

DRAWING LIST

G 1.0 COVER SHEET

C.003 EXISTING CONDITIONS

C.300 GRADING, DRAINAGE & UTILITY PLAN C.301 GRADING, DRAINAGE & UTILITY PLAN C.302 GRADING, DRAINAGE & UTILITY PLAN

C.310 STORM PLAN & PROFILE

C.311 STORM PLAN & PROFILE

L.001 LANDSCAPE PLAN

L.002 LANDSCAPE STANDARDS

L.003 SNOW STORAGE & OPEN SPACE

A 1.1 SITE PLAN

A 2.1 GROUND LEVEL PLAN

A 2.2 TYPICAL FLOOR PLAN

A 2.3 FIFTH FLOOR PLAN

A 2.4 ROOF PLAN

A 3.11 PROPOSED SOUTH AND WEST ELEVATIONS A 3.12 PROPOSED NORTH AND EAST ELEVATIONS

A 3.2 BUILDING SECTIONS

A 4.1 PROPOSED PROJECT PERSPECTIVE RENDERING

A 4.2 PROPOSED PROJECT PERSPECTIVE RENDERING

A 4.3 PROPOSED PROJECT PERSPECTIVE RENDERING

A 4.4 PROPOSED PROJECT PERSPECTIVE RENDERING

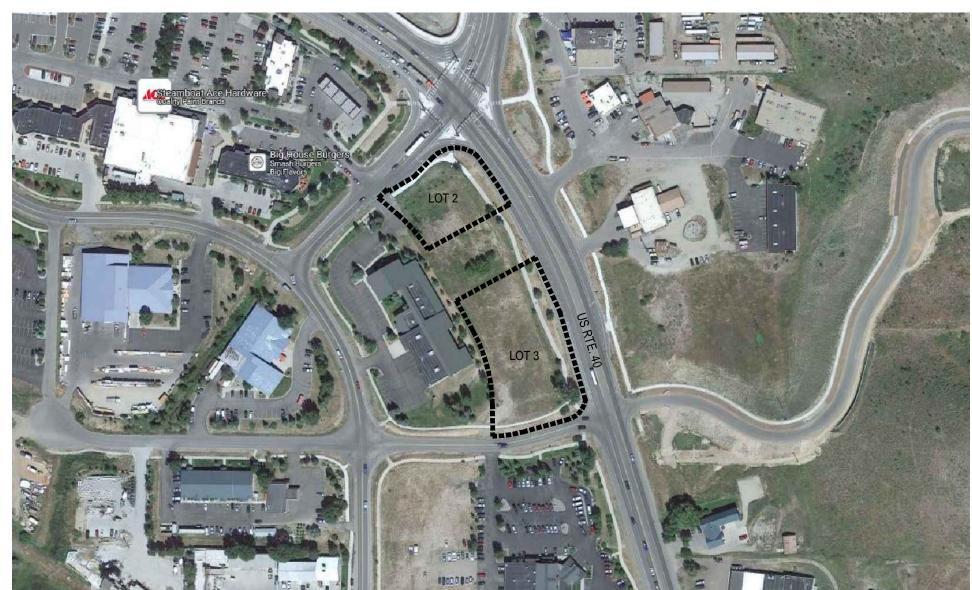
A 4.5 PROPOSED PROJECT PERSPECTIVE RENDERING

A 5.1 LIGHTING SPECIFICATIONS

STEAMBOAT BASECAMP 2 - DEVELOPMENT PLAN SUBMISSION

STEAMBOAT BASECAMP, LOT 2 STEAMBOAT SPRINGS, COLORADO 80487





PROJECT TEAM

OWNER

MAY RIEGLER PROPERTIES 7200 WISCONSIN AVE, SUITE 500 BETHESDA, MD 20814

ARCHITECT

KASA

500 7TH AVENUE, 8TH FLOOR NEW YORK, NY 10018

CIVIL ENGINEER

LANDMARK CONSULTANTS, INC. 141 9TH STREET PO BOX 774943 STEAMBOAT SPRINGS, COLORADO 80477

PROJECT SUMMARY TABLE

GROSS FLOOR AREA: 52,491 GSF (RESIDENTIAL) / 4,000 GSF (RETAIL)

40,856 NSF NET FLOOR AREA:

UNIT SIZE: 656 GSF AVERAGE

NUMBER OF UNITS:

ZONING:

CURVE CT: 263' / SHIELD DR: 350' / ELK RIVER RD: 380' / HWY 40: 377' FRONTAGE:

USE BREAKDOWN DESCRIPTION SQUARE FOOTAGE # OF UNITS

PRINCIPAL USE RESIDENTIAL/RETAIL 56,491 GSF STANDARDS **ZONE REQMTS** LOT 3 PROP. LOT 2 PROP.

LOT AREA NO MAX/NO MIN 30,155 (0.69 ACRES) 57,494 (1.32 ACRES) LOT DIMENSIONS 25' MIN. WIDTH 163' X 191' 323' X 184' 13.3% LOT COVERAGE NO MAX/NO MIN 26.9%

SEE CIVIL **OPEN SPACE** 15% MIN SEE CIVIL NO MAX 0.91 FAR FLOOR AREA RATIO 0.13 FAR 63' MAX 62'-10" MAX OVERALL BLDG HT 26' MIN FRONTAGE AREA HT 53'-6" FRONT SETBACK 5 FT MIN 22'-9"

SIDE SETBACK 7.5 FT MIN SETBACKS @ 45' AFG **UPPER STORY SETBACK** >45' OR 3 STORIES

REAR SETBACK 7.5 FT MIN 37'-3" SECOND STORY INTENSITY 50% MINIMUM

PARKING 108 SPACES(TOTAL) SEE NARRATIVE SEE NARRATIVE **SNOW STORAGE** SEE CIVIL SEE CIVIL SEE CIVIL

PROJECT TO BE DEVELOPED UNDER 2021 FAMILY OF ICC BUILDING & ENERGY CODE FIRE CODE ANALYSIS: TYPE III-B, SPRINKLERED BUILDING.

3 9/23/2025 Development Plan Submittal #3

APPROVAL STAMPS:

SUBMISSIONS & REVISIONS

2 8/5/2025 Development Plan Submittal #2 1 3/3/2025 Development Plan Submittal

May Riegler Properties 7200 Wisconsin Avenue, Suite 500 Bethesda, MD 20814 PO Box 881330 Steamboat Springs, CO 80488



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LANDSCAPE ARCHITECT

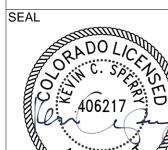
GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2 Steamboat Springs, CO

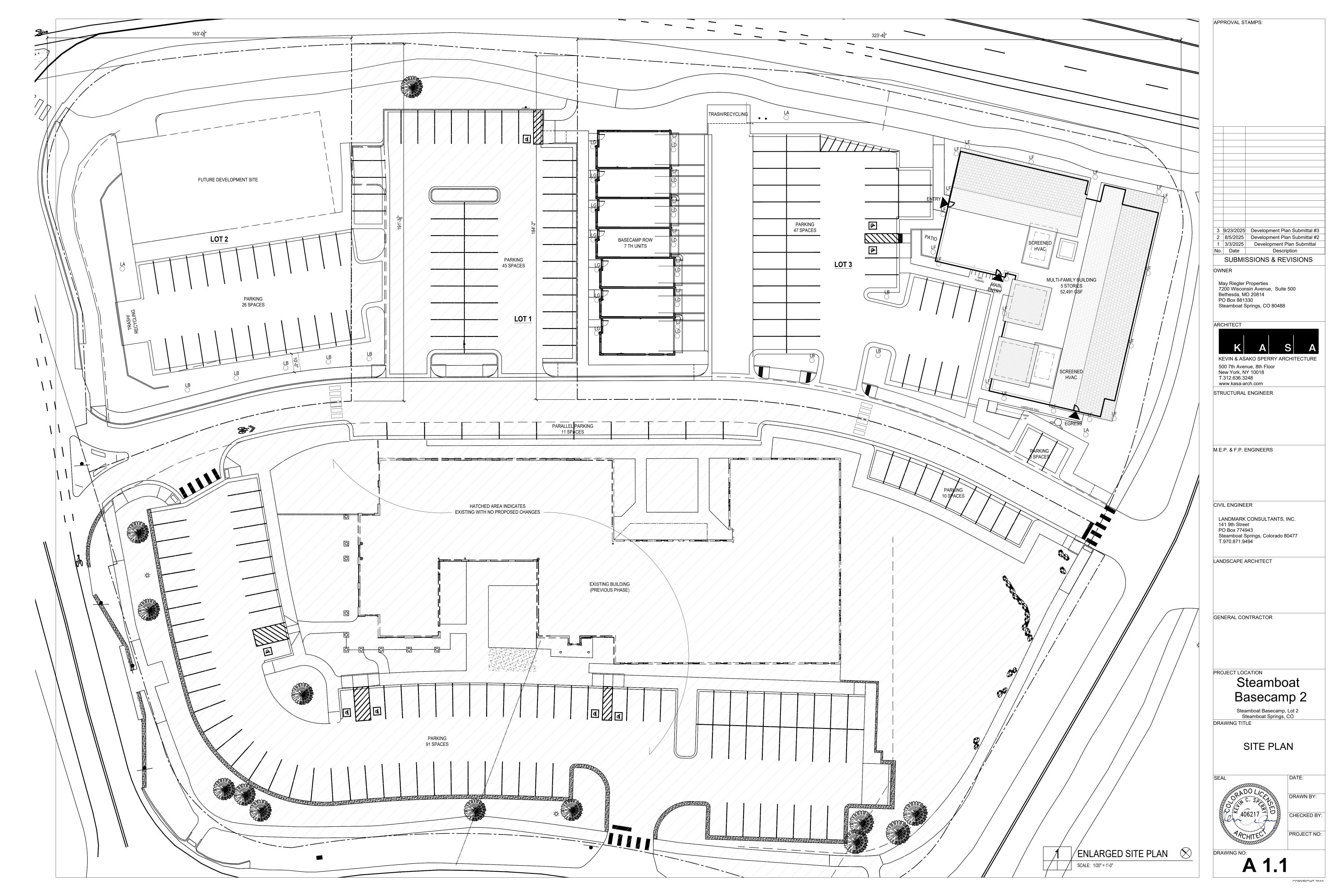
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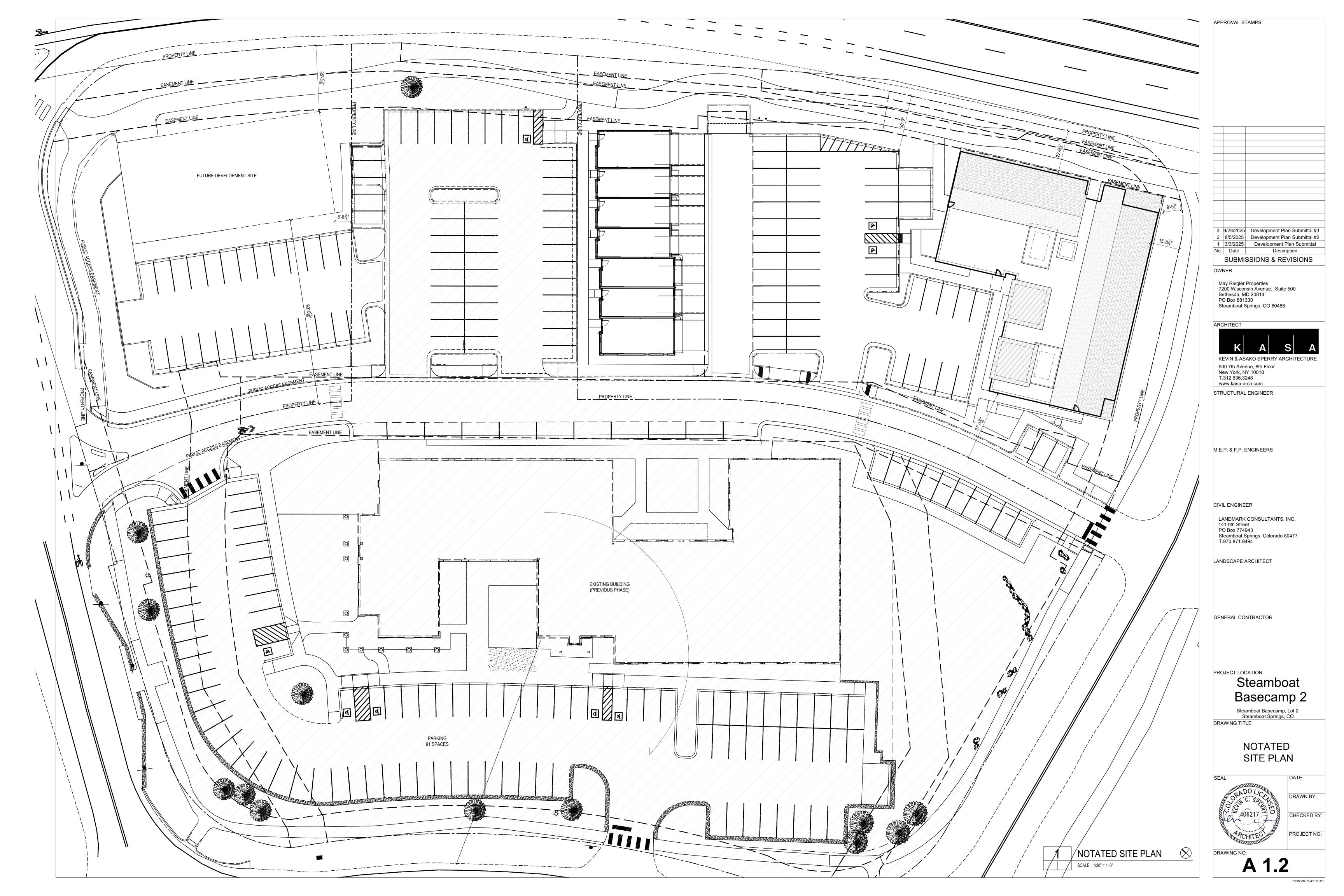


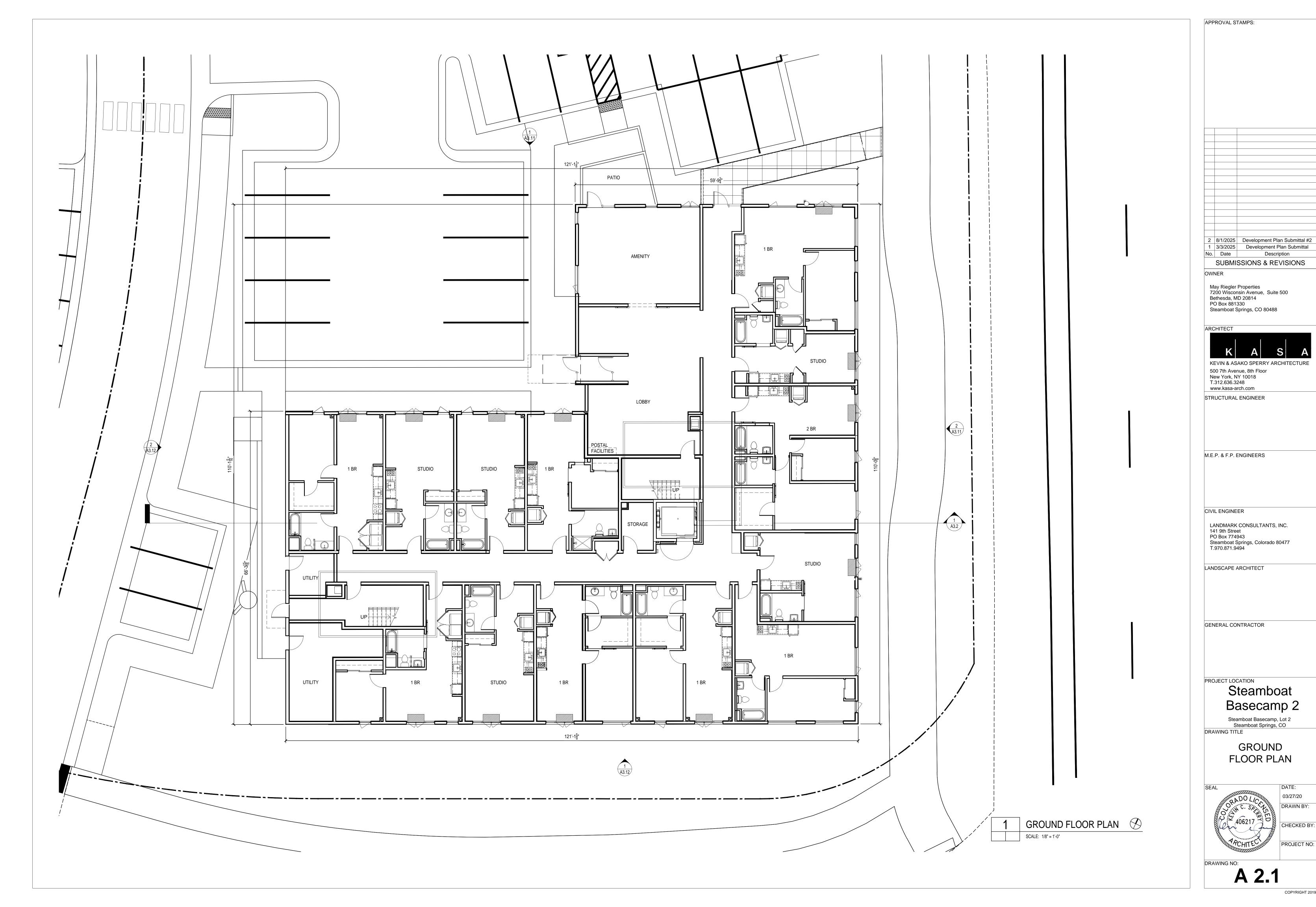
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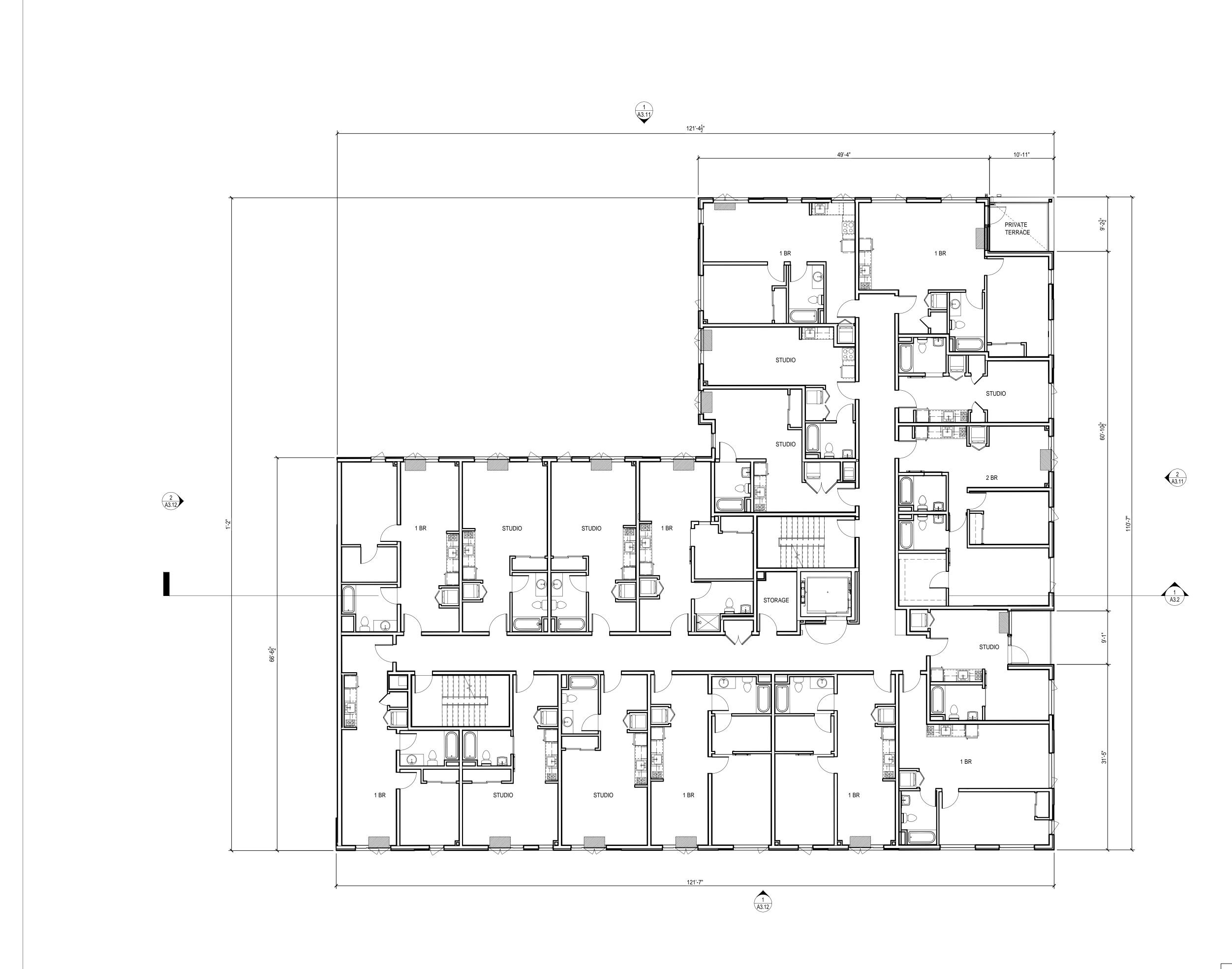
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2 8/1/2025 Development Plan Submittal #2 1 3/3/2025 Development Plan Submittal No. Date Description SUBMISSIONS & REVISIONS OWNER May Riegler Properties 7200 Wisconsin Avenue, Suite 500 Bethesda, MD 20814 PO Box 881330 Steamboat Springs, CO 80488 ARCHITECT KEVIN & ASAKO SPERRY ARCHITECTURE 500 7th Avenue, 8th Floor New York, NY 10018 T.312.636.3248 www.kasa-arch.com STRUCTURAL ENGINEER M.E.P. & F.P. ENGINEERS CIVIL ENGINEER LANDMARK CONSULTANTS, INC. 141 9th Street PO Box 774943 Steamboat Springs, Colorado 80477 T.970.871.9494 LANDSCAPE ARCHITECT GENERAL CONTRACTOR PROJECT LOCATION Steamboat Basecamp 2 Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE TYPICAL (2-4) FLOOR PLAN

APPROVAL STAMPS:

1 TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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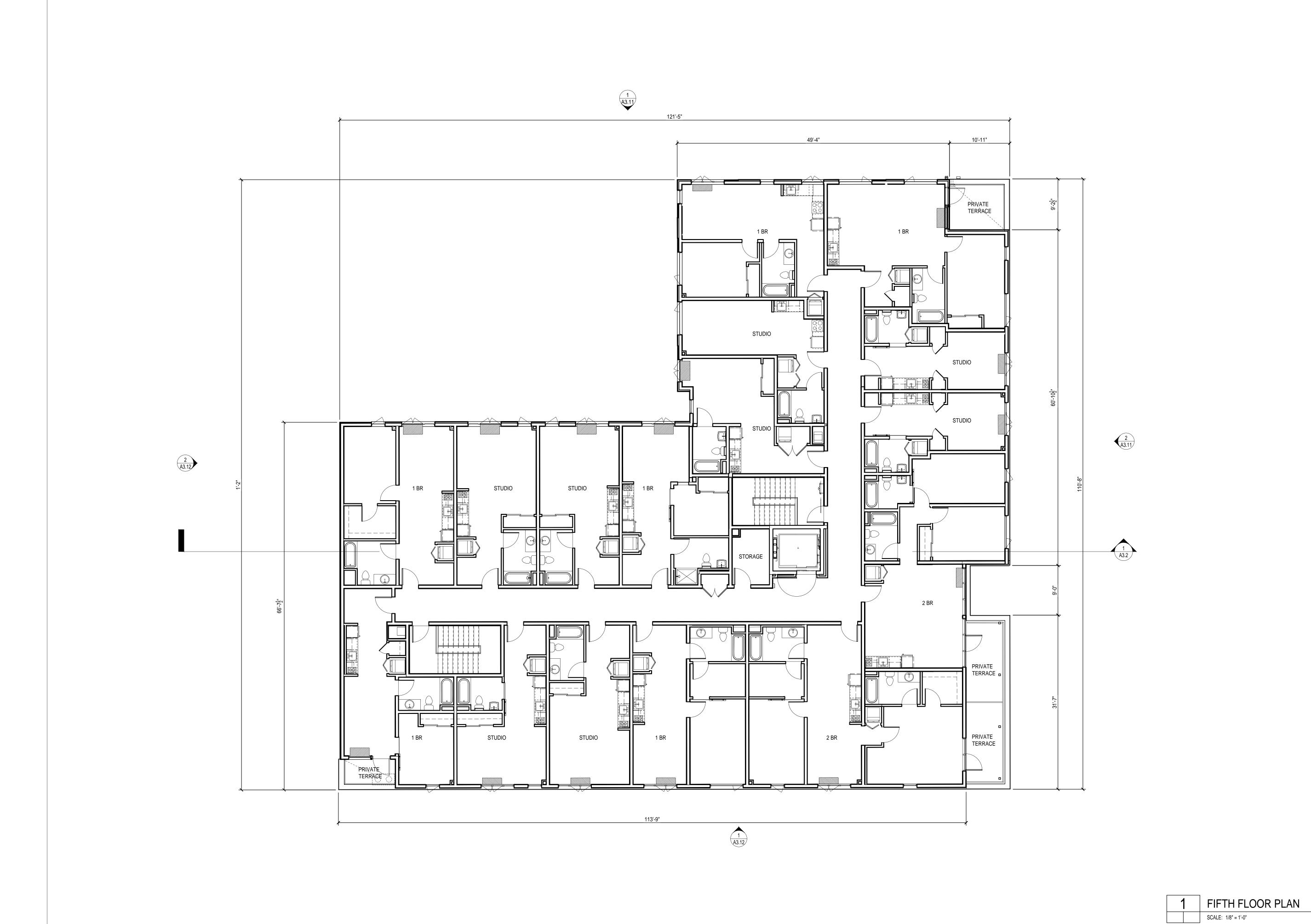
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SUBMISSIONS & REVISIONS

OWNER

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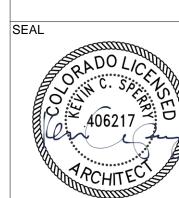
GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE

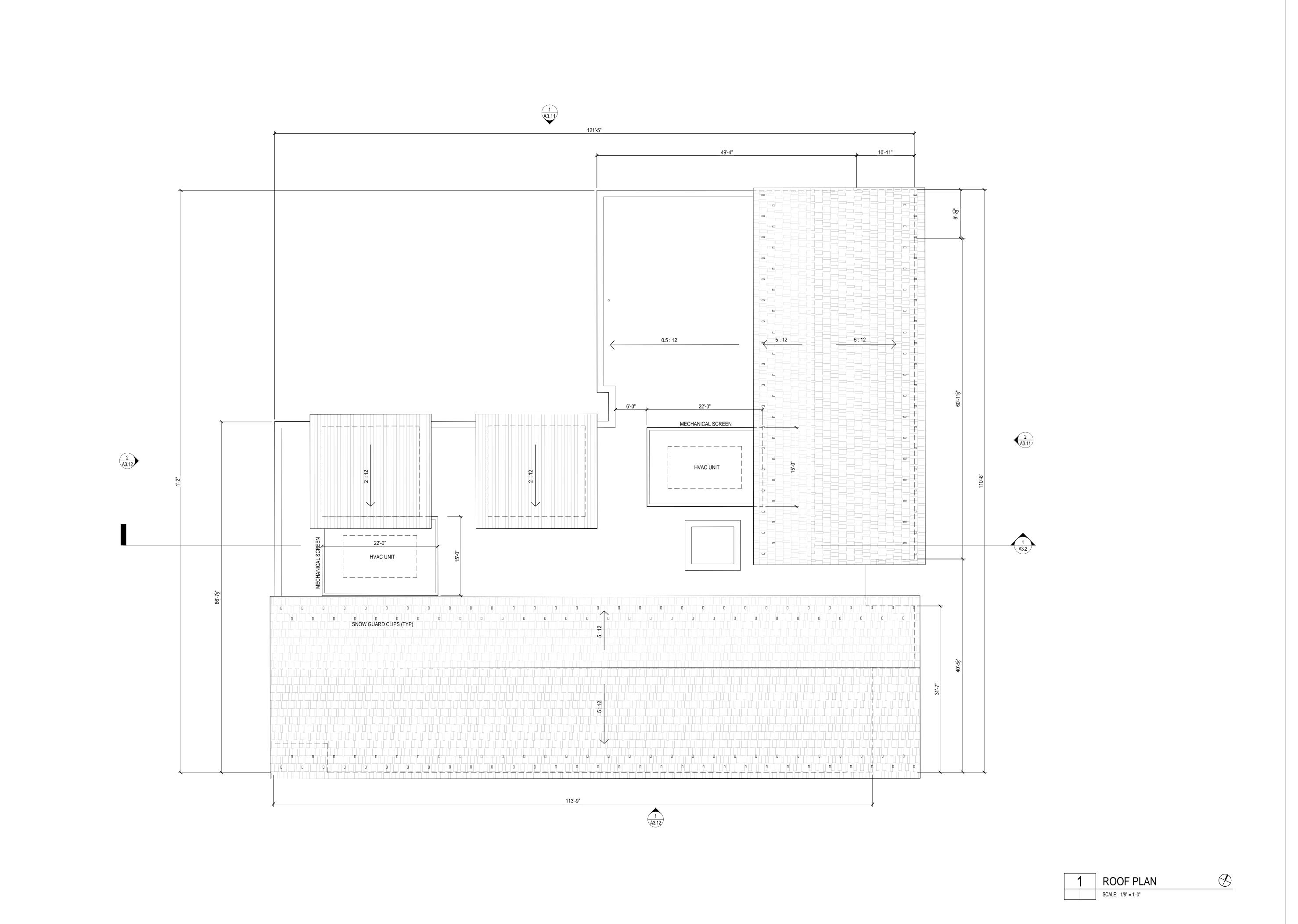
FIFTH FLOOR PLAN



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LANDSCAPE ARCHITECT

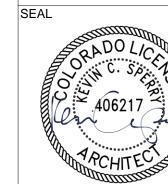
GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE

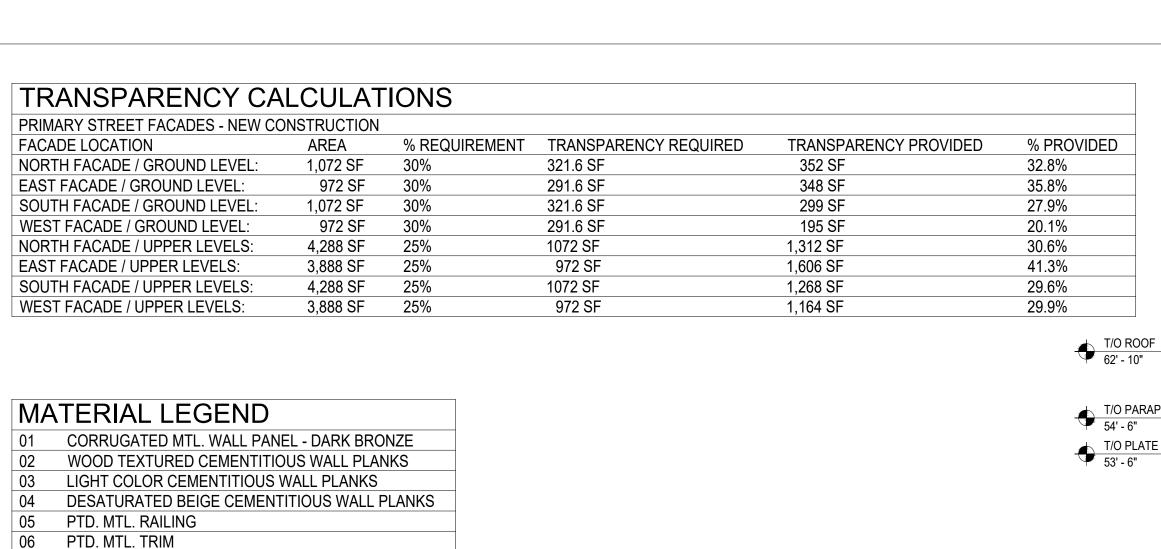
ROOF PLAN

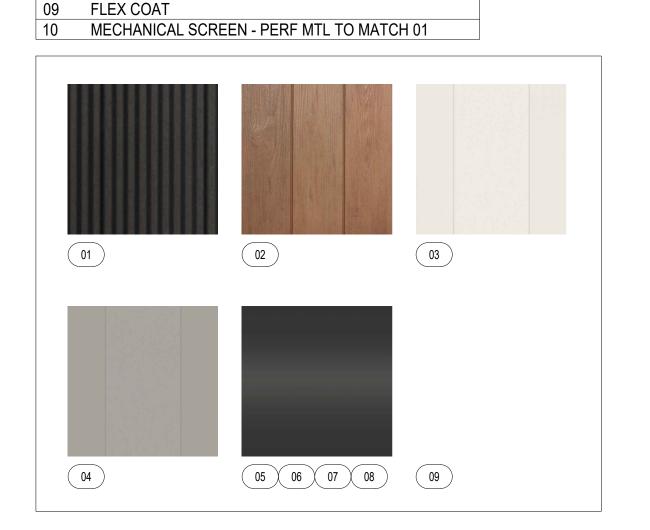


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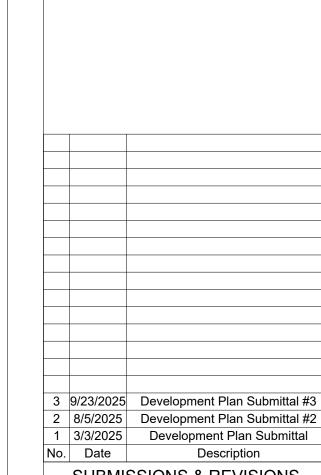


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APPROVAL STAMPS:

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE

PROPOSED
NORTH & EAST
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GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO

PROPOSED SOUTH & WEST

SEAL DATE



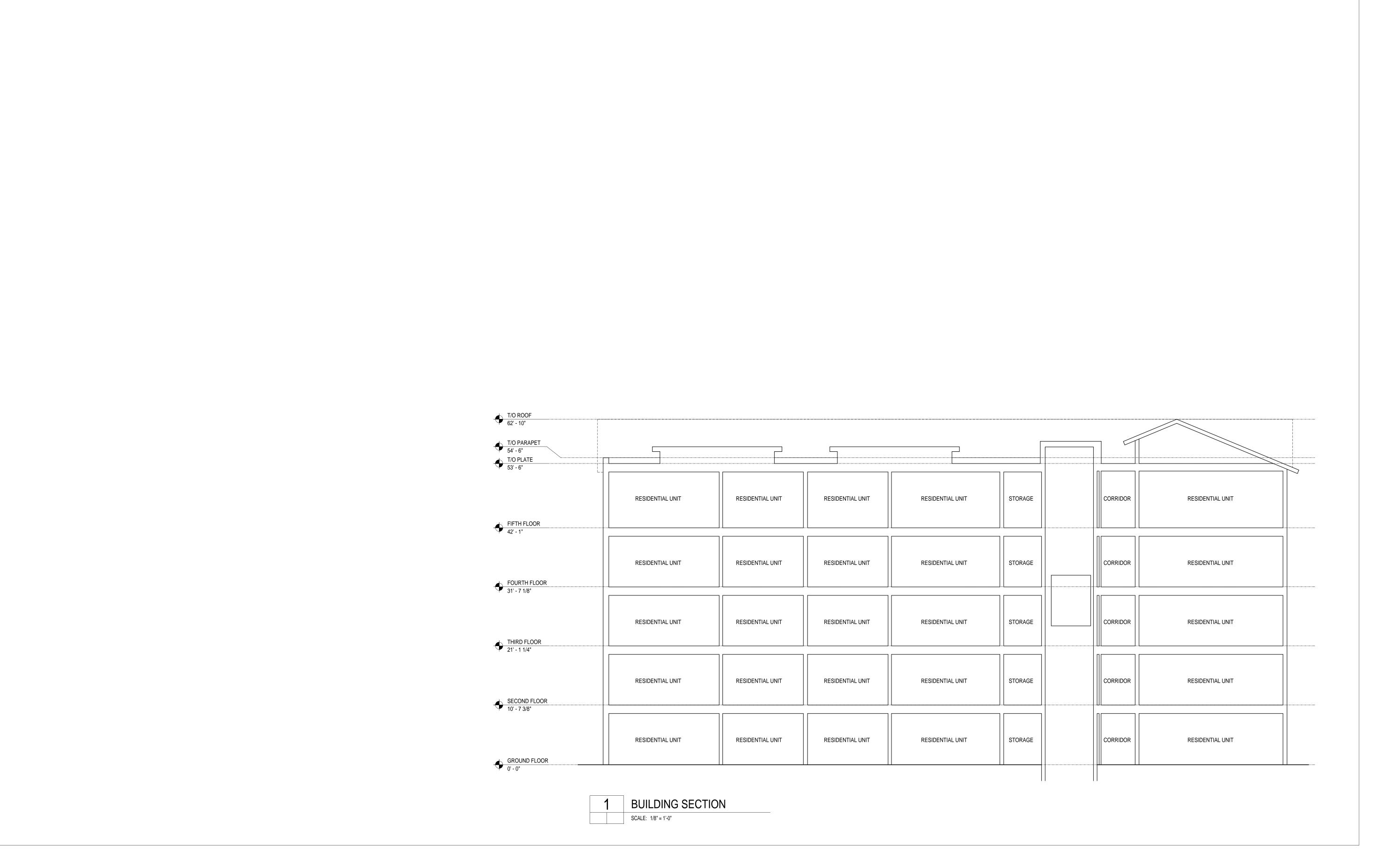
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PROJECT NO:

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No. Date Description
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LANDSCAPE ARCHITECT

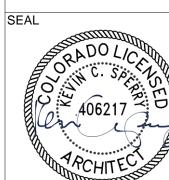
GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE

BUILDING SECTION



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DATE:

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PERSPECTIVE RENDERING

SCALE: N.T.S.

APPROVAL STAMPS:

3 9/23/2025 Development Plan Submittal #3
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Description

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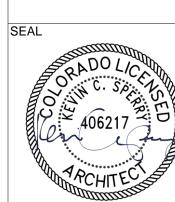
GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE

PROPOSED PERSPECTIVE RENDERING



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1 PERSPE SCALE: N.T.S.

PERSPECTIVE RENDERING

APPROVAL STAMPS:

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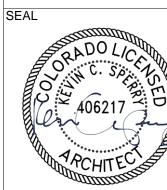
GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE

PROPOSED PERSPECTIVE RENDERING



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PERSPECTIVE RENDERING

SCALE: N.T.S.

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LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE

PROPOSED PERSPECTIVE RENDERING



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PERSPECTIVE RENDERING

SCALE: N.T.S.

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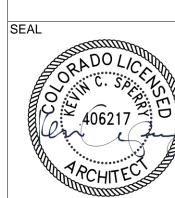
GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

Steamboat Basecamp, Lot 2
Steamboat Springs, CO
DRAWING TITLE

PROPOSED PERSPECTIVE RENDERING



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1 PERSPECTIVE RENDERING
SCALE: N.T.S.

APPROVAL STAMPS:

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GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp 2

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PROPOSED PERSPECTIVE RENDERING

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