



Grand Lake Planning Commission

Wednesday, March 18, 2026 at 6:30 PM

Online via Goto Meeting

*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/83880873102>

You can also dial in using your phone.

719-359-4580

Meeting ID: 838 8087 3102

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. 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
6. Future Agenda Items
7. Adjourn Meeting



Planning Commission (December 17, 2025) and the Board of Trustees (January 12, 2026) on the design and changes in the site plan from the previous submittal. Following the sketch plan review, the applicant submitted for a Preliminary Development Plan application.

Staff Analysis

The application has been reviewed for compliance with the Town Code and the Central Business District (CBD) Design Standards. All property owners within 200 feet of the site were notified by certified mail, and a public notice was published in the newspaper. Referral agencies were also notified and provided an opportunity to comment. No comments were received as of Thursday, March 12th.

Town Code Section 12-2-18 – Regulations for Commercial District

The proposed mixed-use building meets all dimensional standards of the Commercial District. Both the commercial and residential uses are permitted within the district.

Town Code Section 12-2-28 – Parking Regulations and Standards

As the site is located within the Central Business District, the commercial portion of the development is exempt from off-street commercial parking requirements. Residential parking standards still apply. Two residential units are proposed, one three-bedroom unit and one two-bedroom unit, requiring a total of four parking spaces. The applicant is proposing four garage spaces plus one additional covered space beneath an overhang, exceeding the minimum requirement. All parking is accessed from the alley at the rear of the site. No snow storage area is required because there is no uncovered parking proposed.

Town Code Section 12-7-4 – Design Standards for Structures and CBD Design Standards

Materials: The building incorporates a combination of cedar lap siding, dark bronze standing seam metal, and natural stone in muted, natural tones. Each façade contains 30% or less accent materials, consistent with Town Code. Where applicable, gabled roof elements utilize asphalt shingles. No corrugated metal is proposed, consistent with CBD Design Standards.

Ground Level Interest and Connectivity: The ground floor features a commercial use with a prominent gabled entrance emphasizing the main pedestrian access. The applicant proposes construction of the boardwalk within the public right-of-way along both street-facing sides of the building, with a partially covered segment along Ellsworth Street. The building meets the maximum setback standards, with 60% of the front façade set back 5’8” from the property line.

Building Massing and Roofline: Varied roof heights, façade offsets, and articulated gable elements reduce building bulk and add architectural interest. The parapet design reflects the historic character of the community and extends the traditional “sawtooth” roofline pattern.

Open Space: Although mixed-use buildings within the CBD are exempt from open space requirements, the applicant proposes approximately 600 square feet of open space at the northwest corner of the site. This area is designed as a concrete patio intended for seating.

Windows: Windows make up a majority of the ground-level façade, consistent with Town Code requirements. Window sills are placed approximately 24 inches above the boardwalk, providing an appropriate building base treatment as required by the CBD Design Standards.

Planning Commission Recommendation



Staff recommends the Planning Commission discuss the Preliminary Development Plan 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 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.

OR... with the following conditions:

-
-

Denial

I move to approve Resolution 03-2026, a resolution recommending denial of a preliminary development plan for a new mixed-use commercial and residential development located at 900 Grand Avenue, based on the following findings of fact:

Attachments

- Applicant Narrative
- Geotechnical Report
- Survey
- Site Plan

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 03-2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY
DEVELOPMENT PLAN FOR NEW MIXED-USE DEVELOPMENT LOCATED AT 900
GRAND AVENUE**

WHEREAS, 900 THOUSAND LLC (the “Owner”) is the owner of certain real property located at 900 Grand Avenue, within the Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has submitted for review and consideration a Preliminary Development Plan Application (“Application”); and

WHEREAS, Section 12-9-2 of the Code requires that a Preliminary Development Plan 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 March 18, 2026, and found the Application to have satisfactorily addressed the consideration factors in Section 12-9-2 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 18TH DAY OF MARCH 2026.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey,
Planning Commission Chairman

Votes Approving:
Votes Opposed:
Absent:
Abstained:

900 Grand Ave
Grand Lake, CO 80447

Preliminary Development Application
02.19.2026

Submitted by:
900 Thousand, LLC

Project Summary

Character of the Proposed Development

The proposed development is a thoughtfully scaled, three-story mixed-use building designed to reinforce the established character of the Town of Grand Lake while contributing to a vibrant, walkable downtown core. The project integrates a commercial space at street level with two residential units above, reflecting the traditional Main Street development pattern that has long defined Grand Lake’s historic and economic fabric.

Architecturally, the building draws inspiration from Grand Lake’s rustic mountain and western heritage through the use of durable, context-appropriate materials, articulated massing, and varied textures that break down the perceived scale of the structure. The design emphasizes human-scaled proportions at the pedestrian level, visual interest along the street frontage, both gabled and flat roof features, and high-quality materials intended to age well in the mountain environment. Overall, the project is intended to feel authentic to Grand Lake—neither suburban nor overbuilt—while aligning with the newly created Central Business District design guidelines.

Goals and Objectives of the Project

The primary goals and objectives of the project are to:

- Support a lively and economically resilient downtown by introducing active commercial space that contributes to local commerce and yearlong usability.
- Provide high-quality residential units that increase opportunities for people to live within walking distance of shops, restaurants, and community amenities.
- Reinforce Grand Lake’s identity as a walkable, small-town destination by encouraging mixed-use development consistent with historic patterns.
- Utilize durable, low-maintenance materials suited to Grand Lake’s climate, helping ensure long-term sustainability and visual integrity.
- Design a project that respects surrounding properties through appropriate scale, massing, and architectural articulation.

The development is intended to be an investment not only in a single parcel, but in the long-term health and vitality of the Town’s Central Business District.

Rationale Behind Design Choices

Site conditions, Town regulations, and the Central Business District Guidelines guided key design assumptions and choices.

The mixed-use configuration was selected to maximize the site’s contribution to downtown activity, placing commercial uses at street level where pedestrian interaction is most important, and residential uses above where privacy and views can be prioritized. The

building footprint and location at the front of the lot, and overall size were designed to comply with applicable height, setback, and commercial frontage requirements. Material selections emphasize durability while visually referencing traditional wood, stone, and metal commonly found in historic mountain towns. Variations in façade articulation, window placement, and roof elements were intentionally used to reduce visual massing and avoid a monolithic appearance.

Overall, the design choices reflect a balance between regulatory compliance, environmental conditions, economic feasibility, and respect for the Town’s established character.

Consistency with the Town of Grand Lake Comprehensive Plan

The proposed development has been planned to conform closely with the goals and policies outlined in the Town of Grand Lake Comprehensive Plan. In particular, the project supports the Plan’s emphasis on:

- **Downtown vitality and economic sustainability**, by introducing mixed-use development that supports local businesses and increases year-round activity.
- **Walkability and compact development**, by concentrating residential and commercial uses within the Town’s core rather than promoting outward expansion.
- **Preservation of community character**, through architectural design that reflects Grand Lake’s historic, western, and mountain identity while allowing for thoughtful evolution.
- **Efficient land use**, by making full and appropriate use of an infill site served by existing infrastructure.

By aligning with these principles, the project contributes to the Comprehensive Plan’s long-term vision of a thriving, authentic, and walkable business district that serves both residents and visitors.

Written Application

1. Title work – [Provided in the submission folder.](#)

2. Summary Statement of Proposal including the following:
 - (i) Total acres and square feet to be developed. – [Total lot area equals 5,000 SF.](#)
 - (ii) Total number of proposed dwelling units. – [Two dwelling units.](#)
 - (iii) Total number of square feet of non-residential floor space. – [Commercial space equals 2,452 SF plus a 600 SF outdoor patio.](#)
 - (iv) Total number of off-street parking spaces, including those associated with single family residential use. – [There are five \(5\) off-street parking spaces.](#)
 - (v) Estimated construction cost and proposed method of financing of the streets and related facilities, water distribution system, sewage collection system, storm drainage facilities, and such other facilities as may be necessary to complete the development plan. – [N/A \(no major civil improvements\).](#)

3. A narrative of the proposed handling of the increased drainage at the concentration points or of internal pattern changes. The drainage report shall include the supporting calculations for runoffs, times or concentration and flow capacity with all assumptions clearly stated and with proper justification when needed or requested. – [To be provided at the time of final development application.](#)

4. Statement of compliancy to the AFFORDABLE HOUSING REQUIREMENTS found in Municipal Code Section [12-10-3](#) including, but not limited to, number of proposed units, unit size, type and amenities, as well as a Local Employee Residence schedule for the development. – [N/A \(We are exempt from this per code section 12-10-3\(D\)3 as we have less than 5 dwelling units.\)](#)

5. Conversion Report, if applicable. – [N/A](#)

6. Solar Orientation statement as outlined in Section [12-9-10\(F\)5\(b\)](#). – [N/A](#)

7. Open Space and Land Dedication statement, if applicable. – [N/A](#)

8. Any additional information as may be required by the Planning Commission or staff to evaluate the character and impact of the proposed Development suggested at the time of Sketch Plan. – [Let us know if any further information is needed.](#)

9. Additional Written Documents for Developments:
 - (i) A description of the character of the proposed development, the goals and objectives of the project, an explanation of the rationale behind the assumptions and choices made by the applicant, and an explanation of the manner in which it has been planned to conform to the Town's Comprehensive Plan. – [See above "Project Summary."](#)

- (ii) A development schedule indicating any sub-division platting sequences, the type of construction and approximate date(s) when construction of the Development or phases of said development can be expected to begin and to be completed, and the timing and construction of any public improvements. – Development will begin as soon as the building permit is issued. A demolition permit has already been issued.
May 2026 – Demolition of existing building.
June 2026 – Start of construction.
July 2026 – Utility tie-ins.
May 2027 – Certificate of Occupancy.
- (iii) A description of the proposed open space to be provided at each stage of development – N/A
- (iv) A description of proposed covenants, grants of easements or other restrictions to be imposed upon the use of the land, including common open spaces, buildings and other structures within the development. – The developer intends to create a limited homeowners association (HOA) in conjunction with the future sale of the residential units within the development. The HOA will be established primarily for the purpose of ownership, maintenance, and management of shared building elements and common facilities associated with the residential portion of the project. Proposed covenants and governing documents will address the maintenance and operation of common building components, which may include, but are not limited to, the building structure, roof systems, exterior façades, shared mechanical systems, utilities serving multiple units, and any shared circulation areas. The HOA will also be responsible for coordinating maintenance obligations between the residential and commercial portions of the building, as applicable. No privately owned common recreational open spaces are proposed as part of this development. Utility easements, access easements, and similar encumbrances may be created as required by utility providers or the Town of Grand Lake at the time of final engineering and permitting. Any such easements will be limited in scope and will not materially alter the approved uses or design of the project. No additional deed restrictions or land-use limitations are proposed beyond those necessary to implement the approved development plan and ensure compliance with applicable Town codes, conditions of approval, and standard operational requirements.
- (v) A statement of the applicant's intentions with respect to the nature of future sales and/or leases of all portions of the Development. – The development group and/or a licensed real estate professional will handle all sales and leasing activity. The development group plans to sell one residential unit upon receiving certificate of occupancy and will retain one residential unit for private use. The development group will retain ownership of the commercial space with a commercial lease to a qualified tenant.
- (vi) Quantitative data for the following:
Total number and type of dwelling units – Two residential dwellings and one commercial space.
Number of bedrooms in each unit – Three bedrooms in second story unit, three bedrooms in third story unit.

Parcel size – 50'x100' or 5,000 SF

Proposed lot coverage of buildings and structures – Approximately 3,475 SF building coverage plus 600 SF concrete patio.

Gross and net residential – Gross residential totals 5,307 SF and net residential totals 5,151 SF.

Commercial and industrial densities – There is 2,452 SF of commercial space plus 600 SF of concrete patio for commercial/community usage.

Total amount of open space (including a separate figure for usable or improved open space) – 1,525 SF of total open space with 600 SF of that being usable open space (patio). The remaining open space is comprised of an open parking area, and small sections around the building.

Total amount of non-residential construction (including a separate figure for commercial, institutional, or industrial facilities) with the amount of open space associated with these developments. – N/A

- (vii) Physiographic and environmental studies of the proposed site prepared and attested to by qualified professional authorities in the following fields: soil quality, slope and topography, geology, water rights and availability, surface and ground water conditions, and any impact on wildlife. – Geotechnical Report is provided in the submission folder.
- (viii) A report detailing the traffic impact of the Development on the Town street system is to be represented in conjunction with this information. – N/A
- (ix) The proposed maximum height of all buildings within the Development. – Maximum building height is 33' – 4"
- (x) Proof of legal, appropriated private water rights and/or source of proposed public water service. Proof of sewer service availability. – Property is serviced by Town of Grand Lake (water) and Three Lakes Water and Sanitation (sewer).

Notes Regarding Drawing Requirements

1. Many of the items in section 12-9-2(D)9 did not apply to our project. For example, maps indicating additional facilities and street right-of-ways will not be a part of this single-lot development, and therefore, were not included. The drainage plans, grading, and soil erosion maps will be provided with the final development application.
2. Snow storage is located on the patio and is indicated on the site plan. There is no snow storage at the rear of the building because all parking is covered.
3. Trash enclosure is located at the back of the building near the parking area and is indicated on the site plan.
4. There are a total of five (5) off-street parking spaces. Each garage includes two parking spaces, and the fifth covered space is provided on the southwest side of the building near the trash enclosure.
5. We are not proposing any additional landscaping.

Project Contacts

Developer

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Fraser, CO 80442

Designer

Change House Design & Construction
Representative: Matt Larson
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Engineer

Ziehler Engineering, Inc.
Representative: Mike Ziehler, P.E.
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Parker, CO 80134

Surveyor

Tim Shenk Land Surveying, Inc.
Representative: Tim Shenk
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Granby, CO 80446



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GEOTECHNICAL ENGINEERING STUDY
PROPOSED MIXED-USE BUILDING
LOT 8, BLOCK 11, GRAND LAKE
900 GRAND AVENUE
GRAND LAKE, COLORADO

Prepared by:

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Project No. 24-6-246

January 8, 2025

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Fig. 1 LOCATION OF EXPLORATORY BORING

Fig. 2 LOG, LEGEND AND EXPLANATORY NOTES OF BORING

Fig. 3 TYPICAL DRAIN DETAIL

Table 1 – SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a geotechnical engineering study for a proposed mixed-use building to be located at Lot 8, Block 11, Grand Lake, with a physical address of 900 Grand Avenue, Grand Lake, Colorado, as shown on Fig. 1. The purpose of the study was to develop recommendations for the foundation and floor slab design. The study was conducted in accordance with our Proposal No. P6-24-286 for geotechnical engineering services, dated November 7, 2024.

A field exploration program consisting of an exploratory boring and a site reconnaissance was conducted to obtain information on the surface and subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths, and allowable pressures for the proposed structure foundation and floor slab design.

This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsoil conditions encountered.

PROPOSED CONSTRUCTION

Conversations with the Project Team and review of preliminary plans indicate the project consists of the construction of a mixed-use, commercial and residential building on the subject site. The building will be a three-level structure, with commercial development on the ground level and residential space on the second and third levels, situated as shown on Figure 1. We assume the building will have a slab-on grade lower level, and substantial below grade construction is not anticipated. Excavation cut depths of up to about 4 feet are assumed. Structural loads are anticipated to be light to moderate and typical of the proposed construction.

If construction plans are different than those described above, we should be notified to re-evaluate the recommendations presented in this report.

SITE CONDITIONS

The project site is an approximate 0.11-acre commercial lot located on the southeast corner of Grand Avenue and Ellsworth Street in Grand Lake, as shown on Figure 1. The lot is relatively flat, with a single-level building occupying the south portion of the lot at the time of our field exploration. We understand the building will be razed and removed to accommodate the

proposed new construction. The north portion of the lot consists of a gravel surfaced parking area, and a concrete patio in front of the existing structure.

FIELD EXPLORATION

The field exploration for the project was conducted on December 23, 2024. One exploratory boring was drilled adjacent to the existing building, as site access allowed, to evaluate the subsurface conditions, as shown on Fig. 1. The boring was advanced with 4-inch diameter continuous flight solid stem augers powered by a truck-mounted CME-45 drill rig. The boring was logged by a representative of Kumar and Associates, Inc.

Samples of the subsoils were taken with a 1 3/8-inch I.D. split spoon sampler. The sampler was driven into the subsoils at various depths with blows from a 140-pound hammer falling 30 inches. This test is the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density of the granular subsoils. Depths at which the samples were taken, and the penetration resistance values, are shown on the Log of Exploratory Boring, Figure 2. The samples were returned to our laboratory for review by the project engineer and for laboratory testing.

SUBSURFACE CONDITIONS

Soil Types Encountered: A graphic log of the subsurface conditions encountered at the site is shown on Figure 2. Subsoils encountered in the exploratory boring consisted of approximately 12-inches of sand and gravel existing fill overlying medium dense, poorly graded clayey sand (SP-SC), with gravel and scattered cobbles, extending to a depth of 17 feet below the existing site grade, at which depth medium dense, silty sand (SM) with gravel and cobbles was encountered, extending to the full depth of exploration of 25 feet. The walls of the exploratory boring caved below a depth of about 9 feet, apparently due to the relatively dry and clean (low percentage of fines) granular soils.

Groundwater: Groundwater was not encountered in the boring at the time of drilling. The depth to groundwater can vary based on seasonal and climatic factors, and perched water can occur seasonally over frozen ground.

LABORATORY TESTING

Laboratory testing performed on samples obtained from the exploratory boring consisted of natural moisture content and percent passing the No. 200 sieve. The laboratory test results are shown on the Log of Exploratory Boring, Figure 2, and summarized in Table 1.

GEOTECHNICAL ENGINEERING CONSIDERATIONS

Subsurface data indicate that medium dense, natural sand with gravel and cobbles, will likely be the predominant soil type encountered beneath shallow foundation, floor slab and concrete flatwork areas. The anticipated natural granular soils at the foundation level are considered good for shallow foundation support. Existing fill, building and utility remnants should be removed from the proposed building area to expose the underlying natural granular soils.

Kumar and Associates should observe the building addition footing excavations prior to placement of footing concrete or structural fill to assess bearing conditions. Structural fill placement should be observed, and the fill tested for compaction by Kumar and Associates to document that the recommendations in this report are implemented.

SITE GRADING

The following recommendations should be followed for grading, site preparation, and fill compaction.

1. Where fill is to be placed, existing fill, building and utility remnants (if encountered), loose, or otherwise unsuitable material should be removed prior to placement of new fill. The exposed soils should then be scarified to a depth of 8 inches, moisture conditioned and compacted preferably by vibratory compaction equipment to the minimum requirements of the overlying fill. Soils should be compacted with appropriate equipment for the lift thickness placed. Lift thickness should be no more than 8 loose inches compacted at the recommended moisture content and to the minimum required density.
2. Permanent unretained cut and fill slopes should be graded at 2 horizontal to 1 vertical (2:1) or flatter and protected against erosion by revegetation or other means. The risk of slope instability will be increased if seepage is encountered in cuts and flatter slopes may be necessary. If seepage is encountered in permanent cuts, an investigation should be conducted to determine if the seepage will adversely affect the cut stability. This office should review site grading plans for the project prior to construction.
3. Slopes of 4:1 or steeper should be benched to provide a sufficiently wide level bench surface for compaction. All backfill should be processed so that it does not contain rock fragments and/or cobbles larger than 6-inches in diameter and placed at the recommended moisture content.
4. The fill should be uniformly graded to prevent nesting of large size gravel and cobbles.

5. The following compaction requirements should be used:

TYPE OF FILL PLACEMENT	MOISTURE CONTENT	SOIL TYPE - Compaction Percent (ASTM D698 – Standard Proctor)
Below Foundations	± 2% Optimum	Structural Fill – 98%
Foundation Wall Backfill	± 2% Optimum	Processed On-site or Structural Fill – 95%
Below Floor Slabs	± 2% Optimum	Structural Fill – 95%
Landscape Areas	± 2% Optimum	Processed On-site – 90%
Below Concrete Flatwork/Pavements	± 2% Optimum	Structural Fill – 95%
Utility Trenches	As they apply to the finished area	

Suitability of On-Site Soil

The on-site granular soils are suitable as backfill after processing to remove all plus 6-inch material and moisture treatment. The on-site existing fill should be suitable for use as structural fill, after process, but should be further evaluated by Kumar & Associates for suitability at the time of excavation.

Structural Fill

Structural fill used for support of the proposed construction should consist of the on-site processed granular soils, approved existing fill, or a relatively well-graded imported granular material with 5 to 25 percent material passing the No. 200 sieve, 60 percent or more passing the No. 4 sieve and no rocks larger than 6 inches. Structural fill should be properly placed and compacted to reduce the risk of settlement and distress. The Geotechnical engineer should evaluate the suitability of any proposed import fill for its intended use.

Temporary Excavation Slopes: We assume that the temporary excavations will be constructed by excavating the slopes to a stable configuration or stabilized using properly designed shoring. **All excavations should be constructed in accordance with OSHA requirements, as well as state, local and other applicable requirements.**

In our opinion, the natural granular soil and existing fill should be classified as OSHA Type C soils. Excavations where perched water exists and seeps into the excavation are possible and could require much flatter side slopes than those allowed by OSHA. All excavations greater than 20 feet should be designed by a registered professional engineer.

Where insufficient lateral space is available due to the proximity of property boundaries and underground facilities, temporary shoring may be required. **It is our experience that temporary shoring systems are typically designed and built by specialty contractors and that the designers will typically develop their own design criteria based on soil data presented in the owner's geotechnical study report.**

FOUNDATIONS

Considering the subsoil conditions encountered in the exploratory boring and the nature of the proposed construction, we recommend the building be founded with spread footings bearing on the undisturbed natural granular soils or properly compacted new structural fill extending to the natural soils.

The design and construction criteria presented below should be observed for a spread footing foundation system.

- 1) Footings placed on the undisturbed natural granular soils or compacted new structural fill should be designed for an allowable soil bearing pressure of 2,000 pounds per square foot (psf). Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less, with movement likely to be differential with respect to the existing structure.
- 2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
- 3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 40 inches below exterior grade, or in accordance with local building code requirements, is recommended for foundations bearing on the sand and gravel soils. Concrete should not be placed on frost, frozen soil, snow, or ice.
- 4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 10 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.
- 5) Existing fill, building and utility remnants, and any loose or disturbed soils should be removed, and the footing bearing level extended down to the relatively undisturbed granular soils or replaced with properly compacted structural fill.
- 6) The exposed soil in footing areas should then be adjusted to near optimum moisture content and compacted. If water seepage is encountered, the footing areas should be dewatered before concrete placement and we shall be contacted for further evaluation.

- 7) Structural fill used for support of the foundation should meet the requirements listed in the SITE GRADING section of this report.
- 8) A representative of the geotechnical engineer should observe all footing excavations prior to forming footings and concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Although significant below grade construction is not currently anticipated, foundation walls and retaining structures (if constructed) which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 45 pounds per cubic foot (pcf) for backfill consisting of the on-site processed granular soils or suitable granular import. Cantilevered retaining structures which are separate from the building foundation and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 35 pcf for backfill consisting of the processed on-site granular soil or suitable granular import. The backfill should not contain rock larger than about 6 inches in diameter.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.45. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 420 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a suitable granular material compacted to at least 95% of the maximum standard Proctor dry density at a moisture content near optimum.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to limit hydrostatic pressure buildup behind walls.

Backfill in pavement, and walkway areas should be placed in uniform lifts and compacted to at least 95% of the maximum standard Proctor (ASTM D-698) dry density. Backfill placed in

landscape areas should be compacted to at least 90% of the maximum standard Proctor dry density at a moisture content near optimum. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill.

FLOOR SLABS

The on-site natural granular soils or properly compacted new structural fill are suitable to support lightly loaded slab-on-grade construction. Existing fill should be removed in floor slab areas to expose the underlying natural granular soil and replaced with new structural fill.

To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. All backfill under floor slabs should be placed in accordance with the SITE GRADING section of this report.

We recommend vapor retarders conform to at least the minimum requirements of ASTM E1745 Class C material. Certain floor types are more sensitive to water vapor transmission than others. For floor slabs bearing on angular gravel or where flooring system sensitive to water vapor transmission are utilized, we recommend a vapor barrier be utilized conforming to the minimum requirements of ASTM E1745 Class A material. The vapor retarder should be installed in accordance with the manufacturers' recommendations and ASTM 1643.

EXTERIOR FLATWORK

Structural fill placed beneath concrete flatwork, such as pedestrian only sidewalks and patios, can consist of processed on-site granular soils or an imported, well-graded granular material, meeting the requirements for structural fill in the SITE GRADING section of this report. Structural fill should be spread in thin horizontal lifts, adjusted to at or above optimum moisture content, and compacted to at least 95% of the maximum standard Proctor dry density. Existing fill, loose, or disturbed soil should be removed prior to fill placement.

UNDERDRAIN SYSTEM AND DAMP-PROOFING

Groundwater was not encountered during our exploration, but it has been our experience in mountainous areas that groundwater levels can rise, and that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring

runoff can create a perched condition. We recommend below-grade construction (if constructed), such as retaining walls, crawlspace, and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system. **Slabs on grade, constructed at grade, should not require an underdrain or dampproofing.**

The underdrain should consist of drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining gravel. The drain should be placed at each level of excavation and at least 12-inches below lowest adjacent finish grade and sloped at a minimum 1% to a suitable gravity outlet, sump and pump system or drywell. Free-draining gravel used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 1-inch. The drain gravel backfill should be at least 1½ feet deep and protected by filter fabric. A typical drain detail is shown on Figure 3.

For exterior below grade foundation walls, we recommend, as a minimum, damp-proofing consist of bituminous material, 3 lbs per square yard, extending from the top of the footing to above ground level. A wall drain system consisting of a geocomposite, MiraDrain 6000, or equivalent, should be placed adjacent to below grade construction walls, with 100 percent coverage on the foundation wall facing the uphill slope and a minimum of 50 percent coverage for the adjacent foundation walls. The wall drain system should connect into the underdrain and extend to within 1 to 2 feet of the ground surface.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the building has been completed:

- 1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
- 2) Backfill in pavement and slab areas should be compacted to at least 95% of the maximum standard Proctor dry density at a moisture content within 2% of optimum. Exterior backfill placed in landscape areas should be compacted to at least 90% of the maximum standard Proctor dry density at a moisture content near optimum.
- 3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 2½ inches in the first 10 feet in paved areas.
- 4) Roof downspouts and drains should discharge well beyond the limits of all backfill.

CONTINUING SERVICES

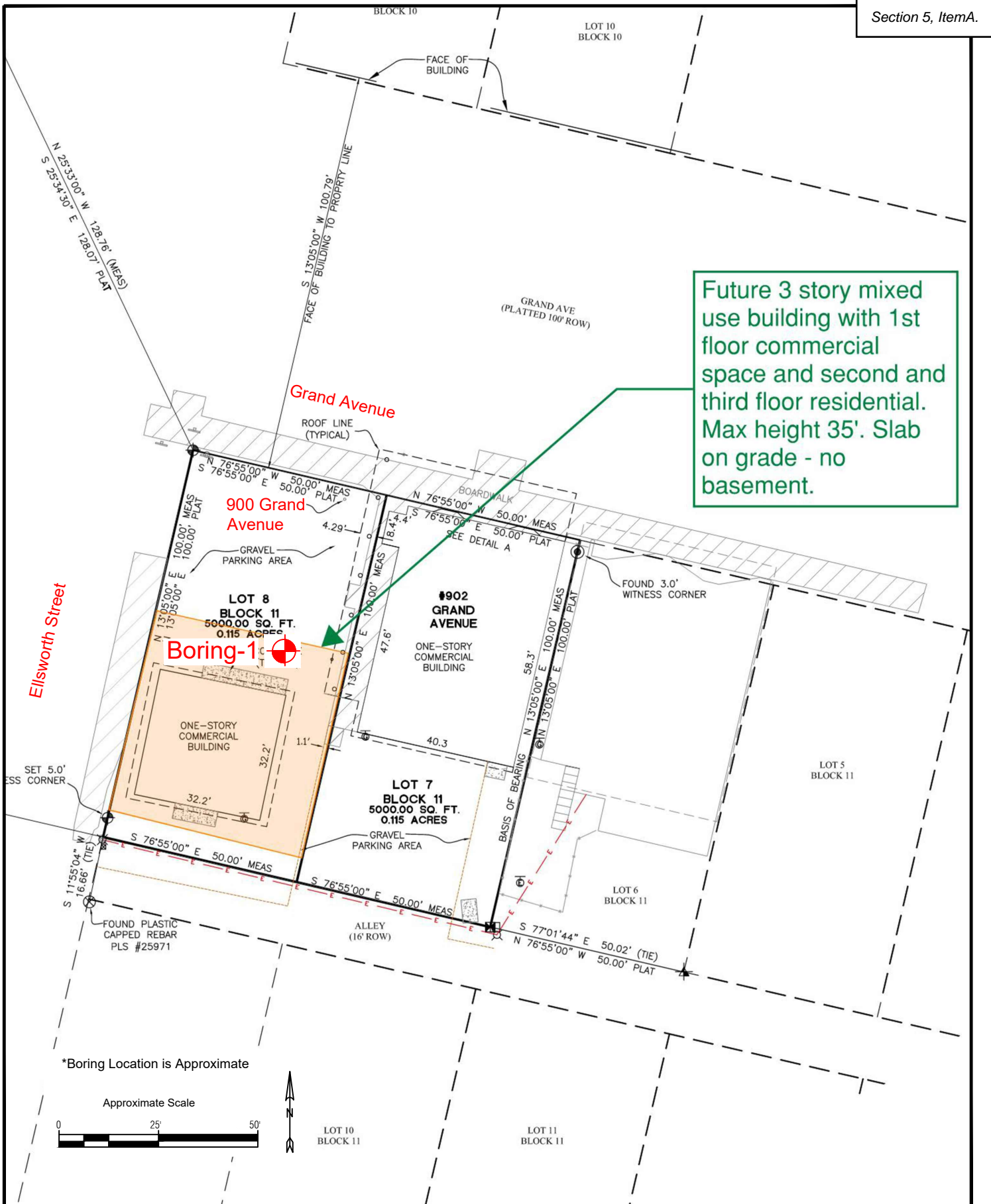
Two additional elements of geotechnical engineering service are important to the successful completion of this project.

- 1) Consultation with design professionals during the design phases. This is important to ensure that the intentions of our recommendations are properly incorporated in the design, and that any changes in the design concept properly consider geotechnical aspects.
- 2) Observation and monitoring during construction. A representative of the Geotechnical engineer from our firm should observe the foundation excavation, earthwork, and foundation phases of the work to determine that subsurface conditions are compatible with those used in the analysis and design and our recommendations have been properly implemented. Placement of backfill should be observed and tested to judge whether the proper placement conditions have been achieved. We recommend a representative of the geotechnical engineer observe the drain and dampproofing phases of the work, if constructed, to judge whether our recommendations have been properly implemented.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory boring at the location indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory boring and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

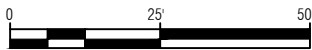
This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted.

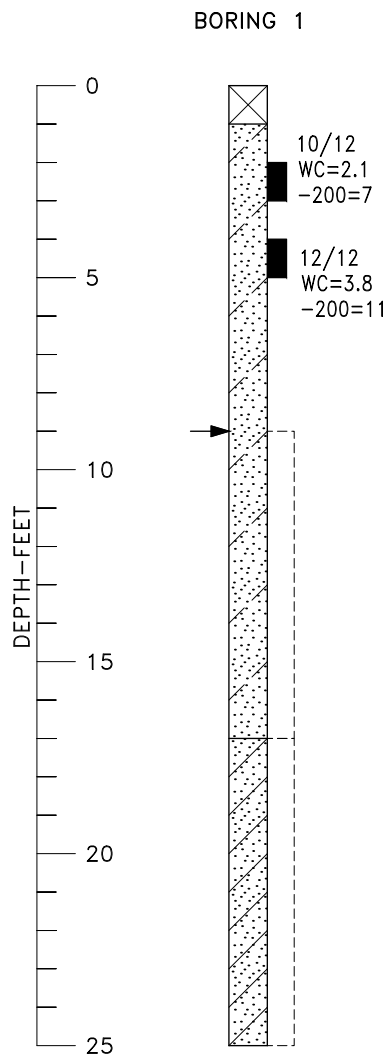


Future 3 story mixed use building with 1st floor commercial space and second and third floor residential. Max height 35'. Slab on grade - no basement.







*Boring Location is Approximate

Approximate Scale





LEGEND

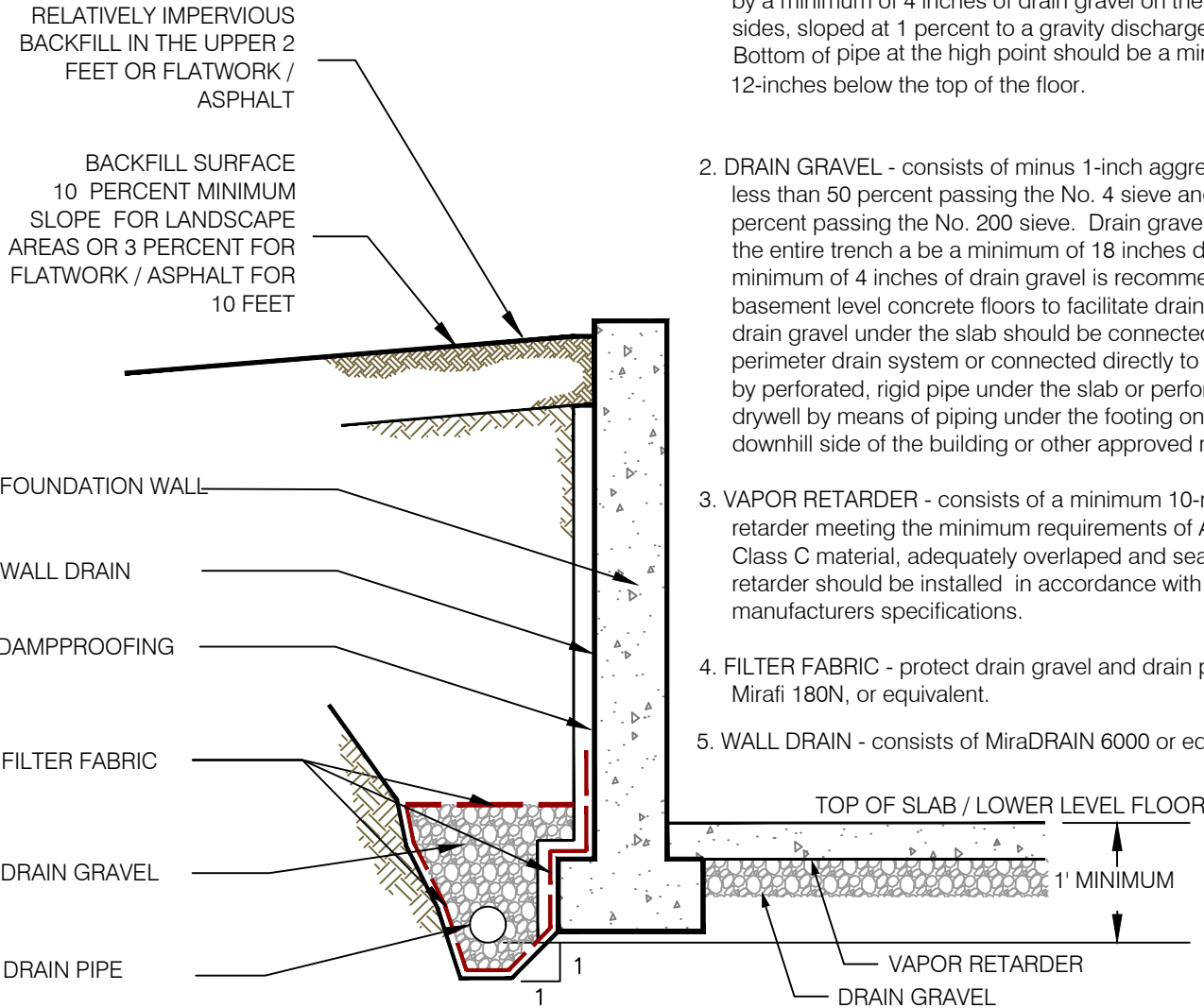
-  FILL; SILTY SAND AND GRAVEL, MOIST, BROWN.
-  POORLY GRADED CLAYEY SAND (SP-SC); WITH GRAVEL AND SCATTERED COBBLES, MEDIUM DENSE, SLIGHTLY MOIST TO MOIST, BROWN.
-  SILTY SAND (SM); WITH GRAVEL AND COBBLES, MEDIUM DENSE, MOIST, BROWN.
-  DRIVE SAMPLE, 1 3/8-INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.
-  DISTURBED BULK SAMPLE.
- 10/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 10 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.
-  DEPTH AT WHICH BORING CAVED DURING DRILLING.

NOTES

1. THE EXPLORATORY BORING WAS DRILLED ON DECEMBER 23, 2024 WITH A 4-INCH DIAMETER CONTINUOUS FLIGHT POWER AUGER.
2. THE LOCATION OF THE EXPLORATORY BORING WAS MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
3. THE ELEVATION OF THE EXPLORATORY BORING WAS NOT MEASURED AND THE LOG OF THE EXPLORATORY BORING IS PLOTTED TO DEPTH.
4. THE EXPLORATORY BORING LOCATION SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOG REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORING AT THE TIME OF DRILLING OR WHEN CHECKED # DAYS LATER.
7. LABORATORY TEST RESULTS:
 WC = WATER CONTENT (%) (ASTM D 2216);
 -200 = PERCENTAGE PASSING NO. 200 SIEVE (ASTM D 1140);

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1. DRAIN PIPE - consists of 4-inch perforated PVC, surrounded by a minimum of 4 inches of drain gravel on the top and sides, sloped at 1 percent to a gravity discharge or drywell. Bottom of pipe at the high point should be a minimum of 12-inches below the top of the floor.
2. DRAIN GRAVEL - consists of minus 1-inch aggregate with less than 50 percent passing the No. 4 sieve and less than 2 percent passing the No. 200 sieve. Drain gravel should fill the entire trench and be a minimum of 18 inches deep. A minimum of 4 inches of drain gravel is recommended under basement level concrete floors to facilitate drainage. The drain gravel under the slab should be connected to the perimeter drain system or connected directly to the drywell by perforated, rigid pipe under the slab or perforation in the drywell by means of piping under the footing on the downhill side of the building or other approved method.
3. VAPOR RETARDER - consists of a minimum 10-mil vapor retarder meeting the minimum requirements of ASTM E1745 Class C material, adequately overlapped and sealed. Vapor retarder should be installed in accordance with the manufacturers specifications.
4. FILTER FABRIC - protect drain gravel and drain pipe with Mirafi 180N, or equivalent.
5. WALL DRAIN - consists of MiraDRAIN 6000 or equivalent.



NOT TO SCALE

Kumar & Associates

Section 5, Item A.

JOB NO: 24-6-246

JOB NAME: PROPOSED COMMERCIAL BUILDING - 900 GRAND AVENUE

TABLE 1

SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT (%)	NATURAL DRY UNIT WEIGHT (pcf)	GRADATION			ATTERBERG LIMITS		SWELL-COMPRESSION		HVEEM STABILOMETER (R-VALUE)	WATER SOLUBLE SULFATES (%)	SOIL OR BEDROCK DESCRIPTION
BORING (#)	DEPTH (feet)			GRAVEL (%)	SAND (%)	SILT & CLAY (%)	LIQUID LIMIT (%)	PLASTIC INDEX (%)	SWELL (%)	SUR-CHARGE (psf)			
1	2	2.1			7							POORLY GRADED CLAYEY SAND WITH GRAVEL	
	4	3.8			11							POORLY GRADED CLAYEY SAND WITH GRAVEL	

GENERAL NOTES - 2015 IRC

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
2. CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT. ALL APPLICABLE STATE, COUNTY, AND CITY REQUIREMENTS REGARDING BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS BEFORE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE.
3. ELECTRICAL INSTALLATION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING AUTHORITY.
4. MECHANICAL WORK SHALL BE EXECUTED AND INSPECTED IN ACCORDANCE WITH PUBLIC UTILITIES, REGULATIONS, AND LOCAL APPLICABLE CODES.
5. DISCREPANCIES WHICH MAY OCCUR IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION SUPERINTENDENT AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS OF WHICH THE SUBCONTRACTOR FAILED TO NOTIFY THE CONSTRUCTION SUPERINTENDENT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
6. SUBMIT ALL MANUFACTURER'S AND PRODUCT SPECIFICATIONS AND CUT SHEETS TO THIS OFFICE AND THE OFFICE OF THE BUILDER FOR REVIEW AND APPROVAL.
7. ANY CONFLICTS WHICH MAY OCCUR DURING THE CONSTRUCTION PHASE BETWEEN THE NOTED CONSTRUCTION DOCUMENTS, APPLICABLE CODES HAVING JURISDICTION AND MANUFACTURER'S SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION SUPERINTENDENT AND THIS OFFICE FOR A FINAL CLARIFICATION.
8. IN AREAS WHERE THE CONSTRUCTION DOCUMENTS DO NOT ADDRESS DESIGN INTENT, METHODS OR MATERIALS, THE CONSTRUCTION SUPERINTENDENT SHALL BE REQUIRED TO COORDINATE WITH THIS OFFICE AND RECEIVE FINAL INSTRUCTION AND APPROVAL PRIOR TO FABRICATION.
9. PERFORM ALL FOUNDATION AND SITE WORK IN ACCORDANCE WITH RECOMMENDATIONS ESTABLISHED WITHIN THE ENGINEER'S FINAL SOILS REPORT AND CRITERIA AS COORDINATED BY THE STRUCTURAL ENGINEER.
10. THIS OFFICE AND THE OFFICE OF THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, MANUFACTURER'S SPECIFICATIONS OR REQUIRED CODES.
11. SUBCONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
12. FIELD MODIFICATIONS OR STRUCTURAL CHANGES, SHALL BE PROHIBITED UNTIL THE CONSTRUCTION SUPERINTENDENT HAS BEEN NOTIFIED IN ADVANCE AND INSTRUCTIONS GIVEN. MODIFICATIONS INITIATED WITHOUT PROPER AUTHORITY SHALL BECOME THE RESPONSIBILITY OF THE SUBCONTRACTOR.
13. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE BOUND IN STRICT COMPLIANCE WITH MANUFACTURER'S DETAILS, SPECIFICATIONS AND RECOMMENDATIONS, AS WELL AS THE MOST CURRENT INDUSTRY STANDARDS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF CONCRETE, MASONRY (CMU, FULL BRICK, BRICK VENEER, THIN BRICK, FULL STONE AND STONE VENEER, MORTAR, STUCCO (ALL TYPES), SIDING (ALL TYPES), TILE, WINDOWS, DOORS, STOREFRONT, SKYLIGHTS FLASHING (ALL TYPES), ROOFING (GUTTERS, DOWNSPOUTS), WATERPROOFING MEMBRANES, FIREPLACES (ALL TYPES), FIRE RATED ASSEMBLIES, MECHANICAL, PLUMBING, ELECTRICAL INSTALLATION, PENETRATIONS, GRILLS AND TERMINATIONS), VAPOR AND MOISTURE BARRIERS, INSULATION (ALL TYPES), SPECIALTY EQUIPMENT, APPLIANCES AND PREMANUFACTURED BUILDING COMPONENTS. ALL TERMINATIONS, TRANSITIONS, WEEPS AND OPENINGS SHALL BE SEALED, FLASHED, COUNTERFLASHED AND GASKETED PER MFGR SPECIFICATION AND INDUSTRY STANDARDS.
14. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE. N.T.S. SHALL BE UNDERSTOOD TO MEAN "NOT TO SCALE".
15. EXTERIOR DIMENSIONS SHALL BE FROM THE OUTSIDE FACE OF STUDS OR OUTSIDE FACE OF FOUNDATION WALLS. (SEE PLANS)
16. ALL STUD WALLS ARE DIMENSIONED 3 1/2" OR 5 1/2" WIDE. ROUGH STUD FACE TO ROUGH STUD FACE UNLESS OTHERWISE NOTED.
17. FIELD MEASUREMENTS TO BE VERIFIED FOR PROPER FIT AND ATTACHMENT FOR ALL WINDOWS, DOORS, CABINETS, TRUSSES, APPLIANCES, HARDWARE, FIXTURES AND SPECIALIZED EQUIPMENT. ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
18. ALL WINDOWS AND EXTERIOR DOOR HEADER SIZES ARE TO BE PER STRUCTURAL PLANS.
19. INTERIOR PARTITIONS 2 X 5 AT 16" O.C. FOR ALL WALLS WITH (6) LAYER OF GYPSUM BOARD EACH SIDE UNLESS OTHERWISE NOTED.
20. ALL WINDOWS AND GLASS DOORS SHALL BE DOUBLE GLAZED W/ LOW-E. ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED AREAS SHALL BE INSTALLED PER MFGR SPECS AND BE PROVIDED WITH MFGR RECOMMENDED WEATHERSTRIPPING, SEALANT AND FLASHING TO ENSURE PROPER CONTINUATION OF REQUIRED DRAINAGE PLANE.
21. ALL GLASS WITHIN 18" OF ANY FLOOR LINE SHALL BE TEMPERED SAFETY GLASS AS PER 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
22. ALL EGRESS WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. AND THE WINDOW SILL SHALL BE A MAXIMUM OF 42" ABOVE THE FINISH FLOOR.
23. PROVIDE ATTIC VENTILATION AS REQUIRED PER SECTION R806 - 2018 IRC.
24. DOWN SPOUTS TO DISCHARGE INTO 5' DOWNSPOUT EXTENSIONS OR CONC. SPLASH BLOCK. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PER SOILS REPORT; CONNECT PERIMETER DRAINS AND ALL AREA DRAINS TO SUMP PIT.
25. ALL INSULATION CONDITIONS SHALL MEET THESE MINIMUM PRESCRIPTIVE REQUIREMENTS AS FOLLOWS: A RESCHECK CERTIFICATE MAY BE REQUIRED BY CERTAIN JURISDICTIONS.

BUILDING ENVELOPE REQUIREMENTS PER TABLE R402.1.1

0-30 MAX "U"	GLAZING - DOUBLE PANE W/ LOW-E
R-19 BATTS	ENCAPSULATED BATTS AT ALL BASEMENT WALLS
R-20 BATTS	2 X 6 EXTERIOR FRAME WALLS
R-49 BATT	OR BLOWN AT ATTIC AREAS
R-30 BATT	OR BLOWN AT HABITABLE FLOOR AREAS OVER UNHEATED SPACES, U.O.N.
EXCEPTION: PROVIDE ENOUGH INSULATION TO FILL FRAMING CAVITY, R-19 MIN.	

26. ROOF TRUSS MANUFACTURER TO VERIFY DIMENSIONS AND COORDINATE TRUSS HANGERS, DETAILS, PROFILES, AND LAYOUTS. THIS OFFICE, THE GENERAL CONTRACTOR, THE SUBCONTRACTOR AND THE STRUCTURAL ENGINEER'S OFFICE SHALL REVIEW ALL ENGINEERED TRUSS SHOP DRAWINGS PRIOR TO FINAL TRUSS FABRICATION.
27. FLOOR JOIST SUPPLIER TO VERIFY DIMENSIONS AND COORDINATE JOIST LAYOUT PLAN AND APPROPRIATE DETAILS. THIS OFFICE, THE GENERAL CONTRACTOR, THE SUBCONTRACTOR AND THE STRUCTURAL ENGINEER'S OFFICE SHALL REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION.
28. PROVIDE INSULATION AROUND ALL PLUMBING AND HEATING LINES EXPOSED TO TEMPERATURE DIFFERENTIALS.
29. SMOKE DETECTORS: PROVIDE AS REQUIRED PER SEC. R314 2018 I.R.C.
30. REFER TO GENERAL CONTRACTOR AND MFGR SPECIFICATIONS FOR ALL OTHER INFORMATION NOT SPECIFIED ON THE CONSTRUCTION DRAWINGS. THESE DRAWINGS ARE A "BUILDER'S SET OF PLANS" AND FOR CONSTRUCTION INTENT. MFGR SPECIFICATIONS SHALL SUPERSEDE CONSTRUCTION DRAWINGS. ANY DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE CONSTRUCTION SUPERINTENDENT'S ATTENTION PRIOR TO CONSTRUCTION.
31. ALL SUBCONTRACTORS SHALL COMPLY W/ BUILDERS OSHA SAFETY AND HEALTH PLAN, INCLUDING BUT NOT LIMITED TO THE APPROPRIATE USE OF FALL PROTECTION, SCAFFOLD, HOUSEKEEPING, ELECTRICAL CORDS, PPE'S INCLUDING HARD-HATS AND SAFETY GLASSES.
32. THESE PLANS ARE DESIGNED TO BE BUILT BY THE BUILDER. THE BUILDER IS RESPONSIBLE TO ENSURE QUALITY CONTROL OF THE INSTALLATION OF ALL BUILDING SYSTEMS PER MFGR, RECOMMENDATIONS. THE BUILDER AGREES TO HOLD HARMLESS THE DESIGNER FOR ALL MATTERS HAVING TO DO WITH THE CONSTRUCTION OF THESE PLANS.
33. ANY GENERAL OR SPECIFIC DETAIL NOT SHOWN, OR ANY AND ALL CONNECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL ADDITIONAL WORK REQUIRED FOLLOWING THE ISSUANCE OF A BUILDING PERMIT WILL BE BILLED AT SET HOURLY RATES.
34. ALL DROPPED SOFFITS FOR MECHANICAL / PLUMBING ARE A CONCEPTUAL LAYOUT. ADDITIONAL SOFFITS MAY BE REQUIRED. FIELD VERIFY ALL DIMENSIONS AND LOCATIONS COORDINATE W/ GENERAL CONTRACTOR AND UTILITY CONTRACTOR PRIOR TO CONSTRUCTION.
35. ALL TILE WORK TO CONFORM W/ CURRENT TCA INSTALLATION SPECIFICATIONS & GUIDELINES. MASTIC SHALL NOT BE APPROVED FOR ANY TILE OR STONE INSTALLATIONS.
36. GENERAL CONTRACTOR SHALL VERIFY REQUIREMENTS AND REFER TO THE 2018 IRC - APPENDIX F FOR NEW CONSTRUCTION IN JURISDICTIONS WHERE RADON-RESISTANT CONSTRUCTION IS REQUIRED. RADON CONTROL METHODS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING CONSTRUCTION TECHNIQUES TO PREVENT THE BUILDING FOR POST-CONSTRUCTION RADON MITIGATION. BASEMENT SLABS SHALL BE PREPARED WITH A UNIFORM LAYER OF 1/2" - 2" CLEAN AGGREGATE OR SAND A MINIMUM OF 4" THICK AND OVERLAPPED WITH 6-MIL POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL COVERING THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. ALL CONSTRUCTION JOINTS IN THE CONC. SLAB OR BETWEEN CONC. SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. ALL PENETRATIONS WITH IN CONC. SLAB AND FOUNDATION WALLS BELOW GROUND SURFACE SHALL BE FILLED WITH A POLYURETHANE CAULK OR EQUIVALENT SEALANT. SUMP PITS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID AND DESIGNED TO ACCOMMODATE A 3" MIN. VENT PIPE. CRAWL SPACE AREAS SHALL BE OVERLAPPED WITH 6-MIL POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL COVERING THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CRAWL SPACE ACCESS, PENETRATIONS AND DUCTWORK LOCATED IN CRAWL SPACE SHALL BE GASKETED OR SEALED TO PREVENT AIR LEAKAGE. CRAWL SPACE VENTILATION SHALL COMPLY WITH SECTION R809, 2018 IRC. A 3"-4" DIAMETER PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSTALLED BENEATH THE SOIL-GAS-RETARDER AND CONNECTED TO A VERTICAL VENT PIPE THAT EXTENDS UP THROUGH THE BUILDING FLOORS, TERMINATED AT LEAST 12 INCHES ABOVE THE ROOF IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. THE VENT PIPE SHALL BE IDENTIFIED WITH A LABEL AT EACH FLOOR AND ACCESSIBLE ATTICS THAT READS "RADON REDUCTION SYSTEM", AND SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SOIL-GAS-RETARDER. A SEPARATE VENT PIPE SHALL BE PROVIDED FOR EACH DIFFERENT FOUNDATION TYPE AND SHALL BE TERMINATED SEPARATELY OR COMBINED TO TERMINATE ABOVE THE ROOF. TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB-SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN PROVIDED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATIONS OF SYSTEM FAILURE ALARMS.
37. THE DESIGNER HAS PROVIDED A LIMITED SCOPE OF PROFESSIONAL SERVICES FOR THIS PROJECT AT THE REQUEST OF THE OWNER. THE CONTRACT DOCUMENTS PROVIDED UNDER SUCH LIMITED SERVICES SHALL BE TERMED "BUILDER'S SET". IN RECOGNITION OF THE OWNER'S DECISION TO RELY ON THE CONTRACTOR'S SOPHISTICATION AND EXPERIENCE IN CONSTRUCTION OF THIS TYPE OF BUILDING, BY ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT HE / SHE POSSESSES THE PARTICULAR COMPETENCE AND SKILLS TO BUILD THIS PROJECT WITHOUT FULL ARCHITECTURAL DESIGN AND ENGINEERING SERVICES AND CONSTRUCTION DOCUMENTS. USE OF THE "BUILDER'S SET" BY THE CONTRACTOR FOR THIS PROJECT MAY REQUIRE MAKING ADJUSTMENTS TO THE FIELD CONDITIONS TO ASSURE THE GENERAL INTENT IS CARRIED OUT IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, LAND USE CODES, MANUFACTURER INSTALLATION REQUIREMENTS, AND INDUSTRY STANDARDS. CHANGES MADE IN THE FIELD WITHOUT PRIOR NOTICE AND CONSENT OF THE DESIGNER ARE UNAUTHORIZED AND SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FROM ALL CONSEQUENCES ARISING FROM SUCH CHANGES. IN THE EVENT THAT ANY DISCREPANCY OR AMBIGUITY IS DISCOVERED DURING THE USE OF THE PLANS OR ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE OWNER OR CONTRACTOR, PROMPT AND TIMELY NOTICE SHALL BE GIVEN TO THE DESIGNER IN THE FORM OF WRITTEN REQUEST FOR INFORMATION (RFI). FAILURE TO DO SO SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES.

SCOPE OF WORK

NEW MIXED USE BUILDING

BUILDING AND SITE

ADDRESS:
900 GRAND AVE
GRAND LAKE, CO 80447

OWNER:
900 THOUSAND LLC
3011 COUNTY RD 3
FRASER, CO 80442

LEGAL DESCRIPTION AND PARCEL:
GRAND LAKE LOT 8 (2024-11)
PARCEL NO: 1930222013
SCHEDULE NO: R310081

HEIGHT:
3 STORY SLAB ON GRADE

FINISHED AREA (MAIN): 2452
FINISHED AREA 2ND FLOOR: 2879
FINISHED AREA 3RD FLOOR: 2272

DRAWING LIST

1	COVER
2	SITE PLAN
3	ISOMETRIC VIEWS
4	FLOOR PLANS
5	FLOOR PLANS
6	FLOOR PLANS
7	ELEVATIONS
8	ELEVATIONS

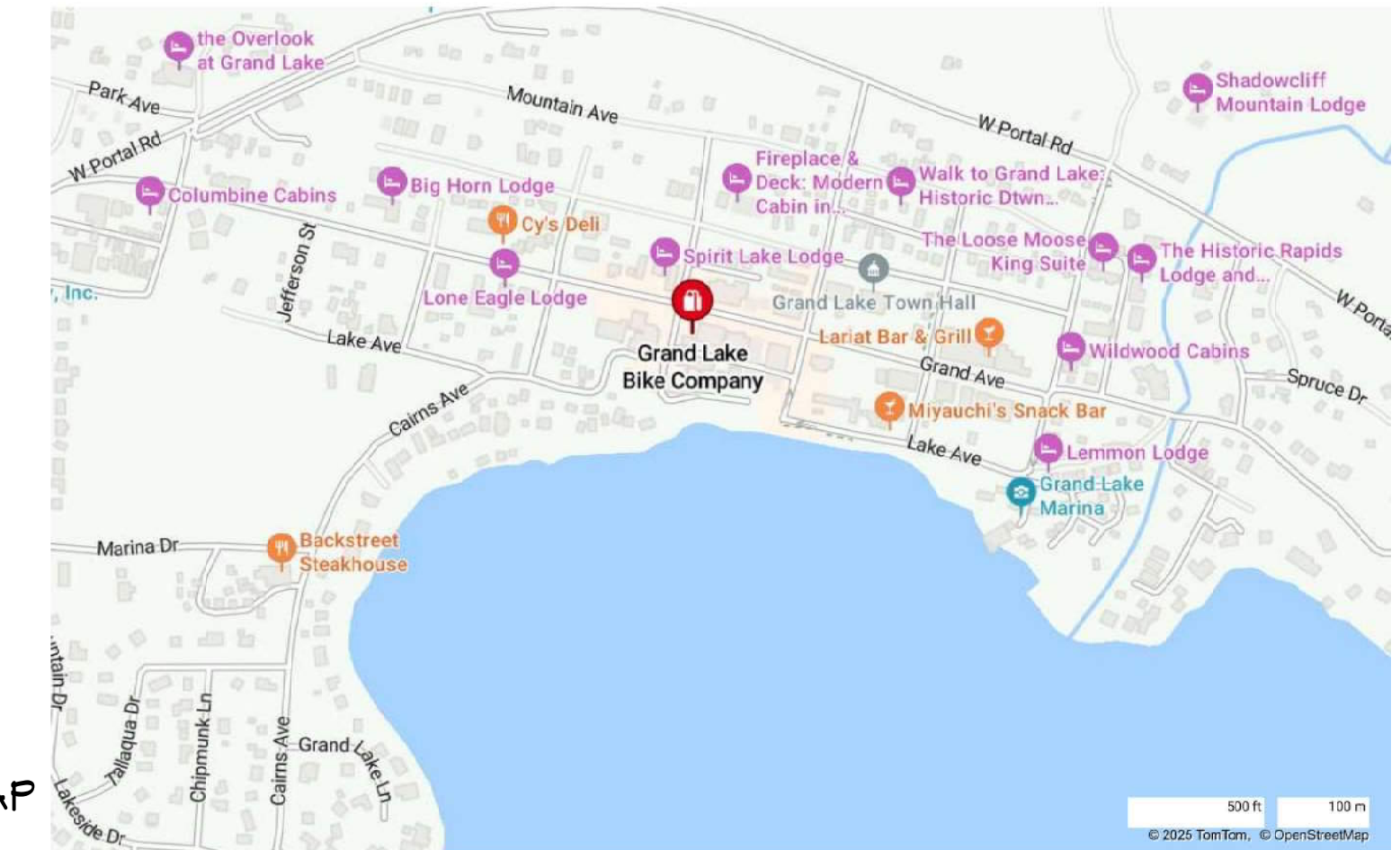
CODE INFORMATION - IRC

GRAND COUNTY HAS ADOPTED 2015 BUILDING CODES WITH LOCAL AMENDMENTS, EFFECTIVE JUNE 30, 2018.
2015 INTERNATIONAL RESIDENTIAL CODE

THE FOLLOWING CODES ARE CURRENTLY IN EFFECT WITHIN THE COUNTY:
2015 INTERNATIONAL RESIDENTIAL CODE, ADOPTED AMENDMENTS
2015 INTERNATIONAL BUILDING CODE, ADOPTED AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE, ADOPTED AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE, ADOPTED AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE, ADOPTED AMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE
2002 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE, ADOPTED AMENDMENTS

DESIGN CRITERIA

ROOF SNOW LOAD: 75psf, DEAD LOAD: 20psf, GROUND SNOW LOAD: 107psf
FLOOR LIVE LOAD: 40psf, DEAD LOAD: 10psf
WIND SPEED - 115 MPH (VULT + 146 MPH)
EXPOSURE CATEGORY: C
SEISMIC DESIGN CATEGORY: B
FROST LINE DEPTH: 36 INCHES
ICE BARRIER - REQUIRED



FOR USE OF THE GRAND CO. CLERK & RECORDER

REVISION TABLE	NUMBER	DATE	DESCRIPTION

COVER

900 GRAND AVE
GRAND LAKE, CO
PRELIMINARY DEVELOPMENT PLAN



DATE:

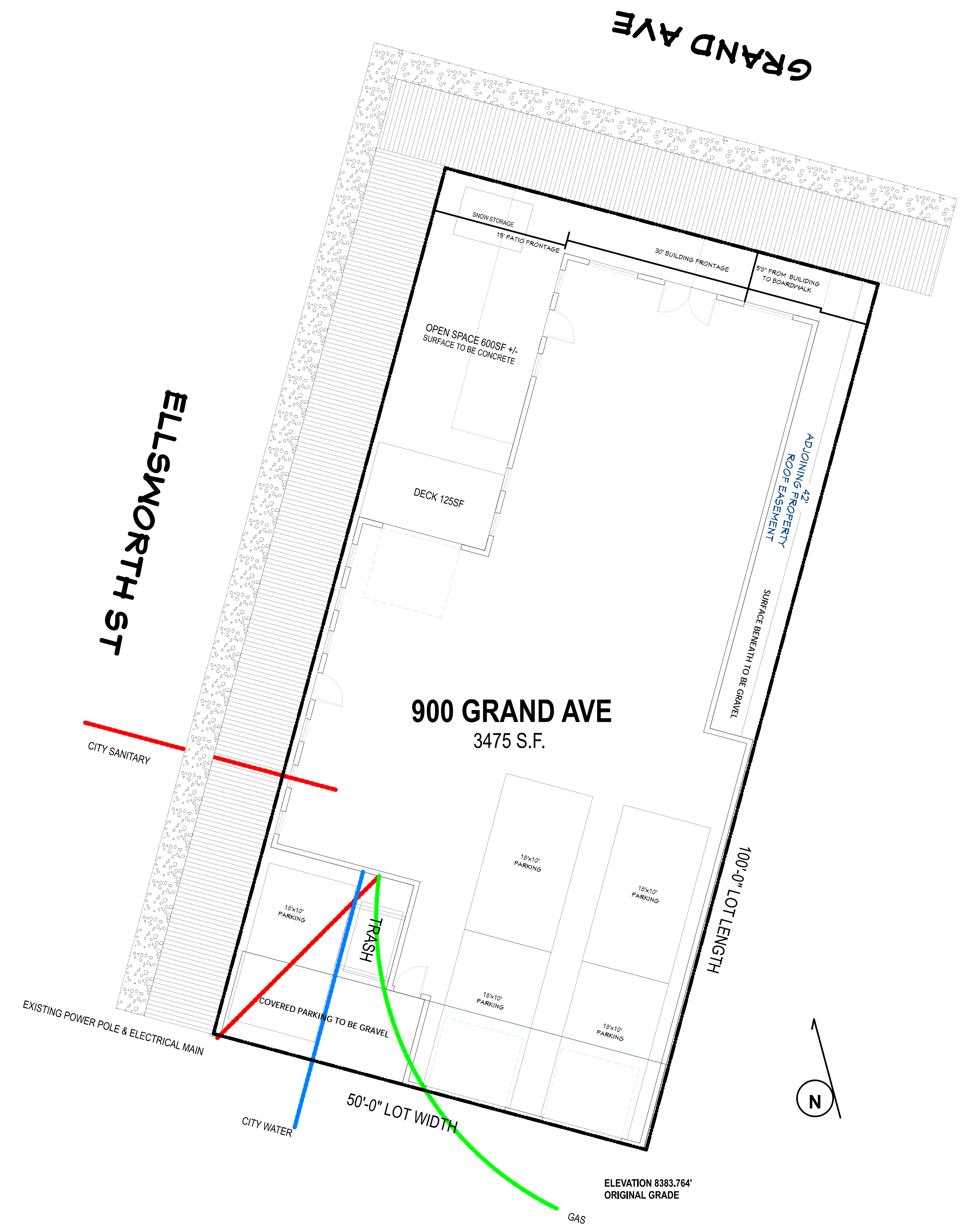
2/18/2026

SCALE:

SHEET:

1 OF 8

PLOT PLAN VIEW
1/8" IN = 1 FT



NUMBER	DATE	REVISION	DESCRIPTION

SITE PLAN

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN



DATE:

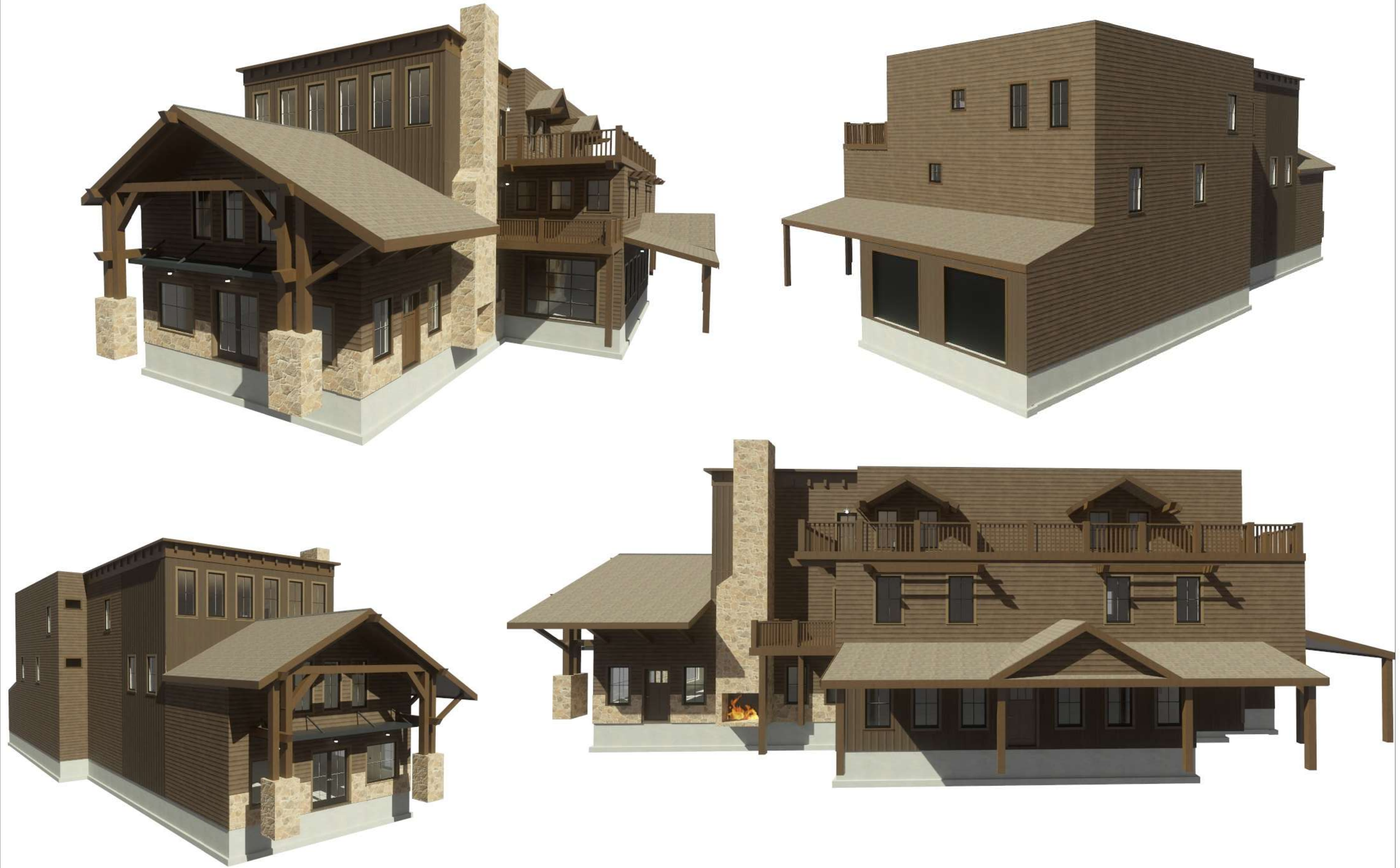
2/18/2026

SCALE:

1/8" = 1'0"

SHEET:

2 OF 8



REVISION TABLE	
NUMBER	DATE

**ISOMETRIC
VIEWS**

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN

DRAWINGS PROVIDED BY:

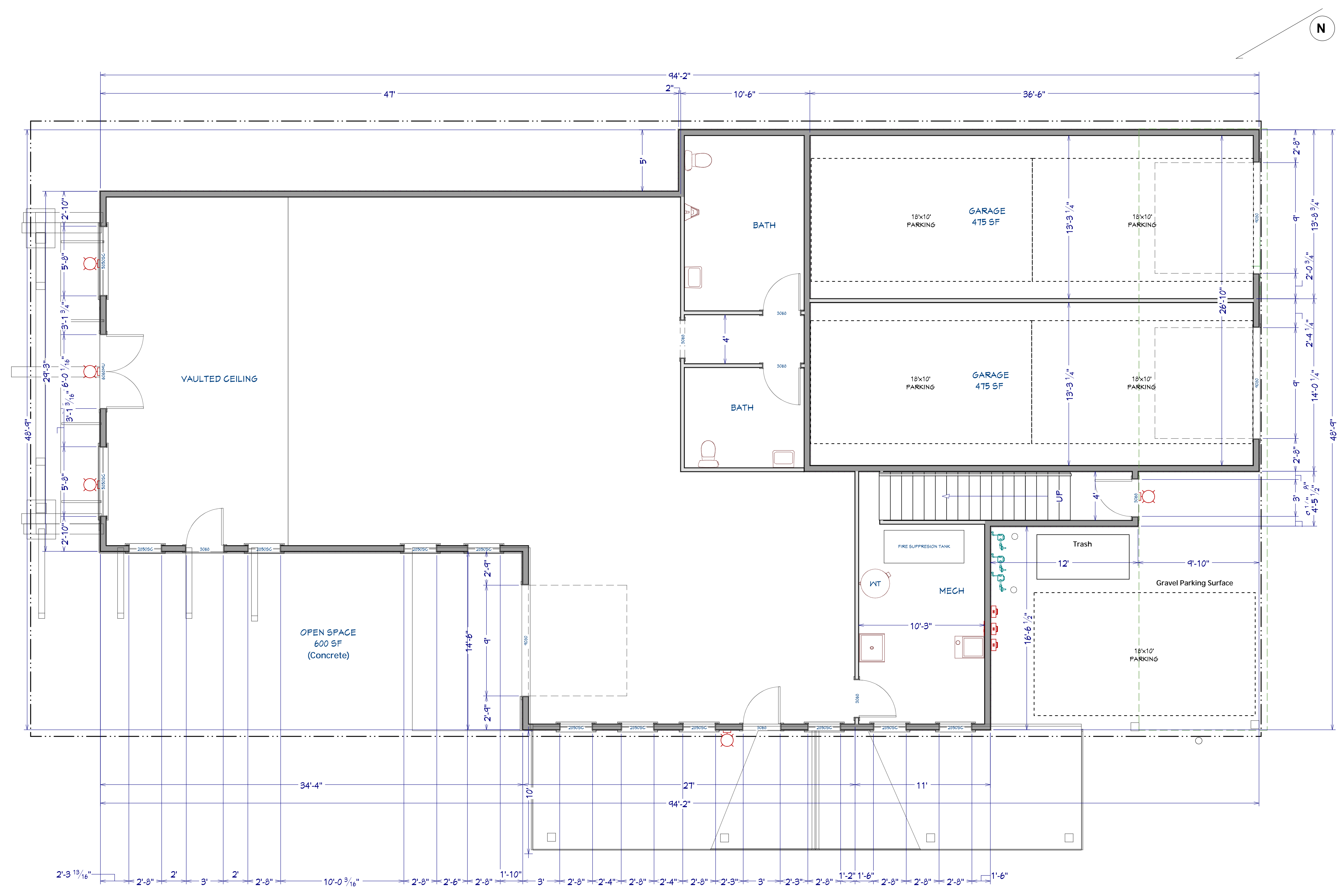
DATE:

2/18/2026

SCALE:

SHEET:

3 OF 8



TOTAL COMMERCIAL SQUARE FOOTAGE = 2452 SF

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

**FIRST FLOOR PLAN
UNIT 100**

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN

DRAWINGS PROVIDED BY:

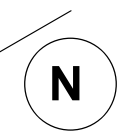
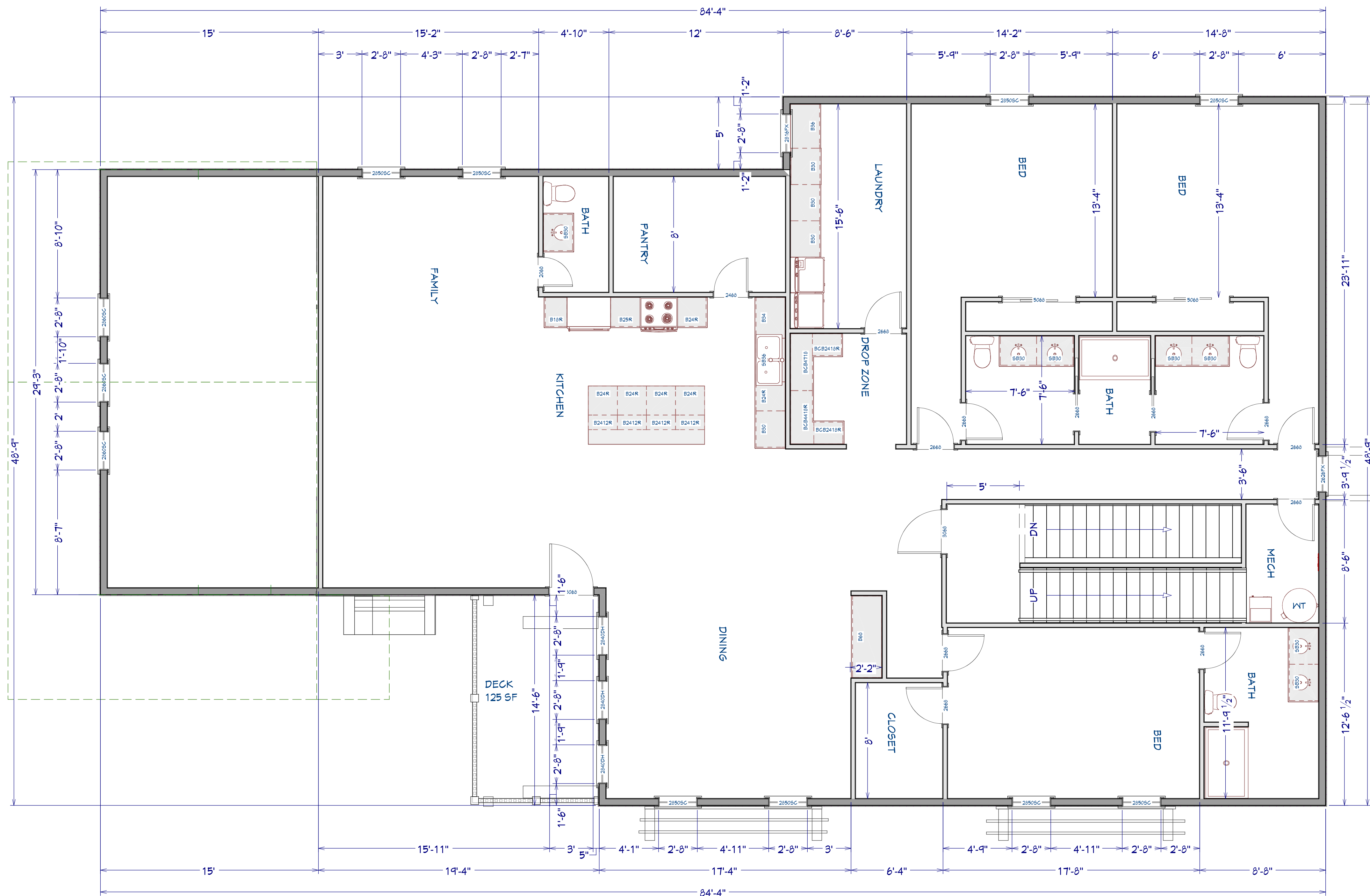
DATE:
2/18/2026

SCALE:
1/4"=1'0"

SHEET:
4 OF 8

2ND FLOOR
1/4 IN = 1 FT

LIVING AREA
2879 SQ FT



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

**2ND FLOOR PLAN
UNIT 200**

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:
2/3/2026

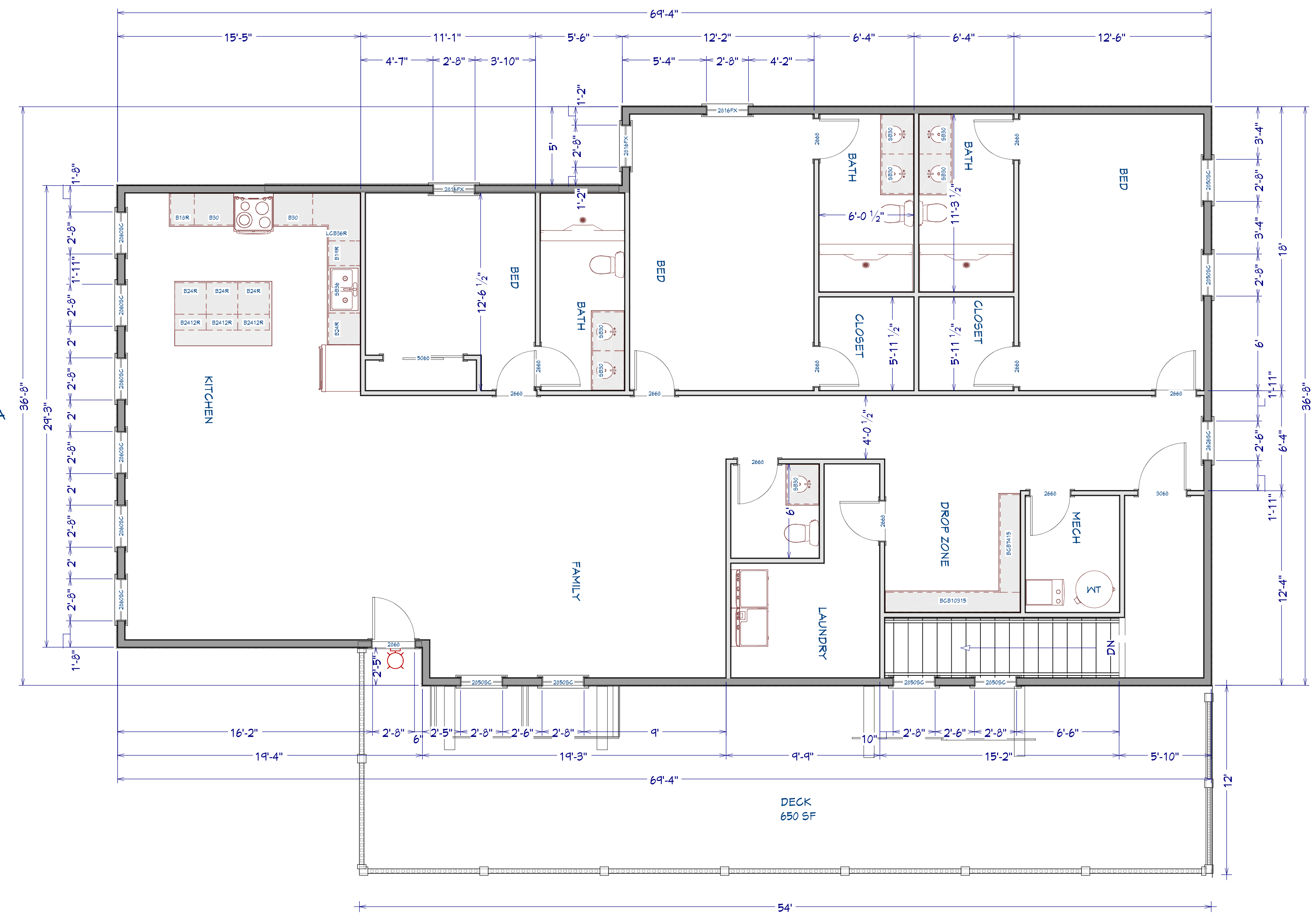
SCALE:
1/4"=1'0"

SHEET:

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3RD FLOOR
1/4 IN = 1 FT

LIVING AREA
2272 SQ FT



REVISION TABLE	
NUMBER	DATE

3RD FLOOR PLAN
UNIT 300

900 GRAND AVE
GRAND LAKE, CO
PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:

2/3/2026







SCALE:

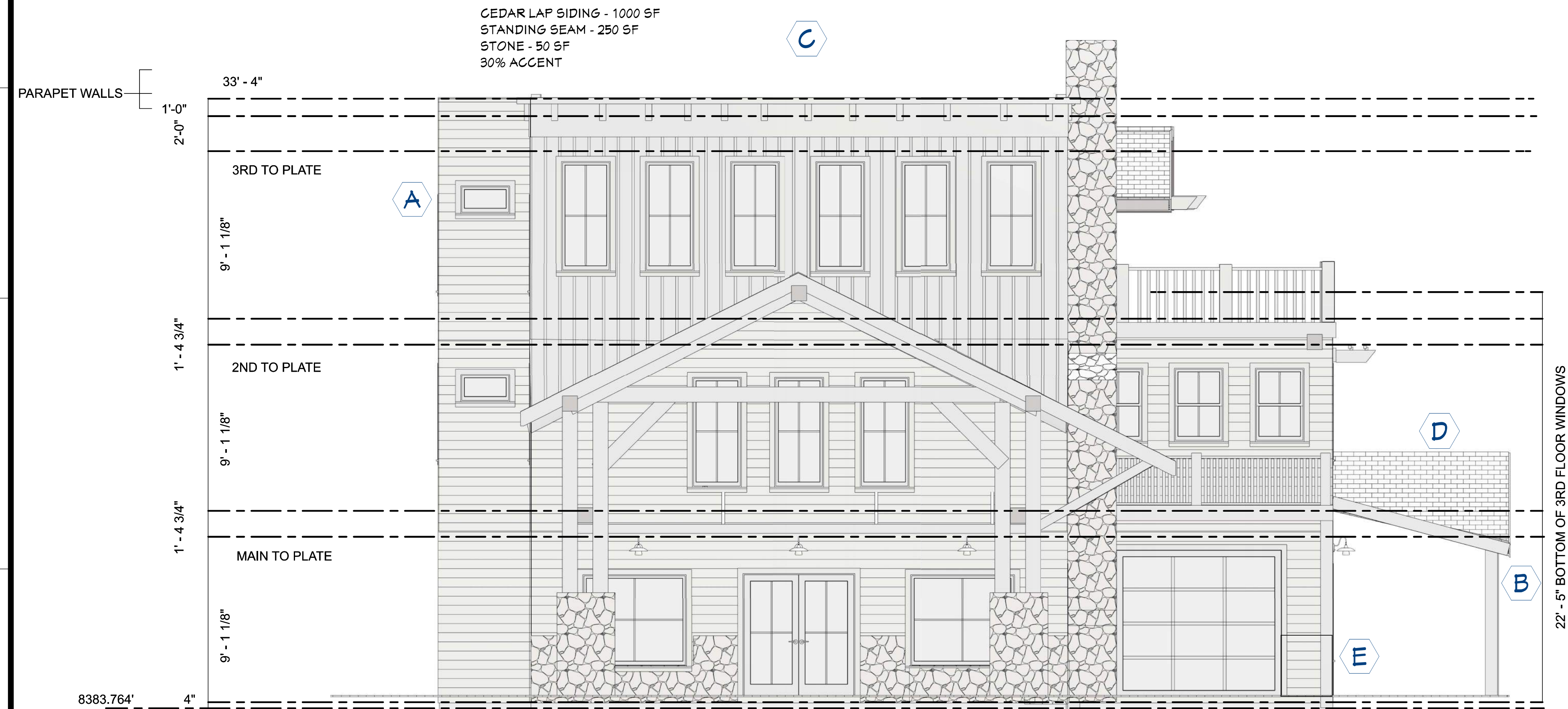
1/4"=1'0"

SHEET:

6 OF 8

TYPICAL EXT. FINISHES

Cedar Lap Siding	A	
Douglas Fir Timbers	B	
Standing Seam Siding in "Dark Bronze"	C	
Owens Corning Duration asphalt shingles in "teak"	D	
Telluride Stone Gold Collection in "Desert Tortoise Random"	E	
Typical Dark Sky Compliant Exterior Lighting	F	



REVISION TABLE	
NUMBER	DATE / DESCRIPTION

ELEVATIONS

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:

2/18/2026

SCALE:

1/4"=1'0"

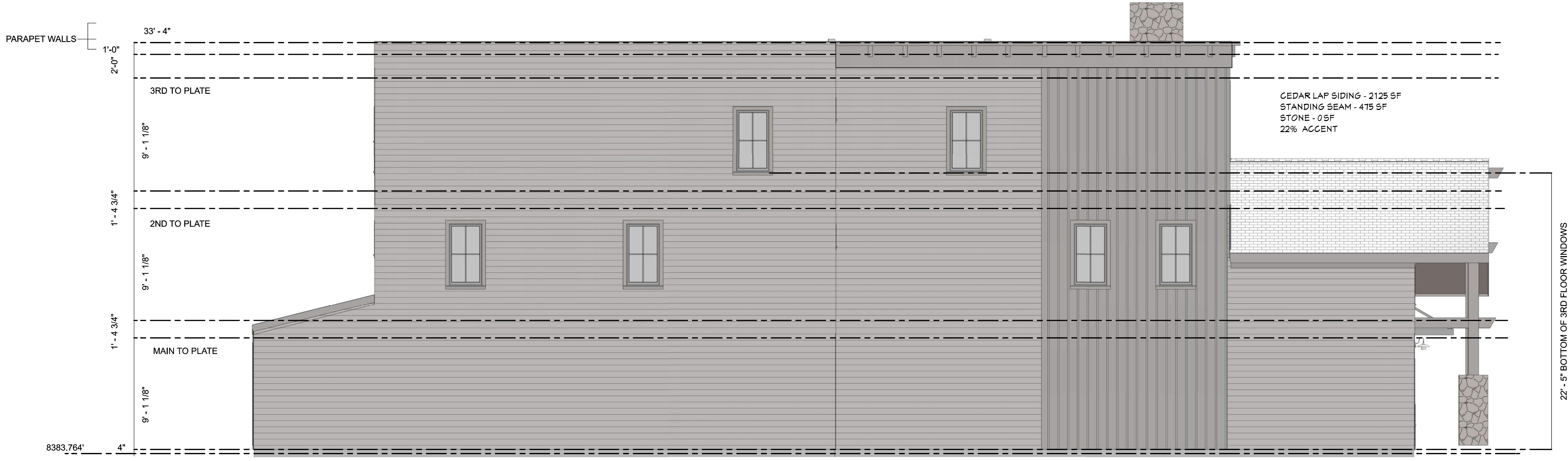
SHEET:

7 OF 8

CEDAR LAP SIDING - 1060 SF
 STANDING SEAM - 380 SF
 STONE - 175 SF
 24% ACCENT



CEDAR LAP SIDING - 2125 SF
 STANDING SEAM - 475 SF
 STONE - 0 SF
 22% ACCENT



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	DESCRIPTION

ELEVATIONS

900 GRAND AVE
GRAND LAKE, CO
 PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:

2/18/2026

SCALE:

1/4"=1'0"

SHEET:

8 OF 8