



# Grand Lake Planning Commission

Wednesday, July 03, 2024 at 6:30 PM

Town Hall - 1026 Park Ave. \* Participation In-Person Only\*

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

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## AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes: 06-19-2024
4. Unscheduled Citizen Participation  
*This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.*
5. Conflicts of Interest
6. Items of Business
  - A. Quasi-Judicial (Public Hearing)** Resolution 11-2024; Consideration To Recommend A Special Use Permit (SUP) To Allow A Commercial Use (Food Kiosk) On Property Located At Block 20, Lot 5, Town Of Grand Lake; More Commonly Referred To As 612 Grand Avenue
  - B. Quasi-judicial (Public Hearing)** Resolution 12-2024 and 13-2024 Conditional Use Permit and Lake setback variance for an inclined elevator (Tram) at 1532 Grand Ave. also known as Block 3, lot 37-38, Sunnyside Addition to Grand Lake
7. Items for Discussion
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.  
You will not be able to actively participate via the web streaming.



<https://us06web.zoom.us/j/83779056558>

You can also dial in using your phone. 1 (346) 248-7799  
Meeting ID: 837 7905 6558



# Grand Lake Planning Commission

Wednesday, June 19, 2024 at 6:30 PM

Town Hall - 1026 Park Ave. \* Participation In-Person Only\*

*The Town of Grand Lake upholds the Six Pillars of Character:  
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## AGENDA

1. Call to Order : 6:33pm meeting called to order by Heather Bishop

2. Roll Call : PRESENT

Commissioner John Murray

Commissioner Judy Burke

Commissioner Heather Bishop

Commissioner Greg Finch

Board Liaison Mike Sobon

ABSENT

Chairman James Shockey

Motion to excuse Chairman Shockey **passed 5:0:**

Motion made by Commissioner Bishop, Seconded by Commissioner Murray.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

3. Consideration to approve Meeting Minutes 06-05-2024

motion to approve minutes: **approved 5:0**

Motion made by Commissioner Murray, Seconded by Commissioner Finch.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

4. Unscheduled Citizen Participation: none

5. Conflicts of Interest: none

6. Items of Business

A. Quasi-Judicial Resolution 08-2024; A Resolution Approving a Lot Consolidation of Lots 12-13, Block 3, Grand Lake Estates, 1st Filing, More Commonly Referred to as 960 Tallaqua Dr.

Motion to approve: **passed 5:0**

Motion made by Commissioner Burke, Seconded by Board Liaison Sobon.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

- B. **(QUASI JUDICIAL) PUBLIC HEARING** - Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use on property located at Block 19, Lot 3, Town of Grand Lake; More Commonly Referred to as 712 Grand Avenue.

Motion to approve Resolution 09-2024 **passed 5:0**

Motion made by Commissioner Finch, Seconded by Commissioner Burke.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

- C. **(QUASI JUDICIAL) PUBLIC HEARING** - Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use (food truck) on property located at Block 3, Lot 16, Town of Grand Lake; More Commonly Referred to as 1143 Grand Avenue.

motion to approve Resolution 10-2024 **passed 5:0**

Motion made by Commissioner Burke, Seconded by Commissioner Finch.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

7. Items for Discussion

Commissioner Bishop discussed mononk.com. and Commissioner Burke was concerned about the Town's year-round business.

8. Future Agenda Items

none

9. Adjourn Meeting

Motion to adjourn at 7:46pm **approved 5:0**

Motion made by Commissioner Finch, Seconded by Commissioner Burke.

Voting Yea: Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

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James Shockey, Chairman

ATTEST:

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Alayna Carrell, Town Clerk



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

Date: July 3rd, 2024

To: Chairman Shockey & Commissioners  
From: Kim White, Community Development Director

RE: **(QUASI JUDICIAL) PUBLIC HEARING** - Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use (food kiosk) on property located at Block 20, AMD lot 5, Town of Grand Lake; More Commonly Referred to as 612 Grand Avenue.



**Public Hearing Process**

The public hearing should be conducted as follows:

1. Open the Public Hearing.
2. Allow staff to present the matter.
3. Allow the applicant to address the commission.
4. Take all public comment.
5. Close the Public Hearing.
6. Have Commission discuss amongst themselves.
7. Commission makes a motion.





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### **Purpose**

The Town has received a special use permit (SUP) application from Gary Graham to operate a food kiosk called “The Dog House” on occupied commercial amended lot 5 Block 20, Town of Grand Lake, more commonly known as 612 Grand Avenue. This will be the first year for this request. This requires Planning Commission recommendation and Board of Trustees review. The primary landowner is Kirks Mountain Adventures, LLC and has given permission for the use.

### **Background**

Gary Graham of The Dog House has submitted a special use application to run a seasonal stationary food kiosk business, serving hot dogs at 612 Grand Ave for the summer of 2024. The business would be serving out of a yellow 4’ x 6’ building shaped like a dog house (see image). The dog house will be placed along Grand Avenue on the northwest side of the shop until the boat storage building is completed and then the doghouse may move to the northwest corner of the lot. For restaurant/coffee shop, there is one parking space/250sf floor space required. There are no anticipated additional parking requirements.

**The parcel is zoned Commercial and, while the business is a use by right (*eating and drinking places; frozen food locker- M.C. 12-2-18 (A) 2*), because the business is being run at the same location as another business and is a non-fixed/ temporary structure, a Special Use Permit is required per Municipal Code 12-2-31. A Special Use permit will allow this use of a temporary structure for a maximum of six months.**

The Applicant’s proposed Special Use is a seasonal commercial business “to provide high quality foods to the public and our customers at a fair, reasonable and affordable prices” The business would operate summer months only July- October. The proposed days and hours of operation are Thursday through Sunday with tentative hours between 10:30 am and 6pm. SUP permits are good for 6 months, so this would expire January 9th, 2025, if approved. The doghouse will stay on the same lot for the summer and not move each evening and will have a small sitting area (see image). The dog house will run off electricity from Kirks Flyshop. Mr. Graham has obtained a certificate in food safety manager training and will prepare all the food onsite. He has requested an exception to the design code be granted to allow his doghouse and sign to be yellow to draw attention to his stand.

The Applicant’s submission includes all required materials and supporting documentation:

- Application Main Form
- Cover letter detailing the business operation
- Narrative description of the nature of the Special Use
- Copy of Grand Lake Sales Tax License application
- Sign application
- Agreement with owner for use of space.
- Images of the proposed site and plan of the site
- Will obtain a current Town Business License, if approved.

17 certified letters were sent to property owners within 200 feet of the site and Legal Notice, 6 have been received and 3 returned unopened as of 6/28. Notice was posted in the Middle Park Times with no responses as of the time of writing.



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## **Municipal Code**

### **Municipal Code section 12-2-18 (A) Uses Permitted by Right Commercial District:**

2. Amusement and/or recreational businesses other than those provided for in 12-2-18(A)8; automobile parking lot; bank; bus terminal; eating and drinking places; frozen food locker; offices; drugstore; laundromat; liquor store; gift store; jewelry store; bakery; clothing store; grocery; hardware store; sporting goods store; general store; said businesses being of a retail or service nature, and limited as set forth.

### **Municipal Code section 12-2-31 [Special and Conditional Use Regulations]**

General SUP- A permit for the temporary use (six months or less) of private property.

(b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more businesses present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility; or when the total square footage of the unit/structure does not meet the minimum floor area for the zoning district where it is located.

#### **(f) Commission Processing and Review Criteria for a General SUP:**

1. The Planning Commission shall review the SUP application in a Public Hearing to receive testimony and comment of interested citizens, businesses, and adjoining property owners prior to making a recommendation to the Town Board of Trustees.

2. In making determination of a recommendation of approval or denial of the SUP application, the **Commission shall consider the following factors:**

- (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.
- (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.
- (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.
- (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses, land owners or other interested parties to be notified; or proposed conditions of SUP issuance.

3. At the Public Hearing, after receiving comment and testimony, **the Commission shall make a recommendation to the Board of Trustees in the form of a Resolution.** Nothing in this Section shall preclude the Commission from tabling or continuing the Public Hearing to another time and place. **If the Resolution is to approve the request, it shall contain the following findings:**

- (i) That the proposed location of the use is in accord with the purposes of this Chapter and the purposes of the district in which the SUP site is located.



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- (ii) That the proposed location of the Special Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor will the proposed use be materially injurious to nearby land uses, properties, or improvements.*
- (iii) That the proposed use will comply with all of the applicable provisions of the Code of Ordinances.*
- (iv) That the applicant shall comply with such terms and conditions as the Commission determines are necessary to carry out the letter and intent of the Special Use Permit process.*
- (v) That the SUP shall be valid for a specific duration of time, citing specific dates.*

### **Staff Comments**

Staff has the following comments regarding the applicant's Special Use Permit request.

- Commissioners shall consider the four factors above prior to making a motion.
- Staff recommends the Commission approve the permit.

### **Commission Action**

The Commission has the following options:

1. Adopt Planning Commission Resolution 11 – 2024 as presented; OR
2. Adopt Planning Commission Resolution 11 – 2024 with the following additional conditions; OR
3. Deny Resolution 11 – 2024



# Town of Grand Lake

## LAND USE REVIEW APPLICATION FORM

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

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

Email: [planner@toglco.com](mailto:planner@toglco.com) • Website: [townofgrandlake.com](http://townofgrandlake.com)

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED HEARING

### PROPERTY

Property Address (or general location if not addressed): 612 GRAND AVE GRAND LAKE, CO.

Legal Description: Lot 5 Block 20 Subdivision \_\_\_\_\_

Lot Area (in square feet or acres): 800 ± Existing Use of Property: TACKLE SHOP

#### TYPE OF REVIEW (check one)

- Rezoning
- Subdivision
- Minor Subdivision
- Annexation
- Planned Development
- Conditional Use
- Vacation – Public right-of-way
- Amendments to approved Subdivision or PD
- Other: TEMPORARY SEASONAL STRUCTURE

### PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)

FOOD SALES

### Applicant Information

Is the Applicant the owner of the property? Yes  No

If the Applicant is not the owner of the property, does the Applicant have authority from the property owner to engage in the proposed use? Yes  No

Please have the landlord fill in the "Contact Information" section below to confirm authorization of this specific use for the tenant/applicant use.

Name of Development: \_\_\_\_\_

Name of Applicant: GARY E GRAHAM Email: gegconstruct@hotmail

Address: 617 LAKE AVE. Phone: 970-294-8737

City: GRAND LAKE, CO State: \_\_\_\_\_ Zip: 80447 Fax: NA

Contact Information (if not the applicant)  check box if landlord

Name of Contact: SAME Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

### STAFF USE ONLY

File Name: \_\_\_\_\_

Application Received By: Kw White Date: 6/17/2024 Time: \_\_\_\_\_

Fee Paid: \$1004 Dep. Amount: 275<sup>00</sup> Reimbursement Form Signed:  Yes Date: \_\_\_\_\_  No

# The Dog House

Business Objective To provide high quality foods to the public and our customers at fair, reasonable and affordable prices.

Business Products Various kinds of hot dogs, brats and gourmet cheese sandwiches. Hats, stickers, dog toys, souvenirs, and “freebees” will be available.

---

Gary E. Graham, Owner and Sole Proprietor

---

Date



**TOWN OF GRAND LAKE  
AGREEMENT FOR PAYMENT OF  
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE  
TOWN SUBDIVISION, ANNEXATION, LAND USE AND ZONING  
PROCESS**

**THIS AGREEMENT** (“the Agreement” is entered into this 17<sup>th</sup> day of June, 20  , by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and GARY E GRAHAM, a sole (homeowner, type of corporation, LLC, etc. if applicable), (collectively, “the Applicant”).

**WHEREAS**, the Applicant owns, or has rights to the possession and use of, certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (“the Property”);

**WHEREAS**, the development and land use review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, conditional uses, dedication of lands and the availability of and feasibility of providing utility services;

**WHEREAS**, the Applicant desires to develop or conduct a conditional use on the Property and has made application to the Town for approval of subdivision, annexation, conditional use, and/or zoning of the Property, and

**WHEREAS**, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town’s expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

**WHEREAS**, the Parties hereto recognize that the Town will continue to incur expenses through the entire review process until final completion of the development or conditional use including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

**NOW THEREFORE**, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Applicant and the Town will apply those fees against the review expenses incurred by the Town while processing the Applicant’s development review or conditional use proposal. In the event the Town incurs review expenses greater than the monies collected from the Applicant, the Applicant agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town’s delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits, conditional use permits, or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.



2. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and file such notices as are required by the Town's regulations. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.
3. If the Applicant fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Applicant all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of review of the application throughout the review process. Statements of expenses incurred will be made available to the Applicant by the Town. Expenses to be charged to the Applicant's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Applicant with a statement of account and will refund to the Applicant any funds paid by the Applicant that were not expended by the Town, except where the Parties expressly agree to the contrary.
5. Applicant's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Applicant's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Applicant prior to a final decision in the process.

**IN WITNESS WHEREOF**, the Town and the Applicant have caused this Agreement to be duly executed on the day and year first above written.

PRINTED APPLICANT'S NAME: GARY E. GRAHAM

APPLICANT'S SIGNATURE: *Gary E. Graham*  
Signature

TOWN OF GRAND LAKE

By: *Kim White*  
Kim White, Community Development Director

SEAL

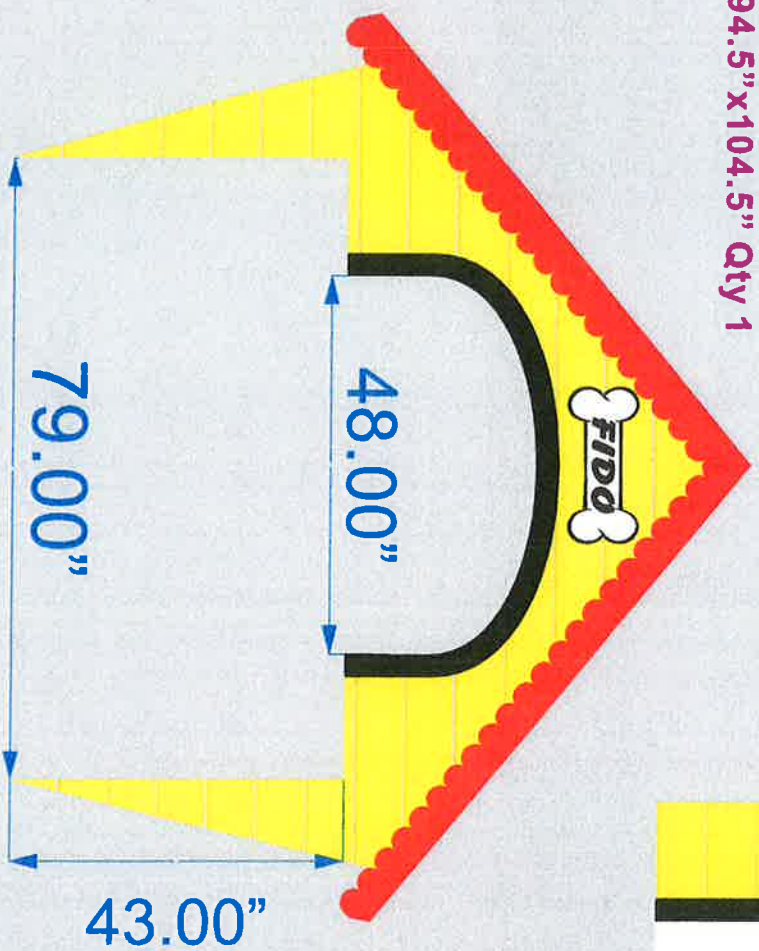
Attest:

\_\_\_\_\_  
Alayna Carrell, Town Clerk

Section 6, Item A.

Single Sided  
3mm ACM  
UV Flatbed  
HP Lam  
Colex

94.5"x104.5" Qty 1



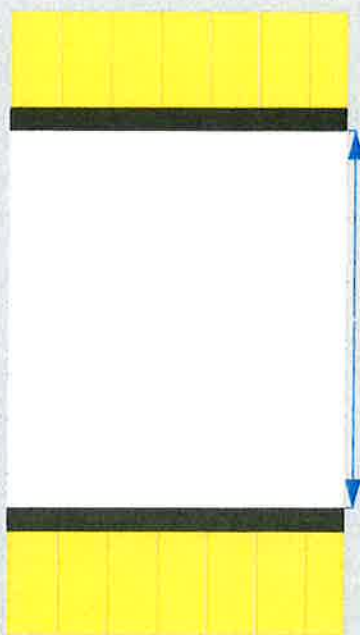
\*with 1" PVC spacers  
43"x3" Qty 2



9"x20" Qty 1



43"x79" Qty 1  
48.00"



\*with 1" PVC spacers

27.15"x53" Qty 1



43"x41" Qty 2 total



COMPLETE LAYOUT (not to scale)



CUSTOMER ACCEPTANCE:

DATE:

SIGNSHOP  
3509 E. Platte Ave  
Colorado Springs CO 80909  
719 574 3511

Sales: TK

Designed by:

Miriam

ALL RIGHTS RESERVED. THIS IS AN ORIGINAL DRAWING CREATED BY SIGN SHOP LTD. AND IS SUBMITTED FOR YOUR PERSONAL USE. HOWEVER IT SHALL AT ALL TIMES REMAIN THE PROPERTY OF SIGN SHOP LTD. YOU ARE NOT AUTHORIZED TO SHOW, THESE DRAWINGS TO ANYONE OUTSIDE YOUR ORGANIZATION. NOR IS IT TO BE REPRODUCED, USED, COPIED, OR...



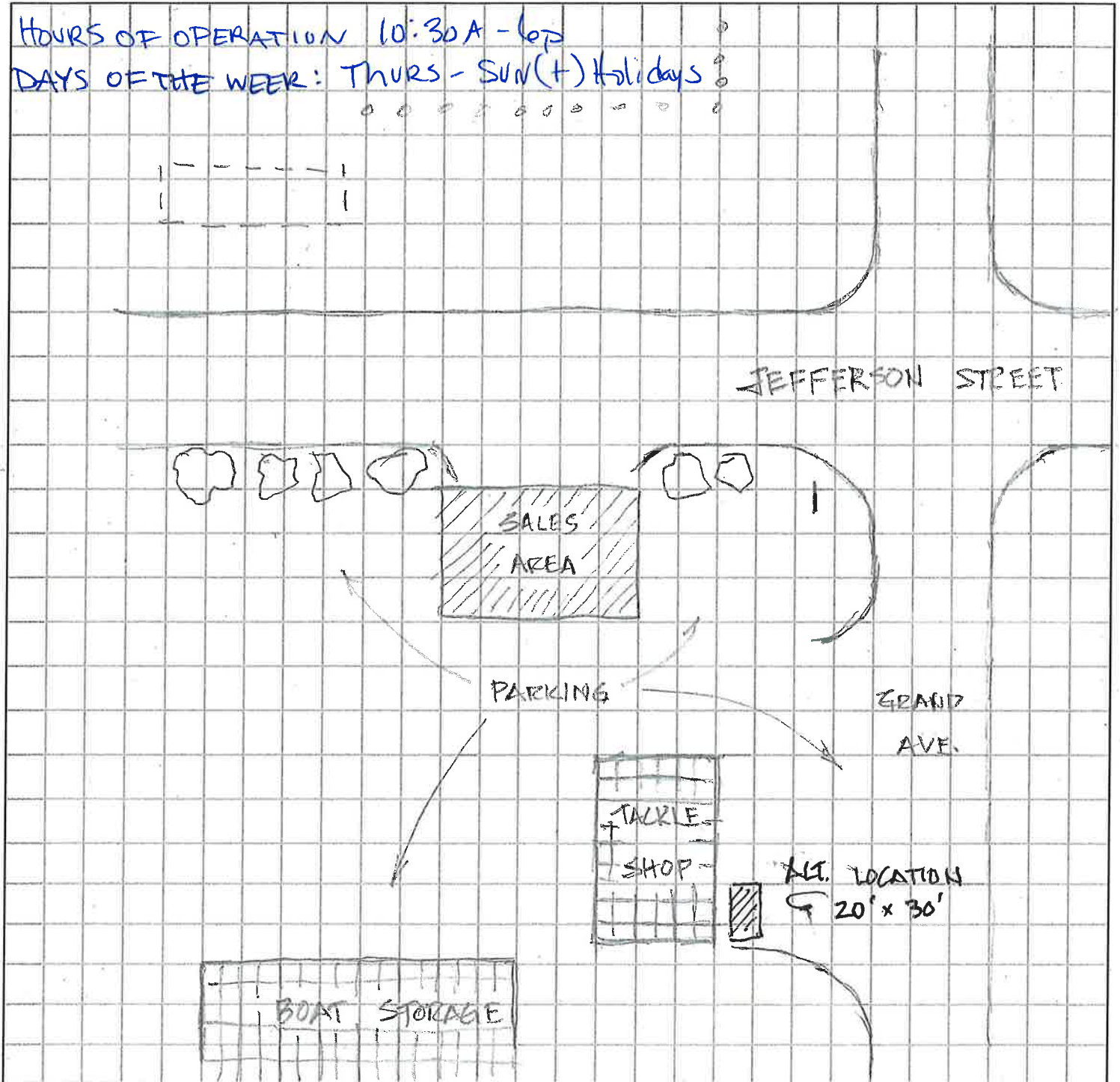
Date: 5/1/24  
Customer: \_\_\_\_\_  
Quote/Job #: \_\_\_\_\_  
Material: \_\_\_\_\_  
Quantity: \_\_\_\_\_  
Page: 1 of 1



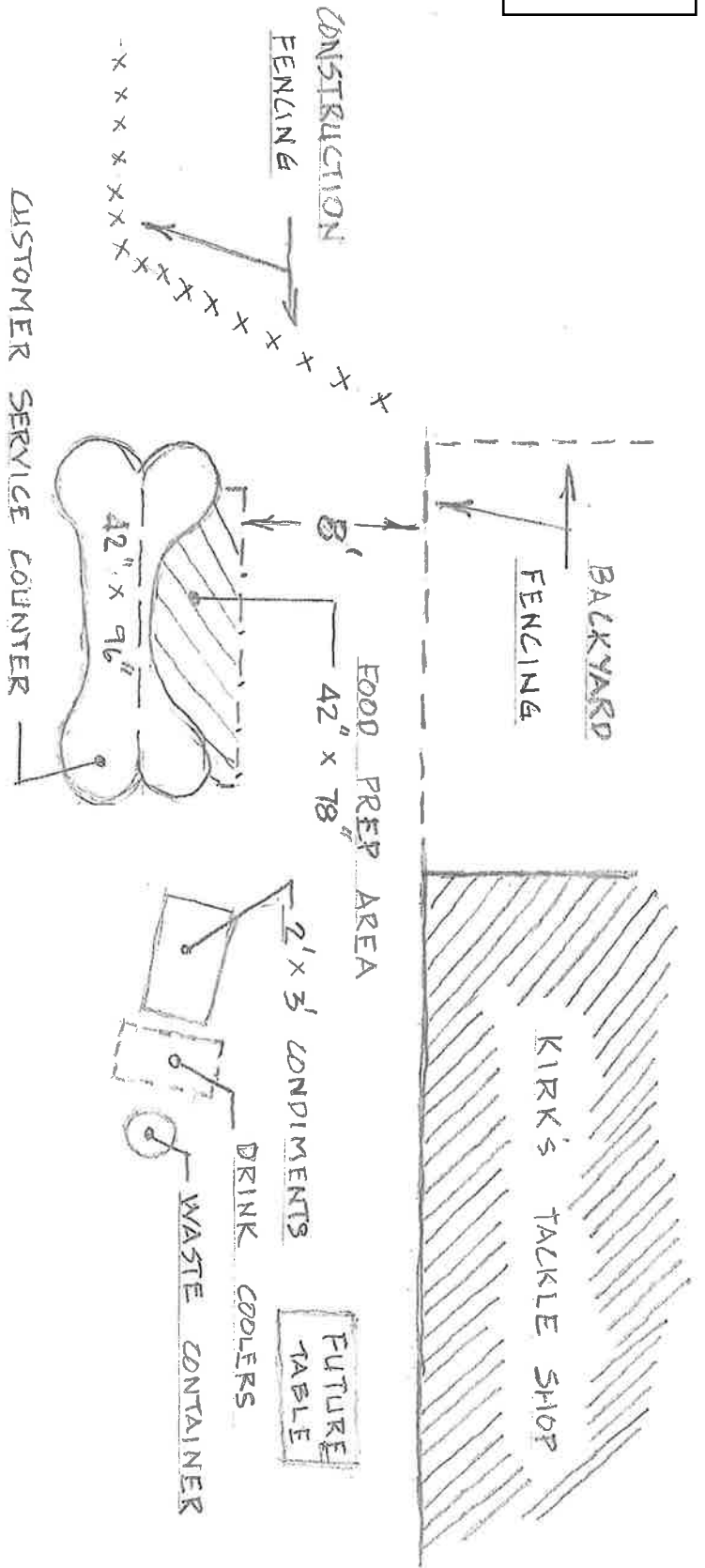
# Western Steel, Inc.

Making It Happen Since 1995

HOURS OF OPERATION 10:30A - 6P  
DAYS OF THE WEEK: THURS - SUN (+) Holidays



- PLASMA CUTTING/MARKING
- BENDING
- LARGE DIAMETER BANDSAWS
- SHEARING
- PUNCHING
- CNC PLATE DRILLING AND TAPPING
- DELIVERY
- WATERJET



# THE DOG HOUSE

## SITE PLAN

SCALE: 1/4" = 1'0"

← PARKING AREAS → PARKING AREAS →

GRAND AVE

50' FROM STREET TO BUILDING



# Certificate of Completion

Awarded to

**gary graham**

For successfully completing

## Food Safety Manager Training

1ebi5j-k093c95

Certificate Verification Number

May 30, 2024

Issue Date (valid for 5 years)

  
John Comly  
CEO, StateFoodSafety  
711 Timpanogos Pkwy, Orem, UT



Scan with a smart device to verify.

**⚠ CAUTION! This training certificate is not the Food Manager Certification.**

You have completed the Food Safety Manager Training. If you are required to get the Food Manager Certification and only purchased the Food Safety Manager Training, you can purchase the exam and schedule a proctored session at [statefoodsafety.com/fsm](http://statefoodsafety.com/fsm). If your area has a Demonstration of Knowledge requirement, check with your health department for any additional steps you need to take beyond completing this training.

**This training certificate meets "Demonstration of Knowledge" requirements.**

If your health department has a Demonstration of Knowledge requirement, it's likely that your workplace will be inspected by the health department at least once. Be sure to keep a copy of this certificate (above) on file to show the health inspector that you have received comprehensive food safety training and are prepared to effectively lead and train your staff in safe food handling procedures.

TOWN OF GRAND LAKE SIGN APPLICATION

(One Sign per Application)

It is the policy of the Town to encourage aesthetically pleasing signs without substantial interference with the business to which signs are related.

BUILDING OWNER GARY E. GRAHAM TELEPHONE NUMBER 970-294-9737
MAILING ADDRESS OF OWNER P.O. BOX 297
EMAIL g.e.gconstruct@hotmail.com
NAME OF BUSINESS THE DOG HOUSE TELEPHONE NUMBER 970-294-8737
PHYSICAL ADDRESS 612 GRAND AVE.
MAILING ADDRESS P.O. BOX 297 GRAND LAKE, CO. 80447

CONTRACTOR NAME SAME TELEPHONE NUMBER

Location of Sign (show on map): Address 612 GRAND AVE GRAND LAKE, CO
Lot 5 Block 2D Subdivision

Sign Description:

Type: Business Institutional Club/Recreational Off-Site Monument
Temporary Sign/Banner X Site Informational Project

Mounting Method: Wall X Projecting Free-standing X Cut-out Letters X
Graphic X Projecting Over Town ROW Backlit

Lighting: None X Backlit Downward Shielded (attach lighting detail)

Size: Height Width Total Area Sides: Single X Double
Height from Ground Overhead Clearance

Valuation of sign and support structure \$700

Total number of signs for this business (proposed and existing): 3

Items to Submit:

X Two (2) copies of detailed drawings drawn to scale containing complete plans and specifications to show methods of construction and anchoring to building or ground, letter/figure dimension, colors, materials and proposed type of illumination characteristics. PANELIZED ASSEMBLY

X A site plan (map) which must indicate all signs existing or proposed for the site with dimensions, colors, materials, type of illumination characteristics for each sign, building elevations with sign depicted in their respective locations (image of sign on/near building).

X Property owner's permission for off-site signs and graphic signs (attach a signed letter from the owner).

Appropriate fee.

I HEREBY acknowledge that the above information is correct to the best of my knowledge and agree to comply with the Sign Code Regulations of Section 6, Article 2 of the Grand Lake Zoning Regulations.

APPLICANT'S SIGNATURE Gary Graham DATE

Office Use: Permit Fee \$25.00 Paid
Area of this sign sq. ft. Area of all signs for this business sq. ft.
Sign Zone

Approved by Date
Town of Grand Lake



**CUSTOMER:**

**The Dog House**

**Due Date:**

**/ / 24**

Section 6, Item A.

**Qty: 2**  
**Single Sided**  
**4mm Corex**  
**UV Flatbed**  
**No Lam**  
**HandCut/Stomp**

**36" X 24"**

**THE DOG HOUSE**  
Grand Lake, CO

**ALL-BEEF DOG**  
**JALAPENO HOT DOG**  
**GRILLED CHEESE SANDWICH**

**ADULTS** **\$4**

**ALL-BEEF DOG**  
**JALAPENO HOT DOG**  
**GRILLED CHEESE SANDWICH**

**KIDS** **\$7**

**ALL-BEEF DOG**  
**JALAPENO HOT DOG**  
**GRILLED CHEESE SANDWICH**

**JOHNSONVILLE POLISH BRAT**  
**SPICY POLISH BRAT**  
**ELK SAUSAGE BRAT**  
**BISON SAUSAGE BRAT**

**ADULTS** **\$9**

**PEPPERONI & MOZZARELLA**  
**BACON TOMATO & CHEDDAR**  
**GARLIC HAM & SWISS**

**MEAL - DRINK & CHIPS**  
**DRINK OR CHIPS**

**GOURMET CHEESE** **\$1**

**TAX INCLUDED**

**CUSTOMER ACCEPTANCE:**

**DATE:**

**SignShop**  
3505 E. Platte Ave.  
Colorado Springs CO 80909  
719.578.3511

**Sales:** **TK**

**Designed by:** **Miriam**

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July 3<sup>rd</sup>, 2024

To: Chairman Shockey and Planning Commissioners  
From: Kim White, Community Development Director

RE: Quasi-judicial (Public Hearing) Resolution 12-2024 and 13-2024 Conditional Use Permit and Lake setback variance for an inclined elevator (Tram) at 1532 Grand Ave. also known as Block 3, lot 37-38, Sunnyside Addition to Grand Lake



**Attachments:**

- A) construction plans
- B) view from water
- C) examples of trams
- D) resolution 12-2024 Resolution 13-2024

**Public Hearing Process**

The public hearing should be conducted as follows:

1. Open the Public Hearing
2. Allow staff to present the matter
3. Allow the applicant to address the Commission
4. Take all public comment
5. Close the Public Hearing
6. Have Commission discuss amongst themselves
7. Commission make a motion





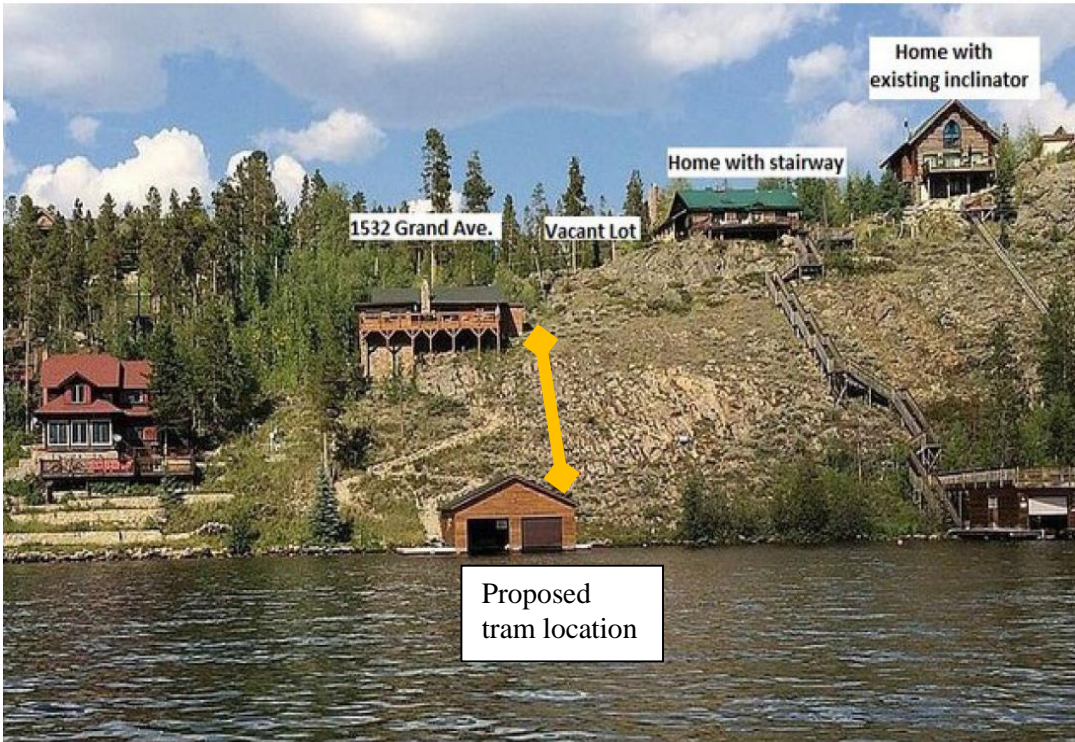
**Purpose**

To request for an exception to Stream and Lake Setbacks and Conditional Use permit for Sunnyside Addition to Grand Lake Lot: 37-38 Block: 3, more commonly referred to as 1532 Grand Ave. by the owners: Peter and Brenda Ployshay

**Background**

The applicant is proposing an inclined elevator (Tram) to be built with the lower tram platform foundation to be dug into in the 30’ stream setbacks. The railing is assembled on-site. Cement piers will be installed into the ground to hold the track/rail in place. The proposed Tram would run on a track system. The rail width is 3 feet. When activities are proposed in the 30’ setback, a variance may be requested from the Planning Commission with Board of Trustees final approval. Also, since Trams are not a permitted use in the Single Family Residential, High-Density, zoned area, a conditional use permit is required.

The Tram is to be used for transportation from the existing house to the proposed boathouse. The applicants request is due to the distance and steepness of grade from the main house to the boathouse. The applicants would like improved accessibility to reach the shore from their home. Currently the drop in grade is about 45 feet for about 85 feet in distance and the total length of the property is approximately 255’.



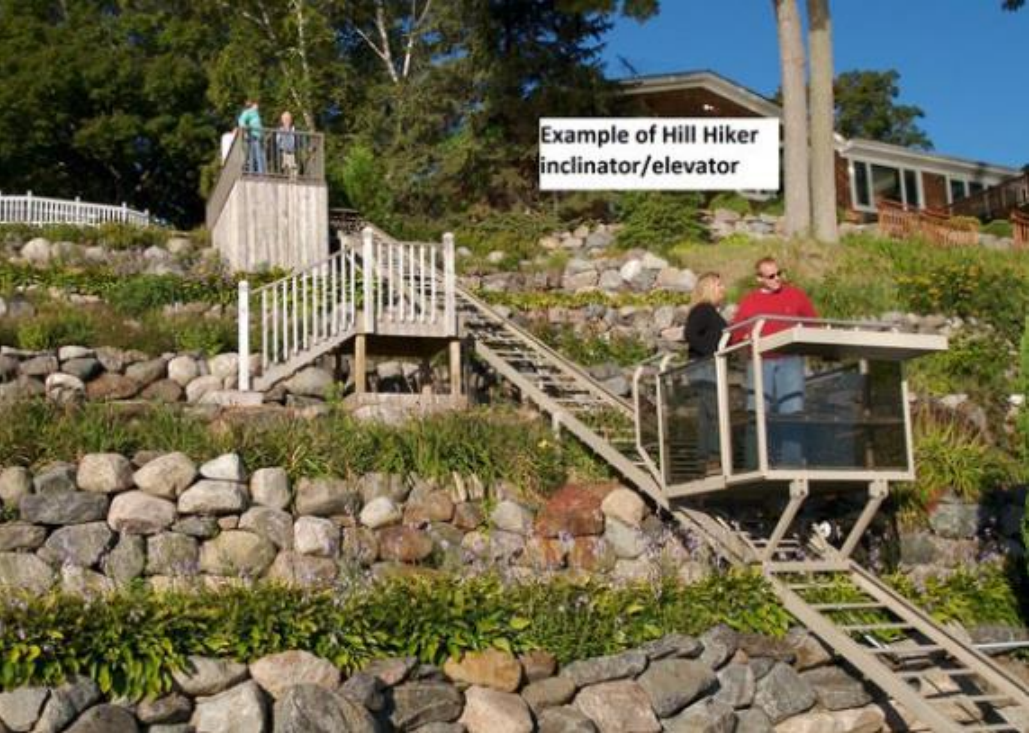
Per the applicant, the following facts have been submitted:

- The applicant asked that the following video be shown to briefly explain the many reasons they wish to make this improvement to their property: <https://www.youtube.com/watch?v=brDGJvM9KFI>
- The car frame will be powder coated to match the cabin and boat house, by the manufacturer. The rails are dipped, galvanized steel, which the manufacturer recommends over powdered because it wears much



better. We will provide samples of the car frame and rail so you can see the color, etc. Our landscaping plan is to leave the area in its natural state with native plants, which include shrubs and wildflowers. The hillside is solid granite, so it is not advisable to introduce new vegetation. Also, according to Hill Hiker, this is the perfect location as taller vegetation interferes with the track, yet the current vegetation is a perfect height to blend in with the track.

- Please see the attached diagram showing the cart structure. The materials will be a brown shade of Trex and then solid, transparent polycarbonate on the tram loading side for safety (so hands don't get caught). The gate will be framed to match the car. The railings will primarily use 10ft long steel beams that will be welded and bolted together. The specifics of which are outlined in the attached stamped engineering plans.
- It has an electric motor which powers a winding drum drive.
- There are 5 steps at the top (appx 4') and 7 steps at the bottom (appx 5'). The 5 steps at the top are so the loading deck itself is low profile and not sticking up like a rollercoaster. Hillhiker advised this approach as hitting the deck perfectly may not be possible and would require the entire structure to go much higher. Down by the lake lowering the platform would require a hole and sump pump. We wish to keep the footprint of the entire project as small as possible. The cabin itself was built in the 30s and requires stairs to access it. The goal of this design is to prevent falls by making the climb and descent to the lake MUCH easier than the existing path. However, we believe we can procure a removable ramp that could be used on these stairs and stored in the boat house until the need arose.
- The slope of the rail is approximately 34.5 degrees.
- The length of the rail is approximately 103 feet in length.







**Municipal Code Procedure for Conditional Use permit 12-2-31(B)(3)(a):**

3. After taking evidence in relation to said Condition Use application, the Planning Commission shall formulate a recommendation, including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees.

(A)The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:

(i)Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.

(ii)Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.

(iii)Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.

**Municipal Code Procedure for Lake Setback Variance 12-2-29(A):**

**12-2-29 Shoreline and Surface Water Regulations.**

(A) *Stream and Lake Setbacks.*

1. In order to help preserve the environmental quality of the water in the Grand Lake, a thirty (30) foot stream and lake setback from the mean identifiable high-water mark shall be maintained for ... other improvements to a site. The setback applies to ...lake, pond, wetland, or any other body of water.
2. When activities are proposed within the thirty (30) foot setback, a variance may be requested by an Applicant. As scheduled by Town Staff and based on agenda availability, The Planning Commission shall review the request at a Public Hearing and make a recommendation to the Town Board of Trustees, who shall make the final determination. ...

During the public hearing the burden of the Applicant shall include but not be limited to, establishing that the activity conforms to one (1) or more of the exceptions set in Section 12-3-5(A)4(a) through (e).

- (a) At a minimum, a variance request shall include the following information:
  1. A site map that includes locations of all streams, wetlands, floodplain boundaries, slope, topography, and other natural features, as determined by field survey.
  2. A description of the size, shape, soils, vegetation and other physical characteristics of the property.
  3. A detailed site plan that shows the locations of all existing and proposed disturbances, both inside and outside the setback. The exact area of buffer to be affected shall be accurately and clearly indicated.
  4. Documentation of unusual hardship should the setback be maintained. (Refer to Section 12-3-5(A)4(a) through (e))
  5. At least one (1) alternative plan, which does not include a setback intrusion, or an explanation of why such a plan is not possible.
  6. A calculation of the total area and length of the proposed intrusion.
  7. An erosion and sedimentation control plan.



- 8. A stormwater control plan, if applicable.
- 9. Proposed mitigation, if any, for the intrusion.
- (b) The following factors will be considered in determining whether to issue a variance:
  - 1. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property.
  - 2. The locations of all bodies of water on the property, including along property boundaries.
  - 3. The location and extent of the proposed setback intrusion.
  - 4. Whether alternative designs are possible which require less intrusion or no intrusion.
  - 5. Sensitivity of the body of water and affected critical habitats.
  - 6. Intensity of land use adjacent to the body of water proposed to intrusion.
  - 7. Impact on floodplains and stream functions (a variance shall not be approved when the reduction would result in the setback being narrower than the floodplain)
- (c) The Town of Grand Lake shall not review requests of this nature unless the applicant (its constituents or members) are current with the Town and all Town enterprises for all fees, assessments, charges, taxes, or amount due of any type.
- 3. A setback of greater than thirty (30) feet may be required if one (1) of the following is present on the site:
  - (a) Slope equals or exceeds thirty percent (30%);
  - (b) Highly erodible soils are present;
  - (c) The proposed use of the property presents a special hazard to water quality (e.g., storage or handling of hazardous or toxic materials);
  - (d) Floodplains or floodways;
  - (e) Riparian vegetation within a designated habitat;
  - (f) Wetlands are present.

The increased setback to be required in such cases shall be determined by the Board of Trustees upon recommendation of the Planning Commission. In these cases, a setback of greater than thirty feet (30') may be required in order to protect the public health, safety and welfare.

Should this increased minimum setback, in combination with other setbacks outlined in the various zone districts, cause a previously platted lot or parcel to become unbuildable, the Planning Commission and Town Board of Trustees may allow encroachments into this or other setbacks in order to relieve the hardship without requiring a variance proceeding before the Board of Adjustment. The priority of encroachments allowed will be lot setbacks first and stream and lake setbacks second in order to relieve the hardship. Provisions for channeling runoff to retention areas will need to be provided in any drainage plans for the development.

- 4. The first five (5) feet of this setback shall be a non-disturbance zone, except in the cases of ... walkways and stairways less than four (4) feet in width leading directly from the shoreline to the principal structure.
- 5. In addition to these required stream and lake setbacks, properties contiguous to any stream, creek, river, irrigation ditch, lake, pond, or wetland area, shall be required to abide by the Erosion and Sediment Control Regulations as then in effect for Grand County, for construction projects involving ground disturbance. This requirement applies to single family...and all other construction involving ground disturbance.

**Staff Comments:**

The decision to hold a Public Hearing is at the discretion of the Planning Commission. At the May 15<sup>th</sup>, 2024 planning commission meeting, the commission voted to have staff notice a public hearing for the conditional use permit and the shoreline variance. Ten (10) public notices were mailed to the surrounding neighbors. Six (6) have been received, one (1) was returned unopened, and three (3) are not yet received. It was also properly noticed in the local newspaper, with no responses for or against the request. The previous tram approval was passed with an



additional covenant and agreement which required that the tram be maintained properly. This should be recorded with the resolution, if it is passed.

**Resolution 12-2024 Suggested Motions:**

1. **I motion to approve Resolution 12-2024 to recommend the Board of Trustees approve the condition use permit allowing the use of an inclined elevator on the single-family residential zoned private property at 1532 Grand Ave.**

**OR**

2. **I motion to approve Resolution 12-2024 to recommend the Board of Trustees approve the condition use permit allowing the use of an inclined elevator on the single-family residential zoned private property at 1532 Grand Ave. with the following conditions.**

**OR**

3. **I motion to deny Resolution 12-2024.**

**Resolution 13-2024 Suggested Motions:**

1. **I motion to approve Resolution 13-2024 to recommend the Board of Trustees approve the shoreline variance to allow the footers and rails to be placed in the 30' lakefront setback for property at 1532 Grand Ave.**

**OR**

2. **I motion to approve Resolution 13-2024 to recommend the Board of Trustees approve the shoreline variance to allow the footers and rails to be placed in the 30' lakefront setback for property at 1532 Grand Ave.**
3. **with the following conditions.**

**OR**

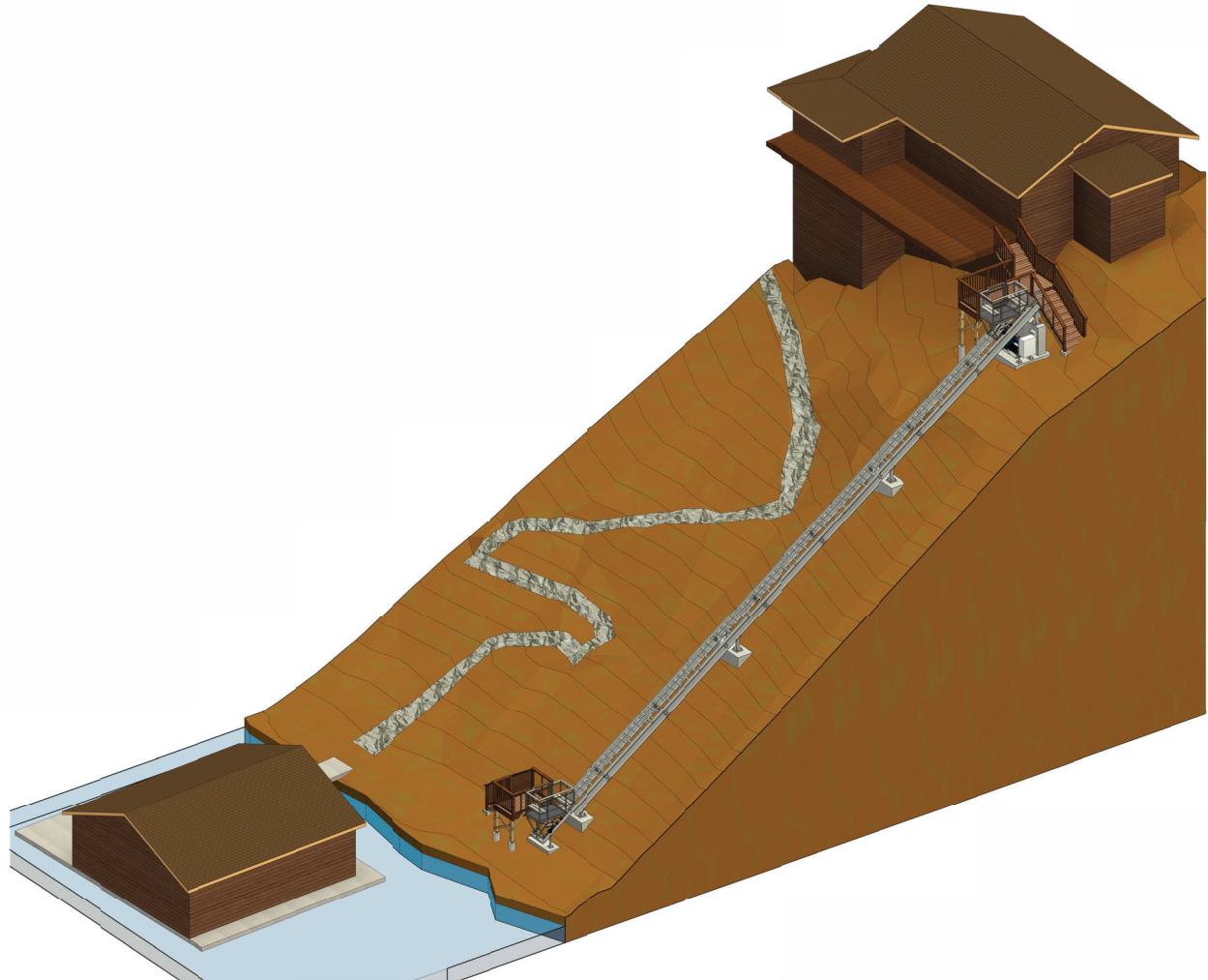
4. **I motion to deny Resolution 13-2024.**

# HILL HIKER INCLINE ELEVATOR PLOWSHAY RESIDENCE GRAND LAKE, CO



## HILL HIKER INCLINED ELEVATOR GENERAL EQUIPMENT SPECIFICATIONS

<b>PROJECT</b>	2023-27
HH ID #	PLOWSHAY
NAME	1532 GRAND AVE
JOB SITE ADDRESS	GRAND LAKE, CO 80447
<b>MATERIAL SPECIFICATIONS</b>	
A. STEEL SHALL CONFORM TO ASTM A240 P43 200 PSI	
B. MACHINE BOLTS SHALL BE GRADE 18-8 STAINLESS STEEL	
C. WELDING SHALL USE E71T-11 AWS CLASSIFICATION	
<b>GENERAL INFORMATION</b>	
RATED SPEED	54 FPM APPROX.
ANGLE OF INCLINE	34.5 DEG. APPROX.
TRACK LENGTH	103 FT. APPROX.
<b>LOADS</b>	
CAR/CHASSIS WEIGHT	700 LBS.
RATED LOAD	800 LBS.
<b>DRIVE SYSTEM</b>	
DRIVING MEANS	WINDING DRUM DRIVE
INPUT POWER	SINGLE PHASE, 220-240V, 60HZ
MOTOR	5 HP
GEAR BOX	100:1 RATIO
BRAKE	AC ELECTRO MAGNETIC BRAKE ON MOTOR
<b>CAR ROPES</b>	
NUMBER OF DRIVE ROPES	1
RATED BREAKING STRENGTH	14,400 LBS. PER ROPE
TYPE, SIZE & MATERIAL	7 X 19 - 38 IN. DIA. GALVANIZED AIRCRAFT CABLE
<b>MOTOR AREA</b>	
MACHINERY WORKSPACE TYPE	OPEN SPACE
DISCONNECT IN SIGHT OF MOTOR	YES
DISCONNECT WITHIN REACH OF PANEL	YES
<b>CAR</b>	
FRAME MATERIAL	STEEL
WALL MATERIAL	POLYCARBONATE PANELS (ANSI Z97.1)
HEIGHT OF CAR	42 IN.
OUTSIDE CAR WIDTH	43 IN.
OUTSIDE CAR LENGTH	71.58 IN.
PLATFORM MATERIAL	MAXIMUM GRADE ADA ACCEPTABLE NON-SLIP FIBER-GRATE FLOORING
<b>ELEVATOR CONTROLLER/CONTROLS</b>	
APPROVALS	UL LISTED / CERTIFIED
WEATHER RATING	NEMA 4X
VARIABLE FREQUENCY DRIVE	VARIABLE SPEED AC MOTOR CONTROL WITH SOFT START/STOP SLOW DOWN ON BOARD CAR AND AT EACH LANDING STATION WITH SECURITY
CALL STATIONS	
<b>SAFETY SYSTEM</b>	
EMERGENCY STOP BUTTONS	TOP, BOTTOM AND ON-BOARD THE CAR
TRACK SYSTEM	CAPTURED RAIL DESIGN
SLACK CABLE SYSTEM	AT MOTOR AND ON-BOARD CAR
OVER-SPEED CENTRIFUGAL GOVERNOR	LOCATED ON CAR
SPRING BUFFER	LOCATED ON TRACK
SECURITY	KEYED OR KEYLESS KEY CODE SECURITY
LIMIT SWITCHES	DECELERATION, DIRECTIONAL & TERMINAL SWITCHES AT TOP & BOTTOM OF HILL
ELECTRICAL	DISCONNECT WITH LOCK OUT TAG OUT, LOW VOLTAGE SWITCHES AND CONTROLS
GATES	SHUTOFF SWITCHES ON CAR AND LANDING STATION GATES



PROJECT:  
INCLINE ELEVATOR  
PLOWSHAY RESIDENCE  
1532 GRAND AVE  
GRAND LAKE, CO 80447

NO.	DATE	ISSUE/REVISION	BY
A	07/28/23	ISSUED FOR PRELIM REVIEW	DLF
B	07/31/23	ISSUED FOR PRELIM REVIEW	DLF
C	08/02/23	ISSUED FOR PRELIM REVIEW	DLF
D	11/06/23	ISSUED FOR REVIEW	EJE
E	02/05/24	ISSUED FOR REVIEW	EJE
F	05/14/24	ISSUED FOR PERMIT	EJE



NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, DETAILS, SPECIFICATIONS, GRADING AND NOTES IS HEREBY AND BEING OFFERED FOR CONSTRUCTION BY THE CLIENT. VAA, LLC HAS NOT BEEN ADVISED BY THE CLIENT OF ANY CHANGES OR MODIFICATIONS TO THE DESIGN SHOWN AND DESCRIBED HEREIN. VAA, LLC SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE DESIGN SHOWN AND DESCRIBED HEREIN. VAA, LLC SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE DESIGN SHOWN AND DESCRIBED HEREIN.

ITEM	DESCRIPTION	QUANTITY	PROVIDED BY	INSTALLED BY	NOTES
1	3x4-HILL HIKER CAR W/ CHASSIS	1	HH	HH	SEE SHEET S15
2	3'-0" W x 10'-0" L HILL HIKER TOP TRACK SEGMENT	1	HH	HH	
3	3'-0" W x 10'-0" L HILL HIKER TRACK SEGMENT	8	HH	HH	
4	3'-0" W x 7'-0" L HILL HIKER TRACK SEGMENT	1	HH	HH	
5	3'-0" W x 6'-0" L HILL HIKER TRACK SEGMENT	1	HH	HH	
6	DEFLECTION SHEAVE W/ COVER	1	HH	HH	INSTALLED IN TOP TRACK SEGMENT, SEE 8/S13 & 9/S13
7	STOP BAR	1	HH	HH	INSTALLED IN BOTTOM TRACK SEGMENT, DESIGN BY HH
8	HSS2X2 POSTS W/ BASE PLATES & ANCHORAGE	1	HH	HH	
9	3/8" DIA DRIVE CABLE	2	HH	HH	
10	WINDING DRUM DRIVE MACHINE W/ BASE PLATE	1	HH	HH	
11	(6) 5/8" DIA ANCHOR RODS FOR ITEM #10	1	HH	HH	POST-INSTALLED ANCHORS, SEE PLAN 2/S3
12	HILL HIKER CALL STATION	2	HH	HH	(1) @ BOTTOM LANDING & (1) @ TOP LANDING
13	HILL HIKER CONTROL BOX W/ ANCHORAGE	1	HH	HH	DESIGN BY HH
14	HILL HIKER LANDING GATE	2	HH	HH	(1) @ BOTTOM LANDING & (1) @ TOP LANDING, SEE SHEET S14

\*NOTE: ALL OTHER ITEMS SHOWN IN THESE DRAWINGS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.

SHEET	TITLE
CS1	COVER SHEET - HH SPECS & PROVIDED MATERIALS LIST, DRAWING INDEX, & ABBREVIATIONS
S0	STRUCTURAL NOTES
S1	SITE PLAN & OVERALL PLAN
S2	OVERALL ELEVATION
S3	EQUIPMENT PLANS, SECTIONS, & DETAILS
S4	SUPPORT PLANS & SECTIONS
S5	STEEL FRAMING PLAN & CONNECTION DETAILS
S6	TOP LANDING PLANS
S7	TOP LANDING ELEVATIONS
S8	TOP LANDING ELEVATIONS
S9	BOTTOM LANDING PLANS
S10	BOTTOM LANDING ELEVATIONS
S11	BOTTOM LANDING ELEVATIONS
S12	WOOD CONNECTION DETAILS
S13	PIER & LANDING GATE DETAILS
S14	TRACK DETAILS
S15	HILL HIKER CAR

ADBL	ADDITIONAL BALUSTER	IF	INSIDE FACE
BL	BOTTOM	LH	LONG
BM	BOTTOM	LH	LEFTHAND
BT	BOTTOM	LOC(S)	LOCATION(S)
CL	CENTERLINE	LSH	LONG SIDE HORIZONTAL
COL	COLUMN	LSV	LONG SIDE VERTICAL
CONC	CONCRETE	MAX	MAXIMUM
CONT	CONTINUOUS	MIN	MINIMUM
CTR	CENTERED	MNS	NOT TO SCALE ON CENTER
DBL	DOUBLE	OP	OPPOSITE
DIA	DIAMETER	OPF	OUTSIDE FACE
DWLS	DOWELS	OPP	OPPOSITE
EA	EACH	PB	POST BASE
EF	EACH FACE	PL	PROPERTY LINE OR PLATE
EL	ELEVATION	PROJ	PROJECTION
EQA	EQUAL	REQD	REQUIRED
EQ	EACH WAY	RH	RIGHTHAND
EW	EACH WAY	RM	RIGHTHAND
FDN	FOUNDATION	SM	SIMILAR
FLR	FLOOR	SPECS	SPECIFICATIONS
FTG	FOOTING	T	TYPICAL
FV	FIELD VERIFY	TM	TRACK MATE
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
HH	HILL HIKER	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL REBAR	VERTS	VERTICAL REBAR

DATE:	07/28/23	DESIGNED:	CRG/APP
DRAWING:	DLF	CHECKED:	APP/KFB
		APPROVED:	MCM

DRAWING TITLE:  
**COVER SHEET - HH SPECS & PROVIDED MATERIALS LIST, DRAWING INDEX, & ABBREVIATIONS**

PROJECT NO:	230576	DRAWING NO:	CS1
SCALE:	AS NOTED		





PROJECT:  
**INCLINE ELEVATOR  
 PLOWSHAY RESIDENCE  
 1532 GRAND AVE  
 GRAND LAKE, CO 80447**

NO.	DATE	ISSUE/REVISION	BY
A	10/09/23	ISSUED FOR REVIEW	EJE
B	02/05/24	ISSUED FOR REVIEW	EJE
C	05/14/24	ISSUED FOR PERMIT	EJE

**STRUCTURAL NOTES**

- INTERNATIONAL BUILDING CODE (IBC)** 2015 IN CONJUNCTION WITH ASME E.1.10-13 CSA B44-13 SECTION 5.4 PRIVATE RESIDENCE INCLINED ELEVATORS
- DESIGN LOADS:**  
 CAR LOADS: DEAD ..... 700 LBS  
 LIVE ..... 800 LBS
- WIND:** BASIC WIND SPEED, V ..... 115 MPH ULTIMATE  
 RISK CATEGORY ..... II
- SEISMIC DATA:** SITE CLASS ..... D  
 RISK CATEGORY ..... II  
 IMPORTANCE FACTOR, I ..... 1.0  
 MAPPED SPECTRAL RESPONSE COEFFICIENT, S<sub>s</sub> ..... 0.222 g  
 MAPPED SPECTRAL RESPONSE COEFFICIENT, S<sub>1</sub> ..... 0.069 g  
 DESIGN SPECTRAL RESPONSE COEFFICIENT, S<sub>0.1</sub> ..... 0.237 g  
 DESIGN SPECTRAL RESPONSE COEFFICIENT, S<sub>0.5</sub> ..... 0.105 g  
 SEISMIC DESIGN CATEGORY ..... B

- GENERAL NOTES:**  
 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE SAFETY OF PERSONS AND PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NON-ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE DURING ERECTION OF THE STRUCTURE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TEMPORARY GUINING, SHORING, BRACING, FORMING, ETC. TO HOLD THE STRUCTURE IN PROPER ALIGNMENT AND TO WITHSTAND ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING LATERAL LOADS, TEMPERATURE DIFFERENTIALS, STOCKPILES OF MATERIAL, AND EQUIPMENT. SUCH MEASURES SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY AND UNTIL ALL FRAMING AND CONNECTIONS ARE IN PLACE. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF SUCH TEMPORARY MEASURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW BY THE ENGINEER.
- ARCHITECTURAL DRAWINGS, MECHANICAL DRAWINGS, ELECTRICAL DRAWINGS, TELECOMMUNICATION DRAWINGS, FIRE PROTECTION DRAWINGS, EQUIPMENT DRAWINGS AND RELATED ITEMS ARE BY OTHERS.
- ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DRAWINGS AND/OR SPECIFICATIONS AND/OR EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL DEPRESSIONS, DIMENSIONS, ELEVATIONS, SLEEVES, CHASES, HANGERS, OPENINGS, BLOCK OUTS, INSERTS, ANCHORS, EQUIPMENT SUPPORTS, AND DETAILS WITH THE ENTIRE CONSTRUCTION PACKAGE INCLUDING ARCHITECTURAL DRAWINGS, MECHANICAL DRAWINGS, ELECTRICAL DRAWINGS, TELECOMMUNICATION DRAWINGS AND EQUIPMENT DRAWINGS. FOR CONCRETE AND MASONRY CONSTRUCTION THE CONTRACTOR SHALL PROVIDE EMBEDDED PLATES, ETC. SHALL NOT INTERFERE WITH REINFORCEMENT LOCATIONS.
- ALL MANUFACTURED STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.

- FOOTINGS AND SOIL DATA:**  
 PER GEOTECHNICAL INVESTIGATION REPORT MADE BY HIGH COUNTRY SOIL TESTING, INC., REPORT NO. 4231/906, DATED 02/03/23, THE STRUCTURE IS DESIGNED FOR THE FOLLOWING SOIL PARAMETERS:  
 MINIMUM ALLOWABLE SOIL BEARING CAPACITY ..... 2000 PSF  
 LATERAL SOIL PRESSURES ..... SEE TABLE BELOW

DESCRIPTION	ACTIVE	AT-REST	PASSIVE
LATERAL SOIL PRESSURE	45 PCF	55 PCF	300 PCF

 COEFFICIENT OF FRICTION ..... 0.3
- FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL OR ON COMPACTED, ENGINEERED FILL. ALL SUBGRADE SHALL BE PREPARED AND COMPACTED ACCORDING TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT.
- ALL TOPSOIL FILL AND OTHER UNSTABLE BEARING MATERIAL SHALL BE REMOVED. A GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATED AREA TO ENSURE ALL MATERIALS REQUIRING REMOVAL HAVE BEEN REMOVED AND TO VERIFY THE SOIL BEARING CAPACITY USED FOR DESIGN PRIOR TO CONCRETE PLACEMENT.
- EMBEDMENT DEPTH FROM EXTERIOR GRADE TO BOTTOM OF FOOTING SHALL NOT BE LESS THAN 2'-0". BOTTOM OF FOOTING ELEVATION SHALL BE LOWERED AS REQUIRED TO MEET THIS MINIMUM.
- BACKFILL SHALL BE PLACED AND COMPACTED AGAINST BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING TO SUPPORT AND STABILIZE WALL UNTIL THE SUPPORT MEMBERS ARE INSTALLED AND HAVE REACHED SUFFICIENT STRENGTH.
- ALL MAJOR EQUIPMENT SHALL MAINTAIN A SAFE CLEAR DISTANCE FROM BASEMENT AND RETAINING WALLS.
- PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WITH ALL EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.
- IF SOIL SUBGRADES OR SLABS SHALL NOT BE PLACED ON NOR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING CONCRETE UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE OR PROPER DEPTH OF BURY.
- DO NOT UNDERMINE EXISTING FOUNDATIONS.
- FOOTING ELEVATIONS SHOWN IN DRAWINGS ARE ESTIMATED FROM TOPOGRAPHICAL SURVEY DRAWINGS NOTED ON SHEET S1; FINAL ELEVATION MAY BE LOWERED AS DETERMINED BY TESTING AGENT DURING CONSTRUCTION.

- REINFORCED CONCRETE:**  
 DESIGN CODE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318), LATEST ADOPTION.
- CONCRETE MIXES SHALL BE DESIGNED PER ACI 301 USING THE FOLLOWING:  
 PORTLAND CEMENT CONFORMING TO ASTM C150 OR C595  
 AGGREGATE CONFORMING TO ASTM C33  
 ADMIXTURES CONFORMING TO ASTM C494, C1017, AND C260. DO NOT USE CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE.  
 CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C94.
- MATERIAL STRENGTHS:  
 PROVIDE THE FOLLOWING CONCRETE PROPERTIES:

DESCRIPTION	COMPRESSIVE STRENGTH (F <sub>c</sub> ) AT 28 DAYS	MAX AGGREGATE SIZE	SUMP RATIO (S <sub>u</sub> )	MAX WATER TO CEMENT RATIOS (W/C)
FOUNDATION WALLS	4000 PSI	1 1/2"	4" ± 1"	0.57
FOOTINGS	4000 PSI	3/4"	4" ± 1"	0.45
ANY CONCRETE SUBJECT TO FREEZE-THAW CYCLES (5% ENTRAINED AIR)	4000 PSI	3/4"	4" ± 1"	0.45

- \*TOLERANCE ON AIR CONTENT AS DELIVERED SHALL BE ± 1.5%.
- \*PRIOR TO ADDITION OF PLASTICIZER OR HIGH-RANGE WATER-REDUCER
- THESE W/C RATIOS MAY BE LOWER THAN NECESSARY TO PROVIDE THE SPECIFIED STRENGTHS.
- REINFORCING STEEL:**  
 ALL BARS, STRIPS AND TIES ..... ASTM A615, GR. 60
- PLACEMENT OF CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI AND CRSI STANDARDS.
- CLEAN REINFORCEMENT OF LOOSE RUST, MILL SCALE, DIRT, OIL, AND OTHER FOREIGN MATERIALS THAT WOULD REDUCE BOND TO CONCRETE.
- PROVIDE 3/4" CHAMFER AT ALL EXPOSED CORNERS.
- FURNISH THE FOLLOWING CONCRETE COVER ON REINFORCING BARS UNLESS SHOWN OTHERWISE ON DRAWINGS:  
 FOOTINGS ..... 3" COVER ON BOTTOM AND SIDES  
 WALLS ..... 2" COVER
- WELDING (INCLUDING TACKING) OF BARS SHALL NOT BE ALLOWED.
- MAINTAIN CONCRETE IN A CONTINUOUSLY DAMP AND WET CONDITION FOR NOT LESS THAN 7 DAYS AFTER PLACING. PROTECT FROM MOISTURE LOSS WITH SHEETING OR SPRAY-ON MEMBRANE MEETING ASTM C209 AND COMPATIBLE WITH FLOOR COVERINGS.
- FINISHING REQUIREMENTS ARE AS FOLLOWS (REFER TO ACI 301):  
 SMOOTH RUBBER FINISH ON EXPOSED SURFACES.  
 BROOM FINISH ON WALKS, STAIRS AND EXTERIOR CONCRETE PEDESTAL FINISHING.
- DO NOT FIELD BEND BARS NATURALLY EMBEDDED IN HARDENED CONCRETE UNLESS SPECIFICALLY INDICATED OR ACCEPTED BY THE ENGINEER.
- PROVIDE CORNER BARS EQUAL IN SIZE AND SPACING TO WALL HORIZONTAL REINFORCEMENT UNLESS OTHERWISE DETAILLED.
- COLD WEATHER CONCRETING SHALL FOLLOW PROCEDURES IN ACI 308.
- HOT WEATHER CONCRETING SHALL FOLLOW PROCEDURES IN ACI 305.
- PROVIDE CLASS B LAP SPLICES IN ACCORDANCE WITH ACI 318.
- BARS SUPPORTING AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL FOR UNCOATED STEEL. BAR SUPPORTS FOR COATED STEEL SHALL BE PLASTIC COATED OR EPXY COATED.  
 FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING.  
 VERTICAL WALL CONSTRUCTION JOINTS SHALL BE FORMED WITH VERTICAL BULKHEADS AND KEYS. WALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH THE JOINT OR SHALL BE DOVEILED WITH AN EQUIVALENT AREA OF REINFORCEMENT UNLESS NOTED OTHERWISE.  
 PROVIDE CONTINUOUS WATERSTOP (BUB TYPE) IN CONSTRUCTION JOINTS AT BASEMENT AND PIT WALLS, IN JOINTS BETWEEN MONOLITHIC POURS BELOW GRADE, AND IN ALL OTHER WALLS ADJACENT TO BELOW GRADE SLABS.

- POST-INSTALLED FASTENING:**  
 POST-INSTALLED SYSTEMS ARE BASED ON THE FOLLOWING (UNLESS NOTED OTHERWISE):

DESCRIPTION	ANCHOR/ADHESIVE <sup>1</sup>	APPLICATIONS
ADHESIVES	HI-TECH 400	CONCRETE (HILL HIKER EQUIPMENT) CONCRETE (ALL OTHER)

- POST-INSTALLED ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
- INSTALLATION REQUIREMENTS FOR ADHESIVE ANCHORS:  
 6.2.1 HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS  
 6.2.1.1 INSTALLATION SHALL BE PERFORMED BY PERSONNEL CERTIFIED IN ACCORDANCE WITH ACI 0818 SPECIALLY APPROVED INSTALLER CERTIFICATION PROGRAM.  
 6.2.1.2 INSTALLATION SHALL BE CONTINUOUSLY INSPECTED DURING INSTALLATION BY AN INSPECTOR ADHESIVELY APPROVED BY THE BUILDING OFFICIAL.  
 6.2.2 ALL OTHER ORIENTATIONS  
 6.2.2.1 INSTALLATION SHALL BE PERFORMED BY PERSONNEL TRAINED TO INSTALL ADHESIVE ANCHORS. TRAINING SHALL INCLUDE PRODUCT-SPECIFIC TRAINING OFFERED BY THE ADHESIVE MANUFACTURER AND SHALL BE INSPECTED IN ACCORDANCE WITH THE ICC REPORT.

- STRUCTURAL STEEL:**  
 DESIGN CODE: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360), LATEST ADOPTION.  
 MATERIAL SPECIFICATIONS (UNLESS NOTED OTHERWISE):  
 7.1 STRUCTURAL STEEL, WIDE FLANGE ..... ASTM A992  
 OTHER STRUCTURAL STEEL, ROLLED SHAPES, PLATES & BARS ..... ASTM A36  
 HOLLOW STRUCTURAL SECTIONS ..... ASTM A500, GR B  
 CONNECTION BOLTS ..... ASTM F1554, A325 TYPE 1  
 THREADED ROODS ..... ASTM A36  
 WELDS (E70XX ELECTRODES) ..... AWS D1.1  
 NON-SHRINK GROUT (7,000 PSI) ..... ASTM C1107, GR. A
- ALL STRUCTURAL STEEL INCLUDING ANCHOR BOLTS, SHALL BE FABRICATED AND ERRECTED ACCORDING TO THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360), LATEST ADOPTION AND THE CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303), LATEST ADOPTION, PROVISION 4.4 AND APPENDIX A OF THE AISC CODE OF STANDARD PRACTICE ARE SPECIFICALLY DELETED FROM THE PROJECT CONTRACT DOCUMENTS. THE FABRICATOR SHALL PROVIDE ITS SCHEDULE FOR THE SUBMITTAL OF SHOP AND ERECTION DRAWINGS A MINIMUM OF 14 DAYS PRIOR TO FIRST SUBMITTAL.
- ALL COLLARS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS UNCONTINGENT DURING STEEL ERECTION AND CONSTRUCTION. CONFORMANCE TO OR DEVIATION FROM ALLOWABLE CAPACITIES DURING ERECTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (SEE GENERAL NOTES).
- PROVIDE STAINLESS STEEL WELDS AS REQUIRED TO DEVELOP REACTIONS AT HPS, PIPE AND WIDE-FLANGE CONNECTIONS.
- BEAMS SHALL BE FABRICATED AND ERRECTED FOR PLACEMENT WITH THE NATURAL CAMBER UP.
- ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1, UNLESS OTHERWISE NOTED. PROVIDE CONTINUOUS FILLET WELDS PER AISC REQUIREMENTS MEETING MINIMUM THICKNESSES ALLOWED PER THROUGHT OF MATERIAL WELDED. ALL FILLER MATERIAL SHALL HAVE A MINIMUM WELD STRENGTH OF 58 KSI.
- HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE ARE NOT PERMITTED.
- IN STRUCTURAL STEEL SHALL BE GALVANIZED UNLESS NOTED OTHERWISE. DAMAGE DURING TRANSPORTING, ERRECTING AND FIELD WELDING PROCESSES SHALL BE REPAIRED TO MATCH THE SHOP APPLIED COATING.
- STRUCTURAL BOLTS SHALL BE GALVANIZED.

- STAINLESS STEEL:**  
 DESIGN CODE: STANDARD SPECIFICATION FOR THE DESIGN OF COLD-FORMED STAINLESS STEEL STRUCTURAL MEMBERS (ASCE-8), LATEST ADOPTION, AND SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC) LATEST ADOPTION, AND SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST ADOPTION.
- MATERIAL SPECIFICATIONS (UNLESS NOTED OTHERWISE SEE NOTES):  
 STAINLESS STEEL SHEETS AND STRIPS ..... ASTM A496, LINE 5E 3003 (F<sub>y</sub> = 42,300 KSI)  
 STAINLESS STEEL HOLLOW SECTIONS ..... ASTM A584, MT-316  
 STAINLESS STEEL STRUCTURAL BOLTS ..... ASTM F930 GROUP 1  
 STAINLESS STEEL HEAVY HEX NUTS AND WASHERS ..... ASTM F959 GROUP 1  
 WELDS (E316-XX ELECTRODES) ..... AWS D1.8
- ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF AWS D1.3 AND AWS D1.6 UNLESS NOTED OTHERWISE PER HILL HIKER, INC. EQUIPMENT SPECIFICATIONS. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY WELDERS CERTIFIED FOR THE PARTICULAR STAINLESS STEEL WELDS TO BE PERFORMED. WELDS SHALL BE PERFORMED USING THE SHIELDED ARC PROCESS UNLESS OTHERWISE NOTED.
- ALL FABRICATION SHALL BE STRAIGHT AND TRUE. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT FABRICATION PRACTICES WILL NOT CAUSE PERMANENT OUT-OF-TOOLERANCE DISTORTION OF THE WORK.

- WOOD:**  
 DESIGN CODE: NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION (AF&P), LATEST ADOPTION.  
 MATERIALS (FOLLOWING INDICATE MINIMUM GRADES UNO ON DRAWINGS):

DESCRIPTION	SPECIES & GRADE	DESIGN VALUES (PSI)						COMMENTS <sup>1</sup>	
		F <sub>b</sub>	F <sub>v</sub>	F <sub>c</sub>	F <sub>t</sub>	F <sub>t</sub>	E (x10 <sup>6</sup> )		
EXTERIOR LANDING (8'-4") FRAMING	2x4" WIDE SOUTHERN PINE	NO. 2	1500	175	565	1650	825	1.6	KICKERS, POSTS AND BALUSTERS
	10" WIDE SOUTHERN PINE	NO. 2	1050	175	565	1500	575	1.6	JOISTS
	12" WIDE SOUTHERN PINE	NO. 2	975	175	565	1450	550	1.6	JOISTS
Timbers (6"x6" and larger)	SOUTHERN PINE	NO. 2	850	165	375	525	550	1.2	COLUMNS
EXTERIOR LANDING DECK	TREX DECKING	-	500	360	540	540	-	0.2	DECKING COLOR PER OWNER

- BUILT UP STUDS, HEADERS, BEAMS, COLUMNS, AND OTHER MEMBERS TO BE CONNECTED PER IBC FASTENING SCHEDULE (UNO ON DRAWINGS)
- ALL NAILS TO BE FULLY DRIVEN WITH HEAD FLUSH TO SURFACE. NEITHER UNDER-DRIVE NOR OVER-DRIVE NAILS UNO.
- ALL LUMBER CONNECTORS TO BE SUPPLIED BY USP OR SIMPSON STRONG-TIE. WHEN USING STEEL LUMBER CONNECTORS FILL ALL NAIL HOLES TO ACHIEVE PUBLISHED VALUE, WHERE MORE STRINGENT, THESE DRAWINGS SUPERSEDE DIRECTIONS IN PRODUCT CATALOG BUT REFER TO PRODUCT CATALOG FOR TYPICAL INSTALLATION INSTRUCTIONS.

- SUBMITTALS:**  
 10.1 GENERAL SUBMITTAL REQUIREMENTS  
 10.1.1 CONTRACTOR SHALL REVIEW, STAMP, SIGN AND DATE ALL SUBMITTALS PRIOR TO FORWARDING TO ARCHITECT/ENGINEER. THE ENGINEER'S REVIEW IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE RELEVANT CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK AND COORDINATE THE SUBMITTALS. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS IN THE SUBMITTALS.
- 10.1.2 SHOP DRAWINGS SHALL BE IN THE FORM OF BLACK-LINE PRINTS OR PORTABLE DOCUMENT FORMAT (PDF) FOR REVIEW. DRAWINGS LISTED BELOW AS 'CERTIFIED' SHALL BEAR THE SIGNED AND DATED SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. IN NO CASE SHALL REPRODUCTIONS OF THE CONTRACT DRAWINGS BE USED AS SHOP DRAWINGS. DRAWINGS SHALL SHOW ERECTION PLANS, DIMENSIONS, BRACING AND BRIDGING REQUIREMENTS, DETAILS, SUPPORTED MECHANICAL EQUIPMENT AND PIPING. SUBMITTALS ARE REQUIRED:  
 CONCRETE  
 10.2.1 CONCRETE MIX DESIGN(S) SHALL BE SUBMITTED TO ENGINEER FOR REVIEW. A SIGNED CERTIFICATION STATING COMPLIANCE WITH ACI 318, CHAPTER 5 SHALL BE SUBMITTED WITH EACH CONCRETE MIX DESIGN.  
 10.2.2 REINFORCING STEEL SHOP DRAWINGS.  
 10.3 STEEL  
 10.3.1 SHOP DRAWINGS

- SPECIAL INSPECTIONS:**  
 SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH THE LOCAL BUILDING CODE FOR THE FOLLOWING PORTIONS OF CONSTRUCTION:  
 11.1 CONCRETE  
 11.2 REINFORCING STEEL AND PLACEMENT - PERIODIC INSPECTION.  
 11.2.1 ANCHORS CAST IN CONCRETE - PERIODIC INSPECTION.  
 11.2.2 VERIFY USE OF REQUIRED DESIGN MIX - PERIODIC INSPECTION.  
 11.2.3 DURING TAKING OF TEST SPECIMENS, PERFORM SLUMP & AIR CONTENT TESTS, AND DETERMINE CONCRETE TEMPERATURE - CONTINUOUS INSPECTION.  
 11.2.4 MAINTENANCE OF TEMPERATURE AND TECHNIQUES - PERIODIC INSPECTION.  
 11.2.5 VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS - PERIODIC INSPECTION.  
 11.2.6 VERIFY FORMWORK SHORING, LOCATION, AND DIMENSIONS - PERIODIC INSPECTION.  
 11.3 SEISMIC FORCE-RESISTING SYSTEMS.  
 11.3.1 STEEL:  
 11.3.1.1 STRUCTURAL WELDING:  
 I. FILLET WELDS 5/16" OR LESS - OBSERVE & PERFORM INSPECTIONS IN ACCORDANCE WITH AISC 341 CHAPTER J.  
 II. GROUP A JOINTS - OBSERVE & PERFORM INSPECTIONS IN ACCORDANCE WITH AISC 341 CHAPTER J.  
 11.3.1.2 HIGH-STRENGTH BOLTING:  
 I. GROUP A JOINTS - OBSERVE & PERFORM INSPECTIONS IN ACCORDANCE WITH AISC 341 CHAPTER J.  
 11.4 POST-INSTALLED ANCHORS IN HARDENED CONCRETE  
 11.4.1 INSTALLATION OF ADHESIVE ANCHORS INTO HARDENED CONCRETE - CONTINUOUS OR PERIODIC INSPECTION IN ACCORDANCE WITH THE RESEARCH REPORT FOR THE ANCHORS ISSUED BY AN APPROVED SOURCE.  
 11.4.2 INSTALLATION OF MECHANICAL ANCHORS INTO HARDENED CONCRETE - CONTINUOUS OR PERIODIC INSPECTION IN ACCORDANCE WITH THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE.



MARK D. MELNIK, P.E. 41574  
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DATE:	DESIGNED:
10/06/23	CRS/APP
DRAWN:	CHECKED:
EJE	APP/KFB
APPROVED:	MOM

DRAWING TITLE:  
**STRUCTURAL NOTES**

PROJECT NO.:	DRAWING NO.:
230576	S0
SCALE:	AS NOTED



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PROJECT:  
INCLINE ELEVATOR  
PLOWSHAY RESIDENCE  
1532 GRAND AVE  
GRAND LAKE, CO 80447

NO.	DATE	ISSUE/REVISION	BY
A	07/28/23	ISSUED FOR PRELIM REVIEW	DLF
B	07/31/23	ISSUED FOR PRELIM REVIEW	DLF
C	08/02/23	ISSUED FOR PRELIM REVIEW	DLF
D	10/06/23	ISSUED FOR REVIEW	EJE
E	02/05/24	ISSUED FOR REVIEW	EJE
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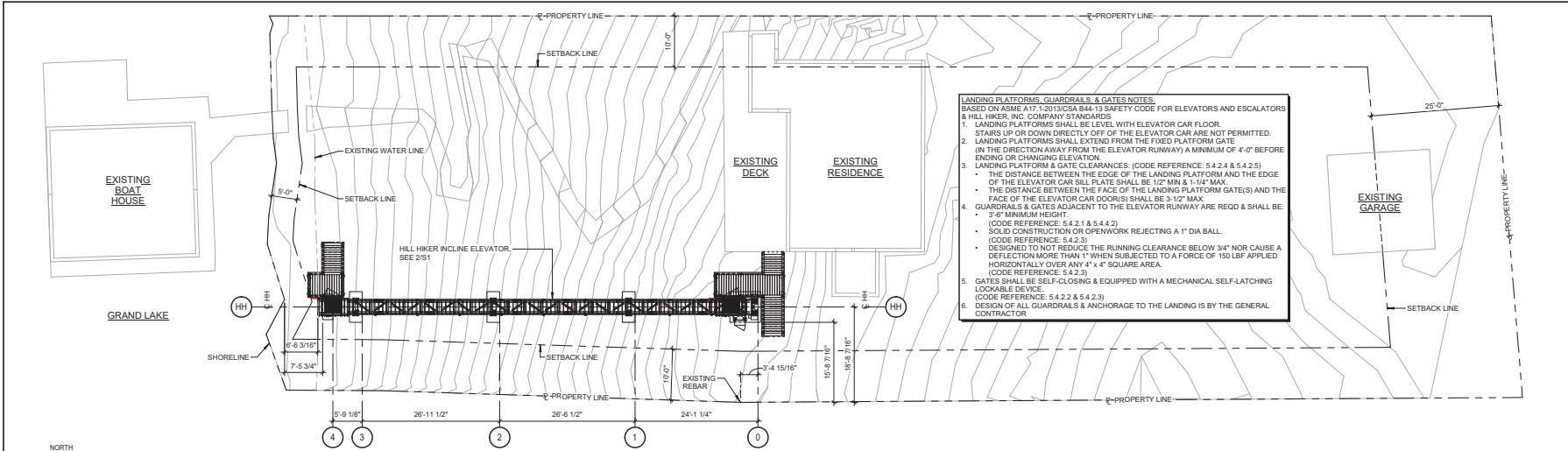
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DATE: 07/28/23	DESIGNED: CRG/APF
DRAWN: DLF	CHECKED: APP/KFB
	APPROVED: MCM

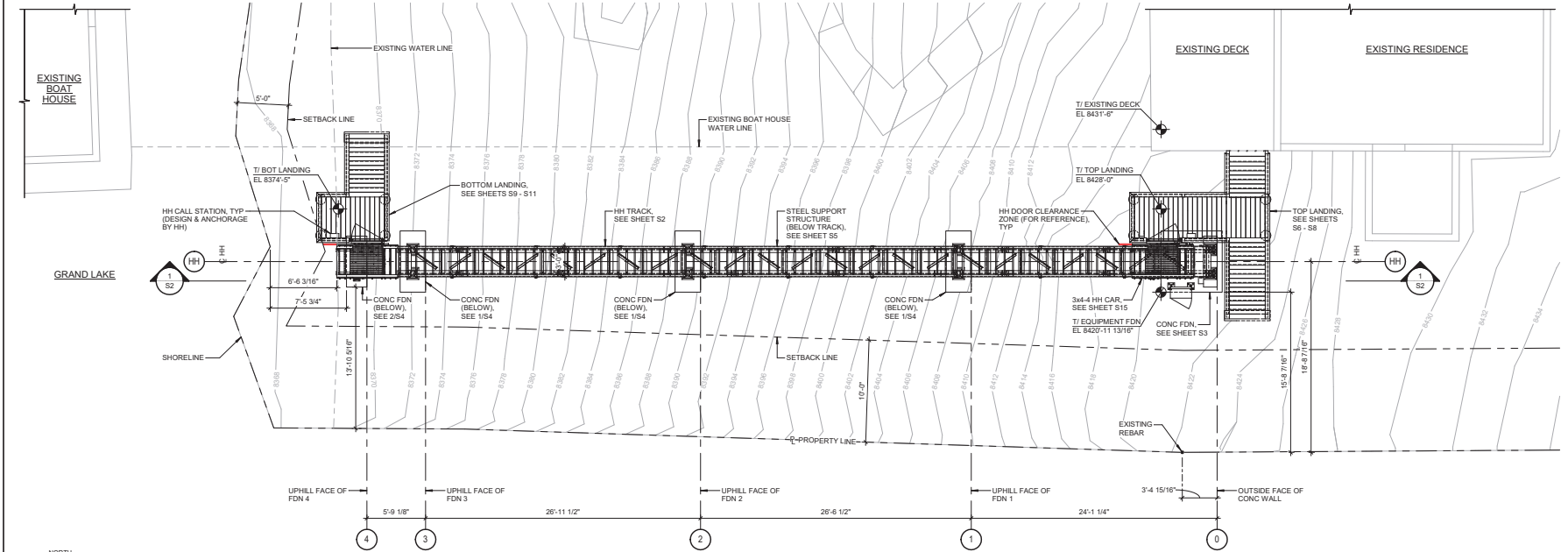
DRAWING TITLE:  
SITE PLAN & OVERALL PLAN

PROJECT NO: 230576	DRAWING NO: S1
SCALE: AS NOTED	



**LANDING PLATFORMS, GUARDRAILS & GATES NOTES:**  
 BASED ON ASME A17.1/2013CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS & HILL HIKER, INC. COMPANY STANDARDS  
 1. LANDING PLATFORMS SHALL BE LEVEL WITH ELEVATOR CAR FLOOR. STAIRS UP OR DOWN DIRECTLY OFF OF THE ELEVATOR CAR ARE NOT PERMITTED.  
 2. LANDING PLATFORMS SHALL EXTEND FROM THE FIXED PLATFORM GATE IN THE DIRECTION AWAY FROM THE ELEVATOR RUNWAY A MINIMUM OF 4'-0" BEFORE ENDING OR CHANGING ELEVATION.  
 3. LANDING PLATFORM & GATE CLEARANCES: (CODE REFERENCE: 5.4.2.4 & 5.4.2.5)  
 • THE DISTANCE BETWEEN THE EDGE OF THE LANDING PLATFORM AND THE EDGE OF THE ELEVATOR CAR SILL PLATE SHALL BE 1/2" MIN & 1-1/4" MAX.  
 • THE DISTANCE BETWEEN THE FACE OF THE LANDING PLATFORM GATE(S) AND THE FACE OF THE ELEVATOR CAR DOOR(S) SHALL BE 3-1/2" MAX.  
 4. GUARDRAILS & GATES ADJACENT TO THE ELEVATOR RUNWAY ARE RECD & SHALL BE:  
 • 3'-6" MINIMUM HEIGHT  
 (CODE REFERENCE: 5.4.2.1 & 5.4.4.2)  
 • SOLID CONSTRUCTION OR OPENWORK REJECTING A 1" DIA BALL.  
 (CODE REFERENCE: 5.4.2.3)  
 • DESIGNED TO NOT REDUCE THE RUNNING CLEARANCE BELOW 3/4" NOR CAUSE A DEFLECTION MORE THAN 1" WHEN SUBJECTED TO A FORCE OF 150 LBF APPLIED HORIZONTALLY OVER ANY 14" x 14" SQUARE AREA.  
 (CODE REFERENCE: 5.4.2.3)  
 5. GATES SHALL BE SELF-CLOSING & EQUIPPED WITH A MECHANICAL SELF-LATCHING LOCKABLE DEVICE.  
 (CODE REFERENCE: 5.4.2.2 & 5.4.2.3)  
 6. DESIGN OF ALL GUARDRAILS & ANCHORAGE TO THE LANDING IS BY THE GENERAL CONTRACTOR

**SITE PLAN**  
3/16" = 1'-0"



**OVERALL PLAN**  
3/16" = 1'-0"

- NOTES:
- THERE SHALL BE ONLY ONE CAR ON TRACK AT ANY TIME, OTHER CAR SHOWN FOR REFERENCE
  - IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO FIELD VERIFY & LOCATE GRIDS ON PROJECT SITE
  - ALL EXISTING STRUCTURES & PROPERTY LINES SHOWN THROUGHOUT THESE DRAWINGS ARE BASED ON A1457SUN SURVEY DRAWING PREPARED BY AZIMUTH SURVEY COMPANY, DATED 08-12-21, RECEIVED FROM GEOFFREY ELLIOT ON 06-16-23



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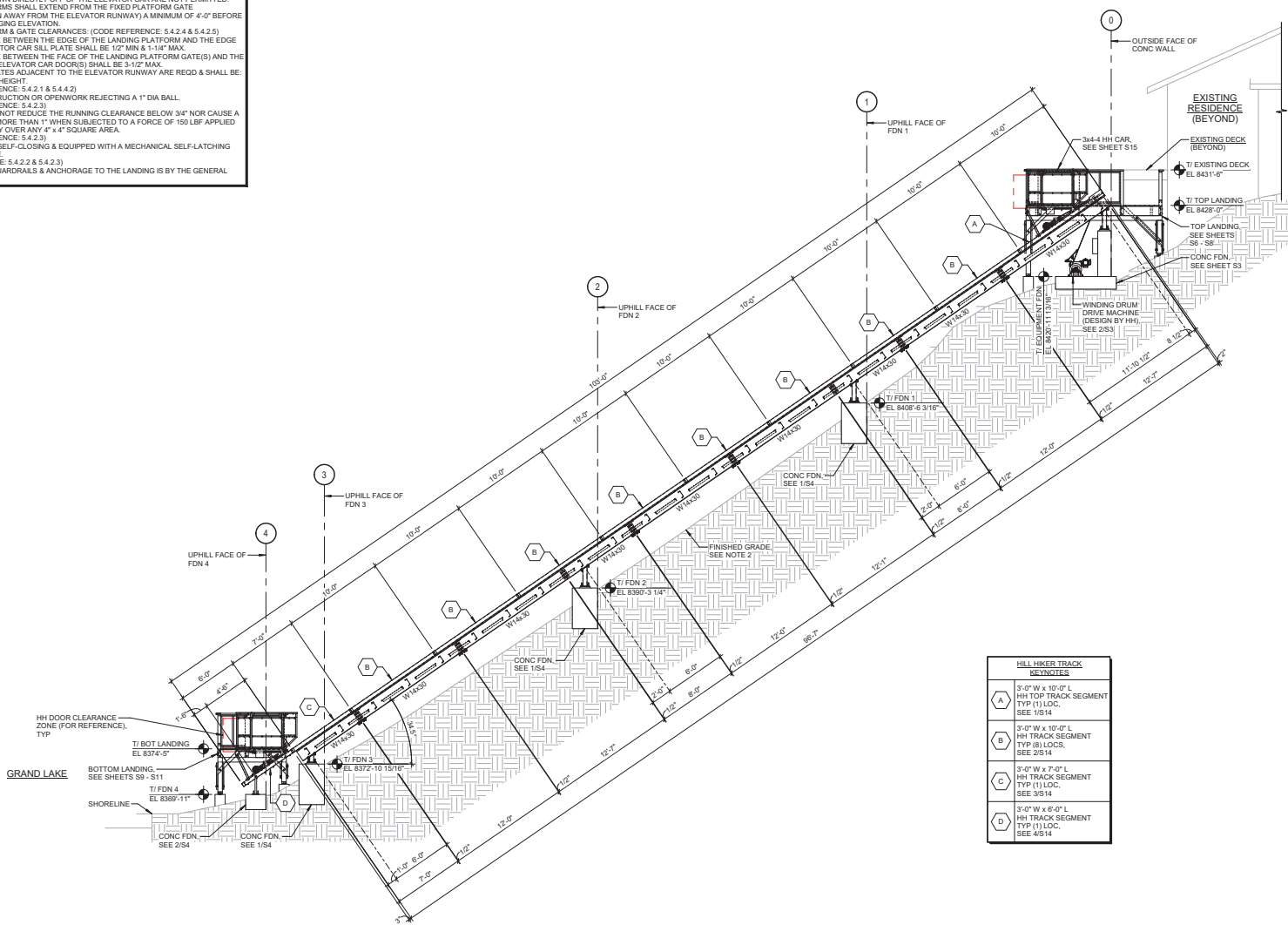
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DRAWN: DLF/EJE	CHECKED: APF/KFB
	APPROVED: MCM

DRAWING TITLE:  
**OVERALL ELEVATION**

PROJECT NO: 230576	DRAWING NO: <b>S2</b>
SCALE: AS NOTED	

**LANDING PLATFORMS, GUARDRAILS, & GATES NOTES.**  
BASED ON ASME A17.1-2013(CSA B44-13) SAFETY CODE FOR ELEVATORS AND ESCALATORS & HILL HIKER, INC. COMPANY STANDARDS

- LANDING PLATFORMS SHALL BE LEVEL WITH ELEVATOR CAR FLOOR. STAIRS UP OR DOWN DIRECTLY OFF OF THE ELEVATOR CAR ARE NOT PERMITTED.
- LANDING PLATFORMS SHALL EXTEND FROM THE FIXED PLATFORM GATE (IN THE DIRECTION AWAY FROM THE ELEVATOR RUNWAY) A MINIMUM OF 4'-0" BEFORE ENDING OR CHANGING ELEVATION.
- LANDING PLATFORM & GATE CLEARANCES: (CODE REFERENCE: 5.4.2.4 & 5.4.2.5)
  - THE DISTANCE BETWEEN THE EDGE OF THE LANDING PLATFORM AND THE EDGE OF THE ELEVATOR CAR SILL PLATE SHALL BE 1/2" MIN & 1-1/4" MAX.
  - THE DISTANCE BETWEEN THE FACE OF THE LANDING PLATFORM GATE(S) AND THE FACE OF THE ELEVATOR CAR DOOR(S) SHALL BE 3-1/2" MAX.
- GUARDRAILS & GATES ADJACENT TO THE ELEVATOR RUNWAY ARE REQ'D & SHALL BE:
  - 3'-0" MINIMUM HEIGHT. (CODE REFERENCE: 5.4.2.1 & 5.4.4.2)
  - SOLID CONSTRUCTION OR OPENWORK REJECTING A 1" DIA BALL. (CODE REFERENCE: 5.4.2.3)
  - DESIGNED TO NOT REDUCE THE RUNNING CLEARANCE BELOW 3/4" NOR CAUSE A DEFLECTION MORE THAN 1" WHEN SUBJECTED TO A FORCE OF 150 LBF APPLIED HORIZONTALLY OVER ANY 4' x 4' SQUARE AREA. (CODE REFERENCE: 5.4.2.3)
- GATES SHALL BE SELF-CLOSING & EQUIPPED WITH A MECHANICAL SELF-LATCHING LOCKABLE DEVICE. (CODE REFERENCE: 5.4.2.2 & 5.4.2.3)
- DESIGN OF ALL GUARDRAILS & ANCHORAGE TO THE LANDING IS BY THE GENERAL CONTRACTOR



HILL HIKER TRACK REYNOTES	
A	3'-0" W x 10'-0" L HH TOP TRACK SEGMENT TYP (1) LOC. SEE 1/514
B	3'-0" W x 10'-0" L HH TRACK SEGMENT TYP (8) LOC. SEE 2/514
C	3'-0" W x 7'-0" L HH TRACK SEGMENT TYP (1) LOC. SEE 3/514
D	3'-0" W x 6'-0" L HH TRACK SEGMENT TYP (1) LOC. SEE 4/514

**1 OVERALL ELEVATION (LOOKING NORTHWEST)**

- NOTES:
- THERE SHALL BE ONLY ONE CAR ON TRACK AT ANY TIME. OTHER CAR SHOWN FOR REFERENCE
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADE REQUIREMENTS IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
  - TOP LANDING STAIRS NOT SHOWN FOR CLARITY































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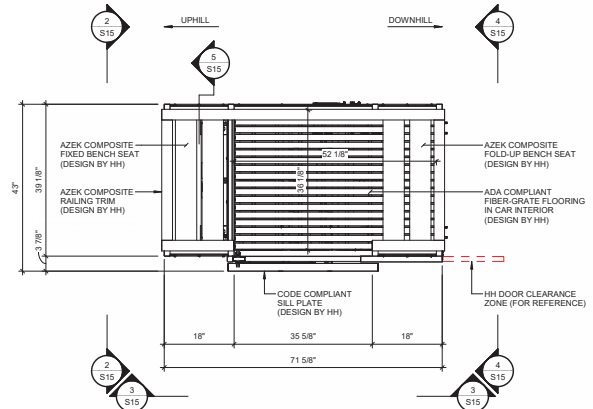


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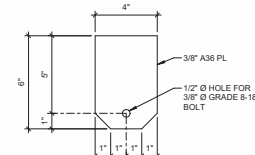
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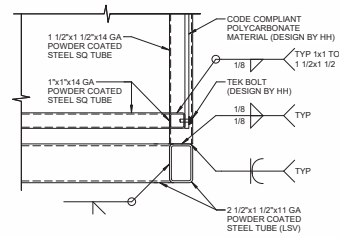
NO.	DATE	ISSUE/REVISION	BY
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C	05/14/24	ISSUED FOR PERMIT	EJE



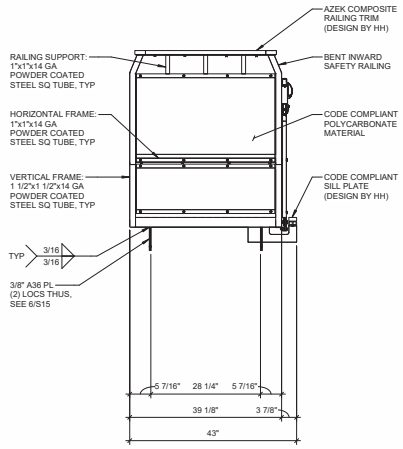
1 CAR PLAN  
3/4" = 1'-0"



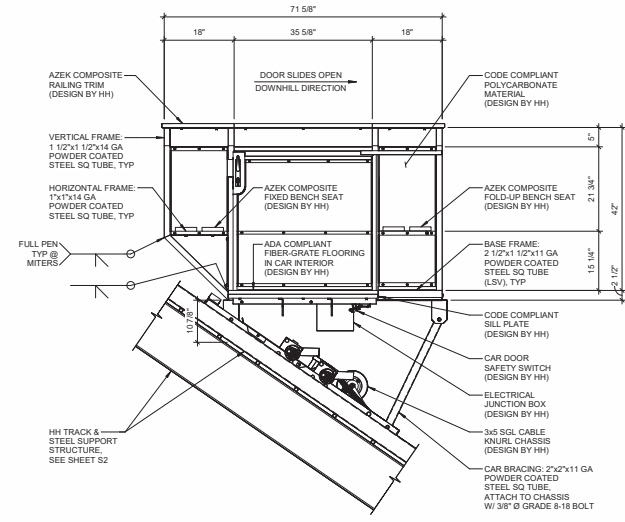
6 MOUNTING PLATE  
3" = 1'-0"  
NOTES:  
1. (2) LOCS ON CAR UPHILL END, SEE 2/S15  
2. (4) LOCS ON CAR DOWNHILL END, SEE 4/S15



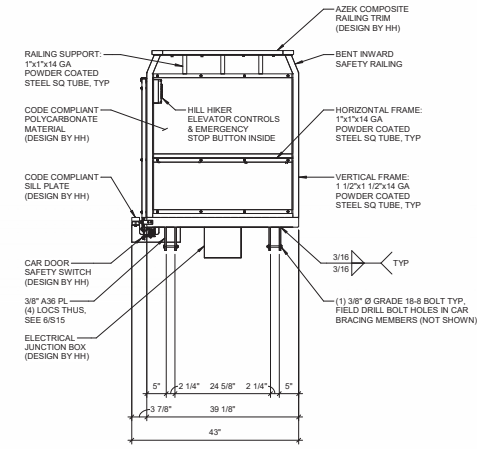
5 TYPICAL WELDS DETAIL  
3" = 1'-0"  
NOTE:  
FLOOR NOT SHOWN FOR CLARITY



2 ELEVATION (UPHILL END)  
3/4" = 1'-0"



3 SIDE ELEVATION  
3/4" = 1'-0"



4 ELEVATION (DOWNHILL END)  
3/4" = 1'-0"



MARK D. MELNIK, P.E. 41574

NOTICE: THE DESIGN SHOWN HAS BEEN REVIEWED INCLUDING ALL TECHNICAL DRAWINGS, DETAILS, FIELD DRAWINGS, SPECIFICATIONS AND NOTICES TO CONTRACTORS. THIS REVIEW WAS CONDUCTED BY VAA, LLC AND DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY COMMERCIAL PRODUCT, IN WHOLE OR IN PART, NOR CAN ANY OBSERVATION BE MADE UNLESS SPECIFICALLY PHOTOGRAPHED IN WRITING BY VAA, LLC. COPYRIGHT VAA, LLC 2024. ALL RIGHTS RESERVED.

DATE:	DESIGNED:	
10/06/23	CRG/APP	
DRAWN:	CHECKED:	APPROVED:
EJE	APP/KFB	MDM

DRAWING TITLE:  
HILL HIKER CAR

PROJECT NO.:	DRAWING NO.:
230576	S15
SCALE:	AS NOTED



Exhibit B





















