

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.

6/25/2025 1:02:46 PM  
 I:\Projects-new\2427 - Zum\A\MA\_2427\_Zum\_A24.rvt

## PROJECT DESCRIPTION

LEGAL DESCRIPTION: TRACT B, MCLAREN MINOR SUBDIVISION, LOTS 38.4, BLOCK 20, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

## BUILDING AREA SUMMARY (ZONING)

THE FOLLOWING INCLUDES THE OVERALL BUILDING AREAS AND ARE CALCULATED TO THE OUTSIDE FACE OF PERIMETER OF THE BUILDING ENCLOSURE PER IBC 2015 SECTION 1002.1.

EXISTING BASEMENT:	1,030 SF
NEW BASEMENT ADDITION:	150 SF
EXISTING LEVEL 01:	1,120 SF
NEW LEVEL 01 DECK:	340 SF
EXISTING LEVEL 02:	520 SF
TOTAL AREA:	3,330 SF

## PARKING DIMENSION REQUIREMENTS

STANDARD PARKING SPACE:	10' - 0" (WIDE) x 18' - 0" (LENGTH)
ACCESSIBLE PARKING SPACE:	8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

## PARKING TABULATION

**PARKING REQUIREMENTS:**  
 12-2-28(B).2.A

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**

i. RESTAURANT, LOUNGE, BAR, COFFEE SHOP: 1 SPACE/250 S.F. TOTAL FLOOR AREA  
 COFFEE SHOP PARKING: 3,330 SF / 250 SF PER SPACE = **(14) REQUIRED SPACES**

**ACCESSIBLE PARKING REQUIRED:**  
 12-2-28(B).6

ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR EACH 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 COUNT:**

5 SPACES (GENERAL ON-STREET PROVIDED)  
 1 SPACE (ACCESSIBLE OFF-STREET PROVIDED)  
 4 SPACES (GENERAL OFF-STREET PROVIDED)  
**10 TOTAL SPACES PROVIDED**

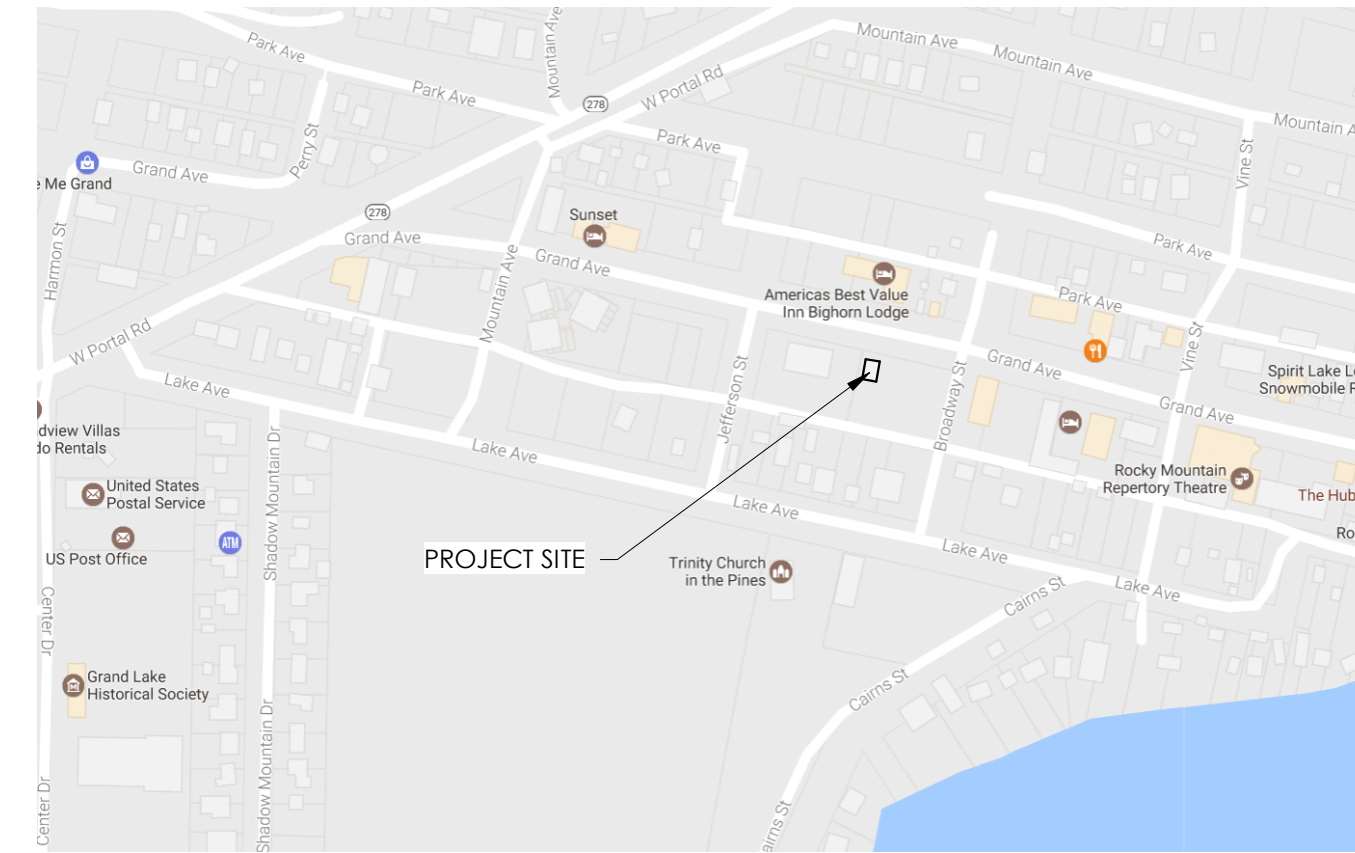
## PROJECT ZONING SUMMARY

<b>CONSTRUCTION TYPE:</b>	VB - WOOD FRAMED (NON-FIRE RATED)
<b>ZONING CLASSIFICATION:</b>	C - COMMERCIAL
<b>FRONT YARD SETBACK:</b>	0' - 0"
<b>SIDE YARD SETBACK:</b>	0' - 0"
<b>REAR YARD SETBACK:</b>	0' - 0"
<b>MAX BUILDING HEIGHT:</b>	35' - 00"
<b>EXISTING BUILDING HEIGHT:</b>	21' - 00" (SCOPE OF PROJECT DOES NOT IMPACT EXG BUILDING HEIGHT)
<b>HEIGHT (STORIES):</b>	3
<b>GROSS SITE AREA:</b>	0.160 ACRES @ PROPERTY LINE
<b>MAX LOT COVERAGE:</b>	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)
<b>ON-SITE UTILITY USE AREA:</b>	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)
<b>LIGHTING (EXTERIOR):</b>	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 12-7-6)
<b>SNOW STORAGE:</b>	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) OFF-STREET PARKING AREAS CREATED MAY BE UTILIZED TO STORE SNOW. SNOW STORAGE ON OFF-STREET PARKING AREAS SHALL NOT EXCEED ONE-THIRD (1/3) OF THE TOTAL ON STREET PARKING CREDITS. RESPONSE: GRAND AVENUE IS A PUBLIC RIGHT OF WAY (R.O.W.) AND AS SUCH, SNOW REMOVAL AT THE STREET WILL BE MAINTAINED BY THE TOWN OF GRAND LAKE. ON-SITE PARKING LOT SNOW STORAGE: SNOW STORAGE (REQUIRED) = 2,970 SF x 1/3 = 990 SF SNOW STORAGE (PROVIDED) = 1,040 SF
<b>LOADING/UNLOADING AREAS:</b>	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. RESPONSE: PROPERTY HAS NO ALLEY ACCESS. PROPOSE LOADING / UNLOADING AREA AS SHOWN.
<b>BUSINESS SIGNAGE:</b>	NO SIGN SHALL BE ERECTED, PLACED, OR MODIFIED EXCEPT AS PERMITTED BY THIS SIGN CODE. (TOGL ARTICLE 2: SIGN CODE 6-2-3) RESPONSE: SIGNAGE REVISIONS / NEEDS ARE YET TO BE DETERMINED AND WILL BE SUBMITTED SEPARATELY AS REQUIRED.
<b>DRAINAGE REQUIREMENTS:</b>	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) RESPONSE: N/A - NO EXISTING TOWN DRAINAGE / STORM WATER SYSTEMS EXIST TO CONNECT WITH AT THIS TIME. AS A RESULT, ALL ROOFS, DOWNSPOUTS AND PARKING AREAS ARE DAYLIT AS INDICATED TO DRAINAGE EASEMENT LOCATIONS. REFER TO CIVIL ENGINEER DWGS FOR WATER QUALITY CONTROL AND STORM DRAINAGE DESIGN MECHANISMS.
<b>EXTERIOR MATERIAL REQUIREMENTS:</b>	ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A)) RESPONSE: NO NEW PAINT / STAIN COLORS ARE PROPOSED AT THIS TIME. PER EXTERIOR ELEVATIONS, ALL NEWLY PAINTED / STAINED EXTERIOR SURFACES SHALL MATCH EXISTING (PREVIOUSLY APPROVED) PAINT SELECTIONS.

## SITE NOTES

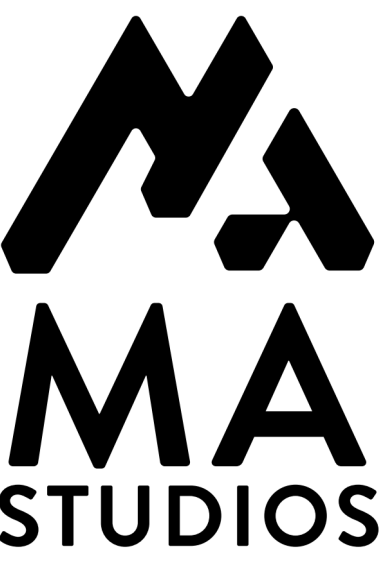
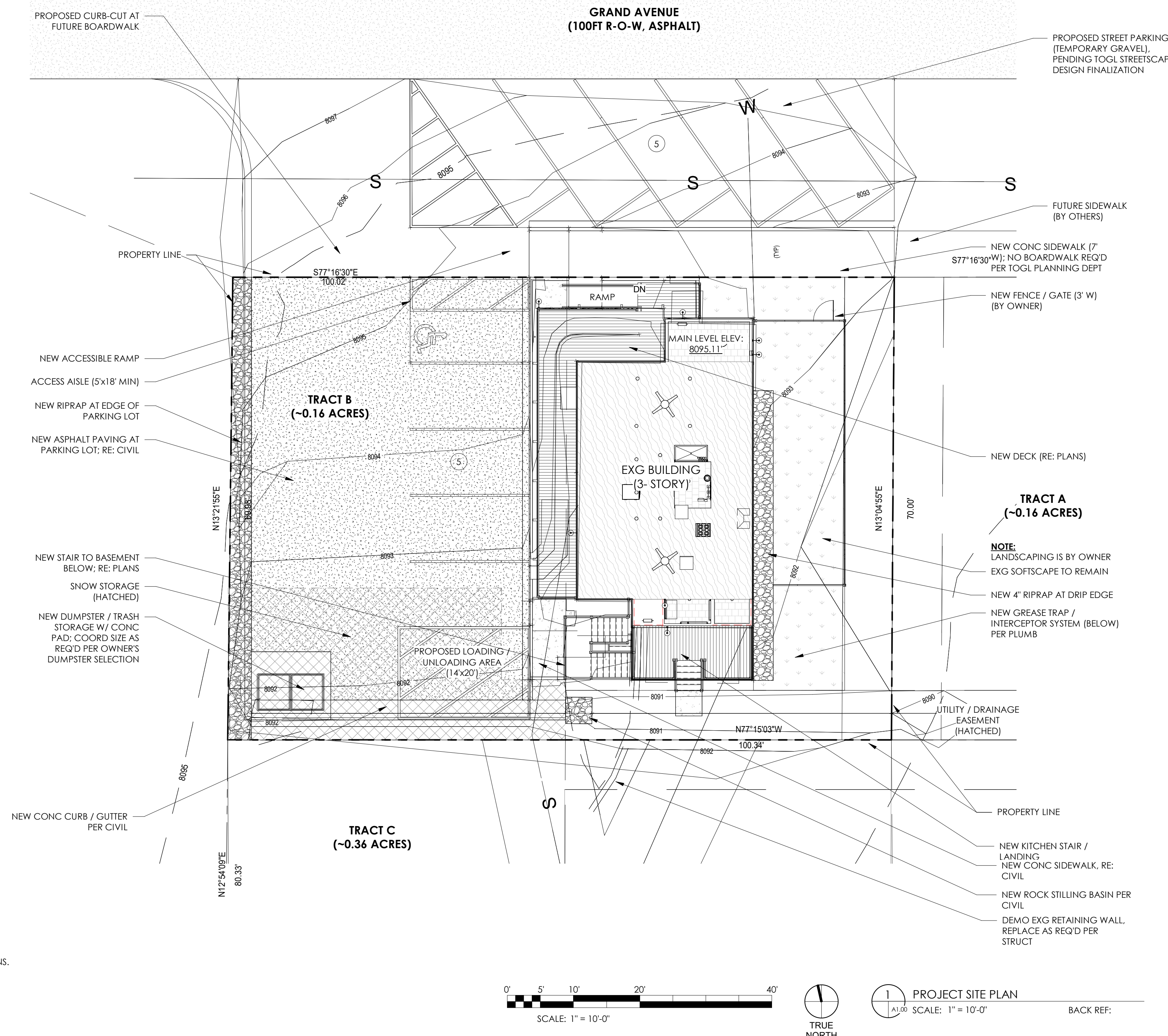
- 1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- 2) VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- 3) PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER. (SLOPE AWAY FROM BUILDING 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.

## PROJECT VICINITY MAP



## 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

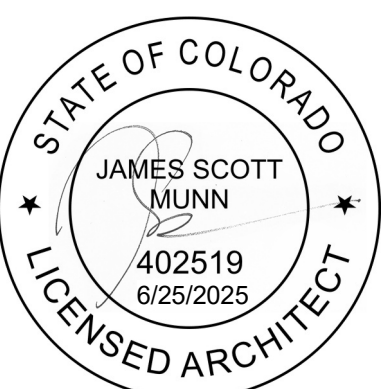
RANGER STATION COFFEE

TONY ZURN

620 GRAND AVENUE, GRAND LAKE, COLORADO 80447

PROJECT #: 2427

ISSUANCE: PERMIT SET  
 DATE: 2025-0625



SHEET TITLE:  
 PROJECT SITE PLAN

SHEET NUMBER:  
**A1.00**

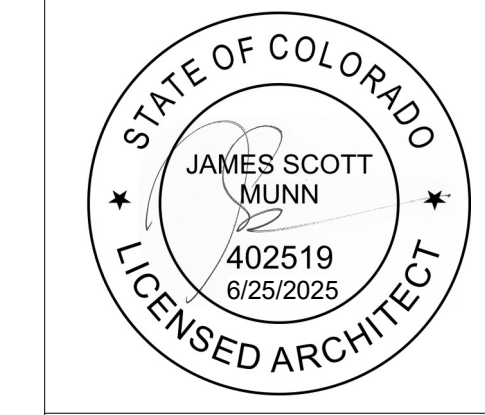
ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.



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

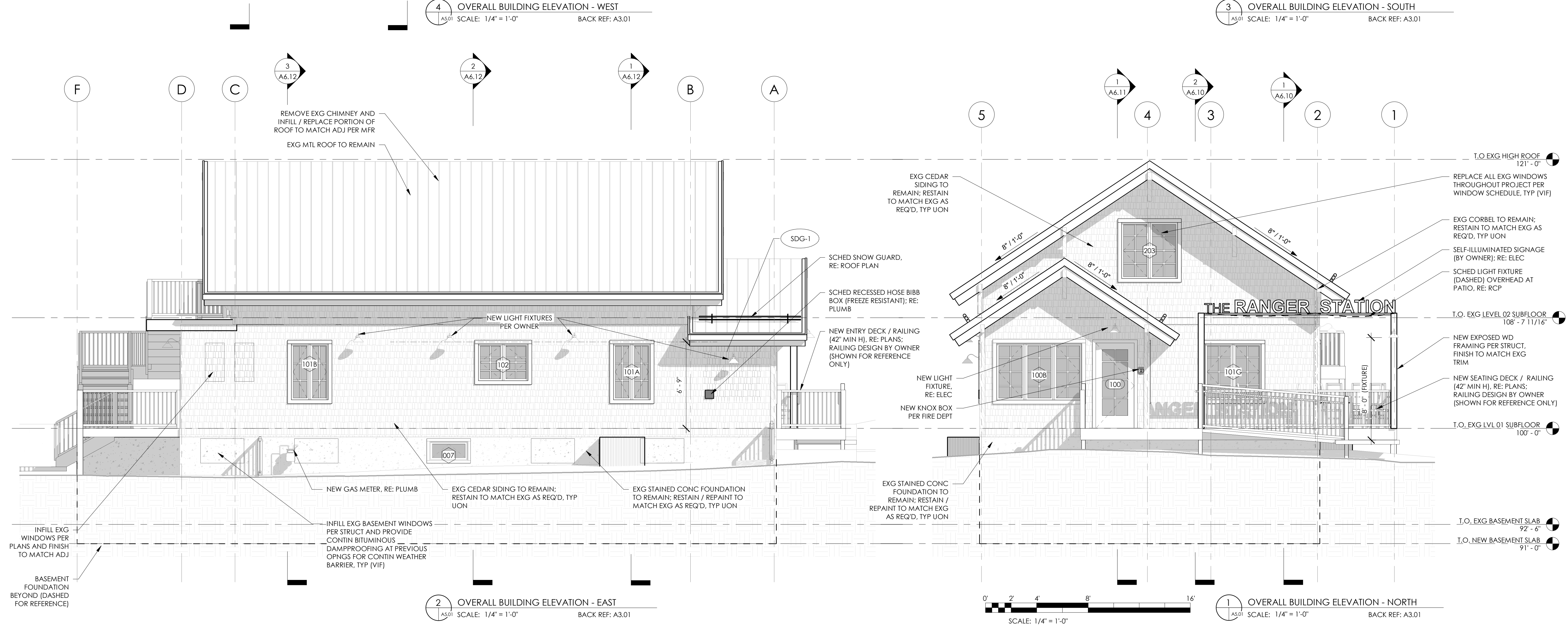
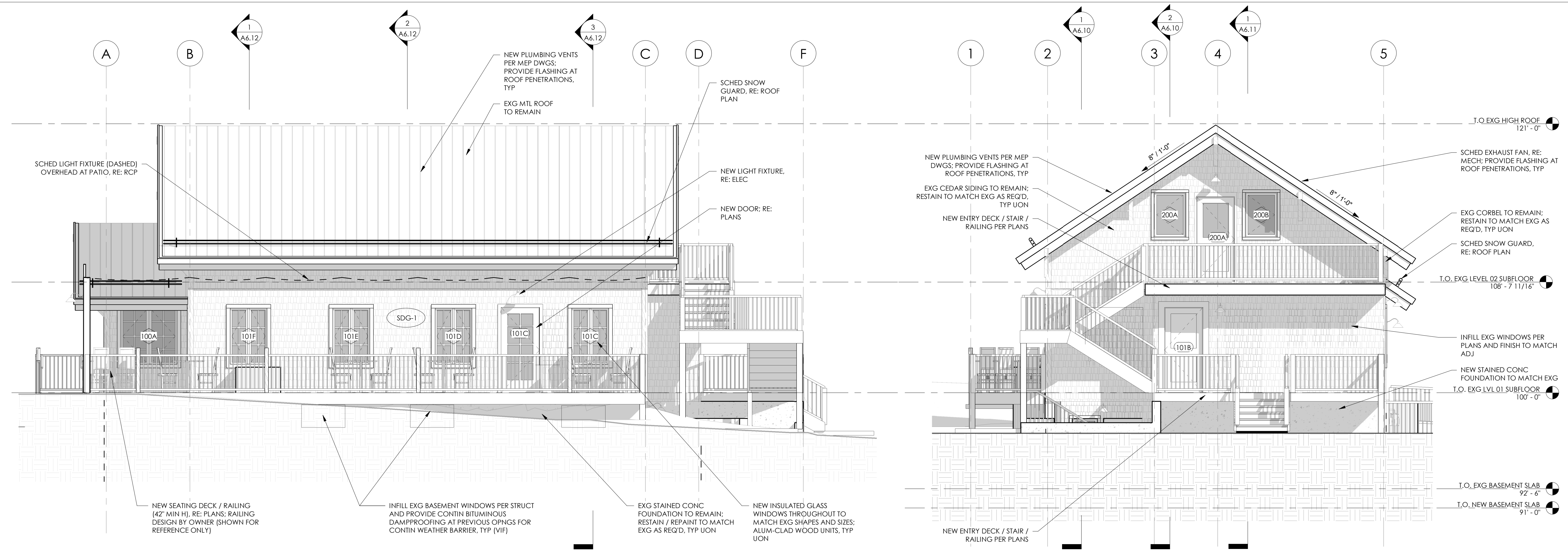
**RANGER STATION COFFEE**  
TONY ZURN  
620 GRAND AVENUE, GRAND LAKE, COLORADO 80447  
PROJECT #: 2427

ISSUANCE: PERMIT SET  
DATE: 2025-0625



SHEET TITLE:  
OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER:  
**A5.01**



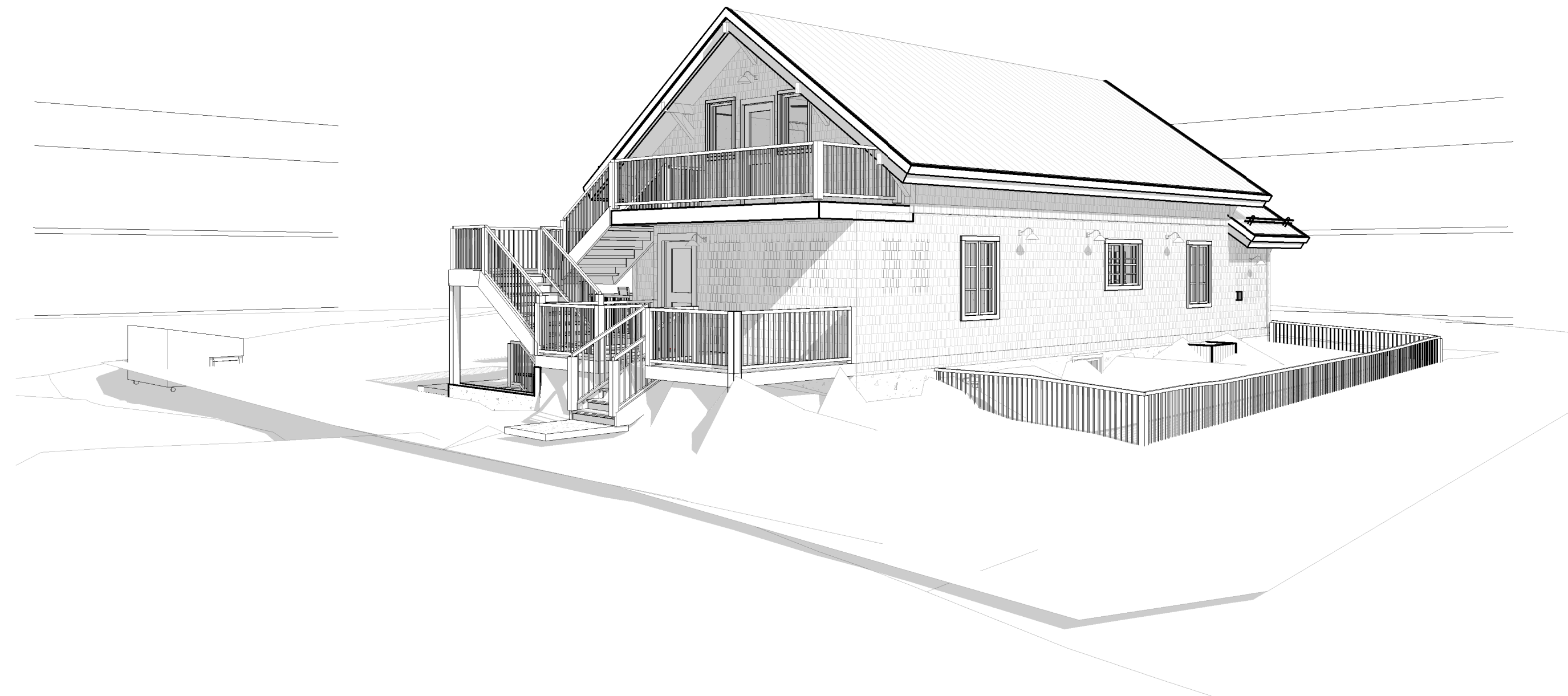
6/25/2025 1:03:25 PM  
i:\Projects-new\2427 - Zurn\A MA\_2427\_Zurn\_A24.rvt

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.

6/25/2025 1:03:40 PM  
i:\Projects-new\2427 - Zum\A\MA\_2427\_Zum\_A24.rvt



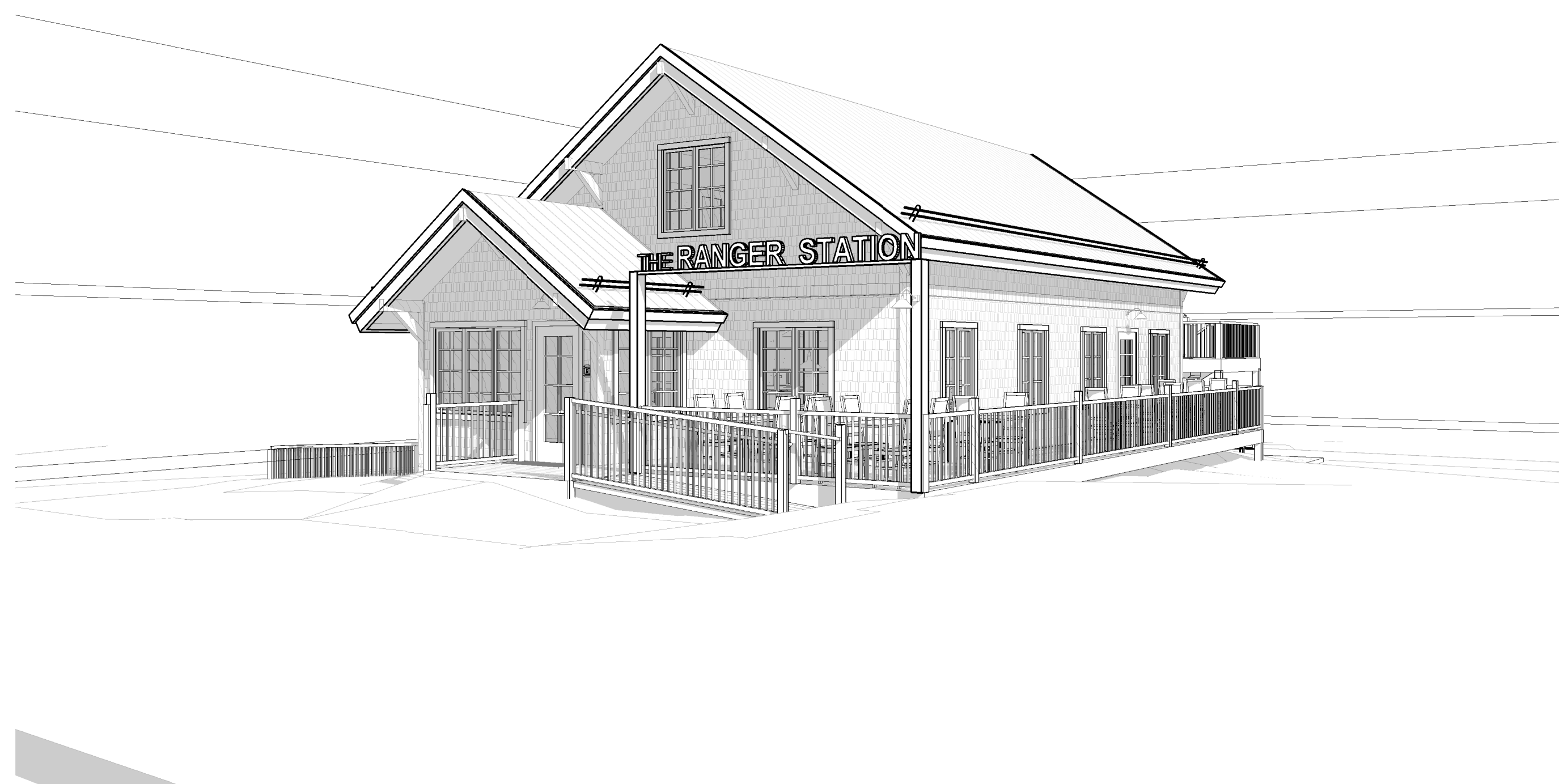
4 EXTERIOR PERSPECTIVE - SOUTHWEST  
SCALE: N.T.S. BACK REF:



3 EXTERIOR PERSPECTIVE - SOUTHEAST  
SCALE: N.T.S. BACK REF:



2 EXTERIOR PERSPECTIVE - NORTHEAST  
SCALE: N.T.S. BACK REF:



1 EXTERIOR PERSPECTIVE - NORTHWEST  
SCALE: N.T.S. BACK REF:

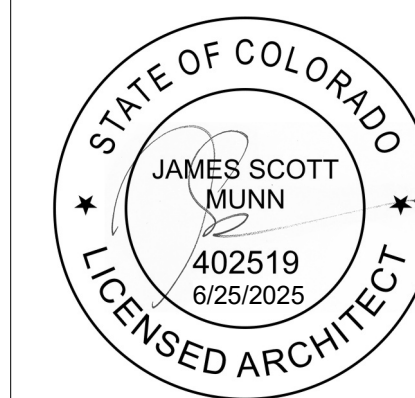
**NOTE:**  
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



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

**RANGER STATION COFFEE**  
TONY ZURN  
620 GRAND AVENUE, GRAND LAKE, COLORADO 80447  
PROJECT #: 2427

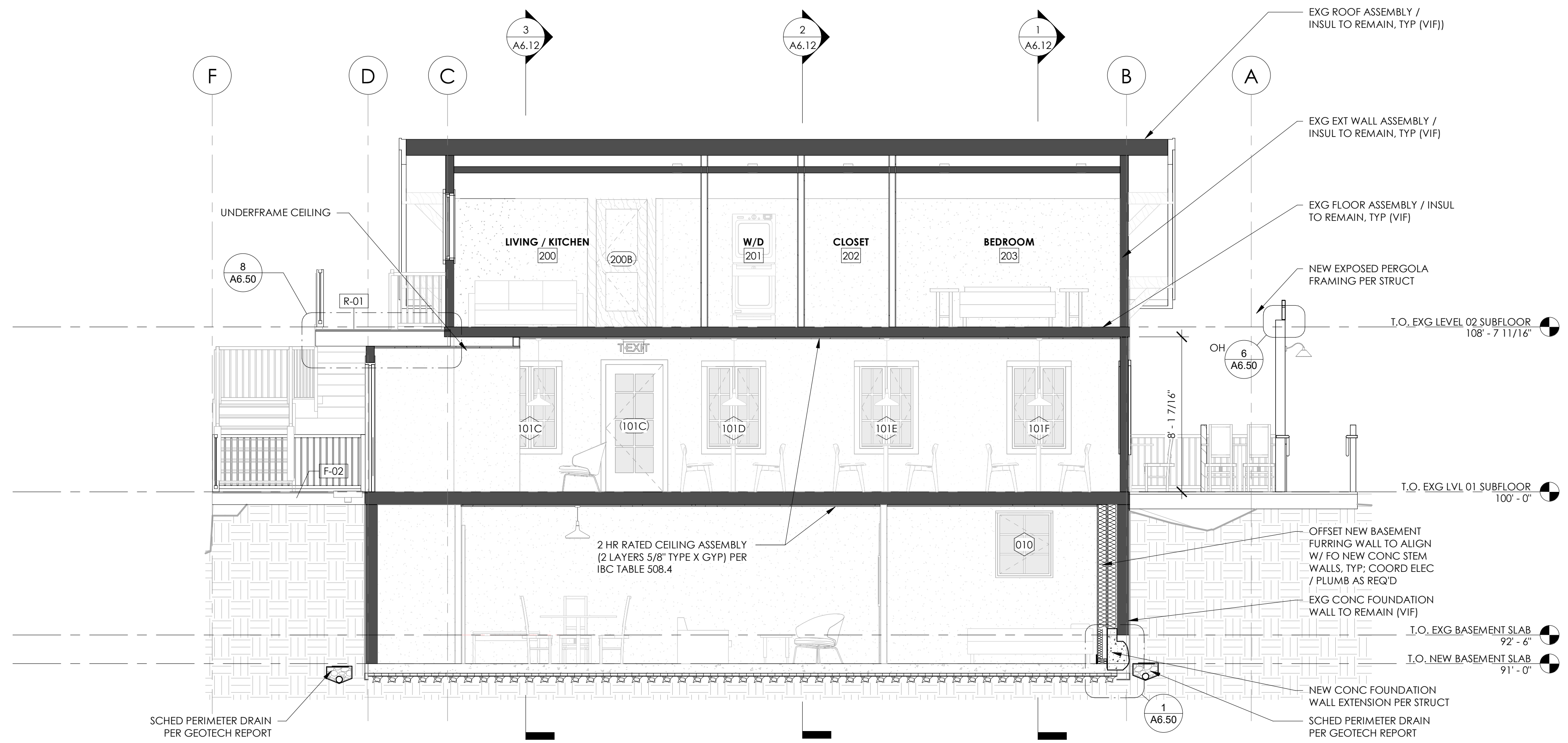
ISSUANCE : DATE :  
PERMIT SET 2025-0625



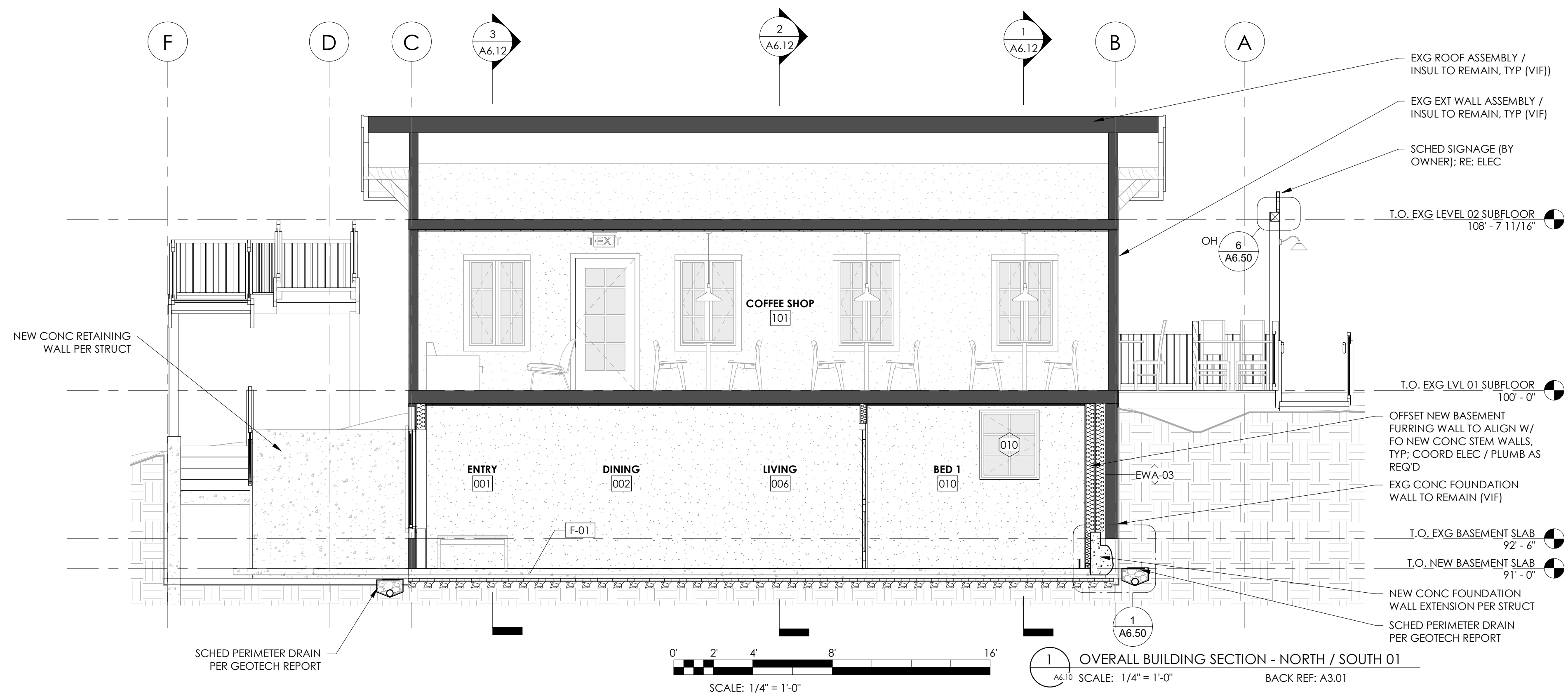
SHEET TITLE :  
OVERALL EXTERIOR PERSPECTIVES

SHEET NUMBER :  
**A5.21**

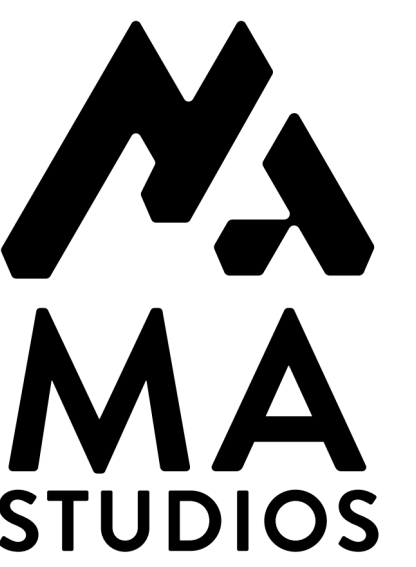
ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.



2 OVERALL BUILDING SECTION - NORTH / SOUTH 02  
 SCALE: 1/4" = 1'-0" BACK REF: A3.01



1 OVERALL BUILDING SECTION - NORTH / SOUTH 01  
 SCALE: 1/4" = 1'-0" BACK REF: A3.01



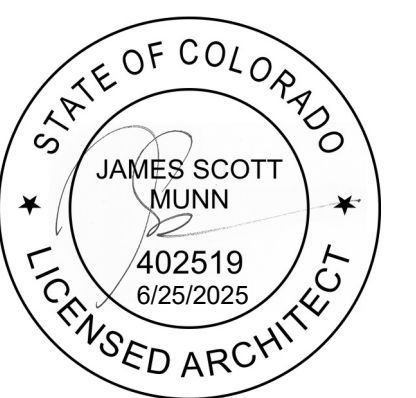
315 EAST AGATE AVENUE  
 GRANBY, CO 80446  
 970-887-9366  
 MAARCHITECTURAL.COM

RANGER STATION COFFEE

TONY ZURN  
 620 GRAND AVENUE, GRAND LAKE, COLORADO 80447

PROJECT #: 2427

ISSUANCE: DATE:  
 PERMIT SET 2025-0625



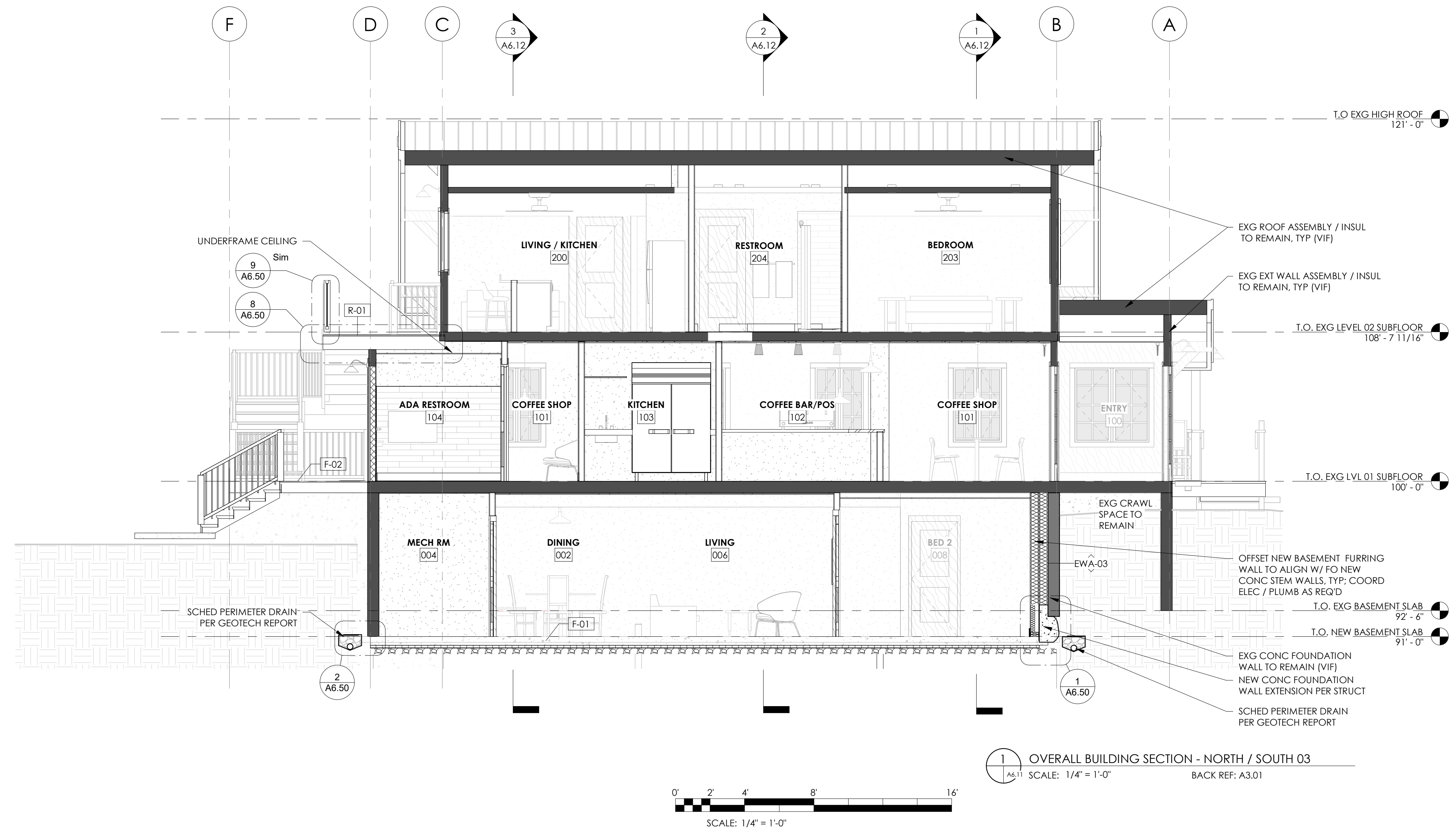
SHEET TITLE:  
 OVERALL BUILDING SECTIONS

SHEET NUMBER:  
**A6.10**

6/25/2025 1:03:42 PM  
 i:\Projects-new\2427 - Zurn\A6.10 - Zurn\A24.mxd

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.

6/25/2025 1:03:43 PM  
 i:\Projects-new\2427 - Zurn\A MA\_2427\_Zurn\_A24.rvt



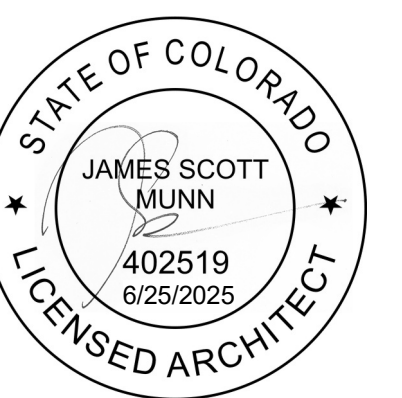
315 EAST AGATE AVENUE  
 GRANBY, CO 80446  
 970-887-9366  
 MAARCHITECTURAL.COM

# RANGER STATION COFFEE

TONY ZURN  
 620 GRAND AVENUE, GRAND LAKE, COLORADO 80447

PROJECT #: 2427

ISSUANCE: PERMIT SET  
 DATE: 2025-0625

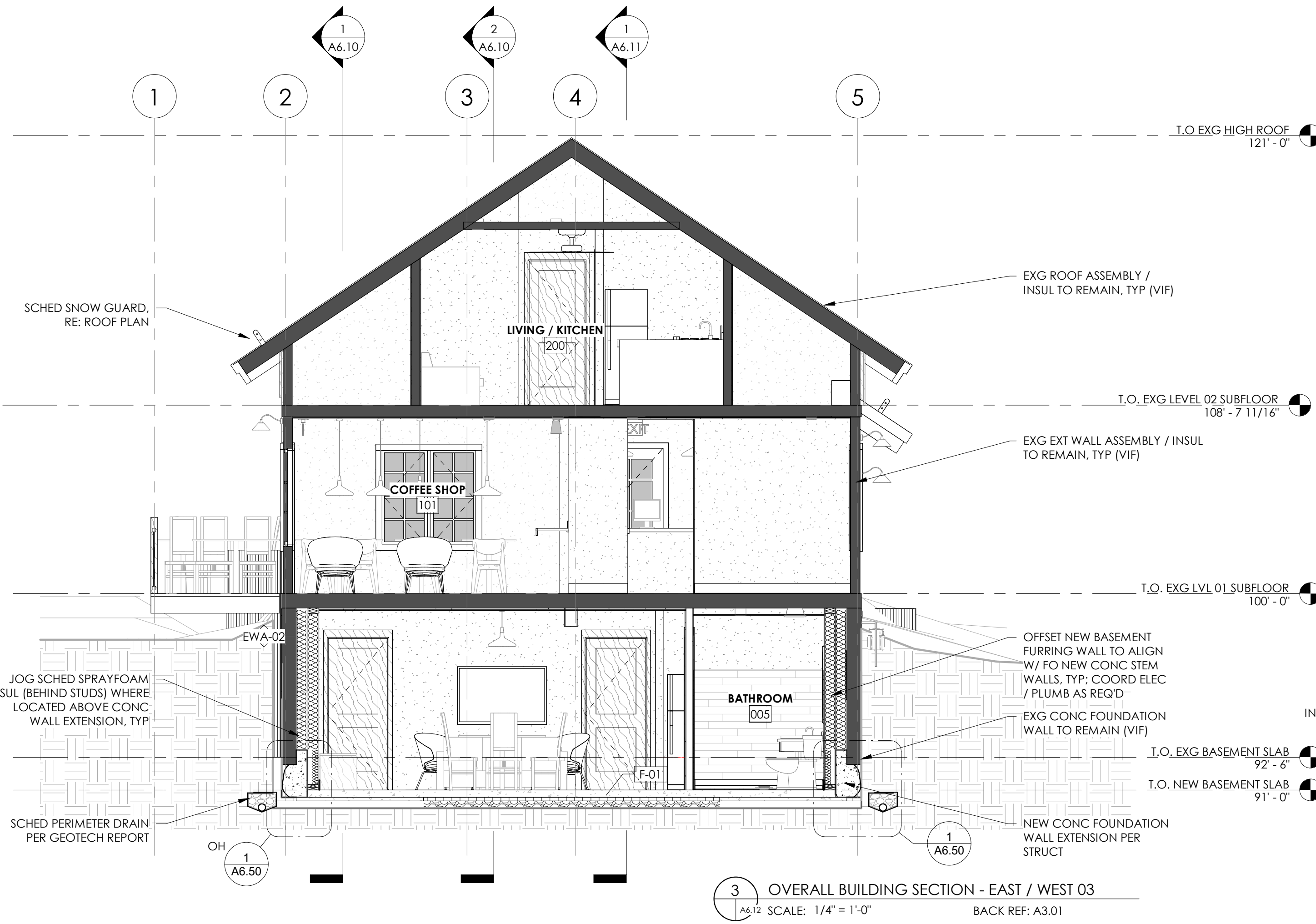


SHEET TITLE:  
 OVERALL BUILDING SECTIONS

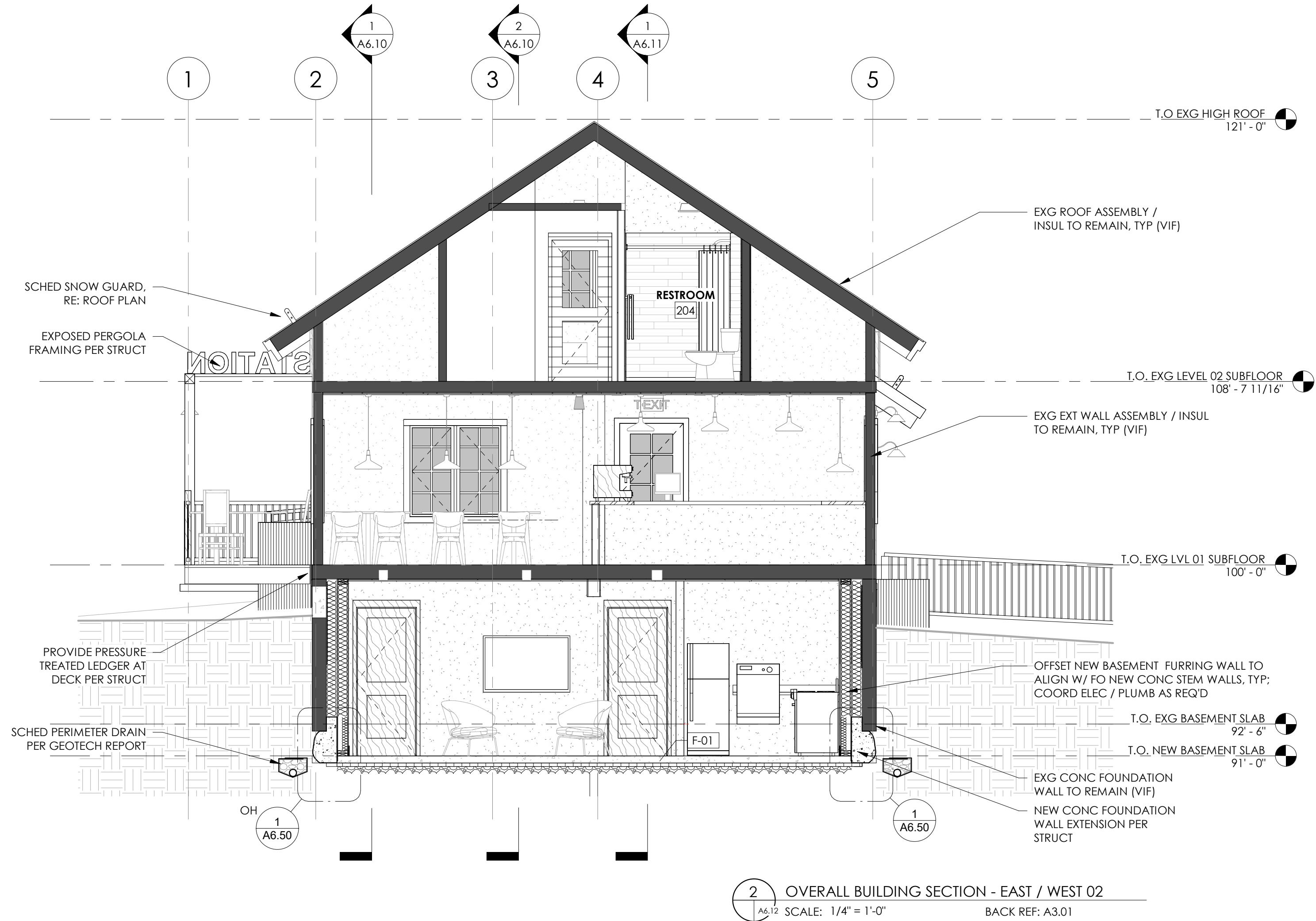
SHEET NUMBER:  
**A6.11**

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MA STUDIOS, LLC.

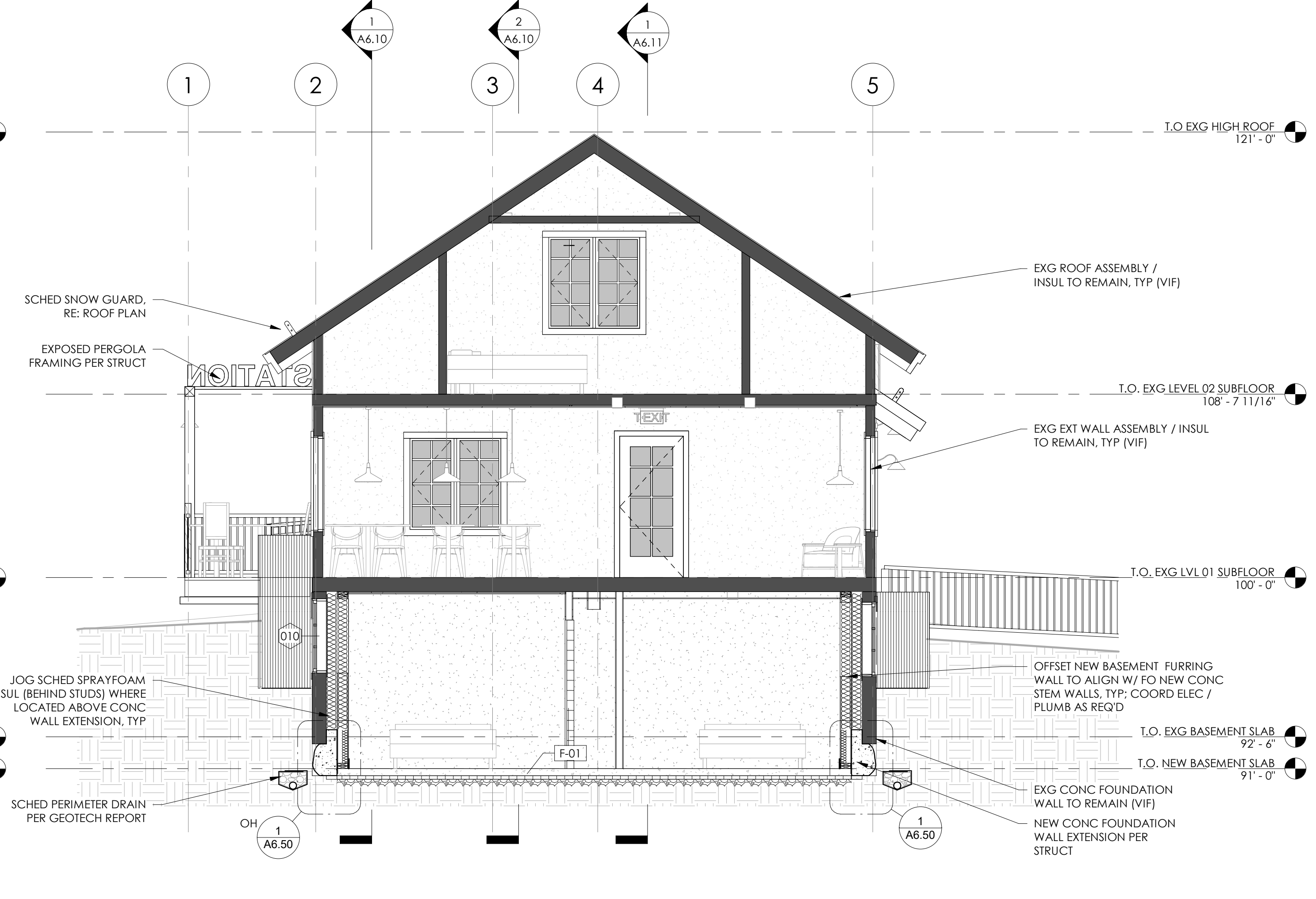
6/25/2025 1:03:47 PM  
 I:\Projects-new\2427 - Zum v MA - 2427\_Zum\_A24.rvt



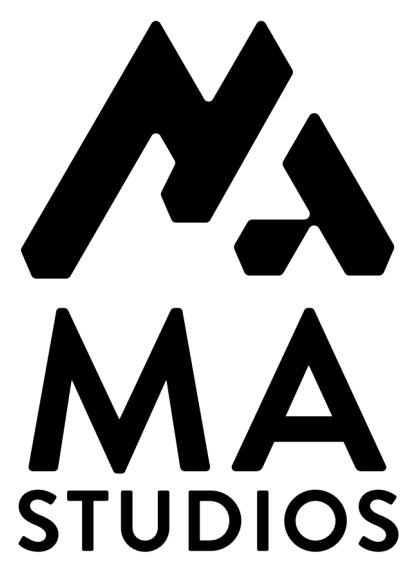
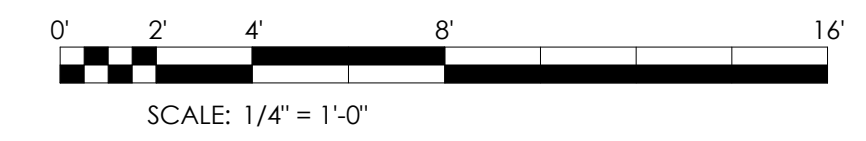
3 OVERALL BUILDING SECTION - EAST / WEST 03  
 A6.12 SCALE: 1/4" = 1'-0" BACK REF: A3.01



2 OVERALL BUILDING SECTION - EAST / WEST 02  
 A6.12 SCALE: 1/4" = 1'-0" BACK REF: A3.01



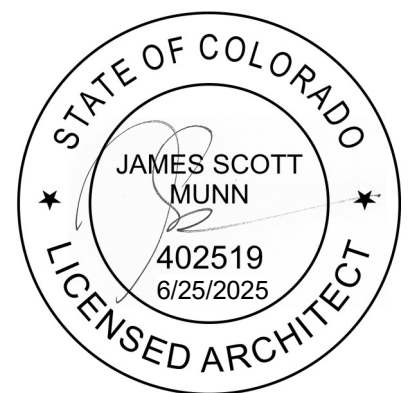
1 OVERALL BUILDING SECTION - EAST / WEST 01  
 A6.12 SCALE: 1/4" = 1'-0" BACK REF: A3.01



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

**RANGER STATION COFFEE**  
 TONY ZURN  
 620 GRAND AVENUE, GRAND LAKE, COLORADO 80447  
 PROJECT #: 2427

ISSUANCE: PERMIT SET  
 DATE: 2025-0625



SHEET TITLE:  
 OVERALL BUILDING SECTIONS

SHEET NUMBER:  
**A6.12**