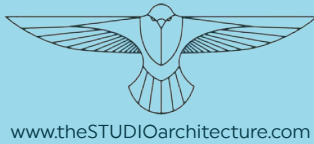
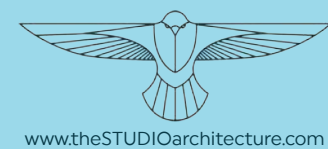


GRANITE STREET HOUSING																	
SNOW STORAGE SUMMARY				UNIT SUMMARY				PARKING SUMMARY									
	Required	Provided		Provided				Required			Provided			Bicycle			
Paved Area (sf)	Snow storage area (sf)	Snow storage area (sf)		Studio	1-Beds	2-Beds	Total	Studio	1-Beds	2-Beds	Guest	Total	Regular	Accessible	Total	Required	Provided
3,646	1,042	1,188	114%	4	12	6	22	4	12	12	4	32	31	2	33	28	28
103%																	

Code Amendments/Waivers Needed:
Reduce the amount of required interior parking lot landscaping

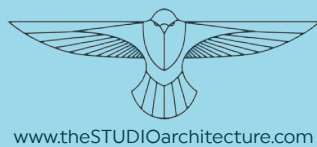
Unit Areas (sf)		
Studio	502	0bd/1ba
1BD	668 - 698	1bd-1ba
2BD	952	2bd/2ba





GRANITE STREET HOUSING
LEVEL 1





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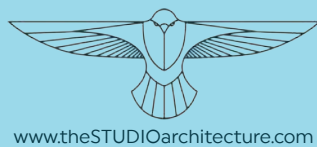


GRANITE STREET HOUSING

LEVEL 2



03/16/2021
619 Granite Street
Frisco, CO



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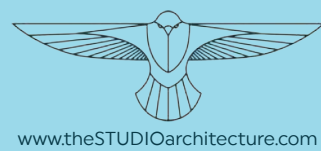
GRANITE STREET HOUSING

LEVEL 3



03/16/2021
619 Granite Street
Frisco, CO

03



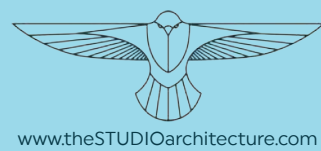
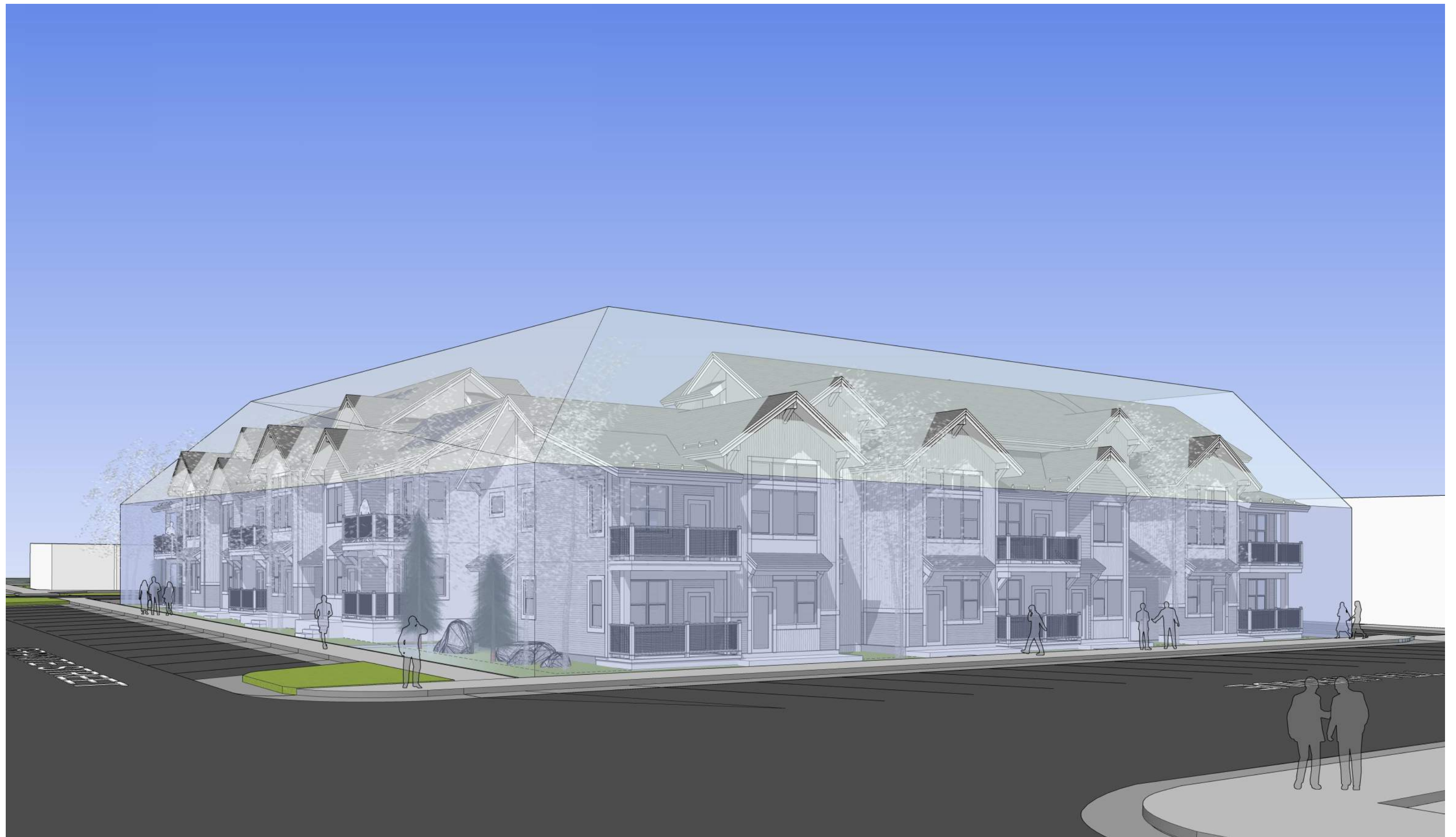
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GRANITE STREET HOUSING

VIEW OF GRANITE ST AND 7TH AVE



03/16/2021
619 Granite Street
Frisco, CO

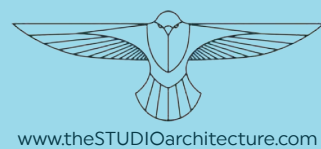


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GRANITE STREET HOUSING VIEW OF GRANITE ST AND 7TH AVE - BULK PLANE



03/16/2021
619 Granite Street
Frisco, CO



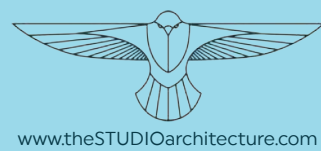
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GRANITE STREET HOUSING

VIEW OF PASEO



03/16/2021
619 Granite Street
Frisco, CO



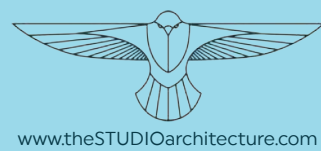
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GRANITE STREET HOUSING

VIEW OF GRANITE ST FACADE



03/16/2021
619 Granite Street
Frisco, CO



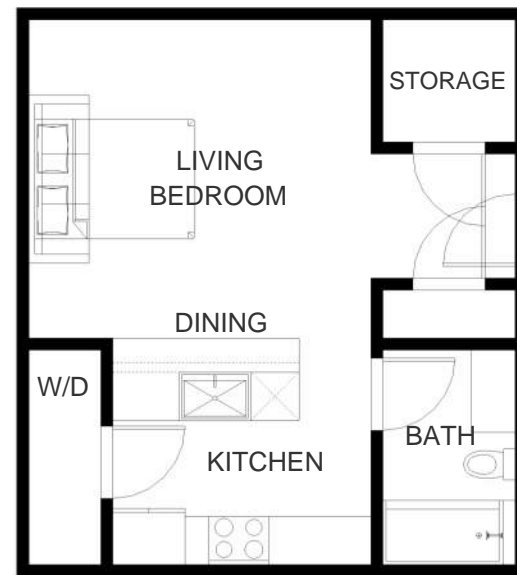
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GRANITE STREET HOUSING

VIEW OF CARPORTS



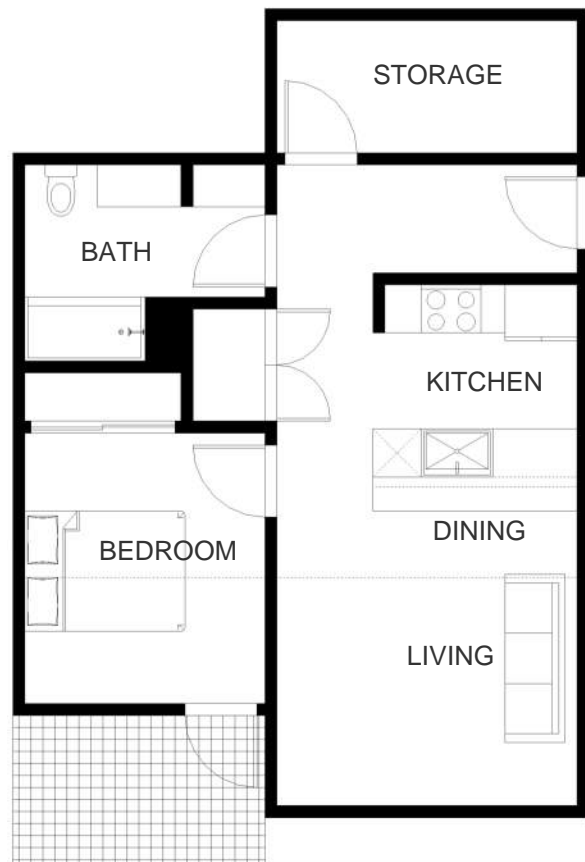
03/16/2021
619 Granite Street
Frisco, CO



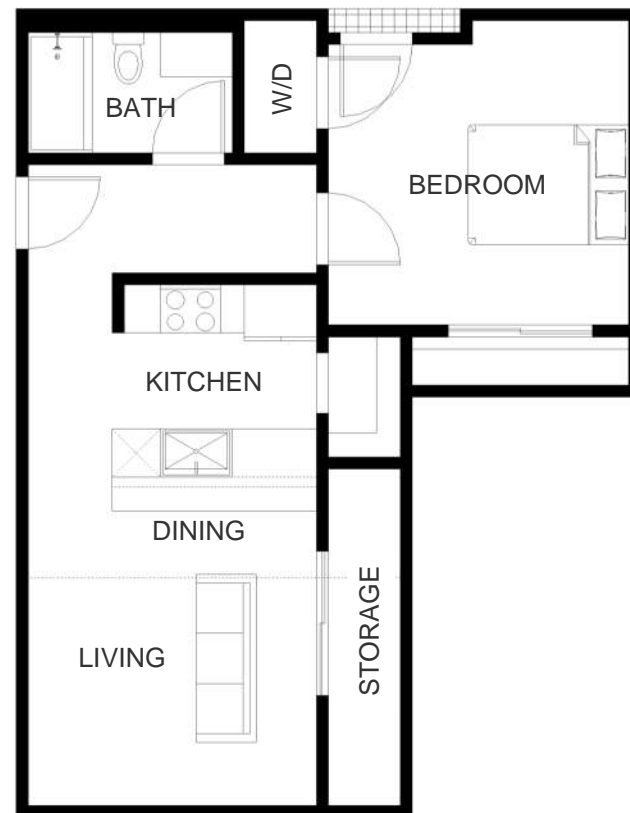
STUDIO
502 SF



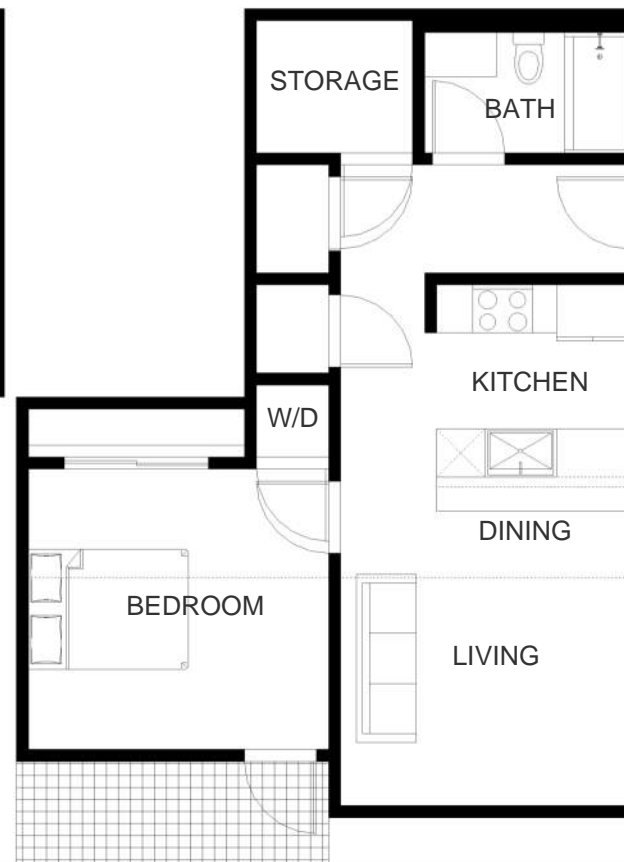
1 BEDROOM
686 SF



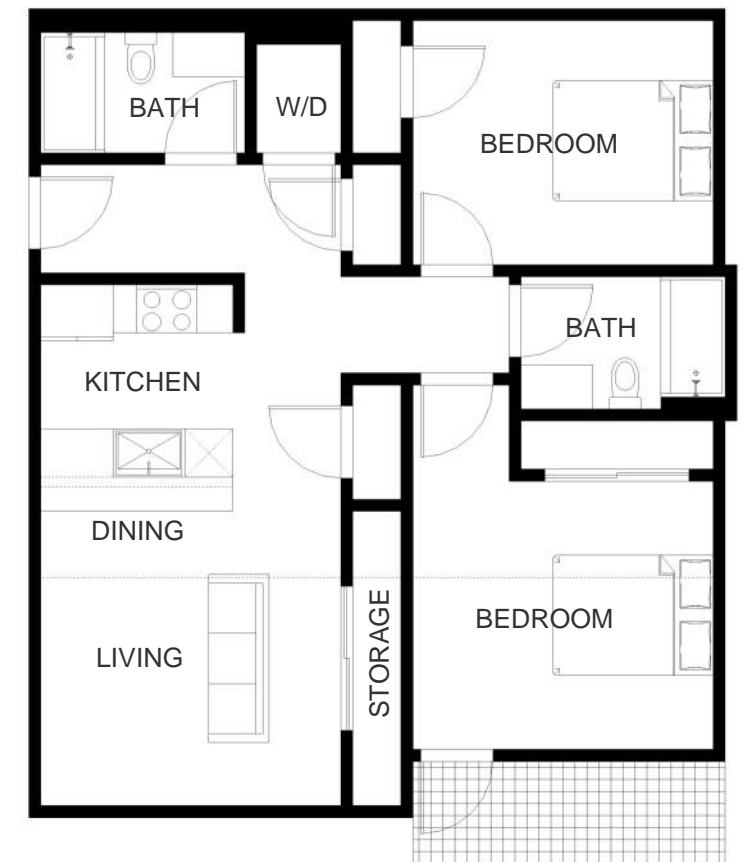
1 BEDROOM
698 SF



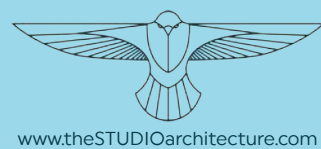
1 BEDROOM
668 SF



1 BEDROOM
675 SF



2 BEDROOM
952 SF



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GRANITE STREET HOUSING UNIT PLANS



03/16/2021
619 Granite Street
Frisco, CO

PROJECT TITLE **FRISCO GRANITE STREET APARTMENTS** BID DATE **March 17, 2021**
PROJECT ADDRESS **619 Granite Street** TK JOB NUMBER **2021-013**
Frisco, CO 80443
BIDDERS NAME **Taylor Kohrs**
CONTACT NAME **Trevor Vance**
Estimator
Phone **303-928-1800**

DIVISION	DESCRIPTION	Onsite	Shell Building	GRAND TOTAL
1	General Requirements		\$ 10,112	\$ 10,112
2	Site Work	\$ 449,418		\$ 449,418
3	Concrete		\$ 189,540	\$ 189,540
5	Metal		\$ 207,469	\$ 207,469
6	Woods & Plastics		\$ 865,761	\$ 865,761
7	Moisture & Thermal Protection		\$ 274,367	\$ 274,367
8	Doors & Windows		\$ 257,550	\$ 257,550
9	Finishes		\$ 331,966	\$ 331,966
10	Specialties		\$ 26,050	\$ 26,050
11	Equipment		\$ 77,000	\$ 77,000
12	Furnishings		\$ 38,500	\$ 38,500
13	Special Construction		\$ 290,000	\$ 290,000
15	Mechanical		\$ 569,405	\$ 569,405
16	Electrical		\$ 457,898	\$ 457,898
**	General Liability + Builders Risk	\$ 8,448	\$ 78,020	\$ 86,468
*	General Conditions	\$ -	\$ 554,851	\$ 554,851
*	Fee	\$ 22,471	\$ 207,523	\$ 229,994
*	Payment & Performance Bond		\$ 37,706	\$ 37,706
*	Permit - By Owner		\$ -	\$ -
*	Contingency		\$ 491,635	\$ 491,635
TOTAL		\$ 480,337	\$ 4,965,353	\$ 5,445,690

ALTERNATES	PER UNIT COST
ADD 18.7 kw SOLAR SYSTEM TO CARPORTS	\$ 205,715 \$ 9,350.68
UTILIZE PLASTIC LAMINATE CABINETS ILO WOOD CABINETS	\$ (11,831) \$ (537.76)
UTILIZE PLASTIC LAMINATE COUNTERTOPS ILO SOLID SURFACE	\$ (9,465) \$ (430.21)
ADD FIBEREX ANDERSON 100 SERIES WINDOWS ILO OF VINYL	\$ 104,686 \$ 4,758.47
GRANITE ST. 6" CURB & GUTTER & 5' PEDESTRIAN SIDEWALK	\$ 14,839 \$ 674.48

NRSF- COST PER UNIT TYPE
NRSF- AVERAGE COST OF STUDIO UNIT- 502 SF \$ 155,823
NRSF- AVERAGE COST OF 1 BR UNIT- 698 SF \$ 216,662
NRSF- AVERAGE COST OF 2 BR UNIT - 952 SF \$ 295,505