

MDZ@6ixthDegree.com | 702.378.5627 | 6ixthDegree.com 6ixth Degree Development, LLC 891 14th Street, #3602 | Denver | CO | 80206

2025 05 08

Planning Commission Town of Frisco P.O. Box 4100 Frisco, CO 80443

Re: Major Submission Project Narrative for Sixth Degree Town Homes located at: 121 E Main St. Frisco, CO 80443

Dear Planning Commission,

Thank you for considering our project for Major Site Plan review. In our submittal package, you will see all the required documents that we feel express our intent for this project, as well as our project narrative that is outlined below. Please note that Transformer and Dumpster locations are clearly noted on Sheet A-1.4.

Thank you very much for your time. Sincerely,

Margaret Ziedin 6ixth Degree Development, LLC





Sixth Degree Town Homes Development Narrative

Address: 121 E Main St, Frisco, CO 80443

Legal Description: A Condominium Plat of Lots 1-2, Block 2, Plus the West 371 2

Feet of Second Avenue, King Solomon Addition to Frisco Townsite Section 35, Township 5 South, Range 78 West of the Sixth Principal Meridian Town of Frisco, County of Summit,

State of Colorado

Name of Development: Sixth Degree Town Homes

Property Owner: Baseline 121, LLC

2412 Patterson Rd, Ste 7, Grand Junction, CO 81505-1259

General Partner: John P Poovey

Applicant: 6ixth Degree Development, LLC

891 14th St, #3602, Denver, CO. 80202

Principal: Margaret D Ziedin

Zoning: CC

Lot Size: 12,254 SF | 0.281 Acres

EXISTING | PROPOSED

Lot Coverage Impervious: 5,590SF = 45.6% | **8,612SF = 70.2%**

Parking Spaces: 6 spaces | 14 spaces

No of Residential Units: 1 x 1330SF EHU | 5 @ Market Rate

Non-Residential GFA: 2,200SF | 1,023.49SF

Engineer/Surveyor: Tomas S Marcin

Marcin Engineering

130 Ski Hill Road, #235, Breckenridge, CO 80424

Architect: Stephen Shainholtz

BHH Planners 560 Adams Ave, Silverthorne, CO 80498

Property Owner Consent: Attached Association Consent: Attached

121 SIXTH DEGREE MAJOR SITE PLAN NARRATIVE

Town of Frisco, Colorado - Planning Commission Submission

Date: [Insert Final Submission Date]

1. Project Overview

The proposed development, known as Sixth Degree Town Homes, is a mixed-use building located at 121 E Main Street in Frisco, Colorado. The site is zoned Central Core (CC), where mixed-use buildings incorporating residential and commercial uses are not only permitted but encouraged under §180-20.2.2 of the Town of Frisco Unified Development Code (UDC). This project embraces Frisco's vision for a vibrant, walkable downtown with thoughtful, human-scaled architecture and a commitment to sustainability, inclusivity, and quality design.

2. Site Context & Design Intent

Situated on Main Street with egress via Galena Alley, the site spans approximately 0.2093 acres and lies within the prominent pedestrian corridor. The design draws inspiration from the region's mountain town character while integrating contemporary elements, wrapping around the existing Log Cabin Restaurant now known as Casa Sanchez. The building is oriented to activate the street edge with pedestrian-scale storefronts and entries, while maintaining contextual harmony with nearby structures through compatible materials, massing, and roof articulation.

The intent of the design is to:

- Create a mixed-use structure with two commercial units at the ground level and total six residential units on the upper level, inclusive of the existing and newly renovated and appointed deed restricted housing unit above Casa Sanchez.
- Promote walkability and enhance the pedestrian experience.
- Comply fully with the UDC's dimensional, architectural, and use standards.
- Incorporate best practices from the International Building Code (2021 IBC) in areas such as life safety, energy efficiency, and accessibility.

3. Land Use & Zoning Compliance

The proposed use is compliant with the CC district standards as outlined in UDC §180-3.16.2:

- Residential and commercial mixed-use is a permitted use in this zone.
- The development complies with the minimum lot area, setback, and building height requirements of Table 3-6 in the UDC.
- A conditional use permit is not required for the proposed configuration.

4. Building Design & Architecture

The architectural character is consistent with UDC §180-6.22:

- Façade Articulation: The street-facing façades are divided into varied modules with recessed balconies, wood trim accents, and transparent storefront glazing.
- Roof Forms: The building features a pitched roof form in keeping with Frisco's architectural guidelines while integrating flat elements to maximize snow management and mechanical screening.
- Material Palette: Materials include fiber cement panels, natural wood, standing seam metal roofing, and painted steel—all selected for their durability, low maintenance, and mountain town aesthetic.

5. Site Access, Parking & Circulation

Access is provided via Galena Alley, with vehicular ingress and egress occurring from the shared alley as outlined in the site plan. The project conforms with UDC §180-6.13 regarding off-street parking:

- Total parking provided: 14 spaces (including 1 ADA stall, 2 EV-ready stalls and creation of a new Main Steet visitor space #14).
- Bicycle parking is also provided in accordance with UDC \$180-6.13.6.
- Pedestrian circulation is prioritized with a widened sidewalk and ADA-compliant entries to all commercial spaces.

6. Open Space & Landscaping

The project meets the requirements of UDC §180-6.14 regarding landscaping and open space:

- Landscaped areas are concentrated at the street corner and rear setback zones, featuring native, drought-tolerant species to minimize irrigation.
- A shared courtyard provides communal outdoor space for residents.
- A snow storage plan is included per UDC §180-6.15.

7. Lighting, Refuse Management & Signage

Exterior lighting will comply with UDC §180-6.16 and be full cutoff, downward-directed LED fixtures. A detailed photometric plan is provided. Refuse Management in accordance with §180-6.17, site capacity has been accessed by Wate Management vendor. Signage will be designed in accordance with Frisco Sign Code (Article 180-6.19), with sign permits to be submitted separately.

8. Utilities & Drainage

All utilities will connect to the existing Town of Frisco infrastructure. The civil engineer has prepared a drainage report and utility plan in accordance with Town Engineering Standards and IBC Chapter 29. Stormwater will be managed on-site through pervious pavers and bioretention features.

9. Energy Efficiency & IBC Compliance

The building is designed to exceed the 2021 International Energy Conservation Code (IECC) and will meet all applicable IBC standards including:

- Fire safety (IBC Chapter 7), including required fire separation walls between commercial and residential uses.
- Egress (IBC Chapter 10) and Accessibility (IBC Chapter 11/ANSI A117.1)
 requirements, including ADA-compliant entries, restrooms, and access to residential units.

• All units will be constructed with high-performance insulation, Energy Star-rated appliances, and efficient HVAC systems.

10. Community Benefits & Sustainability

The project contributes positively to Frisco's goals by:

- Providing attainable housing in a walkable downtown location.
- Revitalizing an underutilized parcel with high-quality infill development.
- Encouraging year-round commercial activity at the pedestrian level.
- Including EV charging readiness, bicycle infrastructure, and native landscaping, aligning with Frisco's sustainability values.

11. Conclusion

Sixth Degree Town Homes is a code-compliant, community-oriented development that reflects Frisco's long-term vision. The design enhances the pedestrian environment, respects local character, and provides needed housing and commercial opportunities within the Central Core. We respectfully submit this narrative and supporting documents for your consideration and approval.



MDZ@6ixthDegree.com | 702.378.5627 | 6ixthDegree.com 6ixth Degree Development, LLC 273 AdamsthStreet|Denver|CO|80206

2025 01 24

3 Tesoros, LLC P.O. Box 774, Buena Vista, CO. 81211

Re: Development of Tract A 121 E Main St. Frisco, CO 80443

As representative of 3 Tesoros, LLC owner of 121 E Main St, R1 & C1, Frisco, CO 80443.

We support and approve the development of 6ixth Degree Town Homes, as a part of the expansion into Tract A of the 6ixth Degree Town Homes Association expansion and agreed to as apart of our purchase agreement,

Per attached Sketch Plan: 52405 6ixthDegree 12.09.24.pdf

Marisol Diaz Marisol Diaz (Jan 27, 2025 18:34 MST)	
Signed	
Marisol Diaz	
Title	
member	
Date	
27/01/2025	





Pg: 1

6ixth Degree Town Home - Casa Sanchez

Final Audit Report 2025-01-28

Created: 2025-01-24

By: Margaret Ziedin (mdz@6ixthdegree.com)

Status: Signed

Transaction ID: CBJCHBCAABAAIcb1QdcdbQa-92AQZylSeKixbnnE3vUn

"6ixth Degree Town Home - Casa Sanchez" History

Document created by Margaret Ziedin (mdz@6ixthdegree.com) 2025-01-24 - 7:41:40 PM GMT- IP address: 71.205.186.95

Document emailed to Marisol Diaz (marisoldiaz26@hotmail.com) for signature 2025-01-24 - 7:41:44 PM GMT

Email viewed by Marisol Diaz (marisoldiaz26@hotmail.com) 2025-01-24 - 8:21:49 PM GMT- IP address: 72.175.16.17

Email viewed by Marisol Diaz (marisoldiaz26@hotmail.com) 2025-01-26 - 10:20:58 PM GMT- IP address: 72.175.16.17

Document e-signed by Marisol Diaz (marisoldiaz26@hotmail.com)

Signature Date: 2025-01-28 - 1:34:54 AM GMT - Time Source: server- IP address: 72.175.16.17

Agreement completed.
 2025-01-28 - 1:34:54 AM GMT

6ixth Degree Development, LLC 273 Adams St Denver, CO. 80202 702-378-5627

2024 12 09

Town of Frisco 1 Main St, Frisco, CO. 80443 Planning and Community Development

Re: Letter of Consent Application of Major Plan Submission 121 E Main Street, Frisco, CO. 80443

To whom it may concern:

I John Poovey General Partner of Baseline Capital Investment, LLLP at 2020 Baseline Drive, Grand Junction, CO. 81507.

Baseline Capital Investment, LLLP is owner of Baseline 121, LLC the entity for real property Schedule # 6520093

Baseline 121 LLC, provides consent to 6ixth Degree Development, LLC, a partnership of John Poovey – Member and Margaret Ziedin – Managing Member, to submit application for major site plan approval and management of development and construction oversight.

Sincerely,

John Poovey (Dec 9, 2024 11:22 MST)

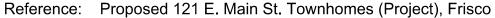
Heather A Poovey (Dec 9, 2024 08:23 MST)

John & Heather Poovey
Baseline Capital Investment. LLLP
Baseline 121, LLC
970-201-9590
JohnPooveydmd@gmail.com



December 3, 2024

Chris McGinnis, Town Engineer Town of Frisco PO Box 4100 Frisco, CO 80443



Project Trip Generation Letter



The Project developer, 6ixth Degree Development, LLC, provided a floor plan concept (attached) that confirmed the Project would include the following land uses

- 5 new DU of townhome housing,
- 1,000 sf of new retail (assume apparel store).
- 1 new DU of employee housing for restaurant manager,
- 1 existing restaurant to remain,

The existing restaurant has been open and generating vehicle trips on the roadway, so it would not be considered a new trip generator. The Project's new land uses would have very low trip generation per the attached trip calculations

The following table shows the new housing trips based on Institute of Transportation Engineers (ITE) trip rate database for "single family attached housing," land use code 215.

Project Trip Generation - New Residential (6 DU)

Period	Inbound	Outbound	Total
Weekday (vpd)	22	21	43
AM Peak Hour (vph)	1	2	3
PM Peak Hour (vph)	2	1	3

The following table shows the new retail trips based on ITE trip rate database for "apparel store," land use code 876.

Project Trip Generation – New Retail (1 KSF)

Period	Inbound	Outbound	Total
Weekday (vpd)	33	33	66
AM Peak Hour (vph)	1	0	1
PM Peak Hour (vph)	2	2	4



The following table shows the total new project trips

Project Trip Generation – New Total

Period	Inbound	Outbound	Total
Weekday (vpd)	55	54	109
AM Peak Hour (vph)	2	2	4
PM Peak Hour (vph)	4	3	7

There are two main reasons that a more detailed traffic impact study would not be required.

- 1. Frisco Code Section 180-6.12.1 states that a traffic study should be provided for any LARGE project. This isn't a large project, and the new trips generated from the Project would be very low. The impacts would be negligible. Other agencies have specific minimum trip generation thresholds for traffic studies and the Project would be below those thresholds.
 - a. CDOT doesn't require a traffic study unless there would be more than 10 vph during the peak hour.
 - b. The City of Montrose threshold for a traffic study is 250 vpd during the day.
- 2. The Project would not have a driveway connection to Main St. All Project traffic would use the alley behind the Project.

Please let me know if you need any additional traffic information for this Project. Thank you.

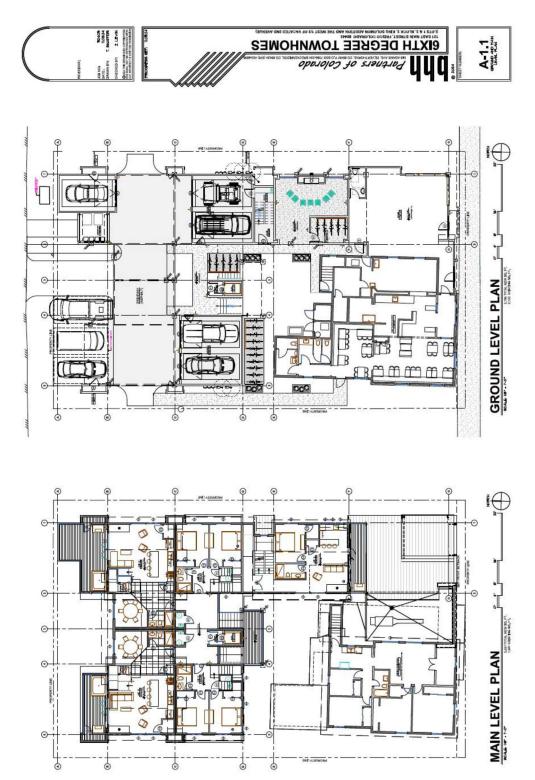
Sincerely,

Barrie "Skip" Hudson, PE

Ship Hudson

Copy: Margaret Ziedin, 6ixth Degree Development LLC

Floor Plan Concept

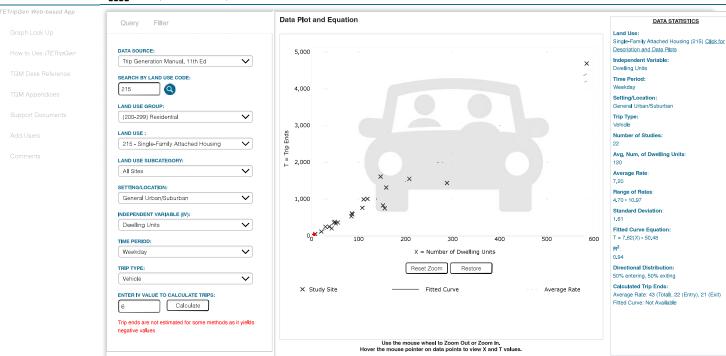








Graph Look Up



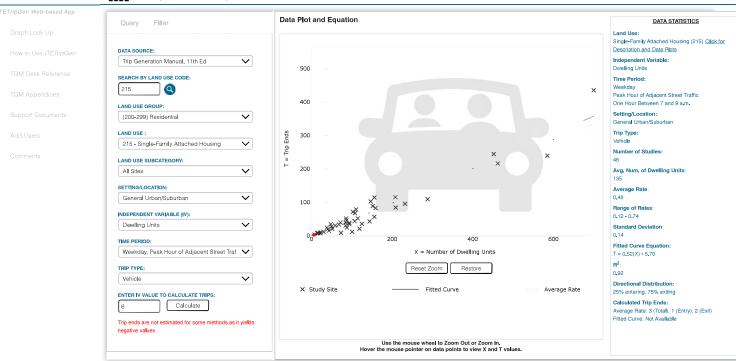
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Graph Look Up

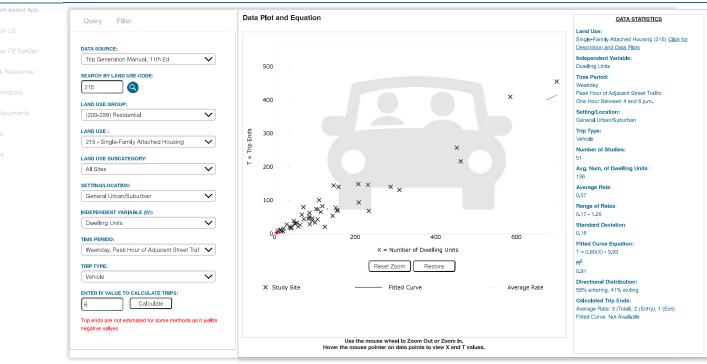








Graph Look Up



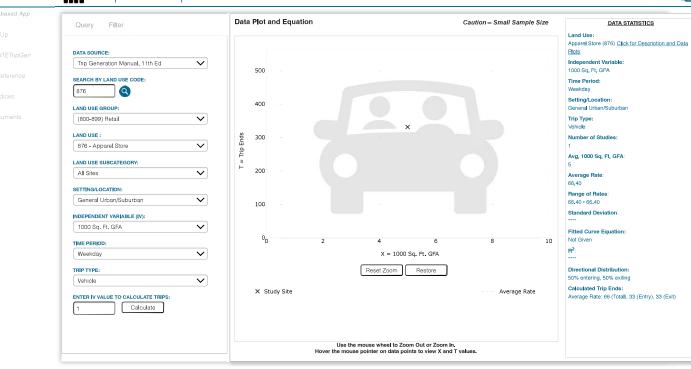
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Graph Look Up



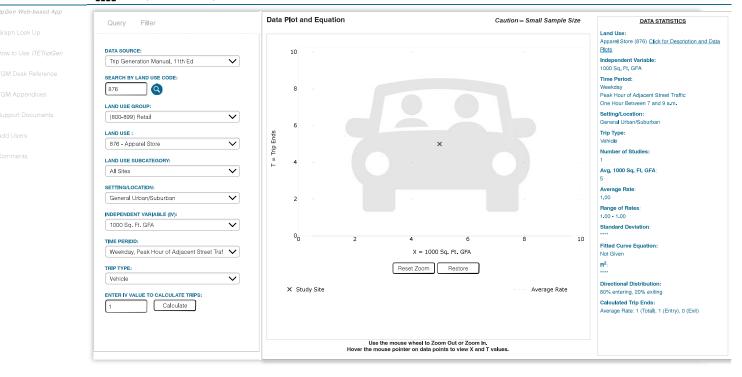
Add-ons to do more







Graph Look Up

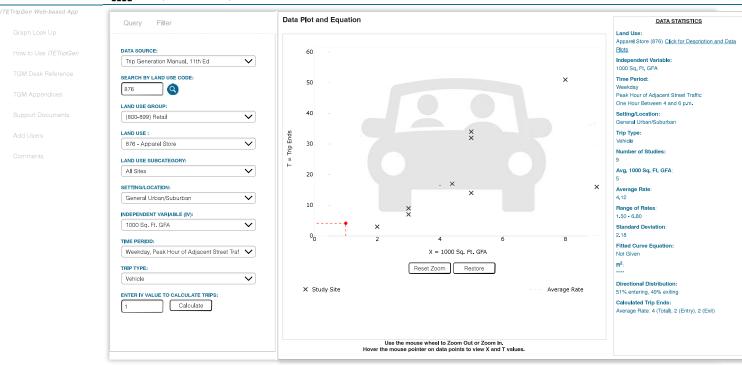








Graph Look Up



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Business / Sales Tax License

Expires on 12/31/2025

Margaret Ziedin,

having paid the applicable fees to the Department of Finance of the Town of Frisco, and having met all zoning requirements, is hereby granted a license to do business in the Town of Frisco

6IXTH DEGREE DEVELOPMENT, LLC 6IXTH DEGREE DEVELOPMENT, LLC

273 Adams St, DENVER, CO, 80206

GIVEN UNDER THE OFFICIAL SEAL OF THE TOWN OF FRISCO ON 1/1/2025.

Leslie Edwards, Director of Finance

Leslie Edwards

8.4 Waste collection verification

Waste Usage Plan

https://library.municode.com/co/frisco/codes/code of ordinan ces?nodeId=CH124PUHESA ARTIIIWARERE S124-24DE

From: Wallace, Tristin <twallac2@wm.com>
Sent: Wednesday, October 30, 2024 3:43 PM
To: Margaret Ziedin <Margaret@6ixthdegree.com>
Subject: RE: 121 E Main St, Frisco, CO 80443 - Waste Management Plan

Hi Margaret,

Based on our discussion with the smaller trash enclosure new updated service levels are as follows:

2yd MSW serviced 1x per week Glass 96Gal x 2 x 1 weekly 2yd RCY Services 1x Every other week.

USAGE ALLOWANCE based on Commercial +/- 3,300 sf Residential +/- 10,480 sf

Warmest regards,

Tristin Wallace
Service Solutions Representative
West Coast
twallac2@wm.com
T: 206.238.0459



1 GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 Yard Commercial Dumpster Holds: 400 lbs.

Best For: Small restaurants and companies with up to 25 employees

1 x RCY, 1 x MSW



96-Gallon Glass Recycling Container

Single Stream



Please consider the environment before printing this email. Thank you!

GENERAL NOTES

WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

ÁLL PLANS, DESIGNS, AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BHH PARTNERS PLANNERS/ARCHITECTS, A.I.A./P.C. AND SHALL NOT BE USED. DISCLOSED, OR REPRODUCED FOR ANY PURPOSE WHATSOEVER

HIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY SUMMIT COUNTY, COLORADO. SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.

VRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS JNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL MMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT.

RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER. HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT VERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.

TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES SENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE JNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

) WORKMANSHIP:

Í IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF

BLANK

SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL. SEE SPECIFICATIONS.

10) CONSTRUCTION SAFETY

THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

11) EXCAVATION PROCEDURES:

UPON COMPLETION OF ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. SEE SPECIFICATIONS. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.

THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. REFER TO CURRENT INTERNATIONAL BUILDING CODE, MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL

DRAWINGS FOR ADDITIONAL REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PROVIDE A MOCKUP OF ALL EXTERIOR MATERIALS FOR REVIEW BY THE OWNER, ARCHITECT, AND INTERIOR DESIGNER. THIS MOCKUP SHALL BE PROVIDED AND SIGNED OF IN WRITING PRIOR TO ANY EXTERIOR FINISH WORK. THE SAMPLE SHALL INCLUDE FASCIA, TRIM WINDOW CLADDING, AND ALL OTHER EXTERIOR FINISHES INCLUDING 3'X3' SAMPLE OF EXTERIOR STONEWORK. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE.

THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (W.R. GRACE FOR BITUTHENE, ETC.) PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO PROVIDE THESE WRITTEN APPROVALS REMOVES ALL RESPONSIBILITY FOR THE WORK FROM THE ARCHITECT.

15) BUILDING AREA

BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE.

THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.

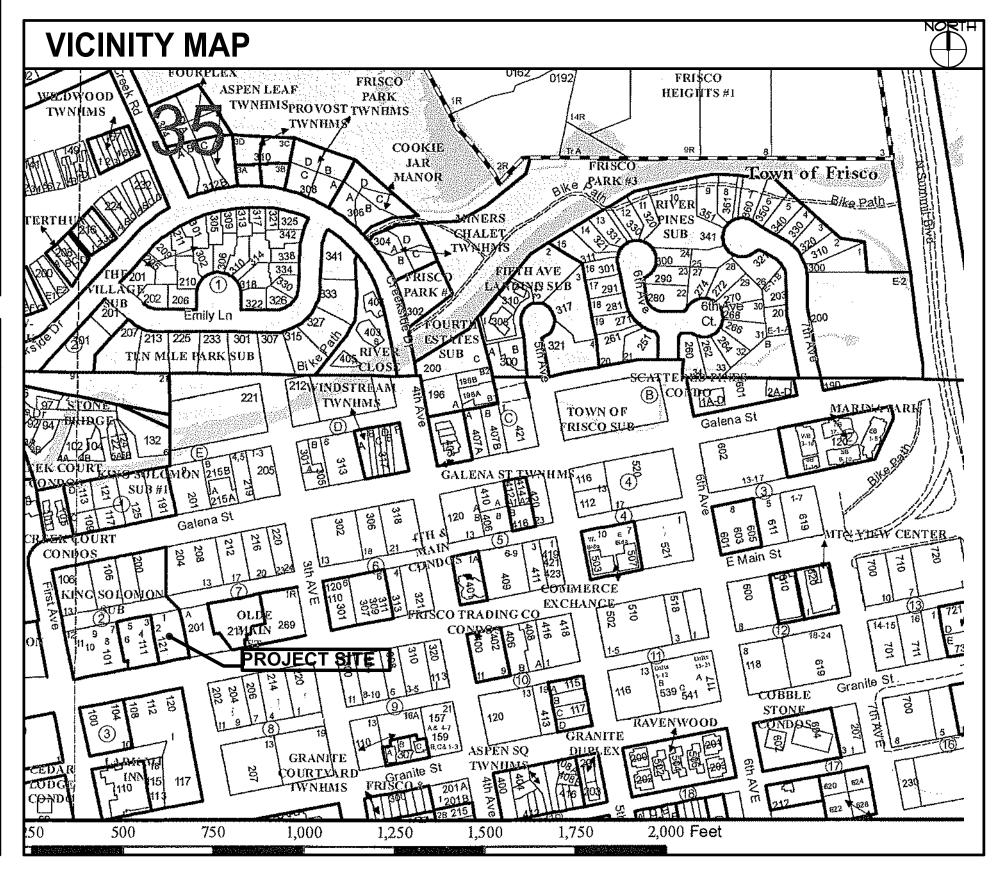
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREA SLOPES PRIOR TO POURING ANY FOUNDATIONS. SURVEY WORK SHOULD BE VERIFIED IN DETAIL. SEE

THIS PROJECT HAS BEEN DIGITALLY MODELED IN 3D SOFTWARE. THE TRANSMISSION OF DIGITAL MODEL FILES CONSTITUTES A WARRANTY BY THE PARTY TRANSMITTING FILES TO THE PARTY RECEIVING FILES THAT THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF THE DIGITAL DATA. UNLESS OTHERWISE AGREED IN WRITING, ANY USE OF, TRANSMISSION OF, OR RELIANCE ON THE MODEL IS AT THE RECEIVING PARTY'S RISK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF QUESTIONS OR COORDINATION ISSUES BETWEEN THE CONTRACT DOCUMENTS AND DIGITAL MODEL.

GIXTH DEGREE TOWNHOMES



VIEW FROM SOUTHEAST



AREA CALCULATIONS

	MAIN	UPPER	TOTAL
UNIT 'A'	804.00 S.F.	453.25 S.F.	1,257.25 S.F.
UNIT 'B'	801.12 S.F.	453.07 S.F.	1,254.19 S.F.
UNIT 'C'	552.00 S.F.	711.73 S.F.	1,263.73 S.F.
UNIT 'D'	552.00 S.F.	711.36 S.F.	1,263.36 S.F.
UNIT 'E'	821.57 S.F.	769.71 S.F.	1,591.28 S.F.
	-	<u> </u>	

EXISTING RESTAURANT = 2,119 SQ.FT. LOWER GARAGES = 1,290 SQ.FT. RETAIL SPACE = 1,024 SQ.FT.

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND

LEGAL DESCRIPTION

LOT(S) 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 VACATED 2ND AVENUE FRISCO, COLORADO 80443 0.28 ACRES/ 12,196 SQ. FT.

	U.S.G.S.	ARCHITECTURAL
LOWER- T.O. CONC.	9,063.5'	100'-0"
MAIN - T.O. PLYWD.	9,074.5'	111'-6"
UPPER - T.O. PLYWD.	9,085.0'	122'-0"

SHEET INDEX

PRELIMINARY UTILITY PLAN PRELIMINARY GRADING AND DRAINAGE PLAN

LANDSCAPE PLAN and SITE ROOFS SP1.2 PARKING PLAN and SITE LIGHTING PLAN

BASEMENT PLAN

LOWER & MAIN FLOOR PLAN (1/8" SCALE) UPPER FLOOR & ROOF PLAN (1/8" SCALE) LOWER FLOOR PLAN AT SOUTH

LOWER FLOOR PLAN AT NORTH MAIN FLOOR PLAN AT SOUTH MAIN FLOOR PLAN AT NORTH UPPER FLOOR PLAN AT SOUTH UPPER FLOOR PLAN AT NORTH

ROOF PLAN AT SOUTH A-1.10 ROOF PLAN AT NORTH BUILDING PERSPECTIVES

SOUTH ELEVATION WEST ELEVATION A2.4 NORTH ELEVATION A2.5 EAST ELEVATION

FINISHED FLOOR ELEVS.

© 2*0*24

SOILS ENG'R: PLUMB'G ENG'R: ELEC'L ENG'R: MECH'L ENGR': CIVIL ENGINEER: SURVEYOR: STRUCTURAL ENG'R: CONTRACTOR: ARCHITECT: **OWNER:** MARGARET ZIEDIN SUNDQUIST DESIGN GROUP, INC. MARCIN ENGNEERING MARCIN ENGNEERING CAMPBELL CONSTRUCTION, LLC. BHH Partners, Planners and Architects JOE SUNDQUIST 1584 SOUTH EMERSON STREET 130 SKI HILL ROAD #235 PETE CAMPBELL 130 SKI HILL ROAD #235 160 EAST ADAMS STREET P.O. BOX 4272 P.O. BOX 676 DENVER,CO 80210 COLORADO COLORADO P.O BOX 931 CONIFER, CO. 80433 FRISCO, CO. 80443 BRECKENRIDGE, CO 80424 Margaret@6ixthdegree.com (970)771-3459 303.838-2222 970.389.7246 info@marcinengineering.com nfo@marcinengineering.com petecampbellconstruction@comcast.net joe@sundquistdesign.com tshaffer@bhhpartners.com

REVISIONS:

12.09.24 DRAWN BY:

CHECKED BY: 2024 THIS DRAWING IS COPYRIGHTE ND SHALL NOT BE REPRODUCED WITH-UT ARCHITECT'S WRITTEN PERMISSI

PROGRESS SET: 12.09.24

SHEET NUMBER:

T-1.1

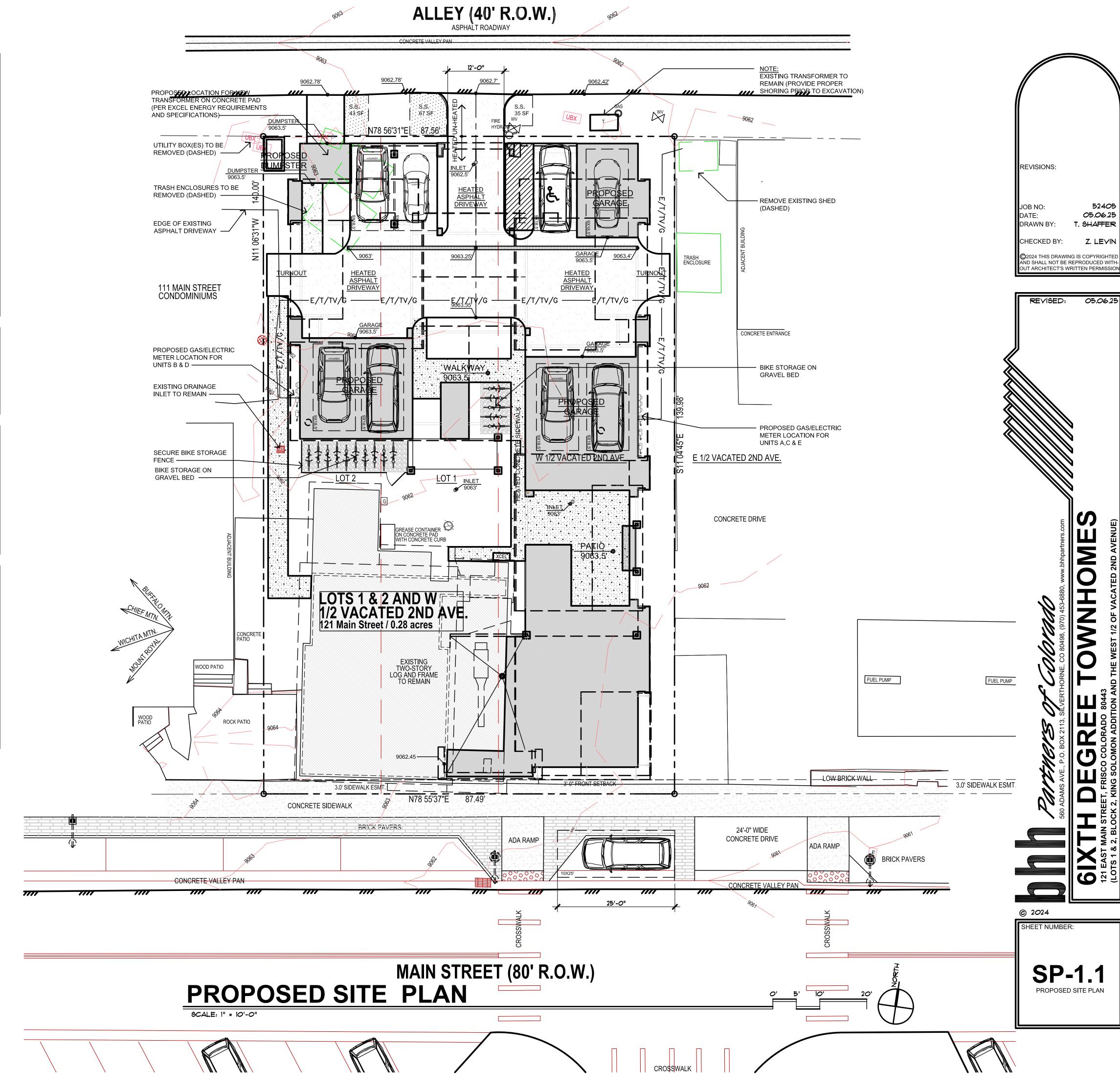
TITLE SHEET, GENERAL NOTES, SCHEDULES AND INFORMATION

SITE NOTES 1. ELECTRIC, CABLE T.V. AND TELEPHONE UNDERGROUND IN COMMON TRENCH 2. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND. 3. TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS & I. PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN.) 5. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO DAYLIGHT TO NATURAL TRENCH 6. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING 7. PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION 8. PROVIDE 6" DIA, STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS 9. STAKE HOUSE LOCATION FOR OWNER AND ARCHITECT PRIOR TO ANY WORK 0. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT . DRIVEWAY SHOWN IS EXISTING AND IS MAX. 2.5% SLOPE FOR FIRST 20' FROM ROAD EDGE OF PAVEMENT OR AS REQUIRED. 2. TREES TO BE REMOVED TO ALLOW 10' BETWEEN CANOPIES WITH EXCEPTION OF 13. ALL DRAINAGE WILL BE ON-SITE, AS PROVIDED BY THE CIVIL ENGINEER.

DRAINAGE ARROW	——
SPOT GRADE AT DOT	9,063.5'
	ARROW SPOT GRADE

SQ. FT.	PERCENTAGE
9,568 S.F.	78%
519 S.F.	04%
2,109 S.F.	18%
12,196 S.F.	100%
	9,568 S.F. 519 S.F. 2,109 S.F.

REQUIRED SNOWSTACK					
	SQ. FT.	PERCENTAGE			
HARDSCAPE (UN-HEATED CONCRETE OFF PROPERTY) - (DRIVEWAY and SIDEWALK AT ALLEY)	219 S.F.	100%			
REQ'D SNOW STACK (25% OF HARDSCAPE)	55 S.F.	25%			
TOTAL SNOW STACK PROVIDED	145 S.F.	63%			
NOTE: ALL DRIVEWAYS, PARKING AREAS, AND SIDEWALKS ARE TO BE HEATO CENTRAL DRAIN(S). THE ONLY PORTION WITH SNOW STACK NEE AREAS OUTSIDE PROPERTY LINE, AS CALCULATED ABOVE.		ED			
HARDSCAPE (HEATED) - (DRIVEWAY, SIDEWALKS AND COURTYARD)	3,816 S.F.	95%			
TOTAL HARDSCAPE	4,035 S.F.	100%			



LANDSCAPE NOTES

- PROVIDE 3" (MIN.) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SHORT SEED MIX (AS APPROVED BY SUMMIT COUNTY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.)
- KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
- GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
- PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
- 5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE. 6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
- ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1,000 SF IRRIGATED SPACE. PROVIDE SUBMITTAL.
- 8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE
- 9. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE. 10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
- 11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL
- 12. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
- 13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUABLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE
- 14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
- 15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER AS APPROVED BYTOWN OF BRECKENRIDGE PRIOR TO INSTALLATION.
- 16. ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION
- 17. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF FRISCO AND HOA.

REVEGETATION NOTES

REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:

SHORT DRY GRASS MIX @2 LBS/1000 SF:

CANBY BLUEGRASS

HARD FESCUE CREEPING RED FESCUE

SHEEP FESCUE 25% CANADA BLUEGRASS 10%

SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.

MOUNTAIN MAGIC WILDFLOWER MIX @1 LB/10.000 SF:

BABY'S BREATH BLANKETFLOWER

CALIFORNIA POPPY SHIRLEY POPPY BLUE FLAX LUPINE MIX

WALLFLOWER MAIDEN PINKS PENSTEMON, ROCKY MOUNTAIN WILD THYME

ROCKY MOUNTAIN BLUE COLUMBINE MIX @1LB/25,000 SF OR

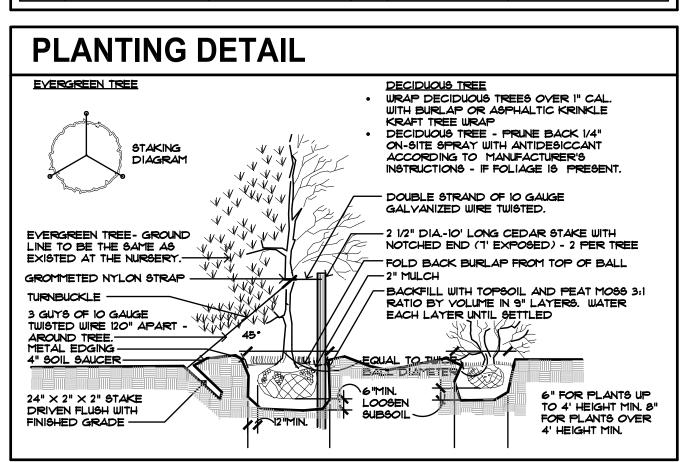
WESTERN NATIVE WILDFLOWER MIX @1 LB/6000 SF:

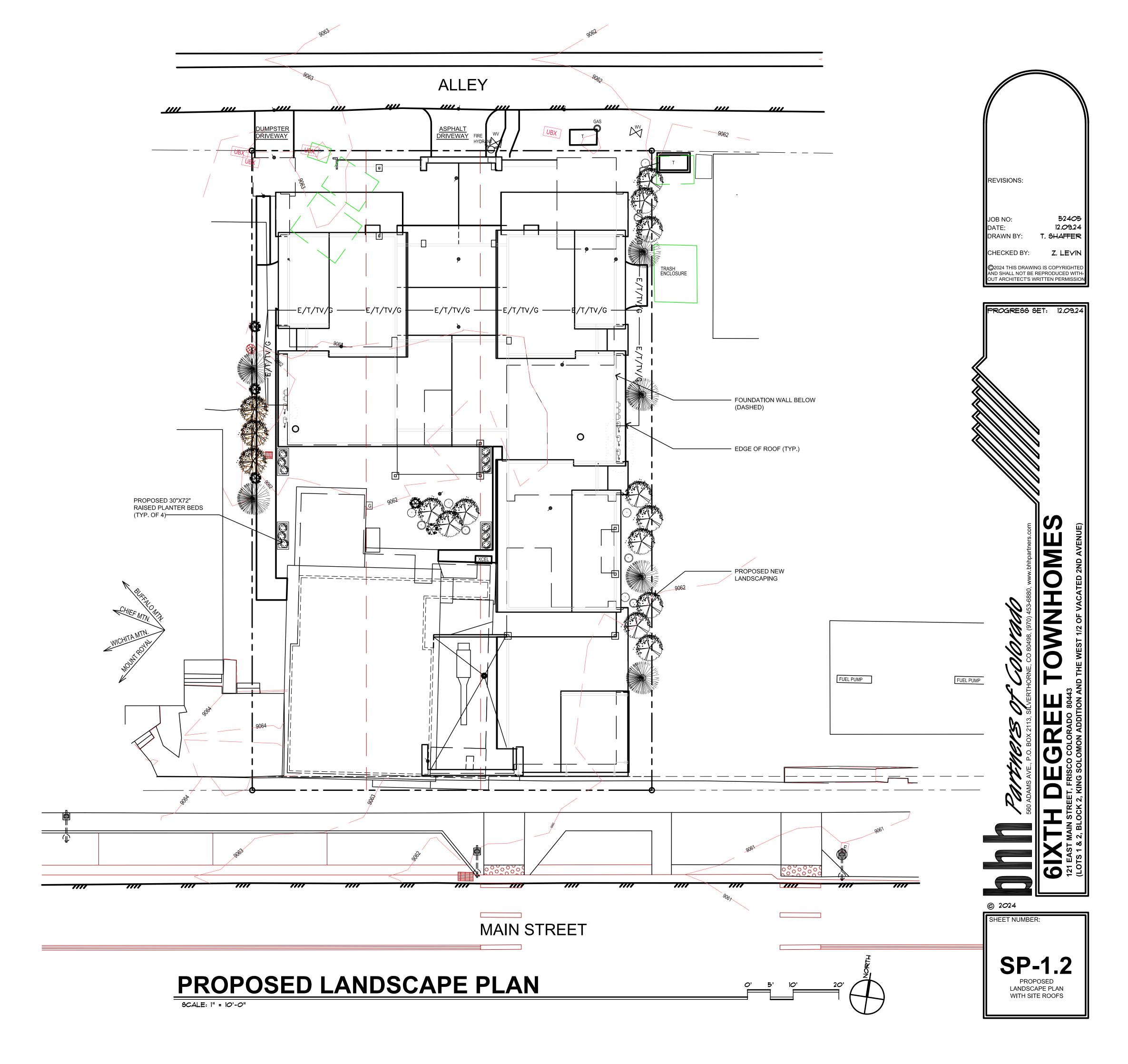
MOUNTAIN LUPINE CONEFLOWER, WESTERN PENSTEMON, SMALL FLOWERED COLUMBINE, COLORADO SULFUR FLOWER PENSTEMON, ROCKY MOUNTAIN

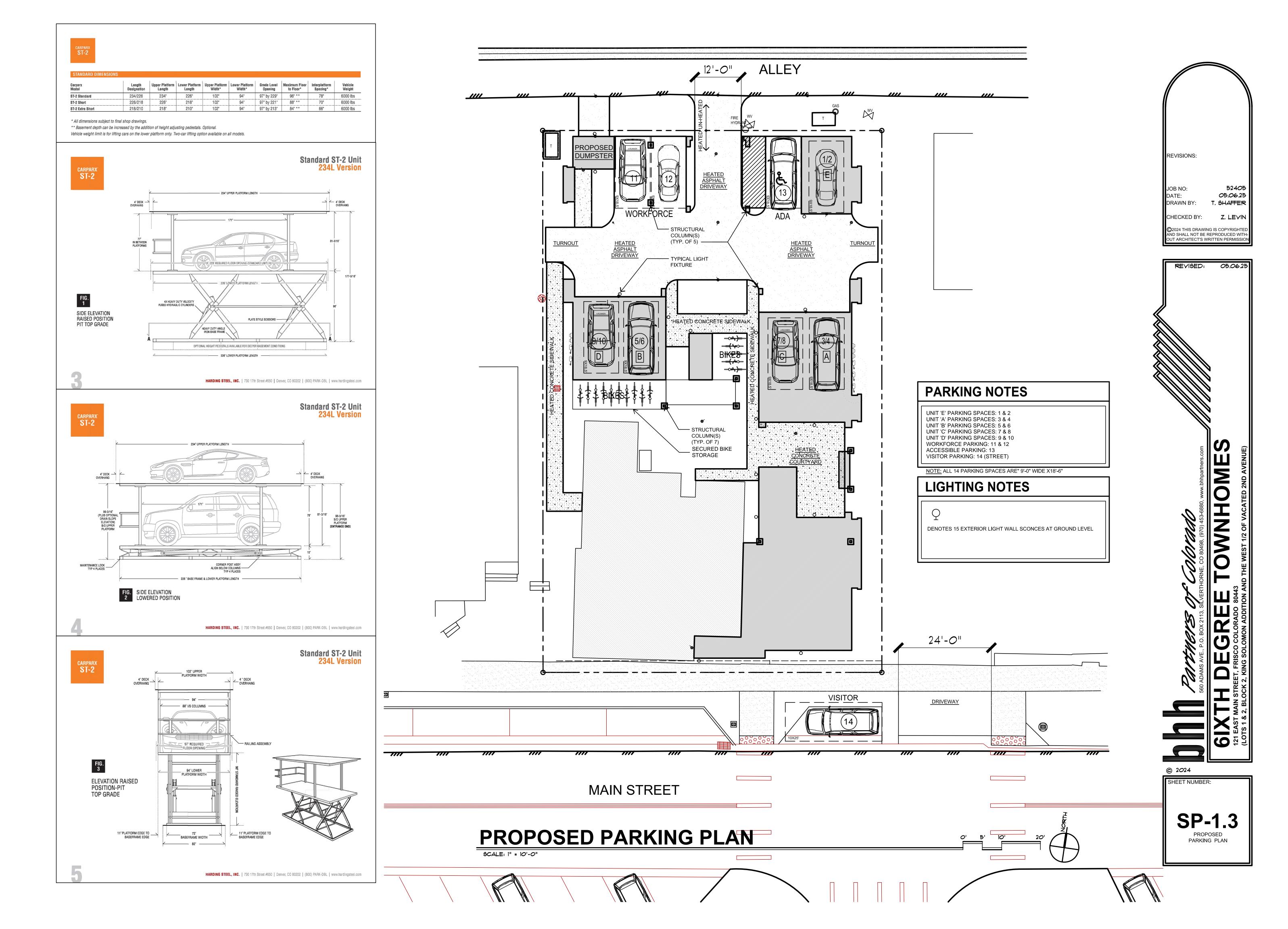
GERANIUM, RICHARDSON NODDING GROUNDSEL PENSTEMON, WASATCH

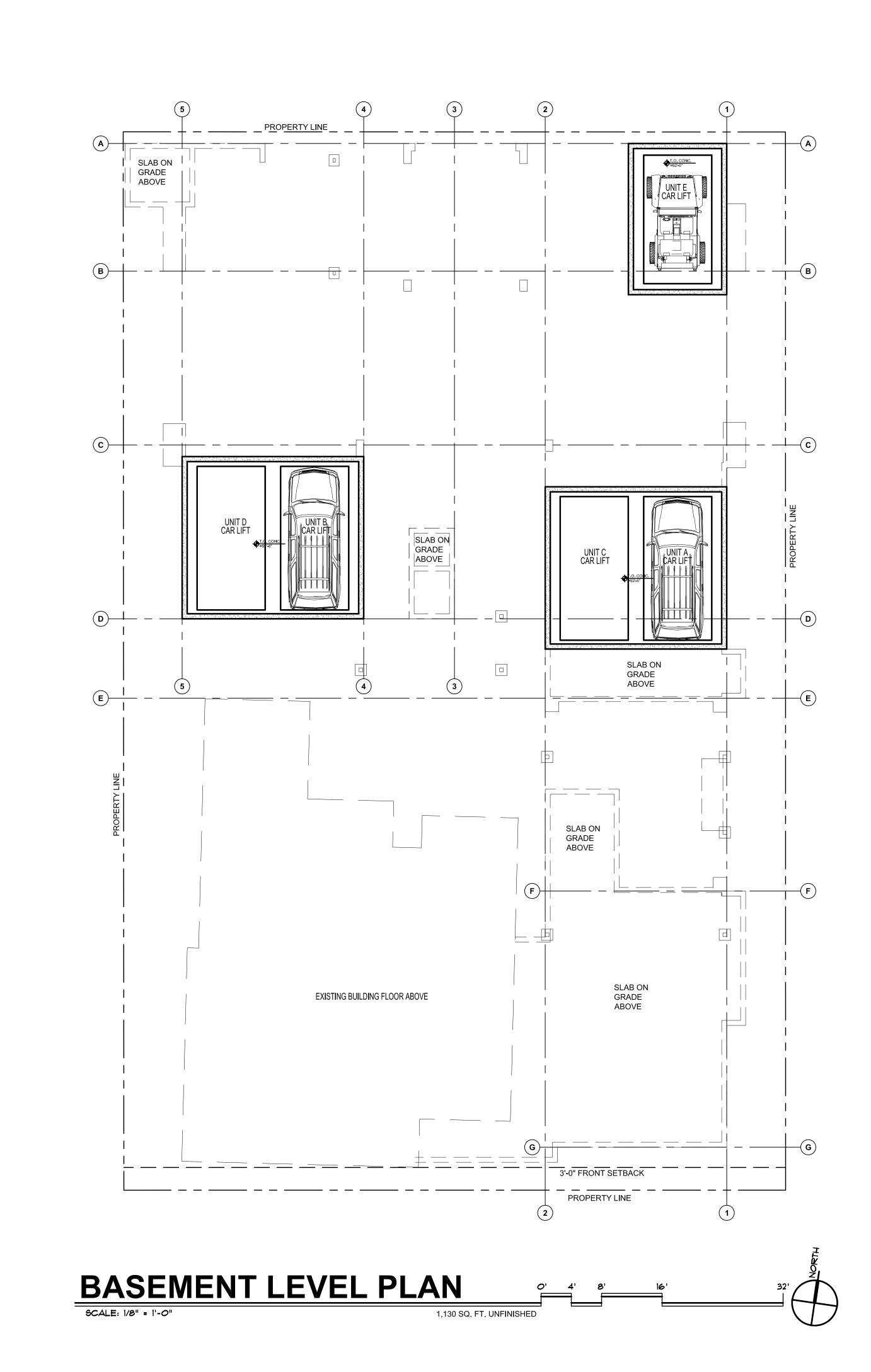
ASTER, ENGLEMANNS WESTERN LARKSPUR PENSTEMON, RYDBERGS ORANGE MOUNTAIN DAISY AMERICAN VETCH GAILLARDIA/BLANKETFLOWER

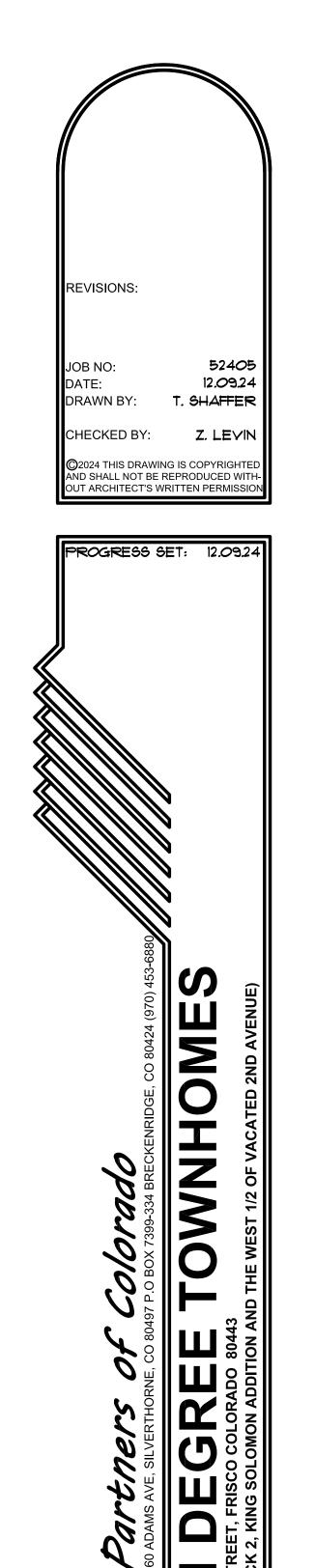
PL	PLANTING LIST					
KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES	
EXISTI	NG TREES					
£	EXISTING	VARIES		SEE SITE PLAN		
PROPO	SED TREES/SHRUBS T	O BE ADDED			•	
	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	6	(2) 8' TALL (4) 12' TALL		
8	ASPEN	POPULUS TREMULODES	1 1 6	2"-3" CALIPER 50% MULTI-STEM		
	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.	NEEDS SUN (36" TALL, 4'-0" WIDE)	
0	ALPINE CURRANT	RIBIES ALPINUM	5	5 GAL.	GROWS TO 3-6' TALL	
\odot	PEKING COTONEASTER	COTONEASTER LUCIDAS OR APICALTUS	5	5 GAL.	GROWS TO 6-10' TALL	
	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	10	1 FLAT	PROVIDE TO ALL DISTURBED AREAS	





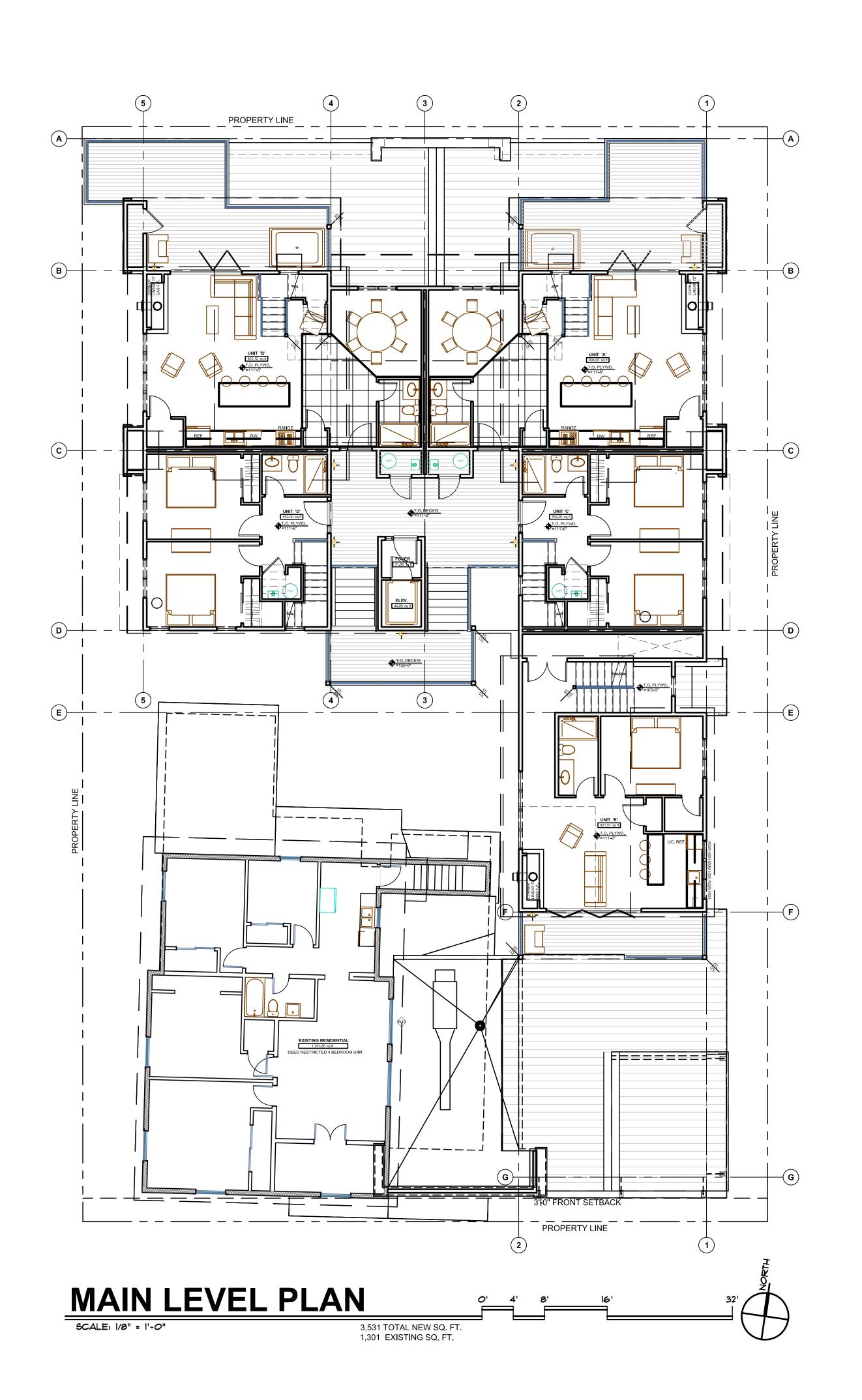


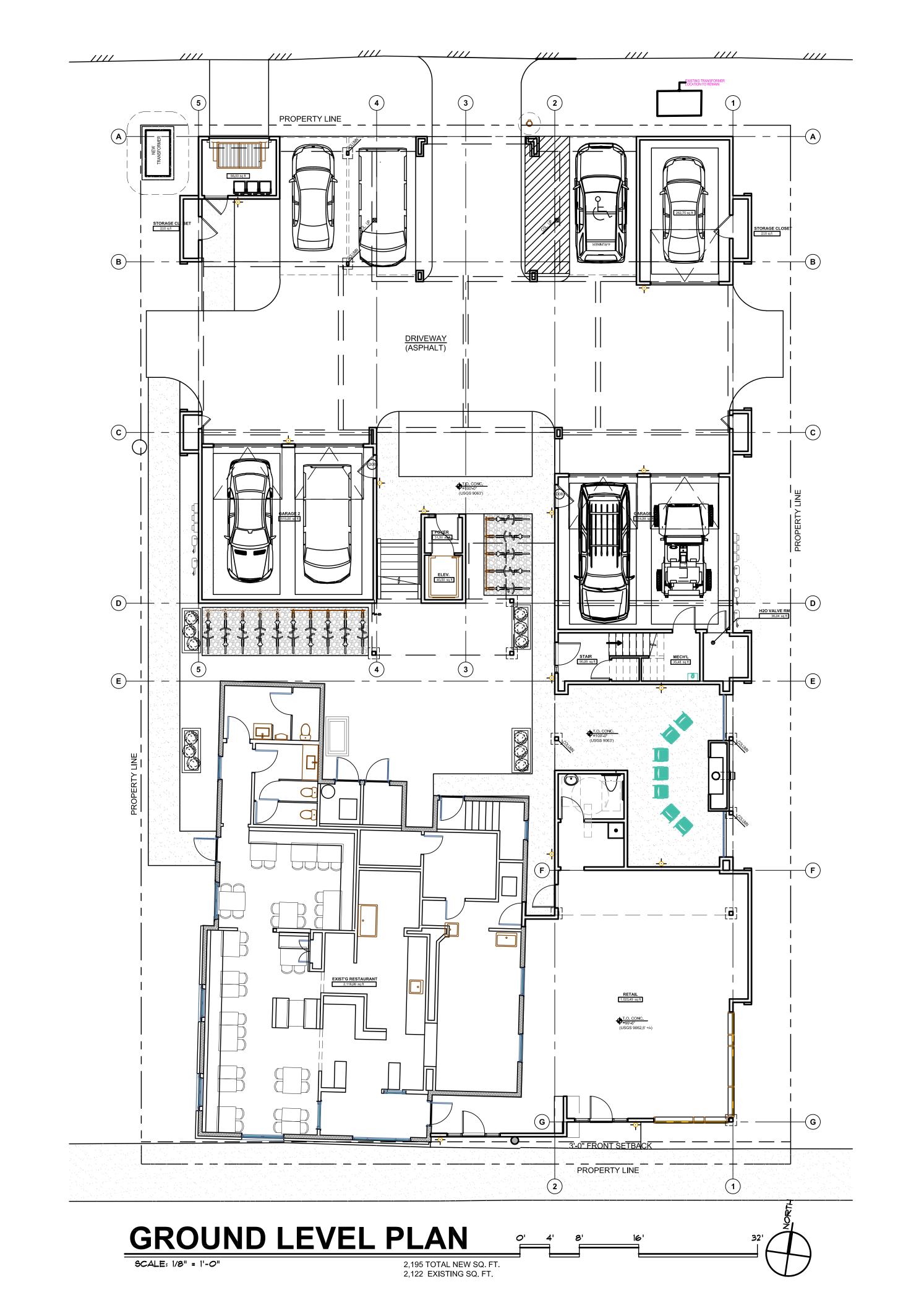


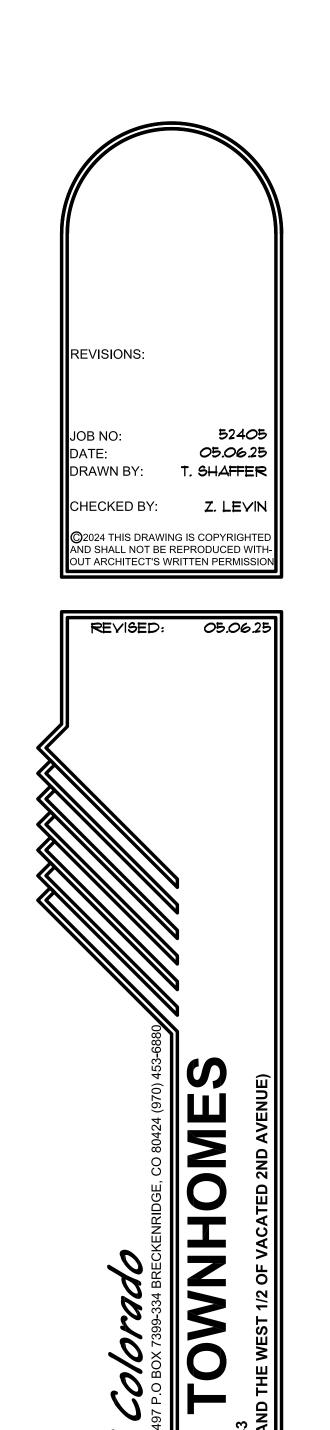


A-1.0 BASEMENT LEVEL PLAN

© 2*0*24





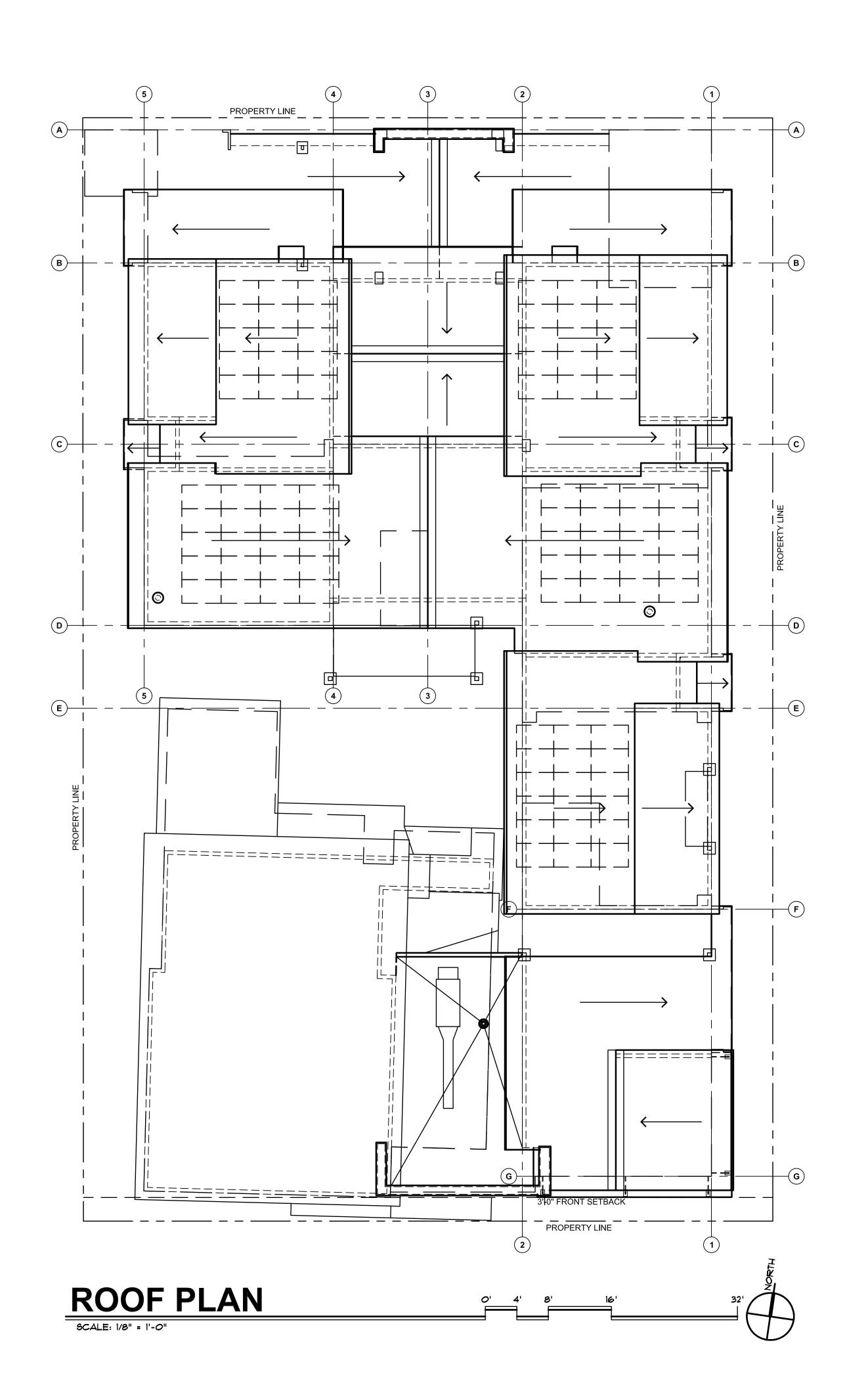


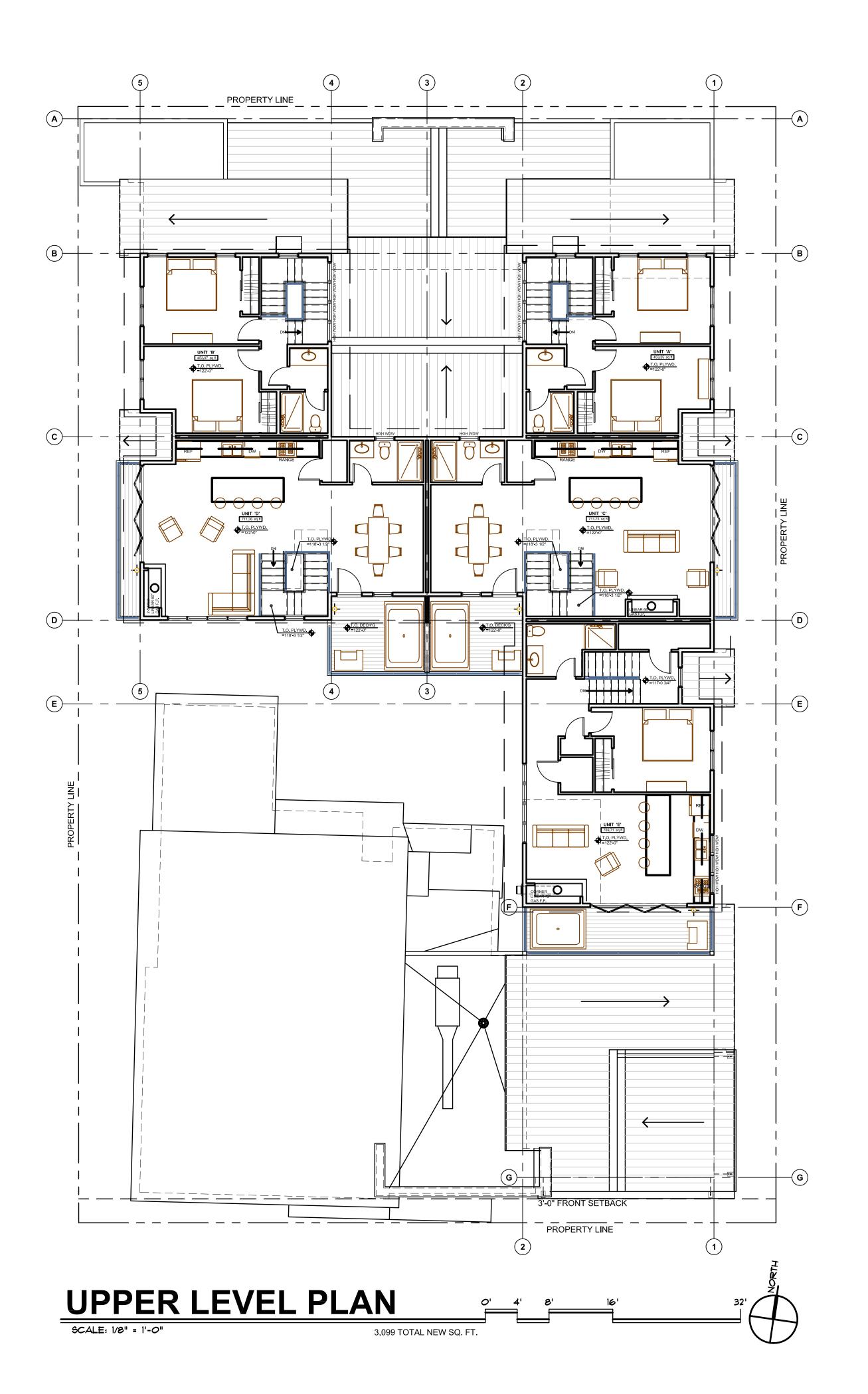
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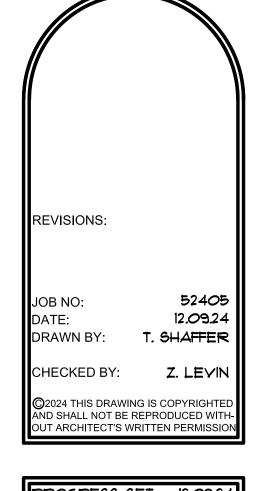
SHEET NUMBER:

A-1.1

GROUND AND MAIN
LEVEL PLAN



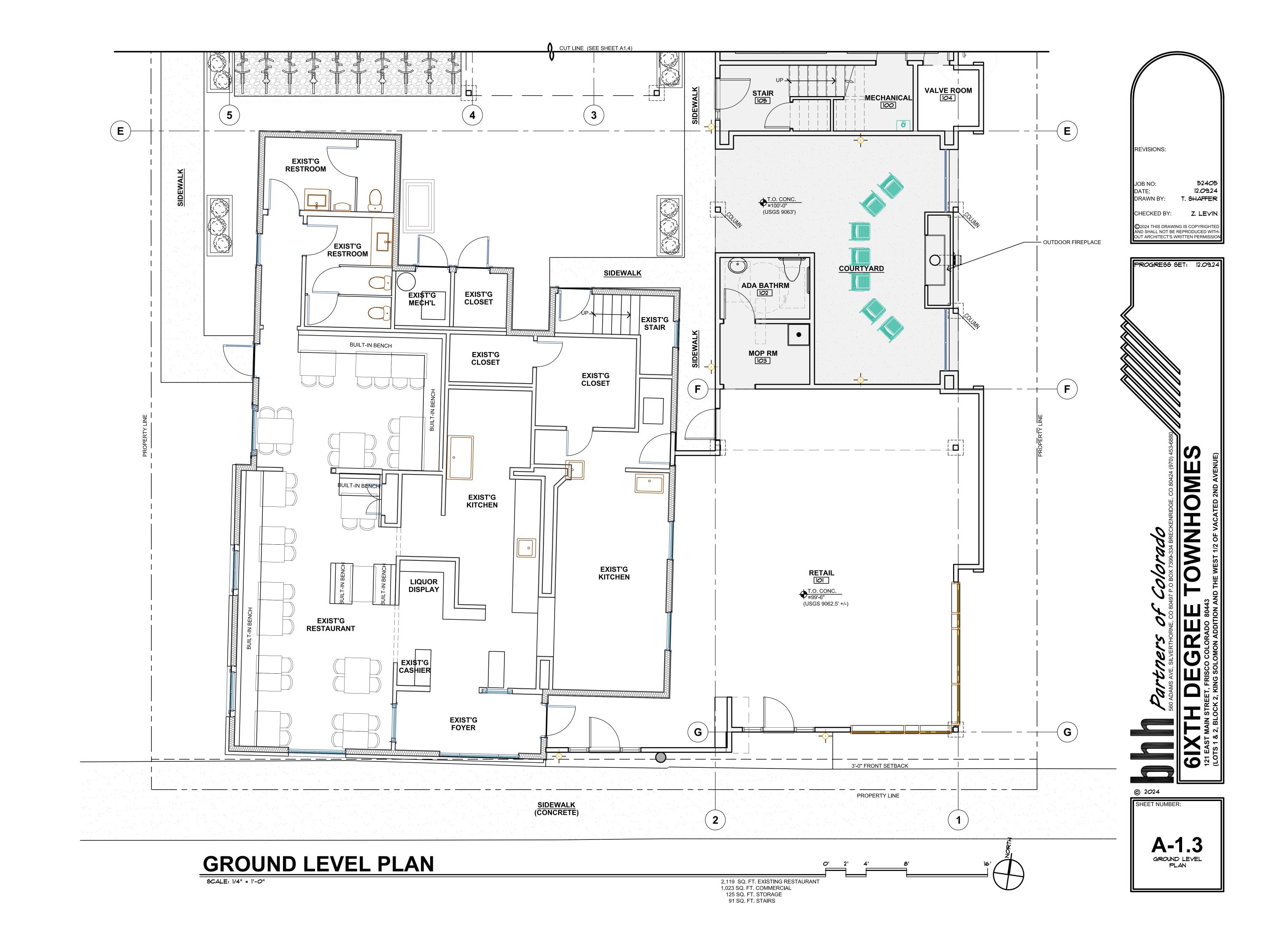


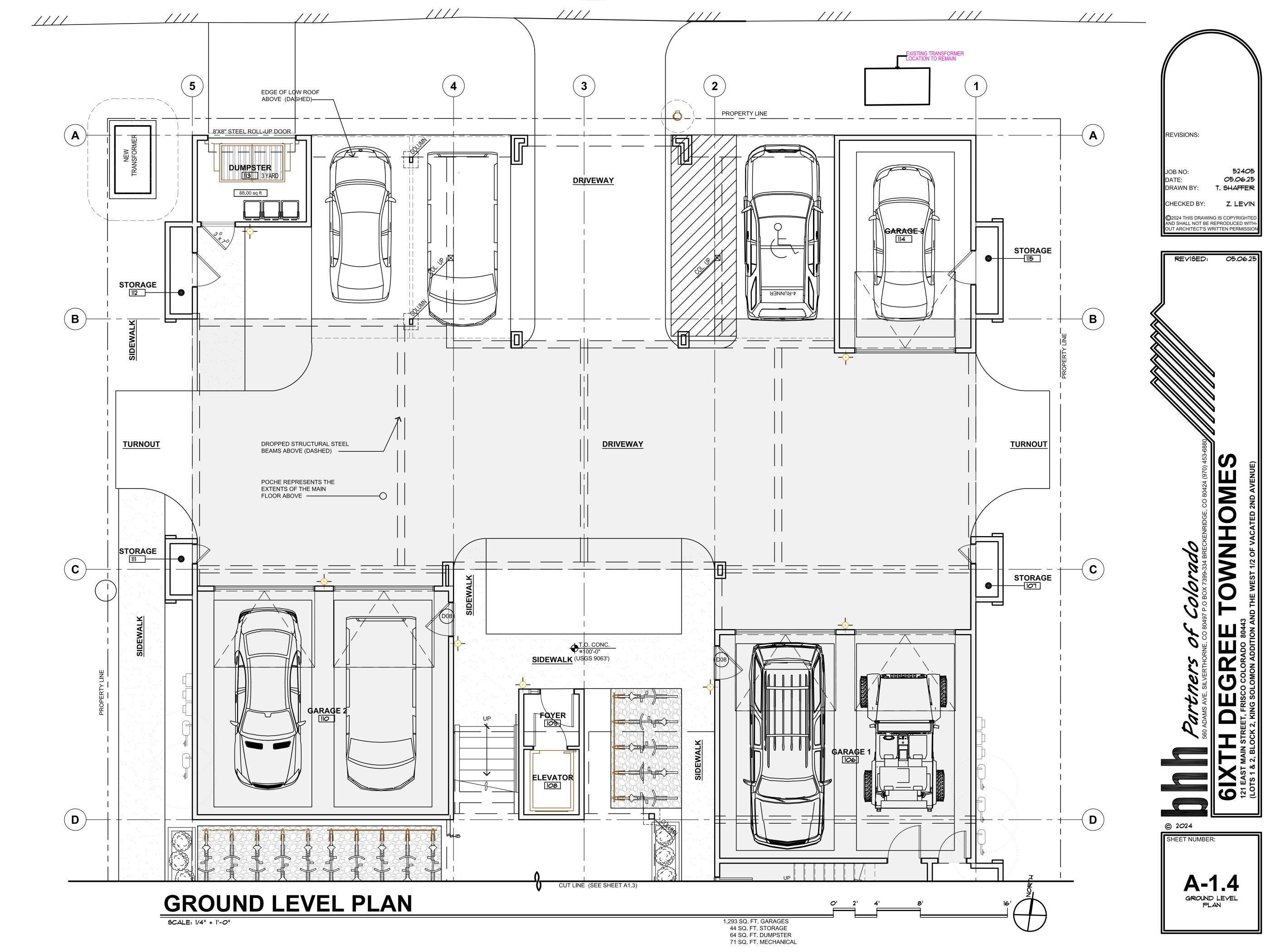


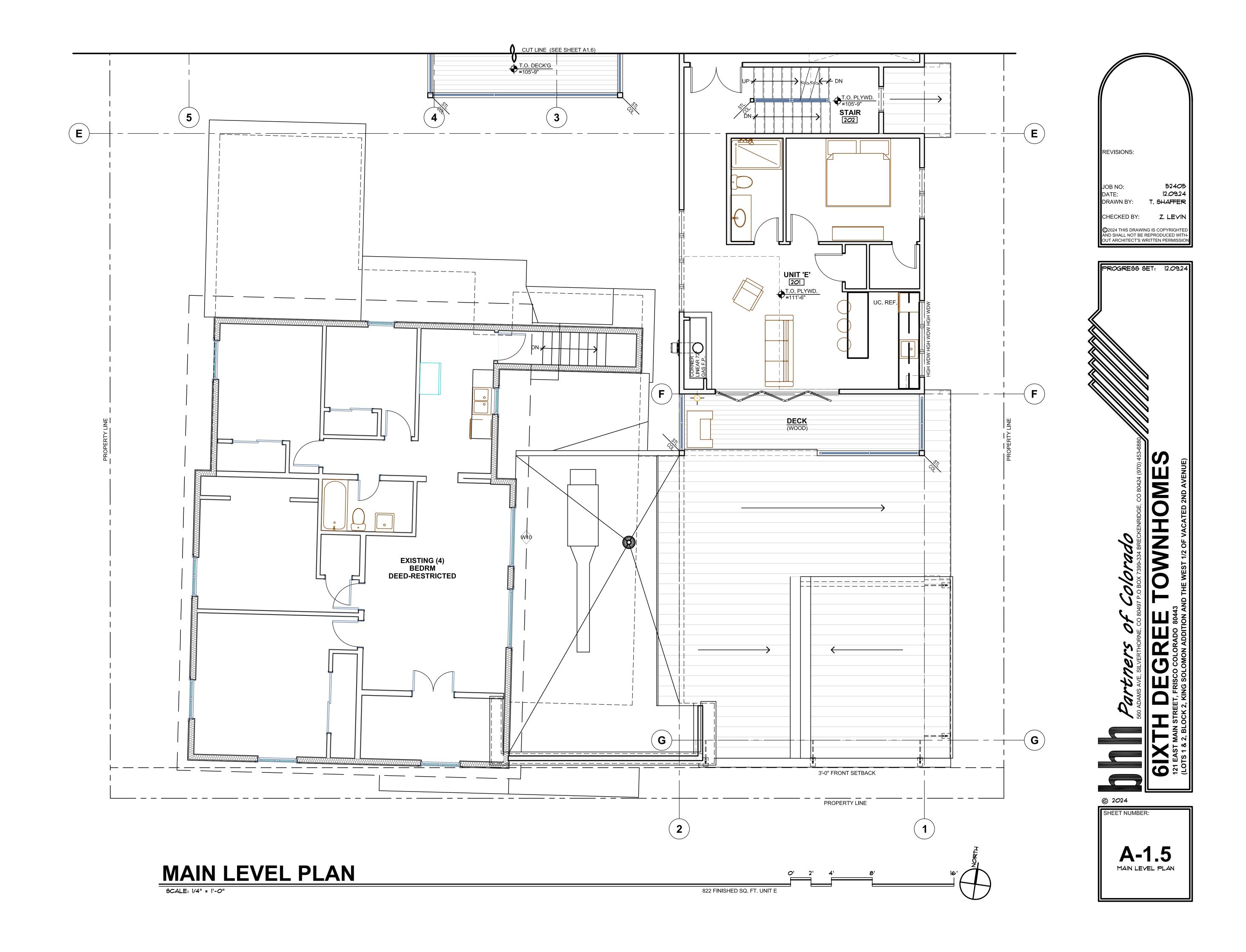


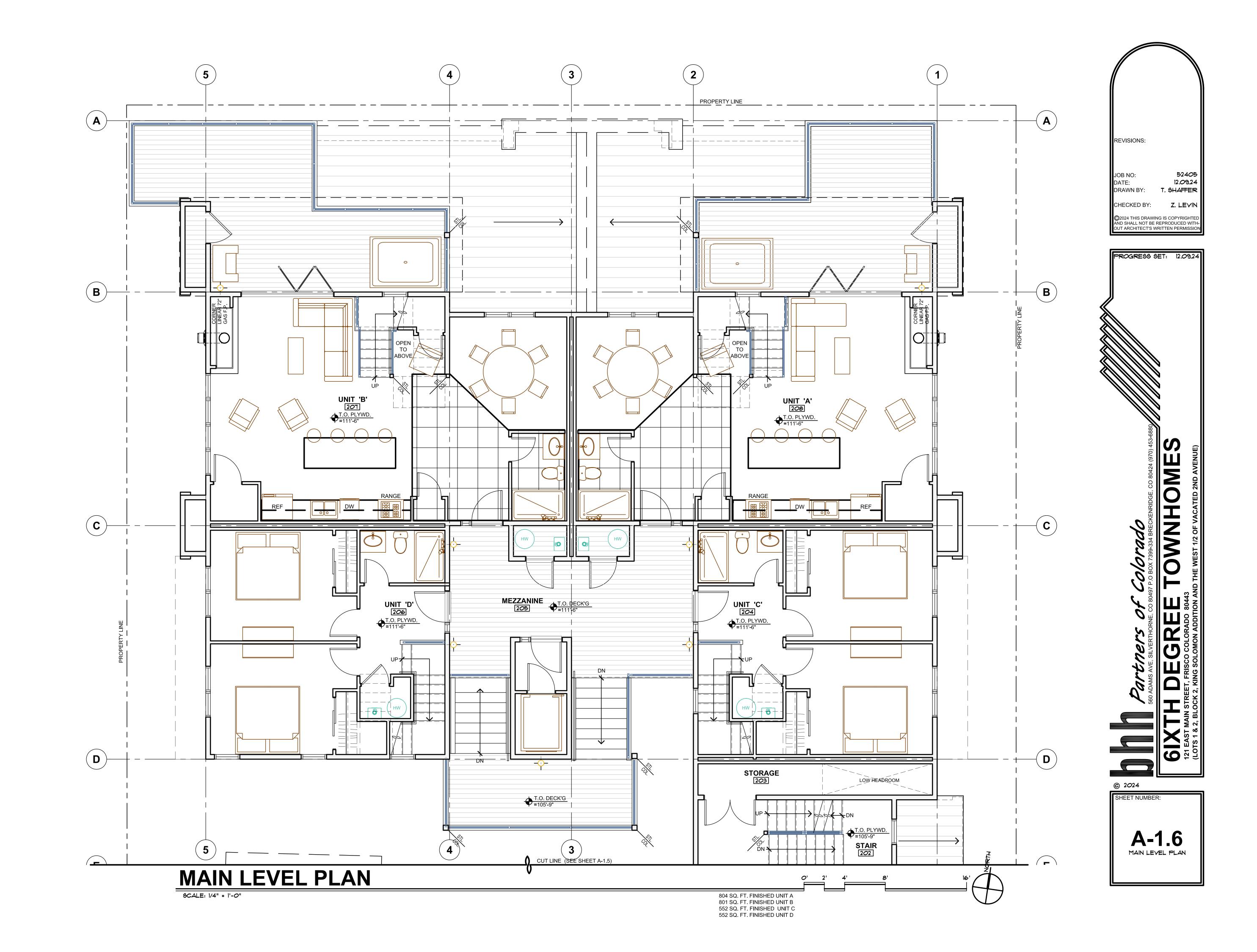
A-1.2

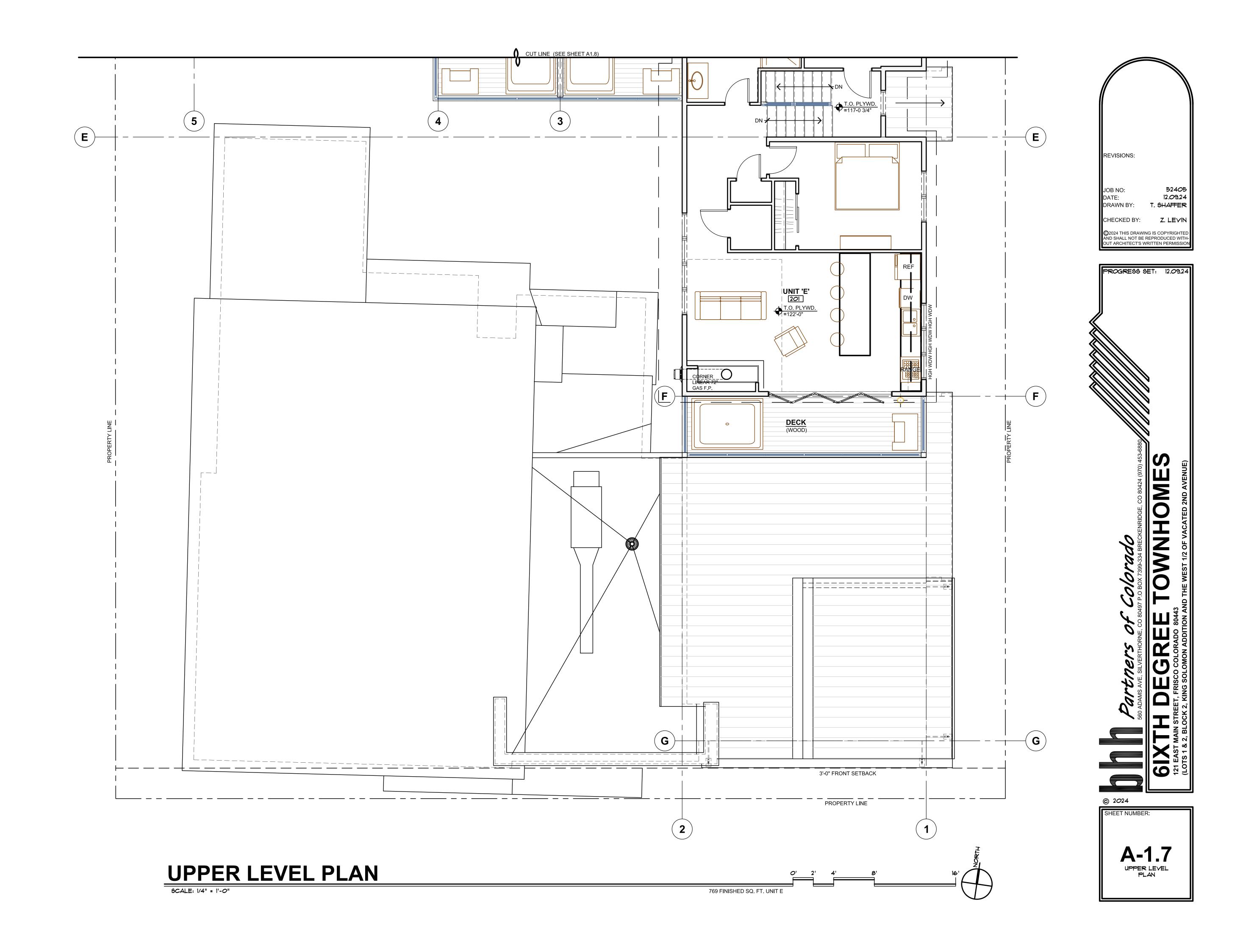
UPPER LEVEL AND ROOF PLAN

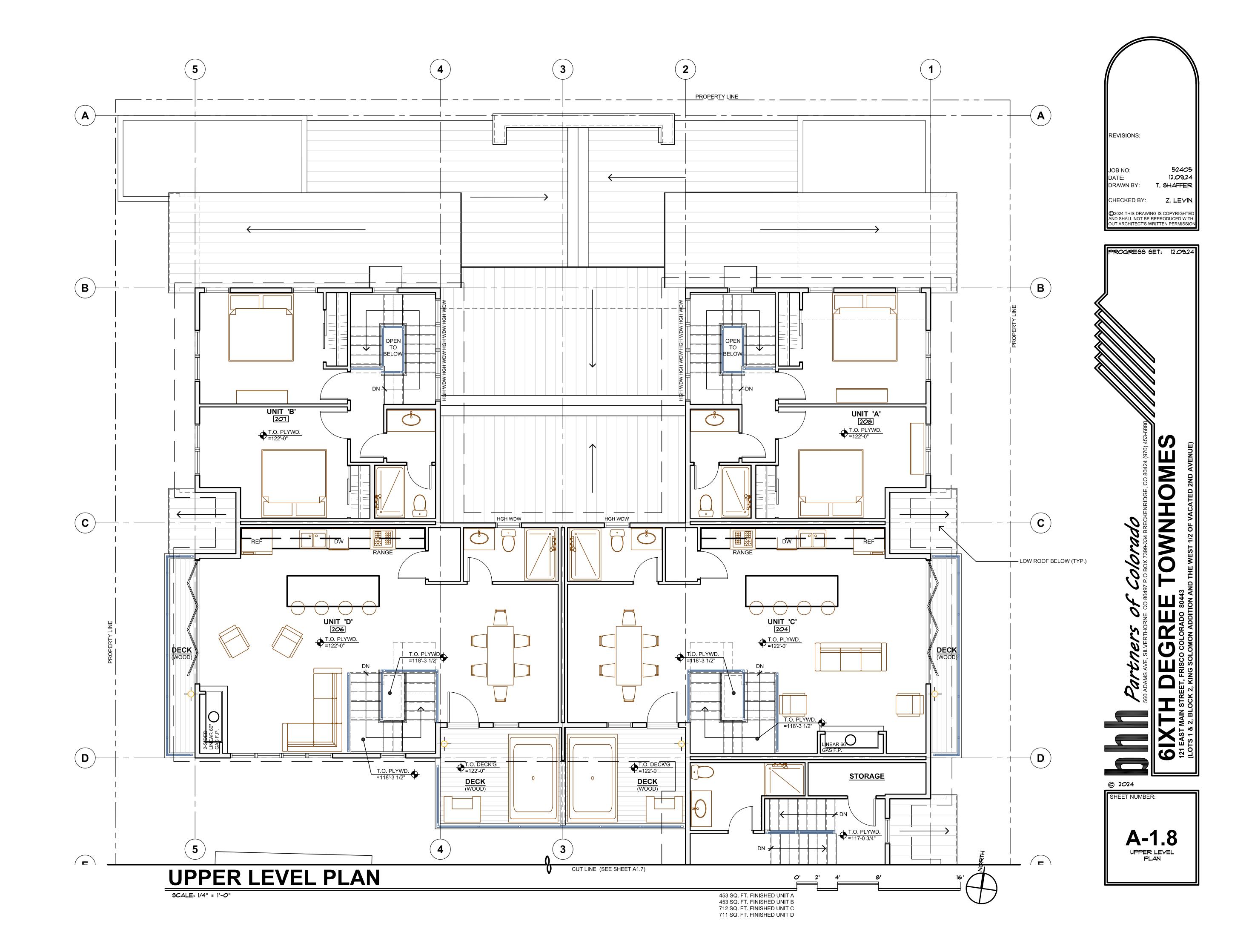












ROOF NOTES:

I. PROVIDE HEAT TAPE @ HEATED GUTTERS & DOWNSPOUTS.
PROVIDE ELECTRIC OUTLET FOR HEAT TAPE AT EACH DOWNSPOUT

2. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF.

3. PROVIDE VALLEY FLASHING AT ALL VALLEYS.

4. OVERHANG DIMENSIONS ARE TO END OF RAFTER/TRUSSES - SEE DETAILS.

5. REFER TO PLAN FOR ALL ROOF OVERHANGS.

6. PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.

7. PROVIDE ADDITIONAL SOFFIT OUTLETS FOR CHRISTMAS LIGHTING - LOCATE PER OWNER INPUT.

8. SEE SHEET SP1.2 FOR BUILDING RIDGE HEIGHTS.

9. PROVIDE ILC AS REQUIRED.

10. CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT

11. ALL PLUMBING VENTS, BOILER VENTS, AND OTHER ROOF PENETRATIONS ARE WITHIN 5" OF RIDGE LINES. PAINT TO MATCH ROOF COLOR.

ROOFING NOT

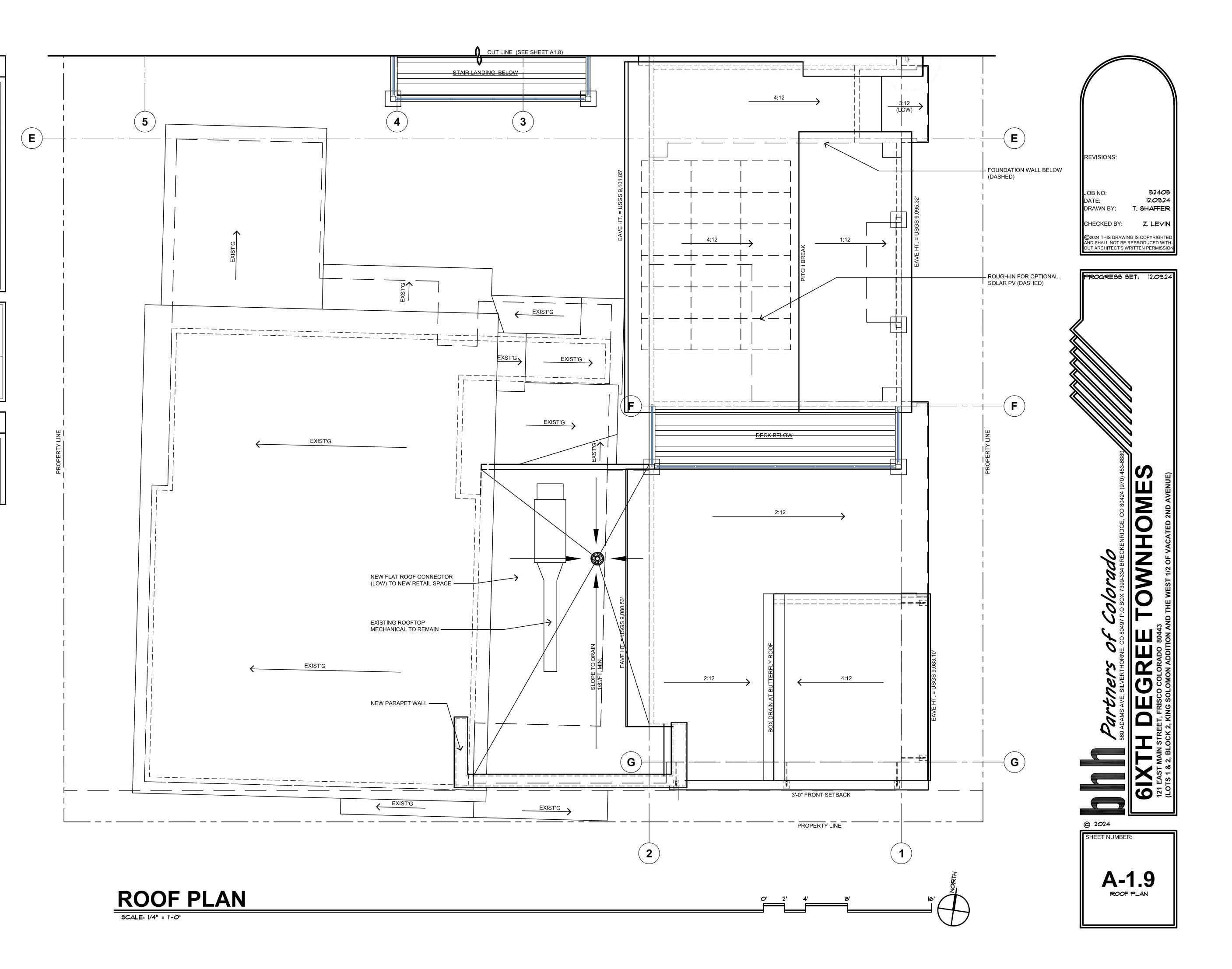
REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

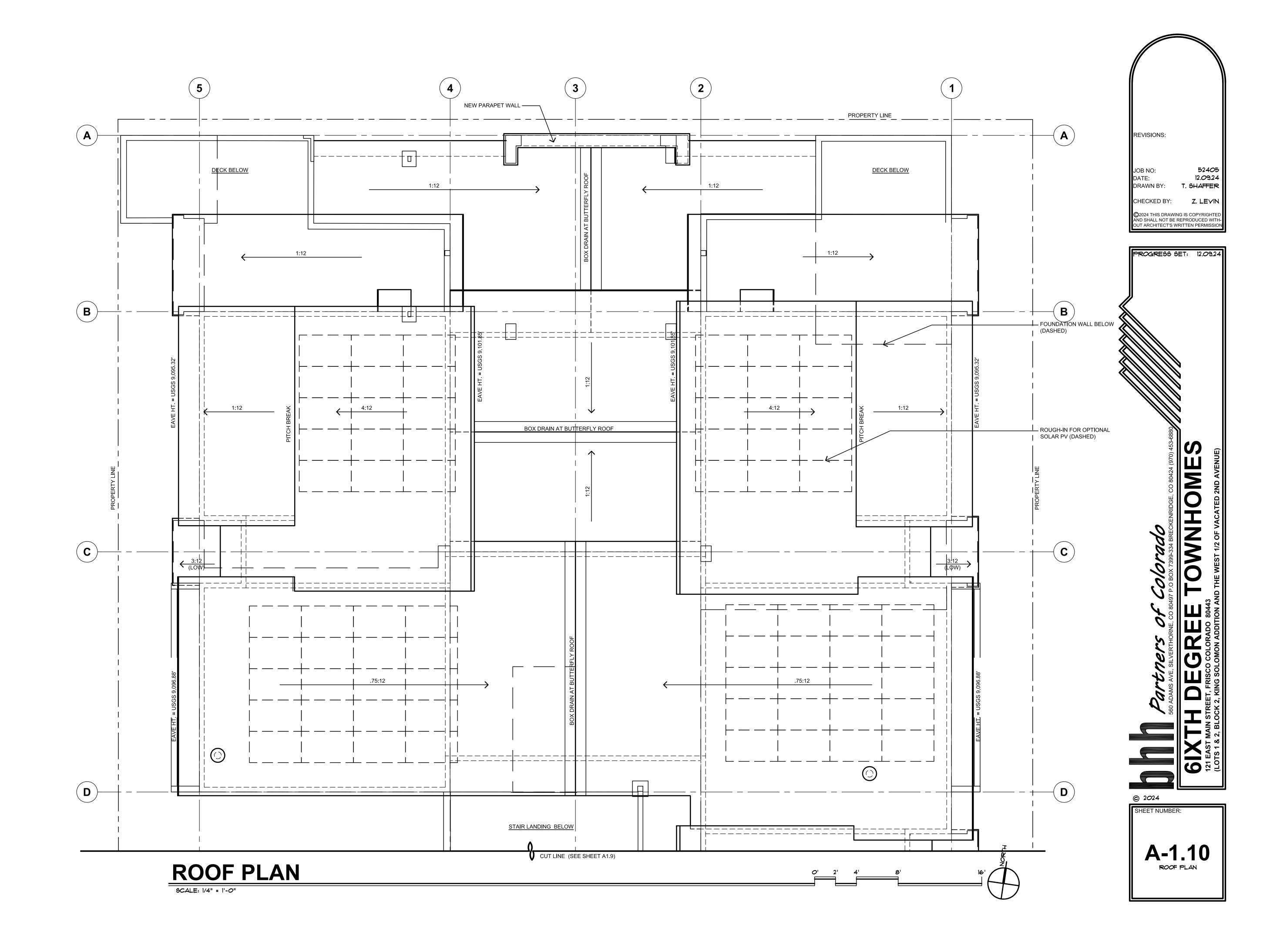
MAINTENANCE NOTE:

THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

COLD ROOF NOTE:

THIS PROJECT INCLUDES A "COLD ROOF" DESIGN. PROVIDE INSULATION BAFFLES AT ALL RAFTER SPACES AND HOLD DOWN VALLEY FRAMING TO ENSURE AIRFLOW ABOVE ALL VALLEYS. THIS INCLUDES FLUSH VALLEYS (SEE DETAIL). IF NECESSARY DRILL HOLES FOR VENTILATION AS APPROVED BY THE STRUCTURAL ENGINEER. THIS INCLUDES BEAMS AND ALL AREAS THAT RESTRICT AIR FLOW FROM SOFFIT VENTS UP TO RIDGE VENTS. PROVIDE 1" DIAMETER HOLES @ 8" O.C. IN THESE AREAS. RETAIN 1 1/2" OF BEAM ABOVE VENTILATION HOLES. VERIFY WITH STRUCTURAL ENGINEER.









SOUTHWEST PERSPECTIVE

SCALE: N.T.S.



NORTHEAST PERSPECTIVE

SCALE: N.T.S.

COLOR LEGEND

METAL ROOF mfgr: METAL SALES color: ASH GREY

METAL FASCIA mfgr: METAL SALES color: ASH GREY

WINDOW CLAD mfgr: SIERRA PACIFIC color: BLACK

HORIZONTAL SIDINGmfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO

HORIZONTAL SIDINGmfgr: SPECIALTY WOOD PRODUCTS
-1X6 CHANNEL RUSTIC color: NEW AGE HIGHLANDS

HORIZONTAL SIDINGmfgr: SPECIALTY WOOD PRODUCTS
-1X8 SHIPLAP color: NEW AGE HILLTOP

METAL SIDING mfgr: METAL SALES color: BLACK

METAL ROOFING (VERTICAL) mfgr: METAL SALES color: ASH GREY

BRICK mfgr: color: NATURAL

SOUTHEAST PERSPECTIVE

SCALE: N.T.S.



NORTHWEST PERSPECTIVE

SCALE: N.T.S.

REVISIONS:

JOB NO: 52405
DATE: 12.09.24
DRAWN BY: T.SHAFFER
CHECKED BY: Z. LEVIN

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AND SHALL NOT BE REPRODUCED
WITHOUT ARCHITECT'S WRITTEN
PERMISSION

PROGRESS SET: 12.09.24

EGREE TOWNHORNE, CO. 80498, (970) 513-1000, www.

A-2.1

BUILDING
PERSPECTIVES







COLOR LEGEND METAL ROOF
-IMAGE II (STAND'G SEAM) mfgr: METAL SALES color: ASH GREY 2 METAL FASCIA mfgr: METAL SALES color: ASH GREY WINDOW CLAD and FLASHINGS mfgr: SIERRA PACIFIC color: BLACK HORIZONTAL SIDINGmfgr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO HORIZONTAL SIDINGmfgr: SPECIALTY WOOD PRODUCTS
-1X6 CHANNEL RUSTIC color: NEW AGE HIGHLANDS 6 HORIZONTAL SIDINGmfgr: SPECIALTY WOOD PRODUCTS
-1X8 SHIPLAP color: NEW AGE HILLTOP METAL SIDING
-TLC-1 FLAT mfgr: METAL SALES color: BLACK METAL ROOFING (VERTICAL) mfgr: METAL SALES color: ASH GREY BRICK -COMMON BOND mfgr: color: NATURAL

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TOWNHOME

12.09.24

T.SHAFFER

Z. LEVIN

A-2.4 NORTH ELEVATION



SEWER MANHOLE RIM: 9061.93 ALLEY (40' R.O.W.) w TRANS YELLOW PLASTIC CAP CONCRETE PAD **★9063.62 ASPHALT** YELLOW PLASTIC CAP GRAVEL PARKING LOT **ENCLOSURE** TRASH **ENCLOSUR ENCLOSURE** LOTS 1 & 2 AND W VACATED 2ND AVE. XHP: 9062.40 E ½ VACATED 2ND AVE. XLP: 9062.10 $\times 9062.55$ XLP: 9062.06 XHP: 9062.37 XLP: 9061.70 - INLET GRATE: 9061.89 XLP: 9062.08 XHP: 9062.07 **ASPHALT** 111 MAIN STREET XLP: 9061.84 CONDOMINIUMS GRAVEL PARKING LOT — CONCRETE CURB - INLET GRATE: 9061.25 - GAS METER FUEL STATION CANOPY CONCRETE DRIVE - XCEL ENERGY METER WOOD FENCE ASPHALT DRIVE FUEL PUMP CONCRETE DRIVE FF: 9062.47 FF: 9062.45 CONCRETE PATIO LEGEND TWO-STORY LOG & FRAME ASPHALT 9062.42-GRAVEL RAISED GARDEN BED BRICK METAL FENCE CONCRETE INLET GRATE: 9062.30 DECORATIVE ROCK LOWERED RAISED TRACTION DOMES COVERED . ENTRANCE STAIRS FIRE HYDRANT WATER VALVE 12.0 × 9062.36 9062.42 WOOD PATIO FF: 9062.45-ROCK LIGHT POLE ×9063.99 UTILITY BOX ELECTRIC BOX CONCRETE CURB & GUTTER CONCRETE SIDEWALK FOUND MONUMENT, AS DESCRIBED MAIN STREET (80' R.O.W.) CONCRETE CURB & GUTTER INLET GRATE: 9061.77 INV. OUT: 9059.21 24" CPP NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more JOB NO: 21112 than ten years from the date of certification shown hereon.

EXISTING CONDITIONS SITE MAP LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST ½ OF VACATED 2ND AVENUE

Section 35, Township 5 South, Range 78 West of the 6th Principal Meridian Town of Frisco, County of Summit, State of Colorado

LEGAL DESCRIPTION

Lots 1 and 2, Block 2, King Solomon Addition to the Town of Frisco, and the West $\frac{1}{2}$ of Vacated 2nd Avenue, Town of Frisco, County of Summit, State of Colorado.

1) Survey Date: August 2, 2021

2) Survey Units: US Survey Foot.

3) Contour Interval: 1 foot.

4) Elevation Datum: NAVD 88, derived from OPUS observation.

5) Benchmark: Found yellow plastic cap at the northeast property corner, stamped LS 10847 with elevation 9061.88 derived from OPUS observation.

6) This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor. Boundary of parcel for this survey was based on the (2) found yellow plastic caps along the northern property boundary. A boundary survey is recommended if resolution of parcel boundary is desired.

7) Utilities are shown approximately and should be field verified prior to

8) Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.

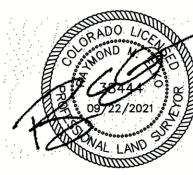
9) Street Address: 121 Main Street, Frisco, CO 80443.

10) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.

SURVEYOR'S CERTIFICATION:

I, Raymond M. Elko, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Existing Conditions Site Map was prepared for Margaret Ziedin and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines. This Map is valid only for use by Margaret Ziedin and describes the parcel's appearance on

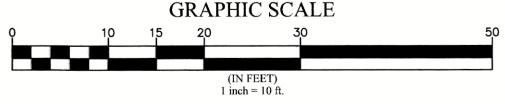
I further certify that the improvements on the above described parcel on this date, August 2, 2021, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Raymond M. Elko, PLS 38444 Colorado Professional Land Surveyor

PEAK VIEW VECTORS

Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
/ichita Mountain	240°	13.0°
Chief Mountain	280°	16.0°
uffalo Mountain	308°	11.5°



EXISTING CONDITIONS SITE MAP OTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST $\frac{1}{2}$ OF VACATED 2ND AVENUE Town of Frisco, County of Summit, State of Colorado

DRAWN BY: TLV DATE: 09/22/2021 DRAWING NO.: ECSM CHECKED BY: RME SHEET: 1 OF

MARCIN ENGINEERING LLC

130 SKI HILL ROAD, #235 P.O. BOX 6008 BRECKENRIDGE, CO 80424 (970) 771-3459

