





**STUDIO ARCHITECTURE**  
3575 Ringsby Ct. Suite 300  
Denver, CO 80216  
theSTUDIOarchitecture.com  
866.529.9130

# GRANITE STREET WORKFORCE HOUSING

619 Granite St. Frisco, CO

STUDIO Project No: 21-000.00

Sheet Issue & Revision Log

No	Date	Description
	05/21/21	100% SD
	07/13/21	TOWN COUNCIL

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LANDSCAPE PLAN

L1.00



CONTRACTOR TO PROVIDE IRRIGATION SYSTEM OFF EASTERN BUILDING WITH 3/4" TAP. LOCATE IRRIGATION CONTROLLER ON SIDE OF TRASH ENCLOSURE

LEGEND		SD QUANTITIES:
	DECIDUOUS CANOPY TREES	18
	ORNAMENTAL TREES	11
	SHRUBS	129
	ORN. GRASSES	43
	PERENNIALS	67
	ROLLED TOP STEEL EDGER	52 LF
	TURF - SOD	158 SF
	NATIVE SEED MIX	1150 SF
	CONCRETE PAVERS	101 SF
	SITE CONCRETE WALKS	2533 SF
	CRUSHED ROCK	98 SF
	SNOW STORAGE AREA	1145
	BLOCKY STONE SEATS	5 @ 3' MIN.

TOTAL LANDSCAPE REQUIREMENT			
REQUIREMENT		TREE REQ.	SHRUB REQ.
OVERALL SITE	24,480	28	16.32
PARKING LOT (6%)			
2X TREE PER SECTION	246	1.64	3.28
180-6.21.3.1			
TOTAL REQUIRED		29	17
EXISTING		0	0
PROVIDED		29	129
TOTAL		29	129

SITE CALCULATIONS:	
LANDSCAPE AREA CALCULATIONS:	
TOTAL LIMITS OF DISTURBED AREA:	24,480
SNOW STORAGE CALCULATIONS:	
UNCOVERED PARKING/PAVING	4,088
SNOW STORAGE REQUIRED	1,168
SNOW STORAGE PROVIDED	1,171
LANDSCAPE PARKING LOT CALCULATIONS:	
NEW PAVED PARKING:*	4,088
6% OF PAVED AREA:	246
1 TREE & 2 SHRUBS / 150 SF = 2 TREES & 4 SHRUBS REQUIRED	0 provided
* Remaining parking lot covered with canopy	
STREET TREES (1/30LF frontage)	
GRANITE STREET: 175 LF = 6 TREES REQUIRED	11
7th STREET: 140 LF = 5 TREES REQUIRED	10

LANDSCAPE SCHEMATIC DESIGN PLAN

SCALE: 1" = 10'-0"





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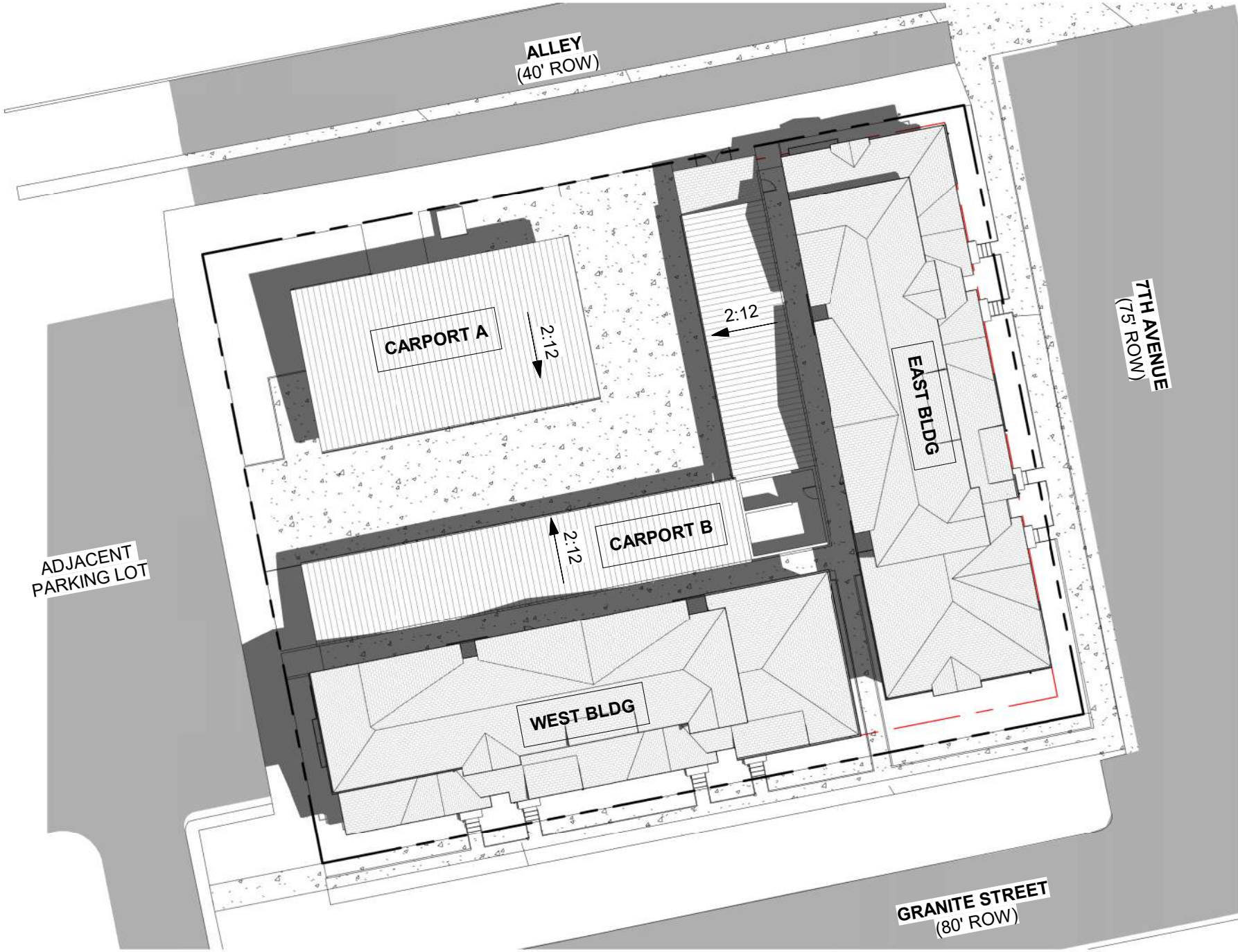
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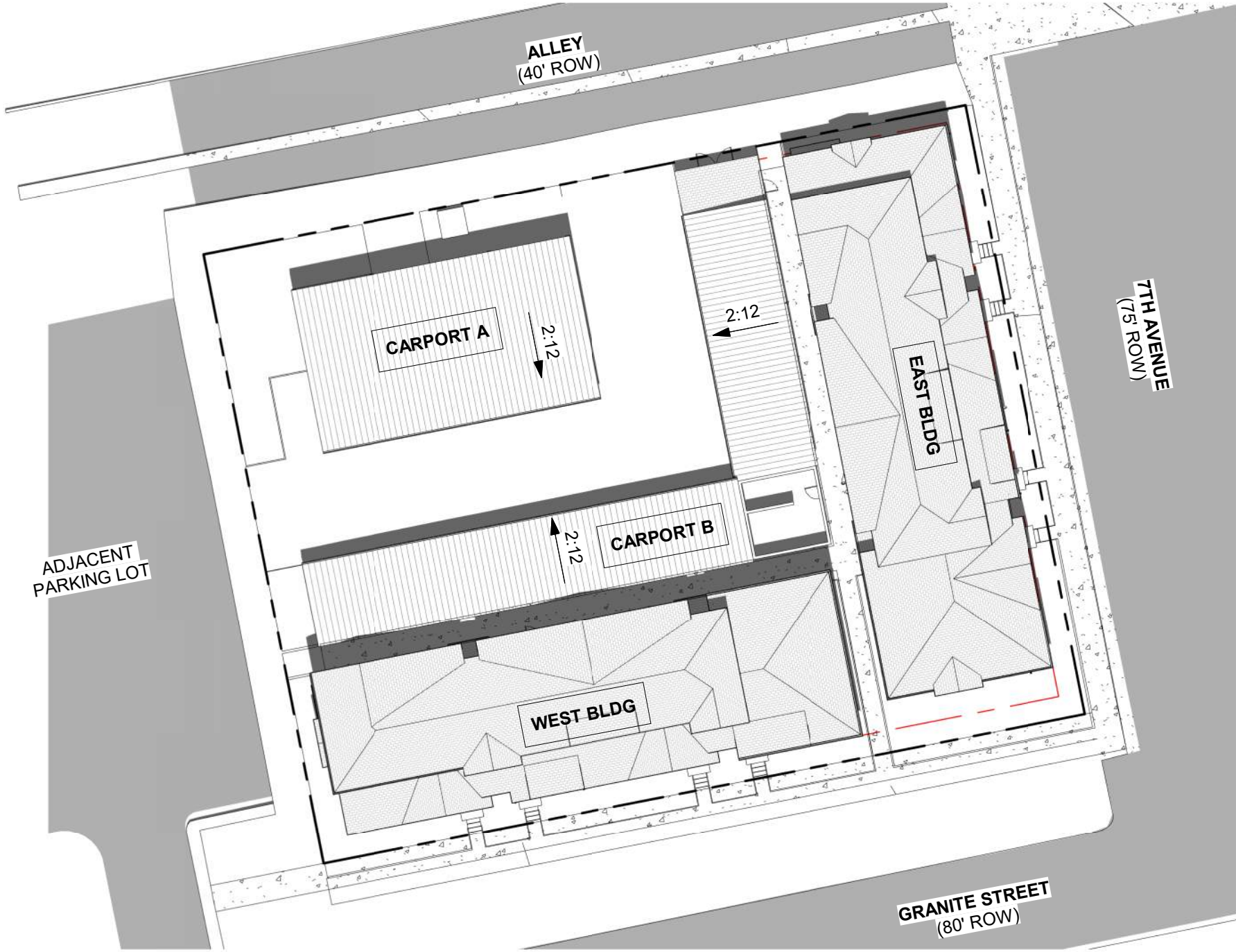
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**SHADOW ANALYSIS**

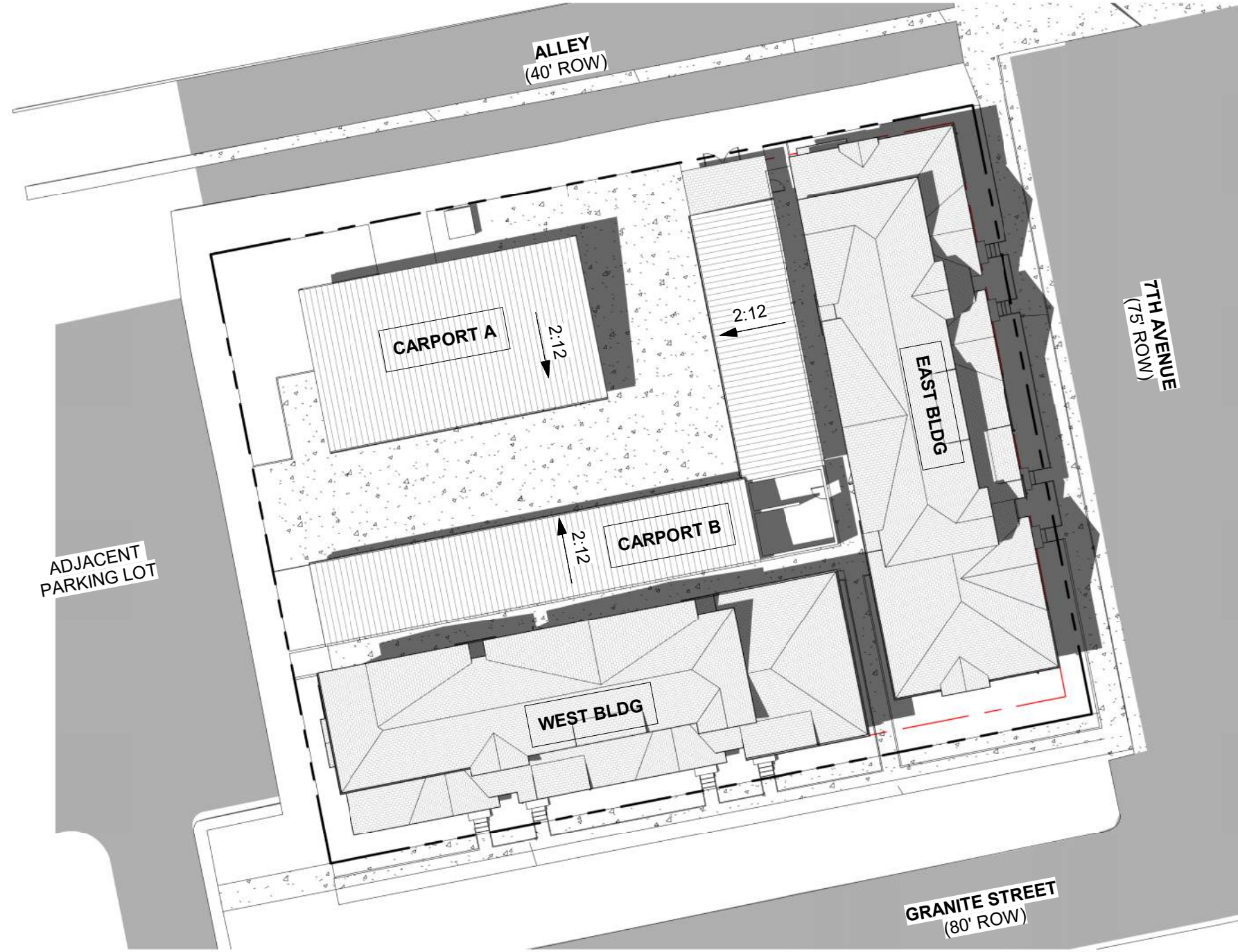
**TC1.02**



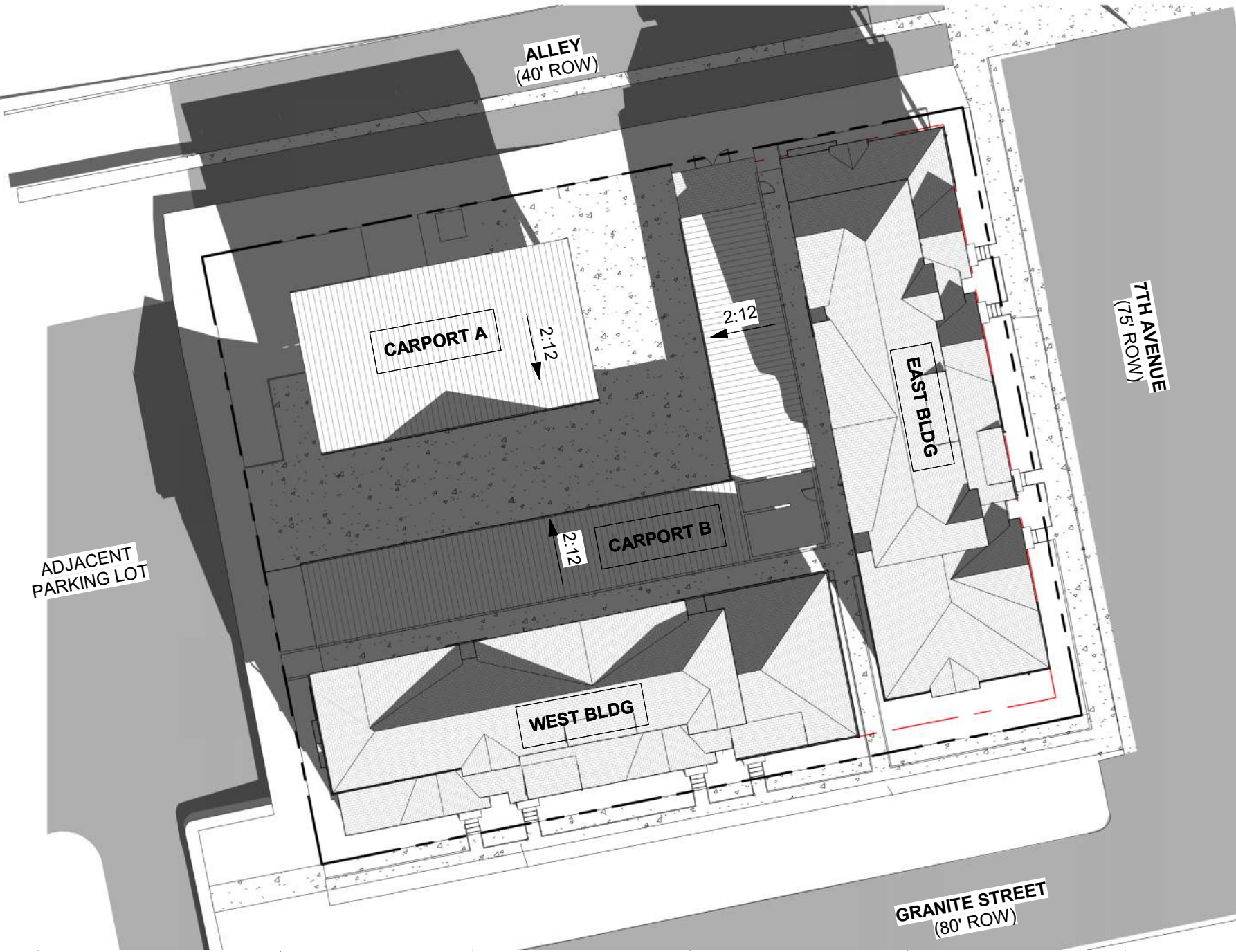
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1" = 30'-0"



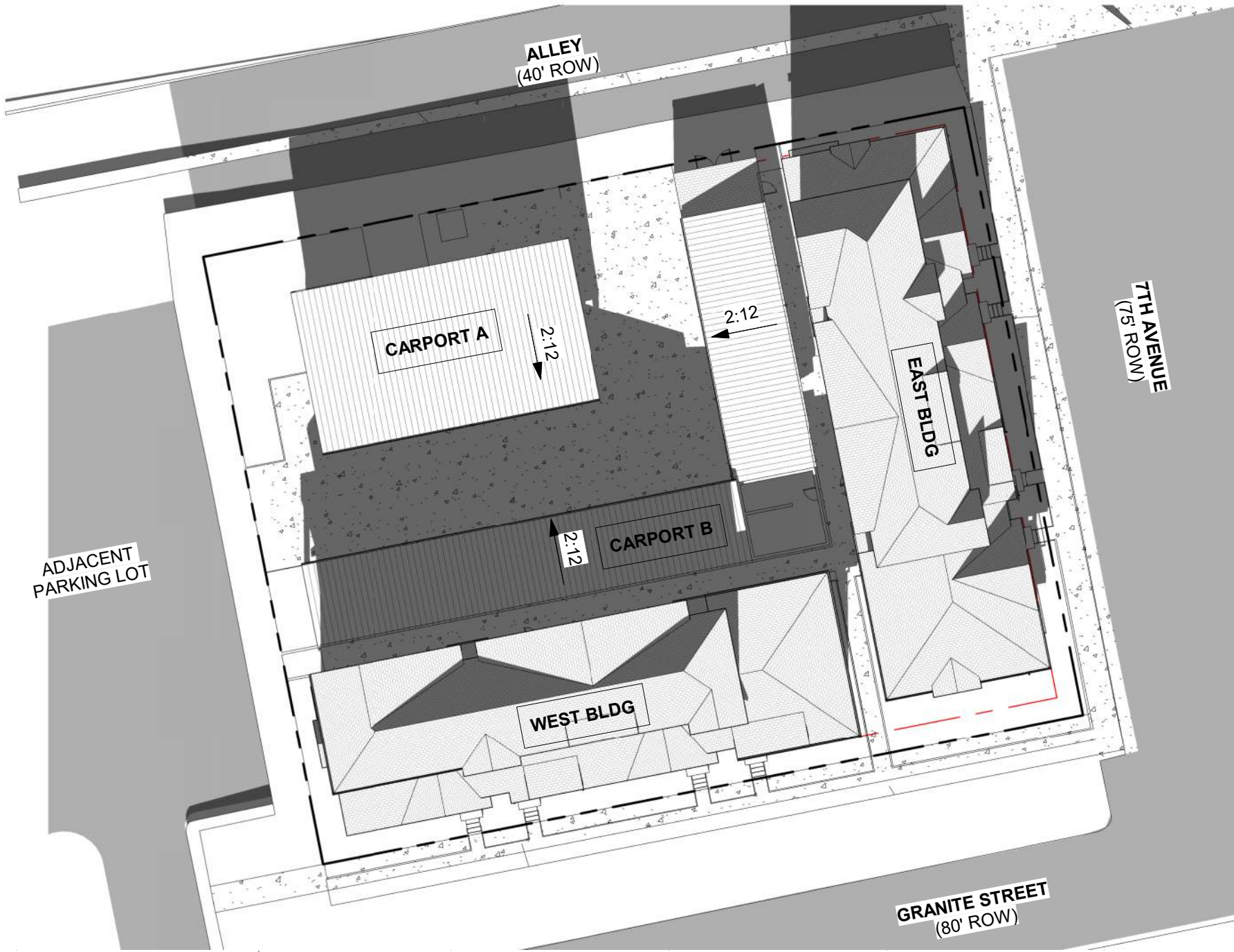
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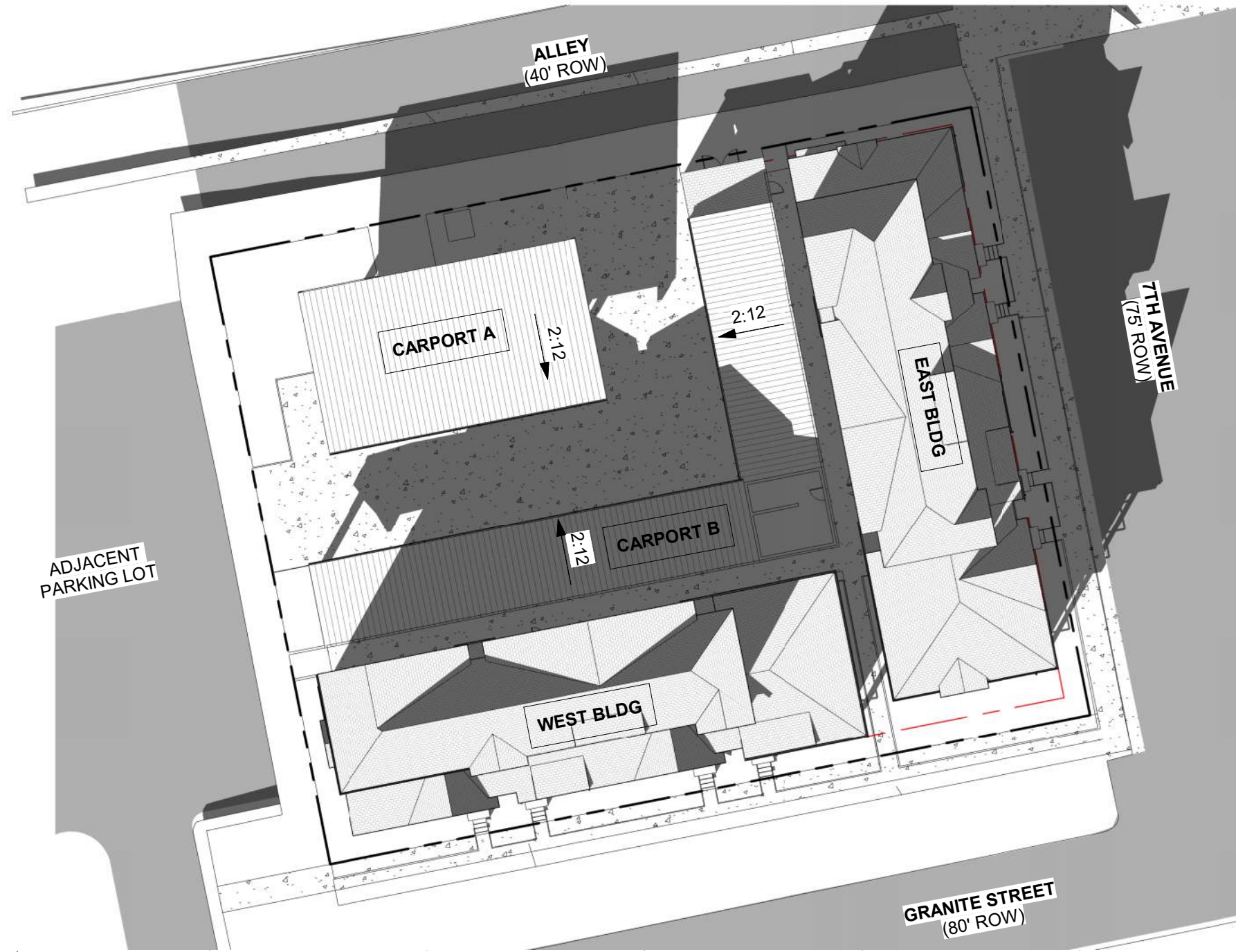
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1" = 30'-0"



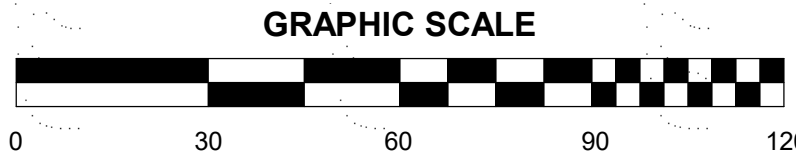
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1" = 30'-0"



2/ 12/21/2021 @ 12PM  
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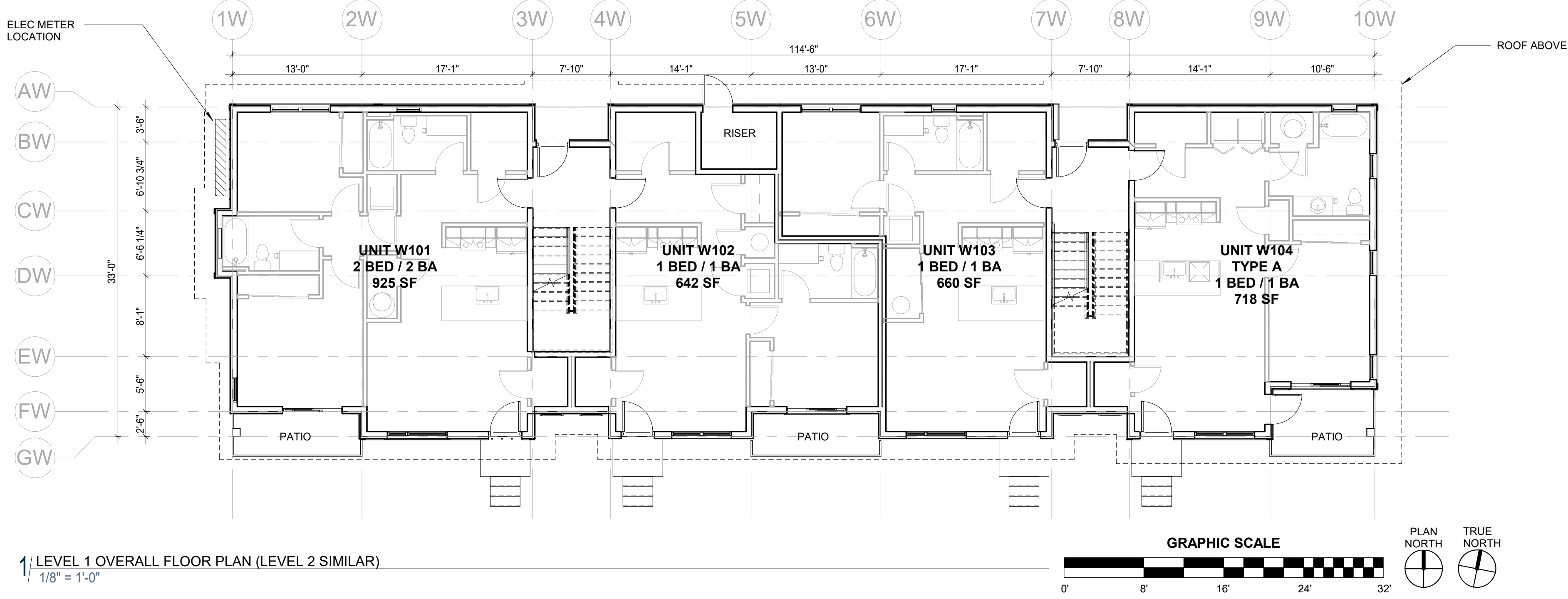
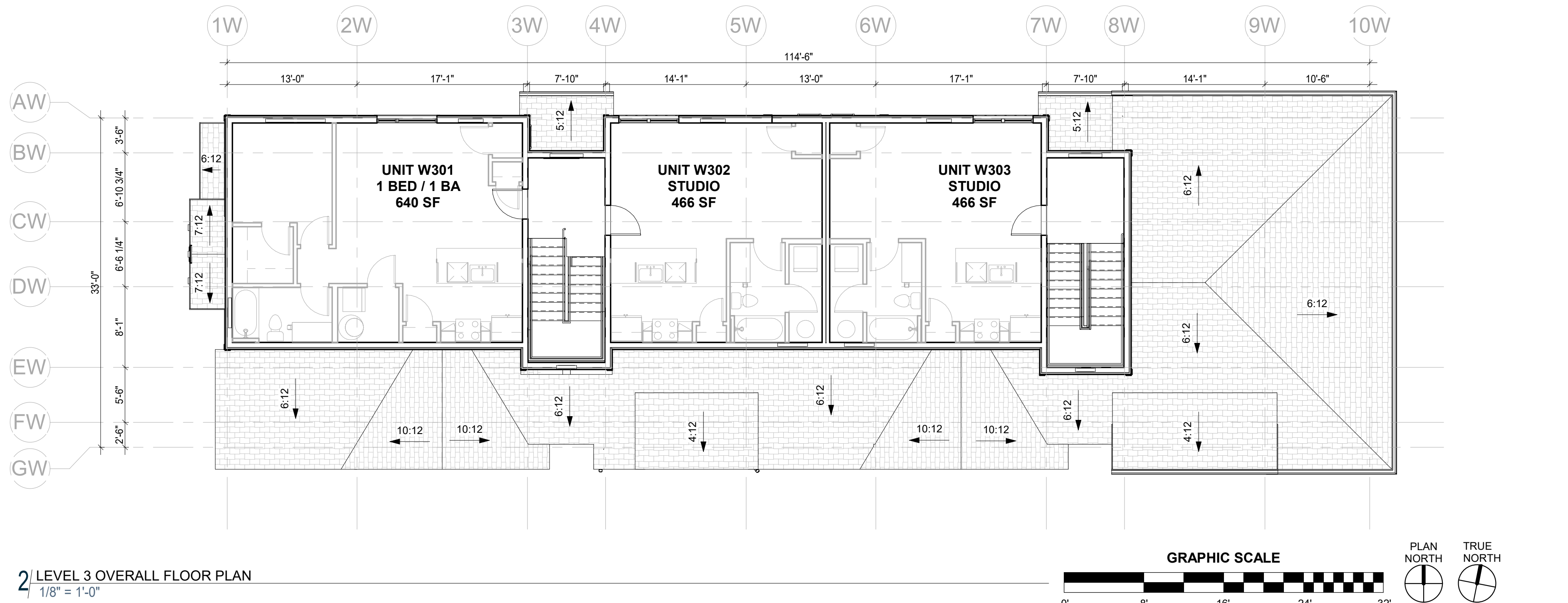
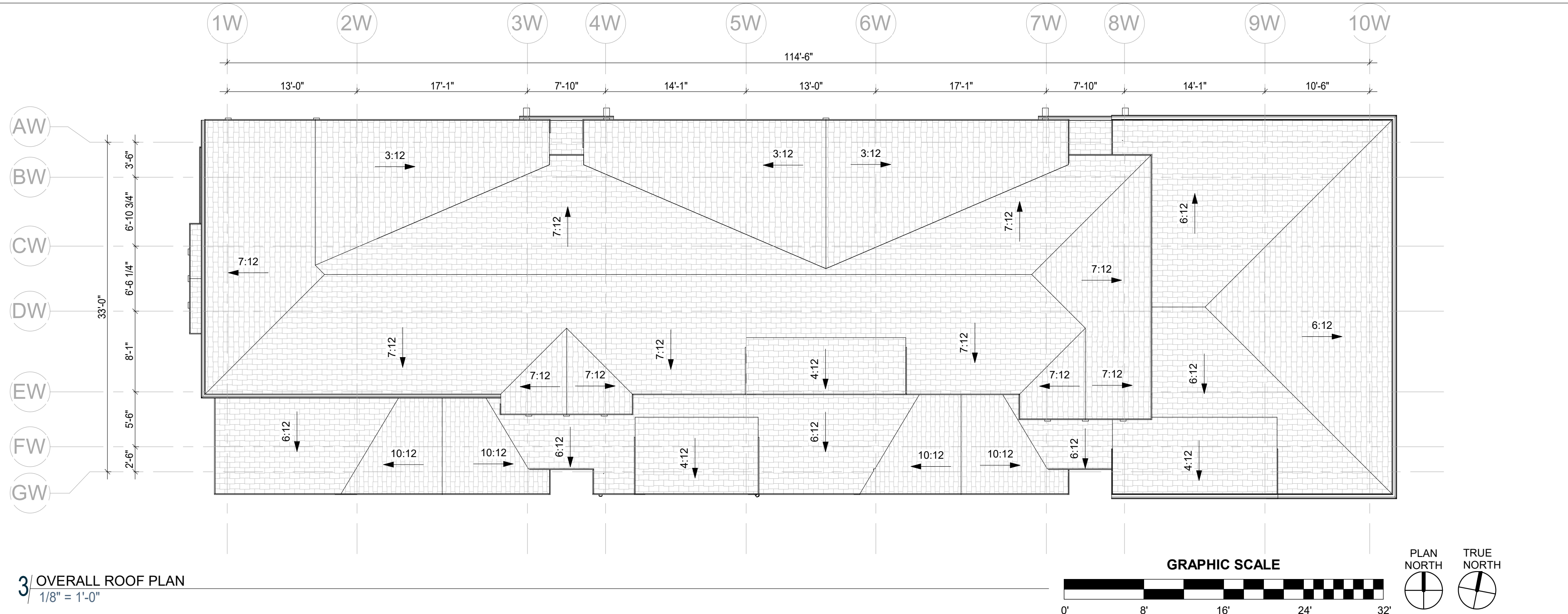


1/ 12/21/2021 @ 2PM  
1" = 30'-0"





PLOT DATE: 7/7/2021 3:01:33 PM



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**OVERALL FLOOR  
PLANS - WEST  
BUILDING**

**TC2.01**





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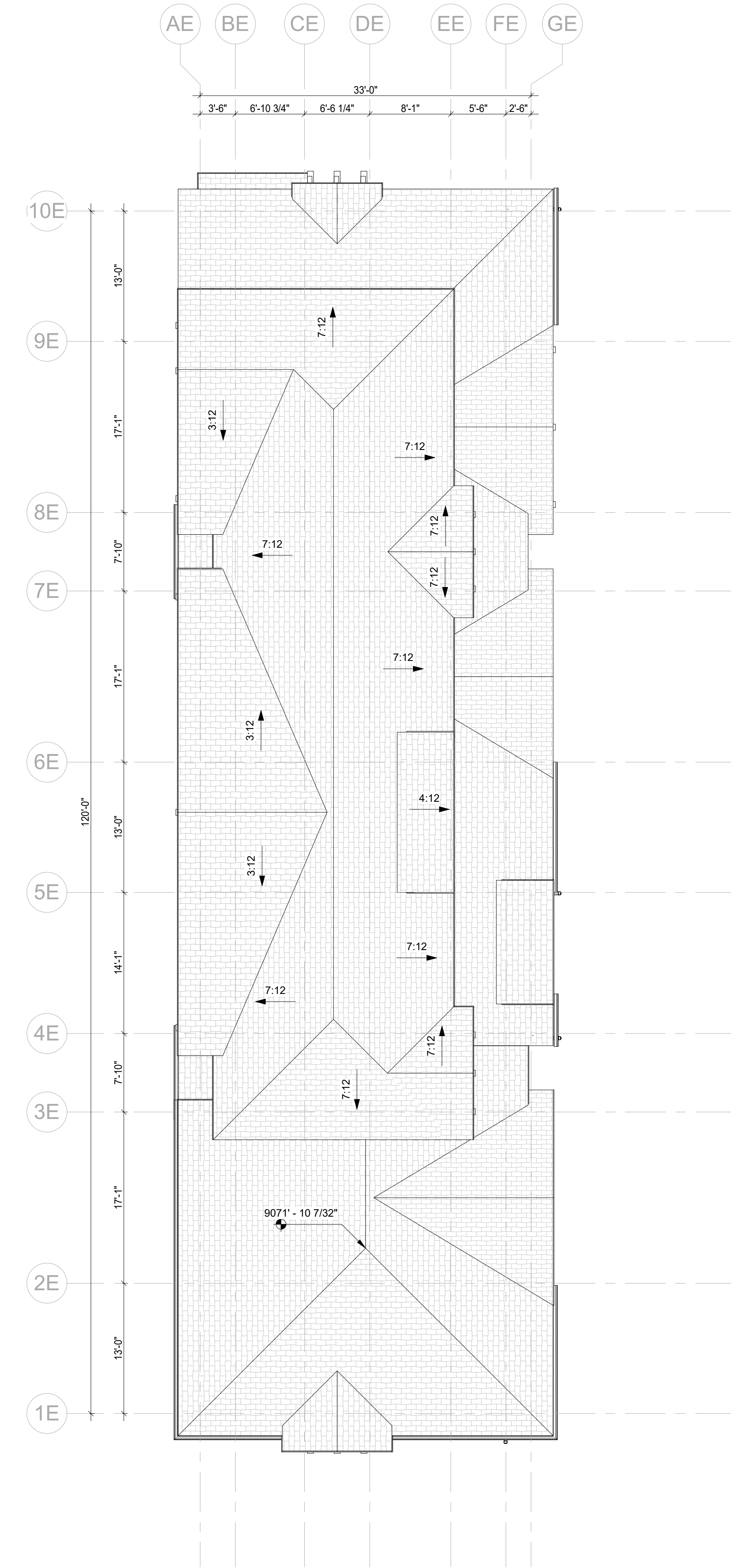
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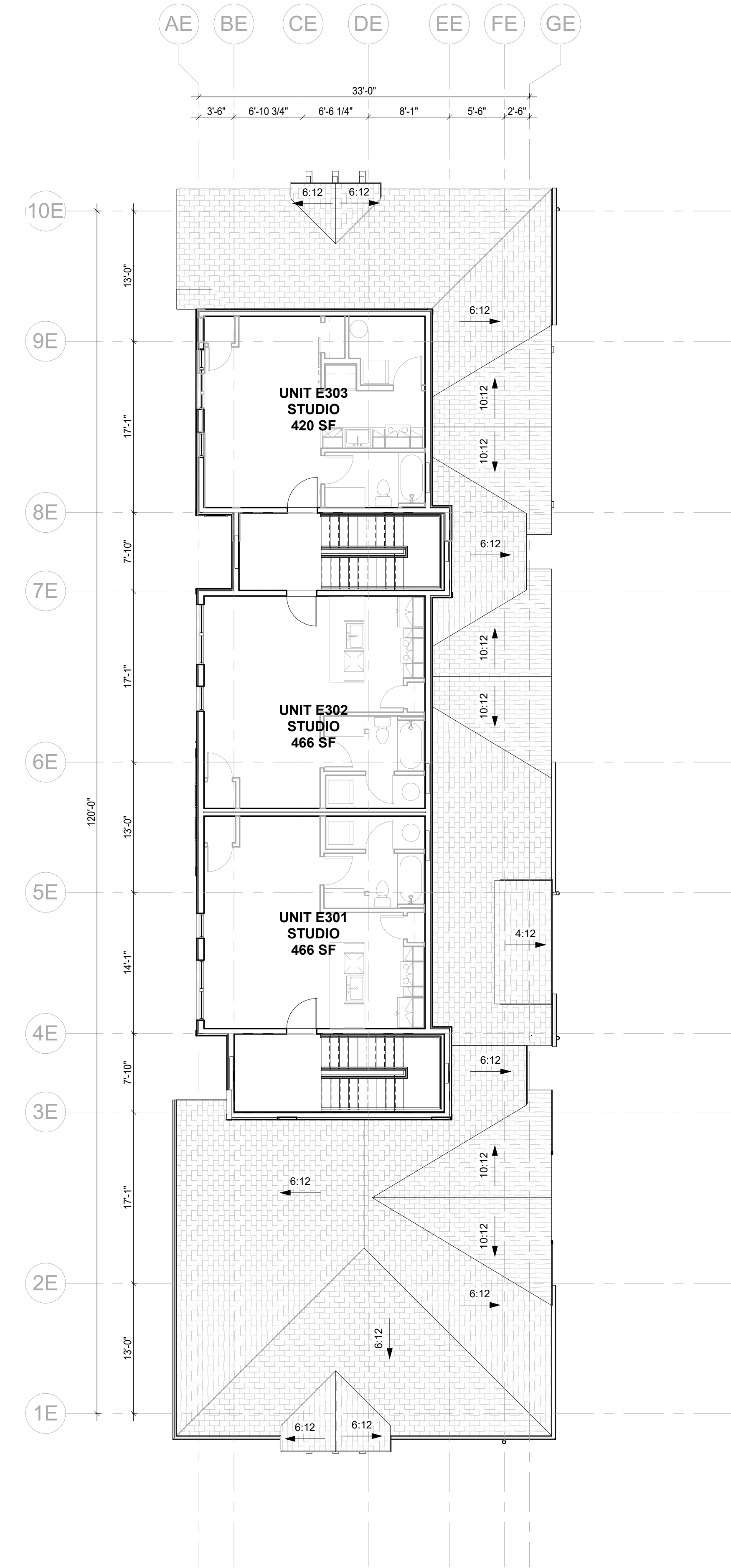
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**OVERALL FLOOR  
PLANS - EAST  
BUILDING**

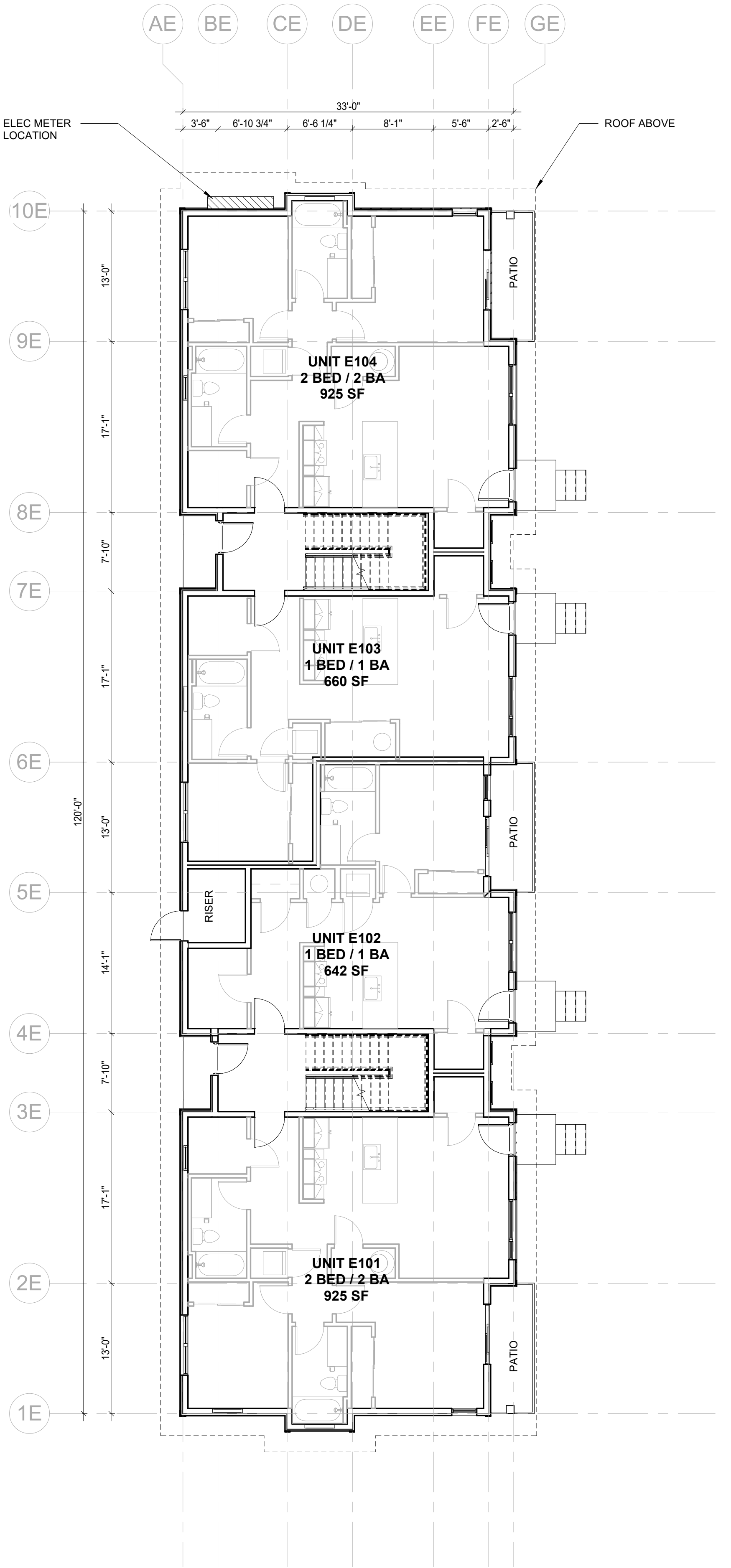
**TC2.02**



**3** OVERALL ROOF PLAN  
1/8" = 1'-0"

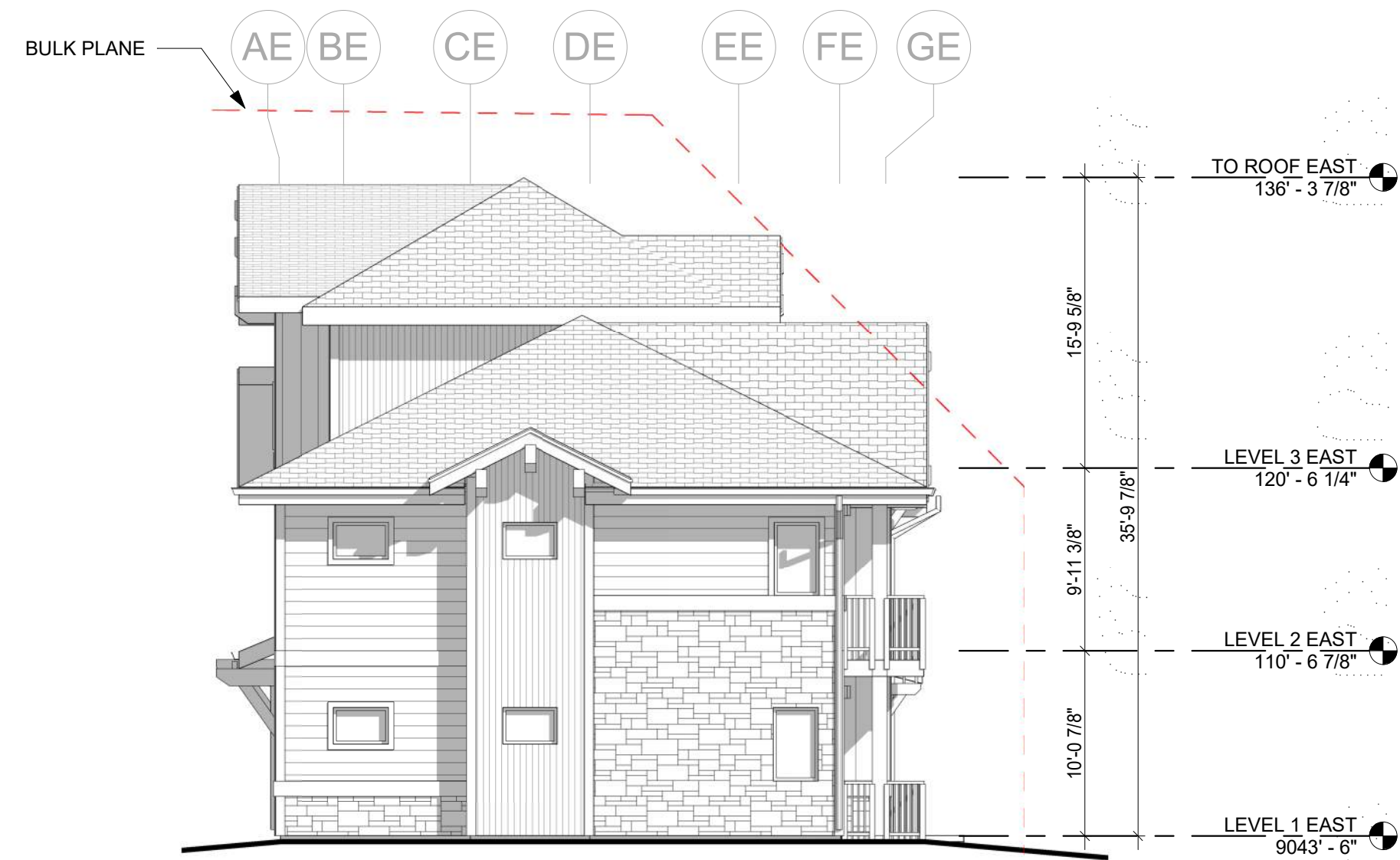


**2** LEVEL 3 OVERALL FLOOR PLAN  
1/8" = 1'-0"

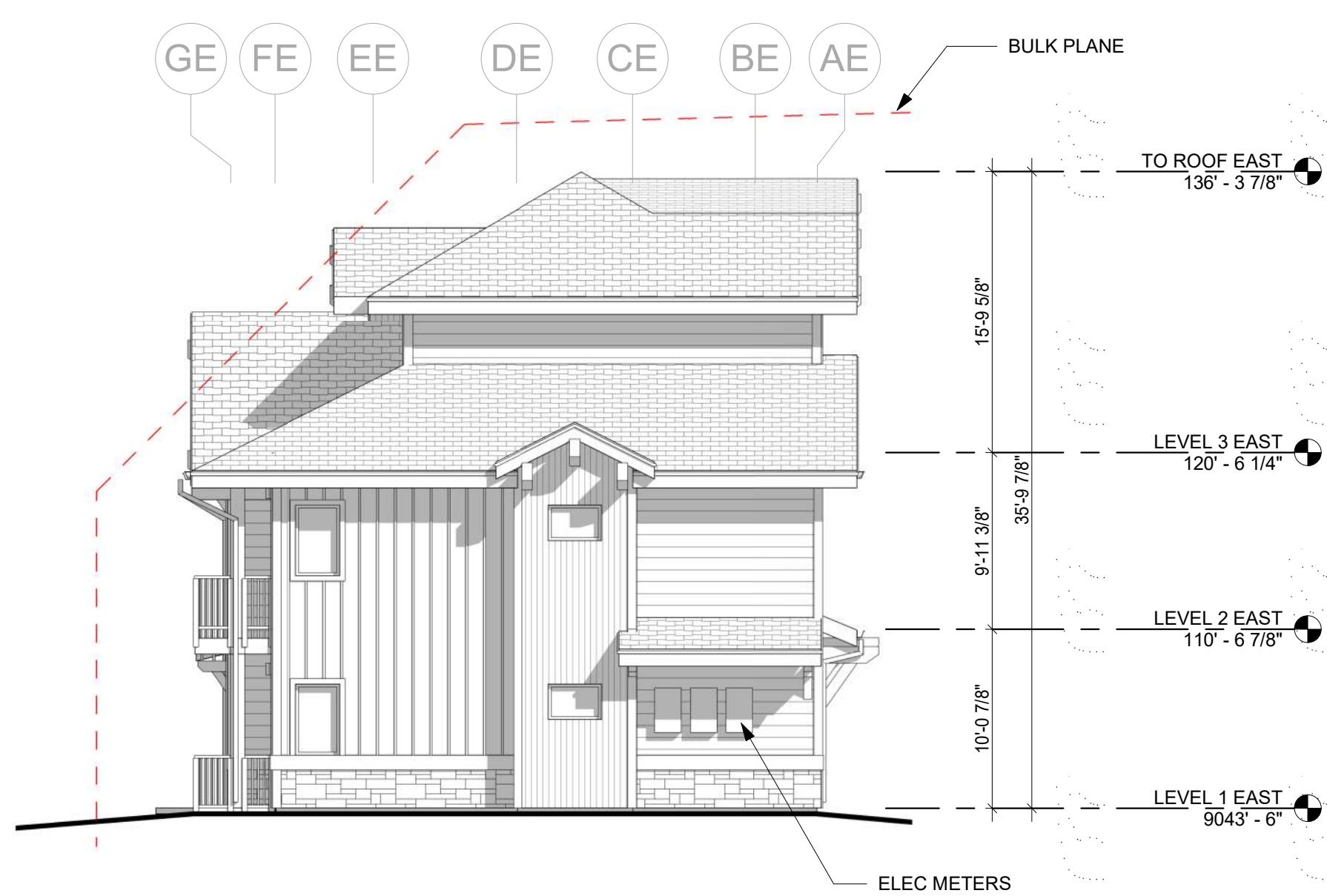


**1** LEVEL 1 OVERALL FLOOR PLAN (LEVEL 2 SIMILAR)  
1/8" = 1'-0"

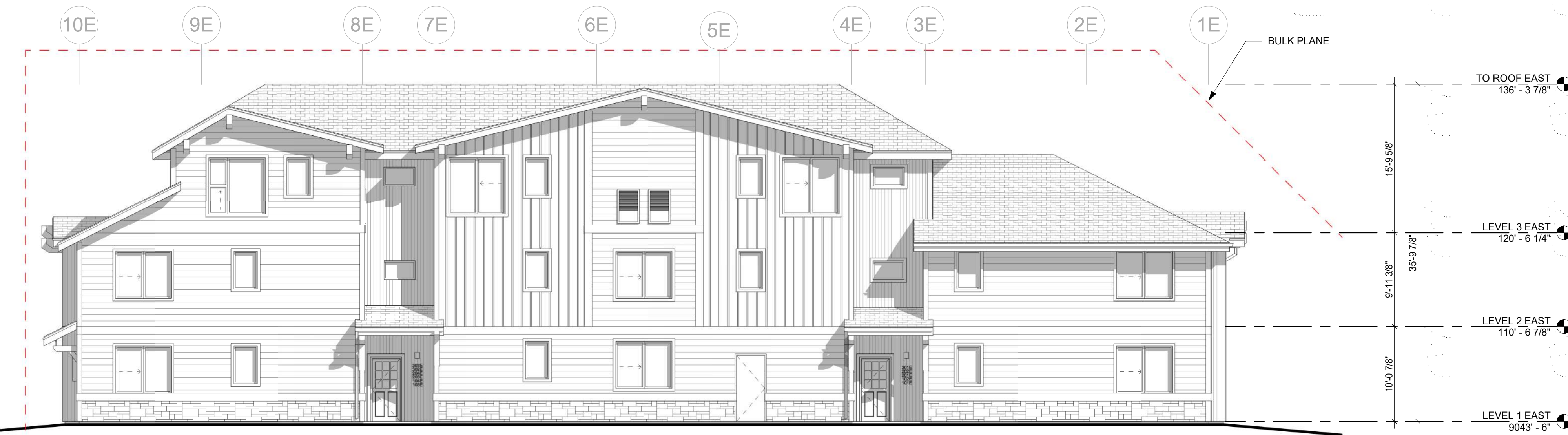




3 SOUTH ELEVATION - EAST BUILDING  
1/8" = 1'-0"



4 NORTH ELEVATION - EAST BUILDING  
1/8" = 1'-0"



2 WEST ELEVATION - EAST BUILDING  
1/8" = 1'-0"



1 EAST ELEVATION - EAST BUILDING  
1/8" = 1'-0"

## ELEVATION LEGEND

	BOARD AND BATTEN SIDING
	HORIZONTAL SHIP LAP SIDING
	VERTICAL CORRUGATED METAL
	HORIZONTAL CORRUGATED METAL
	ASPHALT SHINGLES
	STONE VENEER



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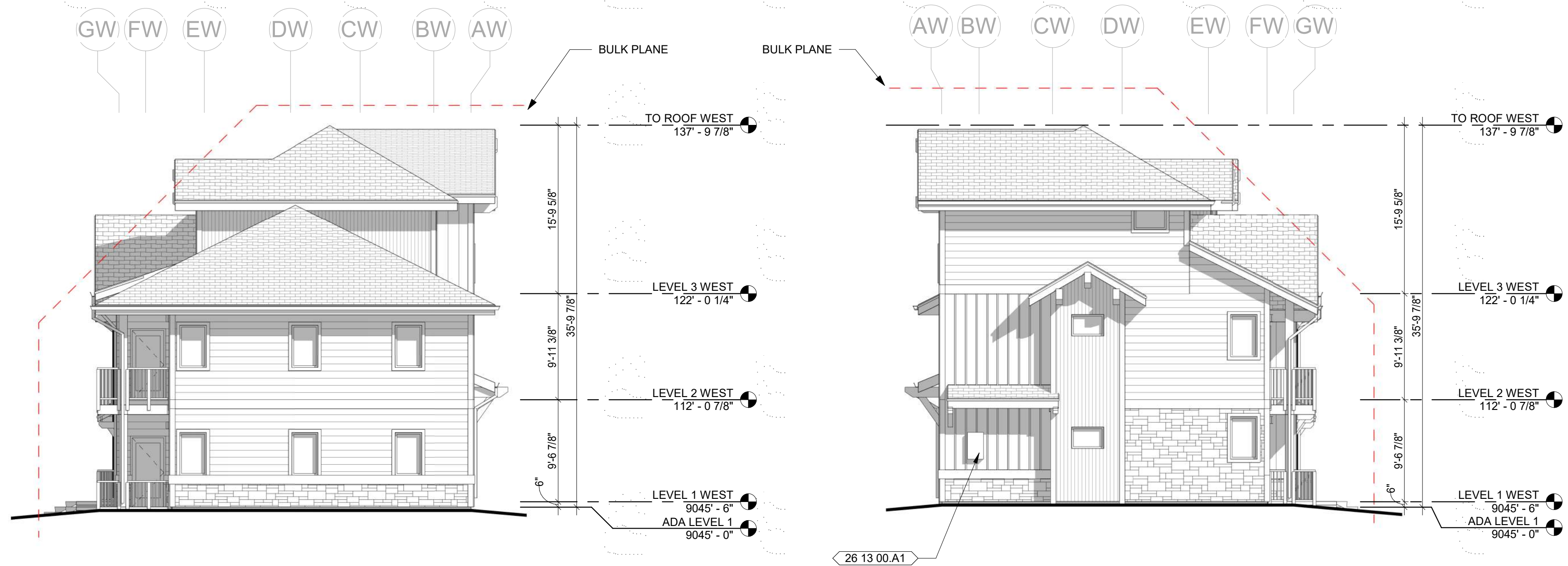
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**BUILDING  
ELEVATIONS - EAST  
BUILDING**

**TC4.01E**





3 EAST ELEVATION - WEST BUILDING  
1/8" = 1'-0"

4 WEST ELEVATION - WEST BUILDING  
1/8" = 1'-0"



2 NORTH ELEVATION - WEST BUILDING  
1/8" = 1'-0"



1 SOUTH ELEVATION - WEST BUILDING  
1/8" = 1'-0"

## ELEVATION LEGEND

	BOARD AND BATTEN SIDING
	HORIZONTAL SHIP LAP SIDING
	VERTICAL CORRUGATED METAL
	HORIZONTAL CORRUGATED METAL
	ASPHALT SHINGLES
	STONE VENEER

## KEYNOTES

KEY VALUE	KEYNOTE TEXT
10 14 00.A1	PAINTED STEEL WALL-MOUNTED UNIT NUMBERS
10 14 00.A2	BUILDING SIGNAGE
26 13 00.A1	ELECTRICAL EQUIPMENT, RE: ELEC
26 50 00.A10	WALL SCONCE, RE: ELEC



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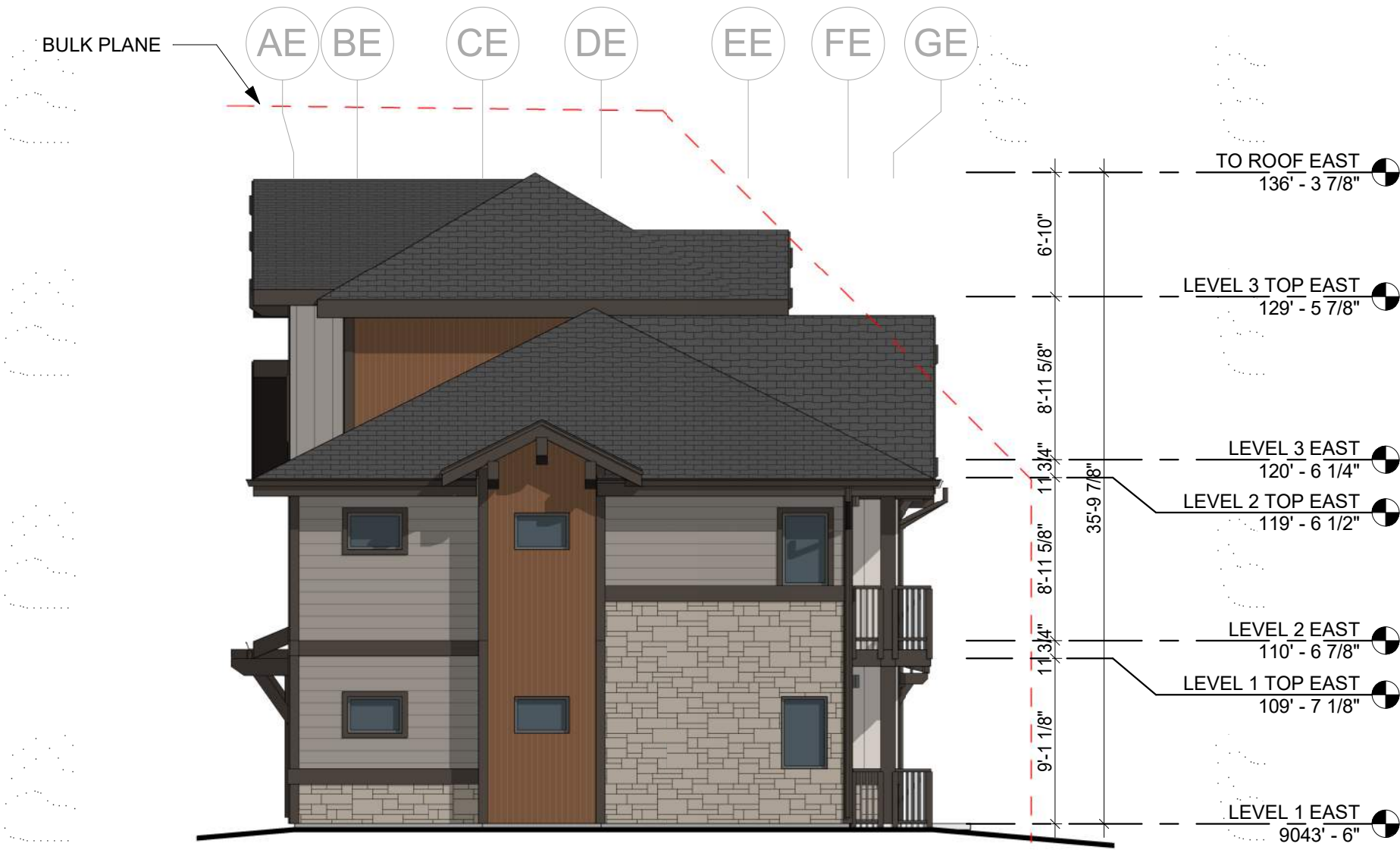
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**BUILDING  
ELEVATIONS - WEST  
BUILDING**

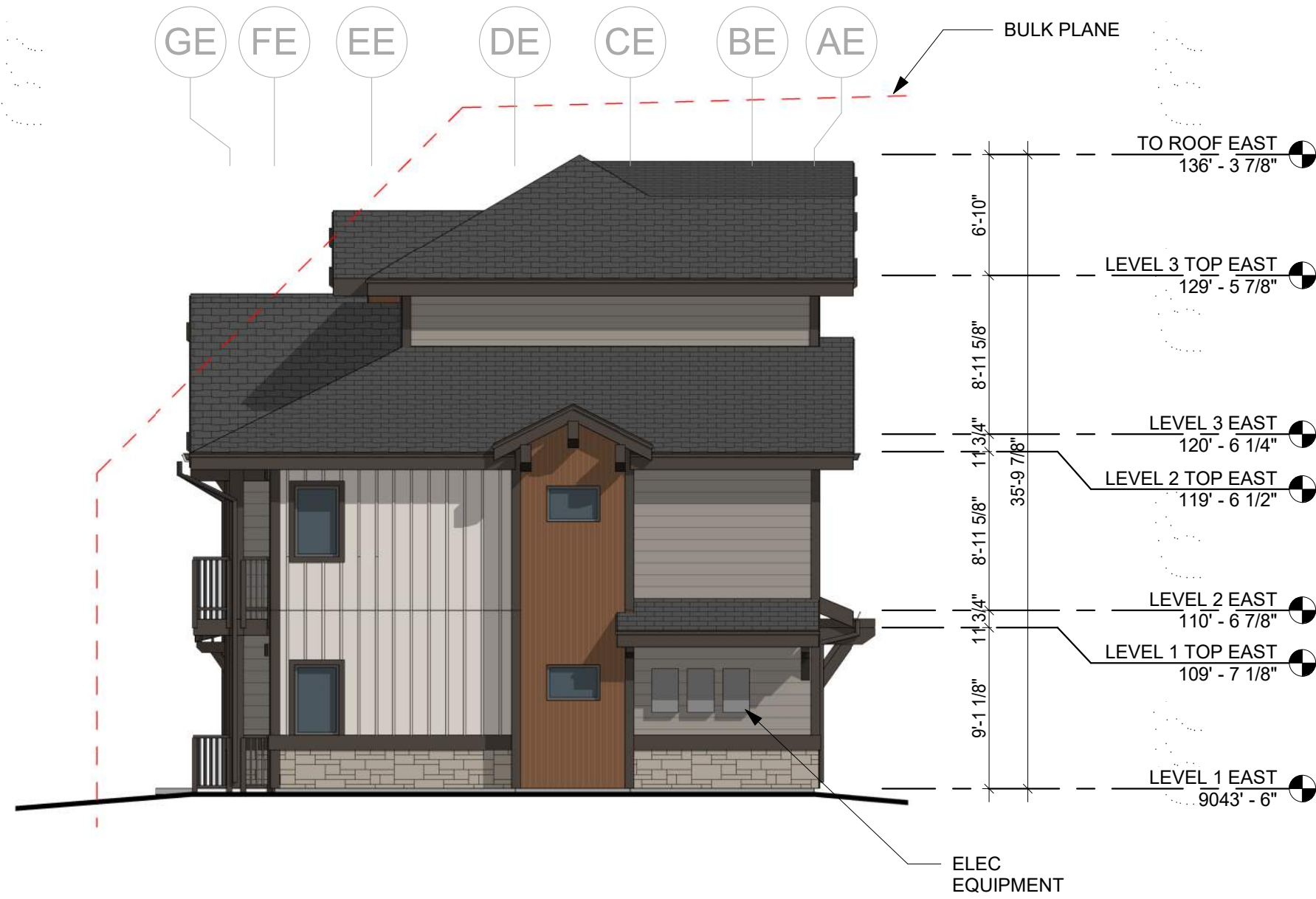
# TC4.01W



PLOT DATE: 7/7/2021 3:02:59 PM



3 SOUTH ELEVATION - COLOR - EAST BUILDING  
1/8" = 1'-0"



4 NORTH ELEVATION - COLOR - EAST BUILDING  
1/8" = 1'-0"



2 WEST ELEVATION - COLOR - EAST BUILDING  
1/8" = 1'-0"



1 EAST ELEVATION - COLOR - EAST BUILDING  
1/8" = 1'-0"

## EXTERIOR COLORS - EAST

	ROOFING - CHARCOAL
	COLOR 1 - SHERWIN WILLIAMS "GAUNTLET GRAY"
	COLOR 2 - SHERWIN WILLIAMS "ALPACA"
	COLOR 3 - SHERWIN WILLIAMS "SEALSKIN"
	COLOR 4 - SHERWIN WILLIAMS "RED BARN"
	VERTICAL CORRUGATED METAL
	STONE ELDORADO CLIFFSTONE "MESQUITE"



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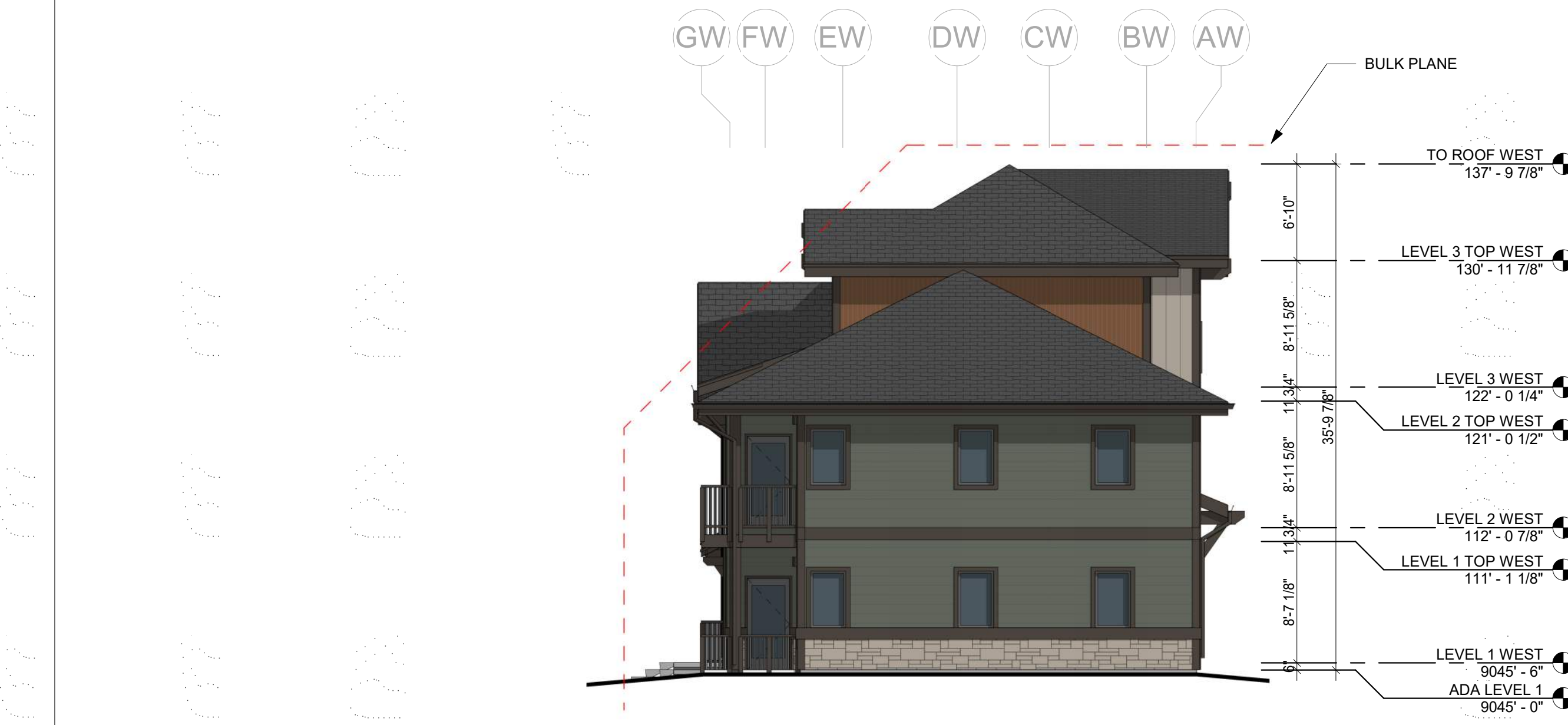
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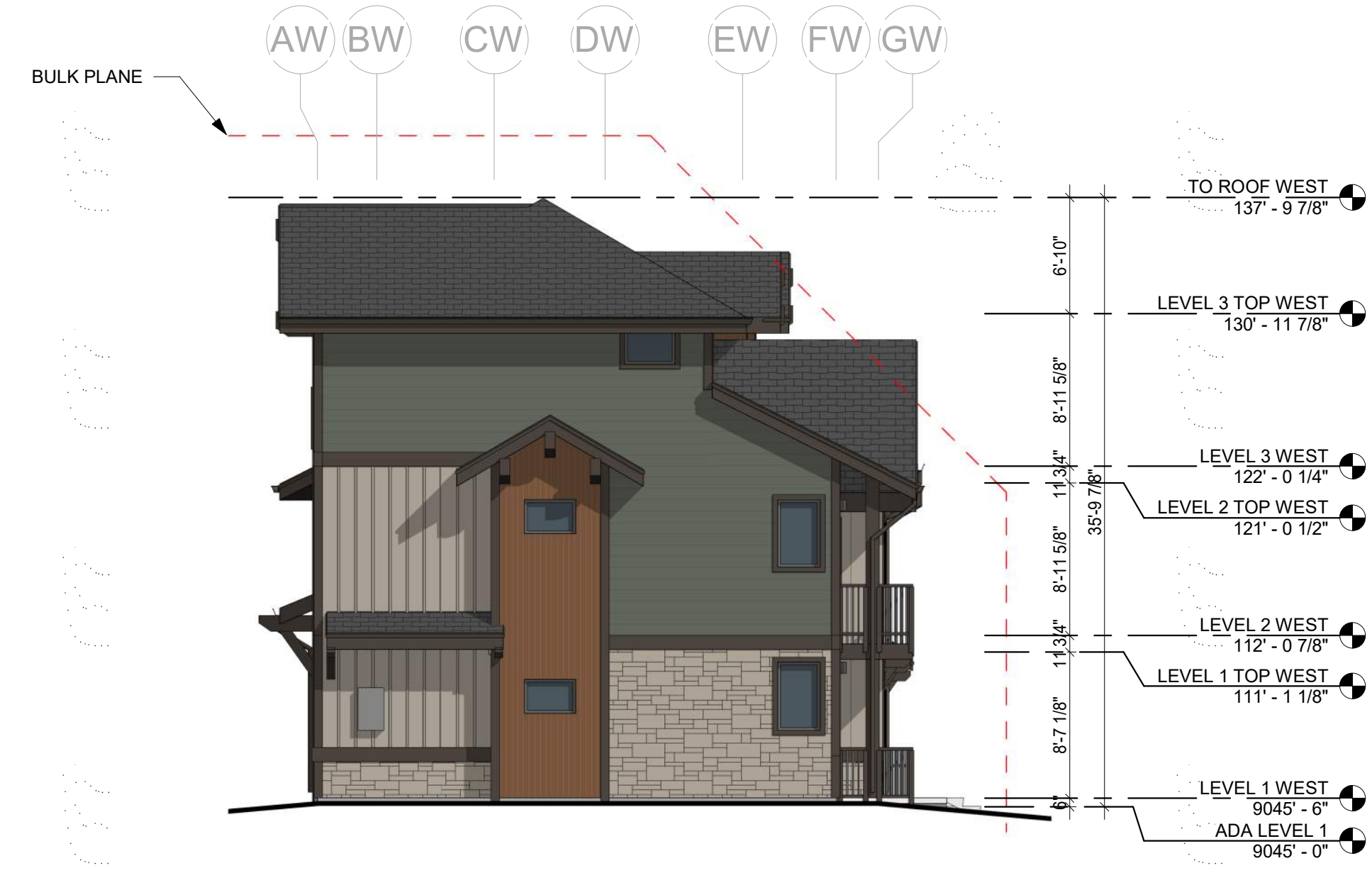
**COLORED  
ELEVATIONS - EAST  
BUILDING**

# TC4.02E





3 EAST ELEVATION - COLOR - WEST BUILDING  
1/8" = 1'-0"



4 WEST ELEVATION - COLOR - WEST BUILDING  
1/8" = 1'-0"



2 SOUTH ELEVATION - COLOR - WEST BUILDING  
1/8" = 1'-0"



1 SOUTH ELEVATION - COLOR - WEST BUILDING  
1/8" = 1'-0"

## EXTERIOR COLORS - WEST

	ROOFING - CHARCOAL
	COLOR 1 - SHERWIN WILLIAMS "PEWTER GREEN"
	COLOR 2 - SHERWIN WILLIAMS "PEWTER TANKARD"
	COLOR 3 - SHERWIN WILLIAMS "SEALSKIN"
	COLOR 4 - SHERWIN WILLIAMS "WATERLOO"
	VERTICAL CORRUGATED METAL
	STONE ELDORADO CLIFFSTONE "MESQUITE"



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**COLORED  
ELEVATIONS - WEST  
BUILDING**

# TC4.02W





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1 EAST BUILDING - 7TH AVE FACADE



2 EAST BUILDING - SW CORNER

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**3D VIEWS - EAST  
BUILDING**

**TC4.03E**





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3D VIEWS - WEST  
BUILDING

TC4.03W



1 WEST BUILDING - GRANITE STREET FACADE



2 WEST BUILDING - NORTH FACADE





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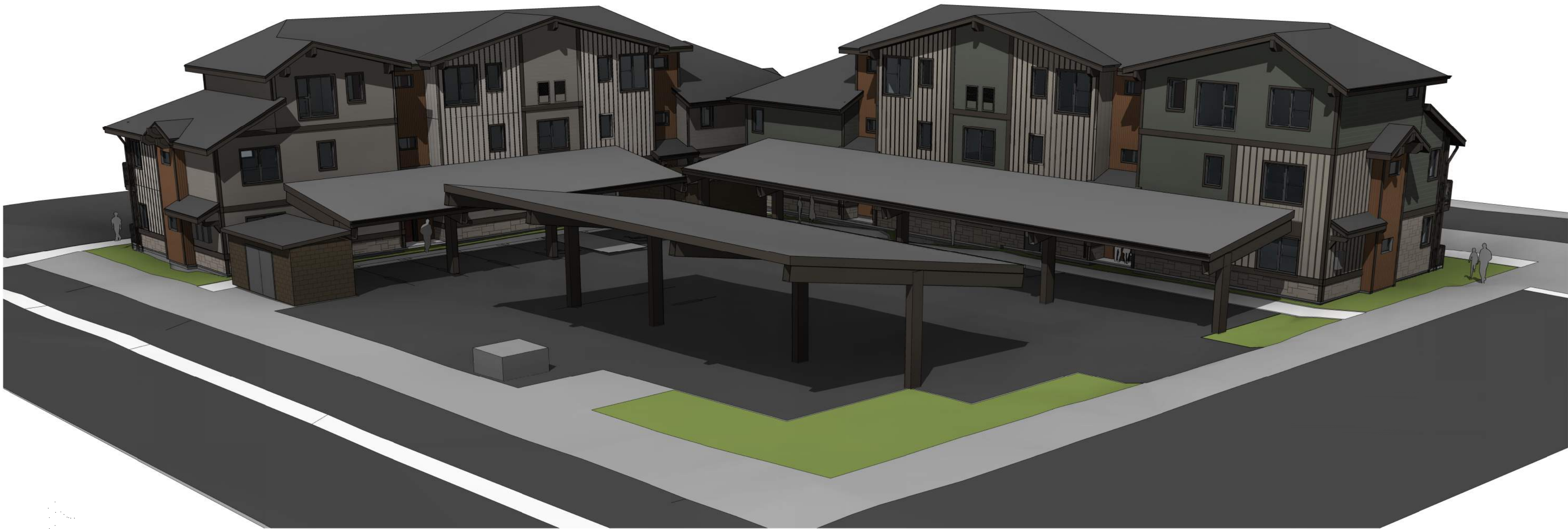
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**3D VIEWS -  
CARPORTS**

**TC4.04**



3 | 3D View - Alley - Aerial



2 | 3D View - Alley



1 | 3D View - Granite and 6th





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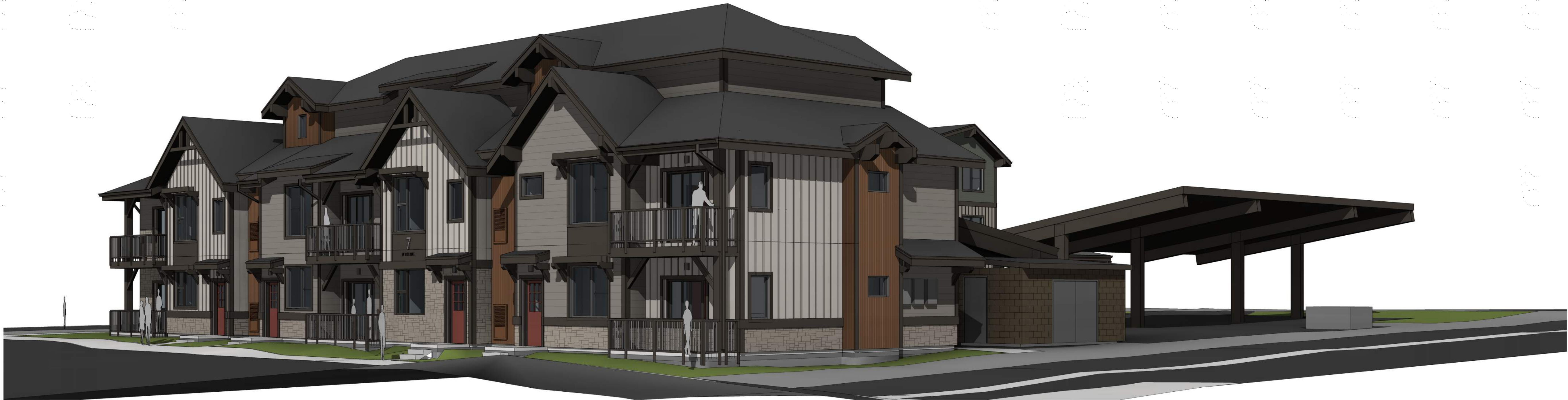
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3D VIEWS

**TC4.05**



1 3D VIEW - 7TH & THE ALLEY



2 3D VIEW - 7TH & GRANITE



PROJECT TITLE	<b>FRISCO GRANITE STREET APARTMENTS</b>	BID DATE	<b>July 6, 2021</b>
PROJECT ADDRESS	<b>619 Granite Street Frisco, CO 80443</b>	TK JOB NUMBER	<b>2021-013</b>
BIDDERS NAME	<b>Taylor Kohrs</b>		
CONTACT NAME	<b>Trevor Vance</b>		
	<b>Estimator</b>		
Phone	<b>303-928-1800</b>		

DIVISION	DESCRIPTION	Onsite		Shell Building	GRAND TOTAL
1	General Requirements			\$ 10,386	\$ 10,386
2	Site Work	\$ 754,063			\$ 754,063
3	Concrete			\$ 223,928	\$ 223,928
5	Metal			\$ 224,550	\$ 224,550
6	Woods & Plastics			\$ 1,043,844	\$ 1,043,844
7	Moisture & Thermal Protection			\$ 304,817	\$ 304,817
8	Doors & Windows			\$ 273,075	\$ 273,075
9	Finishes			\$ 338,727	\$ 338,727
10	Specialties			\$ 20,050	\$ 20,050
11	Equipment			\$ 77,000	\$ 77,000
12	Furnishings			\$ 26,250	\$ 26,250
13	Special Construction			\$ 237,144	\$ 237,144
15	Mechanical			\$ 683,788	\$ 683,788
16	Electrical			\$ 455,813	\$ 455,813
**	General Liability + Builders Risk			\$ 98,434	\$ 98,434
*	General Conditions			\$ 563,058	\$ 563,058
*	Fee			\$ 261,825	\$ 261,825
*	Payment & Performance Bond			\$ 41,831	\$ 41,831
*	Permit - By Owner			\$ -	\$ -
*	Contingency			\$ 419,756	\$ 419,756
<b>TOTAL</b>		\$ 754,063	\$ 5,304,274	\$ 6,058,337	
Cost per Unit		\$ 34,275.58	\$ 241,103.36	\$ 275,378.95	
Cost per Shell SF		\$ 38.87	\$ 273.42	\$ 312.29	

ALTERNATES	
ADD 109.98 KW CANOPY SOLAR ARRAY AND 23.5 KW ROOFTOP SOLAR ARRAY	\$ 261,360
UTILIZE DRIP THROUGH PATIOS ILO SOLID PATIO	\$ (34,510)
UTILIZE R60 BLOWN-IN INSULATION AT ROOF	IN BASE BID
UTILIZE 2" CLOSED-CELL SPRAY FOAM WITH R13 INSULATION ILO EXTERIOR CI	\$ 6,695
ADD HEAT TRACE TO ALL GUTTERS AND DOWNSPOUTS	\$ 18,118
ADD ICE AND WATER SHIELD TO ENTIRE ROOF	IN BASE BID
ADD FOR MORE EFFICIENT VTAC	\$ 73,390
ADD FOR HYBRID WATER HEATER	IN BASE BID