

# 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:**

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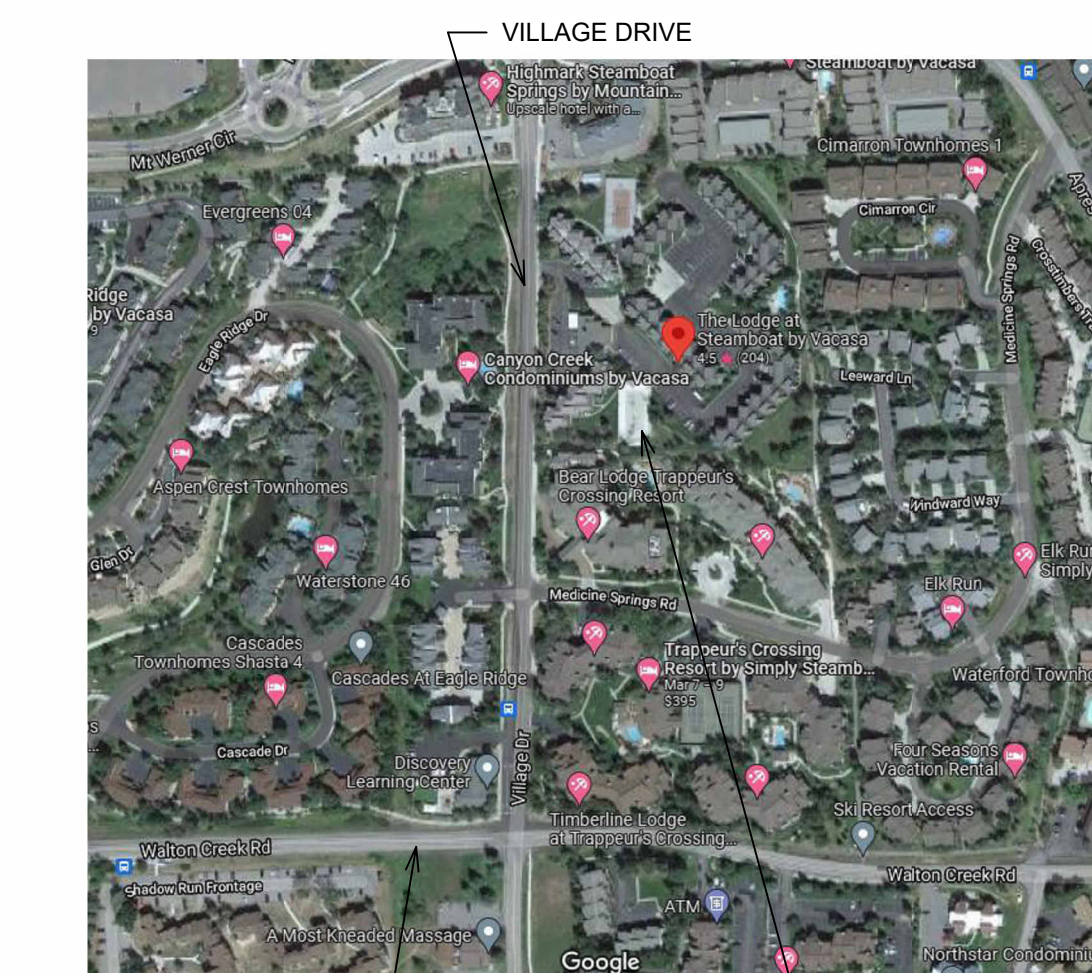
**ARCHITECT:**

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# VICINITY MAP



MAP DATA ©2022 GOOGLE  
 WALTON CREEK RD SOUTH GARAGE PROJECT SITE

# 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

**NOTICE 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 arising 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
1	DP RESUBMITTAL	9-15-22

# 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			
<b>USE BREAKDOWN</b>	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	GARAGE, STORAGE	16008	NA
ACCESSORY USE			
<b>STANDARDS</b>	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
LOT AREA	6000 SF MIN. NO MAX	6.54 ACRES	NO
LOT COVERAGE	50% MAX.	28.9%	
FLOOR AREA RATIO	NO MAX		
OVERALL BUILDING HEIGHT	63' MAX.	30' - 6"	NO
FRONT SETBACK	20' MIN		NO
ACCESSORY	25' MIN		NO
SIDE SETBACK	15' MIN		NO
ACCESSORY	15' MIN		NO
REAR SETBACK	15' MIN		NO
ACCESSORY	15' MIN		NO

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



Job Number: 20019.00  
 Date: 9/1/2021  
 Drawn By: GH  
 Checked By: TD

Project Phase  
 PLANNING SUBMITTAL  
 Sheet Title  
 FINAL DEVELOPMENT PLAN COVER SHEET  
 Sheet Number  
**DP-1**

DP RESUBMITTAL 9-15-22