

| COMMUNITY DEVELOPMENT CODE, PROJECT SUMMARY | | | | |
|---|---|---|------------------------|----------------|
| Site Zoning: | CK-2 Commercial Oak - Two | | | |
| Skyline Overlay, Y/N | No | | | |
| Entry Corridor Overlay, Y/N | No | | | |
| Airport Overlay, Y/N | No | | | |
| Short Term Rental Overlay, Y/N | Category A, Green Zone | | | |
| Building Placement | | Zone District Requirements | Proposed | Variance (Y/N) |
| Lot Line Setbacks: MARSHALL HOUSE | | | | |
| Front, Principal | 10' min, 30' max | 1'-2 7/8" (North) | Y | |
| Front, Accessory | 15' min | N/A | N/A | |
| Side, Principal | 10' min | 5'-0" (West), Porch | Y | |
| Side, Accessory | 5' min | N/A | N/A | |
| Rear, Principal | 10' min | 23'-2 1/8" | N | |
| Rear, Accessory | 5' min | N/A | N/A | |
| Lot Size | | | | |
| Width | 25' min, 100' max | Existing: 59.24' | N/A | |
| Depth | no min. | Existing: 149.89' | N/A | |
| Area | 3,000 sf min. / 14,000 sf max | Existing: 9,328 sf | N/A | |
| Building Form | | Zone District Requirements | Proposed | Variance (Y/N) |
| Building Height: MARSHALL HOUSE | | | | |
| Principal: Overall Height | 32' max | 28'-5 7/8" (South) | N | |
| Principal: Average Plate Height | 20' max | 18'-7 1/4" (South) | N | |
| Accessory: Overall Height | 32' max | N/A | N/A | |
| Accessory: Average Plate Height | 20' max | N/A | N/A | |
| Other Standards | | Zone District Requirements | Proposed | Variance (Y/N) |
| Building Intensity | | | | |
| Site: | 9,928 sf, 0.23 acres | | | |
| Marshall House: | 1,078.5 sf | | | |
| Small That Bread Building: | 1,848.6 sf | | | |
| Total Footprint: | 2,927.1 sf | | | |
| Lot Coverage | 50% max | 29% | N | |
| Floor Area Ratio | 100% max | N/A | N | |
| Density | Dwelling Units per Lot | no max. | (2) existing to remain | N/A |
| Principal Use | Tavern, limited in CK-2 | | | |
| Accessory Use | | | | |
| Development Standards | | Zone District Requirements | Proposed | Variance (Y/N) |
| Waterbody Setback | 50' min, Ordinary High Water | 4'-3" | Y | |
| Parking | 1:900 sf net, 2 spaces required | 0 | Y | |
| Refuse Management | CDC section 408 | Oak Street, located in front setback. | Y | |
| Snow Storage | 1:2sf, 25% elevation reduction, % average slope reduction | No on site parking. Snow storage along paths is provided. | N | |
| Clear Vision Setback | N/A | N/A | N/A | |
| Community Design Standards | | Commercial Oak (CK) Design Standards | | |
| CDC Section 435.C Exemptions: Development approved by the Historic Preservation Commission in accordance with the Secretary of the Interior Standard shall be exempt from the Community Design Standards in this Division | | | | |

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CONTACT INFORMATION

OWNER / APPLICANT INFORMATION:

Oak Street Partners, LLC
Mailing Address: PO Box 882978 Steamboat Springs, CO 80488
Phone: 323.791.1008
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CONSULTANT INFORMATION:

Architect: Mountain Architecture Design Group, P.C.
Contact Person: Chancie Keenan
Mailing Address: PO Box 770420 Steamboat Springs, CO 80477
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Civil Engineer: Landmark Consultants, Inc.
Contact Person: Ryan Spavlat
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Phone: 970-871-9494
Email: ryans@landmark-co.com

Development Plan for 135 11th Street also known as The Marshall House

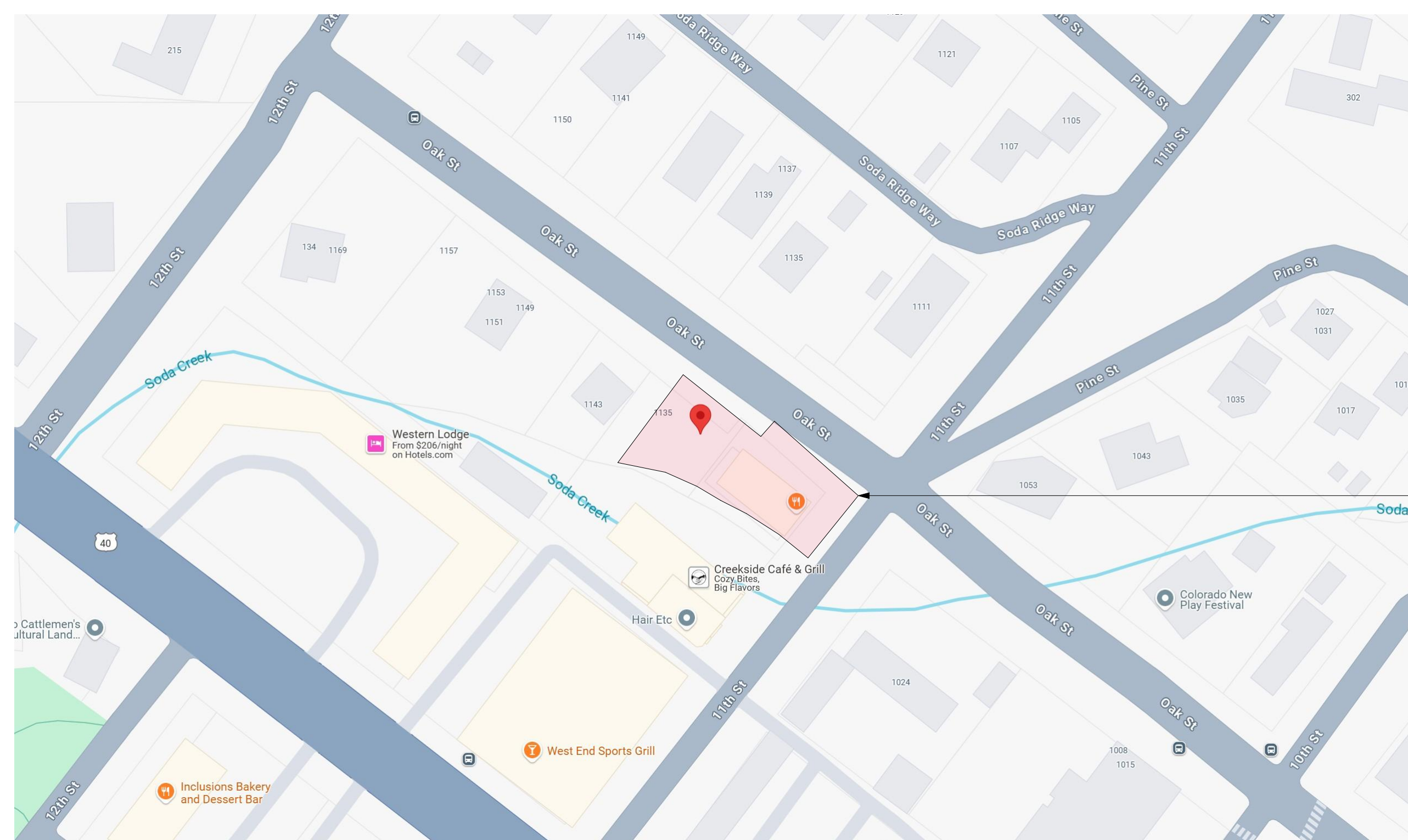


| BUILDING SQUARE FOOTAGE | | | | | | | 10/30/2025 |
|---|-----------------|--------------|--------------------|-------------------------|-------------------------|-------------------------|------------|
| GROSS SQ FT: | | | | | | | |
| Basement Level | Cocktail Lounge | Cigar Lounge | Common Area | Office | Mech / Stair / Elevator | Total | |
| | 0 | 343 | 309 | 104 | 322 | 1,078 | |
| Main Level | 599 | 0 | 349 | 0 | 130 | 1,078 | |
| Total Gross SF (includes basement) | 599 | 343 | 658 | 104 | 452 | 2156 | |
| NET SQ FT: | | | | | | | |
| Use: Restaurant / Tavern | Cocktail Lounge | Cigar Lounge | Office (Accessory) | Common + Excluded Areas | Total | (Exclusions Applied) | |
| Parking Requirement | 1/900 | 1/900 | 1/900 | x | 1/900 | Parking requirement: | |
| Basement Level | 0 | 319 | 92 | 511 | 411 | | |
| Main Level | 549 | 0 | 0 | 440 | 549 | | |
| Total Net | 549 | 319 | 92 | 951 | 960 | 960 / 900 = 1.06 | |

Excluded areas include common hallways, stairwells, lobbies, mechanical rooms, chases, elevators, and areas with less than 5'-0" ceiling height per CDC Section 801.K.2

| Building Code Summary Table | | | | | | |
|--------------------------------|---|----------------|--|---------------------------|-----------------------------------|----------------------------|
| ICC 2021 IBC | | | | | | |
| Type of Construction | VB | | | | | |
| NFPA 13 Sprinkler System | N | | | | | |
| Building Area | Name of Area | Square Footage | Occupancy Classification and Use (Chapter 3) | Occupant Load Factor (10) | (Chapter 10) | Occupant Load (Chapter 10) |
| Basement Level | 20 Occupants | | | | | |
| | Cigar Lounge | 277 | B | Assembly, unconcentrated | 15 net | 18 |
| | Office | 103 | B | Business | 150 gross | 1 |
| | Mechanical | 135 | B | Mech equip room, | 300 gross | 1 |
| | Common Areas / Circulation | 483 | B | Accessory | | 0 |
| Main Level | 28 Occupants | | | | | |
| | Cocktail Lounge | 378 | B | Assembly, unconcentrated, | 15 sf net | 25 |
| | Bar | 162 | B | Kitchen, | 200 sf gross | 1 |
| | Foyer | 279 | B | Business, | 150 sf gross | 2 |
| | Circulation | 201 | B | Accessory | | 0 |
| Total Occupants: | | | | | | 48 |
| Exiting (Chapter 10) | | | | | | |
| Notes | | | | | | |
| Number of exits required | 1 Table 1006.3.4(2), Occupancy A and B, less than 49 occupants, maximum exit distance <75'. | | | | | |
| Distance to exit | 63'-6" From cigar lounge, up stair to exit. | | | | | |
| Accessible means of egress | Yes Elevator, Ramp to public way | | | | | |
| Plumbing Fixtures (Chapter 29) | | | | | | |
| | WC Male | WC Female | Lavatories Male | Lavatories Female | Drinking Fountains | Other |
| Requirement | 1 per 40 | 1 per 40 | 1 per 75 | 1 per 75 | 1 per 500 | 1 Service Sink |
| Provided | 2 | 2 | 2 | 2 | 1 | 1 |
| Notes | 2 unisex | 2 unisex | 2 unisex | 2 unisex | Water service available in lounge | 1 Custodial |

(Cover): Stamp required. Shall either contain no disclaimer, or a disclaimer stating exactly "For Approval, Not for Construction"



VICINITY MAP

NOT TO SCALE



11-04-2025
FOR APPROVAL
NOT FOR CONSTRUCTION



MOUNTAIN ARCHITECTURE DESIGN GROUP

Steamboat Springs, Colorado
111 8TH Street | 970.879.5764
mntnarch.com

A City of Steamboat Springs Development Plan Application for
MARSHALL HOUSE
135 11th Street
Development Unit River House Condominium
Steamboat Springs, Colorado

| | |
|------------|---------------------------|
| JOB NO. | 2505 |
| ISSUE DATE | 9/3/2025 |
| REVISIONS: | 1 10/30/2025 DRT Comments |

COVER SHEET

DRAWING NUMBER
1

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