



Grand Lake Planning Commission

Wednesday, April 01, 2026 at 6:30 PM

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

AGENDA

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/88165568413>

You can also dial in using your phone.

719-359-4580

Meeting ID: 881 6556 8413



1. Call to Order
2. Roll Call
3. Conflicts of Interest
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. Consideration to approve Meeting Minutes
 - A. [February](#) 18, 2026
 - B. [March](#) 18, 2026
6. Items of Business
 - A. **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 04-2026 – Design review of a covered boat dock located at 424 Lakeside Drive.
7. Future Agenda Items
8. Adjourn Meeting



Grand Lake Planning Commission

Wednesday, February 18, 2026 at 6:30 PM

*The Town of Grand Lake upholds the Six Pillars of Character:
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1. Call to Order

Chairman Shockey called the planning commission meeting to order at 6:32 pm.

2. Roll Call

Chairman Shockey, Commissioners Burke, Bishop, Finch, Murray, and Trustee Miller were present, along with Town Manager Kudron and Town Clerk Carrell.

3. Conflicts of Interest

None.

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.

None.

5. Consideration to Approve Meeting Minutes

A. January 7, 2026

Commissioner Murray moved to approve the meeting minutes for January 7, 2026. Commissioner Finch seconded the motion. Chairman Shockey called for a vote, and the motion passed unanimously.

6. Items of Business

A. QUASI JUDICIAL (PUBLIC HEARING): Resolution 02-2026 - Conditional Use Permit request for 620 Grand Avenue related to the mix of residential and commercial uses in a proposed building remodel.

The Grand Lake Planning Commission considered a Conditional Use Permit application for a building remodel located at 620 Grand Avenue. The proposed development consists of two residential units and one commercial unit, resulting in a mix of approximately 53.3% residential and 46.5% commercial use. The Commission confirmed that all conditions established during the prior design review, including mitigation of snow shedding and the construction of required parking and a boardwalk, have been satisfied. The applicant, Tony Zurn, further proposed seasonal closure of the patio from November 1 through May 1 to address snow shedding concerns.

Chairman Shockey opened the public hearing. No public comment was received, and the public hearing was subsequently closed.

Commissioner Murray moved to approve Resolution No. 02-2026, recommending approval of a Conditional Use Permit for 620 Grand Avenue to allow a mixed-use building with greater than 50% residential floor area, where a maximum of 50% residential use is otherwise permitted by right. The motion was seconded by Commissioner Bishop.

7. Future Agenda Items

- To be determined.

8. Adjourn Meeting

Commissioner Bishop moved to adjourn the meeting, and Commissioner Burke seconded the motion. The meeting of the Grand Lake Planning Commission was adjourned at 7:03 p.m.

(Attest)

Alayna Carrell, Town Clerk

James Shockey, Chairman



Grand Lake Planning Commission

Wednesday, March 18, 2026 at 6:30 PM

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

AGENDA

1. Call to Order

Commissioner Bishop called the planning commission meeting to order at 6:33 pm.

2. Roll Call

Chairman Shockey was present via zoom, Commissioners Burke, Bishop, Finch, Murray, and Trustee Miller were present, along with Town Manager Kudron and Town Clerk Pro-Tem Weekes.

3. Conflicts of Interest

None.

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.

None.

5. Items for Discussion

A. QUASI JUDICIAL (PUBLIC HEARING) – Resolution 03-2026 – Preliminary Development Plan Application for a New Mixed-Use Development Located at 900 Grand Avenue

Commissioner Bishop opened the public hearing.

The Planning Commission Meeting discussed Resolution 03-2026 for a three-story mixed-use building at 900 Grand Avenue. The proposal includes a ground-floor commercial space (2,500 sq. ft.), two residential units (2,800 sq. ft. and 2,200 sq. ft.), and five garage parking spaces. The project meets zoning standards and parking requirements. Changes from the 2025 sketch application include raised roof support timbers and additional windows.

Kaylee Wallesen, 2011 County Road 5, applicant, provided a brief presentation to the Commission.

Commissioner Bishop opened for public comment.

Jan Ciegler, a neighboring property owner, provided public comment regarding the proposed development. Ms. Ciegler expressed concerns about the building's exterior design, noting that the color palette appeared overly monochromatic and could benefit from greater variation to reduce a monolithic appearance. She also raised concerns about the potential use of the commercial space as a bar, citing existing noise impacts in the area and questioning whether an additional bar would be an appropriate or best use of the space.

Commissioner Bishop closed the public hearing.

Public comments raised concerns about the building's monochromatic appearance and the need for another bar.

Commissioner Finch moved to approve Resolution No. 03-2026, a resolution recommending approval of a Preliminary Development Plan for a new mixed-use commercial and residential development located at 900 Grand Avenue.

Commissioner Burke seconded the motion. Upon call for the vote by Commissioner Bishop, all members voted in favor.

6. Future Agenda Items

- To be determined.

7. Adjourn Meeting

Commissioner Finch moved to adjourn the meeting, and Commissioner Burke seconded the motion, all members voted in favor. The meeting of the Grand Lake Planning Commission was adjourned at 7:03 p.m.

(Attest)

Alayna Carrell, Town Clerk

James Shockey, Chairman



PLANNING COMMISSION STAFF MEMORANDUM

DATE: April 1, 2026
TO: Chair and Planning Commission
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 04-2026 – Design review of a covered boat dock located at 424 Lakeside Drive.

Overview

- **Property Owner and Applicant:** Scott Durland
- **Applicant's Representative:** Mitchell Gilbert, Contractor
- **Location:** 424 Lakeside Drive
- **Zoning:** Single Family Residential
- **Request:** The applicant is proposing to construct a deck over an existing dock, resulting in a covered boat dock at 424 Lakeside Drive.



Background

Per Town Code Section 12-2-29, within the Town of Grand Lake, the construction of boathouses and covered boat docks is considered a unique case and requires a public hearing prior to the issuance of a Building Permit. While boathouses and covered boat docks do not require a special use permit or conditional use permit, any conditions imposed on such development shall be conditions of the Building Permit.

The applicant has submitted a Building Permit application to construct a deck over an existing dock. Because this results in a covered boat dock, the proposal requires a public hearing.

Staff Analysis



The application has been reviewed for compliance with the Shoreline and Surface Water Regulations of the Town Code. All property owners within 200 feet of the subject site were notified by certified mail, and a public notice was published in the newspaper. As of March 26, 2026, no public comments have been received.

Height Limit: Per Town Code, no boathouse or covered dock shall exceed 16 feet in height as measured from the mean water line to the highest point of the structure. The mean identifiable high water mark is located at an elevation of 8,367 feet. The proposed structure has a maximum elevation of 8,383 feet, which complies with the maximum height requirement.

Width Limit: Per Town Code, no boathouse or covered dock shall exceed 30 feet in width. This measurement excludes any uncovered dock or decking that is physically attached to the structure. The covered portion of the proposed structure, excluding the uncovered dock segments, measures approximately 18 feet in width and complies with the width limitation.

Setbacks: The existing dock structure is located within the required 10-foot side setback of the property.

Extension Beyond Shoreline: Per Town Code, structures shall not extend more than 35 feet beyond the shoreline. The proposed structure does not exceed this limitation and complies with the applicable requirement.

Planning Commission Recommendation

Staff recommends the Planning Commission discuss the design review request with consideration of staff analysis, public comments, and the review criteria from code to make a recommendation to the Board of Trustees.

Sample Motions

Approval with or without conditions

I move to approve Resolution 04-2026, a resolution recommending approval of the design review of a covered boat dock located at 424 Lakeside Drive.

OR... with the following conditions:

-
-

Denial

I move to approve Resolution 04-2026, a resolution recommending denial of the design review of a covered boat dock located at 424 Lakeside Drive, based on the following findings of fact:

-
-

Attachments

Site Plan

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 04-2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A DESIGN REVIEW OF A
COVERED BOAT DOCK LOCATED AT 424 LAKESIDE DRIVE**

WHEREAS, Scott Durland (the “Owner”) is the owner of certain real property located at 424 Lakeside Drive, within the Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has submitted for review and consideration a design review for a covered boat dock (“Application”); and

WHEREAS, Section 12-2-29 of the Code requires that a design review of a covered boat dock be reviewed by the Planning Commission for a recommendation of approval, approval with conditions, or denial to the Town Board of Trustees; and

WHEREAS, the Planning Commission reviewed the Application at a public hearing on April 1, 2026, and found the Application to have satisfactorily addressed the consideration factors in Section 12-2-29 of the Code; and

WHEREAS, upon a thorough consideration of the Application and applicable Code requirements, the Planning Commission finds such factors weigh in favor of approval of the Application.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
TOWN OF GRAND LAKE, COLORADO,**

1. The Planning Commission recommends that the Application be approved by the Board of Trustees.
2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 1ST DAY OF APRIL 2026.

(S E A L)

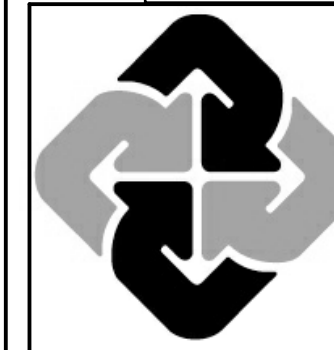
ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey,
Planning Commission Chairman

Votes Approving: 0
Votes Opposed: 0
Absent: 0
Abstained: 0



ARCHITECT:
 4SITE ADVISORS
 7076 S ALTON WAY, SUITE H100
 CENTENNIAL, CO 80112
 4SITEADVISORS.COM

**DURLAND LAKE
 HOME RENOVATION**

424 LAKESIDE DR
 GRAND LAKE, CO 80446

REVISION TABLE	NUMBER	DATE	DESCRIPTION
	1	3/10/26	PLANNING COMMENTS
	2	3/16/26	

SHEET NUMBER

1



LAKESIDE RENDERING



PROJECT LOCATION

HOME OWNER: SCOTT DURLAND
PROJECT SCOPE: EXISTING 3,010 SF HOME REMODEL (ORIGINAL HOME BUILT IN 1994), REBUILT & ADDED DECK, RENOVATION OF EXISTING KITCHEN, BATHROOMS, AND LAUNDRY ROOM. ALL NEW EXTERIOR MATERIALS.
ADDRESS: 424 LAKESIDE DR. GRAND LAKE, CO
MUNICIPALITY: TOWN OF GRAND LAKE, GRAND COUNTY
PIN: Parcel ID No: 119306406002 Schedule No: R143300
ZONING: Single Family Res. High Density / SFR_HD
 Overlay Zone: TLDRA_Three Lakes Design Review Area Growth Area.
LOT SIZE: 0.250 ACRES
LEGAL DESCRIPTION: GRAND LAKE ESTATES 1ST FLG Lot: 2 Block: 7
FIRE DISTRICT: GL FPD-2
WATER: LAKESIDE, SHADOW MOUNTAIN LAKE
SEWER TYPE: THREE LAKES W&S DISTRICT

- SHEET INDEX:**
- 1 COVER SHEET
 - 2 SITE PLAN
 - 3 FLOOR PLANS
 - 4 FLOOR PLAN & SCHEDULES
 - 5 WINDOW & DOOR SCHEDULE
 - 6 ELEVATIONS
 - 7 ELEVATIONS
 - 8 BUILDING SECTIONS
 - 9 FRAMING PLAN
 - S001 STRUCTURAL NOTES
 - S002 TYPICAL DETAIL
 - S101 FOUNDATION PLAN
 - S102 FOUNDATION PLAN
 - S103 MAIN FLOOR FRAMING PLAN
 - S104 LOW ROOF FRAMING PLAN
 - S105 HIGH ROOF FRAMING PLAN
 - S106 BOAT DOCK & UPPER DECK PLAN
 - S301 ELEVATION
 - S501 FOUNDATION DETAILS
 - S502 FOUNDATION DETAILS
 - S503 FOUNDATION DETAILS
 - S3.0 DETAILS 301-320

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING ADOPTED CODES:

- 2015 International Residential Code (IRC) — including adopted amendments
- 2015 International Mechanical Code (IMC) — including adopted amendments
- 2015 International Plumbing Code (IPC) — including adopted amendments
- 2015 International Fuel Gas Code (IFGC) — including adopted amendments
- 2015 International Energy Conservation Code (IECC) — including adopted amendments
- 2015 International Existing Building Code (IEBC)
- 2015 International Fire Code (IFC) — including adopted amendments
- 2023 National Electrical Code (NEC)

Town of Grand Lake / Grand County adopted 2015 IRC + 2015 IECC (with local amendments, effective 6/30/2018); Electrical: 2023 NEC.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

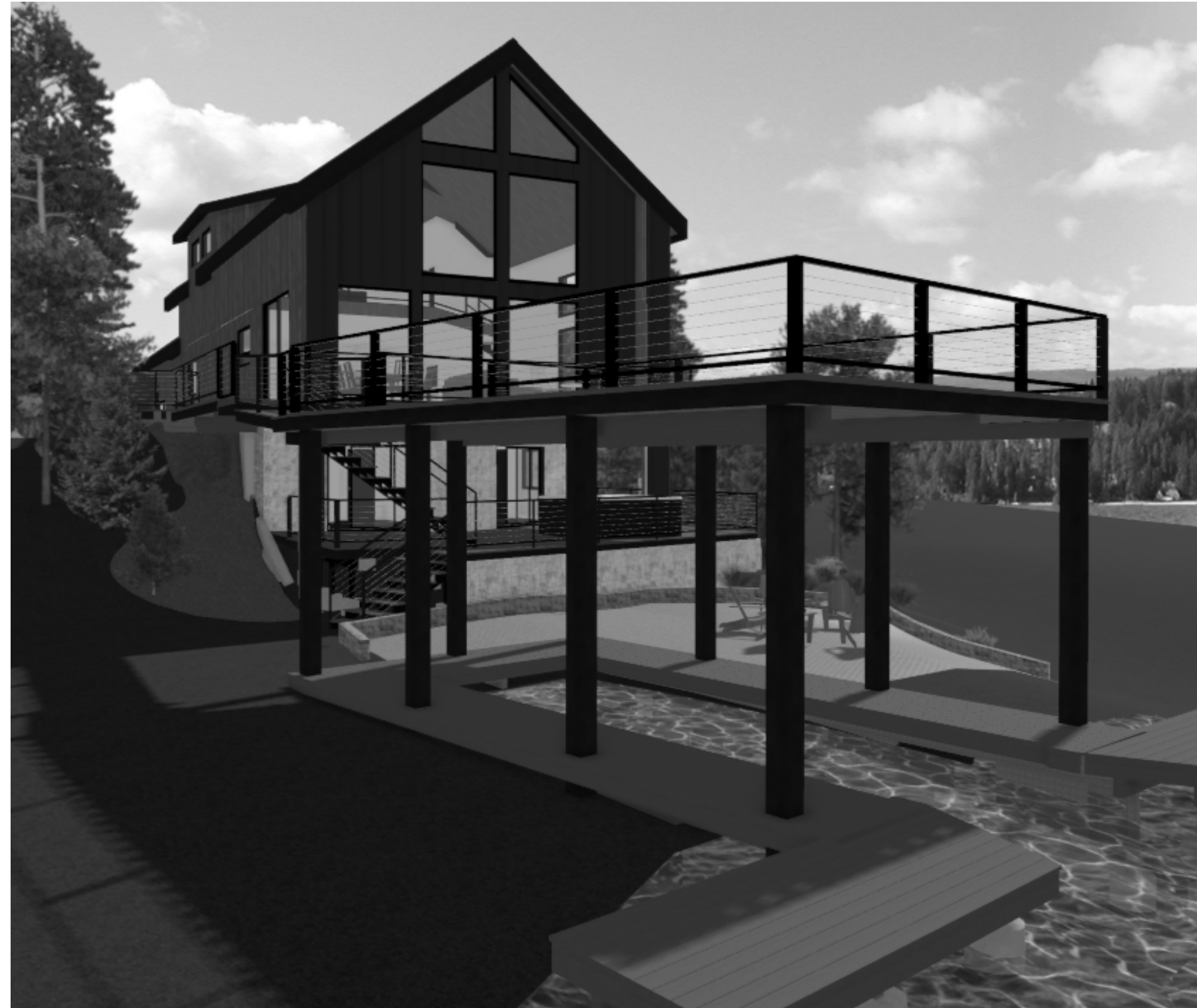
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

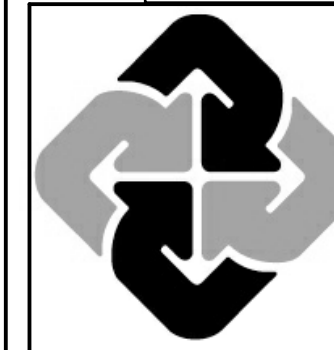
- KITCHEN AND CABINET NOTES:**
- 1 CABINET FINISHES VARY. CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
 - 2 CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
 - 3 INSTALL HARDWARE ON SITE.
 - 4 TRIM TO MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
 - 5 CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
 - 6 INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
 - 7 ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
 - 8 USE MIN 6" DUCT FOR HOOD.
 - 9 CONFIRM FINAL MATERIALS FOR BACKSPASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING



STREETSIDE RENDERING



LAKESIDE RENDERING



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DURLAND LAKE HOME RENOVATION

424 LAKESIDE DR
GRAND LAKE, CO 80446

REVISION	TABLE	DESCRIPTION
1	DATE	3/10/26

SHEET NUMBER

2

EROSION CONTROL NOTES:

- 1 INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 2 MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- 3 ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
- 4 HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER
- 5 STRIP SWALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SWALES.

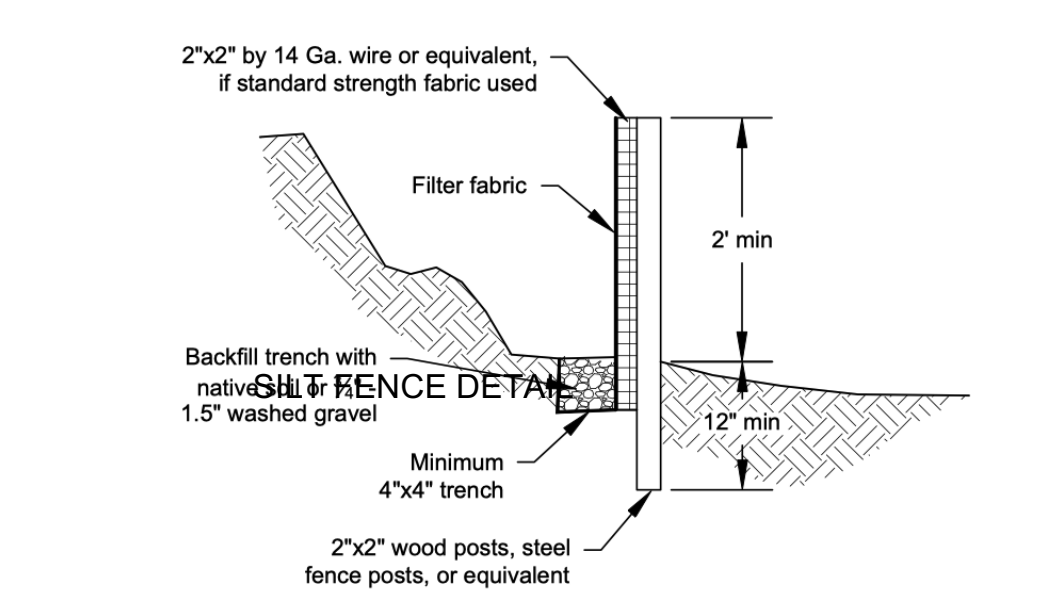
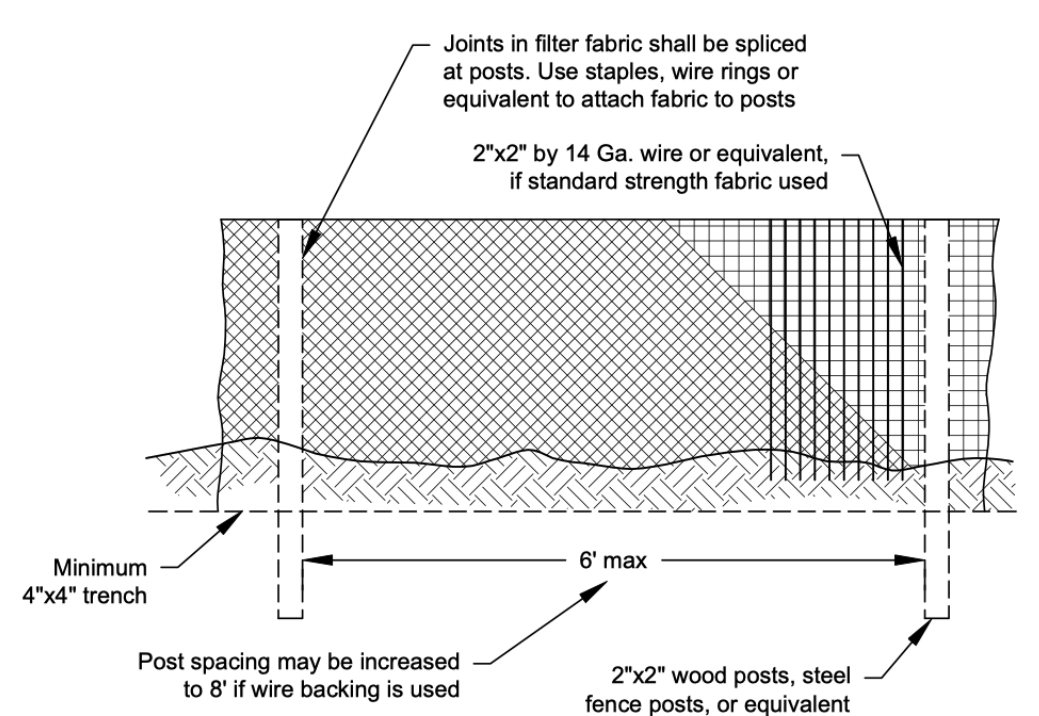
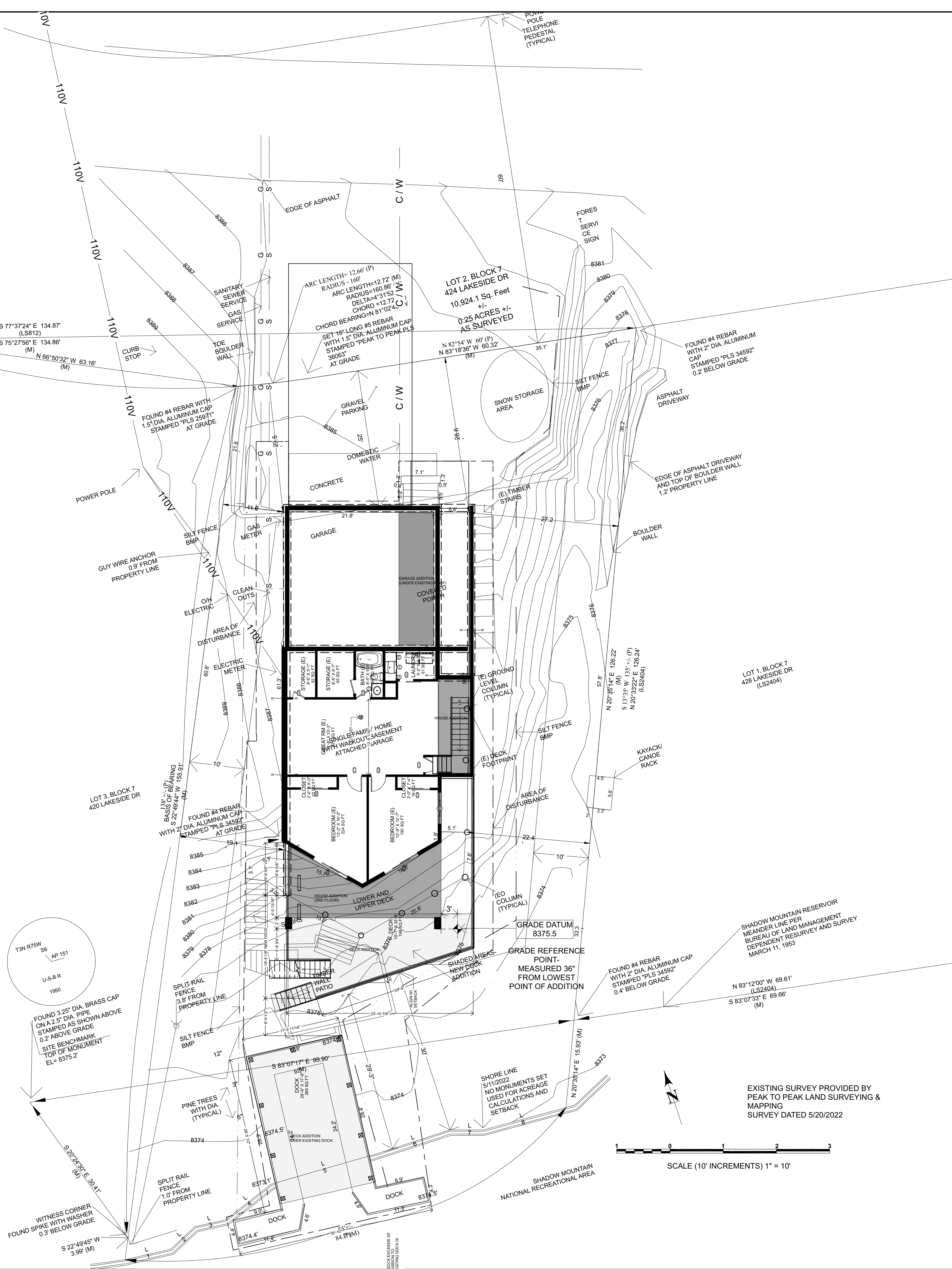
GRADING NOTES:

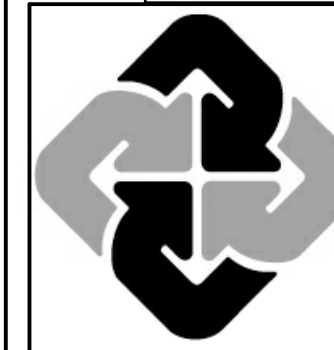
- 1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 2 ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
- 3 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- 4 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
- 5 AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
- 6 PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

LANDSCAPE NOTES:

- 1 OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC.
- 2 IRRIGATION SYSTEM SHALL BE STUBBED IN WITH VALVE BOX AND IRRIGATION MAIN LINES RUN UNDER CONCRETE. OWNER SHALL PROVIDE FINISH HEADS AND LINES.
- 3 OWNER SHALL PROVIDE TRAILS AND STEPPING STONES.

Dock Replacement Note: Existing dock will be removed and replaced in-kind at the same location with the same size and configuration (no expansion of footprint). New piles will be installed at discrete locations shown to support the replacement dock and overhead cover structure. No dredging or lakebed modification is proposed beyond pile installation. Erosion/sediment controls and spill prevention measures shall be installed prior to construction and maintained to prevent sediment, debris, or pollutants from entering Shadow Mountain Reservoir. All disturbed shoreline areas shall be restored and stabilized immediately upon completion.





ARCHITECT:
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 7076 S ALTON WAY, SUITE H100
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DURLAND LAKE HOME RENOVATION

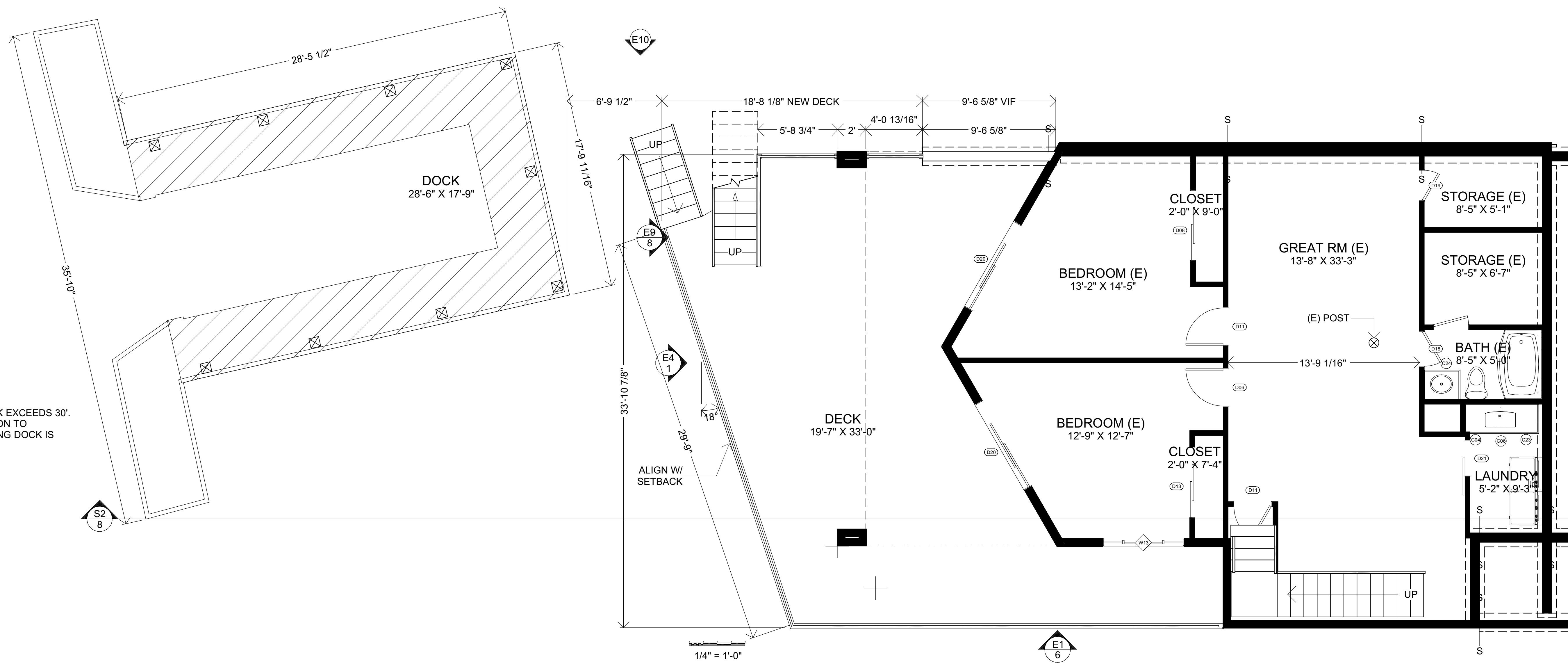
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REVISION NUMBER	DATE	DESCRIPTION
1	3/10/26	

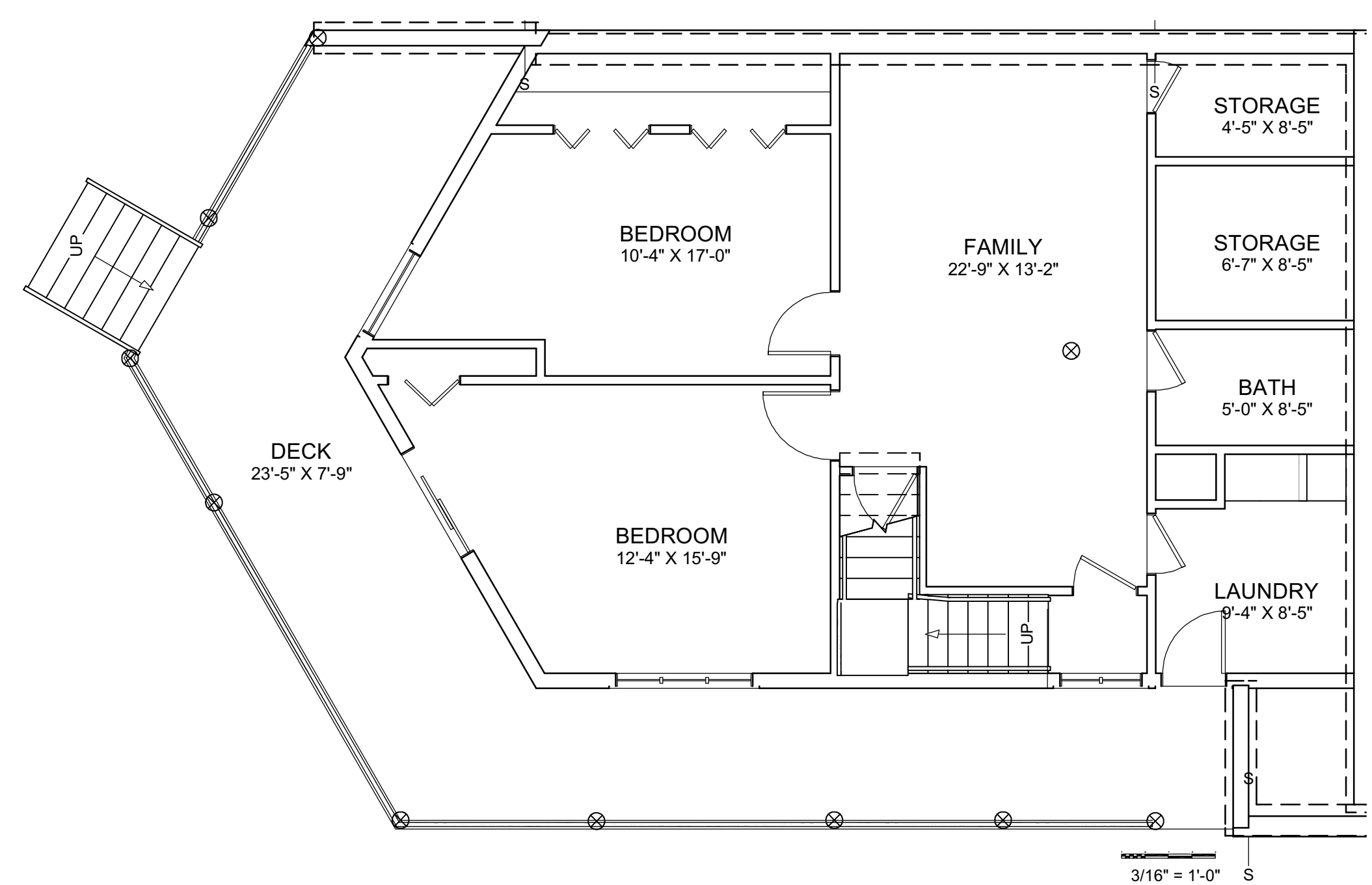
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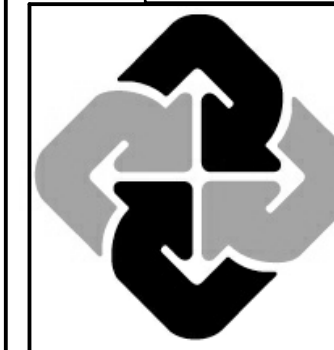
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NOTE: EXISTING DOCK EXCEEDS 30'.
 PLANNING COMMISSION TO
 DETERMINE IF EXISTING DOCK IS
 ALLOWED



WALL SCHEDULE		
2D SYMBOL	WALL TYPE	COMMENTS
---	ROOM DIVIDER	
---	GLASS SHOWER	
	DEMOLITION-6	EXISTING WITH NEW STUCCO FINISH
---	DECK RAILING/FENCE	36" BLACK 1-1/2" STL TUBE W/ CABLE RAIL
	DEMOLITION	REMOVE EXISTING WALL, PATCH & PREP FOR NEW FINISHES
---	INTERIOR RAILING	1-1/2" BLACK STEEL W/ CABLES
---	SIDING-4	
---	INTERIOR-4, NEW	
	DEMOLITION-6	EXISTING WALL, REPLACE FINISH W/ NEW- SEE ELEVATIONS.
	DEMOLITION	
---	SIDING BLACK-6 NEW	
---	8" CONCRETE STEM WALL	
---	EXTERIOR WALL- 6	EXISTING WALL, REPLACE FINISH W/ NEW- SEE ELEVATIONS.
---	STUCCO-6	EXISTING WITH NEW STUCCO FINISH
---	INTERIOR RAILING	
---	INTERIOR-4, NEW	
---	STUCCO-6	
---	DECK RAILING/FENCE	





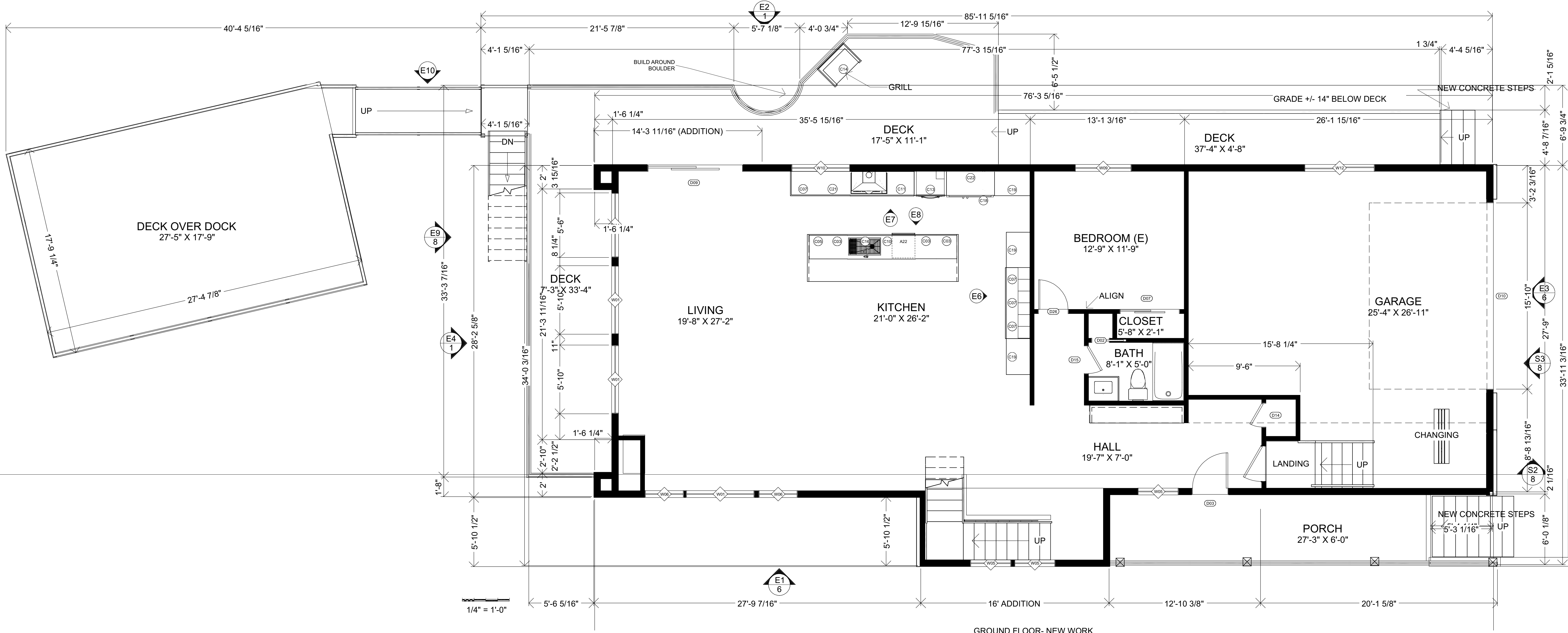
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DURLAND LAKE HOME RENOVATION

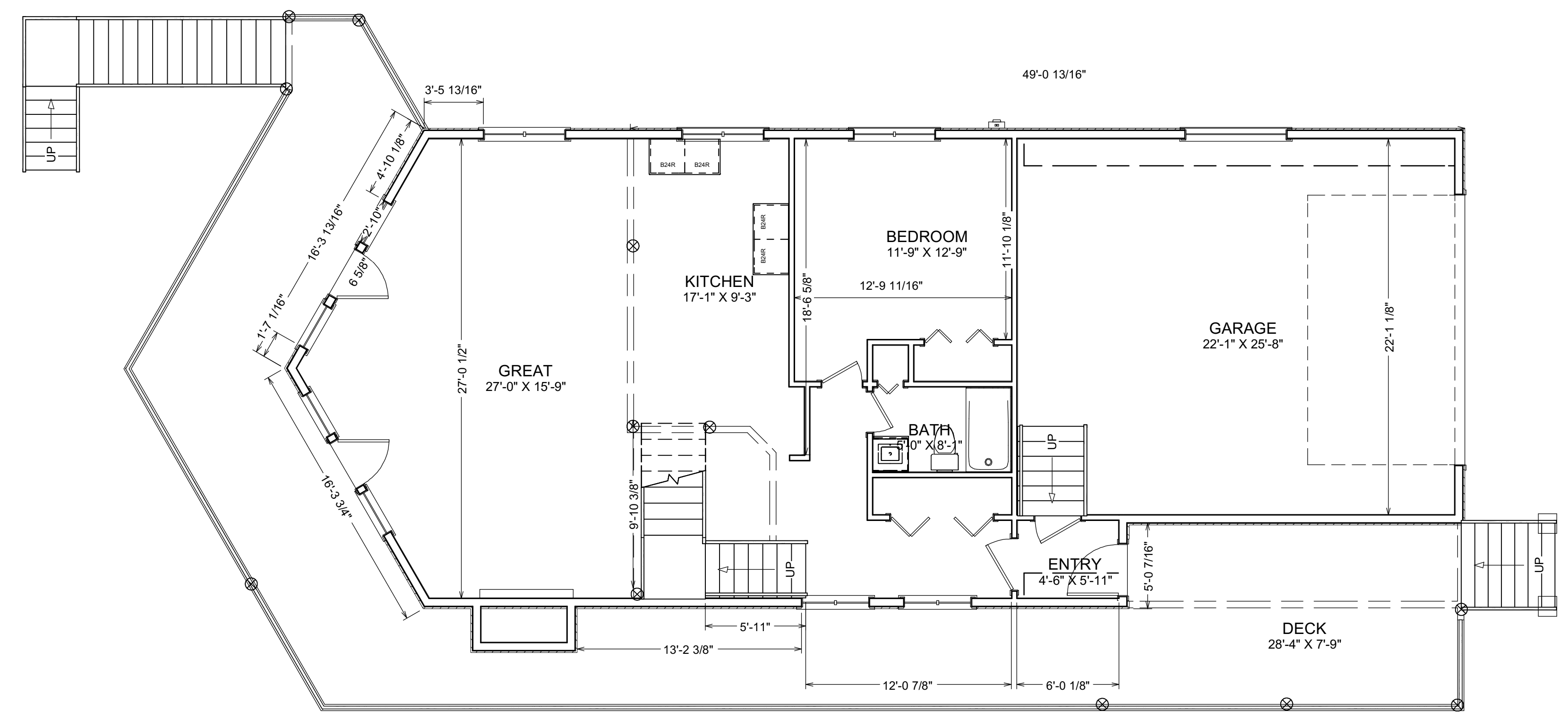
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REVISION TABLE	DATE	DESCRIPTION
1	3/10/26	

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GROUND FLOOR- NEW WORK

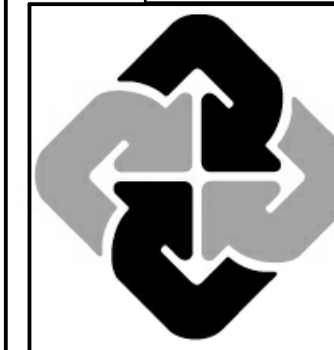


2ND FLOOR- EXISTING REFERENCE

WALL SCHEDULE		
2D SYMBOL	WALL TYPE	COMMENTS
---	ROOM DIVIDER	
---	GLASS SHOWER	
▨	DEMOLITION-6	EXISTING WITH NEW STUCCO FINISH
▨	DECK RAILING/FENCE	35" BLACK 1-1/2" STL TUBE W/ CABLE RAIL. REMOVE EXISTING WALL. PATCH & PREP FOR NEW FINISHES
▨	DEMOLITION	1-1/2" BLACK STEEL W/ CABLES
▨	INTERIOR RAILING	
▨	SIDING-4	
▨	INTERIOR-4, NEW	
▨	DEMOLITION-6	EXISTING WALL. REPLACE FINISH W/ NEW- SEE ELEVATIONS.
▨	DEMOLITION	
▨	SIDING BLACK-6 NEW	
▨	8" CONCRETE STEM WALL	
▨	EXTERIOR WALL- 6	EXISTING WALL. REPLACE FINISH W/ NEW- SEE ELEVATIONS.
▨	STUCCO-6	EXISTING WITH NEW STUCCO FINISH
▨	INTERIOR RAILING	
▨	INTERIOR-4, NEW	
▨	STUCCO-6	
▨	DECK RAILING/FENCE	

1/4" = 1'-0"

3/16" = 1'-0"



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DURLAND LAKE HOME RENOVATION

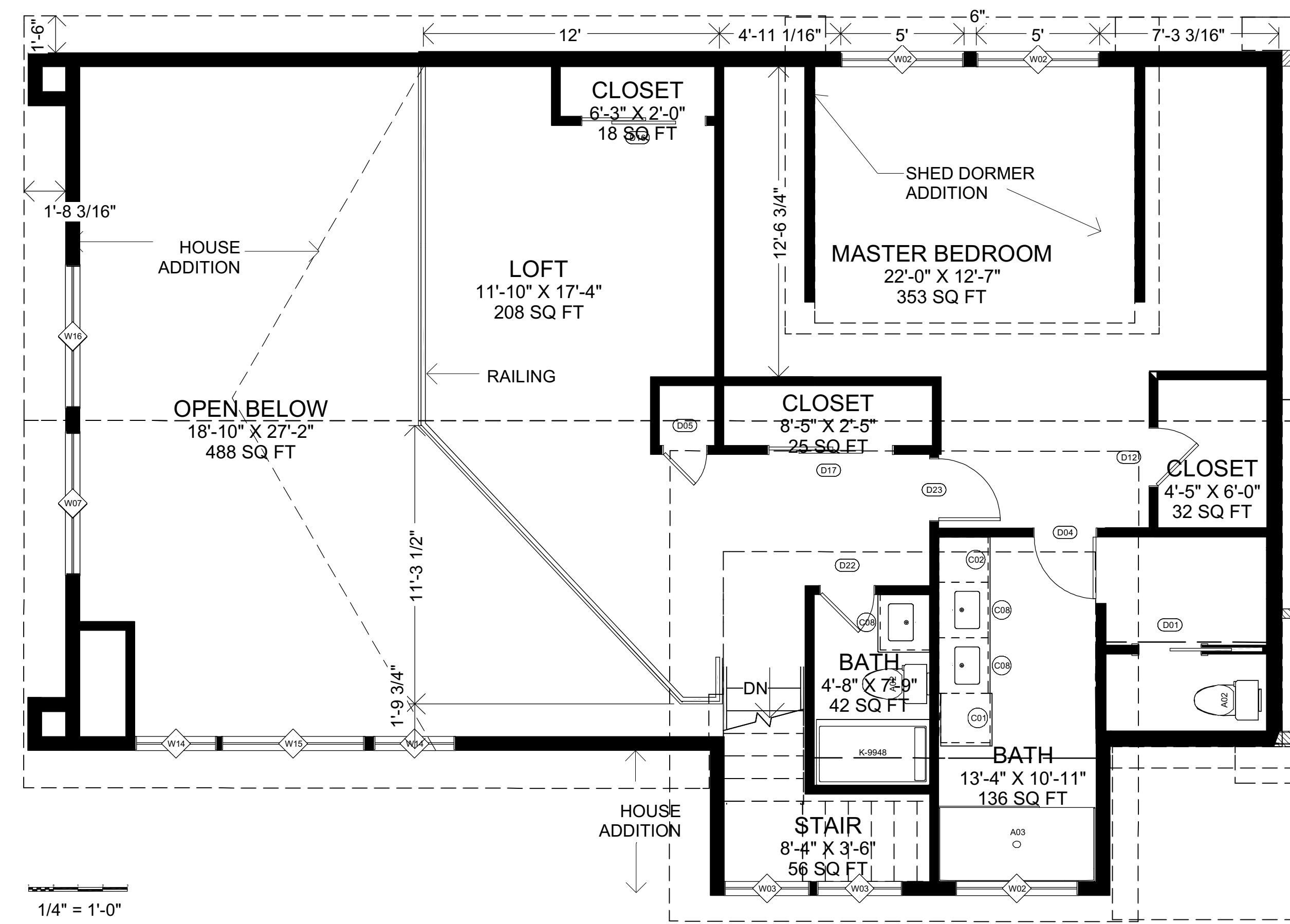
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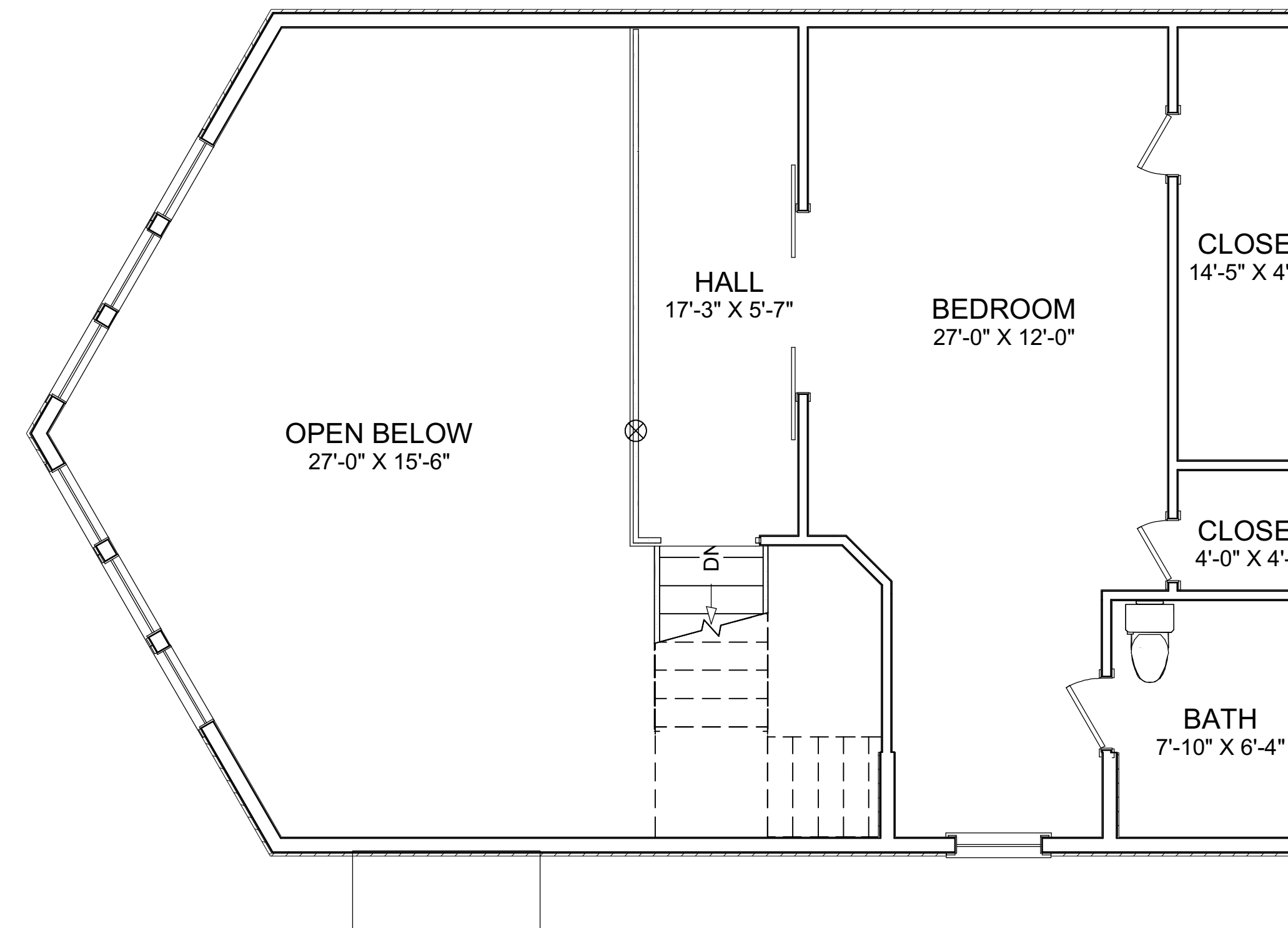
SHEET NUMBER

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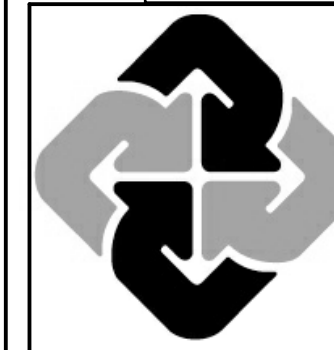
WALL SCHEDULE		
2D SYMBOL	WALL TYPE	COMMENTS
	ROOM DIVIDER	
	GLASS SHOWER	
	DEMOLITION-6	EXISTING WITH NEW STUCCO FINISH
	DECK RAILING/FENCE	36" BLACK 1-1/2" STL TUBE W/ CABLE RAIL
	DEMOLITION	REMOVE EXISTING WALL, PATCH & PREP FOR NEW FINISHES
	INTERIOR RAILING	1-1/2" BLACK STEEL W/ CABLES
	SIDING-4	
	INTERIOR-4, NEW	
	DEMOLITION-6	EXISTING WALL. REPLACE FINISH W/NEW- SEE ELEVATIONS.
	DEMOLITION	
	SIDING BLACK-6 NEW	
	8" CONCRETE STEM WALL	
	EXTERIOR WALL- 6	EXISTING WALL. REPLACE FINISH W/NEW- SEE ELEVATIONS.
	STUCCO-6	EXISTING WITH NEW STUCCO FINISH
	INTERIOR RAILING	
	INTERIOR-4, NEW	
	STUCCO-6	
	DECK RAILING/FENCE	



3RD FLOOR- NEW WORK



3RD FL EXISTING REFERENCE



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 CENTENNIAL, CO 80112
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DURLAND LAKE HOME RENOVATION

424 LAKESIDE DR
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REVISION TABLE	DESCRIPTION
NUMBER	DATE
1	3/10/26

SHEET NUMBER

6

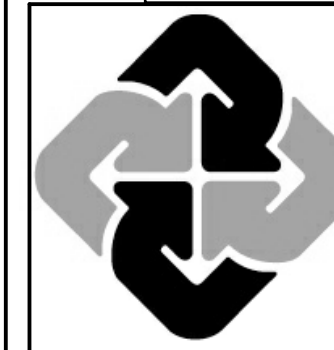


Elevation 1



Elevation 3

EXTERIOR FINISH SCHEDULE	
①	WHITE EXTERIOR PORCELAIN TILE WAINSCOT
②	GRAY STAINED VERTICAL WOOD SIDING
③	STANDING SEAM MTL ROOF- MATCH EXTG- BLACK
④	REPLACE WINDOWS W/ BLACK CLAD- TYP
⑤	METAL COLUMN- BLACK (TYP)
⑥	DECK RAIL- 1-1/2" BLACK TUBE STEEL W/ STEEL CABLES- TYP.
⑦	STONE- ELDORADO STONE- RIDGETOP WHISPER WHITE



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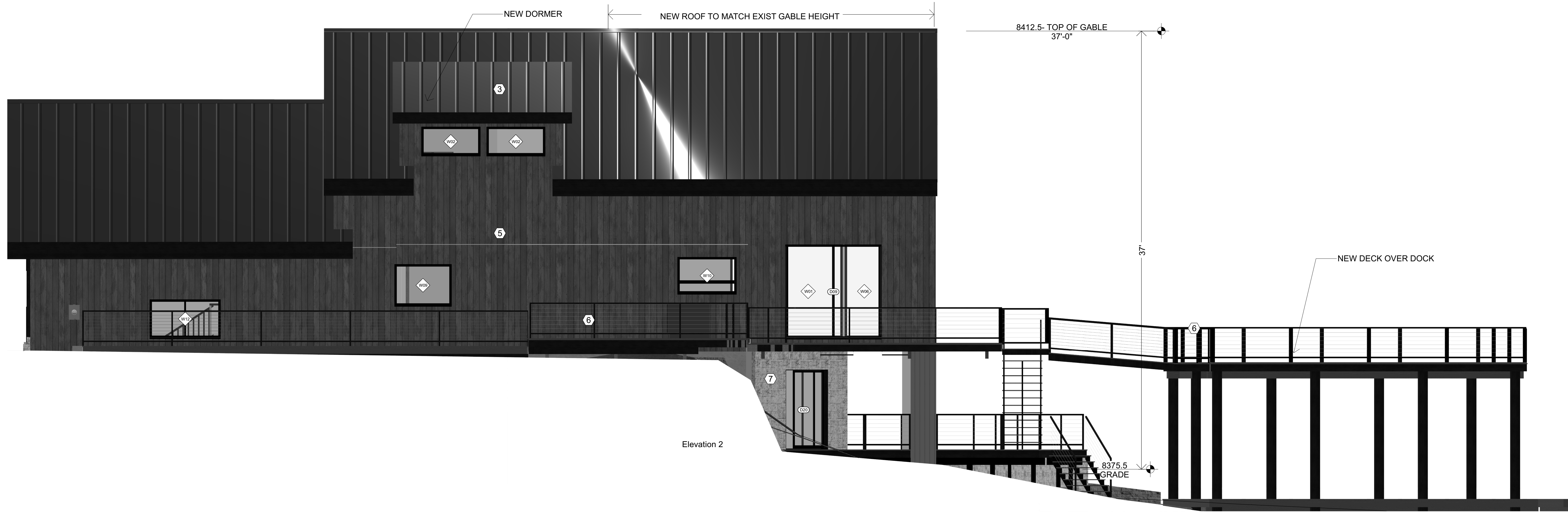
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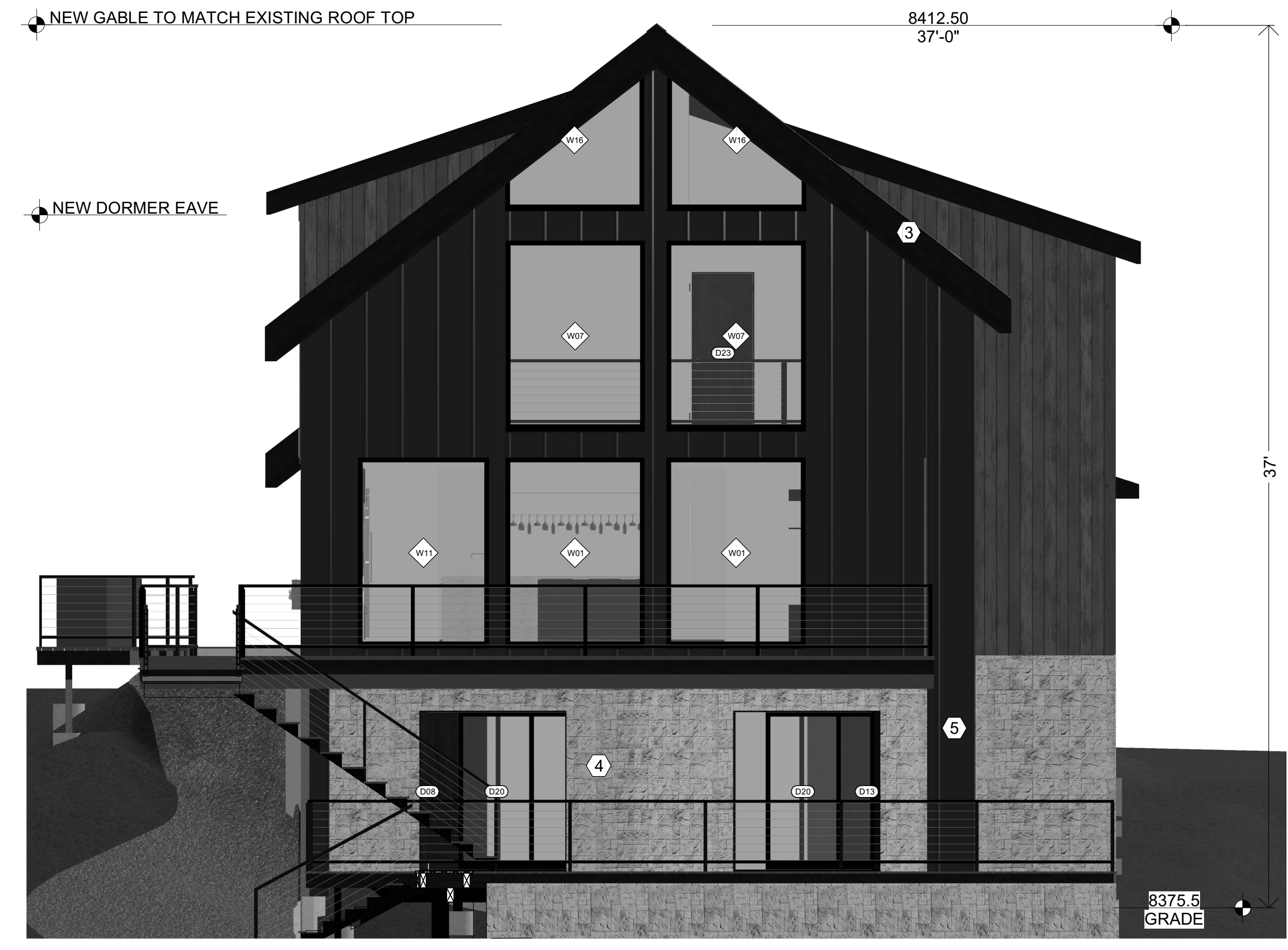
REVISION TABLE	DESCRIPTION
NUMBER	DATE
1	3/10/26

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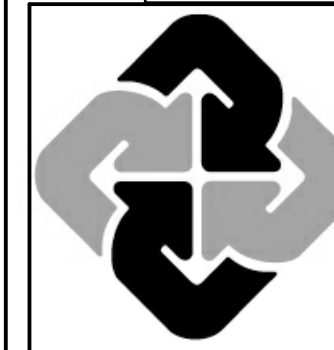


Elevation 2



Elevation 4

EXTERIOR FINISH SCHEDULE	
①	WHITE EXTERIOR PORCELAIN TILE WAINSCOT
②	GRAY STAINED VERTICAL WOOD SIDING
③	STANDING SEAM MTL ROOF- MATCH EXTG- BLACK
④	REPLACE WINDOWS W/ BLACK CLAD- TYP
⑤	METAL COLUMN- BLACK (TYP)
⑥	DECK RAIL- 1-1/2" BLACK TUBE STEEL W/ STEEL CABLES- TYP.
⑦	STONE- ELDORADO STONE- RIDGETOP WHISPER WHITE



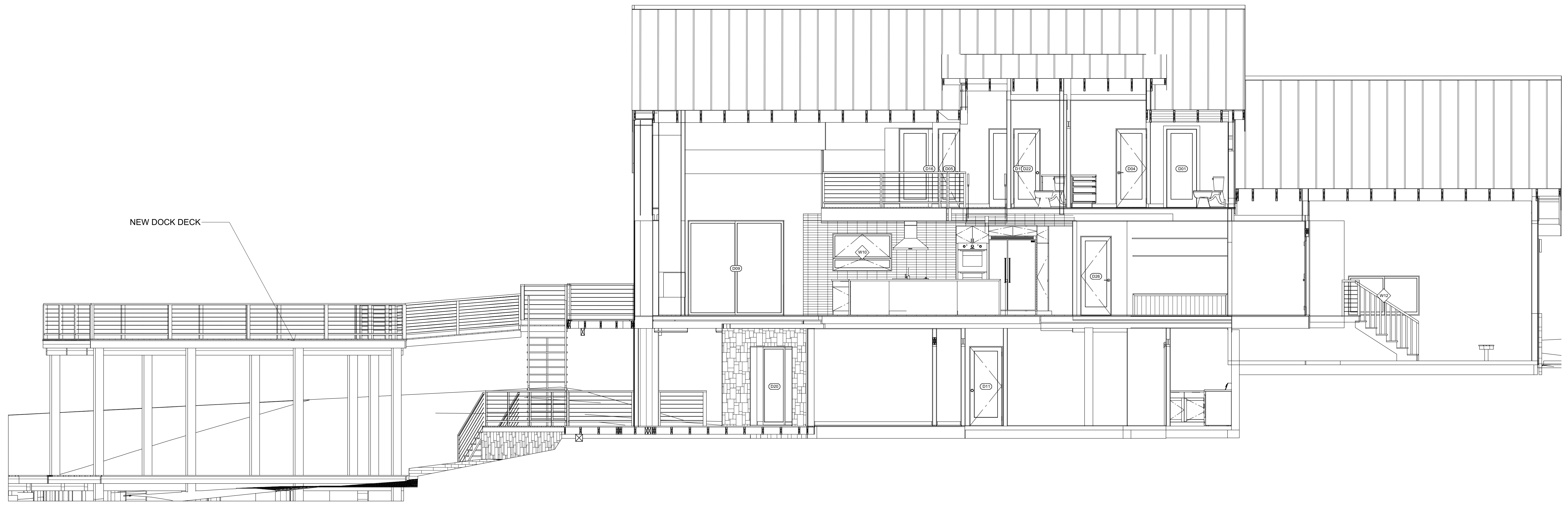
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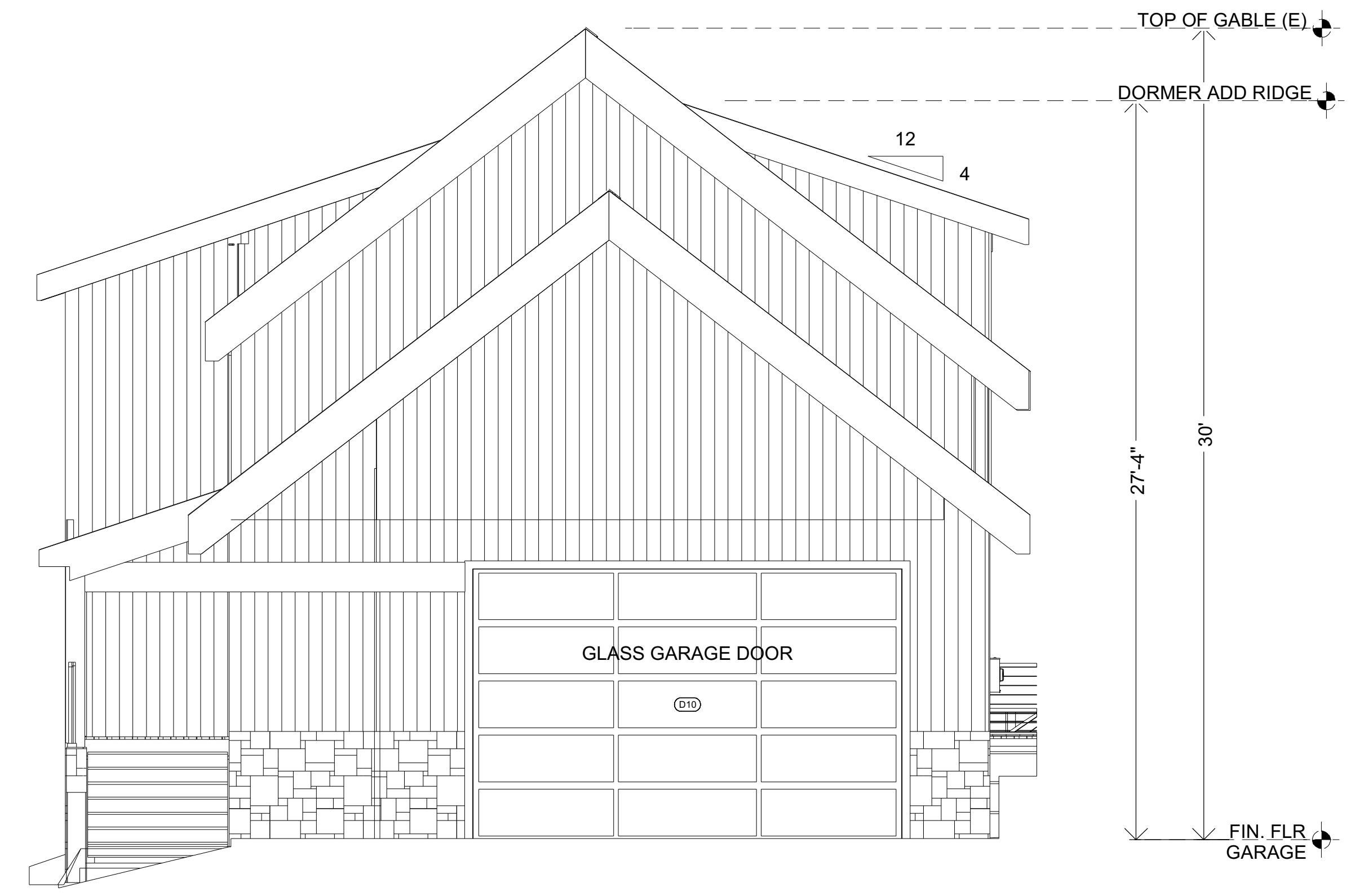
REVISION TABLE	
NUMBER	DESCRIPTION
1	3/10/26

SHEET NUMBER

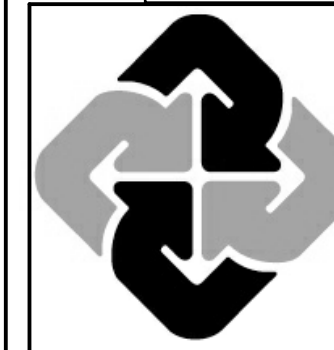


Elevation 9

SECTION 2



SECTION 3



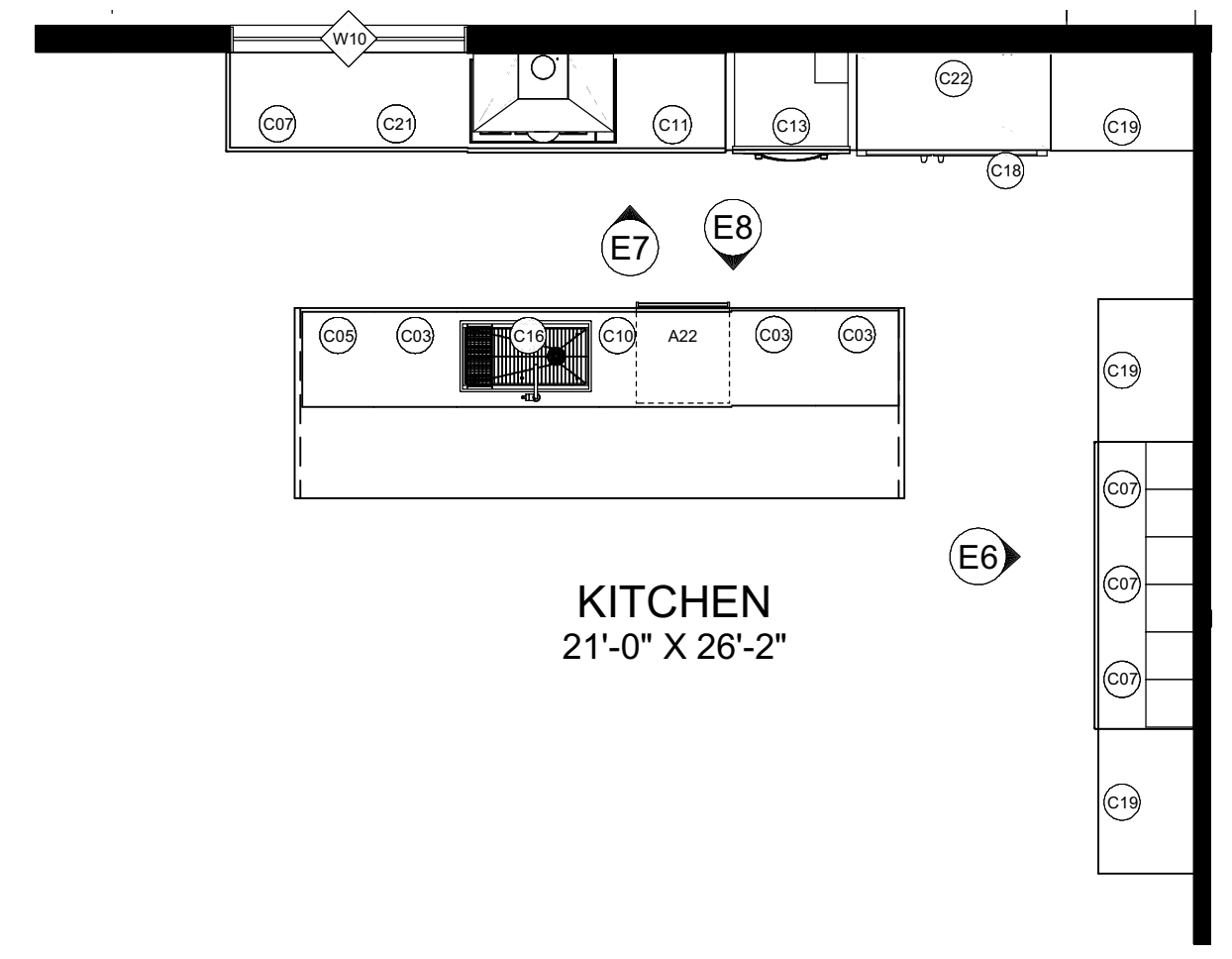
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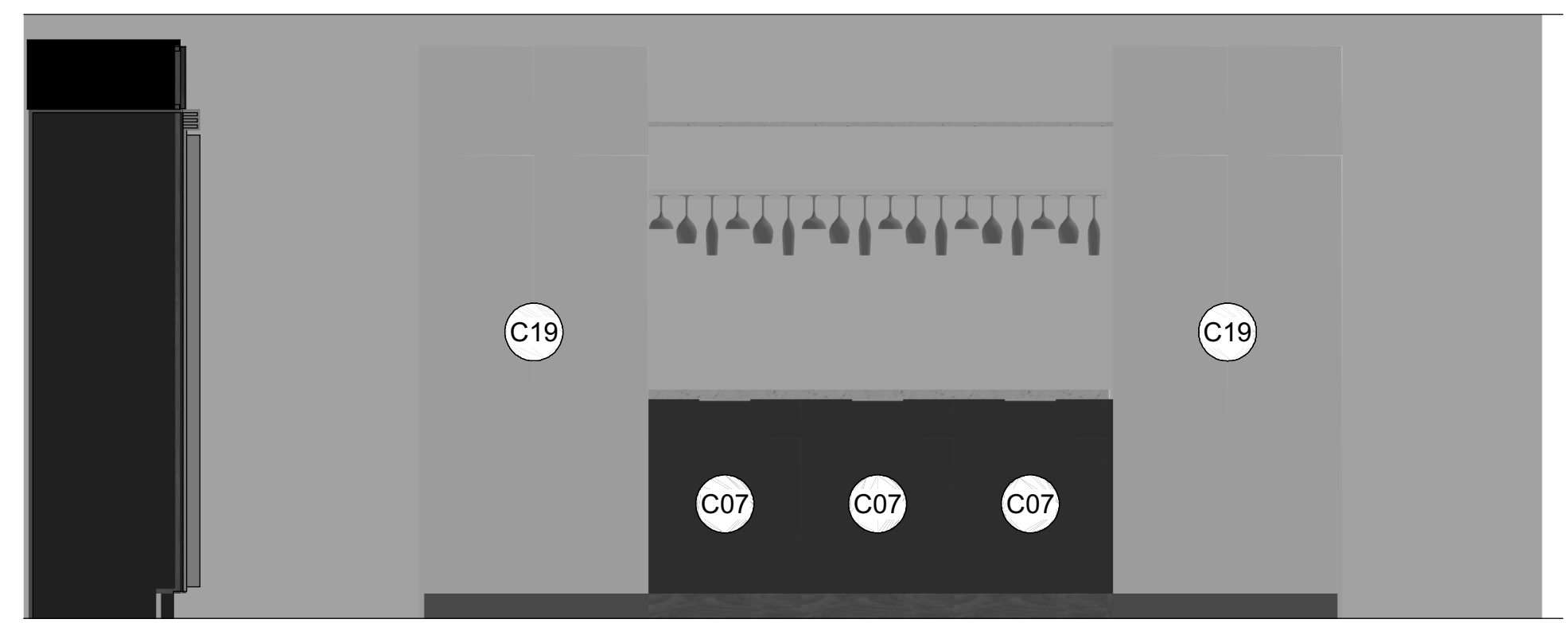
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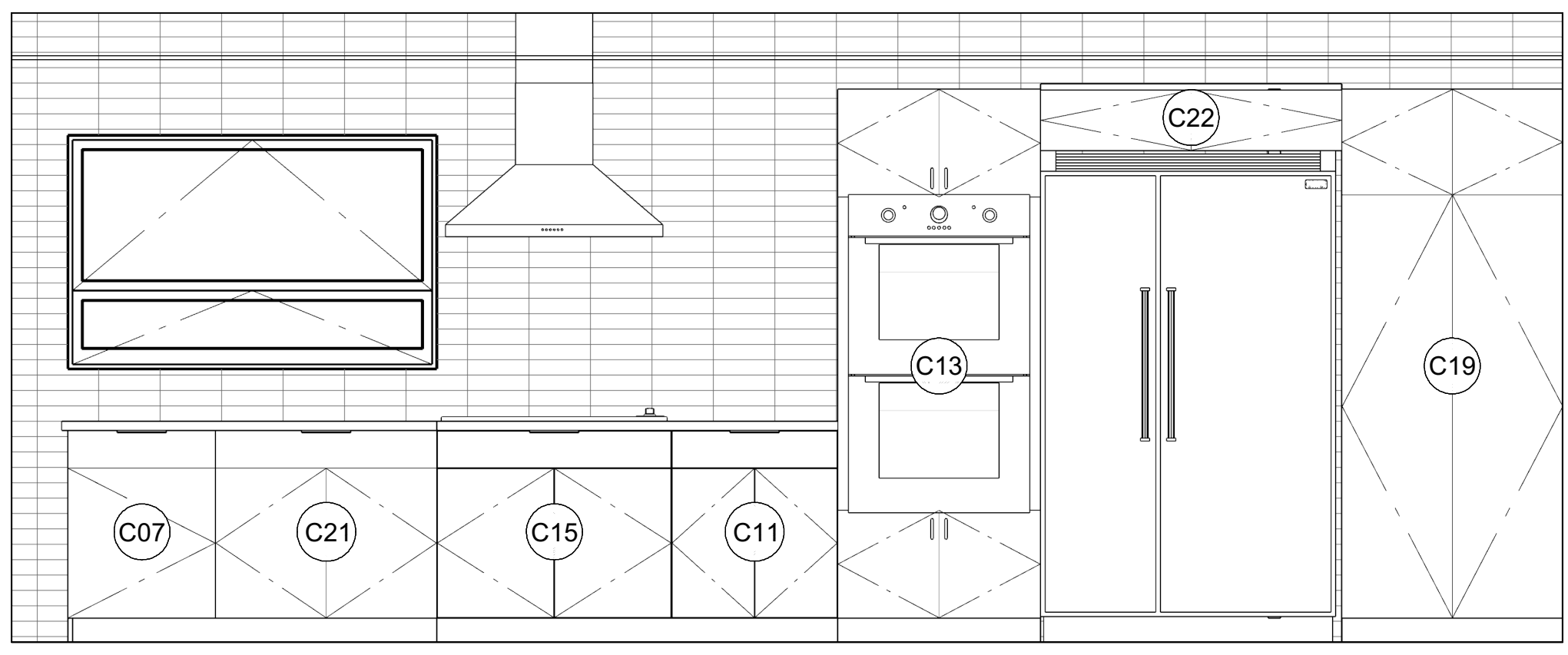
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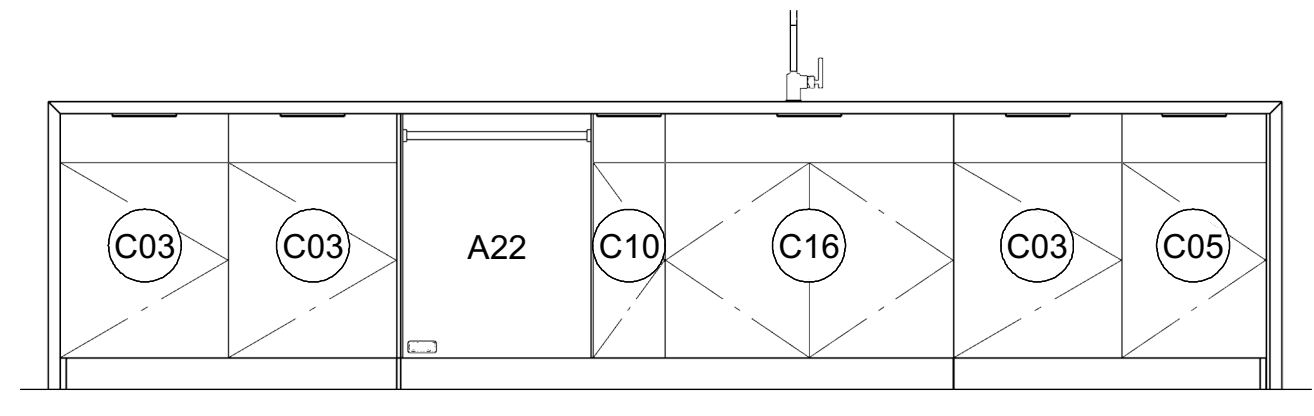
Kitchen and Bath Plan View



Elevation 6



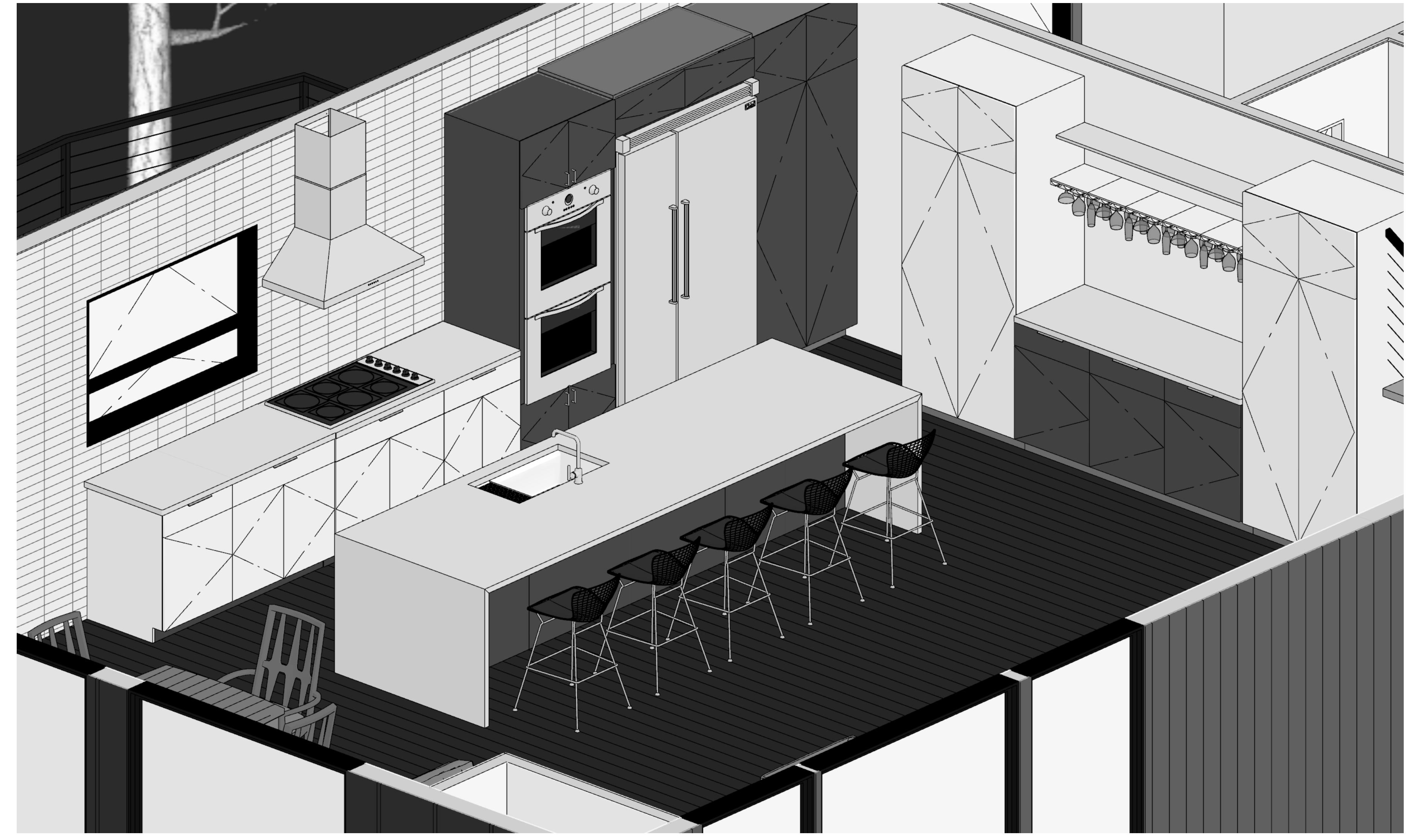
Elevation 7

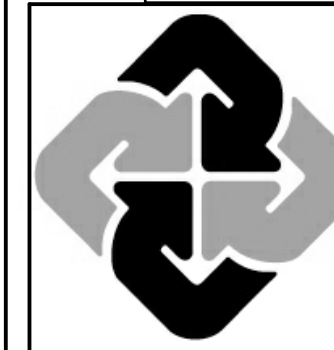


Elevation 8

NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	MANUFACTURER
A01	K-7509	1	2	4 5/8"	9 3/8"	11 3/4"	K-7509 PURIST KITCHEN SINK FAUCET	KOHLER
A02	A02	2	3	19 3/16"	32 5/8"	31"	ELONGATED TOILET	
A03	A03	1	3	76"	36"	2 15/16"	K-1938 BALLAST SHOWER BASE	KOHLER
A04	HC36PCTX1	1	2	35 3/8"	19 3/4"	38 3/8"	HC36PCTX1 WALL RANGE HOOD 36"	FISHER & PAYKEL
A05	DEDO530 DOUBLE ELECTRIC OVEN	1	2	29 1/2"	27 5/8"	51 3/4"	DEDO530 DOUBLE ELECTRIC OVEN	VIKING RANGE CORPORATION
A06	ELECTRIC METER	1	2	11 1/4"	6 1/16"	15 5/8"	ELECTRIC METER	
A07	A07	1	2	19 3/16"	32 5/8"	31"	ELONGATED TOILET	
A08	GAS METER	1	2	24 3/8"	17 3/8"	22 3/8"	GAS METER	
A09	STEM GLASS HOLDER (W/ GLASSES)	6	2	12"	12"	10 3/16"	STEM GLASS HOLDER (W/ GLASSES)	
A10	VICU165 ELECTRIC INDUCTION COOKTOP	1	2	36 3/4"	21"	6 3/16"	VICU165 ELECTRIC INDUCTION COOKTOP	VIKING RANGE CORPORATION
A11	DW	1	2	23 1/2"	25 1/8"	30 1/2"	PROFESSIONAL DISHWASHER	
A12	A12	1	1	18 7/8"	27 3/4"	28 5/16"	K-10491 SANTA ROSA, COMFORT HEIGHT ONE-PIECE COMPACT ELONGATED TOILET	KOHLER
A13	A13	1	1	59 15/16"	38 9/16"	18 5/16"	K-1100-LA EXPANSE 5' BATH	KOHLER
A14	A14	1	2	59 1/2"	31 15/16"	3 3/4"	K-1936 BALLAST SHOWER BASE	KOHLER
A15	K-2214	1	2	20 1/4"	14 1/4"	8 1/2"	K-2214 LADENA UNDER-MOUNT BATHROOM SINK	KOHLER
A16	K-2885-8U	1	1	28 1/16"	19"	6"	K-2885-8U MAN'S LAV UNDER-MOUNT BATHROOM SINK	KOHLER
A17	K-3673	1	2	33"	18"	11 3/16"	K-3673 8 DEGREE UNDER-MOUNT LARGE SINGLE-BOWL KITCHEN SINK	KOHLER
A18	OG36 LP	1	2	31 15/16"	28 1/16"	29 15/16"	OG36 LP - 36" OUTDOOR GAS GRILL LP	SUB-ZERO GROUP, INC
A19	R48"	1	2	48"	28"	80"	DOUBLE DOOR REFRIGERATOR 2	
A20	K-14218-BT	1	1	19 3/16"	16 1/8"	10 3/16"	K-14218-BT BOTANICAL STUDY, CAXTON, OVAL UNDER-MOUNT BATHROOM SINK	KOHLER
A21	CORNER GAS FIREPLACE	1	2	39 3/16"	22 1/4"	24 13/16"	CORNER GAS FIREPLACE	
A22	A22	1	2	24"	24"	36"	BASE CABINET	
A23	K-9948	1	3	55"	32"	5 3/8"	K-9948 GROOVE SHOWER BASE	KOHLER
A24	CLOTHES WASHER NO.01	1	1	29 1/4"	28 1/4"	43 3/8"	CLOTHES WASHER NO.01	
A25	CLOTHES DRYER NO.01	1	1	29 1/4"	28 1/4"	43 3/8"	CLOTHES DRYER NO.01	
A27	K-2214	3	3	20 1/4"	14 1/4"	8 1/2"	K-2214 LADENA UNDER-MOUNT BATHROOM SINK	KOHLER
A28	WOODSTACK FIRE PIT	1	1	57 1/8"	56 13/16"	26 7/16"	WOODSTACK FIRE PIT	

NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
C01	4DB2433	1	3	24"	24"	33"	BASE CABINET			
C02	4DB2233	1	3	22"	24"	33"	BASE CABINET			
C03	B21R	3	2	21"	24"	36"	BASE CABINET			
C04	B18R	1	1	18"	24"	36"	BASE CABINET			
C05	B18R	1	2	18"	24"	36"	BASE CABINET			
C06	SB24R	1	1	24"	24"	36"	BASE CABINET			
C07	B24R	4	2	24"	24"	36"	BASE CABINET			
C08	SB2733	3	3	27"	24"	33"	BASE CABINET			
C10	B9R	1	2	9"	24"	36"	BASE CABINET			
C11	B27	1	2	27"	24"	36"	BASE CABINET			
C13	OTC332490	1	2	33"	24"	90"	UTILITY CABINET			
C14	RB36	1	2	36"	24"	36"	BASE CABINET			
C15	RB38	1	2	38 3/16"	24"	36"	BASE CABINET			
C16	SB36	1	2	36"	24"	36"	BASE CABINET			
C18	UF22490	1	2	2"	24"	90"	UTILITY CABINET FILLER			
C19	U362490	3	2	36"	24"	90"	UTILITY CABINET			
C21	B36	1	2	36"	24"	36"	BASE CABINET			
C22	W491124	1	2	49"	24"	10 7/8"	WALL CABINET			
C23	B20R	1	1	20"	24"	36"	BASE CABINET			
C24	SB30	1	1	30"	24"	36"	BASE CABINET			





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**DURLAND LAKE
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REVISION TABLE	DESCRIPTION
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10

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	MANUFACTURER
	D01	2668	1	3	2668 R	61 1/4"x82 1/2"	POCKET-PANEL	2"x6"x64 1/4" (2)	
	D02	D02-1553	1	2	1553 L	36 3/16"x65 5/8"	POCKET-PANEL	2"x6"x39 3/16" (2)	
	D03	3068	1	2	3068 R EX	38"x83"	EXT. HINGED-GLASS PANEL	2"x6"x41" (2)	
	D04	2668	1	3	2668 L IN	32"x82 1/2"	HINGED-PANEL	2"x6"x35" (2)	
	D05	1968	1	3	1968 R EX	23"x82 1/2"	EXT. HINGED-PANEL	2"x6"x26" (2)	
	D06	2868	1	1	2868 R EX	34"x83"	EXT. HINGED-PANEL	2"x6"x37" (2)	
	D07	5068	1	2	5068 L IN	62"x82 1/2"	SLIDER-PANEL	2"x8"x65" (2)	
	D08	5068	1	1	5068 L IN	62"x82 1/2"	SLIDER-PANEL	2"x8"x65" (2)	
	D09	8080	1	2	8080 L EX	98"x99"	EXT. SLIDER-GLASS PANEL	2"x12"x101" (2)	
	D10	1510100	1	2	1510100	192"x123"	GARAGE-AVANTE 3 PANEL 21"	2"x12"x198" (2)	
	D11	2868	2	1	2868 L EX	34"x83"	EXT. HINGED-PANEL	2"x6"x37" (2)	
	D12	2468	1	3	2468 R EX	30"x82 1/2"	EXT. HINGED-PANEL	2"x6"x33" (2)	
	D13	5068	1	1	5068 L IN	62"x82 1/2"	SLIDER-SLAB	2"x8"x65" (2)	
	D14	2068	1	2	2068 R EX	26"x83"	EXT. HINGED-PANEL	2"x6"x29" (2)	
	D15	2468	1	2	2468 L EX	30"x83"	EXT. HINGED-PANEL	2"x6"x33" (2)	
	D16	5068	1	3	5068 L IN	62"x82 1/2"	SLIDER-PANEL	2"x8"x62" (2)	
	D17	5068	1	3	5068 L IN	62"x82 1/2"	SLIDER-PANEL	2"x8"x65" (2)	
	D18	2668	1	1	2668 L EX	32"x83"	EXT. HINGED-PANEL	2"x6"x35" (2)	
	D19	2268	1	1	2268 R EX	28"x83"	EXT. HINGED-SLAB	2"x6"x31" (2)	
	D20	D20-7068	2	1	7068	86"x82 1/2"	SLIDER-GLASS PANEL	2"x8"x89" (2)	

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	MANUFACTURER
	D21	D21-2668	1	1	2668	32"x82 1/2"	EXT. BARN-PANEL	2"x6"x35" (2)	
	D22	2268	1	3	2268 R EX	28"x82 1/2"	EXT. HINGED-PANEL	2"x6"x31" (2)	
	D23	2668	1	3	2668 R IN	32"x82 1/2"	HINGED-PANEL	2"x6"x35" (2)	
	D25	3068	1	2	3068 R EX	38"x83"	EXT. HINGED-PANEL	2"x6"x41" (2)	
	D26	2668	1	2	2668 L IN	32"x82 1/2"	HINGED-PANEL	2"x6"x35" (2)	

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	MANUFACTURER
	W01	51080FX	3	2	51080FX	71"x97"		FIXED GLASS	2"x6"x71" (2)	
	W02	5026FX	3	3	5026FX	61"x31"		FIXED GLASS	2"x6"x64" (2)	
	W03	3655FX	2	3	3655FX	43"x65 3/4"		FIXED GLASS	2"x6"x46" (2)	
	W05	3673FX	3	2	3673FX	43"x87 1/2"		FIXED GLASS	2"x6"x46" (2)	
	W06	3480FX	2	2	3480FX	41"x97"		FIXED GLASS	2"x6"x41" (2)	
	W07	51080FX	2	3	51080FX	71"x97"		FIXED GLASS	2"x6"x74" (2)	
	W09	W09-41037AW	1	2	41037AW	59"x44"		SINGLE AWNING	2"x6"x62" (2)	
	W10	W10-5032FA	1	2	5032FA	61"x39"		DOUBLE AWNING-T/B	2"x6"x64" (2)	
	W11	5680FX	1	2	5680FX	67"x97"		FIXED GLASS	2"x6"x67" (2)	
	W12	W12-6034RS	1	2	6034RS	73"x41"		RIGHT SLIDING	2"x6"x76" (2)	
	W13	W13-510310	1	1	510310	71"x47"		TRIPLE SLIDING	2"x6"x74" (2)	
	W14	3438FX	2	3	3438FX	41"x45"		FIXED GLASS	2"x6"x44" (2)	
	W15	51038FX	1	3	51038FX	71"x45"		FIXED GLASS	2"x6"x74" (2)	
	W16	51060FX	2	3	51060FX	71"x73"		FIXED GLASS	2"x6"x71" (2)	