

GENERAL PROJECT DATA

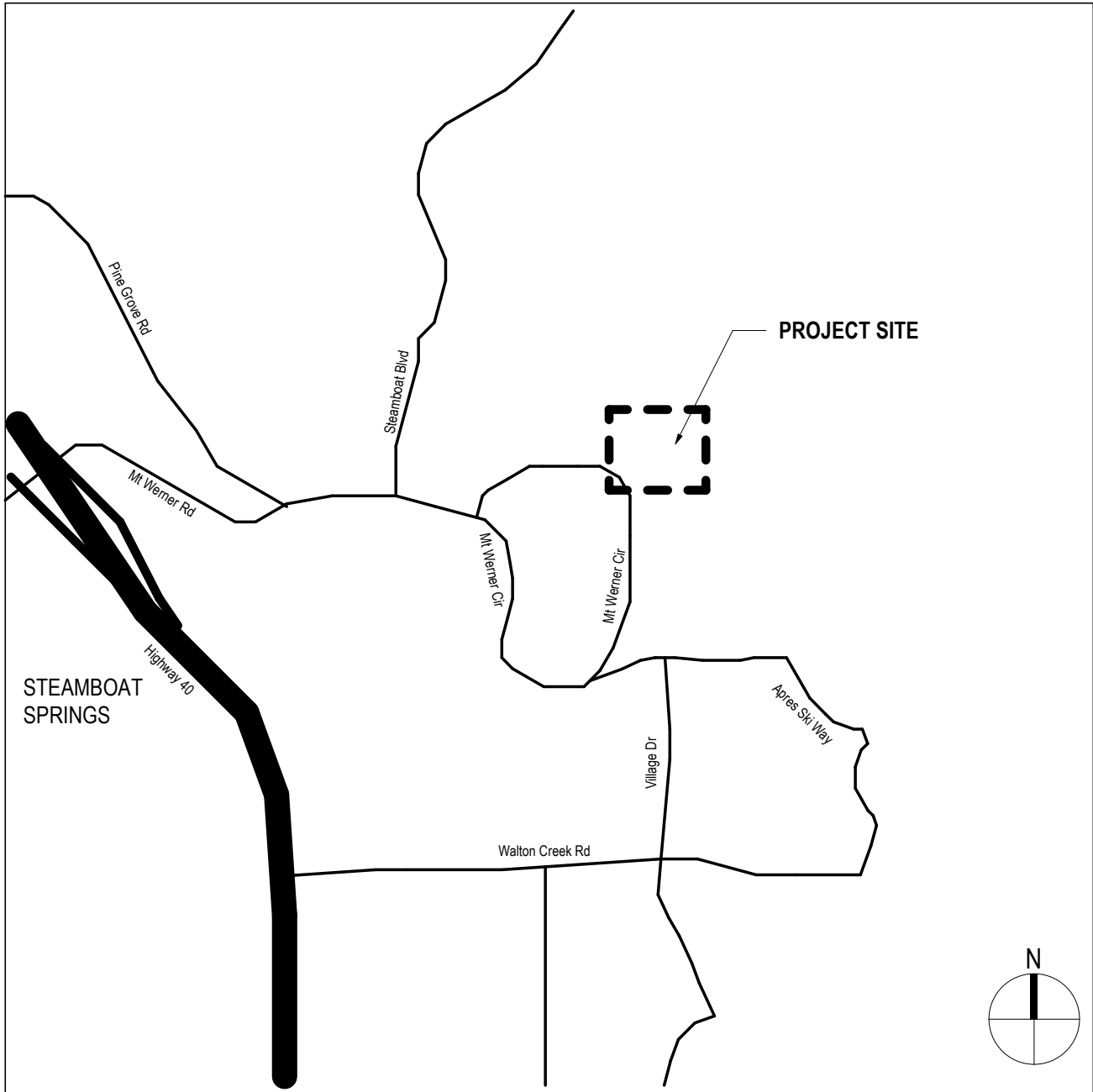
DESCRIPTION OF WORK:	THE PROPOSED PROJECT INCLUDES THE DEVELOPMENT OF A NEW TWO-STORY BUILDING ON TOP OF THE PREVIOUSLY APPROVED BELOW PLAZA BUILDING AND ADJACENT TO THE PREVIOUSLY APPROVED ICE RINK. THE PROPOSED PROJECT ALSO INCLUDES THE DEVELOPMENT OF A PERMANENT OPEN, BUT COVERED, SHADE STRUCTURE THAT CAN ALSO BE USED TO FACILITATE PERFORMANCES.
PROJECT ADDRESS:	2305 MOUNT WERNER CIRCLE, STEAMBOAT SPRINGS, CO 80487
PROJECT PARCEL / LOT AREA:	69,373 SF [1.59 AC]
BUILDING JURISDICTION:	CITY OF STEAMBOAT SPRINGS, COLORADO
ZONING DESIGNATION:	G-2
OCCUPANCY CLASSIFICATION:	GROUP A-2 ASSEMBLY
CONSTRUCTION TYPE:	TYPE II-B
CLIMATE ZONE:	7

ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA (PROPOSED)	Total: 35,833 SF (LL01: 23,839 SF (Previously approved), L01: 8,064 SF, L02: 3,930 SF)		
GROSS FLOOR AREA (EXISTING)	Total: 1,330 SF (LL RESTROOMS BELOW STAGE)		
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 (LVL 01 & LVL 02)	A-2 ASSEMBLY	11,994 SF	N/A
PRINCIPAL USE (PREV. APRV, LL01)	S-STORAGE	14,956 SF	N/A
PRINCIPAL USE (PREV. APRV, LL01)	B-BUSINESS	8,883 SF	N/A
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? [YES/NO]
LOT AREA	N/A	N/A	N/A
LOT COVERAGE	65% MAX	36.3% (25,169 SF TOTAL) 23,839 SF (LL01 FP) 1,330 SF (STAGE RR)	NO
FLOOR AREA RATIO	NO MAX	N/A	N/A
OVERALL BUILDING HEIGHT*	3 STORIES /105 FT MAX	3 STORY / 57'-4 3/4"	NO
AVERAGE PLATE HEIGHT	N/A	N/A	N/A
FRONT SETBACK*	N/A	N/A	N/A
SIDE SETBACK*	N/A	N/A	N/A
UPPER STORY SETBACK	N/A	N/A	N/A
REAR SETBACK*	N/A	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 DEFINIED 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:  
SUBDIVISION: SKI HILL SUBDIVISION, REPLAT OF PARCEL D  
LOT 1 SKI HILL SUBDIVISION REPLAT PARCEL D

ALSO KNOWN AS:

SSRC | BASE AREA PLAZA  
IMPROVEMENTS - PLAZA BUILDING

APPROVALS

SHEET INDEX

SHEET NUMBER	SHEET NAME
DP.000	COVER SHEET
C.003	DEVELOPED EXISTING CONDITIONS SITE PLAN
C.004	DEVELOPED EXISTING PROPERTY EXHIBIT
C.100	CIVIL SITE PLAN - GRADING, DRAINAGE AND UTILITY PLAN
C.710	FIRE TRUCK TURNING MOVEMENTS
L.02	PROPOSED LANDSCAPE PLAN
DP.001	EXISTING CONDITIONS/DEMOLITION PLAN
DP.002	ARCHITECTURAL SITE PLAN
DP.101	FLOOR PLANS - LEVEL 01
DP.102	FLOOR PLANS - LEVEL 02
DP.103	ROOF PLAN
DP.200	ILLUSTRATED BUILDING ELEVATIONS
DP.201	BUILDING ELEVATIONS - TRANSPARENCY CALCULATIONS
DP.202	ILLUSTRATED STAGE ELEVATIONS
DP.400	BUILDING MASSING & RENDERINGS
DP.401	BUILDING MASSING & RENDERINGS
E.001	SITE LIGHTING PLAN - PLAZA
E.011	SITE PHOTOMETRICS - PLAZA
E.100	LIGHT FIXTURE CUT SHEETS
E.101	LIGHT FIXTURE CUT SHEETS
E.102	LIGHTING FIXTURE CUT SHEETS

PROJECT TEAM

CLIENT / OWNER:	ALTERRA MOUNTAIN COMPANY REAL ESTATE DEVELOPMENT 3501 WAZEE STREET DENVER, CO 80216 (303) 749 - 8200
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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United States  
Tel 303.421.6655

Date	Description
10.04.2021	DEVELOPMENT PLAN SUBMITTAL

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

SSRC | BASE AREA PLAZA  
IMPROVEMENTS

Project Number

003.7835.000

Description

COVER SHEET

Scale

NOT TO SCALE

DP.000