



GRAND
LAKE
Creative
DISTRICT



Space 2 Create

Town of Grand Lake, CO

Concept Design
06/18/2025

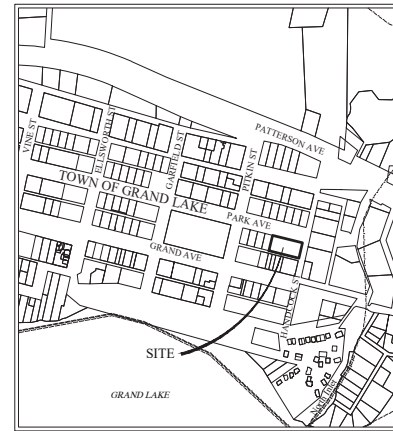
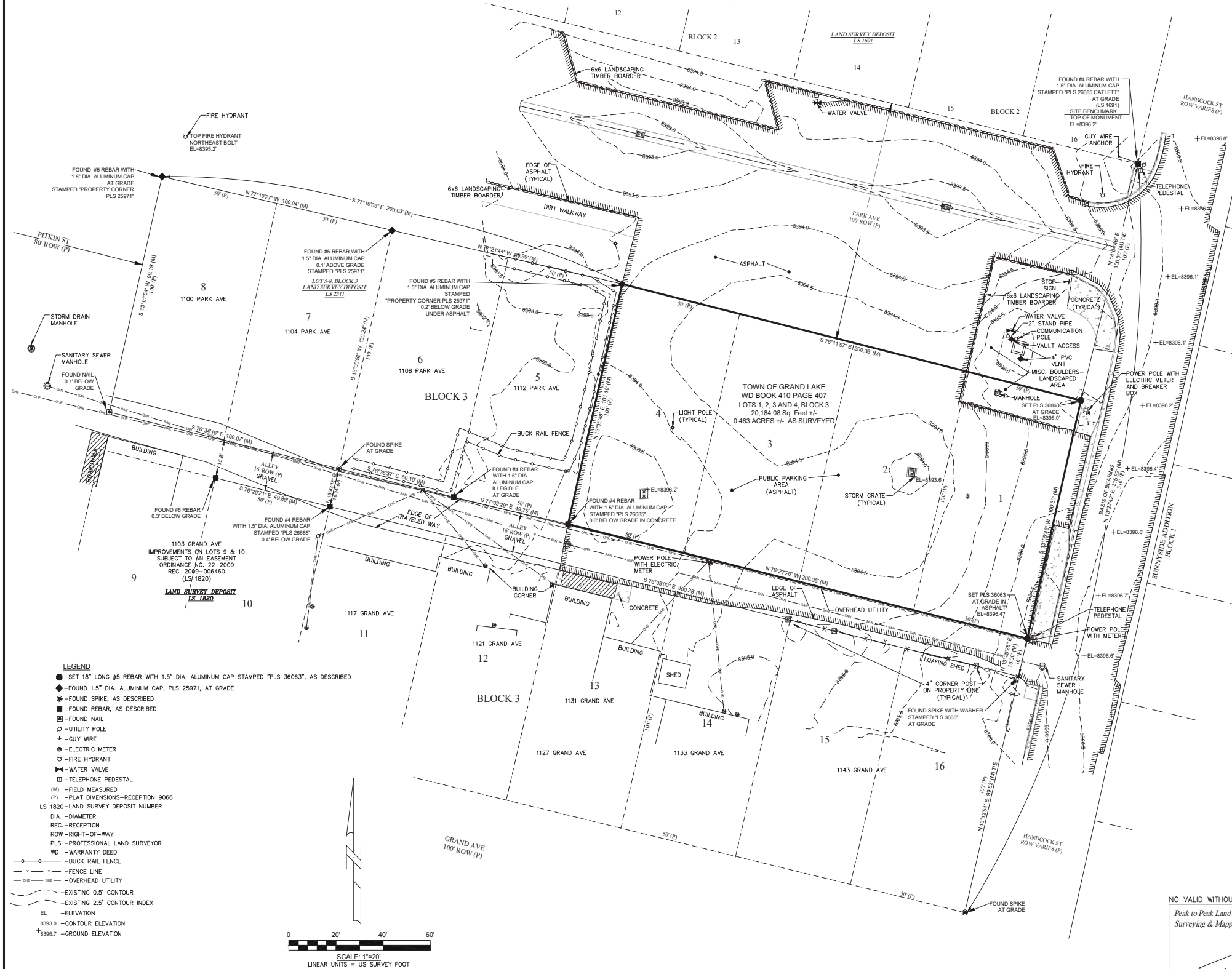


IMPROVEMENT SURVEY WITH TOPOGRAPHY

LOTS 1, 2, 3, AND 4, BLOCK 3, TOWN OF GRAND LAKE

ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066

SITUATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



PROPERTY DESCRIPTION: (PER WARRANTY DEED AT BOOK 410 PAGE 407)

LOTS 1, 2, 3, AND 4, BLOCK 3, TOWN OF GRAND LAKE.

TOWN OF GRAND LAKE:
ZONING IS COMMERCIAL (C) & COMMERCIAL/TRANSITIONAL (CT) AND INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA.

SETBACKS PER TOWN OF GRAND LAKE LAND USE REGULATIONS CHAPTER 12 ARTICLE 2:

COMMERCIAL (C) FRONT= 0' SIDE= 0' REAR= 0'

COMMERCIAL TRANSITIONAL (CT) FRONT= 5' SIDE= 5' REAR= 20'

SETBACKS SHOULD BE VERIFIED BY HOMEOWNERS ASSOCIATION, ARCHITECTURAL COMMITTEE OR PERMITTING MUNICIPALITY BEFORE DESIGN

GRAND COUNTY ASSESSOR INFORMATION:

PARCEL NUMBER 1193-052-14-001

1128 PARK AVE

SURVEY NOTES:

- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
U.S. LAND OFFICE RECORDS:
a. GRAND LAKE TOWNSITE, BLM MAP C066030N0750W0, DATED JUNE 29, 1889.
GRAND COUNTY CLERK AND RECORDER RECORDS:
b. RECEPTION 9066, TOWN OF GRAND LAKE, RECORDED AUGUST 15, 1903.
GRAND COUNTY LAND SURVEY DEPOSITS:
c. LS 2511, DEPOSITED APRIL 6, 2022 BY PLS 25971, LOTS 5, 6, 7, AND 8, BLOCK 3.
d. LS 1820, DEPOSITED MAY 9, 2009 BY CATLETT ENGINEERING SERVICES, LLC, PLS 26685, LOTS 9 AND 10, BLOCK 3.
e. LS961, DEPOSITED JULY 13, 1999 BY PLS 26685, LOTS 5, 6, 7, AND 8, BLOCK 3.
- THE BASIS OF BEARING FOR THIS SURVEY IS N 13°27'42" E, AS MEASURED BY REAL TIME KINEMATICS (RTK) GPS METHODS BETWEEN FOUND MONUMENTS AT THE NORTHWEST CORNER BLOCK 3 TO THE NORTHWEST CORNER OF LOT 4, BLOCK 3, TOWN OF GRAND LAKE, AS SHOWN HEREON.
- FIELD WORK PERFORMED OCTOBER 24, 29, AND 31, 2024.
- UNDERGROUND UTILITIES EXIST IN THE AREA AND ARE SHOWN BY SURFACE EVIDENCE ONLY. A UTILITY LOCATE SERVICE IS RECOMMENDED TO SHOW FURTHER DETAIL.
- ADDRESSES ON IMPROVED AND VACANT LANDS PER GRAND COUNTY ASSESSOR WEBSITE.
- ELEVATIONS SHOWN HEREON WERE DERIVED FROM A STATIC GPS SURVEY SUBMITTED TO THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USERS SERVICE (OPUS) ON OCTOBER 24, 2024 TO ESTABLISH THE ELEVATIONS OF THE NAVD83 DATUM.
CONTOUR INTERVALS = 0.5'
CONTOUR INDEX INTERVAL = 2.5'
SITE BENCHMARK IS THE TOP OF THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 2, AS SHOWN HEREON HAVING AN ELEVATION OF 8396.2'. LINEAR UNITS SHOWN ARE IN U.S. SURVEY FOOT AND DECIMALS THEREOF.

SURVEYORS CERTIFICATE:

I, KEITH E. LUTTRELL, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND COMPLIES WITH THE REQUIREMENTS AND THAT IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

KEITH E. LUTTRELL, PLS 36063
For and on behalf of:
Peak to Peak Land Surveying & Mapping, Inc.



Sheet 1 of 1

NO VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

Peak to Peak Land
Surveying & Mapping, INC.



P.O. Box 100
Kremington, Colorado 80459
970.724.0724

IMPROVEMENT SURVEY WITH TOPOGRAPHY

LOTS 1, 2, 3, AND 4, BLOCK 3,

TOWN OF GRAND LAKE

ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066

SITUATED IN SECTION 5, T-3-N, R-75-W, 6TH P.M.,

TOWN OF GRAND LAKE, COUNTY OF GRAND,

STATE OF COLORADO

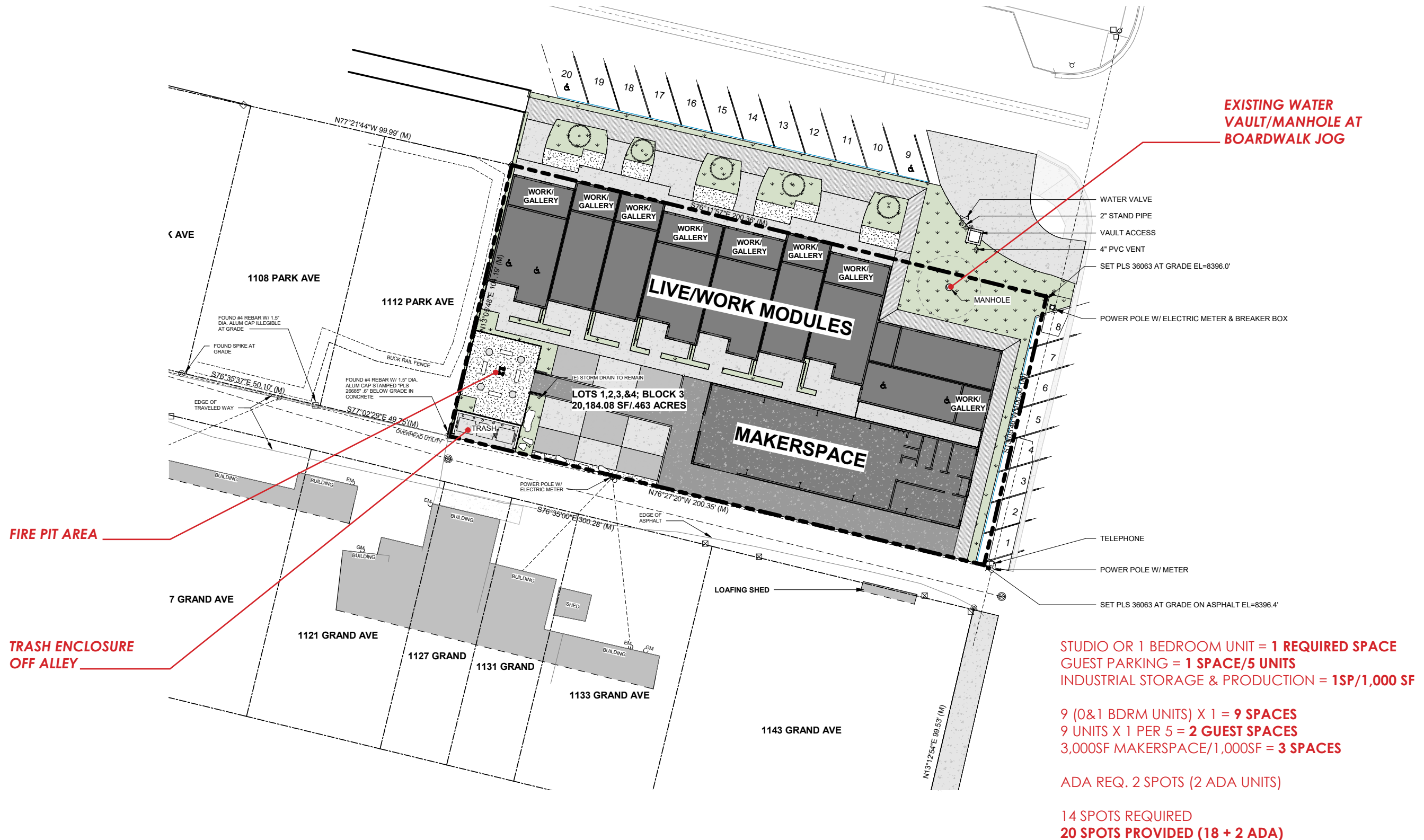
Draftsman: JL Checked by: KL Date: 11/04/2024 JOB #: 2024-0145 TOWN OF GRAND LAKE-MUNN

SITE SURVEY: EXISTING

SPACE 2 CREATE

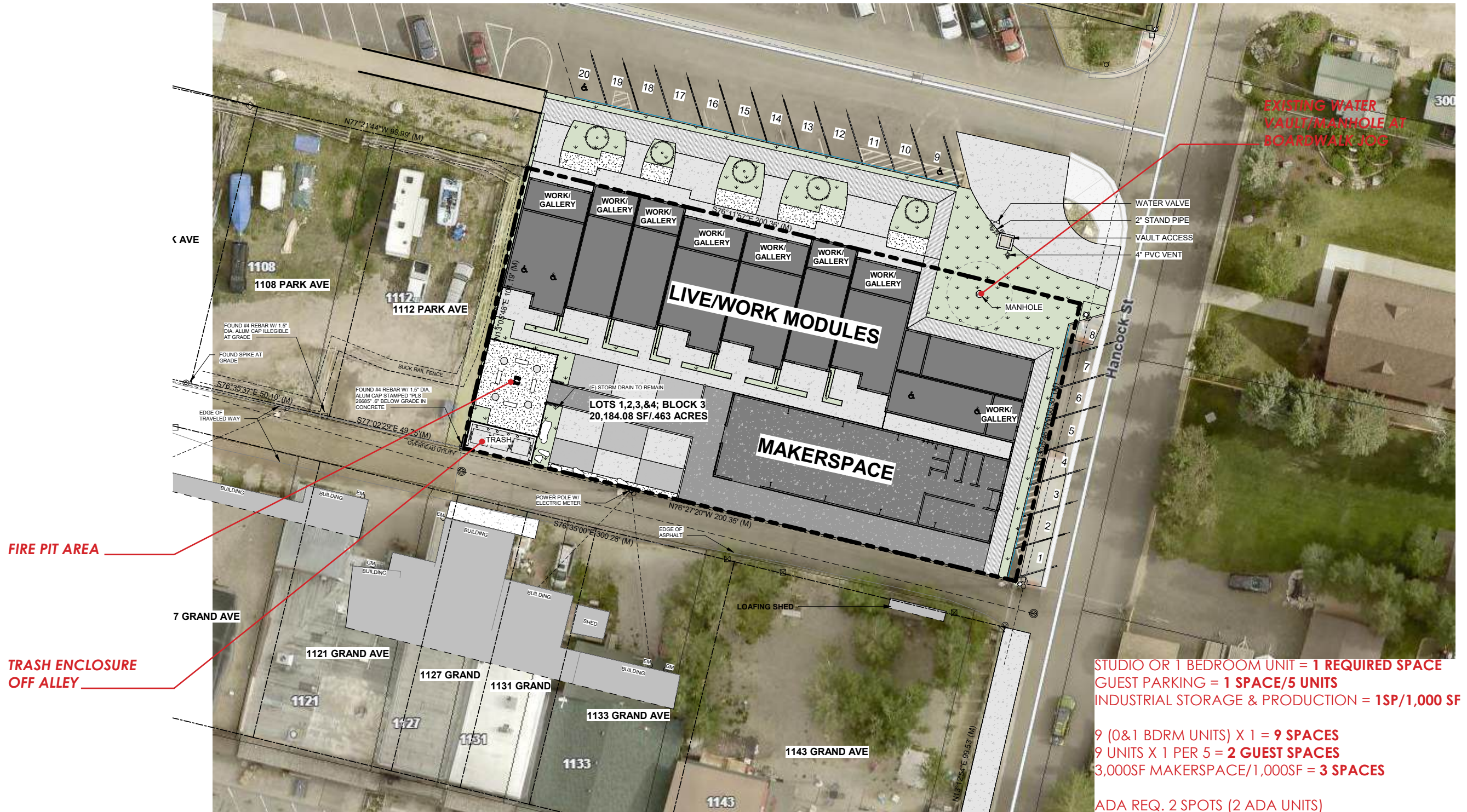
Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

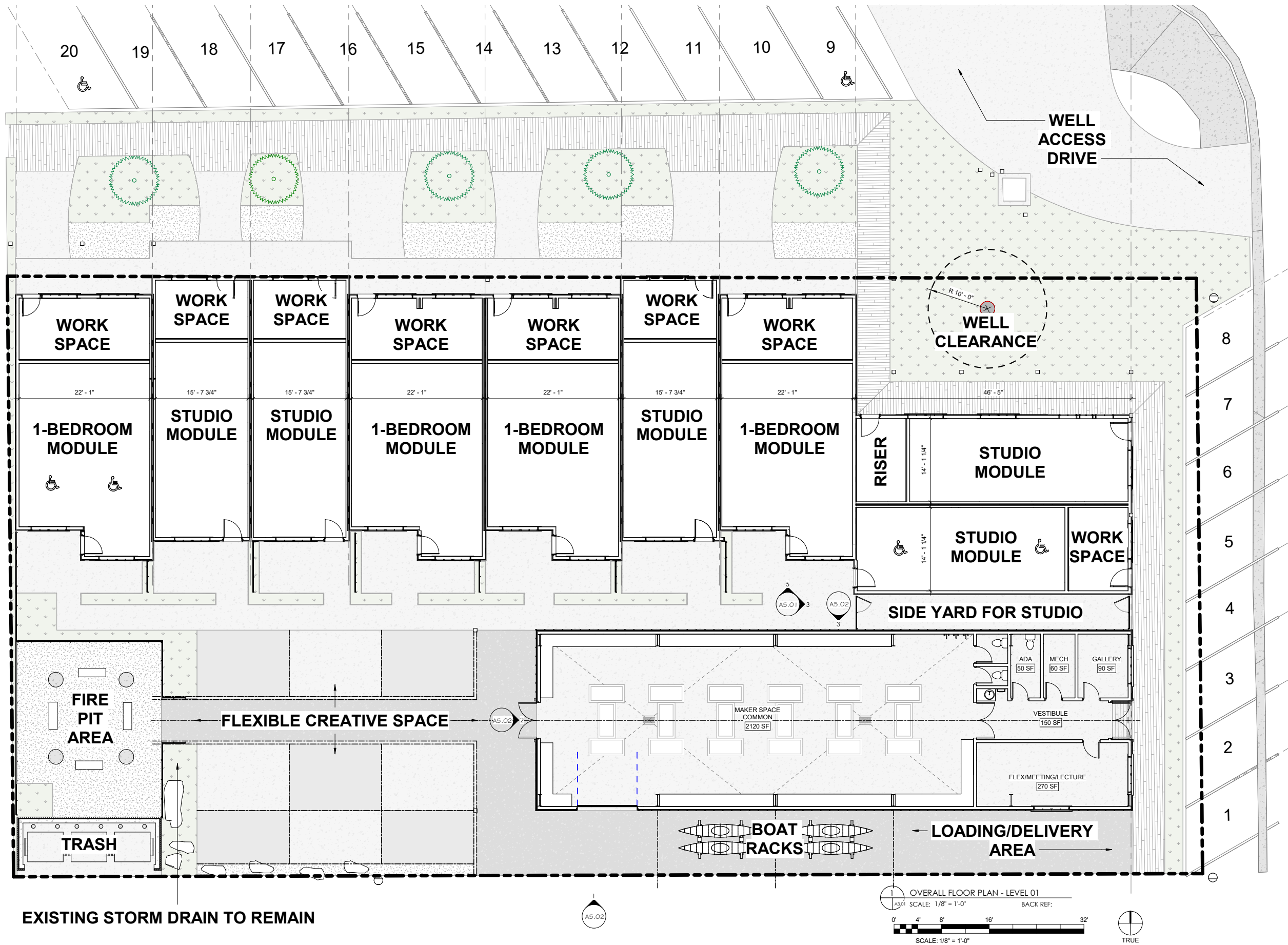


SITE PLAN & EXISTING UTILITIES

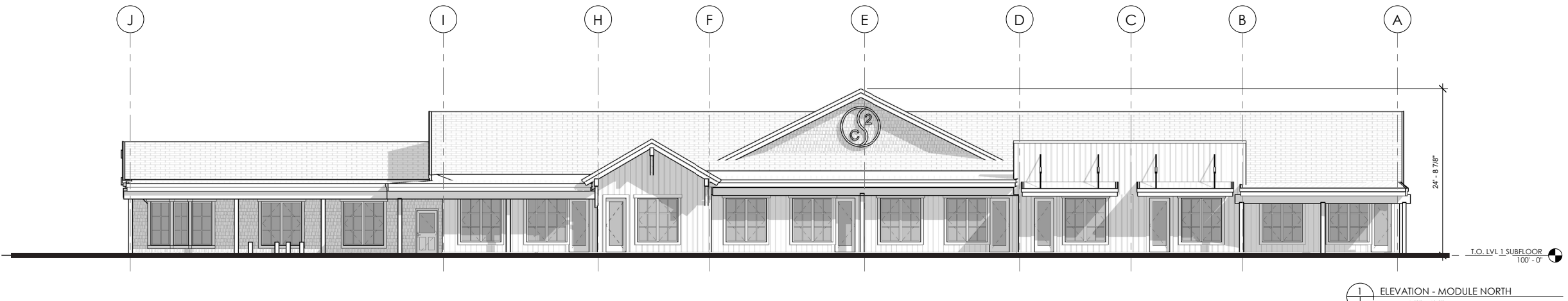
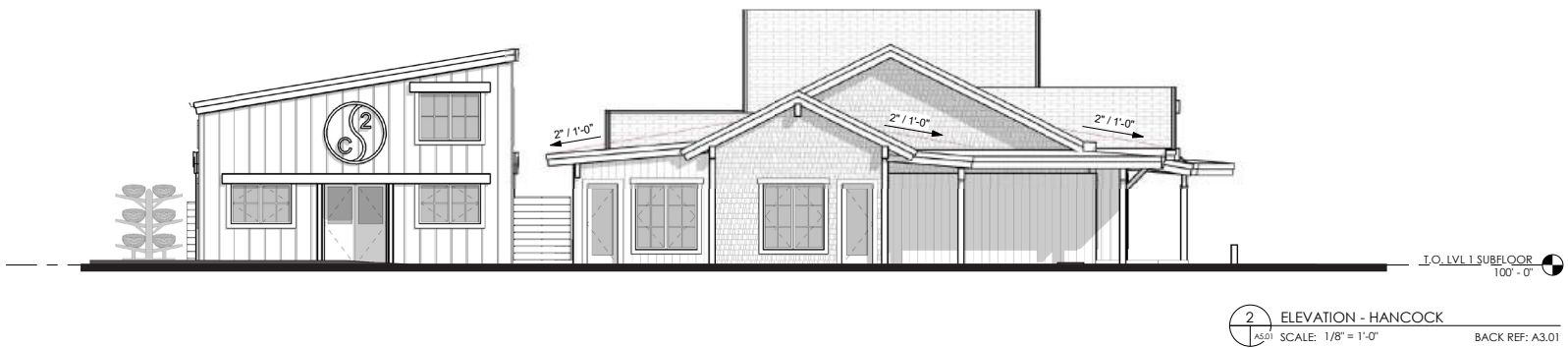
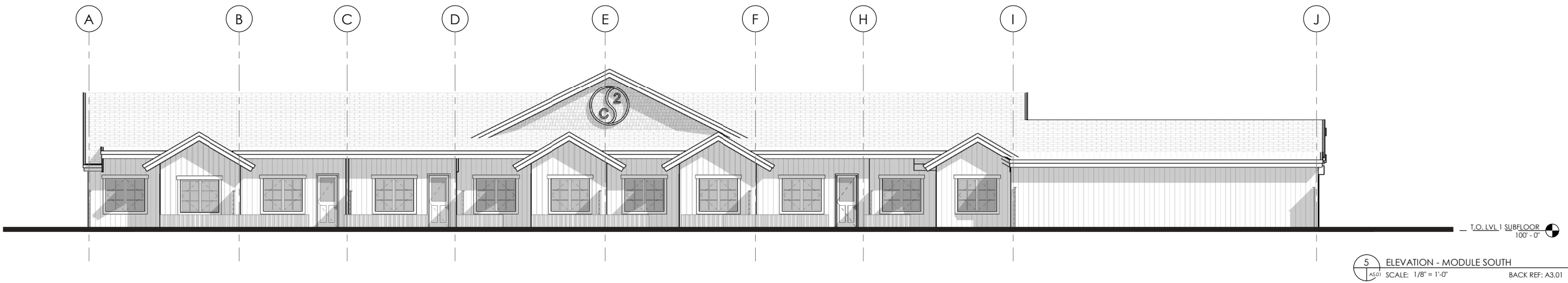




SITE PLAN & EXISTING UTILITIES - OVERLAY



SITE PLAN: MODULAR FLOOR PLAN CONCEPT



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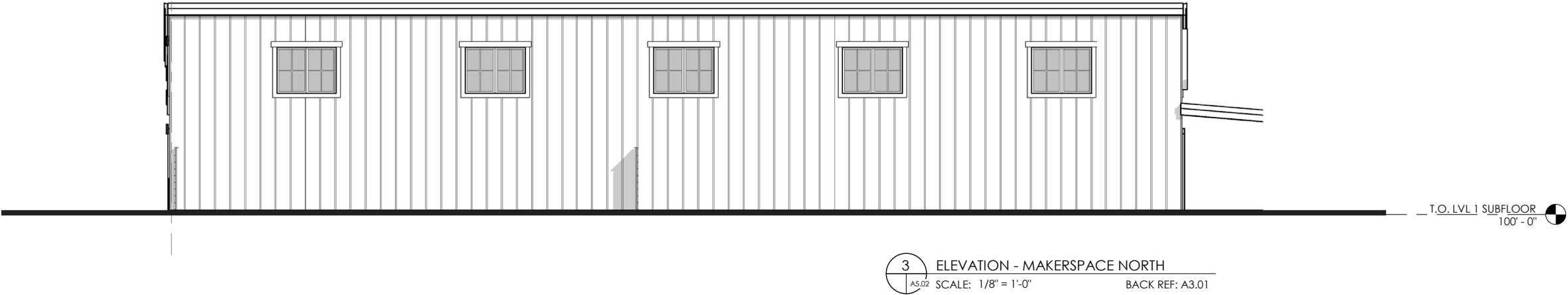
CONCEPTUAL ELEVATIONS



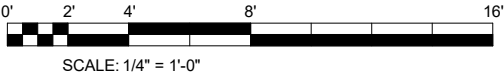
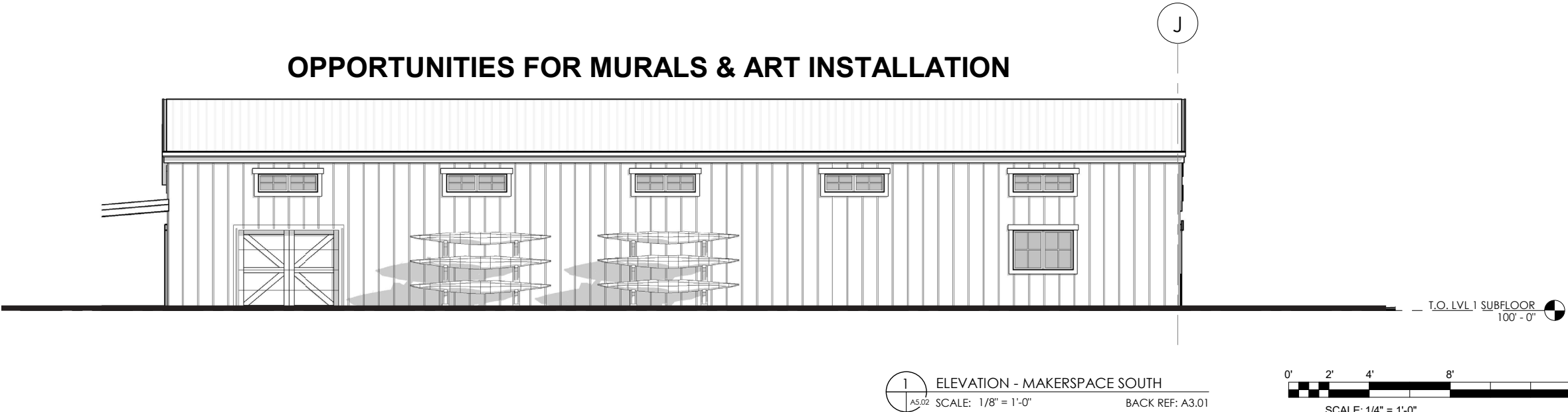


J

OPPORTUNITIES FOR MURALS & ART INSTALLATION



OPPORTUNITIES FOR MURALS & ART INSTALLATION



CONCEPTUAL ELEVATIONS

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1 3D-2
AS-21 SCALE: BACK REF:



2 3D-3
AS-21 SCALE: BACK REF:



3 3D-1
AS-21 SCALE: BACK REF:

CONCEPTUAL MASSING

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SIDING (NICKEL-GAP)



SIDING (ROUGHSAWN)



ROOFING (METAL)



TIMBERS



ROOFING (SHINGLE)



SIDING (SHINGLE)



MAKERSPACE (“BOARD & BATTEN”)



**WINDOW SASH (WHITE)
& TRIM (TIMBER)**



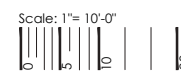
ARCHITECTURAL PALETTE



PROGRAMMING BUBBLE DIAGRAM

SPACE TO CREATE
GRAND LAKE, CO

JUNE 10, 2025



SITE & LANDSCAPE INSPIRATION

**MA
STUDIOS**

Concept
Design

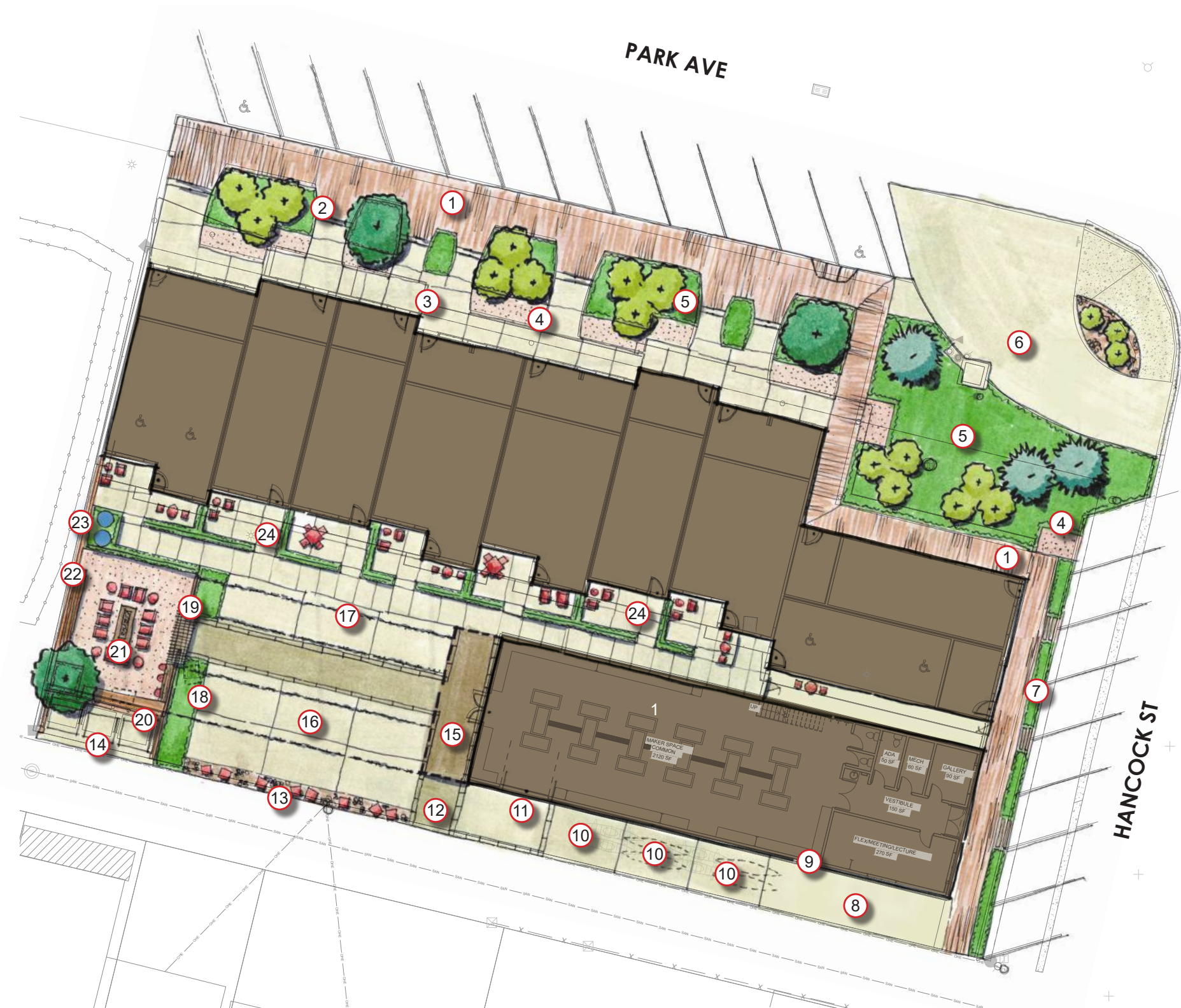
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LEGEND

- 1 WOODEN BOARDWALK PER TOWN CODE (NATURAL WOOD/PAVERS)
- 2 STEPS, MINIMUM (2) 6" STEPS DEPENDING ON GRADING CONDITIONS.
- 3 CONCRETE WALK - MEDIUM SANDBLAST FINISH.
- 4 CRUSHER FINES ARTIST PAD.
- 5 LANDSCAPE PLANTER, TEMPORARY IRRIGATION.
- 6 WATER WELL DRIVE THROUGH, CONCRETE.
- 7 COMMUNITY GREENWAY WITH PEDESTRIAN ACCESS FROM PARKING SPACES.
- 8 LOADING/ DELIVERY AREA.
- 9 COMMUNITY MURAL WALL - GHOST MURAL, LOCAL ARTIST, VERTICAL PLANTER, DISPLAY CASES.
- 10 FUTURE BOAT STORAGE / INTERIM WORK STATIONS, CONCRETE.
- 11 GARAGE DOOR/ CIRCULATION TO COURTYARD.
- 12 PRIMARY ACCESS TO COURTYARD FROM ALLEY.
- 13 ALLEY SEPARATION, COBBLE WITH SEATING ELEMENTS LIKE CONCRETE CUBES, TREE STUMPS, SCULPTURE.
- 14 TRASH ENCLOSURE.
- 15 FUTURE SHADE STRUCTURE.
- 16 CENTRAL MAKER-SPACE COURTYARD - (9) RESERVABLE SPACES DEFINED WITH SCORELINES AND CONCRETE FINISHES, HIGHLIGHTING THE MAIN CIRCULATION PATH.
- 17 RETRACTABLE CABLES OR STRING LIGHTS FOR GALLERY SHOWS.
- 18 COMMUNAL GARDEN AREA WITH TEMPORARY IRRIGATION/ EXISTING DRAINAGE OUTLET.
- 19 RESIDENT OUTDOOR LOUNGE WITH 3' SEPARATION FENCE AND OVERHEAD ENTRY FEATURE.
- 20 FUTURE COUNTER TOP FOR BBQ/ COMMUNITY EVENTS.
- 21 LARGE FIRE PIT WITH SEATING. POSSIBLE ARTIST OPPORTUNITY TO DESIGN THE SPACE.
- 22 6' PRIVACY FENCE, SEMI TRANSPARENT, WITH BUILT IN BENCH.
- 23 RAIN WATER HARVESTING FOR GARDEN USES.
- 24 RESIDENT SEMI-PRIVATE PATIO (AVG. 120 SF) WITH RAISED PLANTERS AND VERTICAL TRELLIS.

SPACE TO CREATE LANDSCAPE CONCEPT DESIGN



Scale: 1" = 10' JUNE 18, 2025



SITE & LANDSCAPE INSPIRATION



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GRAND LAKE BOARDWALK, NATURAL WOOD OR PAVERS, CONNECT EXISTING WALKS TO PROJECT SITE



ARTIST DISPLAY INTENTION IN FRONT OF SHOPKEEP UNIT, AREA RANGES FROM 40 SF TO 60 SF



SEMI-PRIVATE RESIDENT PATIO WITH CORTEN LINEAR PLANTERS WITH TRELLIS, ON CASTERS FOR MULTI-USE



RAIN BARREL MURAL FOR COMMUNAL GARDEN WATERING



MURAL WALL WITH INCORPORATED PLANTERS, ALLEY



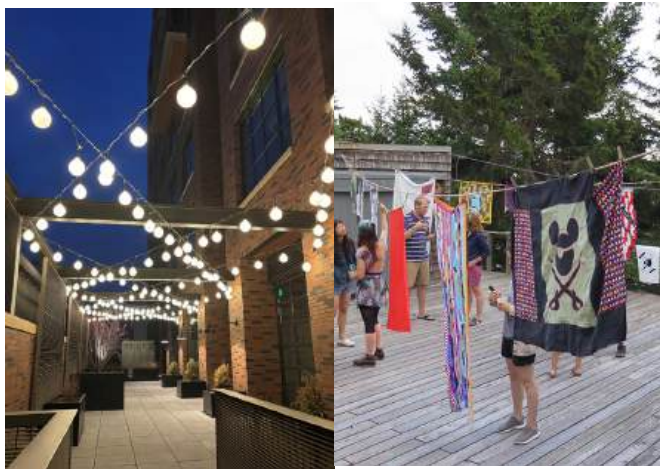
GHOST MURAL WITH CATTLE BRANDS, ALLEY



ARTIST OUTDOOR LOUNGE WITH SEATING, FIRE PIT, AND FUTURE BBQ



SEMI PRIVATE SCREEN FENCE AT ARTIST LOUNGE



MAKER SPACE COURTYARD WITH STRING LIGHTS & CABLES TO HOST EVENTS OR CREATE SPACE



ALLEY SEPARATION AREA, SEATING OPTIONS RANGE FROM REUSABLE TIMBER, STUMPS, SMALL BLOCKS



INITIAL SEATING ELEMENTS FOR RESIDENTIAL LOUNGE, ARTISTS CAN BUILD UPON THESE WITH THEIR OWN FLAIR



ENTRY FEATURE AT RESIDENT LOUNGE

SPACE TO CREATE LANDSCAPE CONCEPT DESIGN

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SITE & LANDSCAPE INSPIRATION

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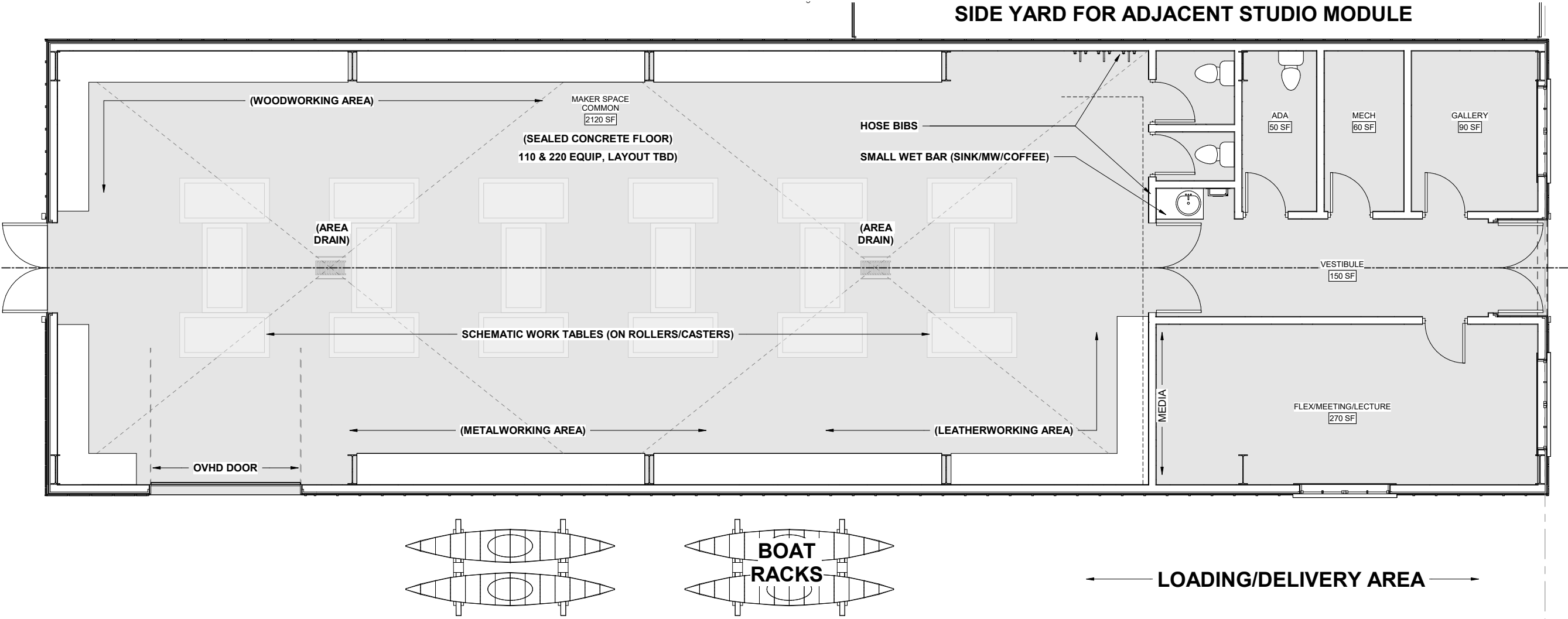
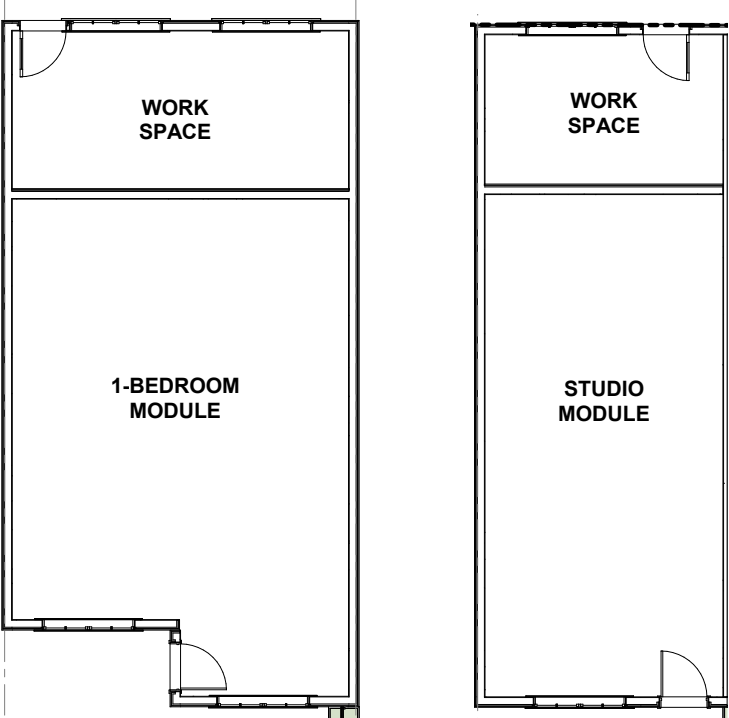


CONCEPTUAL RENDERINGS

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ENLARGED PLANS

