

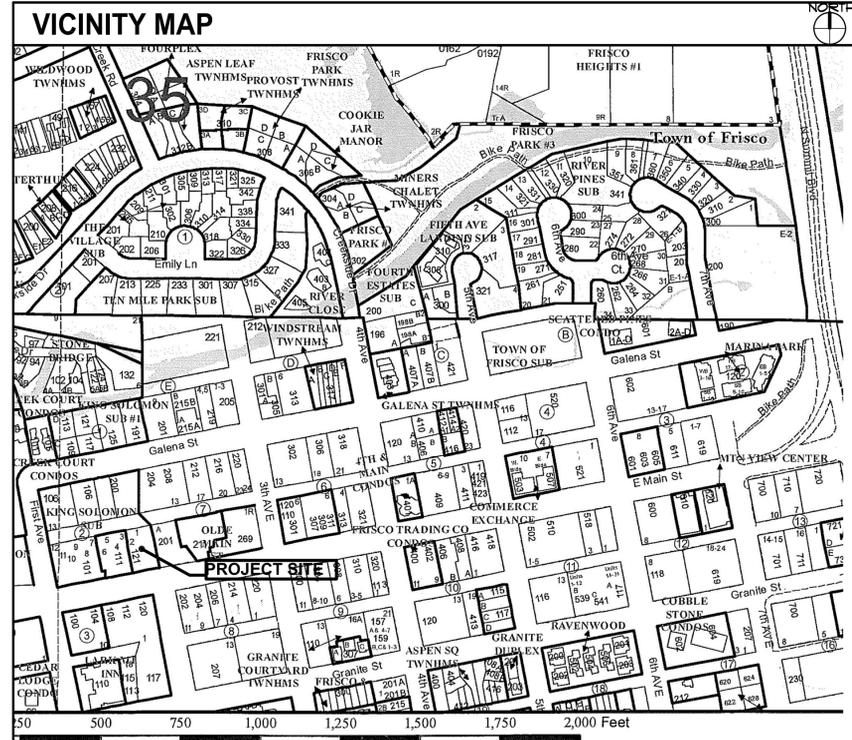
SIXTH DEGREE TOWNHOMES

GENERAL NOTES

- 1) COPYRIGHT: ALL 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 WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
- 2) CODES: THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY SUMMIT COUNTY, COLORADO. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND 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.
- 3) FIELD VERIFICATION: 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.
- 4) DIMENSIONS: WRITTEN 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 UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.
- 5) DISCREPANCIES: 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 THIS PROJECT, HE SHALL IMMEDIATELY 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.
- 6) DUTY OF COOPERATION: 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 GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY 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.
- 7) CHANGES TO THE WORK: ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR 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 GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
- 8) WORKMANSHIP: IT 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 THE INDUSTRY.
- 9) SUBSTITUTIONS: 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.
- 12) FIELD CUTTING OF STRUCTURAL MEMBERS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE ANY 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.
- 13) EXTERIOR MATERIAL MOCKUP: 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 OFF 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 STONEMAN. THIS SHALL BE RETAINED ON SITE UNTIL THE FINAL PUNCH LIST IS COMPLETE.
- 14) WEATHER CONDITIONS: 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.
- 16) PROJECT STAKING: 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.
- 17) SITE DISTURBANCE: 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.
- 18) PROJECT GRADES: 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 NUMBERS 5 AND 6.
- 19) 3D MODELING: THIS PROJECT HAS BEEN DIGITALLY MODELED IN 3D SOFTWARE. THE DIGITAL MODEL IS PROVIDED FOR REFERENCE PURPOSES ONLY. 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.



VIEW FROM SOUTHEAST



AREA CALCULATIONS

	FINISHED	MAIN LEVEL	UPPER LEVEL	TOTAL
UNIT 'A'	804 S.F.	453 S.F.	1,257 S.F.	
UNIT 'B'	801 S.F.	453 S.F.	1,254 S.F.	
UNIT 'C'	552 S.F.	712 S.F.	1,264 S.F.	
UNIT 'D'	552 S.F.	711 S.F.	1,263 S.F.	
UNIT 'E'	822 S.F.	770 S.F.	1,592 S.F.	
UNIT TOTAL	3,551 S.F.	3,100 S.F.	6,651 S.F.	
	UNFINISHED	FINISHED	TOTAL	
GROUND LEVEL	4,834 S.F.	1,136 S.F.	5,970 S.F.	
GRAND TOTAL	4,834 S.F.	7,335 S.F.	12,169 S.F.	

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

FINISHED FLOOR ELEV.

	U.S.G.S.	ARCHITECTURAL
LOWER - T.O. CONC.	9,063.0'	100'-0"
MAIN - T.O. PLYWD.	9,074.5'	111'-6"
UPPER - T.O. PLYWD.	9,085.0'	122'-0"

SHEET INDEX

- T-1.1 COVER SHEET
- EXISTING CONDITIONS SITE MAP
- C-1 UNDER SEPARATE COVER
- C-2 UNDER SEPARATE COVER INTERSECTION EXHIBIT
- SP-1.1 SITE PLAN
- SP-1.2 LANDSCAPE PLAN and SITE ROOFS
- SP-1.3 PARKING PLAN and SITE LIGHTING PLAN
- A-1.1 GROUND & MAIN FLOOR PLAN (1/8" SCALE)
- A-1.2 UPPER FLOOR & ROOF PLAN (1/8" SCALE)
- A-1.3 LOWER FLOOR PLAN AT SOUTH
- A-1.4 LOWER FLOOR PLAN AT NORTH
- A-1.5 MAIN FLOOR PLAN AT SOUTH
- A-1.6 MAIN FLOOR PLAN AT NORTH
- A-1.7 UPPER FLOOR PLAN AT SOUTH
- A-1.8 UPPER FLOOR PLAN AT NORTH
- A-1.9 ROOF PLAN AT SOUTH
- A-1.10 ROOF PLAN AT NORTH
- A-2.1 BUILDING PERSPECTIVES
- A-2.2 SOUTH ELEVATION
- A-2.3 WEST ELEVATION
- A-2.4 NORTH ELEVATION
- A-2.5 EAST ELEVATION
- A3.1 BUILDING SECTION 'A' (PARTIAL)

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.

BLANK

SOILS ENG'R:

T.B.D.

PLUMB'G ENG'R:

INDOOR ENVIRONMENTS, USA
STEVE ALSCHULER PE
steve@ieusa.net

ELEC'L ENG'R:

INDOOR ENVIRONMENTS, USA
DAVID EXE, PE
INDUSTRIAL ENGINEERING, INC.
3210 23RD AVE SE
R10 RANCHO, NY 81124
dexe@iem.com

MECH'L ENGR':

INDOOR ENVIRONMENTS, USA
DAVE SPENCER
SR MECHANICAL ENGINEER
(410)458-9915
dave@ie.net

CIVIL ENGINEER:

MARCIN ENGINEERING LLC
ANTONIO VAZQUEZ
101 EAGLE ROAD #5
AVON, COLORADO
(970)771-3459
tony@marcingeengineering.com

SURVEYOR:

MARCIN ENGINEERING LLC
TOM MARCIN
130 BK1 HILL ROAD #238
BREMENBRIDGE, COLORADO
(970)771-3459
tom@marcingeengineering.com

STRUCTURAL ENG'R:

T.B.D.

CONTRACTOR:

MARGARET ZIEDIN
881 14TH STREET #602
DENVER, CO 80202
Margaret@sixthdegree.com

ARCHITECT:

BHH Partners of Colorado
560 ADAMS AVE
P. O. BOX 2115
SILVERTHORNE, CO 80498
(970) 453-6880
jpaalak@bhhpartners.com

OWNER:

MARGARET ZIEDIN
881 14TH STREET #602
DENVER, CO 80202
Margaret@sixthdegree.com

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: J PAULAK
CHECKED BY: Z LEVIN

TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

bhh Partners of Colorado
560 ADAMS AVE., P.O. BOX 2115, SILVERTHORNE, CO 80498, (970) 453-6880, www.bhhpartners.com
SIXTH DEGREE TOWNHOMES
121 EAST MAIN STREET, FRISCO COLORADO 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2026

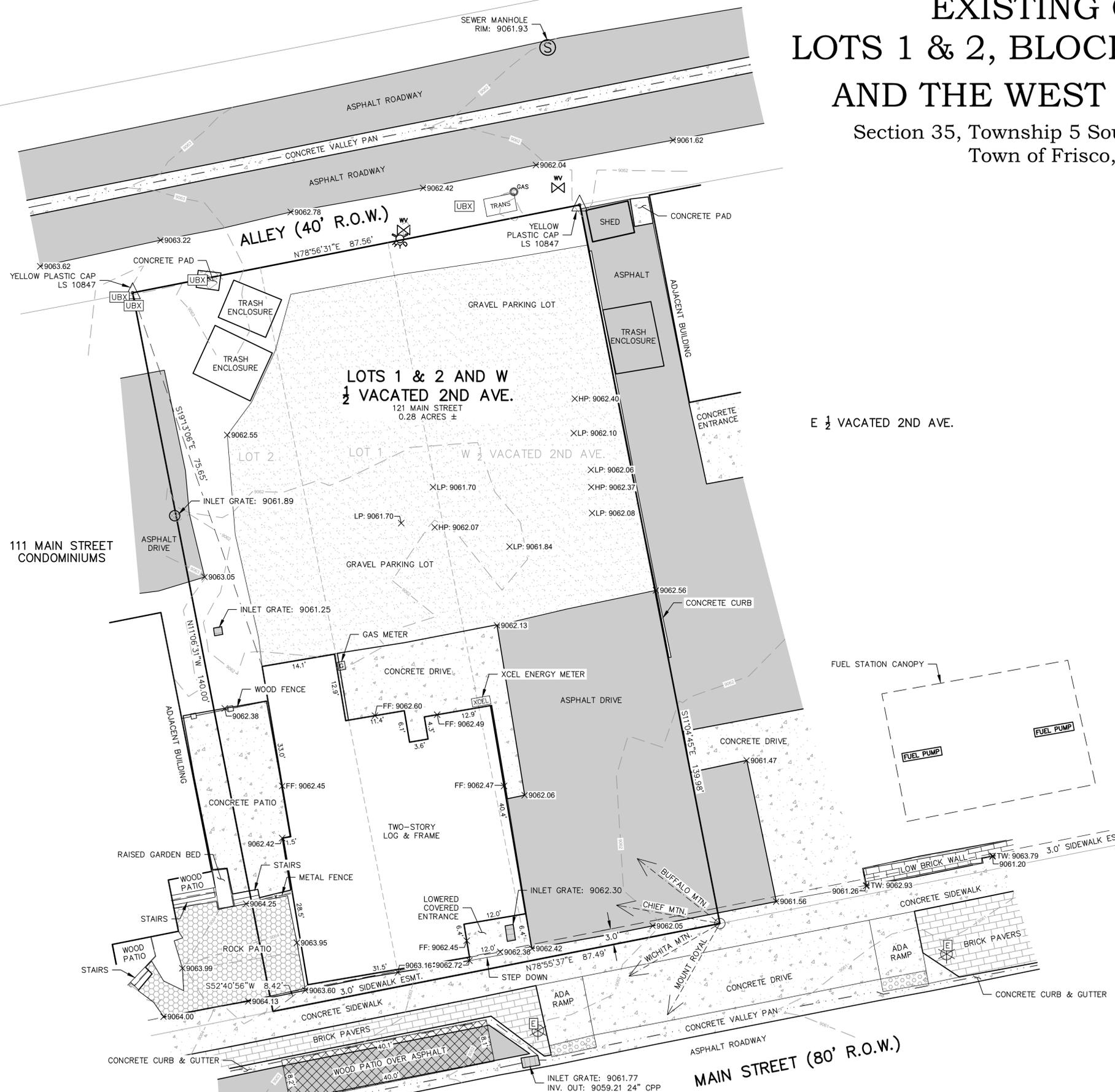
SHEET NUMBER:

T-1.1

TITLE SHEET, GENERAL NOTES, SCHEDULES AND INFORMATION

EXISTING CONDITIONS SITE MAP LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 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 1/2 of Vacated 2nd Avenue, Town of Frisco, County of Summit, State of Colorado.

NOTES:

- 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 excavation.
- 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 August 2, 2021.

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.

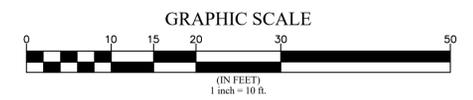


Raymond M. Elko, PLS 38444
Colorado Professional
Land Surveyor

LEGEND	
[Symbol]	ASPHALT
[Symbol]	GRAVEL
[Symbol]	BRICK
[Symbol]	CONCRETE
[Symbol]	DECORATIVE ROCK
[Symbol]	RAISED TRACTION DOMES
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	LIGHT POLE
[Symbol]	UTILITY BOX
[Symbol]	ELECTRIC BOX
[Symbol]	FOUND MONUMENT, AS DESCRIBED

PEAK VIEW VECTORS

Peak Name	Degrees from North	Degrees from Horizontal
Mount Royal	210°	22.5°
Wichita Mountain	240°	13.0°
Chief Mountain	280°	16.0°
Buffalo Mountain	308°	11.5°



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 than ten years from the date of certification shown hereon.

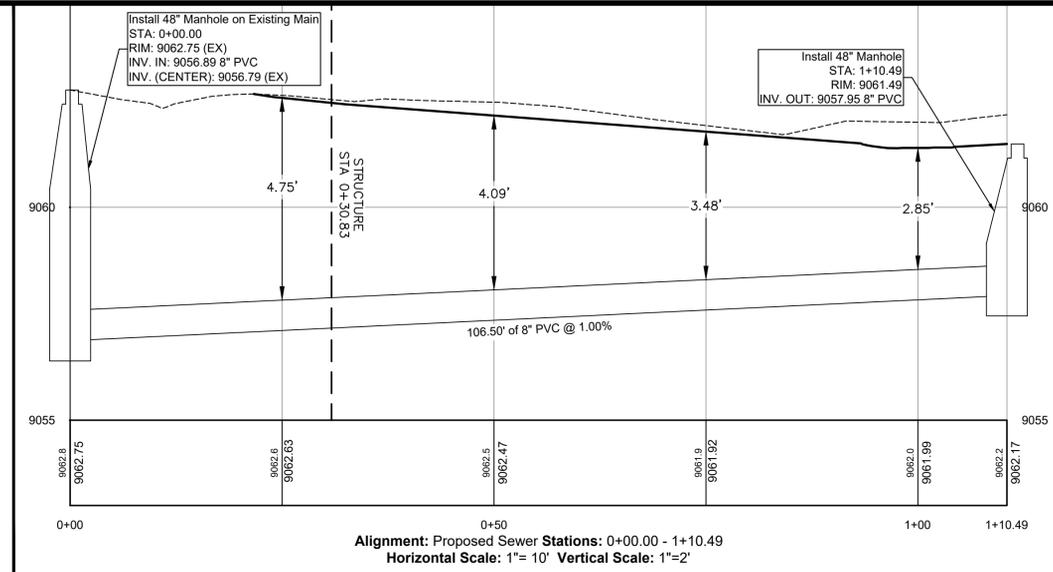
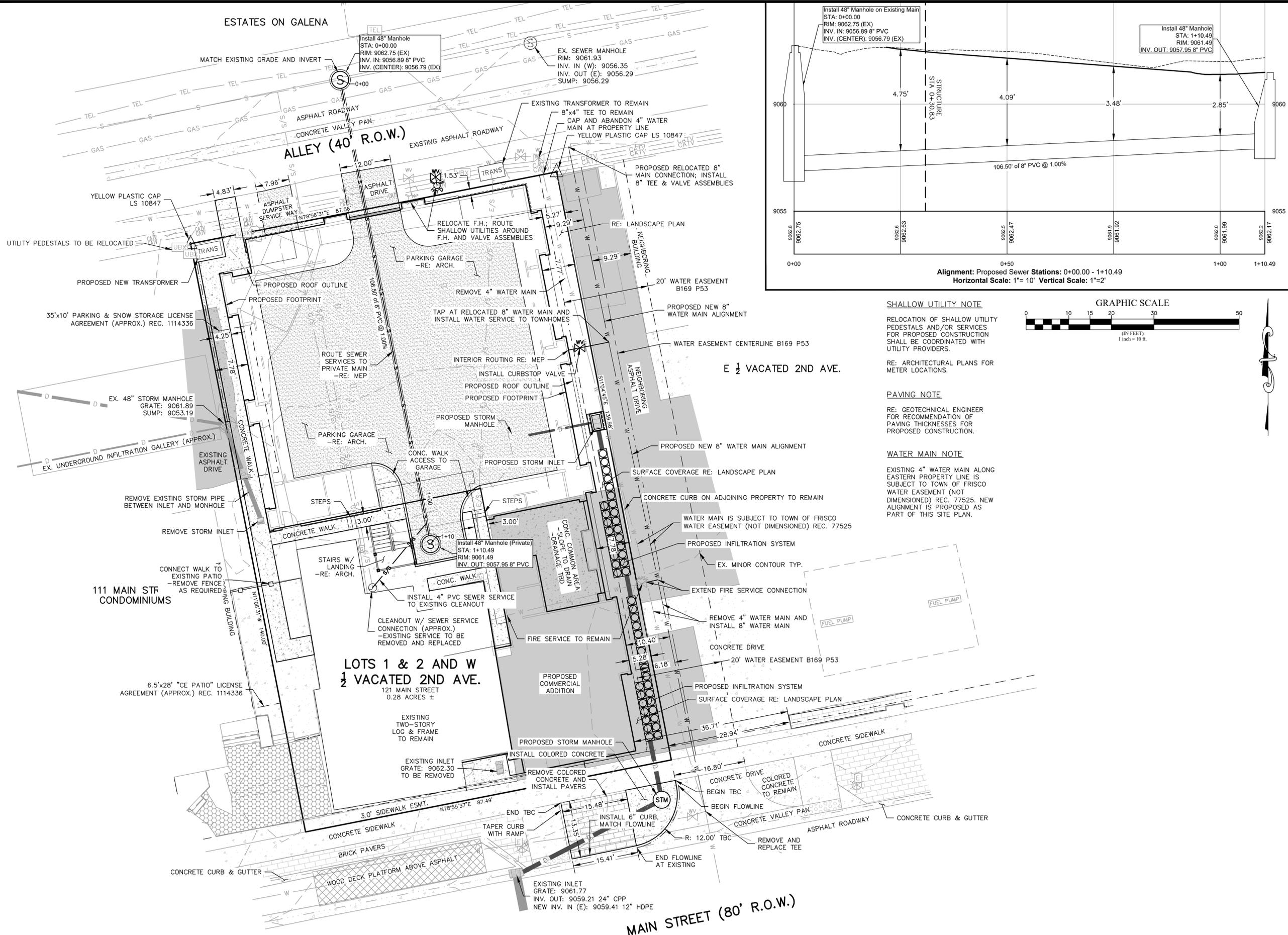
EXISTING CONDITIONS SITE MAP LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE Town of Frisco, County of Summit, State of Colorado	
DRAWN BY: TLV	DATE: 09/22/2021
CHECKED BY: RME	DRAWING NO.: ECSM
JOB NO: 21112	SHEET: 1 OF 1

MARCIN ENGINEERING LLC

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



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SHALLOW UTILITY NOTE

RELOCATION OF SHALLOW UTILITY PEDESTALS AND/OR SERVICES FOR PROPOSED CONSTRUCTION SHALL BE COORDINATED WITH UTILITY PROVIDERS.

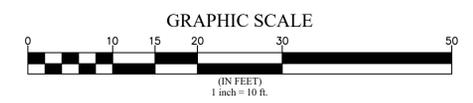
RE: ARCHITECTURAL PLANS FOR METER LOCATIONS.

PAVING NOTE

RE: GEOTECHNICAL ENGINEER FOR RECOMMENDATION OF PAVING THICKNESSES FOR PROPOSED CONSTRUCTION.

WATER MAIN NOTE

EXISTING 4" WATER MAIN ALONG EASTERN PROPERTY LINE IS SUBJECT TO TOWN OF FRISCO WATER EASEMENT (NOT DIMENSIONED) REC. 77525. NEW ALIGNMENT IS PROPOSED AS PART OF THIS SITE PLAN.



MARCIN ENGINEERING LLC
 101 EAGLE ROAD, #5
 AVON, COLORADO
 970-748-0274

SITE PLAN WITH PRELIMINARY UTILITY LAYOUT
 SIXTH DEGREE TOWNHOMES
 LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
 121 MAIN STREET
 TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

JOB: 21112
 DATE: 01/29/2026
 SCALE: 1" = 10'

SHEET
 C-1

PRELIMINARY - NOT FOR CONSTRUCTION

ESTATES ON GALENA

ALLEY (40' R.O.W.)

Drainage Summary - 25-yr

Parcel: 121 East Main Street
Rainfall Depth: 2.20 inches for 25-year, 24-hour storm (per Town of Frisco)
Assumptions: 1. Parcel area is equal to drainage contribution area
 2. Historic site condition predates the Town; Existing site condition is used for comparison
 3. Impervious areas consist of asphalt, concrete, pavers, and roofs
 4. Intensity: the 25-year, 24-hour storm rainfall amount falls within 1 hour
 Q = rate of runoff (cubic feet per second), V = volume of runoff (cubic feet)

Units:

Historic Site Conditions (25 yr storm)
 A = Parcel/Development Area = 0.28 acres (12253 ft²)
 Parcel characteristics = 12253 ft² meadow (C = 0.30)
 C = Runoff Coefficient = 0.30 (composite)
 I₂₄ = Rainfall Intensity = 2.20 in/hr
 Q = C * I * A = 0.19 cfs
 V = C * D * A = 674 cf

Existing Site Conditions (25 yr storm)
 A = Parcel/Development Area = 0.28 acres (12253 ft²)
 Parcel characteristics = 5914 ft² imperv. (C = 0.90), 4977 ft² compact dirt/gravel (C = 0.80), 1362 ft² unimproved (C = 0.30)
 C = Runoff Coefficient = 0.79 (composite)
 I₂₄ = Rainfall Intensity = 2.20 in/hr
 Q = C * I * A = 0.49 cfs
 V = C * D * A = 1781 cf

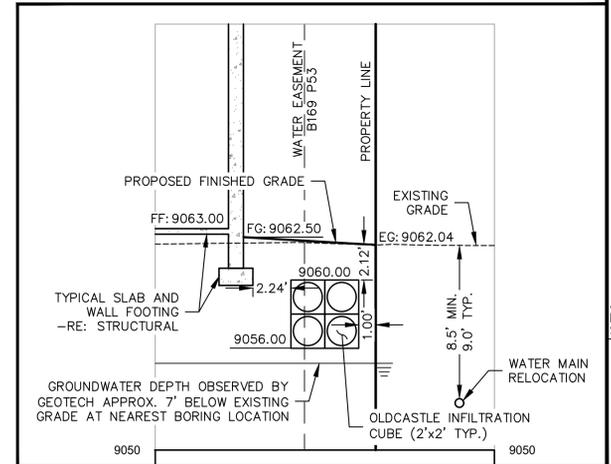
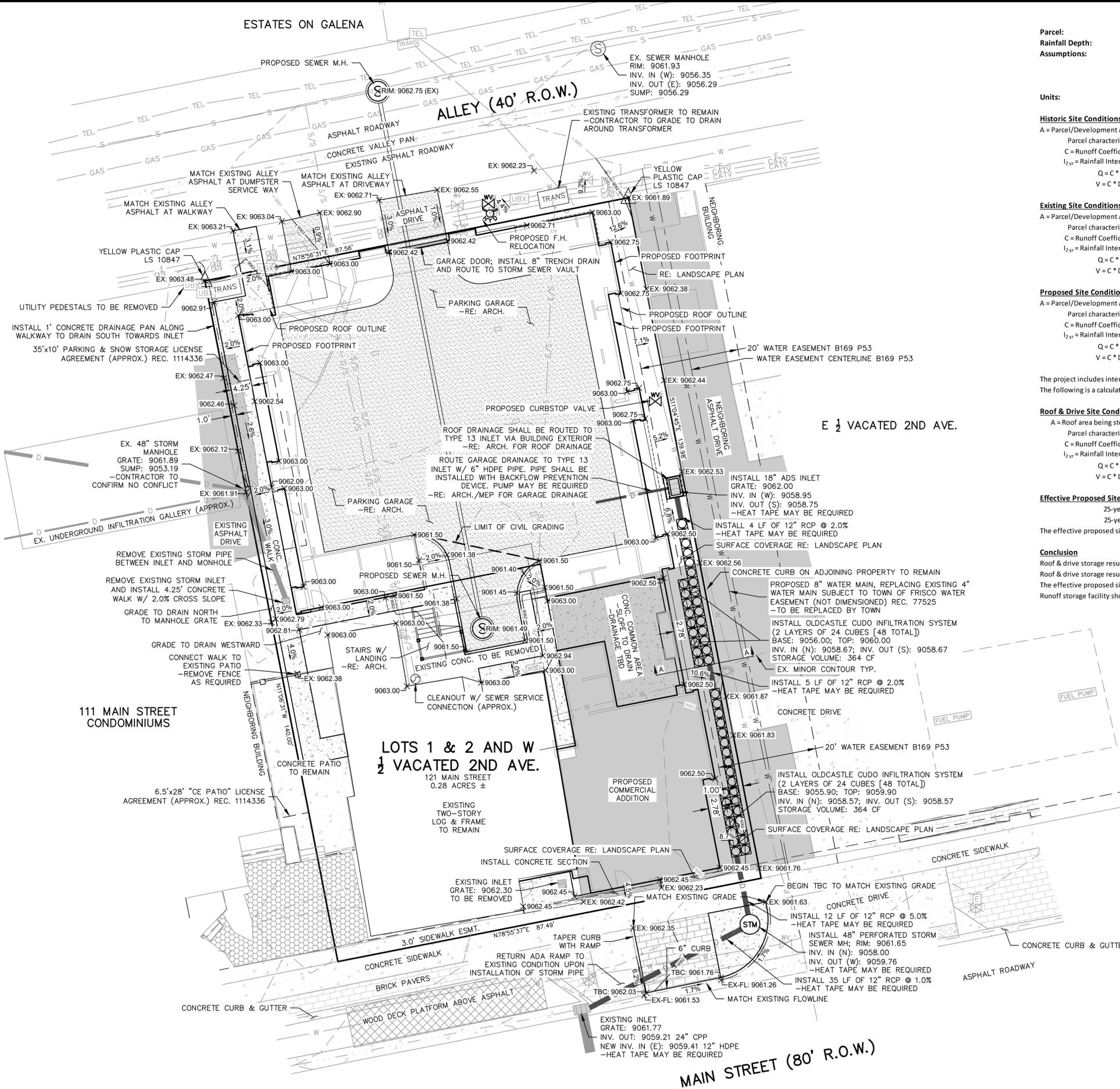
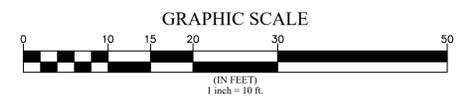
Proposed Site Conditions (25 yr storm)
 A = Parcel/Development Area = 0.28 acres (12253 ft²)
 Parcel characteristics = 10773 ft² impervious (C = 0.90), 1480 ft² landscaping (C = 0.30)
 C = Runoff Coefficient = 0.83 (composite)
 I₂₄ = Rainfall Intensity = 2.20 in/hr
 Q = C * I * A = 0.51 cfs
 V = C * D * A = 1859 cf

The project includes interior runoff storage from part of the roof system and the entrance driveway.
 The following is a calculation of the affected area.

Roof & Drive Site Conditions (25 yr storm)
 A = Roof area being stored = 0.09 acres (3524 ft² roof + 200 ft² drive)
 Parcel characteristics = 3724 ft² impervious (C = 0.90)
 C = Runoff Coefficient = 0.90 (composite)
 I₂₄ = Rainfall Intensity = 2.20 in/hr
 Q = C * I * A = 0.17 cfs
 V = C * D * A = 614 cf

Effective Proposed Site Conditions
 25-year Q = 0.34 cfs
 25-year V = 1244 cf
 The effective proposed site condition constitutes a 28% reduction in runoff when compared to the existing site condition.

Conclusion
 Roof & drive storage results in a reduction in runoff rate of 0.15 cfs from the existing site condition.
 Roof & drive storage results in a reduction in runoff volume of 537 cf from the existing site condition.
 The effective proposed site condition constitutes a 30% reduction in runoff when compared to the existing site condition.
 Runoff storage facility should accommodate a minimum of 650 cf of storage.



MARCIN ENGINEERING LLC
 101 EAGLE ROAD, #5
 AVON, COLORADO
 970-748-0274

PRELIMINARY GRADING AND DRAINAGE PLAN
 SIXTH DEGREE TOWNHOMES
 LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
 121 MAIN STREET
 TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS

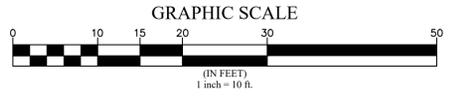
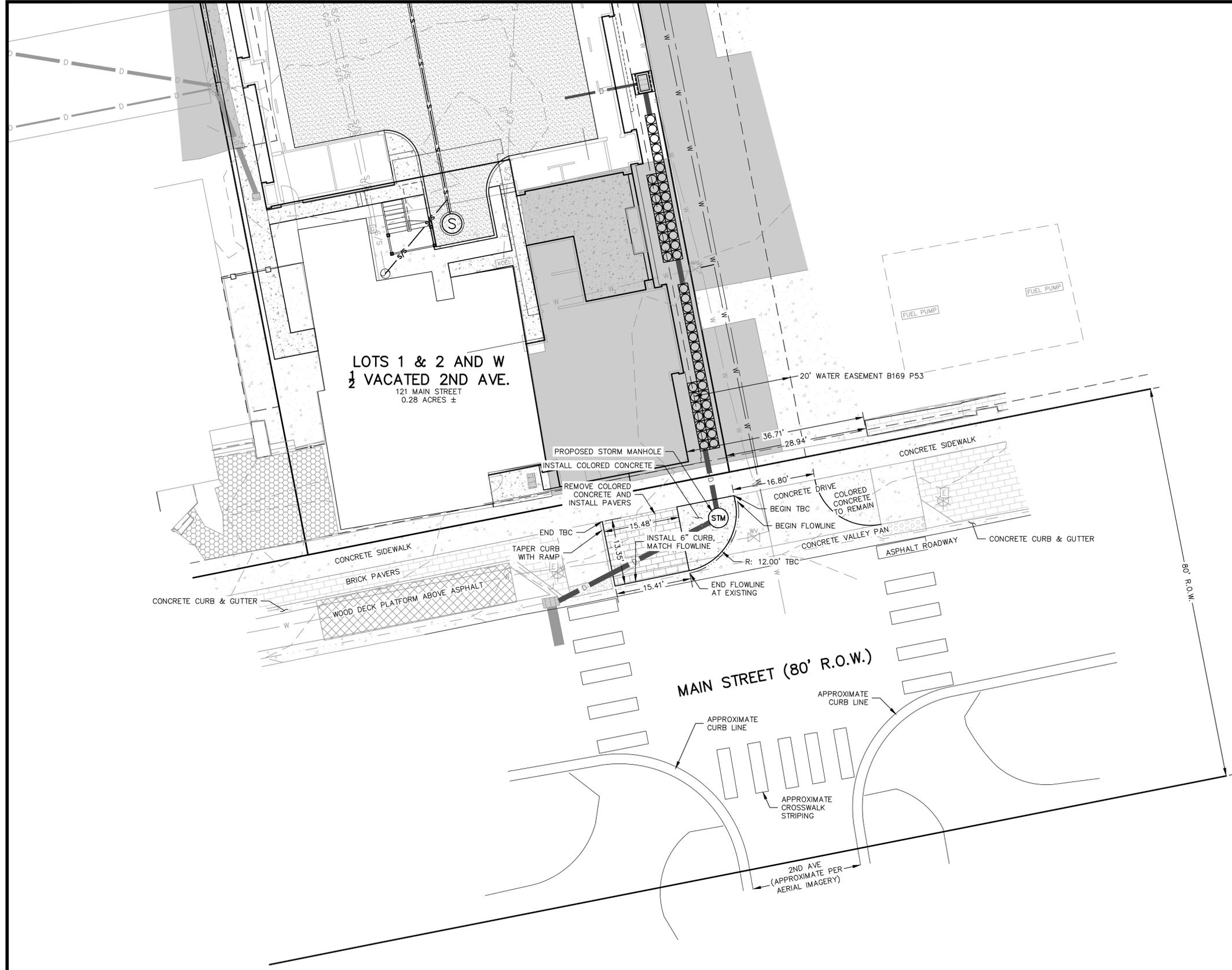
JOB: 21112
 DATE: 01/29/2026
 SCALE: 1" = 10'

SHEET C-2

PRELIMINARY - NOT FOR CONSTRUCTION

SECTION A-A

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MARCIN ENGINEERING LLC
 101 EAGLE ROAD, #5
 AVON, COLORADO
 970-748-0274

MAIN ST-2ND AVE INTERSECTION EXHIBIT
 SIXTH DEGREE TOWNHOMES
 LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
 121 MAIN STREET
 TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

JOB: 21112
 DATE: 01/29/2026
 SCALE: 1" = 10'

SHEET
 EXHIBIT

NOT FOR CONSTRUCTION

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.
 - LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 - 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.
 - ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 - NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 - SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
 - 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 JUNCTION.
 - INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 - ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 - PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
 - 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 BY TOWN OF BRECKENRIDGE PRIOR TO INSTALLATION.
 - ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
 - ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
- NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF FRISCO AND HOA.

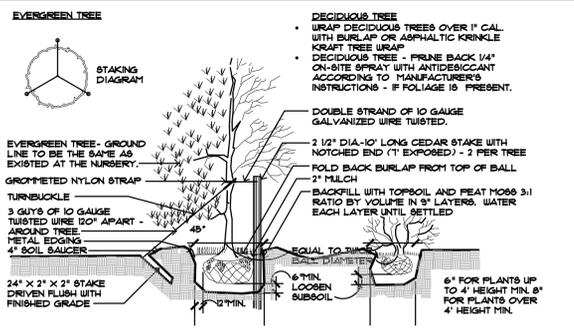
REVEGETATION NOTES

- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:
- SHORT DRY GRASS MIX @ 2 LBS/1000 SF:
- HARD FESCUE 30%
 - CREeping RED FESCUE 30%
 - SHEEP FESCUE 25%
 - CANADA BLUEGRASS 10%
 - CANBY BLUEGRASS 5%
- 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 @ 1 LB/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 GROUNDSSEL PENSTEMON, WASATCH ASTER, ENGLEMANNS WESTERN LARKSPUR PENSTEMON, RYDBERGS ORANGE MOUNTAIN DAISY AMERICAN VETCH GAILLARDIA/BLANKETFLOWER GIANT LOUSEWORT

PLANTING LIST

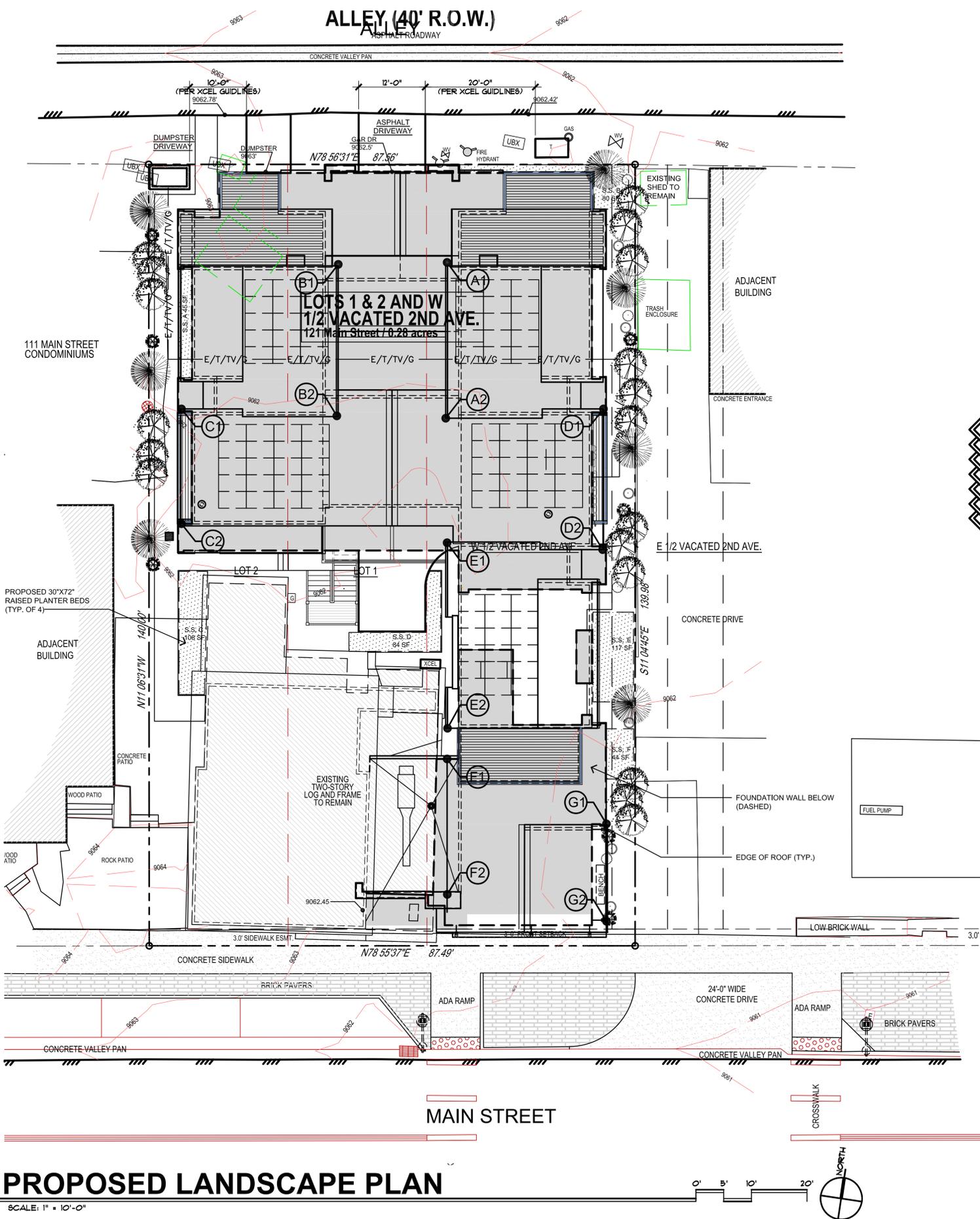
KEY	COMMON	BOTANICAL	NO.	SIZE	NOTES
EXISTING TREES					
☉	EXISTING	VARIABLES	--	SEE SITE PLAN	
PROPOSED TREES/SHRUBS TO BE ADDED					
●	COLORADO SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	7	(3) 8' TALL (4) 12' TALL	
●	ASPEN	POPULUS TREMULOIDES	18	2"-3" CALIPER 50% MULTI-STEM	
●	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL.	NEEDS SUN (36" TALL, 4'-0" WIDE)
○	ALPINE CURRANT	RIBES ALPINUM	5	5 GAL.	GROWS TO 3-6' TALL
○	PEKING COTONEASTER	COTONEASTER LUCIDUS OR APICALIUS	5	5 GAL.	GROWS TO 6-10' TALL
○	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	10	1 FLAT	PROVIDE TO ALL DISTURBED AREAS

PLANTING DETAIL



BUILDING HEIGHT TABLE

RIDGE POINT	HIGH EAWE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9,062' =	39.85'
A2	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9,062' =	39.85'
B1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9,062' =	39.85'
B2	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85-9,062' =	39.85'
C1	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
C2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	9,096.88' - 9,062' =	34.88'
E1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85 - 9,062' =	39.85'
E2	9,101.85'	9,062.7'	9,063'	EXIST'G	9,101.85 - 9,062.7' =	39.15'
F1	9,080.53'	9,062.7'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
F2	9,080.53'	9,062.5'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
G1	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'
G2	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'



PROPOSED LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REVISIONS:

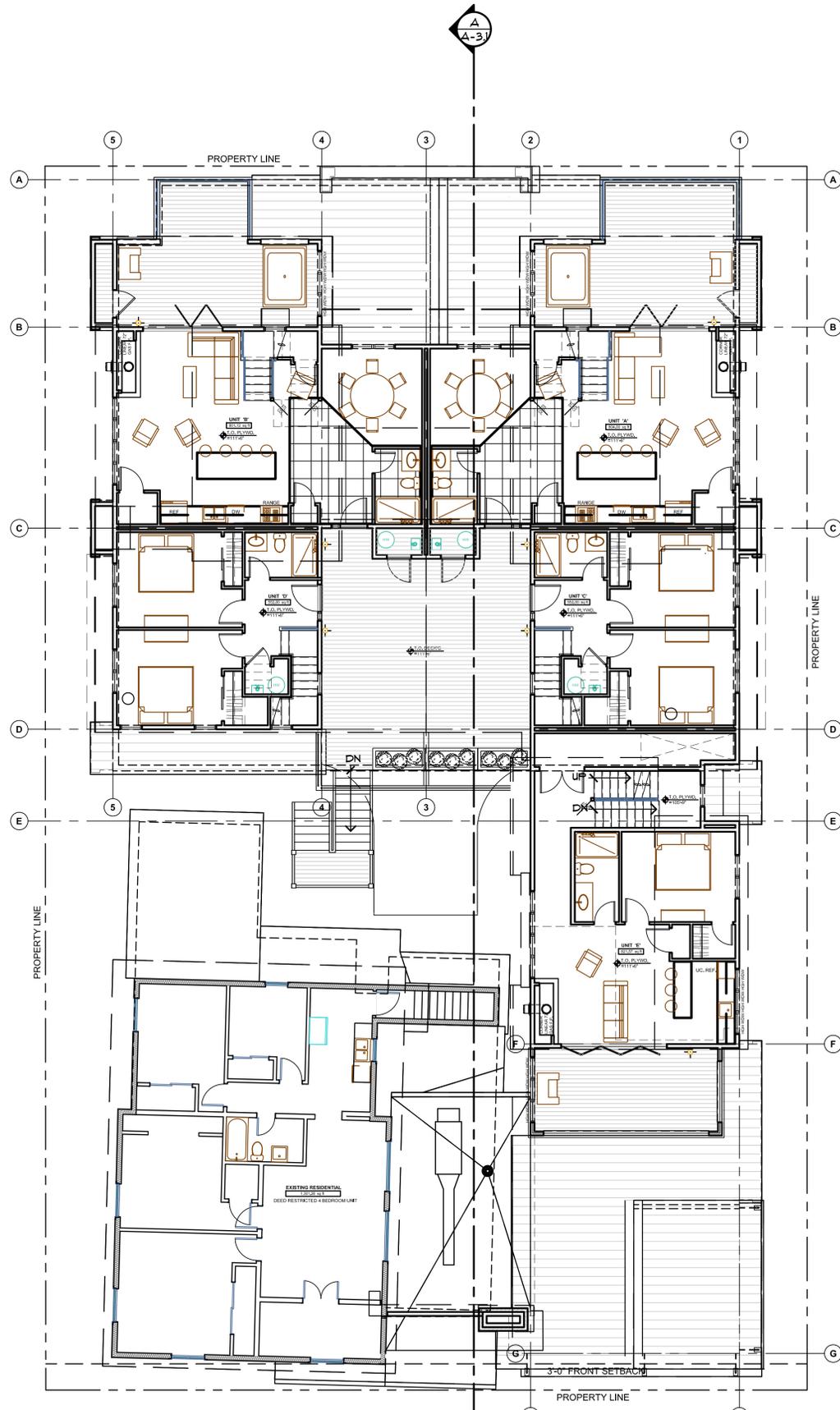
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 DRAWN BY: T. SHAFFER
 CHECKED BY: Z. LEVIN

TOWN OF FRISCO
 DEVELOPMENT REVIEW
 COMMITTEE SUBMITTAL:
 1/30/2026

bhh Partners of Colorado
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SIXTH DEGREE TOWNHOMES
 121 EAST MAIN STREET, FRISCO COLORADO, 80443
 (LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

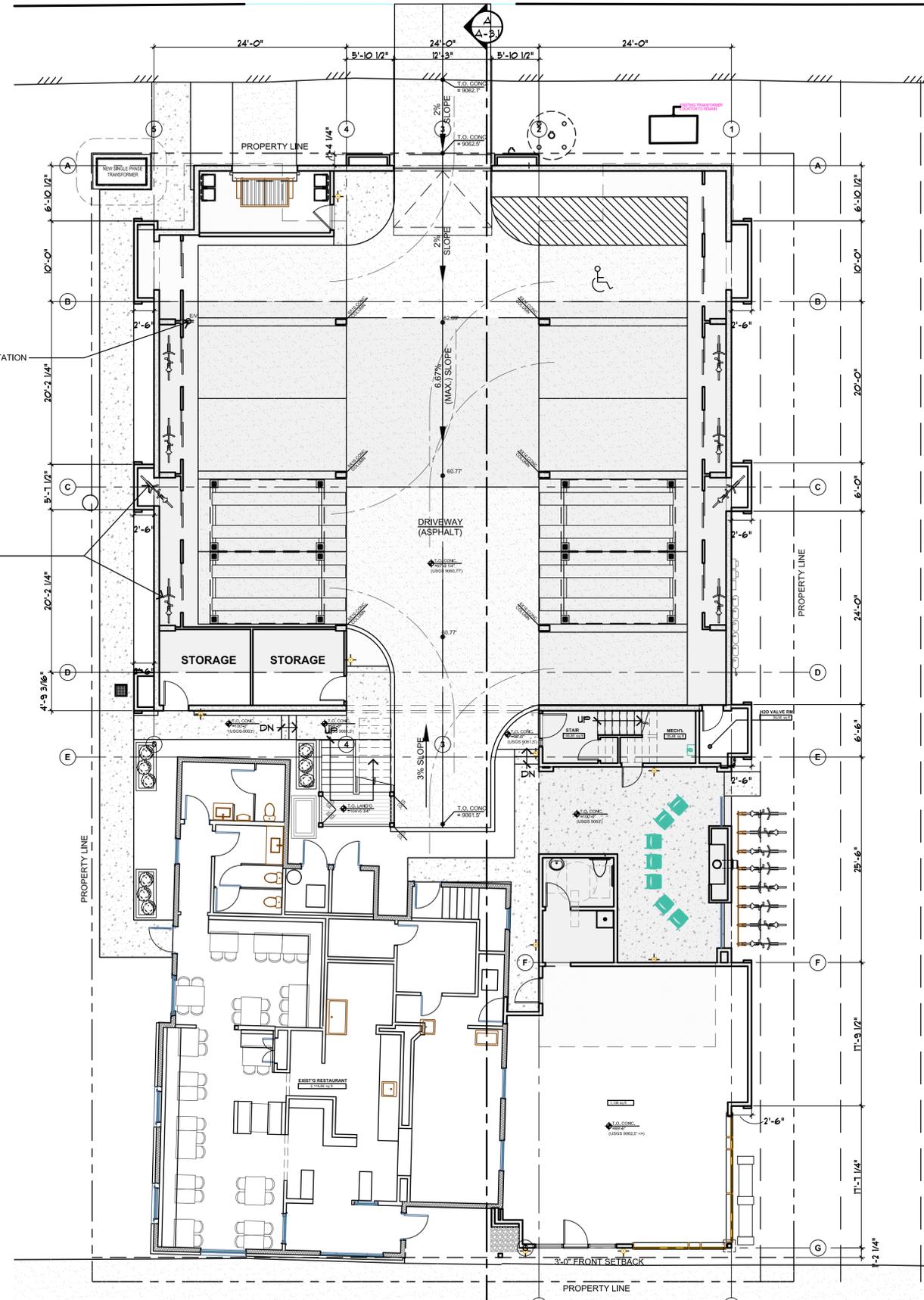
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 SHEET NUMBER:
SP-1.2
 PROPOSED
 LANDSCAPE PLAN



MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"
 3,531 SQ. FT. FINISHED
 1,301 SQ. FT. (EXISTING)

NOTE:
 SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.5 & A-1.6 FOR MORE INFORMATION.



GROUND LEVEL PLAN

SCALE: 1/8" = 1'-0"
 4,682 SQ. FT. UNFIN. PARKING GARAGE
 152 SQ. FT. UNFIN. DUMPSTER
 1,136 SQ. FT. FINISHED RETAIL
 199 SQ. FT. FINISHED STAIRS
 2,122 SQ. FT. (EXISTING)

NOTE:
 SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.3 & A-1.4 FOR MORE INFORMATION.

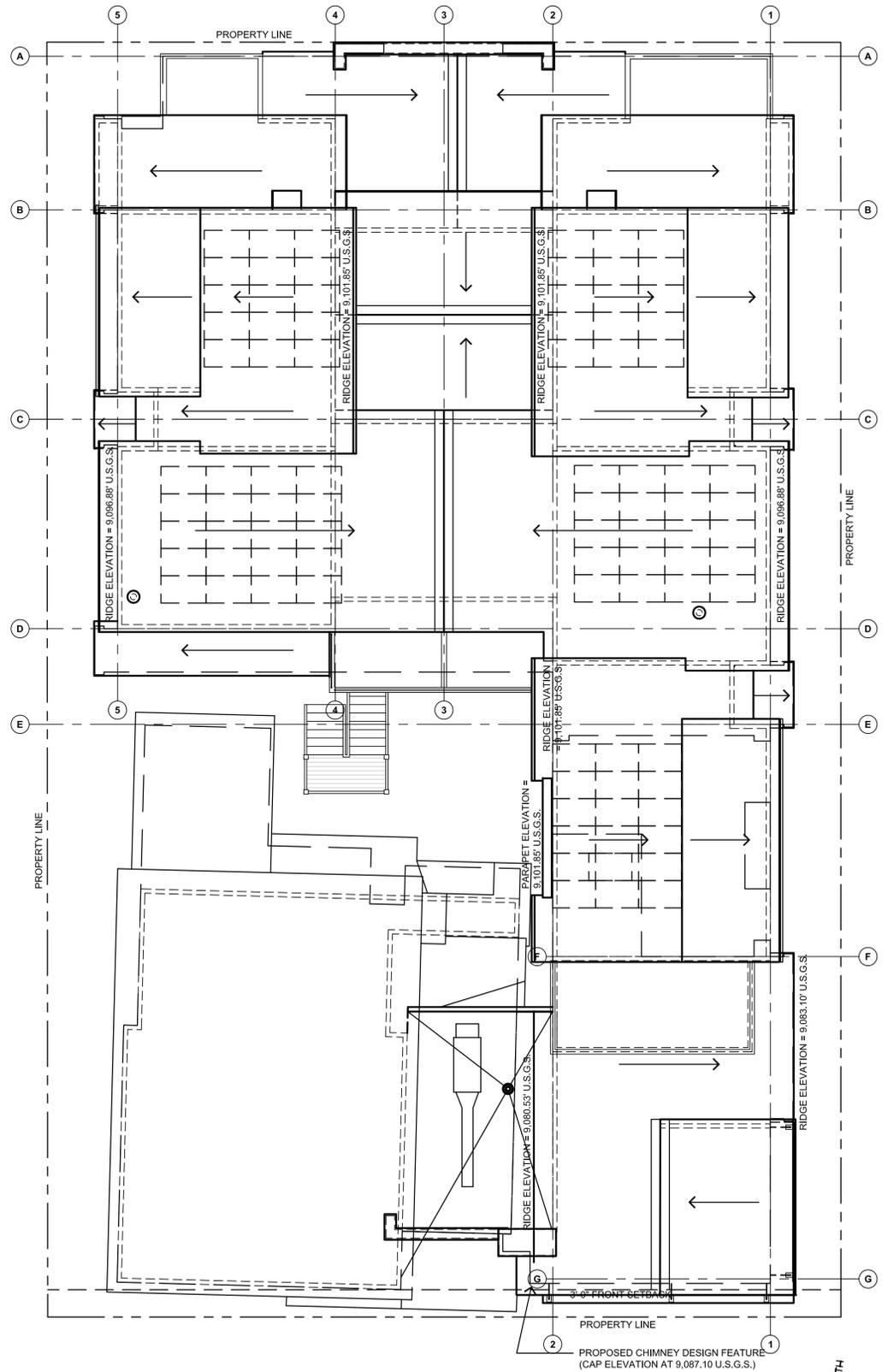
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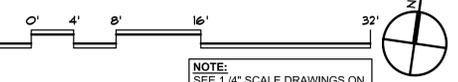
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 SHEET NUMBER:

A-1.1
 GROUND AND MAIN LEVEL PLAN

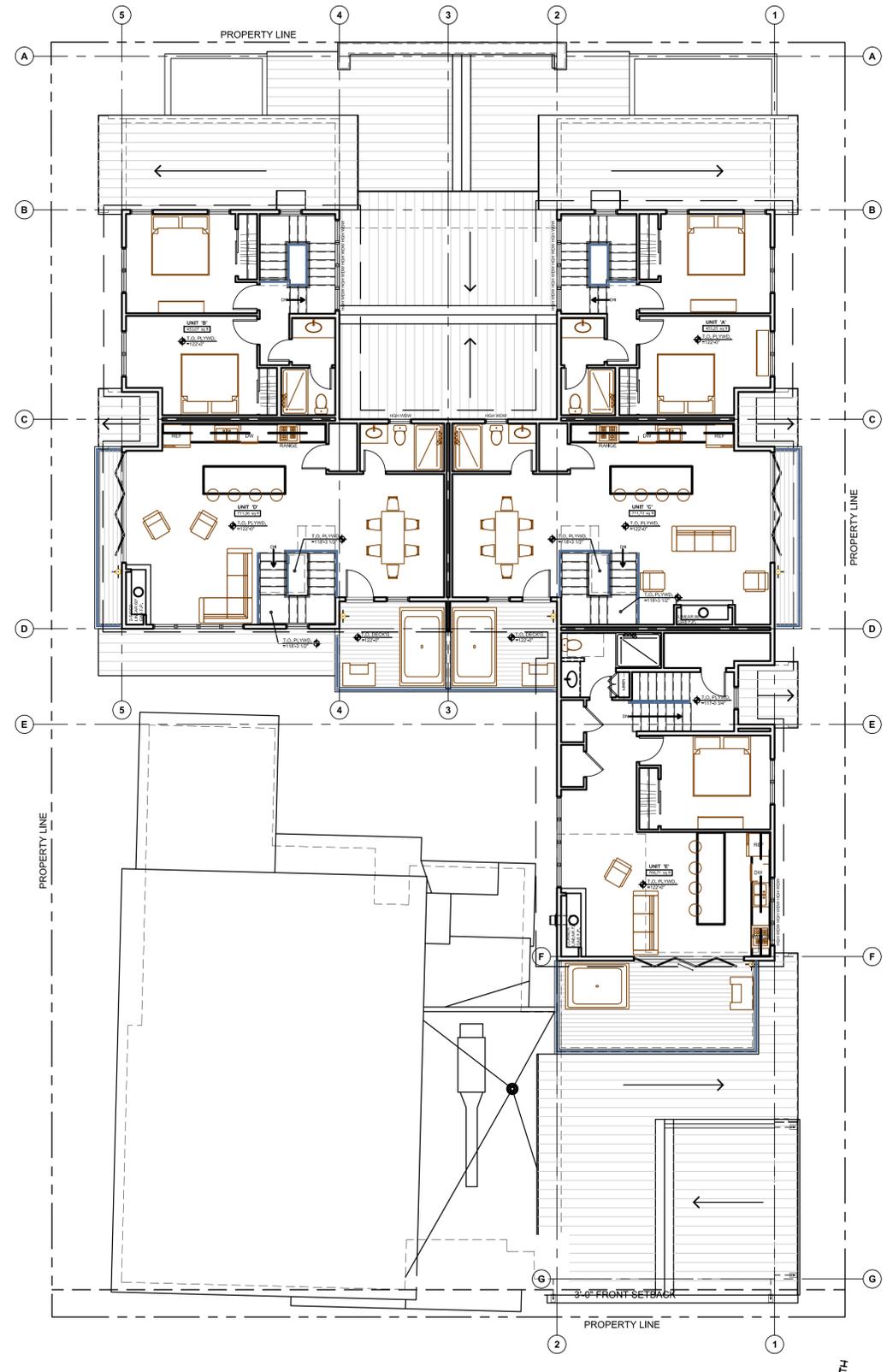


ROOF PLAN

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



NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.9 & A-1.10 FOR MORE INFORMATION.



UPPER LEVEL PLAN

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

3,099 TOTAL NEW SQ. FT.



NOTE:
SEE 1/4" SCALE DRAWINGS ON SHEETS A-1.7 & A-1.8 FOR MORE INFORMATION.

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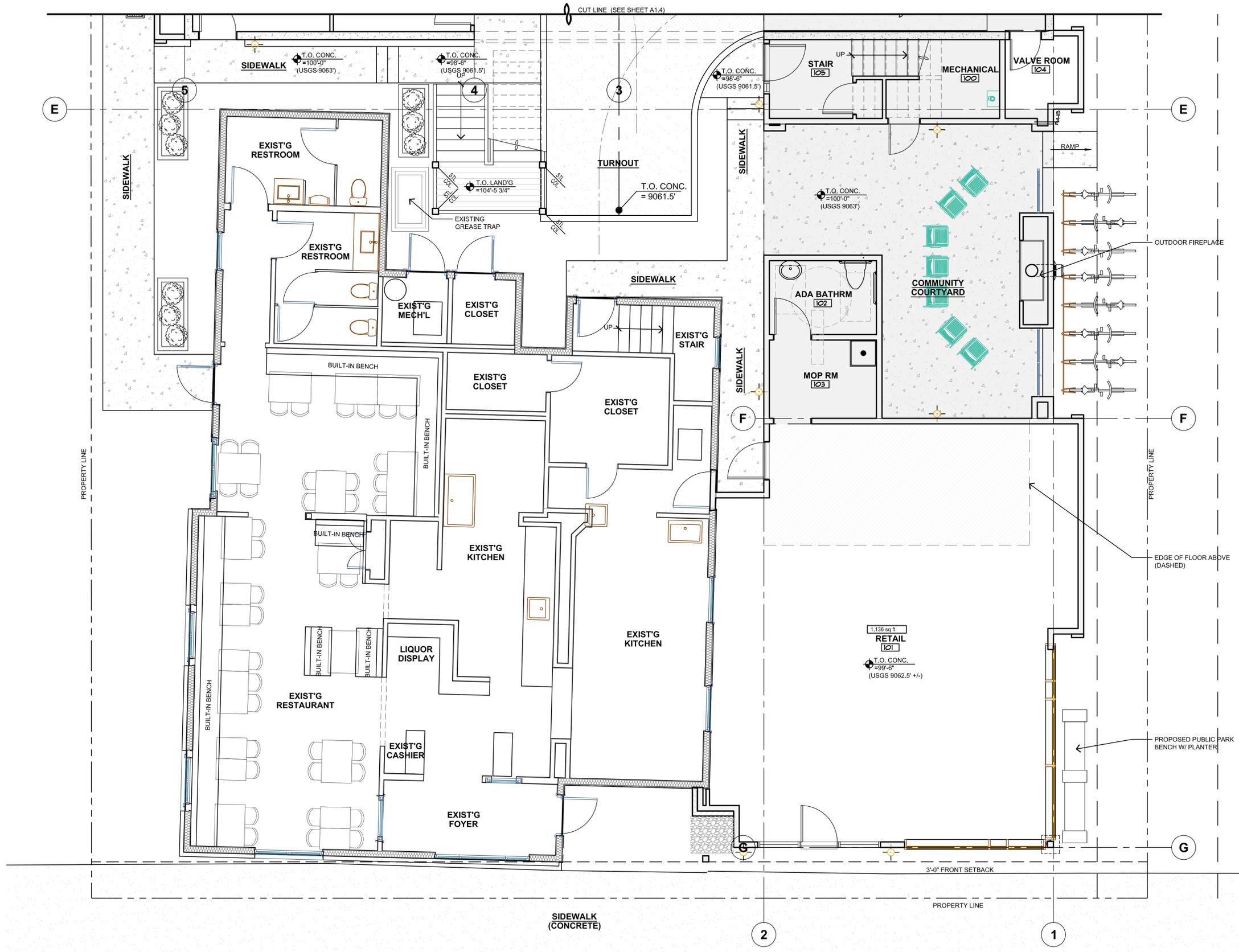
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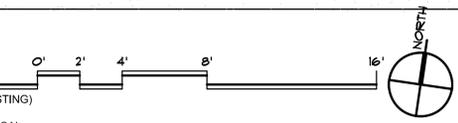
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SHEET NUMBER:
A-1.2
UPPER LEVEL AND ROOF PLAN



GROUND LEVEL PLAN

SCALE: 1/4" = 1'-0"

2,119 SQ. FT. RESTAURANT (EXISTING)
 1,192 SQ. FT. RETAIL
 199 SQ. FT. STAIRS & MECHANICAL



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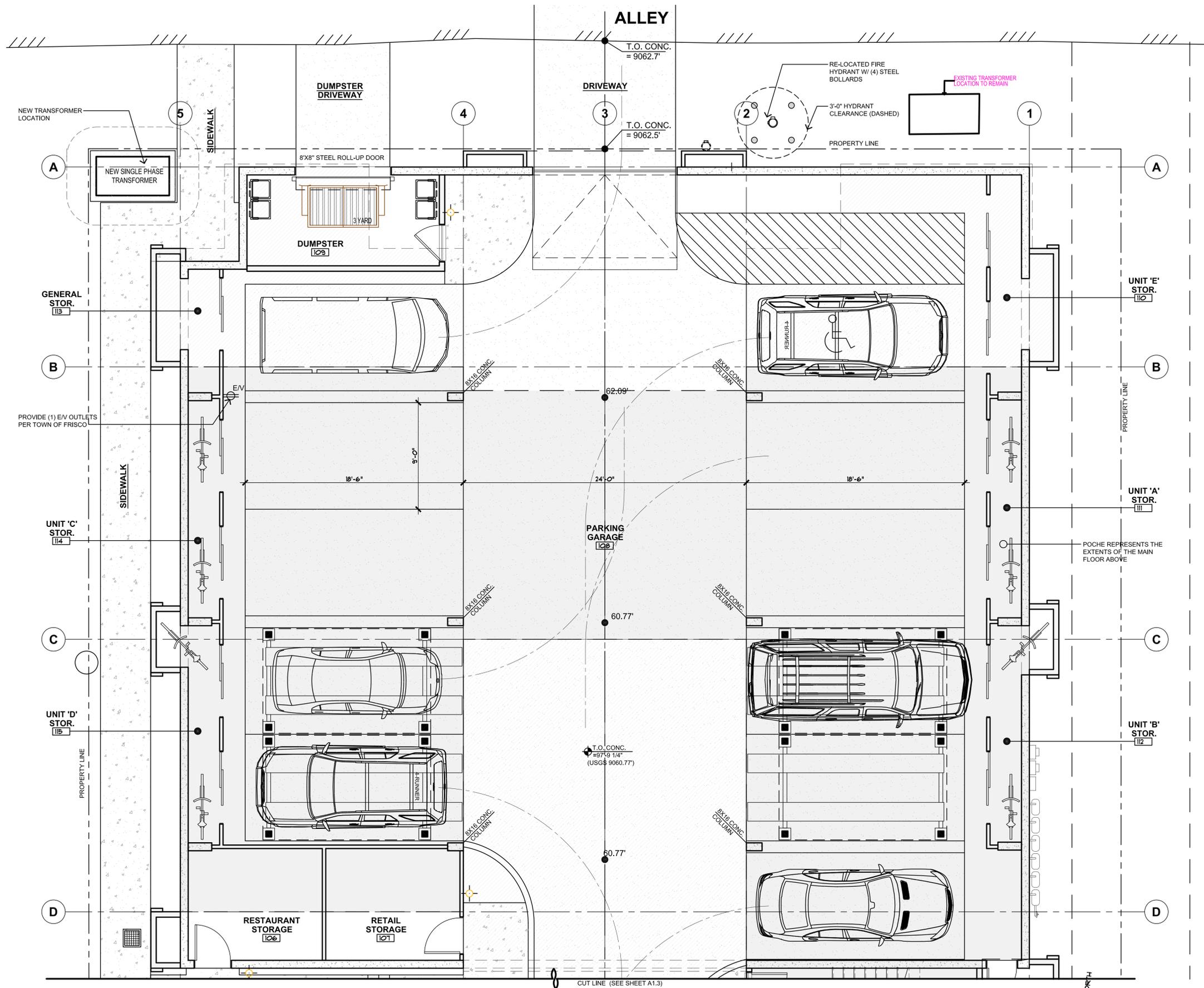
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 SHEET NUMBER:
A-1.3
 GROUND LEVEL PLAN



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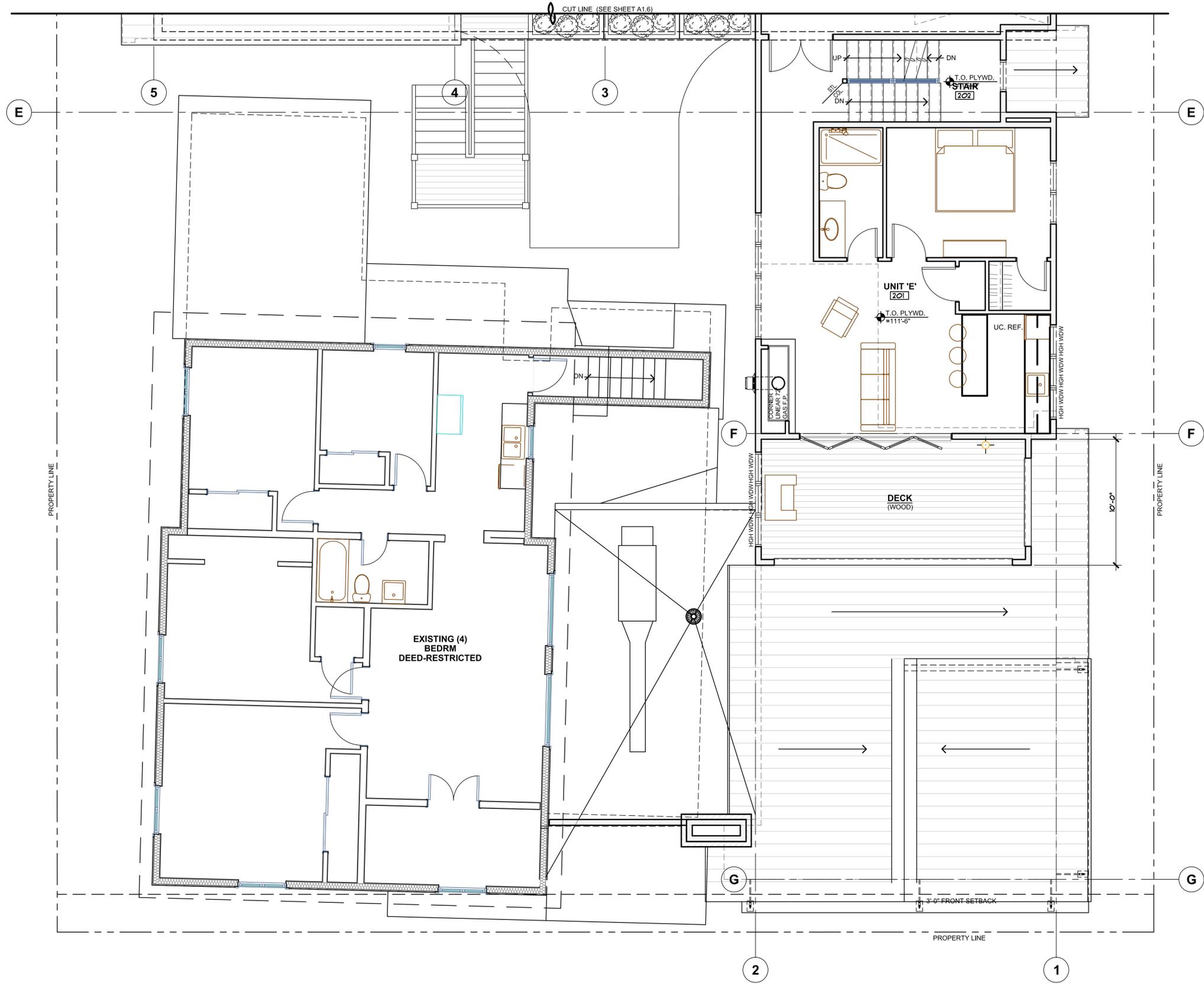
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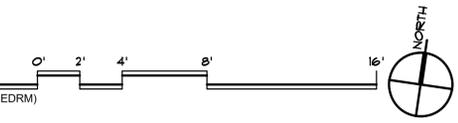
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SHEET NUMBER:
A-1.4
GROUND LEVEL PLAN



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

1,333 SQ. FT. FINISHED (EXISTING 4 BEDRM)
822 SQ. FT. FINISHED UNIT E



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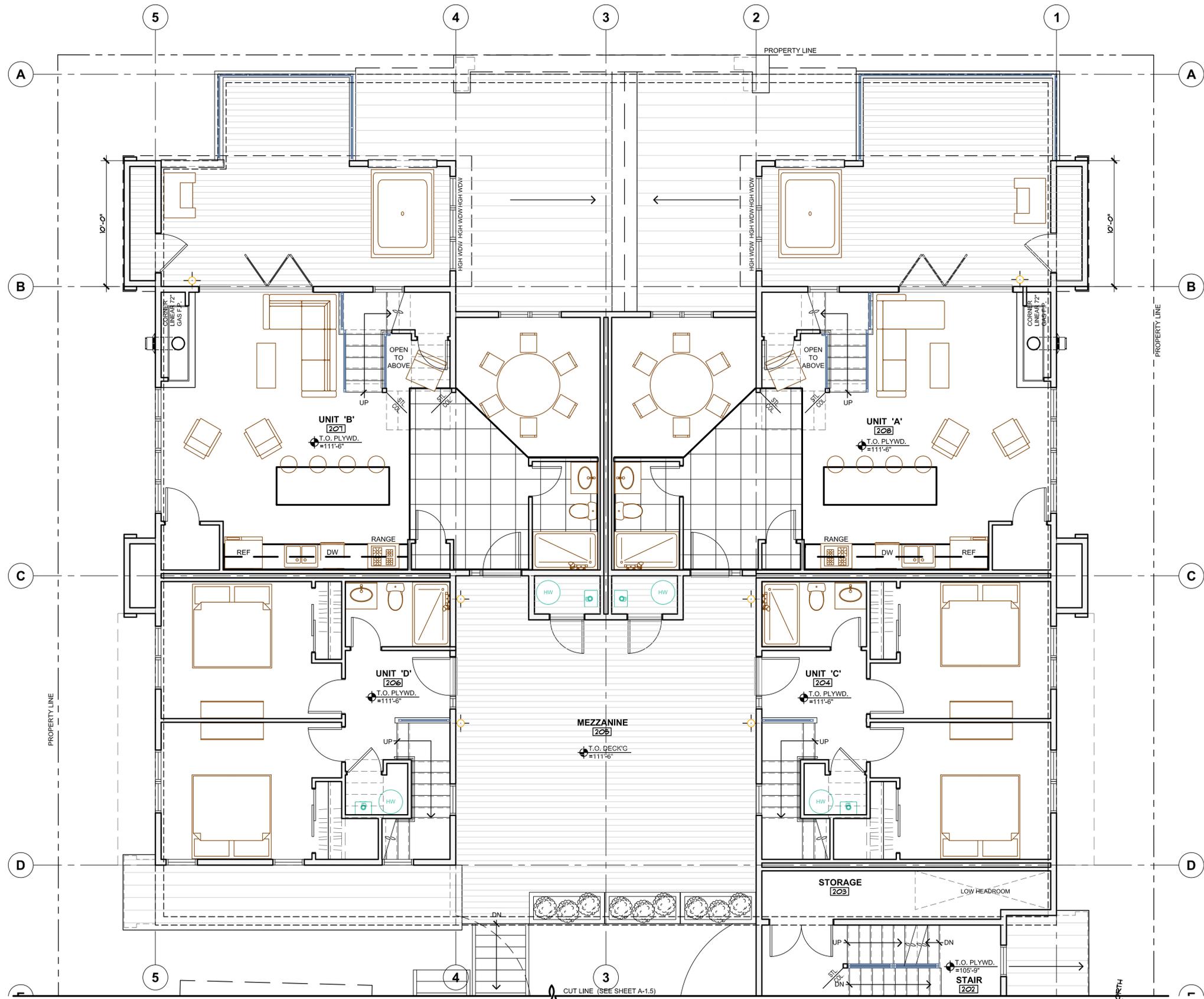
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SIXTH DEGREE TOWNHOMES
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SHEET NUMBER:
A-1.5
MAIN LEVEL PLAN



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

804 SQ. FT. FINISHED UNIT A
 801 SQ. FT. FINISHED UNIT B
 552 SQ. FT. FINISHED UNIT C
 552 SQ. FT. FINISHED UNIT D

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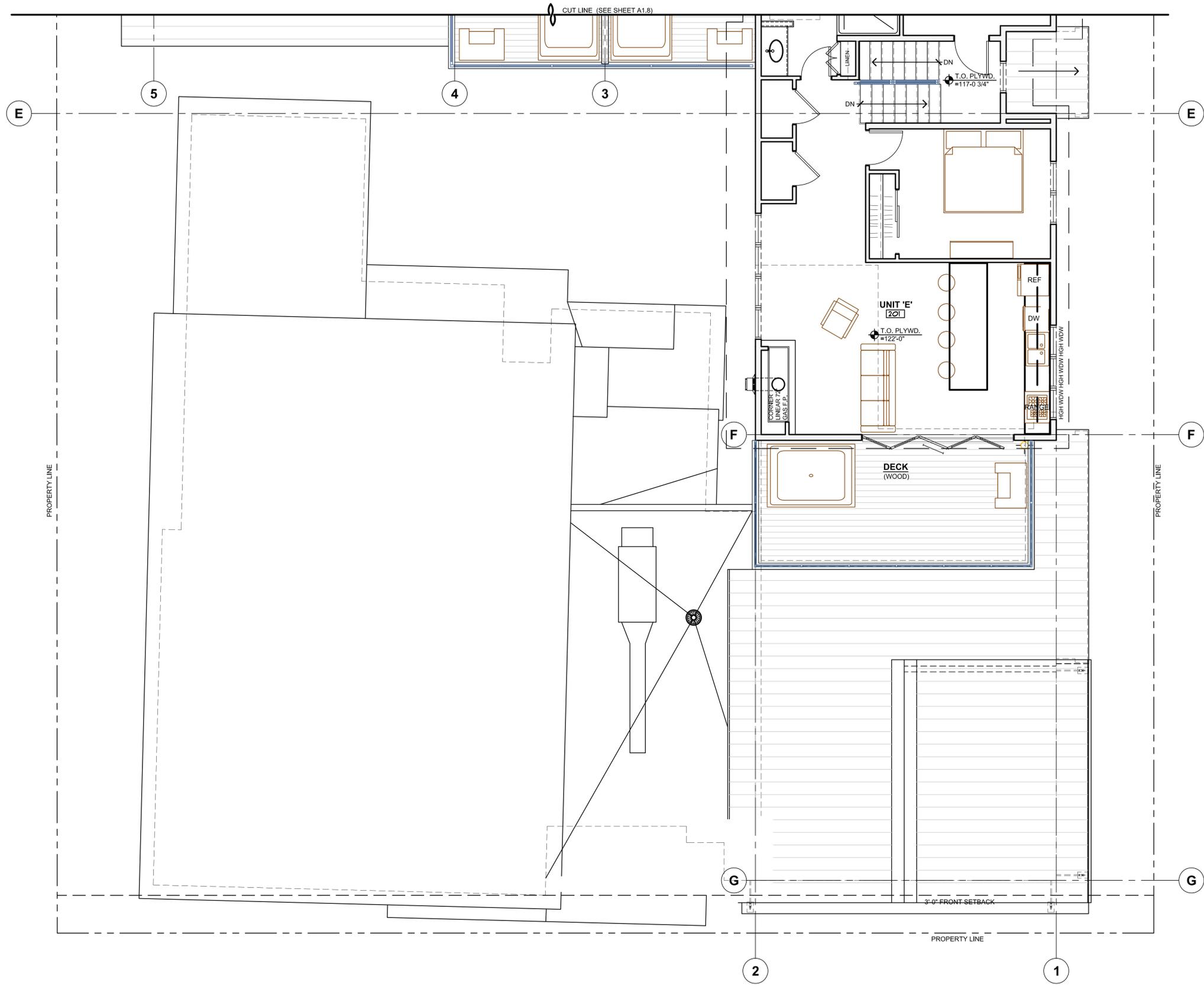
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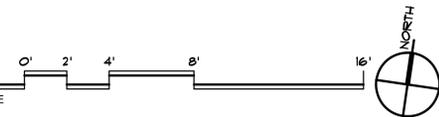
A-1.6
 MAIN LEVEL PLAN



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

769 FINISHED SQ. FT. UNIT E



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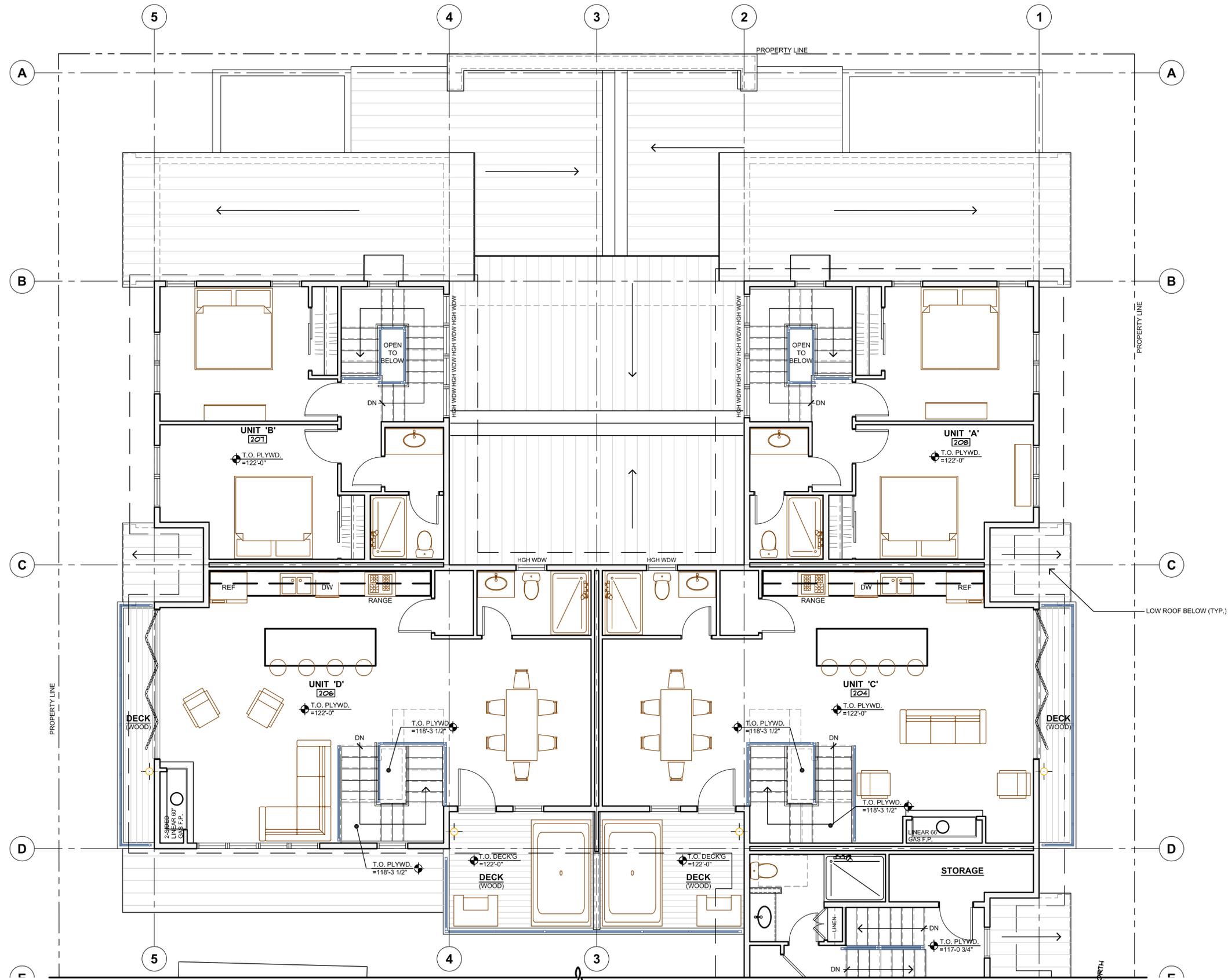
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SHEET NUMBER:

A-1.7
 UPPER LEVEL
 PLAN



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

453 SQ. FT. FINISHED UNIT A
 453 SQ. FT. FINISHED UNIT B
 712 SQ. FT. FINISHED UNIT C
 711 SQ. FT. FINISHED UNIT D

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 SHEET NUMBER:
A-1.8
 UPPER LEVEL
 PLAN

ROOF NOTES:

1. PROVIDE HEAT TAPE @ HEATED GUTTERS & DOWNSPOUTS. PROVIDE ELECTRIC OUTLET FOR HEAT TAPE AT EACH DOWNSPOUT LOCATION.
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 EAVEWALL 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 NOTE:
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.

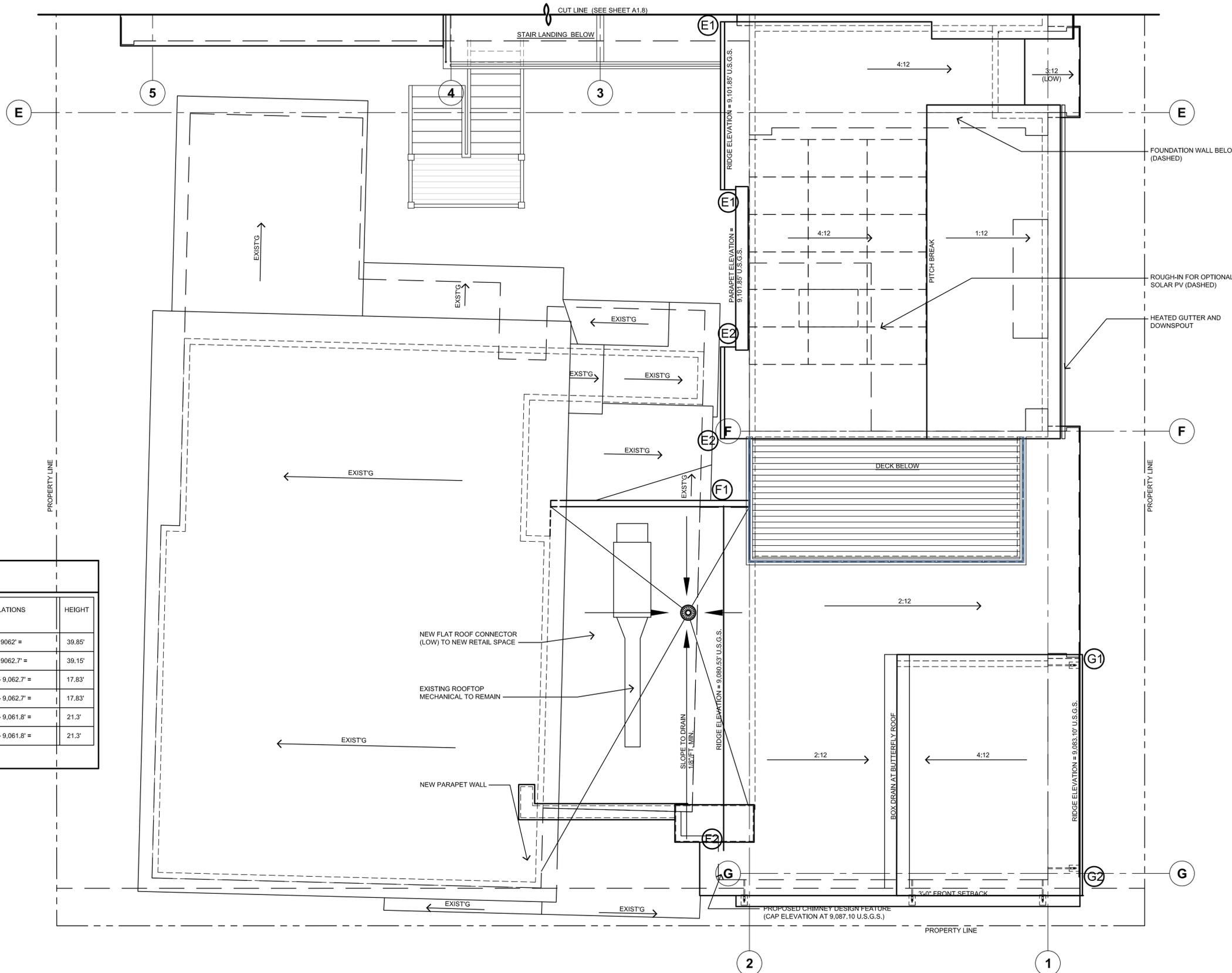
COLD ROOF NOTE:

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.

BUILDING HEIGHT TABLE

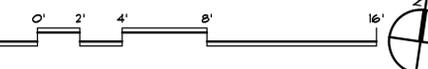
RIDGE POINT	HIGH EAVE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
E1	9,101.85'	9,062'	9,063'	EXIST'G	9,101.85 - 9062' =	39.85'
E2	9,101.85'	9,062.7'	9,063'	EXIST'G	9,101.85 - 9062.7' =	39.15'
F1		9,062.7'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
F2	9,080.53'	9,062.5'	9,062.5'	EXIST'G	9,080.53' - 9,062.7' =	17.83'
G1	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'
G2	9,083.10'	9,061.8'	9,061.8'	EXIST'G	9,083.10' - 9,061.8' =	21.3'

NOTE: SEE SHEET SP1.2 FOR ENTIRE BUILDING HEIGHT MATRIX



ROOF PLAN

SCALE: 1/4" = 1'-0"



REVISIONS:

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DATE: 1/30/2026
DRAWN BY: J PAULAK
CHECKED BY: Z LEVIN

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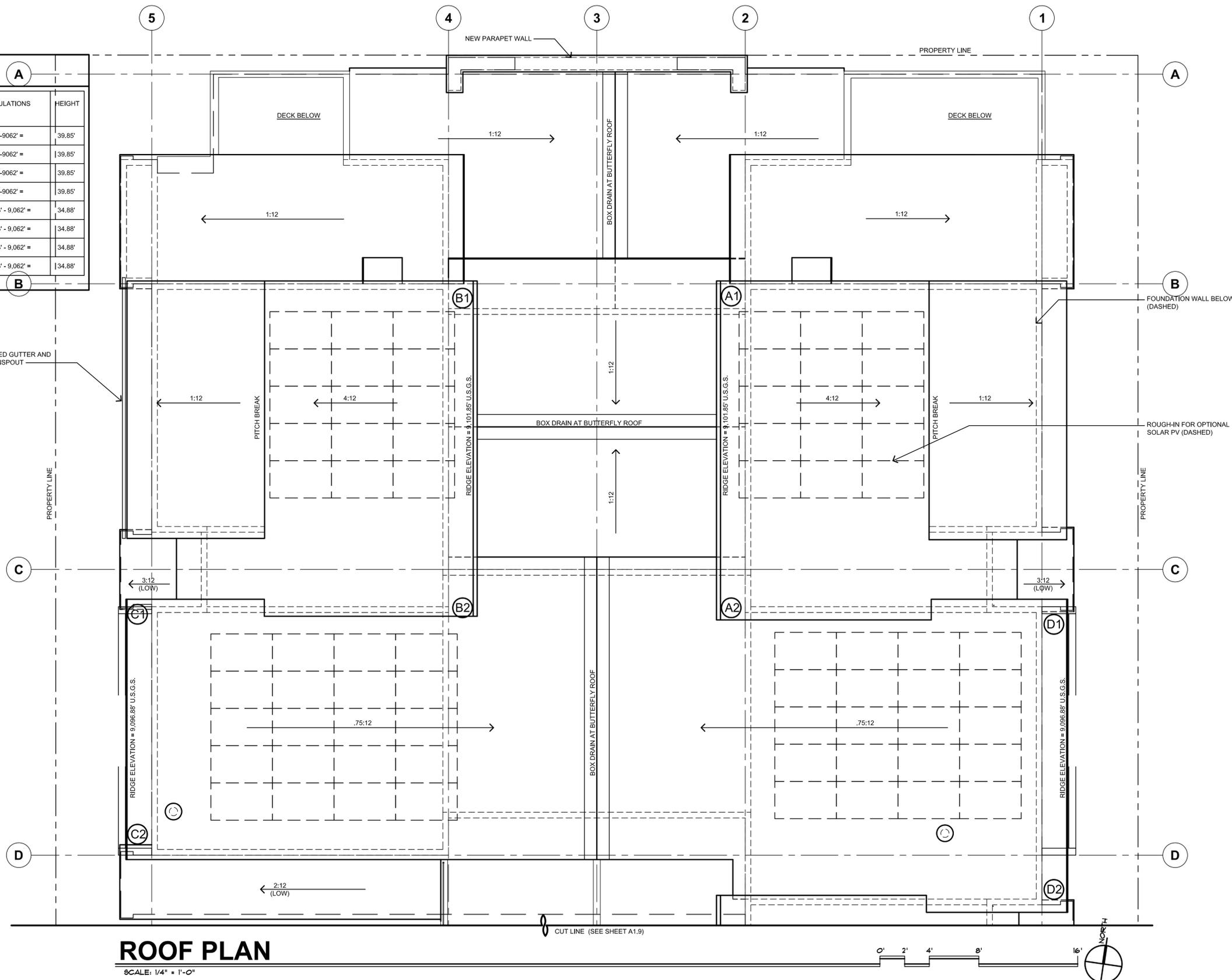
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SHEET NUMBER:

A-1.9
ROOF PLAN

BUILDING HEIGHT TABLE						
RIDGE POINT	HIGH EAVE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,101.85'	9,062'	9,063'	EXIST'G	$9,101.85 - 9,062' =$	39.85'
A2	9,101.85'	9,062'	9,063'	EXIST'G	$9,101.85 - 9,062' =$	39.85'
B1	9,101.85'	9,062'	9,063'	EXIST'G	$9,101.85 - 9,062' =$	39.85'
B2	9,101.85'	9,062'	9,063'	EXIST'G	$9,101.85 - 9,062' =$	39.85'
C1	9,096.88'	9,062'	9,062'	EXIST'G	$9,096.88' - 9,062' =$	34.88'
C2	9,096.88'	9,062'	9,062'	EXIST'G	$9,096.88' - 9,062' =$	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	$9,096.88' - 9,062' =$	34.88'
D2	9,096.88'	9,062'	9,062'	EXIST'G	$9,096.88' - 9,062' =$	34.88'

NOTE: SEE SHEET SP1.2 FOR ENTIRE BUILDING HEIGHT MATRIX



ROOF PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405
 DATE: 1/30/2026
 DRAWN BY: J PAULAK
 CHECKED BY: Z LEVIN

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TOWN OF FRISCO
 DEVELOPMENT REVIEW
 COMMITTEE SUBMITTAL:
 1/30/2026

bhh *Partners of Colorado*
 560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880, www.bhhpartners.com

SIXTH DEGREE TOWNHOMES
 121 EAST MAIN STREET, FRISCO COLORADO, 80443
 (LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

© 2026

SHEET NUMBER:

A-1.10
 ROOF PLAN



SOUTHWEST PERSPECTIVE

SCALE: N.T.S.



SOUTHEAST PERSPECTIVE

SCALE: N.T.S.



NORTHEAST PERSPECTIVE

SCALE: N.T.S.



NORTHWEST PERSPECTIVE

SCALE: N.T.S.

COLOR LEGEND		
1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: ASH GREY

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
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DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

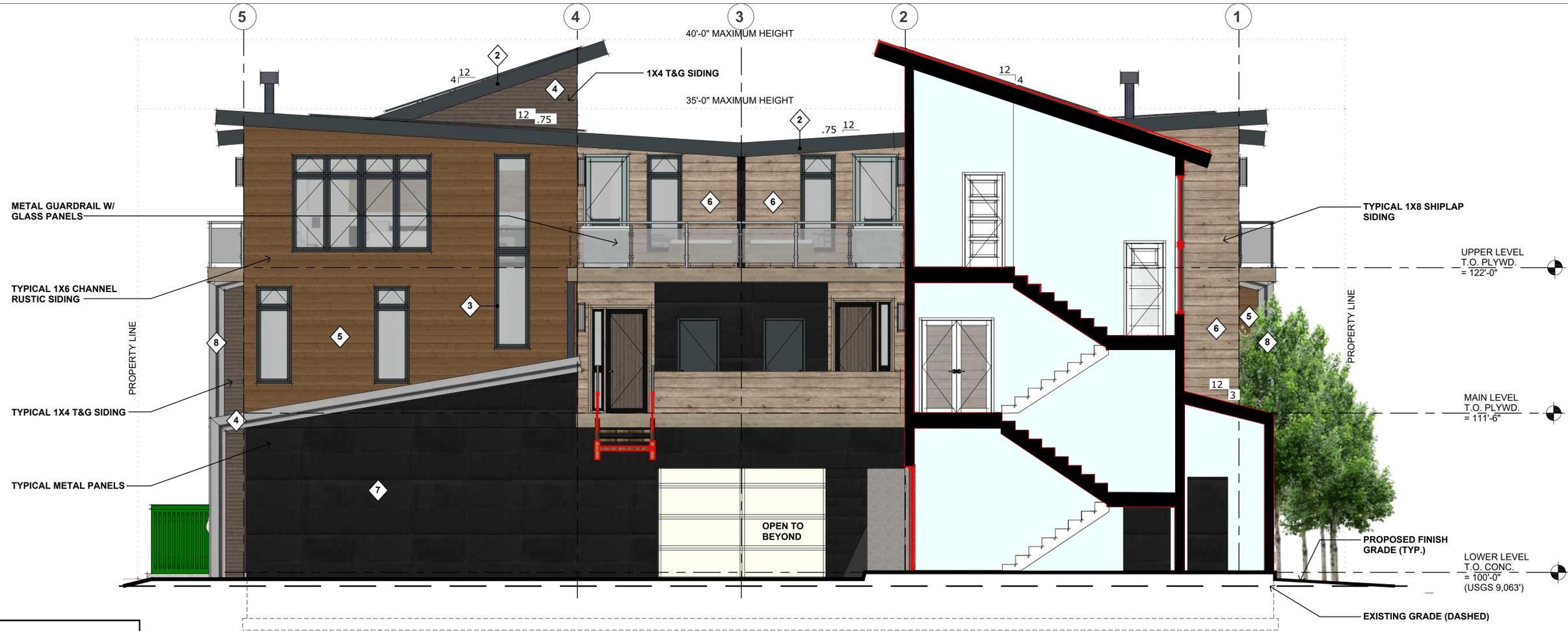
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SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.1
BUILDING
PERSPECTIVES

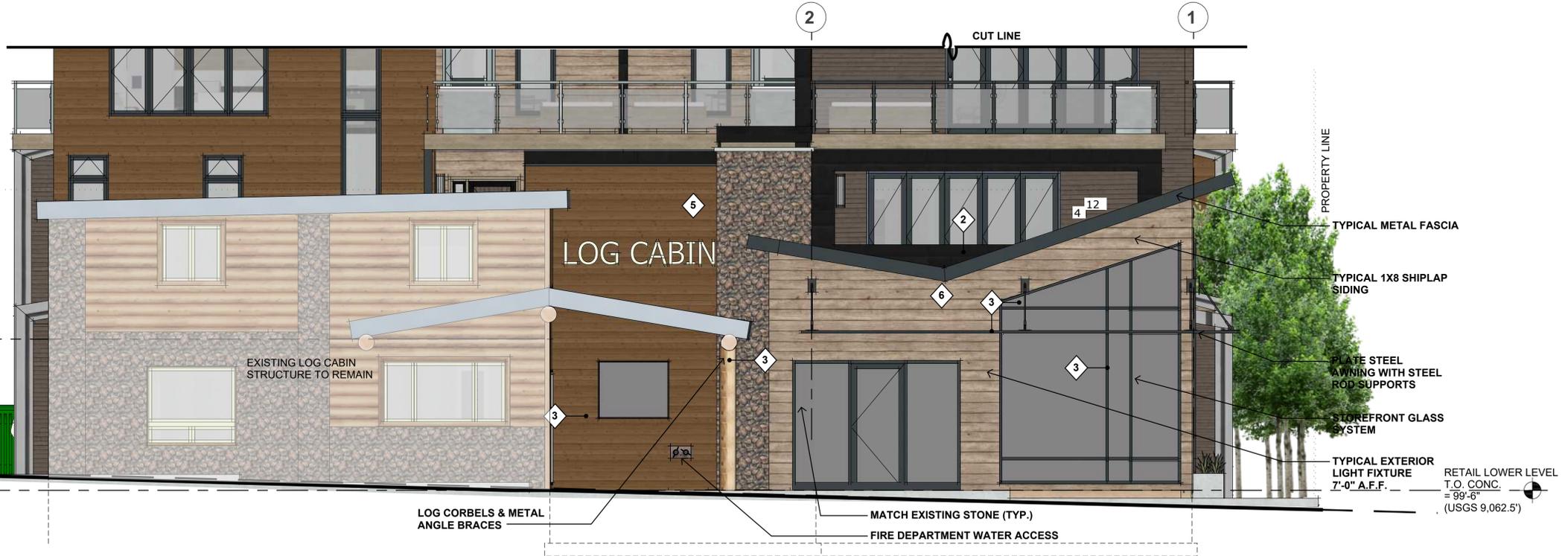


SOUTH ELEVATION/ PARTIAL SECTION

SCALE: 1/4" = 1'-0"



COLOR LEGEND	
1	METAL ROOF -IMAGE II (STAND'G SEAM) mfr: METAL SALES color: ASH GREY
2	METAL FASCIA mfr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT mfr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM) mfr: METAL SALES color: ASH GREY



SOUTH ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"



REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

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SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:
A-2.2
SOUTH ELEVATION



WEST ELEVATION

SCALE: 1/4" = 1'-0"

COLOR LEGEND	
1	METAL ROOF -IMAGE II (STAND'G SEAM) mfr: METAL SALES color: ASH GREY
2	METAL FASCIA mfr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING mfr: SPECIALTY WOOD PRODUCTS -1X4 T & G color: NEW AGE RHINO
5	HORIZONTAL SIDING mfr: SPECIALTY WOOD PRODUCTS -1X6 CHANNEL RUSTIC color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING mfr: SPECIALTY WOOD PRODUCTS -1X8 SHIPLAP color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT mfr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM) mfr: METAL SALES color: ASH GREY



WEST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405
DATE: 01/30/2026
DRAWN BY: J PAWLAK
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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

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SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:

A-2.3
WEST
ELEVATION

(EXIST'G)
UPPER LEVEL
T.O. PLYWD.
= 108'-6"

(EXIST'G)
RETAIL LOWER LEVEL
T.O. CONC.
= 99'-6"
(USGS 9,062.5')

COLOR LEGEND		
1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: ASH GREY
2	METAL FASCIA	mfr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT	mfr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: ASH GREY



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405
DATE: 01/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

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SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

SHEET NUMBER:

A-2.4
NORTH
ELEVATION



EAST ELEVATION

SCALE: 1/4" = 1'-0"

LOCATE (6) PROPOSED GAS METERS
IN APPROVED NATURAL GAS BANK

LOCATE (6) PROPOSED ELECTRICAL
METERS IN APPROVED ELECTRICAL

UPPER LEVEL
T.O. PLYWD.
= 122'-0"

MAIN LEVEL
T.O. PLYWD.
= 111'-6"

LOWER LEVEL
T.O. CONC.
= 100'-0"
(USGS 9063.5)

REVISIONS:

JOB NO: 52405
DATE: 01/30/2026
DRAWN BY: J PAWLAK
CHECKED BY: Z LEVIN

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TOWN OF FRISCO
DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL:
1/30/2026

COLOR LEGEND	
1	METAL ROOF -IMAGE II (STAND'G SEAM) mfr: METAL SALES color: ASH GREY
2	METAL FASCIA mfr: METAL SALES color: ASH GREY
3	WINDOW CLAD and FLASHINGS mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE RHINO
5	HORIZONTAL SIDING -1X6 CHANNEL RUSTIC mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HIGHLANDS
6	HORIZONTAL SIDING -1X8 SHIPLAP mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE HILLTOP
7	METAL SIDING -TLC-1 FLAT mfr: METAL SALES color: BLACK
8	METAL ROOFING (VERTICAL) -IMAGE II (STAND'G SEAM) mfr: METAL SALES color: ASH GREY



EAST ELEVATION at LOG CABIN

SCALE: 1/4" = 1'-0"

UPPER LEVEL
T.O. PLYWD.
= 122'-0"

MAIN LEVEL
T.O. PLYWD.
= 111'-6"

LOWER LEVEL
T.O. CONC.
= 100'-0"
(USGS 9063.5)

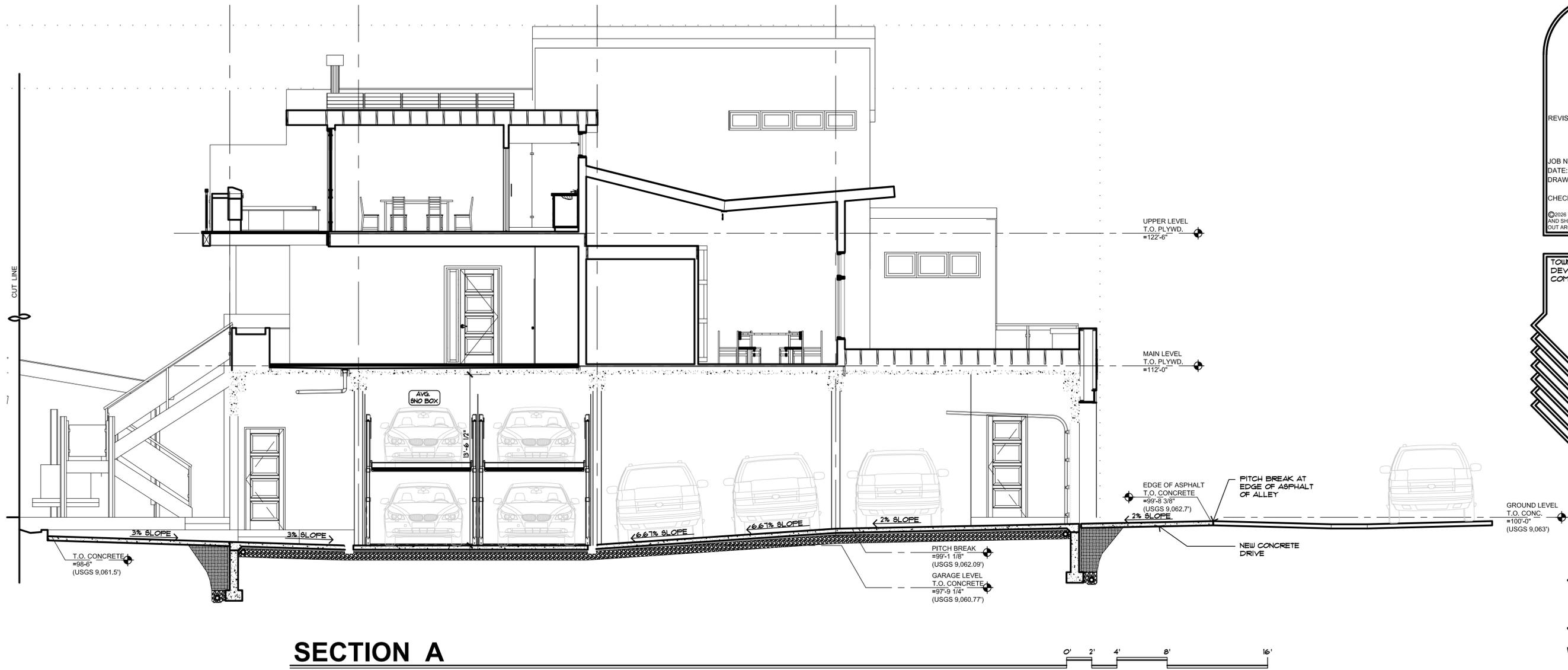
EXISTING LOG CABIN
STRUCTURE TO REMAIN
(BEYOND)

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SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
(LOTS 1 & 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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SHEET NUMBER:
A-2.5
EAST
ELEVATION



SECTION A
SCALE: 1/4" = 1'-0"

REVISIONS:

JOB NO: 52405
DATE: 1/30/2026
DRAWN BY: J PAULLAK
CHECKED BY: Z LEVIN

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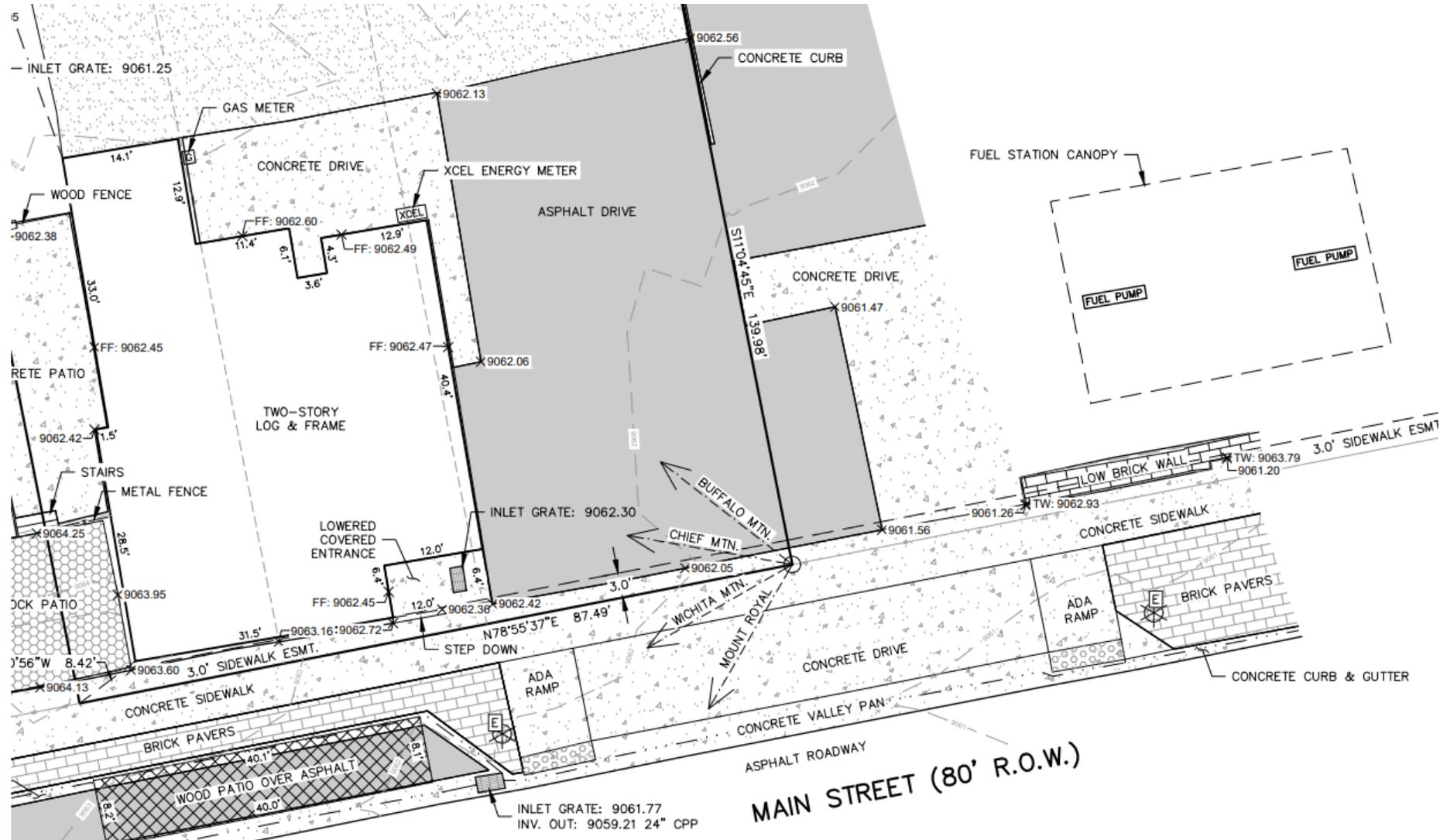
TOWN OF FRISCO DEVELOPMENT REVIEW COMMITTEE SUBMITTAL: 1/30/2026

bhh *Partners of Colorado*
560 ADAMS AVE., P.O. BOX 2113, SILVERTHORNE, CO 80498, (970) 453-6880, www.bhhpartners.com
SIXTH DEGREE TOWNHOMES
121 EAST MAIN STREET, FRISCO COLORADO, 80443
(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

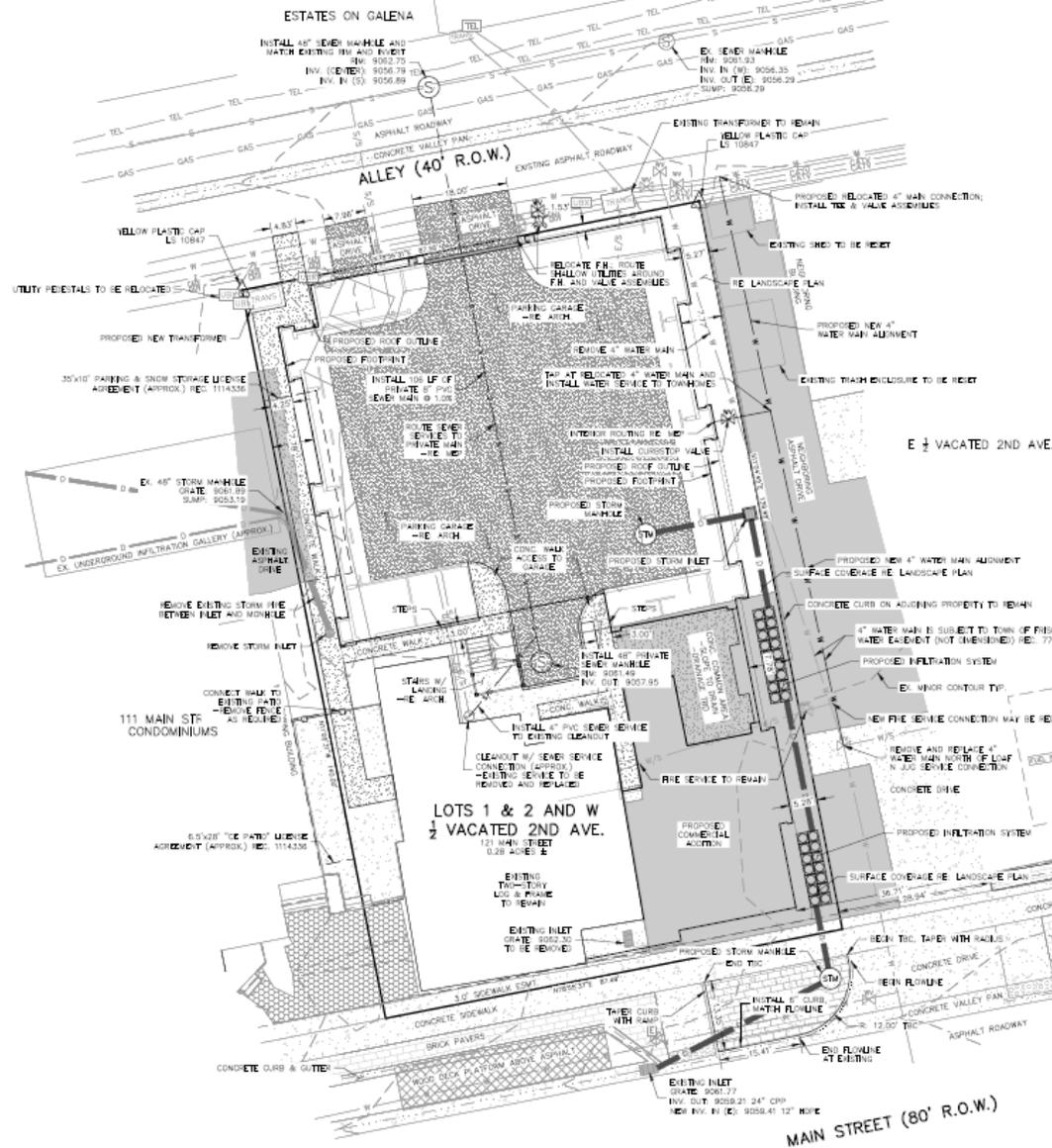
© 2026
SHEET NUMBER:
A-3.1
BUILDING SECTIONS

121- 201 E Main St

Property Ingress and Egress



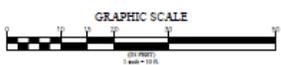
- Property line is shown between the Asphalt Drive and the Concrete Drive
- The Concrete Drive can be used to easily determine an approximate property line on site
- There is 30 feet from the red dot to the red dot
- This exceeds the minimum of 22 feet for a commercial driveway (standards shown next page)



SHALLOW UTILITY NOTE
 RELOCATION OF SHALLOW UTILITY (WATER AND/OR SEWER) FOR PROPOSED CONSTRUCTION SHALL BE COORDINATED WITH UTILITY OWNERS.

SAVING NOTE
 RE (CERTEH)HALL FINISHED FOR RECONSTRUCTION OF PARKING TRUCKS FOR PROPOSED CONSTRUCTION.

WATER MAIN NOTE
 EXISTING 4" WATER MAIN ALONG EASTERN PROPERTY LINE IS SUBJECT TO TOWN OF FRISCO WATER EXISTENT (NOT SUBMERGED) RES. 77525. NEW ALIGNMENT IS PROPOSED AS PART OF THE SITE PLAN.



MARCIN ENGINEERING LLC
 101 EAGLE ROAD, #5
 AVON, COLORADO
 970-748-0274

SITE PLAN WITH PRELIMINARY UTILITY LAYOUT
 SIXTH DEGREE TOWNHOMES
 LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
 121 MAIN STREET
 TOWN OF FRISCO, COLORADO

DATE: 11/28/2025
 SCALE: 1" = 10'

SHEET C-1

PRELIMINARY - NOT FOR CONSTRUCTION

CHAPTER 5 - ROAD AND BRIDGE STANDARDS

TABLE 5-6 - Driveway Criteria



[EXPAND](#)

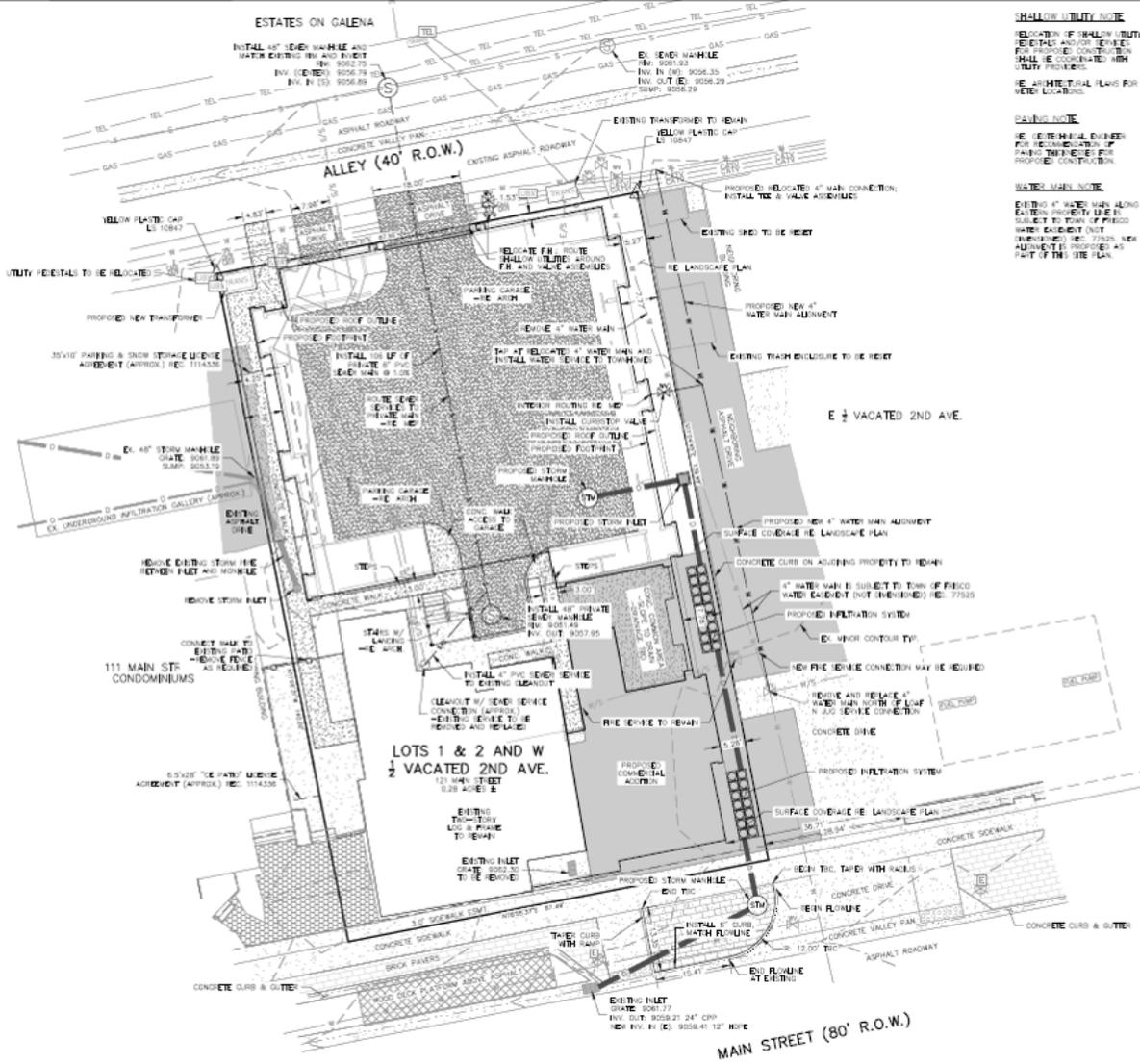
Type of Service	Minimum Driveway Width	Opening Width (including flares)		Minimum Centerline Radius of Curvature
	Minimum	Maximum		
COMMERCIAL	22 feet	24 feet	*	65 feet
RESIDENTIAL				
Single-family				
<200' in length	12 feet	18 feet	24 feet	N/A
>200' in length	14 feet	18 feet	24 feet	40 feet
Serving two to four units				
<200' in length	14 feet	20 feet	30 feet	N/A
>200' in length	16 feet	20 feet	30 feet	40 feet
Multi-Family	22 feet	24 feet	30 feet	65 feet

Town of Frisco Local Code – Most Recent

f. Single Family Homes	g. 9 foot Minimum	h. 20 foot Maximum
i. Duplexes or Multi-Units	j. 9 foot Minimum	k. 20 foot Maximum
l. Commercial/Business	m. 12 foot (One- Way)	n. 24 foot (Two- Way)



- The red property line is based off of the Concrete Drive and the Concrete Curb as outlined in the survey by Marcin Engineering.
- The truck is not over or touching the property line. Gas fills on the right of truck.
- Closing the 121 E Main St side of the driveway does not create issues legally or based on summit county code.
- The owner and tenants of 201 E Main St have no prescriptive rights or legally enforced easements onto the property at 121 E Main St.
- The proposed project is 5' west of the property line accommodates the existing water utility easement.



- Legal Property Line

Approximate Property Line



View from Main St standing on the 201
E Main St side
*Truck has full access to gas fills



View From 121 E Main St looking into 201 E Main St

Public Works Department
Waiver Request per Minimum Street Design and Access Criteria

APPLICANT INFORMATION

Applicant Margaret D Ziedin Margaret@SixthDegree.com
(Name) (Email Address)
Mailing Address 891 114th Street, #3602 Denver, Colorado, 80202
(Street/P.O. Box) (City/State/Zip Code)
Telephone Number 702-378-5627
(Home) (Work) (Fax)

Note: If applicant is other than the owner(s), a statement by the owner(s) consenting to this application must be submitted with the application.

Name of Engineer/Surveyor/Agent Tom Marcin Tom@marcinengineering.com
(Name) (Email Address)
Mailing Address 101 Eagle Road, #5, (P.O. Box 1062) Avon, CO 81620 PH: 970-748-0274
(Street/P.O. Box) (City/State/Zip Code)

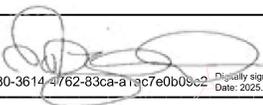
PROJECT INFORMATION

Name of Development (if applicable) Sixth Degree Town Homes
Property Address 121 E Main St, Frisco, CO, 80202
Legal Address of Property: Lot 1&2 Block 2 Subdivision King Solomon

In addition to this request form, the applicant must submit information showing the waiver request items and that ALL of the following conditions exist relative to the waiver request:

1. Failure to grant the waiver would result in practical difficulty for the applicant or would make the project economically unfeasible for the applicant;
 2. Granting the waiver would facilitate project maintenance; and
 3. Granting the waiver would not be detrimental to the public health, safety and welfare.

The waiver, if granted, shall only be to the extent necessary to afford a reasonable use of the property.

Applicant's Signature  da4ce380-3614-4762-83ca-a13c7e0b09c2 Digitally signed by da4ce380-3614-4762-83ca-a13c7e0b09c2 Date: 2025.11.13 10:17:09 -0700 Date 11 / 13 / 2025

WAIVER 1 & 2 REQUEST NARRATIVE

Project: 121 E Main Street

Application: MAJ-25-0002

Applicant: Sixth Degree

Jurisdiction: Town of Frisco

Waiver Item 1 – Parking Garage Ramp Slope Exceeding Town Code

Applicable Code: Town of Frisco Land Use Code — Parking garage ramp slope limited to 4% maximum.

Request: Approval of a waiver to allow a parking garage ramp slope of approximately 5%.

Condition 1 – Exceptional or Unusual Site Conditions

This project is a downtown infill redevelopment with constrained site depth, prescribed street elevations, and limited flexibility for subgrade expansion.

Condition 2 – Practical Difficulties in Meeting Code

Strict compliance would result in loss of parking or disproportionate structural modification.

Condition 3 – No Detriment to Public Health, Safety, or Welfare

The proposed slope complies with IBC standards and does not present safety concerns. ADA routes are maintained elsewhere within the garage. Section 406.4.3 – Ramps, states ‘Vehicle ramps that are utilized for vertical circulation as well as for parking shall not exceed a slope of 1:15 (6.67 percent).

Waiver Item 2 – Driveway Separation Less Than 30 Feet

Applicable Code: Town of Frisco Land Use Code — Minimum 30-foot separation between driveways. Regarding Waiver Item 2 and the question of whether the dumpster patio qualifies as a “driveway” under the Town of Frisco Land Use Code:

Per **Chapter 180 – Unified Development Code, Article 9: Definitions**, a **driveway** is defined as:

"A private roadway providing vehicular access from a street or alley to a building, parking area, garage, or other portion of a lot intended for vehicle ingress and egress."

The dumpster patio does not meet this definition because it is an accessory service area intended for waste management and does not provide vehicular ingress or egress to a building or lot. Therefore, it should not be classified as a driveway for purposes of the minimum 30-foot separation requirement.

1. Facilitation of Project Maintenance

Granting this waiver allows the dumpster patio to remain in its proposed location, which is critical for efficient waste management and ongoing property maintenance. The proximity of the dumpster patio to the service area ensures that refuse can be collected and removed without obstructing traffic flow or requiring excessive maneuvering by collection vehicles. This design minimizes operational disruptions and supports compliance with Town standards for cleanliness and property upkeep.

2. No Detriment to Public Health, Safety, and Welfare

The dumpster patio is not a driveway under the Town of Frisco Land Use Code definition (Chapter 180, Article 9), as it does not provide vehicular ingress or egress to a building or lot. Its use is limited to waste storage and collection, which is an essential service function. By granting the waiver, the Town promotes proper waste containment and reduces potential nuisances such as litter, odors, and wildlife attraction. This enhances public health and safety rather than compromising it.

Additionally, the location of the dumpster patio does not interfere with emergency access, pedestrian circulation, or traffic safety. On the contrary, it consolidates service functions in a controlled area, reducing conflicts with public spaces and improving overall site organization.

3. Alignment with Code Intent

The 30-foot driveway separation requirement is intended to manage traffic safety and circulation. Since the dumpster patio is not a driveway, applying this standard strictly would create unnecessary design constraints without advancing the underlying purpose of the code. Granting the waiver aligns with the intent of the regulation while accommodating practical site needs.

4. Practical Difficulty if Waiver is Denied

Failure to grant the waiver would result in significant practical difficulty for the applicant. Removing the dumpster roll-up would require Waste Management to service waste through the main garage ingress and egress. This would impede vehicular and pedestrian access to the rest of the garage, creating operational inefficiencies and potential safety hazards. Additional onsite servicing would increase traffic conflicts and maintenance costs, contrary to the goals of streamlined and safe site operations.

Potential Waiver Item 3 – Commercial Driveway Width / Alignment

This item is addressed in a separate document.

WAIVER 3 REQUEST NARRATIVE

Project: 121 E Main Street

Application: MAJ-25-0002

Applicant: Sixth Degree

Jurisdiction: Town of Frisco

Waiver Item 3 – Commercial Driveway Width / Alignment

This narrative supports the waiver request for the Loaf n' Jug driveway at 121 E Main Street, addressing Town of Frisco Code §180-8.11.4 and the three required criteria:

1. Failure to Grant Waiver – Practical Difficulty / Economic Feasibility

Full compliance with the 24-foot commercial driveway width and alignment requirement as presently interpreted is impractical due to historic ROW vacation, legal property boundaries, and a 1963 water easement. Widening or realigning would require encroachment into applicants' property, reducing building footprint and parking, making the project economically unfeasible, as the design was created to comply with the setbacks permitted by code and the existing water easement. The remaining existing actual drive width is 24', suggesting that Loaf n Jug when built was in compliance, additional pedestrian ramps etc, most likely added later. Shall we encourage a look at the Loaf n Jug approved plans and see what was intended? We didn't just willy nilly decide, the existing distance between our property line and their open driveway to the wall is 24'.

2. Facilitation of Project Maintenance

Granting the waiver allows efficient and safe vehicular circulation. Forcing alignment or additional width would disrupt ADA compliance, drainage, and snow storage, creating long-term maintenance challenges contrary to Town objectives.

3. Public Health, Safety, and Welfare

The proposed configuration preserves safe traffic operations and emergency access. Gas tanker deliveries will continue as historically practiced. The design minimizes conflicts between vehicles and pedestrians in this walkable corridor.

Alignment with Comprehensive Plan

The Frisco Comprehensive Plan emphasizes compact, walkable development and efficient land use. Our design achieves these goals while respecting property rights and easements. We believe that when Loaf n Jug (211 Main Street) is redeveloped it too will come into alignment with its property rights and the easements upon its land as opposed to encroaching as it does now.

Reference: Town of Frisco Code of Ordinances – Chapter 180, Unified Development Code (§180-8.11.4)

[Placeholder for diagrams from attachments]

Approximate Property Line



121 Sixth Degree Development, LLC

Date: 01/29/2026

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

Re: Major Submission Project

MAJ-25-0002, 121 E Main Street Sixth Degree Town Homes Sketch Plan

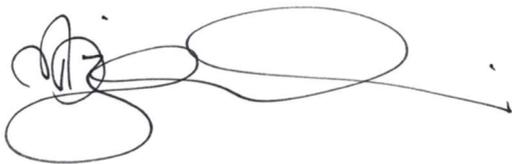
Located at: 121 E Main St. Frisco, CO 80443

Dear Planning Commission,

Thank you for considering our project for Major Site Plan review. In our amended submittal package, you will see all required documents that we feel express our intent for this project, as well as our project narrative that is outlined below.

Thank you very much for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Ziedin', with a long horizontal flourish extending to the right.

Margaret Ziedin

Sixth Degree Development, LLC

Legal Description: A Condominium Plat of Lots 1-2, Block 2, Plus the West 37 1/2 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 (Baseline Capital Investment, LLLP)
2020 Baseline Dr, Grand Junction, CO 81507

General Partner: John P Poovey

Applicant: Sixth Degree Development, LLC
Margaret D Ziedin 891 14th St, #3602
Denver, CO 80202

Zoning: CC

Engineer/Surveyor: Tomas S Marcin
Marcin Engineering
130 Ski Hill Road, #235, Breckenridge, CO 80424

Architect: Zane Levin
BHH Partners
560 Adams Ave, Silverthorne, CO 80498

Property Owner Consent: Attached

121 SIXTH DEGREE MAJOR SITE PLAN NARRATIVE

Town of Frisco, Colorado – Planning Commission Submission

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. This project embraces Frisco’s vision for a vibrant, walkable downtown with thoughtful architecture and a commitment to sustainability, inclusivity, and quality design.

2. Site Context & Design Intent

The site spans approximately 0.22 acres and is located within Frisco’s Central Core (CC) pedestrian corridor. The project has been refined in response to staff, Planning Commission, and DRC feedback to improve code compliance, site functionality, and neighborhood compatibility.

The design intent is to preserve the existing historic structure’s prominence while introducing a complementary mixed-use building that supports the downtown core. The Main Street façade has been revised to reduce both the span and the previously ‘modern’ angular expression at the primary entry and to introduce more traditional massing and roof proportions. A vertical stone chimney element has been incorporated to reinforce material continuity and façade rhythm and to better relate the addition to existing stone components.

Roof planes have been adjusted to break up long continuous planes and to document compliance with height and roof design standards at all roof corners. Where refinements introduce potential snow and rain shedding, the design coordinates roof drainage with landscaped areas and site drainage infrastructure to manage runoff in a controlled manner.

In response to Planning Commission feedback that the modern architecture appeared to separate the historic structure, the revised design increases the use of historic-compatible elements (including vertical articulation, material transitions, and roof proportion refinements) while maintaining the historic cabin’s legibility as a distinct, retained resource.

3. Design intent:

Proposed is mixed-use development consisting of five (5) new residential units and retail space, in addition to maintaining existing on-site uses. Integrating the existing commercial space and one (1) workforce residential unit, with five (5) additional market-rate units.

- Five (5) market-rate units, Each unit has two (2) bedrooms and two assigned parking spaces
- ~1,023 +/- sq. ft. commercial space
- Retaining the historic log cabin and restaurant
- Retaining the four-bedroom workforce housing unit

The parking spaces are provided on the ground floor with some tandem spaces utilizing a lift system. The garage level also includes enclosed and unenclosed bike storage.

Once Complete Sixth Degree Townhomes Development will be comprised of Two commercial units (one existing) at ground level and six residential units above, including (one existing) the newly renovated deed-restricted employee housing unit above Casa Sanchez commercial restaurant.

- Promote walkability and enhance the pedestrian experience.
- Comply with UDC dimensional, architectural, and use standards.
- Incorporate best practices from the 2018 IBC.

4. Land Use & Zoning Compliance

- Mixed-use is permitted in CC zoning.
- Development meets lot area, setback, and height requirements.
- No conditional use permit required.

5. Building Design & Architecture

The building design includes façade articulation through recessed balconies, varied fenestration, and durable, mountain-appropriate materials. Revisions to roof proportions and façade elements were made to address feedback regarding compatibility with the historic building and surrounding downtown character.

Façade Standards (UDC §180-6.21.3.B): The submittal will include a façade articulation exhibit that identifies required façade breaks and the building elements used to meet the standard (e.g., offsets/insets, roof plane variation, window variation, and prominent entrances) on each street-facing façade. Elevation Façade Sheets A-2.1 & A-2.2

Bulk Plane Standards (UDC §180-6.23): The submittal will include an updated bulk plane analysis with measurement methodology and cubic-foot calculations for any bulk plane projections, including where measured from front and side property lines as applicable. Where any projections are proposed, the submittal will identify whether they are within staff-approval thresholds or require Planning Commission approval.

Roof Standards (UDC §180-6.21.3.D): Ridge elevations and roof pitch information will be shown on the roof plan to support staff verification of roof pitch and ridgeline variation standards. Building Height Table SP-1.2 & A-1.9

6. Site Access, Parking & Circulation

Site access is provided from North Frist Avenue and the adjacent Galene Street Alley. Internal circulation is designed to separate pedestrian and vehicular areas through geometry, striping, and contrasting materials at conflict points (including near bench seating and bicycle parking).

Parking is provided on-site consistent with CC zoning requirements, including one ADA space and EV-ready spaces. Four Tandem lift spaces are assigned by unit to reduce visitor-parking conflicts and to clarify operational use. Visitor parking is provided on-site and is labeled on the site plan.

Parking Space Dimensions / Lift Exhibit (Sheet SP-1.3): The lift/parking diagram has been updated to reflect the specific lift system proposed and to document that stall dimensions meet the Town minimum (9 feet by 18.5 feet), including stacked spaces, as applicable.

Refuse Service Access: The Major Site Plan submittal will include a refuse hauler letter confirming serviceability and access/turning feasibility for the proposed enclosure and collection operations. See attached.

Traffic Study: The Major Site Plan submittal includes an updated traffic study that reflects the project classification and Town Code applicability for a large project adjacent to Main Street, and will incorporate adjacent property operations where required. See attached.

Public Works Waivers: The Public Works waiver form and accompanying narratives for waiver items 1–3 are included with the submittal and identify the specific requests and supporting documentation.

Waiver Item 1 – Parking Garage Ramp Slope: The Town code limits parking garage ramp slope to 4%. The project proposes a ramp slope consistent with the 2018 International Building Code (IBC) allowance for vehicle ramps used for vertical circulation and parking (maximum 1:15, or 6.67%). The waiver submittal will document practical difficulty due to constrained downtown infill conditions and limited grading flexibility, identify alternatives evaluated, and provide safety/operations details demonstrating no detriment to public health, safety, or welfare. See attached.

Waiver Item 2 – Driveway Separation: The Town code requires minimum 30-foot separation between driveways. The adjacent ‘dumpster patio’ service area does not meet the Town’s definition of a driveway because it is an accessory service area for waste management and does not provide vehicular ingress/egress to a building, parking area, or other portion of a lot intended for vehicle circulation. The waiver submittal will explain that applying driveway separation standards to this service area would not advance traffic-safety intent and would create unnecessary design constraints. See attached.

Waiver Item 3 – Commercial Driveway Width/Alignment (Loaf ’n Jug Access): A waiver is requested related to commercial driveway width/alignment as applied to the existing Loaf ’n Jug driveway condition along the shared frontage (UDC §180-8.11.4). Full compliance as presently interpreted is impractical due to historic right-of-way vacation, legal property boundaries, and an existing water easement (1963). The existing clear width between the applicant’s property line and the Loaf ’n Jug driveway edge is approximately 24 feet. The waiver submittal will document that the proposed configuration maintains safe traffic operations, ADA access, drainage, and snow management, and that fuel delivery and emergency access operations can continue as historically practiced in this walkable corridor. See attached.

7. Open Space & Landscaping

Open Space and Community Space:
Open space includes a shared community courtyard (Sheet SP-1.1) and associated landscaped areas designed for year-round usability. While the courtyard is not proposed as a dedicated public open space, it functions as a required community amenity space intended for residents and customers and contributes to a walkable downtown environment.

The project's gross floor area exceeds 10,000 square feet, triggering the community space requirement under the Town Code. This requirement is satisfied through the integrated community courtyard, which includes landscaping, an art seating bench, and public bicycle storage (including vertical bicycle racks) as shown on the site plan. These elements support pedestrian activity, alternative transportation, and informal gathering, and are integrated into the site design to enhance walkability and contribute to the downtown public realm.

Landscaping consists of native and drought-tolerant plantings and is coordinated with drainage and snow management. Snow storage has been updated to be located on-site (not within the public right-of-way). Snow storage areas will be dimensioned and shown lengthwise adjacent to the applicable paved area with a minimum width of eight (8) feet; areas that do not meet the minimum width will not be counted toward required snow storage calculations.

Site furnishings (including benches) are coordinated with pedestrian circulation and vehicular drive lanes. Material changes and edge conditions are used to clarify pedestrian areas and reduce potential conflicts.

- Community Space SP-1.1 Community Courtyard, Art Bench, Landscape, Bicycle Storage
- Notes SP-1.2
- Snow Stack SP-1.1

8. Lighting & Signage

- Full cutoff, downward LED lighting.
- Signage to comply with Frisco Sign Code.

9. Utilities & Drainage

Utilities will connect to existing municipal infrastructure. Civil drawings have been updated to align with the current architectural footprint and driveway configuration.

The drainage approach has been refined to address onsite runoff, roof drainage, and snowmelt while avoiding adverse impacts to adjacent properties. Existing storm infrastructure and infiltration features adjacent to the site are being accounted for in the updated engineering analysis. Roof runoff and snowmelt discharge patterns are coordinated to prevent concentrated flow to property lines and to maintain system performance. Sheets C-1 & C-2

Coordination items identified outside of Planning review (e.g., transformer clearances to doors/windows per utility standards) will be confirmed through utility coordination and reflected on the plans as required.

10. Energy Efficiency & IBC Compliance

- Exceeds 2021 IECC standards.
- Fire safety, egress, and accessibility requirements met.
- High-performance insulation, Energy Star appliances, and efficient HVAC.

11. Community Benefits & Sustainability

The project provides mixed-use development in the Central Core and contributes housing in a walkable location proximate to employment, transit, and services. It replaces an underutilized parcel with a code-compliant building that supports downtown vitality.

Revisions made through sketch plan and DRC feedback have improved functional site circulation, clarified the parking program, strengthened architectural compatibility with the historic structure, and refined drainage and snow management strategies.

Where waivers are requested, the submittal provides objective documentation supporting the Town's waiver findings, including practical difficulty/feasibility, maintenance benefits, and no detriment to public health, safety, or welfare, with supporting exhibits and correspondence.

12. Conclusion

121 Sixth Degree is a code-compliant development aligned with Frisco's long-term goals. We respectfully submit this narrative for review.

Appendix A – Waiver Submittal Summary (Items 1–3) ATTACHED

Waiver Item 1 – Parking Garage Ramp Slope: Town code 4% maximum; proposed to meet IBC vehicle ramp allowance (1:15 / 6.67%). Supporting documentation addresses practical difficulty, maintenance/operations, and no detriment to public health, safety, or welfare, with ramp profiles and slope calculations.

Waiver Item 2 – Driveway Separation: Minimum 30-foot separation. The dumpster patio/service area is not a driveway under the Town definition because it does not provide vehicular ingress/egress; waiver documentation explains code intent and operational impacts if applied.

Waiver Item 3 – Commercial Driveway Width/Alignment (Loaf 'n Jug): UDC §180-8.11.4. Documentation addresses site/legal constraints (historic ROW vacation, property boundaries, 1963 water easement), operational safety, and compatibility with walkable downtown objectives.

Supporting Exhibits: plan excerpts, profiles/sections, calculations, operational notes (deliveries/emergency access), applicable code citations, and relevant correspondence.



Sixth Degree Townhomes

Job #: 52405

Date: 01/27/26

1. The submitted application materials note that both the existing shed and trash enclosure located on the property to the east of the site will be reset. If you want your plans to reflect modifications on a property with different ownership, we cannot move the project forward at all until we have their written permission. I know we have reviewed this before, and I believe you were going to not make modifications on that property since you could not provide written ownership permission. Please provide written permission from the property owner, or remove proposed modifications on that site. [The notes regarding the existing shed and trash enclosure to the property to the east have been removed from the sheets C-1,C-2, SP1.1 at the staff's request and no additional adjustments to the existing shed and trash enclosure are being proposed. See revised sheets C-1, C-2, and SP1.1](#)
 - This is the only item on the list that is holding up the application from being deemed complete at this point in time
2. The submitted plans do not appear to accurately reflect all bulk plane encroachments. Please review Town Code, 180-6.23 for measuring bulk plane from the side property lines along with the front. It does not appear that bulk plane was measured from the side property lines. [Per Town Code, 180-6.23 \(footnote 1\) 'Side Property Line Bulk Plane does not apply to properties located between Main Street and the Granite Street Alley and properties located between Main Street and the Galena Street Alley.'](#)
 - If the accurate cubic feet quantity of bulk plane is not shown at sketch plan, then the item will have to return to another sketch plan since per Town Code, "*Building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. Staff may approve the deviation if the projection beyond the bulk plane does not exceed 350 cubic feet.*" If the Planning Commission does not see all bulk plane encroachments, they cannot provide feedback on if bulk plane encroachments are providing substantial architectural relief.
3. Snow storage. Town Code, 180-6.13.7 states that snow storage shall be located lengthwise adjacent to the applicable paved area and that the dimension of snow storage areas shall be a minimum of eight feet in width. Add dimensions to snow storage areas as it does not appear that most of them comply with the minimum 8' in width. Where snow storage areas do not meet 8' in width, remove them as they are not allowed to be included in the required calculations. [Sheet SP1.1 has been revised to exclude the snow storage areas that do not meet the 8' width requirement. The snow stack table has been revised to reflect the updated areas and a snow stack exhibit has been added to the sheet with dimensions.](#)
 - If snow storage does not comply, we want to ensure that you can comply without having to redesign the building layout, since there do not appear to be many options for adequate locations to provide functional snow storage.

4. Facade Standards. Town Code 180-6.21.3.B. Does not appear to be completely in compliance. Demonstrate how building articulation is in compliance. The overall building façade elevation has been revised to address the Town Code for articulations in geometric plane. See attached exhibit for reference. The overall façade elevation including the existing historical structure is greater than 54 feet so a geometric plane change has been provided that steps back approximately 5 feet for a distance of approximately 14 feet. The south east portion of the façade includes a single plane but is to be less than 27 feet in width. Note, the existing historical structure exceeds the 27 ft requirement length and does not include any geometric plane changes.

- If adequate facade breaks are not provided, then it may lead to future building redesign to provide compliance.

materials

3. *Building Articulation.* Building walls and corresponding eaves shall not exceed 27 feet in the same geometric plane.
 - a. Building walls over 27 feet in length shall change geometric planes by at least two feet in depth for a minimum length of six feet.
 - b. Building walls that exceed 54 feet in total building façade length shall change geometric planes every 27 feet by at least four feet in depth for a minimum length of six feet.
 - c. Building walls or roof ridgelines over 33 feet in length and facing a front yard or street side yard shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plane.

○

5. Public Works waiver. We have received the form but are unsure whether it was formally submitted to Public Works and whether they have made a decision on it. Please verify and provide the narrative submitted with the waiver so we can see what was specifically applied for.
6. Gross Floor Area. Please provide us with the gross floor area provided based on the definition provided in Town Code: *Floor Area, Gross (GFA). The area included within the exterior walls of a building or portion thereof including basements, lofts, usable spaces, and other areas with floors but excluding parking in garages. The gross square footage is approximately 12,876 sq ft. (See cover page for area summary). To meet the intent of the definitions outlined in the Community Spaces portion of the Town Code, public benches (seating) have been added to the South East corner of the exterior adjacent to the sidewalk.*
 - If the gross floor area is greater than 10,000 sf, then we will require the plans and narrative to demonstrate compliance with the required community space as outlined in Town Code 180-6.21
7. Sheet SP-1.3 is still providing confusion since the image in the top left showing the Harding Autopark system does not show adequate dimensions for parking spaces. Sheet SP-1.3 has been updated to include the manufacturer specifications for an updated lift system model 411/285T with an overall width of 9'-4". The parking space dimensions have been added to sheets A1.1 and SP-1.3.
 - We believe this just needs to get updated with the lift system you are using to show the adequate dimensions required by Town Code.
8. Ridge Elevations: Please add to the roof plan so we can verify compliance with 180-6.21.3.D. Roof Standards. Ridge height elevations have been added to the roof plans on sheet A1.2 and the enlarged roof plans (See sheets A1.9 and A1.10). A building height table has also been included on sheets SP-1.2, A1.9, and A1.10

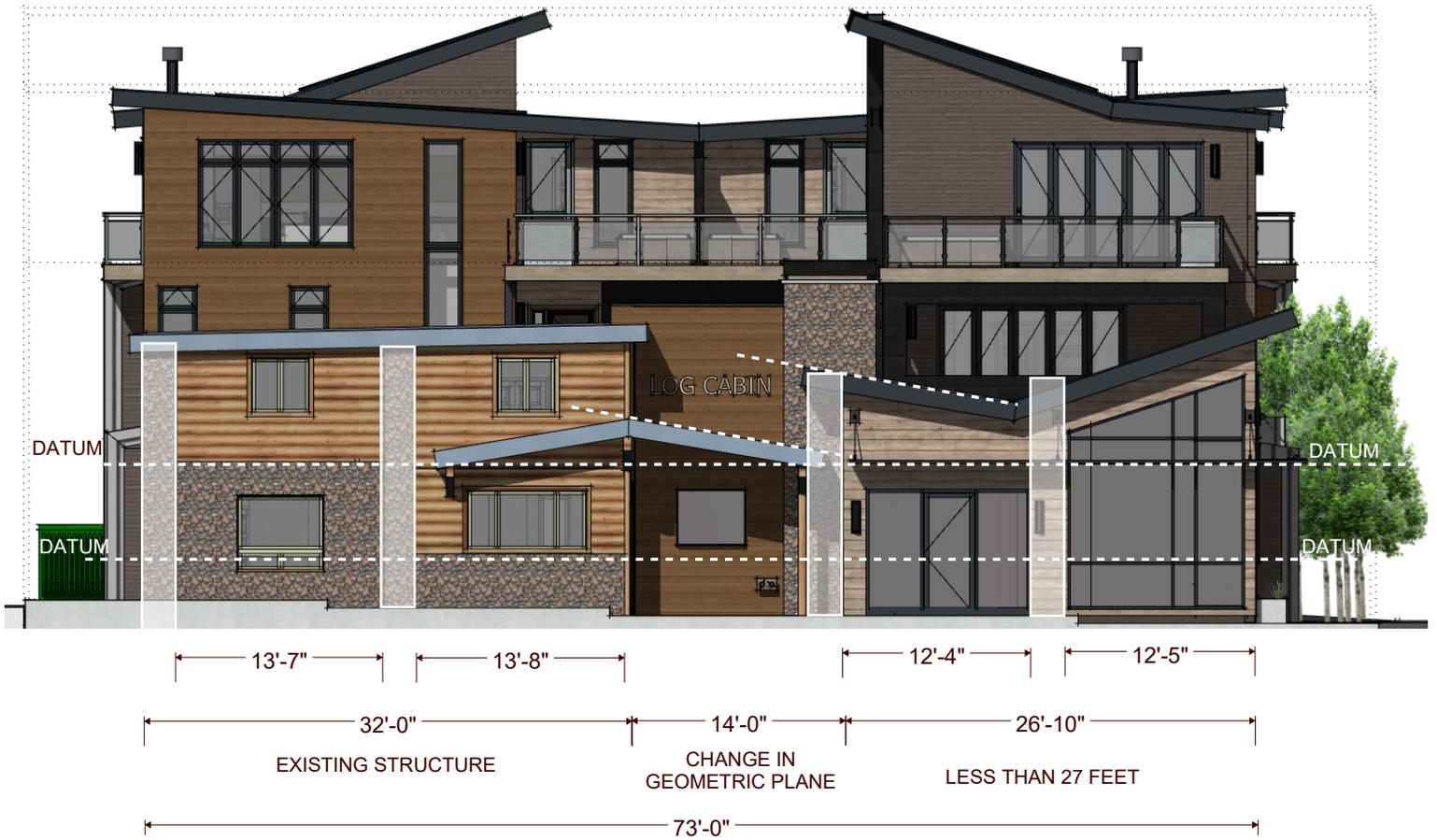


- If roof standards are not in compliance, it may require you to redesign the building layout
9. At the Planning Commission meeting on June 5th, the Planning Commissioners stated that the modern architecture wrapped around the historic structure seemed to separate it, and they would like to see more historic elements incorporated into the new structure prior to returning. Provide additional information in your narrative describing how you have made modifications to comply with this request. The minutes from the last Planning Commission meeting are attached. [Several adjustments to the south elevation \(Main Street Façade\) have been updated to address a stronger connection with the existing historical architectural elements addressing both materiality and geometric form. The 'modern' angular form at the primary entry has been removed and updated with a more traditional form. The façade elevation has been revised to carefully mimic the proportions of the existing bays and vertical rhythm of the existing vertical stone pilaster/columns. See attached exhibit. An adjacent vertical stone chimney element has been added to further connect the existing historic structure by matching the materiality and vertical articulation of the existing stone pilaster/columns. In addition, horizontal datums referencing the material transitions of the existing structure have been carried across the façade to align with the window mullion patterns and shading device of the new addition and the slope of the roof plane of the new addition has been aligned to match the slope of the existing roof plane.](#)
- If this is not done, then the Planning Commission may ask you to return again with the same comment given to you.

The following item is not part of our Planning review but we did notice that it may be of a concern to the proposed site layout:

1. Transformer location does not appear to meet the required setback distances to windows and doors per Xcel Energy standards but we are awaiting if they find compliance in plans and will keep you updated.

MAIN STREET FACADE EXHIBIT - GEOMETRIC PLAN STUDY & INCORPORATING EXISTING HISTORICAL ELEMENTS





Jeff Clark
jclark@bhpartners.com

RE: Comments on preliminary plans for 6th Degree Townhomes at 121 Main St, Frisco, CO

Jeff,

Marcin Engineering has reviewed the comments received from the Town of Frisco on the preliminary plans for 6th Degree Townhomes at 121 Main St in Frisco, CO dated 11/28/2025, and has updated the design plans accordingly. Each written comment on the plans was provided with a response, outlined below. This document accompanies our design plans dated 01/23/2026.

[Comment File: SHE ENG Review_121 E Main_2025.12.12-Application.pdf](#)

Comment: *Separation does not meet code. Needs to be included on waiver request. (Sheet C-1)*

Response: The asphalt ramp to the dumpster enclosure is now referred to as a “service way” rather than a driveway.

Comment: *IFC requires 3’ clearance around hydrants in all directions. Adjust location. (Sheet C-1)*

Response: This hydrant has been shifted 2’ farther east to achieve the 3’ clearance requirement.

Comment: *Existing line to be capped and abandoned. (Sheet C-1)*

Response: A note about this has been added accordingly.

Comment: *Show existing water easement to confirm alignment. (Sheet C-1)*

Response: The water easement is now included in the plans.

Comment: *Has there been a soils study? Will need to see additional drainage memo to confirm infiltration and proximity to foundation will not cause issues. (Sheet C-1)*

Response: We have referenced the soil study done for this property and set the base elevation of this system above the observed groundwater elevation at the nearest bore hole at the time of the study. The anticipated foundation type is slab on grade rather than crawlspace. **See added detail on C-1 (Section A-A)**

Comment: *Show existing colored concrete radius for driveway. Resulting width likely does not meet Town standards for commercial or IFC for two way commercial. Modify driveway to be symmetrical and meet width requirements (24’). May need to modify ramps and/or west side of driveway. One way entrance could help but not sure this is feasible for fuel truck operations. (Sheet C-1)*

Response: The colored concrete portion is now shown on the plans with dimensions confirming the effective access width. In the existing condition, the gas station access is only wide enough due to pavement covering portions of the subject property. To the best of our knowledge, there is no easement making the existing access width official. The gas station should expand the access

width on their end if it is not wide enough for the Town to approve. **It should also be noted that the current fuel truck operation would not be impacted by the revised width based on the attached observations.**

Comment: *Need to show south side of intersection. These changes will turn intersection into an offset/skewed intersection instead of a four way ninety degree intersections. Needs to be detailed further and analyzed. Exiting vehicles will be aligned with oncoming NB traffic from 2nd Ave. See screenshot above for approximation of driveway issue. (Sheet C-1)*

Response: Along with our plan updates, an exhibit showing the intersection with the proposed access width of the gas station is included. While there is an offset, it does not appear to be extreme. Since the access is for the gas station, the access should be confined to the gas station property as it is platted today.

Comment: *Show pipe out. (Sheet C-1)*

Response: This pipe is now shown in the background for the plans.

Comment: *1' is narrow to grade a swale. Consider a narrow concrete pan. (Sheet C-2)*

Response: Acknowledged. We now propose a narrow concrete pan for this area.

Comment: *1.0' (Sheet C-2)*

Response: This dimension has been fixed.

Comment: *Does not meet ADA. Adjust to 5% or less. (Sheet C-2)*

Response: We have re-graded this area to be less than 5% in slope.

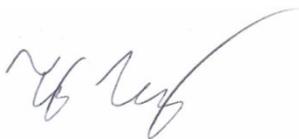
Comment: *Show ramp reconstruction for storm install. (Sheet C-2)*

Response: We have added a note here to address that the ramp shall be reconstructed to its original condition upon the installation of the storm sewer.

Comment: *Invert out is 58.15 but invert out of storm inlet on Main Street is 59.21. Elevations result in a sump condition of pipe. Cover on storm line will likely be very minimal and below standards for HDPE. Concrete pipe likely required. Sheet C-2)*

Response: We now propose concrete pipes for this storm system. We acknowledge that the storm system proposes a sump situation, however, with the shallow condition of the only storm system connection available in this area, it is the only feasible direction to accomplish installing an underground infiltration system on a tight site. We also now propose that connections to the infiltration system happen outside of the building footprint due to the sump condition of the infiltration system.

Thank you,



Tony Vazquez, PE



Marcin Engineering

8.4 Waste collection verification

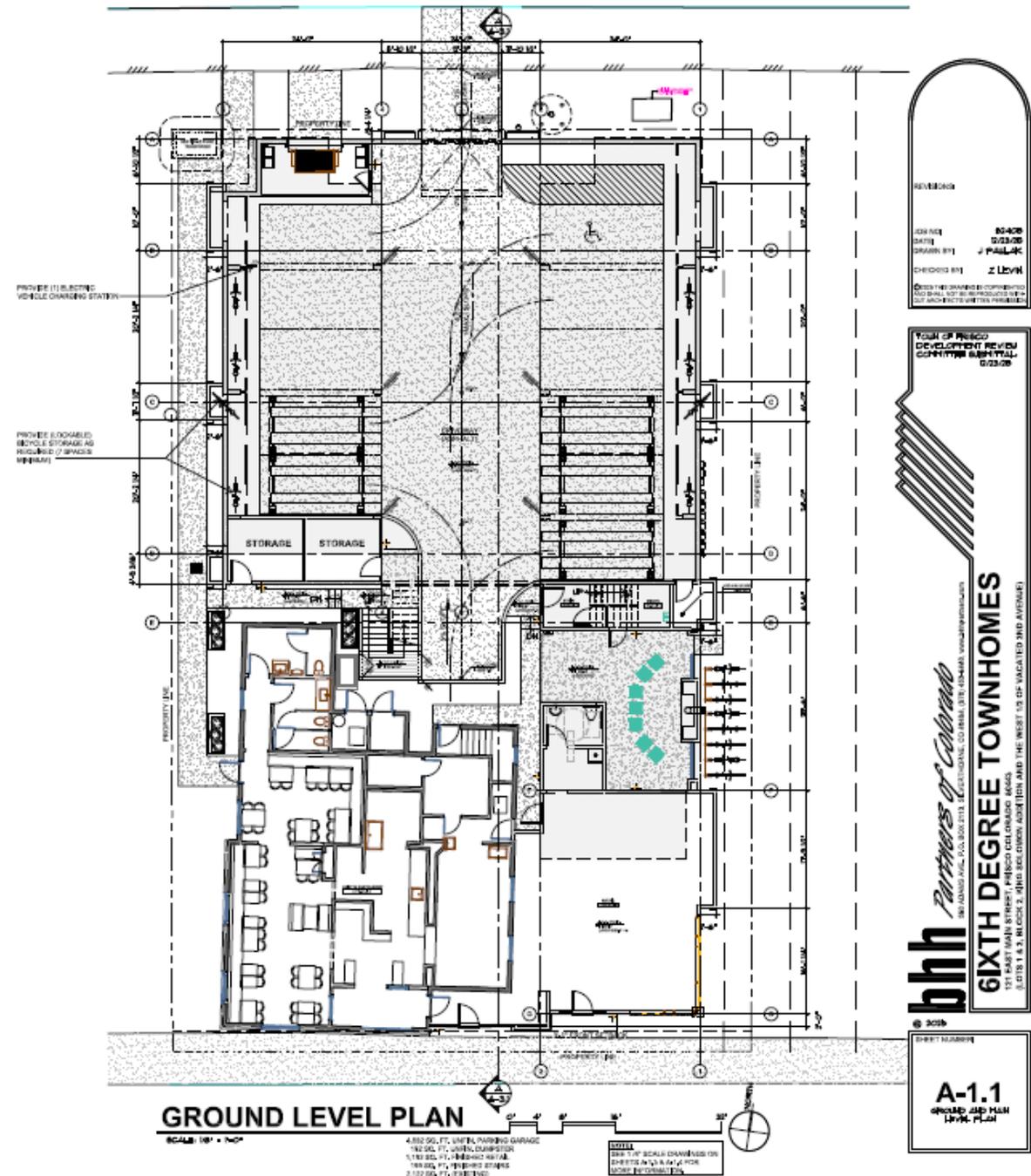
Waste Usage Plan for 121 E Main Street, Frisco.
Mixed Use Development.

- 2,200sf Mexican restaurant (existing)
- 1,024 sf market retail
- 6 residences (1 existing, 5 new with 10 bedrooms)

https://library.municode.com/co/frisco/codes/code_of_ordinances?nodeId=CH124PUHESA_ARTIIIWARERE_S124-24DE

- Dumpster Room 18 x 9 = 162sf
- 2 yd MSW Serviced 1 x weekly
- 2 x 96 Gal Glass Serviced 1 x weekly
- 2 yd RCY Serviced every other week.

USAGE ALLOWANCE BASED UPON
Commercial Sft +/- 3,142.47
Residential Sft +/- 6,667.34



From: [Robinson, Rhys](#)
To: [Margaret Ziedin](#)
Cc: [Jeff Clark](#); [Jamie Pawlak](#); [Zane Levin](#)
Subject: RE: Waste Management Rhys Robinson Follow Up
Date: Thursday, January 15, 2026 7:53:16 AM
Attachments: [2025 Waste Management Plan_Red Mark UP.pdf](#)

My operations manager got back to me and stated that yes this will work for us. We can service any metal dumpsters with our smaller (stinger) truck and any cans with our normal rear load and they stated space will be fine.

Thanks for your time,

RHYS ROBINSON
Inside Sales Representative
rrobins7@wm.com

2550 W Union Hills Dr
Phoenix, AZ 85027
T 623 663-1269

Access WM 24/7 with [MyWM](#)



From: Margaret Ziedin <Margaret@sixthdegree.com>
Sent: Wednesday, January 14, 2026 3:26 PM
To: Robinson, Rhys <rrobins7@wm.com>
Cc: Jeff Clark <jclark@bhpartners.com>; Jamie Pawlak <jpawlak@bhpartners.com>; Zane Levin <zlevin@bhpartners.com>
Subject: [EXTERNAL] Re: Waste Management Rhys Robinson Follow Up

Fantastic,

Will you please resend your response, referencing my attachment, or more clearly service the dumpster via vehicular garage door and re attach my document.

Thank you Rhys, I am so grateful for your follow thru on the matter.

I have also CC: my architects.

Margaret D Ziedin
ph|txt: [+1 702-378-5627](tel:+17023785627)
e-mail: MDZ@SixthDegree.com

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From: Robinson, Rhys <rrobins7@wm.com>
Sent: Wednesday, January 14, 2026 2:50:44 PM
To: Margaret Ziedin <Margaret@Sixthdegree.com>
Subject: RE: Waste Management Rhys Robinson Follow Up

Awesome, thank you for clarifying. My operations manager got back to me and stated that yes this will work for us. We can service any metal dumpsters with our smaller (stinger) truck and any cans with our normal rear load and they stated space will be fine.

Thanks for your time,

RHYS ROBINSON
Inside Sales Representative
rrobins7@wm.com

2550 W Union Hills Dr
Phoenix, AZ 85027
T 623 663-1269

Access WM 24/7 with [MyWM](#)



From: Margaret Ziedin <Margaret@Sixthdegree.com>
Sent: Wednesday, January 14, 2026 1:59 PM
To: Robinson, Rhys <rrobins7@wm.com>
Subject: [EXTERNAL] Re: Waste Management Rhys Robinson Follow Up

It's on Galena Alley, so off First or Third.

Margaret D Ziedin

ph|txt: [+1 702-378-5627](tel:+17023785627)

e-mail: MDZ@SixthDegree.com

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From: Robinson, Rhys <rrobins7@wm.com>
Sent: Wednesday, January 14, 2026 1:56:19 PM
To: Margaret Ziedin <Margaret@Sixthdegree.com>
Subject: RE: Waste Management Rhys Robinson Follow Up

Thank you for providing this. My team wanted to verify if the entrance to enclosure here is on 1st ave?

Thanks for your time,

RHYS ROBINSON
Inside Sales Representative
rrobins7@wm.com

2550 W Union Hills Dr
Phoenix, AZ 85027
T 623 663-1269

Access WM 24/7 with [MyWM](#)



From: Margaret Ziedin <Margaret@Sixthdegree.com>
Sent: Monday, January 12, 2026 12:37 PM
To: Robinson, Rhys <rrobins7@wm.com>
Subject: [EXTERNAL] RE: Waste Management Rhys Robinson Follow Up
Importance: High

Rhys,

Please see attached site plan and waste servicing plan.

Please advise if this is workable for you and respond with your recommendations.

Sincerely,

Margaret D Ziedin

SixthDegree.com



Margaret Ziedin

Sixth Degree Development

Founder | Principal

(702) 378-5627 Mobile

(970) 409-2826 Other

Margaret@sixthdegree.com

891 14th Street,

#3602

Denver, Colorado. 80202

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From: Robinson, Rhys <rrobins7@wm.com>

Sent: Monday, January 12, 2026 11:40 AM

To: Margaret Ziedin <Margaret@sixthdegree.com>

Subject: Waste Management Rhys Robinson Follow Up

Hello Maragret!

Hello, it was a pleasure speaking with you earlier. We briefly discussed services for Frisco. My contact information is below.

Thanks for your time,

RHYS ROBINSON
Inside Sales Representative
rrobins7@wm.com

2550 W Union Hills Dr
Phoenix, AZ 85027garage
T 623 663-1269

Access WM 24/7 with [MyWM](#)



Sixth Degree Development, LLC
891 14th St, #3602
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 Sixth 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

JohnPooveydm@gmail.com