

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

A.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

L301.1	A4.DIV.1-401 & 419 - WATER BODY FLOOD BACKFLOOD PREVENTION DIAGRAM
L301.2	A4.DIV.1-406 - OFF STREET PARKING
L301.3	A4.DIV.1-407 - FIRE ACCESS DIAGRAM
L301.4	A4.DIV.1-407-408 - OFF STREET LOADING / REFUSE MANAGEMENT
L302.1	A4.DIV.409 - SNOW MANAGEMENT DIAGRAM
L302.2	A4.DIV.414-415 - MULTIMODAL FACILITIES' COMPLETE STREETS
L302.3	A4.DIV.415 - CLEAR VISION SETBACKS
L302.4	A4.DIV.418 - RETAINING WALLS
L303.1	A4.DIV.1-400 - ENTRY POINT DIAGRAM
L303.2	A4.DIV.1-402 - LANDSCAPING DIAGRAM
L303.3	A2.DIV.8 - LOT COVERAGE DIAGRAM
L304.1	EASEMENT DIAGRAM
L304.2	A4.DIV.402-418 - PUBLIC VS. PRIVATE
L304.3	MAMP - 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 CENTERLINE PROFILE
L.201	GRADING PLAN
L.201 / 1-6	SITE SECTIONS
L.202	SITE PROFILES

UTILITY PLAN

C.200	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

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

DRAINAGE PLAN	
C.300	DRAINAGE PLAN

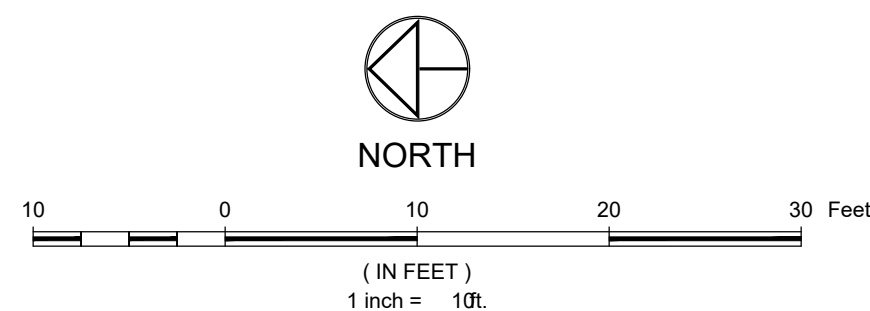
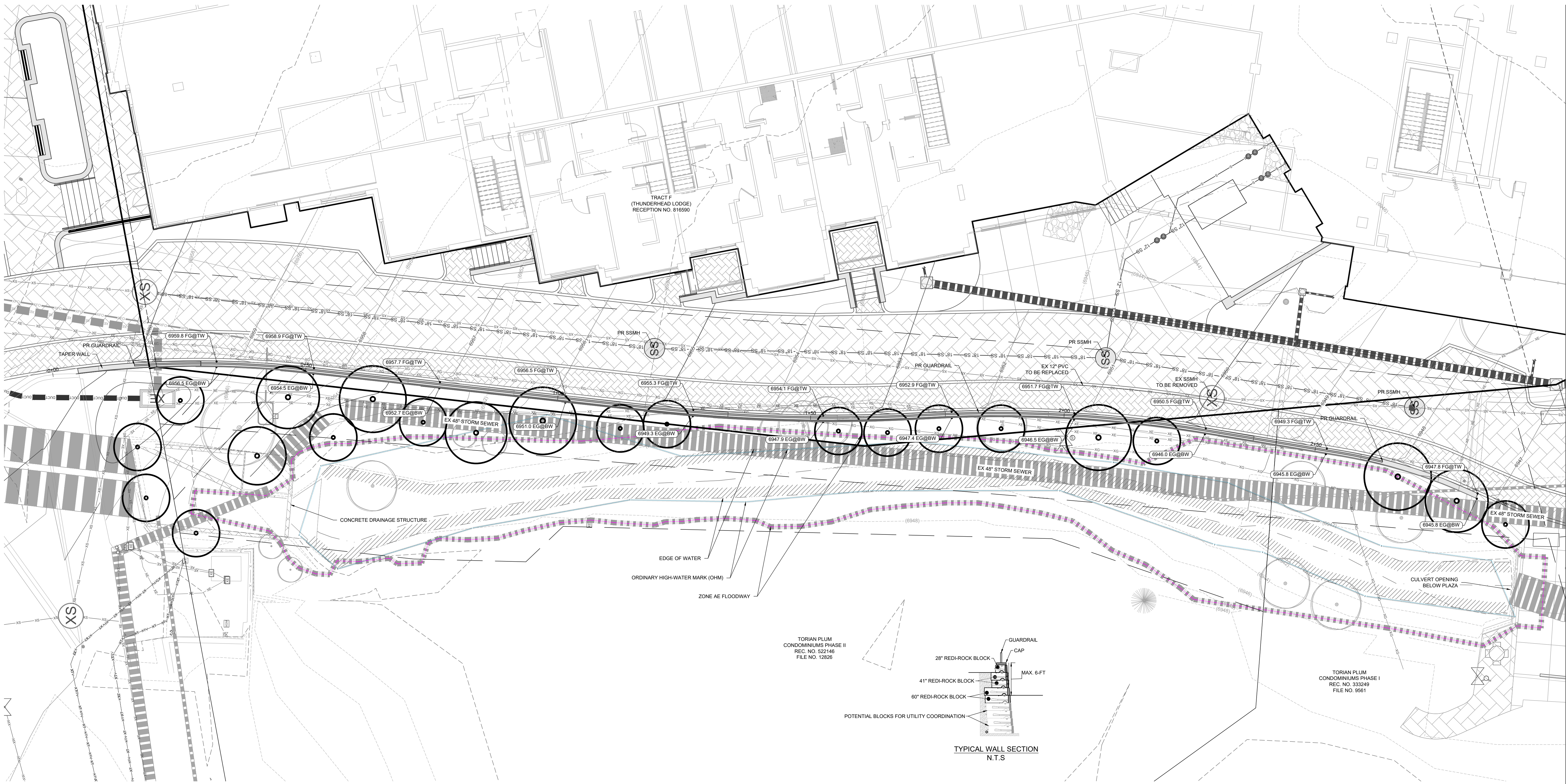
FIRE CODE ANALYSIS

FIRE CODE ANALYSIS	
L401	FIRE CODE ANALYSIS

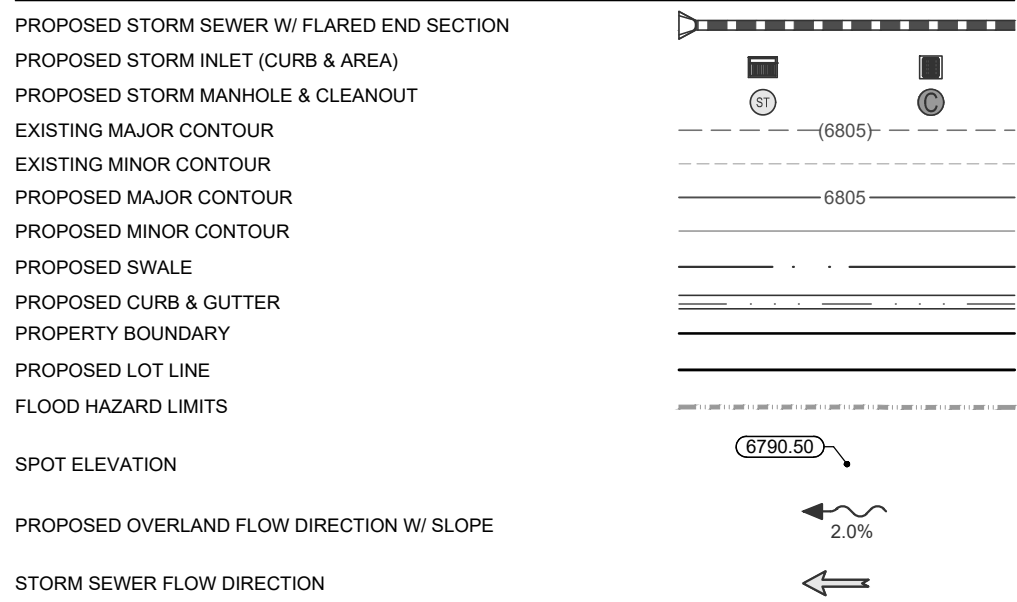
GRADING PLAN

DEVELOPMENT PLAN

1/30/2023 2:44:18 PM Autodesk Docs://123134.00_1865 Ski Time Square - Thunderhead/123134_1865 STS_THUNDERHEAD_A23.rvt



GRADING PLAN LEGEND:

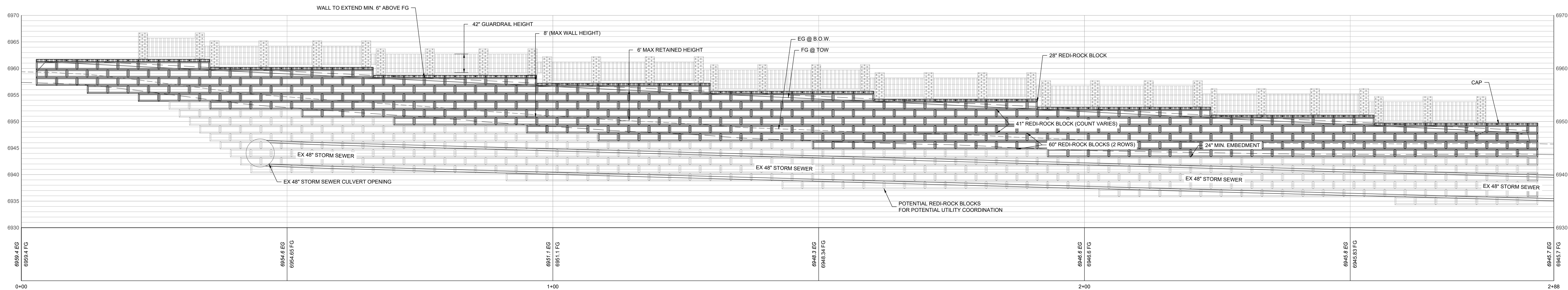
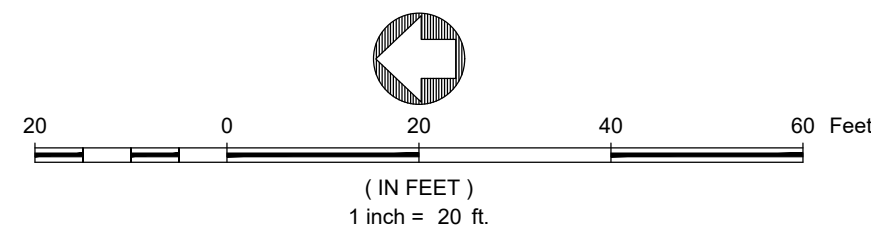


ADJACENT AND OFF-SITE IMPROVEMENTS NOTE:

THERE ARE IMPROVEMENTS SHOWN THAT EXTEND BEYOND THE PROPERTY LIMITS OF THIS APPLICATION. EASEMENTS AND/OR AGREEMENTS WILL BE REQUIRED TO CONSTRUCT, OPERATE AND MAINTAIN SUCH IMPROVEMENTS. CHANGES MAY BE REQUIRED BASED ON THE FINAL TERMS AND CONDITIONS. NOTIFY LANDMARK OF ANY AND ALL REQUIREMENTS NECESSARY FOR DESIGN AND CONSTRUCTION OF THE SCOPES OF WORK.

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. PROJECT BENCHMARK: RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 1321" 0.1' BELOW GRAD, NAVD83 ELEV. = 6794.21
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE, ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
6. PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARK'S SCOPE AND HAS BEEN PROVIDED BY OTHERS.



NOT FOR
CONSTRUCTION

THUNDERHEAD BEACH

1965 SKI TIMES SQUARE

STEAMBOAT SPRINGS, CO 80487

REVISIONS:

NO	DATE	DESCRIPTION
----	------	-------------

PROJECT NUMBER:
123134.00

DATE:
07/25/2024

ISSUED FOR:
DP RE-SUBMITTAL

SHEET TITLE:
WEST PROMENADE
WALL PROFILE

SHEET NUMBER

C.411



GRADING PLAN LEGEND:



THESE ARE IMPROVEMENTS SHOWN THAT EXTEND BEYOND THE PROPERTY LIMITS OF THIS APPLICATION. EASEMENTS AND/OR AGREEMENTS WILL BE REQUIRED TO CONSTRUCT, OPERATE AND MAINTAIN SUCH IMPROVEMENTS. CHANGES MAY BE REQUIRED BASED ON THE FINAL TERMS AND CONDITIONS. NOTIFY LANDMARK OF ANY AND ALL REQUIREMENTS NECESSARY FOR DESIGN AND CONSTRUCTION OF THE SCOPES OF WORK.

NOTES:

- THE SIZE, TYPE, AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATELY SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- PROJECT BENCHMARK: RECOVERED NO. 2 REBAR W/ YELLOW PLASTIC CAP STAMPED 15 122121 AT 1' BELOW GRADE. ADVANCEMENT: 1.6784-29
- ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED QUADRANTS AGAINST EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON THE EXISTING FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CONSISTENT SLOPE WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- SEE SLOPS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION DESIGN AND ALL CURB SLOPS SHOWN ARE FLOWING ELEVATIONS. UNLESS NOTED OTHERWISE, ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
- PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARKS SCOPE AND HAS BEEN PROVIDED BY THE CLIENT.

THUNDERHEAD BEACH

1965 SKI TIMES SQUARE

STEAMBOAT SPRINGS, CO 80487

REVISIONS

NO	DATE	DESCRIPTION
----	------	-------------

PROJECT NUMBER:
123134.00

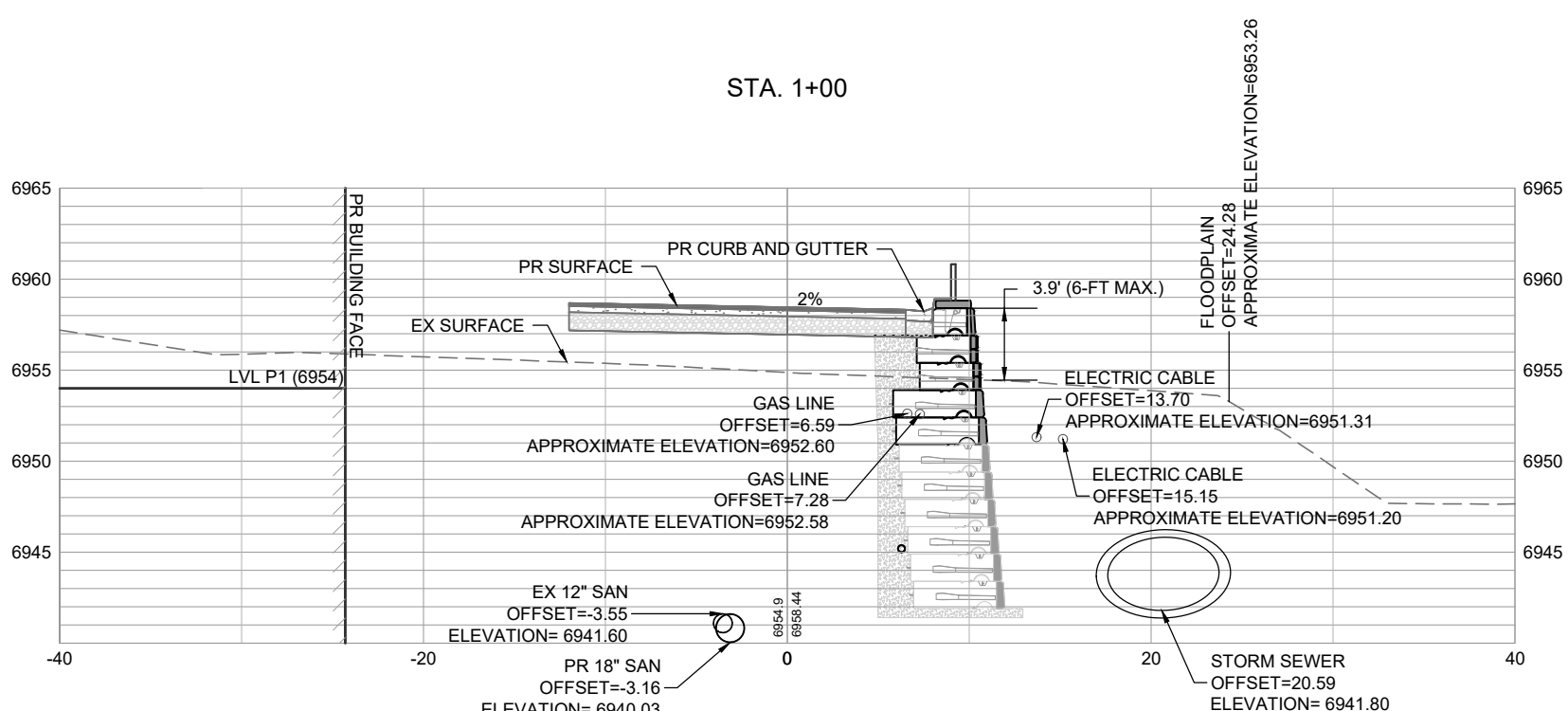
DATE:
07/25/2024

ISSUED FOR:
DP RE-SUBMITTAL

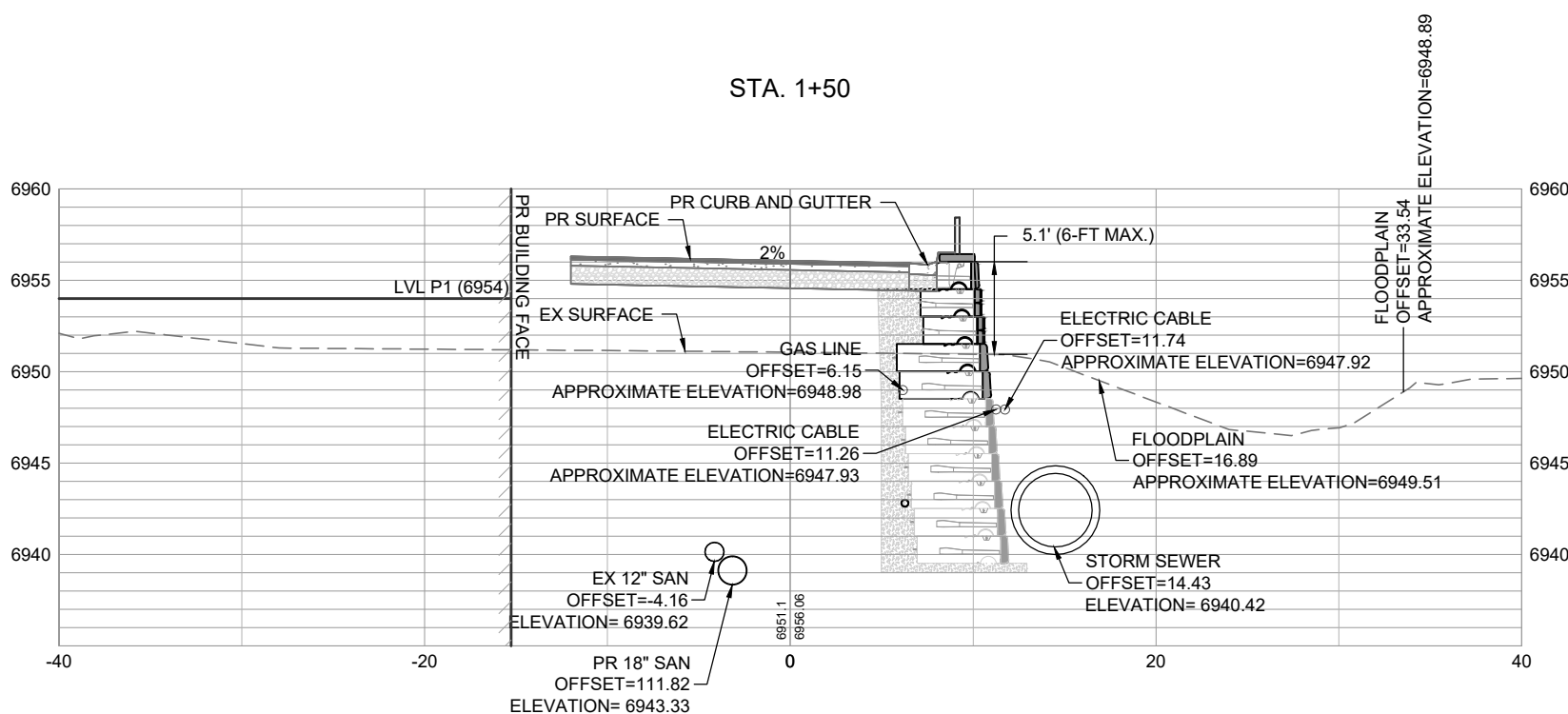
SHEET TITLE:
**WEST PROMENADE
WALL SECTIONS**

SHEET NUMBER

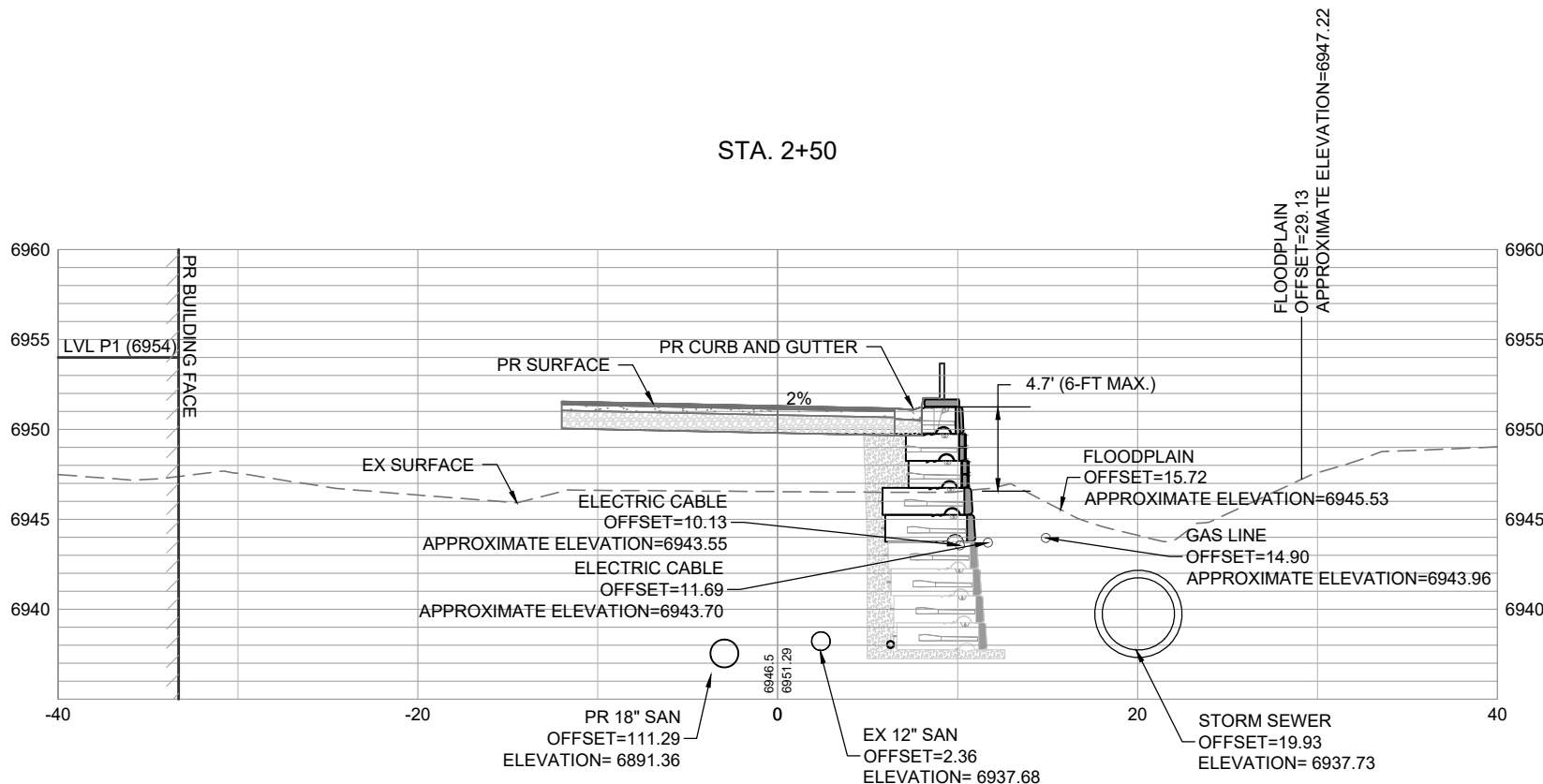
C.412



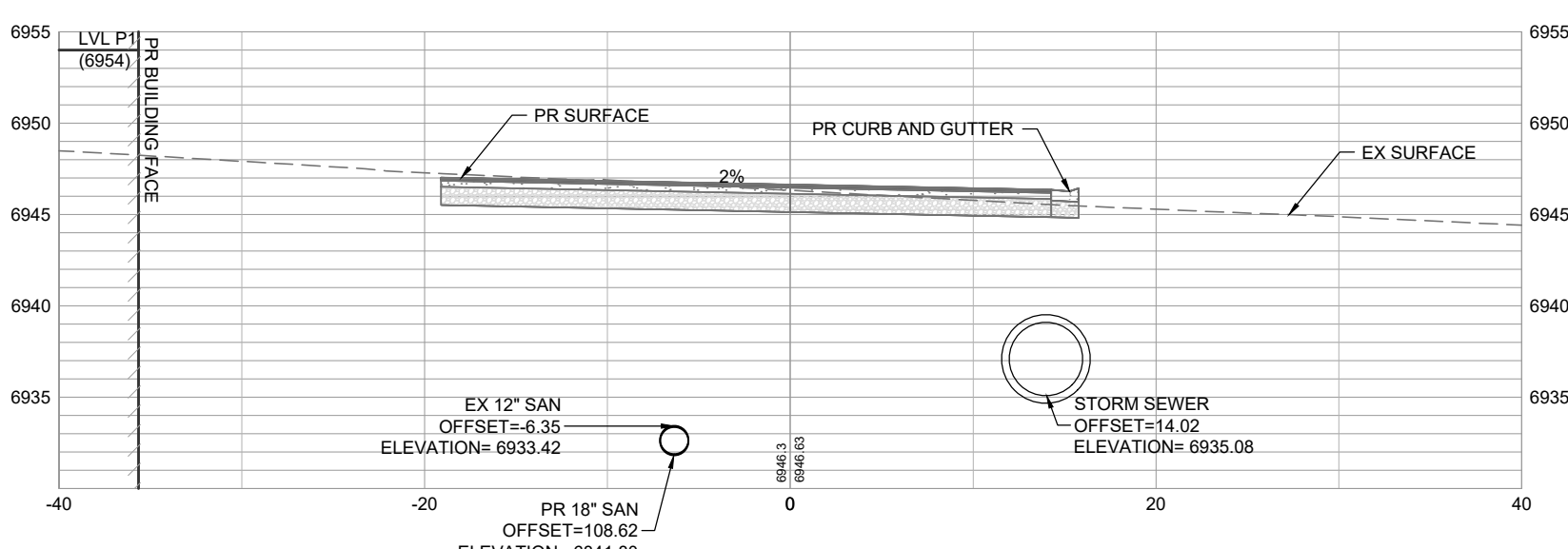
STA. 1+50



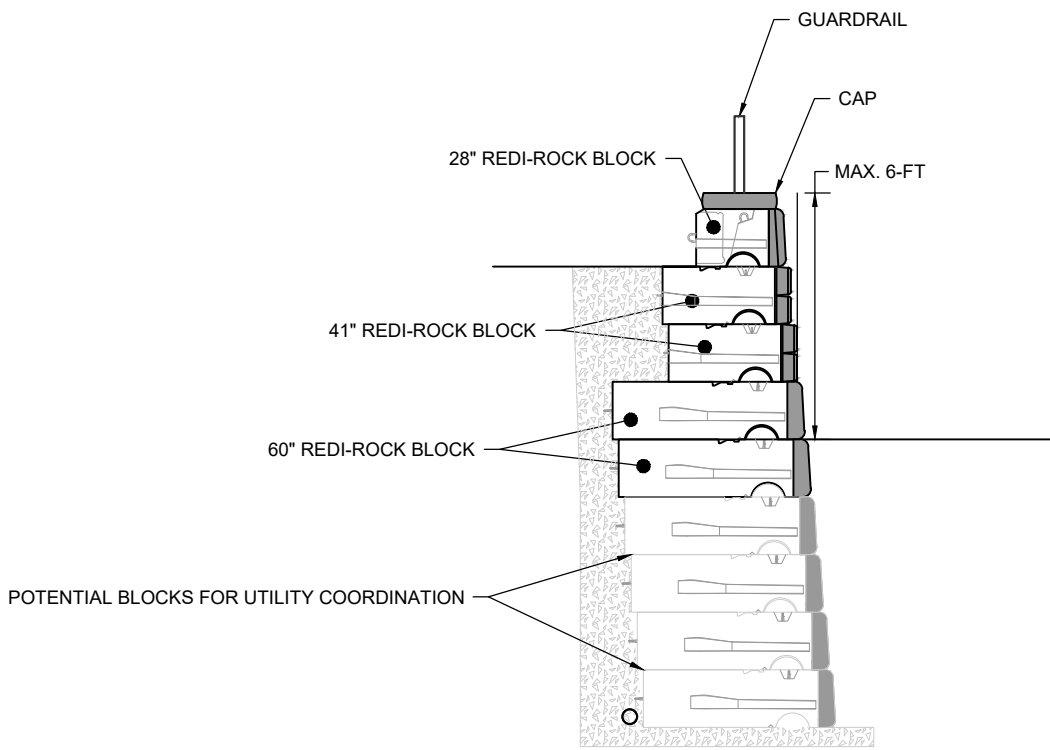
STA. 2+50



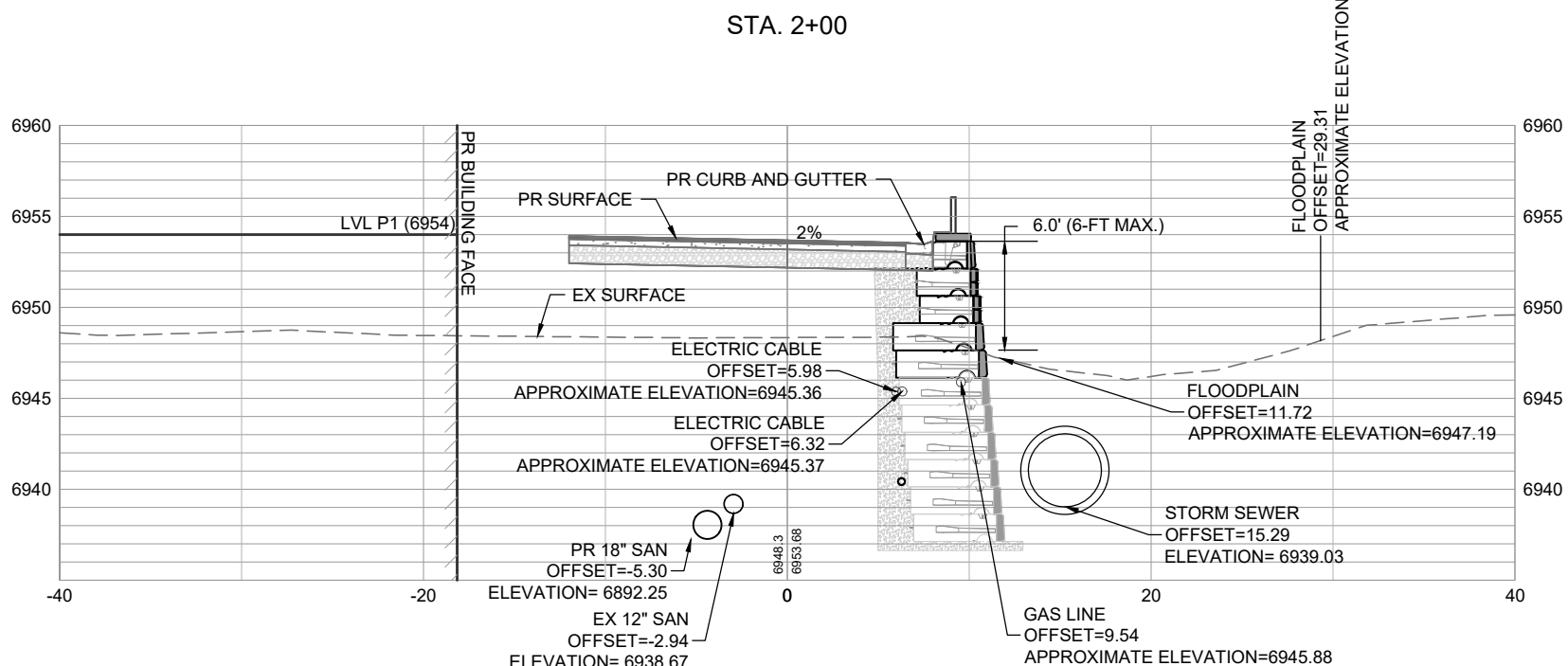
STA. 3+50



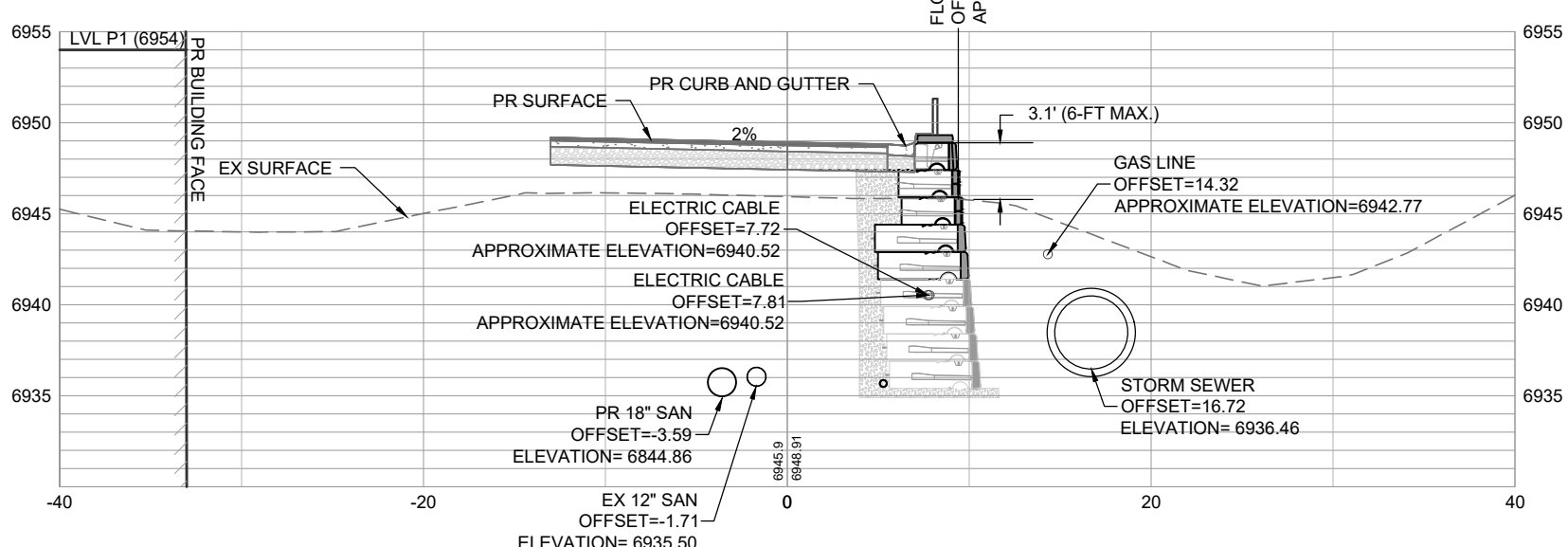
TYPICAL WALL SECTION
N.T.S



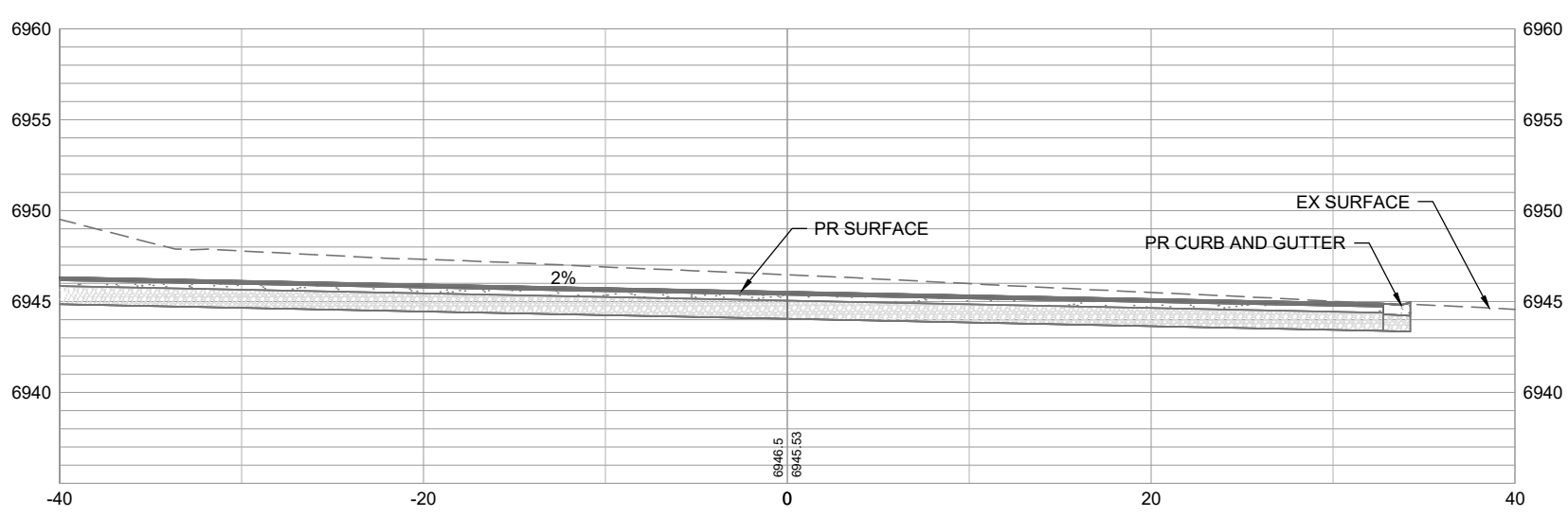
TYPICAL WALL SECTION
N.T.S



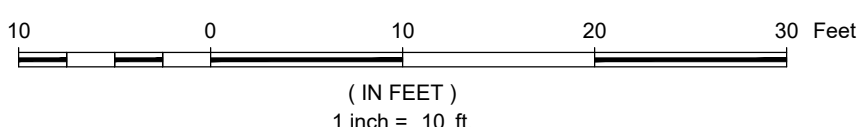
STA. 3+00

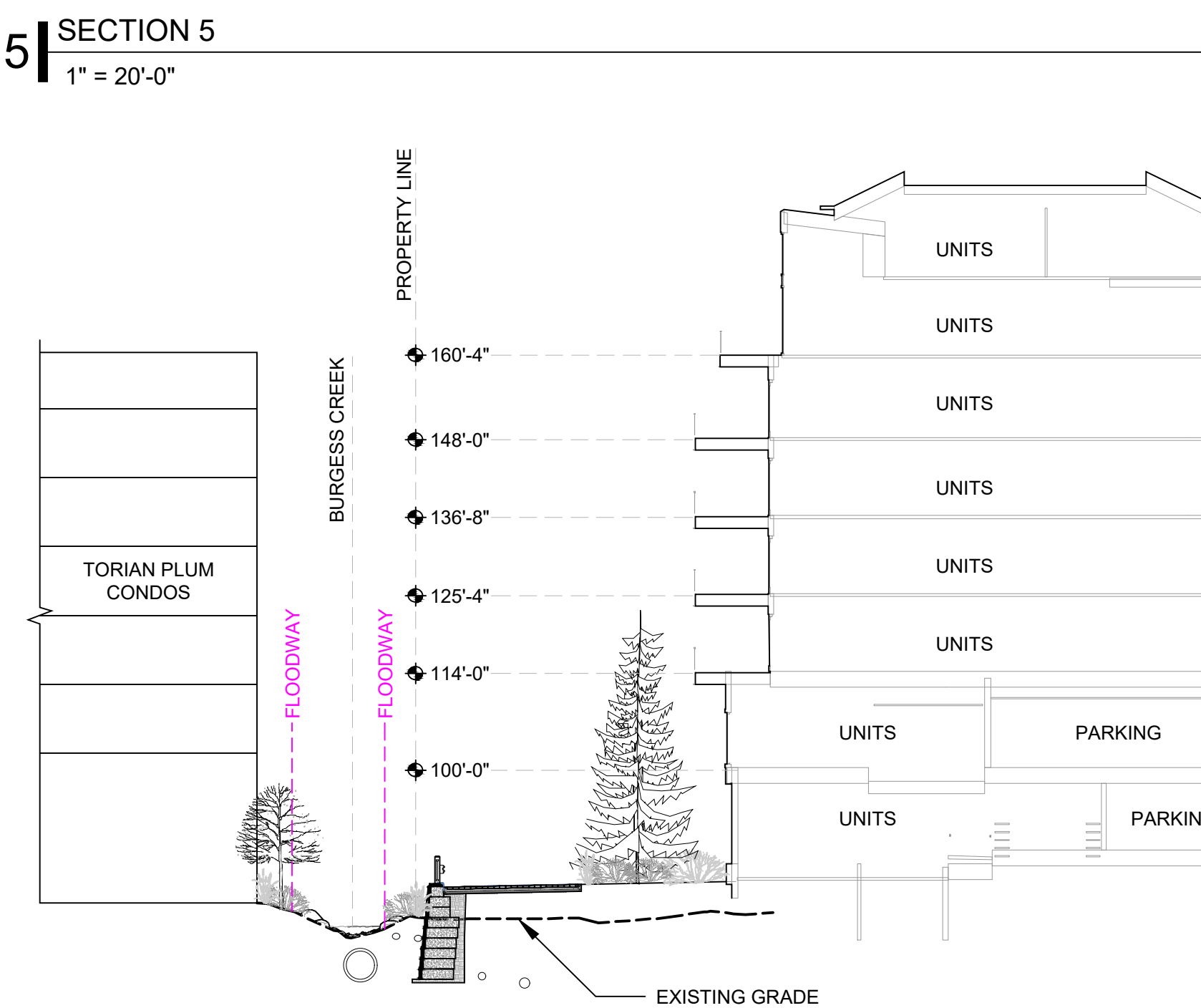
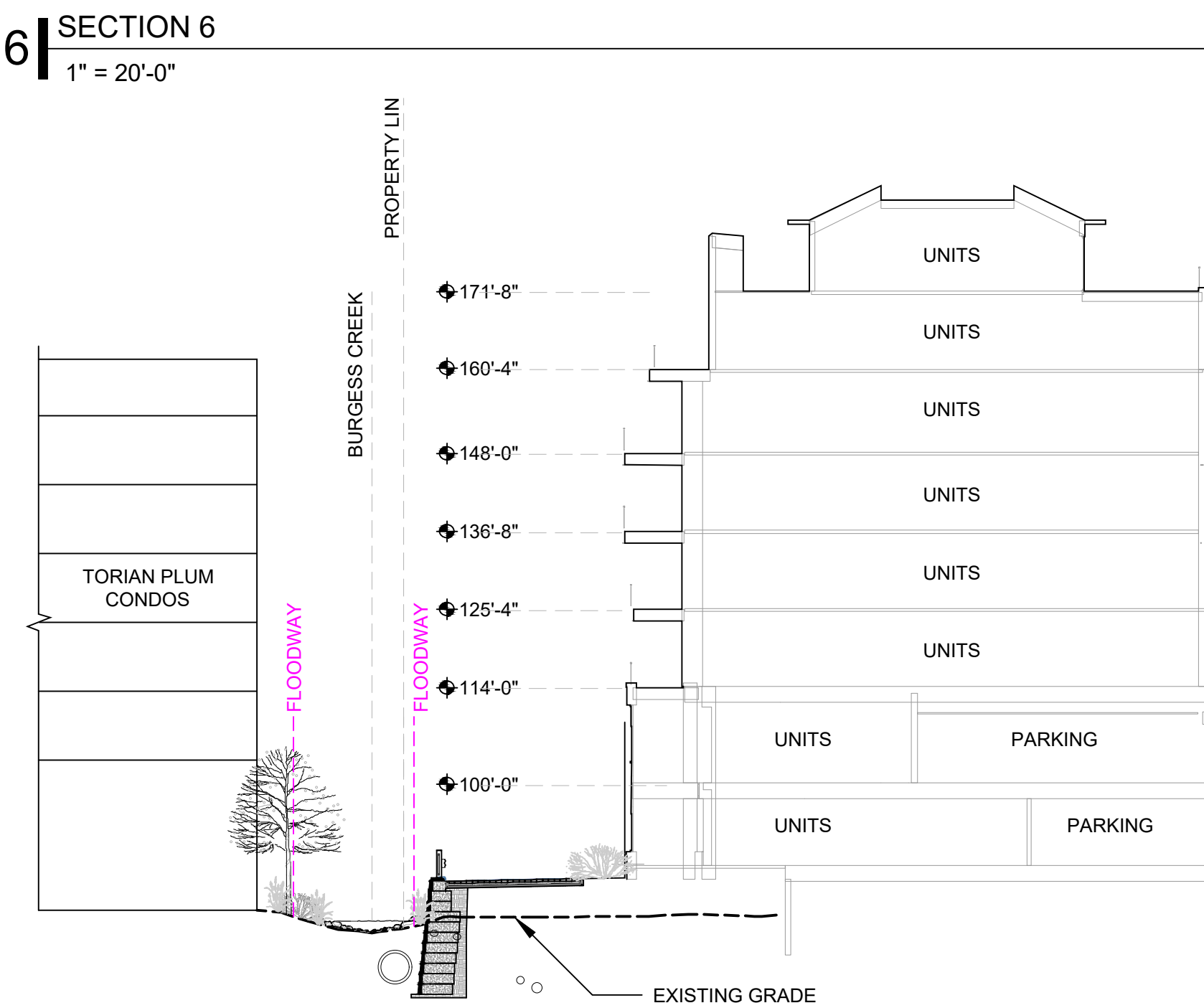
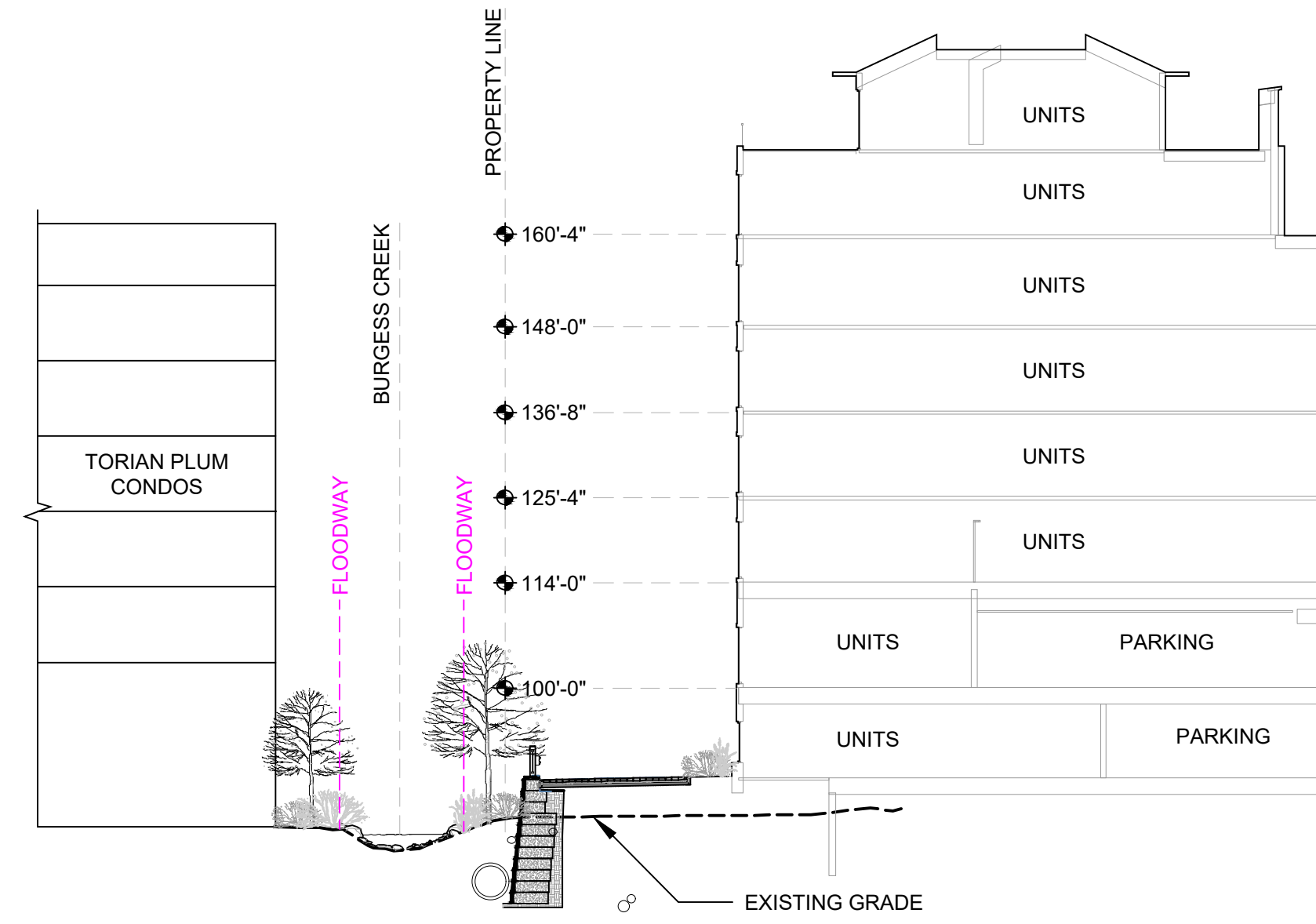


STA. 4+00

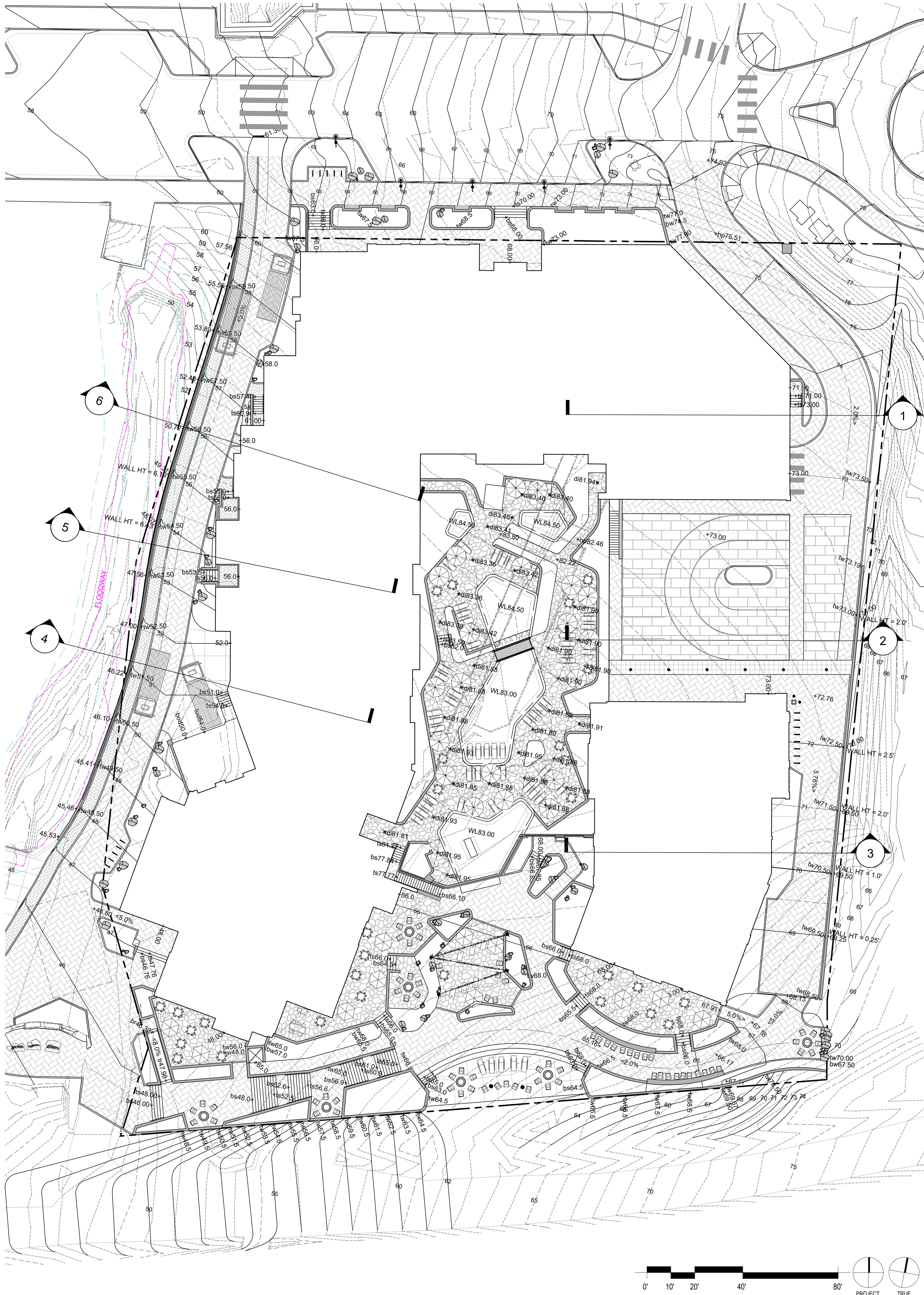


**FINAL DESIGN OF WALL TO BE DETERMINED
WALL SYSTEM AND HEIGHTS SHOWN FOR
REFERENCE PURPOSES ONLY**



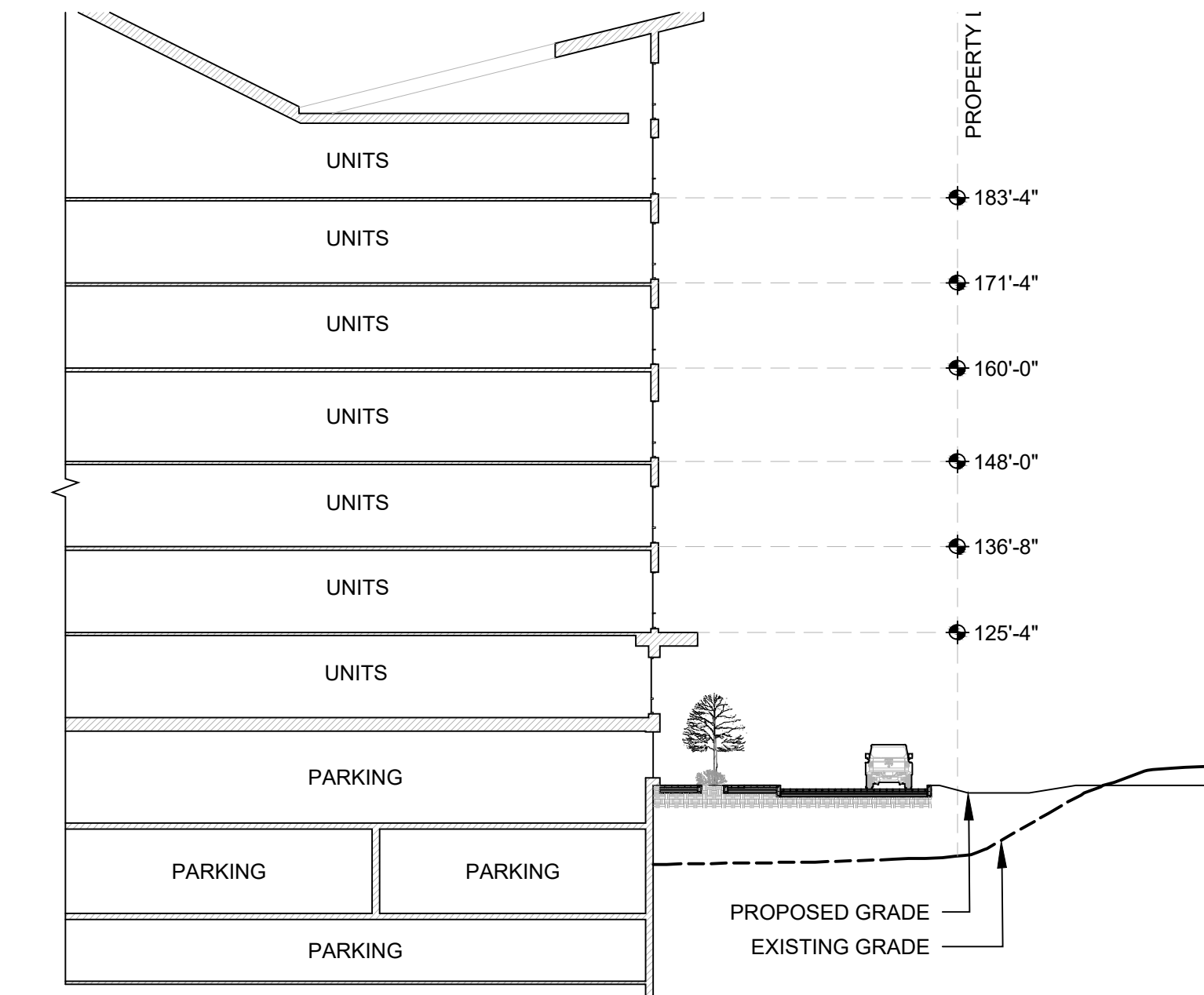


4 | SECTION 4
1" = 20'-0"

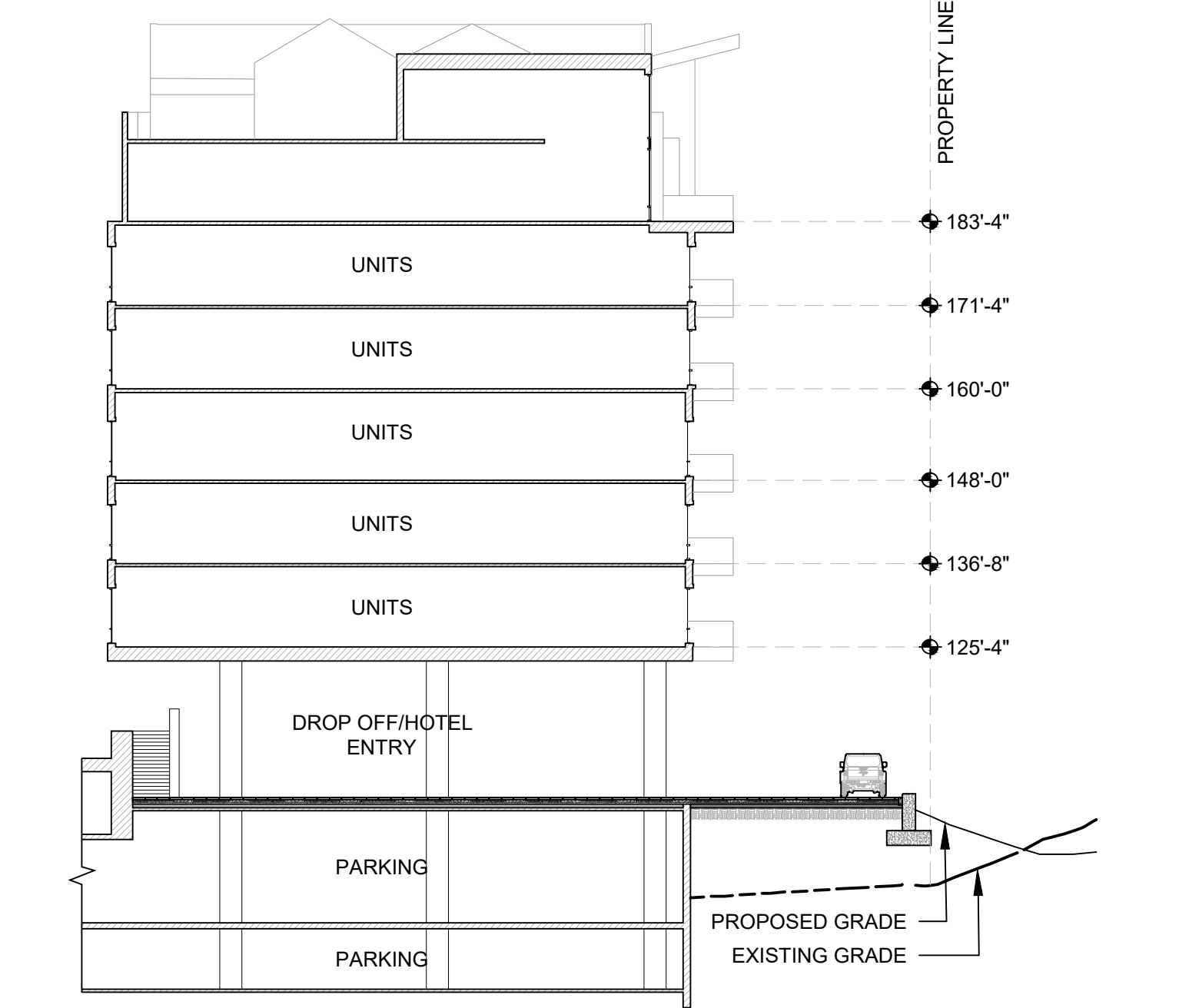


1 | GRADING PLAN
1" = 20'-0"

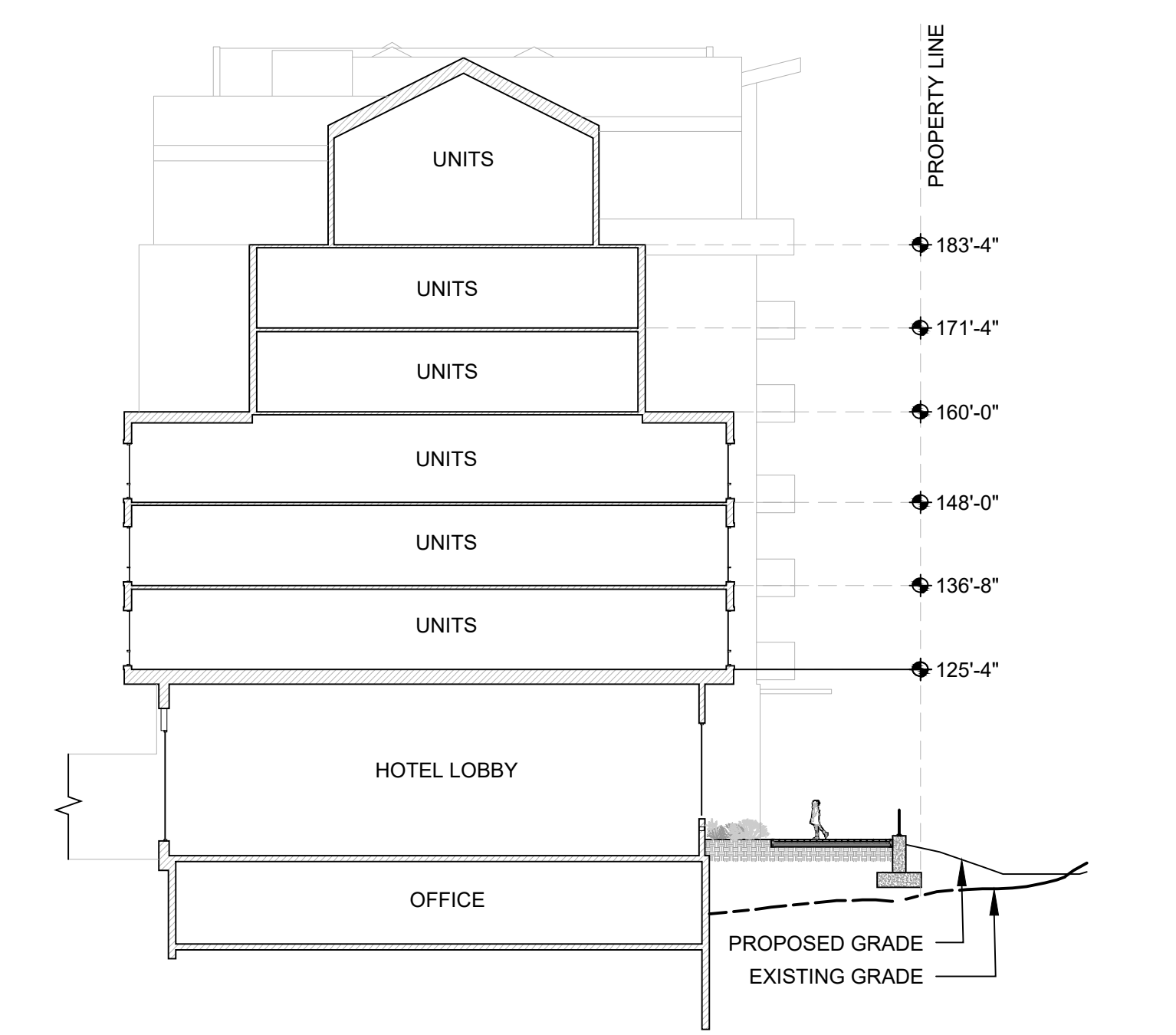
LEGEND		GRADING NOTES	
DI	DRAIN INLET	1.	MAXIMUM SLOPE 3:1, MINIMUM SLOPE 2% IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
HP	HIGH POINT	2.	FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACING TOPSOIL, SEEDING OR PLANTING.
TS	TOP OF STAIR	3.	PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED IN THE DRAWINGS.
BS	BOTTOM OF STAIR	4.	PROVIDE 2% CROSS SLOPE ON ALL WALKS UNLESS OTHERWISE NOTED.
TW	TOP OF WALL	5.	ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT OF WORK.
BW	BOTTOM OF WALL		
TR	TOP OF RAMP		
BR	BOTTOM OF RAMP		
- - -	EXISTING CONTOUR		
—	PROPOSED CONTOUR		



1 | SECTION 1
1" = 20'-0"



2 | SECTION 2
1" = 20'-0"



3 | SECTION 3
1" = 20'-0"



CONFLUENCE
3457 RINGSBY CT, UNIT 223
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

NOT FOR
CONSTRUCTION

THUNDERHEAD BEACH

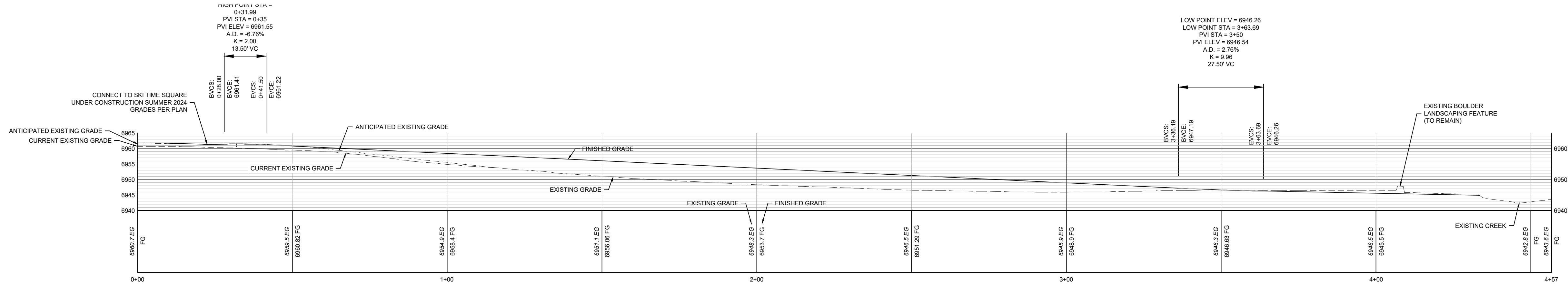
1965 SKI TIME SQUARE

STEAMBOAT SPRINGS, CO 80487

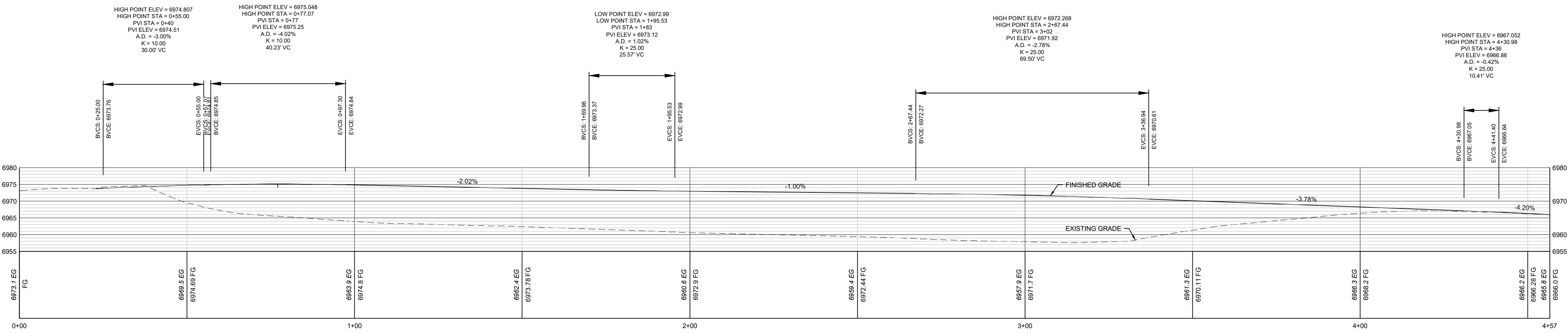
REVISIONS:		
NO	DATE	DESCRIPTION

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

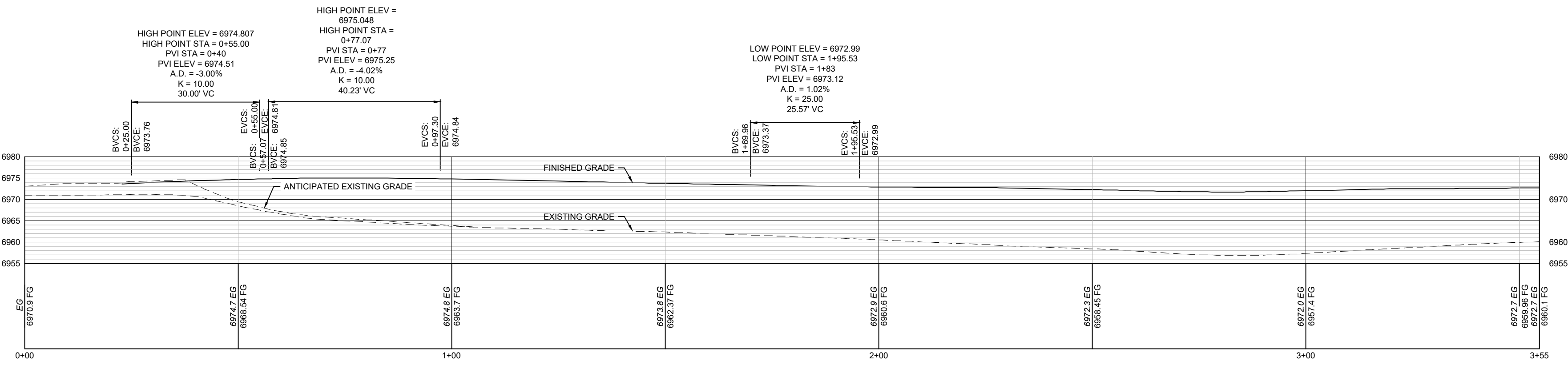
SHEET NUMBER
L.201



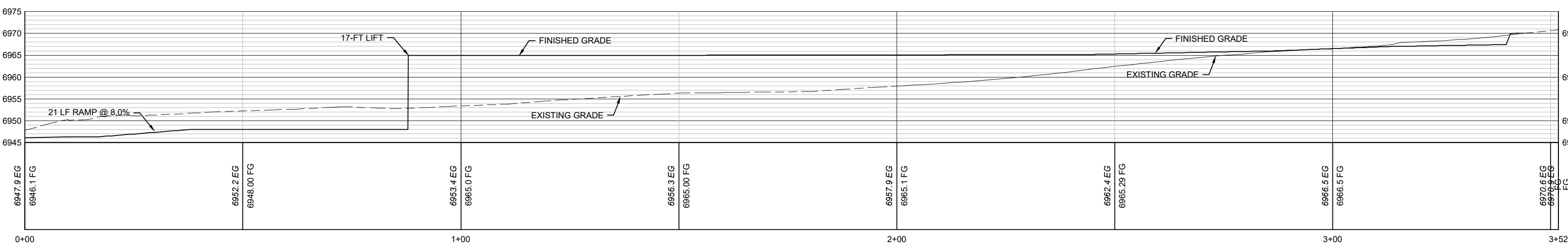
1 WEST PROMENADE PROFILE
1" = 20'-0"



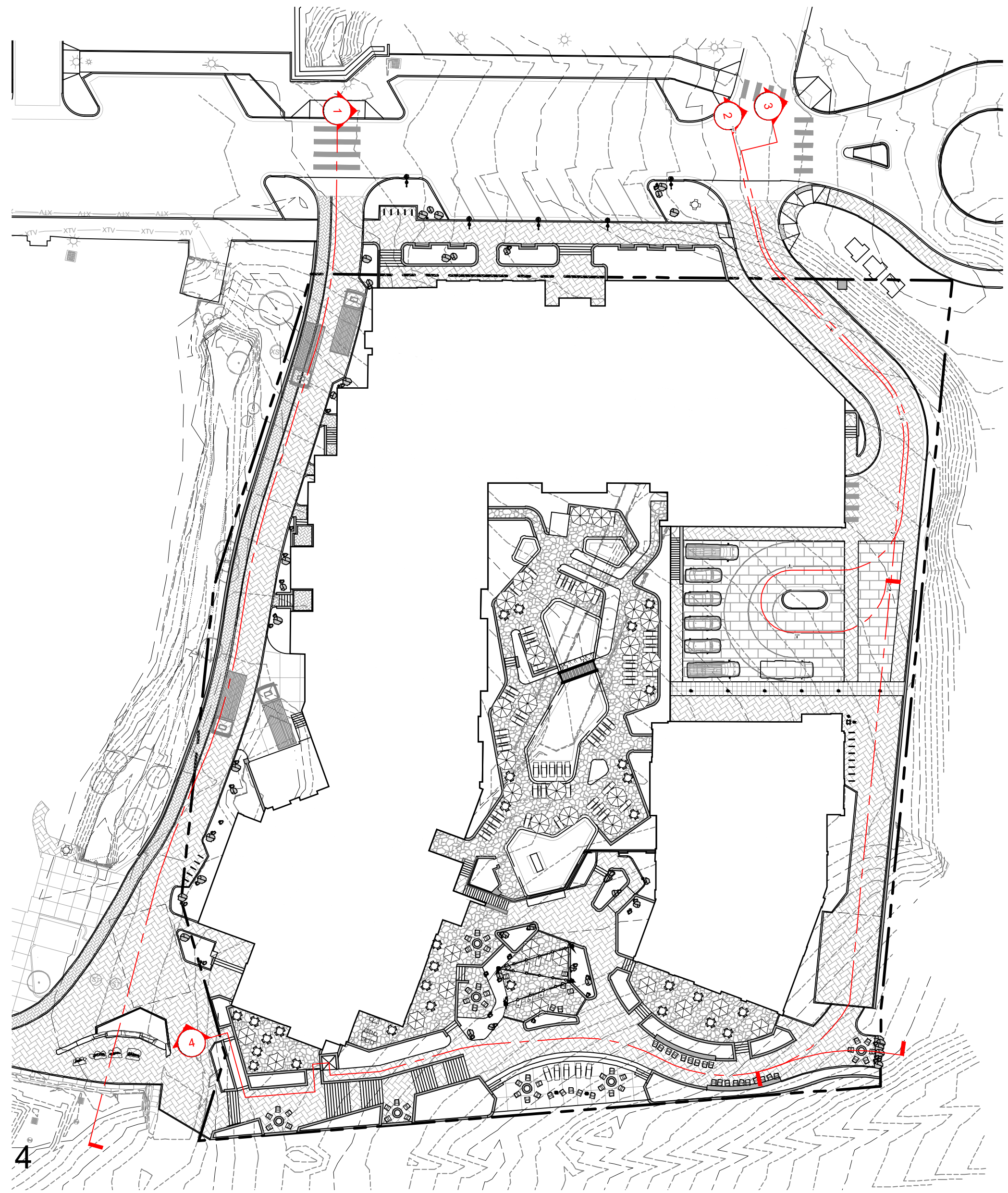
2 EAST PROMENADE PROFILE
1" = 20'-0"



3 INTERNAL PRIVATE ACCESS PROFILE
1" = 20'-0"



4 SOUTH PROMENADE PROFILE
1" = 20'-0"



SITE PLAN
1" = 40'-0"



CONFLUENCE
3457 RINGSBY CT, UNIT 223
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

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 PROFILES

SHEET NUMBER
L.202