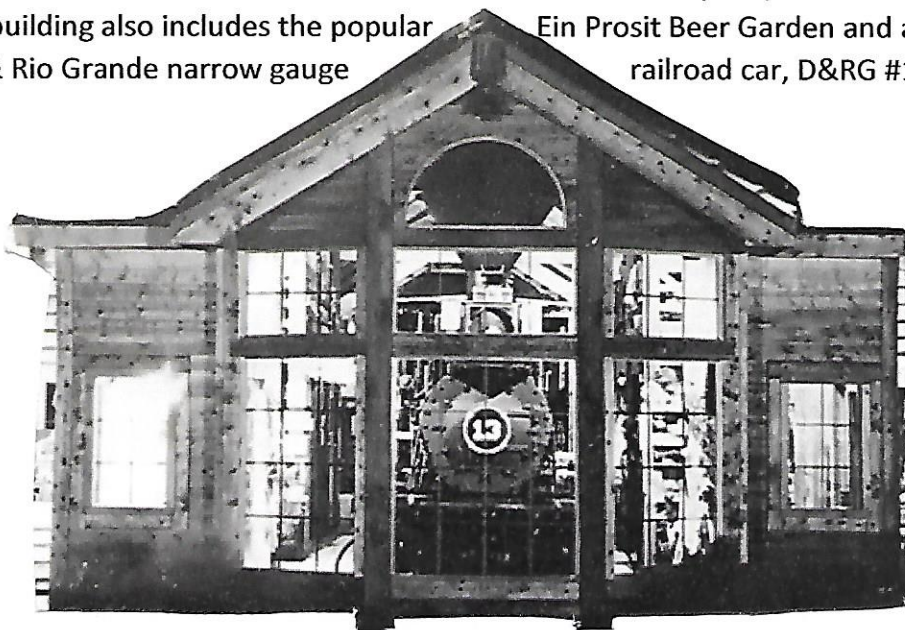


**PROJECT NARATIVE**  
**ADDITION TO 313 MAIN STREET**  
**FRISCO EMPORIUM BUILDING**

Proposed is a 2250 square foot addition to the existing building at 313 Main Street. The existing building was built in 1986 as the Antique Barn and housed a 1881 steam locomotive. The existing 6000 square feet of retail still has original tenants, 30 plus years in the same space! The existing building also includes the popular Ein Prosit Beer Garden and a historic 1881 Denver & Rio Grande narrow gauge railroad car, D&RG #120.



**Remember this?**

313 Main Street and the adjacent property 307, 309 and 311 Main Street have always operated in conjunction with each other, same ownership, same delivery driveway, same trash dumpster. In the new scenario everything remains the same except the trash dumpster will move to a different location.

With the new addition I hope to develop a unique storefront on the alley. The flexible design allows for expansion of the existing retail and the ability to rent to other independent businesses with separate and private entry. At the same time I will be enclosing fully again the railroad car and also creating a much brighter interior and a long, clear view through the length of the entire building. Some existing tenants will be able to expand and the retail co-op can add additional vendors to the list of 15 existing.

The exterior of the proposed addition is timber and several different profiles of corrugated and custom bent steel, some left to rust and some with a Nordic preservative treatment. All exterior trim is native rough sawn. It is my hope to duplicate the original timber frame construction.