

P.O. Box 5540
711 B Granite Street, Suite 105
Frisco, CO 80443
970.453.7002
www.allen-guerra.com

17 October, 2025

Town of Frisco Planning Department

Re: 101 West Main Street Changes from Approved Planning Set

Based on the final Construction Documents for 602 Galena Street, the October 10th Review set for 101 West Main Street contains the following changes;

Architectural Site Plan Sheets A1.1 - CM

1. Building has been moved 1'-6" to the north and 4" to the east to allow for increased sidewalk width at commercial entrances at the southwest corner of the building.
2. Floor steps in the building have been adjusted to reduce portions of the building where the slab was below grade. Planning set had two steps of 2'-0". Updated set has a 1'-0" step from the western portion to the southeastern portion, and a 1'-8" step from the southeastern portion, down to the northern end. Entry door heights have been adjusted accordingly.
3. Roof plan layer (shown dashed) has been updated per comments on roof plan (below).
4. Building height matrix has been updated to reflect the changes outlined in the previous two items.
5. EV stalls have been increased from 2 to 6 (with an additional 4 EV Ready Stalls), and have moved from the on-site parking area to the Main Street parking stalls.

Architectural Floor Plans Sheets A2.1 – A2.4

6. Building grid has been added to overall floor plan sheets.
7. Slab steps and ramps have been modified to align with revised slab steps per item #2 above.
8. Floor-to-floor heights have been increased from 10'-0" to 10'-4" to align due to taller floor structure from Galena Street.
9. Airlocks have been added to both entry doors in the center of the building.
10. Elevator location has been adjusted.
11. Community spaces in the center of the building have been realigned.
12. Units have been updated per unit plan comments below.

Architectural Roof Plan Sheet A2.4

13. Top Of Plywood and ridge elevations have been updated to align with revised slab steps and floor-to-floor heights.
14. Central pitched roof elements have been replaced with flat roof and a mechanical screen per mechanical system requirements determined at Galena Street.

Architectural Elevations Sheets A3.1 – A3.4

15. Updated slab steps and floor-to-floor heights have been incorporated.
16. Updated roof plan elements have been incorporated.
17. Existing & proposed grade lines have been updated.
18. Metal panels have been replaced with Hardi Panels in a similar Iron Grey color.
19. Back-to-back studio units in the planning set had a back-to-back window configuration that didn't work with the new unit layouts. Consequently, the center windows in those areas have been replaced with Hardi Panel siding.

20. Vertical siding has been changed from Terra Bronze to Khaki Brown color, which is actually closer to the original renderings than the Terra Bronze color. When we finally got an actual sample of the Terra Bronze from the supplier, it was much darker than the renderings indicated.
21. No other changes to the siding colors or layouts, or to the window configurations have been made from the planning set.
22. Bulk plane encroachments have been recalculated, with a net reduction of 110cf of encroachment.



November 3, 2023

Katie Kent, Community Development Director
Town of Frisco
1 Main St
Frisco, CO 80443

RE: Authorization to Submit Applications for 101 W Main Housing Project

Dear Ms. Kent:

This letter authorizes Allen Guerra Architecture to submit any and all applications required for the 101 W Main Housing project, including the Planned Unit Development rezoning and Major Site Plan applications.

Thank you,

Lauren Avioli
Senior Acquisitions Director
832-280-7554
lavioli@nhpfoundation.org

SITE CALCULATIONS

TOTAL SITE AREA:	36,248	SF	(0.83 ACRES)
PROPOSED FOOTPRINT WITH DECKS & OVERHANGS:	15,505	SF	(42.8% OF TOTAL SITE AREA)
PROPOSED TOTAL PARKING & CIRCULATION	5,217	SF	(14.4% OF TOTAL SITE AREA)
PROPOSED TOTAL SIDEWALK AREA:	1,237	SF	(3.4% OF TOTAL SITE AREA)
PROPOSED SNOW STORAGE AREA:	1,792	SF	(27.8% OF DRIVE & SIDEWALK AREA)
TOTAL LOT COVERAGE:	21,959	SF	(60.6% OF TOTAL SITE AREA)
(MAXIMUM LOT COVERAGE PER FUD = 80%)			

BUILDING AREA CALCULATIONS

	STUDIO	TYPE A STUDIO	1 BR	TYPE A 1 BR	2BR	TOTAL
1ST FLOOR	8	1	4	0	3	16
2ND FLOOR	8	0	6	0	4	18
3RD FLOOR	8	0	6	1	3	18
TOTAL	24	1	16	1	10	52
SF/UNIT	481	664	664	882	882	
AVERAGE UNIT SIZE:					625.7	SF
TOTAL RESIDENTIAL:					32,534	79.0%
TOTAL OFFICES SPACE:					1,546	3.8%
TOTAL NON-LEASEABLE*:					7,119	17.3%
TOTAL BUILDING:					41,199	SF

*NON-LEASEABLE SPACE INCLUDES:
HALLWAYS, BIKE STORAGE, JANITOR STORAGE ROOMS, MAIL ROOM, FIRE CONTROL, MECH./ELEC. ROOMS, STAIR TOWERS (TWO-FLOORS), AND ELEVATOR SHAFT (ONE-FLOOR)

BUILDING TYPE AND OCCUPANCY DATA

JURISDICTION:	TOWN OF FRISCO	OCCUPANCY CLASSIFICATION	
ZONE DISTRICT:	MIXED USE	UNITS:	GROUP R-2
PUD:	WEST MAIN	OFFICE:	GROUP B
ALLOWABLE DENSITY:	1.6 DU/ACRE	CONSTRUCTION TYPE:	
MAXIMUM LOT COVERAGE:	NONE	TYPE VB CONSTRUCTION	
FRONT YARD SETBACK:	3'	AUTOMATIC FIRE SFRINKLERS - NFPA 13	
SIDE YARD SETBACK:	5'	OCCUPANT LOADS	
REAR YARD SETBACK:	10'	FIRST LEVEL =	60 OCCUPANTS
MAXIMUM BUILDING HEIGHT:	49'-6" (PITCHED)	SECOND LEVEL =	57 OCCUPANTS
	38'-6" (FLAT)	THIRD LEVEL =	57 OCCUPANTS

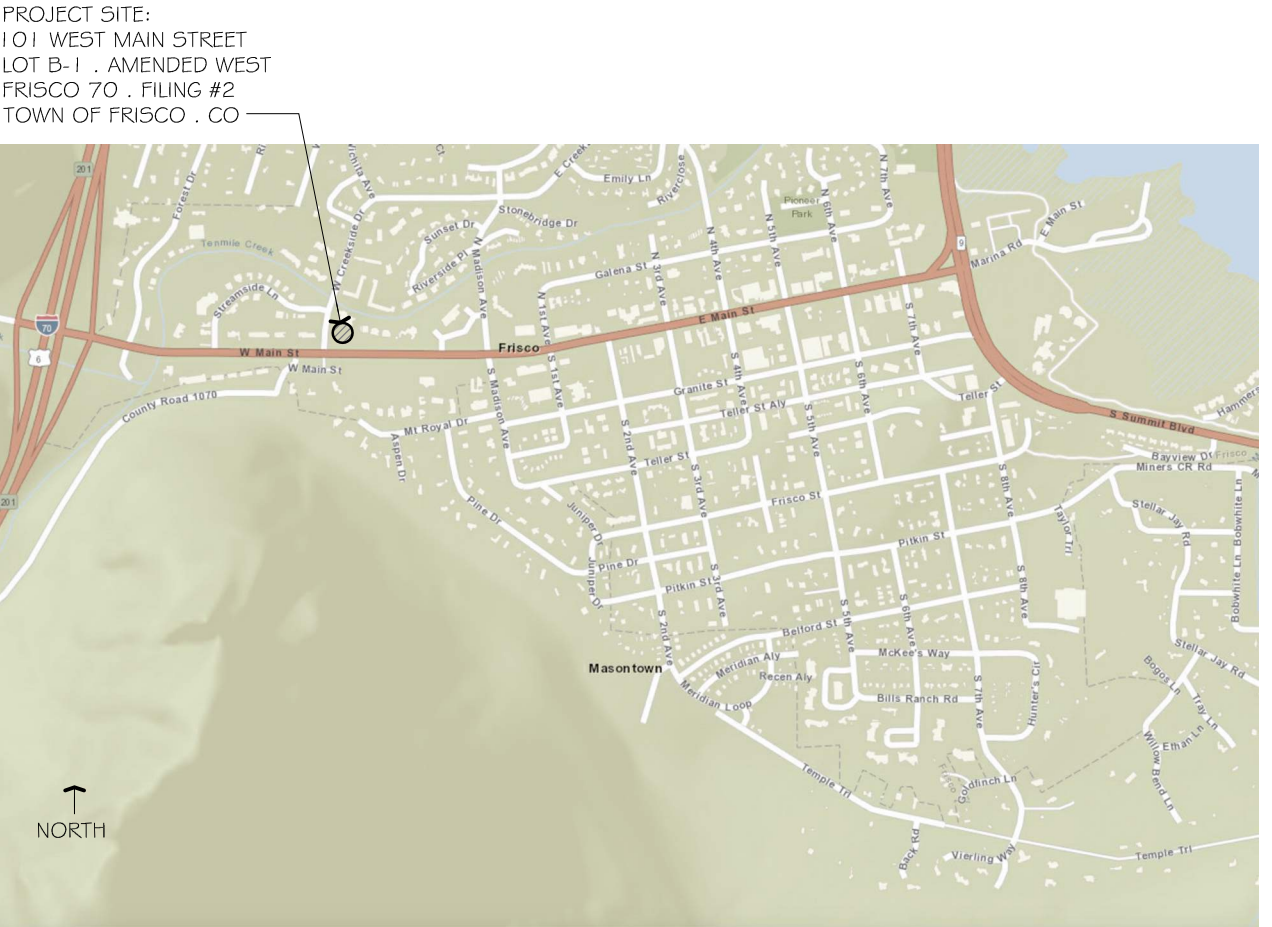
PARKING CALCULATIONS

	# OF UNITS	/UNIT	PARKING REQUIRED	PARKING PROVIDED	
STUDIO	24	0.5	12	12	
STUDIO ADA	1	0.5	0.5	0.5	
1 BR	16	0.5	8	8	
1 BR ADA	1	0.5	0.5	0.5	
2 BR	10	1.0	10	10	
TOTAL	52		31	31	
VISITOR OFFICE	1/7 UNITS 1/450 SF		7.4 3.4	8 4	
TOTALS:			41.8	43	(21 ON-SITE + 22 OFF-SITE)
BIKE PARKING @ 20%:		8.4	9	9	(ON-SITE)

PROJECT DIRECTORY

OWNER NHP FOUNDATION 122 EAST 42 STREET . SUITE 4900 NEW YORK . NEW YORK . 10168 T: 832.280.7554	GENERAL CONTRACTOR MARTIN HARRIS CONSTRUCTION 14062 DENVER WEST . #110 . BLDG 52 GOLDEN . CO 80401 T: 720.996.6104
ARCHITECT ALLEN-GUERRA ARCHITECTURE 711 B GRANITE ST PO BOX 5540 FRISCO . COLORADO . 80443 T: 970.453.7002	CIVIL ENGINEER ALPINE ENGINEERING . INC 3451 O HWY 6 / UNIT A9 / PO BOX 97 EDWARDS . COLORADO . 81632 T: 970.926.3373
LANDSCAPE ARCHITECT NORRIS DESIGN 409 EAST MAIN STREET PO BOX 2320 FRISCO . COLORADO . 80443 T: 970.368.7068	SMEP ENGINEERS REG ENGINEERING 502 WHITE ROCK AVE . SUITE 2 PO BOX 3725 CRESTED BUTTE . CO 81224 T: 970.349.1216
SURVEYOR SUMMIT LAND SURVEYING, INC PO BOX 24212 SILVERTHORNE . COLORADO . 80497 T: 970.513.0156	GEOTECHNICAL ENGINEER KUMAR & ASSOCIATES 240 ANNIE ROAD . PO DRAWER 1887 SILVERTHORNE . COLORADO . 80498 T: 970.230.1016

LOCATION MAP



101 WEST MAIN STREET

LOTS B-1 . AMENDED WEST FRISCO 70 . FILING #2 TOWN OF FRISCO . COLORADO



SHEET INDEX

C5	COVER SHEET	L5-001	LANDSCAPE NOTES	A2-20	MOCK UP DETAILS*	M001	MECHANICAL GENERAL NOTES & LEGENDS	P001	PLUMBING GENERAL NOTES & LEGENDS
G1.1	ASSEMBLY TYPES	L5-002	LANDSCAPE SCHEDULES	A3.1	EXTERIOR ELEVATIONS	M101	FIRST LEVEL MECHANICAL PLAN	P101	FIRST LEVEL WASTE & VENT PLAN
G1.2	EGRESS PLAN AND CODE ANALYSIS	L5-101	LANDSCAPE PLAN	A3.2	EXTERIOR ELEVATIONS	M102	SECOND LEVEL MECHANICAL PLAN	P102	SECOND LEVEL WASTE & VENT PLAN
G1.3	GENERAL NOTES, ABBREVIATIONS & SYMBOLS	L5-201	LANDSCAPE DETAILS	A3.3	PERSPECTIVE RENDERINGS	M103	THIRD LEVEL MECHANICAL PLAN	P103	THIRD LEVEL WASTE & VENT PLAN
G1.4	GENERAL & CONSTRUCTION NOTES	L5-202	LANDSCAPE DETAILS	A3.4	BUILDING ENVELOPE VIEWS	M104	ROOF MECHANICAL PLAN	P104	ROOF WASTE & VENT PLAN
G1.5	ACCESSIBILITY NOTES	L5-401	SNOW STORAGE EXHIBIT	A3.5	BUILDING MATERIALS LEGEND	M105	ENLARGED MECHANICAL PLANS	P301	PLUMBING DETAILS & SCHEDULES
G1.6	TYPICAL DOOR & WINDOW INSTALLATION NOTES			A4.1	BUILDING SECTIONS	M106	ENLARGED MECHANICAL PLANS	P501	PLUMBING ISOMETRIC
A1.0	EXISTING SITE AND DEMO PLAN	U1-001	IRRIGATION NOTES	A4.2	BUILDING SECTIONS	M301	MECHANICAL DETAILS		
A1.1	PROPOSED SITE PLAN	U1-101	IRRIGATION PLAN	A5.1	TYP. EXTERIOR WALL SECTIONS*	M401	MECHANICAL SCHEDULES		
A1.2	PROPOSED PARKING PLAN	U1-201	IRRIGATION DETAILS	A5.2	ENLARGED WEST STAIR*	M501	SOIL GAS MITIGATION PLAN		
		U1-202	IRRIGATION DETAILS	A5.3	ENLARGED EAST STAIR*				
CM	CONSTRUCTION MANAGEMENT PLAN			A5.4	ENLARGED PLANS & ELEVATIONS - UNIT B*				
C1.1	EXISTING CONDITIONS/DEMOLITION	A2.1	FIRST LEVEL FLOOR PLAN	A5.5	ENLARGED PLANS & ELEVATIONS - UNIT D*	E001	ELECTRICAL GENERAL NOTES & LEGENDS		
C1.2	EXISTING CONDITIONS/DEMOLITION	A2.2	SECOND LEVEL FLOOR PLAN	A6.1	TYPICAL EXTERIOR DETAILS*	E002	ELECTRICAL ONE LINE DIAGRAM		
C1.3	SITE LAYOUT PLAN	A2.3	THIRD LEVEL FLOOR PLAN	A6.2	TYPICAL EXTERIOR DETAILS*	E005	ELECTRICAL SCHEDULES		
C2.0	GRADING AND DRAINAGE	A2.4	ROOF PLAN	A6.3	TYPICAL INTERIOR DETAILS*	E006	ELECTRICAL SCHEDULES		
C2.1	GRADING AND DRAINAGE	A2.5	ROOF EQUIPMENT PLAN*	A7.1	WINDOW & DOOR TYPES & NOTES	E101	FIRST LEVEL POWER PLAN		
C3.0	DRAINAGE AREA MAP	A2.6	FIRST LEVEL REFLECTED CEILING PLAN*	A8.1	THERMAL ENVELOPE & AIR SEALING DETAILS*	E102	SECOND LEVEL POWER PLAN		
C3.1	STORMWATER CRITERIA	A2.7	SECOND LEVEL REFLECTED CEILING PLAN*			E103	THIRD LEVEL POWER PLAN		
C3.2	STORM SEWER PLAN	A2.8	THIRD LEVEL REFLECTED CEILING PLAN*			E105	ENLARGED ELECTRICAL PLANS		
C4.0	UTILITY PLAN	A2.10	UNIT A PLANS	S001	STRUCTURAL GENERAL NOTES & LEGENDS	E107	ENLARGED ELECTRICAL PLANS		
C5.0	EROSION CONTROL PLAN	A2.11	UNIT B PLANS	S101	FOUNDATION PLAN	E201	FIRST LEVEL LIGHTING PLAN		
C6.0	DETAILS	A2.12	UNIT C PLANS	S102	SECOND FLOOR FRAMING PLAN	E202	SECOND LEVEL LIGHTING PLAN		
C6.1	DETAILS	A2.13	UNIT D PLANS	S103	THIRD LEVEL FRAMING PLAN	E203	THIRD LEVEL LIGHTING PLAN		
C6.2	DETAILS	A2.14	UNIT E PLANS	S104	ROOF FRAMING PLAN				
				S201	FOUNDATION DETAILS				
				S301	FRAMING DETAILS				
				S302	FRAMING DETAILS				



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101 WEST MAIN STREET
LOT B-1, AMENDED WEST FRISCO 70 . FILING #2
TOWN OF FRISCO . COLORADO

COVER SHEET

ISSUE:	DATE:
DRC	26 OCT 2023
SKETCH	3 NOV 2023
PLANNING	13 MAY 2024
REVIEW	29 SEP 2025
REVIEW	17 OCT 2025

PROJECT #: 22105



* NOT ISSUED WITH THIS SET

101 WEST MAIN STREET
LOT D-1, AMENDED WEST FRISCO 70, FILING #2
TOWN OF FRISCO, COLORADO

PROPOSED SITE PLAN

TITLE

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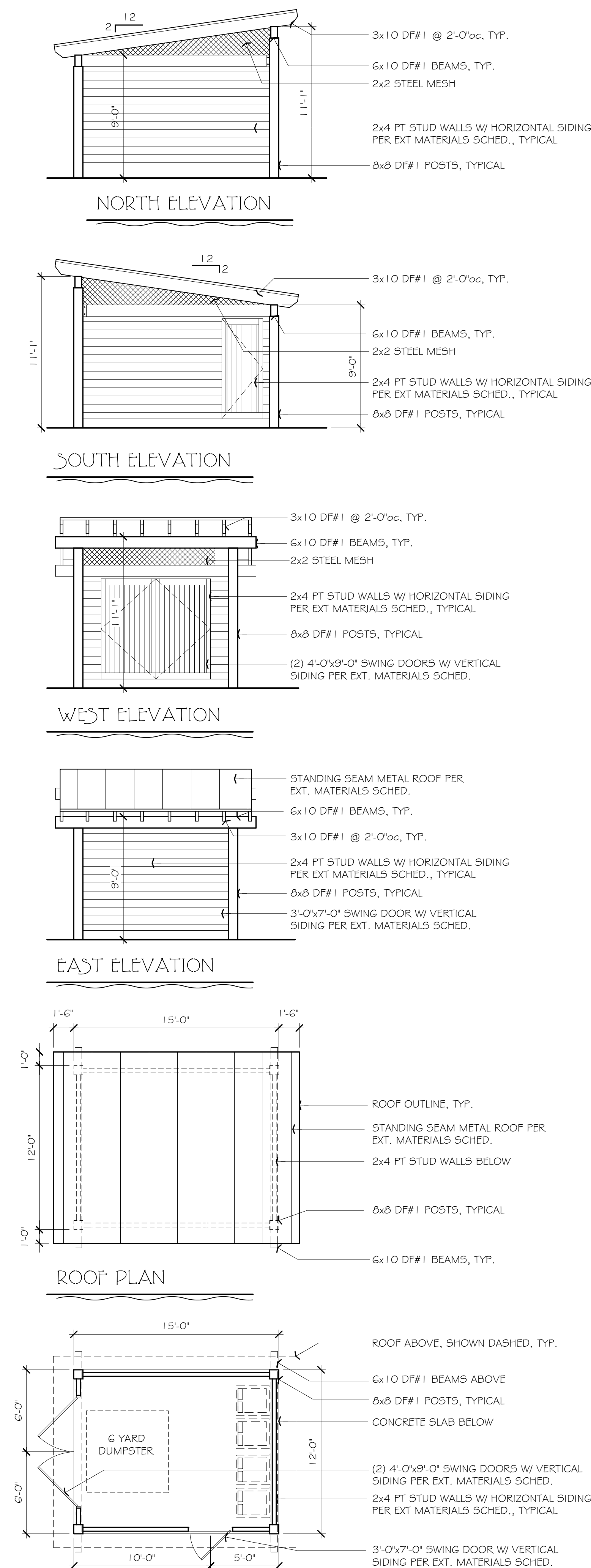
A1.1

RIDGE HEIGHT CALCULATIONS

RIDGE POINT	BASE PLANE ELEVATION	ROOF HEIGHT	HEIGHT ABOVE BASE PLANE
PITCHED ROOFS			
A	9,093.99'	9,135.26'	41.27'
B	9,092.01'	9,136.0'	43.99'
C	9,092.79'	9,135.0'	42.21'
D	9,091.20'	9,135.0'	43.80'
E	9,088.52'	9,133.5'	44.98'
F	9,088.05'	9,132.76'	44.72'
G	9,089.40'	9,133.5'	44.10'
FLAT ROOFS			
H	9,087.61'	9,125.6'	37.99'
I	9,087.77'	9,125.6'	37.84'
J	9,089.24'	9,127.1'	37.86'
K	9,091.56'	9,127.1'	35.54'
L	9,091.27'	9,128.1'	36.83'
M	9,093.71'	9,128.1'	34.39'
N	9,092.17'	9,128.1'	35.93'
O	9,094.88'	9,128.1'	33.22'

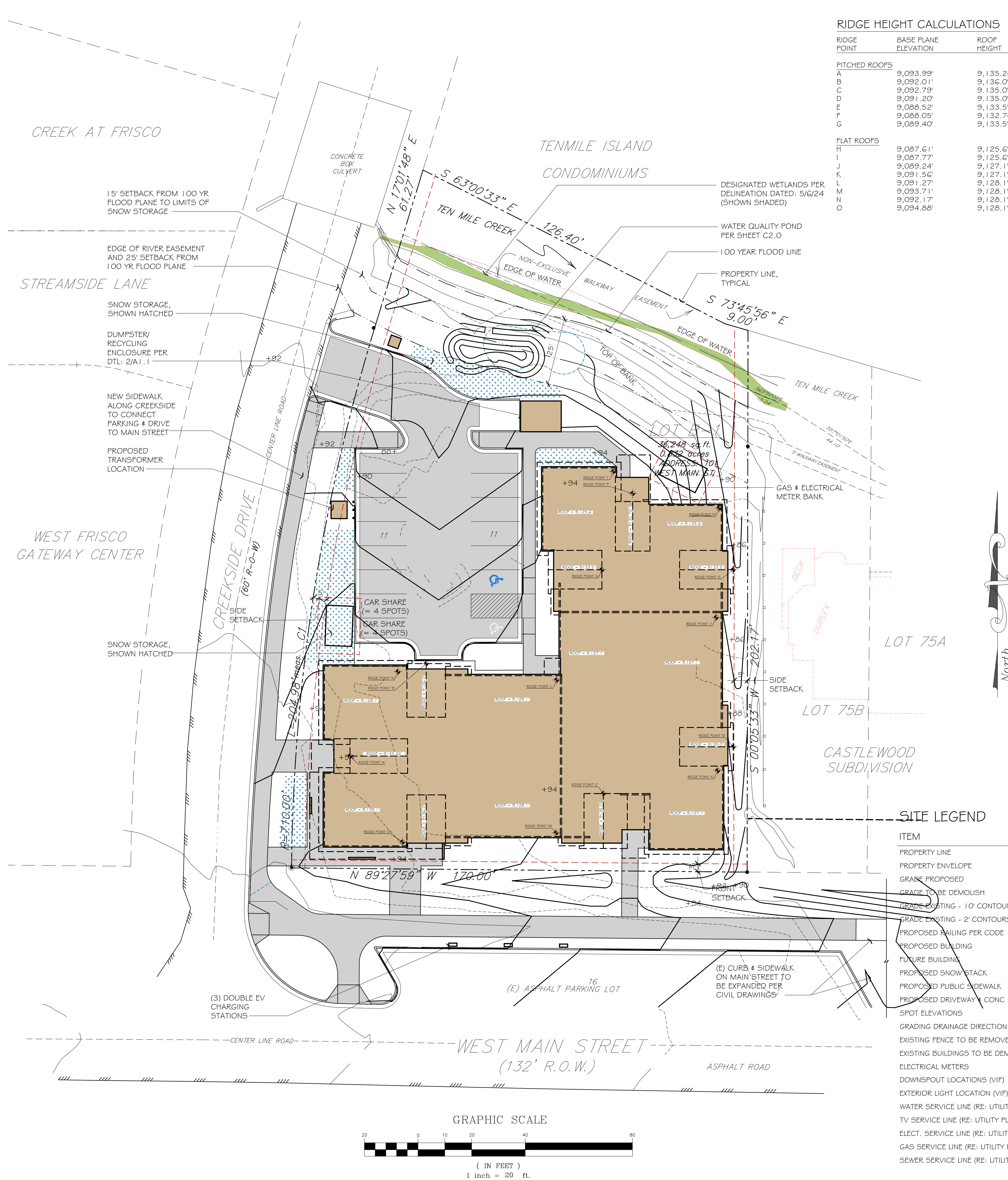
SITE LEGEND

ITEM	LINE TYPE
PROPERTY LINE	---
PROPERTY ENVELOPE	---
GRADE PROPOSED	---
GRADE TO BE DEMOLISH	---
GRADE EXISTING - 10' CONTOURS	---
GRADE EXISTING - 2' CONTOURS	---
PROPOSED RAILING PER CODE	---
PROPOSED BUILDING	---
FUTURE BUILDING	---
PROPOSED SNOW STACK	---
PROPOSED PUBLIC SIDEWALK	---
PROPOSED DRIVEWAY + CONC	---
SPOT ELEVATIONS	---
GRADING DRAINAGE DIRECTION	---
EXISTING FENCE TO BE REMOVE	---
EXISTING BUILDINGS TO BE DEMOLISH	---
ELECTRICAL METERS	---
DOWNSPOUT LOCATIONS (VIP)	---
EXTERIOR LIGHT LOCATION (VIP)	---
WATER SERVICE LINE (RE: UTILITY PLAN)	---
TV SERVICE LINE (RE: UTILITY PLAN)	---
ELECT. SERVICE LINE (RE: UTILITY PLAN)	---
GAS SERVICE LINE (RE: UTILITY PLAN)	---
SEWER SERVICE LINE (RE: UTILITY PLAN)	---



2 DUMPSTER ENCLOSURE DETAILS

SCALE: 3/16" = 1'-0"



1 PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



101 WEST MAIN STREET
Lot B-1 . Amended West Frisco 70 . Filing #2
Zone District: 101 W Main Housing PUD
Lot Size: 36,248 SF
(.83 Acres)

UNIT MIX

Unit Name	Bed / Bath	Quantity	% of TTL	SF/Unit	Total SF	% of TTL
Studio	0/1	24	46.2%	481	11,544	35.5%
Type A - Studio	0/1	1	1.9%	664	664	2.0%
One Bedroom	1/1	16	30.8%	664	10,624	32.7%
Type A - One Bedroom	1/1	1	1.9%	882	882	2.7%
Two Bedroom	2/1	10	19.2%	882	8,820	27.1%
Total:		52	Units		32,534	SF
Average SF/Unit:		626	SF			
Bike Storage:					1,146	SF 2.8%
Mech/Jan/Fire/Mail:					1,031	SF 2.5%
Circulation:					5,104	SF 12.3%
Total Residential:					39,815	SF 96.3%
Total Office Space:					1,546	SF 3.7%
Gross Building:					41,361	SF

PARKING (Per PUD)

Unit Name	Ratio	Units	Required	Provided	Location
Studio	0.5/Unit	24	12.0		
Type A - Studio	0.5/Unit	1	0.5		
One Bedroom	0.5/Unit	16	8.0		
Type A - One Bedroom	0.5/Unit	1	0.5		
Two Bedroom	1/Unit	10	10.0		
Visitor Parking @ 1/7 units:			7.4		
Office Parking @ 1/450 SF:			3.4		
Total:			41.9	43	21 On-site + 22 Off-site
Bike Parking @ 20%:			8.4	9	On site

SITE PARKING

ON-SITE PARKING		21
ADA Stalls	2	
Car Share Allowance	8	(2 Spaces)
Permitted Resident Parking	11	(Includes 2EV + 5 EV Ready Stalls)
ON-STREET PARKING		31
Permitted Resident Parking	16	
ADA Stalls	2	
Commercial Parking	4	
Standard Town Parking	9	
TOTAL PARKING STALLS PROVIDED:		52 (43 Required)

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DOOR SCHEDULE

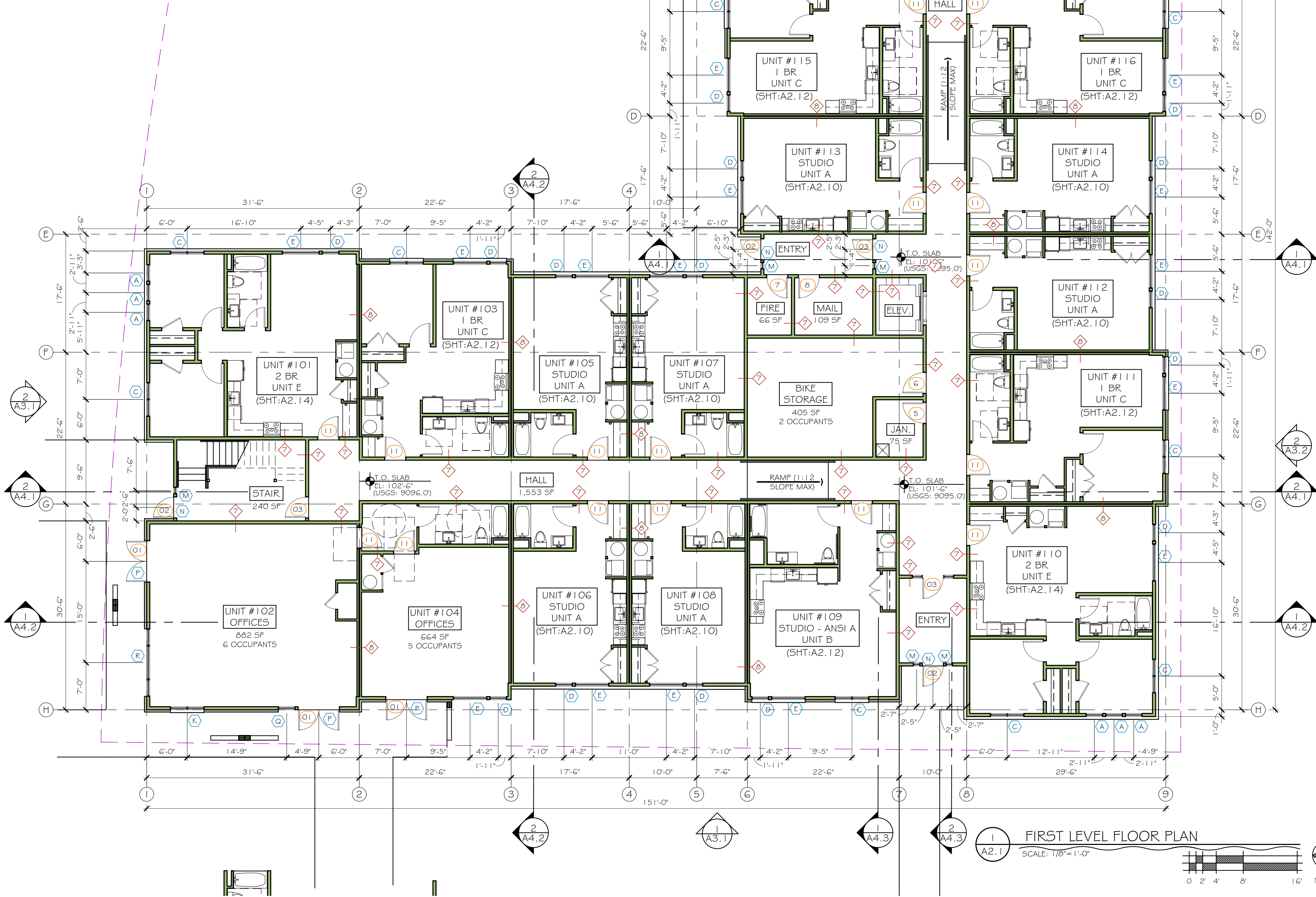
TAG	NAME	FINISHED OPENING SIZE		LEAF				FRAME		HARDWARE			FIRE RATING	REMARKS
		WIDTH	HEIGHT	THICKNESS	TYPE	MATRL	FINISH	MATRL	FINISH	LOCK	HINGES	CLOSER		
01	COMMERCIAL ENTRY	(2) 3'-0"	8'-0"	1 3/4"	D6	WD	ST	HM	PT	ENTRANCE				FULL GLASS PER WINDOW SCHEDULE
02	STAIR TOWER EXTERIOR	3'-0"	9'-0"	1 3/4"	D5	WD	ST	HM	PT	ENTRANCE				FULL GLASS PER WINDOW SCHEDULE
03	STAIR TOWER INTERIOR	3'-0"	7'-0"	1 3/4"	D7	WD	ST	HM	PT	PASSAGE			20 MIN	
04	MECHANICAL ROOM	3'-0"	7'-0"	1 3/4"	D4	WD	ST	HM	PT	STORAGE			20 MIN	
05	STORAGE / JANITOR	3'-0"	7'-0"	1 3/4"	D4	WD	ST	HM	PT	STORAGE			20 MIN	
06	BIKE STORAGE / AMENITY	3'-0"	7'-0"	1 1/4"	D4	WD	ST	NONE		PADLOCK			20 MIN	
07	FIRE CONTROL ROOM	3'-0"	7'-0"	1 3/4"	D4	HM	ST	HM	PT	ENTRANCE				COORDINATE LOCKSET W/ FIRE DEPARTMENT
08	MAIL ROOM	3'-0"	7'-0"	1 3/4"	D4	HM	ST	HM	PT	ENTRANCE				COORDINATE LOCKSET W/ MAIL CARRIERS
11	UNIT ENTRY	3'-0"	7'-0"	1 3/4"	D1	WD	ST	HM	PT	PASS W/ DEADBOLT			20 MIN	
12	BEDROOM	3'-0"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PRIVACY				1/2" UNDERCUT PER NOTE #14, SHT 1/M 104
13	BATHROOM	3'-0"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PRIVACY				1/2" UNDERCUT PER NOTE #14, SHT 1/M 104
14	CLOSET	2'-6"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PASSAGE				
15	DOUBLE CLOSET	(2) 2'-4"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PASSAGE				
16	HWM ACCESS	3'-0"	7'-0"	1 1/4"	D3	WD	ST	HM	PT	DEADBOLT				LOUVERED PER MFR SPECS.

FLOOR PLAN KEY NOTES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 1 TYPICAL INTERIOR GUARDRAIL PER DTL: 1/A6.3
2 TYPICAL INTERIOR HANDRAIL PER DTL: 2/A6.3
3 DOUBLE BIKE LOCKER PER DTL: 9/A6.3
4 2x FURR WALL WITH WOOD CAP @ 3'-0" AFF
5 ROOF ACCESS HATCH ABOVE (VIF)
6 VERTICAL METAL FIN @ SIDING PER DTL: 14/A6.1
7 VERTICAL METAL FIN @ CMU TILE PER DTL: 15/A6.1
8 FIRE EXTINGUISHER (1-A: 10-B:C MINIMUM RATING)

LEGEND

- 1
- A
- 7
- 1 DOOR TAG (THIS SHEET)
A KEY NOTE (THIS SHEET)
A WINDOW TAG (SHEET A7.1)
7 WALL TAG (SHEET G1.1)



ALLEN-GUERRA ARCHITECTURE
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101 WEST MAIN STREET
LOT D-1, AMENDED WEST FRISCO 70, FILING #2
TOWN OF FRISCO, COLORADO

FIRST LEVEL FLOOR PLAN

TITLE

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A2.1

DOOR SCHEDULE

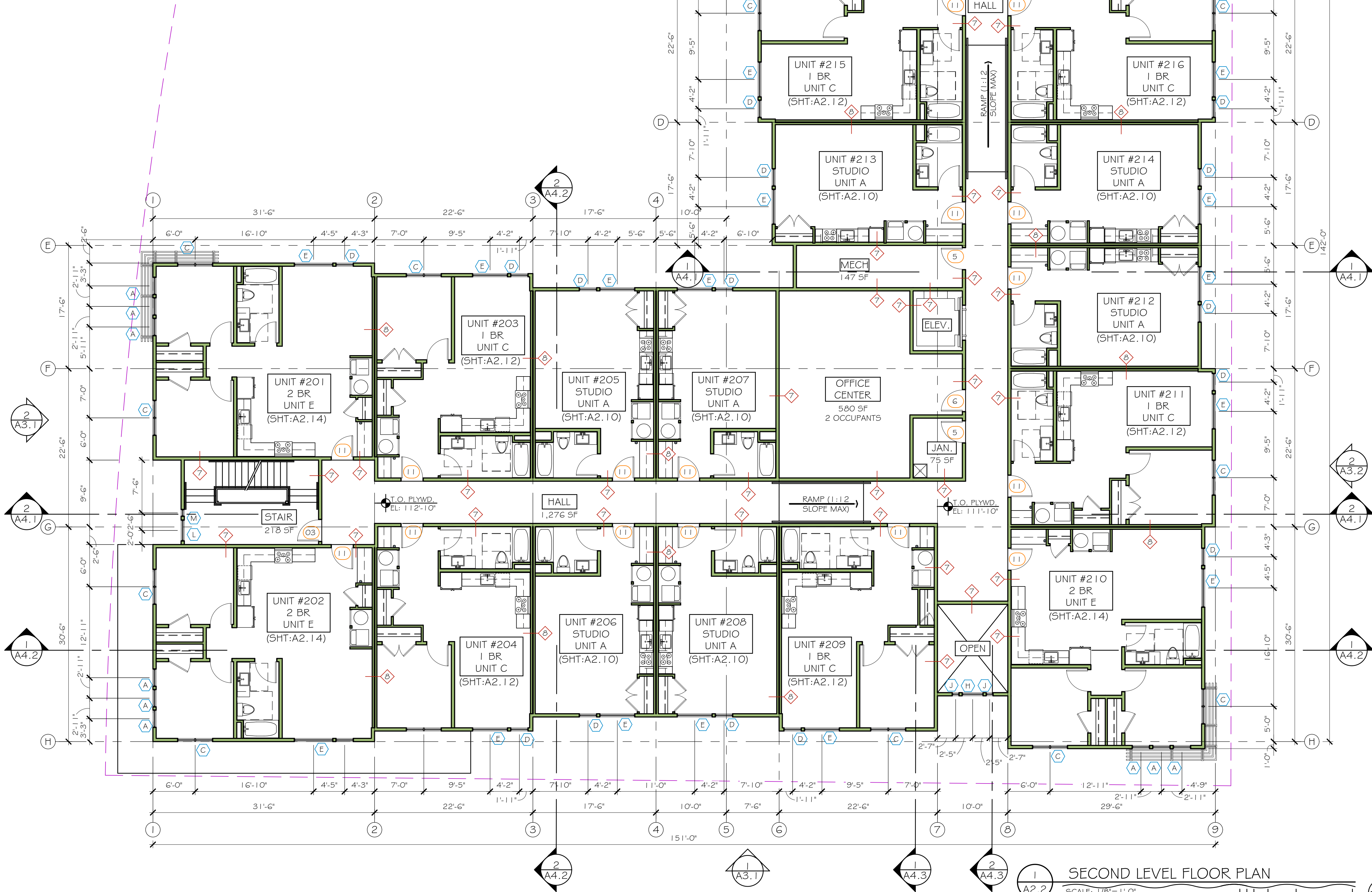
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		WIDTH	HEIGHT	THICKNESS	TYPE	MATRL	FINISH	MATRL	FINISH	LOCK	HINGES	CLOSER		
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02	STAIR TOWER EXTERIOR	3'-0"	9'-0"	1 3/4"	D5	WD	ST	HM	PT	ENTRANCE				FULL GLASS PER WINDOW SCHEDULE
03	STAIR TOWER INTERIOR	3'-0"	7'-0"	1 3/4"	D7	WD	ST	HM	PT	PASSAGE			20 MIN	
04	MECHANICAL ROOM	3'-0"	7'-0"	1 3/4"	D4	WD	ST	HM	PT	STORAGE			20 MIN	
05	STORAGE / JANITOR	3'-0"	7'-0"	1 3/4"	D4	WD	ST	HM	PT	STORAGE			20 MIN	
06	BIKE STORAGE / AMENITY	3'-0"	7'-0"	1 1/4"	D4	WD	ST	NONE		PADLOCK			20 MIN	
07	FIRE CONTROL ROOM	3'-0"	7'-0"	1 3/4"	D4	HM	ST	HM	PT	ENTRANCE				COORDINATE LOCKSET W/ FIRE DEPARTMENT
08	MAIL ROOM	3'-0"	7'-0"	1 3/4"	D4	HM	ST	HM	PT	ENTRANCE				COORDINATE LOCKSET W/ MAIL CARRIERS
11	UNIT ENTRY	3'-0"	7'-0"	1 3/4"	D1	WD	ST	HM	PT	PASS W/ DEADBOLT			20 MIN	
12	BEDROOM	3'-0"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PRIVACY				1/2" UNDERCUT PER NOTE #14, SHT 1/M 104
13	BATHROOM	3'-0"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PRIVACY				1/2" UNDERCUT PER NOTE #14, SHT 1/M 104
14	CLOSET	2'-6"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PASSAGE				
15	DOUBLE CLOSET	(2) 2'-4"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PASSAGE				
16	HWM ACCESS	3'-0"	7'-0"	1 1/4"	D3	WD	ST	HM	PT	DEADBOLT				LOUVERED PER MFR SPECS.

FLOOR PLAN KEY NOTES

- 1 TYPICAL INTERIOR GUARDRAIL PER DTL: 1/A6.3
- 2 TYPICAL INTERIOR HANDRAIL PER DTL: 2/A6.3
- 3 DOUBLE BIKE LOCKER PER DTL: 9/A6.3
- 4 2x FURR WALL WITH WOOD CAP @ 3'-0" AFF
- 5 ROOF ACCESS HATCH ABOVE (VIF)
- 6 VERTICAL METAL FIN @ SIDING PER DTL: 14/A6.1
- 7 VERTICAL METAL FIN @ CMU TILE PER DTL: 15/A6.1
- 8 FIRE EXTINGUISHER (1-A:1 O-B:C MINIMUM RATING)

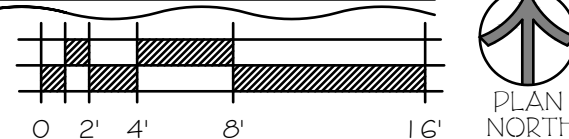
LEGEND

- 1 DOOR TAG (THIS SHEET)
- 2 KEY NOTE (THIS SHEET)
- A WINDOW TAG (SHEET A7.1)
- 7 WALL TAG (SHEET G1.1)



SECOND LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"



ALLEN-GUERRA ARCHITECTURE
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101 WEST MAIN STREET
LOT D-1, AMENDED WEST FRISCO 70, FILING #2
TOWN OF FRISCO, COLORADO

SECOND LEVEL FLOOR PLAN

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A2.2

DOOR SCHEDULE

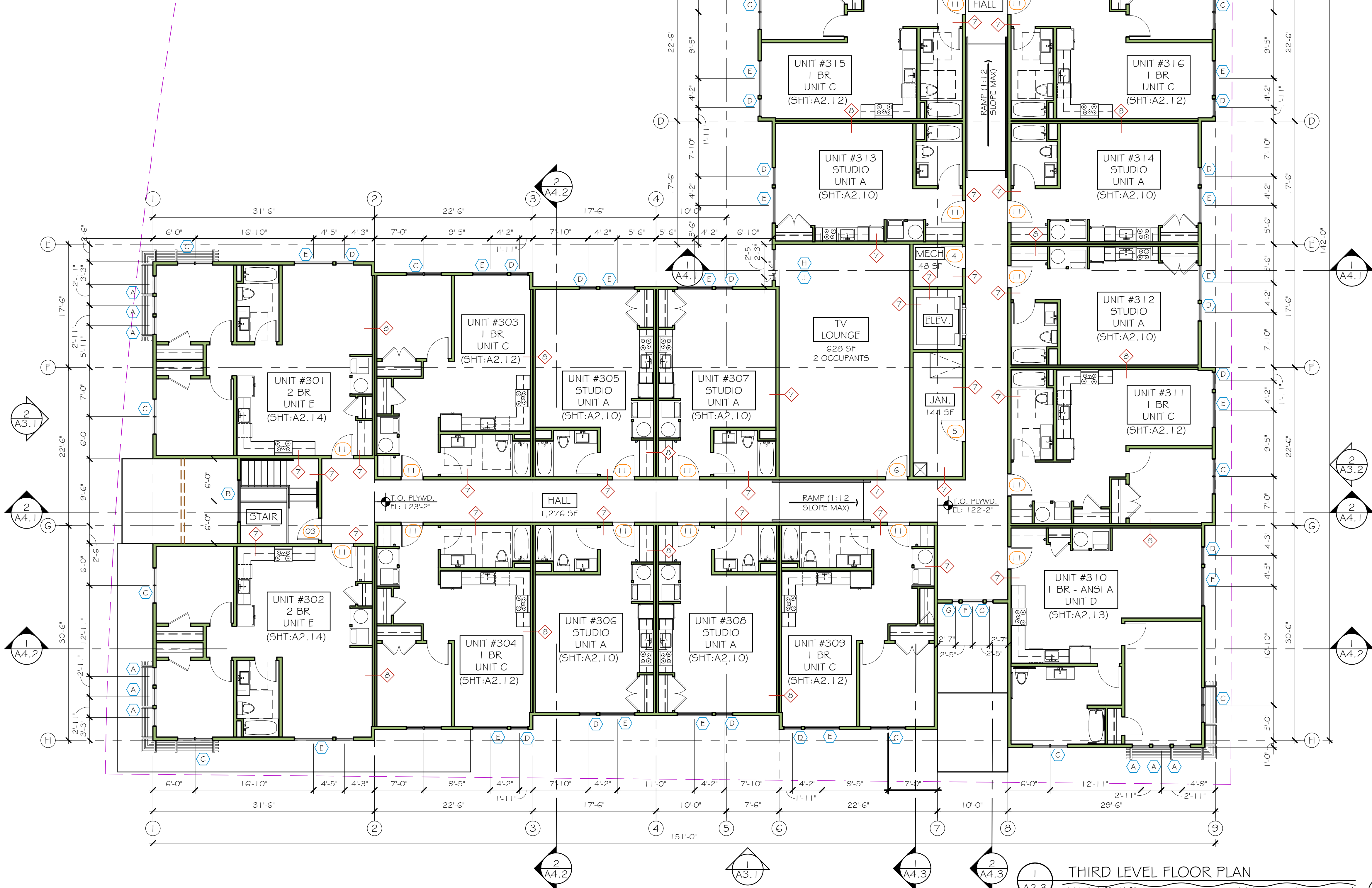
TAG	NAME	FINISHED OPENING SIZE		LEAF				FRAME		HARDWARE			FIRE RATING	REMARKS
		WIDTH	HEIGHT	THICKNESS	TYPE	MATRL	FINISH	MATRL	FINISH	LOCK	HINGES	CLOSER		
01	COMMERCIAL ENTRY	(2) 3'-0"	8'-0"	1 3/4"	D6	WD	ST	HM	PT	ENTRANCE				FULL GLASS PER WINDOW SCHEDULE
02	STAIR TOWER EXTERIOR	3'-0"	9'-0"	1 3/4"	D5	WD	ST	HM	PT	ENTRANCE				FULL GLASS PER WINDOW SCHEDULE
03	STAIR TOWER INTERIOR	3'-0"	7'-0"	1 3/4"	D7	WD	ST	HM	PT	PASSAGE			20 MIN	
04	MECHANICAL ROOM	3'-0"	7'-0"	1 3/4"	D4	WD	ST	HM	PT	STORAGE			20 MIN	
05	STORAGE / JANITOR	3'-0"	7'-0"	1 3/4"	D4	WD	ST	HM	PT	STORAGE			20 MIN	
06	BIKE STORAGE / AMENITY	3'-0"	7'-0"	1 1/4"	D4	WD	ST	NONE		PADLOCK			20 MIN	
07	FIRE CONTROL ROOM	3'-0"	7'-0"	1 3/4"	D4	HM	ST	HM	PT	ENTRANCE				COORDINATE LOCKSET W/ FIRE DEPARTMENT
08	MAIL ROOM	3'-0"	7'-0"	1 3/4"	D4	HM	ST	HM	PT	ENTRANCE				COORDINATE LOCKSET W/ MAIL CARRIERS
11	UNIT ENTRY	3'-0"	7'-0"	1 3/4"	D1	WD	ST	HM	PT	PASS W/ DEADBOLT			20 MIN	
12	BEDROOM	3'-0"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PRIVACY				1/2" UNDERCUT PER NOTE #14, SHT 1/M 104
13	BATHROOM	3'-0"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PRIVACY				1/2" UNDERCUT PER NOTE #14, SHT 1/M 104
14	CLOSET	2'-6"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PASSAGE				
15	DOUBLE CLOSET	(2) 2'-4"	7'-0"	1 3/4"	D2	WD	ST	HM	PT	PASSAGE				
16	HWM ACCESS	3'-0"	7'-0"	1 1/4"	D3	WD	ST	HM	PT	DEADBOLT				LOUVERED PER MFR SPECS.

FLOOR PLAN KEY NOTES

- 1 TYPICAL INTERIOR GUARDRAIL PER DTL: 1/A6.3
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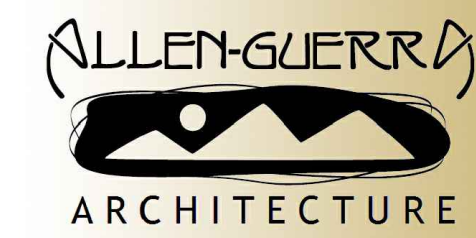
LEGEND

- 1 DOOR TAG (THIS SHEET)
- 2 KEY NOTE (THIS SHEET)
- A WINDOW TAG (SHEET A7.1)
- WALL TAG (SHEET G1.1)



THIRD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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THIRD LEVEL FLOOR PLAN

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A2.3

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ROOF PLAN

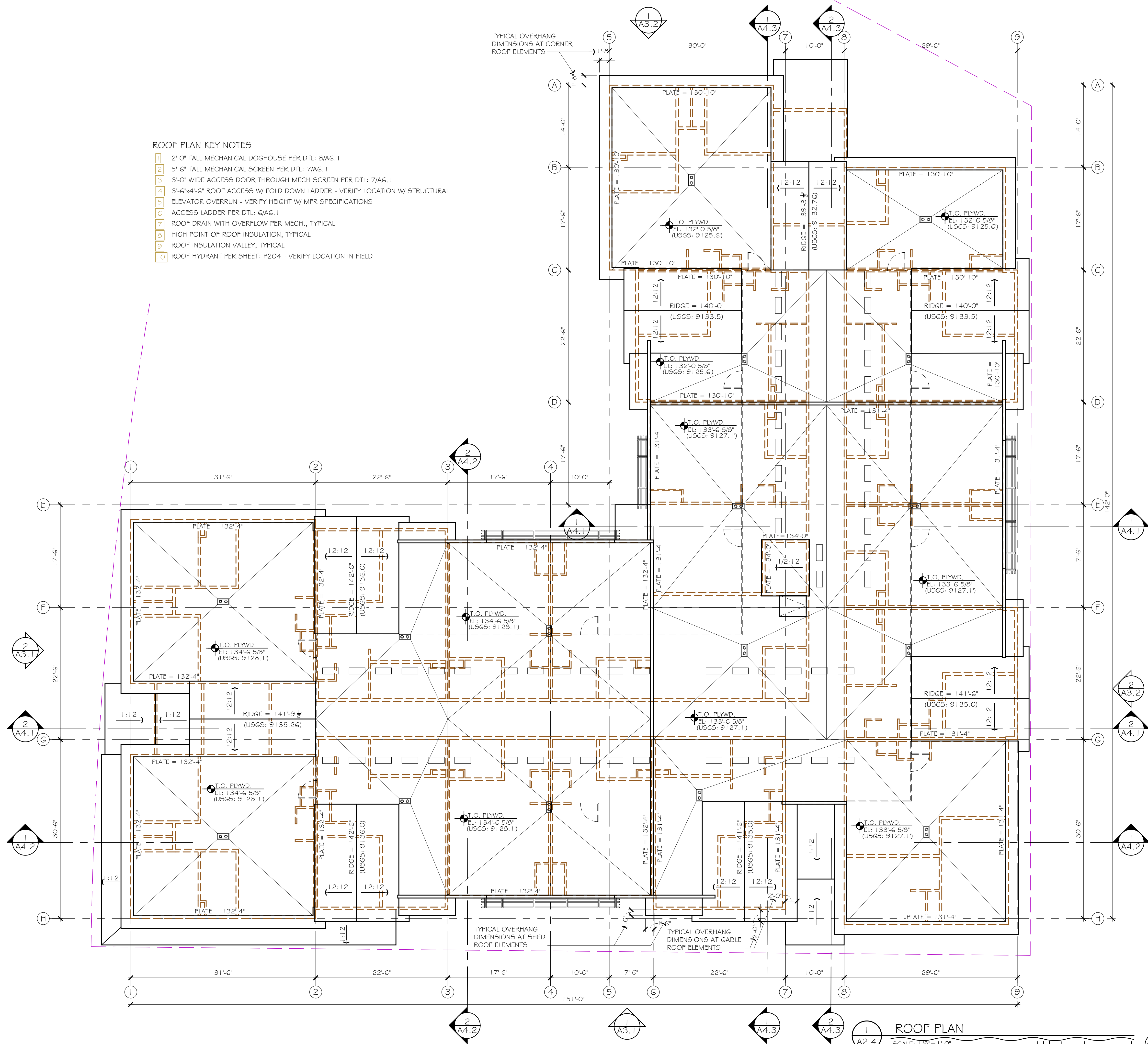
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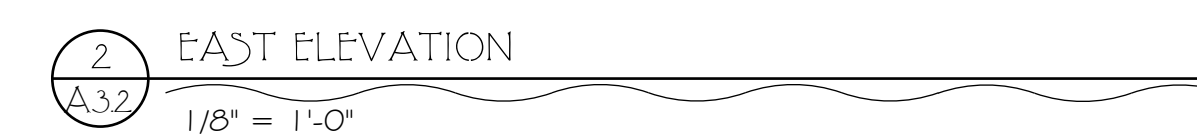
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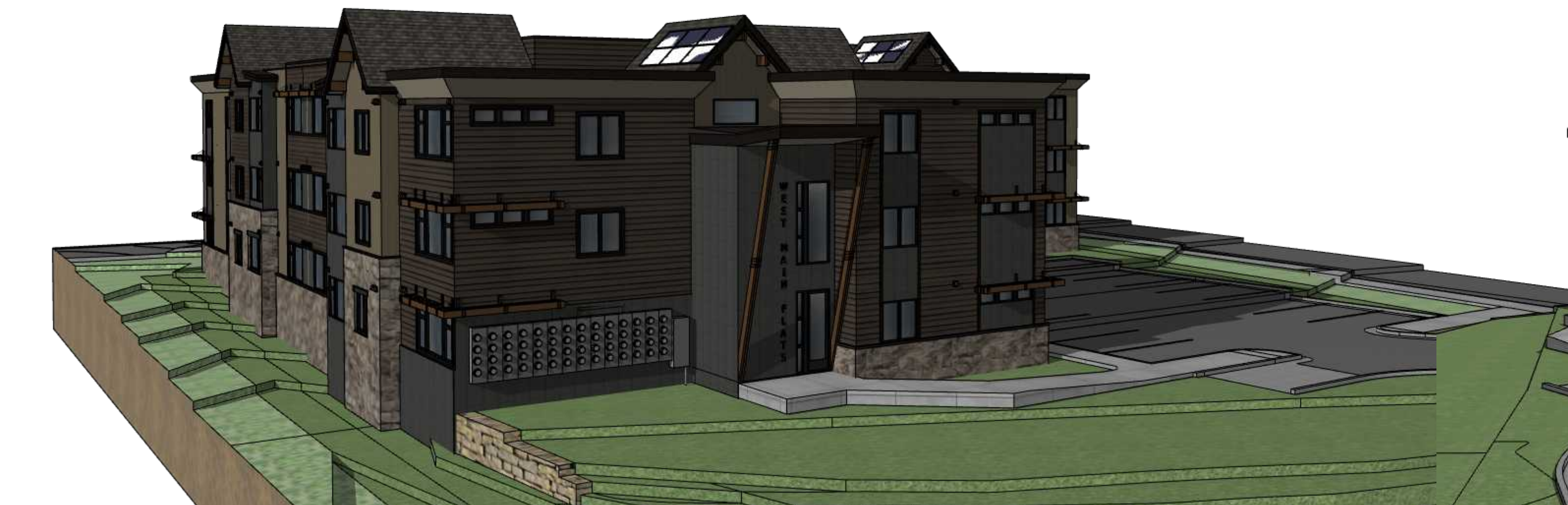
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EXTERIOR ELEVATIONS

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BULK PLANE ENCROACHMENTS

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101 WEST MAIN STREET



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TOWN OF FRISCO, COLORADO
COVER SHEET

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PROJECT CODE STUDY

JURISDICTION
ZONE DISTRICT
ALLOWABLE DENSITY
MAXIMUM LOT COVERAGE
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
MAXIMUM BUILDING HEIGHT
CONSTRUCTION TYPE
FIRE SPRINKLER

TOWN OF FRISCO
101 W MAIN HOUSING PUD
45 UNITS MINIMUM
80% MAX
5'
10'
49'-6"
V
YES

LOCATION MAP



PROJECT DIRECTORY

OWNER NHP FOUNDATION 122 EAST 42 STREET, SUITE 4900 NEW YORK, NEW YORK 10168 T: 832.280.7554	GENERAL CONTRACTOR TBD
ARCHITECT ALLEN-GUERRA ARCHITECTURE 711 B GRANITE ST PO BOX 5540 FRISCO, COLORADO 80443 T: 970.453.7002	CIVIL ENGINEER ALPINE ENGINEERING, INC 34510 HWY 6 / UNIT A9 / PO BOX 97 EDWARDS, COLORADO 81632 T: 970.926.3373
LANDSCAPE ARCHITECT NORRIS DESIGN 409 EAST MAIN STREET PO BOX 2320 FRISCO, COLORADO 80443 T: 970.368.7068	GEOTECHNICAL ENGINEER KUMAR & ASSOCIATES, INC. 240 ANNIE ROAD PO DRAWER 1887 SILVERTHORNE, COLORADO 80498 T: 970.468.1989
SURVEYOR RANGE WEST ENGINEERS & SURVEYORS, INC PO BOX 569 SILVERTHORNE, COLORADO 80498 T: 970.468.6261	

SHEET INDEX

C5	COVER SHEET	A2.1	FIRST LEVEL FLOOR PLAN
A1.0	EXISTING SITE AND DEMO PLAN	A2.2	SECOND LEVEL FLOOR PLAN
A1.1	PROPOSED SITE PLAN	A2.3	THIRD LEVEL FLOOR PLAN
CM	CONSTRUCTION MANAGEMENT PLAN	A2.4	ROOF PLAN
C1.1	EXISTING CONDITIONS/DEMOLITION	A2.6	TYPICAL UNIT PLANS
C1.2	EXISTING CONDITIONS/DEMOLITION	A3.1	EXTERIOR ELEVATIONS
C1.3	SITE LAYOUT PLAN	A3.2	EXTERIOR ELEVATIONS
C2.0	GRADING AND DRAINAGE	A3.3	PERSPECTIVE RENDERINGS
C2.1	GRADING AND DRAINAGE	A3.4	BULK PLANE ENCROACHMENTS
C3.0	DRAINAGE AREA MAP	A3.5	EXTERIOR MATERIALS LEGEND
C3.1	STORMWATER CRITERIA	E01	LIGHTING SITE PLAN AND PHOTOMETRIC
C3.2	STORM SEWER PLAN		
C4.0	UTILITY PLAN		
C5.0	EROSION CONTROL PLAN		
C6.0	DETAILS		
C6.1	DETAILS		
C6.2	DETAILS		
L-001	LANDSCAPE NOTES		
L-002	LANDSCAPE SCHEDULE		
L-003	LANDSCAPE SCHEDULE		
L-101	LANDSCAPE PLAN		
L-501	LANDSCAPE DETAILS		
L-502	LANDSCAPE DETAILS		
L-503	LANDSCAPE DETAILS		
L-504	LANDSCAPE DETAILS		

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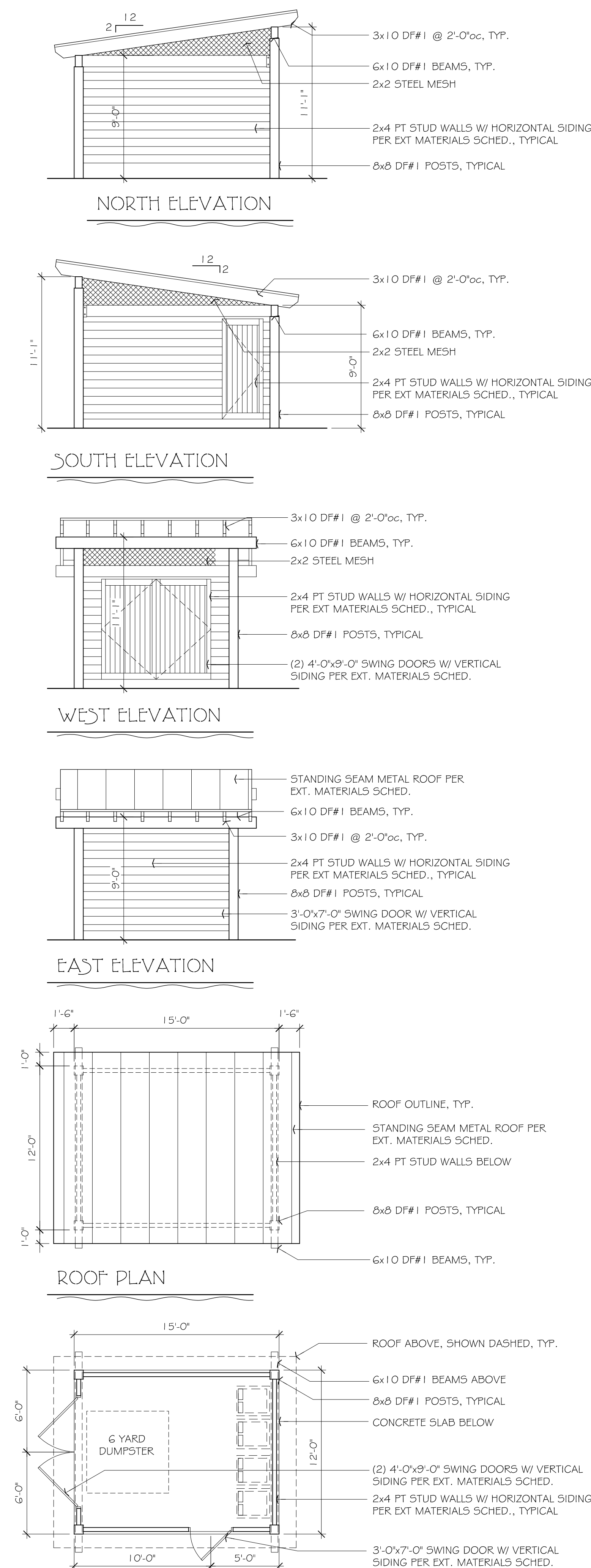
A1.1

RIDGE HEIGHT CALCULATIONS

RIDGE POINT	BASE PLANE ELEVATION	ROOF HEIGHT	HEIGHT ABOVE BASE PLANE
PITCHED ROOFS			
A	9,093.78'	9,135.29'	41.51'
B	9,091.73'	9,135.29'	43.56'
C	9,092.24'	9,137.29'	45.05'
D	9,091.54'	9,133.29'	41.75'
E	9,088.49'	9,131.29'	42.80'
F	9,087.67'	9,131.29'	43.62'
FLAT ROOFS			
G	9,087.41'	9,122.20'	34.79'
H	9,087.50'	9,122.20'	34.70'
I	9,089.64'	9,122.20'	32.56'
J	9,089.10'	9,122.20'	33.10'
K	9,091.08'	9,126.20'	34.86'
L	9,092.25'	9,124.20'	31.95'
M	9,092.52'	9,126.20'	33.68'
N	9,091.91'	9,126.20'	34.29'
O	9,093.86'	9,126.20'	32.34'

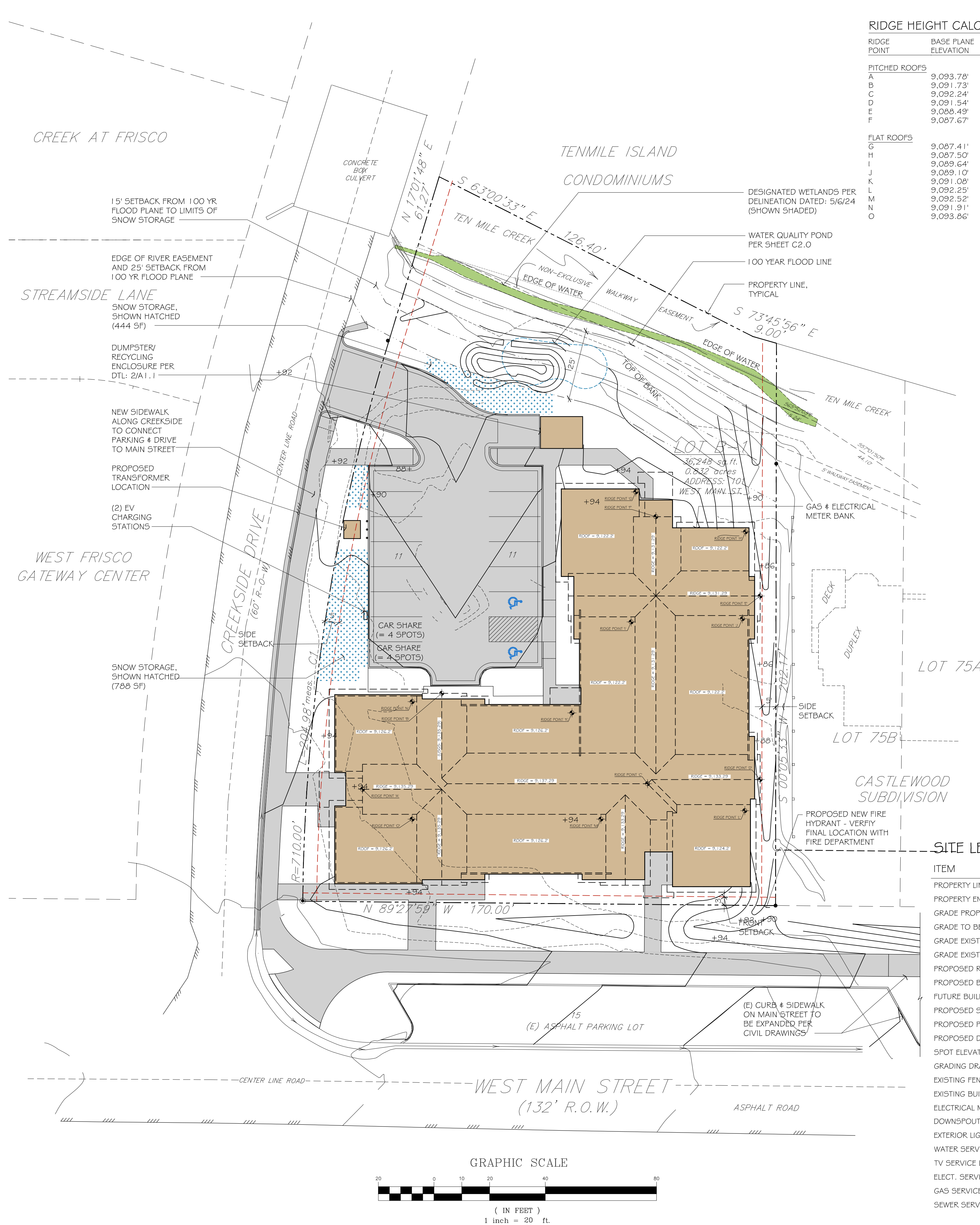
SITE LEGEND

ITEM	LINE TYPE
PROPERTY LINE	---
PROPERTY ENVELOPE	---
GRADE PROPOSED	---
GRADE TO BE DEMOLISH	---
GRADE EXISTING - 10' CONTOURS	---
GRADE EXISTING - 2' CONTOURS	---
PROPOSED RAILING PER CODE	---
PROPOSED BUILDING	---
FUTURE BUILDING	---
PROPOSED SNOW STACK	---
PROPOSED PUBLIC SIDEWALK	---
PROPOSED DRIVEWAY & CONC	---
SPOT ELEVATIONS	---
GRADING DRAINAGE DIRECTION	---
EXISTING FENCE TO BE REMOVE	---
EXISTING BUILDINGS TO BE DEMOLISH	---
ELECTRICAL METERS	---
DOWNSPOUT LOCATIONS (VIF)	---
EXTERIOR LIGHT LOCATION (VIF)	---
WATER SERVICE LINE (RE: UTILITY PLAN)	---
TV SERVICE LINE (RE: UTILITY PLAN)	---
ELECT. SERVICE LINE (RE: UTILITY PLAN)	---
GAS SERVICE LINE (RE: UTILITY PLAN)	---
SEWER SERVICE LINE (RE: UTILITY PLAN)	---



2 DUMPSTER ENCLOSURE DETAILS

SCALE: 3/16" = 1'-0"



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

1 PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



101 WEST MAIN STREET					
Lot B-1, Amended West Frisco 70, Filing #2					
Zone District: 101 W Main Housing PUD					
Lot Size: 36,248 SF					
(83 Acres)					

UNIT MIX						
Unit Name	Bed / Bath	Quantity	% of TTL	SF/Unit	Total SF	% of TTL
Type 1 - Studio	0/1	22	42.3%	481	10,582	32.5%
Type 1A - A/V Studio	0/1	2	3.8%	481	962	3.0%
Type 2 - One Bedroom	1/1	14	26.9%	664	9,296	28.6%
Type 2A - ADA One BR	1/1	3	5.8%	664	1,992	6.1%
Type 3 - Two Bedroom	2/1	11	21.2%	882	9,702	29.8%
Total:		52			32,534	
Average SF/Unit:		626		SF		
Bike Storage:					1,146	2.9%
Circulation:					4,574	11.5%
Total Residential:					38,254	96.1%
Total Office Space:					1,546	3.9%
Gross Building:					39,800	

PARKING (Per PUD)					
Unit Name	Ratio	Units	Required	Provided	Location
Type 1 - Studio	0.5/Unit	22	11.0		
Type 1A - A/V Studio	0.5/Unit	2	1.0		
Type 2 - One Bedroom	0.5/Unit	14	7.0		
Type 2A - ADA One BR	0.5/Unit	3	1.5		
Type 3 - Two Bedroom	1/Unit	11	11.0		
Visitor Parking @ 1/7 units:			7.4		
Office Parking @ 1/450 SF:			3.4		
Total:			42.4	43	21 On-site + 22 Off-site
Bike Parking @ 20%:			8.5	9	On site

SITE PARKING		
ON-SITE PARKING		
ADA Stalls	2	
Car Share Allowance	8	(2 Spaces)
Permitted Resident Parking	11	(Includes 2EV + 5 EV Ready Stalls)
ON-STREET PARKING		
Permitted Resident Parking	18	
Commercial Parking	4	
Standard Town Parking	7	
Town ADA stalls	2	
TOTAL PARKING STALLS PROVIDED:		
52 (43 Required)		

101 WEST MAIN STREET
LOT B-1, AMENDED WEST FRISCO 70, FILING #2
TOWN OF FRISCO, COLORADO

PROPOSED PARKING PLAN

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PROJECT #: 22105

A1.2

PROPOSED PARKIN PLAN

SCALE: 1" = 20'-0"



1
A2.1 FIRST LEVEL FLOOR PLAN
SCALE: 1"=10.0'



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LOT D-1, AMENDED WEST FRISCO 70, FILING #2
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FIRST LEVEL FLOOR PLAN

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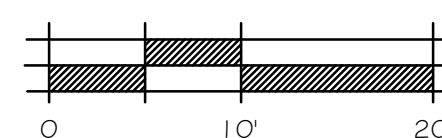
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A2.1



1
A2.2
SECOND LEVEL FLOOR PLAN
SCALE: 1"=10.0'



101 WEST MAIN STREET
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A2.3

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ROOF PLAN

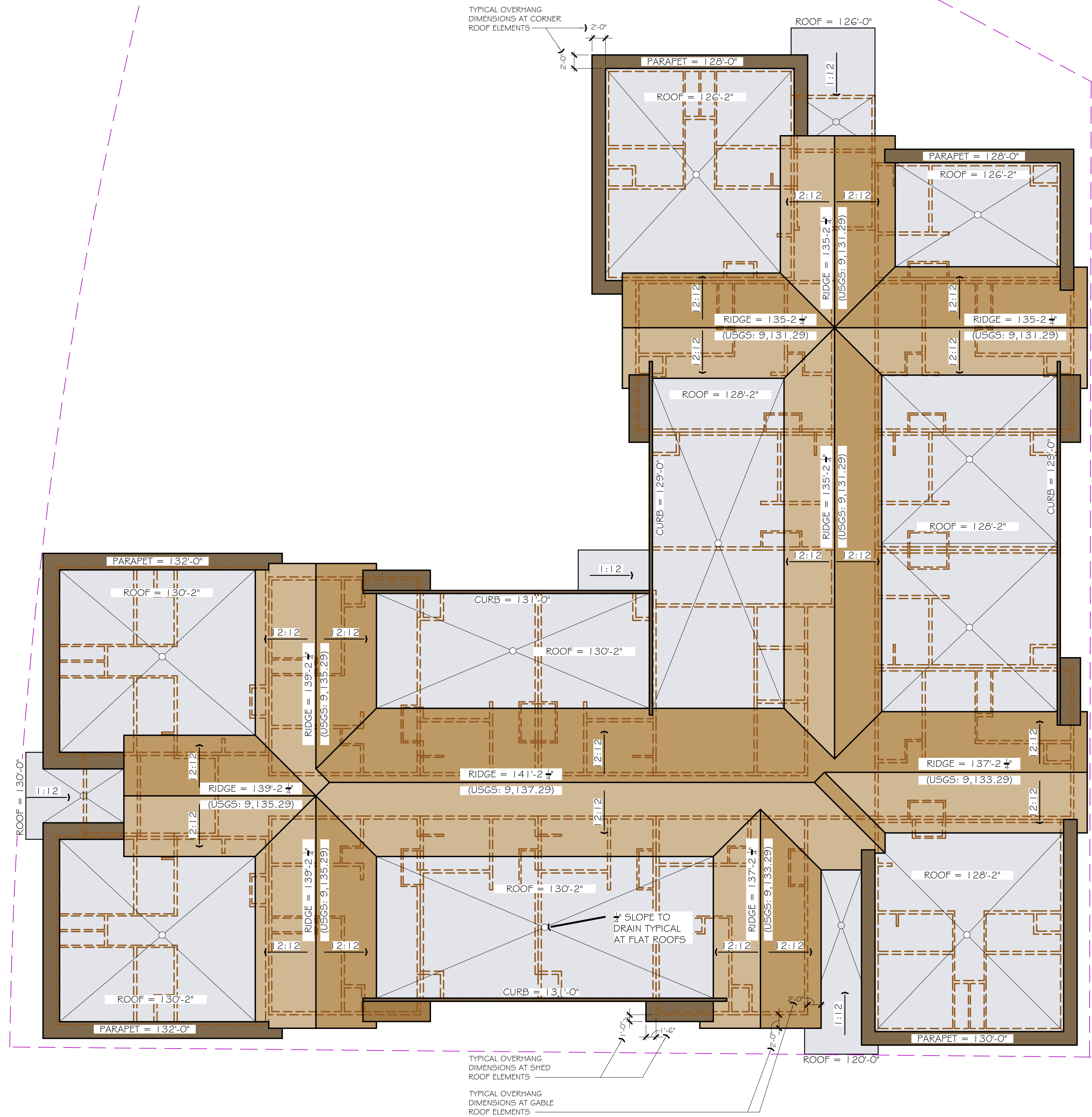
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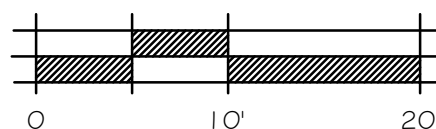
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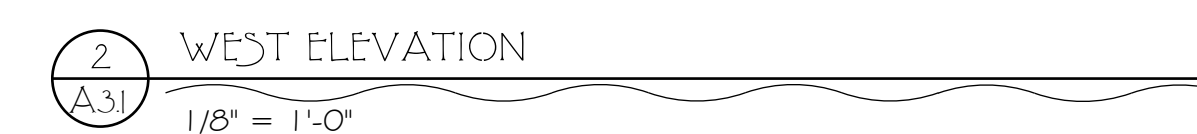
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A2.4



1 ROOF PLAN
A2.4
SCALE: 1"=10.0'





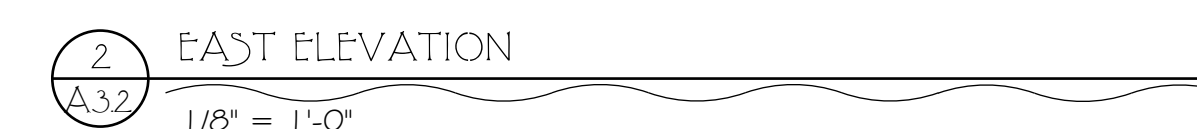
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A3.1



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1 MAIN STREET VIEW
A3.3
N.T.S.



3 SOUTHERN PERSPECTIVE (FROM MAIN STREET)
A3.3
N.T.S.



2 SOUTHEAST PERSPECTIVE (FROM MAIN STREET)
A3.3
N.T.S.



5 NORTHEAST PERSPECTIVE (FROM TENMILE CREEK)
A3.3
N.T.S.



4 NORTHWEST PERSPECTIVE (FROM CREEKSIDE DRIVE)
A3.3
N.T.S.

101 WEST MAIN STREET
LOT B-1, AMENDED WEST FRISCO TO . FILING #2
TOWN OF FRISCO, COLORADO
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PERSPECTIVE RENDERINGS

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TOWN OF FRISCO , COLORADO

TITLE

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