

From: Ryan Faust <faustr@bufstudio.co>
Sent: Tuesday, June 6, 2023 8:07 AM
To: Wood Hicken, Amber; Macy Nance
Subject: RE: Horizontal Massing Breaks - Andy's Custard

That works for me; Macy can you add a note regarding those control joints that they are to be a 1" reveal? We need to send colored elevations back to Plaza Street and Jeff Weeder so they can make the formal submittal. We will also need to make these changes to the CDs so that the CD's match these colored elevations and what we are proposing to Amber gets built through the construction drawings.

Amber, thanks for working with us on it!

Ryan Faust
PARTNER + MANAGING PRINCIPAL

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From: Wood Hicken, Amber <ahicken@parkeronline.org>
Sent: Tuesday, June 6, 2023 8:57 AM
To: Ryan Faust <faustr@bufstudio.co>
Subject: RE: Horizontal Massing Breaks - Andy's Custard

Ryan,

Thanks for the info - what if we meet in the middle & do a 1" reveal?



Amber Wood Hicken, Planner I
20120 E. Mainstreet Parker, CO 80138-7335
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From: Ryan Faust <faustr@bufstudio.co>
Sent: Monday, June 5, 2023 3:40 PM
To: Wood Hicken, Amber <ahicken@parkeronline.org>; Macy Nance <nancem@bufstudio.co>
Subject: RE: Horizontal Massing Breaks - Andy's Custard

Gotcha; those are ½” control joints. I think we can get up to 1-1/2” reveal, but seems to be pretty large reveal for this size of building. I’d recommend we don’t go over ¾” if you wanted a larger reveal.

Ryan Faust

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From: Wood Hicken, Amber <ahicken@parkeronline.org>
Sent: Monday, June 5, 2023 12:50 PM
To: Macy Nance <nancem@bufstudio.co>; Ryan Faust <faustr@bufstudio.co>
Subject: RE: Horizontal Massing Breaks - Andy's Custard

Good afternoon,

Thanks for sending this over. These are documents the Town has; what I’m hoping to see is how many inches wide the actual banding that is carved / stamped into the stucco will be.

Thank you very much!



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From: Macy Nance <nancem@bufstudio.co>
Sent: Thursday, June 1, 2023 3:09 PM
To: Ryan Faust <faustr@bufstudio.co>; Wood Hicken, Amber <ahicken@parkeronline.org>
Subject: RE: Horizontal Massing Breaks - Andy's Custard

Good Afternoon Amber,

Attached is a screenshot of the dimensioned diamond pattern, as well as a PDF of the entire elevation with the indicated dimension.

Thanks,
Macy

Macy Nance
ARCHITECTURAL DESIGNER

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From: Ryan Faust <faustr@bufstudio.co>
Sent: Thursday, June 1, 2023 4:00 PM
To: Wood Hicken, Amber <ahicken@parkeronline.org>; Macy Nance <nancem@bufstudio.co>
Subject: RE: Horizontal Massing Breaks - Andy's Custard

Macy, can you show Amber a dimension on the diamond pattern for Parker? The diamond pattern can be adjusted, so if its better to be smaller or larger we could amend it.

Ryan Faust

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From: Wood Hicken, Amber <ahicken@parkeronline.org>
Sent: Thursday, June 1, 2023 3:54 PM
To: Ryan Faust <faustr@bufstudio.co>
Subject: RE: Horizontal Massing Breaks - Andy's Custard

Ryan,

Thanks for sending this over, I think we're definitely headed in the right direction!

Could you tell me how wide the diamond pattern banding on the side is?



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From: Ryan Faust <faustr@bufstudio.co>
Sent: Tuesday, May 30, 2023 2:50 PM
To: Wood Hicken, Amber <ahicken@parkeronline.org>
Cc: Macy Nance <nancem@bufstudio.co>
Subject: RE: Horizontal Massing Breaks - Andy's Custard

Amber,

Following up on this one for you; we changed the watertable to be taller or what I had mentioned before of a more vertical plane rather than a small angled watertable. I also had the team adjust the rear elevation with the glazing to have brick all the way up. I do think this helps the rear elevation to match to the other elevations with material selection and articulation, so hopefully that provides some more contrast and a higher level of articulation across the façade to support your comments.

Let me know what you think!
Ryan

Ryan Faust
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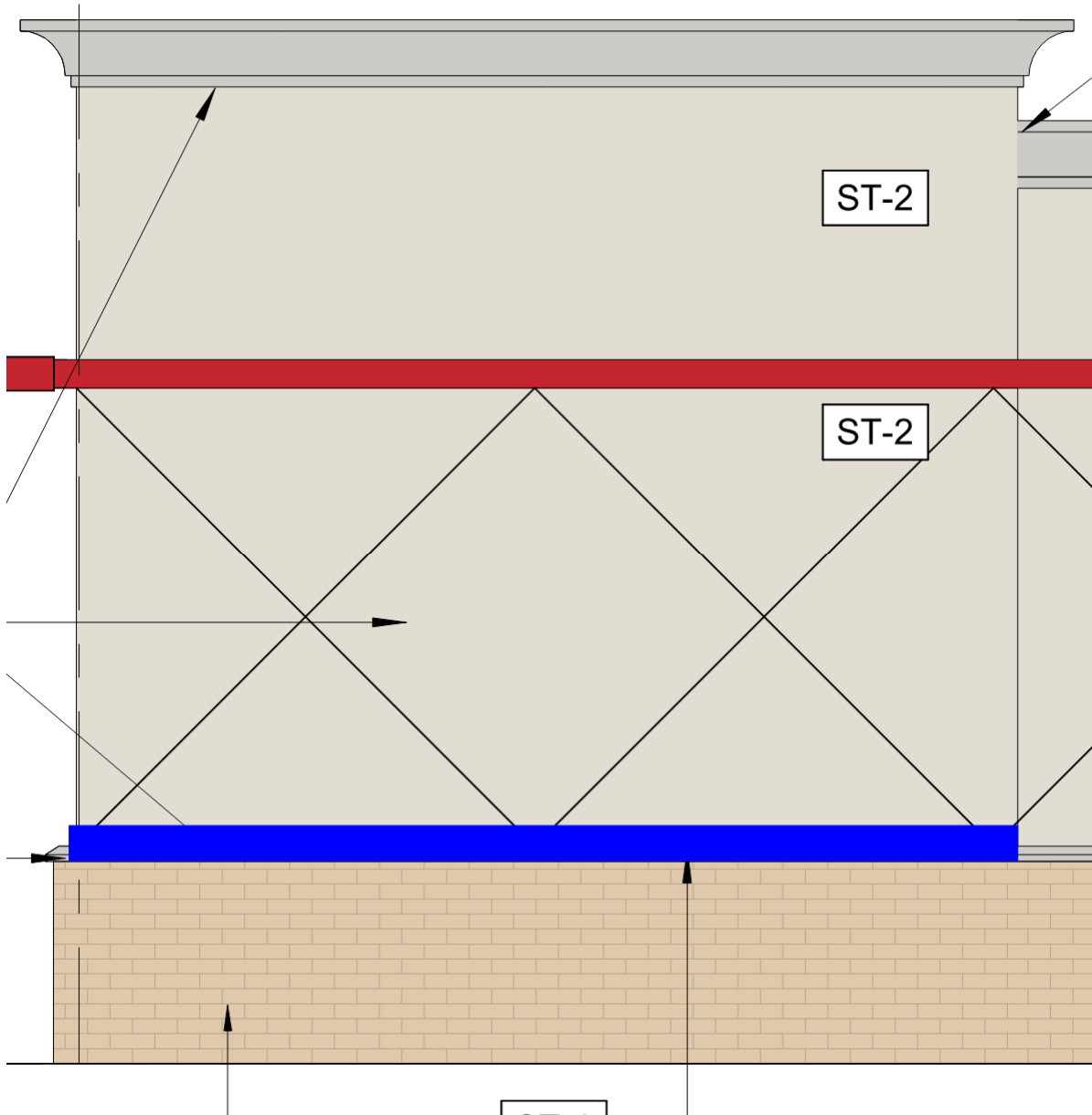
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From: Ryan Faust
Sent: Wednesday, May 24, 2023 9:54 AM
To: Wood Hicken, Amber <ahicken@parkeronline.org>
Subject: RE: Horizontal Massing Breaks - Andy's Custard

Hi Amber, thanks for the clarification below. That does help; here are my thoughts:

1. The building is small and as we continue to add elements we are creating some complexity on the building that takes away from the design; it starts to look more like a decorated shed than a comprehensive, articulated design thought.
2. When we go with brick all the way up like we did around the drive-thru we lose the stepback/recess in the wall plane. I'm open to adding more of this as you suggest, but seems to conflict with the stepback/recess part of the code. What if we add brick to the area where we added windows on the rear elevation; then both areas that have windows (rear elevation and drive-thru) have brick and the other areas have stucco. On the stucco elements I added diagonal control joints below the red datum and a smooth finish on top of the datum to add more texture and visual contrast on that material to help with articulation. Note that the red datum is a projection too and creates a small shadow line like the watertable does.
3. What about making the horizontal banding more visible; right now its 3" tall with an angle, but we could make it more of vertical profile/thicker band and make it 8" tall like the snippet below? The blue band would be the new watertable design; it would still project out from the wall to create a shadow line and would be more prominent on the building.

If we combine that larger watertable and then add more brick to the rear façade as indicated above does that help our cause to meet the code? I do think we have several recesses/projections on the wall with the cornice at the top, red datum, watertable, and thickness of brick to stucco material changes. let me know if you think that may get us there and I can adjust these items and resubmit.



Ryan Faust
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From: Wood Hicken, Amber <ahicken@parkeronline.org>
Sent: Tuesday, May 23, 2023 2:58 PM
To: Ryan Faust <faustr@bufstudio.co>
Subject: Horizontal Massing Breaks - Andy's Custard

Ryan,

Apologies for my delayed response to your voicemail re:horizontal massing breaks for Andy's Custard.

The design standards state that all of the following are required for building middles:

- Visibly apparent material change
- String courses (horizontal banding)
- Stepbacks, recesses or protrusions

I do like the banding that was added to the middle, but could you tell me how many inches wide it will be?

The main concerns are with the material change and stepbacks. One option could be to run more brick up the walls to match the drive through window. Let me know your thoughts. Thanks!



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