

GENERAL PROJECT DATA

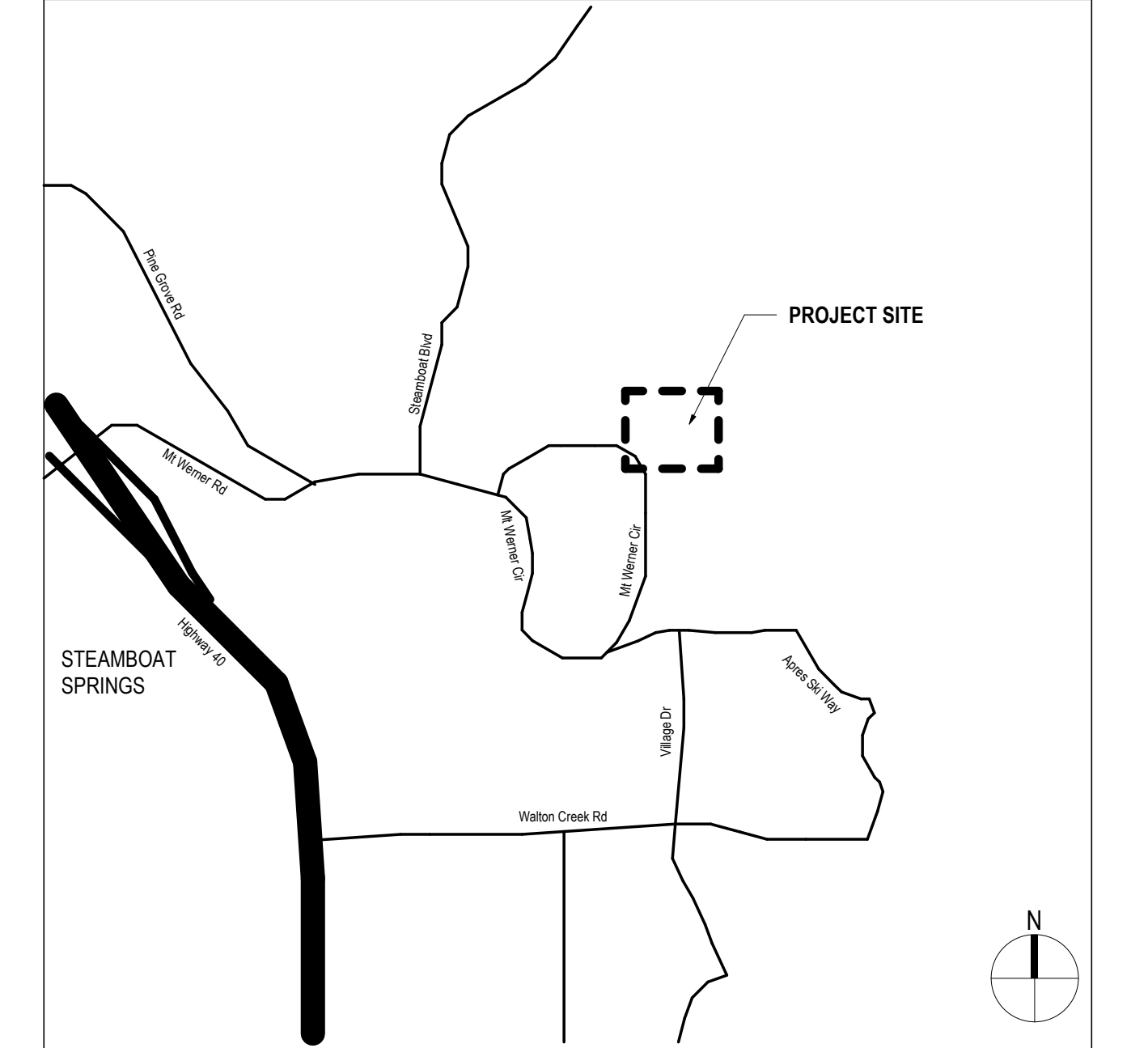
DESCRIPTION OF WORK:	THE PROPOSED REDEVELOPMENT CONSISTS OF A SERIES OF SEQUENCED PROJECTS THAT INCLUDE THE RELOCATION OF REQUIRED INFRASTRUCTURE, DEVELOPMENT OF NEW PUBLIC AMENITIES, DEMOLITION OF EXISTING STRUCTURES, AND DEVELOPMENT OF NEW BUILDINGS. THE PROJECT VISION IS TO CREATE A BASE AREA THAT REPRESENTS WORLD CLASS HOSPITALITY, IS EASY TO NAVIGATE, IS A DESTINATION FOR ALL AGES, AND IS AUTHENTICALLY STEAMBOAT. THE "GOLD WALK" CONSISTS OF THE PRIMARY PEDESTRIAN PATH FROM THE BUS LOADING AREA TO THE PLAZA AREA BELOW. THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF EXISTING "BUILDING B"; DEMOLITION, RELOCATION AND EXPANSION OF THE EXISTING SNOWMELT BOILERS AND ASSOCIATED STRUCTURE; NEW GRADING, PAVING AND LIGHTING THROUGHOUT; AND NEW PUBLIC STAIRS AND COVERED ESCALATORS CONNECTING THE GOLD WALK WITH THE PLAZA BELOW.
PROJECT ADDRESS:	2305 MOUNT WERNER CIRCLE, STEAMBOAT SPRINGS, CO 80487
PROJECT PARCEL / LOT AREA:	108,464 SF (+/- 2.49-AC)
BUILDING JURISDICTION:	CITY OF STEAMBOAT SPRINGS, COLORADO
ZONING DESIGNATION:	G-2
OCCUPANCY CLASSIFICATION:	S-STORAGE
CONSTRUCTION TYPE:	II-B
CLIMATE ZONE:	7

ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA	1,418 SF		
NUMBER OF UNITS	N/A		
ZONING [EXISTING &/OR PROPOSED]	G-2 [EXISTING]		
FRONTAGE	N/A		
OCCUPANCY USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	S-STORAGE	1,418 SF	N/A
ACCESSORY USE	N/A	N/A	N/A
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? [YES/NO]
LOT AREA	N/A	N/A	N/A
LOT COVERAGE	65% MAX	47% (51,363 SF)	NO
FLOOR AREA RATIO	NO MAX	N/A	N/A
OVERALL BUILDING HEIGHT*	3 STORIES /105 FT MAX	1 STORY / 38'-1"	NO
AVERAGE PLATE HEIGHT	N/A	N/A	N/A
FRONT SETBACK*	0	N/A	N/A
SIDE SETBACK*	0	N/A	N/A
UPPER STORY SETBACK	0	N/A	N/A
REAR SETBACK*	0	N/A	N/A
SECOND STORY INTENSITY	N/A	N/A	N/A
PARKING	N/A	N/A	N/A
SNOW STORAGE	N/A	N/A	N/A

ZONE DISTRICT REQUIREMENTS AS DEFINED BY STEAMBOAT SPRINGS CDC SECTION 216:ZONE DISTRICT: GONDOLA-TWO
*PER THE MOUNTAIN TOWN SUB-AREA PLAN REQUIREMENTS, CHAPTER 4, TABLE 4-1

LOCATION MAP



DEVELOPMENT PLAN

MAJOR MODIFICATION - BRAND WALL

PS-21-0204

10/13/21

FOR:

LEGAL DESCRIPTION:

A PORTION OF THE GENERAL COMMON ELEMENTS, GONDOLA SQUARE CONDOMINIUMS

ALSO KNOWN AS:

SSRC - GOLD WALK BASE AREA IMPROVEMENTS



APPROVALS

SHEET INDEX

SHEET NUMBER	SHEET NAME
DP.000	COVER
DP.001	PROJECT COMPOSITE SITE PLAN
C.003	EXISTING CONDITIONS PLAN
L3-01	LANDSCAPE SITE PLAN
L6-01	LANDSCAPE SITE LIGHTING PLAN
L6-02	BRAND WALL LIGHTING CUT SHEET
L7-03	BRAND WALL DETAILS

PROJECT TEAM

CLIENT / OWNER:	ALTERRA MOUNTAIN COMPANY 3501 WAZEE STREET DENVER, CO 80216 (303) 749 - 8200 EAST WEST PARTNERS 1550 WEVIATTA STREET DENVER, CO 80202 (303) 592-1700
CIVIL ENGINEER:	LANDMARK CONSULTANTS, INC 141 9TH STREET, PO BOX 774943 STEAMBOAT SPRINGS, CO 80477 (970) 871-9494
LANDSCAPE ARCHITECT:	DESIGN WORKSHOP 1390 LAWRENCE STREET DENVER, CO 80204 (303) 623-5186
ARCHITECT:	GENSLER 1225 17TH STREET, SUITE 150 DENVER, CO 80202 (303) 595 - 8585
STRUCTURAL ENGINEER:	MARTIN / MARTIN ENGINEERS 12499 WEST COLFAX AVE LAKEWOOD, CO 80215 (303) 431 - 6100
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER:	ME ENGINEERS 14143 DENVER WEST PKWY, SUITE 300 GOLDEN, CO 80401 (303) 421-6655



2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States

Tel 303.595.8585
Fax 303.825.6823



141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP

1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186



14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
2021/02/10	DEVELOPMENT PACKAGE SUBMITTAL
2021/04/07	DEVELOPMENT PACKAGE RESUBMITTAL 01
2021/04/23	DEVELOPMENT PACKAGE RESUBMITTAL 02
2021.10.13	DEVELOPMENT PLAN MAJOR MODIFICATION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

SSRC | GOLD WALK BASE AREA IMPROVEMENTS

Project Number

003.7835.000

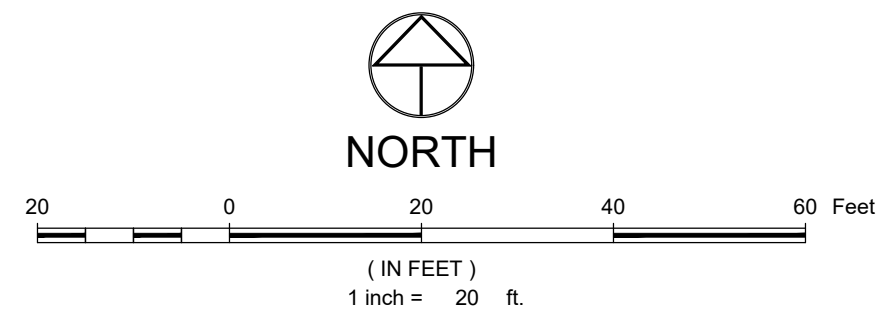
Description

COVER

Scale

NOT TO SCALE

DP.000



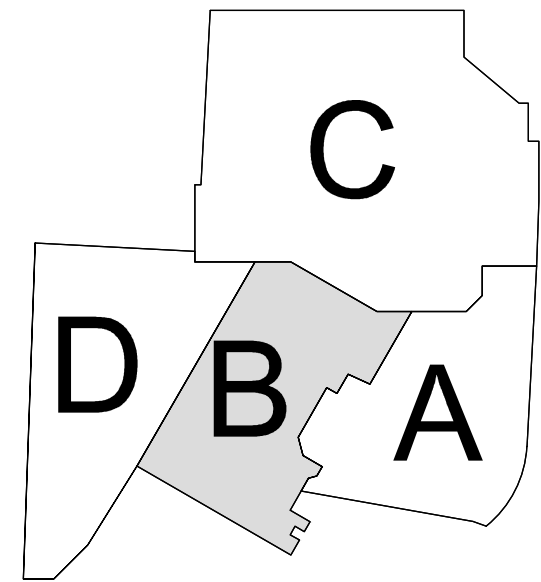
LEGEND

BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
WOOD DECKING	
SIGN	
SANITARY SEWER LINE MARKER	
MANHOLE AND CLEANOUT	
SEPTIC TANK LID AND VENT PIPE	
WATER LINE MAKER, FIRE HYDRANT	
GATE VALVE, CURB STOP & BLOWOFF	
FIRE DEPT. CONNECTION, YARD HYDRANT,	
VENT PIPE, WATER MANHOLE AND WELL	
GAS LINE MARKER, VALVE,	
MANHOLE/VAULT AND METER	
CABLE LINE MARKER, VAULT AND PEDESTAL	
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	
SATELLITE DISH	
TELEPHONE LINE MARKER, VAULT,	
FEDESTAL AND MANHOLE	
ELECTRIC LINE MARKER, TRANSFORMER,	
METER AND SECONDARY FEDESTAL	
SNOW MELT DISTRIBUTION LINE AND VAULT	
SNOW MAKING WATER MAIN	
ELECTRIC MANHOLE, OUTLET,	
GENERATOR AND JUNCTION BOX	
LIGHT POLE AND LIGHT POLE W/ MAST	
PROPOSED DITCH / SWALE	
UTILITY POLE, GUY POLE & GUY WIRE	
DITCH/SWALE	
CULVERT W/ END SECTIONS	
STORM MANHOLE, AREA DRAIN,	
GRATE INLET AND CURB INLET	
AIR CONDITIONER, MAILBOX,	
NEWSTAND AND TRASH CAN	
BOLLARD, AREA LIGHT AND FLAG POLE	
CONIFEROUS AND DECIDUOUS TREE	
(SCALED TO APPROX. DRIPLINE)	
CONIFEROUS AND DECIDUOUS SHRUB	
(SCALED TO APPROX. DRIPLINE)	
FINISHED FLOOR ELEVATION	
(SEE NOTE 10)	

NOTES

- THIS EXISTING CONDITIONS PLAN DOES NOT REPRESENT A MONUMENTED LAND SURVEY OR IMPROVEMENT SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- PARCEL AND RIGHT OF WAY BOUNDARIES ARE SHOWN HEREON BASED UPON THE APPLICABLE SUBDIVISION PLATS AND AVAILABLE PROPERTY CORNER MONUMENTS.
- BASES OF HORIZONTAL CONTROL, COLORADO NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NAD83(2011).
- UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
- SITE BENCHMARK: A RECOVERED 3" BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M. SHD BRASS CAP ALSO BEING CITY OF STEAMBOAT SPRINGS GIS CONTROL POINT NUMBER 344, HAVING AN ELEVATION OF 6935.31 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS SHOWN HEREON.
- CONTOUR INTERVAL = 1 FOOT
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE, AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES, AND MARKINGS PROVIDED BY A UTILITY LOCATING SERVICE. LOCATIONS SHOWN ARE APPROXIMATE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING THE UTILITIES. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- THE LAST FIELD INSPECTION OF THE SITE WAS ON JANUARY 5, 2021.
- ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- FINISH FLOOR ELEVATIONS WERE OBTAINED BY MEASUREMENTS MADE ON LANDINGS OR DOOR SILLS OUTSIDE THE BUILDING. INTERIOR FLOOR ELEVATIONS SHOULD BE VERIFIED WHERE APPROPRIATE.
- WHERE 'MD' IS NOTED FOR STORM/AREA DRAIN INVERTS, THE DRAINS WERE MEASURED DOWN BUT IT WAS UNKNOWN WHETHER THE MEASUREMENT WAS TO A WYE, BEND OR INVERT DUE TO LACK OF VISIBILITY. THE 'MD' IS INTENDED TO REPRESENT MEASURED DEPTH. SOME DISCREPANCIES MAY EXIST.
- SITE UNDER CONSTRUCTION. ACTUAL CONDITIONS WILL VARY.

KEY PLAN



Steamboat
ALTRERA east west partners
MOUNTAIN COMPANY

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8565
Fax 303.625.6823

LANDMARK
CONSULTANTS, INC.

141 9th Street
PO Box 774943
Denver, CO 80204
80477
Tel 970.871.9494

DESIGNWORKSHOP

1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

me
engineers

14299 West Cofax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT
2021.09.24	DEVELOPMENT PLAN MINOR MODIFICATION
2021.10.13	DEVELOPMENT PLAN MAJOR MODIFICATION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name GOLD WALK

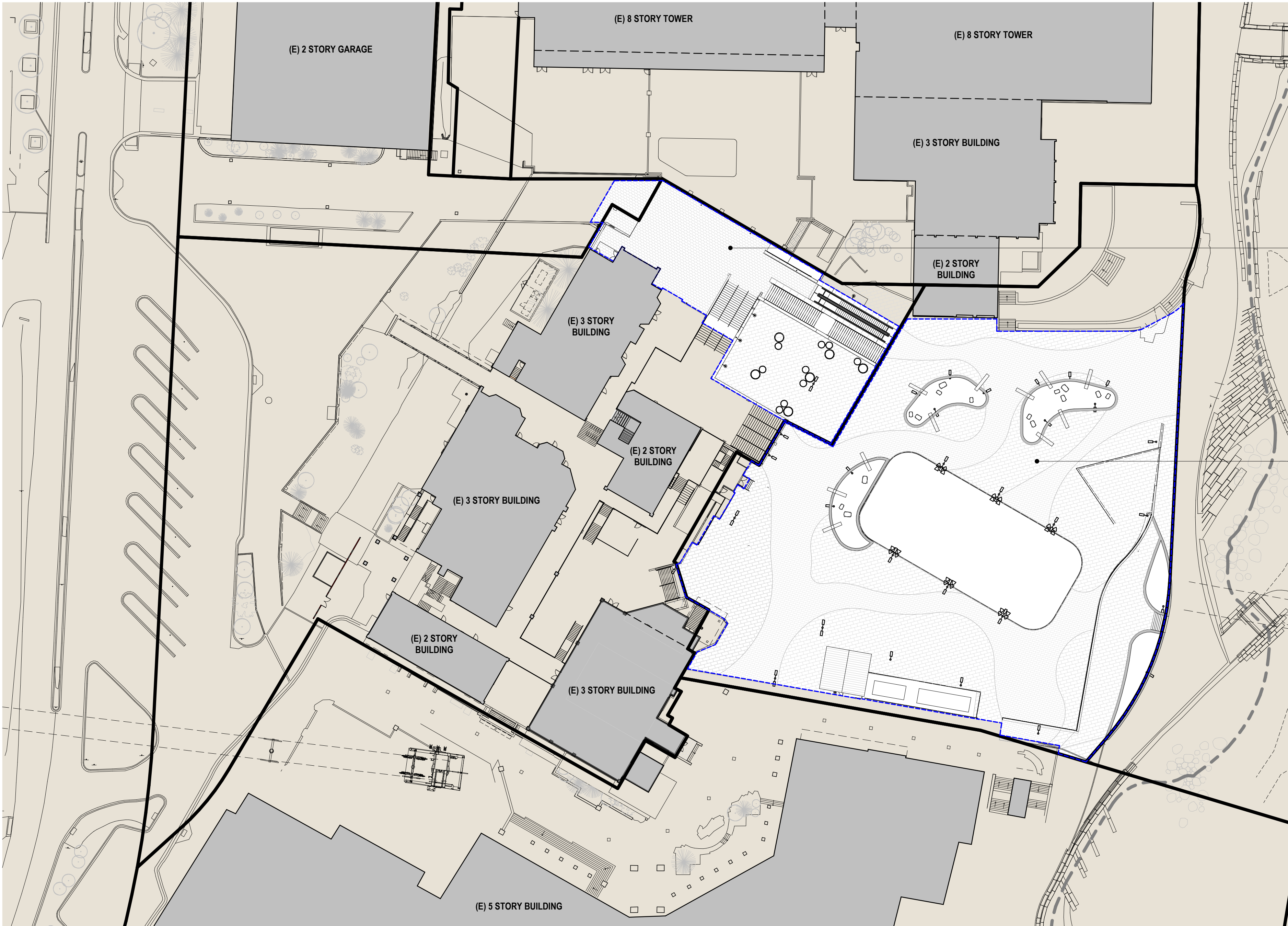
SSRC | BASE AREA IMPROVEMENTS

Project Number 003.7835.000

Description Existing Conditions Plan

Scale SEE GRAPHICAL SCALE

1B-C.003



1 DPS COMPOSITE SITE PLAN
SCALE: 1" = 40'-0"

Date	Description
2021/02/10	DEVELOPMENT PACKAGE SUBMITTAL
2021/04/07	DEVELOPMENT PACKAGE RESUBMITTAL 01
2021/04/23	DEVELOPMENT PACKAGE RESUBMITTAL 02
2021.10.13	DEVELOPMENT PLAN MAJOR MODIFICATION

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

SSRC | GOLD WALK BASE
AREA IMPROVEMENTS

Project Number

003.7835.000

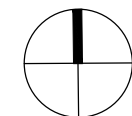
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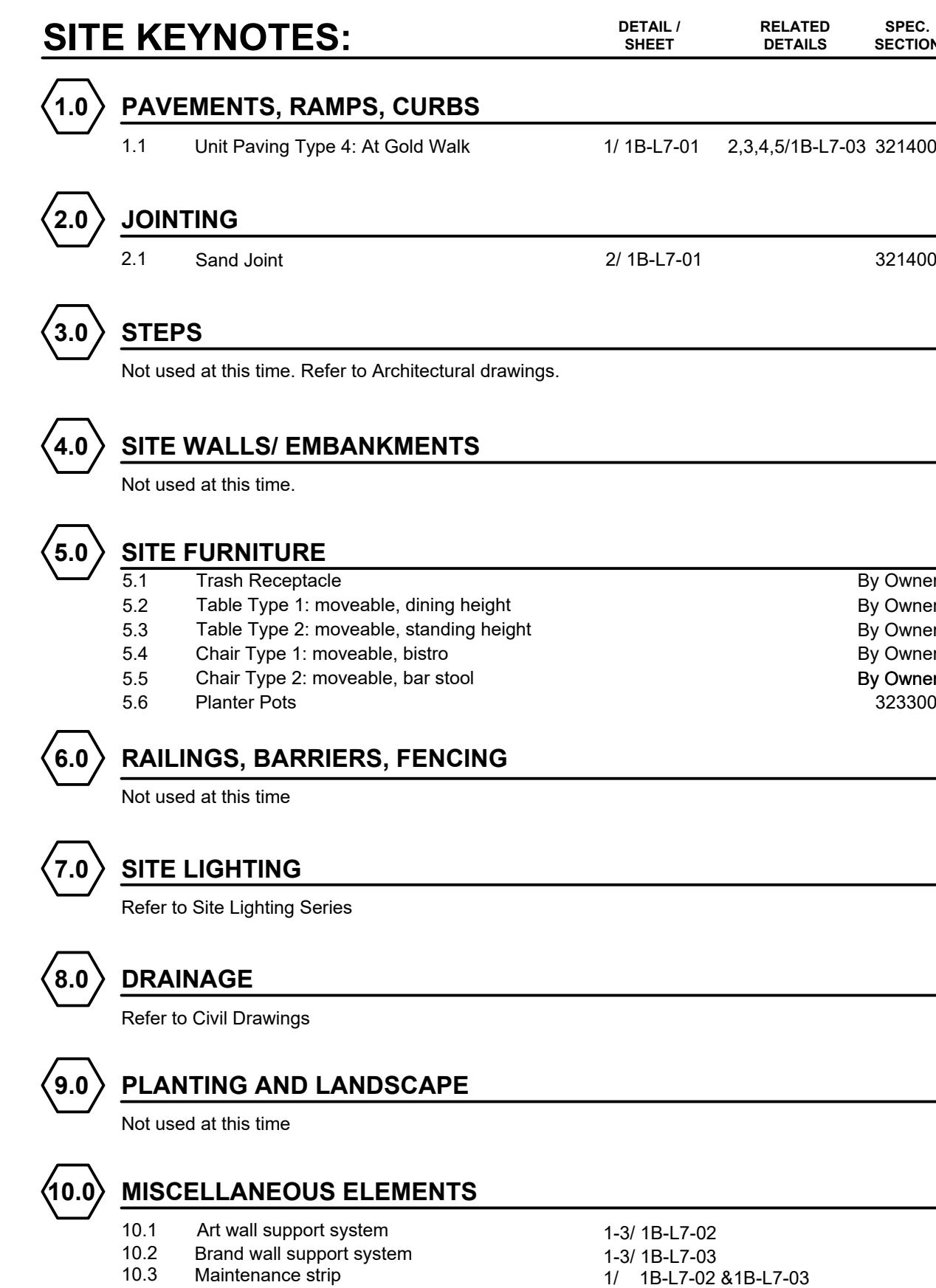
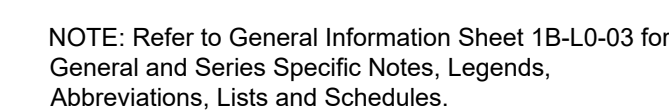
PROJECT COMPOSITE SITE PLAN

Scale

1" = 40'-0"

DP.001





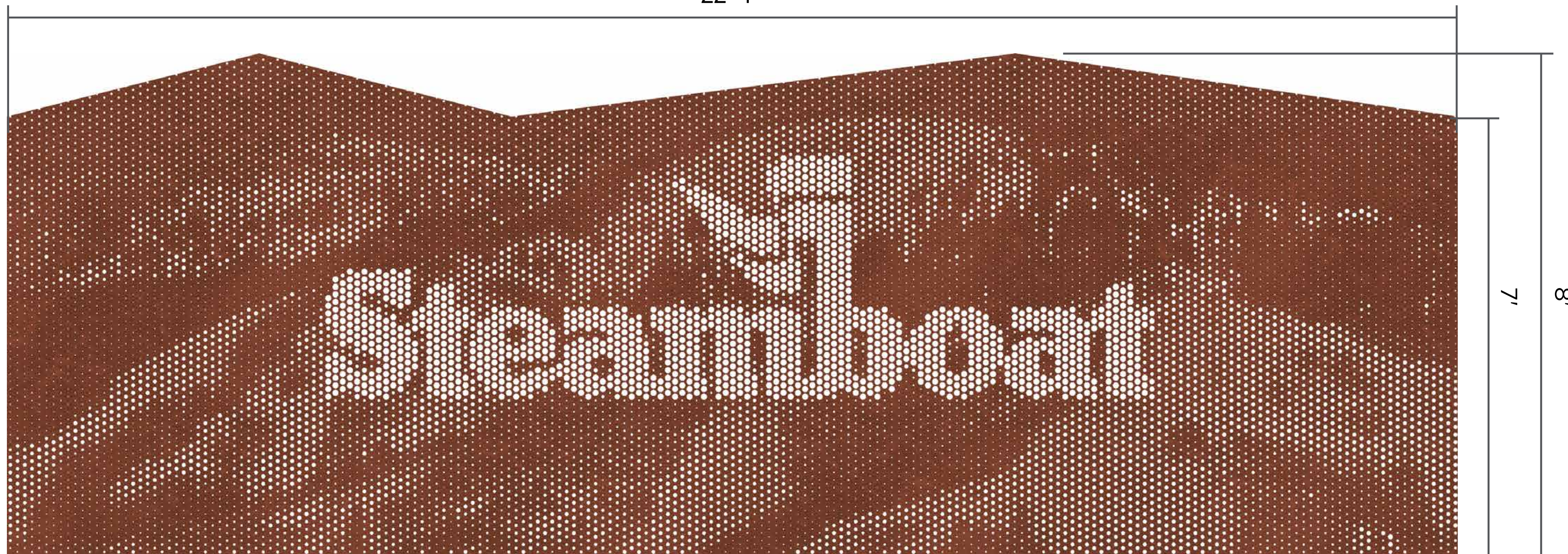
- 1 Refer to CIVIL for drainage structure information.
- 2 Refer to ELECTRICAL for electrical information.
- 3 Refer to L6 Lighting Series for lighting information.
- 4 Provide Water and Electrical for temporary connection to food and beverage carts.
- 5 Refer to ARCHITECTURE for railing
- 6 Refer to ARCHITECTURE for stair and escalator.
- 7 Snowmelt manifold, box, and Wundercover - refer to MECHANICAL.
- 8 Proposed paving to be flush with adjacent existing paving.
- 9 Existing to remain.
- 10 Art Wall, refer to shop drawings from Zahner
- 11 Brand Wall, refer to shop drawings from Zahner

△	Date	Description
-	2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT
1	2021.06.25	BP3: GOLDWALK - BULLETIN 02
2	2021.07.01	BP3: GOLDWALK - BULLETIN 03 - PERMIT RESPONSES
3	2021.09.24	DEVELOPMENT PLAN MINOR MODIFICATION
4	2021.10.01	BP3: GOLDWALK - RF-097
△	2021.10.13	DEVELOPMENT PLAN MAJOR MODIFICATION

**NOT FOR
CONSTRUCTION**

Project Name	
BP3 GOLDWALK PERMIT AND CONSTRUCTION	
Project Number	DW Project Number
003.7835.000	6466
Description	
BP3: GOLDWALK - ISSUE FOR BID AND PERMIT	

SITE
PLAN
1B-L3-01



SOLANUM STEEL



NOTE: Refer to General Information Sheet 1B-L0-03 for General and Series Specific Notes, Legends, Abbreviations, Lists and Schedules.

Steamboat
ALTERRA east west partners
MOUNTAIN COMPANY

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK
ARCHITECTS, INC.

141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOPS

1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

me
engineers

14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

△	Date	Description
-	2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT
1	2021.10.01	BP3: GOLDWALK - RFI-097
△	2021.10.13	DEVELOPMENT PLAN MAJOR MODIFICATION

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name	
BP3 GOLDWALK PERMIT AND CONSTRUCTION	
Project Number	DW Project Number
003.7835.000	6466
Description	
BP3: GOLDWALK - ISSUE FOR BID AND PERMIT	

SITE DETAILS

1B-L7-03