

**From:** [Michael Caistor](#)  
**To:** [Kent, Katie](#)  
**Subject:** Vistas on Granite  
**Date:** Thursday, May 10, 2018 10:20:31 PM  
**Attachments:** [Granite A2 051018 - Copy.pdf](#)  
[Granite A3 051018 - Copy.pdf](#)  
[Granite A4 051018 - Copy.pdf](#)  
[Granite A6 051018 - Copy.pdf](#)  
[Granite A8 051018 - Copy.pdf](#)  
[Granite A9 051018 - Copy.pdf](#)  
[Granite P-1 Granite and 4th Birdseye 051018 - Copy.pdf](#)  
[Granite P-2 Granite Front 051018 - Copy.pdf](#)  
[Granite P-3 Granite Pedestrian Level 051018 - Copy.pdf](#)  
[Granite P-4 4th Avenue 051018 - Copy.pdf](#)  
[Granite P-5 Alley 051018 - Copy.pdf](#)  
[Granite P-7 Granite and 4th Bulkplaner 051018 - Copy.pdf](#)  
[Granite P-8 Fourth Avenue Bulk Plane 051018 - Copy.pdf](#)  
[Granite P-10 Aerial 051018.pdf](#)  
[Granite R-1 Granite and 4th Birdseye 051018.pdf](#)  
[Granite R-2 Granite and 4th Birdseye 051018.pdf](#)  
[Granite R-4 4th Avenue 051018.pdf](#)  
[Granite R-6 Granite and Townhouse Neighbor 051018.pdf](#)  
[Granite A7 051018.pdf](#)

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Katie:

Attached are Vistas on Granite.

I will also send a Dropbox just in case.

1. I chopped off the porch on East Elevation
2. I made a stepping for on the S.W. Corner of Bldg on Granite.
3. I reschuffled the M. Bed of the Southeast Penthouse unit unit from facing north to facing south to accommodate chopping off bulkplane in Great Room. This dominoed to the adjacent units.
4. I put step planter along Granite to try and reduce the apparent height.
5. I cut out what you called the "enclosed porches on the S.W. 2<sup>nd</sup> floor Market unit.

Thanks,

Mike

Sent from [Mail](#) for Windows 10

**MAIN FLOOR DATA:**

	INTERIOR SPACE:	EXTERIOR SPACE:
UNIT D1 DEED RESTRICTED 2 BED	1105 SF	58 SF
UNIT D2 DEED RESTRICTED 2 BED	1105 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 453 SF
RESIDENTIAL FOR SALE AREA	6829 SF	
COURTYARD		945 SF
CORRIDOR	745 SF	
TOTAL AREA:	7564 SF	1408 SF

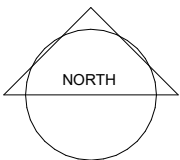
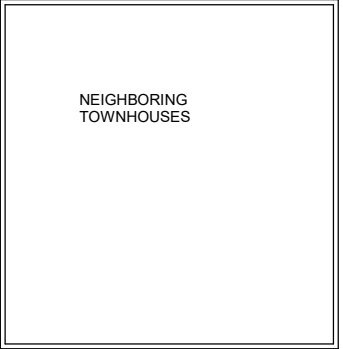
LARGEST BONUS UNIT = 1300 SF X 85% = 1105 REQUIRED SMALLEST DEED RESTRICTED UNIT

**SECOND FLOOR DATA:**

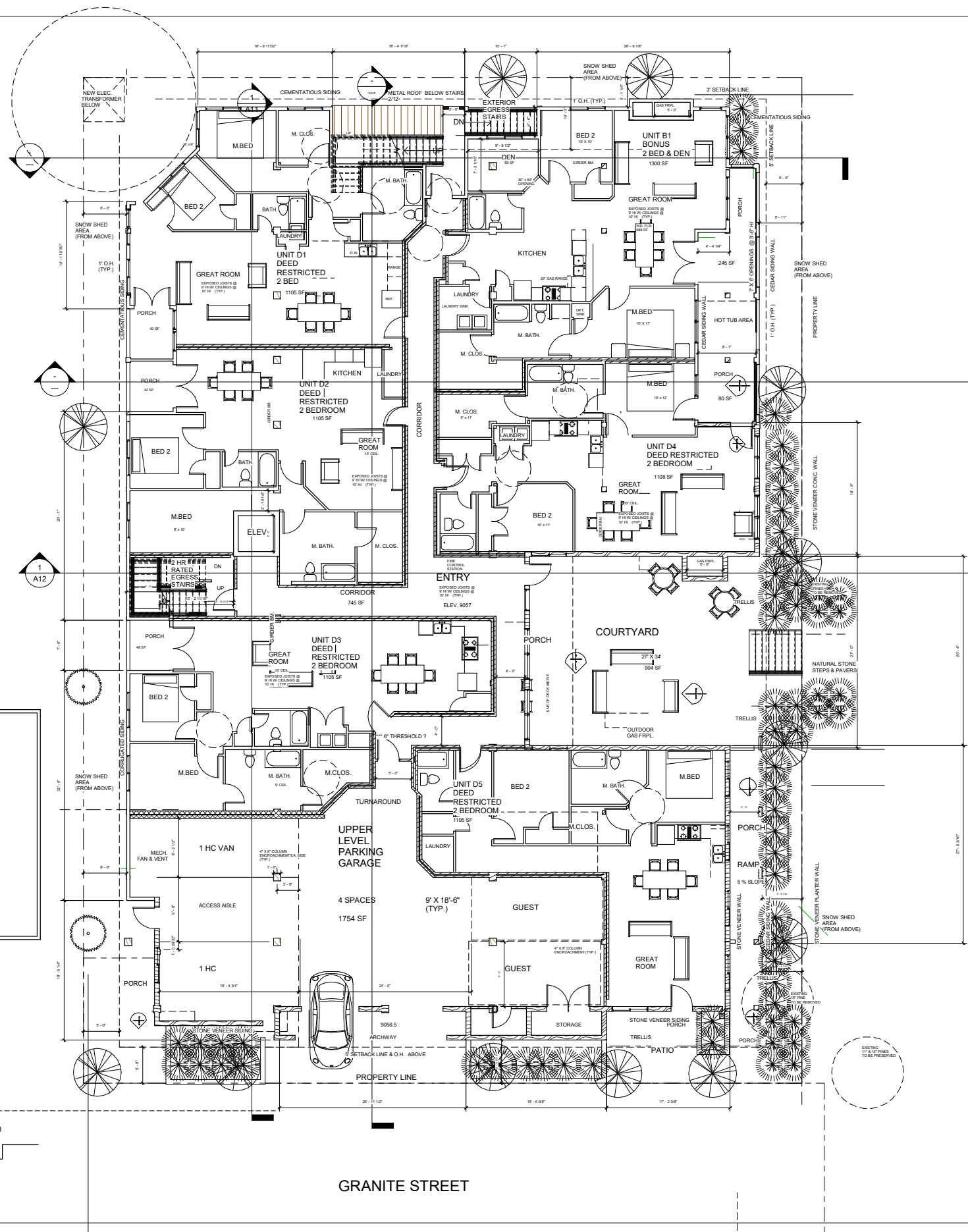
	EXTERIOR SPACE:
TOTAL FOR SALE: 7238 SF	1514 SF
CORRIDOR: 451 SF	
TOTAL AREA: 7889 SF	

**THIRD FLOOR DATA:**

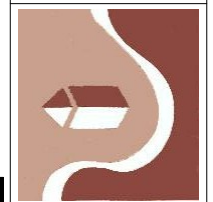
TOTAL FOR SALE: 7085 SF	
COMMON AREA: 200 SF	2769 SF
TOTAL AREA: 7285 SF	
PARKING COMMON & MECH: 941 SF	
TOTAL FOR SALE AREA: 21,163 SF	6091 SF
TOTAL AREA: 23,470 SF	



**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**

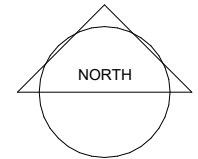
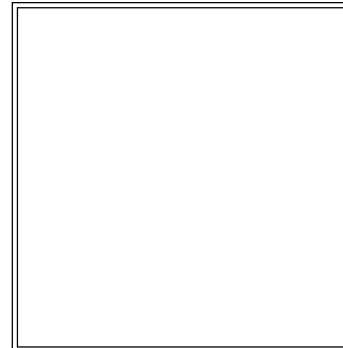
Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

**A2**

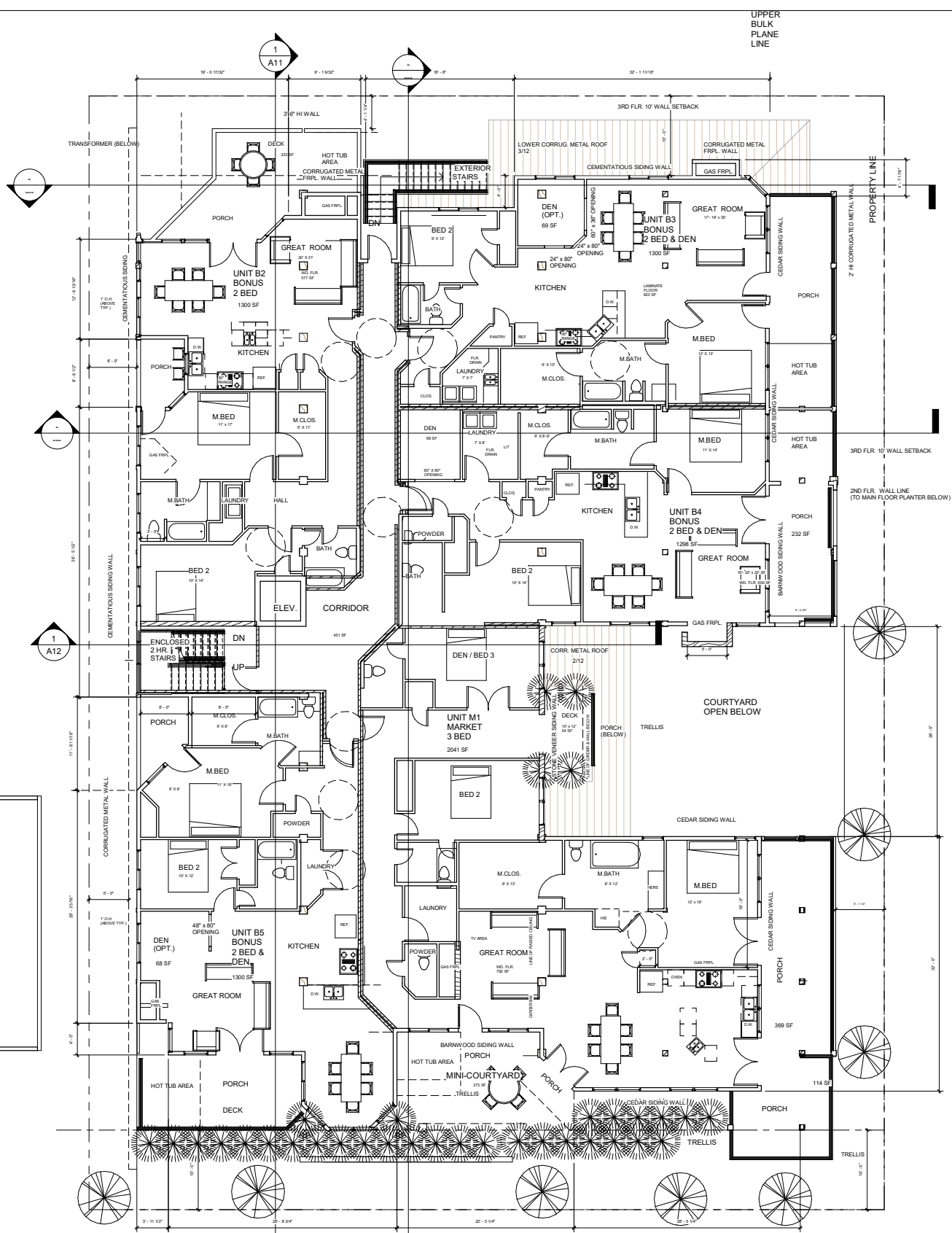
Scale 1/8" = 1'-0"

**SECOND LEVEL DATA**

	INTERIOR SF	EXTERIOR SF
UNIT B2 BONUS 2 BED	66 SF	200 SF
UNIT B3 BONUS 2 BED & DEN	1300 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	2041 SF	128 SF
TOTAL RESIDENTIAL :	7239 SF	528 SF
CORRIDORS :	451 SF	1514 SF
TOTAL :	7890 SF	

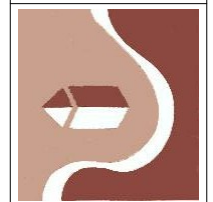


① Level 2  
1/8" = 1'-0"



SECOND LEVEL

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

No.	Description	Date

E2 MH LLC  
Granite Station

Second Floor  
Plan

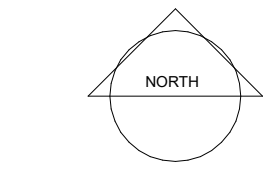
Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

A3

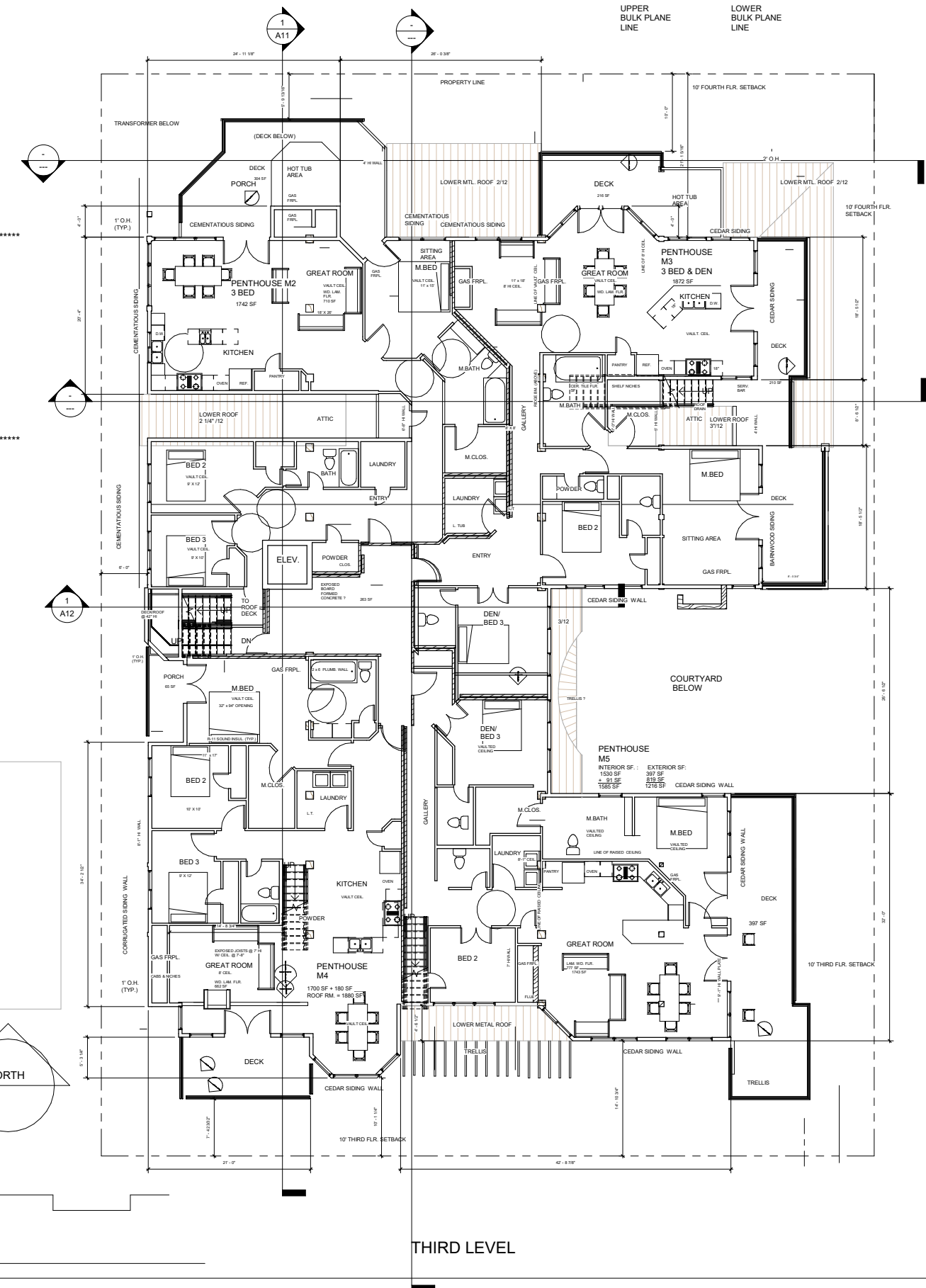
Scale 1/8" = 1'-0"

**THIRD LEVEL DATA**

	INTERIOR SF	EXTERIOR SF
UNIT M2 MARKET PENTHOUSE 3 BED	1742 SF	272 SF
UNIT M3 MARKET PENTHOUSE 3 BED & DEN	1872 SF	705 SF
UNIT M4 MARKET PENTHOUSE 3 BED	1880 SF	576 SF
UNIT M5 MARKET PENTHOUSE 3 BED & DEN	1585 SF	1216 SF
RESIDENTIAL FOR SALE:	7085 SF	2769 SF
CORRIDOR:	172 SF	
TOTAL:	7485 SF	

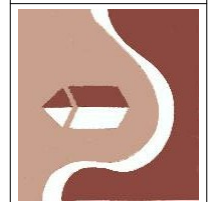


① Level 3  
1/8" = 1'-0"



THIRD LEVEL

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

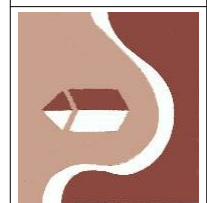
No.	Description	Date

E2 MH LLC  
Granite Station  
Third Floor Plan

Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

**A4**  
Scale 1/8" = 1'-0"





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'

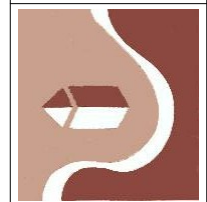
No.	Description	Date

E2 MH LLC  
Granite Station  
South Elevation

Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

A7

Scale 1/8" = 1'-0"



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



NORTH ELEVATION  
SCALE: 1/8" = 1'

① North  
1/8" = 1'-0"

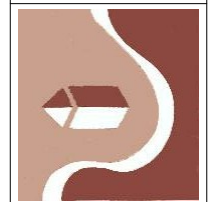
No.	Description	Date

E2 MH LLC  
Granite Station  
North Elevation

Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

**A8**  
Scale 1/8" = 1'-0"

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

No.	Description	Date

E2 MH LLC  
Granite Station  
East Elevation

Project number Project Number  
Date 5/10/18  
Drawn by Author  
Checked by Checker

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

5/10/2018 8:53:21 PM

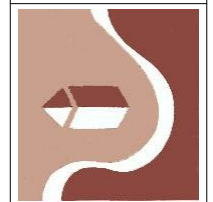


① East  
1/8" = 1'-0"





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

No.	Description	Date

E2 MH LLC  
Granite Station  
Granite and 4th  
Birdseye

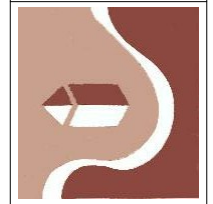
Project number	Project Number
Date	5/10/18
Drawn by	Author
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P-1  
Scale



① Granite Front Birdseye

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

No.	Description	Date

E2 MH LLC  
Granite Station

Granite Front

Project number Project Number  
Date 5/10/18  
Drawn by Author  
Checked by Checker

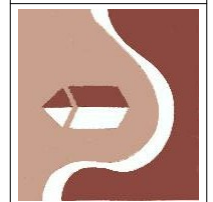
P-2

Scale



Granite and 4th Pedestrian Level

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VISTAS ON GRANITE ST.  
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FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC  
Granite Station  
Granite and 4th  
Pedestrian Level

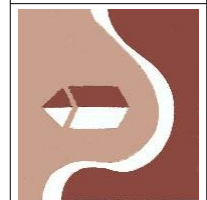
Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

P-3

Scale



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VISTAS ON GRANITE ST.

165 S. 4TH AVENUE  
FRISCO, COLORADO 80443

No.	Description	Date

E2 MH LLC  
Granite Station

4th Avenue

Project numberProject Number

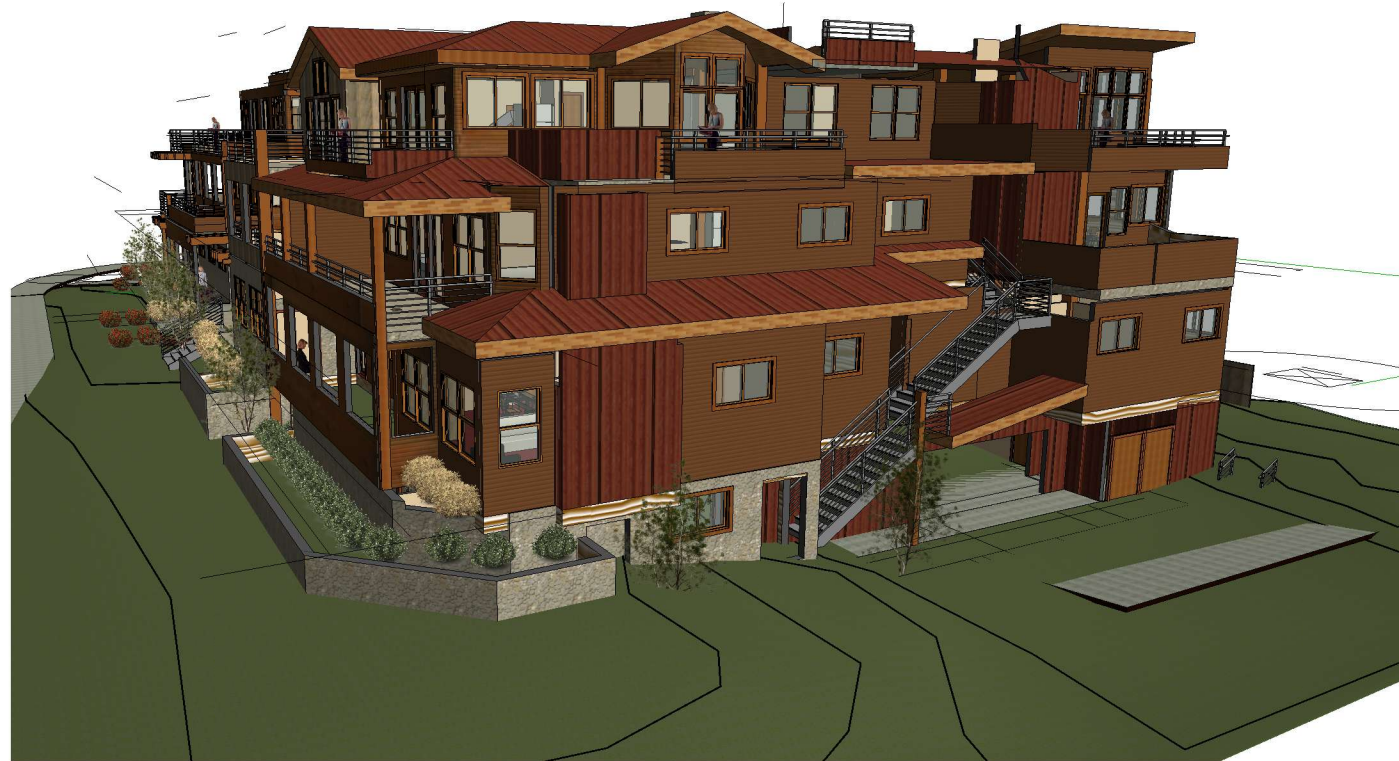
Date 5/10/18

Drawn by Author

Checked by Checker

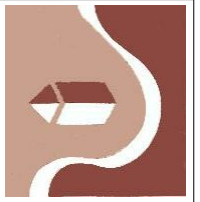
**P-4**

Scale



① Alley

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

No.	Description	Date

E2 MH LLC  
Granite Station

Alley

Project numberProject Number  
Date 5/10/18  
Drawn by Author  
Checked by Checker

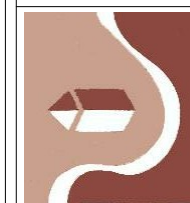
P-5

Scale



① Granite and Townhouse Neighbor

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

No.	Description	Date

E2 MH LLC  
Granite Station

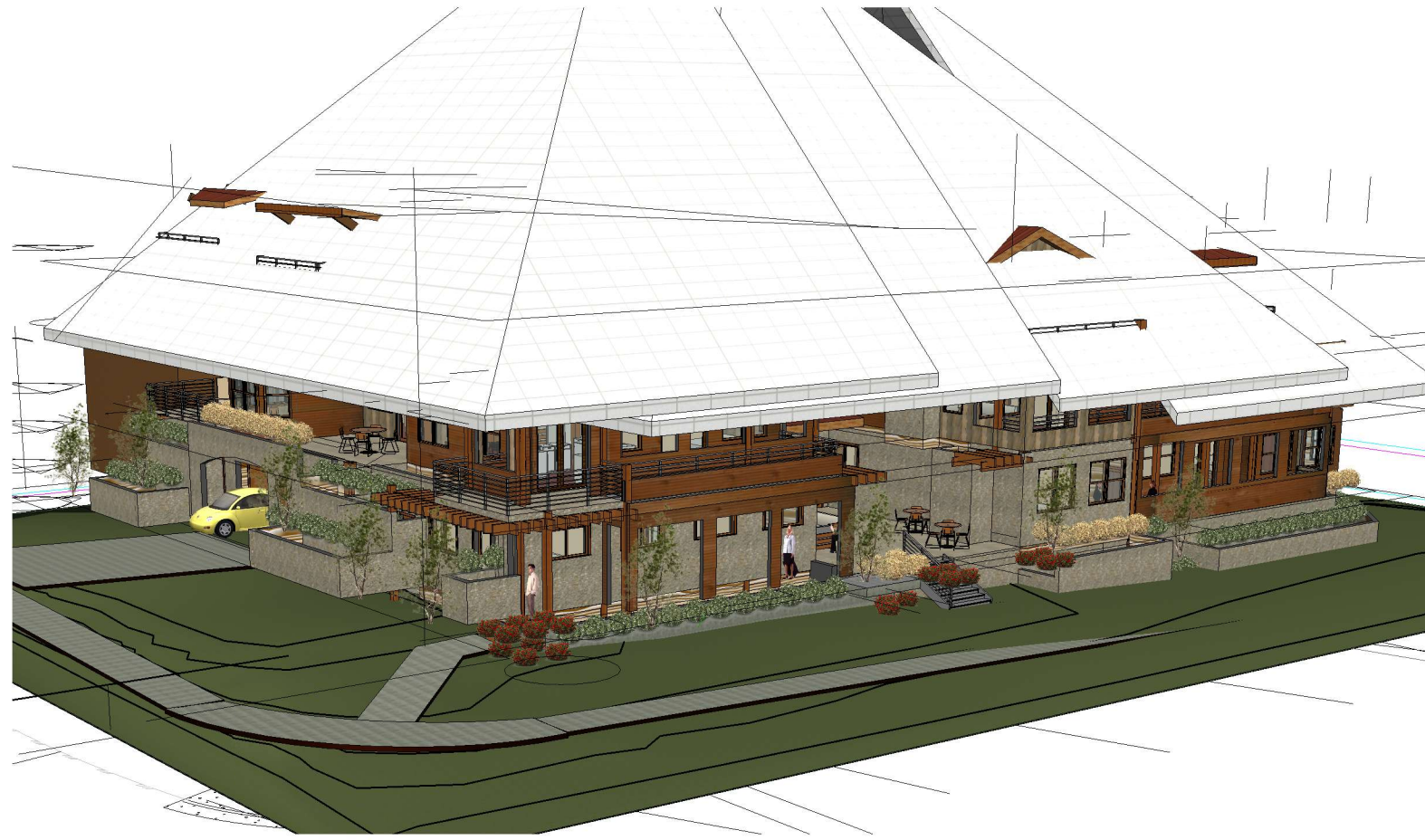
Granite and  
Townhouse  
Neighbor

Project Number  
Date 5/10/18

Drawn by Author  
Checked by Checker

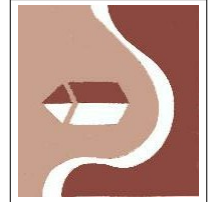
P-6

Scale



① Granite and 4th Birdseye Bulkplane

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

No.	Description	Date

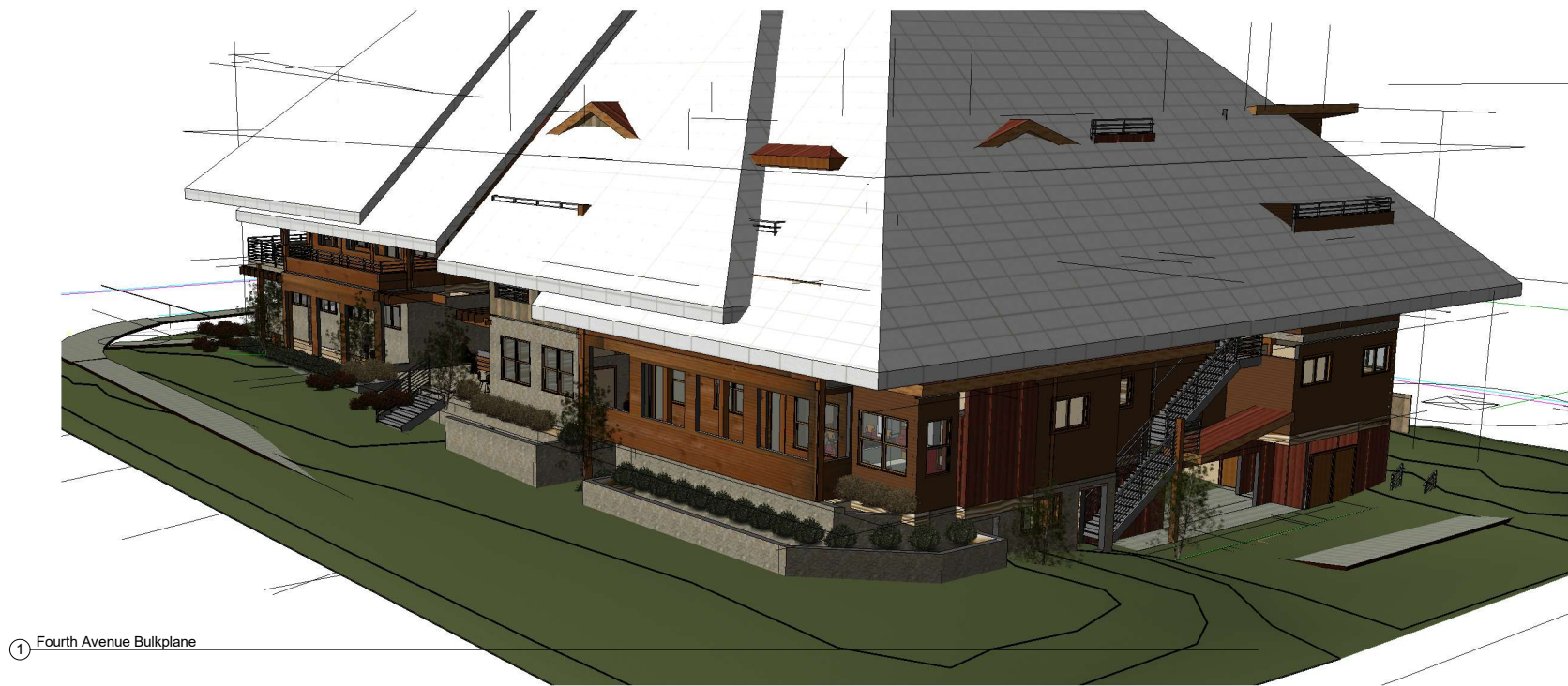
E2 MH LLC  
Granite Station

Granite & 4th  
Bulkplane

Project numberProject Number  
Date 5/10/18  
Drawn by Author  
Checked by Checker

P-7

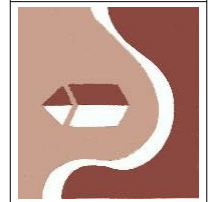
Scale



① Fourth Avenue Bulkplane

### FOURTH AVENUE BULKPLANE

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

No.	Description	Date

E2 MH LLC  
Granite Station

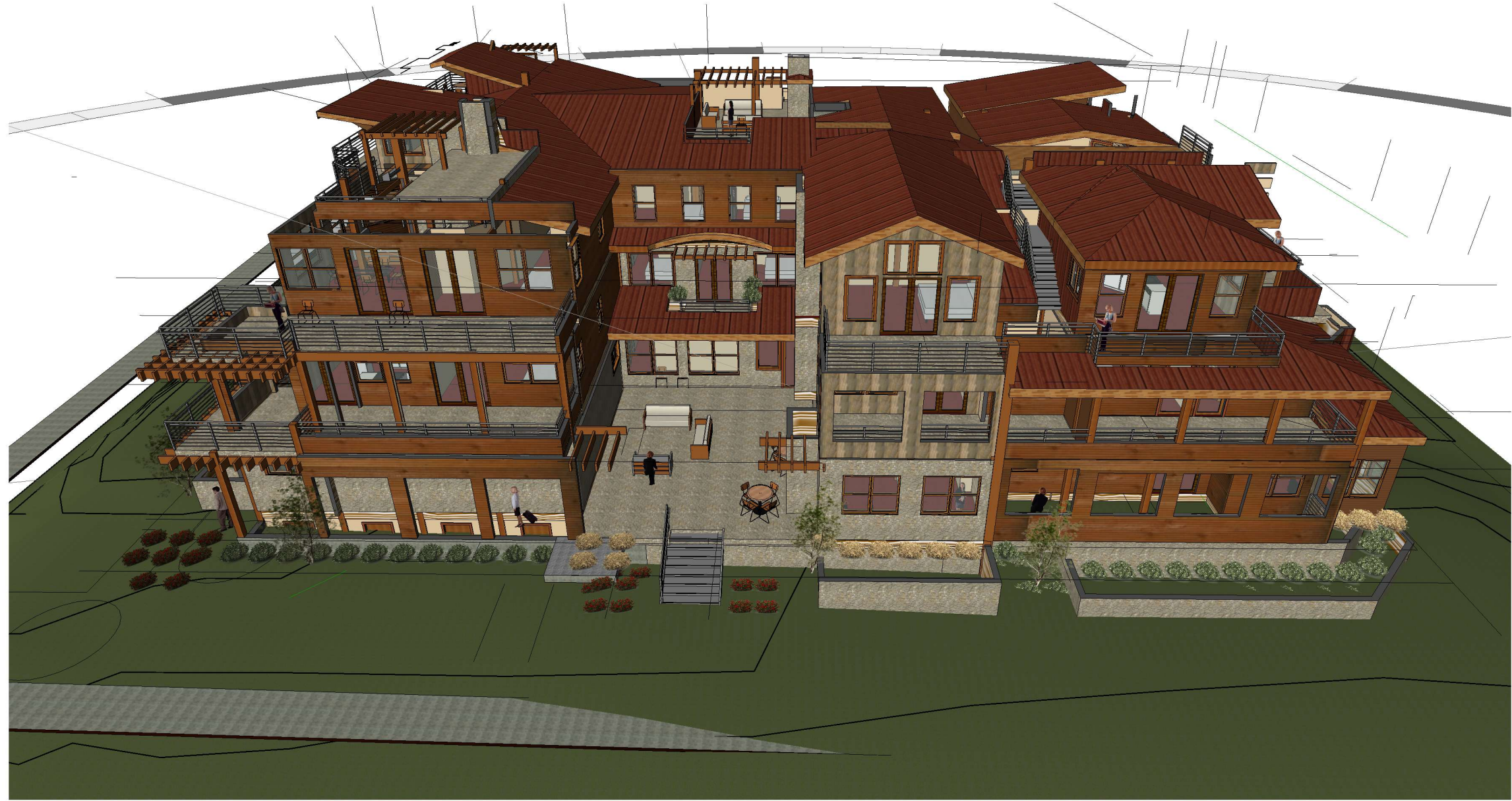
Fourth Avenue  
Bulk Plane

Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

P-8

Scale

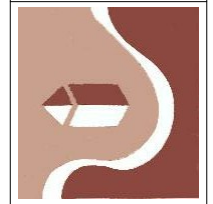






① Granite and 4th Birdseye Copy 1  
12" = 1'-0"

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

No.	Description	Date

E2 MH LLC  
Granite Station

Granite and 4th  
Birdseye

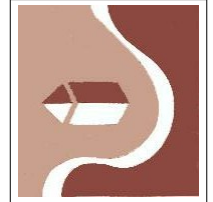
Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

**R-1**  
Scale 12" = 1'-0"



① Granite Front Birdseye  
12" = 1'-0"

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

No.	Description	Date

E2 MH LLC  
Granite Station

Granite Front  
Birdseye

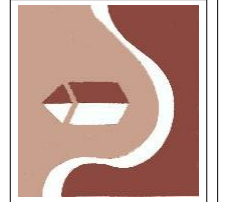
Project number	Project Number
Date	5/10/18
Drawn by	Author
Checked by	Checker

**R-2**  
Scale 12" = 1'-0"



① Fourth Avenue Birdseye  
12" = 1'-0"

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

No.	Description	Date

E2 MH LLC  
Granite Station

4th Avenue

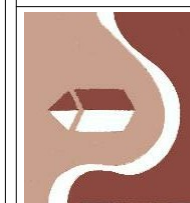
Project number Project Number  
Date 5/10/18  
Drawn by Author  
Checked by Checker

**R-4**  
Scale 12" = 1'-0"



① Granite and Townhouse Neighbor  
12" = 1'-0"

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

No.	Description	Date

E2 MH LLC  
Granite Station

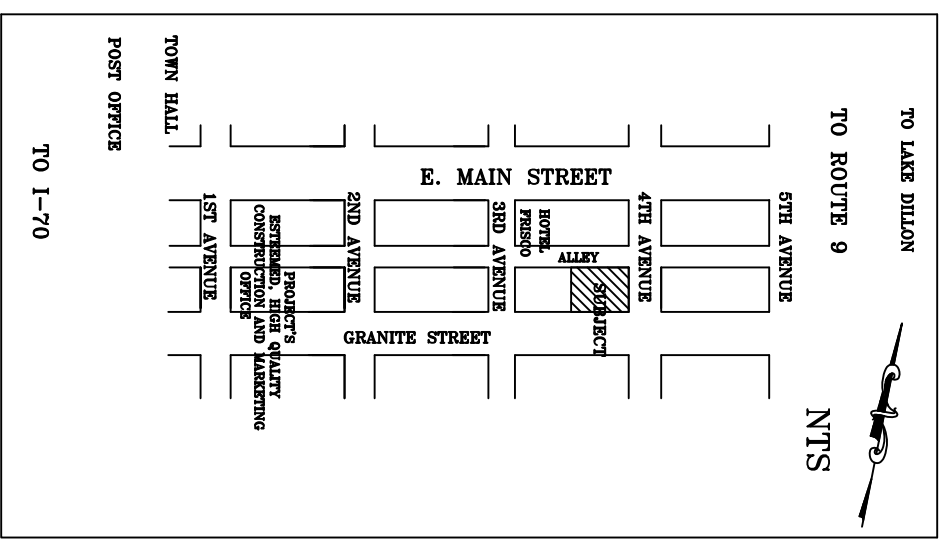
Granite and  
Townhouse  
Neighbor

Project Number  
Date 5/10/18

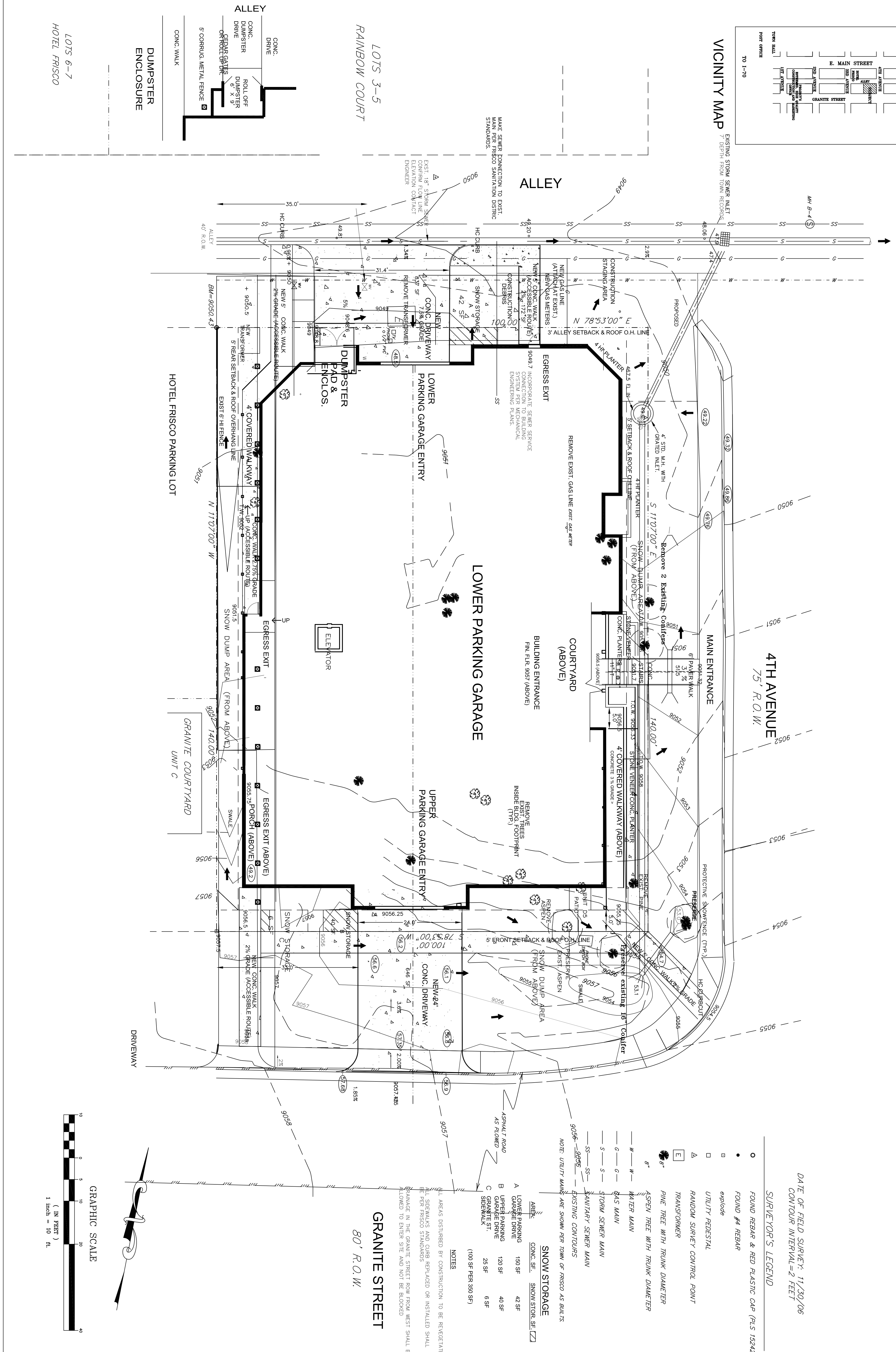
Drawn by Author  
Checked by Checker

R-6

Scale 12" = 1'-0"



VICINITY MAP



**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**

- A LOWER PARKING 180 SF
- B UPPER PARKING 120 SF
- C GRANITE ST. SIDEWALK 28 SF
- (100 SF PER 390 SF)

**NOTES**

1. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RE-VEGETATED  
 2. STORMWALKS AND CURB REPLACED OR INSTALLED SHALL BE PER FRISCO STANDARDS  
 3. CHANGE IN THE GRANITE STREET ROW FROM WEST SHALL BE ALLOWED TO ENTER SITE AND NOT BE BLOCKED

**GRANITE STREET**  
 80' R.O.W.

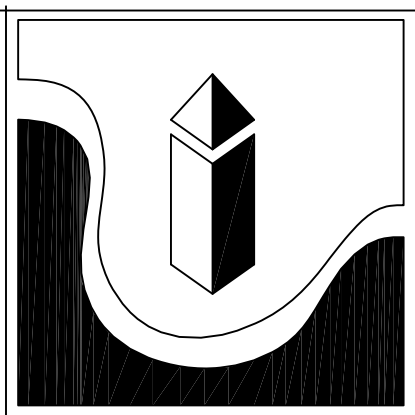


GRAPHIC SCALE

OWNER:	COLB.
DRAWING TITLE: <b>SITE PLAN</b>	

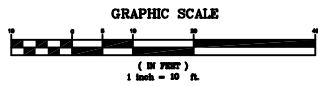
JOB NO.	DESIGNED BY: MC
DRAWN BY:	CHECKED BY:
APPROVED BY:	SCALE: 1" = 10'

**VISTAS ON GRANITE STREET**  
**FRISCO, COLORADO**

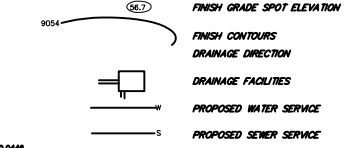


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 303-567-0100  
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 ARCHITECT CO. 400735

5/3/18	Engineering Comments			
4/24/18	Lower Parking Garage Alley Entrance			
3/7/18	Revisions per Xcel			
2/12/18	Revisions per Town			
1/31/18				
2/21/17				
A 10/16/17	First Draft		MC	
REV	DATE	DESCRIPTION	PWG	CHK

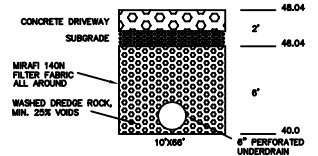


**DRAINAGE LEGEND**



**SURVEYOR'S LEGEND**

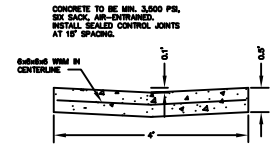
- FOUND REBAR & RED PLASTIC CAP (PLS 15242)
  - FOUND #4 REBAR
  - ⊕ explode
  - UTILITY PEDESTAL
  - △ RANDOM SURVEY CONTROL POINT
  - ⊞ TRANSFORMER
  - ⊙ 6" PINE TREE WITH TRUNK DIAMETER
  - ⊙ 6" ASPEN TREE WITH TRUNK DIAMETER
  - W — WATER MAIN
  - G — GAS MAIN
  - S — STORM SEWER MAIN
  - SS — SANITARY SEWER MAIN
  - — EXISTING CONTOURS
  - SPOT ELEVATIONS
- NOTE: UTILITY MAINS ARE SHOWN PER TOWN OF FRISCO AS BUILTS.



**FILTRATION GALLERY**

NOTE: ALL STREET GRADINGS IS TO BE CARRIED IN CURB AND GUTTER AS SURFACE RUNOFF EXTENDING CONTINUOUSLY TO THE 4TH AVENUE CURB AND GUTTER SYSTEM.

ALL SIDEWALK, CURB AND GUTTER AND WORK IN TOWN RIGHT-OF-WAY SHALL BE PER TOWN OF FRISCO PUBLIC WORKS DEPARTMENT STANDARDS AND CRITERIA AND SPECIFICATIONS.



**4"x6" PAN DETAIL**

DATE OF FIELD SURVEY: 11/30/06 LAYER NUMBER: 05-03-18

**GRADING & DRAINAGE PLAN**

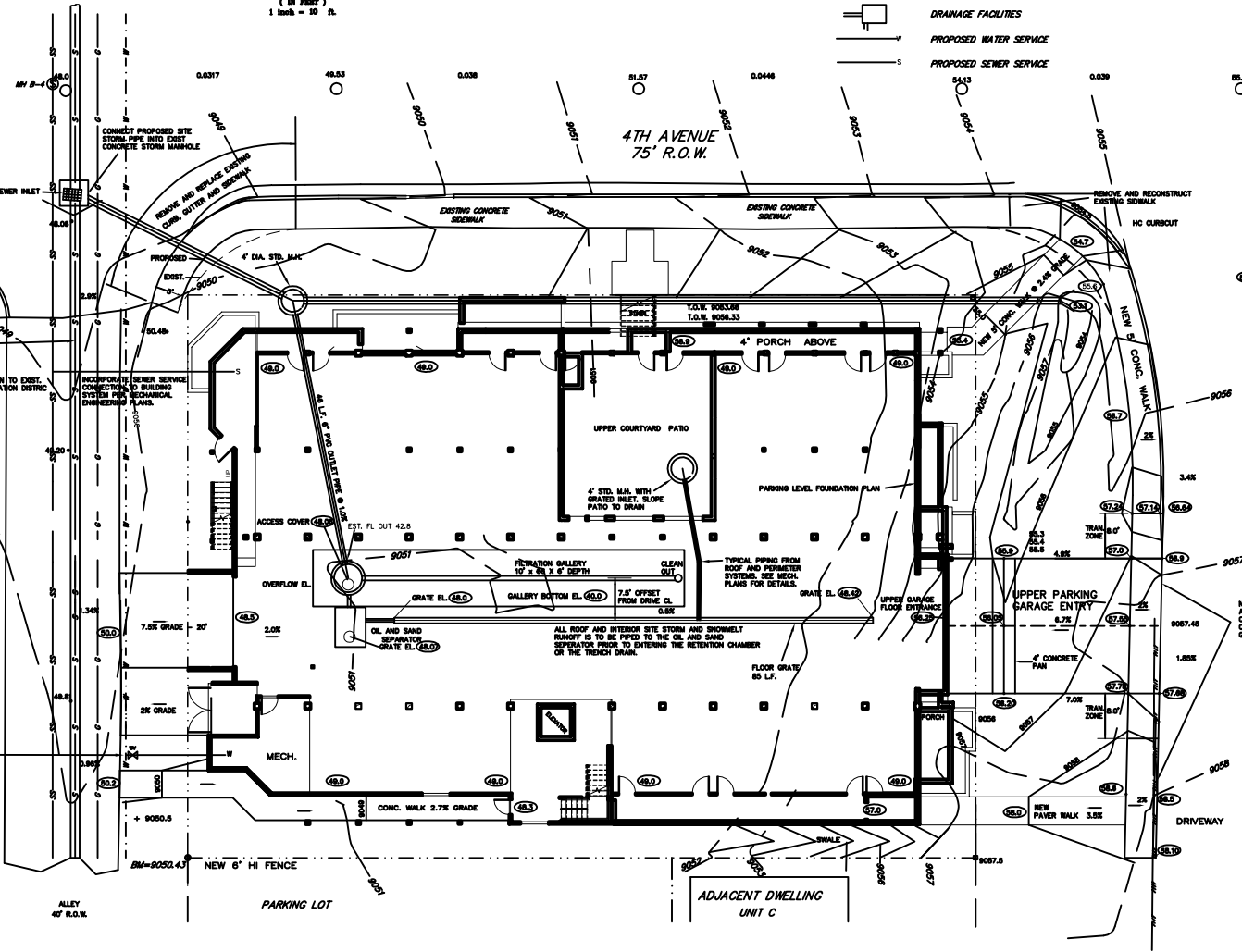
**GRANITE STREET STATION**

DRIVEN BY: 15110502005 WITH 17/20 PLOTS 21-24, BLOCK 9, FRISCO TOWN SITE AMENDED SUMMIT COUNTY, COLORADO

DATE: 11/30/06

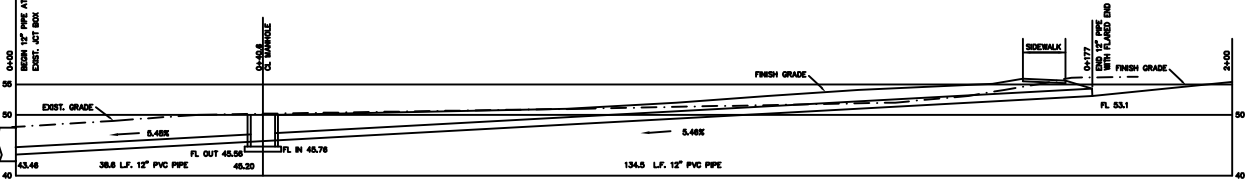
SCALE: 1" = 10'

SHEET: C-1



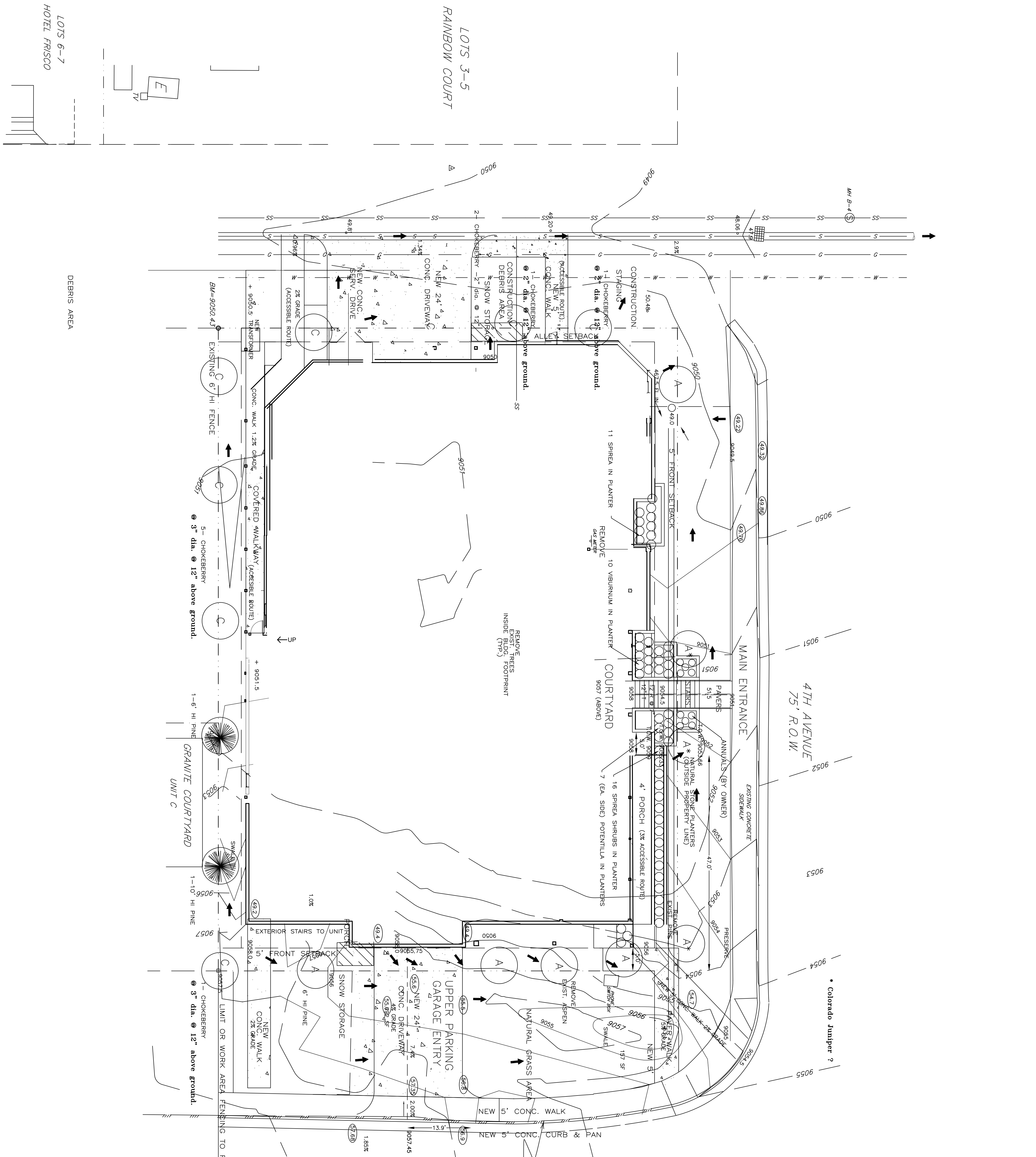
MAKE WATER SERVICE CONNECTION TO EXISTING MAIN PER TOWN OF FRISCO PUBLIC WORKS DEPT. STANDARDS. INSTALL 4" TAPPING SLEEVE AND VALVE. EXPOSE, DISCONNECT AND CAP OFF ALL EXISTING SERVICES PER STANDARDS. INCORPORATE WATER SERVICE CONNECTION TO BUILDING SYSTEM PER MECHANICAL ENGINEERING PLANS.

EXIST. 6" STORM SEWER. CONFIRM FLOW LINE ELEVATION CONTACT ENGINEER. MAKE SEWER CONNECTION TO EXIST. MAIN PER FRISCO SANITATION DISTRICT STANDARDS.



**STORM SEWER PROFILE**

LOTS 6-7 HOTEL FRISCO



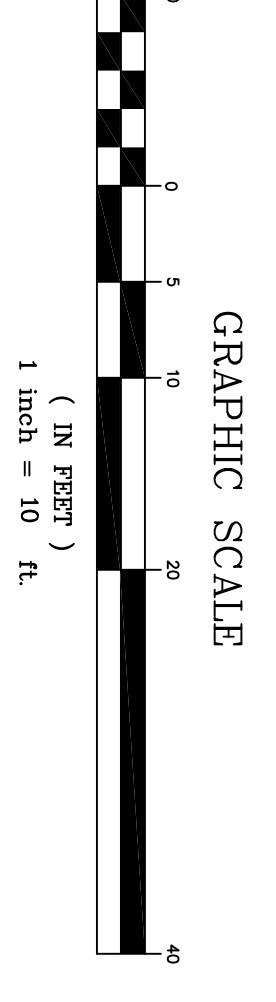
**Landscape Requirements:**  
 Total site area= 14,000 sf / 850 sf / tree = 17 trees  
 (43 % Diversity)  
 Total site area= 14,000 sf / 1500 = 9.5 shrubs= 10 shrubs

**Landscape Provided:**

- 2- New Bristlecone 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)
- Cotoneaster spp.
- 5 gal. min. 2' spread (Native)
- 14- Creeping Potentilla spp. groundcover (Additional)
- 3- New Spirea shrubs (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%
  - Canby Bluegrass 5%
- All trees and shrubs to be automatically irrigated
- All existing trees to be preserved shall be protected with 4"-hi snow fences.
- All tree and shrub planting areas to be mulched.
- All areas disturbed by construction to be revegetated.
- \*3 New Trees in 4th Avenue ROW at Main Entrance and SB bldg. corner shall require agreement with Public Works.

**GRANITE STREET**  
**80' R.O.W.**



OWNER:  COLO.  DRAWING TITLE: <b>LANDSCAPE PLAN</b>	JOB NO. DESIGNED BY: MC DRAWN BY: CHECKED BY: APPROVED BY: SCALE: 1" = 10'	<b>GRANITE STREET STATION</b> FRISCO, COLORADO	<p><b>ARCHITECTURAL INNOVATORS INC.</b>          Box 30 Idaho Springs, Co 80452          303-567-0100          COPYRIGHT 2015 M. CAISTOR          ARCHITECT CO. 400735</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">REV</td> <td style="width: 10%;">DATE</td> <td style="width: 60%;">DESCRIPTION</td> <td style="width: 10%;">MC</td> <td style="width: 10%;">CHK</td> <td style="width: 10%;">APP</td> </tr> <tr> <td></td> <td>5/3/18</td> <td>Relocate Trees on east pipe</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>4/23/18</td> <td>Revegetation Note</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>4/15/18</td> <td>Lower Parking from Alley</td> <td></td> <td></td> <td></td> </tr> <tr> <td>A</td> <td>10/20/17</td> <td>First Draft</td> <td>MC</td> <td></td> <td></td> </tr> </table>	REV	DATE	DESCRIPTION	MC	CHK	APP		5/3/18	Relocate Trees on east pipe					4/23/18	Revegetation Note					4/15/18	Lower Parking from Alley				A	10/20/17	First Draft	MC		
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