

GENERAL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION...
2. THIS PROJECT IS GOVERNED BY THE 2012 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE TOWN OF FRISCO...
3. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB PRIOR TO BEGINNING ANY WORK...
4. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY BLUE RIVER LAND SURVEYING...
5. THROUGHOUT CONSTRUCTION THE CONTRACTOR SHALL INSTALL AND MONITOR SEDIMENT BARRIERS AND OTHER SEDIMENT CONTROL MEASURES...
6. ALL UTILITIES SHALL BE BURIED UNDERGROUND USING A COMMON TRENCH...
7. BUILDING ORIENTATION AND LOCATION TO BE FIELD VERIFIED ON SITE BY THE DESIGNER...
8. PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY, ALL LANDS DISTURBED BY CONSTRUCTION NEED TO BE RAKED AND RESEED TO MATCH EXISTING PRE-CONSTRUCTION VEGETATION...
9. SLOPE FINISH GRADE AWAY FROM BUILDINGS/STRUCTURES AT A MINIMUM 10% WITHIN THE FIRST 10 FEET...
10. CONTRACTORS/BIDDERS ARE REQUIRED TO VISIT THE SITE AND VERIFY CONDITIONS PRIOR TO SUBMITTING BIDS...
11. INSTALLATION AND MAINTENANCE OF CONSTRUCTION FENCING IN ACCORDANCE WITH THIS PLAN IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR...
12. PRIOR TO SITE CLEARING AND GRADING, THE SITE'S VEGETATION SHALL BE SURVEYED AND LOCATED RELATIVE TO THE BUILDING'S ROOF PLAN FOOTPRINT...
13. ALL SITE PLAN INFORMATION PROVIDED BY THE OWNER SHALL BE CONSIDERED VERIFIED AS ACCURATE AND COMPLETE BY THE OWNER...
14. THE GENERAL CONTRACTOR SHALL PROVIDE DRAINAGE SWALES TO ACCOMMODATE EXISTING NATURAL DRAINAGE AS WELL AS ANY DRAINAGE INCREASES CREATED BY THE NEW GRADE CHANGES...
15. INSTALLATION AND MAINTENANCE OF CONSTRUCTION FENCING PER THIS PLAN IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR...
16. ALL CONTENT CONTAINED HEREIN IS THE SOLE PROPERTY OF SEIDEL DESIGN GROUP AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF SEIDEL DESIGN GROUP...
17. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS AT ALL TIMES...
18. THE CONTRACTOR SHALL NOTIFY THE DESIGNER IF ANY DISCREPANCY EXISTS BETWEEN WRITTEN AND SCALED DIMENSIONS...
19. THE RESOLUTION OF ANY ISSUE DESCRIBED HEREIN WHICH IMPACTS EITHER THE PROJECT'S BUDGET OR SCHEDULE MUST BE REQUESTED VIA A WRITTEN CHANGE ORDER...
20. THE INSTRUCTIONS CONTAINED IN THESE DRAWINGS DO NOT INCLUDE PROVISIONS FOR WORKER SAFETY...
21. CONTRACTOR SHALL DIRECTLY FOLLOW THE MANUFACTURERS' RECOMMENDATIONS AND SPECIFICATIONS FOR THE PROPER USE AND INSTALLATION OF ALL BUILDING MATERIALS ASSOCIATED WITH THIS PROJECT...
22. THE CONTRACTOR WARRANTS TO SEIDEL DESIGN GROUP THAT HE/SHE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ARCHITECTURAL SERVICES...

ABBREVIATIONS:

Table listing abbreviations for construction terms such as ANCHOR BOLT, ACOUS, ACT, ADD, ADDI, ADJ, AFF, ALLUM, ALT, ANOD, APPROX, ARCH, ASPH, AUTO, A/V, AVE, AVG, AWP, B, BD, BLDG, BLKG, BM, BOT, BRT, BEARING, BSMT, C, CAB, CSMIT, CDQH, CEM, CIP, CIRC, CJ, CK, CL, C.L, CLG, CLOS, CM, CMU, CO, COL, CONC, CONF, CONSTR, CONT, CONTR, CORR, CPT, CT, CTR, CU, DAMP, DBL, DEG, DEMO, DEPT, DF, DIA, DIAG, DIM, DIV, DN, DOW, DTL, DWG, (E), EA, EB, EF, E.I.F.S., EL, ELEC, ELEV, EMER, EQIP, EST, EW, EWC, EWH, EXT, F, FAC, FDN, FF, FEC, FH, FHMS, FHV, FHW, FIN, FLG, FLS, FOC, FOM, FOS, FR, FT, FTG, FURN, FURR, FUT, FVC, G, GA, GALV, GB, GC, GI, GL, GRL, GT, GYP, HAS, HDAS, HB, HC, HDR, HDWR, HM, HORIZ, HT, HTR, HVAC, HW, HWH, HWY, ID, IN, INCAN, INCL, INSUL, INT, INTMED, INV, JC, JST, JT, KIT, KO, LAM, LAV, LDR, LH, LP, LT, MACH, MAG, MAS, MATL, MAX, MECH, MEM, MEZ, MFR, MH, MIN, MISC, MM, M/V, MTD, MTL, MUL, N, NIC, NO, NOM, NRC, NTS, OC, OD, OF, OFF, OH, OPNG, OPP, P, PAR, PBO, PC, PERF, PERIM, PIC, PKG, P/L, PLAM, PLAS, PLBG, PLYWD, POL, PR, PREFAB, PREFRN, PRESTR, PRIM, PSF, PSI, PTD, PTR, PTV, PVC, PVMT, QT, QTY, R, RAD, RB, RBC, RIS, RBT, RD, RE, RECP, REF, REIN, REQ'D, RESIL, REV, RF, RFL, RM, RO, ROW, RPM, RS, RVS, S, SC, SD, SEC, SF, SHT, SHTH, SIM, SND, SNR, SOFF, SPRT, SPES, SPKL, SPKR, SQA, SQA, STA, STD, STL, STOR, STRUCT, SUS, SYM, SYS, T, TB, T&B, TEL, TELE, TG, TEMP, T&G, THERM, TH, THLD, THRESH, TO, TOC, TOS, TOW, TPD, TS, TV, TYP, UNFIN, UN, UR, USGS, V, VAR, VCT, VENT, VER, VERT, VEST, VIF, VIN, VOL, VTR, VWC, W, W/C, WC, WDO, WF, WGL, W.O, W/O, WP, W/R, W/SCOT, WWF, YD, YARD

Development Application
Deming Crossing Townhomes
112 5th Avenue
FRISCO, CO 80443



LEGEND:

Legend table mapping symbols to construction terms: ELEVATION DATUM, SITE ELEVATION DATUM, FLOOR ELEVATION CHANGE, FLOOR MATERIAL CHANGE, BUILDING SECTION IDENTIFICATION, DETAIL IDENTIFICATION, STRUCTURAL GRID, HOSE BIB, 8" CONCRETE WALL, 5 1/2" WOOD FRAMED WALL, 3 1/2" WOOD FRAMED WALL, 1 1/2" WOOD FRAMED WALL, 3 1/2" WOOD FRAMED HALF WALL, 8" CONCRETE WALL WITH 6" STONE VENEER, 5 1/2" WOOD FRAMED WALL WITH 6" STONE VENEER

MATERIAL SCHEDULE:

Material Schedule table listing items like 40 YEAR ASPHALT COMPOSITION SHINGLES, 1x6 SMOOTH CEDAR FASCIA w/ 20 GA GALV DRIP EDGE, STANDING SEAM METAL ROOFING, 3/8" CORRUGATED METAL SIDING, 1x6 CEDAR CORNER TRIM, 1x4 CEDAR WINDOW & DOOR TRIM, 2x6 SMOOTH CEDAR WINDOW SILL TRIM, 1x6 al 2x10 CEDAR BAND, 6" PLANK, CEDAR VERTICAL SIDING, 8" EXPOSURE HORIZONTAL WOOD LAP SIDING, 2x6 SMOOTH CEDAR CORNER TRIM, 1x12 HEWNED LOG SIDING w/ CHINK JOINT, 2x6 RS CEDAR TOP RAIL, 4x4 RS CEDAR RAILING POSTS, 3x3 WELDED WIRE MESH 14 GA, 8x8 RS TIMBER POST, STONE CAP, CUT STONE VENEER, OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w 1x4 CEDAR TRIM AS SHOWN, 2x6 CEDAR BAND

LEGAL DESCRIPTION:

SOUTH 1/2 LOTS 13, 14, 15 & 16, BLOCK 4 TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO SECTION 35, T5S, R78W, 6TH PM

USGS DATUMS:

Table showing USGS datums for GARAGE SLAB EL., LOWER FLOOR FIN SLAB EL., MAIN FLOOR FIN SHEATHING EL., and UPPER FLOOR FIN SHEATHING EL.

CODE ANALYSIS:

SUMMIT COUNTY BUILDING DEPARTMENT
0037 PEAK ONE DRIVE SCR 1005
FRISCO, CO 80443
PH: 970 668 3170
FX: 970 668 4255
scotthoffman@summitcountycyo.gov
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2011 NATIONAL ELECTRICAL CODE
2012 FIRE CODE

BLDG. AREA CALCULATIONS:

Table showing BLDG. AREA CALCULATIONS with columns for UNIT, FINISHED, and GARAGE, and a note MEASURED IN SQUARE FEET.

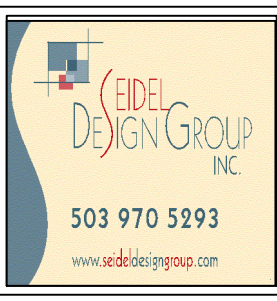
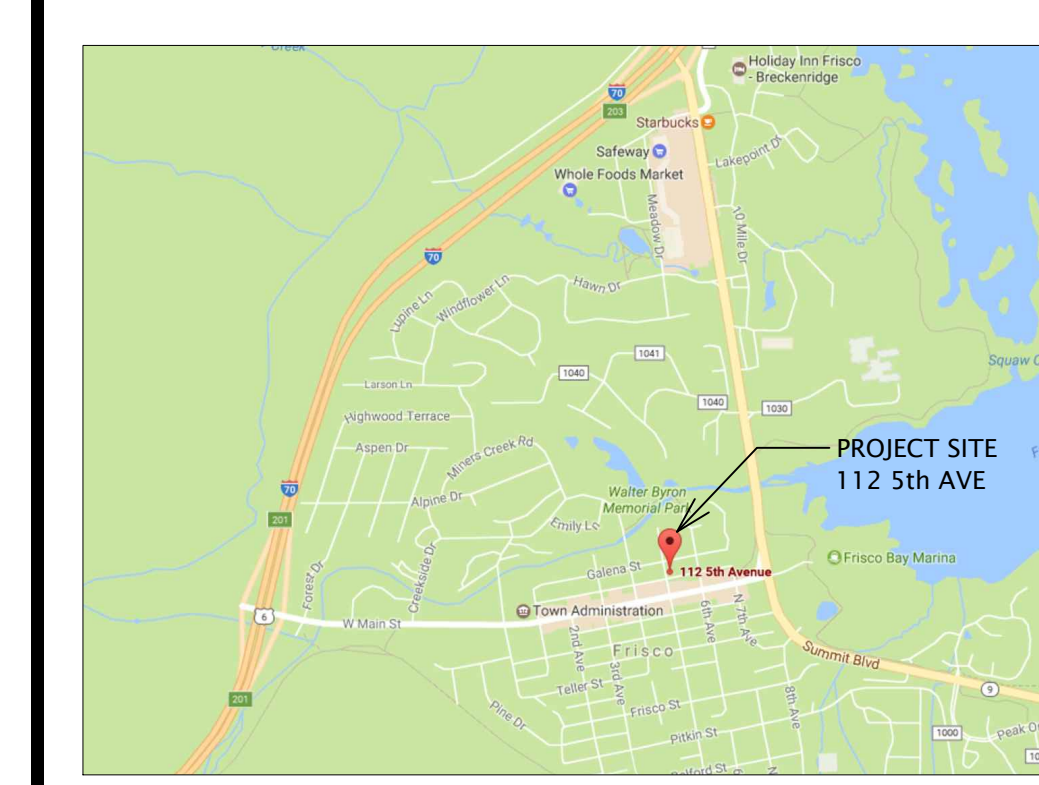
PROJECT TEAM:

Project Team table listing roles and names: OWNER (JAMIE HAASS), SURVEYOR (BLUE RIVER LAND SURVEYING), CONTRACTOR (JAMIE HAASS), STRUCTURAL ENGINEER (HENDRSON ENGINEERING LLC), DESIGNER (SEIDEL DESIGN GROUP), CIVIL ENGINEER (PEARSON ENGINEERING INC)

SHEET INDEX:

SHEET INDEX table listing sheet numbers and titles: T-1.0 COVER SHEET- GENERAL PROJECT DATA, T-1.1 COLOR/ MATERIAL BOARD, SP-1.0 SITE PLAN- LOWER FLOORS & MAIN FLOORS SITE INFORMATION, SP-1.1 SITE PLAN- UPPER FLOORS & ROOF PLANS, L-1.0 LANDSCAPE PLAN AND GENERAL CONSTRUCTION PLAN, S1 of 1 SITE SURVEY, 1 of 1 DRAINAGE PLAN, A-1.0 LOWER FLOOR PLAN (UNITS 1 & 2), A-1.1 MAIN FLOOR PLAN (UNITS 1 & 2), A-1.2 UPPER FLOOR PLAN (UNITS 1 & 2), A-1.3 ROOF PLAN (UNITS 1 & 2), A-1.4 LOWER FLOOR PLAN (UNITS 3 & 4), A-1.5 MAIN FLOOR PLAN (UNITS 3 & 4), A-1.6 UPPER FLOOR PLAN (UNITS 3 & 4), A-1.7 ROOF PLAN (UNITS 3 & 4), A-2.0 WEST & SOUTH ELEVATIONS (UNITS 1 & 2), A-2.1 EAST & NORTH ELEVATIONS (UNITS 1 & 2), A-2.2 SOUTH & EAST ELEVATIONS (UNITS 3 & 4), E-1.0 NORTH & WEST ELEVATIONS (UNITS 3 & 4), E-1.1 LOWER FLOOR ELECTRICAL PLAN, E-1.1 MAIN FLOOR ELECTRICAL PLAN

VICINITY MAP:



SEIDEL DESIGN GROUP INC.
905 MAIN ST #207
KLAMATH FALLS, OR 97601
(503)970-5293
seideldesigngroup.com

DEMING CROSSING TOWNHOMES
112 N 5th AVENUE
FRISCO, COLORADO 80443

PROJECT #
S16-007

DATE
06/29/17

Table for REVISIONS with columns for description and date.

SHEET #
T-1.0

SITE PLAN CALCULATIONS

PARKING	
UNIT 1	
2 BEDROOMS = 2 PARKING SPACES	
UNIT 2	
3 BEDROOMS = 3 PARKING SPACES	
UNIT 3	
2 BEDROOMS = 2 PARKING SPACES	
UNIT 4	
1 BEDROOMS = 1 PARKING SPACES	
SNOW STORAGE CALCULATIONS	
UNCOVERED PAVED DRIVEWAY= 862 SF	
SNOW STORAGE CALC	
862 SF / 350 x 100 = 246 SF	
SNOW STORAGE PROVIDED = 300 SF	
(SEE LANDSCAPE PLAN FOR LOCATION)	

USGS HEIGHTS FOR TOWNHOME UNITS

UNIT 1		UNIT 2	
EXIST'G GRADE LOWEST	@ 9028.75'	EXIST'G GRADE LOWEST	@ 9029.00'
LOWER FLOOR	@ 9030.50'	LOWER FLOOR	@ 9030.50'
MAIN FLOOR	@ 9040.65'	MAIN FLOOR	@ 9040.65'
UPPER FLOOR	@ 9051.92'	UPPER FLOOR	@ 9051.92'
RIDGE HIGH POINT	@ 9068.46'	RIDGE HIGH POINT	@ 9068.84'
OVERALL BLDG HT	@ 39.71'	OVERALL BLDG HT	@ 39.84'
UNIT 3		UNIT 4	
EXIST'G GRADE LOWEST	@ 9028.6'	EXIST'G GRADE LOWEST	@ 9028.50'
LOWER FLOOR	@ 9030.50'	LOWER FLOOR	@ 9030.50'
MAIN FLOOR	@ 9040.65'	MAIN FLOOR	@ 9040.65'
UPPER FLOOR	@ 9051.92'	UPPER FLOOR	@ 9051.92'
RIDGE HIGH POINT	@ 9068.43'	RIDGE HIGH POINT	@ 9068.34'
OVERALL BLDG HT	@ 39.83'	OVERALL BLDG HT	@ 39.84'

PROPERTY OWNERSHIP

EACH UNIT IS OWNED INDIVIDUALLY FROM THE FOUNDATION UP.
ALL OPEN LAND WILL BE ASSIGNED OWNERSHIP TO A LEGALLY ESTABLISHED HOA AS COMMON AREA.

LEGAL DESCRIPTION

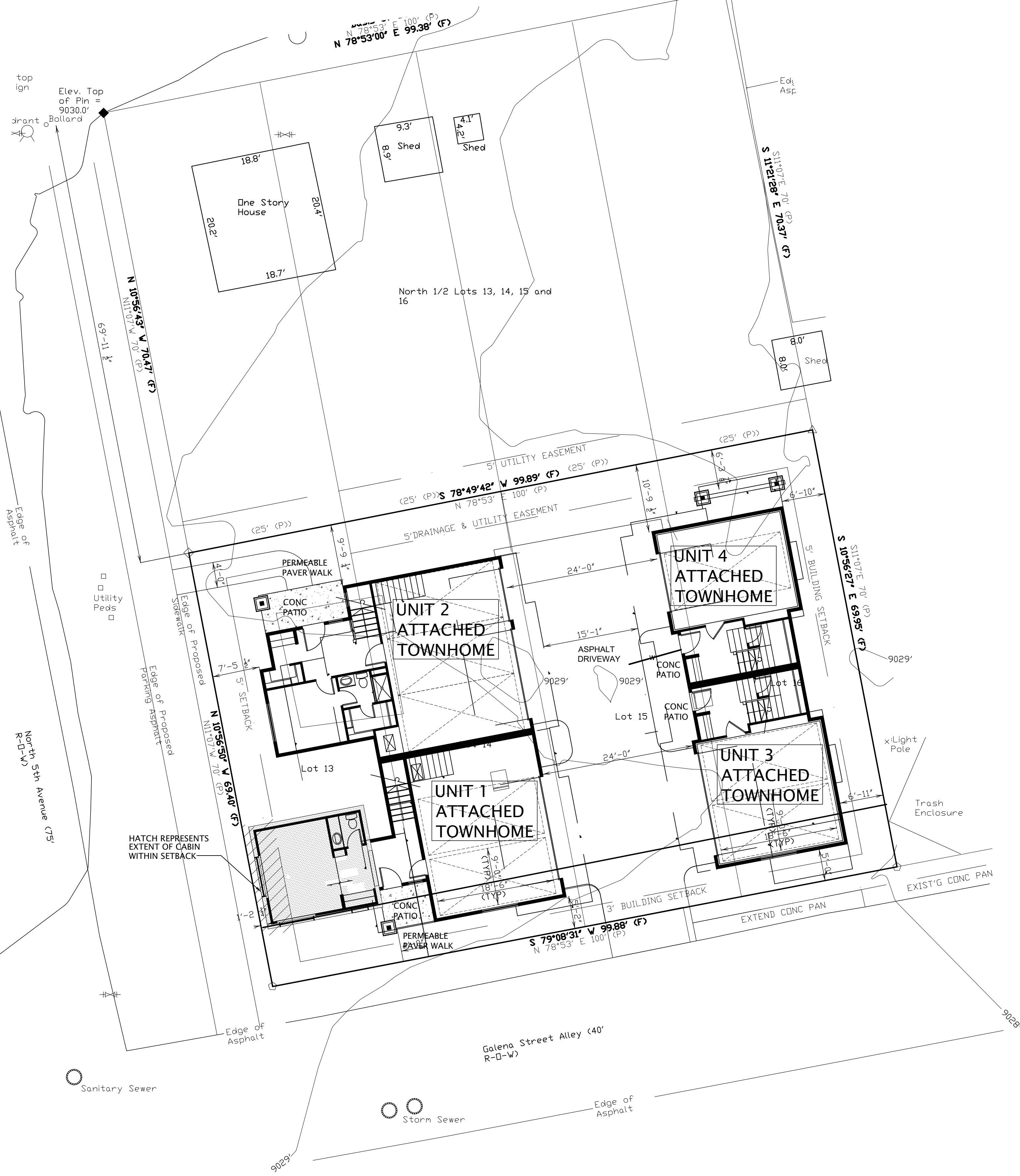
SOUTH 1/2 LOTS 13, 14, 15 & 16, BLOCK 4
TOWN OF FRISCO, SUMMIT COUNTY COLORADO
SECTION 35 T5S R78W 6th PM

ZONING PROJECT DATA

PROJECT NAME	DEMING CROSSING TOWNHOMES
ADDRESS	112 N 5th AVE
LOCATION	FRISCO, CO 80443
OCCUPANCY	ZONE GALENA/ GRANITE OVERLAY DISTRICT
	CENTRAL CORE DISTRICT/ HISTORICAL DISTRICT
PARCELL	2097-3521-06-002

SETBACK AND RESTRICTIONS

MINIMUM ALLOWED	ACTUAL PROPOSED
FRONT SETBACK	5'
REAR SETBACK	5'
SIDE SETBACK	5'
ALLEY SETBACK	3'
	0' FOR OVERHANG @ DEMING CABIN
	5' @ DECK FOR UNIT 4
	3' FOR UNIT 4 DECK
	1' FOR UNIT 3 DECK



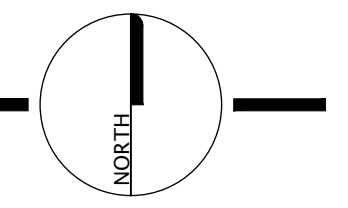
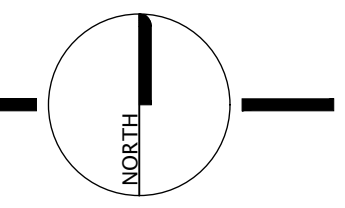
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112 N 5th AVENUE
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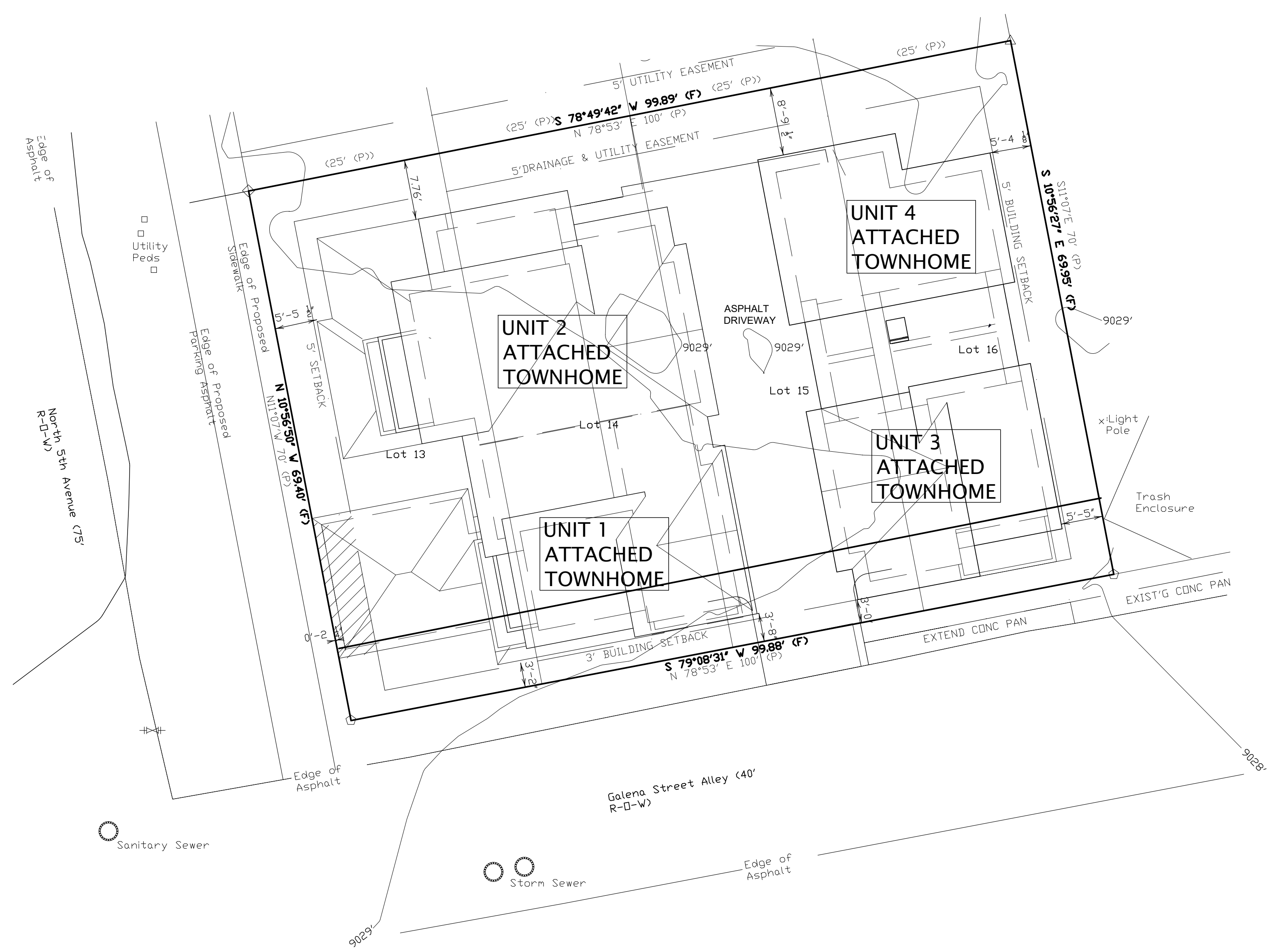
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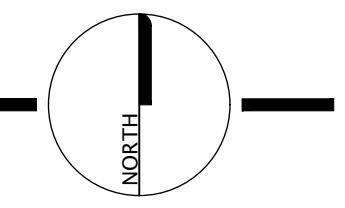
SHEET #
SP-1.0





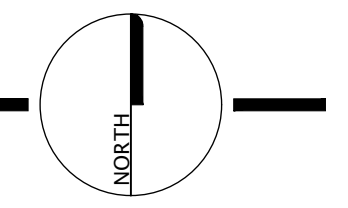
2 SITE PLAN- ROOF PLAN
SP-1.1 SCALE: 1" = 10'-0"

NOTE: TOPOGRAPHIC SURVEY ADAPTED FOR USE BY SEIDEL DESIGN GROUP



1 SITE PLAN- UPPER FLOOR
SP-1.1 SCALE: 1" = 10'-0"

NOTE: TOPOGRAPHIC SURVEY ADAPTED FOR USE BY SEIDEL DESIGN GROUP



DEMING CROSSING TOWNHOMES
112 N 5th AVENUE
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SHEET #
SP-1.1

LANDSCAPE CALCULATIONS

LANDSCAPING
 TREES- 7,000 SF / 875 =8 TREES
 PRESERVED EXISTING TREES- TOTAL= 0

PROPOSED NEW TREES- TOTAL= 8
 (2)3" COTTONWOOD
 (2)2" COTTONWOOD
 (2)6" ENGLEMAN SPRUCE
 (1)8" BRISTLECONE PINE
 (1)10" BRISTLECONE PINE

TREE SIZE DIVERSITY

DECIDUOUS TREES

50% >3'0" 50% >2'0"
 (2)3'0" COTTONWOOD
 (2)2'0" COTTONWOOD

SPECIES DIVERSITY NOT REQUIRED FOR TREES

EVERGREEN TREES

25%MIN 1'0" HEIGHT 50% MIN 8" HEIGHT
 50% MIN 6" HEIGHT
 (4)>6"

SHRUBS
 10,500 SF / 1500=7 SHRUBS

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
L1	BRISTLECONE PINE, PINUS BALFOURIANA SIZE AS SHOWN ON SITE PLAN.
L2	ENGLEMANN SPRUCE, PICEA ENGLEMANNII SIZE AS SHOWN ON SITE PLAN.
L3	ASPEN, POPULUS TREMULOIDES SIZE AS SHOWN ON SITE PLAN AS MEASURED @12" FROM BOTTOM OF TRUNK.
L4	COTTONWOOD, NARROW LEAF, POPULUS AUGUSTIFOLIA SIZE AS SHOWN ON SITE PLAN AS MEASURED @12" FROM BOTTOM OF TRUNK.
L5	GOLDEN CURRANT, RIBES AUREUM MINIMUM 5 GALLON AND 2'-0" HIGH.
L7	ELDER NATIVE RED BERRY, SABUCUS PUBENS MINIMUM 5 GALLON AND 2'-0" HIGH.
L8	POTENTILLA JACKMAN, POTENTILLA FRUITICOSA JACKMANII MINIMUM 5 GALLON AND 2'-0" HIGH.
E1	EXISTING DECIDUOUS TREE (TO REMAIN)
E2	EXISTING EVERGREEN TREE (TO REMAIN)
E3	EXISTING DECIDUOUS TREE (TO BE REMOVED)
R1	BRONZE LANDMARK WITH BASIC HISTORICAL INFORMATION REGARDING DEMING CABIN

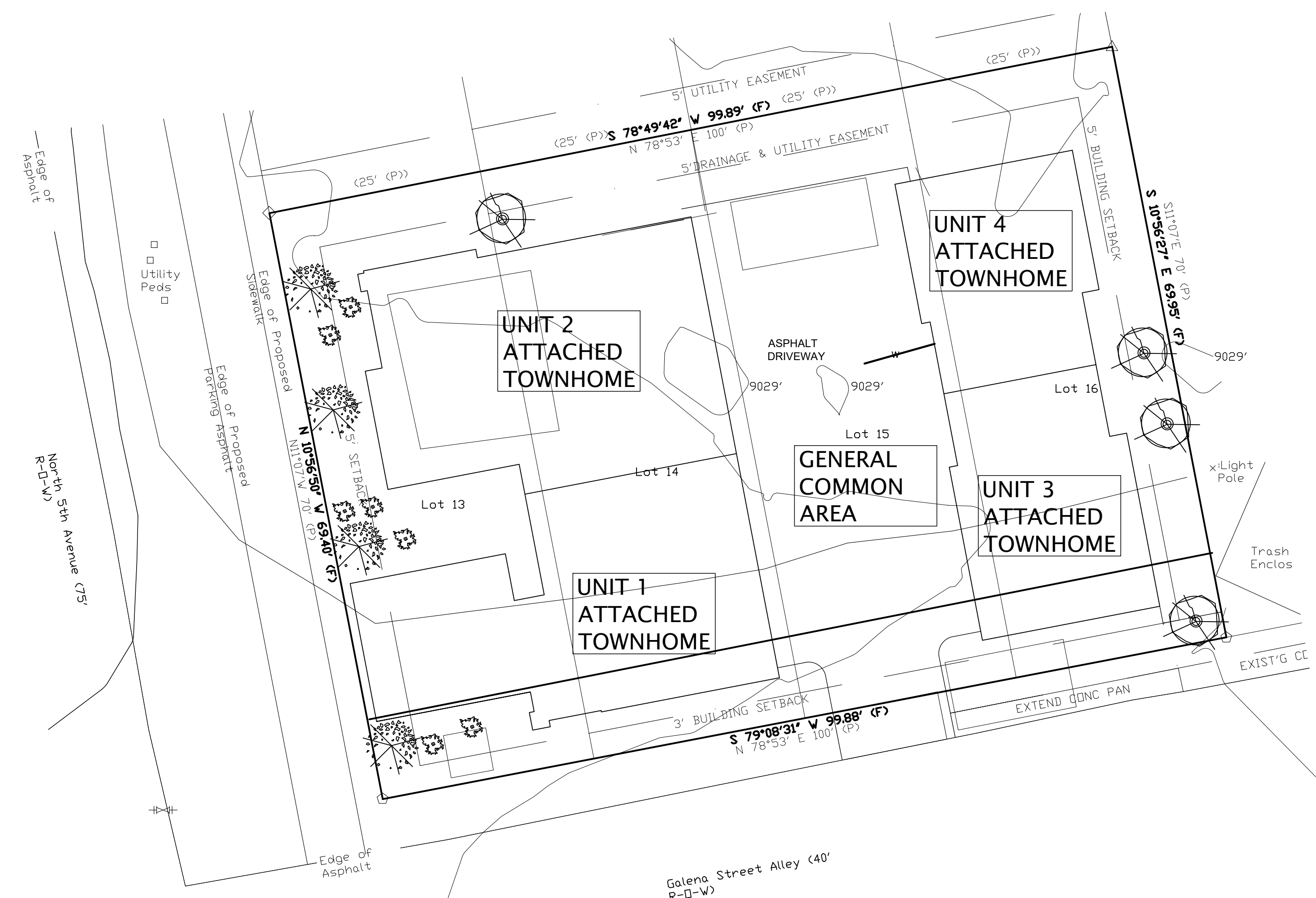
MISCELLANEOUS NOTES

- ALL LANDSCAPING SHALL BE NATIVE GRASSES, TREES AND/OR SHRUBS. THERE SHALL BE NO ARTIFICIAL WATERING PLANNED FOR THIS SITE.
- ALL DISTURBED SOILS SHALL BE RESEED w/ NATIVE GRASSES.
- WATER SERVICE TO HOMES SHALL BE BURIED TO A MINIMUM DEPTH OF 8'-6", MEASURED FROM TOP OF PIPE.
- WHERE WATER AND SEWER LINES ARE COMBINED WITHIN THE SAME TRENCHING, SEWER LINES SHALL BE SCH 900 PIPE.
- EACH UNIT TO USE 64 GALLON TRASH RECYCLING RECEPTACLES TO BE KEPT WITHIN GARAGES.

NOTE: THERE WILL BE NO CONSTRUCTION TRAILER FOR THIS PROJECT

CONSTRUCTION SCHEDULE

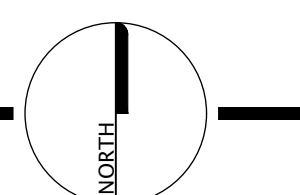
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
C1	BUILDING MATERIALS STAGING	C6	SNOW STORAGE
C2	EXCAVATION STAGING	C7	SNOW FENCING
C3	TRASH DUMPSTER	C8	RESEED w/ NATIVE GRASSES
C4	PORTABLE TOILET	C9	OFF STREET PARKNG
C5	SILT FENCING		



2 PROPERTY OWNERSHIP MAP (PRELIMINARY)

LS-1.0 SCALE: 1" = 10'-0"

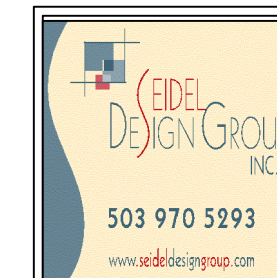
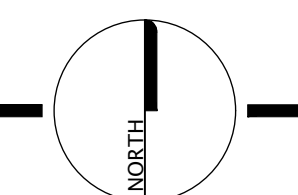
NOTE: TOPOGRAPHIC SURVEY ADAPTED FOR USE BY SEIDEL DESIGN GROUP



1 SITE PLAN & LANDSCAPING

LS-1.0 SCALE: 1" = 10'-0"

NOTE: TOPOGRAPHIC SURVEY ADAPTED FOR USE BY SEIDEL DESIGN GROUP



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DEMING CROSSING TOWNHOMES
 112 N 5th AVENUE
 FRISCO, COLORADO 80443

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DATE
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 LS-1.0

Development Application

Deming Crossing Townhomes

112 5th Avenue
FRISCO, CO 80443



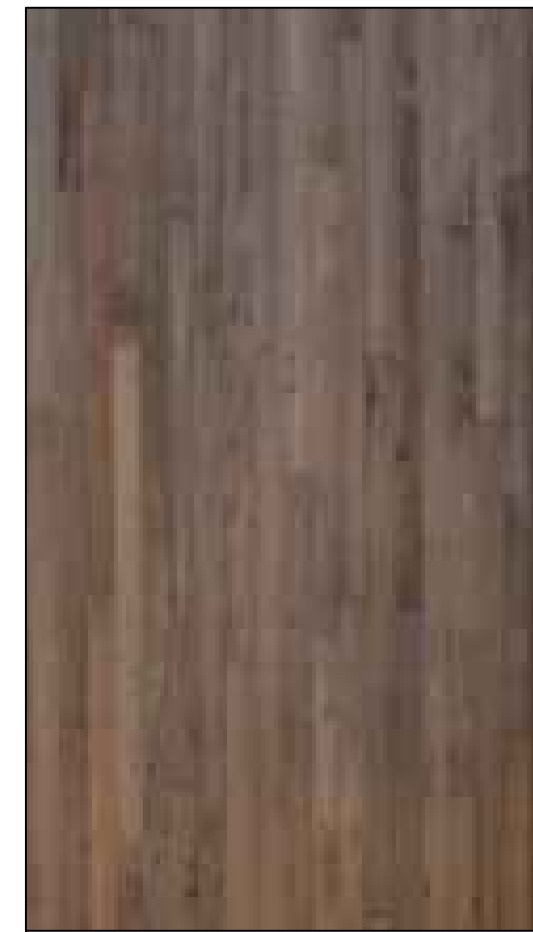
ASPHALT SHINGLES:



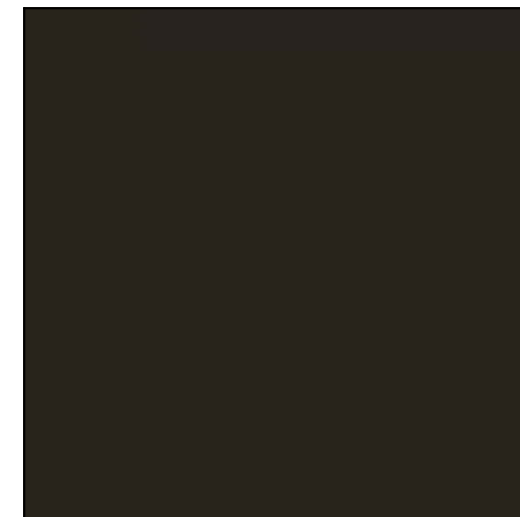
ROOFING FOR CABIN & LOWER
UNIT 2 LOWER FLOOR:



WOOD SIDING FOR
UNIT 2 LOWER FLOOR:



VERTICAL SIDING:



WINDOWS:



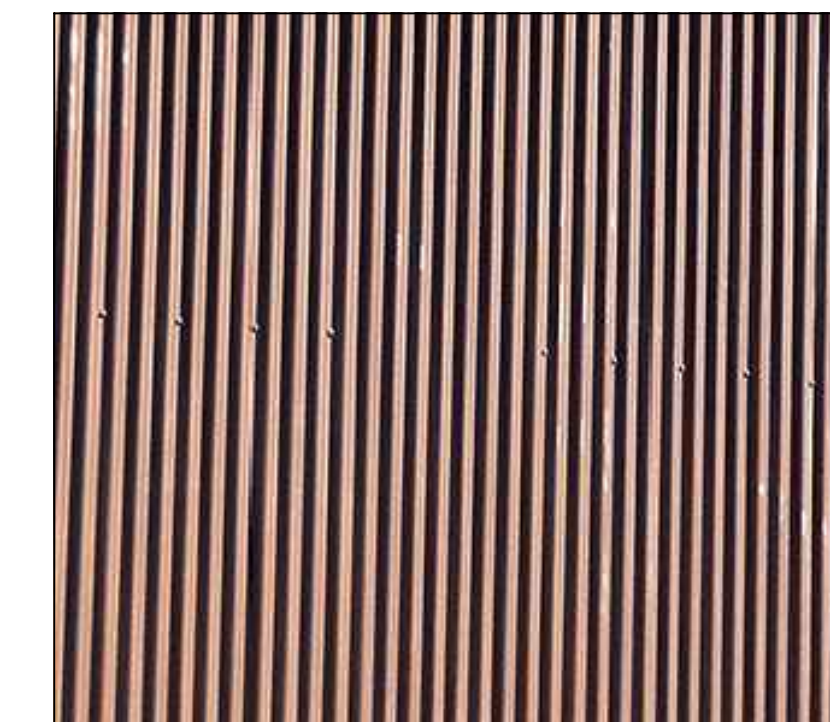
EXISTING DEMING CABIN:



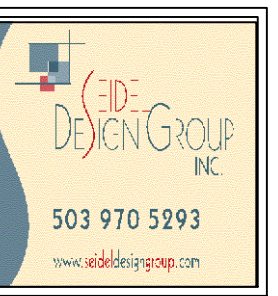
LAP SIDING:



STONE VENEER:



METAL SIDING:
7/8" CORRUGATED (RUSTED)



SEIDEL DESIGN
GROUP INC.
905 MAIN ST #207
KLAMATH FALLS, OR
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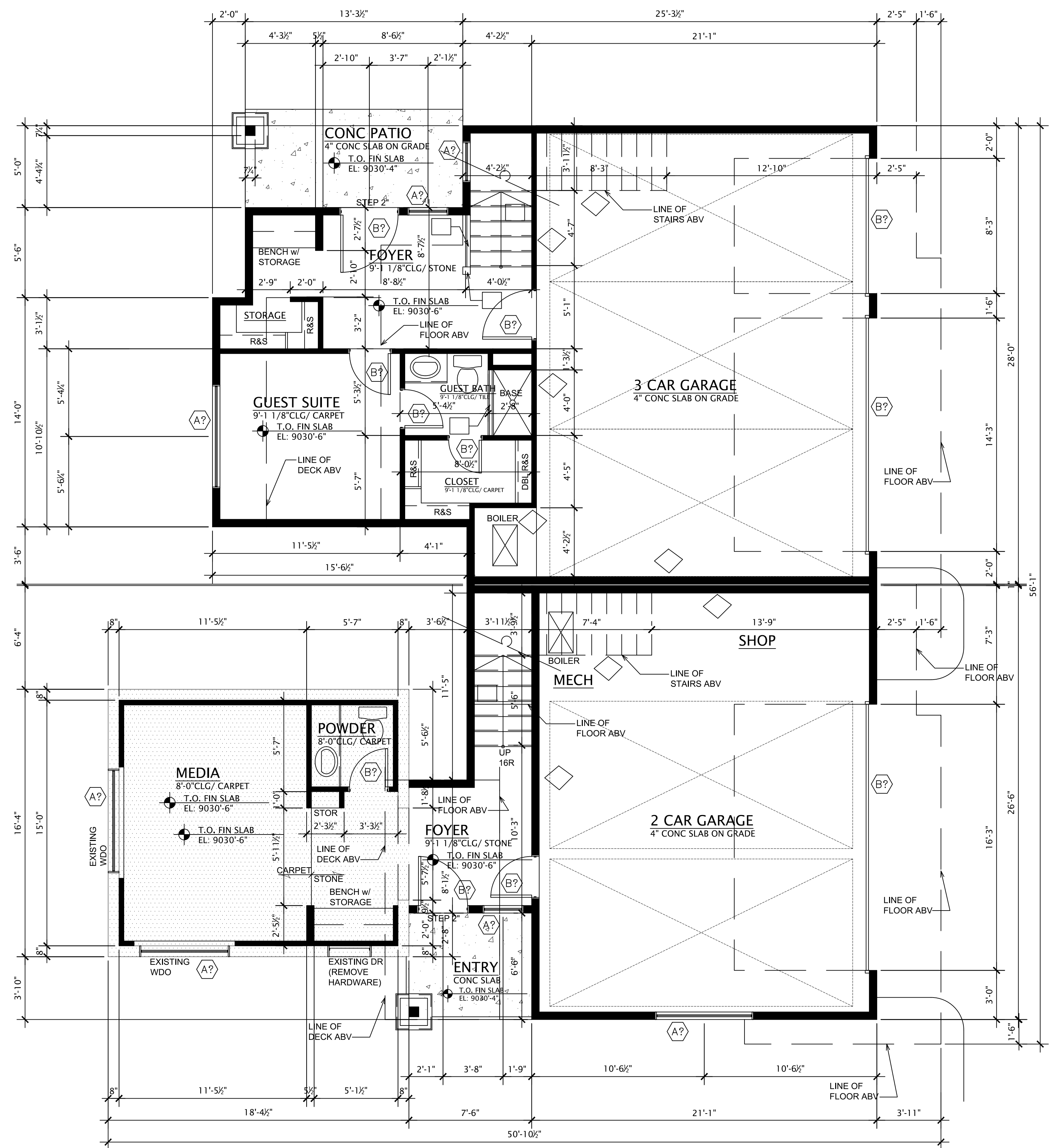
SHEET #

T-1.1

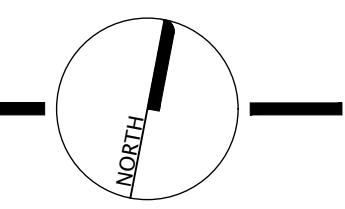
- TYPICAL NOTES:
- 1) REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFGR TO BE CHOSEN BY OWNER.
 - 3) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
 - 4) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
 - 5) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
 - 6) SEE BUILDING ELEVATIONS FOR WINDOW/DOOR HEADER HEIGHTS.
 - 7) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).
 - 8) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
 - 9) PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
 - 10) ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
 - 11) OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL R-VALUE.

AREA BREAKDOWN		
	UNIT 1	UNIT 2
LOWER FLOOR	449 SF 559 SF- GARAGE	425 SF 610 SF- GARAGE
MAIN FLOOR	747 SF	891 SF
UPPER FLOOR	613 SF	749 SF
TOTAL LIVABLE	1809 SF	2065 SF

TYPE VI CONSTRUCTION



1 LOWER FLOOR PLAN- UNIT 1
A-1.0 SCALE: 1/4" = 1'-0"



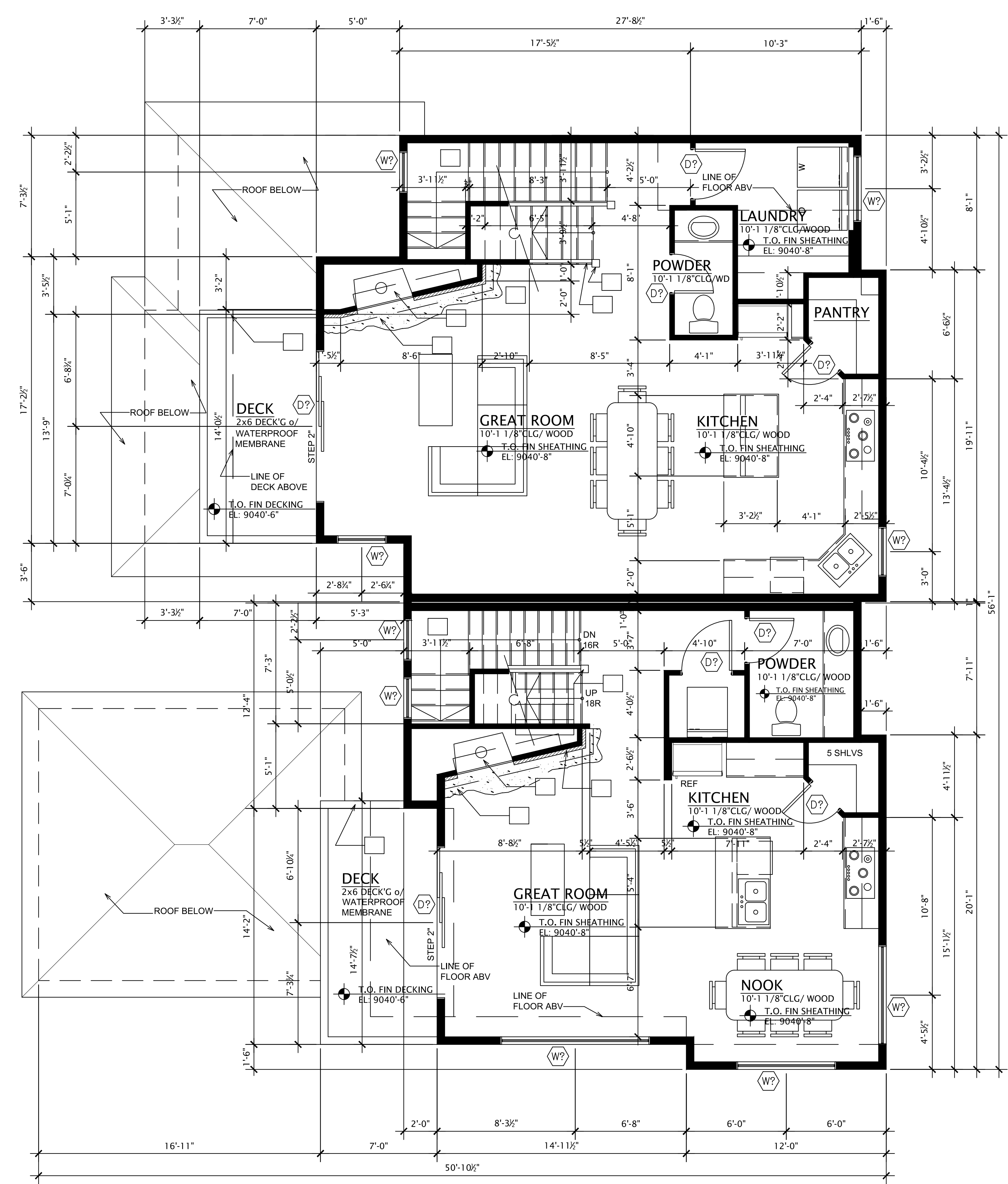
DEMING CROSSING TOWNHOMES
112 N 5th AVENUE UNIT 1 & 2
FRISCO, COLORADO 80443

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A1.0



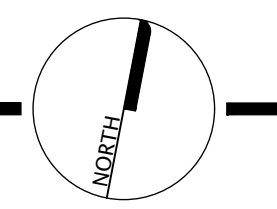
- TYPICAL ROOF NOTES:**
1. INSTALL CAP FLASHING ON ALL EXPOSED PORTIONS OF EXTERIOR BEAMS AND BRACKETS.
 2. ALL ROOF PENETRATIONS TO BE PAINTED W/ HEAT RESISTANT PAINT TO MATCH ROOFING OR SIDING, SUBJECT TO ARCHITECT'S APPROVAL.
 3. ALL ROOF INSULATION TO BE R-42 BLOWN IN BATT. INSULATION.
 4. PROVIDE WATERPROOF OUTLETS AS NOTED ON ROOF PLAN
 5. TRUSS MANUFACTURER TO PROVIDE DESIGNER WITH SHOP DRAWINGS PRIOR TO FABRICATION.

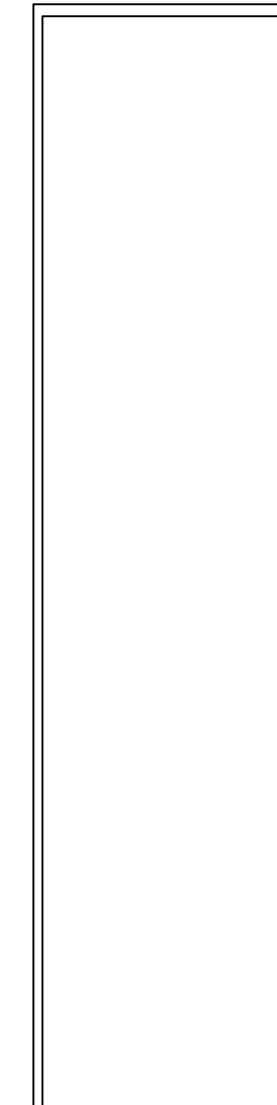
- TYPICAL NOTES:**
- 1) REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFGR TO BE CHOSEN BY OWNER.
 - 3) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
 - 4) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
 - 5) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
 - 6) SEE BUILDING ELEVATIONS FOR WINDOW/DOOR HEADER HEIGHTS.
 - 7) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING. (PAINT TO MATCH SIDING).
 - 8) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
 - 9) PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
 - 10) ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
 - 11) OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL R-VALUE.

AREA BREAKDOWN

	UNIT 1	UNIT 2
LOWER FLOOR	449 SF 559 SF- GARAGE	425 SF 610 SF- GARAGE
MAIN FLOOR	747 SF	891 SF
UPPER FLOOR	613 SF	749 SF
TOTAL LIVABLE	1809 SF	2065 SF

TYPE VI CONSTRUCTION
NON- SPRINKLERED





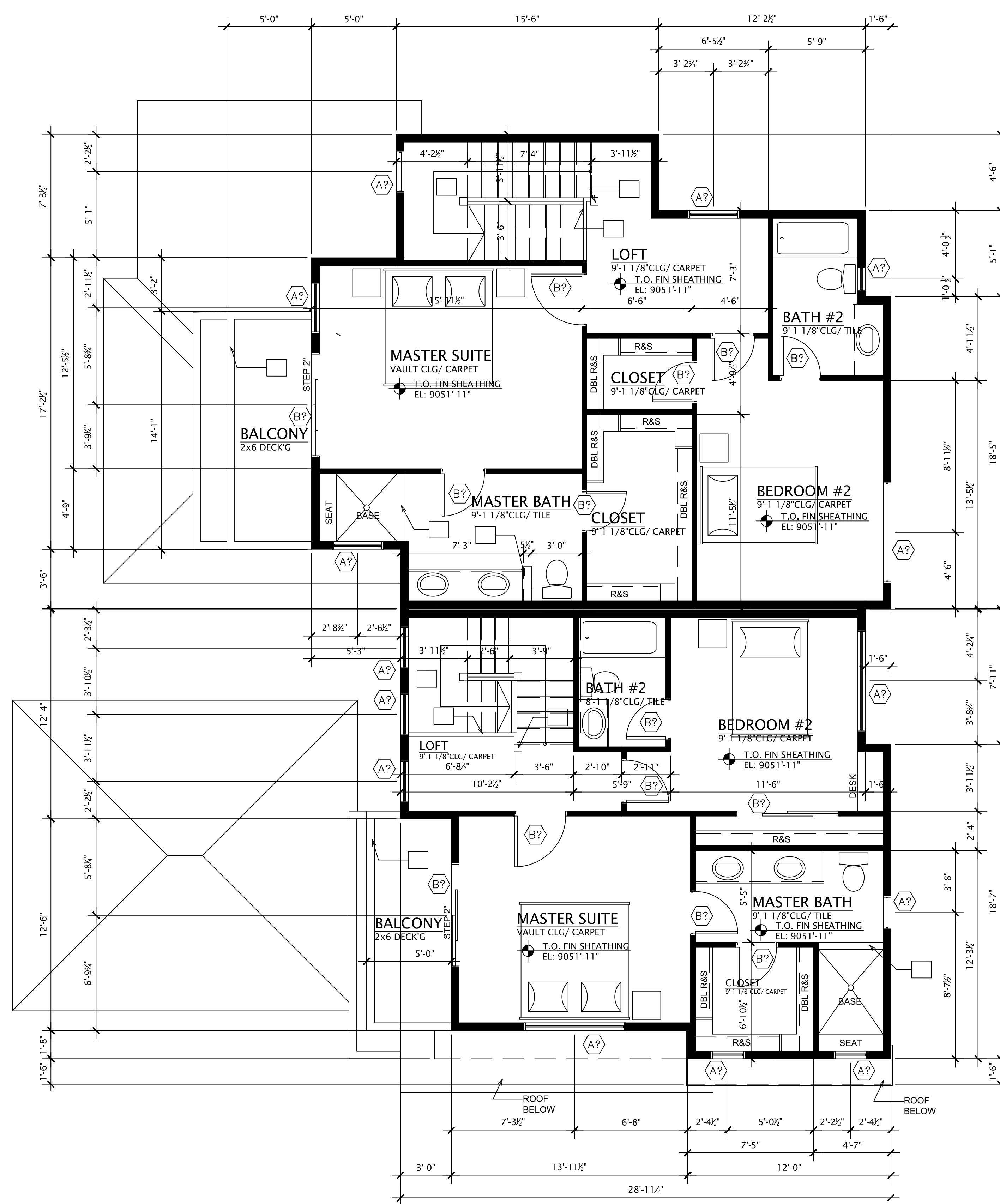
DEMING CROSSING TOWNHOMES
112 N 5th AVENUE UNIT 2
FRISCO, COLORADO 80443

PROJECT #
S16-007

DATE
06/29/17

REVISIONS

SHEET #
A1.2

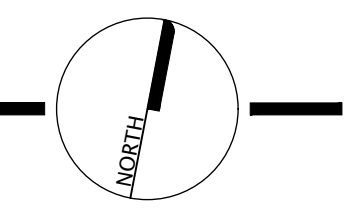


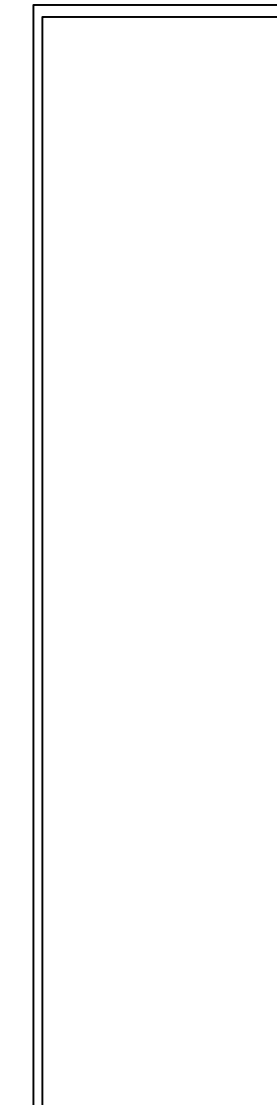
- TYPICAL ROOF NOTES:**
1. INSTALL CAP FLASHING ON ALL EXPOSED PORTIONS OF EXTERIOR BEAMS AND BRACKETS.
 2. ALL ROOF PENETRATIONS TO BE PAINTED W/ HEAT RESISTANT PAINT TO MATCH ROOFING OR SIDING, SUBJECT TO ARCHITECT'S APPROVAL.
 3. ALL ROOF INSULATION TO BE R-42 BLOWN IN BATT. INSULATION.
 4. PROVIDE WATERPROOF OUTLETS AS NOTED ON ROOF PLAN
 5. TRUSS MANUFACTURER TO PROVIDE DESIGNER WITH SHOP DRAWINGS PRIOR TO FABRICATION.

- TYPICAL NOTES:**
- 1) REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFR TO BE CHOSEN BY OWNER.
 - 3) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
 - 4) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
 - 5) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
 - 6) SEE BUILDING ELEVATIONS FOR WINDOW/DOOR HEADER HEIGHTS.
 - 7) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).
 - 8) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
 - 9) PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
 - 10) ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
 - 11) OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL & VALLE.

AREA BREAKDOWN	UNIT 1	UNIT 2
LOWER FLOOR	449 SF 559 SF- GARAGE	425 SF 610 SF- GARAGE
MAIN FLOOR	747 SF	891 SF
UPPER FLOOR	613 SF	749 SF
TOTAL LIVABLE	1809 SF	2065 SF

TYPE VI CONSTRUCTION
NON- SPRINKLERED





DEMING CROSSING TOWNHOMES
112 N 5th AVENUE UNIT 1 & 2
FRISCO, COLORADO 80443

PROJECT #
S16-007

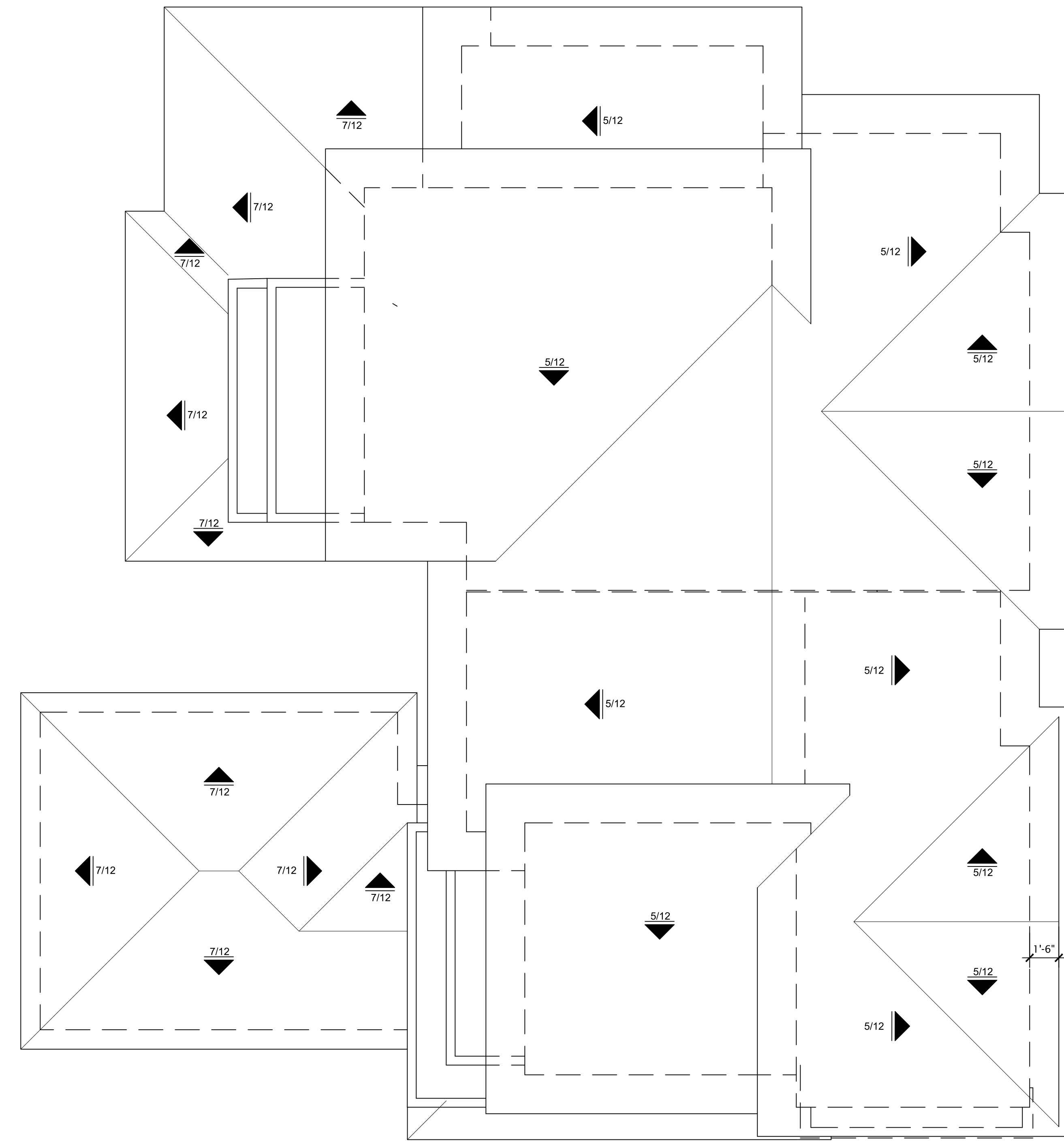
DATE
06/29/17

REVISIONS

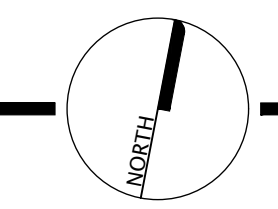
SHEET #
A1.3

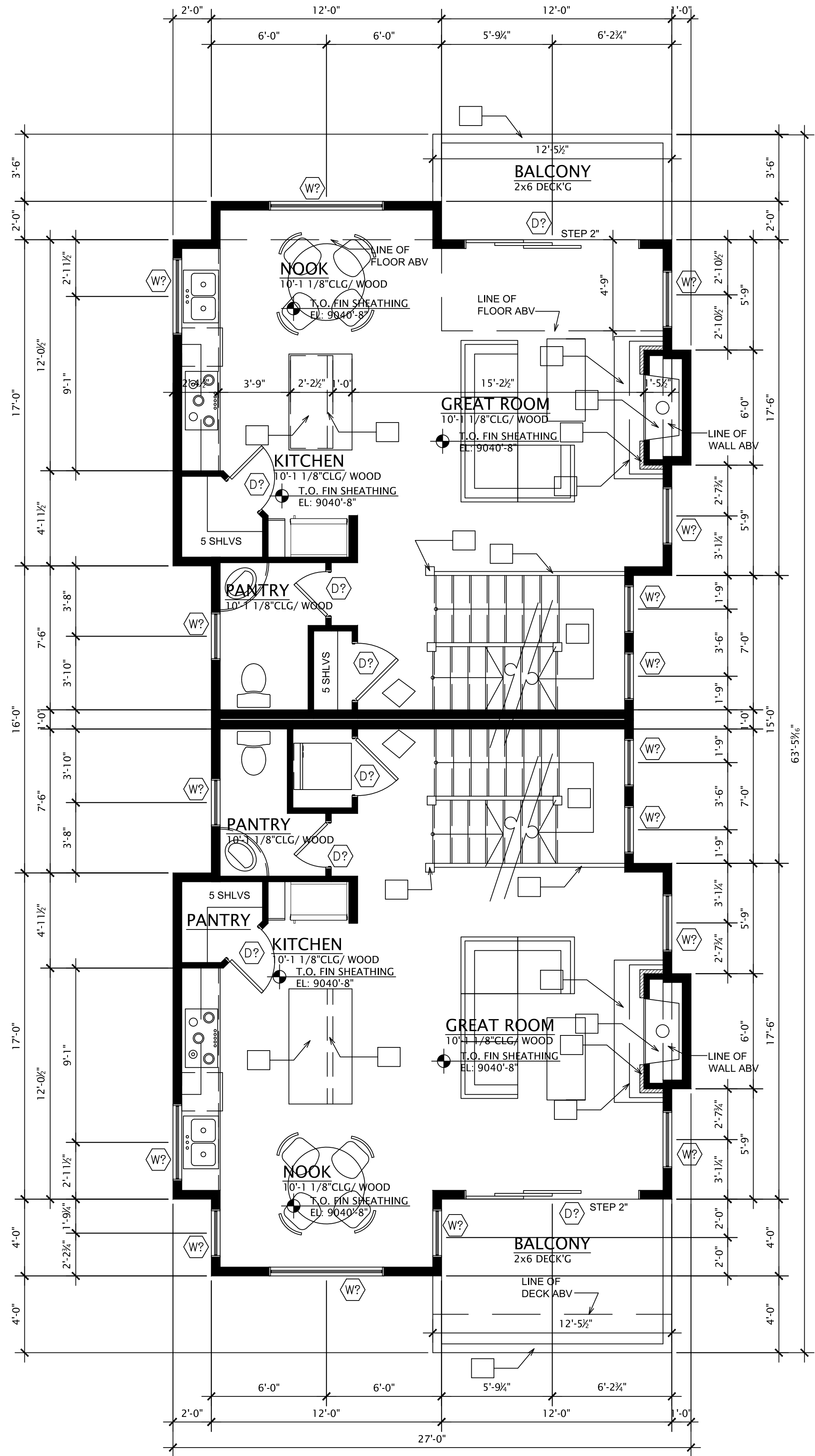
- TYPICAL ROOF NOTES:
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 2. ALL ROOF PENETRATIONS TO BE PAINTED W/ HEAT RESISTANT PAINT TO MATCH ROOFING OR SIDING, SUBJECT TO ARCHITECT'S APPROVAL.
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 4. PROVIDE WATERPROOF OUTLETS AS NOTED ON ROOF PLAN
 5. TRUSS MANUFACTURER TO PROVIDE DESIGNER WITH SHOP DRAWINGS PRIOR TO FABRICATION.

TYPE VI CONSTRUCTION
NON- SPRINKLERED



1 ROOF PLAN - UNIT 1 & 2
A-1.1 SCALE: 1/4" = 1'-0"





TYPICAL ROOF NOTES:

1. INSTALL CAP FLASHING ON ALL EXPOSED PORTIONS OF EXTERIOR BEAMS AND BRACKETS.
2. ALL ROOF PENETRATIONS TO BE PAINTED W/ HEAT RESISTANT PAINT TO MATCH ROOFING OR SIDING, SUBJECT TO ARCHITECT'S APPROVAL.
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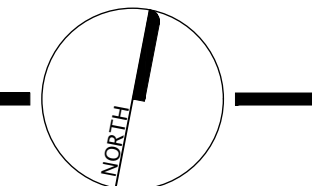
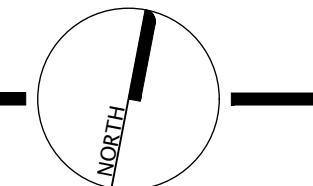
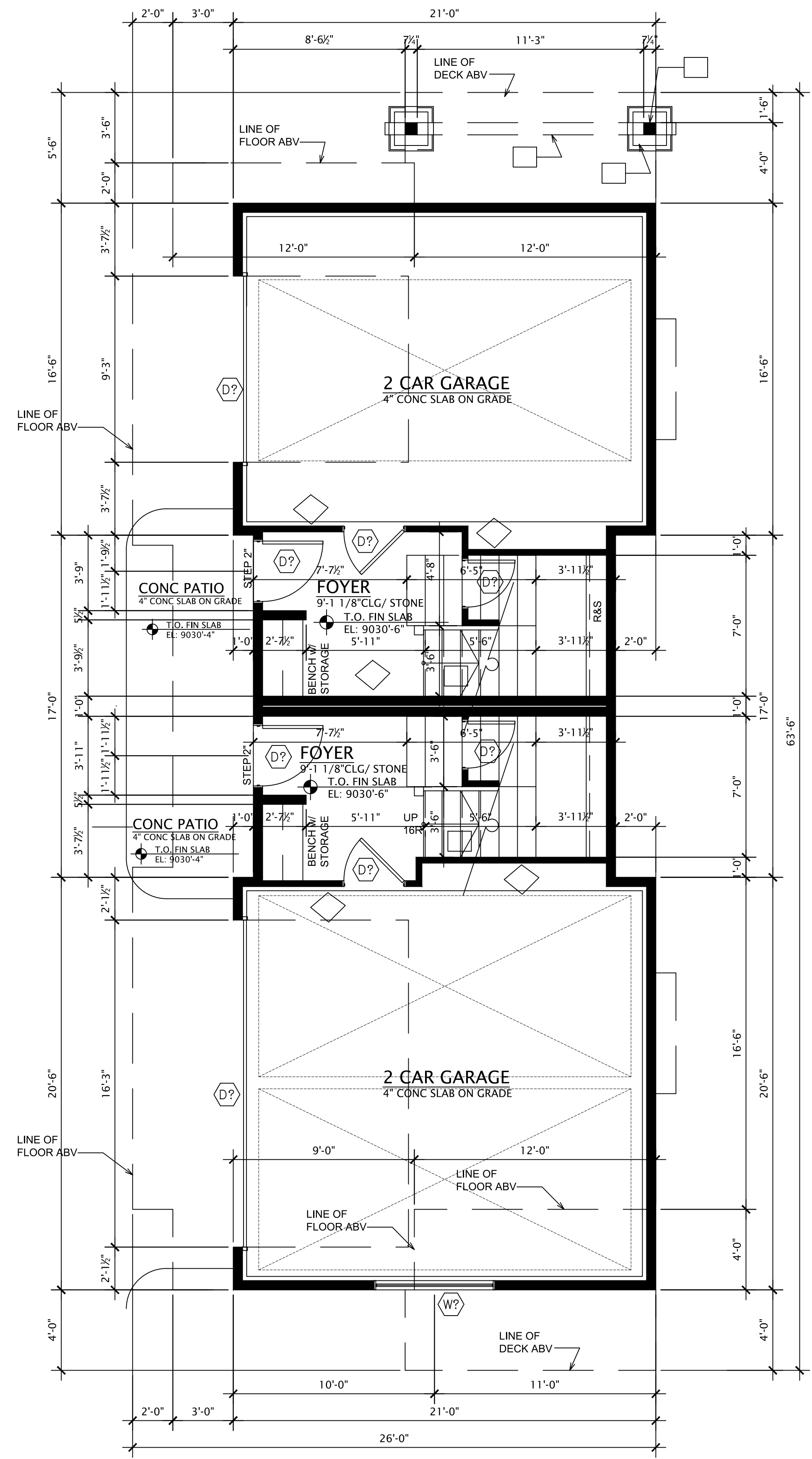
TYPICAL NOTES:

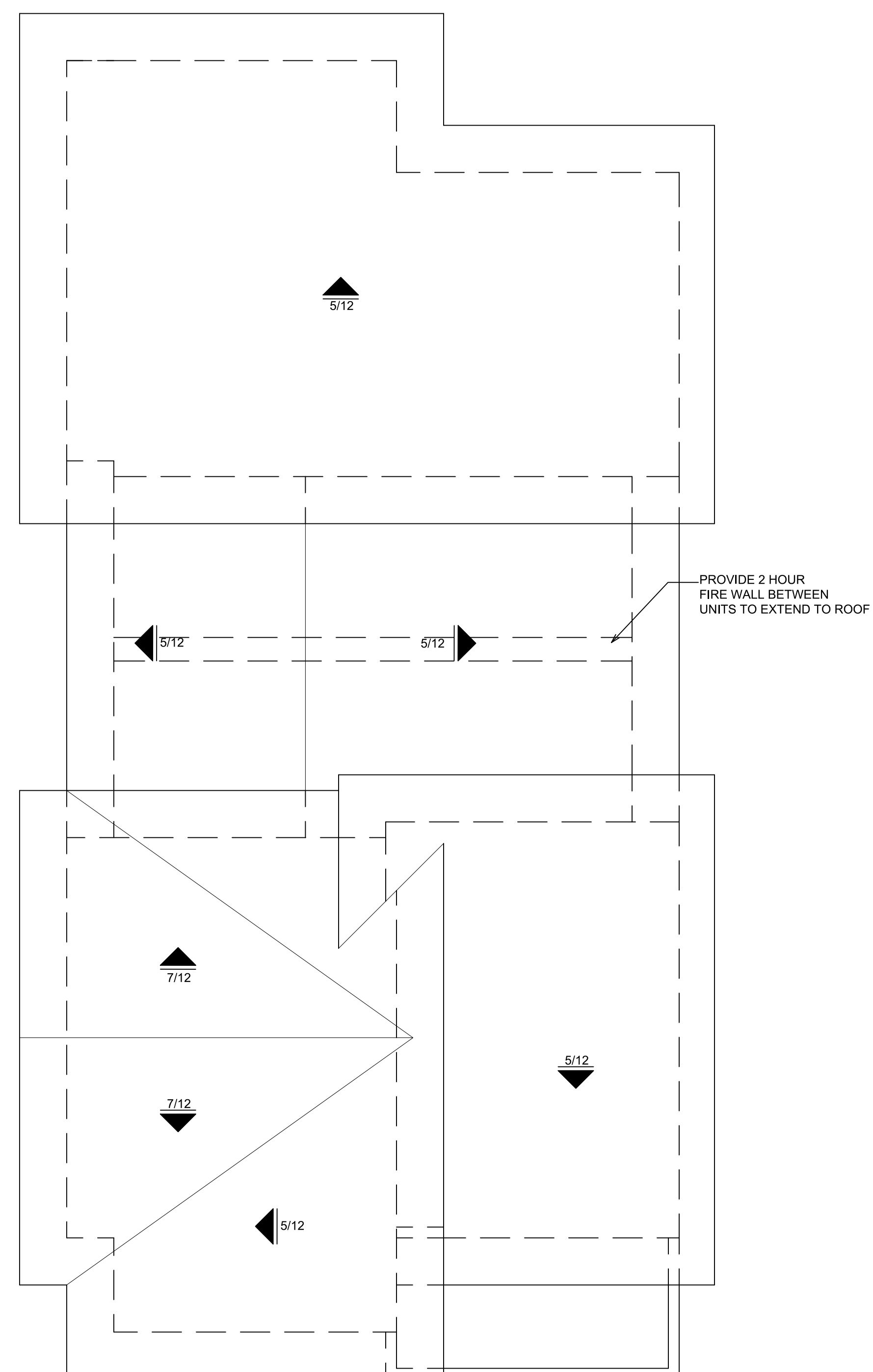
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- 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFR TO BE CHOSEN BY OWNER.
- 3) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
- 4) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
- 5) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
- 6) SEE BUILDING ELEVATIONS FOR WINDOW/DOOR HEADER HEIGHTS.
- 7) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).
- 8) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
- 9) PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
- 10) ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
- 11) OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL R-VALUE.

AREA BREAKDOWN

	UNIT 3	UNIT 4
LOWER FLOOR	149 SF 439 SF- GARAGE	152 SF 352 SF- GARAGE
MAIN FLOOR	672 SF	649 SF
UPPER FLOOR	589 SF	484 SF
TOTAL LIVABLE	1410 SF	1285 SF

**TYPE VI CONSTRUCTION
NON- SPRINKLERED**





TYPICAL ROOF NOTES:

1. INSTALL CAP FLASHING ON ALL EXPOSED PORTIONS OF EXTERIOR BEAMS AND BRACKETS.
2. ALL ROOF PENETRATIONS TO BE PAINTED W/ HEAT RESISTANT PAINT TO MATCH ROOFING OR SIDING, SUBJECT TO ARCHITECT'S APPROVAL.
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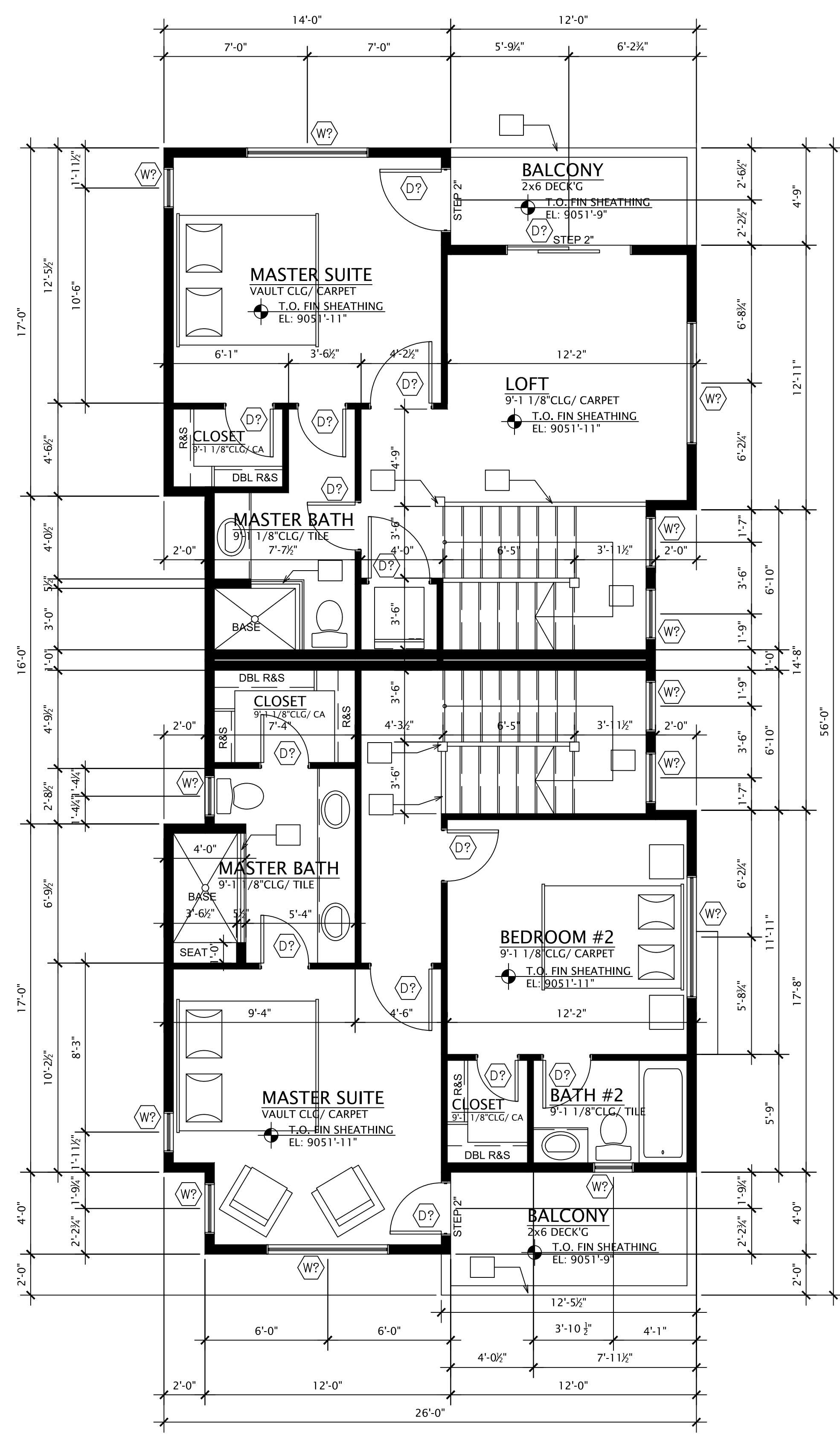
TYPICAL NOTES:

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- 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFGR TO BE CHOSEN BY OWNER.
- 3) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
- 4) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
- 5) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
- 6) SEE BUILDING ELEVATIONS FOR WINDOW/DOOR HEADER HEIGHTS.
- 7) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).
- 8) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
- 9) PROVIDE MOISTURE RESISTANT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
- 10) ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
- 11) OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL R- VALUE.

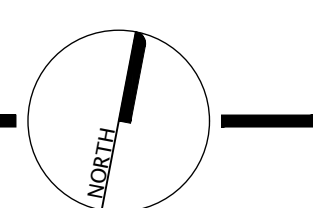
AREA BREAKDOWN

	UNIT 3	UNIT 4
LOWER FLOOR	149 SF 439 SF- GARAGE	152 SF 352 SF- GARAGE
MAIN FLOOR	672 SF	649 SF
UPPER FLOOR	589 SF	484 SF
TOTAL LIVABLE	1410 SF	1285 SF

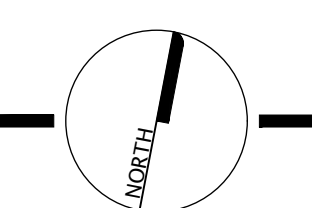
**TYPE VI CONSTRUCTION
NON- SPRINKLERED**



2 ROOF PLAN- UNIT 3 & 4
A-1.5 SCALE: 1/4" = 1'-0"

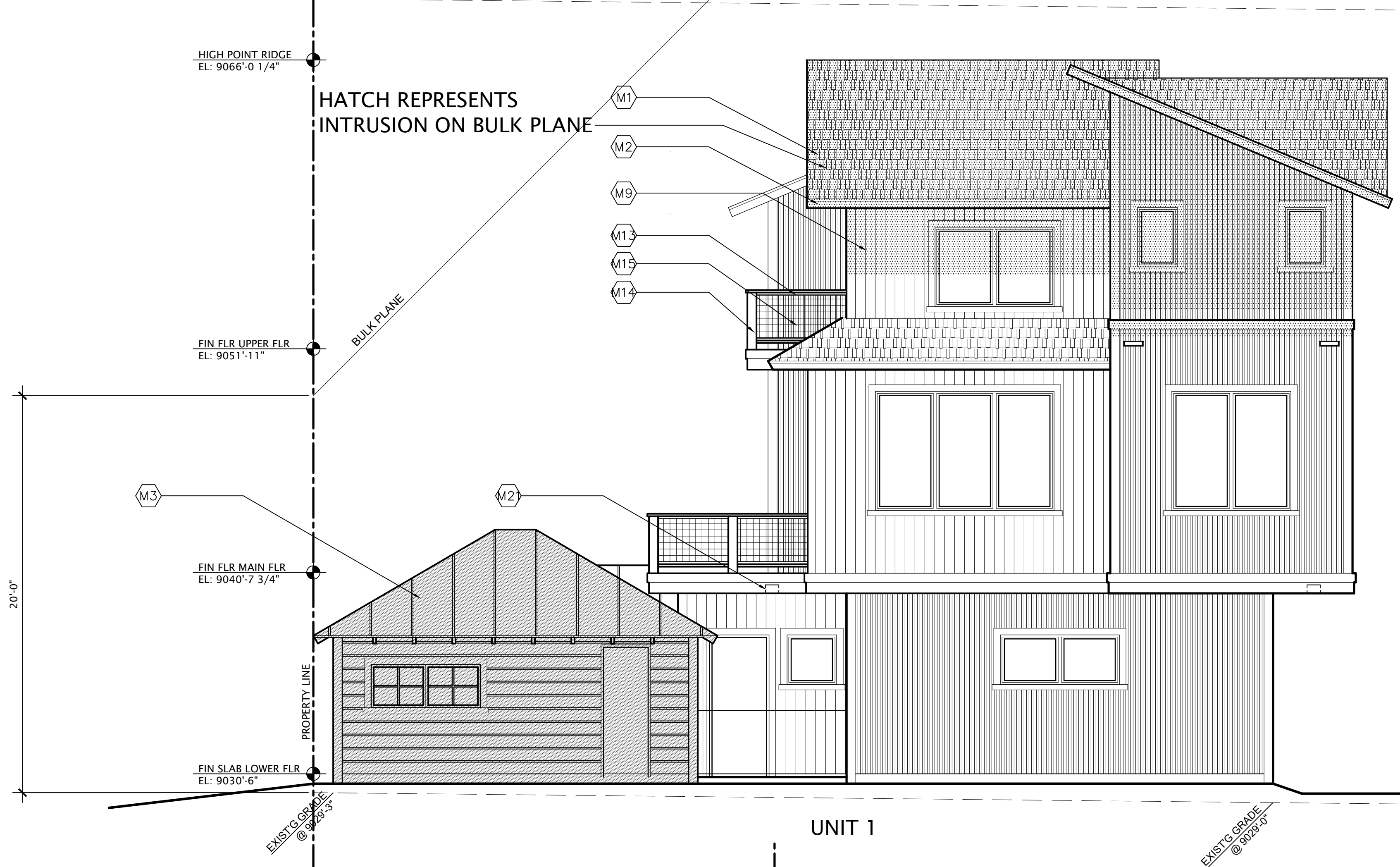


1 UPPER FLOOR PLAN- UNIT 3 & 4
A-1.5 SCALE: 1/4" = 1'-0"



MATERIAL SCHEDULE			
M1	40 YEAR ASPHALT COMPOSITION SHINGLES	M14	4x4 RS CEDAR RAILING POSTS
M2	1x6 SMOOTH CEDAR FASCIA w/ 20 GA GALV DRIP EDGE	M15	3x3 WELDED WIRE MESH 14 GA
M3	STANDING SEAM METAL ROOFING	M16	8x8 RS TIMBER POST
M4	3/8" CORRUGATED METAL SIDING	M17	STONE CAP
M5	1x6 CEDAR CORNER TRIM	M18	CUT STONE VENEER
M6	1x4 CEDAR WINDOW & DOOR TRIM	M19	OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w 1x4 CEDAR TRIM AS SHOWN
M7	2x6 SMOOTH CEDAR WINDOW SILL TRIM	M20	2x6 CEDAR BAND
M8	1x6 o/ 2x10 CEDAR BAND	M21	RECESSED CAN LIGHTING
M9	6" PLANK, CEDAR VERTICAL SIDING	M22	WALL MOUNT DOWN-LIGHTING
M10	8" EXPOSURE HORIZONTAL WOOD LAP SIDING	M23	
M11	2x6 SMOOTH CEDAR CORNER TRIM	M24	
M12	1x12 HEWNED LOG SIDING w/ CHINK JOINT	M25	
M13	2x6 RS CEDAR TOP RAIL		

NOTE:
DEMING CABIN SHOWN
IN HATCH (TO REMAIN INTACT)



2 | SOUTH ELEVATION
A-2.0 | SCALE: 1/8" = 1'-0"

HATCH REPRESENTS
INTRUSION ON BULK PLANE



1 | WEST ELEVATION
A-2.0 | SCALE: 1/8" = 1'-0"

HATCH REPRESENTS
INTRUSION ON BULK PLANE

- TYPICAL ELEVATION NOTES:
- 1) INSULATE ALL SHIM SPACES AT EXTERIOR WALLS.
 - 2) VERIFY WINDOW / DOOR OPENINGS WITH WINDOW MANUFACTURER.
 - 3) ALL WINDOWS TO BE DOUBLE PANE WITH COPPER CLADDING AND BRONZE CLADDING WITH KIN-R FINISH. PATIO DOORS SIMILAR.
 - 4) SEE BUILDING ELEVATIONS FOR WINDOW AND DOOR SWINGS.
 - 5) REFER TO BUILDING ELEVATIONS FOR WINDOW HEADER HEIGHTS AND CUSTOM WINDOW DIMENSIONS.
 - 6) VERIFY JAMB WIDTHS WITH WALL THICKNESS.
 - 7) PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENT.
 - 8) NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - 9) ALL WINDOWS TO BE RATED AS HIGH ALTITUDE.
 - 10) PROVIDE FLASHING OVER ALL WINDOW AND DOOR HEADERS.
 - 11) PROVIDE EGRESS WINDOWS AT EACH SLEEPING AREA.
 - 12) USE FIELD APPLIED EXTERIOR TRIM ONLY.
 - 13) WRAP ALL EXTERIOR OPENINGS WITH ICE AND WATER SHIELD.
 - 14) PROVIDE SHOP DRAWINGS FOR ANY CUSTOM WINDOWS AND DOORS.

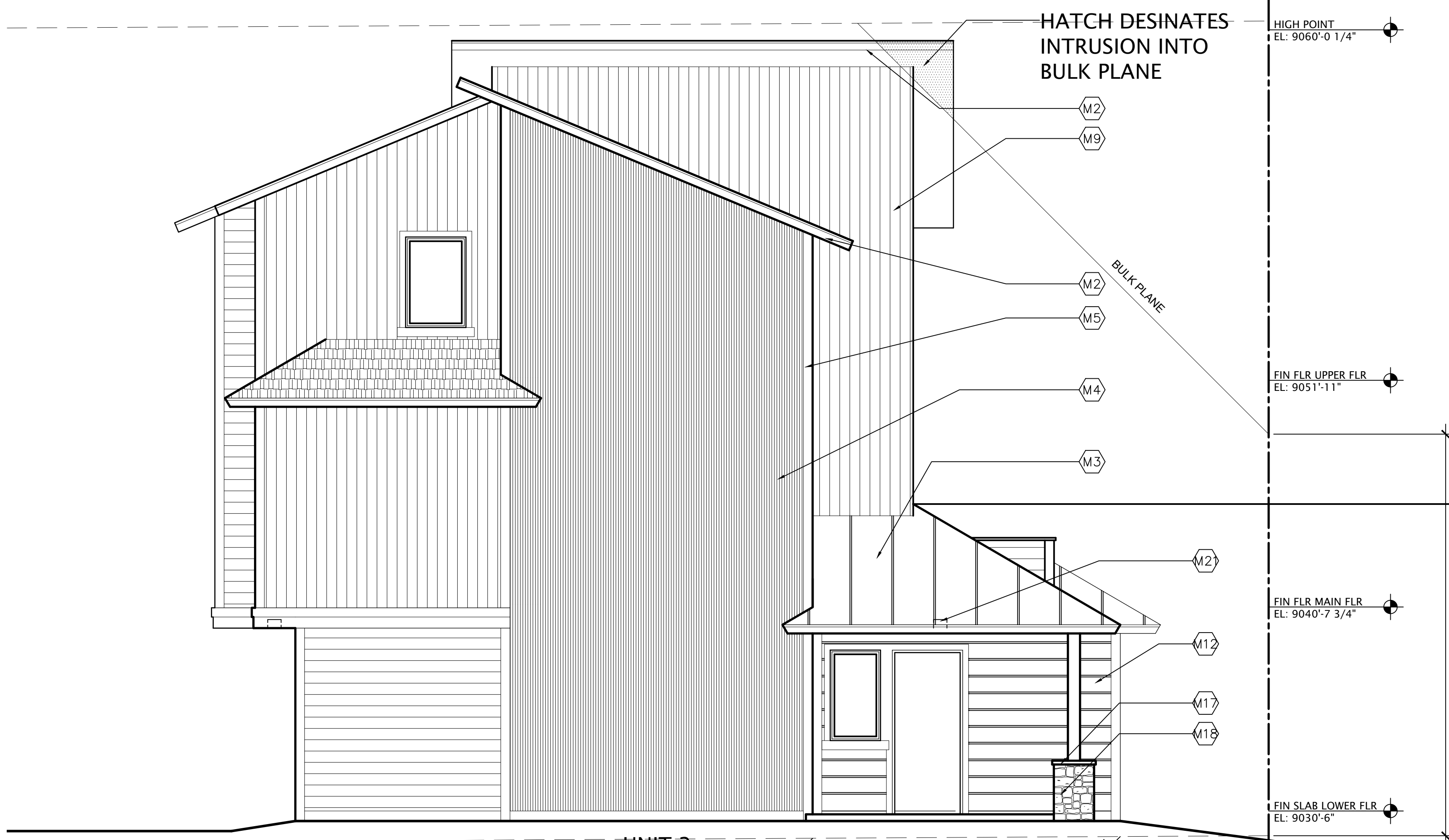
DEMING CROSSING TOWNHOMES
112 N 5th AVENUE UNIT 1 & 2
FRISCO, COLORADO 80443

PROJECT #
S16-007

DATE
06/29/17

REVISIONS

SHEET #
A-2.0

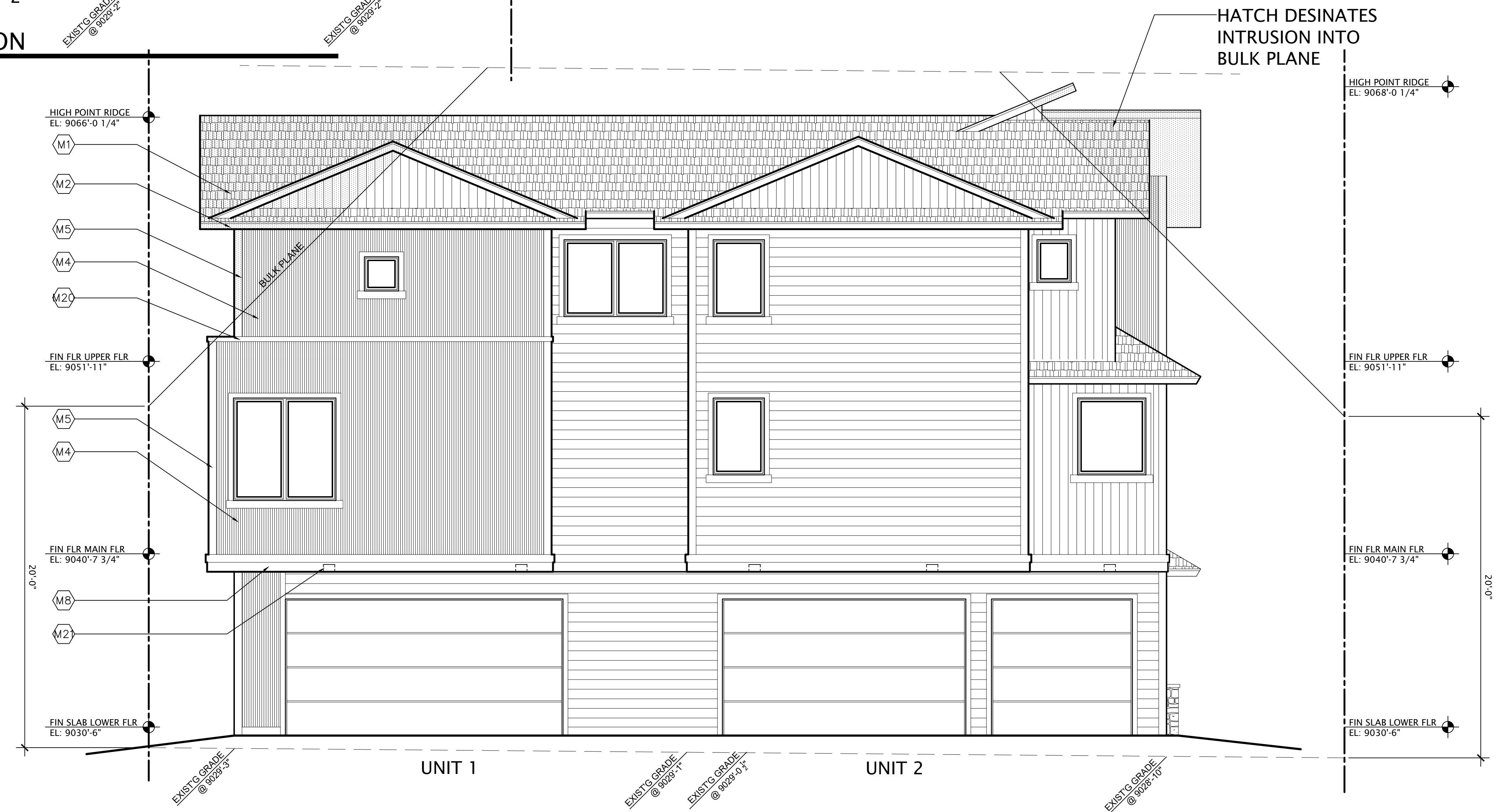


MATERIAL SCHEDULE

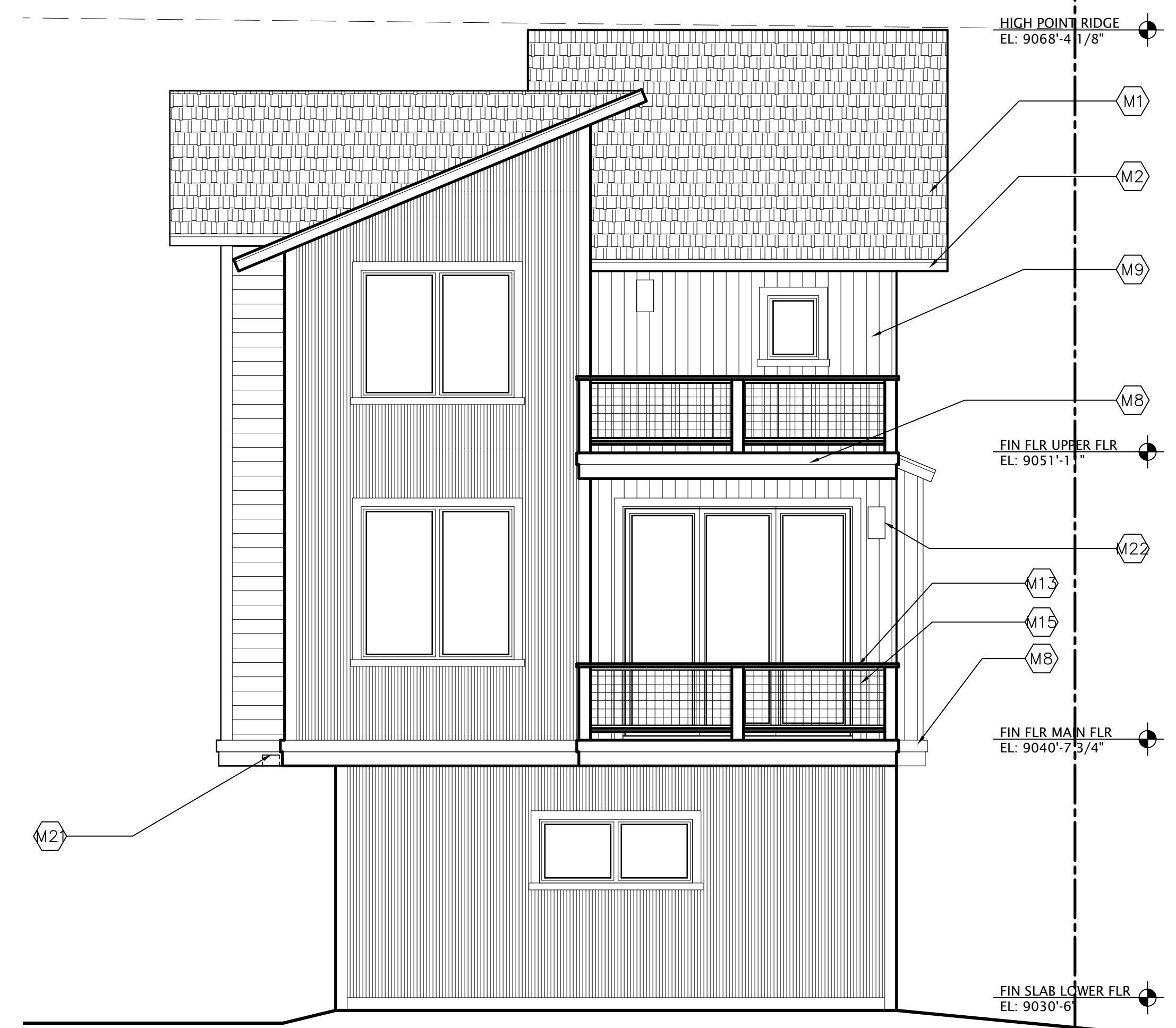
M1	40 YEAR ASPHALT COMPOSITION SHINGLES	M14	4x4 RS CEDAR RAILING POSTS
M2	1x6 SMOOTH CEDAR FASCIA w/ 20 GA GALV DRIP EDGE	M15	3x3 WELDED WIRE MESH 1 4 GA
M3	STANDING SEAM METAL ROOFING	M16	8x8 RS TIMBER POST
M4	3/8" CORRUGATED METAL SIDING	M17	STONE CAP
M5	1x6 CEDAR CORNER TRIM	M18	CUT STONE VENEER
M6	1x4 CEDAR WINDOW & DOOR TRIM	M19	OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w 1x4 CEDAR TRIM AS SHOWN
M7	2x6 SMOOTH CEDAR WINDOW SILL TRIM	M20	2x6 CEDAR BAND
M8	1x6 o/ 2x10 CEDAR BAND	M21	RECESSED CAN LIGHTING
M9	6" PLANK, CEDAR VERTICAL SIDING	M22	WALL MOUNT DOWN-LIGHTING
M10	8" EXPOSURE HORIZONTAL WOOD LAP SIDING	M23	
M11	2x6 SMOOTH CEDAR CORNER TRIM	M24	
M12	1x12 HEWNED LOG SIDING w/ CHINK JOINT	M25	
M13	2x6 RS CEDAR TOP RAIL		

NOTE:
DEMING CABIN SHOWN
IN HATCH (TO REMAIN INTACT)

- TYPICAL ELEVATION NOTES:
- 1) INSULATE ALL SHIM SPACES AT EXTERIOR WALLS.
 - 2) VERIFY WINDOW / DOOR OPENINGS WITH WINDOW MANUFACTURER.
 - 3) ALL WINDOWS TO BE DOUBLE PANE WITH COPPER CLADDING AND BRONZE CLADDING WITH KIN-R FINISH. PATIO DOORS SIMILAR.
 - 4) SEE BUILDING ELEVATIONS FOR WINDOW AND DOOR SWINGS.
 - 5) REFER TO BUILDING ELEVATIONS FOR WINDOW HEADER HEIGHTS AND CUSTOM WINDOW DIMENSIONS.
 - 6) VERIFY JAMB WIDTHS WITH WALL THICKNESS.
 - 7) PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENT.
 - 8) NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - 9) ALL WINDOWS TO BE RATED AS HIGH ALTITUDE.
 - 10) PROVIDE FLASHING OVER ALL WINDOW AND DOOR HEADERS.
 - 11) PROVIDE EGRESS WINDOWS AT EACH SLEEPING AREA.
 - 12) USE FIELD APPLIED EXTERIOR TRIM ONLY.
 - 13) WRAP ALL EXTERIOR OPENINGS WITH ICE AND WATER SHIELD.
 - 14) PROVIDE SHOP DRAWINGS FOR ANY CUSTOM WINDOWS AND DOORS.



1 | EAST ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"



2 | SOUTH ELEVATION
A-2.2 SCALE: 1/4" = 1'-0"

- TYPICAL ELEVATION NOTES:
- 1) INSULATE ALL SHIM SPACES AT EXTERIOR WALLS.
 - 2) VERIFY WINDOW / DOOR OPENINGS WITH WINDOW MANUFACTURER.
 - 3) ALL WINDOWS TO BE DOUBLE PANE WITH COPPER CLADDING AND BRONZE CLADDING WITH KIN-R FINISH. PATIO DOORS SIMILAR.
 - 4) SEE BUILDING ELEVATIONS FOR WINDOW AND DOOR SWINGS.
 - 5) REFER TO BUILDING ELEVATIONS FOR WINDOW HEADER HEIGHTS AND CUSTOM WINDOW DIMENSIONS.
 - 6) VERIFY JAMB WIDTHS WITH WALL THICKNESS.
 - 7) PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENT.
 - 8) NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - 9) ALL WINDOWS TO BE RATED AS HIGH ALTITUDE.
 - 10) PROVIDE FLASHING OVER ALL WINDOW AND DOOR HEADERS.
 - 11) PROVIDE EGRESS WINDOWS AT EACH SLEEPING AREA.
 - 12) USE FIELD APPLIED EXTERIOR TRIM ONLY.
 - 13) WRAP ALL EXTERIOR OPENINGS WITH ICE AND WATER SHIELD.
 - 14) PROVIDE SHOP DRAWINGS FOR ANY CUSTOM WINDOWS AND DOORS.

MATERIAL SCHEDULE			
M1	40 YEAR ASPHALT COMPOSITION SHINGLES	M14	4x4 RS CEDAR RAILING POSTS
M2	1x6 SMOOTH CEDAR FASCIA w/ 20 GA GALV DRIP EDGE	M15	3x3 WELDED WIRE MESH 1 4 GA
M3	STANDING SEAM METAL ROOFING	M16	8x8 RS TIMBER POST
M4	3/8" CORRUGATED METAL SIDING	M17	STONE CAP
M5	1x6 CEDAR CORNER TRIM	M18	CUT STONE VENEER
M6	1x4 CEDAR WINDOW & DOOR TRIM	M19	OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w 1x4 CEDAR TRIM AS SHOWN
M7	2x6 SMOOTH CEDAR WINDOW SILL TRIM	M20	2x6 CEDAR BAND
M8	1x6 o/ 2x10 CEDAR BAND	M21	RECESSED CAN LIGHTING
M9	6" PLANK, CEDAR VERTICAL SIDING	M22	WALL MOUNT DOWN-LIGHTING
M10	8" EXPOSURE HORIZONTAL WOOD LAP SIDING	M23	
M11	2x6 SMOOTH CEDAR CORNER TRIM	M24	
M12	1x12 HEWNED LOG SIDING w/ CHINK JOINT	M25	
M13	2x6 RS CEDAR TOP RAIL		

NOTE:
DEMING CABIN SHOWN
IN HATCH (TO REMAIN INTACT)



1 | WEST ELEVATION
A-2.2 SCALE: 1/4" = 1'-0"

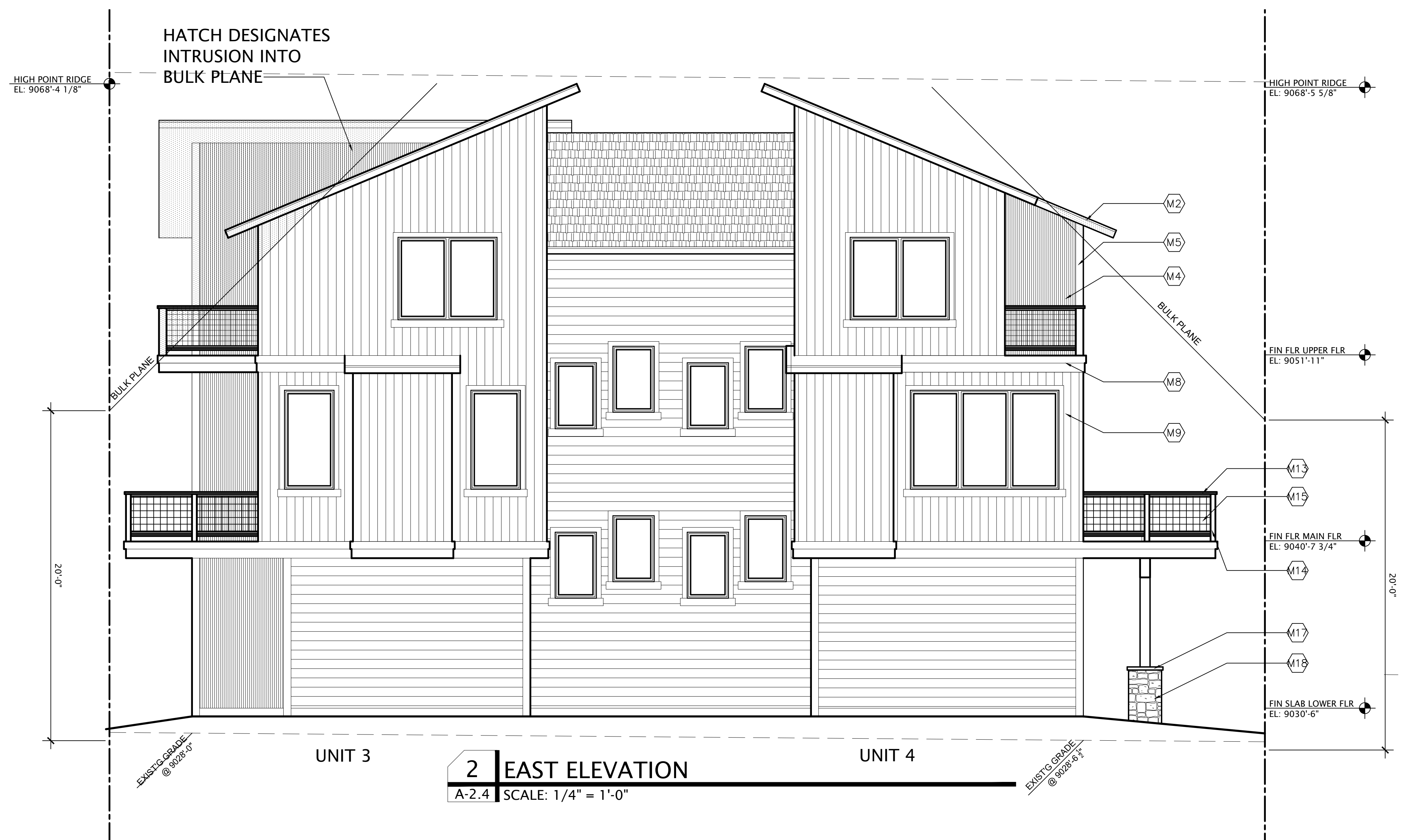
DEMING CROSSING TOWNHOMES
112 N 5th AVENUE UNIT 3&4
FRISCO, COLORADO 80443

PROJECT #
S16-007

DATE
06/29/17

REVISIONS

SHEET #
A-2.2



2 EAST ELEVATION
A-2.4 SCALE: 1/4" = 1'-0"

MATERIAL SCHEDULE			
M1	40 YEAR ASPHALT COMPOSITION SHINGLES	M14	4x4 RS CEDAR RAILING POSTS
M2	1x6 SMOOTH CEDAR FASCIA w/ 20 GA GALV DRIP EDGE	M15	3x3 WELDED WIRE MESH 14 GA
M3	STANDING SEAM METAL ROOFING	M16	8x8 RS TIMBER POST
M4	3/4" CORRUGATED METAL SIDING	M17	STONE CAP
M5	1x6 CEDAR CORNER TRIM	M18	CUT STONE VENEER
M6	1x4 CEDAR WINDOW & DOOR TRIM	M19	OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w 1x4 CEDAR TRIM AS SHOWN
M7	2x6 SMOOTH CEDAR WINDOW SILL TRIM	M20	2x6 CEDAR BAND
M8	1x6 of 2x10 CEDAR BAND	M21	
M9	6" PLANK, CEDAR VERTICAL SIDING	M22	
M10	8" EXPOSURE HORIZONTAL WOOD LAP SIDING	M23	
M11	2x6 SMOOTH CEDAR CORNER TRIM	M24	
M12	1x12 HEWNED LOG SIDING w/ CHINK JOINT	M25	
M13	2x6 RS CEDAR TOP RAIL		

- TYPICAL ELEVATION NOTES:
- 1) INSULATE ALL SHIM SPACES AT EXTERIOR WALLS.
 - 2) VERIFY WINDOW / DOOR OPENINGS WITH WINDOW MANUFACTURER.
 - 3) ALL WINDOWS TO BE DOUBLE PANE WITH COPPER CLADDING AND BRONZE CLADDING WITH KIN-R FINISH. PATIO DOORS SIMILAR.
 - 4) SEE BUILDING ELEVATIONS FOR WINDOW AND DOOR SWINGS.
 - 5) REFER TO BUILDING ELEVATIONS FOR WINDOW HEADER HEIGHTS AND CUSTOM WINDOW DIMENSIONS.
 - 6) VERIFY JAMB WIDTHS WITH WALL THICKNESS.
 - 7) PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENT.
 - 8) NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - 9) ALL WINDOWS TO BE RATED AS HIGH ALTITUDE.
 - 10) PROVIDE FLASHING OVER ALL WINDOW AND DOOR HEADERS.
 - 11) PROVIDE EGRESS WINDOWS AT EACH SLEEPING AREA.
 - 12) USE FIELD APPLIED EXTERIOR TRIM ONLY.
 - 13) WRAP ALL EXTERIOR OPENINGS WITH ICE AND WATER SHIELD.
 - 14) PROVIDE SHOP DRAWINGS FOR ANY CUSTOM WINDOWS AND DOORS.



1 SOUTH ELEVATION
A-2.4 SCALE: 1/4" = 1'-0"

DEMING CROSSING TOWNHOMES
112 N 5th AVENUE UNIT 3&4
FRISCO, COLORADO 80443

PROJECT #
S16-007

DATE
06/29/17

REVISIONS

SHEET #
A-2.4