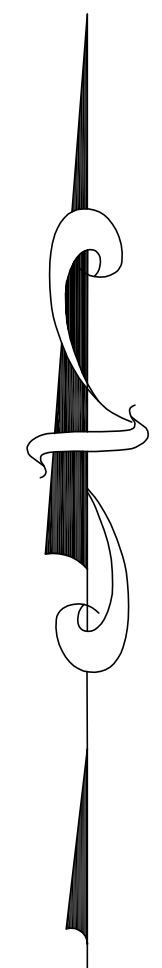


A TOPOGRAPHIC MAP OF
NORTH 1/2 OF LOTS 13-16, BLOCK 4, FRISCO TOWNSITE
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY 12/11/2025
 CONTOUR INTERVAL=1 FOOT

LEGEND

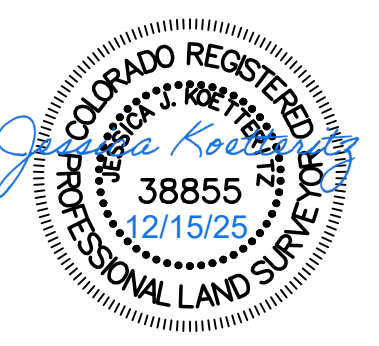
- FOUND #4 REBAR
- Ⓟ FIRE HYDRANT
- UTILITY PEDESTAL
- Ⓛ TRANSFORMER
- ⊙ 8" PINE TREE WITH TRUNK DIAMETER
- ⊙ 8" ASPEN TREE WITH TRUNK DIAMETER
- Ⓞ BOLLARD

LOTS 17-24
 BLOCK 4
 FRISCO TOWN SUB



LOTS 13-16
 7009 Sq. Feet
 0.16 Acres
 ADDRESS: 116
 N. 5TH AVE.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



Drawn JJK/ESH	Dwg 22232TP-ICAD	Project 22232
Checked JJK	Date 12/15/2025	Sheet 1 of 1

R-A-N-G-E-W-E-S-T
 ENGINEERS & SURVEYORS INC.

P.O. Box 589
 Silverthorne, CO 80498 970-468-6281

GENERAL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES...
2. THIS PROJECT IS GOVERNED BY THE 2024 INTERNATIONAL BUILDING CODE AS SET FORTH BY THE TOWN OF FRISCO, ALONG WITH ALL OTHER DEVELOPMENT CODES...
3. VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOB PRIOR TO BEGINNING ANY WORK...
4. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY RANGE WEST SURVEYING (PROJECT# 22232).

ABBREVIATIONS:

Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes terms like ANCHOR BOLT, ACROUS, ACT, AD, ADD, ADJ, AFF, ALUM, ALT, ANOD, APPROX, ARCH, ASPH, AUTO, A/V, AVE, AVG, AWP, BASE, BOARD, BLDG, BLKG, BM, BOT, BRG, BSMT, C, CAB, CSMT, CDDM, CEM, CIP, CIRC, CJ, CK, CL, C.L, CLG, CLOS, CM, CMU, CO, COL, CONC, CONF, CONSTR, CONT, CONTR, CORR, CABRT, CT, CTR, CU, DAMP, DBL, DEG, DEMO, DEPT, DF, DIA, DIAG, DIM, DIMS, DIV, DN, DS, DTL, DWG, (E), EA, EB, EF, E.I.F.S., EJ, ELEM, ELEC, ELEV, EMER, EQ, EQUIP, ES, EST, EW, EWC, EWH, EXT, F, FA, FAC, FBO, FD, FDN, FE, FF, FEC, FHC, FH, FHMS, FHV, FHS, FIN, FLG, FLR, FOC, FOF, FOM, FOS, FR, FT, FTG, FURN, FURR, FUT, FVC, G, GA, GALV, GB, GC, GI, CL, GRT, GT, GYP, HAS, HDAS, HB, HC, HDR, HDWR, HM, HORIZ, HEIGHT, HTR, HVAC, HW, HWH, HWY, ID, IN, INCAN, INCL, INSUL, INT, INTMED, INV, JC, JST, JT, KIT, KO, LAM, LAV, LDR, LH, LIGHT, LP, LT, MACH, MAG, MAS, MATL, MAX, MECH, MED, MEMB, MEZZ, MFR, MH, MIN, MISC, MM, MO, MTD, MTL, MUL, N, NIC, NO, NOM, NRC, NTS, OC, OF, OFF, OH, OPNG, OPP, P, PAR, PBO, PC, PERF, PERIM, PIC, PKG, P/L, PLAM, PLAS, PLBG, PLYWD, POL, PR, PREFAB, PREFIN, PRESTR, PRIM, PSF, PSI, PTD, PTR, PT, PTN, PVC, PVMT, QT, QTY, (R), R, RAD, RB, RBC, RIS, RBT, RD, RE, RECP, REF, REIN, REQ'D, RESIL, REV, RF, RFL, RH, RM, RO, ROW, RPM, RS, RVS, S, SC, SD, SEC, SF, SHT, SHTH, SIM, SND, SNR, SOFF, SPR, SPTS, SPCS, SPKL, SPKR, SQUARE, STAIN, STA, STD, STL, STOR, STRUCT, SUSP, SYS, T, TB, T&B, TBC, TELE, TG, TEMP, T&G, THERM, THK, THLD, TO, TOC, TOS, TOW, TPD, TS, TV, TYP, UNFIN, UNON, UR, USCS, V, VAR, VCT, VENT, VERT, VEST, VIF, VINYL, VOL, VTR, VWC, W, W/TH, WC, WD, WDO, WF, WGL, W/O, W/L, WP, W/R, W/SCOT, WT, WWF, YD, YARD

Development Application
Deming Retreat
116 5th ST
FRISCO, CO 80443

LEGAL DESCRIPTION:

LOTS 13-16 OF LOT 4, BLOCK 32
FRISCO, TOWNSITE AMENDED

USGS DATUMS:

Table with 2 columns: Description and Value. Includes GARAGE SLAB EL., LOWER FLOOR FIN SLAB EL., MAIN FLOOR FIN SHEATHING, UPPER FLOOR FIN SHEATHING.

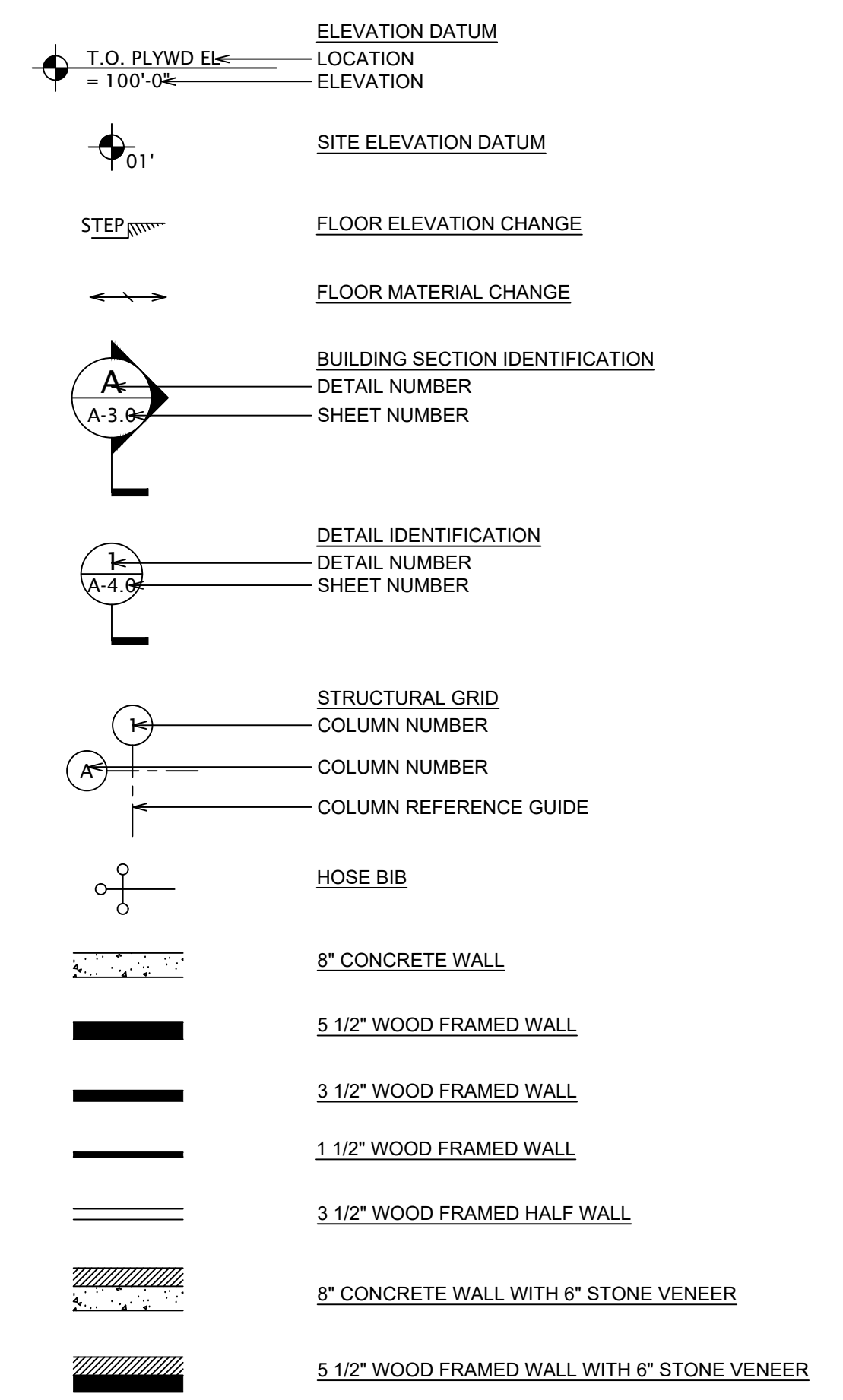
BLDG. AREA CALCULATIONS:

Table with 2 columns: Description and Value. Includes FINISHED, FIN FLOOR MAIN (RE: A1-0-A-1.7), FIN FLOOR UPPER, GARAGE AREA, DECK/ BALCONY, TOTAL LIVABLE.

PROJECT TEAM:

Table with 2 columns: Role and Name/Contact Info. Includes OWNER, CONTRACTOR, DESIGNER, SURVEYOR, STRUCTURAL ENGINEER, CIVIL ENGINEER.

LEGEND:



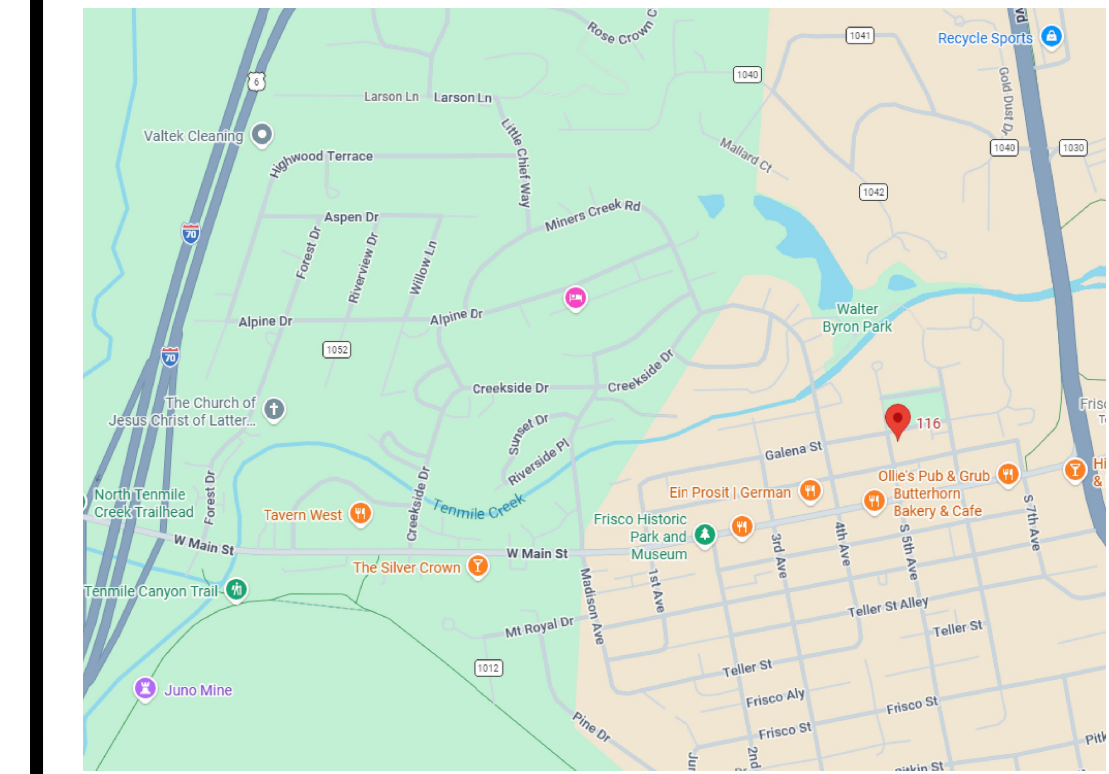
SHEET INDEX:

Table with 2 columns: Sheet Number and Description. Includes T-1.0 COVER SHEET, SP-1.0 SITE PLAN, A1.0 LOWER FLOOR PLAN, A2.0 WEST & SOUTH ELEVATIONS, etc.

MATERIAL SCHEDULE:

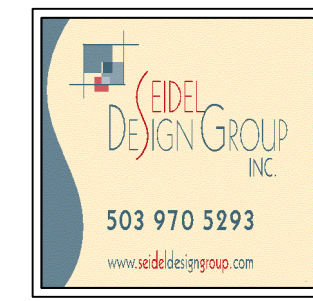
Table with 2 columns: Material ID and Description. Includes M1 50 YEAR ASPHALT COMPOSITION SHINGLES, M2 1x6 o/ 2x8 ROUGH HD BD FASCIA, M3 3" METAL SIDING CAP, etc.

VICINITY MAP:

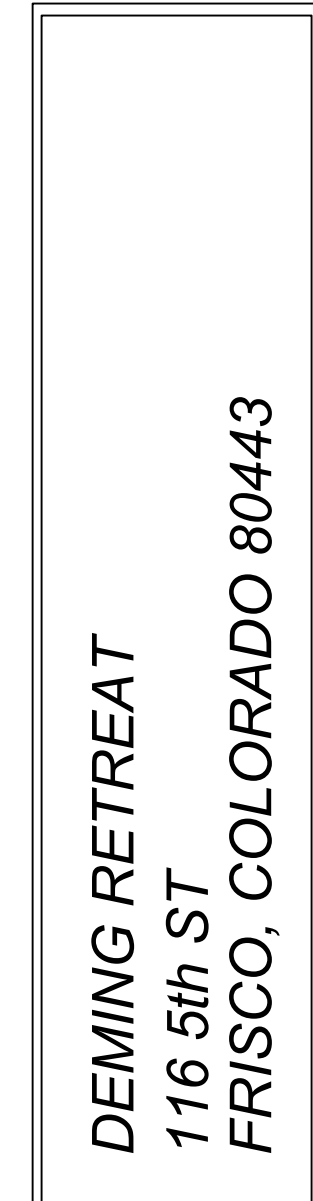
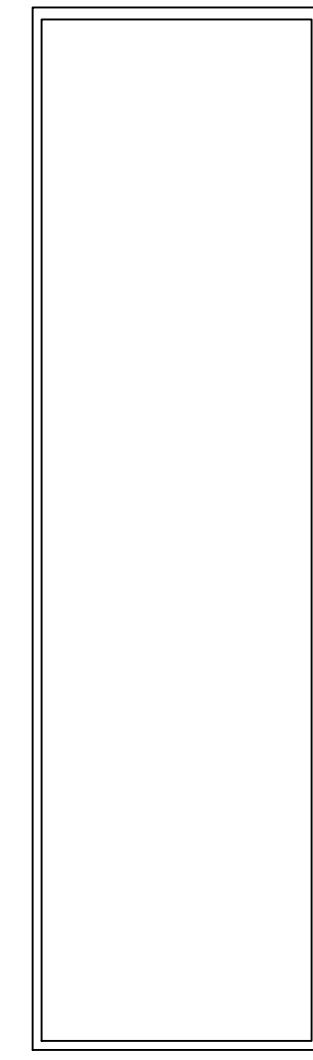


CODE ANALYSIS:

TOWN OF FRISCO COMMUNITY DEVELOPMENT
1 EAST MAIN ST
FRISCO, CO 80443
PH: 970 668 5276
2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL RESIDENTIAL CODE
2024 INTERNATIONAL ENERGY CONSERVATION CODE
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 NATIONAL ELECTRICAL CODE
2024 FIRE CODE



SEIDEL DESIGN GROUP INC.
112 N 9th ST
KLAMATH FALLS, OR 97601
(503)970-5293
seideldesigngroup.com



PROJECT #
S26-001

DATE
6/01/26

REVISIONS table with columns for revision number and description.

SHEET #
T-1.0

Development Review

Deming Retreat Development

116 5th St
SFR & Duplex
Frisco, CO 80443



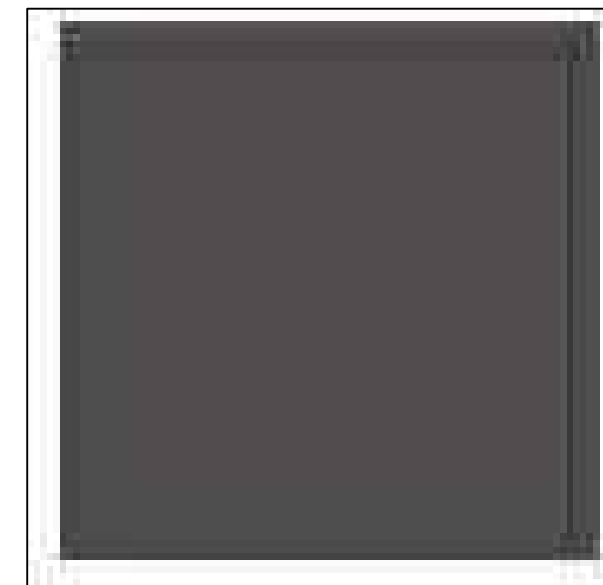
DECK RAILING:



STANDING SEAM METAL ROOF



HORIZONTAL SIDING:



WINDOWS- DARK ASH



ASPHALT SHINGLES- TIMBERLINE NATURAL SHADOW BARKWOOD



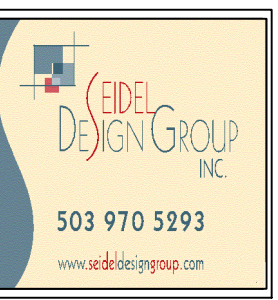
VERTICAL SIDING:



STONE VENEER:



METAL SIDING:
7/8" CORRUGATED (RUSTED)



503 970 5293

www.seideldesigngroup.com

SEIDEL DESIGN GROUP INC.

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97601

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DEMING RETREAT
116 5th ST
FRISCO, COLORADO 80443

PROJECT #

S26-001

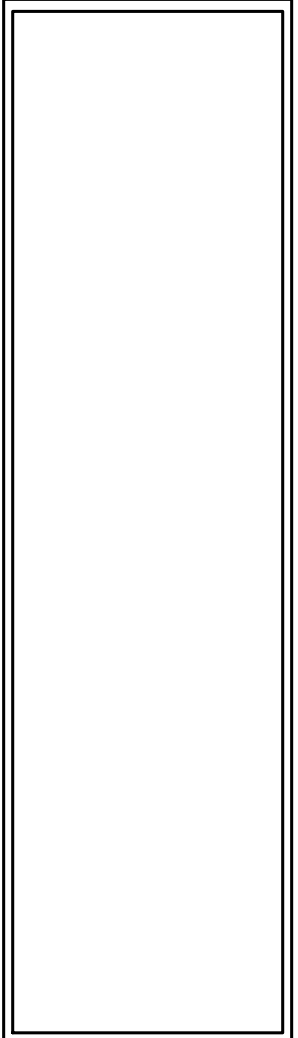
DATE

5/30/26

REVISIONS

SHEET #

T-1.1



DEMING RETREAT
 116 5th ST
 FRISCO, COLORADO 80443

PROJECT #
S26-001

DATE
6/01/26

REVISIONS

SHEET #
SP1.1

REQUIRE STABILIZED DRIVEWAY ACCESS.

ANY AREA WHERE VEGETATION IS REMOVED BY VEHICLE TRAFFIC OR STAGING WILL BE SEEDED AND MULCHED.

SILT FENCE OR SOIL CONTROL LOGS TO FOLLOW CONTOURS.

ALL DISTURBED SOIL OUTSIDE OF BUILDING FOOTPRINT WILL BE SEEDED AND MULCHED UNLESS SURFACED WITH GRAVEL, CONCRETE OR OTHER IMPERVIOUS MATERIAL.

ANY CREATED SLOPES STEEPER THAN 4H:1V WILL BE PROTECTD BY EROSION CONTROL BLANKET, SEEDING AND MULCHING.

GRADE SLOPES SHALL NOT BE STEEPER THAN 3H:1V.

A MINIMUM SLOPE OF 10% AND A MAXIMUM SLOPE OF 33% IN THE FIRST 10 FEET AWAY FROM THE FOUNDATION WALLS AND WINDOW WELLS SHALL BE ESTABLISHED FOR PERVIOUS SURFACES. ALL OTHER DISTURBED AREAS SHALL HAVE A MINIMUM OF 2% SLOPE.

ALL SLOPES GREATER THAN 4:1 WILL NEED TO BE COVERED BY EROSION CONTROL BLANKET

ALL DISTURBED SOIL WILL BE SEEDED AND MULCHED EXCEPT WHERE COVERED WITH THE PROPOSED IMPROVEMENTS OR UNLESS THE DISTURBED AREA IS STABILIZED NATIVE GRASSES OR OTHER ACCEPTABLE PERMANENT LANDSCAPING.

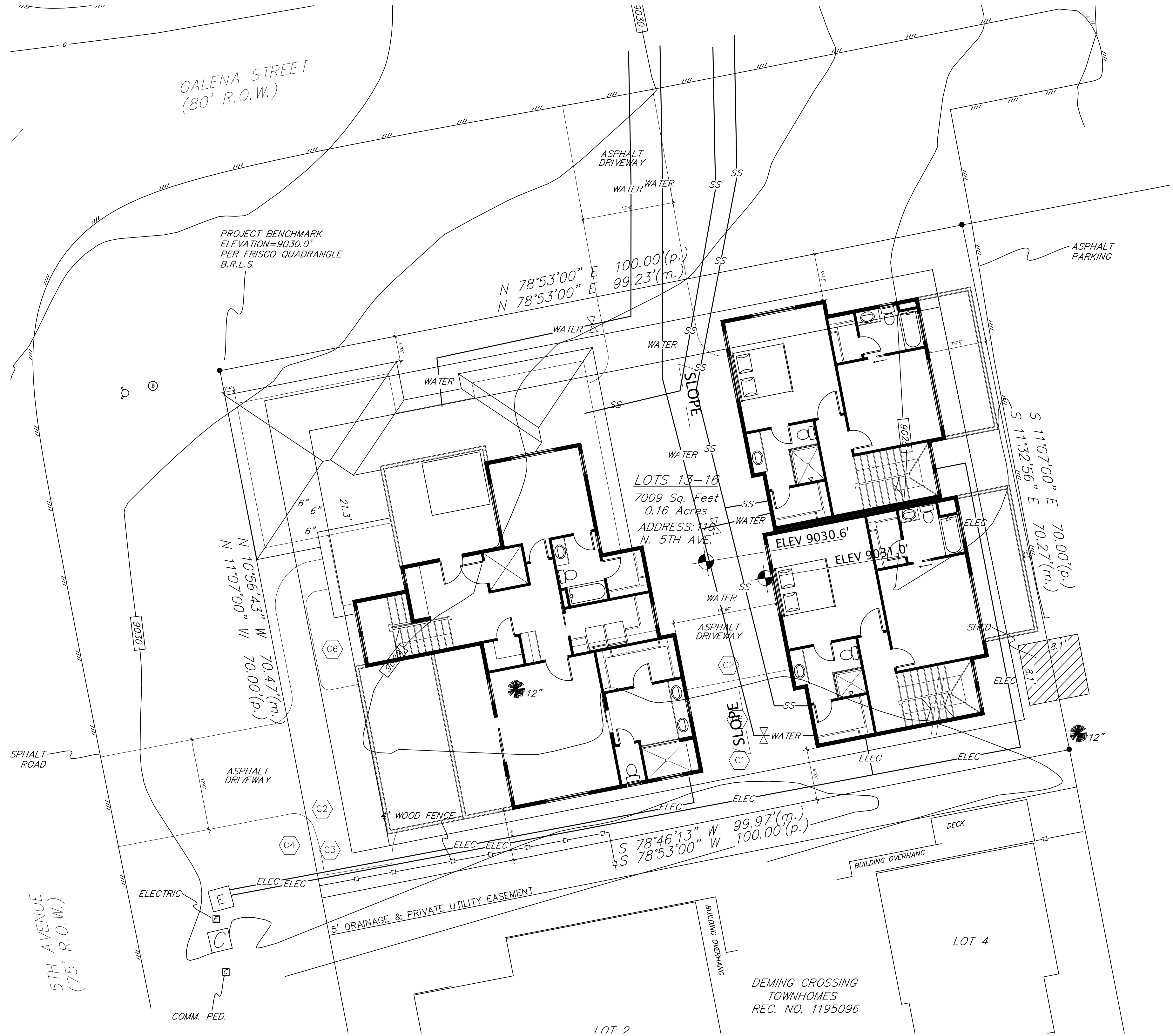
CONSTRUCTION SCHEDULE	
MARK	SIZE
C1	EXCAVATION STAGING
C2	CONSTRUCTION MATERIALS STAGING
C3	TRASH DUMPSTER LOCATION.
C4	PORTABLE TOILET
C5	DRYSTACK BOULDER RETAINING WALL (NOT TO EXCEED 6'-0")
C6	SNOW STORAGE @ 25% OF CLEARED SNOW 357 SF
C7	VEHICLE PARKING (x4)
C8	8' HIGH STEEL CHAIN LINK FENCE (TO REMAIN ERECT UNTIL COMMENCEMENT OF CONSTRUCTION)
C9	SILT FENCING OR SOIL CONTROL LOGS
C10	CONSTRUCTION OR SNOW FENCING

SETBACK AND RESTRICTIONS			
ALLOWED	ACTUAL PROPOSED (SFR)		ACTUAL PROPOSED (DUPLICES)
FRONT SETBACK	5'-0"	3'-3 1/2"	9'-5"
REAR SETBACK	5'-0"	5'-0"	6'-0"
WEST SIDE	5'-0"	0'-0"	NA
EAST SIDE	5'-0"	NA	10 1/4"

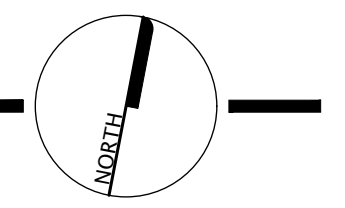
LOT COVERAGE	
LOT AREA	= 7,009 SF
HOUSE, DUPLEX AND IMPERVIOUS COVERAGE AREA	= 4766 SF
	= 68%

SNOW STORAGE CALCULATIONS	
CONCRETE DRIVEWAY COVERAGE	= 1405 SF
25% OF DRIVEWAY COVERAGE	= 351 SF

MISCELLANEOUS NOTES	
1.	WATER SERVICE TO HOMES SHALL BE BURRIED TO A MINIMUM DEPTH OF 8'-6", MEASURED FROM TOP OF PIPE.
2.	WHERE WATER AND SEWER LINES ARE COMBINED WITHIN THE SAME TRENCHING, SEWER LINES SHALL BE SCH 900 PIPE.
3.	TRASH CONTAINERS TO BE KEPT WITHIN EACH GARAGE.



1 | **SITE PLAN**
SP-1.1 | SCALE: 1" = 10'-0"





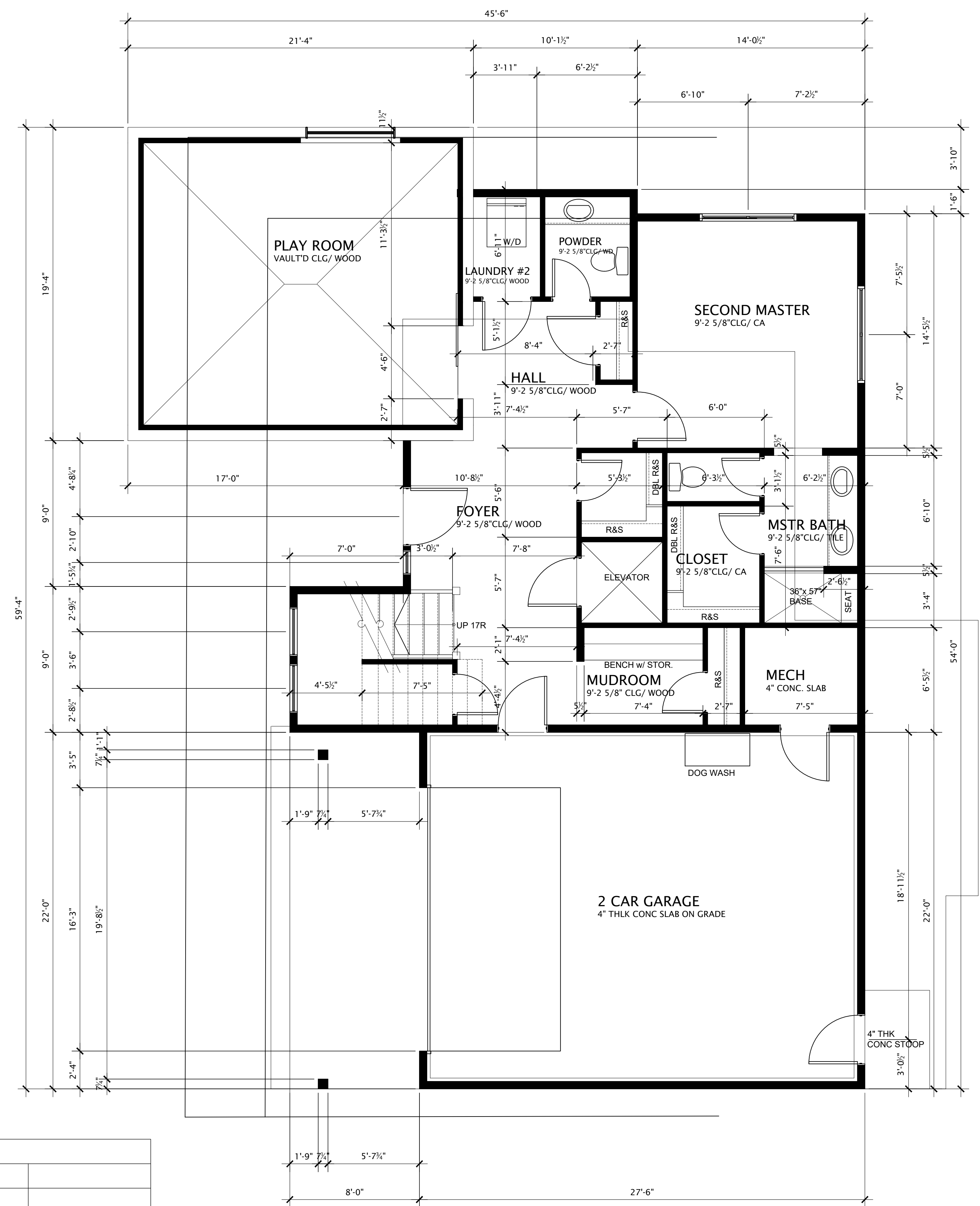
DEMING RETREAT
116 5th ST
FRISCO, COLORADO 80443

PROJECT #
S26-001

DATE
6/01/26

REVISIONS

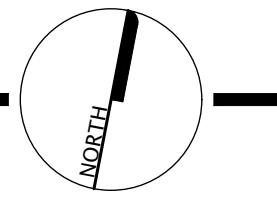
SHEET #
A1.0



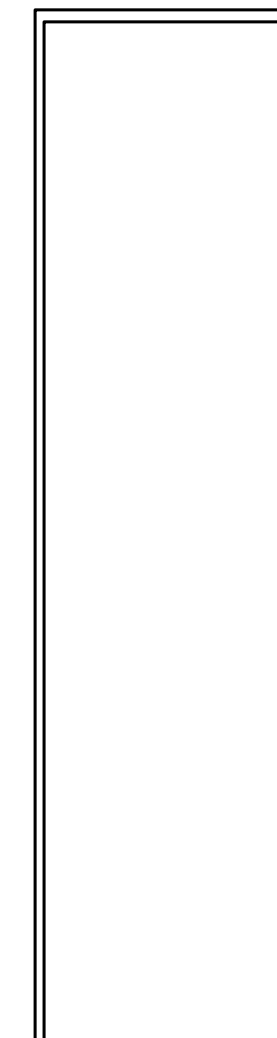
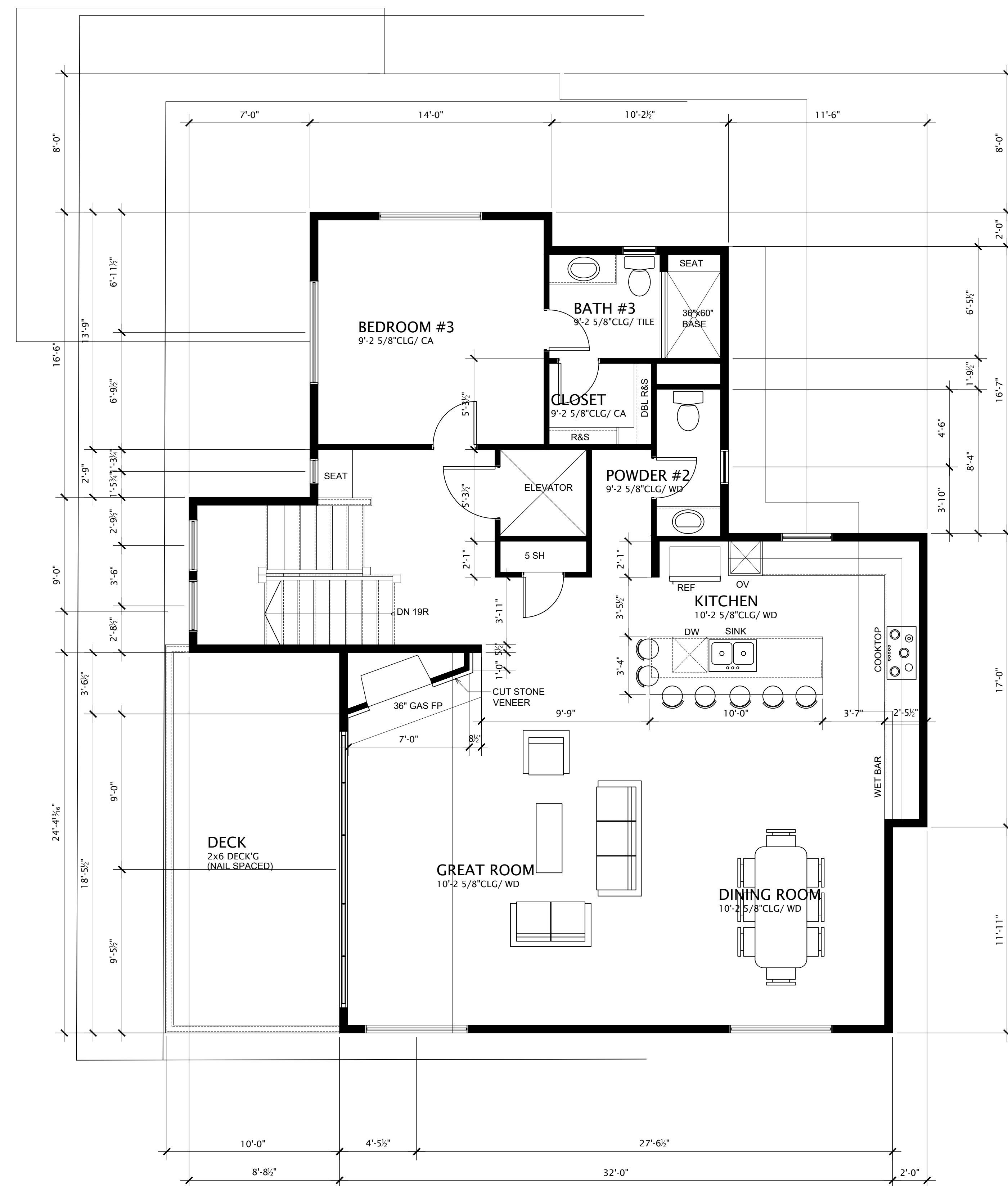
- TYPICAL NOTES:
- REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFGR TO BE CHOSEN BY OWNER.
 - ALL GLASS LESS THAN 18" FROM FINISHED FLOOR OR LESS THAN 60" FROM FINISHED SURFACE IN SHOWER OR BATH MUST BE TEMPERED GLASS PER CODE.
 - ALL FIXED OR OPERABLE GLASS WITHIN 24" ARC ADJACENT TO A DOOR WHILE DOOR IS IN ITS' CLOSED POSITION SHALL BE TEMPERED GLASS PER CODE.
 - REFERENCE BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
 - PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
 - INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
 - VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
 - REFERENCE BUILDING ELEVATIONS AND BUILDING SECTIONS FOR WINDOW/DOOR HEADER HEIGHTS.
 - WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING. (PAINT TO MATCH SIDING).
 - PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
 - PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
 - ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
 - OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL R-VALUE.

AREA BREAKDOWN	
	UNIT 1
LOWER FLOOR	1330 SF
MAIN FLOOR	1366 SF
UPPER FLOOR	1132 SF
CABIN	411 SF
GARAGE	743 SF
TOTAL LIVABLE	3828 SF

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



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



DEMING RETREAT
116 5th ST
FRISCO, COLORADO 80443

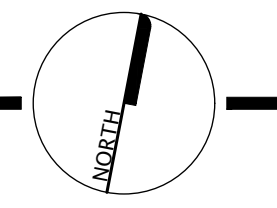
PROJECT #
S26-001

DATE
6/01/26

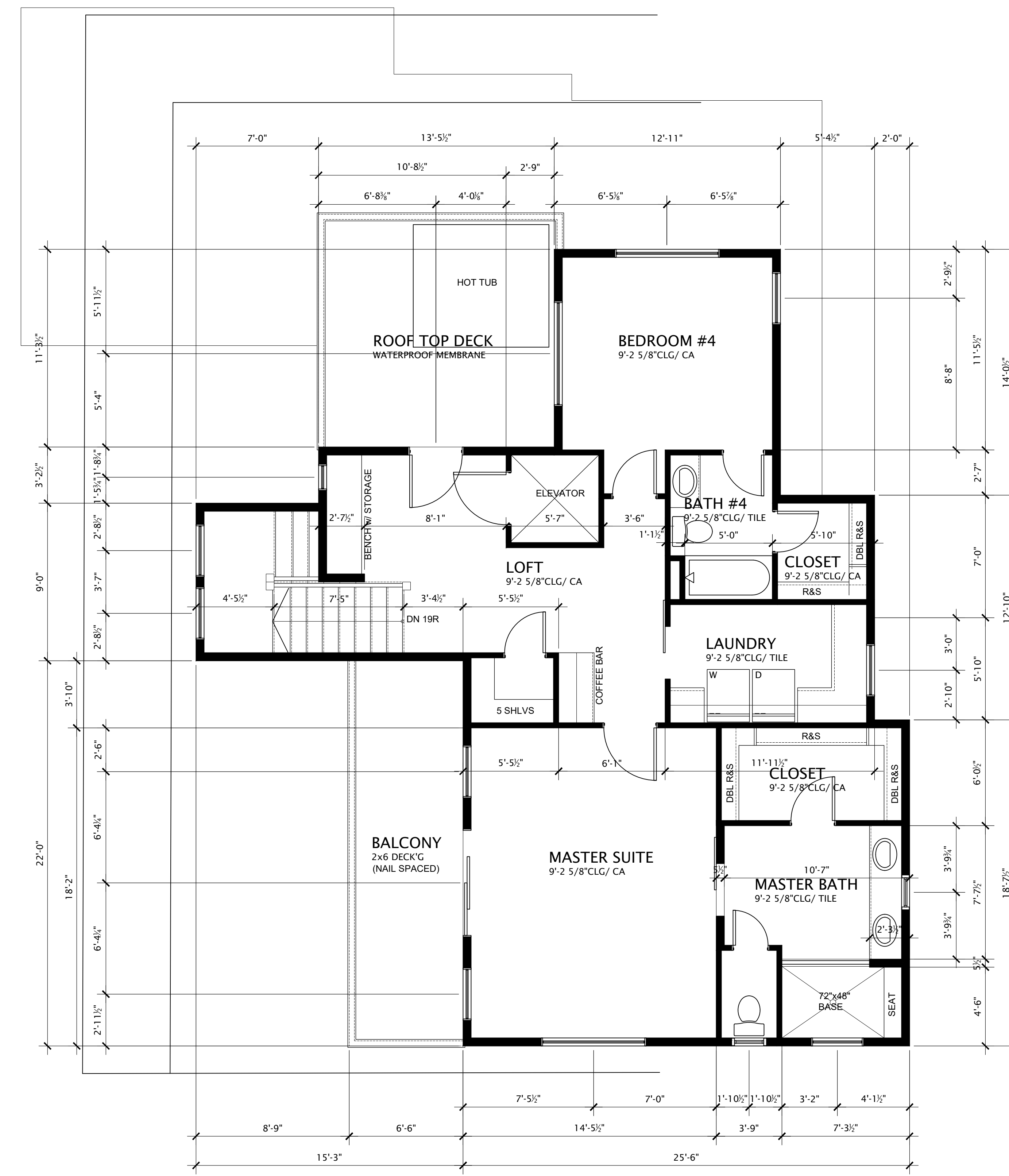
REVISIONS

SHEET #
A1.1

1 MAIN FLOOR PLAN
A-1.1 SCALE: 1/4" = 1'-0"



- TYPICAL NOTES:**
- 1) REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFGR TO BE CHOSEN BY OWNER.
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1 UPPER FLOOR PLAN CONCEPT 1-B
A-1.2 SCALE: 1/4" = 1'-0"

DEMING RETREAT

116 5th ST
FRISCO, COLORADO 80443

PROJECT #
S26-001

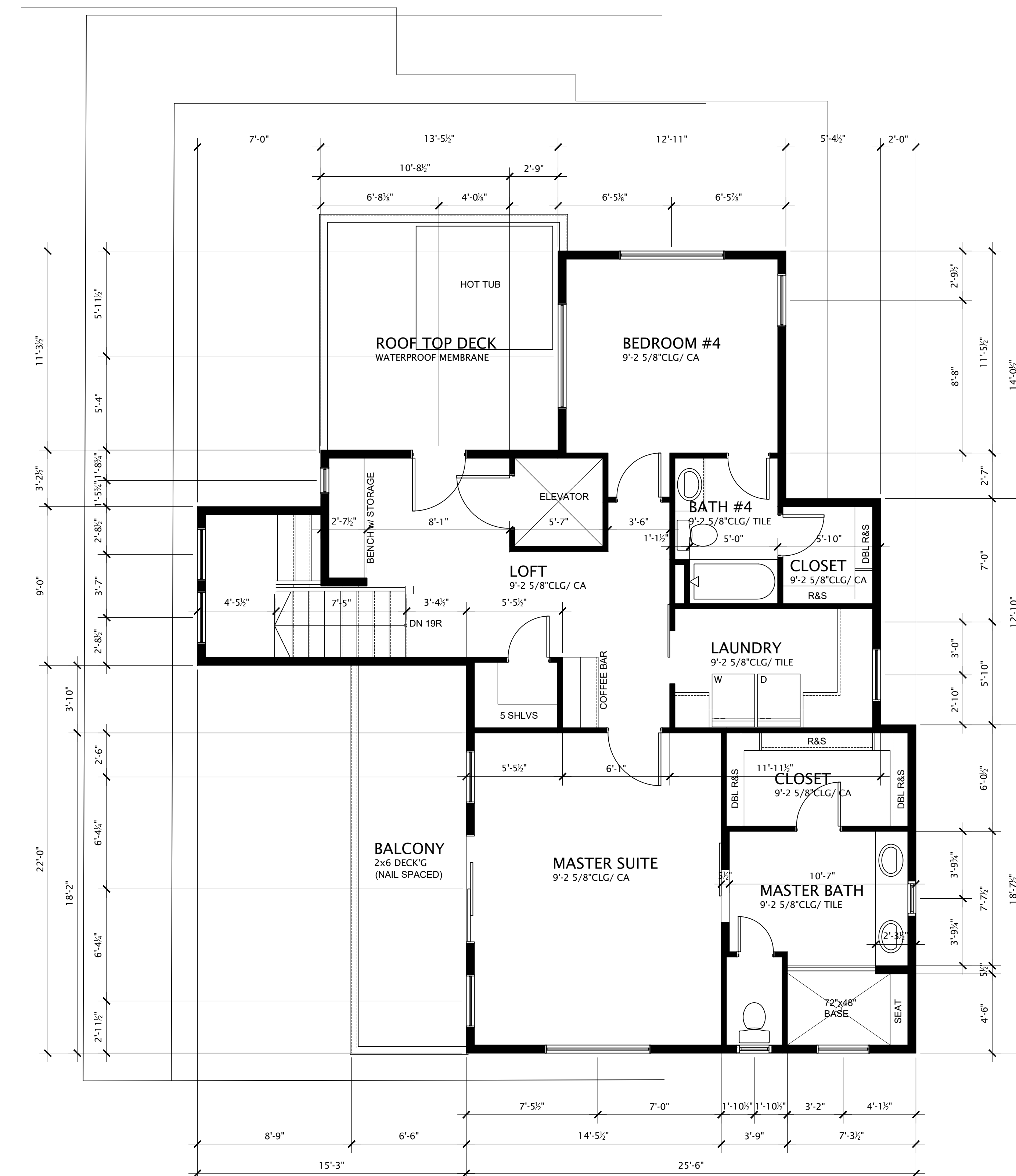
DATE
6/01/26

REVISIONS

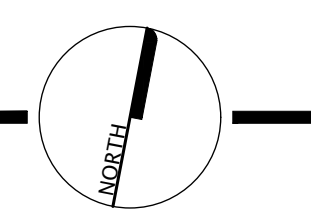
NO.	DESCRIPTION

SHEET #
A1.2

- TYPICAL NOTES:**
- 1) REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFGR TO BE CHOSEN BY OWNER.
 - 3) ALL GLASS LESS THAN 16" FROM FINISHED FLOOR OR LESS THAN 60" FROM FINISHED SURFACE IN SHOWER OR BATH MUST BE TEMPERED GLASS PER CODE.
 - 4) ALL FIXED OR OPERABLE GLASS WITHIN 24" ARC ADJACENT TO A DOOR WHILE DOOR IS IN ITS' CLOSED POSITION SHALL BE TEMPERED GLASS PER CODE.
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1 UPPER FLOOR PLAN CONCEPT 1-B
A-1.2 SCALE: 1/4" = 1'-0"



Blank rectangular area.

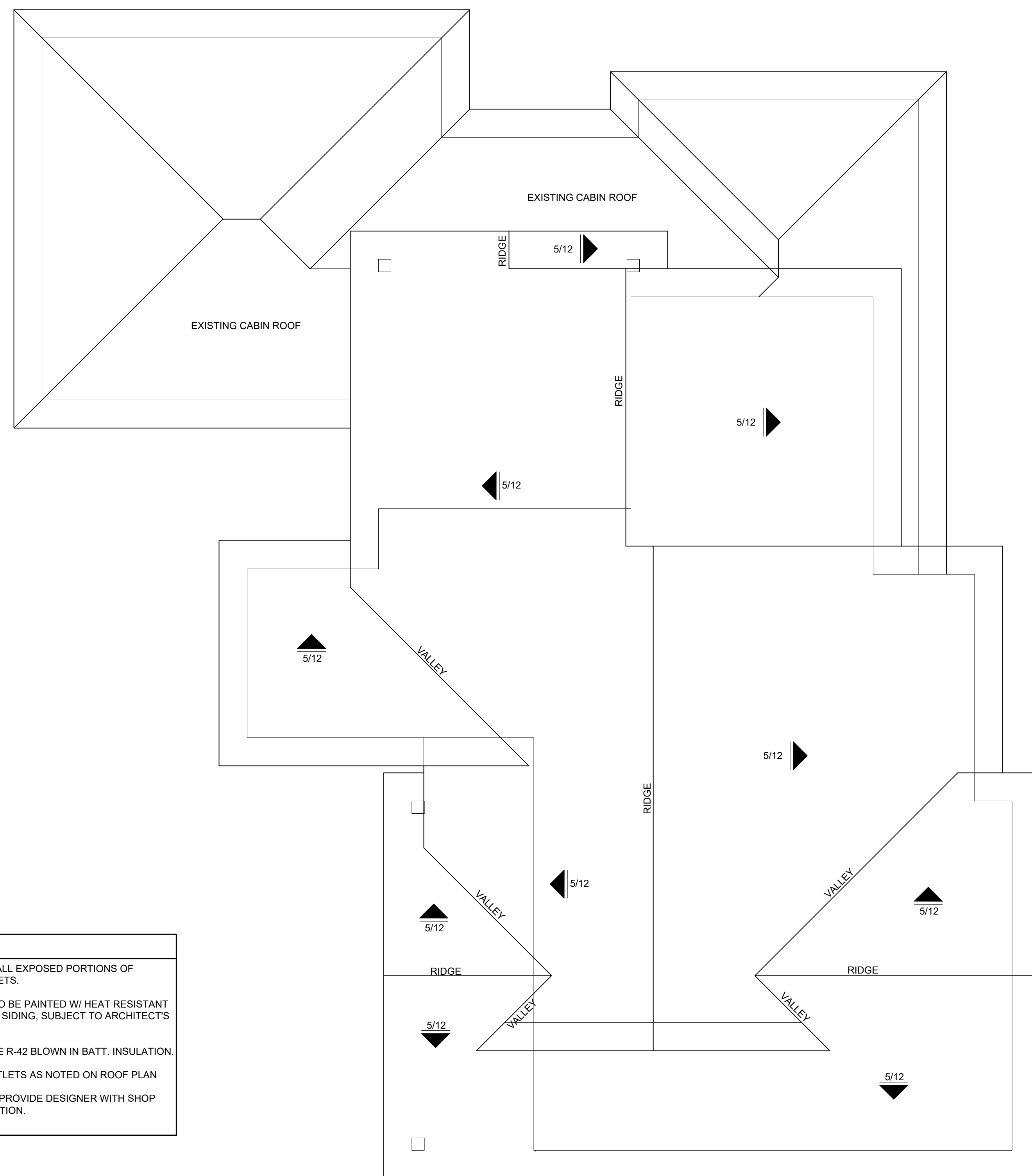
DEMING RETREAT
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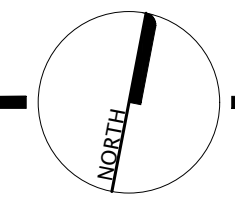
REVISIONS

SHEET #
A1.2



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

1 ROOF PLAN
A-1.3 SCALE: 1/4" = 1'-0"



Blank rectangular box.

DEMING RETREAT
116 5th ST
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PROJECT #
S26-001

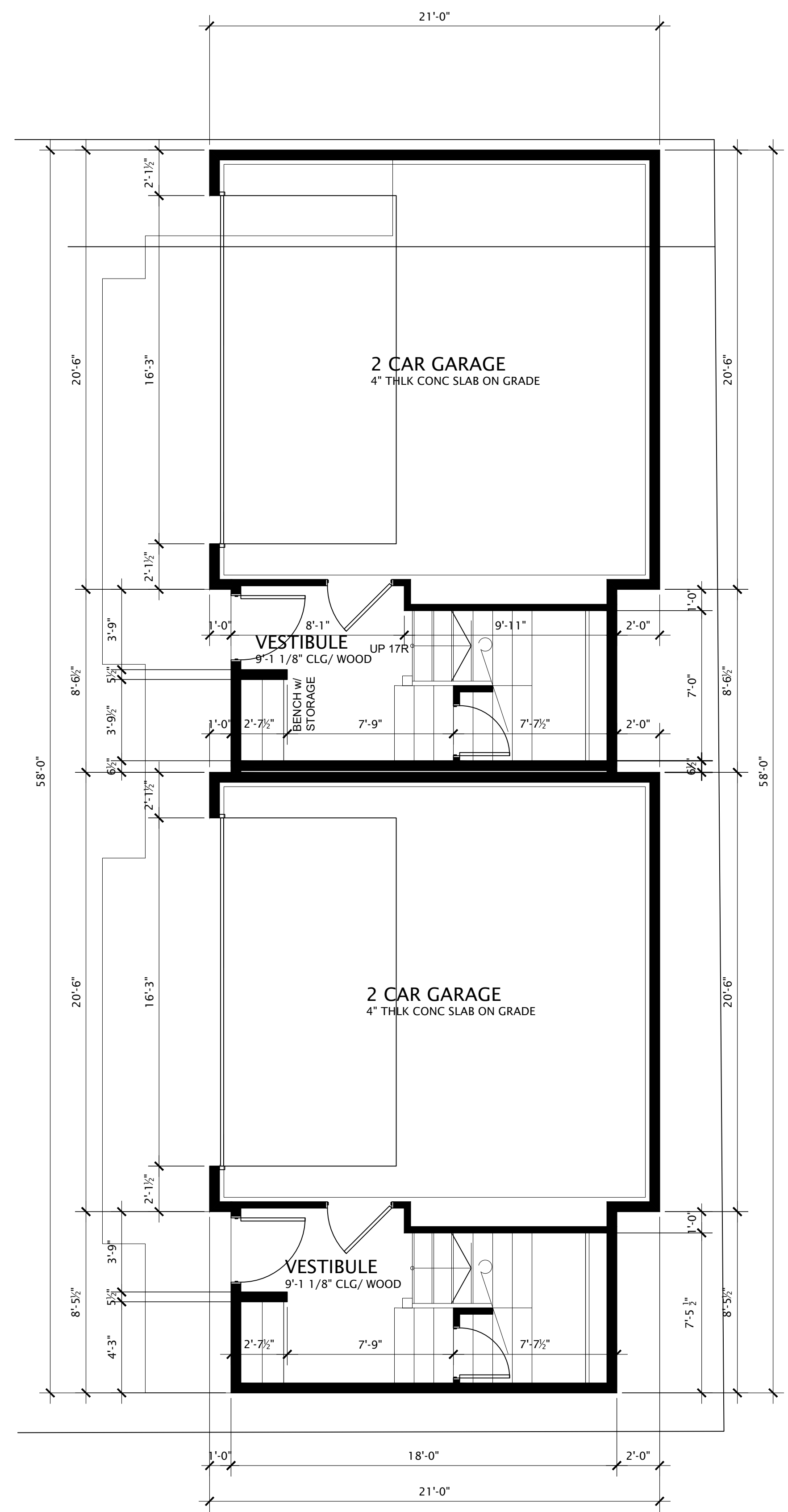
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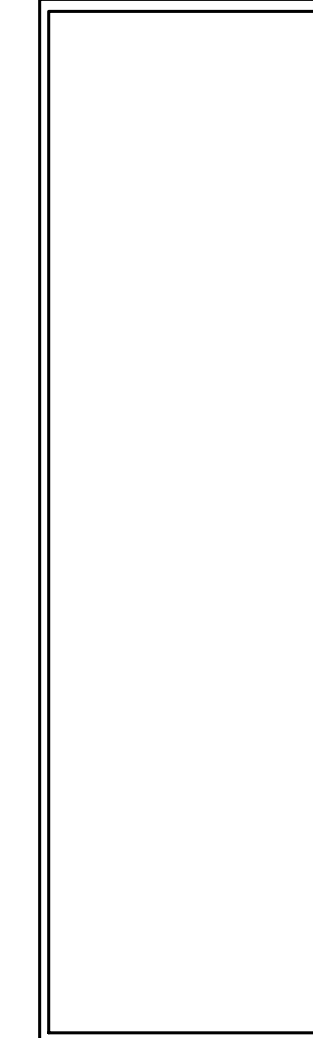
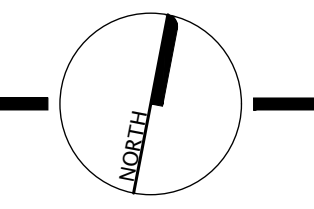
SHEET #
A1.3

- TYPICAL NOTES:
- 1) REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFGR TO BE CHOSEN BY OWNER.
 - 3) ALL GLASS LESS THAN 18" FROM FINISHED FLOOR OR LESS THAN 60" FROM FINISHED SURFACE IN SHOWER OR BATH MUST BE TEMPERED GLASS PER CODE.
 - 4) ALL FIXED OR OPERABLE GLASS WITHIN 24" ARC ADJACENT TO A DOOR WHILE DOOR IS IN ITS' CLOSED POSITION SHALL BE TEMPERED GLASS PER CODE.
 - 5) REFERENCE BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
 - 6) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
 - 7) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
 - 8) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
 - 9) REFERENCE BUILDING ELEVATIONS AND BUILDING SECTIONS FOR WINDOW/DOOR HEADER HEIGHTS.
 - 10) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).
 - 11) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
 - 12) PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
 - 13) ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
 - 14) OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL R-VALUE.

AREA BREAKDOWN		
	UNIT 2	UNIT 3
LOWER FLOOR	150 SF	150 SF
MAIN FLOOR	568 SF	597 SF
UPPER FLOOR	560 SF	670 SF
GARAGE	439 SF	439 SF
TOTAL LIVABLE	1278 SF	1417 SF



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



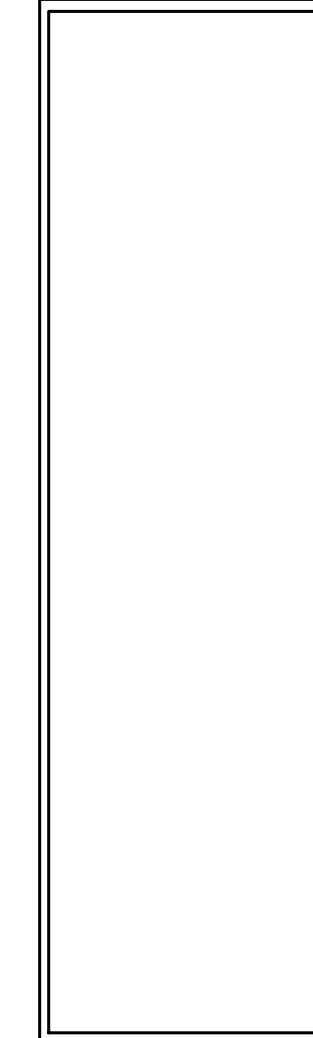
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A1.4



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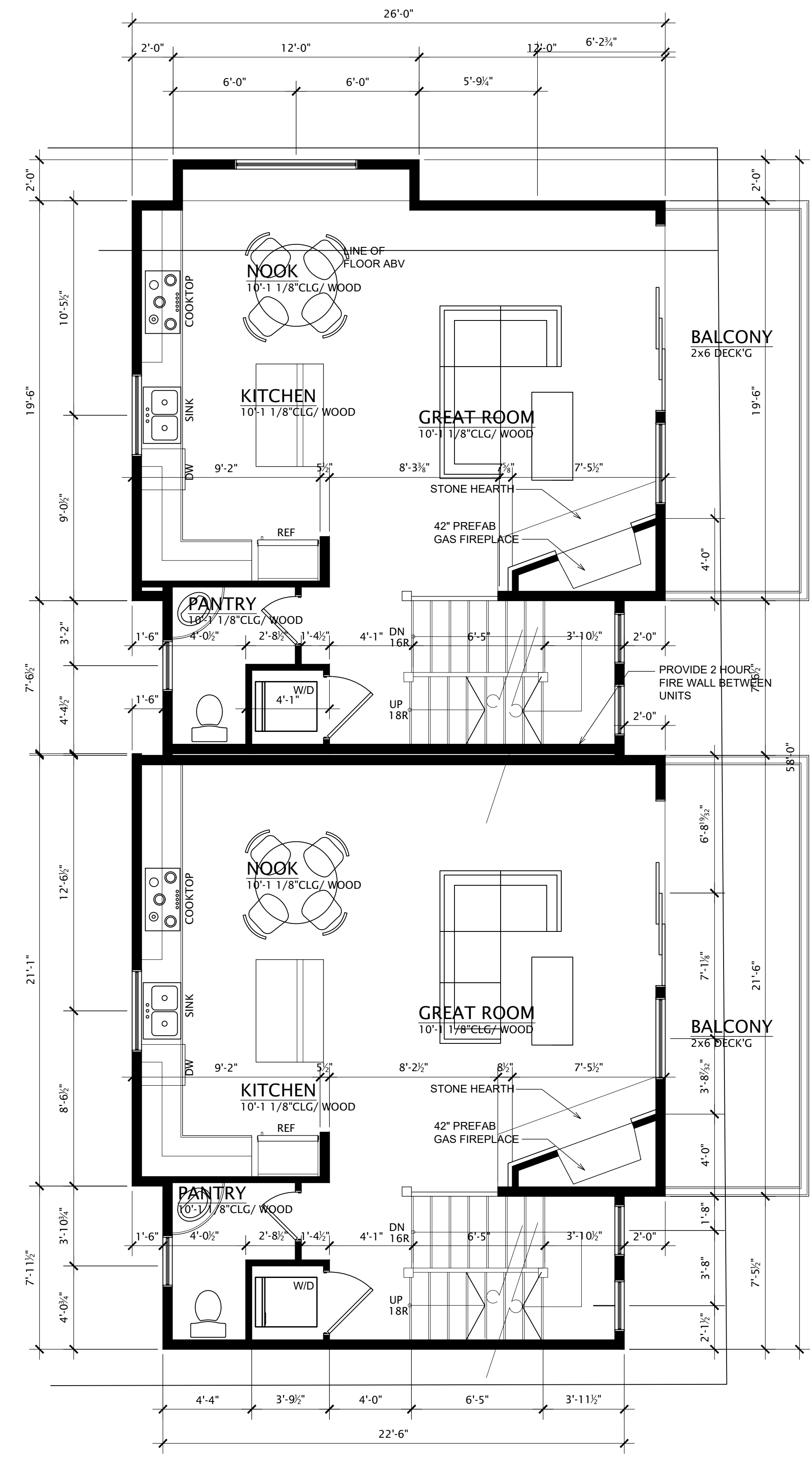
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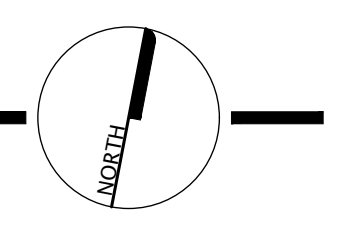
REVISIONS

SHEET #
A1.5

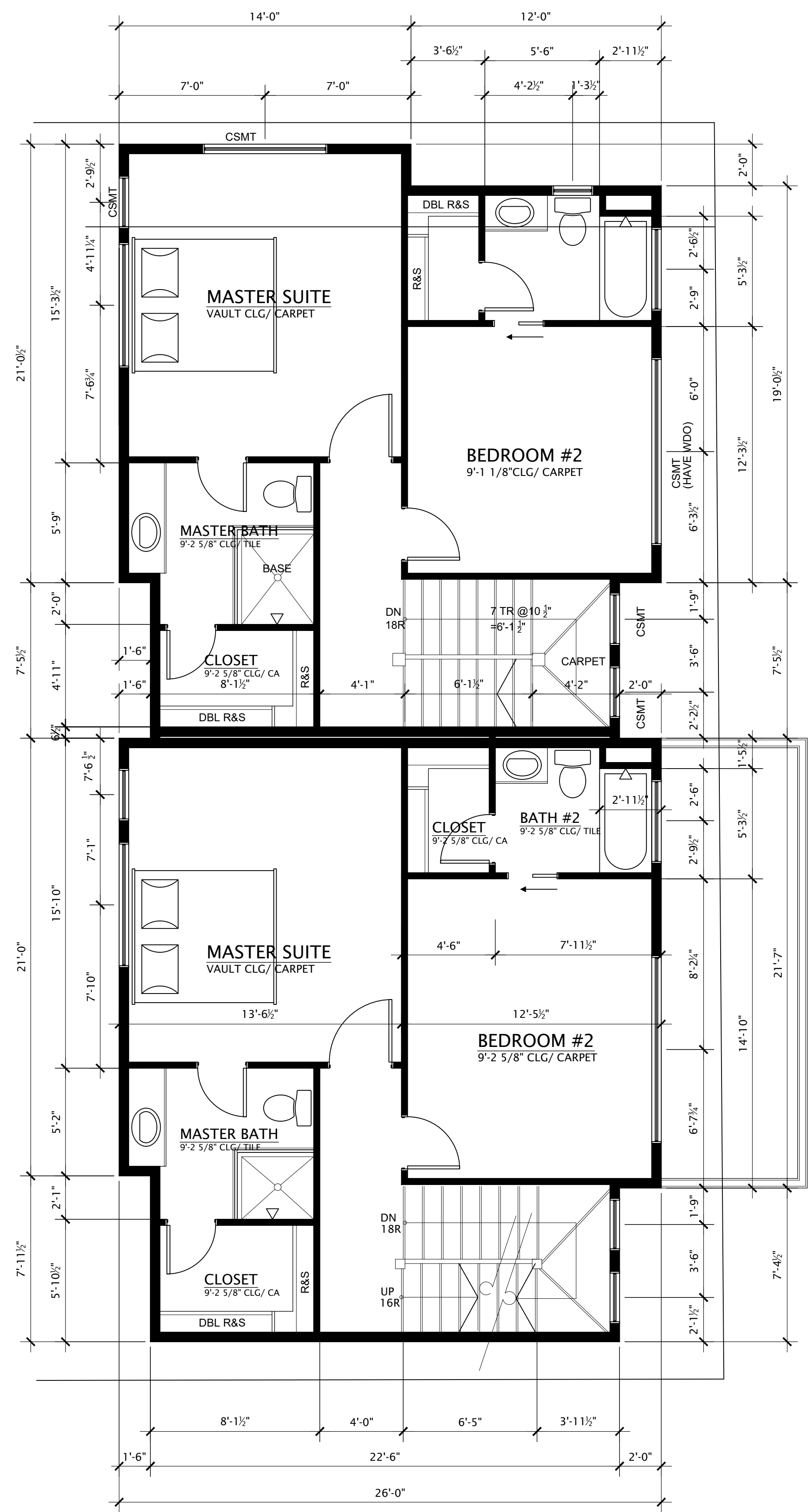
- TYPICAL NOTES:
- 1) REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES. MFGR TO BE CHOSEN BY OWNER.
 - 3) ALL GLASS LESS THAN 18" FROM FINISHED FLOOR OR LESS THAN 60" FROM FINISHED SURFACE IN SHOWER OR BATH MUST BE TEMPERED GLASS PER CODE.
 - 4) ALL FIXED OR OPERABLE GLASS WITHIN 24" ARC ADJACENT TO A DOOR WHILE DOOR IS IN ITS CLOSED POSITION SHALL BE TEMPERED GLASS PER CODE.
 - 5) REFERENCE BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
 - 6) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
 - 7) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
 - 8) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
 - 9) REFERENCE BUILDING ELEVATIONS AND BUILDING SECTIONS FOR WINDOW/DOOR HEADER HEIGHTS.
 - 10) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).
 - 11) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
 - 12) PROVIDE MOISTURE RESISTENT-DRY WALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
 - 13) ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
 - 14) OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL R- VALUE.



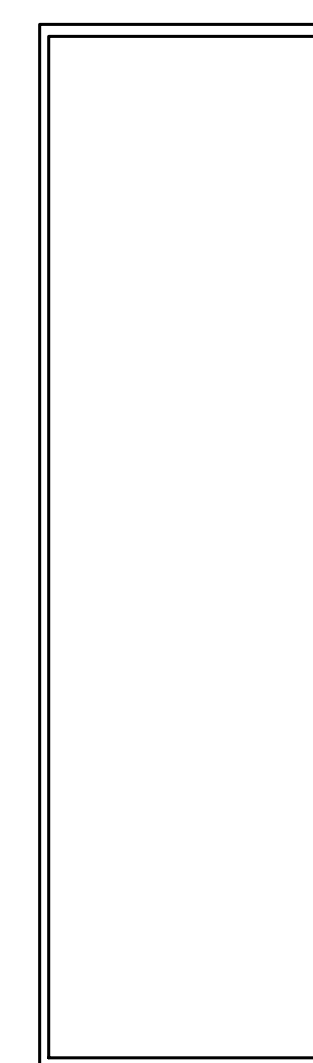
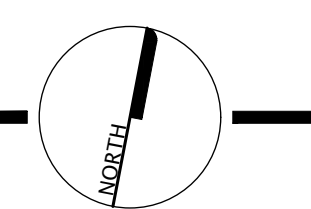
1 MAIN FLOOR PLAN
A-1.1 SCALE: 1/4" = 1'-0"



- TYPICAL NOTES:**
- 1) REFER TO SHEET A-3.0 FOR TYPICAL ASSEMBLIES.
 - 2) WINDOW AND PATIO DOORS REFERENCED ARE GENERAL SIZES, MFGR TO BE CHOSEN BY OWNER.
 - 3) ALL GLASS LESS THAN 16" FROM FINISHED FLOOR OR LESS THAN 60" FROM FINISHED SURFACE IN SHOWER OR BATH MUST BE TEMPERED GLASS PER CODE.
 - 4) ALL FIXED OR OPERABLE GLASS WITHIN 24" ARC ADJACENT TO A DOOR WHILE DOOR IS IN ITS' CLOSED POSITION SHALL BE TEMPERED GLASS PER CODE.
 - 5) REFERENCE BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
 - 6) PROVIDE BATT INSULATION AT ALL FLOOR AND WALL CAVITIES FOR SOUND ATTENUATION.
 - 7) INTERIOR DOORS TO BE INSTALLED 4 1/2" FROM ADJACENT WALL U.N.O.
 - 8) VERIFY ALL WINDOW/DOOR ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ANY WORK.
 - 9) REFERENCE BUILDING ELEVATIONS AND BUILDING SECTIONS FOR WINDOW/DOOR HEADER HEIGHTS.
 - 10) WRAP ALL OPENINGS WITH 15 # FELT AND PROVIDE 1 1/2" HEAD FLASHING, (PAINT TO MATCH SIDING).
 - 11) PROVIDE BLOCKING IN WALLS FOR ALL CABINETS AND ACCESSORIES.
 - 12) PROVIDE MOISTURE RESISTENT-DRYWALL AT ALL WET WALLS. (AT SHOWER, BEHIND SINK, BEHIND TUB, ETC.)
 - 13) ALL EXTERIOR WALLS TO HAVE R-21 BATT INSULATION OR BLOWN IN.
 - 14) OPEN COMBUSTION FUEL BURNING APPLIANCES SHALL BE ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE WHERE THE WALLS, FLOOR AND CEILINGS SHALL MEET THE MINIMUM REQUIREMENT FOR THE BASEMENT WALL R-VALUE.



1 UPPER FLOOR PLAN CONCEPT 1-B
A-1.2 SCALE: 1/4" = 1'-0"



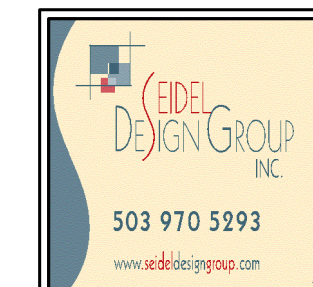
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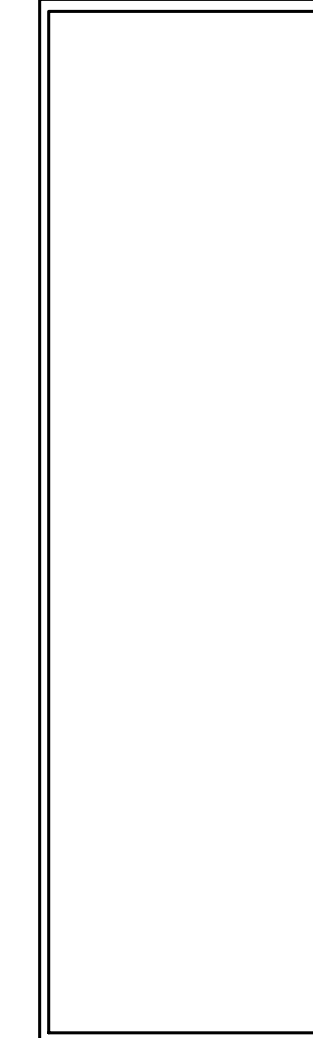
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A1.6



SEIDEL DESIGN GROUP INC.
 112 N 9th ST
 KLAMATH FALLS, OR 97601
 (503)970-5293
 seideldesigngroup.com



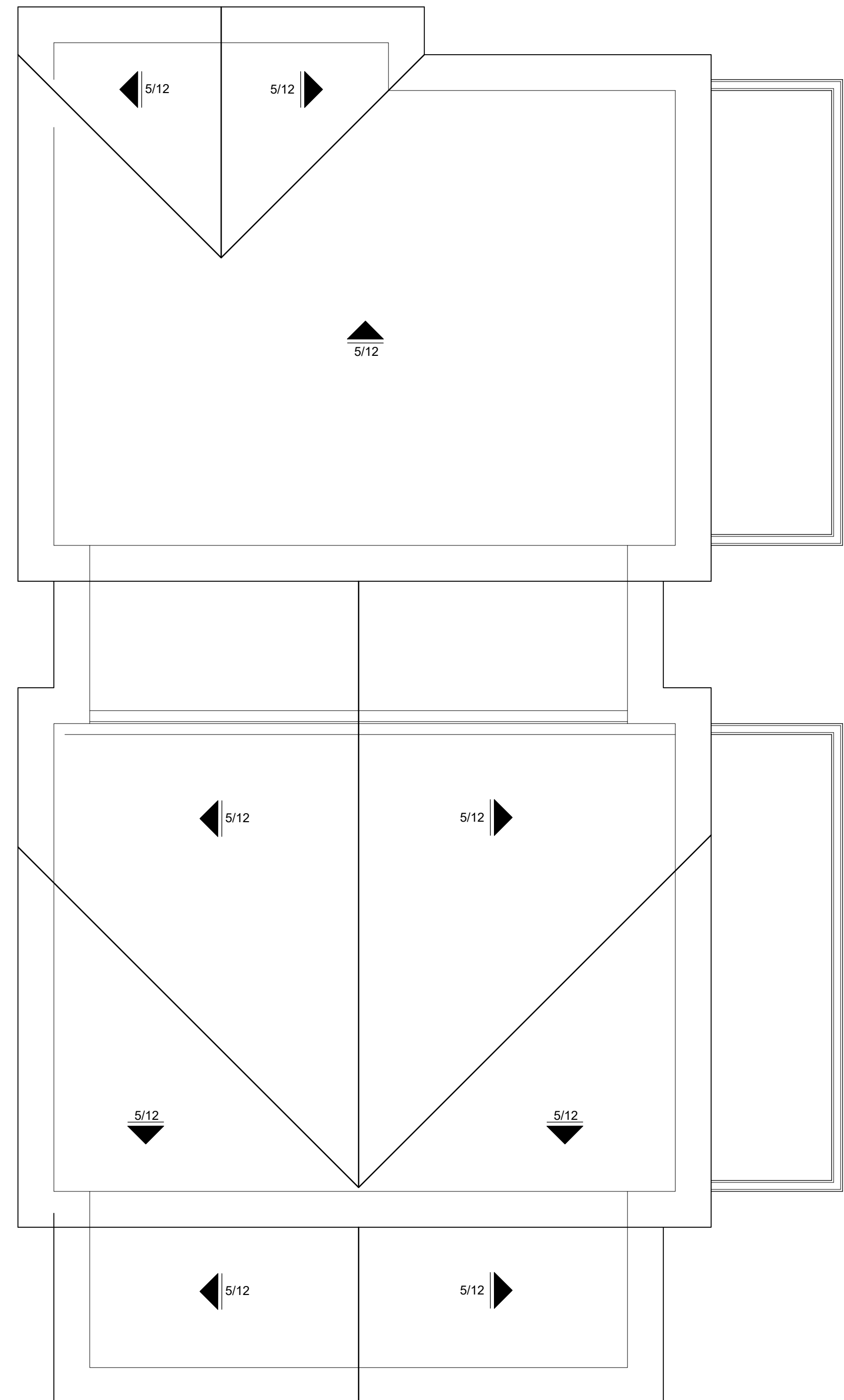
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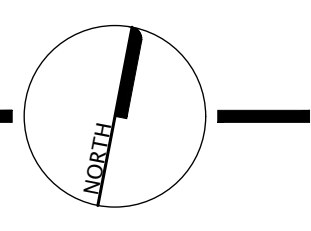
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SHEET #
A1.7



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

1 | **ROOF PLAN**
 A-1.3 | SCALE: 1/4" = 1'-0"





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



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

Blank rectangular area for notes or specifications.

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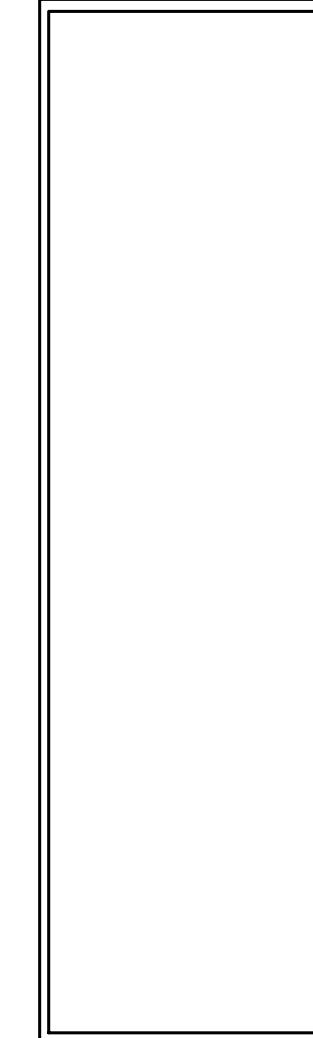
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A2.0



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



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



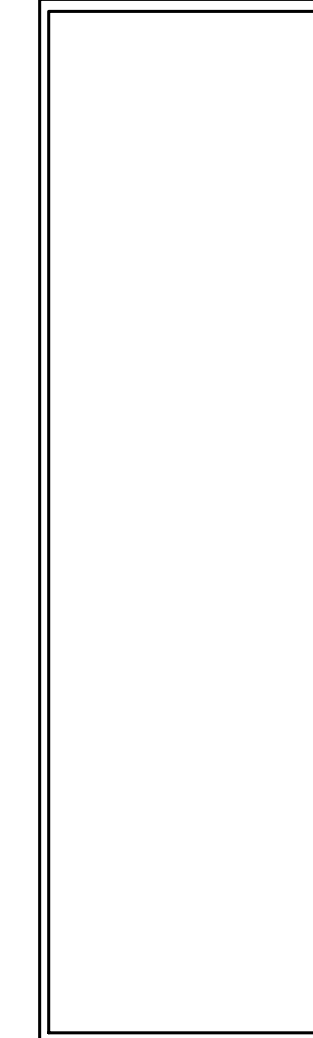
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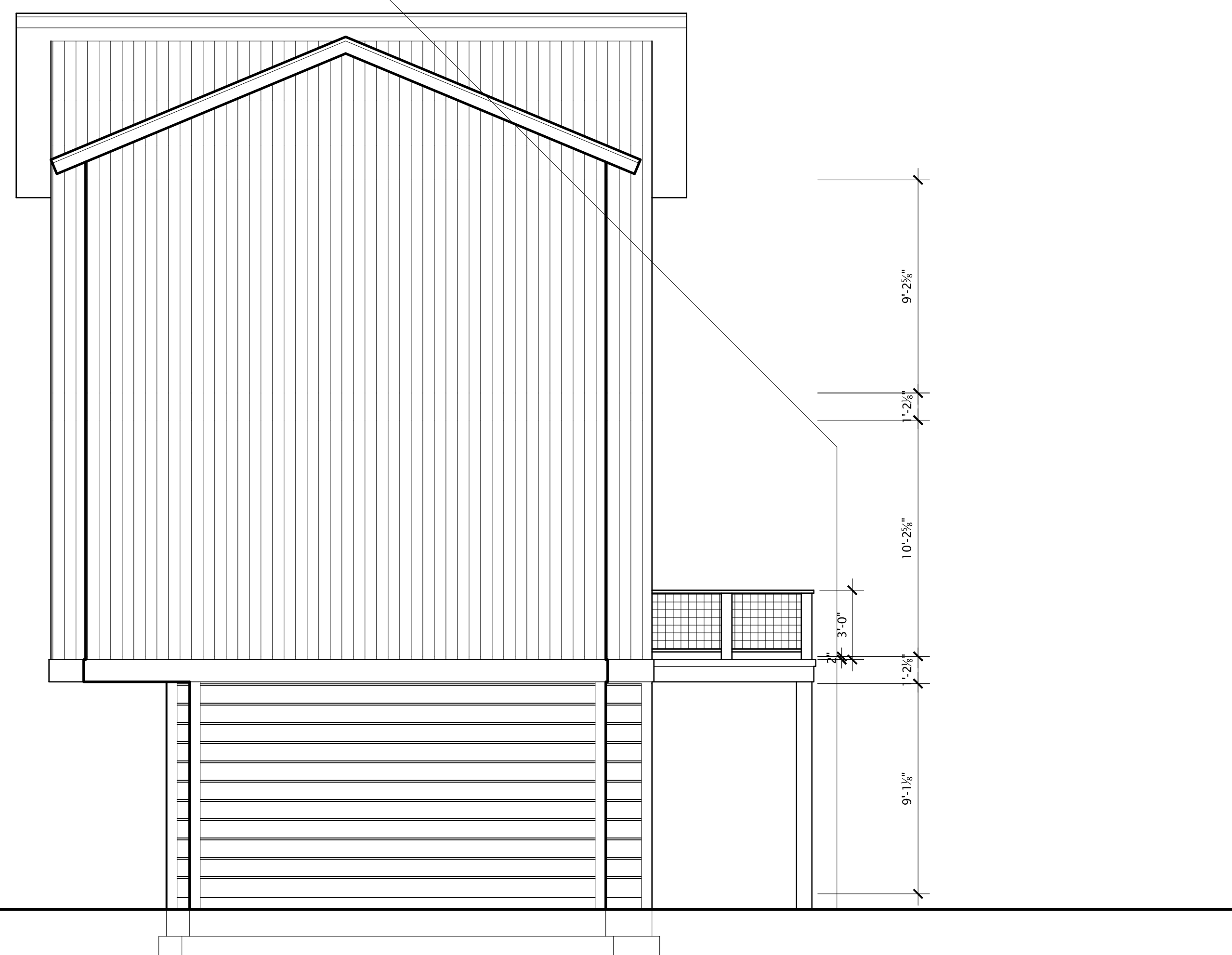
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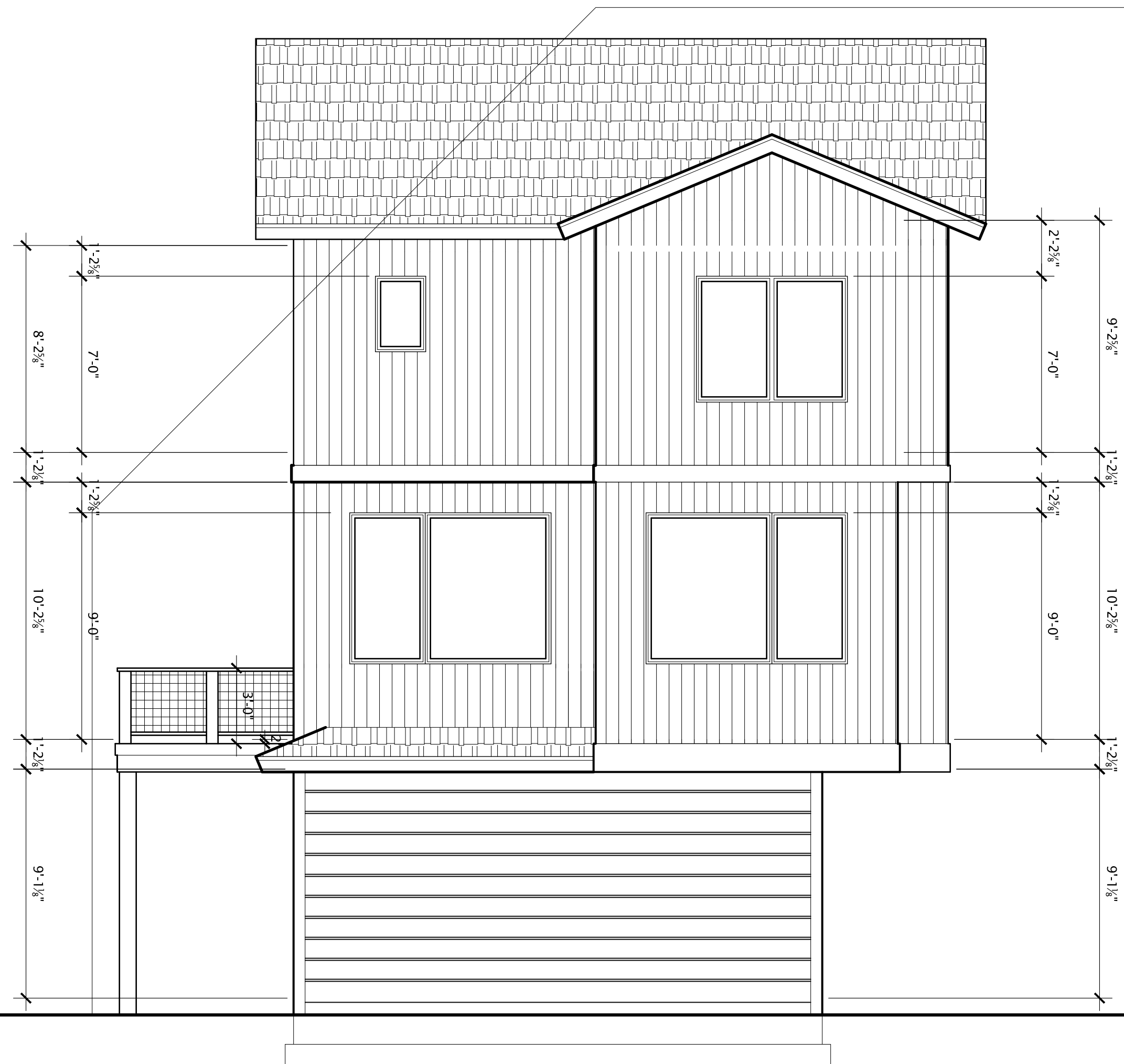
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1 SOUTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



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



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



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

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