



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447

• Phone: 970-627-3435 • Fax: 970-627-9290

glplanning@townofgrandlake.com • www.townofgrandlake.com

LAND USE REQUEST APPLICATION

PROPERTY LOCATION:

Street Address: 530 Lakeside Drive, Grand Lake CO 80447

Legal Description: Lot 2 Block 10 Subdivision Grand Lake Estates

Existing Use of Property: single family dwelling

PROPERTY OWNER INFORMATION:

Name: Robert & Dayna Roane Email: daynaroane@msn.com, rjroane@msn.com

Mailing Address: 7105 Overbrook Drive Phone: 303-304-0216

City: Niwot State: CO Zip: 80503 Fax: _____

APPLICANT INFORMATION:

Is the Applicant the Property Owner? ☐ YES ☒ NO

Name: Zach Zemljak Email: zzemljak@sandra-arch.com

Mailing Address: 3740 Eudora Street Phone: 720.235.2780

City: Denver State: CO Zip: 80207 Fax: _____

TYPE OF REVIEW (Check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> New Planned Development | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Change to a non-conforming Use/Structure | <input type="checkbox"/> Existing Subdivision Plat Amendment | |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Existing Subdivision Plan Amendment |
| <input type="checkbox"/> New Subdivision | <input type="checkbox"/> Redevelopment | <input type="checkbox"/> Other: _____ |

REQUEST (Brief Description): Applicants request permission to add a second story to the existing attached garage at their residence at 530 Lakeside Drive. A variance is required because their home is an existing non-conforming structure, within the contemporary street and shoreline set back requirements.

REQUIRED INFORMATION CHECKLIST:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Site Plan | (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines) |
| <input type="checkbox"/> Statement of Authority | (If applicable. Required for representatives of entities and property owners.) |
| <input checked="" type="checkbox"/> Property Survey | |
| <input type="checkbox"/> Agreement for Services Form | |
| <input checked="" type="checkbox"/> Application Deposit | (See Fee and Deposit schedule for amount) |
| <input checked="" type="checkbox"/> Additional Information | (If applicable. Staff may require other helpful information for review.) |

AFFIDAVIT:

BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for this application to be denied or may delay review by the Town.

Print Name: Zach Zemljak

Signature :  Date: 02.01.2023

STAFF USE ONLY

Application Received By: _____ Date & Time: _____

File Name: _____ Deposit: ☐ YES ☐ NO Amount: \$ _____

Land Use Request: Narrative

The existing structure is a two story, single-family dwelling consisting of 1,945 SF of living space built above a 1,140 SF boat garage, with a 500 SF attached garage.

The proposed improvement to 530 Lakeside Drive includes the addition of a 500 SF bedroom suite above an existing attached garage, re-building a damaged entry structure, and the interior remodeling of the main level and a portion of level 02.

(i) The structure or use is nonconforming as defined by this Article and is in full compliance with all requirements of this Article applicable to nonconforming structures or uses; (please provide evidence that the home was built prior to the zoning regulations that would have regulated the setbacks)

The existing structure was built in 1977 (see attached property report) prior to the passage of the setback regulations established in the 2022 Municipal Code, and is defined as a non-conforming structure by section 12-2-32.

(ii) That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this Article regarding nonconforming structures or uses will result in unnecessary hardship;

The property is pinched between Lakeside Drive to the North and the Shadow Mountain Lake channel to the South. To conform to the current setback requirements, only 117.5 SF of the total 7,146 SF zone lot would be buildable; effectively disqualifying the property from any and all improvements, and providing unnecessary hardship.

(iii) That the exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same zone district or other zone districts;

The structure will maintain a single family dwelling use, conforming to the Single Family Res_High Density / SFR_HD zone district uses in which it is located and adjacent to.

(iv) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;

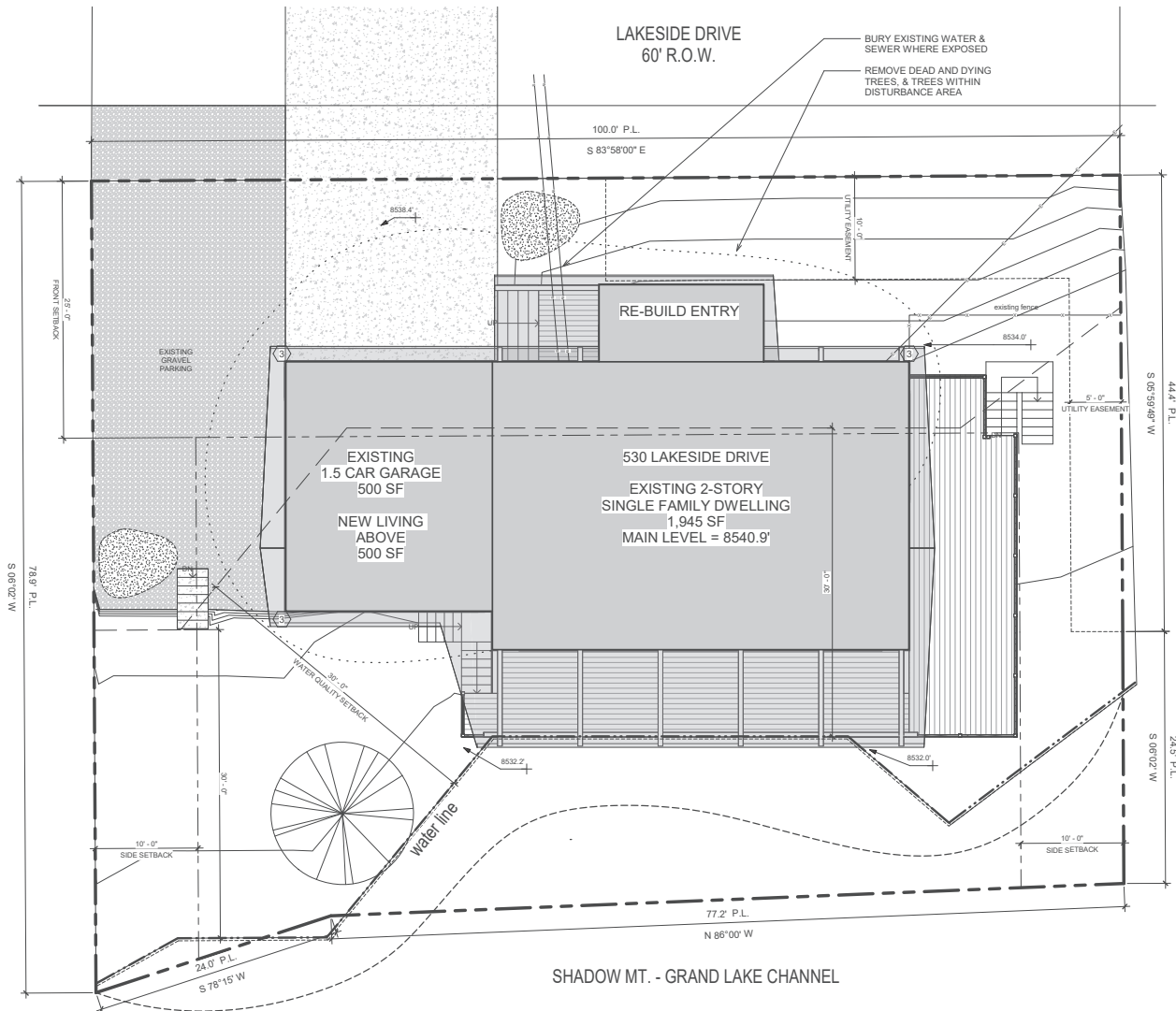
The adjacent properties (520 & 600 Lakeside Drive) are also non-conforming, single family structures built during the same time period (1977) and on zone lots with similar hardships. Both adjacent properties have since constructed level 02 additions comparable in size, scope, use, and aesthetic to the proposed improvements for 530 Lakeside Drive.

(v) That the exception will not weaken the general purposes of this Article or the regulations established herein for the specific district;

(vi) That the exception will be in harmony with the spirit and purposes of this Article;

(vii) That the exception will not adversely affect the public health, safety, or welfare.

The proposed improvements otherwise conform to the purpose and regulations of the Single Family Res_High Density / SFR_HD zone district, and have no affect to the safety, welfare, and public heath.



KEYNOTES

- 1 LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE: SITE PLAN
- 2 ELECTRICAL METER LOCATION
- 3 DOWNSPOUT W/ HEAT TAPE

GROSS AREA	
	Area

GARAGE	487 SF
MAIN LEVEL	1134 SF
LEVEL 02	811 SF
	2432 SF
NEW LEVEL 02	487 SF
NEW ENTRY	120 SF
	607 SF

GENERAL NOTES

- ALL SOIL AREAS DISTURBED DURING CONSTRUCTION MUST CONFORM TO THE GRAND COUNTY NOXIOUS WEED CONTROL PLAN & MUST BE REVEGETATED TO BLEND WITH EXISTING LANDSCAPE.
- AS RECOMMENDED BY THE NATURAL RESOURCE CONSERVATION SERVICE, (MIDDLE PARK SOIL CONSERVATION DISTRICT)
- NATURAL FOREST DUFF MULCH TO BE STOCKPILED FROM WITHIN THE PROPOSED CONSTRUCTION ZONE FOR USE AS LANDSCAPE MATERIAL.
- TOPSOIL FROM WITHIN THE PROPOSED CONSTRUCTION ZONE SHALL BE STOCKPILED FOR LANDSCAPE PURPOSES.
- ALL TREES NOT IN THE CONSTRUCTION ZONE SHALL BE SAVED & PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DEAD TREES & PINES WITH PINE BEETLE INFESTATION SHALL BE REMOVED. ALL PINES WITH EXTENSIVE MISTLETOE SHALL BE REMOVED. ALL PINES WITH MINOR MISTLETOE SHALL BE PRUNED.
- WILDFIRE MITIGATION: ALL FLAMMABLE VEGETATION TO BE REMOVED WITHIN 15' OF STRUCTURE. ALL DEAD VEGETATION WITHIN 75' - 125' OF STRUCTURE TO BE REMOVED AND ALL DEAD LIMBS PRUNED TO A HEIGHT OF 10' MINIMUM.

SITE PLAN LEGEND

	SNOW STORAGE
	LIMIT OF DISTURBANCE
	EXISTING DRIVE
	EXISTING GRAVEL PARKING
	WATER - EXISTING
	SEWER - EXISTING TO BE BURIED
	ELECTRIC/GAS METER - EXISTING
	SEDIMENT CURTAIN

PROJECT DATA

LEGAL DESCRIPTION:

LOT 2, BLOCK 10, GRAND LAKE ESTATES FIRST FILING, RECEPTION No. 89950 SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST, OF THE 6TH P.M. TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO & RESOLUTION TOWN OF GRAND LAKE BOOK 239, PAGES 250-252

CONSTRUCTION

TYPE:

FRAMED

VB - WOOD

(NON-FIRE RATED)

ZONING

CLASSIFICATION:

RESIDENTIAL

HIGH DENSITY

FRONT SETBACK:

SIDE SETBACK:

REAR SETBACK:

MAX BUILDING HEIGHT:

25'

10'

30'

32' (FRONT)

37' (REAR)

BUILDING HEIGHT:

FRONT GRADE:

REAR GRADE:

BUILDING PEAK:

BUILDING HEIGHT:

HEIGHT (STORIES):

8534.00' existing

8532.00' existing

8565.60' existing

31.6', 33.6' existing

2.5 existing

ARCH 100':

8532.8' existing



OAK HOUSE

530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

SANDRA

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.

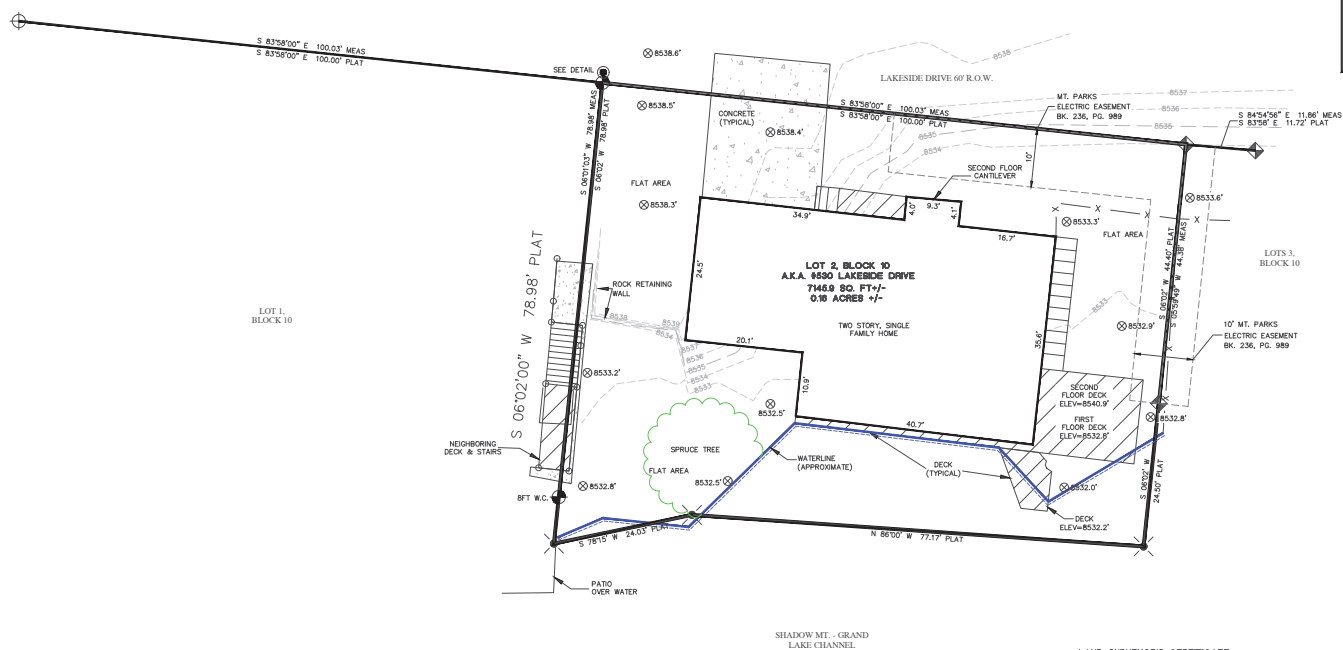
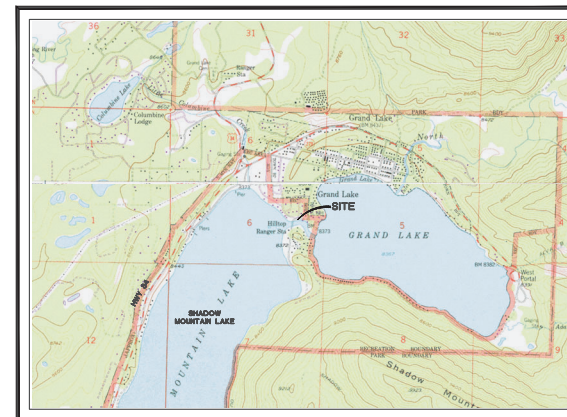
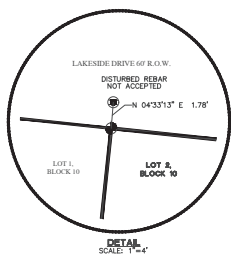
02.01.2023

Date	Description

ARCHITECTURAL
SITE PLAN

A1.00

LOT 2, BLOCK 10, GRAND LAKE ESTATES FIRST FILING, RECEPTION No. 89950
& RESOLUTION TOWN OF GRAND LAKE BOOK 239, PAGES 250-252
SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST, OF THE 6TH P.M.
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



NOTES:

1. THE FOLLOWING IS A PARTIAL LIST OF DOCUMENTS UTILIZED IN THE PREPARATION OF THIS SURVEY:
A. GRAND COUNTY RECORDS, MAP OF LOTS 1, 2 AND 3 OF BLOCK 10, GRAND LAKE ESTATES
OF LOT 1 (FIRST FILING, BOOK 2336, PAGE 202).
2. B. GRAND COUNTY RECORDS, PLAT OF GRAND LAKE ESTATES FIRST FILING, REC. #99550.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
EASEMENTS AND RIGHTS OF WAY MAY EXIST THAT ARE NOT DEPICTED HEREIN.
4. THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAYS, AND/OR
AGREEMENTS AS OF RECORD MAY APPEAR.
5. UNDERGROUND UTILITIES ARE NOT SHOWN.
6. BASIS OF ELEVATION IS APPROXIMATED FROM GOOGLE EARTH IMAGERY.
7. CONTOUR LINES ARE DEPICTED AT ONE (1) FOOT INTERVALS.
8. ALL MEASUREMENTS ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
9. BASIS OF BEARING IS S 83°54'00" E AS MEASURED ALONG A LINE BETWEEN THE NORTHWEST CORNER
OF LOT 1 (ALUMINUM CAPPED REBAR, PLS #11415) AND THE NORTHEAST CORNER OF LOT 2 (ALUMINUM
CAPPED REBAR, PLS #25971).
10. FIELD WORK PERFORMED JUNE 13, 2019.

LAND SURVEYOR'S CERTIFICATE

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP OF LOT 2, BLOCK 10, GRAND LAKE ESTATES, FIRST FILING, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION.

DATED THIS 18th DAY OF JUNE, 2019.

LEGEND

- ⊗ - SPOT ELEVATION
 ◆ - SET ALUMINUM CAPPED REBAR, PLS #31942
 ◆ - FOUND ALUMINUM CAPPED REBAR, PLS #25971
 ⊕ - FOUND ALUMINUM CAPPED REBAR, PLS #11415
 ⊗ - FOUND NO. 5 REBAR, BROKEN/BENT, NOT ACCEPTED
 -X- = FENCE

TIMOTHY R. SHENK, P.L.S. #31942
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

TIM SHENK
LAND SURVEYING INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

TOPOGRAPHIC MAP
LOT 2, BLOCK 10, GRAND LAKE ESTATES,
FIRST FILING REC. No. 89950

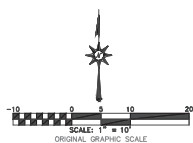
SHEET 1 OF 1:

JOB: 13075

DWG: 13075.04

DATE: JUNE 18 2019

DRAWN BY: TC



Property Record Card

Grand County Assessor's Office

**ROANE, ROBERT J &
DAYNA E**

7105 OVERBROOK DR
NIWOT, CO 80503-8506

Account: R144460

Tax Area: 051 - GRAND LAKE

Acres: 0.160

Parcel: 1193-064-09-002

Situs Address:
000530 LAKESIDE DR
GRAND_LAKE, 80447

Super Neighborhood

1402 - RES SHADOW MTN
LAKEFRONT

Value Summary

Value By:	Market	Override
Land (1)	\$530,070	N/A
Residential (1)	\$777,680	N/A
Extra Feature (1)	\$3,560	N/A
Extra Feature (2)	\$2,950	N/A
Total	\$1,314,260	\$1,314,260

Legal Description

Subd: GRAND LAKE ESTATES 1ST FLG Lot: 2 Block: 10



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
2013005581	06/24/2013	WD	QV	Y	\$759,000	173.16	\$758,500	173.27	\$805,602	163.14
B9700 P5421	07/02/1997	WDJ	QV	Y	\$440,000	298.70	\$440,000	298.70	\$440,000	298.70

Land Occurrence 1

Property Code	1112 - IMPRVD SINGLE FAMILY LAND	Neighborhood	451097.12 - GRAND LAKE EST 1,2 (LAKE FR)
Use Code	1000 - RESIDENTIAL IMPROVED	Land Code	53861 - GRND LK EST LK FRT
Land Access	3 - AVE DIRT/GRAVEL YEAR ROUND	Topography Code	4 - MANY EASILY ACCESSIBLE SITES
Ground Cover	4 - MODERATE FLORA OR ROCKS	Land View	4 - GOOD
Exposure	3 - AVERAGE SITE, FLAT E,W SLOPE	Water	6 - LAKE FRONT ON SHADOW MOUNTAIN
Adjustment 4	94	Electricity	1 - INSTALLED

Property Record Card

Grand County Assessor's Office

Land Occurrence 1

Gas	0 - NOT AVAILABLE			Public Water	104 - YES GRAND LAKE TOWN			
Sewer Type	115 - YES THREE LAKES W&S DIST			Well Water	0 - NO			
Access Code	1 - YES			View Code	1 - YES			
SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Land L	1							
Total	1.00							
Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
\$530,070	530,070.00							

Residential Occurrence 1

Property Code	1212 - SINGLE FAMILY BUILDING	Neighborhood	451097.12 - GRAND LAKE EST 1,2 (LAKE FR)
Use Code	1000 - RESIDENTIAL IMPROVED	Building Type	121200 - SFR
Exterior Wall	14 - WD SIDING	Percent	100
Roof Cover	13 - METAL	Percent	100
Roof Structure	3 - GABLE	Architectural Style	63 - 2 STORY
Interior Wall	5 - DRYWALL 7 - NATRL WOOD	Percent	90 10
Floor	14 - CARPET 12 - HARDWOOD 20 - AVERAGE	Percent	65 30 5
Rooms	1	Heating Fuel	4 - ELECTRIC
Heating Type	7 - BB ELEC	Air Conditioning	1 - NONE
Construction Quality	5 - GOOD QUAL.	Condition	2 - AVERAGE
Frame	2 - WOOD FRAME	Shape	SHAPE2 - LSHAPE
Stories	2 - STORIES 2.0	Bedrooms	4
Baths	2	Units	0
Actual Year Built	1977	Effective Year Built	1977
Depreciation	DEP01 - DEP01		

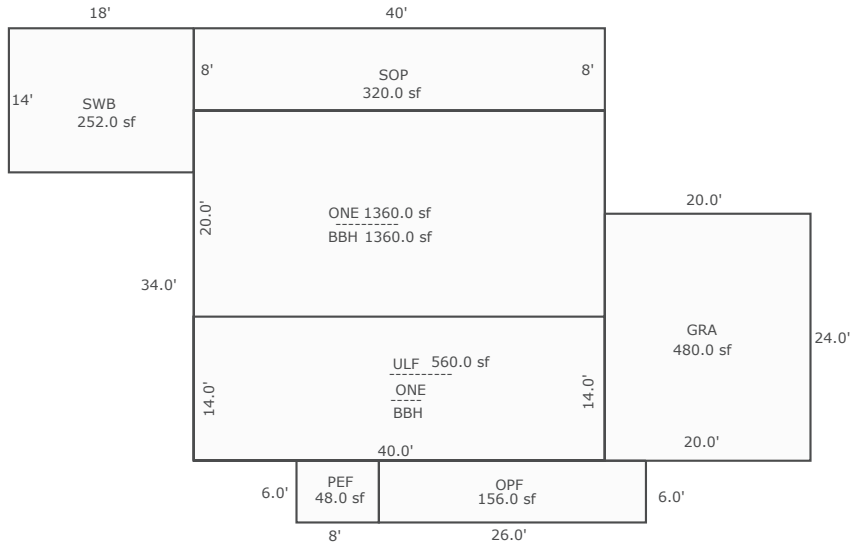
SubArea	ACTUAL	EFFECTIV E	FINBSMNT	FOOTPRIN T	GARAGE	HEATED	LIVEAREA	UNF_BSMT
PEF - Porch Enclosed Finished	48.0	33.6		48.0				
OPF - First Story Open Porch	156.0	54.6						
SOP - Second Story Open Porch	320.0	128.0						
BBH - Boat House With Main Stru	1360.0	680.0						
ULF - Upper Level Finished	560.0	504.0				560.0	560.0	
ONE - Main Level	1360.0	1360.0		1360.0		1360.0	1360.0	
SWB - 2Nd Story Wood Balcony	252.0	47.9						
GRA - Garage Attached Finished	480.0	216.0		480.0	480.0			
Total	4,536.00	3,024.10		1,888.00	480.00	1,920.00	1,920.00	

Property Record Card

Grand County Assessor's Office

Residential Occurrence 1

Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
\$777,680	171.45	257.16		411.91	1,620.17	405.04	405.04	



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

Property Code	1212 - SINGLE FAMILY BUILDING	Neighborhood	451097.12 - GRAND LAKE EST 1,2 (LAKE FR)
Use Code	1000 - RESIDENTIAL IMPROVED	Building Number	1
Effective Year Built	1977	Depreciation	DEP01 - DEP01
Adjustment 1	100	XFOB Code	200 - FIRE PL AVG

SubArea	ACTUAL	EFFECTIVE	FINBSMNT	FOOTPRINT	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Units	1							
Total	1.00							
Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
\$3,560	3,560.00							

Extra Feature Occurrence 2

Property Code	1212 - SINGLE FAMILY BUILDING	Neighborhood	451097.12 - GRAND LAKE EST 1,2 (LAKE FR)
Use Code	1000 - RESIDENTIAL IMPROVED	Effective Year Built	2016
Depreciation	DEP01 - DEP01	XFOB Code	226 - WHARF

SubArea	ACTUAL	EFFECTIVE	FINBSMNT	FOOTPRINT	GARAGE	HEATED	LIVEAREA	UNF_BSMT
Units	81							
Total	81.00							
Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
\$2,950	36.42							

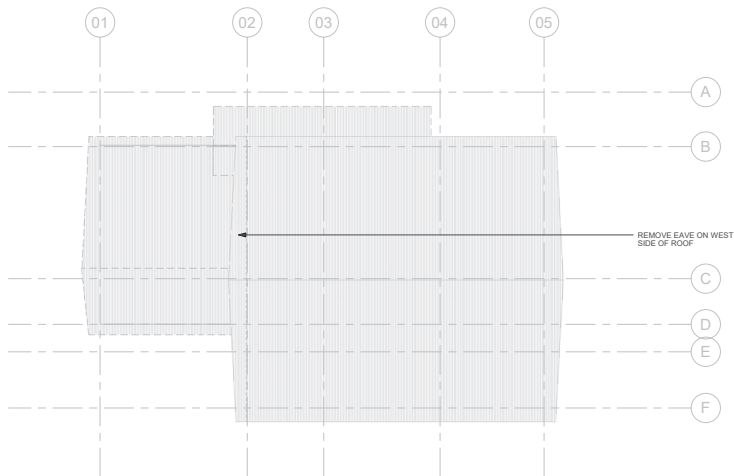
Property Record Card

Grand County Assessor's Office

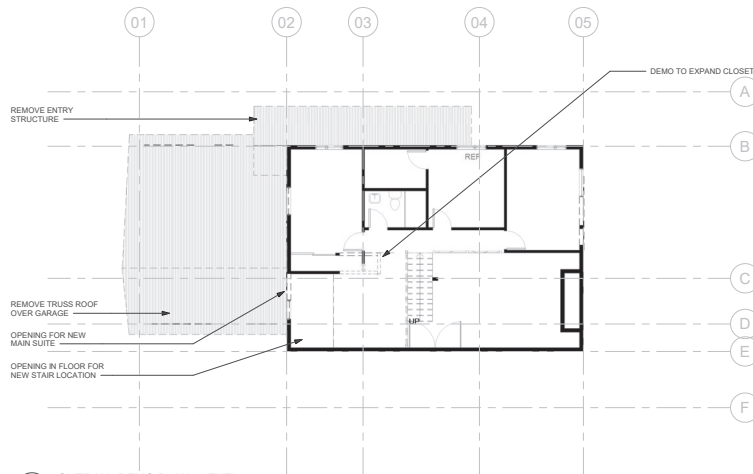
Extra Feature Occurrence 2

Abstract Summary

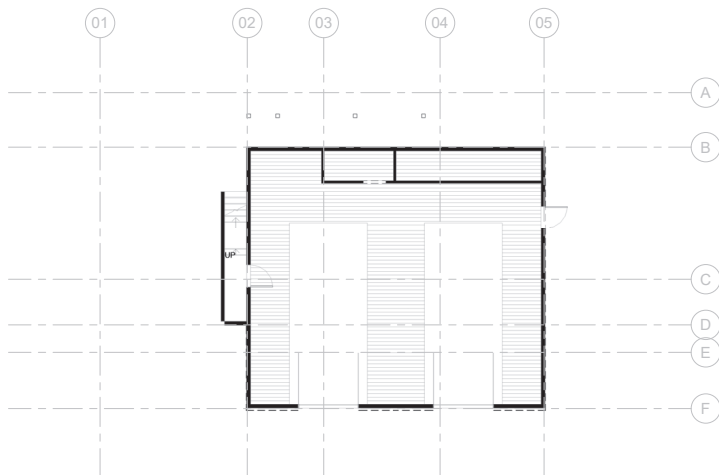
Code	Classification	Actual Value	Value	Taxable Value	Actual Value Override	Taxable Override
1112	IMPRVD SINGLE FAMILY LAND		\$530,070	\$36,840	NA	NA
1212	SINGLE FAMILY BUILDING		\$784,190	\$54,500	NA	NA
Total			\$1,314,260	\$91,340	NA	NA



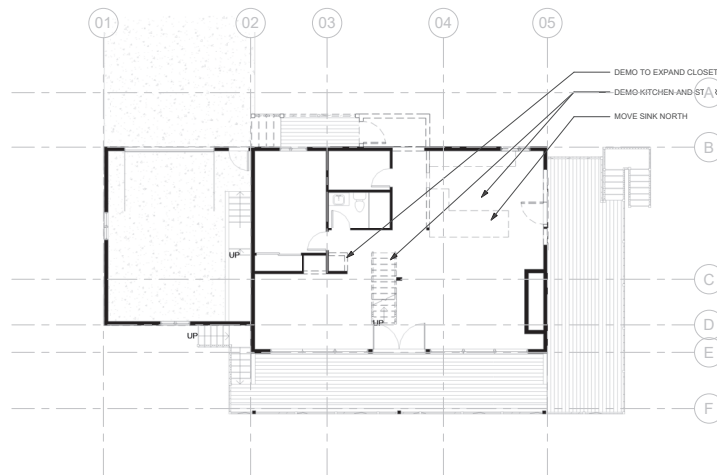
3 OVERALL DEMO PLAN - ROOF
1/8" = 1'-0"



2 OVERALL DEMO PLAN - LEVEL 02
1/8" = 1'-0"



4 OVERALL DEMO PLAN - BOAT GARAGE
1/8" = 1'-0"



1 OVERALL DEMO PLAN - LEVEL 01
1/8" = 1'-0"

OoAK HOUSE
530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

SAN
DRA

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.



02.01.2023

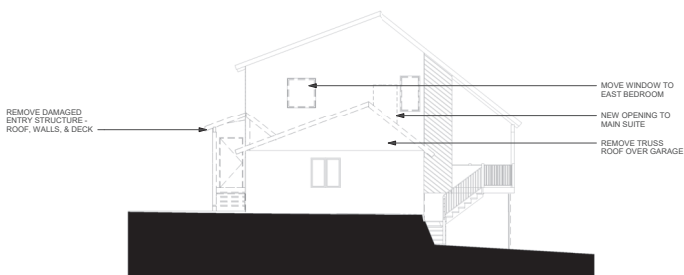
Date	Description

EXISTING / DEMO -
FLOOR PLANS

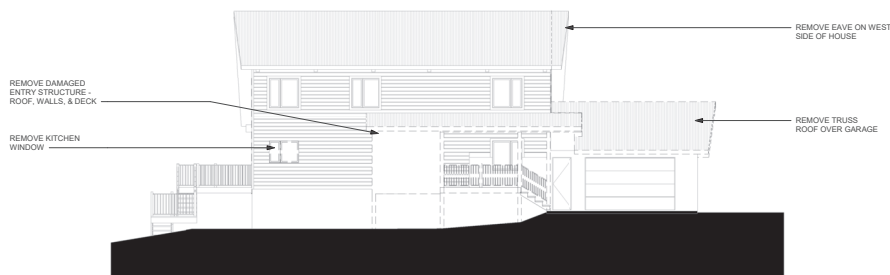
A2.00

ELEVATION AND SECTION KEY

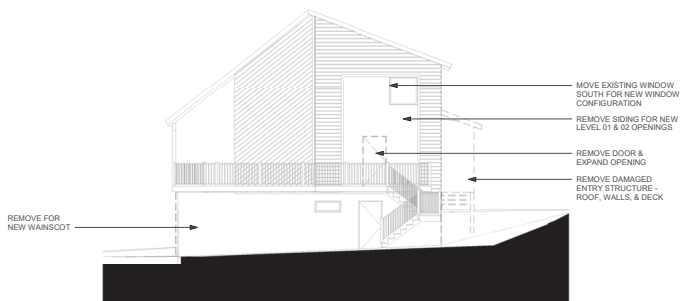
GRIDS/LEVELS	-----
BULK PLANE	-----
SETBACKS	-----
GRADE	-----
ZONE OF TRANSPARENCY	-----
ZONE LOT DEPTH LINE	-----
PROPERTY LINE	-----
GROUNDWATER	-----
VIEW CORRIDOR	-----



3 DEMO ELEVATION - WEST
1/8" = 1'-0"



1 DEMO ELEVATION - NORTH
1/8" = 1'-0"



4 DEMO ELEVATION - EAST
1/8" = 1'-0"



2 DEMO ELEVATION - SOUTH
1/8" = 1'-0"

OAK HOUSE
530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

SANDRA

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.

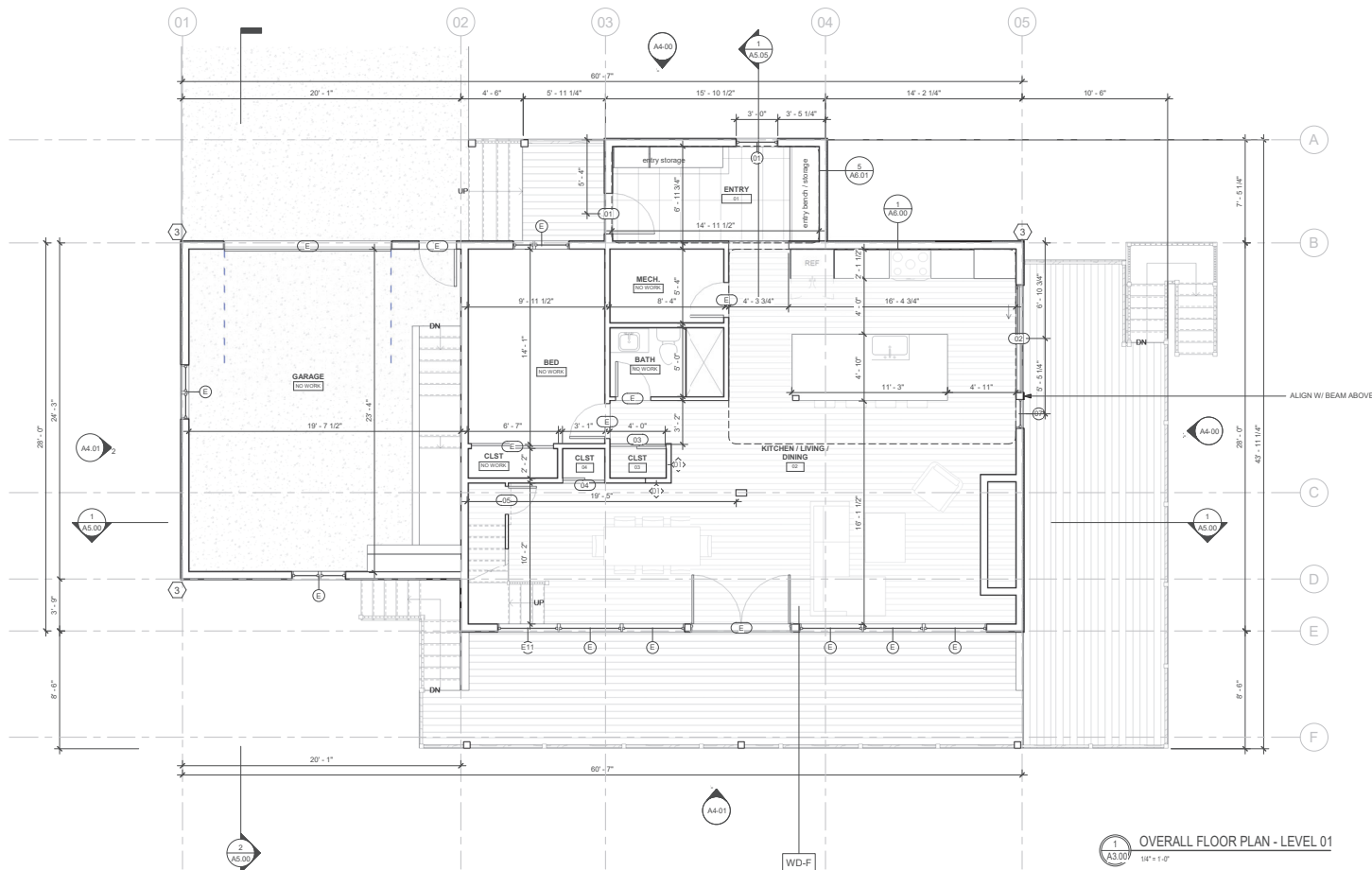


02.01.2023

Date	Description

EXISTING / DEMO -
ELEVATIONS

A2.05



GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO F.O. STUD OR F.O. CONC. UNLESS NOTED OTHERWISE.
2. LIGHTING DIAGRAM IS FOR REFERENCE ONLY. ELEC. LAYOUT IS BY DESIGN/BUILD CONTRACTOR.
3. ALL WINDOW AND DOOR DIMENSIONS AND ROUGH OPENINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL R.O. WITH APPROVED WINDOW MANUFACTURER PRIOR TO FRAMING.
4. PROVIDE BLOCKING IN WALLS FOR ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES.
5. ALL MATERIALS SHOWN ARE REPRESENTATIVE ONLY.

KEYNOTES

1. LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE. SITE PLAN
2. ELECTRICAL METER LOCATION
3. DOWNSPOUT W/ HEAT TAPE



OAK HOUSE

530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

SAN
DRA

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.



02.01.2023

Date	Description

FLOOR PLAN -
LEVEL 01

A3.00

1
A3.001
OVERALL FLOOR PLAN - LEVEL 01
1/4" = 1'-0"

1. ALL DIMENSIONS ARE TO F.O. STUD OR F.O. CONC. UNLESS NOTED OTHERWISE.
2. LIGHTING DIAGRAM IS FOR REFERENCE ONLY. ELEC. LAYOUT IS BY DESIGN/BUILD CONTRACTOR.
3. ALL WINDOW AND DOOR DIMENSIONS AND ROUGH OPENINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL F.O. APPROVED WINDOW MANUFACTURER PRIOR TO FRAMING.
4. PROVIDE BLOCKING IN WALLS FOR ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES.
5. ALL MATERIALS SHOWN ARE REPRESENTATIVE ONLY.

- 1 LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE: SITE PLAN
- 2 ELECTRICAL METER LOCATION
- 3 DOWNSPOUT W/ HEAT TAPE



530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.

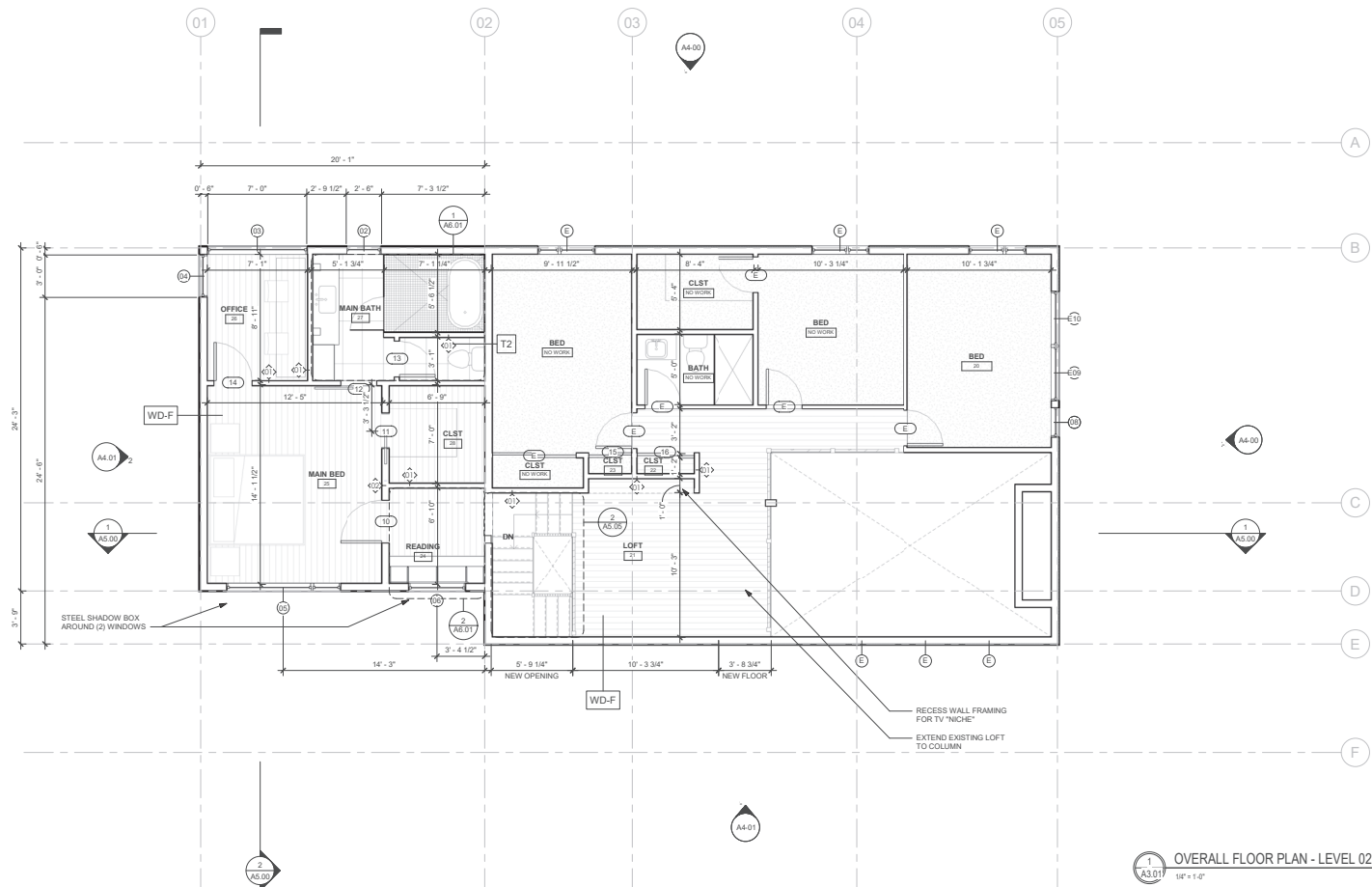
[illegible]

A3.01

1
A3.01

OVERALL FLOOR PLAN - LEVEL 02

1/4" = 1'-0"

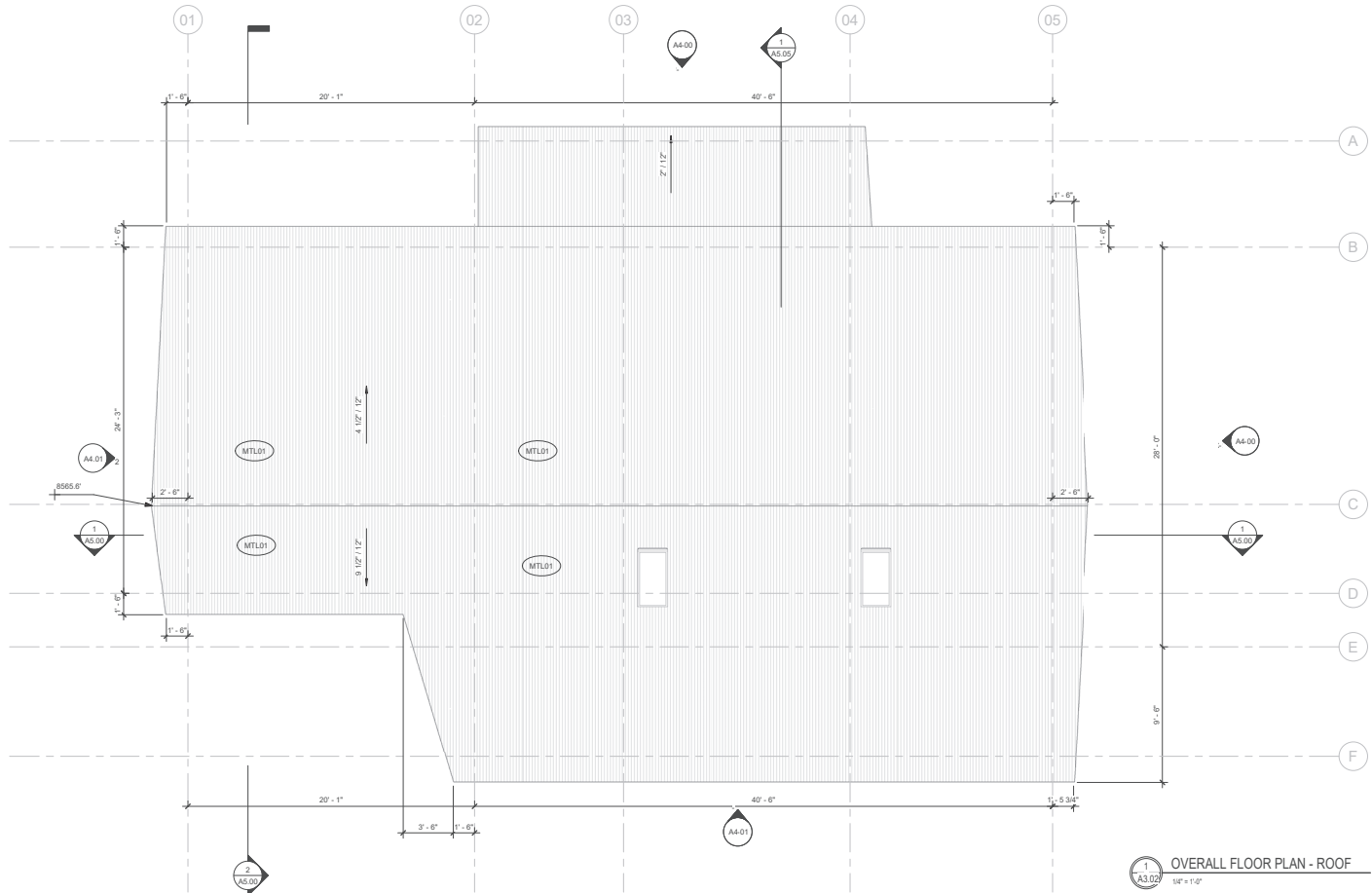


GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO F.O. STUD OR F.O. CONC. UNLESS NOTED OTHERWISE.
2. LIGHTING DIAGRAM IS FOR REFERENCE ONLY. ELEC. LAYOUT IS BY DESIGN/BUILD CONTRACTOR.
3. ALL WINDOW AND DOOR DIMENSIONS AND ROUGH OPENINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL R.O. WITH APPROVED WINDOW MANUFACTURER PRIOR TO FRAMING.
4. PROVIDE BLOCKING IN WALLS FOR ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES.
5. ALL MATERIALS SHOWN ARE REPRESENTATIVE ONLY.

KEYNOTES

- 1 LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE. SITE PLAN
- 2 ELECTRICAL METER LOCATION
- 3 DOWNSPOUT W/ HEAT TAPE



1
A3.02
OVERALL FLOOR PLAN - ROOF
1/4\" = 1'-0"

OAK HOUSE

530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

SAN
DRA

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.

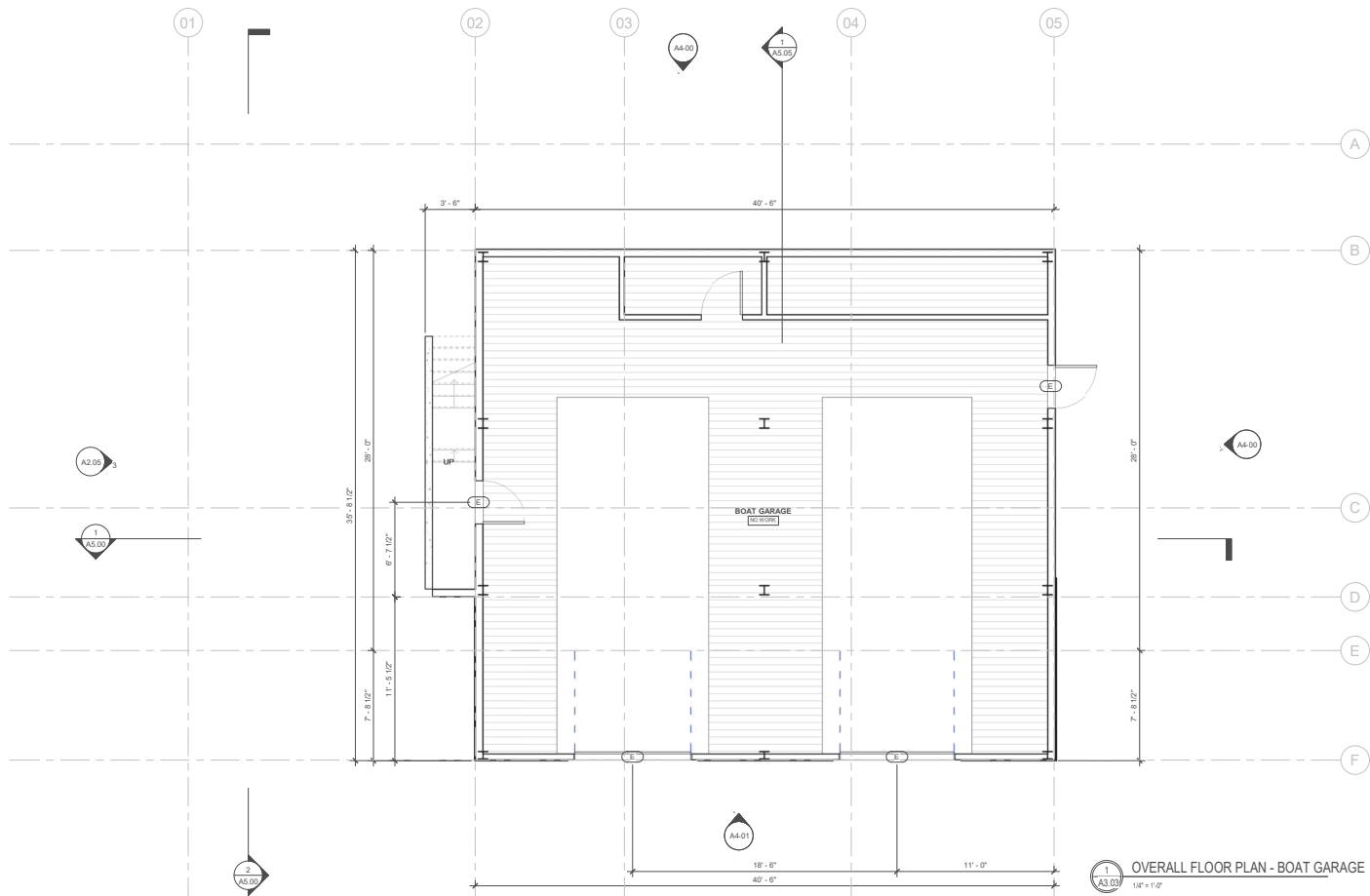


02.01.2023

Date	Description

FLOOR PLAN -
ROOF

A3.02

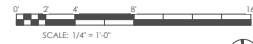


GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO F.O. STUD OR F.O. CONC. UNLESS NOTED OTHERWISE.
2. LIGHTING DIAGRAM IS FOR REFERENCE ONLY. ELEC. LAYOUT IS BY DESIGN/BUILD CONTRACTOR.
3. ALL WINDOW AND DOOR DIMENSIONS AND ROUGH OPENINGS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL R.O. WITH APPROVED WINDOW MANUFACTURER PRIOR TO FRAMING.
4. PROVIDE BLOCKING IN WALLS FOR ALL PLUMBING FIXTURES AND BATHROOM ACCESSORIES.
5. ALL MATERIALS SHOWN ARE REPRESENTATIVE ONLY.

KEYNOTES

- 1 LOCATION OF EXTERIOR GAS METER, GC SHALL COORDINATE WITH XCEL ENERGY, RE. SITE PLAN
- 2 ELECTRICAL METER LOCATION
- 3 DOWNSPOUT W/ HEAT TAPE



SCALE: 1/4" = 1'-0"



OAK HOUSE

530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

SAN
DRA

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.



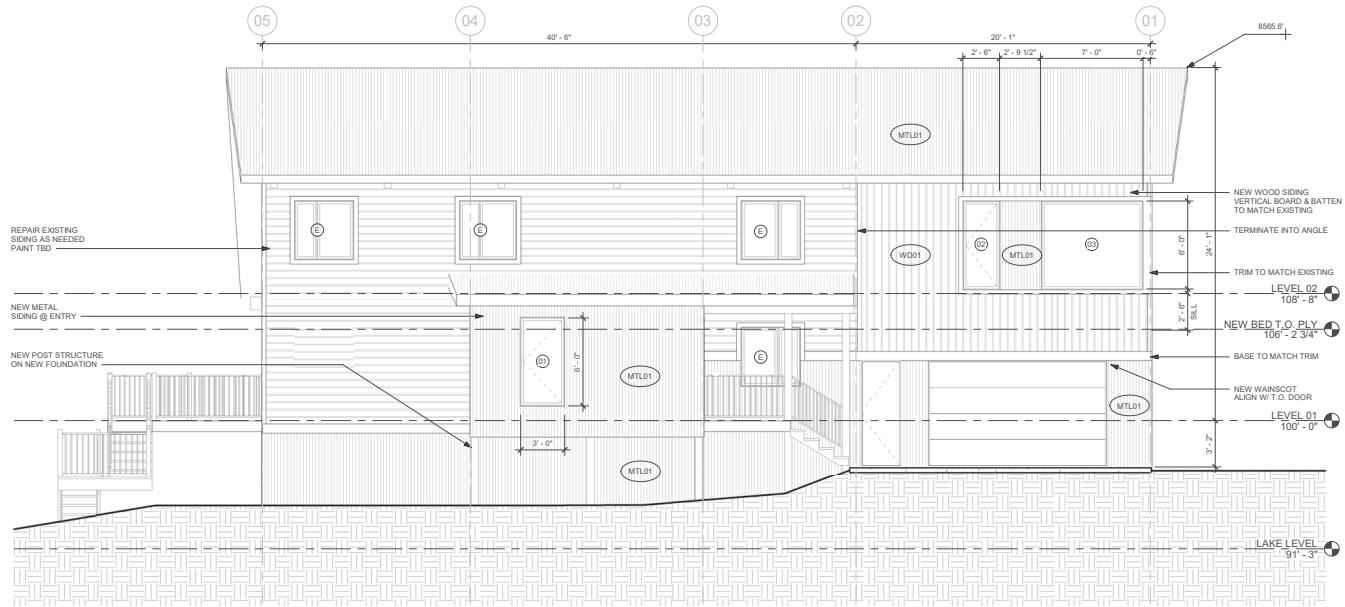
02.01.2023

Date	Description

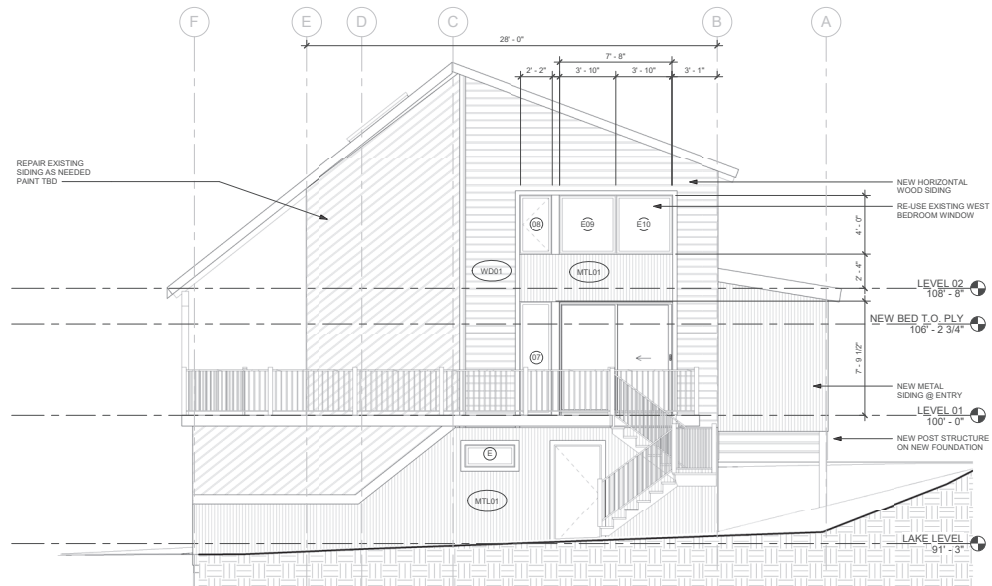
FLOOR PLAN -
BOAT GARAGE

A3.03

1 OVERALL FLOOR PLAN - BOAT GARAGE
A3.03 1/4" = 1'-0"



1 NORTH BUILDING ELEVATION
A4.00 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
A4.00 1/8" = 1'-0"

WINDOW SCHED					
Mark	WINDOW TYPE	SILL	Width	Height	COMMENTS
01	CASEMENT	1'-0"	3'-0"	6'-0"	
02	CASEMENT	2'-9"	2'-6"	6'-0"	
03	FIXED	2'-9"	7'-0"	6'-0"	
04	CASEMENT	2'-9"	3'-0"	6'-0"	
05	FIXED + CASEMENT	2'-9"	8'-0"	6'-0"	
06	AWNING	2'-9"	4'-0"	3'-0"	
07	FIXED	0"	2'-2"	7'-9 1/2"	V.I.F. match existing header height
08	CASEMENT	2'-4"	2'-2"	4'-0"	
E09	(EXISTING)	2'-4"	3'-10"	4'-0"	move existing window to new configuration
E10	(EXISTING)	2'-4"	3'-10"	4'-0"	re-use existing window from west level 02 bedroom
E11	TEMP. GLASS	1'-9 1/2"	4'-6"	6'-0"	replace existing w/ safety glass

WINDOW & DOOR NOTES

- GC TO VERIFY ALL R.O. DIMENSIONS W/ SELECTED MFR PRIOR TO FRAMING.
- SCREEN ALL OPERABLE WINDOWS AND SLIDING DOORS U.N.O.
- ALL INTERIOR DOORS ARE WOOD FLAT PANEL, PAINT GRADE, PAINTED WHITE, U.N.O.
- ALL SLIDING DOORS AND WINDOWS SHALL HAVE MATCHING EXTERIOR FINISHES.
- ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE THERMALLY BROKEN FRAMES.
- INSTALL ALL DOORS AND WINDOWS PER MANUF. RECOMMENDATIONS.
- ARCHITECT SPECIFIES MILGARD THERMALLY IMPROVED WINDOWS OR SIMILAR.
- ALL EXISTING WINDOW OPENINGS ARE APPROXIMATE. GC AND WINDOW MANUFACTURER TO FIELD VERIFY.
- ALL MILLION LOCATIONS AND SIZES TO BE CONFIRMED IN SHOP DRAWINGS.
- GC TO VERIFY HANDING AND SINGING OF ALL DOORS AND WINDOWS.

E EXISTING WINDOW TO REMAIN

OAK HOUSE

530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

SAN
DRA

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.

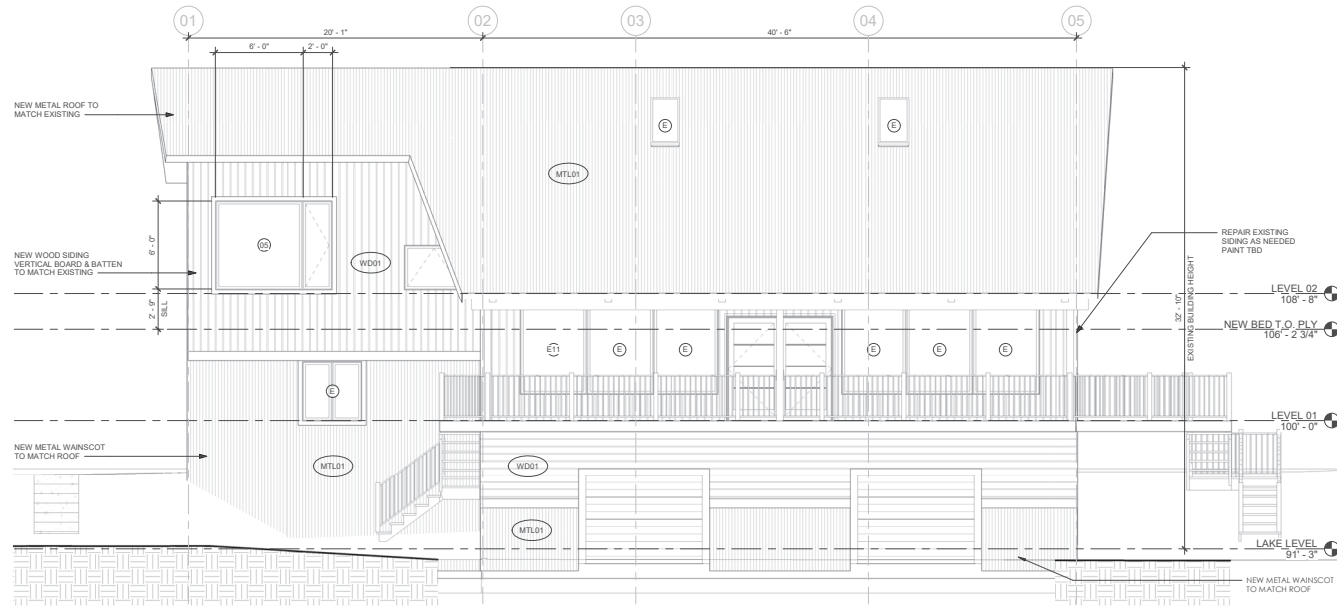


02.01.2023

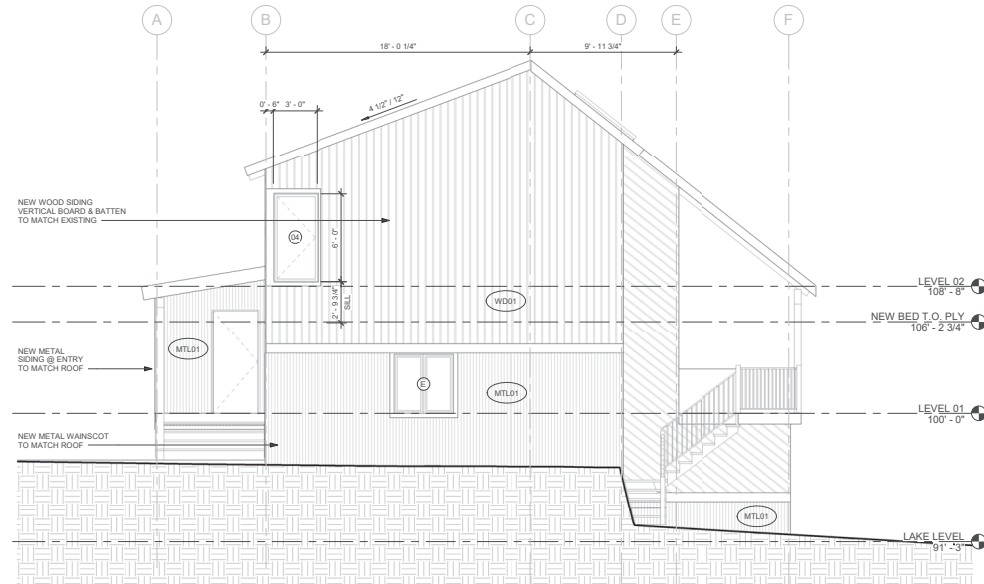
Date	Description

EXTERIOR
ELEVATIONS

A4.00



1 SOUTH BUILDING ELEVATION
A4.01 1/8" = 1'-0"



2 WEST BUILDING ELEVATION
A4.01 1/8" = 1'-0"

WINDOW SCHED					
Mark	WINDOW TYPE	SILL	Width	Height	COMMENTS
01	CASEMENT	1'-0"	3'-0"	6'-0"	
02	CASEMENT	2'-9"	2'-6"	6'-0"	
03	FIXED	2'-9"	7'-0"	6'-0"	
04	CASEMENT	2'-9"	3'-0"	6'-0"	
05	FIXED + CASEMENT	2'-9"	8'-0"	6'-0"	
06	AWNING	2'-9"	4'-0"	3'-0"	
07	FIXED	0"	2'-2"	7'-9 1/2"	V.I.F. match existing header height
08	CASEMENT	2'-4"	2'-2"	4'-0"	
E09	(EXISTING)	2'-4"	3'-10"	4'-0"	move existing window to new configuration
E10	(EXISTING)	2'-4"	3'-10"	4'-0"	re-use existing window from west level 02 bedroom
E11	TEMP. GLASS	1'-9 1/2"	4'-6"	6'-0"	replace existing w/ safety glass

WINDOW & DOOR NOTES

- GC TO VERIFY ALL R.O. DIMENSIONS W/ SELECTED MFR PRIOR TO FRAMING.
- SCREEN ALL OPERABLE WINDOWS AND SLIDING DOORS U.N.O.
- ALL INTERIOR DOORS ARE WOOD FLAT PANEL, PAINT GRADE, PAINTED WHITE, U.N.O.
- ALL SLIDING DOORS AND WINDOWS SHALL HAVE MATCHING EXTERIOR FINISHES.
- ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE THERMALLY BROKEN FRAMES.
- INSTALL ALL DOORS AND WINDOWS PER MANUF. RECOMMENDATIONS.
- ARCHITECT SPECIFIES MILGARD THERMALLY IMPROVED WINDOWS OR SIMILAR.
- ALL EXISTING WINDOW OPENINGS ARE APPROXIMATE. GC AND WINDOW MANUFACTURER TO FIELD VERIFY.
- ALL MILLION LOCATIONS AND SIZES TO BE CONFIRMED IN SHOP DRAWINGS.
- GC TO VERIFY HANDING AND SINGING OF ALL DOORS AND WINDOWS.

(E) EXISTING WINDOW TO REMAIN

OAK HOUSE

530 LAKESIDE DRIVE
GRAND LAKE, COLORADO
80447

SANDRA

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

These drawings were produced by
SANDRA ARCHITECTURE, LLC.
Written authorization is required for
any reproduction.



02.01.2023

Date	Description

EXTERIOR
ELEVATIONS

A4.01