

Vistas on Granite

15 units

Granite Street Station 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 4th 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 4th helping the visual sequence flow north on 4th 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 4th 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.

12/2/17

Granite Station Tandem Parking.

Granite Station is a 15 unit project with upper and lower parking garages totaling 42 parking spaces 26 of which are tandem spaces. The entire lower floor parking garage has 33 total parking spaces and of which 18 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 3 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.

About 1/3 of the main floor above is a parking garage with 10 total parking spaces of which 8 are tandem. These are all for upper scale Market units which are over 1300 sf have ample storage in the units. There are storage closets for each tandem parking bay on this main level parking garage which also has a required turnaround for the parking aisle. Since these Market units are all 3 bedroom there should also be the possibility of guest parking in the tandem bays.

Mike Caistor, architect

Architectural Innovators, inc.

UPDATED DRAINAGE REPORT

For

**GRANITE STREET STATION
4th & Granite Street**

FRISCO, COLORADO

January 11, 2018

Prepared by

**Pearson Engineering, Inc.
Gray Pearson, P.E.**

Frisco, Colorado



Signed:

Gray Pearson
Gray Pearson, P.E. E-9683

DRAINAGE:

The drainage concept for the development of a 0.32 acre site for a residential facility located at the northwest corner of 4th & Granite Street within the Town of Frisco creates a system under Town regulations and guidelines which limits the storm runoff for a 25 year storm event to the historic 25 year runoff for the project, and is compatible with the project development concept for providing convenience for the public and owners. The elements of the project to accomplish this will be drainage routes and piping through the proposed building roofs and interior elements conveying this surface runoff to one on-site detention facility located under the driveway in the center of the complex. Because of a relatively high field measured percolation rate of 5 min/inch the detention facility will be a zero discharge underground, dredge rock trench containing the desired runoff volume with an overflow pipe connected to the existing alley storm sewer to the north. It is noted that the existing storm sewer is too shallow to allow the trench to discharge into it at its lower elevation. No off-site runoff comes onto the site. It is suggested that the relatively small drainage runoff around the perimeter of the proposed building be considered the 'historic runoff' of the site.

The following runoff flow and storage calculations are based on Soil Conservation Service publications Peak Flows in Colorado, 1984; and Tr-55, 1986.

From the USDA-SCS Soil Survey of Summit County the site soils are identified as Grenadier with a Hydrologic Group classification of "B". (Table 15)

From TR-55 Table 2-2 for Hydrologic Group "B" use an impervious runoff coefficient of 98. This value will be used in the calculations to determine the runoff for the 'improved' drainage basin.

The historic runoff will be based on a CN of 76.

In the following tabulation runoff and runoff volume calculations are based on the above area and CN value.

The "inches of rainfall" for a 25 yr. storm for Frisco is given by Town criteria at 2.2.

The peak discharge, Q_{peak} cfs/in., is obtained by entering Figure S-1A, of Peak Flows in Colorado, Sheet 4 of 6, Type II Storm for Western Colorado, moderate Slope.

Q_{peak} cfs is obtained by multiplying Q_{peak} cfs/in by Q_{dir} for the given 2.2 inches.

In the following tabulation Q_{dir} in. is obtained by entering the appropriate CN chart listed in Table S-3 of Peak Flows in Colorado for the given 2.2 inches of rain.

V_r , runoff volume in cubic feet, is obtained by multiplying the Q_{dir} by the acreage with the appropriate dimensional conversion factors.

Peak flow and runoff volumes:

The 'on-site' project drainage is analyzed as follows:

Basin No.	Acres total	Imp. Acres	Perv. Acres	Comp. CN	Q_{dir} in.	Q , cfs/in	Q , peak cfs	V_r cu.ft.
Hist	0.32	na	0.32	76	0.52	0.68	0.35	NA
Imp.	0.32	0.32	0.0	98	1.97	0.77	1.52	2,300

Required detention basin volume:

Basin No.	Allow. cfs	Imp. cfs	Vr cf	Vo/Vi	Vs/Vr	Vs cf
Imp.	0.35	1.52	2,300	$0.35/1.52=0.23$	$0.43 \times 2,300 =$	989

Basin size:

By site plan inspection the general dimensions to achieve the above Vs volume is as follows:

Utilize a 66' long x 10' wide x 6' deep dredge rock filled trench containing an access manhole and underground flushing pipe.

Overflow pipe:

A 6" diameter overflow pipe will discharge from a relatively shallow outlet in the access manhole and flow approximately 46' at 1% grade to the existing storm sewer in the adjacent Town of Frisco alley.

Summary:

The elevations of the existing storm sewer system in the alley to the north will need to be confirmed by on site measurement at the time of construction. Contact the undersigned consulting engineer for final detailing.

Maintenance:

As with all facilities this system will need ongoing, regular maintenance. The access manhole will need to have silt removed on, say, a yearly basis or as conditions dictate..

Signed,



E2MH, LLC

P.O. Box 609

Office (336)712-3249

Lewisville, NC 27023

Fax (336)712-2245

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

Sincerely,



Hal Kaplan
Member

PEARSON ENGINEERING, INC.

P.O. Box 1308
Frisco, CO 80443
970-668-5067
gray@pecivil.com

Consulting
Civil Engineering
Development
Planning

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

December 12, 2017

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 4th 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 noted that there are two levels of parking with two entrance, the entrance for the lower level off of 4th Avenue serving 32 parking spaces and the entrance for upper level off of Granite serving 10 parking spaces.

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

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

