

OWNER:
E2 MH LLC
 BOX 609
 LOUISVILLE, N.C. 27023

BUILDER:
CAMPBELL CONSTRUCTION
 BOX 4272
 FRISCO, COLORADO 80444
 970-389-7246

ARCHITECT:
ARCHITECTURAL INNOVATORS, INC.
 BOX 30
 IDAHO SPRINGS, COLORADO 80452
 303-567-0100

CIVIL ENGINEER:
PEARSON ENGINEERING, INC.
 BOX 1308
 FRISCO, COLORADO 80443
 970-668-5067

ELECTRICAL ENGINEER:
HUTCHINSON-PAPESH ENGINEERING CORP.
 DENVER, COLORADO
 303-973-9779

STRUCTURAL ENGINEER:
MOUNTAIN STATES ENGINEERING, INC.
 DENVER, COLORADO

MECHANICAL ENGINEER:
MC DONALD ENGINEERING, INC.
 DENVER, COLORADO



① Granite and 4th Birdseye
 12" = 1'-0"

VISTAS ON GRANITE STREET

165 S. 4TH AVENUE, FRISCO, COLORADO 80444

ARCHITECTURAL:

- A0- SITE PLAN
- A1- LOWER GARAGE LEVEL
- A2- MAIN FLOOR/ UPPER GARAGE
- A3- SECOND LEVEL
- A4- THIRD LEVEL
- A5- FOURTH LEVEL
- A6- ROOF PLAN
- A7- SOUTH ELEVATION
- A8- NORTH ELEVATION
- A9- EAST ELEVATION
- A10- WEST ELEVATION
- A11- LONGITUDINAL SECTION
- A12- TRANSVERSE SECTION

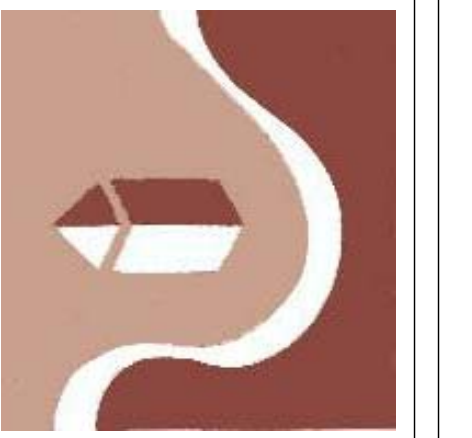
PERSPECTIVES:

- P1- GRANITE & 4TH AVENUE BIRDSEYE
- P2- GRANITE FRONT
- P3- GRANITE & 4TH PEDESTRIAN LEVEL
- P4 - FOURTH AVENUE
- P5- ALLEY
- P6- GRANITE & TOWNHOUSE NEIGHBOR
- P7- GRANITE CORNER BULKPLANE
- P8- FOURTH AVENUE BULKPLANE
- P9- COURTYARD PEDESTRIAN VIEW
- P10- COURTYARD BIRDSEYE
- P11- N.W. CORNER AERIAL

ENGINEERING:

- C1- DRAINAGE SITE PLAN
- C2- DRAINAGE DETAILS
- E1- PHOTOMETRIC LIGHTING PLAN

ARCHITECTURAL INNOVATORS INC.
 BOX 30
 IDAHO SPRINGS, CO. 80452
 303-567-0100



VISTAS ON GRANITE ST.

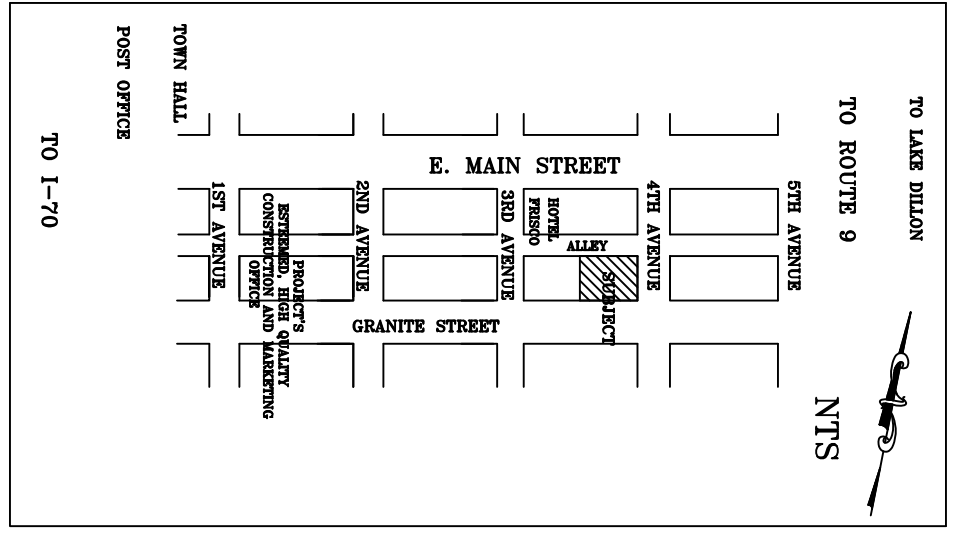
165 S. 4TH AVENUE
 FRISCO, COLORADO 80443

No.	Description	Date

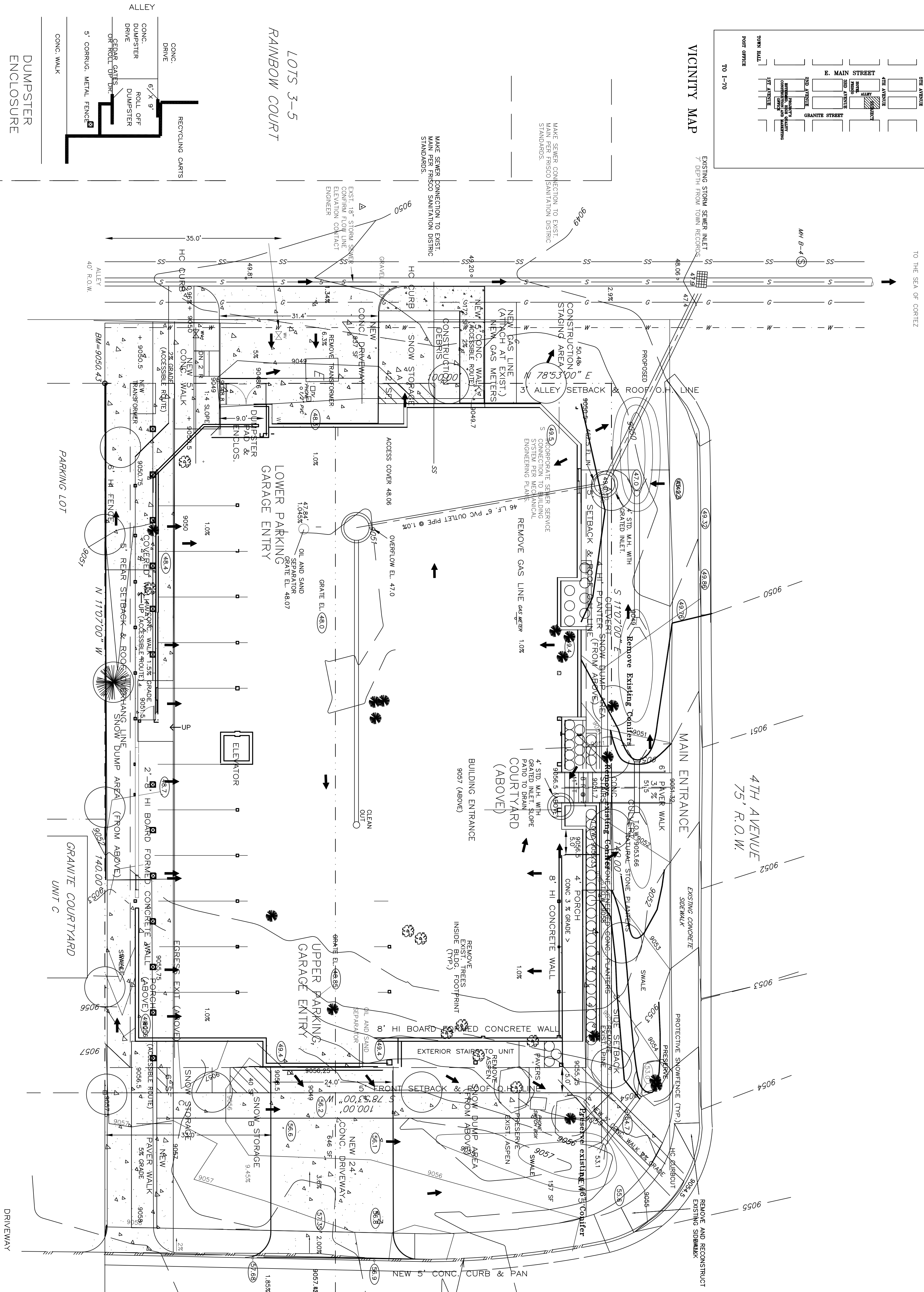
E2 MH LLC
Granite Station
Cover Sheet

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

C-0
 Scale 12" = 1'-0"



VICINITY MAP

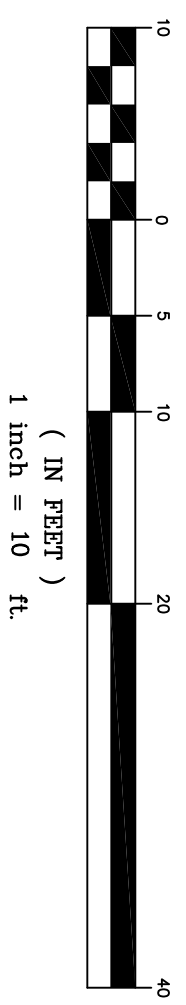


DATE OF FIELD SURVEY: 11/30/06
 CONTOUR INTERVAL = 2 FEET

SURVEYOR'S LEGEND

- FOUND REBAR & RED PLASTIC CAP (PLS 15242)
- FOUND #4 REBAR
- explode
- UTILITY PEDESTAL
- RANDOM SURVEY CONTROL POINT
- △ TRANSFORMER
- PINE TREE WITH TRUNK DIAMETER
- ASPEN TREE WITH TRUNK DIAMETER
- WATER MAIN
- GAS MAIN
- STORM SEWER MAIN
- SANITARY SEWER MAIN
- EXISTING CONTOURS
- NOTE: UTILITY MAINS ARE SHOWN PER TOWN OF FRISCO AS BUILTS
- SNOW STORAGE
- CONC. SEW. SNOW STOR. SE.
- CONC. SEW.
- SNOW STOR. SE.
- SNOW STORAGE
- FINISH CONTOURS
- DRAINAGE DIRECTION
- DRAINAGE FACILITIES
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

GRAPHIC SCALE



VISTAS ON GRANITE STREET
 FRISCO, COLORADO

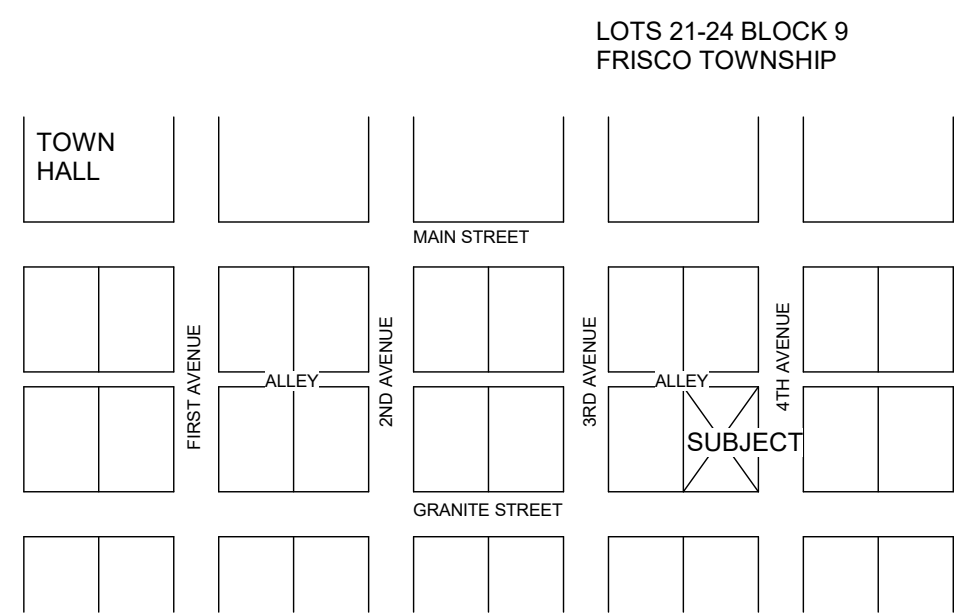
JOB NO.	DESIGNED BY	MC
	DRAWN BY	
	CHECKED BY	
	APPROVED BY	
	SCALE:	1" = 10'

OWNER:
 COLA
 DRAWING TITLE:
 SITE PLAN

ARCHITECTURAL INNOVATORS INC.
 Box 30 Idaho Springs, Co 80452
 303-567-0100
 COPYRIGHT 2018 M. CAISTOR
 ARCHITECT CO. 400735

REV	DATE	DESCRIPTION	PNG	CHK	APP
	4/15/18	Lower Parking Garage Alley Entrance			
	5/7/18	Revisions per Xcel			
	2/15/18	Revisions per Town			
	1/31/18				
	2/2/17				
A	10/16/17	First Draft		MC	

SHEET NO. A-0 REV.



VICINITY MAP

PROJECT OWNER:

E2 MH LLC
 BOX 609
 LOUISVILLE, NC. 27023

CONTRACTOR:

CAMPBELL CONSTRUCTION
 BOX 4272
 FRISCO, CO. 80443
 970-389-7246

SITE DATA:

SITE AREA: 14,000 SF .32 ACRE
 PARKING GARAGE AREA: 11,643 SF
 LOT COVERAGE: 84 %

GARAGES: TYPE III CONSTRUCTION
 RESIDENTIAL : TYPE IV CONSTRUCTION

PARKING:

MARKET UNITS:
 5- 3 BED. @ 3 SPACES/UNIT = 15

BONUS UNITS:
 5- 2 BED @ 2 SPACES/UNIT = 10

DEED RESTRICTED UNITS:
 5- 2 BED. @ 2 SPACES= 10
 TOTAL PARKING REQ.
 RESIDENT = 35 SPACES

1/5 UNITS GUEST = 3 GUEST SPACES
 1/25 = 2 HC SPACES

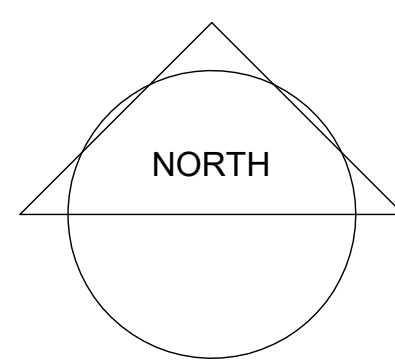
TOTAL PARKING REQUIRED = 40 SPACES
 TOTAL PARKING PROVIDED :
 36 LOWER + 4 UPPER LEVEL= 40 SPACES
 20% X 35 RESIDENT PARKING SPACES = 7 BIKES REQ.

LOWER LEVEL PARKING: 9,903 SF

UPPER LEVEL PARKING: 1,734 SF

TOTAL PARKING: 11,637 SF

COMMON AREA & MECH. 941 SF

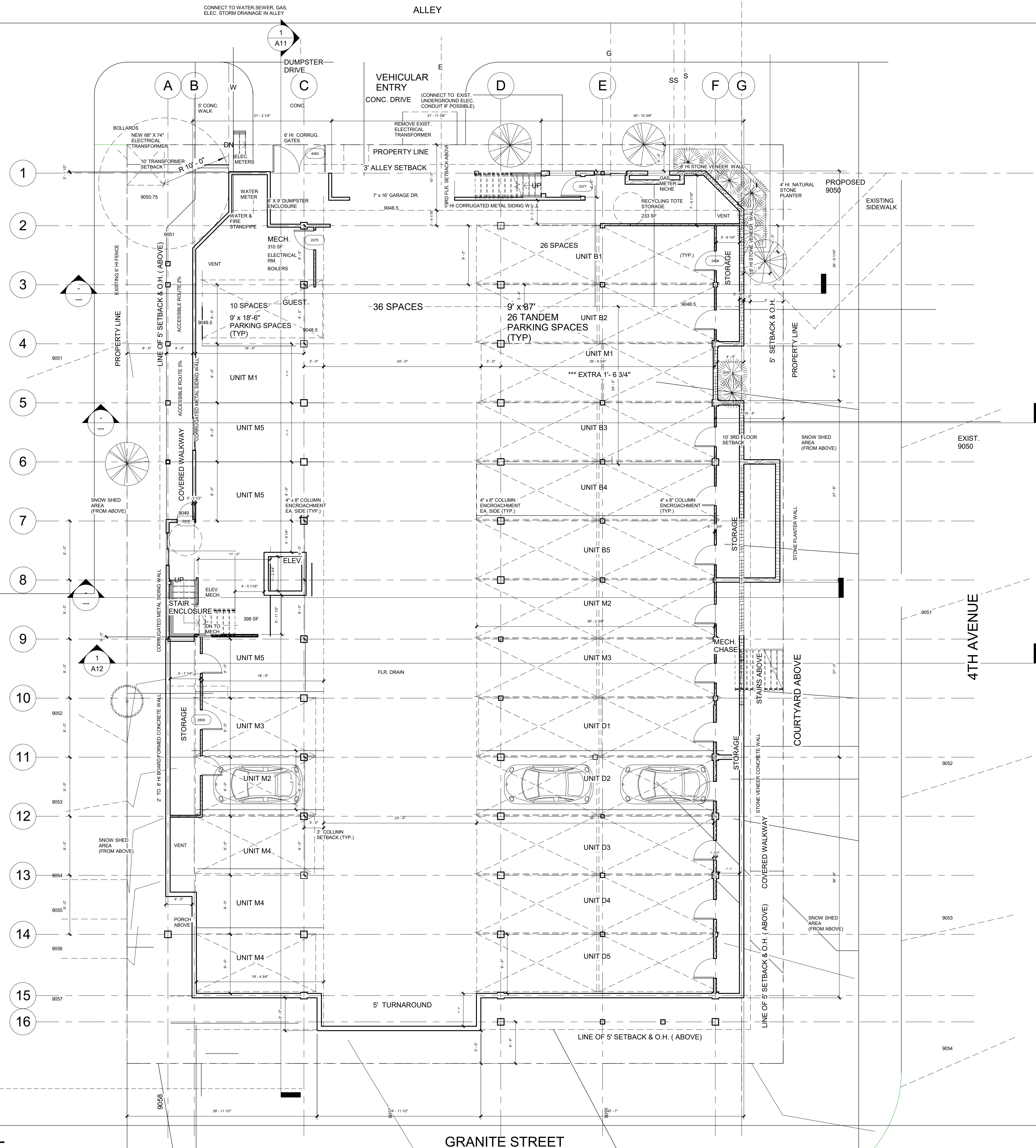


SCALE: 1/8" = 1'-0"

LOWER GARAGE LEVEL

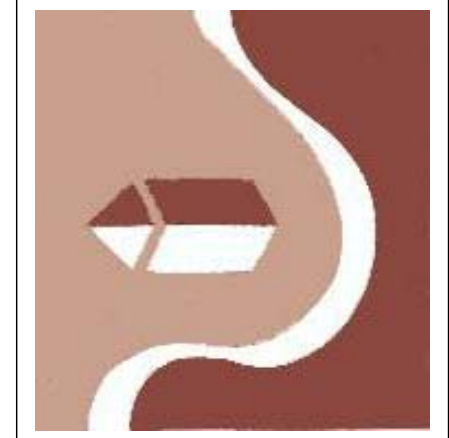
EXISTING PARKING LOT

EXISTING 2 STORY TOWNHOMES



① Level 0 Garage
 1/8" = 1'-0"

ARCHITECTURAL
 INNOVATORS
 INC.
 BOX 30
 IDAHO SPRINGS, CO. 80452
 303-567-0100



VISTAS ON GRANITE ST.
 165 S. 4TH AVENUE
 FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
 Granite Station

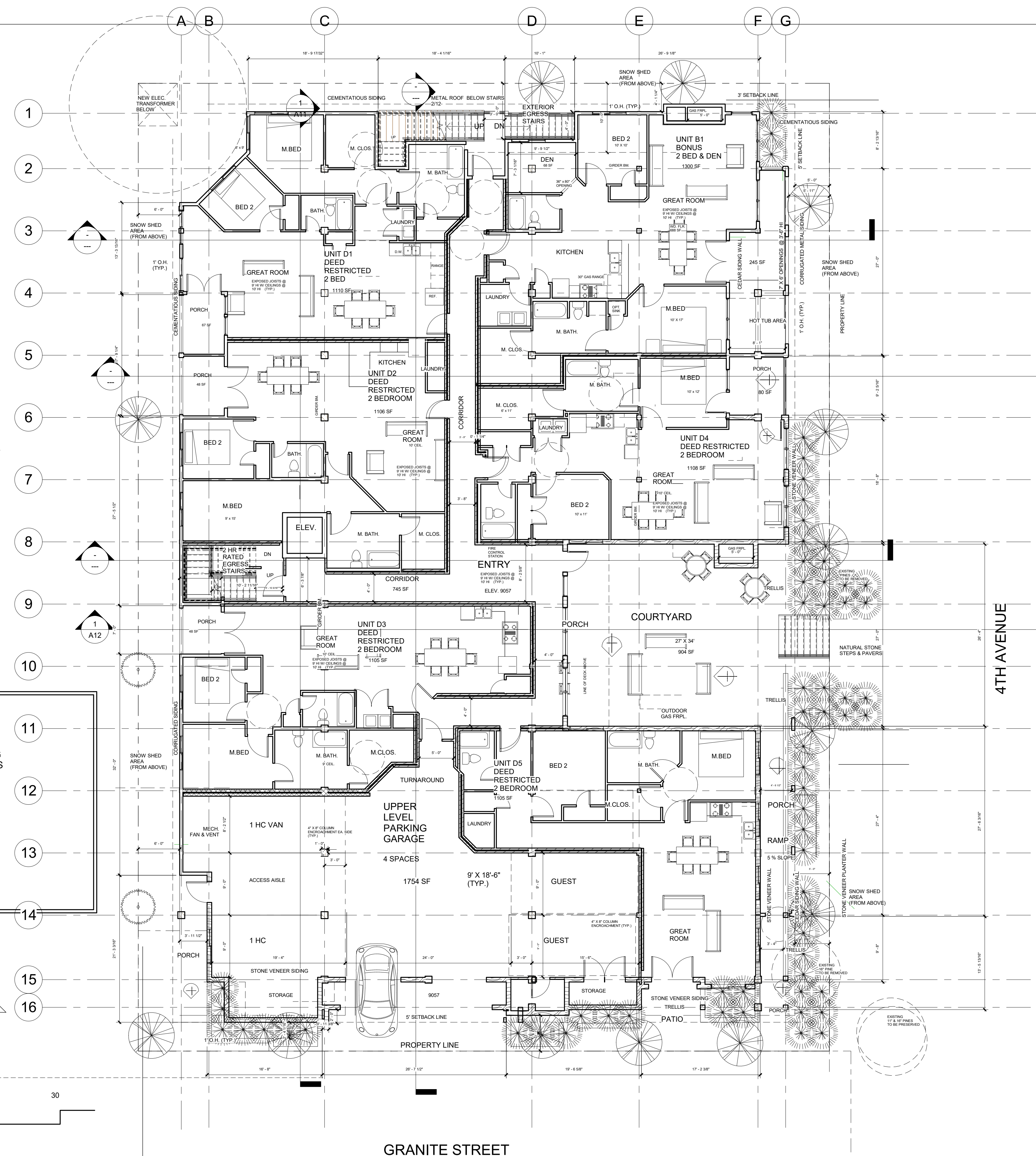
Lower Level
 Garage

Project numberProject Number
 Date 4/16/18
 Drawn by M. Caistor
 Checked by Checker

A1

Scale 1/8" = 1'-0"

4/16/2018 9:55:42 AM



MAIN FLOOR DATA:

	INTERIOR SPACE:	EXTERIOR SPACE:
UNIT D1 DEED RESTRICTED 2 BED	1110 SF	58 SF
UNIT D2 DEED RESTRICTED 2 BED	1106 SF	58 SF
UNIT D3 DEED RESTRICTED 2 BED	1105 SF	58 SF
UNIT D4 DEED RESTRICTED 2 BED	1108 SF	65 SF
UNIT D5 DEED RESTRICTED 2 BED	1105 SF	65 SF
UNIT B1 BONUS 2 BED & DEN	1300 SF	224 SF
RESIDENTIAL FOR SALE AREA:	6835 SF	
COURTYARD		945 SF
CORRIDOR	745 SF	
TOTAL AREA:	7560 SF	1408 SF

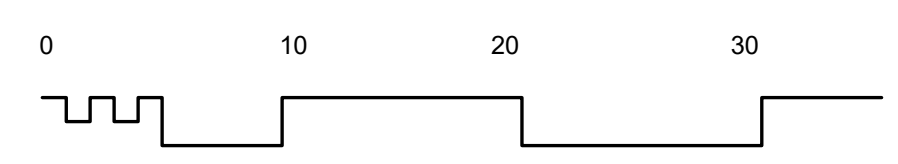
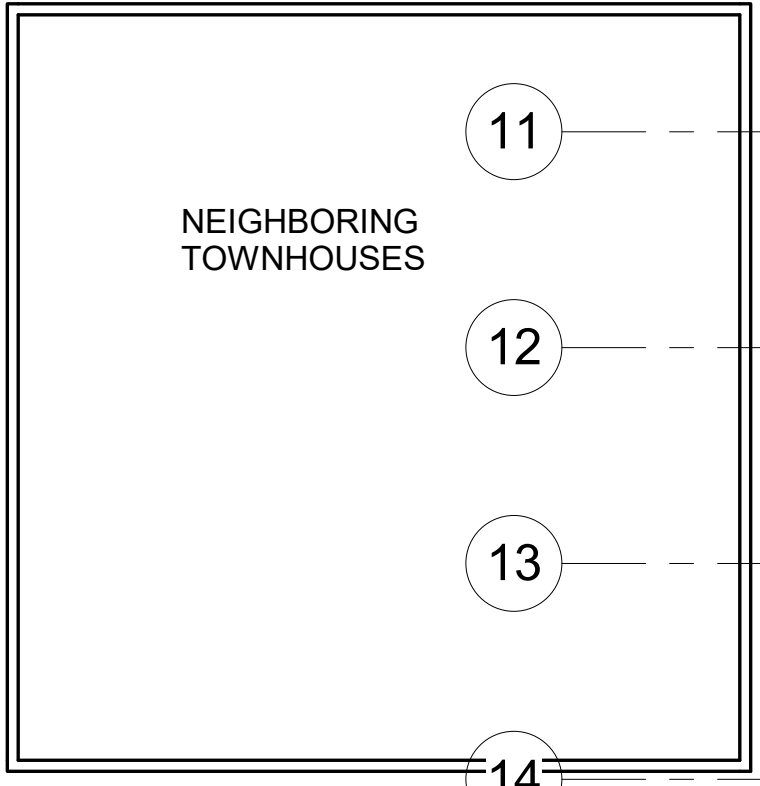
LARGEST BONUS UNIT = 1300 SF X 85% = 1105 REQUIRED SMALLEST DEED RESTRICTED UNIT

SECOND FLOOR DATA:

	EXTERIOR SPACE:
TOTAL FOR SALE:	7239 SF
CORRIDOR:	451 SF
TOTAL AREA:	7690 SF

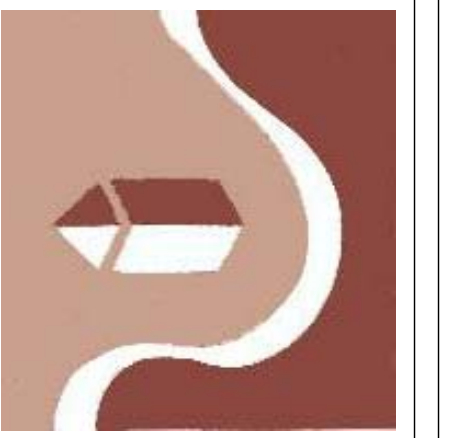
THIRD FLOOR DATA:

TOTAL FOR SALE:	7313 SF	2769 SF
COMMON AREA:	112 SF	
TOTAL AREA:	7425 SF	
PARKING COMMON & MECH:	941 SF	
TOTAL FOR SALE AREA:	21,387 SF	6091 SF
TOTAL AREA:	23,673 SF	



MAIN LEVEL PLAN

ARCHITECTURAL INNOVATORS INC.
 BOX 30
 IDAHO SPRINGS, CO. 80452
 303-567-0100



VISTAS ON GRANITE ST.

165 S. 4TH AVENUE
 FRISCO, COLORADO 80443

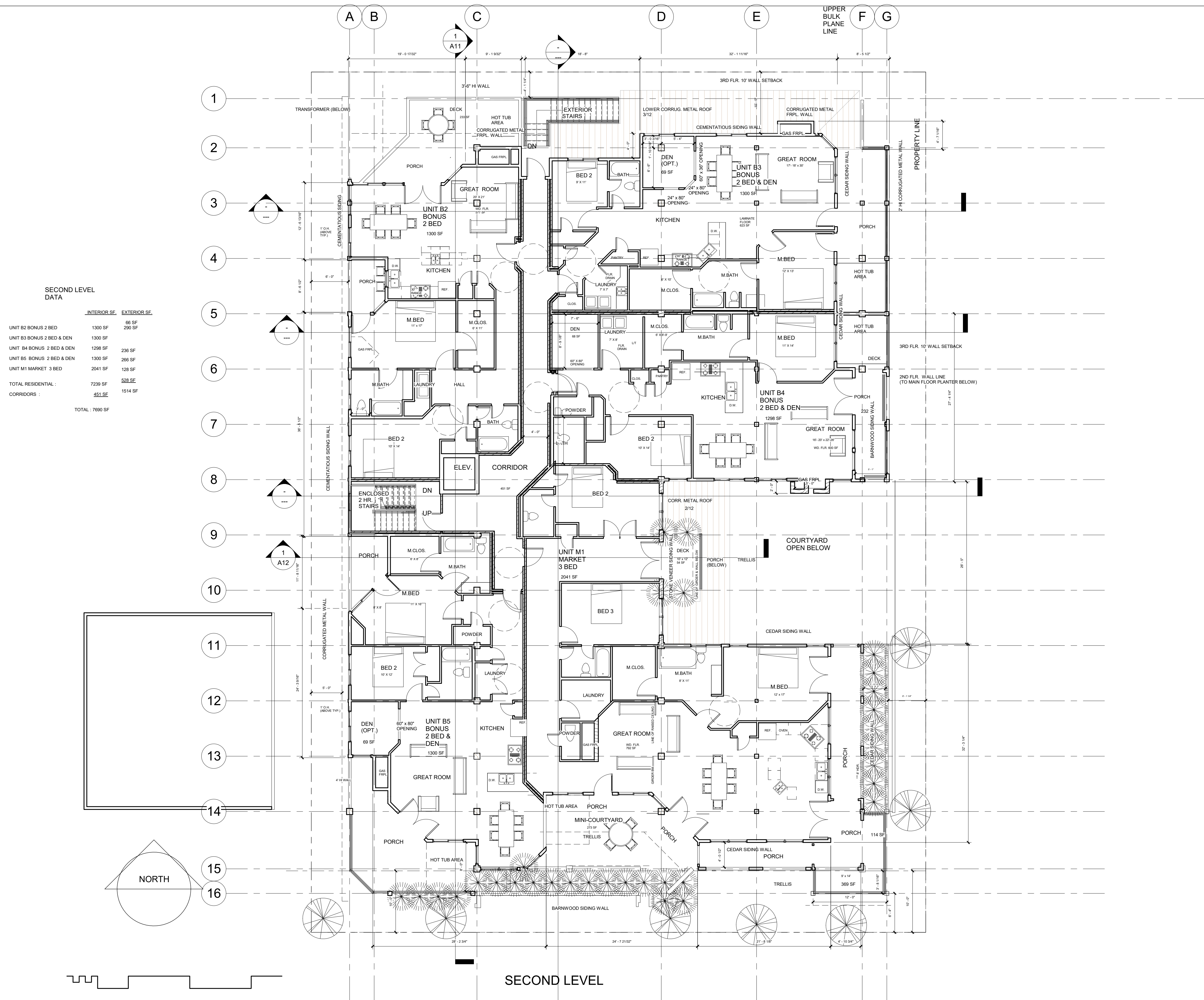
No.	Description	Date

E2 MH LLC
Granite Station
Main Floor Plan

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

A2

Scale 1/8" = 1'-0"

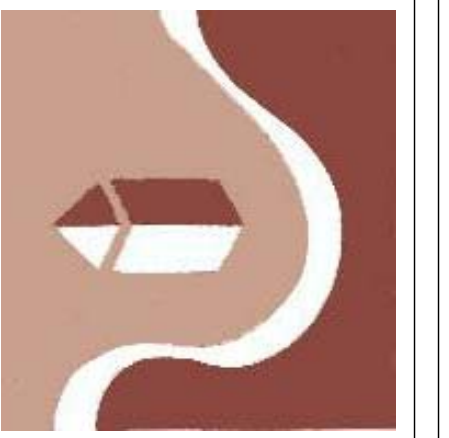


SECOND LEVEL DATA

	INTERIOR SF	EXTERIOR SF
UNIT B2 BONUS 2 BED	1300 SF	66 SF
UNIT B3 BONUS 2 BED & DEN	1300 SF	290 SF
UNIT B4 BONUS 2 BED & DEN	1298 SF	236 SF
UNIT B5 BONUS 2 BED & DEN	1300 SF	266 SF
UNIT M1 MARKET 3 BED	128 SF	2041 SF
TOTAL RESIDENTIAL :	7239 SF	528 SF
CORRIDORS :	451 SF	1514 SF
TOTAL :	7690 SF	

1 Level 2
1/8" = 1'-0"

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Second Floor
Plan

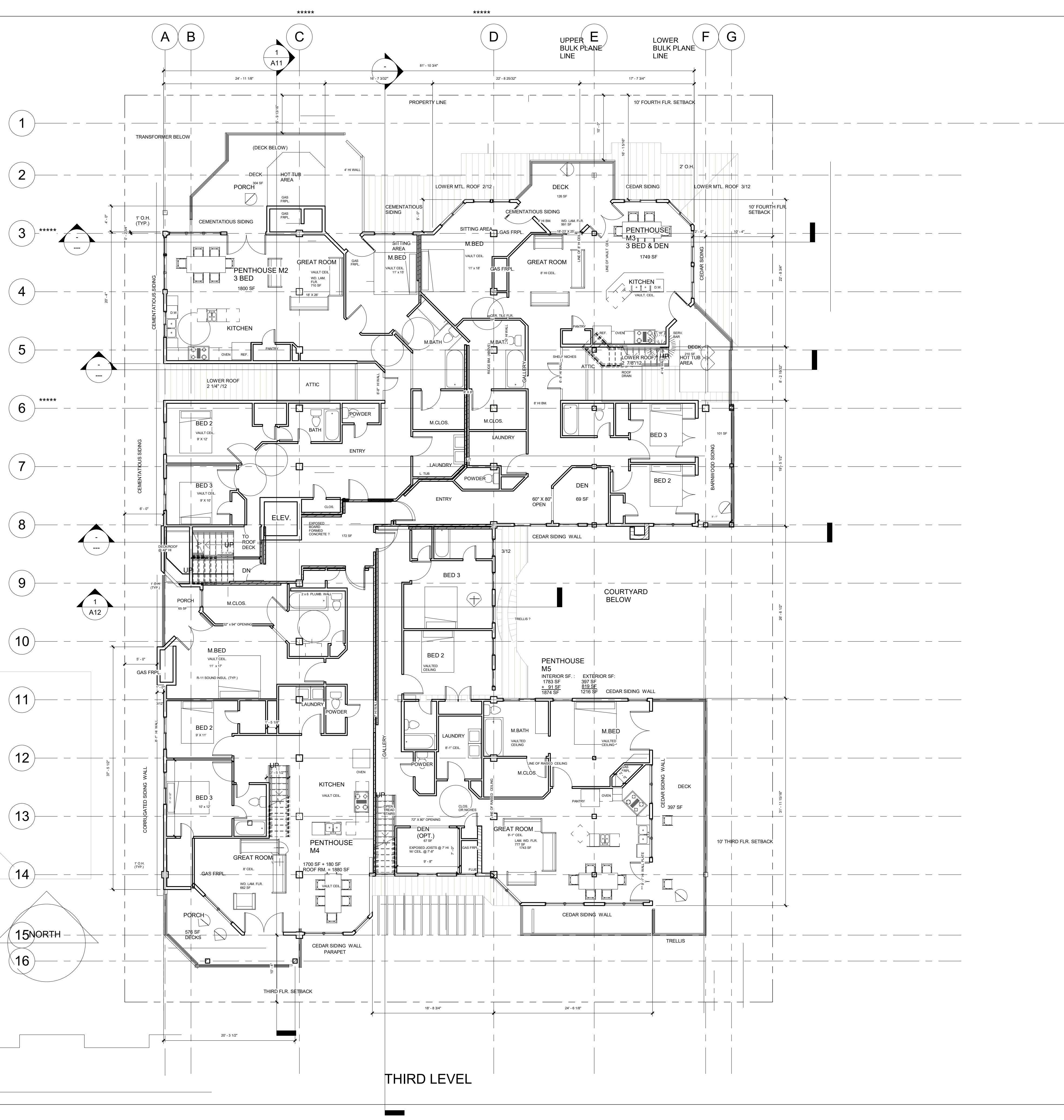
Project numberProject Number
Date 4/16/18
Drawn by Author
Checked by Checker

A3

Scale 1/8" = 1'-0"

THIRD LEVEL DATA

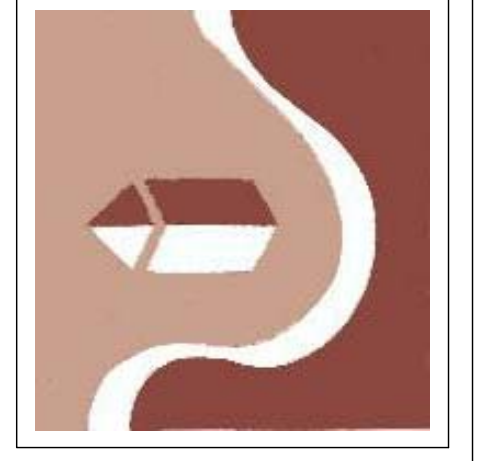
	INTERIOR SF	EXTERIOR SF
UNIT M2 MARKET PENTHOUSE 3 BED	1800 SF	272 SF
UNIT M3 MARKET PENTHOUSE 3 BED & DEN	1759 SF	705 SF
UNIT M4 MARKET PENTHOUSE 3 BED	1880 SF	576 SF
UNIT M5 MARKET PENTHOUSE 3 BED & DEN	1874 SF	1216 SF
RESIDENTIAL FOR SALE:	7313 SF	2769 SF
CORRIDOR:	172 SF	
TOTAL:	7485 SF	



1 Level 3
1/8" = 1'-0"

THIRD LEVEL

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

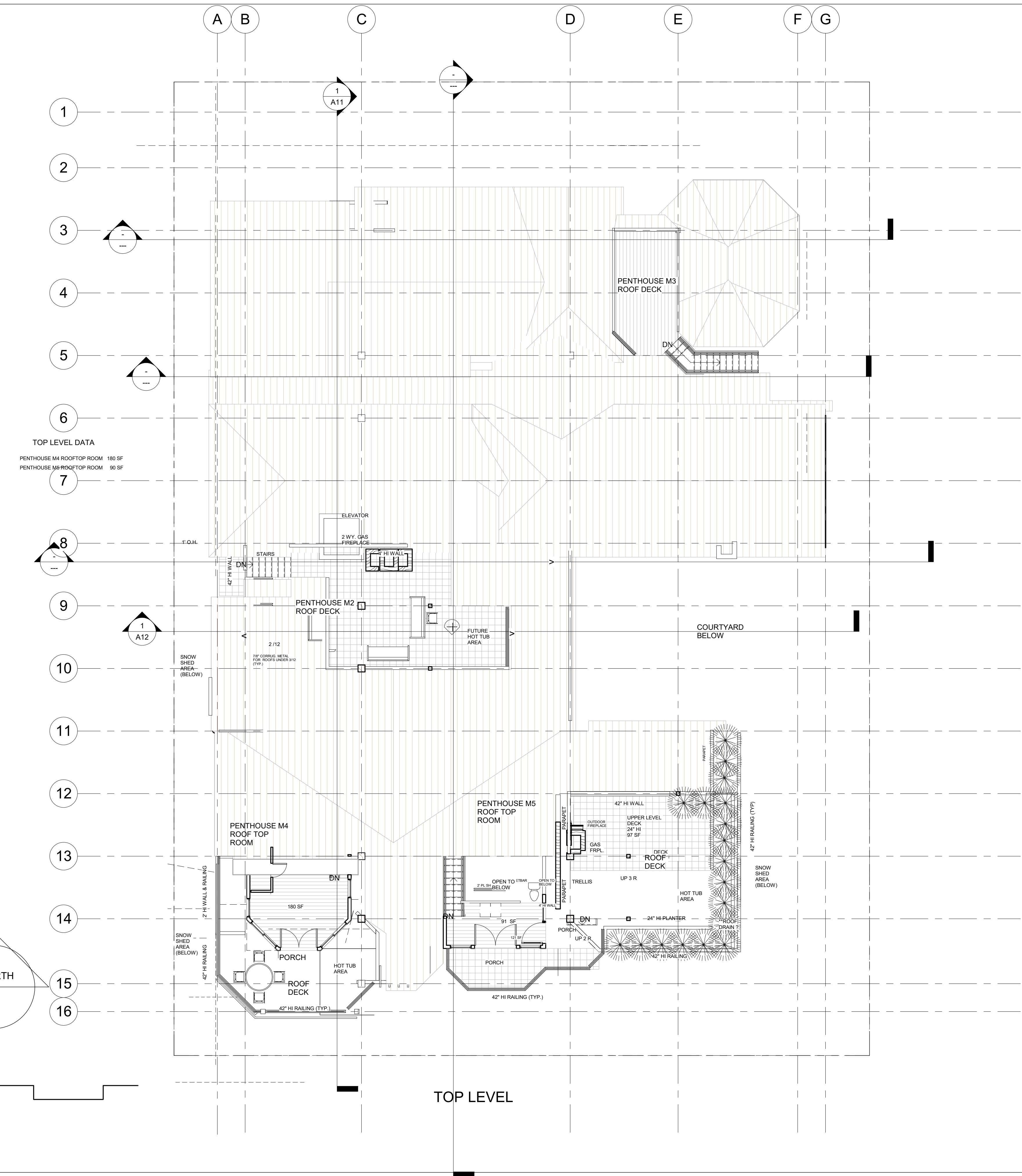
No.	Description	Date

E2 MH LLC
Granite Station
Third Floor Plan

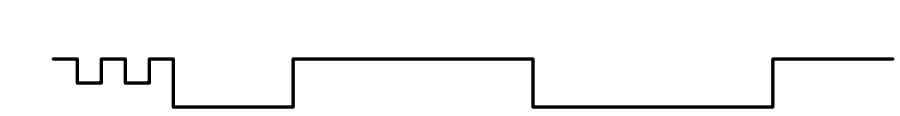
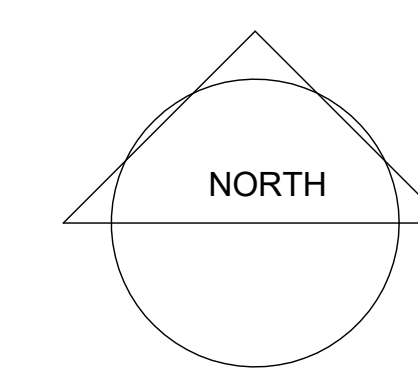
Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

A4

Scale 1/8" = 1'-0"

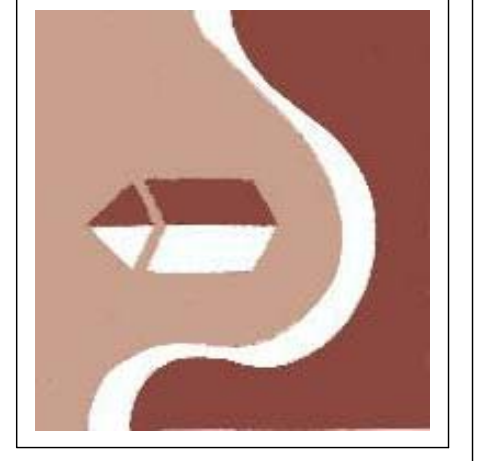


TOP LEVEL DATA
 PENTHOUSE M4 ROOFTOP ROOM 180 SF
 PENTHOUSE M5 ROOFTOP ROOM 90 SF



TOP LEVEL

ARCHITECTURAL
 INNOVATORS
 INC.
 BOX 30
 IDAHO SPRINGS, CO. 80452
 303-567-0100



VISTAS ON GRANITE ST.
 165 S. 4TH AVENUE
 FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
 Granite Station
 Top Floor Plan

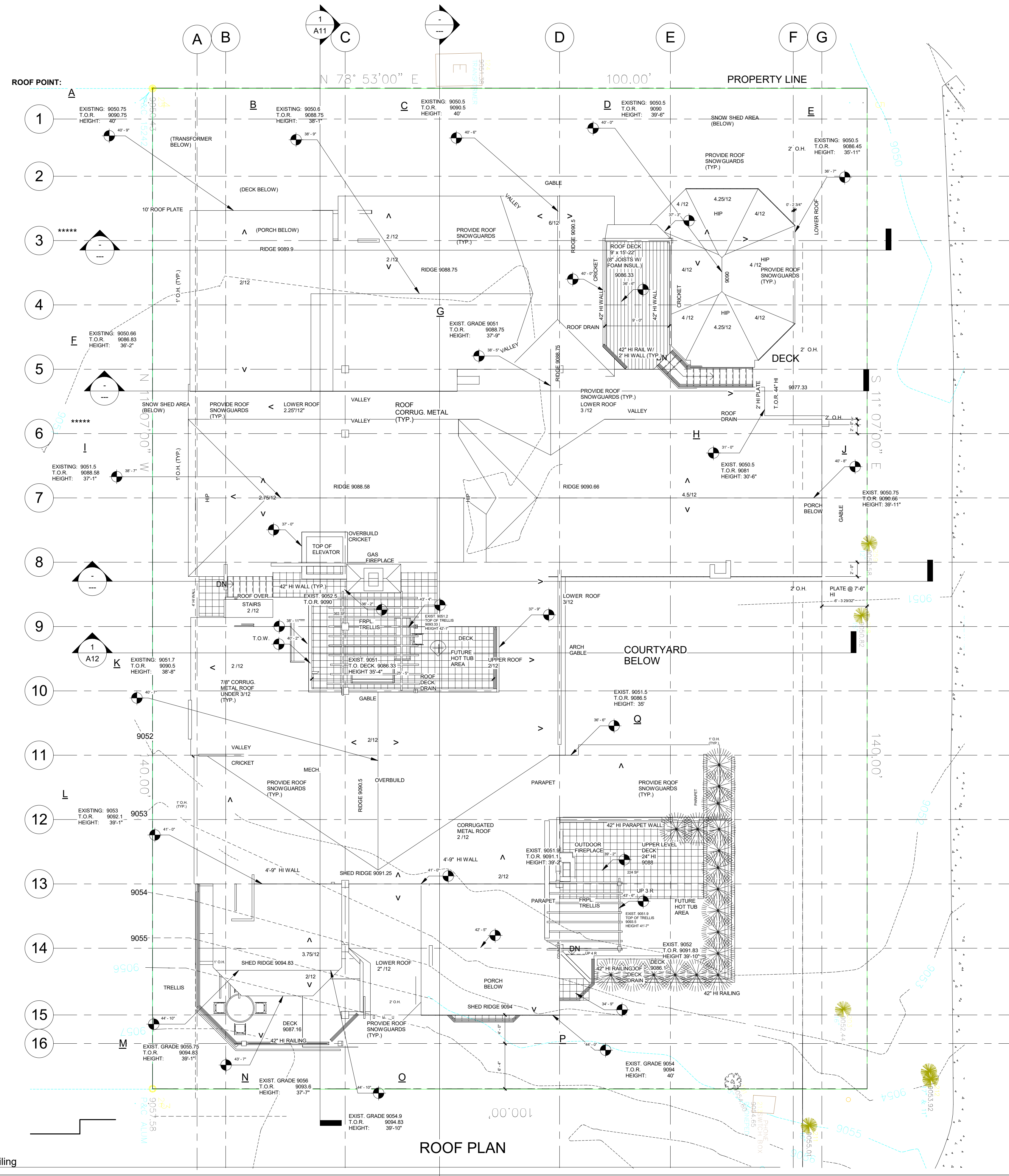
Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

A5

Scale 1/8" = 1'-0"

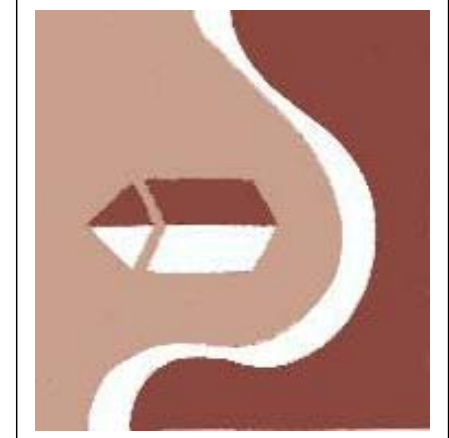
Roof Height Chart			
Roof Point	Natural Grade	Roof Height (USGS)	Roof Ht. from Natural Grade
A	9050.75	9090.75	40'
B	9050.6	9088.75	38'-1"
C	9050.5	9090.5	40'
D	9050.5	9090	39'-6"
E	9050.5	9086.45	35'-11"
F	9050.66	9086.83	36'-2"
G	9051	9088.75	37'-9"
H	9050.5	9081	30'-6"
I	9051.5	9088.58	37'-1"
J	9050.75	9090.66	39'-11"
K	9051.7	9090.5	38'-8"
L	9053	9092.1	39'-1"
M	9055.75	9094.83	39'-1"
N	9056	9093.3	37'-4"
O	9054.9	9094.83	39'-10"
P	9054.	9094	40'
Q	9051.5	9086.5	35'

NOTE: THE EXISTING/PROPOSED GRADE AROUND THE BUILDING ARE MOSTLY THE SAME.



1 Roof- Duplicate with Detailing
1/8" = 1'-0"

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

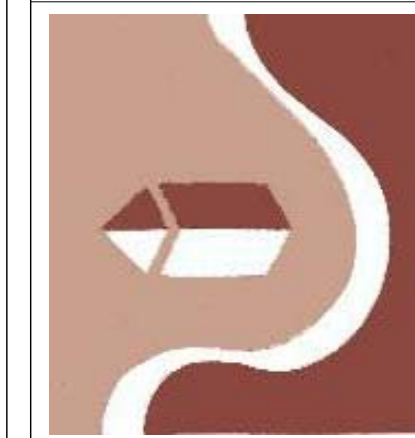
No.	Description	Date

E2 MH LLC
Granite Station
Roof Plan

Project number Project Number
Date 4/16/18
Drawn by Author
Checked by Checker

A6
Scale 1/8" = 1'-0"

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.

165 S. 4TH AVENUE
FRISCO, COLORADO 80443



SOUTH ELEVATION - GRANITE STREET

① South
1/8" = 1'-0"

SCALE: 1/8"=1'

No.	Description	Date

E2 MH LLC
Granite Station
South Elevation

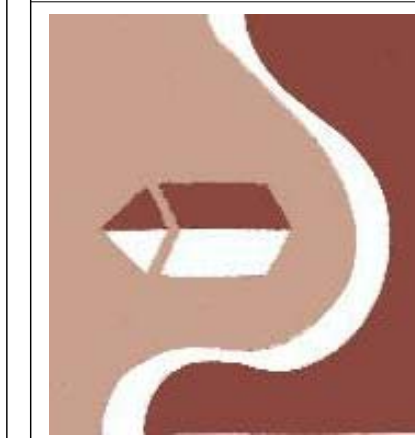
Project numberProject Number
Date 4/16/18
Drawn by Author
Checked by Checker

A7






Scale 1/8" = 1'-0"

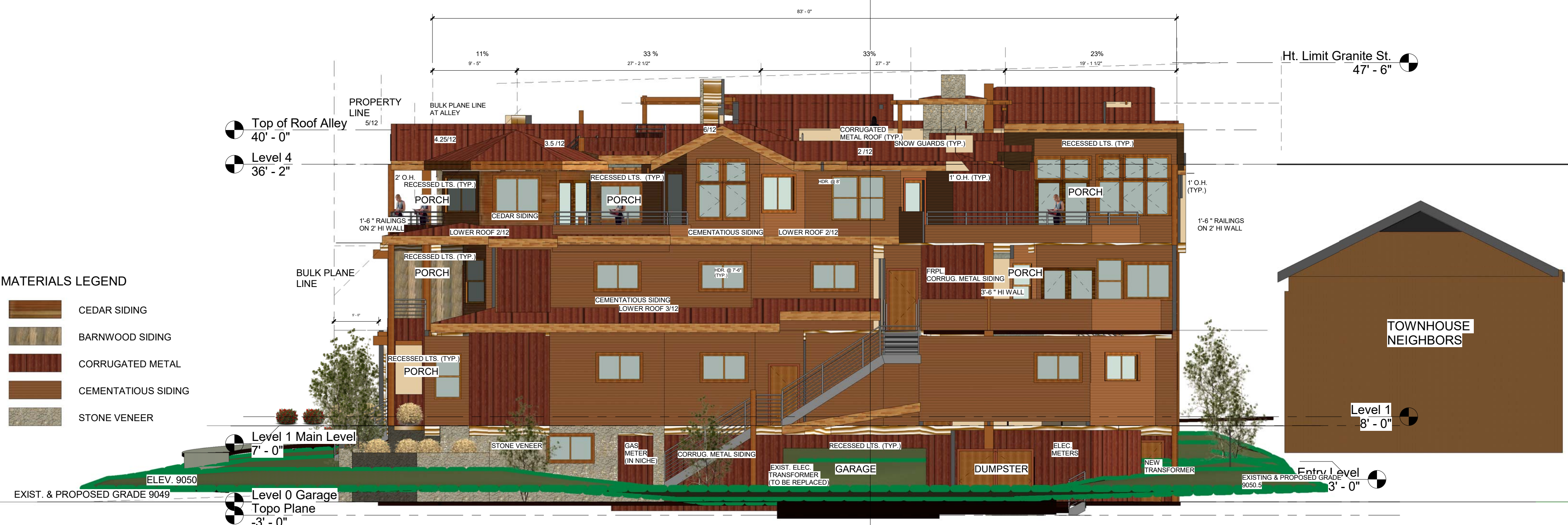
4/16/2018 10:07:25 AM

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

- MATERIALS LEGEND
-  CEDAR SIDING
 -  BARNWOOD SIDING
 -  CORRUGATED METAL
 -  CEMENTATIOUS SIDING
 -  STONE VENEER



① North
1/8" = 1'-0"

No.	Description	Date

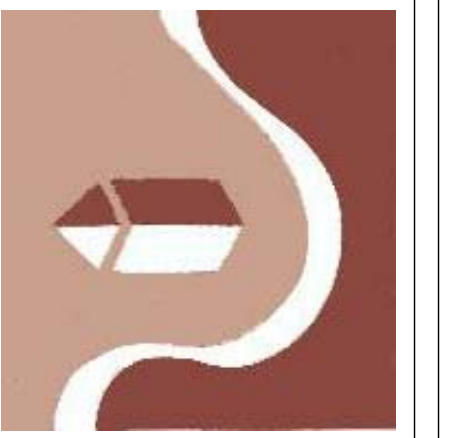
E2 MH LLC
Granite Station
North Elevation

Project numberProject Number
Date 4/16/18
Drawn by Author
Checked by Checker

A8

Scale 1/8" = 1'-0"

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443



MATERIALS LEGEND

	CEDAR SIDING
	BARNWOOD
	CORRUGATED METAL
	CEMENTATIOUS SIDING
	STONE VENEER

① East
1/8" = 1'-0"

No.	Description	Date

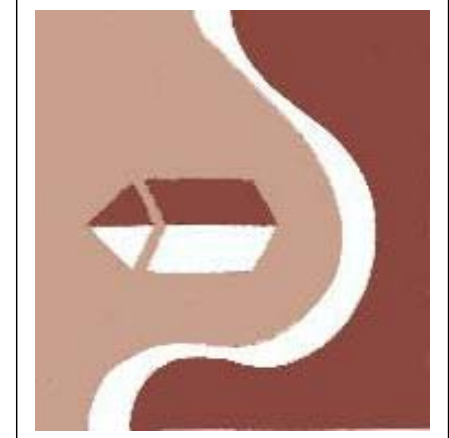
E2 MH LLC
Granite Station
East Elevation

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

A9
Scale 1/8" = 1'-0"

4/16/2018 10:11:25 AM

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
West Elevation

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

A10
Scale 1/8" = 1'-0"

4/16/2018 10:12:30 AM

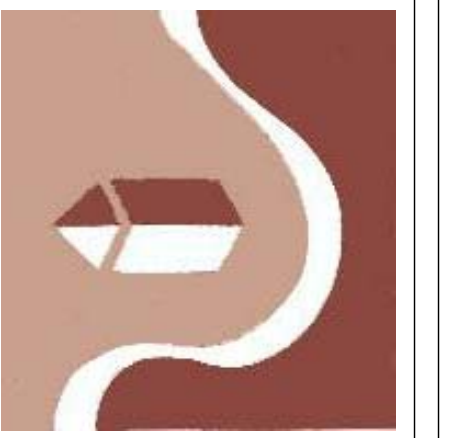


① West
1/8" = 1'-0"



① Longitudinal
3/16" = 1'-0"

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

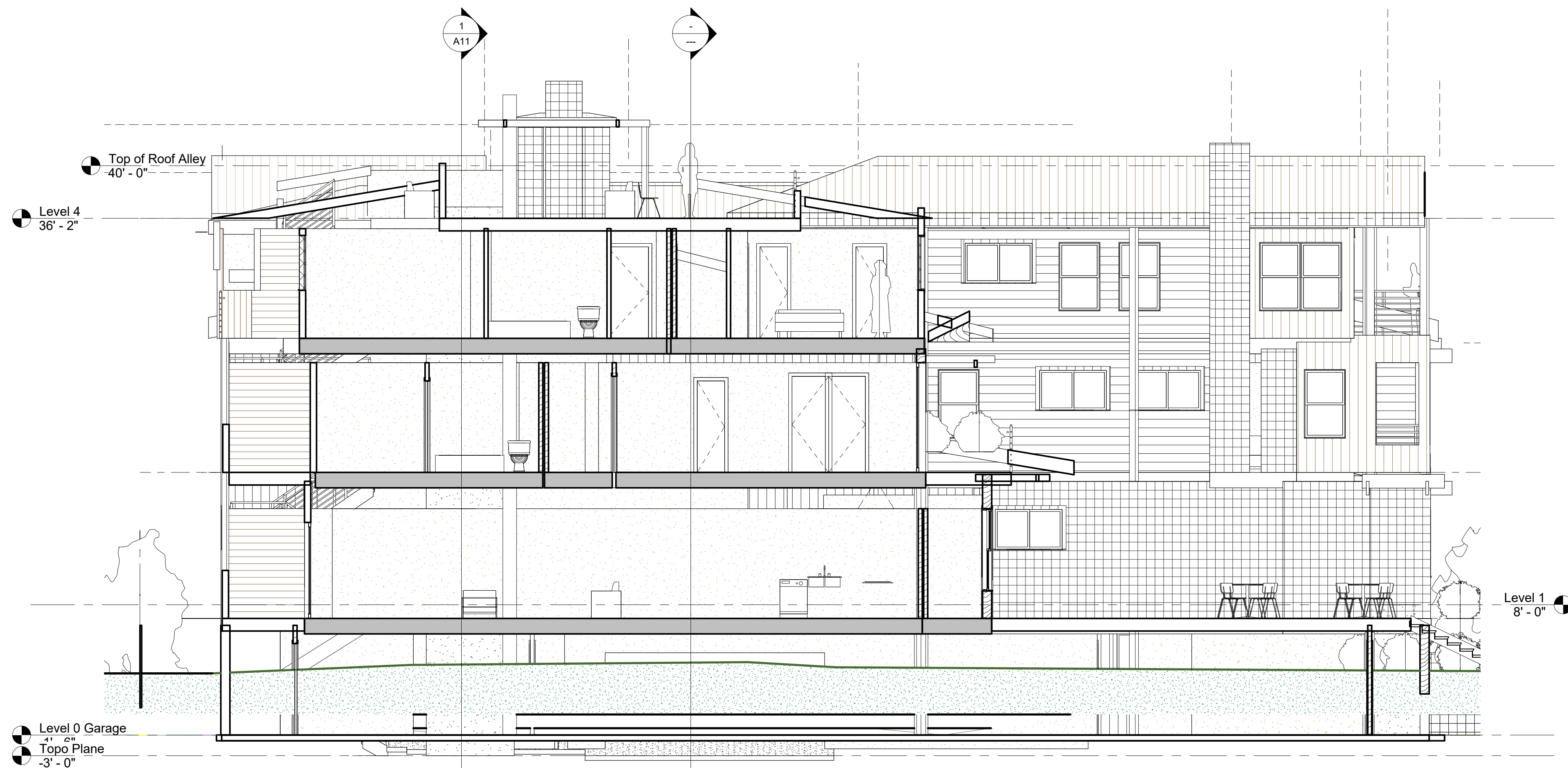
E2 MH LLC
Granite Station

Longitudinal
Section

Project numberProject Number
Date 4/16/18
Drawn by Author
Checked by Checker

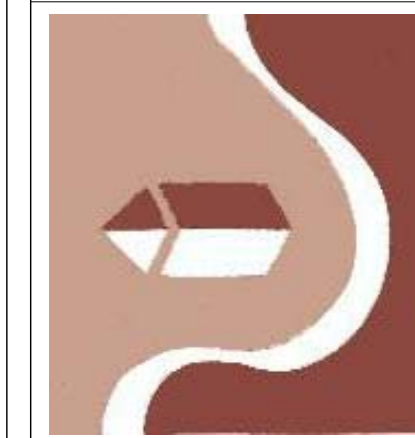
A11

Scale 3/16" = 1'-0"



① Transverse Courtyard
3/16" = 1'-0"

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.

165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Transverse
Section

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

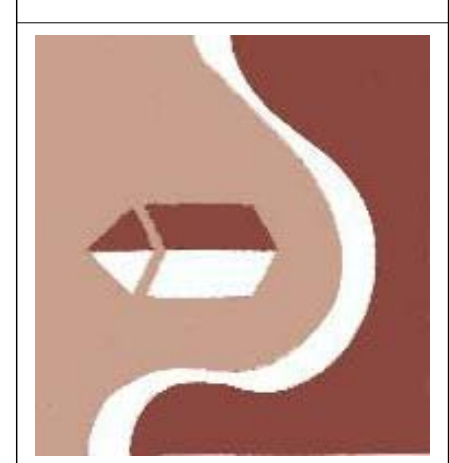
A12

Scale 3/16" = 1'-0"



① Granite and 4th Birdseye

ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
Granite and 4th
Birdseye

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

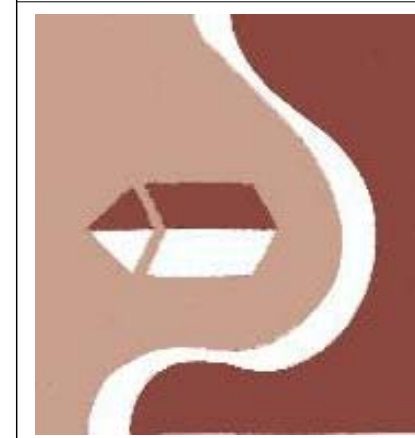
P-1

Scale



① Granite Front Birdseye

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.

165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
Granite Front

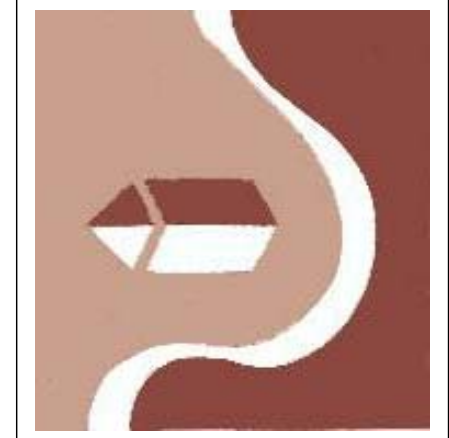
Project numberProject Number
Date 4/16/18
Drawn by Author
Checked by Checker

P-2

Scale



ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

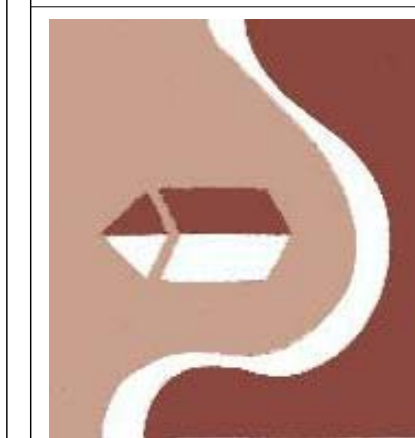
E2 MH LLC
Granite Station
Granite and 4th
Pedestrian Level

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

P-3
Scale



ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.

165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
4th Avenue

Project numberProject Number
Date 4/16/18
Drawn by Author
Checked by Checker

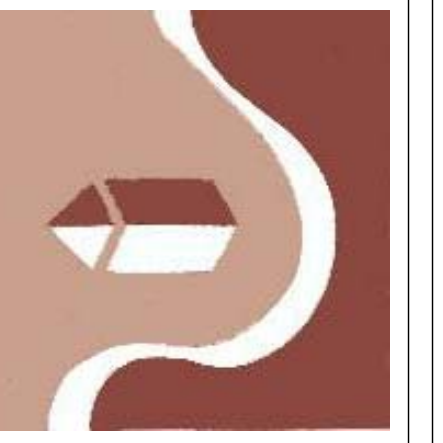
P-4

Scale



① Alley

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Alley

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

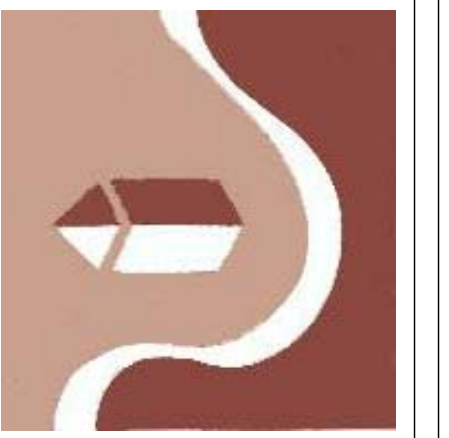
P-5

Scale



① Granite and Townhouse Neighbor

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.

165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

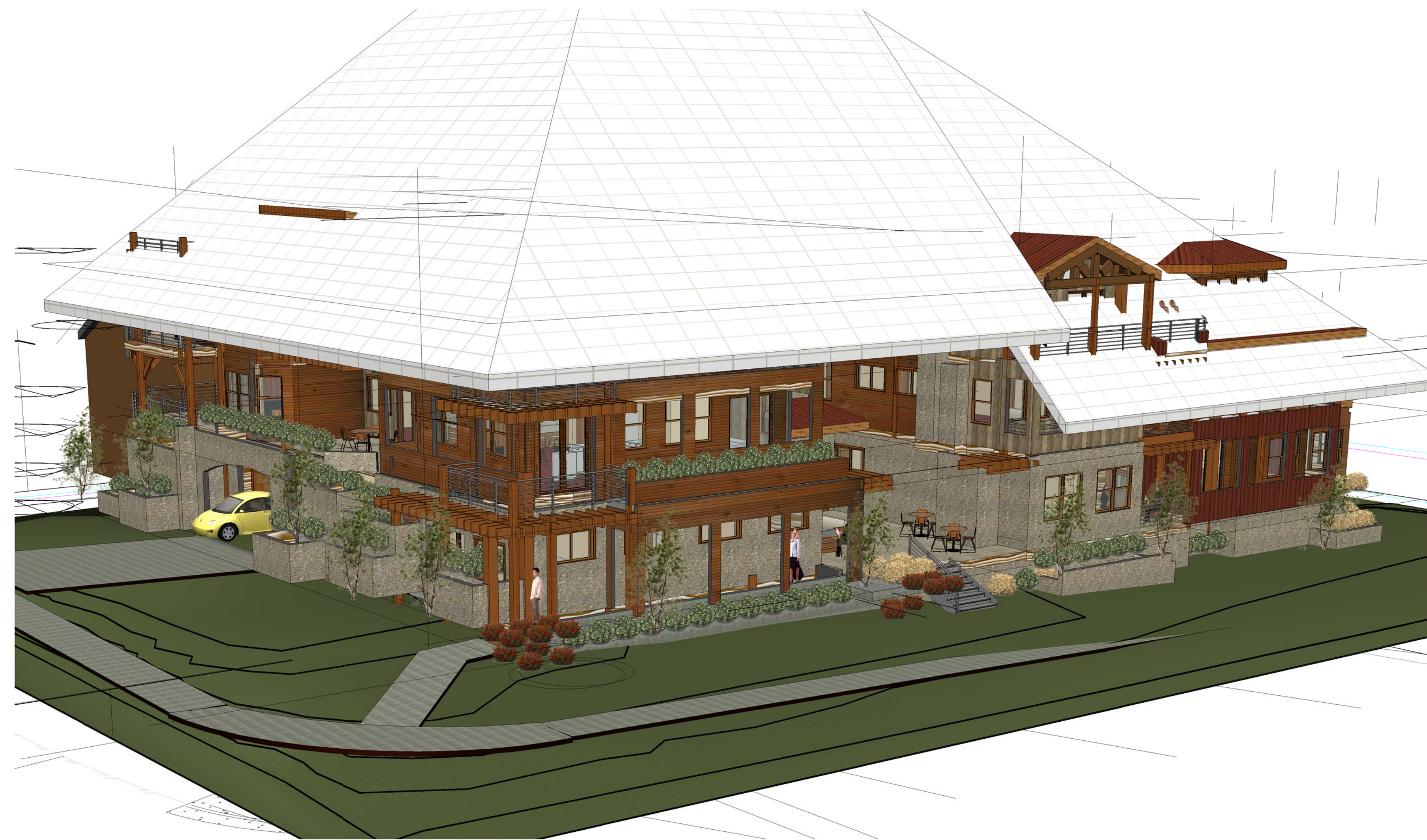
E2 MH LLC
Granite Station

Granite and
Townhouse
Neighbor

Project No. / Project Number
Date 4/16/18
Drawn by Author
Checked by Checker

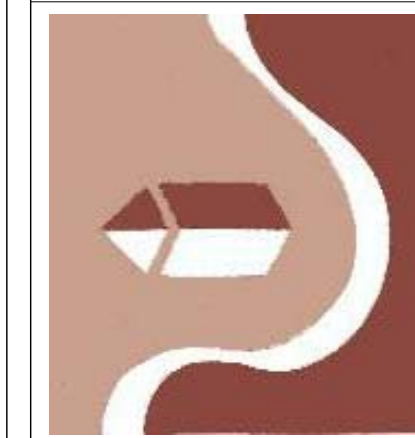
P-6

Scale



1 Granite and 4th Birdseye Bulkplane

ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.

165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

Granite & 4th
Bulkplane

Project numberProject Number

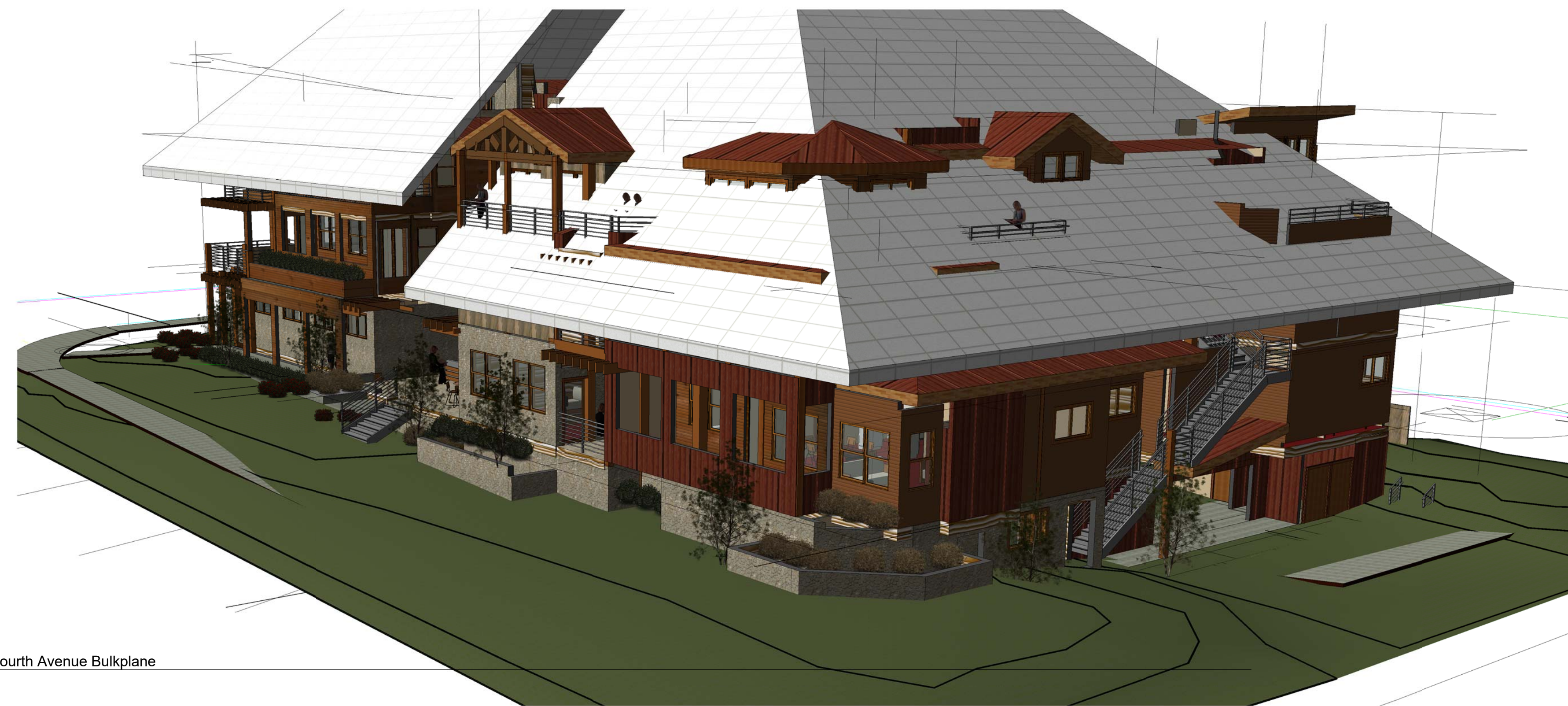
Date 4/16/18

Drawn by Author

Checked by Checker

P-7

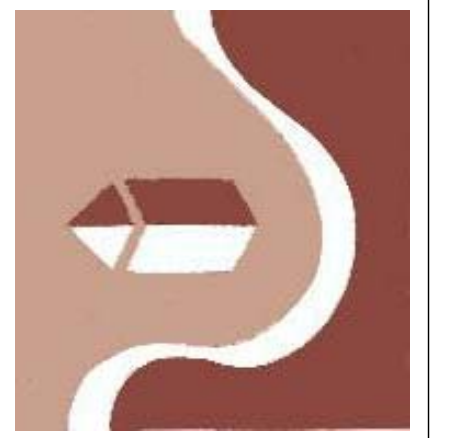
Scale



① Fourth Avenue Bulkplane

FOURTH AVENUE BULKPLANE

ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
Fourth Avenue
Bulk Plane

Project numberProject Number
Date 4/16/18
Drawn by Author
Checked by Checker

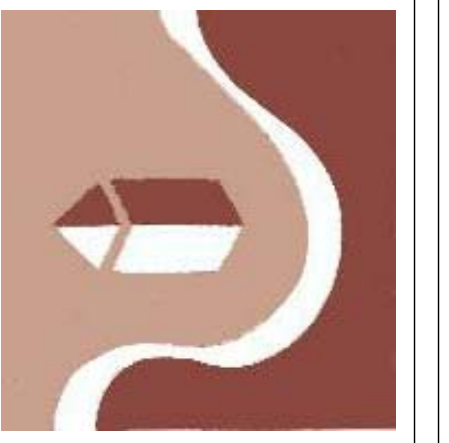
P-8

Scale



① Courtyard Pedestrian

ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

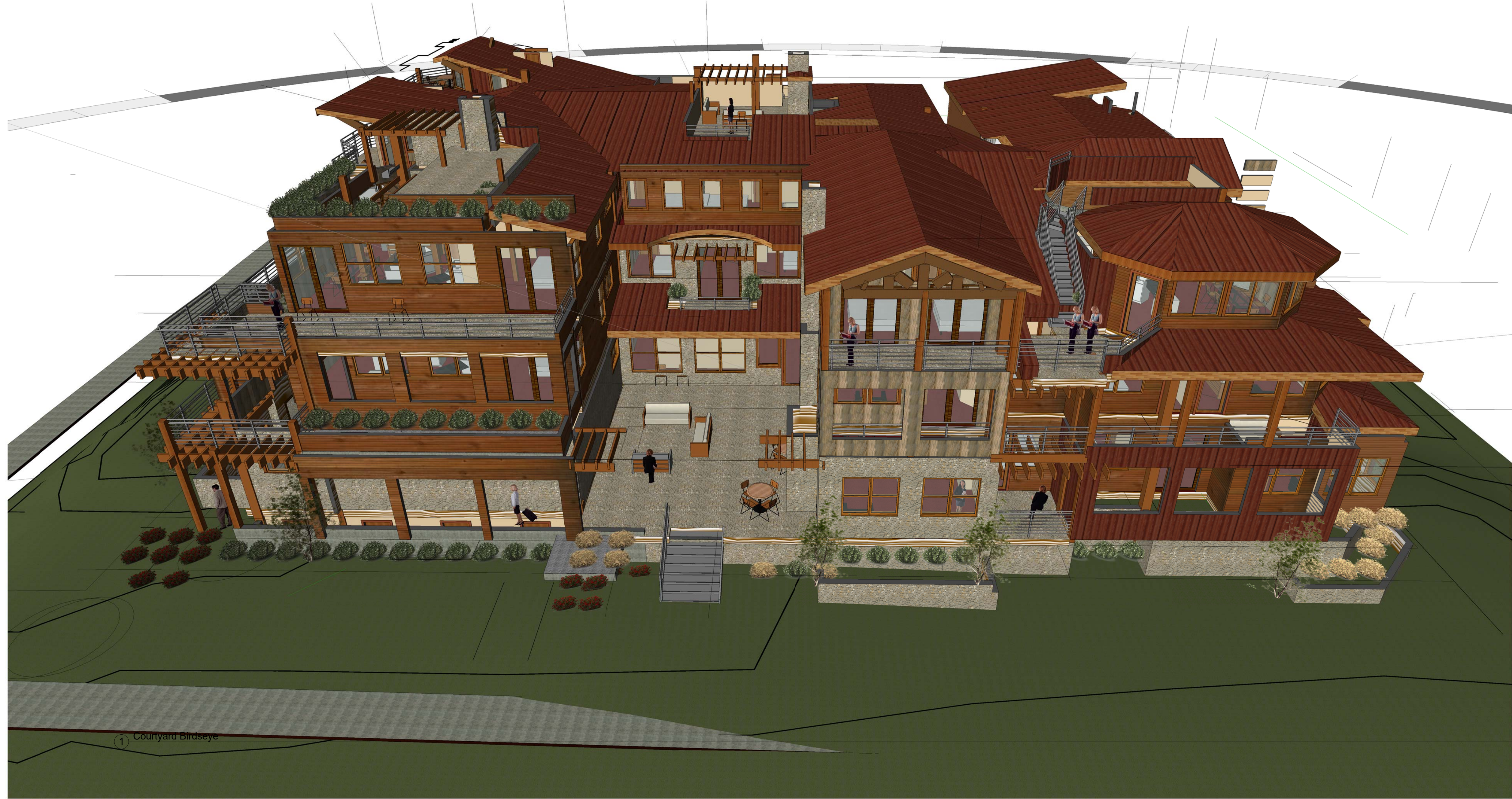
E2 MH LLC
Granite Station

Courtyard
Pedestrian View

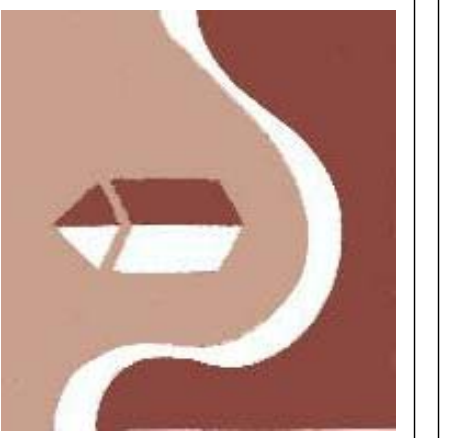
Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

P-9

Scale



ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



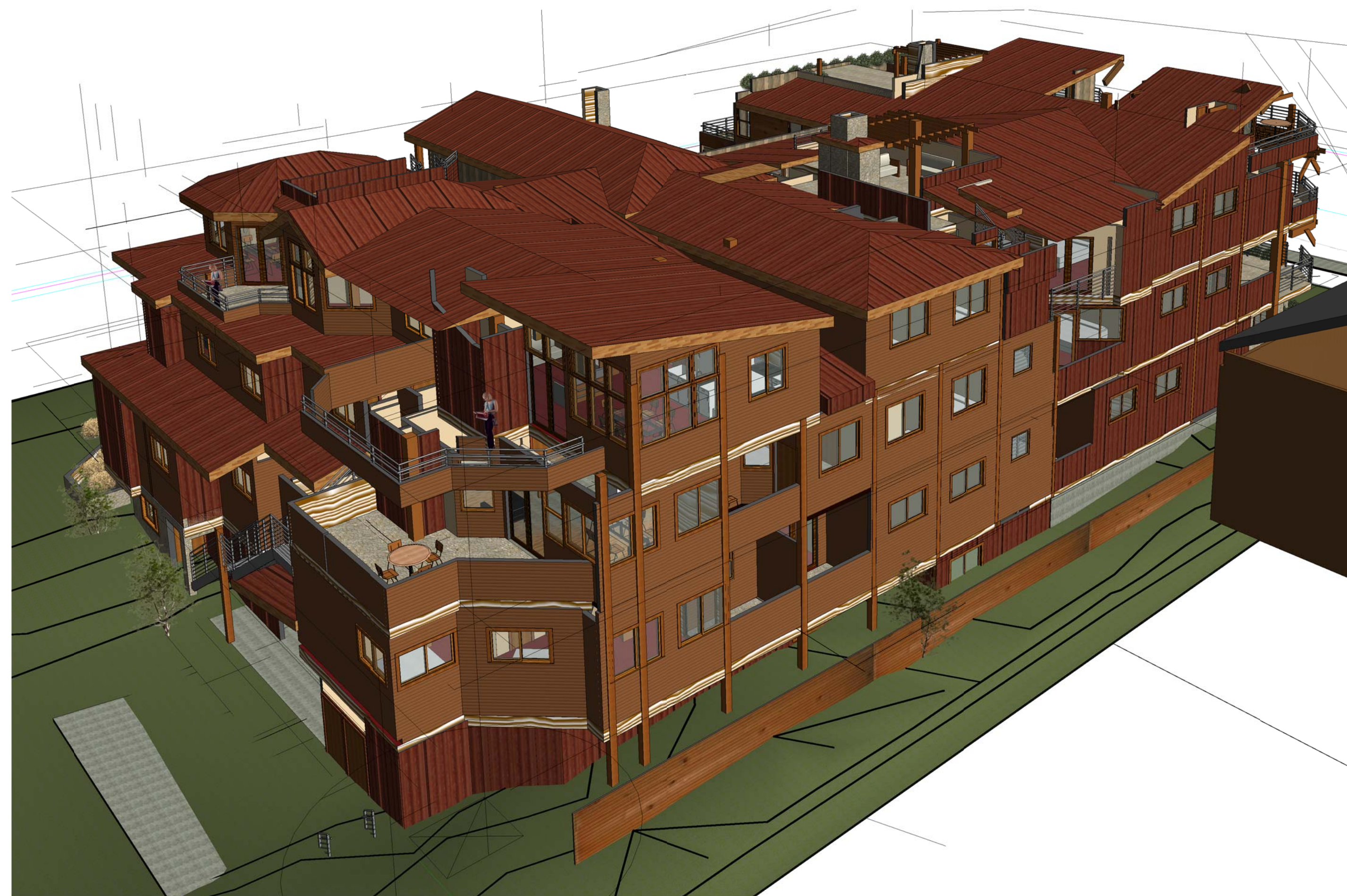
VISTAS ON GRANITE ST.
165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station
Courtyard Aerial

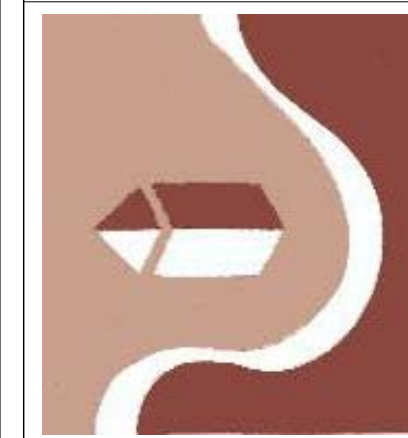
Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

P-10
Scale



① NW Corner Birdseye

ARCHITECTURAL
INNOVATORS
INC. BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



VISTAS ON GRANITE ST.

165 S. 4TH AVENUE
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC
Granite Station

N.W. Corner
Aerial

Project number	Project Number
Date	4/16/18
Drawn by	Author
Checked by	Checker

P-11

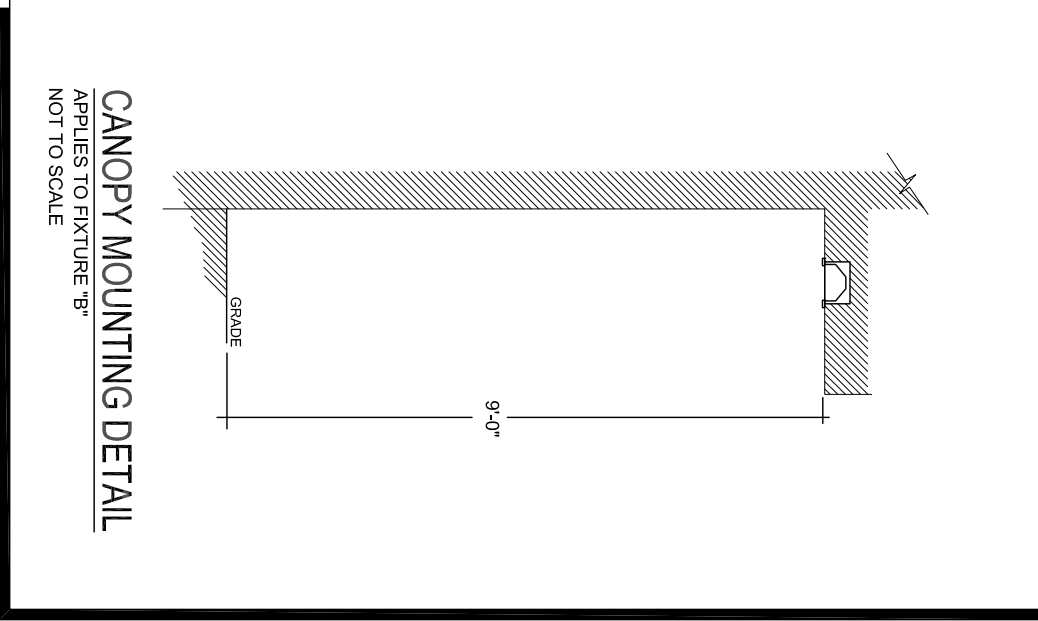
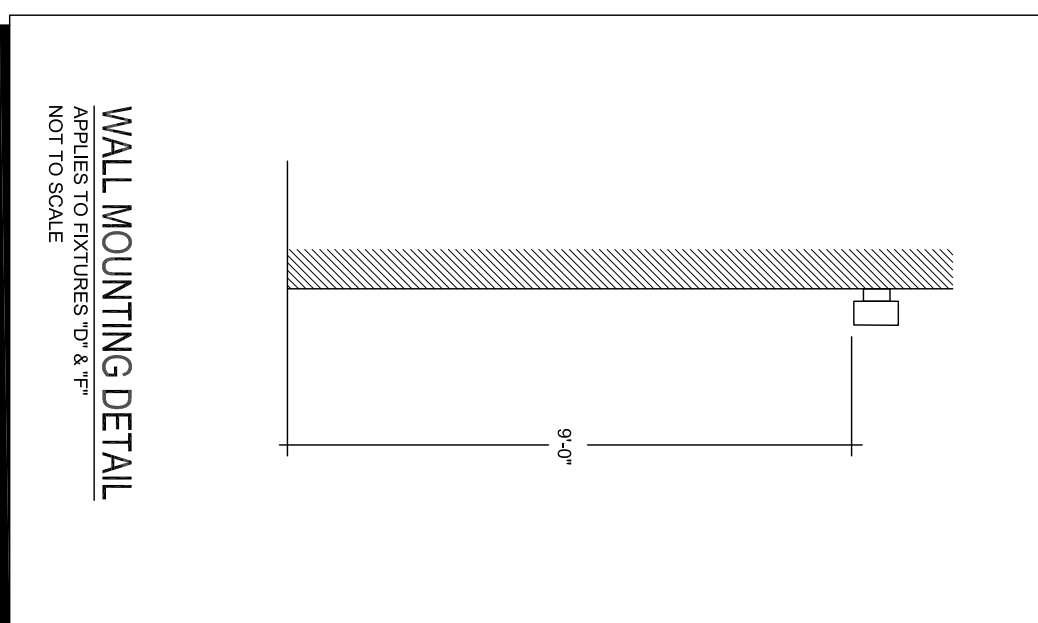
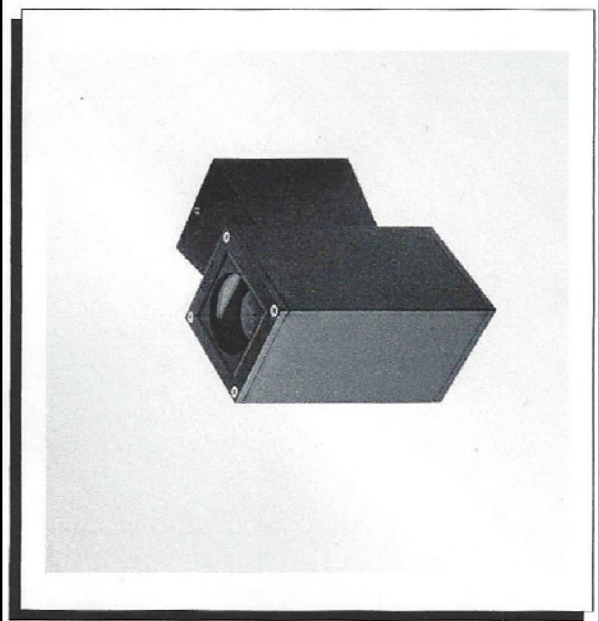
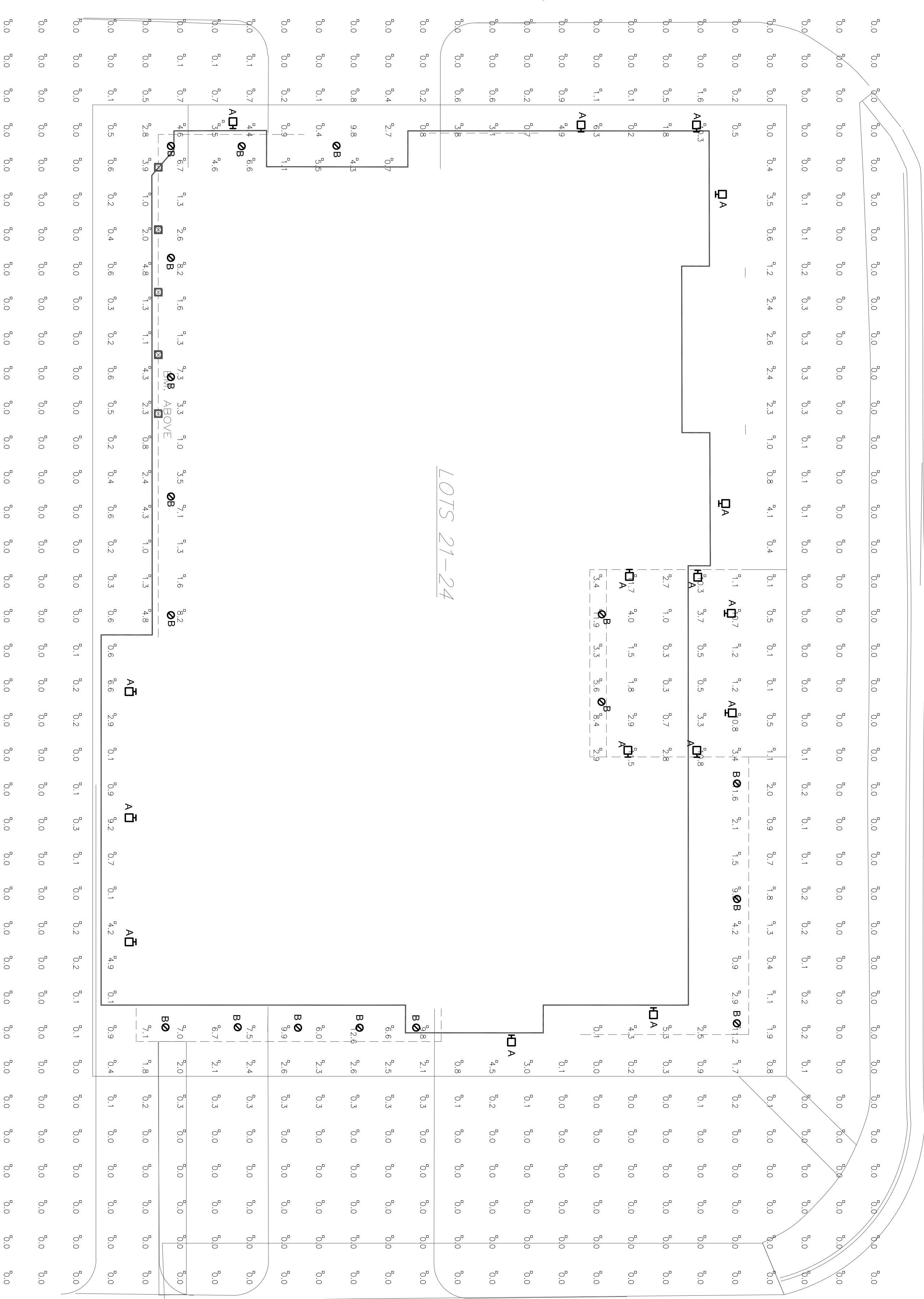
Scale

GRANITE STREET STATION
 FRISCO, CO

DRAWN: HPE
 CHECKED: MJH/BAP
 DATE: 11.01.17
 REVISIONS: 032818

ISSUED FOR:
 PERMIT & CONSTRUCTION
 SHEET TITLE:
 SITE PHOTOEMTERIC
 PLAN

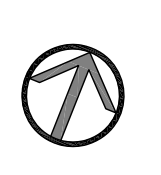
SCALE: AS NOTED
 SHEET NUMBER:
E-1

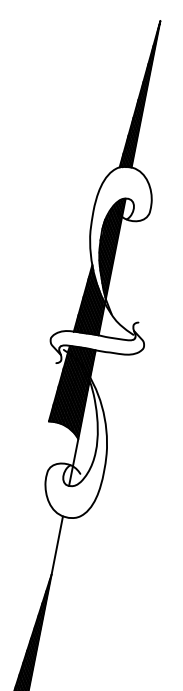


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	ULF	Description
□	16	A	SINGLE	710	1,000	LIGMAN # U/E-31761-12-W-W3-120-F
○	20	B	SINGLE	620	1,000	LITHONIA # REALOC DBMW EST. 900L 30K

Any proposed light fixtures installed on private property, adjacent to the public right-of-way, shall be obtained in such a manner or method in order to prevent glare problems and shall not exceed National IES Lighting Standards for roadway glare.

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





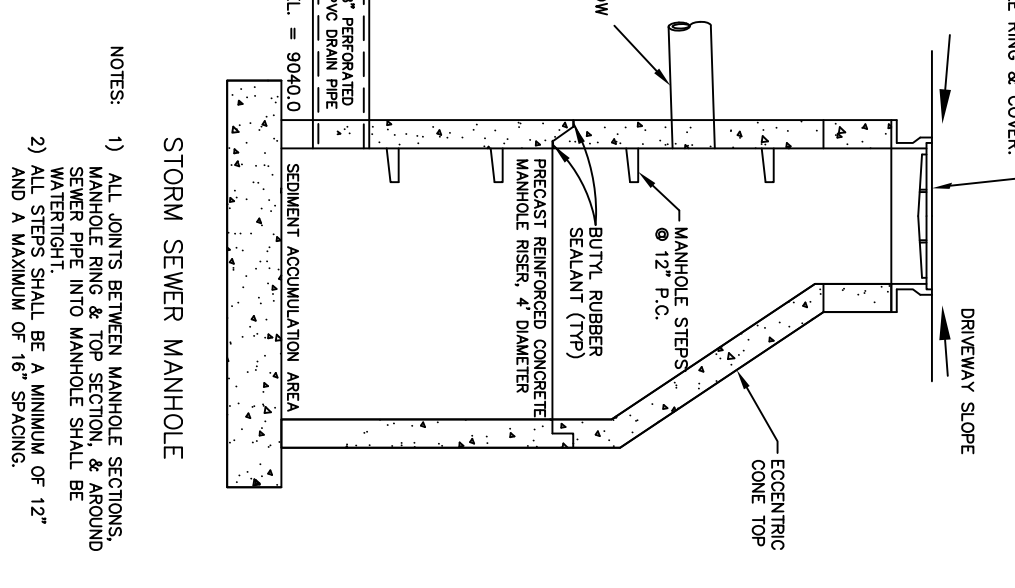
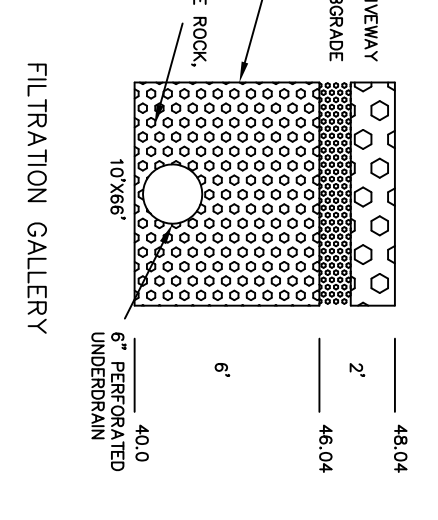
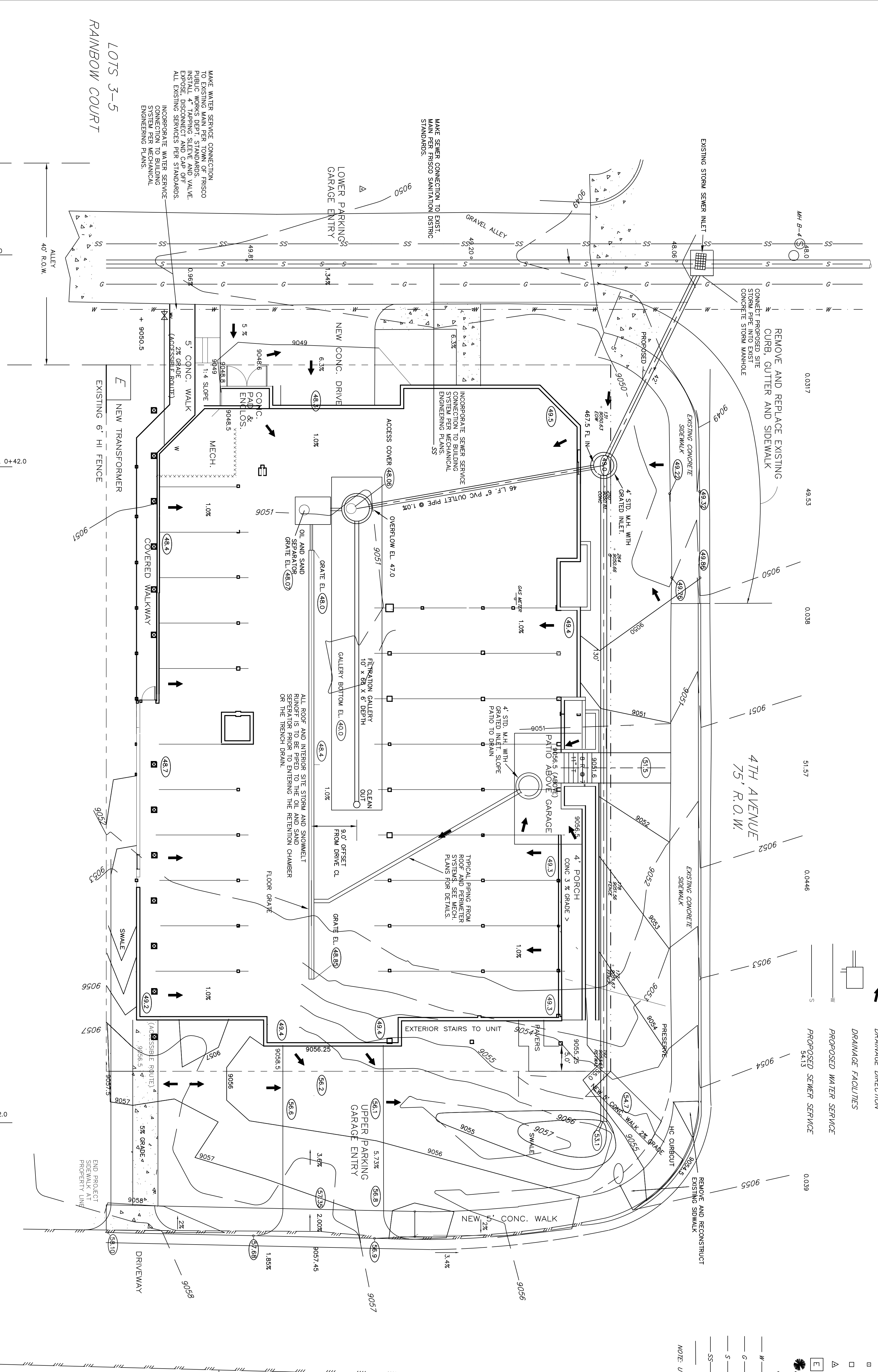
TO THE SEA OF CORTEZ

DRAINAGE LEGEND

- FINISH GRADE SPOT ELEVATION
- FINISH CONTOURS
- DRAINAGE DIRECTION
- DRAINAGE FACILITIES
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

SURVEYOR'S LEGEND

- FOUND REBAR & RED PLASTIC CAP (P.S. 15242)
 - FOUND #4 REBAR
 - explode
 - UTILITY PEDESTAL
 - RANDOM SURVEY CONTROL POINT
 - TRANSFORMER
 - ▲ PINE TREE WITH TRUNK DIAMETER
 - ▲ ASPEN TREE WITH TRUNK DIAMETER
 - W — WATER MAIN
 - G — GAS MAIN
 - S — STORM SEWER MAIN
 - SS — SANITARY SEWER MAIN
 - EX — EXISTING CONTOURS
- NOTE: UTILITY MAINS ARE SHOWN PER TOWN OF FRISCO AS BUILTS.



NOTES:
 1) ALL JOINTS BETWEEN MANHOLE SECTIONS AND MANHOLE RING & TOP SECTION & BOTTOM SECTION SHALL BE MADE WITH AN APPROPRIATE JOINT MATERIAL AND MANHOLE OF 6" SPACING.
 2) AND MANHOLE OF 6" SPACING.

DRAINAGE/GRADING PLAN

DATE OF FIELD SURVEY: 11/30/06
 LATEST REVISION: 03-30-18

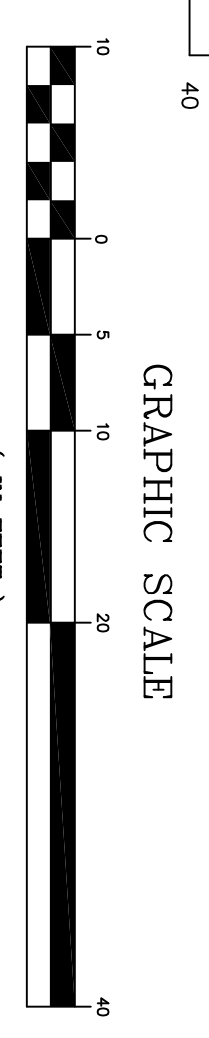
GRANITE STREET STATION

LOTS 21-24, BLOCK 9,
 FRISCO TOWN SITE AMENDED
 SUMMIT COUNTY, COLORADO

PEARSON ENGINEERING, INC.
 11020 Road 1300A, Frisco, CO 80541
 970.668.5047
 pearsoneng.com

DRAWING # 13151010
 DRAWN BY: OHS, LLC
 FIELD BOOK: NA

DATE: 04/15/18
 SCALE: 1" = 10'
 SHEET: C-1



GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft.

LOTS 6-7
 HOTEL FRISCO

LOTS 3-5
 RAINBOW COURT

MAKE WATER SERVICE CONNECTION TO EXISTING MAIN PER TOWN OF FRISCO STANDARDS. EXPOSE, DISCONNECT AND CAP OFF ALL EXISTING SERVICES PER STANDARDS. INCORPORATE WATER SERVICE SYSTEM PER MECHANICAL ENGINEERING PLANS.

MAKE SEWER CONNECTION TO EXISTING MAIN PER FRISCO SANITATION DISTRICT STANDARDS.

INCORPORATE SEWER SERVICE CONNECTION TO BUILDING SYSTEM PER MECHANICAL ENGINEERING PLANS.

ALL ROOF AND INTERIOR SITE STORM AND SNOWMELT RUNOFF IS TO BE PIPED TO THE OIL AND SAND SEPARATOR ENTERING THE RETENTION CHAMBER OFF THE TRENCH SPAN.

TYPICAL PIPING FROM FILTERING GALLERY TO PATIO TO DRAIN. SEE MECH. PLANS FOR DETAILS.

REMOVE AND REPLACE EXISTING CURB, GUTTER AND SIDEWALK. CONNECT PROPOSED SITE STORM PIPE INTO EXISTING CONCRETE STORM MANHOLE.

4" STD. M.H. WITH 30" GRADED INLET. 467.5 FL. IN.

4" STD. M.H. WITH 30" GRADED INLET. 467.5 FL. IN.

REMOVE AND RECONSTRUCT EXISTING SIDEWALK.

NEW 5" CONC. WALK 2% GRADE.

NEW CONC. DRIVE 5% GRADE.

NEW TRANSFORMER EXISTING 6" HI FENCE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

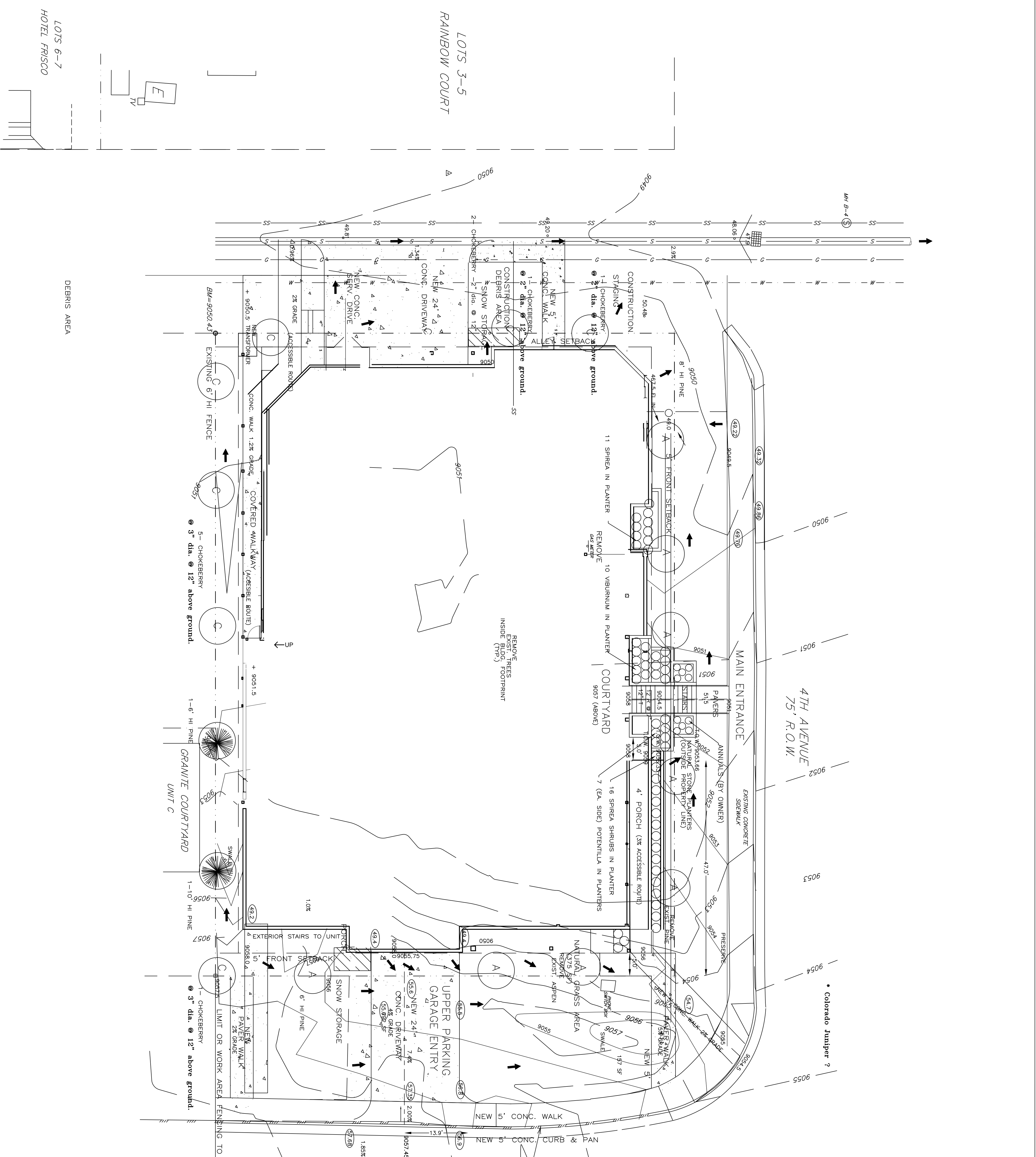
NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

NEW CONC. WALK 2% GRADE.

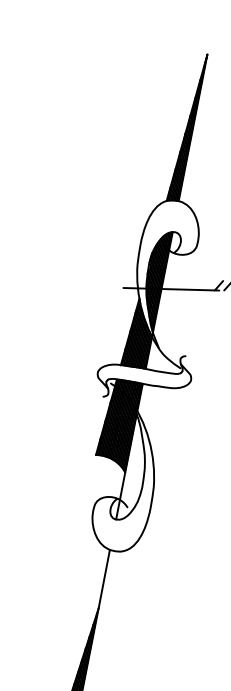


Landscape Requirements:
 Total site area= 14,000 sf / 850 sf / tree = 17 trees
 (45 % Diversity)
 Total site area= 14,000 sf / 1500 = 9.5 shrubs= 10 shrubs

Landscape Provided:

- 2 - New Burledome Pine(Pinus aristata)
 1-6", 1-10 min. ht.
 (Native, Xeriscape rating: XX)
- 8 - New Aspen Trees (Populus spp.)
 3" dia. @ 12" above ground. (Native)
- 7 - New Shubert Chokeberry Trees ()
 4 @ 2" dia., 4 @ 3" dia. @ 12" above ground.
 (Native, Xeriscape rating: XX)
- Coloanaster spp.
 5 gal. min. 2' spread (Native)
- 14 - Creeping Potentilla spp. groundcover (Additional)
 3 gal. min. 2' spread
 (Native, Xeriscape rating XX)
- 27 - Rock Spirea Shrubs
 5 gal. min. 2' spread
 (Native, Xeriscape rating XX)
- 10 - Viburnum (Required)
 5 gal. min. 2' spread
 (Native, Xeriscape rating XX)

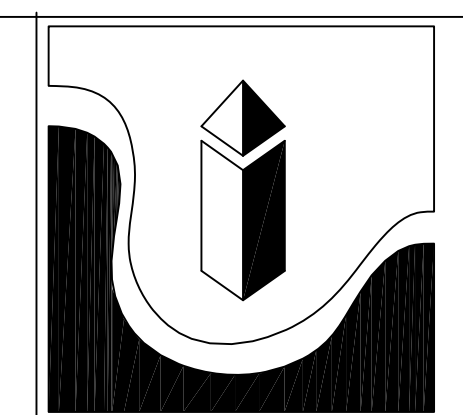
3 - Existing Pines to be preserved
 1 - Existing Decid. to be preserved
 All trees and shrubs to be 100% native, drought tolerant
 All open areas to be natural grass with Short Dry Grass Mixture:
 Hard Fescue 30%
 Creeping Red Fescue 30%
 Sheep Fescue 25%
 Canada Bluegrass 10%
 Candy Bluegrass 5%
 All trees and shrubs to be automatically irrigated
 All existing trees to be preserved shall be protected with 4-1/2" snow fences.
 All tree and shrub planting areas to be mulched.



OWNER:
 COLD.
 DRAWING TITLE:
LANDSCAPE PLAN

JOB NO.	DESIGNED BY	MC
DRAWN BY	CHECKED BY	
APPROVED BY	SCALE:	1" = 10'

GRANITE STREET STATION
 FRISCO, COLORADO



ARCHITECTURAL INNOVATORS INC.
 Box 30 Idaho Springs, Co 80452
 303-567-0100
 COPYRIGHT 2015 M. CAISTOR
 ARCHITECT CO. 400735

REV	DATE	DESCRIPTION	DWG	CHK	APP
A	10/20/17	First Draft		MC	
	4/15/18	Lower Parking from Alley			

36771 NO. 1 1 1817