

101 WEST MAIN STREET



101 WEST MAIN STREET
 LOT B-1, AMENDED WEST FRISCO 70, FILING #2
 TOWN OF FRISCO, COLORADO
 TITLE COVER SHEET

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PROJECT CODE STUDY

JURISDICTION	TOWN OF FRISCO
ZONE DISTRICT	101 W MAIN HOUSING PUD
ALLOWABLE DENSITY	45 UNITS MINIMUM
MAXIMUM LOT COVERAGE	80% MAX
FRONT YARD SETBACK	5'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	10'
MAXIMUM BUILDING HEIGHT	49'-6"
CONSTRUCTION TYPE	V
FIRE SPRINKLER	YES

LOCATION MAP



PROJECT DIRECTORY

OWNER NHP FOUNDATION 122 EAST 42 STREET, SUITE 4900 NEW YORK, NEW YORK . 10168 T: 832.280.7554	GENERAL CONTRACTOR TBD
ARCHITECT ALLEN-GUERRA ARCHITECTURE 711 B GRANITE ST PO BOX 5540 FRISCO, COLORADO . 80443 T: 970.453.7002	CIVIL ENGINEER ALPINE ENGINEERING, INC 3451 O HWY 6 / UNIT A9 / PO BOX 97 EDWARDS, COLORADO . 81632 T: 970.926.3373
LANDSCAPE ARCHITECT NORRIS DESIGN 409 EAST MAIN STREET PO BOX 2320 FRISCO, COLORADO . 80443 T: 970.368.7068	GEOTECHNICAL ENGINEER KUMAR & ASSOCIATES, INC. 240 ANNIE ROAD PO DRAWER 1887 SILVERTHORNE, COLORADO . 80498 T: 970.468.1989
SURVEYOR RANGE WEST ENGINEERS & SURVEYORS, INC PO BOX 569 SILVERTHORNE, COLORADO . 80498 T: 970.468.6281	

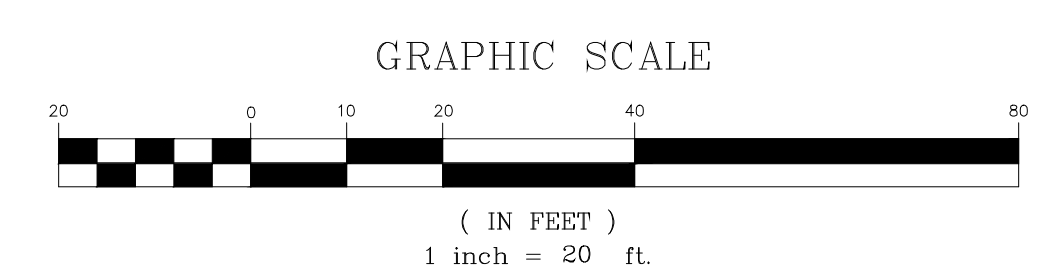
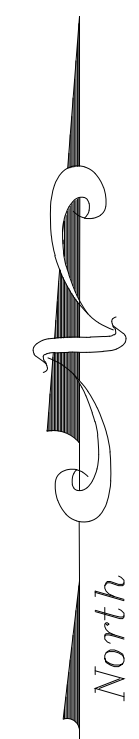
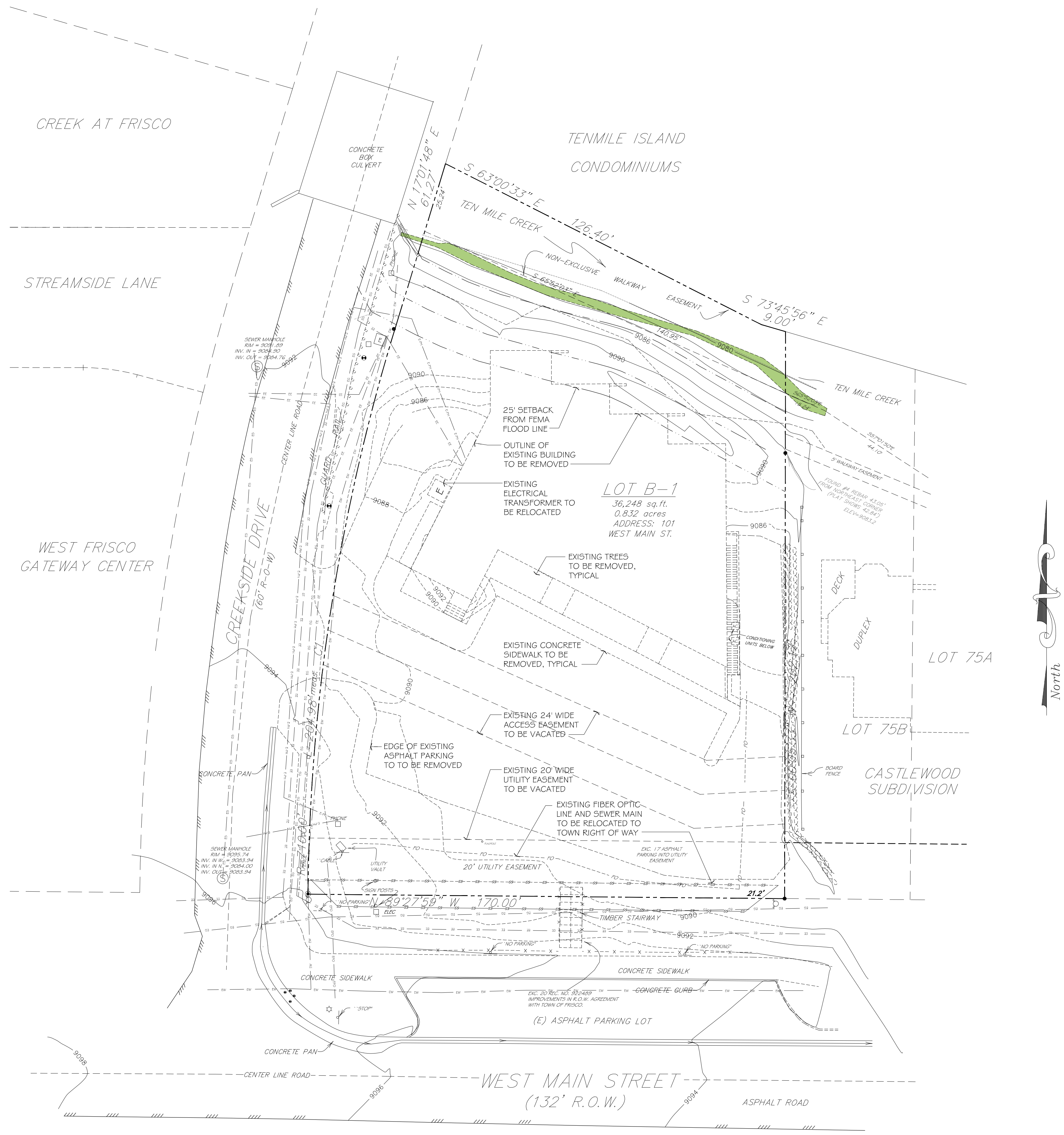
SHEET INDEX

C5	COVER SHEET	A2.1	FIRST LEVEL FLOOR PLAN
A1.0	EXISTING SITE AND DEMO PLAN	A2.2	SECOND LEVEL FLOOR PLAN
A1.1	PROPOSED SITE PLAN	A2.3	THIRD LEVEL FLOOR PLAN
CM	CONSTRUCTION MANAGEMENT PLAN	A2.4	ROOF PLAN
C1.1	EXISTING CONDITIONS/DEMOLITION	A2.6	TYPICAL UNIT PLANS
C1.2	EXISTING CONDITIONS/DEMOLITION	A3.1	EXTERIOR ELEVATIONS
C1.3	SITE LAYOUT PLAN	A3.2	EXTERIOR ELEVATIONS
C2.0	GRADING AND DRAINAGE	A3.3	PERSPECTIVE RENDERINGS
C2.1	GRADING AND DRAINAGE	A3.4	BULK PLANE ENCROACHMENTS
C3.0	DRAINAGE AREA MAP	A3.5	EXTERIOR MATERIALS LEGEND
C3.1	STORMWATER CRITERIA	E01	LIGHTING SITE PLAN AND PHOTOMETRIC
C3.2	STORM SEWER PLAN	SURVEY	
C4.0	UTILITY PLAN		
C5.0	EROSION CONTROL PLAN		
C6.0	DETAILS		
C6.1	DETAILS		
C6.2	DETAILS		
L-001	LANDSCAPE NOTES		
L-002	LANDSCAPE SCHEDULE		
L-003	LANDSCAPE SCHEDULE		
L-101	LANDSCAPE PLAN		
L-501	LANDSCAPE DETAILS		
L-502	LANDSCAPE DETAILS		
L-503	LANDSCAPE DETAILS		
L-504	LANDSCAPE DETAILS		

ISSUE	DATE
DRC	7 DEC 2022
SKETCH	9 JAN 2023
SKETCH	3 MAY 2023
UPDATE	8 AUG 2023
DRC	26 OCT 2023
SKETCH	3 NOV 2023
PLANNING	13 MAY 2024

PROJECT # 22105

INFO



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TOWN OF FRISCO, COLORADO

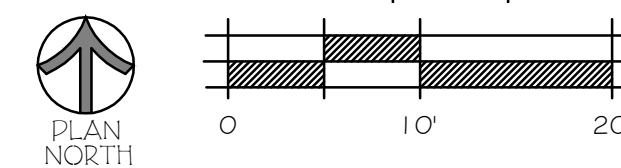
EXISTING SITE & DEMO PLAN

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1 FIRST LEVEL FLOOR PLAN
A2.1 SCALE: 1"=10.0'



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TOWN OF FRISCO, COLORADO

FIRST LEVEL FLOOR PLAN

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A2.1



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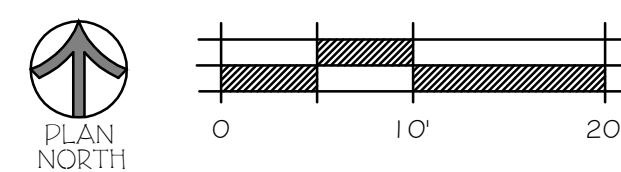
SECOND LEVEL FLOOR PLAN

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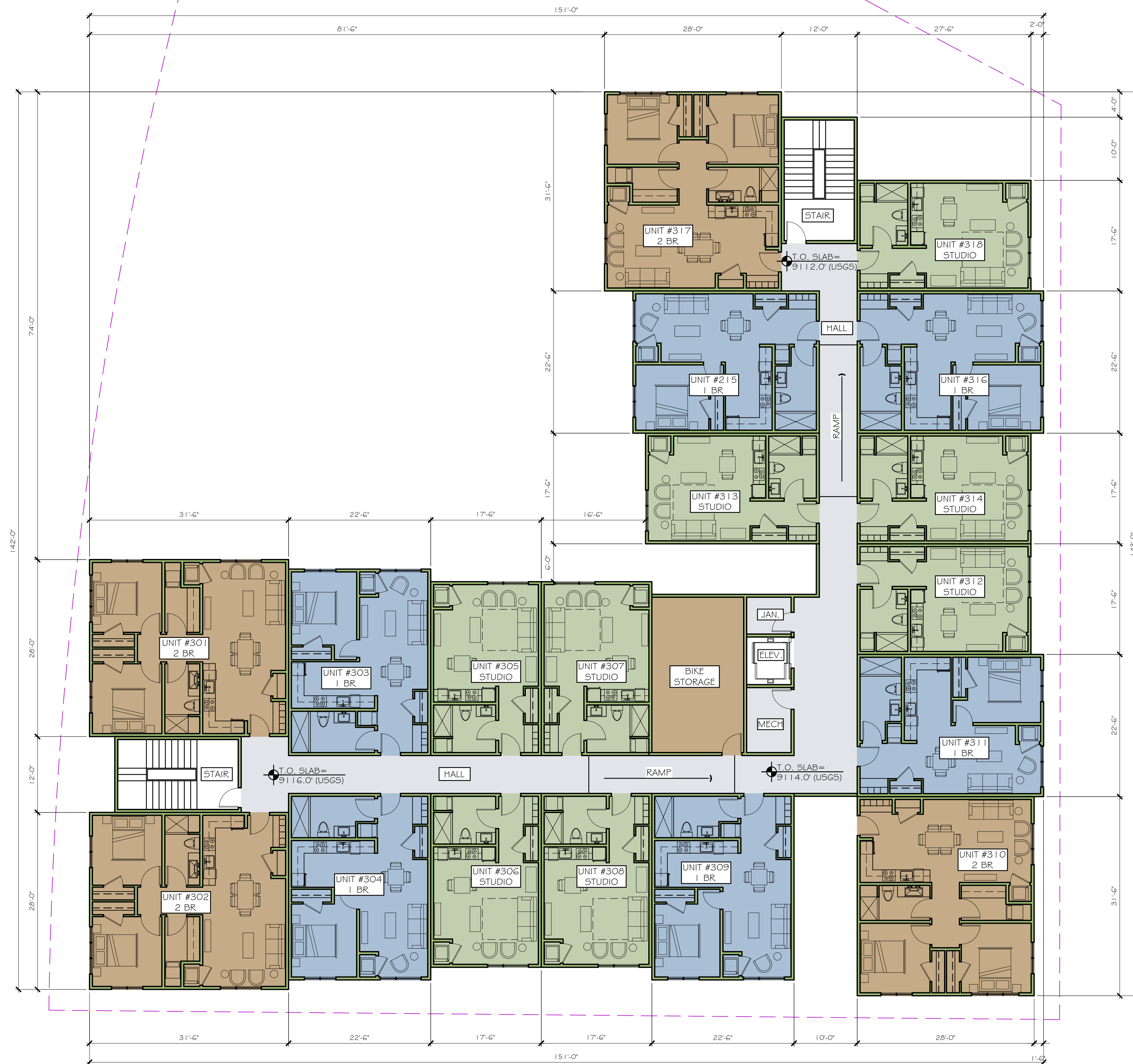
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1 SECOND LEVEL FLOOR PLAN
A2.2 SCALE: 1"=10.0'



A2.2



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TOWN OF FRISCO, COLORADO

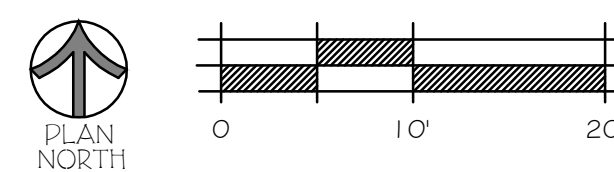
THIRD LEVEL FLOOR PLAN

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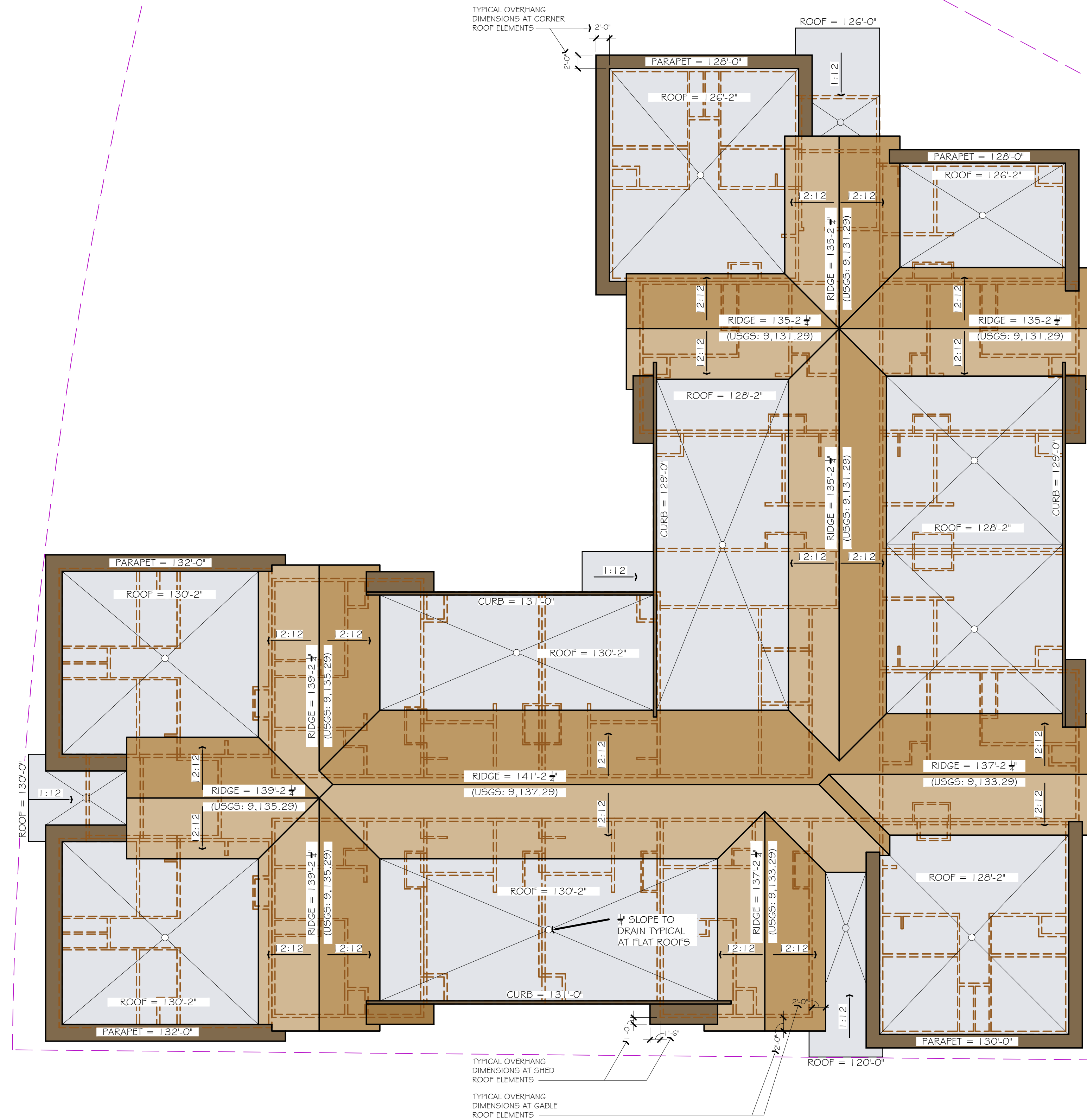
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1 THIRD LEVEL FLOOR PLAN
A2.3 SCALE: 1"=10.0'



A2.3



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ROOF PLAN

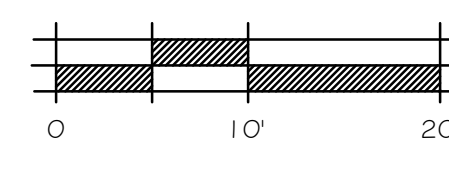
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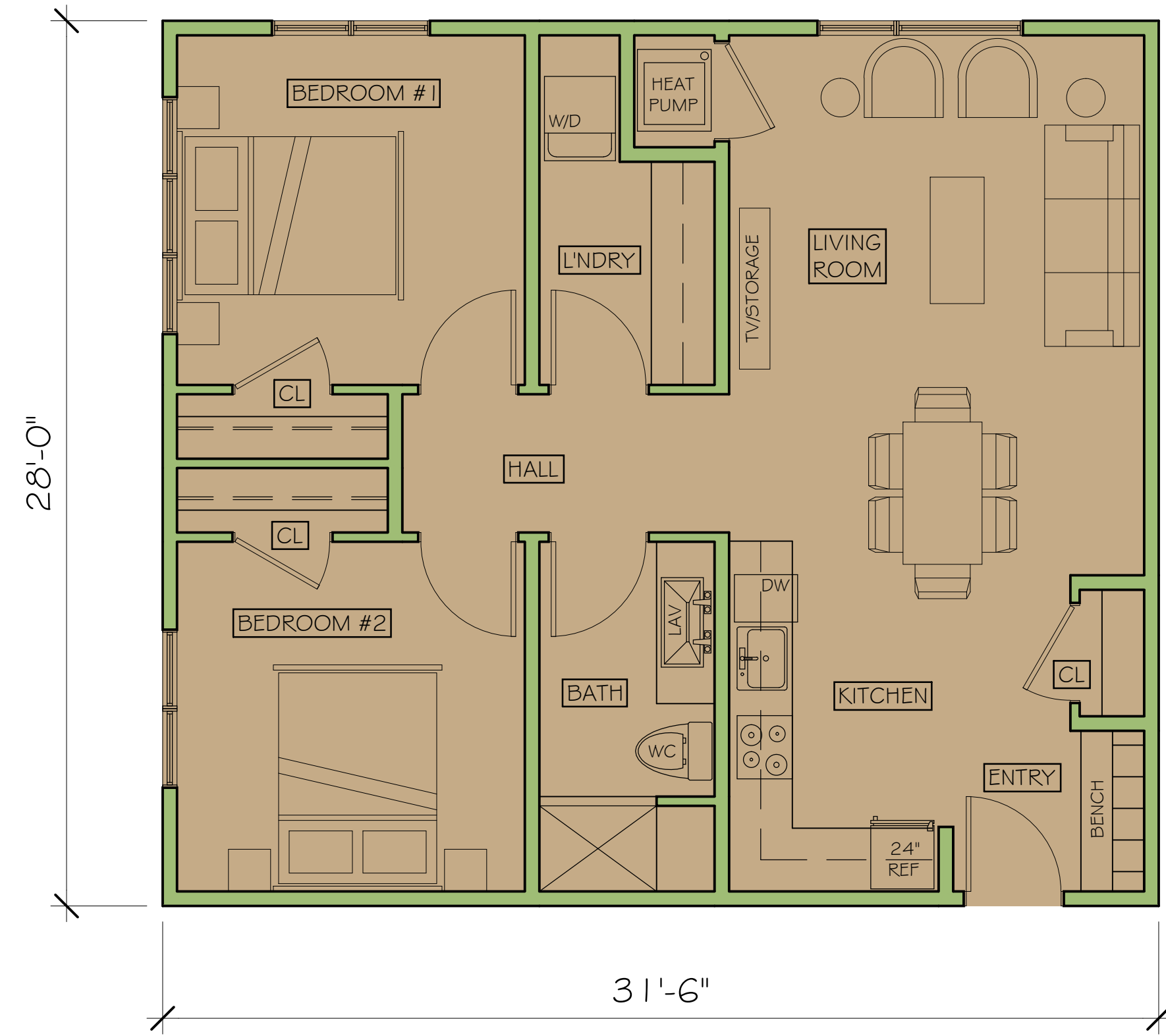
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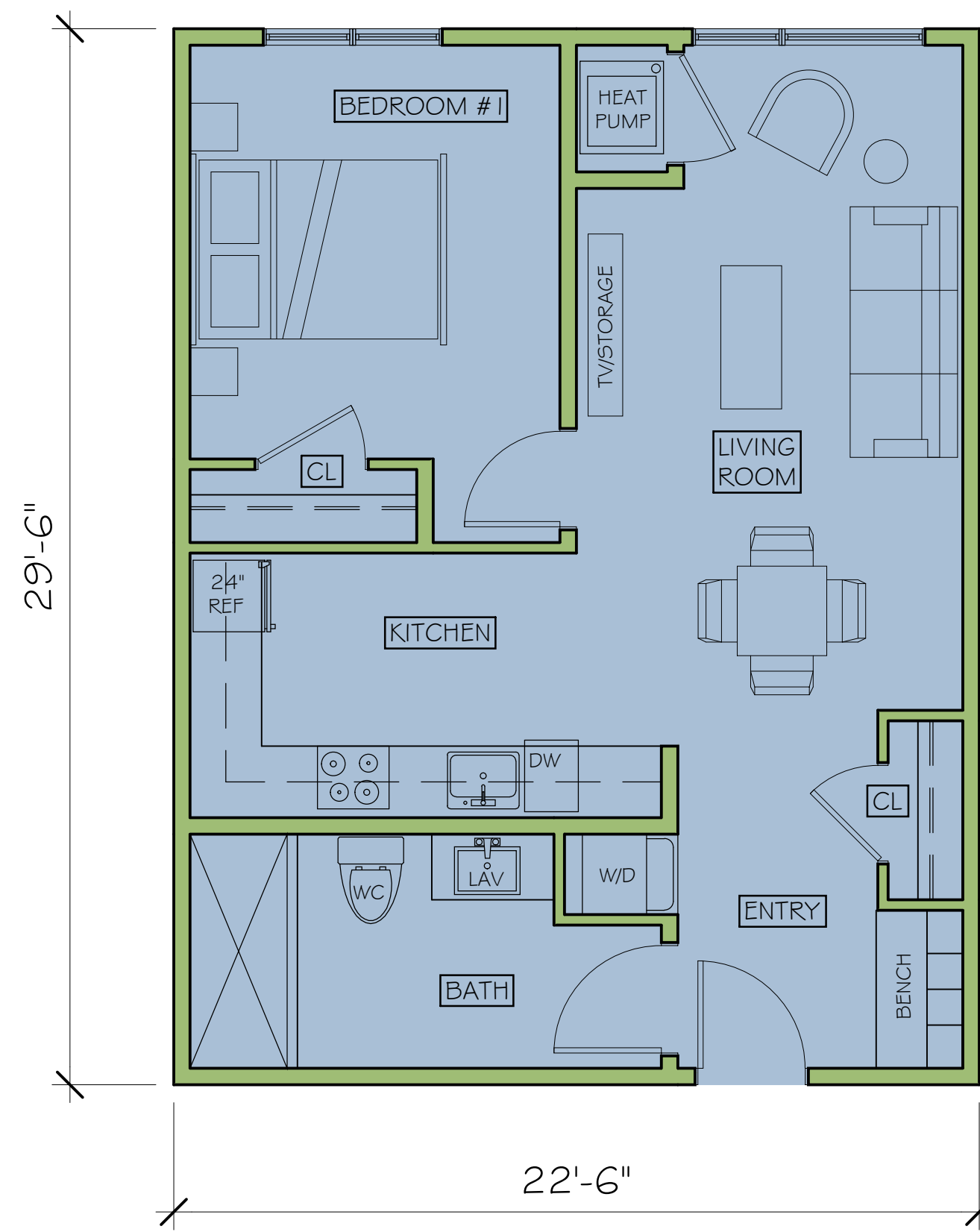
1 ROOF PLAN
A2.4 SCALE: 1"=10'-0"



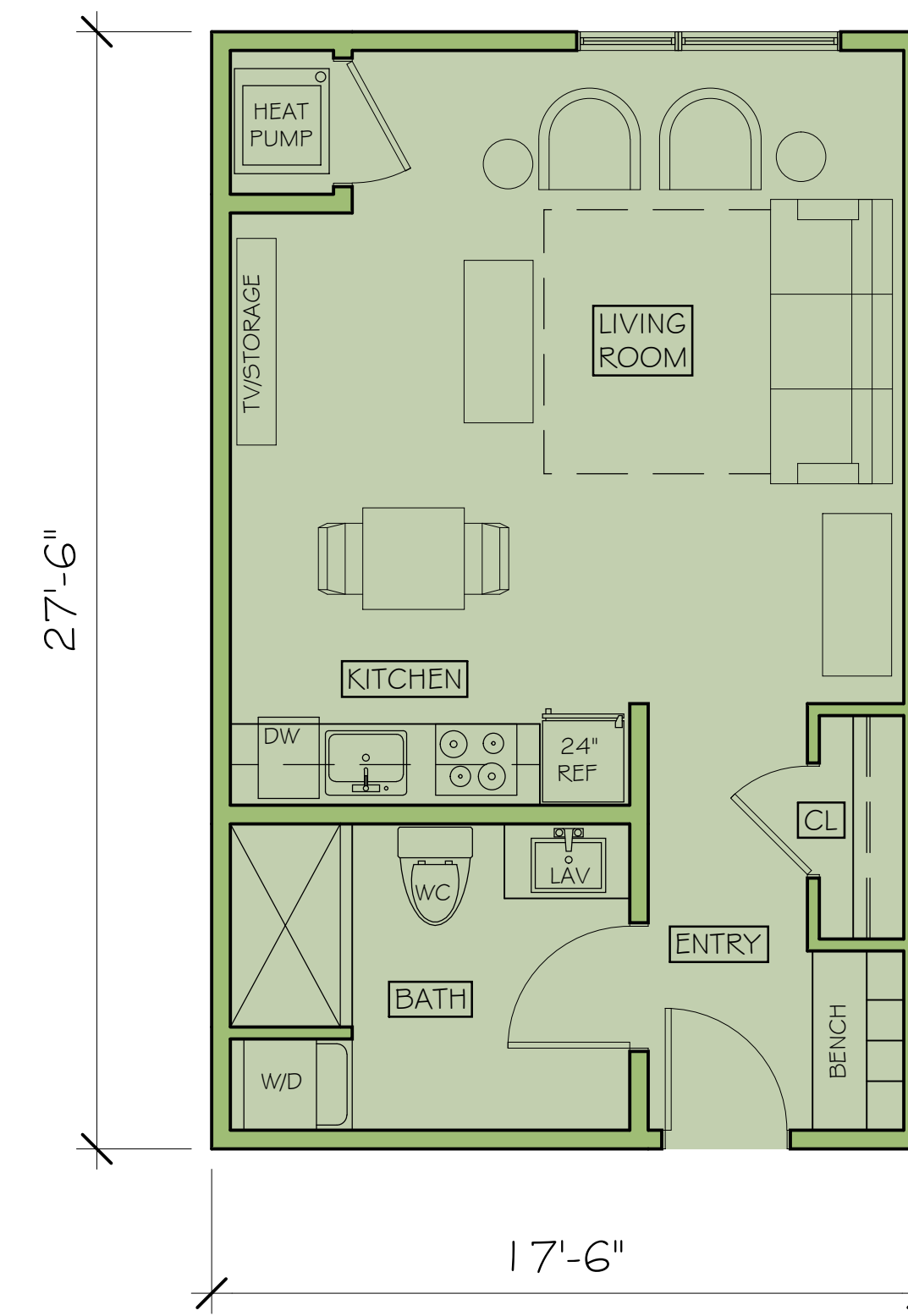
A2.4



3
A2.5
2- BEDROOM UNIT PLAN (882 SF)
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'



2
A2.5
1- BEDROOM UNIT PLAN (664 SF)
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'



1
A2.5
STUDIO UNIT PLAN (481 SF)
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

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TYPICAL UNIT PLANS

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A2.5



1 SOUTH ELEVATION
 1/8" = 1'-0"



2 WEST ELEVATION
 1/8" = 1'-0"

101 WEST MAIN STREET
 LOT B-1, AMENDED WEST FRISCO 70, FILING #2
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TITLE
 EXTERIOR ELEVATIONS

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A3.1



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

101 WEST MAIN STREET
LOT B-1, AMENDED WEST FRISCO TOWN OF FRISCO, COLORADO
TITLE: EXTERIOR ELEVATIONS

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PROJECT# 2161

A3.2



1 MAIN STREET VIEW
A3.3
N.T.S.



3 SOUTHERN PERSPECTIVE (FROM MAIN STREET)
A3.3
N.T.S.



2 SOUTHEAST PERSPECTIVE (FROM MAIN STREET)
A3.3
N.T.S.



5 NORTHEAST PERSPECTIVE (FROM TENMILE CREEK)
A3.3
N.T.S.



4 NORTHWEST PERSPECTIVE (FROM CREEKSIDE DRIVE)
A3.3
N.T.S.

101 WEST MAIN STREET
LOT B-1, AMENDED WEST FRISCO TO FILING #2
TOWN OF FRISCO, COLORADO

TITLE
PERSPECTIVE RENDERINGS

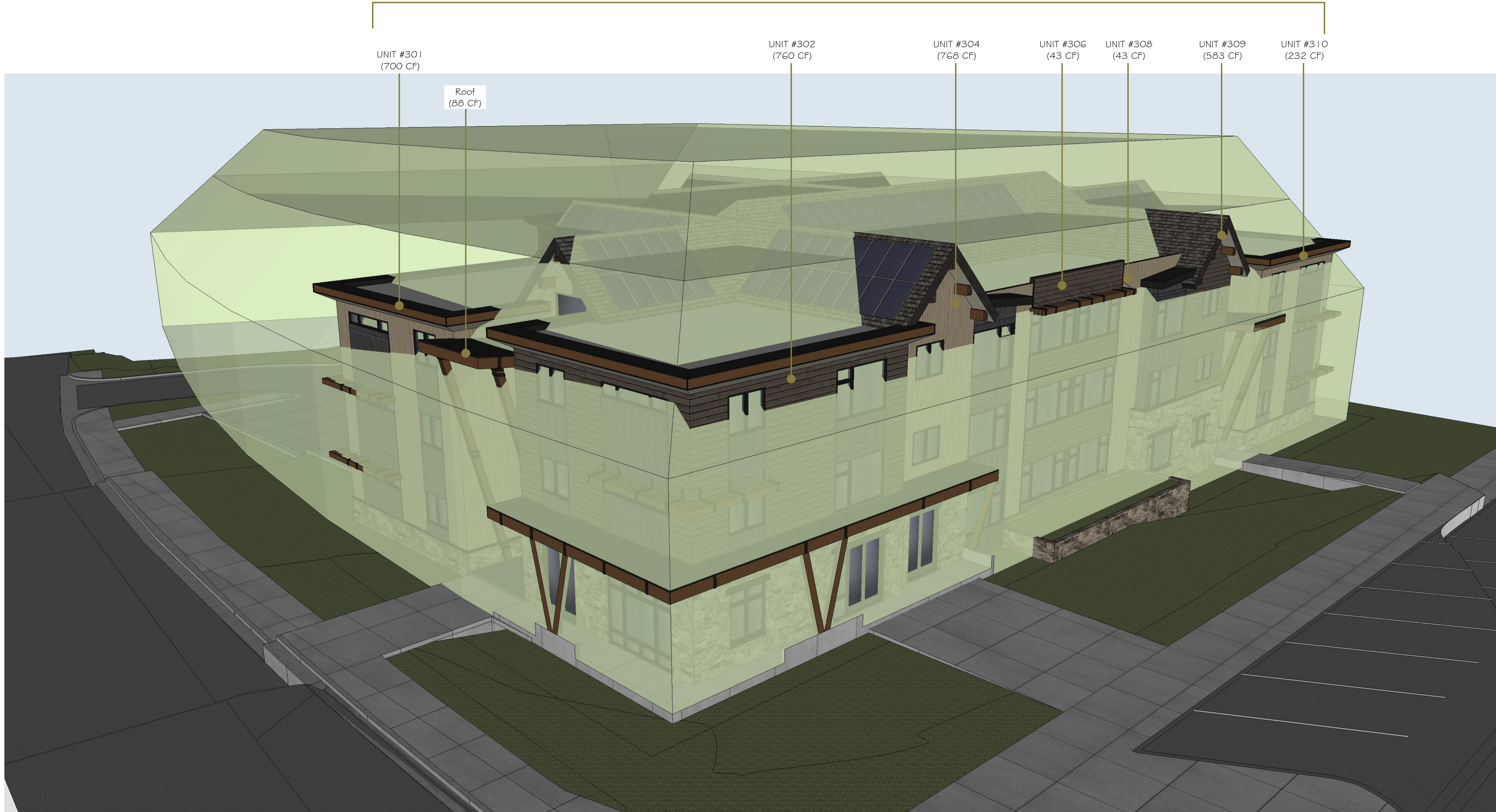
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A3.3

TOTAL ENCROACHMENT = 3,217 CF



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BULK PLANE ENCROACHMENTS

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LABEL	ITEM	COLOR	DESCRIPTION
M1	ASPHALT SHINGLE ROOFING		---GAF TIMBERLINE HD (LIFETIME): 'CHARCOAL'
M2	STANDING SEAM METAL ROOFING		---BRIDGER STEEL TRU SNAP: 16" W PANELS, 1.5" RIB KYNAR 500 'MATTE BLACK'
M3	FASCIA		---DIAMOND KOTE: FASCIA 'GRAPHITE'
M4	SOFFIT		---DIAMOND KOTE: VENTED SOFFIT 'CLAY'
M5	HORIZONTAL SIDING		---DIAMOND KOTE: HORIZONTAL SIDING 'COFFEE'
M6	VERTICAL SIDING		---DIAMOND KOTE: VERTICAL SIDING 'TERRA BRONZE'
M7	ACCENT SIDING		---CUSTOM METAL PANELS: BLACKENED STEEL W/ MATTE PERMALAC FINISH
M8	DOORS & WINDOWS		---ALUMINUM CLAD WOOD: JELD-WEN 'BLACK'
M9	EXPOSED TIMBERS		---STAIN WITH SUPERDECK 2318 'TEAK'
M10	STONE VENEER		---GALLEGOS CORPORATION "TIMBER RIDGE" DRY STACKED

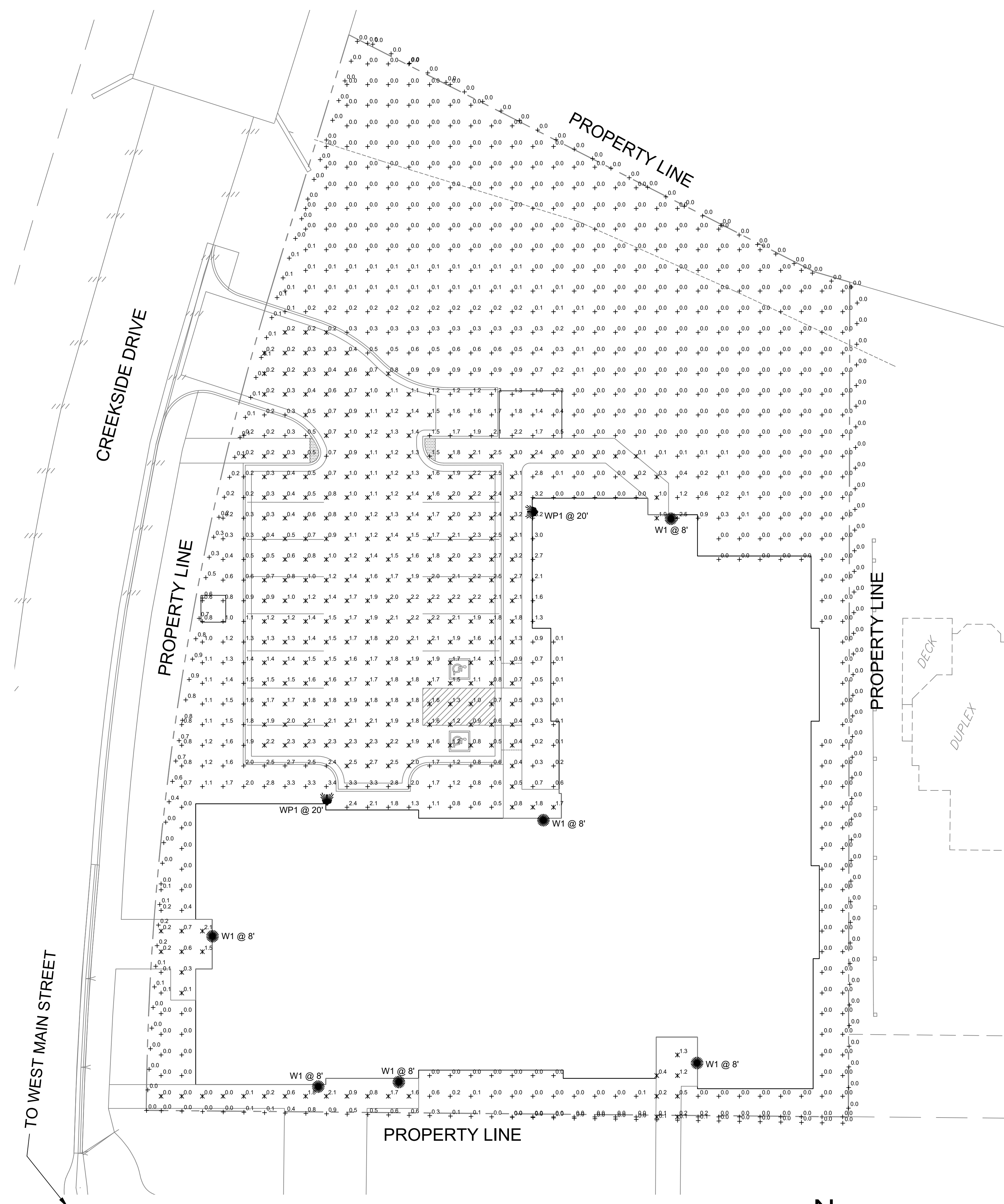
1
A3.5 EXTERIOR MATERIALS LEGEND
N.T.S.

101 WEST MAIN STREET
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TITLE: EXTERIOR MATERIALS LEGEND

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1 LIGHTING SITE PLAN AND PHOTOMETRIC
 SCALE: 1" = 20'-0"

GENERAL NOTES

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
2. ONLY LIGHTING USED TO ACCENT ARCHITECTURAL FEATURES, LANDSCAPING, OR ART MAY BE DIRECTED UPWARD, PROVIDED THAT THE FIXTURES SHALL BE LOCATED, AIMED, OR SHIELDED TO MINIMIZE LIGHT SPILL INTO THE NIGHT SKY.
3. ALL PROVIDED EXTERIOR LUMINAIRES SHALL BE FULLY SHIELDED AND FULLY CUT-OFF.
4. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.

LIGHTING FIXTURE SCHEDULE									
MARK	QUANTITY	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	MOUNTING	FINISH	LED		TOTAL WATTAGE
							CT	CRI	
W1	3	ENTRY WALL SCONCE	SOLAVANTI	KOTZA65-D6742AANW-30	WALL	BLACK	3000	80	6
WP1	3	AREA LIGHTING - WALL PACK	CREE	XSPW-B-WM-4ME-8L-30K-UL-BK	WALL	BLACK	3000	80	77

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
NW SIDEWALK	0.3 fc	0.5 fc	0.2 fc	2.5:1	1.5:1
PARKING LOT	1.4 fc	3.2 fc	0.0 fc	N/A	N/A
PROJECT SCOPE	0.6 fc	3.4 fc	0.0 fc	N/A	N/A
SE SIDEWALK	0.6 fc	1.3 fc	0.1 fc	13.0:1	6.0:1
SITE BOUNDARY	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
SW SIDEWALK	0.8 fc	2.1 fc	0.0 fc	N/A	N/A
WEST SIDEWALK	0.7 fc	2.1 fc	0.1 fc	21.0:1	7.0:1
NORTH SIDEWALK	1.4 fc	2.7 fc	0.2 fc	13.5:1	7.0:1

FIXTURE TYPE "WP1"

XSPW	B	WM	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM	2ME Type III Medium 3ME Type III Medium 4ME Type IV Medium	ZL 2,470 lumens 4L 4,270 lumens 4L 6,100 lumens 8L 8,475 lumens	30K 3000K 70 CRI 40K 4000K 75 CRI 50K 5000K 90 CRI	UL Universal 120-277V UL Universal 347-480V 3L 247V 4L 247V 5L For use with P option only	BK Black BZ Bronze SV Silver WH White	ML Multi-Level Refer to ML_Spec_Sheet for details - Available with UL voltage only P Bulb Protocol - Not available with ML or PML options - Available with UL and 84 voltages only PML Programmable Multi-Level Refer to PML_Spec_Sheet for details - Available with UL voltage only

Type IV Medium Distribution				Electrical Data*			
Lumen Package	3000K	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy 120V
ZL	2,470	81 U0 G1		30K/70 CRI	77	110	0.65
4L	4,270	81 U0 G1		40K/70 CRI	72	118	0.61
4L	6,100	81 U0 G2		50K/90 CRI	78	89	0.64
8L	8,475	81 U0 G2		57K/70 CRI	71	119	0.63

RESTL Test Report # PL 1415-001A
 XSPW-B-WM-4ME-8L-30K-UL
 Initial Delivered Lumens: 8,743

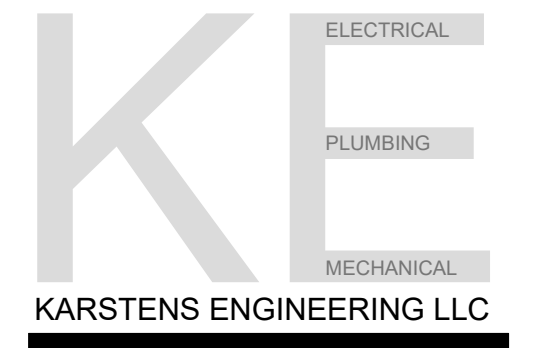
XSPW-B-WM-4ME-8L-30K-UL
 Mounting Height: 15' 6" (4.73m)
 Initial Delivered Lumens: 8,475
 Initial FC at grade

FIXTURE TYPE "W1"

1.53" | 7.87" | 4.92" | 9.3" (236mm) | 17" (430mm)

D67472A

FAMILY	ITEM#	WATTAGE	LUMENS	CCT	BEAM	FINISH	DRIVER	IP RATING	INPUT VOLTAGE
KOTZA65	D67472AANW D67472AANW	2x6W 6W	2x500lm 500lm	30 3000K 30 3000K	G GENERAL	AN ANTHRACITE AN ANTHRACITE	N NON-DIM/ 65 N NON-DIM/ 65	IP65 IP65	120/277 120V-277V 120V-277V



Contact:
 Trevor Karstens, PE
 trevor@karstensengineering.com
 913.219.3848

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REVISION:

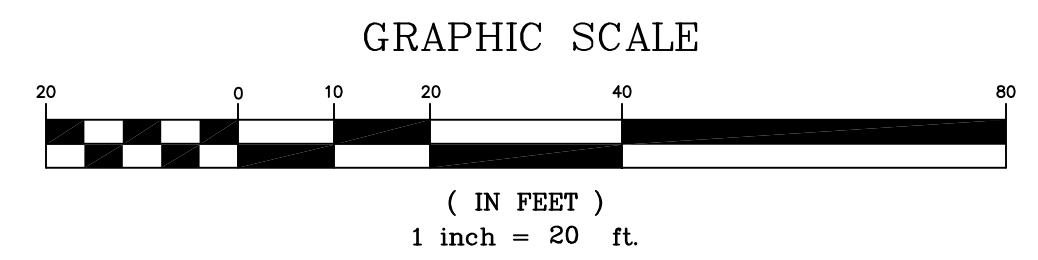
PLANNING SUBMITTAL
 DATE: 12/12/2023
 DRAWN BY: TBK
 CHECKED BY: TBK

PHOTOMETRIC

E01

AN IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC MAP OF LOT B-1, AMENDED WEST FRISCO 70, FILING NO. 2

ACCORDING TO THE PLAT RECORDED AT REC. NO. 140796
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



ELEVATIONS BASED ON U.S.G.S. DATUM (NAVD 88)
DATE OF FIELD SURVEY: 03/22/07
DATE OF FIELD SURVEY UPDATE: 04/25/13
DATE OF FIELD SURVEY UPDATE: 12/20/2022
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND No. 4 REBAR
- WATER VALVE
- ⊕ FIRE HYDRANT
- UTILITY PEDESTAL
- ☆ LIGHT POLE
- ⊙ SEWER MANHOLE
- PINE TREE WITH TRUNK DIAMETER
- SPRUCE TREE WITH TRUNK DIAMETER
- ASPEN TREE WITH TRUNK DIAMETER
- ⊞ TRANSFORMER
- x — x — RAIL FENCE
- SS — SS — SS — SANITARY SEWER
- GAS — GAS — GAS — GAS LINE
- WATER — WATER — WATER — WATER LINE
- ELEC — ELEC — ELEC — ELECTRIC LINE
- PH — PH — PH — PHONE LINE
- FO — FO — FO — FIBER OPTIC LINE

NOTES:

- 1) ELEVATIONS BASED ON USGS NAVD 88 DATUM OBTAINED BY STATIC GPS
- 2) BASIS OF BEARING IS THE EAST PROPERTY LINE OF LOT B-1. ALL MONUMENTS FOUND AS SHOWN.
- 3) UNDERGROUND UTILITIES ARE SHOWN PER LOCATES PERFORMED BY BASLINE LOCATING ON DECEMBER 14, 2022
- 4) FEMA FLOODLINE BASED ON FEMA FLOOD MAP 0817C0353F, EFFECTIVE 11/16/2018. THE SUBJECT PROPERTY LIES BETWEEN BASE FLOOD ELEVATIONS OF 9084.9' AND 9088.6'.
- 4) TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY ORDER NO. MRG20210291-3 DATED 10/31/2022 USED FOR THIS SURVEY.

TITLE EXCEPTIONS:

9. PUBLIC SERVICE R-O-W AS SHOWN PER RECORDED PLAT AT REC. NO. 133038. DOES NOT EFFECT LOT B-1
10. COVENANTS
11. NOTES, DEDICATIONS AND EASEMENT PER RECORDED PLAT AT REC. NO. 140796. THE PUBLIC WALKWAY EASEMENT ON THE NORTH AND UTILITY EASEMENT ON THE SOUTH ARE SHOWN PER THE PLAT.
12. 24 FOOT EASEMENT FOR INGRESS AND EGRESS BENEFITTING LOT B-2 (REPLATTED AS CASTLEWOOD SUBDIVISION), AS MAPPED
13. DELETED
14. LOSS OR GAIN OF LAND DUE TO CHANGE IN RIVER BED
15. FISHERY HABITAT EASEMENT FOR TOWN OF FRISCO (NOT MAPPABLE) AT REC. NO. 393380
16. ASSIGNMENT OF LEASE REC. NO. 416655
17. ENCROACHMENT OF ASPHALT PARKING INTO 20' UTILITY EASEMENT, AS MAPPED.
18. MEMO OF PURCHASE AND SALE OF LEASE, AP WIRELESS THROUGH 2,218/2033 REC. NO. 984744
19. ASSIGNMENT OF AGREEMENT AT REC. NO. 1038769
20. REVOCABLE LICENSE FOR USE OF PUBLIC R-O-W FROM TOWN OF FRISCO, IMPROVEMENTS IN R-O-W AS MAPPED.
- 21-23. CERTAIN DEEDS FROM AP WIRELESS INVESTMENTS AT REC. NO. 1038769, 1062569 & 1292553.

CREEK AT FRISCO

STREAMSIDE LANE

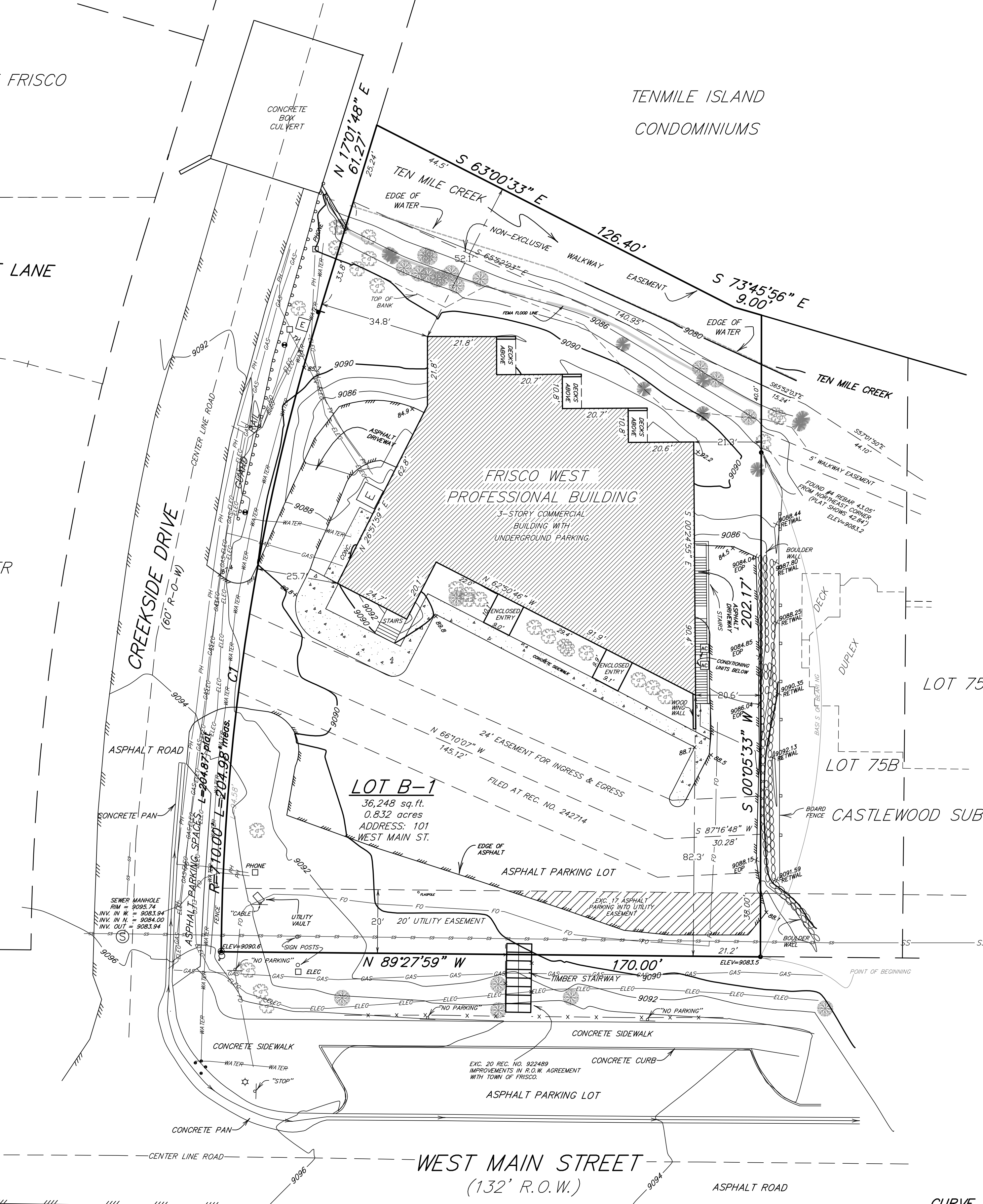
WEST FRISCO GATEWAY CENTER

TENMILE ISLAND CONDOMINIUMS

LOT 75A

LOT 75B

CASTLEWOOD SUBDIVISION

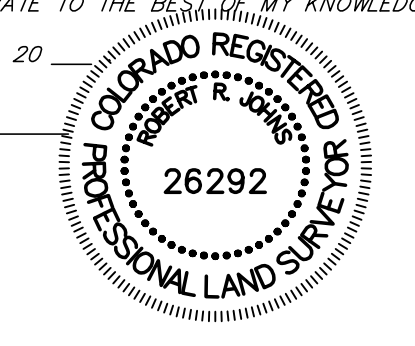


SURVEYOR'S CERTIFICATE

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS _____ DAY OF _____, 20____

SIGNATURE: ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	710.00'	204.98'	204.27'	N 08°45'33" E	16°32'29"

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drawn GAW/RRJ/DPB/ESH Dwg 140891SP2 Project 14089_22
Checked RRJ Date 12/21/2022 Sheet 1 of 1

R-A-N-G-E-W-E-S-T
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