



MDZ@SixthDegree.com | 702.378.5627 | SixthDegree.com
Sixth Degree Development, LLC
273 Adams Street | Denver | CO | 80206

2024 06 27

Major Plan Submission Application

Town of Frisco
P.O. Box 4100
Frisco, CO 80443

Re: Project Narrative for Sky Haus Marina Lofts an Extended Stay Hotel located at:

Mt Royal Plaza,
720 E Main St.
Frisco, CO 80443

Dear Planning Commission, thank you for reviewing our submission. In our submittal package, you will see all required documents that we feel express our intent for this project, as well as our project narrative that is outlined below.

Thank you very much for your time.
Sincerely,

Margaret Ziedin
Sixth Degree Development, LLC





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273 Adams Street | Denver | CO | 80206

Sky Haus Marina Lofts Narrative:

This project will be within the existing building at 720 East Main Street in Frisco on the corner of Main Street and Summit Boulevard where it is the cornerstone of the Mount Royal Plaza. The intent is to repurpose the entire second level from its current occupancy type, Assembly Use (A-2), to an Extended Stay Hotel Use (R-1).

From the outside, the exterior of the building will stay very similar to its existing facade. We are required to add some additional fenestrations to comply with the egress requirements for the hotel use. Our intent is to modify the existing structure in a way that makes the renovation appear like it is original construction.

On the inside we propose ten (10) one-bedroom hotel units on the second level each equipped for extended stay occupancy with kitchenette and living space. These units will be accessed from a central corridor which is attached to the existing elevator. The existing stairs to grade shall remain at either end of the corridor for egress purposes.

We feel that the existing structure has gone ill used for many years and believe that these modifications are what is required to breathe new life into this structure. This will not only help it retain its place as the cornerstone of Mount Royal Plaza but also will help it do the same for the East end of Frisco's Main Street.





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Proposed Exterior Building Design:

Building:

Subtle changes to the building's exterior include the addition of sliding doors, windows and replacement of windows to safely accomplish egress required for multi-unit dwelling / hotel motel use. The northeast elevations show new door cuts to include Juliette balconies and mini decks finished with modern metal railings all designed expertly within the original building articulation and no change to the footprint. The southwest elevation details a few extra windows and the replacement of wood deck rails with metal.

Landscape:

Northeast perspective: Removal of landscape and existing stone stacked entry stairs with safe concrete form stairs, proposed landscape garden on either side.

Southwest perspective: Proposed landscape area at existing trees. Removal of some existing concrete and landscaping, replacement with ADA approved permeable sand set and pavers to maintain and accommodate percentage share of snow stack increasing it by 100%.

1. Landscaping, Improved design, no trees removed, senior trees qualify by number and type. Exterior refinishing including but not limited to seating, trees, bike racks. Increase of 100% on snow stack by changing out hardscape for permeable sand set pavers *See Sketch Plan A1.2

Parking:

Southwest perspective: Existing asphalt parking to be relocated within the lot line as per the Master Association Declaration with redesigned walks, curbs and gutters to accommodate 11 onsite parking spots, inclusive of ADA parking. Driveways, Parking Areas, and Sidewalks. On-site parking plan improves turning radius and relieves congestion between existing parking island of Alley Row and building C site. Increases parking by 2 spaces and moves 6 other spaces completely onto building envelope further alleviating congestion at Highway 9 entrance for a total of 10 actual spaces onsite of 14 parking credits allowed for this site. ADA spot included. *See Sketch Plan A1.1-2





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1. Exterior Lighting changes to be substitutive, not increase or decrease of existing; only where notated on proposed plans and elevations.
2. Exterior Finish, only 15% of original wall sq. footage, the overall fenestration changes equal less than @ 2.5% of existing to proposed improvements. Required for egress, new casement windows and in 2 locations increased articulation by installing sliding doors and railing to create a deck using the present structure and footprint, setting back the new doors and not adding any square footage, in 3 locations installing sliding doors and railing to create a Juliette Balcony for interest and beauty. ***See Sketch Plan A2.1-6**

3. 180-2.5.2. 3. Exemptions

a. *A change in use that does not involve or require other development (such as new or expanded structures, additional parking, etc.);*

This project is exempt because it does not require new or expanded structures.

Parking redesign in this case benefits in the following manner.

- 1) Much improved traffic flow by improving turn radiuses and drive lane widening.
- 2) Benefits include 2 additional spaces, increased snow stack with utilizing permeable sand set pavers.
- 3) Uses less parking than present assigned parking credits require, including all ground floor retail has no parking requirement. If total number of 88 spaces were divided equally between 7 sites the number of spaces allocated to Site C would be 12.5 spaces *See Attached Parking Study Review
- 4) CC district is zoned 180-5.1.5.
 - i. Table of Allowed Uses.
 - ii. A.● Permitted use by-right -multi-unit dwellings, hotels, motels, extended stay
 - iii. § 180-9.3. - General definitions. Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. Dwellings may exist in many configurations, including, but not limited to, single-household detached, duplex, townhomes, multi-unit dwellings, and group homes. Dwellings do not include boarding, rooming, or lodging facilities, hotels, motels, extended stay lodgings, or lock-off units.





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Interior Plan:

Ground Floor Ownership: MLT PROPERTY 1, LLC, Abbey's Coffee and Wilderness Exclusives

Ground Floor Ownership: 720 ACL REAL ESTATE LLC, Highside Brewery Taproom – brewing operations are removed from the building in its place a new tap room and Colorado BBQ.

Proposed Interior Plan:

Level 2: Remodeled hotel extended stay of 10 micro condos. 10 x 1 bedroom.

Interior refinishing/remodeling and tenant finishes. 180-2.5.2 Site Plan Review p.23 *(A5.1)

Highlights of the Project are as follows:

- This site has been designed to provide adequate parking for all accommodation components per Town Code.
- This site has been designed to provide for retail/restaurant use on the Main Street frontage with all accommodation components being above ground level with elevator access to 10 x 1 bedroom units.
- This site has been designed to include local botanicals such as Colorado spruce, birch and western native wildflowers.
- This site has been designed to deliver amenities in line with a first-class residential development to include decks, laundry, equipment storage, bicycle racks.

*Notes:

1. Waste Management on site
2. Transformer on site

In our sketch plan and attached we have

3. 10 x 1 bedroom units
4. Parking - 10 spaces total, 9 plus 1 ADA, Parking credit of 14.
5. Mount Royal Plaza Owners Association Approval Agreement





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General Information:

Address: 720 E Main St. Frisco, CO 80443
Description: LOT 1-6, 2 BLOCK 13
Owner Name/Address: Baseline Capital Investment, LLLP
2020 Baseline Drive, Grand Junction, CO. 81507
John Poovey | 970-201- 9590 | johnpoovey@icloud.com

Site Address: 720 E Main St. Frisco, CO 80443

All Correspondence: C/o Sixth Degree Development, LLC
273 Adams St., Denver, CO. 80202
Margaret Ziedin | 702.378.5627 | Margaret@SixthDegree.com

Architect: BHH Partners
Stephen Shainholtz- 970-453-6880 x 135

MEP Engineering BG Buildingworks, Inc.
David Lyle, PE – 970-949-6108 x 2242





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Restatement in conclusion:

To incorporate new accommodation with retail for true European community experience and condo plat each individual component of retail and hotel lodging.

As stated our project focuses to promote the development of Frisco's Main Street commercial district for retail, restaurant, potential visitor accommodation uses, and to enhance the visual character, scale and vitality of the central core.

10 new extended stay lofts are proposed for the interior remodel of an existing building shell, no accommodation is located on the ground floor. 10 reserved parking spots provide for parking within the lot line.

The proposed project will help further develop the commercial district by adding reasonable density and 10 luxury accommodation units to help drive business with close proximity to services, amenities and public transportation.

The façade of the existing will include a few minor window and door upgrades for fire safety egress consistent with the existing design.

The design team is committed to achieving our vision by blending commercial and accommodation. Overall, this project has been designed to conform to all the applicable standards of the UDC and contribute to the beautiful Town of Frisco.



SKY HAUS MARINA LOFTS



VIEW FROM SOUTHWEST

GENERAL NOTES

1) **COPYRIGHT:** All architectural drawings are the property of bhh Partners of Colorado, LLC. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of bhh Partners of Colorado, LLC.

2) **PERMITS:** The contractor shall be responsible for obtaining all necessary permits for this project. The architect is not responsible for obtaining permits.

3) **CONTRACTOR'S OBLIGATION:** The contractor shall be responsible for obtaining all necessary permits for this project. The architect is not responsible for obtaining permits.

4) **GENERAL NOTES:** The contractor shall be responsible for obtaining all necessary permits for this project. The architect is not responsible for obtaining permits.

5) **CONTRACTOR'S OBLIGATION:** The contractor shall be responsible for obtaining all necessary permits for this project. The architect is not responsible for obtaining permits.

6) **GENERAL NOTES:** The contractor shall be responsible for obtaining all necessary permits for this project. The architect is not responsible for obtaining permits.

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AREA CALCULATIONS

AREA	UNFINISHED	FINISHED	TOTAL
MAIN	00 SF	6,070 SF	6,070 SF
MEZZANINE	135 SF	640 SF	775 SF
TOTAL	135 SF	8,710 SF	8,845 SF

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES AND SHOULD BE RECALCULATED FOR ANY OTHER CODE USES.

FINISHED FLOOR ELEVATIONS

LEVEL	U.S.G.S.	ARCHITECTURAL
LOWERS - T.O. CONC.	9,069' 00"	9,092' 00"
MAIN - T.O. PLYWD.	9,054' 00"	9,077' 00"
MEZZANINE - T.O. PLYWD.	9,055' 00"	9,078' 00"

LEGAL DESCRIPTION

LOT 1A1 BLOCK 13
720 EAST MAIN STREET
FRISCO, COLORADO

VICINITY MAP



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A-1.2 EXISTING DECK UPPER LEVEL PLAN
A-1.3 EXISTING MAIN LEVEL PLAN
A-1.4 PROPOSED MAIN LEVEL PLAN
A-1.5 PROPOSED LOWER LEVEL PLAN
A-1.6 ROOF PLAN
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A-5.4 UNIT "4" ME PLAN SECTION
A-5.5 UNIT "5" ME PLAN SECTION
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A-5.7 UNIT "7" ME PLAN SECTION
A-5.8 UNIT "8" ME PLAN SECTION
A-5.9 UNIT "9" ME PLAN SECTION
A-5.10 UNIT "10" ME PLAN SECTION
A-5.11 UNIT "11" ME PLAN SECTION
A-5.12 UNIT "12" ME PLAN SECTION

OWNER'S REPRESENTATIVE

OWNER: BASELINE CAPITAL INVESTMENT, LLC
8000 SOUTH WATSON AVENUE
DENVER, CO 80202

ARCHITECT

ARCHITECT: bhh PARTNERS OF COLORADO
8000 SOUTH WATSON AVENUE
DENVER, CO 80202

CONTRACTOR

CONTRACTOR: TTD

M/E/P ENGINEER

M/E/P ENGINEER: BQ BUILDINGWORKS
2200 S. UNIVERSITY AVENUE
DENVER, CO 80202

STRUCT. ENGR.

STRUCT. ENGR.: ENGINEERING DESIGNWORKS INC.
1655 SIXTH AVENUE
DENVER, CO 80202

SURVEYOR

SURVEYOR: RANGE WEST ENGINEERS & SURVEYORS
P.O. BOX 9500
DENVER, CO 80202

OWNER'S REPRESENTATIVE

OWNER'S REPRESENTATIVE: BASELINE CAPITAL INVESTMENT, LLC
8000 SOUTH WATSON AVENUE
DENVER, CO 80202

REV. SHEETS:
USER NO.
DATE
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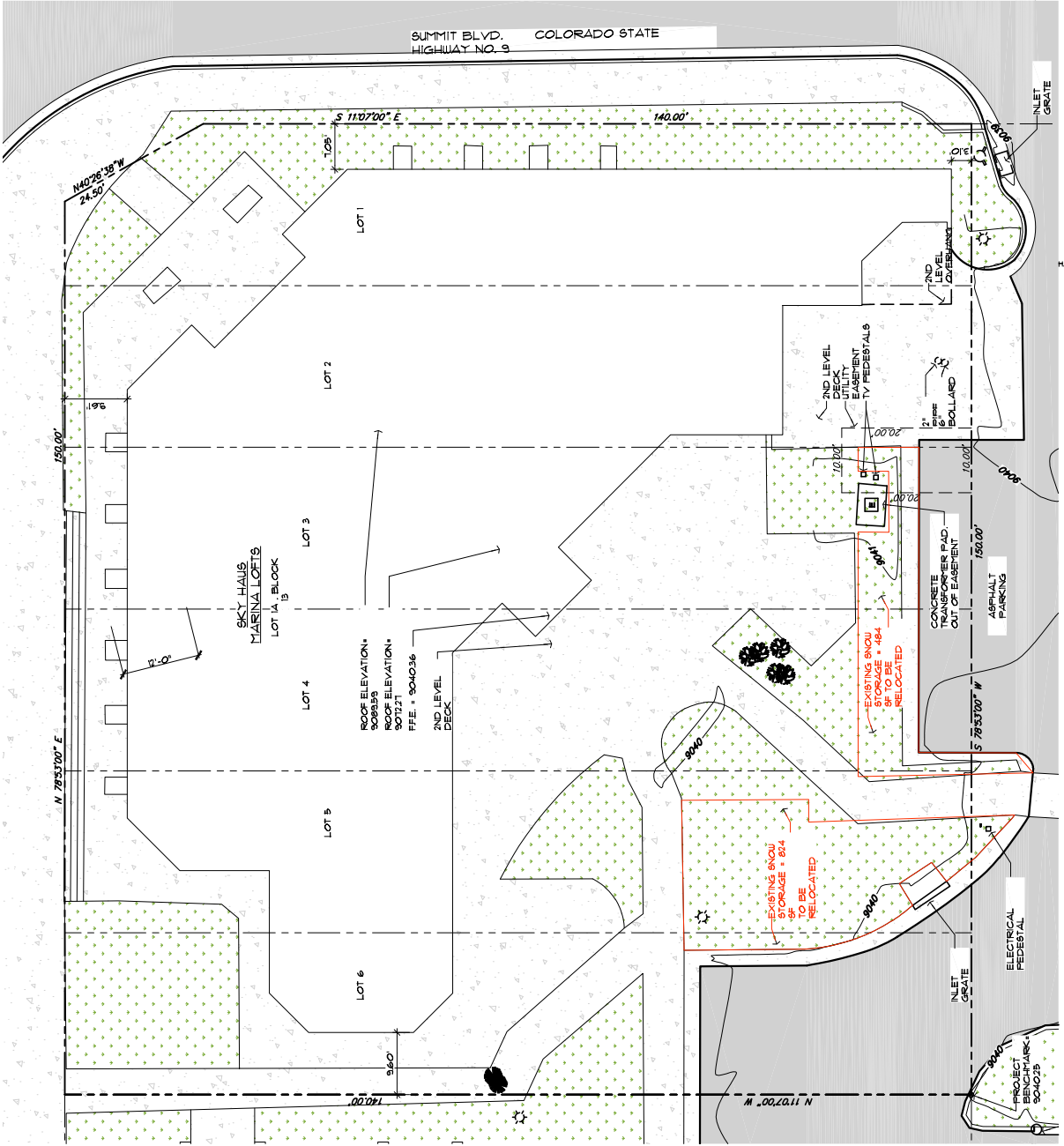
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5900 MAIN STREET, DENVER, CO 80202
720 EAST MAIN STREET, FRISCO, COLORADO
LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

T-1.1
TITLE SHEET - GENERAL NOTES, SCHEDULES AND PERMITS
SHEET NUMBER

REVISED:
 JOB NO. 87032
 DATE: 06/23/2024
 DRAWN BY: VERONICA GD
 CHECKED BY: Z. LEVIN
 PROJECT: REFINANCE/RECOMPARTMENTED LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION, 1000 EAST MAIN STREET, FRISCO, COLORADO

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 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

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 SHEET NUMBER:
SP-1.1
 EXISTING SITE PLAN



0 5 10 20

EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

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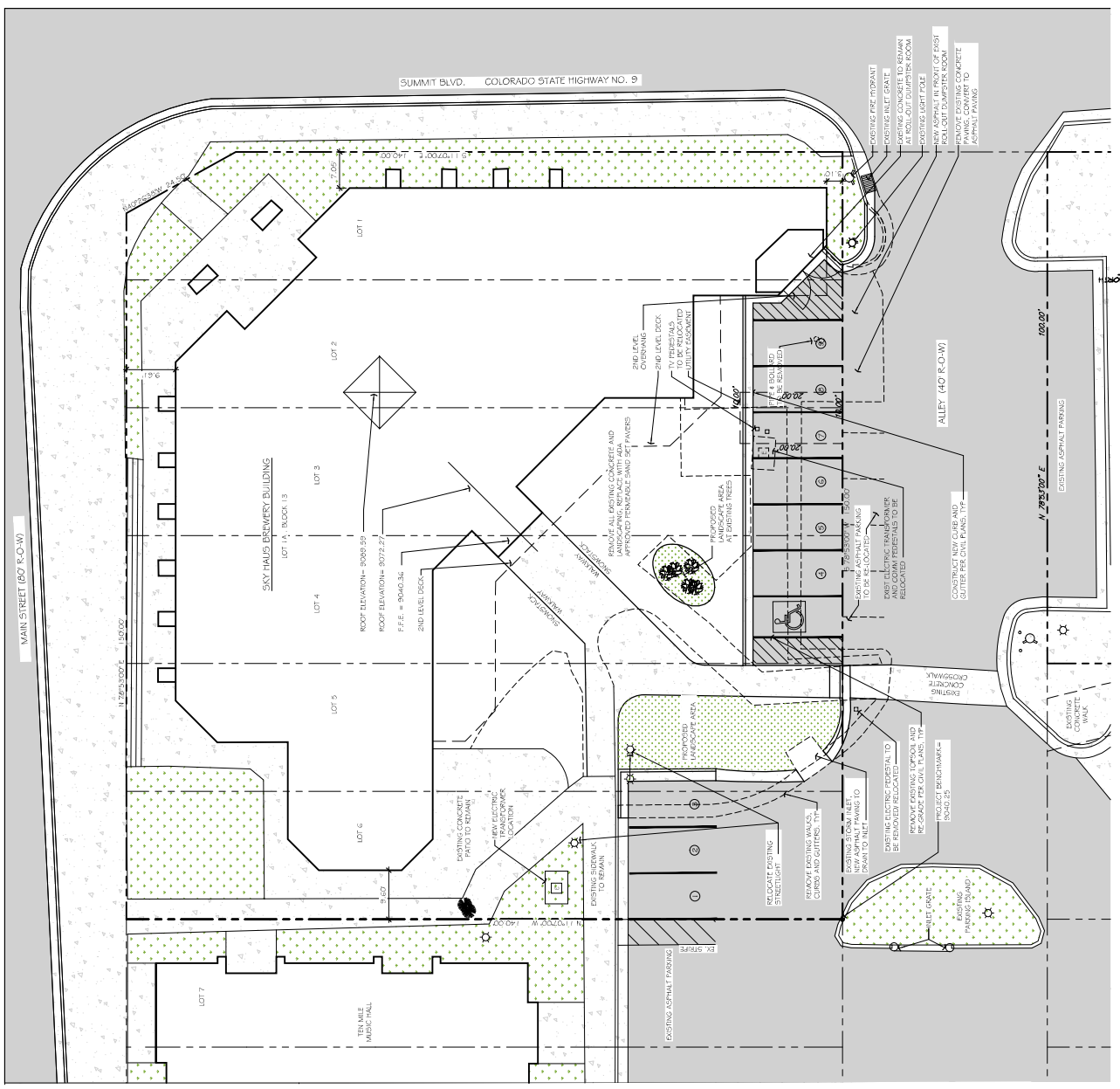
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720 EAST MAIN STREET, FRISCO, COLORADO
 10110 AVIATION BLVD, SUITE 100, FRISCO, COLORADO
 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1, BLOCK 13, FRISCO TOWN SUBDIVISION

SHEET NUMBER: 06/2024

SP-1.2

LANDSCAPE PLAN



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

REVISIONS:

5/10/23
 06/25/2024
 T. SHAFER
 Z. LEVIN

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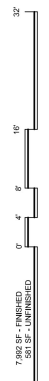
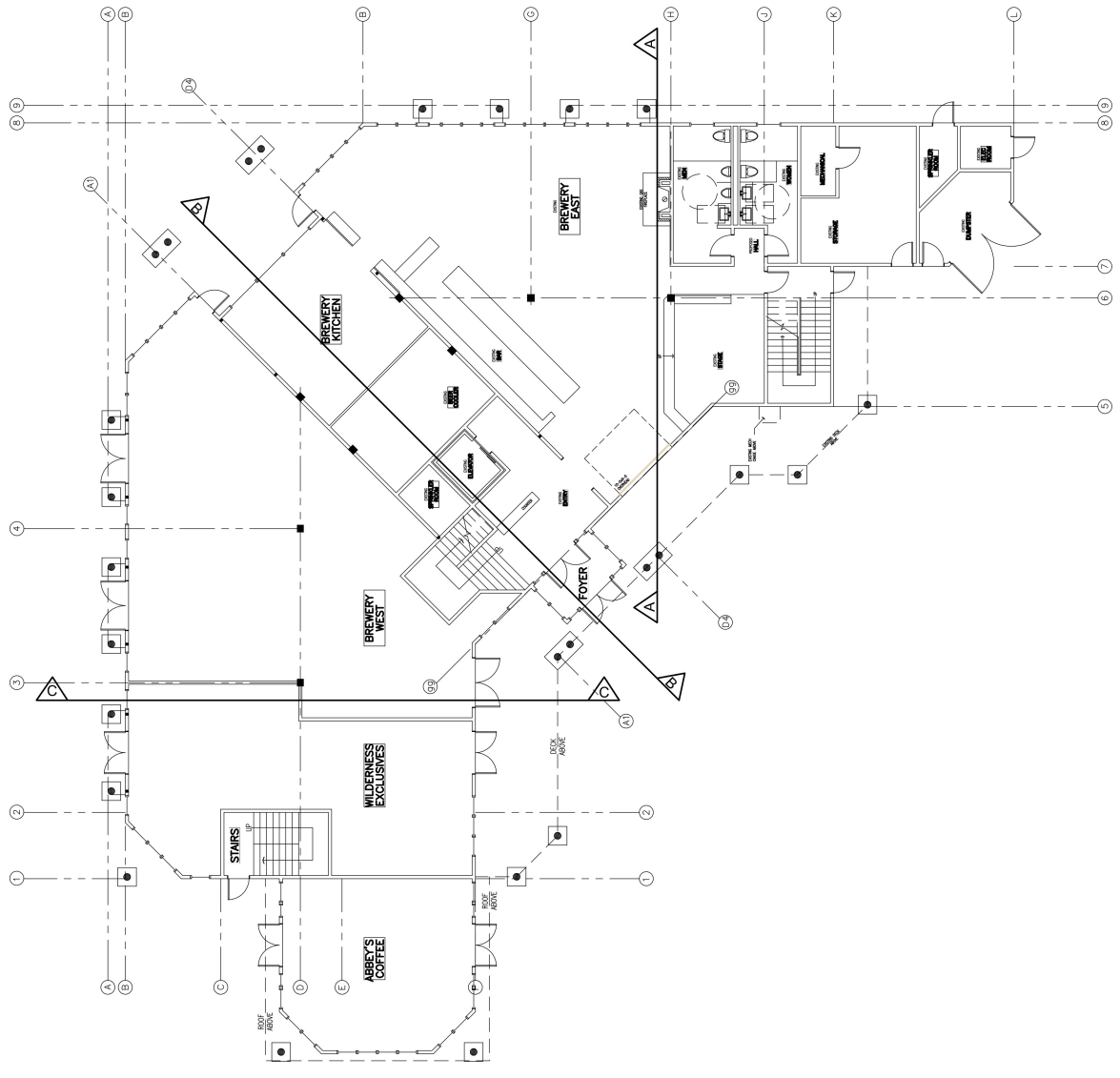
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SKY HAUS MARINA LOFTS

720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

500 HANNA AVE. SILVERTHORNE, CO 80090 P.O. BOX 739623 BRECKENRIDGE, CO 80424 (970) 452-8888

SHEET NUMBER:
A1.1
 EXISTING LOWER LEVEL PLAN



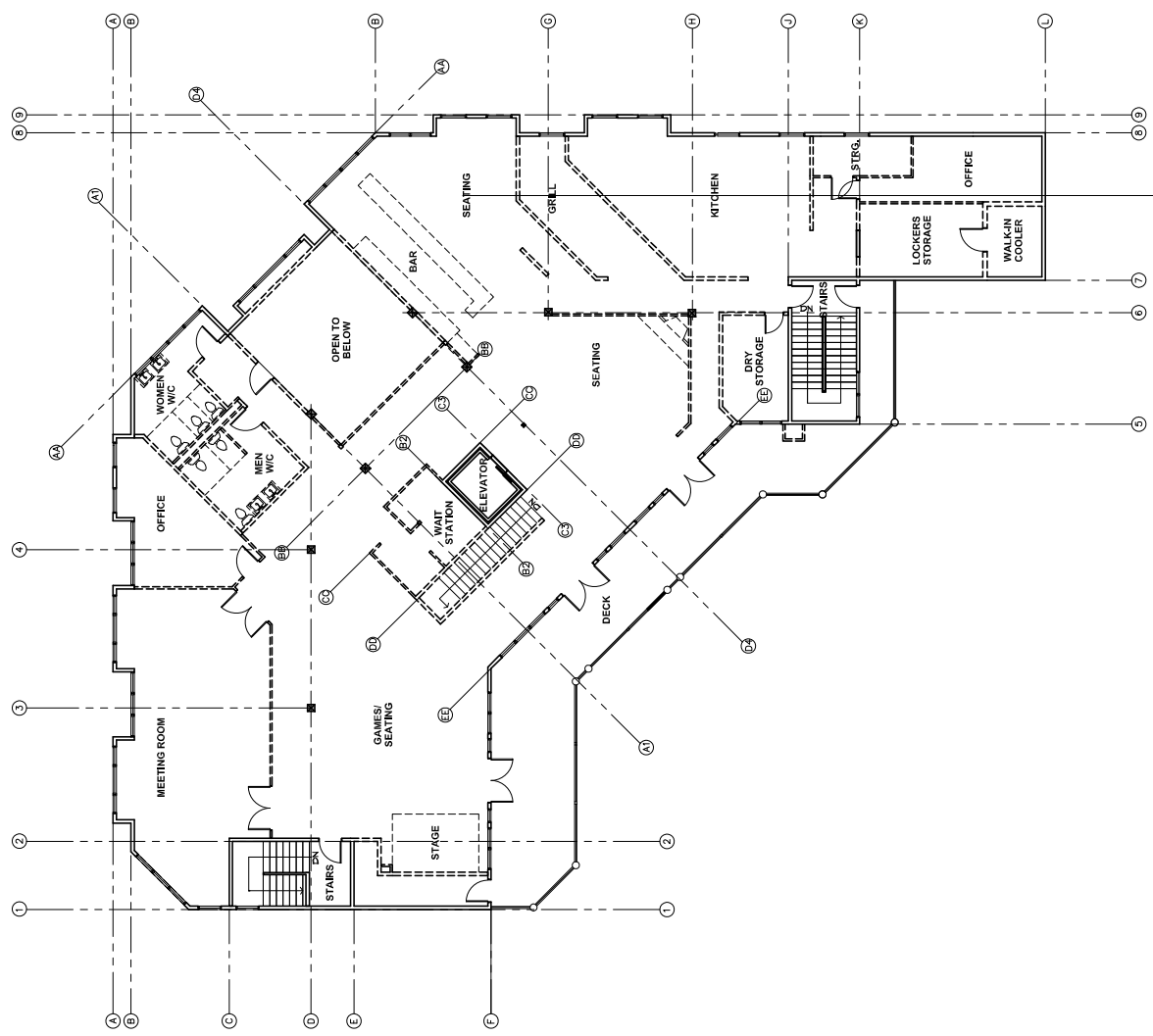
EXISTING LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

REVISIONS:
 01/03/24
 06/23/2024
 USER NO. VERONICA GE
 DATE: Z LEVIN
 DRAWN BY:
 CHECKED BY:
 PROJECT: REDEMPTION CONCEPTS
 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

bhh *Partners of Colorado*
 800 ADAMS AVE. SILVERTHORPE, CO 80045 BOX 728-33 BRECKENRIDGE, CO 80424 (970) 452-8899
SKY HAUS MARINA LOFTS
 170 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A BLOCK 13, FRISCO TOWN SUBDIVISION

SHEET NUMBER:
A-1.3
 MAIN LEVEL PLAN



WALL LEGEND	
EXISTING TO REMAIN	
DEMO	



EXISTING/DEMO MAIN LEVEL PLAN
 SCALE: 1/8" = 1'-0"

REV: (NONE)

USER NO. 870023
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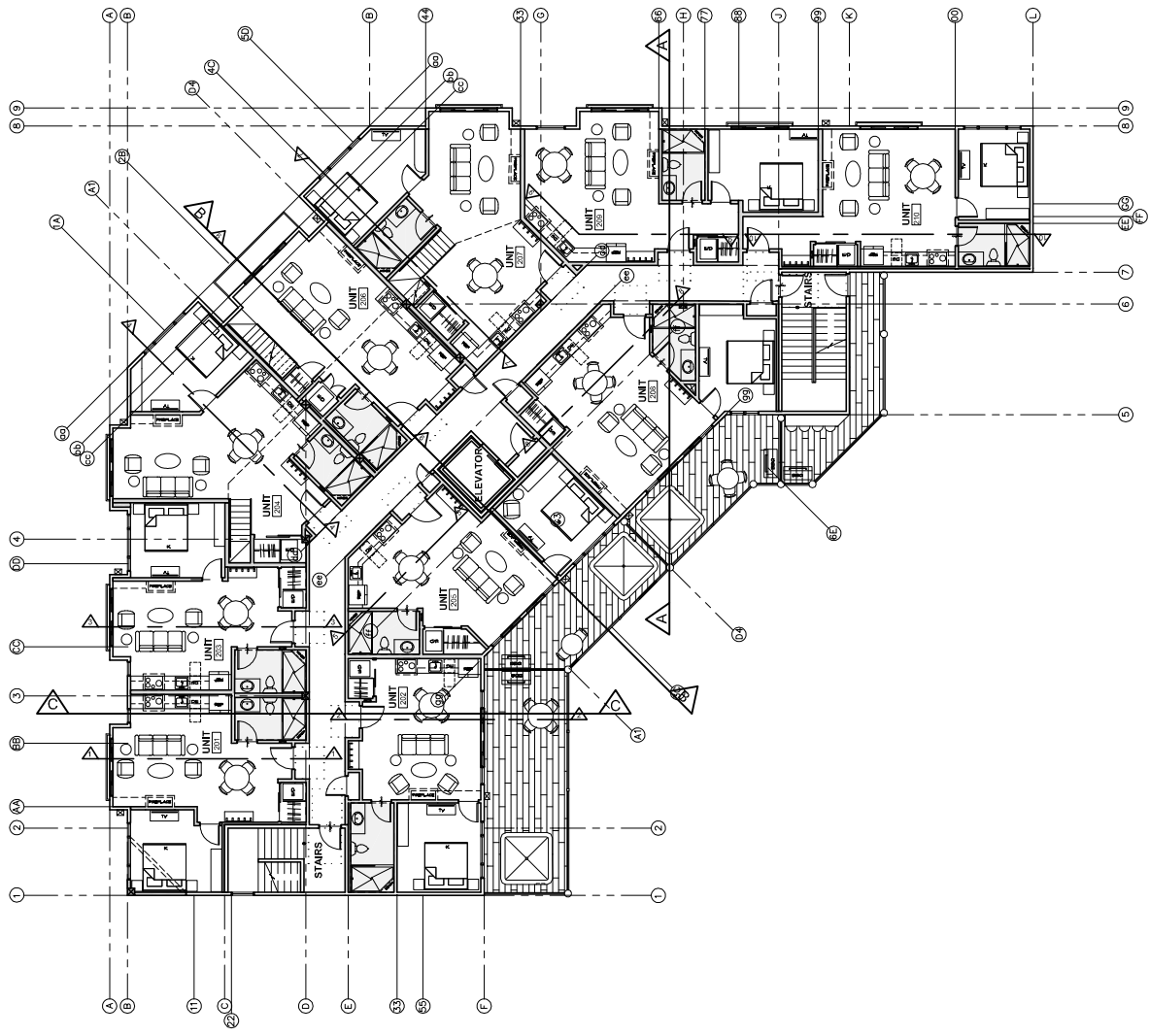
SKY HAUS MARINA LOFTS

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720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

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A-1.6
 PROPOSED MAIN LEVEL
 PLAN



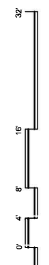
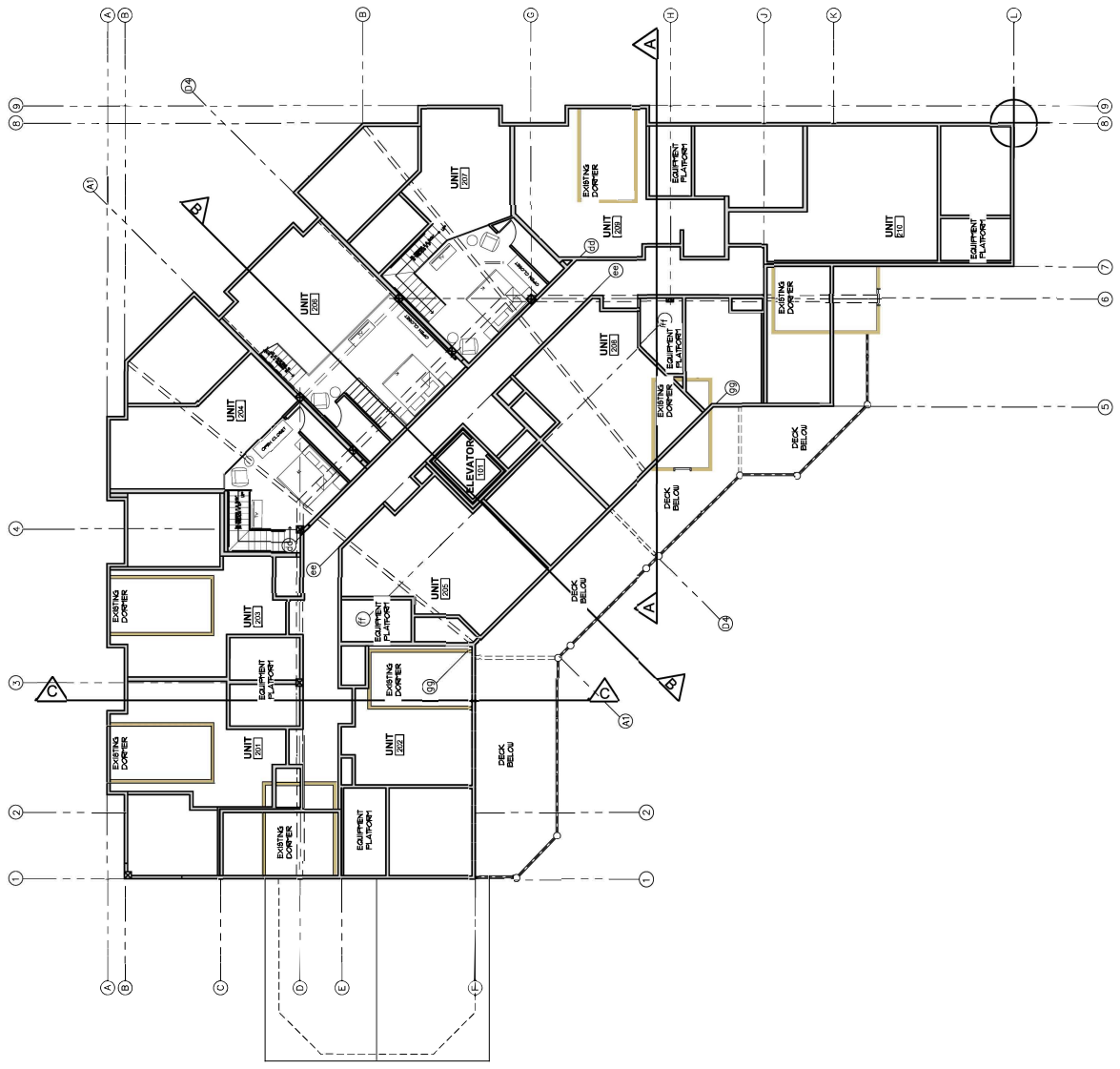
PROPOSED MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"

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 DATE 06/23/2024
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SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

SHEET NUMBER
A1.5
 PHOENIX MEZZANINE
 LEVEL PLAN



MEZZANINE LEVEL PLAN
 SCALE: 1/8" = 1'-0"

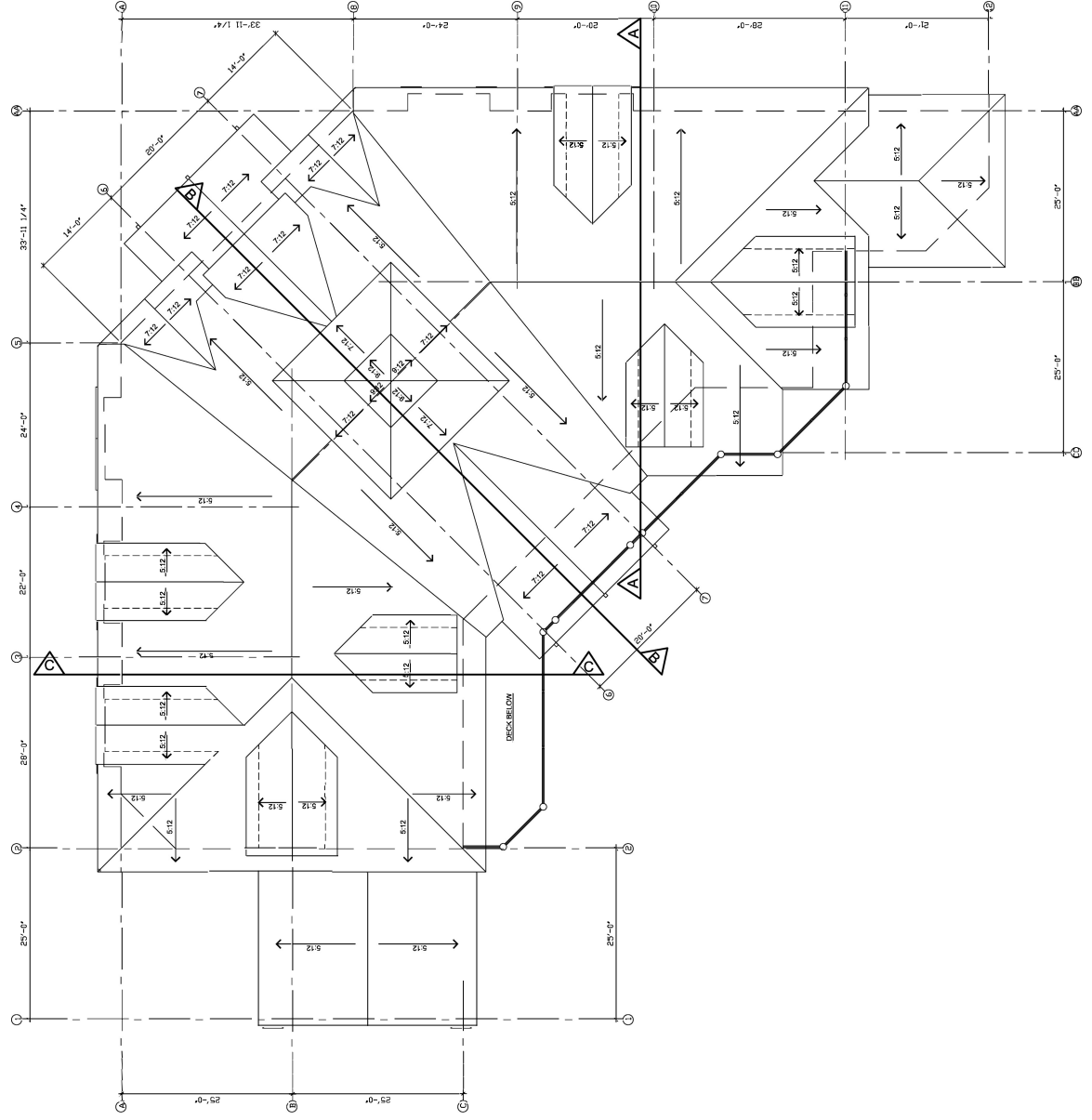
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 720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

PROJECT NUMBER
A1.6
 EXISTING ROOF PLAN



ROOF PLAN
 SCALE: 1/8" = 1'-0"

- NOTE:
 1. DASHED LINES REPRESENT DEMOLITION UNLESS OTHERWISE NOTATED
 2. REFERENCE MATERIAL LEGEND FOR ALL MATERIAL COLORS/FINISHES
 3. LOWER LEVEL NOT IN EXISTING PROJECT SCOPE

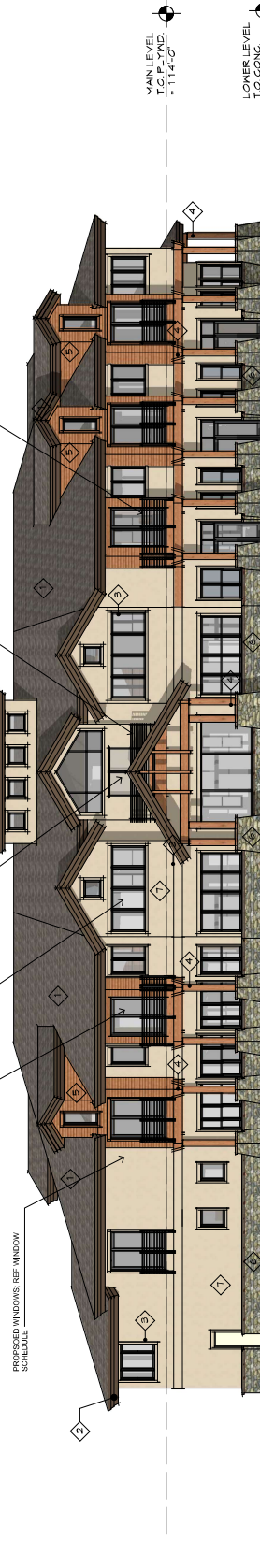


NORTHEAST DEMO ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
1	SHINGLE ROOFING
2	MATCH EXISTING REF OWNER DEV FOR COLOR; TBD
3	FASCIAS
4	WINDOW GLAZING
5	BEAMS, COLUMNS & SOFFITS
6	HORIZONTAL SIDING
7	SURFACE STONE
8	TELLURIDE STONE
9	'ANASAZI SILVERS W BUFF CAP
10	METAL ROOFING
11	N/A

NOTE: MATERIALS ARE TYPICAL FOR ALL ELEVATIONS. REFER TO ASSOCIATED COLOR BOARD FOR ADDITIONAL INFORMATION

- NEW SLUERS ROSSINS & BECK W/NEW 4" GUARD RAIL REF PLANS
- NEW LARGER WINDOWS REF WINDOW SCHEDULE
- PROPOSED DOOR ADDITIONS REF DOOR SCHEDULE
- NEW 4" GUARD RAIL TYP. REF DETAILS
- PROPOSED WINDOWS REF WINDOW SCHEDULE



PROPOSED NORTHEAST ELEVATION
 SCALE: 1/8" = 1'-0"

REVISIONS
 NO. DATE BY
 01 08/17/2024
 02 08/26/24
 03 08/26/24
 DRAWN BY: C. ECKEL
 CHECKED BY: S. SHIMMOLTZ
 DATE THIS DRAWING IS CONSIDERED VALID BY ARCHITECT'S WRITTEN AUTHORITY

PROGRESS SET: 08.24.24
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

bhh Partners of COLORADO
 100 KADAMS AVENUE, SELEERTHORPE, CO 80688 (878) 812-1100
SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET FISCSO, COLORADO (LOT 7A, BLOCK 13, FISCSO TOWN SUBDIVISION)

© 2024
A2.1
 BUILDING
 ELEVATIONS

- NOTE:
- 1. DASHED LINES REPRESENT DEMOLITION UNLESS OTHERWISE NOTATED
- 2. REFERENCE MATERIAL LEGEND FOR ALL MATERIALS, COLORS, FINISHES
- 3. LOWER LEVEL NOT IN EXISTING PROJECT SCOPE

REVISIONS	DATE	BY	DESCRIPTION
01	08/17/2024	CS	ISSUE FOR PERMITS
02	08/24/24	CS	REVISED PER COMMENTS
03	08/24/24	CS	REVISED PER COMMENTS
04	08/24/24	CS	REVISED PER COMMENTS
05	08/24/24	CS	REVISED PER COMMENTS
06	08/24/24	CS	REVISED PER COMMENTS
07	08/24/24	CS	REVISED PER COMMENTS
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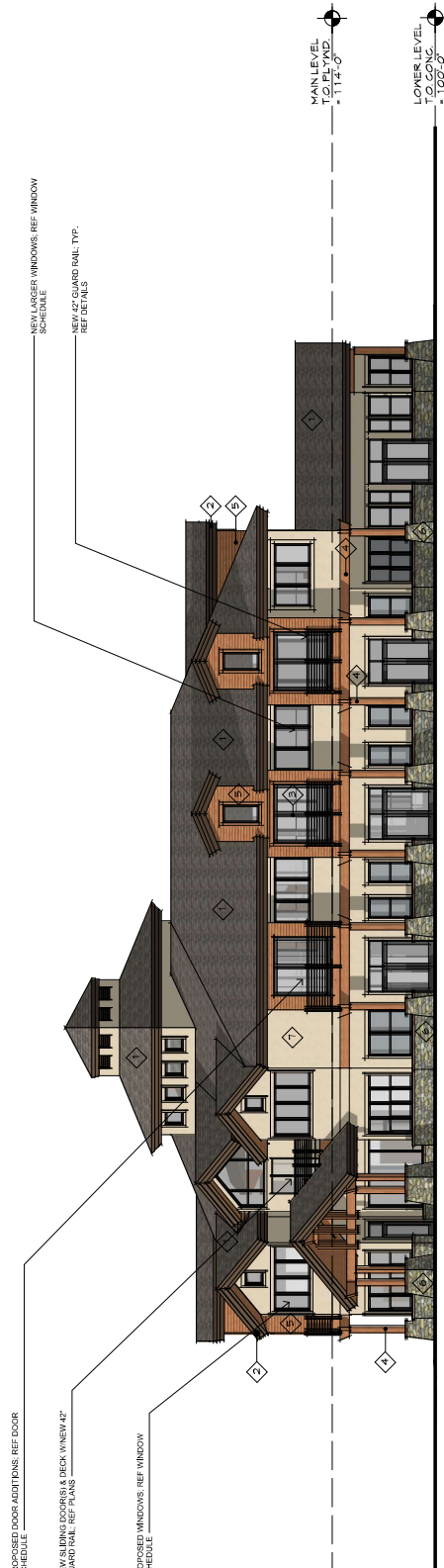
PROGRESS SET: 08.24.24
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET FTSCOO, COLORADO (LOT 1A, BLOCK 13, FTSCOO TOWN SUBDIVISION)

A2.2
 BUILDING
 ELEVATIONS



NORTH DEMO ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

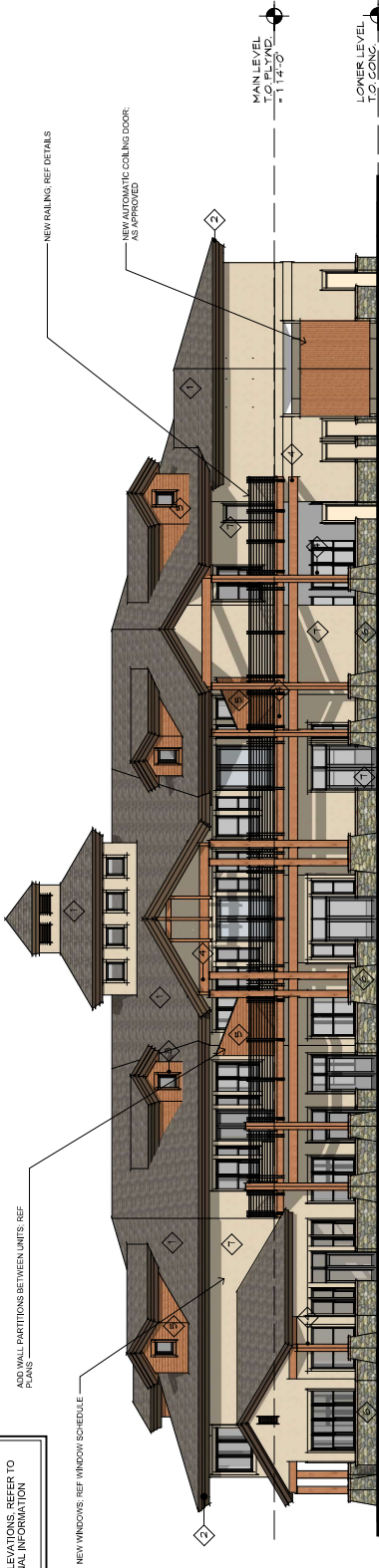
- NOTE:
 1. DASHED LINES REPRESENT DEMOLITION UNLESS OTHERWISE NOTATED
 2. REFERENCE MATERIAL LEGEND FOR ALL MATERIAL COLORS/FINISHES
 3. LOWER LEVEL NOT IN EXISTING PROJECT SCOPE



SOUTHWEST DEMO ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
1	SHINGLE ROOFING
2	FASCAS
3	WINDOW CLADDING
4	BEAMS, COLUMNS & SOFFITS
5	HORIZONTAL SIDING
6	SURFACE STONE
7	METAL ROOFING
NOTE: MATERIALS ARE TYPICAL FOR ALL ELEVATIONS. REFER TO ASSOCIATED COLOR BOARD FOR ADDITIONAL INFORMATION	



PROPOSED SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS
 NO. DATE BY
 01 08/24/24 S.S.
 02 08/24/24 C. EDDEL
 03 08/24/24 S.S.
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PROGRESS SET: 08.24.24
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

720 EAST MAIN STREET FIBSO, COLORADO (LOT 1A, BLOCK 13, FIBSO TOWN SUBDIVISION)
SKY HAUS MARINA LOFTS
 100 ADAMS AVENUE, BRIGHTON, CO 80601 (878.151100)
bhh Partners of COLORADO
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A2.3
 BUILDING
 ELEVATIONS

- NOTE:
 1. DASHED LINES REPRESENT DEMOLITION UNLESS OTHERWISE NOTATED
 2. REFERENCE MATERIAL LEGEND FOR ALL MATERIAL COLORS/FINISHES
 3. LOWER LEVEL NOT IN EXISTING PROJECT SCOPE

REVISIONS
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PROGRESS SET: 08.24.24
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET FTIBCO, COLORADO (LOT 7A, BLOCK 13, FTIBCO TOWN SUBDIVISION)
 bhh Partners of COLORADO
 100 BOULDER AVENUE, STE 1000 FTIBCO, CO 80439 (970) 511-1100
 © 2024

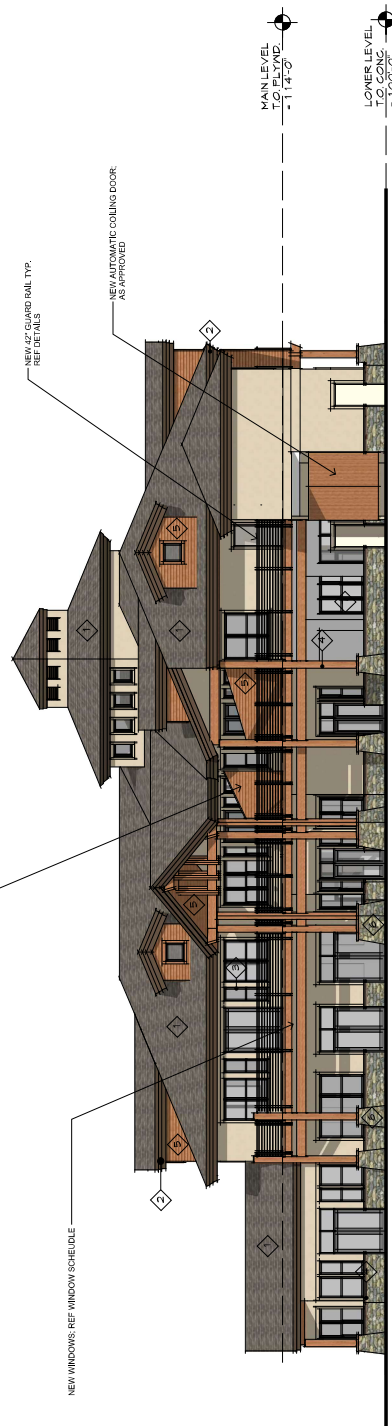
A2.4
 BUILDING
 ELEVATIONS



SOUTH DEMO ELEVATION
 SCALE: 1/8" = 1'-0"

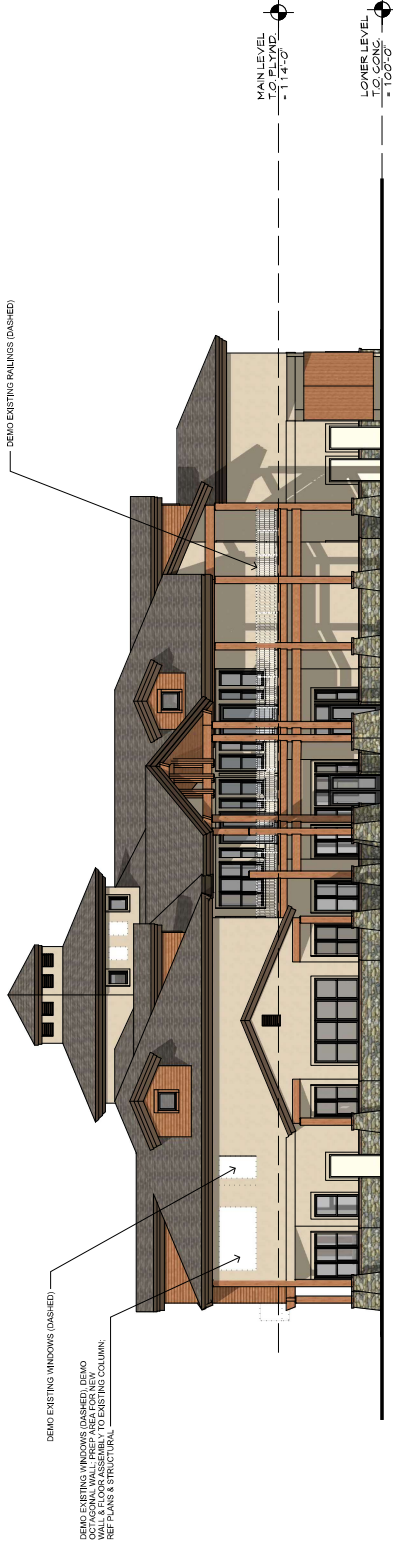
MATERIAL LEGEND	
1	SINGLE ROOFING MATCH EXISTING
2	FASCIAS MATCH EXISTING, REF OWNER/DEV FOR COLOR, TBD
3	WINDOW CLADDING SPANISH CHARGOAL, TBD PER OWNER
4	BEAMS, COLUMNS & SOFFITS MATCH EXISTING, REF OWNER/DEV FOR COLOR, TBD
5	HORIZONTAL SIDING MATCH EXISTING, REF OWNER/DEV FOR COLOR, TBD
6	SURFACE STONE TELLURIDE STONE, ANASAZI SILVERS W/ BUFF CAP
7	STUCCO SIDING MATCH EXISTING, REF OWNER/DEV FOR COLOR, TBD

NOTE: MATERIALS ARE TYPICAL FOR ALL ELEVATIONS. REFER TO ASSOCIATED COLOR BOARD FOR ADDITIONAL INFORMATION



PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

- NOTE:
 1. DASHED LINES REPRESENT DEMOLITION UNLESS OTHERWISE NOTATED
 2. REFERENCE MATERIAL LEGEND FOR ALL MATERIAL COLORS/FINISHES
 3. LOWER LEVEL NOT IN EXISTING PROJECT SCOPE



WEST DEMO ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
1	SHINGLE ROOFING
2	FASCIAS
3	WINDOW CLADDING
4	BEAMS, COLUMNS & SOFFITS
5	HORIZONTAL SIDING
6	SURFACE STONE
7	STUCCO SIDING

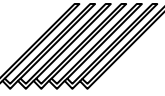
NOTE: MATERIALS ARE TYPICAL FOR ALL ELEVATIONS. REFER TO ASSOCIATED COLOR BOARD FOR ADDITIONAL INFORMATION



PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"

REVISIONS
 NO. DATE
 01 08/17/2024
 JOB NO. 270182
 DATE 08/26/24
 DRAWN BY C. EDELL
 CHECKED BY S. SHANKOLITZ
 THIS DRAWING IS UNREGISTERED
 WITHOUT THE SIGNATURE OF AN
 ARCHITECT'S OFFICE

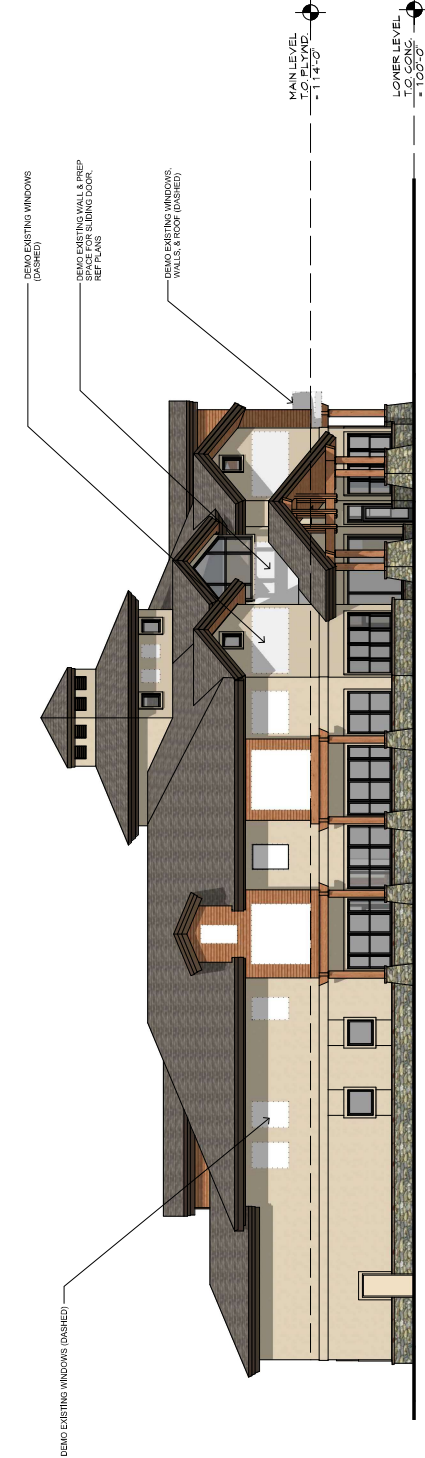
PROGRESS SET: 08.24.24
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



bhh Partners of COLORADO
 100 ADAMS AVENUE, STE 1000 DENVER, CO 80202 (303) 733-5100
 720 EAST MAIN STREET F1500, COLORADO (LOT 7A, BLOCK 13, FRISCO TOWN SUBDIVISION)

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A2.5
 BUILDING
 ELEVATIONS

- NOTE:
 1. DASHED LINES REPRESENT DEMOLITION UNLESS OTHERWISE NOTATED
 2. REFERENCE MATERIAL LEGEND FOR ALL MATERIALS AND FINISHES
 3. LOWER LEVEL NOT IN EXISTING PROJECT SCOPE



EAST DEMO ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
1	SINGLE ROOFING MATCH EXISTING
2	FASCIAS MATCH EXISTING, REF OWNERDEV FOR COLOR, TBD
3	WINDOW CLADDING SPANIC - CHARCOAL, TBD PER OWNER
4	BEAMS, COLUMNS & SOFFITS MATCH EXISTING, REF OWNERDEV FOR COLOR, TBD
5	HORIZONTAL SIDING MATCH EXISTING, REF OWNERDEV FOR COLOR, TBD
6	SURFACE STONE TELLURIDE STONE ANASAZI SILVERS W/ BUFF CAP
7	STUCCO SIDING MATCH EXISTING, REF OWNERDEV FOR COLOR, TBD

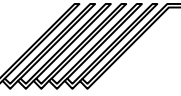
NOTE: MATERIALS ARE TYPICAL FOR ALL ELEVATIONS. REFER TO ASSOCIATED COLOR BOARD FOR ADDITIONAL INFORMATION



PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"

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PROGRESS SET: 08.24.24
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



bhh Partners of COLORADO
 100 ADAMS AVENUE, STE 1000 DENVER, CO 80202 (303) 733-1100
SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET FTSC0, COLORADO LOT 7A, BLOCK 13, FTSC0 TOWN SUBDIVISION

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A2.6
 BUILDING
 ELEVATIONS

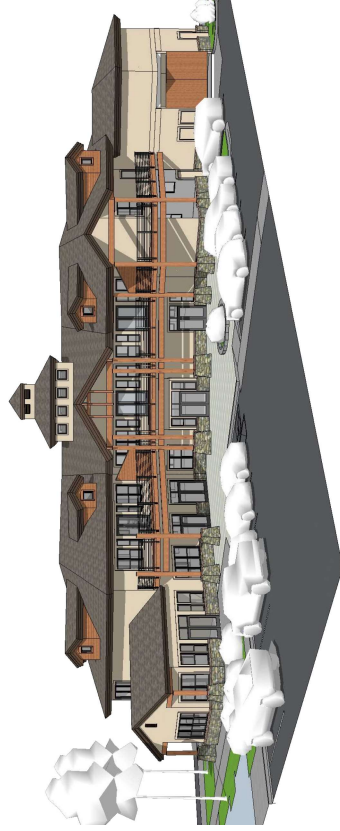
- NOTE:
1. DASHED LINES REPRESENT DEMOLITION UNLESS OTHERWISE NOTATED
 2. REFERENCE MATERIAL LEGEND FOR ALL MATERIALS, COLORS, FINISHES
 3. LOWER LEVEL NOT IN EXISTING PROJECT SCOPE



NORTH AXO ELEVATION



NORTHEAST AXO ELEVATION



SOUTHWEST AXO ELEVATION

SOUTHEAST AXO ELEVATION

REVISIONS
 NO. DATE
 01 08.17.2024
 02 08.26.24
 03 08.26.24
 DRAWN BY: C. ECKEL
 CHECKED BY: S. SHANNOLTZ
 THIS DRAWING IS CONSIDERED VALID ONLY IF ALL PROJECT ARCHITECTS' MARKS ARE PRESENT

PROGRESS SET: 08.24.24

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET FTSCCO, COLORADO (LOT 1A, BLOCK 13, FTSCCO TOWN SUBDIVISION)

bhh Partners of COLORADO
 100 ADAMS AVENUE, STE 1000 DENVER, CO 80202 (970) 514-1100
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A2.7
 BUILDING
 ELEVATIONS

REV: 01/2024

DATE: 01/23/2024

DRAWN BY: T. SHAFER

CHECKED BY: Z. LEVIN

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
 3. THIS DRAWING IS THE PROPERTY OF BHP PARTNERS OF COLORADO AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BHP PARTNERS OF COLORADO.

bhp Partners of Colorado

500 HAVAS AVE. SILVERTHORPE, CO 80488 P.O. BOX 728828 BRECKENRIDGE, CO 80424 (970) 452-6890

SKY HAUS MARINA LOFTS

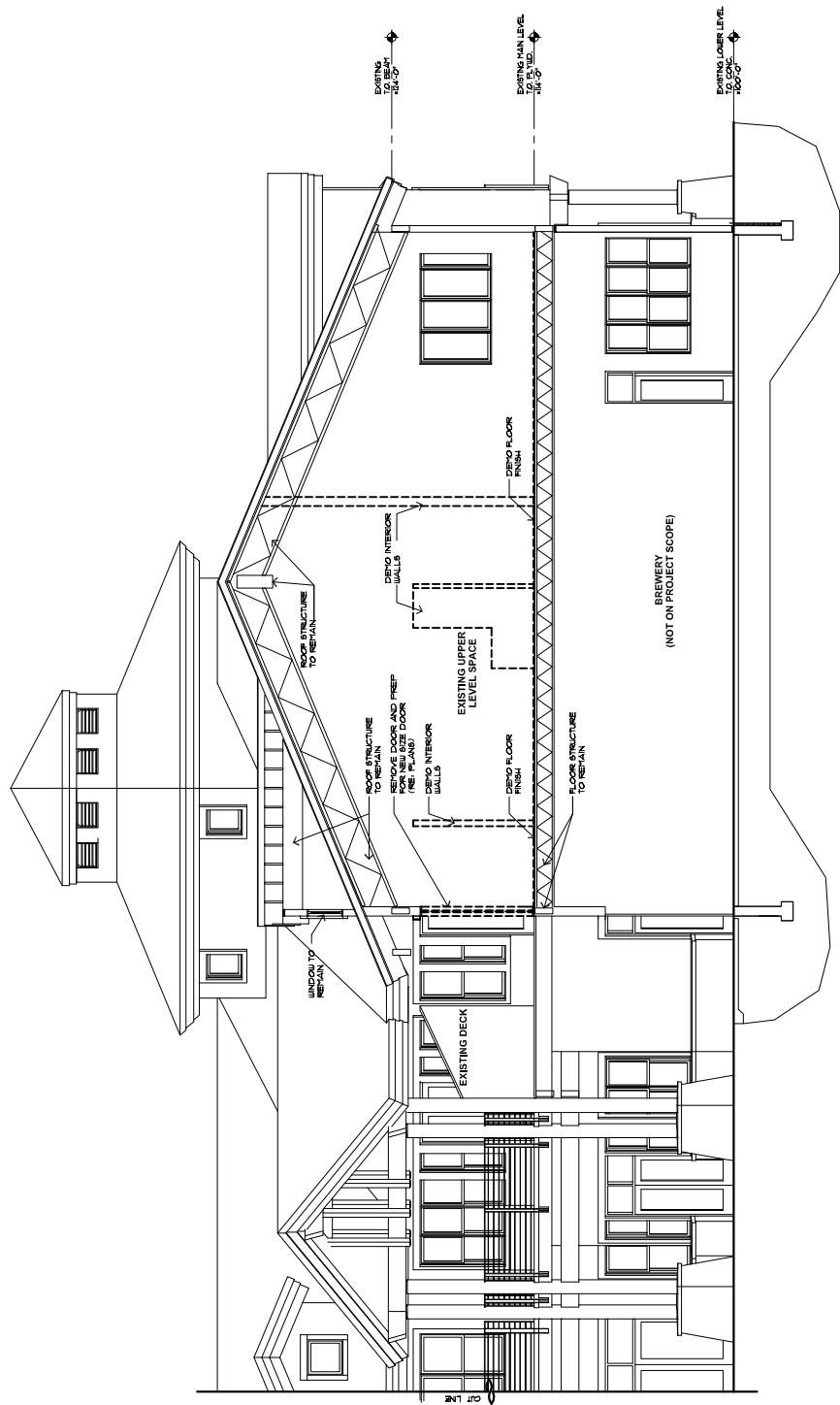
720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

© 2024

SHEET NUMBER:

A3.1

BUILDING SECTIONS



EXISTING / DEMO SECTION 'A'

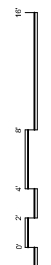
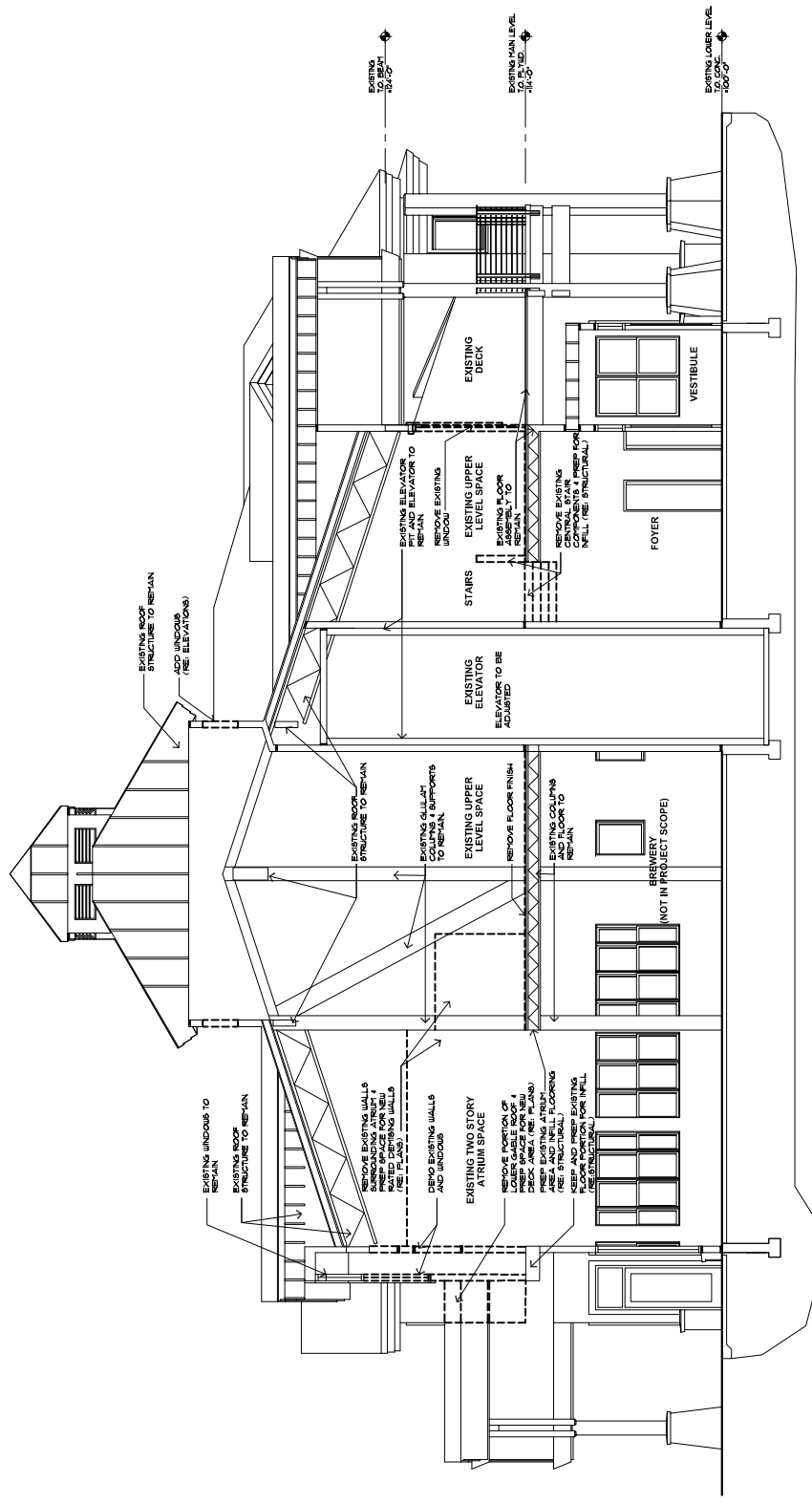
SCALE: 1/8" = 1'-0"

REV: 01/2024
 USER NO: 06/23/2024
 DATE: T. SHAFER
 DRAWN BY: Z. LEVIN
 CHECKED BY: T. SHAFER

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 500 HAVAS AVE. SILVERTHORPE, CO 80488 P.O. BOX 729828 BRECKENRIDGE, CO 80424 (970) 452-6890
 720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

bh Partners of Colorado
SKY HAUS MARINA LOFTS

© 2024
 SHEET NUMBER:
A3.2
 BUILDING SECTIONS

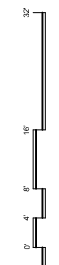
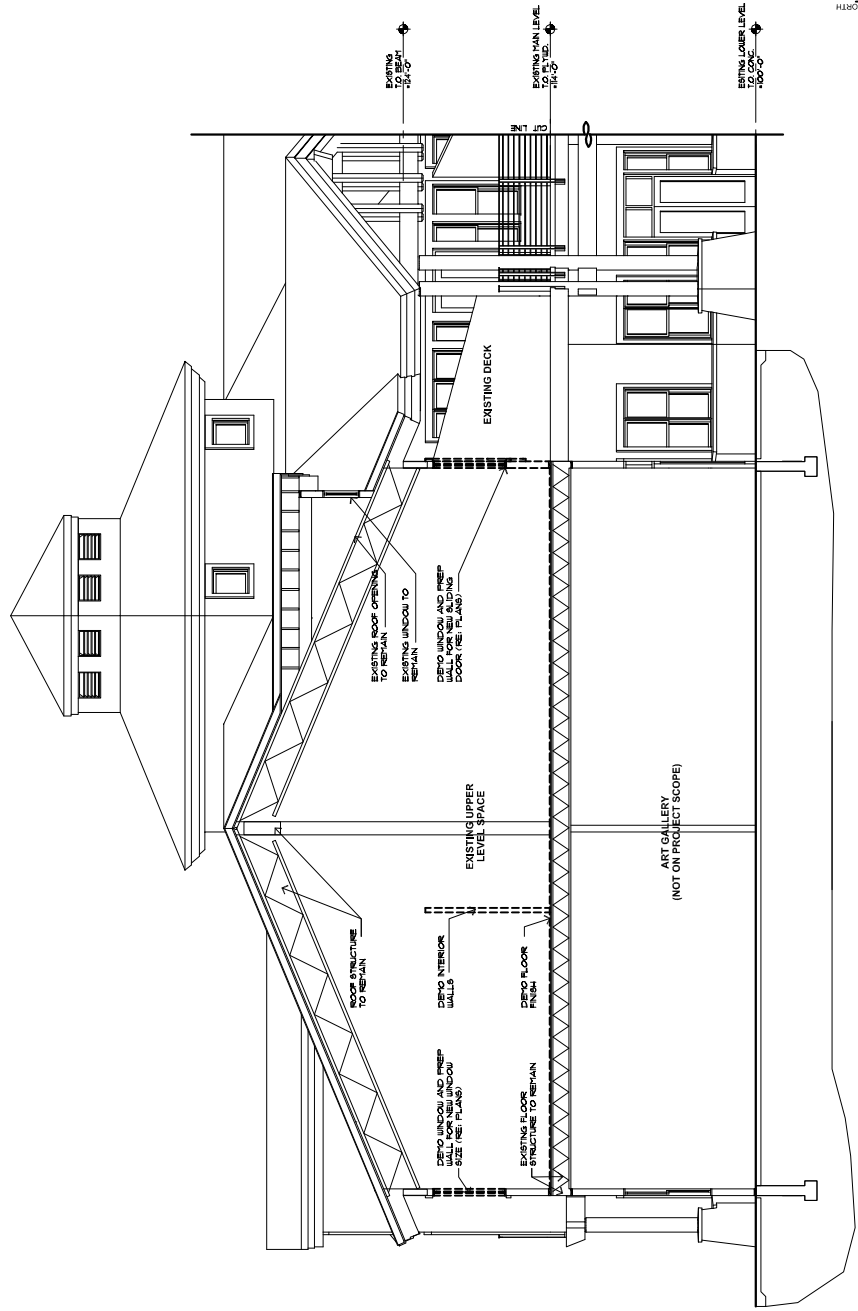


EXISTING / DEMO SECTION 'B'
 SCALE: 1/8" = 1'-0"

REVISIONS:
 USER NO. 87003
 DATE: 06/23/2024
 DRAWN BY: T. BAUFER
 CHECKED BY: Z. LEVIN
 b2b
 b2b ARCHITECTS & INTERIORS
 1000 14TH AVENUE, SUITE 1000, DENVER, CO 80202
 TEL: 303.733.1111 WWW.B2BARCHITECTS.COM

b2b Partners of Colorado
 500 HANNAH AVE. SILVERTHORPE, CO 80108 P.O. BOX 729628 BRECKENRIDGE, CO 80424 (970) 452-6880
SKY HAUS MICRO HOTEL
 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

SHEET NUMBER:
A3.3
 BUILDING SECTIONS



EXISTING / DEMO SECTION 'C'
 SCALE: 1/8" = 1'-0"

REVISED:

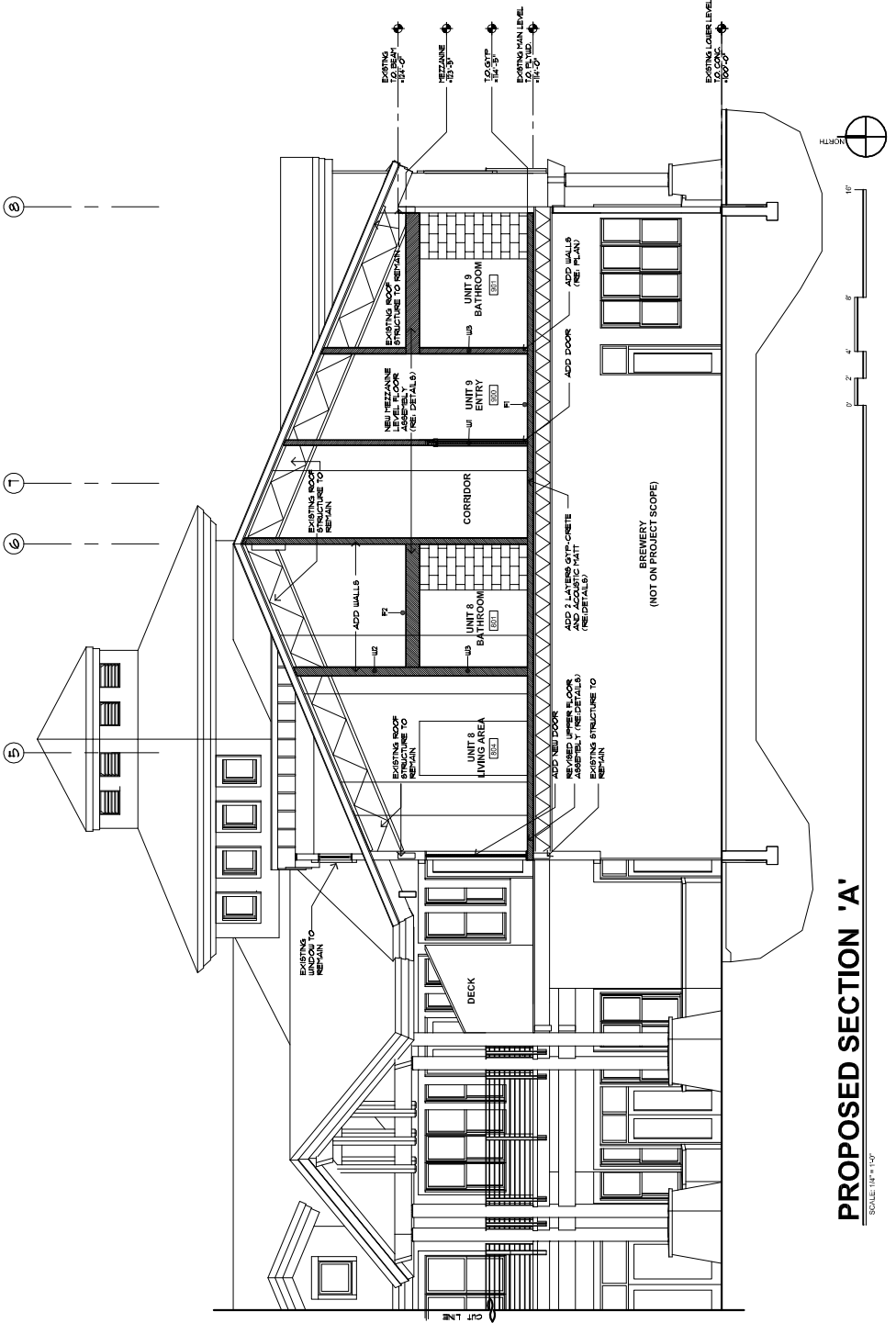
USER NO: 87003
 DATE: 06/22/24
 DRAWN BY: S. HOLLAND
 CHECKED BY: Z. LEVIN

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bhb *Partners of Colorado*

720 EAST MAIN STREET, FRISCO, COLORADO
 101. BLOCK 13, FRISCO TOWN SUBDIVISION

SHEET NUMBER: **A3.4**
 BUILDING SECTIONS



PROPOSED SECTION 'A'

SCALE: 1/8" = 1'-0"

REVISED:

DATE: 06/22/2024
 DRAWN BY: S. TOLANO
 CHECKED BY: Z. LEVIN

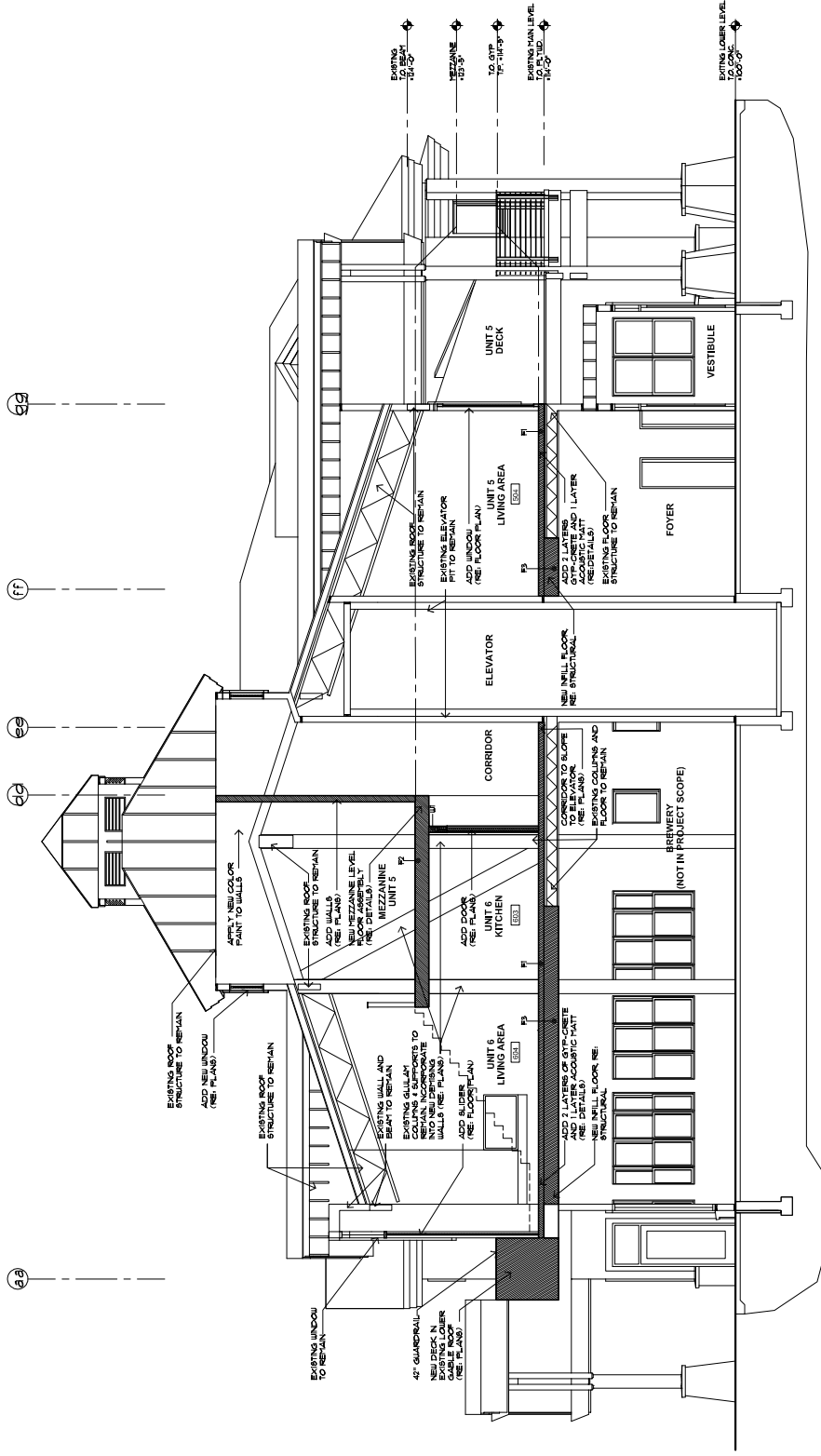
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bhb *Partners of Colorado*

500 MAIN STREET, SUITE 200, FORT COLLINS, CO 80501 (970) 452-6880

SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 12, FRISCO TOWN SUBDIVISION

SHEET NUMBER:
A3.5
 BUILDING SECTIONS



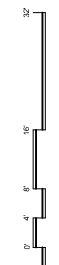
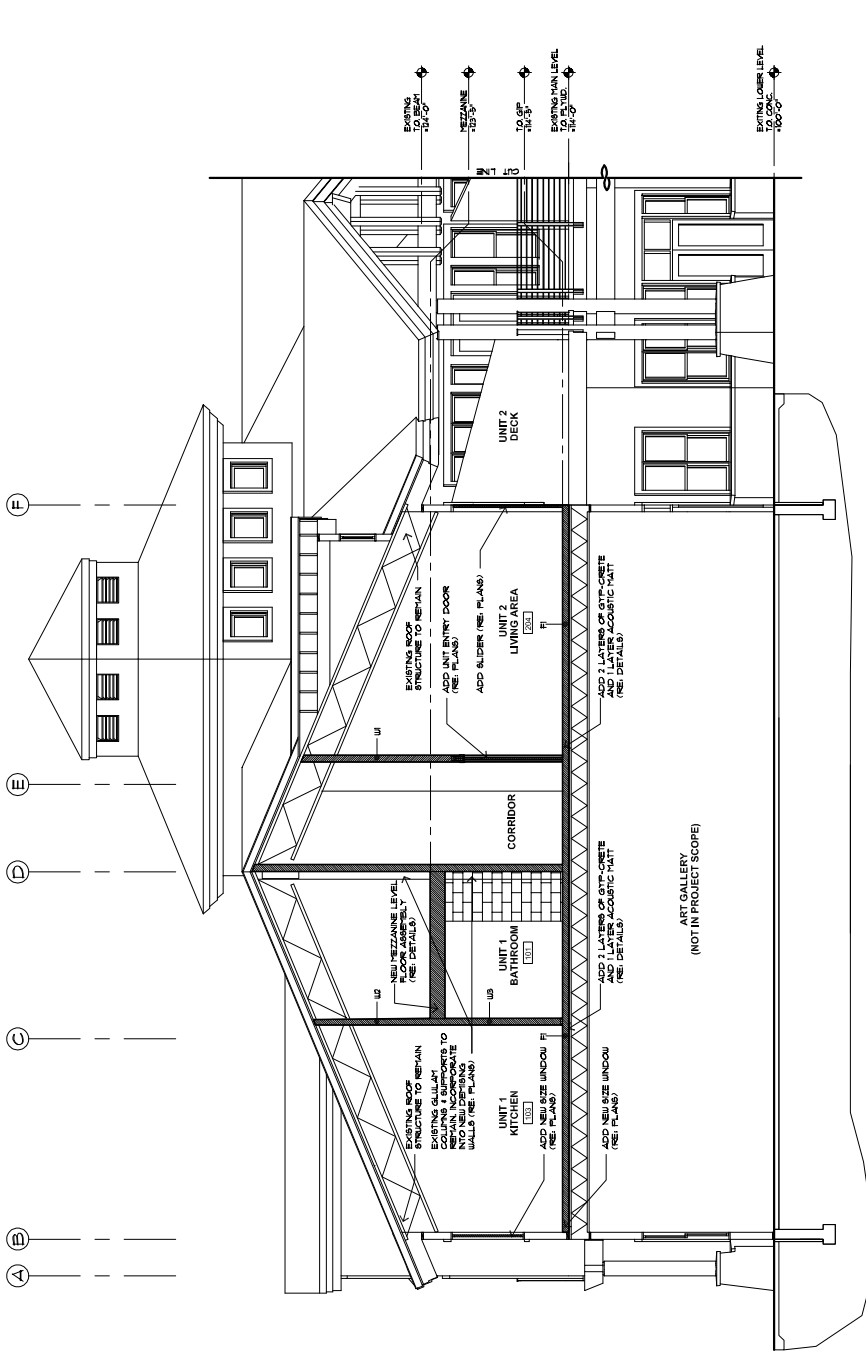
PROPOSED SECTION 'B'
 SCALE: 1/8" = 1'-0"

REV: 02/2024
 DATE: 06/25/2024
 DRAWN BY: S. MCLAND
 CHECKED BY: Z. LEVIN

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER BUILDING DEPARTMENT PERMITS AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLUMBING DEPARTMENT PERMITS AND REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER ELECTRICAL DEPARTMENT PERMITS AND REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER MECHANICAL DEPARTMENT PERMITS AND REGULATIONS.

bhh Partners of Colorado
 500 HANNAH STREET, DENVER, CO 80202
 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

SHEET NUMBER:
A3.6
 BUILDING SECTIONS



PROPOSED SECTION 'C'
 SCALE: 1/8" = 1'-0"

REV: 01/2024

DATE: 06/23/2024

DRAWN BY: VERONICA GO

CHECKED BY: Z. LEVIN

720 EAST MAIN STREET, FRISCO, COLORADO 80442

LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

bhh Partners of Colorado

SKY HAUS MARINA LOFTS

SHEET NUMBER: **A5.1**

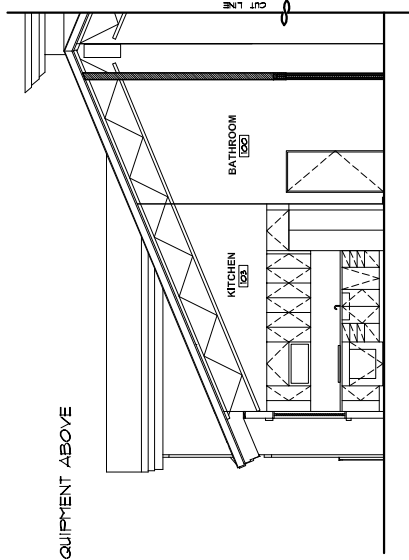
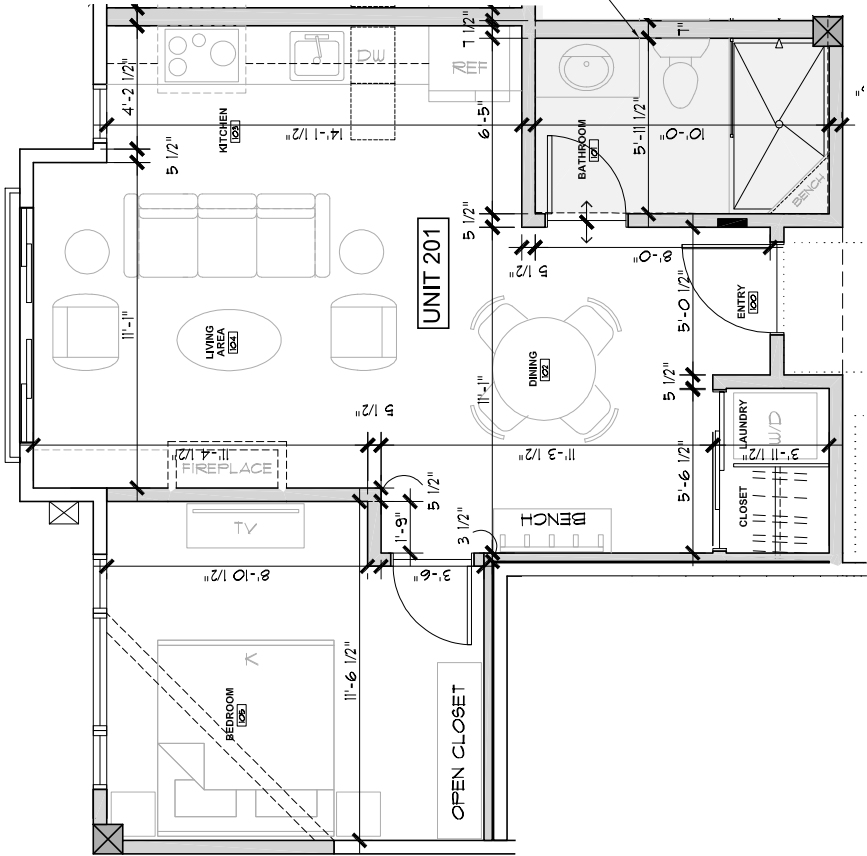
UNIT #1 FLOOR PLAN SECTION

WALL LEGEND

PROPOSED	EXISTING

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
100	ENTRY	WOOD	CARPET	WOOD
101	BATHROOM	TILE	TILE	WOOD
102	DINING	ENG. WOOD	ENG. WOOD	WOOD
103	KITCHEN	ENG. WOOD	ENG. WOOD	WOOD
104	LIVING AREA	ENG. WOOD	ENG. WOOD	WOOD
105	BEDROOM	ENG. WOOD	ENG. WOOD	WOOD



UNIT # 1 FLOOR PLAN
SCALE: 1/2" = 1'-0"

SECTION "UNIT 1"
SCALE: 1/4" = 1'-0"

REV: 10/24

USER NO. 870023
 DATE 06/25/2024
 DRAWN BY: VERONICA GO
 CHECKED BY: Z. LEVIN

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 720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 12, FRISCO TOWN SUBDIVISION

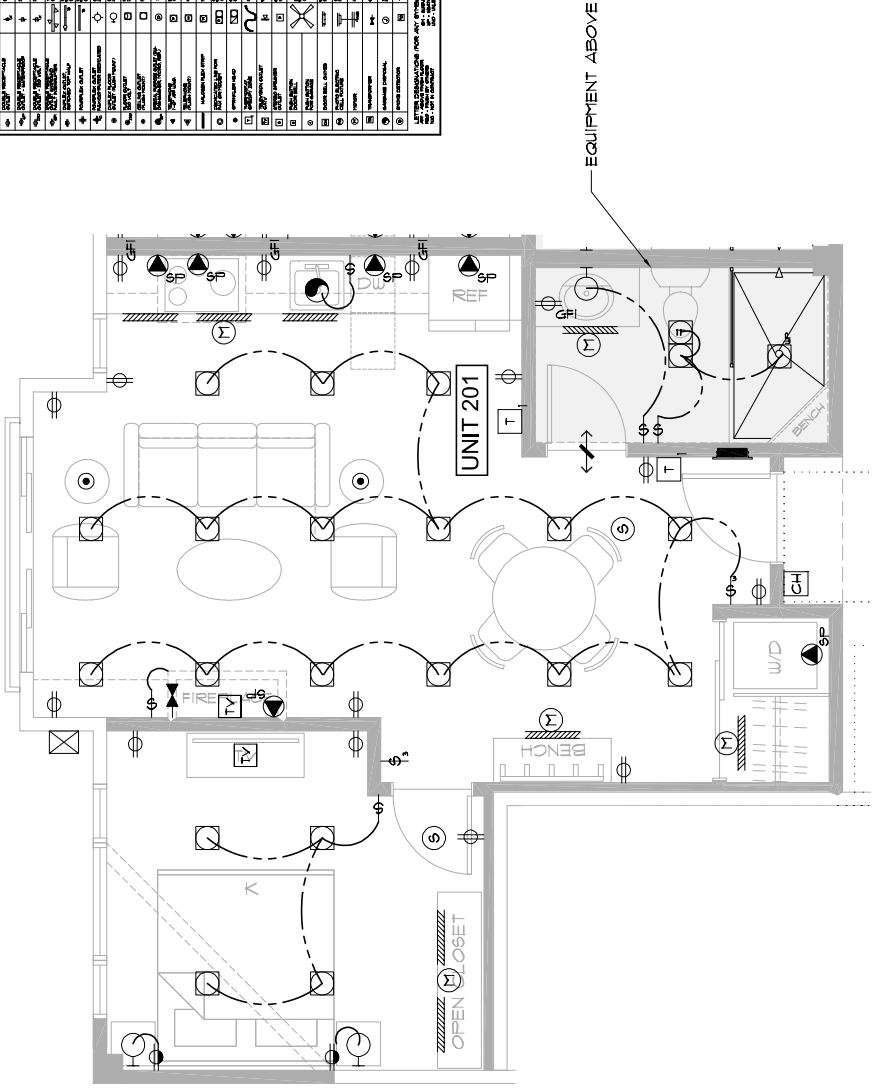
bhh Partners of Colorado

SKY HAUS MARINA LOFTS

SHEET NUMBER: **A5.1a**
 PROPOSED UNIT FLOOR PLAN

MECH. / ELECT. SYMBOLS

1	1" DIA. VENT	1	1" DIA. VENT
2	2" DIA. VENT	2	2" DIA. VENT
3	3" DIA. VENT	3	3" DIA. VENT
4	4" DIA. VENT	4	4" DIA. VENT
5	5" DIA. VENT	5	5" DIA. VENT
6	6" DIA. VENT	6	6" DIA. VENT
7	7" DIA. VENT	7	7" DIA. VENT
8	8" DIA. VENT	8	8" DIA. VENT
9	9" DIA. VENT	9	9" DIA. VENT
10	10" DIA. VENT	10	10" DIA. VENT
11	11" DIA. VENT	11	11" DIA. VENT
12	12" DIA. VENT	12	12" DIA. VENT
13	13" DIA. VENT	13	13" DIA. VENT
14	14" DIA. VENT	14	14" DIA. VENT
15	15" DIA. VENT	15	15" DIA. VENT
16	16" DIA. VENT	16	16" DIA. VENT
17	17" DIA. VENT	17	17" DIA. VENT
18	18" DIA. VENT	18	18" DIA. VENT
19	19" DIA. VENT	19	19" DIA. VENT
20	20" DIA. VENT	20	20" DIA. VENT
21	21" DIA. VENT	21	21" DIA. VENT
22	22" DIA. VENT	22	22" DIA. VENT
23	23" DIA. VENT	23	23" DIA. VENT
24	24" DIA. VENT	24	24" DIA. VENT
25	25" DIA. VENT	25	25" DIA. VENT
26	26" DIA. VENT	26	26" DIA. VENT
27	27" DIA. VENT	27	27" DIA. VENT
28	28" DIA. VENT	28	28" DIA. VENT
29	29" DIA. VENT	29	29" DIA. VENT
30	30" DIA. VENT	30	30" DIA. VENT
31	31" DIA. VENT	31	31" DIA. VENT
32	32" DIA. VENT	32	32" DIA. VENT
33	33" DIA. VENT	33	33" DIA. VENT
34	34" DIA. VENT	34	34" DIA. VENT
35	35" DIA. VENT	35	35" DIA. VENT
36	36" DIA. VENT	36	36" DIA. VENT
37	37" DIA. VENT	37	37" DIA. VENT
38	38" DIA. VENT	38	38" DIA. VENT
39	39" DIA. VENT	39	39" DIA. VENT
40	40" DIA. VENT	40	40" DIA. VENT
41	41" DIA. VENT	41	41" DIA. VENT
42	42" DIA. VENT	42	42" DIA. VENT
43	43" DIA. VENT	43	43" DIA. VENT
44	44" DIA. VENT	44	44" DIA. VENT
45	45" DIA. VENT	45	45" DIA. VENT
46	46" DIA. VENT	46	46" DIA. VENT
47	47" DIA. VENT	47	47" DIA. VENT
48	48" DIA. VENT	48	48" DIA. VENT
49	49" DIA. VENT	49	49" DIA. VENT
50	50" DIA. VENT	50	50" DIA. VENT
51	51" DIA. VENT	51	51" DIA. VENT
52	52" DIA. VENT	52	52" DIA. VENT
53	53" DIA. VENT	53	53" DIA. VENT
54	54" DIA. VENT	54	54" DIA. VENT
55	55" DIA. VENT	55	55" DIA. VENT
56	56" DIA. VENT	56	56" DIA. VENT
57	57" DIA. VENT	57	57" DIA. VENT
58	58" DIA. VENT	58	58" DIA. VENT
59	59" DIA. VENT	59	59" DIA. VENT
60	60" DIA. VENT	60	60" DIA. VENT
61	61" DIA. VENT	61	61" DIA. VENT
62	62" DIA. VENT	62	62" DIA. VENT
63	63" DIA. VENT	63	63" DIA. VENT
64	64" DIA. VENT	64	64" DIA. VENT
65	65" DIA. VENT	65	65" DIA. VENT
66	66" DIA. VENT	66	66" DIA. VENT
67	67" DIA. VENT	67	67" DIA. VENT
68	68" DIA. VENT	68	68" DIA. VENT
69	69" DIA. VENT	69	69" DIA. VENT
70	70" DIA. VENT	70	70" DIA. VENT
71	71" DIA. VENT	71	71" DIA. VENT
72	72" DIA. VENT	72	72" DIA. VENT
73	73" DIA. VENT	73	73" DIA. VENT
74	74" DIA. VENT	74	74" DIA. VENT
75	75" DIA. VENT	75	75" DIA. VENT
76	76" DIA. VENT	76	76" DIA. VENT
77	77" DIA. VENT	77	77" DIA. VENT
78	78" DIA. VENT	78	78" DIA. VENT
79	79" DIA. VENT	79	79" DIA. VENT
80	80" DIA. VENT	80	80" DIA. VENT
81	81" DIA. VENT	81	81" DIA. VENT
82	82" DIA. VENT	82	82" DIA. VENT
83	83" DIA. VENT	83	83" DIA. VENT
84	84" DIA. VENT	84	84" DIA. VENT
85	85" DIA. VENT	85	85" DIA. VENT
86	86" DIA. VENT	86	86" DIA. VENT
87	87" DIA. VENT	87	87" DIA. VENT
88	88" DIA. VENT	88	88" DIA. VENT
89	89" DIA. VENT	89	89" DIA. VENT
90	90" DIA. VENT	90	90" DIA. VENT
91	91" DIA. VENT	91	91" DIA. VENT
92	92" DIA. VENT	92	92" DIA. VENT
93	93" DIA. VENT	93	93" DIA. VENT
94	94" DIA. VENT	94	94" DIA. VENT
95	95" DIA. VENT	95	95" DIA. VENT
96	96" DIA. VENT	96	96" DIA. VENT
97	97" DIA. VENT	97	97" DIA. VENT
98	98" DIA. VENT	98	98" DIA. VENT
99	99" DIA. VENT	99	99" DIA. VENT
100	100" DIA. VENT	100	100" DIA. VENT



UNIT # 1 M/E PLAN
 SCALE: 1/2" = 1'-0"

0 2 4 6 8 10

N

REV: 02/2024
 DATE: 06/25/2024
 DRAWN BY: VERONICA.GP
 CHECKED BY: Z. LEVIN
 bhh PARTNERS OF COLORADO
 500 HANNA AVE. SILVERTHORPE, CO 80488 P.O. BOX 728028 BRECKENRIDGE, CO 80424 (970) 452-6880
 720 EAST MAIN STREET FRISCO, COLORADO
 SKY HAUS MARINA LOFTS
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

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 UNIT #2 PLAN SECTION

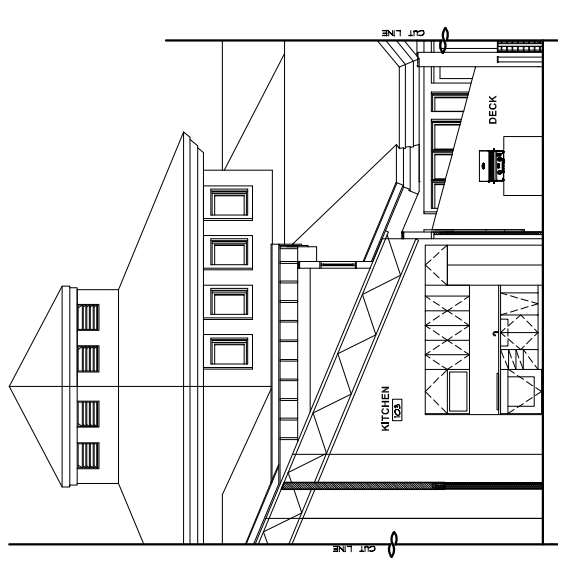
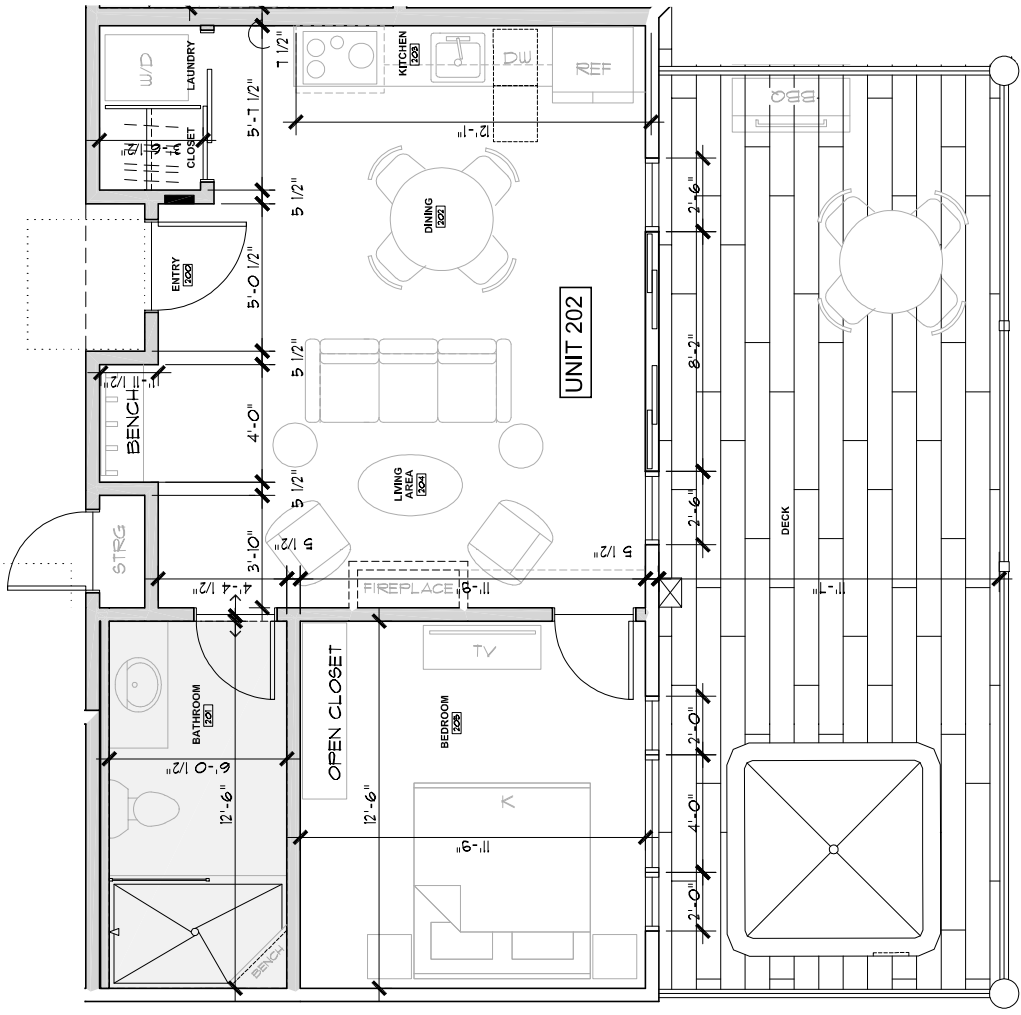
PROJECT NUMBER:
A5.2
 UNIT #2 PLAN SECTION

WALL LEGEND

PROPOSED	[Line Style]
EXISTING	[Line Style]

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
200	ENTRY		CARPET	WOOD
201	BATHROOM		TILE	WOOD
202	DINING		ENG. WOOD	WOOD
203	KITCHEN		ENG. WOOD	WOOD
204	LIVING AREA		ENG. WOOD	WOOD
205	LIVING AREA		ENG. WOOD	WOOD



SECTION UNIT # 2
 SCALE: 1/4" = 1'-0"

UNIT # 2 FLOOR PLAN
 SCALE: 1/2" = 1'-0"

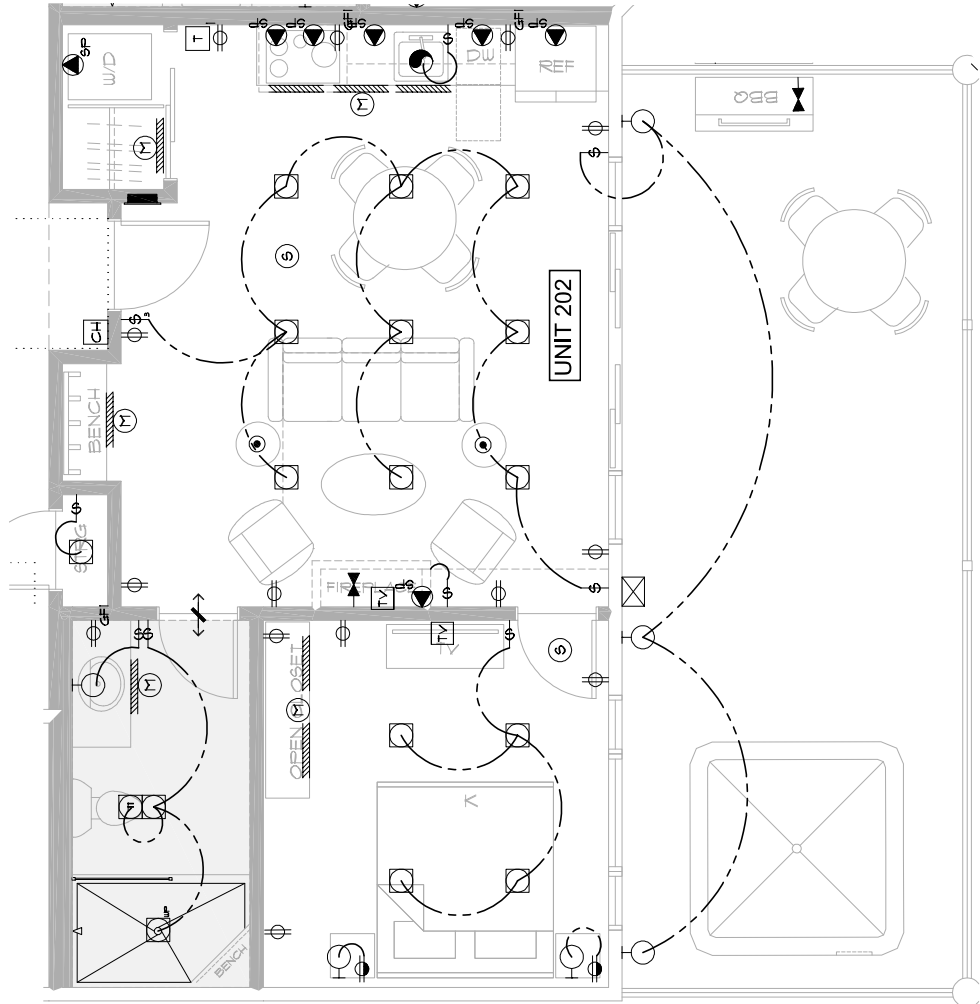
REV: 01/2024
 SHEET NO. 06/23/2024
 DATE: VERONICA.GD
 DRAWN BY: Z. LEVIN
 CHECKED BY: Z. LEVIN
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SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

SHEET NUMBER:
A5.2a
 PROPOSED
 UNIT #202

MECH / ELEC. SYMBOLS

1	MECH. ROOM	2	MECH. ROOM
3	MECH. ROOM	4	MECH. ROOM
5	MECH. ROOM	6	MECH. ROOM
7	MECH. ROOM	8	MECH. ROOM
9	MECH. ROOM	10	MECH. ROOM
11	MECH. ROOM	12	MECH. ROOM
13	MECH. ROOM	14	MECH. ROOM
15	MECH. ROOM	16	MECH. ROOM
17	MECH. ROOM	18	MECH. ROOM
19	MECH. ROOM	20	MECH. ROOM
21	MECH. ROOM	22	MECH. ROOM
23	MECH. ROOM	24	MECH. ROOM
25	MECH. ROOM	26	MECH. ROOM
27	MECH. ROOM	28	MECH. ROOM
29	MECH. ROOM	30	MECH. ROOM
31	MECH. ROOM	32	MECH. ROOM
33	MECH. ROOM	34	MECH. ROOM
35	MECH. ROOM	36	MECH. ROOM
37	MECH. ROOM	38	MECH. ROOM
39	MECH. ROOM	40	MECH. ROOM
41	MECH. ROOM	42	MECH. ROOM
43	MECH. ROOM	44	MECH. ROOM
45	MECH. ROOM	46	MECH. ROOM
47	MECH. ROOM	48	MECH. ROOM
49	MECH. ROOM	50	MECH. ROOM
51	MECH. ROOM	52	MECH. ROOM
53	MECH. ROOM	54	MECH. ROOM
55	MECH. ROOM	56	MECH. ROOM
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61	MECH. ROOM	62	MECH. ROOM
63	MECH. ROOM	64	MECH. ROOM
65	MECH. ROOM	66	MECH. ROOM
67	MECH. ROOM	68	MECH. ROOM
69	MECH. ROOM	70	MECH. ROOM
71	MECH. ROOM	72	MECH. ROOM
73	MECH. ROOM	74	MECH. ROOM
75	MECH. ROOM	76	MECH. ROOM
77	MECH. ROOM	78	MECH. ROOM
79	MECH. ROOM	80	MECH. ROOM
81	MECH. ROOM	82	MECH. ROOM
83	MECH. ROOM	84	MECH. ROOM
85	MECH. ROOM	86	MECH. ROOM
87	MECH. ROOM	88	MECH. ROOM
89	MECH. ROOM	90	MECH. ROOM
91	MECH. ROOM	92	MECH. ROOM
93	MECH. ROOM	94	MECH. ROOM
95	MECH. ROOM	96	MECH. ROOM
97	MECH. ROOM	98	MECH. ROOM
99	MECH. ROOM	100	MECH. ROOM



UNIT # 2 M/E PLAN
 SCALE: 1/2" = 1'-0"

REV: 10/2023
 USER NO: 06/25/2024
 DATE: VERONICA.GP
 DRAWN BY: Z. LEVIN
 CHECKED BY:
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SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

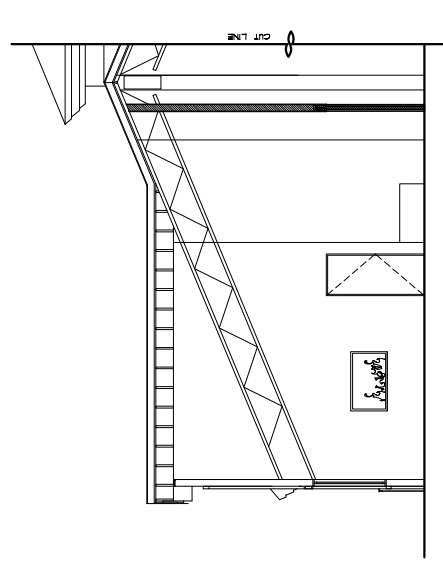
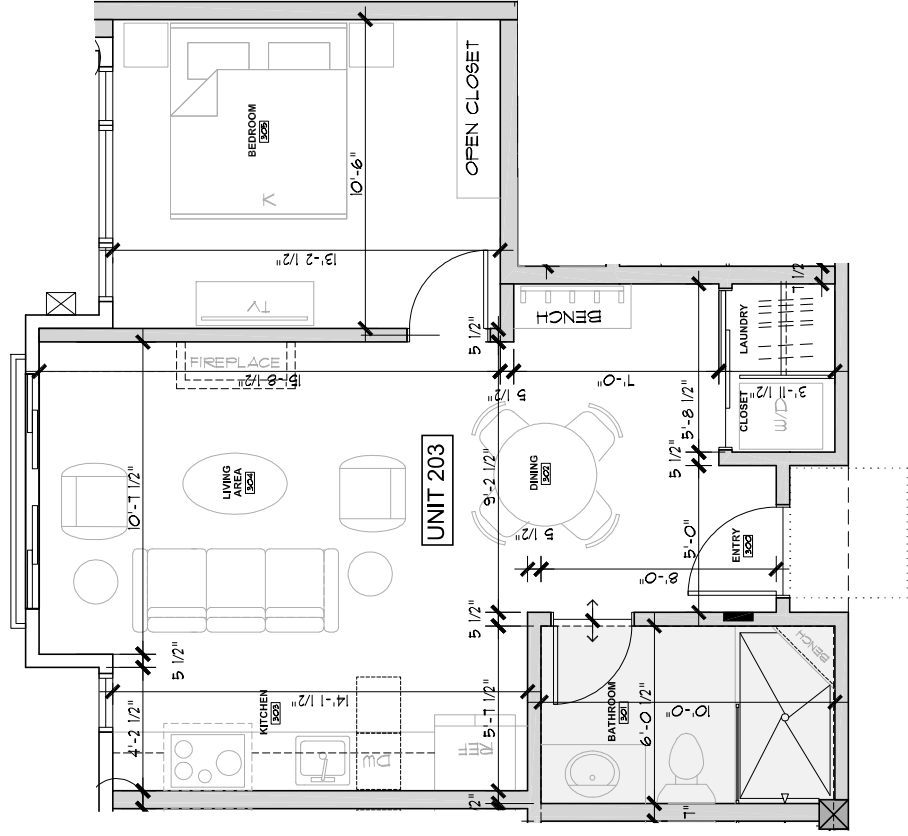
SHEET NUMBER:
A5.3
 UNIT #3 PLAN
 SECTION

WALL LEGEND

PROPOSED	
EXISTING	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
300	ENTRY		CARPET	WOOD
301	BATHROOM		TILE	WOOD
302	DINING		ENG. WOOD	WOOD
303	KITCHEN		ENG. WOOD	WOOD
304	LIVING AREA		ENG. WOOD	WOOD
305	BEDROOM		ENG. WOOD	WOOD



SECTION UNIT # 3
 SCALE: 1/4" = 1'-0"



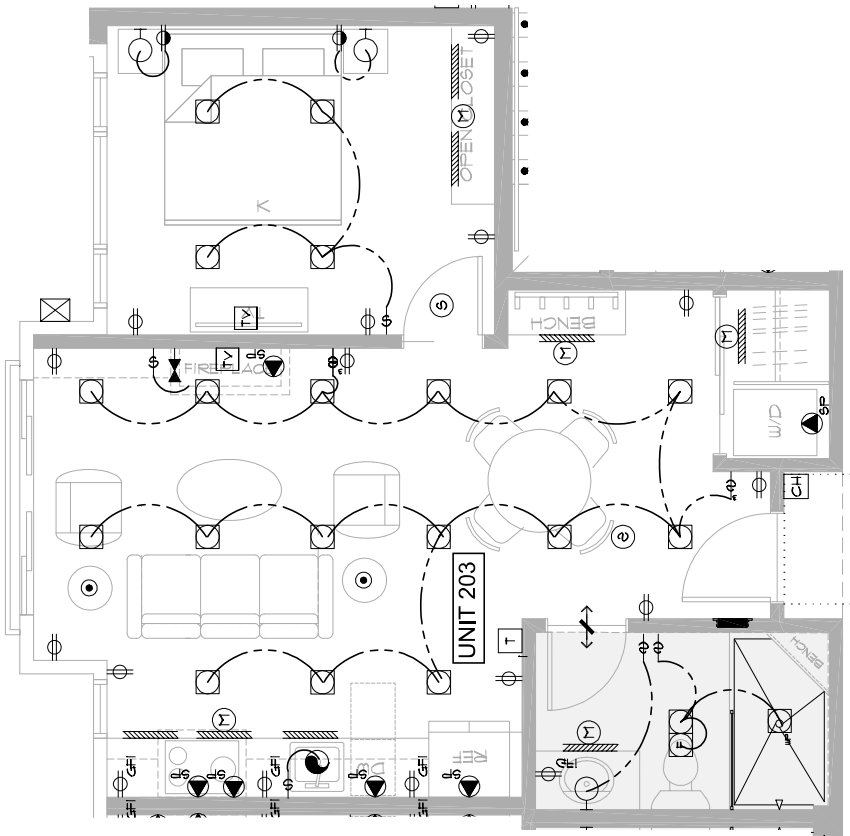
UNIT # 3 FLOOR PLAN
 SCALE: 1/2" = 1'-0"

REV: 01/2024
 SHEET NUMBER: 06/23/2024
 DRAWN BY: VERONICA GO
 CHECKED BY: Z. LEVIN
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 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

bhh Partners of Colorado
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SKY HAUS MARINA LOFTS

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 SHEET NUMBER:
A5.3a
 UNIT #3 M/E PLAN

MECH./ELECT. SYMBOLS	
1	MECH. ROOM
2	MECH. ROOM
3	MECH. ROOM
4	MECH. ROOM
5	MECH. ROOM
6	MECH. ROOM
7	MECH. ROOM
8	MECH. ROOM
9	MECH. ROOM
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11	MECH. ROOM
12	MECH. ROOM
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19	MECH. ROOM
20	MECH. ROOM
21	MECH. ROOM
22	MECH. ROOM
23	MECH. ROOM
24	MECH. ROOM
25	MECH. ROOM
26	MECH. ROOM
27	MECH. ROOM
28	MECH. ROOM
29	MECH. ROOM
30	MECH. ROOM
31	MECH. ROOM
32	MECH. ROOM
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36	MECH. ROOM
37	MECH. ROOM
38	MECH. ROOM
39	MECH. ROOM
40	MECH. ROOM
41	MECH. ROOM
42	MECH. ROOM
43	MECH. ROOM
44	MECH. ROOM
45	MECH. ROOM
46	MECH. ROOM
47	MECH. ROOM
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72	MECH. ROOM
73	MECH. ROOM
74	MECH. ROOM
75	MECH. ROOM
76	MECH. ROOM
77	MECH. ROOM
78	MECH. ROOM
79	MECH. ROOM
80	MECH. ROOM
81	MECH. ROOM
82	MECH. ROOM
83	MECH. ROOM
84	MECH. ROOM
85	MECH. ROOM
86	MECH. ROOM
87	MECH. ROOM
88	MECH. ROOM
89	MECH. ROOM
90	MECH. ROOM
91	MECH. ROOM
92	MECH. ROOM
93	MECH. ROOM
94	MECH. ROOM
95	MECH. ROOM
96	MECH. ROOM
97	MECH. ROOM
98	MECH. ROOM
99	MECH. ROOM
100	MECH. ROOM



UNIT # 3 M/E PLAN

SCALE: 1/8" = 1'-0"

bh**h** Partners of Colorado
 500 HUNTS AVE. SILVERTHORPE, CO 80488 P.O. BOX 72888 BRECKENRIDGE, CO 80424 (970) 452-8890
 720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

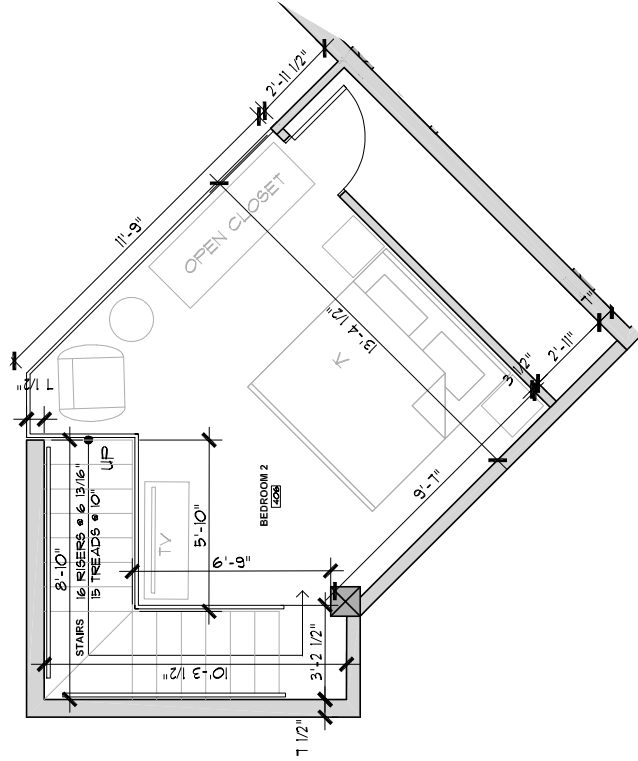
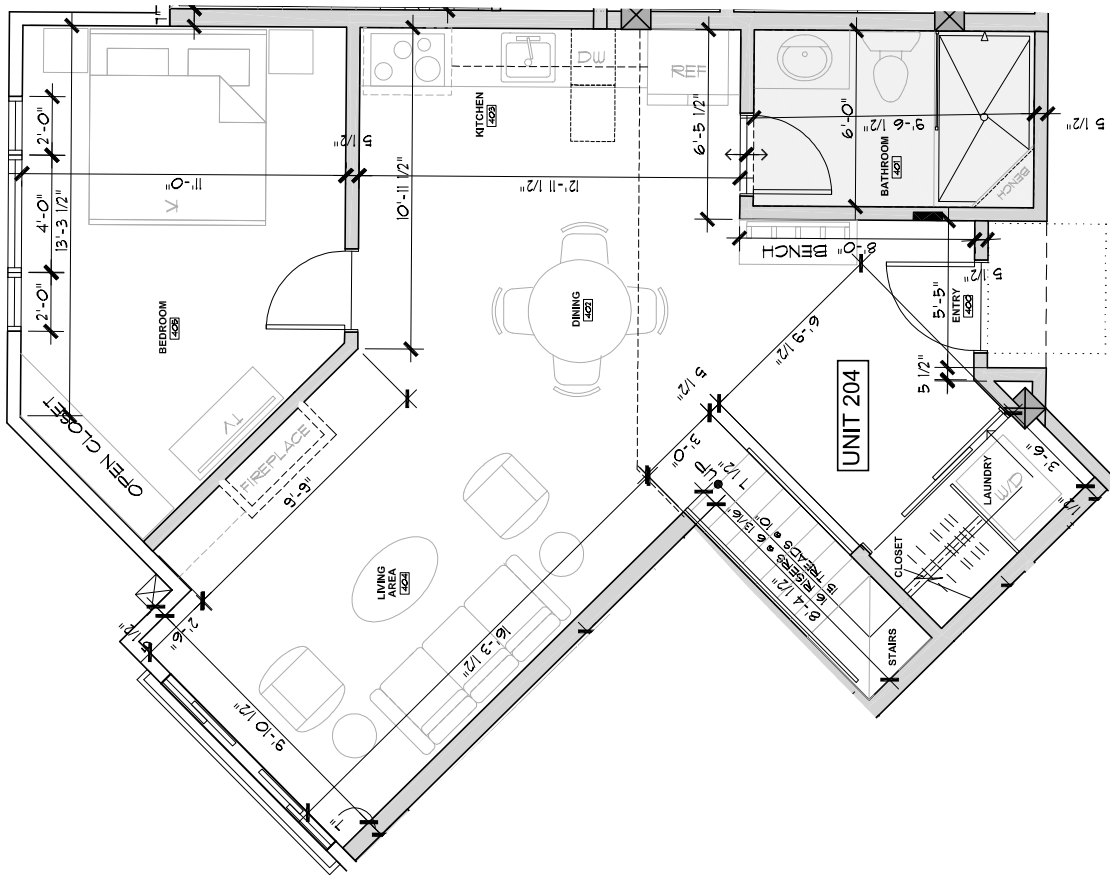
PROJECT NUMBER: **A5.4**
 UNIT #4 FLOOR PLAN
 REVISIONS:
 NO. DATE DRAWN BY: **VERONICA GO** CHECKED BY: **Z. LEVIN**
 8/10/23
 06/23/2024
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 ALL FINISHES ARE TO BE DETERMINED AT THE TIME OF CONSTRUCTION

WALL LEGEND

PROPOSED	
EXISTING	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
400	ENTRY	WOOD	CARPET	WOOD
401	BATHROOM	WOOD	TILE	WOOD
402	DINING	ENG. WOOD	ENG. WOOD	WOOD
403	KITCHEN	ENG. WOOD	ENG. WOOD	WOOD
404	LIVING AREA	ENG. WOOD	ENG. WOOD	WOOD
405	BEDROOM	ENG. WOOD	ENG. WOOD	WOOD
406	BEDROOM 2	ENG. WOOD	ENG. WOOD	WOOD



REV: 16/03/2024
 SHEET NO. 06/32/2024
 DATE: 06/32/2024
 DRAWN BY: VERONICA GO
 CHECKED BY: Z. LEVIN
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bhh Partners of Colorado
 500 HUNTS AVE. SILVERTHORPE, CO 80087 | 2024 FRENCH BRECKENRIDGE, CO 80424 (970) 452-8890
SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

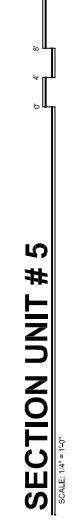
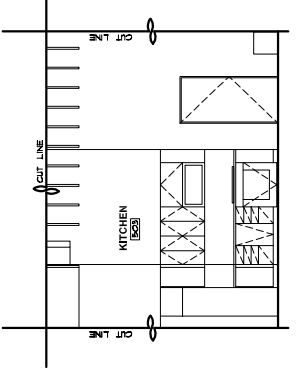
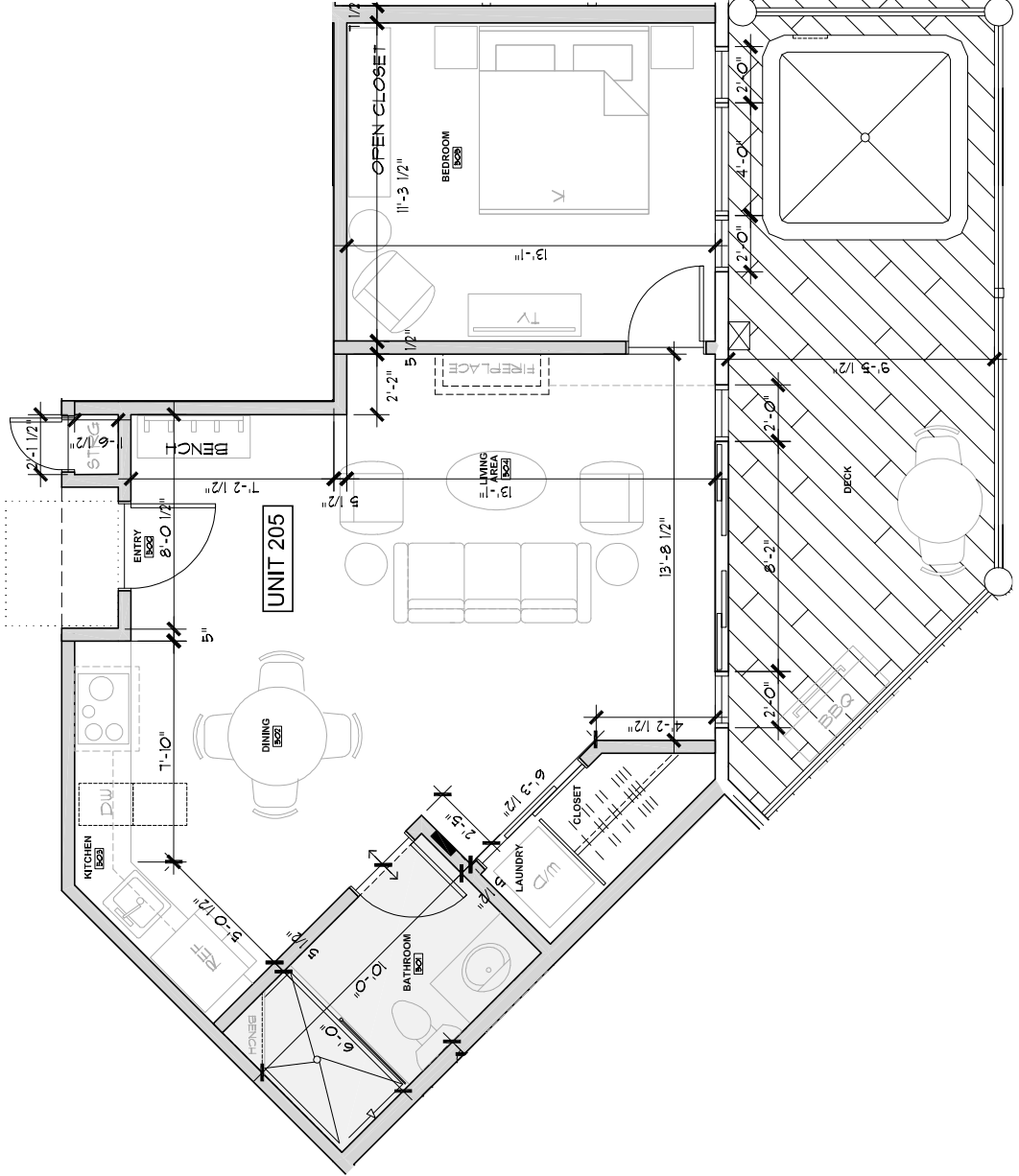
SHEET NUMBER:
A5.5
 UNIT #5 FLOOR PLAN
 SECTION

WALL LEGEND

PROPOSED	
EXISTING	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
500	ENTRY		CARPET	WOOD
501	BATHROOM		TILE	WOOD
502	DINING		ENG. WOOD	WOOD
503	KITCHEN		ENG. WOOD	WOOD
404	LIVING AREA		ENG. WOOD	WOOD
505	BEDROOM		ENG. WOOD	WOOD



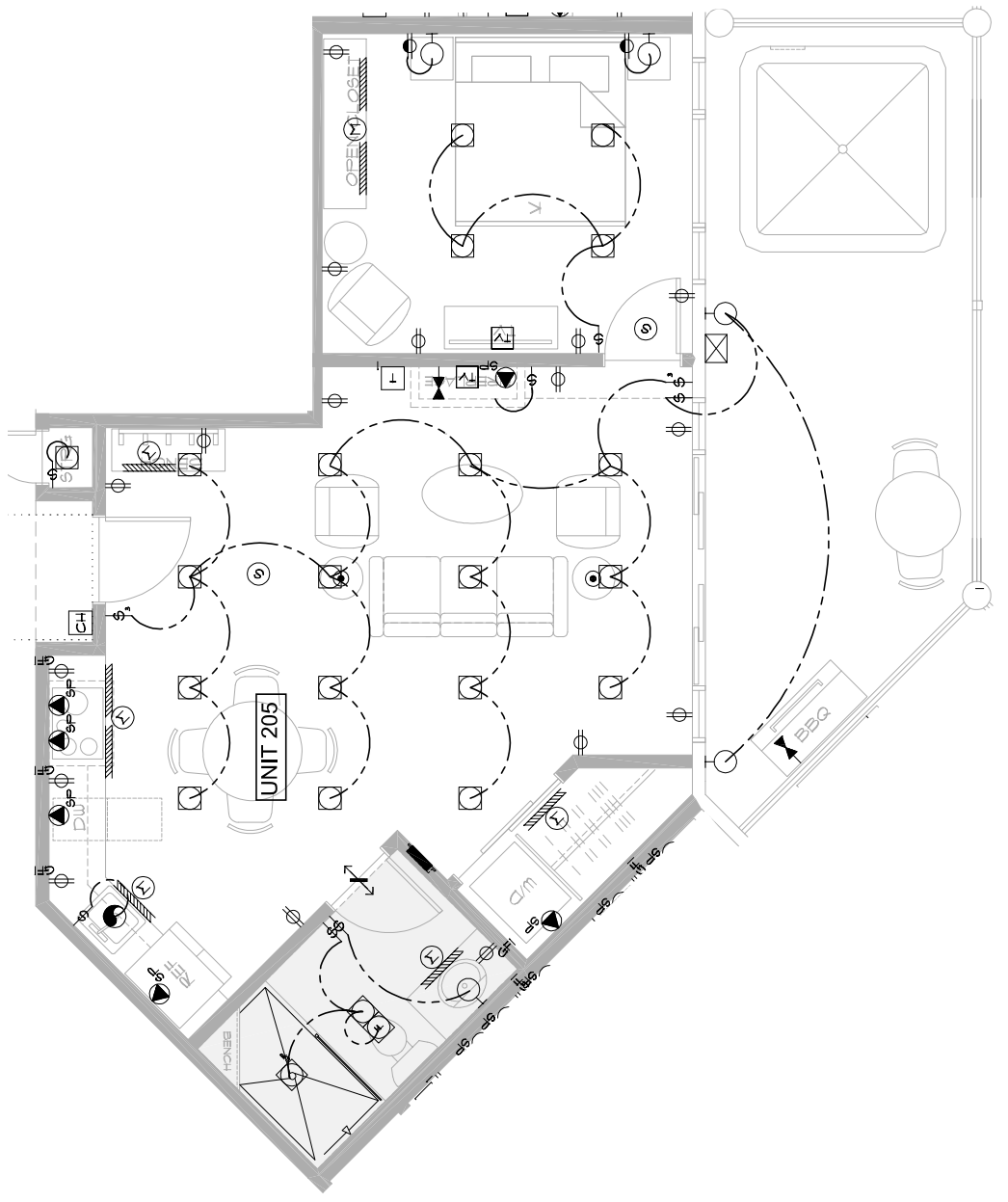
REV. REVISIONS:
 01/2023
 06/23/2024
 DATE: VERONICA GO
 DRAWN BY: Z. LEVIN
 CHECKED BY: Z. LEVIN
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

bhh Partners of Colorado
 560 HUNTS AVE. SILVERTHORPE, CO 80087-3108 720 EAST MAIN STREET, FRISCO, COLORADO
 101 B, BLOCK 13, FRISCO TOWN SUBDIVISION
SKY HAUS MARINA LOFTS

SHEET NUMBER:
A5.5a
 UNIT ME/E PLAN

MECH. / ELECT. SYMBOLS

⊕	200V 3-PHASE
⊕	120V 1-PHASE
⊕	120V 2-PHASE
⊕	120V 3-PHASE
⊕	120V 4-PHASE
⊕	120V 5-PHASE
⊕	120V 6-PHASE
⊕	120V 7-PHASE
⊕	120V 8-PHASE
⊕	120V 9-PHASE
⊕	120V 10-PHASE
⊕	120V 11-PHASE
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⊕	120V 95-PHASE
⊕	120V 96-PHASE
⊕	120V 97-PHASE
⊕	120V 98-PHASE
⊕	120V 99-PHASE
⊕	120V 100-PHASE



UNIT # 5 M/E PLAN
 SCALE: 1/8" = 1'-0"

REVISES:
 JOB NO. 19093
 DATE: 06/23/2024
 DRAWN BY: VERONICA GD
 CHECKED BY: Z LEPA
 OWNER: BERKMAN/COMPARTMENTED
 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, CO 80202

bhh Partners of Colorado
 601 ADAMS AVE. SUITE 1000, DENVER, CO 80202 (303) 455-8889
SKY HAUS MARINA LOFTS
 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

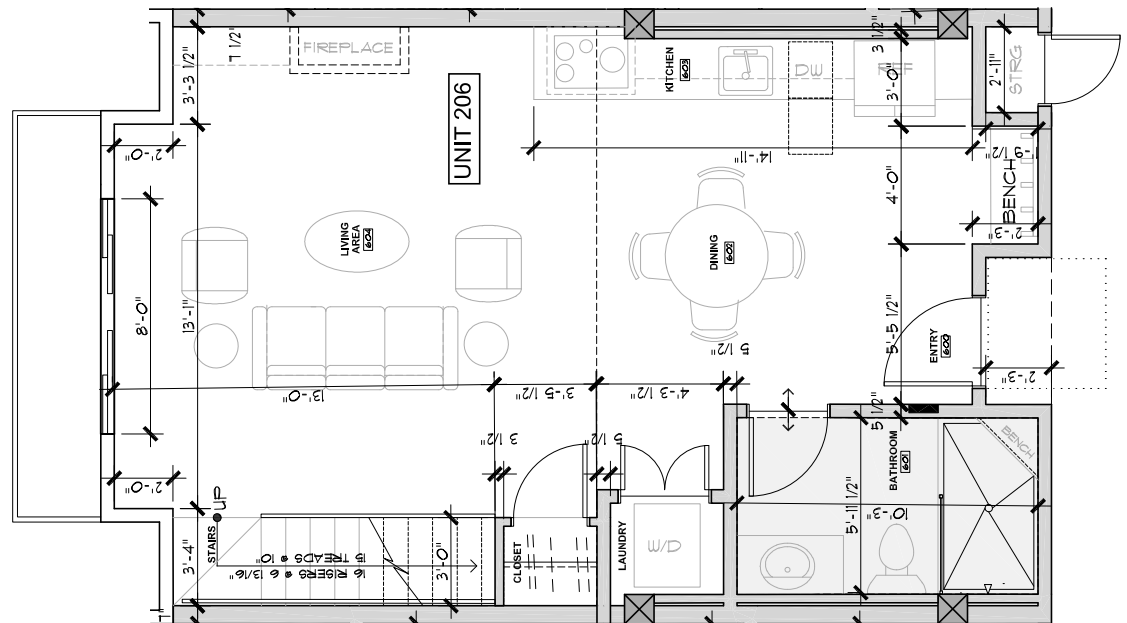
© 2024
 SHEET NUMBER:
A5.6
 UNIT # 6 FLOOR PLAN SECTION

WALL LEGEND

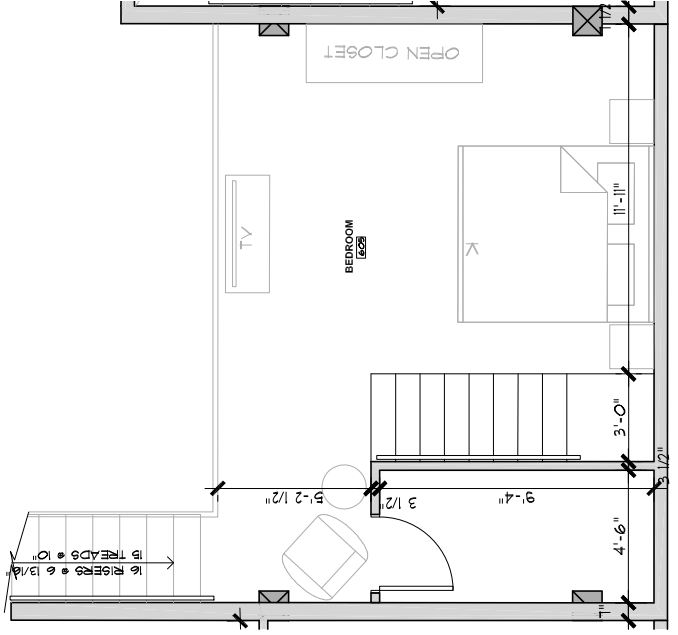
PROPOSED	
EXISTING	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
600	ENTRY	CARPET	WOOD	WOOD
601	BATHROOM	TILE	WOOD	WOOD
602	DINING	ENG. WOOD	WOOD	WOOD
603	KITCHEN	ENG. WOOD	WOOD	WOOD
604	LIVING AREA	ENG. WOOD	WOOD	WOOD
605	BEDROOM	ENG. WOOD	WOOD	WOOD



UNIT # 6 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



UNIT # 6 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISED:

DATE: 06/23/2024
 DRAWN BY: VERONICA GD
 CHECKED BY: Z. LEVIN
 PROJECT: REMAINS TO BE COMPLETED
 AND SHALL BE SUBJECT TO THE APPLICABLE
 LOCAL AND STATE REGULATIONS.

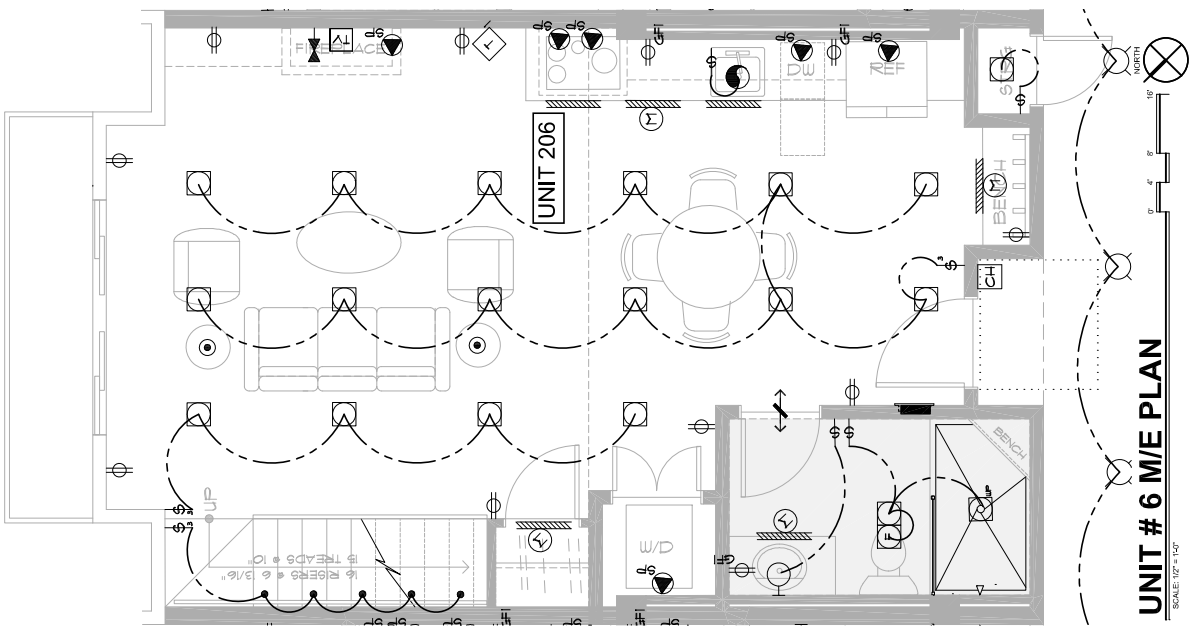
bhh Partners of Colorado

701 EAST MAIN STREET, FRISCO, COLORADO
 10174 BLOCK 13, FRISCO TOWN SUBDIVISION

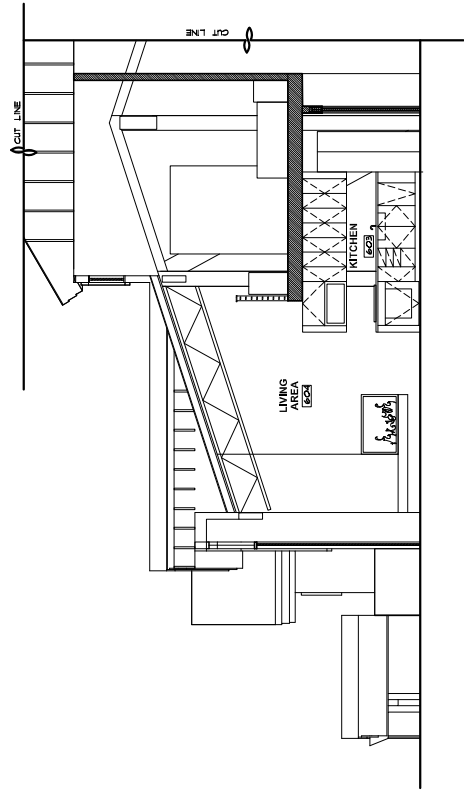
SHEET NUMBER:
A5.6a
 UNIT #6 MAIN SECTION

MECH. / ELECT. SYMBOLS

1	MECH. ROOM	1	MECH. ROOM
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3	MECH. ROOM	3	MECH. ROOM
4	MECH. ROOM	4	MECH. ROOM
5	MECH. ROOM	5	MECH. ROOM
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96	MECH. ROOM	96	MECH. ROOM
97	MECH. ROOM	97	MECH. ROOM
98	MECH. ROOM	98	MECH. ROOM
99	MECH. ROOM	99	MECH. ROOM
100	MECH. ROOM	100	MECH. ROOM



UNIT # 6 M/E PLAN
 SCALE: 1/8" = 1'-0"



UNIT # 6 SECTION
 SCALE: 1/8" = 1'-0"

REVISED:

06/03/2024
 06/23/2024
 DRAWN BY: VERONICA GD
 CHECKED BY: Z. LEVIN

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bhh Partners of Colorado

720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A BLOCK 13, FRISCO TOWN SUBDIVISION

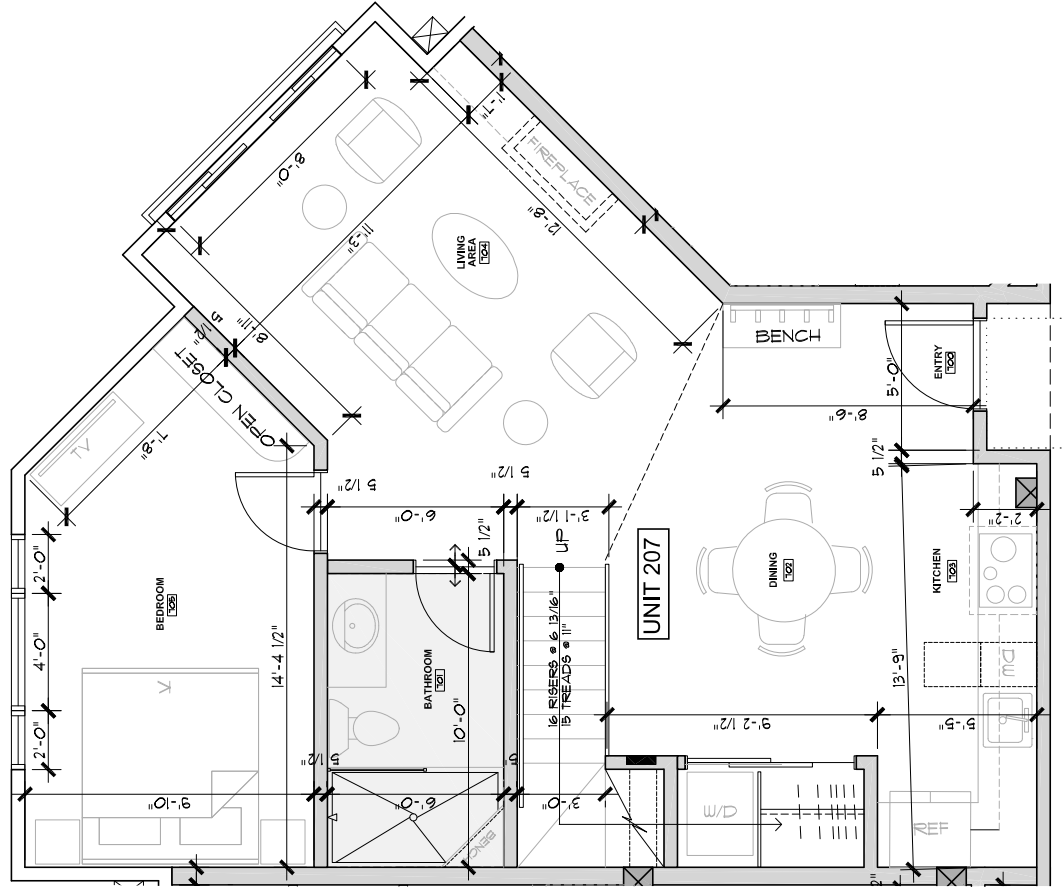
SHEET NUMBER:
A5.7
 UNIT #7 FLOOR PLAN
 MEZZANINE

WALL LEGEND

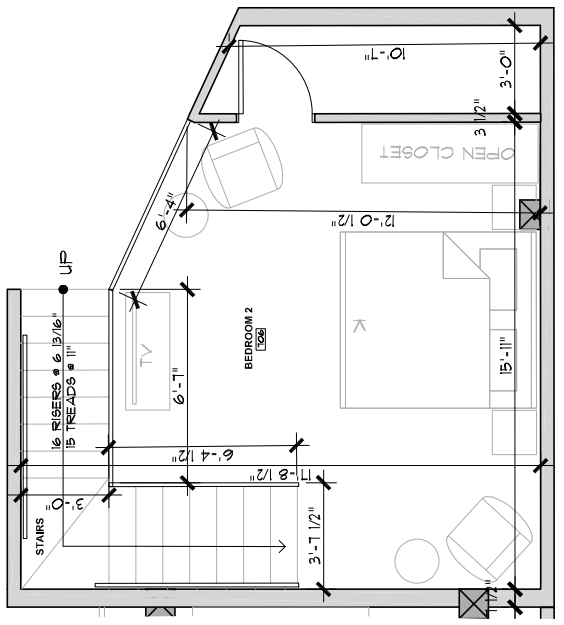
PROPOSED	
EXISTING	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
T00	ENTRY		CARPET	WOOD
T01	BATHROOM		TILE	WOOD
T02	DINING		ENG. WOOD	WOOD
T03	KITCHEN		ENG. WOOD	WOOD
T04	LIVING AREA		ENG. WOOD	WOOD
T05	BEDROOM		ENG. WOOD	WOOD
T06	BEDROOM 2		ENG. WOOD	WOOD



UNIT #7 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



MEZZANINE UNIT # 7
 SCALE: 1/8" = 1'-0"

REVISIONS:

03/03/24
 JOB NO. 06-23-2024
 DATE: VERONICA GD
 DRAWN BY: Z LEPIN
 CHECKED BY: Z LEPIN

WORK REMAINS UNCOMPLETED
 UNLESS INDICATED OTHERWISE
 AND SHALL BE THE RESPONSIBILITY
 OF THE CONTRACTOR

bhh *Partners of Colorado*

801 KANSAS AVE. 38th FLOOR, CO SPRING, CO 80905
 720 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

SKY HAUS MARINA LOFTS

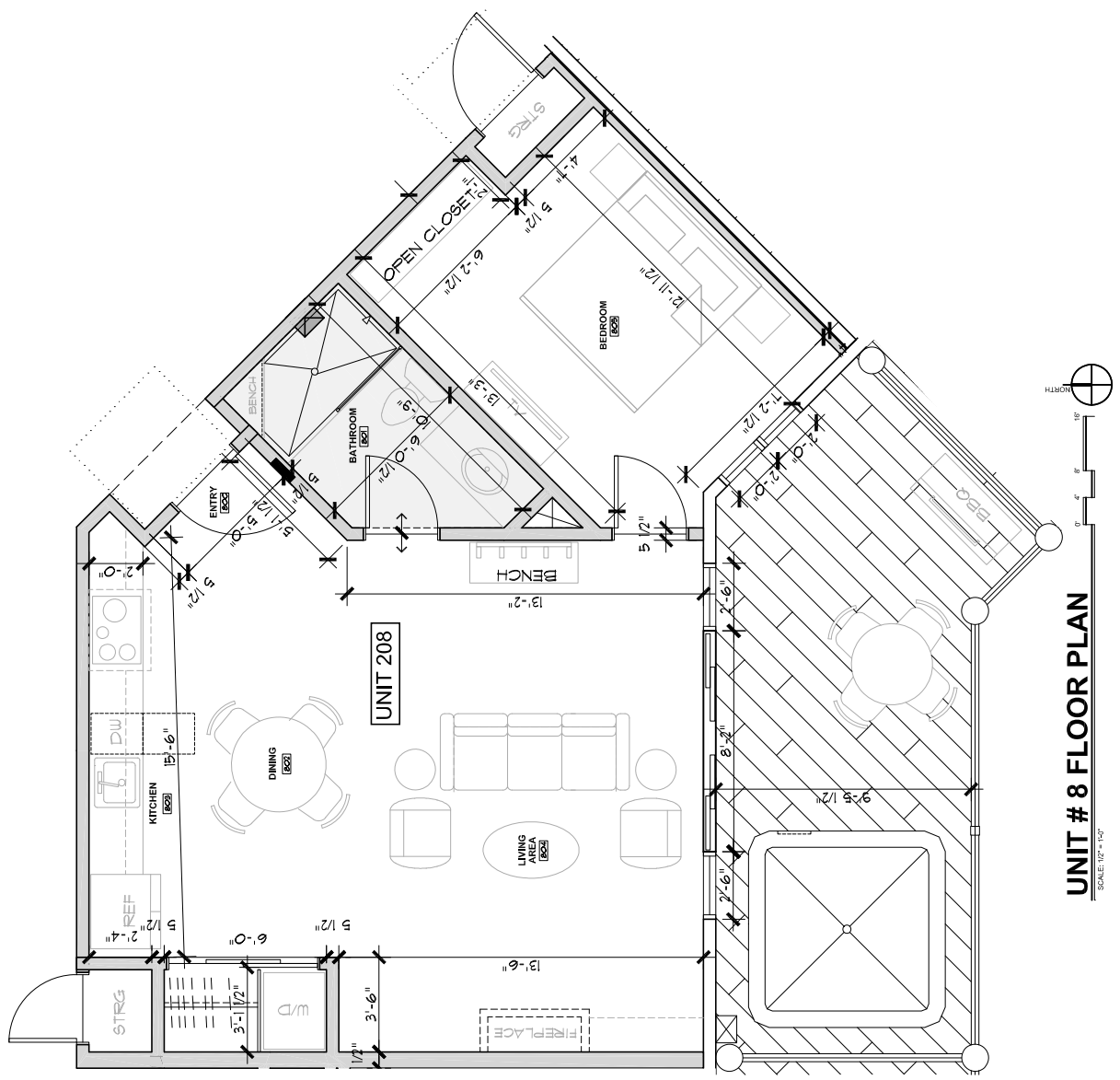
SHEET NUMBER:
A5.8
 UNIT #8 FLOOR PLAN
 SECTION

WALL LEGEND

PROPOSED	EXISTING

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
800	ENTRY		CARPET	WOOD
801	BATHROOM		TILE	WOOD
802	DINING		ENG. WOOD	WOOD
803	KITCHEN		ENG. WOOD	WOOD
804	LIVING AREA		ENG. WOOD	WOOD
805	BEDROOM		ENG. WOOD	WOOD



UNIT # 8 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISED:

JOB NO. 2024
 DATE: 06-20-2024
 DRAWN BY: VERONICA GD
 CHECKED BY: Z. LEVIN

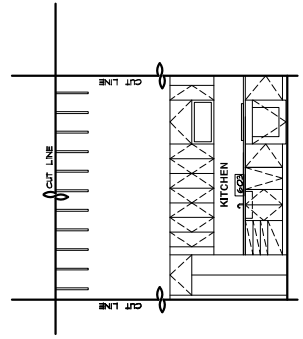
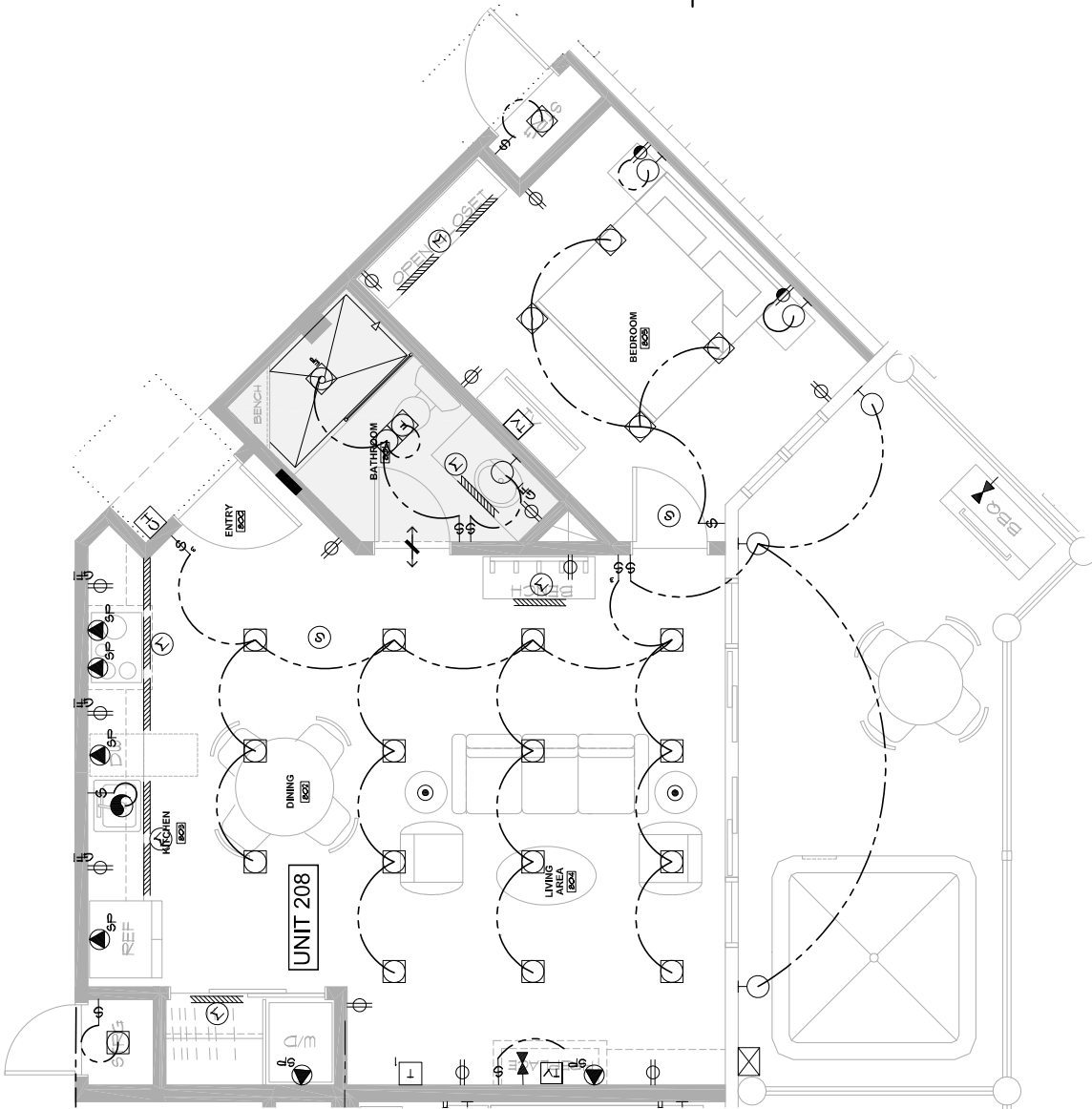
OWNER: BERKSHIRE COMPARTMENTED
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202

bhh Partners of Colorado

SKY HAUS MARINA LOFTS
 170 EAST MAIN STREET, FRISCO, COLORADO
 LOT 1A, BLOCK 13, FRISCO TOWN SUBDIVISION

SHEET NUMBER: 2024
A5.8a
 UNIT #8 M/E PLAN
 UNIT #8 SECTION

MECH./ELECT. SYMBOLS	
↑	MECH. ROOF
↓	MECH. FLOOR
⊕	MECH. WALL
⊖	MECH. CEILING
⊙	MECH. FLOOR/CEILING
⊚	MECH. WALL/CEILING
⊛	MECH. WALL/FLOOR
⊜	MECH. WALL/FLOOR/CEILING
⊝	MECH. WALL/CEILING/FLOOR
⊞	MECH. WALL/FLOOR/CEILING
⊠	MECH. WALL/CEILING/FLOOR
⊡	MECH. WALL/FLOOR/CEILING
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⊼	MECH. WALL/CEILING/FLOOR
⊽	MECH. WALL/FLOOR/CEILING
⊾	MECH. WALL/CEILING/FLOOR
⊿	MECH. WALL/FLOOR/CEILING



UNIT # 8 SECTION
 SCALE: 1/4" = 1'-0"

UNIT # 8 M/E PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS:

NO. DATE BY

01 04/23/2024 Z. LEVIN

02 04/23/2024 VERONICA GD

03 04/23/2024 Z. LEVIN

04 04/23/2024 Z. LEVIN

05 04/23/2024 Z. LEVIN

06 04/23/2024 Z. LEVIN

07 04/23/2024 Z. LEVIN

08 04/23/2024 Z. LEVIN

09 04/23/2024 Z. LEVIN

10 04/23/2024 Z. LEVIN

11 04/23/2024 Z. LEVIN

12 04/23/2024 Z. LEVIN

13 04/23/2024 Z. LEVIN

14 04/23/2024 Z. LEVIN

15 04/23/2024 Z. LEVIN

16 04/23/2024 Z. LEVIN

17 04/23/2024 Z. LEVIN

18 04/23/2024 Z. LEVIN

19 04/23/2024 Z. LEVIN

20 04/23/2024 Z. LEVIN

bhh *Partners of Colorado*

720 EAST MAIN STREET FRISCO, COLORADO
 LOT 1A BLOCK 13, FRISCO TOWN SUBDIVISION

803 ADAMS AVE. 9th FLOOR, CO 80504
 303.756.5333 BRECKENRIDGE, CO 80224 (970) 452-8889

SHEET NUMBER: **A5.9**

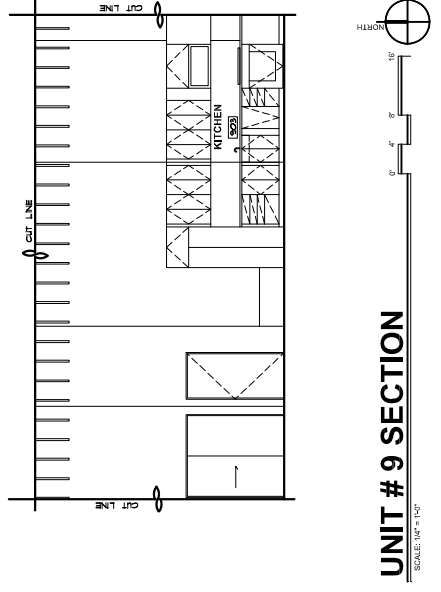
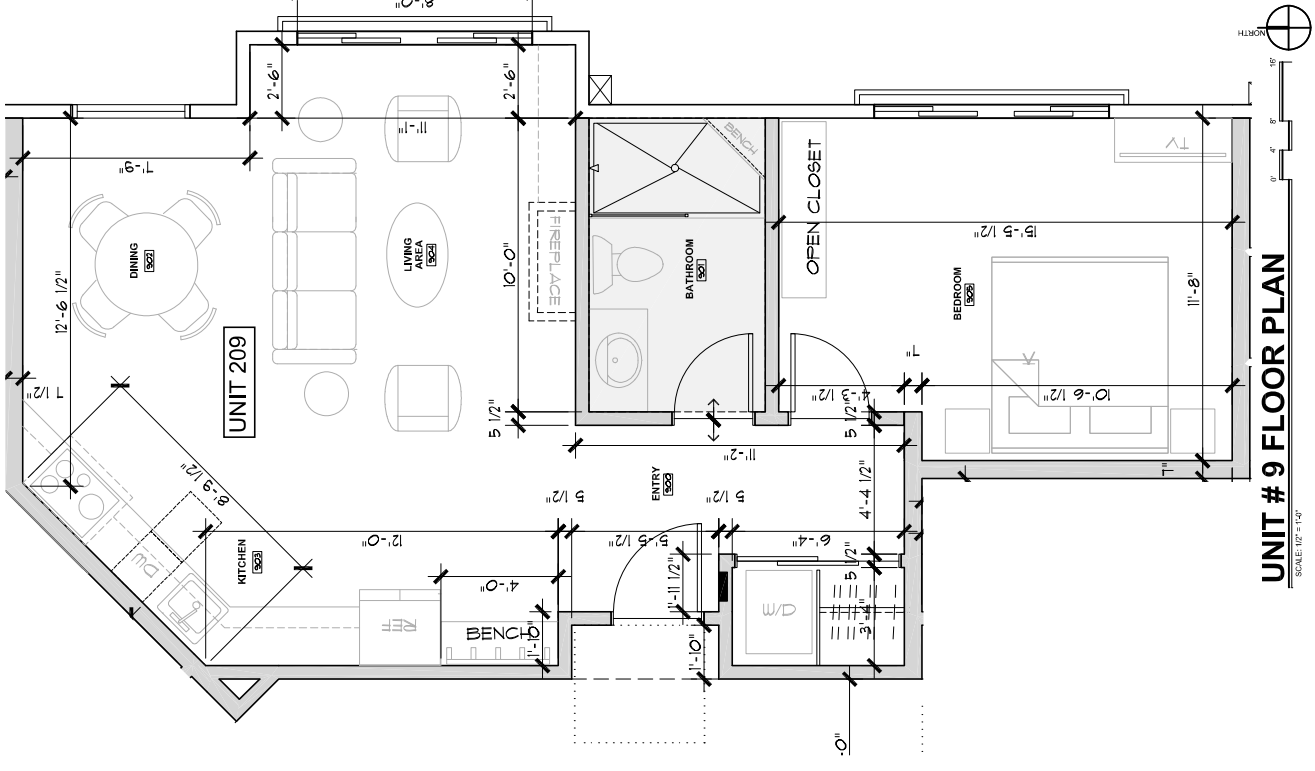
UNIT #9 FLOOR PLAN SECTION

WALL LEGEND

PROPOSED	
EXISTING	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
900	ENTRY		CARPET	WOOD
901	BATHROOM		TILE	WOOD
902	DINING		ENG. WOOD	WOOD
903	KITCHEN		ENG. WOOD	WOOD
904	LIVING AREA		ENG. WOOD	WOOD
905	BEDROOM		ENG. WOOD	WOOD



REVISIONS:

ISS. NO. 01003
 DATE: 06/23/2024
 DRAWN BY: VERONICA GD
 CHECKED BY: Z. LEVIN

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720 EAST MAIN STREET, FRISCO, COLORADO
 1711 BLOCK 13, FRISCO TOWN SUBDIVISION

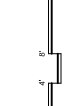
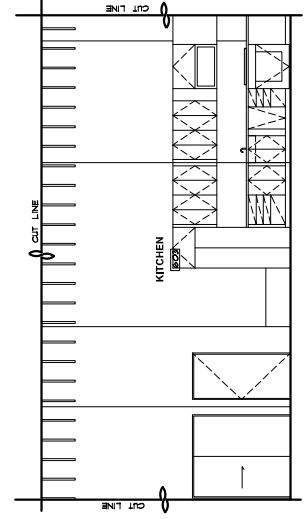
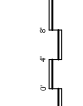
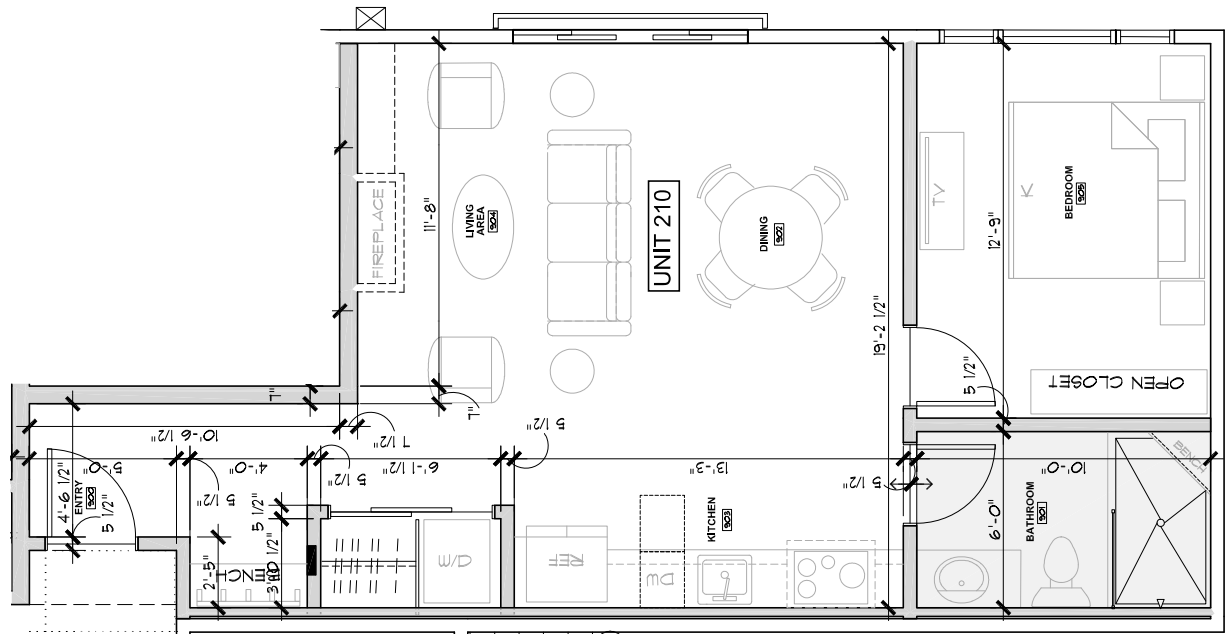
SHEET NUMBER:
A2.10
 UNIT #10 FLOOR PLAN SECTION

WALL LEGEND

PROPOSED	
EXISTING	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR	MATERIAL	BASE
900	ENTRY	WOOD	CARPET	WOOD
901	BATHROOM	WOOD	TILE	WOOD
902	DINING	ENG. WOOD	ENG. WOOD	WOOD
903	KITCHEN	ENG. WOOD	ENG. WOOD	WOOD
904	LIVING AREA	ENG. WOOD	ENG. WOOD	WOOD
905	BEDROOM	WOOD	ENG. WOOD	WOOD



Sky Haus Exterior Design Plan

Name Change

Marina Lofts



SKY HAUS

LOFTS ON MAIN

PROJECT OWNER | BILLING:

Margaret Ziedin
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MDZ@sixthDegree.com
702 378 5627

ARCHITECT

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BHH Partners
sshainholtz@bhpartners.com
O: 970-453-6880 x 135

CIVIL

Matt Wadey - Alpine Engineering, Inc.
Wadey@AlpineCivil.com
O: 970-926-3373

GIS - 720 E Main St, FRISCO



PP# 2097-3324-92-001

Show Detailed Data

SCHEDULE: 6519740

Mailing Address

Priority Info

NAME/CO:

OWNER: BASELINE CAPITAL INVESTMENT LLLP

STREET:

PROP DESC: UNIT A SKY HAUS BREWERY BLDG CONDOS

CSZ:

PHYS ADDR: 720 E MAIN ST UNIT A

JURISDICTION: FRISCO

Civil Engineering Parking – Vendor Alpine Engineering, Inc.

Scope:

Remeasure & redesign parking.

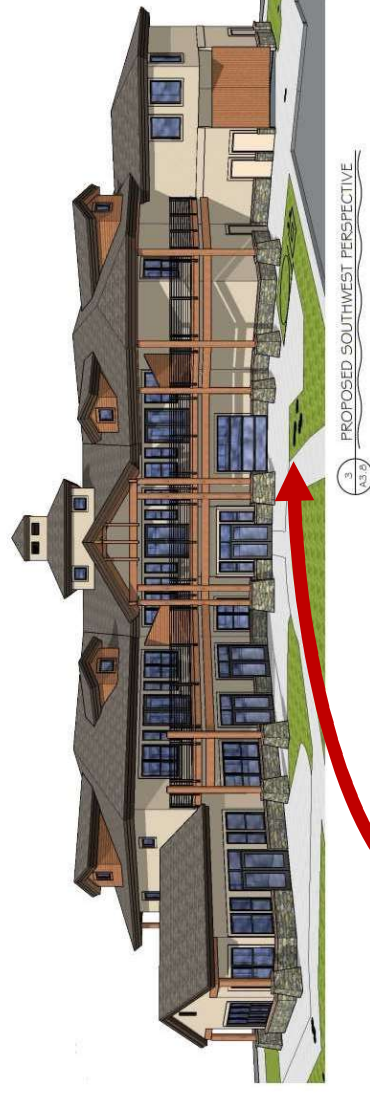
Presently spaces 1-5 are positioned $\frac{1}{2}$ over the lot line into the Mt Royal Plaza common area and tv spaces completely upon our lot.

Optimally we would like to achieve 11+ spaces.

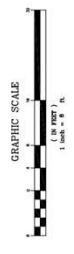
Snow Stack for Lot 1A will be impacted by the relocation of parking spaces and will require redesign.

Considerations:

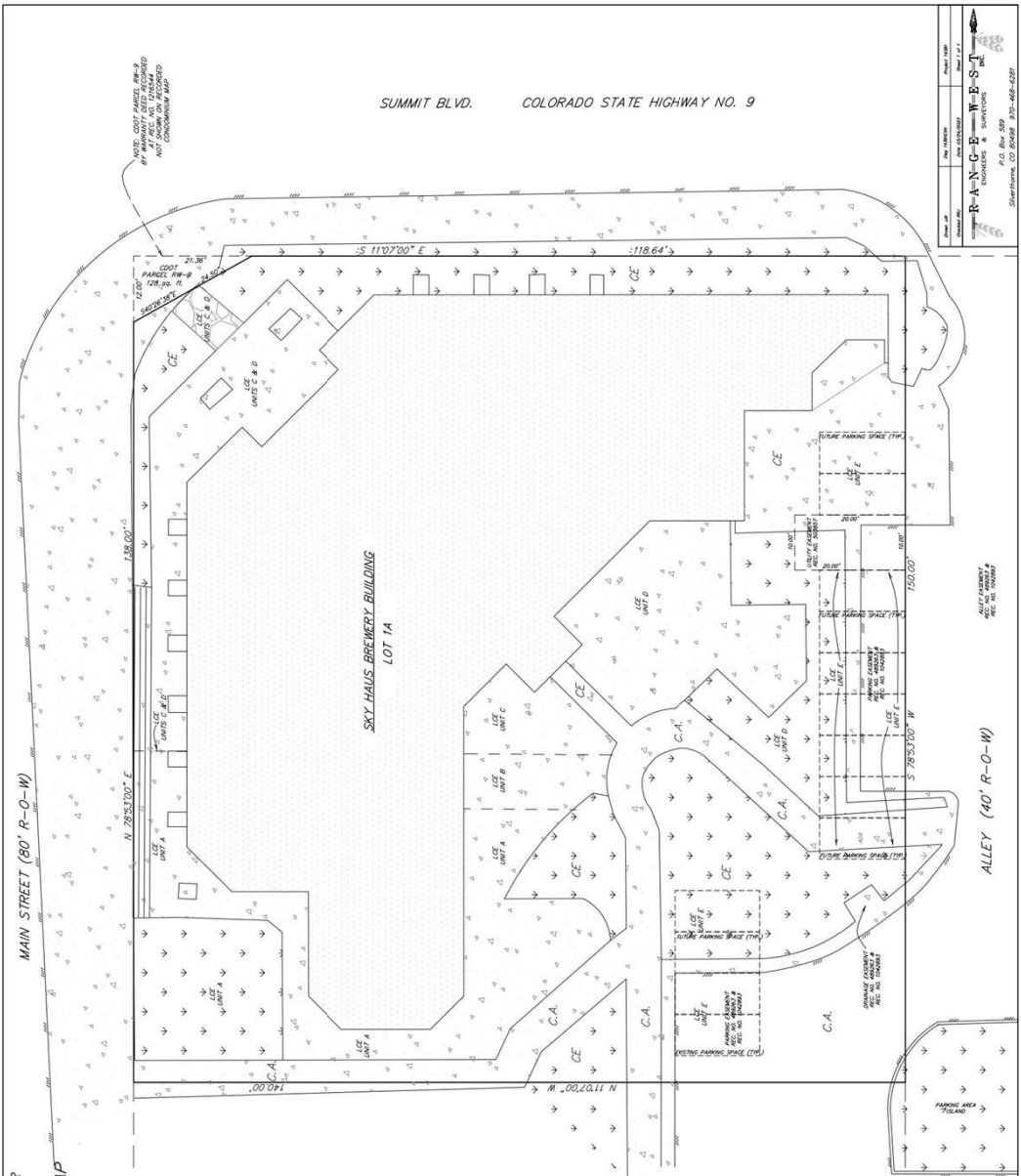
1. Residential pedestrian traffic to the commercial and upstairs residential redevelopment 9-10 units.
2. Brewery deliveries kegs and or pallet jacks via proposed roll-up.
3. General retail plaza customer experience.



A COMMON AREA DESIGNATION EXHIBIT FOR
SKY HAUS BREWERY BUILDING
 ACCORDING TO THE CONDOMINIUM MAP
 RECORDED AT REC. NO. 1304754
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO



- CONCRETE
- LANDSCAPE AREA
- FLAGSTONE
- COMMON ELEMENT
- LIMITED COMMON ELEMENT
- COMMON AREA



PROJECT NO. 2023-001
 SHEET NO. 1 OF 1
 DATE: 11/15/2023
RAN-CE-WE-ST
 ENGINEERS & SURVEYORS
 1150 Box 589
 Steamboat, CO 80487 970-468-4200

Civil Engineering Parking and snow stack redesign.

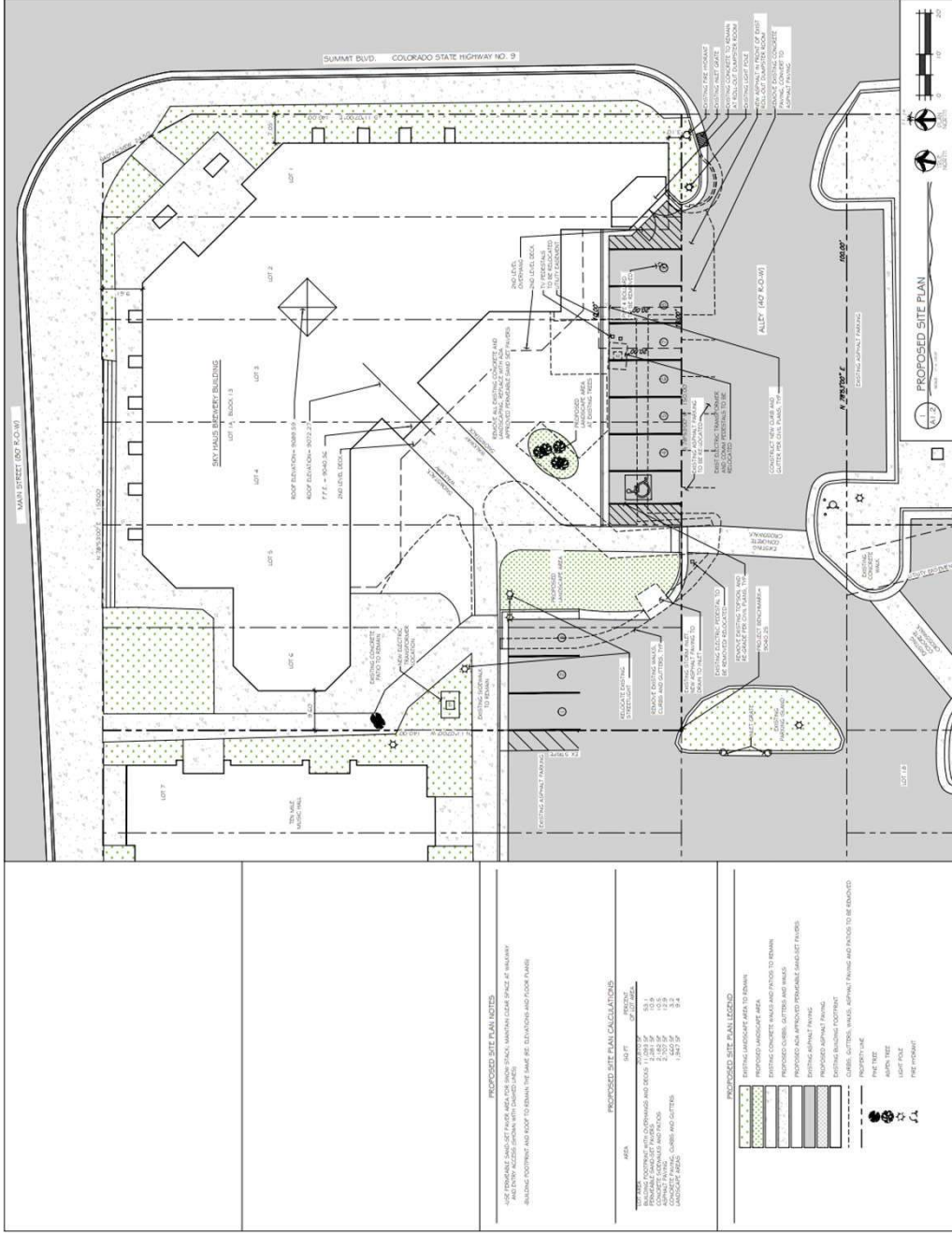
Civil Engineering Scope:
 Remeasure & redesign parking.

To maximize number of legal parking spaces. A redesign of snow stack as to gain spaces we need/desire we have to push spaces onto our lot completely plus increase the unit number. Optimally we would like to achieve 10-11 spaces.

Snow Stack for Lot 1A will be net net by the redesign of the exterior and parking.

Considerations:

1. Removal of hardscape and installation of permeable pavers with the potential for heating as snow melt.
2. Removal of boulders in landscape.
3. Relocation of transformer to obtain extra parking space.
4. Residential pedestrian traffic to upstairs residential redevelopment.
5. Retail plaza customer experience and flow throughout the whole development.



Civil Engineering Parking and snow stack redesign.

Latest update 2023 10 04:
Grading:

By relocating the transformer, we pick up the 10 spaces required for residential compliance for residential units and still maintain the landscape area.

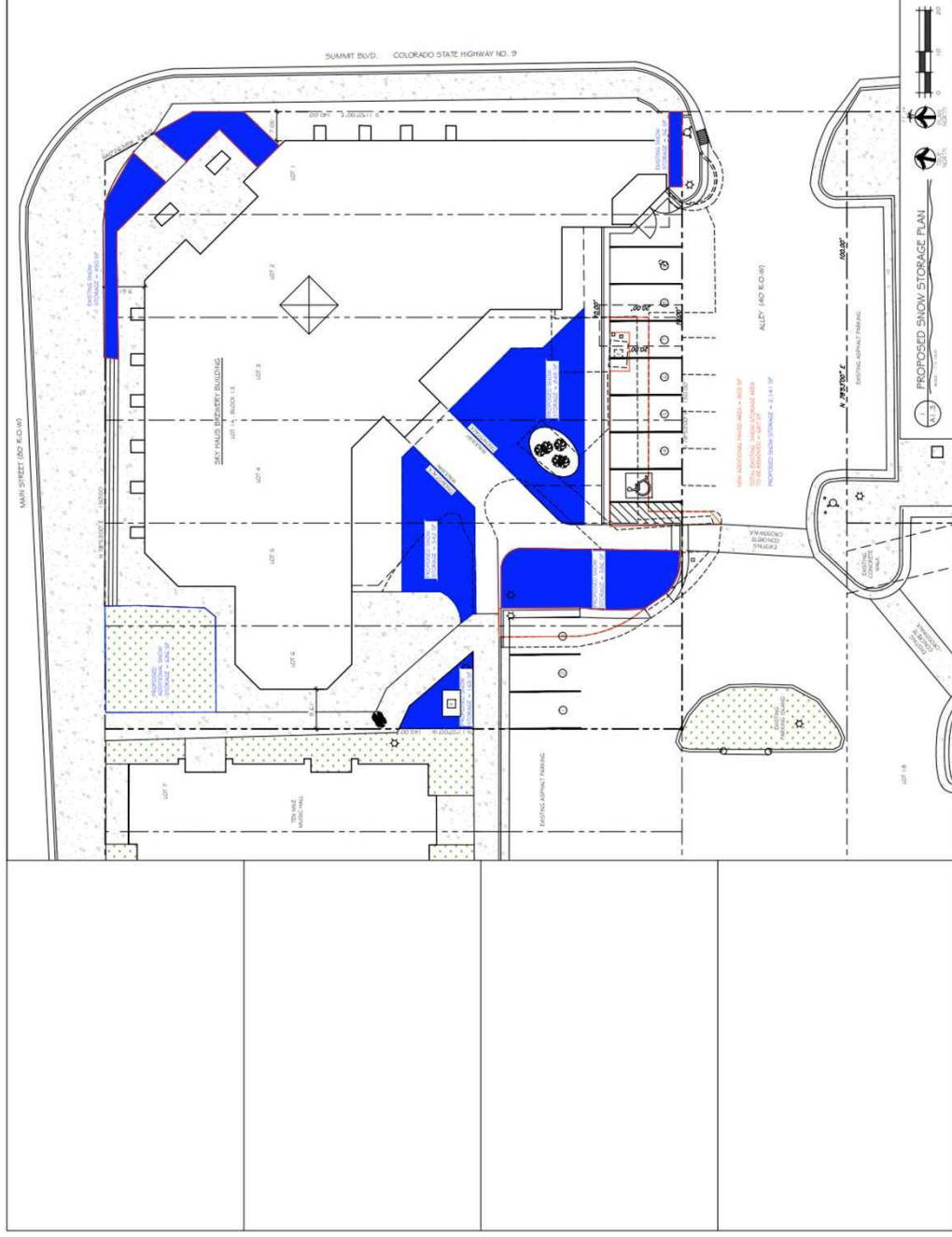
Civil Engineering Parking and snow stack redesign.

Latest update 2023 10 04:
Grading:

Snow Stack for Lot 1A will be net net by the redesign of the exterior and parking.

Considerations:

1. Removal of hardscape and installation of permeable pavers with the potential for heating as snow melt.
2. Formerly existing storage on the WS corner of Lot C to be removed was 824sf, with relocating the transformer, only 238sf will be removed, leaving 586sf remaining. Additionally, removal of boulders in landscape recapture 250sf
3. Relocation of transformer to obtain extra parking space. Restoring 586sf of landscape area.



Landscaping Architecture & Snow Stack Redesign.

SCOPE: 2 Goals

1) Southside Rear Lot Boulder removal:

- a) Lozano Construction

2) Redesign patio and paving front and rear.

- a) Sunland Asphalt
- b) Southside rear lot:
 - i. Inviting aesthetic, durable design
 - ii. Budget friendly materials
 - iii. Suitable for brewery service
 - iv. Materials suitable for winter snow stack
 - v. Easy commercial maintenance
- c) Eastside front lot: Main Entrance
 - i. Inviting aesthetic, durable design
 - ii. Frisco Marina pedestrian traffic
 - iii. Easy commercial maintenance

BHH PARTNERS

Proposed Exterior Building Design





Where we
are now.

