

# SITE PLAN REVIEW SUBMITTAL

## 219 PITKIN STREET, FRISCO COLORADO

### ADDITION AND REMODEL

#### OWNER

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#### 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  
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website www.ewersarchitecture.com

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peter@ewersarchitecture.com  
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#### CIVIL ENGINEER

BASELINE ENGINEERING  
1950 FORD STREET  
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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@sarinen.com

#### DRAWING LIST

- A.1 PROJECT INFORMATION; EXISTING SITE PLAN
- A.2 PROPOSED SITE PLAN; LANDSCAPE PLAN
- A.3 ROOF PLAN
- A.4 FLOOR PLANS
- A.5 EXTERIOR ELEVATIONS
- A.6 EXTERIOR 3D VIEWS
- A.7 EXISTING EXTERIOR 3D VIEWS
- C1 CIVIL SKETCH PLAN

#### ZONING INFORMATION

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

SETBACKS:	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.

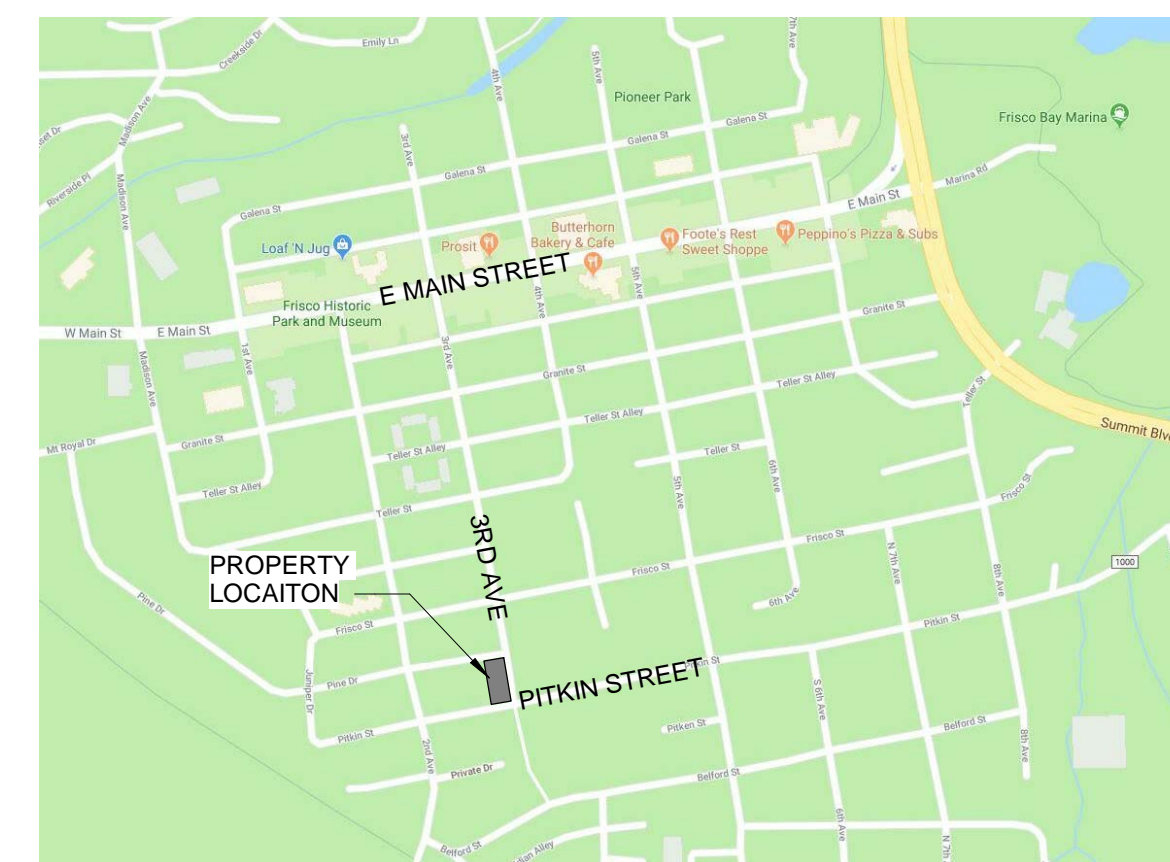
\*THESE SETBACK MEASUREMENTS ARE TO THE EXISTING BUILDING.

#### MAIN RESIDENCE FLOOR AREA

MAIN FLOOR: 1,034sf  
UPPER FLOOR: 1,629sf  
LOFT: 407sf

\*LOFT (3rd FLOOR) MAX AREA ALLOWED = 60% OF FLOOR BELOW.  
1,629sf x .6 = 977sf MAX AREA OF LOFT

#### PROPERTY LOCATION MAP



#### 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 PROPSD PLAN WILL REDUCE THE ACTUAL LOT COVERAGE.

#### 219 PITKIN STREET AREA CALCULATIONS:

LOT SIZE:	10,500sf	
LOT COVERAGE:	EXISTING 5,703sf (54.3%)	PROPOSED 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:

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

#### EXISTING PROPERTY PHOTOS



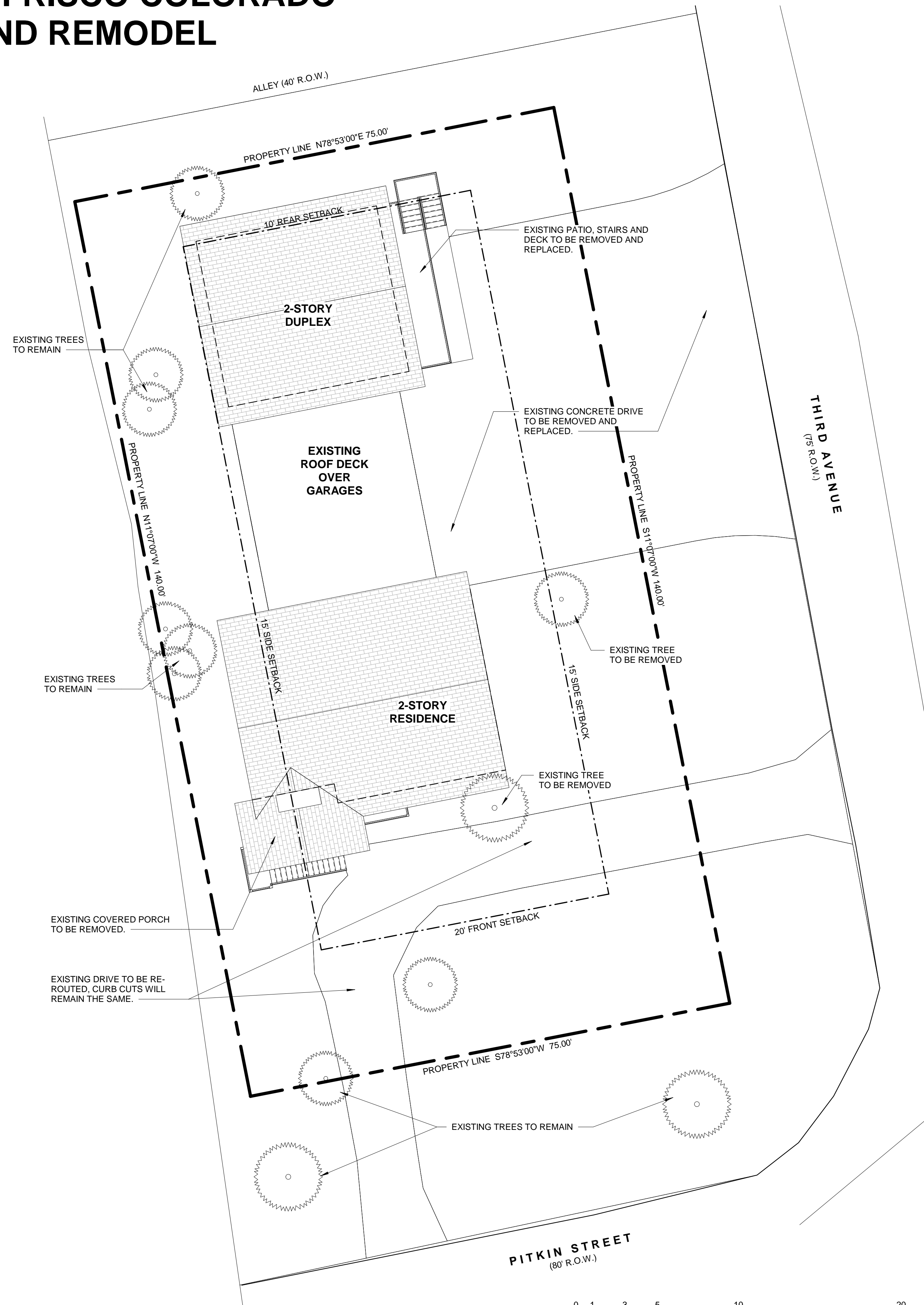
EXISTING DUPLEX AND RESIDENCE, VIEW FROM NORTH-EAST



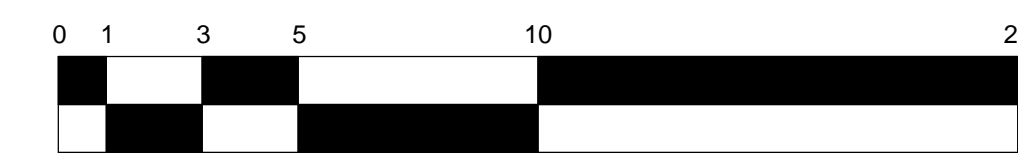
EXISTING RESIDENCE AND DUPLEX, VIEW FROM SOUTH-EAST



EXISTING RESIDENCE, VIEW FROM SOUTH



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



EXISTING SITE PLAN

**Schroeder+Cummings Residence**  
219 PITKIN STREET  
FRISCO COLORADO

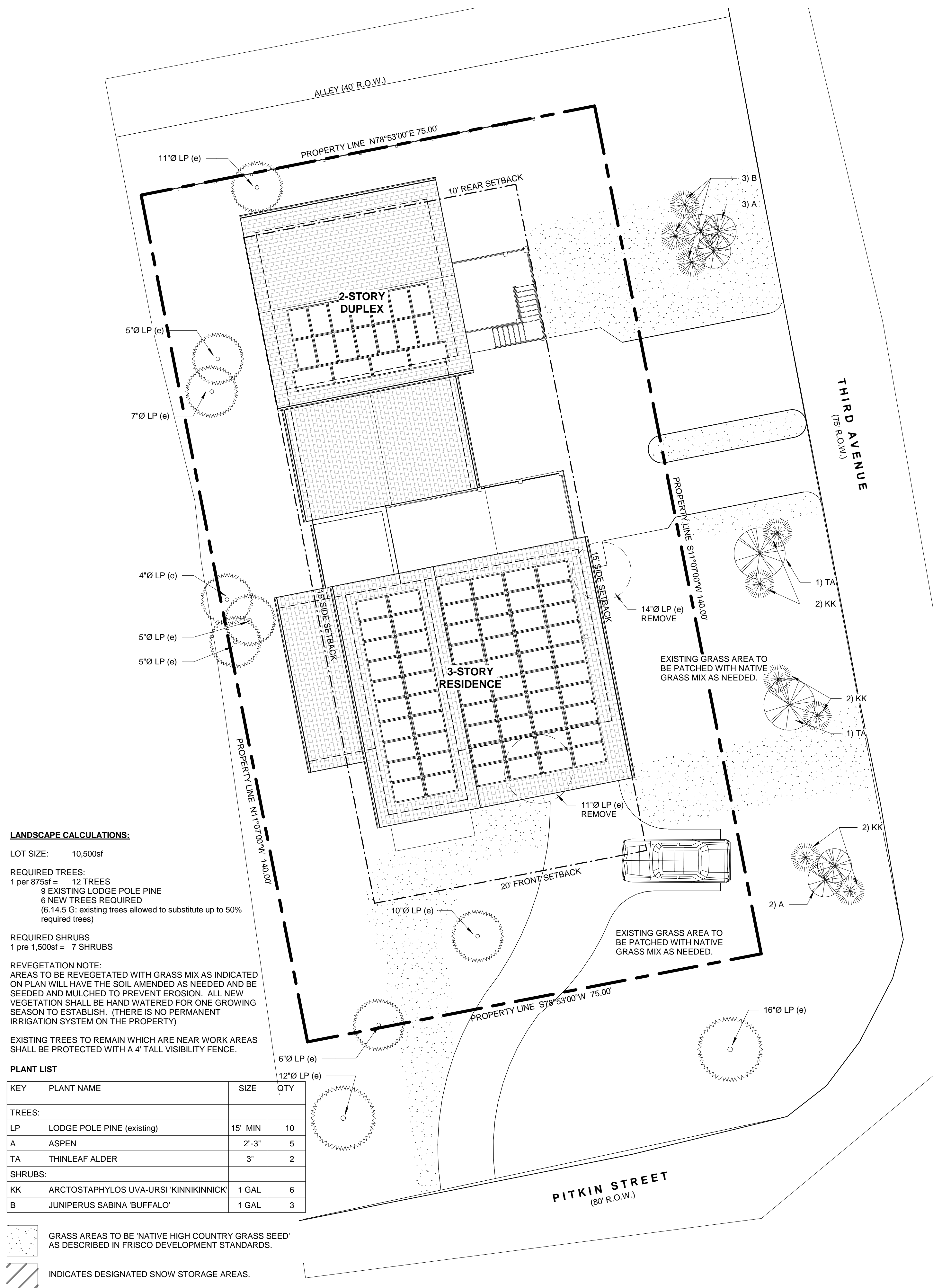
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CHECKED BY: PJE  
DATE: 04.22.19  
REVISIONS:

**A.1**  
SITE PLAN REVIEW

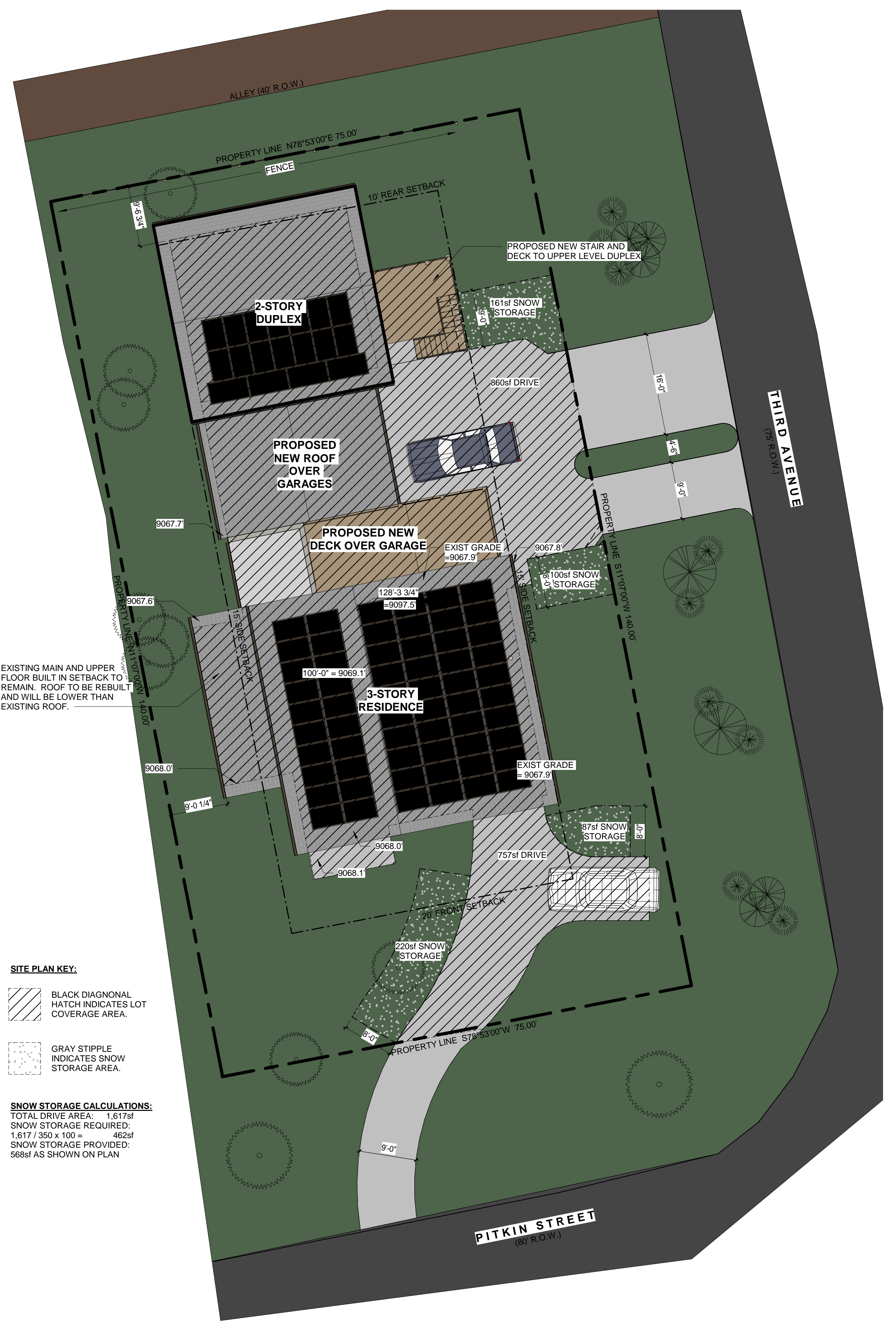
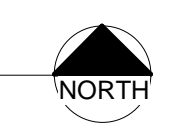
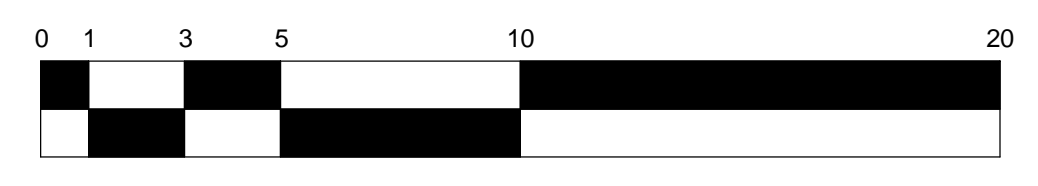




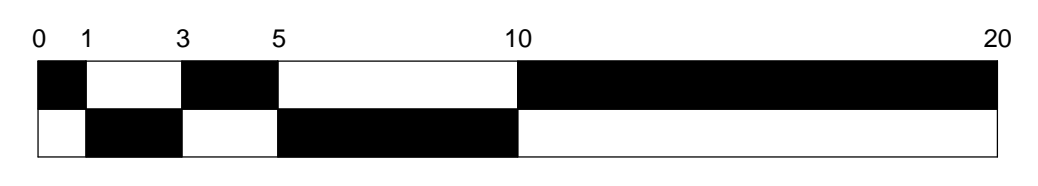
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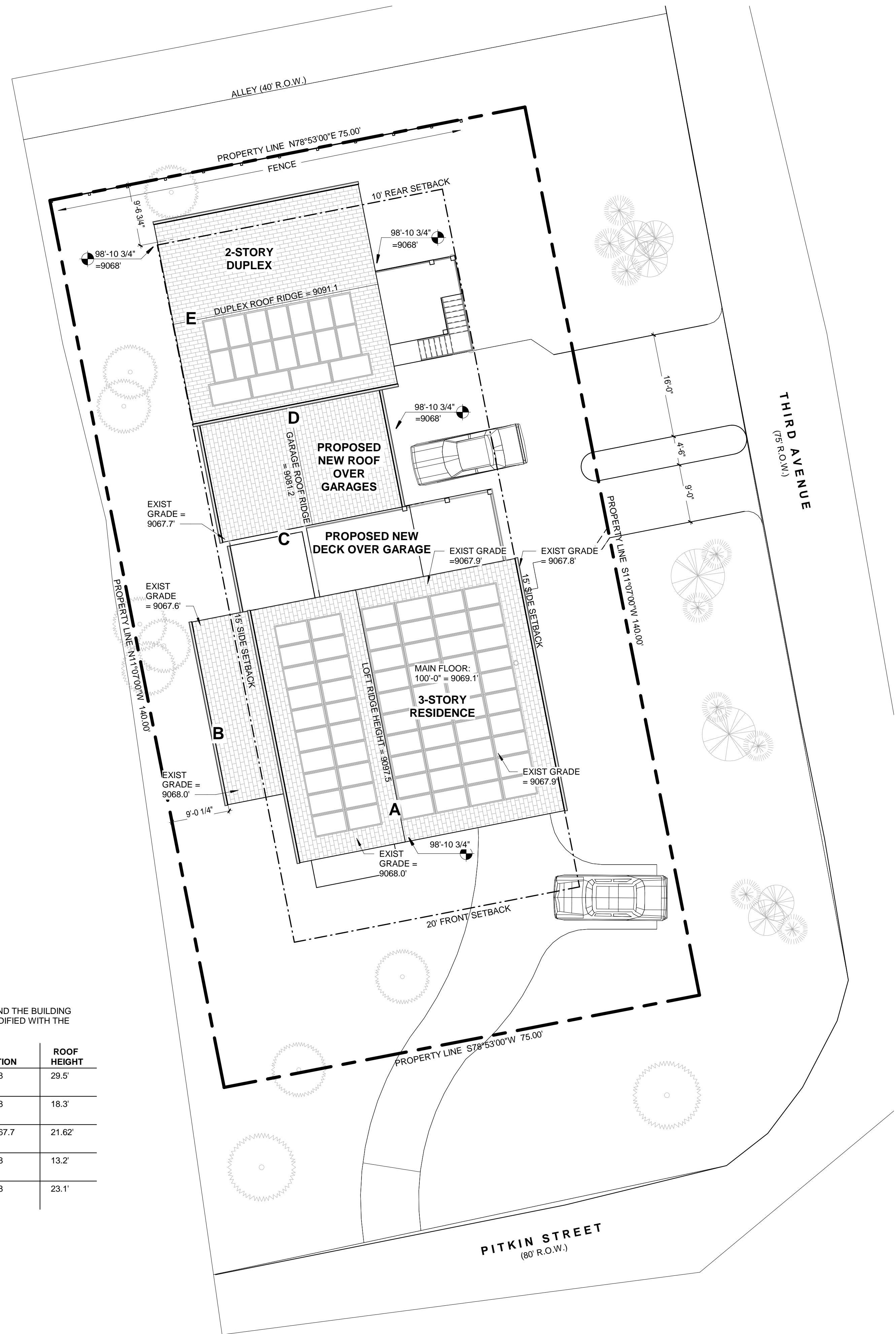
**2** PROPOSED LANDSCAPE PLAN  
 1" = 10'-0"



**1** PROPOSED SITE PLAN  
 1" = 10'-0"







### ROOF CALCULATIONS

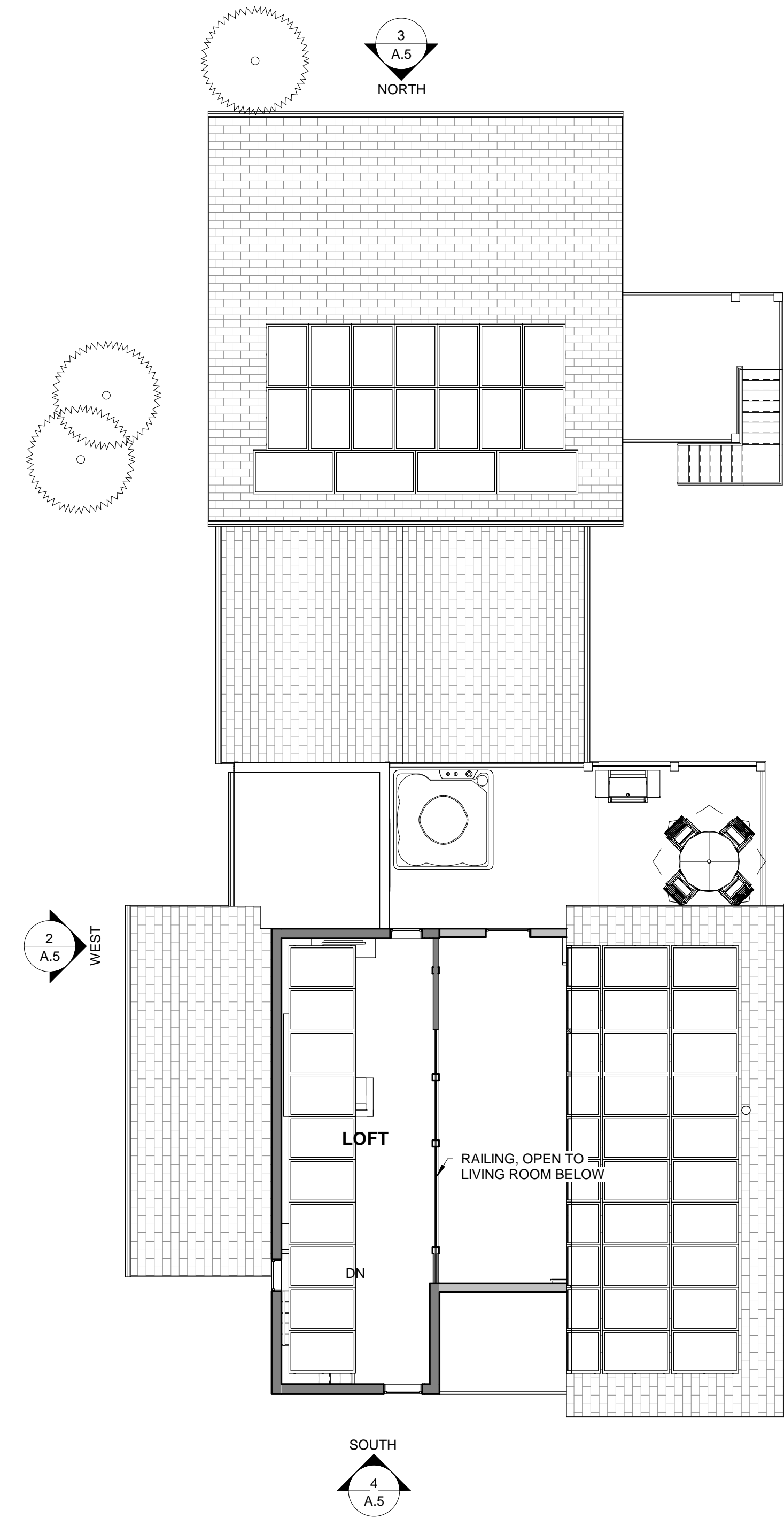
- THIS SITE IS RELATIVELY FLAT, EXISTING GRADES AT AND AROUND THE BUILDING RANGE BETWEEN 9067.6' AND 9068'. GRADES ARE NOT BEING MODIFIED WITH THE PROPOSED CHANGES TO THE STRUCTURE AND SITE.

POINT	NATURAL GRADE	ROOF ELEVATION	CALCULATION	ROOF HEIGHT
A RESIDENCE RIDGE	9068'	9097.5'	9097.5-9068	29.5'
B WEST EAVE	9068'	9086.3'	9086.3-9068	18.3'
C PARAPET	9067.7'	9089.35'	9089.35-9067.7	21.62'
D GARAGE RIDGE	9068'	9081.2'	9081.2-9068	13.2'
E DUPLEX RIDGE	9068'	9091.1'	9091.1-9068	23.1'

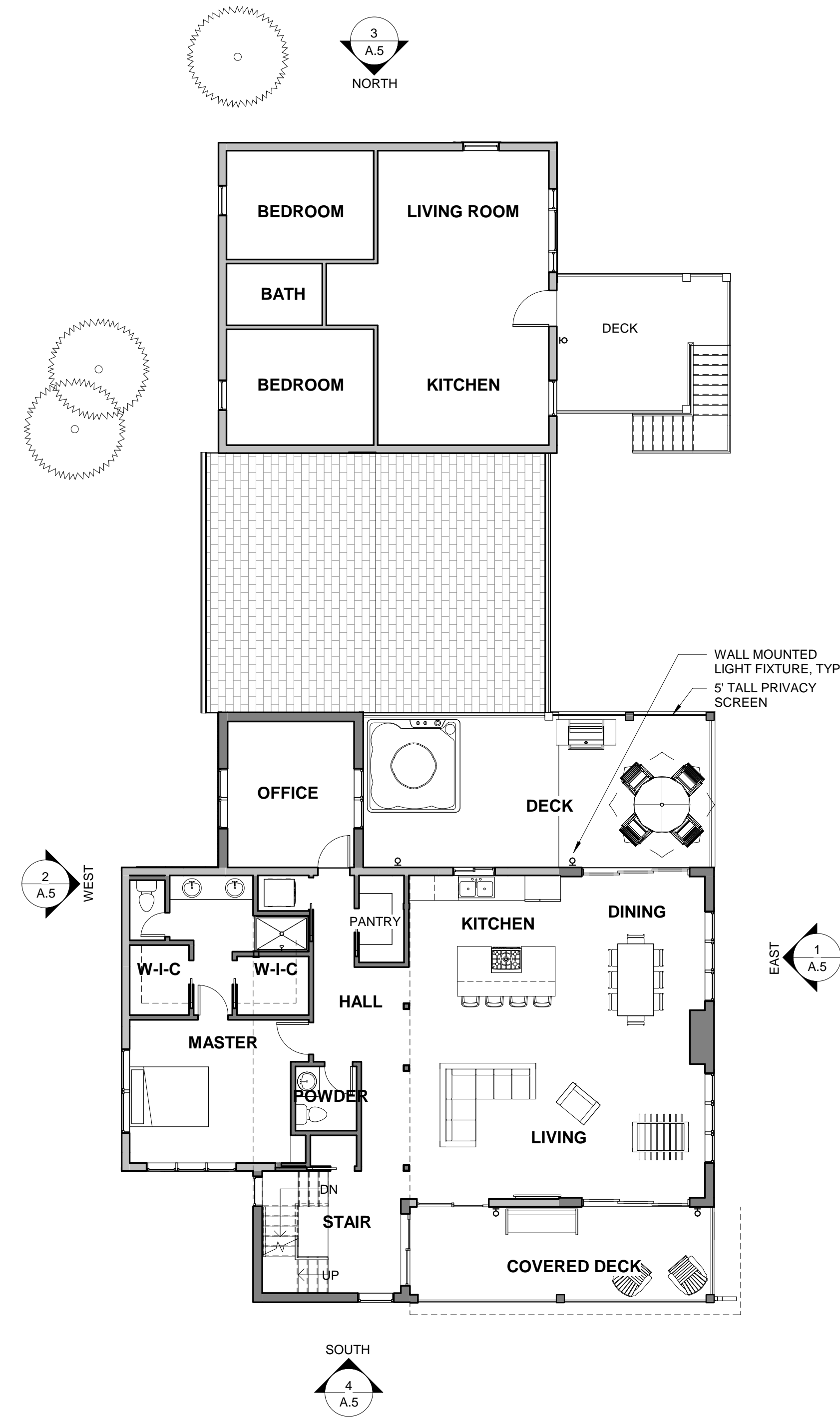
**1**  
**ROOF PLAN**  
 1" = 10'-0"

ROOF PLAN

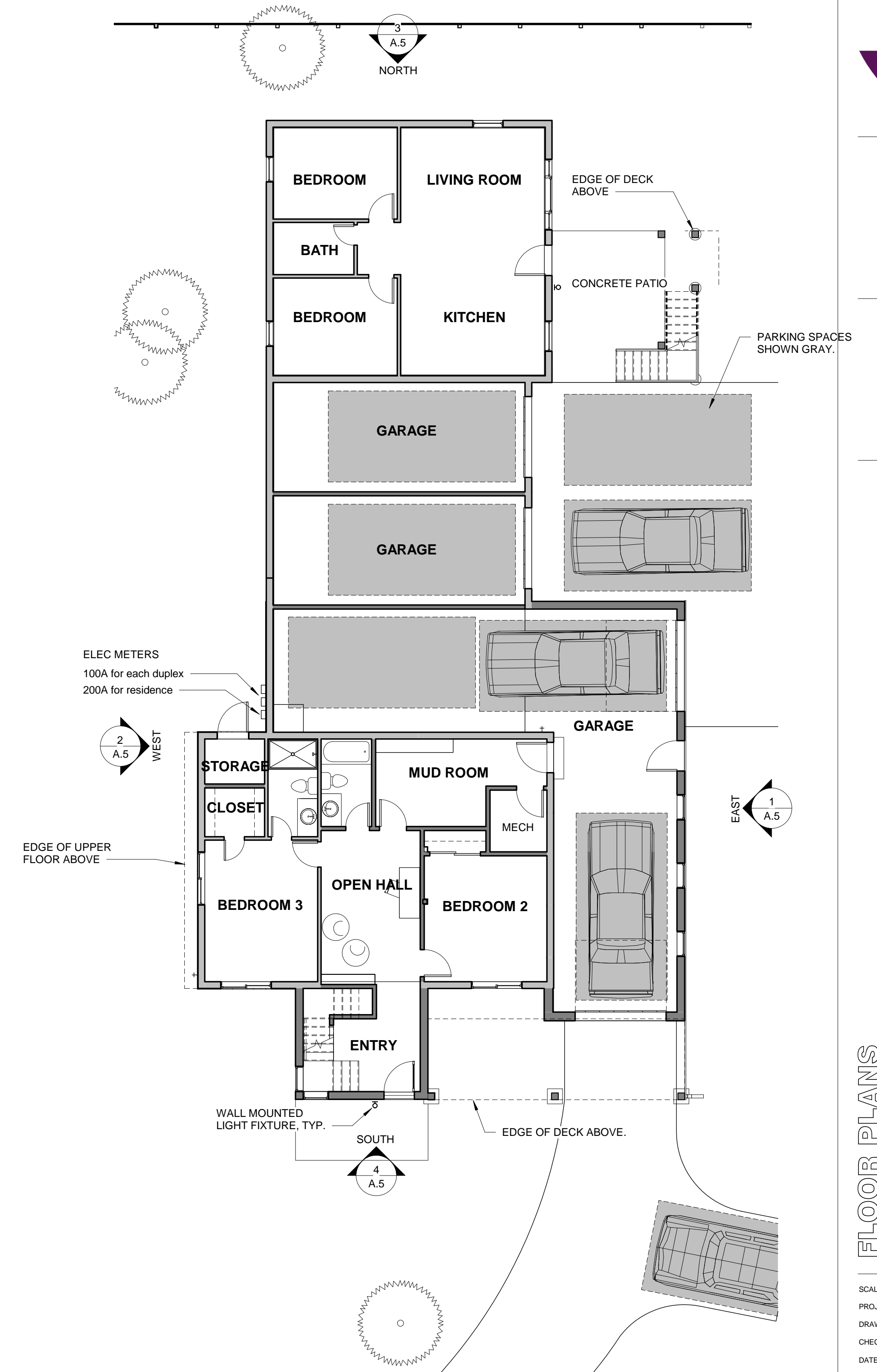
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**3 LOFT PLAN**  
1/8" = 1'-0"



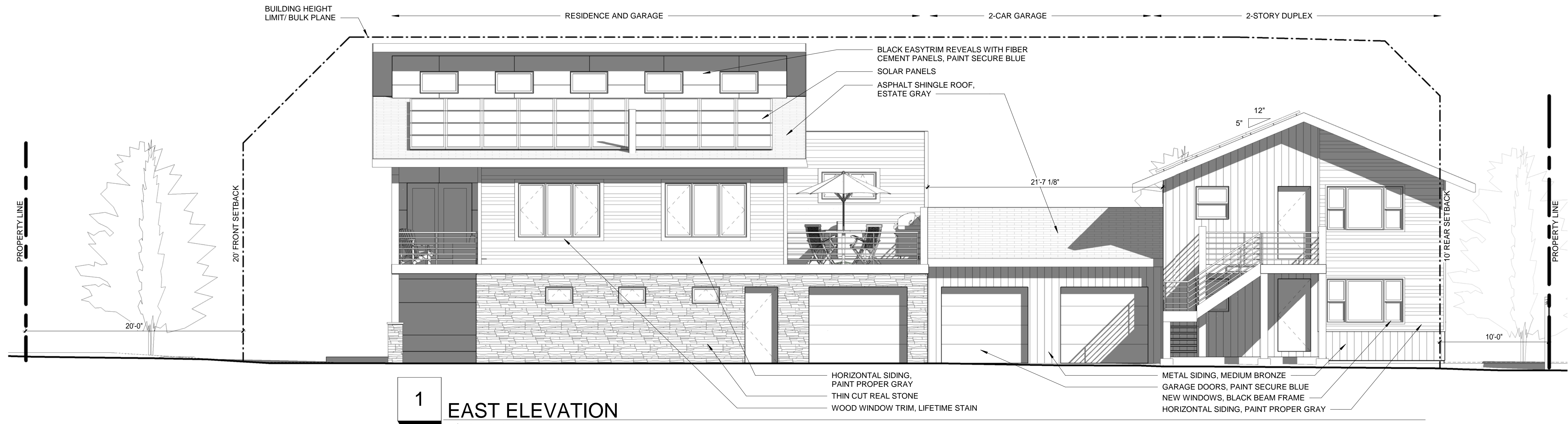
**2 UPPER FLOOR PLAN**  
1/8" = 1'-0"



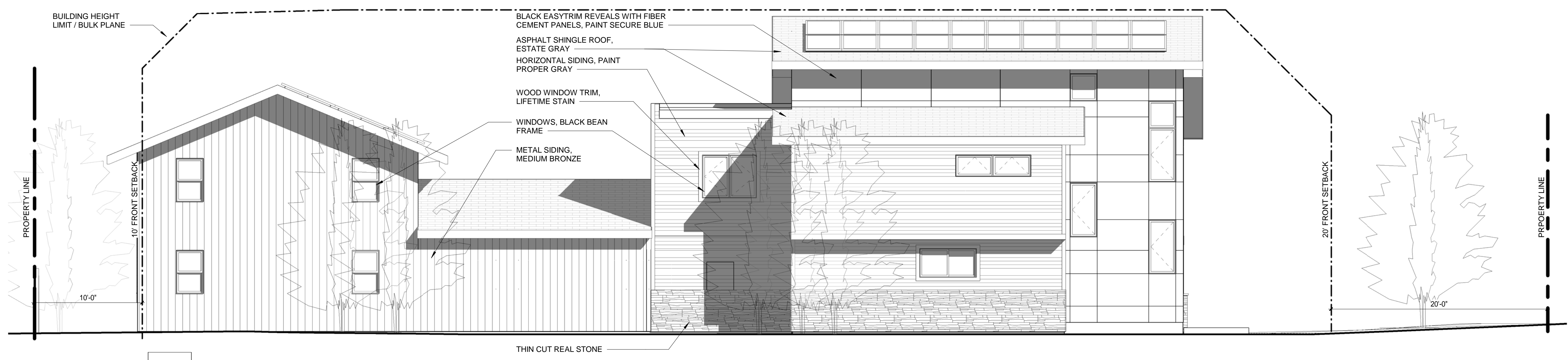
**1 MAIN FLOOR PLAN**  
1/8" = 1'-0"

SCALE	1/8" = 1'-0"
PROJECT NUMBER	1512
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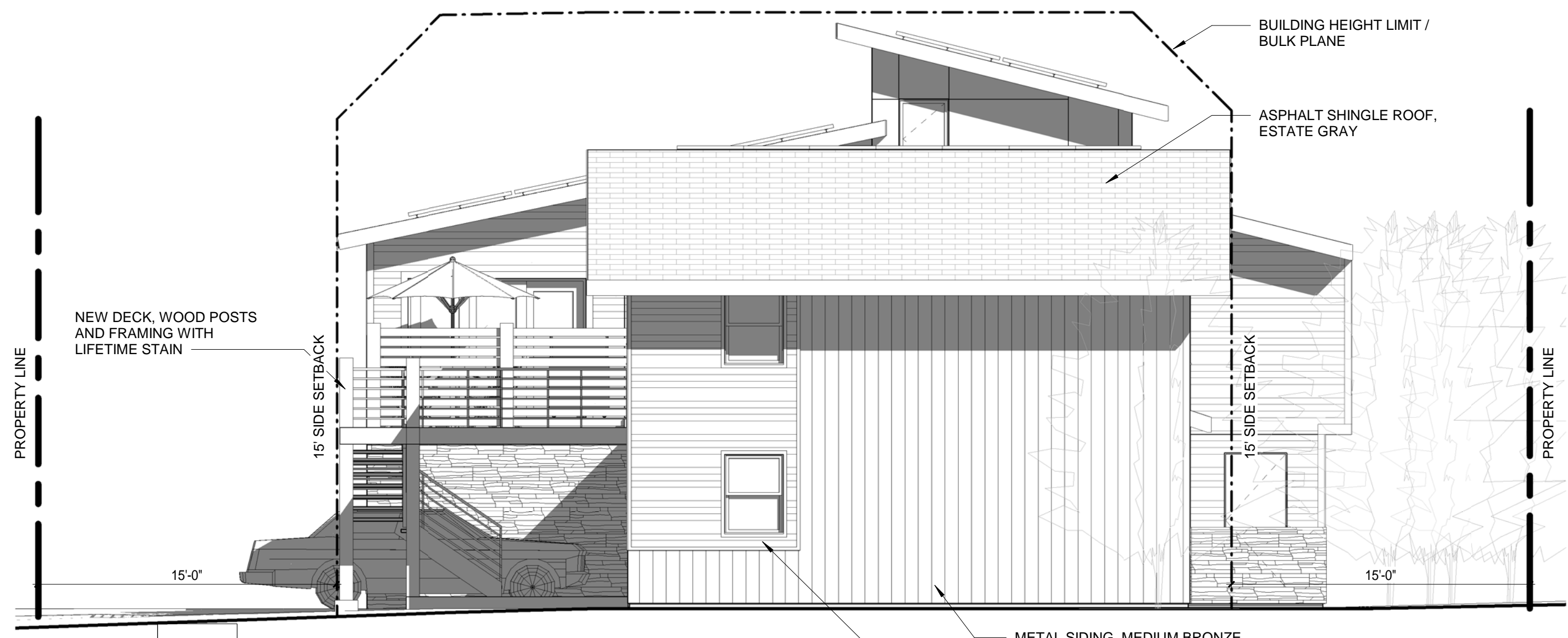




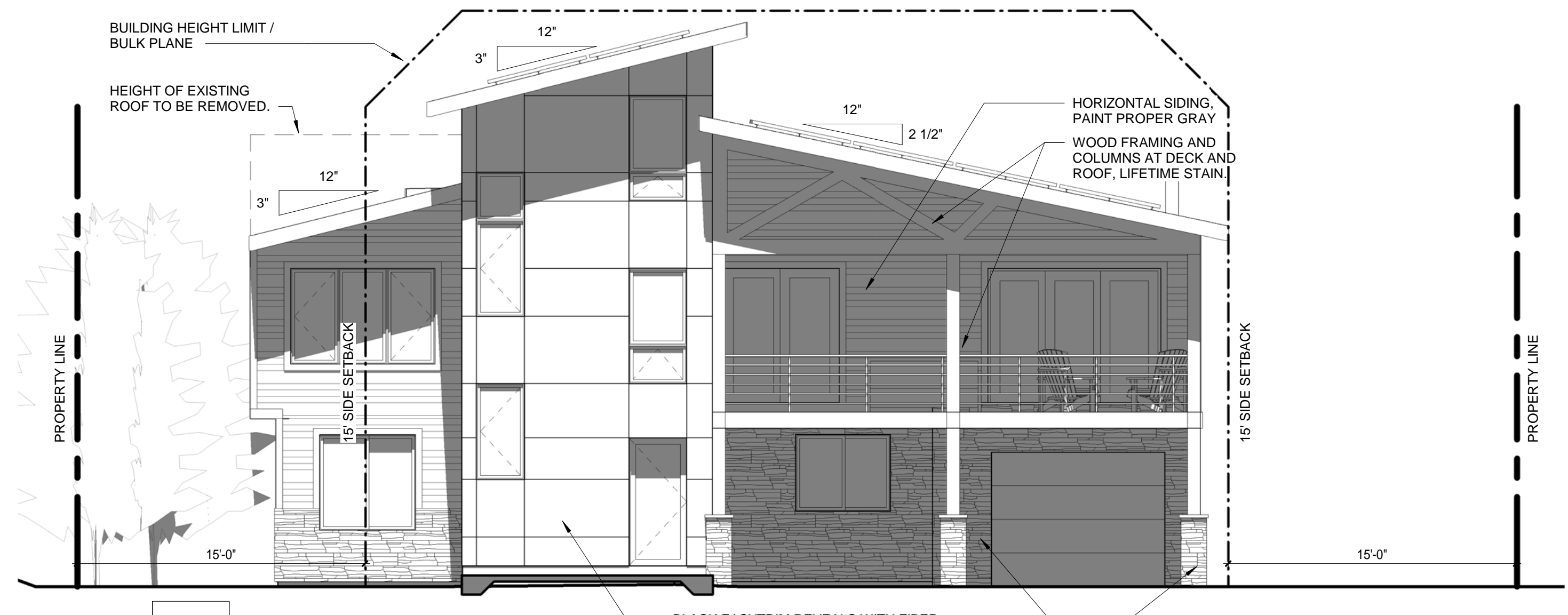
**1 EAST ELEVATION**  
3/16" = 1'-0"



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



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



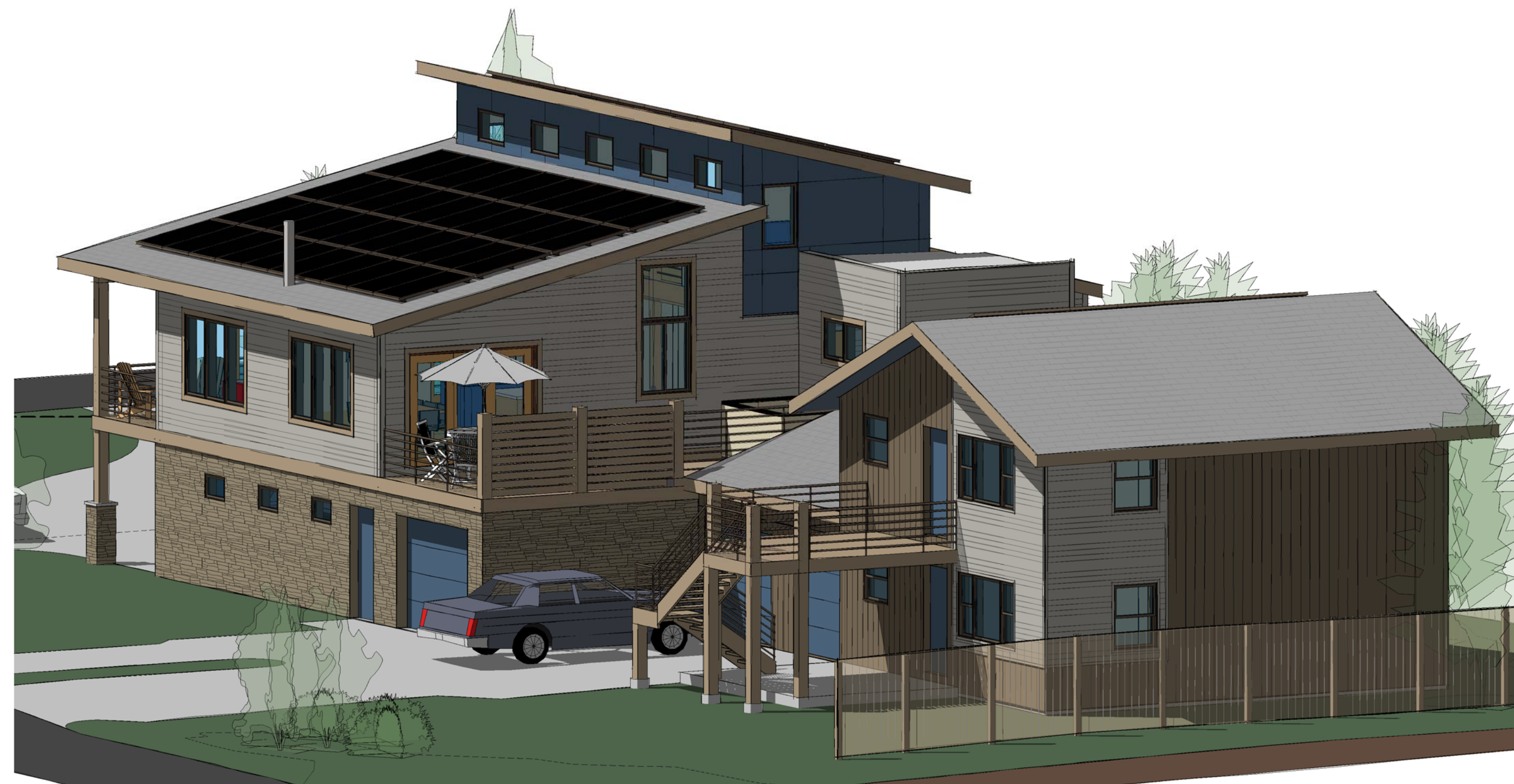
**4 SOUTH ELEVATION**  
3/16" = 1'-0"

EXTERIOR ELEVATIONS

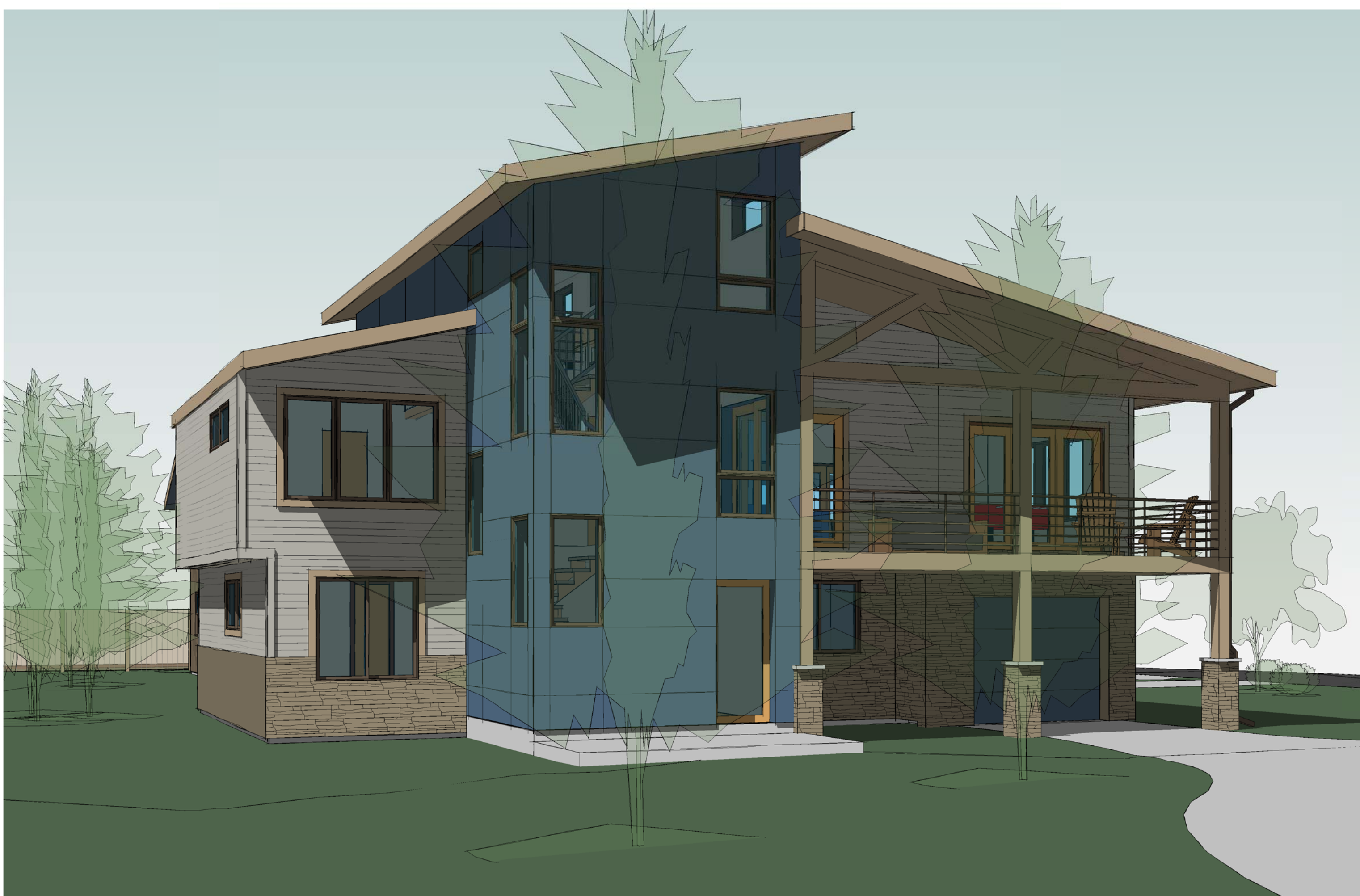
**Schroeder+Cummings Residence**  
219 PITKIN STREET  
FRISCO COLORADO

SCALE	3/16" = 1'-0"
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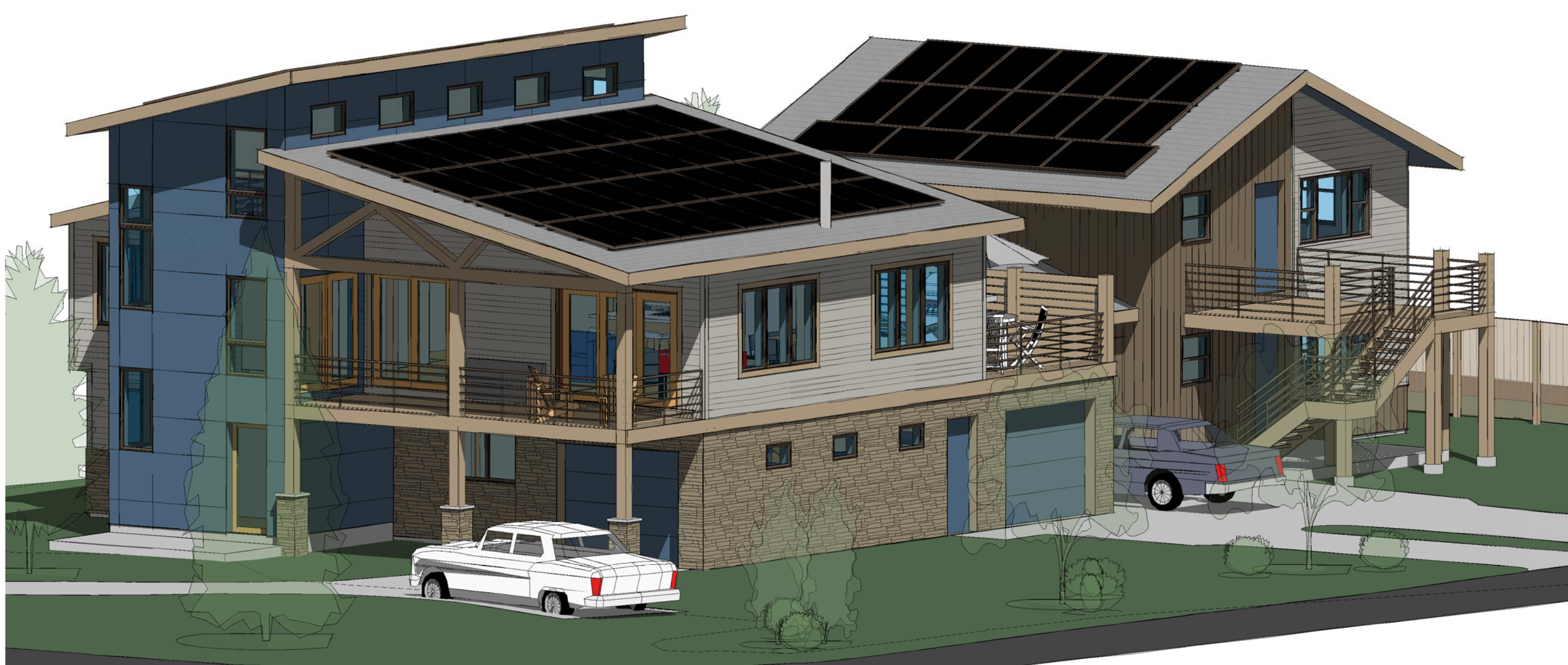




1 AERIAL VIEW FROM NORTH-EAST



2 PERSPECTIVE VIEW FROM SOUTH



3 AERIAL VIEW FROM SOUTH-EAST



4 PERSPECTIVE VIEW FROM EAST

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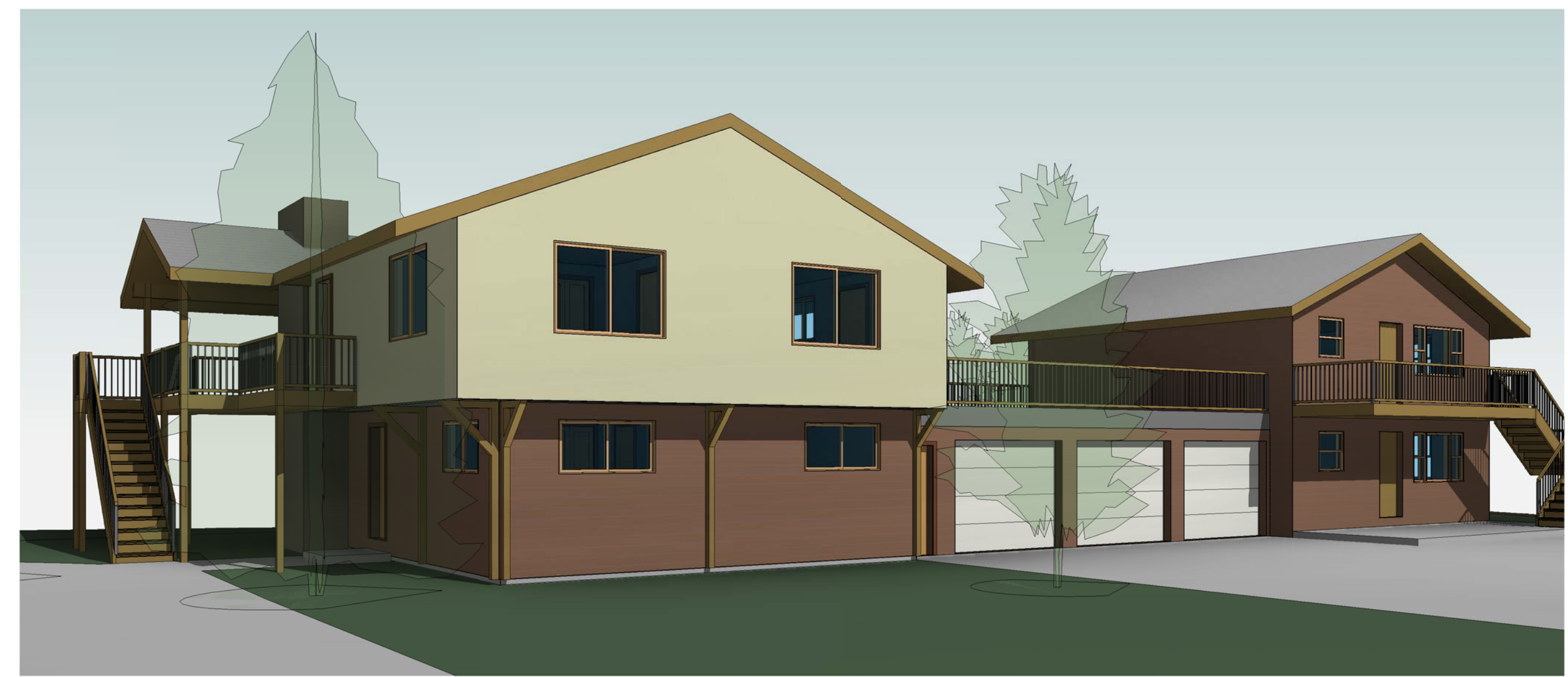
1 AERIAL VIEW FROM NORTH-EAST



2 PERSPECTIVE VIEW FROM SOUTH



3 AERIAL VIEW FROM SOUTH-EAST



4 PERSPECTIVE VIEW FROM EAST

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