PROJECT DATA

PROJECT DESCRIPTION
PROPOSED REMODEL OF SOUTH PARKING GARAGE TO INCLUDE REPAIR OF CONCRETE AND ADDITION OF STORAGE LOCKERS ABOVE GARAGE.

ZONING DISTRICT:
RR1 (RESORT RESIDENTIAL ONE, LOW DENSITY)

CLIMATE ZONE:
7

APPLICABLE CODES:

2018 IBC
2018 IEBC
2018 IECC
2018 IMC
2018 IPC
2018 IFGC
NEC 2020
CITY OF STEAMBOAT CDC
ICC/ANSI A117.1 (2009)
ADAAG 2010

PROJECT TEAM

OWNER:

THE LODGE AT STEAMBOAT CONDO ASSOC. INC.
P. O. BOX 772995
STEAMBOAT SPRINGS, CO 80477-2995
PHONE: (970) 879-6000
CONTACT: REBECCA DURYEA
REBECCA.DURYEA@VACASA.COM

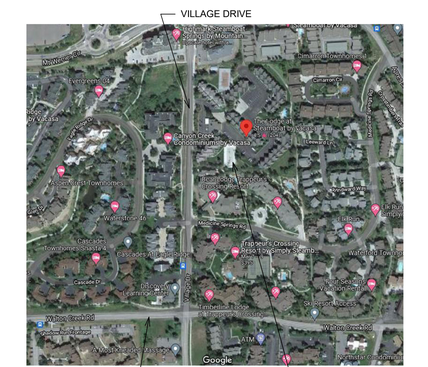
ARCHITECT:

ERIC SMITH ASSOCIATES, P.C.
1919 7TH STREET
BOULDER, CO 80302
PHONE: (970) 879-5458
CONTACT: THOMAS DAVIS
TDAVIS@ESAPC.COM

CIVIL ENGINEER:

LANDMARK CONSULTANTS, INC
141 9TH STREET
PO BOX 774943
STEAMBOAT SPRINGS, CO 80477
PHONE: (970) 871-9494
CONTACT: ERIK GRIEPENTROG
EMAIL: ERIKG@LANDMARK-CO.COM

VICINITY MAP



DEVELOPMENT PLAN SUBMITTAL

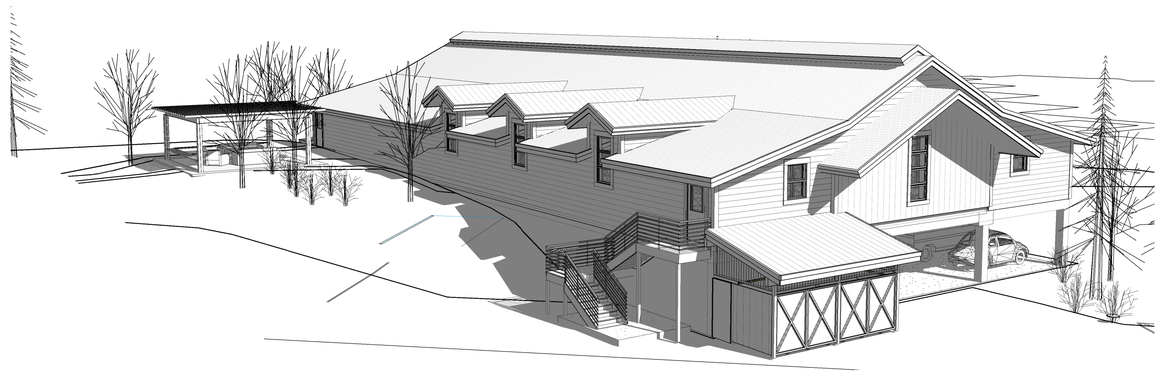
FOR:

LEGAL DESCRIPTION:

LODGE AT STEAMBOAT CONDOS COMMON AREA
3.02 ACRES

ALSO KNOWN AS:

THE LODGE AT STEAMBOAT (SOUTH PARKING GARAGE)



SHEET INDEX

SHEET NO.	SHEET NAME
DP-1	FINAL DEVELOPMENT PLAN COVER SHEET
DP-1.1	FIRE CODE ANALYSIS
DP-1.2	GARAGE EXHIBIT
DP-1.3	MASTER SITE PLAN 1979-1980
DP-1.4	1980 SITE PLAN
DP-1.5	1980 S-13 PARKING GARAGE FOUNDATION PLAN
DP-1.6	1980 S-14 PARKING GARAGE ROOF STRUCTURE PLAN
DP-2.1	ARCHITECTURAL SITE PLAN & LOT COVERAGE
DP-2.2	EXISTING CONDITIONS
DP-2.3	LANDSCAPE PLAN
DP-2.4	LIGHTING PLAN
DP-2.5	FIRE HYDRANT DISTANCES
DP-3.1	BUILDING ELEVATIONS
DP-3.2	BUILDING ELEVATIONS
DP-3.3	BUILDING ELEVATIONS - COLOR
DP-3.4	BUILDING ELEVATIONS - COLOR
DP-10.0	PARKING LEVEL PLAN
DP-10.1	FIRST LEVEL PLAN
DP-10.2	ROOF LEVEL PLAN
DP-11.1	SITE SECTIONS
DP-18.1	MASSING 3D MODELS

ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE - SOUTH PARKING GARAGE			
GROSS FLOOR AREA	EXISTING PARKING = 8004 SF, NEW STORAGE = 8004 SF		
UNIT SIZE (GROSS)	NA		
NUMBER OF UNITS	NA		
ZONING (EXIST & PROPOSED)	RR-1- RESORT RESIDENTIAL - ONE		
FRONTAGE			
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	GARAGE, STORAGE	16008	NA
ACCESSORY USE			
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
LOT AREA	6000 SF MIN. NO MAX	3.02 ACRES	NO
LOT COVERAGE	50% MAX.	<6%	
FLOOR AREA RATIO	NO MAX		
OVERALL BUILDING HEIGHT	63' MAX.	31' - 4"	NO
FRONT SETBACK PRINCIPAL ACCESSORY	 20' MIN 25' MIN		 NO NO
SIDE SETBACK PRINCIPAL ACCESSORY	 15' MIN 15' MIN		 NO NO
REAR SETBACK PRINCIPAL ACCESSORY	 15' MIN 15' MIN		 NO YES

NOTICE: DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arriving out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

© Eric Smith Associates, P.C.

REVISIONS

No.	Description	Date

DP RESUBMITTAL 7-20-22

PARKING GARAGE SOUTH
THE LODGE AT STEAMBOAT
2700 VILLAGE DR.
STEAMBOAT SPRINGS, CO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	20019.00
Date:	7/15/2021
Drawn By:	CH
Checked By:	TD

Project Phase
PLANNING SUBMITTAL

Sheet Title
FINAL DEVELOPMENT PLAN COVER SHEET

Sheet Number
DP-1

7/19/2022 11:37:17 AM FILE: 20019.00 The Lodge Parking Structure_SOUTH DP Submittal_R22.rvt