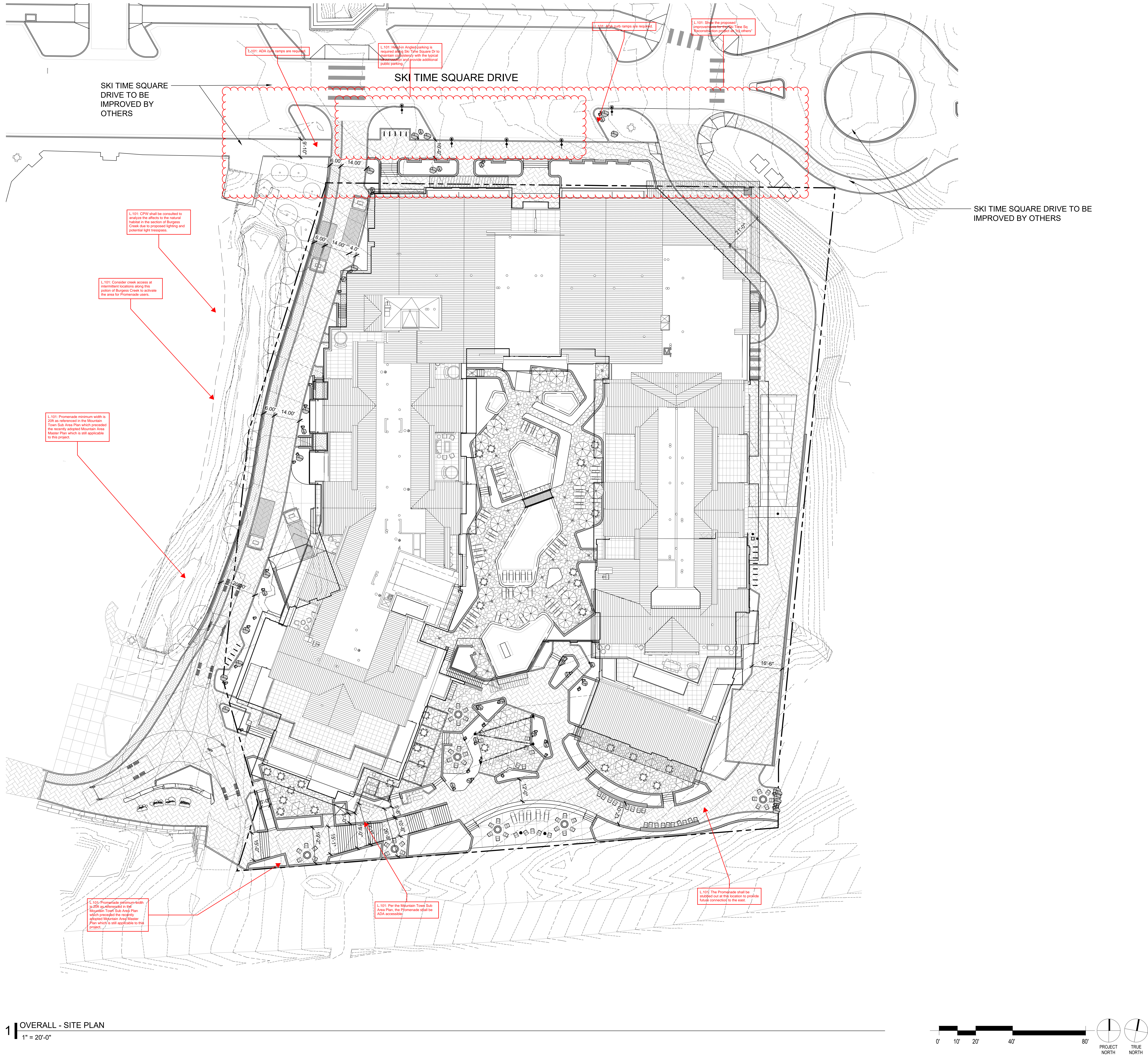
THUNDERHEAD BEACH  
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STEAMBOAT SPRINGS, CO 80487

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DATE:  
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DEVELOPMENT PLAN - REV 1  
SHEET TITLE:  
SITE ILLUSTRATIVE  
PLAN - WINTER

SHEET NUMBER  
L.100.2





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# THUNDERHEAD BEACH

## 1965 SKI TIME SQUARE

### STEAMBOAT SPRINGS, CO 80487

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07/25/2024  
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DEVELOPMENT PLAN - REV 1  
SHEET TITLE:  
SITE PLAN

SHEET NUMBER  
L.101