

PROJECT ZONING SUMMARY

LEGAL DESCRIPTION:	BLOCK 3, LOTS 1,2,3&4, TOWN OF GRAND LAKE COUNTY OF GRAND, STATE OF COLORADO
CONSTRUCTION TYPE:	VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLER SYSTEM
ZONING CLASSIFICATION:	PD - PLAN DEVELOPMENT ? OR WHAT DO WE WANT?
FRONT YARD SETBACK:	0' - 0"
SIDE YARD SETBACK:	0' - 0"
REAR YARD SETBACK:	0' - 0"
MAX BUILDING HEIGHT:	32' - 00"
CALC BUILDING HEIGHT:	32' - 00"
HEIGHT (STORIES):	2
GROSS SITE AREA:	0.463 ACRES @ PROPERTY LINE

SITE NOTES

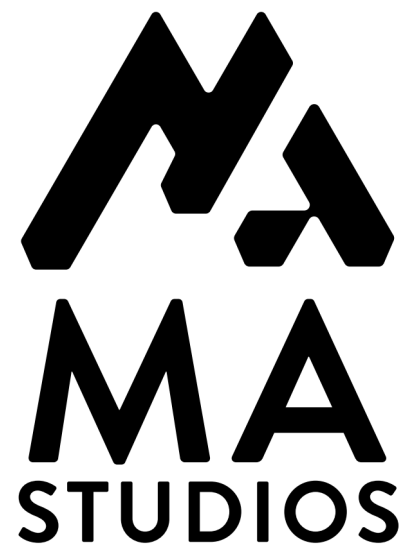
- 1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- 2) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- 3) PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
- 4) REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
- 5) PROVIDE 4-6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
- 6) STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- 7) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT..

PARKING CALCS.

PARKING REQUIREMENTS: 12-2-28	REQUIRED OFF STREET PARKING STUDIO OR 1 BEDROOM UNIT - 1 SPACE 2 BEDROOM UNIT - 1.5 SPACES
REQ PARKING CALC.:	10 (1 BDRM UNITS) X 1 = 10 SPACES 8 (2 BDRM UNITS) X 1.5 = 12 SPACES TOTAL SPACES REQ = 22 SPACES
	ADA REQ. 2 SPOTS (2 ADA UNITS)
	29 SPOTS PROVIDED (27 + 2 ADA)

SITE PLAN LEGEND:

EXISTING BUILDING TO REMAIN	NEW PROPOSED ADDITION
EXISTING CONCRETE TO REMAIN	NEW PROPOSED CONCRETE
EXISTING ASPHALT TO REMAIN	NEW PROPOSED ASPHALT
EXISTING GRAVEL TO REMAIN	NEW PROPOSED GRAVEL
EXISTING SOFTSCAPE TO REMAIN	NEW PROPOSED SOFTSCAPE
[INSERT MISC DESCRIPTION HERE]	SNOW STORAGE



315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-9366
MAARCHITECTURAL.COM

SPACE 2 CREATE
TOWN OF GRAND LAKE
[INSERT PROJECT ADDRESS]
GRAND LAKE, COLORADO 80447
PROJECT #: 2435

ISSUANCE :
SCHEMATIC DESIGN

DATE :
2025 - 0317

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

SHEET TITLE :
PROJECT SITE PLAN

SHEET NUMBER :

A1.00

TOTAL BUILDING SQUARE FOOTAGE:

GROSS BUILDING AREA:

MAIN LEVEL :
LIVABLE - 7,695 SF
COM. RM - 621 SF

LEVEL 02:
LIVABLE - 6805 SF
DECK - 1,889 SF

TOTAL SQUARE FOOTAGE:
15,121 SF

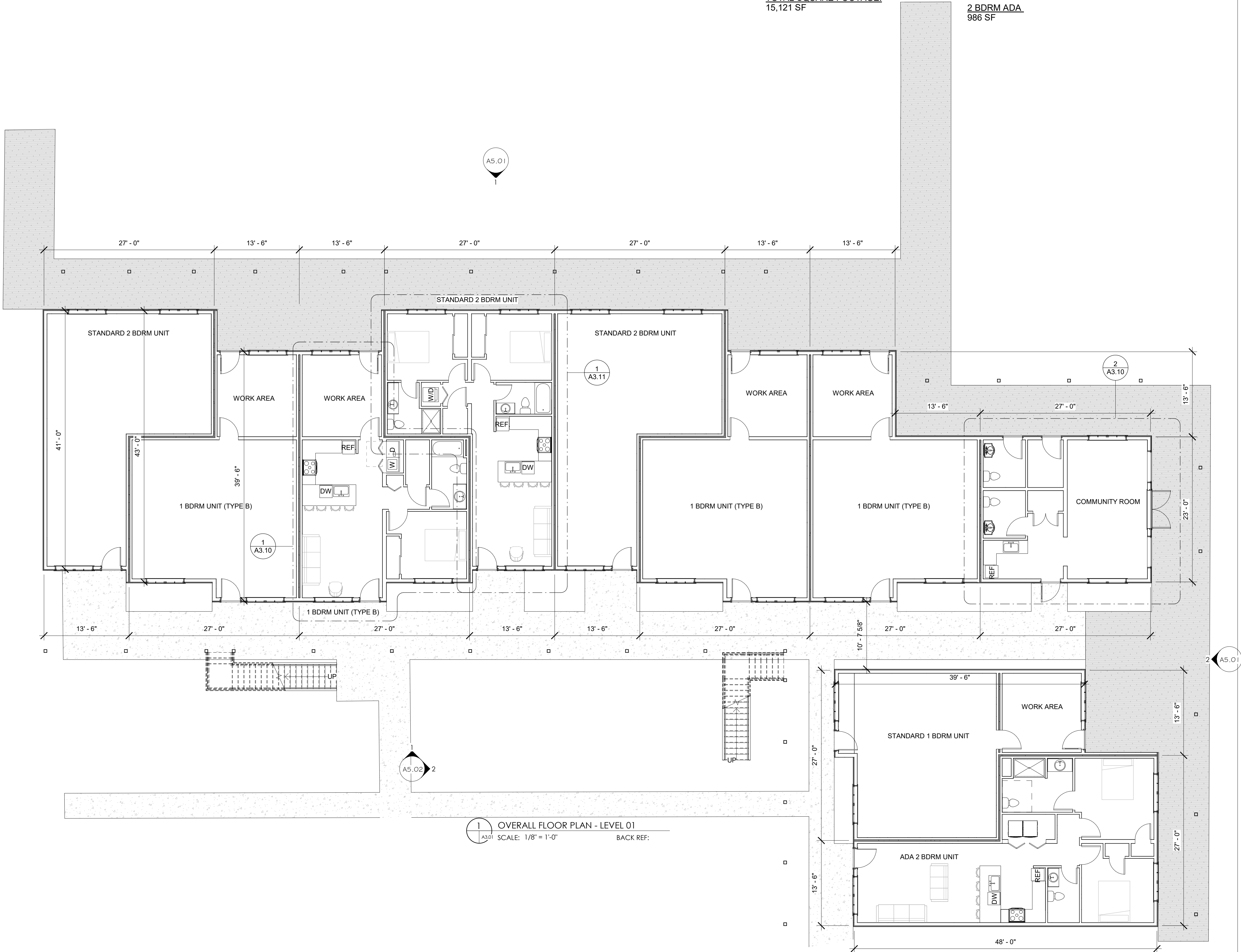
GROSS BUILDING AREA:

1 BDRM W/ LIVework
LIVABLE - 845 SF

1 BDRM W/O LIVework
LIVABLE - 667 SF

2 BDRM
824 SF

2 BDRM ADA
986 SF



1 OVERALL FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0" BACK REF:

TYPICAL PLAN NOTES:

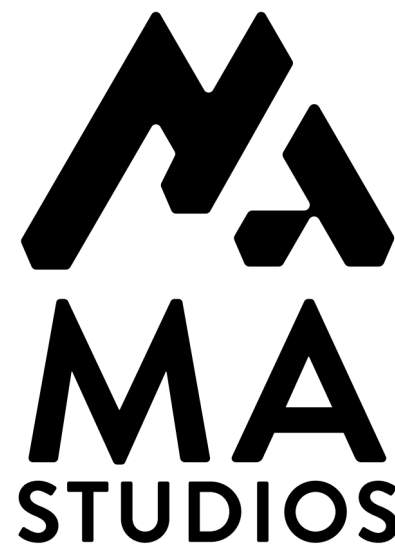
- DO NOT SCALE DRAWINGS. WHERE DIMENSIONS OR EXACT LOCATIONS ARE REQUIRED BUT ARE NOT INCLUDED IN THE DRAWINGS, CONTRACTOR SHALL REQUEST INFORMATION FROM THE ARCHITECT. ARCHITECT DOES NOT WARRANT THE ACCURACY OF SCALED DIMENSIONS. DIMENSIONS INDICATED BY FIGURES OR NUMERALS SHALL GOVERN. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. WHERE INDICATED TO "ALIGN", FINISH FACES SHALL BE LOCATED IN THE SAME PLANE AND TAKE THE HIGHEST PRECEDENCE.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL DIMS, STRUCTURAL REQUIREMENTS, MEMBER SIZES, CONNECTION DETAILS, ETC.
- TRUSS PROFILES INDICATED ARE FOR DESIGN INTENT ONLY AND SHALL BE PRE-ENGINEERED BY THE SELECTED TRUSS MANUFACTURER. CONTRACTOR IS TO VERIFY DIMS IN FIELD AND PROVIDE SHOP DRAWINGS INCLUDING TRUSS LAYOUTS AND FINAL PROFILES FOR REVIEW BY THE DESIGN TEAM TO ENSURE ACCURACY PRIOR TO FABRICATION.
- INTERIOR / EXTERIOR WALL DIMS ARE SHOWN TO THE FACE OF STUD FRAMING, UON.
- CONTRACTOR SHALL PROVIDE SLIP JOINT CONNECTIONS AT ALL PARTITIONS AND BRACES ATTACHED TO SLAB-ON-GRADE FLOORS, STRUCTURAL STEEL FRAMING AND/OR ROOFS FRAMING TO ALLOW DIFFERENTIAL MOMENT OF ASSEMBLIES.
- SCHEDULED DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE LOCATED 4" MIN FROM THE ADJACENT WALL FACE OF FINISH TO ALLOW REQUIRED CLEARANCES FOR SCHEDULED TRIM AND DOOR HARDWARE.
- SCHEDULED WINDOW OPENINGS INDICATED ARE UNIT SIZES AND SHALL BE COORDINATED WITH THE SELECTED WINDOW MANUFACTURER FOR REQUIRED ROUGH OPENINGS AND CLEARANCE DIMS. REFER TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION REQUIRMENTS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL A CONTINUOUS COMPRESSIBLE JOINT FILLER AT THE INTERIOR SLAB / GRADE PERIMETER AND AT INTERIOR COLUMN BLOCK-OUT LOCATIONS. 1/2" WIDTH TYP, UON.
- ALL SLAB-ON-GRADE JOINTS, INCLUDING SLAB PERIMETER JOINTS, SHALL BE FILLED WITH SEALANT; SEALANT COLOR TO BE VERIFIED WITH ARCHITECT FOR ALL JOINTS EXPOSED TO VIEW.
- ALL GLASS IN HAZARDOUS LOCATIONS SHALL COMPLY W/ SAFETY GLAZING REQUIREMENTS PER IRC 308.4.
- FIREPLACES SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION, TYP.
- ALL GUARDRAILS SHALL COMPLY W/ IRC 312.
- ALL HANDRAILS SHALL COMPLY W/ IRC 311.7.8.
- CONTRACTOR IS TO PROVIDE BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL SCHEDULED HANDRAILS, SHELVES, CABINETS, CLOSET RODS, BRACKETS, SHOWER DOORS, BATH TUB ENCLOSURES, ETC AS INDICATED.
- SHOWER BENCH TOPS, LEDGES AND SHELVES SHALL BE SLOPED TO DRAIN AT 1/4" MIN PER FOOT, TYP.
- PROVIDE 5/8" TYPE-X GYPSUM WALL BOARD W/ A 1-HR RATED ASSEMBLY AT ALL GARAGE WALLS AND CEILINGS ADJACENT TO LIVING SPACES PER NER-200 PAR 3.5.2. ALL EXPOSED GARAGE BEAMS ARE ALSO TO BE WRAPPED ACCORDINGLY.
- DOORS CONNECTING GARAGE AND LIVING SPACES SHALL COMPLY W/ IRC 302.5.1.
- PROVIDE 5/8" TYPE-X GYPSUM WALL BOARD WALLS / CEILINGS (1-HR RATED ASSEMBLY) AT ALL USABLE SPACES BELOW STAIRS.
- PROVIDE 1/2" CEMENT TILE BACKER BOARD PANELS (MOLD AND MILDEW RESISTANT) AT ALL WET AREA LOCATIONS (IE SHOWERS, SINKS, FOOD PREP, ETC) AS REQ'D PER IBC 2509. INSTALL WATERPROOFING AND SHOWER DRAINS PER MFG WRITTEN INSTRUCTIONS.
- CERAMIC TILE LAYOUTS ARE DIAGRAMMATIC AND INTENDED TO CONVEY THE GENERAL DESIGN INTENT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TILE LAYOUTS WITH SCHEDULED TILE SIZES AND LAYOUT TILE PATTERNS SUCH THAT CUT TILE IS MINIMIZED. USE OF TILE PIECES LESS THAN TWO-THIRDS THE TYPICAL DIMENSION OF A TILE PIECE ARE NOT PERMITTED UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
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| | ELEMENTS OVERHEAD |
| | OPEN TO ABOVE, BELOW AND/OR BEYOND (RE: PLANS) |
| | EXISTING ELEMENT TO REMAIN (GRAY LINES) |
| | NEW ELEMENT AS INDICATED (BLACK LINES) |
| | 1-HOUR RATED WALLS (AS INDICATED) |
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TYPICAL DECK FRAMING NOTES:

- FASTEN PRESSURE-TREATED LEDGER TO RIM JOIST / FLUSH BEAM W/ 1/2" DIA x 5-1/2" EXPANSION BOLTS. MAINTAIN 2" MIN DISTANCE FROM EDGE OF LEDGER TO FASTENERS. COVER TOP OF LEDGER W/ SELF-ADHERED WATERPROOF MEMBRANE AND PROVIDE 4"x4" GALVANIZED SHEET METAL FLASHING, TYP.
- ALL HANGERS IN CONTACT W/ PRESSURE-TREATED LEDGERS, BEAMS, OR COLUMNS ARE TO BE HOT-DIPPED GALVANIZED OR FABRICATED FROM MATERIAL W/ G185 GALVANIZED COATING (SIMPSON Z-MAX CONNECTORS). PROVIDE HOT-DIPPED GALVANIZED FASTENERS AS REQ'D PER THE MANUFACTURER.
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OVERALL FLOOR
PLAN - LEVEL 01

SHEET NUMBER :

A3.01

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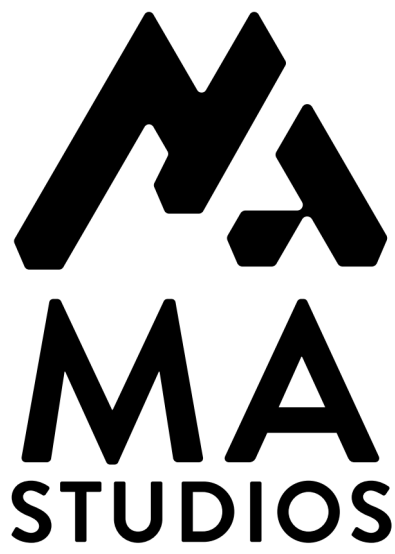
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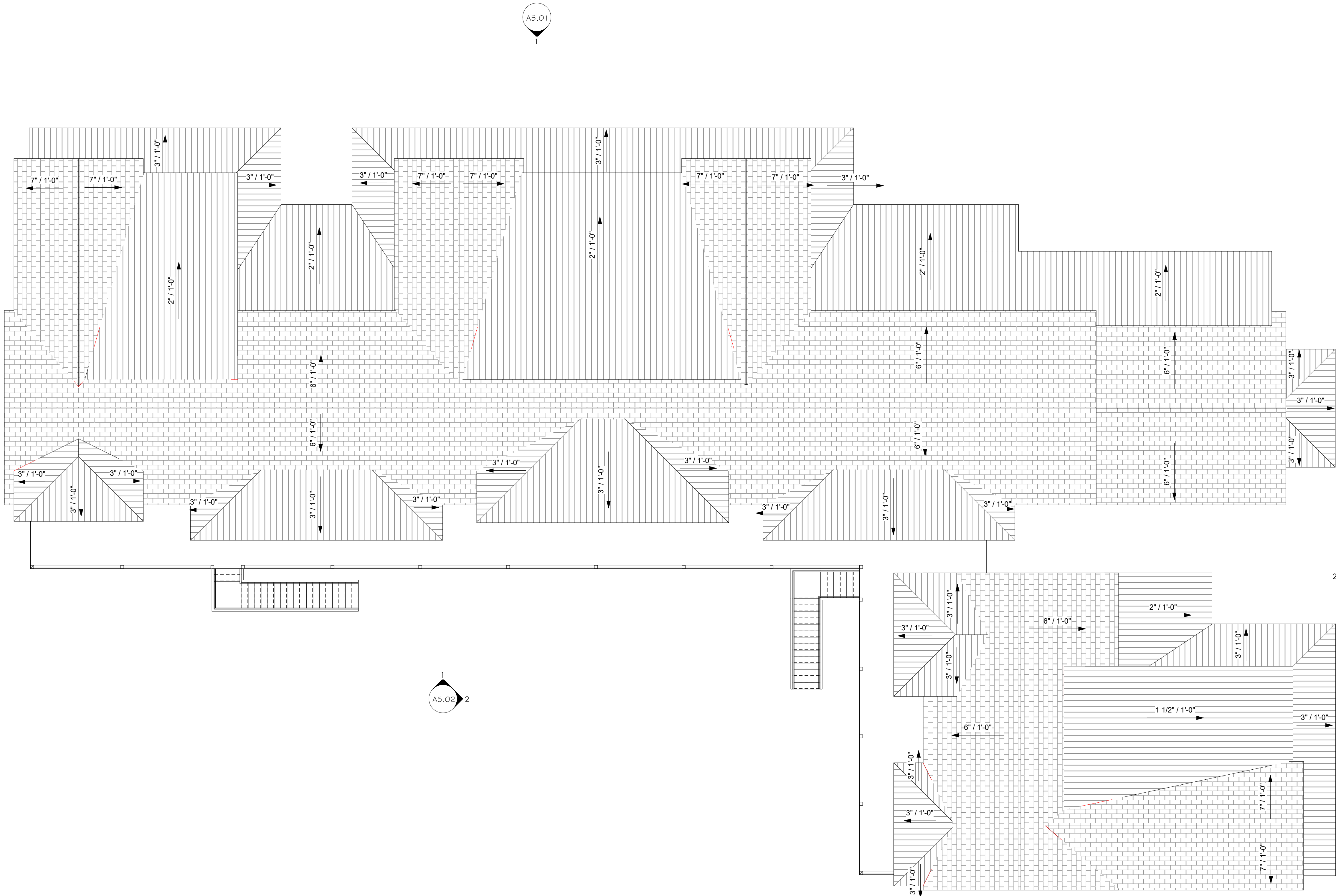
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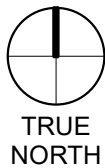
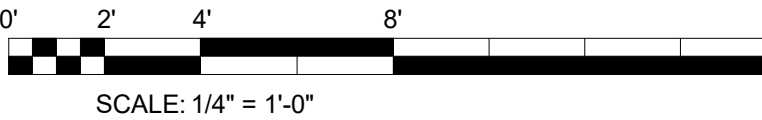
SHEET TITLE :
OVERALL FLOOR
PLAN - LEVEL 02

SHEET NUMBER :

A3.02



1 OVERALL FLOOR PLAN - ROOF
A5.05 SCALE: 1/8" = 1'-0" BACK REF:



TYPICAL ROOF NOTES:

1. ALL METAL MATERIAL ROOFING MATERIAL SHALL BE PLACED OVER HIGH-TEMPERATURE "GRACE ICE AND WATER SHIELD". INSTALL PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION, TYP. PROVIDE A CONTINUOUS 2x4 WOOD CANT STRIP AT ALL ROOF PITCH CHANGES FOR CONTINUOUS BACKING BEHIND ICE AND WATER SHIELD.
2. CONTRACTOR TO PLACE HEAT TAPE WHERE REQUIRED TO PREVENT ICE AND SNOW BUILD-UP. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. ROOF EAVES SHALL BE GUTTERED ONLY WHERE NECESSARY TO PROMOTE A PEDESTRIAN FRIENDLY ENVIRONMENT. GUTTERS MUST BE BUILT OF DURABLE METAL MATERIALS APPROPRIATE TO THE BUILDING DESIGN, AND HEAT-TAPED TO PREVENT ICE BUILDUP. WHERE REQUIRED, DOWNSPOUTS SHALL BE 25'-0" MAX OC AND DISCHARGE BEYOND THE EXTENT OF THE FOUNDATION BACKFILL.
4. ROOF VENTS, IF INSTALLED, SHALL BE SHINGLED TO MATCH THE COLOR OF ROOF. ALL EXPOSED ROOF VENTS AND STACKS SHALL BE PAINTED TO MATCH THE ADJACENT ROOF MATERIAL.
- 5.

IT IS THE GENERAL CONTRACTOR'S AND ROOFING CONTRACTOR'S RESPONSIBILITY TO PROVIDE HEAT-TAPING AND FLASHING TO PREVENT ICE BUILD-UP AND CONSEQUENT MOISTURE INFILTRATION TO THE ROOF SYSTEM. THE CONTRACTOR SHALL THEREFORE INSPECT THE ROOF DURING THE WINTER MONTHS AFTER COMPLETION OF CONSTRUCTION TO ENSURE THAT THERE IS NO DAMAGE INCURRED FROM ICE BUILDUP AND TO ADD APPROPRIATE HEAT-TAPING WHERE NECESSARY TO PREVENT FUTURE ICE BUILD-UP OR DAMAGE.

ALL METAL WORK SHOULD BE A MINIMUM 24 GAUGE GALVANIZED OR STAINLESS STEEL. .040 INCH ALUMINUM OR 3 LBS. LEAD FOR FABRICATED FLASHINGS. LESSER GAUGE STEEL MATERIALS MAY BE USED FOR COUNTER-FLASHING OR DRIP EDGES WITH A STRETCH-OUT OF 5 INCH OR LESS. METAL WILL NOT BE USED AS COMPONENTS OF BASE FLASHING AT INTERSECTIONS OF THE ROOF AND VERTICAL SURFACES. HORIZONTAL FLANGES SHOULD BE AT LEAST 4 INCH WIDE.

- 6.
7. ASSEMBLY/FLASHING SYSTEMS MUST BE INSTALLED AT ALL ROOF TO WALL TRANSITIONS, ROOF PLANE OR DIRECTION CHANGES, AND FLAT TO PITCHED ROOF INTERSECTIONS. THE PURPOSE IS TO REINFORCE, AND PROTECT THESE CRITICAL JUNCTIONS FROM DAMAGE RESULTING FROM WATER INTRUSION AND FOOT TRAFFIC.
- 8.

CRICKETS MUST BE INSTALLED ON ANY DECK STRUCTURE THAT DOES NOT PROVIDE BUILT-IN SLOPE TO MOVE WATER TO REACH ALL OUTLETS AND TO PREVENT PONDING. IT IS RECOMMENDED THAT CRICKETS ON WOOD BOARD AND PLYWOOD DECK STRUCTURES BE CONSTRUCTED WITH PLYWOOD SHEATHING. CRICKETS SHOULD BE CONSTRUCTED SO THAT THE LENGTH ALONG THE RIDGE OR WIDTH IS EQUAL TO NO LESS THAN ONE-THIRD OF THE LENGTH OF THE WIDEST POINT OF THE CRICKET TO THE OUTLET. THE SLOPE OF THE CRICKET ALONG THE RIDGE OR WIDTH SHALL BE APPROXIMATELY TWICE THE SLOPE OF THE MAIN ROOF DECK.

IT IS THE ROOFING APPLICATOR'S RESPONSIBILITY TO PURCHASE QUALITY MATERIALS AND APPLY THEM IN A PROFESSIONAL MANNER. ALL ROOFING MATERIALS AND SYSTEMS ARE TO BE APPLIED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MATERIALS' MANUFACTURER AND GOOD ROOFING PRACTICE. THE CONTRACTOR MUST ALSO COMPLY WITH ALL REGULATORY REQUIREMENTS, GOVERNMENTAL REQUIREMENTS AND THE CONTRACT DOCUMENTS.

- 9.
- 10.
11. ALL NEW CHIMNEYS SHALL EXTEND 2 FEET MIN HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF PER IRC 1003.9. CONTRACTOR SHALL FIELD VERIFY BUILT CONDITIONS AND PROVIDE A CUSTOM CHIMNEY CAP / SPARK ARRESTOR AS REQUIRED.
- 12.

13. REFER TO MEP DRAWINGS FOR ADDITIONAL ROOFTOP EQUIPMENT INFORMATION.

THE CONTRACTOR SHALL COORDINATE ANY ROOF PENETRATIONS WITH STRUCTURAL PRIOR TO FRAMING.

14. MINIMUM ROOF SLOPE TO BE 1/4" PER 1'-0" PER IBC CHAPTER 15, TYP. WHERE REQUIRED, CONTRACTOR IS TO PROVIDE GREATER SLOPES PER ROOFING MFR'S WRITTEN INSTRUCTIONS FOR WARRANTY.
- 15.

16. REFER TO A0.02 EXTERIOR ROOF ASSEMBLY FOR MIN R-VALUES. REFER TO A0.30 FINISH SCHEDULE FOR MATERIAL TYPES.

17. FIELD VERIFY ALL LOCATIONS OF ROOF WALKABLE SURFACES.

18. ALL PRE-FINISHED METAL FLASHINGS, COPINGS, ETC. EXPOSED TO VIEW ARE TO BE FINISHED AS NOTED IN EXT ELEVATIONS, VIF W/ ARCHITECT.

REFER TO A5.21 FOR EXTERIOR PERSPECTIVE VIEWS.

REFER TO THE REFLECTED CEILING PLANS FOR OVERHANG DIMS, TYP.



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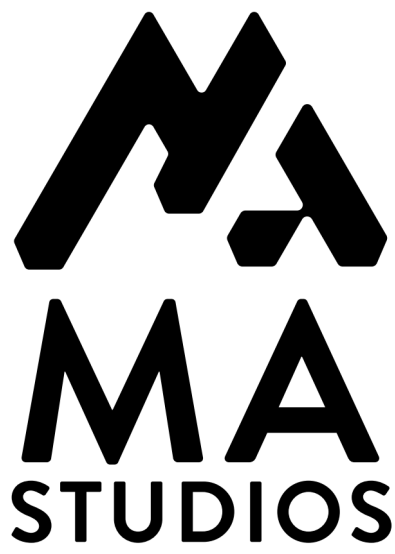
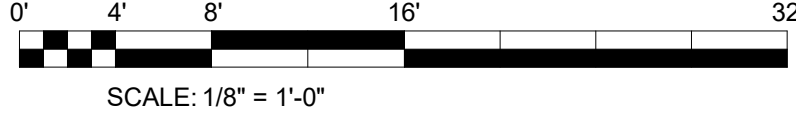
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PLAN

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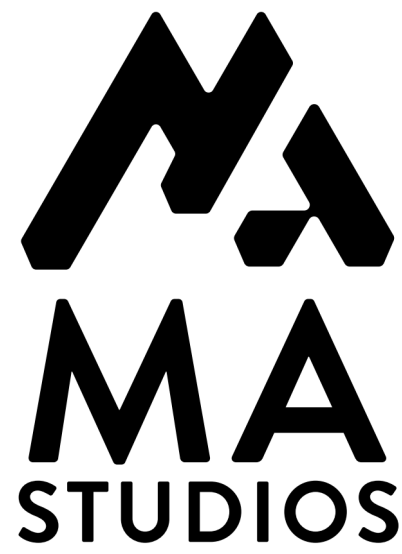
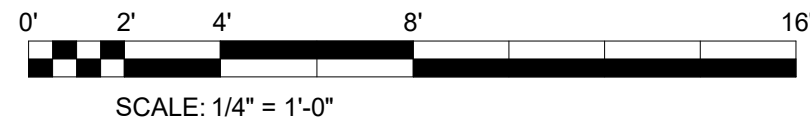
NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

SHEET TITLE :
OVERALL EXTERIOR
ELEVATIONS

SHEET NUMBER :

A5.01





315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-9366
MAARCHITECTURAL.COM

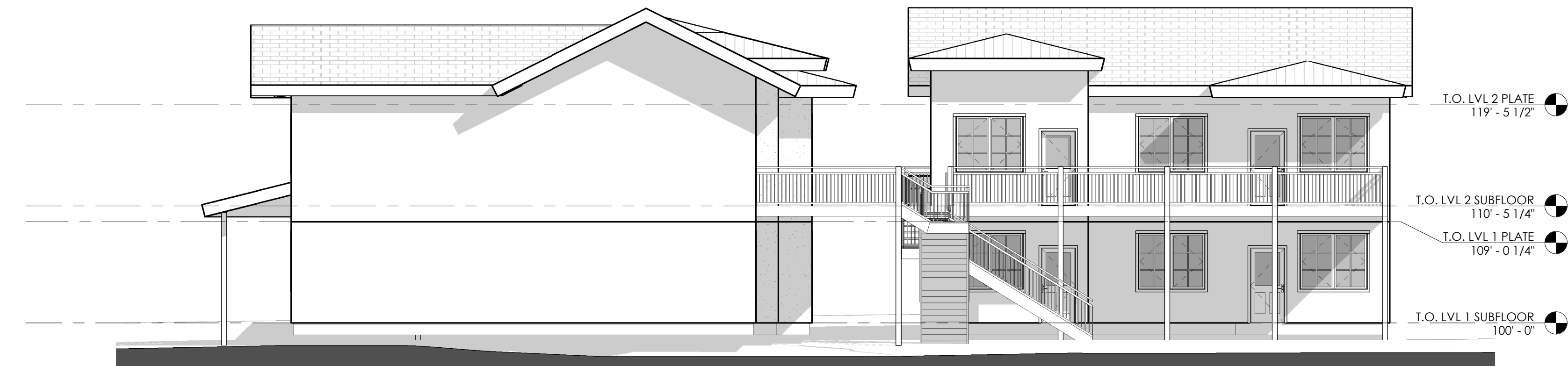
SPACE 2 CREATE
TOWN OF GRAND LAKE
[INSERT PROJECT ADDRESS]
GRAND LAKE, COLORADO 80447
PROJECT #: 2435

ISSUANCE : DATE :
SCHEMATIC DESIGN 2025 - 0317

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

SHEET TITLE :
OVERALL EXTERIOR
ELEVATIONS

SHEET NUMBER :
A5.02



2 OVERALL BUILDING ELEVATION - WEST
A5.02 SCALE: 1/8" = 1'-0" BACK REF: A3.01



1 OVERALL BUILDING ELEVATION - SOUTH
A5.02 SCALE: 1/8" = 1'-0" BACK REF: A3.01