Infill Part 2: Design Detail Checklist
The purpose of this step is to ensure that a building’s materials and details are compatible with and relate to the historic context.

Project Address: _________________________________________________________________________________________

Registered Neighborhood Organization*: _____________________________________________________________

Meeting Held Date*: _____________________________________________________________________________________

1. Complete Infill Checklist Part 2
2. The applicant submittal should include requirements of the Part 1 submittal.
3. Digital submission of all required documentation
4. Additional/updated drawings and explanatory text. In the submittal, state how each mass, form, and context condition approved by the Commission is met by the Design Detail submittal, and indicate the page/detail numbers showing where the condition is met. This is required to ensure that mass and scale conditions are met, prior to considering design details.
5. Elevation drawings with scale (1” = 20’ of all sides). Please label and include base elevation, and include heights for all floor/ceiling levels, to top of roof deck, cornice, and top of appurtenances behind that façade. Show and label all materials, such as windows, doors, porches, roofs, siding, etc.
6. Enlarged section drawings at all entry locations (3/4” = 1’ scale). Include windows, canopies, columns, exterior walls, door locations, etc. Key wall section to the site plan.
7. Enlarged elevations and sections for each distinct window type and location, showing full window, including head, jamb, sill, muntins and other details/profile information. Please key sections to larger elevations sheets and site plans to clarify location. For projects with more than 3 window types/sizes, please provide a window schedule.
8. Details on exterior architectural elements, including balconies, railings, vents, awnings, etc. Provide enlarged elevation and information on all exterior architectural elements.
9. Landscape plans and elevations. Provide to scale, showing curbs, sidewalks, utility locations. Requires elevations, materials and supplemental information on lighting, plant material, hardscape and any structural elements.
10. Materials. Provide all of the following:
   a. Material samples/boards of ALL exterior materials with labels for each building/building component indicating material and finish.
   b. Provide manufacturer cut sheets on products.
   c. Reference materials and numbers from samples/boards onto elevation sheets and site plans as needed to clarify which materials correlate to which building/building component.
   d. For glass, provide visible transparency ratings of glass.
11. Other
   Coordinate with staff to determine if any additional information is needed due to the unique circumstances of your project.

For multi-unit (three [3] or more units) or commercial structures, also include:
12. Roof plan with scale (1” = 40’ or larger if possible). Label all roof appurtenances, materials, provide dimensions from street façade on roof plan, and show proposed screening on sides and top, if applicable. Additional drawings, including elevations, are required for unusual features such as stair overruns, towers, etc.
13. Enlarged building wall sections and plans (with corresponding elevation) through each distinct or unique building component at façade locations (3/4” = 1’ scale). Include all rooftop equipment/stair overruns/setback stories. Please coordinate with staff to determine distinct building components. Please include key wall sections to a site plan.
December 2, 2020

Community Planning and Development
Denver Landmark Preservation
201 West Colfax Ave dept. 205
Denver, CO  80202-5329


Dear Brittany Bryant & Landmark staff,

Please see our response to Landmarks conditional approval from November 3rd, 2020 Landmark Preservation Commission meeting.

**LANDMARK COMMENTS**

1. Clarify the max height of the proposed structure;
   **Response:** Please see elevations and streetscape for clarification that max roof height is 28’4”.

2. Overall structure width to remain 19 feet;
   **Response:** Width of building is 19’ from outside face of brick to brick. The change from brick veneer to siding is the result in approx. 4” difference of exterior dimension due to material change. The building framing is continuous behind the building material along both interior lot lines. See attached detail material transition from brick veneer to siding.

3. Restudy the window proportions;
   **Response:** Please see elevations to show restudy of window proportions to show single hung through out entire house.

4. Restudy the porch wall design;
   **Response:** Porch wall railing replaced with brick wall and limestone cap. See attached.

5. Restudy horizontal articulation in the design detail submittal.
   **Response:** Please see elevations and isometric drawings. We reviewed with staff prior to this submittal to incorporate design feedback.

Thank you for your assistance with the project. Please contact us if you have any questions, clarifications or require additional information.

Respectfully,

Dave Marquez
Principal  | AIA
MmD Architecture Studio
303.916.3676
3414 W. 31ST AVE
PROPOSED SINGLE FAMILY HOME INFILL LOT

<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>SHEET NAME</th>
<th>SHEET NO.</th>
<th>SHEET NAME</th>
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<td>17</td>
<td>BUILDING ELEVATIONS</td>
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<tr>
<td>2</td>
<td>AERIAL MAP</td>
<td>18</td>
<td>GARAGE ELEVATIONS</td>
</tr>
<tr>
<td>3</td>
<td>SITE PLAN</td>
<td>19</td>
<td>GARAGE ELEVATIONS</td>
</tr>
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<td>4</td>
<td>BASEMENT FLOOR PLAN</td>
<td>20</td>
<td>PERSPECTIVE VIEW</td>
</tr>
<tr>
<td>5</td>
<td>LEVEL 1 FLOOR PLAN</td>
<td>21</td>
<td>ENLARGED SECTIONS</td>
</tr>
<tr>
<td>6</td>
<td>LEVEL 2 FLOOR PLAN</td>
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<td>ENLARGED WINDOW ELEVATIONS AND SECTIONS</td>
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<td>ROOF PLAN</td>
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<td>ENLARGED WINDOW ELEVATIONS AND SECTIONS</td>
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<td>11</td>
<td>COMPATIBILITY DEMONSTRATION</td>
<td>27</td>
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<td>12</td>
<td>CHARACTER DEFINING FEATURES</td>
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<td>ISOMETRIC DRAWINGS</td>
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<td>PERSPECTIVE VIEW</td>
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<tr>
<td>29</td>
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<td></td>
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</table>

12/17/2020

COVER PAGE & SHEET INDEX

3414 W. 31ST AVE

MmD Architecture
4251 KIPLING ST. - SUITE 250 - WHEATRIDGE, CO 80033
303.916.3676

SHEET 1 of 29
FENCE CEDAR VERTICAL

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

NOTES:
1. 1" space between cedar slats
2. Stain cedar slats Cabot semi solid
3. Use type "A" or better Cedar slats
4. Use stainless steel screws min. 36"

KEY:
A. 1" x 4" Cedar Slat

SITE PLAN

Scale: 1/16" = 1'-0"

12/17/2020
LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

1 LEVEL 1 FLOOR PLAN
<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>3384 W. 31ST AVE.</th>
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<tr>
<td>NUMBER OF FLOORS</td>
<td>2 STORIES</td>
<td>NUMBER OF FLOORS</td>
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<tr>
<td>ROOF SHAPE</td>
<td>GABLE ROOF</td>
<td>ROOF SHAPE</td>
<td>GABLE ROOF</td>
</tr>
<tr>
<td>DORMERS:</td>
<td>NO</td>
<td>DORMERS:</td>
<td>NO</td>
</tr>
<tr>
<td>MAIN MATERIAL</td>
<td>BRICK</td>
<td>MAIN MATERIAL</td>
<td>BRICK</td>
</tr>
<tr>
<td>SECONDARY MATERIAL</td>
<td>WOOD SIDING</td>
<td>SECONDARY MATERIAL</td>
<td>CEMENTITIOUS SIDING</td>
</tr>
<tr>
<td>PORCH</td>
<td>YES</td>
<td>PORCH</td>
<td>YES</td>
</tr>
<tr>
<td>EXPOSED FOUNDATION</td>
<td>YES</td>
<td>EXPOSED FOUNDATION</td>
<td>YES</td>
</tr>
<tr>
<td>EAVE HEIGHT</td>
<td>22'-0&quot;</td>
<td>EAVE HEIGHT</td>
<td>19'-0&quot;</td>
</tr>
<tr>
<td>RIDGE HEIGHT</td>
<td>30'-4&quot;</td>
<td>RIDGE HEIGHT</td>
<td>28'-4&quot;</td>
</tr>
<tr>
<td>OVERALL WIDTH</td>
<td>23'-4&quot;</td>
<td>OVERALL WIDTH</td>
<td>19'-0&quot;</td>
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<table>
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<td>ROOF SHAPE</td>
<td>GABLE ROOF</td>
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<tr>
<td>DORMERS:</td>
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<td>DORMERS:</td>
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<tr>
<td>MAIN MATERIAL</td>
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<td>MAIN MATERIAL</td>
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<td>WOOD SIDING</td>
<td>SECONDARY MATERIAL</td>
<td>FISH SCALE SHINGLES</td>
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<tr>
<td>PORCH</td>
<td>YES</td>
<td>PORCH</td>
<td>YES</td>
</tr>
<tr>
<td>EXPOSED FOUNDATION</td>
<td>YES</td>
<td>EXPOSED FOUNDATION</td>
<td>YES</td>
</tr>
<tr>
<td>EAVE HEIGHT</td>
<td>18'-0&quot;</td>
<td>EAVE HEIGHT</td>
<td>13'-0&quot;</td>
</tr>
<tr>
<td>RIDGE HEIGHT</td>
<td>31'-10&quot;</td>
<td>RIDGE HEIGHT</td>
<td>24'-7 1/2&quot;</td>
</tr>
<tr>
<td>OVERALL WIDTH</td>
<td>25'-2&quot;</td>
<td>OVERALL WIDTH</td>
<td>20'-0&quot;</td>
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### A.M. GHOST HOUSE NEIGHBORHOOD CHARACTERISTICS

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>CHARACTER OF NEIGHBORHOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>MASS &amp; FORM</td>
<td>BUILDING HEIGHT VARIES FROM ONE TO TWO STORIES. PREDOMINANTLY SINGLE FAMILY RESIDENCES WITH A FEW DULEXES. A FEW HOMES HAVE BEEN CONVERTED INTO SMALL APARTMENTS. BOXY RESIDENCES WITH RELATIVE SYMMETRY AND NO COMPLEX MASSING.</td>
</tr>
<tr>
<td>MATERIALS</td>
<td>RED OR BEIG BRICK IS THE DOMINATE MATERIAL THOUGH A SMALL NUMBER OF WOOD FRAME BUILDINGS CAN BE FOUND.</td>
</tr>
<tr>
<td>ROOFS</td>
<td>FORWARD FACING GABLE ROOFS AND HIPPED ROOF DORMERS MOST PREVALENT. A SMALL NUMBER OF GAMBREL ROOFS CAN ALSO BE FOUND. OVERHANGING EAVES ARE PROMINENT. BOXED EAVES ARE TYPICAL ON MOST STYLES. WITH EXPOSED RAFTERS AND PURLINS ON CRAFTSMAN BUNGALOW STYLE. COMPOSITE ROOFING MATERIAL IS COMMON.</td>
</tr>
<tr>
<td>ENTRIES &amp; DOORS</td>
<td>TYPICALLY AN OFFSET FRONT WITH A TRADITIONALLY Sized SINGLE ENTRY WITH TRANSOM WINDOW ABOVE THE WOODEN DOOR. DOORS OFTEN FEATURE LIGHTS.</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>LARGE RECTANGULAR FIRST FLOOR SINGLE ONE-OVER-ONE WINDOWS ARE COMMON. ALTHOUGH GROUPED WINDOWS CAN BE FOUND ON THE FRONT FACADE. DECORATIVE LINTELS (WOOD OR STONE) ARE COMMON; MOST HAVE LESS VERTICAL AND &quot;SQUARE&quot; LINE APPEARANCE DUE TO THE GROUP ARRANGEMENT. HISTORICALLY, WINDOWS ARE RECESSED IN THE WALL (NOT FLUSH).</td>
</tr>
<tr>
<td>PORCHES</td>
<td>WIDTH VARIES. PARTIAL OR FULL. QUEEN ANNE AND CLASSIC COTTAGE HOMES GENERALLY FEATURE PARTIAL WIDTH PORCHES, WHILE OTHER STYLES HAVE FULL WIDTH PORCHES. A FEW OTHER QUEEN ANNE HOMES WITHIN THE DISTRICT HAVE WRAP AROUND PORCHES. Height: One Story porches are common. Two Story porches are only seen on Queen Anne homes where the porches are very narrow. Porches Predominantly Project Outwards. Porch shapes vary from Raised and Rectangular porches with Shed, Gable and Hipped Roofs. Foundations are Commonly Masonry with Wood Columns and Piers. Porch ornamentation often includes spindle work, classical columns and wood railings.</td>
</tr>
</tbody>
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### 3414 WEST 31ST AVE., DENVER CO

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>CHARACTER OF NEIGHBORHOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>MASS &amp; FORM</td>
<td>TWO STORIES. SINGLE FAMILY RESIDENCE. RELATIVE SYMMETRY AND NO COMPLEX MASSING.</td>
</tr>
<tr>
<td>MATERIALS</td>
<td>BRICK AND WOOD.</td>
</tr>
<tr>
<td>ROOFS</td>
<td>GABLE ROOF.</td>
</tr>
<tr>
<td>ENTRIES &amp; DOORS</td>
<td>OFFSET ENTRY WITH GLAZED DOOR WITH FEATURE LIGHTING.</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>LARGE RECTANGULAR WINDOWS GROUPED. FIRST FLOOR IS OFFSET FROM CENTER AND SECOND FLOOR IS CENTERED ON GABLE DECORATIVE STONE LINTELS AND SILLS.</td>
</tr>
<tr>
<td>PORCHES</td>
<td>ONE STORY FULL WIDTH PORCH WITH MASONRY FOUNDATIONS. BRICK PIERS CAPPED WITH STONE AND WOODEN BEAM.</td>
</tr>
</tbody>
</table>
1 NORTH EAST PERSPECTIVE OF 31ST AVE WITH STREET CONTEXT

SCALE: N.T.S.
ENLARGED WINDOW ELEVATIONS AND SECTIONS

1 TYP. WIND. ELEV. @ BRICK

2 WINDOW LIMESTONE HEADER & SILL SECTION

3 WINDOW JAMB - BRICK
EXISTING

23

MASONRY TIE

MASONRY TIE AT PRECAST JOINT

GALVANIZED MTL FLASHING W/ HEMMED DRIP, PAINT

SELF ADHERED FLEXIBLE FLASHING WRAPPED OPENING AND OVER BACK DAM

WEATHER RESISTIVE BARRIER

LIMESTONE SILL, RE: PROFILES FOR DIMS

4"

1/2" PLYWOOD BACK DAM

Cementitious Panel

SELF ADHERED FLEXIBLE FLASHING LAPPED OVER MTL. FLASHING

2 X CEMENT. TIRA

INSET WINDOW 2" MIN.

WINDOW STILL

1/2" PLYWOOD BACK DAM

WEATHER RESISTIVE BARRIER

CEMENTITIOUS PANEL

SELF ADHERED FLEXIBLE FLASHING LAPPED OVER MTL. FLASHING

GALVANIZED MTL. FLASHING W/ HEMMED DRIP, EXPOSED SURFACE PAINTED. PROVIDED POSITIVE SLOPE

MASONRY TIE AT PRECAST JOINT

GALVANIZED MTL. FLASHING W/ HEMMED DRIP, PAINT

SELF ADHERED FLEXIBLE FLASHING WRAPPED OPENING AND OVER BACK DAM

WEATHER RESISTIVE BARRIER

MASONRY TIE

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

WEATHER RESISTIVE BARRIER

METAL FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

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MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

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PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

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WEATHER RESISTIVE BARRIER

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SCALE: 1 1/2" = 1'-0"

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WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"

INSET WINDOW 2" MIN.

WEATHER RESISTIVE BARRIER

PREMOLDED FIBER EXPANSION JOINT

MODULAR FACE BRICK

MTL. FLASHING BELOW

WINDOW JAMB - BRICK

SCALE: 1 1/2" = 1'-0"
<table>
<thead>
<tr>
<th>#</th>
<th>Image</th>
<th>Materials Description</th>
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<tbody>
<tr>
<td>2</td>
<td><img src="image2.jpg" alt="Image" /></td>
<td>James Hardie cementitious 4&quot; horizontal Hardieplank smooth lap siding; color: night gray.</td>
</tr>
<tr>
<td>3</td>
<td><img src="image3.jpg" alt="Image" /></td>
<td>James Hardie cementitious 4&quot; Hardiepanel smooth vertical siding; color: night gray.</td>
</tr>
<tr>
<td>4</td>
<td><img src="image4.jpg" alt="Image" /></td>
<td>Asphalt roof shingles; GAF: Timberline HD or approved equal; color: charcoal or approved equal. Installed per manuf. specification; ice and water shield; underlayment, typ.</td>
</tr>
<tr>
<td>5</td>
<td><img src="image5.jpg" alt="Image" /></td>
<td>James Hardie cementitious fascia &amp; trim smooth finish; color: iron gray.</td>
</tr>
<tr>
<td>6</td>
<td><img src="image6.jpg" alt="Image" /></td>
<td>Prefinished metal flashing &amp; gutters; color: dark bronze.</td>
</tr>
<tr>
<td>7</td>
<td><img src="image7.jpg" alt="Image" /></td>
<td>T&amp;G cedar soffit painted; color: to match Hardie board siding.</td>
</tr>
<tr>
<td>8</td>
<td><img src="image8.jpg" alt="Image" /></td>
<td>Indiana limestone header, sill, column cap, and banding; color: full bed blend; finish: smooth.</td>
</tr>
<tr>
<td>9</td>
<td><img src="image9.jpg" alt="Image" /></td>
<td>TPO roofing; color: black.</td>
</tr>
<tr>
<td>10</td>
<td><img src="image10.jpg" alt="Image" /></td>
<td>James Hardie cementitious soffit panel smooth finish at gable roof; color: iron gray.</td>
</tr>
<tr>
<td>11</td>
<td><img src="image11.jpg" alt="Image" /></td>
<td>Trex select composite decking; color: Winchester gray.</td>
</tr>
<tr>
<td>12</td>
<td><img src="image12.jpg" alt="Image" /></td>
<td>Prefinished stone finish fiberglass window well.</td>
</tr>
</tbody>
</table>
MATERIALS BOARD

13

WINDOWS ANDERSEN FIBREX
COMPOSITE 100 SERIES; SINGLE HUNG,
FIXED OR SLIDING; COLOR: BLACK; LOW-
E GLASS

14

THERMATRU ENTRY, MUDROOM &
GARAGE TRU-GAURD COMPOSITE DOOR;
STYLE: SMOOTH -STAR; DOOR & FRAME
FINISH: ONYX; GLASS STYLE: FULL LIGHT CLEAR

15

PATIO & DECK DOOR ANDERSEN
FIBERGLASS COMPOSITE A-SERIES
FRENCHWOOD GLIDING PATIO DOORS; 2
PANEL & 3 PANEL; COLOR: BLACK;
EXTERIOR TRIM: BLACK

16

OVERHEAD GARAGE DOOR
THERMACORE STEEL-POLYURETHANE-
STEEL COLLECTION; DESIGN: FLUSH
PANEL; COLOR: BLACK

WINDOW SCHEDULE

A

TOP OF WINDOW VARIES

B

TOP OF WINDOW VARIES

C

FINISHED FLOOR

D

FINISHED FLOOR

E

TOP OF WINDOW VARIES

F

FINISHED FLOOR

G

FINISHED FLOOR

SINGLE HUNG 72" X 72"
SINGLE HUNG 36" X 72"
FIXED 60" X 24"
SINGLE HUNG 72" X 66"
SINGLE HUNG 32" X 54"
SINGLE HUNG 60" X 54"
SINGLE HUNG 48" X 66"

12/17/2020

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