



ARAPAHOE
ARCHITECTS

Granite Street Homes

207 Granite Street
Frisco, CO

July 30, 2026

Sketch Plan

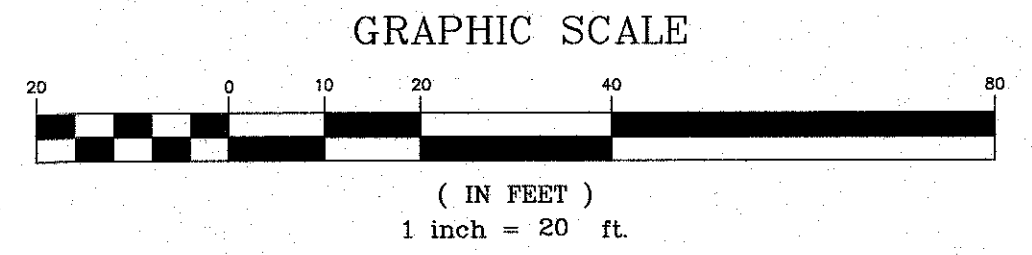
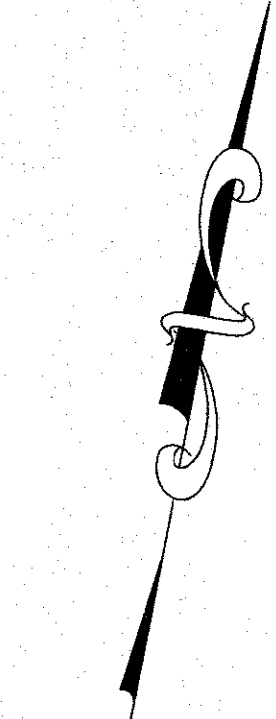
Project Narrative

Granite Street Homes is a proposed residential development of 8 townhome units in 2 buildings on a 0.48-acre vacant parcel at the corner of Granite Street and 2nd Avenue in Frisco. A single common driveway off 2nd Avenue provides access to each unit's 4-car garage. The garage doors all face in, allowing covered entry porches, decks, windows and 2-story elements to face Granite Street, 2nd Avenue and the alley. This also avoids disruptions to pedestrian and bike circulation along Granite Street and the alley, in line with the Frisco Comprehensive Plan goal of promoting walkability and bikeability. The building massing presents one and two-story facades on the streets, and the third floor stepped back and centered on the site.

The zoning district is Central Core and allows all residential projects with a maximum density of 16 du/acre. We comply with 8 units on 0.48 acres. All lot standards, setbacks, step backs and building standards have been met. We are requesting approval for an encroachment of 200 cubic feet into the bulk plane for architectural relief. These minor encroachments protect exterior doors and decks from snow dump, minimizing the need for heat tape and gutters.

Each unit is offset two feet from the adjacent unit. A variety of roof forms, exterior materials and window shapes and sizes create a visually interesting design compatible with the mountain town character and human scale of Frisco. The neighboring Historic Park inspired the rustic material pallet that respects and preserves Frisco's architectural heritage by bridging the old and new aesthetics that make Frisco so unique.

A LAND SURVEY PLAT AND TOPOGRAPHIC MAP OF
LOTS 13-18 & 19-24 BLOCK 8, AMENDED FRISCO TOWNSITE
ACCORDING TO THE PLAT RECORDED 11/19/1966 AT REC. NO. 104210
SEC. 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: JUNE 18-20, 2024
CONTOUR INTERVAL=1 FOOT

- LEGEND**
- SET REBAR AND PURPLE PLASTIC CAP (PLS 38855)
 - SET 1" BRASS CAP IN CONCRETE (PLS 38855)
 - FOUND REBAR & PLASTIC CAP (PLS 28270)
 - FOUND #4 REBAR
 - ⊙ SEWER MANHOLE
 - WATER VALVE
 - ⊕ FIRE HYDRANT
 - UTILITY PEDESTAL
 - △ RANDOM SURVEY CONTROL POINT
 - ⊞ TRANSFORMER
 - 9" PINE TREE WITH TRUNK DIAMETER
 - 10" SPRUCE TREE WITH TRUNK DIAMETER
 - 12" ASPEN TREE WITH TRUNK DIAMETER
 - TV— UNDERGROUND CABLE UTILITY
 - Ph— UNDERGROUND PHONE LINE
 - FO— UNDERGROUND FIBER OPTIC
 - G— UNDERGROUND GAS UTILITY
 - E— UNDERGROUND ELECTRIC UTILITY
 - W— WATER LINE
 - SS— SEWER LINE
 - CC— CENTURY LINK CENTERLINE

UNDERGROUND UTILITIES MARKED BY OTHERS

COUNTY SURVEYOR'S CERTIFICATE

THIS LAND SURVEY PLAT WAS ACCEPTED FOR DEPOSIT ON THIS _____ DAY
OF _____ 20____ AND IS FILED UNDER LAND SURVEY
PLAT RECEPTION NO. _____ IN THE OFFICE OF THE SUMMIT COUNTY
CLERK AND RECORDER.

SUMMIT COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, JESSICA J. KOETTERITZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER
MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.
DATED THIS 25th DAY OF June, 2024
SIGNATURE: *Jessica J. Koetteritz*
JESSICA J. KOETTERITZ
COLORADO REGISTRATION NO. 38855



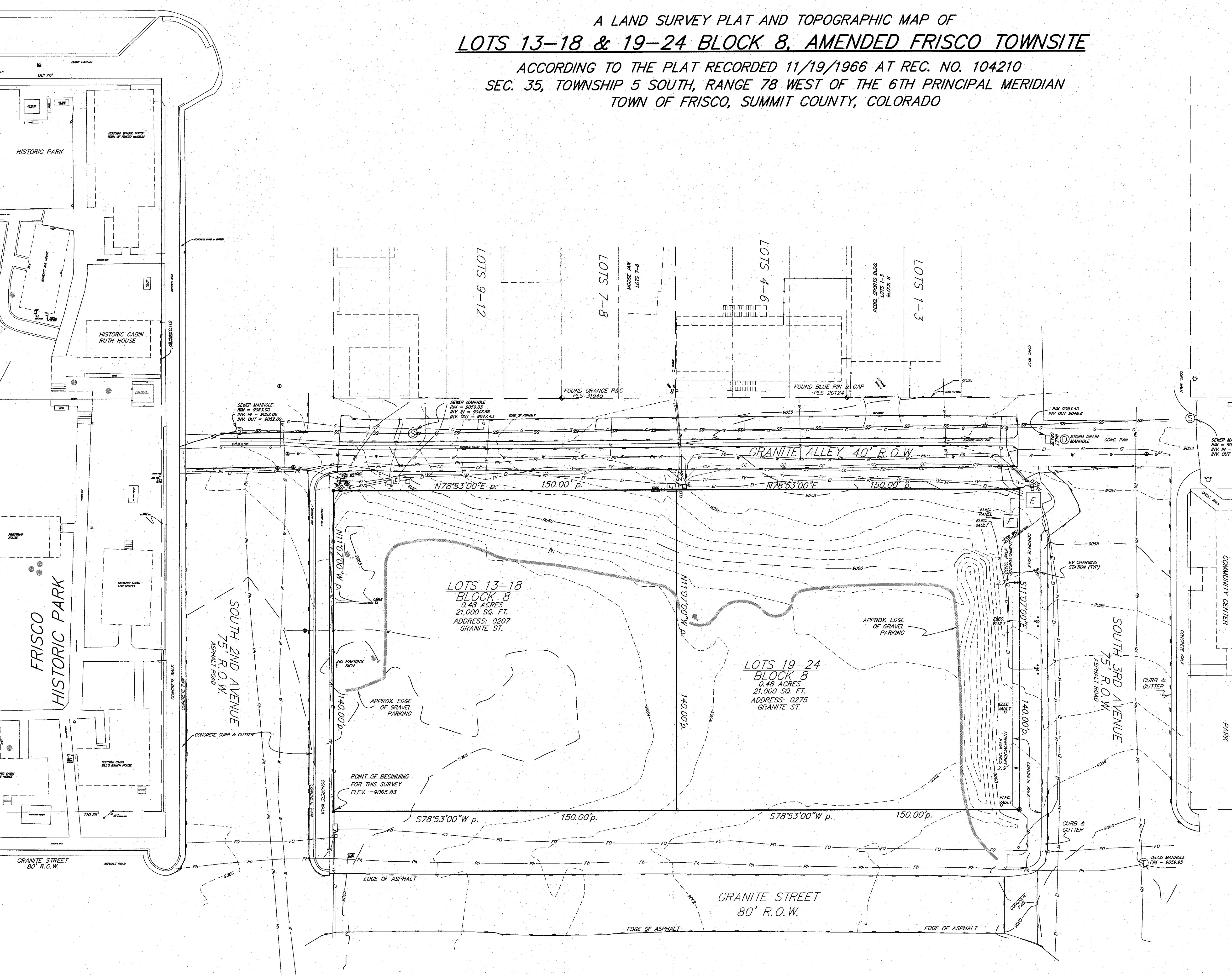
SURVEY NOTES

- A TITLE COMMITMENT WAS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER No. MRG20214025-2 DATED 04/09/2024 FOR LOTS 13-18.
- BOUNDARY SHOWN IS BASED ON MONUMENTS FOUND AND ACCEPTED AS CORNERS. CORNERS SET BASED ON FOUND MONUMENTS AND PLATTED BEARING.

Drawn JJK/GAW	Dwg 21779TP-2024	Project 21779
Checked JJK	Date 06/25/2024	Sheet 1 of 1

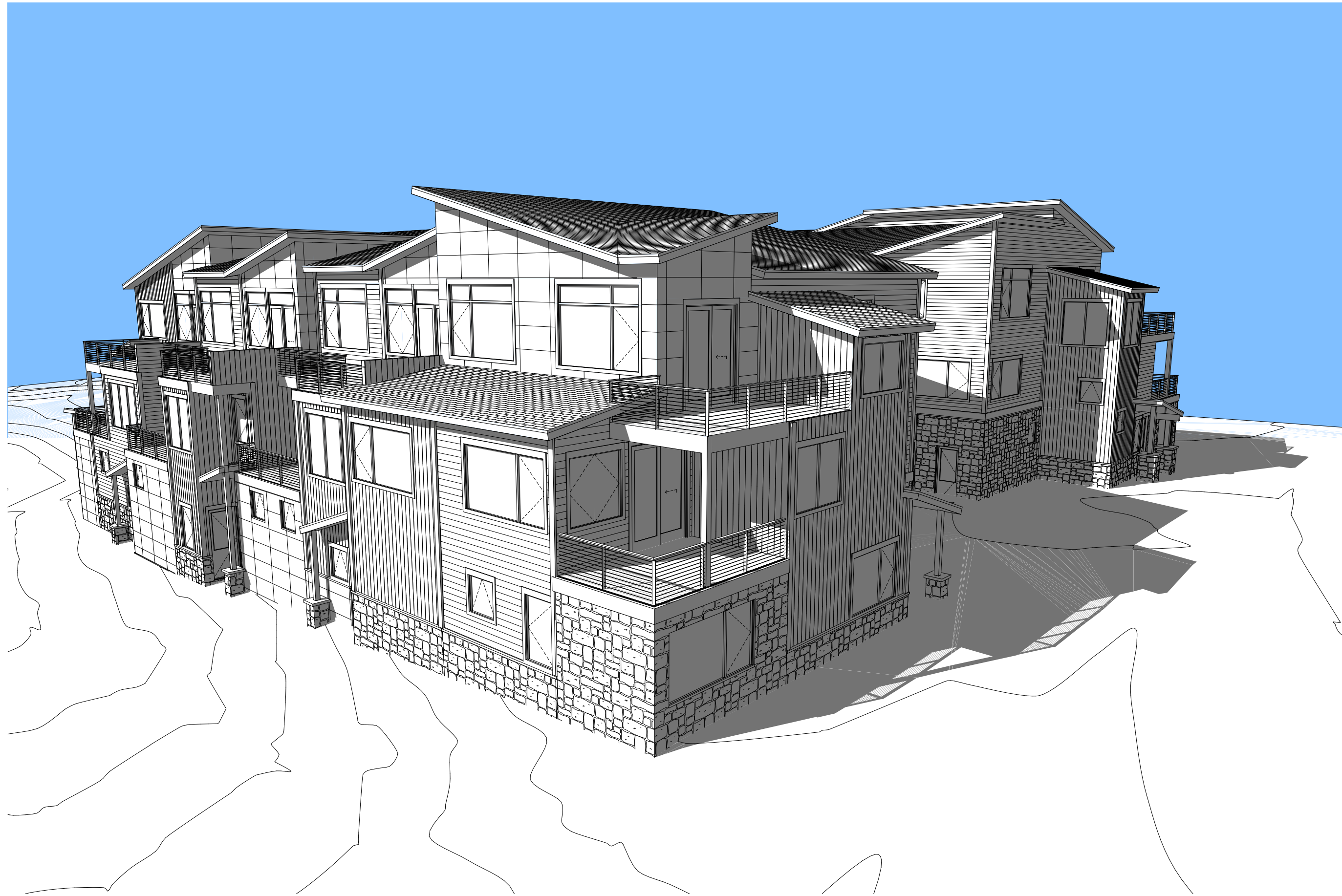
R-A-N-G-E-W-E-S-T
ENGINEERS & SURVEYORS INC.

P.O. Box 589
Silverthorne, CO 80498 970-468-6281



NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.

TEN MILE CREEK CONDO
SCH. NO. 6513897



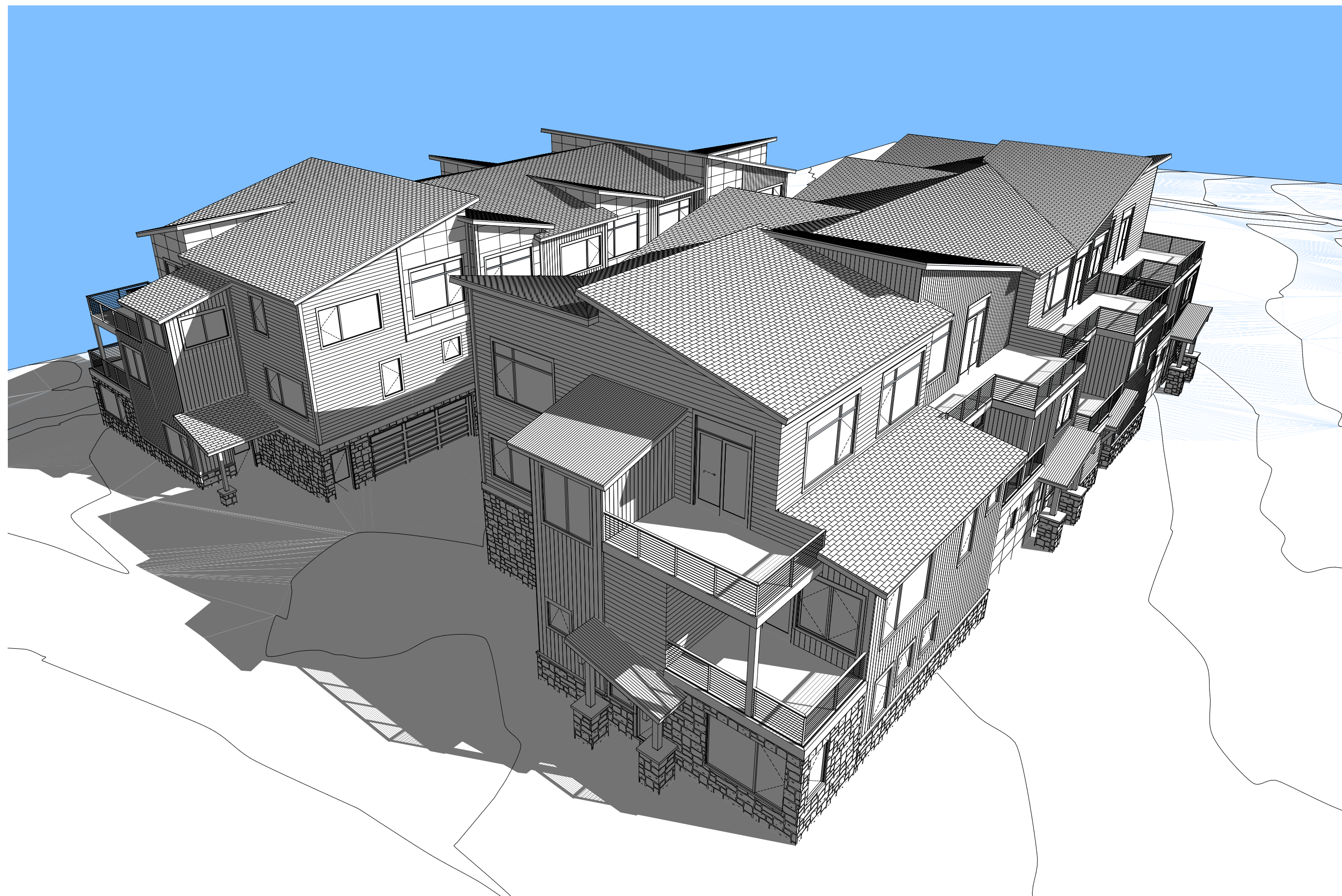
2
A-1

PERSPECTIVE FROM GRANITE ALLEY AND 2ND AVE



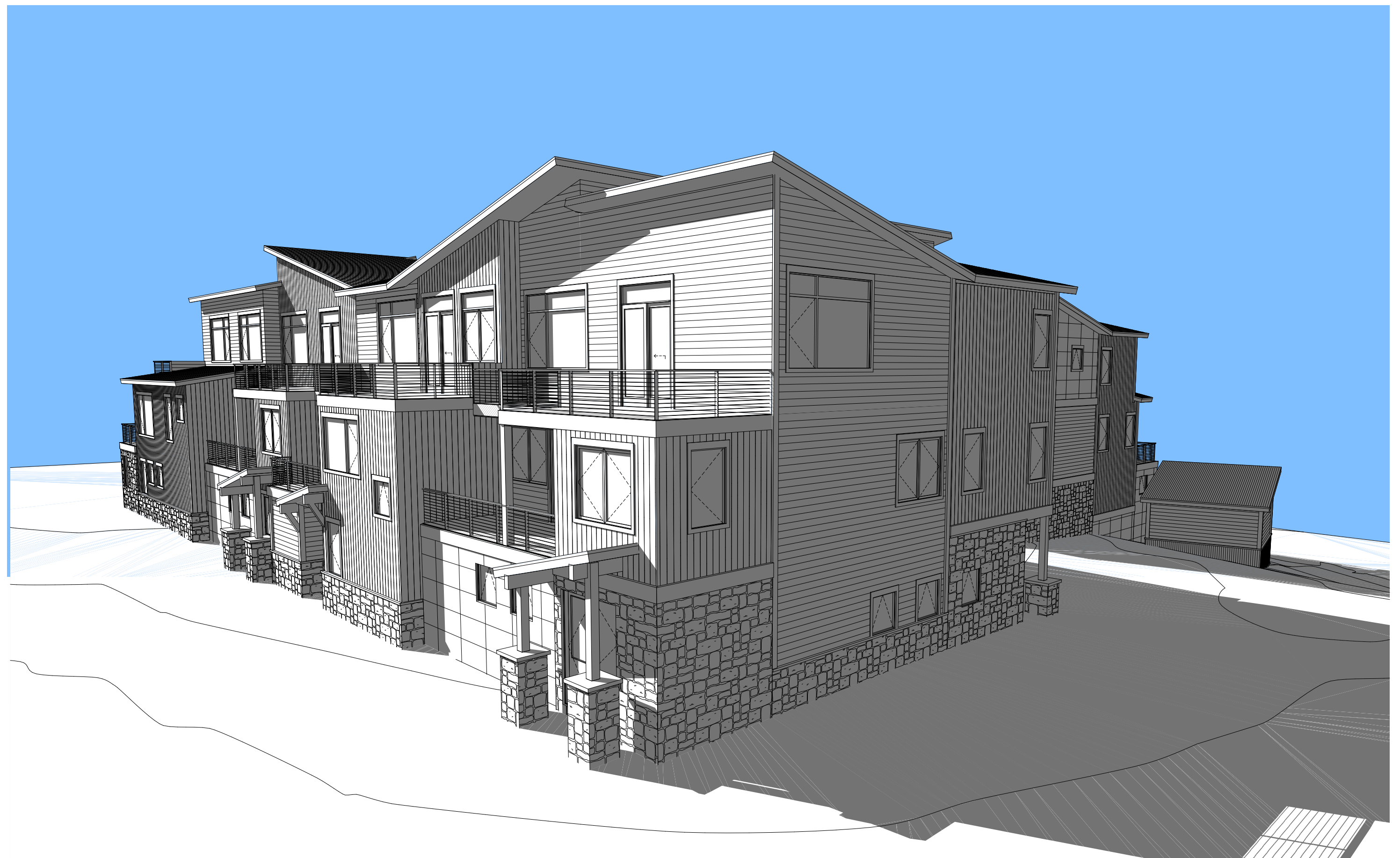
1
A-1

PERSPECTIVE FROM GRANITE ALLEY



4
A-1

AERIAL PERSPECTIVE FROM GRANITE STREET AND 2ND AVE



3
A-1

PERSPECTIVE FROM GRANITE STREET



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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

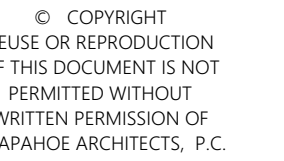
PERSPECTIVES

JOB 2619
DWN BY NJ/GP
ISSUE 08/14/26 - SKETCH PLAN

SHEET

A-1

FILE: C:\Users\mhamm\OneDrive\Documents\Projects\Granite Street Homes\26 Granite Street Homes 26 SKETCH PLAN UPDATES\LOT DATE: 8/14/2026



LOUIS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

B
2619
OWN BY
NJ/GP
SUE
1/14/26 - SKETCH PLAN

A-2



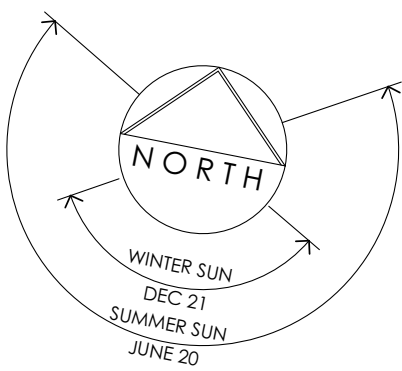
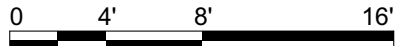
FILE: C:\Users\laminator\Desktop\working_files\2619 - Granite Street Homes 22 (SKETCH PLAN UPDATES)\PLOT DATE: 8/12/2026



1
A-3

LOWER FLOORPLAN

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



BUILDING AREA CALCS.					
	COUNT	SF FINISHED	SF UNFINISHED	UNIT TOTAL SF	TOTAL SF
TYPE A	1	3,263	1,020	4,283	4,283
TYPE B1	2	2,915	990	3,905	7,810
TYPE B2	1	2,901	996	3,897	3,897
TYPE C	1	2,998	1,000	3,998	3,998
TYPE D1	2	2,389	1,008	3,397	6,794
TYPE D2	1	2,372	1,004	3,376	3,376
TOTAL	8 UNITS				30,158 SF
NOTES: UNFINISHED INCLUDES GARAGE & MECH					



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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

FLOOR PLANS

JOB	2619
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ISSUE	08/14/26 - SKETCH PLAN
SHEET	

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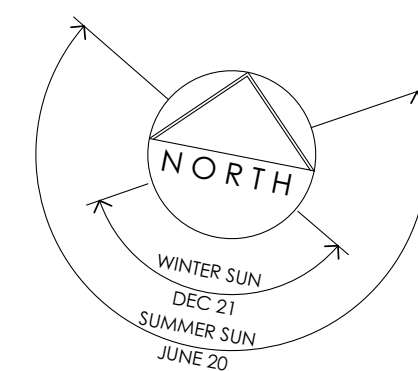


1
A-4

MAIN FLOORPLAN

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

0 4' 8' 16'



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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

FLOOR PLANS

JOB 2619
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ISSUE 08/14/26 - SKETCH PLAN

SHEET

A-4

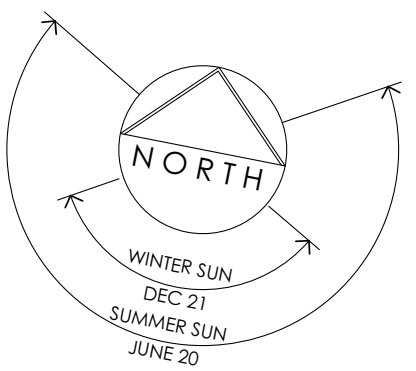
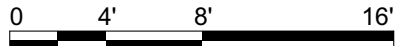
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1
A-5

UPPER FLOORPLAN

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



GRANITE STREET HOMES

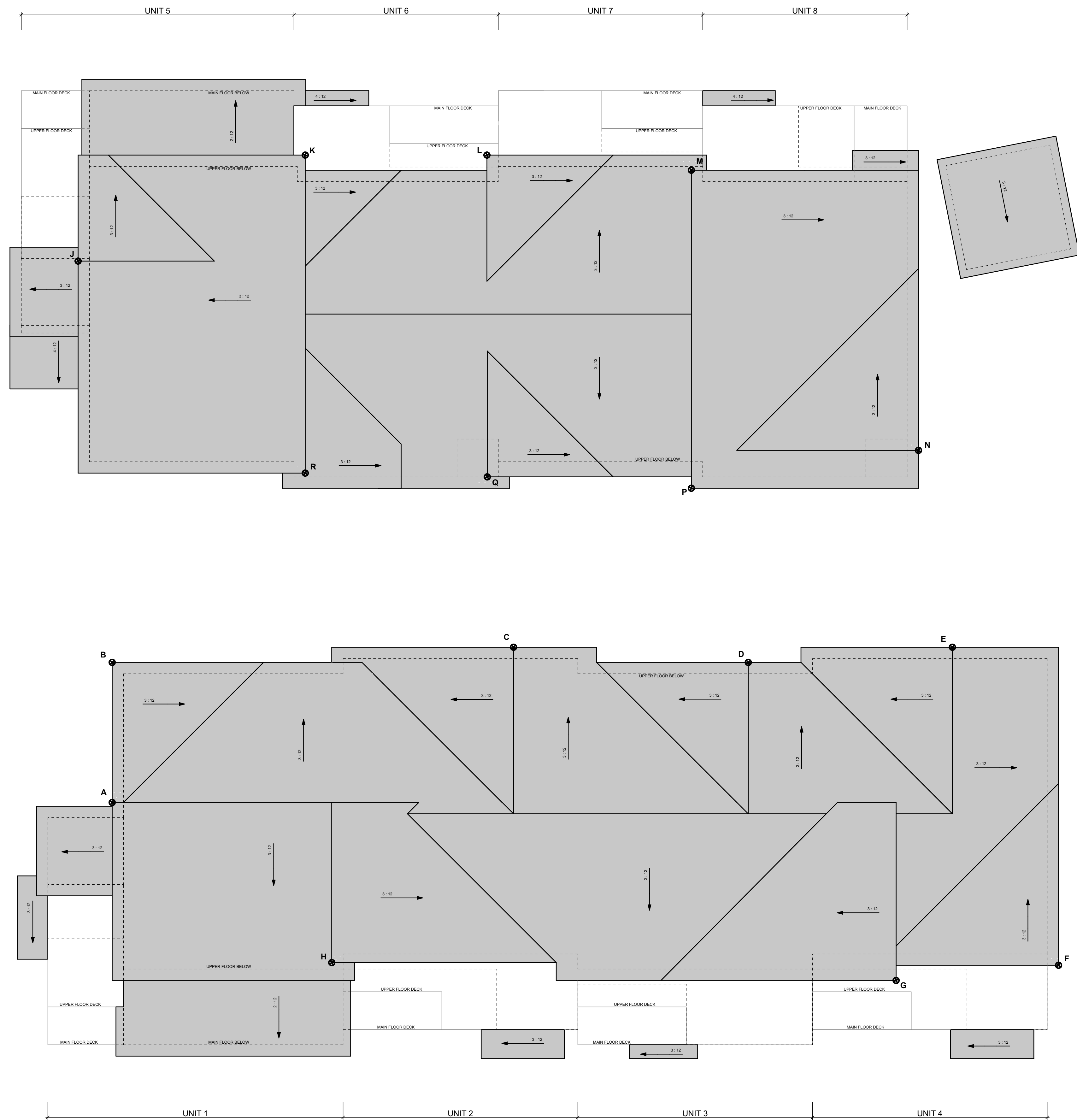
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

FLOOR PLANS

JOB	2619
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A-5

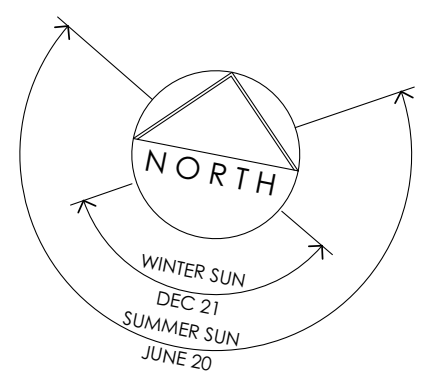
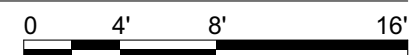
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1
A-6

UPPER FLOORPLAN

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



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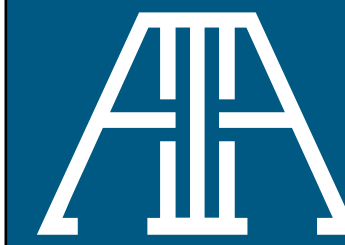
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ROOF PLAN

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SHEET

A-6



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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
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FRISCO, COLORADO

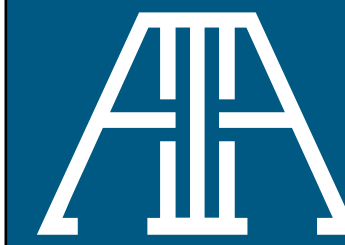
SOUTH BUILDING ELEVATIONS

JOB 2619
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ISSUE 08/14/26 - SKETCH PLAN

SHEET

A-7





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GRANITE STREET HOMES

LOTS 13 - 18, BLOCK 8
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FRISCO, COLORADO

NORTH BUILDING ELEVATIONS

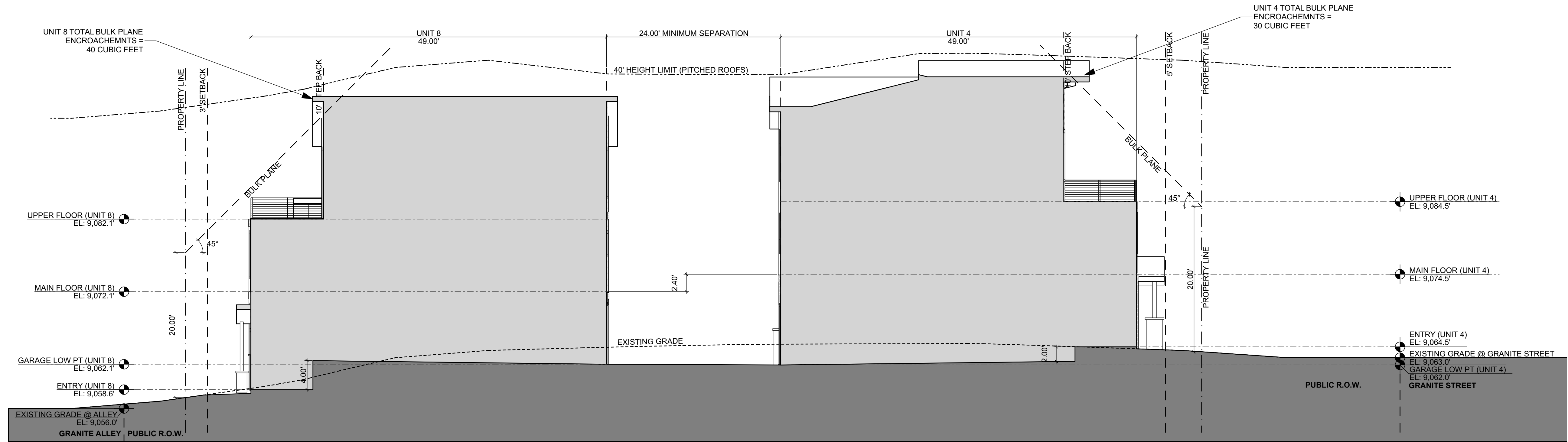
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SHEET

A-8

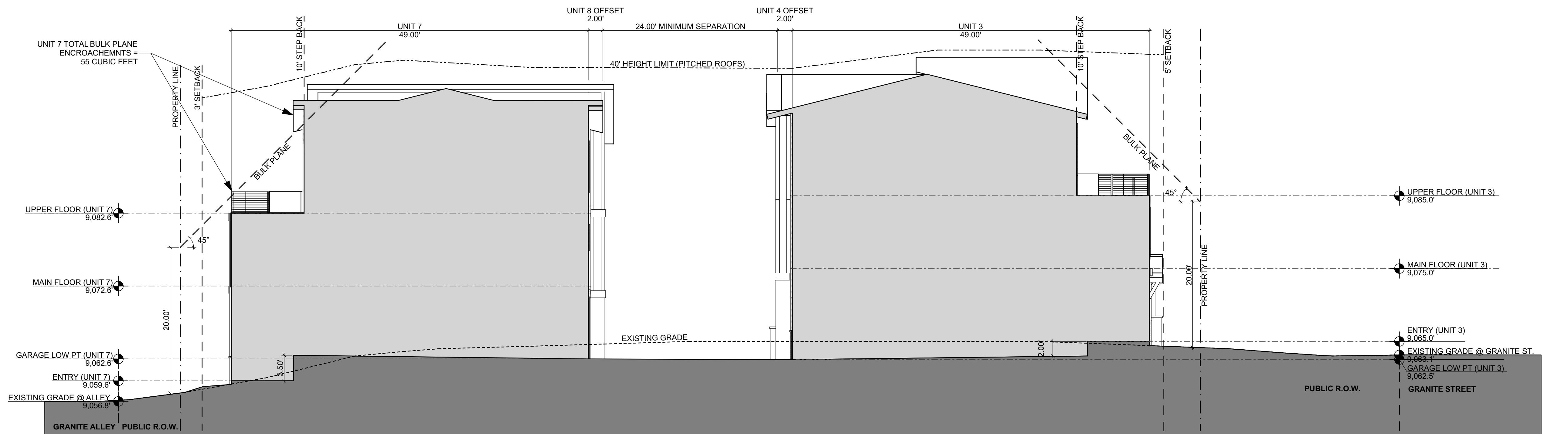
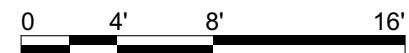


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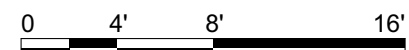
1 UNIT 4 & 8 SITE SECTION

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



2 UNIT 3 & 7 SITE SECTION

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



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GRANITE STREET HOMES

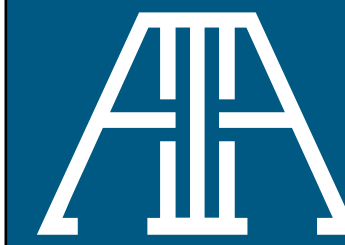
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

SITE SECTION

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GRANITE STREET HOMES

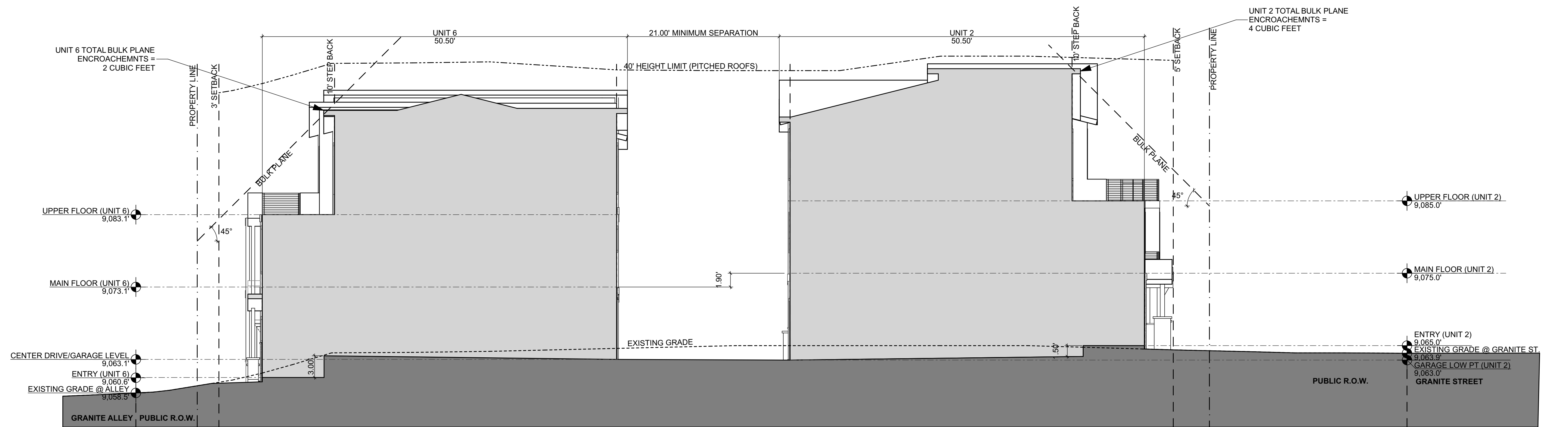
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

SITE SECTION

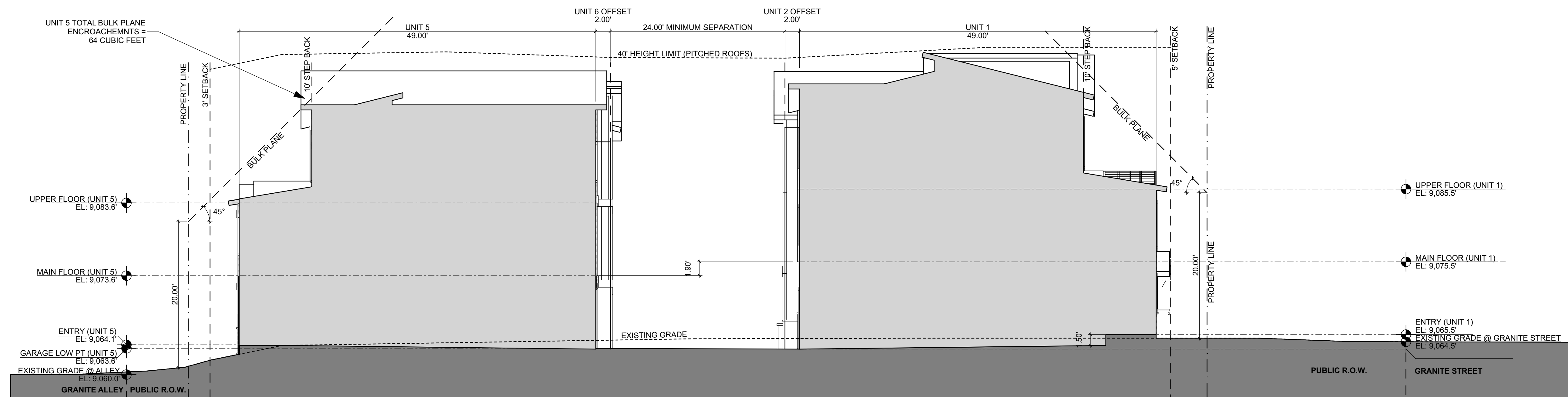
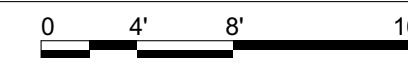
JOB 2619
DWN BY NJ/GP
ISSUE 08/14/26 - SKETCH PLAN

SHEET

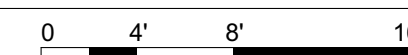
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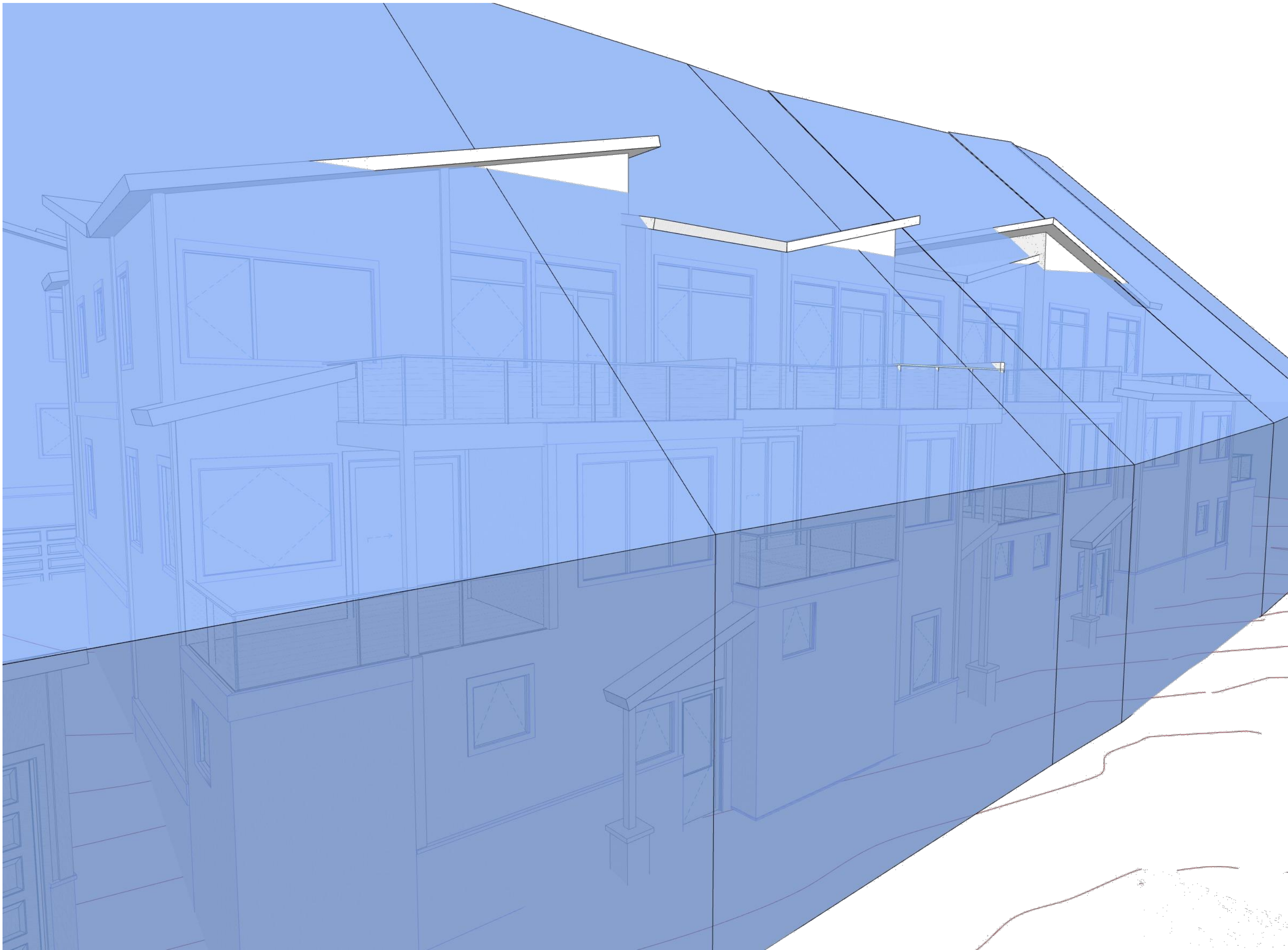
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SCALE: 1/8" = 1'-0"



2 UNIT 1 & 5 SITE SECTION
SCALE: 1/8" = 1'-0"

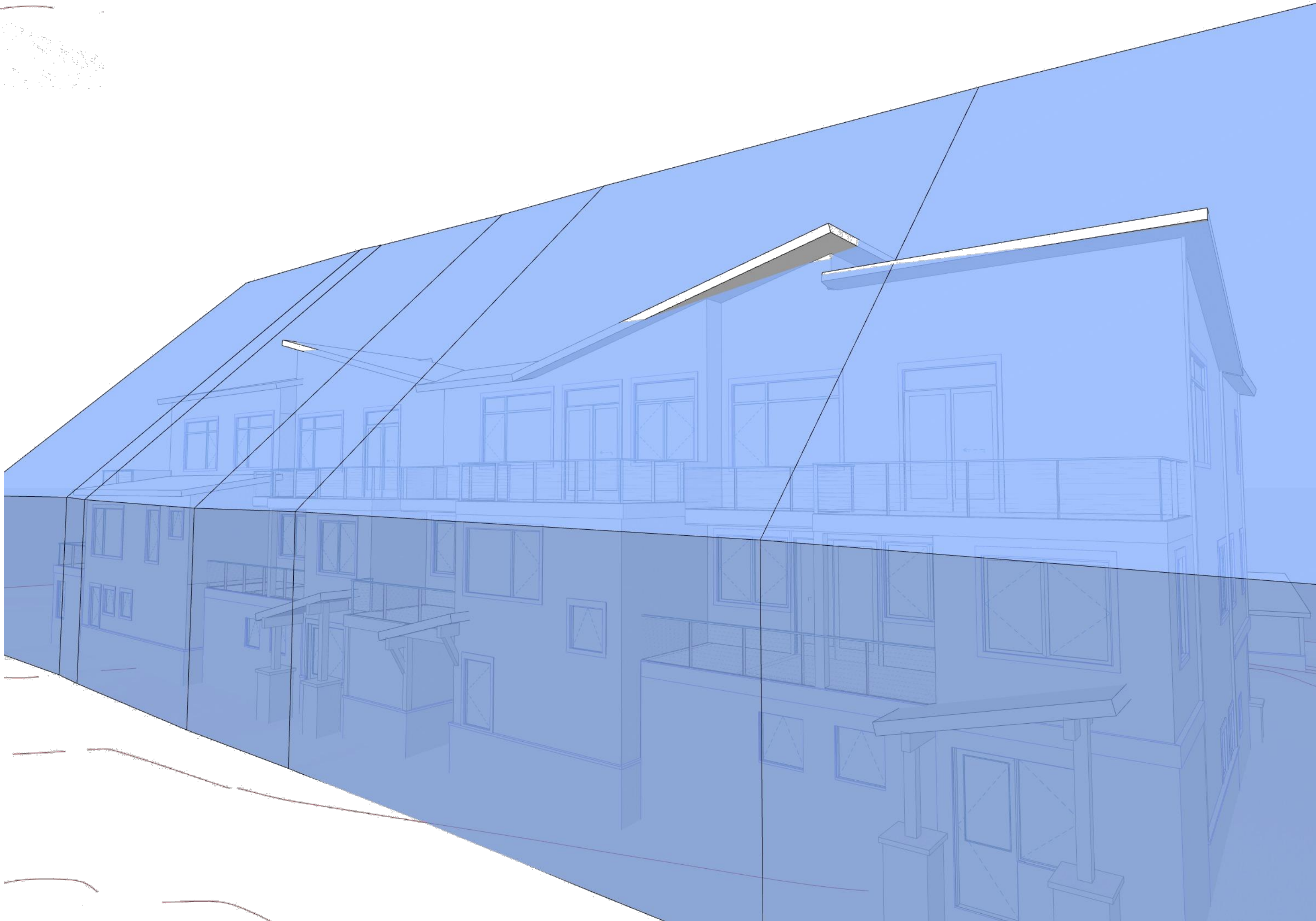


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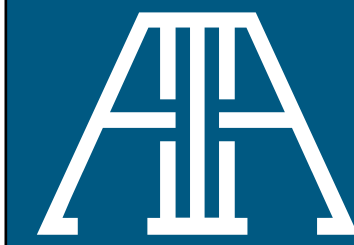


1 NORTH BLDG BULK PLANE ENCROACHMENTS
A-11

BULK PLANE ENCROACHMENTS (IN CUBIC FEET)				
UNIT	SOUTH PROPERTY LINE	NORTH PROPERTY LINE	WEST PROPERTY LINE	
UNIT 1	-	-	1	
UNIT 2	4	-	-	
UNIT 3	-	-	-	
UNIT 4	30	-	-	
UNIT 5	-	64	4	
UNIT 6	-	2	-	
UNIT 7	-	55	-	
UNIT 8	-	40	-	GRAND TOTAL
SUBTOTAL	34	161	5	200



2 SOUTH BLDG BULK PLANE ENCROACHMENTS
A-11



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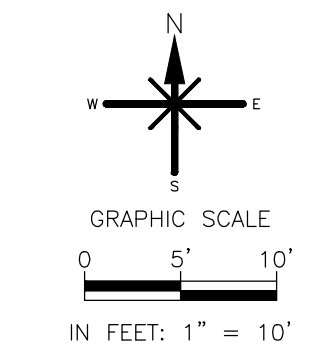
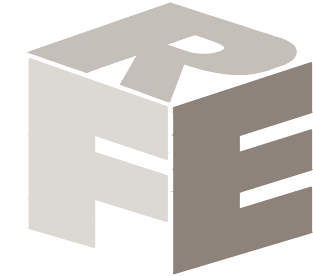
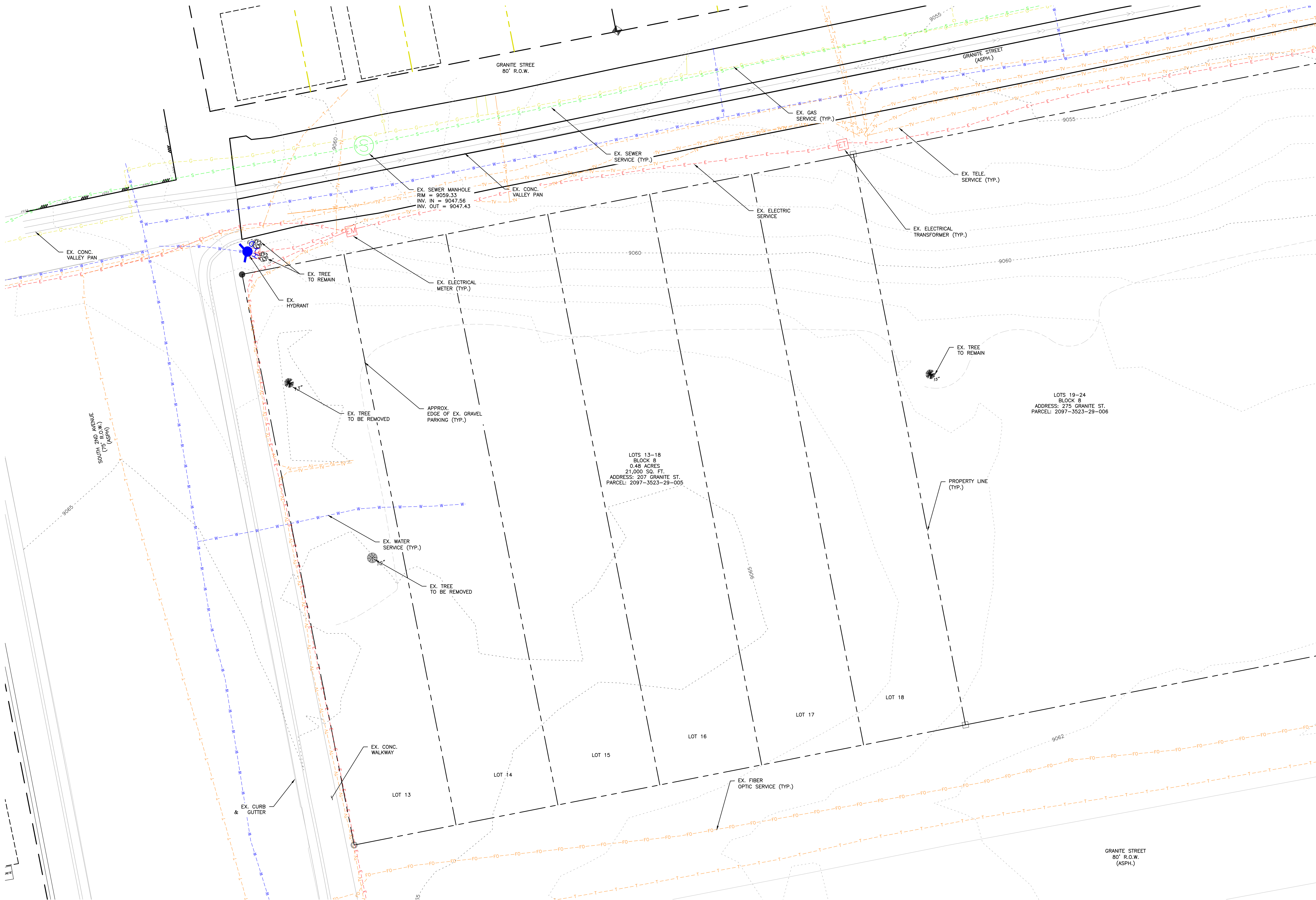
GRANITE STREET HOMES
LOTS 13 - 18, BLOCK 8
207 GRANITE STREET
FRISCO, COLORADO

BULK PLANE
ANALYSIS

JOB 2619
DWN BY NJ/GP
ISSUE 08/14/26 - SKETCH PLAN

SHEET

A-11



ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE CO 81623
RFE@G.BIZ | (970) 340-4130

DRAFT

CHECKED BY: AWA
DRAWN BY: MAC

DRAWN BY:
MAC

DATE
07.29.26

DESCRIPTION
SKETCH PLAN

1

JOB #: 2026-51
NOT FOR
CONSTRUCTION

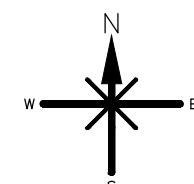
GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

EXISTING CONDITIONS

C1
OF 4



- KEY
- PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - SNOWMELT STORAGE



GRAPHIC SCALE

0 5' 10'

IN FEET: 1" = 10'

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFEENG.BIZ | (970) 340-4130

DRAFT

CHECKED BY: AWA
DRAWN BY: MAC

DRAWN BY
MAC

DATE
07.29.26

DESCRIPTION
SKETCH PLAN

1

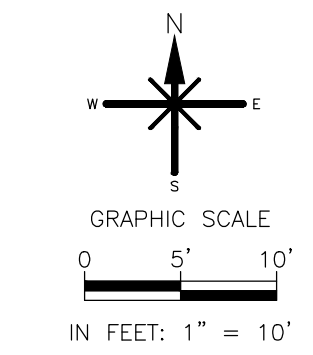
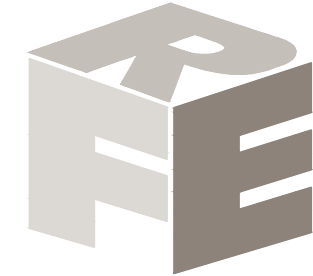
JOB #: 2026-51
NOT FOR
CONSTRUCTION

GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

SITE PLAN

2
OF 4

KEY
= PROPOSED ASPHALT
= PROPOSED CONCRETE



ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFEENG.BIZ | (970) 340-4130

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CHECKED BY: AWA
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DRAWN BY:
MAC

DATE:
07.29.26

DESCRIPTION:
SKETCH PLAN

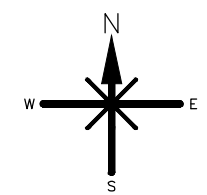
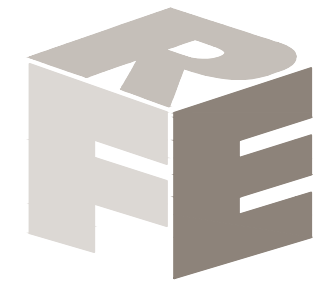
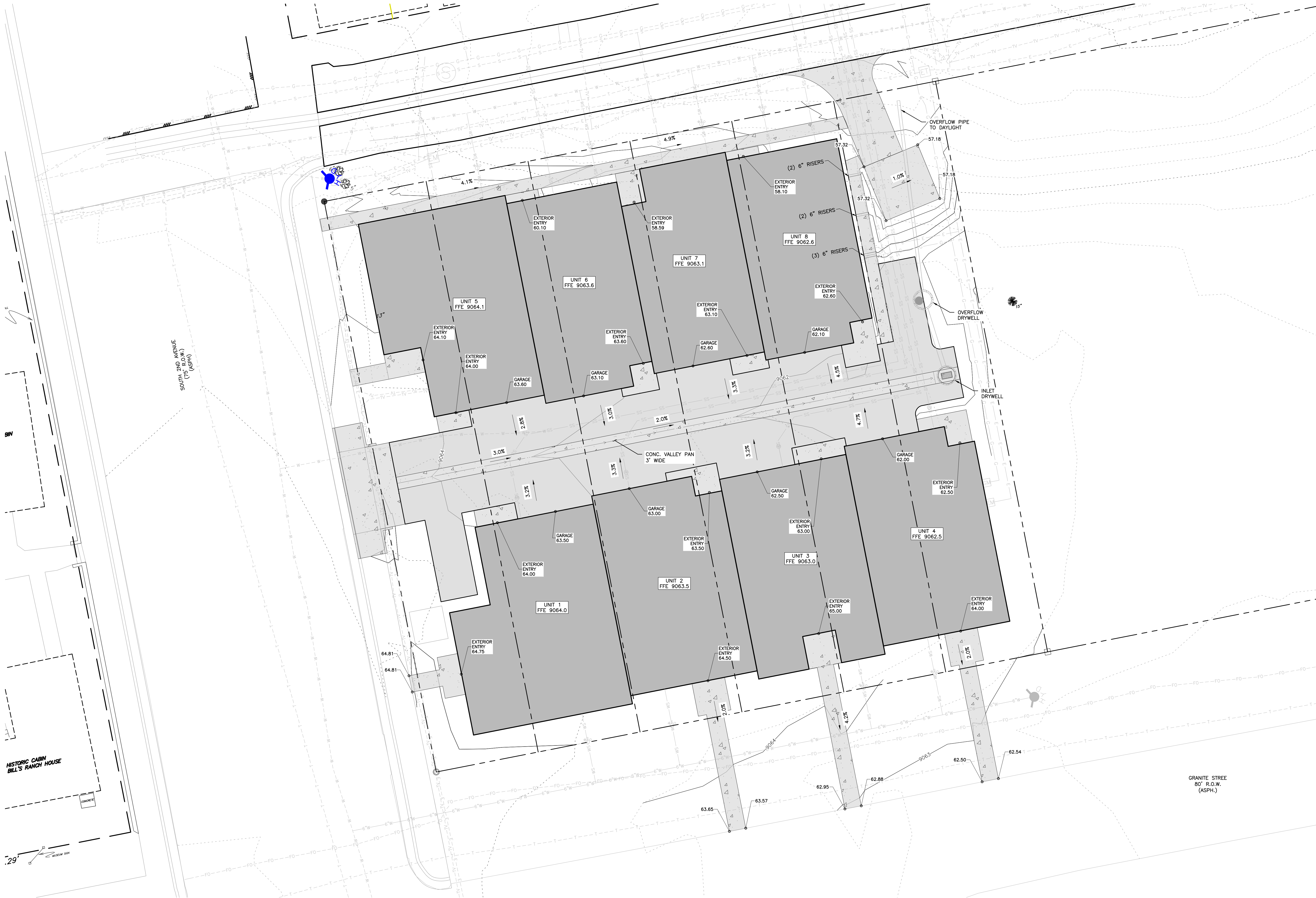
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JOB #: 2026-51
NOT FOR CONSTRUCTION

GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

PRELIMINARY UTILITIES

C3
OF 4



GRAPHIC SCALE

0 5' 10'

IN FEET: 1" = 10'

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFE@G.BIZ | (970) 340-4130

DRAFT

CHECKED BY: AWA
DRAWN BY: MAC

DRAWN BY
MAC

DATE
07.29.26

DESCRIPTION
SKETCH PLAN

1

JOB #: 2026-51
NOT FOR
CONSTRUCTION

GRANITE STREET HOMES
LOTS 13-18 BLOCK 8
FRISCO, COLORADO

GRADING & DRAINAGE

C4
OF 4



MEMORANDUM

Date: July 30, 2026
To: Town of Frisco
From: Norris Design

Re: Granite Street Housing Sketch Plan Submittal: Landscape Requirements Using Colorado Wildfire Resiliency Code Requirements and Town of Frisco Landscape Requirements

The landscape plan for Granite Street Housing has been designed to comply with the landscaping regulations set forth in Section 180-6.14 Landscaping and revegetation requirements of the Town of Frisco Development Standards to the greatest extent possible, with some deviations needed to ensure compliance with the newly adopted Colorado Wildfire Resiliency Code (CWRC). This memo outlines the relevant landscaping regulations and describes how the landscape plan has been designed to meet these requirements to the best of our ability, while also adhering to the CWRC.

Summit Fire has developed specific standards for Summit County, included in the 'Fire-Resistant Landscaping Approved Low-Flammability Plant Options' PDF. This document has stated they will allow planting of any non-coniferous trees from their "approved Low-Flammability Plant Options" in the 5'-10' range. This means that no tree crown is permitted to extend into the 5' zone from the building. Additionally, this material is required to be non-combustible, however, less than 20% of this area may include low-flammability groundcover or shrubs from the approved plant list provided in the PDF referenced above.

Site Plan:

Town of Frisco Development Standards: 24 Trees and 14 shrubs

Proposal: We are able to meet these requirements and we are exceeding the requirement for the shrubs.

Street Frontage:

Town of Frisco Development Standards: 10 Trees

Proposal: Evergreen trees and shrubs cannot be planted in this area because it is within ignition zone two, and the CWRC prohibits planting evergreen trees and understory shrubs within ignition zone two. Therefore, to comply with the CWRC, we are proposing deciduous trees and a detailed decorative rock mulch landscape area in the frontage (ignition zone two) area. This area is to include additional shrubs and perennials that are considered low ignition rated. We will be including additional shrubs to balance the design.

CWRC Class 2 Requirements:

In addition to the CWRC Code Requirements described above, Section 503.2.4 of the CWRC prohibits tree crowns from extending to within 10' feet of any structure.

Proposal: As shown on the proposed landscape plan, we are proposing to plant aspen trees in locations where the tree crowns will extend into this 10-foot buffer but will still maintain a minimum 5 feet of separation from the structures. Aspens are an ignition resistant species, and as such, are typically allowed as an exception to defensible space requirements. As discussed with Aaron Myers at Summit Fire & EMS, this is an acceptable approach and therefore allowed within the site.



In the case of the Granite Street development, we are working to balance the Town of Frisco's landscape requirements and the requirements of the newly adopted CWRC, and we are also working to design the Granite Street Housing as an aesthetically pleasing development within the Town of Frisco's Central Core District. With the CWRC going into effect on July 1, 2026, the townhomes are being designed and built to comply with both the Town's landscape requirements and the newly adopted CWRC.

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GENERAL NOTES

- THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING WHO WILL PROVIDE SURVEY SERVICES FOR LAYOUT OF THE WORK.
- THE CONTRACTOR SHALL REVIEW WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ALL STAKING PRIOR TO SETTING FORMS OR COMPLETING FLATWORK AND PERFORM MINOR MODIFICATIONS AS REQUIRED TO ACHIEVE PROPER DRAINAGE OR ACCESSIBILITY AS REQUIRED FOR THE DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
- WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

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CALLOUTS

SCHEDULE

INDICATES SCHEDULE

M - MATERIAL F - FENCE

P - PAVEMENT MS - SPECIALTY MATERIALS

S - AMENITY PD - POOL DECK

INDICATES NUMBER

INDICATES NOTES LEGEND

D - DEMOLITION

N - KEYNOTE

INDICATES NUMBER

DETAIL

DETAIL IDENTIFICATION

SHEET WHERE SHOWN

SECTION/ELEVATION

SECTION IDENTIFICATION

SHEET WHERE SHOWN

REVISION SYMBOL

AREA OF REVISION

REVISION NUMBER

ABBREVIATIONS

&	AND	INSUL	INSULATION
@	AT	INCH	INCH
CL	CENTERLINE	INT	INTEGRAL
Φ	DIAMETER OR ROUND	INV	INVERT
#	POUND OR NUMBER	JST	JOIST
		JNT	JOINT
AB	ANCHOR BOLT		
AD	AREA DRAIN	KJ	KEYED JOINT
ADDM	ADDENDUM		
ADJ	ADJUSTABLE	LP	LOW POINT
AGG	AGGREGATE	LF	LINEAL FEET
ALUM	ALUMINUM	LBS	POUNDS
ALT	ALTERNATE		
APPROX	APPROXIMATE	MAX	MAXIMUM
ASPH	ASPHALT	ME	MATCH EXISTING
ARCH	ARCHITECT(URAL)	MECH	MECHANICAL
		MEMB	MEMBRANE
		MED	MEDIUM
		MET	METAL
BOC	BACK OF CURB	MFG	MANUFACTURER
BW	BOTTOM OF WALL	MH	MANHOLE
BS	BOTTOM OF STAIR	MID	MIDDLE
BEV	BEVEL	MIN	MINIMUM
BITUM	BITUMINOUS	MIR	MIRROR
BLDG	BUILDING	MISC	MISCELLANEOUS
BM	BENCHMARK	MTD	MOUNTED
BRKT	BRACKET	MTG	MOUNTING
BOT	BOTTOM		
BSMT	BASEMENT	N	NORTH
BTWN	BETWEEN	NIC	NOT IN CONTRACT
BRLP	BURLAP	NO, #	NUMBER
		NOM	NOMINAL
		NTS	NOT TO SCALE
CB	CATCH BASIN	OA	OVERALL
CF	CUBIC FOOT/FEET	OC	ON CENTER
CHAM	CHAMFER	OPP	OPPOSITE
CIP	CAST IN PLACE	OH	OVERHEAD
CJ	CONTROL JOINT		
CL	CENTER LINE	PA	PLANTING AREA
CMU	CONCRETE MASONRY UNIT(S)	PC	POINT OF CURVATURE
CO	CLEAN OUT	PL	PROPERTY LINE
COL	COLUMN	PLBG	PLUMBING
COMP	COMPACTED	PLNTG	PLANTING
CONC	CONCRETE	PNL	PANEL
COND	CONDITION	POL	POLISHED
CONSTR	CONSTRUCTION	PR	PAIR
CONT	CONTINUOUS	PRCST	PRECAST
CONTR	CONTRACTOR	PSI	POUNDS PER SQUARE INCH
CY	CUBIC YARD(S)	PT	POINT OF TANGENCY
		PTD	PAINTED
DPTH	DEEP,DEPTH	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	PVMT	PAVEMENT
DEMO	DEMOLISH, DEMOLITION		
DEP	DEPRESSED	RAD	RADIUS
DEPT	DEPARTMENT	REF	REFERENCE
DET	DETAIL	REINF	REINFORCING
DIA	DIAMETER	REQ	REQUIRED
DIM	DIMENSION	RESIL	RESILIENT
DN	DOWN	ROW	RIGHT OF WAY
DR	DOOR		
DWG	DRAWING	S	SOUTH
		SC	SCALE
E	EAST	SCHD	SCHEDULE
EA	EACH	SCRN	SCREEN
EJ	EXPANSION JOINT	SECT	SECTION
ELEV	ELEVATION	SF	SQUARE FOOT (FEET)
ELEC	ELECTRICAL	SHT	SHEET
ENCL	ENCLOSURE	SG	SUBGRADE
EQ	EQUAL	SQ	SQUARE
EW	EACH WAY	SST	STAINLESS STEEL
EQUIV	EQUIVALENT	STA	STATION
EXIST, EX	EXISTING	STD	STANDARD
		STL	STEEL
FD	FLOOR DRAIN	STRC	STRUCTURAL
FDN	FOUNDATION	SY	SQUARE YARD
FF	FACE FOOT	SYM	SYMMETRICAL
FFE	FINISH FLOOR ELEVATION		
FIN	FINISH(ED)	TC	TOP OF CURB
FG	FINISH GRADE	TS	TOP OF STEP/SEAT
FL	FLOWLINE	TW	TOP OF WALL
FLR	FLOOR	TYP	TYPICAL
FLASH	FLASHING		
FT	FOOT, FEET	VAR	VARIES
FTG	FOOTING	VERT	VERTICAL
GA	GAUGE	W	WEST
GALV	GALVANIZED	W/	WITH
GC	GENERAL CONTRACT(OR)	WID	WIDTH
GLULAM	GLUE LAMINATED	WL	WATER LEVEL
GND	GROUND	W/O	WITHOUT
GR	GRADE	WT	WEIGHT
		WWM	WELDED WIRE MESH
HT	HEIGHT		
HORIZ	HORIZONTAL		
HP	HIGH POINT		

NORRIS
DESIGN

PEOPLE + PLACEMAKING

409 MAIN STREET
SUITE 207
P.O. BOX 2320
FRISCO, CO 80443
P 970.368.7068

NORRIS-DESIGN.COM

GRANITE STREET HOUSING

LOTS 13 - 18, BLOCK 8, 207 GRANITE STREET
FRISCO, COLORADO

OWNER:
PALISADE PARTNERS

2700 S. BROADWAY ST, SUITE 200
ENGLEWOOD, CO 80113
(970) 471-0963
CSHAMLIN@PALISADEPARTNERS.COM

NOT FOR
CONSTRUCTION

DATE:
07/30/26 SKETCH PLAN

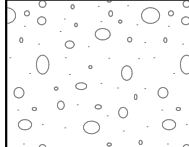
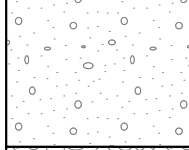
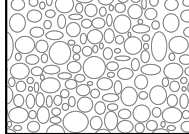
SHEET TITLE:
LANDSCAPE SITE
NOTES

LS-001



CHECKED BY: MT_LN
DRAWN BY: NP_CH

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
	M-01	LANDSCAPE BOULDERS	SILOAM STONE BOULDERS	SILOAM STONE INC.	SILOAMSTONE.COM	NATURAL	SIZES TO VARY , 50% 2' SIZE , 40% 3' SIZE , 10% 4' SIZE	4 / LP-501	REFER TO PLANS FOR LOCATIONS , SEE DETAIL FOR INSTALL
	M-02	1 1/2" ROCK MULCH	1 1/2" DECORATIVE ROCK	SITE ONE , OR APPROVED EQUAL	SITEONE.COM	CLEAR CREEK GRANITE	1 1/2"		REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE.
	M-03	3/4" ROCK MULCH	3/4" DECORATIVE ROCK	SITE ONE , OR APPROVED EQUAL	SITEONE.COM	CLEAR CREEK GRANITE	3/4"		REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE.
	M-04	COBBLE	DECORATIVE COBBLE	SITE ONE , OR APPROVED EQUAL	SITEONE.COM	SMOOTH / EARTH TONES	2" TO 4" , 5" TO 12"		REFER TO DETAILS AND SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE.

AMENITY SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
	S-01	BIKE RACK	HOOP RACK	DERO , OR APPROVED EQUAL	DERO.COM	POWDER COAT FINISH: HUNTER GREEN	34"HIT. X 25" DEPTH X 1.9"	INSTALL PER DETAIL AND SPECIFICATIONS WITH MANUFACTURER PROVIDED HARDWARE. IN-GROUND MOUNT
	S-02	WALL MOUNTED BIKE RACK	ULTRA SPACE SAVER SQUARED	DERO , OR APPROVED EQUAL	DERO.COM	POWDER COAT FINISH: HUNTER GREEN	5-BIKE SYSTEM (78"LENGTH)	INSTALL PER DETAIL AND SPECIFICATIONS WITH MANUFACTURER PROVIDED HARDWARE. WALL MOUNTED

KEY NOTES

CODE	DESCRIPTION	DETAIL
(N-01)	LIMIT OF WORK	
(N-02)	5' BUILDING SETBACK	
(N-03)	PROPERTY LINE	
(N-04)	EXISTING UTILITIES , REF CIVIL	
(N-05)	PROPOSED UTILITIES , REF CIVIL	
(N-06)	DUMPSTER ENCLOSURE , REF ARCH	
(N-07)	TREE PLANTING	1 / LP-501
(N-08)	SHRUB PLANTING	2 / LP-501
(N-09)	LANDSCAPE BOULDER	4 / LP-501
(N-10)	COBBLE SWALE	8 / LP-501
(N-11)	SPADE CUT EDGE	5 / LP-501
(N-12)	TREE PROTECTION	3 / LP-501
(N-13)	PERENNIAL PLANT LAYOUT	7 / LP-501
(N-14)	CONCRETE FLATWORK , REF CIVIL	

Snow Storage Calculations

	Amount	Unit
Total Paved Surface	6,905	SF
Snow Storage Required	1,975	SF
Snow Storage Provided	2,200	SF

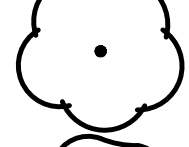
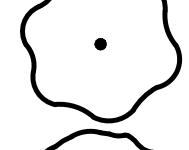
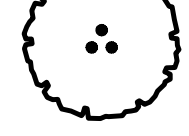
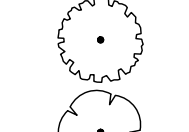
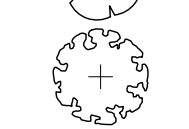
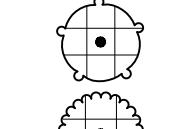
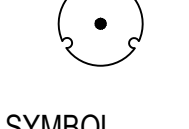
Site Plan Landscape Calculations

	Amount	Unit
Project Lot Area	21,000	SF
Tree Requirement	24	Trees
Shrub Requirement	14	Shrubs
Total Street Frontage - Granite Street	150	SF
Tree Requirement	5	Trees
Total Street Frontage - South 2nd Ave.	140	SF
Tree Requirement	5	Trees
Total Trees Required	34	Trees
Total Trees Provided	34	Trees
Total Shrubs Required	14	Shrubs
Total Shrubs Provided	40	Shrubs

Required Bicycle Parking

Project Site		34
Provided (Indoor)		17
Provided (Outdoor)		
	Surface Mount	12
	Exterior Wall Mount	5
		17

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
ORNAMENTAL TREES									
	AM AL	7	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	B & B	6' CLUMP	LOW	15'-20'	8'-10'
	PO ER	10	POPULUS TREMULA 'ERECTA'	SWEDISH ASPEN	B & B	6' HEIGHT	MOD	30'-40'	10'-15'
	PO TR	9	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL	MOD	40'-50'	25'-30'
	PR VI	8	PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY	B & B	6' CLUMP	LOW	15'-20'	10'-15'
DECIDUOUS SHRUBS									
	PO FR	15	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW	2'-3'	2'-3'
	RH CI	15	RHUS GLABRA 'CISMONTANA'	WESTERN SMOOTH SUMAC	CONT.	#5	LOW	2'-3'	2'-3'
	RO WO	4	ROSA WOODSII	WOODS ROSE	CONT.	#5	LOW	5'-6'	5'-6'
	SY OR	6	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	CONT.	#5	LOW	3'-4'	3'-4'
PERENNIALS									
	AC NA	6	ACONITUM NAPELLUS	MONKSHOOD	CONT.	#1	HIGH	2'-3'	1'-2'
	AU GO	8	AURINIA SAXATILIS 'GOLD BALL'	GOLD BALL BASKET OF GOLD	CONT.	#1	LOW	<1'	1'-2'
	CA OL	21	CAMPANULA ROTUNDIFOLIA 'OLYMPICA'	OLYMPICA HAREBELL	CONT.	#1	LOW	1'-2'	1'-2'
GROUND COVERS									
	AJ RE	34	AJUGA REPTANS	CARPET BUGLE	SEED	MOD			
	CE TO	87	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	SEED	LOW			



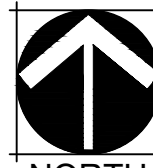


CHECKED BY: MT_LN
DRAWN BY: NP_CH

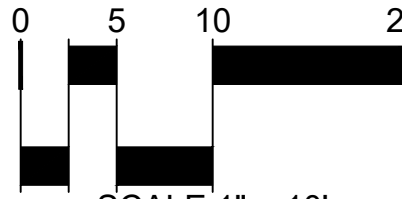
LEGEND

 SNOW STORAGE

SITE SF: 6,905 SF
REQUIRED: 1,975 SF
PROVIDED: 2,200 SF



NORTH



SCALE 1" = 10'



GRANITE STREET HOUSING
LOTS 13 - 18, BLOCK 8, 207 GRANITE STREET
FRISCO, COLORADO

OWNER:
PALISADE PARTNERS

2700 S. BROADWAY ST, SUITE 200
ENGLEWOOD, CO 80113
(970) 471-0963
CSHAMLIN@PALISADEPARTNERS.COM

NOT FOR
CONSTRUCTION

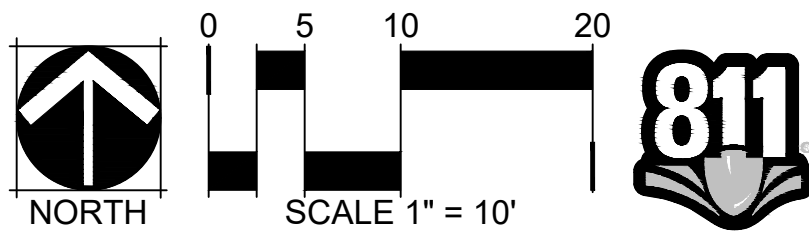
DATE:
07/30/26 SKETCH PLAN

SHEET TITLE:
SNOW STORAGE
PLAN

LS-003



CHECKED BY: MT_LN
DRAWN BY: NP_CH



LEGEND	
	LIMIT OF WORK
	PROPERTY LINE
	0-5' IGNITION ZONE OFFSET
	0-10' IGNITION ZONE OFFSET
	0-30' IGNITION ZONE OFFSET

GRANITE STREET HOUSING
LOTS 13 - 18, BLOCK 8, 207 GRANITE STREET
FRISCO, COLORADO

OWNER:
PALISADE PARTNERS
2700 S. BROADWAY ST, SUITE 200
ENGLEWOOD, CO 80113
(970) 471-0963
CSHAMLIN@PALISADEPARTNERS.COM

NOT FOR
CONSTRUCTION

DATE:
07/30/26 SKETCH PLAN

SHEET TITLE:
WILDFIRE IGNITION
ZONE PLAN

LS-004



LEGEND		
	— — — — —	LIMIT OF WORK
	— — — — —	PROPERTY LINE
	— — — — —	0-5' IGNITION ZONE OFFSET

SYMBOL	CODE	DESCRIPTION
	M-01	LANDSCAPE BOULDERS
	M-02	1 1/2" ROCK MULCH
	M-03	3/4" ROCK MULCH
	M-04	COBBLE
SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	WALL MOUNTED BIKE RACK

CODE	DESCRIPTION	DETAIL
N-01	LIMIT OF WORK	
N-02	5' BUILDING SETBACK	
N-03	PROPERTY LINE	
N-04	EXISTING UTILITIES , REF CIVIL	
N-05	PROPOSED UTILITIES , REF CIVIL	
N-06	DUMPSTER ENCLOSURE , REF ARCH	
N-07	TREE PLANTING	1 / LP-501
N-08	SHRUB PLANTING	2 / LP-501
N-09	LANDSCAPE BOULDER	4 / LP-501
N-10	COBBLE SWALE	8 / LP-501
N-11	SPADE CUT EDGE	5 / LP-501
N-12	TREE PROTECTION	3 / LP-501
N-13	PERENNIAL PLANT LAYOUT	7 / LP-501
N-14	CONCRETE FLATWORK , REF CIVIL	

GRANITE STREET HOUSING
LOTS 13 - 18, BLOCK 8, 207 GRANITE STREET
FRISCO, COLORADO

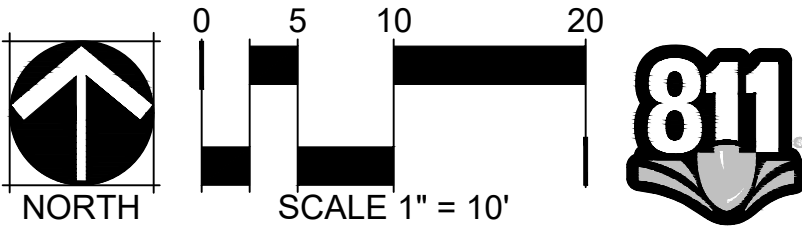
OWNER:
PALISADE PARTNERS
2700 S. BROADWAY ST, SUITE 200
ENGLEWOOD, CO 80113
(970) 471-0963
CSHAMLIN@PALISADEPARTNERS.COM

NOT FOR
CONSTRUCTION

DATE:
07/30/26 SKETCH PLAN

SHEET TITLE:
LANDSCAPE
SITE PLAN

LS-101





PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>COMMON NAME</u>
---------------	-------------	--------------------

ORNAMENTAL TREES

	AM AL	SASKATOON SERVICEBERRY
	PO ER	SWEDISH ASPEN
	PO TR	QUAKING ASPEN
	PR VI	NATIVE CHOKECHERRY

DECIDUOUS SHRUBS

	PO FR	BUSH CINQUEFOIL
	RH CI	WESTERN SMOOTH SUMAC
	RO WO	WOODS ROSE
	SY OR	MOUNTAIN SNOWBERRY

PERENNIALS

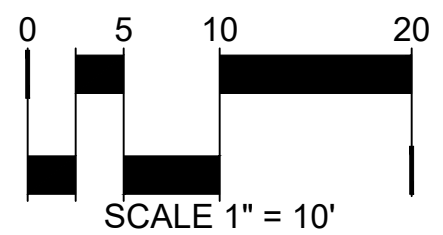
	AC NA	MONKSHOOD
	AU GO	GOLD BALL BASKET OF GOLD
	CA OL	OLYMPICA HAREBELL

<u>SYMBOL</u>	<u>CODE</u>	<u>COMMON NAME</u>
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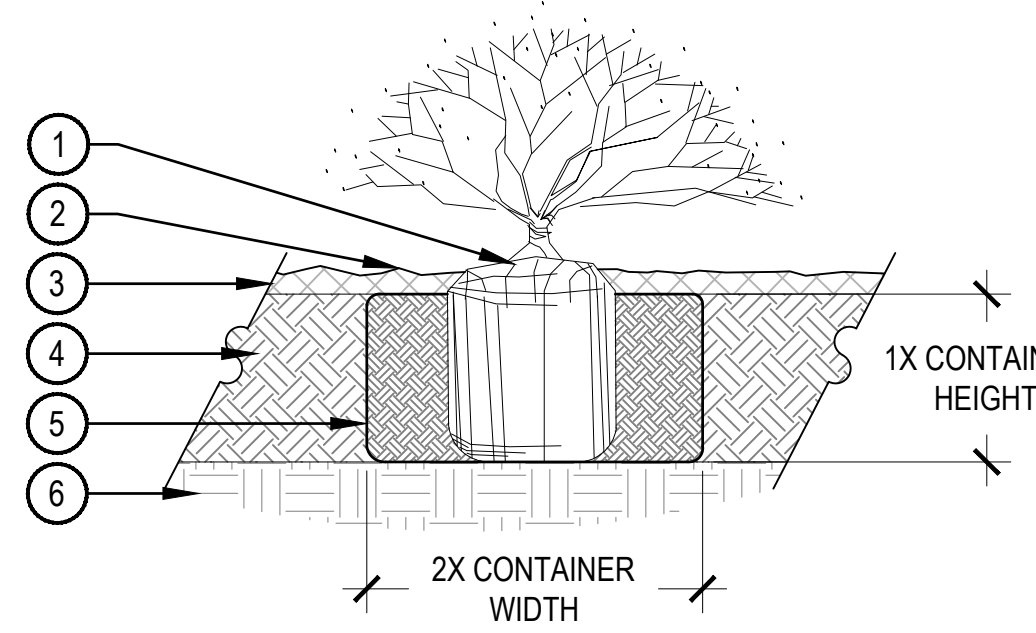
GROUND COVERS

	AJ RE	CARPET BUGLE
	CE TO	SNOW IN SUMMER

CHECKED BY: MT, LN
DRAWN BY: NP, CH



- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 01
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL

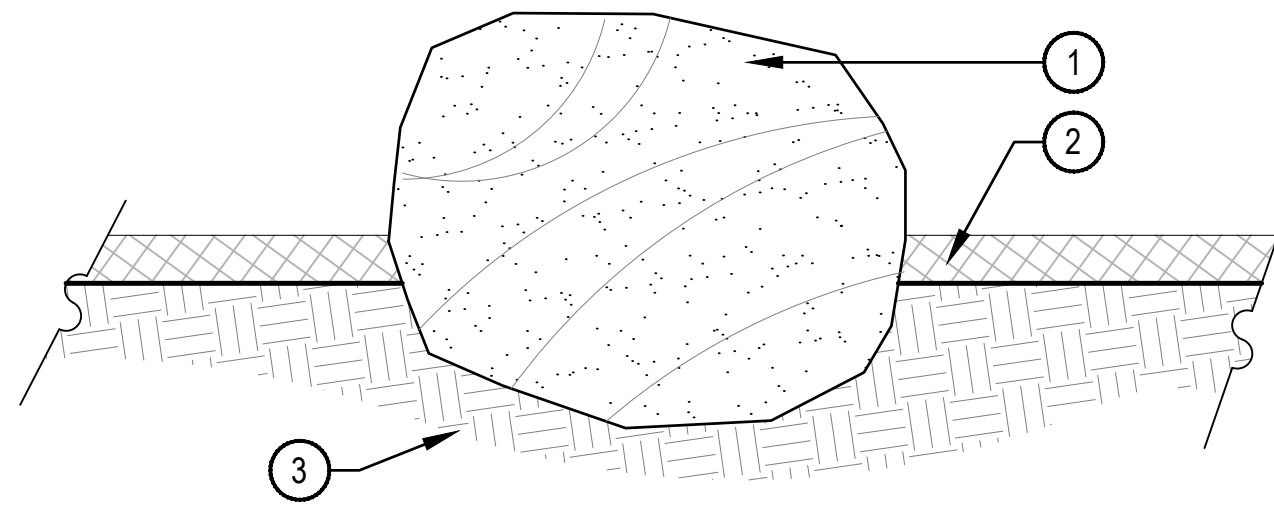


- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

- 1 BOULDER. SET MIN 1/4 DEPTH BELOW FG. REFER TO MATERIAL SCHEDULE, SHEET LS-002
- 2 SPECIFIED MULCH, RE: LANDSCAPE PLANS
- 3 COMPACTED SUBGRADE

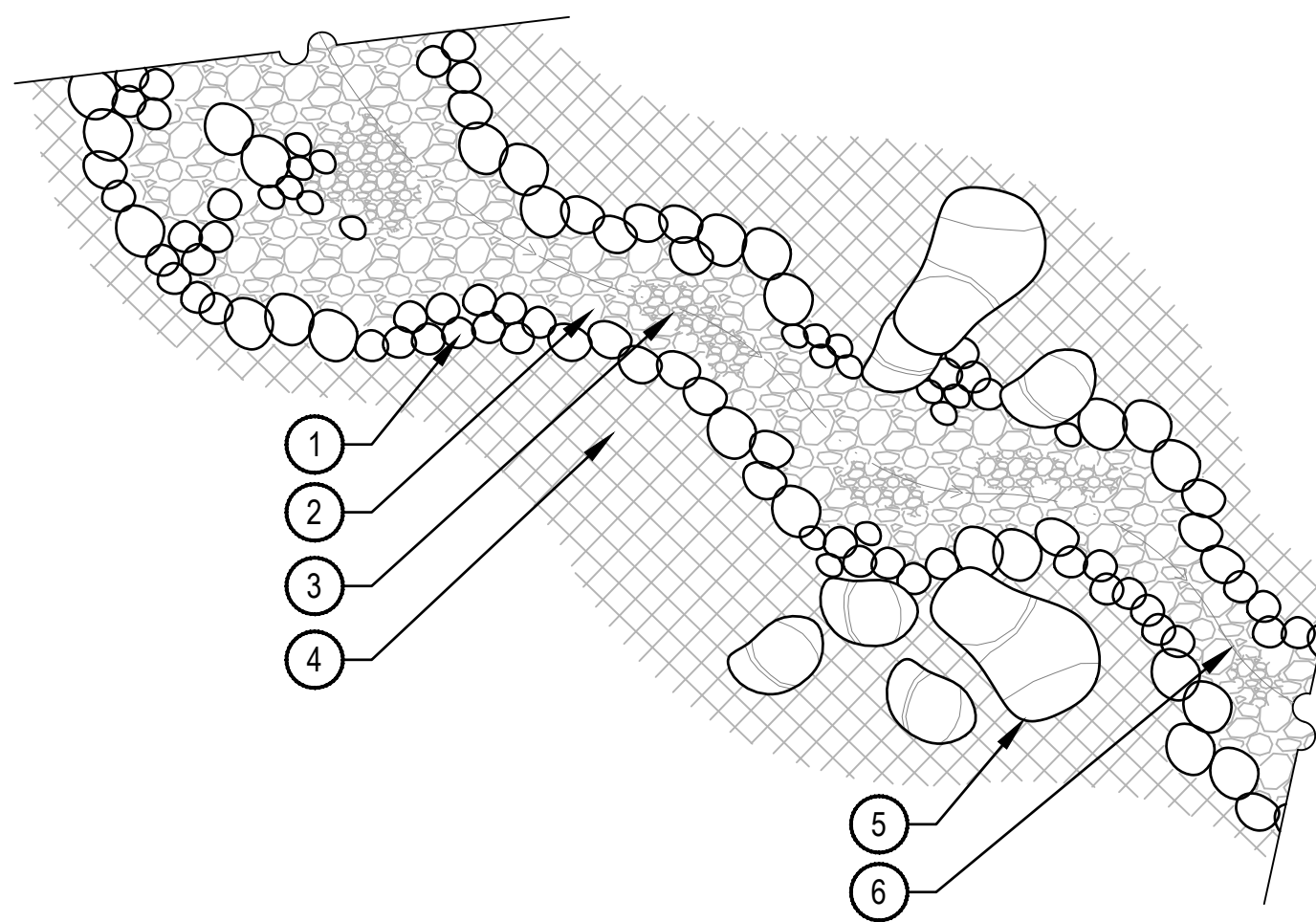


- NOTES:
1. QTY INCLUDES FREE STANDING BOULDERS ONLY. BOULDER SEATS OR WALLS NOT INCLUDED IN THIS COUNT.
 2. STAKE ALL BOULDER LOCATIONS FOR OWNER'S REP APPROVAL PRIOR TO INSTALLATION.
 3. SIZES NOTED ARE MINIMUMS. LARGER BOULDERS CAN BE USED IF SPACE ALLOWS.
 4. ADDITIONAL QUANTITIES AND SIZES ARE TO BE DETERMINED BASED ON ON-SITE AVAILABILITY.

4 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"

- 1 5"-12" COBBLE, SET ON EDGE OF SWALE AS WELL AS IN A FEW INTERIOR AREAS TO CREATE A LOOSE, NATURALISTIC BORDER AS SHOWN, REFER TO MATERIAL SCHEDULE, SHEET LS-002
- 2 2"-4" COBBLE, SET IN INTERIOR AREAS OF SWALE, 4"-5" DEPTH, REFER TO MATERIAL SCHEDULE, SHEET LS-002
- 3 1-1/2" COBBLE, SET IN INTERIOR AREAS OF SWALE, 4"-5" DEPTH, REFER TO MATERIAL SCHEDULE, SHEET LS-002
- 4 ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 5 BOULDERS SET IN AND AROUND SWALE, REFER TO DETAIL 6, SHEET LP-501
- 6 DO NOT IMPEDE FLOW AT BOTTOM OF SWALE



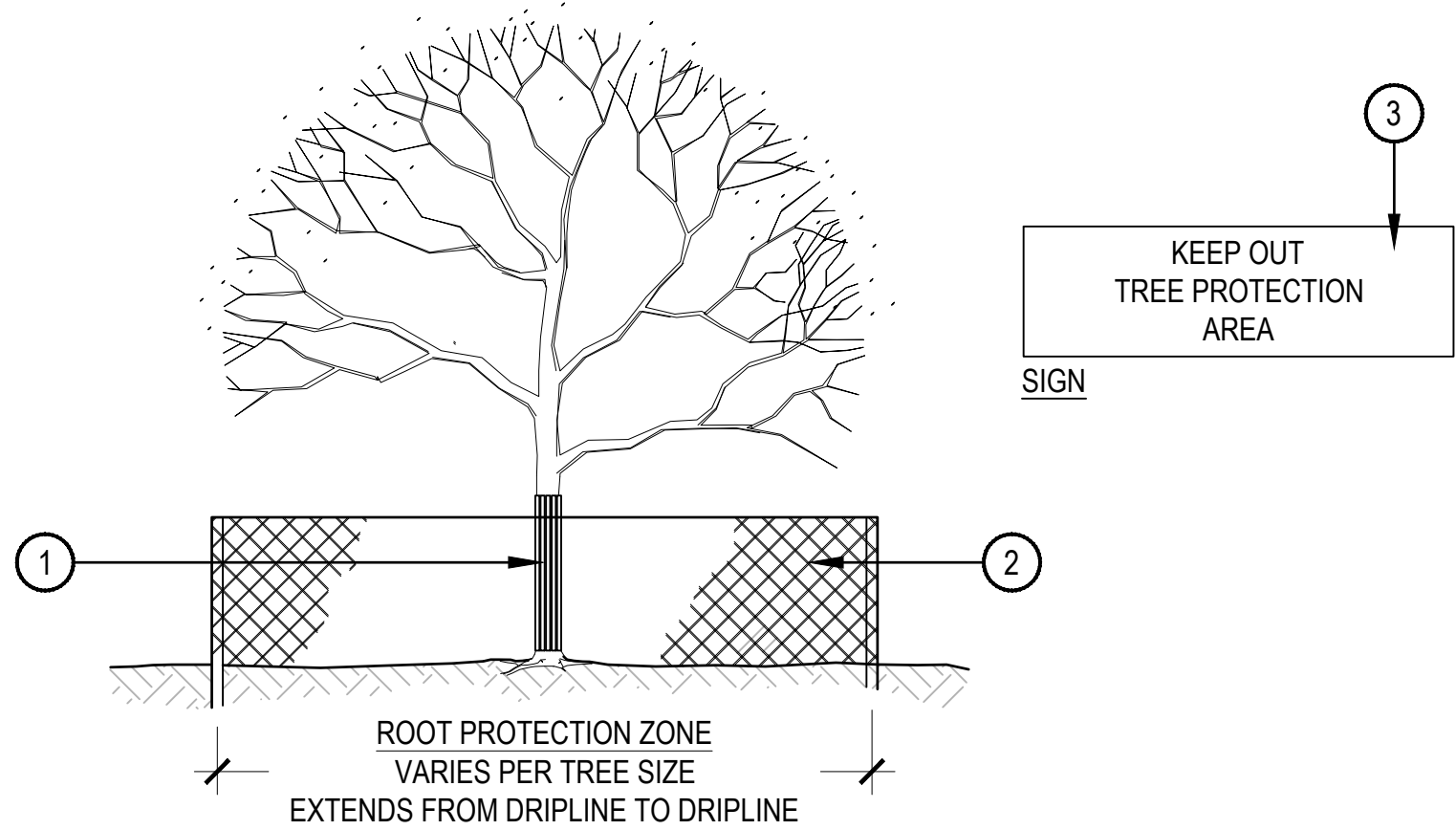
- NOTES:
1. THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE SWALE AND LANDSCAPE BED.
 2. SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

7 COBBLE SWALE

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

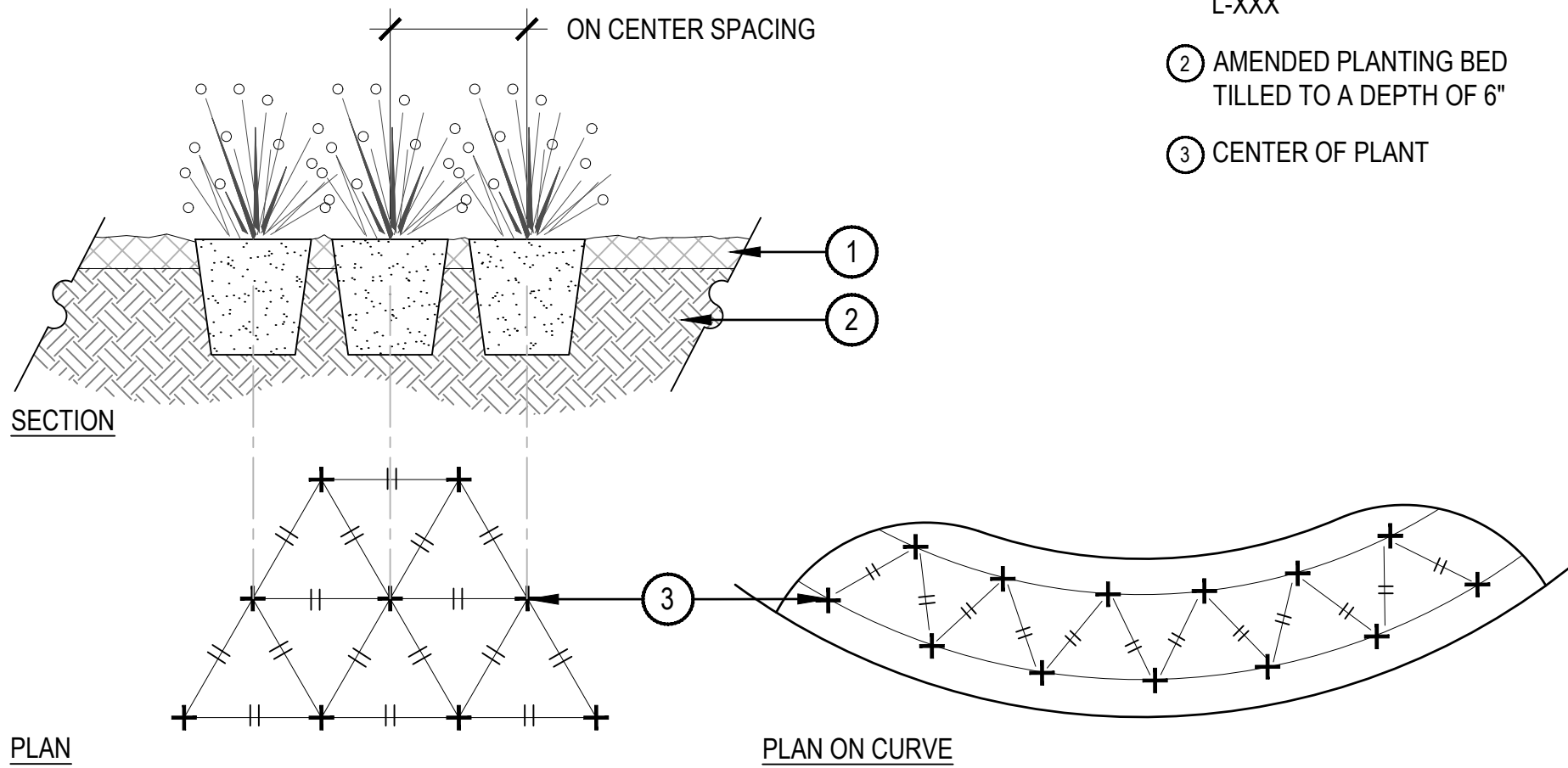
SCALE: 3/16" = 1'-0"

- 1 TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE. NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- 2 BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- 3 PLACE SIGNS EVERY 50'. PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.



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

- 1 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT

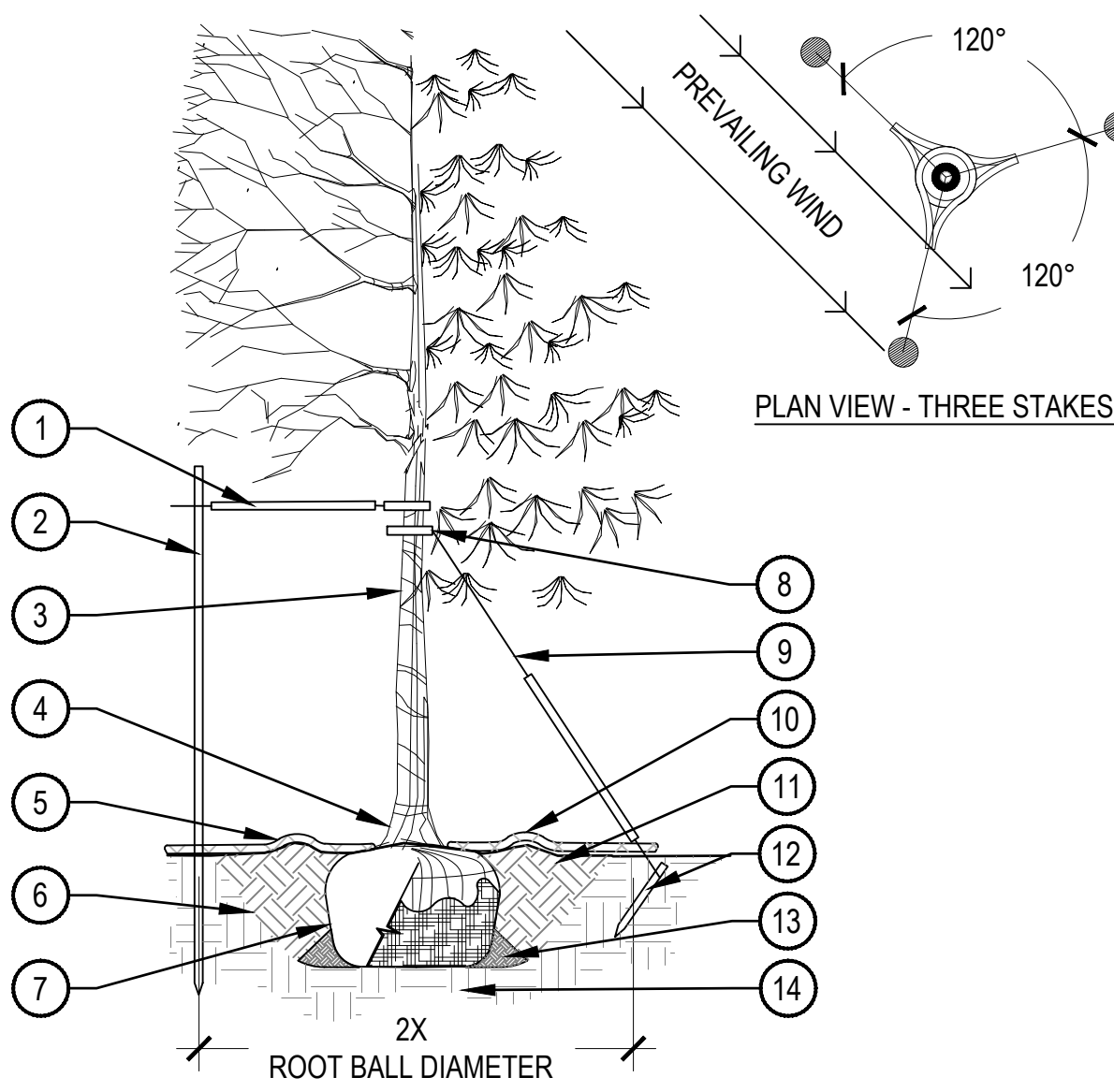


- NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

6 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

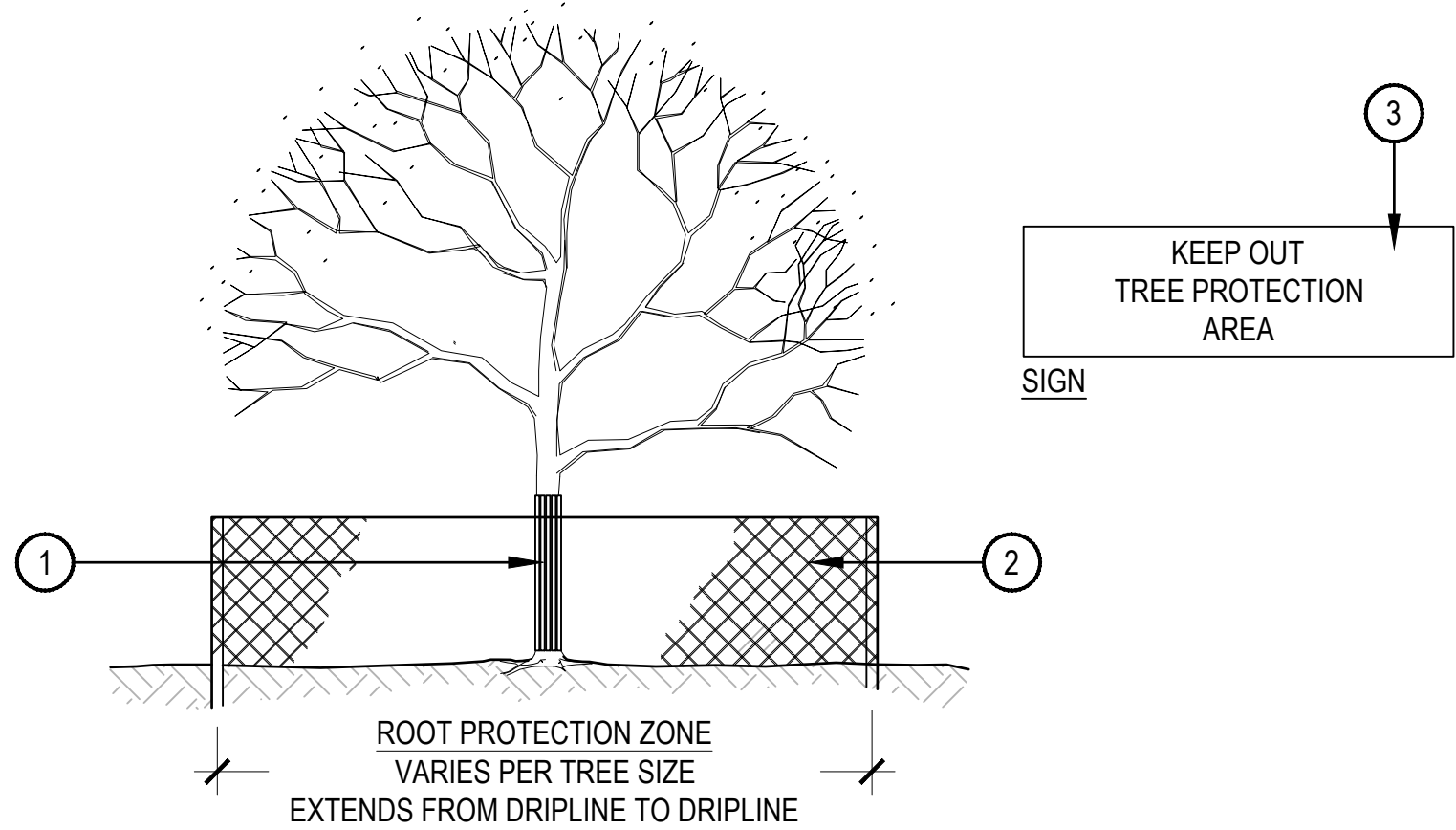
- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



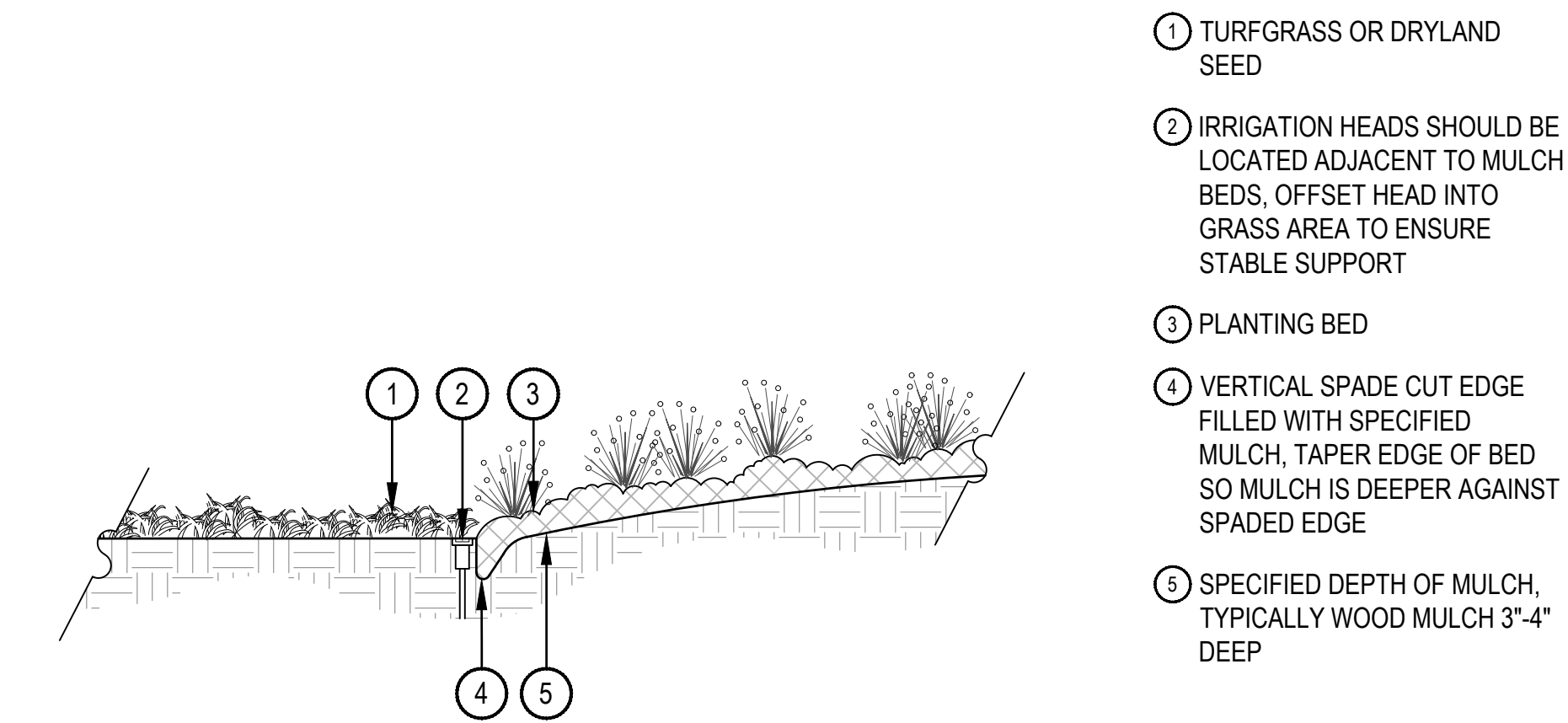
- 1 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- 4 PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 5 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 12 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

- NOTES:
1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
 2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIPLINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
 3. FENCING MATERIAL SHALL BE SET AT THE DRIPLINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
 4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
 5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
 6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK, WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIPLINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



3 TREE PROTECTION



- 1 TURFGRASS OR DRYLAND SEED
- 2 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- 3 PLANTING BED
- 4 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
- 5 SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

5 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

6 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

Arapahoe Architects
322 C North Main St.
Breckenridge, CO 80424
Job: 2619
Date: 07/29/2026

GRANITE ST. HOMES

207 GRANITE STREET,
FRISCO, COLORADO

Sheet:

CB-1

LOCATION/MATERIAL

COLOR

SAMPLE

PRIMARY ROOF

Comp. Shingles

Timberline HD
"Weathered Wood"



FASCIA AND TRIM

2x wood

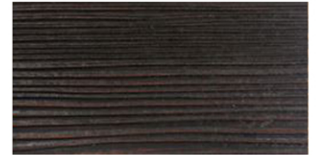
Weather Wood Stains
"Pining"



PRIMARY SIDING

1x6 Cementitious
Horizontal Lap Siding

Woodtone Rustic Series
"Roasted Walnut"



ACCENT SIDING 1

1x6 Fire-Retardant Treated
Wood Vertical Siding

New Age Siding
"Bellevue"



DOORS & WINDOWS

Composite Fiberglass

Dark Bronze



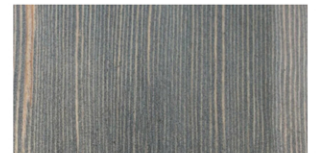
COLUMNS & BEAMS

Rough Sawn Timber

SOFFIT

2X T&G

Weather Wood Stains
"Pining"



PIER BASE &

ACCENT BASE 1

Thin Veneer Stone

Gallegos Stone:
341 "IBEX Brown"



ACCENT BASE 2

Corten Corrugated
Metal

Berridge
"Lead-Cote"

