

**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT
	RETAINING WALL
	CURB & GUTTER
	CONTOURS
	STORM SEWER
	ROOF DRAIN
	STORM MANHOLE
	STORM INLET
	FLARED END SECTION
	SANITARY SEWER
	SANITARY MANHOLE
	CLEAN OUT
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	IRRIGATION CONTROL
	OVERHEAD ELECTRIC
	ELECTRIC LINE
	LIGHT POLE
	POWER POLE
	ELECTRIC METER
	TELEPHONE LINE
	TELEPHONE PEDESTAL
	CABLE TV
	GAS LINE
	MONITOR WELL
	SIGN
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH/SHRUB
	HANDICAP RAMPS
	DESCRIPTIONS

PROJECT NUMBER  
183856.00

DRAWN BY  
J. Beardsley

DATE  
4/19/18

REVISIONS  
REV. DESCRIPTION DATE

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80315  
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**BOULDER ASSOCIATES**  
  
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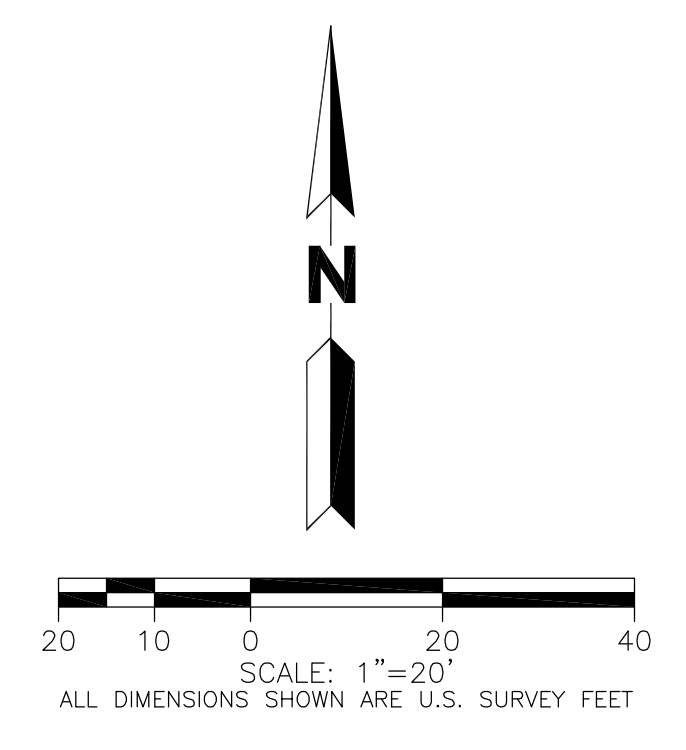
PROJECT  
**FRISCO MOB**

ADDRESS  
18 SCHOOL ROAD  
FRISCO, CO

SKETCH PLAN  
SUBMITTAL

SHEET TITLE  
**EXISTING CONDITIONS PLAN**

SHEET NUMBER  
**C0.50**



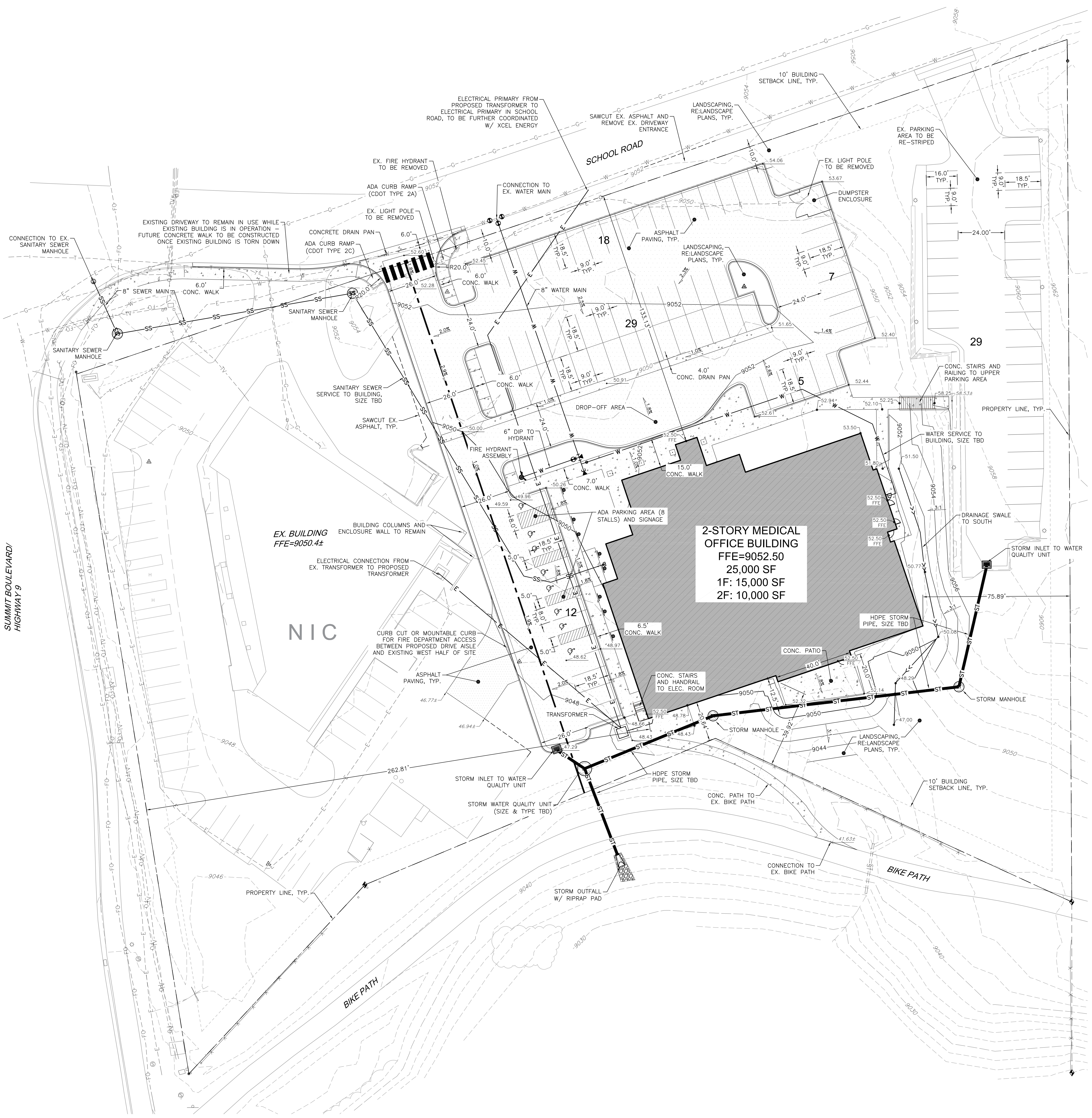
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q<sub>D</sub>) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

REVISIONS	DESCRIPTION	DATE
REV		

### LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	STORM SEWER	
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	OVERHEAD ELECTRIC	
	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	TELEPHONE LINE	
	TELEPHONE PEDESTAL	
	CABLE TV	
	GAS LINE	
	SIGN	
	DESCRIPTIONS	
	SPOT ELEVATIONS	



**2-STORY MEDICAL OFFICE BUILDING**  
 FFE=9052.50  
 25,000 SF  
 1F: 15,000 SF  
 2F: 10,000 SF



## BOULDER ASSOCIATES ARCHITECTS

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PROJECT  
**FRISCO MOB**

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 FRISCO, CO

### SKETCH PLAN SUBMITTAL

SHEET TITLE  
**SITE & GRADING PLAN**

SHEET NUMBER  
**C1.00**

N  
↑

20 10 0 10 20 40  
SCALE: 1"=20'  
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

**COLORADO 811**  
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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SUMMIT BOULEVARD/  
HIGHWAY 9

**LEGEND**

	DECIDUOUS TREES		LANDSCAPE BED
	EVERGREEN TREES		NATIVE SEED
	SHRUBS		DECOMPOSED GRANITE
	PAVING		COBBLE
	EDGER		SNOW STORAGE
	SPADE CUT EDGER		BENCH (DETAIL TO BE PROVIDED)
	WALL		

**PLANT SCHEDULE**

<b>DECIDUOUS TREES</b>	
NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA
QUAKING ASPEN	POPULUS TREMULOIDES
SHUBERT CHOCHEERRY	PRUNUS VIRGINIANA 'SHUBERT'
SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
<b>EVERGREEN TREES</b>	
BRISTLEcone PINE	PINUS ARISTATA
COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'
ENGELMANN SPRUCE	PICEA ENGELMANNII
<b>SHRUBS (#5 CONT)</b>	
BAILEY REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'
MOUNTAIN WINEBARK	PHYSCOCARPUS MONOCYNIUS
PEKING COTONEASTER	COTONEASTER ACUTIFOLIA
RED BERRY ELDER	SAMBUCUS RACEMOSA
SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'
YELLOW MOUNTAIN WILLOW	SALIX MONTICOLA
<b>PERENNIALS</b>	
PURPLE CONEFLOWER	ECHINACEA MAGNUS
TRAVILBY	HEMEROCALLIS
SPRINKLED SPEEDWELL	VERONICA SPICATA
YELLOW ICE PLANT	DELOSPERMA NUBIGENU
SALVIA	SALVIA x SYLVESTRIS

**SHORT DRY GRASS SEED MIX**

COMMON NAME	% OF TOTAL
HARD FESCUE, VNS	30%
CREeping RED FESCUE, VNS	30%
SHEEP FESCUE, MEKLENBERGER	25%
CANADA BLUEGRASS, RUBENS	10%
CANBY BLUEGRASS	5%
<b>TOTAL</b>	<b>100%</b>

- SPREAD SEED AT A RATE OF 3-4 LBS PER 1000 SF

**LOT COVERAGE**

DEVELOPMENT AREA:	64,200 SF
BUILDING COVERAGE	30,000 SF
HARDSCAPE (WALKS)	5,500 SF
NEW PARKING (ASPHALT)	28,700 SF
<b>NEW PARKING &amp; HARDSCAPE:</b>	<b>34,200 SF</b>
<b>BUILDING AREA:</b>	<b>30,000 SF</b>

**LANDSCAPE REQUIREMENTS**

**REQUIREMENTS FOR COMMERCIAL/LARGE PROJECTS**

- 1 TREE PER 1,500 SF OF DEVELOPMENT AREA
- 1 SHRUB PER 2,500 SF OF DEVELOPMENT AREA
- 1 TREE PER 150 SF OF 6% PARKING AREA
- 2 SHRUB PER 150 SF OF 6% PARKING AREA

**REQUIREMENTS FOR PARKING AREA**

DEVELOPMENT	AREA	REQ. LANDSCAPE
LOT AREA	64,200 SF	43 TREES/28SHRUBS
6% PARKING LOT	1,722	11 TREES/23SHRUBS
<b>TOTAL:</b>		<b>54 TREES/49 SHRUBS</b>

**SNOW STORAGE**

LOWER LOT:	REQUIRED: 8,570 SF	PROVIDED: 8,600 SF
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**COMMUNITY SPACE / AMENITIES**

BIKE PARKING: 20% OF THE REQUIRED PARKING SPACES  
 REQUIRED: 17 - BIKE PARKING SPACES  
 PROVIDED: 9 - BIKE RACKS (2 BIKES PER RACK, 18 SPACES)

COMMUNITY SPACE: 3 - COMMUNITY SPACES PROVIDED IN LINE WITH REQUIREMENTS

- NOTES**
1. RESEED ALL AREAS WITH SPECIFIED SEED MIX UNLESS OTHERWISE DESIGNATED
  2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
  3. ALL DISTURBED AREAS SHALL BE REVEGETATED USING A NATIVE GRASS MIX.
  4. EROSION CONTROL BLANKETS SHALL BE USED ON DISTURBED SLOPES STEEPER THAN 3:1. ALL TREES, SHRUBS, AND PERENNIALS SHALL BE IRRIGATED. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.
  5. PLANT SYMBOLS ARE SHOWN AT APPROXIMATELY MATURE SIZE.
  6. ALL PLANT SYMBOLS SHOWN IN SNOW STORAGE AREAS SHALL BE PLANTS TOLERANT OF SNOW LOAD.
  7. ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH SIGHT TRIANGLES AND EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
  8. FINAL PLANT LOCATION SHALL BE FIELD VERIFIED.
  9. PRESERVE AND PROTECT EXISTING TREES AS POSSIBLE.

SCALE: 1" = 20'

811  
Know what's below. Call before you dig.

PROJECT NUMBER  
183856.00

DRAWN BY  
A. ROSTEK

DATE  
4/19/18

**REVISIONS**

REV	DESCRIPTION	DATE

**NORRIS DESIGN**  
 Planning | Landscape Architecture | Project Promotion

409 Main Street, Suite 207  
 PO Box 2320  
 Frisco, CO 80443  
 P 970.368.7068

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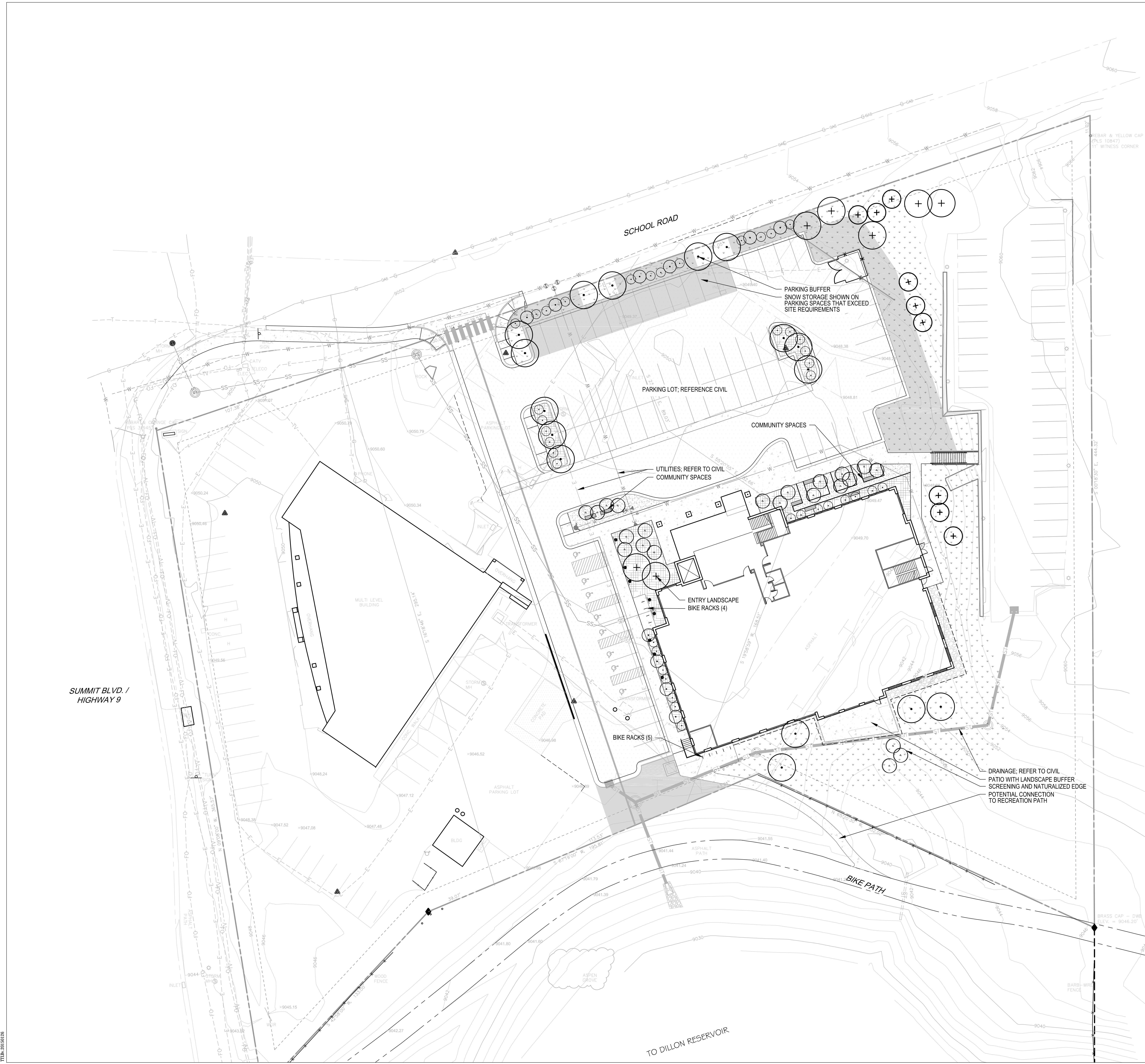
PROJECT  
**FRISCO MOB**

ADDRESS  
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FRISCO, CO

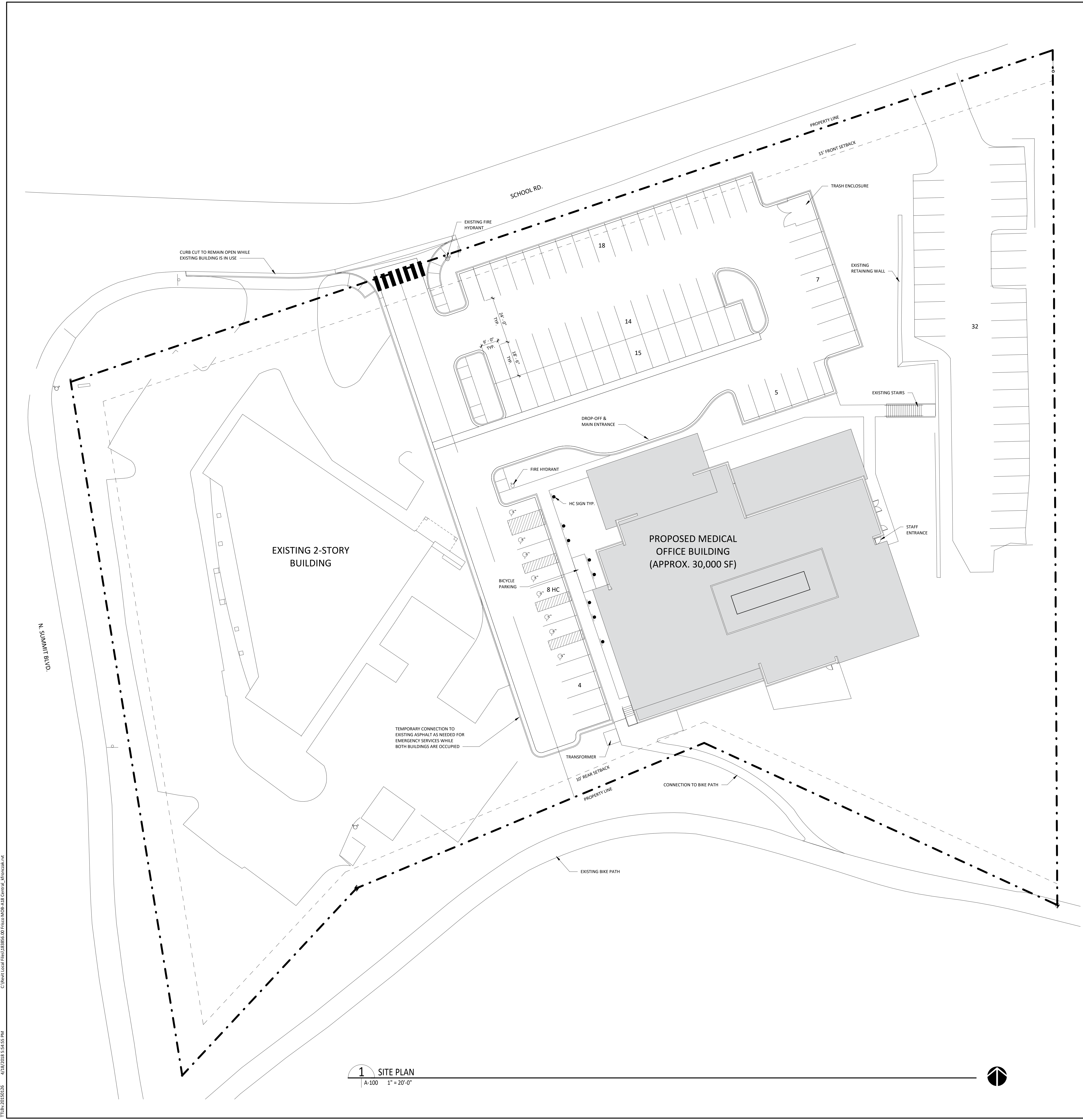
SKETCH PLAN  
SUBMITTAL

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER  
**L-200**



TTB: 20150128



EXISTING LOT COVERAGE DIAGRAM



NEW LOT COVERAGE DIAGRAM

**LOT COVERAGE**

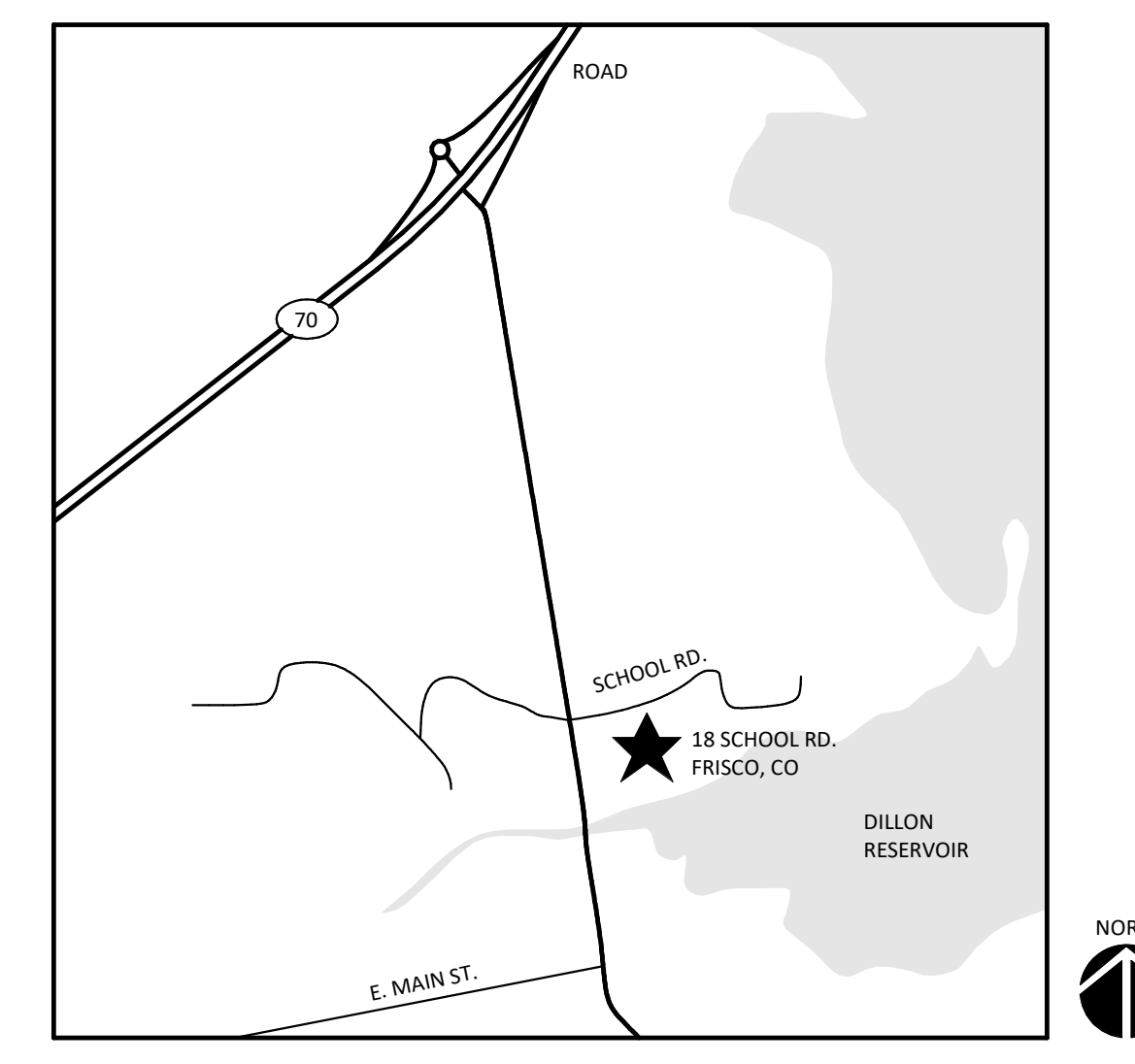
TOTAL LOT AREA	165,505
CURRENT LOT COVERAGE	77,240 46.67%
PROPOSED LOT COVERAGE	52,248
EXISTING COVERAGE	54,165
NEW COVERAGE	106,413 64.30%

**FLOOR AREA**

EXISTING BUILDING	16,899
PROPOSED BUILDING	30,480
TOTAL SQUARE FOOTAGE	47,379

**PARKING CALCULATIONS**

REQUIRED RATIO	1 PER 350
REQUIRED # OF STALLS	136
PROPOSED # OF STALLS	144



VICINITY MAP

1 SITE PLAN  
A-100 1" = 20'-0"

PROJECT NUMBER  
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J. Beardsley

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SKETCH PLAN  
SUBMITTAL

SHEET TITLE  
**ARCHITECTURAL SITE PLAN**

SHEET NUMBER  
**A-100**

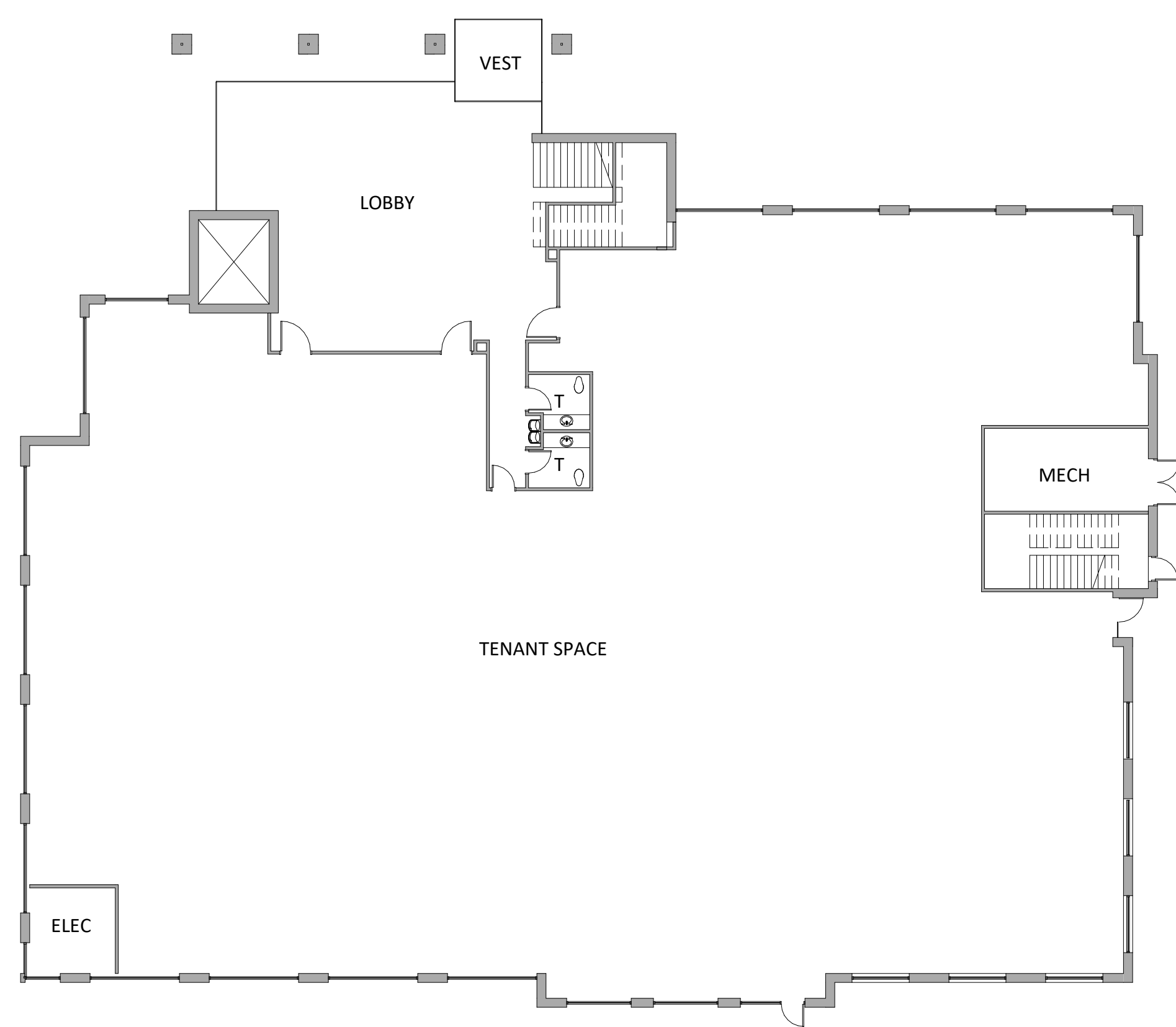
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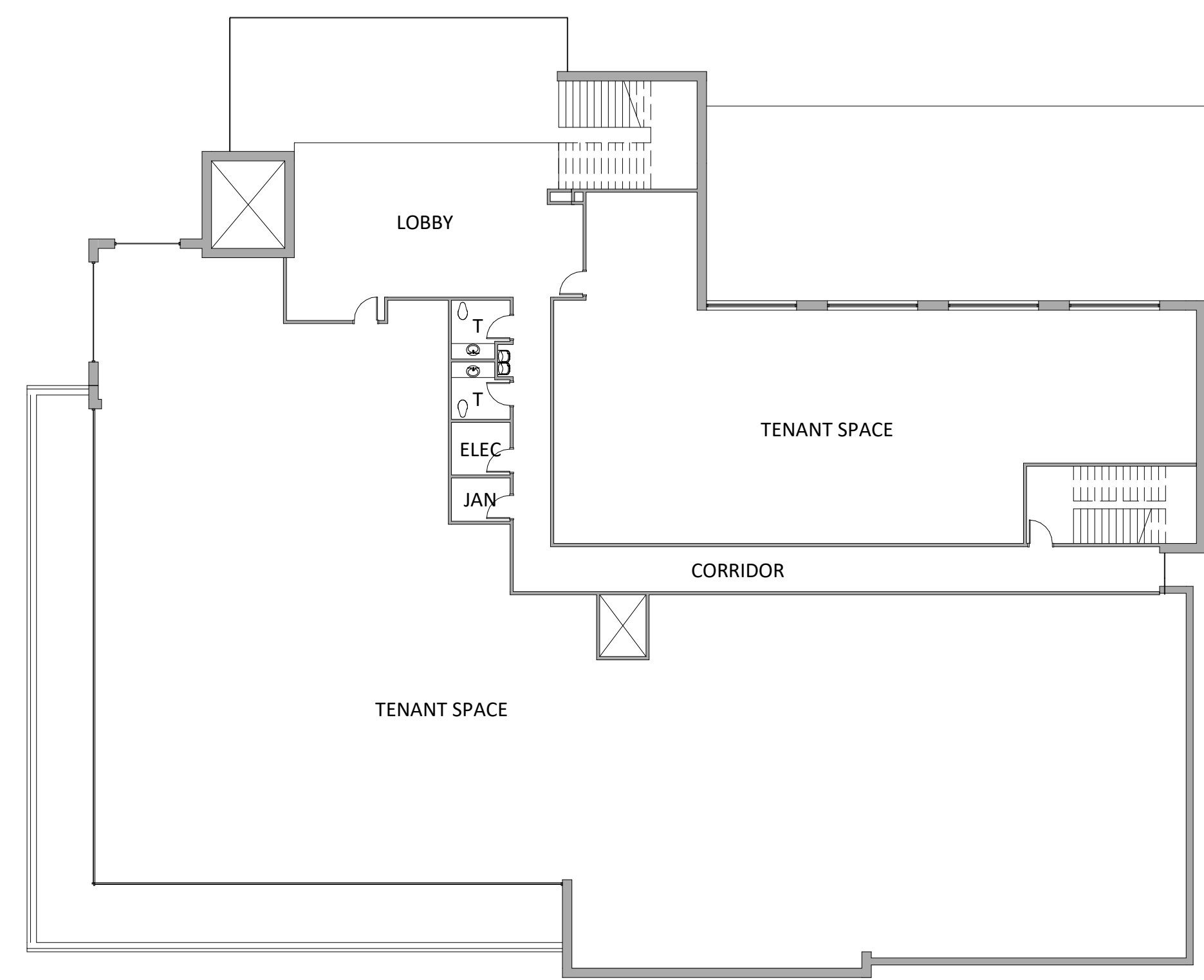
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J. Beardsley

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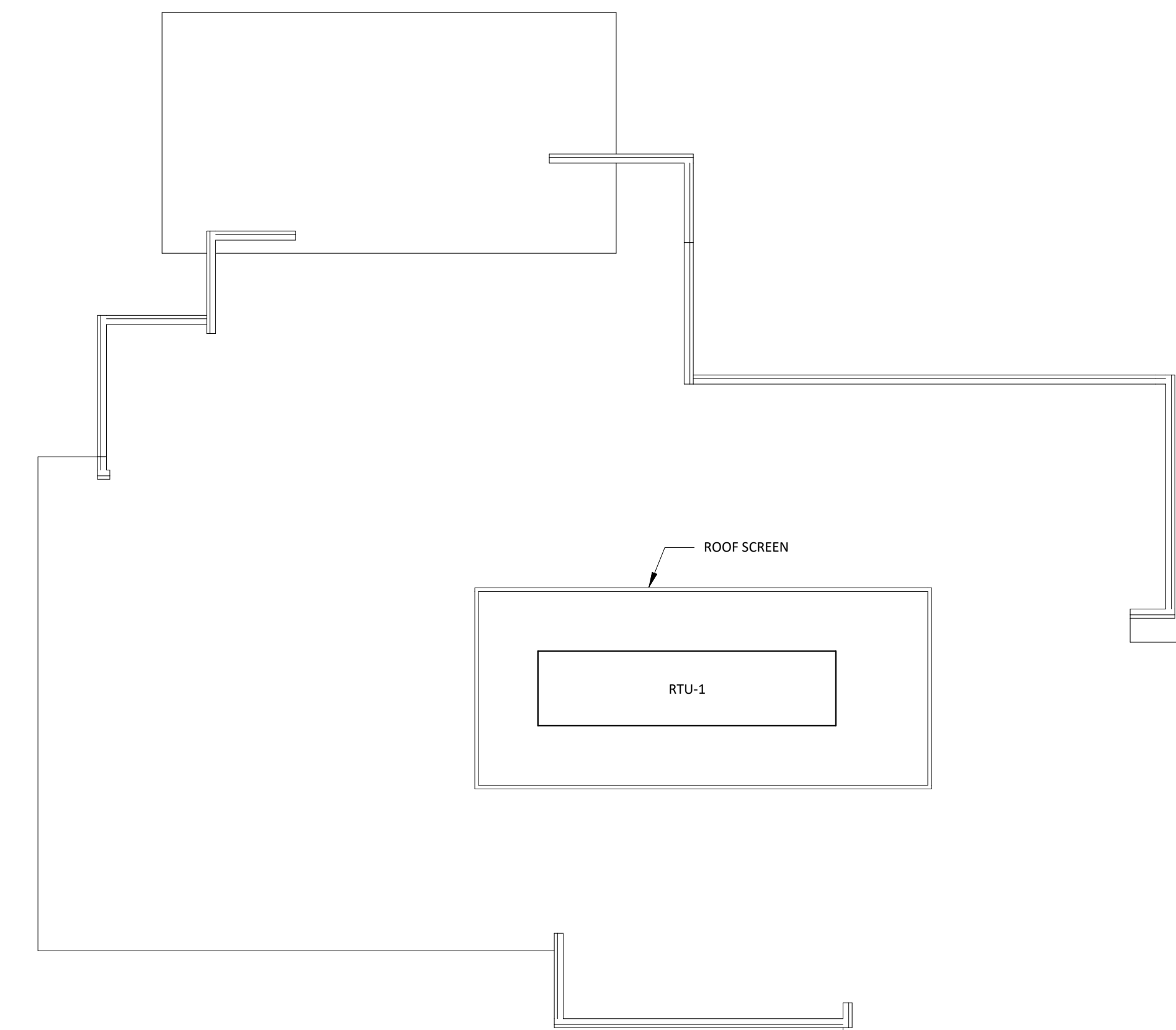
REV	DESCRIPTION	DATE
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**1** FIRST FLOOR PLAN  
A-200 1/16" = 1'-0"



**2** SECOND FLOOR PLAN  
A-200 1/16" = 1'-0"



**3** ROOF PLAN  
A-200 1/16" = 1'-0"

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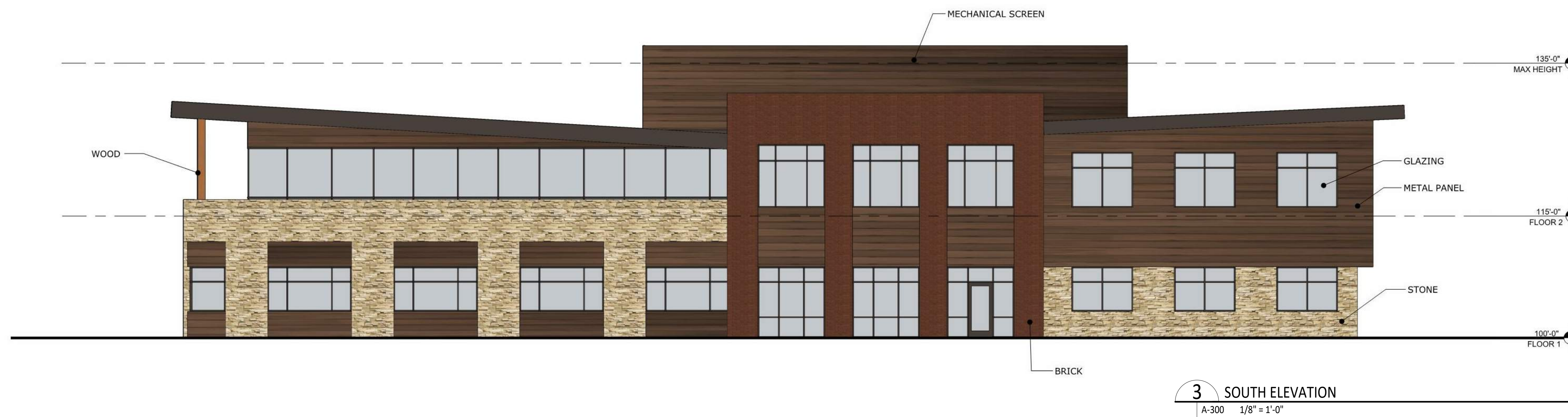
PROJECT  
**FRISCO MOB**

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FRISCO, CO

SKETCH PLAN  
SUBMITTAL

SHEET TITLE  
**PLANS**

SHEET NUMBER  
**A-200**



EXTERIOR MATERIAL LEGEND

- BRICK
- STONE
- METAL PANEL
- GLAZING
- WOOD
- STEEL

PROJECT NUMBER  
183856.00

DRAWN BY  
K. Fronczak

DATE  
4/19/18

REV	DESCRIPTION	DATE

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PROJECT  
FRISCO MOB

ADDRESS  
18 SCHOOL ROAD  
FRISCO, CO

SKETCH PLAN  
SUBMITTAL

SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

**A-300**

PROJECT NUMBER  
183856.00

DRAWN BY  
K. Fronczak

DATE  
4/19/18

REV	DESCRIPTION	DATE



ENTRY VIEW



NORTHEAST VIEW



BIKE PATH VIEW



EAST VIEW

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PROJECT  
**FRISCO MOB**

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SKETCH PLAN  
SUBMITTAL

SHEET TITLE  
**RENDERINGS**

SHEET NUMBER  
**A-400**