

FRISCO EMPORIUM

313 MAIN STREET



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A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations

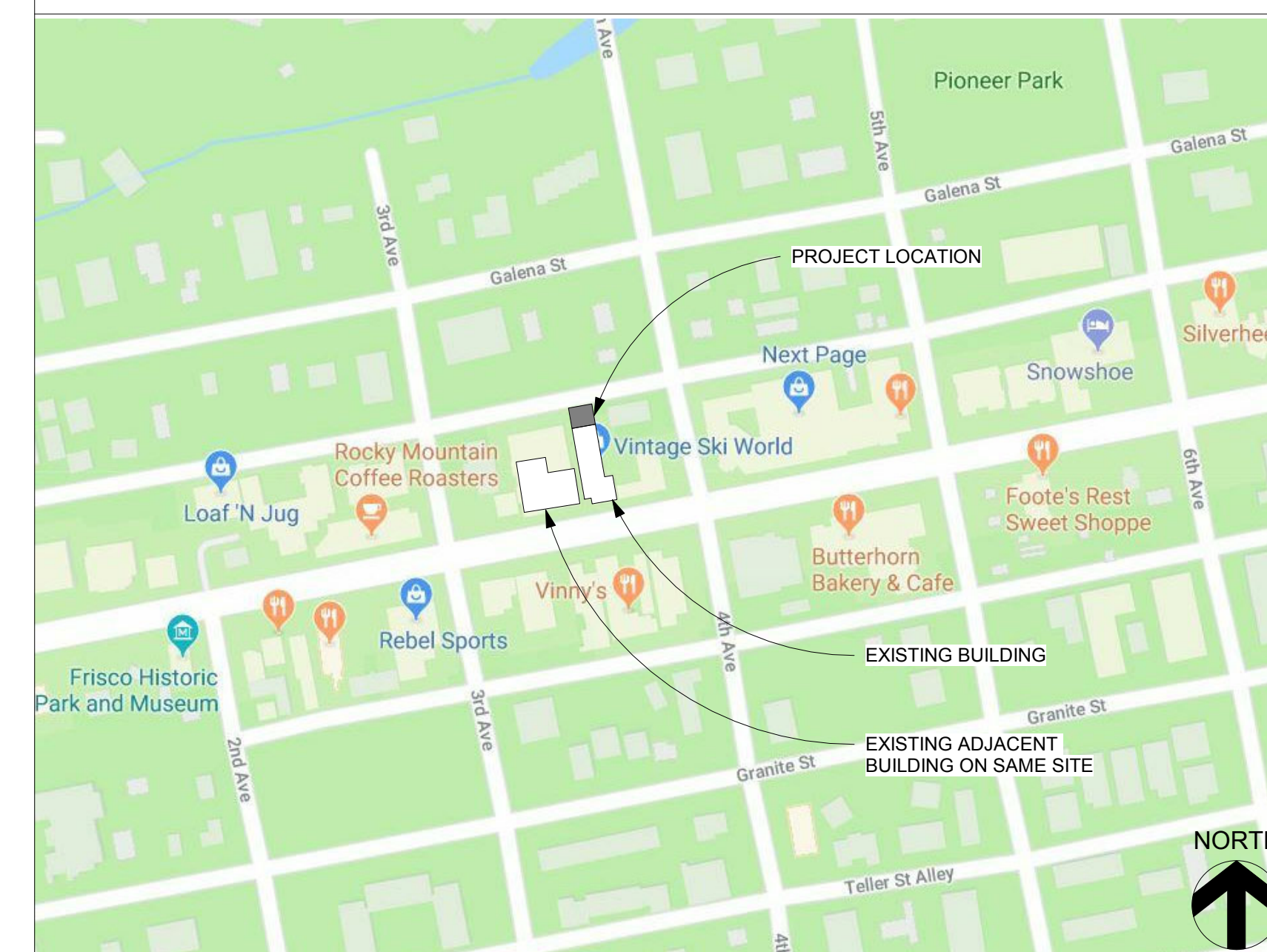
PROJECT DATA

PROJECT ADDRESS	313 Main Street Frisco, Colorado
LEGAL DESCRIPTION	Lots 4-9 Block 6 Frisco Town site
PROJECT DESCRIPTION	Retail addition to existing building
ZONING	CC - Central Core
BUILDING TYPE	VB, Fully Sprinkled
OCCUPANCY	Mixed Use: A-2, M, R-3

PROJECT DIRECTORY

TENANT/OWNER	MASONTOWN DEVELOPMENT P.O. Box 67 Frisco, CO 80443 (970) 390-7112 Contact: Robert Philippe Email: robertsphilippe@aol.com
ARCHITECT	DESIGN 5340, LLC. 1300 - C Yellow Pine Avenue Boulder, CO 80304 (303) 444-1598 Contact: Phill Blecker Email: pblecker@nobs-design.com

VICINITY MAP



PARKING PROVIDED

TYPE	SPACES
ON-SITE PARKING	8
GUEST PARKING	1
HANDICAPPED PARKING	1
ONSITE PARKING PROVIDED	10

SOLID FUEL DEVICES

EXISTING	0
PROPOSED	0

SETBACKS

FRONT SETBACK	3'
SIDE SETBACK	0'
REAR SETBACK	0'
MAX. HEIGHT	40'

PARKING REQUIRED

RESIDENTIAL	UNITS	BEDROOMS	SPACES
BUILDING #1	4	2	8
BUILDING #2	0	0	0
TOTAL	4	2	8
ADD'TL VISITOR	1 PER 5 UNITS		1
TOTAL RESIDENTIAL REQ'D			9

COMMERCIAL

BUILDING	SQUARE FOOTAGE	SPACES
BUILDING #1 - RESTAURANT	0 sf/350 =	0
BUILDING #1 - 2ND FLOOR OFFICE	0 sf/450 =	0
BUILDING #1 - RETAIL	0 sf/450 =	0
BUILDING #2 - RESTAURANT	0 sf/450 =	0
BUILDING #2 - RETAIL	0 sf/450 =	0
TOTAL COMMERCIAL REQ'D		0
TOTAL PARKING REQUIRED		9

DEVELOPABLE ACREAGE

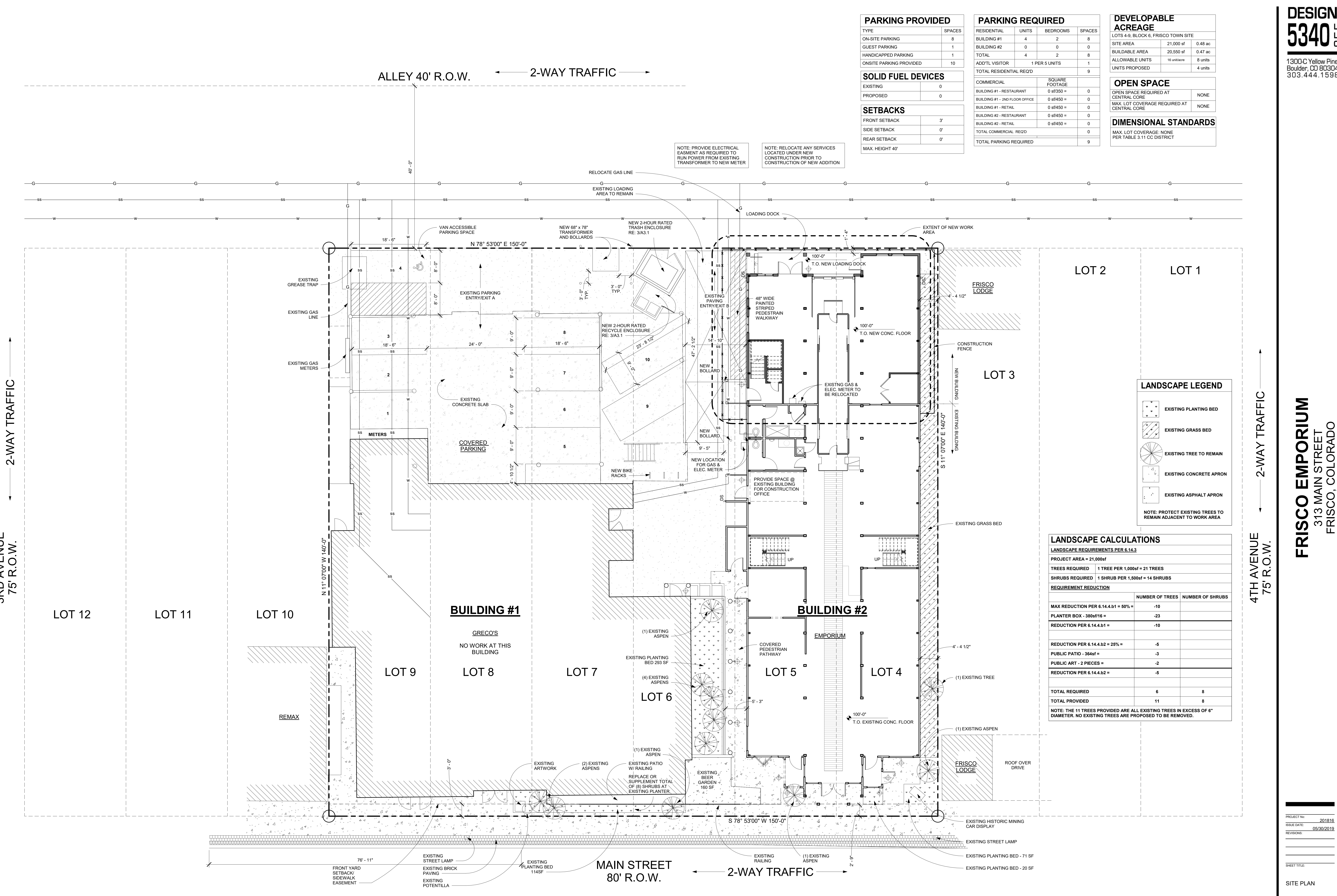
LOTS 4-9, BLOCK 6, FRISCO TOWN SITE	AREA	ACREAGE
SITE AREA	21,000 sf	0.48 ac
BUILDABLE AREA	20,550 sf	0.47 ac
ALLOWABLE UNITS	16 units/acre	8 units
UNITS PROPOSED		4 units

OPEN SPACE

OPEN SPACE REQUIRED AT CENTRAL CORE	NONE
MAX. LOT COVERAGE REQUIRED AT CENTRAL CORE	NONE

DIMENSIONAL STANDARDS

MAX. LOT COVERAGE: NONE
PER TABLE 3.11 CC DISTRICT



LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS PER 6.14.3

PROJECT AREA = 21,000sf

TREES REQUIRED 1 TREE PER 1,000sf = 21 TREES

SHRUBS REQUIRED 1 SHRUB PER 1,500sf = 14 SHRUBS

REQUIREMENT REDUCTION	NUMBER OF TREES	NUMBER OF SHRUBS
MAX REDUCTION PER 6.14.4.b1 = 50% =	-10	
PLANTER BOX - 380sf/16 =	-23	
REDUCTION PER 6.14.4.b1 =	-10	
REDUCTION PER 6.14.4.b2 = 25% =	-5	
PUBLIC PATIO - 364sf =	-3	
PUBLIC ART - 2 PIECES =	-2	
REDUCTION PER 6.14.4.b2 =	-5	
TOTAL REQUIRED	6	8
TOTAL PROVIDED	11	8

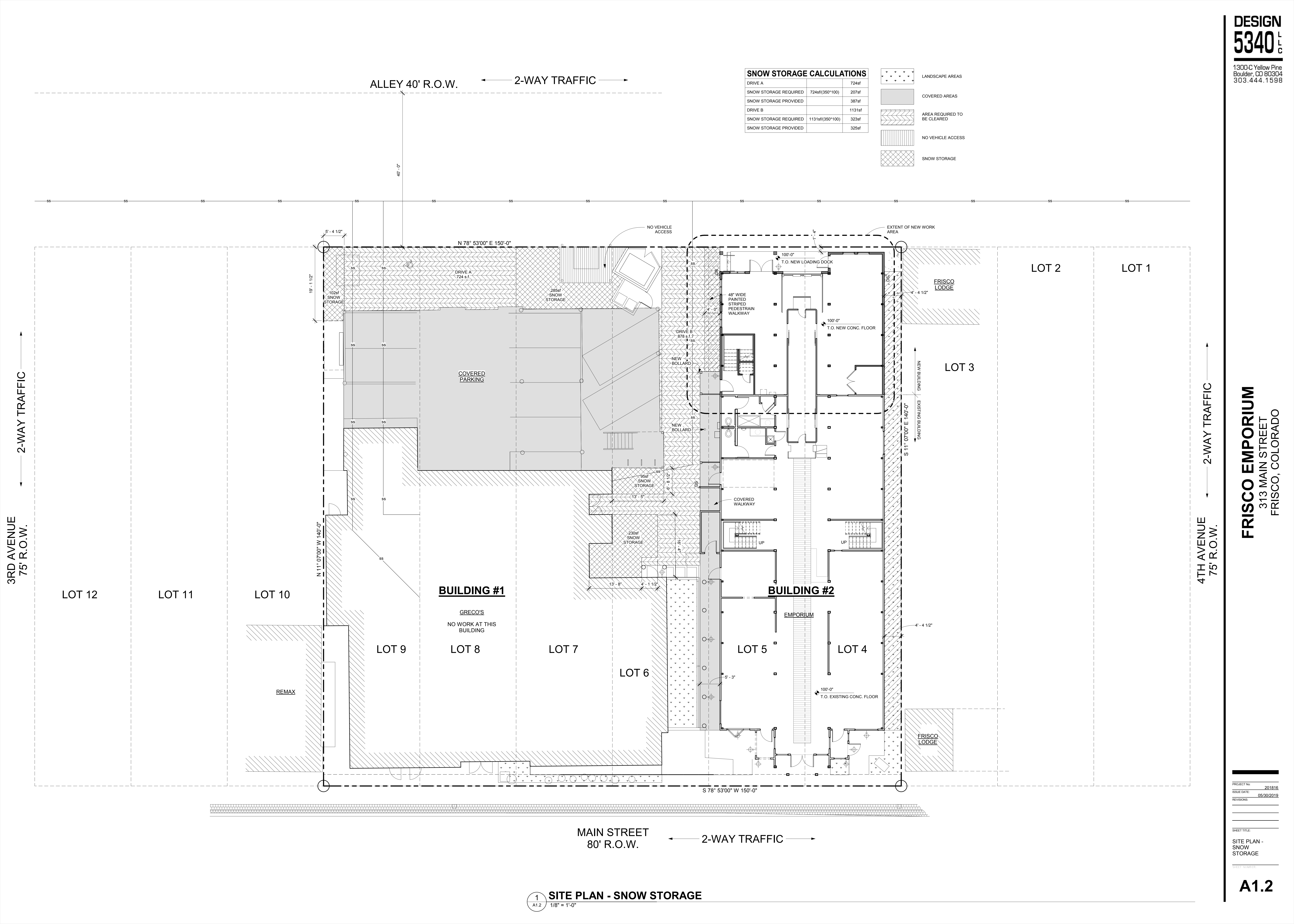
NOTE: THE 11 TREES PROVIDED ARE ALL EXISTING TREES IN EXCESS OF 6" DIAMETER. NO EXISTING TREES ARE PROPOSED TO BE REMOVED.

SITE PLAN
1
A1.1
1/8" = 1'-0"

A1.1

SNOW STORAGE CALCULATIONS


DRIVE A		724sf
SNOW STORAGE REQUIRED	724sf/(350*100)	207sf
SNOW STORAGE PROVIDED		387sf
DRIVE B		1131sf
SNOW STORAGE REQUIRED	1131sf/(350*100)	323sf
SNOW STORAGE PROVIDED		325sf



NEW WALL SCONCE - S1

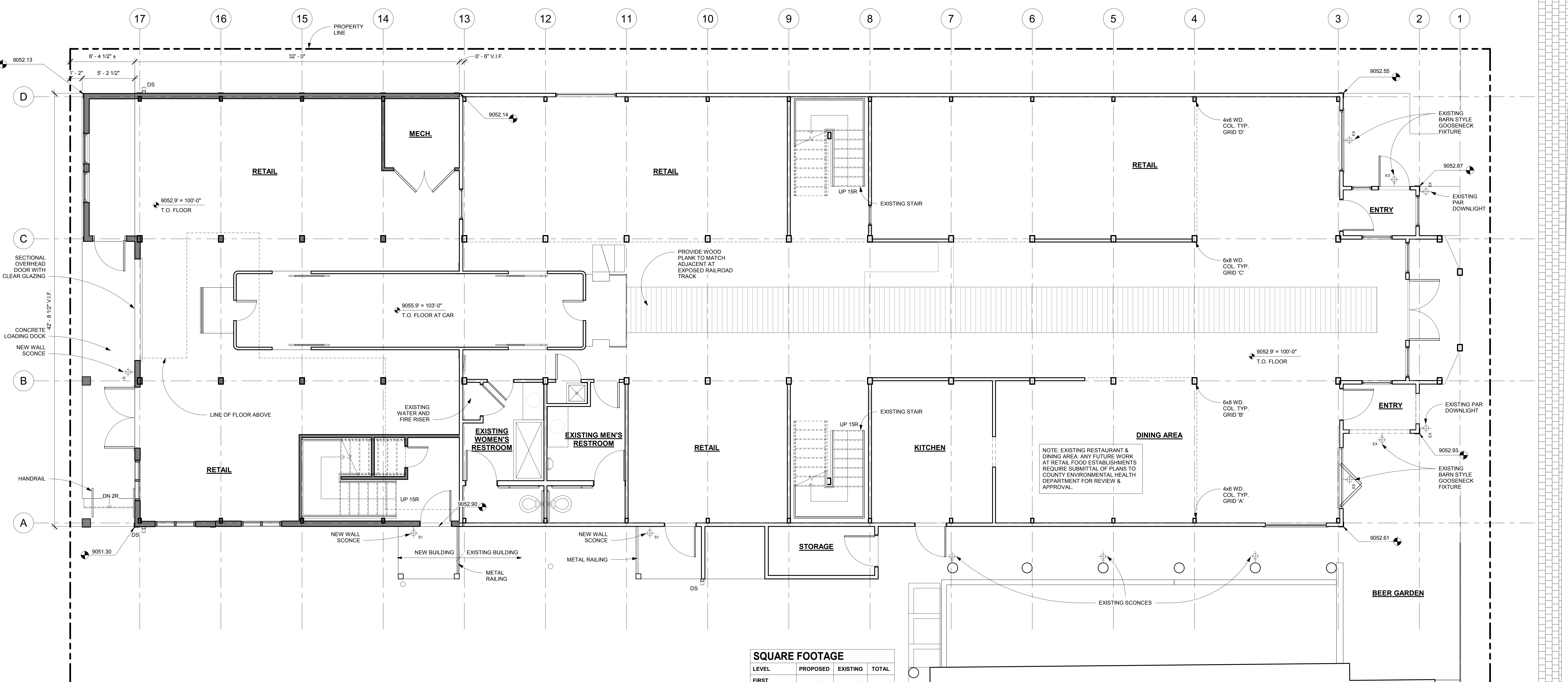
DestinationLighting
Customer Service: 1-800-653-6556 or cs@destinationlighting.com
M-F: 7am-5pm & Sunday: 11am-4pm (PST)

Dark Sky Approved Bronze Outdoor Wall Down Light - 8-1/4-Inches Tall



Product Number: P565971 or 381209
Manufacturer: Minka Lavery
Model Number: 72211-615B
Collection: Bay Crest
Manufacturer Finish: Dorian Bronze
Shade Color: Bronze Tones
Total Weight: 60w.
Voltage Type: Line Voltage
Height: 8.25 in.
Width: 9 in.
Depth: 9.5 in.
Wattage: 60
Bulb Type: Incandescent
Bulb Shape: A19
Base Type: Medium
Number Of Bulbs: 1
Bulb Included: No
Bulb Color: Clear
Dark Sky: Yes
EnergyStar Compliant: No

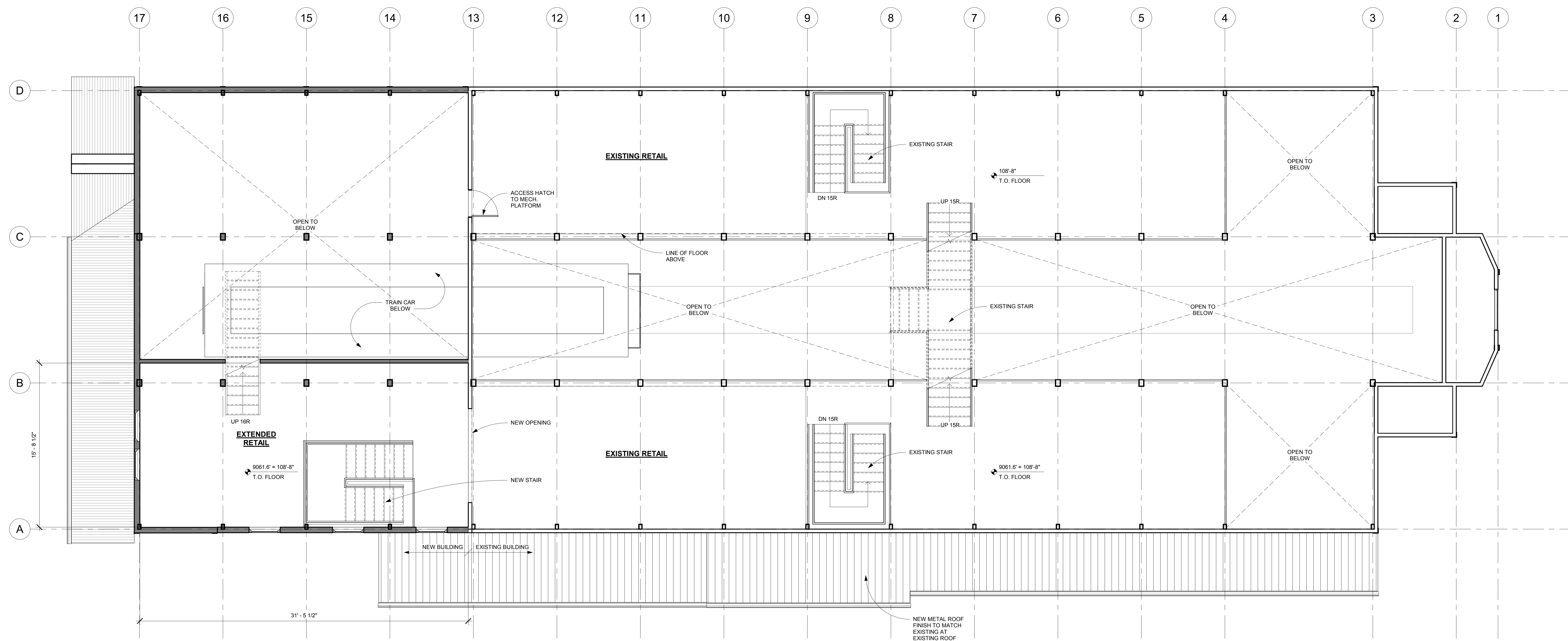
Shade Material: Metal
Material: Aluminum
Shipping: UPS Regular
Certification Agencies: ETL, cETL
Wet Location: Yes
Damp Location: Yes
Made In America: No
Motion Sensor: No
Title 24: No



NOTE: EXISTING RESTAURANT & DINING AREA: ANY FUTURE WORK AT RETAIL FOOD ESTABLISHMENTS REQUIRE SUBMITTAL OF PLANS TO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR REVIEW & APPROVAL.

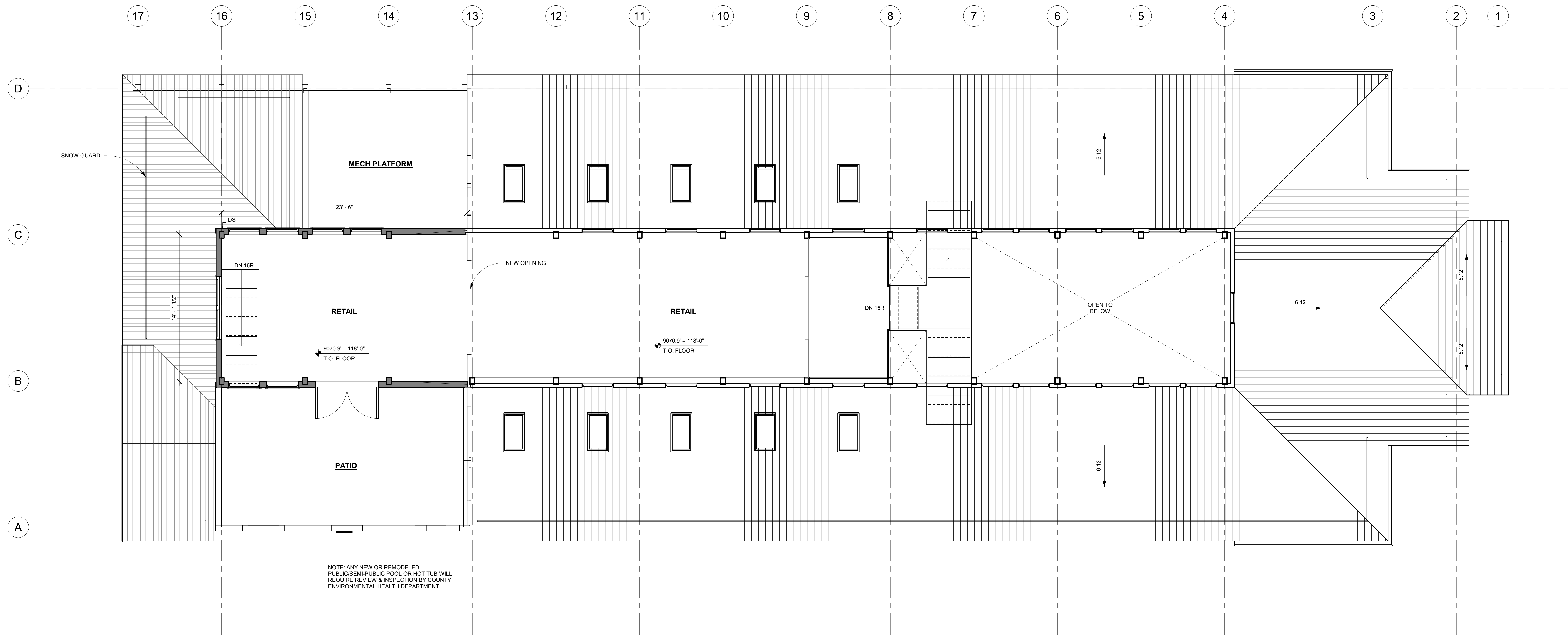
SQUARE FOOTAGE

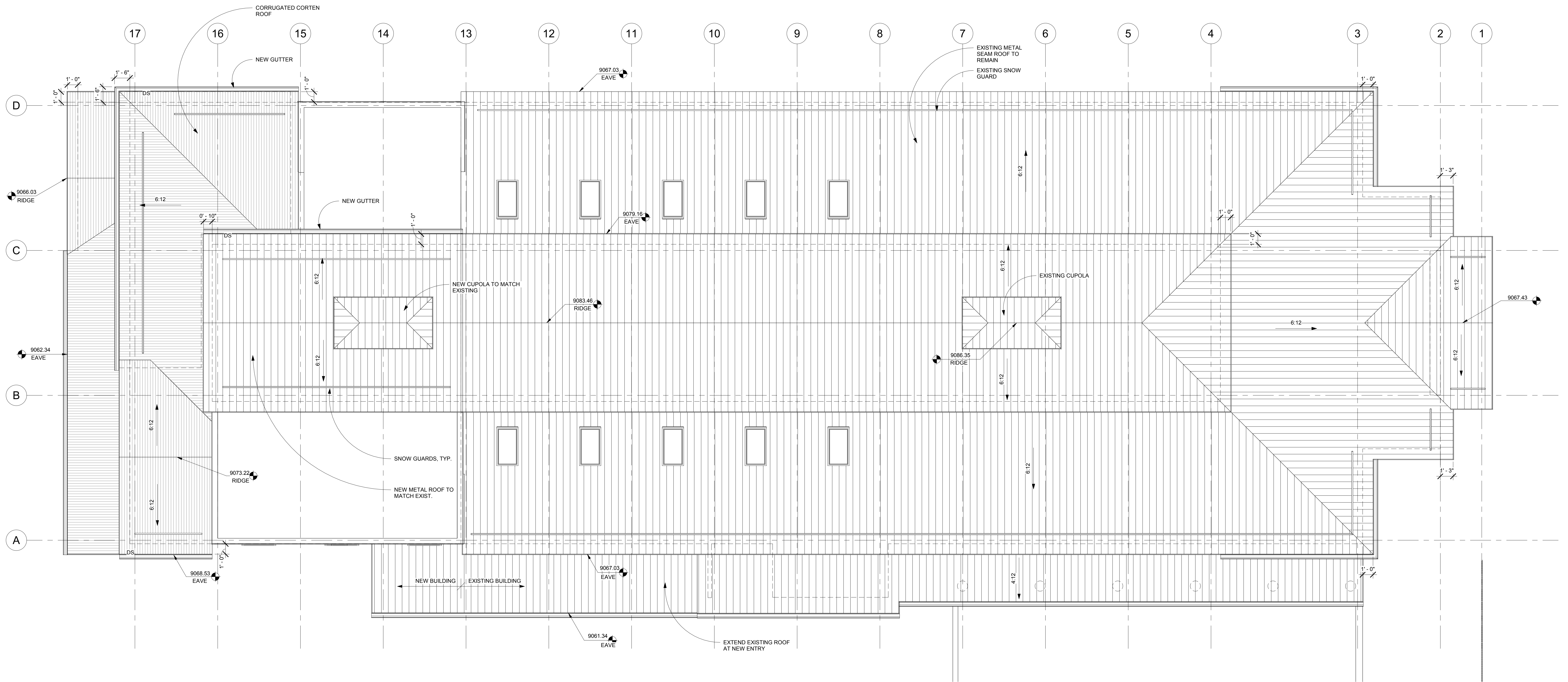
LEVEL	PROPOSED	EXISTING	TOTAL
FIRST (RETAIL)	1,244 SF	2,840 SF	4,084 SF
FIRST (RESTAURANT)	0 SF	652 SF	652 SF
SECOND (RETAIL)	501 SF	2,070 SF	2,571 SF
LOFT	332 SF	584 SF	916 SF
			8,223 SF



1 SECOND FLOOR PLAN
A2.2 1/4" = 1'-0"

PROJECT No.	201816
ISSUE DATE	05/30/2019
REVISIONS	
SHEET TITLE	SECOND FLOOR PLAN
PROJECT NUMBER	





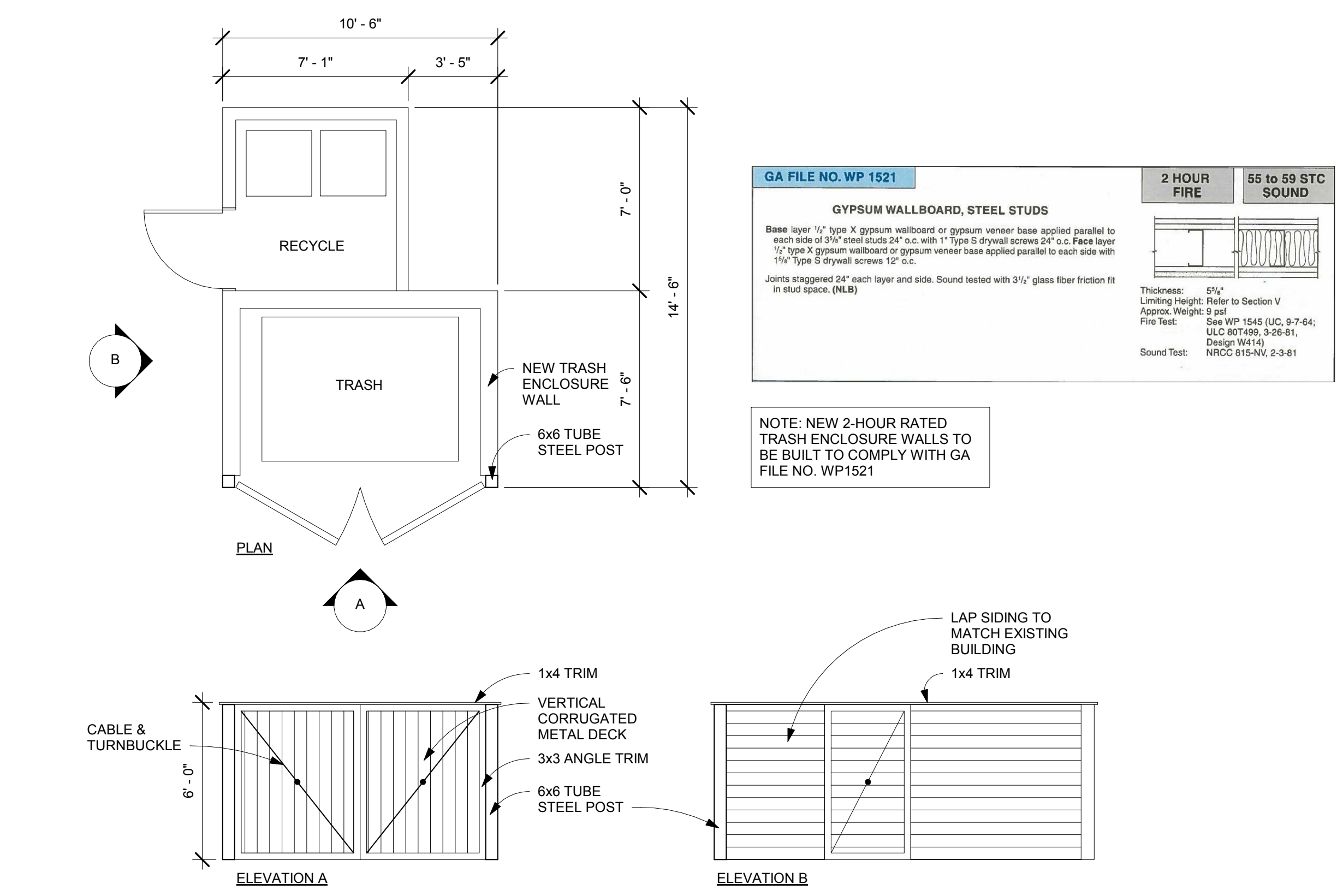
1 ROOF PLAN
A2.4 1/4" = 1'-0"

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ISSUE DATE 05/30/2019
REVISIONS

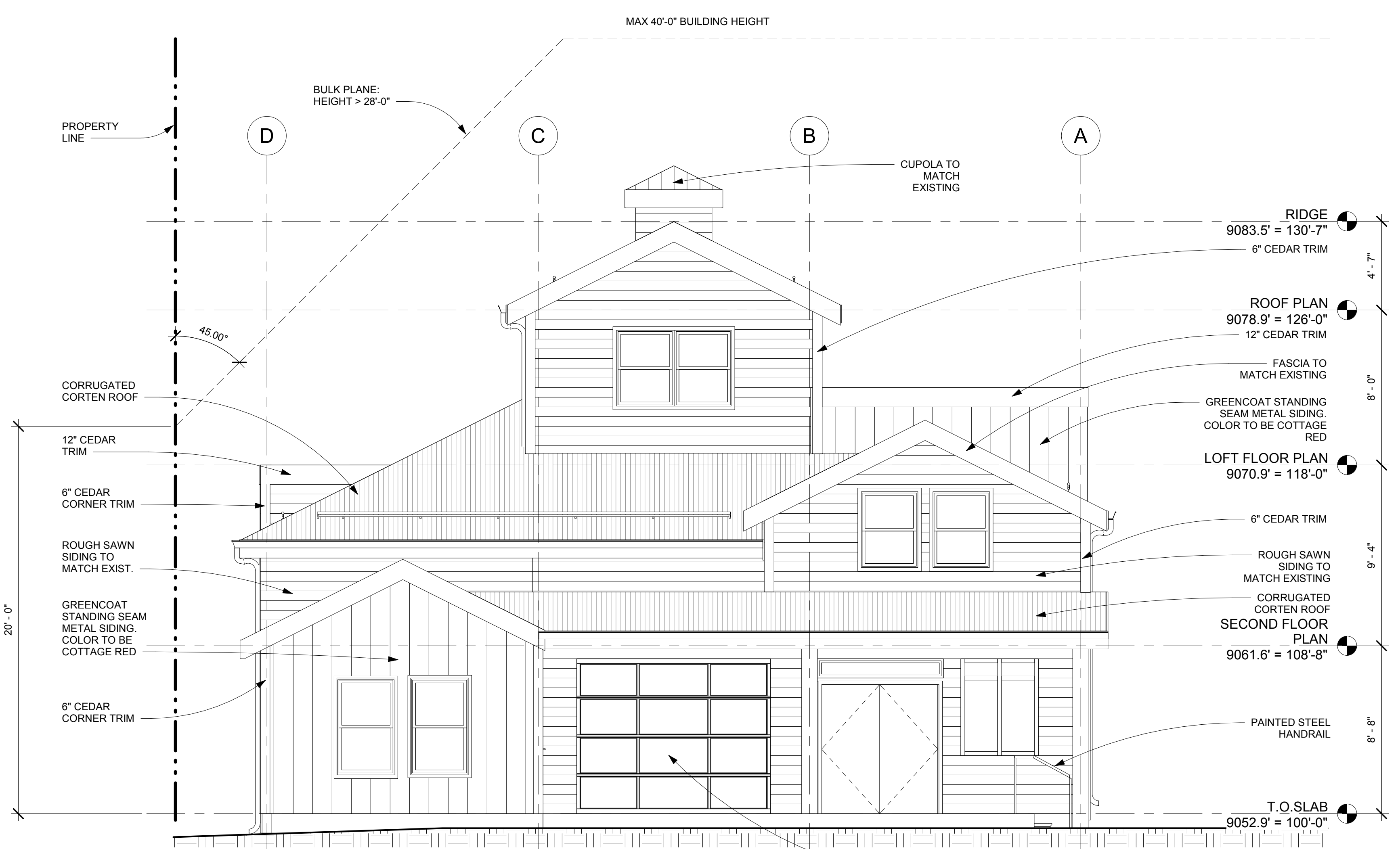
SHEET TITLE:

ROOF PLAN

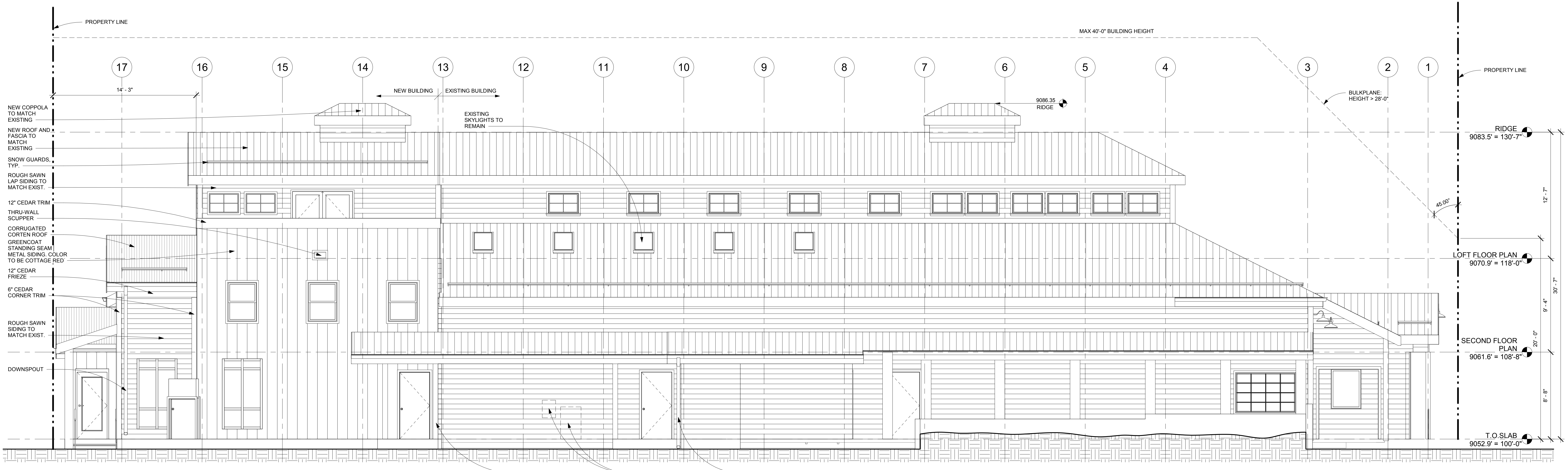
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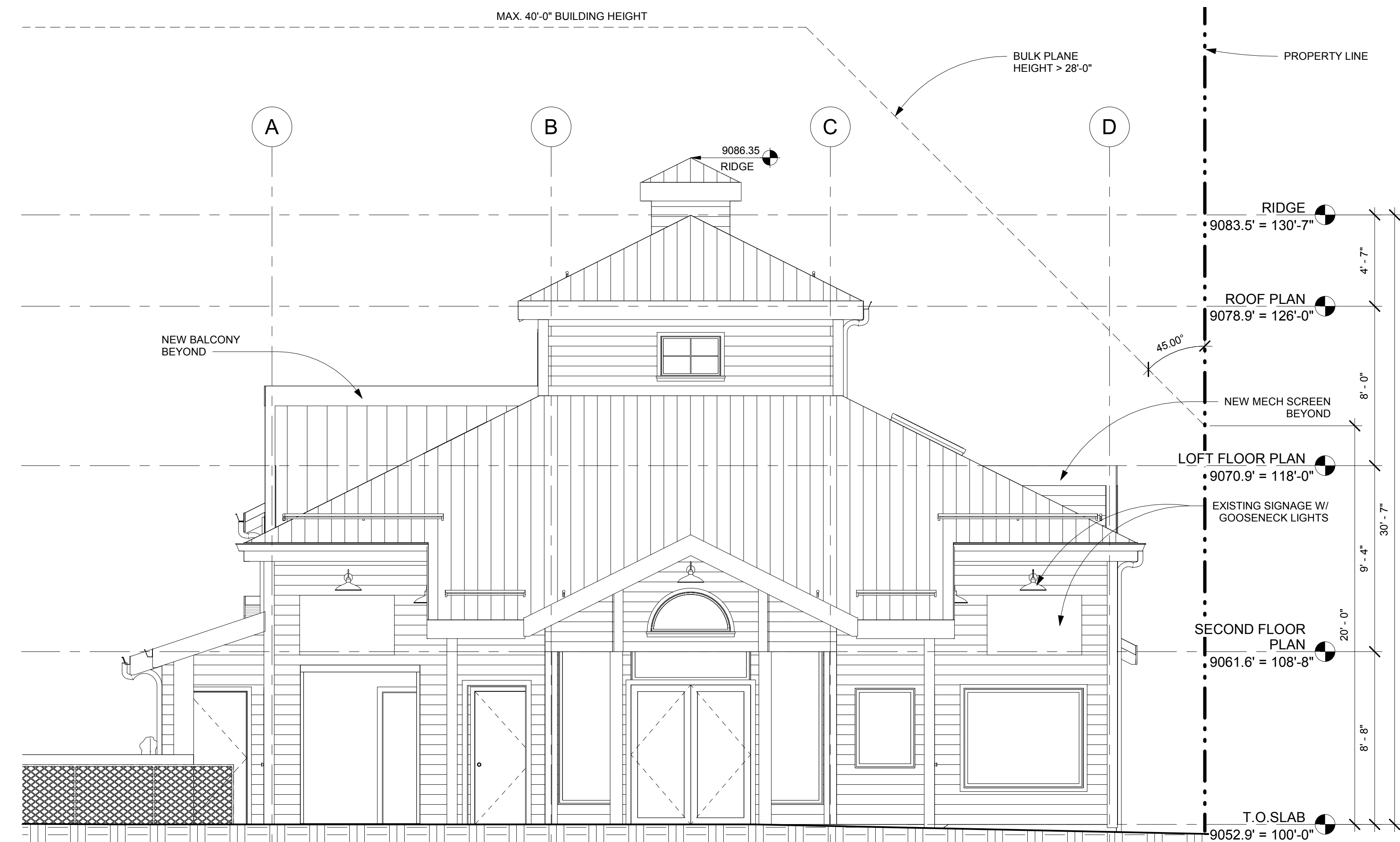
3 DUMPSTER PLAN & ELEVATIONS
A3.1 1/4" = 1'-0"



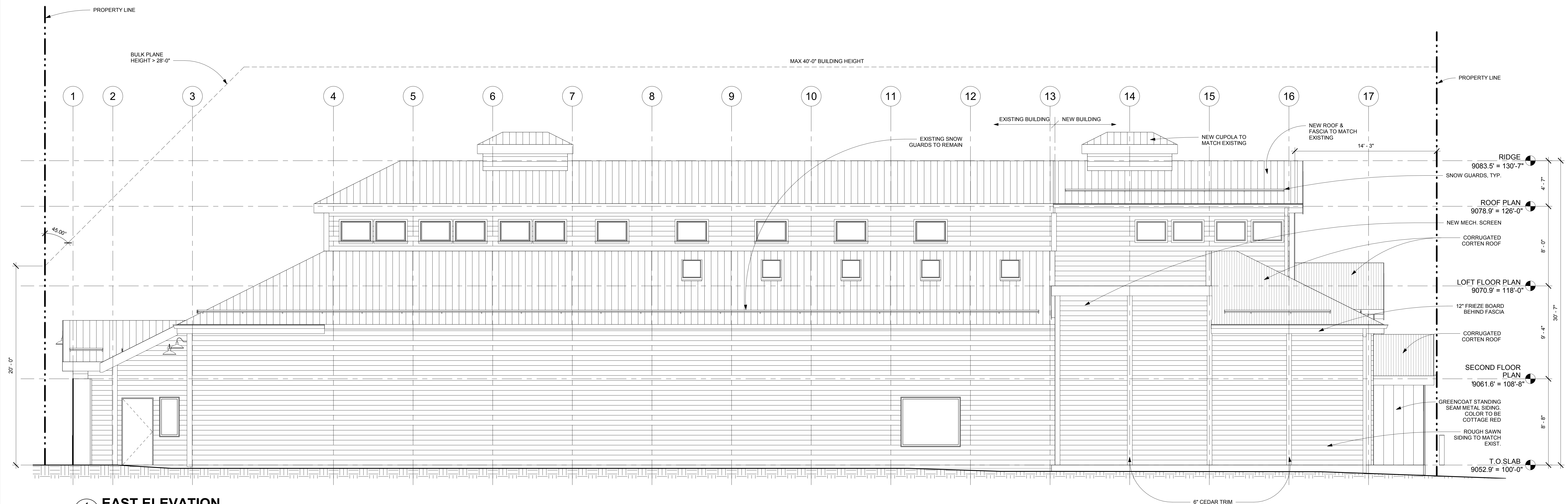
2 NORTH ELEVATION
A3.1 1/4" = 1'-0"



1 WEST ELEVATION
A3.1 1/4" = 1'-0"



2 SOUTH ELEVATION
A3.2 1/4" = 1'-0"



1 EAST ELEVATION
A3.2 1/4" = 1'-0"

PROJECT No.	201816
ISSUE DATE	05/30/2019
REVISIONS	
SHEET TITLE	EXTERIOR ELEVATIONS
PROJECT NUMBER	



FRISCO EMPORIUM
313 MAIN STREET
FRISCO, COLORADO

PROJECT No: 201816
ISSUE DATE: 05/30/2019
REVISIONS:

SHEET TITLE:

3D MODEL VIEW