

**Preliminary Sketch Plan
for Redevelopment of
706 Frisco ST**

We plan to raze the existing structure and erect two detached townhomes. We will form an HOA to own the area outside of the foundations and will declare common areas and limited common areas. We will declare the entire lot not under a foundation to be a utility easement. This is the same structure I did for the two detached townhomes immediately east of 706 Frisco. That project was known as Frisco Mines.

We will layout actual w/sewer and utilities after the preliminary meeting.

We have completed the asbestos inspection and plan to demo the house by June 15 and start construction on or about July 1.

We intend to rename the project from Frisco Hights and intend to spell the new name properly!

For reference, other projects we have completed in and around Frisco include-

- Deming Crossing Townhomes - 5th and Galena Ally
- Frisco Mines Townhomes 8th and Frisco
- Hatcher Duplex - Granite Ally behind Butterhorn
- 131 Bobwhite Way - Bill's Ranch - County
- Lago Vista Townhomes - Corinthian Hills Dillon/County
- 850 Temple Trail - Bill's Ranch - County

Stephen Seidel is the project designer and Dave Pfeifer is the GC.



FRISCO HEIGHTS TOWNHOMES
706 FRISCO ST
FRISCO, COLORADO 80443

PROJECT #
S23-003

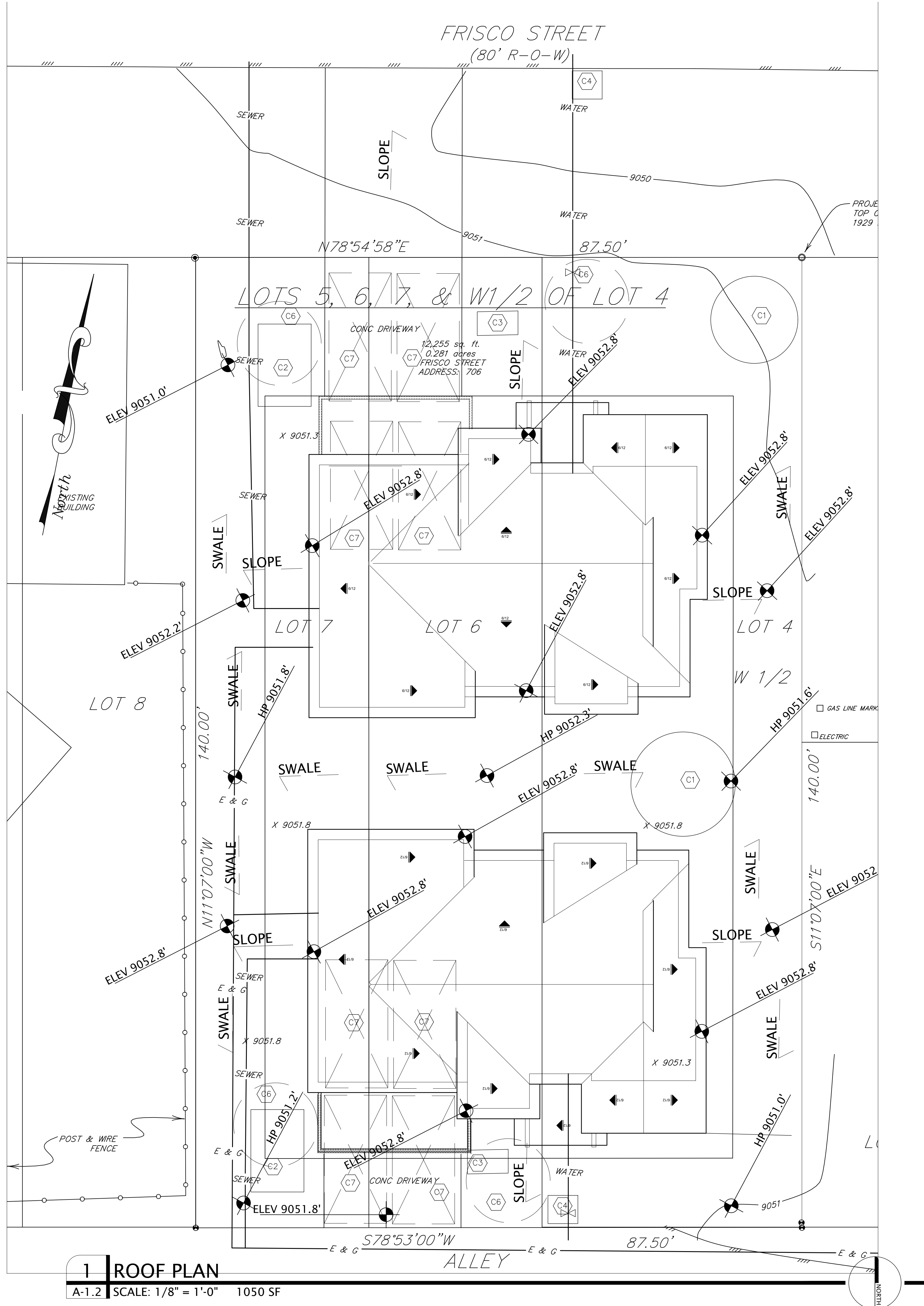
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SHEET #
SP1.0

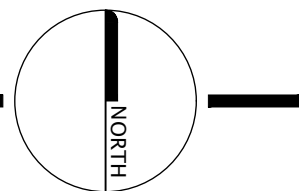
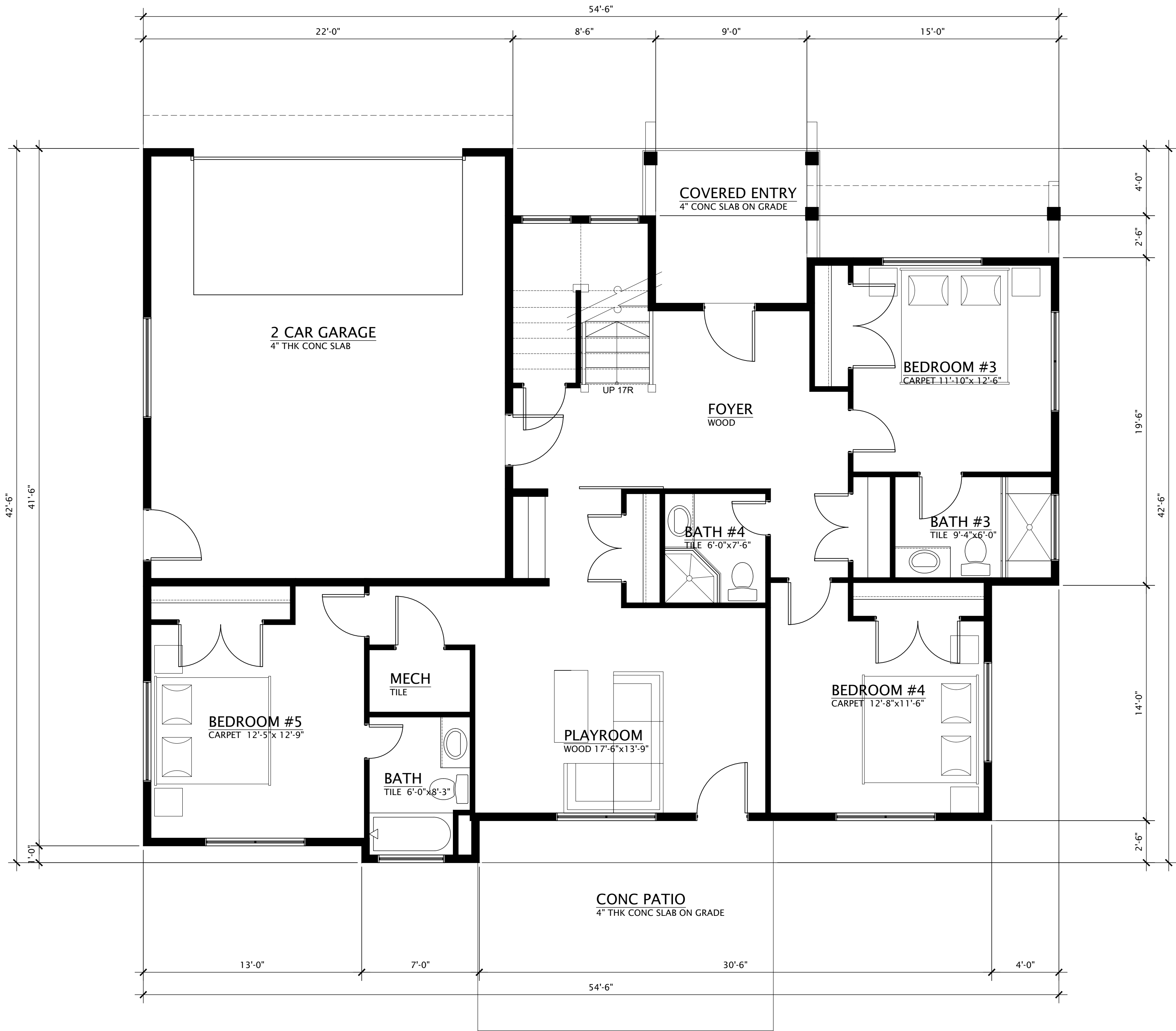
MISCELLANEOUS NOTES

1. ALL LANDSCAPING SHALL BE NATIVE GRASSES, TREES AND/ OR SHRUBS. THERE SHALL BE NO ARTIFICIAL WATERING PLANNED FOR THIS SITE.
2. ALL DISTURBED SOILS SHALL BE RESEEDDED w/ NATIVE GRASSES.
3. WATER SERVICE TO HOMES SHALL BE BURIED TO A MINIMUM DEPTH OF 8'-6", MEASURED FROM TOP OF PIPE.
4. WHERE WATER AND SEWER LINES ARE COMBINED WITHIN THE SAME TRENCHING, SEWER LINES SHALL BE SCH 900 PIPE.
5. TRASH CONTAINERS TO BE KEPT WITHIN EACH GARAGE.



AREA BREAKDOWN	
	UNIT A
GARAGE	572 SF
LOWER FLOOR	1440 SF
MAIN FLOOR	1781 SF
TOTAL LIVABLE	3221 SF

- 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) REFERENCE BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
 - 4) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
 - 5) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
 - 6) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
 - 7) REFERENCE BUILDING ELEVATIONS AND BUILDING SECTIONS FOR WINDOW/DOOR HEADER HEIGHTS.
 - 8) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).
 - 9) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
 - 10) PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
 - 11) ALL EXTERIOR WALLS TO HAVE R-30 SPRAY FOAM INSULATION PER CODE RE: SHTS A-3.0, A3.1 & A-0.0.
 - 12) 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.
 - 13.) RADIANT HEATING BOILER UNIT TO BE MINIMUM 95% AFUE.
 - 14.) BLOWER DOOR - ARCH 27 AT A PRESSURE 0.2 INCHES W.G. (50 PASCALS).
 - 15.) ENERGY EFFICIENT WATER HEATER TO BE ELECTRIC, .95 ENERGY FACTOR MINIMUM.
 - 16.) PLUMBING FIXTURES TO BE WATER SENSE FIXTURES.
 - 17.) WATER HEATER MUST BE HIGH EFFICIENCY ELECTRIC WITH .95 ENERGY FACTOR.
 - 18.) PROVIDE AN ELECTRICAL CAR CHARGING ROUGH-IN INCLUDING A BLANKETED ELECTRICAL BOX, AND A RACEWAY, TERMINATING IN THE ELECTRICAL PANEL.
 - 19.) PROVIDE PV READY CONSTRUCTION INCLUDING A METAL RACEWAY FROM THE ELECTRICAL PANEL TO THE ROOF LOCATION WHERE THE PANELS WILL BE INSTALLED, INCLUDING A ROOF JACK, A #8 COPPER GROUND, A 2 PULL BLANK IN THE ELECTRICAL PANEL AND ELECTRICAL CONDUIT FROM THE ELECTRICAL PANEL OUT TO THE ELECTRICAL METER.
 - 20.) PROVIDE PROGRAMMABLE THERMOSTATS.





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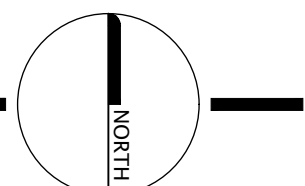
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SHEET #

A1.1

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- 19.) PROVIDE PLY READY CONSTRUCTION INCLUDING A METAL RACEWAY FROM THE ELECTRICAL PANEL TO THE ROOF LOCATION WHERE THE PANELS WILL BE INSTALLED, INCLUDING A ROOF JACK, A #8 COPPER GROUND, A 2 PULL PULL FROM THE ELECTRICAL PANEL AND ELECTRICAL CONDUIT FROM THE ELECTRICAL PANEL OUT TO THE ELECTRICAL METER.
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TYPICAL ROOF NOTES:

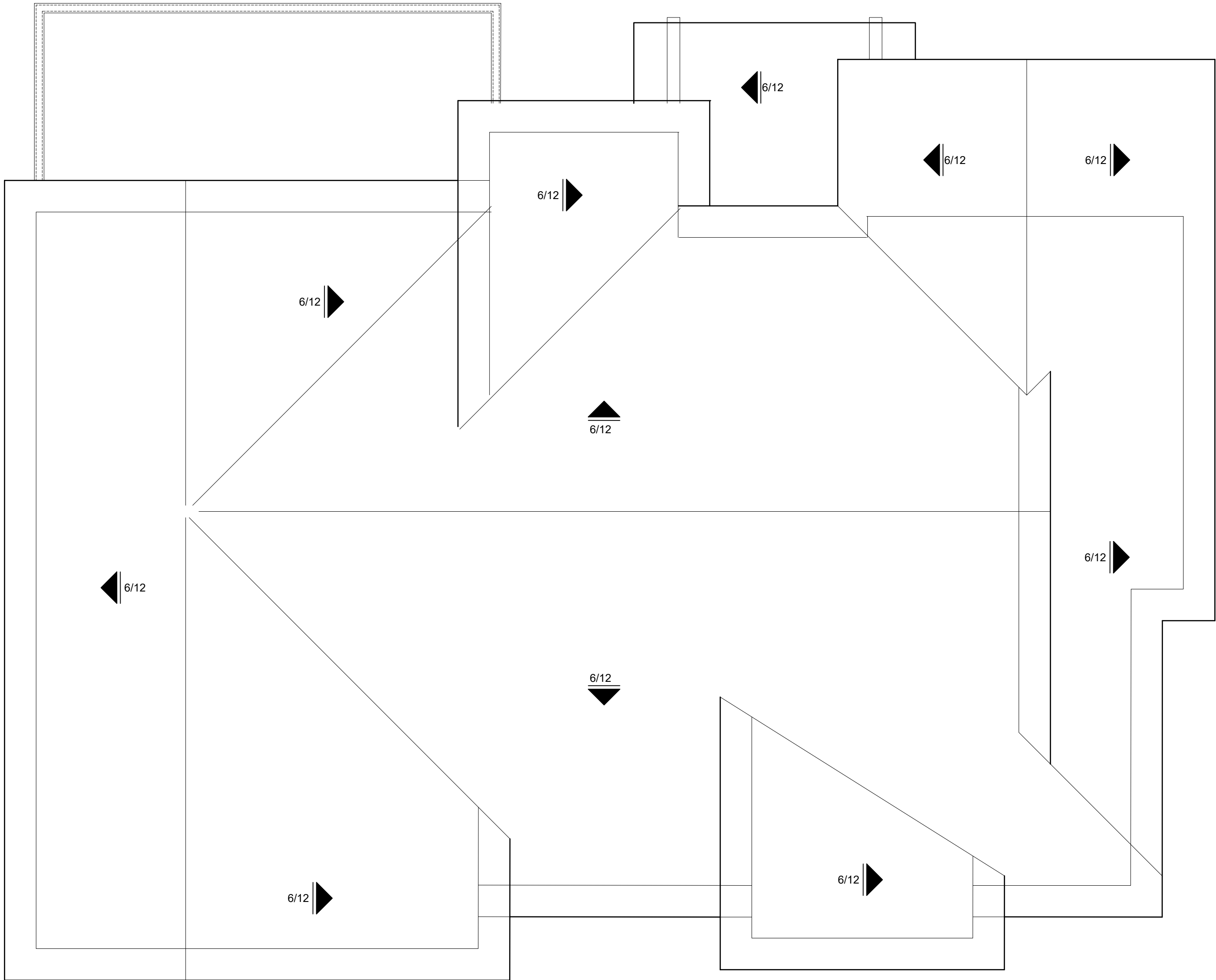
1. INSTALL CAP FLASHING ON ALL EXPOSED PORTIONS OF EXTERIOR BEAMS AND BRACKETS.

2. ALL ROOF PENETRATIONS TO BE PAINTED W/ HEAT RESISTANT PAINT TO MATCH ROOFING OR SIDING, SUBJECT TO DESIGNER'S APPROVAL.

3. ALL ROOF INSULATION TO BE R-49 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 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.

2 | WEST ELEVATION

A-2.0 | SCALE: 1/4" = 1'-0"



1 | NORTH ELEVATION

A-2.0 | SCALE: 1/4" = 1'-0"

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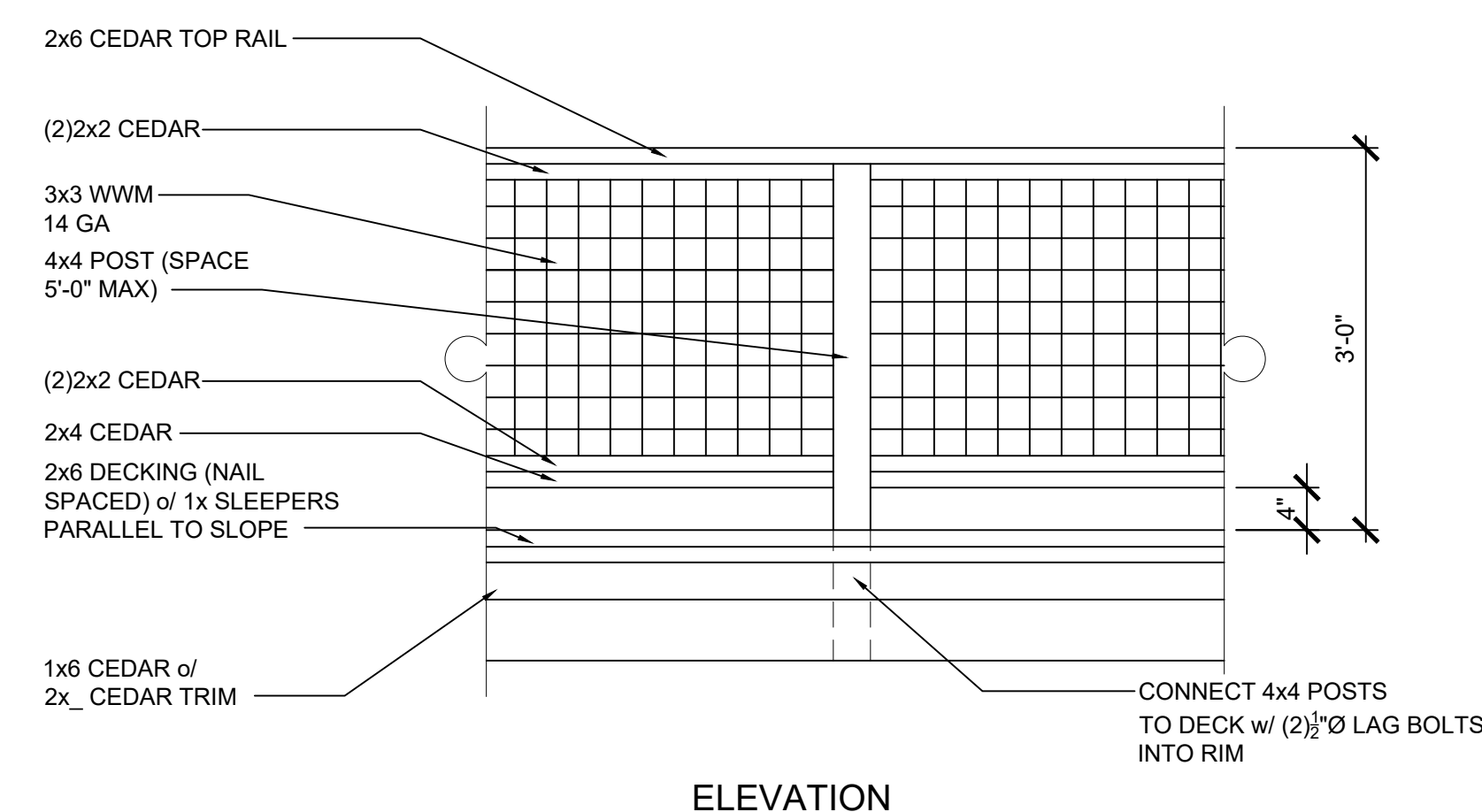
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















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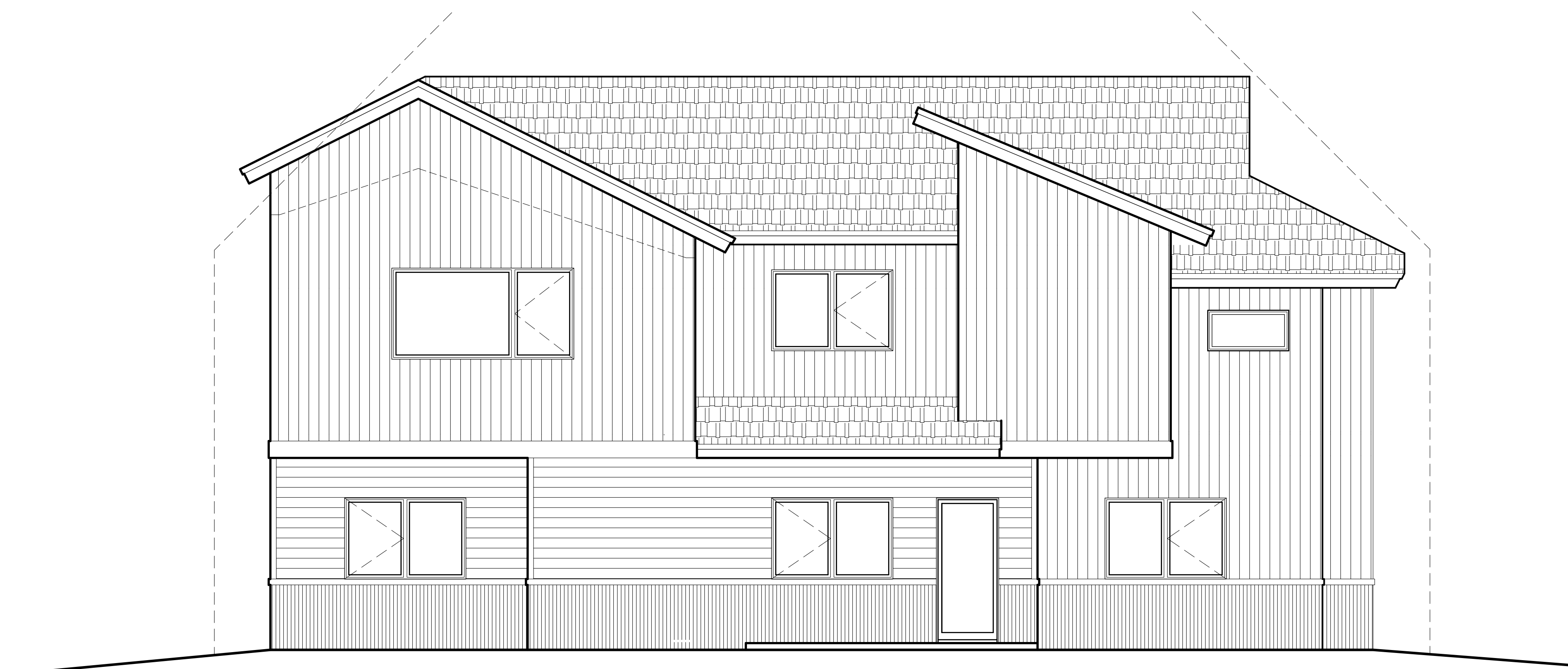


A	DECK/ BALCONY ELEVATION
A-2.0	SCALE: 3/4" = 1'-0"

2	EAST ELEVATION
A-2.1	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. |
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| 8) NOTIFY ARCHITECT OF ANY DISCREPANCIES. |
| 9) ALL WINDOWS TO BE RATED AS HIGH ALTITUDE. |
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| 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			
	50 YEAR ASPHALT COMPOSITION SHINGLES		2x10 CEDAR BAND
	1x6 o/ 2x8 ROUGH HD BD FASCIA w/ 20 GA GALV DRIP EDGE		6" PLANK, CEDAR VERTICAL SIDING
	3" METAL SIDING CAP		2x6 CEDAR TOP RAIL
	1/2" CORRUGATED METAL SIDING		4x4 CEDAR RAILING POSTS
	STONE CAP		3x3 WELDED WIRE MESH 14 GA
	CUT STONE VENEER		OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w 1x4 CEDAR TRIM AS SHOWN
	8x8 RS TIMBER POST		1x6 TRIM FASCIA o/ DECK FLUSH BEAM
	8" EXPOSURE HD BD HORIZONTAL LAP SIDING		
	2x6 CORNER TRIM		



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



JOE'S HIDEAWAY @ FRISCO HEIGHTS
706 FRISCO ST UNIT B
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AREA BREAKDOWN	
	UNIT A
GARAGE	572 SF
LOWER FLOOR	1440 SF
MAIN FLOOR	1781 SF
TOTAL LIVABLE	3221 SF

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5) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.

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8) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).

9) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.

10) PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)

11) ALL EXTERIOR WALLS TO HAVE R-30 SPRAY FOAM INSULATION PER CODE RE: SHTS A-3.0, A3.1 & A-0.0.

12) 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.

13.) RADIANT HEATING BOILER UNIT TO BE MINIMUM 95% AFUE.

14.) BLOWER DOOR - ARCH 27 AT A PRESSURE 0.2 INCHES W.G. (50 PASCALS).

15.) ENERGY EFFICIENT WATER HEATER TO BE ELECTRIC, .95 ENERGY FACTOR MINIMUM.

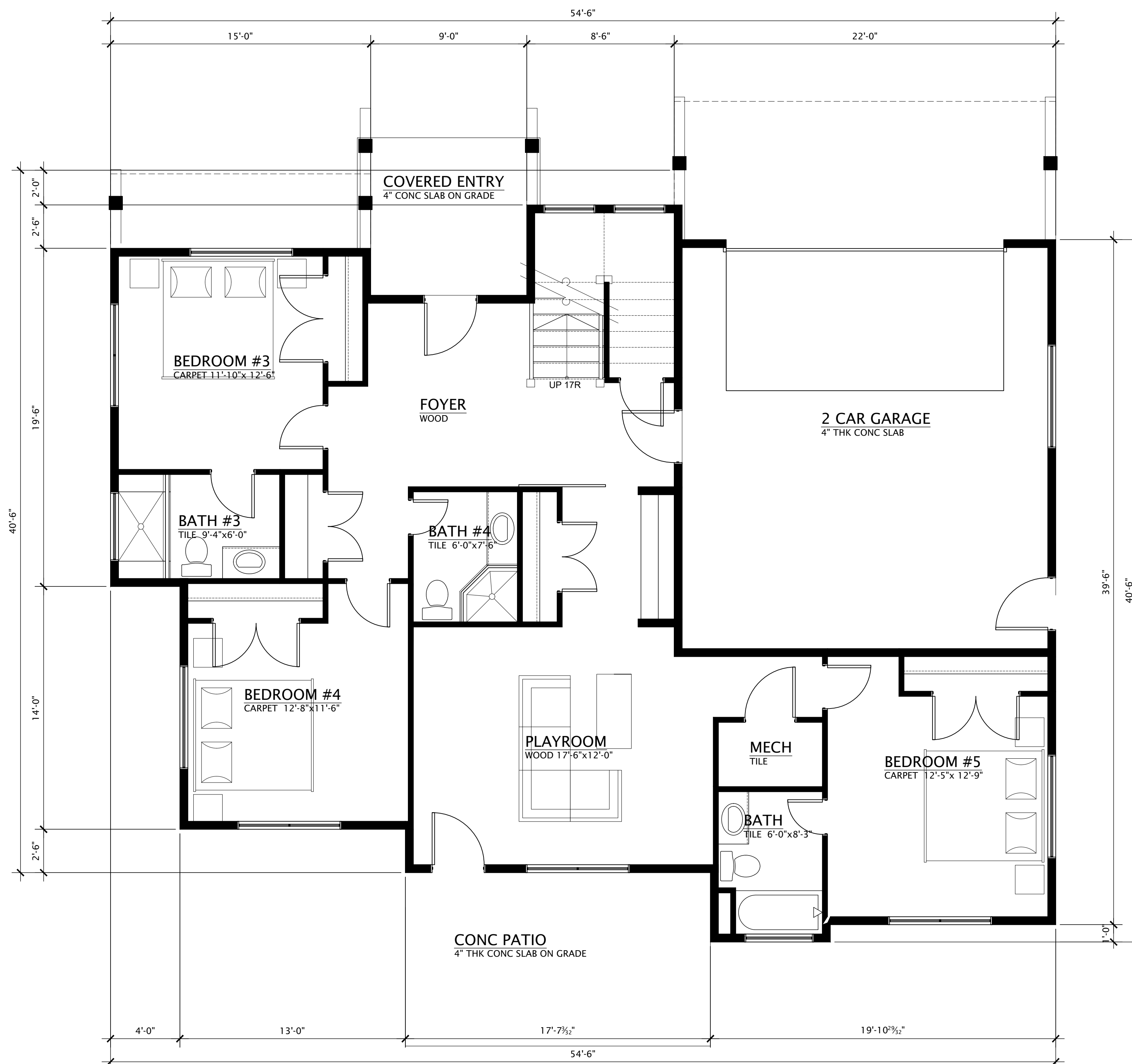
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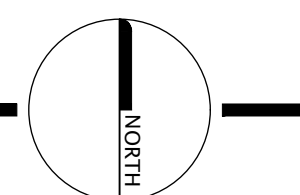
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19.) PROVIDE P.V. RATED CONSTRUCTION INCLUDING A METAL RACEWAY FROM THE ELECTRICAL PANEL TO THE ROOF LOCATION WHERE THE PANELS WILL BE INSTALLED, INCLUDING A ROOF JACK, A #8 COPPER GROUND, A 2 PULP BLANK IN THE ELECTRICAL PANEL AND ELECTRICAL CONDUIT FROM THE ELECTRICAL PANEL OUT TO THE ELECTRICAL METER.

20.) PROVIDE PROGRAMMABLE THERMOSTATS.

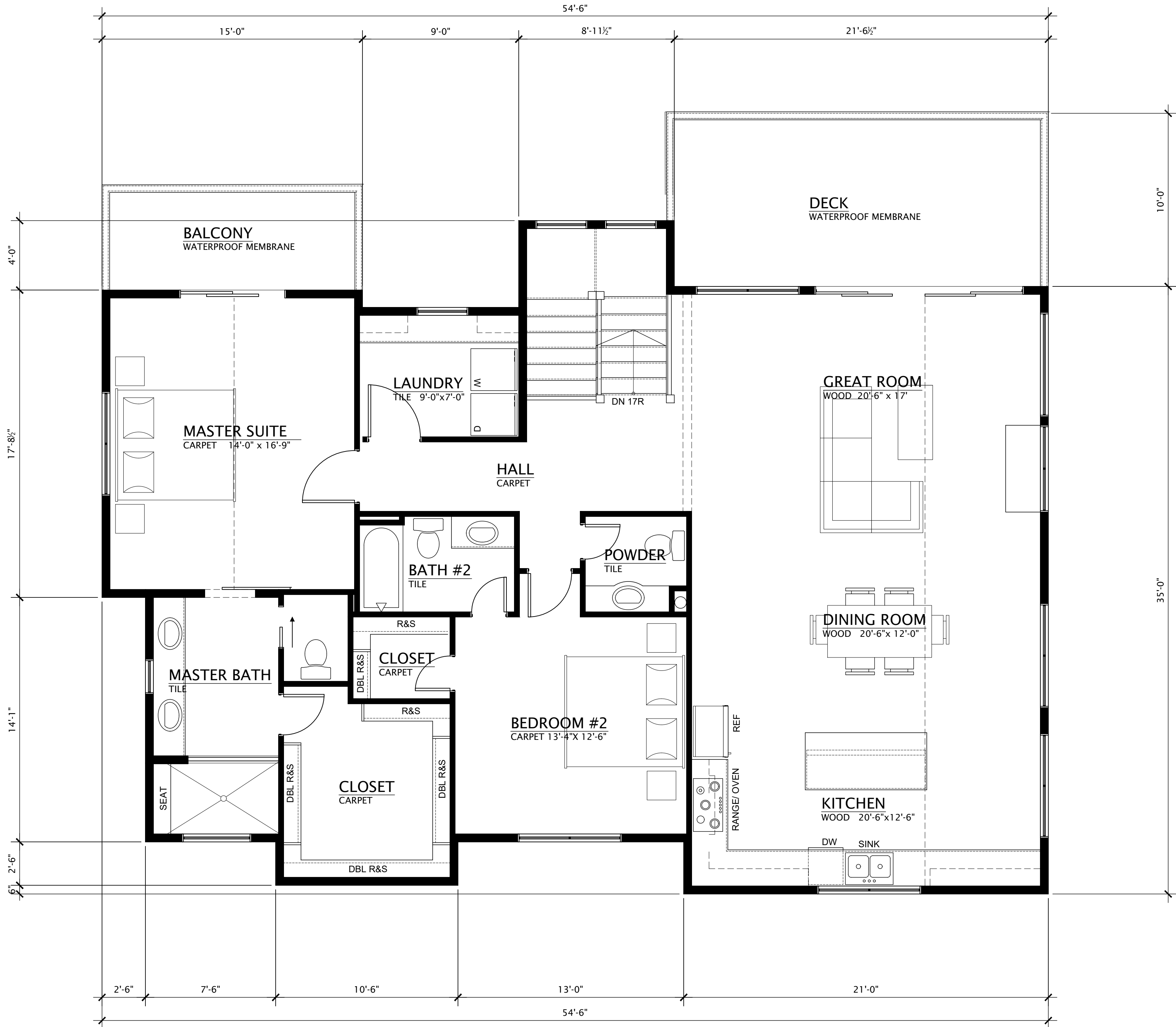


1	LOWER FLOOR PLAN
A-1.0	SCALE: 1/4" = 1'-0"

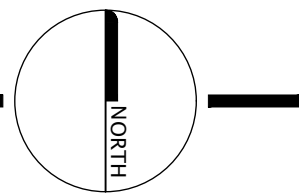


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1 UPPER FLOOR PLAN
A-1.0 SCALE: 1/4" = 1'-0"



TYPICAL ROOF NOTES:

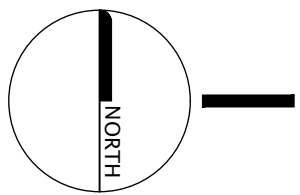
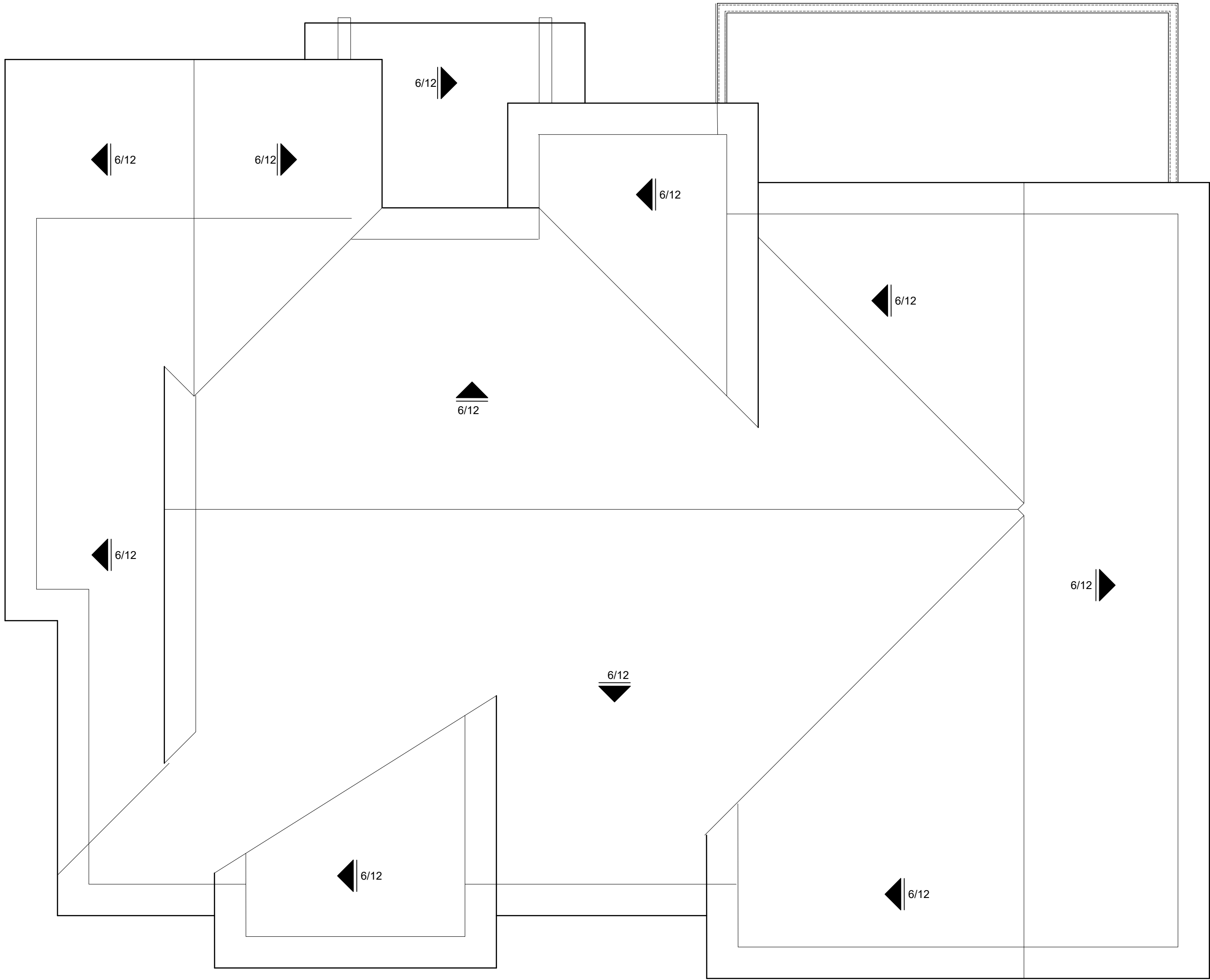
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4. PROVIDE WATERPROOF OUTLETS AS NOTED ON ROOF PLAN

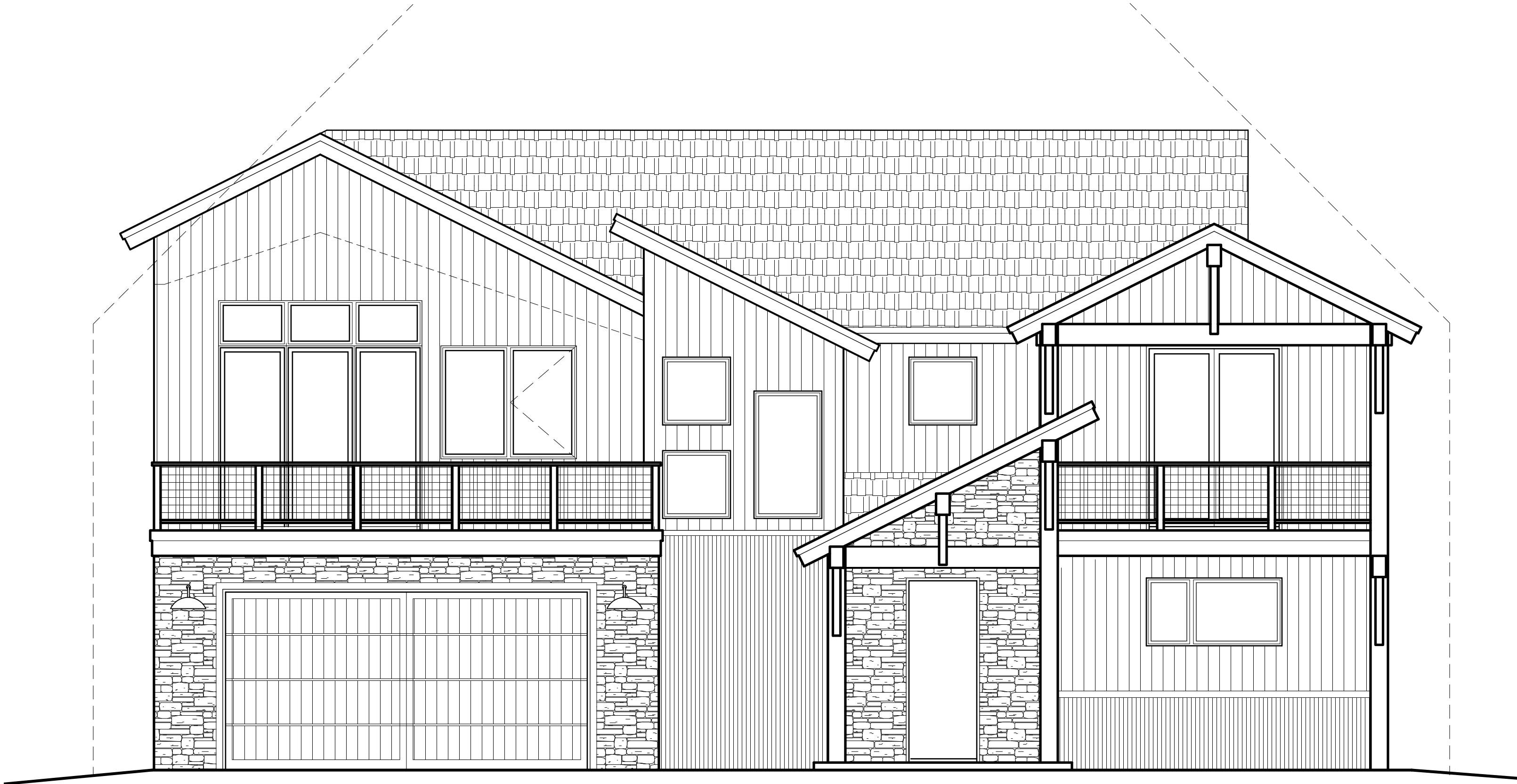
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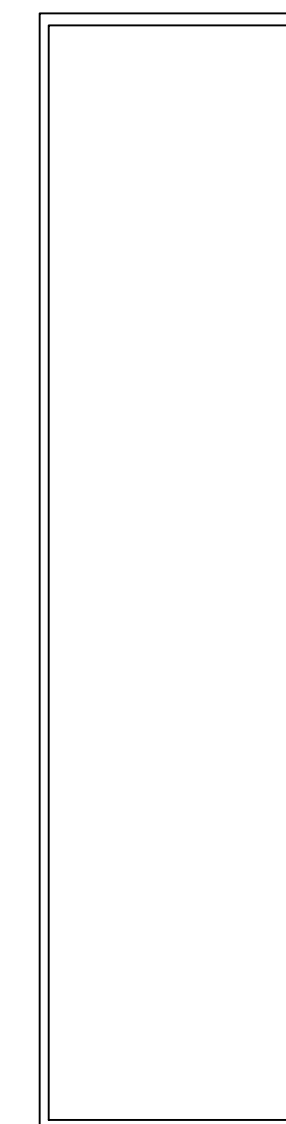


1 | NORTH ELEVATION
A-2.0 | SCALE: 1/4" = 1'-0"



112 N 9th ST
KLAMATH FALLS, OR 97601
(503)970-5293

seideldesigngroup.com



JOE'S HIDEAWAY @ FRISCO HEIGHTS
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SHEET #

A2.1

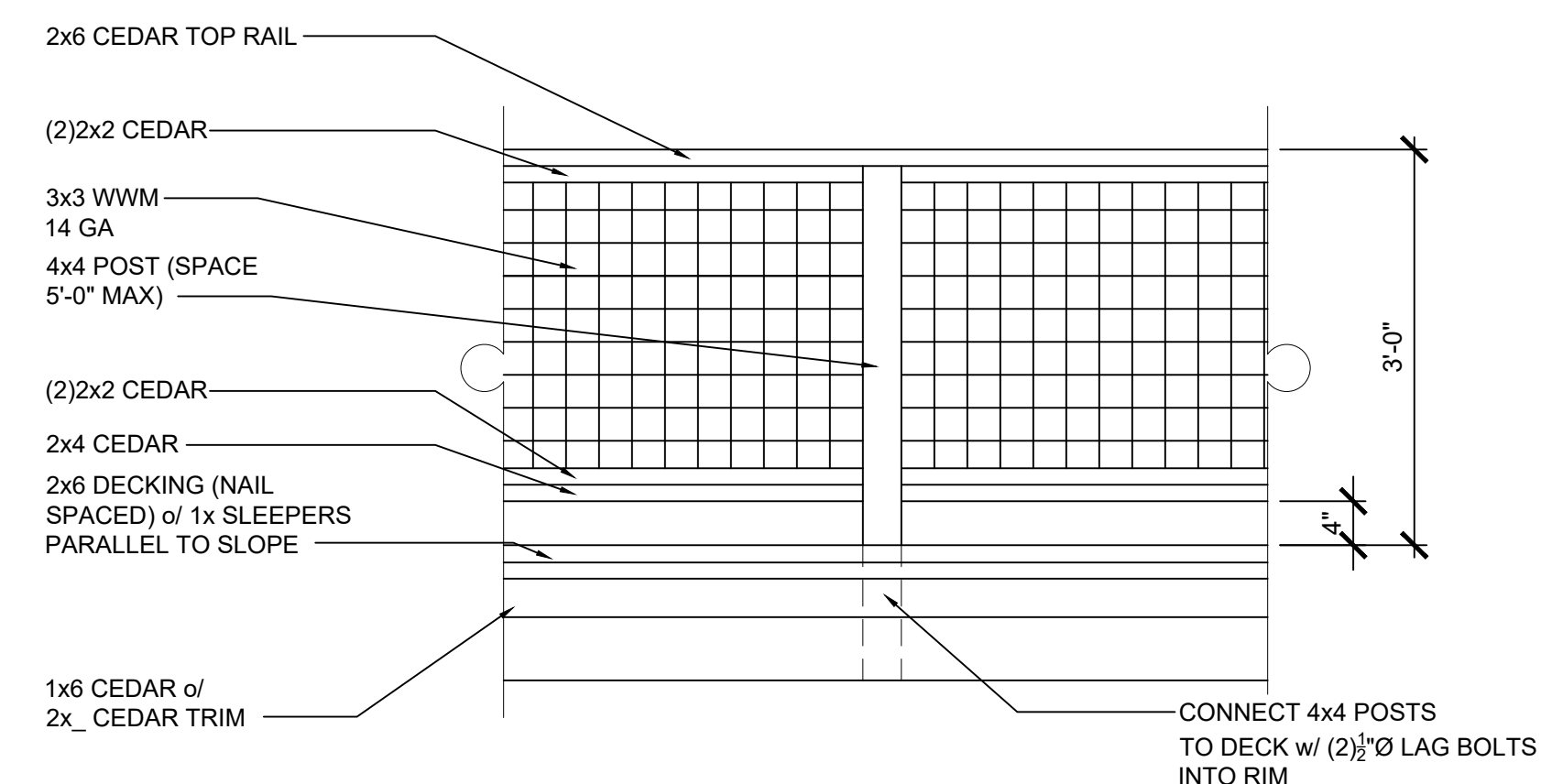


A-2.1 SCALE: 1/4" = 1'-0"

TYPICAL ELEVATION NOTES:

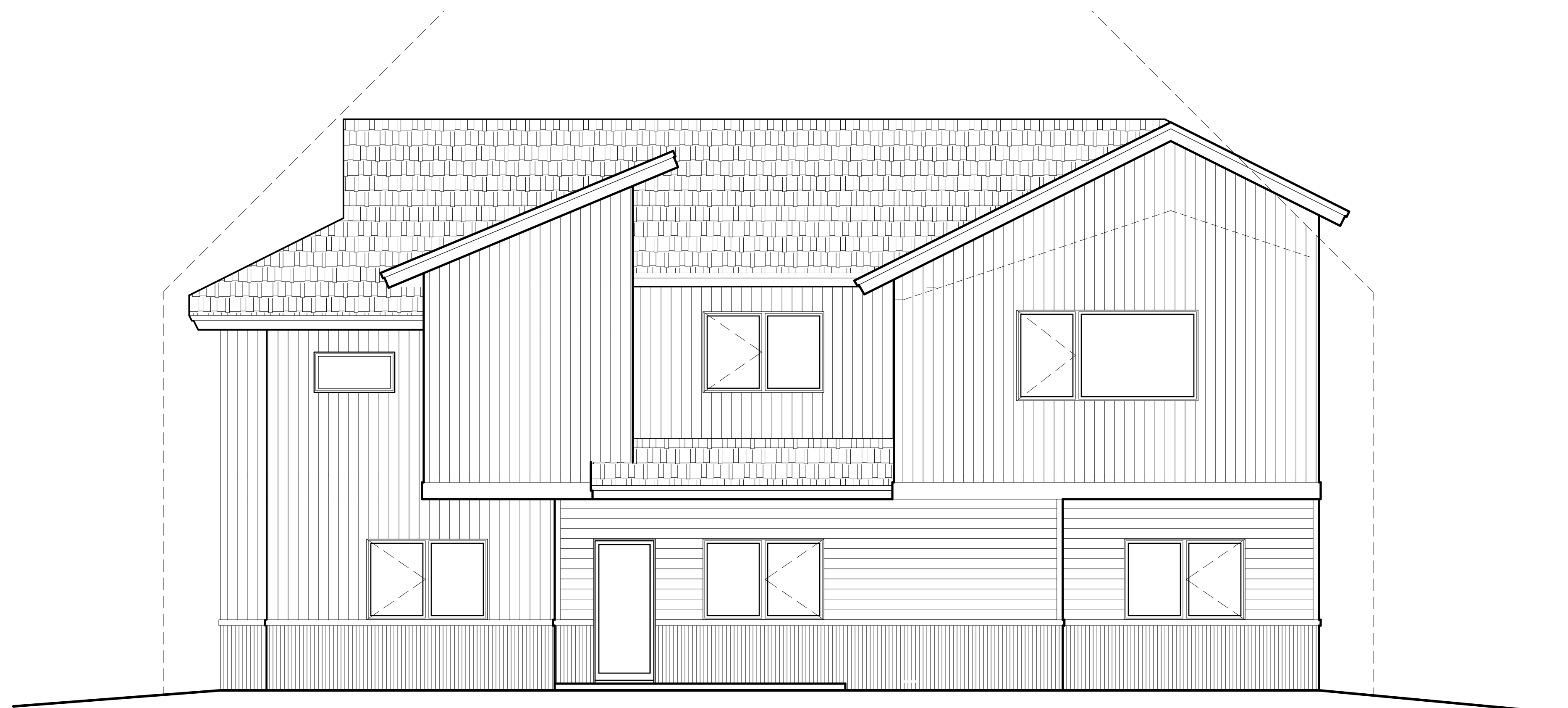
- 1) INSULATE ALL SHIM SPACES AT EXTERIOR WALLS.
- 2) VERIFY WINDOW / DOOR OPENINGS WITH WINDOW MANUFACTURER.
- 3) ALL WINDOWS TO BE DOUBLE PANE WITH COPPER CLADDING AND BRONZE CLADDING WITH KIN-R FINISH. PATIO DOORS SIMILAR.
- 4) SEE BUILDING ELEVATIONS FOR WINDOW AND DOOR SWINGS.
- 5) REFER TO BUILDING 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	50 YEAR ASPHALT COMPOSITION SHINGLES	M10	2x10 CEDAR BAND
M2	1x6 o/ 2x8 ROUGH HD BD FASCIA w/ 20 GA GALV DRIP EDGE	M11	6" PLANK, CEDAR VERTICAL SIDING
M3	3" METAL SIDING CAP	M12	2x6 CEDAR TOP RAIL
M4	½" CORRUGATED METAL SIDING	M13	4x4 CEDAR RAILING POSTS
M5	STONE CAP	M14	3x3 WELDED WIRE MESH 14 GA
M6	CUT STONE VENEER	M15	OVERHEAD GARAGE DOOR, 1x4 T&G CEDAR w 1x4 CEDAR TRIM AS SHOWN
M7	8x8 RS TIMBER POST	M16	1x6 TRIM FASCIA o/ DECK FLUSH BEAM
M8	8" EXPOSURE HD BD HORIZONTAL LAP SIDING	M17	
M9	2x6 CORNER TRIM	M18	



ELEVATION

A-2.0	SCALE: 3/4" = 1'-0"
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A-2.1	SCALE: 1/4" = 1'-0"
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