

Preliminary Design Review Agenda

Schedule for 04/14/21

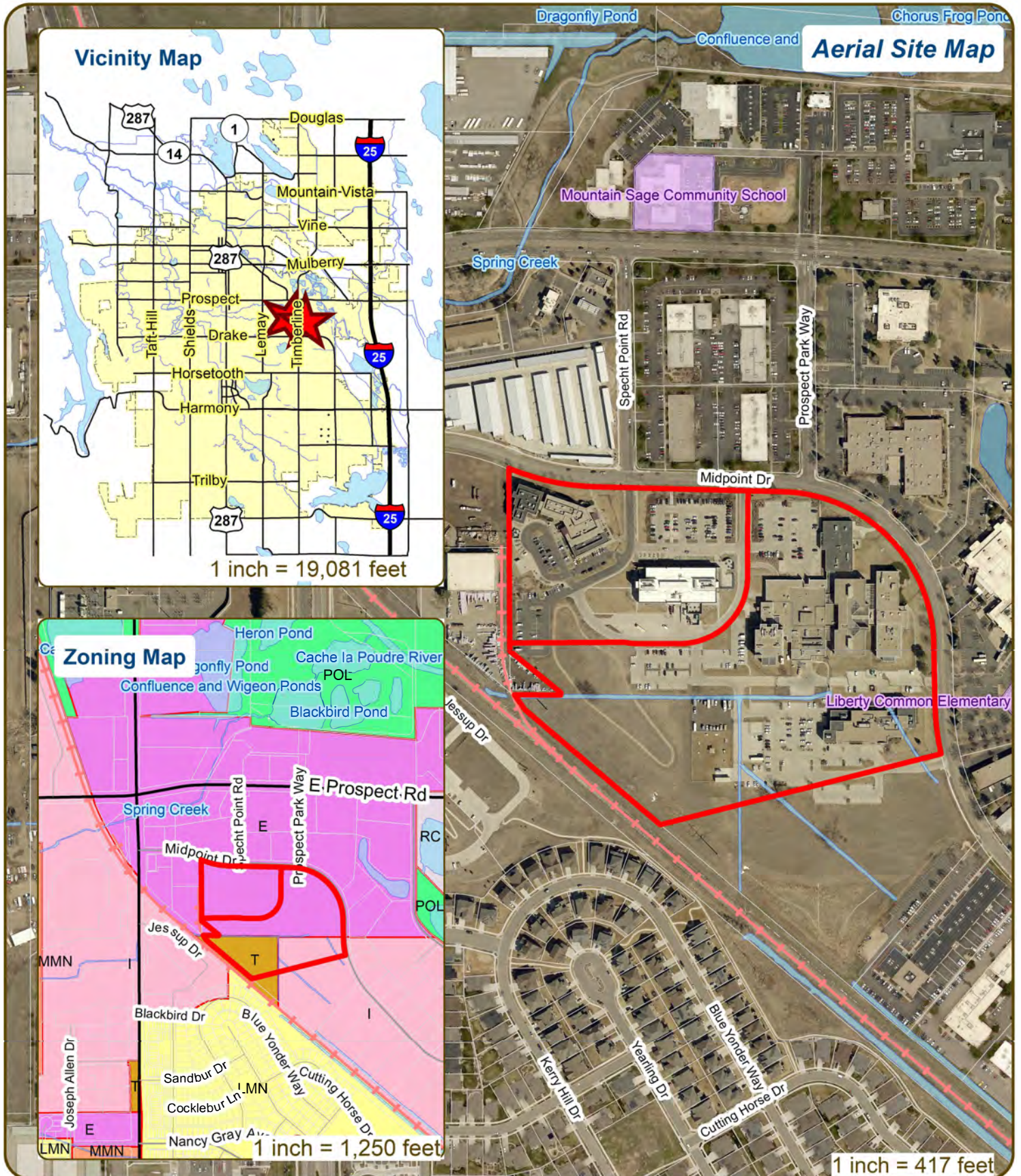
Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, April 14, 2021

Time	Project Name	Applicant Info	Project Description	
8:30	Larimer County Corrections Alternative Sentencing SPAR PDR210005	Jeffrey Errett 970-217-0621 je@the-architects-studio.com	This is a request to expand the existing Larimer County Alternative Sentencing and Community Corrections facility located at 2307 Midpoint Dr (parcel # 8720245901). The expansion will add approximately 50,000-54,000 sf to provide new residential facilities and administrative support space for female Work Release and Community Corrections clients and programs. Access is taken from Midpoint Drive. The site is located approximately 600 feet east of S Timberline Rd and directly south of Midpoint Dr. The property is within the Employment (E) and Industrial (I) zone districts and is subject to Site Plan Advisory Review (SPAR).	Planner: Jason Holland Engineer: TBD DRC: Tenae Beane

2307 Midpoint Dr

Larimer County Alternative Sentencing SPAR



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PRELIMINARY DESIGN REVIEW:
APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal **in greater detail**. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications **must be submitted to City Staff no later than Thursday at 5:00pm three weeks prior to the anticipated Wednesday meeting date**. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff

Date of Meeting _____	Project Planner _____
Submittal Date _____	Fee Paid (\$500) _____

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name _____

Project Address (parcel # if no address) _____

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Applicant Mailing Address _____

Phone Number _____ **E-mail Address** _____

Basic Description of Proposal (a detailed narrative is also required) _____

Zoning _____ **Proposed Use** _____ **Existing Use** _____

Total Building Square Footage _____ **S.F. Number of Stories** _____ **Lot Dimensions** _____

Age of any Existing Structures _____

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

***If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.**

Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then what risk level? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>

Increase in Impervious Area _____ **S.F.**

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations

LARIMER COUNTY ALTERNATIVE SENTENCING / COMMUNITY CORRECTIONS EXPANSION

PDR Project Narrative

18 March 2021

- a) The proposed Alternative Sentencing and Community Corrections Expansion (ASD/CC Expansion) will expand the existing Alternative Sentencing building to the southwest to provide new residential facilities and administrative support space for female Work Release and Community Corrections clients and programs. The expansion will add approximately 50,000 SF to the existing 54,000 SF building, which will continue to function in its current capacity.
- b) The site is part of the larger Larimer County Midpoint Detention Campus that includes the Jail, Sheriff's Administration building, Alternative Sentencing building and Community Corrections building, as well as associated parking and amenities.
- c) The ASD/CC Expansion site can be accessed from the existing street network, including Specht Point Road and Midpoint Drive. The nearest main intersection is Prospect Road and Timberline Road. Specht Point Road can be accessed from Prospect, and Midpoint Drive can be accessed from Timberline. Access to the ASD/CC Expansion will not impact any existing driveway cuts or surrounding neighborhood streets. Visitors can drive into the site going south to the main entrance. There is a new drop off/pick up area designed with the expansion with a new building entrance delineated by colored concrete or similar paving. There is an existing system of concrete pedestrian walkways from Midpoint Drive through the site that will be supplemented with new concrete walkways around the perimeter of the building expansion, allowing residents and employees to walk safely between buildings, parking lots, and amenity areas. Crosswalks are proposed at appropriate drive aisle crossings.
- d) The ASD/CC Expansion site design includes an overall parking lot renovation, safe drop off/pick up area, ¼ mile walking trail with exercise stations, (3) outdoor patios, and (1) therapy garden. The site design ties the campus together through a more accessible parking lot layout that includes a total of 105 parking spaces, 51 of which will be built to offset spaces lost due to the expansion and site development, resulting in a net increase of 54 spaces. A relocated walking trail with fitness stations for ASD/CC resident use is proposed along the west property boundary, where existing planting beds used to farm food will remain in place. (3) enclosed patios are proposed around the new ASD/CC Expansion to serve as outdoor recreation and meeting spaces for residents and their case managers and counselors. Each patio will contain a shade structure and/or tables/chairs with umbrellas. A therapy garden on the east side of the expansion contains a pergola for group

meetings, and various seating opportunities for residents to meet with counselors, and up to (6) large raised planters for gardening therapy. This space will have planting that serves as sensory therapy and ornamental and shade trees for shade and seasonal interest. The additional space around the building expansion shows open lawn, which is intended to be low-water cool season turf, and foundation planting, which may be limited for security reasons.

The ASD/CC Expansion building design will mimic the form, scale, character and materials of the existing Alternative Sentencing building, and will utilize a combination of patterned decorative concrete masonry units, precast concrete trim units, native sandstone accents, stucco and composite metal panel systems with aluminum framed glazing systems. Like the existing building, the same palette and design expression will extend to all sides of the building, providing a consistent, 360 degree architectural design.

- e) As noted above, the new building will mimic the form, character and material of the existing building. The building and site will be developed in a manner consistent with the surrounding area.
- f) An offsite regional detention pond was constructed for the original Midpoint Detention Campus and was designed based on the full buildout of the site including the proposed ASD/CC Expansion. During the design process, the existing detention pond will be evaluated to verify the capacity and accommodate the proposed expansion.
- g) Stormwater drainage from the site will not change significantly with the proposed expansion. Existing stormwater drainage generally flows to the south and southeast to a regional detention and stormwater quality pond. Flows are conveyed via both surface and storm sewer pipes.
- h) Water quality and low-impact development features will be evaluated and designed to treat run-off from the ASD/CC Expansion site. The design team will evaluate these options in the context of the stormwater detention and stormwater quality features provided for the Jail Expansion project currently under construction to the SE.
- i) There are no significant natural features on site. There is (1) existing tree on site that will be removed. There is foundation planting along the existing building that will be removed with the architecture expansion. Foundation planting will be restored in the proposed landscape design, but may be limited in scope due to security concerns. See overall site plan sheet for proposed areas.
- j) The existing Alternative Sentencing Building has an automatic fire sprinkler and fire alarm system that will be extending into the proposed ASD/CC Expansion. Fire service line size

will be evaluated. It is anticipated that both new domestic water service and fire water service connections will be required.

- k) With the site housing a range of Criminal Justice and Detention uses, safety and security is of paramount concern. There may be instances where safety and security needs require a modification to standards, such as the quantity and type of landscaping, lighting levels, etc.
- l) A previous application for this Project has not been submitted.
- m) We have no specific questions at this time, other than general staff feedback regarding the proposal, and confirmation of submittal requirements and processes.

Please refer to the attached preliminary design drawings:

LS100 Overall Site Concept Design
LS101 Northern Site Concept Design
LS102 Southern Site Concept Design
LS401 Therapy Garden Concept Design
LS402 COMCOR GP Treatment Yard and Concept Design
LS403 ASD Yard Concept Design

C1.1 Utility Layout
C1.2 Detention Pond Location

A201 Building Elevations
A202 Building Elevations
A901 Building 3D Views

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PARKING TOTALS FOR PROPOSED

West: 42
South: 18
Lower South: 45

TOTAL 105
(plus 7 bus parking spaces)

ARCHITECT:
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405 MASON COURT, SUITE 115A
FORT COLLINS, CO 80524
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CONSULTANT:
russell mills
506 SOUTH COLLEGE AVE, UNIT A
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OWNER:
LARIMER COUNTY

200 WEST OAK STREET, SUITE 4000
FORT COLLINS, CO 80522

PROJECT:
**ASD/COMCOR
EXPANSION**
2307 MIDPOINT DRIVE
FORT COLLINS, COLORADO 80525

ARCHITECT PROJECT NO: 20-452
DRAWN BY: MT
CHECKED BY: PM

RELEASE FOR:
☒ DESIGN IN PROGRESS
☐ FOR BID
☐ FOR PERMIT
☐ FOR CONSTRUCTION
☐ RECORD DRAWINGS

SHEET RELEASE AND REVISION SCHEDULE:
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SEAL:
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DESIGN**

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SHEET TITLE:
**Overall Site
Concept Design**

SHEET NUMBER:
LS100

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New parking areas



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PROJECT:
**ASD/COMCOR
EXPANSION**

2307 MIDPOINT DRIVE
FORT COLLINS, COLORADO 80525

ARCHITECT PROJECT NO:	20-452
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SHEET TITLE:

**Southern Site
Concept Design**

SHEET NUMBER:

LS102

DATE: 3/12/2021 2:28:46 PM FILE: BIM 360://20-452 LRMR ASDCC Expansion/20452_LRMR ASD-CC_ARCH_12021.rvt



- Seating nooks
- Flowering deciduous trees
- Pergola and group seating area
- Larger seating nook for small groups
- Paneled wall system, wood panels
- Pond with falling water and seating area
- Artificial grass
- Boundary planting
- Vegetable gardens



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PROJECT:
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SHEET TITLE:
COMCOR G.P. and Treatment Yard Concept Design

SHEET NUMBER:
LS402



Timber wall with exercise attachment

Shade

Seat Bench

Artificial Lawn

Concrete

Picnic tables and umbrellas



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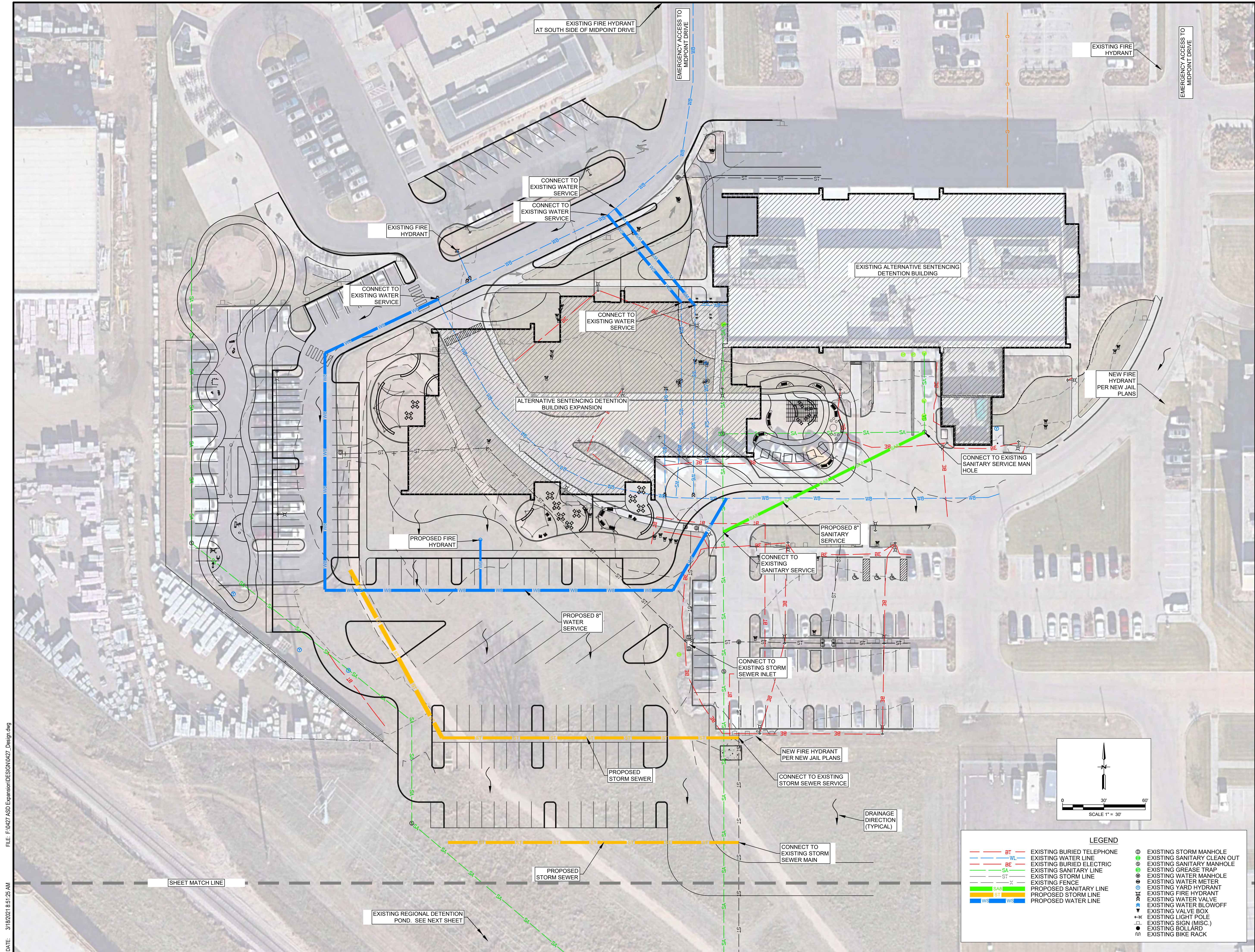
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**ASD Yard Concept
Design**

SHEET NUMBER:

LS403

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ARCHITECT:
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CONSULTANT:



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PROJECT:
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EXPANSION**
2307 MIDPOINT DRIVE
FORT COLLINS, COLORADO 80525

ARCHITECT PROJECT NO: 20-452
DRAWN BY: Author
CHECKED BY: Checker

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○ RECORD DRAWINGS

SHEET RELEASE AND REVISION SCHEDULE:
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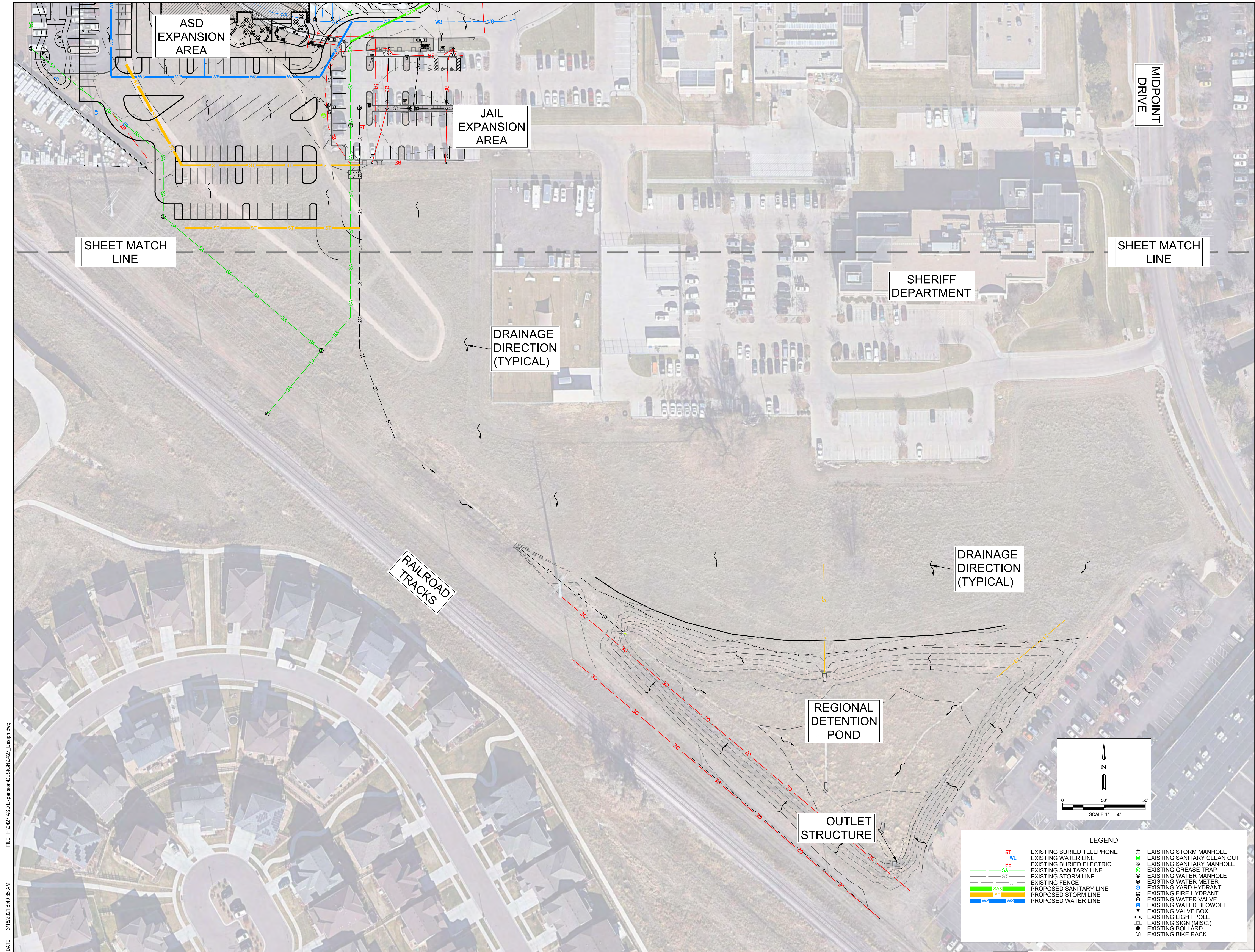
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SHEET TITLE:
UTILITY LAYOUT

SHEET NUMBER:
C1.1

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ARCHITECT:
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CONSULTANT:
40 YEARS
ENGINEERING • PLANNING • SURVEYING

OWNER:
LARIMER COUNTY

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PROJECT:
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ARCHITECT PROJECT NO: 20-452
DRAWN BY: Author
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SHEET RELEASE AND REVISION SCHEDULE:
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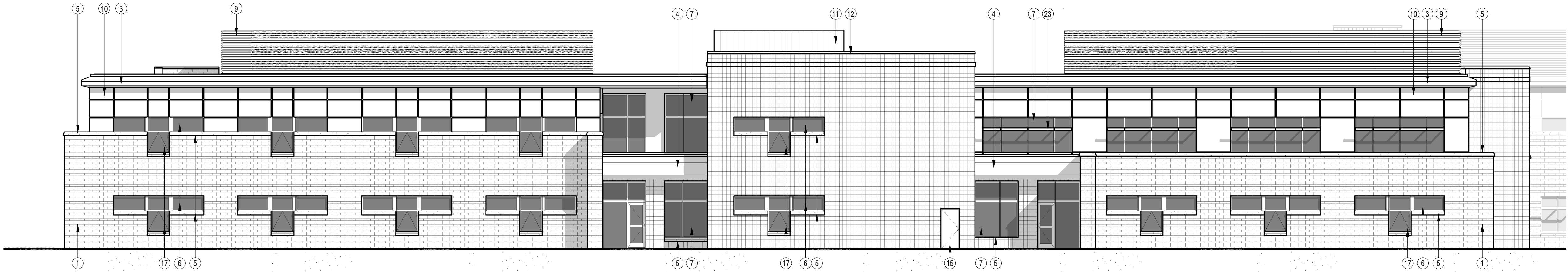
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PRELIMINARY DESIGN

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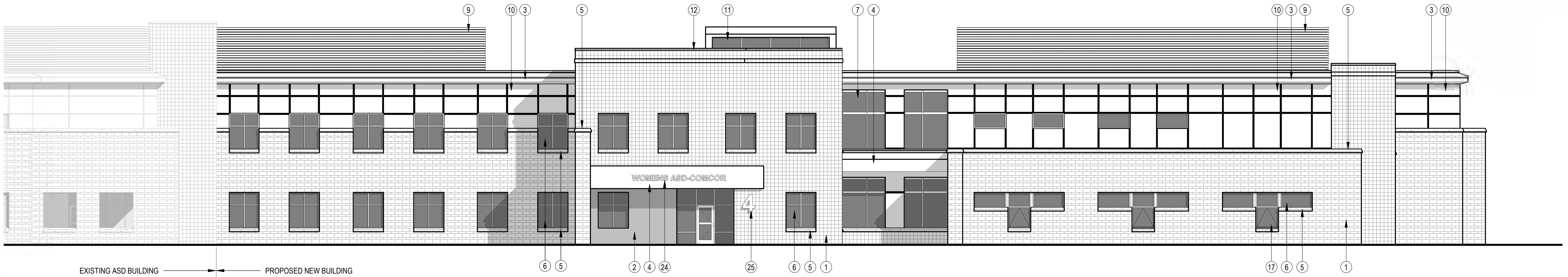
SHEET TITLE:
DETENTION POND LOCATION

SHEET NUMBER:
C1.2

- ☒ DESIGN IN PROGRESS
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☐ FOR CONSTRUCTION
☐ RECORD DRAWINGS



2 CONCEPTUAL BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

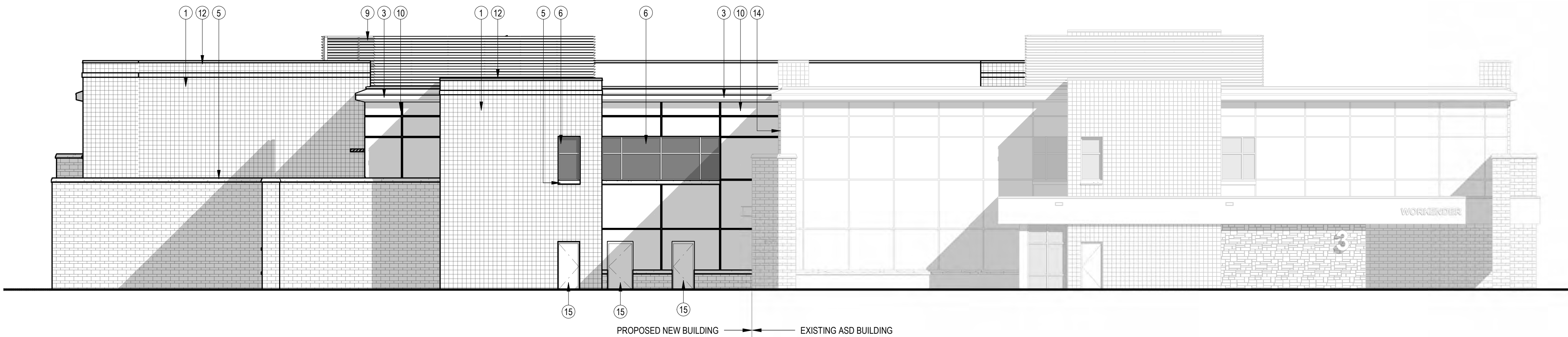


1 CONCEPTUAL BUILDING ELEVATION - NORTH
3/32" = 1'-0"

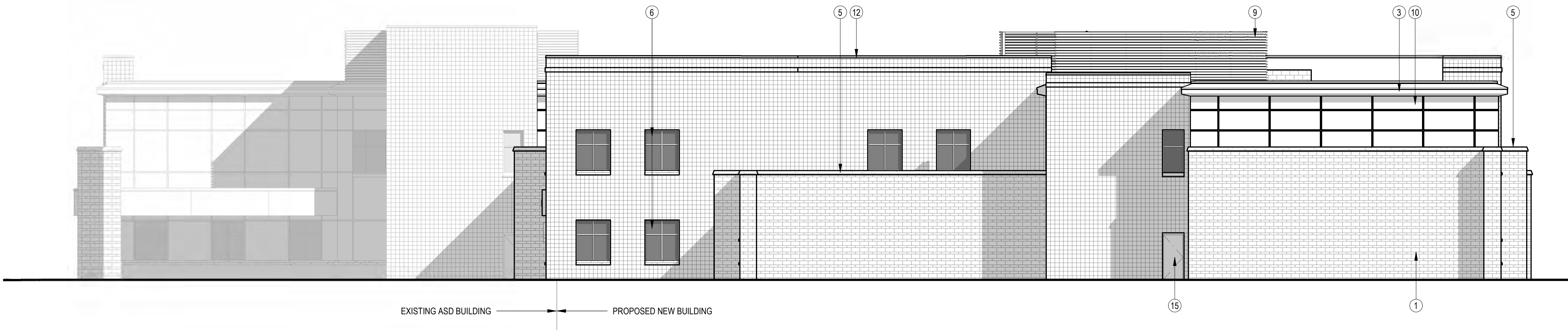
WORKNOTES - CONCEPTUAL BUILDING ELEVATIONS

- DECORATIVE CONCRETE MASONRY UNIT VENEER, 4" NOMINAL DEPTH WITH AIRSPACE. PROVIDE TWO-PIECE GALVANIZED MASONRY VENEER TIE, BARREL SCREW TYPE WITH CONTINUOUS INSULATION WASHER.
- STACKED SANDSTONE VENEER ACCENT WALL, COURSED ASHLAR PATTERN (MATCH EXISTING COURSING AND COLOR).
- BUILT-UP CORNICE, ALUMINUM COMPOSITE MATERIAL (PREFINISHED) OVER FLUID APPLIED AIR/WEATHER BARRIER ON F.R.T. PLYWOOD SHEATHING ON MISCELLANEOUS METAL FRAMING.
- CANOPY, ALUMINUM COMPOSITE MATERIAL (PREFINISHED).
- INTEGRALLY COLORED ARCHITECTURAL PRECAST CONCRETE SILL OR CAP (ACID ETCHED, SEALED).
- ALUMINUM FRAMED STOREFRONT SYSTEM (ANODIZED) WITH TINTED, INSULATED LOW-E GLAZING.
- ALUMINUM FRAMED CURTAINWALL SYSTEM (ANODIZED) WITH TINTED, INSULATED LOW-E GLAZING.
- NOT USED.
- LOUVERED MECHANICAL SCREEN (PREFINISHED) WITH STRUCTURAL STEEL SUPPORT FRAME (PAINTED).
- WATER MANAGED CEMENT STUCCO SYSTEM WITH CONTINUOUS INSULATION AND AIR/WEATHER BARRIER. PROVIDE AESTHETIC REVEALS AS INDICATED.
- ALUMINUM FRAMED CLERESTORY DAYLIGHT MONITOR WITH SNAP LOCK STANDING SEAM METAL ROOF SYSTEM (PREFINISHED).
- 24 GA. STEEL SNAP ON PARAPET COPING (PREFINISHED), ES-1 TESTED, WITH FACTORY FABRICATED TRANSITIONS.
- MASONRY CONTROL JOINTS WHERE INDICATED, 30' MAXIMUM.
- ELASTOMERIC EXTERIOR BUILDING EXPANSION JOINT SYSTEM.
- INSULATED EXTERIOR HOLLOW METAL DOOR AND FRAME (PAINTED).
- APPROXIMATE EXTENT OF ROOF TOP EQUIPMENT.
- EMERGENCY EGRESS/RESCUE WINDOW AT SLEEPING ROOM WITH SIGNAGE AND ALARM CONTACT.
- EXTERIOR LIGHT FIXTURE, WALL MOUNTED. REFER TO ELECTRICAL DRAWINGS.
- FIRE DEPARTMENT CONNECTION, CONFIRM REQUIREMENTS WITH FIRE PROTECTION SUBCONTRACTOR AND VERIFY LOCATION WITH AUTHORITIES HAVING JURISDICTION.
- 4" DIAMETER STEEL PIPE BOLLARD SET IN CONCRETE WITH HDPE BOLLARD COVER.
- THROUGH WALL ROOF OVERFLOW SCUPPER.
- ROOF OVERFLOW WALL NOZZLE. REFER TO PLUMBING DRAWINGS FOR PIPE SIZE AND SPECIFICATIONS.
- ARCHITECTURAL SUN CONTROL DEVICE INTEGRAL TO ALUMINUM STOREFRONT FRAMING.
- BRUSHED ALUMINUM BUILDING SIGNAGE.
- BACKLIT ENTRANCE NUMERAL.

- ☒ DESIGN IN PROGRESS
☐ FOR BID
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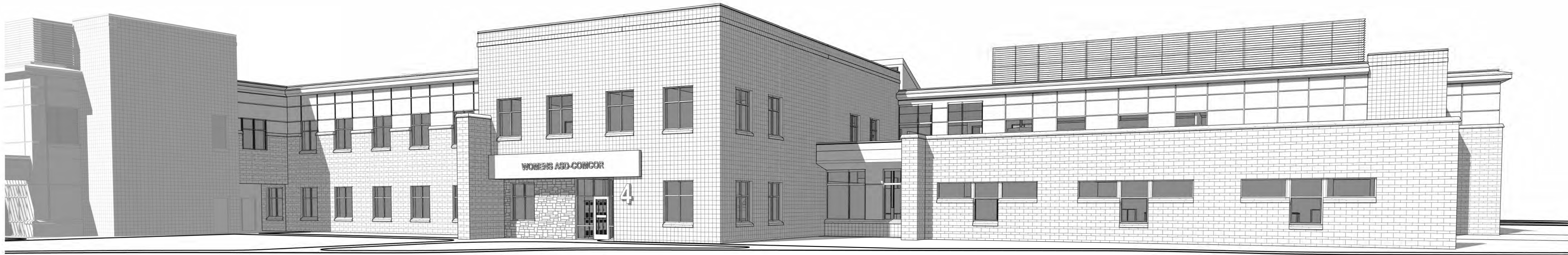
2 CONCEPTUAL BUILDING ELVEATION - EAST
3/32" = 1'-0"



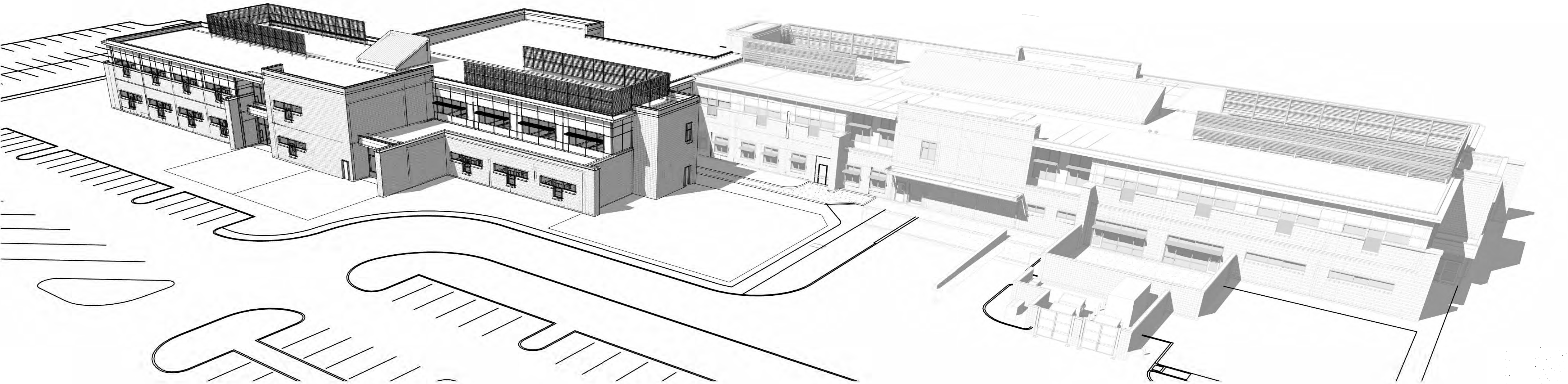
1 CONCEPTUAL BUILDING ELEVATION - WEST
3/32" = 1'-0"

WORKNOTES - CONCEPTUAL BUILDING ELEVATIONS

- DECORATIVE CONCRETE MASONRY UNIT VENEER, 4" NOMINAL DEPTH WITH AIRSPACE. PROVIDE TWO-PIECE GALVANIZED MASONRY VENEER TIE, BARREL SCREW TYPE WITH CONTINUOUS INSULATION WASHER.
- STACKED SANDSTONE VENEER ACCENT WALL, COURSED ASHLAR PATTERN (MATCH EXISTING COURSING AND COLOR).
- BUILT-UP CORNICE: ALUMINUM COMPOSITE MATERIAL (PREFINISHED) OVER FLUID APPLIED AIR/WEATHER BARRIER ON F.R.T. PLYWOOD SHEATHING ON MISCELLANEOUS METAL FRAMING.
- CANOPY, ALUMINUM COMPOSITE MATERIAL (PREFINISHED).
- INTEGRALLY COLORED ARCHITECTURAL PRECAST CONCRETE SILL OR CAP (ACID ETCHED, SEALED).
- ALUMINUM FRAMED STOREFRONT SYSTEM (ANODIZED) WITH TINTED, INSULATED LOW-E GLAZING.
- ALUMINUM FRAMED CURTAINWALL SYSTEM (ANODIZED) WITH TINTED, INSULATED LOW-E GLAZING.
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- LOUVERED MECHANICAL SCREEN (PREFINISHED) WITH STRUCTURAL STEEL SUPPORT FRAME (PAINTED).
- WATER MANAGED CEMENT STUCCO SYSTEM WITH CONTINUOUS INSULATION AND AIR/WEATHER BARRIER. PROVIDE AESTHETIC REVEALS AS INDICATED.
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- 24 GA. STEEL SNAP ON PARAPET COPING (PREFINISHED), ES-1 TESTED, WITH FACTORY FABRICATED TRANSITIONS.
- MASONRY CONTROL JOINTS WHERE INDICATED, 30" MAXIMUM.
- ELASTOMERIC EXTERIOR BUILDING EXPANSION JOINT SYSTEM.
- INSULATED EXTERIOR HOLLOW METAL DOOR AND FRAME (PAINTED).
- APPROXIMATE EXTENT OF ROOF TOP EQUIPMENT.
- EMERGENCY EGRESS/RESCUE WINDOW AT SLEEPING ROOM WITH SIGNAGE AND ALARM CONTACT.
- EXTERIOR LIGHT FIXTURE, WALL MOUNTED. REFER TO ELECTRICAL DRAWINGS.
- FIRE DEPARTMENT CONNECTION. CONFIRM REQUIREMENTS WITH FIRE PROTECTION SUBCONTRACTOR AND VERIFY LOCATION WITH AUTHORITIES HAVING JURISDICTION.
- 4" DIAMETER STEEL PIPE BOLLARD SET IN CONCRETE WITH HDPE BOLLARD COVER.
- THROUGH WALL ROOF OVERFLOW SCUPPER.
- ROOF OVERFLOW WALL NOZZLE. REFER TO PLUMBING DRAWINGS FOR PIPE SIZE AND SPECIFICATIONS.
- ARCHITECTURAL SUN CONTROL DEVICE INTEGRAL TO ALUMINUM STOREFRONT FRAMING.
- BRUSHED ALUMINUM BUILDING SIGNAGE.
- BACKLIT ENTRANCE NUMERAL.



1 CONCEPTUAL VIEW FROM NORTH



2 CONCEPTUAL VIEW FROM SOUTH EAST



3 CONCEPTUYAL VIEW FROM NORTH WEST

CONSULTANT:

OWNER:
LARIMER COUNTY

200 WEST OAK STREET, SUITE 4000
FORT COLLINS, CO 80522

PROJECT:
**ASD/COMCOR
EXPANSION**
2307 MIDPOINT DRIVE
FORT COLLINS, COLORADO 80525

ARCHITECT PROJECT NO: 20-452
DRAWN BY: BDR-BR
CHECKED BY: TAS-JE

RELEASE FOR:
☒ DESIGN IN PROGRESS
☐ FOR BID
☐ FOR PERMIT
☐ FOR CONSTRUCTION
☐ RECORD DRAWINGS

SHEET RELEASE AND REVISION SCHEDULE:
PDR APPLICATION △ 03/18/2021

SEAL:
**PRELIMINARY
DESIGN**

**NOT FOR
CONSTRUCTION**

SHEET TITLE:
CONCEPTUAL 3D VIEWS

SHEET NUMBER:
A901