

GENERAL PROJECT DATA

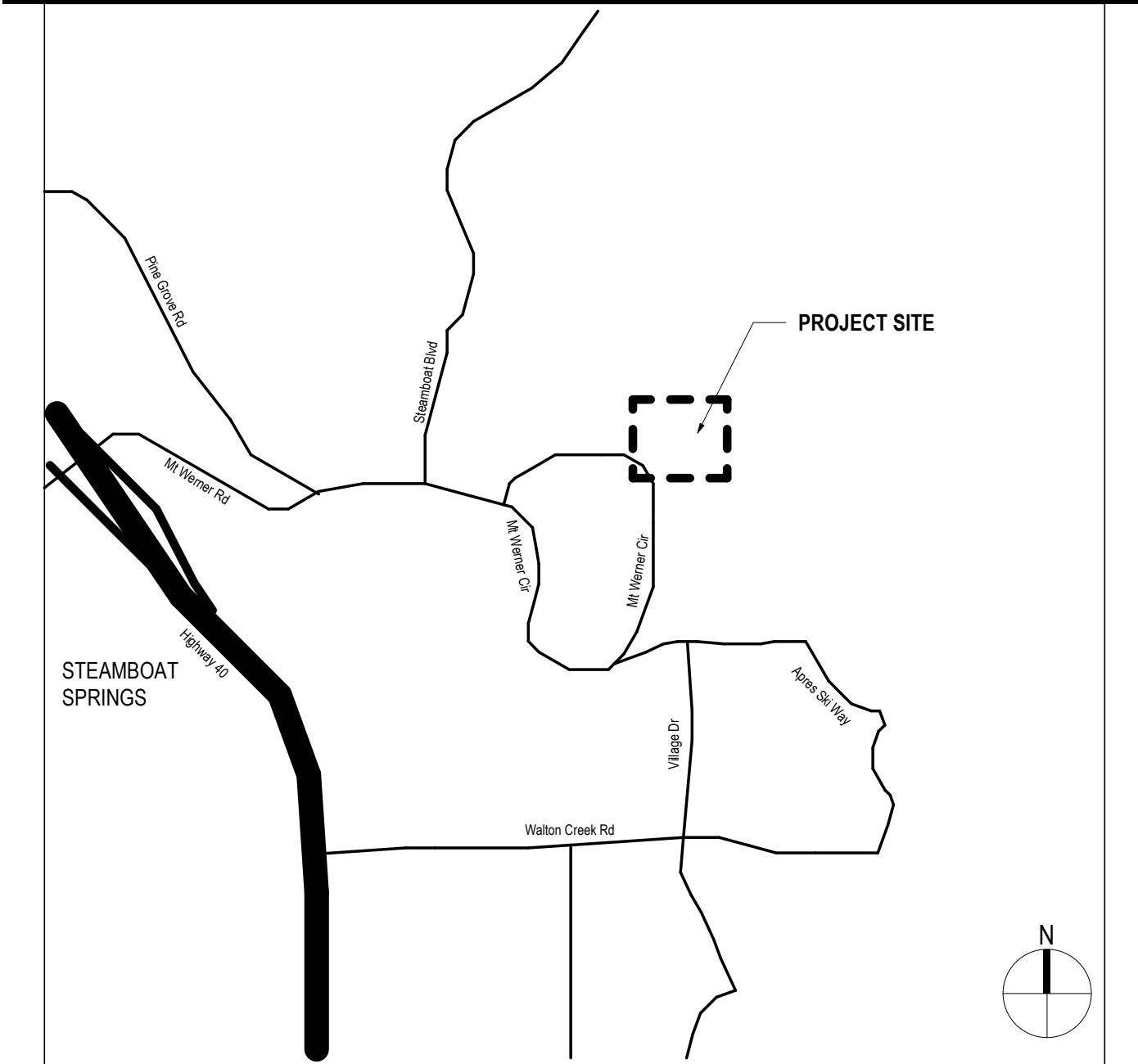
DESCRIPTION OF WORK:	THE PROPOSED PROJECT INCLUDES THE DEVELOPMENT OF A NEW THREE-STORY BUILDING. THE NEW BUILDING REPLACES A PORTION OF THE APPROVED GOLDWALK SUBMITTAL WHICH IS ADJACENT TO THE GRAND STAIR AND ESCALATOR.
PROJECT ADDRESS:	2305 MOUNT WERNER CIRCLE, STEAMBOAT SPRINGS, CO 80487
PROJECT PARCEL / LOT AREA:	2.59 ACRES
BUILDING JURISDICTION:	CITY OF STEAMBOAT SPRINGS, COLORADO
ZONING DESIGNATION:	G-2
OCCUPANCY CLASSIFICATION:	A-2, M, S-1, S-2
CONSTRUCTION TYPE:	TYPE V-A
CLIMATE ZONE:	7

ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA	11,764 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	RESTAURANT/TAVERN	8,817 SF	N/A
ACCESSORY USE	RETAIL SERVICE GENERAL	2,947 SF	N/A
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? [YES/NO]
LOT AREA	N/A	N/A	N/A
LOT COVERAGE	N/A	N/A	NO
FLOOR AREA RATIO	NO MAX	N/A	N/A
OVERALL BUILDING HEIGHT*	3 STORIES /105 FT MAX	3 STORY / 45'-10"	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

FOR:

LEGAL DESCRIPTION:  
A PORTION OF THE GENERAL COMMON ELEMENTS, GONDOLA SQAURE CONDOMINIUMS

ALSO KNOWN AS:

SSRC | BASE AREA PLAZA  
IMPROVEMENTS - BUILDING B



APPROVALS

SHEET INDEX

SHEET NUMBER	SHEET NAME
DP.000	COVER
DP.001	EXISTING CONDITIONS / DEMOLITION PLAN
C.003	DEVELOPED EXISTING CONDITIONS PLAN
C.004	DEVELOPED EXISTING PROPERTY EXHIBIT
C.100	CIVIL SITE PLAN (GRADING, DRAINAGE, AND UTILITY PLAN)
C.710	EASMENT EXHIBITS
C.750	FIRE TRUCK TURNING MOVEMENTS
L.02	PROPOSED LANDSCAPE PLAN
DP.002	ARCHITECTURAL SITE PLAN
DP.101	FLOOR PLANS - LEVEL 01
DP.102	FLOOR PLANS - LEVEL 02
DP.103	FLOOR PLANS - LEVEL 03
DP.104	ROOF PLAN
DP.200	EXTERIOR FINISH MATERIALS
DP.201	ILLUSTRATED ELEVATIONS
DP.202	BUILDING ELEVATIONS - TRANSPARENCY CALCULATIONS
DP.400	BUILDING MASSING & RENDERINGS
DP.500	SITE LIGHTING PLAN - BLDG B
DP.501	SITE PHOTOMETRICS - BLDG B
DP.510	LIGHT FIXTURE CUTSHEETS

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



**ALTERRA** east west partners  
MOUNTAIN COMPANY

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**Gensler**

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80477  
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DESIGNWORKSHOP

1390 Lawrence Street  
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Denver, CO 80204  
Tel 303.623.5186



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

Date	Description
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Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

SSRC | BASE AREA  
BUILDING B IMPROVEMENTS

Project Number

003.7835.000

Description

COVER

Scale

NOT TO SCALE

DP.000