

SITE PLAN REVIEW SUBMITTAL

219 PITKIN STREET, FRISCO COLORADO

ADDITION AND REMODEL

OWNER

MELISSA CUMMINGS & RICH SCHROEDER
4593 LEE HILL DRIVE
BOULDER, COLORADO 80302
720.600.1651 (Melissa)
720.635.9364 (Rich)
cummings.melissa@comcast.net

SITE INFORMATION

STREET ADDRESS:
219 PITKIN STREET
FRISCO, COLORADO

LEGAL DESCRIPTION:
LOTS 22, 23 & 24, BLOCK 37, AMENDED
FRISCO TOWNSITE, TOWN OF FRISCO,
COUNTY OF SUMMIT, STATE OF COLORADO

ARCHITECT

EWERS ARCHITECTURE
1420 WASHINGTON AVENUE
GOLDEN, COLORADO 80401
phone 303.271.0977
website www.ewersarchitecture.com

contact PETER J. EWERS, AIA, LEED AP
peter@ewersarchitecture.com
ANN E. ORMSBY
ann@ewersarchitecture.com

CIVIL ENGINEER

BASELINE ENGINEERING
1950 FORD STREET
GOLDEN, COLORADO 80401
phone 303.940.9966
website www.baselinecorp.com

contact NOAH NEMMERS, P.E.
noah@baselinecorp.com

LANDSCAPE ARCHITECT

SAARINEN LANDSCAPE ARCHITECTURE
1900 19th STREET
GOLDEN, COLORADO 80401

contact SUSAN SAARINEN
susan@saarinen.com

DRAWING LIST

- A.1 PROJECT INFORMATION; EXISTING SITE PLAN
- A.2 PROPOSED SITE PLAN; LANDSCAPE PLAN
- A.3 FLOOR PLANS
- A.4 EXTERIOR ELEVATIONS
- A.5 EXTERIOR 3D VIEWS
- C1 CIVIL SKETCH PLAN

ZONING INFORMATION

JURISDICTION: TOWN OF FRISCO
ZONE DISTRICT: R-L LOW DENSITY RESIDENTIAL

SETBACKS:	FRONT (south)	ALLOWED	ACTUAL
	FRONT (south)	20 FEET	33'-8"
	SIDE (east)	15 FEET	16'-6"
	SIDE (west)	15 FEET	9'-0"
	REAR (north)	10 FEET	9'-6"

BUILDING HEIGHT:
30 FEET / 29.6 FEET

HEIGHT CALCULATION:
BUILDING HEIGHT LIMIT IS CALCULATED WITH THE ALLOWABLE HEIGHT BEING ABOVE EXISTING GRADE, ALSO USING A BULK PLANE CALCULATION AS DESCRIBED IN 6.32.2 OF THE FRISCO DEVELOPMENT STANDARDS.

*THESE SETBACK MEASUREMENTS ARE TO THE EXISTING BUILDING.

PROJECT NARRATIVE

THIS SITE PLAN SUBMITTAL IS FOR THE ADDITION AND EXTERIOR REMODEL OF A MULTI-FAMILY RESIDENTIAL BUILDING. THE EXISTING BUILDING CONSISTS OF A TWO-STORY DUPLEX ON THE NORTH SIDE AND A TWO STORY RESIDENCE ON THE SOUTH CONNECTED BY A THREE-CAR GARAGE. THE PROPOSED CHANGES INCLUDE UPDATING THE EXTERIOR FINISHES, INCLUDING THE ROOF AND WINDOWS, ON THE DUPLEX PORTION OF THE BUILDING. UPDATING AND RECONFIGURING THE GARAGE PORTION, INCLUDING NEW FINISHES AND A NEW ROOF ON THE NORTHERN PORTION. AND INCREASING THE SIZE OF THE RESIDENCE ON THE SOUTH TO INCLUDE ADDITIONAL LIVING AND GARAGE SPACES. IN MAKING THESE CHANGES WE WILL REDUCE THE AMOUNT OF OVERALL SITE COVERAGE BY REDUCING THE HARDSCAPE AREA ON THE EAST SIDE OF THE SITE. THE NEW EXTERIOR FINISHES WILL BE A MIX OF STONE, METAL SIDING AND CEMENT FIBER SIDING. THE COLORS WILL BE BROWNS AND GRAYS WITH BLUE ACCENTS. ALL NEW LANDSCAPING WILL FOLLOW THE CURRENT FRISCO RECOMMENDATIONS.

PARKING WILL BE ACHIEVED WITH ONE GARAGE SPACE FOR EACH DUPLEX UNIT AND AN OUTSIDE PARKING SPACE IN FRONT OF EACH GARAGE. THE SOUTH RESIDENCE WILL HAVE 3 GARAGE PARKING SPACES. THE GARAGE ACCESSED FROM THIRD AVENUE WILL BE A TANDEM GARAGE, AND ROOM FOR 1-2 VEHICLES TO PARK IN THE SOUTH DRIVE.

THE EXISTING BUILDING AND SITE DO NOT CURRENTLY FIT WITHIN ALL OF THE CURRENT ZONING CONSTRAINTS OF THE SITE. THE WEST PORTION OF THE RESIDENCE IS BUILT WITHIN THE NORTH/SIDE SETBACK. THIS PORTION OF THE BUILDING WILL REMAIN. THE ROOF WILL BE REBUILT AT THIS AREA BUT THE OVERALL HEIGHT OF THE ROOF IN THE SETBACK WILL BE REDUCED FROM WHAT IS EXISTING. THE OVERALL LOT COVERAGE IS ALSO OVER WHAT IS CURRENTLY ALLOWABLE BY CODE. THE PROSPED PLAN WILL REDUCE THE ACTUAL LOT COVERAGE.

219 PITKIN STREET AREA CALCULATIONS:

LOT SIZE:	EXISTING	PROPOSED
LOT SIZE:	10,500sf	
LOT COVERAGE:	5,703sf (54.3%)	5,501sf (52.4%)
BUILDING COVERAGE:	3,216sf (30.6%)	3,948sf (37.6%)
PAVED AREA:	2,487sf (23.7%)	1,553sf (14.8%)

BUILDING AREA CALCULATIONS:

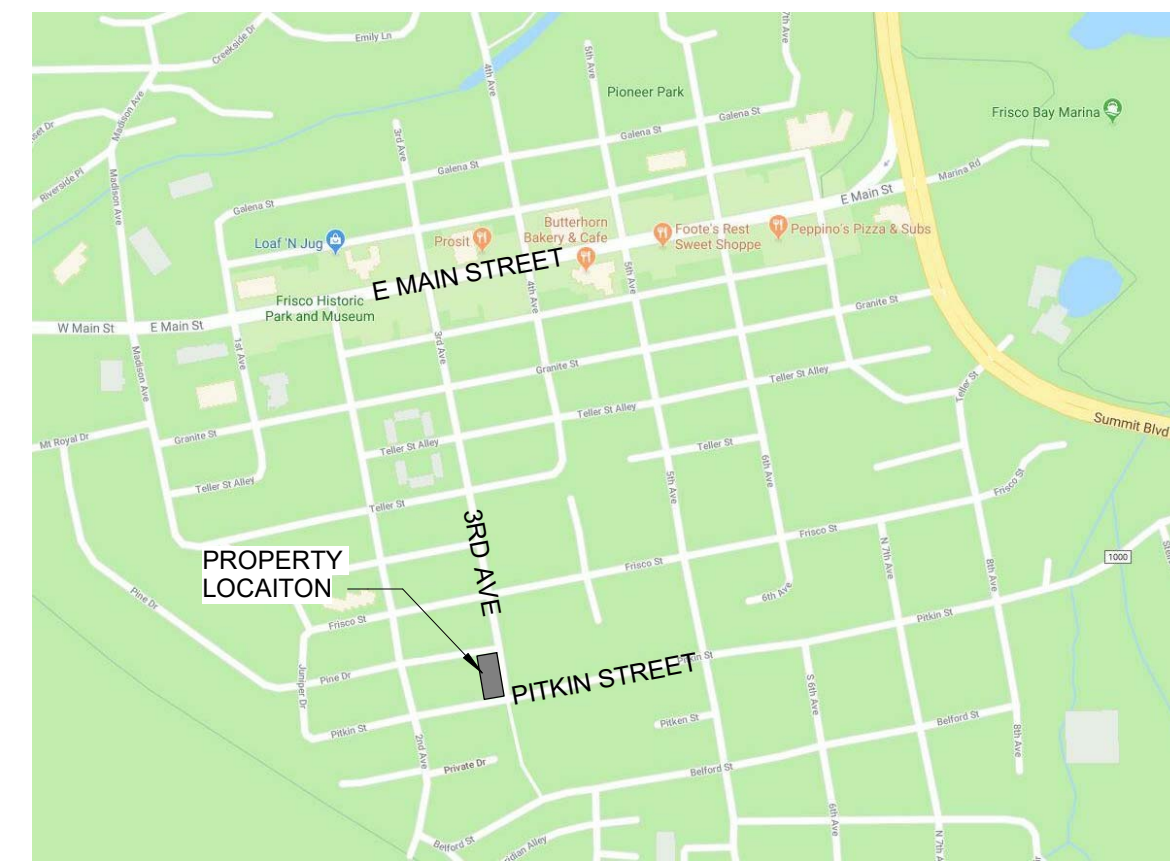
	EXISTING	PROPOSED
RESIDENCE:	1,946sf	3,145sf
- GARAGE:	325sf	849sf
DUPLEX A:	732sf	732sf
- GARAGE:	263sf	288sf
DUPLEX B:	732sf	732sf
- GARAGE:	273sf	290sf

PARKING CALCULATIONS:

1 PARKING SPACE REQUIRED FOR EACH BEDROOM, MAX 4 SPACES REQUIRED PER UNIT.

	REQUIRED	PROVIDED
RESIDENCE:	4 SPACES	4 SPACES
- 4 BEDROOMS		- 3 GARAGE
		- 1 DRIVEWAY
DUPLEX A	2 SPACES	2 SPACES
- 2 BEDROOMS		- 1 GARAGE
		- 1 DRIVE
DUPLEX B	2 SPACES	2 SPACES
- 2 BEDROOMS		- 1 GARAGE
		- 1 DRIVE

PROPERTY LOCATION MAP



EXISTING PROPERTY PHOTOS



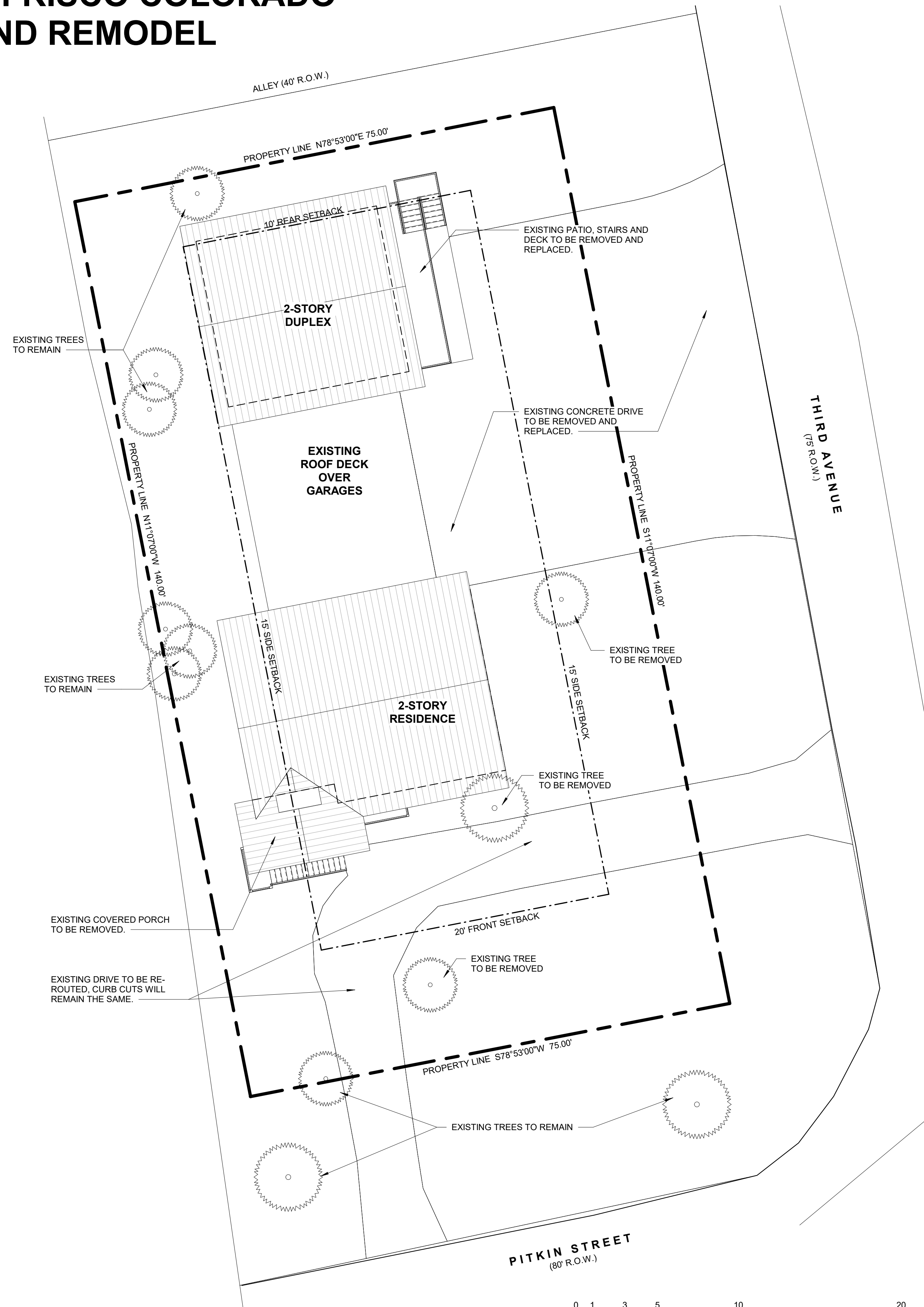
EXISTING DUPLEX AND RESIDENCE, VIEW FROM NORTH-EAST



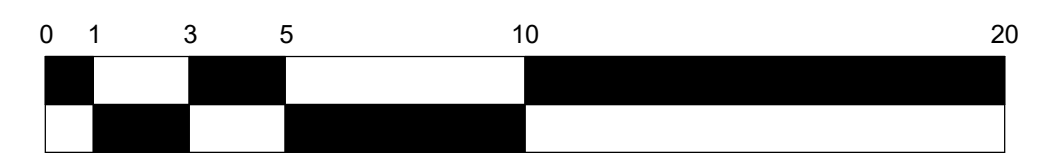
EXISTING RESIDENCE AND DUPLEX, VIEW FROM SOUTH-EAST



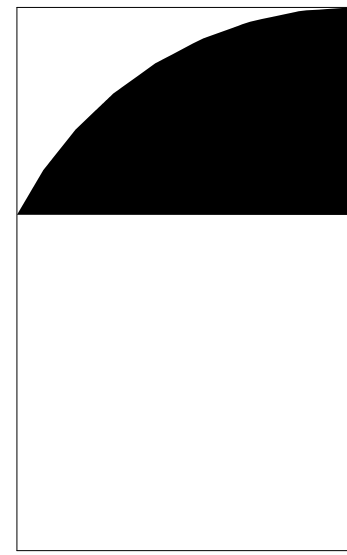
EXISTING RESIDENCE, VIEW FROM SOUTH



1 EXISTING SITE PLAN
1" = 10'-0"



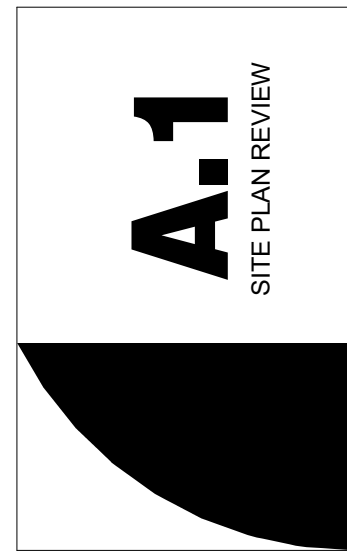
5/8/2018 9:50:40 AM C:\Users\Crmsby\2017\Ewers Arch\1512-Schroeder+Cummings Mountain Residence\Drawings\1512-CDD2.rvt COPYRIGHT 2016 EWERS ARCHITECTURE PC



ERWHIFERATURE
 1420 WASHINGTON AVENUE GOLDEN COLORADO 80401
 303.271.0977 www.ewersarchitecture.com

SCALE	PROJECT NUMBER	DATE
As Indicated	1512	06.09.18
	AWO	
	PJE	
	DATE	
	REVISIONS	

EXISTING SITE PLAN
Schroeder+Cummings Residence
 219 PITKIN STREET FRISCO COLORADO



LANDSCAPE CALCULATIONS:

LOT SIZE: 10,500sf
 REQUIRED TREES:
 1 per 875sf = 12 TREES
 9 EXISTING LODGE POLE PINE
 6 NEW TREES REQUIRED
 (6.14.5 G: existing trees allowed to substitute up to 50% required trees)
 REQUIRED SHRUBS
 1 pr 1,500sf = 7 SHRUBS

PLANT LIST

KEY	PLANT NAME	SIZE	QTY
TREES:			
LP	LODGE POLE PINE (existing)	varies	9
A	ASPEN	2"-3"	7
SHRUBS:			
KK	ARCTOSTAPHYLOS UVA-URSI 'KINNINNICK'	1 GAL	4
B	JUNIPERUS SABINA 'BUFFALO'	1 GAL	3

- GRASS AREAS TO BE 'NATIVE HIGH COUNTRY GRASS SEED' AS DESCRIBED IN FRISCO DEVELOPMENT STANDARDS.
- INDICATES DESIGNATED SNOW STORAGE AREAS.

*PLANT SELECTION AND EXISTING TREES IDENTIFICATION BY LANDSCAPE ARCHITECT SUSAN SAARINEN.

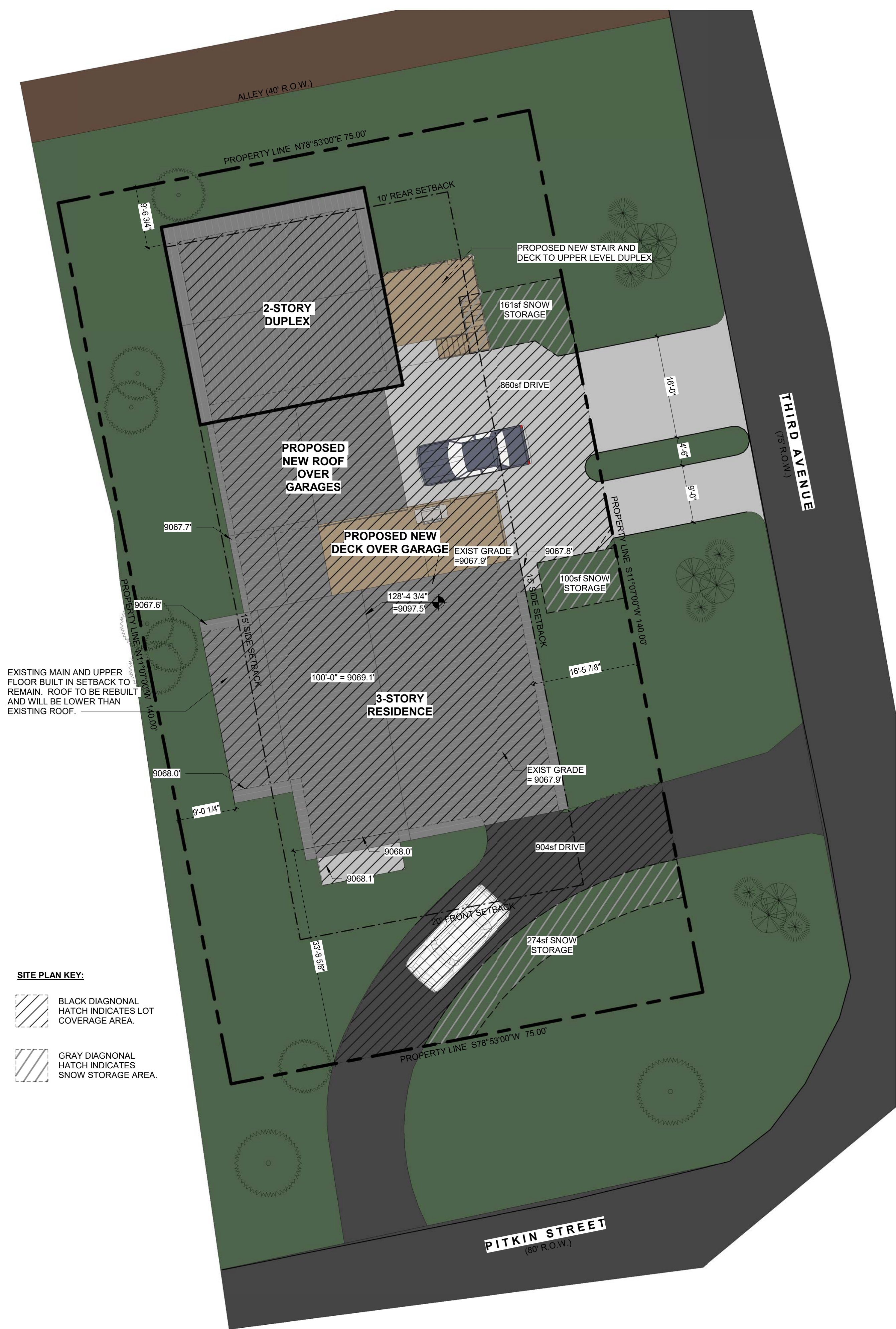
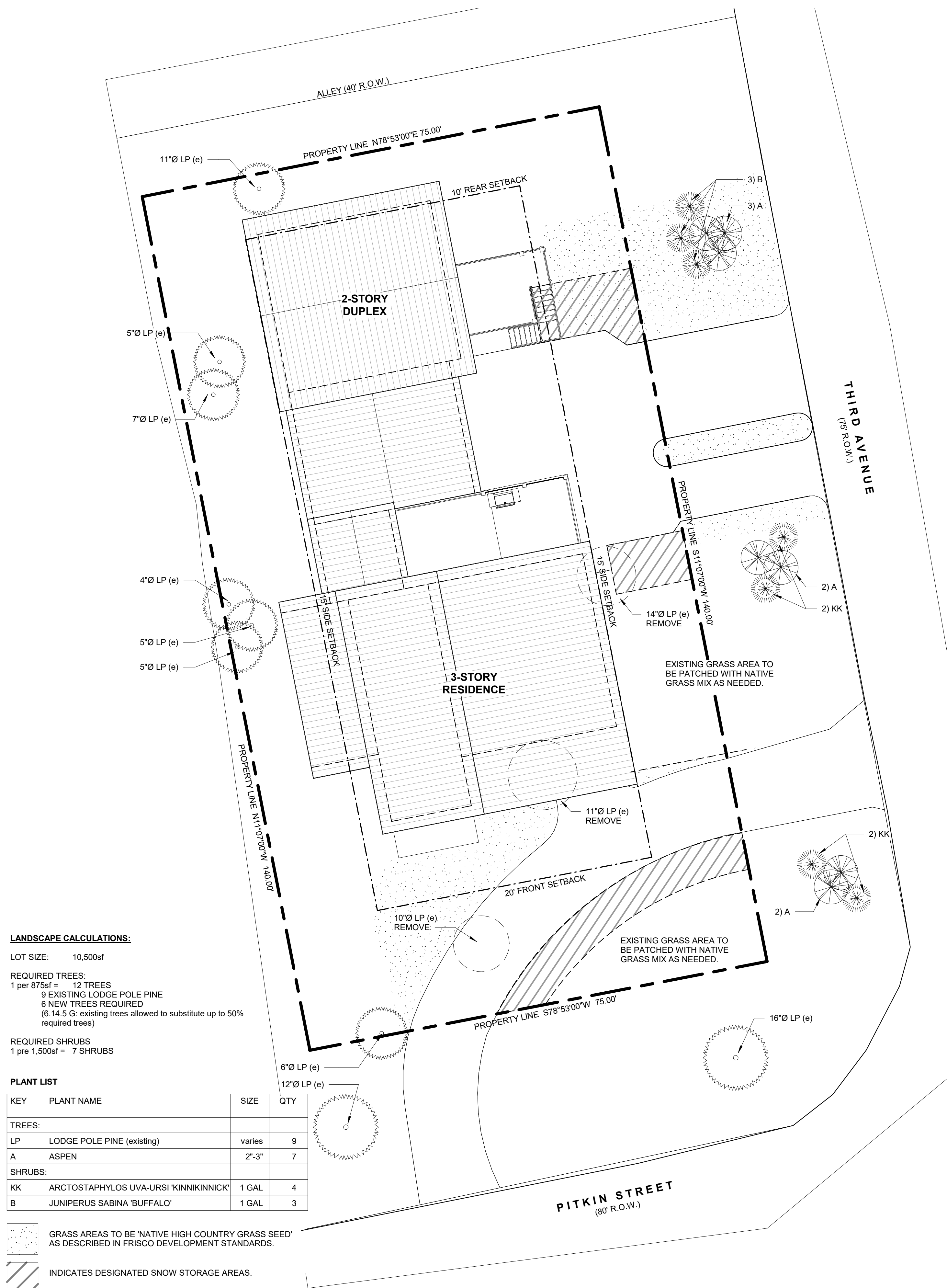
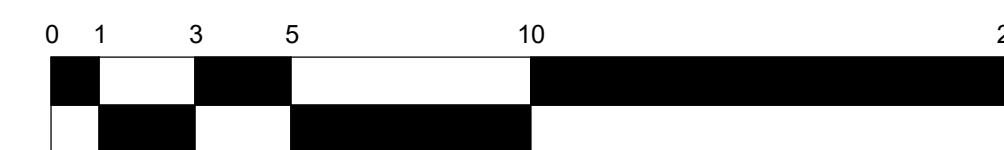
2 PROPOSED LANDSCAPE PLAN

1" = 10'-0"



1 PROPOSED SITE PLAN

1" = 10'-0"



- SITE PLAN KEY:**
- BLACK DIAGONAL HATCH INDICATES LOT COVERAGE AREA.
 - GRAY DIAGONAL HATCH INDICATES SNOW STORAGE AREA.

EXISTING MAIN AND UPPER FLOOR BUILT IN SETBACK TO REMAIN. ROOF TO BE REBUILT AND WILL BE LOWER THAN EXISTING ROOF.

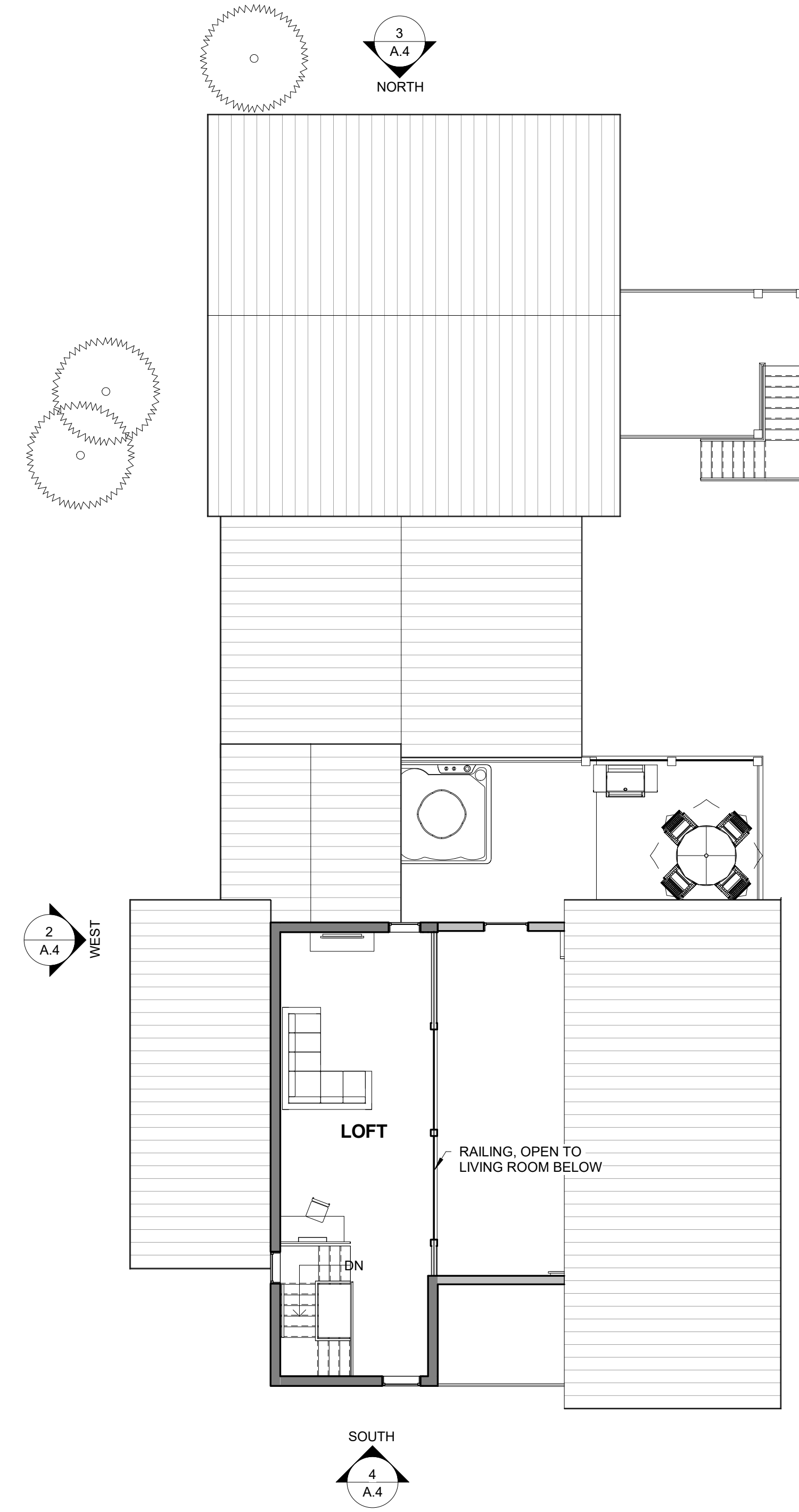
5/8/2018 9:50:44 AM C:\Users\Crimby\2017\Ewers Arch\1512-Schroeder+Cummings_Mountain Residence\Drawgs\1512-CDD2.rvt COPYRIGHT 2016 EWERS ARCHITECTURE PC

A-2
 SITE PLAN REVIEW

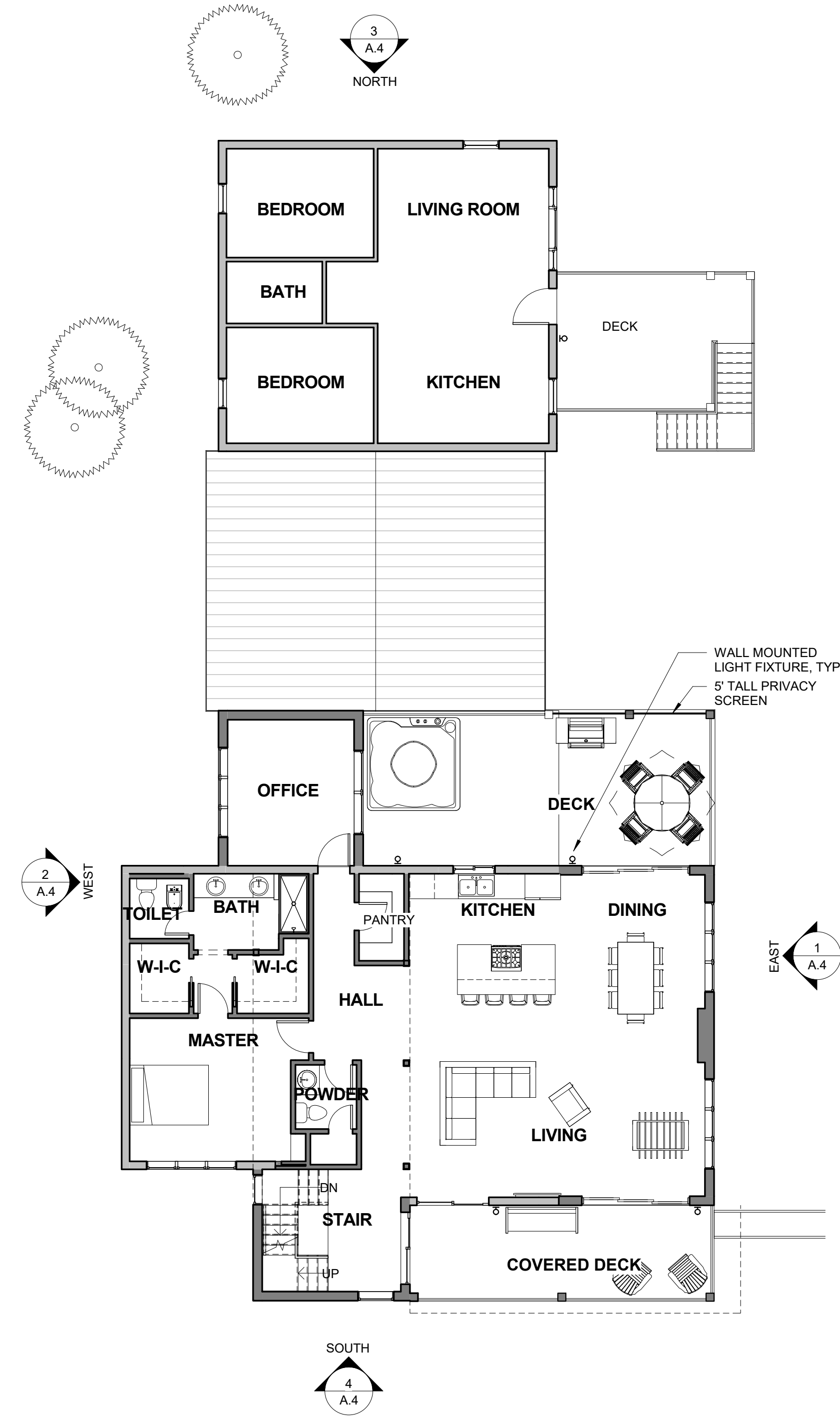
Schroeder+Cummings Residence
 219 PITKIN STREET FRISCO COLORADO

ERWHIFERTSURE
 1420 WASHINGTON AVENUE GOLDEN COLORADO 80401
 303.271.0977 www.ewersarchitecture.com

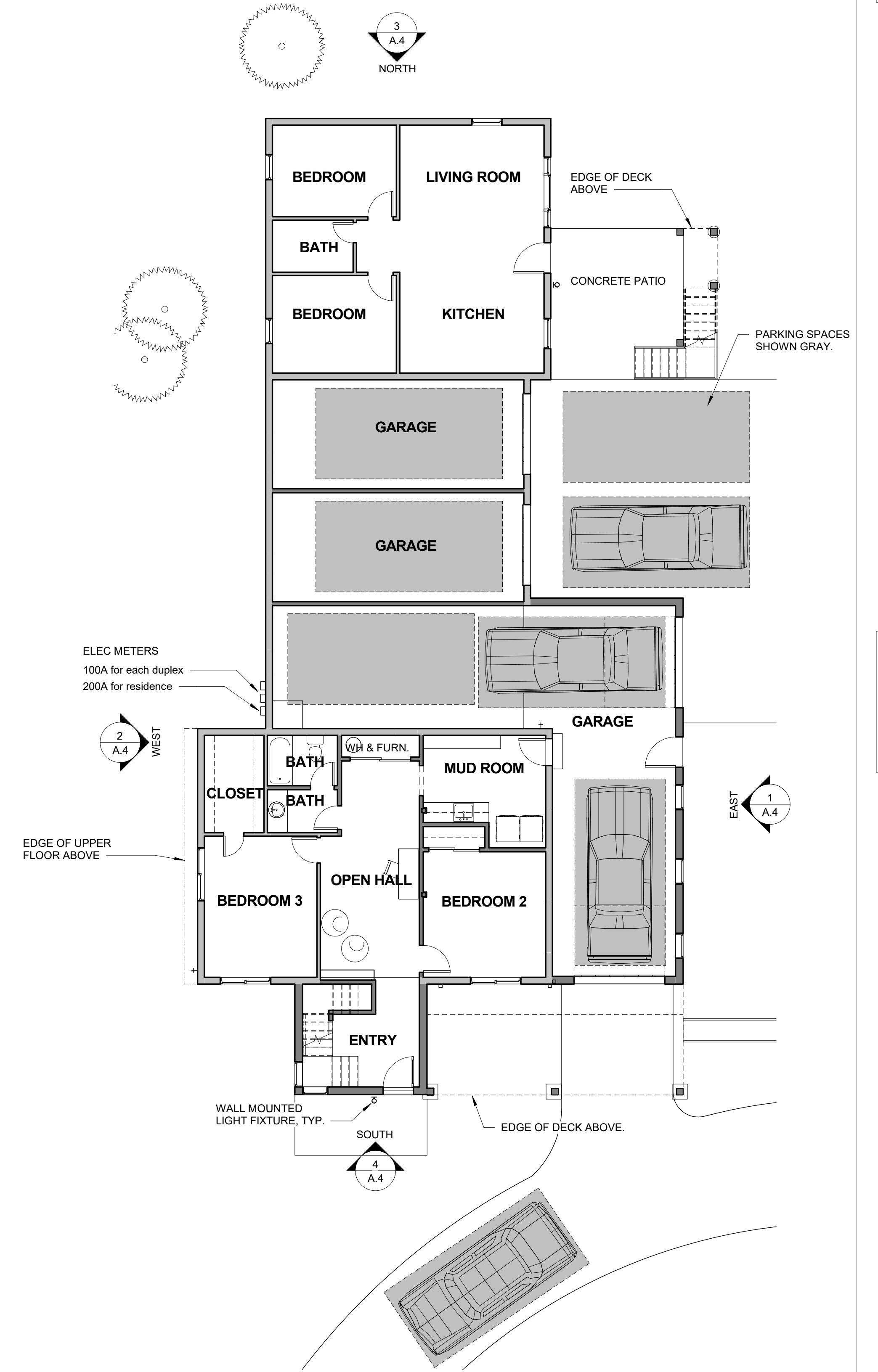
SCALE	As Indicated
PROJECT NUMBER	1512
DRAWN BY	AEO
CHECKED BY	PJE
DATE	05.09.18
REVISIONS	



3 LOFT PLAN
1/8" = 1'-0"



2 UPPER FLOOR PLAN
1/8" = 1'-0"



1 MAIN FLOOR PLAN
1/8" = 1'-0"

5/8/2018 9:50:49 AM
C:\Users\Crmsby\2017\Ewers Arch\1512-Schroeder+Cummings Mountain Residence\Drawgs\1512-CD2.rvt
COPYRIGHT 2016 EWERS ARCHITECTURE PC



EWERS ARCHITECTURE
1420 WASHINGTON AVENUE GOLDEN COLORADO 80401
303.271.0977 www.ewersarchitecture.com

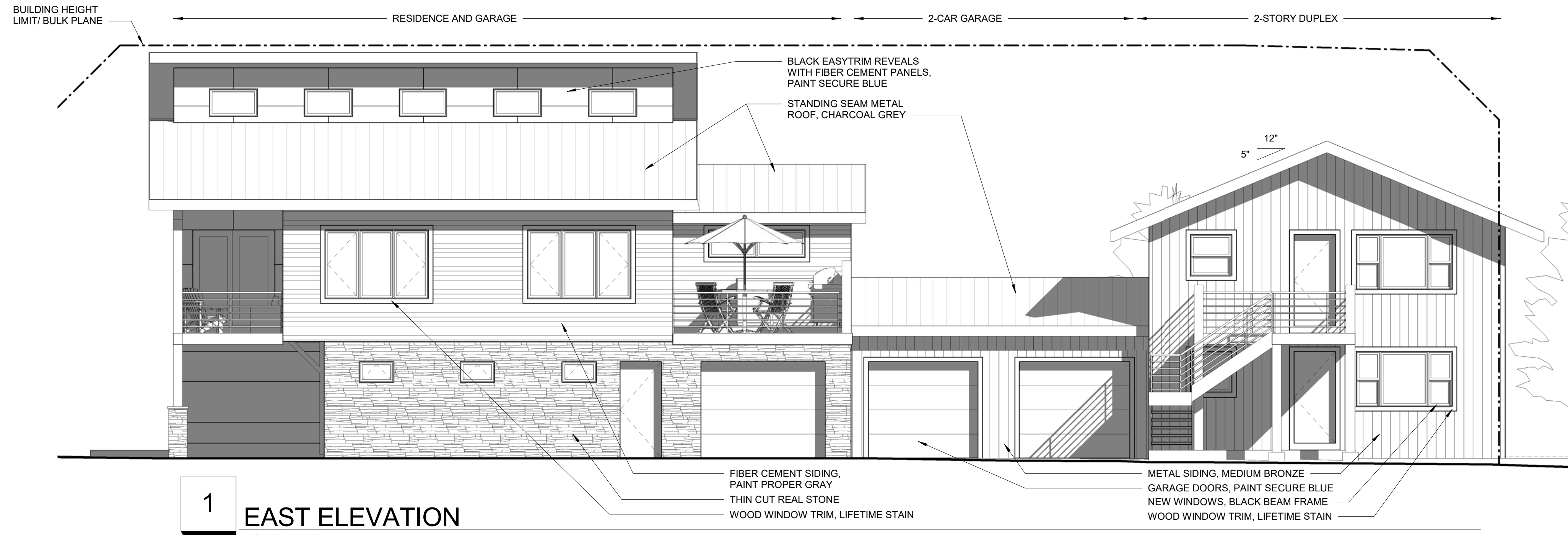
SCALE	1/8" = 1'-0"
PROJECT NUMBER	1512
DRAWN BY	AEO
CHECKED BY	PJE
DATE	05.09.18
REVISIONS	

FLOOR PLANS
Schroeder+Cummings Residence
219 PITKIN STREET FRISCO COLORADO

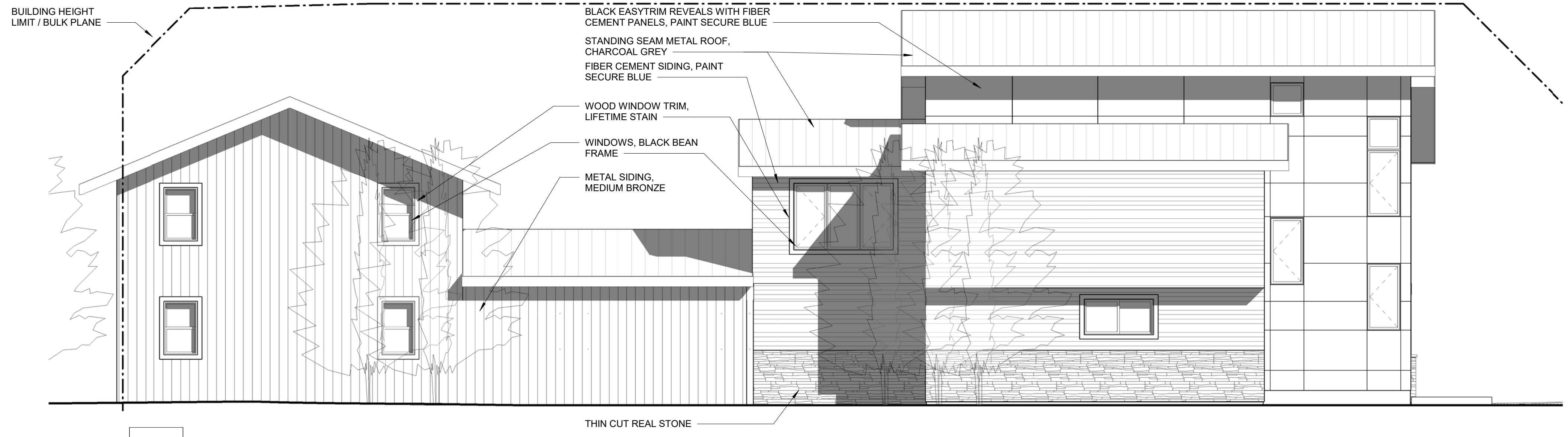


A.3
SITE PLAN REVIEW

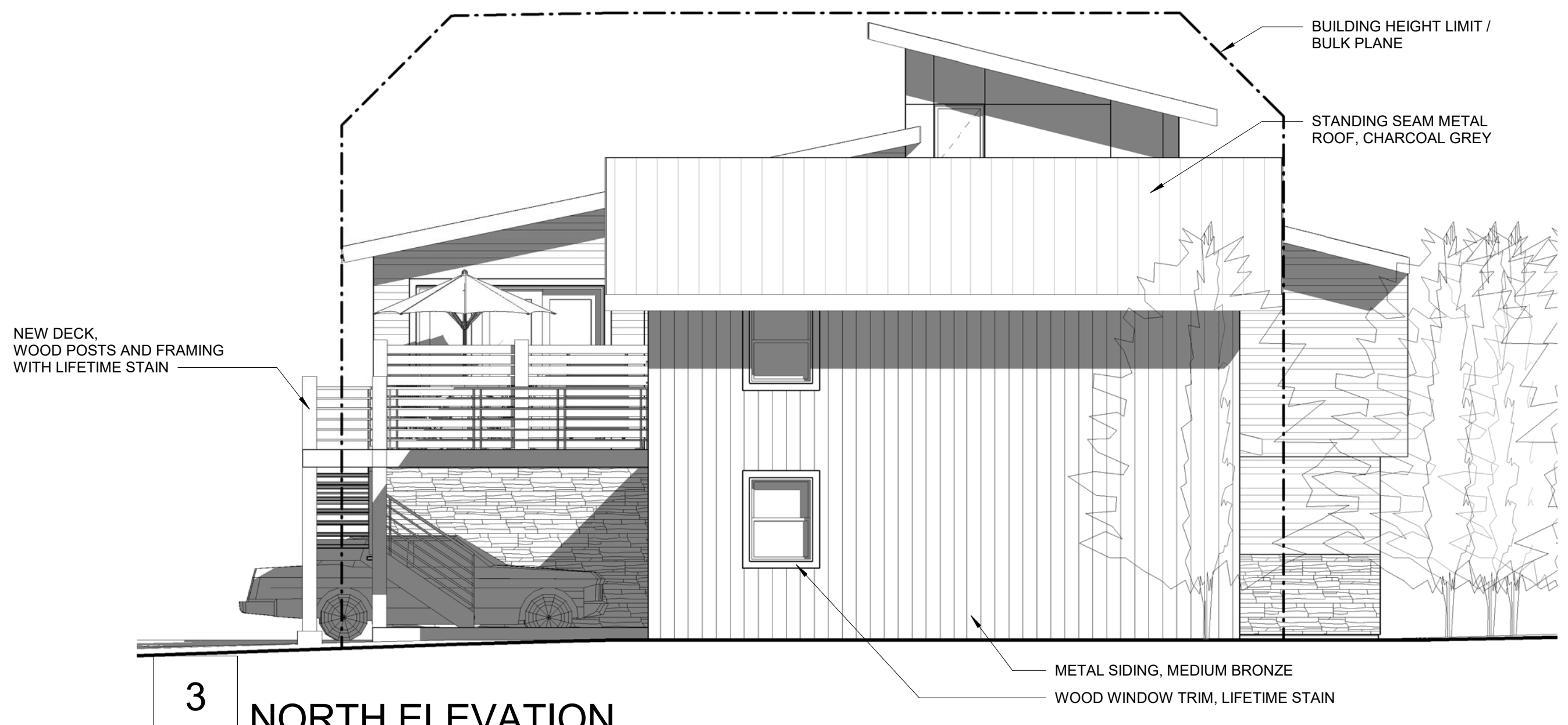
5/8/2018 9:50:53 AM
 C:\Users\Crimby\2017\Ewers Arch\1512-Schroeder+Cummings Mountain Residence\Drawings\1512-CD2.rvt
 COPYRIGHT 2016 EWERS ARCHITECTURE PC



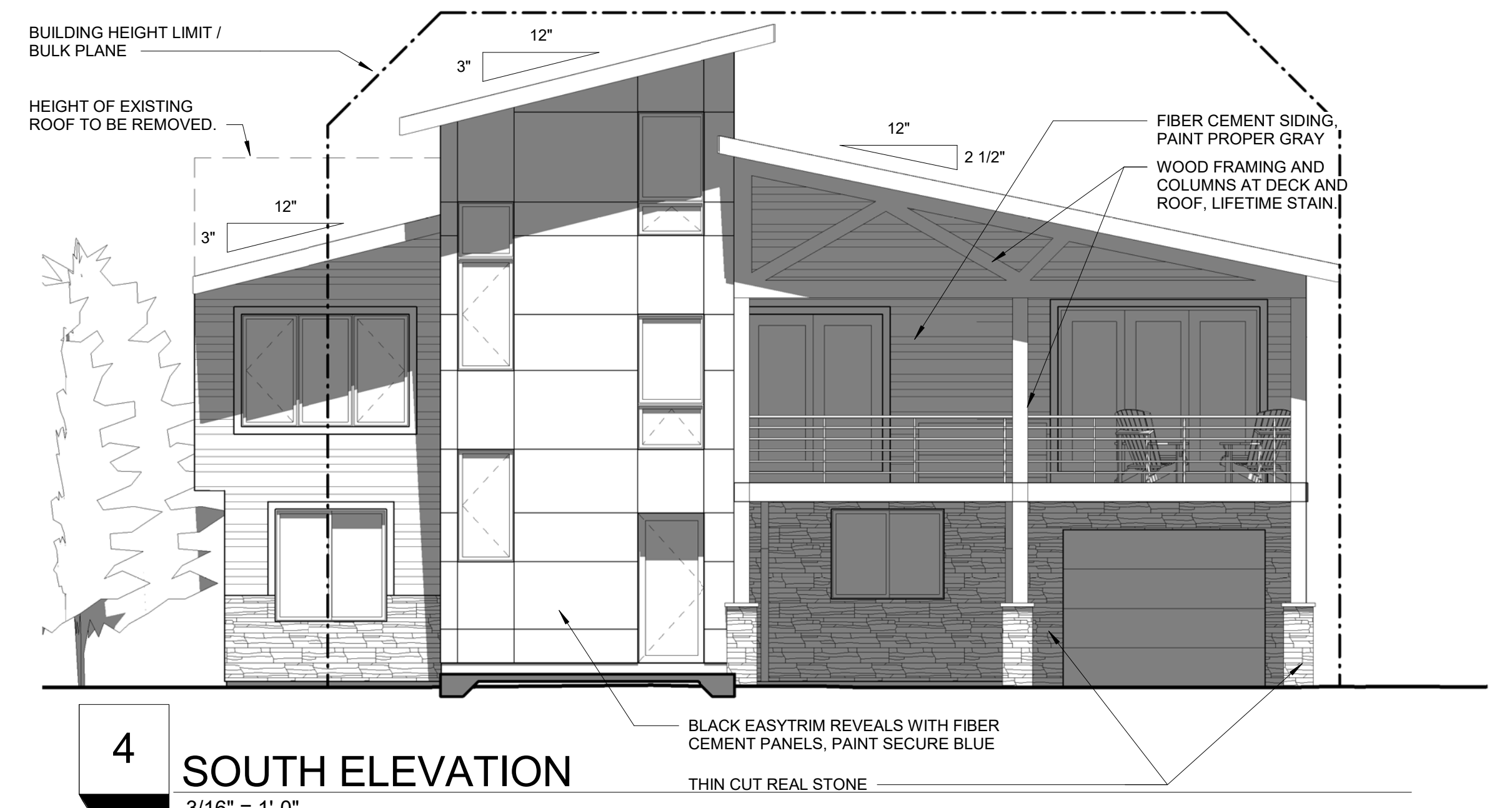
1 EAST ELEVATION
 3/16" = 1'-0"



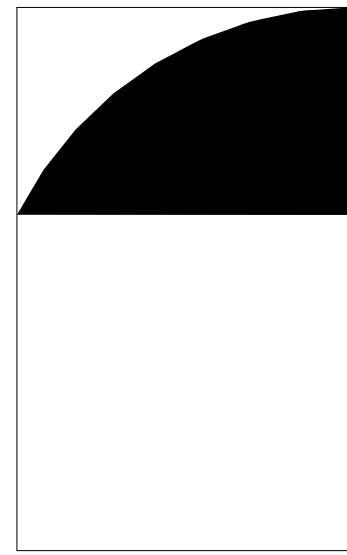
2 WEST ELEVATION
 3/16" = 1'-0"



3 NORTH ELEVATION
 3/16" = 1'-0"



4 SOUTH ELEVATION
 3/16" = 1'-0"

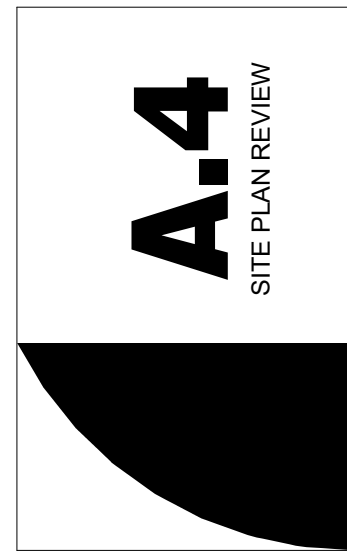


EWERS ARCHITECTURE
 1420 WASHINGTON AVENUE GOLDEN COLORADO 80401
 303.271.0977 www.ewersarchitecture.com

SCALE	3/16" = 1'-0"
PROJECT NUMBER	1512
DRAWN BY	AEO
CHECKED BY	PJE
DATE	05.09.18
REVISIONS	

Schroeder+Cummings Residence
 219 PITKIN STREET FRISCO COLORADO

EXTERIOR ELEVATIONS





1 AERIAL VIEW FROM NORTH-EAST



2 PERSPECTIVE VIEW FROM SOUTH

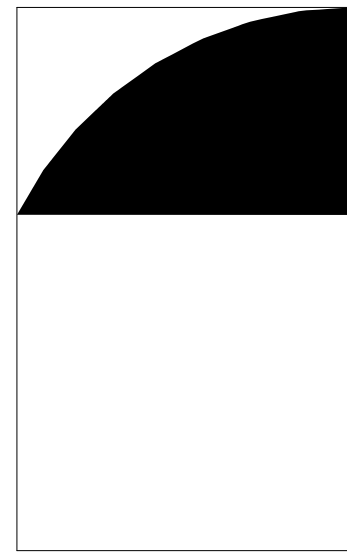


3 AERIAL VIEW FROM SOUTH-EAST



4 PERSPECTIVE VIEW FROM EAST

5/8/2018 9:51:02 AM
 C:\Users\Crimby\2017\Ewers Ach\1512-Schroeder+Cummings Mountain Residence\Drawings\1512-CD2.rvt
 COPYRIGHT 2016 EWERS ARCHITECTURE PC



EWERS ARCHITECTURE
 1420 WASHINGTON AVENUE GOLDEN COLORADO 80401
 303.271.0977 www.ewersarchitecture.com

SCALE	1512
PROJECT NUMBER	AEO
DRAWN BY	PJE
CHECKED BY	
DATE	06.09.18
REVISIONS	

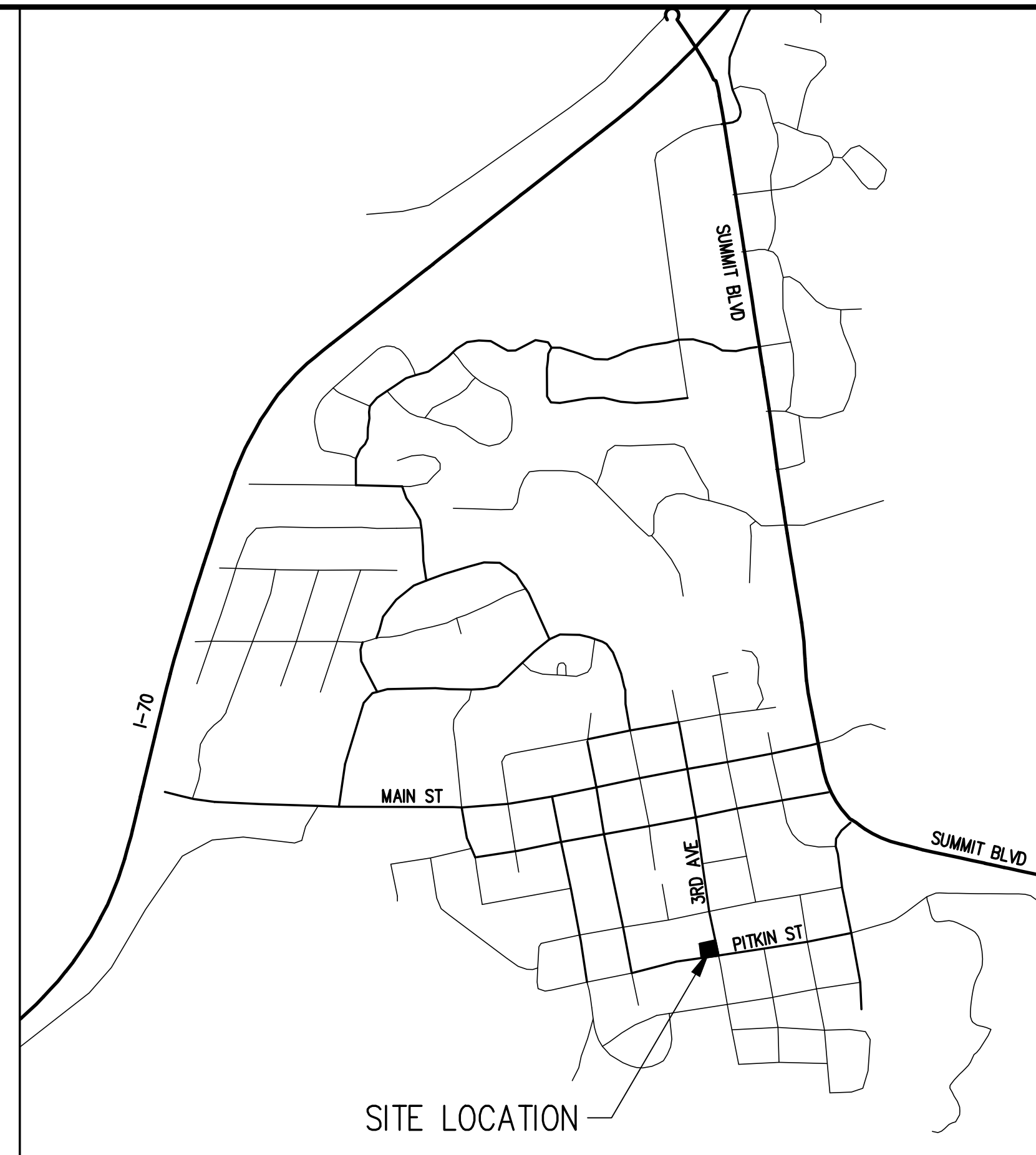
Schroeder+Cummings Residence
 219 PITKIN STREET FRISCO COLORADO

EXTERIOR 3-D VIEWS



CIVIL SKETCH PLAN SCHROEDER+CUMMINGS RESIDENCE

LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



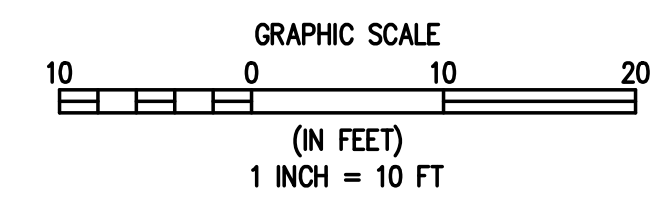
SITE LOCATION

VICINITY MAP
1"=1000'

LEGEND

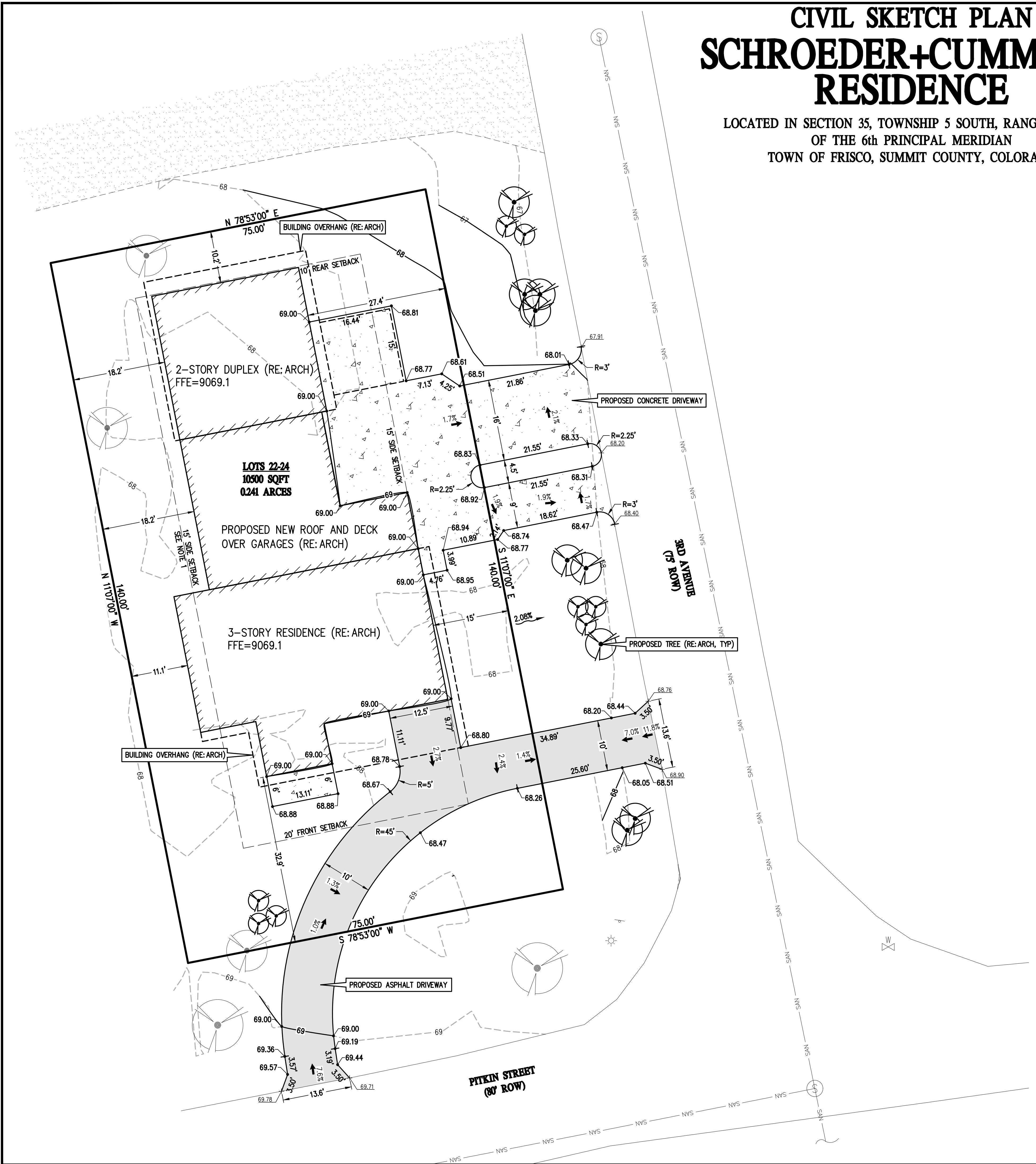
EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
---	---	PROPERTY BOUNDARY
---	---	EASEMENT
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	EDGE OF BUILDING
W	W	WATER LINE
WS	WS	WATER SERVICE
SAN	SAN	SANITARY SEWER MAIN
SS	SS	SANITARY SEWER SERVICE
GAS	GAS	GASLINE
E	E	UNDERGROUND ELECTRIC

EXISTING SYMBOLS	PROPOSED SYMBOLS	
→	→	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
⊕	⊕	WATER VALVE
⊙	⊙	SANITARY MANHOLE
⊗	⊗	CONIFEROUS TREE
⊛	⊛	LIGHT POLE
+	+	SIGN



NOTES

1. EXISTING MAIN FLOOR AND UPPER FLOOR BUILT IN SETBACK TO REMAIN. ROOF TO BE REBUILT AND WILL BE LOWER THAN EXISTING ROOF (RE:ARCH)



BASELINE
Engineering - Planning - Surveying
1950 FORD STREET • GOLDEN, COLORADO 80401
P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

DESIGNED BY	XXX	DATE	
DRAWN BY	XXX	PREPARED BY	
CHECKED BY	XXX	REVISION DESCRIPTION	

EWERS ARCHITECTURE

SUMMIT COUNTY

SCHROEDER+CUMMINGS RESIDENCE

219 PITKIN STREET

SKETCH PLAN

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL XX/XX/XX

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE XX/XX/XX

JOB NO. C03320

DRAWING NAME 3320-Civil Sketch Plan.dwg

SHEET 1 OF 1

**PRELIMINARY
NOT FOR
CONSTRUCTION**

C1

N:\c03320 - Schroeder-Cummings Frisco\Drawings\3320-Civil Sketch Plan.dwg, 3/21/2018 3:52:12 PM, Jordan Ptasnowy

EXTERIOR COLOR SELECTION

Schroeder-Cummings Residence Remodel
219 Pitkin Street - Frisco CO



Exterior Light Fixtures

Walsh 7" Outdoor Wall Light Dark Bronze

When modern and industrial meet, it arrives in the Walsh Collection. A clear choice for those who appreciate clean lines and a more practical aesthetic. The Walsh Collection features a minimalist design with a solid dark bronze finish. The 7" outdoor fixture is an excellent choice for any porch, entrance, garage, patio or building address. And with its dark, sky compliant and black to black finish, it is a chic solution to any concrete home or business entrance.



Windows

Black Bean



Easytrim Reveals @ Panels

Black Anodized



Metal Roof

Charcoal Grey



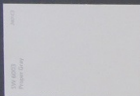
Metal Siding

Medium Bronze



Painted Cement Fiber Siding

Lap Siding: Proper Gray
Panel Siding: Secure Blue



Wood Trim

Douglas Fir with Lifetime stain



Thin Cut Stone Veneer

Anasazi Silvers

