



BUILDING 'A'	A	B	C
NATURAL GRADE	9086	9086	9085
PROPOSED GRADE	9086.5	9086.5	9086
RIDGE HEIGHT	43.25' = 9129.25 USGS		
CUPOLA HEIGHT	45.91' = 9131.91 USGS		
EAVE HEIGHT, NATURAL GRADE	35.5	36.5	
EAVE HEIGHT, PROPOSED GRADE	35.5	36.5	

BUILDING 'B'	D	E	F
NATURAL GRADE	9085	9085	9085
PROPOSED GRADE	9085	9085	9085
RIDGE HEIGHT	42.67' = 9128.17 USGS		
CUPOLA HEIGHT	45.33' = 9130.83 USGS		
EAVE HEIGHT, NATURAL GRADE	36.5	36.5	
EAVE HEIGHT, PROPOSED GRADE	36.5	36.5	

BUILDING 'C'	G	H	J
NATURAL GRADE	9085	9084.8	9084.5
PROPOSED GRADE	9085	9085	9085
RIDGE HEIGHT	42.83' = 9127.83 USGS		
CUPOLA HEIGHT	45.50' = 9130.50 USGS		
EAVE HEIGHT, NATURAL GRADE	36.5	37	
EAVE HEIGHT, PROPOSED GRADE	36.5	36	

PREVIOUS LOT CALCULATIONS:

TOTAL SITE: 21,187
 COVERAGE ALLOWED: 21,187 x .6 = 12,712
 EXISTING: 6303 (BUILDING)
 4836 (COVERED PARKING)
 TOTAL COVERAGE: *12,243/21,187 = 57.78%
 OPEN SPACE REQUIRED: 1830
 OPEN SPACE PROVIDED: 8,289
 GROSS FLOOR AREA (ALL LEVELS): 18,303
 ADJACENT OFFSITE PARKING = 6 SPACES
 T.O.F. PAVING AREA: 1,771 SF
 SNOW STORAGE REQUIRED WITH SNOW MELT SYSTEM: 252 SF
 100 SF (100 SF PER 350 SF / .50)
 SNOW STORAGE PROVIDED: 256 SF
 COUNTY PAVING AREA: 1,361 SF
 SNOW STORAGE REQUIRED @ 25%: 340 SF
 SNOW STORAGE PROVIDED: 342 SF
 DENSITY:
 RESIDENTIAL: 7 TWO-BEDROOM UNITS
 PARKING REQUIRED - 2/UNIT = 14 SPACES
 PARKING PROVIDED = 16 SPACES
 ADJACENT OFFSITE PARKING = 6 SPACES

REVISED LOT CALCULATIONS:

TOTAL SITE: 21,187 100%
 COVERAGE ALLOWED: 21,187 x .6 = 12,712 SF 60%
 BUILDING FOOTPRINTS: 7,757 SF 36.6%
 DECKS BEYOND OVERHANG: 65 SF .003%
 PAVED AREA: 1,983 SF 9.3%
 WALKWAYS: 468 SF 2.2%
 TOTAL COVERAGE: AREA/21,187 10,273 SF 48.5%
 OPEN SPACE REQUIRED: 8,475 SF 40%
 OPEN SPACE PROVIDED: 10,914 SF 51.5%
 GROSS FLOOR AREA (HABITABLE SPACE): 18,564 SF
 ADJACENT OFFSITE PARKING = 6 SPACES
 PROPOSED DRIVEWAY AREA: 1,983 SF
 SNOW STORAGE REQUIRED WITH SNOW MELT SYSTEM:
 100 SF (100 SF PER 350 SF / .50): 283 SF
 SNOW STORAGE PROVIDED: 539 SF
 DENSITY:
 RESIDENTIAL: 6 TWO-BEDROOM UNITS
 3 ONE-BEDROOM UNITS
 PARKING REQUIRED = 15 SPACES
 PARKING PROVIDED = 15 SPACES
 ADJACENT OFFSITE PARKING = 6 SPACES

INDEX OF DRAWINGS:

- ARCHITECTURAL RENDERING
- A001 SITE PLAN, CALCULATIONS
- A002 DEMOLITION SITE PLAN
- A100e BUILDING 'C' EAST UNIT PLANS
- A200e BUILDING 'C' EAST ELEVATIONS
- A100m BUILDING 'B' MIDDLE UNIT PLANS
- A200e BUILDING 'B' MIDDLE ELEVATIONS
- A100w BUILDING 'A' WEST UNIT PLAN
- A200w BUILDING 'A' WEST ELEVATIONS
- A101 COMPOSITE PLANS - STREET LEVEL
- A102 COMPOSITE PLANS - 2ND LEVEL
- A103 COMPOSITE PLANS - 3RD LEVEL
- A201 COMPOSITE ELEVATIONS
- A202 PERSPECTIVE NORTH AND NORTHEAST 3D VIEWS
- A203 PERSPECTIVE SOUTHEAST 3D VIEW
- CIVIL SITE SURVEY
- RANGE WEST, LLC

PEARSON ENGINEERING
 GRADING & DRAINAGE PLAN
 LANDSCAPE PLAN
 NEILS LUNCEFORD

CROWE ARCHITECTS AIA PC
 ARCHITECTURE
 PLANNING
 INTERIORS
 12700 Willow Lane
 Lakewood, CO 80215
 303.462.4636
 303.462.4655 (fax)
 croweworks@att.net
 707 5th Street
 P.O. Box 643
 Spearfish, SD 57783
 605.642.7677

Revisions	Date	No.
	09/24/2018	- REVISED

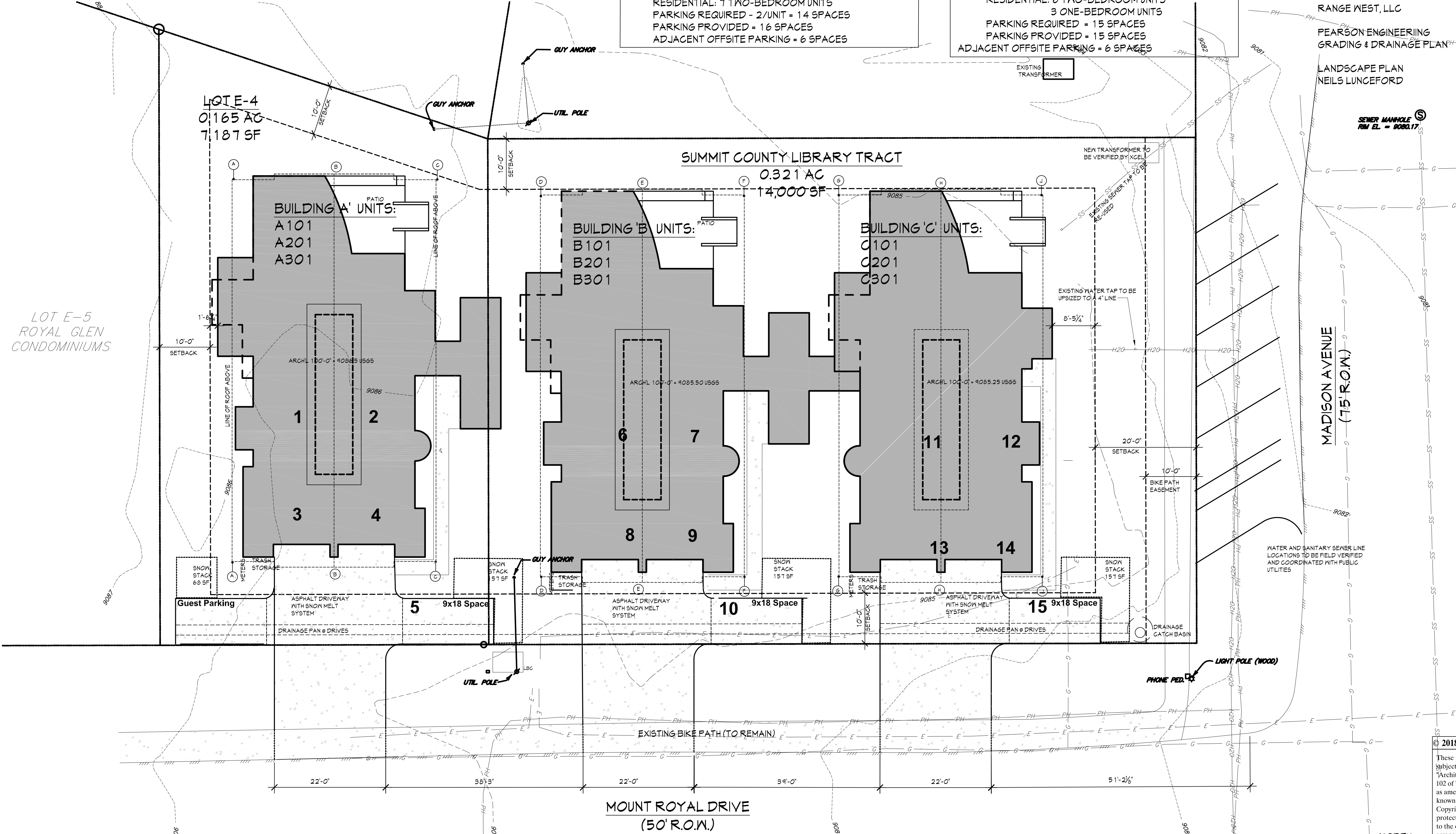
Project

THE LIBRARY LOFTS
 90 MADISON AVENUE
 FRISCO, COLORADO

SITE PLAN, CALCULATIONS

Sheet Number:
A001

NOTE: THE EXISTING/PROPOSED GRADE ON THE NORTH AND SOUTH SIDES OF THE BUILDINGS ARE VIRTUALLY THE SAME.

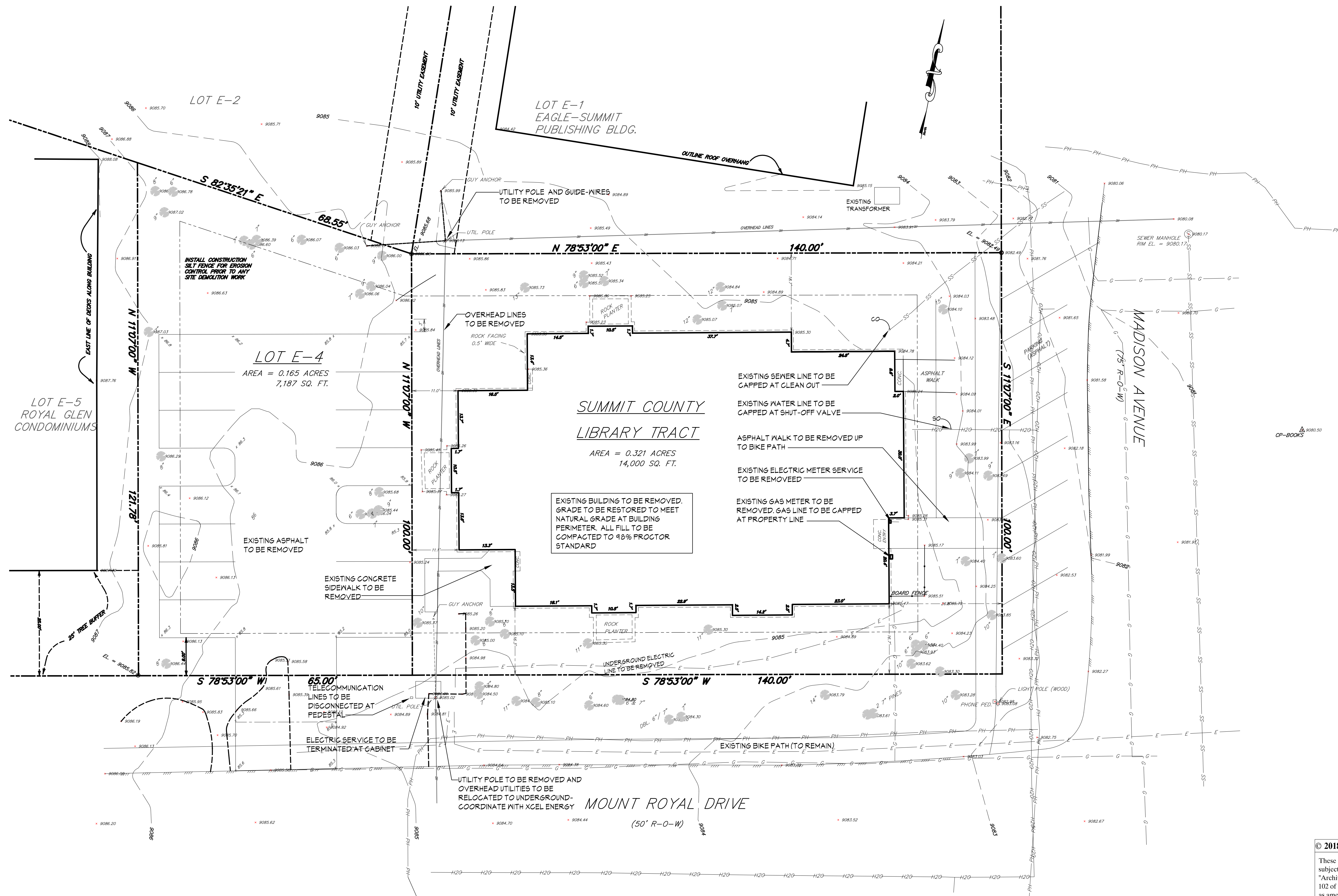


SITE PLAN
 SCALE: 1" = 10'-0"

NOTE: SEE LANDSCAPE PLAN FOR ALL PLANTINGS



© 2018 CROWE ARCHITECTS
 These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.



Revisions	Date	No.
	07/06/2018	

Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO

© 2018 CROWE ARCHITECTS

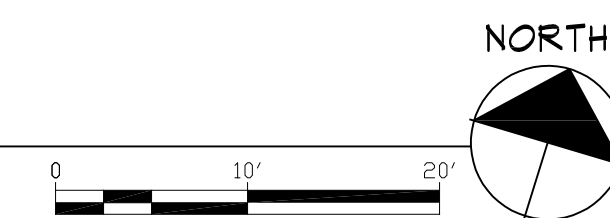
These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form and the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

DEMOLITION SITE PLAN

Sheet Number:

A002

DEMOLITION SITE PLAN
SCALE: 1" = 10'-0"



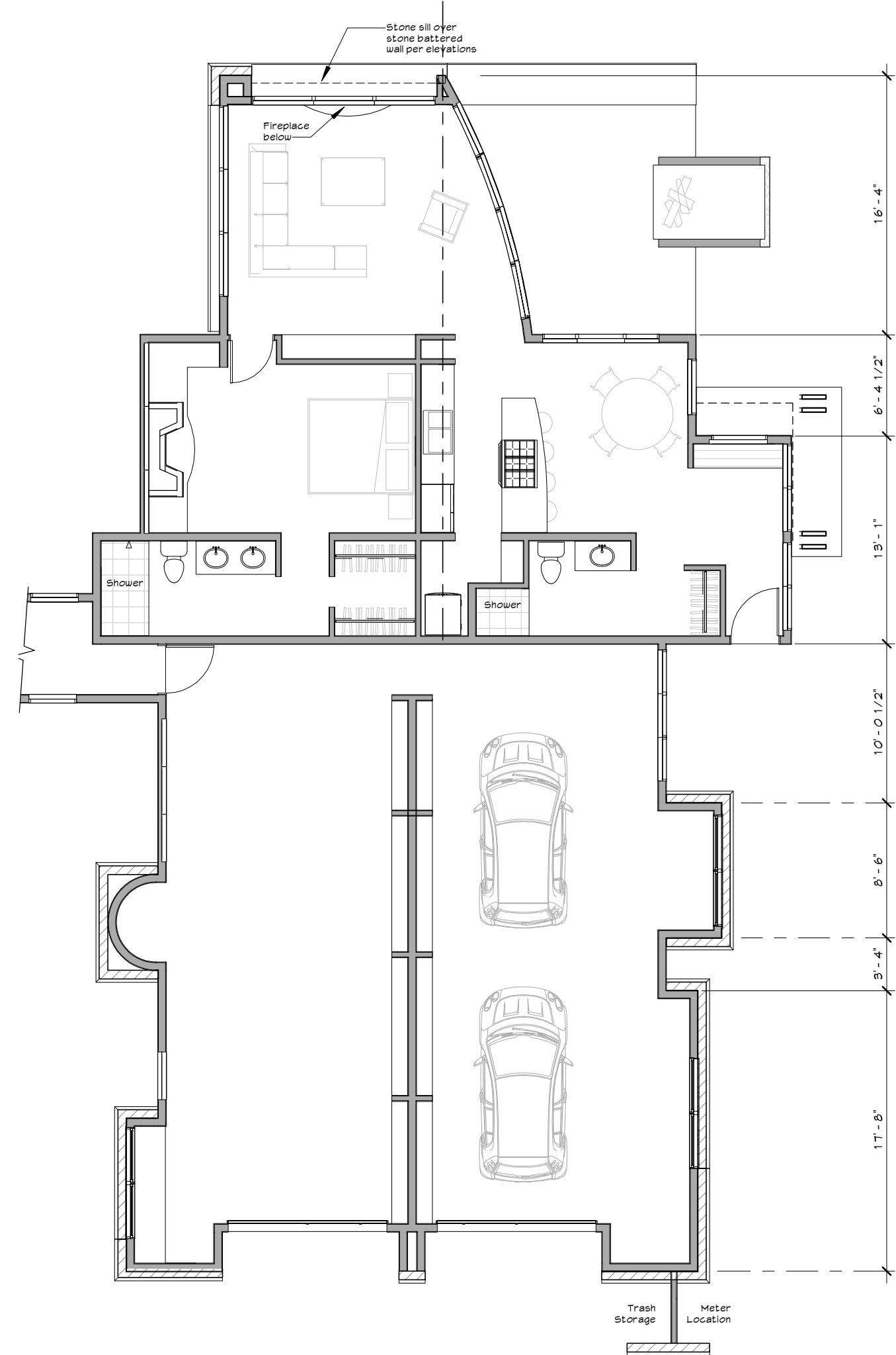
**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
10/31/2018 2:33:54 PM

10-31-2018

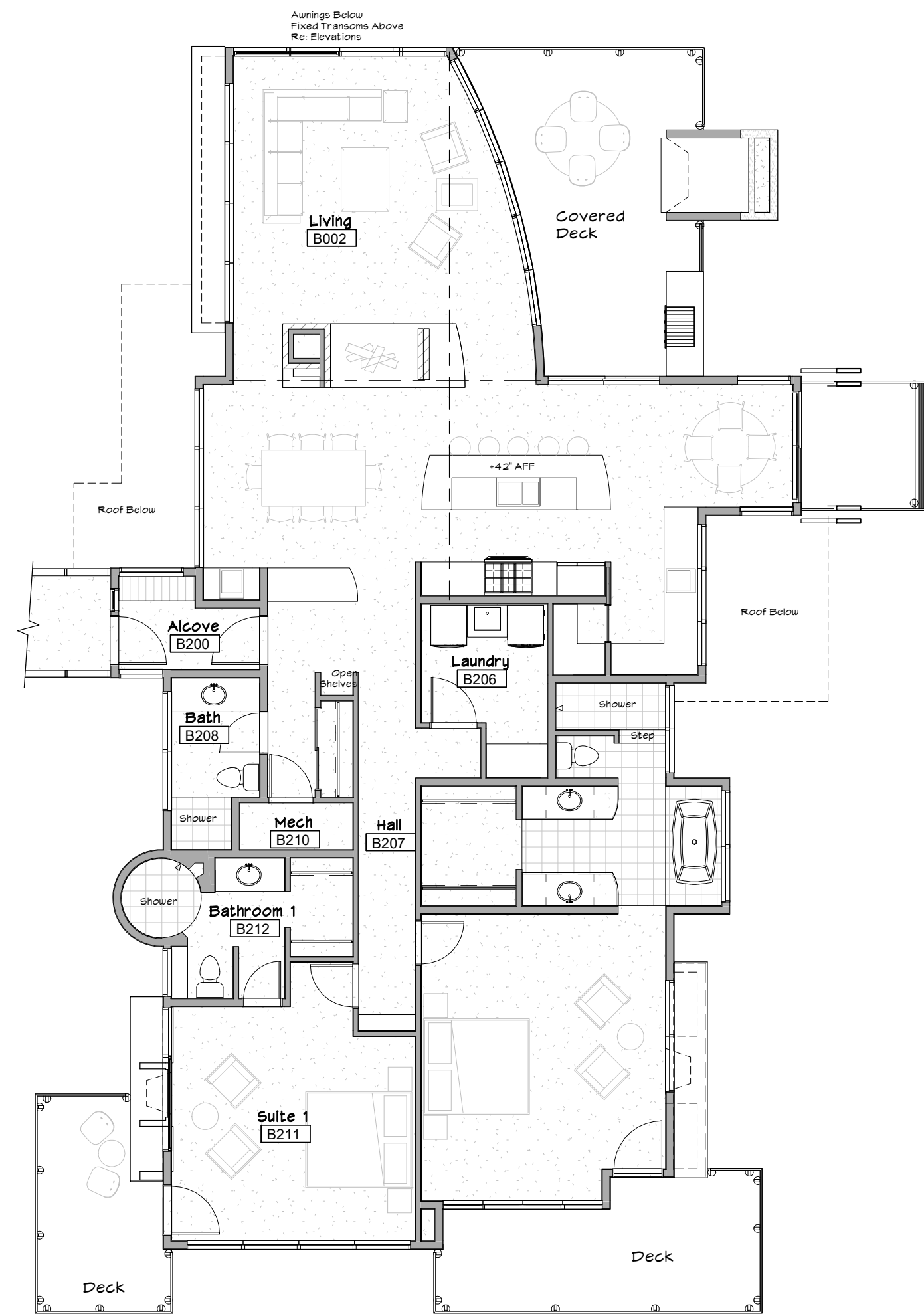
Revisions	Date	No.
-----------	------	-----

Project

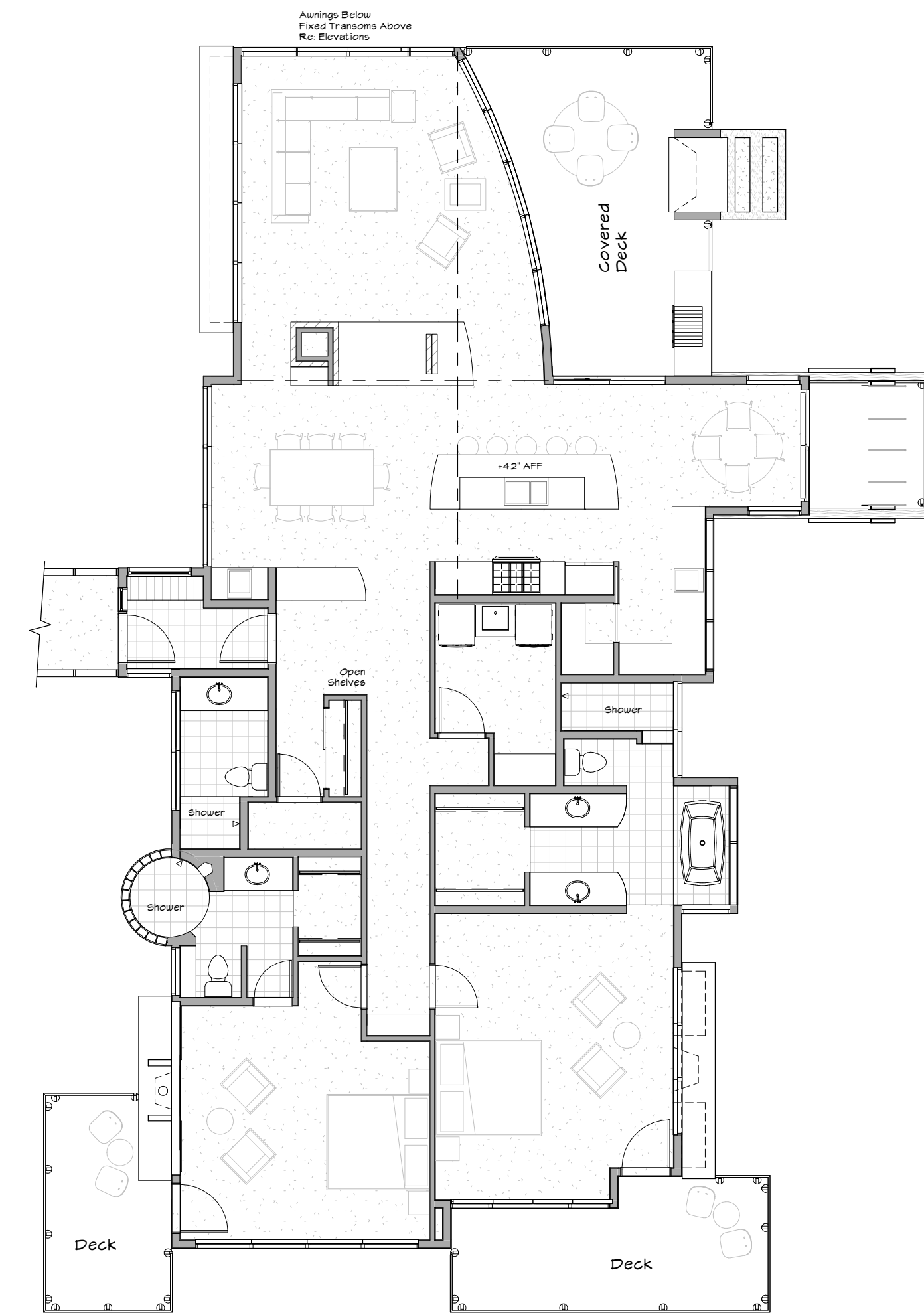
THE LIBRARY LOFTS - EAST UNITS
90 MADISON AVENUE
FRISCO, COLORADO



1 LEVEL 1 - STREET LEVEL
1/8" = 1'-0"



2 LEVEL 2 - UNIT PLAN
1/8" = 1'-0"



3 LEVEL 3 - UNIT PLAN
1/8" = 1'-0"



© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

Sheet Title:










TYPICAL UNIT FLOOR PLANS

East

Sheet Number:

A-100E

Exterior Finish Materials

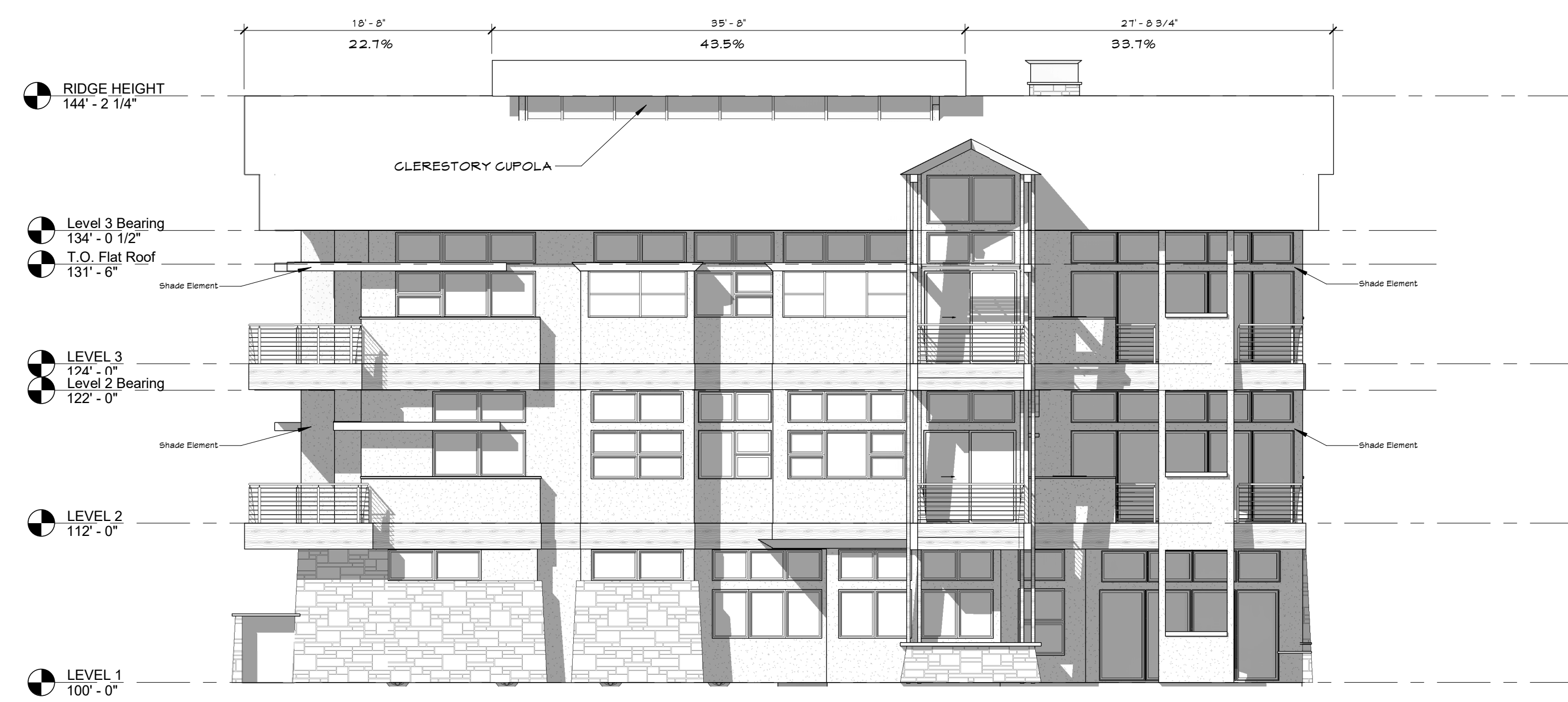
 A ROOFING: DAVINCI EVERGREEN SLATE ALTERNATE: Timberline Natural Shadow/Weatherwood	 D WINDOW GLADDING: SAGE GREEN ALUMINUM
 B FROSTED GLASS BLOCK	 E EXTERIOR WALL: ASH BROWN STUCCO
 C DECK RAILINGS: ANNOXIDIZED SUN-METAL GRAY	 F STONE VENEER: DRY-STACK FIELDSTONE
 G STAMPED COLORED CONCRETE - EXTERIOR FIREPLACE	 H T&G SOFFITS
	 RECESSED CAN LIGHTING AT ENTRIES, COVERED DECKS



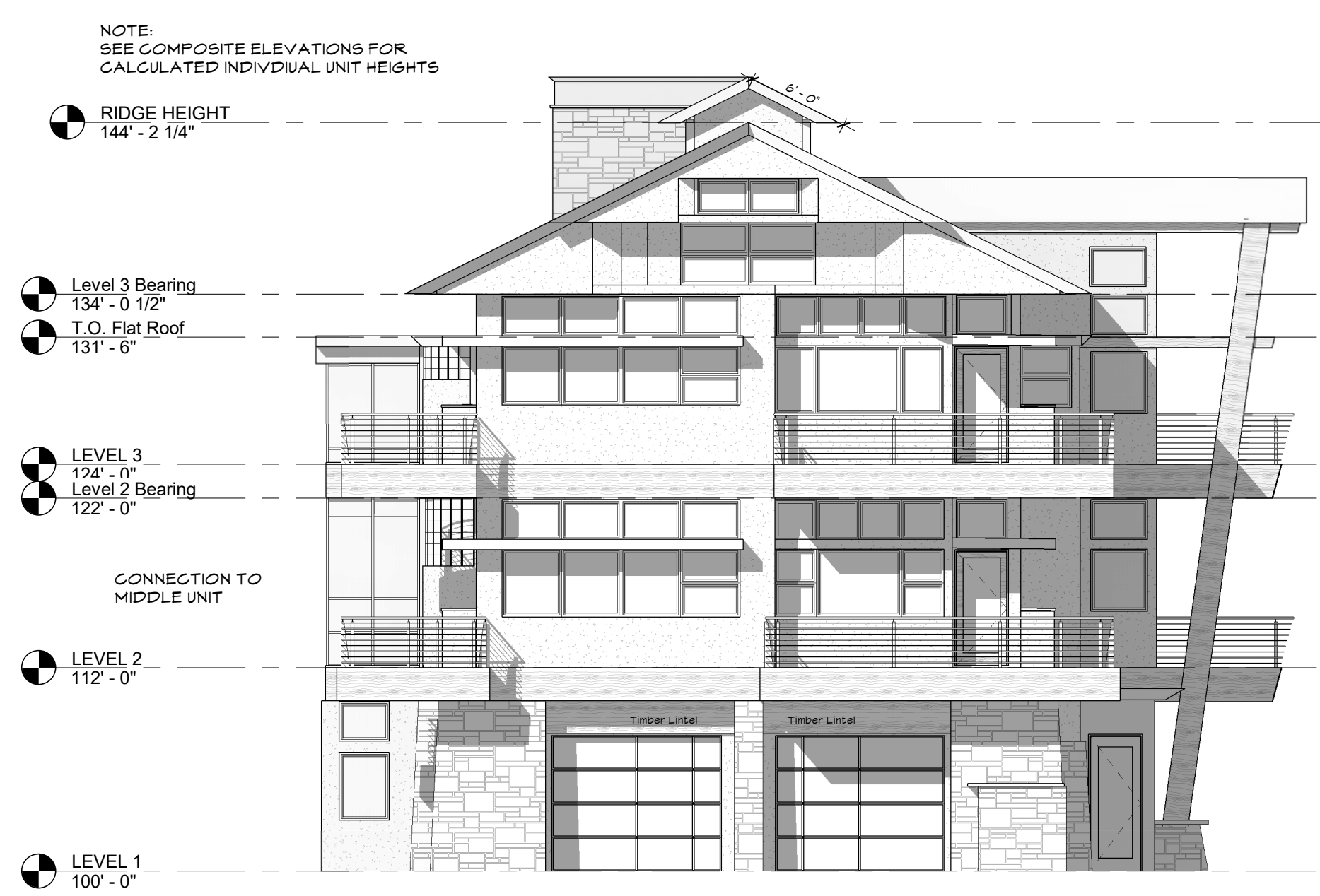
3 NORTH ELEVATION
1/8" = 1'-0"



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



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



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

© 2018 CROWE ARCHITECTS
These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

PROGRESS PRINTS
NOT FOR CONSTRUCTION
11/20/2018 3:30:57 PM

10-31-2018

Revisions	Date	No.

Project

THE LIBRARY LOFTS - EAST UNITS
90 MADISON AVENUE
FRISCO, COLORADO

Sheet Title:
BUILDING ELEVATIONS

East

Sheet Number:
A-200E

**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
10/31/2018 2:42:52 PM

10-31-18

Revisions	Date	No.

Project

THE LIBRARY LOFTS - MIDDLE UNITS

90 MADISON AVENUE
FRISCO, COLORADO

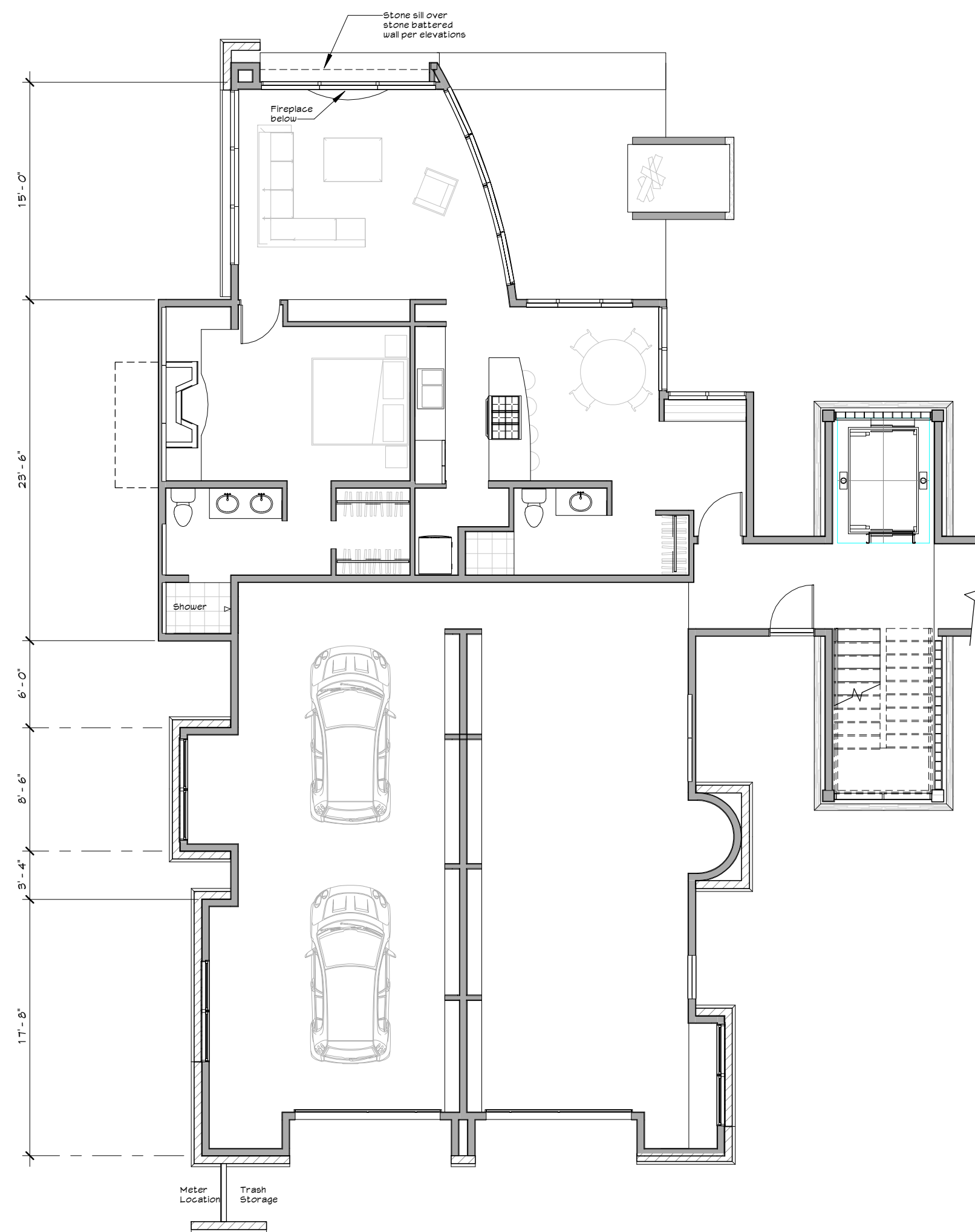
Sheet Title:

TYPICAL UNIT FLOOR
PLANS

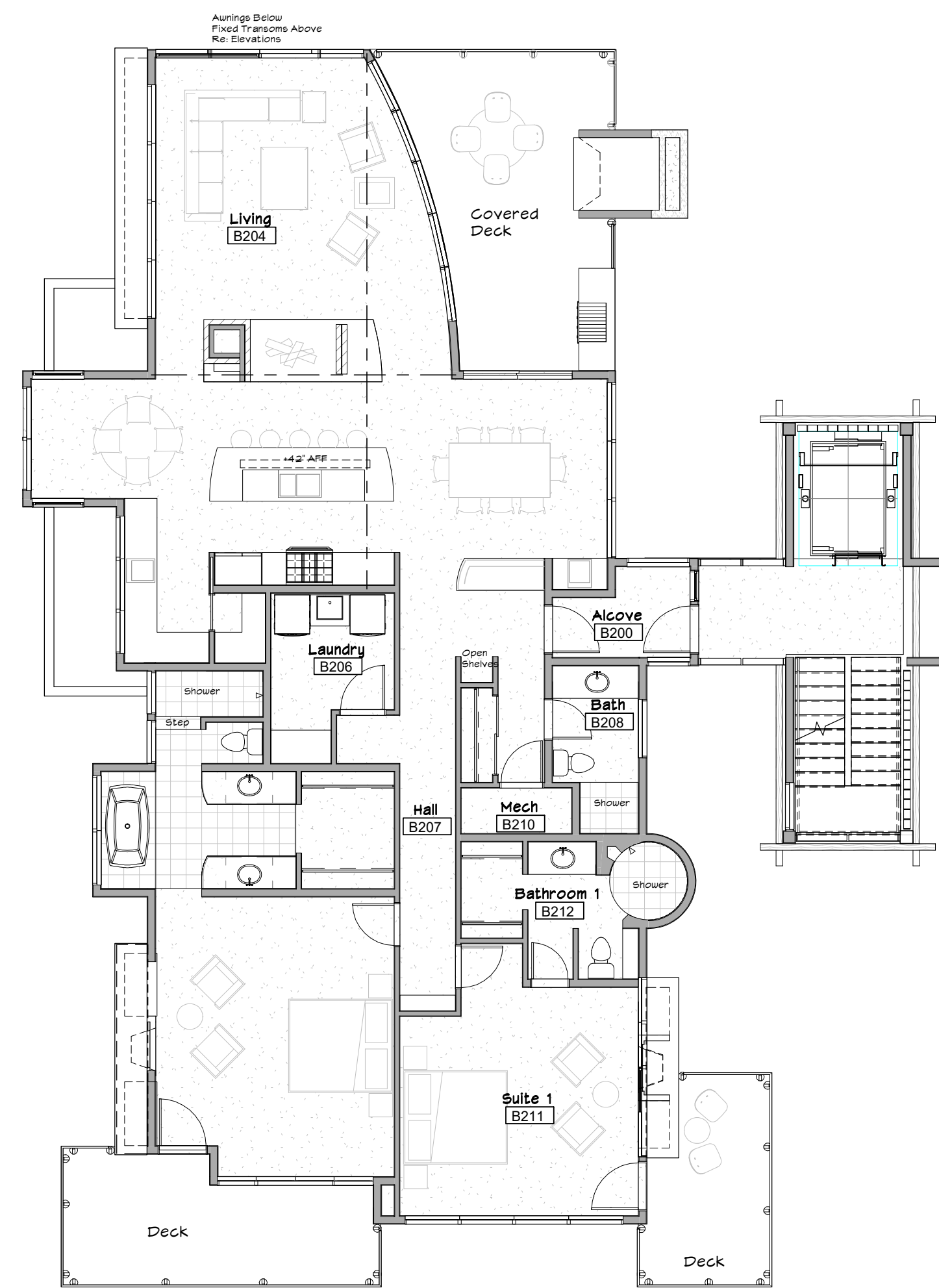
Middle

Sheet Number:

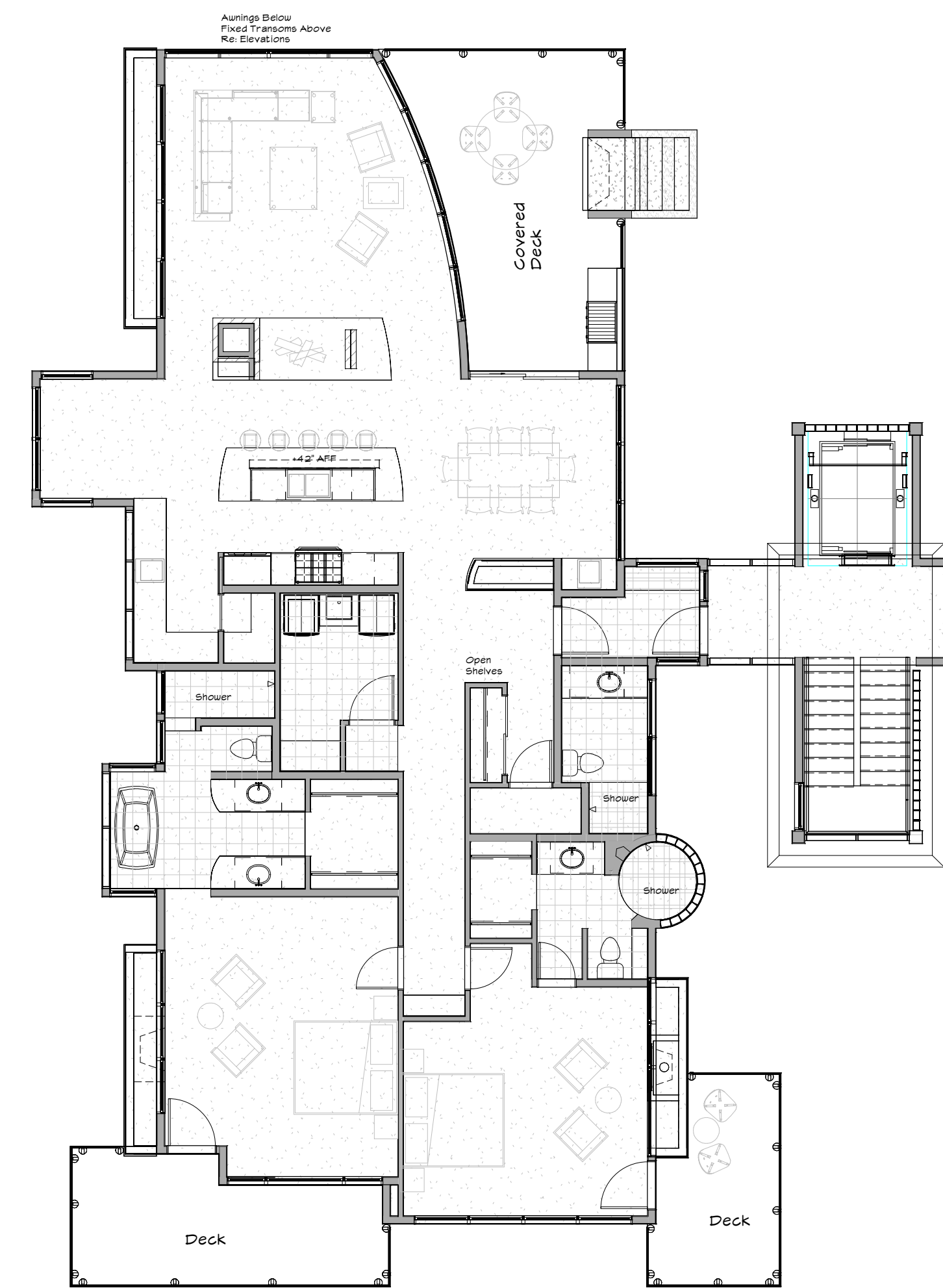
A-100M



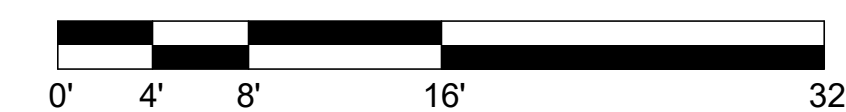
1 LEVEL 1 - STREET LEVEL
1/8" = 1'-0"



2 LEVEL 2 - UNIT PLAN
1/8" = 1'-0"



3 LEVEL 3 - UNIT PLAN
1/8" = 1'-0"



© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

**PROGRESS PRINTS
 NOT FOR CONSTRUCTION**
 11/20/2018 3:36:59 PM

10-31-18

Revisions Date No.

Project






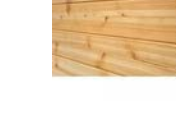


THE LIBRARY LOFTS - MIDDLE UNITS
 90 MADISON AVENUE
 FRISCO, COLORADO

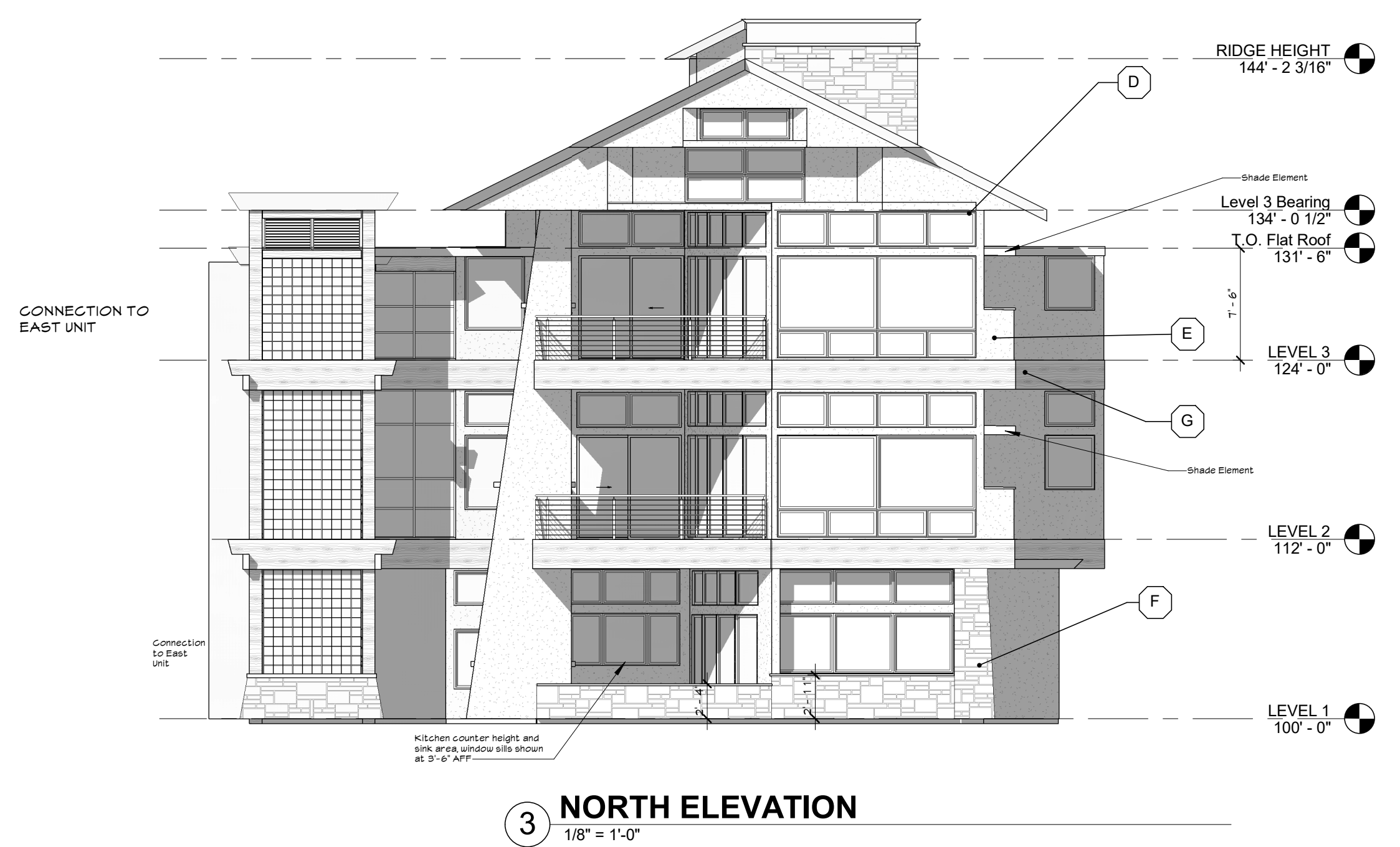
Sheet Title:
BUILDING ELEVATIONS

Middle

Sheet Number:
A-200M

Exterior Finish Materials

 A ROOFING: DAVINCI EVERGREEN SLATE ALTERNATE: Timberline Natural Shadow/Weatherwood	 D WINDOW GLAZING: SAGE GREEN ALUMINUM
 B FROSTED GLASS BLOCK	 E EXTERIOR WALL: ASH BROWN STUCCO
 C DECK RAILINGS: ANNOXIDIZED SUN-METAL GRAY	 F STONE VENEER: DRY-STACK FIELDSTONE
 G NATURAL HEAVY TIMBERS	 H T&G SOFFITS
 STAMPED COLORED CONCRETE - EXTERIOR FIREPLACE	 RECESSED CAN LIGHTING AT ENTRIES, COVERED DECKS



NOTE:
 SEE COMPOSITE ELEVATIONS FOR
 CALCULATED INDIVIDUAL UNIT HEIGHTS

© 2018 CROWE ARCHITECTS
 These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
10/31/2018 2:51:08 PM

10-31-2018

Revisions Date No.

Project

THE LIBRARY LOFTS - WEST UNITS
90 MADISON AVENUE
FRISCO, COLORADO

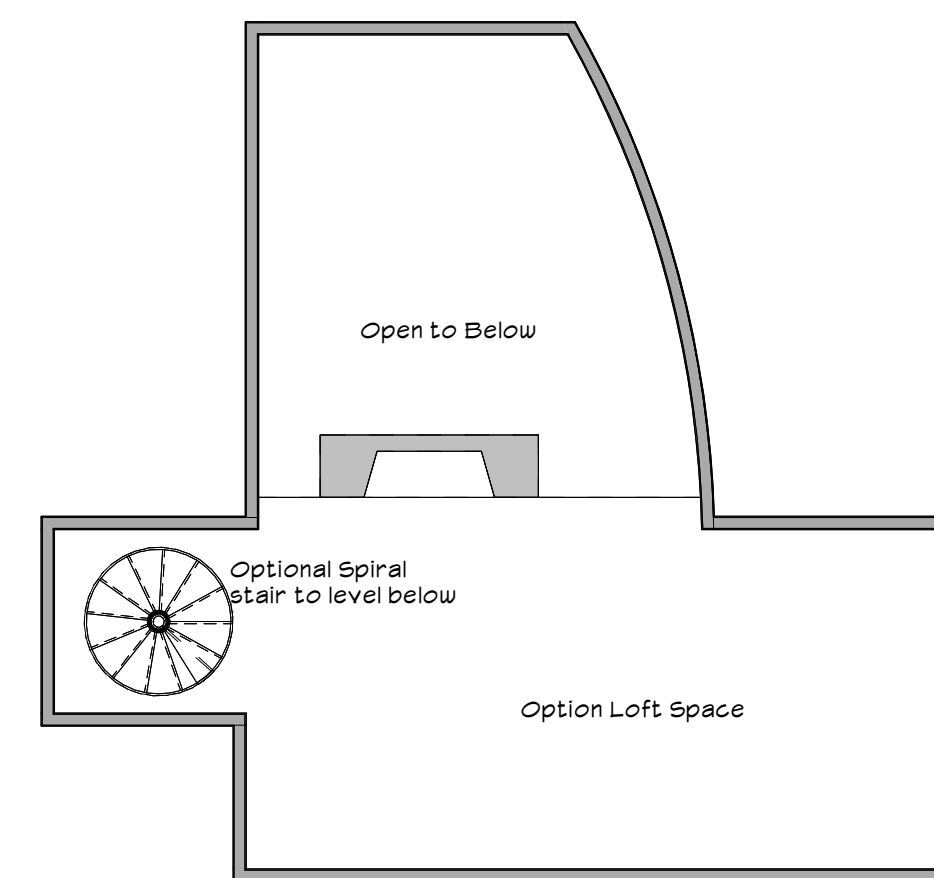
Sheet Title:

TYPICAL UNIT FLOOR
PLANS

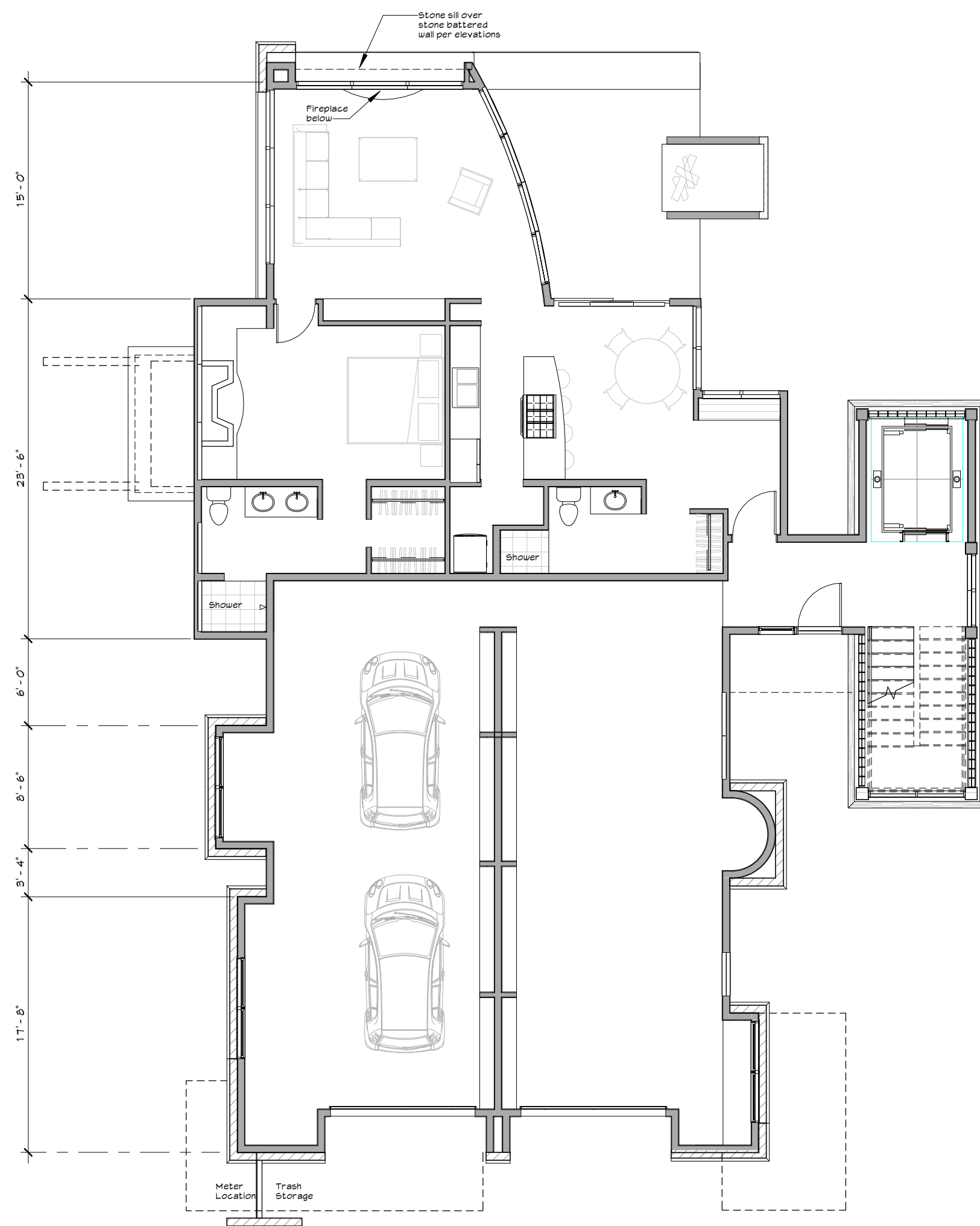
West

Sheet Number:

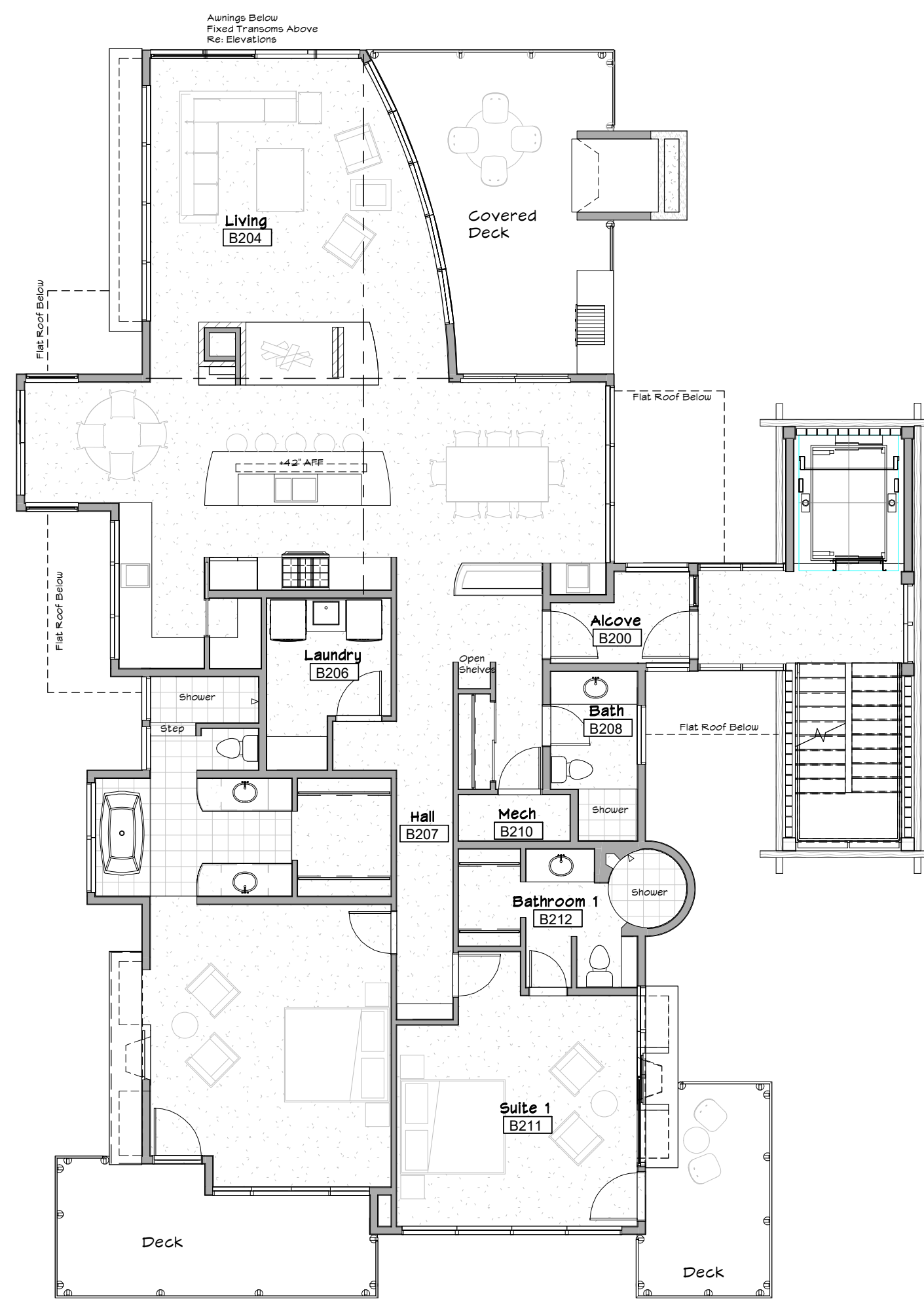
A-100W



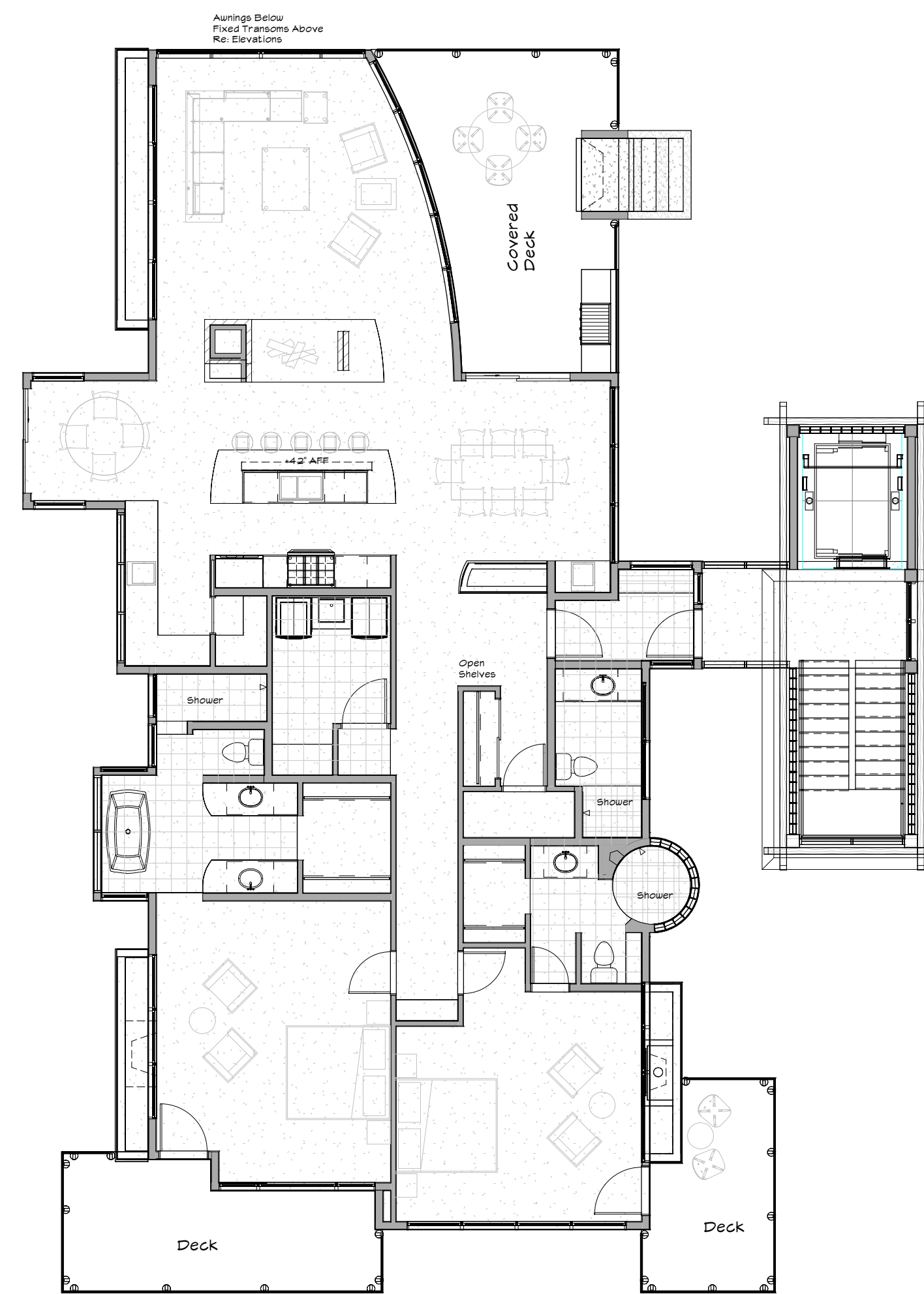
4 OPTIONAL LOFT PLAN
1/8" = 1'-0"



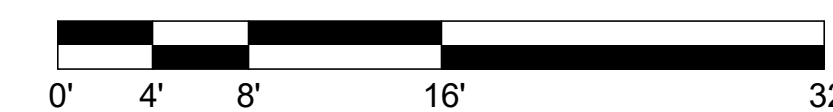
1 LEVEL 1 - STREET LEVEL
1/8" = 1'-0"



2 LEVEL 2 - UNIT PLAN
1/8" = 1'-0"













3 LEVEL 3 - UNIT PLAN
1/8" = 1'-0"

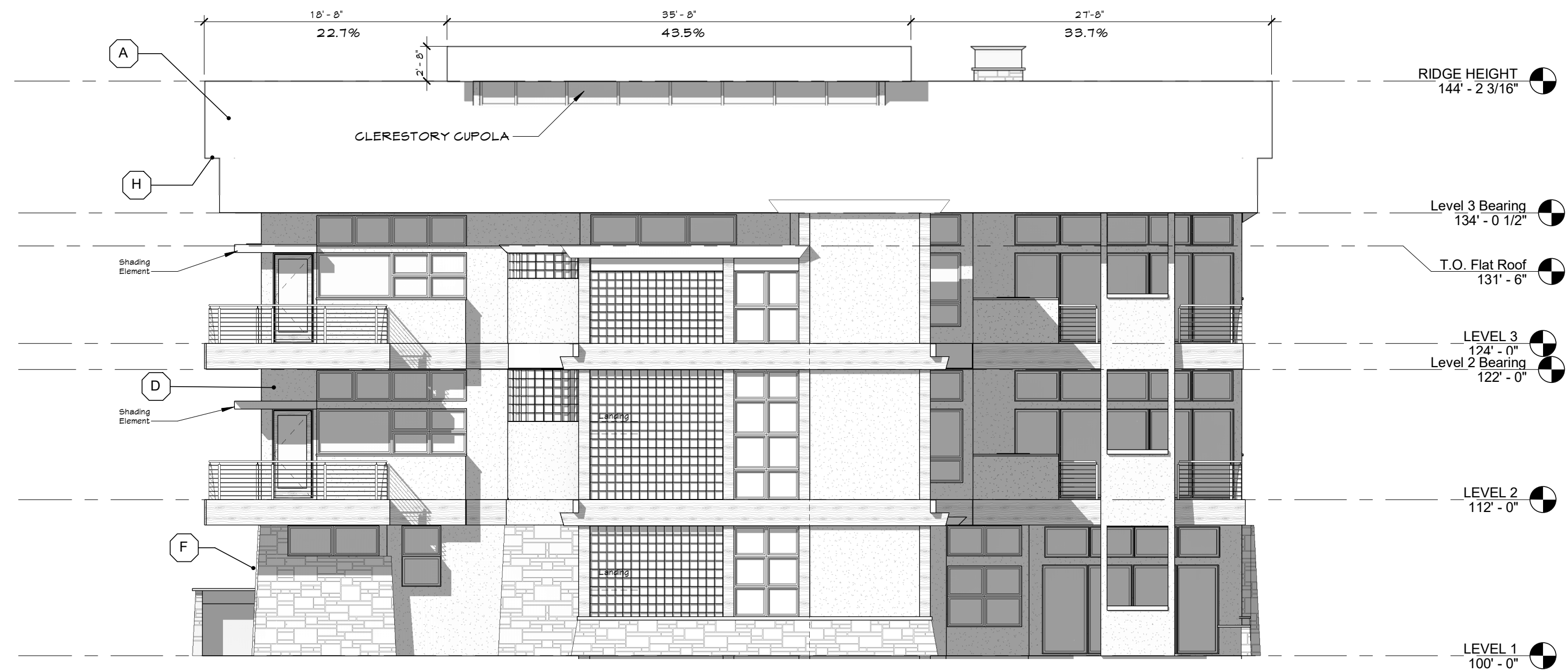


© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

Exterior Finish Materials

	A ROOFING: DAVINCI EVERGREEN SLATE ALTERNATE: Timberline Natural Shadow/Weatherwood		D WINDOW CLADDING SAGE GREEN ALUMINUM
	B FROSTED/CLEAR/OBSCURED GLASS BLOCK		E EXTERIOR WALL ASH BROWN STUCCO
	C DECK RAILINGS ANODIZED GUN-METAL GRAY		F STONE VENEER DRY-STACK FIELDSTONE
	G STAMPED COLORED CONCRETE - EXTERIOR FIREPLACE		H NATURAL HEAVY TIMBERS
			I T&G SOFFITS
			J RECESSED CAN LIGHTING AT ENTRIES, COVERED DECKS



PROGRESS PRINTS
NOT FOR CONSTRUCTION
11/20/2018 3:42:24 PM

10-31-2018

Revisions Date No.

Project

THE LIBRARY LOFTS - WEST UNITS
 90 MADISON AVENUE
 FRISCO, COLORADO

© 2018 CROWE ARCHITECTS
 These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

Sheet Title:
BUILDING ELEVATIONS

West
Sheet Number:

A-200W

**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
10/31/2018 3:00:01 PM

Town Review

10-31-2018

Revisions	Date	No.
-----------	------	-----

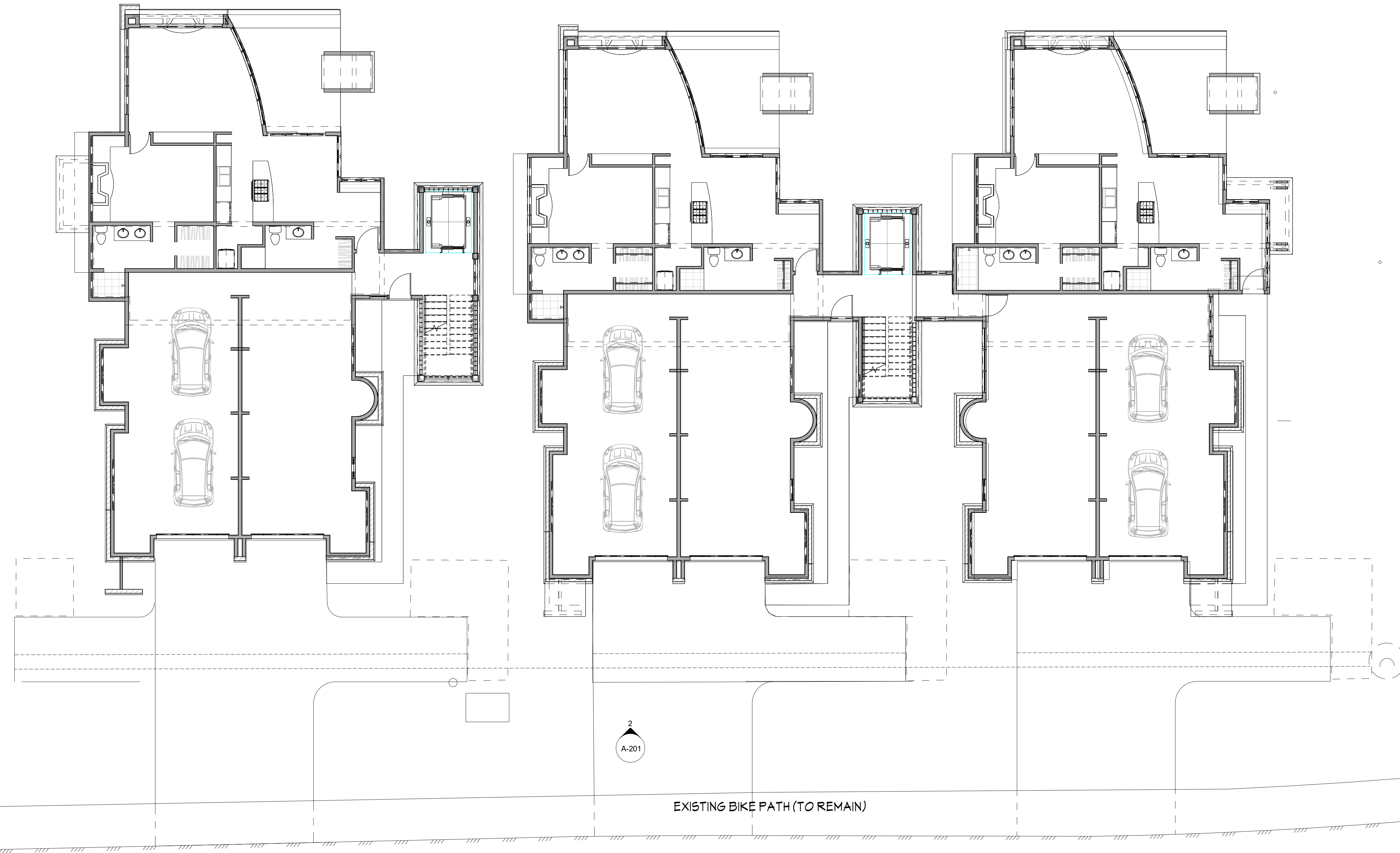
Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO

**STREET LEVEL 1
Composite
Layout**

Sheet Number:

A-101



1 LEVEL 1 - STREET LEVEL
1/8" = 1'-0"

© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
10/31/2018 3:00:08 PM

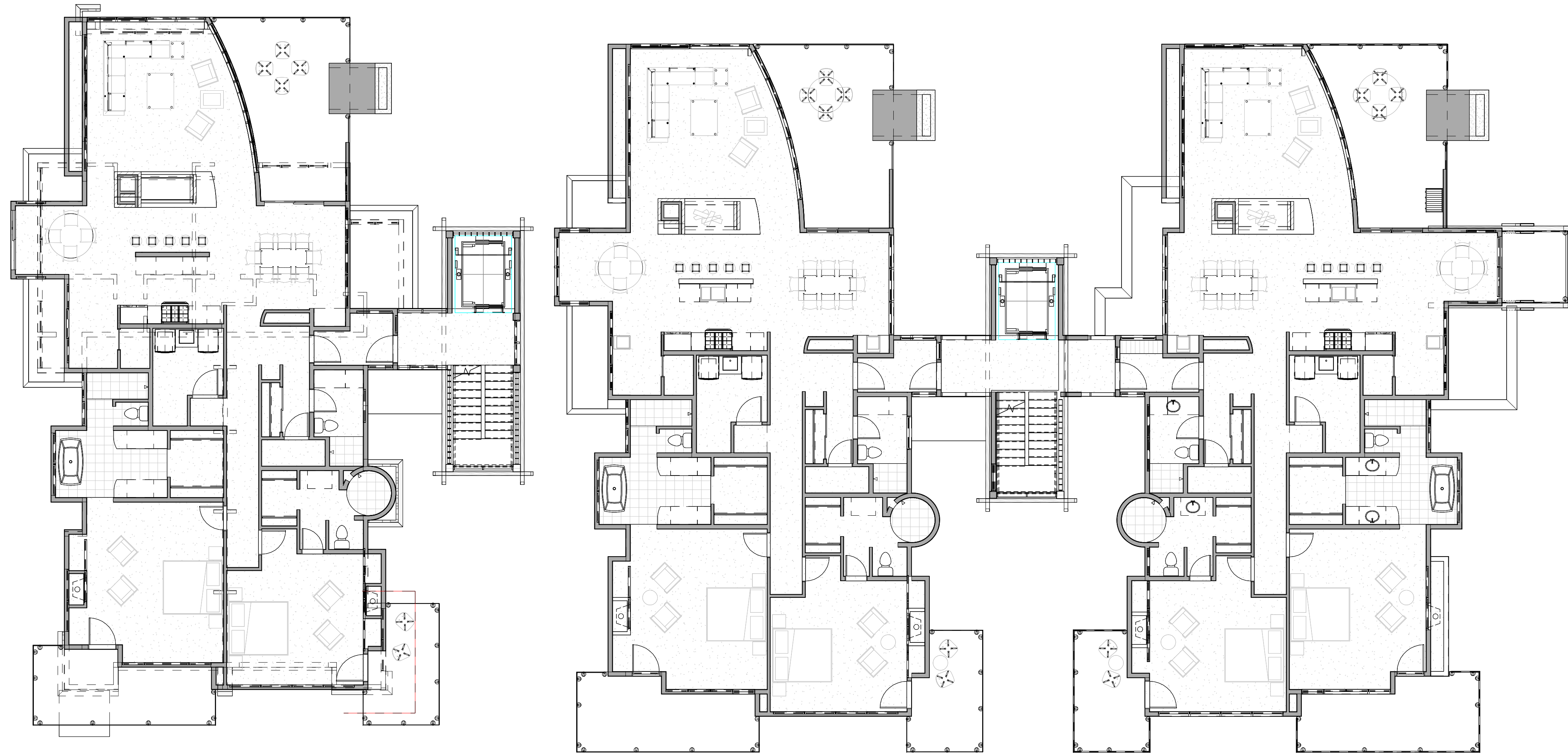
Town Review

10-31-2018

Revisions	Date	No.
-----------	------	-----

Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO



1 LEVEL 2 - UNIT PLANS
1/8" = 1'-0"

© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

**LEVEL TWO
Composite
Layout**

Sheet Number:

A-102

**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
10/31/2018 3:00:14 PM

Town Review

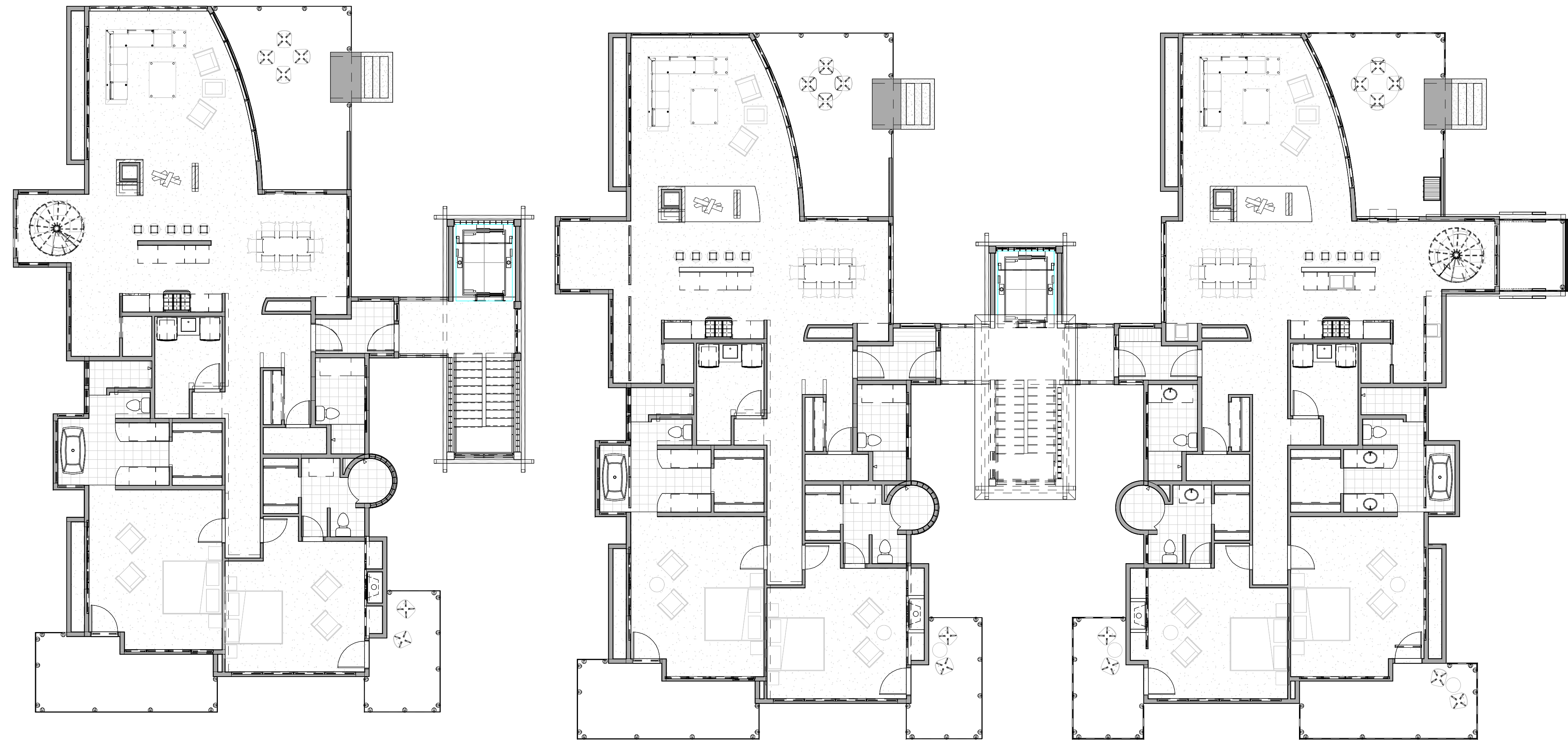
10-31-2018

Revisions Date No.

Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO

side 1



1 LEVEL 3 - UNIT PLANS
1/8" = 1'-0"

© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

**LEVEL THREE -
Composite
Layout**

Sheet Number:

A-103

**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
11/20/2018 6:42:14 AM

Town Review

10-30-2018

Revisions

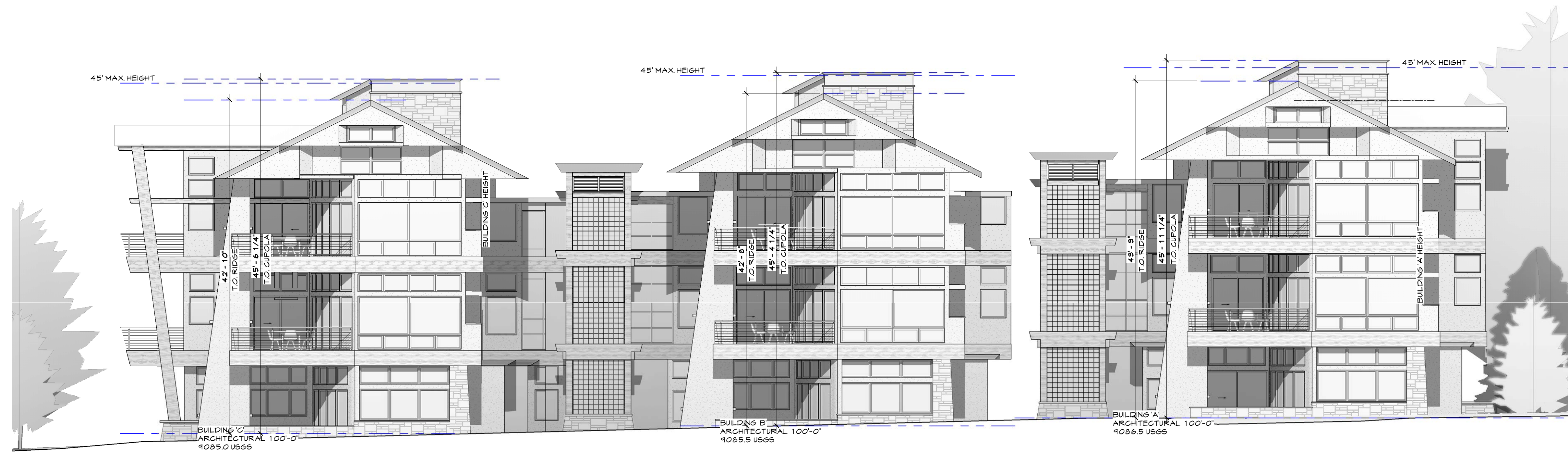
Revisions	Date	No.

Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO



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



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

© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

COMPOSITE ELEVATIONS

Sheet Number:

A-201

**CROWE
ARCHITECTS
AIA PC**

ARCHITECTURE
PLANNING
INTERIORS

12700 Willow Lane
Lakewood, CO 80215

303.462.4636
303.462.4655 (fax)

croweworks@att.net

707 5th Street
P.O. Box 643
Spearfish, SD 57783
6050.642.7677

**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
11/18/2018 7:09:39 PM

Town Review

10-30-2018

Revisions Date No.

Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO

**PERSPECTIVE
VIEWS**

Sheet Number:

A-202



NORTH VIEW



NORTHEAST VIEW

© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

**CROWE
ARCHITECTS
AIA PC**

ARCHITECTURE
PLANNING
INTERIORS

12700 Willow Lane
Lakewood, CO 80215

303.462.4636
303.462.4655 (fax)

croweworks@att.net

707 5th Street
P.O. Box 643
Spearfish, SD 57783
6050.642.7677

**PROGRESS PRINTS
NOT FOR CONSTRUCTION**
11/18/2018 7:10:33 PM

Town Review

10-30-2018

Revisions Date No.

Project

THE LIBRARY LOFTS
90 MADISON AVENUE
FRISCO, COLORADO



SOUTHEAST VIEW

© 2018 CROWE ARCHITECTS

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of The Copyright Act 7 U.S.C., as amended December 1, 1990, and known as Architectural Works Copyright Protection Act 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of design. Under such protection, unauthorized use of these plans, work or forms represented can legally result in the cessation or buildings being seized and/or raised.

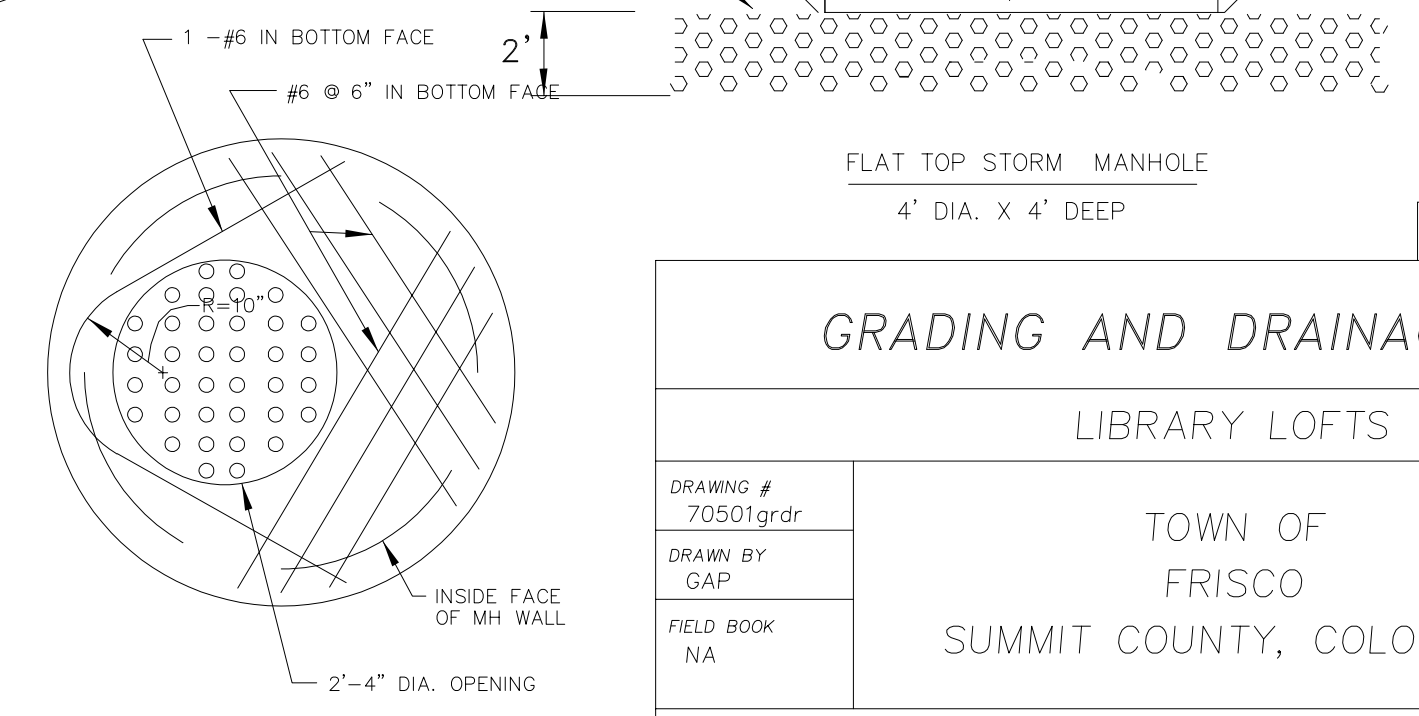
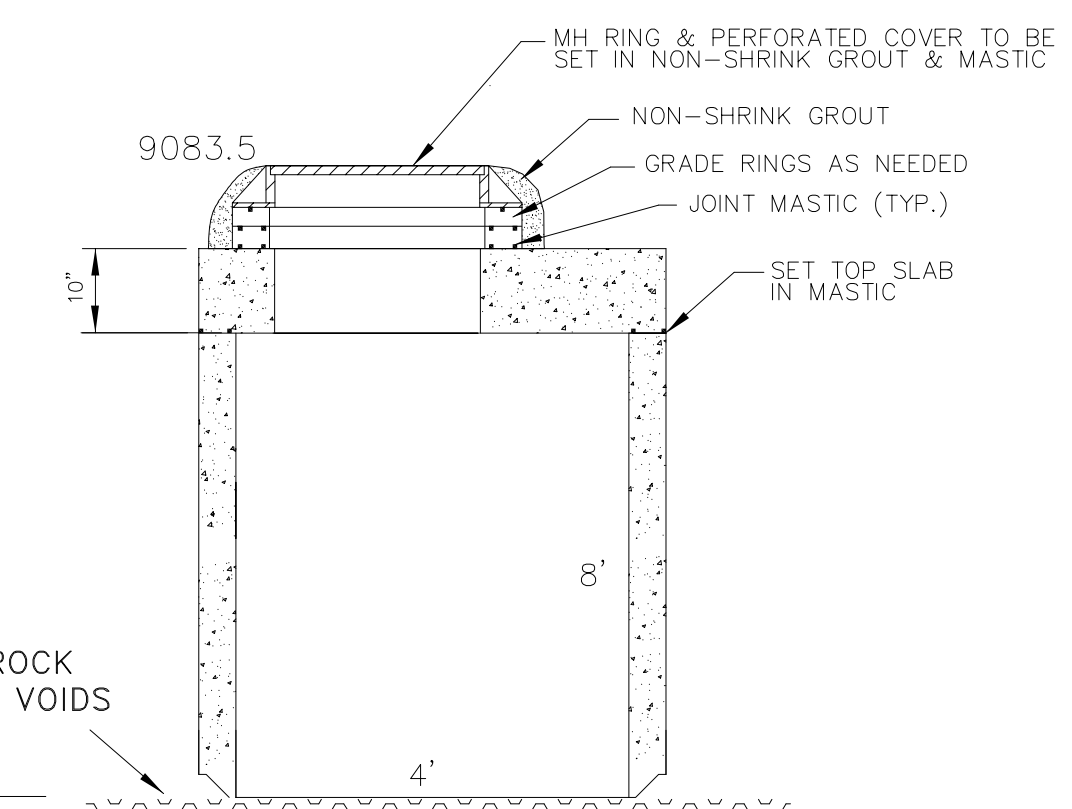
**SOUTHEAST
PERSPECTIVE**

Sheet Number:

A-203

LEGEND

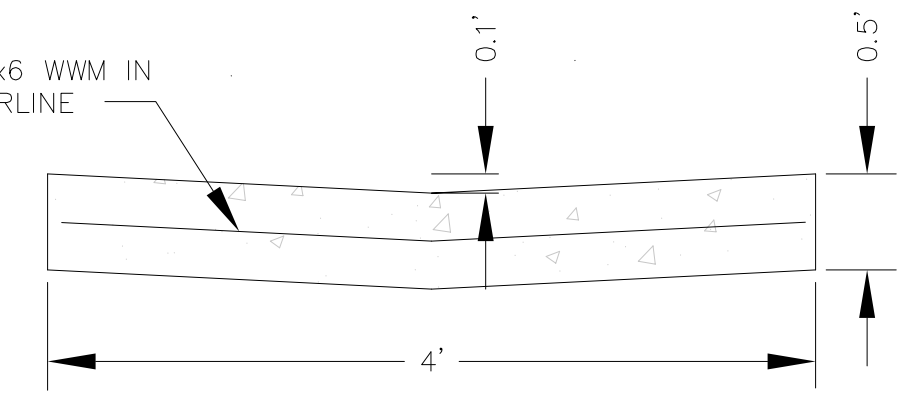
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOURS
- FINISH DRIVEWAY & PAN SPOT ELEVATION
- FINISH CONTOUR
- PROPOSED FOUNDATION
- PROPOSED DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE
- PROPOSED SURFACE FLOW INDICATOR
- PROPOSED SILT FENCE
- PROPOSED HAY BALE SILT TRAP
- PROPOSED DRAOMAGE BASIN NUMBER
- 3,386 sf
GRATE ELEV.
9083.0
- PROPOSED STORM INLET MANHOLE AND RIM ELEVATION
- PROPOSED FILTRATION GALLERY
- SNOW STORAGE - 1,613 SF SHOWN
- FILTRATION GALLERY - 8X10



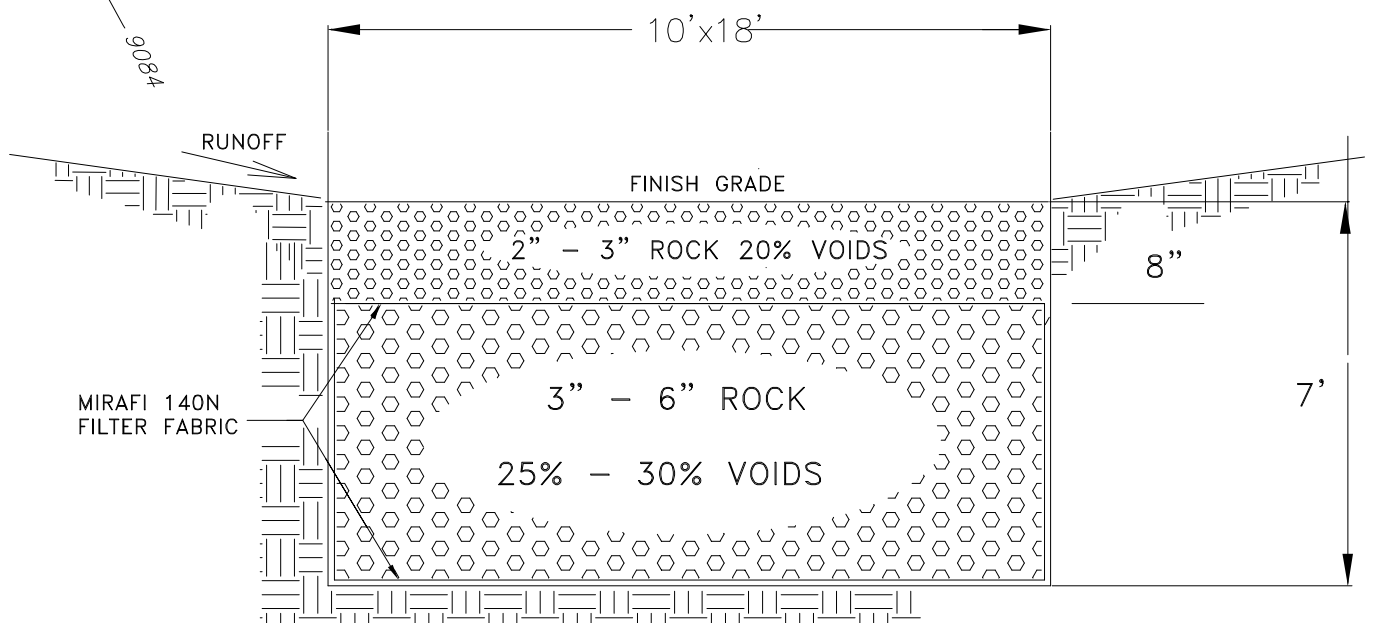
FLAT SLAB PLAN

CONCRETE PAN TO BE INSTALLED ACROSS ALL DRIVEWAYS

CONCRETE TO BE MIN. 3,500 PSI, SIX SACK, AIR-ENTRAINED. INSTALL SEALED CONTROL JOINTS AT 15' SPACING.



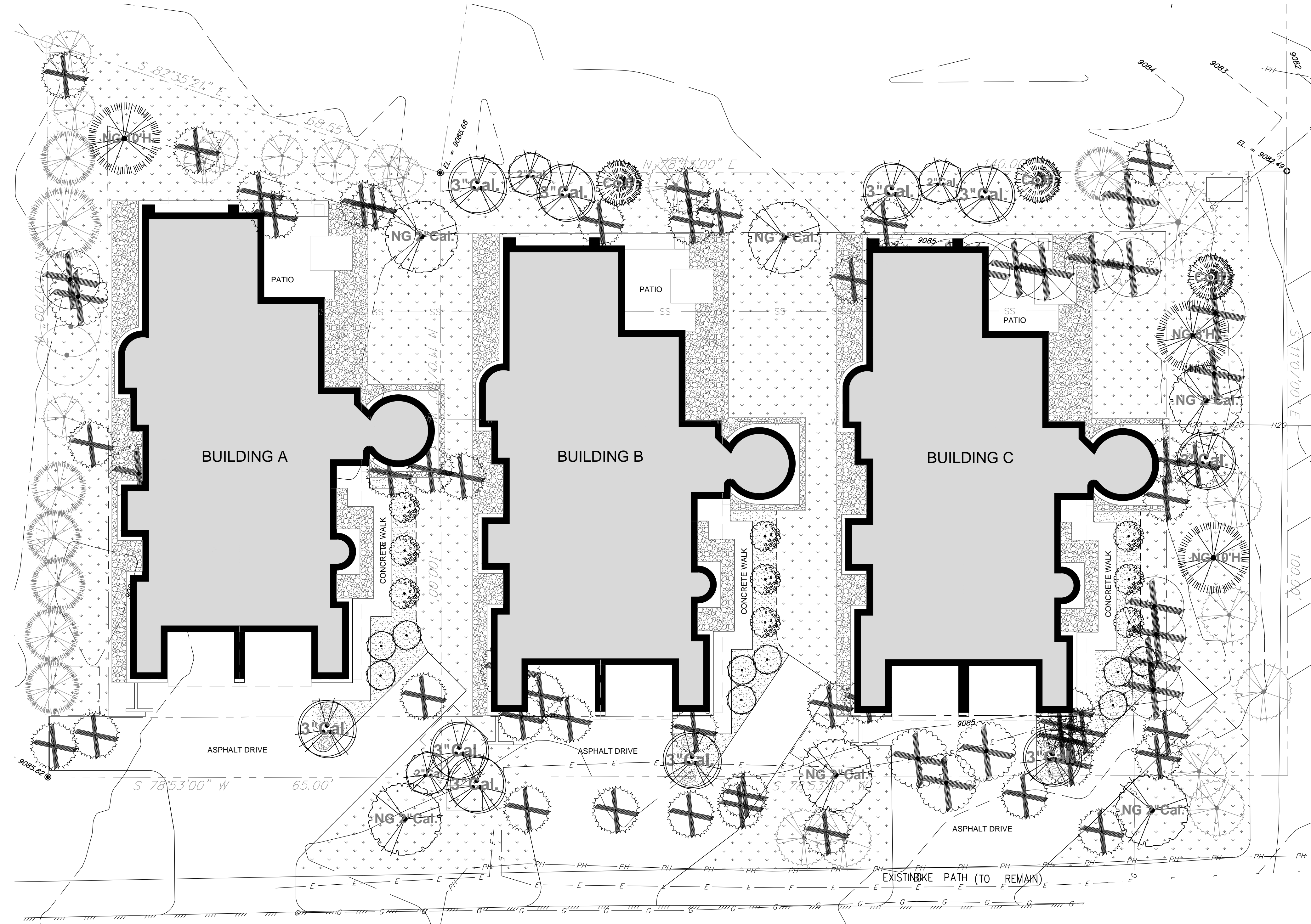
4'x6" PAN DETAIL



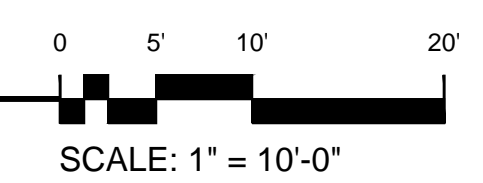
FILTRATION GALLERY SECTION

LATEST REVISION 10-2-18

GRADING AND DRAINAGE PLAN		
LIBRARY LOFTS		
TOWN OF FRISCO SUMMIT COUNTY, COLORADO		
DRAWING # 70501grdr	DATE 07/18/18	SCALE 1" = 10'
DRAWN BY GAP	FIELD BOOK NA	SHEET 1 OF 1
PEARSON ENGINEERING, INC. 1108 Road Buffalo Drive P.O. BOX 1908, FRISCO, CO 80445 970 668 9067		



Conceptual Landscape Plan



Native Grass Seed Mix
 Revegetation all disturbed areas on site @ 2 lbs/1000s.f.
Short-Dry Grass Seed Mix:
 Hard Fescue, VNS 30%
 Creeping Red Fescue, VNS 30%
 Sheep Fescue, Meklenberger 25%
 Canada Bluegrass, Rubens 10%
 Canby Bluegrass, Canbar 5%

- Layout Notes**
- The extent of underground utilities is not known. Contractor is responsible for field verification of utilities prior to commencing work. Notify Landscape Designer of any conflicts.
 - Base information is provided by Crowe Architects, PC. Contractor shall verify existing conditions prior to installation.
 - If conflicts arise between the size of areas and plans the Contractor is to notify the Landscape Designer for resolution. Failure to make such conflicts known to the Landscape Designer will result in Contractor's liability to relocate the materials.
 - Contractor shall be responsible for any coordination with Subcontractors or General Contractors as required to accomplish landscape installation.
 - Finished grades shall provide for natural runoff of water without low spots or pockets. Set flow lines accurately and provide for grading per Civil Engineering plans. Notify Landscape Designer of any discrepancies before beginning work.
 - Rough grade shall be reviewed and accepted by Civil Engineer prior to soil preparation and landscape installation.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
---	4" Metal Edger	82 lf	
⊙	Reuse Existing Granite Boulder	6	
SYMBOL	GRASS DESCRIPTION	QTY	DETAIL
⬜	Short Dry Grass Seed	7,920 sf	
SYMBOL	MULCH DESCRIPTION	QTY	DETAIL
▨	Medium Shredded Mulch	774 sf	
SYMBOL	COBBLE DESCRIPTION	QTY	DETAIL
⬜	4"-6" Cobble Rock	1,621 sf	

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	<i>Picea pungens</i> 'Glauca' / Colorado Blue Spruce	Nursery Grown		10' Height	2
	<i>Picea pungens</i> 'Glauca' / Colorado Blue Spruce	Nursery Grown		8' Height	1
	<i>Pinus longaeva</i> / Bristlecone Pine	Collected		6' Height	3
	<i>Populus tremuloides</i> / Quaking Aspen	B & B	2" Cal		3
	<i>Populus tremuloides</i> / Quaking Aspen	B & B	3" Cal		10
	<i>Prunus virginiana</i> 'Shubert' / Shubert Choke Cherry	Nursery Grown	2" Cal		6
EXISTING	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Existing Deciduous Tree	Existing			2
	Existing Lodgepole Pine	Existing			18
	Existing Spruce Tree	Existing			8
TREE REMOVAL	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Existing Deciduous Tree	Existing to be Removed			14
	Existing Lodgepole Pine Tree	Existing to be Removed			46
	Existing Spruce Tree	Existing to be Removed			6
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	<i>Physocarpus monogynus</i> / Mountain Ninebark	5 gal			9
	<i>Sorbaria sorbifolia stellipila</i> / Ural Falsespirea	5 gal			9

Landscape Notes

- All areas of disturbance, not formally landscaped with other ground cover shall be revegetated with 3" topsoil and mulch or short dry grass seed, depending on location. All soil must be approved by Landscape Designer prior to installation.
- Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
- Location of all trees shall be staked by Contractor and approved by the Landscape Designer prior to installation.
- Shredded wood mulch will be used as a ground cover treatment in designated areas with weed barrier fabric. All shrub and tree planting beds shall receive medium shredded wood mulch 3" deep over weed barrier fabric.
- All boulders over 1.5' in diameter uncovered during excavation will be stocked on site for use as landscape boulders as shown per plan. Final boulder placement to be approved by the Landscape Designer.
- Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, fire hydrants, and easements.
- Exact placement and shape of planting beds shall be reviewed by Landscape Designer prior to installation of irrigation drip tubing. Shrubs, in their pots, shall be placed for review by Landscape Designer.
- It is the contractor's responsibility to furnish plant material free of pests or disease. Pre-selected, "tagged" material must be inspected by the Landscape Designer prior to installation. The Contractor must certify that all plant material is free of pests and disease. The Contractor must warranty all plant materials for health and proper installation for a period of one year after installation per their contract.
- All new trees and shrubs shall be drip irrigated upon installation. A permanent irrigation system is required.
- The plant materials in the snow storage area have been selected by their hardiness, growth habit and ability to shed snow. Both shrub varieties shown in the snow storage area have these qualities either by limber branching structure or caning habit in growth. Plant materials shown can withstand heavy snow load and snow stacking.
- Landscaping installed in this project shall be maintained in perpetuity. If any new plant material in this plan dies within 1 year it must be replaced per this landscape plan.
- This proposed plan contains no sod or lawn areas.
- Existing vegetation including tree and shrubs shall receive a 4 foot high visibility fence located no closer to the plant than the drip line.
- This document, information and design is proprietary data and the exclusive property of Neils Lunceford, Inc. Reproduction or use of this document is prohibited without written consent.

ZONING CODE COMPLIANCE:

- 1 TREE FOR EVERY 875 SQFT (21,187 SQFT SITE) = 25 TREES ARE REQUIRED: 38 PROVIDED (INCLUDING 50% CREDIT FOR 13 OF THE 27 EXISTING TREES TO REMAIN)
- 1 SHRUB FOR EVERY 1,500 SQFT = 15 SHRUBS REQUIRED: 18 PROVIDED
- SPECIES DIVERSITY: NO VARIETY OF TREE EXCEEDS 33% OF TOTAL TREE COUNT
 LODGEPOLE PINES = 32.7% OF TREE COUNT
 ASPEN = 28.8% OF TREE COUNT
 COLORADO BLUE SPRUCE = 21.3% OF TREE COUNT
 BRISTLECONE PINE = 5.7% OF TREE COUNT
 SHUBERT CHOKE CHERRY = 11.5%
- TREES SHOWN TO BE REMOVED ARE EITHER CONFLICTING WITH THE PROPOSED BUILDING, DEAD/DYING, OVERGROWN, OR POSE A FIRE DANGER.

Neils Lunceford, Inc.
 P.O. Box 2130
 740 Blue River Parkway
 Silverthorne, CO 80498
 Phone: (970) 468-0340
 Fax: 970-468-6865
 www.neilslunceford.com

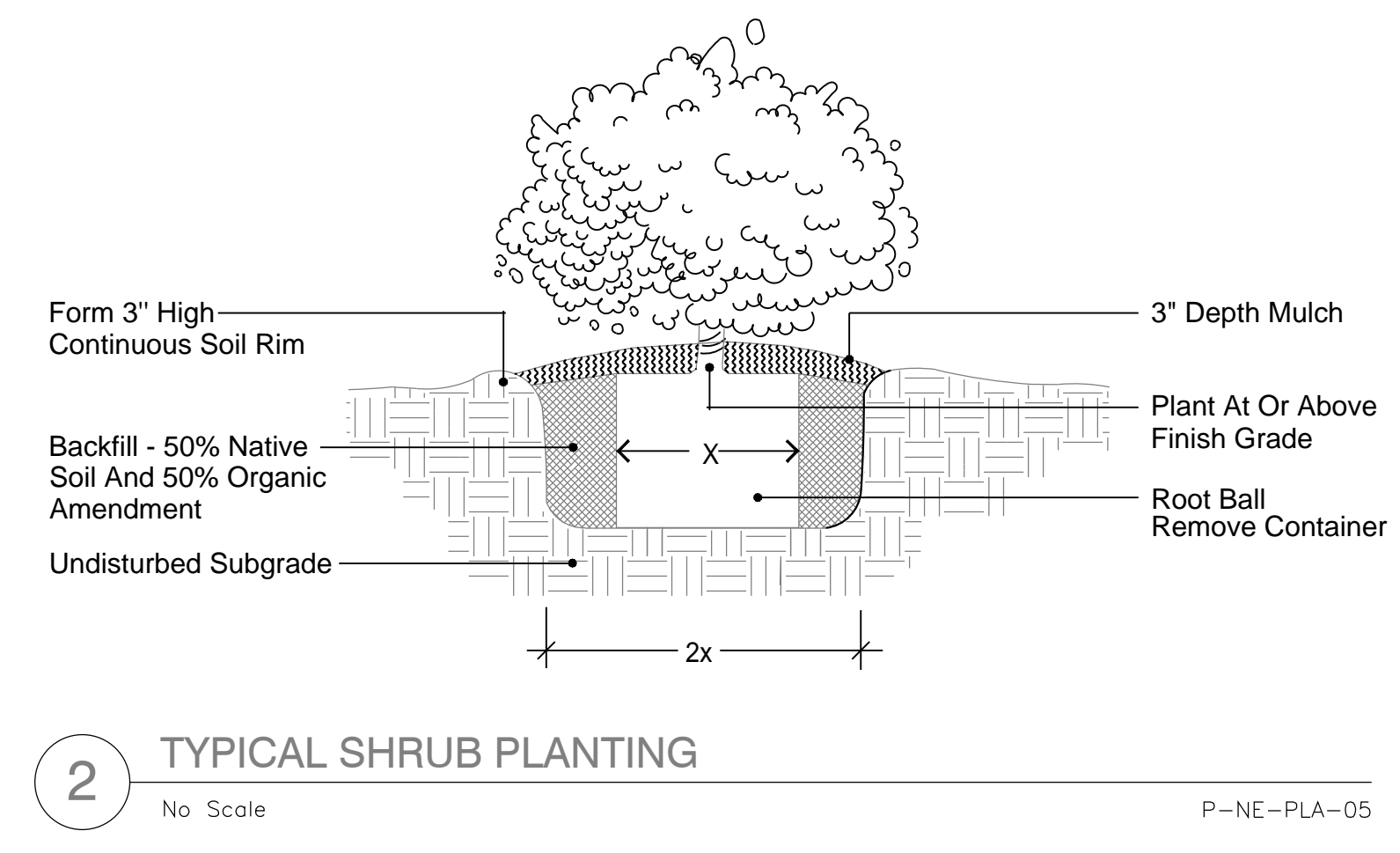
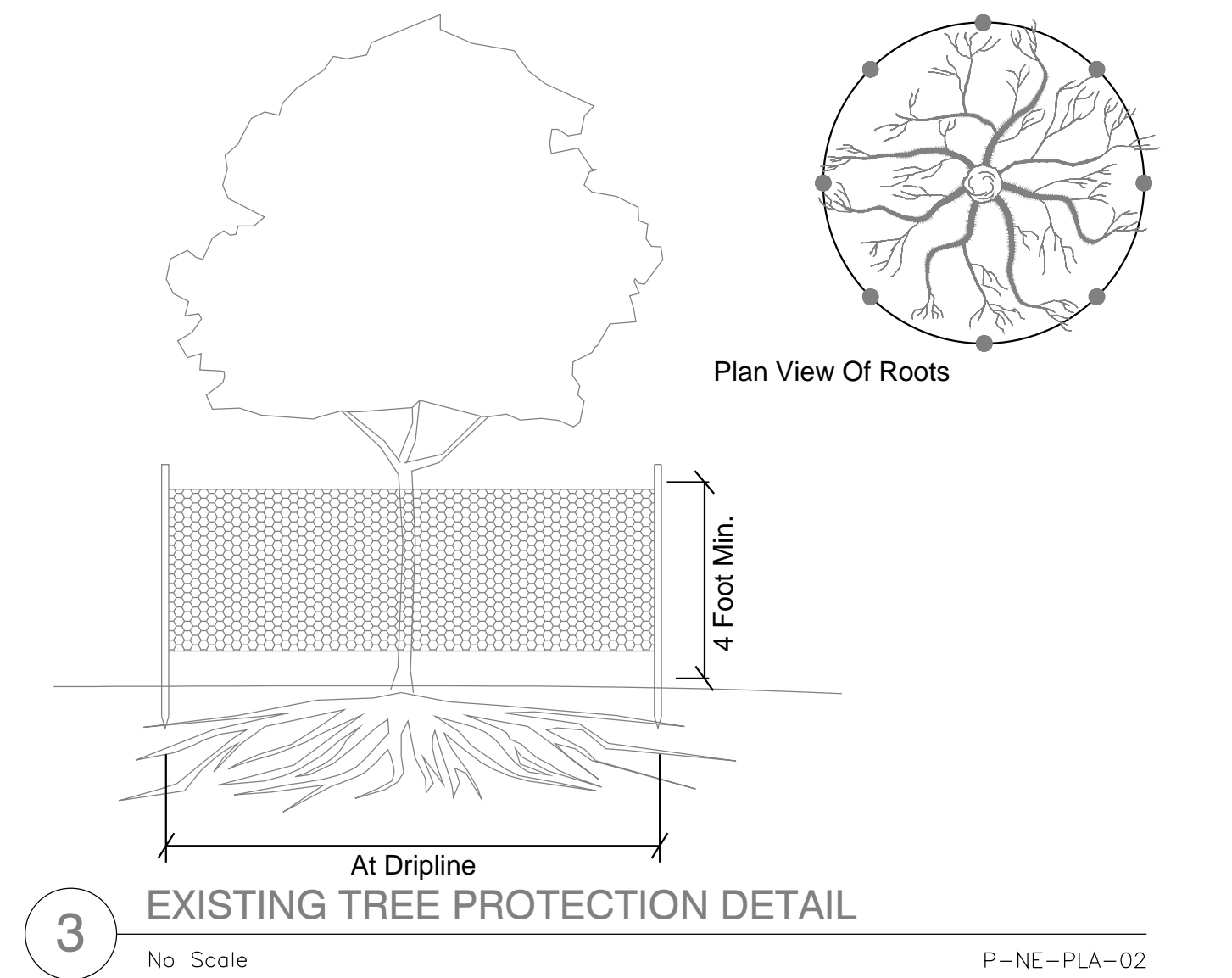
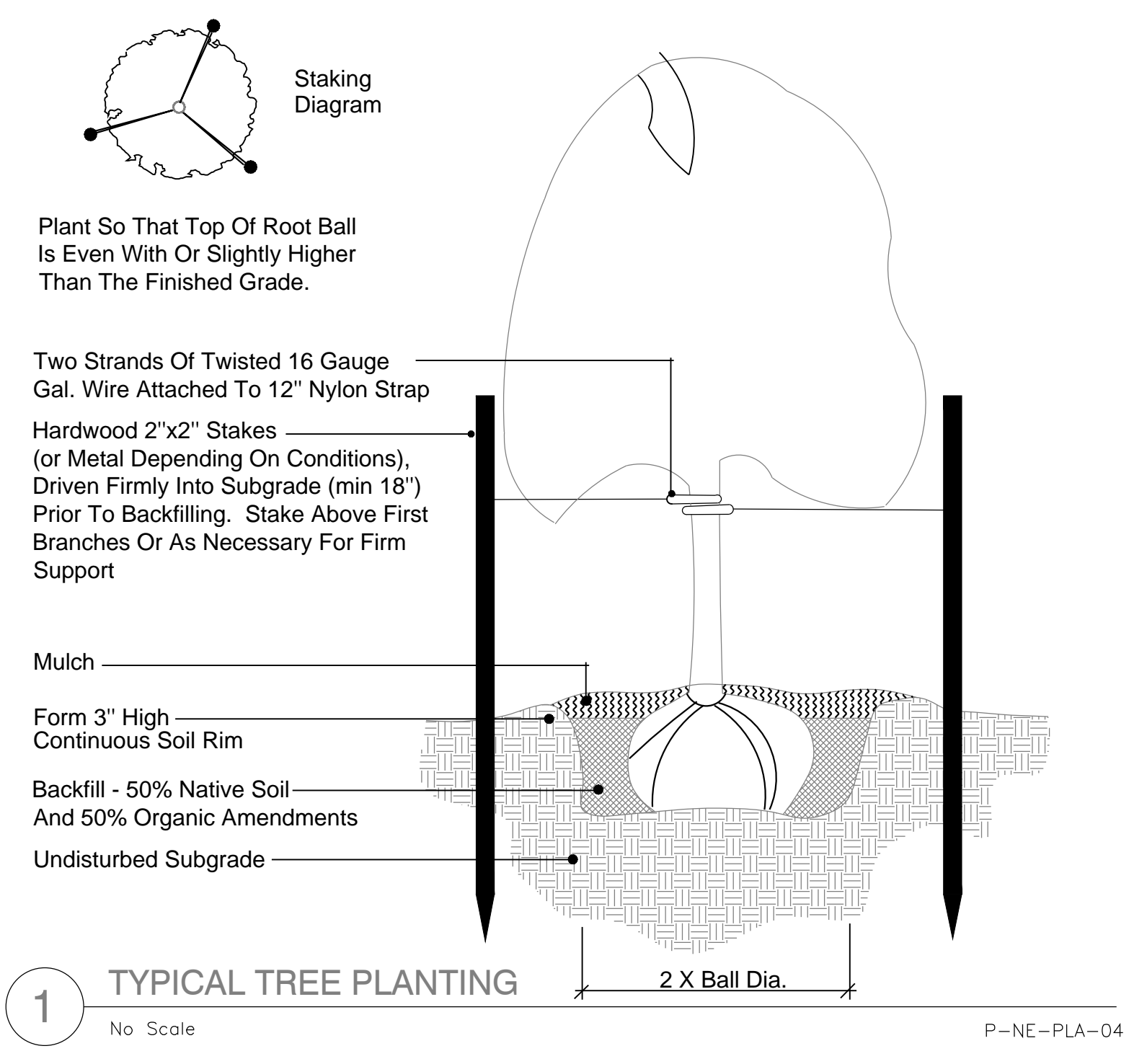
Library Lofts
 90 Madison Avenue
 Frisco, Colorado 80443

CONCEPTUAL LANDSCAPE PLAN

PROJECT MANAGER:
G. Lee

PROJECT DESIGNER:
G. Lee

RELEASE DATES:
 05.30.2017
 07.20.2017
 08.03.2018



PROJECT MANAGER:
G. Lee

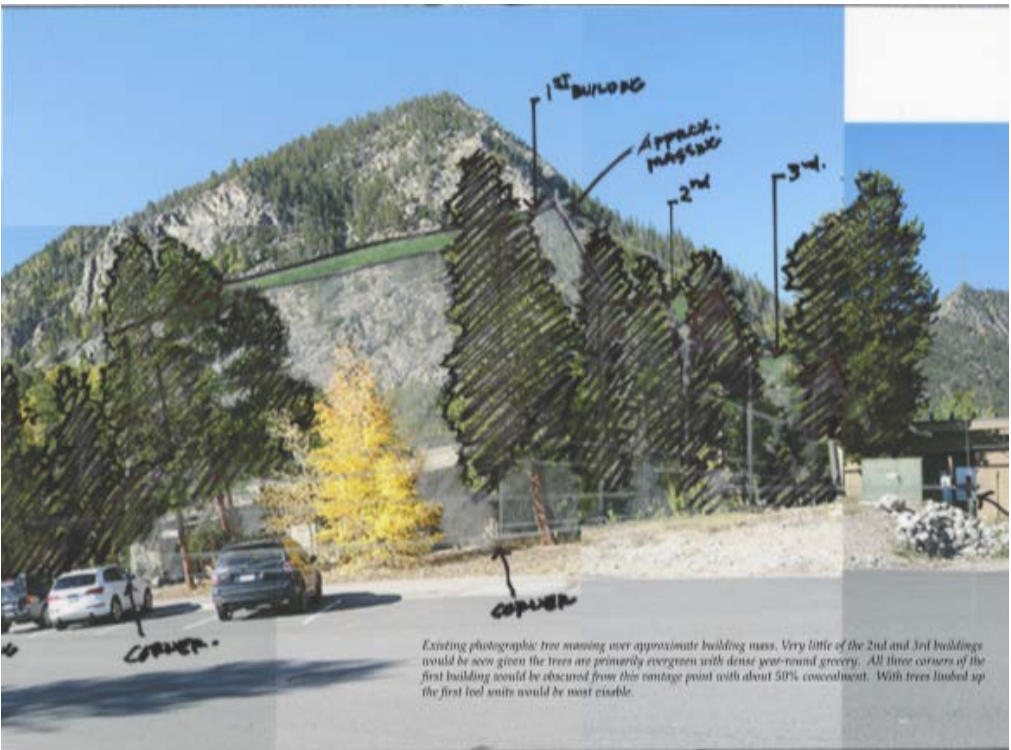
PROJECT DESIGNER:
G. Lee

RELEASE DATES:
05.30.2017
07.20.2017
08.03.2018

From: [Todd Crowe](#)
To: [Kent, Katie](#)
Subject: Montage of existing trees
Date: Tuesday, October 30, 2018 3:51:44 PM
Attachments: [IMG_1234.TIF](#)

Hi Katie...I wanted to include this series of images that illustrate the degree of screening the project will have due to the existing trees. I reduced the size and number of trees in the color rendering so that the architectural composition of the project was visible however in reality it will be highly filtered as the progression of images show below...the last of which is a photo of the existing trees that are highlighted so that you can see the buildings juxtaposed behind them...in the end the building will be fairly obscured. Please note the narrative at the bottom of the photo. Hope this helps...Todd



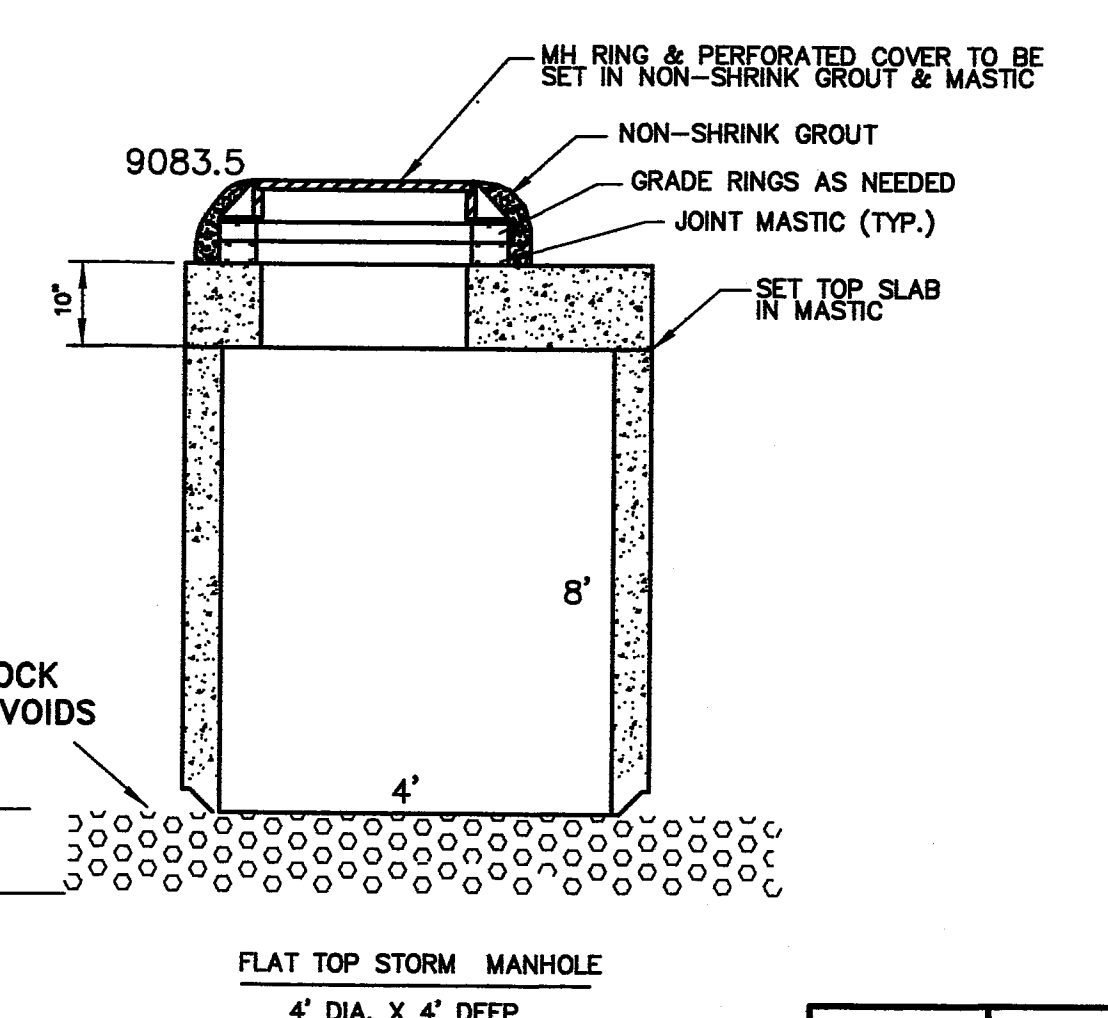


Todd Crowe
Crowe Architects, AIA/PC
O:303-462-4636
C:303-885-7001

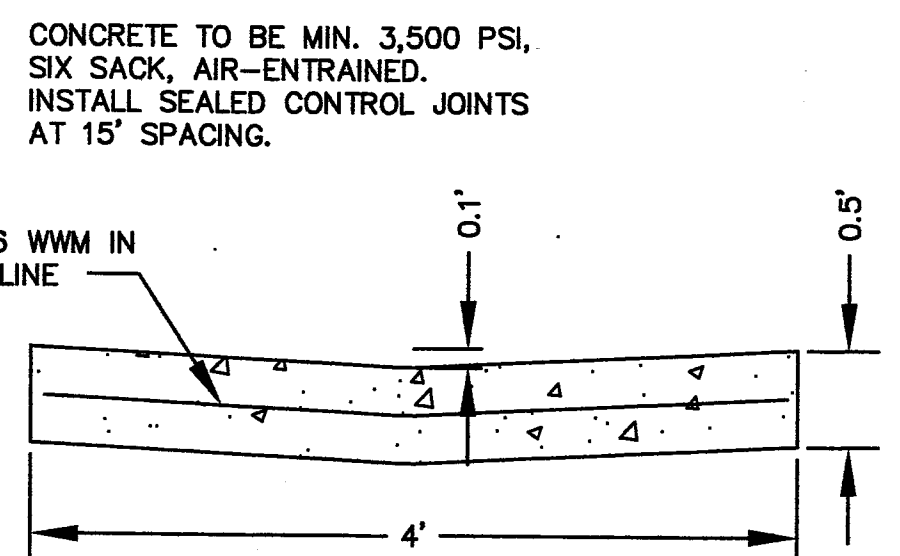
LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- EXISTING CONTOURS
- (84.05) FINISH DRIVEWAY & PAN SPOT ELEVATION
- FINISH CONTOUR
- PROPOSED FOUNDATION
- PROPOSED DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE
- PROPOSED SURFACE FLOW INDICATOR
- PROPOSED SILT FENCE
- PROPOSED HAY BALE SILT TRAP
- (1) PROPOSED DRAOMAGE BASIN NUMBER
- 3,386 sf
- GRATE ELEV. 9083.0
- (O) PROPOSED STORM INLET MANHOLE AND RIM ELEVATION
- (O) PROPOSED FILTRATION GALLERY
- (+ + +) SNOW STORAGE - 1,613 SF SHOWN
- (O) FILTRATION GALLERY - 8X10

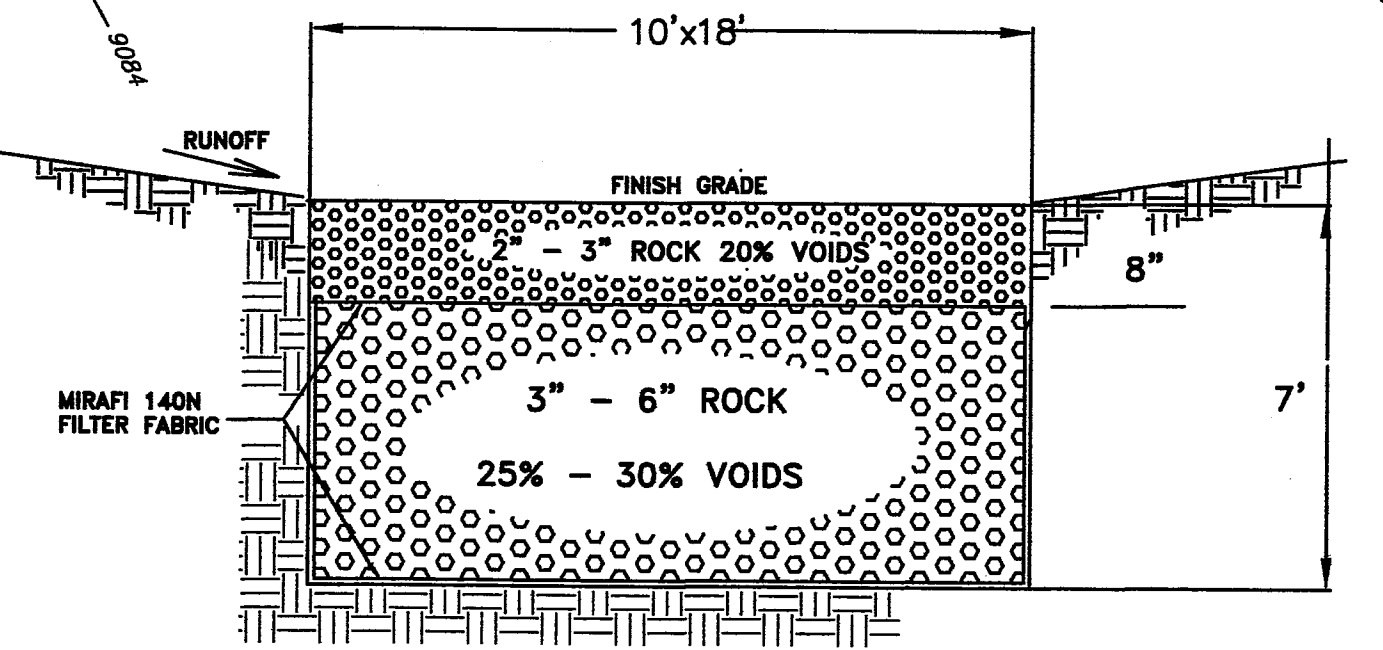
SEWER MANHOLE
RIM EL. = 9080.17



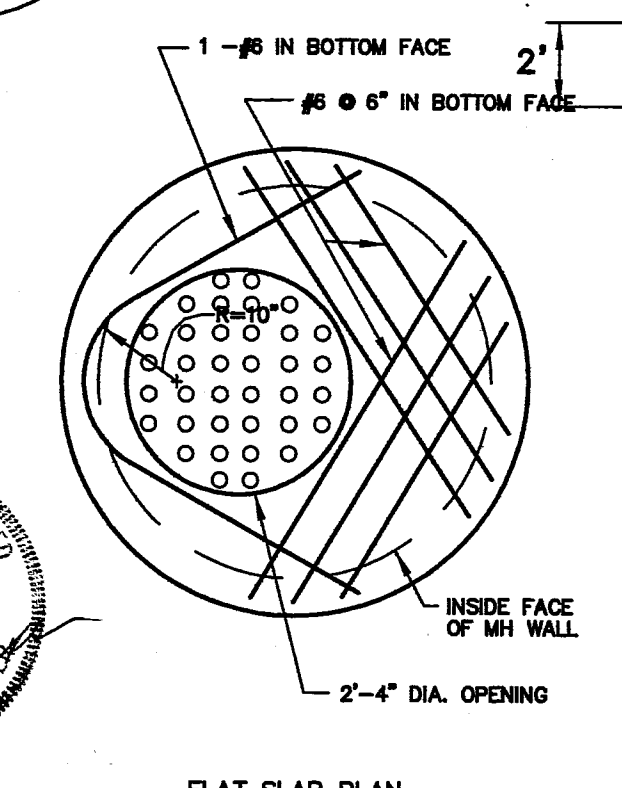
FLAT TOP STORM MANHOLE
4' DIA. X 4' DEEP



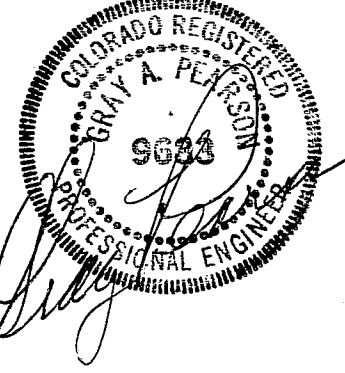
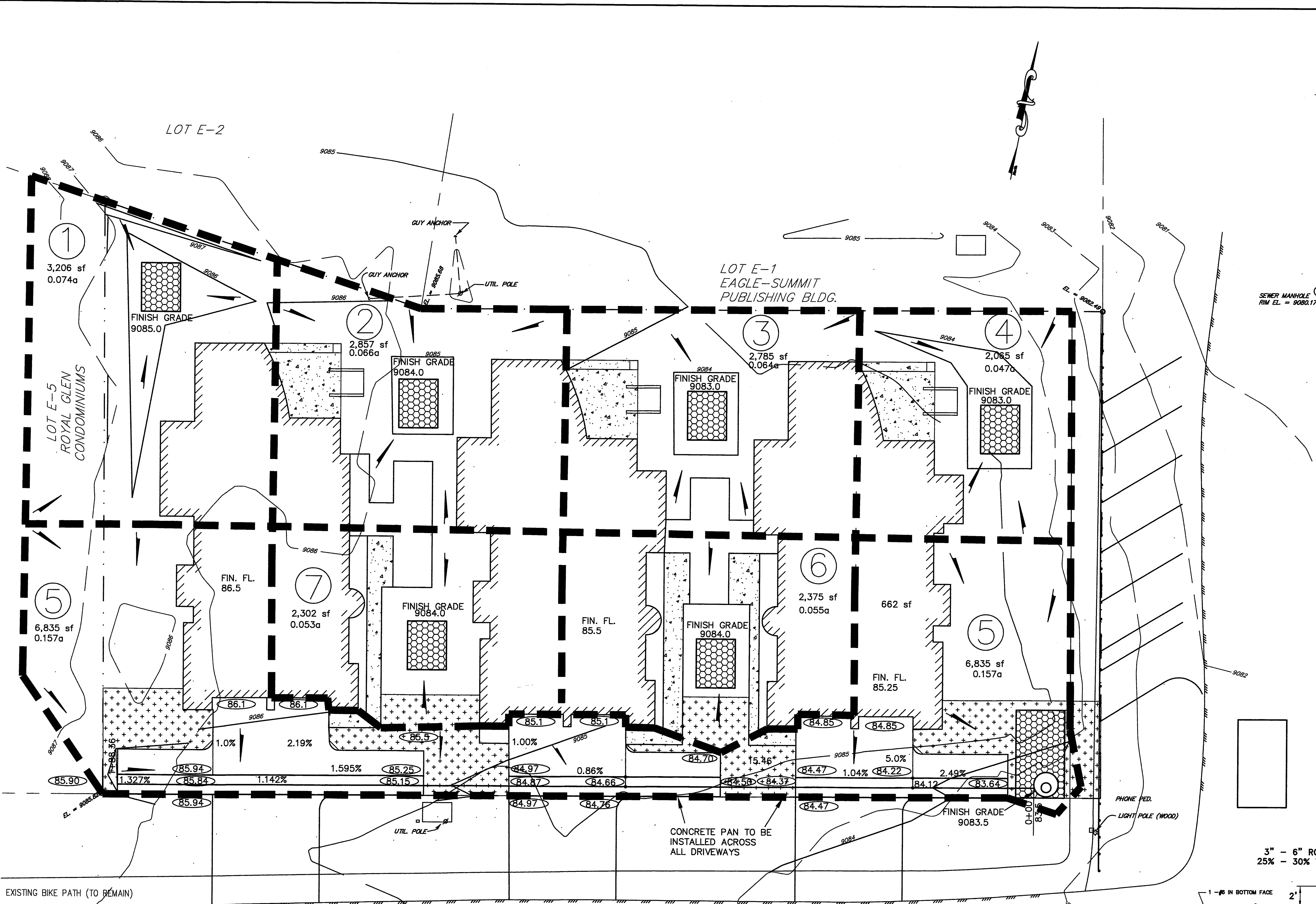
4'x6" PAN DETAIL



FILTRATION GALLERY SECTION



FLAT SLAB PLAN



LATEST REVISION 10-2-18	
GRADING AND DRAINAGE PLAN	
LIBRARY LOFTS	
DRAWING # 70501dr	DATE 07/18/18
DRAWN BY GAP	SCALE 1"=10'
FIELD BOOK NA	SHEET 1 OF 1
TOWN OF FRISCO SUMMIT COUNTY, COLORADO	
PEARSON ENGINEERING, INC. 1108 Royal Buffalo Drive P.O. BOX 15028, FRISCO, CO 80445 970 668 9087	

DRAINAGE REPORT

For

**THE LIBRARY LOFTS
90 MADISON AVENUE**

FRISCO, COLORADO

SUMMIT COUNTY, COLORADO

Oct. 2, 2018

Prepared by

**Pearson Engineering, Inc.
Gray Pearson, P.E.**

Frisco, Colorado



Pearson Engineering, Inc. (PEI) has been retained to prepare an analysis and make recommendations for the storm water drainage facilities on the referenced site. PEI has analyzed the site based on an existing topographic plan and drainage design prepared previously by a consulting engineering and surveying firm and on-site observations by the undersigned.

The previous, existing, facilities include a surface detention basin with an outlet control weir and a subgrade retention facility composed of porous rock. These facilities were located in the westerly portion of the site adjacent to a paved parking lot. Due to improper site grading configuration and lack of maintenance these facilities were non-functional.

It is presumed that the system as originally designed and as intended met the criteria of the Town of Frisco. Its implementation and presumed approval by the Town is beyond the scope of this analysis. It is noted that the building is occupied.

The recommendations of this report call for the abandonment of the two existing facilities and replacement with eight facilities serving a reconfigured overall site consisting of three separate new buildings and associated parking.

The facilities are proposed to be subsurface detention/percolation facilities of the dimensions shown and locations shown on the accompanying drainage plan prepared by the undersigned. Localized grading will be required to direct surface runoff into the facilities and away from the building foundations and adjacent street.

It is noted that the previous detention facility included a 'V' notch weir which was intended to discharge at a measured, calculated rate into Mount Royal Drive per Town runoff criteria. The proposed replacement facility is, by its nature, a 'zero discharge' facility thus relieving non-approved impacts onto public property.

Calculations for the now proposed configuration are as follows:

By inspection of the Drainage Plan it can be noted that the seven on site runoff areas, areas 1 through 7, are relatively small. Areas 1, 2, 3, 4, 6 and 7 are similar in their runoff components and range in size from approximately 0.047 acres (area 4) to 0.074 acres (area 1). Area 1 has a lower runoff coefficient percentage while areas 2, 3, 4, 6 and 7 are smaller in area but higher in their runoff coefficient. For practicality in calculation and construction PEI analyzed the runoff volumes to determine the most appropriate common characteristics to result in one common facility to be constructed in these areas.

The runoff volume for area 2 will be calculated and applied to areas 1, 2, 3, 4, 6 and 7. Area 5 is unique to this site being the largest at 0.157 acres, has a higher runoff coefficient and contains all of the concrete driveways and parking. This implies that the water quality will be lower than areas 1 through 7 and deserves a degree of water quality enhancement built into it. Area 5 detention will be calculated on its own criteria.

The calculations are based on Soil Conservation Service publications Peak Flows in Colorado, 1984; and Tr-55, 1986 as were the previous calculations.

From the USDA-SCS Soil Survey of Summit County the site soils are identified as Grenadier having a Hydrologic Group classification of "B".

From TR-55 Table 2-2 for Hydrologic Group "B" use an impervious runoff coefficient of 98 and a pervious runoff coefficient of 66. These two values will be used in the "weighting" calculations to determine the CNs for the 'improved' drainage facilities

The historic runoff will be based on a CN of 66.

In the following tabulation runoff and runoff volume calculations are based on the above areas and CN value.

The "inches of rainfall" for a 25 yr. storm for this part of Summit County is 2.2.

The peak discharge, Q_{peak} cfs/in., is obtained by entering Figure S-1A, of Peak Flows in Colorado, Sheet 4 of 6, Type II Storm for Western Colorado, Moderate Slope, basin acreages and the CN values.

Q_{peak} cfs is obtained by multiplying Q_{peak} cfs/in by Q_{dir} for the given 2.2 inches.

In the following tabulation Q_{dir} in. is obtained by entering the appropriate CN chart listed in Table S-3 of Peak Flows in Colorado for the given 2.2 inches of rain.

V_r , runoff volume in cubic feet, is obtained by multiplying the Q_{dir} by the acreage with the appropriate dimensional conversion factors.

Peak flow and runoff volumes:

Basin No.	Acres total	Imp. Acres	Perv. Acres	Comp. CN	Q_{dir} in.	Q , cfs/in	Q , peak cfs	V_r cu.ft.
Hist.	0.51	0	0.51	66	0.22	0.7	0.154	NA
1	0.074	0.017	0.056	73	0.41	0.16	0.066	110
2	0.066	0.032	0.033	82	0.74	0.17	0.125	176
5	0.157	0.078	0.078	82	0.74	0.37	0.274	421

Comparing the runoff between basins 1 and 2 shows that basin 2 has the greater runoff volume. Therefore, the basin 2 volume of 176 cubic feet will be used as the volume on which the detention basins 1 through 7 will be calculated. Basin 8 volume will be 356 cubic feet.

Required detention basin volumes:

Basin No. V_r $x4=cf$

2.	176	704
5.	421	1,686

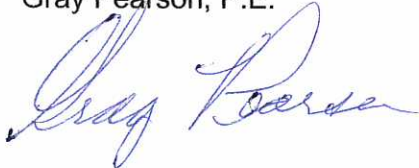
Assuming a percolation rate of ten minutes/ inch for the site soils results in basin dimensions of 8x10x 7 feet deep filled with Mirafi wrapped washed dredge rock for basins 1, 2, 3, 4, 6 and 7.

Basin 5 dimensions are 10x18x7.

The 8" below finish surface Mirafi fabric should be inspected annually for build-up of surface contamination and cleaned.

Sincerely

Gray Pearson, P.E.



From: [Todd Crowe](#)
To: [Kent, Katie](#)
Subject: Narrative/Response to Comments
Date: Tuesday, October 23, 2018 10:44:15 AM

The following narrative is in response to the various Commission Member comments made during the August 16th P&Z Hearing. I have attempted to consolidated the comments to the topics indicated in bold:

Design Duplicity:

The configuration of the project has been redesigned eliminating the three separate buildings in which the east and middle unit have been integrated, per the originally approved application, thereby creating two distinct structures that are unique to one another. In addition a heavy timber gable element has been incorporated on the east elevation to further articulate the east facade and to differentiate it from the other units...this gable element also serves as an entry focal point to the main level unit and in turn interrupts the roof form. Although the code requires that the ridge line be varied we feel this provision has been complied with given the introduction of this gable element as well as the degree of articulation of the building, as was acknowledged and approved in the original submittal. When critiqued as a “whole composition” and in context with the promontory nature of the site, the interruption of the ridge will only serve to detract from the simple and reposed roof profile which acts as an organizational element that unifies the design....form follows function. In addition the project should be evaluated dynamically not statically as is the case in 2D elevations...from a public perspective the project is always approached diagonally whereby the ridge line will never be evident, in light of such the project will be experienced interactively whereby the composition of the design will unfold as one moves past the residents.

Exterior Materials:

Given the articulation of the facade which yields a play of forms; mass/void, shade/shadow a limited material palate is appropriate to the design. The introduction of multiple finish materials, beyond what is proposed, would detract from the exterior composition. Typically multiple exterior finish materials are used to break up the massing and to compensate for the lack of articulation of a wall, or facade design. In the end the earth tone stucco serves to blend and unify the elements of the design and echo the granite faces of Mt Royal and in turns allows the heavy timber elements to be accentuated and complimentary to the back drop of the stucco surface. Additionally from a pedestrian perspective the predominant material will be the stone base...as the eye is drawn up, the heavy timber elements and wood soffits will be the next most prominent material. In general design should not rely on a variety of materials to make it aesthetically interesting...the composition of the design should.

Access/County Engineering:

The configuration of the site has been modified to reduce the driveway area and bring them into compliance with County standards. All site drainage is fully contained on site. All other contingencies identified by the County Engineer have been addressed with the exception of the relocation of the street light which Xcel has agreed to facilitate at their sole expense.

Affordable Housing:

As stated previously, although it was our intent to repurpose the existing building the net result of having to remove the structure enhances the overall quality of the architectural composition of the project by reducing the massing and thereby increasing the open space and landscaping.

Most importantly it has allowed the incorporation of an affordable housing component which is acutely needed within the community.

Sustainability:

Given the project is situated in the shadow of Mount Royal during most of the winter months, natural daylighting has been a driving element in the design. Natural daylighting not only contributes to a reduction in electrical consumption it yields psychology benefits during the winter. In addition the exterior building envelope will be constructed utilizing high thermal insulation values with low infiltration “zip sheathing”. Many components of the existing building will be reutilized in the new project...those that are not will be donated to organizations such as “Habitat for Humanity”.

Separation from Royal Glen:

Although the original design was sufficiently separated from the adjacent development, we have responded to the public comment made by Mr and Mrs Tobin, relative to daylight by moving the west unit an additional 5 feet to the east. It should be noted that the east side of Royal Glen is densely treed so while we are happy to accommodate their wishes the primary factor in any diminished daylight would most likely be attributed to the existing dense stand of trees, as depicted in the attached photograph.



Todd Crowe
Crowe Architects, AIA/PC
O:303-462-4636
C:303-885-7001

August 6, 2018

To: Building and Planning Department

I have reviewed the site plans and Timberline Disposal can provide weekly or biweekly service for the dumpster and recycling totes. Dumpsters and Totes can be provided in various sizes to accommodate different areas of storage. We can also provide Bear dumpsters and totes if needed. Dumpsters with wheels will allow us to service this account as needed.

Thank you,

Sean Hinchliffe, District Manager

970-485-3225