

SIXTH DEGREE TOWNHOMES

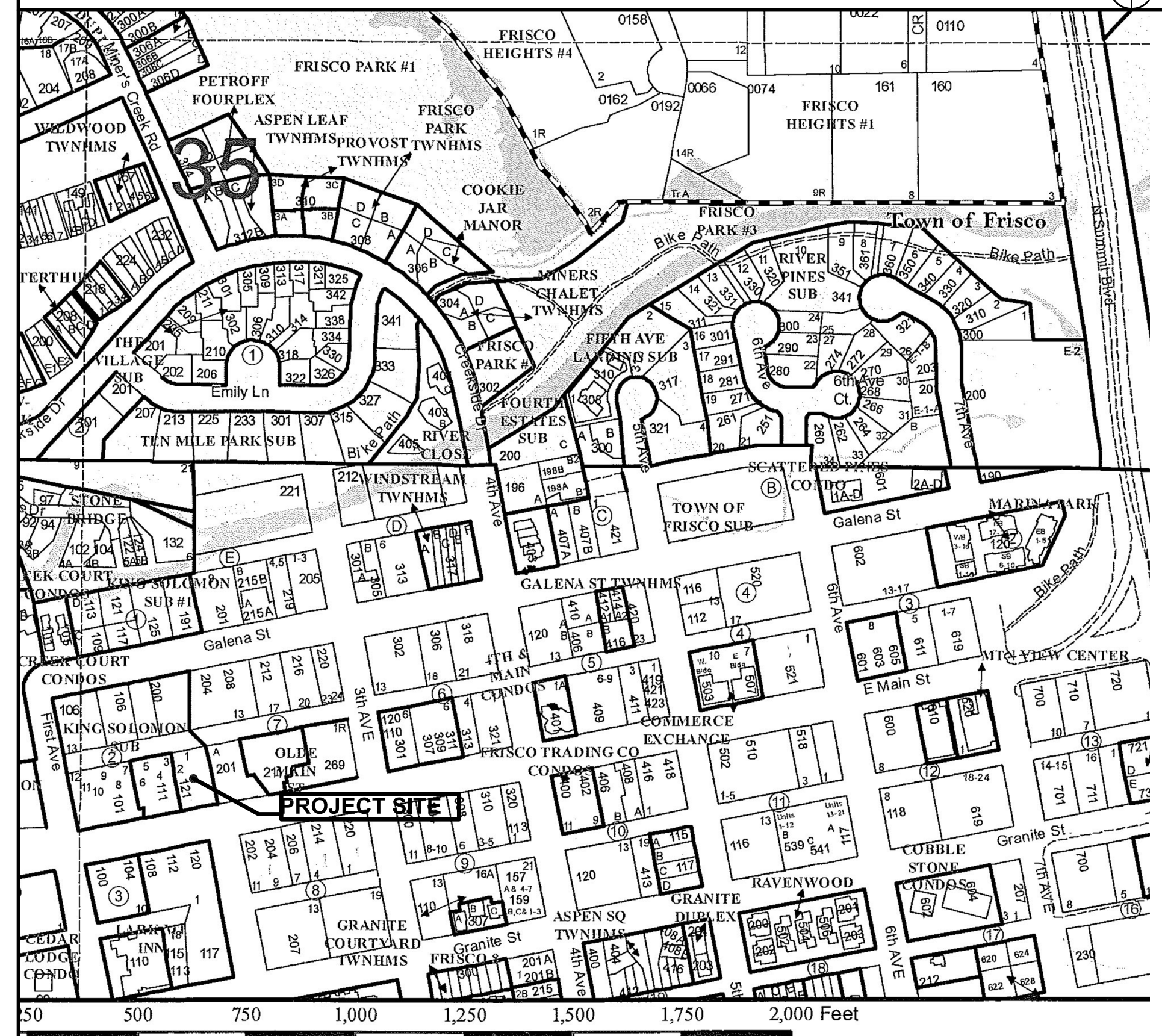
GENERAL NOTES

- 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 BUILDING CODE, 2018 EDITION AS ADOPTED BY SUMMIT COUNTY AND THE TOWN OF FRISCO, 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 ANY ASPECT 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 STONEMARK. 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 BITUMENE, 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

VICINITY MAP



AREA CALCULATIONS

UNIT	MAIN LEVEL		UPPER LEVEL		TOTAL
	UN FIN.	FINISHED	UN FIN.	FINISHED	
UNIT 'A'	41 S.F.	788 S.F.	0 S.F.	420 S.F.	1,249 S.F.
UNIT 'B'	41 S.F.	788 S.F.	0 S.F.	420 S.F.	1,249 S.F.
UNIT 'C'	47 S.F.	543 S.F.	0 S.F.	706 S.F.	1,296 S.F.
UNIT 'D'	47 S.F.	543 S.F.	0 S.F.	706 S.F.	1,296 S.F.
UNIT 'E'	87 S.F.	806 S.F.	0 S.F.	753 S.F.	1,646 S.F.
TOTAL	263 S.F.	3,468 S.F.	0 S.F.	3,005 S.F.	6,736 S.F.
		UNFINISHED		FINISHED	TOTAL
LEVEL ONE		5,169 S.F.		1,049 S.F.	6,218 S.F.
GRAND TOTAL		5,432 S.F.		6,736 S.F.	12,168 S.F.
EXISTING MAIN LEVEL		2,144			
EXISTING UPPER LEVEL		1,356			
EXISTING TOTAL		3,500 (NOT INCLUDED IN CALCS. ABOVE)			

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

FINISHED FLOOR ELEVATIONS

LEVEL	U.S.G.S.	ARCHITECTURAL
GARAGE @ BASE - T.O. CONCRETE	9,060.2'	97'-2"
GARAGE @ DOOR - T.O. CONCRETE	9,062.48'	99'-5 7/8"
RETAIL - T.O. CONCRETE	9,062.5'	99'-6"
LEVEL ONE - T.O. CONCRETE	9,063.0'	100'-0"
LEVEL TWO - T.O. PLYWOOD	9,074.5'	111'-6"
LEVEL THREE - T.O. PLYWOOD	9,084.65'	121'-7 3/4"

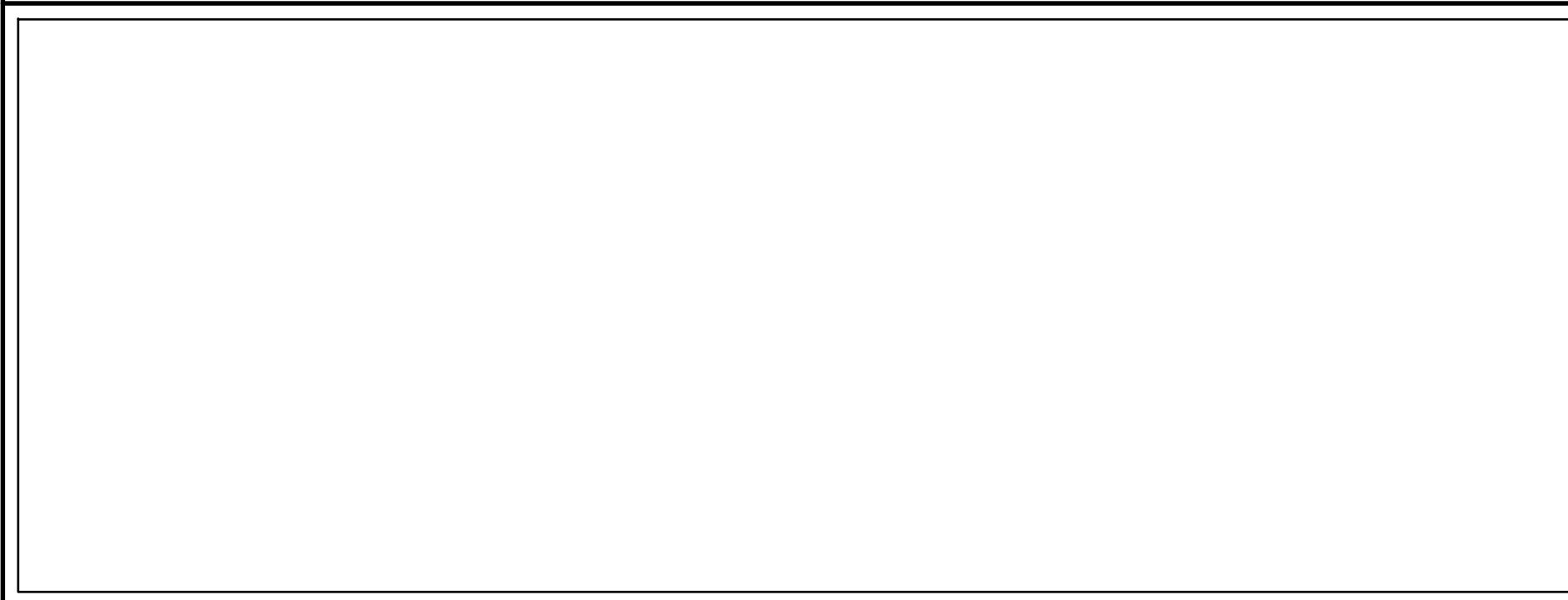
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- C-2 UNDER SEPARATE COVER
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- SP1.2 LANDSCAPE PLAN and SITE ROOFS
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LEGAL DESCRIPTION

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:

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STEVE ALSCHULER PE
steve@ieusa.net

ELEC'L ENG'R:

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DAVID EXE, PE
INDUSTRIAL ENGINEERING, INC.
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dexe@ieim.com

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(970)748-0214
tonymarcin@marcinengineering.com

SURVEYOR:

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130 9K1 HILL ROAD #235
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(970)771-3459
tom@marcinengineering.com

STRUCTURAL ENG'R:

T.B.D.

CONTRACTOR:

MARGARET ZIEDIN
891 14TH STREET #3602
DENVER, CO 80202
Margaret@sixthdegree.com

ARCHITECT:

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

OWNER:

MARGARET ZIEDIN
891 14TH STREET #3602
DENVER, CO 80202
Margaret@sixthdegree.com

REVISIONS:

JOB NO: 52405
DATE: 6/25/2026
DRAWN BY: J PAULLAK
CHECKED BY: ZLJC

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TOWN OF FRISCO MAJOR
SITE PLAN SUBMITTAL:
6/25/2026

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)

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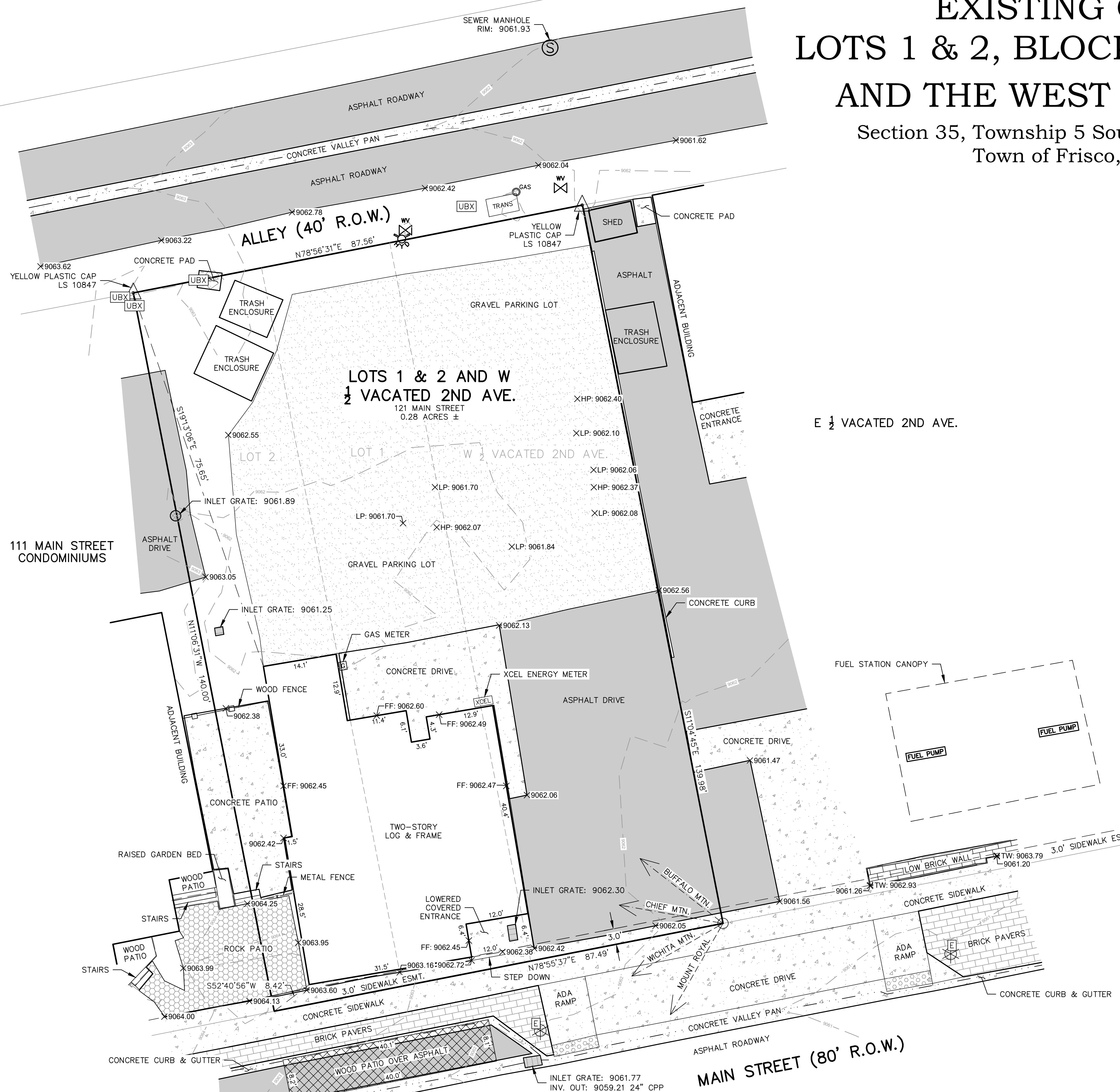
SHEET NUMBER:

T-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.

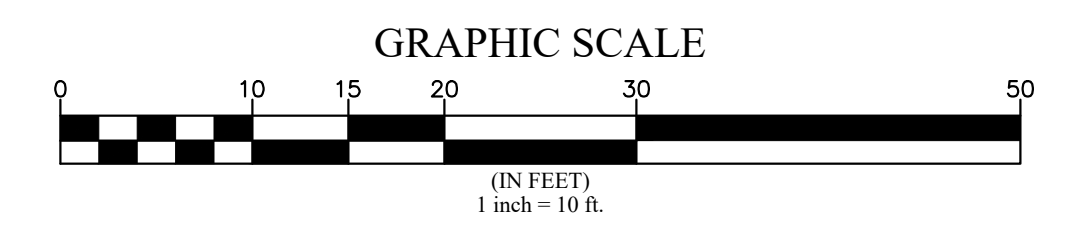


Raymond M. Elko, PLS 38444
Colorado Professional
Land Surveyor

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°

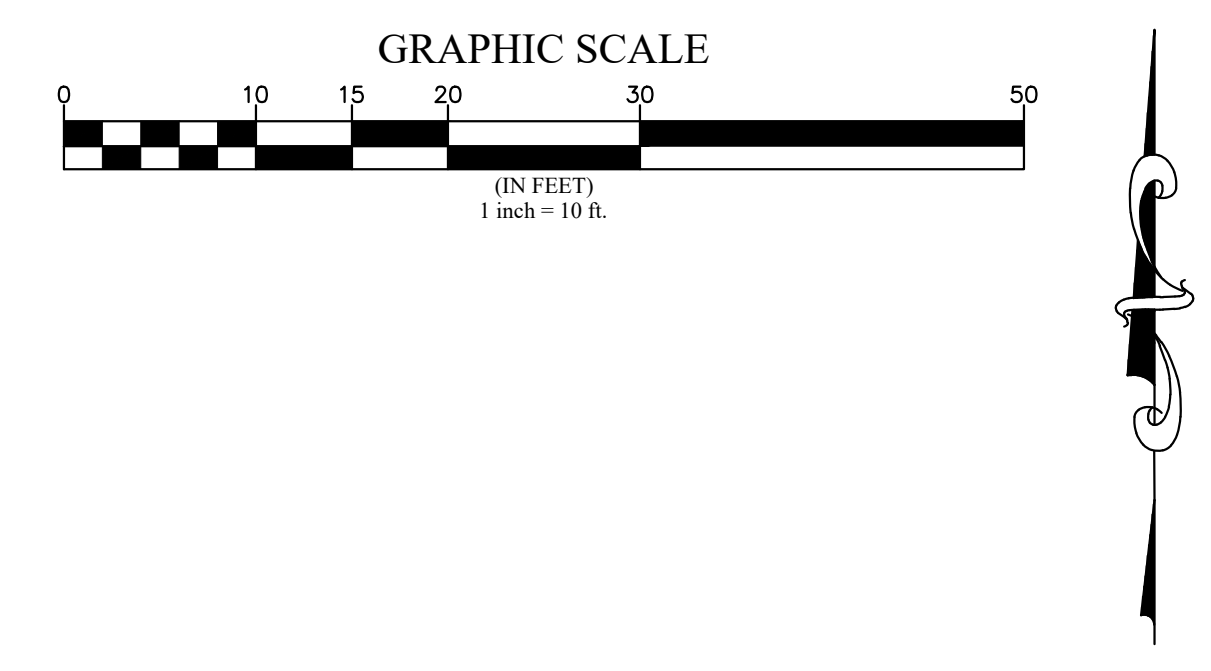
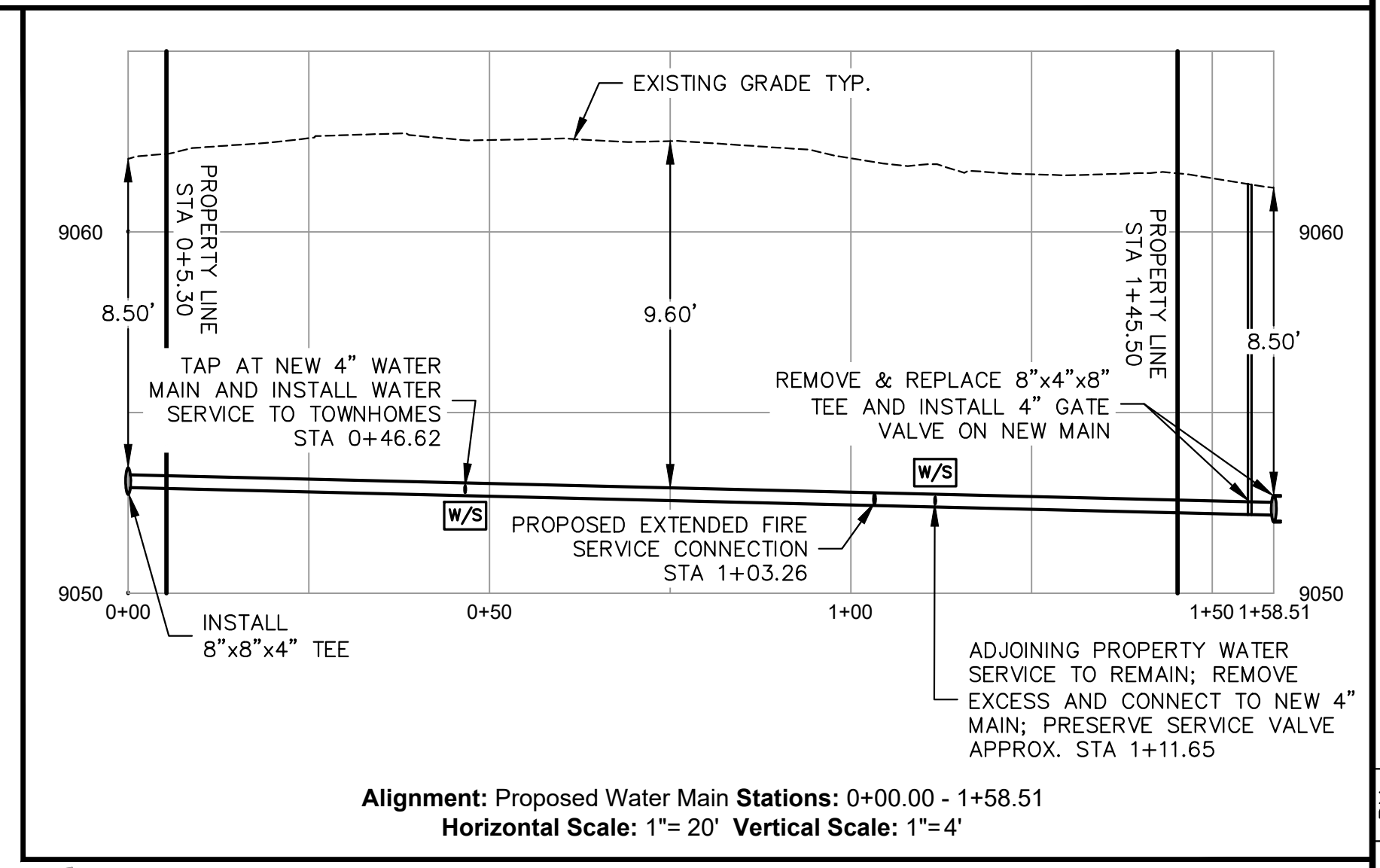
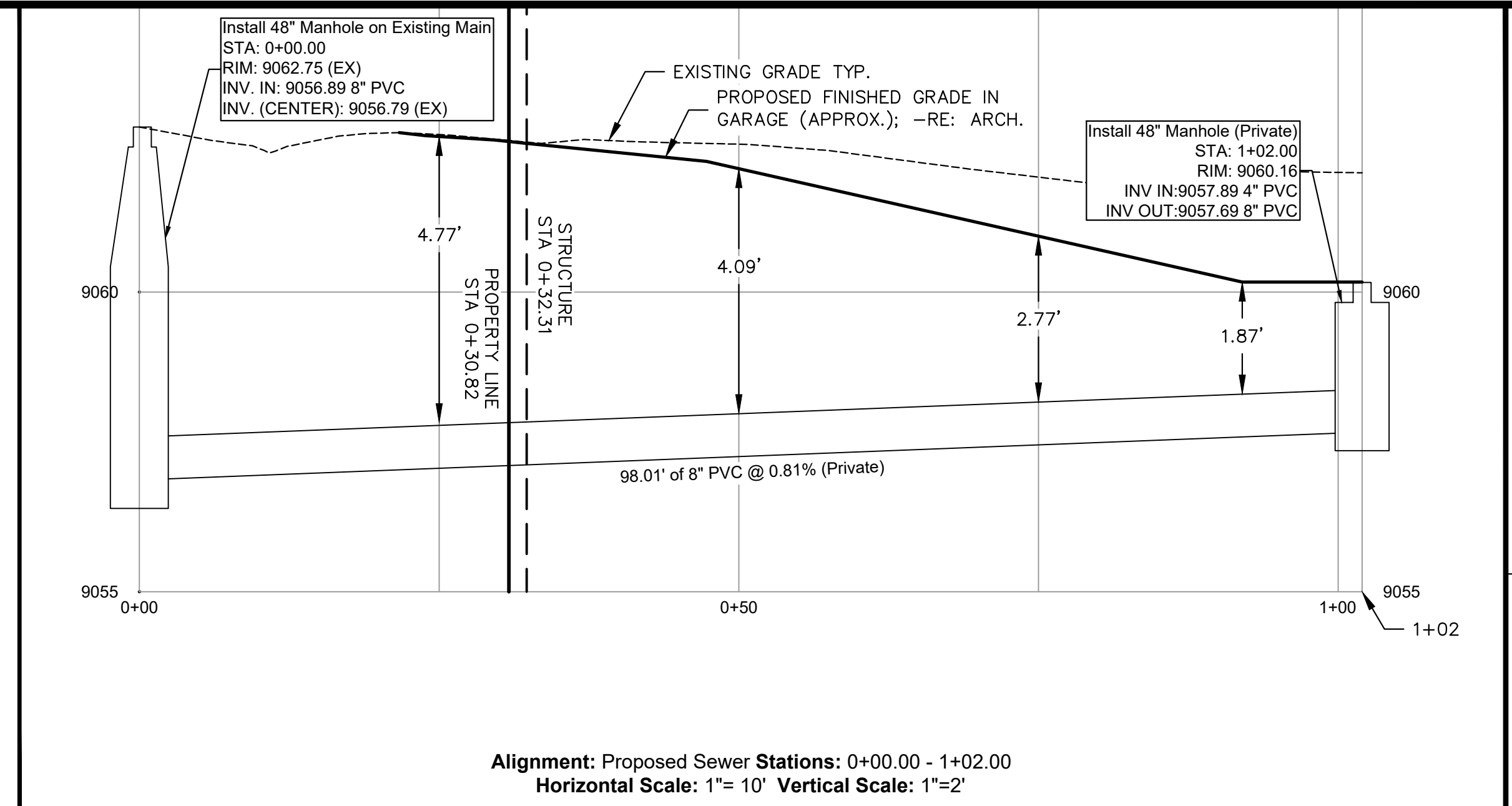
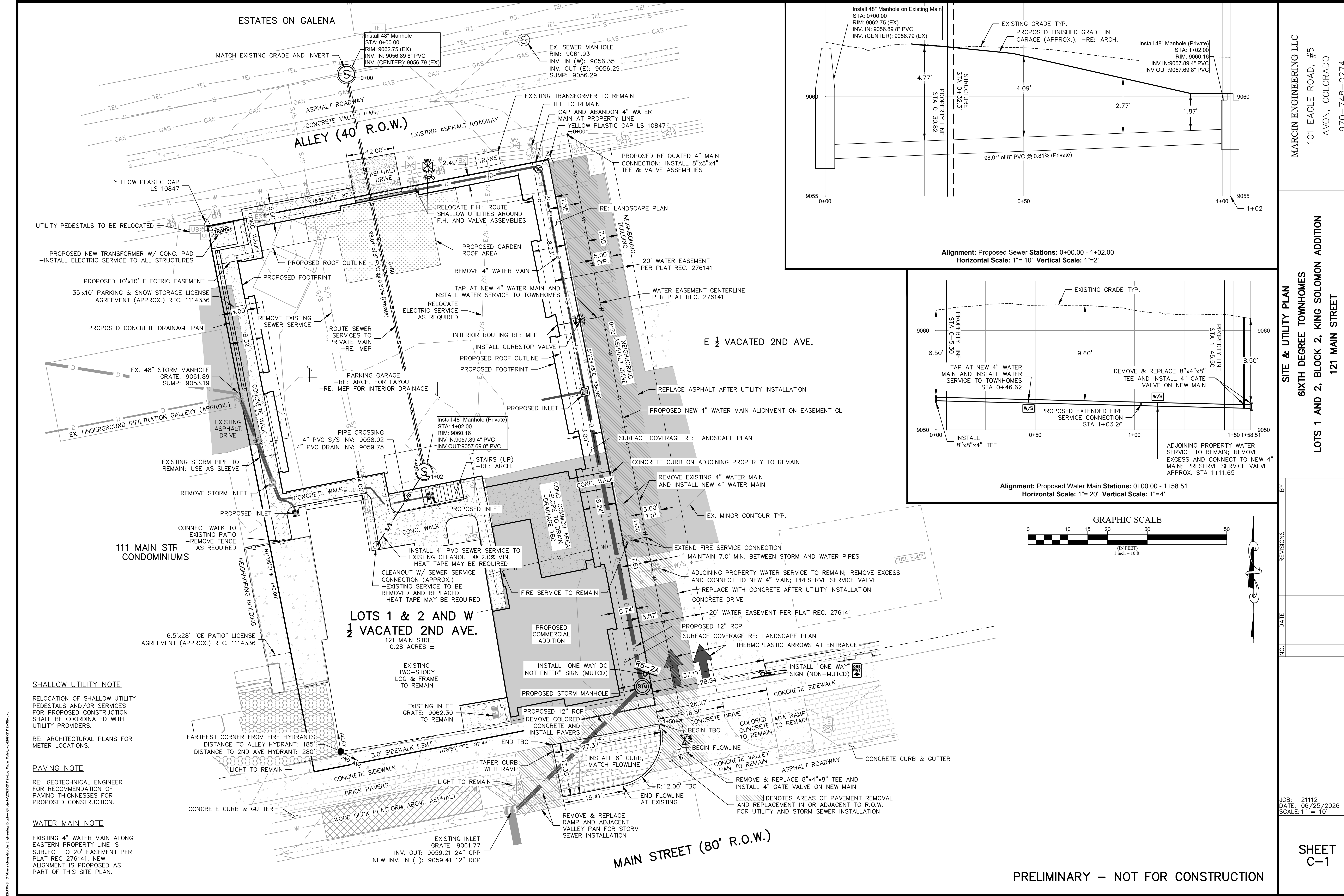


NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

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



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 20' EASEMENT PER PLAT REC. 276141. NEW ALIGNMENT IS PROPOSED AS PART OF THIS SITE PLAN.

LOTS 1 & 2 AND W 1/2 VACATED 2ND AVE.
 121 MAIN STREET
 0.28 ACRES ±

111 MAIN STR CONDOMINIUMS

E 1/2 VACATED 2ND AVE.

MAIN STREET (80' R.O.W.)

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

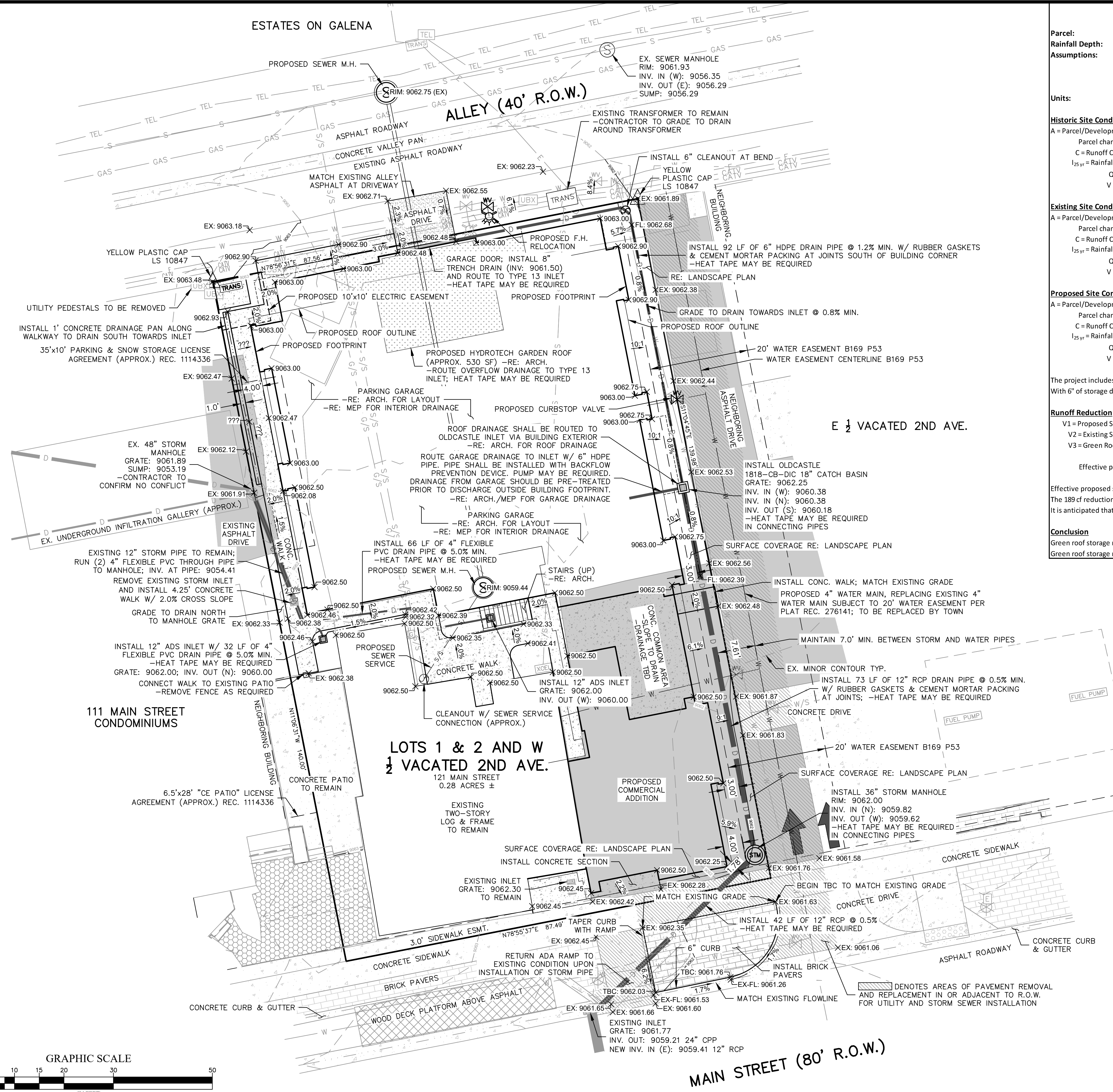
SITE & UTILITY PLAN
 SIXTH DEGREE TOWNHOMES
 LOTS 1 AND 2, BLOCK 2, KING SOLOMON ADDITION
 121 MAIN STREET
 TOWN OF FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

JOB: 21112
 DATE: 08/25/2026
 SCALE: 1" = 10'

SHEET C-1

PRELIMINARY – NOT FOR CONSTRUCTION



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
Units: Q = rate of runoff (cubic feet per second), V = volume of runoff (cubic feet)

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)
 I_{25 yr} = 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)
 I_{25 yr} = 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 = 10750 ft² impervious (C = 0.90), 1503 ft² landscaping (C = 0.30)
 C = Runoff Coefficient = 0.83 (composite)
 I_{25 yr} = Rainfall Intensity = 2.20 in/hr
 Q = C * I * A = 0.51 cfs
 V = C * D * A = 1856 cf

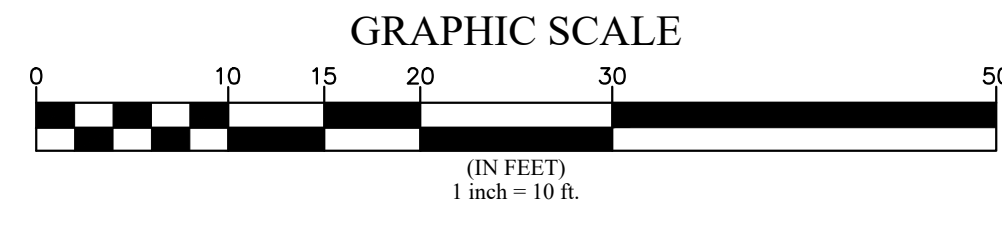
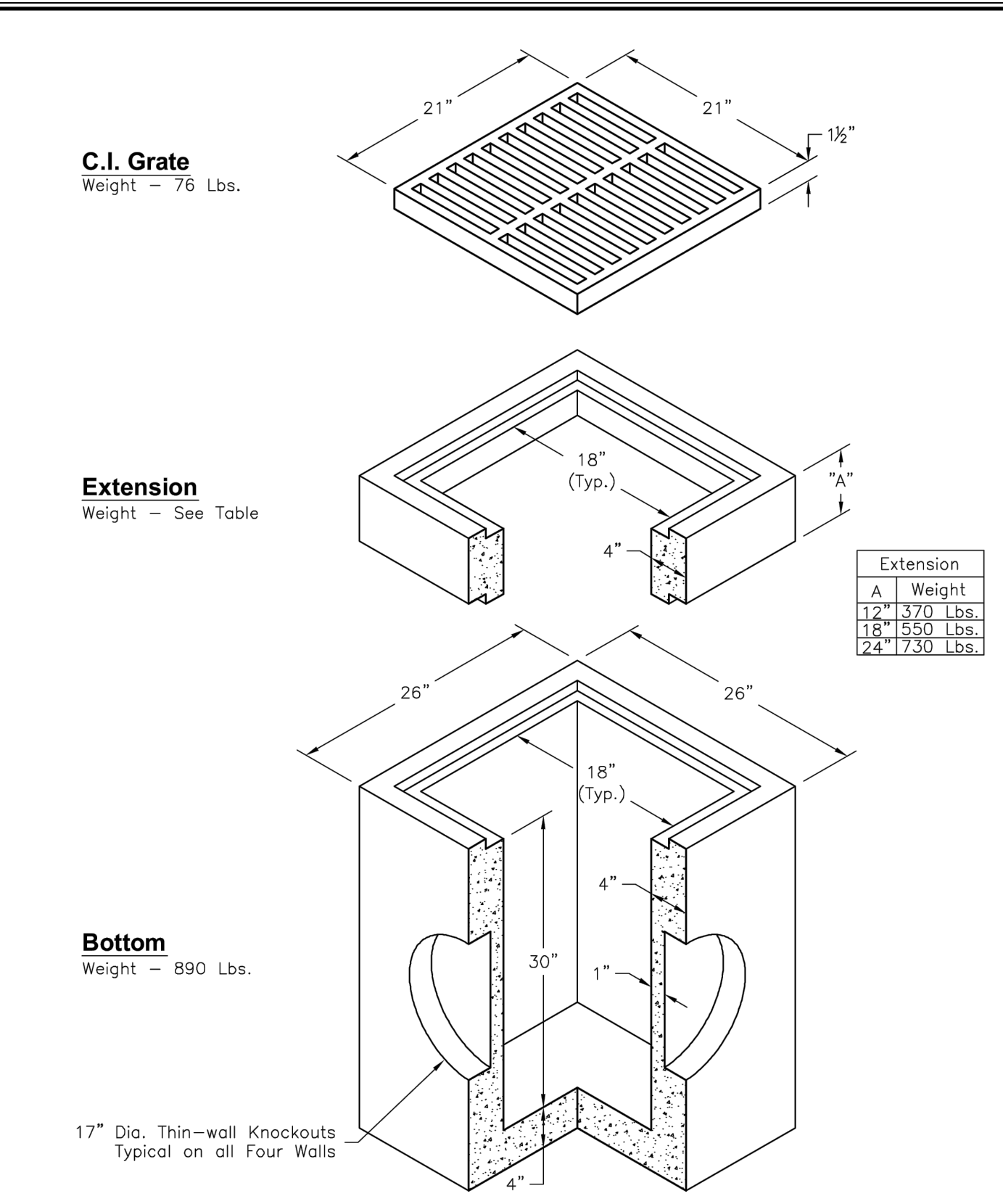
The project includes green roof runoff storage approximately 530 sf in area. With 6" of storage depth, the storage volume in the green roof is approximately 265 cf.

Runoff Reduction (25 yr storm)
 V1 = Proposed Site Runoff = 1856 cf
 V2 = Existing Site Runoff = 1781 cf
 V3 = Green Roof Storage = 265 cf

Effective proposed C = 0.80 (composite) when considering the green roof area (negligible change from existing)

Effective proposed site runoff = 1591 cf, which is a 189 cf reduction compared to the existing site condition. The 189 cf reduction in runoff constitutes approximately a 10.6% reduction in runoff compared to the existing site condition. It is anticipated that the green roof also reduces the effective proposed runoff rate (Q) to below the existing 0.49 cfs.

Conclusion
 Green roof storage results in a reduction in runoff volume of 189 cf from the existing site condition. Green roof storage results in a reduction in runoff volume of 10.6% from the existing site condition.



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

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

NO.	DATE	BY	REVISIONS

JOB: 21112
 DATE: 06/25/2026
 SCALE: 1" = 10'

SHEET
 C-2

Oldcastle Precast
 1818-CB-DIC
 FILE NAME: 264DIC1818CB.DWG
 ISSUE DATE: January, 2007
 www.oldcastlehouston.com
 18" x 18" I.D. Catch Basin Standard Layout
 Copyright © 2007 Oldcastle Precast, Inc.

DRAWING: C:\Users\Tom\My Documents\Projects\2025\21112-Log-Catch-Basin\DWG\21112-Grading.dwg

ALLEY (40' R.O.W.)

LANDSCAPE NOTES

1. 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.)
 2. 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.
 3. 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.
 4. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 5. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
 6. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1,000 SF IRRIGATED SPACE. PROVIDE SUBMITTAL.
 7. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 8. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 9. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
 10. 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 JUNCTURE.
 11. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 12. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 13. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
 14. 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.
 15. ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
 16. 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

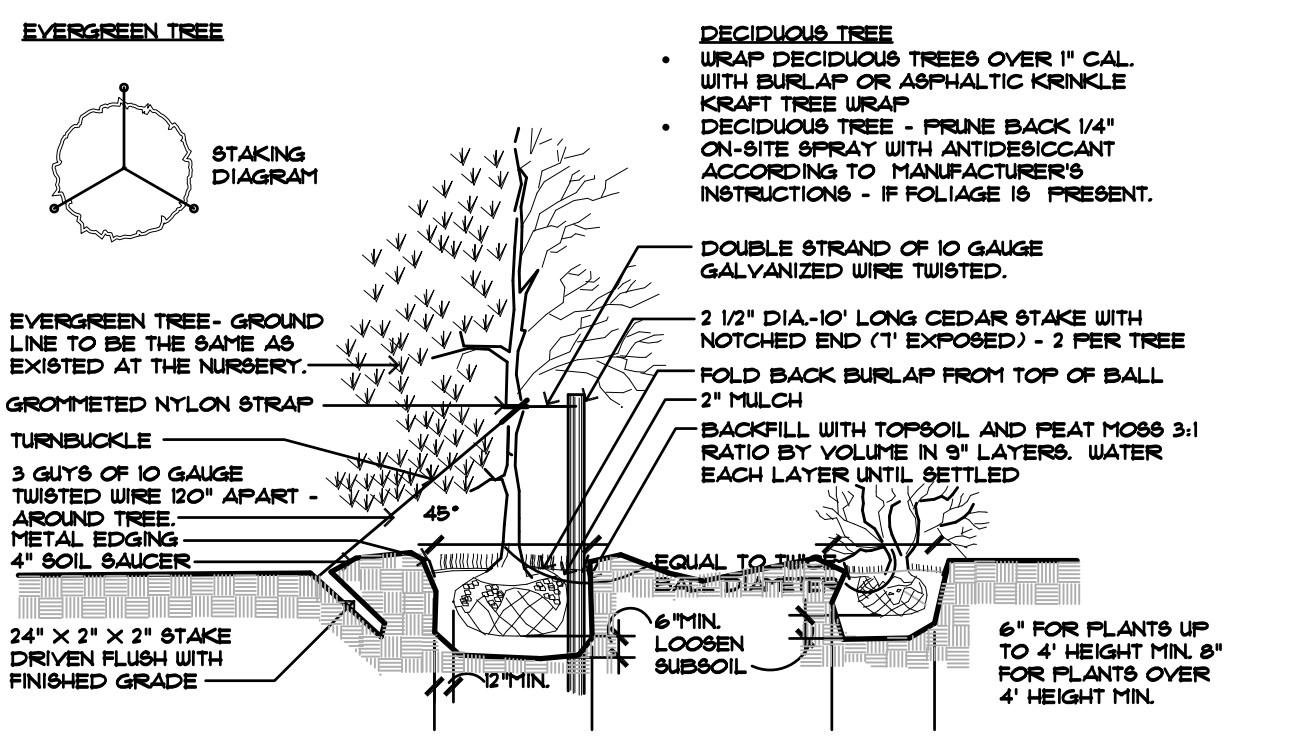
- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:
- SHORT DRY GRASS MIX @ 2 LBS/1000 SF:
- HARD FESCUE 30%
 - CREeping RED FESCUE 30%
 - SHEEP FESCUE 25%
 - CANADA BLUEGRASS 10%
 - CANBY BLUEGRASS 5%
- SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.
- MOUNTAIN MAGIC WILDFLOWER MIX @ 1 LB/10,000 SF:
- 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 GROUNDSEL, PENSTEMON, WASATCH ASTER, ENGLEMANNS WESTERN LARKSPUR, PENSTEMON, RYDBERGS ORANGE MOUNTAIN DAISY, AMERICAN VETCH, GALLARDIA/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	2	(3) 8' TALL (4) 12' TALL	
●	ASPEN	POPULUS TREMULOIDES	9	2"-3" CALIPER 50% MULTI-STEM	
●	POTENTILLA	POTENTILLA FRUTICOSA	5	5 GAL. (36" TALL, 4'-0" WIDE)	NEEDS SUN
○	ALPINE CURRANT	RIBES ALPINUM	6	5 GAL.	GROWS TO 3-6' TALL
○	PEKING COTONEASTER	COTONEASTER LUCIDAS OR APICALTUS	6	5 GAL.	GROWS TO 6-10' TALL
○	NATIVE GROUND COVER AND PERENNIALS	SUBMITTAL	10	1 FLAT	PROVIDE TO ALL DISTURBED AREAS

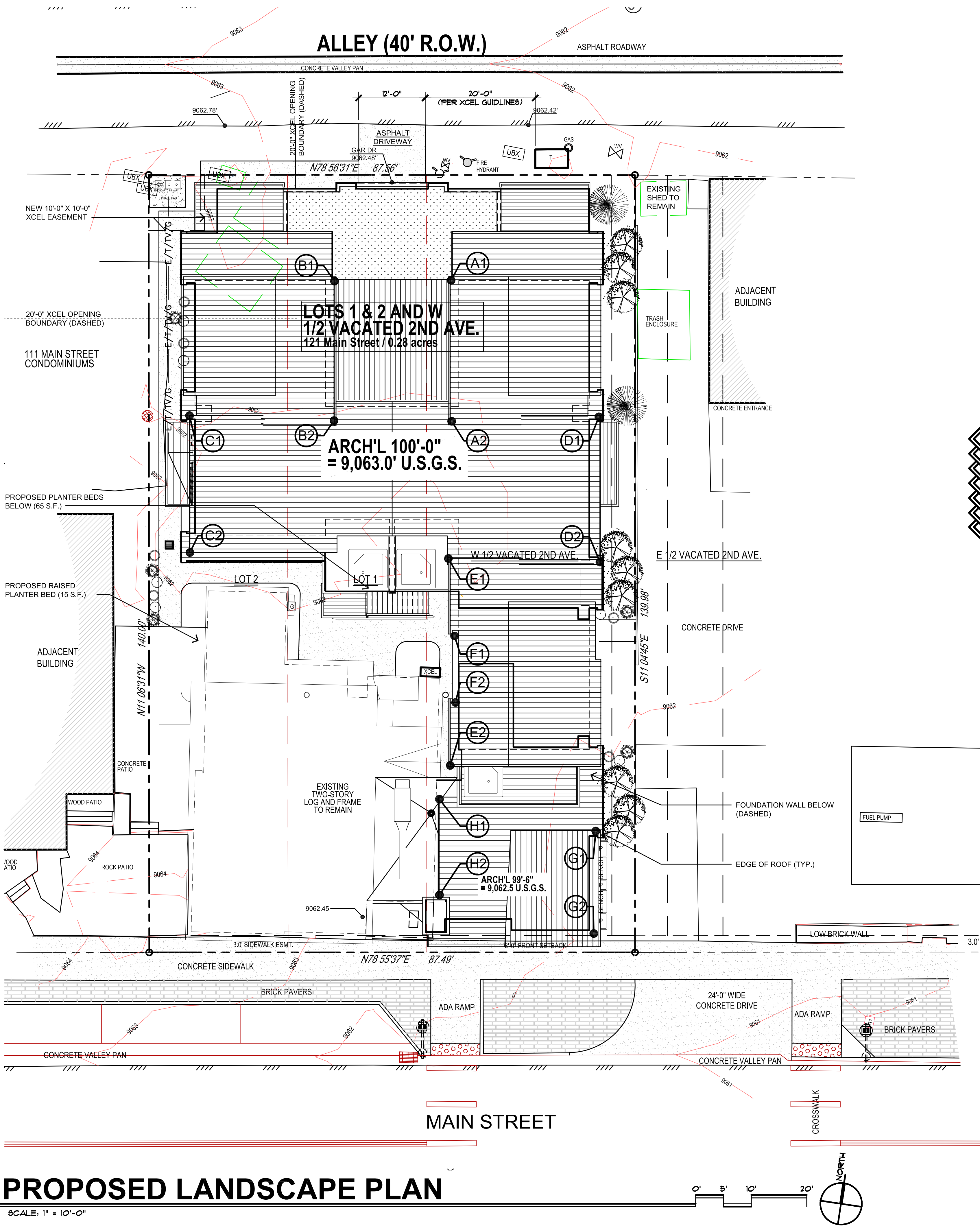
*** NOTE: PLANTER BOXES TO BE 5 S.F. MIN. TO SUBSTITUTE ONE TREE - SEE SITE PLAN***

PLANTING DETAIL



BUILDING HEIGHT TABLE

RIDGE POINT	HIGH EAVE ELEVATION	NATURAL EXIST'G GRADE ELEVATION LOWEST POINT	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
A1	9,099.62'	9,062'	9,062.5'	EXIST'G	9,099.62-9,062.0' =	37.62'
A2	9,099.62'	9,061.85'	9,063'	EXIST'G	9,099.62-9,061.85' =	37.77'
B1	9,099.62'	9,062'	9,063'	EXIST'G	9,099.62-9,062.0' =	37.62'
B2	9,099.62'	9,061.99'	9,063'	EXIST'G	9,099.62-9,061.99' =	37.63'
C1	9,096.09'	9,061.25'	9,062'	EXIST'G	9,096.09'-9,061.25' =	34.84'
C2	9,096.09'	9,061.99'	9,062'	EXIST'G	9,096.09'-9,061.99' =	34.10'
D1	9,096.25'	9,061.79'	9,062'	EXIST'G	9,096.25'-9,061.79' =	34.46'
D2	9,096.25'	9,061.89'	9,062'	EXIST'G	9,096.25'-9,061.89' =	34.36'
E1	9,099.62'	9,061.99'	9,063'	EXIST'G	9,099.62-9,061.99' =	37.63'
E2	9,099.62'	9,061.79'	9,063'	EXIST'G	9,099.62-9,061.79' =	37.83'
F1	9,100.44'	9,061.89'	9,062.5'	EXIST'G	9,100.44'-9,061.89' =	38.55'
F2	9,100.44'	9,061.92'	9,062.5'	EXIST'G	9,100.44'-9,061.92' =	38.52'
G1	9,077.20'	9,062.7'	9,061.8'	PROP.	9,077.20'-9,061.80' =	15.40'
G2	9,077.39'	9,062.5'	9,061.8'	PROP.	9,077.39'-9,061.8' =	15.59'
H1	9,079.35'	9,061.8'	9,062.0'	EXIST'G	9,079.35'-9,061.80' =	17.55'
H2	9,079.23'	9,061.8'	9,062.0'	EXIST'G	9,079.23'-9,061.80' =	17.43'



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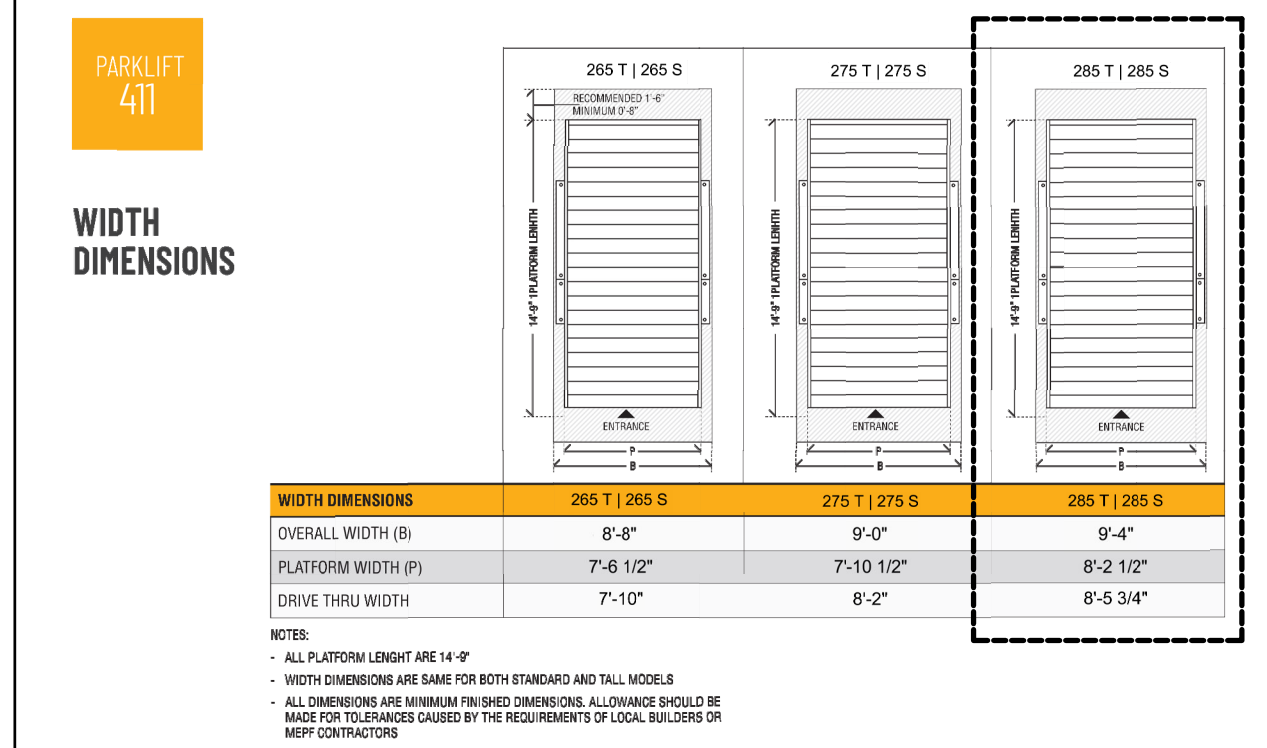
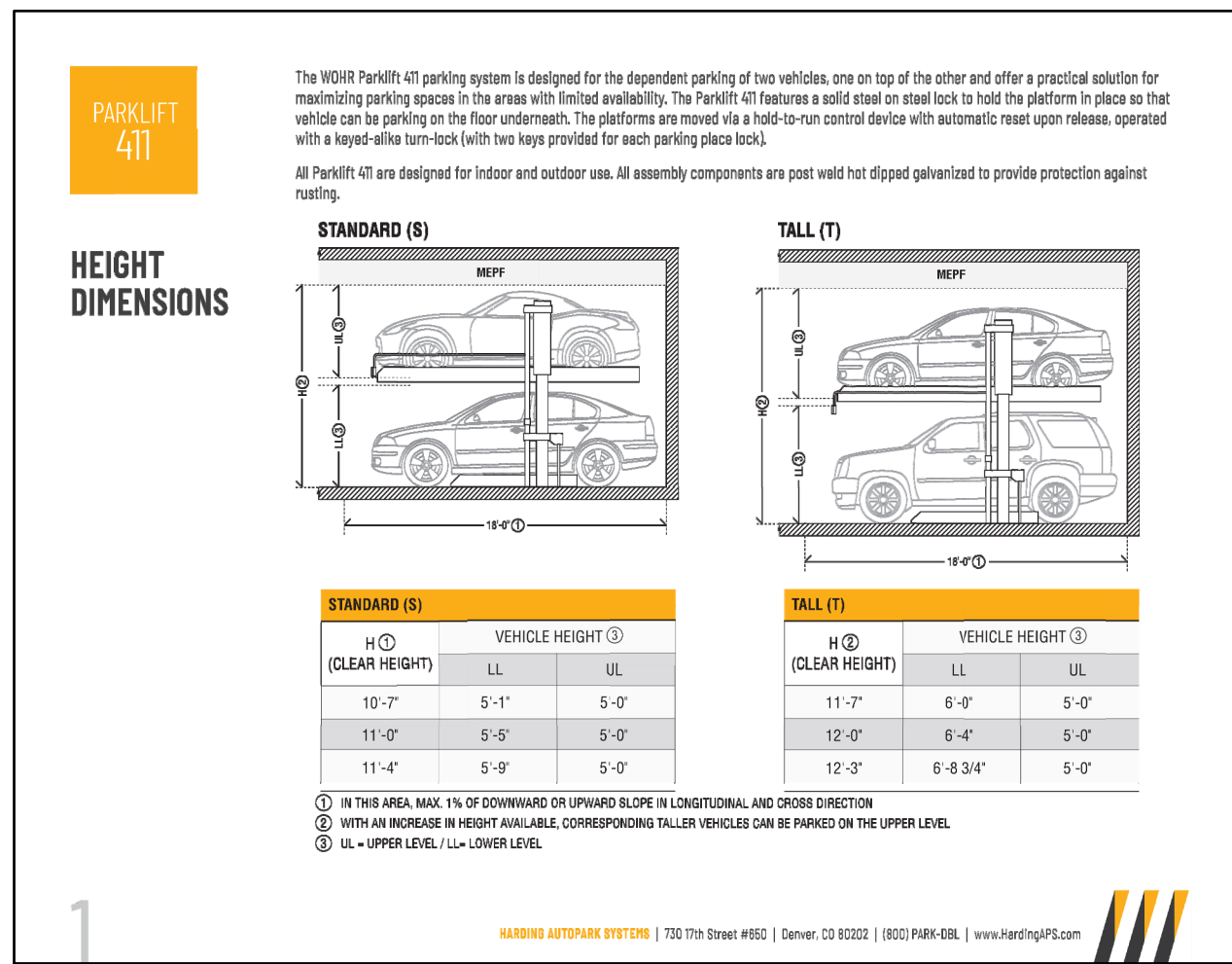
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TOWN OF FRISCO MAJOR SITE PLAN SUBMITTAL: 6/25/2026

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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



STATIC LOADING

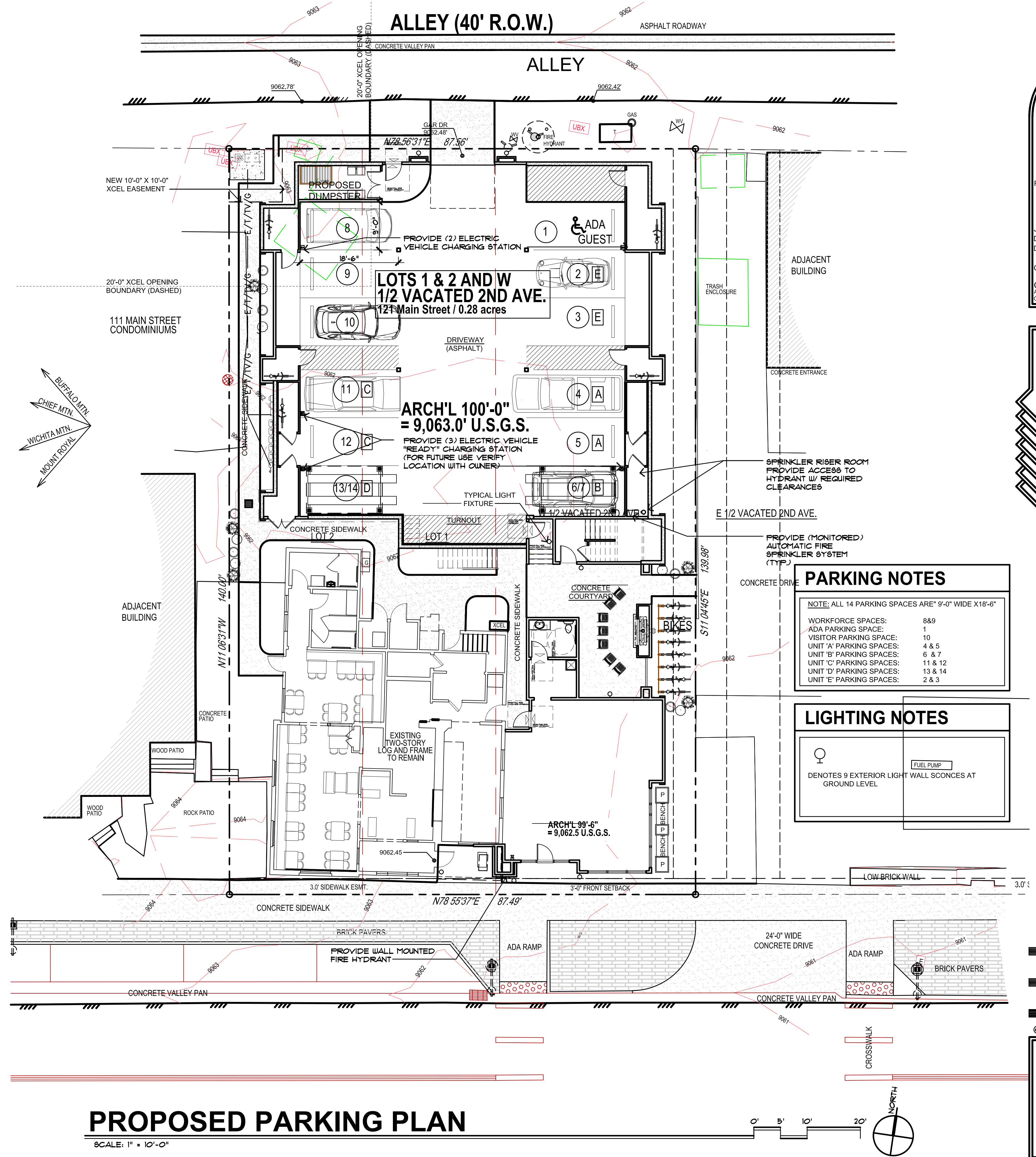
A = OVERALL WIDTH (B) - 8"	SEISMIC						
	SDS=0.3		SDS=0.8		SDS=1.2		
	DEAD	CAR	FRONT/BACK	SIDE/SIDE	FRONT/BACK	SIDE/SIDE	
P1	0	0	210	82	160	220	845
P2	315	1500	960	155	2550	410	3840
P3	315	1500	245	220	800	585	970
P4	0	0	-1000	-600	-2640	-1610	-3070
P5	N/A	N/A	N/A	1090	N/A	2900	N/A
P6	N/A	N/A	SHEAR	210	580	840	4350
			T.C.	1820	4850	7280	

MINIMUM SLAB THICKNESS: 0'-0" / 0'-7" / 0'-8"

NOTES:
 1. ALL LOADS LISTED ARE 1.4 LEVEL IN POUNDS (LBS).
 2. ALL LOADS LISTED ARE FOR FINISHED FLOOR FINISHES ONLY. FINAL LOADS SHALL BE BASED ON SITE SPECIFIC LOADS LISTED ON THE APPROVED SPECIFICATIONS.
 3. NORMAL LOADS LISTED ARE UNIFORM CASE LOADS. UNIFORM LOADS REVERSED CASE LOADS OR POINT LOADS SHOULD BE APPLIED TO THE CAR IN A MANNER PERPENDICULAR TO THE CAR IN A MANNER APPROVED BY THE BUILDING DEPARTMENT. ALL LOADS SHALL BE APPLIED TO THE CENTER OF GRAVITY OF THE CAR.
 4. T.C. IS THE TOTAL COMBINED LOAD.
 5. MINIMUM REINFORCED SLAB THICKNESS IS BASED ON ANCHORAGE REQUIREMENTS. FINAL ANCHORAGE DESIGN SHALL BE SITE SPECIFIC AND MAY REQUIRE ADDITIONAL SLAB THICKNESS.
 6. LOADS ARE BASED ON A TYPICAL CAR OF 3000 LBS.
 7. SEISMIC DESIGN SHALL BE BASED ON THE LOCAL BUILDING DEPARTMENT APPROVED DESIGN.
 8. CONCRETE FOUNDATION OR SLAB SUPPORTING THE PLATFORM SHOULD BE DESIGNED TO SUPPORT THE TOTAL LOAD.
 9. SPECIAL PROVISIONS ARE REQUIRED WITH ASPHALT FLOOR FOR POST TENSION BLANK CAST IN EMBLEM ARE REQUIRED.

FEATURES

FEATURES	DETAILS
<ul style="list-style-type: none"> 8,000 lbs. Working Capacity 12,000 lbs. Static Capacity 9,000 lbs. Dynamic Capacity 	<ul style="list-style-type: none"> Regular maintenance to be provided subject to the stipulation of a maintenance agreement by network of our service partners across the country.
<ul style="list-style-type: none"> Lifting Speed (seconds): ~17 seconds Lowering Speed (seconds): ~8 seconds 	<ul style="list-style-type: none"> Voluntary conformity assessment by the TUV SUD. Compliant to: <ul style="list-style-type: none"> EN Machinery Directive 2006/42/EC EN 12187 EN 12188 New York OTCR approved Los Angeles LADBS approved
<ul style="list-style-type: none"> 100% Galvanized Steel Construction Commercial Grade Design and Materials Self-Standing Central Hydraulic Power Pack Self-Standing Self platform prevents dripping from upper level Accommodates most popular SUVs and Minivans Available in three width and two height options 	<ul style="list-style-type: none"> Sufficient lighting of the drive aisle end of the parking locus must be performed by the customer. Fire Safety All fire safety requirements and all mandatory equipment must be by the customer.
<ul style="list-style-type: none"> Standard key lock switch for security and safety Constant pressure controls. Automatic shut off if operator releases the switch. Steel on steel lock hold the upper platform in place Electronic lock system Mechanical travel height protection stop 	



PARKING NOTES

NOTE: ALL 14 PARKING SPACES ARE 9'-0" WIDE X 18'-6"

WORKFORCE SPACES:	8 & 9
ADA PARKING SPACE:	1
VISITOR PARKING SPACE:	10
UNIT 'A' PARKING SPACES:	4 & 5
UNIT 'B' PARKING SPACES:	6 & 7
UNIT 'C' PARKING SPACES:	11 & 12
UNIT 'D' PARKING SPACES:	13 & 14
UNIT 'E' PARKING SPACES:	2 & 3

LIGHTING NOTES

♀ DENOTES 9 EXTERIOR LIGHT WALL SCONCES AT GROUND LEVEL

FUEL PUMP

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JOB NO: 52405
 DATE: 6/25/2026
 DRAWN BY: J PAULAK
 CHECKED BY: ZLJC

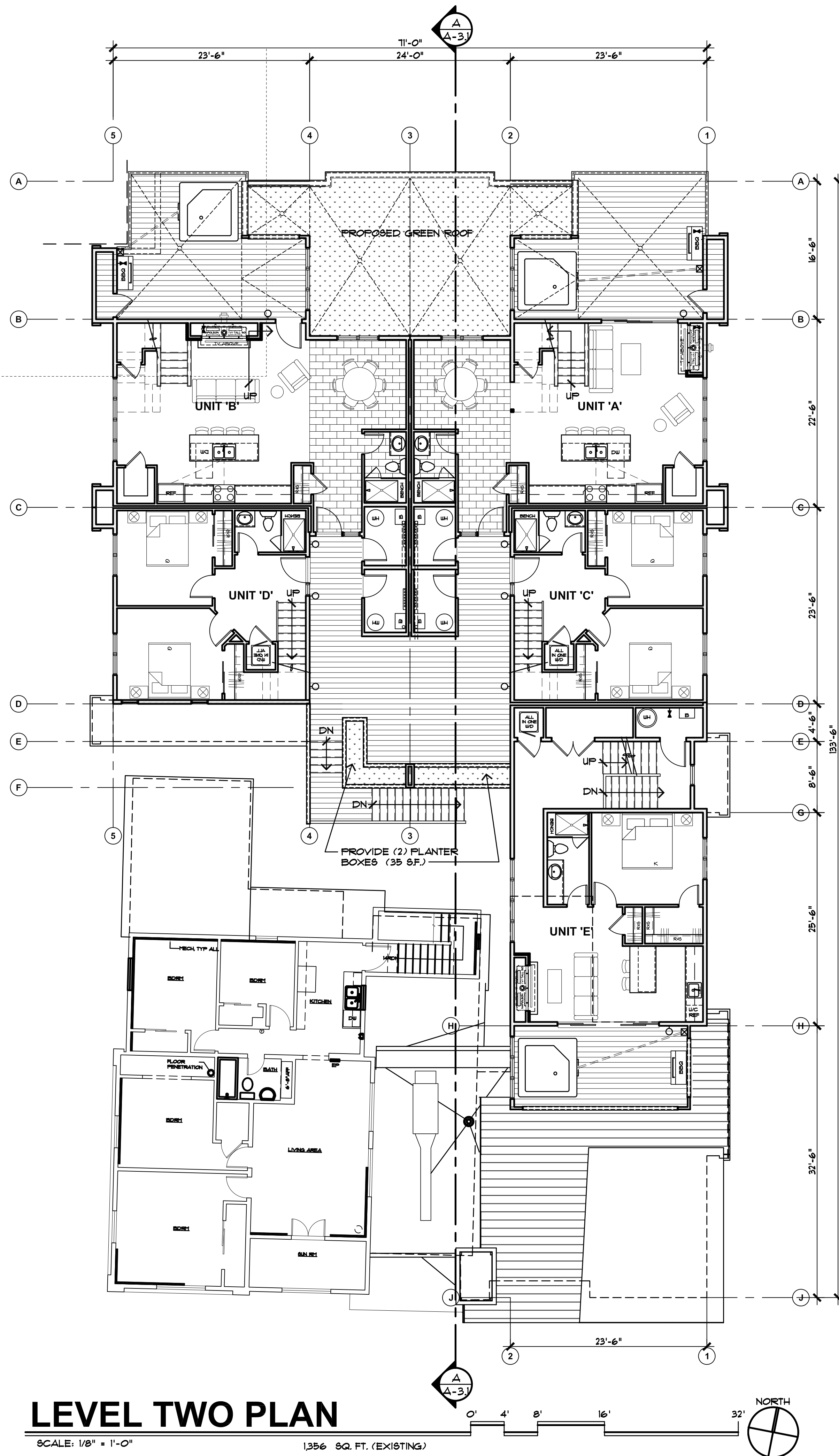
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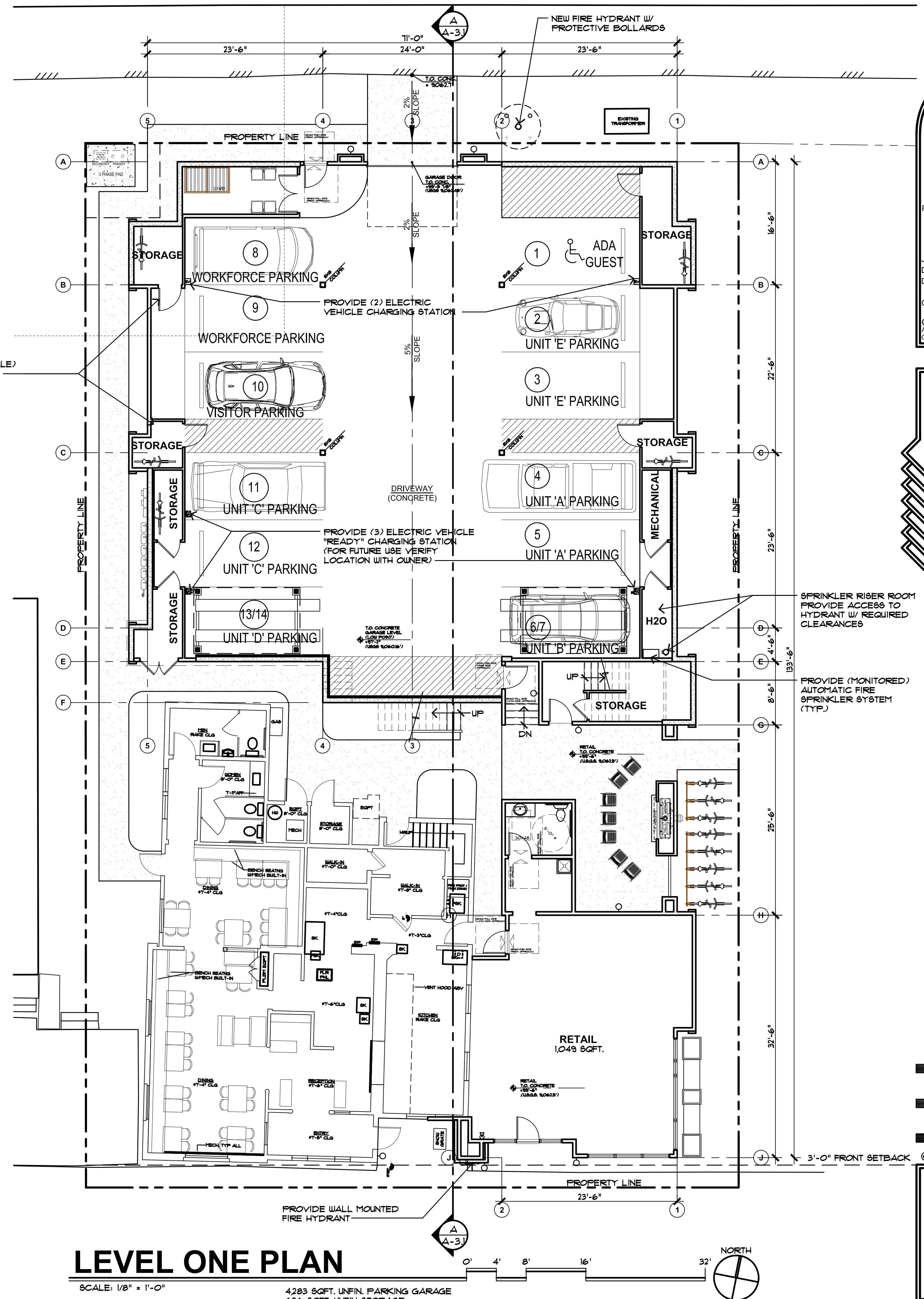
SIXTH DEGREE TOWNHOMES
 121 EAST MAIN STREET, FRISCO COLORADO 80443
 (LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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 SHEET NUMBER:
SP-1.3
 PROPOSED PARKING PLAN



LEVEL TWO PLAN

SCALE: 1/8" = 1'-0" 1356 SQ. FT. (EXISTING)



LEVEL ONE PLAN

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

4283 SQ. FT. UNFIN. PARKING GARAGE

626 SQ. FT. UNFIN. STORAGE

115 SQ. FT. UNFIN. DUMPSTER

145 SQ. FT. STAIRS

5,169 SQ. FT. TOTAL

1,049 SQ. FT. FINISHED RETAIL

2,144 SQ. FT. (EXISTING)

8,362 SQ. FT. GROUND LEVEL GRAND TOTAL

REVISIONS:

JOB NO: 52405

DATE: 6/25/2026

DRAWN BY: J PAULAK

CHECKED BY: ZL/JC

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SIXTH DEGREE TOWNHOMES

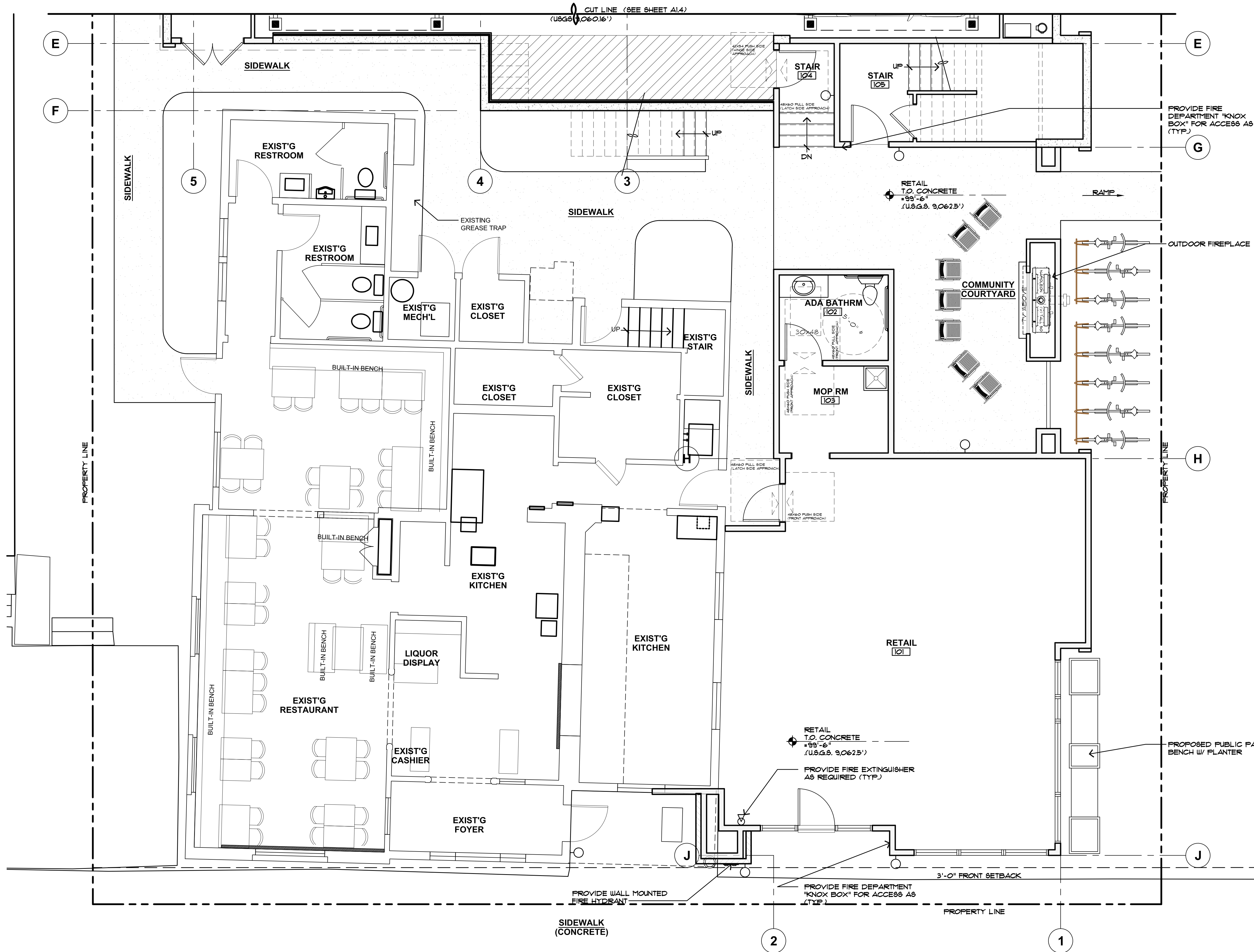
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(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

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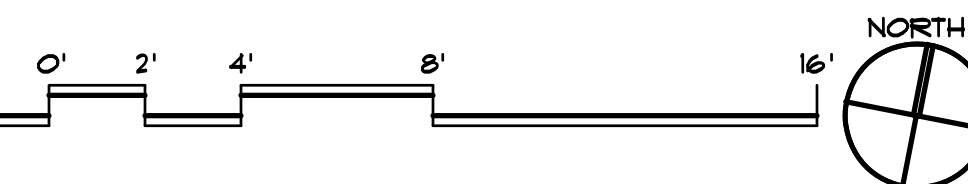
A-1.1

LEVEL ONE AND LEVEL TWO FLOOR PLAN



LEVEL ONE PLAN

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



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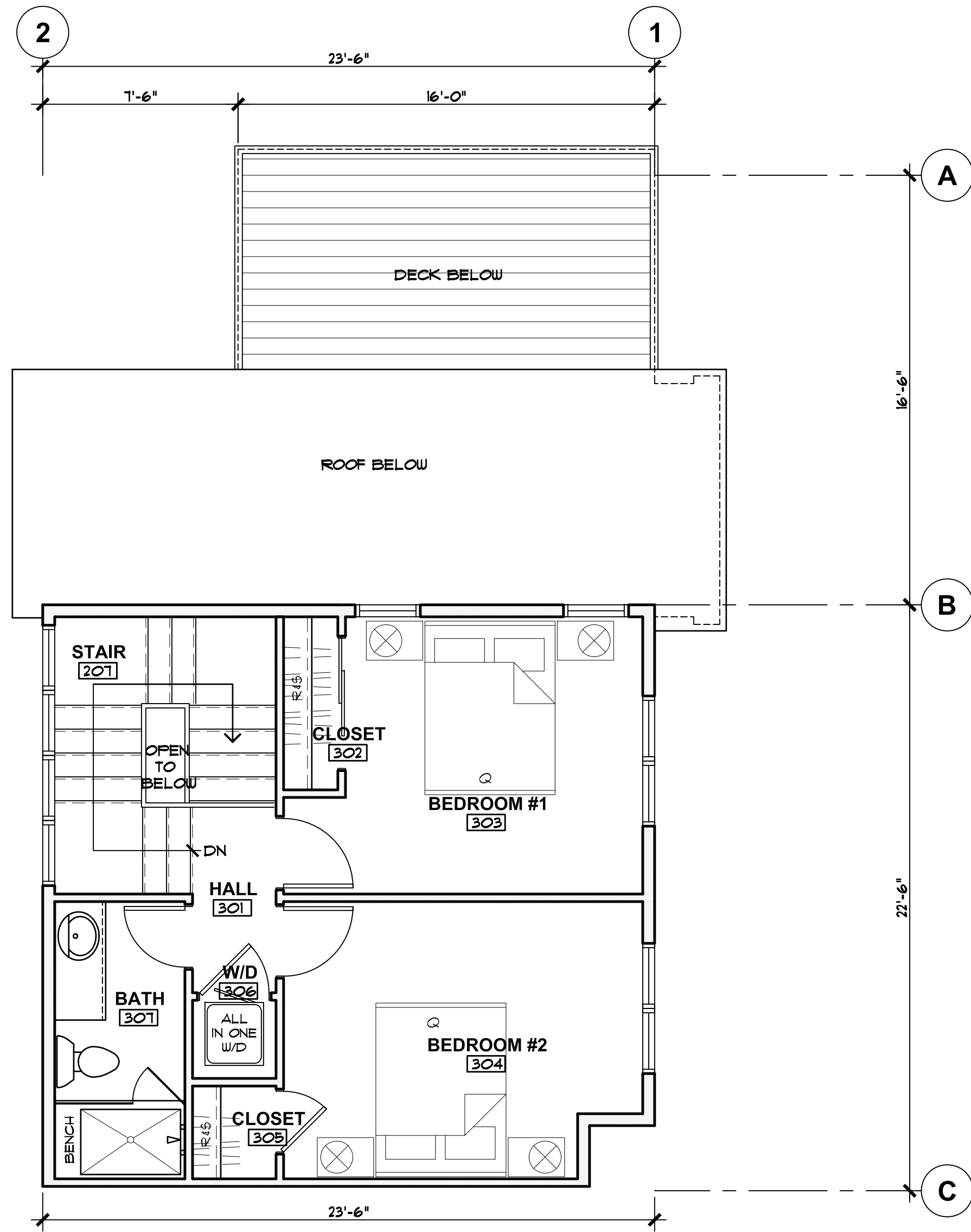
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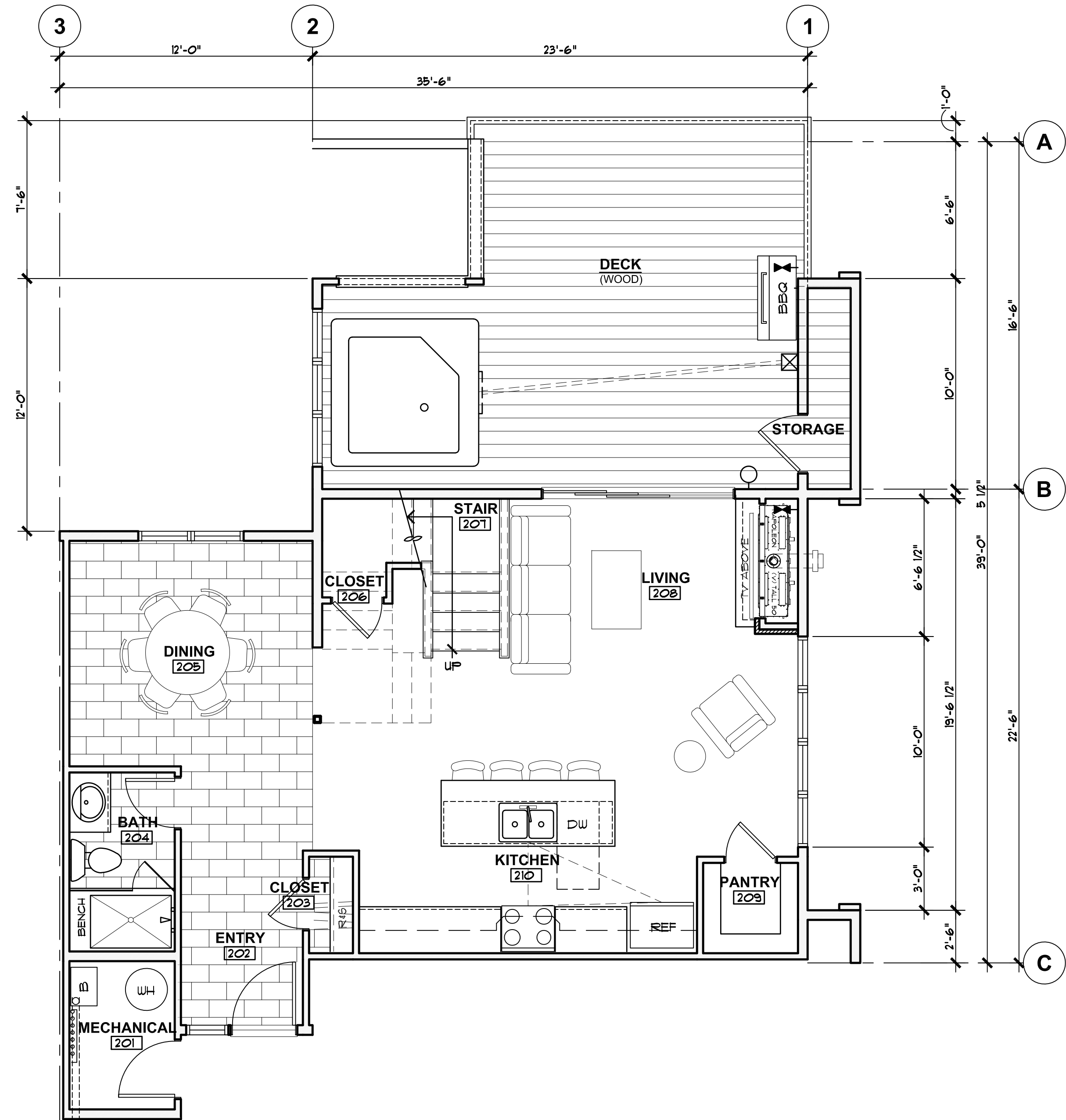
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A-1.3
 LEVEL ONE PLAN



UPPER LEVEL

420 FINISHED SF

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



MAIN LEVEL

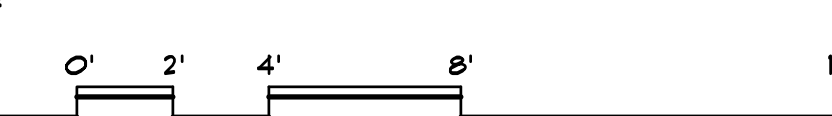
788 FINISHED SF
41 UNFINISHED SF
829 TOTAL SF

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

UNIT TYP 'A'

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

1208 FINISHED SF
41 UNFINISHED SF
1249 TOTAL SF
380 DECK SF



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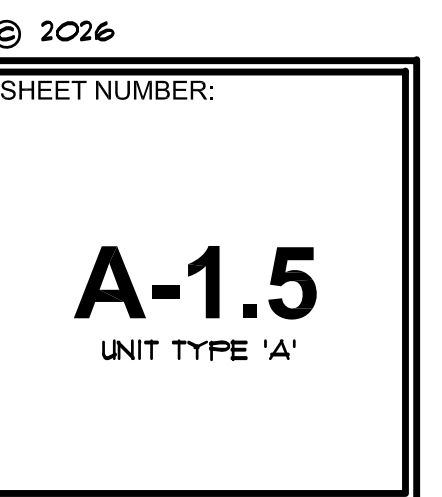
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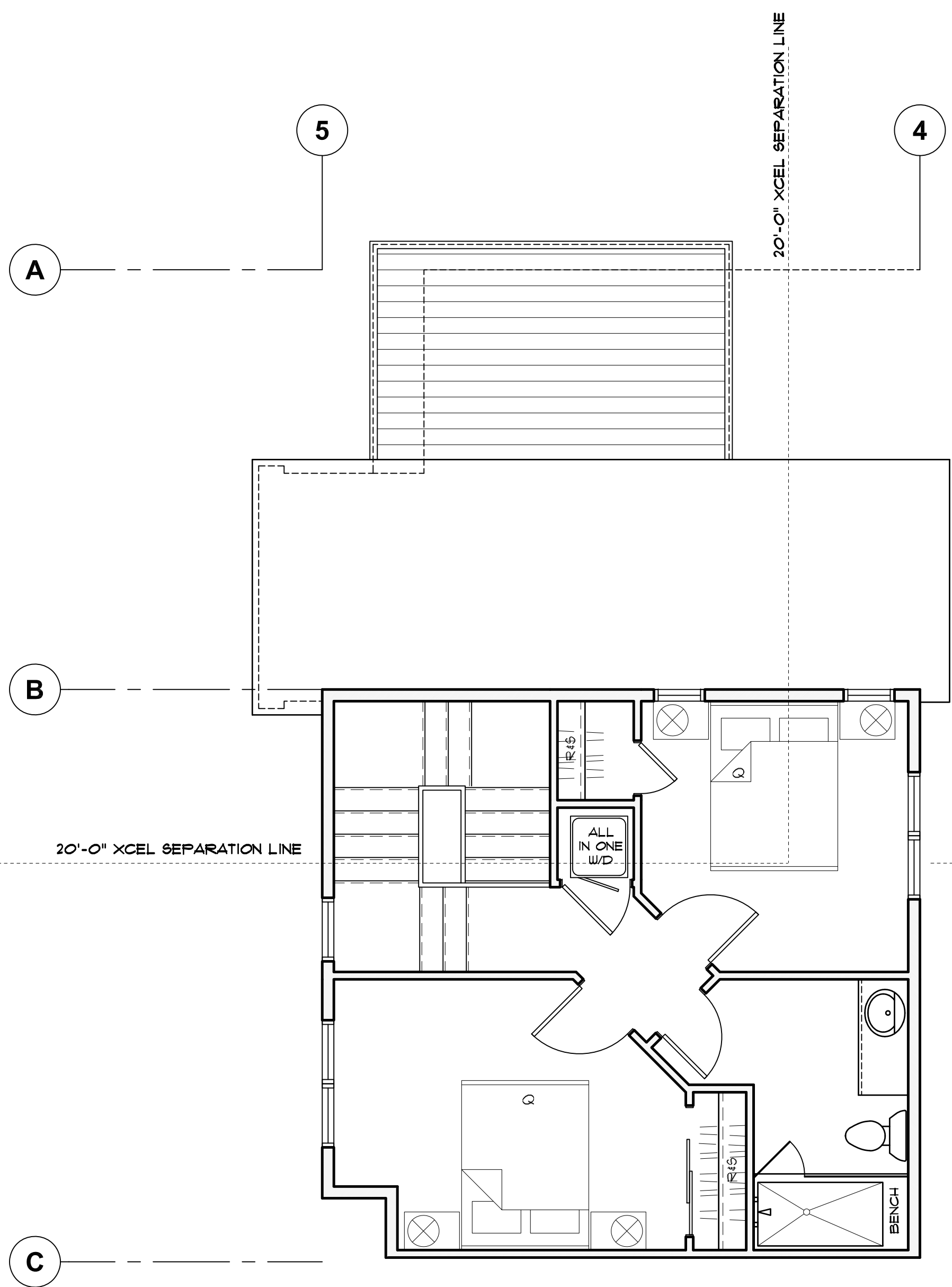
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(LOTS 1 & 2, BLOCK 2, KING SOLOMON ADDITION AND THE WEST 1/2 OF VACATED 2ND AVENUE)

SHEET NUMBER:

A-1.5
UNIT TYPE 'A'

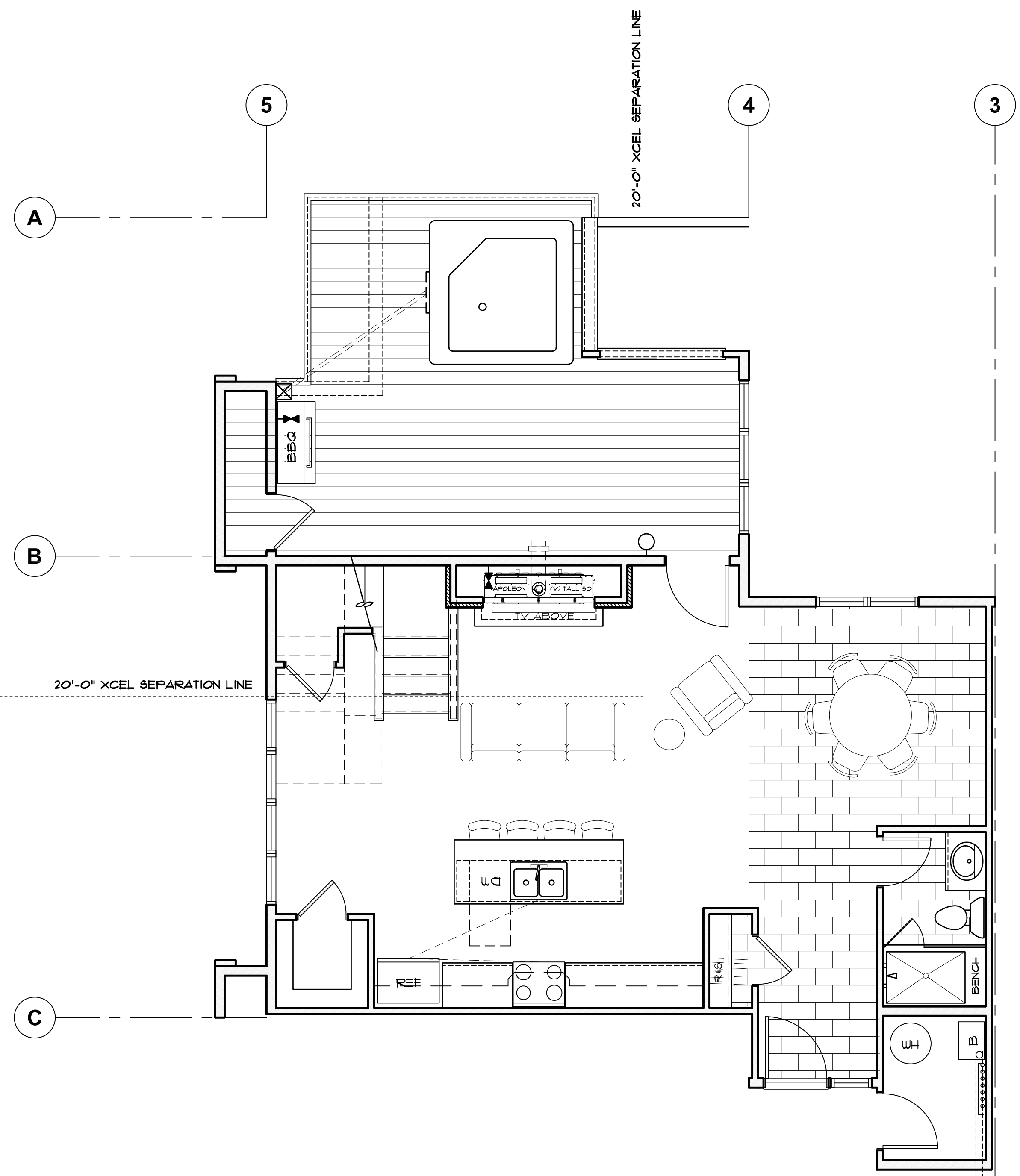




UPPER LEVEL

420 FINISHED SF

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



MAIN LEVEL

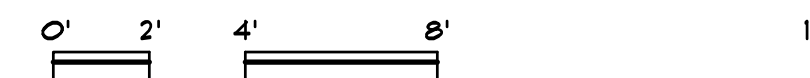
788 FINISHED SF
41 UNFINISHED SF
829 TOTAL SF

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

UNIT TYP 'B'

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

1208 FINISHED SF
41 UNFINISHED SF
1249 TOTAL SF
380 DECK SF



REVISIONS:

JOB NO: 52405
DATE: 6/15/2026
DRAWN BY: J FAULLAK
CHECKED BY: ZL/JC

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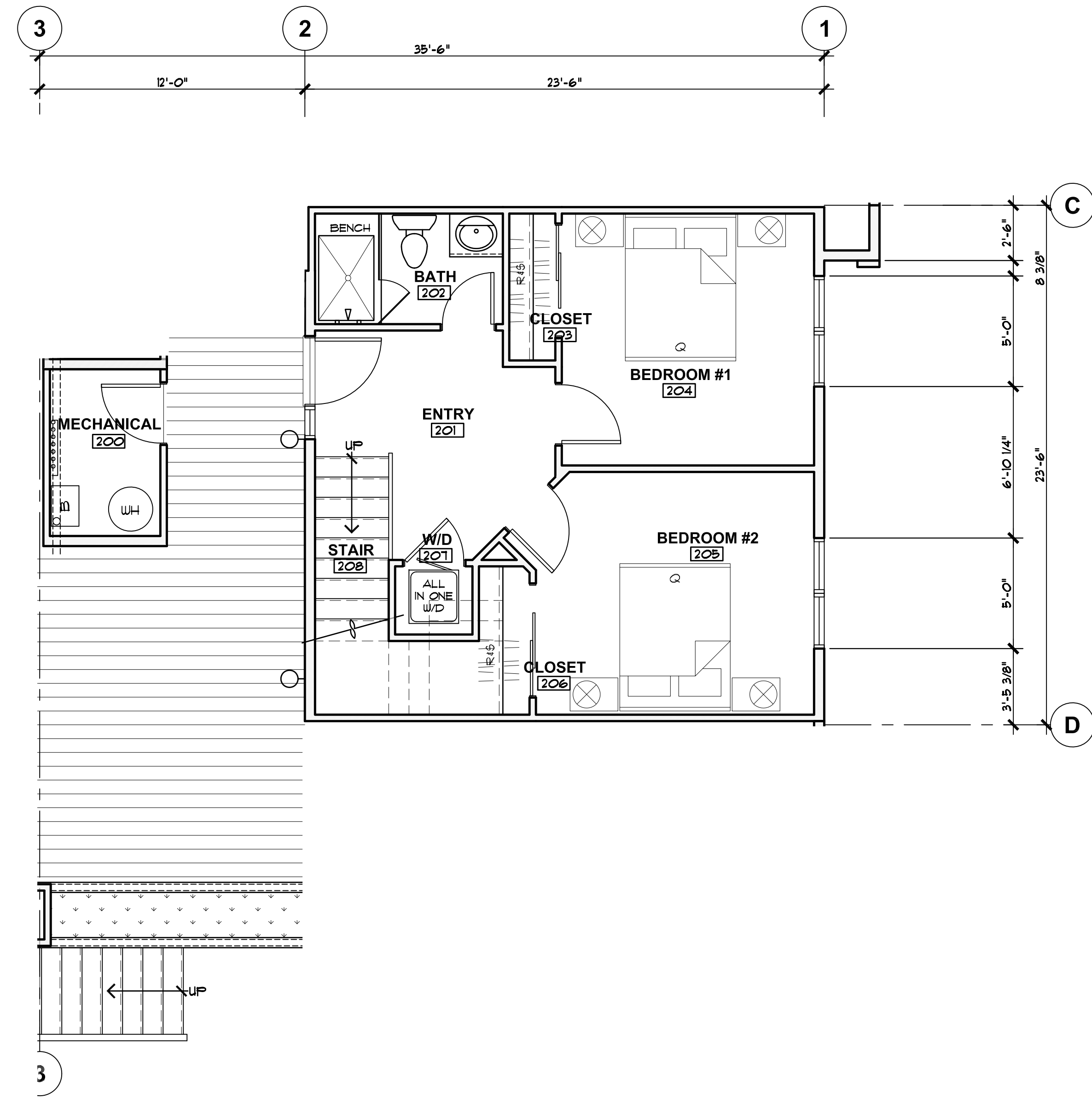
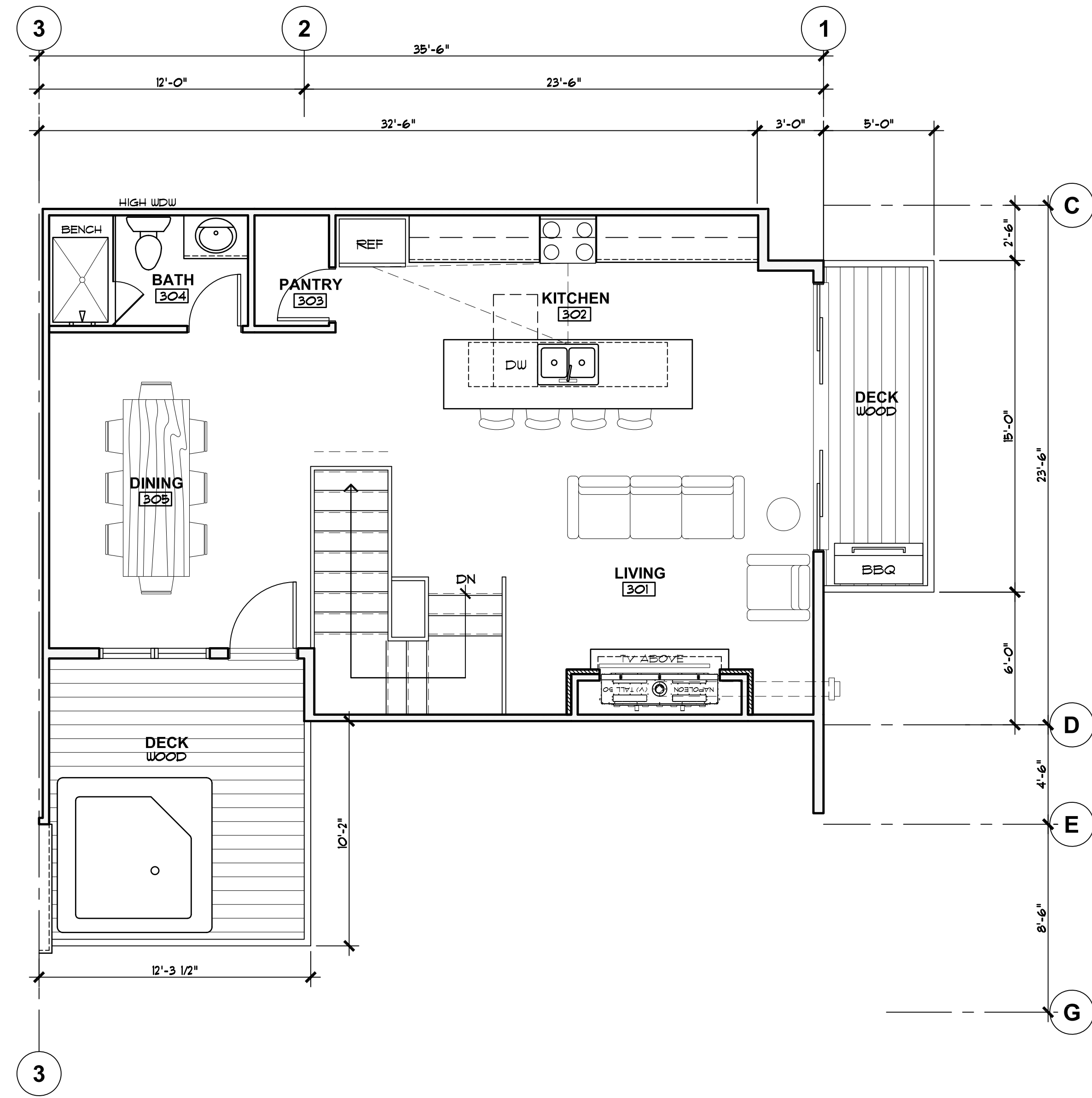
BACK POCKET 20'-0"
XCEL 3 PHASE
TRANSFORMER OPTION

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SIXTH DEGREE TOWNHOMES
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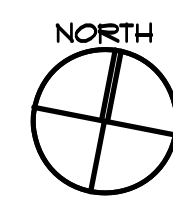
A-1.6
UNIT TYPE 'B'



UNIT TYP 'C'

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

1296 FINISHED SF
41 UNFINISHED SF
1296 TOTAL SF
229 DECK SF



(NOTE: UNIT TYP 'D' IS SIMILAR BUT REVERSED)

REVISIONS:

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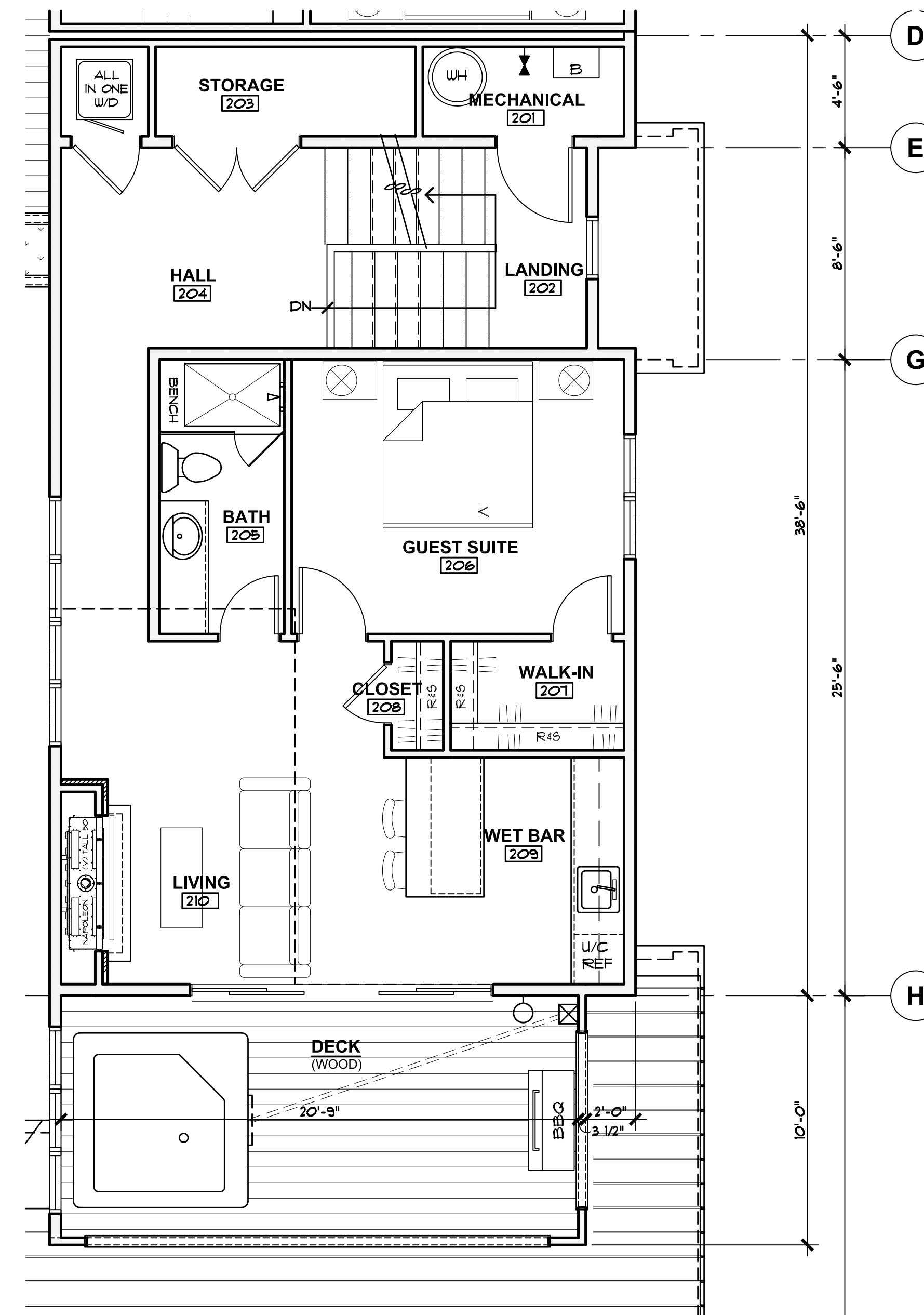
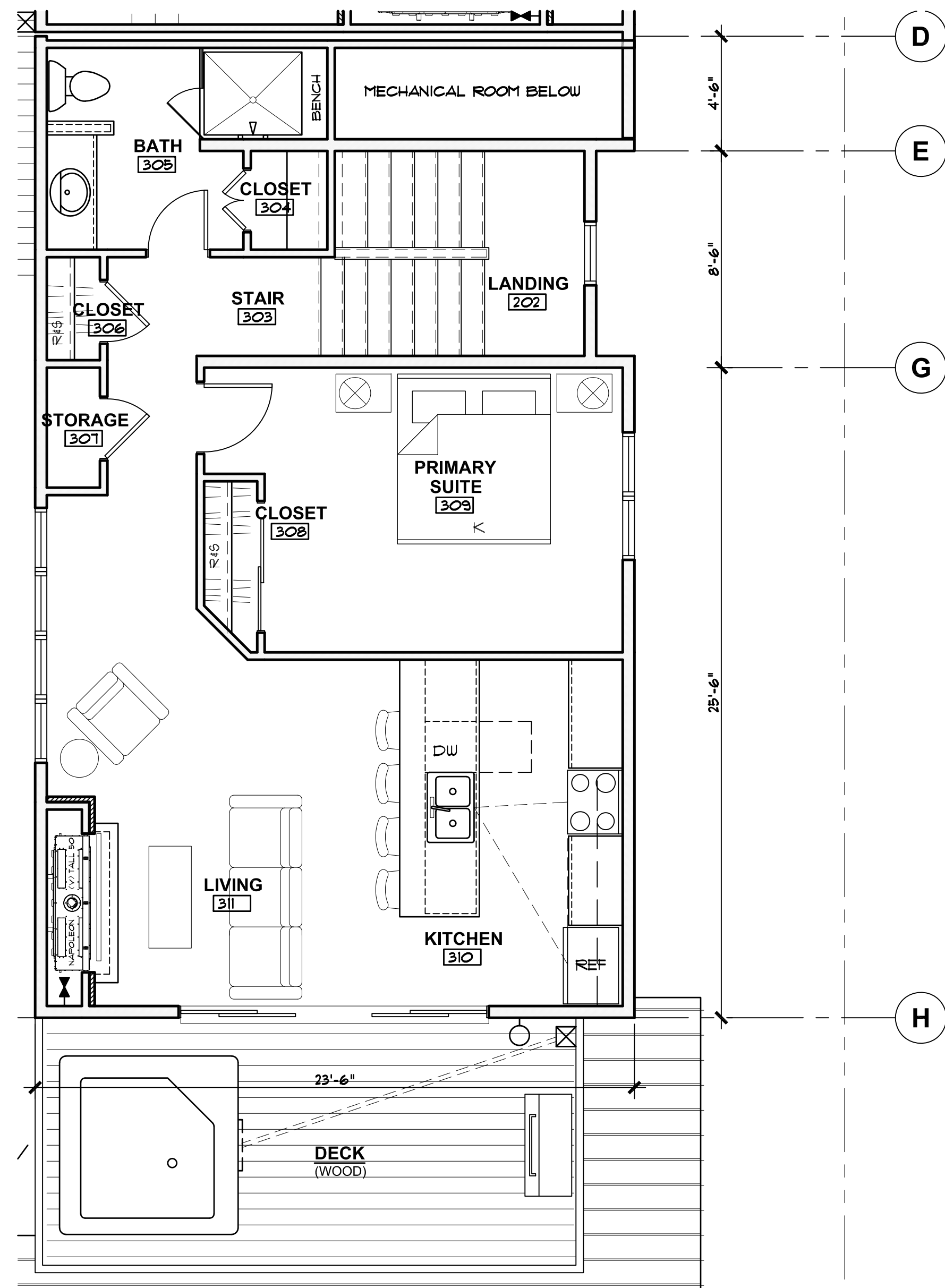
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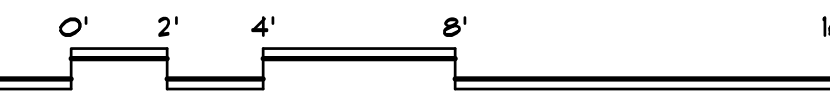
A-1.7
UNIT TYPES 'C' AND 'D'



UNIT TYP 'E'

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

1549 FINISHED SF
21 UNFINISHED SF
1646 TOTAL SF
430 DECK SF



REVISIONS:

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SHEET NUMBER:

A-1.8
UNIT TYPE 'E'

ROOF NOTES:

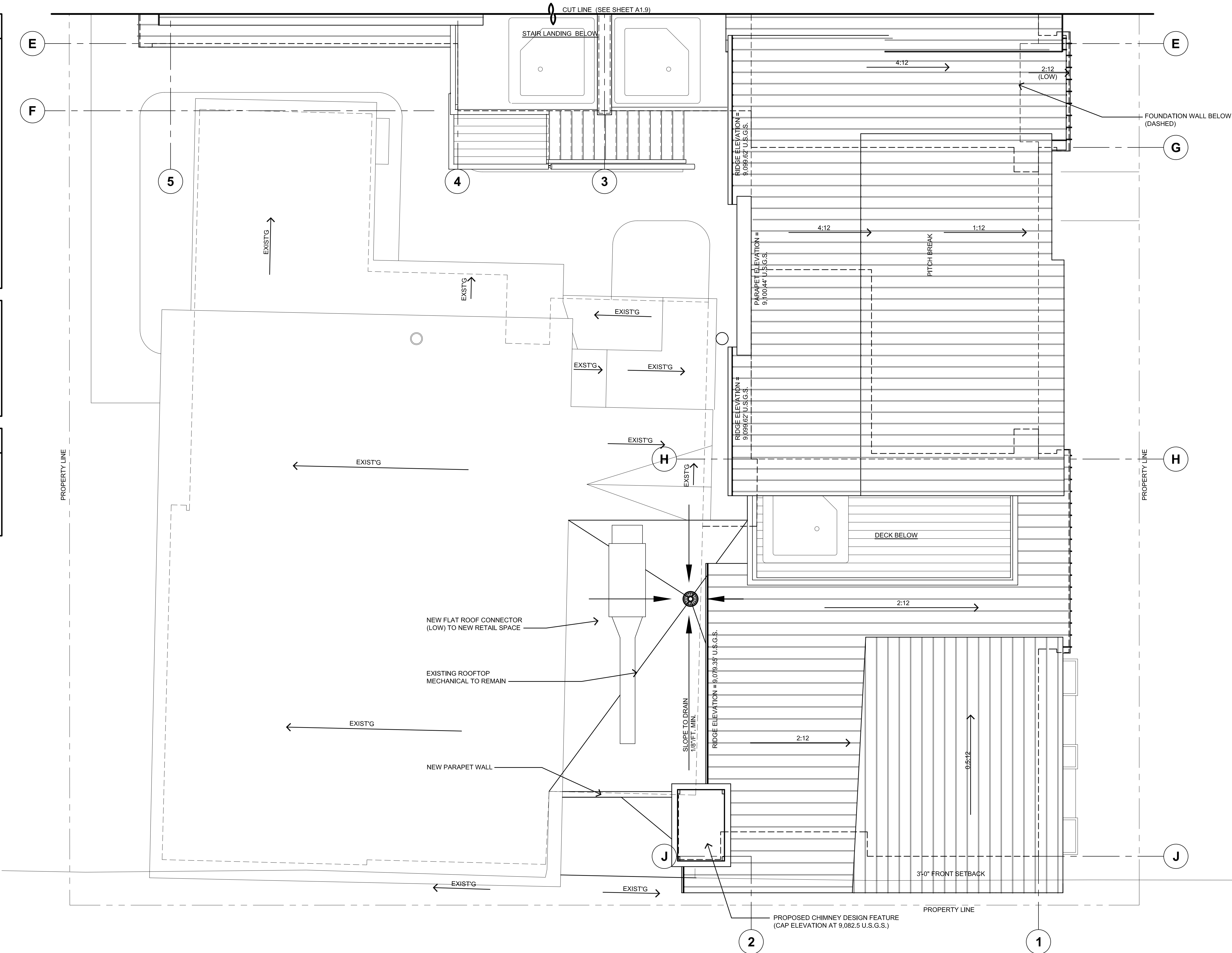
1. PROVIDE HEAT TAPE @ HEATED GUTTERS & DOWNSPOUTS. PROVIDE ELECTRIC OUTLET FOR HEAT TAPE AT EACH DOWNSPOUT LOCATION.
2. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF.
3. PROVIDE VALLEY FLASHING AT ALL VALLEYS.
4. OVERHANG DIMENSIONS ARE TO END OF RAFTER/TRUSSES - SEE DETAILS.
5. REFER 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.



ROOF PLAN (SOUTH)

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

REVISIONS:

JOB NO: 52405
 DATE: 6/25/2026
 DRAWN BY: J PAWLAK
 CHECKED BY: Z LEVIN

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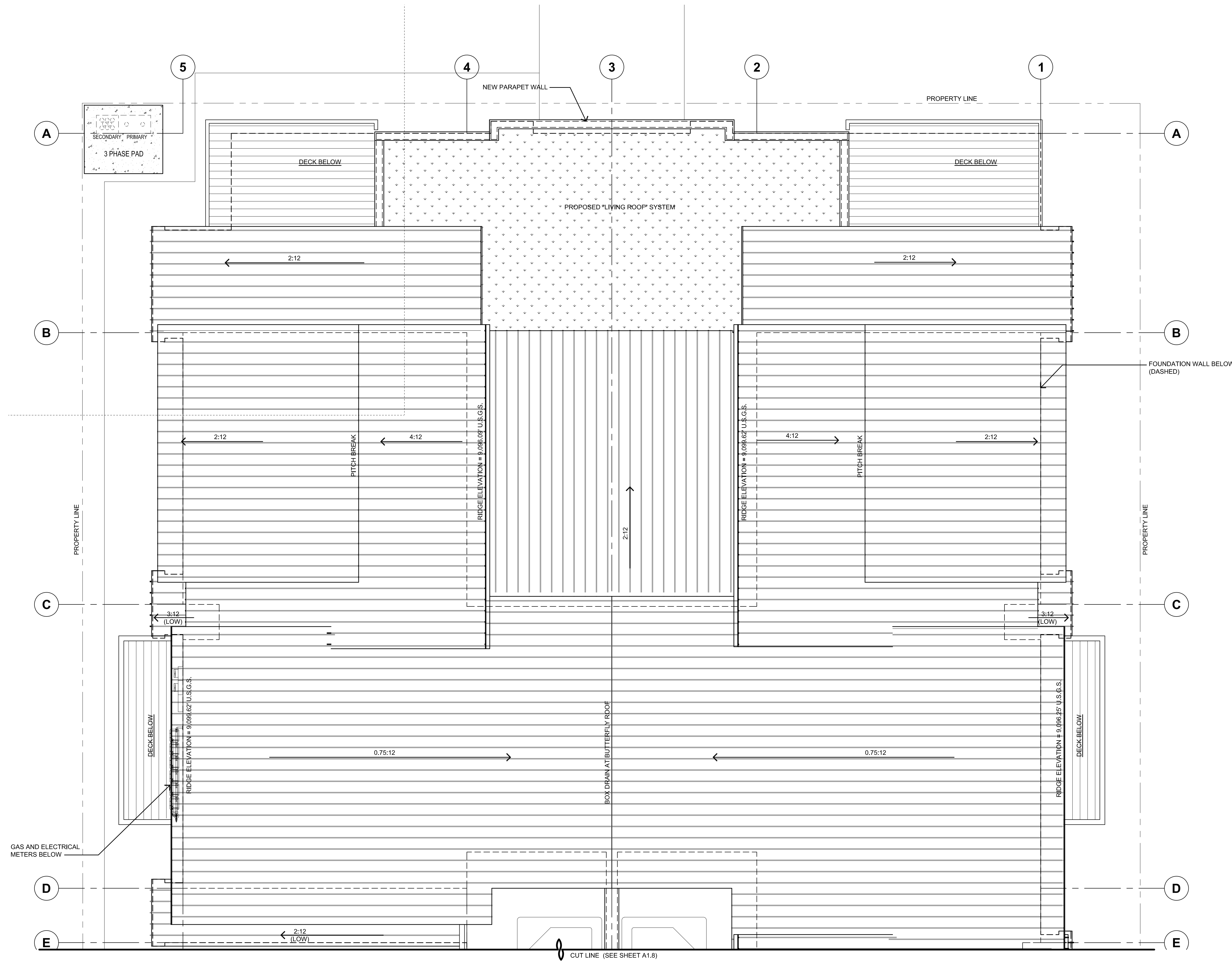
TOWN OF FRISCO MAJOR SITE PLAN SUBMITTAL:
6/25/2026

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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)

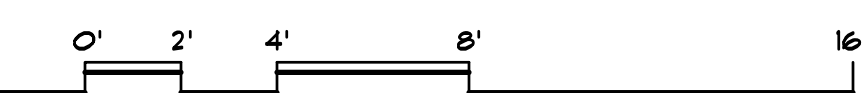
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SHEET NUMBER:
A-1.9
 ROOF PLAN (SOUTH)



ROOF PLAN (NORTH)

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



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SIXTH DEGREE TOWNHOMES

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 SHEET NUMBER:
A-1.10
 ROOF PLAN (NORTH)



SOUTHWEST PERSPECTIVE

SCALE: N.T.S.



SOUTHEAST PERSPECTIVE

SCALE: N.T.S.

COLOR LEGEND		
1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
2	METAL FASCIA	mfr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE BARNUM
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: SLATE GREY
9	STONE VENEER	mfr: TELLURIDE STONE color: ASHLAR -LIMSTONE TUSCAN GREY SAWN



NORTHEAST PERSPECTIVE

SCALE: N.T.S.



NORTHWEST PERSPECTIVE

SCALE: N.T.S.

REVISIONS:

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CHECKED BY: Z LEVIN / J CLARK

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TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/25/2026

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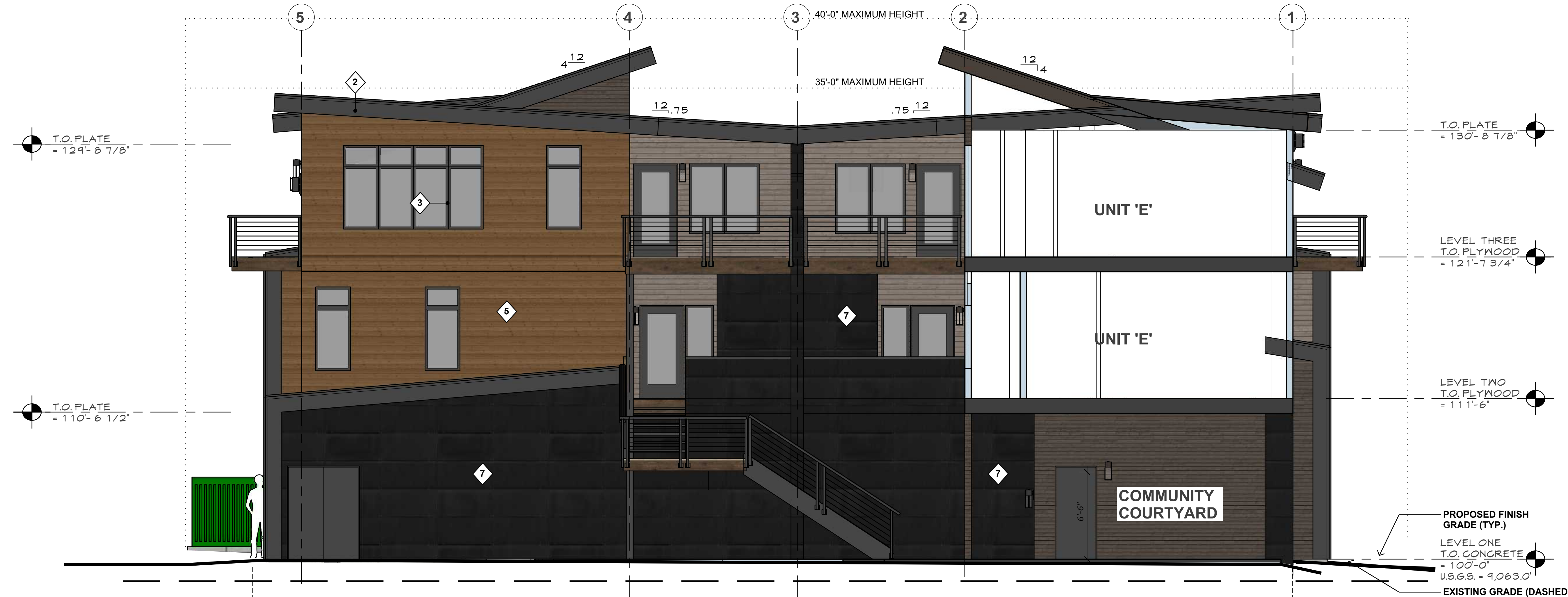
SIXTH DEGREE TOWNHOMES
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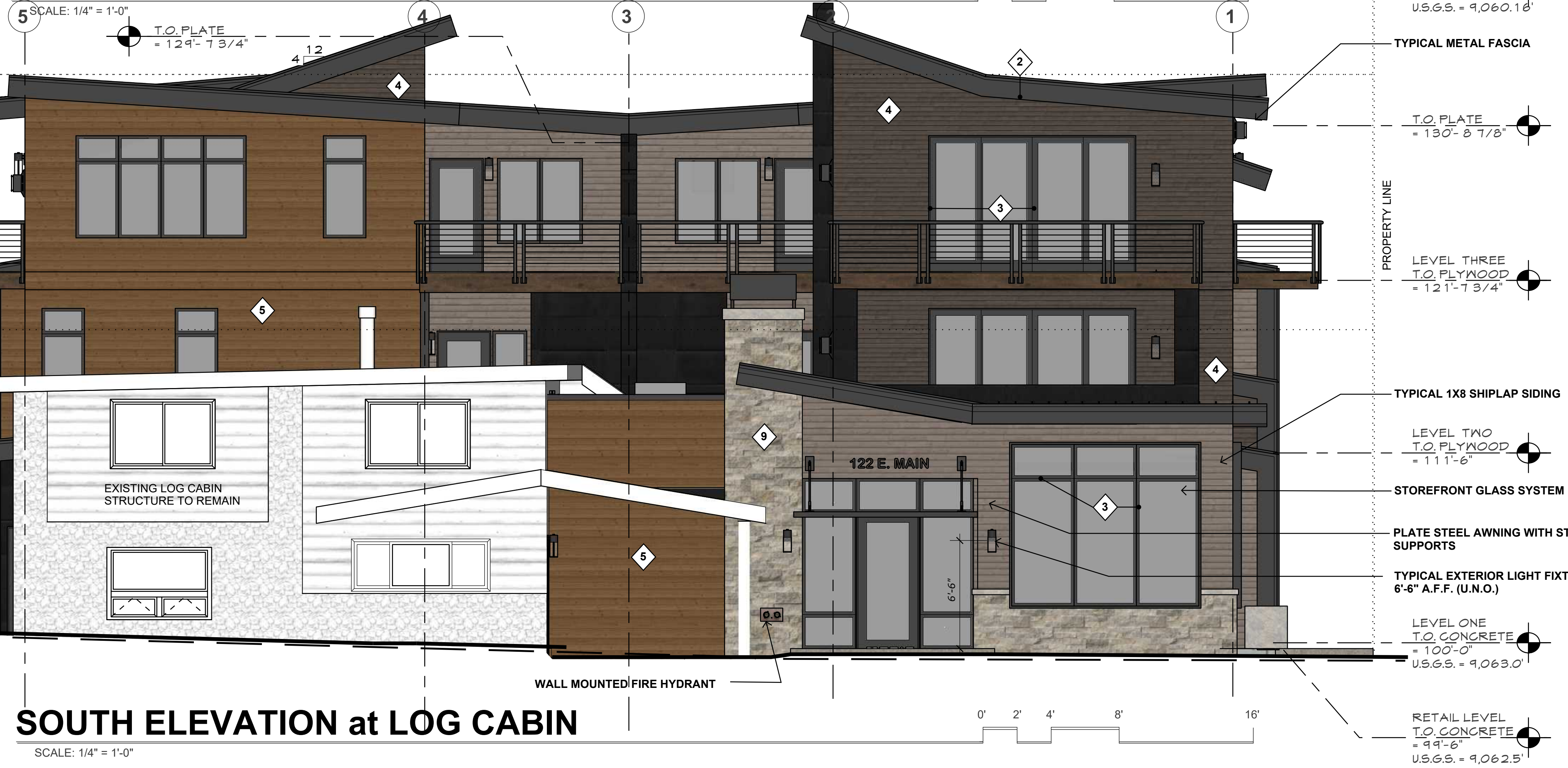
SHEET NUMBER:

A-2.1

BUILDING
PERSPECTIVES



SOUTH ELEVATION/ PARTIAL SECTION



COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
2	METAL FASCIA	mfr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE BARNUM
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: SLATE GREY
9	STONE VENEER	mfr: TELLURIDE STONE color: ASHLAR-LIMSTONE TUSCAN GREY SAWN

REVISIONS:

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TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/25/2026

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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"

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

LEVEL THREE
T.O. PLYWOOD
= 121'-7 3/4"

LEVEL TWO
T.O. PLYWOOD
= 111'-6"

LEVEL ONE
T.O. CONCRETE
= 100'-0"
U.S.G.S. = 9,060.16'

GARAGE LEVEL
T.O. CONCRETE
= 97'-2"
U.S.G.S. = 9,060.16'

20' 0" (MIN.)
OPENING CLEARANCE PER XCEL

COLOR LEGEND	
1	METAL ROOF -IMAGE II (STAND'G SEAM) mfr: METAL SALES color: SLATE GREY
2	METAL FASCIA mfr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE BARNUM
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: SLATE GREY
9	STONE VENEER mfr: TELLURIDE STONE color: ASHLAR - LIMSTONE TUSCAN GREY SAWN



WEST ELEVATION at LOG CABIN

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

EXISTING EMPLOYEE HOUSING UNIT
T.O. PLYWOOD
= 107'-11 7/8"

EXISTING RESTAURANT SPACE
T.O. CONCRETE
= 99'-5 3/8"
(U.S.G.S. 9,062.45')

REVISIONS:

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SHEET NUMBER:
A-2.3
WEST
ELEVATION

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TOWN OF FRISCO
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SHEET NUMBER:

A-2.4
 NORTH ELEVATION



NORTH ELEVATION

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

EXISTING XCEL ENERGY ELECTRICAL TRANSFORMER (NO WORK).



ARIA
2305KZ
 LARGE WALL SCONCE

Aria is a contemporary style that effortlessly complements the facade of any exterior. Its modern shape in durable aluminum is enhanced by a stainless steel mesh shade.

DETAILS	
FINISH:	Buckeye Bronze
MATERIAL:	Aluminum
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	7.3"
HEIGHT:	21.8"
WEIGHT:	3lb
BACK PLATE:	4.5"W X 6.25"H
EXTENSION:	8.8"
TOP TO OUTLET:	5"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	5 SMD20-30K
WATTAGE:	1-6 50w Med LED (Included)
VOLTAGE:	120v
LUMENS:	575
CR:	90
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	20.5
CARTON WIDTH:	10.5
CARTON HEIGHT:	10
CARTON WEIGHT:	5

PRODUCT DETAILS:

- Wet Rated
- Dark Sky compliant design limits light pollution in surrounding outdoor spaces
- Outdoor finishes carry a 2-year warranty
- Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of facade
- Aluminum material ensures this piece can withstand strenuous outdoor conditions
- Mounted at a point of entry, wall mount lights provide safety and security with a welcoming element
- Part of the MOCO Collection, designed to elevate contemporary architecture with modern style, clean lines, and precisely engineered illumination

COLOR LEGEND

1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
2	METAL FASCIA	mfr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE BARNUM
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: SLATE GREY
9	STONE VENEER	mfr: TELLURIDE STONE color: ASHLAR - LIMSTONE TUSCAN GREY SAWN

HINKLEY

HINKLEY
 33000 Pin Oak Parkway
 Avon Lake, OH 44012

PHONE: (440) 553-5500
 Toll Free: 1 (800) 446-5539

hinkley.com



EAST ELEVATION

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

COLOR LEGEND		
1	METAL ROOF -IMAGE II (STAND'G SEAM)	mfr: METAL SALES color: SLATE GREY
2	METAL FASCIA	mfr: METAL SALES color: SLATE GREY
3	WINDOW CLAD and FLASHINGS	mfr: SIERRA PACIFIC color: BLACK
4	HORIZONTAL SIDING -1X4 T & G	mfr: SPECIALTY WOOD PRODUCTS color: NEW AGE BARNUM
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: SLATE GREY
9	STONE VENEER	mfr: TELLURIDE STONE color: ASHLAR - LIMSTONE TUSCAN GREY SAWN

LOCATE (6) PROPOSED ELECTRICAL METERS IN APPROVED ELECTRICAL BANK



EAST ELEVATION at LOG CABIN

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

- EXISTING EMPLOYEE HOUSING UNIT
T.O. PLYWOOD = 107'-11 7/8"
- NEW RETAIL SPACE
T.O. CONCRETE = 99'-8"
(U.S.G.S. 9,062.5')
- EXISTING RESTAURANT SPACE
T.O. CONCRETE = 99'-5 3/8"
(U.S.G.S. 9,062.45')

REVISIONS:

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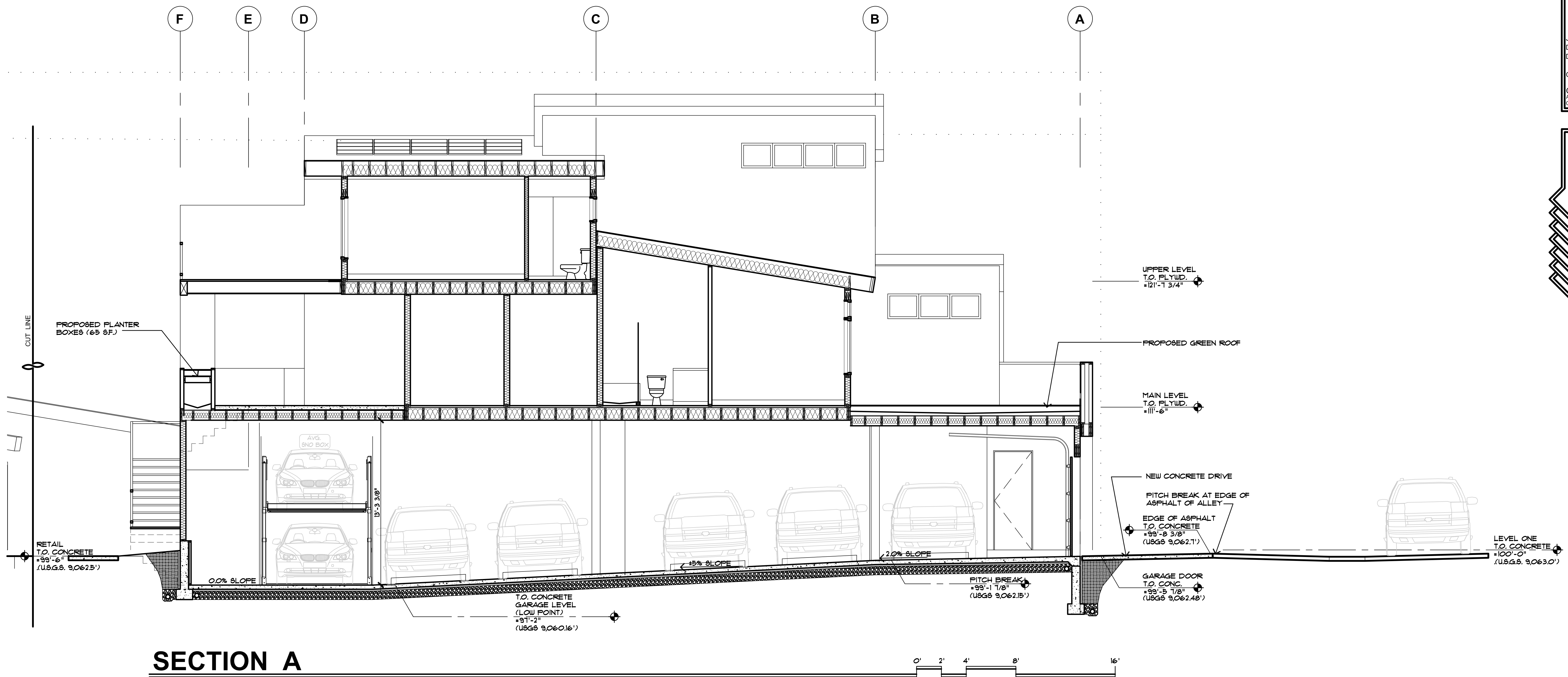
TOWN OF FRISCO
MAJOR SITE PLAN
SUBMITTAL: 6/25/2026

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SIXTH DEGREE TOWNHOMES
121 MAIN ST., FRISCO, COLORADO
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SHEET NUMBER:

A-2.5
EAST ELEVATION



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SHEET NUMBER:

A-3.1
 BUILDING SECTIONS

