

CIVIL		OWNER
1	SITE PLAN & PROFILE	SUNSHINE STEAMBOAT LLC
2	DETAILS	3030 18th Street Boulder, CO 80304 p: 626.627.4069 email: llantero@abbottconstruction.com
DESIGN		APPLICANT
A1.00	SITE PLAN	LARRY LANTERO
G2.01	GARAGE FLOOR PLAN, ROOF PLAN, & BUILDING SECTIONS, ASSEMBLIES LEGEND	3220 Thatcher Ave Marina Del Rey, CA 90292 p: 626.627.4069 email: llantero@abbottconstruction.com
G4.01	GARAGE EXTERIOR ELEVATIONS	
A4.05	EXTERIOR MATERIALS LEGEND	
A4.06	EXTERIOR STREET VIEW	
STRUCTURAL		DESIGN CONSULTANT
S6	GARAGE STRUCTURE	SCOTT&SCOTT 299 E19TH AVENUE VANCOUVER BC V5V 1J3 DAVID SCOTT MAIBC MRAIC p: 604 737 2541 email: DAVID@SCOTTANDSCOTT.CA Contact: SUSAN SCOTT MAIBC p: 604 788 7990 email: SUSAN@SCOTTANDSCOTT.CA STRUCTURAL ENGINEER ENGINEERING DESIGNWORKS, INC. 1855 SKI TIME SQUARE, UNIT E2C STEAMBOAT SPRINGS, CO 80487 Contact: Carl Warnke p. 970-879-4890 email: carl@engineeringdesignworks.com CIVIL ENGINEER FOUR POINTS SURVEYING AND ENGINEERING 440 S LINCOLN AVE #4A STEAMBOAT SPRINGS, CO 80487 Contact: Walter Magill p. 970-871-6772 email: walterm@fourpointsse.com

Project Summary			
Gross Floor Area:	528 sf		
Net Floor Area:	485 sf		
Zoning:	Residential Neighborhood - 2 (Existing/ Proposed)		
Frontage:	River Queen Lane		
Use Breakdown	Description	Area	# of Units
Principal Use:	Two Family Residential	3889.5 sf	2
Accessory Use:	Two Car Garage	528 sf	-
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"	Y
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

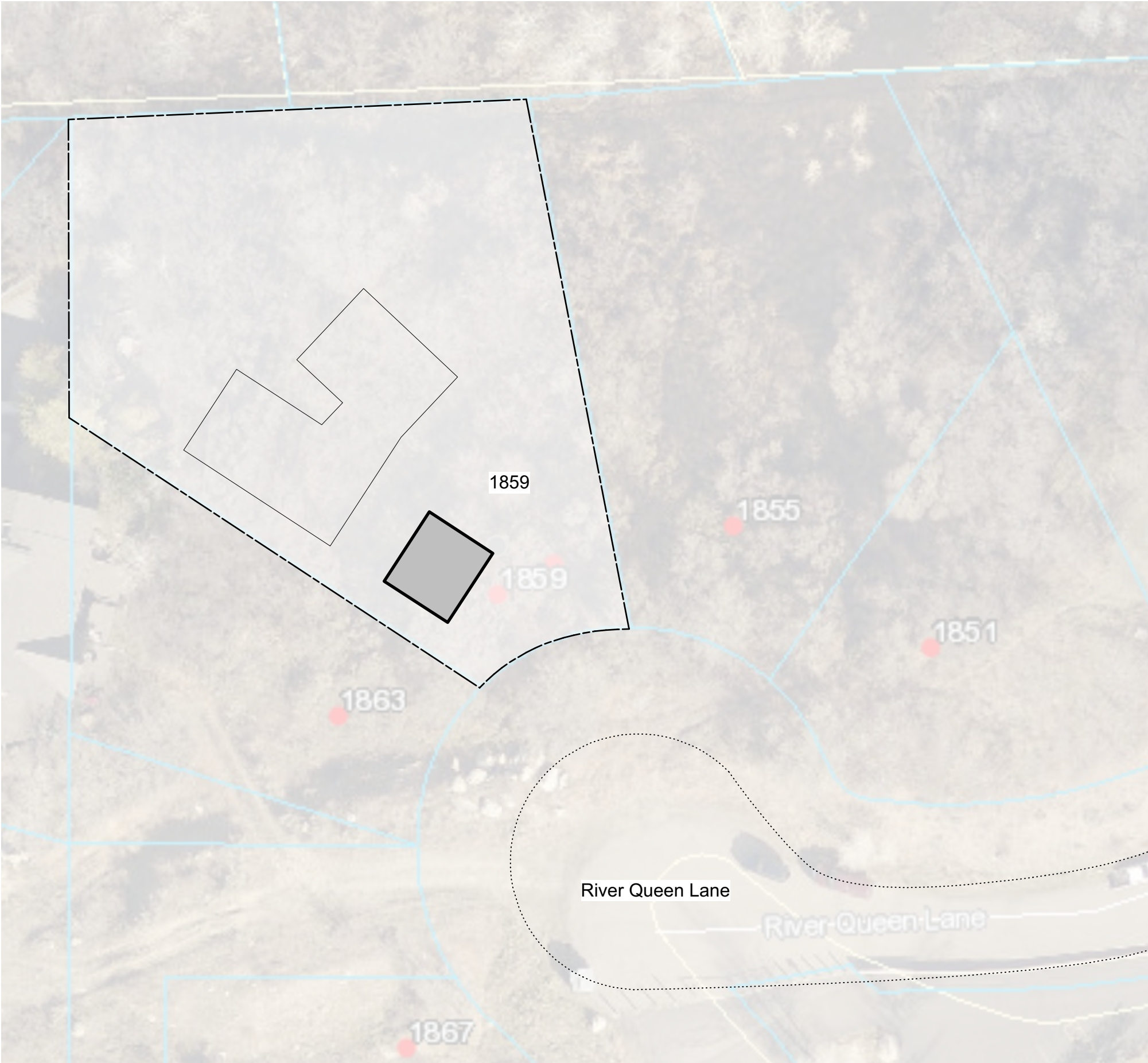
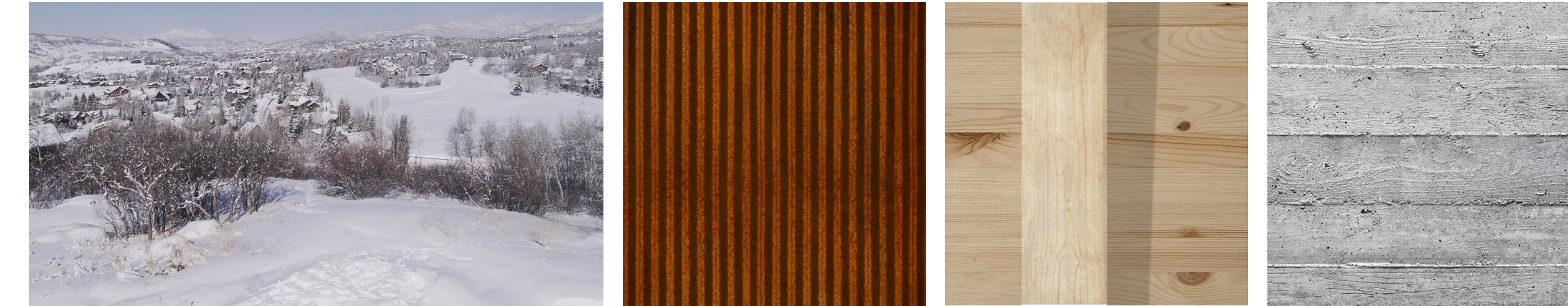
Garage Accessory Building

for 313400003,

Also Known As,

Steamboat Springs Alpine House - Garage

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



Vicinity Map - 1859 Queen River Lane
Scale: 1/32" = 1'-0"

