

GENERAL PROJECT DATA

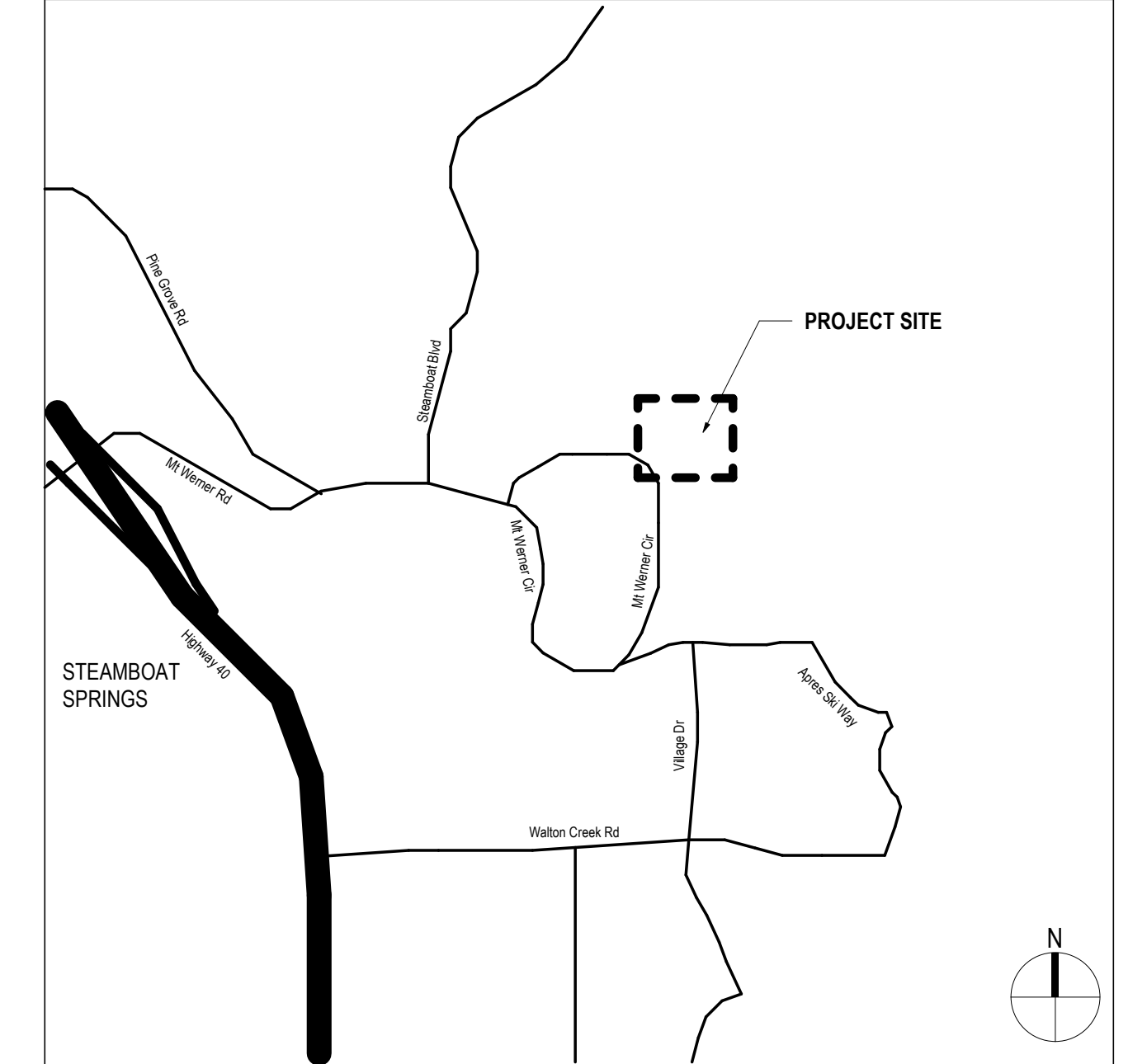
DESCRIPTION OF WORK:	THE PROPOSED PROJECT INCLUDES THE DEVELOPMENT OF A NEW THREE-STORY BUILDING. THE NEW BUILDING REPLACES A PORTION OF THE APPROVED GOLDWALK SUBMITTAL WHICH IS ADJACENT TO THE GRAND STAIR AND ESCALATOR.
PROJECT ADDRESS:	2305 MOUNT WERNER CIRCLE, STEAMBOAT SPRINGS, CO 80487
PROJECT PARCEL / 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.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

2305 Mount Werner Circle  
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**Gensler**

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Tel 303.595.8585  
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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
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Seal / Signature

NOT FOR CONSTRUCTION

Project Name

SSRC | BASE AREA BUILDING B IMPROVEMENTS

Project Number

003.7835.000

Description

COVER

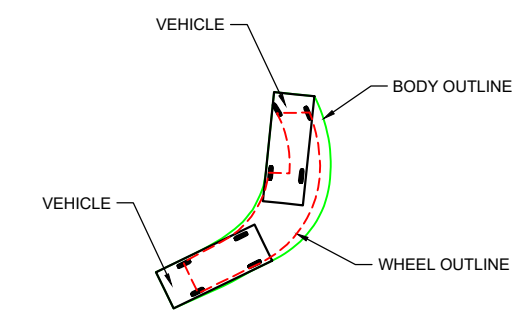
Scale

NOT TO SCALE

DP.000



The site plan illustrates the proposed M36 bus route in red and green lines. The route begins at the 'FH M36' station at the bottom left, travels north through the central campus, and terminates at the 'FH M43.3' station at the top right. A large open area at the bottom right is labeled 'FH M43.2'. The plan also shows various campus features such as buildings, parking lots, and a large open area labeled 'FH M43.2'.



1. THE SWEPT PATH ANALYSIS USES THE "CITY-BUS" PER THE STEAMBOAT SPRINGS FIRE PREVENTION SERVICES ADMINISTRATIVE POLICY & PROCEDURE MANUAL, SECTION 4, POLICY NO. 1258-1D, DATED SEPTEMBER 11, 2006.
2. FOR MORE INFORMATION ON THE DESIGN VEHICLE STANDARDS, PLEASE REFERENCE THE STEAMBOAT SPRINGS ENGINEERING STANDARDS, SECTION 4.3.1.
3. 'SWEPT PATH ANALYSIS' (SPA) THE CALCULATION AND ANALYSIS OF THE MOVEMENT AND PATH OF DIFFERENT PARTS OF A VEHICLE WHEN THAT VEHICLE IS UNDERTAKING A TURNING MANEUVER. THIS INCLUDES CALCULATING THE PATH TAKEN BY EACH WHEEL DURING A TURN AS WELL AS THE SPACE NEEDED BY THE VEHICLE BODY.

THERE ARE PRACTICAL LIMITATIONS TO THIS ANALYSIS INCLUDING: DRIVER ABILITIES, ENVIRONMENTAL CONDITIONS, VARIABLE PARKING SPACE USAGE AND EFFICIENCIES, SPEED, AND VEHICLE CHARACTERISTICS. THIS IS AN INDUSTRY STANDARD EXERCISE THAT APPLIES VEHICLE GEOMETRIES ALONG WITH EMPIRICAL DATA TO REPLICATE A PARTICULAR CLASS OF VEHICLES (DESIGN VEHICLE).

**EXISTING CONDITIONS:** THE UNDERLYING EXISTING INFORMATION DEPICTED HEREON IS A COLLECTION OF PRE-DEVELOPMENT CONDITIONS COMBINED WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLANS FOR THE GOLD WALK AND GONDOLA SQUARE PLAZA APPLICATIONS (ANTICIPATED EXISTING CONDITIONS). SOME DISCREPANCIES MAY EXIST.

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Tel 303.421.6655

△ Date	Description
2021/11/05	DEVELOPMENT PLAN SUBMITTAL

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name

SSRC | BASE AREA  
BUILDING B IMPROVEMENTS

Project Number	003.7835.000
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Description
FIRE TRUCK TURNING MOVEMENTS

**Scale**

SEE GRAPHICAL SCALE

## C.750

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