



Ms. Katie Kent
Frisco Planning Department

March 22, 2021

Dear Ms. Kent,

Please accept my Application to the Planning Commission for Sketch Plan Approval of the Granite St. Restaurants to be located on the southeast corner of Granite St. and Summit Blvd. in the Mount Royal Plaza PUD. The MRP was approved in 1995 and it was very well designed because it has excellent auto access, circulation and parking as well as all of the required water, sewer, phone, cable, gas and electric, all underground. It also has fire hydrants, snow stacking areas, drainage structures, sidewalks, exterior area lighting and landscaping. In short, it includes all of the requirements of an excellent project. In addition to this, the MRP Owners Association provides snow removal, trash disposal, area landscaping and common area maintenance.

To design this building, I studied and worked to meet the requirements of your Unified Development Code. With that in mind, I evaluated the characteristics of my lot as well as the buildings in the neighborhood. Lot E has a very long frontage on Granite St., however, most of the original structures facing Granite are only 25 to 40 feet wide which conformed to the historic lot width. Therefore, I designed the building to look like 2 separate 40 foot wide structures to relate better to the scale of the neighborhood. Lot E also allows 5,000 sq.ft. of leasable area. However, since this is a corner lot which is very visible from 3 sides, I felt that the size of a two story 5,000 sq.ft. structure would look too large. So to reduce the mass of the building, I put more than 30% of the leasable area below grade.

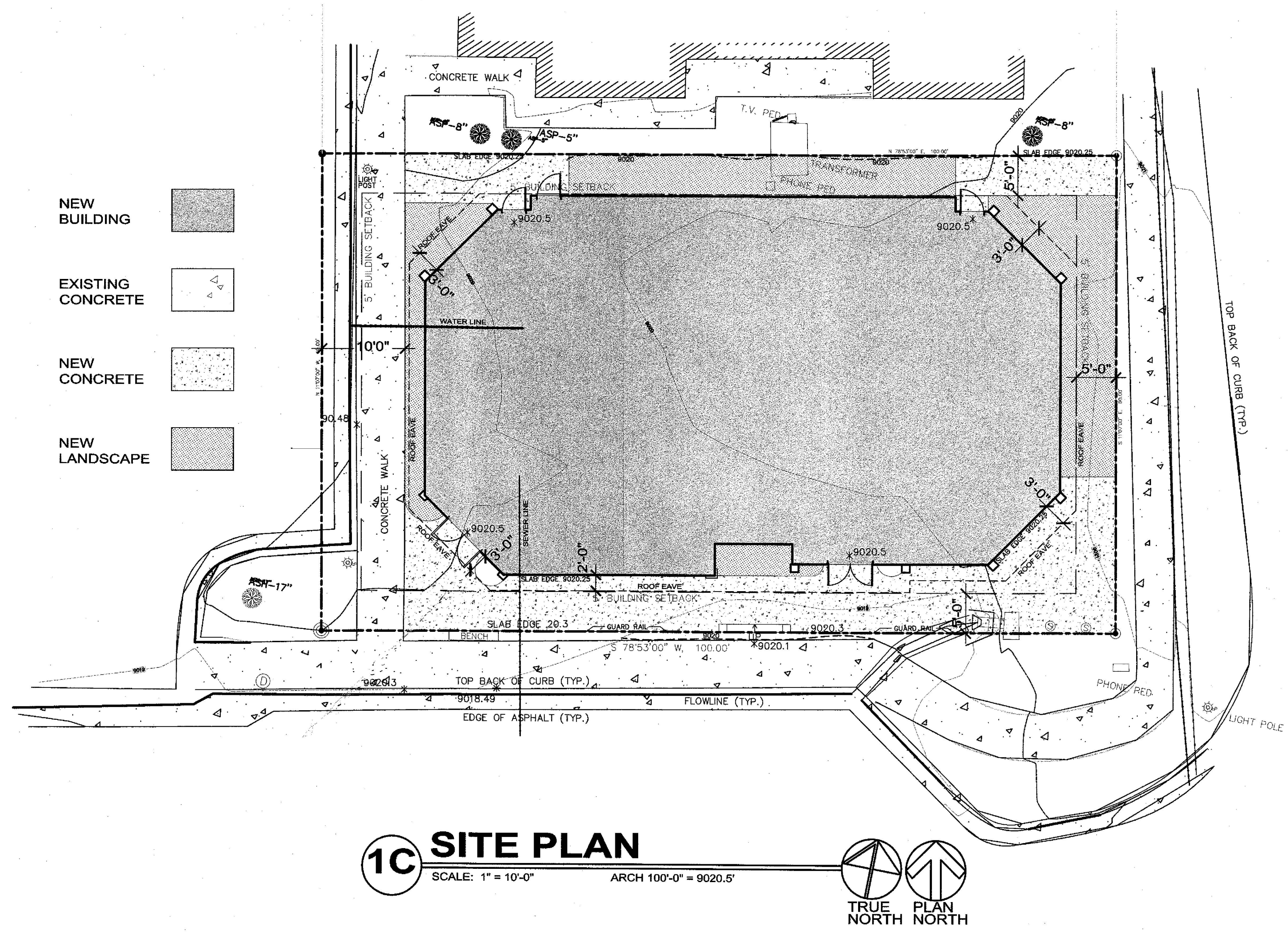
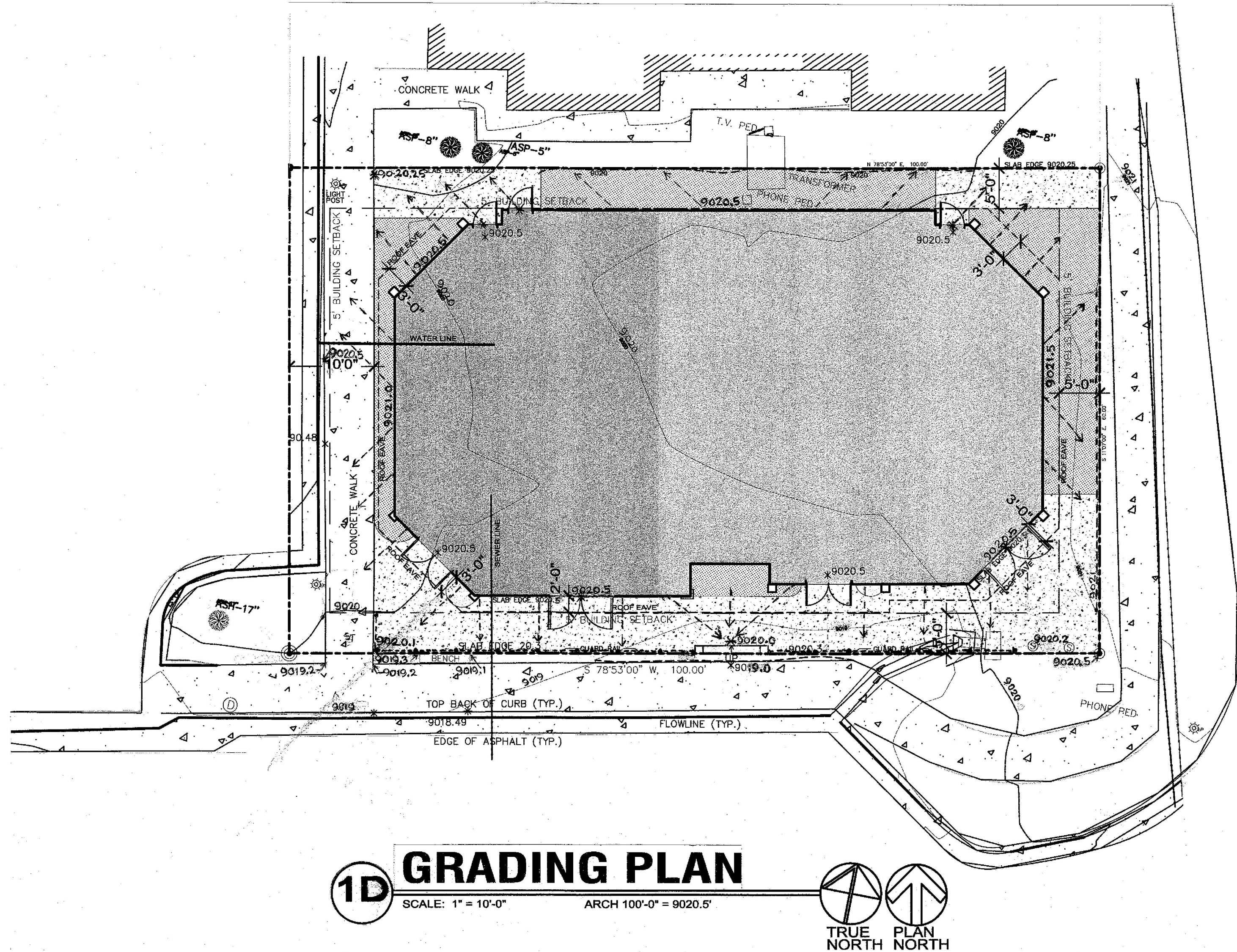
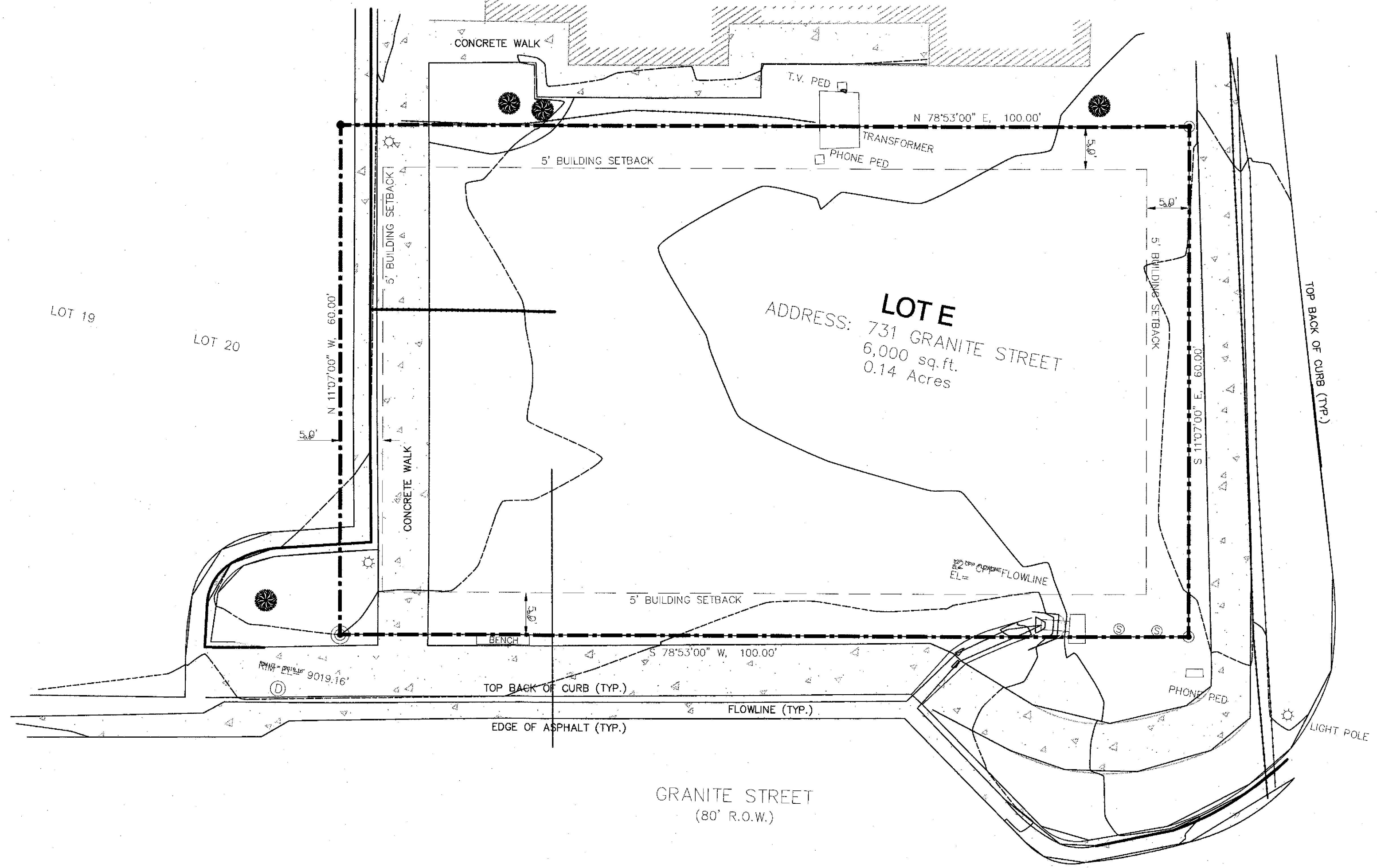
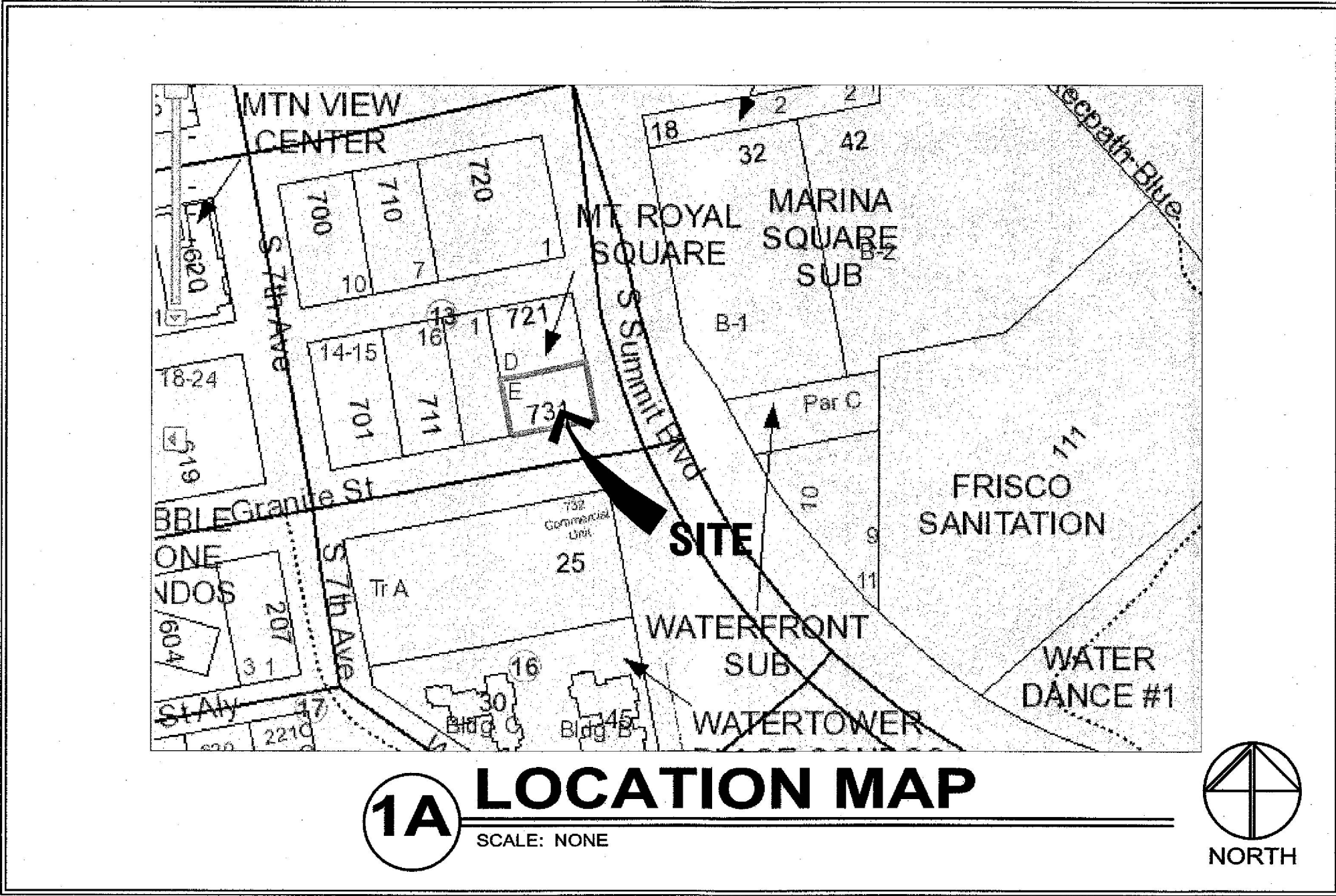
Included in my application is your required information on the following sheets:

- 1A Location Map; 1B Survey & Topographic Map; 1C Site Plan
- 2A Lower Level Floor Plan; 2B Entry Level Floor Plan
- 3 Black and White Elevations: 3A East; 3B South; 3C West; 3D North
- 3 Colored Elevations: 3A East; 3B South; 3C West; 3D North
- 4A Cross Section; 4B Long Section; 4C Roof Plan
- 5A Landscape Plan; 5B Exterior Lighting Plan
- 6 Bulk Plane Envelope on All Elevations
- 7 Colors and Materials

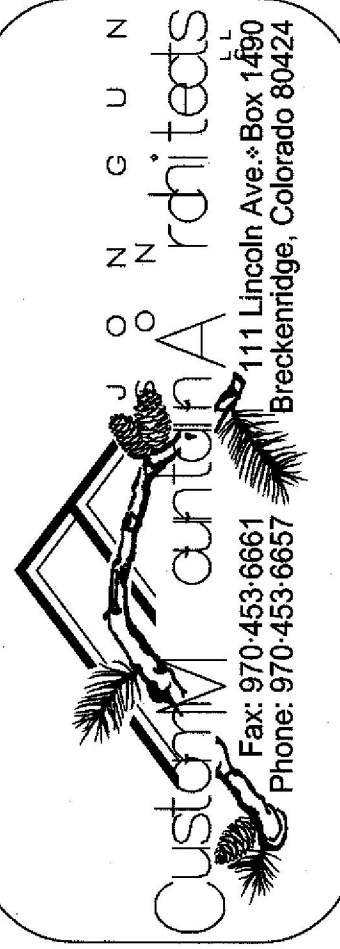
I have complemented your planning staff about your Development Code because it is very thorough and it guides a developer (or architect) toward a design that is appropriate for each of your many diverse neighborhoods. With that in mind, I hope you'll agree that this project fulfills that goal while creating a building that incorporates the features and styles of the current architecture in Frisco.

Thank you for your consideration,

Jon Gunson, Architect



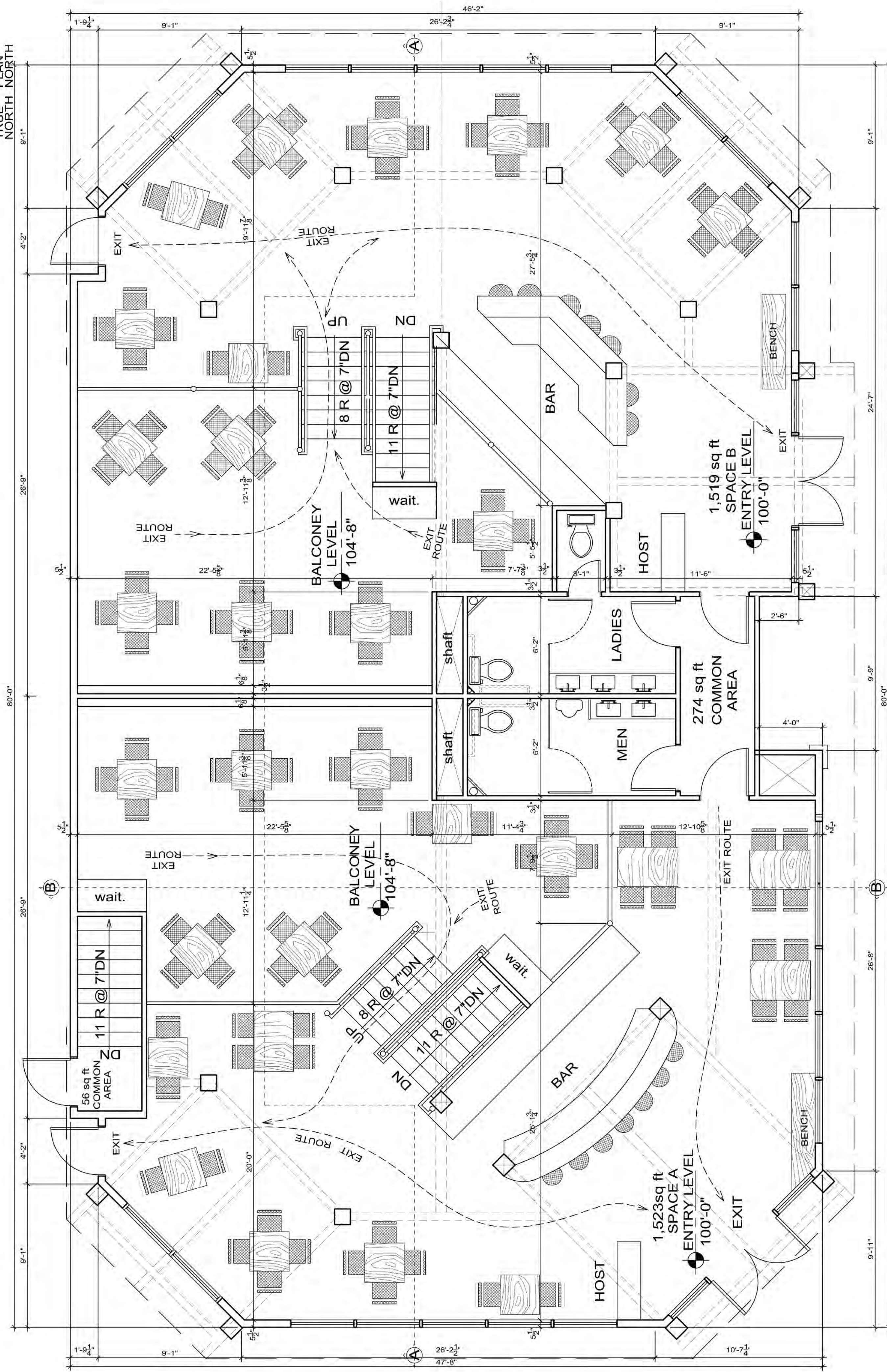
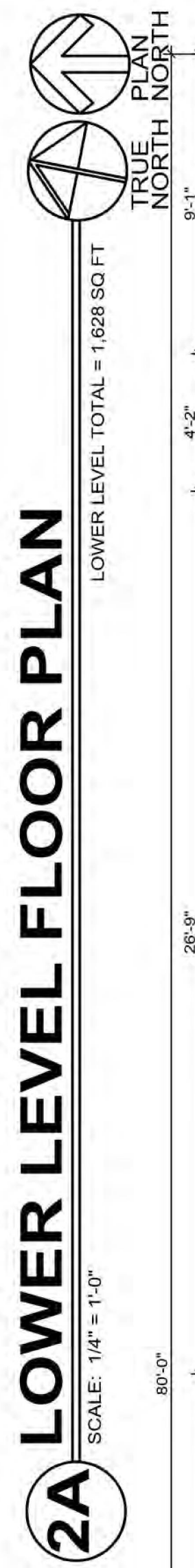
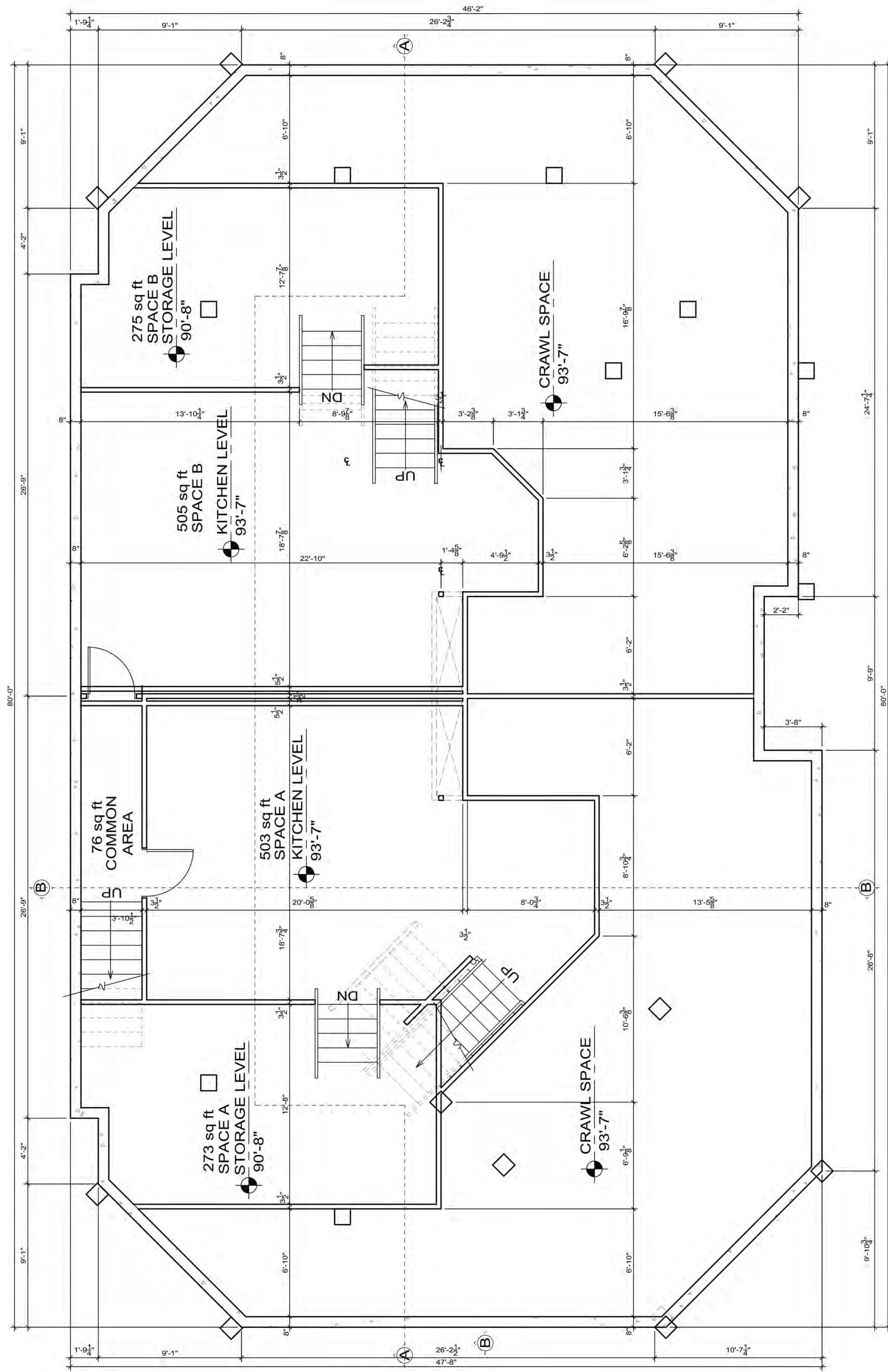
COLORADO STATE HIGHWAY No. 9



GRANITE STREET RESTAURANTS
731 GRANITE STREET
FRISCO, COLORADO

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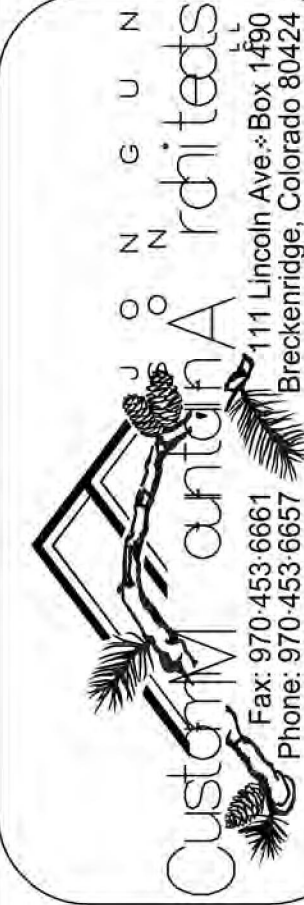
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GRANITE STREET RESTAURANTS

731 GRANITE STREET
FRISCO, COLORADO

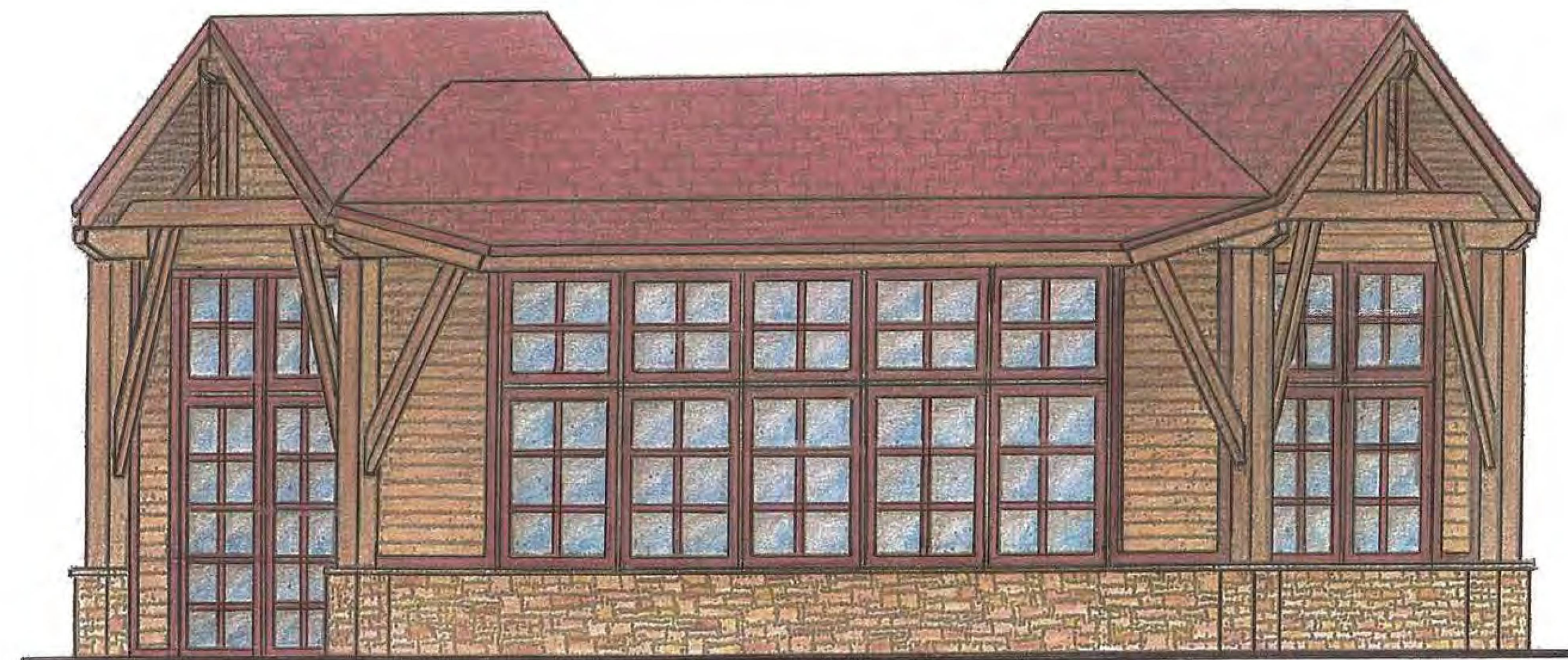




3D NORTH ELEVATION
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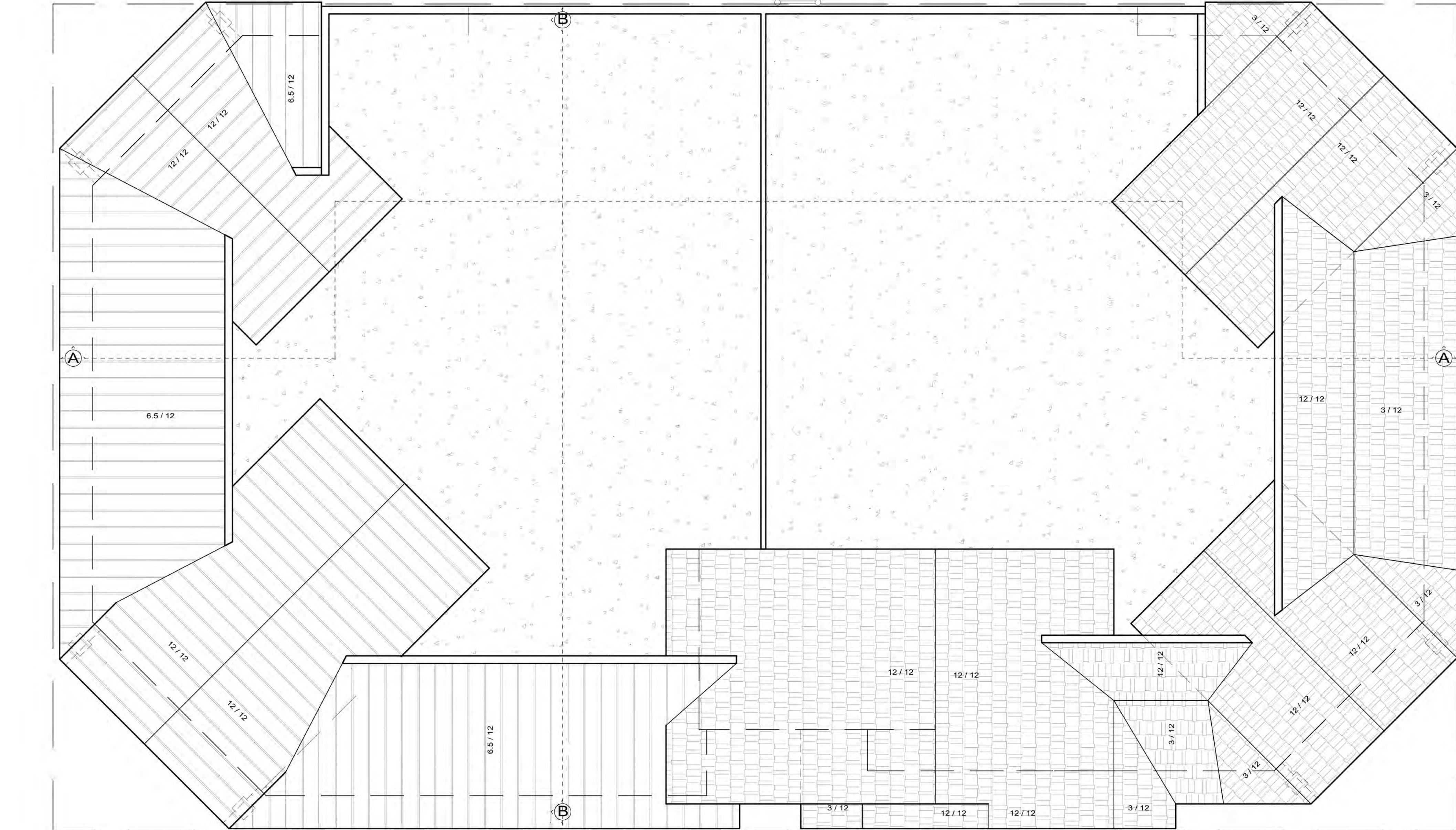
3C WEST ELEVATION
SCALE: 1/4" = 1'-0"



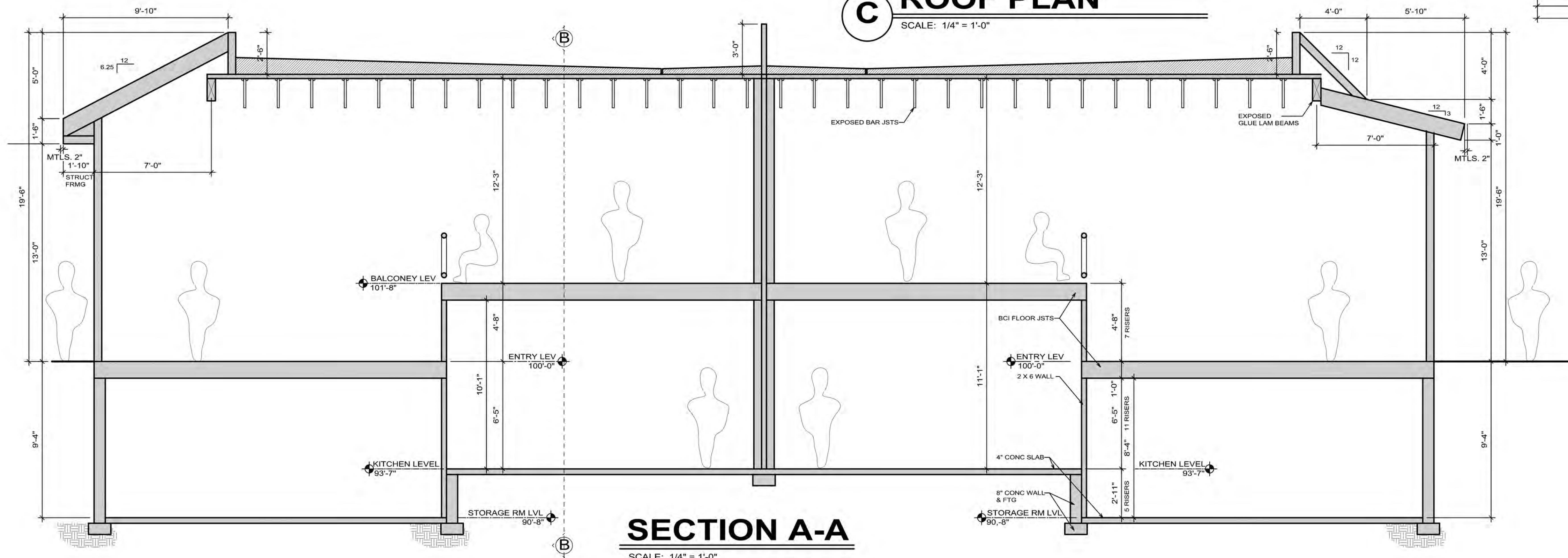
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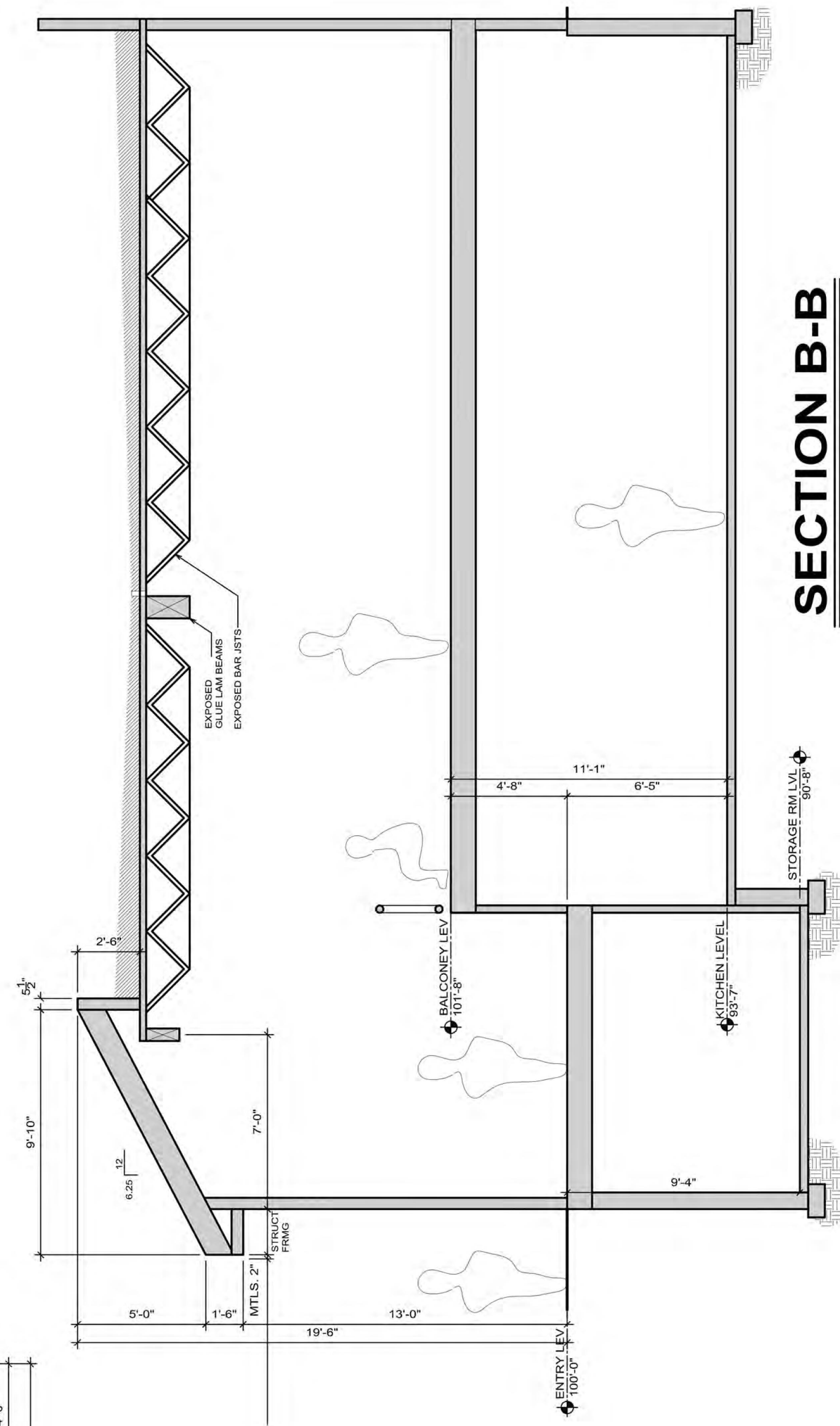
3B SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



C ROOF PLAN
SCALE: 1/4" = 1'-0"



SECTION A-A
SCALE: 1/4" = 1'-0"



SECTION B-B
SCALE: 1/4" = 1'-0"

GRANITE STREET RESTAURANTS

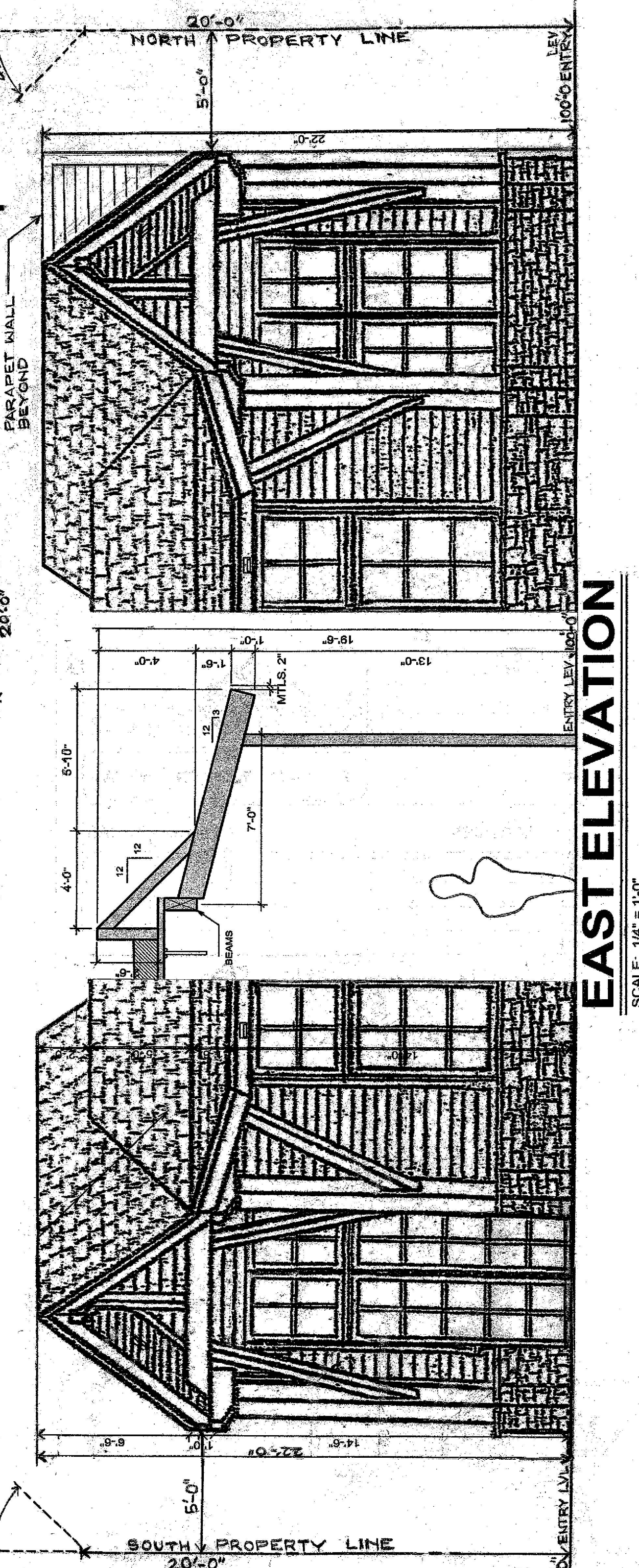
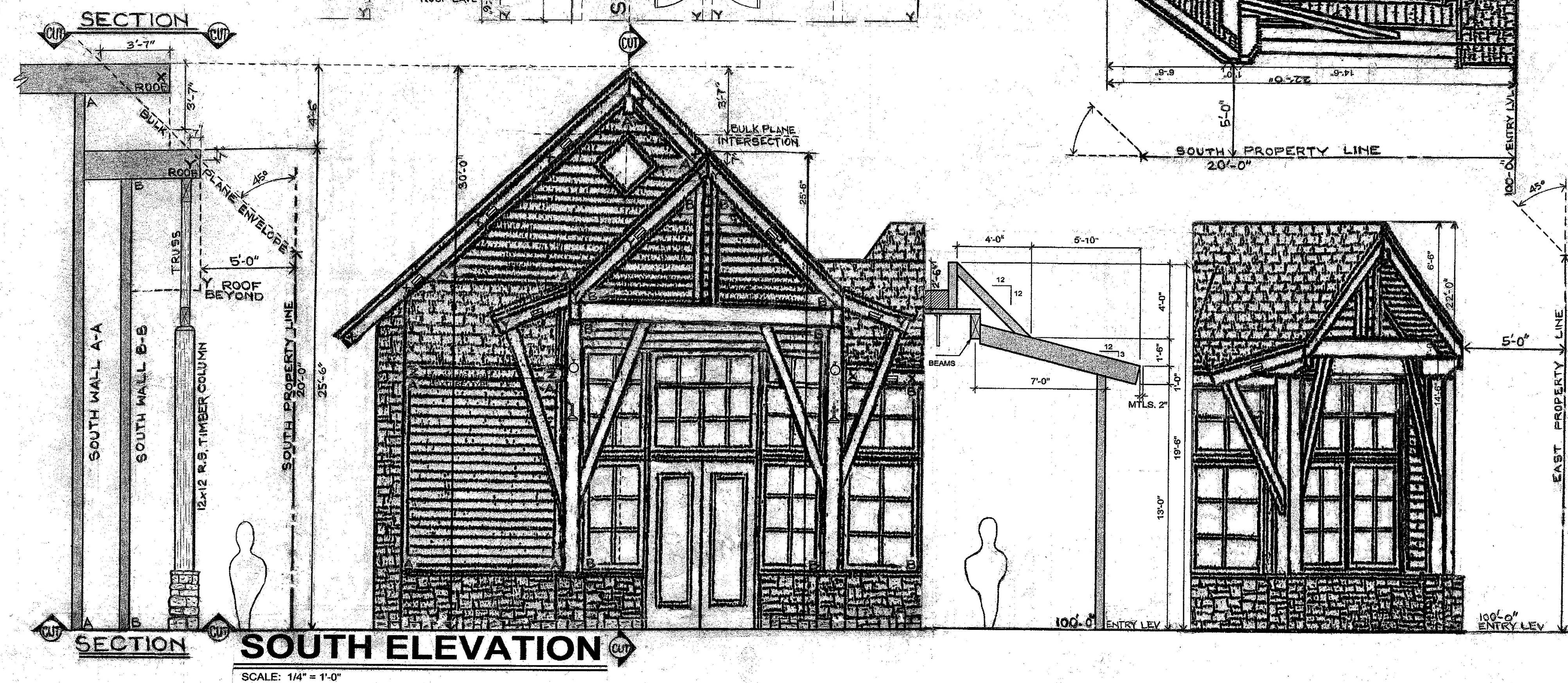
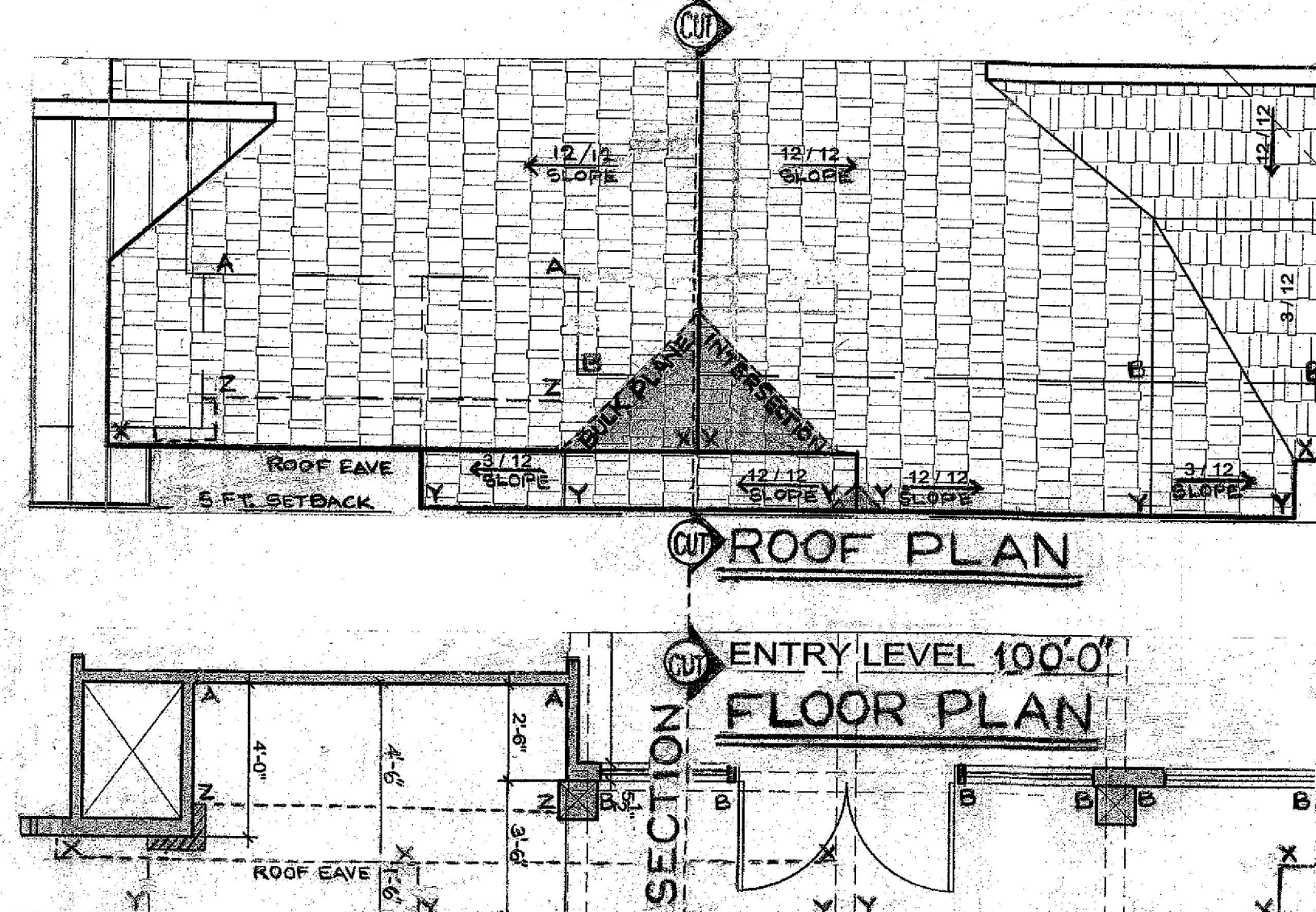
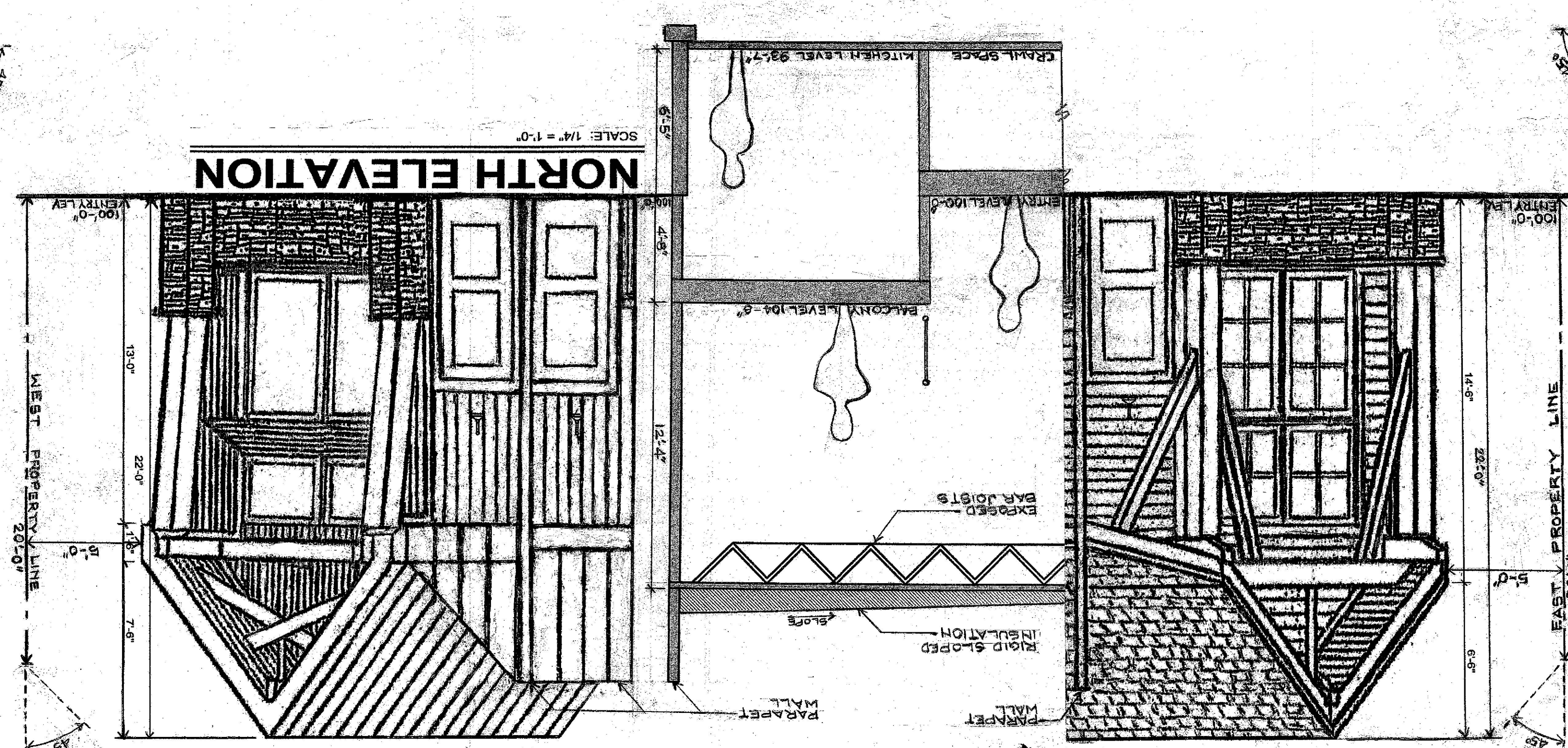
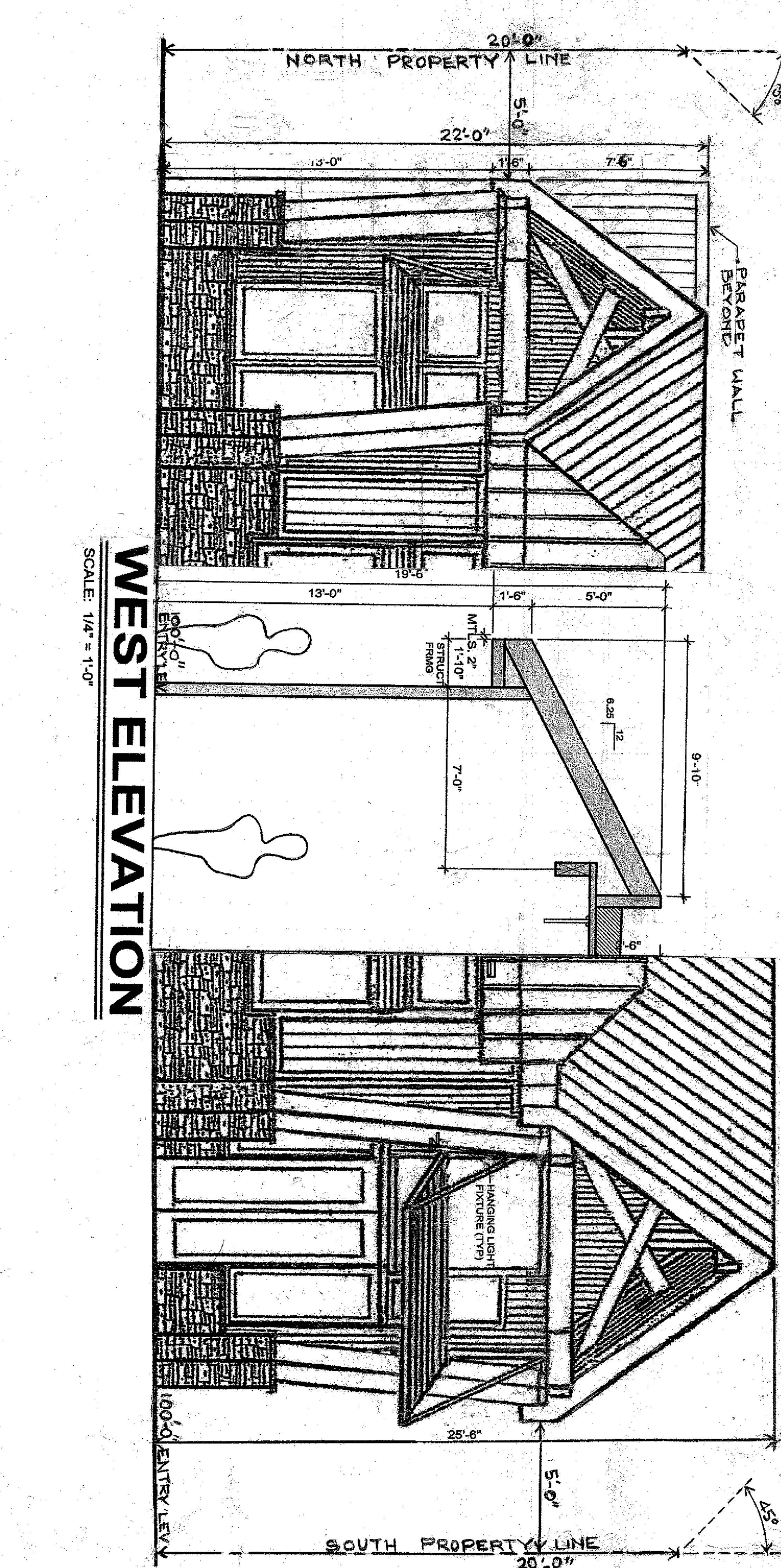
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FRISCO, COLORADO

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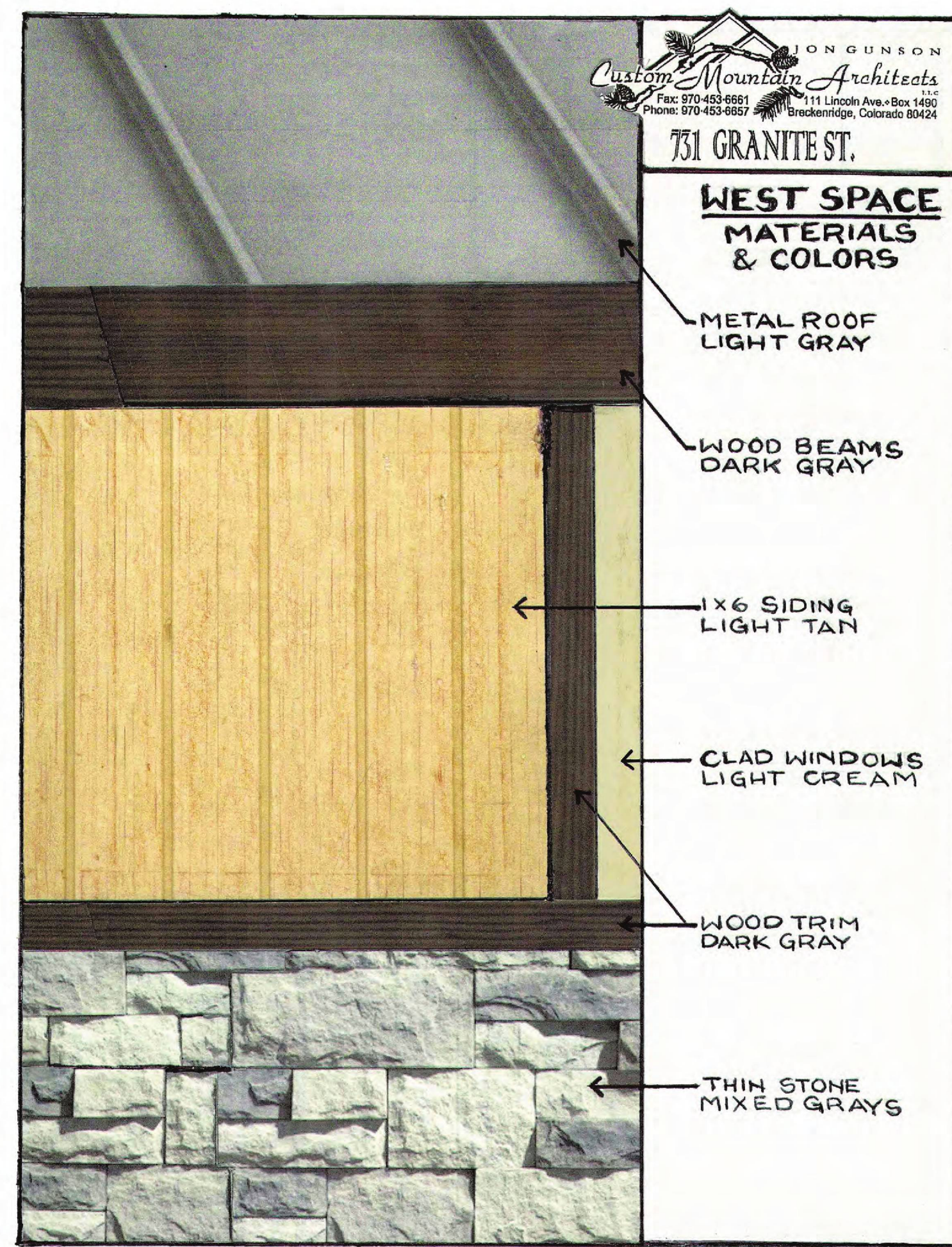
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Custom Antenna Architects
111 Lincoln Ave. Box 1450
Breckenridge, Colorado 80424
Phone: 970.453.6667
Fax: 970.453.6661

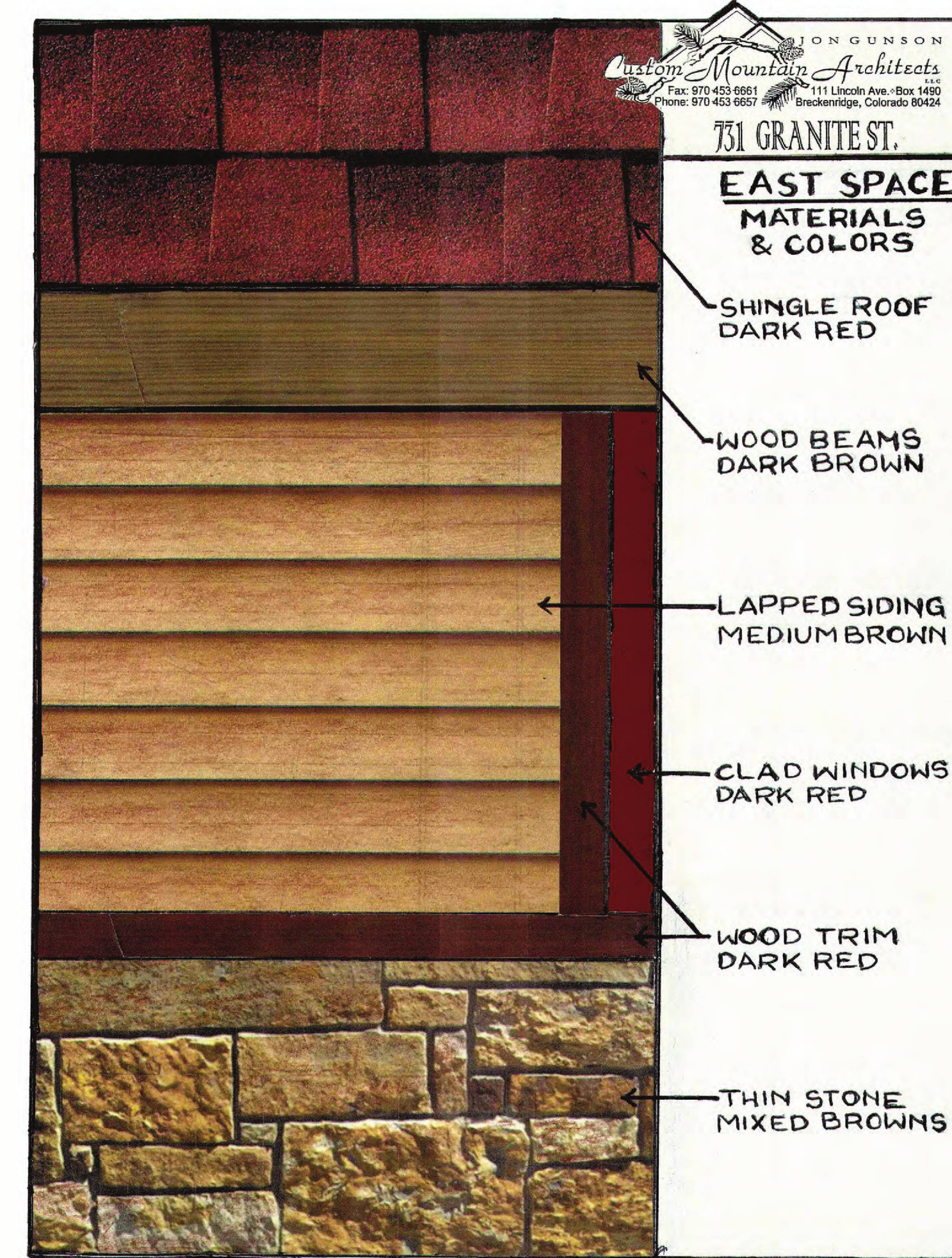


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WEST SPACE



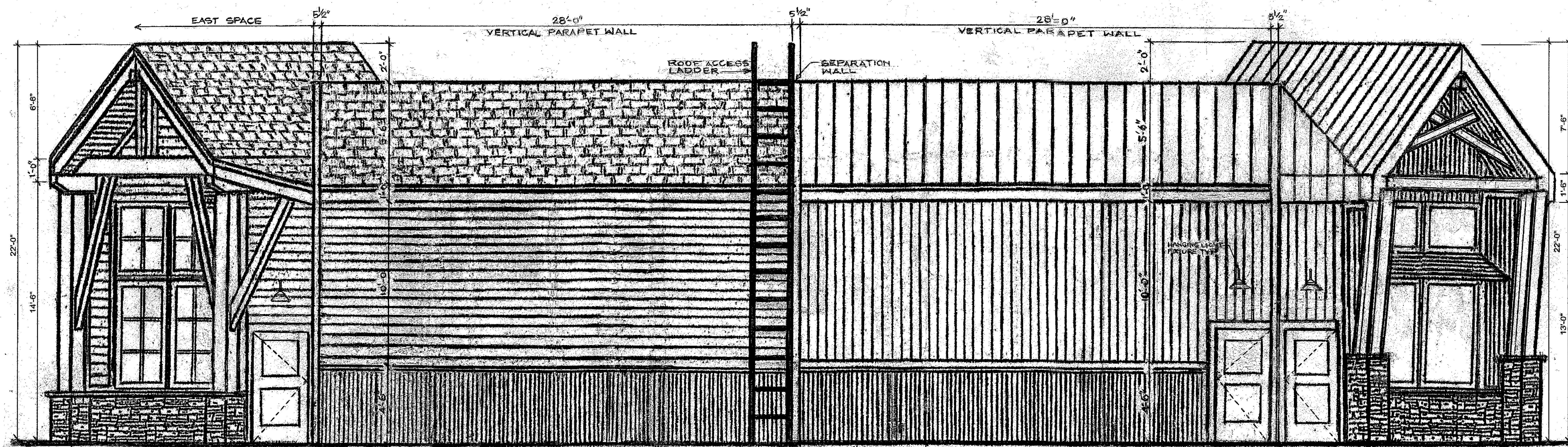
EAST SPACE

COLORS AND MATERIALS

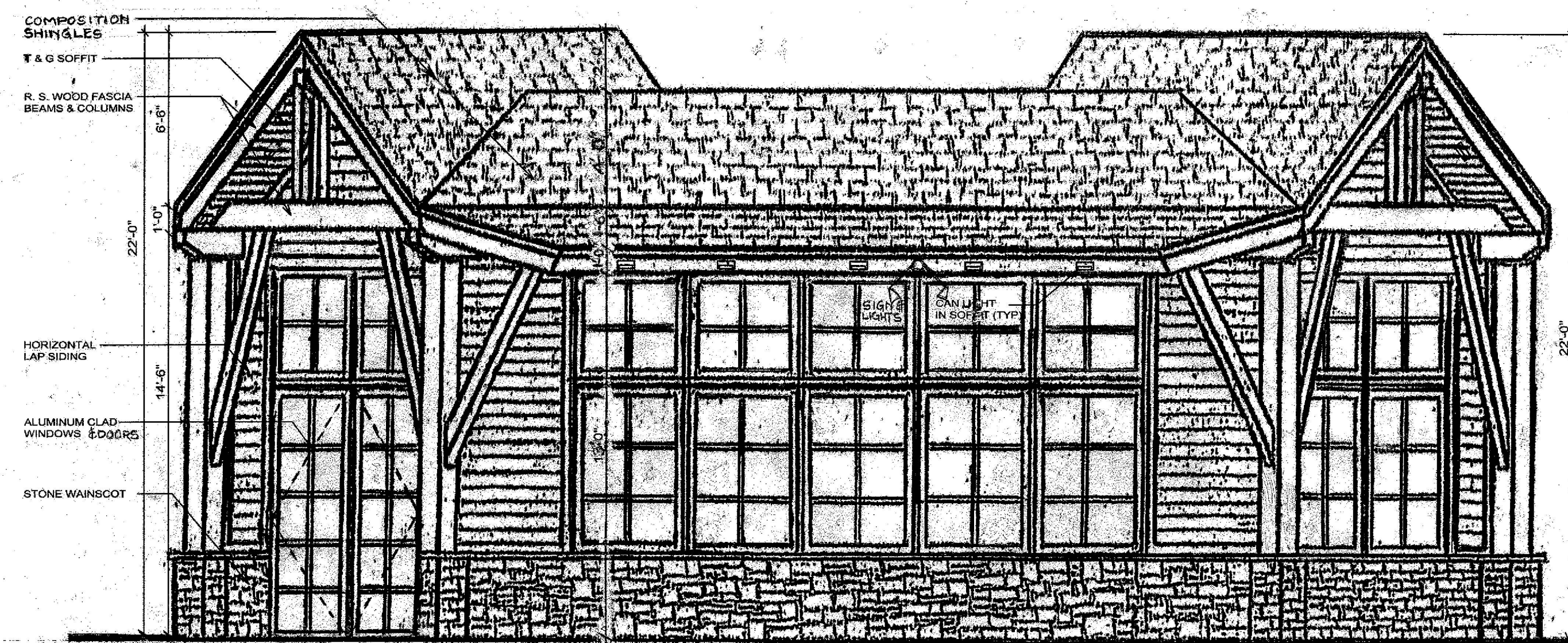


SOUTH ELEVATION

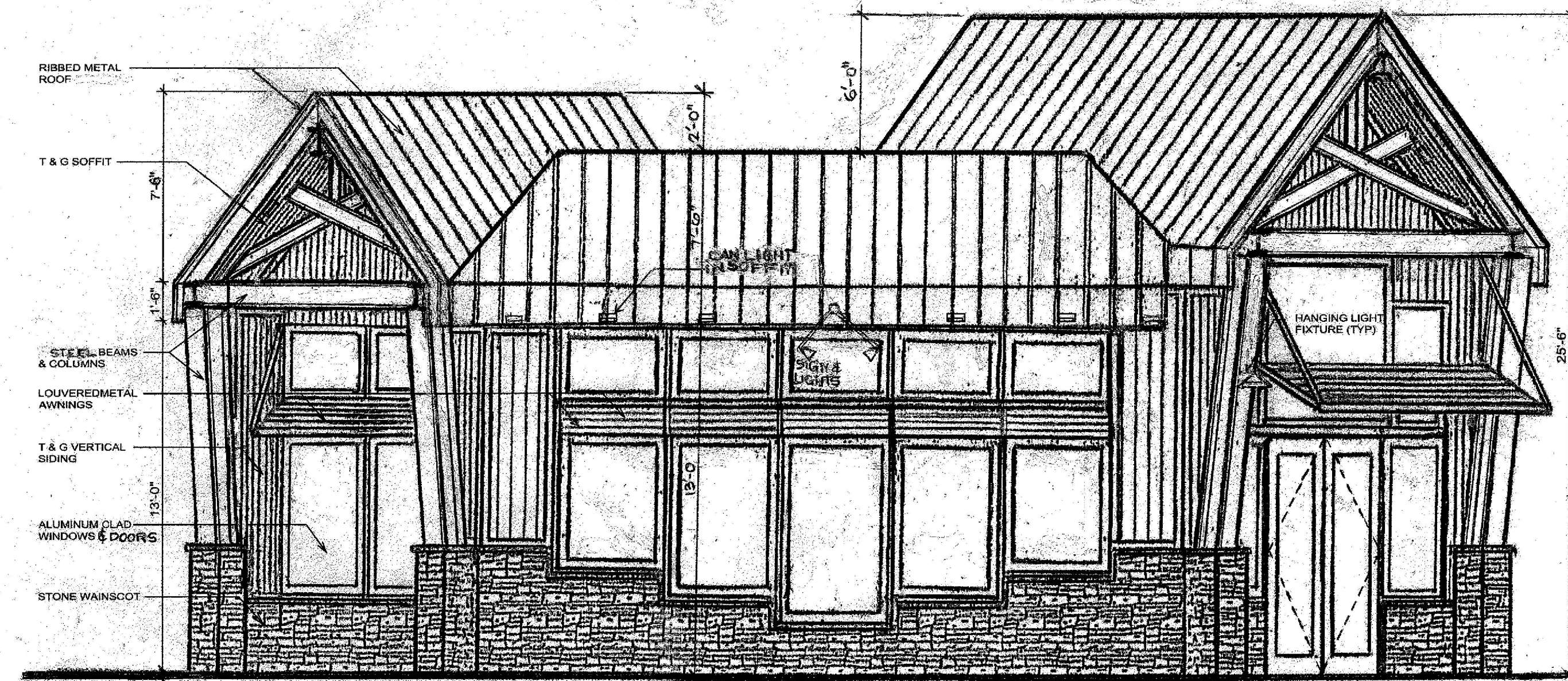
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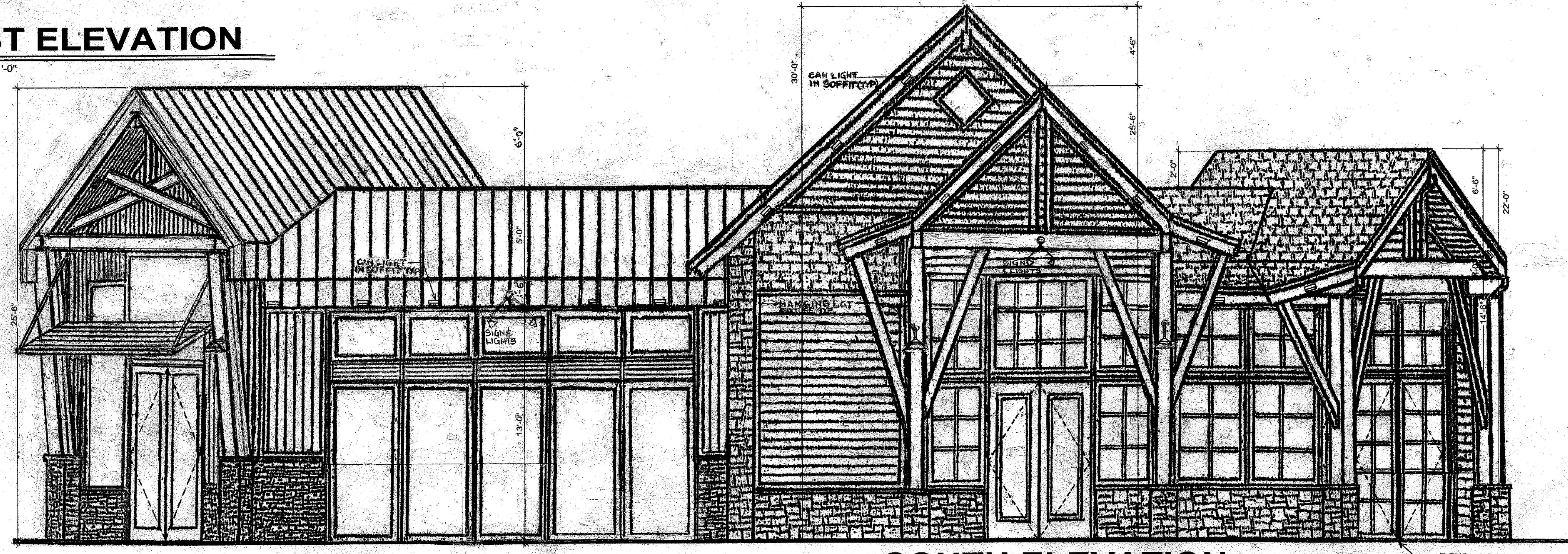
8D NORTH ELEVATION
SCALE: 1/4" = 1'-0"



8A EAST ELEVATION
SCALE: 1/4" = 1'-0"



8C WEST ELEVATION
SCALE: 1/4" = 1'-0"



8B SOUTH ELEVATION
SCALE: 1/4" = 1'-0"