

Creek View Cobblestone Inn

Planning Submittal , January 25, 2017



VICINITY MAP

ABBREVIATIONS KEY

AFF	ABOVE FINISHED FLOOR	ELEC	ELECTRIC(AL)	MIN	MINIMUM
ACOUS	ACOUSTICAL	ELEV	ELEVATION	N	NORTH
ALT	ALTERNATE	EMBED	EMBEDMENT	NO	NUMBER
ALUM	ALUMINUM	EM	EMERGENCY	OC	ON CENTER(S)
AB	ANCHOR BOLT	EX	EXISTING	OPP	OPPOSITE
ARCH	ARCHITECTURAL	EXIST	EXISTING	OD	OUTSIDE DIAMETER
ASL	ABOVE SEA LEVEL	EXP	EXPANSION	PL	PLATE
B	BEAM	FD	FLOOR DRAIN	P	POLE OR PAINT
BRG	BEARING	FT	FEET	PL	PROPERTY LINE
BKG	BACKGROUND	FG	FIBERGLASS	PLY	PLYWOOD
BLK	BLOCK	FF	FINISH FLOOR	REINF	REINFORCE(D), (ING)
BD	BOARD	FH	FIRE HYDRANT	RM	ROOM
BOT	BOTTOM	FLG	FLANGE	SCH	SCHEDULE
BLDG	BUILDING	FTG	FOOTING	SHT	SHEET
BUR	BUILT UP ROOFING	GA	GALVE	SIM	SIMILAR
CLG	CEILING	GAL	GALLON	SPEC	SPECIFICATION(S)
CL	CENTER LINE	GALV	GALVANIZED	SQ	SQUARE
C/C	CENTER TO CENTER	GI	GALVANIZED IRON	STL	STEEL
COL	COLUMN	G	GAS	STRUCT	STRUCTURAL
CONC	CONCRETE	GR	GRADE, GRADING	SUSP	SUSPENDED
CONT	CONTINUOUS, CONTINUE	GND	GROUND	THK	THICK(NESS)
CJ	CONTROL JOINT	GWB	GYPSPUM WALL BOARD	THRU	THROUGH
CORR	CORRUGATED	HGT	HEIGHT	TO	TOP OF
CMP	CORRUGATED METAL PIPE	HK	HOOK(S)	TRANSV	TRANSVERSE
X	CROSS	HORZ	HORIZONTAL	TS	TUBE STEEL
CJ	CUBIC	INSUL	INSULATION/INSULATING	TYP	TYPICAL
D	DEEP/DEPTH/DIAMETER	JT	JOINT	UG	UNDERGROUND
DTL	DETAIL	MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE
DIAG	DIAGONAL	MFR	MANUFACTURE(R)	VERT	VERTICAL
DIAM	DIAMETER	MAX	MAXIMUM	VEST	VESTIBULE
DWG	DRAWING	MECH	MECHANICAL	WC	WATER CLOSET/WATER COLUMN
EA	EACH	MTL	METAL	W/	WITH
				W/O	WITHOUT

CODE ANALYSIS

LEGAL DESCRIPTION

LOT 3, PHASE 2, DRY CREEK PARCEL 'A', CREEK VIEW, PORTIONS OF THE SW1/4 NE1/4 SECTION 9, T6N R88W, 6th P.M. TOWN OF HAYDEN, ROUTT COUNTY, COLORADO

LAND USE ZONING

ZONE C, COMMERCIAL DISTRICT. ZONE C, COMMERCIAL DISTRICT, CONDITIONAL USE FOR LICENSED BAR (REQUIRED BY COBBLESTONE INN)

LOT SIZE

34,461 S.F. / .79 ACRES

BUILDING FOOTPRINT

8,489 SF

CODE COMPLIANCE

2009 INTL. BUILDING CODE, 2009 INTL. MECHANICAL CODE, 2009 INTL. PLUMBING CODE
2009 INTL. FUEL & GAS CODE, 2009 INTL. ENERGY CONSERVATION CODE, 2008 NATL. ELECTRICAL CODE

OCCUPANCY TYPE

RESIDENTIAL GROUP R-2

PROJECT DESCRIPTION

LOCATED ON THE WEST EDGE OF HAYDEN, COLORADO, THE PROJECT WILL BE A THREE STORY PUBLIC HOTEL, OPERATING UNDER THE STANDARDS OF THE COBBLESTONE INN HOTEL FRANCHISE. THE EXTERIOR FINISHES ARE A MIX OF STAINED AND PAINTED WOOD SIDING, WOOD TRIM AT WINDOWS AND DOORS, NATURAL FINISH CORRUGATED METAL, AND STONE OR CULTURED STONE AT THE BASE OF THE BUILDING. LANDSCAPING WILL BE OF NATIVE AND DROUGHT RESISTANT.

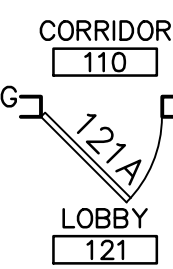


SYMBOL KEY

DRAWING TITLE & SCALE		PLAN 1/4" = 1'-0"
EXTERIOR ELEVATION		
INTERIOR ELEVATION		
WALL SECTION		
BUILDING SECTION		
DETAIL		
DETAIL ENLARGEMENT (Plan or Section) OR AREA ENLARGEMENT		
COLUMN CENTER LINE, GRID & REFERENCE		
ROOM NAME		
ROOM NUMBER		
INTERIOR PARTITION TYPE		
EXTERIOR WALL SYSTEM		
DRAWING NUMBER		
SHEET NUMBER		
DRAWING NUMBER		
DETAIL NUMBER		
WINDOW NUMBER		
REVISION NUMBER		
ELEVATION (Sections)		
ELEVATION (Floor Systems)		
ELEVATION (Ceiling Systems)		

	EARTH
	CONCRETE
	GRAVEL
	WOOD STUD WALL
	STONE
	WOOD (ROUGH)
	WOOD (FINISHED)
	PLYWOOD
	PLASTER/GWB/STUCCO
	BATT INSULATION
	RIGID INSULATION
	C.M.U.

DOOR NUMBERS FOR SCHEDULING ARE A COMBINATION OF THE DOOR TAG AND THE ROOM NUMBER INTO WHICH THE DOOR SWINGS (IE: 121A NOT 110A)



DIRECTORY

OWNER	HAYDEN HOTEL PROPERTIES, LLC PO BOX 1581 HAYDEN, CO 81639 970.819.5514
ARCHITECT	AXIAL ARTS ARCHITECTURE, LLC KEVIN & WENDY LIND PO BOX 774292 STEAMBOAT SPRINGS, CO 80477 970.276.7295 970.471.2789
STRUCTURAL ENGINEER	BEAR VALLEY DESIGN, LTD GREG HERMAN PO BOX 475 STEAMBOAT SPRINGS, CO 80477 970.879.5454
GENERAL CONTRACTOR	RURAL DEVELOPMENT CO. CORP. 156 SOUTH 6TH STREET HAYDEN, CO 81654 785.845.3709
SURVEYOR	LANDMARK CONSULTANTS, INC. STEAMBOAT SPRINGS, CO 970.871.9494 GORDON DOWLING DOWLING LAND SURVEYORS, INC. HAYDEN, CO 970.276.3613
SOILS REPORT	NORTHWEST CO. CONSULTANTS, INC. 2580 COPPER RIDGE DRIVE STEAMBOAT SPRINGS, CO 80477 970.879.7888

AREA NOTES

TOTAL: 25,464 SF (OUTSIDE FACE OF WALL)

ROOMS: 50 (45 ROOMS + 5 SUITES)
GUEST ROOM: 17,658 SF
OFFICE & RECEPTION: 162 SF
BREAKFAST ROOM: 588 SF
KITCHEN/PREP ROOM: 218 SF
EXERCISE: 170 SF
GUEST OFFICE AREA: 34 SF
LOBBY RESTROOMS: 90 SF
STAIRS: 659 SF
CORRIDORS & ELEVATOR: 2,744 SF
STORAGE: 110 SF
GUEST LAUNDRY: 58 SF
OPERATIONAL LAUNDRY: 350 SF
MECHANICAL: 363 SF
VENDING: 62 SF
DATA: 12 SF
SPRINKLER CONTROL ROOM: 27 SF

INDEX

A0.0	COVER SHEET
1.0	SITE PLAN WORKSHEET-- LANDMARK
A1.0	SURVEY & EXISTING CONDITIONS
A1.1	SITE PLAN & ADDITIONAL INFORMATION
A1.2	SITE PLAN
A2.1	LOWER LEVEL FLOOR PLAN
A2.2	MAIN LEVEL FLOOR PLAN
A2.3	UPPER LEVEL FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS

LAND USE CHART

SITE DATA TABLE	
DEVELOPMENT CRITERIA	PROJECT PROVIDED
Existing Zoning:	Commercial (C)
Proposed Zoning:	Commercial (C)
Lot Number:	Lot No. 3
Max. Lot Area: Per Zoning:	0
Max. Lot Coverage: Per Zoning / Provided:	0
Site Area:	79 AC
Land Use Designation: (Existing / Proposed):	Existing
Building Area: Existing / New:	0 SF EXISTING / 25,464 New SF
Building Height: Allowed / Provided:	35'46'-1" to Highest Ridge
Building Setbacks: Per Zoning (F, LS, RS, R):	0 (F), 0 (SS), 0 (R)
Floor Area Ratio: Per Zoning / Provided:	None
Min. Landscape Area: Per Zoning / Provided:	15% Gross Ac. / Existing Condition
Trees Provided: Per Zoning / Provided:	1/500SF / 16 Trees
Shrubs Provided: Per Zoning / Provided:	1/300SF / 31 Shrubs
Parking Calculations Per Zoning Classification: Hotel	One parking space for each sleeping room or suite, plus one space for each 200 SF of commercial floor area. (50 Rooms + Bar is 150 SF + Stair is 80 SF)
Parking Required:	52
Total Parking Provided:	56

DATUM

100'-0" EQUALS USGS T.B.D.

Axial Arts

PO Box 774292
Steamboat Springs, CO 80477
o:970.276.7295 c:970.471.2789
Kevin@AxialArts.com
Wendy@AxialArts.com

STAMP

Creek View Cobblestone Inn

Lot 3, Phase 2, Creek View
Hayden, Colorado

NOT FOR CONSTRUCTION

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J	01/25/17	PLANNING SUBMITTAL

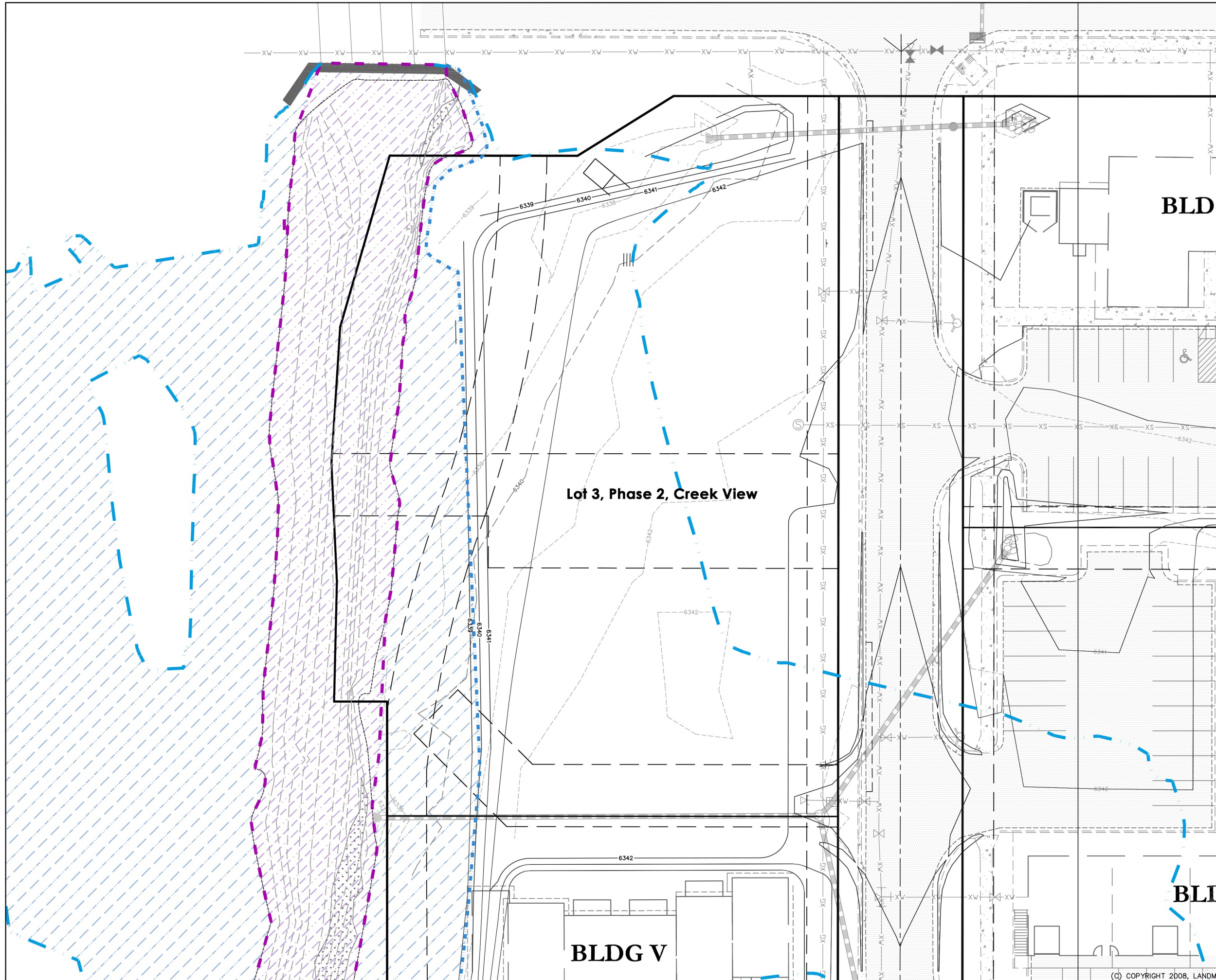
PROJECT NO: 01105
PHASE: DD

Cover Sheet

SHEET NAME

A0.0

SHEET NUMBER



- LEGEND**
- EX FLOODPLAIN
 - PR FLOODWAY (PER LOMR)
 - PR FLOODPLAIN (PER LOMR)
 - PROPERTY BOUNDARY
 - EX EASEMENTS

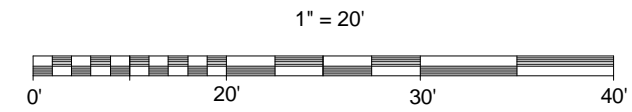
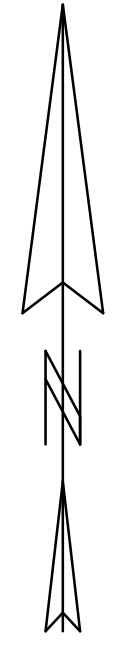
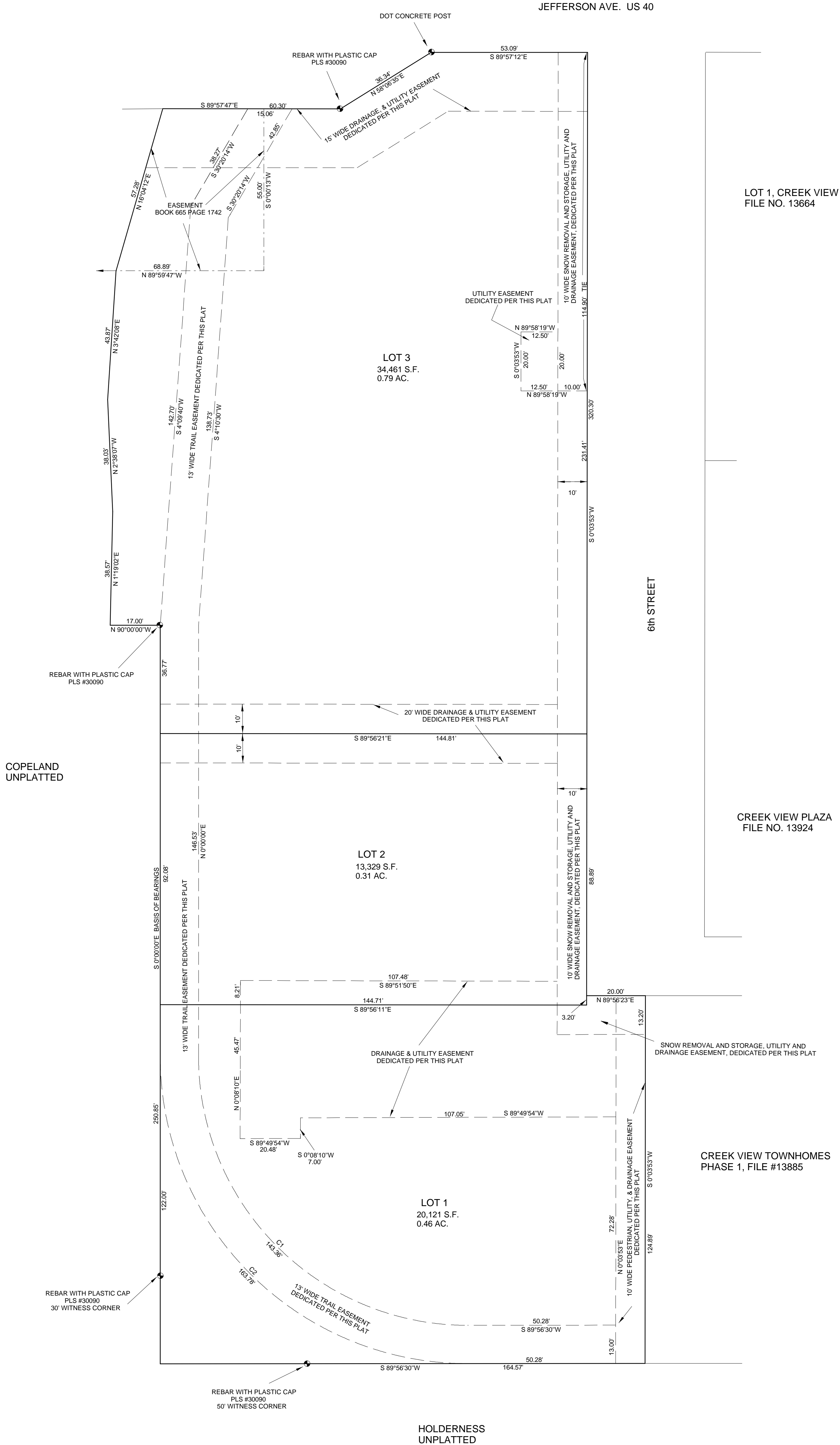


NO.	DATE	REVISIONS	INT.
Hayden, CO			
Creekview			
Site Plan Worksheet			
DATE:	11-18-2010	DGN. BY:	JCS
JOB NO.:	1840-004	DWN. BY:	JCS
FILE:	1840-004	CHK. BY:	
Vertical Scale: 1" = NA			
Contour Interval = 1 Foot			
<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 5px;">15</div> <div style="flex-grow: 1; border-bottom: 1px solid black; position: relative;"> <div style="position: absolute; left: 0; top: -5px;">0</div> <div style="position: absolute; right: 0; top: -5px;">15</div> <div style="position: absolute; right: 0; top: 0;">30</div> </div> <div style="margin-left: 5px;">15</div> </div> <p style="text-align: center;">1" = 30'</p>			
141 9th Street, P.O. Box 774943 Steamboat Springs, Colorado 80477 Phone (970) 871-9494 Fax (970) 871-9299 www.LANDMARK-CO.com			

CREEK VIEW PHASE 2

A REPLAT OF PARCEL 'A', CREEK VIEW
 PORTIONS OF THE SW1/4 NE1/4 SECTION 9, T6N R88W, 6th P.M.,
 TOWN OF HAYDEN, ROUTT COUNTY, COLORADO

JEFFERSON AVE. US 40



- INDICATES MONUMENT FOUND AS NOTED
- - - INDICATES NEWLY DEDICATED EASEMENT PER THIS PLAT.
- INDICATES NEW LOT LINE PER THIS PLAT.

NOTES:
 1. THIS REPLAT IS FOR THE PURPOSE OF DIVIDING PARCEL 'A' INTO THREE NEW LOTS.

TRAIL EASEMENT CURVE CHART

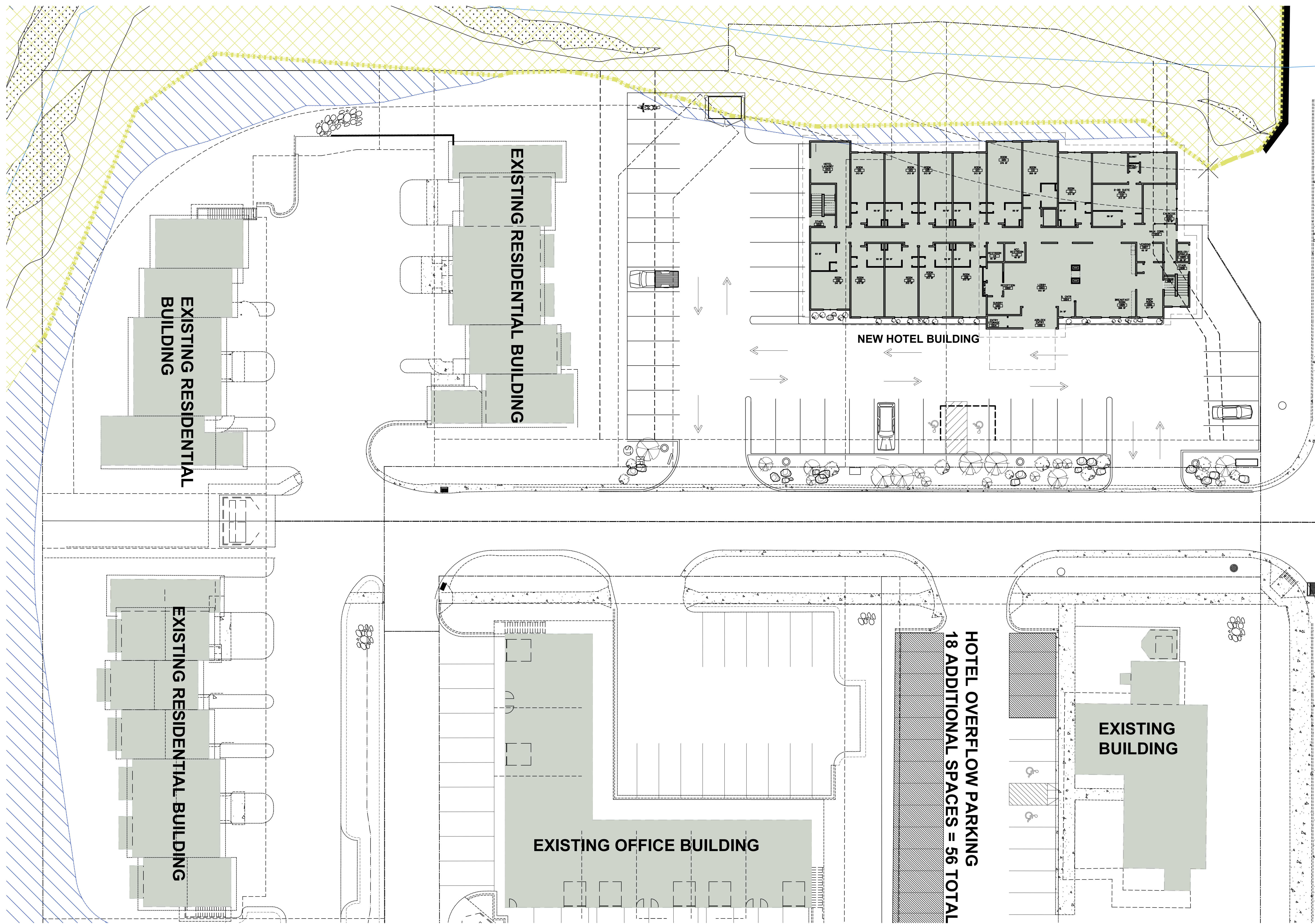
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	90°02'33"	91.21	143.26	91.30	123.05	N 45°01'40"W
2	90°02'50"	104.21	163.78	104.29	147.43	S 45°01'13"E

NOTICE OF RESEARCH
 Pursuant to C.R.S. § 38-51-106 (1) (b) (i), research regarding the Rights-of-Way and easements as shown herein was obtained by Title Commitment No. R20013876-2, as prepared by LAND TITLE TITLE GUARANTEE COMPANY as of March 16, 2011, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

SHEET 2 OF 2

NOTICE: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect in no event may any action be commenced more than ten years from the date of certification shown hereon.

DRY CREEK SUBDIVISION, LLC					CREEK VIEW, PHASE 2
PARCEL 'A' CREEK VIEW					
TOWN OF HAYDEN ROUTT COUNTY, COLORADO					DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, COLORADO 81639 (970) 276-3613
SCALE	DRW	DATE	REV	FILE	
1" = 20'	GRD	2/2/11	3/29/11 4/11/11	CRKVRP2E	



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PROJECT NO: 01105
 PHASE: DD

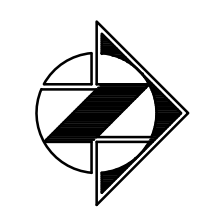
Site Plan & Additional Information

SHEET NAME

A1.1

SHEET NUMBER

1 SITE PLAN
 1/16" = 1'-0"



US HIGHWAY 40

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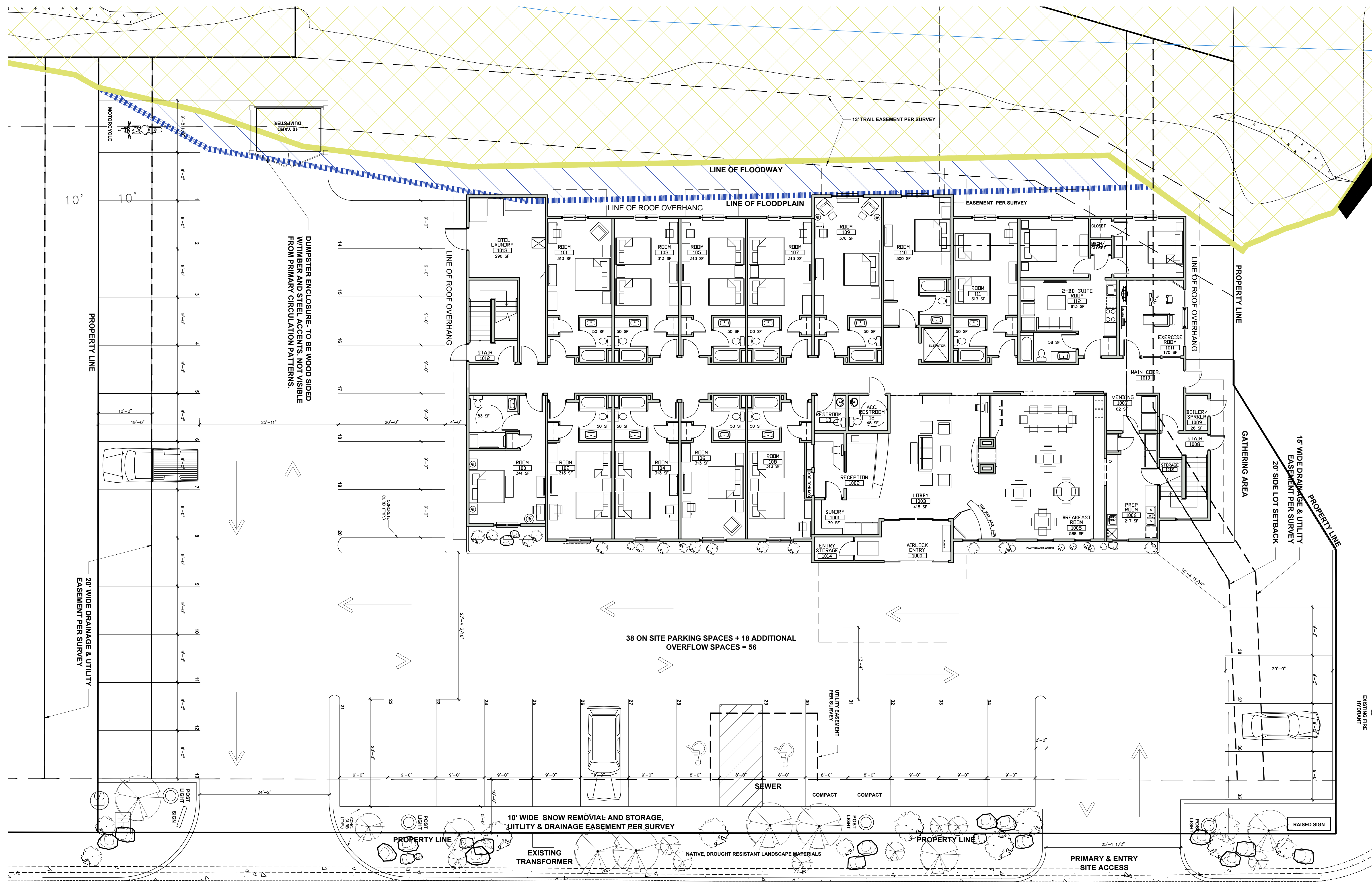
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PHASE: DD

Site Plan

SHEET NAME

A1.2

SHEET NUMBER

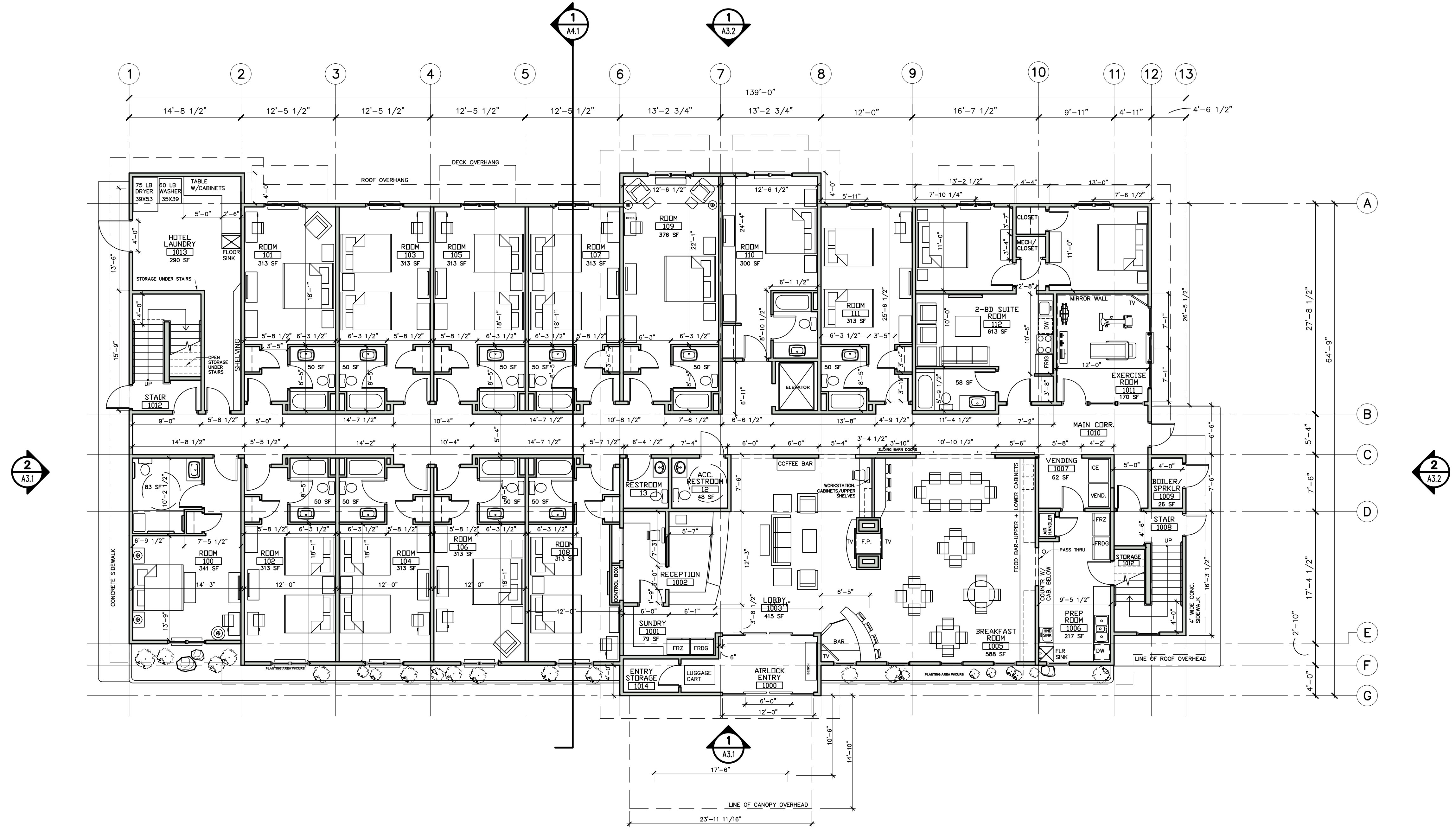


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1 FIRST LEVEL FLOOR PLAN
1/8" = 1'-0"

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First Level Floor Plan

SHEET NAME

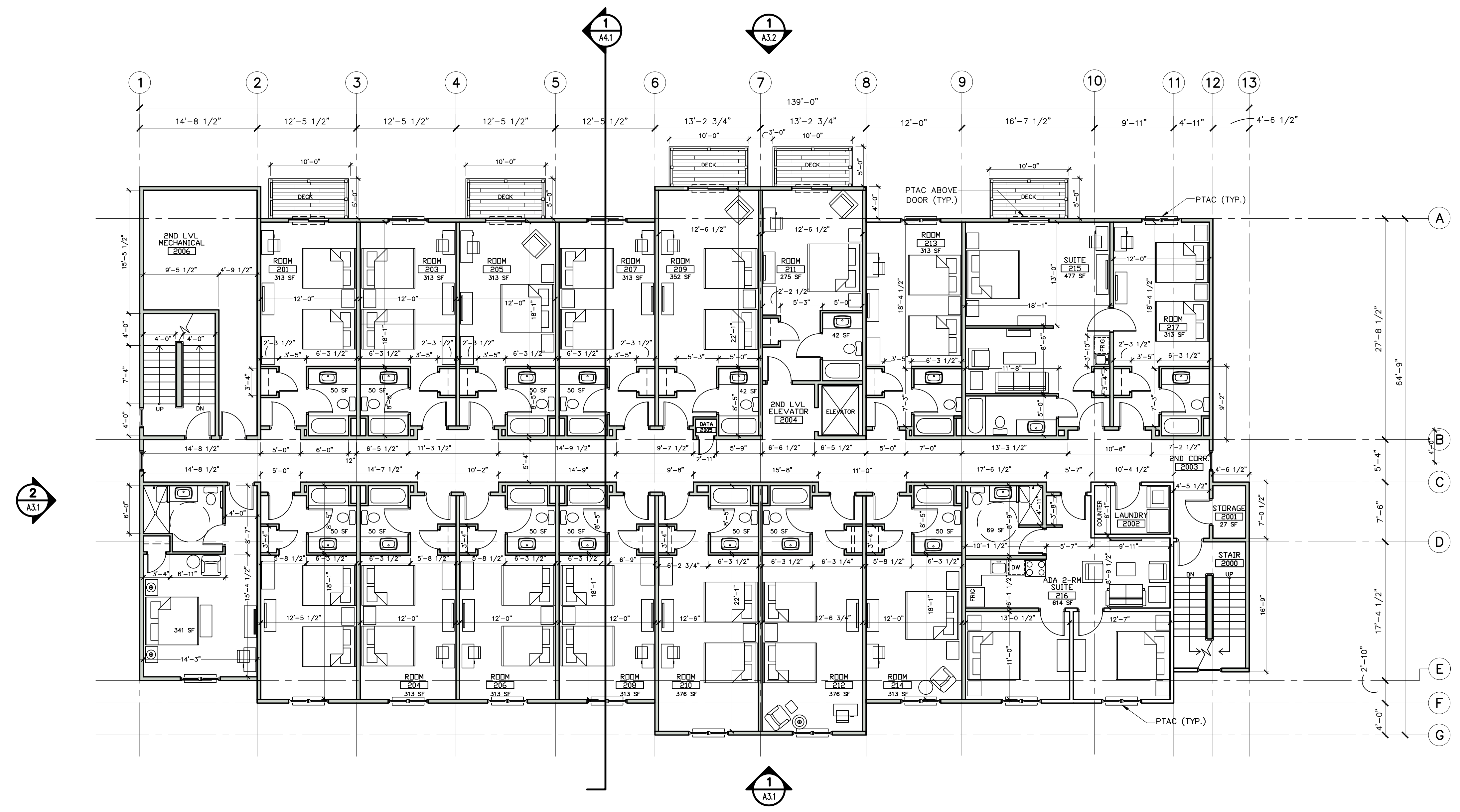
A2.1
SHEET NUMBER

STAMP

Creek View Cobblestone Inn

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1 SECOND LEVEL FLOOR PLAN
A2.2 1/8" = 1'-0"



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Second Level Floor Plan
SHEET NAME

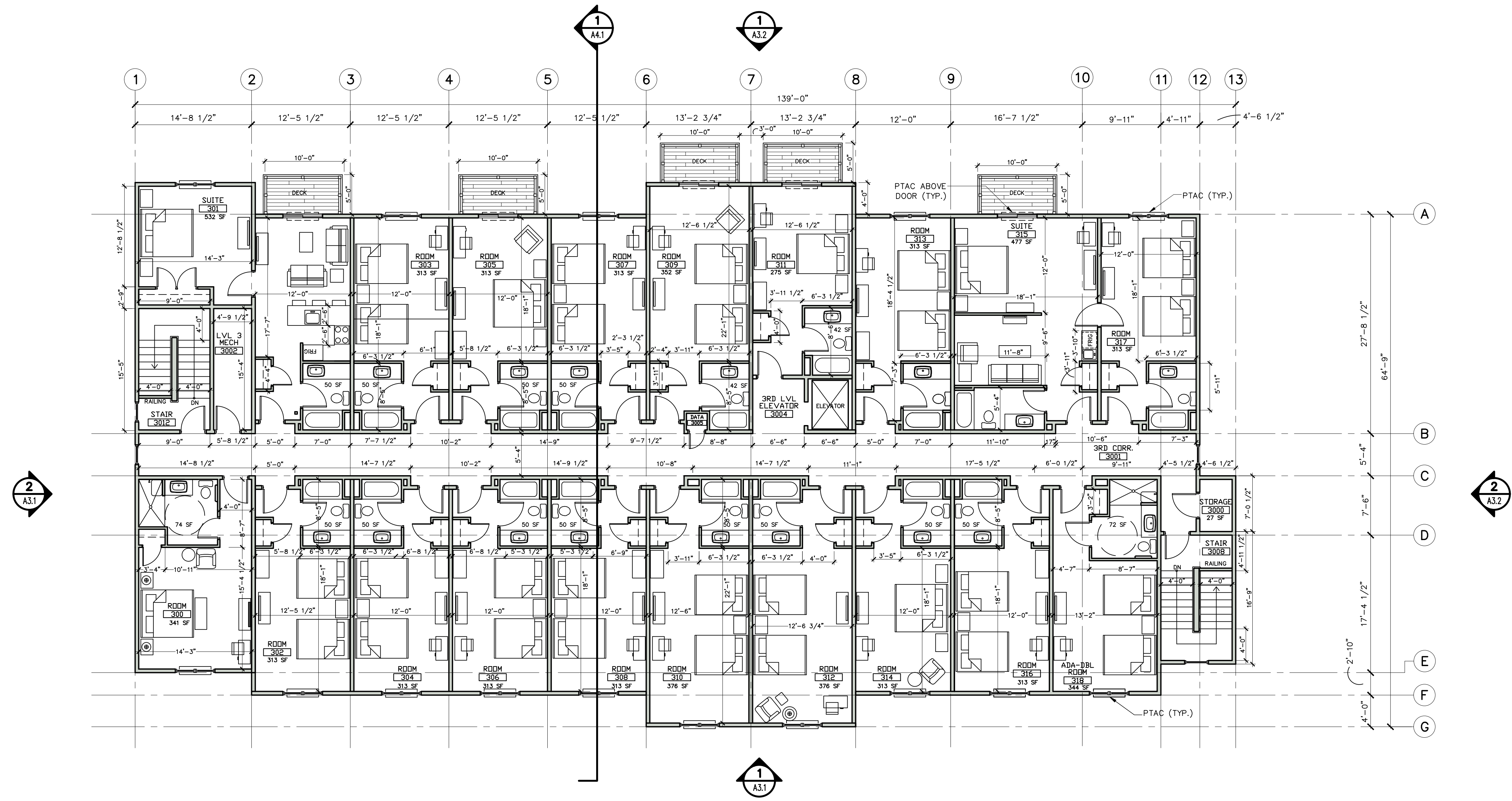
A2.2
SHEET NUMBER

STAMP

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1 THIRD LEVEL FLOOR PLAN
A2.3 1/8" = 1'-0"

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Third Level Floor Plan

SHEET NAME

A2.3
SHEET NUMBER

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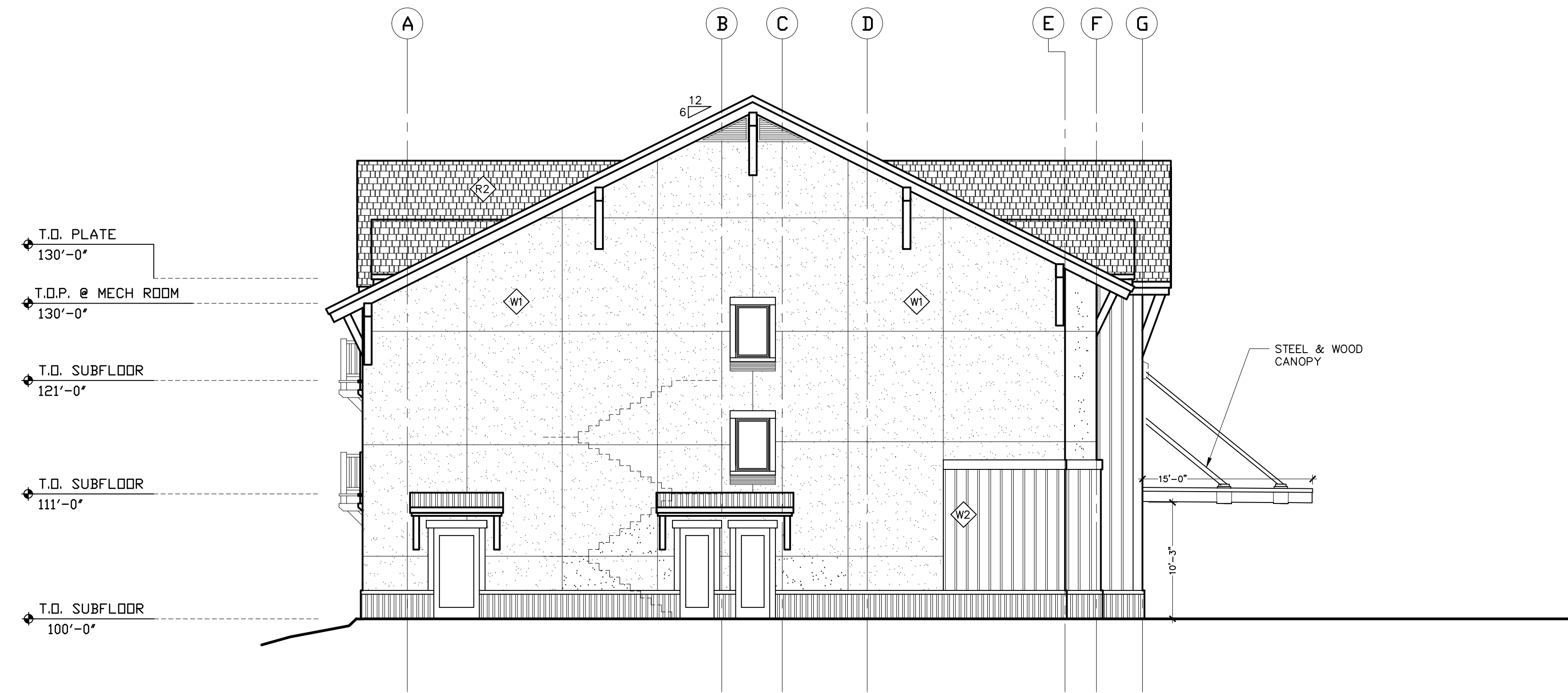
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EXTERIOR MATERIALS	
W1	Stucco Siding w/Control Joints
W2	Wood Board on Board Wood Siding
W3	Wood, 2x8 T&G, Horizontal
W4	Wood Veneer w/Cut Stone Cap
W5	Corrugated Cor-Ten Base Siding
R1	Corrugated Cor-ten Metal Roofing
R2	Asphalt Shingles Roofing

Note: Wood materials either Cedar or wood composite such as Certainteed w/semi-transparent finish



2 SOUTH EXTERIOR ELEVATION
A3.1 1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
A3.1 1/8" = 1'-0"



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Exterior Elevations

SHEET NAME

A3.1

SHEET NUMBER

STAMP

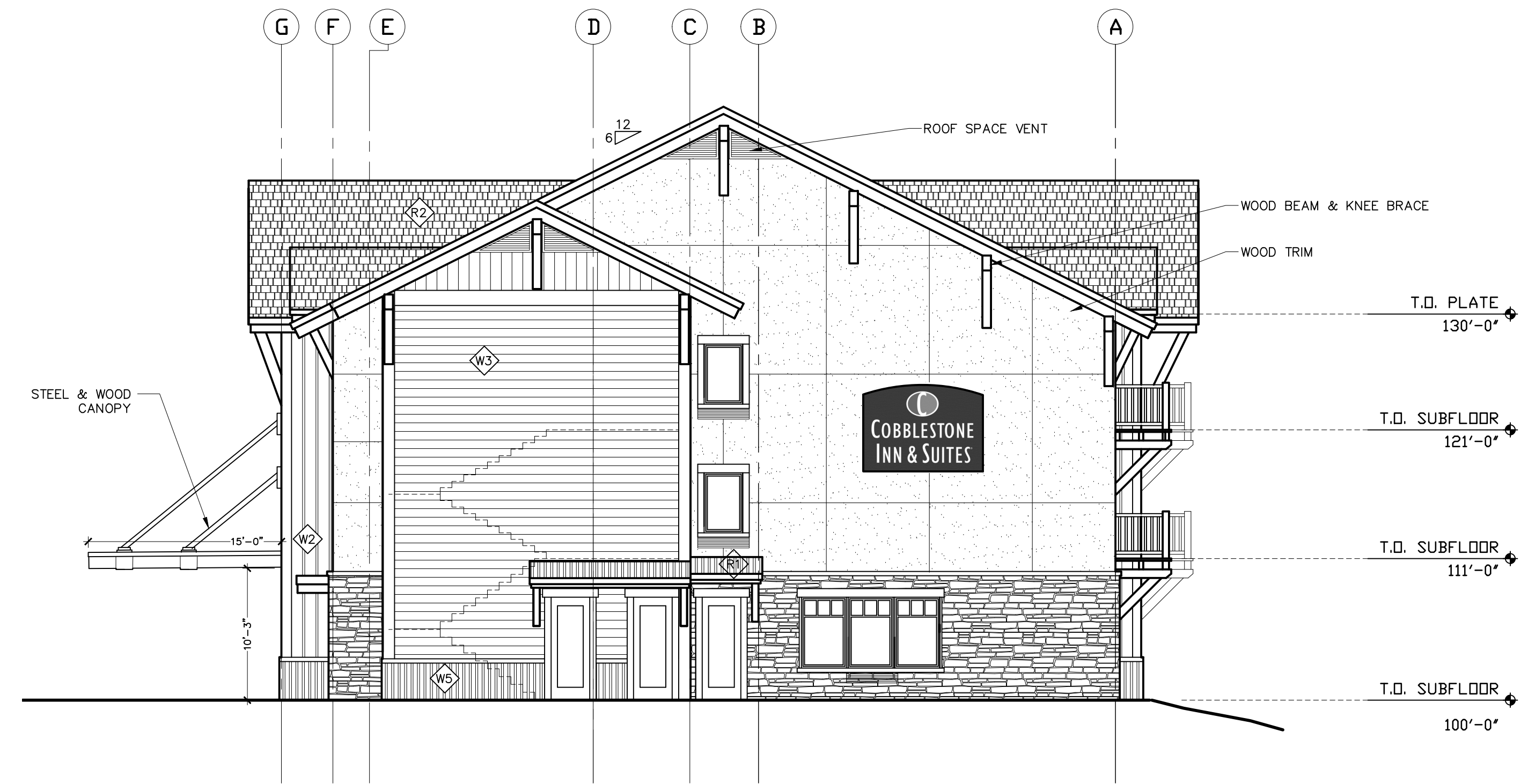
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Note: Wood materials either Cedar or wood composite such as Certainteed w/semi-transparent finish



2 NORTH EXTERIOR ELEVATION
A3.2 1/8" = 1'-0"



1 WEST EXTERIOR ELEVATION
A3.2 1/8" = 1'-0"



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Exterior Elevations

SHEET NAME

A3.2

SHEET NUMBER

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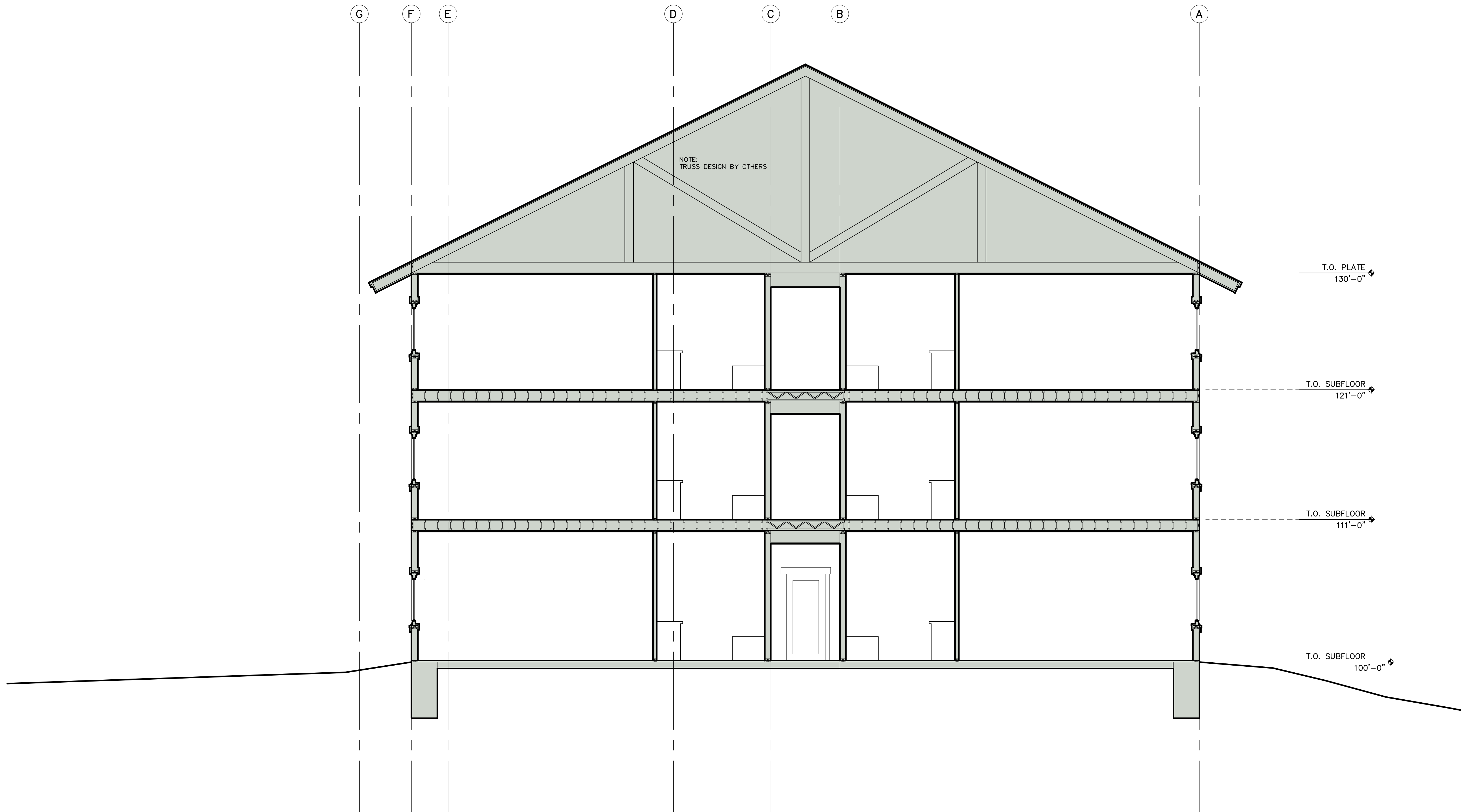
PROJECT NO: 01105
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Building Section

SHEET NAME

A4.1

SHEET NUMBER



1 BUILDING SECTION

A4.1 1/4" = 1'-0"