



STEAMBOAT BASECAMP - DEVELOPMENT PLAN SUBMISSION

1901 CURVE PLAZA
STEAMBOAT SPRINGS, COLORADO 80487

VICINITY MAP



PROJECT TEAM

OWNER
MAY RIEGLER PROPERTIES
2201 WISCONSIN AVENUE NW SUITE 200
WASHINGTON, DC 20007

PO BOX 881330
STEAMBOAT SPRINGS, CO 80488

ARCHITECT

KASA
3318 N. COLUMBUS ST.
ARLINGTON, VA 22207

CIVIL ENGINEER

LANDMARK ENGINEERS & SURVEYORS
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

PROJECT SUMMARY TABLE

GROSS FLOOR AREA:	64,073 GSF
NET FLOOR AREA:	52,142 NSF
UNIT SIZE:	616 SF AVERAGE
NUMBER OF UNITS:	75
ZONING:	CS
FRONTAGE:	CURVE CT: 263' / SHIELD DR: 350' / ELK RIVER RD: 380' / HWY 40: 377'

USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL	55,934 SF	75
ACCESSORY USES	COMMERCIAL	8,139 SF	-

STANDARDS	ZONE DISTRICT REQMTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	NO MAX/NO MIN	2.64 ACRES	N
LOT COVERAGE	NO MAX/NO MIN	19.7%	N
OPEN SPACE	15% MIN	52.67%	N
FLOOR AREA RATIO	NO MAX	0.58 FAR	N
OVERALL BLDG HT	63' MAX	53'-3"	N
AVERAGE PLATE HT	N/A		
FRONTAGE AREA HT	26' MIN	27'-7" (EXIST) / 51'-9" (NEW)	N
FRONT SETBACK	5 FT MIN	COMPLIES	N
SIDE SETBACK	7.5 FT MIN	COMPLIES	N
UPPER STORY SETBACK	OVER 45' OR 3 STORIES	VARIES	Y
REAR SETBACK	7.5 FT MIN	COMPLIES	N
SECOND STORY INTENSITY	50% MINIMUM	NEW CONST: 100%	N
PARKING	128 SPACES (SEE NARRATIVE)	128 SPACES	N
SNOW STORAGE	29,301 SF	32,478 SF	N

DRAWING LIST

- G 1.0 COVER SHEET
- C.003 EXISTING CONDITIONS & SITE REMOVAL EXHIBIT
- C.100 SITE PLAN
- C.200 UTILITY PLAN
- C.210 WATER MAIN PLAN - OVERALL
- C.211 WATER MAIN PLAN & PROFILE
- C.212 WATER MAIN PLAN & PROFILE
- C.213 WATER MAIN PLAN & PROFILE
- C.214 WATER MAIN PLAN & PROFILE
- C.221 SANITARY SEWER PLAN & PROFILE
- C.301 DETAILED GRADING PLAN - OFFSITE
- C.302 DETAILED GRADING PLAN - ONSITE
- C.310 STORM SEWER PLAN - OVERALL
- C.311 STORM SEWER PLAN & PROFILE
- C.400 MATERIALS, SIGNAGE, & STRIPING PLAN
- C.401 MATERIALS, SIGNAGE, & STRIPING PLAN
- C.410 ROADWAY PLAN & PROFILE
- C.700 EASEMENT EXHIBIT
- A 1.1 EXISTING GROUND LEVEL PLAN
- A 1.2 EXISTING ROOF PLAN
- A 1.3 DEMOLITION 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 2.5 ENLARGED UNIT PLANS
- A 3.01 EXISTING SOUTH AND WEST ELEVATIONS
- A 3.02 EXISTING NORTH AND EAST ELEVATIONS
- 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 5.0 LIGHTING PLAN
- A 5.1 LIGHTING SPECIFICATIONS
- L 1 LANDSCAPE PLAN
- MEP 1 PHOTOMETRIC SITE PLAN
- MEP 2 PHOTOMETRIC SCHEDULES AND DETAILS

APPROVAL STAMPS:

K. Plan Set

No.	Date	Description
5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/8/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal #1

SUBMISSIONS & REVISIONS

OWNER

May Riegler Properties
2201 Wisconsin Avenue NW Suite 200
Washington, DC 20007
PO Box 881330
Steamboat Springs, CO 80488

ARCHITECT

KASA
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T. 312.636.3248 / 312.636.4252
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

MGC DESIGN, INC.
PO Box 773522
Steamboat Springs, Colorado 80477
T. 970.879.7740

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

COVER SHEET

SEAL

DATE:

03/27/20

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

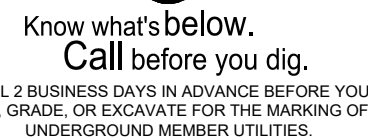
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NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, EXCEPTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORDS ARE NOT RESPONSIBLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-65-808, C.R.S.
5. THIS SITE CONTAINS A CALCULATED AREA OF 4.31 ACRES.
6. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS. AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A FLOOD INSURANCE RATE MAP NUMBERS 081070878D & 0810720713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES PROPERLY DISPOSING OF WASTE, INCLUDING IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE THAT MAY BE RECYCLED IF POSSIBLE.
9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD. ALL REPAIRS TO BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS OR THE AHI/ROUTT COUNTY IF WITHIN CR 42 ROW AND CDOT IF WITHIN THE US HWY 63 ROW.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONFIRMING DEMOLITION, DEBRIS REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
11. DEMOLITION INDICATED HEREON IS FOR CONVENIENCE ONLY. ALL LIMITS OF DEMOLITION ARE TO BE DETERMINED BY CONTRACTOR AS NECESSARY TO PERFORM WORK IN A SAFE AND EFFICIENT MANNER.
12. SOME OFF-SITE AND ADJACENT PROPERTY INFORMATION WAS DIGITIZED FROM AERIAL IMAGERY. DISCREPANCIES MAY EXIST.

PROPERTY DESCRIPTION:

[illegible]

No.	Date	Description
SUBMISSIONS & REVISIONS		

OWNER

MAY REIGLER PROPERTIES

2201 WISCONSIN AVE NW
SUITE 200
WASHINGTON DC 20007

ARCHITECT

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KEVIN & ASAKO SPERRY ARCHITECTURE
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AND DESIGN, INC
2740 ACRE LANE, STE. E
STEAMBOAT SPRINGS, CO 80487

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING

1717 15TH STREET
BOULDER, CO 80302

CIVIL ENGINEER

LANDMARK ENGINEERING

141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

PROJECT LOCATION

STEAMBOAT BASECAMP

1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

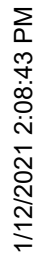
EXISTING CONDITIONS & SITE REMOVAL EXHIBIT

SEAL	DATE: 6/18/21
	DRAWN BY: PN
	CHECKED BY: JG
	PROJECT NO: 2387-004

DRAWING NO:

C.003





NOTES:

- PROPOSED WATER AND SEWER MAINS CLARIFICATION:**

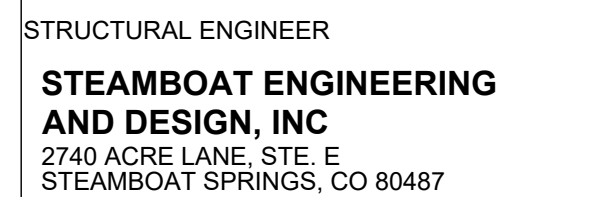
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THE PROPOSED WATER AND SEWER MAINS ARE SHOWN AS PROPOSED FOR FUTURE DEVELOPMENT CONSIDERATIONS AND ARE TO BE INSTALLED AS PART OF THE ROAD CONSTRUCTION IN ORDER TO AVOID FUTURE DISRUPTION TO THE ACCESS/PARKING.

[illegible]OWNER

ARCHITECT



M.E.P. & F.P. ENGINEERS

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

SEAL	DATE: 6/18/21
	DRAWN BY: PN
	CHECKED BY: EG
	PROJECT NO: 2387-004

DRAWING NO:

C.200

11/2/2021 2:08:43 PM



LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.	
EXISTING SANITARY SEWER W/ MH & C.O.	
PROPOSED WATER	
PROPOSED GV, FH & CS	
EXISTING WATER	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE, ORGANIC MATERIAL, CORBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

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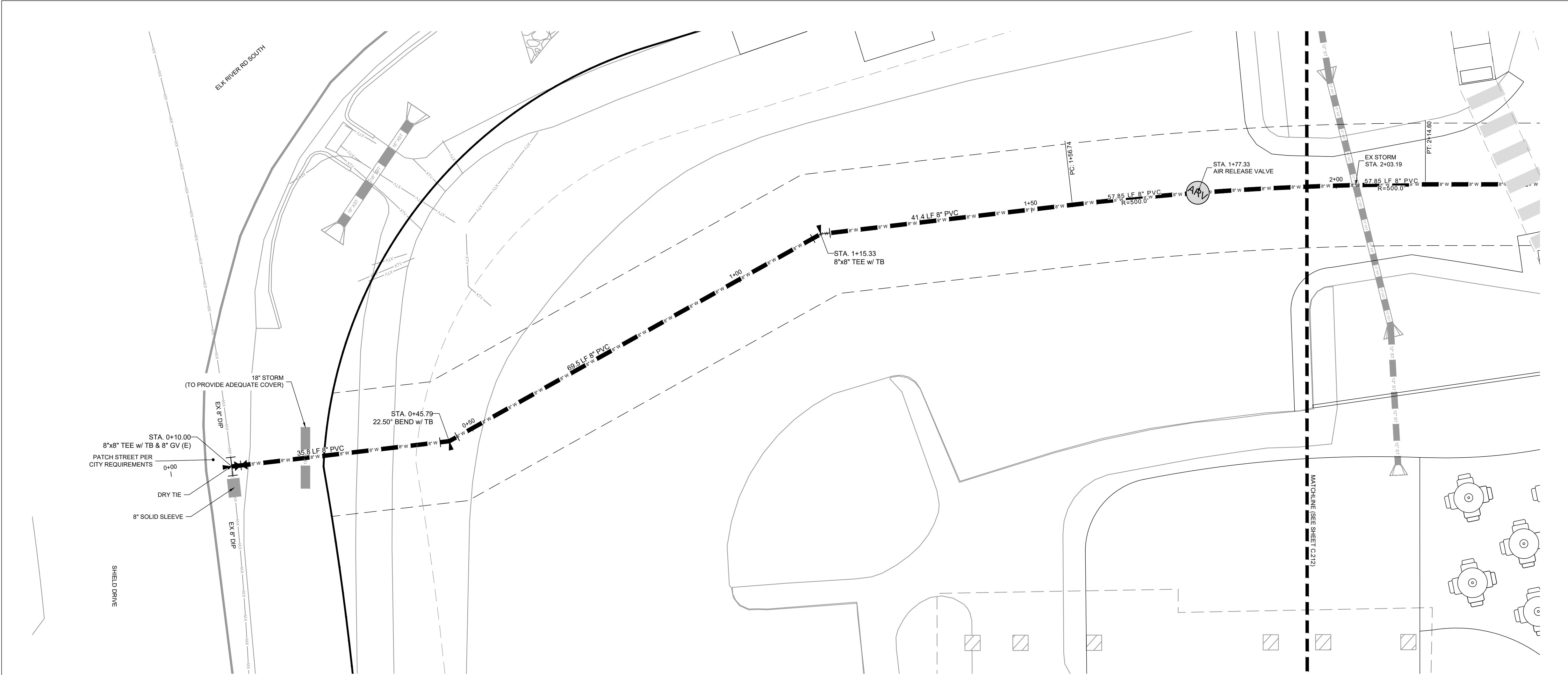
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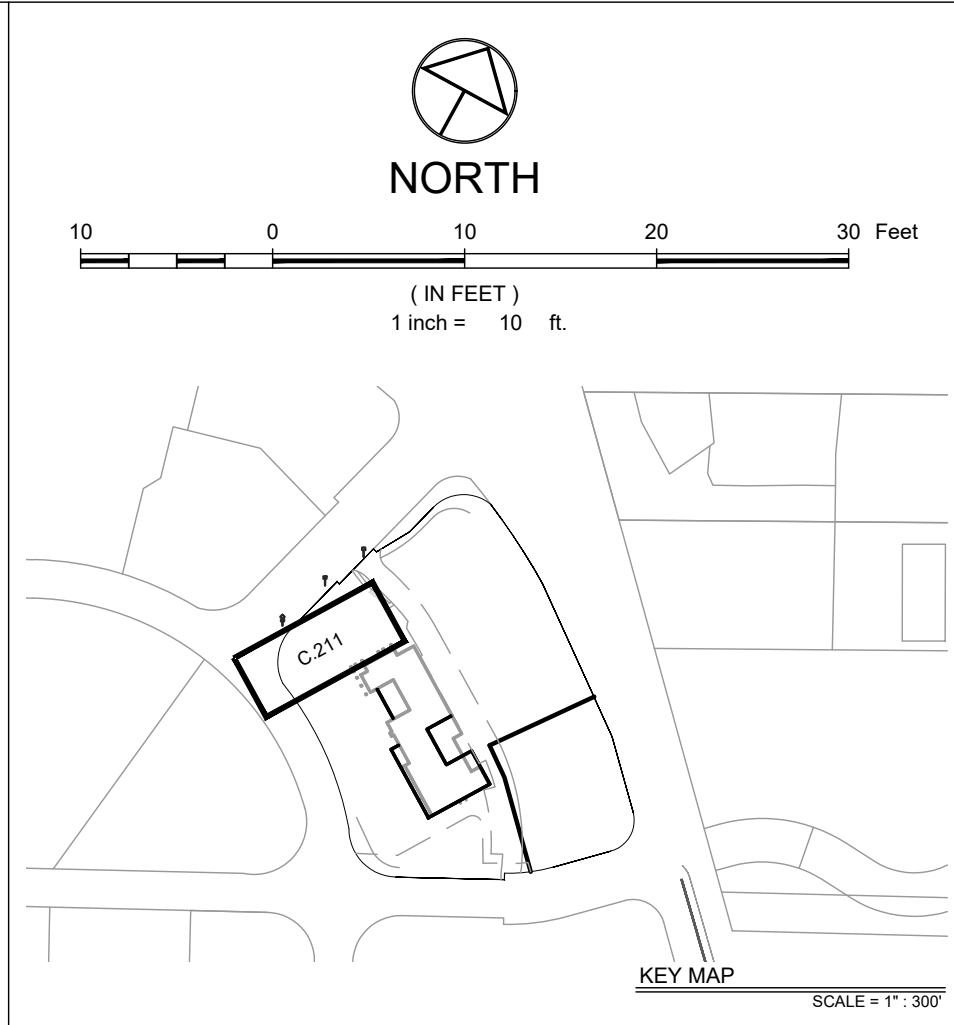
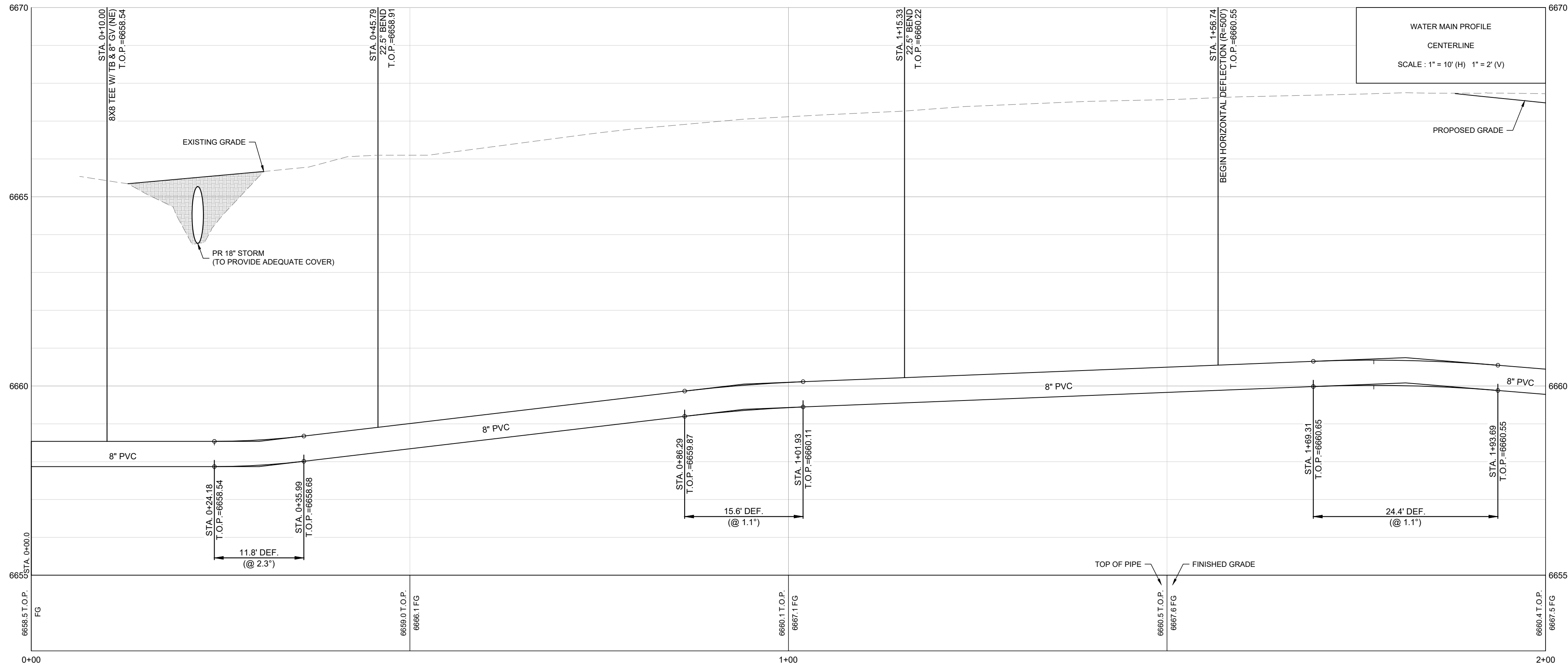
APPROVAL STAMPS:

No.	Date	Description
SUBMISSIONS & REVISIONS		
OWNER		
MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW SUITE 200 WASHINGTON DC 20007		
ARCHITECT		
K A S A KEVIN & ASAKO SPERRY ARCHITECTURE 3318 N. Columbus Street Arlington, VA 22207 T.312.636.3248 / 312.636.4252 www.kasa-arch.com		
STRUCTURAL ENGINEER		
STEAMBOAT ENGINEERING AND DESIGN, INC 2740 ACRE LANE, STE. E STEAMBOAT SPRINGS, CO 80487		
M.E.P. & F.P. ENGINEERS		
BOULDER ENGINEERING 1717 15TH STREET BOULDER, CO 80302		
CIVIL ENGINEER		
LANDMARK ENGINEERING 141 9TH STREET PO BOX 174943 STEAMBOAT SPRINGS, CO 80477		
LANDSCAPE ARCHITECT		
GENERAL CONTRACTOR		
PROJECT LOCATION		
STEAMBOAT BASECAMP 1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487		
DRAWING TITLE		
WATER MAIN PLAN - OVERALL		
SEAL	DATE: 6/18/21 DRAWN BY: PN CHECKED BY: EG PROJECT NO: 2387-004	
DRAWING NO: C.210		

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WATER MAIN PLAN & PROFILE (STA 0+00 - 2+00)



LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.
EXISTING SANITARY SEWER W/ MH & C.O.
PROPOSED WATER
PROPOSED GV, FH & CS
EXISTING WATER

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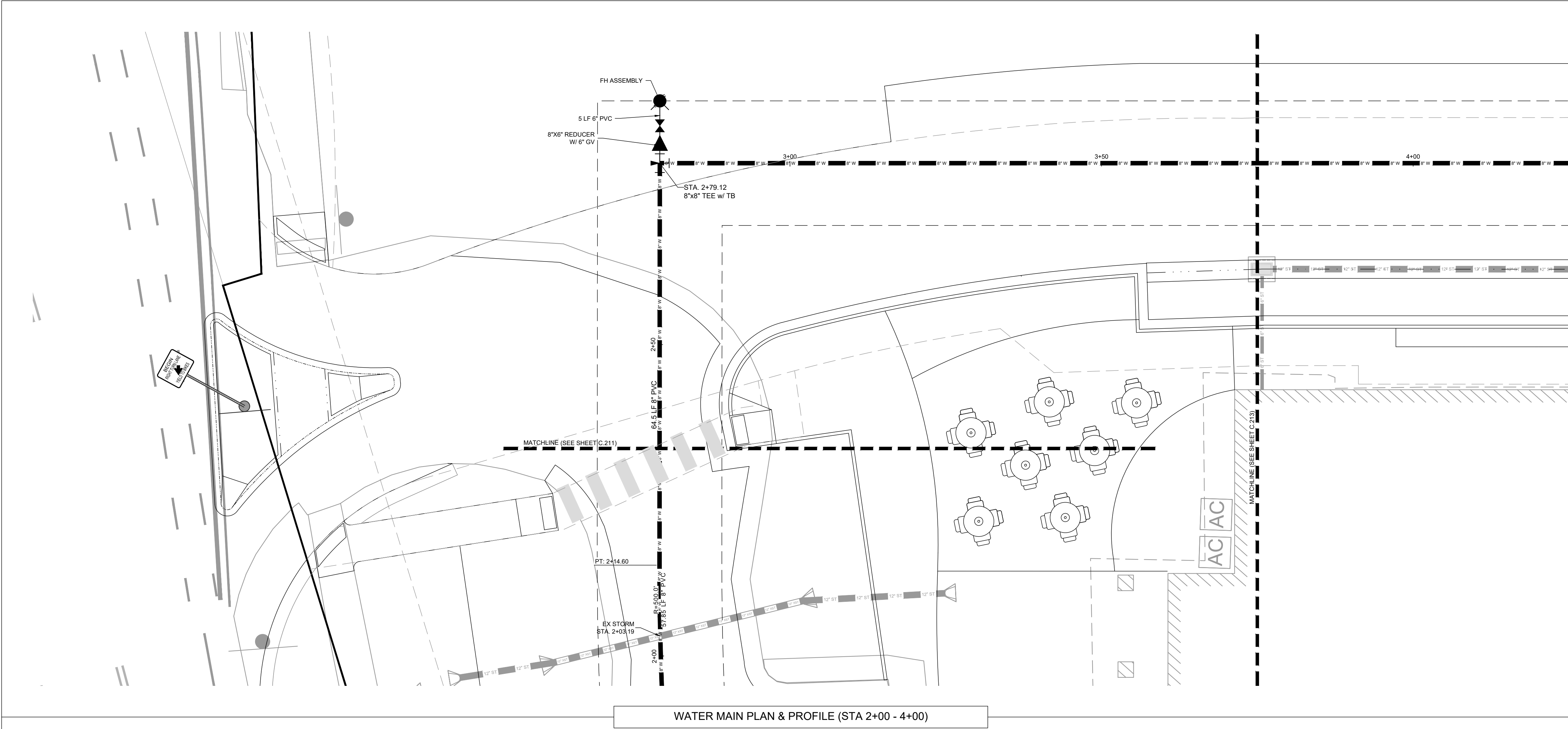
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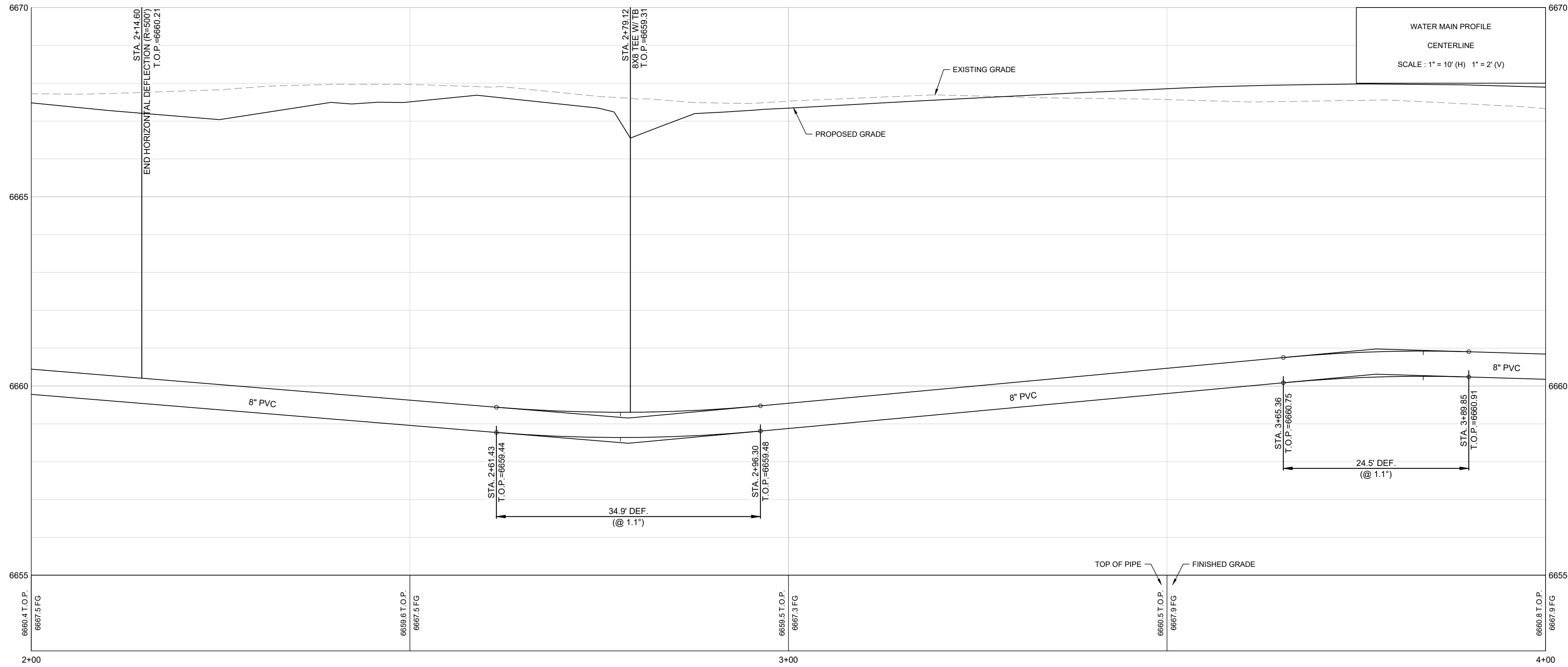
APPROVAL STAMPS:

No.	Date	Description
SUBMISSIONS & REVISIONS		
OWNER		
MAY REIGLER PROPERTIES 2201 WISCONSIN AVE NW SUITE 200 WASHINGTON DC 20007		
ARCHITECT		
K A S A KEVIN & ASAKO SPERRY ARCHITECTURE 3318 N. Columbus Street Arlington, VA 22207 T. 312.636.3248 / 312.636.4252 www.kasa-arch.com		
STRUCTURAL ENGINEER		
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M.E.P. & F.P. ENGINEERS		
BOULDER ENGINEERING 1717 15TH STREET BOULDER, CO 80302		
CIVIL ENGINEER		
LANDMARK ENGINEERING 141 9TH STREET PO BOX 174343 STEAMBOAT SPRINGS, CO 80477		
LANDSCAPE ARCHITECT		
GENERAL CONTRACTOR		
PROJECT LOCATION		
STEAMBOAT BASECAMP 1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487		
DRAWING TITLE		
WATER MAIN PLAN & PROFILE		
SEAL	DATE: 6/18/21 DRAWN BY: PN CHECKED BY: EG PROJECT NO: 2387-004	
DRAWING NO: C.211		

1/12/2021 2:08:43 PM



WATER MAIN PLAN & PROFILE (STA 2+00 - 4+00)



LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.
EXISTING SANITARY SEWER W/ MH & C.O.
PROPOSED WATER
PROPOSED GV, FH & CS
EXISTING WATER

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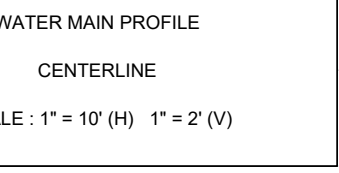
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No.	Date	Description
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OWNER		
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M.E.P. & F.P. ENGINEERS		
BOULDER ENGINEERING 1717 15TH STREET BOULDER, CO 80302		
CIVIL ENGINEER		
LANDMARK ENGINEERING 141 9TH STREET PO BOX 774343 STEAMBOAT SPRINGS, CO 80477		
LANDSCAPE ARCHITECT		
GENERAL CONTRACTOR		
PROJECT LOCATION		
STEAMBOAT BASECAMP 1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487		
DRAWING TITLE		
WATER MAIN PLAN & PROFILE		
SEAL	DATE: 6/18/21 DRAWN BY: PN CHECKED BY: EG PROJECT NO: 2387-004	
DRAWING NO: C.212		

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PROPOSED SANITARY SEWER W/ MH & C.O.
EXISTING SANITARY SEWER W/ MH & C.O.
PROPOSED WATER
PROPOSED GV, FH & CS
EXISTING WATER

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDINGS TO THE BEST INFORMATION MADE AVAILABLE TO THE CONTRACTOR. THE CONTRACTOR DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL SEWER CONSTRUCTION SHALL BE PER THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10" HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4'-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7'-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 46 MIL. POLYETHYLENE FOR LEAKING PROTECTION. "GLEN" TEST STATIONS BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, Boulders, LARGE ROCKS OR STONES OR FROZEN SOLIDS GREATER THAN 6-INCHES IN DIAMETER.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

PROPOSED WATER AND SEWER MAINS CLARIFICATION:

THE PROPOSED WATER AND SEWER MAINS ARE **NOT** REQUIRED FOR SERVICING THE NEW BASECAMP PROJECT. THE APPLICANT REQUESTS THAT THE INSTALLATION OF THE WATER AND SEWER MAINS TO BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CERTIFICATE OF OCCUPANCY VS. BUILDING PERMIT.

THE EXISTING WATER AND SEWER SERVICES ARE TO REMAIN IN SERVICE FOR THE BUILDING AND A NEW SEWER SERVICE IS PROPOSED FOR THE NEW CONSTRUCTION REQUIREMENTS.

THE PROPOSED WATER AND SEWER MAINS ARE SHOWN AS PROPOSED FOR FUTURE DEVELOPMENT CONSIDERATIONS AND ARE TO BE INSTALLED AS PART OF THE ROAD CONSTRUCTION IN ORDER TO AVOID FUTURE DISRUPTION TO THE ACCESS/PARKING.

APPROVAL STAMPS:

[illegible]

No.	Date	Description
SUBMISSIONS & REVISIONS		

OWNER

MAY REIGLER PROPERTIES
2201 WISCONSIN AVE NW
SUITE 200
WASHINGTON DC 20007

ARCHITECT



STRUCTURAL ENGINEER

**STEAMBOAT ENGINEERING
AND DESIGN, INC**
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STEAMBOAT SPRINGS, CO 80487

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CIVIL ENGINEER

LANDMARK ENGINEERING
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

STEAMBOAT BASECAMP

1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

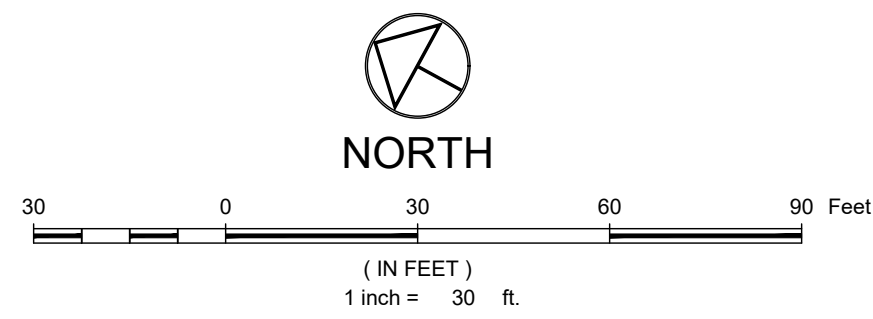
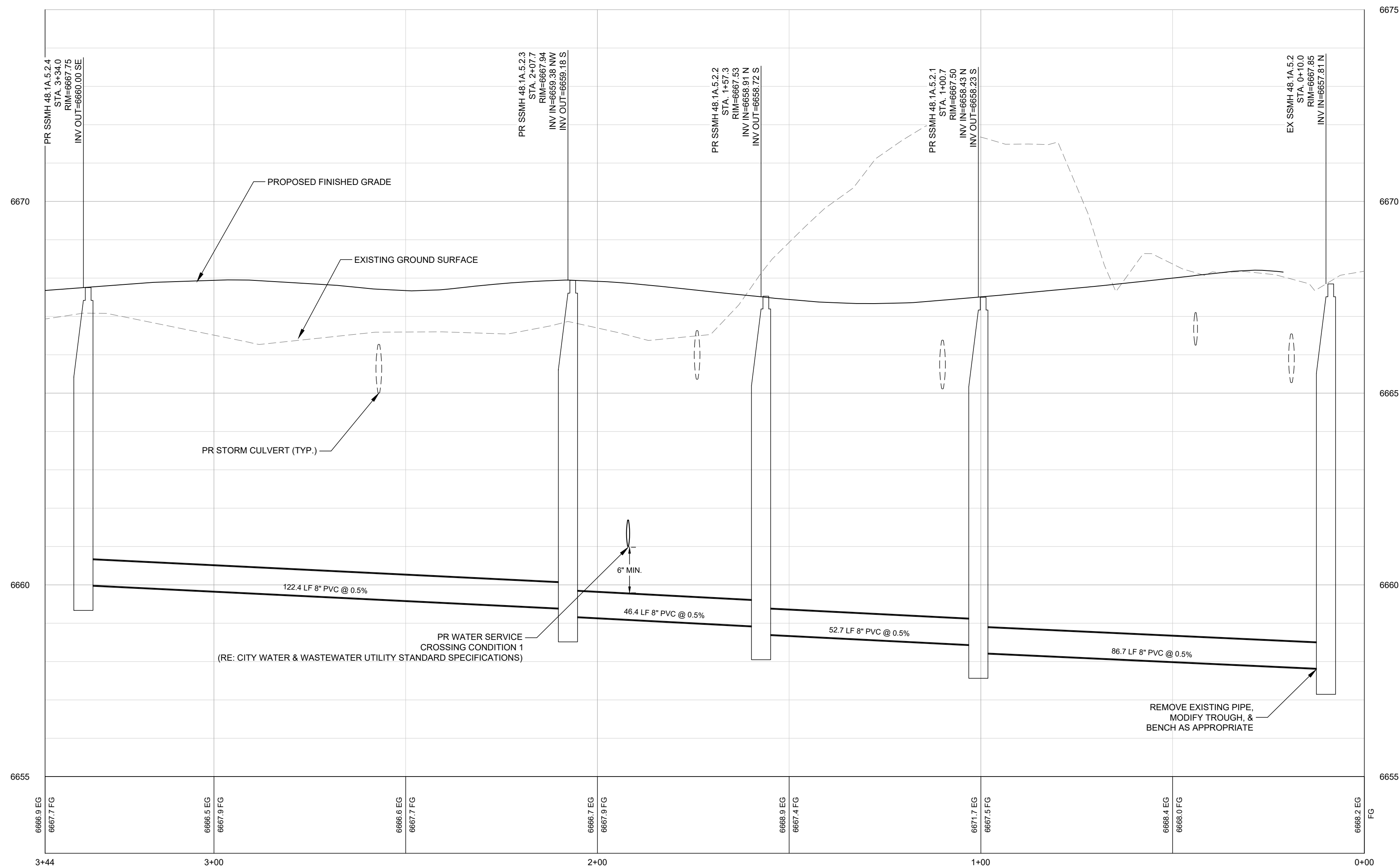
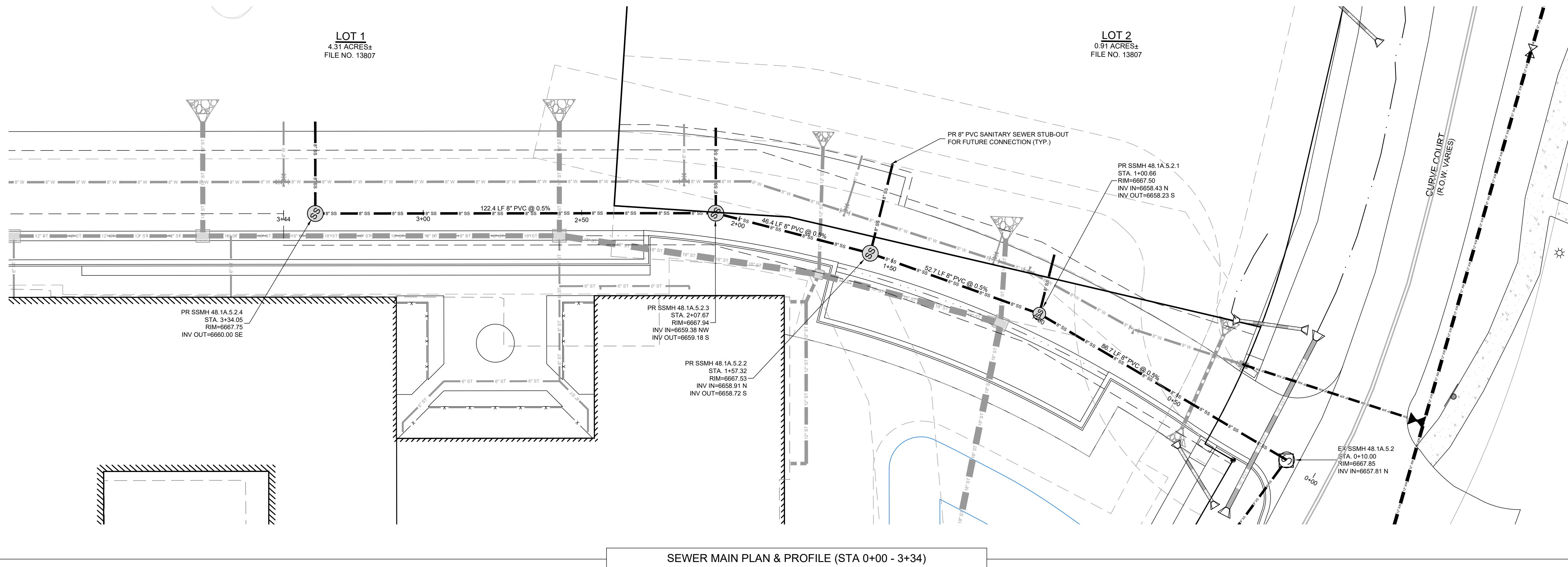
DRAWING TITLE

WATER MAIN PLAN & PROFILE

SEAL	DATE: 6/18/21
	DRAWN BY: PN
	CHECKED BY: EG
	PROJECT NO: 2387-004

DRAWING NO:

C.213



LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.

EXISTING SANITARY SEWER W/ MH & C.O.

PROPOSED WATER

PROPOSED GV, FH & CS

EXISTING WATER

NOTES:

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APPROVAL STAMPS:

[illegible]

No.	Date	Description
SUBMISSIONS & REVISIONS		

OWNER

MAY REIGLER PROPERTIES
2201 WISCONSIN AVE NW
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ARCHITECT

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CIVIL ENGINEER

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141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

STEAMBOAT
BASECAMP

1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

SANITARY SEWER
PLAN & PROFILE

SEAL

DATE:

6/18/21

DRAWN BY:

PN

CHECKED BY:

EG

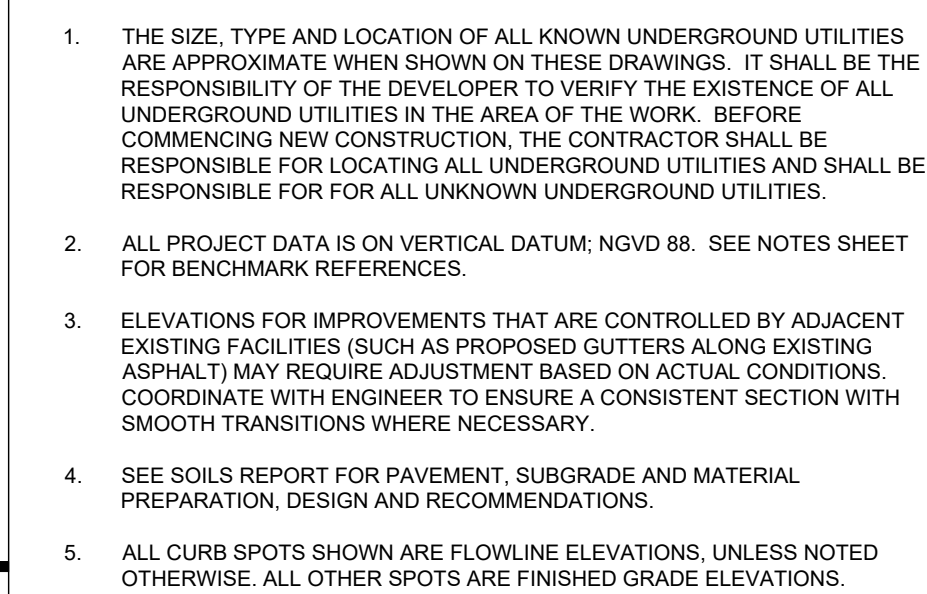
PROJECT NO:

2387 004

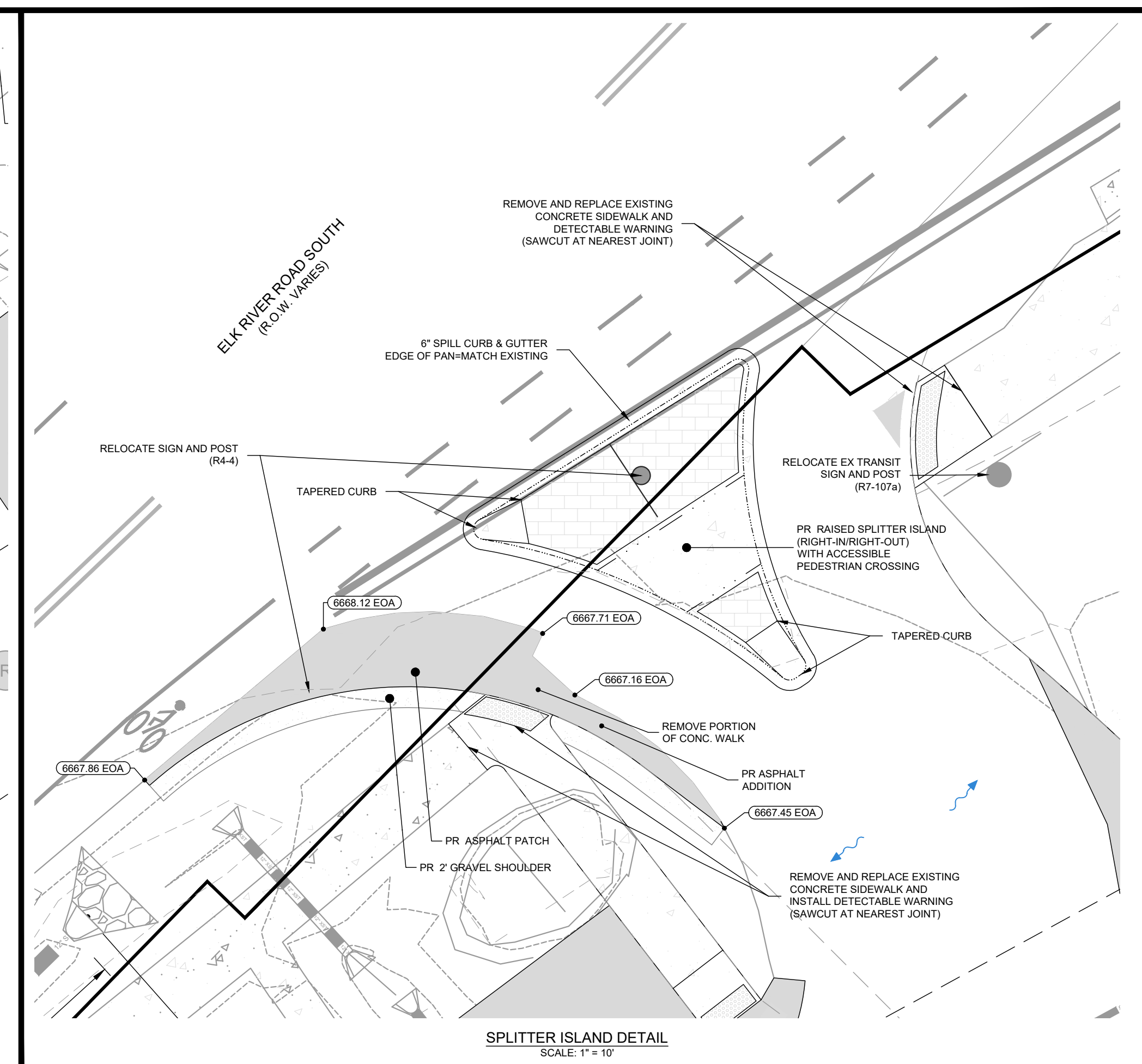
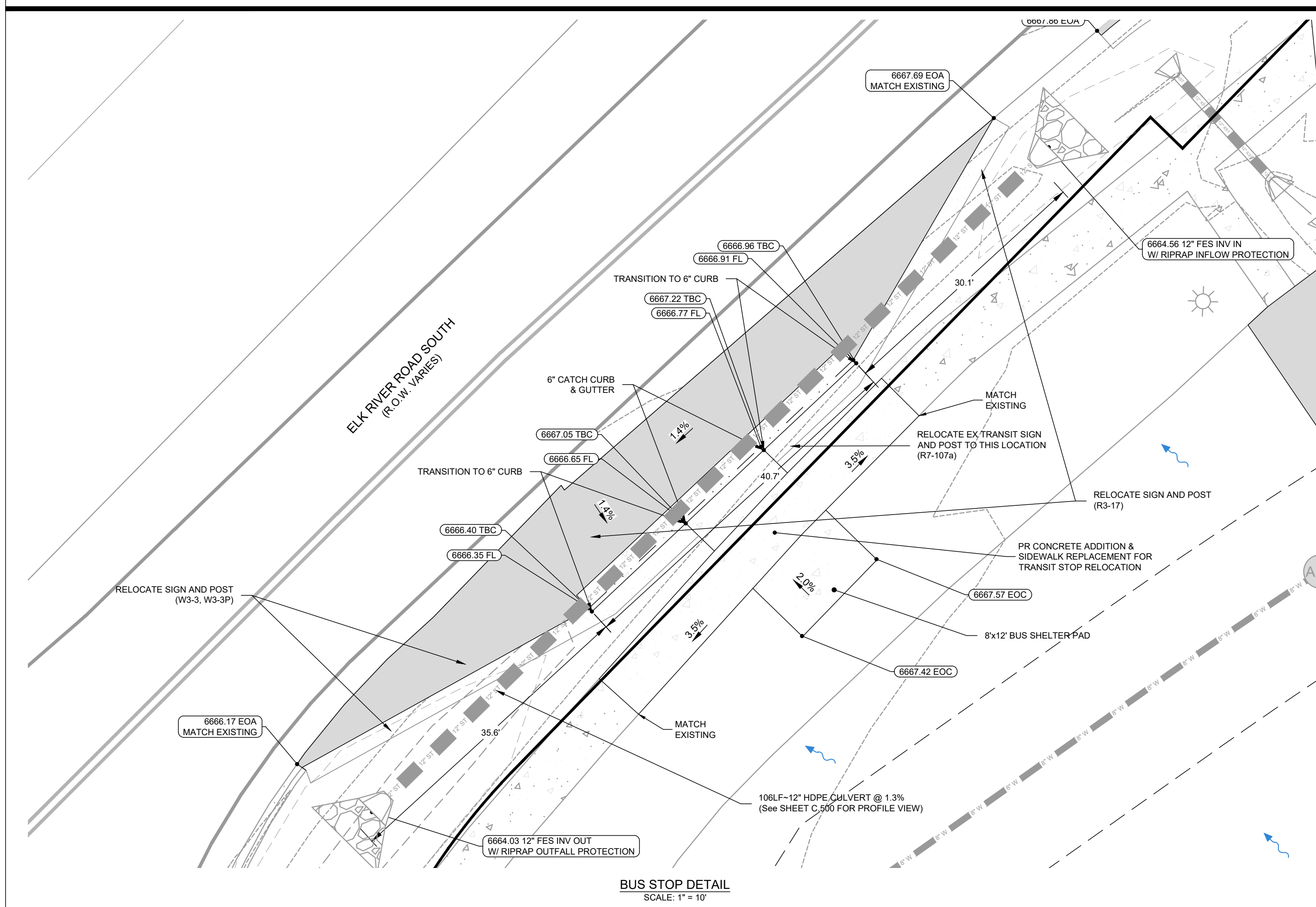
DRAWING NO:

C.221

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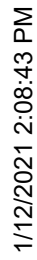
[illegible]

C.301



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



PAVING

- 1.2 CONCRETE PAVING
- 1.2 DUMPSITER PAD (ENCLOSURE BY OTHER, RE: ARCHITECTURAL PLANS)
- 1.3 ASPHALT PAVING
- 1.4 CONCRETE, CURB & GUTTER
- 1.4A CATCH CURB
- 1.4B SPILL CURB
- 1.4C VALLEY PAN
- 1.4D THICKENED EDGE RIBBON CURB
- 1.4E TAPERED CURB NOSE
- 1.5 CURB RAMP
- 1.6 DETECTABLE WARNING SURFACE
- 1.7 PAVERS
- 1.8 GRAVEL SURFACING

2.0 PAINTING / STRIPING

- 2.1 STOP BAR
- 2.2 4-INCH WIDE SOLID WHITE (PARKING/FOG LINE)
- 2.3 ADA PARKING SYMBOL
- 2.4 ADA LOADING AISLE
- 2.5 CROSSWALK STRIPING
- 2.6 BIKE LANE SYMBOL
- 2.7 SHARED LANE SYMBOL

3.0 SIGNAGE

- 3.1 ADA PARKING SIGNAGE
- 3.2 FIRELANE NO PARKING SIGN
- 3.3 AS SHOWN ON PLANS
- 3.4 STOP SIGN
- 3.5 DO NOT ENTER SIGN
- 3.6 YIELD SIGN

4.0 LANDSCAPE (RE: LANDSCAPE PLANS)

4.1 NATIVE SEED

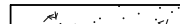
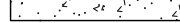
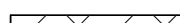
4.2 LANDSCAPE BOULDER SEAT

4.3 FLAGSTONE PAVER

4.4 SYNTHETIC TURF (GREEN)

4.5 SYNTHETIC TURF (BROWN)

4.6 SPADE DUG EDGE

ASPHALT	
PLAIN CONCRETE	
PAVERS	
GRAVEL	
PROPOSED SIGN	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM: NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PR GUTTERS ALONG EXISTING ASPHALT) MAY BE ADJUSTED AS NECESSARY BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
6. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CIRCULAR OR OTHER CURVED LINES FOR HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
7. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION, AS ADMINISTERED THROUGH THE STEAMBOAT II METROPOLITAN DISTRICT.
8. THE SCOPE REFLECTED ON THIS PLAN SHALL ONLY BE USED FOR ITEMS SPECIFIED AND DETAILED ON DRAWINGS PREPARED BY LANDMARK CONSULTANTS, INC. REFERENCES TO "BY OTHERS", "LANDSCAPE", "LANDSCAPE PLANS" AND/OR "LANDSCAPE ARCHITECT" SHALL BE EXCLUDED FROM THIS CONTACT. LANDMARK CONSULTANTS, INC. AND THE DESIGN TEAM I DISCREPANCIES ARE DISCOVERED.

[illegible]

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 WISCONSIN AVE NW
SUITE 200
WASHINGTON DC 20007

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
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 Arlington, VA 22207
 T.312.636.3248 / 312.636.4252
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STRUCTURAL ENGINEER

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AND DESIGN, INC**
2740 ACRE LANE, STE. E
STEAMBOAT SPRINGS, CO 80487

M.E.P. & F.P. ENGINEERS

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1717 15TH STREET
BOULDER, CO 80302

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

STEAMBOAT
BASECAMP

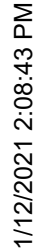
1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

MATERIALS, SIGNAGE, & STRIPING PLAN

SEAL	DATE:	6/18/21
	DRAWN BY:	PN
	CHECKED BY:	EG
	PROJECT NO:	2387-004

DRAWING NO:

C.400



- ## 2.0 PAINTING / STRIPING

- ### 3.0 SIGNAGE

- 4.0 LANDSCAPE (RE: LANDSCAPE PLANS)

- ASPHALT

PLAIN CONCRETE

PAVERS

GRAVEL

PROPOSED SIGN

CDOT NOTES:

1. IMPROVEMENTS SHOWN IN THE STATE HIGHWAY RIGHT-OF-WAY ARE PROPOSED IN COMPLIANCE WITH THE TERMS & CONDITIONS OF THE CDOT ACCESS PERMIT TO BE ISSUED AS PART OF THE SUBJECT DEVELOPMENT.
2. ALL MATERIALS, EQUIPMENT, INSTALLATION, AND CONSTRUCTION WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING STANDARD REFERENCES, AS APPLICABLE: CDOT STANDARD MANUAL FOR ROAD AND BRIDGE CONSTRUCTION (2019 EDITION), CDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2019 EDITION), CDOT STANDARD SPECIAL PROVISIONS (AS APPLICABLE TO THE PROJECT), CDOT STANDARD PLANS (M&S STANDARDS). WHERE THERE IS A DIRECT CONFLICT BETWEEN THE CDOT STANDARD SPECIFICATIONS, CDOT STANDARD SPECIAL PROVISIONS, CDOT STANDARD PLANS, AND THE PROJECT'S APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

GENERAL NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED IMPROVEMENTS COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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No.	Date	Description
SUBMISSIONS & REVISIONS		

OWNER

MAY REIGLER PROPERTIES

2201 WISCONSIN AVE NW
SUITE 200
WASHINGTON DC 20007

ARCHITECT

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STRUCTURAL ENGINEER

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M.E.P. & F.P. ENGINEERS

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BOULDER, CO 80302

CIVIL ENGINEER

LANDMARK ENGINEERING

141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

STEAMBOAT BASECAMP

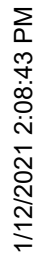
1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

OFFSITE
MATERIALS,
SIGNAGE, &
STRIPING PLAN

DRAWING NO:

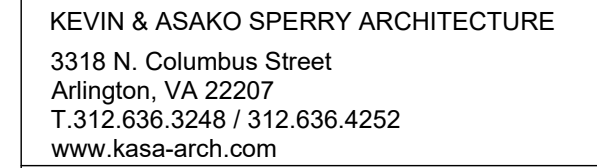
C.401



No.	Date	Description
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OWNER

ARCHITECT



**STEAMBOAT ENGINEERING
AND DESIGN, INC**
2740 ACRE LANE, STE. E
STEAMBOAT SPRINGS, CO 80487

BOULDER ENGINEERING
1717 15TH STREET
BOULDER, CO 80302

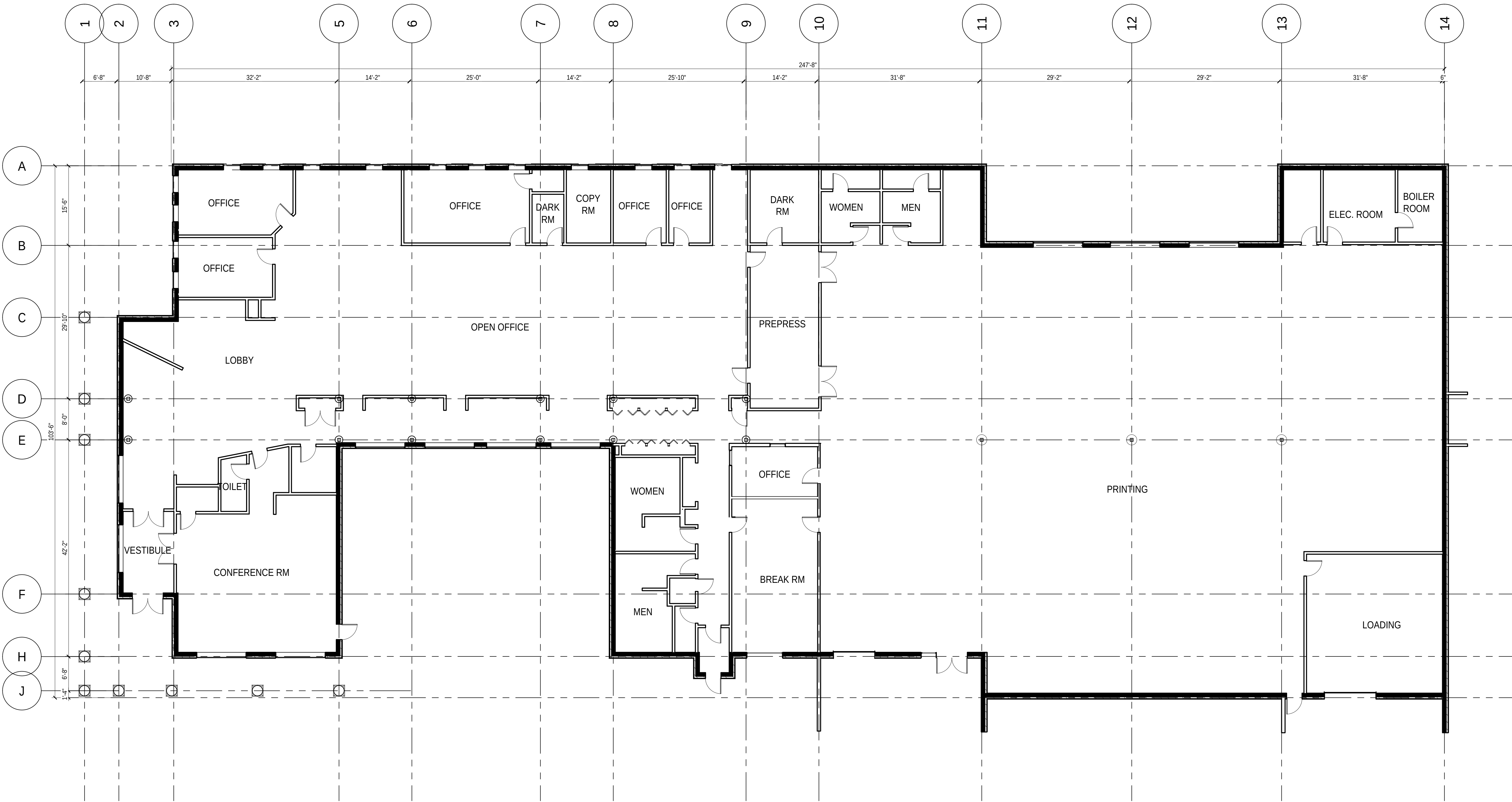
LANDMARK ENGINEERING
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477

GENERAL CONTRACTOR

1901 CURVE PLAZA
STEAMBOAT SPRINGS, CO 80487

SEAL	DATE: 6/18/21
	DRAWN BY: PN
	CHECKED BY: EG
	PROJECT NO: 2387-004

DRAWING NO:
C.700



1 EXISTING GROUND LEVEL PLAN
SCALE: 1:10

APPROVAL STAMPS:

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal

SUBMISSIONS & REVISIONS

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STRUCTURAL ENGINEER

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LANDSCAPE ARCHITECT
MGC DESIGN, INC.
PO Box 773522
Steamboat Springs, Colorado 80477
T.970.879.7740

GENERAL CONTRACTOR

PROJECT LOCATION
Steamboat Basecamp
1901 Curve Plaza
Steamboat Springs, CO

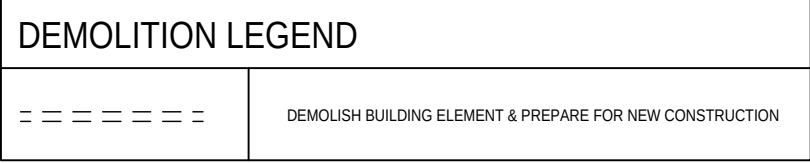
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EXISTING GROUND LEVEL PLAN

SEAL	DATE: 03/27/20
	DRAWN BY:
	CHECKED BY:
	PROJECT NO:

DRAWING NO:
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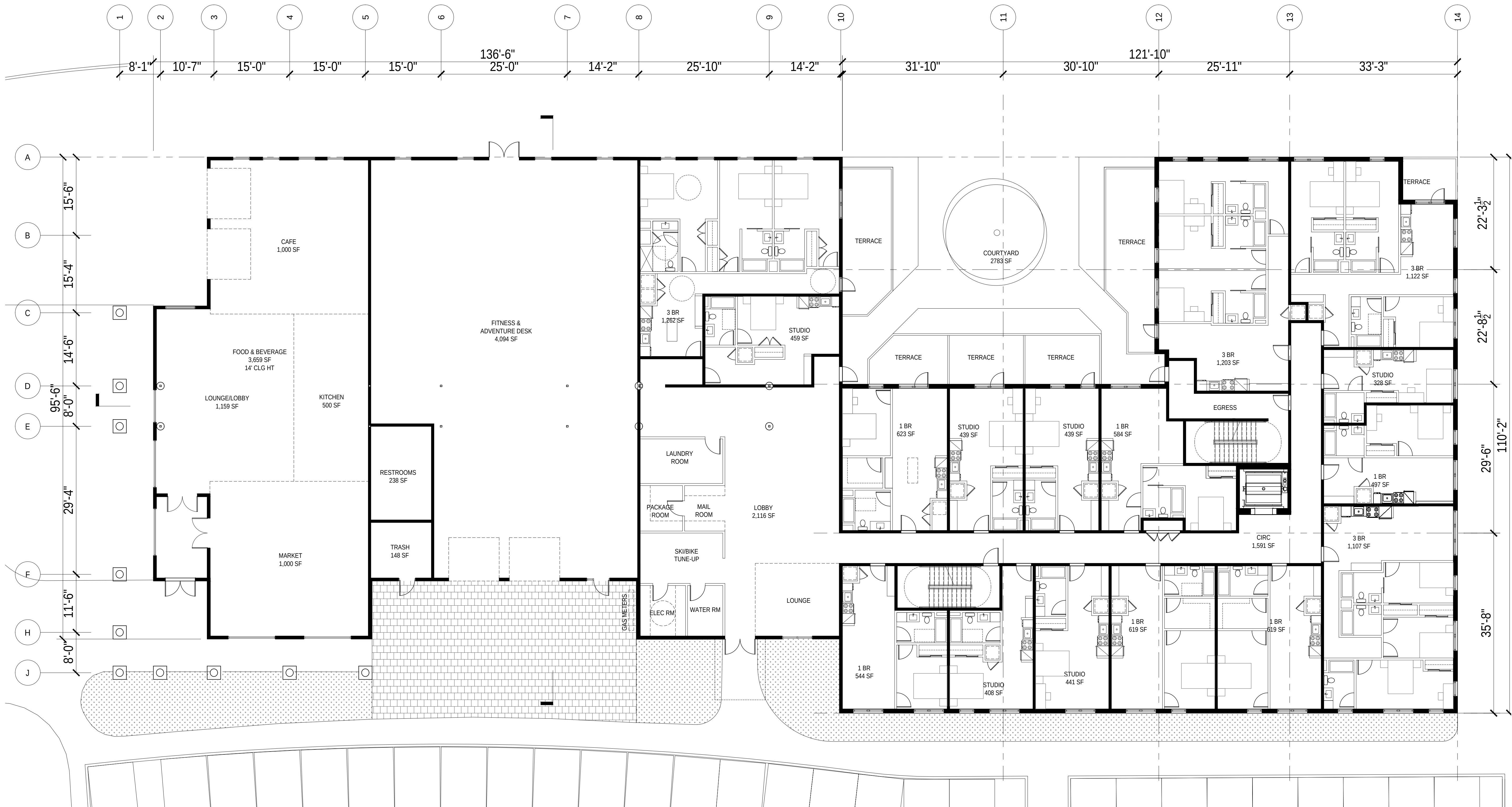


APPROVAL STAMPS:		
5	6/17/2021	Development Plan Submittal #5
4	10/14/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
No.	Date	Description
SUBMISSIONS & REVISIONS		
OWNER		
May Riegler Properties 2201 Wisconsin Avenue NW Suite 200 Washington, DC 20007 PO Box 981330 Steamboat Springs, CO 80488		
ARCHITECT		
		
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CIVIL ENGINEER		
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LANDSCAPE ARCHITECT		
MGC DESIGN, INC. PO Box 773522 Steamboat Springs, Colorado 80477 T.970.879.7740		
GENERAL CONTRACTOR		
PROJECT LOCATION		
Steamboat Basecamp 1901 Curve Plaza Steamboat Springs, CO		
DRAWING TITLE		
EXISTING ROOF PLAN		
SEAL	DATE: 03/27/20 DRAWN BY: CHECKED BY: PROJECT NO.:	
DRAWING NO:		
A1.2		



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1 GROUND LEVEL PLAN

SCALE: 1:10

APPROVAL STAMPS:

6	6/17/2021	Development Plan Submittal #5
5	4/19/2021	Development Plan Submittal #4
4	11/30/2020	Development Plan Submittal #3b
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
No.	Date	Description

SUBMISSIONS & REVISIONS

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GENERAL CONTRACTOR

CALCON CONSTRUCTORS, INC.
2270 W. Bates Ave.
Englewood, CO 80110
T. 303.762.1554

PROJECT LOCATION

**Steamboat
Basecamp**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

**GROUND LEVEL
PLAN**

SEAL

DATE:

06/06/21

DRAWN BY:

CHECKED BY:

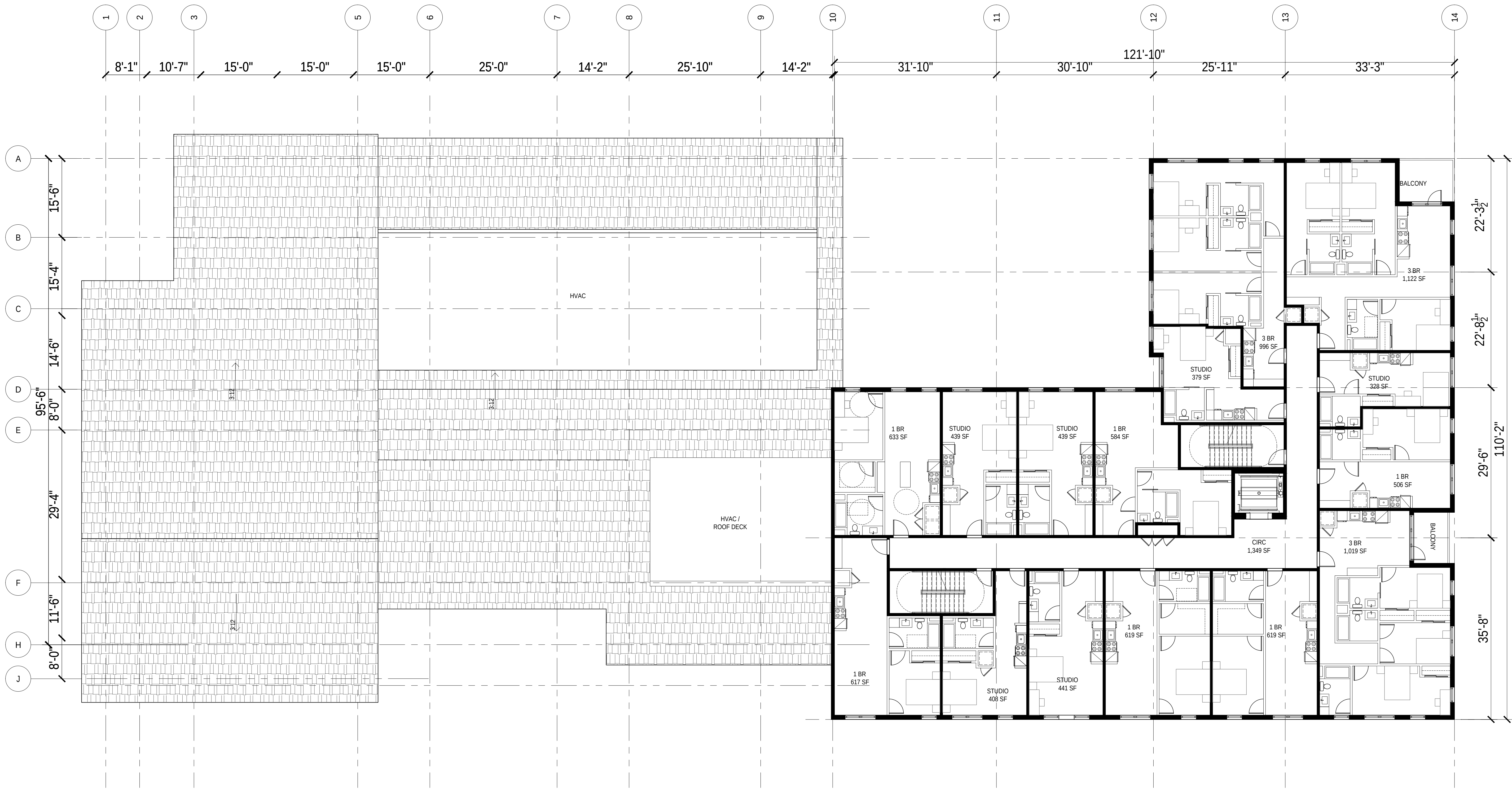
PROJECT NO:

DRAWING NO:

A 2.1

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1 TYPICAL LEVEL PLAN
SCALE: 1/10

APPROVAL STAMPS:

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
No.	Date	Description

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PROJECT LOCATION

**Steamboat
Basecamp**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

LEVELS 2-4 PLAN

SEAL

DATE:

06/06/21

DRAWN BY:

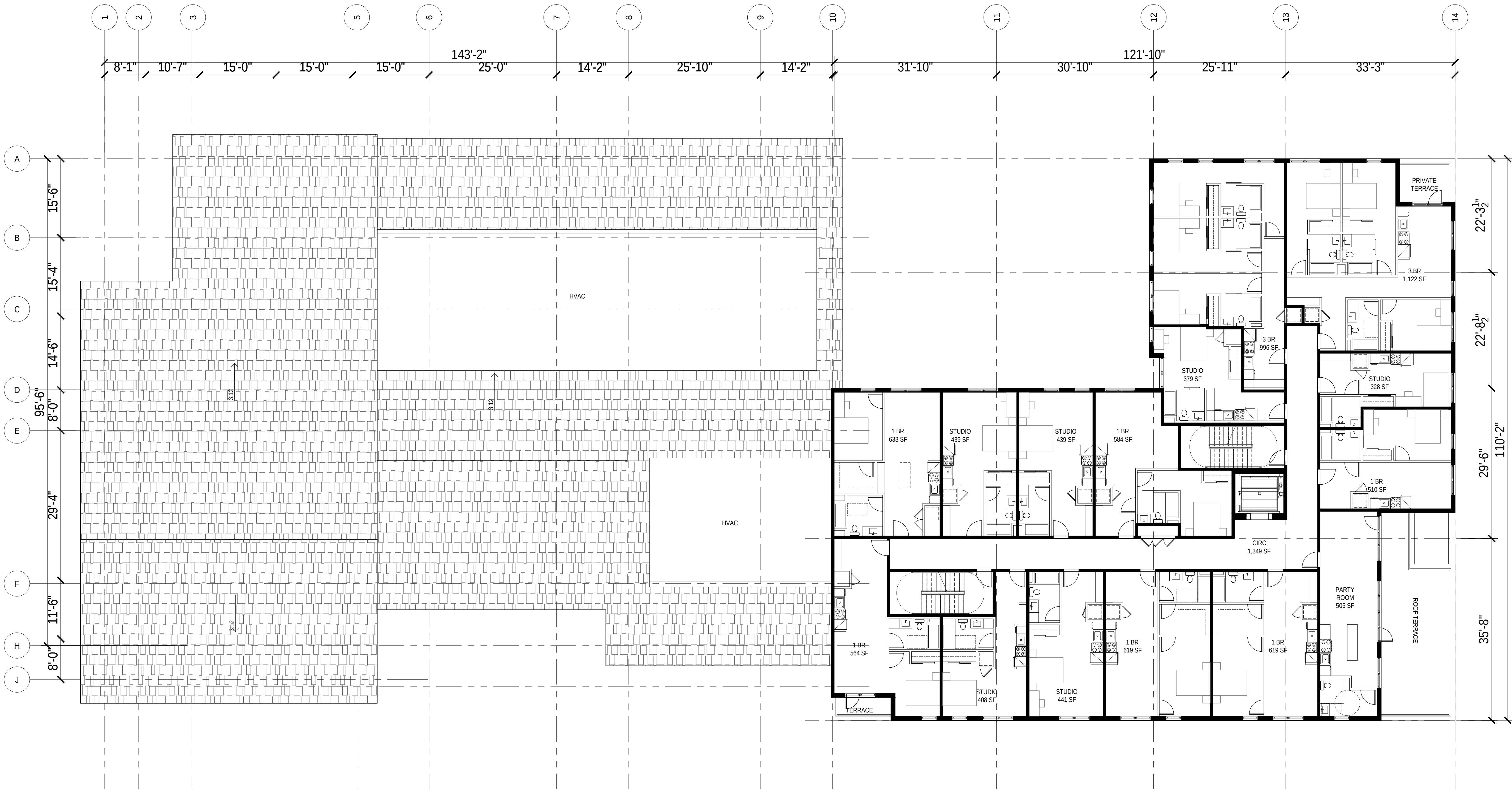
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PROJECT NO:

DRAWING NO:

A 2.2

3/12/2020 11:00:28 AM



1 FIFTH LEVEL PLAN
SCALE: 1:10

APPROVAL STAMPS:

5	6/17/2021	Developmet Plan Submittal #5
4	4/19/2021	Developmet Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
No.	Date	Description

SUBMISSIONS & REVISIONS

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PROJECT LOCATION

**Steamboat
Basecamp**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

FIFTH LEVEL PLAN

SEAL

DATE:

06/06/21

DRAWN BY:

CHECKED BY:

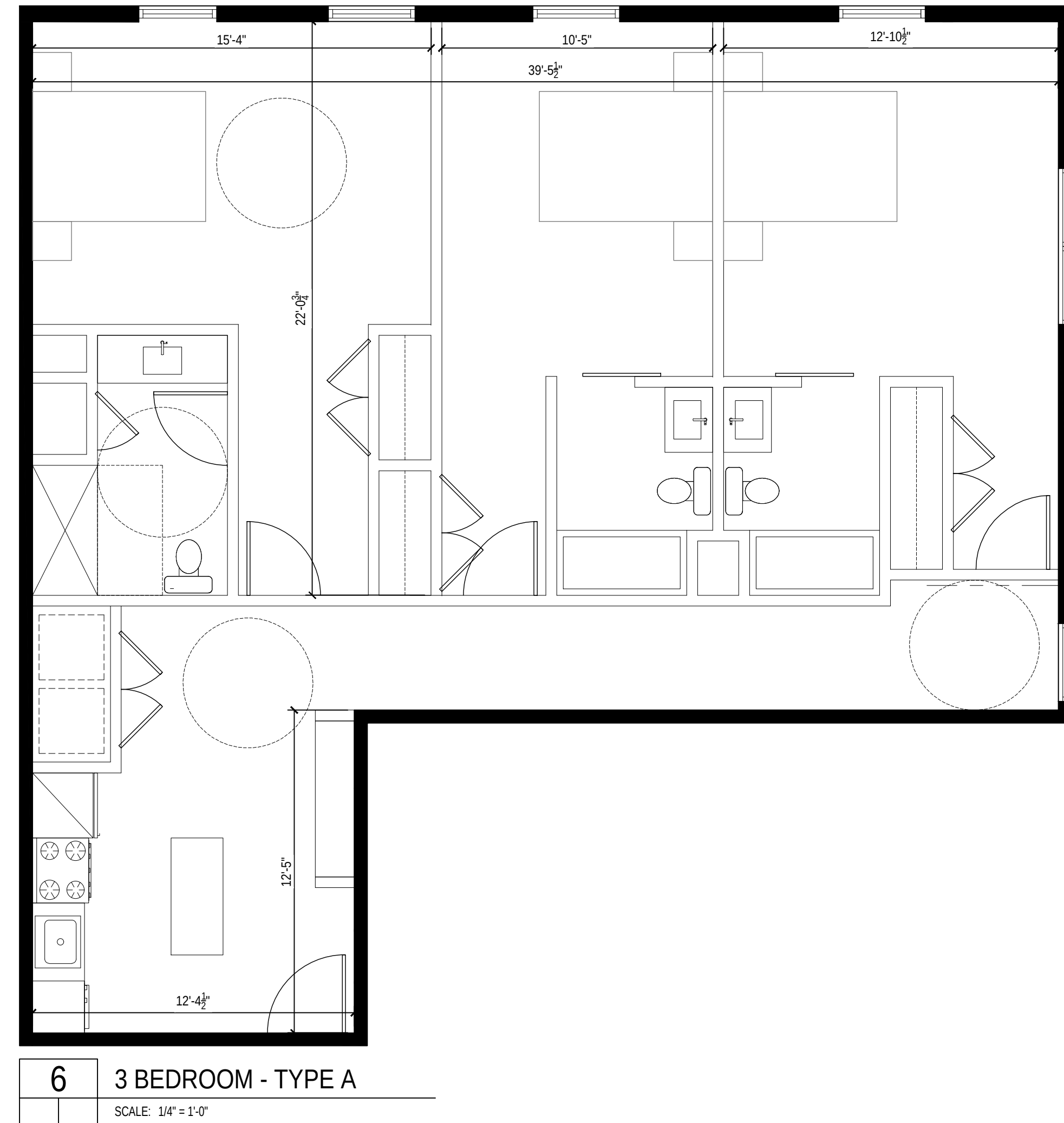
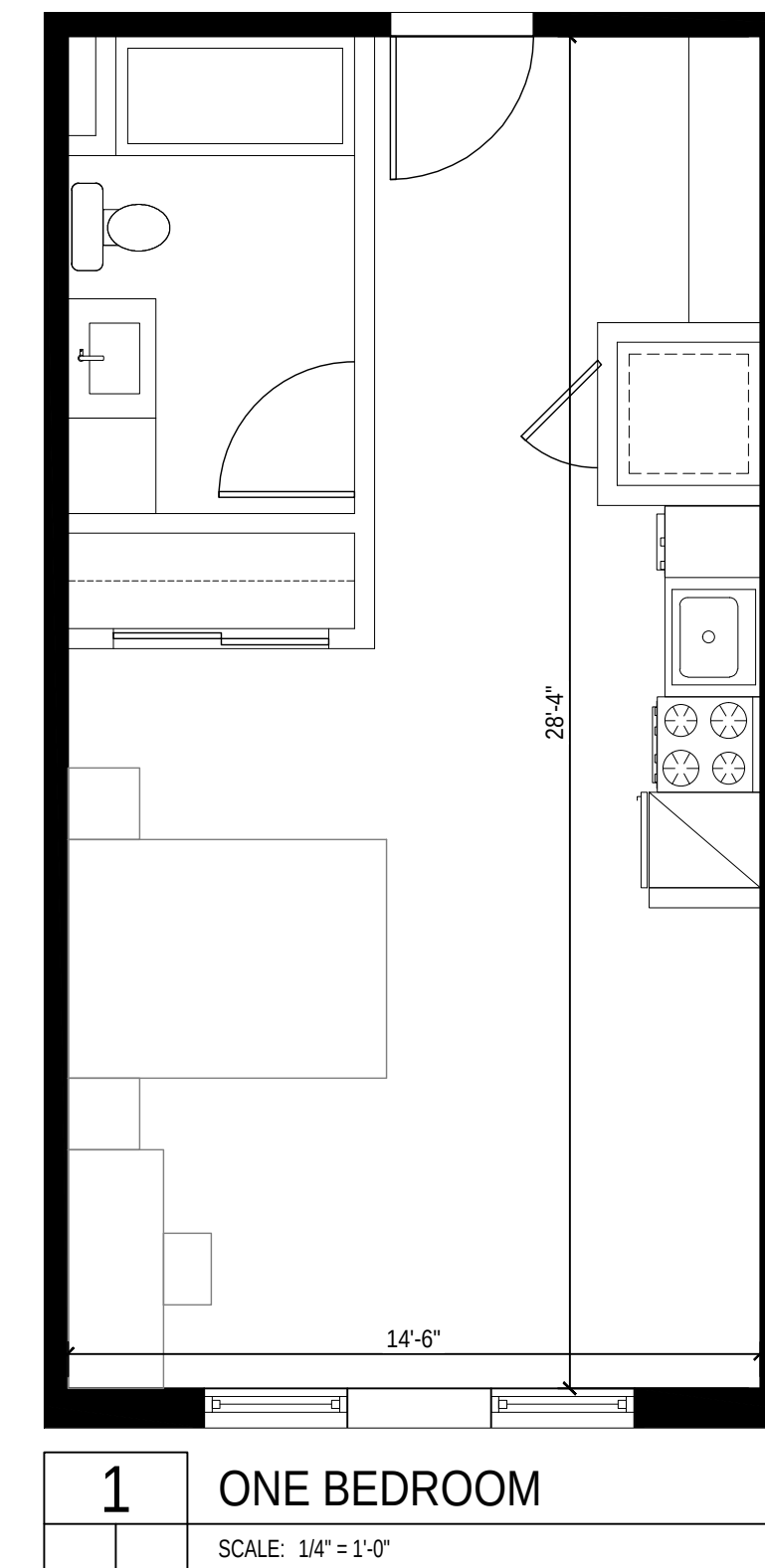
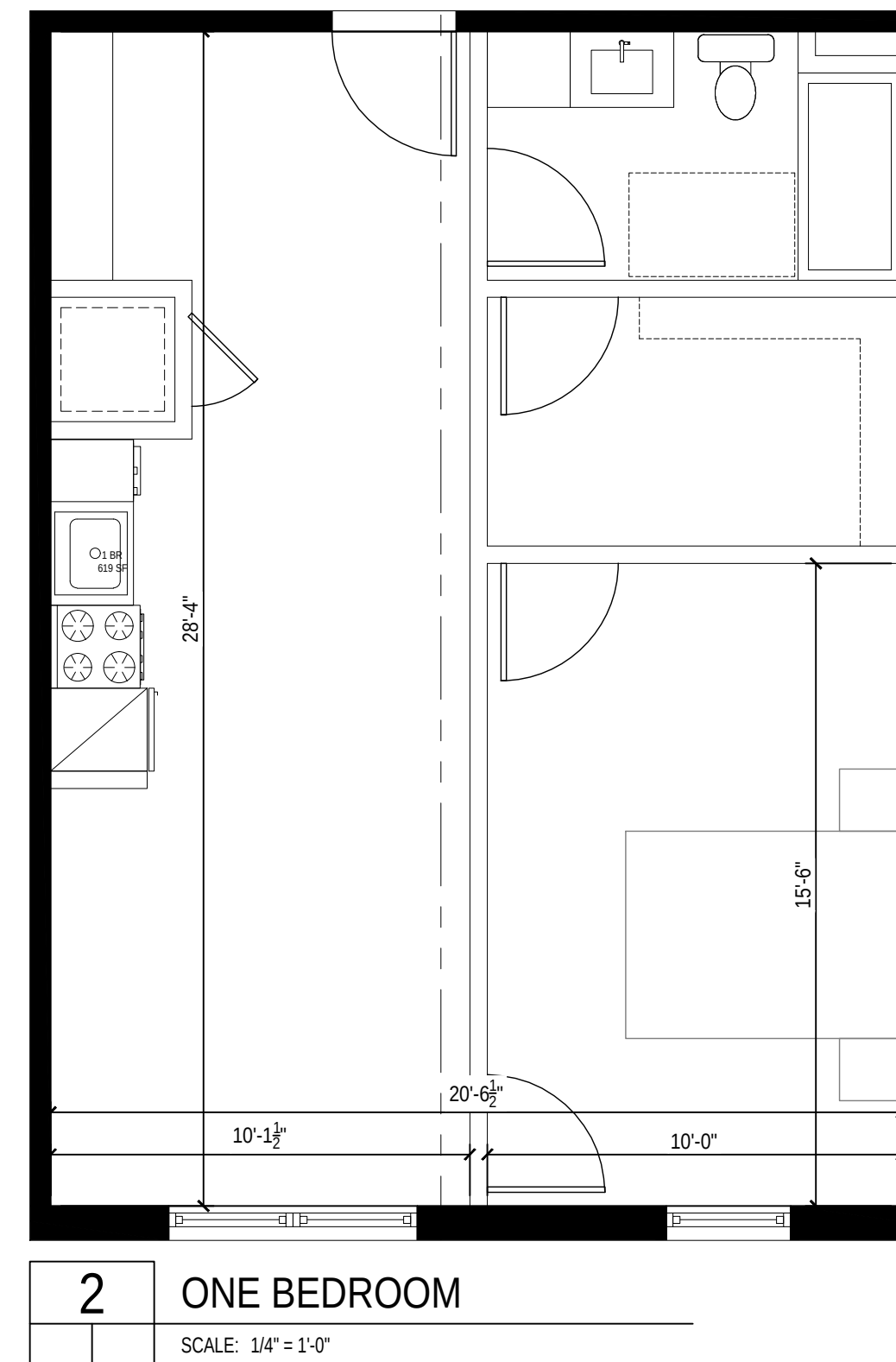
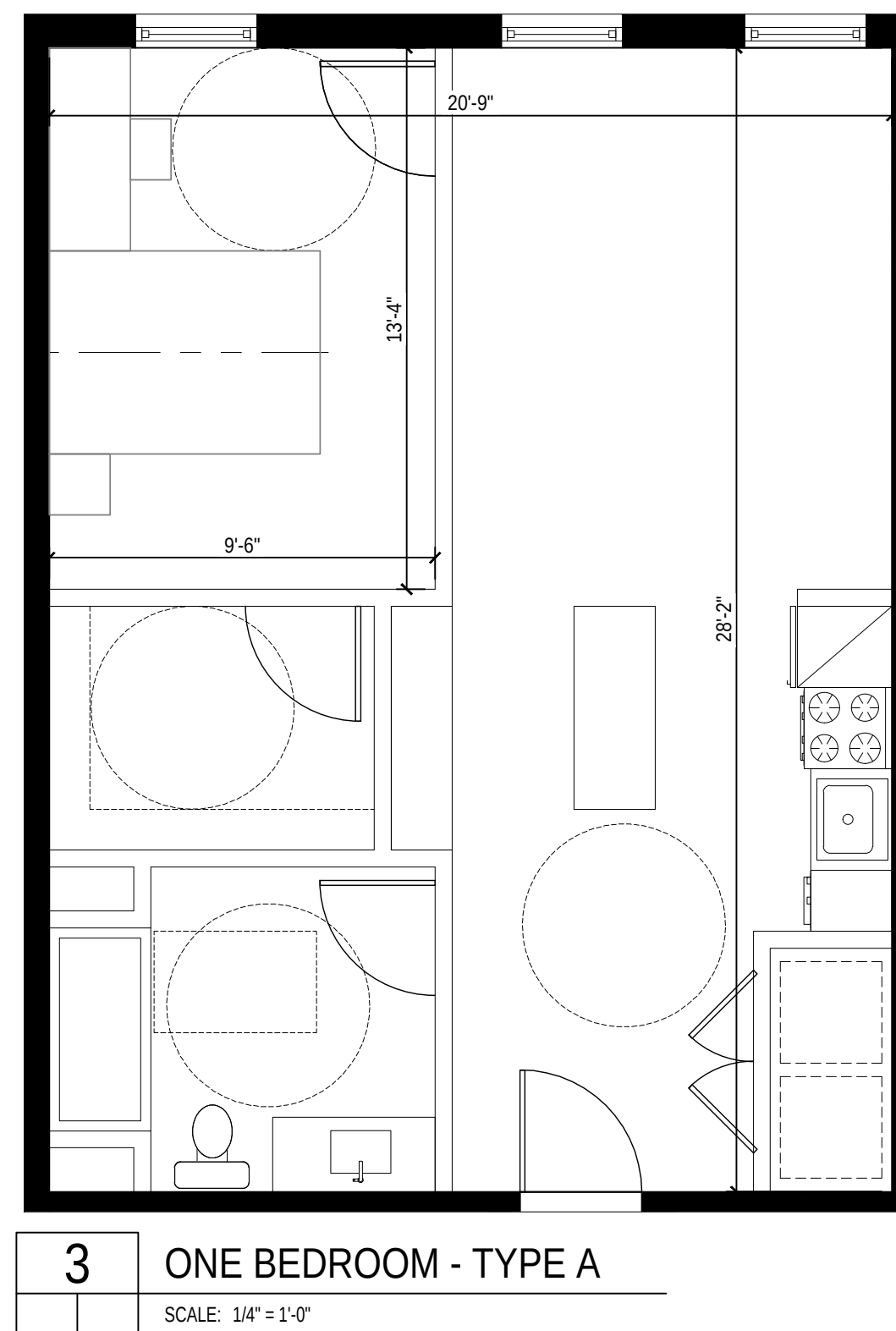
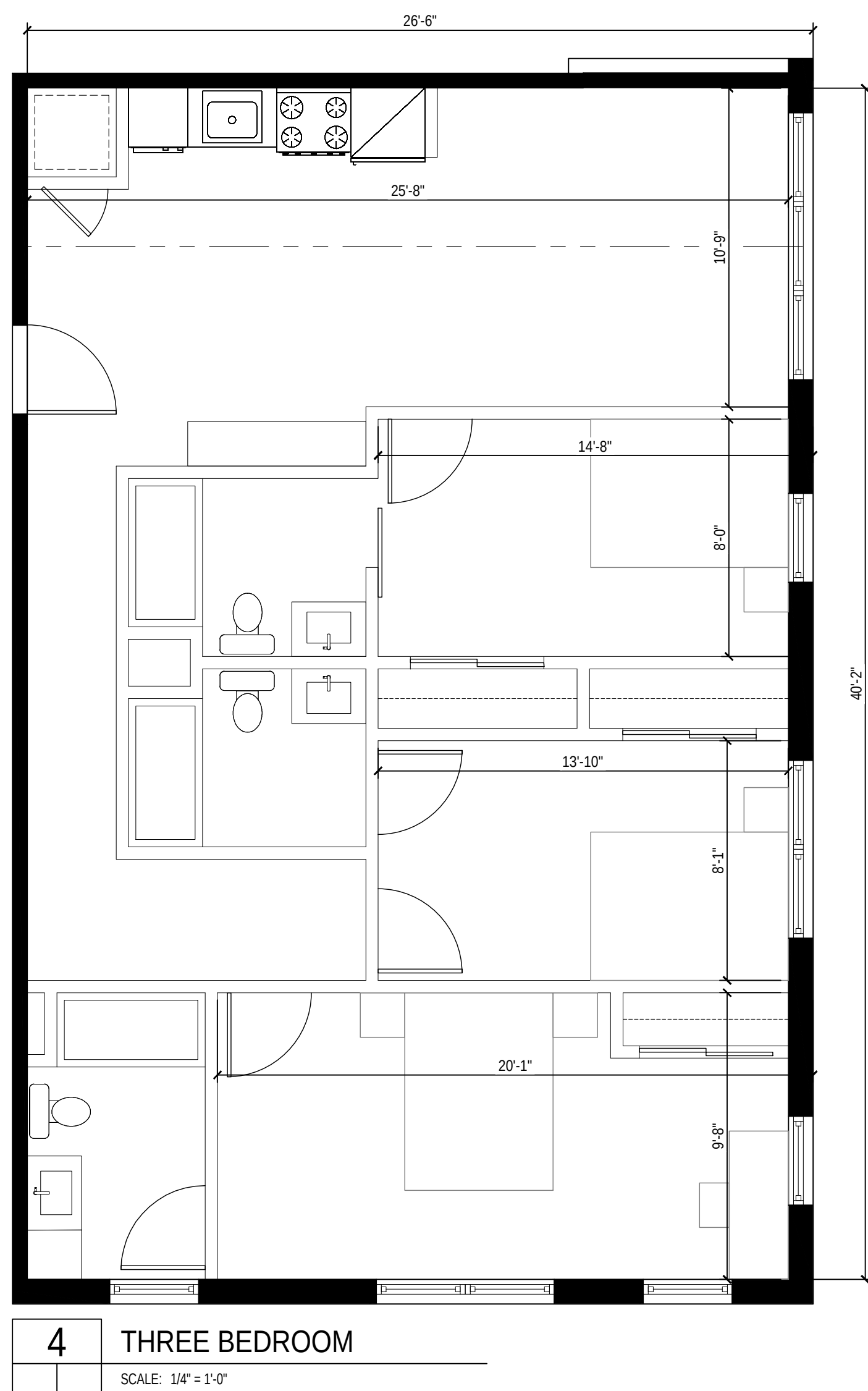
PROJECT NO:

DRAWING NO:

A 2.3



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APPROVAL STAMPS:

[illegible]

4	6/17/2021	Development Plan Submittal #5
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
No.	Date	Description

SUBMISSIONS & REVISIONS

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GENERAL CONTRACTOR

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PROJECT LOCATION

Steamboat Basecamp

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

ENLARGED UNIT
PLANS

SEAL

DATE: _____

06/06/21

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A2.5

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2 EXISTING EAST ELEVATION
SCALE: 1/10"



1 EXISTING NORTH ELEVATION
SCALE: 1/10"

APPROVAL STAMPS:

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal

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GENERAL CONTRACTOR

PROJECT LOCATION
**Steamboat
Basecamp**
1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

EXISTING
NORTH & EAST
ELEVATIONS

SEAL	DATE: 03/27/20
	DRAWN BY:
	CHECKED BY:
	PROJECT NO:

DRAWING NO:
A3.02



APPROVAL STAMPS:

[illegible]

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
No	Date	Description

SUBMISSIONS & REVISIONS

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GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

EXISTING
SOUTH & WEST
ELEVATIONS

SEAL

DATE:

03/27/20

DRAWN BY

CHECKED BY:

PROJECT NO:

DRAWING NO:

A3.01



2 WEST ELEVATION

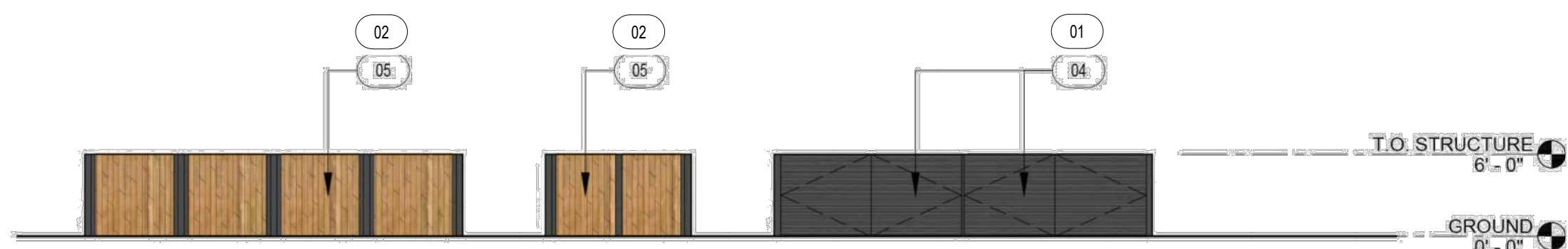
SCALE: 1:10

MATERIAL LEGEND

- 01 CORRUGATED MTL. WALL PANEL
- 02 WOOD TEXTURED MTL. WALL PLANKS
- 03 GROUND FACE CMU. COLOR: DESATURATED BEIGE
- 04 SOLID COLOR MTL. WALL PLANKS
- 05 ASPHALT SHINGLE TO MATCH EXISTING
- 06 EXISTING ASPHALT SHINGLE TO REMAIN
- 07 EXISTING WOOD SIDING TO BE CLEANED & STAINED
- 08 EXISTING STONE WATER TABLE TO BE CLEANED & STAINED/PAINTED
- 09 EXISTING WOOD COLUMN & BEAM TO BE CLEANED & PAINTED
- 10 EXISTING WOOD FASCIA TO BE CLEANED & PAINTED
- 11 EXISTING WOOD SIDING TO BE RELOCATED, CLEANED & STAINED
- 12 EXISTING STONE WATER TABLE TO BE RELOCATED, CLEANED & STAINED
- 13 PTD. WOOD FASCIA
- 14 PTD. MTL. RAILING
- 15 PTD. MTL. TRIM
- 16 PTD. MTL. CANOPY
- 17 PTD. MTL. COPING

KEY NOTE LEGEND

- A NEW EXTERIOR LIGHT FIXTURES. REFER TO A.XX & A.XX FOR DETAILS
- B HATCHED WINDOWS INDICATE EXISTING TO REMAIN
- C GARAGE DOOR
- D STOREFRONT
- E WOOD PRIVACY FENCE
- F WALL MURAL



3 TRASH ENCLOSURE ELEVATIONS

SCALE: 1:10



1 SOUTH ELEVATION

SCALE: 1:10

APPROVAL STAMPS:

No.	Date	Description
3	6/17/2021	Development Plan Submittal
2	4/19/2021	Development Plan Submittal
1	3/27/2020	Development Plan Submittal

SUBMISSIONS & REVISIONS

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GENERAL CONTRACTOR

PROJECT LOCATION

**Steamboat
Basecamp**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

**PROPOSED
SOUTH & WEST
ELEVATIONS**

SEAL

DATE:

04/16/21

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PROJECT NO:

DRAWING NO:

A3.11

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2 EAST ELEVATION

SCALE: 1:10

MATERIAL LEGEND

- 01 CORRUGATED MTL. WALL PANEL
- 02 WOOD TEXTURED MTL. WALL PLANKS
- 03 GROUND FACE CMU. COLOR: DESATURATED BEIGE
- 04 SOLID COLOR MTL. WALL PLANKS
- 05 ASPHALT SHINGLE TO MATCH EXISTING
- 06 EXISTING ASPHALT SHINGLE TO REMAIN
- 07 EXISTING WOOD SIDING TO BE CLEANED & STAINED
- 08 EXISTING STONE WATER TABLE TO BE CLEANED & STAINED/PAINTED
- 09 EXISTING WOOD COLUMN & BEAM TO BE CLEANED & PAINTED
- 10 EXISTING WOOD FASCIA TO BE CLEANED & PAINTED
- 11 EXISTING WOOD SIDING TO BE RELOCATED, CLEANED & STAINED
- 12 EXISTING STONE WATER TABLE TO BE RELOCATED, CLEANED & STAINED
- 13 PTD. WOOD FASCIA
- 14 PTD. MTL. RAILING
- 15 PTD. MTL. TRIM
- 16 PTD. MTL. CANOPY
- 17 PTD. MTL. COPING

KEY NOTE LEGEND

- A NEW EXTERIOR LIGHT FIXTURES. REFER TO A.XX & A.XX FOR DETAILS
- B HATCHED WINDOWS INDICATE EXISTING TO REMAIN
- C GARAGE DOOR
- D STOREFRONT
- E WOOD PRIVACY FENCE
- F WALL MURAL

TRANSPARENCY CALCULATIONS

PRIMARY STREET FACADES - NEW CONSTRUCTION					
FACADE LOCATION	AREA	% REQUIREMENT	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED	% PROVIDED
NORTH FACADE / GROUND LEVEL:	2,581 SF	30%	774.3 SF	557.8 SF	21.6%
EAST FACADE / GROUND LEVEL:	3,001 SF	30%	900.3 SF	306.1 SF	10.2%
SOUTH FACADE / GROUND LEVEL:	1,128 SF	30%	270.1 SF	213.3 SF	18.9%
WEST FACADE / GROUND LEVEL:	4,243 SF	30%	1,272.9 SF	1,032.4 SF	24.3%
NORTH FACADE / UPPER LEVELS:	N/A		N/A	N/A	
EAST FACADE / UPPER LEVELS:	6,230 SF	25%	1,557.5 SF	1,309 SF	21%
SOUTH FACADE / UPPER LEVELS:	4,185 SF	25%	1,046 SF	882.5 SF	21.1%
WEST FACADE / GROUND LEVELS:	5,350 SF	25%	1,337.5 SF	1,195.1 SF	22.3%



1 NORTH ELEVATION

SCALE: 1:10

APPROVAL STAMPS:

3	6/17/2021	Development Plan Submittal
2	4/19/2021	Development Plan Submittal
1	3/27/2020	Development Plan Submittal

No.	Date	Description
-----	------	-------------

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GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

PROPOSED NORTH & EAST ELEVATIONS

SEAL

DATE:

04/16/21

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A3.12



1 PERSPECTIVE RENDERING
SCALE: N.T.S.

APPROVAL STAMPS:

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal #1
No.	Date	Description

SUBMISSIONS & REVISIONS

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GENERAL CONTRACTOR

PROJECT LOCATION

**Steamboat
Basecamp**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

**PROPOSED
PERSPECTIVE
RENDERING**

SEAL

DATE:

03/27/20

DRAWN BY:

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PROJECT NO:

DRAWING NO:

A 4.1



1 PERSPECTIVE RENDERING
SCALE: N.T.S.

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APPROVAL STAMPS:

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal #1
No.	Date	Description

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PROJECT LOCATION

**Steamboat
Basecamp**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

**PROPOSED
PERSPECTIVE
RENDERING**

SEAL

DATE:

03/27/20

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 4.2



1 PERSPECTIVE RENDERING
SCALE: N.T.S.

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
No.	Date	Description

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GENERAL CONTRACTOR

PROJECT LOCATION

**Steamboat
Basecamp**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

**PROPOSED
PERSPECTIVE
RENDERING**

SEAL

DATE:

03/27/20

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PROJECT NO:

DRAWING NO:

A 4.3



PERSPECTIVE RENDERING

SCALE: N.T.S

APPROVAL STAMPS:

[illegible]

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
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SUBMISSIONS & REVISIONS

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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

MGC DESIGN, INC.
PO Box 773522
Steamboat Springs, Colorado 80477
T.970.879.7740

GENERAL CONTRACTOR

PROJECT LOCATION

Steamboat Basecamp

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

PROPOSED PERSPECTIVE RENDERING

SEA

DATE: _____

03/27/20

DRAWN BY:

CHECKED BY

PROJECT NO:

DRAWING NO:

A 4.4



1	PERSPECTIVE RENDERING
	SCALE: N.T.S.

3/12/2020 11:00:28 AM

APPROVAL STAMPS:

5	6/17/2021	Development Plan Submittal #5
4	4/19/2021	Development Plan Submittal #4
3	10/14/2020	Development Plan Submittal #3
2	7/9/2020	Development Plan Submittal #2
1	3/27/2020	Development Plan Submittal
No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

May Riegler Properties
2201 Wisconsin Avenue NW Suite 200
Washington, DC 20007
PO Box 881330
Steamboat Springs, CO 80488

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
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T.970.871.9494

LANDSCAPE ARCHITECT

MGO DESIGN, INC.
PO Box 773522
Steamboat Springs, Colorado 80477
T.970.879.7740

GENERAL CONTRACTOR

PROJECT LOCATION

**Steamboat
Basecamp**

1901 Curve Plaza
Steamboat Springs, CO

DRAWING TITLE

**PROPOSED
PERSPECTIVE
RENDERING**

SEAL

DATE:

03/27/20

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING NO:

A 4.5



NOTE: ALL FIXTURES TO BE FINALIZED BY ENGINEER BASED ON THEIR CALCULATIONS



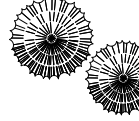
LEGEND

existing

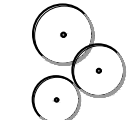
existing plants are per field observation - not survey



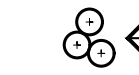
deciduous shade tree



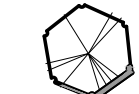
evergreen tree



aspen

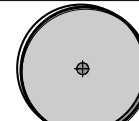


deciduous shrubs

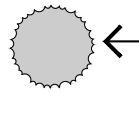


ornamental tree

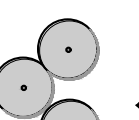
proposed



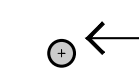
deciduous shade tree



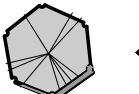
evergreen tree



aspen



deciduous shrubs



ornamental tree



snow storage

NOTES

1. Site layout plan and snow storage calculations provided by Landmark Consultants Inc.
2. All proposed landscape plantings will be under an automatic irrigation system.
3. All landscape will be maintained in a professional manner to industry standard.
4. Owner or landscape architect to approve layout of all proposed work prior to installation.
5. Refer to grading and layout and materials plans for additional information on all proposed work.
6. This landscape plan is intended only as a City of Steamboat Springs planning submittal document. It does not contain the necessary information for construction.

PLANT LIST

TREES	proposed total 56 - 27 large deciduous, 16 evergreen, 13 aspen/ornamental		
# SYM	BOTANIC NAME	COMMON NAME	SIZE
27 dec	populus sp.	cottonwood	2.5' cal.
6 spr	picea pungens	colorado spruce	6-7' ht.
8 spr	picea pungens	colorado spruce	8-9' ht.
2 spr	picea pungens	colorado spruce	10' ht
6 asp	populus tremuloides	quaking aspen	2" cal.
7 orn	malus sp.	ornamental crabtree	2" cal.

SHRUBS 88 total - 40 in parking lot, 48 shrub for tree substitution

# SYM	BOTANIC NAME	COMMON NAME	SIZE
# shr	potentilla fruticosa	native yellow potentilla	5 gal.
# shr	prunus virginiana	native chokecherry	"
# shr	amelanchier alnifolia	saskatoon serviceberry	"
# shr	cornus stolonifera	colorado dogwood	"

*NOTE:

Final plant list will be determined at time of construction document preparation. All shrubs will be low water usage plants and be within Appendix A - recommended plant list - in the Community Development Code.

SNOW STORAGE CALCULATIONS

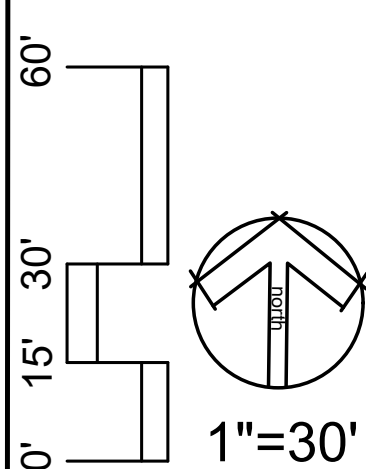
76,695 s.f.	TOTAL PAVED AREA
38,348 s.f.	50% snow storage requirement
28,761 s.f.	TOTAL REQUIRED (after 25% reduction for elevation)
540 s.f.	addition due 18 evergreen trees in storage areas
29,301 s.f.	TOTAL REQUIRED
32,478 s.f.	TOTAL AVAILABLE

LANDSCAPING STANDARDS TABLE - STUDY AREA A

Description	Landscape Area	CS Zone district Requirements	Required	Existing	Proposed	Evr Tree ex pro	Dec Tree ex pro	Orn Tree ex pro
Parking Lot (p)	2,500 sf	1 tree/200sf + 4 shrubs/200sf	12/50*	4/10	8/40*	1 0	0 8	3 0
Frontage (f)	9,500 sf	Category EC - 1tree/200sf	48	21	24/3	11 8	0 8	10 7
Interior (i)	13,500 sf	Category EC3 - 1tree/500sf	27	3	24	0 8	0 11	3 6
Number of Required Trees/Planting Units			87					
Existing Trees to Remain				28				
3 shrubs=1 tree 27 existing in frontage=0 trees 48 proposed= int. 16 trees				0	16			
*shrubs required for parking lot landscape not a part of shrub for tree substitution				28	59			
Total Planting Units					87			

LANDSCAPING STANDARDS TABLE - STUDY AREA B

Description	Landscape Area	CS Zone district Requirements	Required	Existing	Proposed	Evr Tree ex pro	Dec Tree ex pro	Orn Tree ex pro
Frontage (f)	15,450 sf	Category EC - 1tree/200sf	77	17	0	12	0 0	0 5
Interior (i)	48,700 sf	Category EC3 - 1tree/500sf	97	0	0	7 0	0 0	6 0
Number of Required Trees/Planting Units			174					
Existing Trees to Remain				17				
Total Proposed					0			



date 4-9-2020
city submittal
rev. 7-14-2020
city submittal
rev. 4-20-21
city submittal
rev. 6-18-21
city submittal
rev. 6-23-21
city submittal

landscape plan

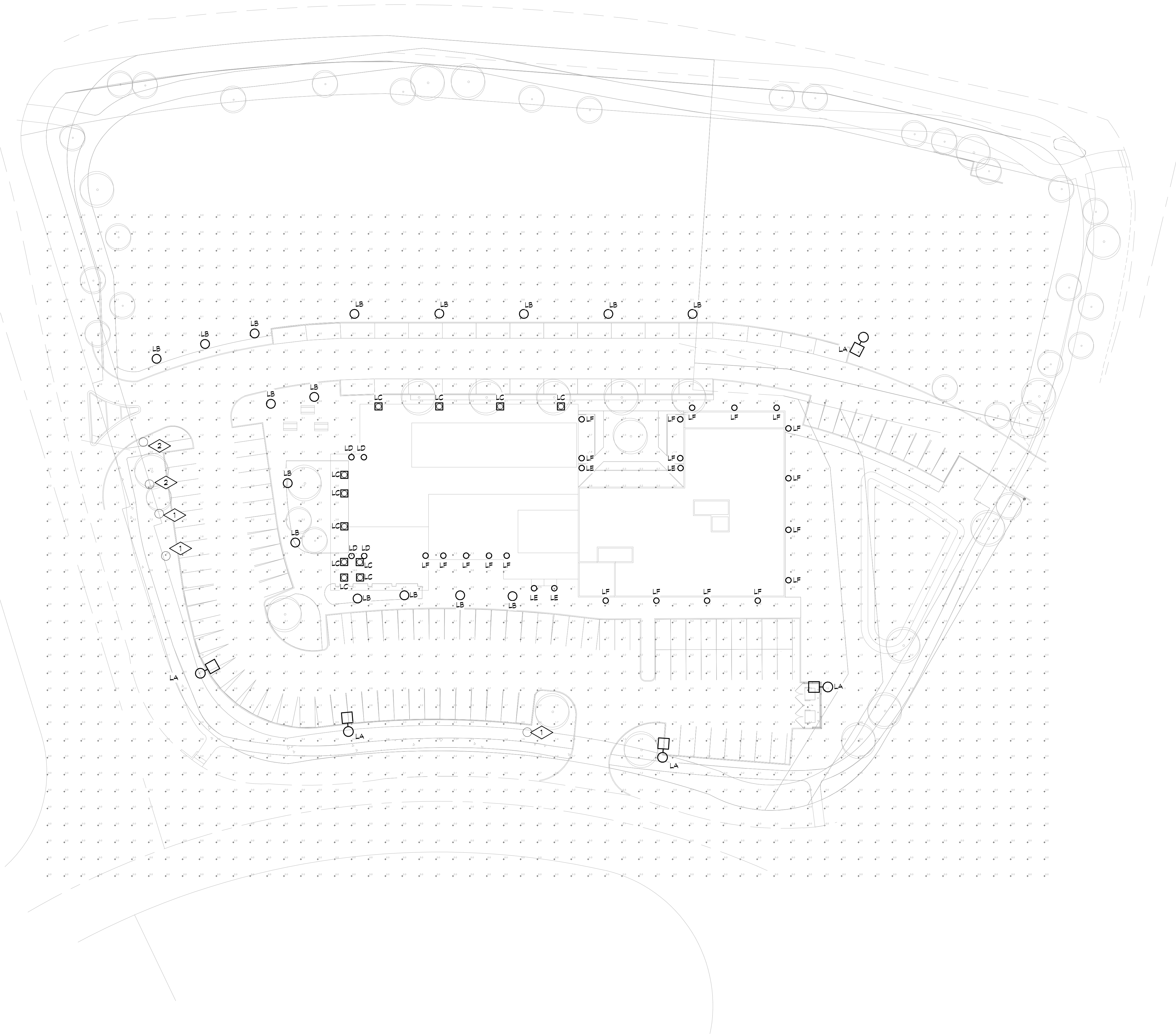
Steamboat Basecamp
Elk River Rd. and Shield Dr.
Steamboat Springs, Colorado



sheet #

L.1

6/18/2021 11:03:44 AM



PHOTOMETRIC SITE PLAN
1" = 30'-0"

DETAIL NOTES THIS SHEET

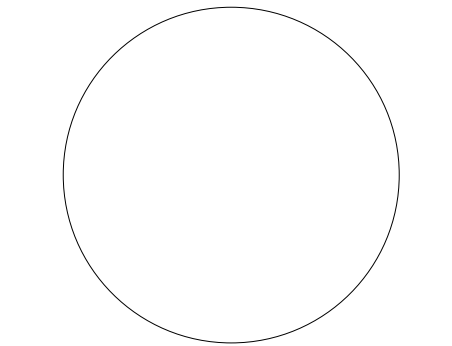
1. LIGHTING FIXTURE 'G' IS EXISTING TO REMAIN PARKING LOT LIGHT. FIXTURE NOT INDCLUDED IN LIGHTING FIXTURE SCHEDULE.
2. LIGHT FIXTURE 'H' IS EXISTING TO REMAIN SIGN LIGHT. FIXTURE NOT INDCLUDED IN LIGHTING FIXTURE SCHEDULE.

boulder
engineering
*plumbing, mechanical
and electrical*
1717 15th Street
Boulder, CO 80302
303.444.6038 phone
303.442.1172 fax
staff@boulderengineering.com

BASECAMP PHOTOMETRIC

2020 ARAPAHOE AVENUE
BOULDER, CO 80302

No.	Description	Date
1	Revision 1	Date 1



Issue	PERMIT SET
Date	06.18.2021
Project Number	20061
Drawn by	MOD
Checked by	EM

Sheet
Title:
PHOTOMETRIC
SITE PLAN

Sheet Number

MEP 1

LEGEND	
	MAIN DISTRIBUTION CENTER
	PANELBOARD
	ELECTRIC SERVICE METER
	CURRENT TRANSFORMER
	TRANSFORMER
	CONCEALED CIRCUIT
	UNDERFLOOR / UNDERGROUND CIRCUIT
	EXPOSED CIRCUIT
	WIRE MOLD (SURFACE WIREWAY)
	PLUG MOLD
	HOMERUN TO PANELBOARD (ONE ARROW / CKT, PNL & CKT #S SHOWN)
	CIRCUIT NUMBER(S) FOR SPECIFIED PANEL
	CONDUIT TURNS UP
	CONDUIT TURNS DOWN
	JUNCTION BOX
	PORCELAIN LAMP HOLDER (FC, FULL CHAIN)
	LIGHT FIXTURE: SURFACE MOUNTED
	RECESSED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	EXIT LIGHT: DIRECTIONAL ARROW
	BATTERY PACK
	SURFACE FLUORESCENT FIXTURE
	RECESSED FLUORESCENT FIXTURE
	SINGLE OUTLET: C-CLOCK (+70°)
	DUPLEX RECEPTACLE 15-16 ISOLATED GROUND S-SAFETY
	DUPLEX RECEPTACLE - GFCI
	SPLIT WIRE DUPLEX
	QUADRAPLEX (DOUBLE DUPLEX)
	COMB. SWITCH / RECEPTACLE
	FLOOR MOUNTED RECEPTACLE
	SPECIAL PURPOSE (AS NOTED)
	TELEVISION OUTLET
	MOTOR OUTLET (to switched thermal overload)
	TELEPHONE TERMINAL
	TELEPHONE OUTLET
	FLOOR MTD. TELEPHONE OUTLET
	COMPUTER OUTLET
	COMB. TELE/COMPUTER OUTLET
	TOGGLE SWITCH (switching pilot light)
	2 pole 3-way Thermal Overload
	4-way Timer
	MOTION DETECTOR
	THERMOSTAT
	TIME SWITCH
	PHOTOCELL
	PUSH-BUTTON STATION
	SAFETY SWITCH
	MOTOR STARTER / LIGHTING CONTACTOR
	COMBINATION MOTOR STARTER
	RELAY
	FIRE ALARM CONTROL PANEL
	ANNUNCIATOR
	PULL STATION
	HORN
	HORN / LIGHT COMBINATION
	HORN / STROBE
	BELL
	OS & Y VALVE
	FLOW SWITCH
	ROOM DETECTOR (SMOKE)
	ROOM DETECTOR (THERMAL)
	DUCT DETECTOR
	REMOTE INDICATING LIGHT / TEST SWITCH
	DOOR HOLDER
	CHIME
	FUSED SWITCH
	CIRCUIT BREAKER
	GROUND CONNECTOR
	MECHANICAL EQUIPMENT
	DETAIL NOTE
	KITCHEN / MEDICAL EQUIPMENT
	EXISTING TO REMAIN
	EXISTING TO BE REPLACED
	EXISTING TO BE DEMOLISHED

Radcan Arm Mount LED Area Luminaire

Specifications
 Dia. 18" (18")
 Length 28" (28")
 Height 28" (28")
 Weight 11.0 lbs (11.0 lbs)
 Height 11.0 lbs (11.0 lbs)

Introduction
 The RADCAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding performance features to the RADCAN luminaire, the RADCAN has a smooth, curved finish while adding a touch of elegance.

Perfect for campus, park, pedestrian malls, walkways and pathways, the RADCAN arm mount is the architect's choice to provide beautiful aesthetics both day and night.

Accessories
 RADCAN Arm Mount LED Area Luminaire
 RADCAN Arm Mount LED Area Luminaire
 RADCAN Arm Mount LED Area Luminaire

Performance Data
 Example: RAD LED P3 35K SYM MOUNT RPA PE DINO

Model	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height	Beam Area	Beam Volume	Beam Weight
18" (18")	35°	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")

KBD8 LED LED Specification Ballast

Specifications
 Dia. 18" (18")
 Length 28" (28")
 Height 28" (28")
 Weight 11.0 lbs (11.0 lbs)

Introduction
 The KBD8 Ballast is a stylish, fully integrated LED ballast for radcan luminaire. Features a sleek, modern design and is carefully engineered to provide long lasting, energy efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% energy savings over comparable 100W metal halide luminaires, the KBD8 Ballast is a stylish, low maintenance lighting solution that produces sites that are exceptionally beautiful.

Accessories
 KBD8 LED LED Specification Ballast
 KBD8 LED LED Specification Ballast
 KBD8 LED LED Specification Ballast

Performance Data
 Example: KBD8 LED 18" 700 40K SYM MOUNT DINO

Model	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height	Beam Area	Beam Volume	Beam Weight
18" (18")	70°	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")

MARATHON SERIES

Specifications
 Dia. 18" (18")
 Length 28" (28")
 Height 28" (28")
 Weight 11.0 lbs (11.0 lbs)

Introduction
 The MARATHON series luminaire is a stylish, fully integrated LED luminaire for radcan luminaire. Features a sleek, modern design and is carefully engineered to provide long lasting, energy efficient lighting with a variety of optical and control options for customized performance.

Accessories
 MARATHON Series Luminaire
 MARATHON Series Luminaire
 MARATHON Series Luminaire

Performance Data
 Example: MARATHON LED 18" 700 40K SYM MOUNT DINO

Model	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height	Beam Area	Beam Volume	Beam Weight
18" (18")	70°	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")

SONNEMAN

Specifications
 Dia. 18" (18")
 Length 28" (28")
 Height 28" (28")
 Weight 11.0 lbs (11.0 lbs)

Introduction
 The SONNEMAN luminaire is a stylish, fully integrated LED luminaire for radcan luminaire. Features a sleek, modern design and is carefully engineered to provide long lasting, energy efficient lighting with a variety of optical and control options for customized performance.

Accessories
 SONNEMAN Luminaire
 SONNEMAN Luminaire
 SONNEMAN Luminaire

Performance Data
 Example: SONNEMAN LED 18" 700 40K SYM MOUNT DINO

Model	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height	Beam Area	Beam Volume	Beam Weight
18" (18")	70°	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")

Performance Data

Accessories
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KEY	LAMP	DESCRIPTION	MOUNTING HEIGHT	MANUFACTURER/#	VOLT
LA	3500K LED	ARM MOUNT WITH P3 SYMMETRIC DISTRIBUTION AND HOUSE-SIDE SHIELD. 7000 LUMENS WITH ROUND POLE MOUNTING AND TEXTURED BLACK FINISH.	POLE (20'-0" AFG)	LITHONIA RAD1 LED P3 35K SYM 27T RPA HS DBLXND	277
LB	3000K LED	LED BOLLARD WITH BUTTON TYPE PHOTOELECTRIC CELL AND A 350mA DRIVER. 36" OVERALL HEIGHT AND TEXTURED BLACK FINISH.	36" BOLLARD	LITHONIA KBD8 LED 16C 350 30K SYM 27T PE HS6 DBLXND	277
LC	3500K LED	4" LED RECESSED WET LOCATION LISTED FIXTURE WITH 60 DEGREE WIDE FLOOD BEAM SPREAD AND SATIN REFLECTOR/WHITE RING.	20'-0" AFG	ALCON 1403-B WF60 35K SW	120
LD	LED	GOOSENECK 16" DIAMETER LED WALL SCONCE FIXTURE WITH TEXTURED BLACK FINISH AND ACRYLIC DIFFUSER.	20'-0" AFG	BARN LIGHT BLE-G-DBW16-105-664-105-NA-ACR-NA-NA-A-E28	120
LE	3000K LED	GOOSENECK 12" DIAMETER LED WALL SCONCE FIXTURE WITH TEXTURED BLACK FINISH WITH CAST GUARD AND FROSTED GLASS.	20'-0" AFG	BARN LIGHT BLE-G-YD12-105-664-105-NA-CGS-105-FST-NA-LED18-B-3000K	120
LF	3000K LED	950 LUMEN LED SCONCE WITH TEXTURED BRONZE FINISH	20'-0" AFG	SONNEMAN LIGHTING MEZZA CUPOLA 5" LED SCONCE	120

NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
 *VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

WILCOX SERIES

Specifications
 Dia. 18" (18")
 Length 28" (28")
 Height 28" (28")
 Weight 11.0 lbs (11.0 lbs)

Introduction
 The WILCOX series luminaire is a stylish, fully integrated LED luminaire for radcan luminaire. Features a sleek, modern design and is carefully engineered to provide long lasting, energy efficient lighting with a variety of optical and control options for customized performance.

Accessories
 WILCOX Series Luminaire
 WILCOX Series Luminaire
 WILCOX Series Luminaire

Performance Data
 Example: WILCOX LED 18" 700 40K SYM MOUNT DINO

Model	Beam Angle	Beam Diameter	Beam Length	Beam Width	Beam Height	Beam Area	Beam Volume	Beam Weight
18" (18")	70°	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")	28" (28")	18" (18")

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.4 fc	14.1 fc	0.0 fc	N/A	N/A

PARKING LOT LIGHT POLE BASE DETAIL

GROUNDING LUG. BOND POLE TO STEEL IN CONCRETE BASE. EQUIPMENT GROUND CONNECTED AT FIXTURE HEAD.

ANCHOR BOLT TEMPLATE PROVIDED BY EC

1" MIN. NON-SHRINK GROUT

5/8" x 20'-0" MAX. LIGHT POLE W/ BASE CONN. ANCHOR BOLTS, & ELEC. STUB OUTS PER MFR

24" x 12'-6" CONC. PIER W/ 6-#5 GR. 60 CONT. FULL HT. & #4x18" TIES @ 16" O.C. - DBL @ TOP & BOT. EMBED 1/3 POLE HEIGHT, OR MIN. 6'-0" BELOW FINISHED GRADE, WHICHEVER IS GREATER.

EXTERIOR PAVING PER ARCH.

VERIFY MIN. 360 PCF PASSIVE EARTH RESISTANCE & 1500 PSF END BEARING W/ A QUALIFIED SOILS ENGR. PRIOR TO POUR.

30"

15'

NTS

1

boulder engineering
 plumbing, mechanical and electrical
 1717 15th Street
 Boulder, CO 80302
 303.444.6038 phone
 303.442.1172 fax
 staff@boulderengineering.com

BASECAMP PHOTOMETRIC
 2020 ARAPAHOE AVENUE
 BOULDER, CO 80302

No.	Description	Date
-----	-------------	------

Issue	PERMIT SET
Date	06.18.2021
Project Number	20061
Drawn by	MOD
Checked by	EM
Sheet Title:	PHOTOMETRIC SCHEDULES AND DETAILS
Sheet Number	

MEP 2