

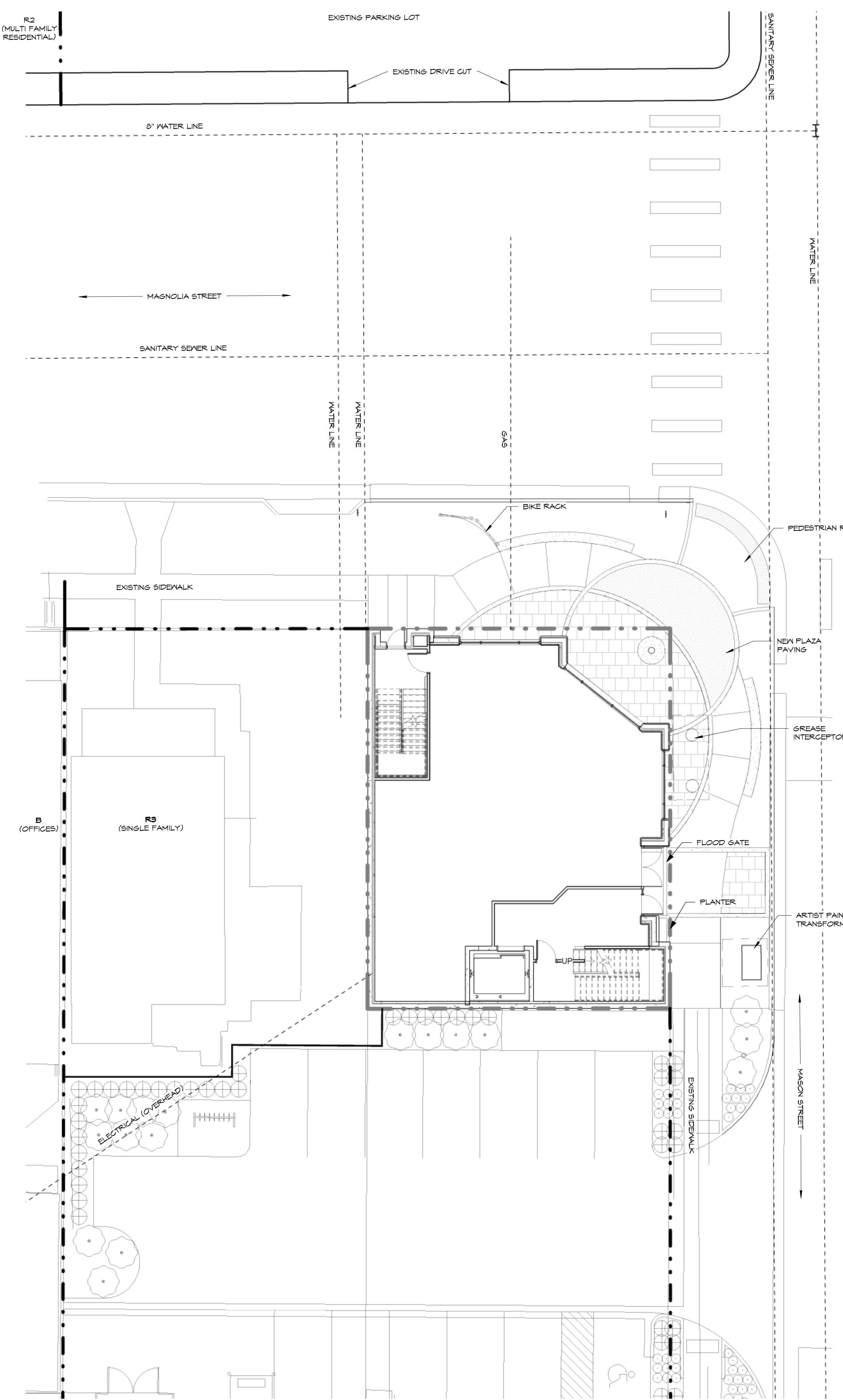


PROJECT NARRATIVE

THE 401 MASON STREET PROJECT WILL BE A SEVEN STORY MIXED-USE BUILDING. IT IS LOCATED AT 401 MASON STREET WHERE THERE IS CURRENTLY A SINGLE STORY OFFICE BUILDING. THE EXISTING BUILDING WILL BE SUSTAINABLY DECONSTRUCTED IN PREPARATION FOR THE NEW STRUCTURE. AFTER VARIOUS RENOVATION PROJECTS IN THE PAST YEARS, IT IS OUR OPINION THAT THE BUILDING NO LONGER HOLDS ANY HISTORICAL VALUE. THE FUNDAMENTAL VISION OF THE PROJECT IS TO REINFORCE AND SUPPORT THE INVESTMENTS MADE TO THE MASON STREET CORRIDOR, SUCH AS THE MAX BUS RAPID TRANSIT SYSTEM. THE PROJECT WILL DEMONSTRATE THE BENEFITS OF SUSTAINABLE COMMERCIAL BUILDINGS IN THE FORT COLLINS MARKET BY BECOMING THE FIRST OF ITS KIND ALONG THE MASON STREET CORRIDOR DOWNTOWN, AND WILL EMBRACE THE CORRIDOR CONCEPT TO SERVE AS A BENCHMARK FOR GROWTH IN THE AREA. THROUGH RESPONSIBLE AND SUSTAINABLE DESIGN IN ALL ASPECTS OF THE PROJECT, THIS VISION WILL SUPPORT THE INTENTIONS AND GOALS OF THE CITY OF FORT COLLINS WHILE PROVIDING YET ANOTHER EXAMPLE OF INNOVATION IN NORTHERN COLORADO. THE PROJECT WILL EMPLOY A COHESIVE MIX OF BUILDING AND MECHANICAL SYSTEMS THAT INCLUDE: BUILDING ENVELOPE, HVAC SYSTEM, LIGHTING AND CONTROLS, AND ON-SITE RENEWABLE ENERGY THROUGH IN INTEGRATED DESIGN PROCESS TO SIGNIFICANTLY DRIVE DOWN ENERGY CONSUMPTION AND ASSOCIATED GREENHOUSE GAS EMISSIONS. THIS MULTI-USE BUILDING WILL FEATURE RETAIL SPACE ON THE GROUND LEVEL WITH EXTERIOR PEDESTRIAN AMENITIES, SUCH AS AN EXTERIOR PLAZA WITH SEATING. THE NEXT FIVE STORIES WILL ACCOMMODATE OFFICES, AND THE TOP FLOOR WILL BE A RESTAURANT WITH EXTERIOR BALCONY. ALTHOUGH 11 PARKING SPACES ARE PROVIDED AT A NEARBY PROPERTY WITHIN 100 YARDS, ALTERNATE TRANSPORTATION WILL BE ENCOURAGED THROUGH ON GRADE BIKE PARKING AND PRIVATE BIKE STORAGE WITHIN THE BUILDING. ADDITIONAL PARKING NEEDS WILL BE SUPPORTED BY PUBLIC PARKING AMMENITIES WITHIN CLOSE PROXIMITY TO THE MAX RAPID BUS SYSTEM.



VICINITY MAP



2 ARCHITECTURAL SITE PLAN
1" = 10'-0"

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT I AM THE LAWFUL OWNER OF THE PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

Coin Street Mason LLC, 15425 Trade Wind Drive, WINDSOR, CO 80520

BY:

DATE:

STATE OF COLORADO

LARIMER COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2014

MY COMMISSION EXPIRES:

PLANNING CERTIFICATION

APPROVED THIS DAY OF 2014 BY THE DIRECTOR OF PLANNING & ZONING OF THE CITY OF FORT COLLINS, COLORADO

Director of Planning & Zoning

By:

Date:

LEGAL DESCRIPTION

A PORTION OF LOTS 1 & 2, BLOCK 104, CITY OF FORT COLLINS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

LAND USE BREAKDOWN

	GROSS		NET
SITE AREA TOTAL	4,910 SQ FT (0.11 ACRES)		2,881 SQ FT (0.07 ACRES)
EXISTING BUILDING COVERAGE	1,846 SQ FT	37%	1,846 SQ FT 65%
EXISTING DRIVES & PARKING			
EXISTING WALKS & OTHER HARDSCAPE	665 SQ FT	13%	
EXISTING LANDSCAPE & OTHER PERMEABLE SURFACES	2,461 SQ FT	50%	985 SQ FT 35%
		100%	100%
PROPOSED BUILDING COVERAGE	2,720 SQ FT	55%	2,720 SQ FT 96%
PROPOSED WALKS & OTHER HARDSCAPE	1,684 SQ FT	33%	103 SQ FT 4%
PROPOSED LANDSCAPE & OTHER PERMEABLE SURFACES	586 SQ FT	12%	0 SQ FT 0%
(GREEN ROOF)	(1,741 SQ FT)	100%	100%

BUILDING AREA BY FLOOR

FLOOR	GROSS FLOOR AREA	PROJECTED USE	REQUIRED PARKING BICYCLE	VEHICULAR
LOWER LEVEL	2,720 SF	STORAGE	0.60	9 max
MAIN LEVEL	2,530 SF	RETAIL	0.63	10.1 max
2nd LEVEL	2,646 SF	OFFICE	0.67	9 max
3rd LEVEL	2,540 SF	OFFICE	0.65	8.8 max
4th LEVEL	2,540 SF	OFFICE	0.65	8.8 max
5th LEVEL	2,540 SF	OFFICE	0.65	8.8 max
6th LEVEL	2,540 SF	OFFICE	0.65	8.8 max
7th LEVEL	2,002 SF	RESTAURANT	2.00	20.1 max
BUILDING TOTAL	20,316 SF		7	84 max
FLOOR TO LOT AREA RATIO	7.10			

PARKING SUMMARY

REQUIRED VEHICLE PARKING	NONE REQUIRED (MAXIMUM OF 84 ALLOWED)
PROPOSED VEHICLE PARKING	11 SPACES AT 320 HOWES STREET
REQUIRED BICYCLE PARKING	7 SPACES (2 ENCLOSED, 5 FIXED)
PROPOSED FIXED BICYCLE PARKING	7 SPACES (PROVIDED IN RIGHT-OF-WAY)
PROPOSED ENCLOSED BICYCLE PARKING	10 SPACES IN BASEMENT

GENERAL SITE NOTES

- THE PARCEL IS ZONED DOWNTOWN DISTRICT (D) IN THE CANYON AVENUE SUBDISTRICT
- THE 1 STORY MULTI-USE COMERCIAL BUILDING IS SUBJECT TO A TYPE-2 REVIEW.
- THE CONTRACTOR SHALL PREVIEW CONDITIONS AND REVIEW THE GEOTECHNICAL ENGINEERING REPORT FOR 401 S. MASON STREET
- VERIFY LOCATION ON EXISTING UTILITIES BEFORE PROCEEDING WITH EXCAVATIONS. UTILITIES LOCATED ON THIS SITE PLAN ARE FOR GENERAL INFORMATION & ORIENTATION ONLY. REFER TO UTILITY PLANS FOR MORE SPECIFIC INFORMATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE SITE DURING THE PROCESS OF EXCAVATION AND GRADING. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
- ADJACENT STREETS AND PARKING AREA SHALL BE KEPT FREE OF MUD & DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF MUD AND DEBRIS AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL CONFINE STAGING, STORAGE AND CONSTRUCTION PARKING TO THE AREA INDICATED.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN FROM DAMAGE. DAMAGED ITEMS SHALL BE REPLACED, REPAIRED OR RESTORED BY CONTRACTOR AT NO COST TO THE OWNER. IF, IN THE OPINION OF THE CONTRACTOR, EXISTING IMPROVEMENTS TO REMAIN WILL BE DAMAGED OR REQUIRE REMOVAL TO ACCOMPLISH CONSTRUCTION, CONTRACTOR SHALL INCLUDE THE COST OF REPAIR OR REPLACEMENT IN BASE BID.
- ALL IMPROVEMENTS ON PUBLIC PROPERTY INCLUDING BIKE RACKS, OUTDOOR SEATING, FENCES, BALCONIES ETC. ARE NOT APPROVED PER THIS PLAN. SEPARATE REVOKABLE PERMIT(S) WILL BE REQUIRED FOR BIKE RACKS, OUTDOOR SEATING, FENCES, BALCONIES ETC. THAT ARE SHOWN IN THE PUBLIC RIGHT-OF-WAY ON THIS SITE PLAN.
- ALL CONDUIT, VENTS, METERS & OTHER EQUIPMENT ATTACHED TO THE BUILDING SHALL BE PAINTED TO MATCH THE ADJACENT BUILDING COLOR.
- CRITICAL FACILITIES ARE NOT ALLOWED IN THE FLOOD PLAIN.

PROJECT NUMBER: 2014-12

MASON STREET SUSTAINABLE DEVELOPMENT

401 S. MASON STREET
FORT COLLINS, CO 80524



VAUGHT FRYE LARSON architects

Strength in design. Strength in partnership.
Strength in community.

401 West Mountain Avenue, Suite 100 Fort Collins, CO 80521
ph: 970.224.1191 www.theartofconstruction.com

IN ASSOCIATION WITH:



PROJECT DEVELOPMENT PLAN

Issue		
No.	Description	Date
1	PRELIM DESIGN REVIEW SUBMIT	5.29.13
2	PROJECT DEVELOPMENT PLAN SUBMIT	10.9.13
3	PROJECT DEV PLAN RESUBMIT	3.12.14
4		
5		
6		
7		
8		
9		
10		
Revisions		
No.	Description	Date
1		
2		
3		

DRAWN BY: RJH

CHECKED BY: JCL

SEAL:

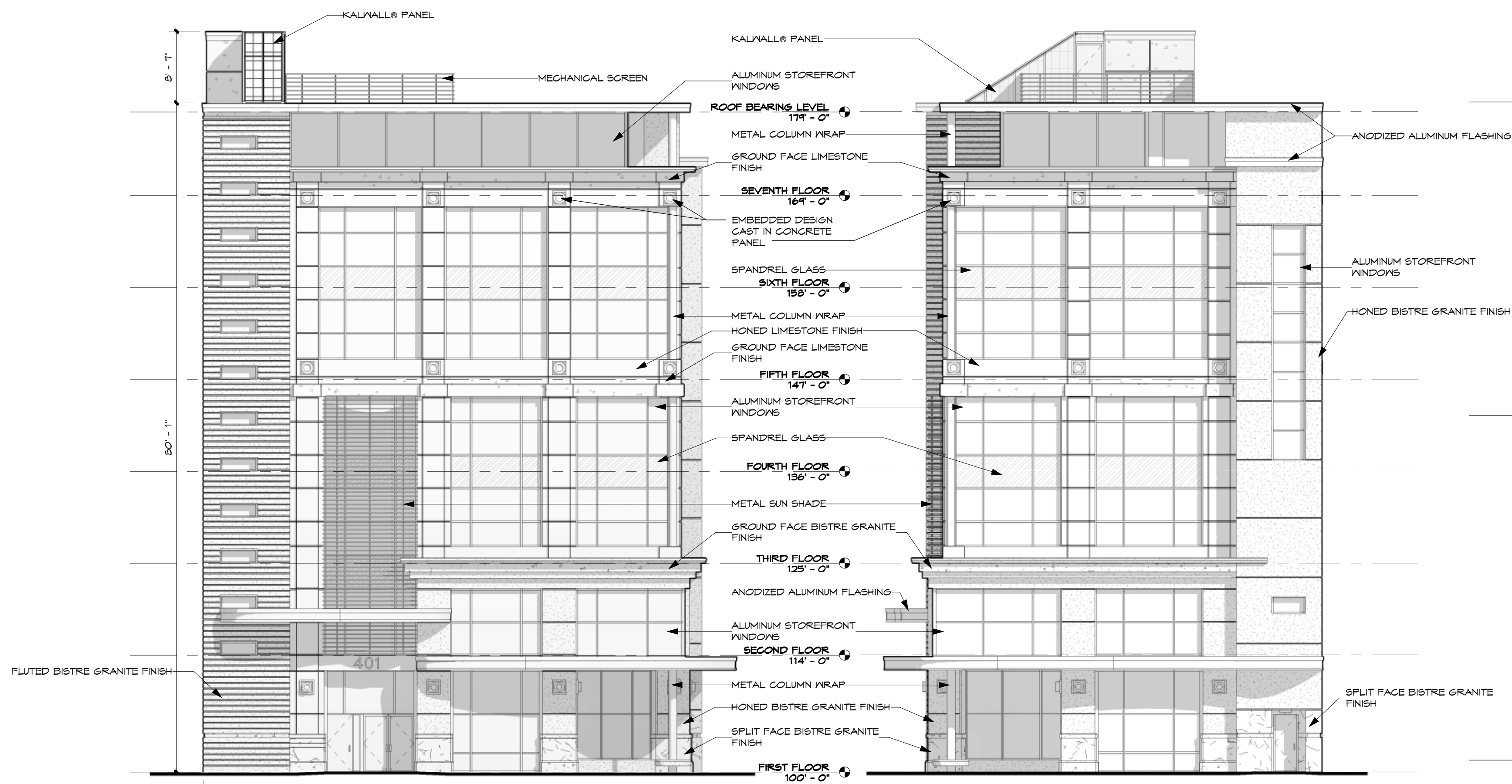
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SITEPLAN AND SITE USE DATA, VICINITY MAP, PERSPECTIVE VIEW

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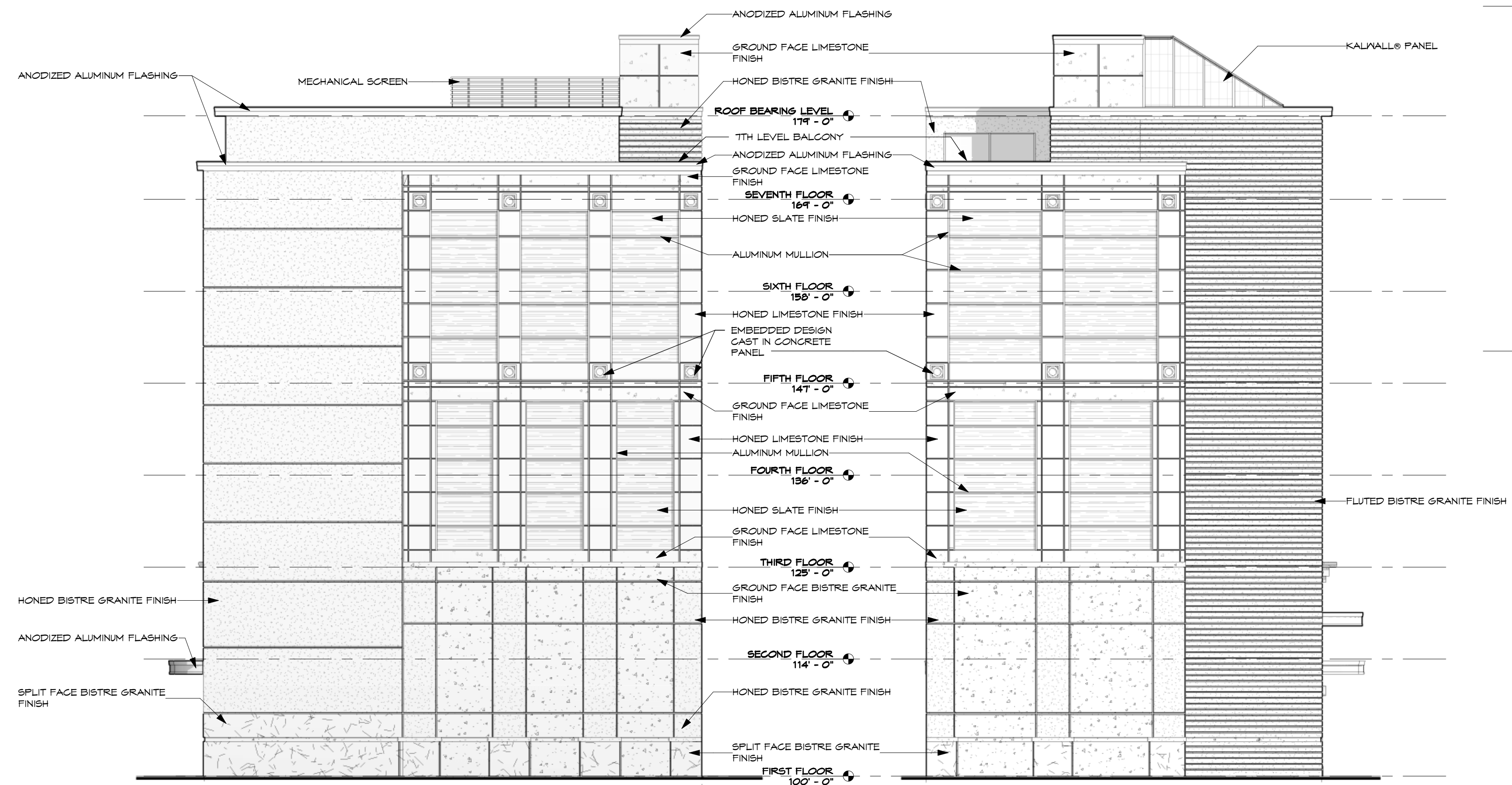
PDP 1

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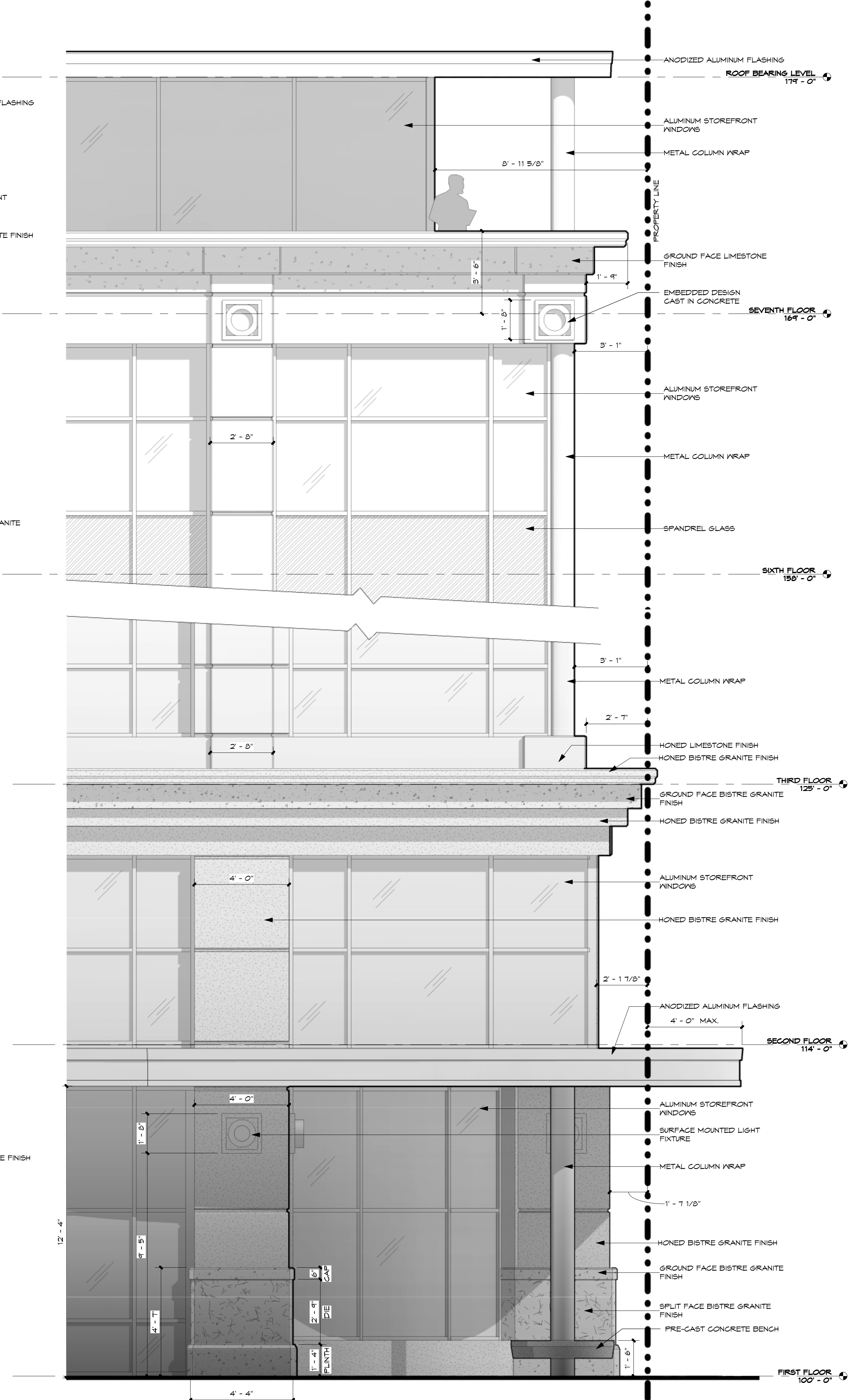
1 PROPOSED EAST ELEVATION
1" = 10'-0"

2 PROPOSED NORTH ELEVATION
1" = 10'-0"



3 PROPOSED WEST ELEVATION
1" = 10'-0"

4 PROPOSED SOUTH ELEVATION
1" = 10'-0"



5 PARTIAL EAST ELEVATION
3/8" = 1'-0"

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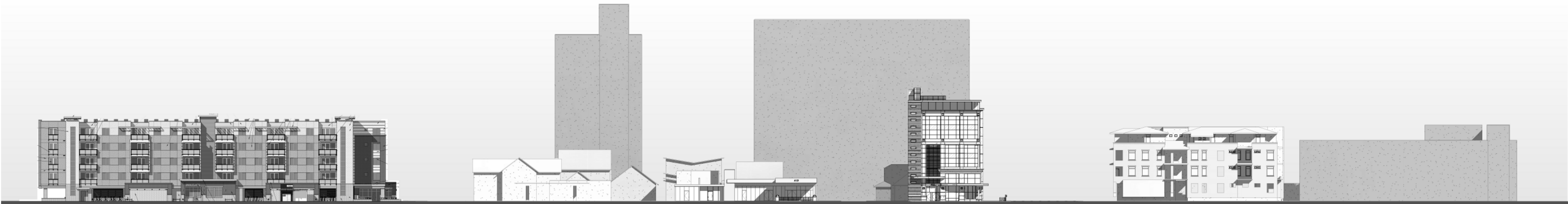
ARCHITECTURAL ELEVATIONS

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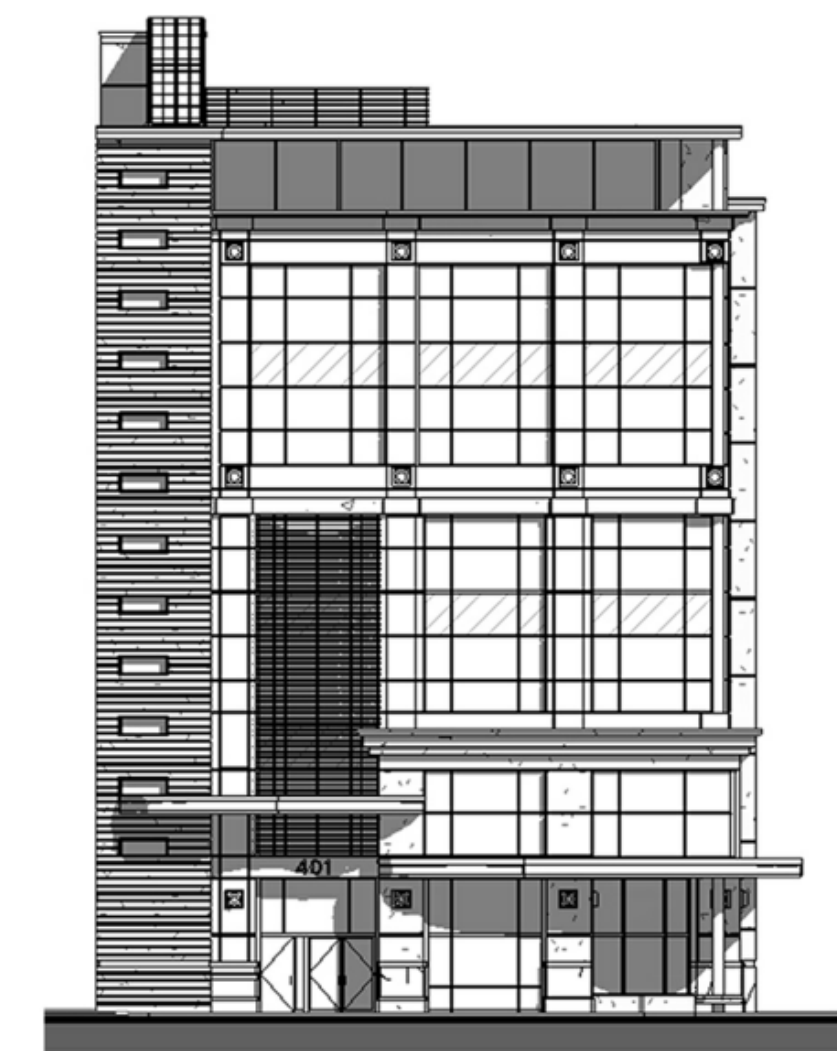
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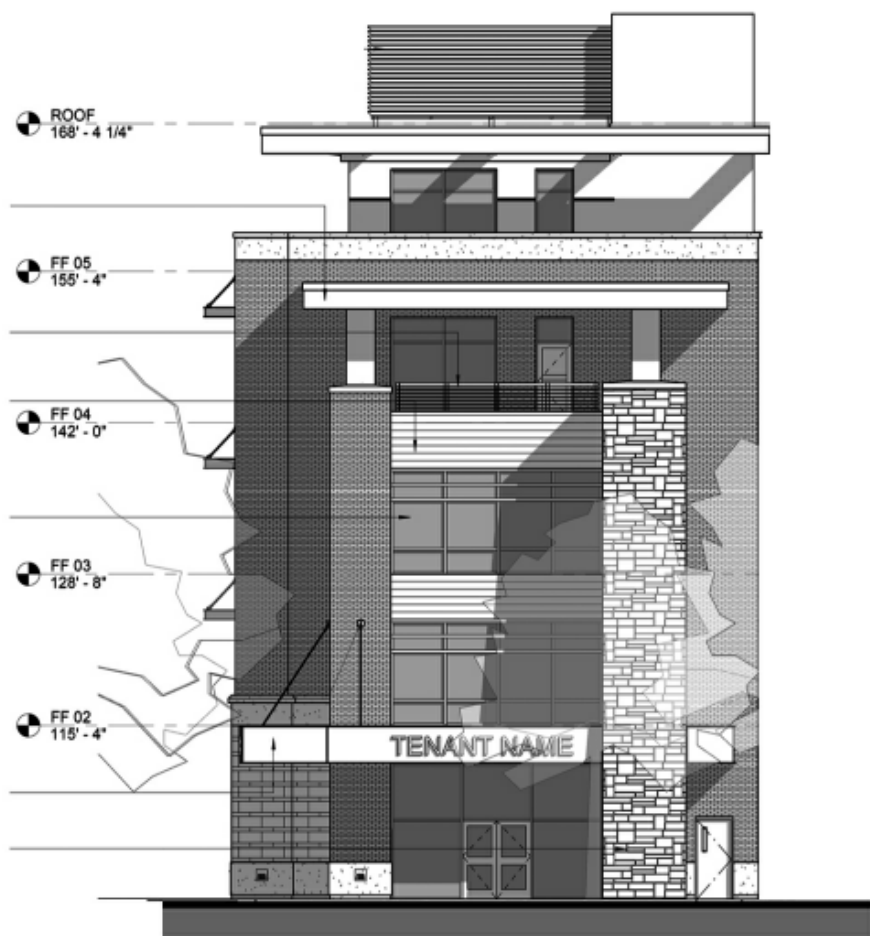
MAGNOLIA STREET ELEVATION



MASON STREET ELEVATION



EAST ELEVATION
401 MASON STREET



EAST ELEVATION
CANYON PLACE



MASON STREET
SUSTAINABLE
DEVELOPMENT

401 MASON STREET, FORT COLLINS, COLORADO



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SCHEMATIC DESIGN

Issued		
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Revisions		
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SITE CONTEXT

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PDP 3