

GENERAL NOTES

1) **COPYRIGHT:**
All plans, designs, and concepts shown in these drawings are the exclusive property of BHH Partners, Planners and Architects, AIA/PCA, and shall not be used, disclosed, or reproduced for any purpose whatsoever without the Architect's written permission.

2) **CODES:**
This project is governed by the 2018 International Building Code as adopted by the Town of Frisco Colorado. Code compliance is mandatory. The drawings and specifications shall not permit work that does not conform to these codes. The General Contractor and Subcontractors shall be responsible for satisfying all applicable codes and obtaining all permits and required approvals. Building areas are shown for code purposes only and shall be recalculated for any other purposes.

3) **FIELD VERIFICATION:**
Verify all dimensions, conditions, and utility locations on the job site prior to beginning any work or ordering any materials. Notify Architect of any conflicts or discrepancies in the drawings immediately.

4) **DIMENSIONS:**
Written dimensions always take precedence over scaled dimensions. DO NOT SCALE DRAWINGS. Verify all dimensions shown prior to beginning any work and notify Architect of any conflicts or discrepancies for interpretation or clarification. Plan dimensions are to the face of framing members, face of wood framing or face of concrete walls unless otherwise noted. Section or elevation dimensions are to top of concrete, top of plywood, or top of wall plates or beams unless otherwise noted.

5) **DISCREPANCIES:**
The Owner has requested the Architect to provide limited architectural and engineering services. In the event additional details or guidance is needed by the Contractor for construction of any aspect of this project, he shall immediately notify the Architect. Failure to give simple notice shall relieve the Architect of responsibility. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved with written direction from the Architect.

6) **DUTY OF COOPERATION:**
Release of these plans contemplates further cooperation among the Owner, his Contractor, and the Architect. Design and construction are complex. Although the Architect and his Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences.

7) **CHANGES TO THE WORK:**
Any items described herein that impact project budget or time shall be requested from the Contractor via a written change order request prior to such work. Performance of such work without approval by change order indicates General Contractor's acknowledgment of no increase in contract sum or time. Changes from the plans or specifications made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility for any and all consequences resulting from such changes.

8) **WORKMANSHIP:**
It is the intent and meaning of these drawings that the Contractor and each Subcontractor provide all labor, materials, transportation, supplies, equipment, etc., to obtain a complete job within the recognized standards of the industry.

9) **SUBSTITUTIONS:**
Substitution of "equal" products will be acceptable with Owner's written approval. See specifications.

10) **CONSTRUCTION SAFETY:**
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the safety, care of utilities and adjacent properties during construction, and shall comply with state and federal safety regulations.

11) **EXCAVATION PROCEDURES:**
Upon completion of any excavation, the Owner shall retain a soils engineer to inspect the subsurface conditions in order to determine the adequacy of foundation design. See specifications. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.

12) **FIELD CUTTING OF STRUCTURAL MEMBERS:**
The General Contractor and Subcontractors shall field coordinate and obtain approval from Engineer before any cutting, notching or drilling of any cast-in-place concrete, steel framing, or any other structural elements which may affect the structural integrity of the building. Refer to the appropriate Code provisions, manufacturer's or supplier's instructions, and structural drawings for additional requirements.

13) **WEATHER CONDITIONS:**
The Owner has been advised that due to harsh winter conditions, roof and deck surfaces must be maintained reasonably free of ice and snow to ensure minimal problems with these surfaces. All roofing, roofing membranes, and waterproofing shall be approved in writing by product manufacturer (WR, Grace for bituthene, etc.) prior to proceeding with any work. Failure to provide these written approvals removes all responsibility for the work from the Architect.

14) **BUILDING AREA:**
Building areas are shown for code purposes only and shall be recalculated for any other use.

15) **PROJECT STAKING:**
The general contractor shall verify all existing grades and staks all building corners and the driveway location for Owner/Architect, review board and town of Silverthorne approval prior to beginning any site clearing.

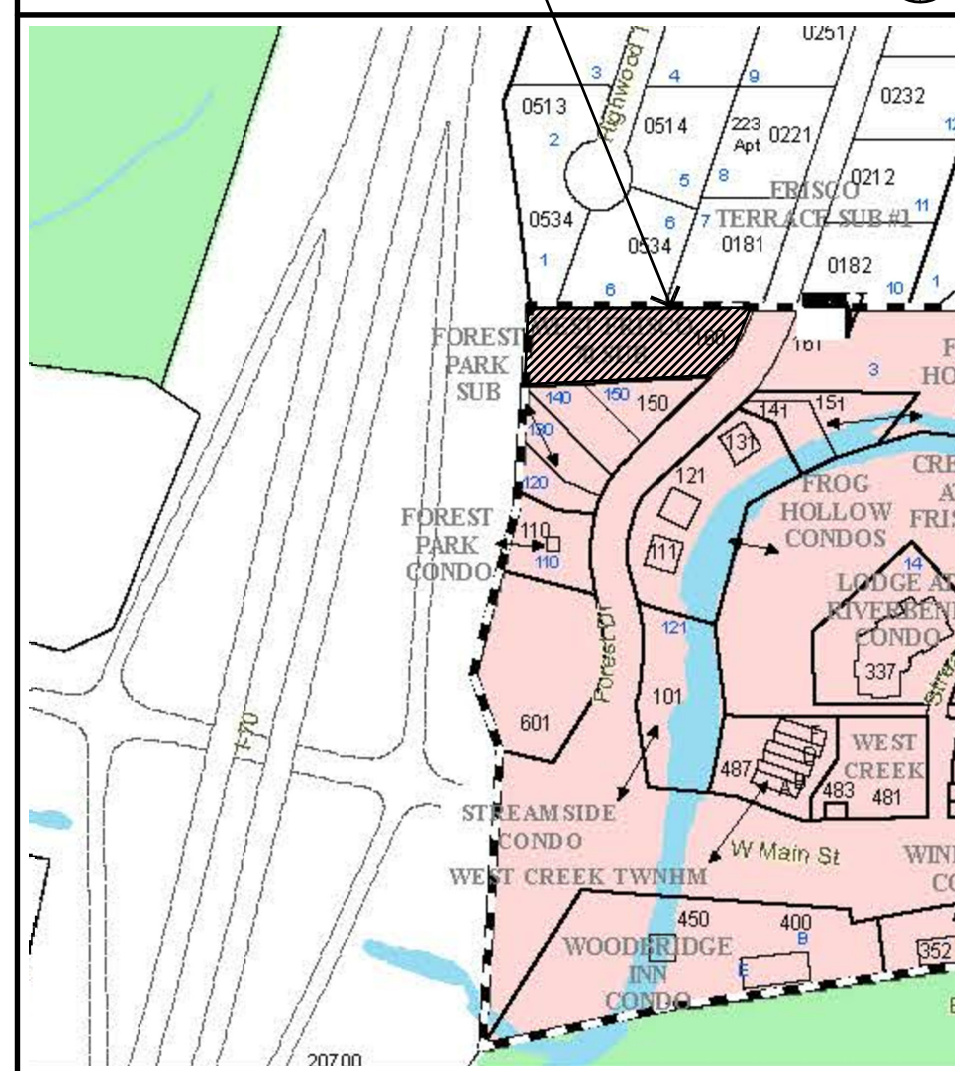
16) **SITE DISTURBANCE:**
It is the responsibility of the contractor to protect the existing trees to remain and adjacent properties from damage during construction. Provide protective fencing throughout construction.

17) **PROJECT GRADES:**
The general contractor shall check and verify all grades including paved area slopes prior to pouring any foundations. Survey work should be verified in detail. See numbers 5 and 6.

18) **EXTERIOR MATERIAL MOCK UP:**
At Owner option, the General Contractor shall provide a mock up of all exterior materials for review by the Owner and Architect. This mock up shall be provided and signed off in writing prior to any exterior stain or exterior finish work. The sample shall include fascia, trim, window cladding and all other exterior finishes including a 3'-0" x 3'-0" (min) sample of exterior stonework if applicable. This mock up shall be retained on site until the final punch.

19) **3D MODELING:**
This project has been digitally modeled in 3D software. The digital model is provided for reference purposes only. Transmission of digital model files constitutes a warranty by the party transmitting files to the party receiving files that the transmitting party is the copyright owner of the digital data. Unless otherwise agreed in writing, any use of, transmission of, or reliance on the model is at the receiving party's risk. The contractor shall notify the architect of questions or coordination issues between the contract documents and digital model.

VICINITY MAP



LEGAL DESCRIPTION

LOT 2, AMENDED FRISCO WEST 10, FILING 2
160 FOREST DRIVE
FRISCO, CO

FIRE SPRINKLER SYSTEM

PROVIDE NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM FOR 4 UNIT CONDOMINIUM BUILDING TO INCLUDE FDC, EXTERIOR HORN, AND LIGHT. PROVIDE SIDE WALL HEADS TO GREATEST EXTENT POSSIBLE. PROVIDE SUBMITTAL FOR AUTOMATIC FIRE SPRINKLER SYSTEM.

SITE NOTES

- ELECTRIC, CABLE T.V. AND TELEPHONE UNDERGROUND IN COMMON TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- TOPOGRAPHIC INFORMATION OBTAINED FROM RANGE WEST ENGINEERS & SURVEYORS, INC. DATED 09/22/23.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1/2 MIN).
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE SLOPED TO A DRYWELL.
- FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVING.
- PROTECT ALL REMAINING TREES WITH SNOW FENCE OR OTHER APPROVED BARRIER DURING CONSTRUCTION.
- PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS.
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.

FINISHED FLOOR ELEVS

	U.S.G.S.	ARCH'L.
LEVEL 1	9105.00'	100'-0"
LEVEL 2	9116.00'	111'-0"
LEVEL 3	9127.00'	122'-0"

CODE CONSULTANT:

SHUPIS GODA ASSOCIATES
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4610 SOUTH WILSTER, SUITE 150
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SOILS ENGINEER:

CTL THOMPSON, INC.
1790 AIRPORT RD., UNIT 2
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bniggeler@ctlthompson.com

SURVEYOR:

RANGE WEST ENGINEERS & SURVEYORS, INC.
P.O. BOX 588
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(970) 468-6281
(970) 668-3165 FAX

ENGINEER:

ROCKY'S ENGINEERING, LLC
215 4th AVE
FRISCO, CO 80443
(970) 389-4895
rockyengineeringllc@gmail.com

CONTRACTOR:

SWEET HOMES OF COLORADO, INC.
P.O. BOX 1393 FMB 288
FRISCO, CO 80443
(970) 262-3818
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ARCHITECT:

BHH Partners of Colorado
560 ADAMS AVENUE
SILVERTHORNE, CO 80498
(970) 453-6880
jbuickemper@bhpartners.com

OWNER:

BLUE RIVER REAL ESTATE FUND III, LLC
P.O. BOX 1035
BRECKENRIDGE, CO 80424
(347) 834-1009
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160 FOREST DRIVE



VIEW FROM FOREST DRIVE

AREA CALCULATIONS

NOTE: SQUARE FOOTAGES ARE CALCULATED FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

UNIT A				UNIT C			
	FINISHED	UNFINISHED	TOTAL		FINISHED	UNFINISHED	TOTAL
LEVEL 1	164 SF.	484 SF.	648 SF.	LEVEL 1	268 SF.	128 SF.	396 SF.
LEVEL 2	867 SF.	0 SF.	867 SF.	LEVEL 2	975 SF.	0 SF.	975 SF.
LEVEL 3	325 SF.	0 SF.	325 SF.	LEVEL 3	713 SF.	0 SF.	713 SF.
TOTAL	1356 SF.	484 SF.	1840 SF.	TOTAL	1956 SF.	128 SF.	2084 SF.

UNIT B				UNIT D			
	FINISHED	UNFINISHED	TOTAL		FINISHED	UNFINISHED	TOTAL
LEVEL 1	586 SF.	264 SF.	850 SF.	LEVEL 1	268 SF.	128 SF.	396 SF.
LEVEL 2	589 SF.	0 SF.	589 SF.	LEVEL 2	975 SF.	0 SF.	975 SF.
LEVEL 3	610 SF.	0 SF.	610 SF.	LEVEL 3	627 SF.	0 SF.	627 SF.
TOTAL	1785 SF.	264 SF.	2049 SF.	TOTAL	1870 SF.	128 SF.	2008 SF.

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REVISIONS:

JOB NO: 12917
DATE: 03-29-24
DRAWN BY: J BUICKEMPER

CHECKED BY: Z LEVIN

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ISSUED FOR:
SITE PLAN FINAL
03-29-24

bhh Partners of Colorado
560 ADAMS AVE. SILVERTHORNE, CO 80498 P.O. BOX 7399-334 BRECKENRIDGE, CO 80424 (970) 453-6880

160 FOREST DRIVE
LOT 2, AMENDED FRISCO WEST 10, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

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SHEET NUMBER:

T1.1

CODE ANALYSIS

Apartment Building

Project Description

The project consists of a single structure at 160 Forest Drive, Frisco, Colorado. The building is a three-story multi-family building with four dwelling units. The first floor contains private garages for each of the units. The second and third floors include the living quarters.

Applicable Codes and Standards

The City Frisco adopts the following referenced codes with local amendments.

- 2018 International Building Code (IBC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Plumbing Code (IPC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fire Code (IFC)
- 2020 National Electrical Code (NEC)
- 2009 ICC A117.1 Accessible and Usable Buildings and Facilities

NFPA Standards

- NFPA 10 – Portable Fire Extinguishers, 2018
- NFPA 13 – Standard for the Installation of Sprinkler Systems, 2016
- NFPA 72 – National Fire Alarm and Signaling Code, 2016

Deferred Submittals

The following deferred submittals will be provided for this project. (IBC 107.3.4.1)

- Automatic Fire Sprinkler System
- Through Penetrations Firestop Systems
- Joint Treatment Systems

Building Code Summary

Occupancy Classification	Groups R-2, S-2
Type of Construction	Type VB
Height of Building	3 Stories, 31 feet
Total Building Area	9,171 Square Feet
Fire Alarm System	Not provided per Section 907.2.9.1, Exc. 2
Automatic Fire Sprinklers	Provided in accordance with NFPA 13R

Occupancy Classification (IBC 302)

The lower level will consist of primarily Group S-2 Parking Garage and two Group R-2 dwelling units. Levels 1 and 2 include Group R-2 dwelling units. The building will be classified as a nonseparated occupancy building in accordance with Section 508.3

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structure for the dwelling unit separations are not required to be fire-resistant rated per the exception to Section 711.2.3.

Fire Separation Distances, FRR of Exterior Walls and Openings
Tables 602 & 705.8. Building provided with NFPA 13 fire sprinklers.

Exterior Wall	Fire Separation Distance	Wall Rating	Openings
North	>10 Feet	Non-rated	Unlimited, Unprotected
East	>10 feet	Non-rated	Unlimited, Unprotected
South	>10 feet	Non-rated	Unlimited, Unprotected
West	>10 feet	Non-rated	Unlimited, Unprotected

Parapets: Parapets are not required on exterior walls that are not required to be fire-resistance rated per Section 705.11, Exception 1.

Fire Partitions

Dwelling/Dwelling Separation: Fire partitions separating individual dwelling units required to have a minimum 1-hour fire-resistance rating per IBC Section 420.2 and IBC Section 708.3. The walls will extend from the floor to the underside of the floor and roof sheathing above as required in Section 708.4, item 1.

Penetrations (IBC 714)

Penetrations into and through fire partitions and floor/ceiling assemblies are required to be protected with approved through penetration firestop systems. System designs to be submitted as a deferred submittal.

Fire-Resistant Joint Systems (IBC 715)

Openings in or between adjacent assemblies that is created due to building tolerances or are designed to allow independent movement of the building in any plane caused by thermal, seismic, wind or any other loading shall be provided with an approved fire-resistant joint system. System designs will be submitted as a deferred submittal.

Roof

Minimum Class B required per IBC Section 1505.1 as amended by the Town.

Fire Sprinkler System

An automatic fire sprinkler system will be provided throughout the building in accordance with NFPA 13R. (IBC Sections 903.2.8) The system design and drawings will be submitted as a deferred submittal.

Portable Fire Extinguishers

Fire Extinguishers will be provided in accordance with IBC Section 906. Each dwelling unit will be provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C per Section 906.1, Item 1, Exception 1.

Fire Alarm System

Refer to Electrical Drawings and Specifications for additional fire alarm notes and requirements. The system design and drawings will be submitted as deferred submittals.

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Stairway Landings: The width of the stairway landings, measured perpendicularly to the direction of travel, shall be not less than the width of stairways served. Every landing shall have a minimum depth, measured parallel to the direction of travel, equal to the width of the stairway or 48 inches, whichever is less.

Accessibility

Type A Units: The building only contains 4 dwelling units. Therefore, no Type A units are required.

Type B Units: The building contains 4 dwelling units and Section 1107.6.2.2.2 would require the units to be Type B units. However, Section 1107.7.2 states that multi-story units are not required to be Type B units.

CRS 9-5 Compliance

Since there are less than 7 units in the building, CRS 9-5 is not applicable.

Interior Environment

Natural Light in Units: The minimum net glazed area shall not be less than 8% of the floor area of the room served (IBC Section 1204.2). All dwelling units comply

Mechanical Ventilation in Units: Mechanical ventilation will be provided in accordance with the IMC.

Sound Transmission: Walls, partitions and floor-ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for airborne noise where tested in accordance with ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill. (IBC Section 1207.2)

Floor-ceiling assemblies between dwelling units or between a dwelling unit and parking garage shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492. (IBC Section 1207.3)

Safety Glazing

Safety glazing shall be provided in hazardous locations described in IBC Section 2406.4. See Window Schedule and Details for specific requirements.

Plumbing Fixture Count

Each dwelling unit will be provided with at least 1 water closet, 1 lavatory, 1 shower, 1 kitchen sink and 1 clothes washer connection per Table 2902.1

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Type of Construction

The building will be constructed as Type VB Construction in accordance with IBC Sections 601 and 602.5 as follows:

Building Element	Fire-Resistance Rating
Primary Structural Frame	0 *
Exterior Bearing Walls	0 *
Exterior Non-Bearing Wall	0 *
Interior Bearing Walls	0
Interior Non-Bearing Walls	0
Floor Construction	0 *
Roof Construction	0

* See additional requirements below.

Allowable Building Heights

Group R-2, Type VB Construction provided with NFPA 13R fire sprinklers is permitted to be a maximum height of 60 feet and 3 stories per Tables 504.3 and 504.4. The actual height of the building is 31 feet and 3 stories.

Allowable Building Area

The building is designed as a nonseparated occupancy building in accordance with Section 508.3. The most restrictive occupancy is the Group R-2. The frontage increase in Section 506.3 is not needed for the allowable area calculation

Area Calculations - Based on Group R-2, Type VB Construction, NFPA 13 sprinklers

$A_b = A_n \times 3$
 $A_n = 7,000 \times 3$
 $A_b = 21,000 \text{ SF}$ Total allowable building area
 7,000 SF maximum per story

Actual Floor Areas

Lower Level	3,490 SF
Main Level	3,406 SF
Upper Level	2,275 SF
Total	9,171 SF

Building Area complies with Section 506.2.4. Each individual story area complies with Section 508.1.

Mixed Occupancy Building

The building is designed as nonseparated occupancies in accordance with Section 508.3. The floor/ceiling assembly between the parking garage and the dwelling units on the second floor will be a one-hour fire-resistant rated horizontal assembly per Section 508.3.3, Exception 2. All dwelling units will be separated from each other by a minimum one hour fire-resistant rated fire partition or floor-ceiling assembly in accordance with Section 708.3.

The structure supporting the separation between the parking garage and the dwelling units is required to have a one-hour fire-resistance rated protection per Section 711.2.3. The supporting

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Manual Fire Alarm System: A manual alarm system will not be installed in the building. The building will comply with Exception 2 of Section 907.2.8.1. However, one manual fire alarm box shall be provided in a location approved by the fire department to initiate a fire alarm signal in accordance with Section 907.2.

Single- and Multiple-Station Smoke Alarms: Single- and multiple-station smoke alarms shall be provided in each dwelling unit in accordance with Section 907.2.10. Detectors shall be located within all sleeping areas and in every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.

The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms within the individual sleeping unit. The alarms shall receive their primary power from the building wiring and be provided with battery backup.

Carbon Monoxide Detection

Carbon monoxide detection shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom. The alarms shall receive their primary power from the building wiring and be provided with battery backup.

Means of Egress

Occupant Load Calculations

Unit	Function	Area	Occupant Load Factor (SF/Occ.)	Occupant Load
A	Parking/Residential	1,840 SF	200	10
B	Parking/Residential	2,049 SF	200	11
C	Parking/Residential	2,684 SF	200	14
D	Parking/Residential	2,598 SF	200	13

Egress Widths

Corridor Minimum Width = 36 inches
 Door Minimum Width = 32 inches clear
 Stairway Minimum Width = 36 inches

Egress from Spaces (IBC Section 1006.2)

Each unit egresses to the exterior at the lower level. Each unit has an occupant load less than 20 and less than 125 feet of travel distance.

Egress from Stories (IBC Section 1006.3)

Each unit has a single exit at the lower level. A single exit is permitted by Section 1006.3.4, Item 5.

Accessible Means of Egress

Since the units are not required to be accessible, an accessible means of egress is not required.

Stairways

Stairways shall comply with IBC Section 1011.

Stairway Width: Stairways will be a minimum of 36 inches in width.

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REVISIONS:

JOB NO: 12917
 DATE: 03-29-24
 DRAWN BY: J BUXKEMPER

CHECKED BY: Z LEVIN

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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

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SHEET NUMBER:

T1.2

160 FOREST DRIVE TOWNHOUSES LOT 2, AMENDED WEST FRISCO 70, FILING NO. 2 FRISCO, COLORADO MARCH, 2024

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL CONFORM TO ALL TOWN OF FRISCO TOWN CODES, REGULATIONS, AND STIPULATIONS.
- CONTRACTOR SHALL OBTAIN, AT ITS OWN EXPENSE, ALL PERMITS AND INSPECTIONS, WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS WARNED THAT CONFLICTS WITH EXISTING UTILITIES MAY EXIST. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, AND CONTRACTOR SHALL LOCATE ALL UTILITIES (INCLUDING DEPTH). NEITHER MARCIN ENGINEERING NOR THE OWNER ASSUME ANY RESPONSIBILITY FOR UTILITY LOCATIONS. ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF MARCIN ENGINEERING AND THE OWNER SO THAT MINOR LINE OR GRADE CHANGES CAN BE MADE TO ELIMINATE ANY CONFLICTS WITH THESE EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR THAT WERE PROPERLY MARKED/LOCATED SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ENGINEER.
- THE CONSTRUCTION OF ALL ROADS, SIDEWALKS, CURBS, EARTHWORK AND OTHER INFRASTRUCTURE DEVELOPMENT NOT SPECIFICALLY SPECIFIED BY SEPARATE UTILITY COMPANIES, SHALL BE CONSTRUCTED TO THE TOWN OF FRISCO TOWN CODE AND/OR COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2017 EDITION) AND LATEST REVISIONS, CDOT M&S STANDARD PLANS (2012 EDITION) AND LATEST REVISIONS AND ANY SUPPLEMENTAL SPECIFICATIONS PROVIDED WITH THE CONTRACT. WHEN STANDARDS CONFLICT, THE STANDARD JUDGED MOST RESTRICTIVE BY THE ENGINEER SHALL PREVAIL. THE CONTRACTOR SHALL OBTAIN COPIES OF THESE SPECIFICATIONS AND PLANS. THE CONTRACTOR SHALL HAVE ONE COPY OF THE PLANS AND ONE COPY OF THE SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN THE PLANS, FIELD STAKING OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF MARCIN ENGINEERING AND THE OWNER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING MARCIN ENGINEERING AND THE OWNER, HE DOES SO AT HIS OWN RISK.
- THE CONTRACTOR SHALL KEEP ONE (1) SET OF CONTRACT DRAWINGS MARKED TO FULLY INDICATE "AS-BUILT" CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND MARCIN ENGINEERING UPON COMPLETION OF THIS WORK. THREE (3) "AS-BUILT" TIES TO ALL SERVICES, FITTINGS, VALVES AND MANHOLES TO PHYSICAL MONUMENTS ARE TO BE PROVIDED BY THE CONTRACTOR.
- SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER MARCIN ENGINEERING OR THE OWNER IS RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE PROJECT SITE NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING THERETO.
- TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER AND TOWN FOR APPROVAL.
- CONTRACTOR SHALL MAINTAIN AT LEAST 1-LANE ACCESS ON ALL PUBLIC ROADS AT ALL TIMES UNLESS OTHERWISE APPROVED BY TOWN OF FRISCO.
- ALL WATER CONSTRUCTION SHALL COMPLY WITH TOWN OF FRISCO TOWN CODE. MINIMUM COVER ON ALL WATER MAINS AND SERVICES IS 8.5'. ALL WATER MAINS SHALL BE TESTED BY THE CONTRACTOR PER TOWN OF FRISCO WATER CONSTRUCTION SPECIFICATIONS.
- ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH FRISCO SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS. MINIMUM COVER ON ALL SEWER MAINS AND SERVICES IS 9'. ALL WATER MAINS SHALL BE TESTED BY THE CONTRACTOR PER FRISCO SANITATION DISTRICT SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF STOCKPILING OF MATERIALS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, AND THE MATERIAL SUPPLIER.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND HAVE IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
- OBSERVATIONS OF THE WORK IN PROGRESS AND ON-SITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY MARCIN ENGINEERING OF THE CONTRACTOR'S CONTRACTUAL RESPONSIBILITIES.
- IF ANY GROUND WATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONTACT MARCIN ENGINEERING AND THE PROJECT GEOTECHNICAL ENGINEER IMMEDIATELY.
- CONSTRUCTION STAKING SHALL BE PERFORMED BY OWNER.
- BENCHMARK: CONTACT MARCIN ENGINEERING FOR SITE BENCHMARK (SEE PLANS).
- TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY RANGE WEST
- SOILS AND MATERIAL TESTING IS BY THE OWNER, BUT THE CONTRACTOR MUST NOTIFY THE OWNER AND GEOTECHNICAL ENGINEER OF SCHEDULING.
- ALL EARTHWORK AND PAVING SHALL CONFORM WITH GEOTECHNICAL ENGINEER REQUIREMENTS. CONTRACTOR SHALL OBTAIN COPIES OF REPORT BY KUMAR & ASSOCIATES, DATED 5/10/17.
- ALL UTILITY TRENCHES IN ROAD PRISM TO BE COMPACTED AND TESTED PER GEOTECHNICAL ENGINEER REQUIREMENTS.
- ROAD SUBGRADE SHALL BE PROOF ROLLED AND FREE OF DEFLECTION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. ANY FAILING AREAS SHALL BE REPAIRED AND PROOF ROLLED AGAIN UNTIL ACCEPTED BY THE GEOTECHNICAL ENGINEER WITH NO ADDITIONAL COST TO OWNER.
- THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE CHANNELS, CULVERTS AND APPURTENANCES DURING CONSTRUCTION, AS NECESSARY TO PROTECT ROADS AND PROPERTY.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. CONTRACTOR IS RESPONSIBLE TO REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETION AND ONCE VEGETATION IS APPROXIMATELY 70% RE-ESTABLISHED DEEMED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANING OF ALL ACCESS ROADS AND OTHER PUBLIC STREETS NECESSITATED BY HIS ACTIVITIES ON THE SITE.
- DUST CONTROL IS INCIDENTAL TO EARTHWORK CONSTRUCTION AND SHALL BE PROVIDED BY CONTRACTOR, AT NO COST TO OWNER, IN ACCORDANCE WITH THE TOWN OF FRISCO TOWN CODE.
- ALL LANDSCAPING SHALL BE PER THE ARCHITECT PLANS AND/OR OWNER.

VICINITY MAP

APPROXIMATE SCALE: 1" = 300'

SUMMIT COUNTY, COLORADO



CONSULTANT CONTACTS

- Blue River Real Estate Fund III, LLC (Owner—Seth Francis), (347) 834-1009
- Marcin Engineering LLC; Tom Marcin, PE, PLS (Civil Engineer, Surveyor), (970) 748-0274
- Jarrett Buxkemper, (Architect), (970) 409-9062
- Frisco (Municipal Governing Agency)
- Town of Frisco (Water), Jeff Goble (970) 668-9151
- Town of Frisco Sewer Wastewater Treatment Plant (Sewer), Ron Drake (Chairman) (970) 668-3723
- Utility Notification Center of Colorado, (UNCC) 811

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C-6	CONSTRUCTION DETAILS SHEET
C-7	CONSTRUCTION DETAILS SHEET

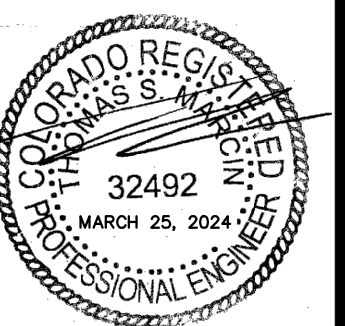
UTILITY CONTACTS

- Frisco Sanitation District, Matt Smith (970) 688-3723
- Town of Frisco (Water), Jeff Goble (970) 668-0836
- Excel Energy, Amy Lagace (970) 262-4033
- Century Link, Ron Hickman (970) 328-8288
- Comcast, Michael Johnson (970) 930-4713
- Utility Notification Center of Colorado, (UNCC) 811

MARCIN ENGINEERING LLC
P.O. BOX 1062
AVON, COLORADO
970-748-0274

COVER SHEET & NOTES
160 FOREST DRIVE TOWNHOMES
FRISCO, COLORADO

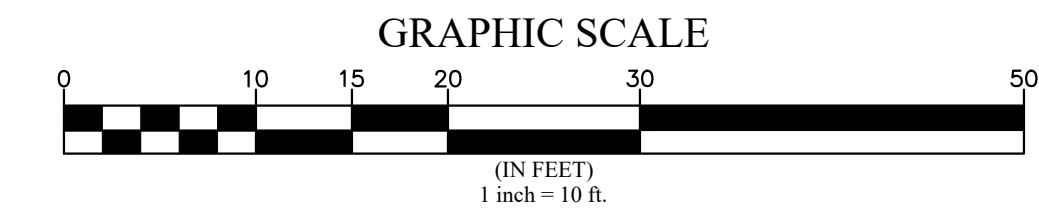
NO. DATE REVISIONS BY



JOB: 24005
DATE: 3/25/2024
SCALE: N/A

SHEET
C-1

NOT FOR CONSTRUCTION



FRISCO TERRACE FILING No. 1

LOT 7

LOT 6

LOT 2

LOT 150

LOT 140

FOREST PARK

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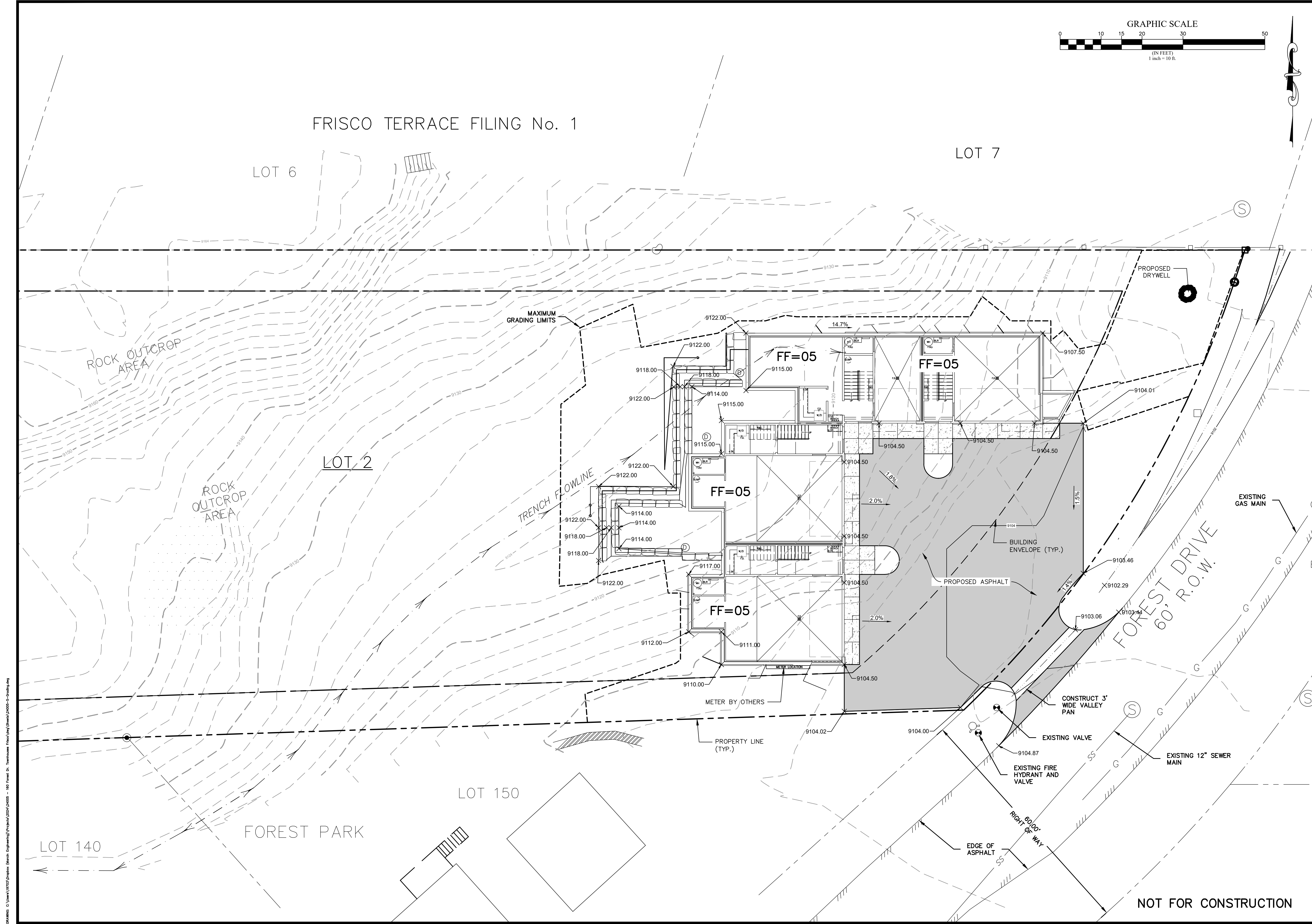
GRADING PLAN
 160 FOREST DRIVE TOWNHOMES
 FRISCO, COLORADO

NO. DATE REVISIONS BY



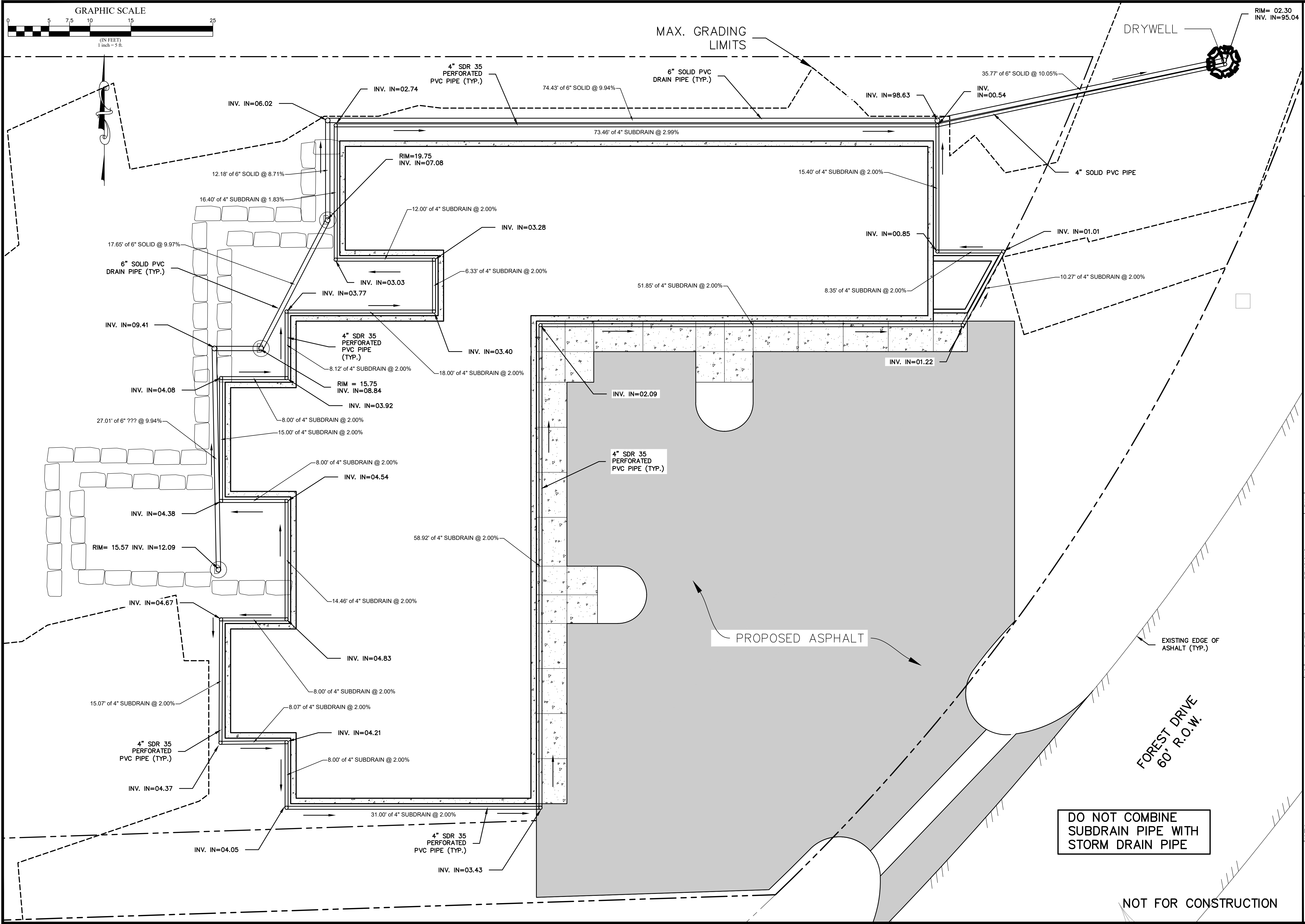
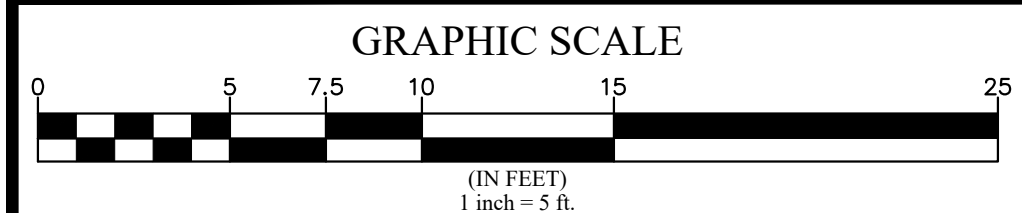
JOB: 24005
 DATE: 3/25/24
 SCALE: 1" = 10'

SHEET C-2



NOT FOR CONSTRUCTION

DRAWING: C:\Users\jfranco\OneDrive - Marcin Engineering\Projects\2024\24005 - 160 Forest Dr. Townhomes\160 Forest Dr. Townhomes - Grading.dwg



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 970-748-0274

SUBDRAIN PLAN
160 FOREST DRIVE TOWNHOMES
 FRISCO, COLORADO

NO.	DATE	REVISIONS	BY

JOB: 24005
 DATE: 3/25/24
 SCALE: 1" = 5'

SHEET
C-3

**DO NOT COMBINE
 SUBDRAIN PIPE WITH
 STORM DRAIN PIPE**

NOT FOR CONSTRUCTION

FOREST DRIVE
 60' R.O.W.

PROPOSED ASPHALT

EXISTING EDGE OF
 ASHALT (TYP.)

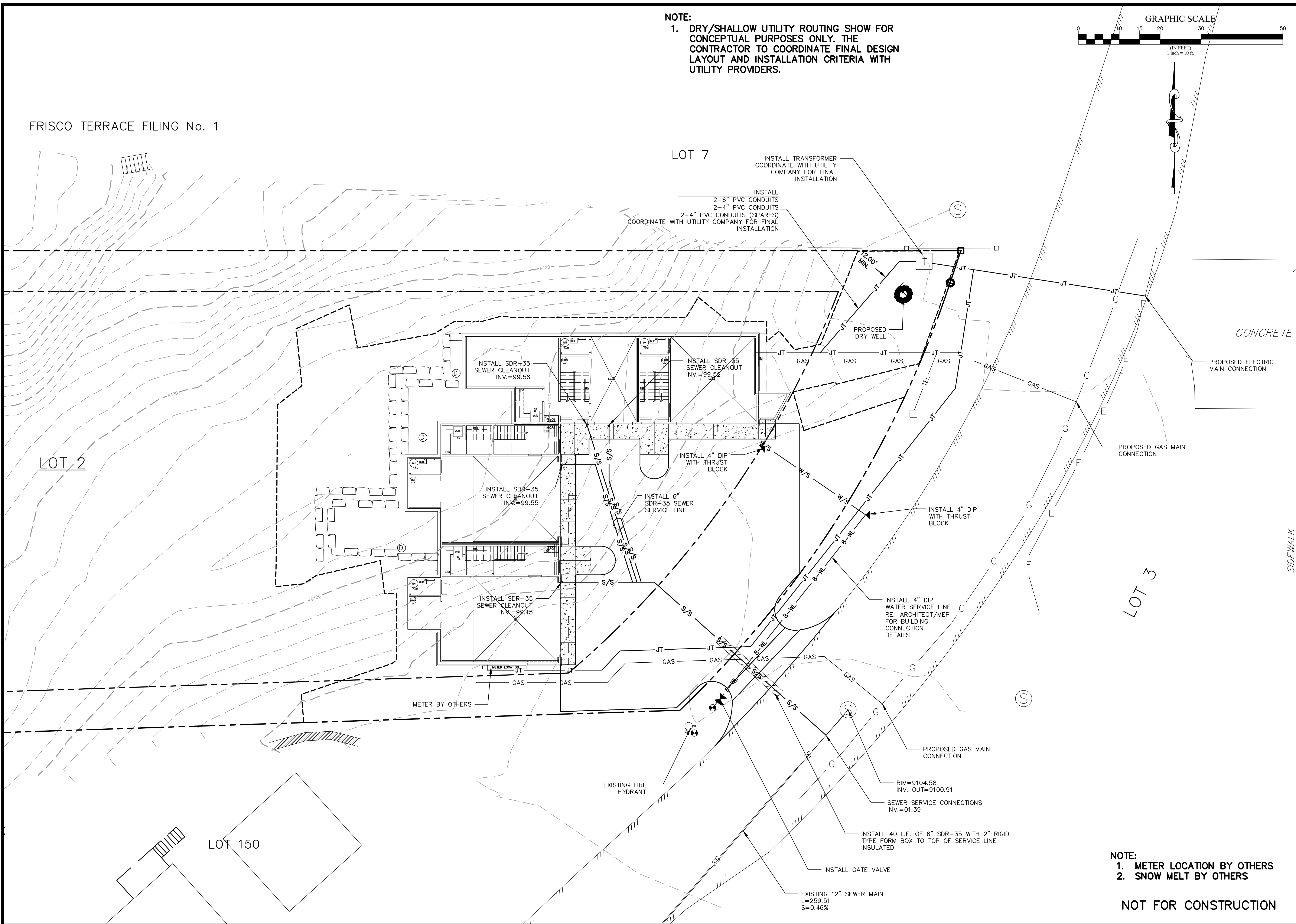
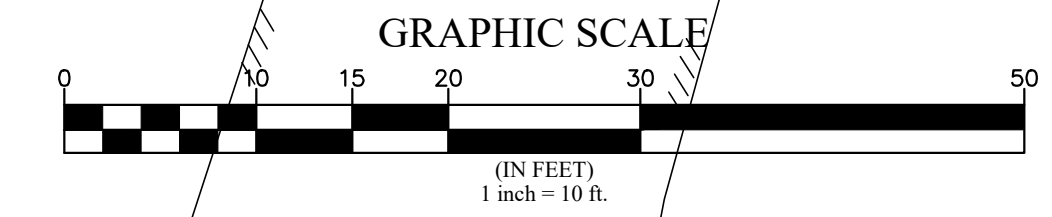
MAX. GRADING
 LIMITS

DRYWELL

RIM= 02.30
 INV. IN=95.04

FRISCO TERRACE FILING No. 1

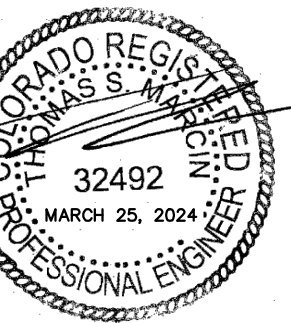
NOTE:
 1. DRY/SHALLOW UTILITY ROUTING SHOW FOR CONCEPTUAL PURPOSES ONLY. THE CONTRACTOR TO COORDINATE FINAL DESIGN LAYOUT AND INSTALLATION CRITERIA WITH UTILITY PROVIDERS.



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 970-748-0274

UTILITY PLAN
 160 FOREST DRIVE TOWNHOMES
 FRISCO, COLORADO

NO.	DATE	BY	REVISIONS



JOB: 24005
 DATE: 3/25/24
 SCALE: 1" = 10'

SHEET C-4

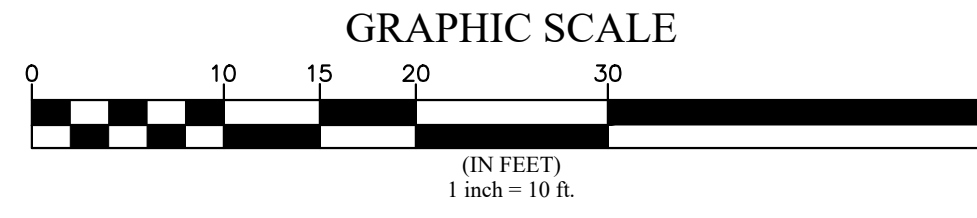
NOTE:
 1. METER LOCATION BY OTHERS
 2. SNOW MELT BY OTHERS

NOT FOR CONSTRUCTION

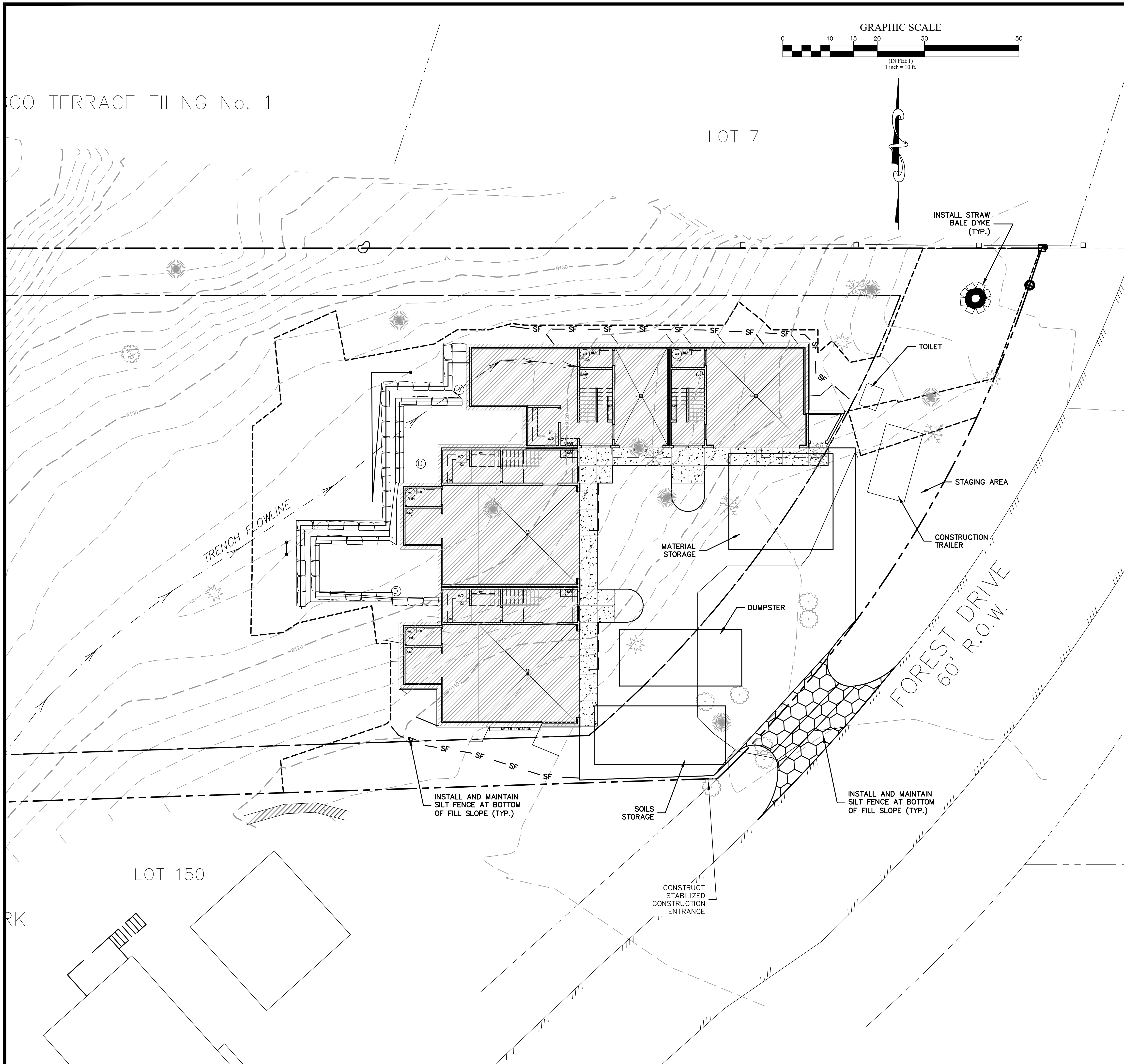
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CO TERRACE FILING No. 1

LOT 7



FOREST DRIVE
60' R.O.W.



CONSTRUCTION SEQUENCE OF EROSION/SEDIMENT CONTROL MEASURES

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL WATTLES, CONSTRUCTION FENCE, AND SEDIMENT TRAPS PRIOR TO CONSTRUCTION.
3. BEGIN EXCAVATION.
4. INSTALL EROSION CONTROL MEASURES (LANDLOK TRM FABRIC, RIP RAP AND EROSION LOGS) AFTER ROADWAY DITCHES HAVE BEEN CONSTRUCTED AND TOPSOIL PLACED.
5. REVEGETATE ALL DISTURBED AREAS PER LANDSCAPE DETAILS. AREAS TREATED WITH EROSION CONTROL MATTING WILL INCLUDE TOPSOIL, SEED MIX, FERTILIZER, MULCH AND TACKIFIER.

GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED. ENGINEER'S APPROVAL WILL BE REQUIRED FOR ANY OTHER DEVIATION FROM THE APPROVED PLANS.
4. PROVIDE CONTINUOUS INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES TO ENSURE THAT SEDIMENT CONTROL EFFICIENCY IS OBTAINED UNTIL FINAL STABILIZATION OF SITE HAS TAKEN PLACE.
5. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE GRADING OPERATION PERIOD.
6. STABILIZE ALL POINTS OF INGRESS AND EGRESS WITH CRUSHED STONE DURING CONSTRUCTION TO PREVENT TRACKING OF MUD ONTO PUBLIC STREETS.
7. THE TERM "REVEGETATION" ON THIS PLAN MEANS TO HAVE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNT OF FERTILIZER IN ACCORDANCE WITH APPLICABLE "STANDARDS AND SPECIFICATIONS". REFER TO LANDSCAPE PLANS FOR SEED MIX.
8. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES BEFORE REMOVAL OF SEDIMENT CONTROLS.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.
10. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ASSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE CONSTRUCTION SITE.
12. ALL SEDIMENT CONTROL AND STORM DRAINAGE FACILITIES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED TO ASSURE THEY FUNCTION PROPERLY.
13. THOSE PORTIONS OF THE ROAD SUBGRADE THAT DO NOT RECEIVE GRAVEL SHALL BE SEEDED, FERTILIZED, MULCHED AND TACKED. THE SEED SHALL BE DRILLED OR BROADCAST AND RAKED INTO THE TOP 1/2" OF SOIL. PRIOR TO SEEDING FERTILIZER SHALL BE WORKED INTO THE TOP 4" OF SOIL AT THE RATE SPECIFIED.

FUGITIVE DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE TO CONTROL FUGITIVE DUST AND TO INCORPORATE THE FOLLOWING:

1. ALL UNPAVED ROADS AND OTHER DISTURBED AREAS ON SITE SHALL BE WATERED TO MINIMIZE FUGITIVE DUST.
2. VEHICLE SPEED ON ALL UNPAVED ROADS AND DISTURBED AREAS SHALL NOT EXCEED A MAXIMUM OF 30 MPH SPEED LIMIT, SIGNS SHALL BE POSTED.
3. HAUL ROADS SHALL BE TREATED WITH MAGNESIUM CHLORIDE IF WATER IS NOT CONTROLLING THE DUST.
4. ALL DISTURBED SOIL SHALL BE COMPACTED ON A DAILY BASIS TO WITHIN 90% OF MAXIMUM COMPACTION.
5. ALL DISTURBED SURFACE AREAS SHALL BE REVEGETATED AS SOON AS POSSIBLE.
6. MUD AND DIRT CARRYOUT ONTO PAVED SURFACE SHALL BE PREVENTED. ANY MUD AND DIRT CARRYOUT ONTO PAVED SURFACE SHALL BE CLEANED UP DAILY.
7. NO EARTH WORK ACTIVITIES SHALL BE PERFORMED WHEN WIND SPEED EXCEEDS 30 MPH.
8. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AND ALL NOTES AND RULES.

MARCIN ENGINEERING LLC
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AVON, COLORADO
970-748-0274

CONSTRUCTION STAGING PLAN
160 FOREST DRIVE TOWNHOMES
FRISCO, COLORADO

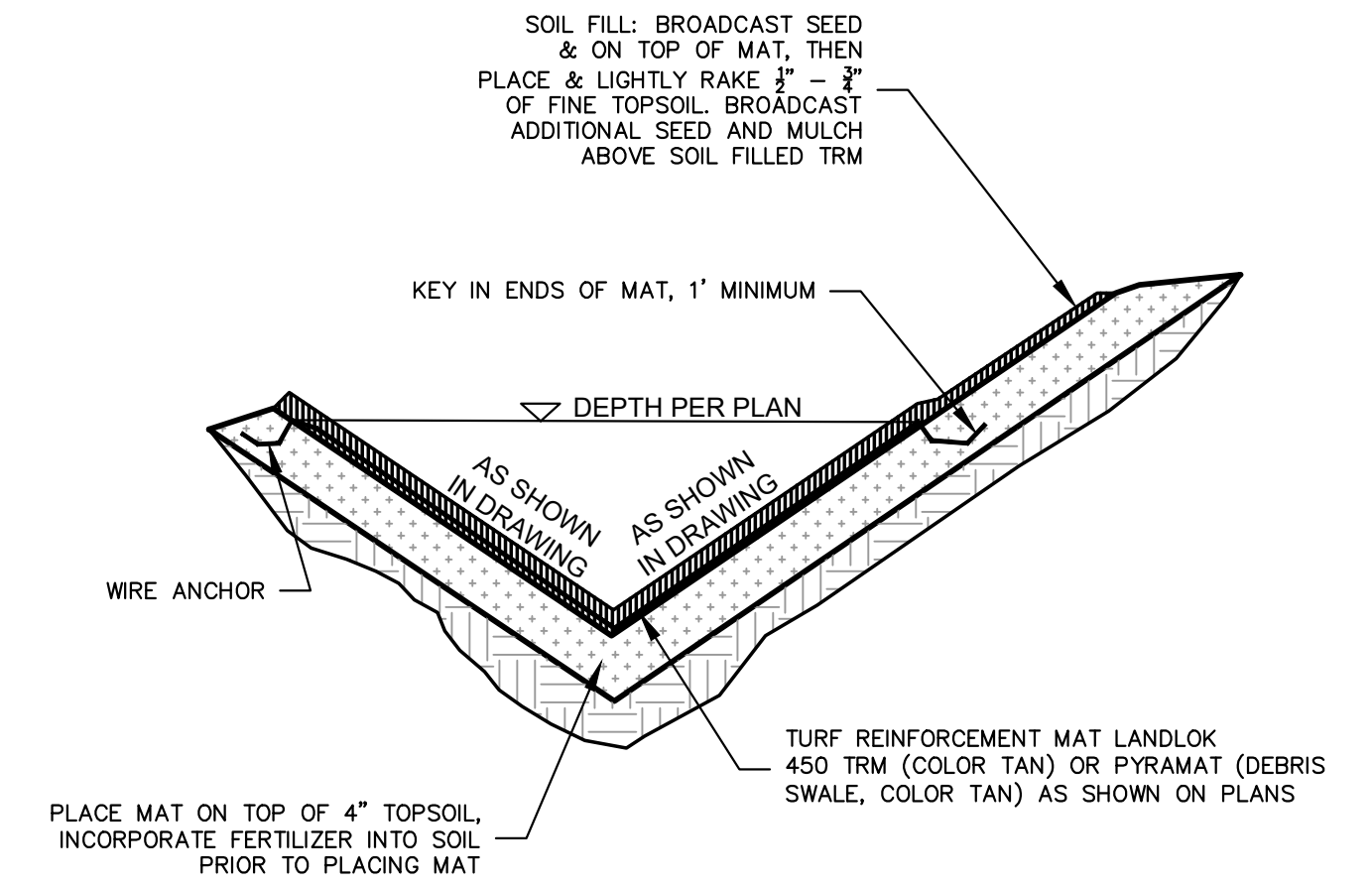
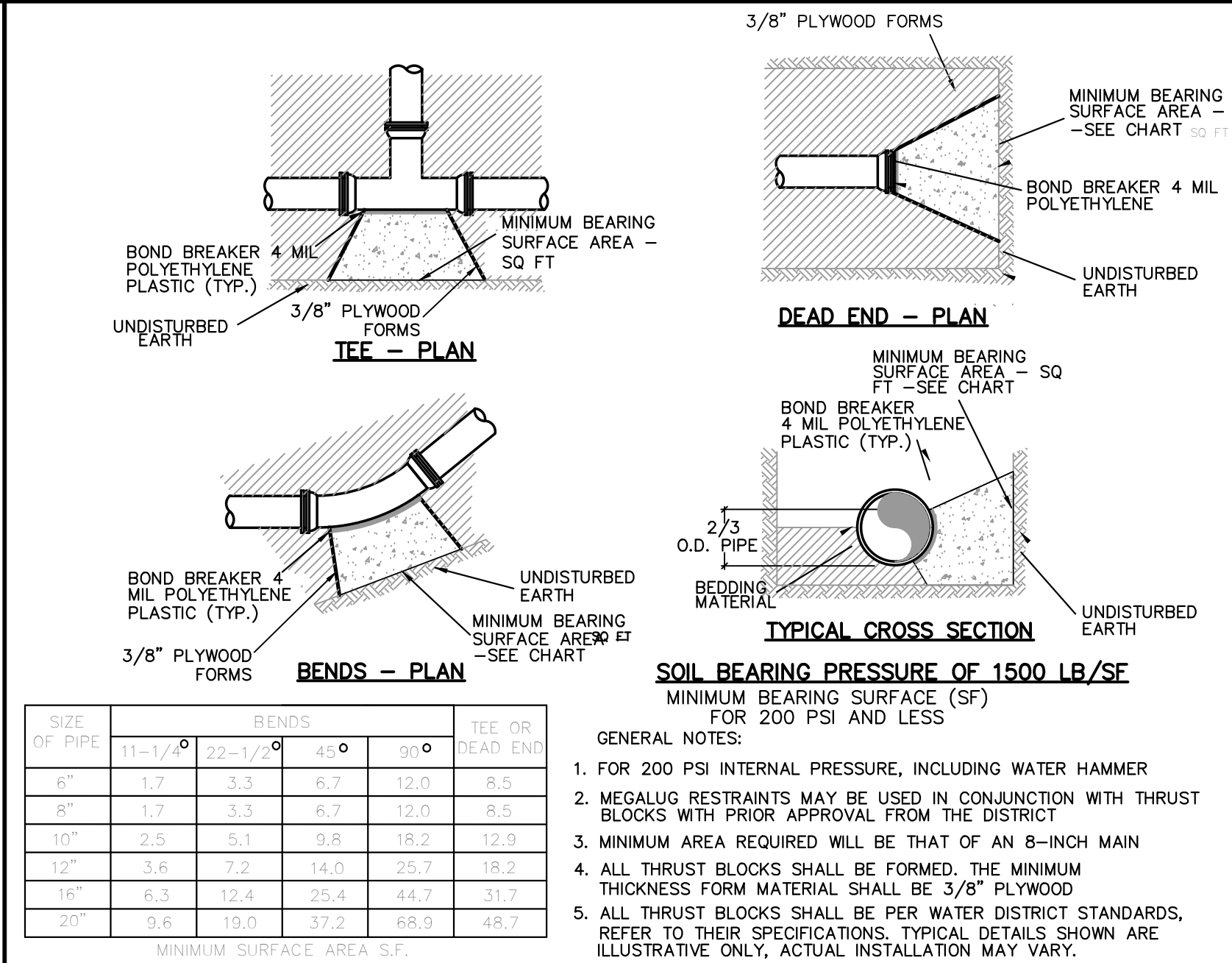
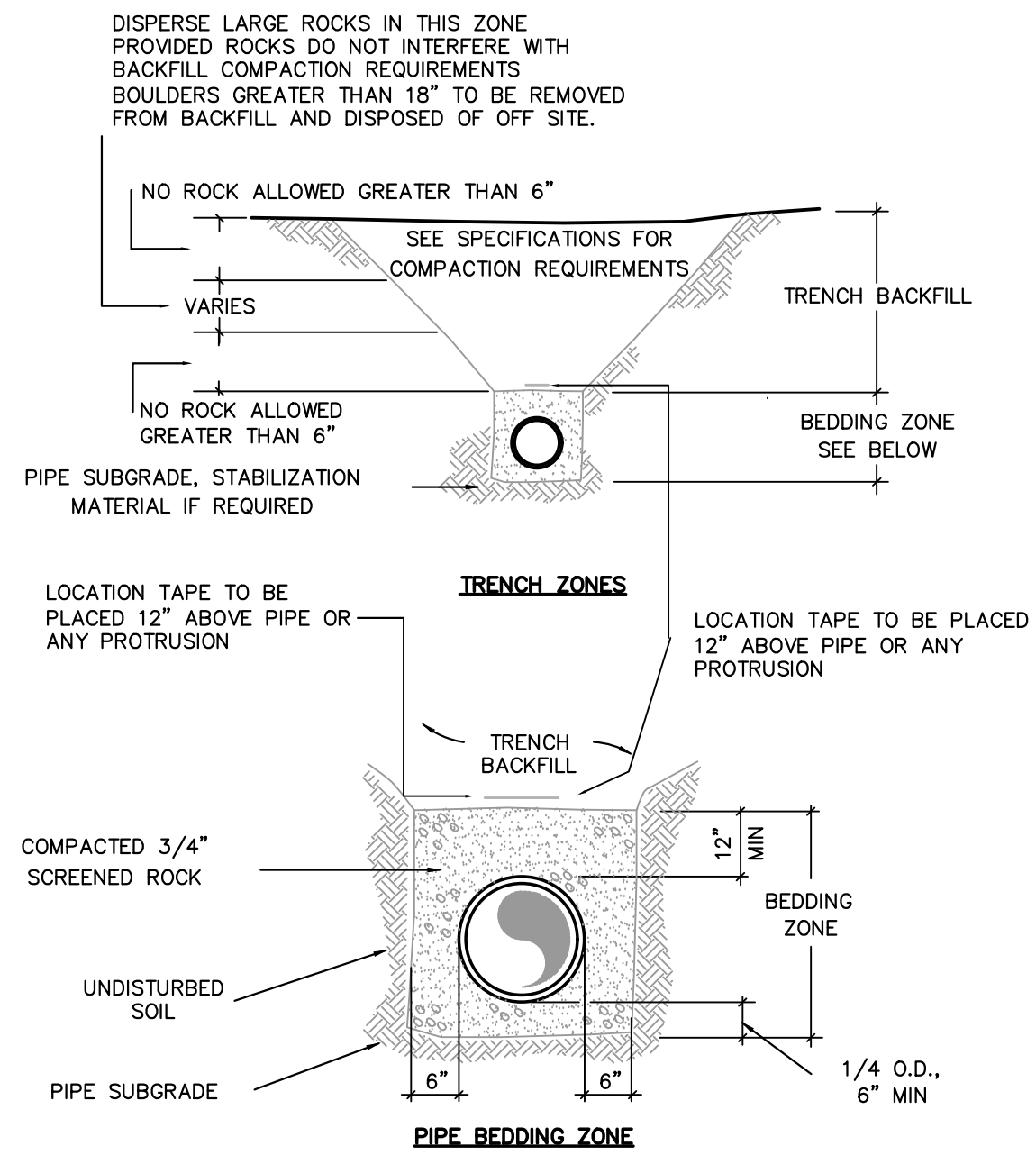
NO. DATE BY REVISIONS



JOB: 24005
DATE: 3/25/24
SCALE: 1" = 10'

SHEET
C-5

NOT FOR CONSTRUCTION



NTS.

A

SEWER PIPE BEDDING

NTS.

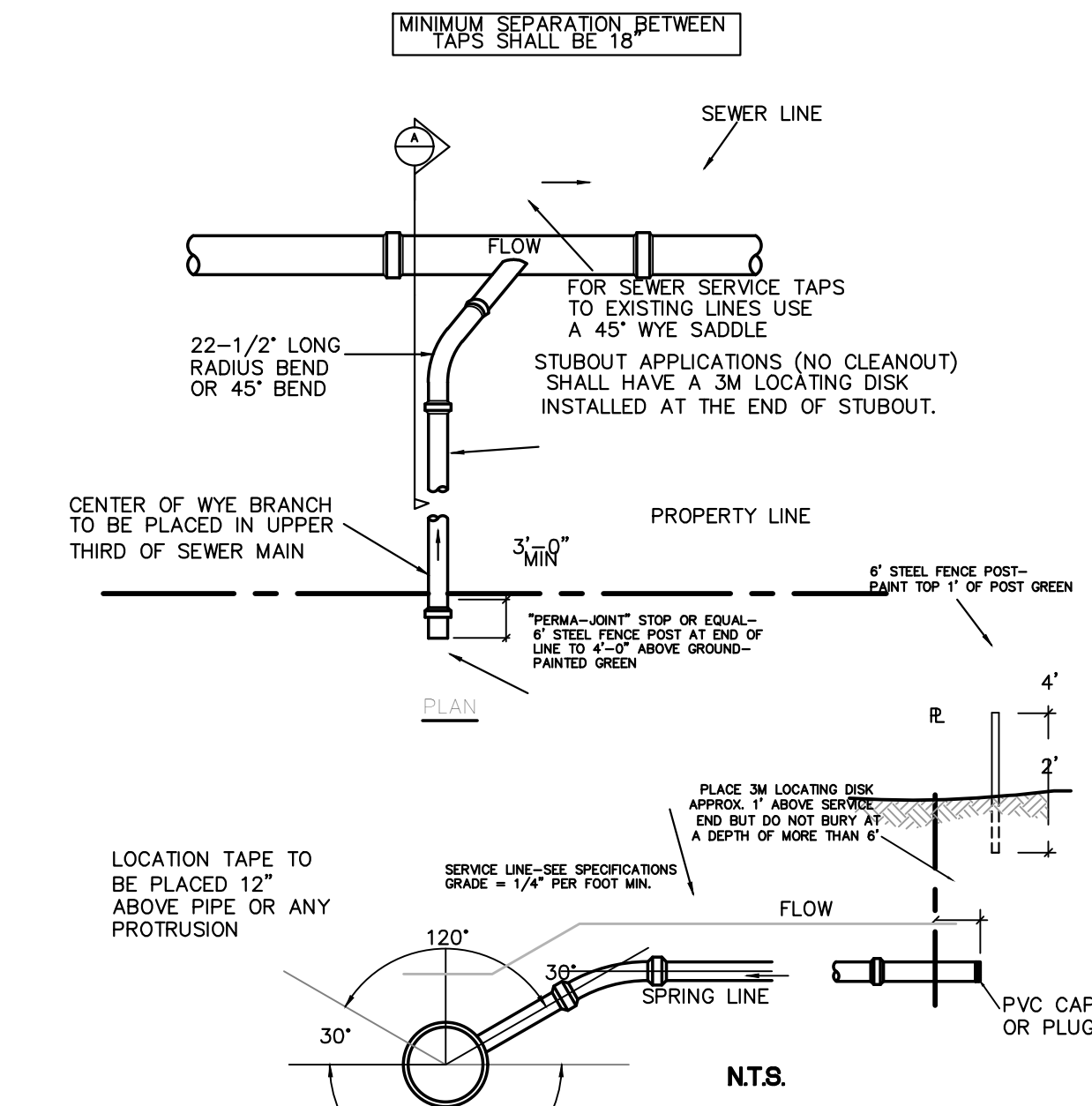
B

CONCRETE THRUST BLOCK

NTS.

C

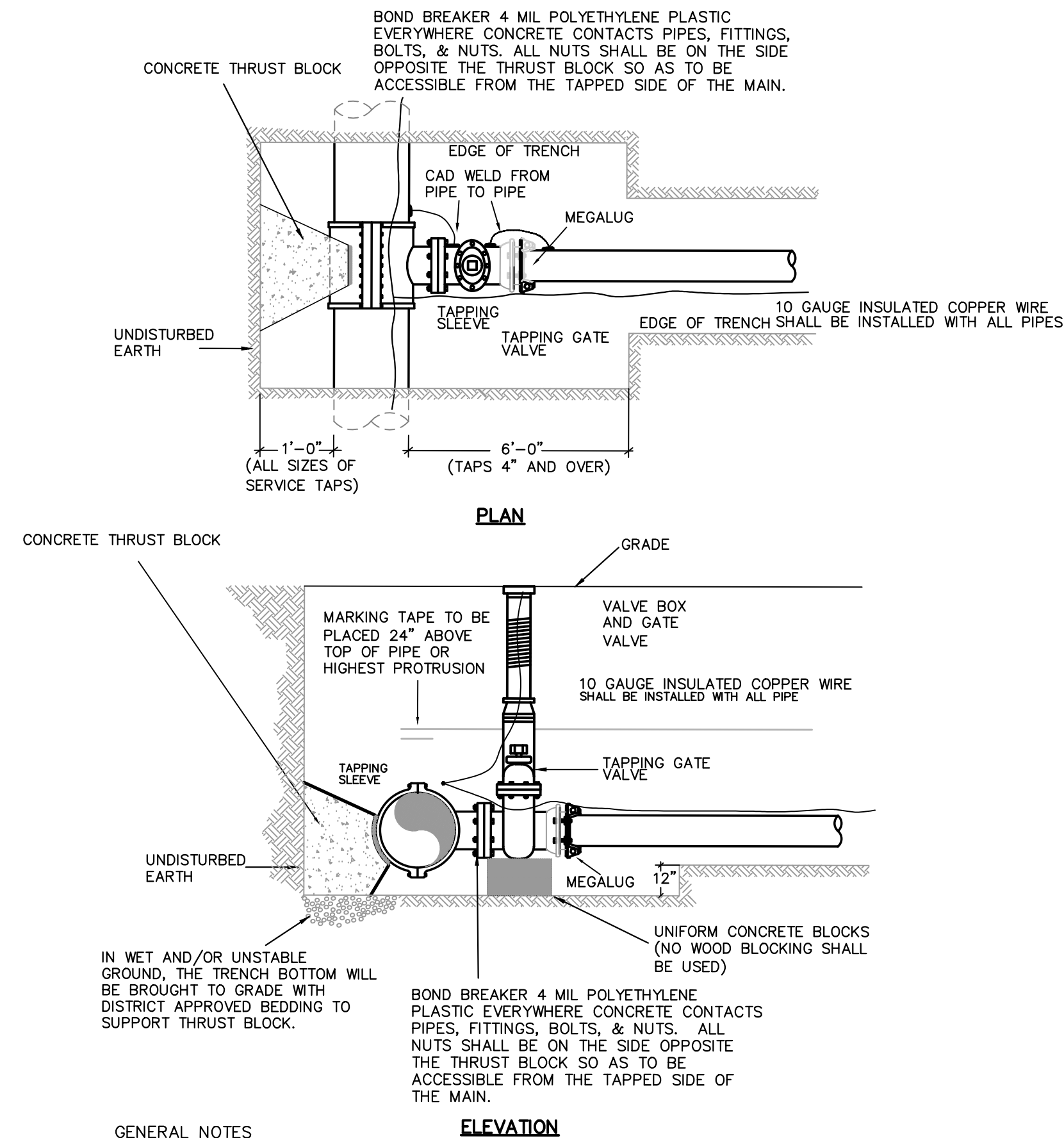
TURF REINFORCEMENT MAT DETAIL



NTS.

D

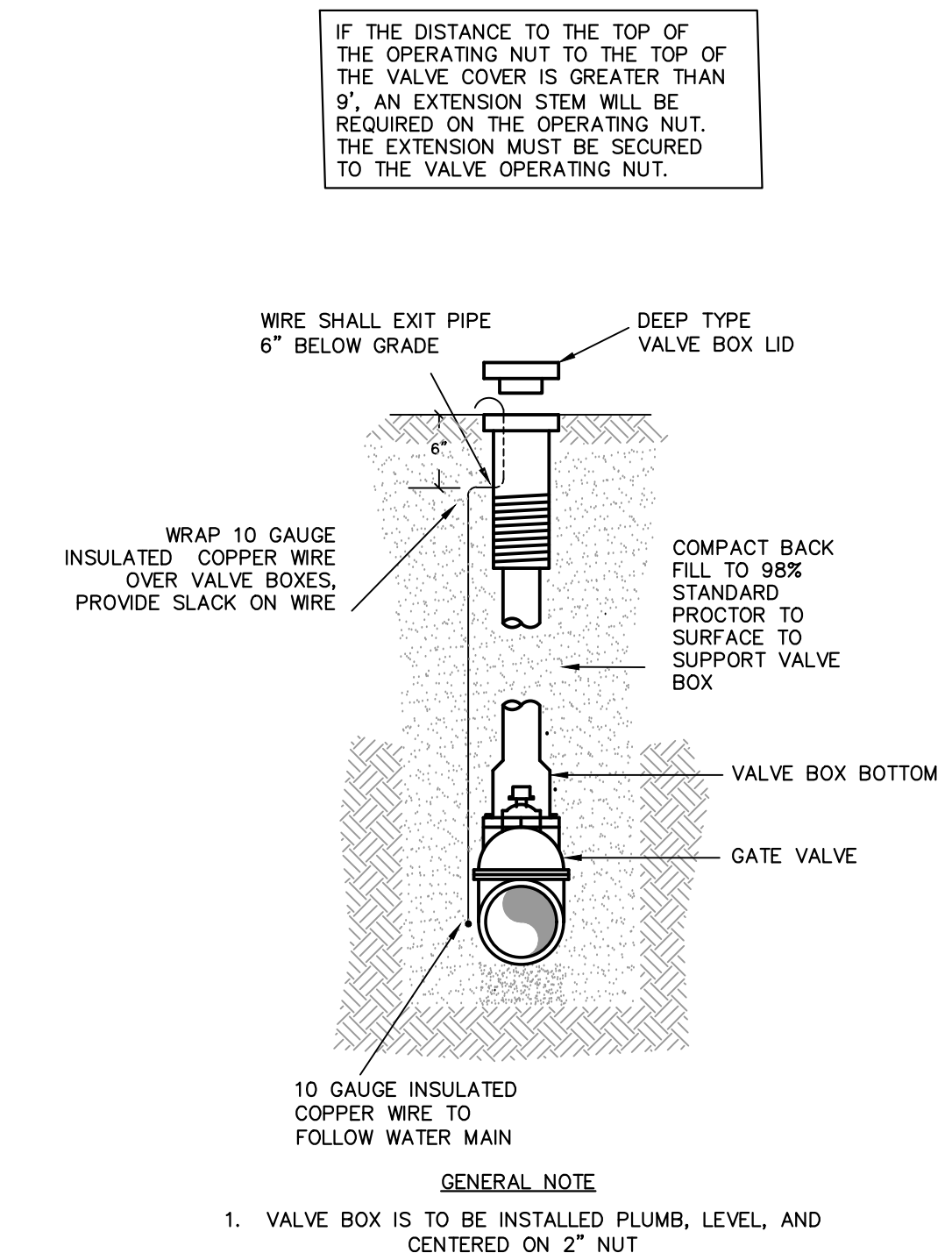
TYPICAL SEWER SERVICE



NTS.

F

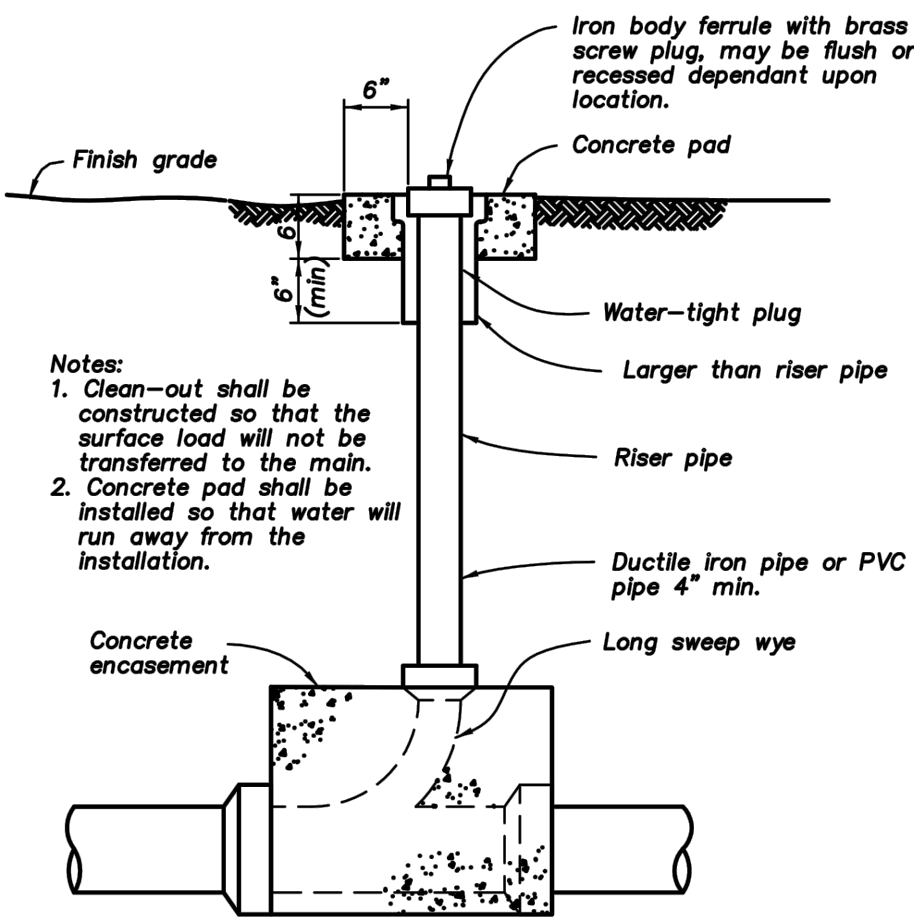
TYPICAL WATER SERVICE



NTS.

G

TYPICAL GATE VALVE



NTS.

E

SEWER CLEANOUTS

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P.O. BOX 1062
AVON, COLORADO
970-748-0274

DETAIL SHEET
160 FOREST DRIVEWAY TOWNHOUSES
TOWN OF FRISCO, COLORADO

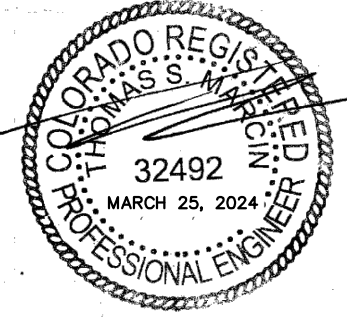
NO. DATE REVISIONS BY



JOB: 24005
DATE: 3/25/2024
SCALE: N/A

SHEET C-6

NOT FOR CONSTRUCTION



NTS.

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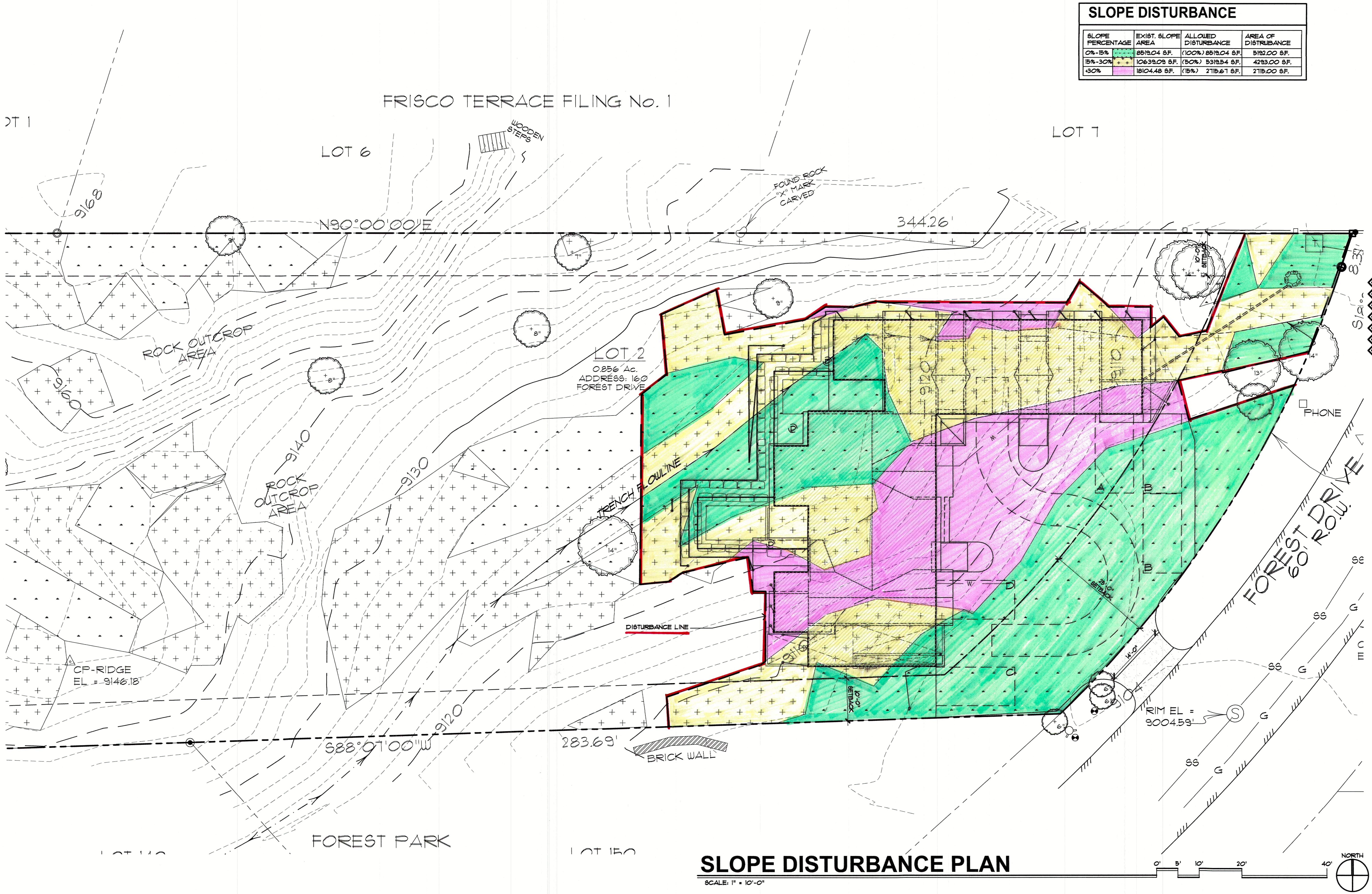
NTS.

NTS.

NTS.

01/20/2024 11:53:00 AM Marcin Engineering LLC Project: 16034-16034-0005 - 160 Forest Dr. Townhouse From: User/Sheet/Details/Sheet C-7.dwg

SLOPE DISTURBANCE			
SLOPE PERCENTAGE	EXIST. SLOPE AREA	ALLOWED DISTURBANCE	AREA OF DISTURBANCE
0%-15%	8519.04 SF.	(100%) 8519.04 SF.	5182.00 SF.
15%-30%	10639.08 SF.	(50%) 5319.54 SF.	4293.00 SF.
>30%	18104.48 SF.	(15%) 2715.67 SF.	2115.00 SF.



REVISIONS:

JOB NO: 12311
 DATE: 03-29-24
 DRAWN BY: J BUXEMPER
 CHECKED BY: Z LEVIN

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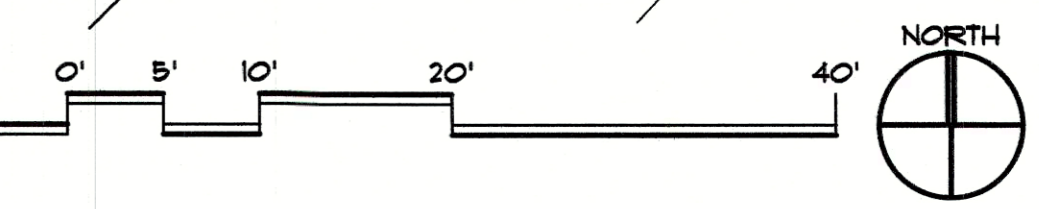
ISSUED FOR:
 SITE PLAN FINAL
 03-29-24

bhh Partners of Colorado
 560 ADAMS AVE, SILVERTHORNE, CO 80488 P.O. BOX 7399-334 BRECKENRIDGE, CO 80424 (970) 453-6880

160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

© 2024
 SHEET NUMBER:
SP1.0

SLOPE DISTURBANCE PLAN
 SCALE: 1" = 10'-0"

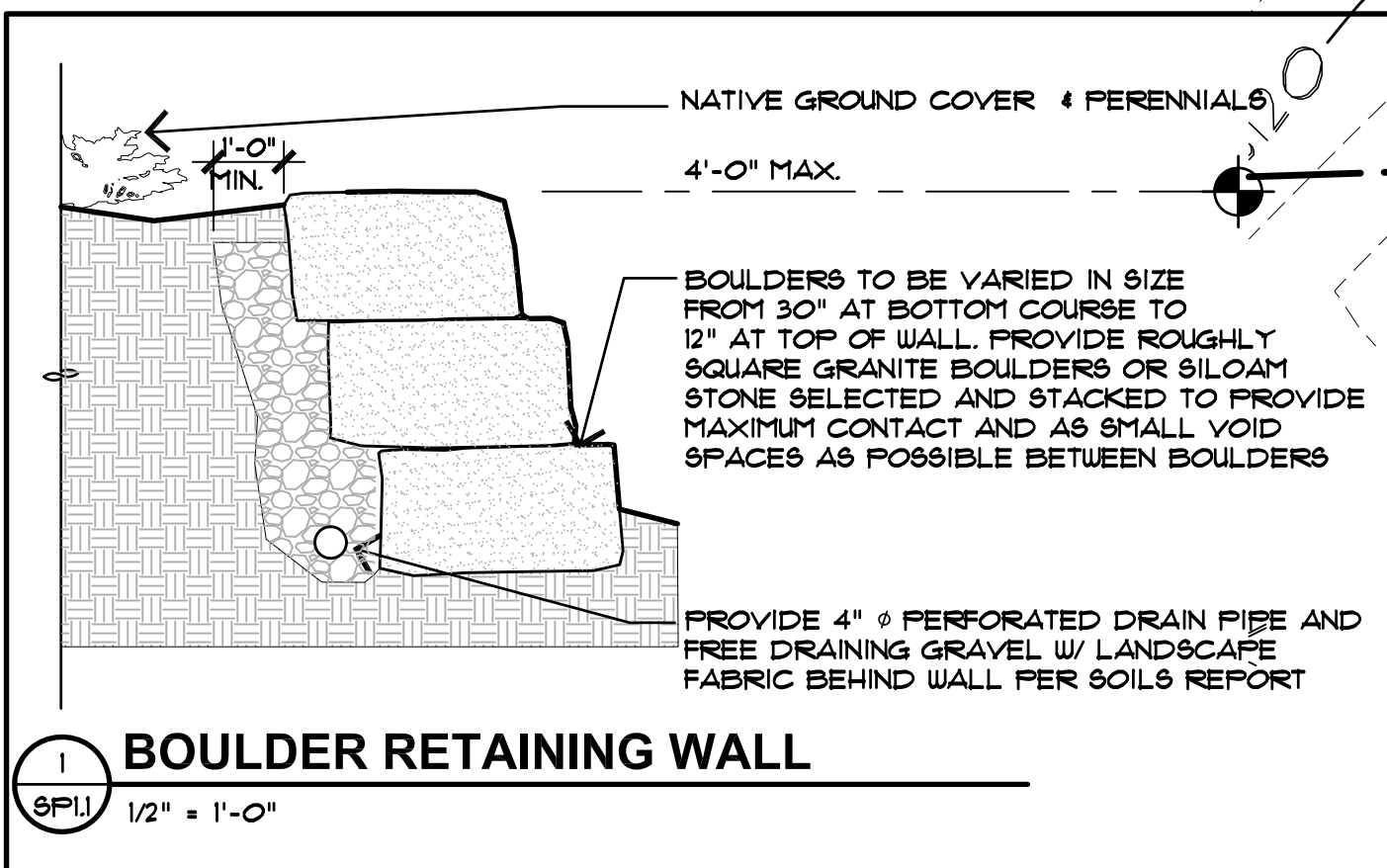
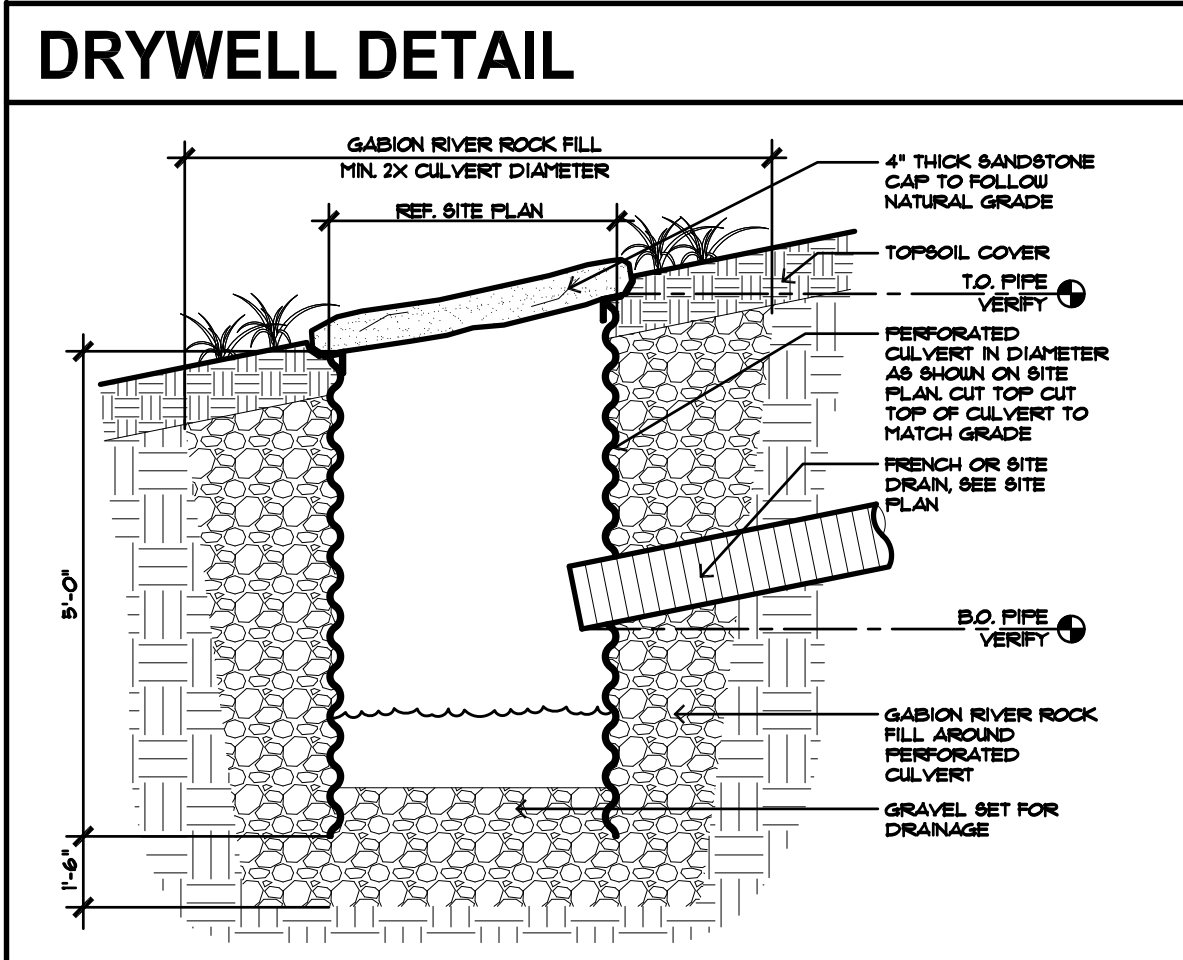


LOT COVERAGE		
LOT SIZE:	AREA	%
	37287 SF. 0.856 AC	
COVERAGES:		
BUILDING FOOTPRINT	4,752 SF.	
DRIVE	3,344 SF.	
LOT COVERAGE:	8,096 SF.	21.7%
*INCLUDES ROOFS, DECKS, PATIOS AND LANDSCAPE PLANTERS		

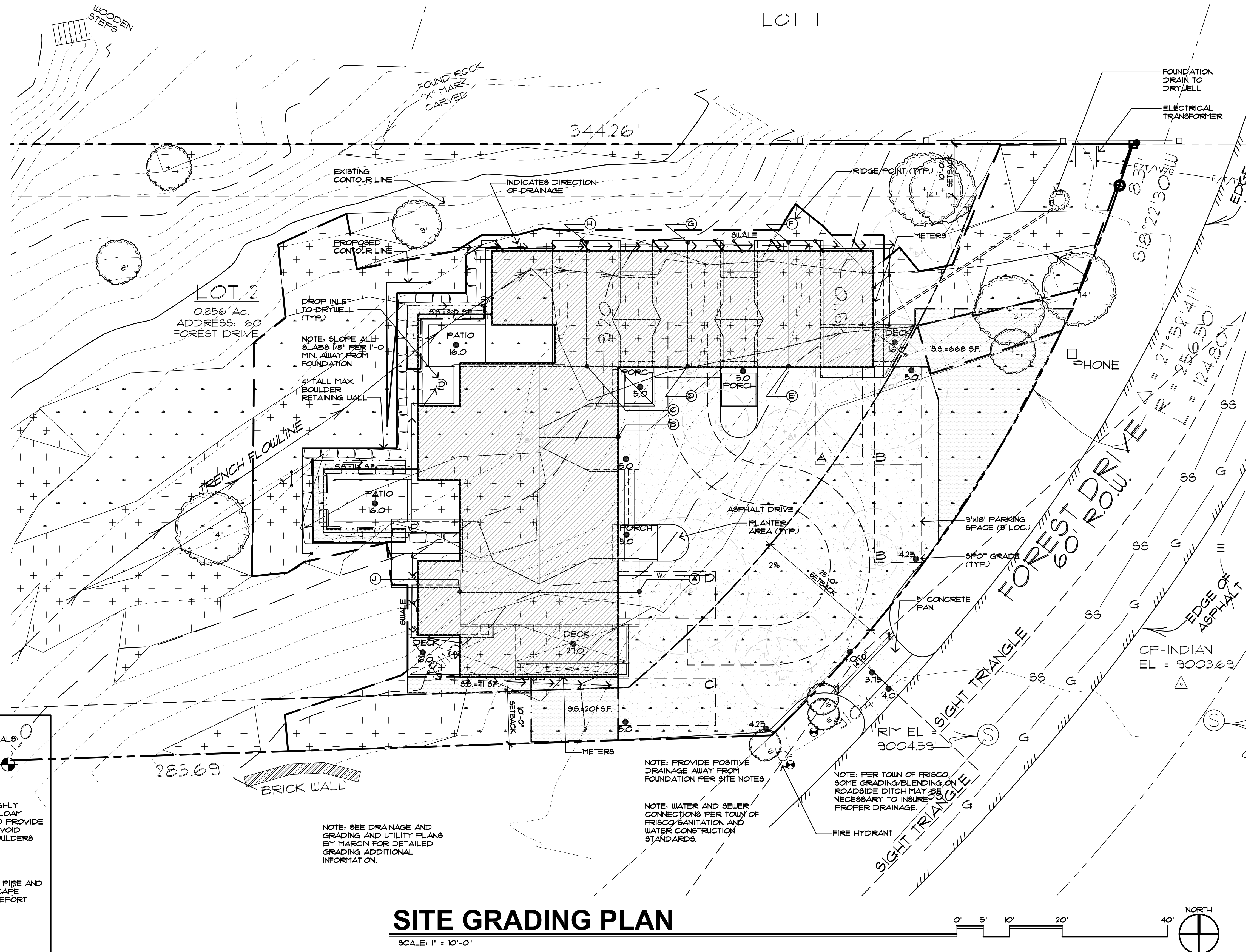
CONTOUR LEGEND	
EXISTING CONTOUR	910
PROPOSED CONTOUR	910
SPOT GRADE	+910
ARROW INDICATES DIRECTION OF SURFACE DRAINAGE	

REQUIRED SNOWSTACK		
	SQ. FT.	%
HARDSCAPE (WALKS & DRIVEWAY)	3,467 SF.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	867 SF.	25%
TOTAL SNOW STACK	869 SF.	25%
UNCOVERED PATIOS AND DECKS	959 SF.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	140 SF.	25%
TOTAL SNOW STACK	249 SF.	44%

BUILDING HEIGHT						
ARCHITECTURAL 100'-0" FOR PROJECT 9109.00' USGS						
ALL CALLED BUILDING HEIGHT + 39.00'						
PROPOSED BUILDING HEIGHT + 34.31'						
RIDGE POINT	RIDGE ELEV	NAT. GRADE ELEV	FIN. GRADE ELEV	MEASURED FROM	CALCULATIONS	HEIGHT
A	9139.23'	9108.50'	9105.00'	FIN. ELEV	9139.23' - 9105.00'	34.23'
B	9139.23'	9118.00'	9105.00'	FIN. ELEV	9139.23' - 9105.00'	34.23'
C	9139.23'	9120.50'	9105.00'	NAT. ELEV	9139.23' - 9120.50'	18.73'
D	9139.31'	9116.50'	9105.00'	FIN. ELEV	9139.31' - 9105.00'	34.31'
E	9139.23'	9110.50'	9105.00'	FIN. ELEV	9139.23' - 9105.00'	34.23'
F	9139.23'	9113.00'	9113.00'	FIN. ELEV	9139.23' - 9113.00'	26.23'
G	9139.31'	9119.50'	9119.50'	FIN. ELEV	9139.31' - 9119.50'	19.81'
H	9139.23'	9122.00'	9122.00'	FIN. ELEV	9139.23' - 9122.00'	17.23'
J	9139.23'	9114.00'	9105.00'	NAT. ELEV	9139.23' - 9114.00'	25.23'

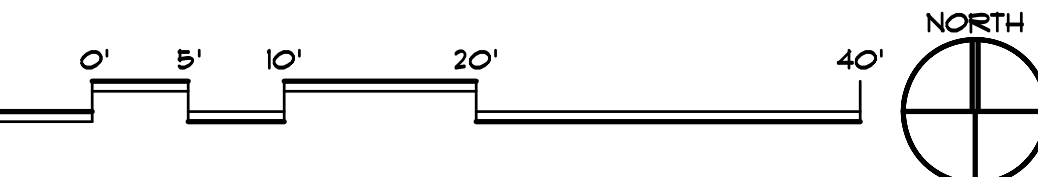


TERRACE FILING No. 1



SITE GRADING PLAN

SCALE: 1" = 10'-0"



REVISIONS:

JOB NO: 12917
DATE: 03-29-24
DRAWN BY: J BUXKEMPER

CHECKED BY: Z LEVIN

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ISSUED FOR: SITE PLAN FINAL
03-29-24

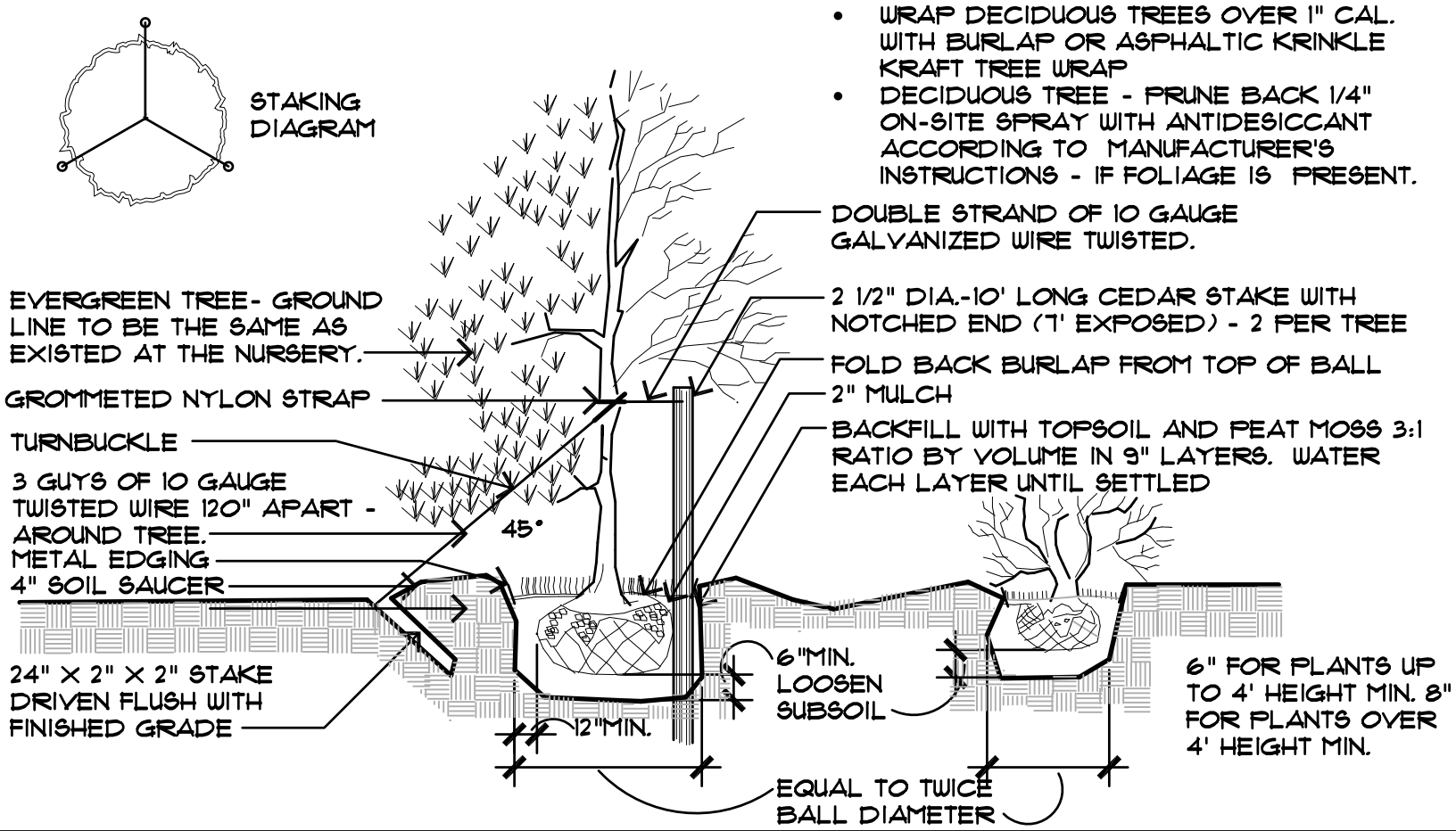
bhh Partners of Colorado
560 ADAMS AVE. SILVERTHORNE, CO 80497 P.O. BOX 7399-334 BRECKENRIDGE, CO 80424 (970) 453-6880

160 FOREST DRIVE
LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

© 2024
SHEET NUMBER:
SP1.1

PLANTING DETAIL

EVERGREEN TREE



DECIDUOUS TREE

- WRAP DECIDUOUS TREES OVER 1" CAL. WITH BURLAP OR ASPHALTIC KRINKLE KRAFT TREE WRAP
- DECIDUOUS TREE - PRUNE BACK 1/4" ON-SITE SPRAY WITH ANTIDECIDUANT ACCORDING TO MANUFACTURER'S INSTRUCTIONS - IF FOLIAGE IS PRESENT.

PLANTING LIST & NOTES

KEY	COMMON	BOTANICAL	NO.	SIZE
EXISTING TREES				
○	EXISTING	VARIABLES -	33	SEE SITE PLAN
EXISTING TREES TO BE REMOVED				
○	VARIABLES -	VARIABLES -	14	SEE SITE PLAN
TREES				
○	COLORADO SPRUCE	PICEA FUNGENS OR PICEA ENGELMANNI	0	17' 10" TALL
○	ASPEN	POPULUS TREMULOIDES	24	80% 3" CAL. 50% 3" CAL.
SHRUBS/GROUND COVERS & PERENNIALS				
○	POTENTILLA	POTENTILLA FRUTICOSA	4	5 GAL.
○	ALPINE CURRANT	RIBES ALPINUM	0	5 GAL.
○	PEKING COTONEASTER	COTONEASTER LUCIDUS OR APICULATUS	6	5 GAL.
○	NATIVE GROUND COVERS AND PERENNIALS	PROVIDE SUBMITTAL	0	1 FLAT

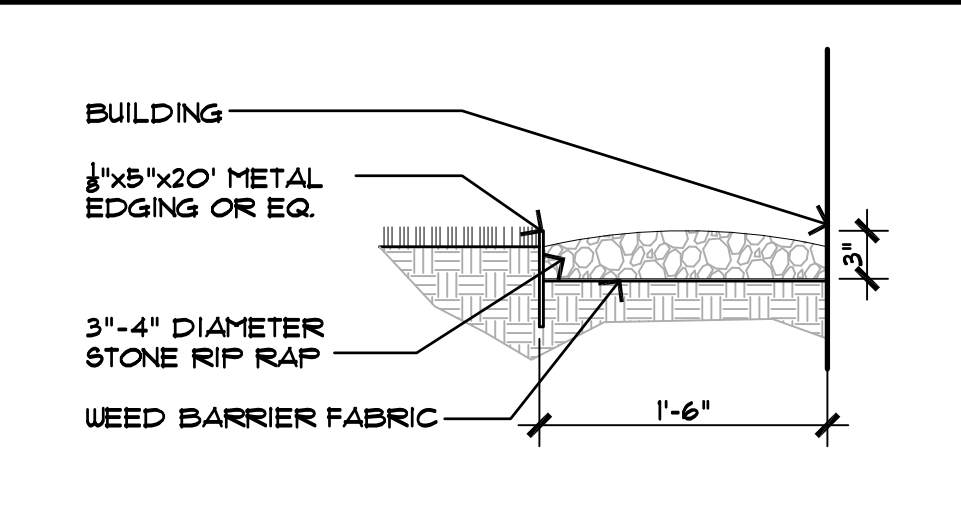
REVEGETATION NOTES

- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:
- SHORT DRY GRASS MIX #2 LBS/1000 SF:**
- HARD FESCUE 30%
 - CREeping RED FESCUE 20%
 - SHEEP FESCUE 25%
 - CANADA BLUEGRASS 10%
 - CANBY BLUEGRASS 5%
- SLOPES OVER 3:1 SHALL BE HAY TACKIFIED OR NETTED.
- MOUNTAIN MAGIC WILDFLOWER MIX #1 LB/10,000 SF:**
- BABY'S BREATH
 - CALIFORNIA POPPY
 - BLUE FLAX
 - WALLFLOWER
 - FENSTEMON, ROCKY MOUNTAIN
 - WILD THYME
- ROCKY MOUNTAIN BLUE COLUMBINE MIX #1 LB/25,000 SF**
- OR
- WESTERN NATIVE WILDFLOWER MIX #1 LB/6,000 SF:**
- MOUNTAIN LUPINE
 - COLUMBINE, COLORADO
 - GERANIUM, RICHARDSON
 - ASTER ENGLEMANNS
 - GAILLARDIA/BLANKETFLOWER
 - ORANGE MOUNTAIN DAISY
 - FENSTEMON, WASATCH
 - FENSTEMON, SMALL FLOWERED
 - FENSTEMON, ROCKY MOUNTAIN

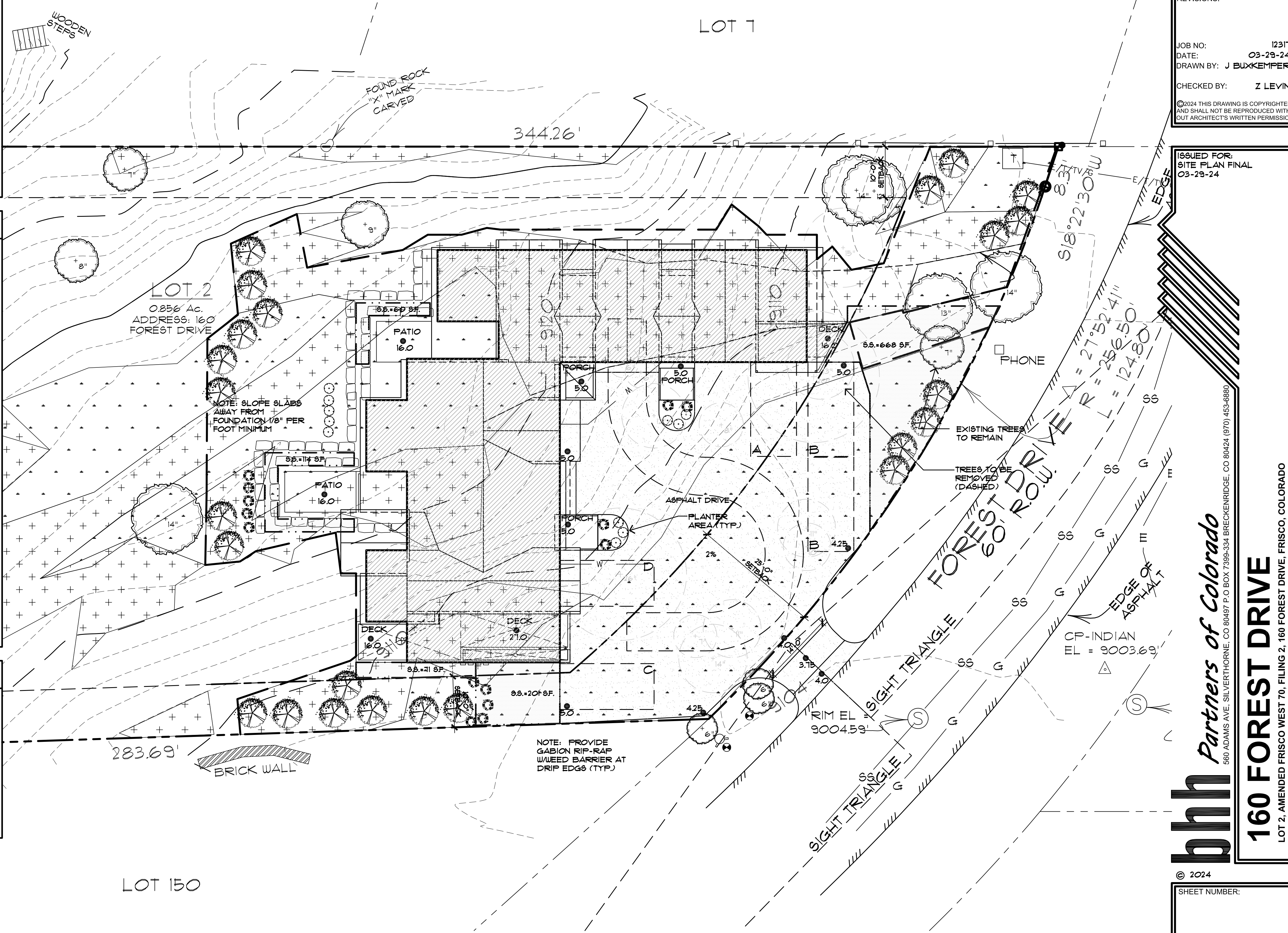
LANDSCAPE NOTES

1. PROVIDE 2"-3" (MIN.) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT CO. SHORT SEED MIX (AS APPROVED BY THE TOWN OF FRISCO. STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
 2. KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
 3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
 4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
 5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER.
 7. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROUND AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 8. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 9. SCREEN ALL UTILITY FEDESTALS WITH LANDSCAPE MATERIAL.
 10. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
 11. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 12. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 13. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
 14. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
- NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE RESERVE AND TOWN OF FRISCO.

RIP RAP BORDER



TERRACE FILING No. 1



REVISIONS:

JOB NO: 12917
 DATE: 03-29-24
 DRAWN BY: J BUXKEMPER
 CHECKED BY: Z LEVIN

ISSUED FOR: SITE PLAN FINAL
 03-29-24

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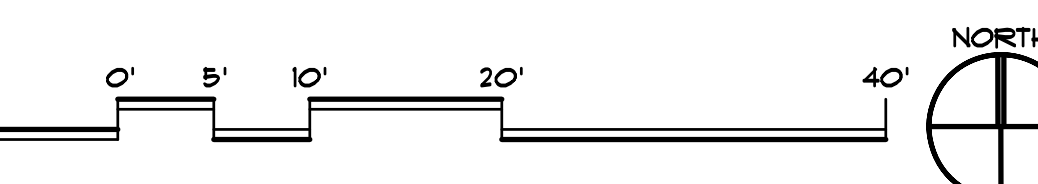
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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

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 SHEET NUMBER:
SP1.2

LANDSCAPE PLAN

SCALE: 1" = 10'-0"





SHELTER
1324KZ
 MEDIUM WALL MOUNT LANTERN
 Shelter's minimalist style in aluminum creates a chic, dramatic statement as the light from above grazes through its clear seeded glass. Shelter comes standard Dark Sky compliant.

DETAILS	
FINISH:	Buckeye Bronze
MATERIAL:	Aluminum
GLASS:	Clear Seedy
DIMMABLE:	YES, CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	6.3"
HEIGHT:	20.5"
WEIGHT:	7lb
BACK PLATE:	4.5"W X 12"H
EXTENSION:	6.5"
TOP TO OUTLET:	6.75"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
LED NAME:	8.5WR20-30K
WATTAGE:	1-8.50w Med. LED (included, 50w Equiv.)
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	575
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	YES, CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	23.8
CARTON WIDTH:	12.8
CARTON HEIGHT:	9
CARTON WEIGHT:	8

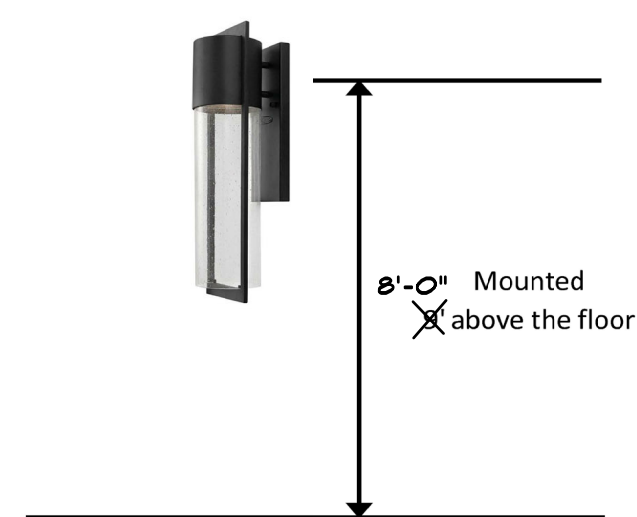
- PRODUCT DETAILS:**
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
 - Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
 - Reflector type or Par type bulb recommended
 - 2-year finish warranty
 - LED Bulbs carry a 5-year limited warranty
 - All-in-one fixture design comes with an LED bulb
 - Bold lines and a clean, minimalist style complement contemporary architecture

EXTERIOR LIGHTING FIXTURE

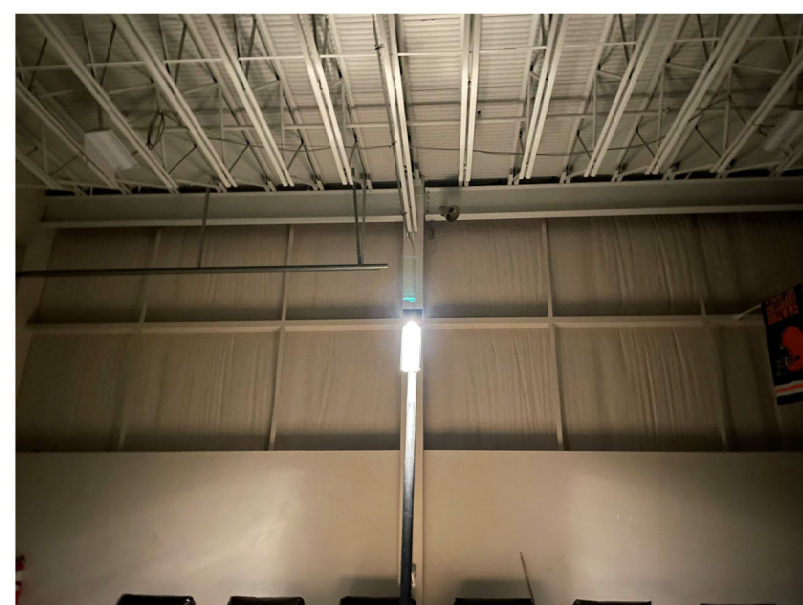
HINKLEY

HINKLEY
 3330 Pin Oak Parkway
 Avon Lake, OH 44012
 PHONE: (440) 653-5500
 Toll Free: 1 (800) 446-5535
 hinkley.com

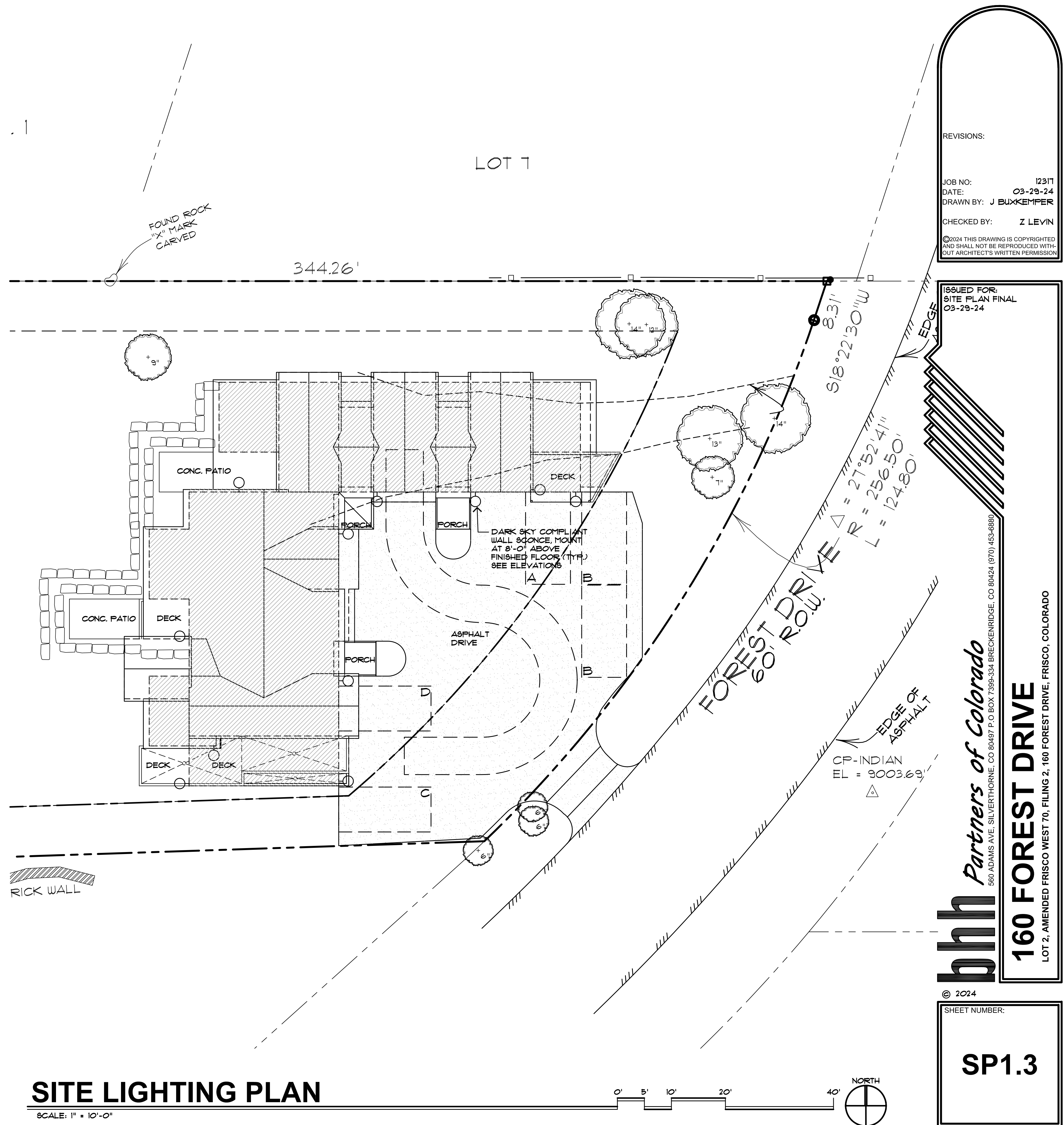
1324BK	
Distance from Light	Foot Candles
1'	9.96
2'	4.43
3'	3.25
4'	2.72
5'	1.83
6'	1.29
7'	0.77
8'	0.55
9'	0.35
10'	0.23
11'	0.14
12'	0.11
13'	0.07
14'	0.06
15'	0.03
16'	0.02
17'	0.01



LIGHT SOURCE	
LIGHT SOURCE:	LED bulb
LED NAME:	MAX light PAR 20 bulb
WATTAGE:	8.5W
VOLTAGE:	120v
COLOR TEMP:	3000K
LUMENS:	575
INCANDESCENT EQUIVALENCY:	50W



EXTERIOR LIGHTING PHOTOMETRICS



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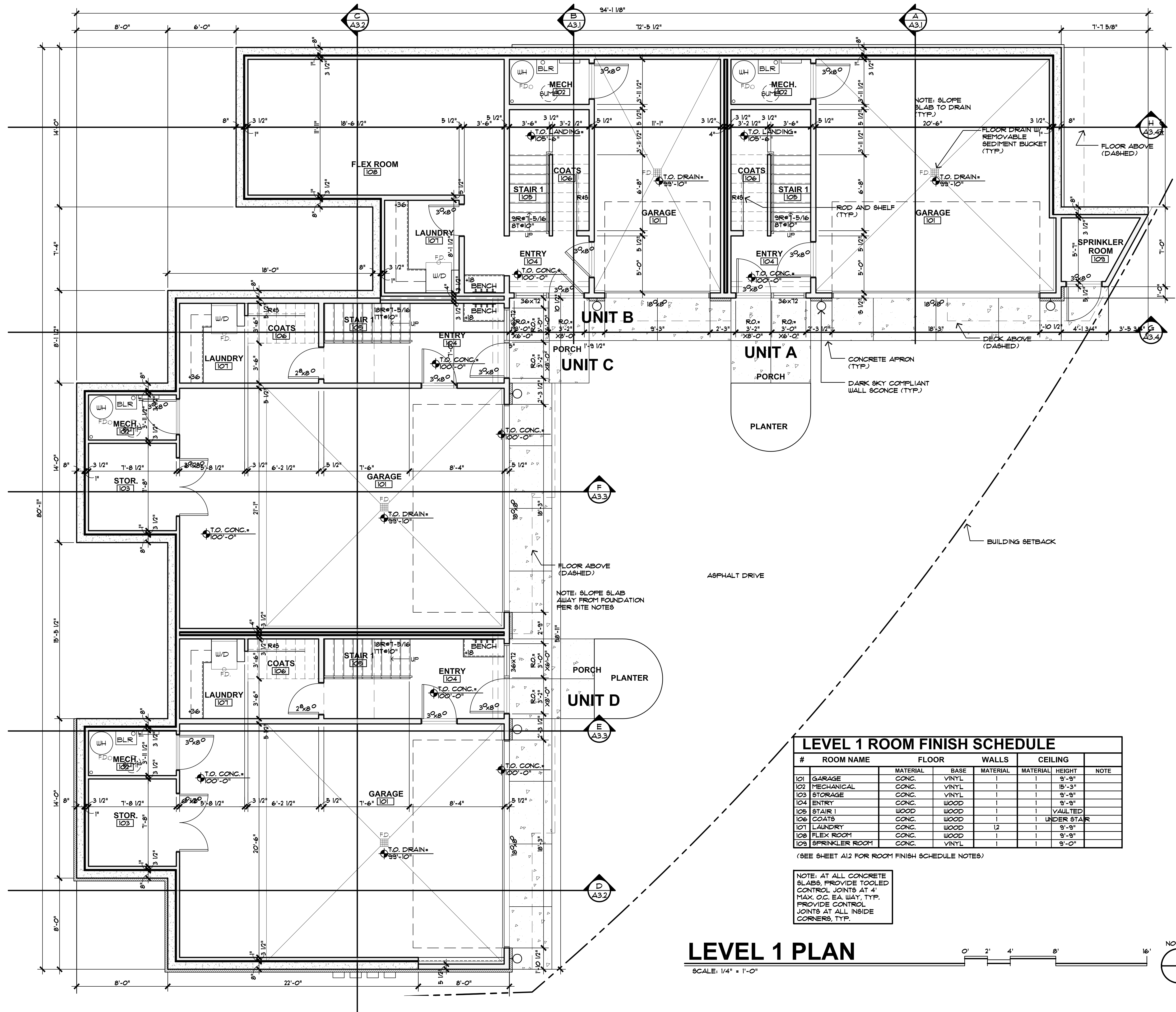
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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

© 2024
 SHEET NUMBER:
SP1.3



REVISIONS:

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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

LEVEL 1 ROOM FINISH SCHEDULE

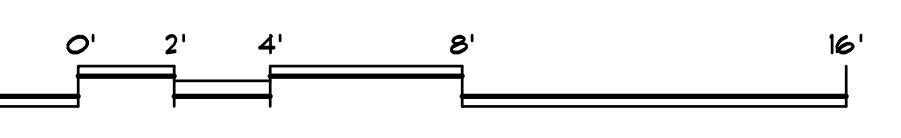
#	ROOM NAME	FLOOR		WALLS		CEILING		NOTE
		MATERIAL	BASE	MATERIAL	MATERIAL	HEIGHT		
101	GARAGE	CONC.	VINYL					9'-9"
102	MECHANICAL	CONC.	VINYL					15'-3"
103	STORAGE	CONC.	VINYL					9'-9"
104	ENTRY	CONC.	WOOD					9'-9"
105	STAIR 1	WOOD	WOOD					VAULTED
106	COATS	CONC.	WOOD					UNDER STAIR
107	LAUNDRY	CONC.	WOOD	12				9'-9"
108	FLEX ROOM	CONC.	WOOD					9'-9"
109	SPRINKLER ROOM	CONC.	VINYL					9'-0"

(SEE SHEET A12 FOR ROOM FINISH SCHEDULE NOTES)

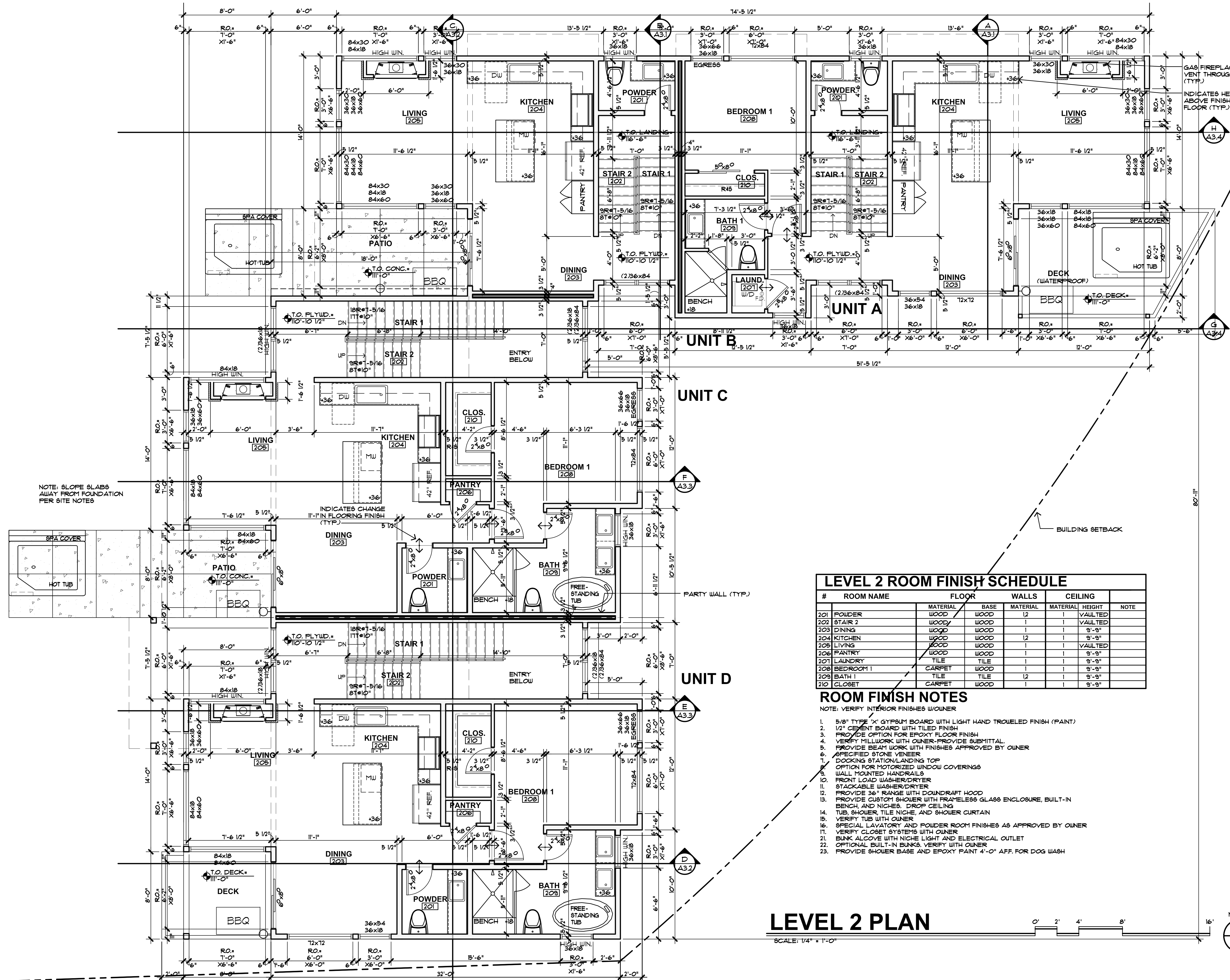
NOTE: AT ALL CONCRETE SLABS, PROVIDE TOOLED CONTROL JOINTS AT 4' MAX. O.C. EA. WAY, TYP. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS, TYP.

LEVEL 1 PLAN

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



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NOTE: SLOPE SLABS AWAY FROM FOUNDATION PER SITE NOTES

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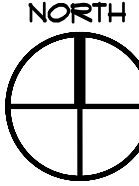
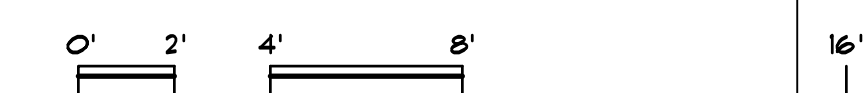
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#	ROOM NAME	FLOOR		WALLS		CEILING		NOTE
		MATERIAL	BASE	MATERIAL	MATERIAL	HEIGHT		
201	POWDER	WOOD	WOOD	12	1	VAULTED		
202	STAIR 2	WOOD	WOOD	1	1	VAULTED		
203	DINING	WOOD	WOOD	1	1	9'-9"		
204	KITCHEN	WOOD	WOOD	12	1	9'-9"		
206	LIVING	WOOD	WOOD	1	1	VAULTED		
208	PANTRY	WOOD	WOOD	1	1	9'-9"		
201	LAUNDRY	TILE	TILE	1	1	9'-9"		
208	BEDROOM 1	CARPET	WOOD	1	1	9'-9"		
209	BATH	TILE	TILE	12	1	9'-9"		
210	CLOSET	CARPET	WOOD	1	1	9'-9"		

- ROOM FINISH NOTES**
 NOTE: VERIFY INTERIOR FINISHES W/OWNER
- 5/8" TYPE 'X' GYPSUM BOARD WITH LIGHT HAND TROUELED FINISH (PAINT)
 - 1/2" CEMENT BOARD WITH TILED FINISH
 - PROVIDE OPTION FOR EPOXY FLOOR FINISH
 - VERIFY MILLWORK WITH OWNER-PROVIDE SUBMITTAL
 - PROVIDE BEAM WORK WITH FINISHES APPROVED BY OWNER
 - SPECIFIED STONE VENEER
 - DOCKING STATION/LANDING TOP
 - OPTION FOR MOTORIZED WINDOW COVERINGS
 - WALL MOUNTED HANDRAILS
 - FRONT LOAD WASHER/DRYER
 - STACKABLE WASHER/DRYER
 - PROVIDE 36" RANGE WITH DOWNDRAFT HOOD
 - PROVIDE CUSTOM SHOWER WITH FRAMELESS GLASS ENCLOSURE, BUILT-IN BENCH, AND NICHE. DROP CEILING
 - TUB, SHOWER, TILE NICHE, AND SHOWER CURTAIN
 - VERIFY TUB WITH OWNER
 - SPECIAL LAVATORY AND POWDER ROOM FINISHES AS APPROVED BY OWNER
 - VERIFY CLOSET SYSTEMS WITH OWNER
 - BUNK ALCOVE WITH NICHE LIGHT AND ELECTRICAL OUTLET
 - OPTIONAL BUILT-IN BUNKS. VERIFY WITH OWNER
 - PROVIDE SHOWER BASE AND EPOXY PAINT 4'-0" AFF. FOR DOG WASH

LEVEL 2 PLAN

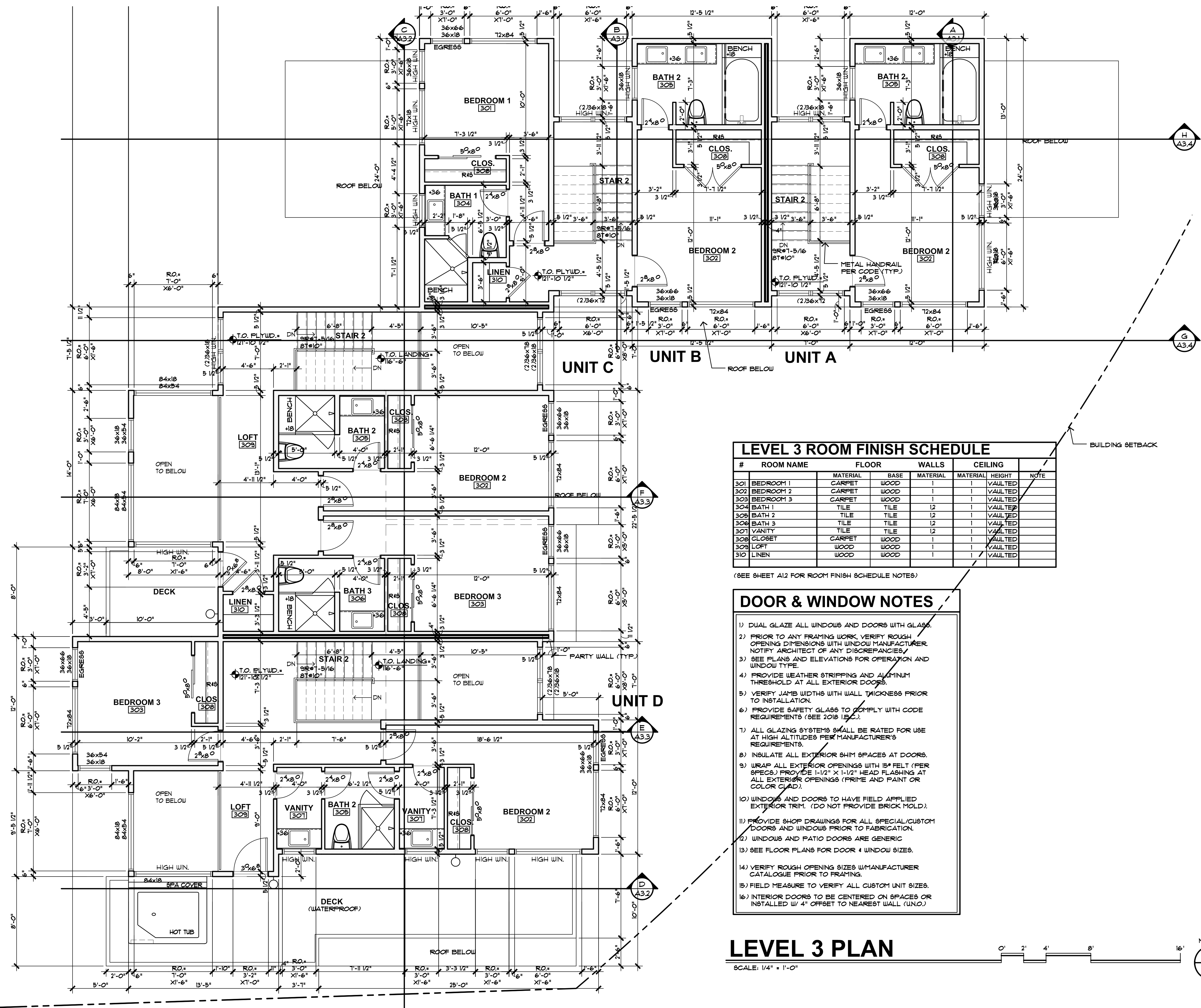
SCALE: 1/4" = 1'-0"



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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

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 SHEET NUMBER:

A1.2



REVISIONS:

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LEVEL 3 ROOM FINISH SCHEDULE

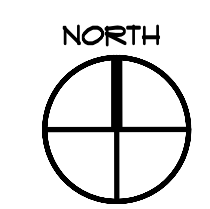
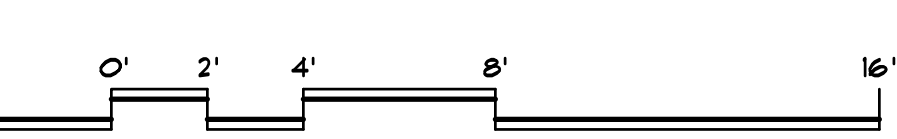
#	ROOM NAME	FLOOR	WALLS	CEILING	NOTE
301	BEDROOM 1	CARPET	WOOD	VAULTED	
302	BEDROOM 2	CARPET	WOOD	VAULTED	
303	BEDROOM 3	CARPET	WOOD	VAULTED	
304	BATH 1	TILE	TILE	VAULTED	
305	BATH 2	TILE	TILE	VAULTED	
306	BATH 3	TILE	TILE	VAULTED	
307	VANITY	TILE	TILE	VAULTED	
308	CLOSET	CARPET	WOOD	VAULTED	
309	LOFT	WOOD	WOOD	VAULTED	
310	LINEN	WOOD	WOOD	VAULTED	

(SEE SHEET A12 FOR ROOM FINISH SCHEDULE NOTES)

- ### DOOR & WINDOW NOTES
- DUAL GLAZE ALL WINDOWS AND DOORS WITH GLASS.
 - PRIOR TO ANY FRAMING WORK, VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - SEE PLANS AND ELEVATIONS FOR OPERATION AND WINDOW TYPE.
 - PROVIDE WEATHER STRIPPING AND ALUMINUM THRESHOLD AT ALL EXTERIOR DOORS.
 - VERIFY JAMB WIDTHS WITH WALL THICKNESS PRIOR TO INSTALLATION.
 - PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENTS (SEE 2018 IBC).
 - ALL GLAZING SYSTEMS SHALL BE RATED FOR USE AT HIGH ALTITUDES PER MANUFACTURER'S REQUIREMENTS.
 - INSULATE ALL EXTERIOR SHIM SPACES AT DOORS.
 - WRAP ALL EXTERIOR OPENINGS WITH 15" FELT (PER SPECS.) PROVIDE 1-1/2" X 1-1/2" HEAD FLASHING AT ALL EXTERIOR OPENINGS (PRIME AND PAINT OR COLOR CLAD).
 - WINDOWS AND DOORS TO HAVE FIELD APPLIED EXTERIOR TRIM. (DO NOT PROVIDE BRICK MOLD).
 - PROVIDE SHOP DRAWINGS FOR ALL SPECIAL/CUSTOM DOORS AND WINDOWS PRIOR TO FABRICATION.
 - WINDOWS AND PATIO DOORS ARE GENERIC.
 - SEE FLOOR PLANS FOR DOOR & WINDOW SIZES.
 - VERIFY ROUGH OPENING SIZES W/MANUFACTURER CATALOGUE PRIOR TO FRAMING.
 - FIELD MEASURE TO VERIFY ALL CUSTOM UNIT SIZES.
 - INTERIOR DOORS TO BE CENTERED ON SPACES OR INSTALLED W/ 4" OFFSET TO NEAREST WALL (UN.O.)

LEVEL 3 PLAN

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



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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

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 SHEET NUMBER:
A1.3

ROOF NOTES:

1. PROVIDE HEAT TAPE @ HEATED GUTTERS & DOWNSPOUTS. PROVIDE ELECTRIC OUTLET FOR HEAT TAPE AT EACH DOWNSPOUT TERMINATION LOCATION.
2. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF.
3. PROVIDE VALLEY FLASHING AT ALL VALLEYS.
4. OVERHANG DIMENSIONS ARE TO END OF RAFTER/TRUSSES - SEE DETAILS.
5. REFER TO PLAN FOR ALL ROOF OVERHANGS.
6. PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.
7. PROVIDE ADDITIONAL SOFFIT OUTLETS FOR CHRISTMAS LIGHTING - LOCATE PER OWNER INPUT.
8. SEE SHEET 9P11 FOR BUILDING HEIGHT CALCULATIONS.
9. PROVIDE ILC AS REQUIRED.
10. CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT.
11. ALL PLUMBING VENTS, BOILER VENTS, AND OTHER ROOF PENETRATIONS ARE WITHIN 4'-0" OF RIDGE LINES. PAINT TO MATCH ROOF COLOR.

COLD ROOF NOTE:

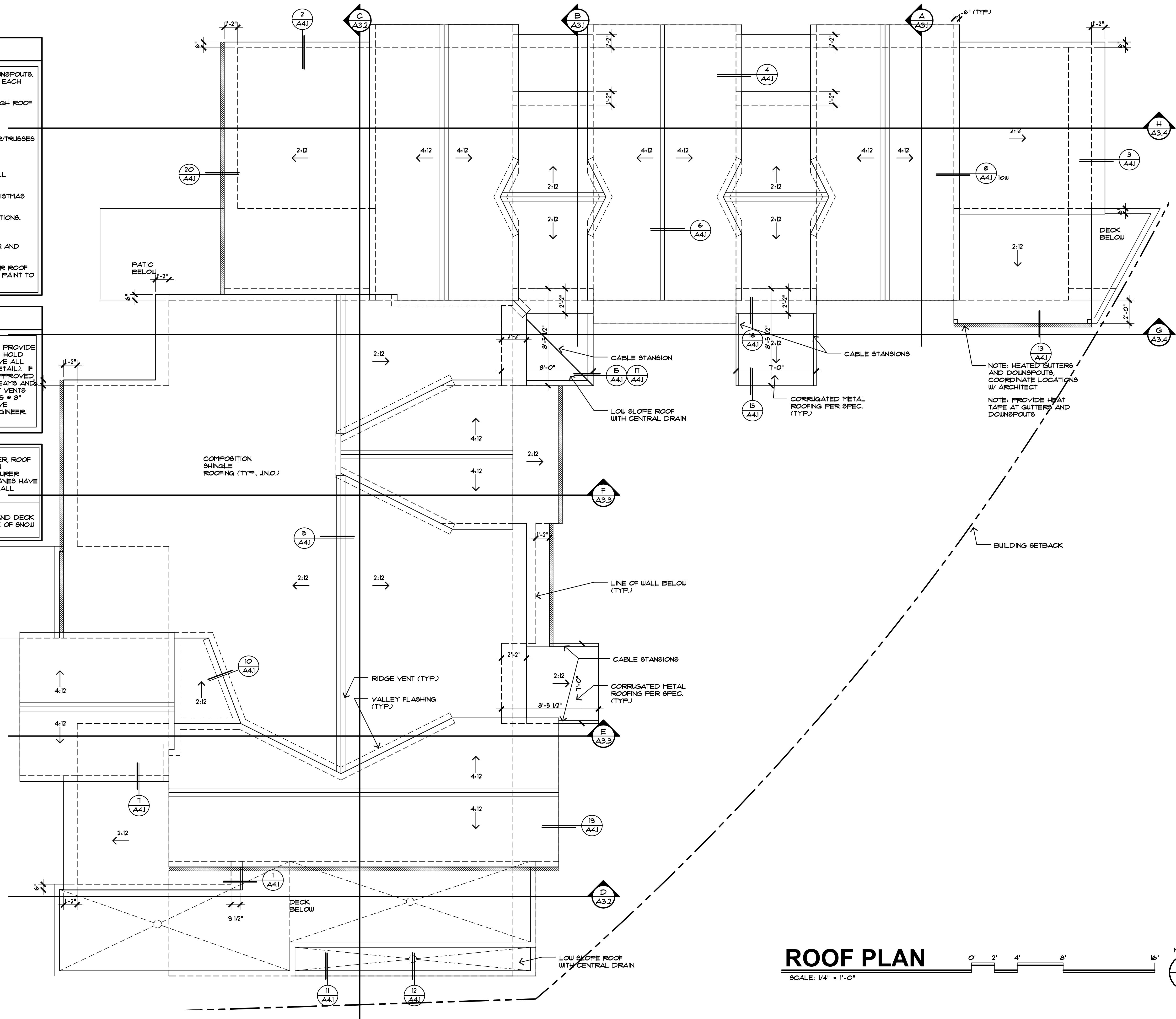
THIS PROJECT INCLUDES A "COLD ROOF" DESIGN. PROVIDE INSULATION Baffles AT ALL RAFTER SPACES AND HOLD DOWN VALLEY FRAMING TO ENSURE AIRFLOW ABOVE ALL VALLEYS. THIS INCLUDES FLUSH VALLEYS (SEE DETAIL). IF NECESSARY DRILL HOLES FOR VENTILATION AS APPROVED BY THE STRUCTURAL ENGINEER. THIS INCLUDES BEAMS AND ALL AREAS THAT RESTRICT AIR FLOW FROM SOFFIT VENTS UP TO RIDGE VENTS. PROVIDE 1" DIAMETER HOLES @ 8" O.C. IN THESE AREAS. RETAIN 1/2" OF BEAM ABOVE VENTILATION HOLES. VERIFY WITH STRUCTURAL ENGINEER.

ROOFING NOTE:
REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "WR GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

MAINTENANCE NOTE:
THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

NOTE: OVERHANG DIMENSIONS ARE TO EDGE OF FASCIA - SEE DETAILS

NOTE: SEE SHEET 9P11 FOR BUILDING HEIGHT CALCULATIONS.



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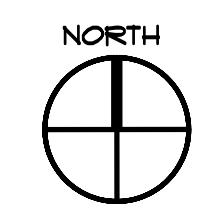
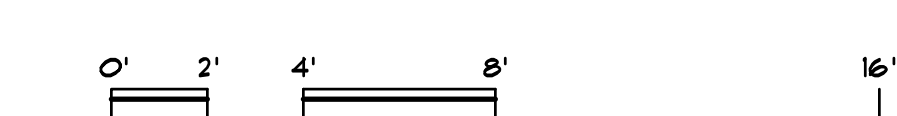
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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

ROOF PLAN

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



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SOUTH ELEVATION

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

MATERIAL LEGEND		
1	COMPOSITION SHINGLE ROOFING	GAF TIMBERLINE ULTRA HD 'CHARCOAL'
2	WOOD FASICA, BEAMS	OLYMPIC SEMI-TRANSPARENT STAIN 'EBONY 913'
3	HORIZONTAL SIDING	OLYMPIC SEMI-TRANSPARENT STAIN 'NATURAL TONE FIR 718'
4	WINDOW / DOOR TRIM	OLYMPIC SEMI-TRANSPARENT STAIN 'RUSSET 705'
5	WINDOW CLADDING, STL. COLS., BEAMS, FLASHING	BLACK
6	MTL. SIDING & ACCENT ROOFING	METAL SALES CORRUGATED 'MATTE BLACK'
7	STONE VENEER BASE	TELLURIDE STONE 'BLANCA PEAK'

NOTE: MATERIALS ARE TYPICAL FOR ALL ELEVATIONS, REFER TO ASSOCIATED COLOR BOARD FOR ADDITIONAL INFORMATION

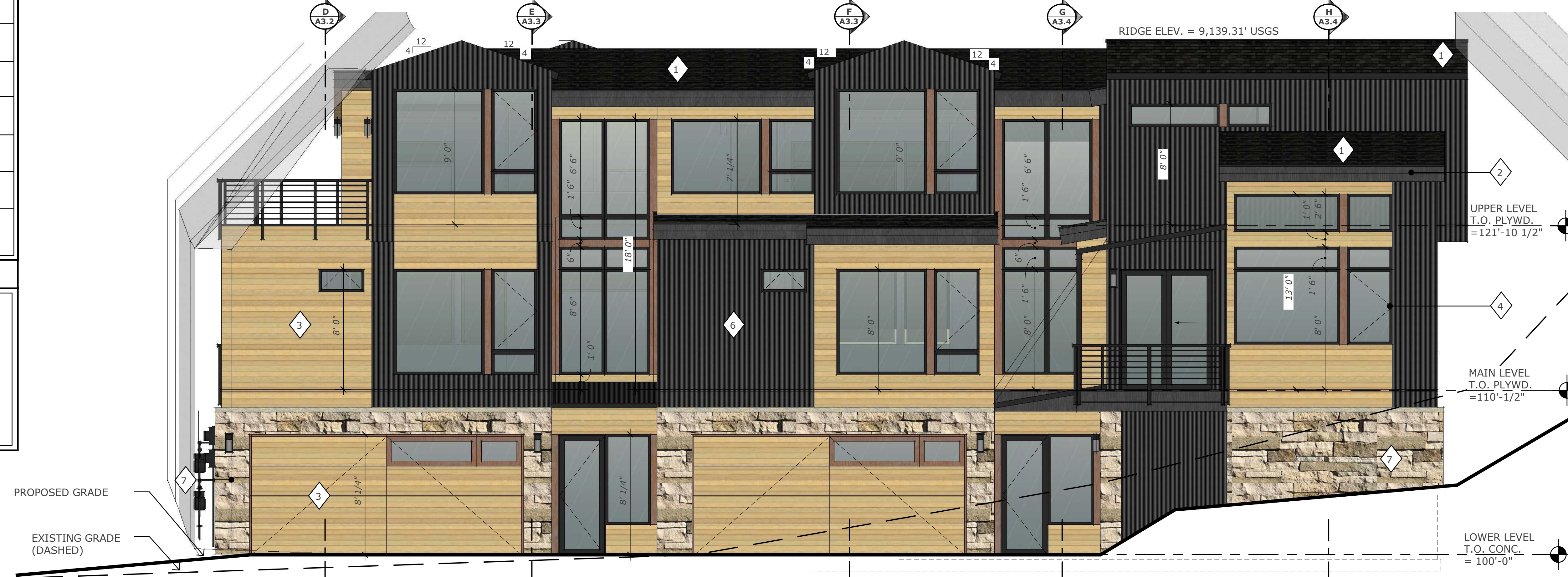
ELEVATION NOTE

THESE ELEVATIONS ARE GRAPHIC IN NATURE. THE ELEVATIONS ILLUSTRATE EXTERIOR IMAGE AND COLORS. DO NOT SCALE OFF ELEVATIONS FOR THIS PROJECT.

MATERIAL COLORS ARE TYPICAL FOR ALL ELEVATIONS REFER TO COLOR LEGEND, VERIFY ALL COLORS WITH OWNER

SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION.

NOTE: DOOR AND WINDOW HEAD HEIGHTS ARE SHOWN FROM TOP OF FINISHED FLOOR (TYP.)



EAST ELEVATION

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

REVISIONS:

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 DATE: 03/29/24
 DRAWN BY: c eckel
 CHECKED BY: z levin

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160 FOREST DRIVE
 LOT 2, AMENDED WEST FRISCO 70, FILING NO. 2

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SHEET NUMBER:

A2.1
 ELEVATIONS



NORTH ELEVATION

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

MATERIAL LEGEND		
1	COMPOSITION SHINGLE ROOFING	GAF TIMBERLINE ULTRA HD 'CHARCOAL'
2	WOOD FASICA, BEAMS	OLYMPIC SEMI-TRANSPARENT STAIN 'EBONY 913'
3	HORIZONTAL SIDING	OLYMPIC SEMI-TRANSPARENT STAIN 'NATURAL TONE FIR 718'
4	WINDOW / DOOR TRIM	OLYMPIC SEMI-TRANSPARENT STAIN 'RUSSET 705'
5	WINDOW CLADDING, STL. COLS., BEAMS, FLASHING	BLACK
6	MTL. SIDING & ACCENT ROOFING	METAL SALES CORRUGATED 'MATTE BLACK'
7	STONE VENEER BASE	TELLURIDE STONE 'BLANCA PEAK'

NOTE: MATERIALS ARE TYPICAL FOR ALL ELEVATIONS, REFER TO ASSOCIATED COLOR BOARD FOR ADDITIONAL INFORMATION

ELEVATION NOTE

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MATERIAL COLORS ARE TYPICAL FOR ALL ELEVATIONS REFER TO COLOR LEGEND, VERIFY ALL COLORS WITH OWNER

SEE BUILDING SECTIONS FOR ADDITIONAL INFORMATION.

NOTE: DOOR AND WINDOW HEAD HEIGHTS ARE SHOWN FROM TOP OF FINISHED FLOOR (TYP.)



WEST ELEVATION

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

REVISIONS:

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 DRAWN BY: c eckel
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160 FOREST DRIVE
 LOT 2, AMENDED WEST FRISCO 70, FILING NO. 2

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SHEET NUMBER:

A2.2
 ELEVATIONS

BUILDING ENVELOPE

ROOF/CEILING: R6-0 CLOSED CELL FOAM
 ABOVE GRADE WALLS: R23 CLOSED CELL FOAM
 SLABS, INCLUDING EDGE: R10 CLOSED CELL OR RIGID INSULATION
 FENESTRATIONS: MAX U 0.23
 FLOOR: R38 BLOW-IN BATT INSULATION
 BASEMENT/CRAWL SPACE WALL: R5 CONTINUOUS CLOSED CELL FOAM INSULATION and R13 CAVITY INSULATION

BLOWER DOOR: ACH 1.6 AT A PRESSURE 2 INCHES W.G. (50 PASCALS)

THIS PROJECT IS GOVERNED UNDER THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS ADOPTED BY FRISCO & THEIR ASSOCIATED AMENDMENTS.

SUSTAINABILITY NOTES:

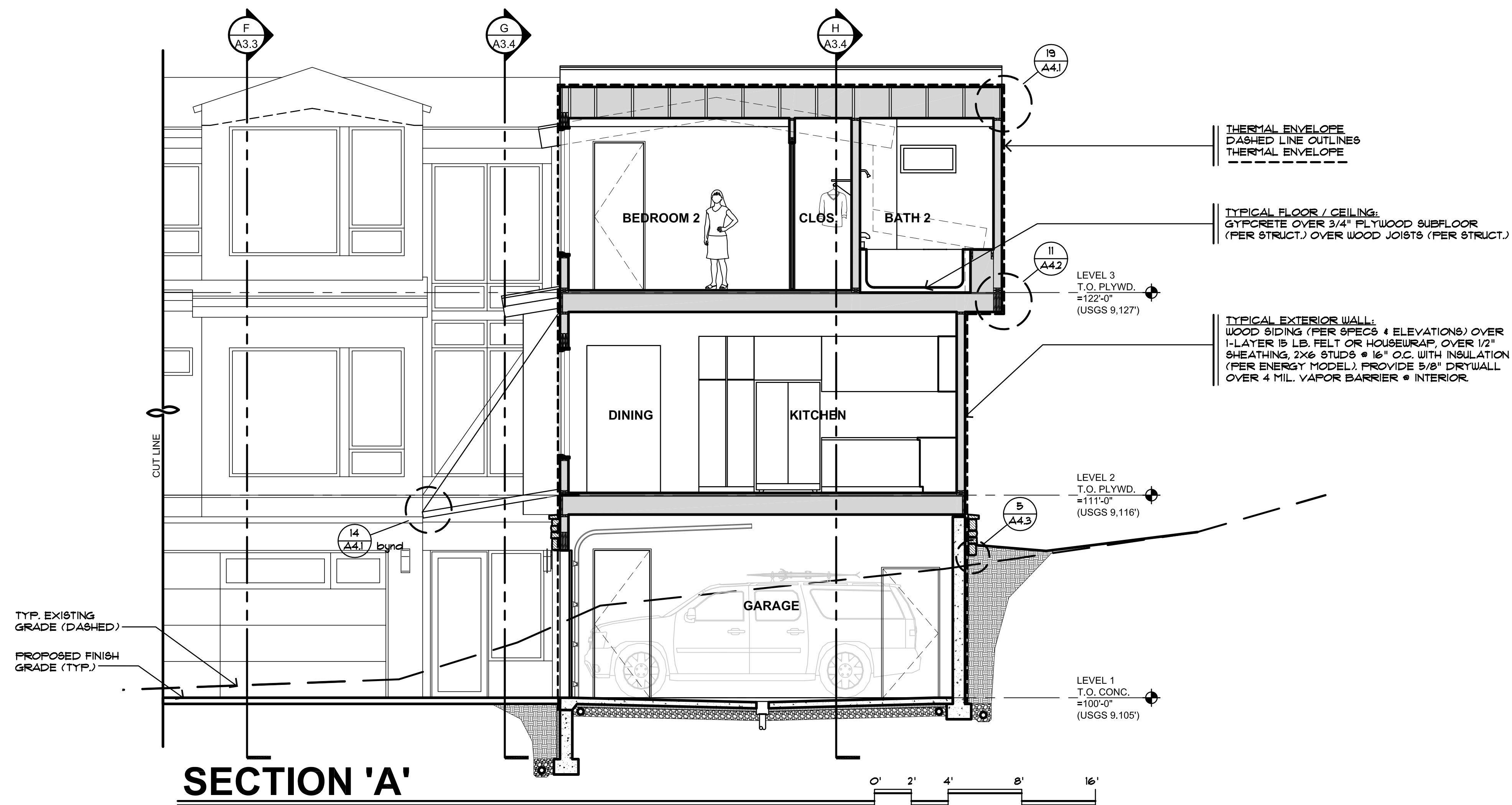
PER 2021 IECC PRESCRIPTIVE OPTION PROVIDE:

- Radiant heating system, minimum 95% AFUE.
- High-efficacy LED lights, minimum 100%.
- Energy efficient water heater:
Gas, minimum 0.16 energy factor.
- Provide an electrical car charging rough in, including a blanked electrical box, and a raceway terminating in the electrical panel per Article 625 of the 2020 NEC.
- 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 an electrical conduit from the electrical panel out to the electric meter.
- WaterSense fixtures throughout.
- HRV/ERV, 65% sensible heat recovery efficiency, meeting minimum airflow rates per IRC installed.
- Maximum 30% of exterior walls to be fenestrations (See sheet A2.1 for calculation).
- Programmable thermostat.

AIR BARRIER REQUIREMENTS

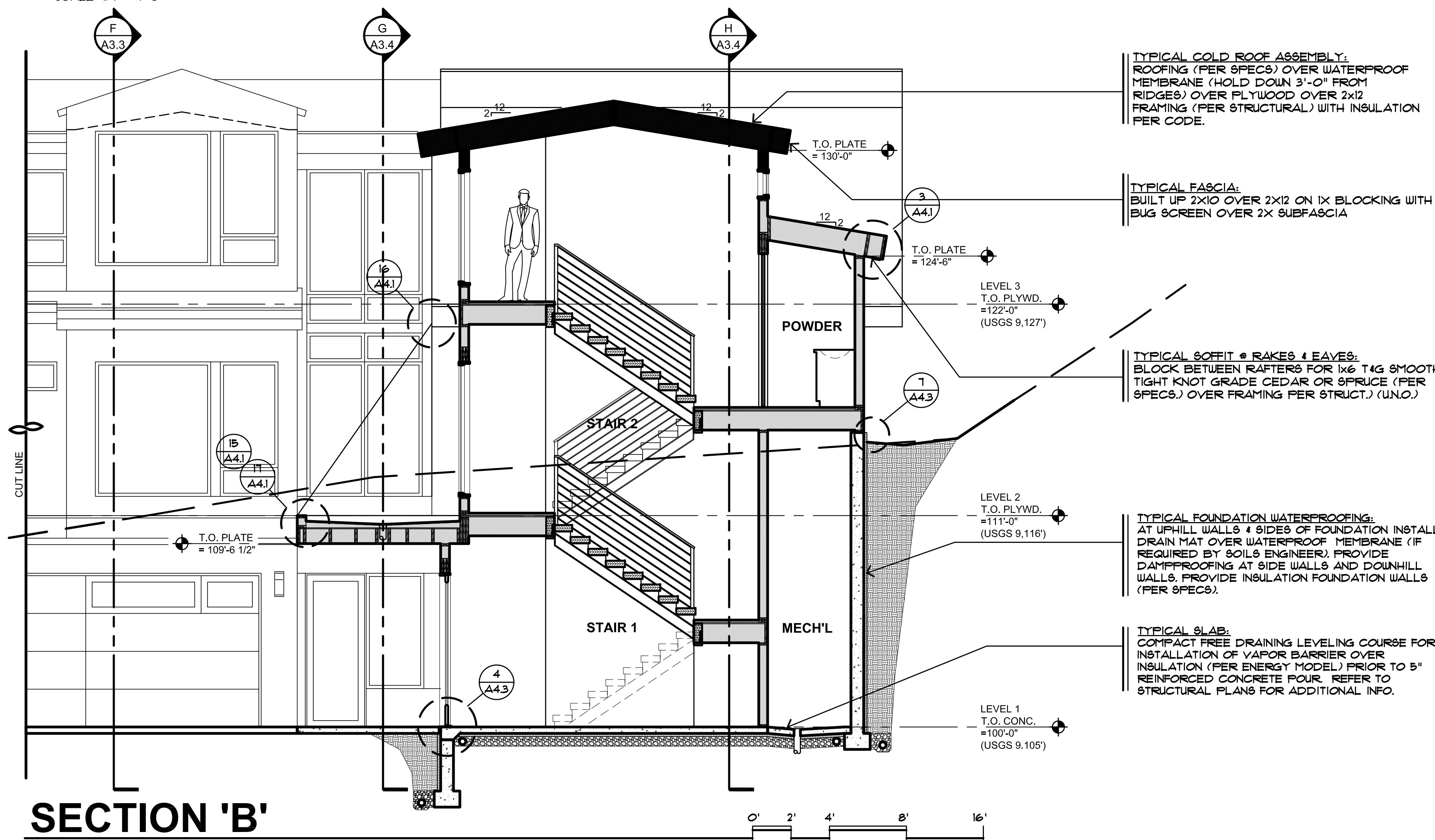
PROVIDE SEALED AIR BARRIER CONSTRUCTION PER INTERNATIONAL ENERGY CODE REQUIREMENTS AS ADOPTED BY THE LOCAL BUILDING DEPARTMENT FOR THIS PROJECT. WORK SHALL INCLUDE THE FOLLOWING AS APPLICABLE TO THE SPECIFIC PROJECT:

- EXTERIOR BUILDING ENVELOPE**
- PROVIDE CONTINUOUS SEALANT BEAD AROUND ALL ELECTRICAL & ENVIRONMENTAL AIR PENETRATIONS AT THE EXTERIOR BUILDING ENVELOPE.
- EXTERIOR FLOOR PLATES**
- PROVIDE CONTINUOUS SEALANT BEAD BETWEEN PLYWOOD OR SLABS AND BOTTOM PLATE OF EXTERIOR FRAMING.
- GARAGE SEALS**
- PROVIDE CONTINUOUS SEALANT BEAD BETWEEN CONDITIONED SPACE & GARAGE SPACE TO INCLUDE FLOOR PLATES, RIM JOISTS, ATTIC TOP PLATES, & WALL PLATES.
- INTERIOR BATH TUBS & SHOWERS ADJACENT TO EXTERIOR WALLS**
- PROVIDE CONTINUOUS SEALANT BEAD BETWEEN FLOOR PLATES AND FLOORING AT TUBS THAT ARE LOCATED ADJACENT TO ANY EXTERIOR WALL. PROVIDE CONTINUOUS SEALANT BEAD BETWEEN DRYWALL AND CEMENT BOARD AT ANY JOINTS AT EXTERIOR WALLS.
- INTERIOR RIM FLOOR BOARDS**
- PROVIDE CONTINUOUS SEALANT BEAD AT CEILING AND FLOOR PLATES AND AT TOP AND BOTTOM OF EXTERIOR RIM BOARD CONSTRUCTION.
- ATTIC & EAVE Baffle CONSTRUCTION**
- PROVIDE CONTINUOUS SEALANT BEAD AT BOTH CUT ROOFS & ATTIC TRUSSES.
- INTERIOR SOFFITS, EXTERIOR WALLS, & EXTERIOR CEILING**
- PROVIDE CONTINUOUS SEALANT BEAD AT TOP PLATES AND ALL DRYWALL JOINTS PRIOR TO INTERIOR SOFFIT CONSTRUCTION. (CONTINUOUS DRYWALL TO BE PROVIDED AT ALL EXTERIOR WALLS AND CEILING PRIOR TO ANY SOFFIT CONSTRUCTION). PROVIDE SEALANT BEAD AT ALL SOFFIT JUNCTURES AT ALL EXTERIOR WALLS AND CEILING.
- INSULATED CANTILEVERED FLOORS**
- PROVIDE CONTINUOUS SEALANT BEAD AT EXTERIOR LOWER PLATE AT CANTILEVER, AT TOP AND BOTTOM OF RIM OF RIM BOARDS AT EXTERIOR CANTILEVER, AND AT BOTTOM PLATE AT EXTERIOR WALL AT CANTILEVER.
- RECESSED CAN LIGHTING AT EXTERIOR CEILING & ATTICS**
- PROVIDE CONTINUOUS SEALANT BEAD AT ALL CAN LIGHTS AT CEILING PLANE. PROVIDE SEALED UNITS OR PROVIDE CONTINUOUS SEALANT BEAD AT ALL CAN LIGHT HOUSING EDGES AND OPENINGS.
- FIREPLACE PLATFORMS AT EXTERIOR WALLS**
- PROVIDE CONTINUOUS SEALANT BEAD AROUND ALL FRAMING PRIOR TO FIREPLACE PLATFORM CONSTRUCTION. PROVIDE DRYWALL ON ALL SURFACE PRIOR TO PLATFORM OR FIREPLACE CHASE CONSTRUCTION.
- TOP PLATE PLUMBING & ELECTRICAL PENETRATIONS AT EXTERIOR WALLS**
- PROVIDE CONTINUOUS SEALANT OR EXPANDING FOAM SEALANT AT ALL PLUMBING PENETRATIONS AT EXTERIOR WALLS TO INCLUDE TOP PLATES.
- ATTIC ACCESS HATCHES**
- PROVIDE MINIMUM OF 1 INCH RIGID INSULATION AT ALL ATTIC ACCESS HATCHES. INSTALL HATCHES TO PROVIDE AIR TIGHT CONSTRUCTION. PROVIDE CONTINUOUS SEALANT BEAD AROUND ALL FRAMING PRIOR TO ATTIC ACCESS HATCH INSULATION.



SECTION 'A'

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



SECTION 'B'

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

THERMAL ENVELOPE
 DASHED LINE OUTLINES
 THERMAL ENVELOPE

TYPICAL FLOOR / CEILING:
 GYPCRETE OVER 3/4" PLYWOOD SUBFLOOR
 (PER STRUCT.) OVER WOOD JOISTS (PER STRUCT.)

TYPICAL EXTERIOR WALL:
 WOOD SIDING (PER SPECS & ELEVATIONS) OVER
 1-LAYER 5 LB. FELT OR HOUSEWRAP, OVER 1/2"
 SHEATHING, 2x6 STUDS @ 16" O.C. WITH INSULATION
 (PER ENERGY MODEL). PROVIDE 5/8" DRYWALL
 OVER 4 MIL. VAPOR BARRIER @ INTERIOR.

TYPICAL COLD ROOF ASSEMBLY:
 ROOFING (PER SPECS) OVER WATERPROOF
 MEMBRANE (HOLD DOWN 3'-0" FROM
 RIDGES) OVER PLYWOOD OVER 2x12
 FRAMING (PER STRUCTURAL) WITH INSULATION
 PER CODE.

TYPICAL FASCIA:
 BUILT UP 2x10 OVER 2x12 ON 1x BLOCKING WITH
 BUG SCREEN OVER 2x SUBFASCIA

TYPICAL SOFFIT @ RAKES & EAVES:
 BLOCK BETWEEN RAFTERS FOR 1x6 T&G SMOOTH
 TIGHT KNOT GRADE CEDAR OR SPRUCE (PER
 SPECS) OVER FRAMING PER STRUCT.

TYPICAL FOUNDATION WATERPROOFING:
 AT UPHILL WALLS & SIDES OF FOUNDATION INSTALL
 DRAIN MAT OVER WATERPROOF MEMBRANE (IF
 REQUIRED BY SOILS ENGINEER). PROVIDE
 DAMPPROOFING AT SIDE WALLS AND DOWNHILL
 WALLS. PROVIDE INSULATION FOUNDATION WALLS
 (PER SPECS).

TYPICAL SLAB:
 COMPACT FREE DRAINING LEVELING COURSE FOR
 INSTALLATION OF VAPOR BARRIER OVER
 INSULATION (PER ENERGY MODEL) PRIOR TO 5"
 REINFORCED CONCRETE FOUR. REFER TO
 STRUCTURAL PLANS FOR ADDITIONAL INFO.

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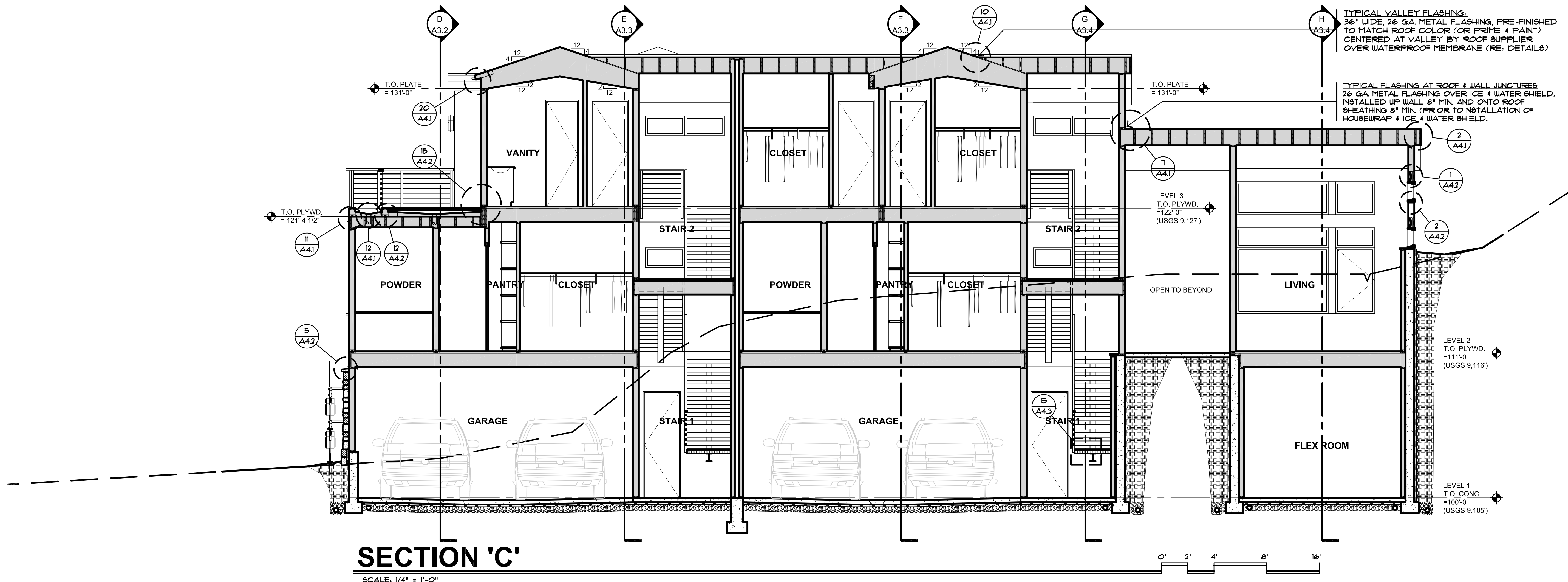
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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

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SHEET NUMBER:

A3.1



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

TYPICAL VALLEY FLASHING:
36" WIDE, 26 GA. METAL FLASHING, PRE-FINISHED TO MATCH ROOF COLOR (OR PRIME & PAINT) TO MATCH ROOF COLOR (OR PRIME & PAINT) CENTERED AT VALLEY BY ROOF SUPPLIER OVER WATERPROOF MEMBRANE (RE: DETAILS)

TYPICAL FLASHING AT ROOF & WALL JUNCTURES:
26 GA. METAL FLASHING OVER ICE & WATER SHIELD, INSTALLED UP WALL 8" MIN. AND ONTO ROOF SHEATHING 8" MIN. (PRIOR TO INSTALLATION OF HOUSEWRAP & ICE & WATER SHIELD.)

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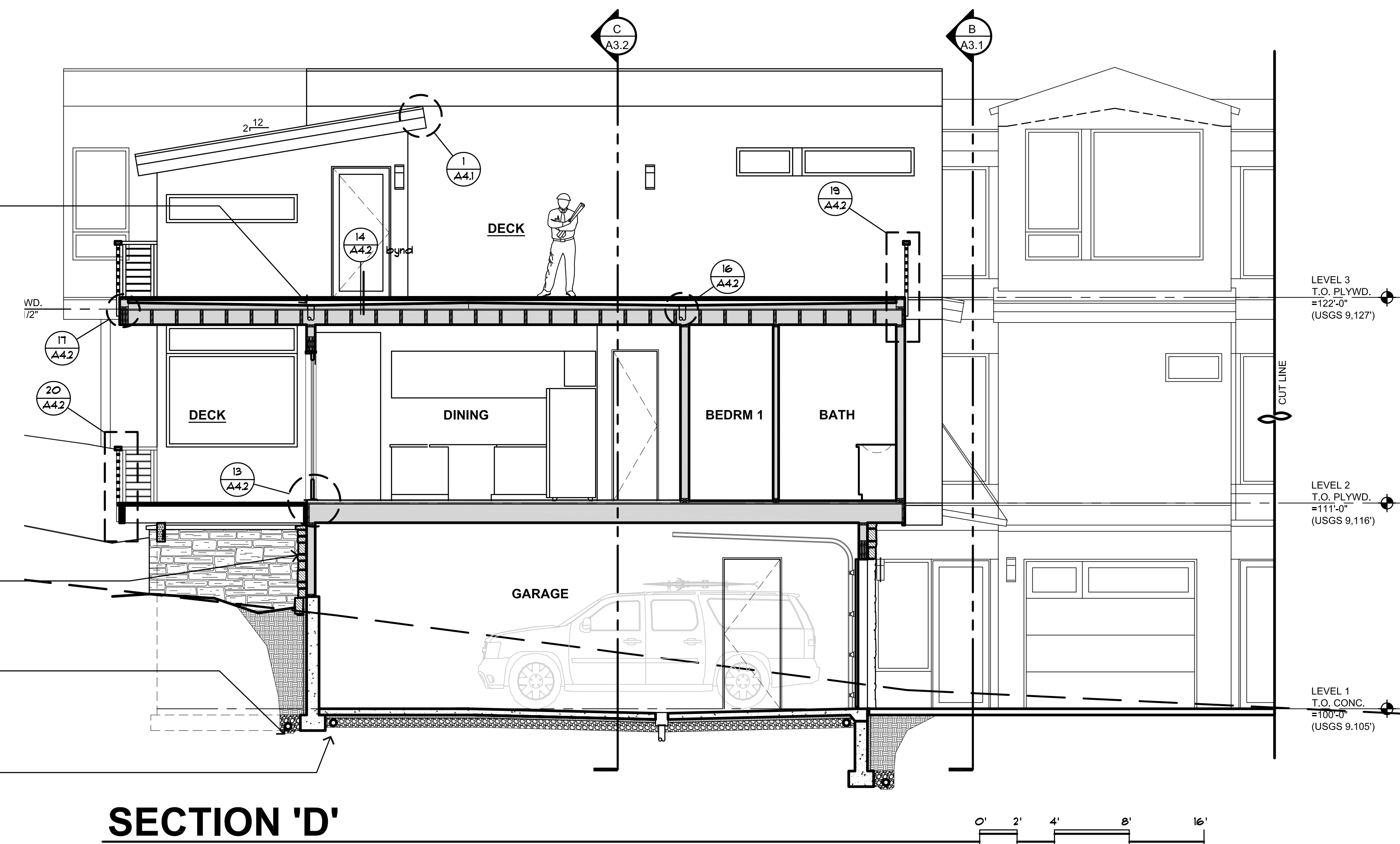
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TYPICAL WATERPROOF DECK:
2x6 DECKING OVER TAPERED SLEEPERS OVER WAFFLE DRAIN OVER WATERPROOF MEMBRANE OVER 3/4" PLYWOOD OVER 2x6 JOISTS REVERSE TAPERED SLEEPERS TO DRAIN (RE: DETAIL) OVER 3/4" PLYWOOD OVER LVL FRAMING (PER STRUCT.) WITH INSULATION (PER SPECS)

TYPICAL STONE VENEER:
5" NOMINAL THICK STONE (PER SPECS) WITH METAL TIES @ 16" O.C. EACH WAY OVER WAFFLE DRAIN OR DRAINAGE BOARD OVER 1/2" PRESSURE TREATED PLYWOOD SHEATHING OR CONCRETE FOUNDATION WALL. BEAR ON 4" C.M.U. UP FROM FOOTING OR STEEL ANGLE ALONG FINISH GRADES (PER STRUCT.) WITH 2 COATS DAMPPROOFING.

TYPICAL FOUNDATION DRAIN:
SET 4" DIA. RIGID PVC IN BED OF WASHED ROCK. SLOPE & TERMINATE TO DAYLIGHT LOCATION

RADON MITIGATION:
PROVIDE CONTINUOUS 4" DIA. RIGID PERFORATED DRAIN PIPE IN GRAVEL PLACED UNDER SLAB. VENT UP THRU ROOF TO OUTSIDE W/ 4" DIA. P.V.C. PIPE. PROVIDE ELECTRICAL OUTLET NEAR PIPE FOR FUTURE FAN IF REQUIRED. FAN (IF REQUIRED) TO BE PLACED AS HIGH AS POSSIBLE IN ATTIC SPACES. SEAL ALL SLAB PENETRATIONS AND JUNCTURES. VERIFY W/ SOILS ENGINEER

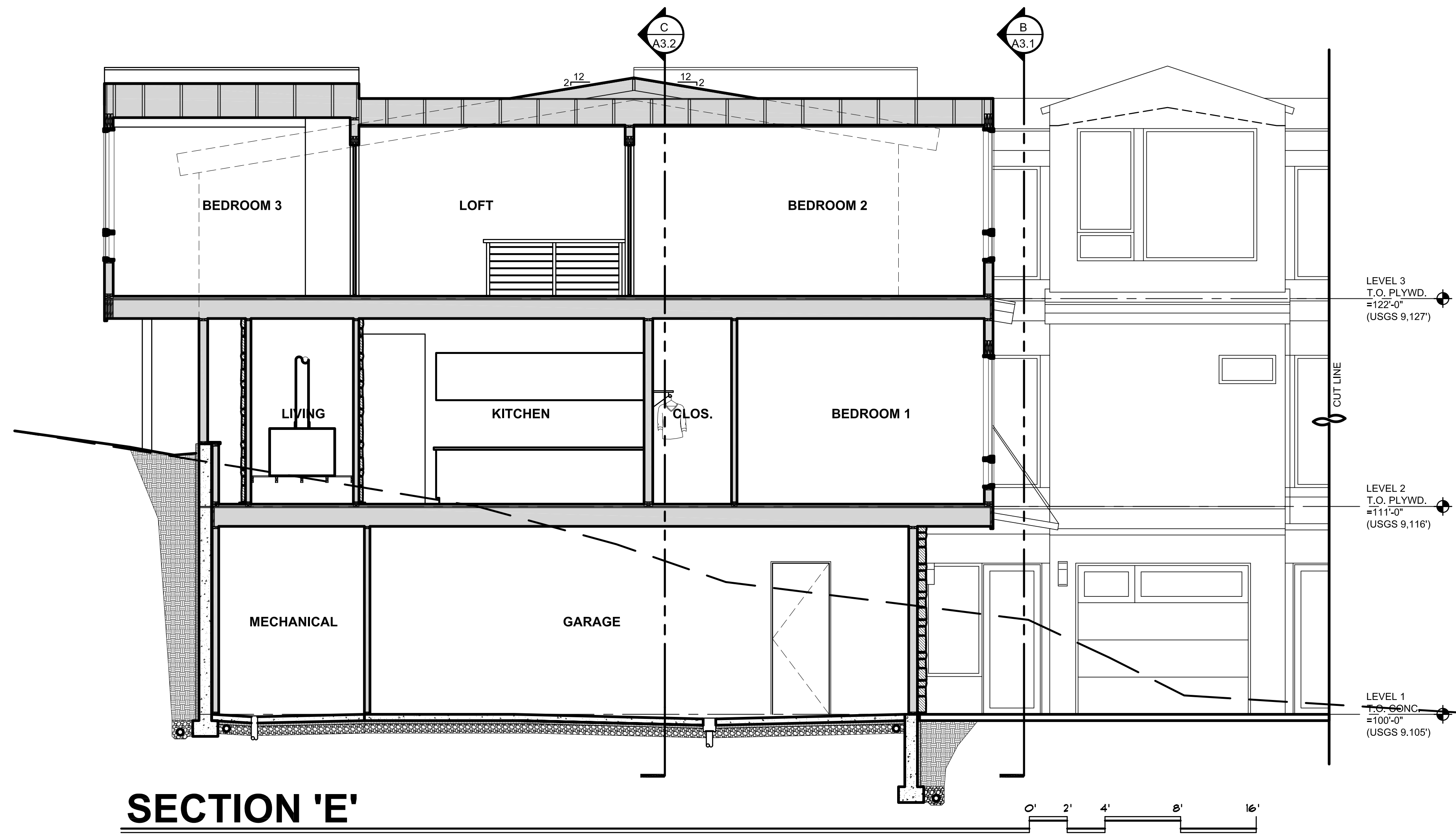


SECTION 'D'
SCALE: 1/4" = 1'-0"

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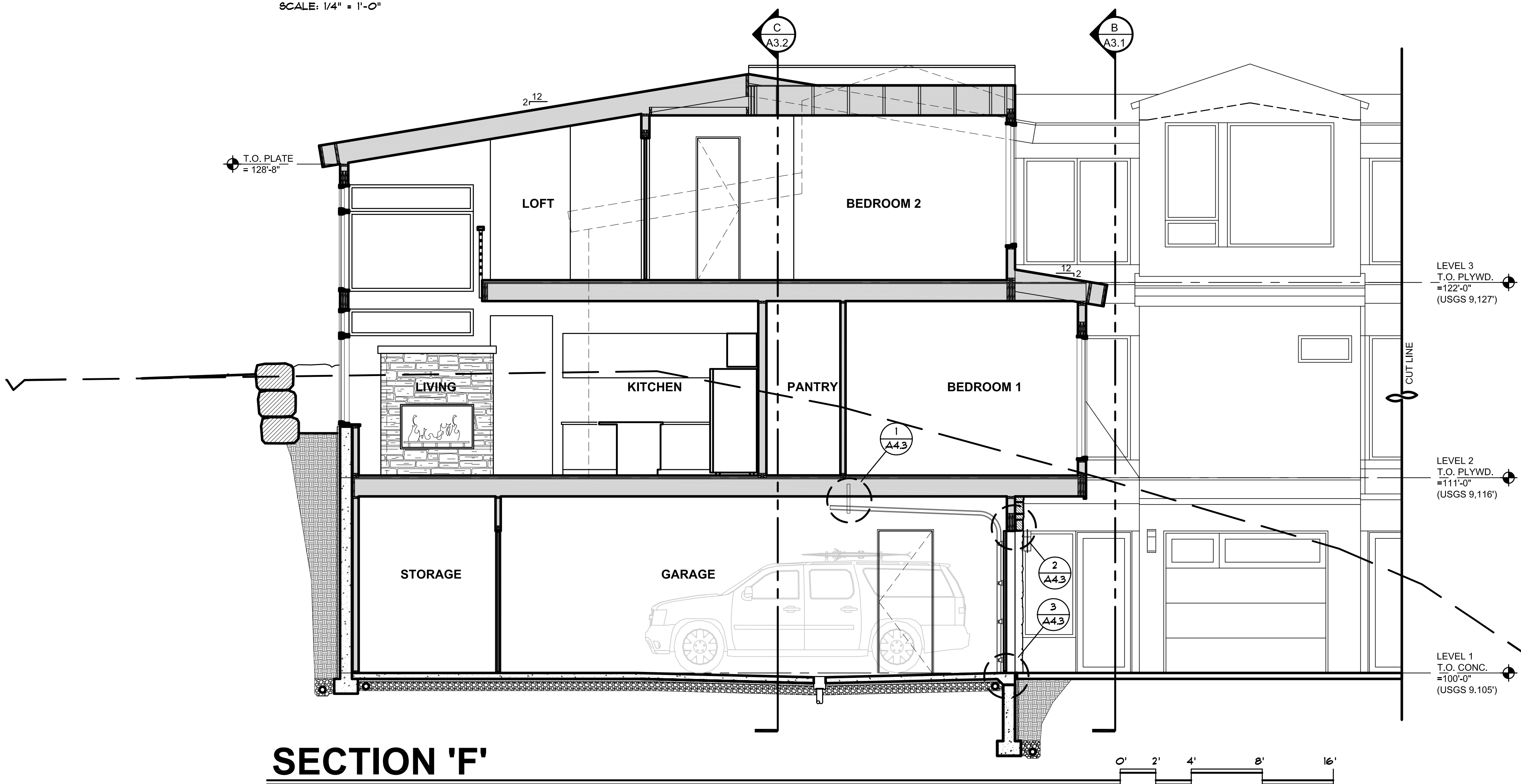
160 FOREST DRIVE
LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

© 2024
SHEET NUMBER:
A3.2



SECTION 'E'

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



SECTION 'F'

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

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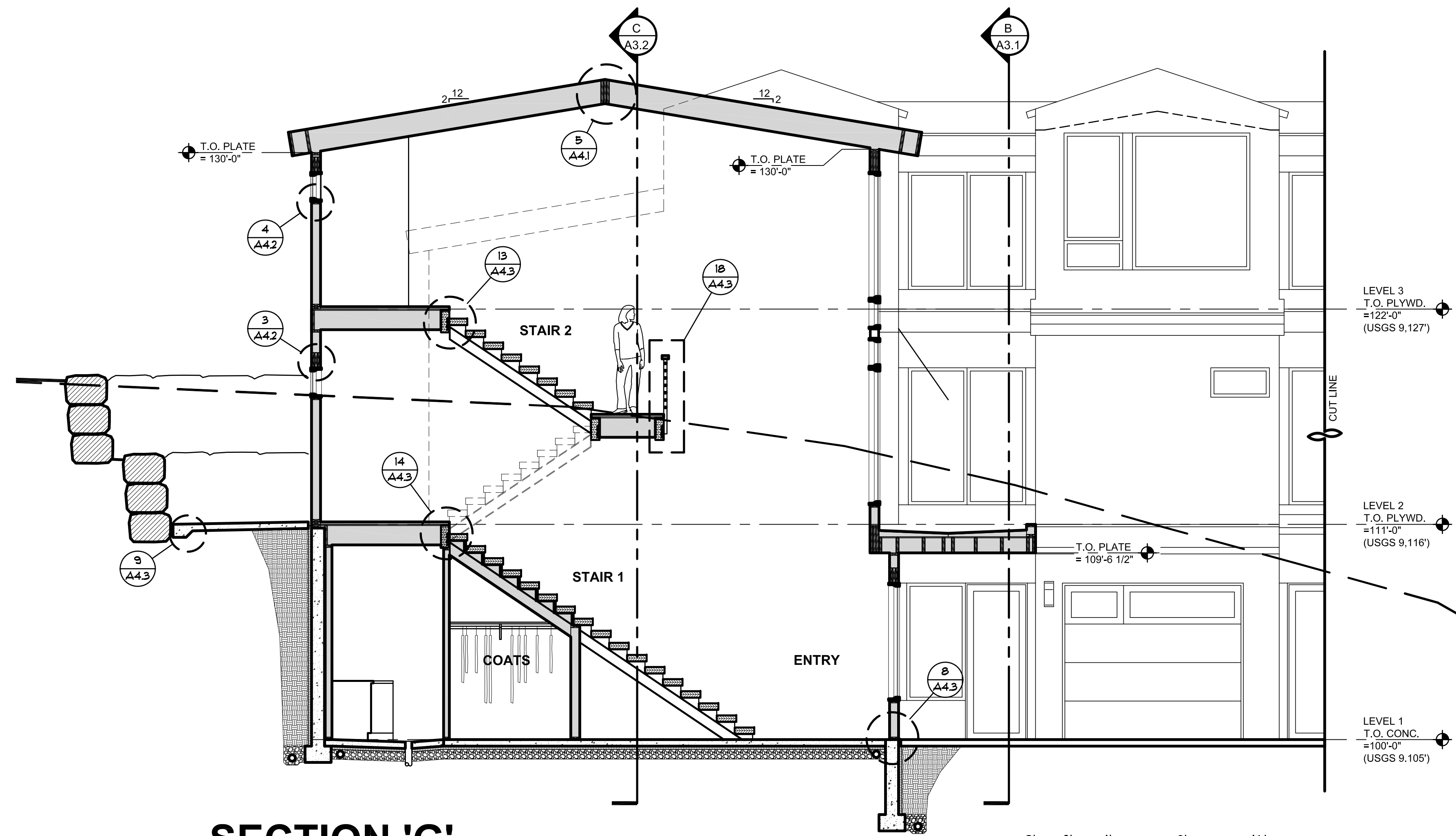
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160 FOREST DRIVE
 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

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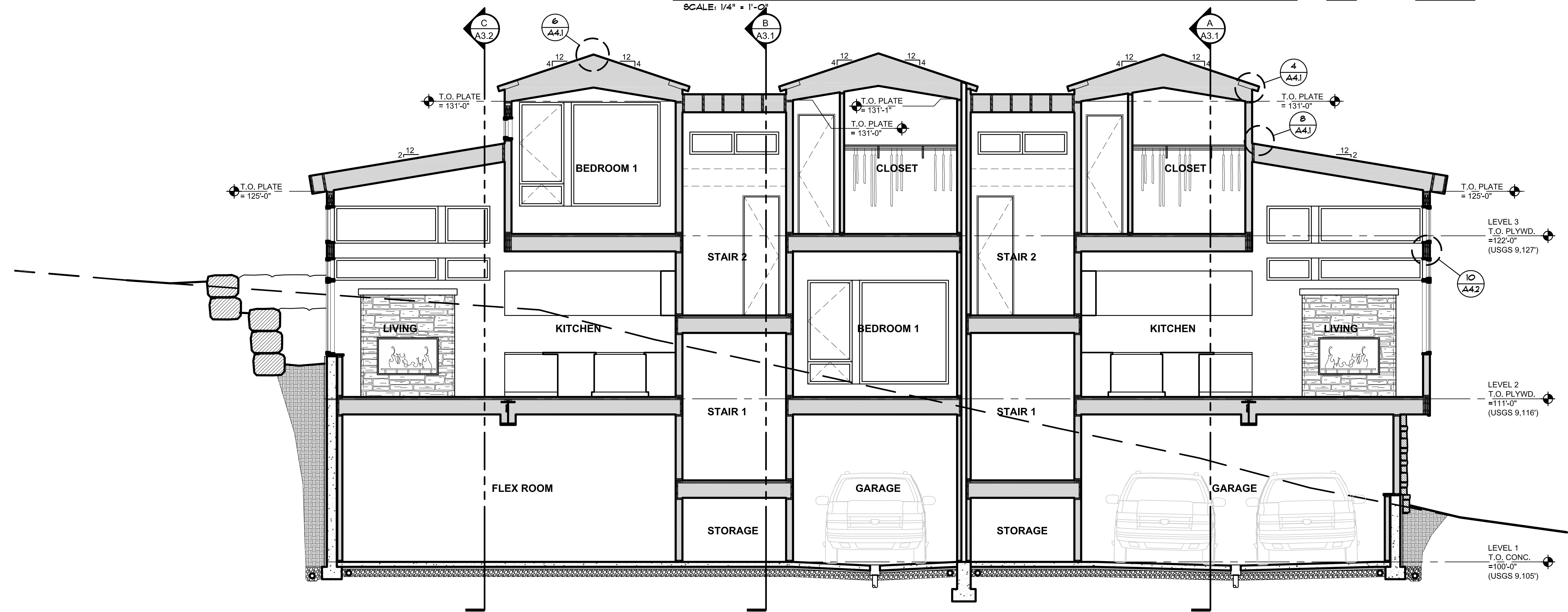
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SECTION 'G'

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



SECTION 'H'

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

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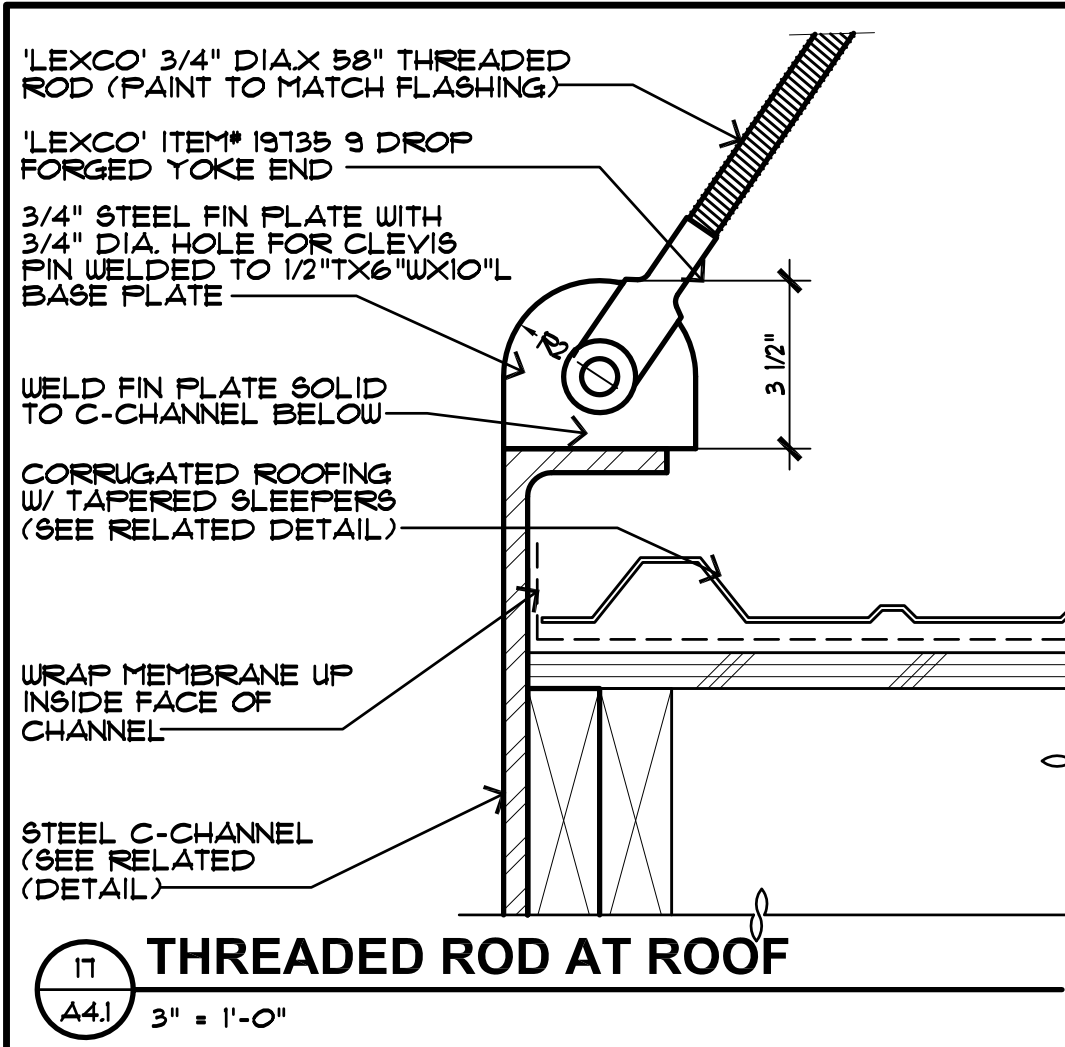
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 LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

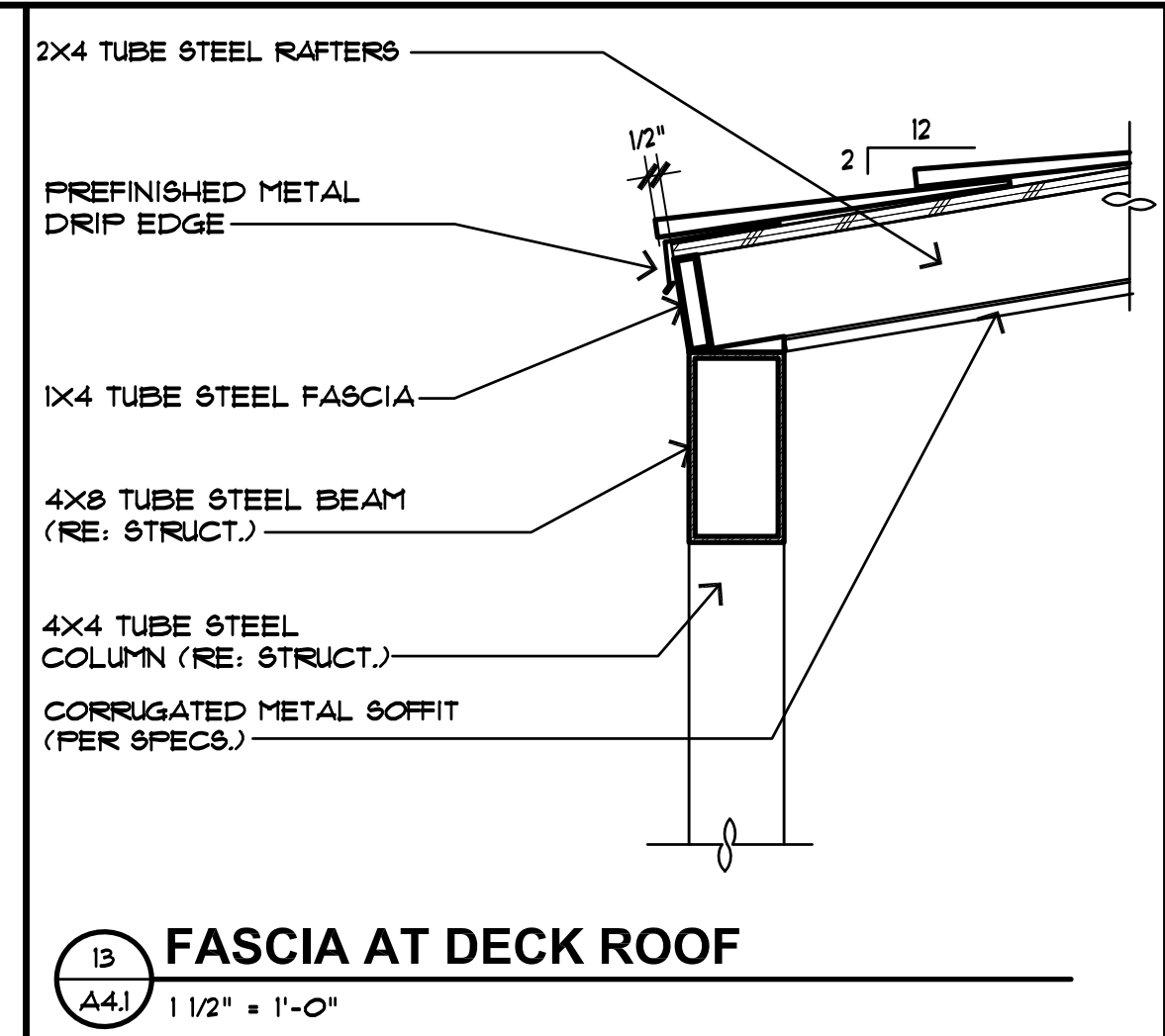
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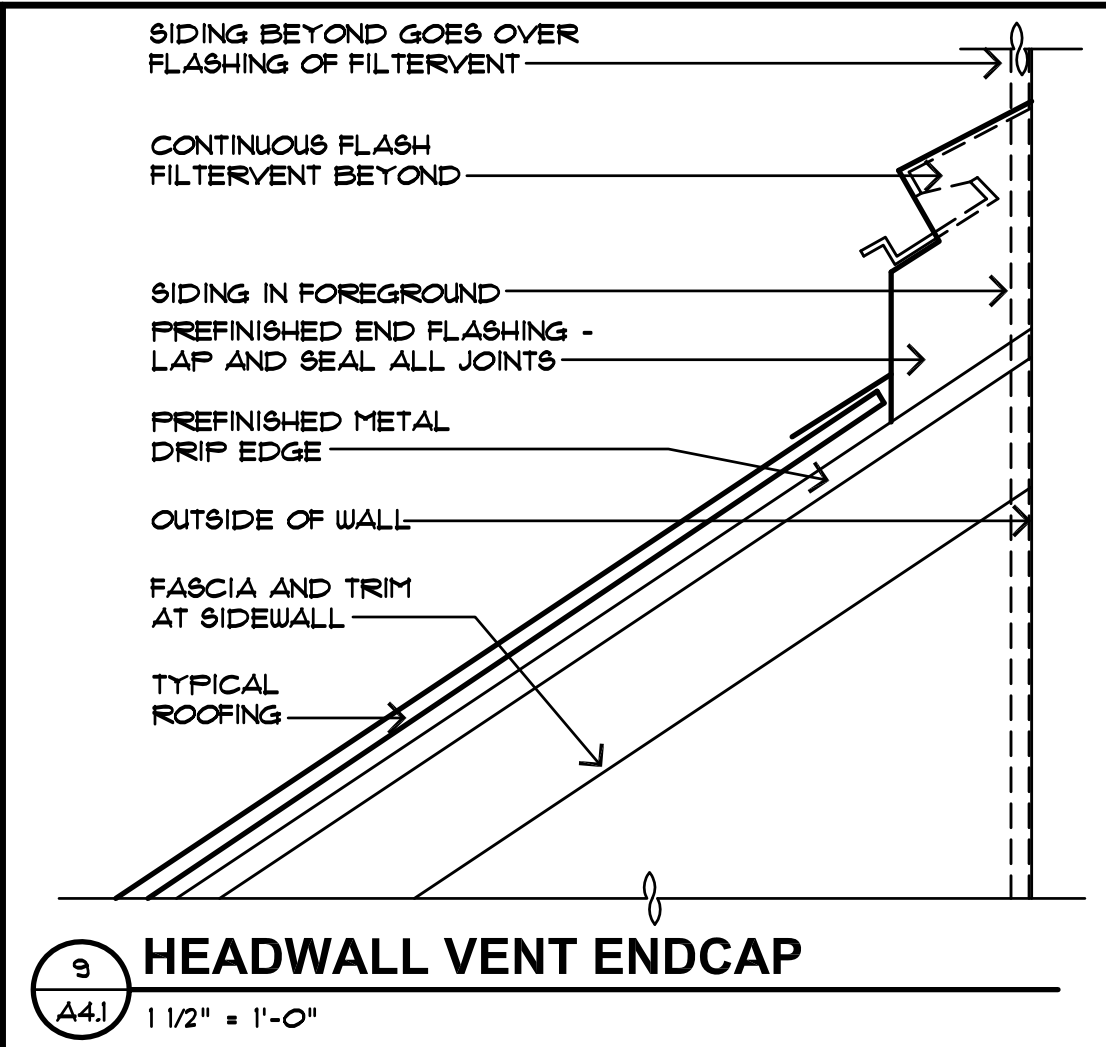
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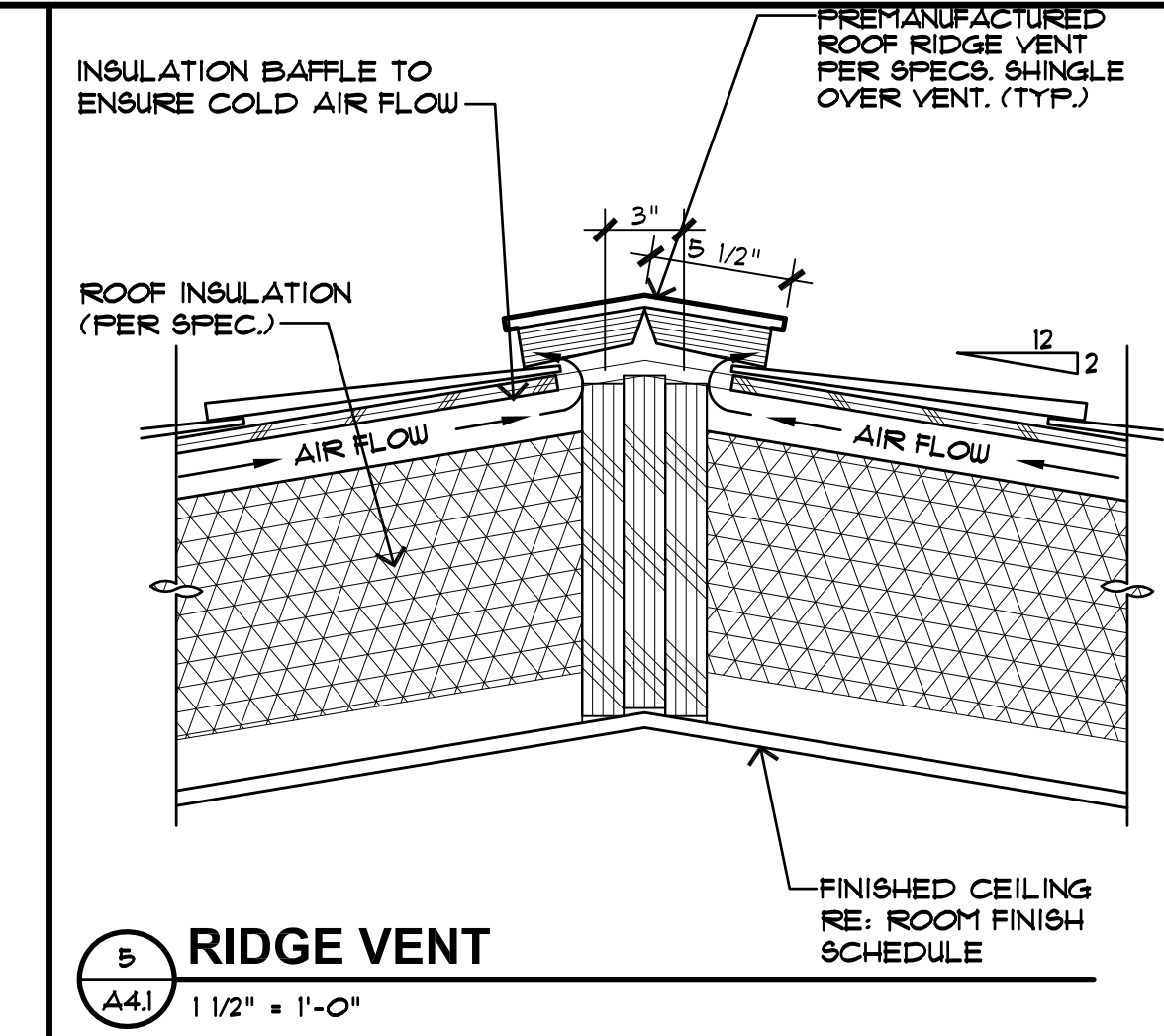
17 **THREADED ROD AT ROOF**
A4.1 3\"/>



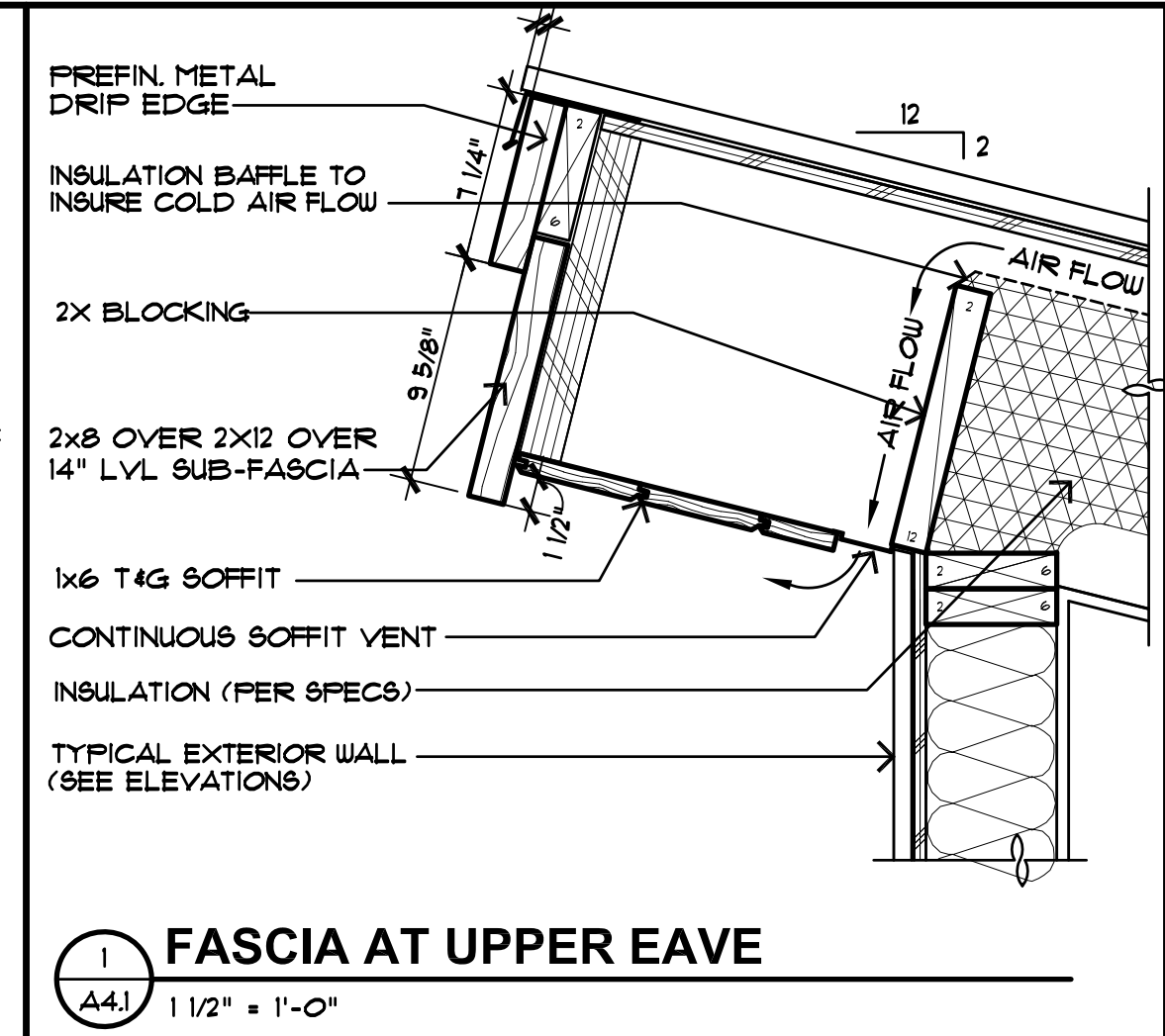
13 **FASCIA AT DECK ROOF**
A4.1 1 1/2\"/>



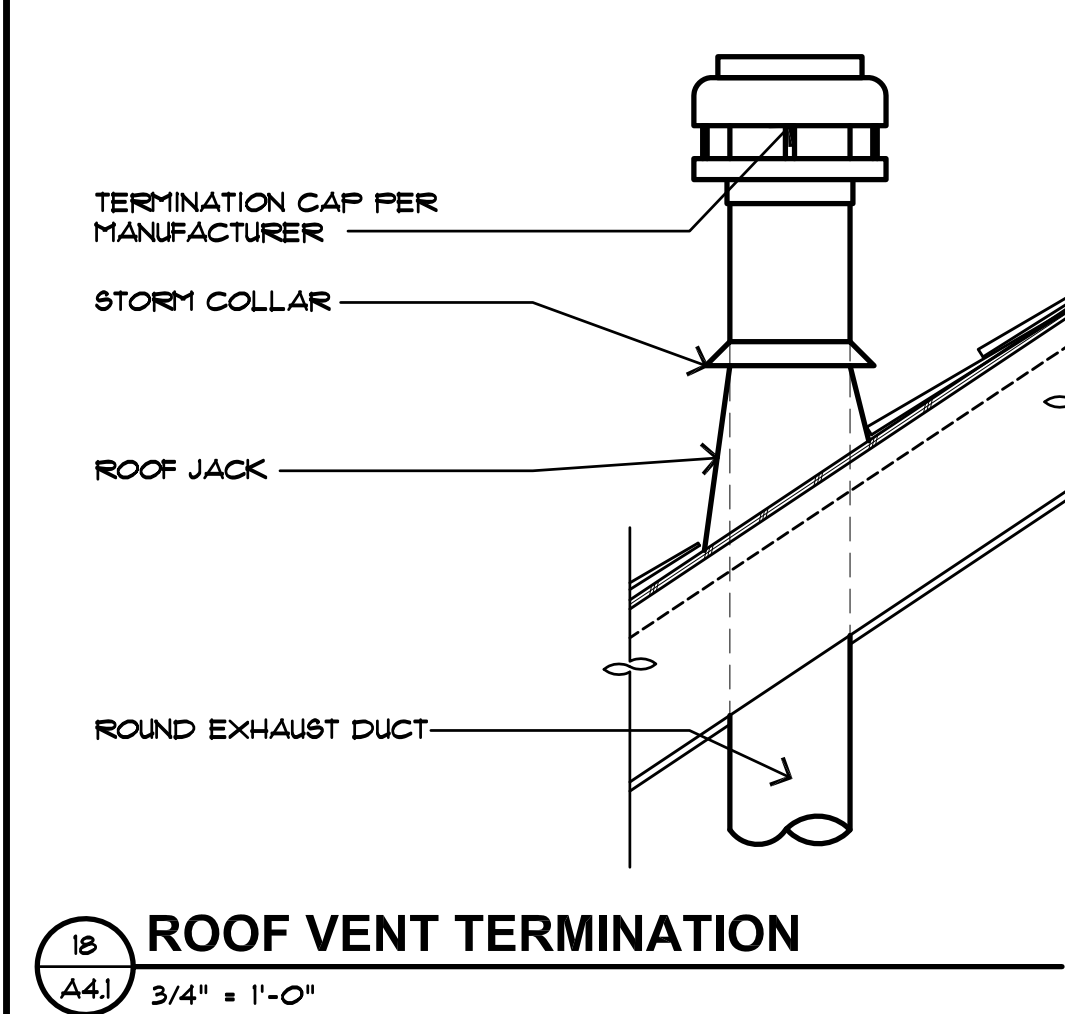
9 **HEADWALL VENT ENDCAP**
A4.1 1 1/2\"/>



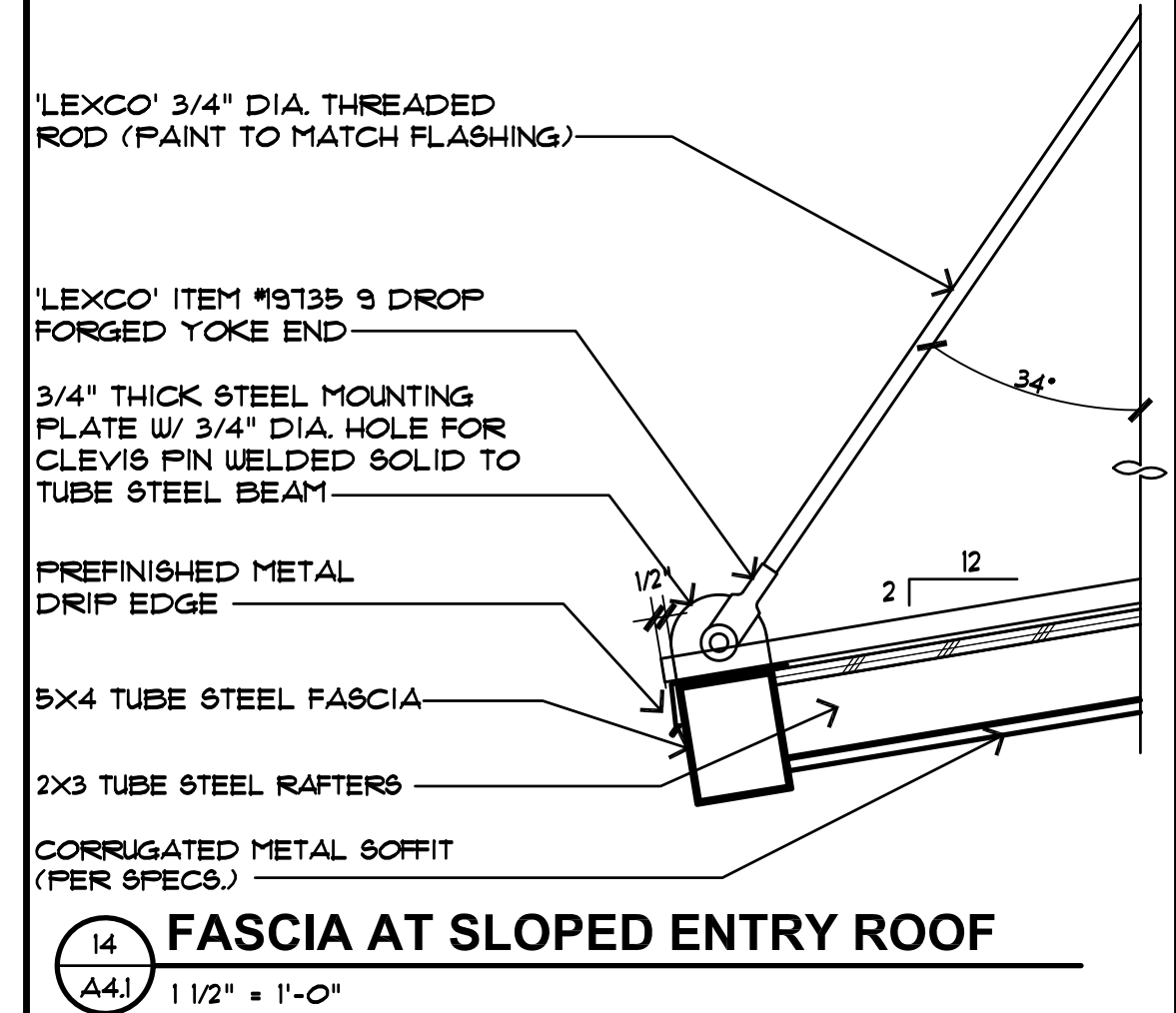
5 **RIDGE VENT**
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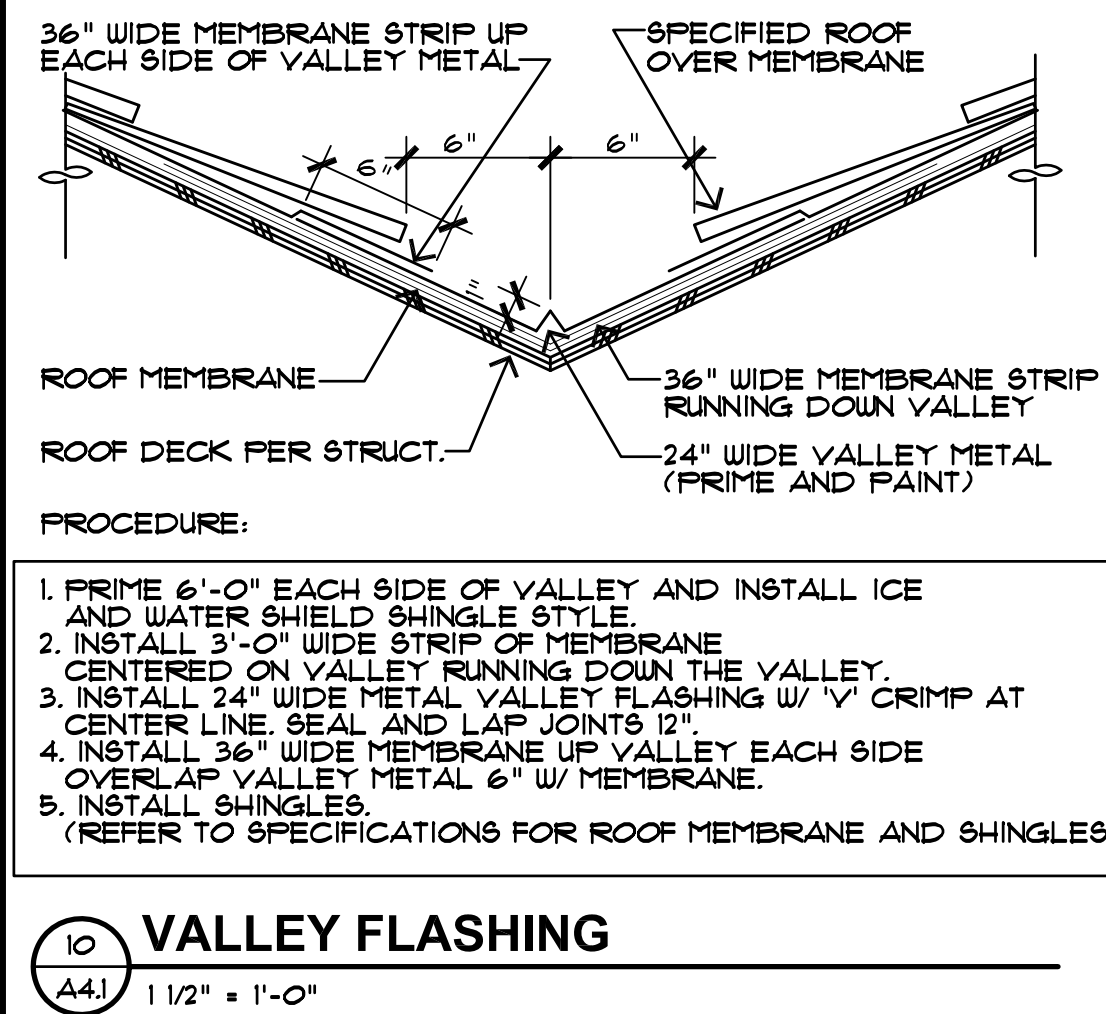
1 **FASCIA AT UPPER EAVE**
A4.1 1 1/2\"/>



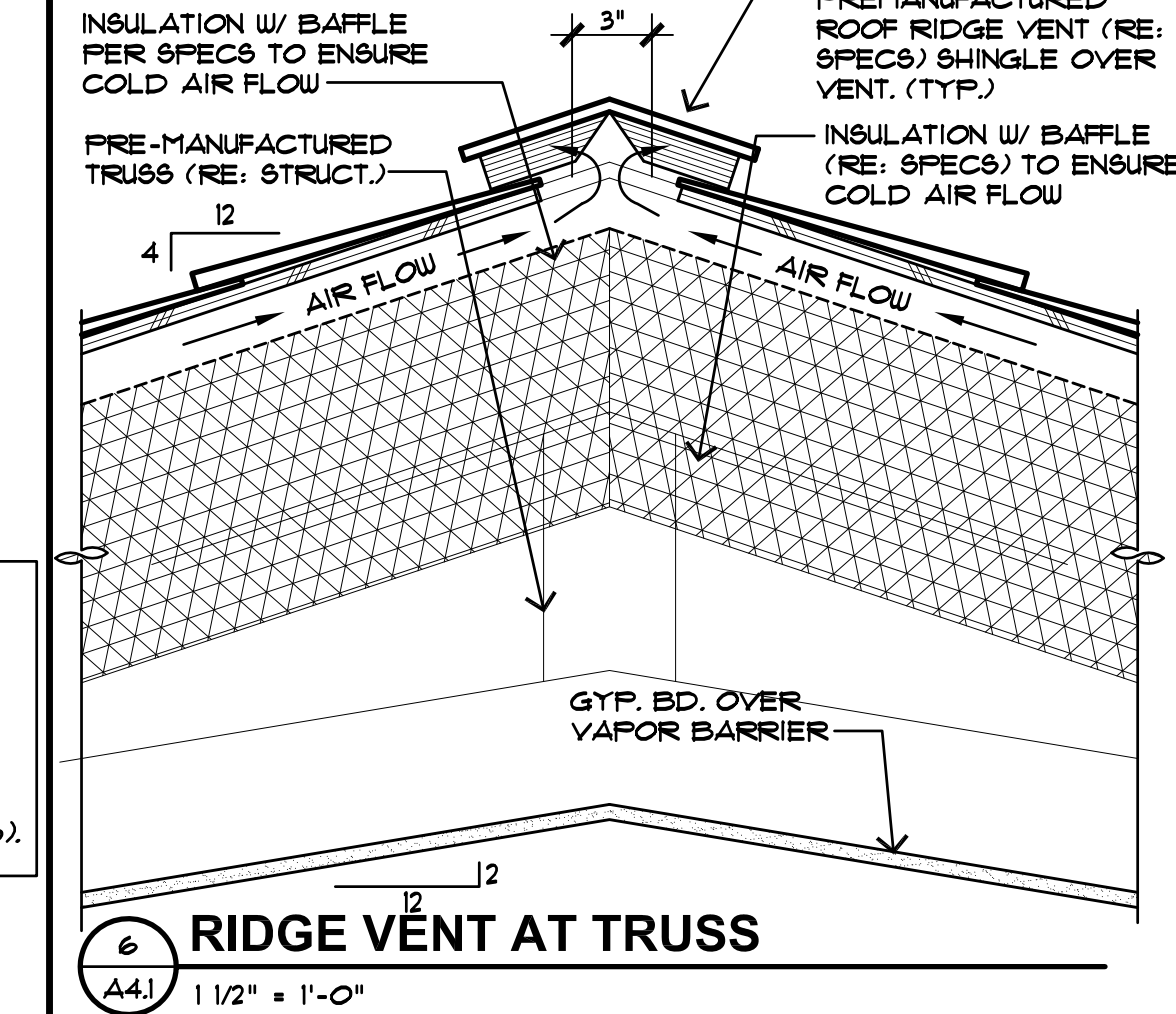
18 **ROOF VENT TERMINATION**
A4.1 3/4\"/>



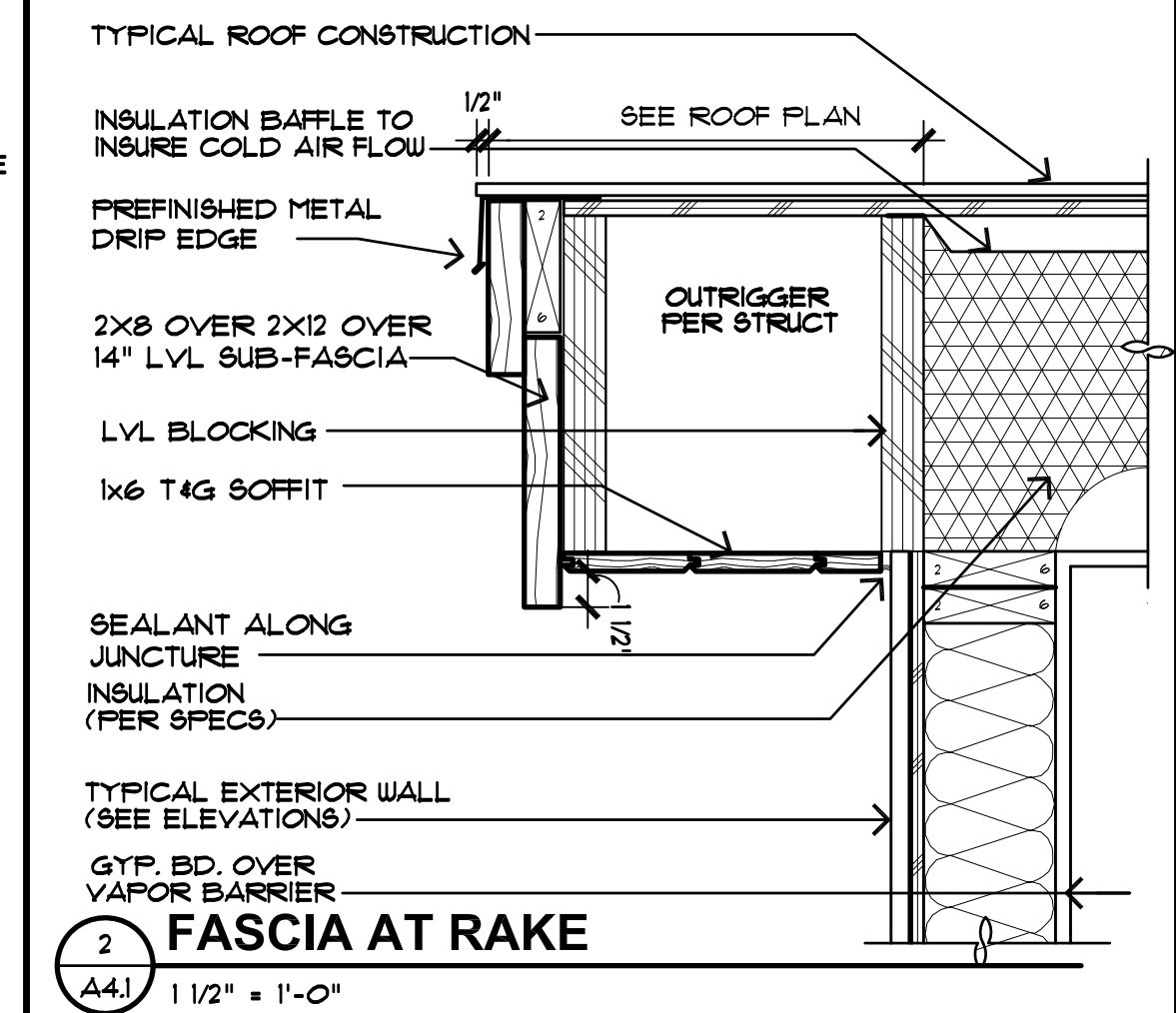
14 **FASCIA AT SLOPED ENTRY ROOF**
A4.1 1 1/2\"/>



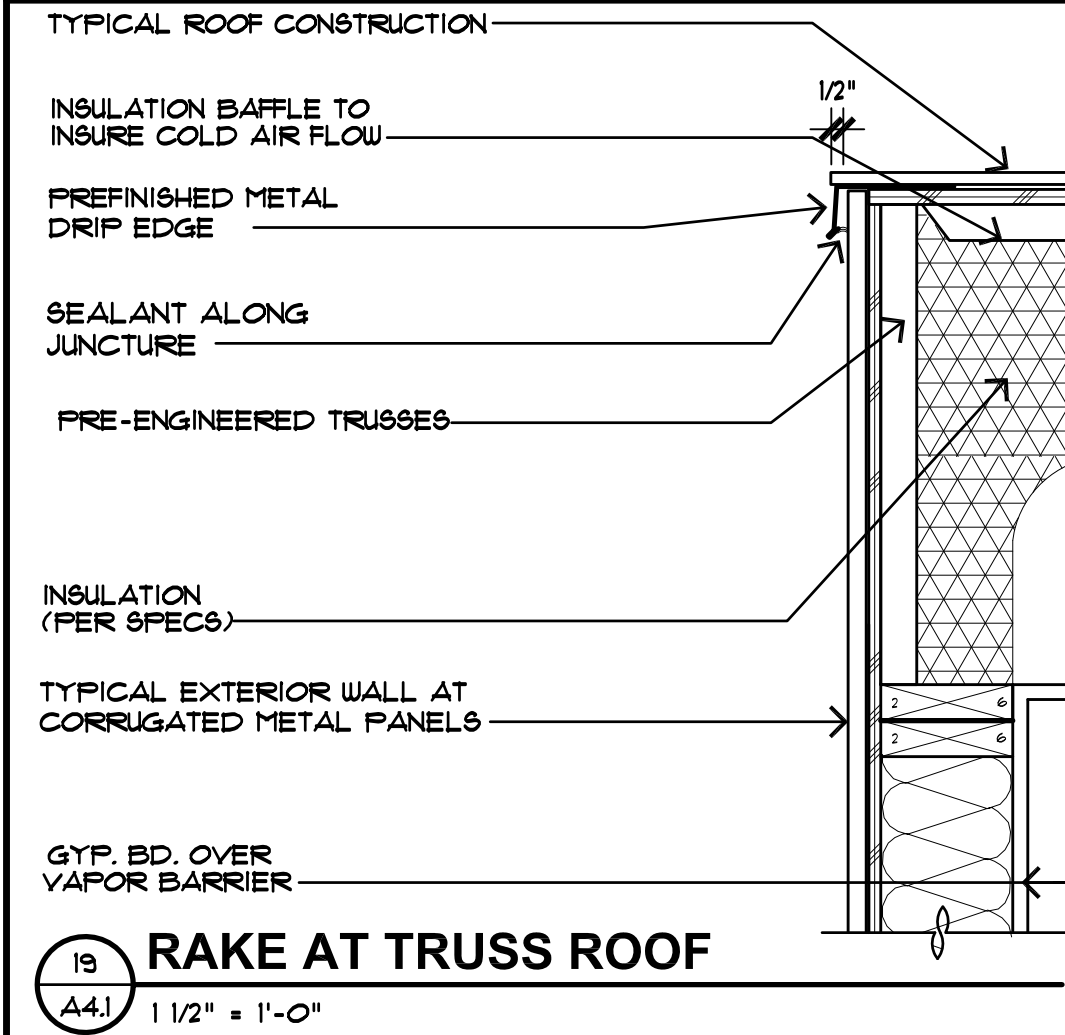
10 **VALLEY FLASHING**
A4.1 1 1/2\"/>



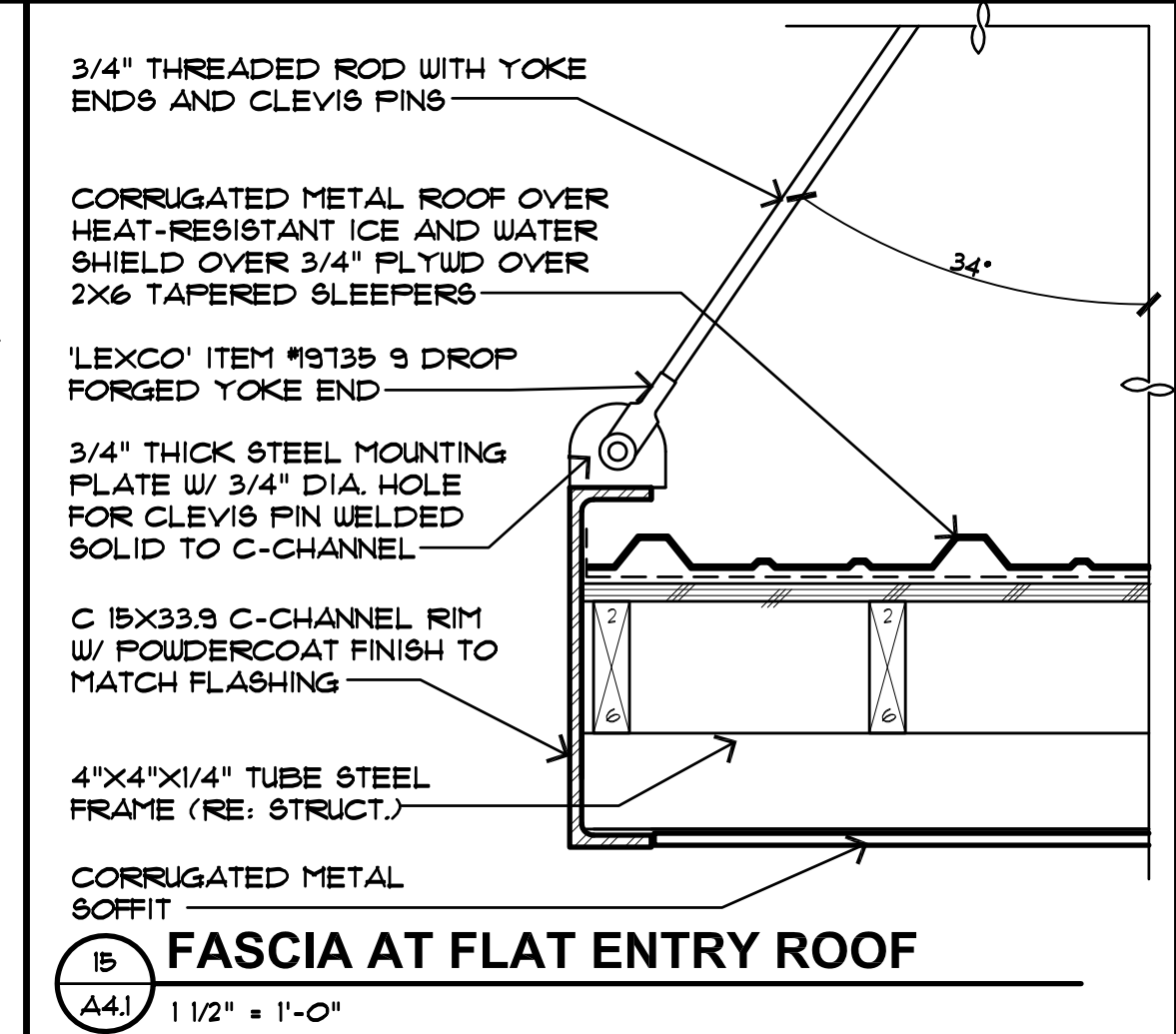
6 **RIDGE VENT AT TRUSS**
A4.1 1 1/2\"/>



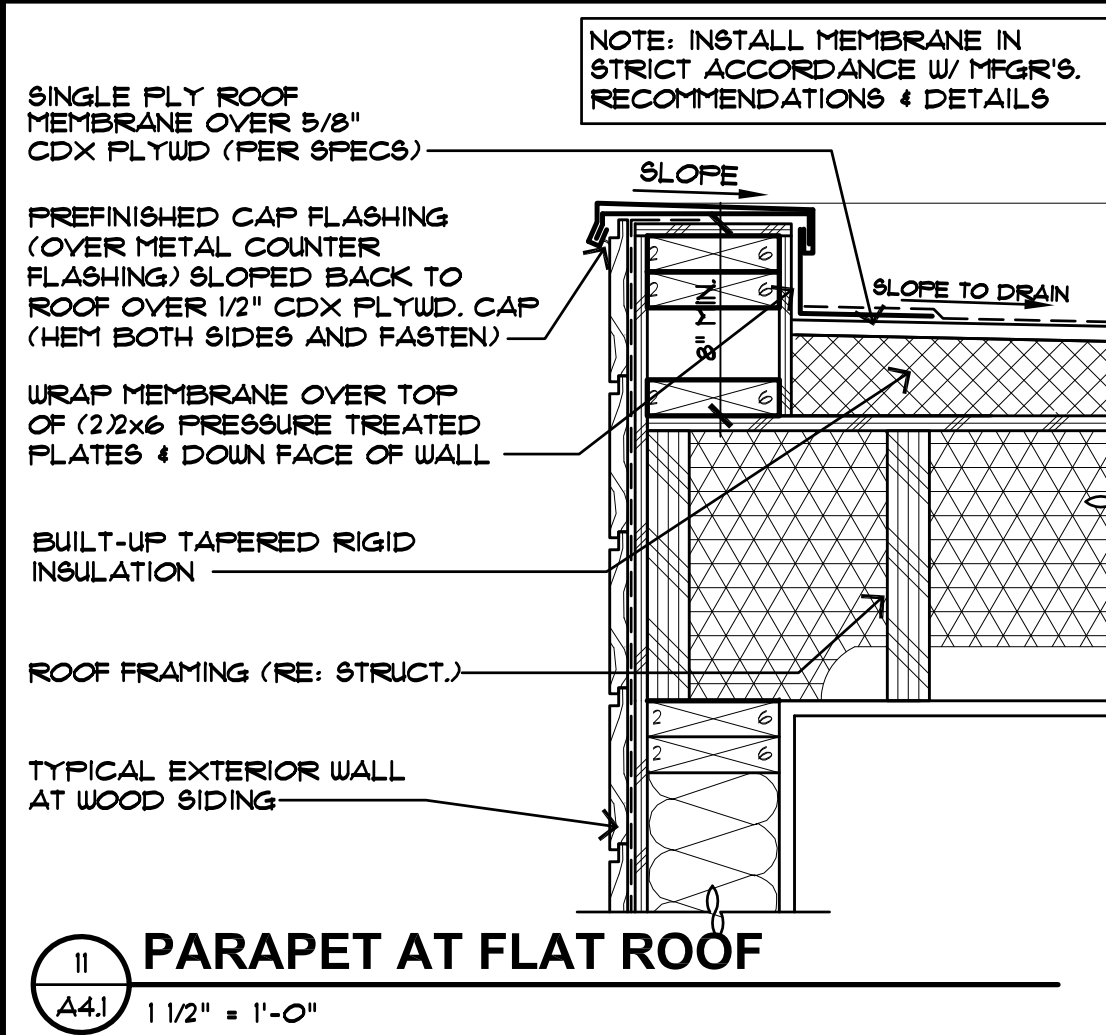
2 **FASCIA AT RAKE**
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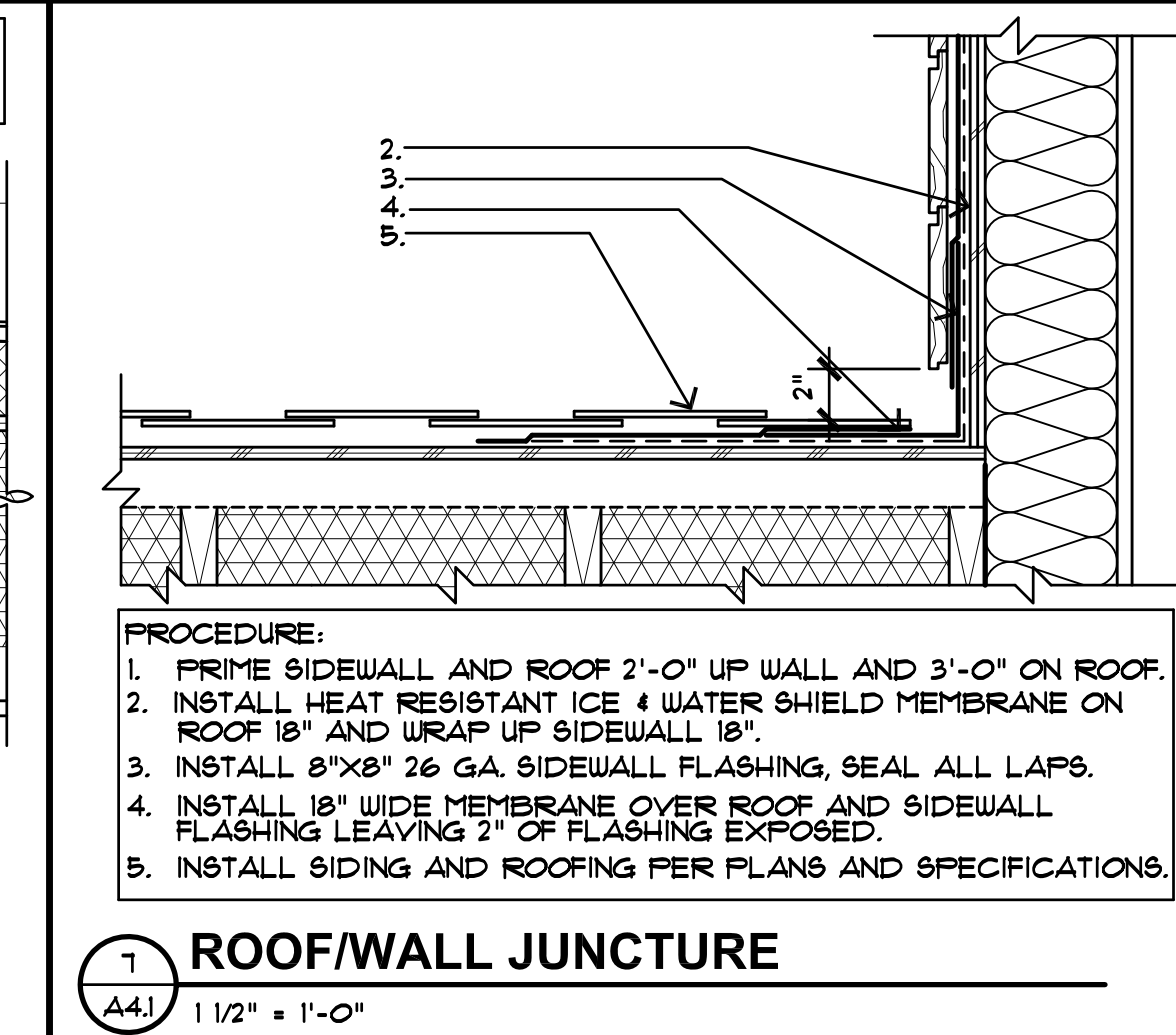
19 **RAKE AT TRUSS ROOF**
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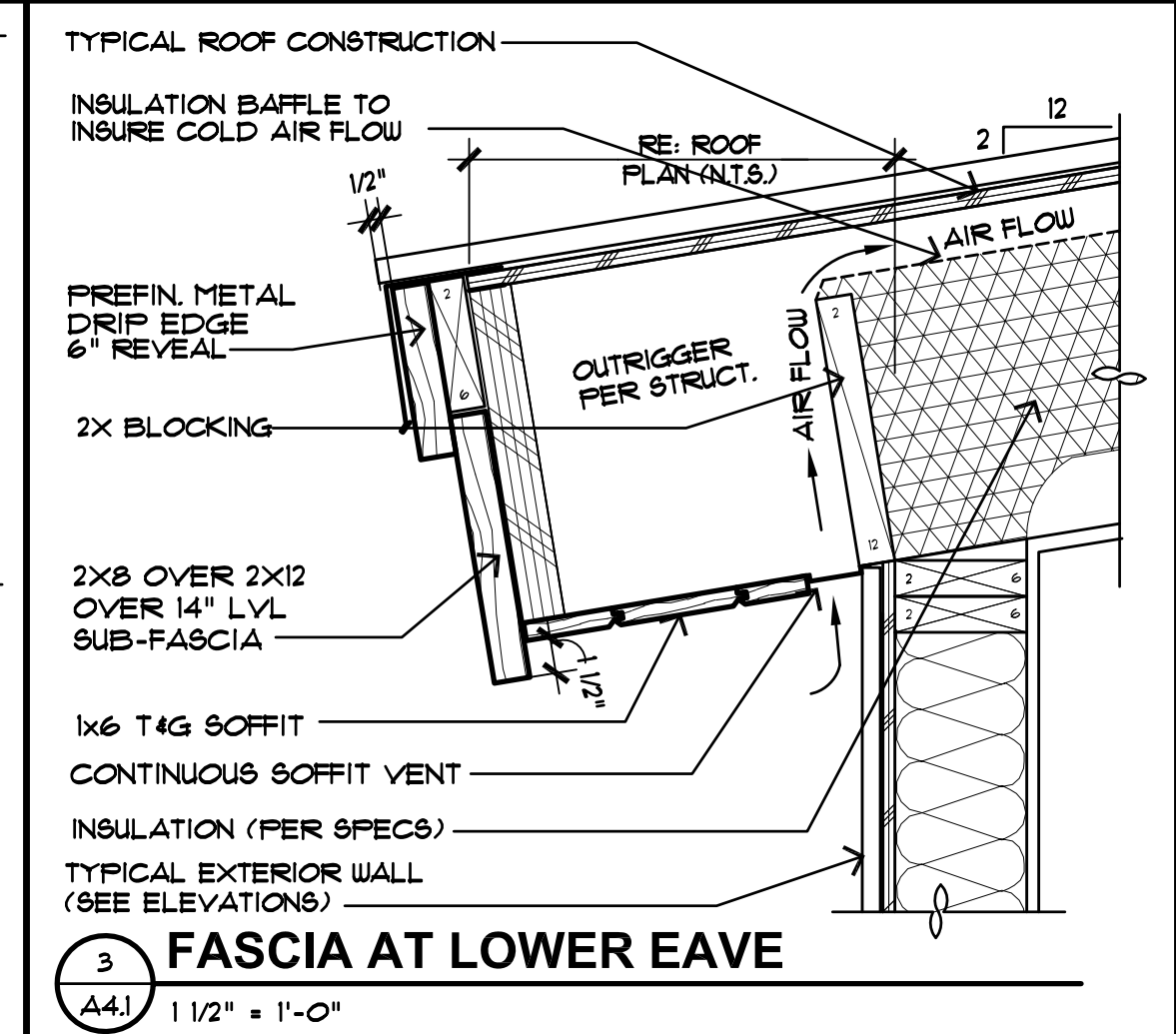
15 **FASCIA AT FLAT ENTRY ROOF**
A4.1 1 1/2\"/>



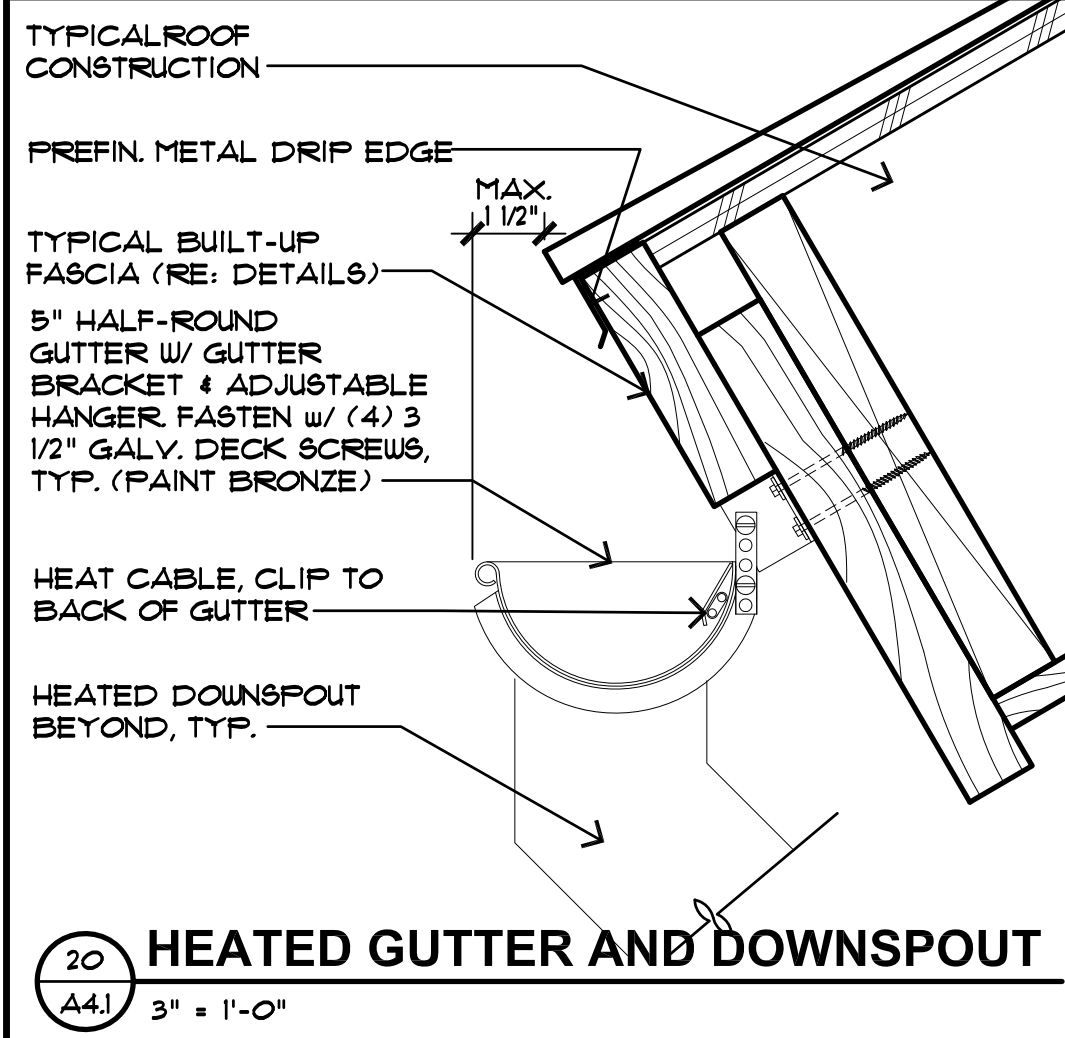
11 **PARAPET AT FLAT ROOF**
A4.1 1 1/2\"/>



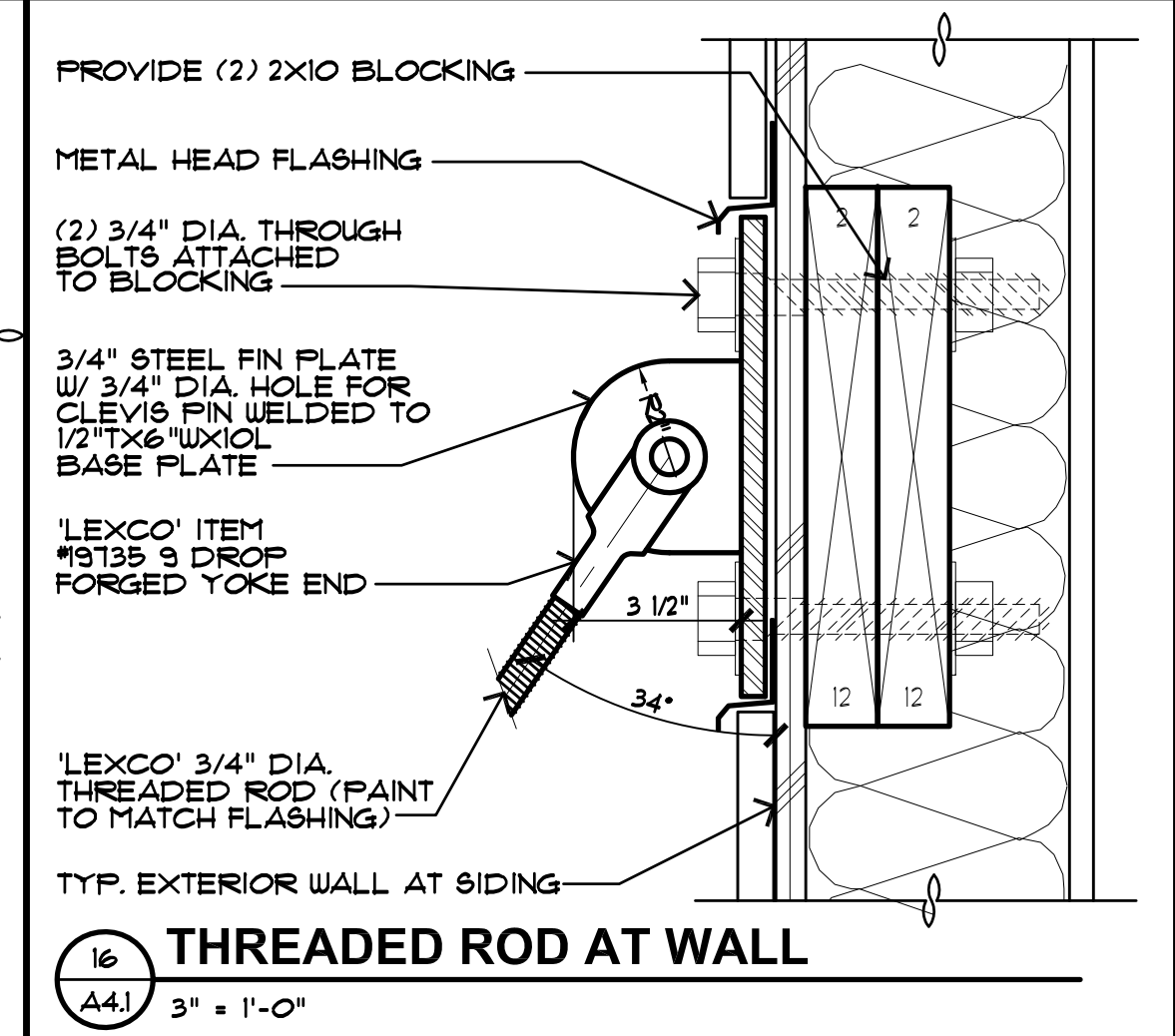
7 **ROOF/WALL JUNCTURE**
A4.1 1 1/2\"/>



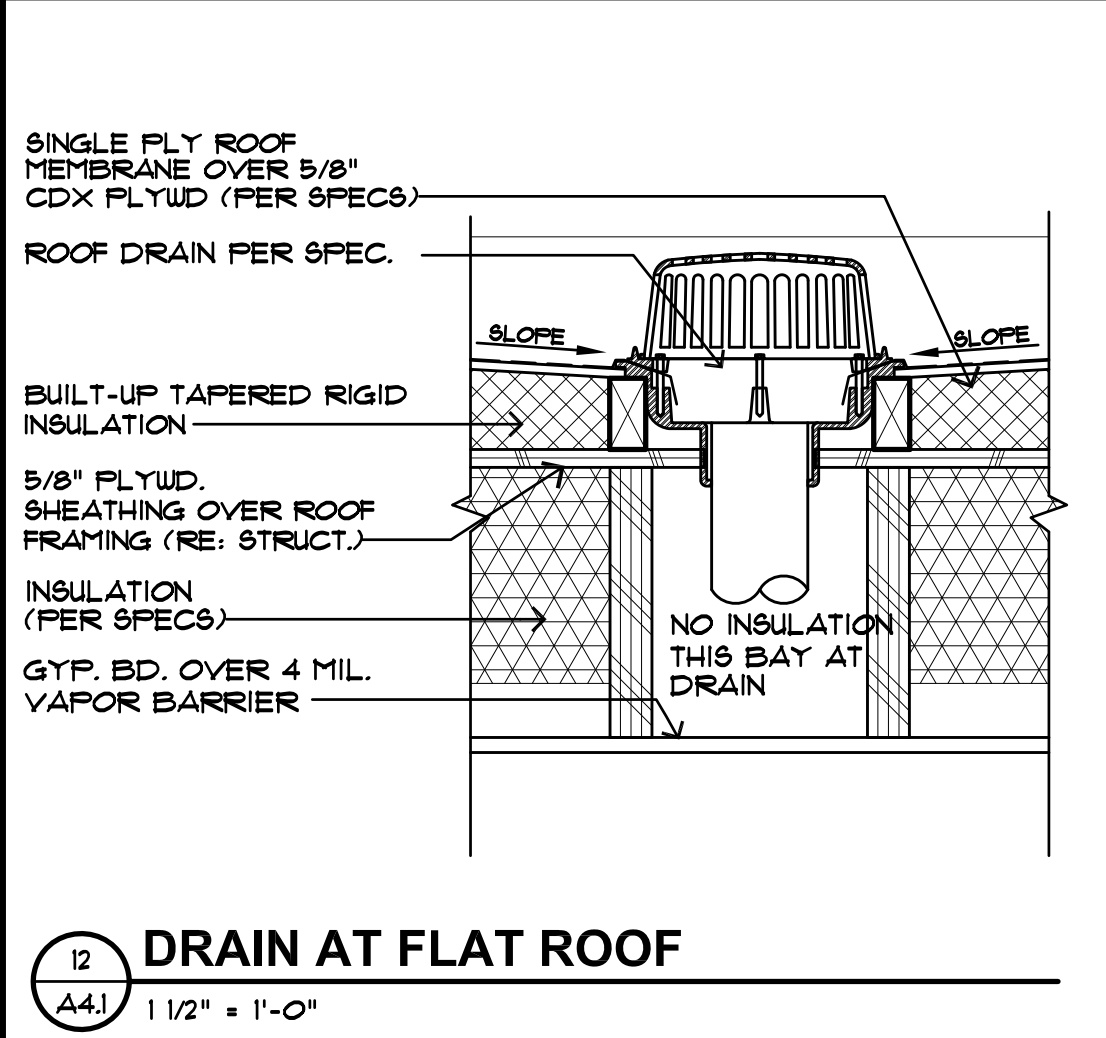
3 **FASCIA AT LOWER EAVE**
A4.1 1 1/2\"/>



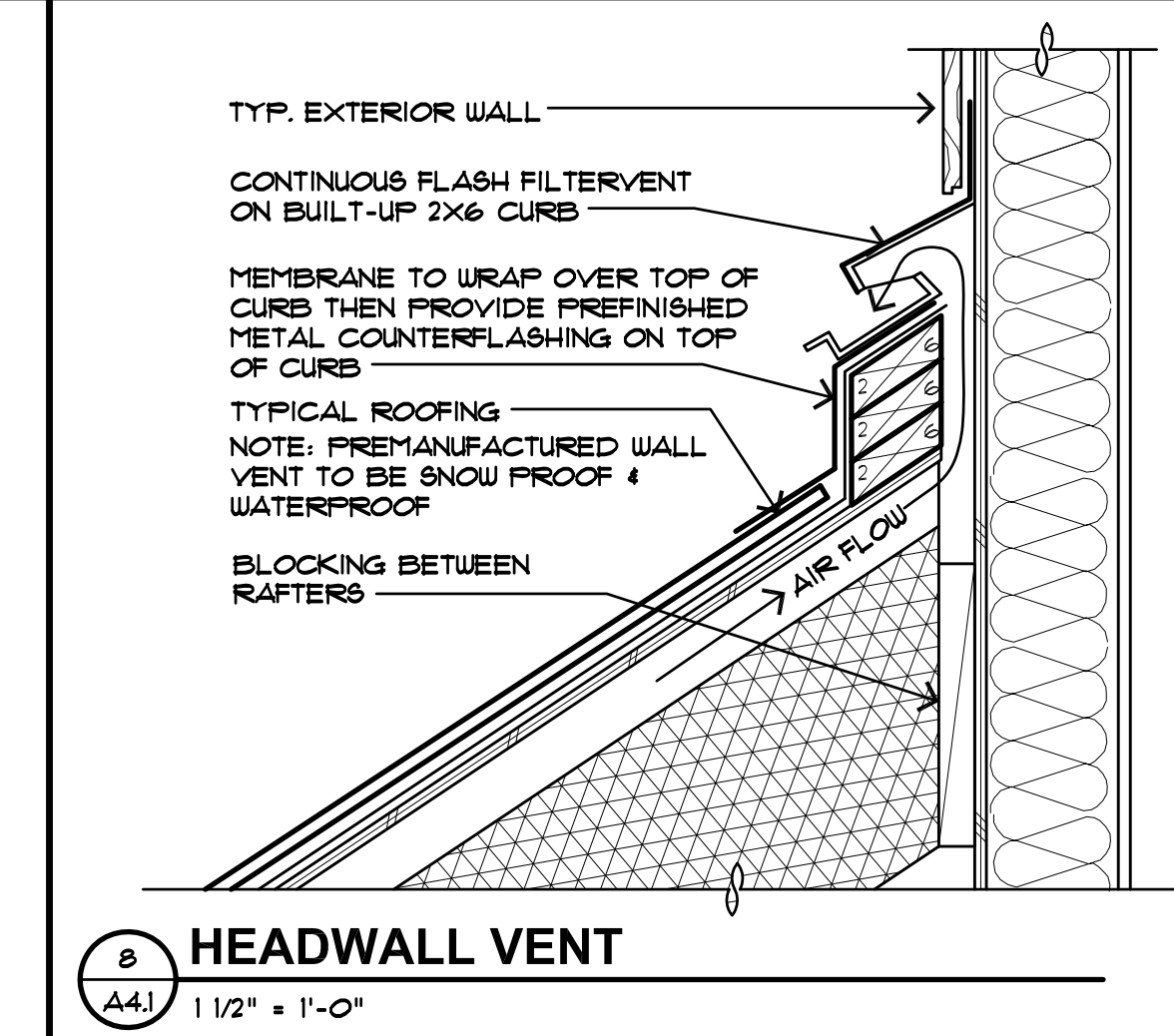
20 **HEATED GUTTER AND DOWNSPOUT**
A4.1 3\"/>



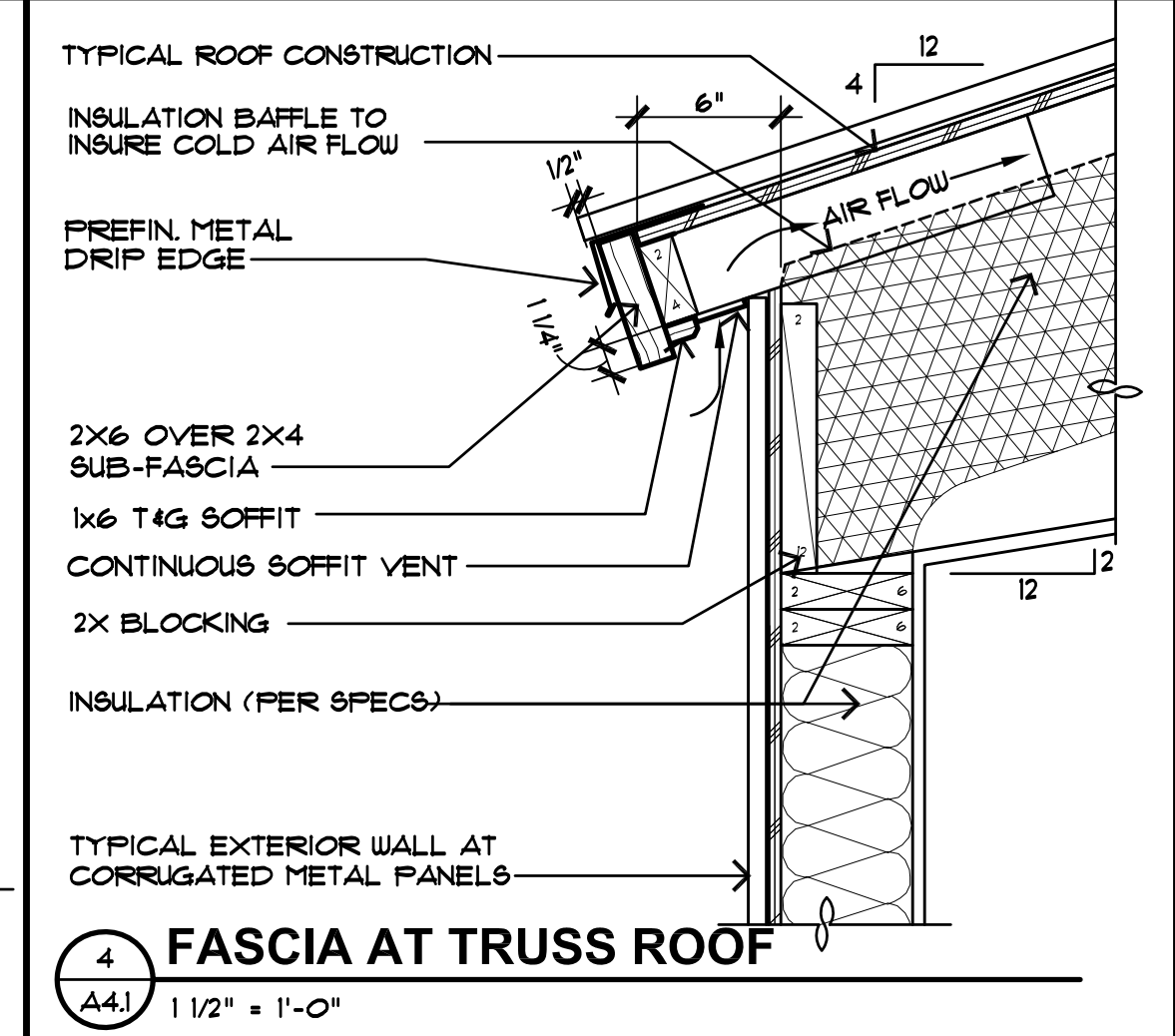
16 **THREADED ROD AT WALL**
A4.1 3\"/>



12 **DRAIN AT FLAT ROOF**
A4.1 1 1/2\"/>



8 **HEADWALL VENT**
A4.1 1 1/2\"/>



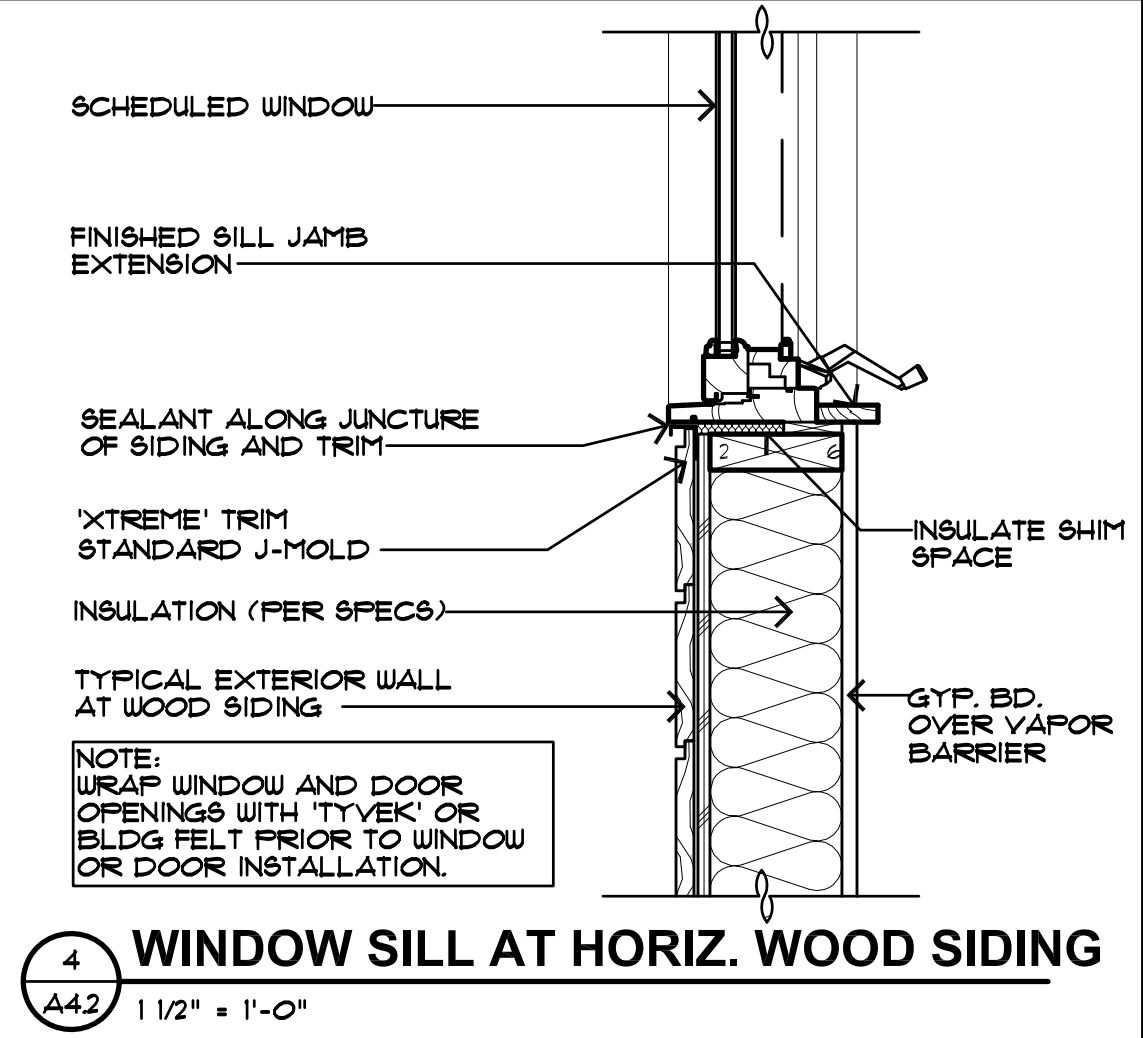
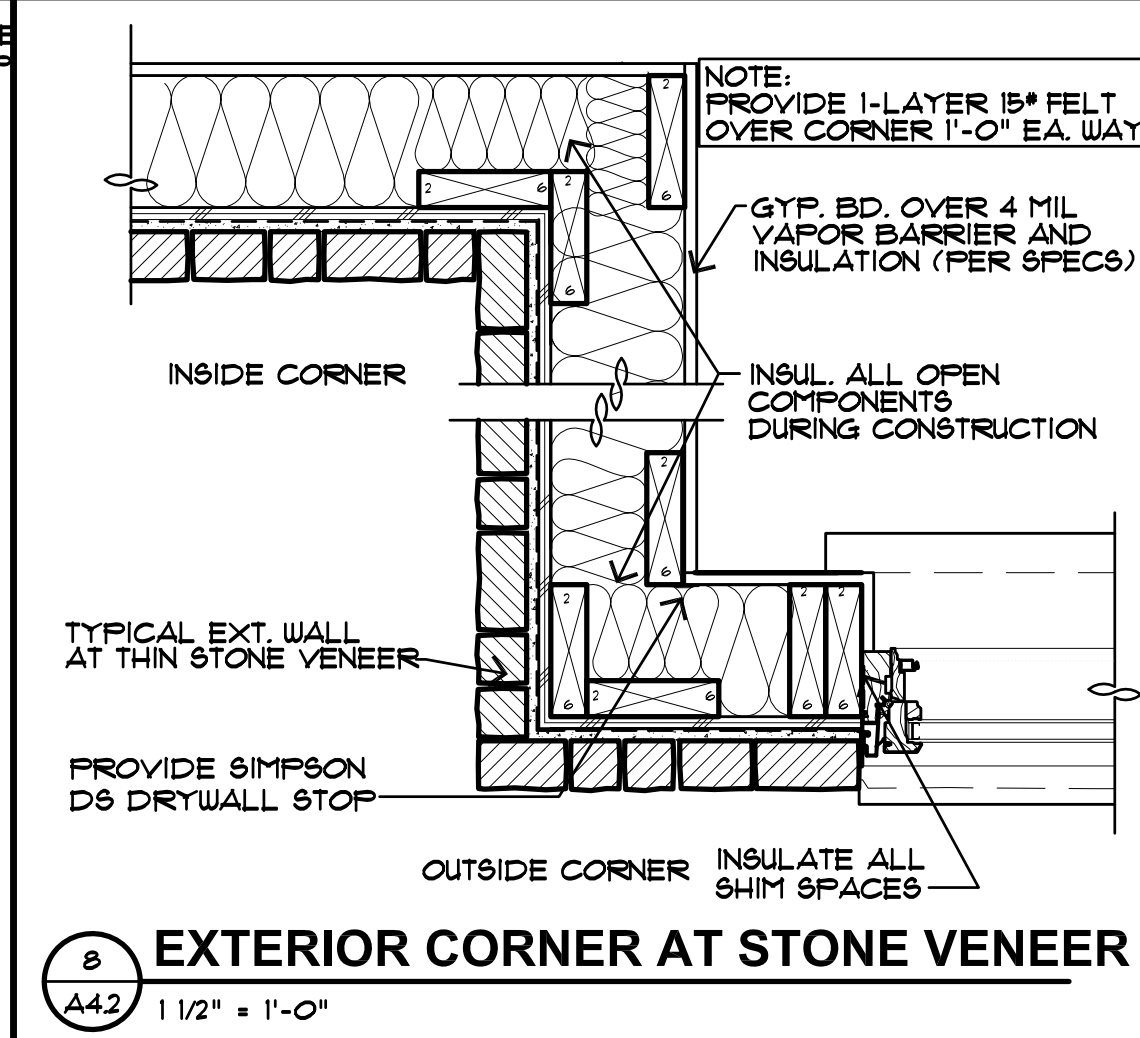
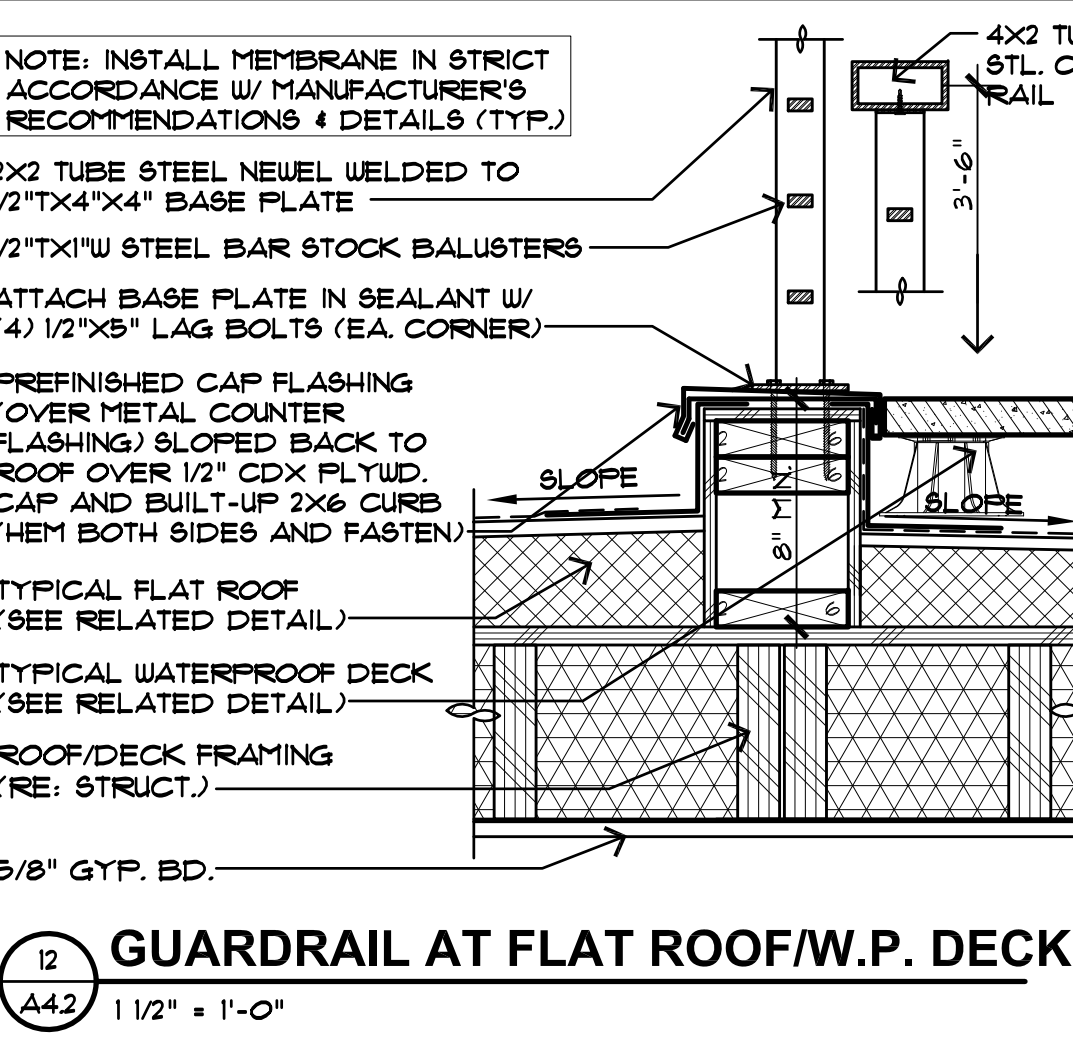
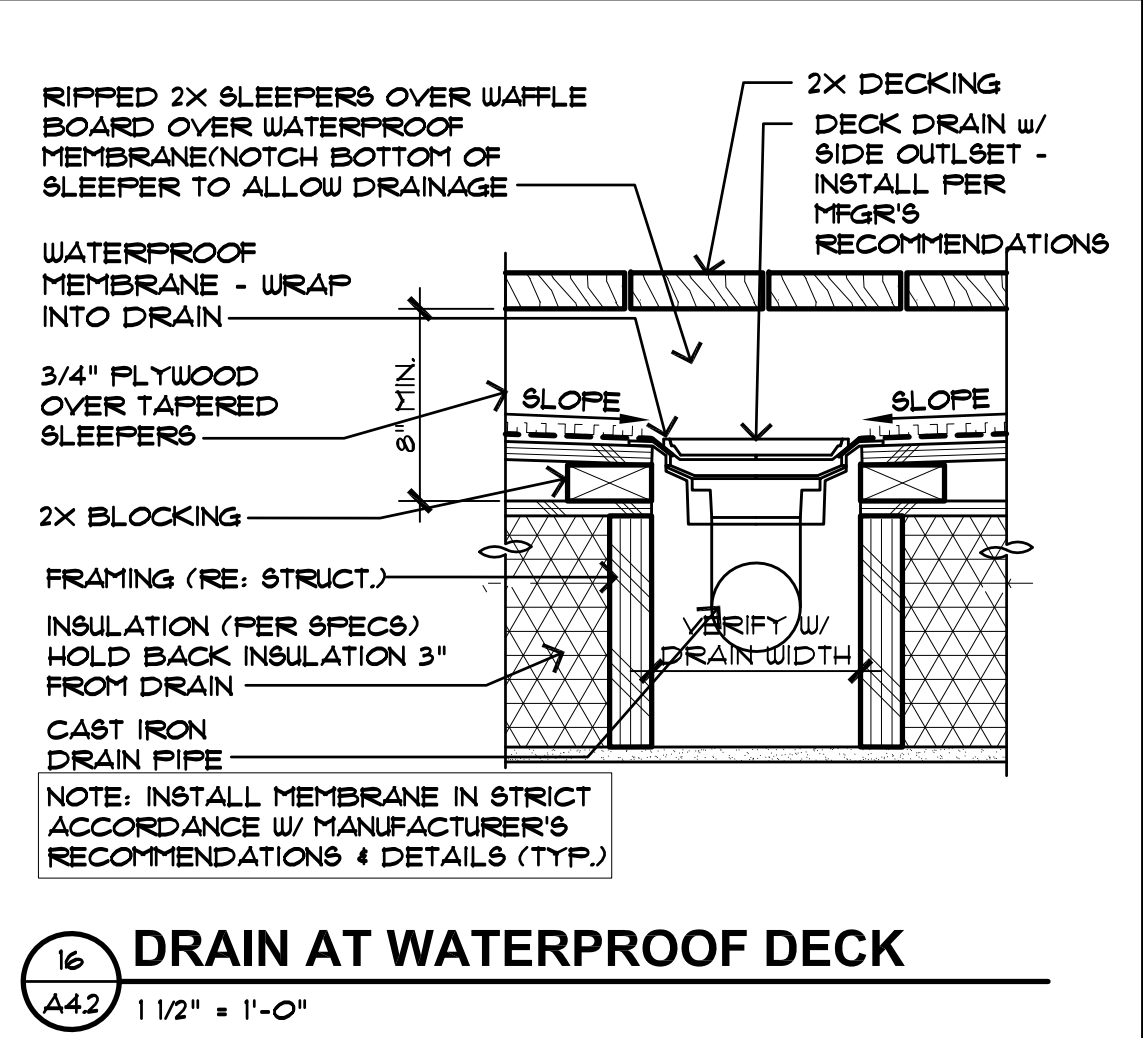
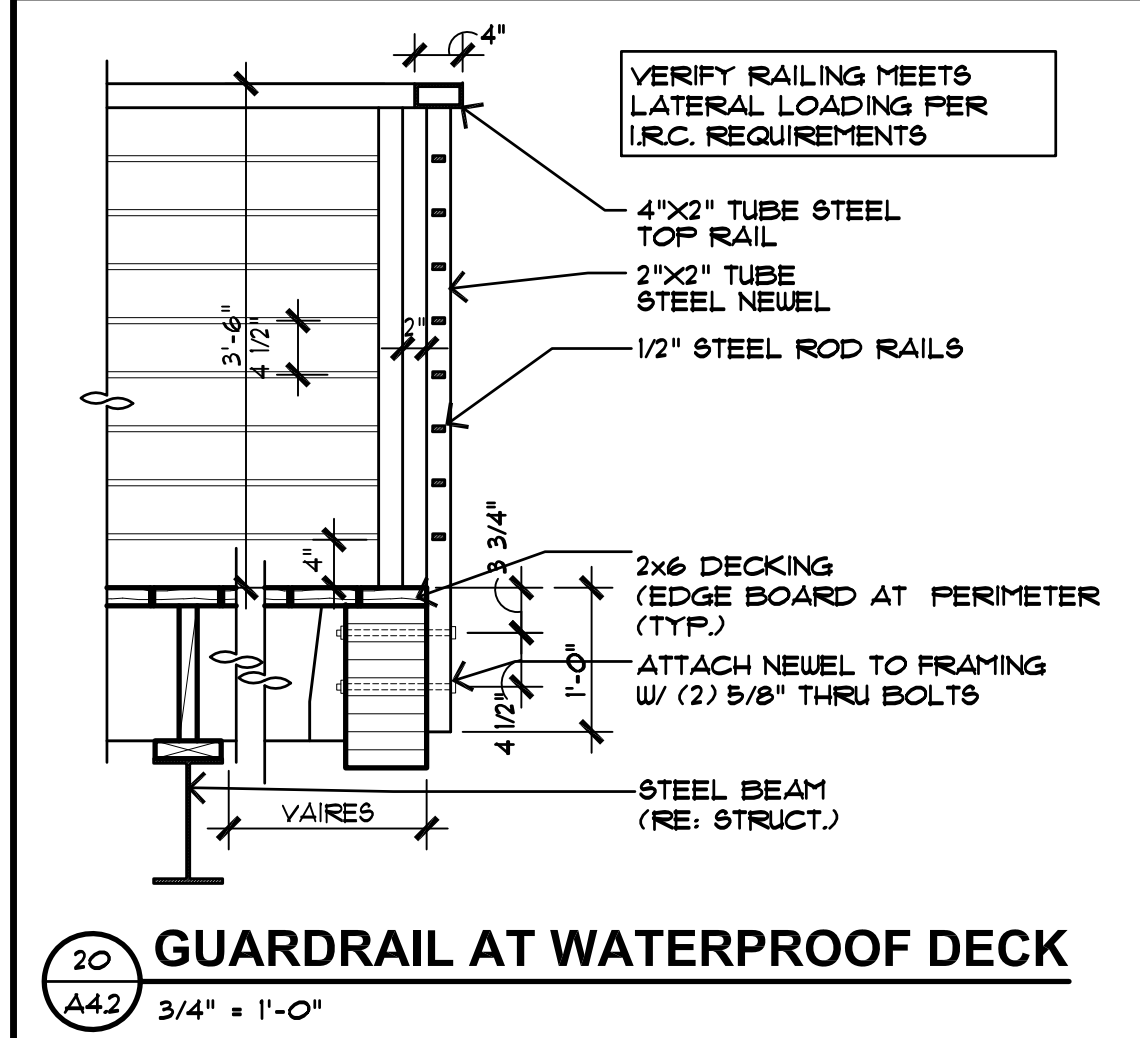
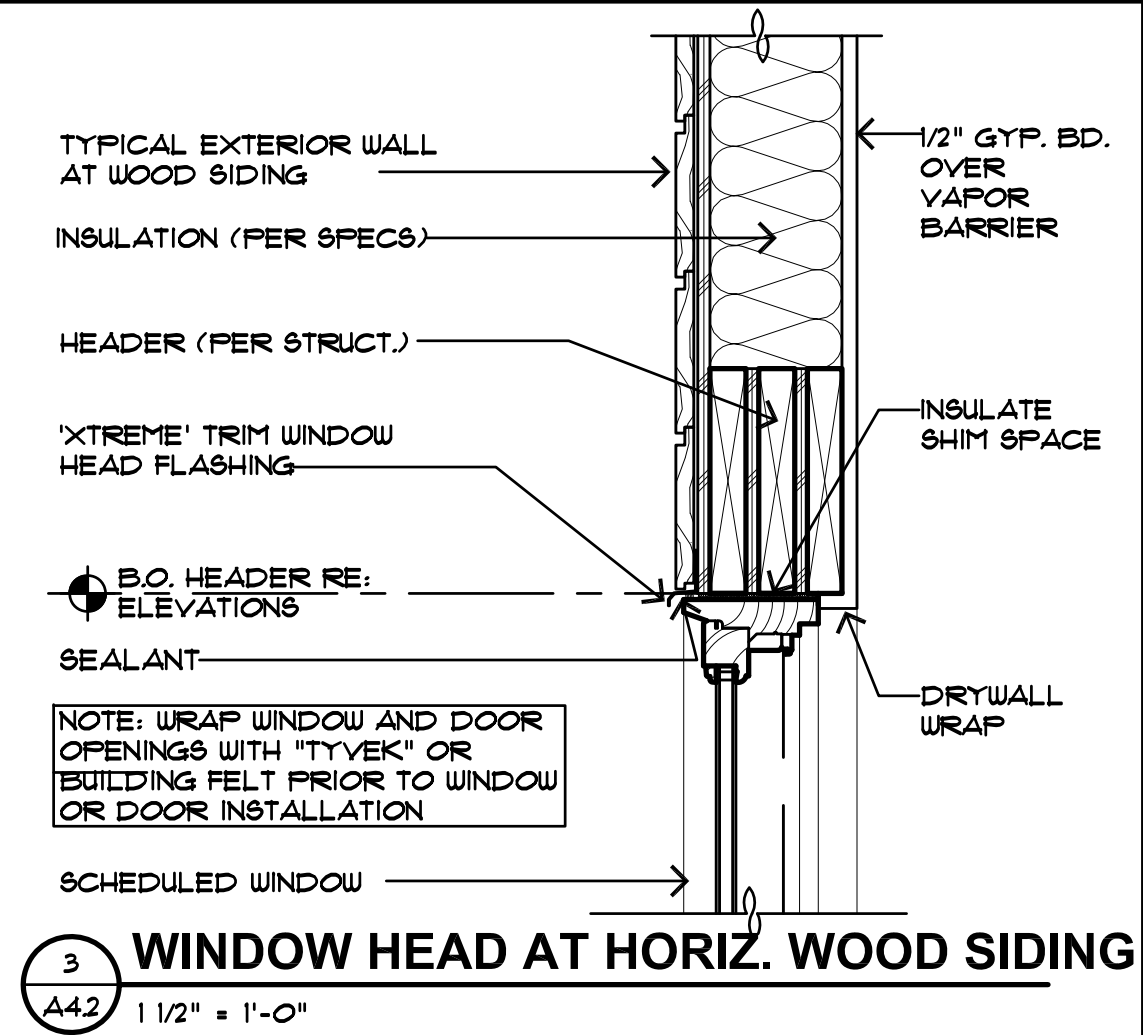
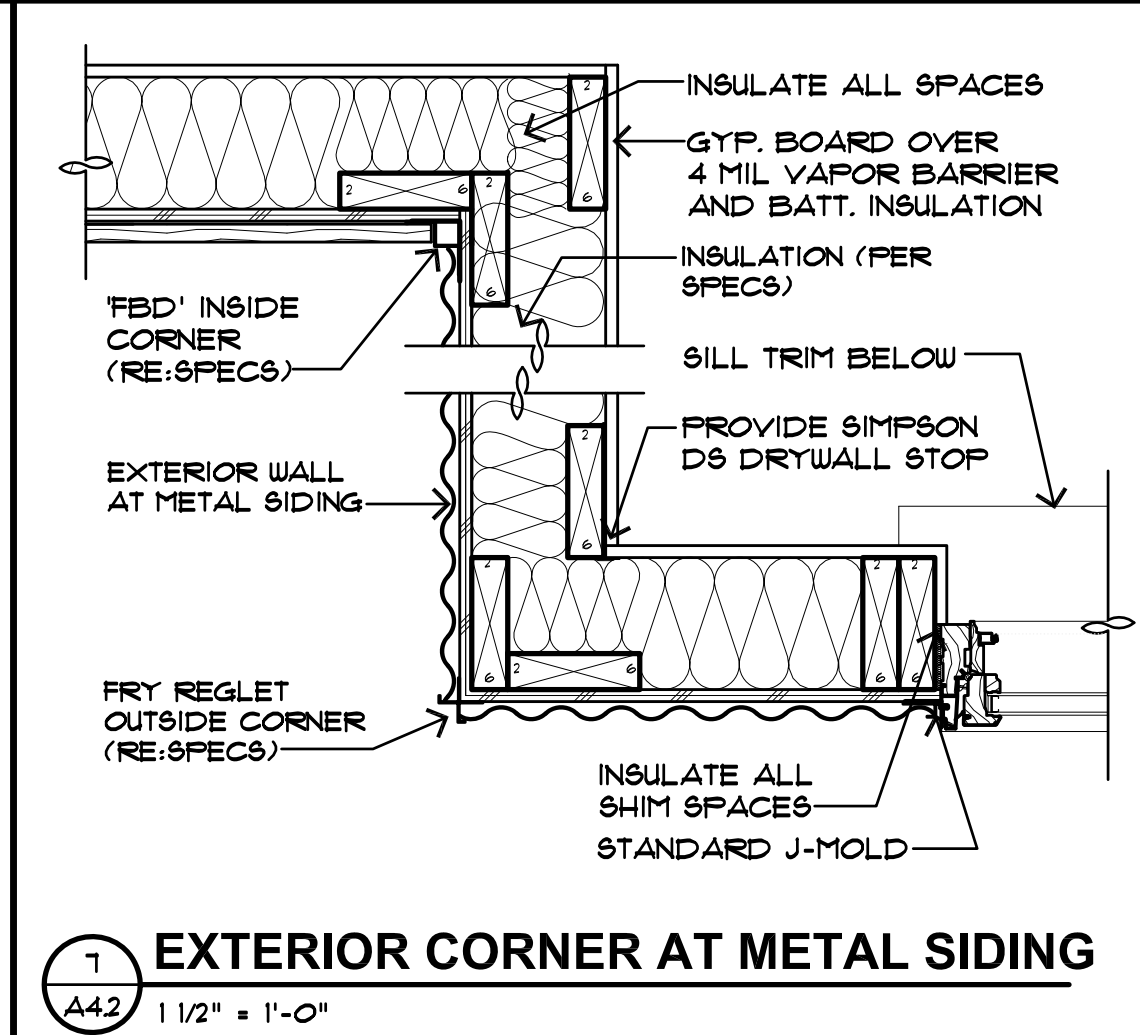
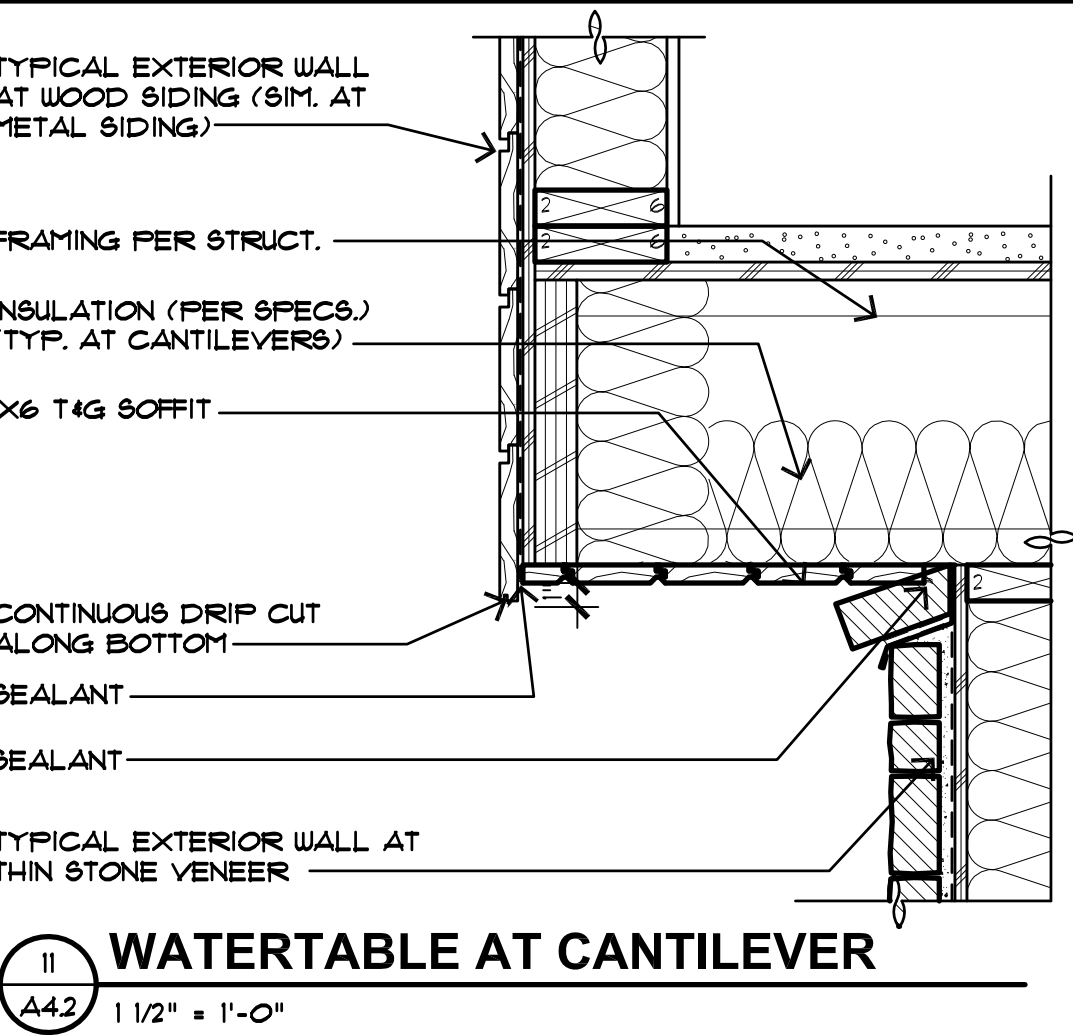
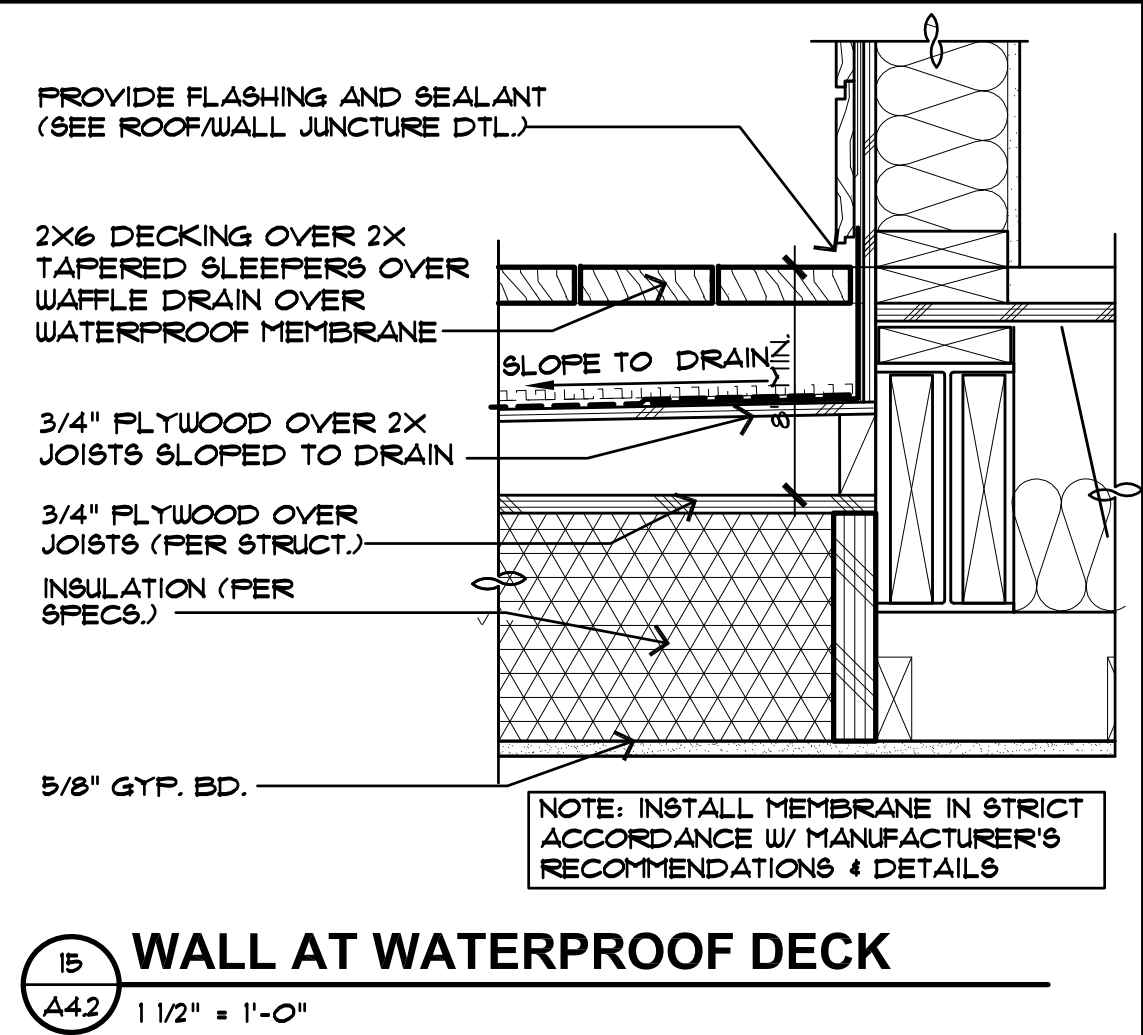
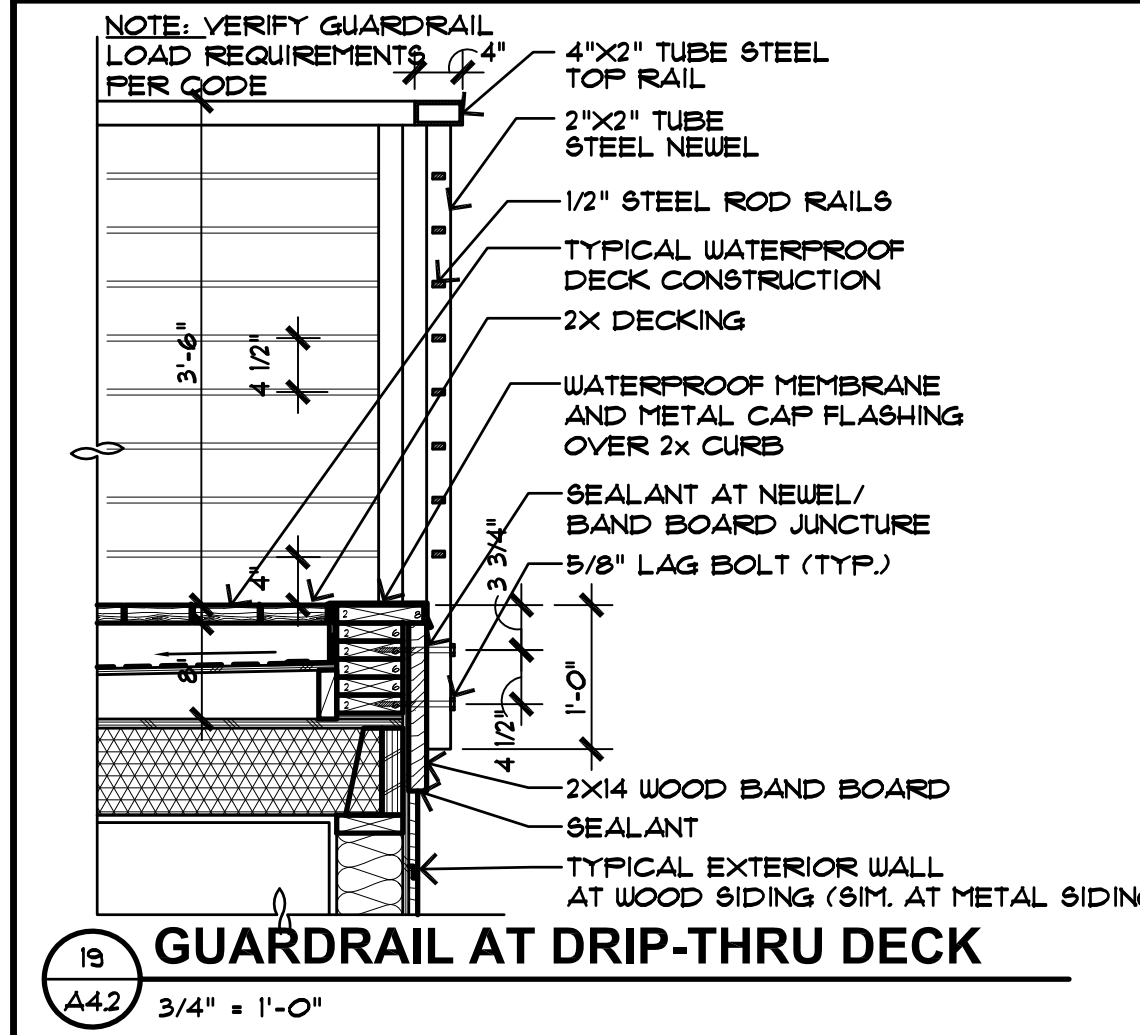
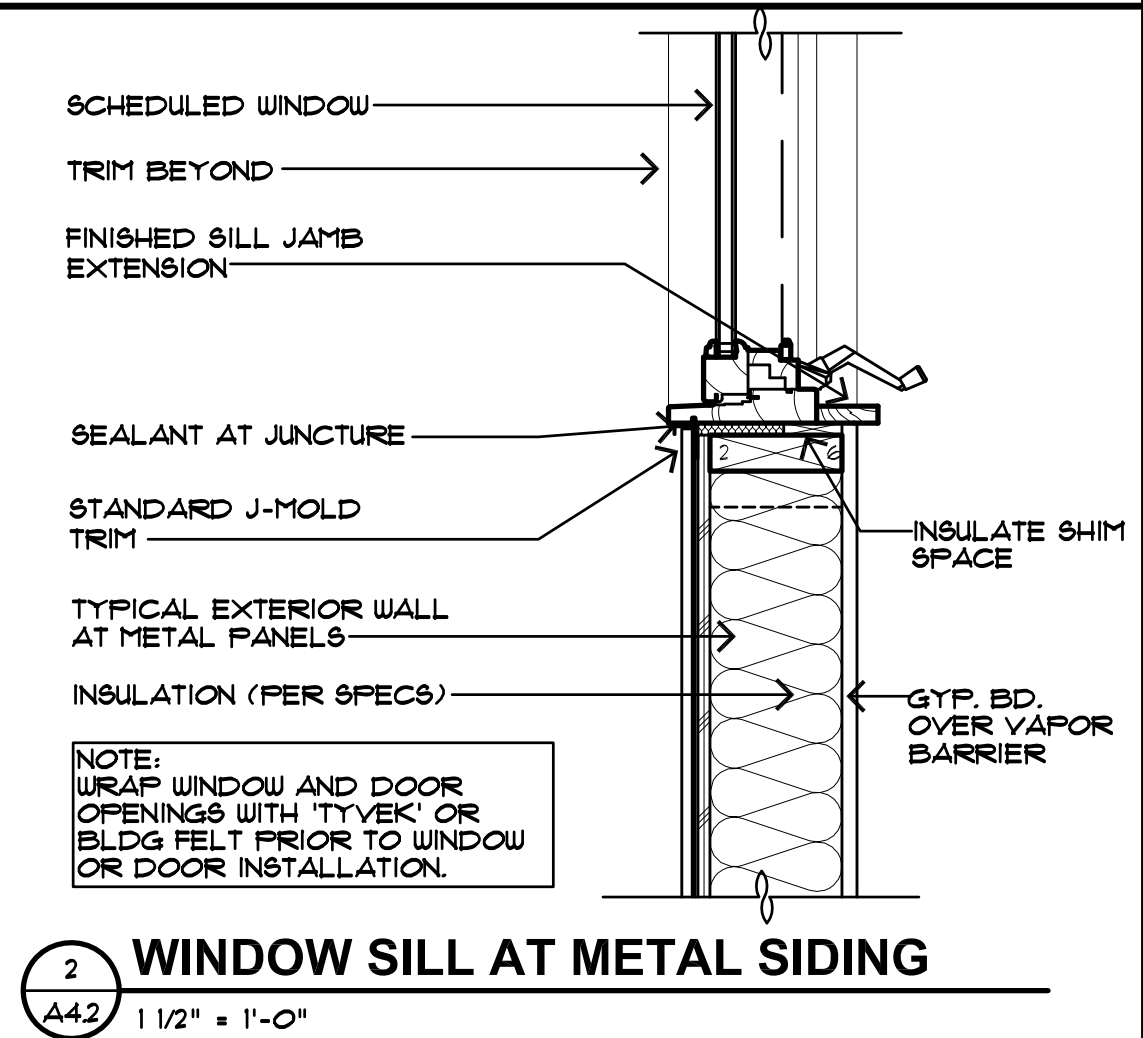
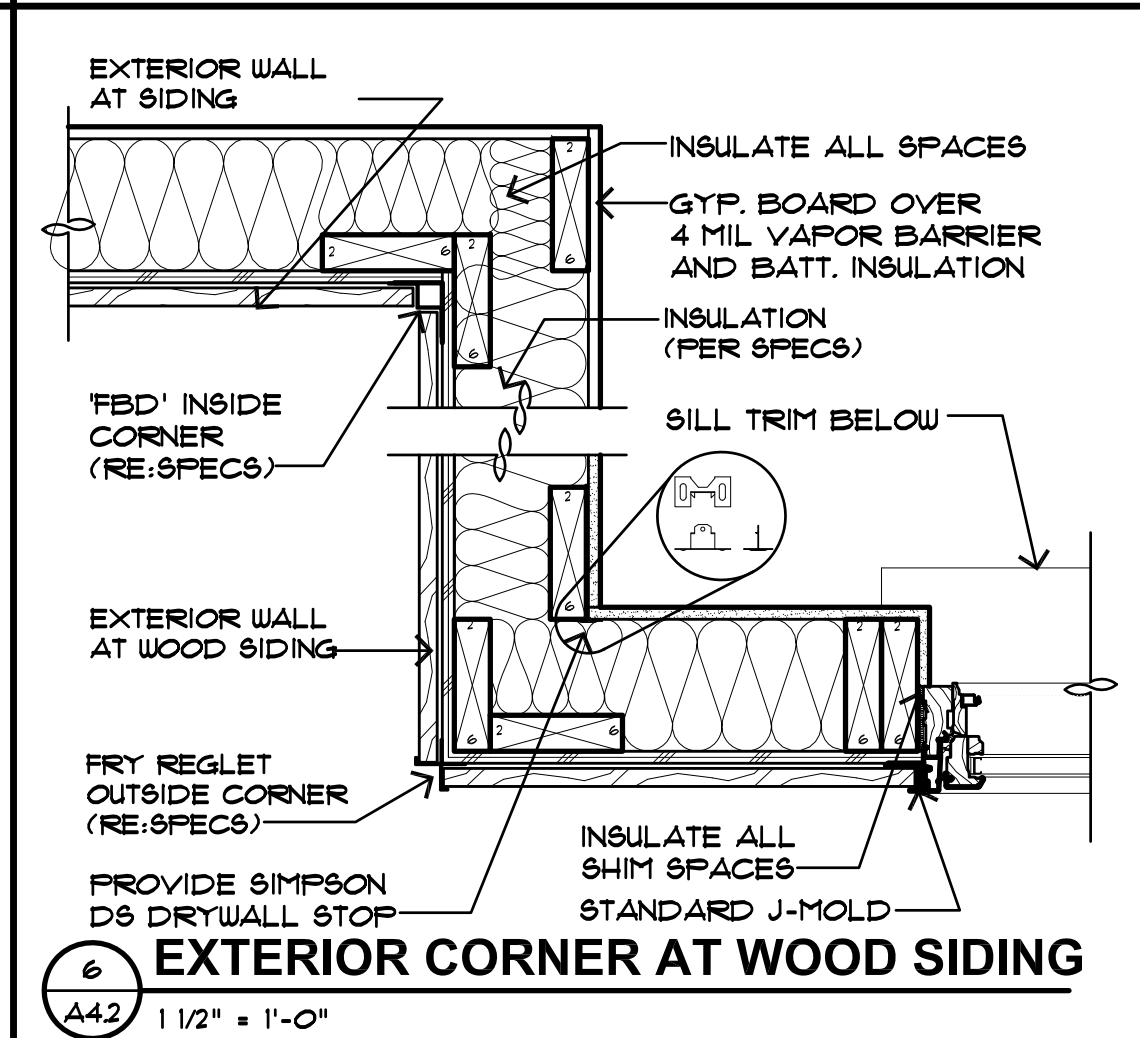
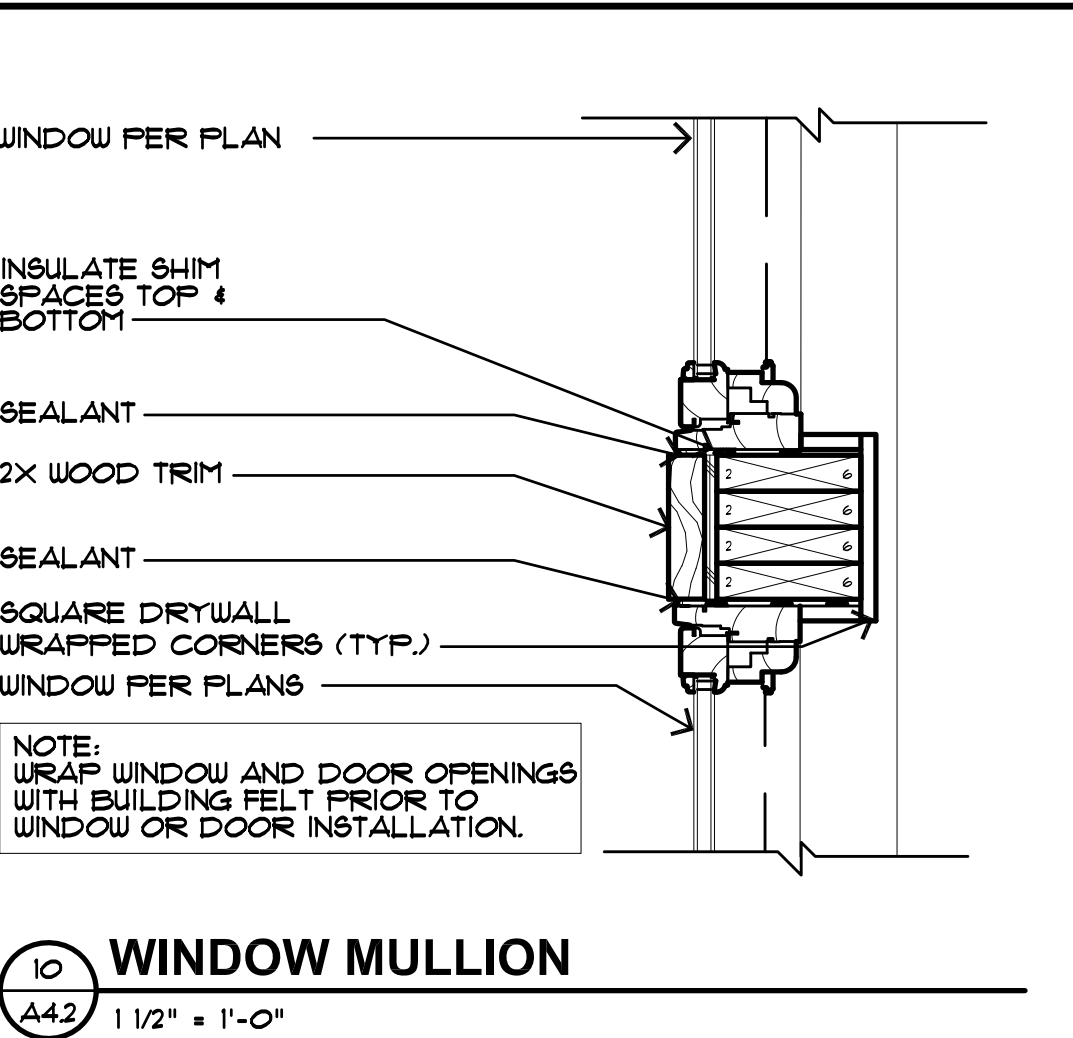
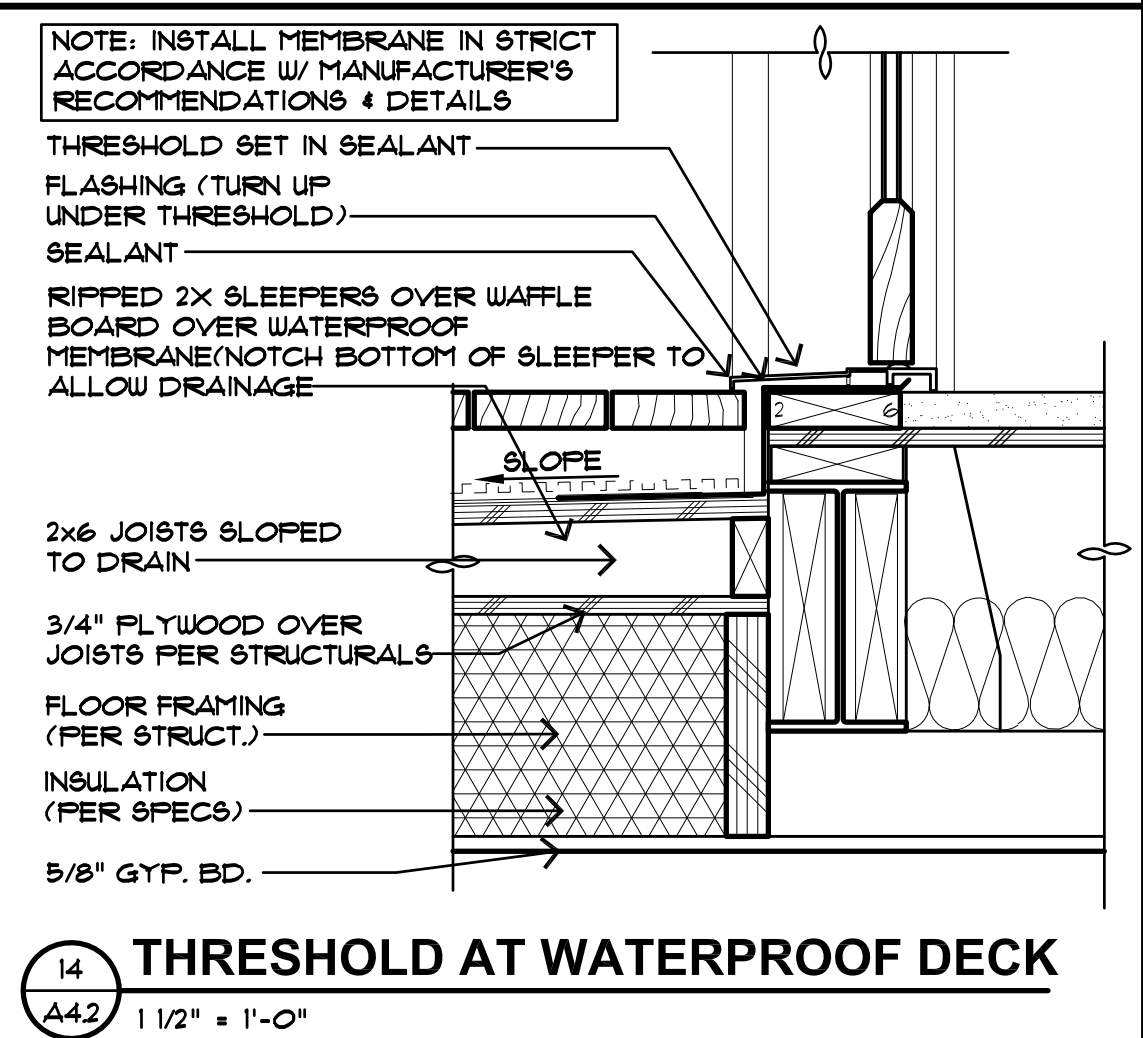
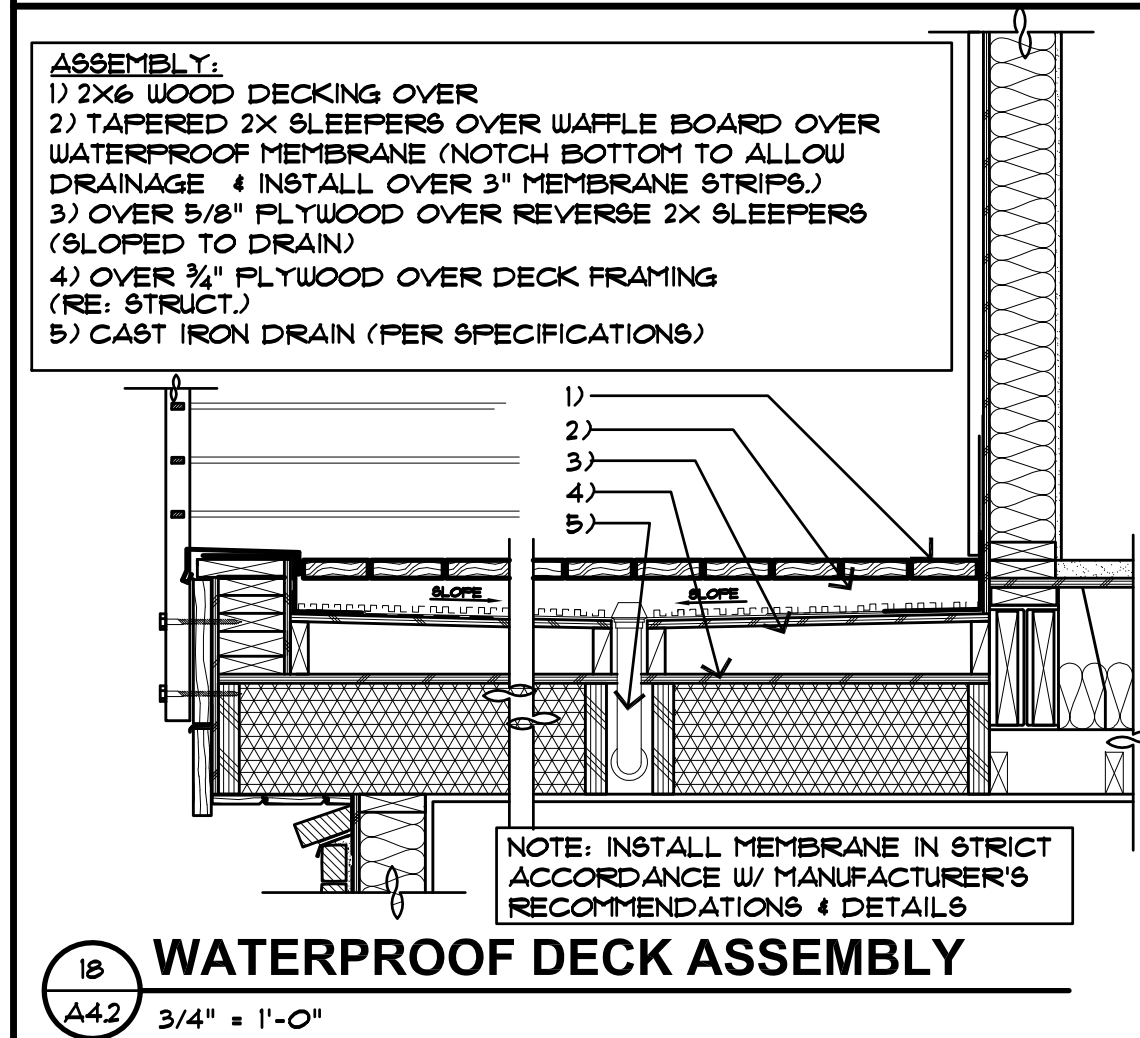
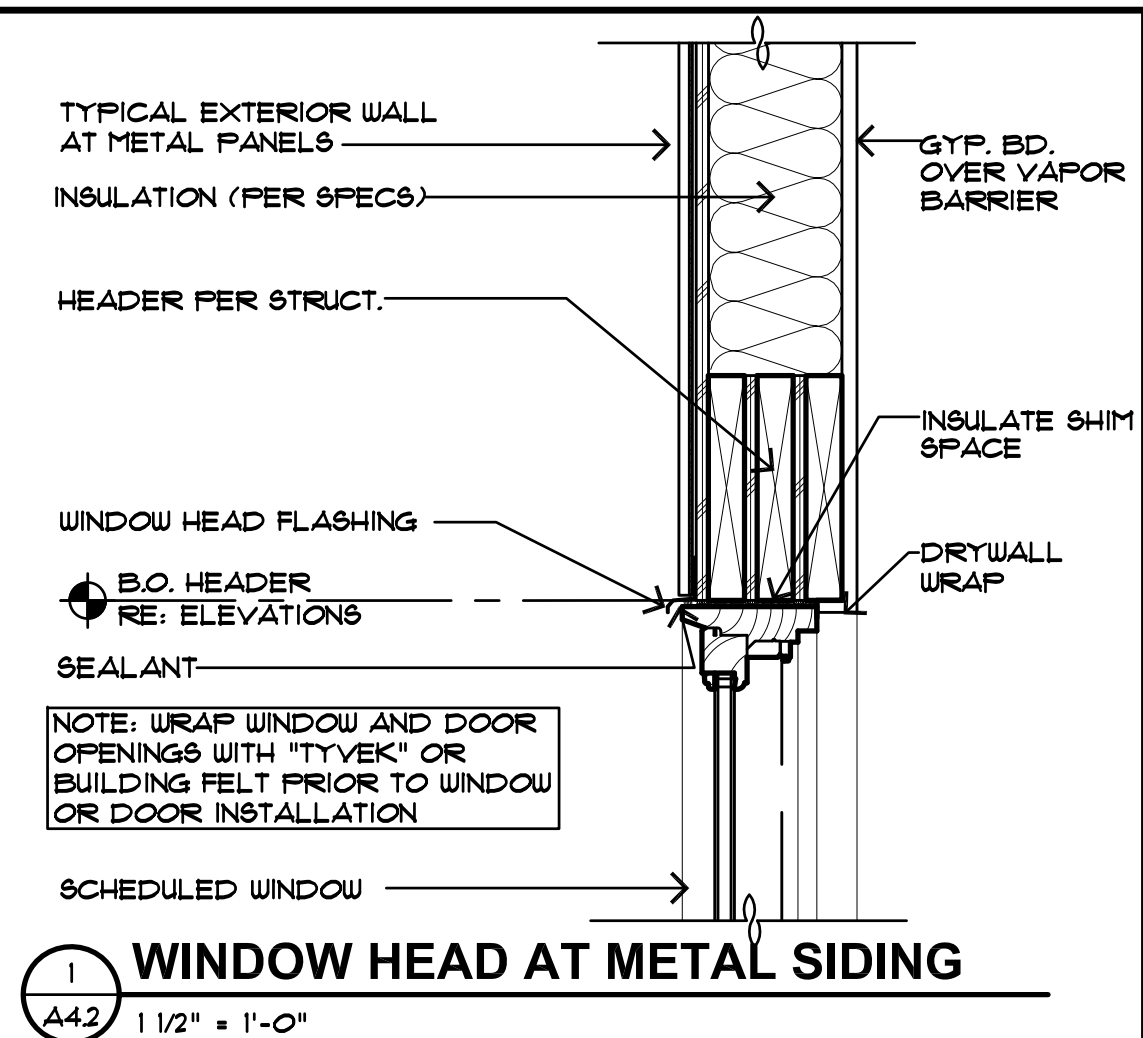
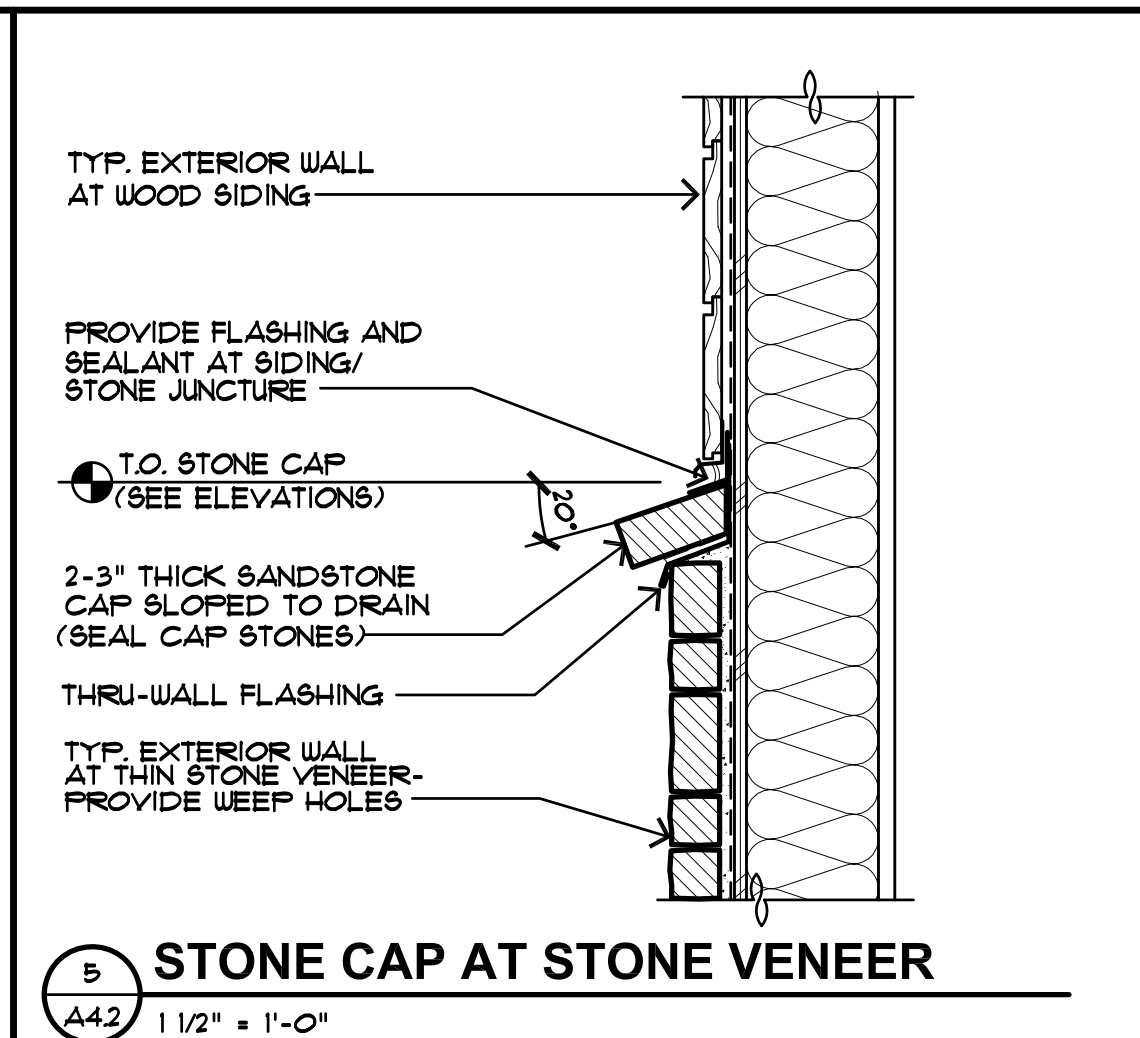
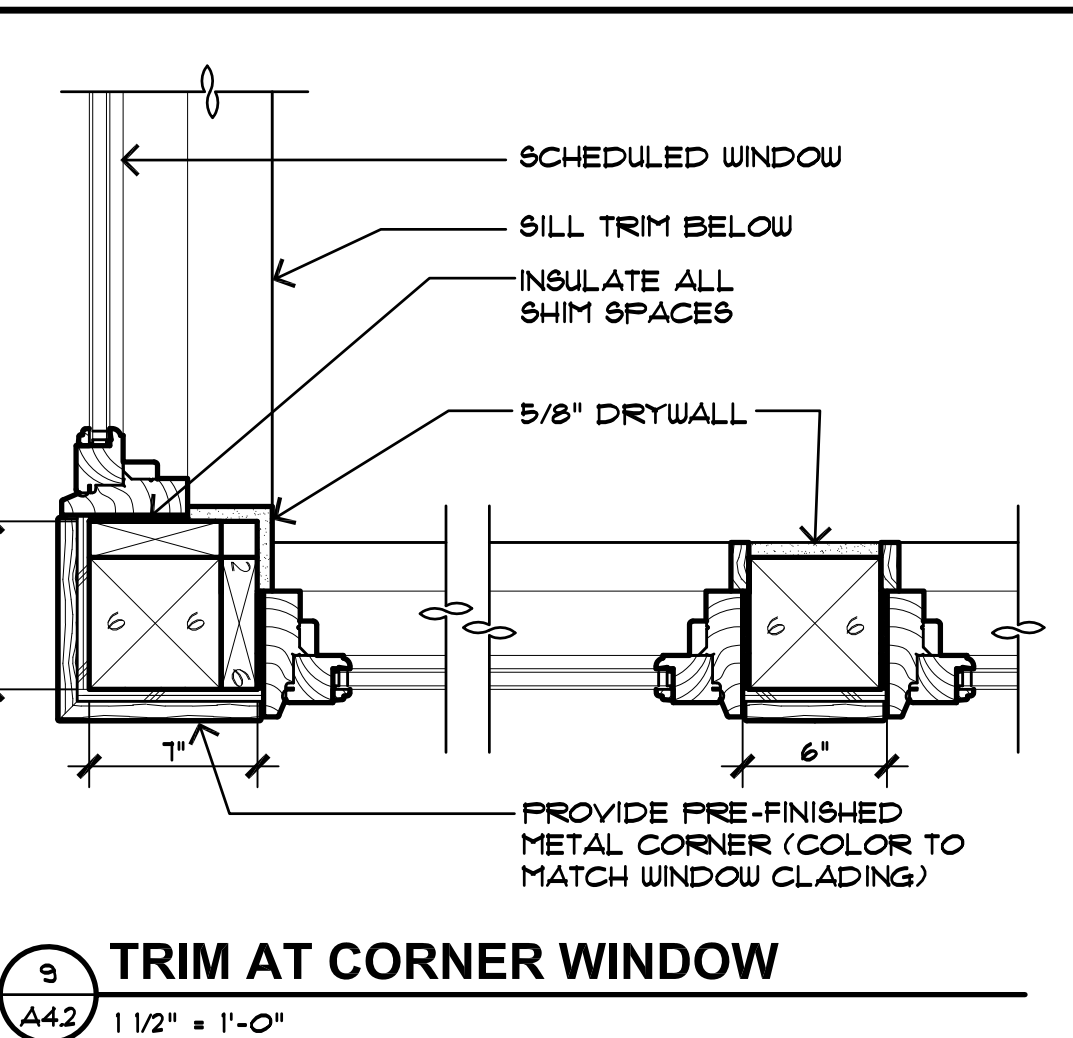
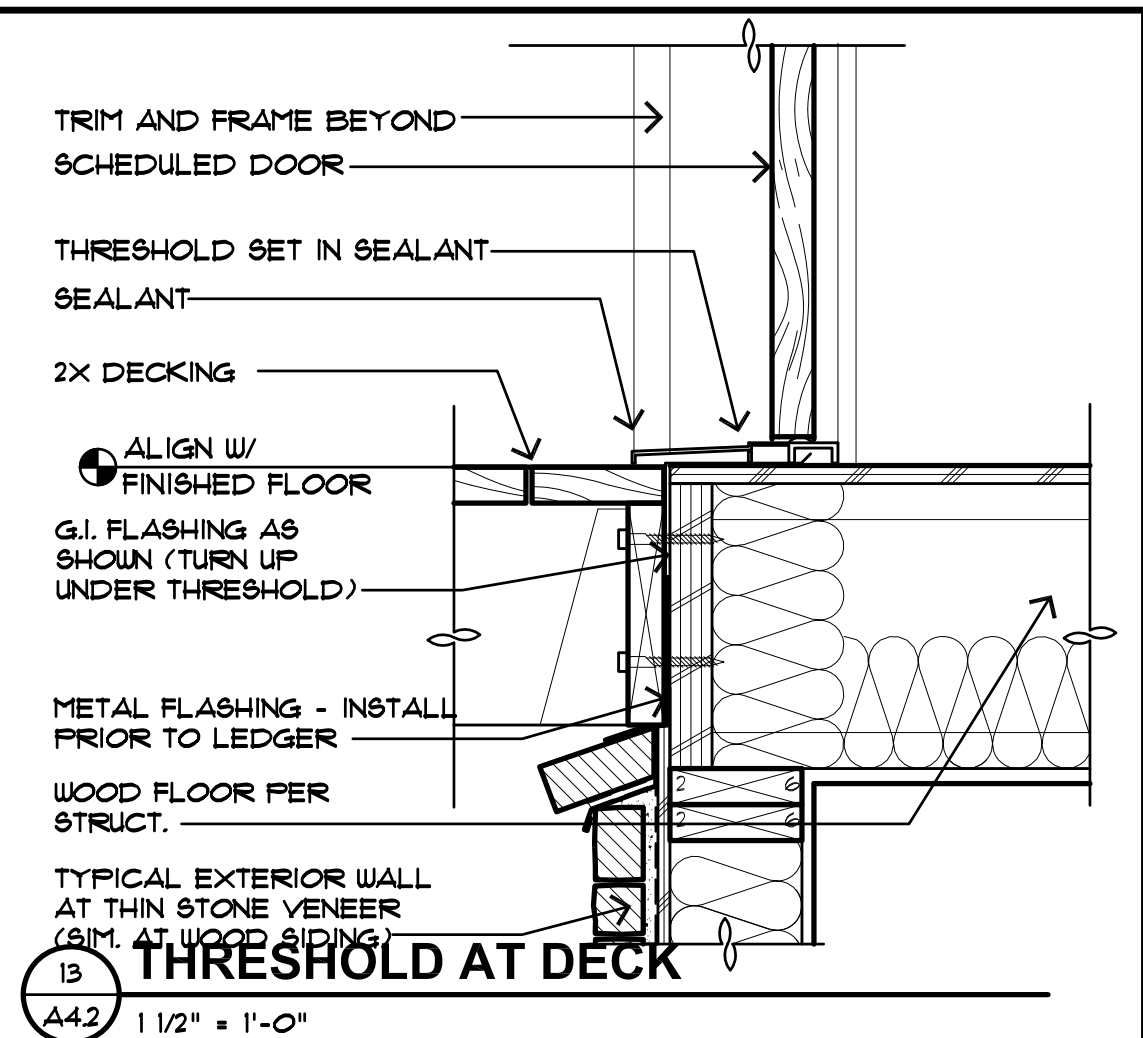
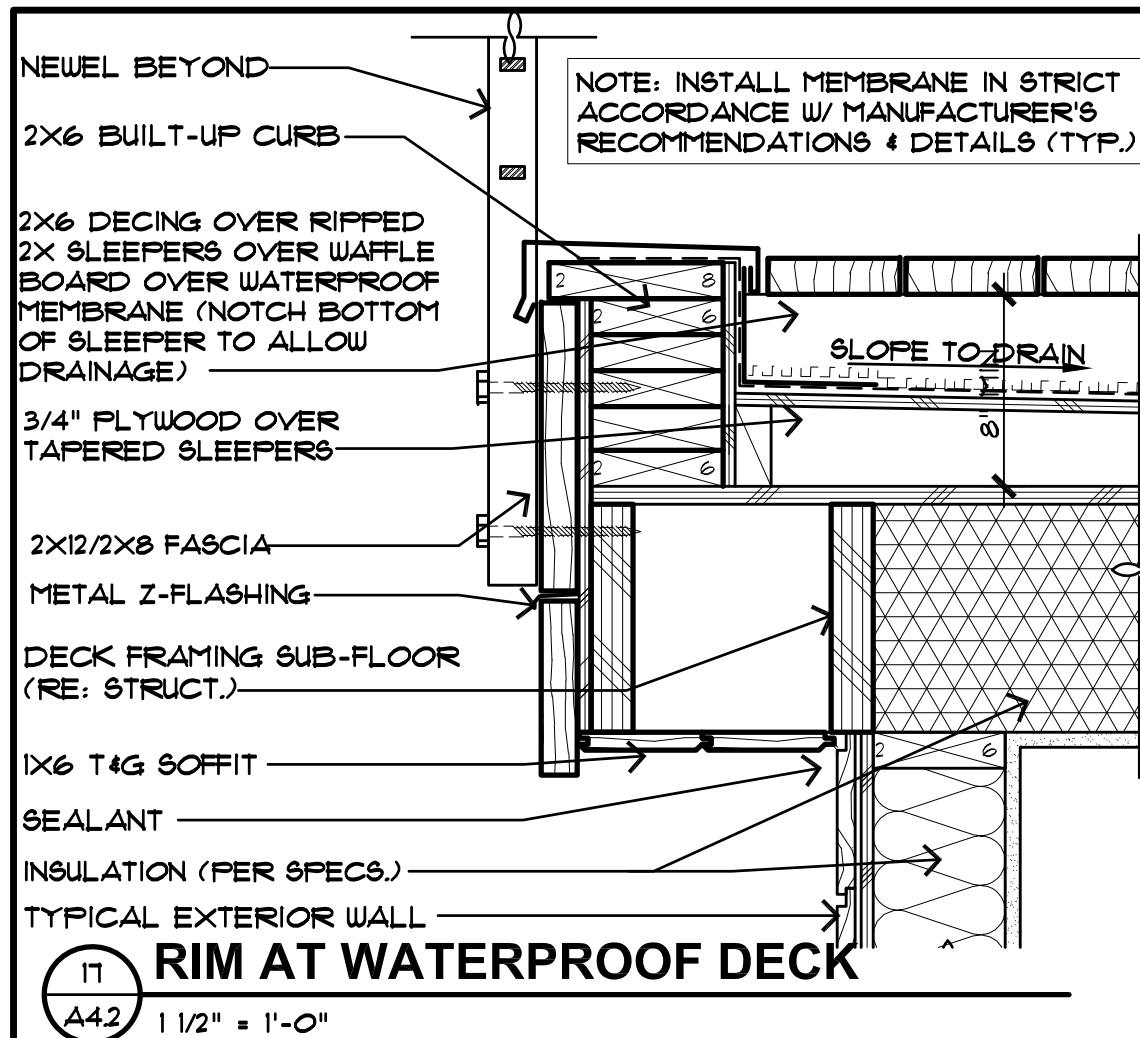
4 **FASCIA AT TRUSS ROOF**
A4.1 1 1/2\"/>

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160 FOREST DRIVE
LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

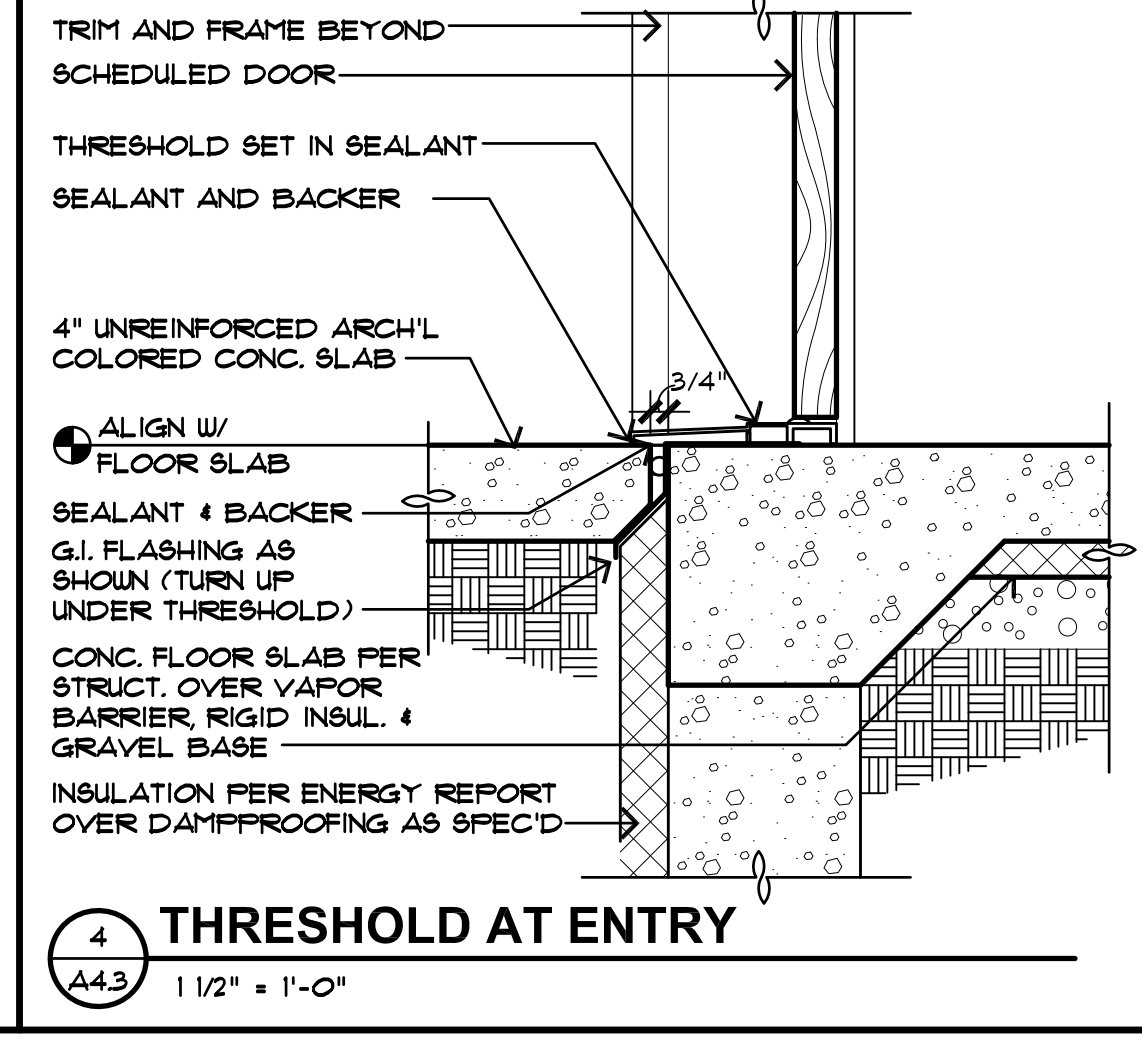
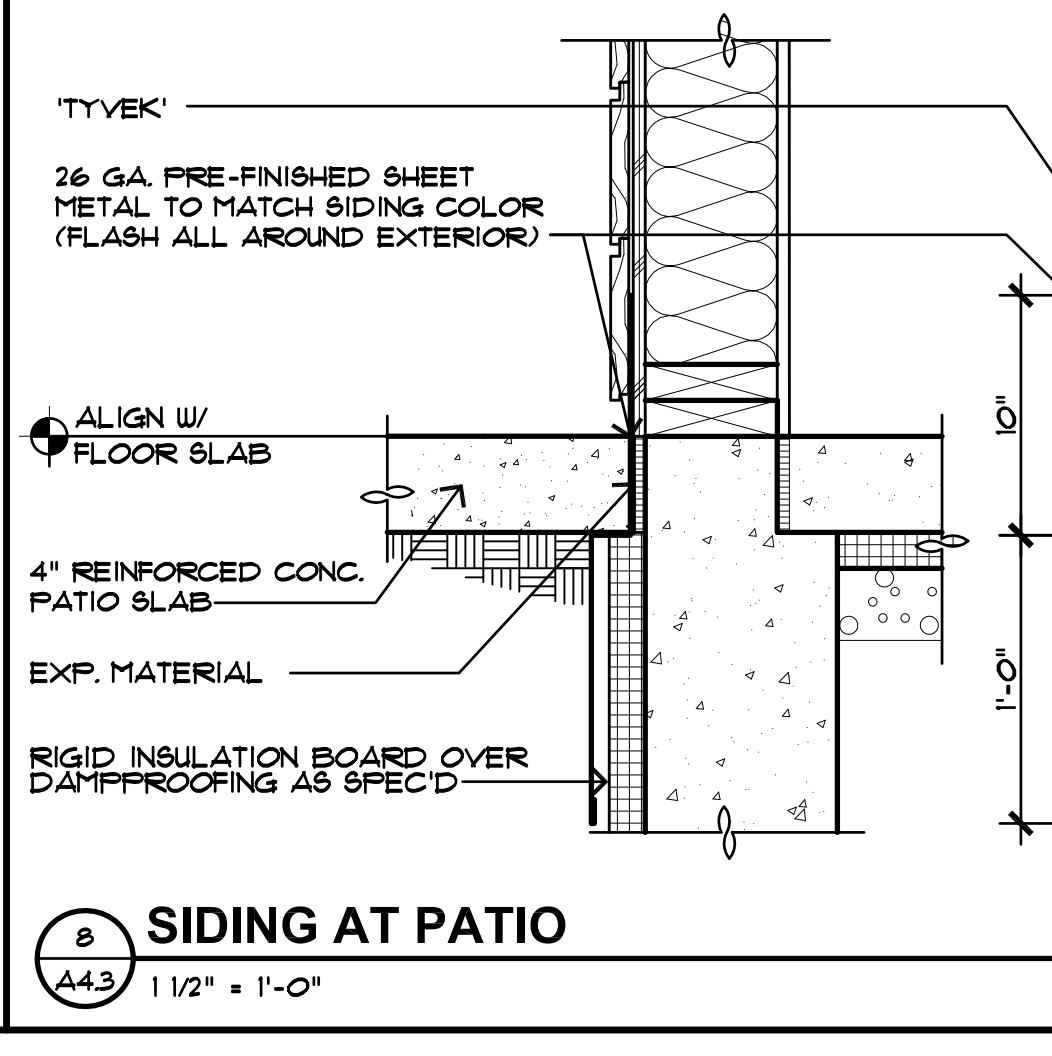
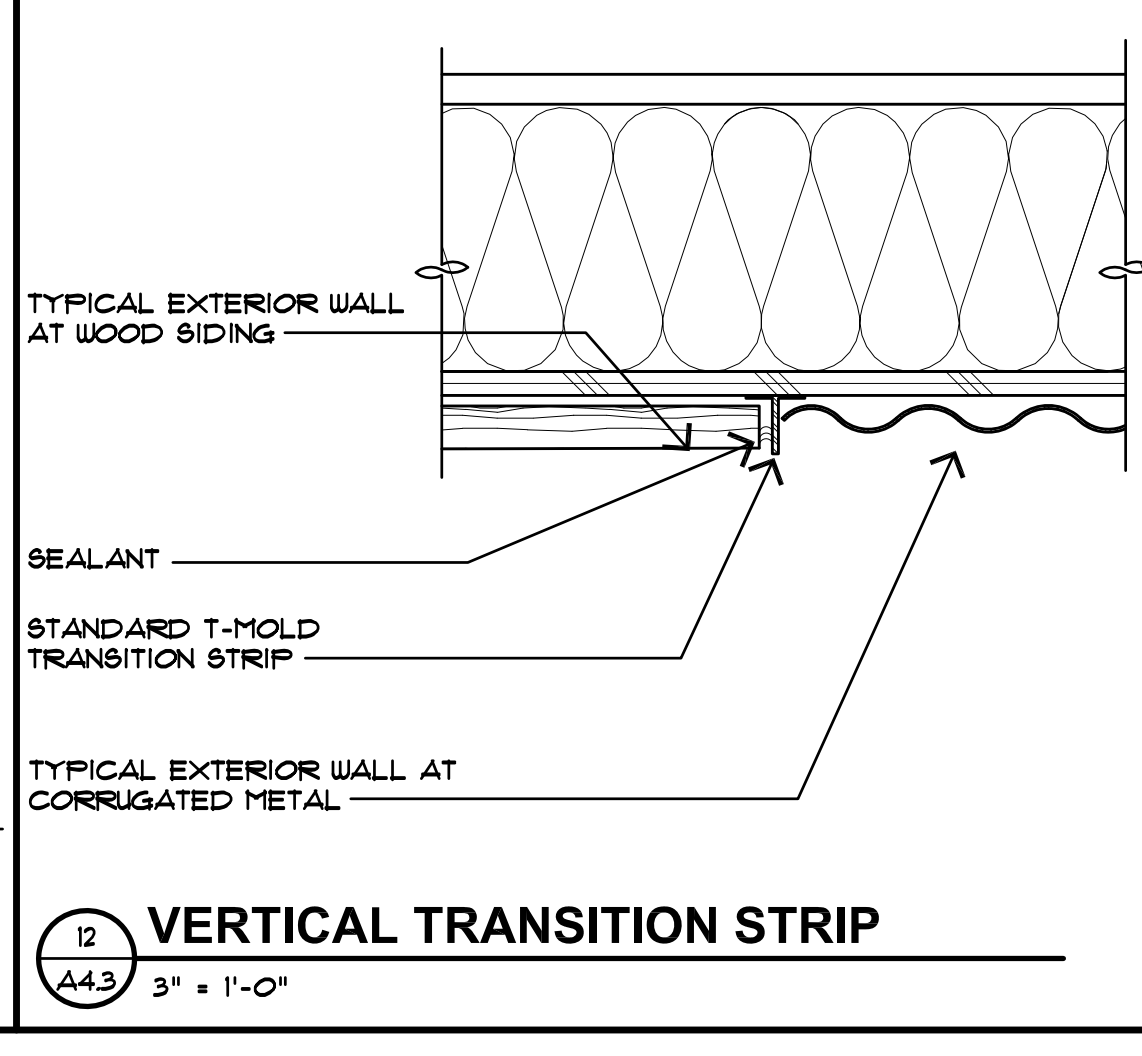
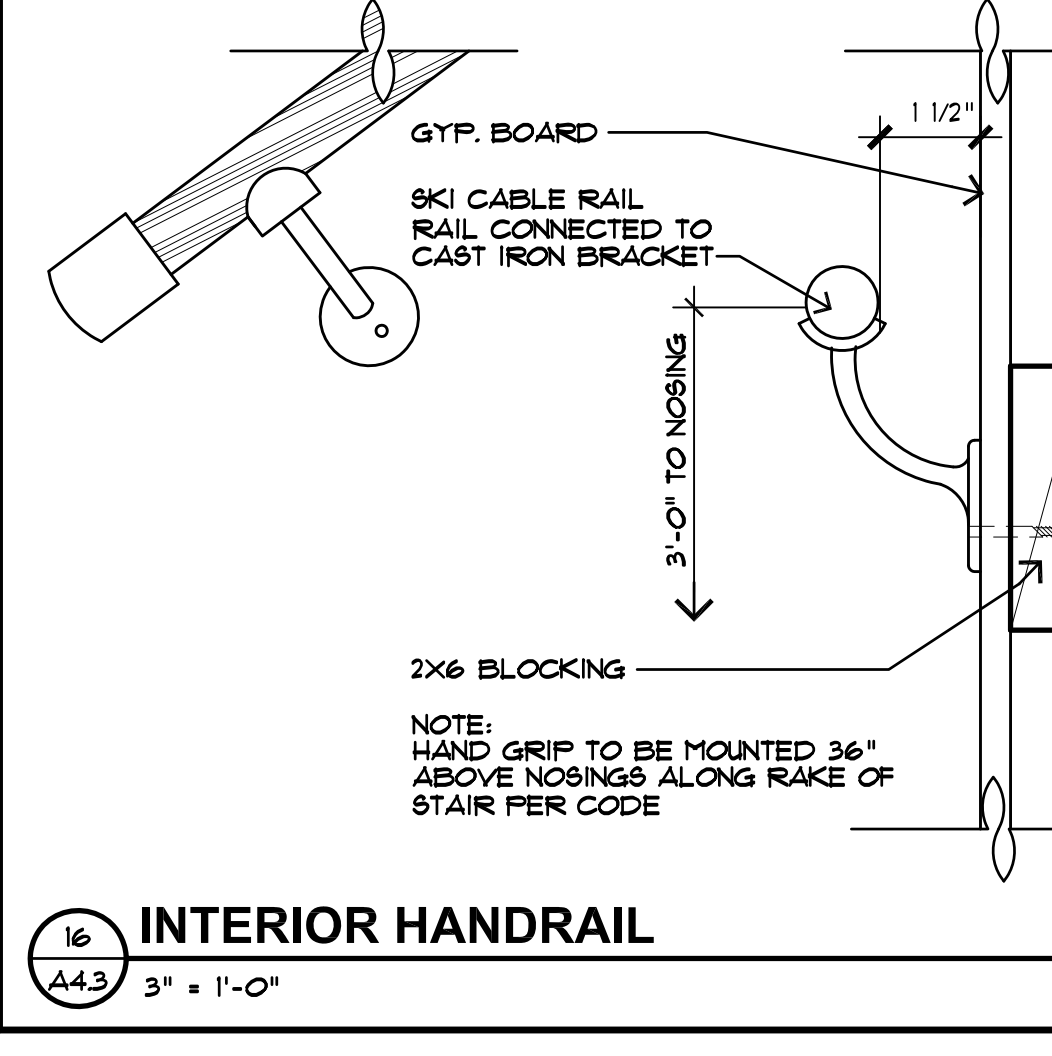
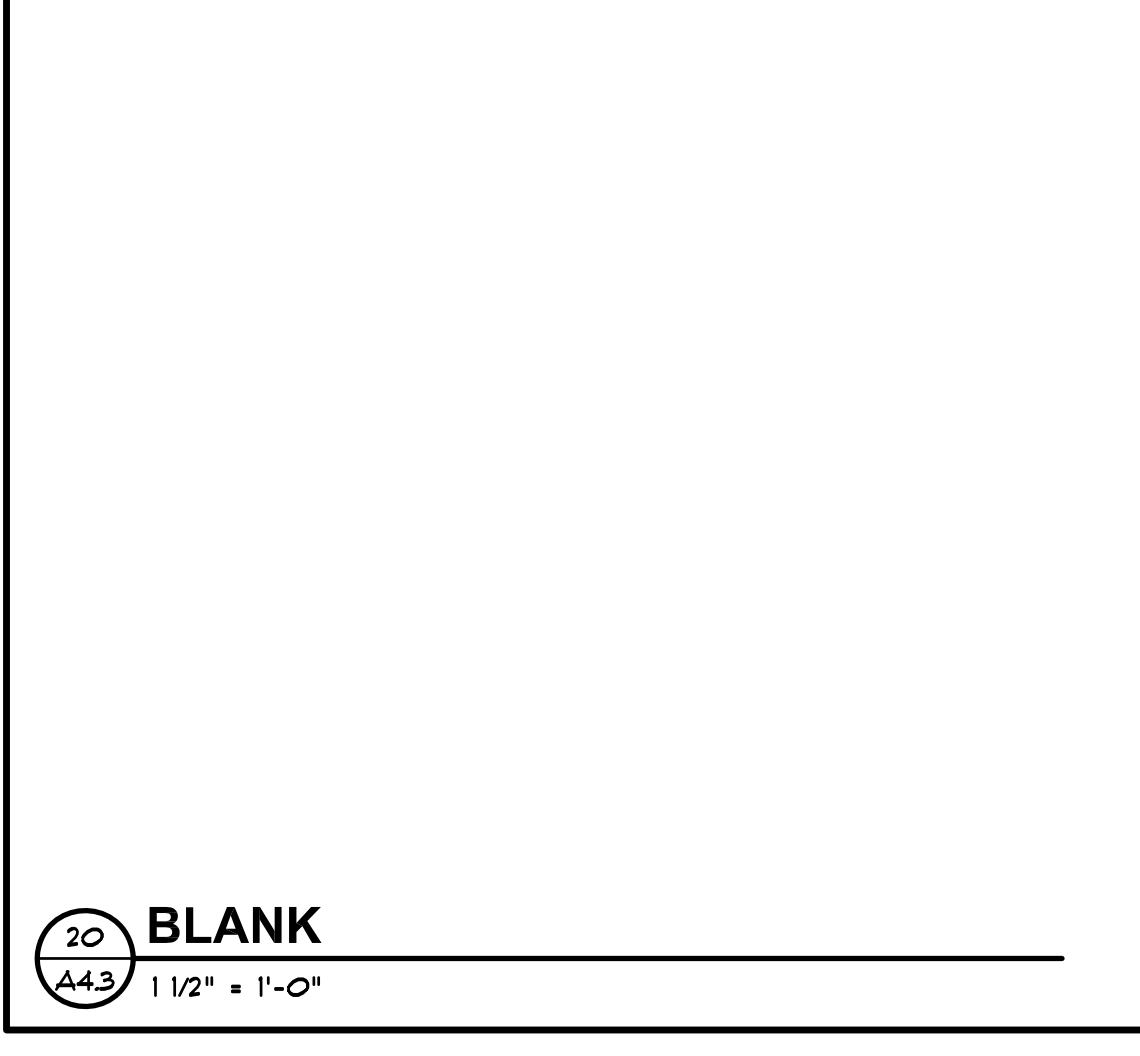
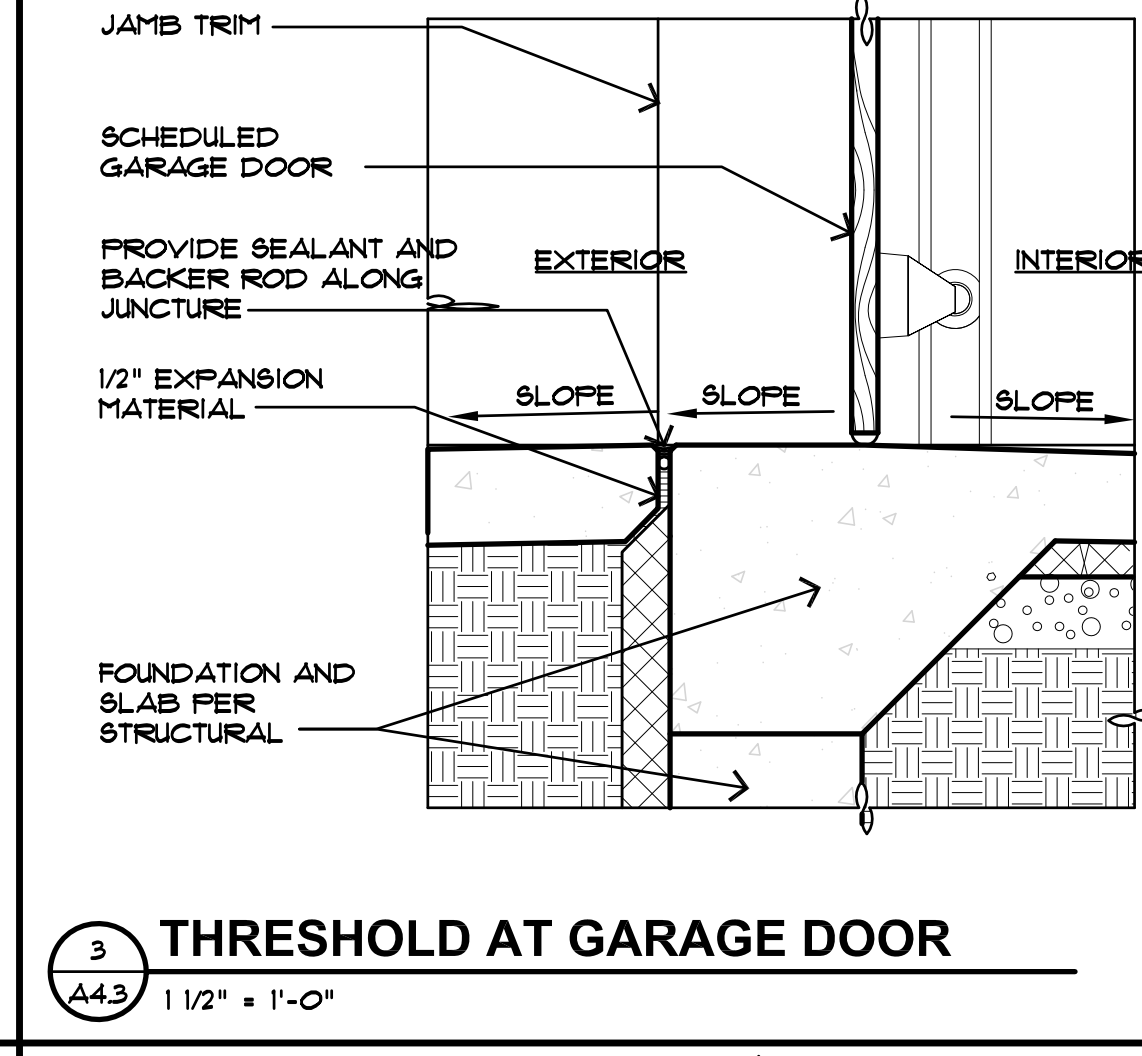
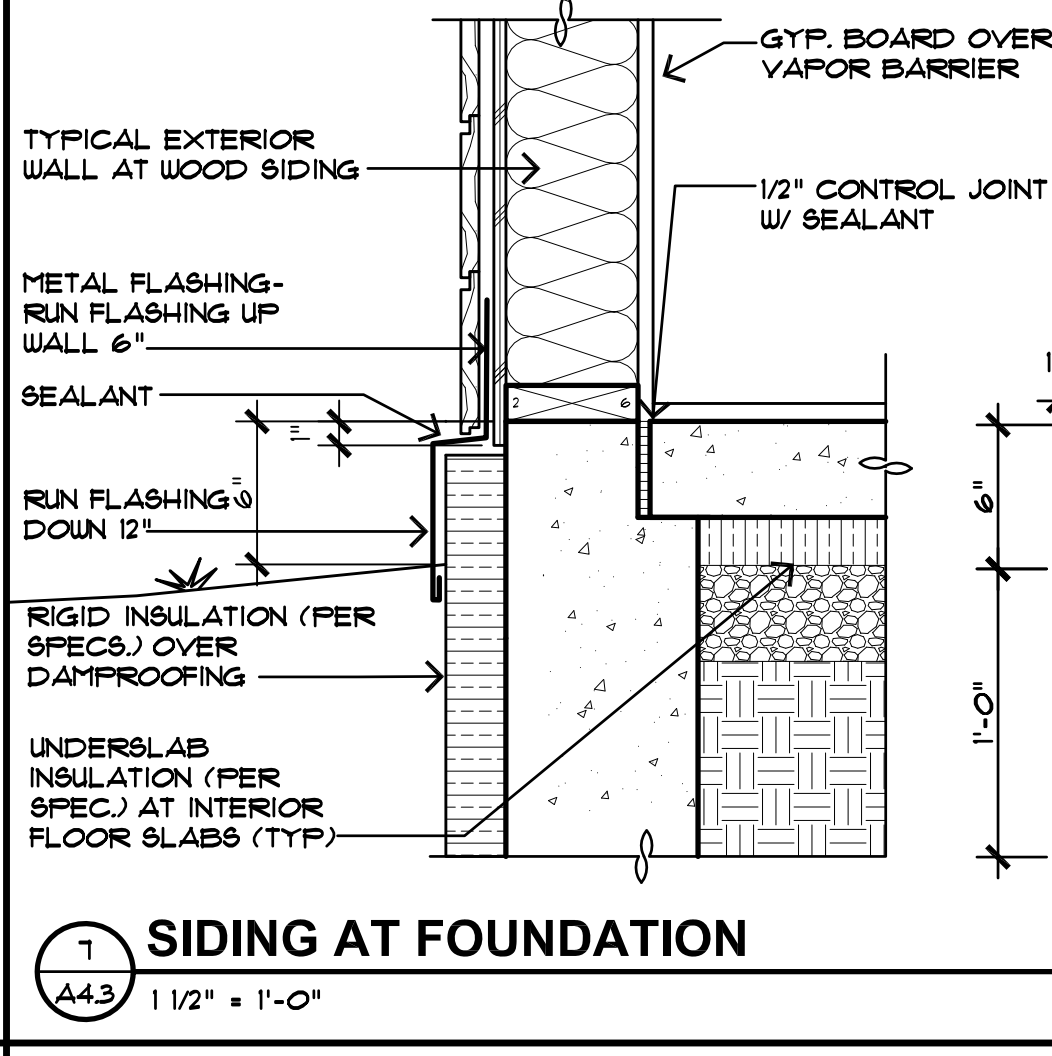
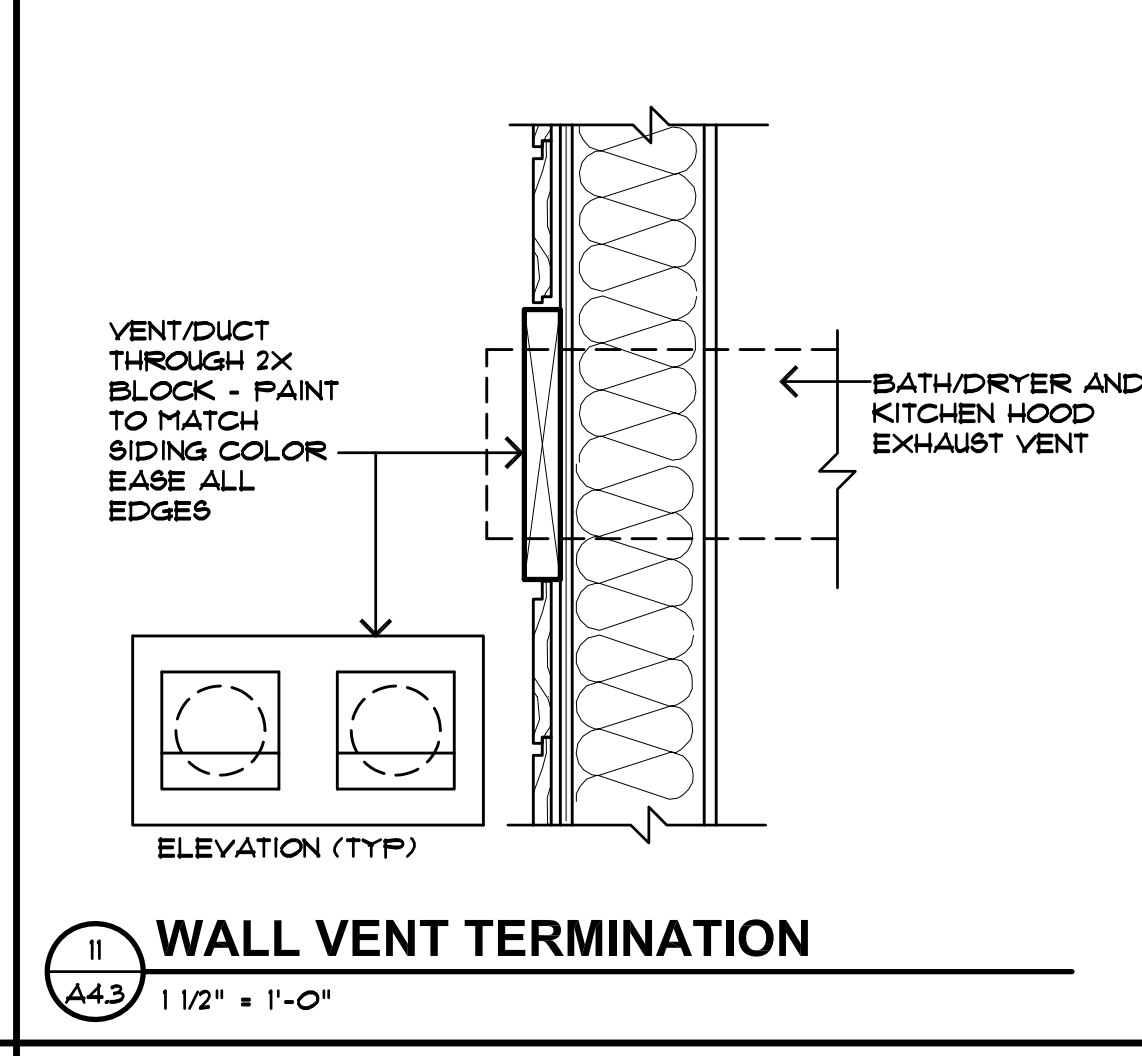
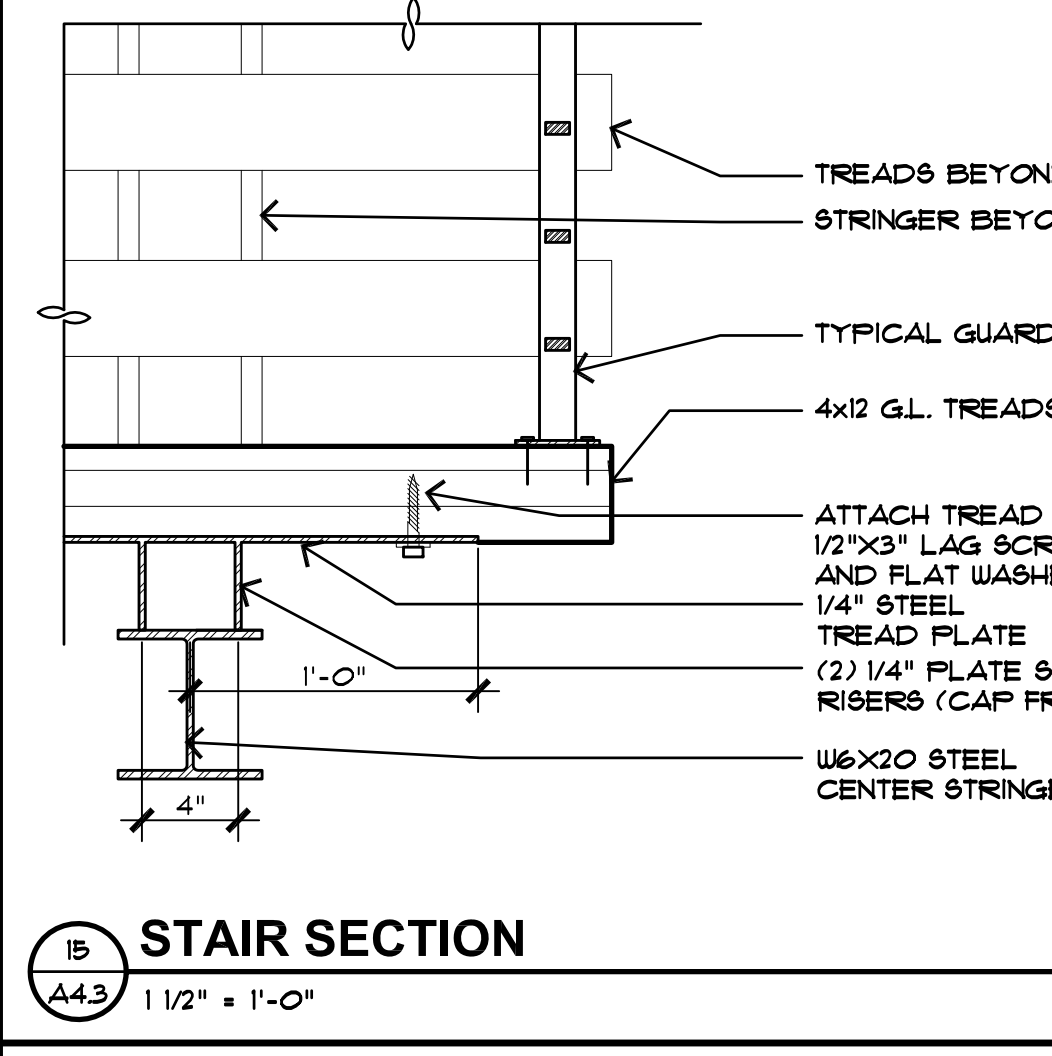
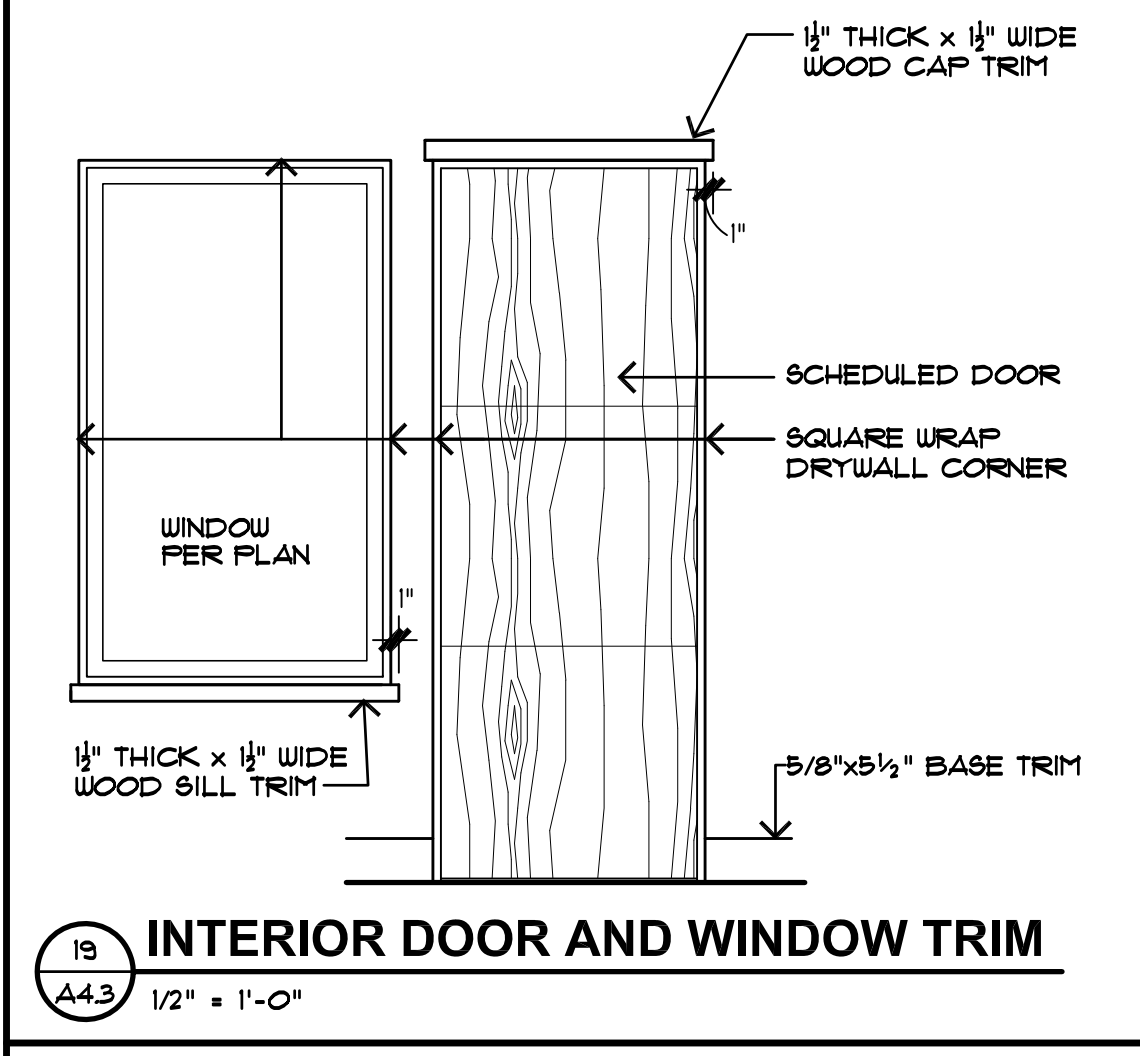
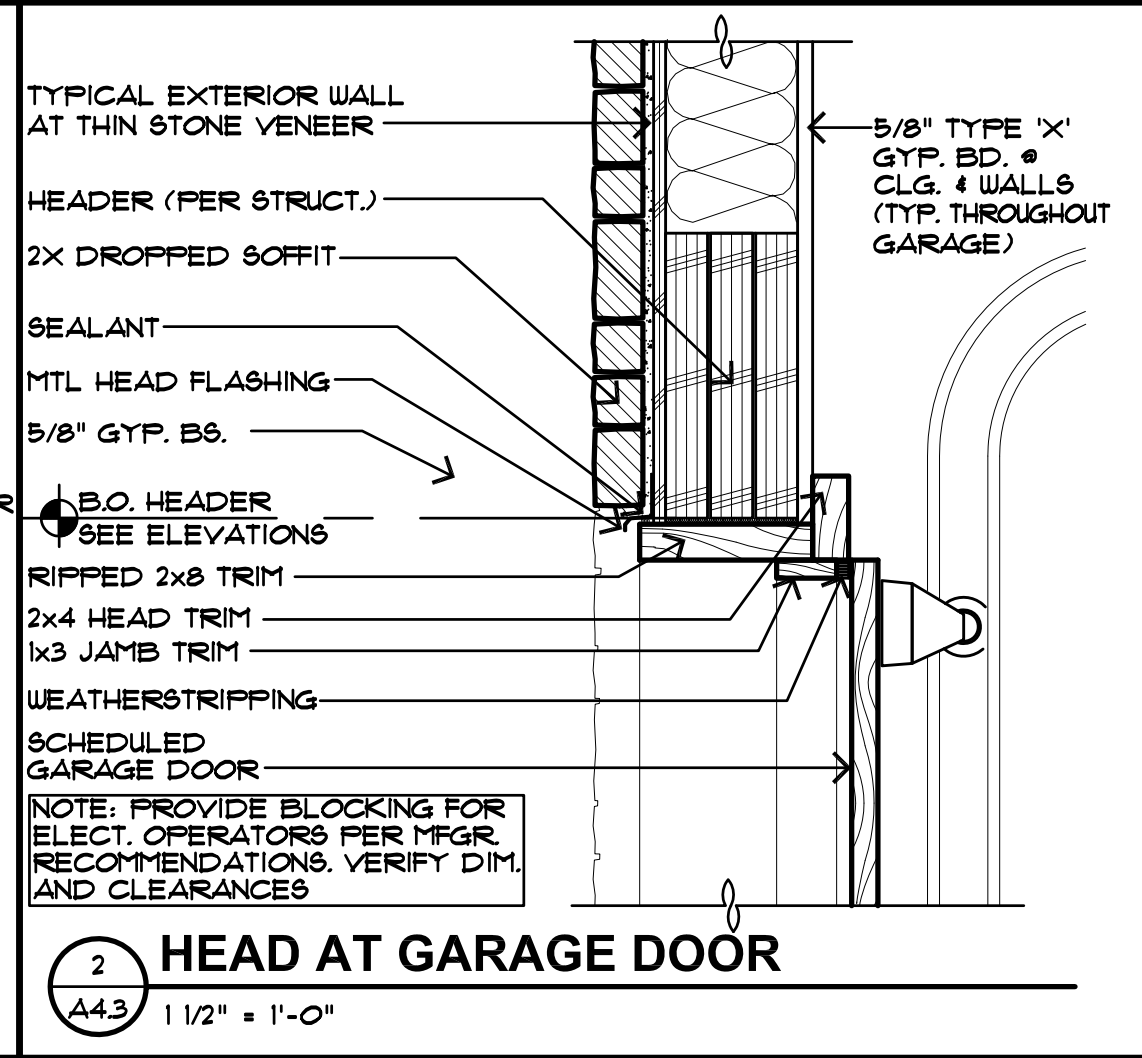
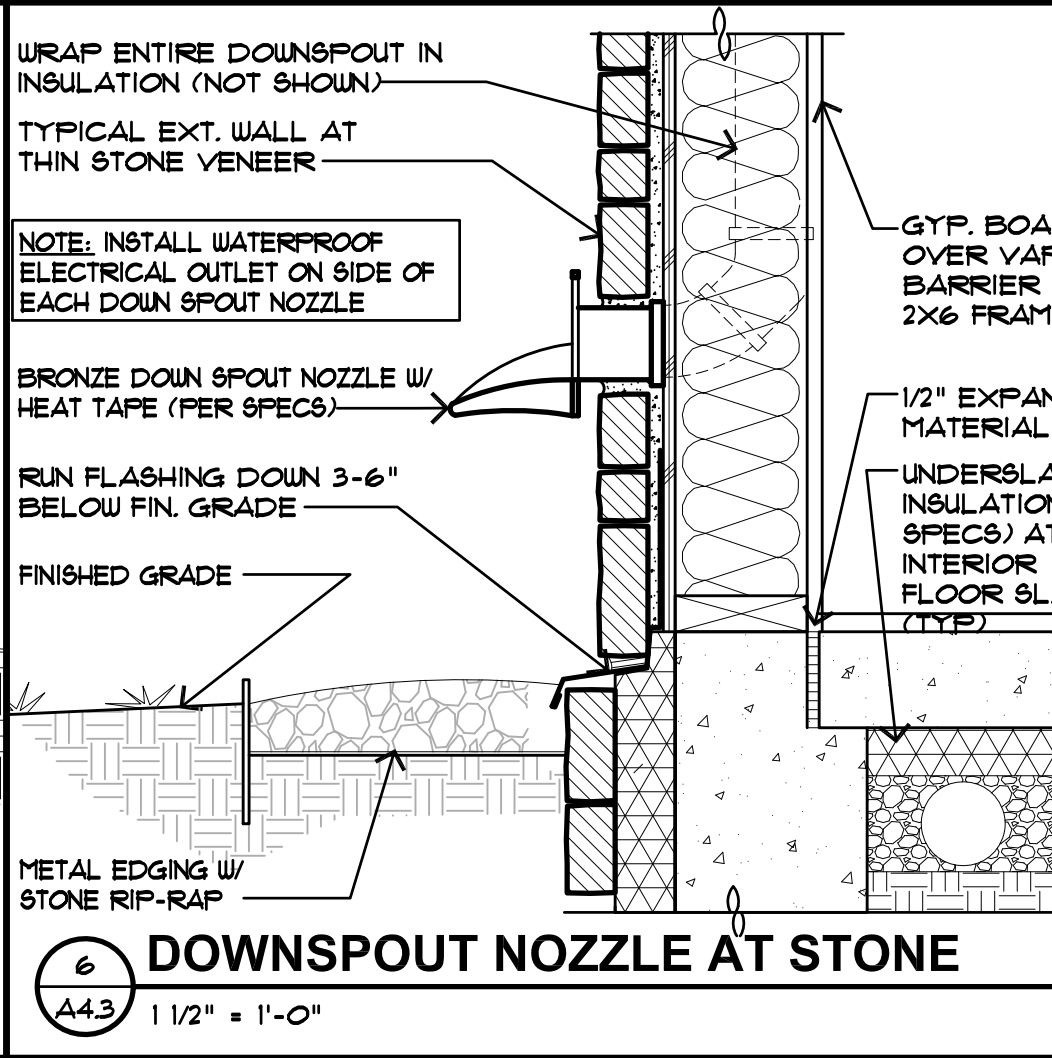
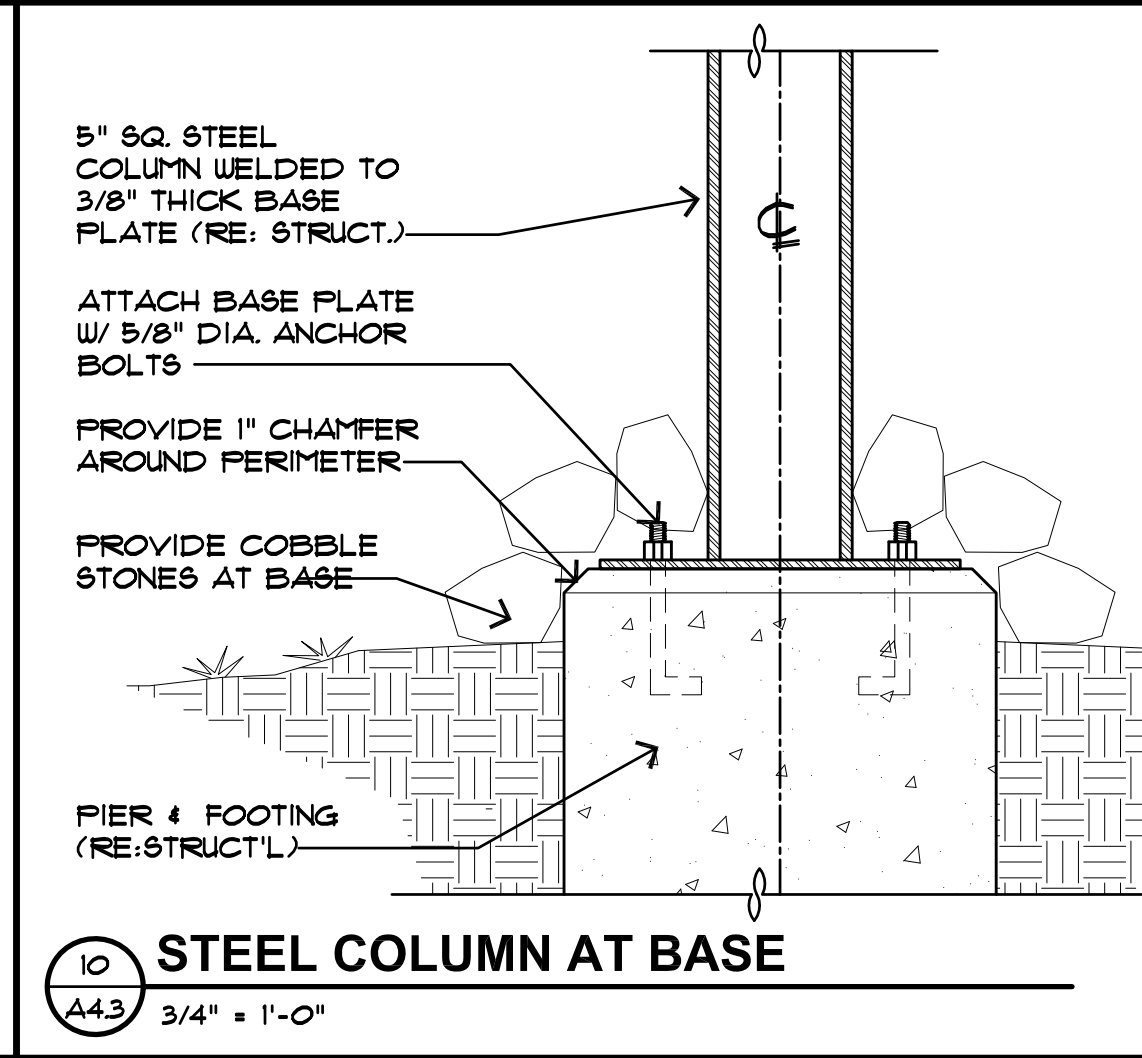
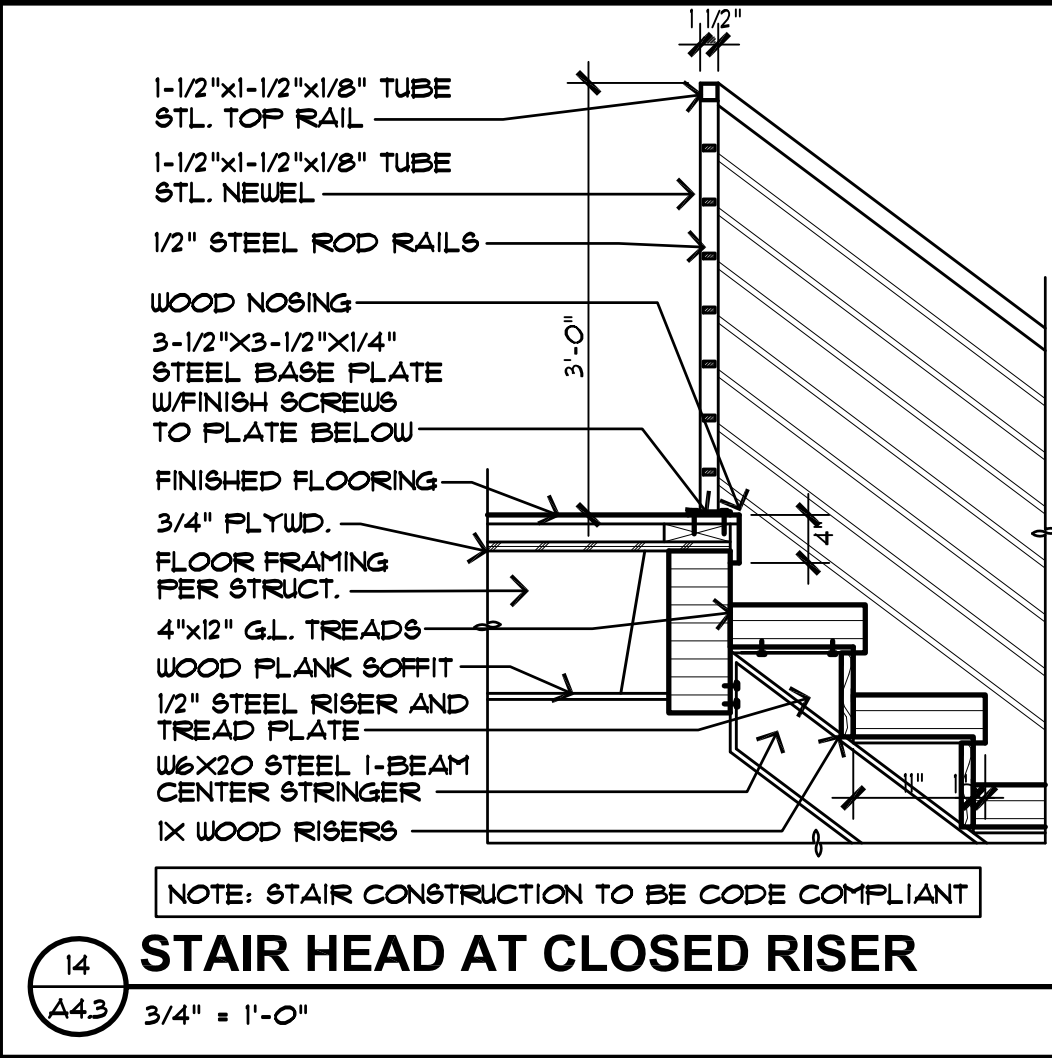
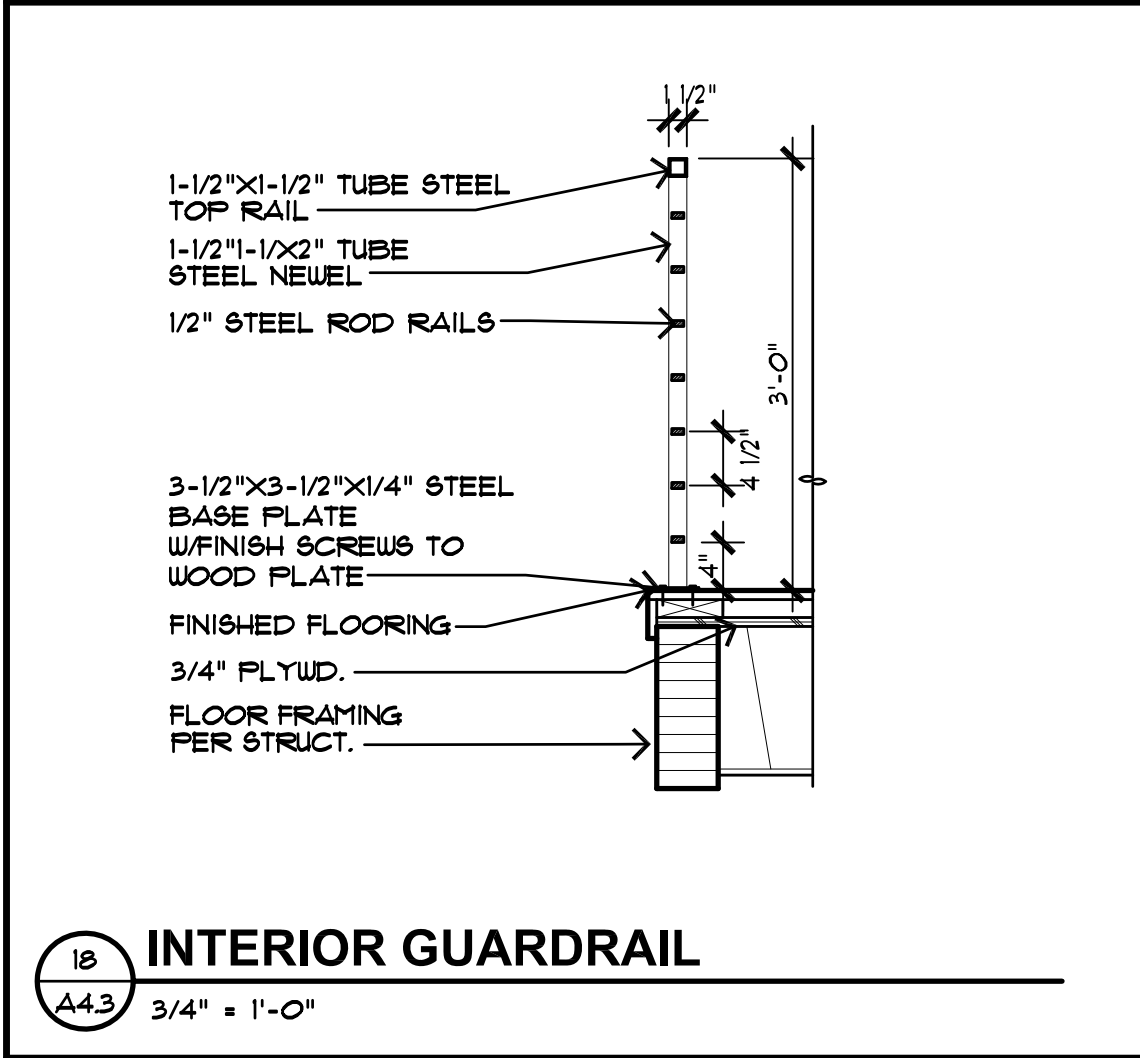
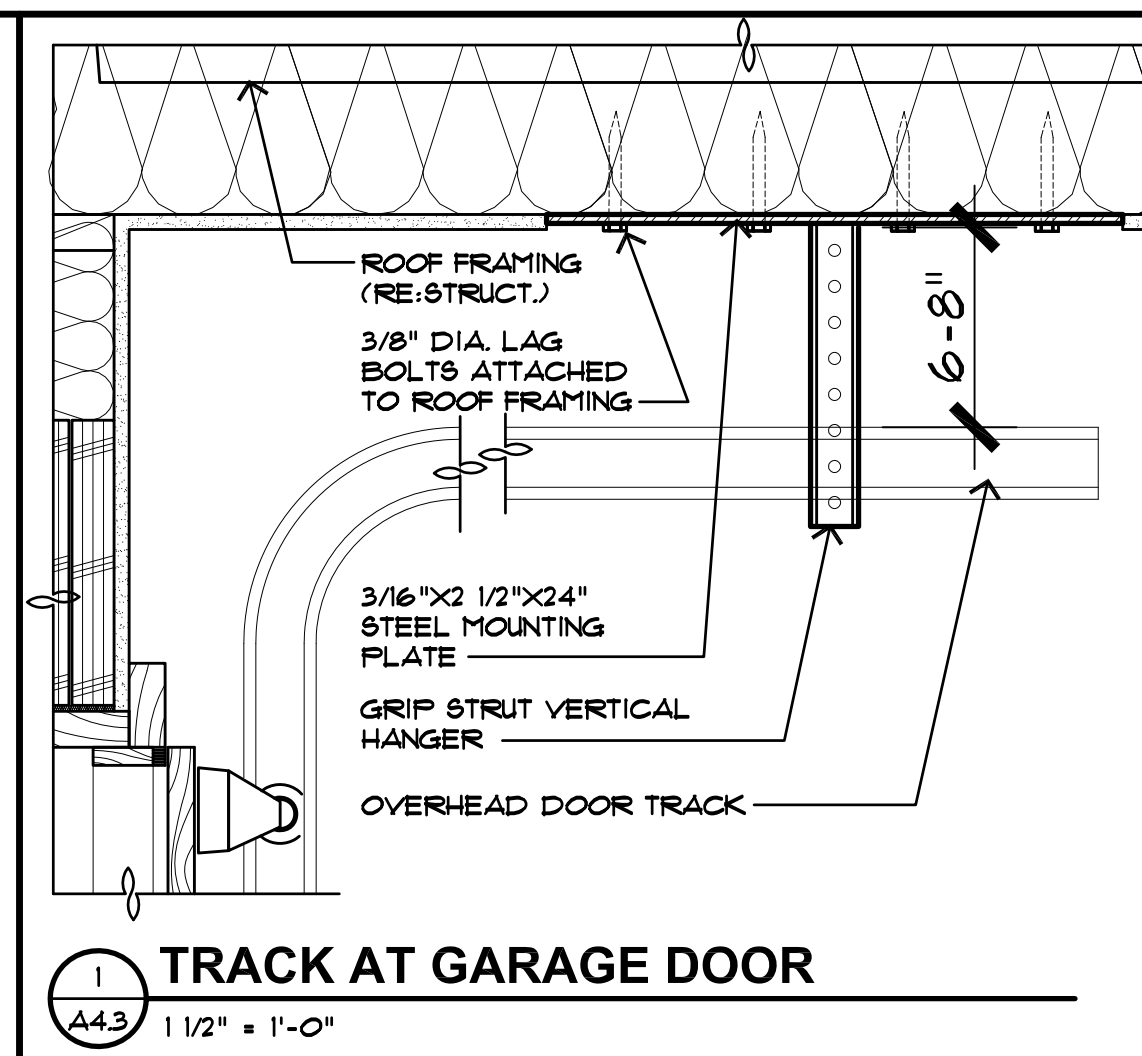
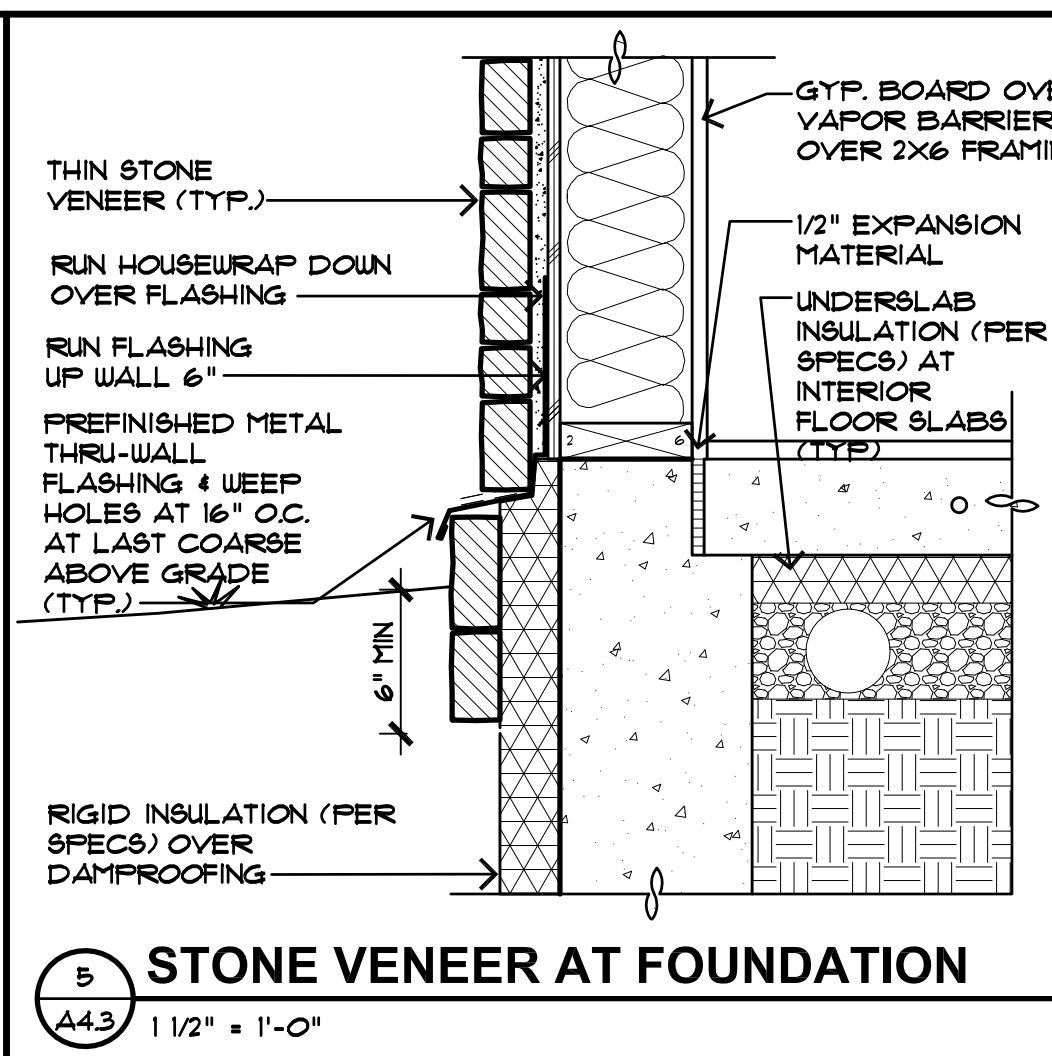
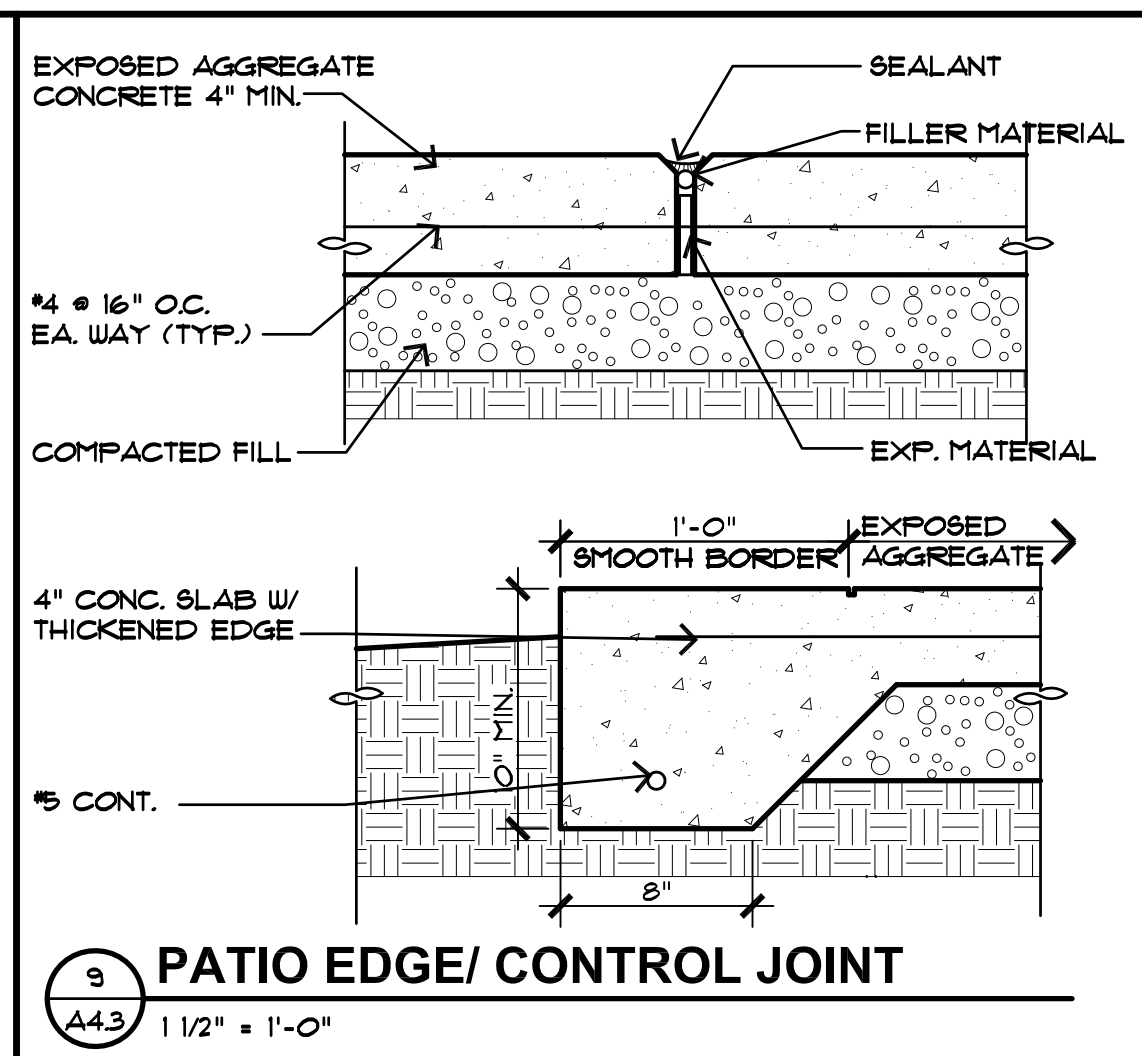
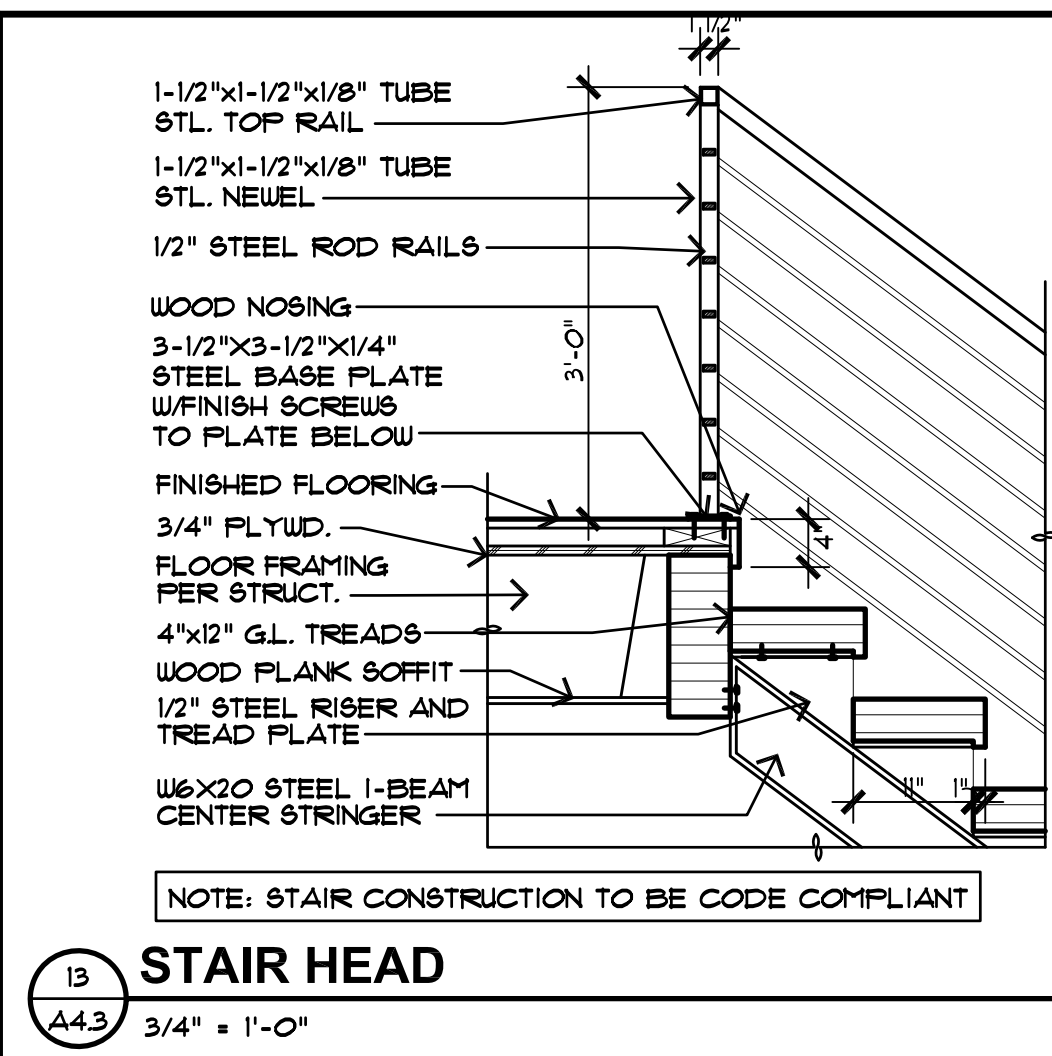
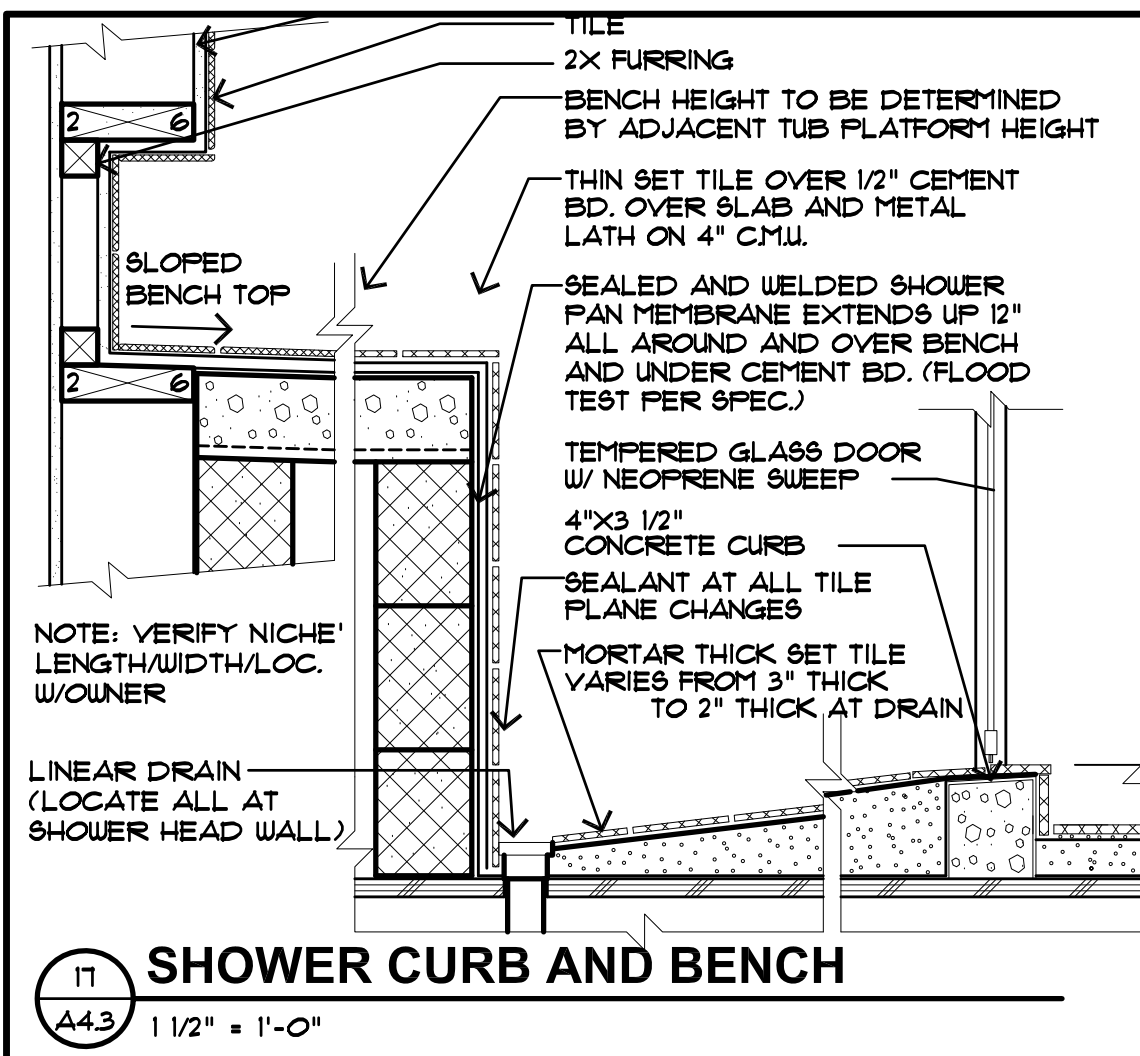
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