

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF 310 N WILCOX ST, CASTLE ROCK, CO 80104.

TURNER ASSOCIATES LLC

NOTARY BLOCK
SUBSCRIBED AND SWORN TO ME BEFORE THIS ____ DAY OF ____ 20____
BY _____ AS REPRESENTATIVE OF TURNER ASSOCIATES LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDERS SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS ____ DAY OF ____ 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO ME BEFORE THIS ____ DAY OF ____ 20____
BY _____ AS AUTHORIZED REPRESENTATIVE OF TURNER ASSOCIATES LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ AT RECEPTION NO. _____ DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(NAME OF MORTGAGEE) _____

SIGNED THIS ____ DAY OF ____ 20____ BY _____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____ 20____ BY _____

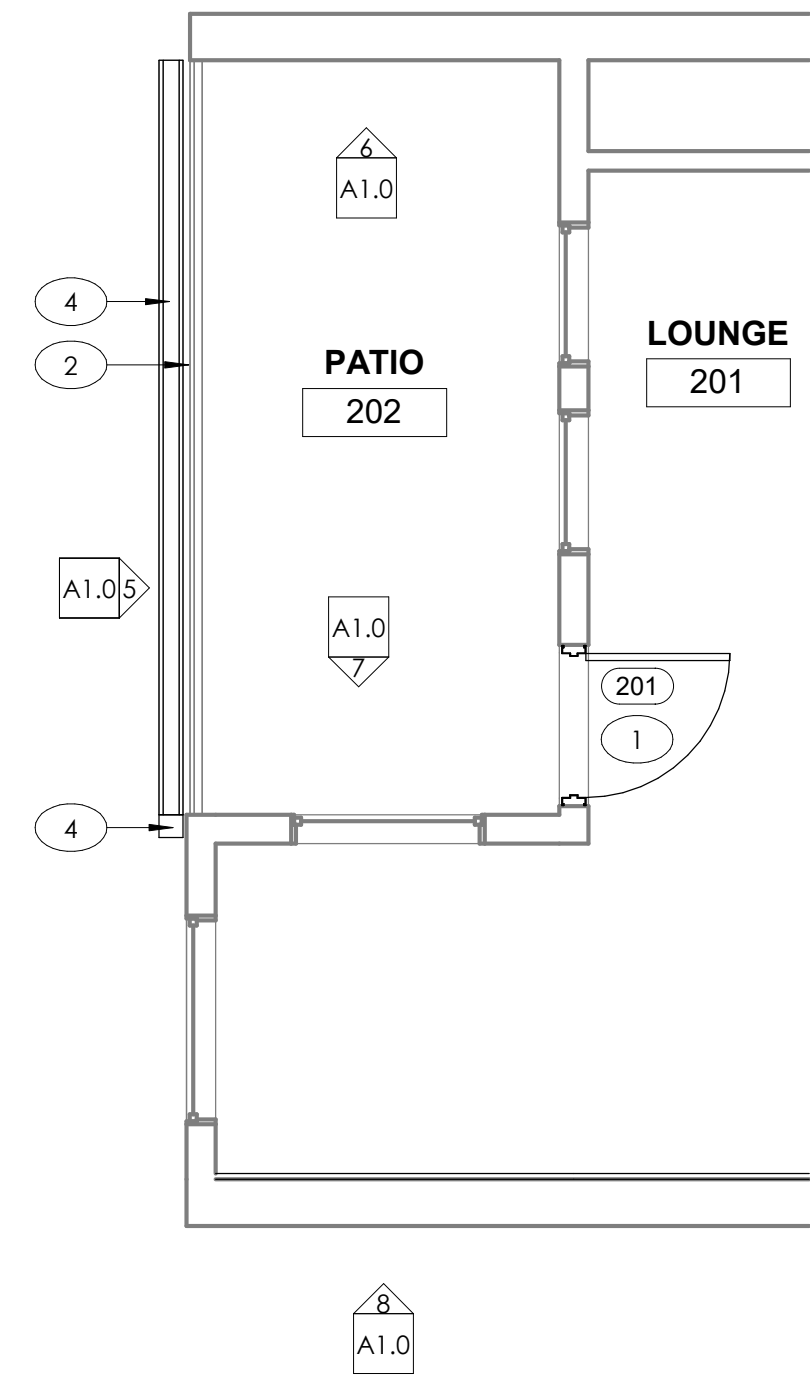
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

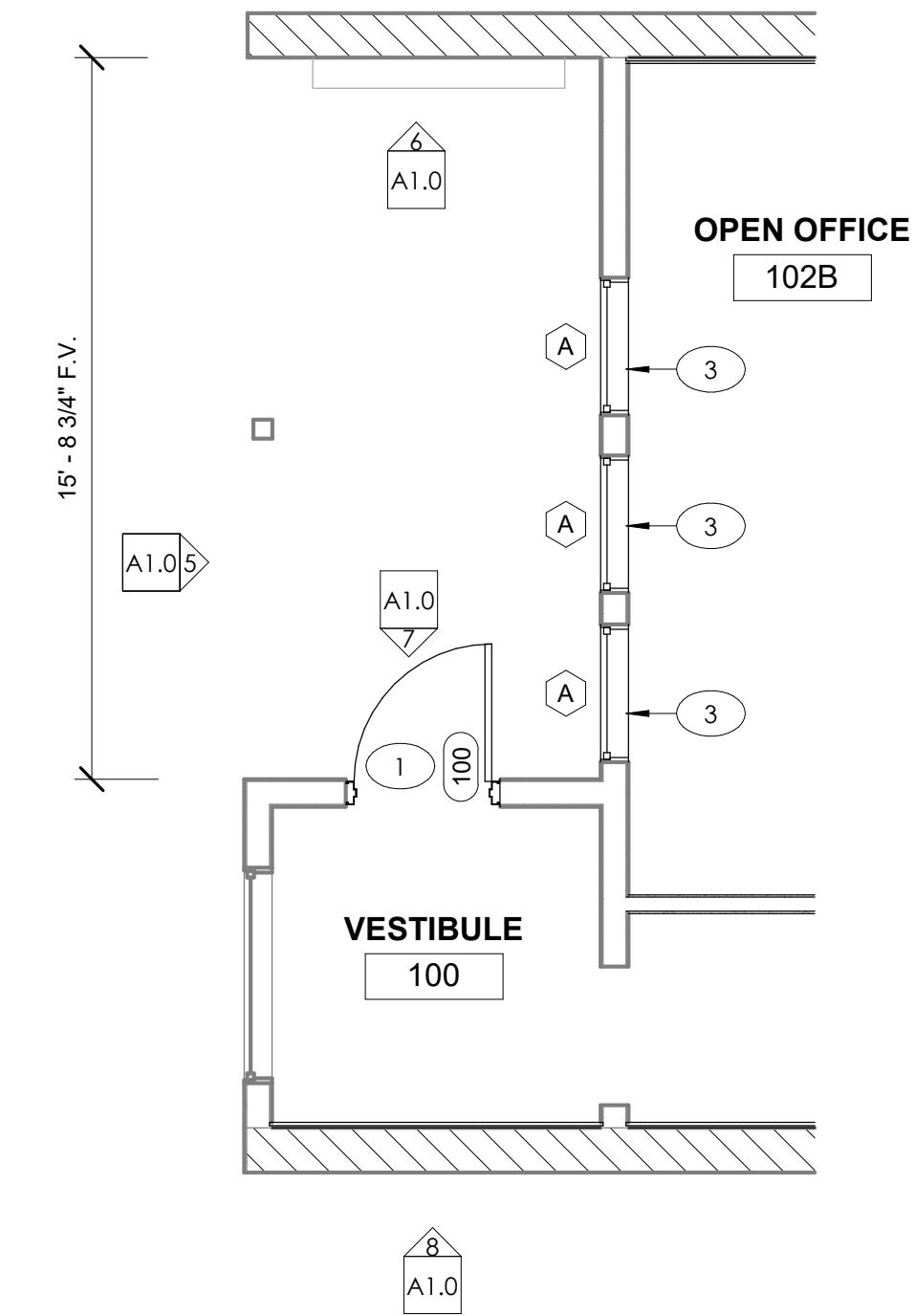
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS DOWNTOWN FACADE SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE DAY OF ____ 20____.

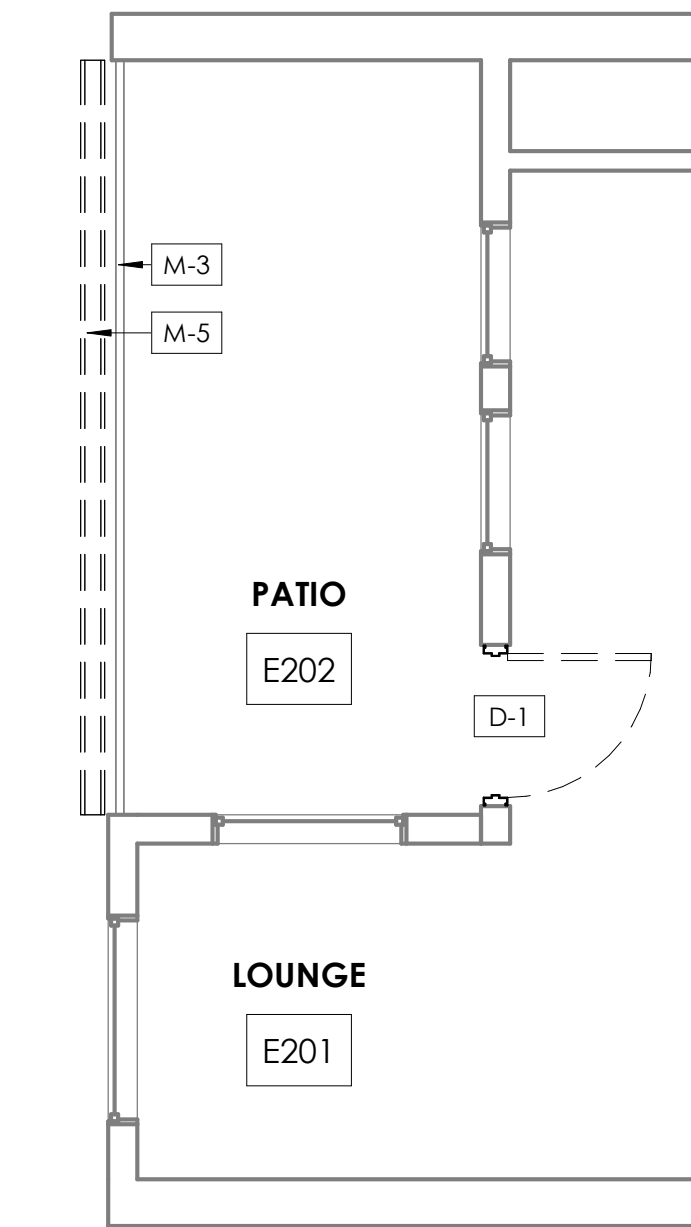
DIRECTOR OF DEVELOPMENT SERVICES _____



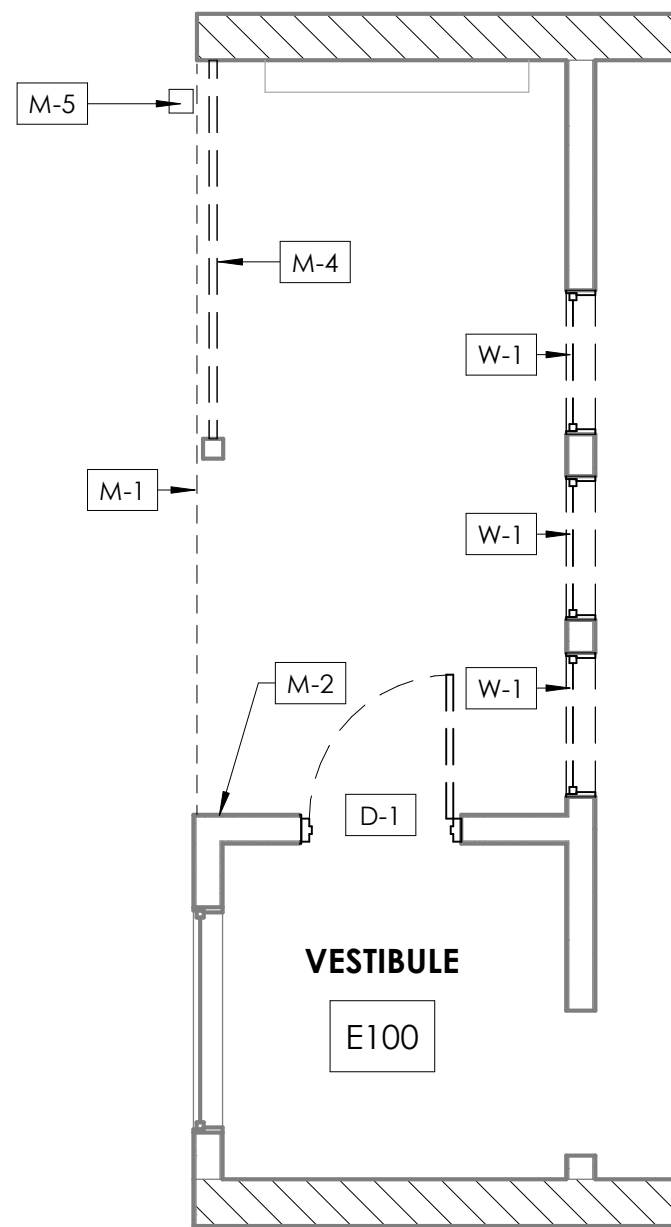
4 FLOOR PLAN - LEVEL 2
A1.0 1/4" = 1'-0"



3 FLOOR PLAN - LEVEL 1
A1.0 1/4" = 1'-0"



2 DEMO FLOOR PLAN - LEVEL 2
A1.0 1/4" = 1'-0"



1 DEMO FLOOR PLAN - LEVEL 1
A1.0 1/4" = 1'-0"

PAINT ALL TRIM P1

ROOF ELEVATION; F.V.

27' - 9"

SIDING ELEVATION; F.V.

18' - 0"

LEVEL 2
12' - 2"

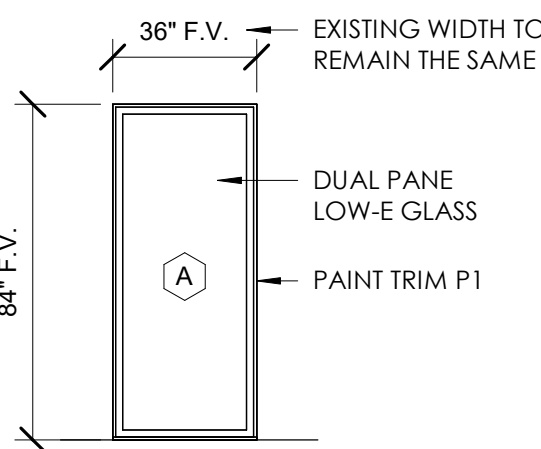
LEVEL 1
0' - 0"

8 SIDE ELEVATION
A1.0 1/4" = 1'-0"

7 SIDE ELEVATION
A1.0 1/4" = 1'-0"

6 SIDE ELEVATION
A1.0 1/4" = 1'-0"

9 WINDOW ELEVATION
A1.0 1/4" = 1'-0"



PAINT ALL TRIM P1

PAINT ALL TRIM P1

REPLACE BALUSTERS AND PAINT RAILING P1.

FABRICATE AND ADD CORNICE TO TOP, PAINT P1

OWNER PROVIDED SIGN AND BACKDROP, BACKDROP TO BE PAINTED P1

EXISTING GUTTER TO CHANGE SLOPE

EXISTING TRIM PAINTED P1

EXISTING BULLETIN, PAINT P1 AND ADD DRYWALL TO COVER PLYWOOD INSIDE. PAINT DRYWALL.

EXISTING DECK

LEVEL 2
12' - 2"

LEVEL 1
0' - 0"

5 FRONT ELEVATION
A1.0 1/4" = 1'-0"

NOTE:
ALL WINDOW AND DOOR TRIM TO BE PAINTED P1.

PAINT ALL TRIM P1

PAINT ALL TRIM P1

REPLACE BALUSTERS AND PAINT RAILING P1.

FABRICATE AND ADD CORNICE TO TOP, PAINT P1

OWNER PROVIDED SIGN AND BACKDROP, BACKDROP TO BE PAINTED P1

EXISTING GUTTER TO CHANGE SLOPE

EXISTING TRIM PAINTED P1

EXISTING BULLETIN, PAINT P1 AND ADD DRYWALL TO COVER PLYWOOD INSIDE. PAINT DRYWALL.

EXISTING DECK

LEVEL 2
12' - 2"

LEVEL 1
0' - 0"

5 FRONT ELEVATION
A1.0 1/4" = 1'-0"

VICINITY MAPS

AREA OF WORK

312, #201
312, #203
- 310
308
306



PROJECT DIRECTORY

OWNER:
TURNER ASSOCIATES LLC
TRAVIS TURNER
719-244-3645

DRAWING POC:
CASCO CONSTRUCTION CORP.
6380 CORPORATE CENTRE CIR, SUITE 210
COLORADO SPRINGS, CO 80919
POC: KATIE MITCHELL
P: 859-948-0223

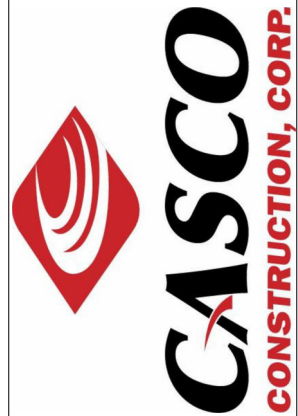
PROJECT DESCRIPTION:
UPDATING THE FACADE BY REPLACING WINDOWS, REPLACING DOORS, PAINTING TRIM, ADDING SIGNAGE, RE-ROUTING GUTTER AND DOWNSPOUT, REPLACING BALUSTERS.

M-1 DEMOLITION NOTES

- DEMOLITION NOTES:
- D-1 REPLACE DOOR ONLY: EXISTING FRAME TO REMAIN.
 - M-1 DEMOLISH EXISTING WOODEN FACADE WHERE NEW SIGN WILL GO. REFER TO ELEVATIONS.
 - M-2 DEMOLISH MAIL BOX.
 - M-3 REPLACE ALL EXISTING BALUSTERS ON 2ND FLOOR PATIO RAILING.
 - M-4 DEMOLISH EXISTING RAILING IN ITS ENTIRETY.
 - M-5 DEMOLISH EXISTING DOWNSPOUT AND RE-SLOPE GUTTER.
 - W-1 REMOVE EXISTING WINDOW AND FRAME, DEMOLISH WALL BELOW WINDOW FOR NEW LARGER WINDOW.

PLAN NOTES

- 1 KEEP EXISTING FRAME, REPLACE DOOR.
- 2 WHERE EXISTING WOOD FACADE WAS, ADD NEW SIDING.
- 3 NEW WINDOW AND FRAME. WINDOW EXTENDS DOWN TO FLOOR. F.V. SIZE. SEE DETAIL S/A1.0.
- 4 NEW GUTTER AND DOWNSPOUT TO DRAIN UNDER SIDEWALK. CUT SIDEWALK FOR NEW TRENCH.



6380 CORPORATE CENTRE CIR.
SUITE 210
COLORADO SPRINGS, CO 80919
P: 859-948-0223

310 N. WILCOX ST.
CASTLE ROCK, CO 80104

ENGEL & VÖLKERS - CASTLE PINES, EXTERIOR ONLY

SHEET RELEASE

1	
2	
3	
4	
5	
6	
7	
8	

DATE: 8.19.24

REV: KM

A1.0
PLANS AND ELEVATIONS