

# **833 CAIRNS AVE ARCHITECTURAL DESIGN**

**May 5<sup>th</sup>**

**Jason & Deena Ward – Property Owners**

**Randy Hodapp, Matt Hodapp, Zack Hodapp - Builders**



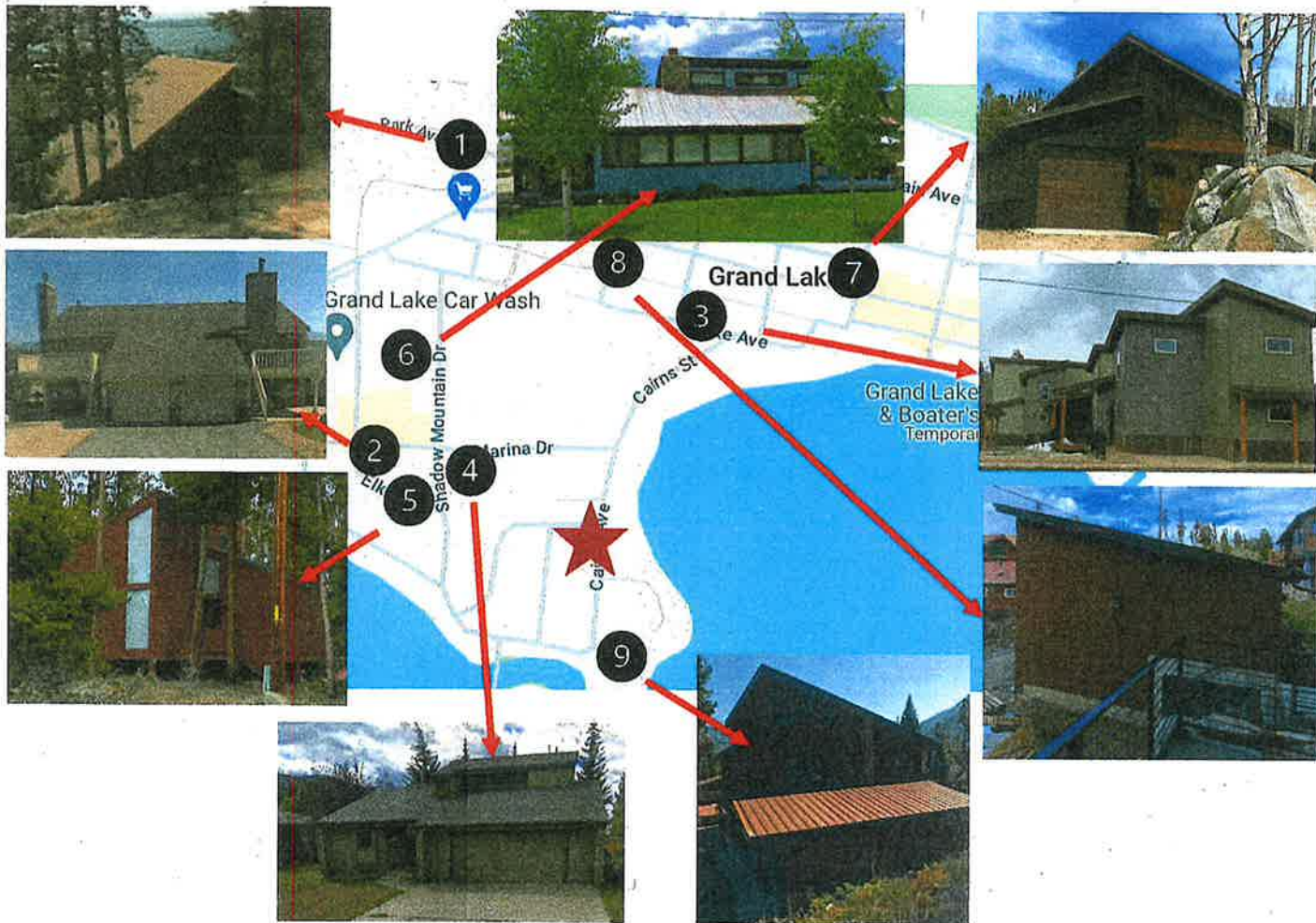
# **TWO KEY CONSIDERATIONS...**



- 1-SIMILAR DESIGNS TO PROPOSED HOME**
- 2-VARIETY OF ARCHITECTURAL DESIGN**



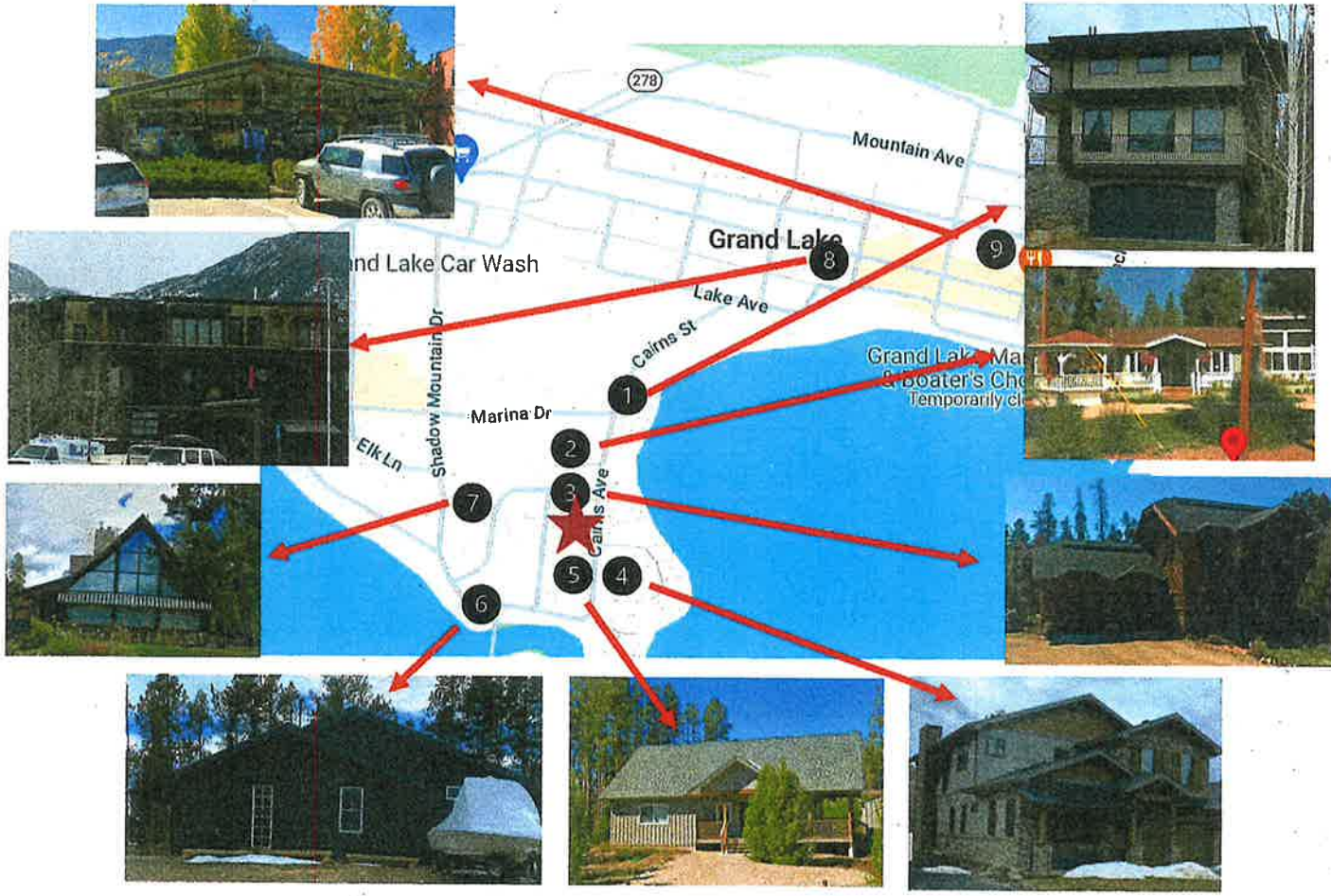
# 1-SIMILAR DESIGNS TO PROPOSED HOME



- 1 324 Park Ave
- 2 Elk Ln & Lakeside Dr
- 3 450 Broadway St
- 4 332 Elk Ln
- 5 714 Shadow Mtn Dr
- 6 521 Shadow Mtn Dr
- 7 909 Park Ave
- 8 505 Grand Ave
- 9 1110 1<sup>st</sup> St
- ★ 833 Cairns Ave



# 2-VARIETY OF ARCHITECTURAL DESIGNS



- 1 538 Cairns Ave
- 2 807 Tallaqua Dr
- 3 913 Tallaqua Dr
- 4 710 Grand Lake
- 5 800 Cairns Ave
- 6 431 Lakeside Dr
- 7 902 Shadow Mtn Dr
- 8 830 Grand Ave
- 9 1114 Grand Ave
- ★ 833 Cairns Ave



# KEY CONSIDERATIONS & PRECEDENCE

## Key Considerations

- Roof line developed for the purpose of heavy snow climate and ability to add solar panels
- Roof line safety considerations avoiding snow runoff in walkways, entry and driveway areas
- Metal wainscot for protection of board & batten siding to be FireWise and assist with snow maintenance
- Grey color pallet to allow natural elements to serve as a focal point

## Precedence

- Town of Grand Lake consists of residences spanning over 100 years of architectural design
- Multiple styles exist from cape cod, log cabin, ranch, Tuscan, rustic, mid century, and beyond
- Examples of all aspects of proposed design elements exists in building from the '70s to current





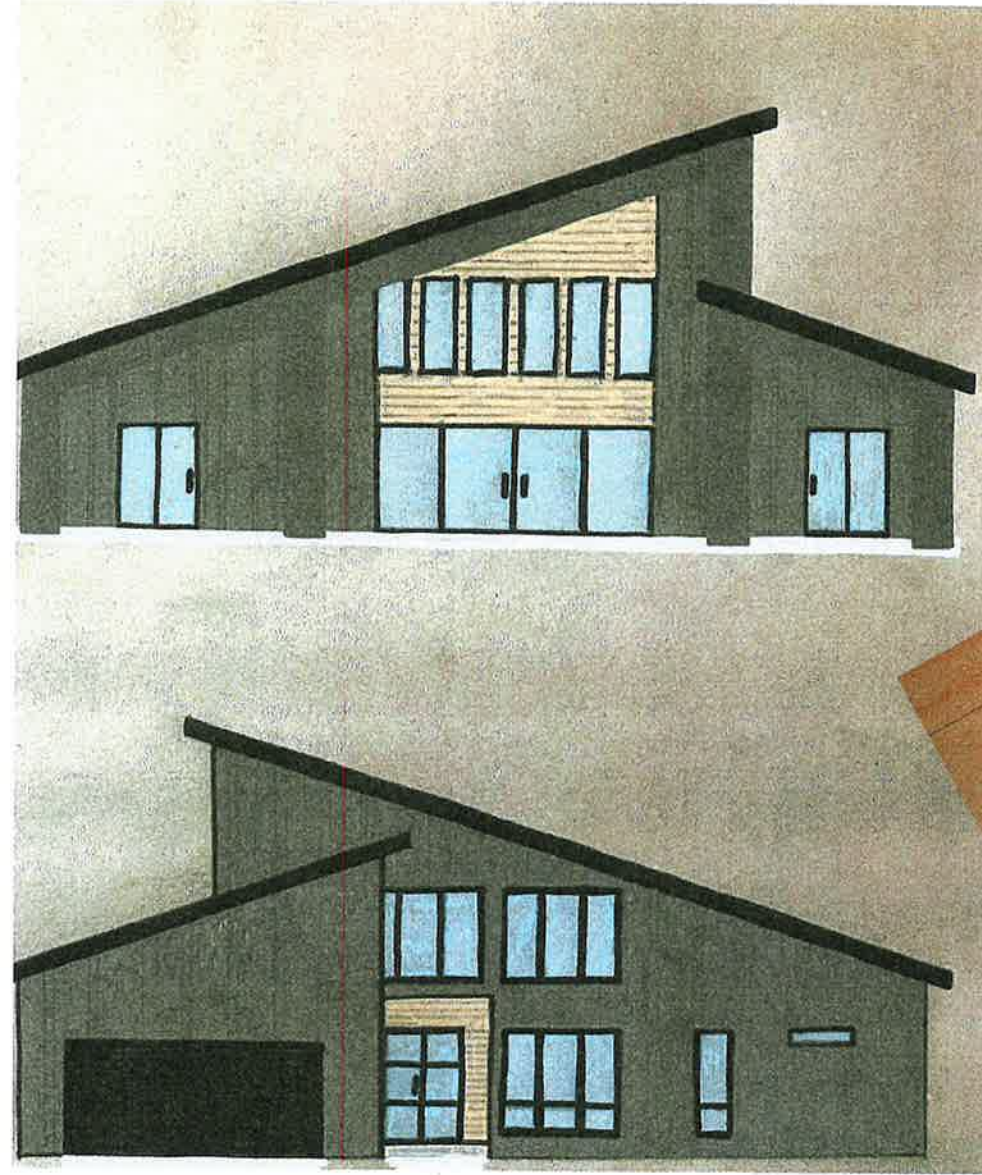
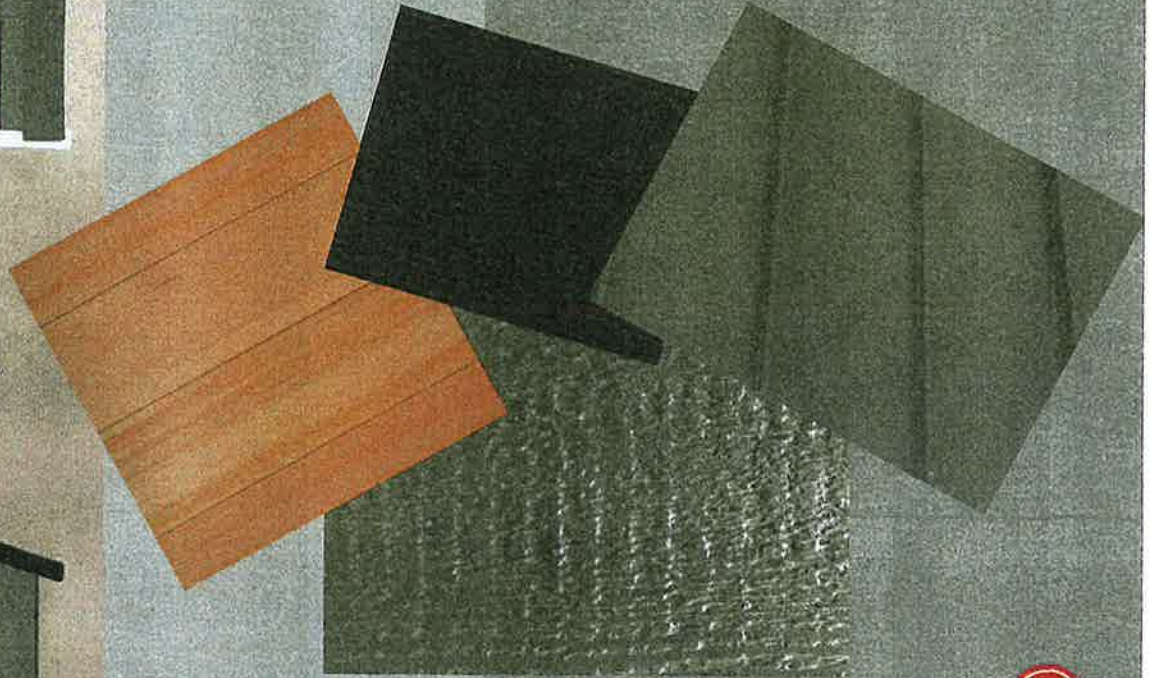
# **CURRENT DESIGN PROPOSED**

**COLOR SCHEME &  
EXTERIOR FINISH DETAILS**



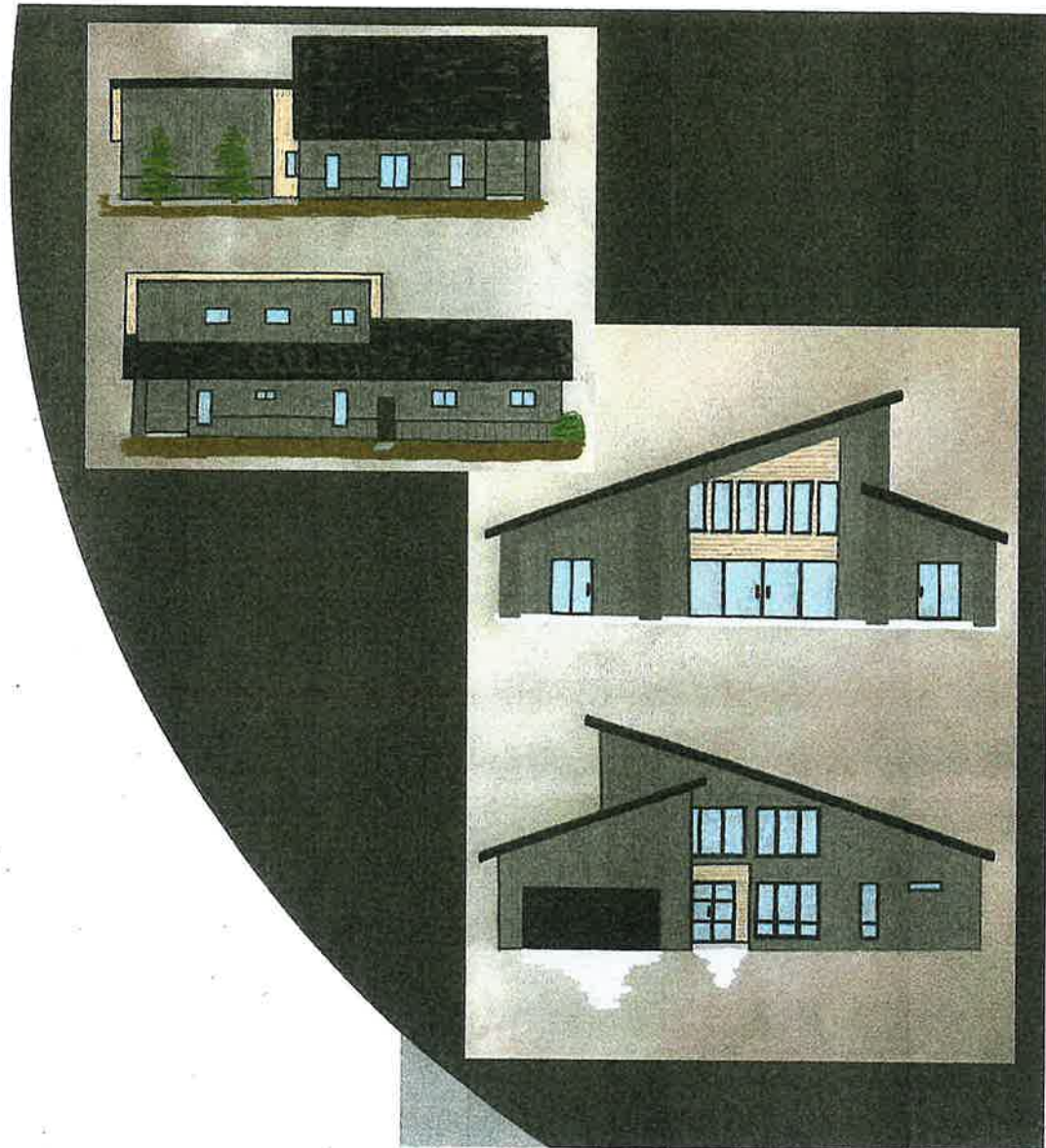
## COLOR SCHEME

- Primary: LP Siding Midnight Shadow Grey
- Fascia: LP Siding Onyx Black
- Accent: Natural Stained Hemlock Wood
- Wainscot: Charcoal Standing Seam Metal



# COLOR SCHEME & PRODUCT USE

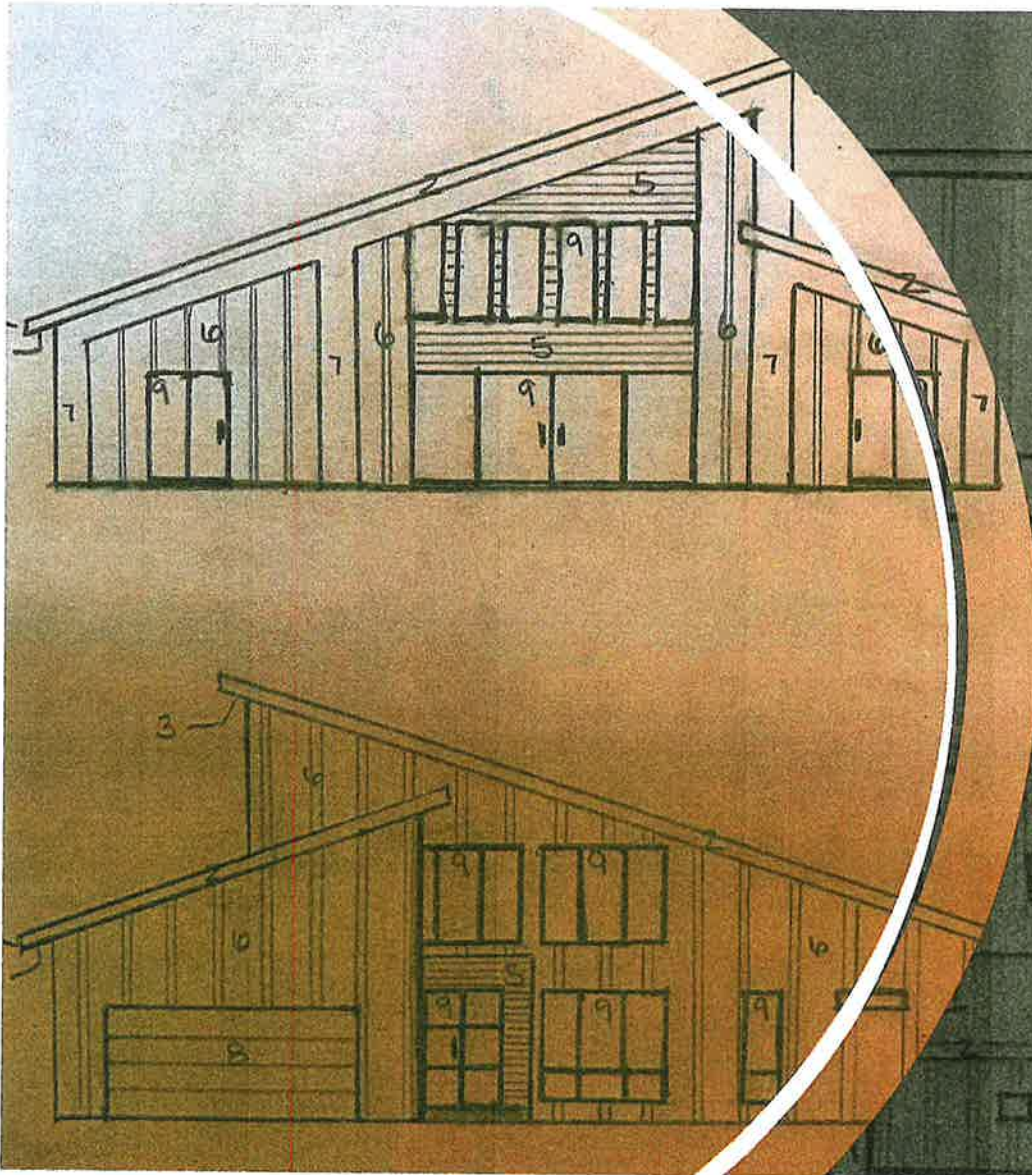
- Primary Exterior: Midnight Shadow Board & Batten LP Siding
- Exterior Accent 1: Natural Hemlock Wood (soffit and accent)
- Exterior Accent 2: Charcoal Standing Seam Metal Wainscot (snow protection)
- Fascia: Abyss Black LP Siding
- Roof: Owen's Corning Duration Onyx Black Shingles
- Back Patio Walls: Midnight Shadow Horizontal LP Siding



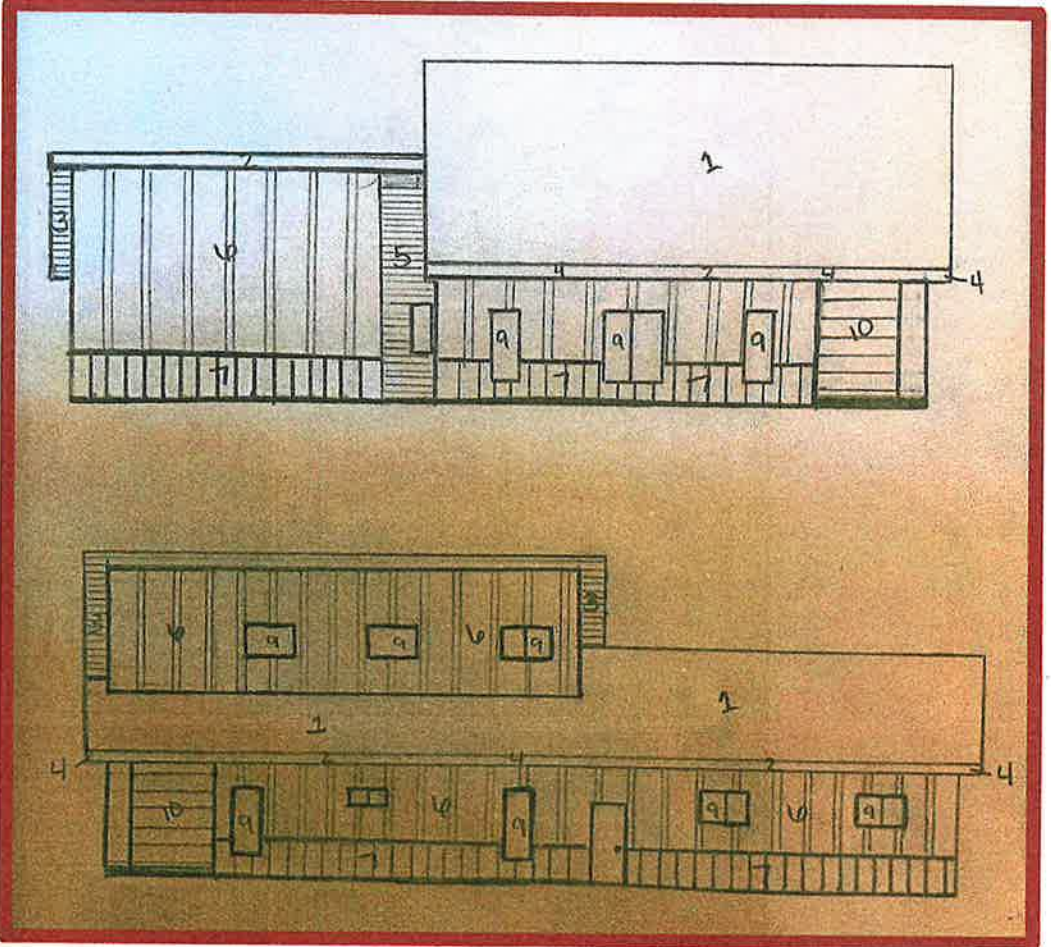
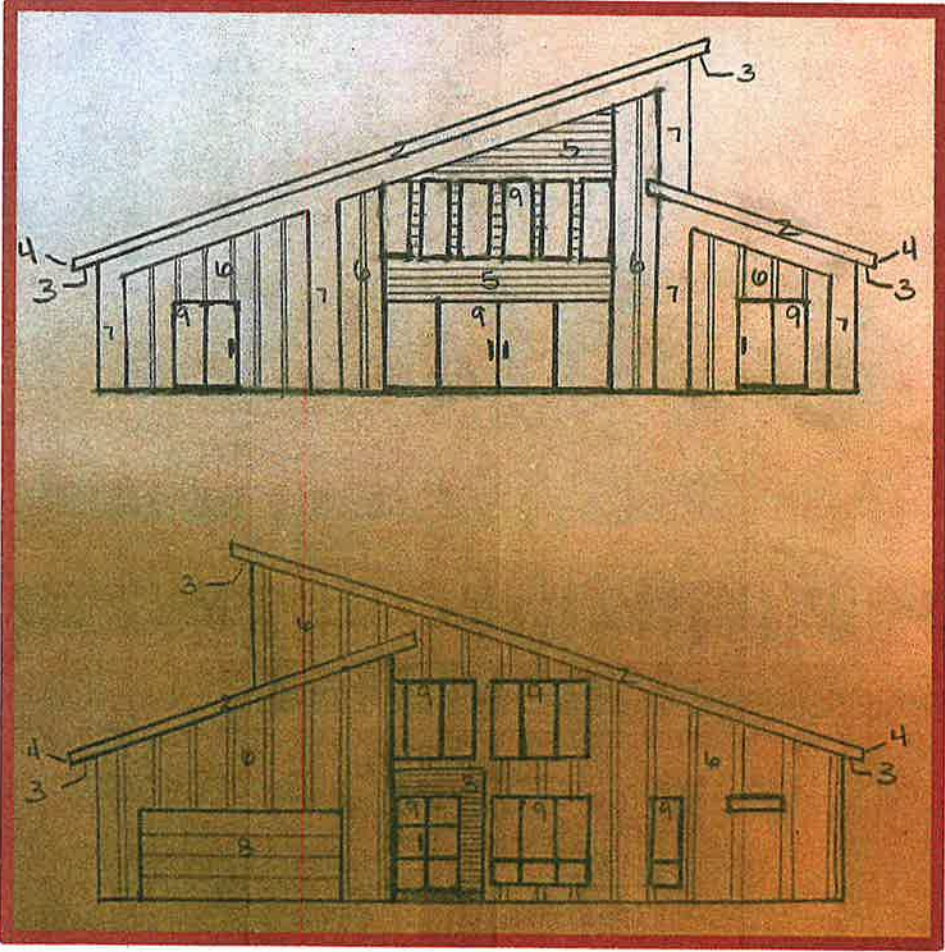


# EXTERIOR FINISHES LIST

1. Owens Corning Duration Onyx Black Shingles
2. LP Siding Abyss Black Fascia
3. Hemlock Lap Soffit Natural Stain
4. 5" Black Gutter and DS
5. Hemlock Lap Siding Natural Stain
6. LP Midnight Shadow Board & Batten Siding
7. Standing Seam Wainscot Metal Siding Charcoal
8. Metal Overhead Garage Door Black
9. Windows & Doors to be Framed Black with Drip Edge to Match
10. LP Midnight Shadow Horizontal Siding



# EXTERIOR FINISH DETAILS



## **KEY QUOTE FROM PRIOR PLANNING COMMISSION REVIEW DISCUSSIONS**

**June 15, 2022 – Off-Broadway Housing:**  
**“Commissioner Burke responded that  
Town is trending towards this type of  
building and it meets the code.  
Commissioner Finch stated that in the case  
of RMRT it is a financing issued, so it  
makes sense to allow the roof.  
Commissioner Burke stated that there are  
number of buildings that are going up like  
this.”**



