

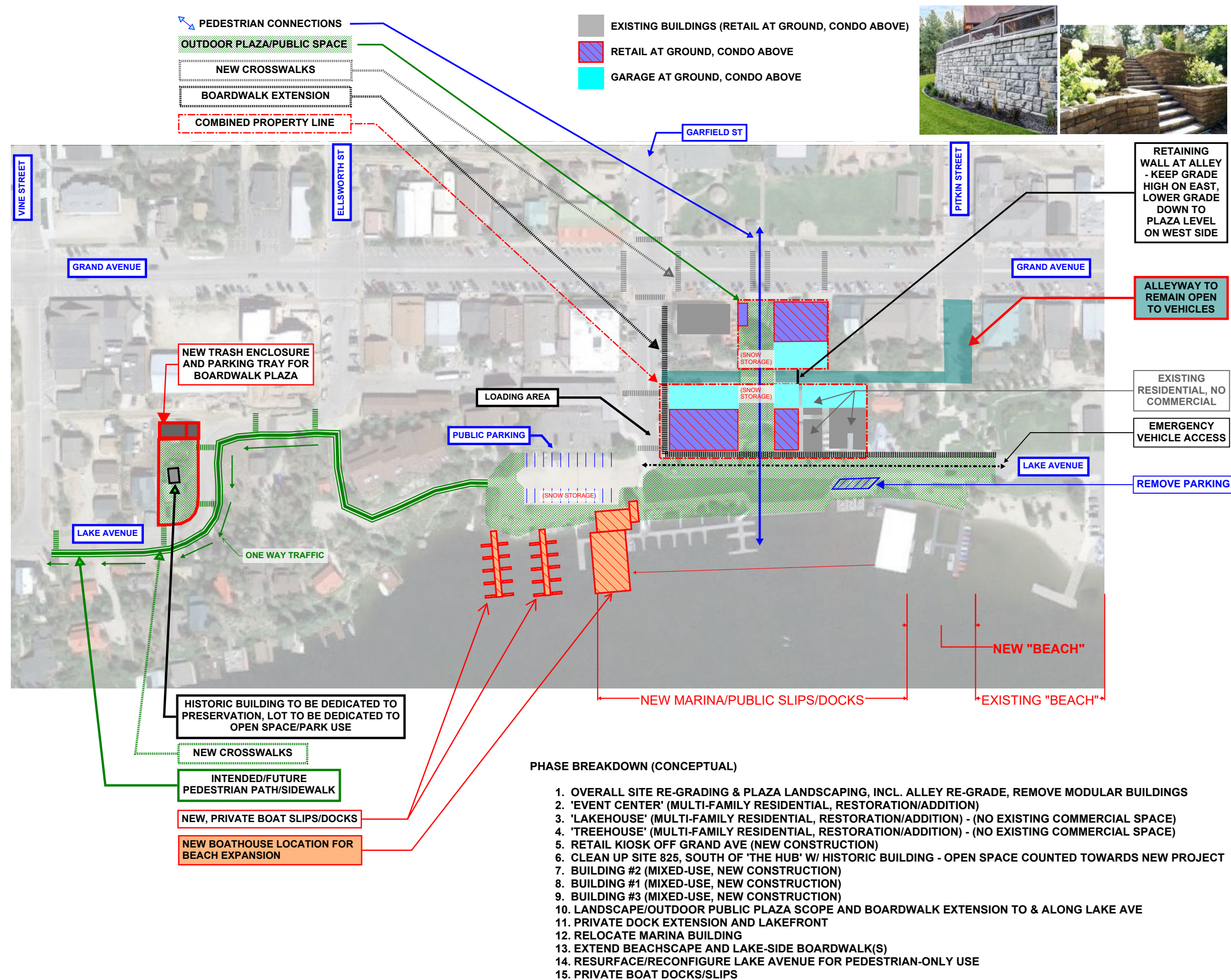
# Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

*Spirit Lake Condos, LLC*

Preliminary Concept Design Imagery

04/12/2024



## TOGL COMMERCIAL REGULATIONS:

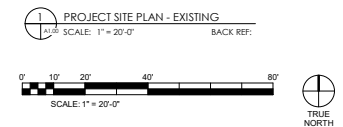
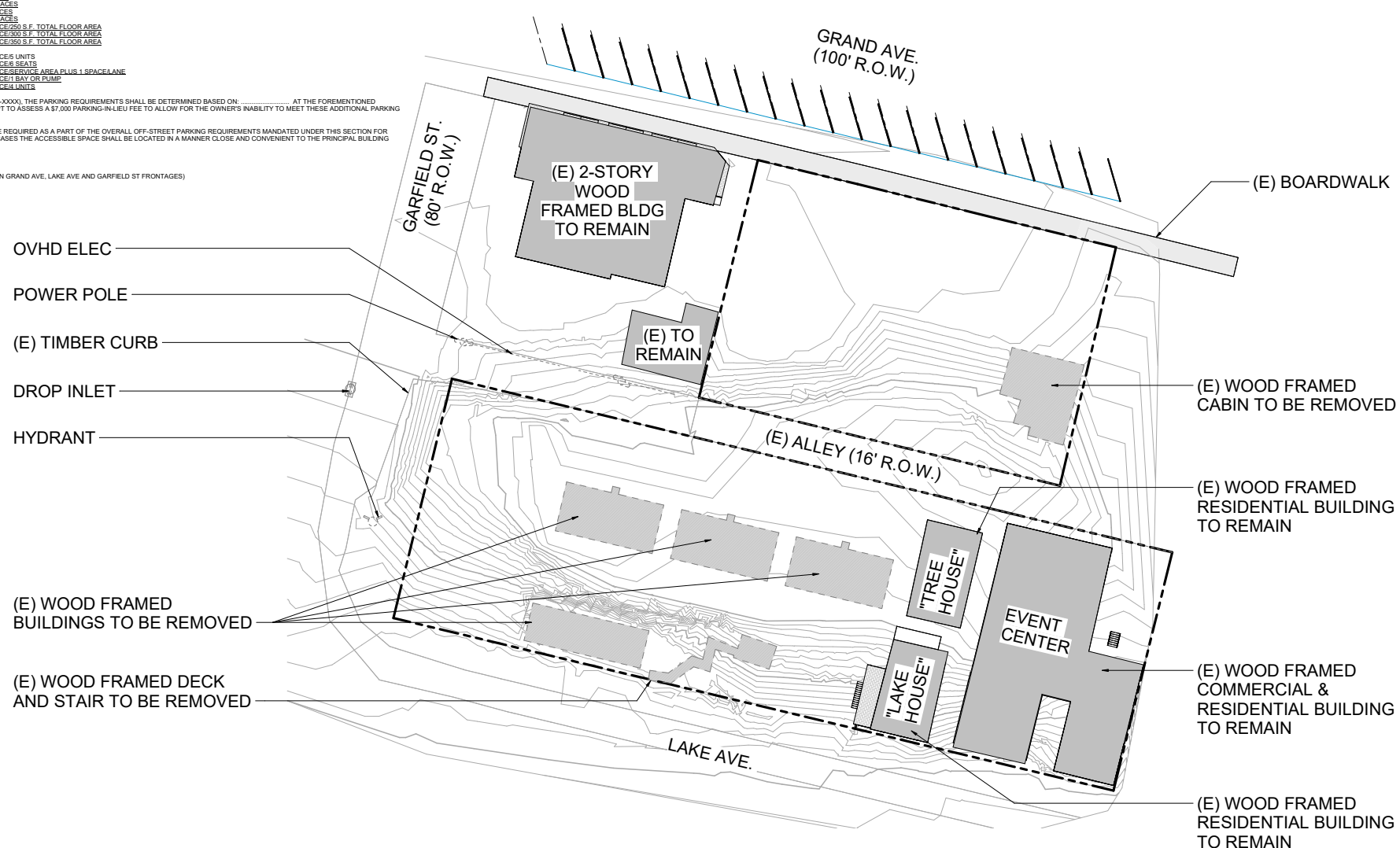
MAX LOT COVERAGE:	THE FIRST FLOOR OF MULTI-STORY BUILDINGS MAY COVER ONE HUNDRED (100%) PERCENT OF THE LOT OR PARCEL, BUT ALL ITEMS CALLED FOR IN THE ON-SITE UTILITY USE AREA DESCRIBED BELOW SHALL STILL BE PROVIDED ON THE LOT OR PARCEL. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D) 9)
ON-SITE UTILITY USE AREA:	EACH LOT OR PARCEL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES AND A TRASH STORAGE AREA ON THE LOT. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D) 10)
SNOW STORAGE:	CONVENIENT AND ACCESSIBLE SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-28(C) 2) <u>SNOW STORAGE (REQUIRED) = XXXX SF</u> <u>SNOW STORAGE (PROVIDED) = XXXX SF</u>
LIGHTING (EXTERIOR):	LIGHTING SHALL BE CONSISTENT WITH THE DARK-SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE: SKY GLOW, GLARE, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-4) <u>ASSUMPTION:</u> EXISTING REAR ALLEY, PITKIN STREET AND GRAND AVENUE ARE PUBLIC RIGHT OF WAYS (R.O.W.) AND AS SUCH, SNOW REMOVAL WILL BE MAINTAINED BY THE TOWN OF GRAND LAKE.
LOADING/UNLOADING AREAS:	CHANGES IN STRUCTURE (ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%) IN ANY GIVEN TWO-YEAR PERIOD) SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS. CHANGES-IN-USE SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS.
BUSINESS SIGNAGE:	NO SIGN SHALL BE ERRECTED, PLACED, OR MODIFIED EXCEPT AS PERMITTED BY THIS SIGN CODE. (TOGL ARTICLE 2: SIGN CODE 6-2-3) <u>ASSUMPTION:</u> SIGNAGE REVISIONS / NEEDS ARE YET TO BE DETERMINED AND WILL BE SUBMITTED SEPARATELY AS REQUIRED.
DRAINAGE REQUIREMENTS:	THE SITE PLAN MUST INDICATE FACILITIES FOR ADEQUATE DRAINAGE REQUIRED THAT ARE PROPOSED TO CONNECT TO THE TOWN'S DRAINAGE SYSTEM. NATURAL EROSION CONTROL OR RETENTION PROVISIONS MUST BE LOCATED ON THE LANDSCAPE PLAN. (TOGL ARTICLE 1: BUILDING REGULATIONS 9-1-1(B) 7) <u>ASSUMPTION:</u> NA - NO EXISTING TOWN DRAINAGE / SEWER SYSTEMS EXIST TO CONNECT WITH AT THIS TIME. AS A RESULT, ALL ROOFS AND DOWNSPOUTS ARE DAYLIT AS INDICATED.
EXTERIOR MATERIALS:	ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A)) PER EXTERIOR ELEVATIONS, ALL NEW PAINTED EXTERIOR SURFACES SHALL HAVE COLOR SELECTIONS APPROVED BY TOWN STAFF ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B) 4.D.
PARKING REQUIREMENTS: 12-2-28(B) 2.A	STANDARD PARKING SPACE, UNCOVERED: 10' - 0" (WIDE) x 20' - 0" (LENGTH) STANDARD PARKING SPACE, COVERED/INDOOR: 10' - 0" (WIDE) x 18' - 0" (LENGTH) ACCESSIBLE PARKING SPACE: 8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE  IN CASES OF AN EXISTING BUILDING BEING ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%), CHANGED IN USE AS DEFINED IN THIS ARTICLE 2, OR REZONED (EXCLUDING TOWN INITIATED REZONING), THE TOTAL FLOOR AREA AND/OR NUMBER OF BEDROOMS OF THE RESULTANT BUILDING AFTER ENLARGEMENT, CHANGE IN USE, OR REZONING (EXCLUDING TOWN INITIATED REZONING) SHALL BE USED TO CALCULATE THE REQUIRED NUMBER OF PARKING SPACES TO BE PROVIDED. 12-2-28(B) 2.A
ADDITIONAL REQUIREMENTS:	STUDIO/1 BEDROOM: 1 SPACE 2 BEDROOM: 1.5 SPACES 3 BEDROOM: 2 SPACES 4+ BEDROOM: 2.5 SPACES RESTAURANT/LOUNGE/BAR/CAFE/GROCERY/PHARMACY: 1 SPACE/250 S.F. TOTAL FLOOR AREA RECREATIONAL RETAIL: 1 SPACE/300 S.F. TOTAL FLOOR AREA GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES: 1 SPACE/350 S.F. TOTAL FLOOR AREA  GUEST PARKING: 1 SPACE/5 UNITS ASSEMBLY: 1 SPACE/8 SEATS VEHICLE STACKING (DRIVE THROUGH): 1 SPACE/SERVICE AREA PLUS 1 SPACE/LANE SERVICE BAY/GAS PUMP: 1 SPACE/1 BAY OR PUMP LOADING/UNLOADING AREAS: 1 SPACE/4 UNITS  <u>CONCLUSIONS:</u> PER TOGL PLANNING COMMISSION MEETING (DATED 2024-XXXX), THE PARKING REQUIREMENTS SHALL BE DETERMINED BASED ON: _____ AT THE FOREMENTIONED MEETING, THE PLANNING COMMISSION APPROVED THE TOGL ZONING DEPT TO ASSESS A \$7,000 PARKING-IN-LIEU FEE TO ALLOW FOR THE OWNER'S INABILITY TO MEET THESE ADDITIONAL PARKING SPACES.
ACCESSIBLE PARKING REQUIRED: EACH 12-2-28(B) 4	ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE PRINCIPAL BUILDING MAIN PEDESTRIAN INGRESS/EGRESS.
PARKING CALCULATIONS:	XXXX SF / XXX SF PER SPACE = <u>XXX REQUIRED SPACES</u>
PARKING COUNT:	55 SPACES (GENERAL ON-STREET PROVIDED, BASED ON 10' PER SPACE ON GRAND AVE, LAKE AVE AND GARFIELD ST FRONTAGES) 180 SPACES (ACCESSIBLE ON-STREET PROVIDED) 25 SPACES (GENERAL OFF-STREET PROVIDED, 180) <b>86 TOTAL SPACES PROVIDED / XXX TOTAL SPACES REQUIRED</b>

## PROJECT ZONING SUMMARY

LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VB TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLER SYSTEM
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK:	0' - 0"
SIDE YARD SETBACK:	0' - 0"
REAR YARD SETBACK:	0' - 0"
MAX BUILDING HEIGHT:	35' - 00"
EXISTING BUILDING HEIGHT:	30'-4", 29'-2"
HEIGHT (STORIES):	2/3 STORES EXISTING, NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE BUILDING HEIGHT REQUIREMENTS
GROSS SITE AREA:	1.029 ACRES @ COMBINED PROPERTY LINE

## SITE NOTES

- ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
- PROVIDE 4" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
- STAKE BUILDING LOCATIONS FOR OWNER, ARCHITECT, AND CONSULTANT ENGINEER REVIEW PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.



SITE PLAN: EXISTING

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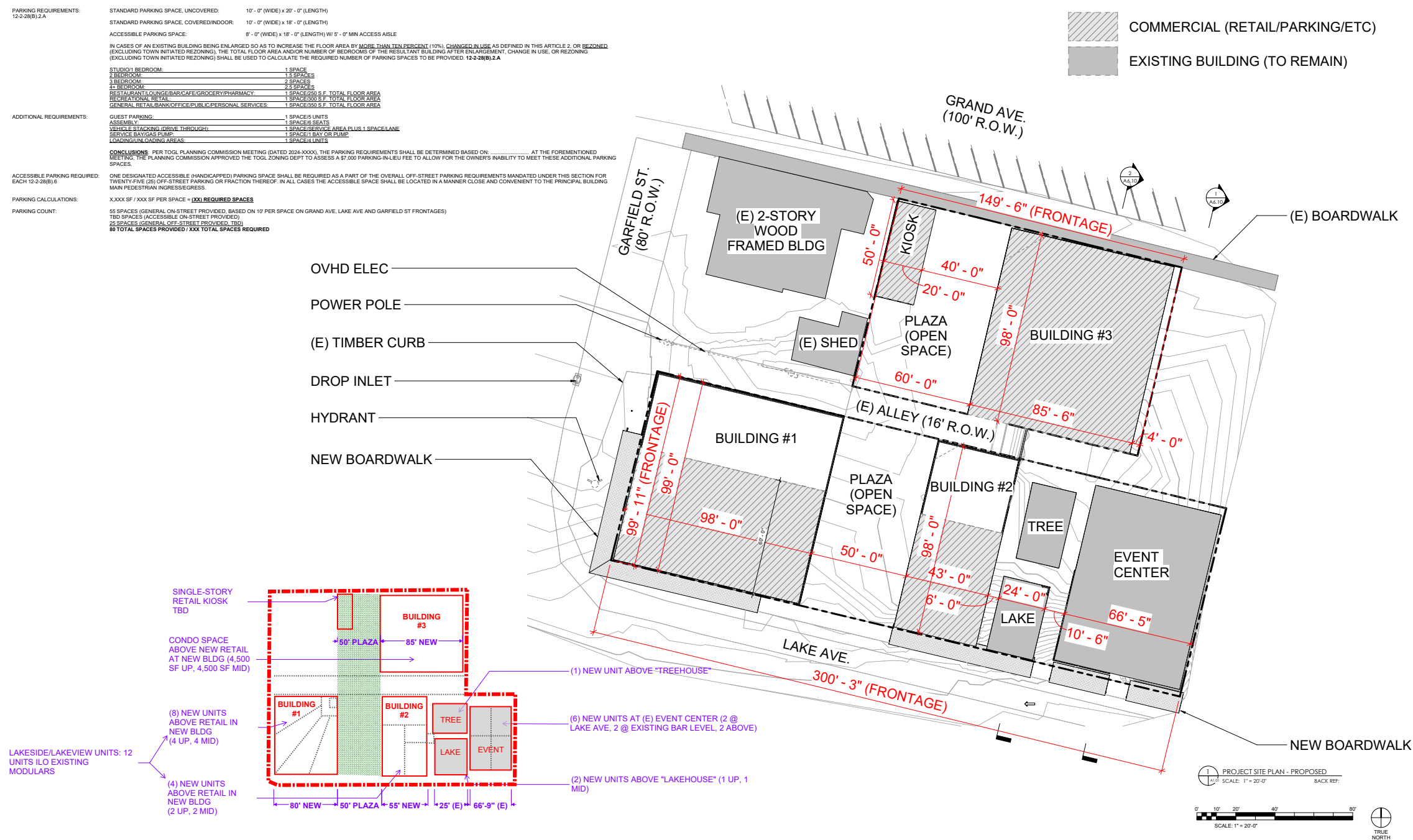
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- STAKE BUILDING LOCATIONS FOR OWNER, ARCHITECT, AND CONSULTANT ENGINEER REVIEW PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.

 COMMERCIAL (RETAIL/PARKING/ETC)  
 EXISTING BUILDING (TO REMAIN)

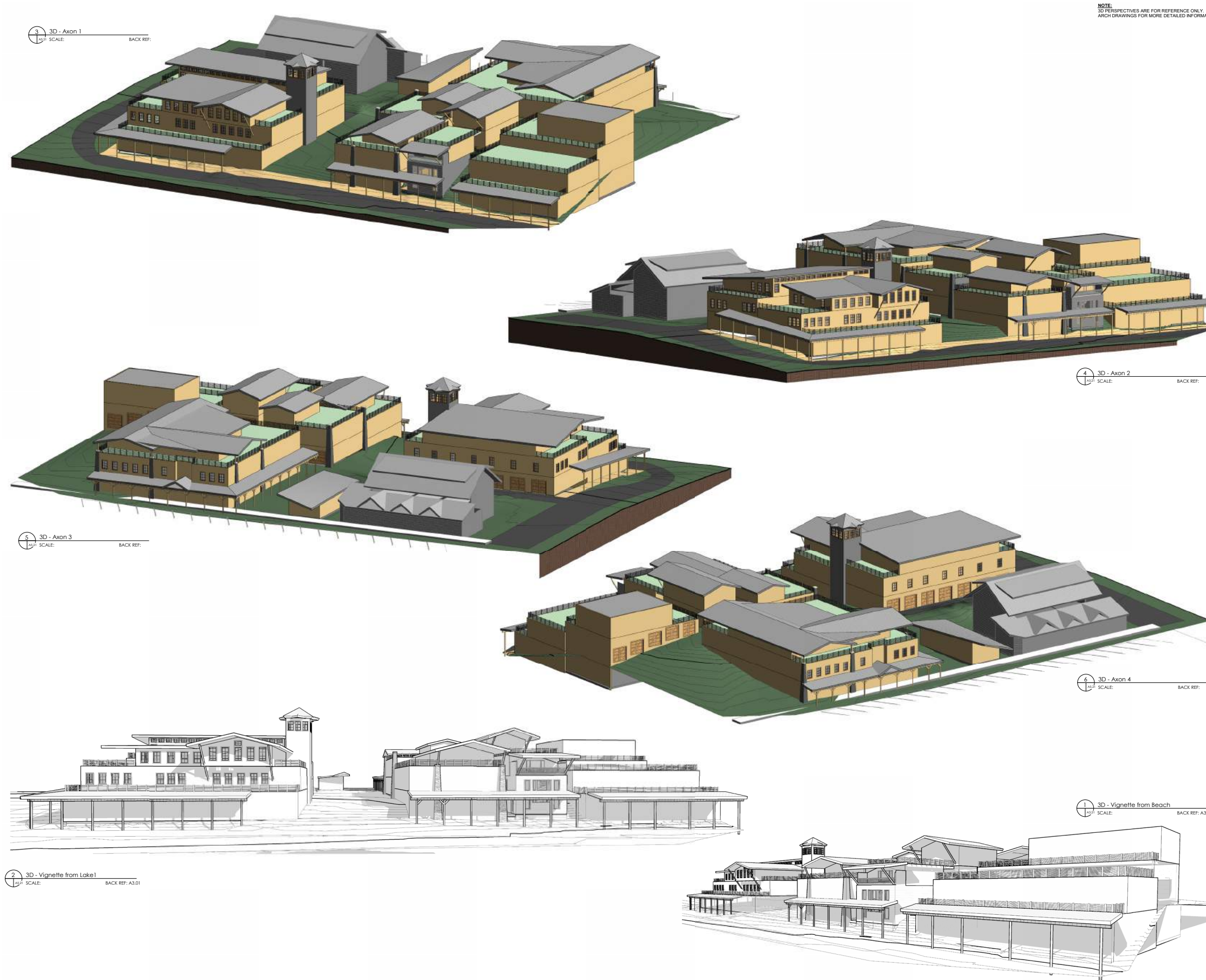


SITE PLAN: PROPOSED

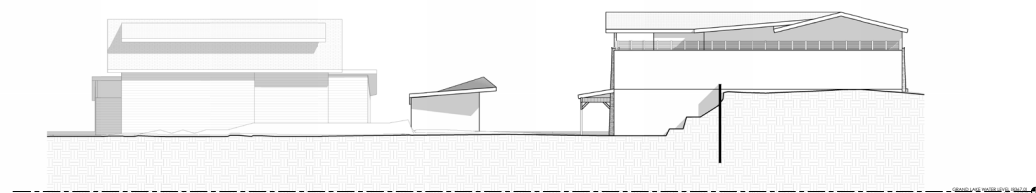
## LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

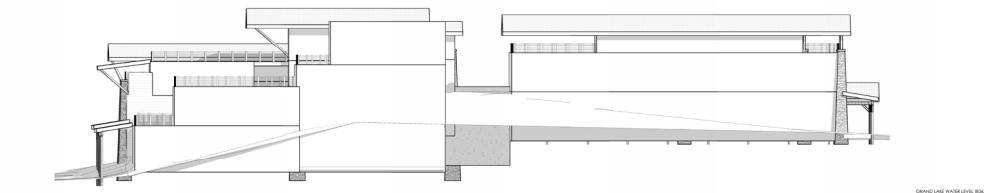
BLOCK 5, GRAND LAKE, CO 80447  
PROJECT #2402



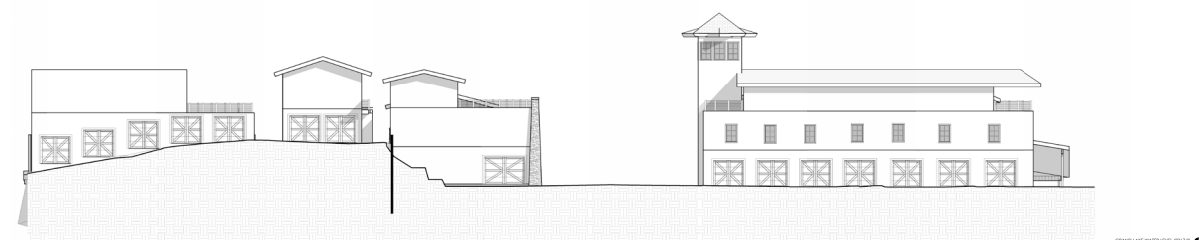
CONCEPTUAL MASSING - EARLY DEVELOPMENT



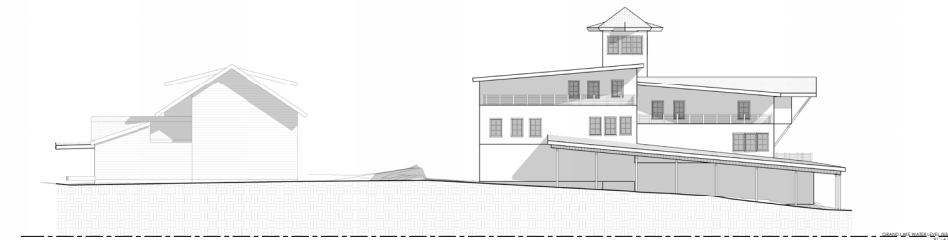
**ELEVATION - FROM ALLEY LOOKING NORTH**



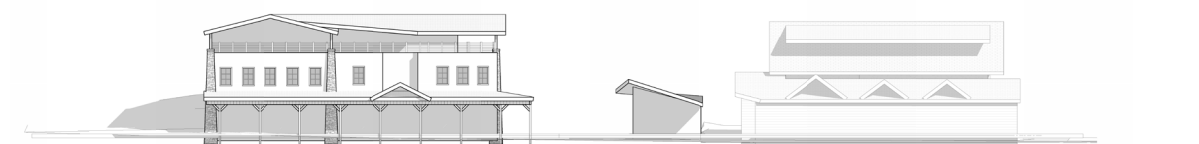
**ELEVATION - FROM EAST**



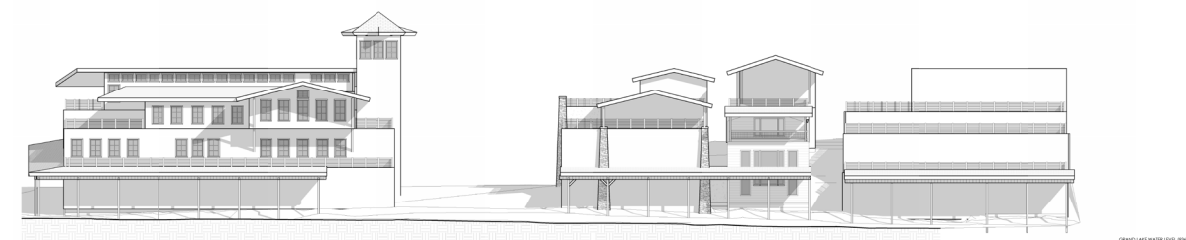
**ELEVATION - FROM ALLEY LOOKING SOUTH**



**ELEVATION - FROM GARFIELD**



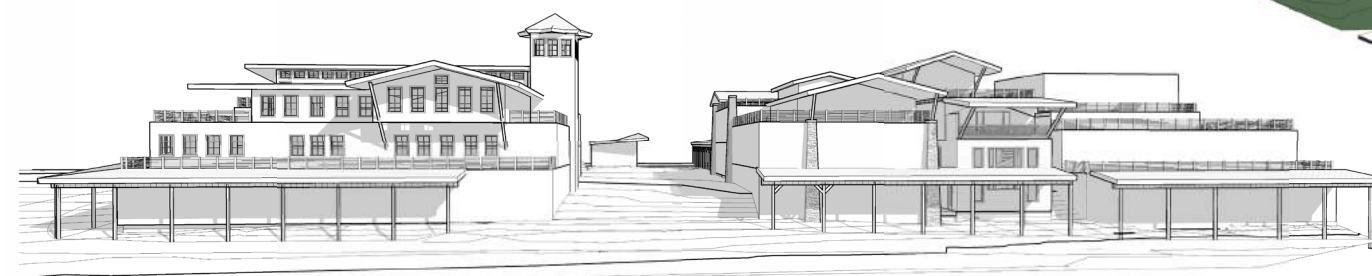
**ELEVATION - FROM GRAND AVENUE**



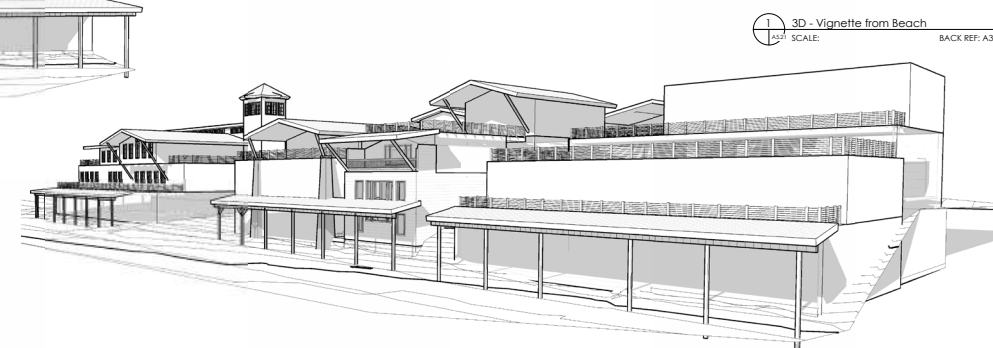
**ELEVATION - FROM LAKE AVENUE**



3D - Axon 4  
SCALE: BACK REF:



3D - Vignette from Lake 1  
SCALE: BACK REF: A3.01

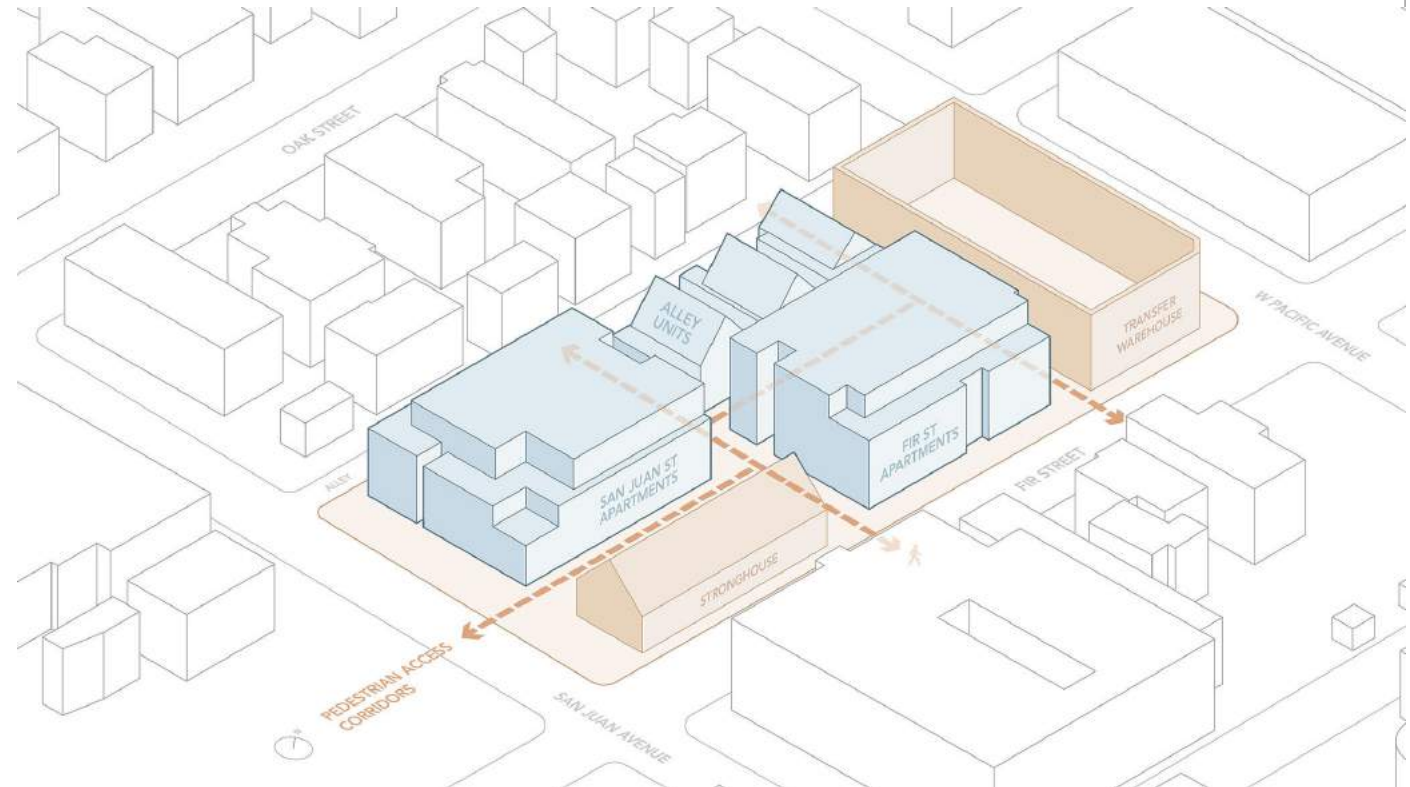


3D - Vignette from Beach  
SCALE: BACK REF: A3.01

**CONCEPTUAL MASSING - EARLY DEVELOPMENT**



“TELLURIDE TRANSFER”



CONCEPT DESIGN - PRECEDENT



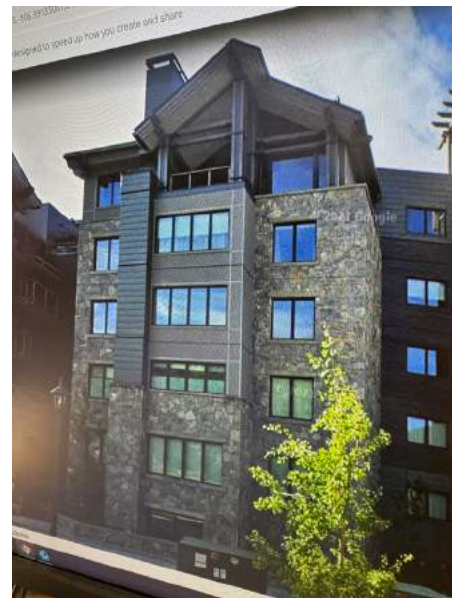
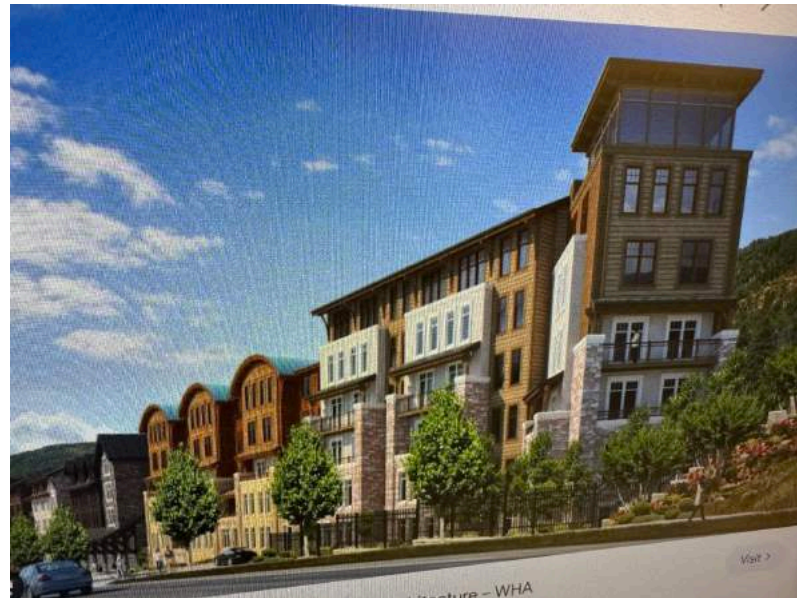
**"MARKET STREET NORTH"**





**“MARKET STREET SOUTH”**

CONCEPT DESIGN - PRECEDENT



**LEATHERWOOD GRAND LAKE**

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447

PROJECT #2402