

## **Vistas on Granite**

15 units

Vistas on Granite is based on traditional mountain architecture in order to fit into the historic context of the neighborhood blended with modern architecture to accent its unique attributes. The entry Courtyard on 4<sup>th</sup> Avenue creates an outdoor space which is inviting to the public as well as helping to breaking up the building mass into 5 distinctive components. Starting the visual sequence from the west side of the Granite Street corner is a module featuring a shed roofline that follows the slope of the site which goes from the alley on the north of the corner along 4th Avenue south uphill 7 feet to the corner of Granite Street. The shed roof is a form which shares attributes of both modern and historic and provides a transition from the traditional townhouse neighbor to the west to the more modern forms which begin to the east of the shed roof module. The corrugated metal skin of the shed roof module is also reminiscent of historic mining buildings.

The next module consists of stepping deck forms upward to the penthouse defined by trellises up to the roof which are also over the upper parking garage level entry doors. This also provides a transition from the more solid mass of enclosed porches in the shed roof module to the open roof decks of the stepped corner module which express the angle of the bulk plane. The flat roofs formed by the roof decks are more reminiscent of modern architecture which then wrap the corner of Granite and 4<sup>th</sup> helping the visual sequence flow north on 4<sup>th</sup> Avenue towards Main Street. Roof features most visible to the public sides have 24" O.H. while overhangs that are background roofs to features or not facing public sides have 1' O.H. There is The entry courtyard both provides a break in the massing of the building as well as an outdoor space which is inviting to the public. There is also a substantial number and variety of building elements. The 1 ½ story roof and dormer over the entry porch also provide a somewhat neutral break in the walls before the sequence continues on to the more traditional form of the 4<sup>th</sup> Avenue module to the north which completes the visual sequence by grounding the building back into the historic context of the neighborhood.

Mike Caistor, architect

Architectural Innovators,inc.

4/2/18

Vista on Granite Tandem Parking.

Granite Station is a 15 unit project with upper and lower parking garages totaling 40 parking spaces 26 of which are tandem spaces. The entire lower floor parking garage has 36 total parking spaces of which 26 are tandem. There are storage closets for every tandem parking bay. There is also a required turn around at the end of the traffic aisle. There are 1 required guest spaces on this level as well as Market unit tandem spaces which are 3 bedroom units with 3 spaces and could accommodate guest parking.

Above is a parking garage on the main level with 4 parking spaces, 2 for handicap and 2 guest spaces.

The understructure parking facility is significantly screened from an public rights of way. Vehicular access to and from the understructure parking facility is not provided from Main Street or Summit Boulevard.

Mike Caistor, architect

Architectural Innovators, inc.

**PEARSON ENGINEERING, INC.**  
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Consulting  
Civil Engineering  
Development  
Planning

Town of Frisco  
P.O. Box 4100  
Frisco, Colorado 80443

April 2, 2018

Attn: Community Development Department

Re: Lots 21 – 24, Block 9, Frisco Townsite. Granite Street Station. Traffic analysis

Ladies and Gentlemen:

I have been retained by the property owner of the above to make an evaluation of the potential traffic to be generated by a proposed 15-dwelling unit project located at the northwest corner of 4<sup>th</sup> Ave. & Granite Street. I have been provided with the following proposed land use. I have calculated the average daily traffic that the project can be expected to generate based on Summit County traffic generation criteria.

LAND USE	UNITS	NUMBER	RATE	DAILY TRIPS	PEAK HOUR
Single Family	DU	15.0	6-10	90-150	9-15

The zoning in this neighborhood has been unchanged since the adjacent tracts were originally zoned and developed and the public street configuration was established. This proposed project conforms to the original zoning. It can be anticipated that local traffic volumes are already in the intermediate range. The range of traffic to be generated by the project as measured against perceived local traffic volumes is considered by the undersigned to be nominal. The peak hour traffic from this project is estimated to be about 10% of average daily or 9 to 15 per hour. The land use of this project is also considered to match typical morning and evening traffic peaks.

It is my opinion that the existing street and parking system in Frisco can accommodate the expected traffic for this project.

Sincerely,

Gray Pearson, P.E.



*DECEMBER 2ND, 2017*

Mike Caistor, architect Architectural Innovators, Inc.

*GRANITE STREET STATION*

*317 GRANITE STREET*

*FRISCO, CO.80443*

*Mike,*

*I have reviewed the trash/recycling services needs for the 15 unit project, at 317 GRANITE STREET ,Frisco, 80443.*

*Timberline Disposal will be able to service this location with dumpsters and toters and is adequate for the volume of trash/recycling materials that will be generated.*

*Thank you*

*Larry Romine*

*Larry Romine Coo*



**E2MH, LLC**

**P.O. Box 609**

**Office (336)712-3249**

**Lewisville, NC 27023**

**Fax (336)712-2245**

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December 04, 2017

To Whom It May Concern:

This letter is to confirm Michael Caistor, Architect of Architectural Innovators, Inc. is authorized to represent E2MH, LLC in the development of 317 Granite Street, Frisco, Colorado.

If you have question please call or email, 336-712-3227 or [hkaplan@kaplanco.com](mailto:hkaplan@kaplanco.com)

Sincerely,



Hal Kaplan  
Member

# MATERIALS SAMPLE BOARD



RECLAIMED VERTICAL BARNWOOD

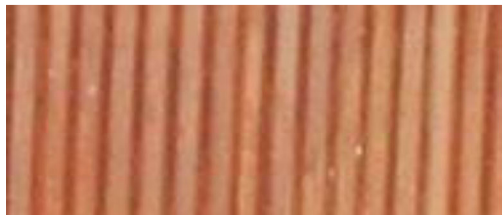


HORIZONTAL CEDAR SIDING  
SHERWIN WILLIAMS SEMI-TRANS  
3518 HAWTHORNE



TELLURIDE STONE, HIGHLANDS  
BLEND CHOPPED WITH BUFF CAPS

## SIDING AND ROOF:



RUSTY CORRUGATED METAL



CEDAR FASCIA,  
EXTERIOR TRIM,  
RAILINGS, TIMBERS  
SW 3542 CHARWOOD

BLACK WINDOW COLOR



DARK BRONZE FLASHINGS

