



RECORD OF PROCEEDINGS

AGENDA

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, November 2, 2017 at 5:00 P.M.**

Call to Order: Melissa Sherburne, Chair

Roll Call: Brian Birenbach, Jason Lederer, Melissa Sherburne, Donna Skupien, Andy Stabile,
Steve Wahl, Kelsey Withrow

Minutes: Approval of the October 19, 2017 Planning Commission meeting minutes

Public Comment (non-agenda items):

Citizens making comments during Public Comments on items not on the agenda shall state their names and addresses for the record, be topic-specific, and limit comments to no longer than three minutes. No Planning Commission action is taken on public comments. The Commission will take all comments under advisement and if a response is appropriate the individual making the comment will receive a formal response from the town at a later date.

Agenda Items:

1. **Planning File No. 205-17-CU:** A public hearing of a conditional use request for the renewal of the expired August 12, 2014, conditional use approval of the Building A, Watertower Place Condominiums mixed use development project, (Planning File #035-14 DA/CU/SD), located at 25 Watertower Way / Tract A, Watertower Place Condominiums. Applicant: Michael Bosma, Rubicon Development represented by Provino Architecture

Staff and Commissioner Updates:

Adjournment:



PLANNING COMMISSION STAFF REPORT

November 2, 2017

AGENDA ITEM: Planning File No: 205-17-CU: A conditional use request for the renewal of the expired August 12, 2014, conditional use approval of the Building A, Watertower Place Condominiums mixed-use development project (Planning File #035-14 DA/CU/SD).

LOCATION: 25 Watertower Way / Tract A, Watertower Place Condominiums

ZONING: Mixed-Use (MU) District

OWNER/APPLICANT: Michael Bosma, Rubicon Development
1035 Pearl Street, Suite 205
Boulder, CO 80304

NOTICING: Mailed to adjacent property owners: October 19, 2017
Posted at the Post Office: October 19, 2017
Posted at the Site: October 19, 2017
Published in the Summit County Journal: October 27, 2017

TOWN STAFF: Bill Gibson, Assistant Community Development Director
billg@townoffrisco.com (970) 668-9121

PROJECT DESCRIPTION

The applicant, Michael Bosman, Rubicon Development, is requesting the renewal of an expired August 12, 2014 Conditional Use Application approval of the Building A, Watertower Place Condominiums mixed-use development project. Building A is the third phase of the overall Watertower Place Condominiums development (Buildings B and C were previously constructed and are currently occupied). Building A consists of 35 residential units (including 8 deed restricted affordable housing units) and one (1) commercial unit with approximately 1,249 square feet of floor area.

The subject property is located within the Mixed-Use (MU) Zoning District and permitted uses within the MU District must consist of a mixture of residential and commercial, with each such sort of use making up not less than twenty percent (20%) of the total floor area. The proposed commercial use in Building A occupies less than two percent (2%) of the Building A floor area and approximately one percent (1%) of the total floor area within the entire Watertower Place Condominiums development (Buildings A, B, and C combined). Since the proposed commercial use makes up less than twenty percent (20%) of the total floor area, the subject Building A

project is a conditional use. At this time, the applicant is not proposing any changes to the previously approved commercial use.

BACKGROUND

On January 17, 2008, the Planning Commission approved a Development Application and preliminary plat for the Watertower Place Condominiums mixed-use project (formerly known as Frisco Depot). The project included the vacation of the Teller Street Alley right-of-way located in Block 16, Frisco Townsite (Ordinance 07-10) and the construction of a new public roadway within the South 7th Avenue and Teller Street right-of-ways. The project also consisted of three new buildings: Building A, a mixed-use building fronting along Granite Street with 3 commercial units and 29 total dwelling units (5 deed restricted affordable units); Building B, an all residential building fronting along South Summit Boulevard with 8 total dwelling units (1 deed restricted affordable unit); and, Building C, an all residential building fronting along 7th Avenue/Watertower Way with 6 total dwelling units (2 deed restricted affordable units). Buildings B and C were constructed along with the new street; however, Building A was not constructed.

On January 16, 2014, the Planning Commission reviewed a Sketch Plan Application for a new Building A, Watertower Place Condominiums mixed-use project. The Commissioners were generally supportive of the project and directed the applicant to proceed forward with a formal Development Application.

On July 10, 2014, the Planning Commission approved a Development Application and preliminary plat for the Building A, Watertower Place Condominiums mixed-use project. The project included 35 residential units (including 8 deed restricted affordable housing units) and one (1) commercial unit consisting of less than 20% of the project floor area. The Commission forwarded a recommendation of approval to the Town Council for the accompanying Conditional Use Application to allow the commercial use with less than 20% of the total floor area (Planning File #035-14-DA/SD/CU). This project also included a request for the vacation of an unimproved portion of the South 8th Avenue right-of-way located adjacent to the Watertower Place Condominiums project. The Planning Commission also forwarded a recommendation of approval to the Town Council for the proposed vacation.

On August 12, 2014, the Town Council approved the Conditional Use Application to allow the commercial use of the project to consist of less than 20% of the project floor area. Based upon the zoning regulations in place at the time, the conditional use approval was valid for a period of one (1) year, so this approval has expired.

On September 9, 2014, the Town Council approved the final reading of Ordinance 14-07 which vacated the adjacent portion of the unimproved South 8th Avenue right-of-way. The vacated right-of-way was considered part of the development site for zoning calculation purposes such as lot coverage; however, the vacated property was not allowed to be used for additional density. The applicant was required to improve the vacated property with landscaping, a public bike/pedestrian path, and two park benches. The applicant was required to provide utility easements across the vacated property. The vacated property is to remain for public use and enjoyment and the applicant is required to maintain the property in perpetuity at their expense. The applicant was also required to construct curb and gutter, a bus shelter, and on-street parking spaces along Granite Street.

On April 2, 2015, the Planning Commission approved modifications to the Development Application (Planning File #049-15-MDA) which including changes to the building elevations,

roof forms, stair towers, parking garage, unenclosed parking space layout, and bedroom counts. This Development Application approval has not yet expired.

A lawsuit was filed contesting the approved vacation of the South 8th Avenue right-of-way. The lawsuit was eventually dismissed by the Colorado Court of Appeals on January 19, 2017. This legal matter had the effect of delaying the applicant's pursuit of a building permit and the construction of the approved Building A, Watertower Place Condominiums project.

Below is a vicinity map of the subject property. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes:



Vicinity Map

REQUIRED ACTION

Planning Commission:	A recommendation to Town Council of approval, approval with conditions, or denial of the conditional use request.
Town Council:	Approval, approval with conditions, or denial of the proposed conditional use request.

ANALYSIS – CONDITIONAL USES [§180-30]

The Staff Report to the Town Council dated August 12, 2014 pertaining to the Building A, Watertower Place Condominiums project (Planning File #035-14-DA/SD/CU) states:

It shall be the duty of the applicant to establish that each of the following conditional use criteria has been met.

a. That the proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community.

Applicant response: Yes, the primary use of residential is a necessary use for this project in that we are providing efficient dwelling units that are in demand within the Town of Frisco. We are providing additional affordable dwelling units, which also addresses a town need. It is desirable to eliminate the 20% commercial use in this location as the new town plan calls for a focus on commercial on Main Street and the Summit Boulevard business districts. A Large commercial component to this project would be in direct conflict with these goals.

Staff Analysis: The construction of new affordable housing units in the Building A, Watertower Place project that will be occupied by year-round residents will contribute to the general welfare of the community.

The subject property is located in an area generally described as the transition between the downtown commercial core of Main Street and the residential neighborhoods to the south of Granite Street. Generally, some amount of both residential and commercial uses in the Building A, Watertower Place project is desirable in this location and contributes to the general welfare of the community.

As discussed by the Planning Commission at their public hearing, market conditions limit the viability of commercial uses in buildings located along Granite Street because of the distance and physical separation from Main Street. With the exception of the nonconforming dance studio located at 400 Granite Street, there are no existing commercial uses located on the south side of Granite Street. Recent development projects on the north side of Granite Street, which are located closer to Main Street, (Mount Victoria Lodge, Bears Den, Condos Off Main, etc.) have been challenged in finding commercial tenants, despite each of those tenant spaces also having frontage and exposure along the numbered avenues. In some instances, portions of buildings originally intended for commercial use were later converted to residential use due to a lack of demand for those tenant spaces.

The Planning Commission expressed concern that the construction of Building A with 20% of its floor area as a commercial use would be excessive and a new building with a large amount of vacant, un-rentable, commercial floor area is undesirable. It appears that the proposed amount of commercial floor area in Building A is viable and appropriate in scale for the new building and the neighborhood.

The application appears to be in conformance with this criterion.

b. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community.

Applicant's response: Yes, the conditional removal of the 20% commercial space will in no way impose or create a situation where public safety is at issue. In fact it will decrease as commercial traffic will be deterred away from streets and areas where it is expected.

Staff Analysis: The proposed Building A, Watertower Place project will not be detrimental to the health, safety and general welfare of the community, because the proposal complies with the development standards of the Frisco Town Code and the applicant will be required to meet the standard and special conditions outlined in the staff report. It appears this criterion is satisfied.

c. That the proposed use will comply with the regulations and conditions specified in the Town Code for such use.

Applicant response: Yes, this residential use will comply with Town code in all building codes, planning regulations, and bulk and mass guidelines.

Staff Analysis: The proposed use will comply with the regulations and conditions in the Town Code for such use, because the proposal complies with the development standards of the Frisco Town Code and the applicant will be required to meet the standard and special conditions outlined in the staff report. It appears this criterion is satisfied.

d. That the proposed use conforms to the goals and objectives of the Community Plan for the Town of Frisco.

Applicant's response: The proposed plan conforms to the Town's Master in Plan in many ways. First, in statement BE1, "Encourage eclectic and sustainable designs for new construction." This is a design and product that meets this requirement and is providing a product that will create vibrancy with the town of Frisco.

Second, BE3 from the Town of Frisco Master Plan states, "Preserve and enhance the Main Street area as the heart of the community." This is in direct conflict with creating a large retail component to the south of Granite Street.

Third, from statement BE4 from the Town of Frisco Master Plan stating, "Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town." Again, creating this large commercial space outside of these two economic areas would fall in direct conflict with this statement.

Staff Analysis: The proposed use conforms to the goals and objectives of the Frisco Community Plan because the proposal achieves the identified goals and objectives relative to art & culture, built environment, energy, economy, housing, and transportation & mobility. As discussed by the Planning Commission, Main Street is the focal point of the Frisco's downtown commercial area. The amount of commercial floor area proposed with this conditional use request will compliment, rather than detract from, business along Main Street. It appears this criterion is satisfied.

e. That the proposed use furthers the architectural qualities and character of the community.

Applicant's response: Yes, this project has been designed and thought out with architecture and design as the top priority. We have created a design that incorporates the historical mining and railroad past of the Town of Frisco, while designing a lasting modern project the town can be proud of. As previously stated we have decreased lot coverage from previous approved plans, and been cautious of bulk plane and building massing.

Staff Analysis: The proposed use furthers the architectural qualities and character of the community because the proposal complies with the prescribed development standards of the Zoning Ordinance, including the design goals and standards of the Summit Boulevard Overlay District. It appears this criterion is satisfied.

f. That the proposed use is compatible in function and design with surrounding land uses.

Applicant's response: Yes, the proposed buildings have been designed to be consistent with the previously built Phase I Watertower Place residential buildings. In addition the primary residential use and function is consistent with all lots and surrounding areas on the south of Granite Street.

Staff Analysis: The proposed use is compatible in function and design with the surrounding land uses. The proposed mixed-use project will function as a transition between the existing Main Street commercial uses to the north (retail, restaurant, services, etc.) and the existing residential uses to the south, because the proposal complies with the prescribed development standards of the Zoning Ordinance, including the design goals and standards of the Summit Boulevard Overlay District, and the applicant will be required to meet the standard and special conditions outlined in the staff report.

The application includes a proposed vacation of the unused South 8th Avenue right-of-way adjacent to this site. The applicant is proposing to install landscaping improvements in the former right-of-way to improve the aesthetics of this area, which in turn will create a more welcoming entrance to Frisco from Summit Boulevard at the Granite Street intersection. The applicant is also proposing to construct a path through the former right-of-way to improve the connectivity of Frisco's bike path system. It appears this criterion is satisfied.

On August 12, 2014, the Town Council made the following findings pertaining to the Building A, Watertower Place Condominiums project (Planning File #035-14-DA/SD/CU):

1. The proposed development application, preliminary plat and conditional use for Building A, Watertower Place Condominiums are in general conformance with the principals and policies of the Frisco Community Plan since all applicable quality of life direction statements and associated criteria have been met.
2. The proposed development application, preliminary plat and conditional use for Building A, Watertower Place Condominiums are in general conformance with the requirements of Chapter 157, Subdivision of Land, of the Frisco Town Code.
3. The proposed development application, preliminary plat and conditional use for Building A, Watertower Place Condominiums are in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-15, Mixed-Use District because all of the applicable requirements for setbacks, density, and building height have been met.
4. The proposed development application, preliminary plat and conditional use for Building A, Watertower Place Condominiums are in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.4, Summit Boulevard Corridor Overlay District because the applicable standards have been met. The deviations to the bulk plane are approved because the building forms projecting beyond the bulk plane meet the building height standards and provide substantial architectural relief.

5. *The proposed development application, preliminary plat and conditional use for Building A, Watertower Place Condominiums are in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20, Development Standards since all applicable requirements have been satisfied with the submittal.*
6. *The proposed development application, preliminary plat and conditional use for Building A, Watertower Place Condominiums are in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.1 Landscaping and 180-20.2 Outdoor Lighting since all applicable requirements have been met.*
7. *The proposed development application, preliminary plat and conditional use for Building A, Watertower Place Condominiums are in general conformance with the Town of Frisco Zoning Code, specifically Section 180-23, Parking and Loading Regulations, because the applicable requirements have been met. Further, the proposed development application meets the prescribed criteria necessary to allow tandem parking.*
8. *The proposed development application, preliminary plat and conditional use for Building A, Watertower Place Condominiums are in general conformance with the Town of Frisco Zoning Code, specifically Section 180-30, Conditional Uses, because the following criteria established for allowing a conditional use have been met:*
 - a. *That the proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community, because the construction of new affordable housing units in the Building A, Watertower Place project that will be occupied by year-round residents will contribute to the general welfare of the community.*

The subject property is located in an area generally described as the transition between the downtown commercial core of Main Street and the residential neighborhoods to the south of Granite Street. Generally, some amount of both residential and commercial uses in the Building A, Watertower Place project is desirable in this location and contributes to the general welfare of the community.

Market conditions limit the viability of commercial uses in buildings located along Granite Street because of the distance and physical separation from Main Street. With the exception of the nonconforming dance studio located at 400 Granite Street, there are no existing commercial uses located on the south side of Granite Street. Recent development projects on the north side of Granite Street, which are located closer to Main Street, (Mount Victoria Lodge, Bears Den, Condos Off Main, etc.) have been challenged in finding commercial tenants, despite each of those tenant spaces also having frontage and exposure along the numbered avenues. In some instances, portions of buildings originally intended for commercial use were later converted to residential use due to a lack of demand for those tenant spaces.

- b. *That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, because the proposed Building A, Watertower Place project will not be detrimental to the health, safety and general welfare of the community, because the proposal complies with the development standards of the Frisco Town Code and the applicant will be required to meet the standard and special conditions outlined in the staff report.*

- c. *That the proposed use will comply with the regulations and conditions specified in the Town Code for such use, because the proposed use will comply with the regulations and conditions in the Town Code for such use, because the proposal complies with the development standards of the Frisco Town Code and the applicant will be required to meet the standard and special conditions outlined in the staff report.*
- d. *That the proposed use conforms to the goals and objectives of the Community Plan for the Town of Frisco, because the proposed use conforms to the goals and objectives of the Frisco Community Plan because the proposal achieves the identified goals and objectives relative to art & culture, built environment, energy, economy, housing, and transportation & mobility. As discussed by the Planning Commission, Main Street is the focal point of the Frisco's downtown commercial area. The amount of commercial floor area proposed with this conditional use request will compliment, rather than detract from, business along Main Street.*
- e. *That the proposed use furthers the architectural qualities and character of the community, because the proposed use furthers the architectural qualities and character of the community because the proposal complies with the prescribed development standards of the Zoning Ordinance, including the design goals and standards of the Summit Boulevard Overlay District.*
- f. *That the proposed use is compatible in function and design with surrounding land uses, because The proposed use is compatible in function and design with the surrounding land uses. The proposed mixed-use project will function as a transition between the existing Main Street commercial uses to the north (retail, restaurant, services, etc.) and the existing residential uses to the south, because the proposal complies with the prescribed development standards of the Zoning Ordinance, including the design goals and standards of the Summit Boulevard Overlay District, and the applicant will be required to meet the standard and special conditions outlined in the staff report.*

The application includes a proposed vacation of the unused South 8th Avenue right-of-way adjacent to this site. The applicant is proposing to install landscaping improvements in the former right-of-way to improve the aesthetics of this area, which in turn will create a more welcoming entrance to Frisco from Summit Boulevard at the Granite Street intersection. The applicant is also proposing to construct a path through the former right-of-way to improve the connectivity of Frisco's bike path system.

PUBLIC COMMENT

The Community Development Department has not received any public comments concerning the proposed conditional use renewal as of October 26, 2017.

STAFF RECOMMENDATIONS

The Community Development Department recommends the following findings pertaining to the proposed Conditional Use Application approval renewal:

Based upon the review of the Staff Report dated November 2, 2017, and the evidence and testimony presented, the Planning Commission finds:

1. *A Development Application for the construction of the Building A, Watertower Place Condominiums mixed-use project was approved by the Planning Commission on July 10, 2014. The Commission also forwarded a recommendation of approval to the Town Council for the accompanying Conditional Use Application to allow the commercial use with less than 20% of the total floor area and the accompanying request for the vacation of an unimproved portion of the South 8th Avenue right-of-way located adjacent to the Watertower Place Condominiums project (Planning File #035-14 DA/CU/SD). The Planning Commission subsequently approved modifications to the Development Application on April 2, 2015 (Planning File #049-15-MDA). The Development Application approval for Building A has not yet expired.*
2. *A Conditional Use for the Building A, Watertower Place Condominiums project to allow for a commercial use of less than 20% of the total floor area was approved by the Town Council on August 12, 2014. The applicant has not yet obtained a building permit or begun construction of this project, so pursuant to §180-30-D-3, Frisco Town Code, which was in effect at the time of that decision, the conditional use approval has expired. The applicant desires to renew the expired conditional use approval for the Building A, Watertower Place Condominiums project. At this time, the applicant is not proposing any changes to the previously approved commercial use.*
3. *On September 9, 2014, the Town Council approved the final reading of Ordinance 14-07 which vacated a portion of the unimproved South 8th Avenue right-of-way located adjacent to the Building A, Watertower Place Condominiums. A lawsuit was filed contesting the approved vacation of the South 8th Avenue right-of-way. The lawsuit was eventually dismissed by the Colorado Court of Appeals on January 19, 2017. This legal matter had the effect of delaying the applicant's pursuit of a building permit and the construction of the approved Building A, Watertower Place Condominiums project.*
4. *The Planning Commission affirms the August 12, 2014, Town Council findings pertaining to the Building A, Watertower Place Condominiums conditional use (Planning File #035-14-DA/SD/CU) that:*
 - a. *That the proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community, because the construction of new affordable housing units in the Building A, Watertower Place project that will be occupied by year-round residents will contribute to the general welfare of the community.*

The subject property is located in an area generally described as the transition between the downtown commercial core of Main Street and the residential neighborhoods to the south of Granite Street. Generally, some amount of both residential and commercial uses in the Building A, Watertower Place project is desirable in this location and contributes to the general welfare of the community.

Market conditions limit the viability of commercial uses in buildings located along Granite Street because of the distance and physical separation from Main Street. With the exception of the nonconforming dance studio located at 400 Granite Street, there are no existing commercial uses located on the south side of Granite Street. Recent development projects on the north side of Granite Street,

which are located closer to Main Street, (Mount Victoria Lodge, Bears Den, Condos Off Main, etc.) have been challenged in finding commercial tenants, despite each of those tenant spaces also having frontage and exposure along the numbered avenues. In some instances, portions of buildings originally intended for commercial use were later converted to residential use due to a lack of demand for those tenant spaces.

- b. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, because the proposed Building A, Watertower Place project will not be detrimental to the health, safety and general welfare of the community, because the proposal complies with the development standards of the Frisco Town Code and the applicant will be required to meet the standard and special conditions outlined in the staff report.*
- c. That the proposed use will comply with the regulations and conditions specified in the Town Code for such use, because the proposed use will comply with the regulations and conditions in the Town Code for such use, because the proposal complies with the development standards of the Frisco Town Code and the applicant will be required to meet the standard and special conditions outlined in the staff report.*
- d. That the proposed use conforms to the goals and objectives of the Community Plan for the Town of Frisco, because the proposed use conforms to the goals and objectives of the Frisco Community Plan because the proposal achieves the identified goals and objectives relative to art & culture, built environment, energy, economy, housing, and transportation & mobility. As discussed by the Planning Commission, Main Street is the focal point of the Frisco's downtown commercial area. The amount of commercial floor area proposed with this conditional use request will compliment, rather than detract from, business along Main Street.*
- e. That the proposed use furthers the architectural qualities and character of the community, because the proposed use furthers the architectural qualities and character of the community because the proposal complies with the prescribed development standards of the Zoning Ordinance, including the design goals and standards of the Summit Boulevard Overlay District.*
- f. That the proposed use is compatible in function and design with surrounding land uses, because the proposed use is compatible in function and design with the surrounding land uses. The proposed mixed-use project will function as a transition between the existing Main Street commercial uses to the north (retail, restaurant, services, etc.) and the existing residential uses to the south, because the proposal complies with the prescribed development standards of the Zoning Ordinance, including the design goals and standards of the Summit Boulevard Overlay District, and the applicant will be required to meet the standard and special conditions outlined in the staff report.*

Recommended Action

Based upon the findings above, the Community Development Department recommends the Planning Commission **RECOMMENDS APPROVAL** to Town Council of the proposed conditional use, subject to the following condition(s):

1. *All elements and conditions of the August 12, 2014, conditional use approval of the Building A, Watertower Place Condominiums mixed-use project (Planning File #035-14 DA/CU/SD) shall remain in full effect, except as explicitly modified herein.*

Recommended Motion

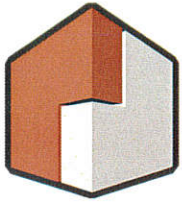
Should the Planning Commission choose to recommend the Town Council approve the proposed conditional use request, the Community Development Department recommends the following motion:

With respect to File No. 205-17-CU, I move that the recommended findings set forth in the November 2, 2017, staff report be made and that the recommended action set forth therein be taken and that the Planning Commission RECOMMENDS APPROVAL to Town Council for the the renewal of the expired August 12, 2014, conditional use approval of the Building A, Watertower Place Condominiums mixed-use development project (Planning File #035-14 DA/CU/SD), located at 25 Watertower Way / Tract A, Watertower Place Condominiums.

ATTACHMENTS

- Application materials
- Previously approved architectural plans from Planning File #049-15-MDA (Modifications to Planning File #035-14 DA/CU/SD)

cc: Michael Bosma



RUBICON
development

WaterTower Place

Multi Family Residential Written Statement

Sept 19th, 2017

KEY FACTS

- **Existing**
 1. **Use of Existing Property and Land:** The current use of the existing property is vacant land. The vacant land is currently zoned MU or Mixed Use. This proposal is for the second phase of WaterTower Place, which consists of 14 previously built units.
 2. **Hours of Operation:** N/A
 3. **Number of Employees:** The Watertower Place HOA currently employs a property management company.
- **Proposed**
 1. **Proposed Use of Existing Property and Land:** The proposed use would be for attached dwelling units with a small retail space.
 2. **Proposed Hours of Operation:** The building would operate 24 hours a day, 7 days a week.
 3. **Proposed Number of Employees:** Same as existing
 4. **Proposed Parking:** 85 total parking spaces will be required for both the units and guest parking. We are providing 86 on-site parking spaces with a combination of garages and surface parking. In addition we will be providing a large bike parking component.

Uses on Adjacent/Surrounding Properties:

The uses of the surrounding and adjacent properties are consistent with the requested use.

Description of Proposal

Watertower Place, a three building multi-family development was first approved in 2007 as a 43 unit residential development with 14,896 square feet of commercial space. Two smaller buildings, comprised of a total of 14 units, were completed in 2010 and referred to as Phase I. After completion of the first phase it was determined that the third building, consisting of the retail space and 29 residential units, was not economically feasible. This second phase was not feasible do to the large retail component and the scope of the large structure. The original approvals have since expired but the development team has worked diligently with the Town of Frisco planning staff to deliver a project that stays within the original vision of WaterTower Place, yet is updated to meet todays market demands.

The proposed application is for a four building development comprised of 35 residential units and one retail space of 1,250 square feet. Of the 35 total residential units, eight are proposed as Affordable Housing Units to be occupied by eligible buyers earning not more than 100% of the Area Median Income (AMI). The commercial space is to be light retail but not restaurant space.

Over the course of many months and reiterations, the development team has diligently worked in the design and aesthetics of the second phase of WaterTower Place. We have designed buildings that we feel compliment the Phase 1 buildings, which currently exist on the site. In addition, the team has maintained the large water tower design feature, which we believe will be a monument in the Town of Frisco for years to come. The massing and footprint of the buildings are also decreasing from the previously approved plans. Snowmelt will be provided throughout the property and on critical locations, such as the driveway ramps, for safety. We plan on utilizing the latest in solar and geothermal snowmelt system technology to maximize energy efficiency within the project. As can be seen on the project site plan we are located next to a current bus stop and are providing plenty of on-site bike parking. We feel the project can utilize this and encourage forms of green transportation to and from the site while keep automobile trips to a minimum.

The eight Affordable Housing Units we are proposing will be consistent with the majority of the other units within the development in terms of size and layout. Each unit will be a 2 bedroom and be sized at 1,167sqft. Each affordable unit will have its own garage parking, an uncommon addition to affordable units in Summit County. The two-bedroom unit type was selected based on input from the Summit County Housing Authority and their optimal unit desires. This site previously had a unified development agreement, signed by both the town and the property owners, requiring eight total Affordable Housing Units. We are proposing a second

amendment to this document upon project approval be drafted by the town, stating that this requirement be amended to 11 affordable housing units. Three have already been built in phase one of Watertower Place requiring the eight additional we are proposing to be built in this Phase II. This ensures that we, as developers, are complying with the previous agreement and utilizing the density bonus for the additional market rate units we are requesting over and above what was previously agreed upon.

The proposed market units for this project will be comprised of fifteen two-bedroom units and eight three-bedroom units. The units are designed to be efficient living units, which, even at market rates, will be more affordable due to size. This smaller size however does not compromise the unit's livability due to careful unit design. It is the development team's view that this is a product that is in high demand and missing from the Frisco market place. All market units will also be provided with an oversized private garage to assure the owners plenty of additional storage space for recreational equipment and outdoor toys. Most of the units within the project will be accessible by elevator making them ADA compliant.

The commercial space, while small now, is what we believe to be an amenity to the site. It is a reasonable and rentable size. Within the previously approved plans we had a significant amount of commercial space within the building. After many attempts to attract tenants, this space proved to be an unviable option due to the project being located off Main Street. However, we feel the proposed space is rentable and in the most visible part of the project where it makes the most logical sense.

In summary it is our belief that this new Phase II of WaterTower Place is a project that both the development team and the Town of Frisco can be proud of for many years. We have designed a product that we believe will be successful and bring new residents to support the town's growing economy. We have strived at taking the old vision of this project and creating a newer fresher version of the previous approval that will be marketable and get completed in a timely manner.



Water Tower Place • Frisco, Colorado

VIEW FROM GRANITE STREET

GENERAL NOTES

- 1. CODES**
THIS PROJECT SHALL COMPLY WITH THE 2012 INTERNATIONAL CODES, AND AMENDMENTS, AS ADOPTED BY THE TOWN OF FRISCO, COLORADO. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODE REQUIREMENTS.
- 2. EXISTING CONDITIONS**
FIELD VERIFY ALL DIMENSIONS, UTILITY LOCATIONS AND EXISTING CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR PROCURING ANY MATERIALS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES THAT ARISE.
- 3. DIMENSIONS**
ALL PLAN DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. ALL SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, TOP OF WALL PLATE OR TOP OF BEAM UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
- 4. CHANGES**
ANY PROPOSED CHANGES TO THE PLANS SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING WORK. UNAUTHORIZED CHANGES SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
- 5. OMISSIONS OR DISCREPANCIES**
ALTHOUGH PROVINO ARCHITECTURE, LLC AND ITS CONSULTANTS HAVE PERFORMED THEIR DUTIES WITH CARE AND DILIGENCE, DESIGN AND CONSTRUCTION ARE COMPLEX PROCESSES IN WHICH OMISSIONS OR DISCREPANCIES MAY OCCUR. NOTIFY THE ARCHITECT IMMEDIATELY TO RESOLVE ANY SUCH ISSUE PRIOR TO COMMENCING WORK.
- 6. INDUSTRY STANDARDS**
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROVIDE ALL MATERIALS, LABOR, SHIPPING, INSTALLATION, TOOLS AND EQUIPMENT TO PROVIDE A COMPLETE PROJECT MEETING THE RECOGNIZED INDUSTRY STANDARDS.
- 7. JOB SITE SAFETY**
THESE DOCUMENTS DO NOT CONTAIN ALL OF THE REQUIRED COMPONENTS FOR PROPER JOB SITE SAFETY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO PERFORM ALL WORK IN COMPLIANCE WITH ALL REGULATORY AGENCY SAFETY REGULATIONS.
- 8. SOILS INVESTIGATION**
IT IS RECOMMENDED THAT THE OWNER RETAIN THE SERVICES OF A SOILS ENGINEER TO VERIFY THE SOIL BEARING CAPACITY AND SUBSURFACE CONDITIONS PRIOR TO PLACING ANY CONCRETE FOUNDATIONS.
- 9. AREA CALCULATIONS**
SQUARE FOOTAGE CALCULATIONS ARE FOR CODE PURPOSES ONLY AND SHOULD BE FIELD VERIFIED FOR ANY OTHER USE.
- 10. COPYRIGHT**
THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF PROVINO ARCHITECTURE, LLC. ANY DUPLICATION OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE ARCHITECT IS STRICTLY PROHIBITED.

DEFERRED SUBMITTALS

THE FOLLOWING SYSTEMS ARE A DESIGN/BUILD SCOPE OF WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PRODUCT MANUFACTURER AND WILL REQUIRE THE DEFERRED SUBMITTAL OF DESIGN WORK TO THE TOWN OF FRISCO AND LAKE DILLON FIRE DISTRICT FOR PLAN REVIEW AND PERMITTING.

1. FIRE SPRINKLER SYSTEMS
2. FIRE ALARM SYSTEMS

SITE DATUM

9,025' USGS = 100'-0" ARCH'L.

CONTACT INFORMATION

OWNER: FRISCO DEPOT, LLC 1035 PEARL STREET SUITE 205 BOULDER, CO 80304 MICHAEL BOSMA 720.280.7569	ARCHITECT: PROVINO ARCHITECTURE, LLC 208 SOUTH RIDGE STREET P.O. BOX 8662 BRECKENRIDGE, CO 80424 970.453.2520	CONTRACTOR: AGR BUILDING, INC. 1035 PEARL STREET SUITE 205 BOULDER, CO 80304	STRUCTURAL ENG'R: JVA, INC. 1319 SPRUCE STREET BOULDER, CO 80302 303.444.1951	MEP ENGINEER: DMCE ENGINEERING 5737 W. 6TH AVE LAKEWOOD, CO 80214 303.421.3208	LANDSCAPE ARCH.: NORRIS DESIGN 310 MAIN STREET, SUITE F P.O. BOX 2320 FRISCO, CO 80443 970.368.7068	SURVEYOR / CIVIL: RANGE WEST P.O. BOX 589 SILVERTHORNE, CO 80498 970.468.6281
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WATER TOWER PLACE - PHASE 2



SHEET INDEX	
ID	Name
A-100	COVER & SITE PLAN
A-200	BASEMENT LEVEL
A-201	LEVEL 1 PLAN
A-202	LEVEL 2 PLAN
A-203	LEVEL 3 PLAN
A-204	LOFT PLAN
A-205	ROOF PLAN
A-300	NORTH & SOUTH ELEVATIONS
A-301	EAST & WEST ELEVATIONS
A-401	COURTYARD SECTIONS

provino ARCHITECTURE, LLC
208 SOUTH RIDGE STREET
P.O. BOX 8662
BRECKENRIDGE, CO 80424
(C) 970.453.2520
PROVINOARCHITECTURE.COM

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WATER TOWER PLACE PHASE-2

732 GRANITE STREET
FRISCO, CO 80443

MAR.16.15	PLANNING APPROVAL
JAN.30.15	D.D.
JAN.15.15	PRELIMINARY D.D.
DATE	DESCRIPTION

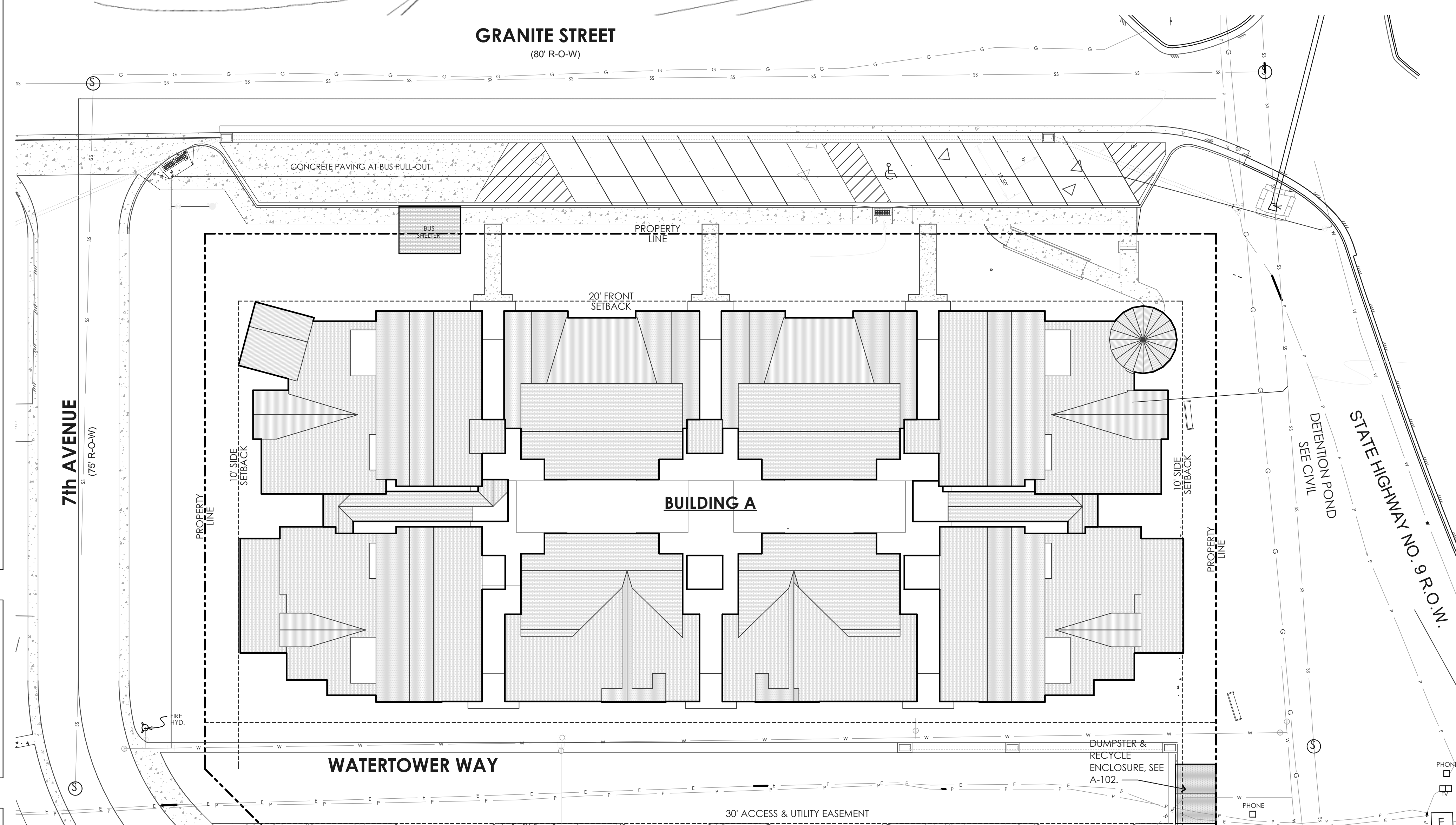
PROJECT NO: 2014-13
DRAWN BY: K.PEARSON / E.GRAAS
CHK'D BY: M.PROVINO

SHEET TITLE

COVER & SITE PLAN

A-100

SHEET 1 OF #



1 SITE PLAN
SCALE: 1" = 20'

LEGAL DESCRIPTION
WATER TOWER PLACE, LOTS 1-24, BLOCK 16
AMENDED FRISCO TOWNSITE,
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

KEY NOTES

- 1 AREA OF REFUGE: MUST BE 30X48 MIN., WILL HAVE APPROVED SIGNAGE INDICATING AREA. WILL HAVE APPROVED MEANS OF COMMUNICATION, MEET IFC AND NFPA 22 SPECIFICATIONS.
- 2 FIRE COMMAND: WILL BE LARGE ENOUGH FOR ALL KEYS, MUST MAINTAIN SIDEWALK TO FIRE COMMAND AT ALL TIMES.
- 3 ROOF DRAIN
- 4 ROOF OVERFLOW: SEE DETAIL 8/A-501
- 5 ADA AREA: PROVIDE 5'-0"X4'-8" IN FRONT OF DOORWAY FOR ADA ACCESSIBILITY.
- 6 DOWN SPOUT: 4" PREFINISHED SHEET METAL DOWN SPOUT, SEE DETAIL 7/A-501
- 7 STANDPIPE: 4" DIA. DRY STANDPIPE IN ALL STAIRWELLS. STANDPIPES WILL BE INTERCONNECTED IN GARAGE.
- 8 WATERPROOF DECK: SEE DETAIL 3/A-501
- 9 TRENCH DRAIN

KEY NOTES

- 10 WOOD DECK
- 11 CONCRETE PATIO

PLAN NOTES

- 1. COORDINATE ALL INTERIOR FINISHES, CABINETS, FIXTURES AND EQUIPMENT WITH THE OWNER / INTERIOR DESIGNER.
- 2. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL DAMP LOCATIONS.
- 3. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
- 4. PROVIDE LOW V.O.C. FINISH COATINGS AND FORMALDEHYDE-FREE SUBSTRATES WHERE POSSIBLE.
- 5. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS AND ACCESSORIES.
- 6. ALL NEW WINDOWS SHALL BE LOW-E, DUAL GLAZED INSULATED GLASS UNITS, MAX. U-FACTOR: 0.35
- 7. PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CODE.
- 8. PROVIDE EGRESS WINDOWS IN ALL BEDROOMS AS REQUIRED BY CODE.
- 9. INSULATE ALL GAPS AND SHIM SPACES IN EXTERIOR WALLS.

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WATER TOWER PLACE PHASE-2

732 GRANITE STREET
 FRISCO, CO 80443

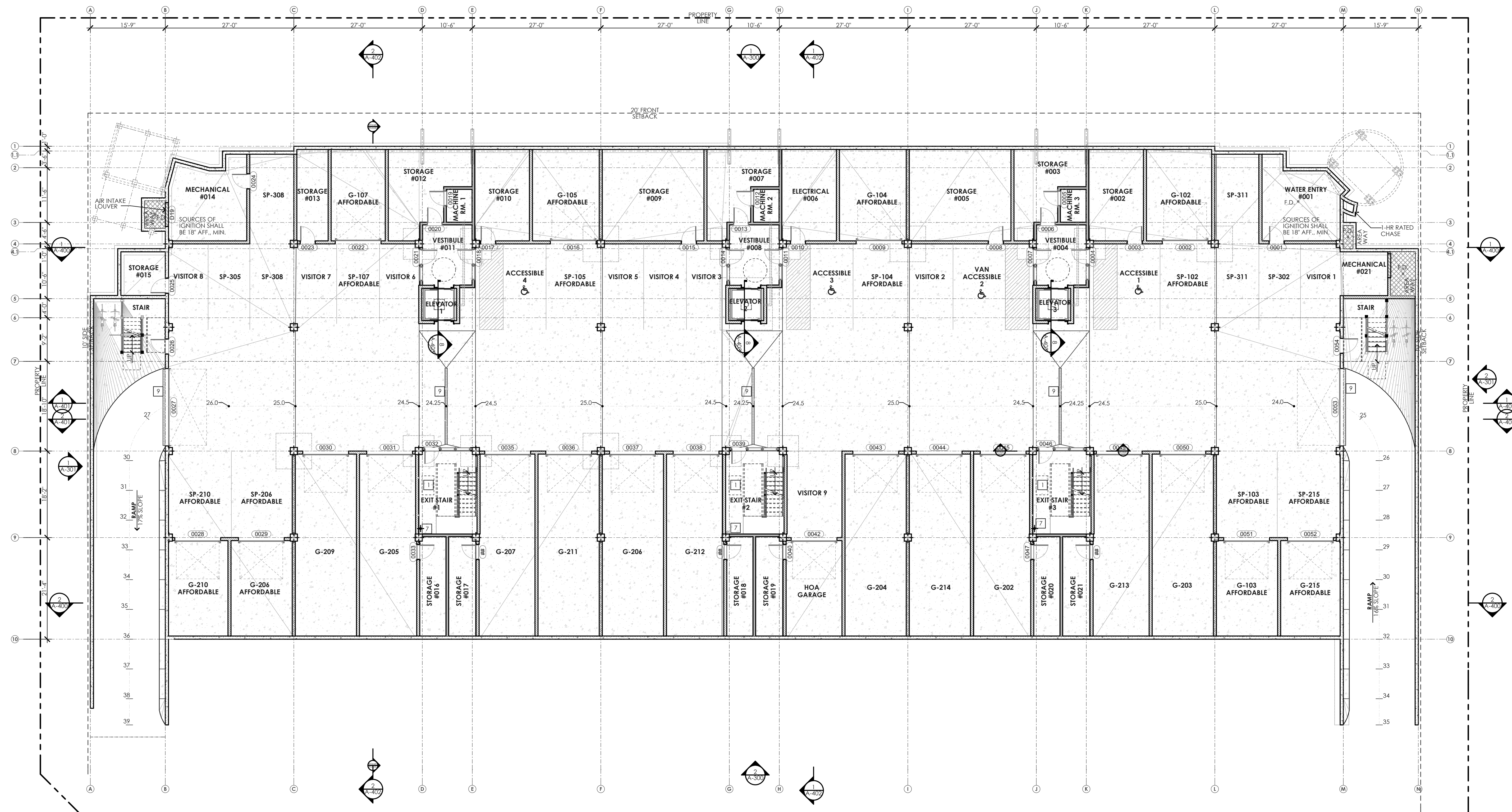
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JAN.30.15	D.D.
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PROJECT NO: 2014-13
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 CHK'D BY: M.PROVINO

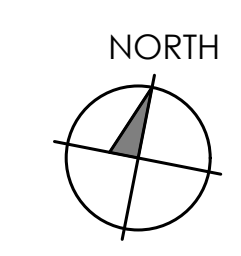
SHEET TITLE

BASEMENT LEVEL

A-200



1 BASEMENT LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"



KEY NOTES

- 1 AREA OF REFUGE: MUST BE 30X48 MIN. WILL HAVE APPROVED SIGNAGE INDICATING AREA. WILL HAVE APPROVED MEANS OF COMMUNICATION, MEET IFC AND NFPA 22 SPECIFICATIONS.
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- 8 WATERPROOF DECK: SEE DETAIL 3/A-501
- 9 FRENCH DRAIN

KEY NOTES

- 10 WOOD DECK
- 11 CONCRETE PATIO

PLAN NOTES

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WATER TOWER PLACE PHASE-2

732 GRANITE STREET
 FRISCO, CO 80443

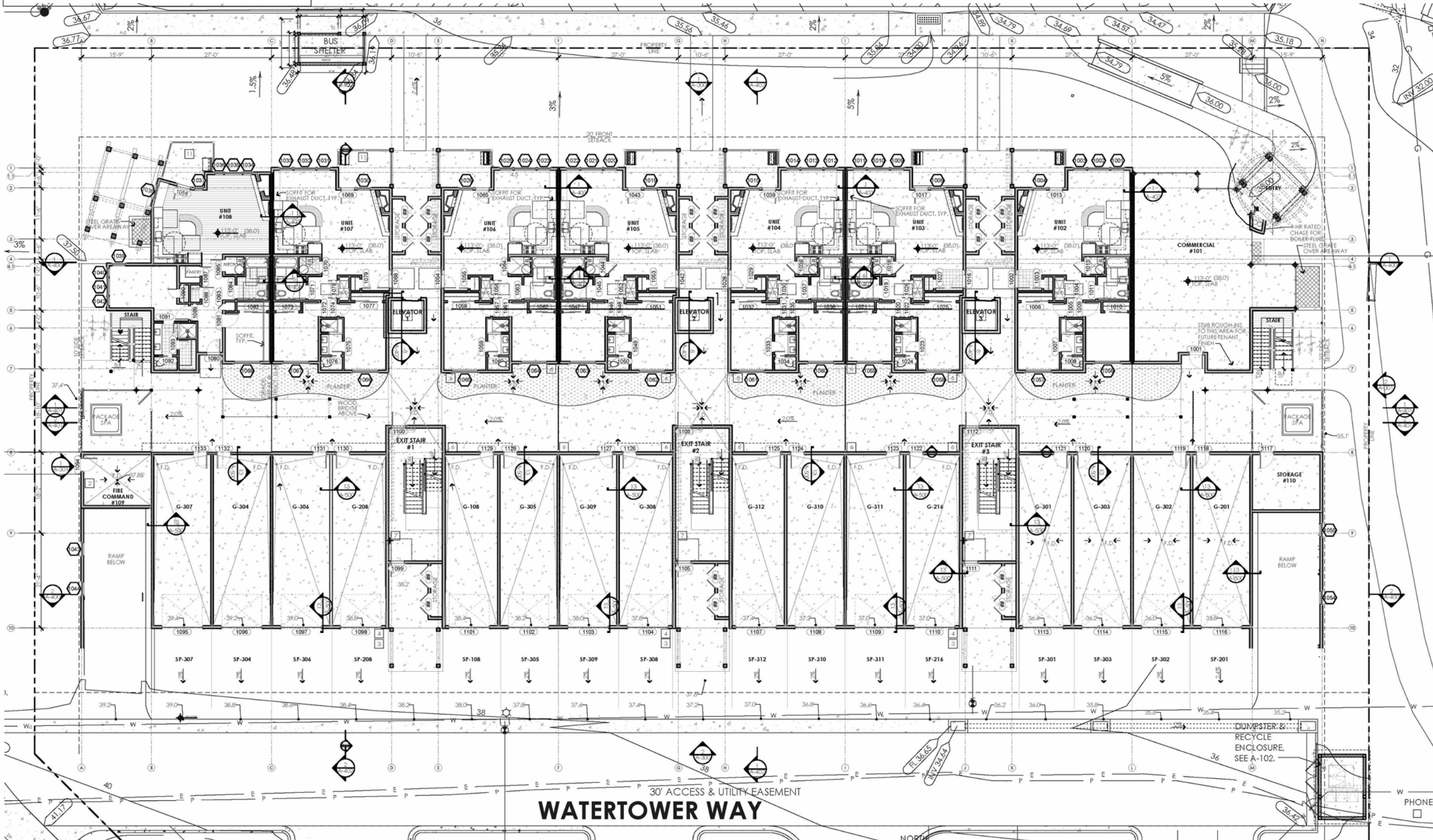
MAR.16.15	PLANNING APPROVAL
JAN.30.15	D.D.
JAN.15.15	PRELIMINARY D.D.
DATE	DESCRIPTION

PROJECT NO: 2014-13
 DRAWN BY: K.PEARSON / E.GRAAS
 CHK'D BY: M.PROVINO

SHEET TITLE

LEVEL 1 PLAN

A-201



30' ACCESS & UTILITY EASEMENT
WATERTOWER WAY

1 LEVEL-1 PLAN
 SCALE: 3/32" = 1'-0"



KEY NOTES

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- 9 TRENCH DRAIN

KEY NOTES

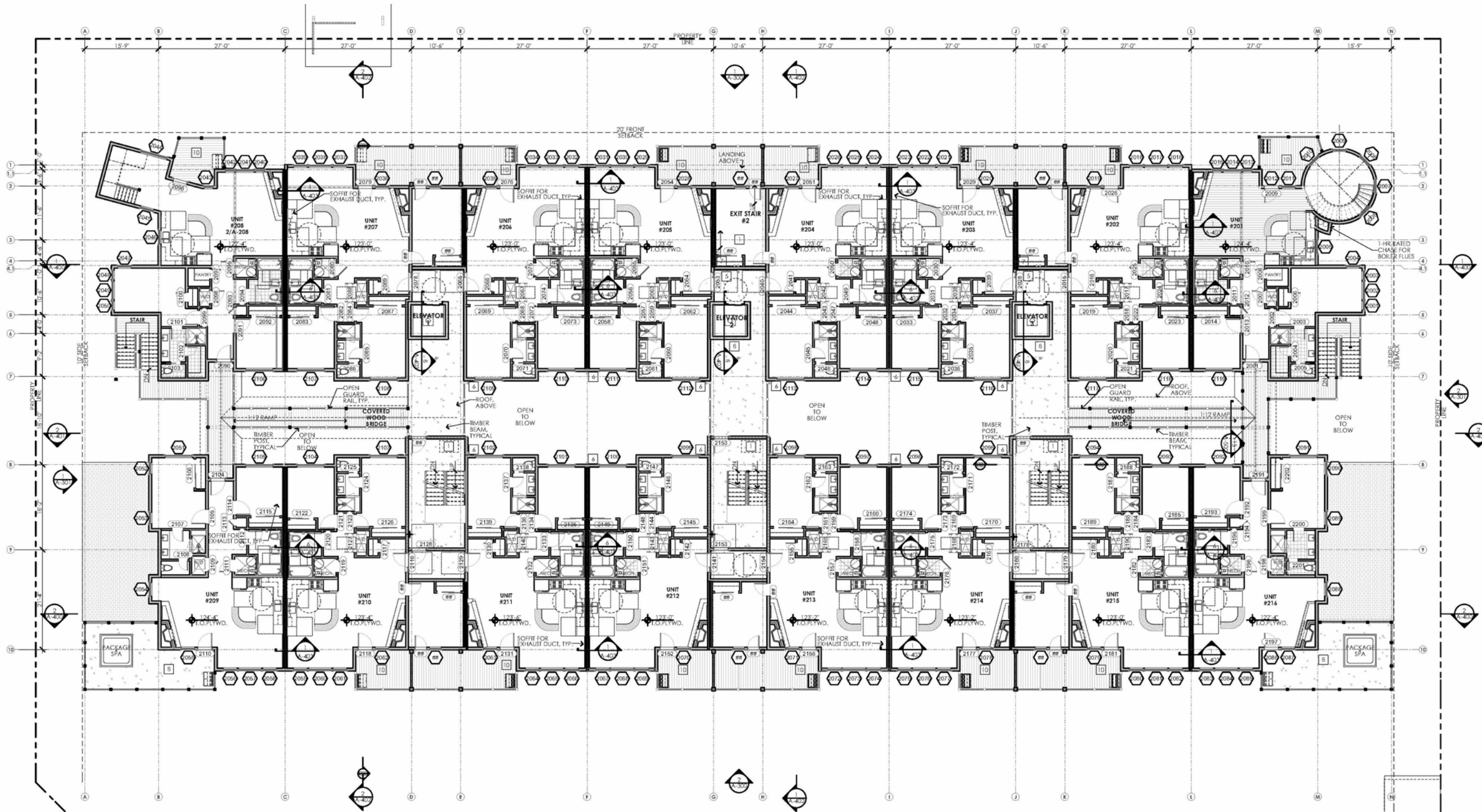
- 10 WOOD DECK
- 11 CONCRETE PATIO

PLAN NOTES

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WATER TOWER PLACE PHASE-2
 732 GRANITE STREET
 FRISCO, CO 80443



1 LEVEL-2 FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 NORTH

MAR.16.15	PLANNING APPROVAL
JAN.30.15	D.D.
JAN.15.15	PRELIMINARY D.D.
DATE	DESCRIPTION

PROJECT NO: 2014-13
 DRAWN BY: K.PEARSON / E.GRAAS
 CHK'D BY: M.PROVINO

SHEET TITLE
LEVEL 2 PLAN
A-202

KEY NOTES

- 1 AREA OF REFUGE: MUST BE 30X48 MIN., WILL HAVE APPROVED SIGNAGE INDICATING AREA, WILL HAVE APPROVED MEANS OF COMMUNICATION, MEET IFC AND NFPA 22 SPECIFICATIONS.
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KEY NOTES

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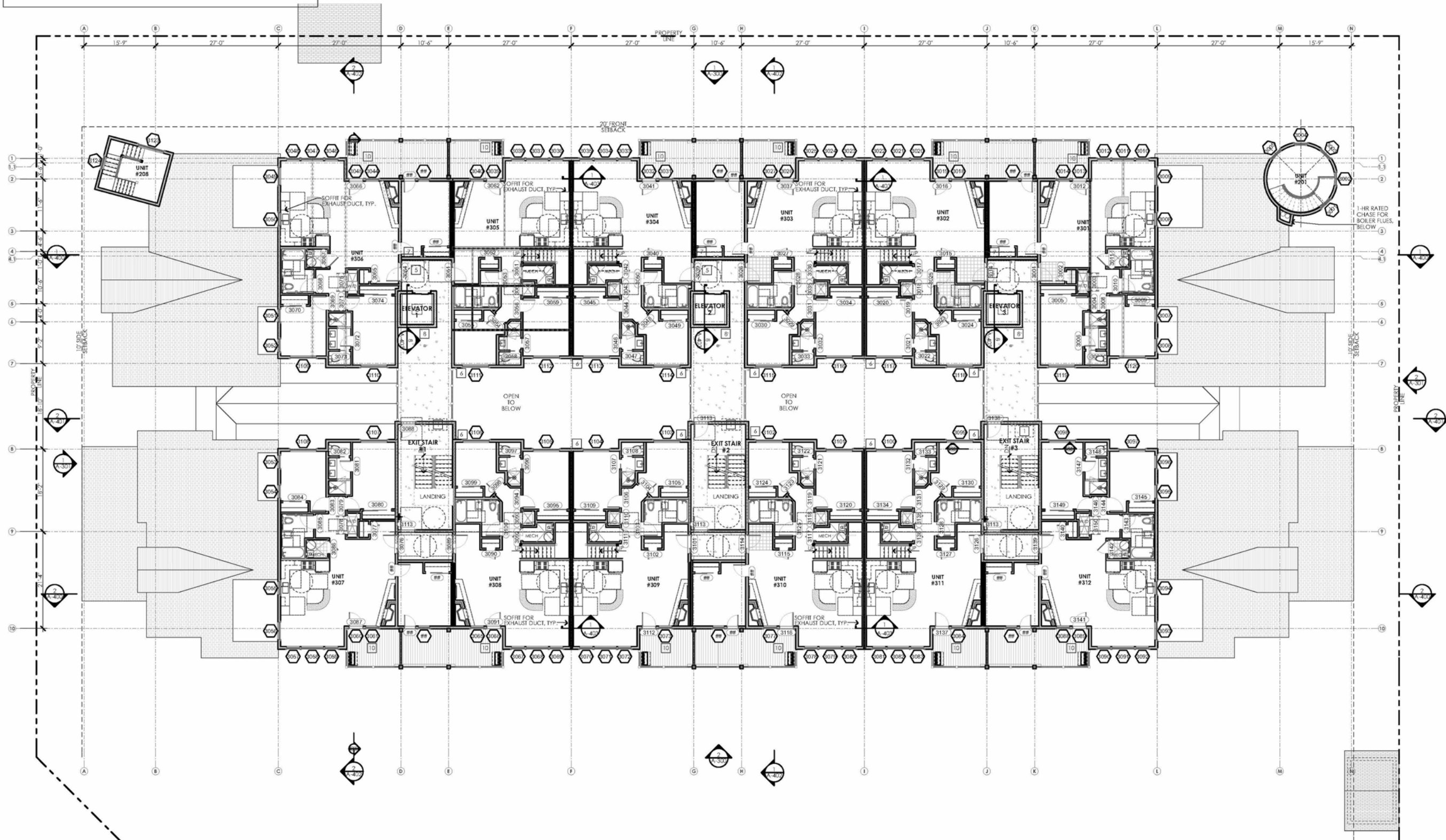
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WATER TOWER PLACE PHASE-2
 732 GRANITE STREET
 FRISCO, CO 80443

MAR.16.15	PLANNING APPROVAL
JAN.30.15	D.D.
JAN.15.15	PRELIMINARY D.D.
DATE	DESCRIPTION

PROJECT NO: 2014-13
 DRAWN BY: K.PEARSON / E.GRAAS
 CHK'D BY: M.PROVINO

SHEET TITLE
LEVEL 3 PLAN
A-203



1 LEVEL-3 FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 NORTH

KEY NOTES

- 1 AREA OF REFUGE: MUST BE 30X48 MIN., WILL HAVE APPROVED SIGNAGE INDICATING AREA, WILL HAVE APPROVED MEANS OF COMMUNICATION, MEET IFC AND NFPA 22 SPECIFICATIONS.
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- 9 TRENCH DRAIN

KEY NOTES

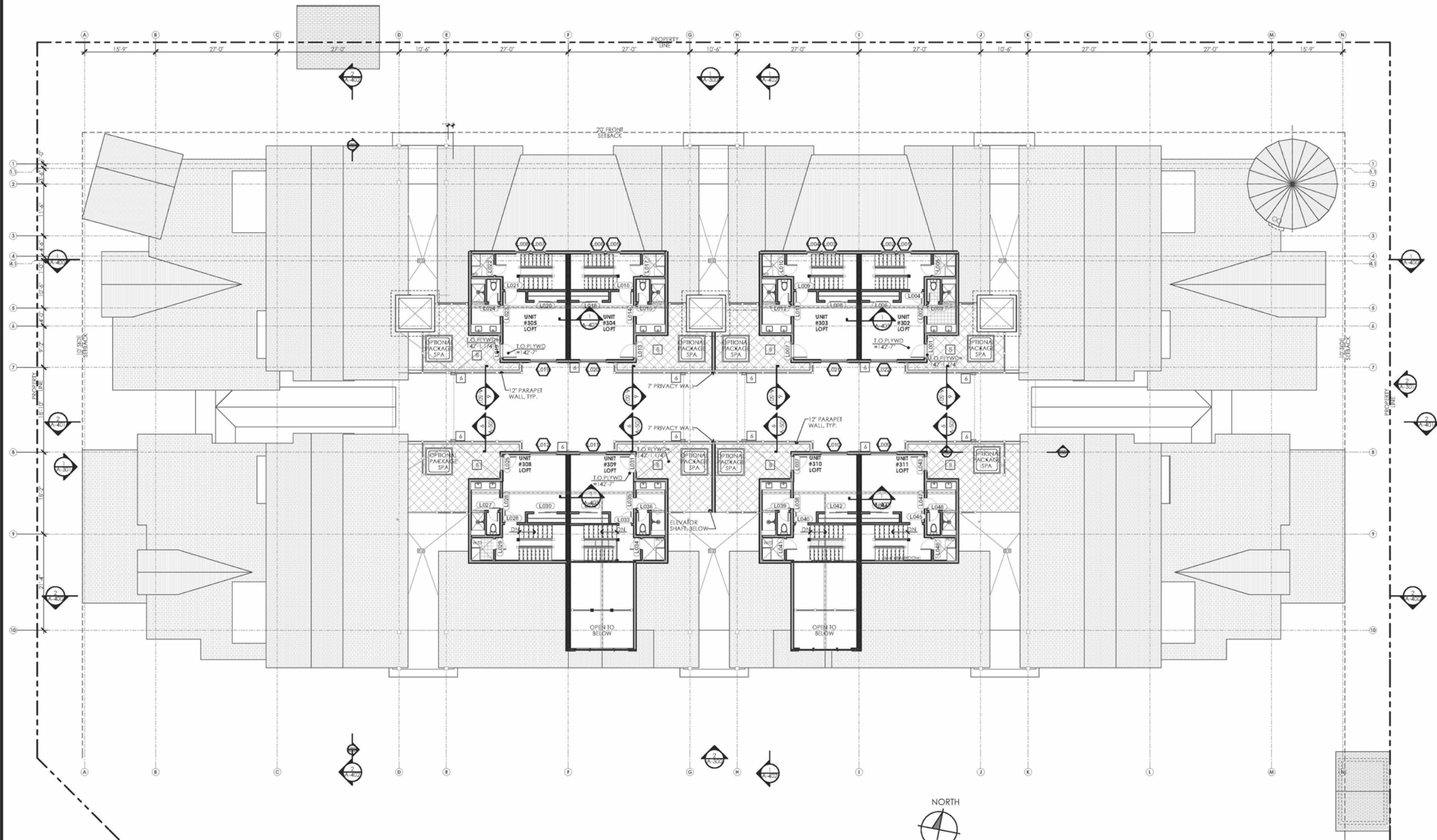
- 10 WOOD DECK
- 11 CONCRETE PATIO

PLAN NOTES

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WATER TOWER PLACE PHASE-2
 732 GRANITE STREET
 FRISCO, CO 80443



1 LOFT LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"

MAR.16.15	PLANNING APPROVAL
JAN.30.15	D.D.
JAN.15.15	PRELIMINARY D.D.
DATE	DESCRIPTION

PROJECT NO: 2014-13
 DRAWN BY: K.PEARSON / E.GRAAS
 CHK'D BY: M.PROVINO

SHEET TITLE

LOFT PLAN

A-204

KEY NOTES

- 1 AREA OF REFUGE: MUST BE 30X48 MIN., WILL HAVE APPROVED SIGNAGE INDICATING AREA. WILL HAVE APPROVED MEANS OF COMMUNICATION, MEET IFC AND NFPA 22 SPECIFICATIONS.
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- 8 WATERPROOF DECK: SEE DETAIL 3/A-501
- 9 TRENCH DRAIN

KEY NOTES

- 10 WOOD DECK
- 11 CONCRETE PATIO

ROOF PLAN NOTES

1. PROVIDE CLASS-A RATED ROOFING, INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. PROVIDE WATERPROOF MEMBRANE UNDERLAYMENT OVER 100% OF ROOF DECK. INSTALL HIGH-TEMP COMPATIBLE MEMBRANE UNDER METAL ROOFING.
3. INSTALL GFCI J-BOXES AT GUTTER / DOWNSPOUT LOCATIONS FOR 220V HEAT TAPE.
4. PROVIDE CONTINUOUS VENT STRIP AT ALL EAVES. CONTINUOUS PRE-MANUFACTURED RIDGE VENTS AND CONTINUOUS PRE-MANUFACTURED SIDE WALL VENTS TO ALLOW FOR ROOF VENTILATION. MAINTAIN AIR FLOW ACROSS VALLEYS AND PITCH CHANGES, TYP.
5. ALL EXPOSED FLASHING AND DRIP EDGE SHALL BE PRE-FINISHED TO MATCH ADJACENT ROOFING.
6. PAINT ALL EXPOSED VENT STACKS, FLUE PIPES, ETC. TO MATCH ADJACENT ROOFING. PREPARE SURFACES WITH SUITABLE PRIMER TO ADHERE TO THE MATERIAL BEING PAINTED.

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WATER TOWER PLACE PHASE-2

732 GRANITE STREET
 FRISCO, CO 80443

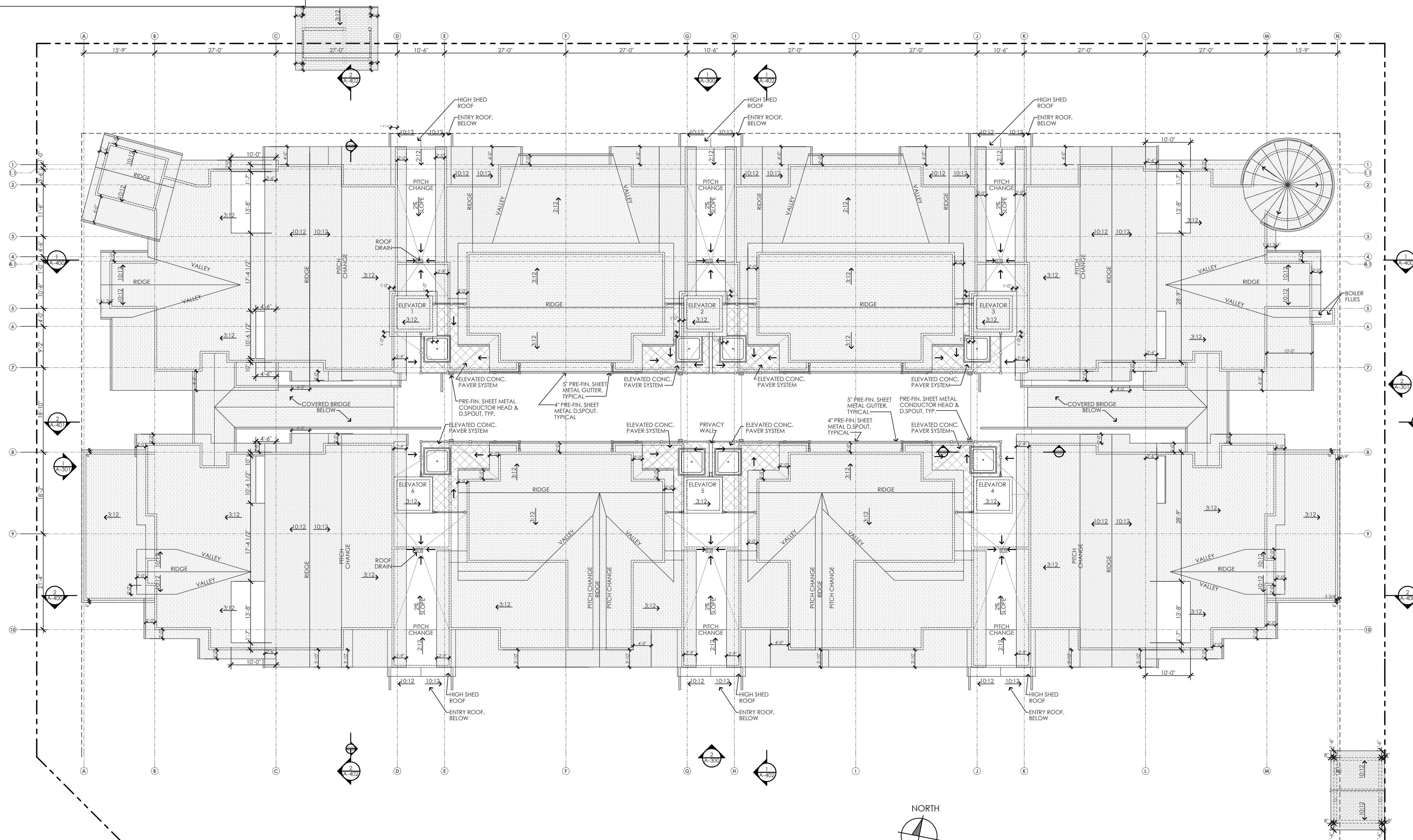
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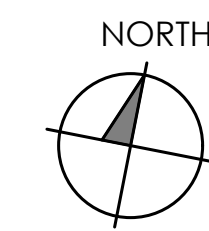
SHEET TITLE

ROOF PLAN

A-205



1 ROOF PLAN
 SCALE: 3/32" = 1'-0"



- EXTERIOR FINISH LEGEND**
- (A) ASPHALT SHINGLE ROOFING - "PRESIDENTIAL TL, WEATHERED WOOD"
 - (B) CORRUGATED METAL ROOFING -"BERRIDGE METALS, ROYCROFT PEWTER"
 - (C) VARIED WIDTH VERTICAL SIDING - "RECLAIMED BARNWOOD, BROWNS / GRAYS"
 - (D) BOARD & BATTEN CEDAR SIDING - "SHERWIN WILLIAMS, YANKEE BARN SW3505"
 - (E) 1X8 HORIZONTAL CEDAR SHIP-LAP SIDING - "SHERWIN WILLIAMS, WOODRIDGE SW3504"
 - (F) 2X CEDAR FASCIA, 2X CEDAR TRIM, BEAMS & COLUMNS - "SHERWIN WILLIAMS, CHESTNUT SW3524"
 - (G) CLAD WOOD WINDOWS & DOORS - "JELDWEN GARNET"
 - (H) TIMBER GUARDRAIL W/ POWDERCOATED METAL BALUSTERS - "SHERWIN WILLIAMS, CHESTNUT SW3524"
 - (I) PRE-FINISHED METAL FLASHING - "BERRIDGE METALS, ROYCROFT PEWTER"

- BUILDING ELEVATION NOTES:**
1. REFER TO MATERIALS LEGEND FOR FINISH DESIGNATIONS.
 2. PROVIDE GLAZING THAT MEETS SUMMIT COUNTY ENERGY CODE REQUIREMENTS.
 3. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
 4. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
 5. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
 6. PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
 7. INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
 8. WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
 9. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
 10. PROVIDE 26 GA. PRE-FINISHED METAL HEAD FLASHING TO AT ALL EXTERIOR DOORS & WINDOWS.
 11. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.
 12. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO ORDERING CUSTOM WINDOWS AND DOORS .
 13. SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.
 14. PROVIDE 4' X 4' MINIMUM EXTERIOR MATERIAL MOCK-UP FOR OWNER APPROVAL PRIOR TO COMMENCING FINISHING WORK.

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2 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

WATER TOWER PLACE PHASE-2
 732 GRANITE STREET
 FRISCO, CO 80443

DATE	DESCRIPTION
MAR.16.15	PLANNING APPROVAL
JAN.30.15	D.D.
JAN.15.15	PRELIMINARY D.D.

PROJECT NO: 2014-13
 DRAWN BY: K.PEARSON / E.GRAAS
 CHK'D BY: M.PROVINO

SHEET TITLE
 NORTH & SOUTH ELEVATIONS

A-300

EXTERIOR FINISH LEGEND

- (A) ASPHALT SHINGLE ROOFING - "PRESIDENTIAL TL, WEATHERED WOOD"
- (B) CORRUGATED METAL ROOFING - "BERRIDGE METALS, ROYCROFT PEWTER"
- (C) VARIED WIDTH VERTICAL SIDING - "RECLAIMED BARNWOOD, BROWNS / GRAYS"
- (D) BOARD & BATTEN CEDAR SIDING - "SHERWIN WILLIAMS, YANKEE BARN SW3505"
- (E) 1X8 HORIZONTAL CEDAR SHIP-LAP SIDING - "SHERWIN WILLIAMS, WOODRIDGE SW3504"
- (F) 2X CEDAR FASCIA, 2X CEDAR TRIM, BEAMS & COLUMNS - "SHERWIN WILLIAMS, CHESTNUT SW3524"
- (G) CLAD WOOD WINDOWS & DOORS - "JELDWEN GARNET"
- (H) TIMBER GUARDRAIL W/ POWDERCOATED METAL BALUSTERS - "SHERWIN WILLIAMS, CHESTNUT SW3524"
- (I) PRE-FINISHED METAL FLASING - "BERRIDGE METALS, ROYCROFT PEWTER"

BUILDING ELEVATION NOTES:

1. REFER TO MATERIALS LEGEND FOR FINISH DESIGNATIONS.
2. PROVIDE GLAZING THAT MEETS SUMMIT COUNTY ENERGY CODE REQUIREMENTS.
3. VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
4. PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
5. VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
6. PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
7. INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
8. WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
9. PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
10. PROVIDE 26 GA. PRE-FINISHED METAL HEAD FLASHING TO AT ALL EXTERIOR DOORS & WINDOWS.
11. ALL WINDOWS AND DOORS TO HAVE FIELD APPLIED TRIM. DO NOT SUPPLY WITH BRICK MOLD.
12. PROVIDE SHOP DRAWINGS FOR OWNER & ARCHITECT APPROVAL PRIOR TO ORDERING CUSTOM WINDOWS AND DOORS .
13. SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.
14. PROVIDE 4' X 4' MINIMUM EXTERIOR MATERIAL MOCK-UP FOR OWNER APPROVAL PRIOR TO COMMENCING FINISHING WORK.

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**WATER TOWER
 PLACE PHASE-2**

732 GRANITE STREET
 FRISCO, CO 80443



2 EAST ELEVATION
 SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
 SCALE: 3/32" = 1'-0"

DATE	DESCRIPTION
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JAN.30.15	D.D.
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PROJECT NO: 2014-13
 DRAWN BY: K.PEARSON / E.GRAAS
 CHK'D BY: M.PROVINO

SHEET TITLE

EAST & WEST
 ELEVATIONS

A-301



2 COURTYARD SECTION LOOKING SOUTH
 SCALE: 3/32" = 1'-0"



1 COURTYARD SECTION LOOKING NORTH
 SCALE: 3/32" = 1'-0"

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**WATER TOWER
 PLACE PHASE-2**
 732 GRANITE STREET
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SHEET TITLE

SECTIONS

A-401