CIVIL SITE PLAN & PROFILE **DETAILS DESIGN** SITE PLAN A1.00 G2.01 GARAGE FLOOR PLAN, ROOF PLAN, & BUILDING SECTIONS, ASSEMBLIES LEGEND G4.01 GARAGE EXTERIOR ELEVATIONS A4.05 EXTERIOR MATERIALS LEGEND A4.06 EXTERIOR STREET VIEW STRUCTURAL

GARAGE STRUCTURE

S6

| OWNER | |
|--|--|
| SUNSHINE STEAMBOAT LLC 3030 18th Street Boulder, CO 80304 p: 626.627.4069 email: llantero@abbottconstruction.com | |
| APPLICANT | |
| LARRY LANTERO 3220 Thatcher Ave Marina Del Rey, CA 90292 p: 626.627.4069 email: llantero@abbottconstruction.com | |
| DESIGN CONSULTANT | |
| SCOTT&SCOTT 299 E19TH AVENUE VANCOUVER BC V5V 1J3 | |

DAVID SCOTT MAIBC MRAIC

Contact: SUSAN SCOTT MAIBC

STRUCTURAL ENGINEER

STEAMBOAT SPRINGS, CO

Contact: Carl Warnke

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CIVIL ENGINEER

440 S LINCOLN AVE #4A STEAMBOAT SPRINGS, CO

Contact: Walter Magill

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email: DAVID@SCOTTANDSCOTT.CA

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ENGINEERING DESIGNWORKS, INC. 1855 SKI TIME SQUARE, UNIT E2C

email: carl@engineeringdesignworks.com

FOUR POINTS SURVEYING AND ENGINEERING

p: 604 737 2541

p: 604 788 7990

80487

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| Standards | Zone District Requirements | Proposed | Variance? (Y/N) |
|--------------------------------------|----------------------------|-------------|-----------------|
| Lot Area: | 16,000 sf min. | 20,287 sf | N |
| Lot Coverage: | 35% max. | 17.2% | N |
| Accessory Building Floor Area Ratio: | 20% max. | 2.6% | N |
| Building Height: | 28' max. | 21'-1" | N |
| Average Plate Height: | 16' max. | 15' 1-7/8" | N |
| Frontage Area Height: | - | | |
| Front Setback: | 25' min. | 21' 2-3/4" | Υ |
| Side Setback: | 10' min. | 10' 7-1/2" | N |
| Upper Story Setback: | - | - | N |
| Rear Setback: | 10' min. | 115' 9-1/2" | N |
| Second Story Intensity | - | - | N |
| Parking | 4 | 4 | N |
| Snow Storage | - | - | N |

Area

3889.5 sf

528 sf

of Units







Project Summary

Gross Floor Area:

Net Floor Area:

Zoning:

Frontage:

Use Breakdown

Principal Use:

Accessory Use:

528 sf

485 sf

Residential Neighborhood - 2

Two Family Residential

(Existing/ Proposed)

River Queen Lane

Description

Two Car Garage

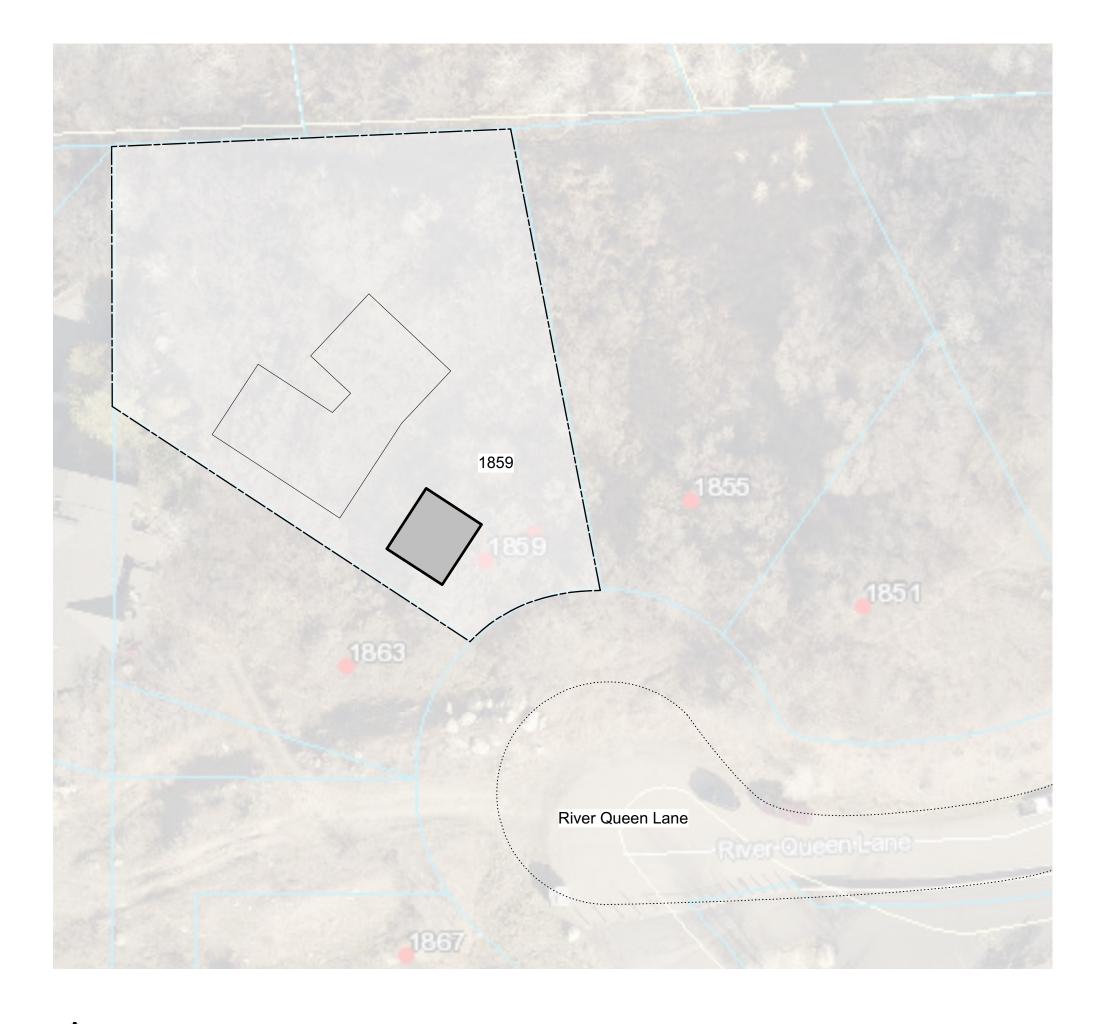
Garage Accessory Building

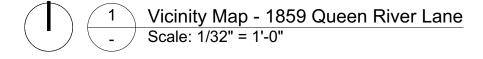
for 313400003,

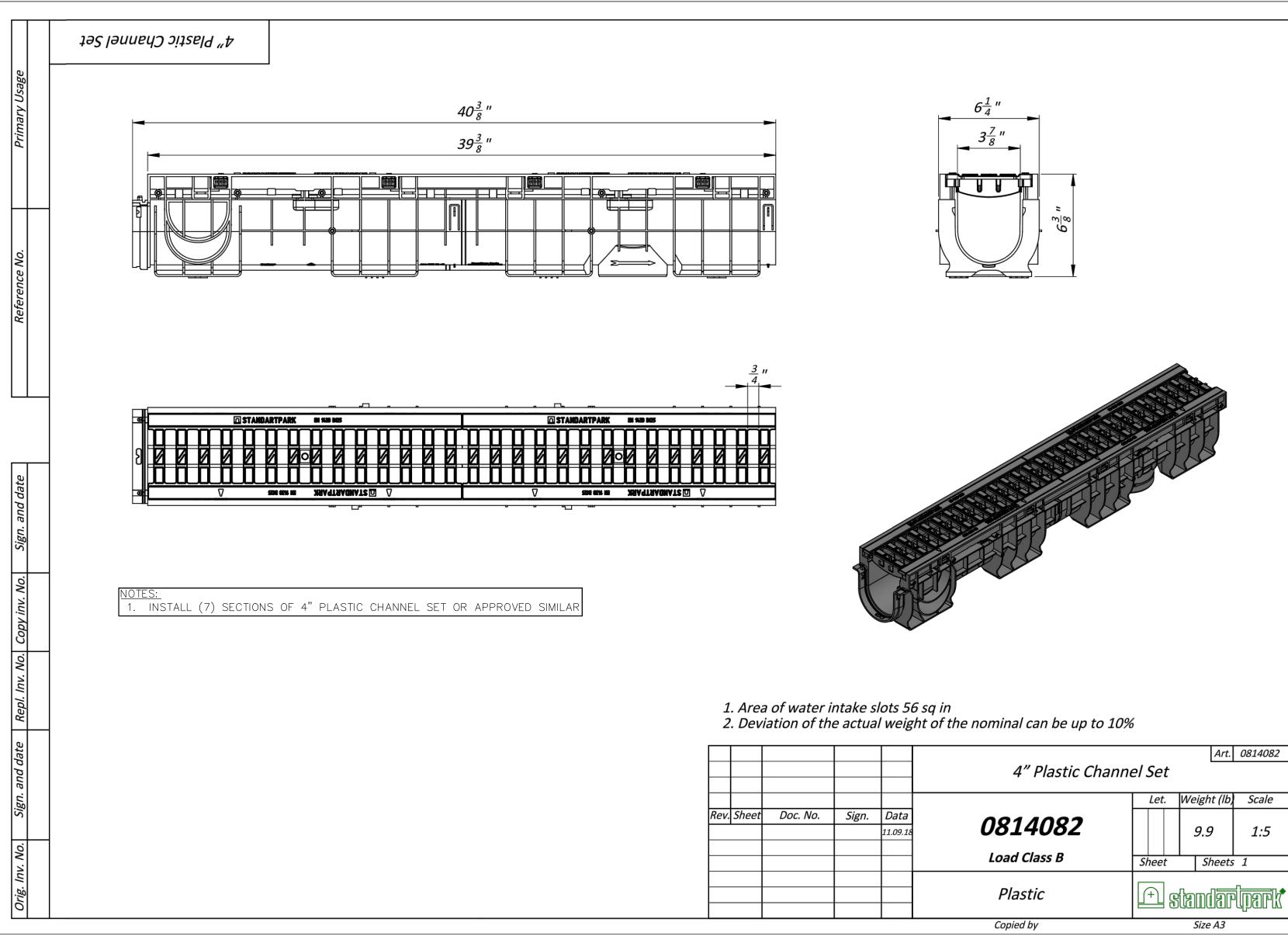
Also Known As,

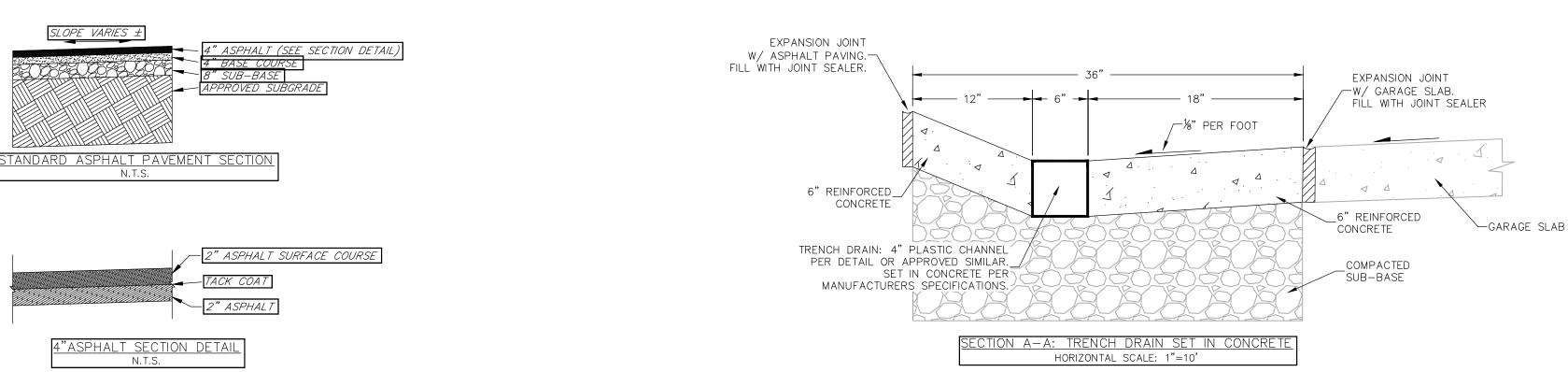
Steamboat Springs Alpine House - Garage

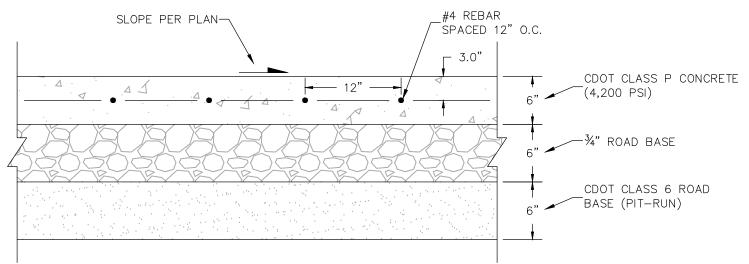
Lot 3, Eagle Vista Subdivision 1859 River Queen Lane, Steamboat Springs, CO 80487











CONCRETE PAVING NOTES:

- PRIOR TO THE PLACEMENT OF SUB-BASE AGGREGATES, THE EXPOSED SUB-GRADE SOILS SHALL BE
- UNIFORMLY SCARIFIED, MIXED, AND MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE—COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY. 3" ROAD BASE AND CDOT CLASS 6 ROAD BASE AGGREGATES SHALL BE COMPACTED TO AT LEAST 95% OF
- THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557. . CONCRETE SHALL BE CDOT CLASS P (4,200 PSI AT 28 DAYS). OR APPROVED EQUAL
- 3.1. CEMENT CONTENT: 660 LBS/CY 3.2. AIR CONTENT: 4%-8%
 3.3. WATER-CEMENT RATIO: 0.44
- 4. CONCRETE SHALL RECEIVE A BROOM FINISH.
- 5. CONTROL JOINTS SHALL BE INSTALLED 10' O.C. 6. CONTROL JOINTS SHALL BE SAW CUT 2" DEEP AND 1 WIDE. 7. ALL CONTROL JOINTS SHALL RECEIVE JOINT SEALANT.
- . EXPANSION JOINTS SHALL BE USED AT ABUTTING CONCRETE FOUNDATIONS AND ASPHALT PAVING AND SHALL RECEIVE PREFORMED JOINT FILLER AND JOINT SEALER. EXPANSION JOINTS SHALL BE $\frac{1}{2}$ " WIDE WITH $\frac{1}{2}$ DEPTH OF JOINT SEALER.

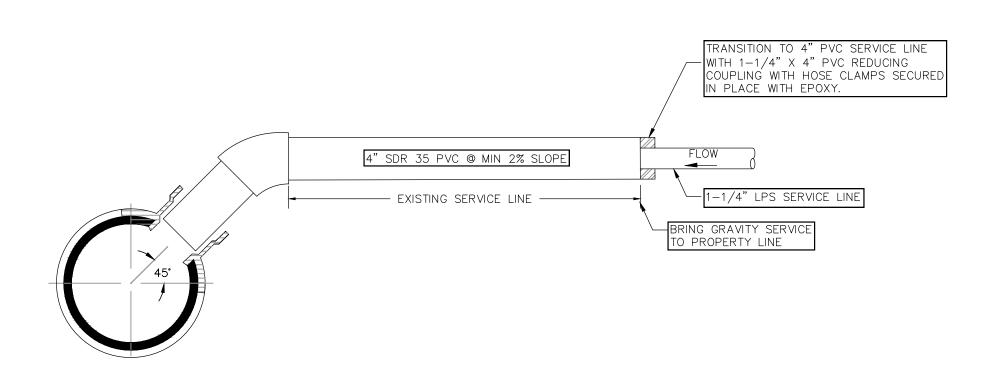
INFORCED CONCRETE PAVING DETAIL HORIZONTAL SCALE: 1"=10'

TILITY INSTALLATION NOTES:

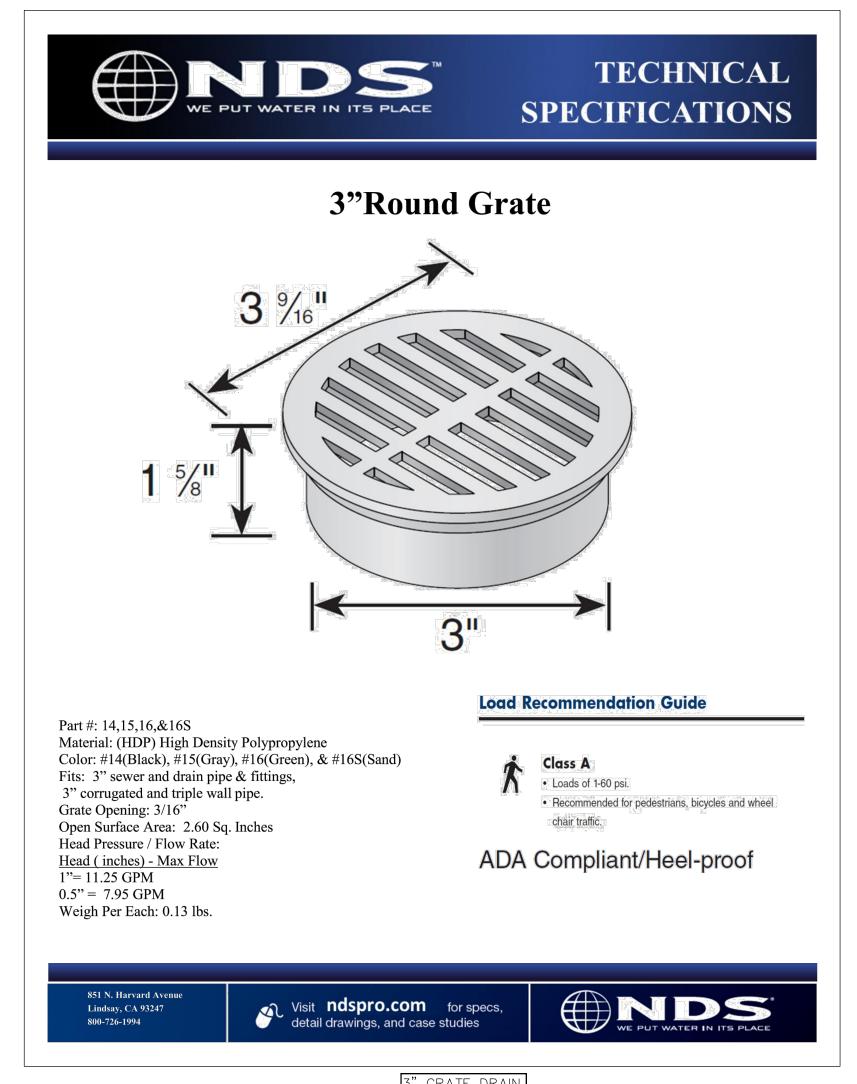
- UTILITY LOCATES ARE PER FIELD LOCATES AND AS—BUILT RECORDS AND ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH POTHOLING. FOUR POINTS SURVEYING AND ENGINEERING SHALL NOT BE ACCOUTABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF
- . MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICES IS TEN (10') FEET. . ALL WATER AND SEWER SERVICE INSTALLATION WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER AND SEWER
- ALL DRY UTILITY WORK (ELECTRICAL, GAS, AND COMMUNICATIONS) SHALL BE IN ACCORDANCE WITH THE RESPECTIVE UTILITY SERVICE PROVIDERS.
- WATER SERVICE LINES AND FITTINGS SHALL BE 1" COPPER TYPE K. WATER SERVICE LINE SHALL SHALL HAVE A MINIMUM OF 7-FT OF COVER. SEWER SERVICE LOW PRESSURE LINE SHALL BE HDPE OR 200 PSI POLY PURE CORE. SEWER SERVICE LINE SHALL HAVE A MINIMUM OF 4-FT OF COVER. GRAVITY SERVICE LINES SHALL BE 4" SDR 35 PVC INSTALLED AT A MIN 2% SLOPE AND MIN 4-FT DEPTH.
- ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM DEBRIS, ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
- . ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER (NWCC).

<u>GRINDER PUMP INSTALLATION NOTES:</u>

INSTALL E-ONE DH152-93 GRINDER PUMP PER MANUFACTURERS TYPICAL INSTALLATION INSTRUCTIONS. BEDDING MATERIAL SHALL CONSIST OF 6—INCHES OF ROAD BASE OR APPROVED SIMIALR. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.



<u>RESSURIZED WASTEWATER SERVICE LINE AND CONNECTION TO A GRAVITY SERVICE LIN</u>



3" GRATE DRAIN

CONTRACTOR MAY USE AN APPROVED SIMILAR GRATE DRAIN. 2. ATTACH GRATE DRAIN TO 3" FLEXIBLE PVC W/ 3" PVC TEE AND 3" PVC RISER.



440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointsse.com

QUEEN | PRINGS, LOT 3, EAC SUBDI 1859 RIVER STEAMBOAT S

DATE: 5/21/2021 JOB #: 1998-001 DRAWN BY: JLW **DESIGN BY: JLW REVIEW BY: RL**

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

SHEET#