

TOF ENGINEERING COMMENTS
9/11/23

UNSURE IF OUTSIDE
VEHICLES CAN MAKE
THIS MOVEMENT.
SHOW TURNING
MOVEMENTS

DETENTION/INFILTRATIO
N REQUIRED BEFORE
DISCHARGING TO ALLEY

EDGE OF
ASPHALT

REMOVE FROM
SETBACK

UPDATE
CONTOURS TO
SHOW POSITIVE
DRAINAGE
AWAY FROM
BUILDING

SHOW
PROPOSED
CONTOURS
(SLOPE AWAY
FROM BUILDING
AND TO THE
WEST)

GRADE LOW POINT
AND DRAIN AWAY
FROM GARAGE
(DRIVEWAY IS
CURRENTLY DRAINING
INTO GARAGE). MAY
NEED INLET DUE TO
WALLS

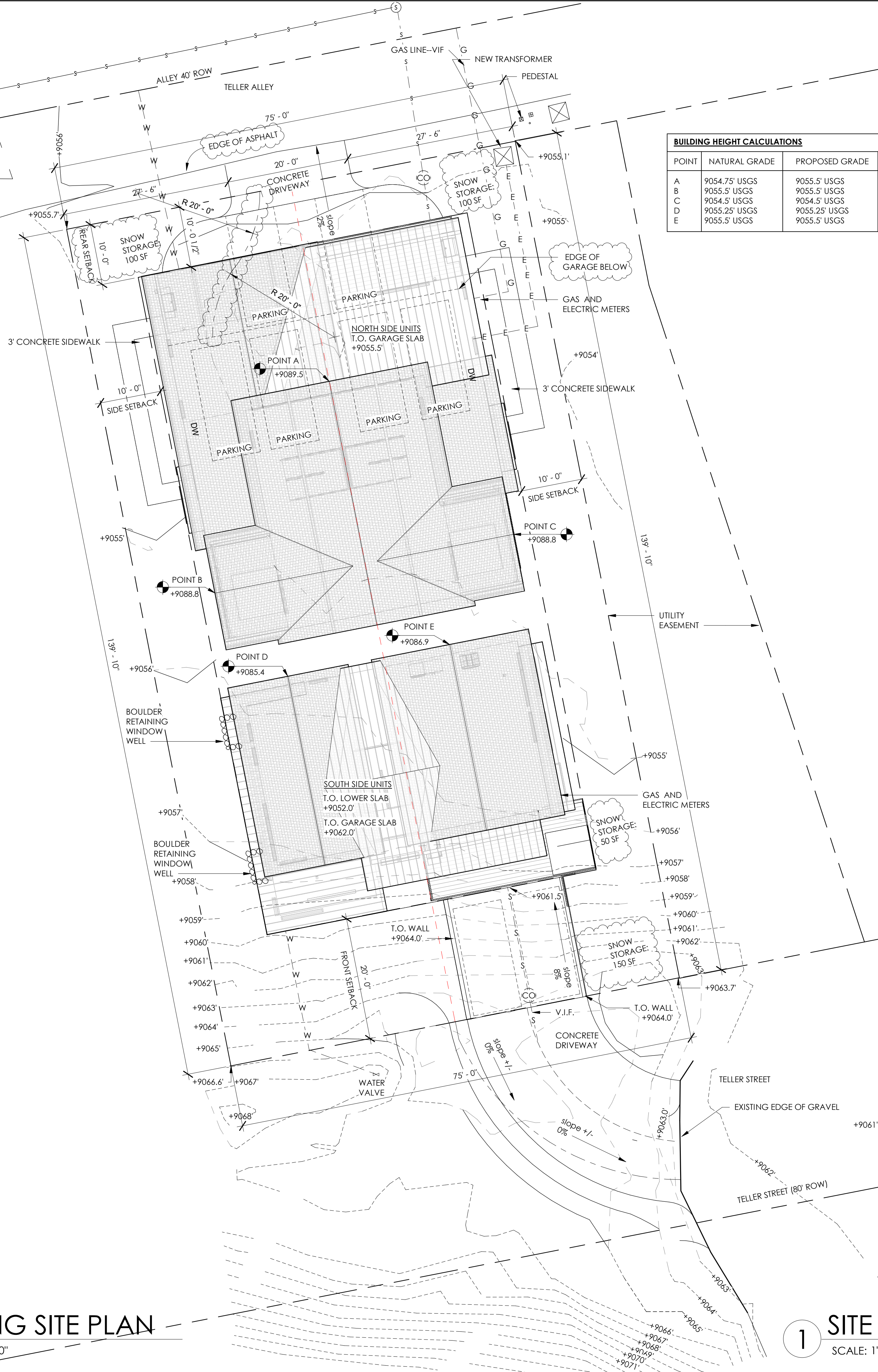
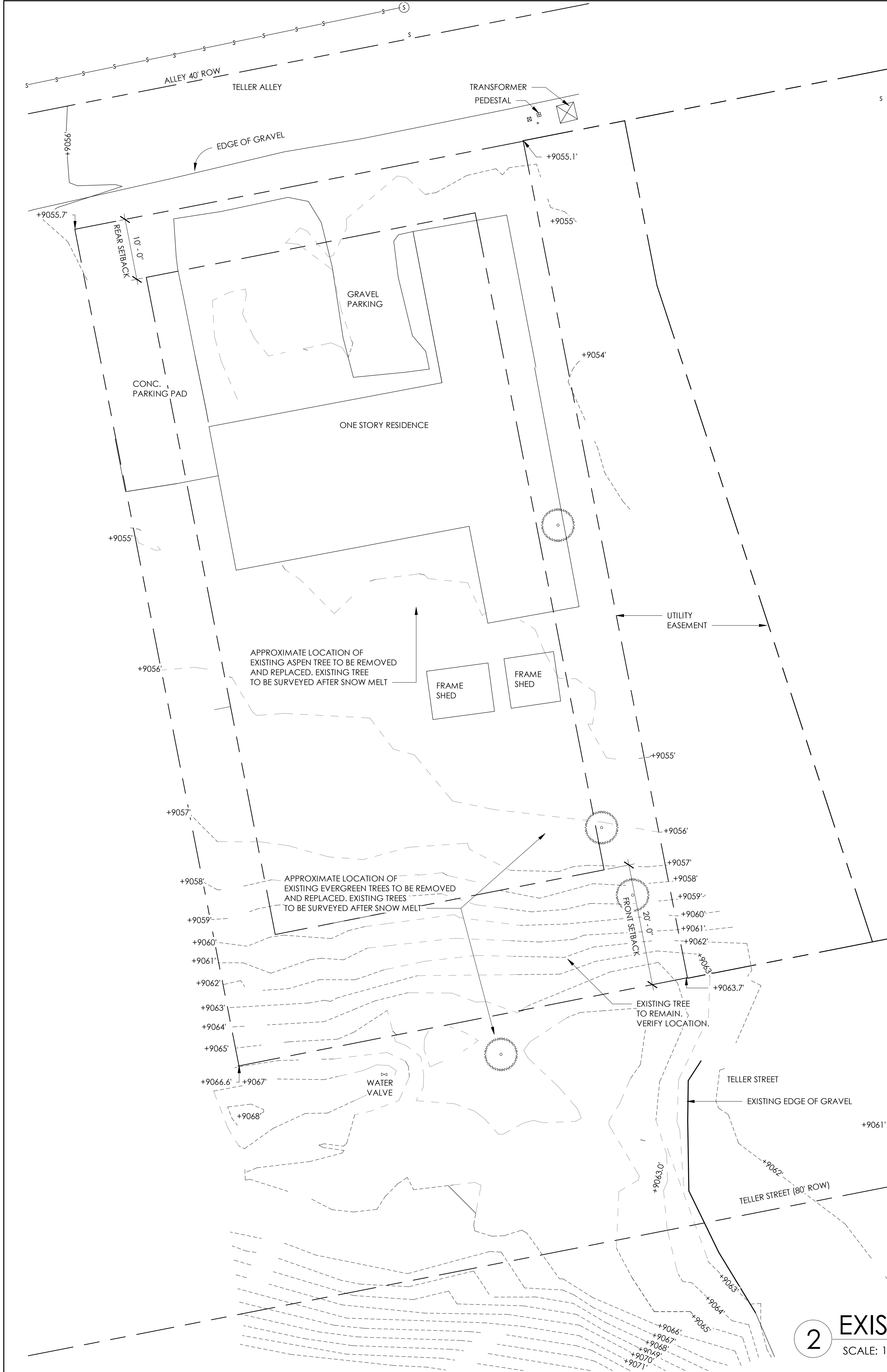
SNOW STORAGE
USABLE BEHIND
WALL?
ELIMINATE WALL
HERE AND
GRADE TO
EXISTING

BUILDING HEIGHT CALCULATIONS				
POINT	NATURAL GRADE	PROPOSED GRADE	ROOF ELEVATION	BUILDING HEIGHT
A	9054.75' USGS	9055.5' USGS	9089.5' USGS	9089.5'-9054.75' = 34.75'
B	9055.3' USGS	9055.5' USGS	9088.8' USGS	9088.8'-9055.5' = 33.3'
C	9054.5' USGS	9054.5' USGS	9088.8' USGS	9088.8'-9054.5' = 34.3'
D	9055.25' USGS	9055.25' USGS	9085.3' USGS	9085.3'-9055.25' = 30.05'
E	9055.5' USGS	9055.5' USGS	9086.9' USGS	9086.9'-9055.5' = 31.4'

SNOW STORAGE CALCULATIONS

NORTH SIDE
DRIVEWAY: 373 SF
CONCRETE PATH 260 SF
TOTAL HARDSCAPE: 633 SF
REQUIRED SNOW AREA: 180 SF
PROPOSED SNOW STORAGE: 200 SF

SOUTH SIDE
CONCRETE DRIVEWAY: 400SF
UNCOVERED ROOF DECK AND FRONT
PATIO: 184 SF
TOTAL AREA: 584 SF
REQUIRED SNOW AREA: 100/350 = 167 SF
PROPOSED SNOW STORAGE: 200 SF



BUILDING HEIGHT CALCULATIONS				
POINT	NATURAL GRADE	PROPOSED GRADE	ROOF ELEVATION	BUILDING HEIGHT
A	9054.75' USGS	9055.5' USGS	9089.5' USGS	9089.5'-9054.75' = 34.75'
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SNOW STORAGE CALCULATIONS

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SOUTH SIDE
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PATIO: 184 SF
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REQUIRED SNOW AREA: 100/350 = 167 SF
PROPOSED SNOW STORAGE: 200 SF

TELLER HOA
411 TELLER STREET
FRISCO, CO

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JOB #: 2300
TOWN MEETING 030223
FIRE DEPARTMENT 031723
MAJOR SKETCH PLAN 041323
ENGINEERING REV. 061123



PROPERTY INFO

SCHEDULE: 1100276
PPI: 2097-3523-22-003
ZONING: RESIDENTIAL HIGH DENSITY DISTRICT (RH)

PROJECT SUMMARY

THE EXISTING DUPLEX ON THE PROPERTY WILL BE REMOVED AND A NEW DUPLEX AND A SINGLE FAMILY HOME ARE PROPOSED. THE DUPLEX HAS ACCESS FROM THE TELLER ALLEY AND THE SINGLE FAMILY HOME HAS ACCESS FROM TELLER STREET.

PROJECT DIRECTORY

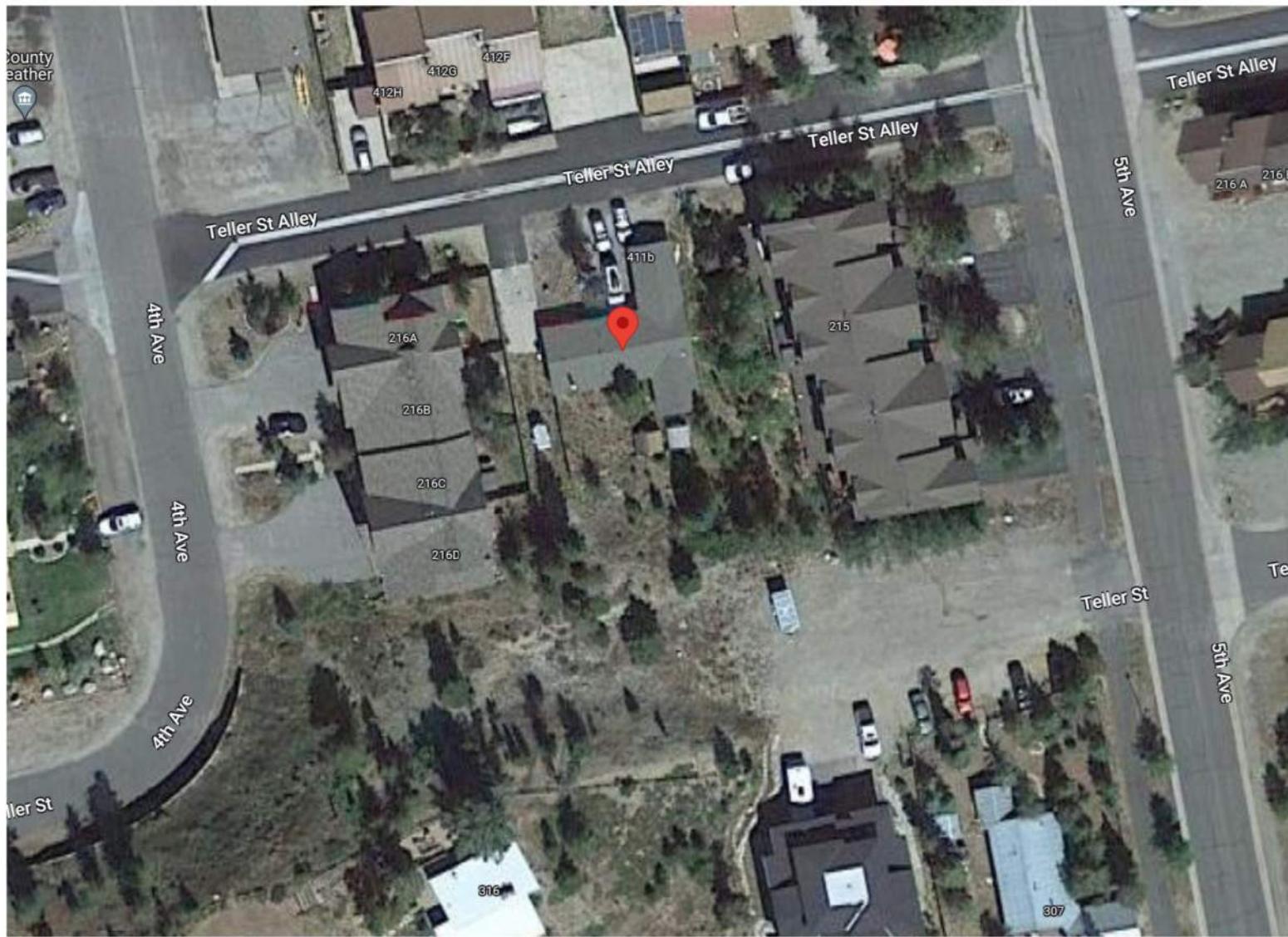
Architect:
Studio Spinnato, Inc.
6493 Everett Street
Arvada, CO 80004
P: 970-390-5836
Contact: Julie Spinnato
julie@studiospinnato.com

General Contractor/Applicant:
NeuDesigns
400 North Park Ave Unit 12B
ridge, CO 80424
P: 970-389-1584
Contact: Whitney Young
neudesigs@protonmail.com

Structural Engineer:
Company Name
Address
City, State Zip
P:
F:

MEP Engineer:
Company Name
Address
City, State Zip
P:
F:

VICINITY MAP



BUILDING DATA

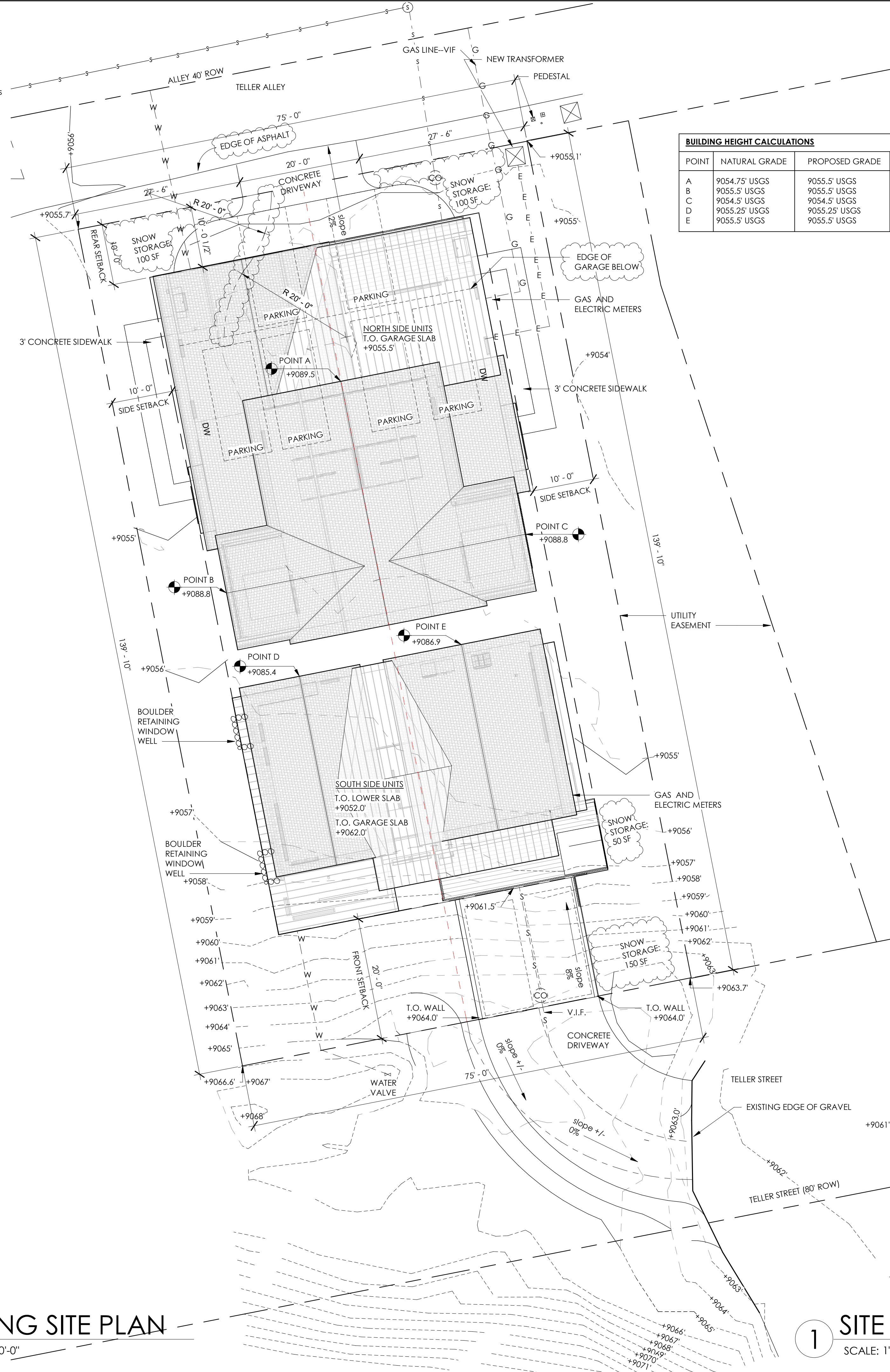
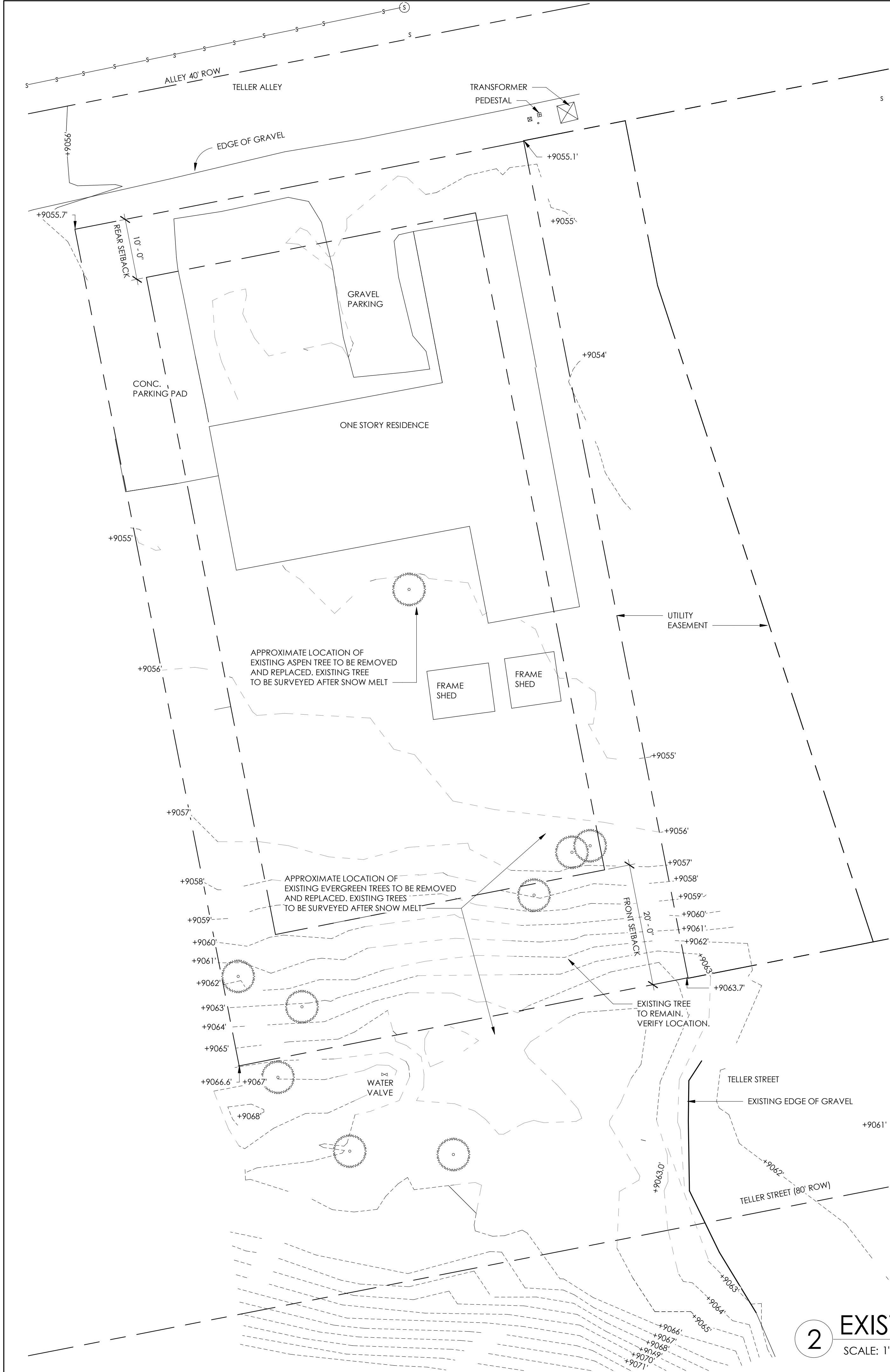
Occupancy: R-Residential
Construction Type: V-B
Fire Sprinkler: Yes

PROPOSED BUILDING AREAS

West Duplex Garage	559 SF
West Duplex Lower Level	663 SF
WEST DUPLEX Main Level	1279 SF
WEST DUPLEX Upper Level	461 SF
SFH Upper Level	1291 SF
SFH Lower Level	1343 SF
SFH Garage	703 SF
SFH Main Level	Not Placed
Southeast Unit Upper Level	Not Placed
EAST DUPLEX Upper Level	461 SF
East Duplex Garage	552 SF
East Duplex Lower Level	670 SF
SFH Main Level	787 SF
EAST DUPLEX Main Level	1292 SF

SHEET INDEX

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A3.3	DUPLEX ELEVATIONS
A3.4	PERSPECTIVES
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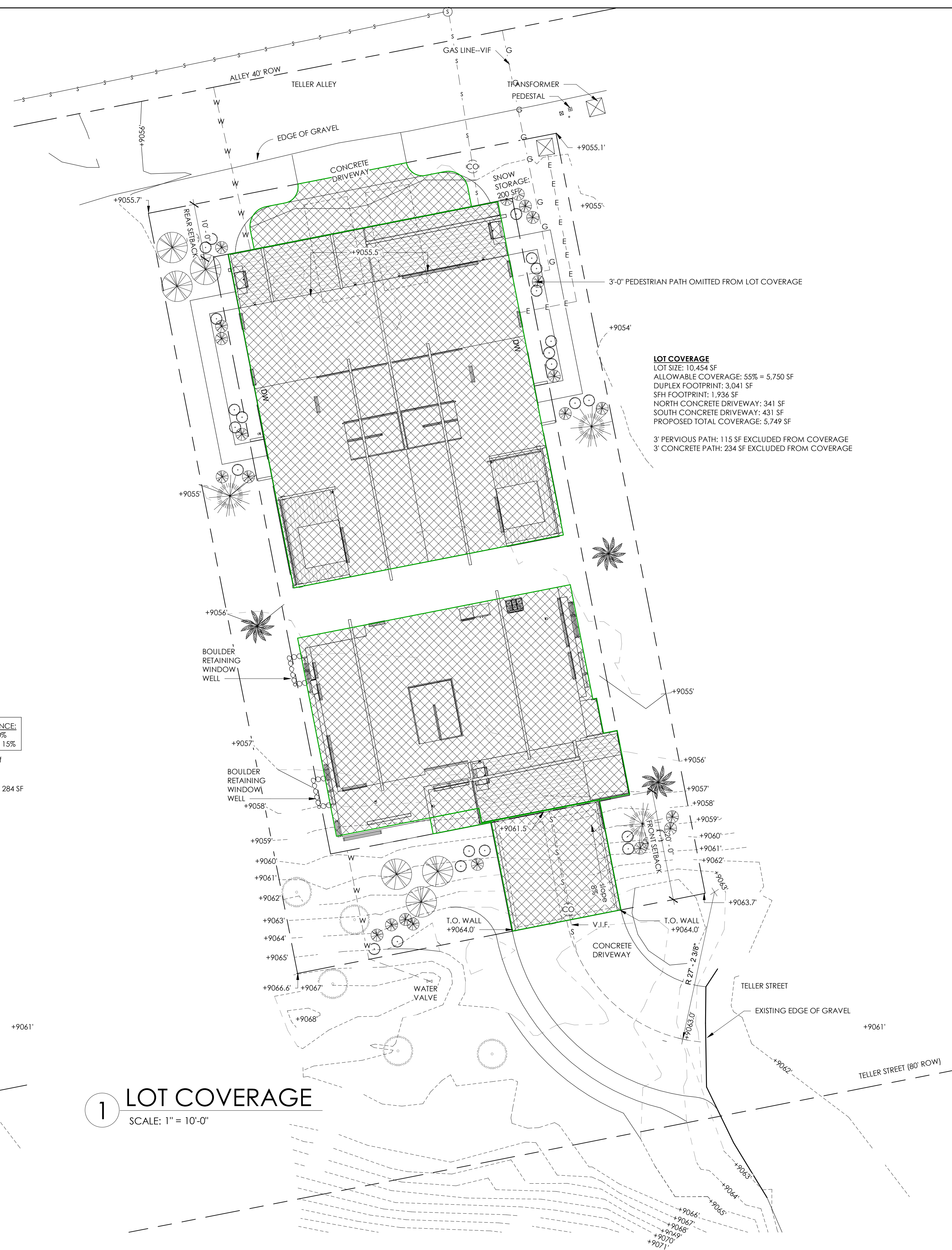
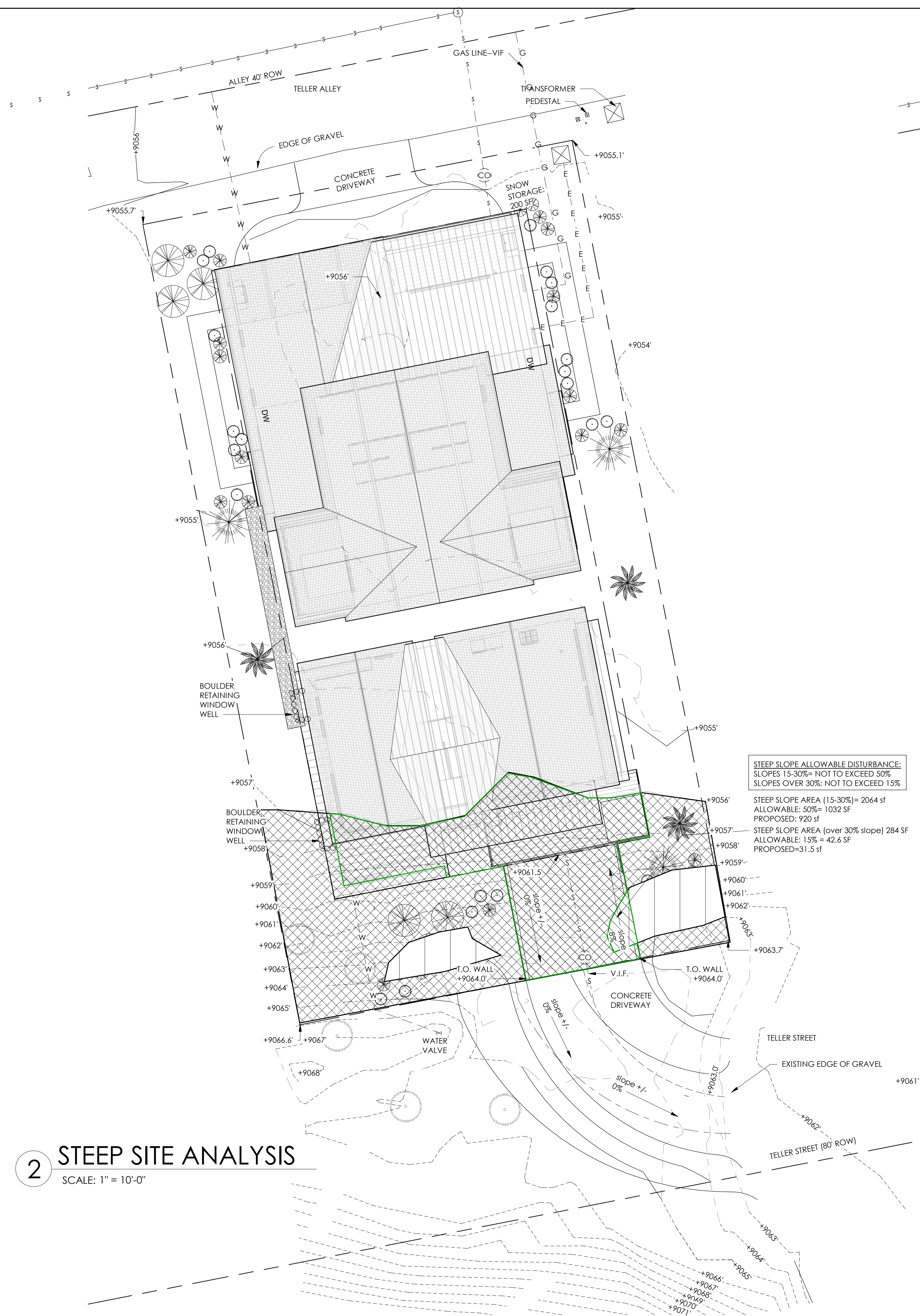


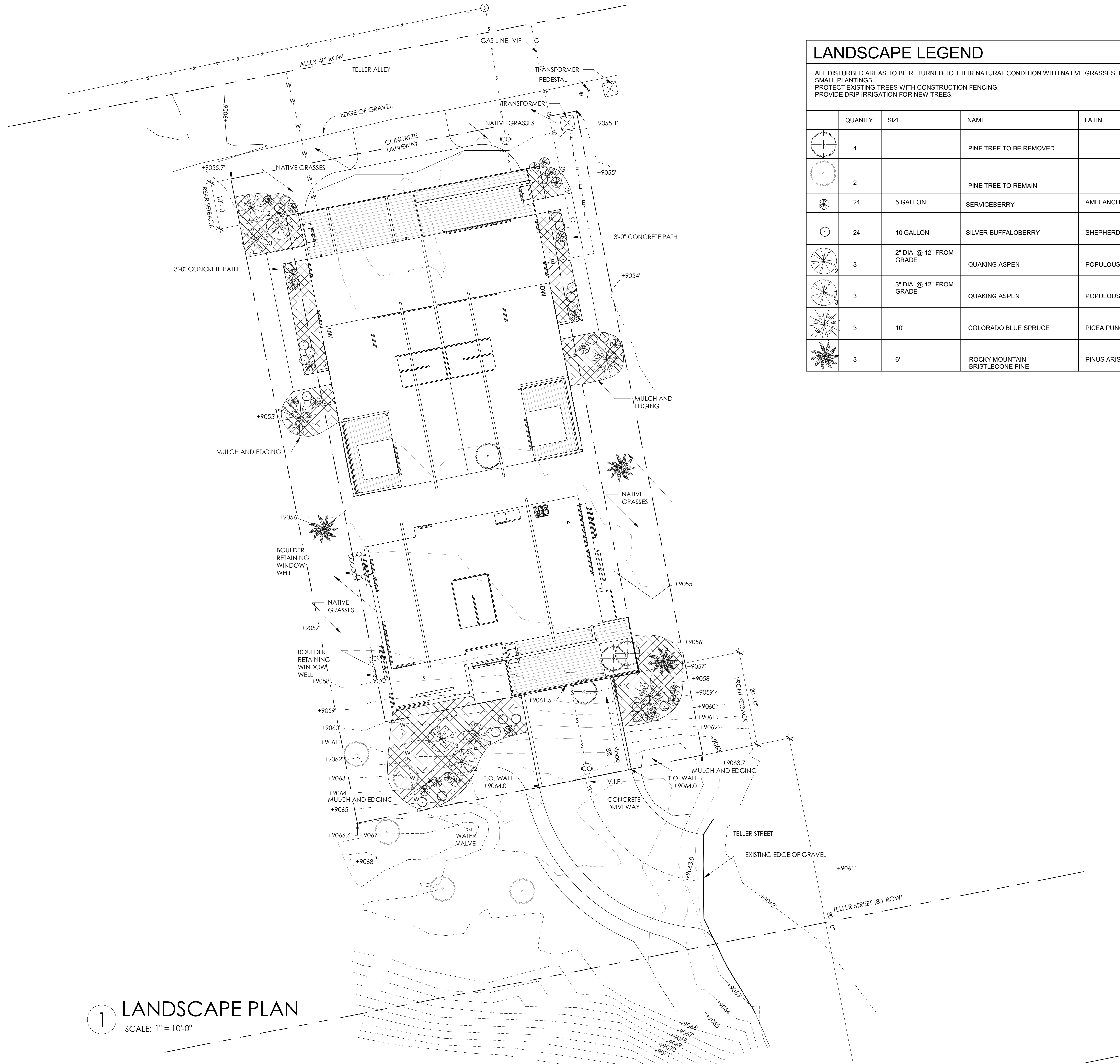
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SNOW STORAGE CALCULATIONS

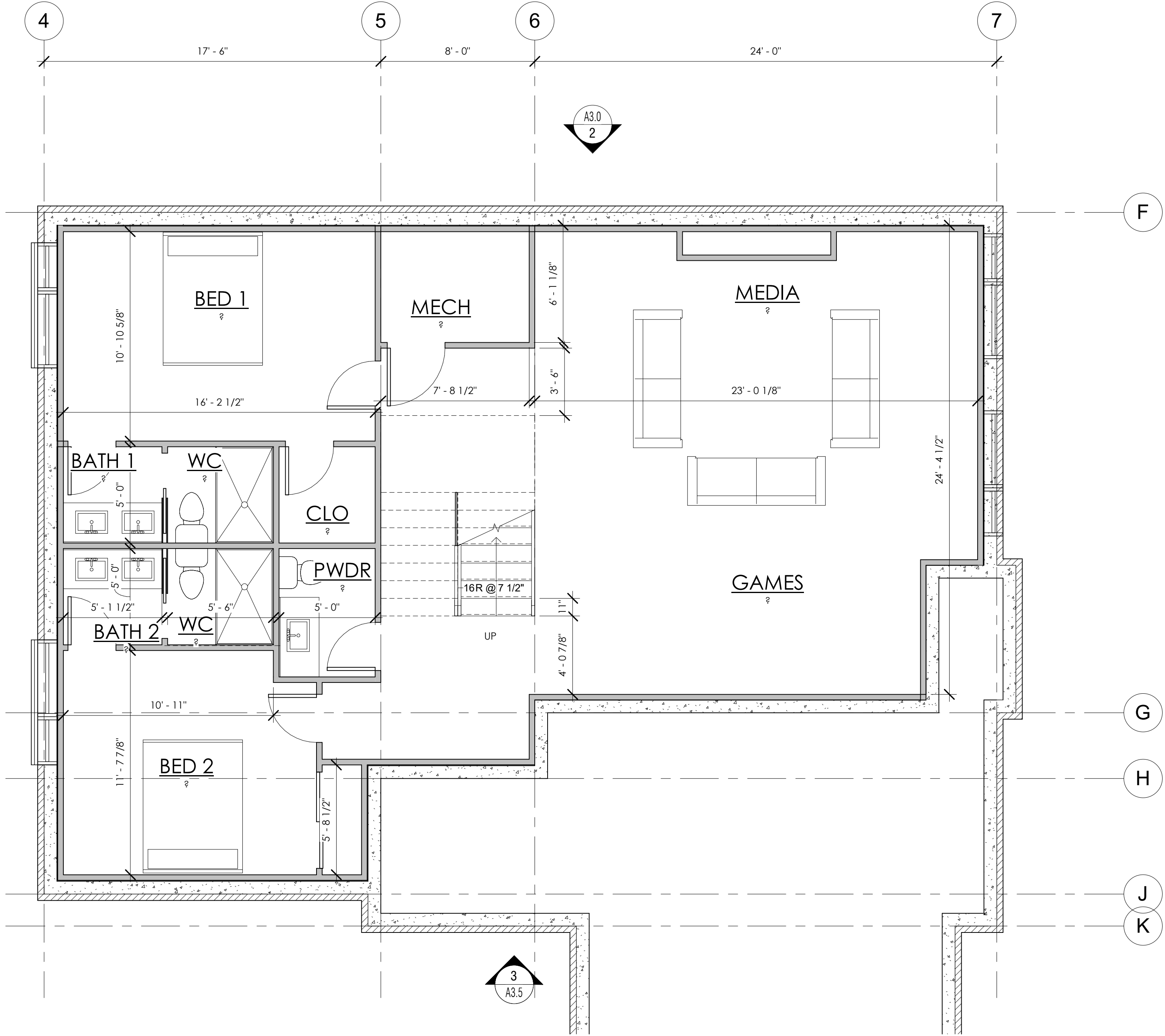
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DRIVEWAY: 373 SF
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CONCRETE DRIVEWAY: 400SF
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PROPOSED SNOW STORAGE: 200 SF





LANDSCAPE LEGEND				
ALL DISTURBED AREAS TO BE RETURNED TO THEIR NATURAL CONDITION WITH NATIVE GRASSES, FLOWERS AND SMALL PLANTINGS. PROTECT EXISTING TREES WITH CONSTRUCTION FENCING. PROVIDE DRIP IRRIGATION FOR NEW TREES.				
	QUANTITY	SIZE	NAME	LATIN
	4		PINE TREE TO BE REMOVED	
	2		PINE TREE TO REMAIN	
	24	5 GALLON	SERVICEBERRY	AMELANCHIER AIMIFOLIA
	24	10 GALLON	SILVER BUFFALOBERRY	SHEPHERDIA ARGENTIA
	3	2" DIA. @ 12" FROM GRADE	QUAKING ASPEN	POPULOUS TREMULA
	3	3" DIA. @ 12" FROM GRADE	QUAKING ASPEN	POPULOUS TREMULA
	3	10'	COLORADO BLUE SPRUCE	PICEA PUNGENS
	3	6'	ROCKY MOUNTAIN BRISTLECONE PINE	PINUS ARISTATA



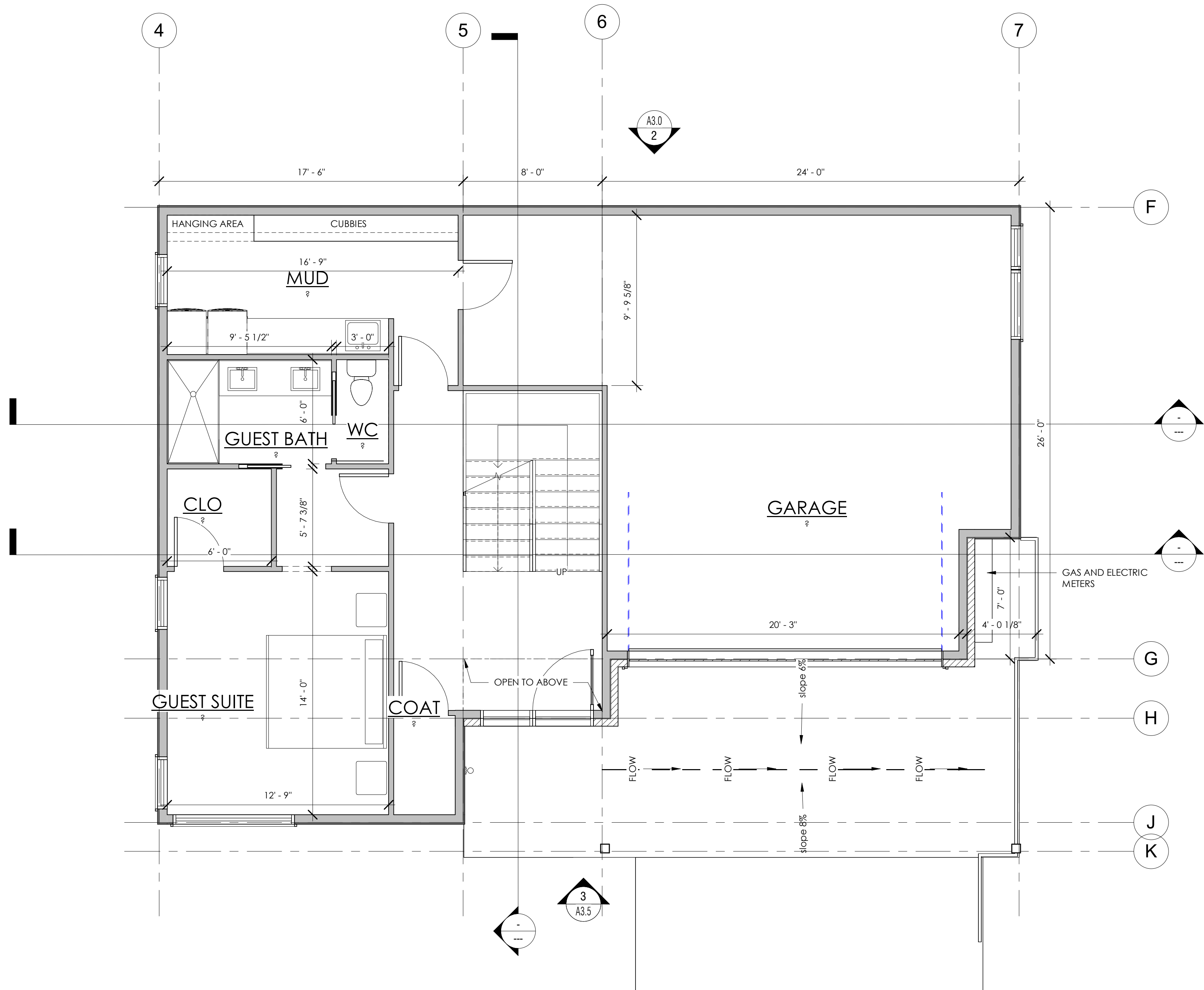
1 SFH LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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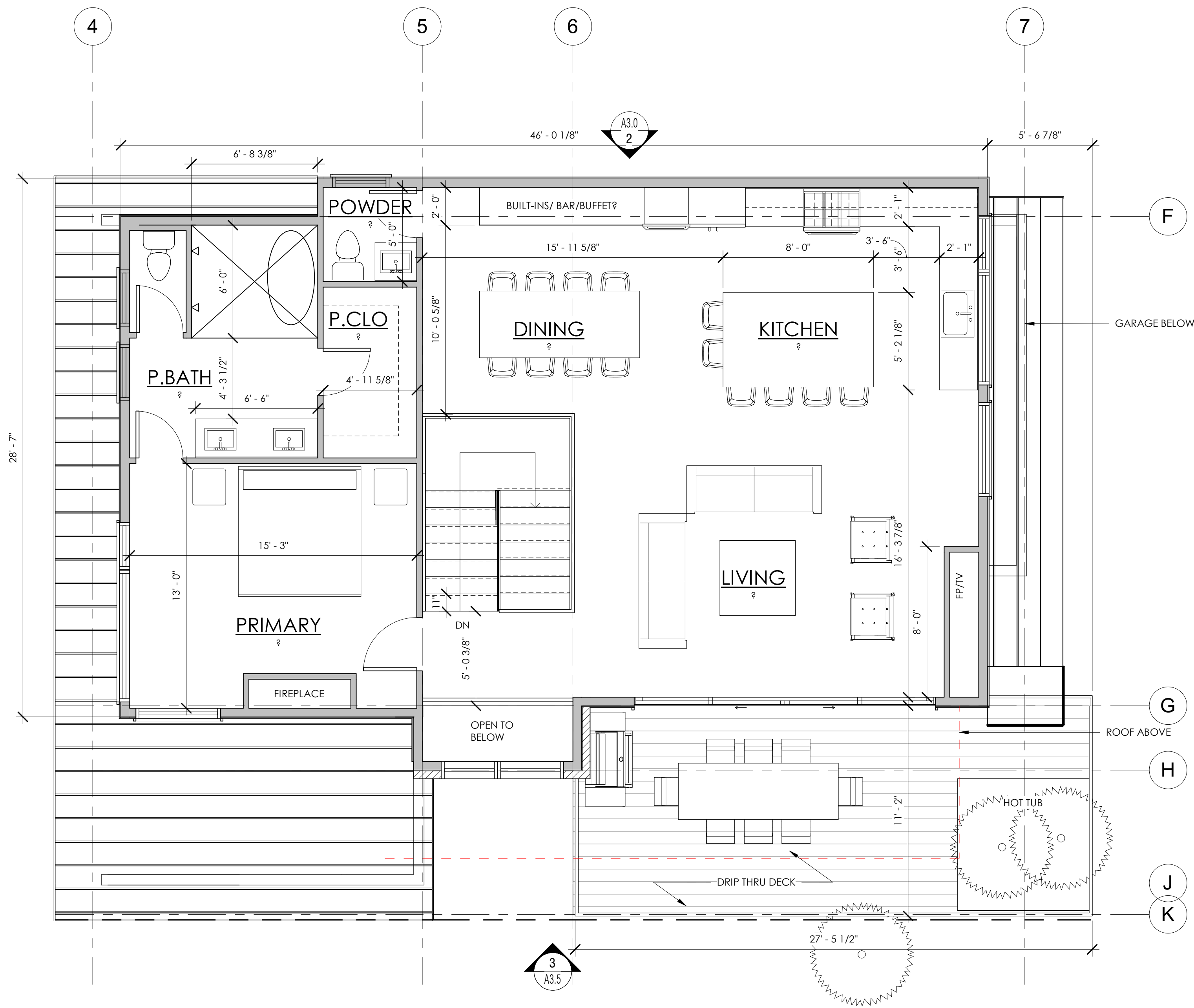
JOB #: 2300
TOWN MEETING 030223
FIRE DEPARTMENT 031723
MAJOR SKETCH PLAN 041323
MAJOR SITE SKETCH 091223

SFH LOWER LEVEL

A2.00

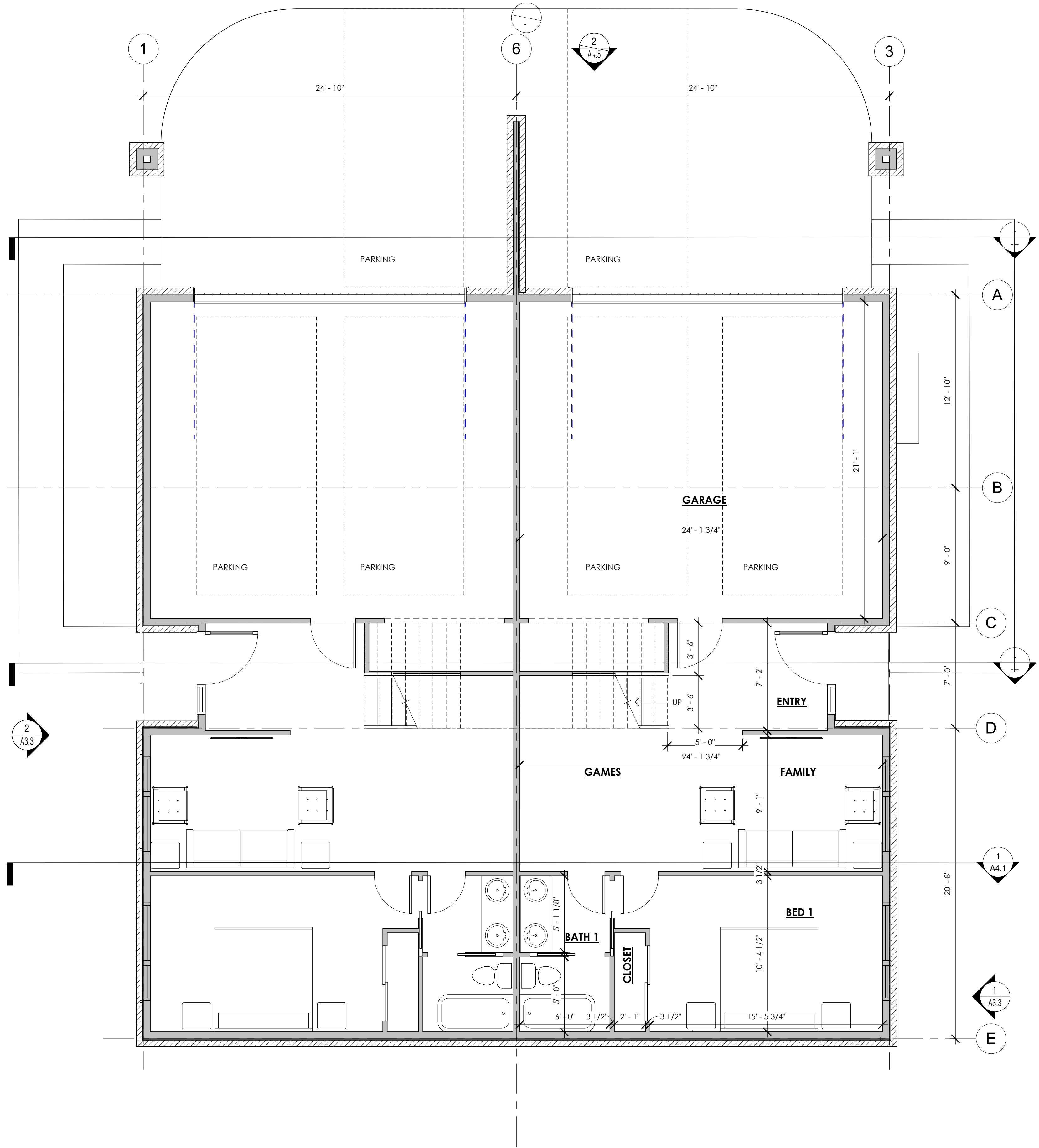


1 SFH MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

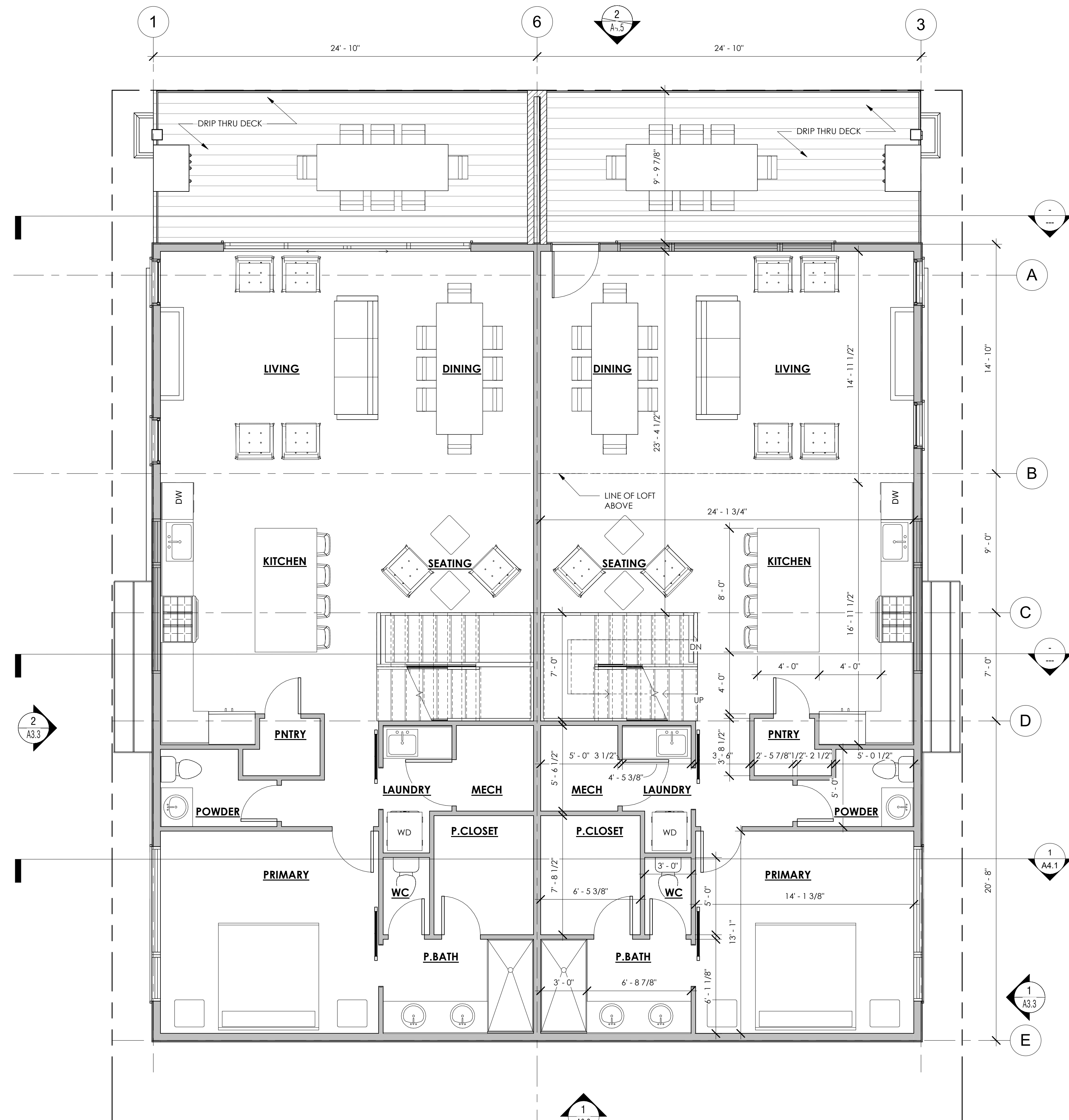


1 SFH UPPER LEVEL PLAN

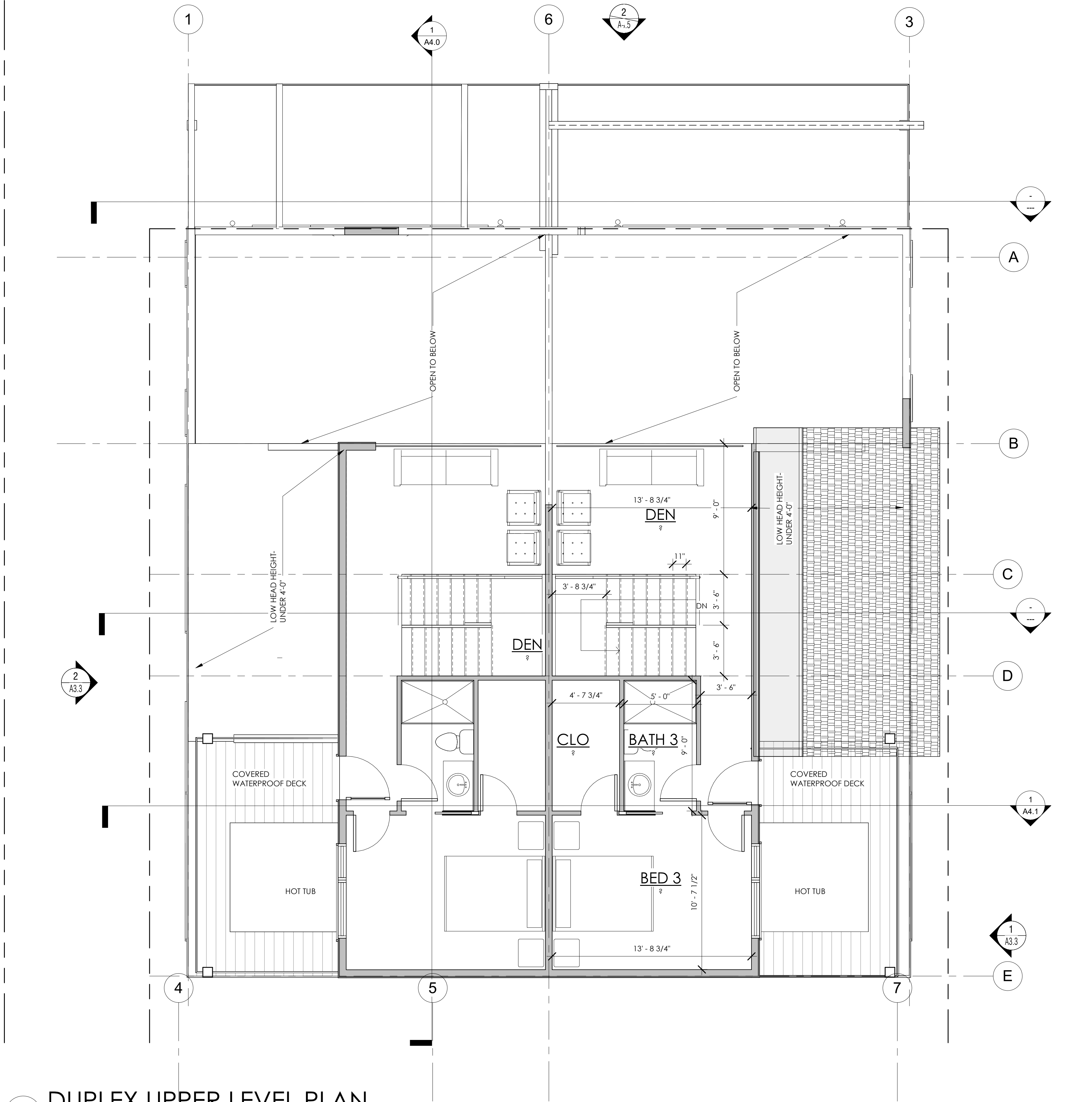
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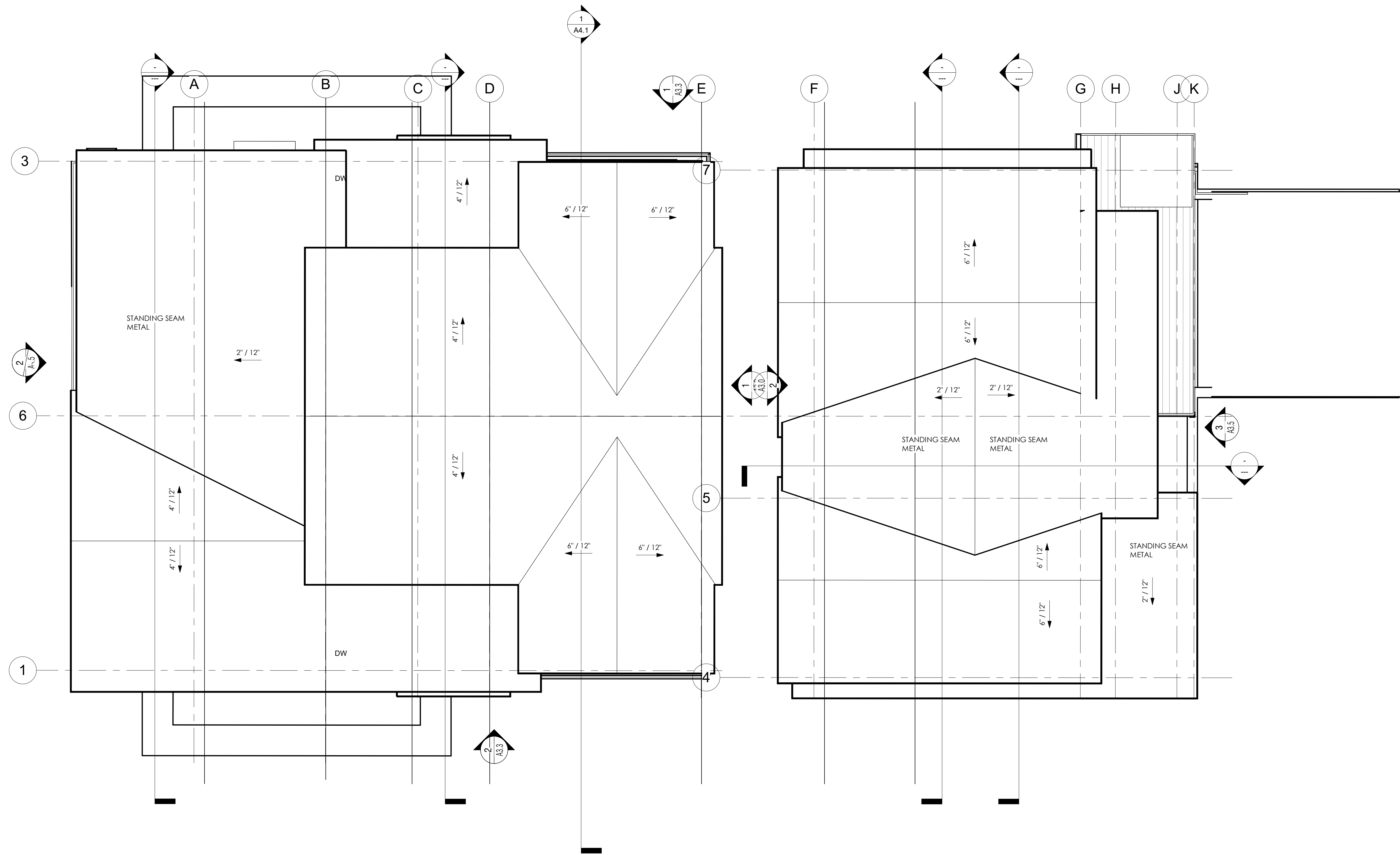
1 **DUPLEX LOWER LEVEL PLAN**
SCALE: 1/4" = 1'-0"



1 DUPLEX MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



1 DUPLEX UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

T.O. UPPER LEVEL
PLATE SOUTH
9080' - 1 1/4"

T.O. UPPER LEVEL
PLATE SOUTH
9080' - 1 1/4"

T.O. MAIN LEVEL
PLATE SOUTH
9071' - 0 5/8"

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T.O. MAIN LEVEL
PLATE SOUTH
9071' - 0 5/8"

T.O. LOWER LEVEL
PLATE SOUTH
9061' - 0"

JOB #: 2300

TOWN MEETING 030223
FIRE DEPARTMENT 031723
MAJOR SKETCH PLAN 041323
MAJOR SITE SKETCH 091223

SFH ELEVATIONS

A3.0



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



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

EXTERIOR MATERIAL LEGEND

1. EXTERIOR LIGHT FIXTURE
2. 4" STONE VENEER--MOOSES TOOTH
3. 8" COMPOSITE HORIZONTAL SIDING-- STAINED SW 3532 HILL COUNTRY
4. BOARD AND BATTEN SIDING LARGE-- STAINED MINIWAX 286 NAVY
5. BOARD AND BATTEN SIDING SMALL--STAINED MINIWAX 286 NAVY
6. ASPHALT ROOF
7. STANDING SEAM METAL ROOF
8. 4X4 METAL POST
9. EXPOSED STEEL BEAM
10. 36" HORIZONTAL METAL RAILING POWDER COATED BLACK
11. ALUMINUM CLAD WOOD WINDOWS-- BATTLESHIP GRAY
12. 2X2 COMPOSITE WINDOW AND DOOR TRIM
13. STAINED WOOD ENTRY DOORS
14. STAINED 10" TIMBER HEADER
15. 12" COMPOSITE BAND BOARD-- STAINED SW 3532 HILL COUNTRY
16. 4" COMPOSITE BAND BOARD--STAINED MINIWAX 286 NAVY
17. 12" COMPOSITE FASCIA--STAINED SW 3532 HILL COUNTRY
18. HORIZONTAL SIDED WOOD GARAGE DOOR--STAINED SW 3532 HILL COUNTRY
19. 6X6 STAINED TIMBER POST
20. STAINED GLULAM BEAM
21. METAL ROD TRUSS

- EXTERIOR MATERIAL LEGEND
1.

EXTERIOR LIGHT FIXTURE
2.

4" STONE VENEER--MOOSE'S TOOTH
3.

8" COMPOSITE HORIZONTAL SIDING-- STAINED SW 3532 HILL COUNTRY
4.

BOARD AND BATTEN SIDING LARGE-- STAINED MINIWAX 286 NAVY
5.

BOARD AND BATTEN SIDING SMALL--STAINED MINIWAX 286 NAVY
6.

ASPHALT ROOF
7.

STANDING SEAM METAL ROOF
8.

4X4 METAL POST
9.

EXPOSED STEEL BEAM
10.

36" HORIZONTAL METAL RAILING POWDER COATED BLACK
11.

ALUMINUM CLAD WOOD WINDOWS-- BATTLESHIP GRAY
12.

2X2 COMPOSITE WINDOW AND DOOR TRIM
13.

STAINED WOOD ENTRY DOORS
14.

STAINED 10" TIMBER HEADER
15.

12" COMPOSITE BAND BOARD--STAINED SW 3532 HILL COUNTRY
16.

4" COMPOSITE BAND BOARD--STAINED MINIWAX 286 NAVY
17.

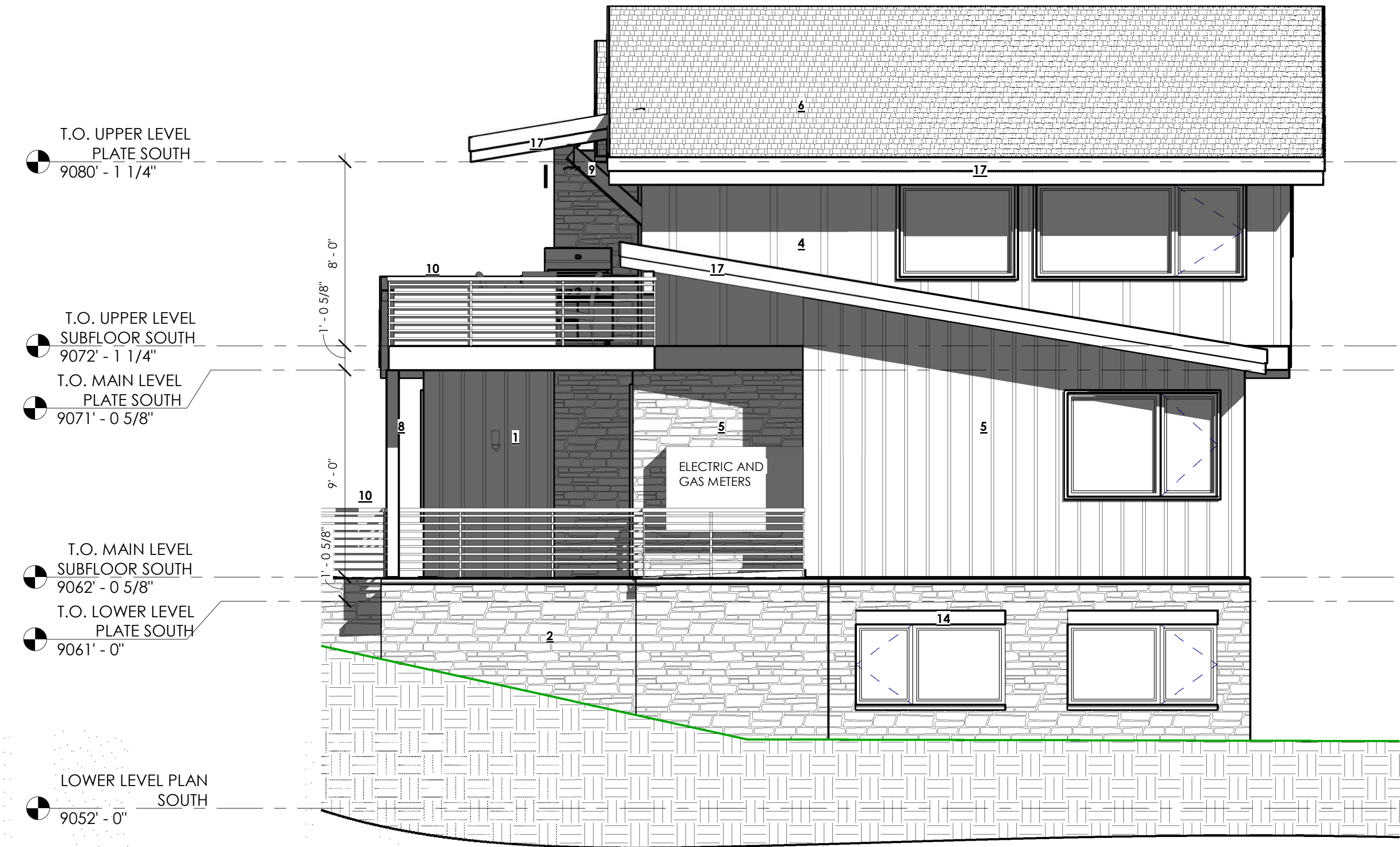
12" COMPOSITE FASCIA--STAINED SW 3532 HILL COUNTRY
18.

HORIZONTAL SIDED WOOD GARAGE DOOR--STAINED SW 3532 HILL COUNTRY
19.

6X6 STAINED TIMBER POST
20.

STAINED GLULAM BEAM
21.

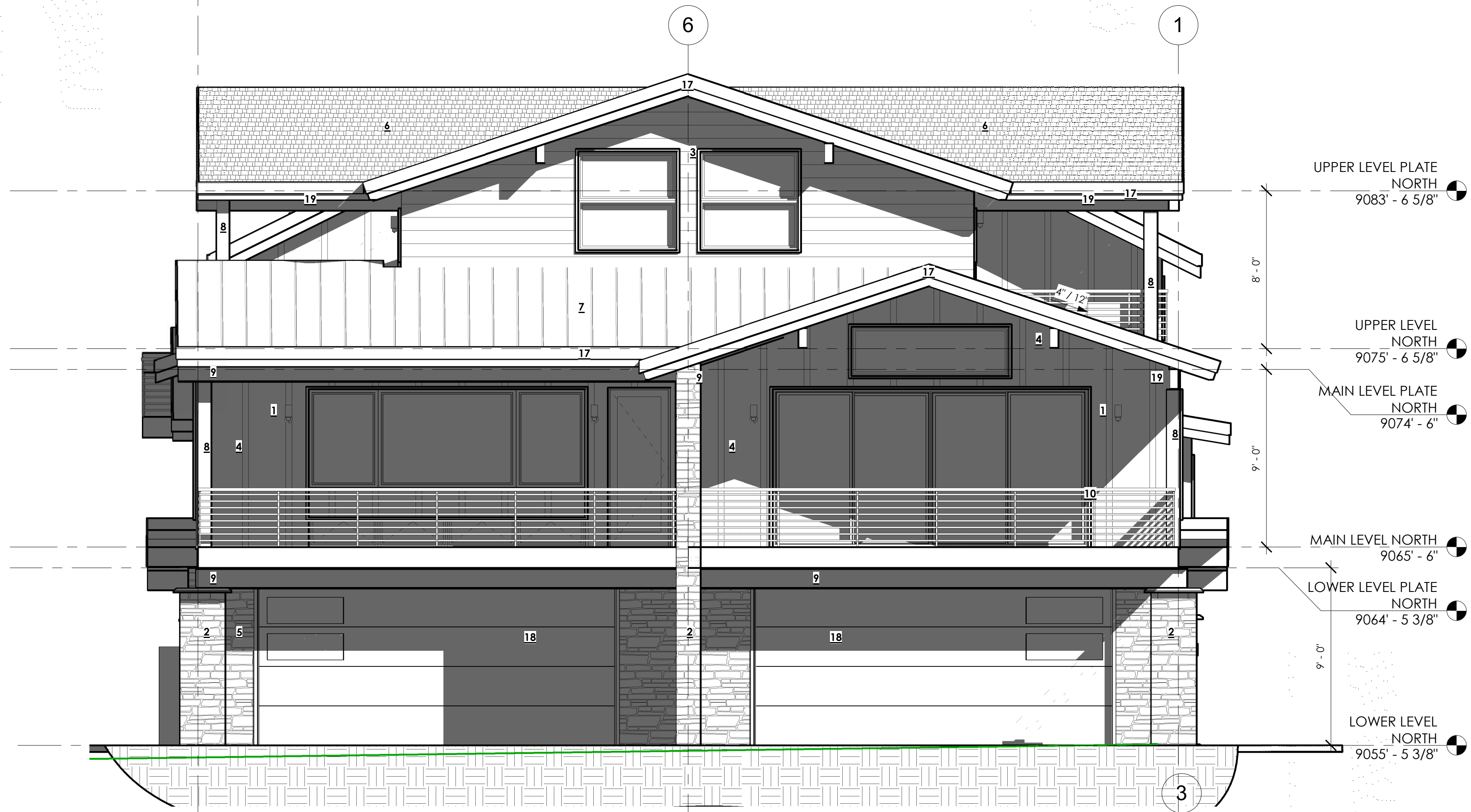
METAL ROD TRUSS



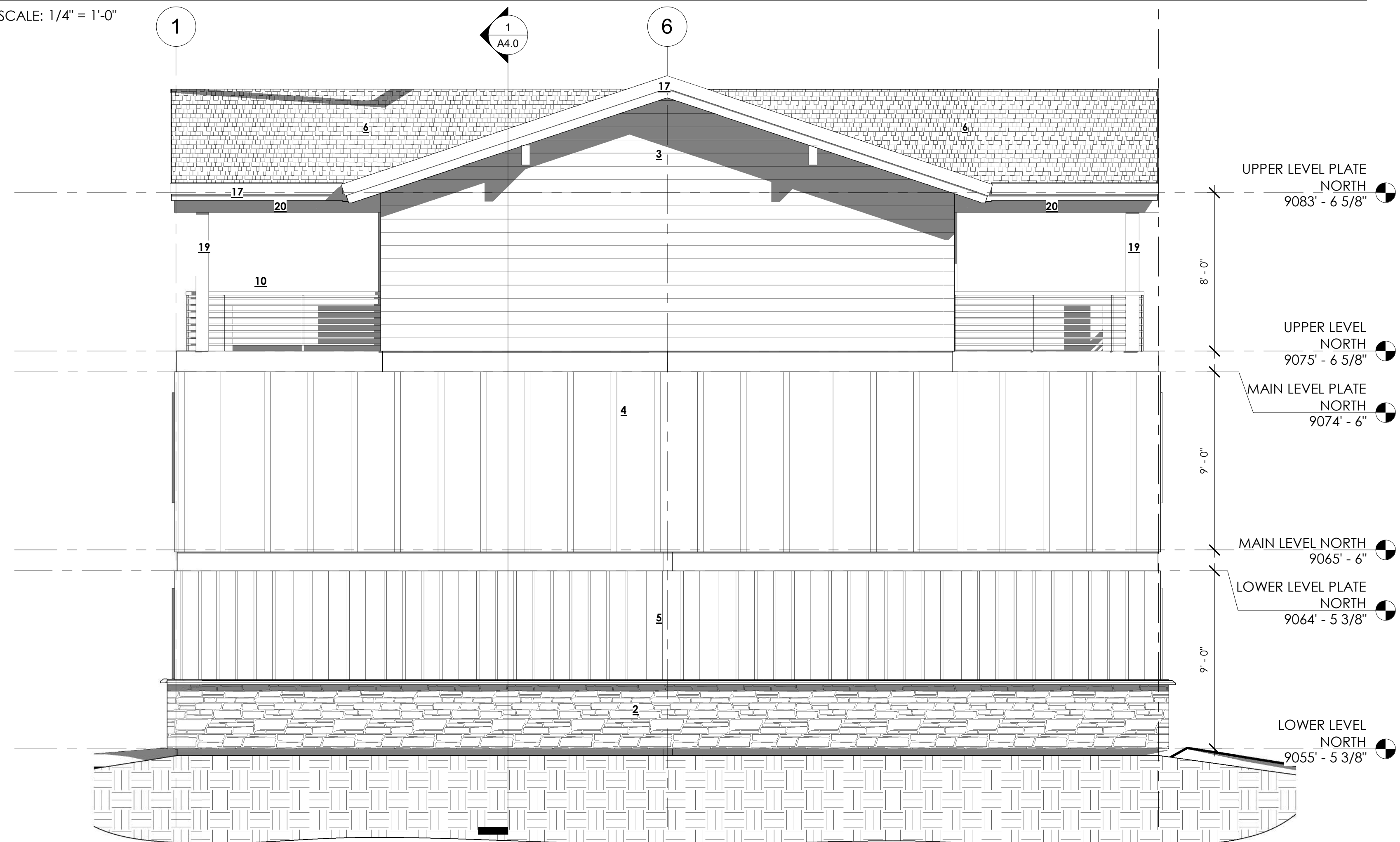
1 SFH EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SFH WEST ELEVATION
SCALE: 1/4" = 1'-0"



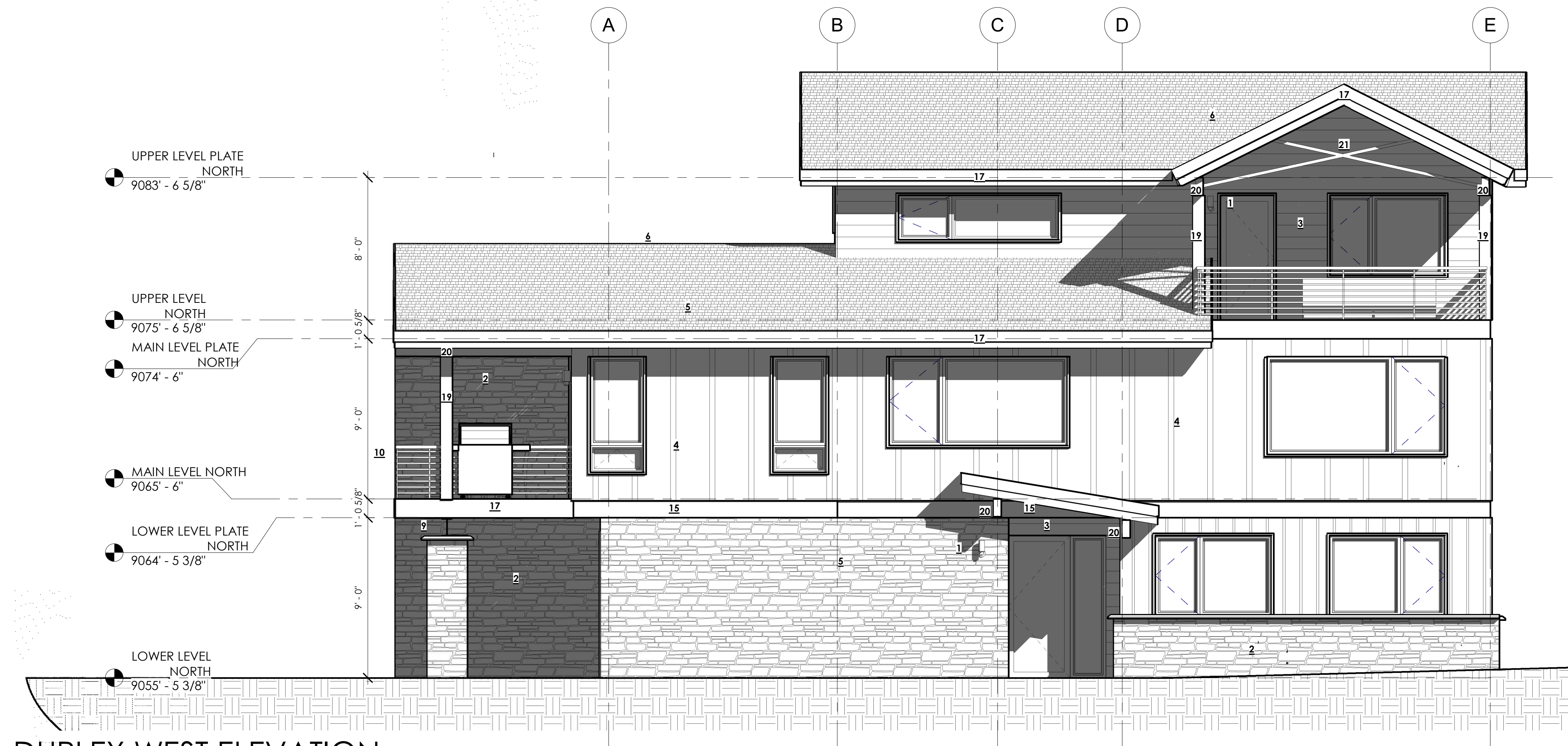
2 DUPLEX NORTH ELEVATION
SCALE: 1/4" = 1'-0"



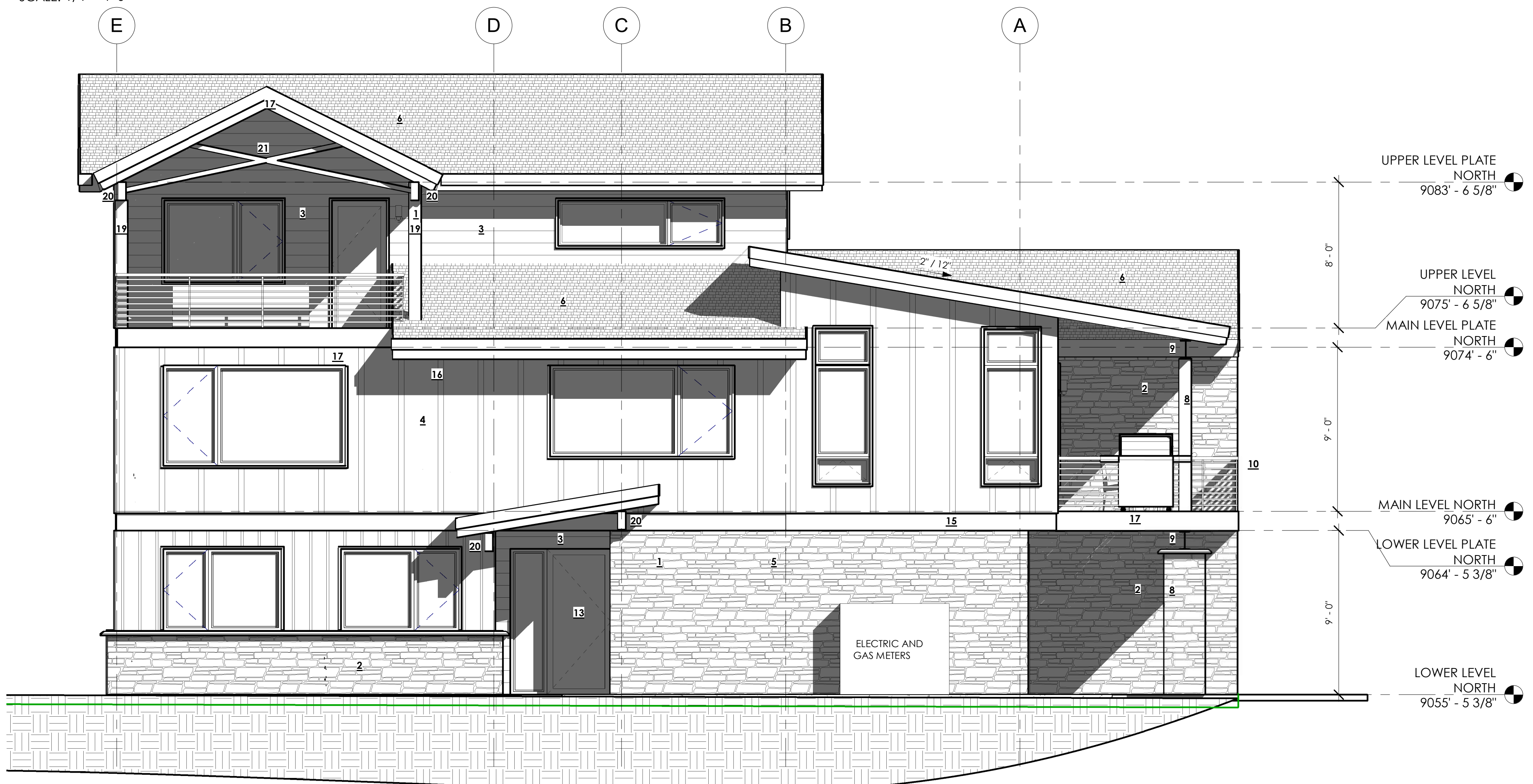
1 DUPLEX SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- EXTERIOR LIGHT FIXTURE
- 4" STONE VENEER--MOOSE TOOTH
- 8" COMPOSITE HORIZONTAL SIDING-- STAINED SW 3532 HILL COUNTRY BOARD AND BATTEN SIDING LARGE-- STAINED MINI WAX 286 NAVY
- BOARD AND BATTEN SIDING SMALL--STAINED MINI WAX 286 NAVY
- ASPHALT ROOF
- STANDING SEAM METAL ROOF
- 4X4 METAL POST
- EXPOSED STEEL BEAM
- 36" HORIZONTAL METAL RAILING POWDER COATED BLACK
- ALUMINUM CLAD WOOD WINDOWS-- BATTLESHIP GRAY
- 2X2 COMPOSITE WINDOW AND DOOR TRIM
- STAINED WOOD ENTRY DOORS
- STAINED 10" TIMBER HEADER
- 12" COMPOSITE BAND BOARD--STAINED SW 3532 HILL COUNTRY
- 4" COMPOSITE BAND BOARD--STAINED MINI WAX 286 NAVY
- 12" COMPOSITE FASCIA--STAINED SW 3532 HILL COUNTRY
- HORIZONTAL SIDED WOOD GARAGE DOOR--STAINED SW 3532 HILL COUNTRY
- 6X6 STAINED TIMBER POST
- STAINED GLULAM BEAM
- METAL ROD TRUSS



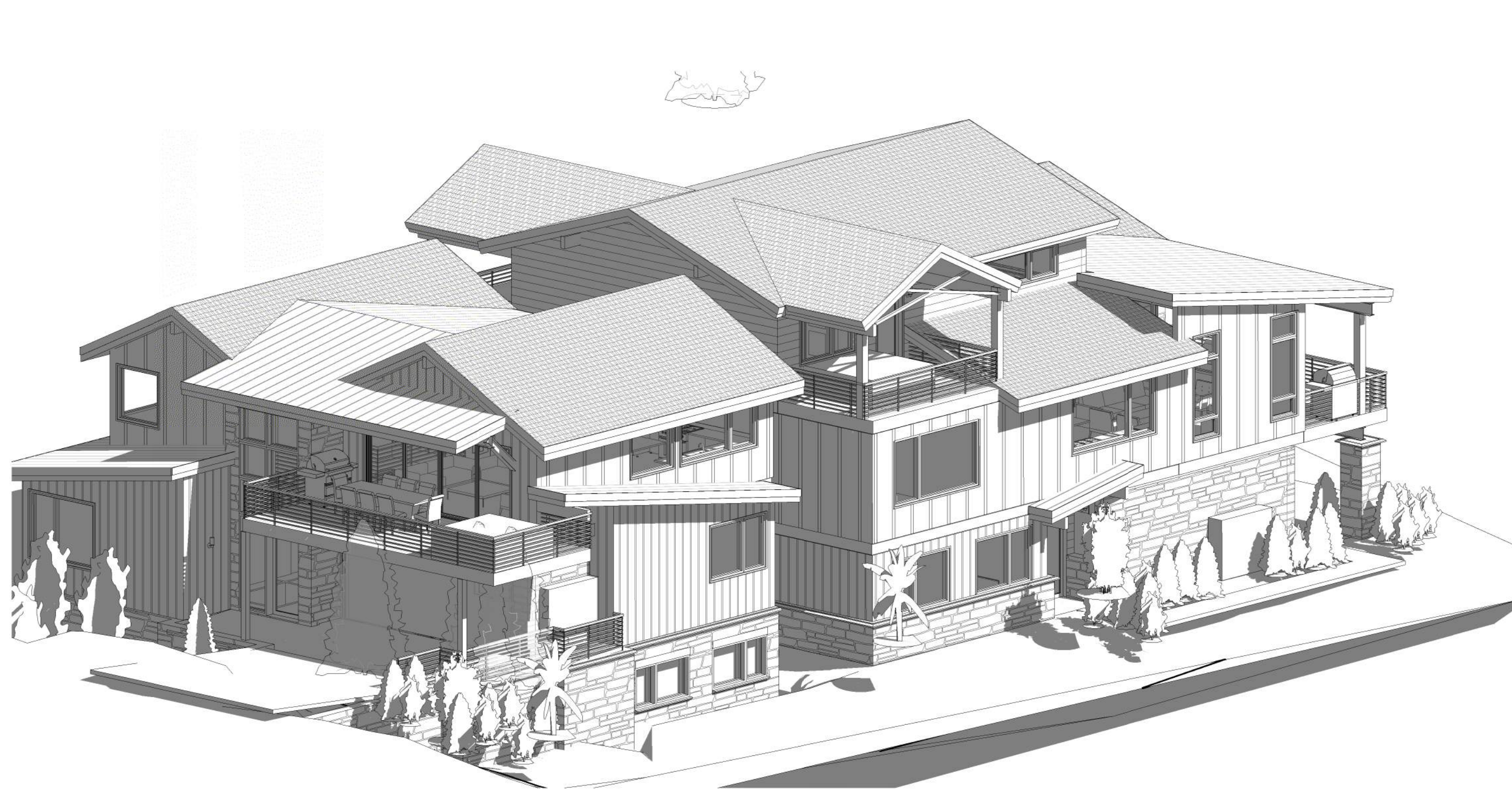
2 DUPLEX WEST ELEVATION
SCALE: 1/4" = 1'-0"



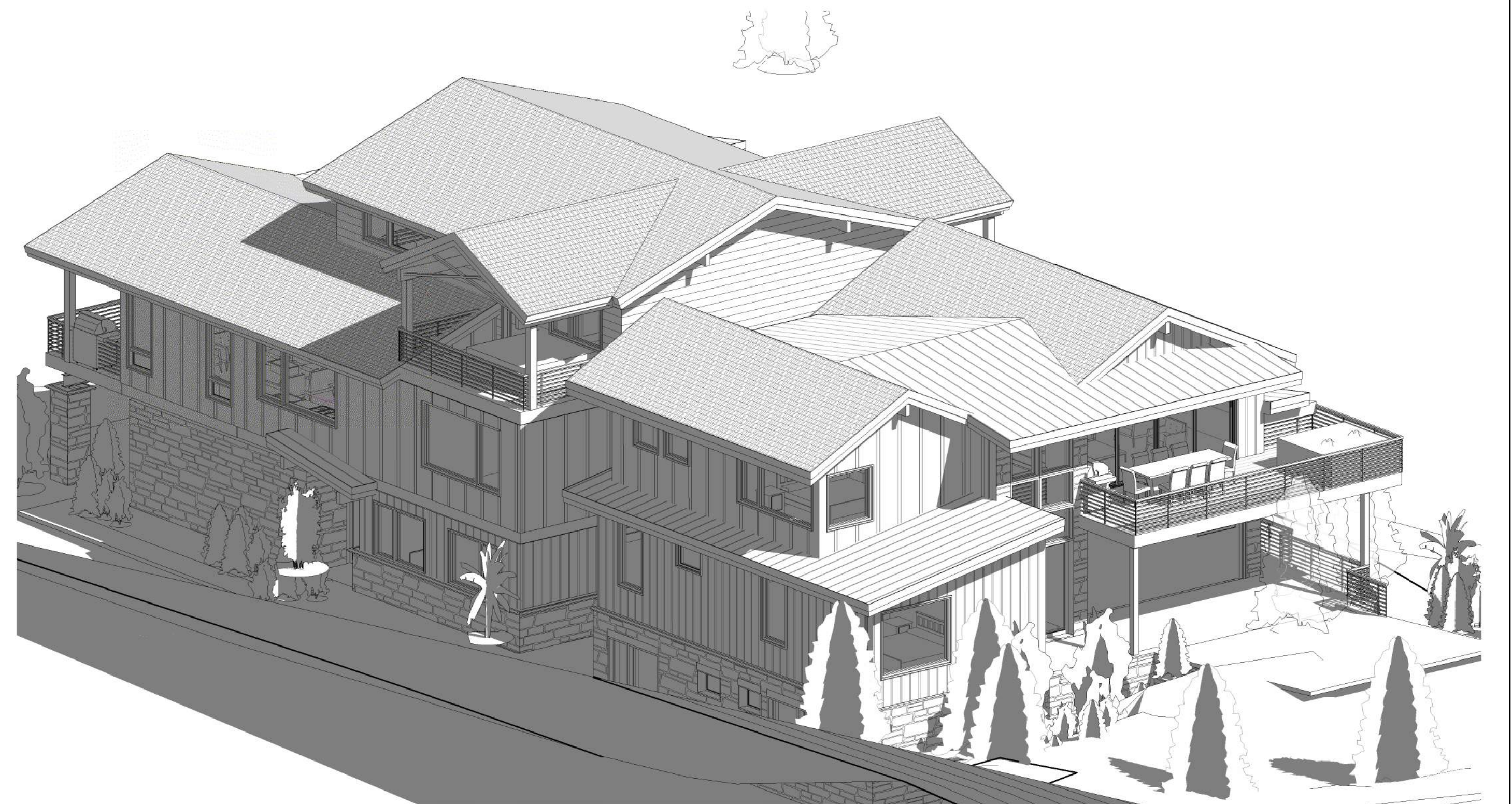
1 DUPLEX EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- EXTERIOR LIGHT FIXTURE
- 4" STONE VENEER--MOOSE'S TOOTH
- 8" COMPOSITE HORIZONTAL SIDING-- STAINED SW 3532 HILL COUNTRY
- BOARD AND BATTEN SIDING LARGE-- STAINED MINIWAX 286 NAVY
- BOARD AND BATTEN SIDING SMALL--STAINED MINIWAX 286 NAVY
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- STANDING SEAM METAL ROOF
- 4X4 METAL POST
- EXPOSED STEEL BEAM
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- 4" COMPOSITE BAND BOARD--STAINED SW 3532 HILL COUNTRY
- 12" COMPOSITE FASCIA--STAINED SW 3532 HILL COUNTRY
- HORIZONTAL SIDED WOOD GARAGE DOOR--STAINED SW 3532 HILL COUNTRY
- 6X6 STAINED TIMBER POST
- STAINED GLULAM BEAM
- METAL ROD TRUSS



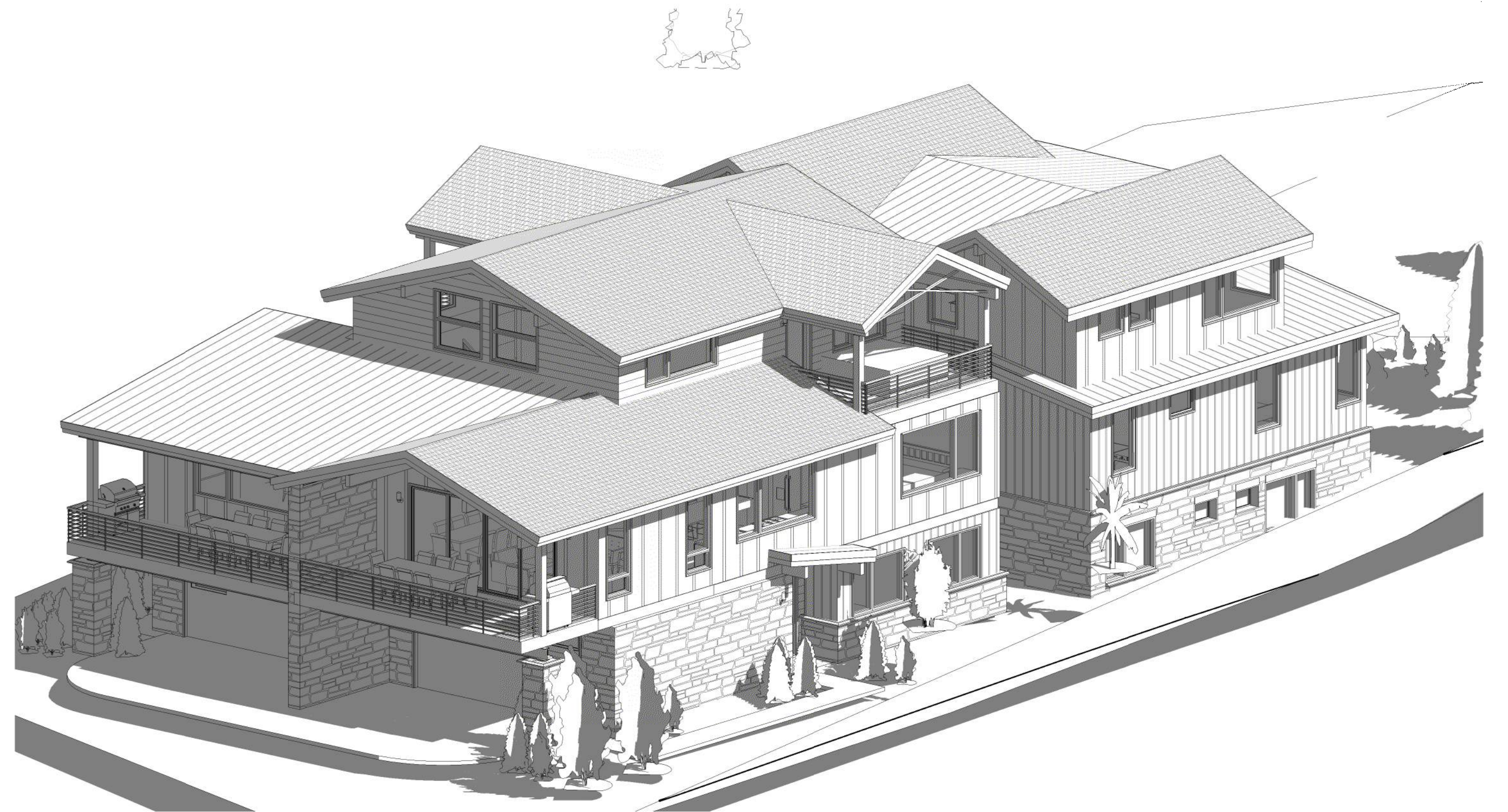
4 Perspective 4
SCALE:



2 Perspective 1
SCALE:

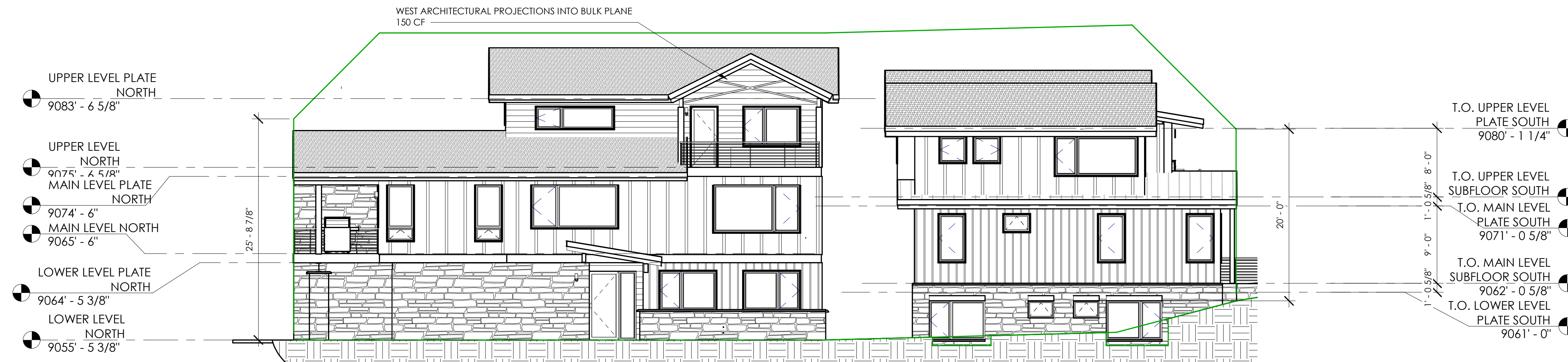


3 Perspective 3
SCALE:

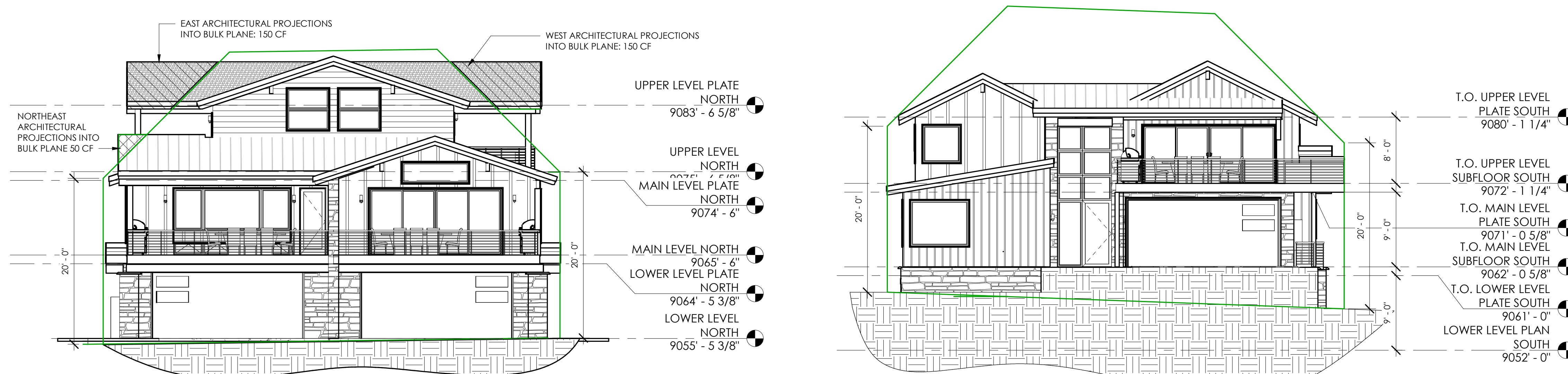


1 Perspective 2
SCALE:

BULK PLANE PROJECTIONS	
EAST	200 CF
WEST	150 CF
TOTAL PROJECTIONS	350 CF



4 WEST ELEVATION- BULK PLANE
SCALE: 1/8" = 1'-0"

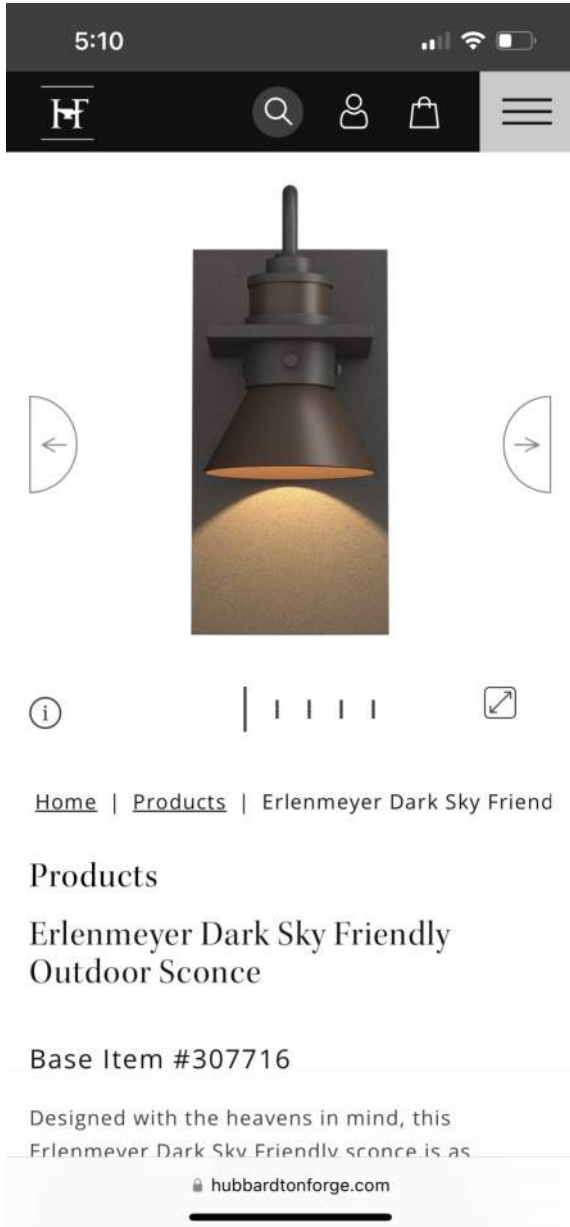


2 NORTH ELEVATION BULK PLANE
SCALE: 1/8" = 1'-0"

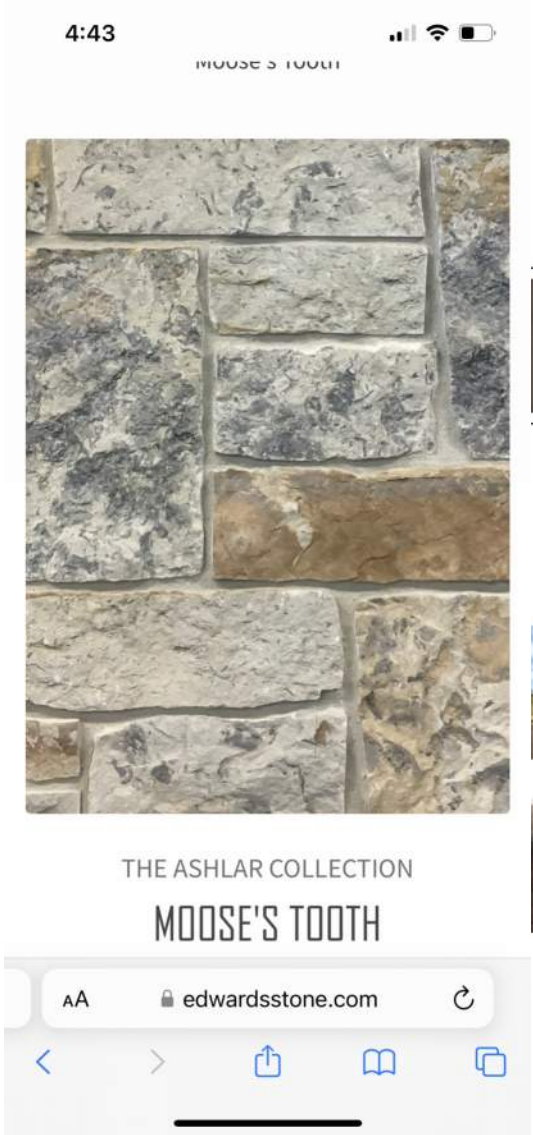
3 SOUTH ELEVATION- BULK PLANE
SCALE: 1/8" = 1'-0"



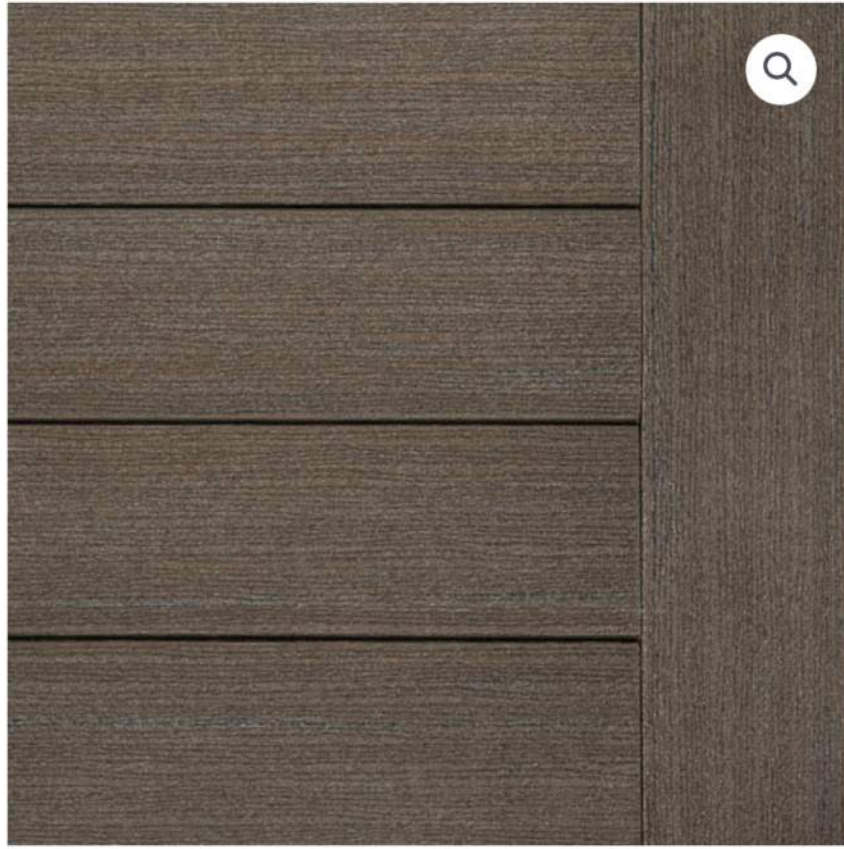
1 EAST ELEVATION- BULK PLANE
SCALE: 1/8" = 1'-0"



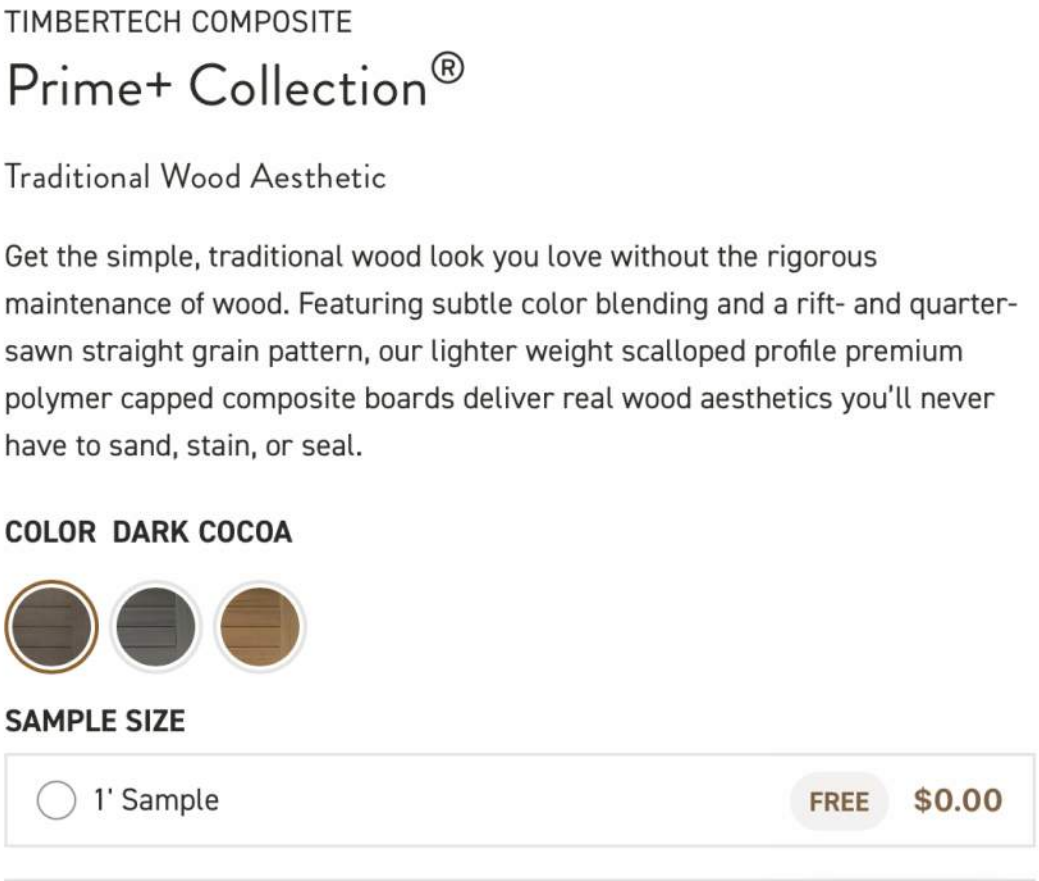
1. EXTERIOR LIGHT FIXTURE



2. EXTERIOR STONE



3. COMPOSITE 8" HORIZONTAL SIDING



Find Available Deck Stains

Find Available Siding Stains

SW 3532 Hill Country

Exterior Semi-Transparent Stain

[View all Exterior stain colors](#)

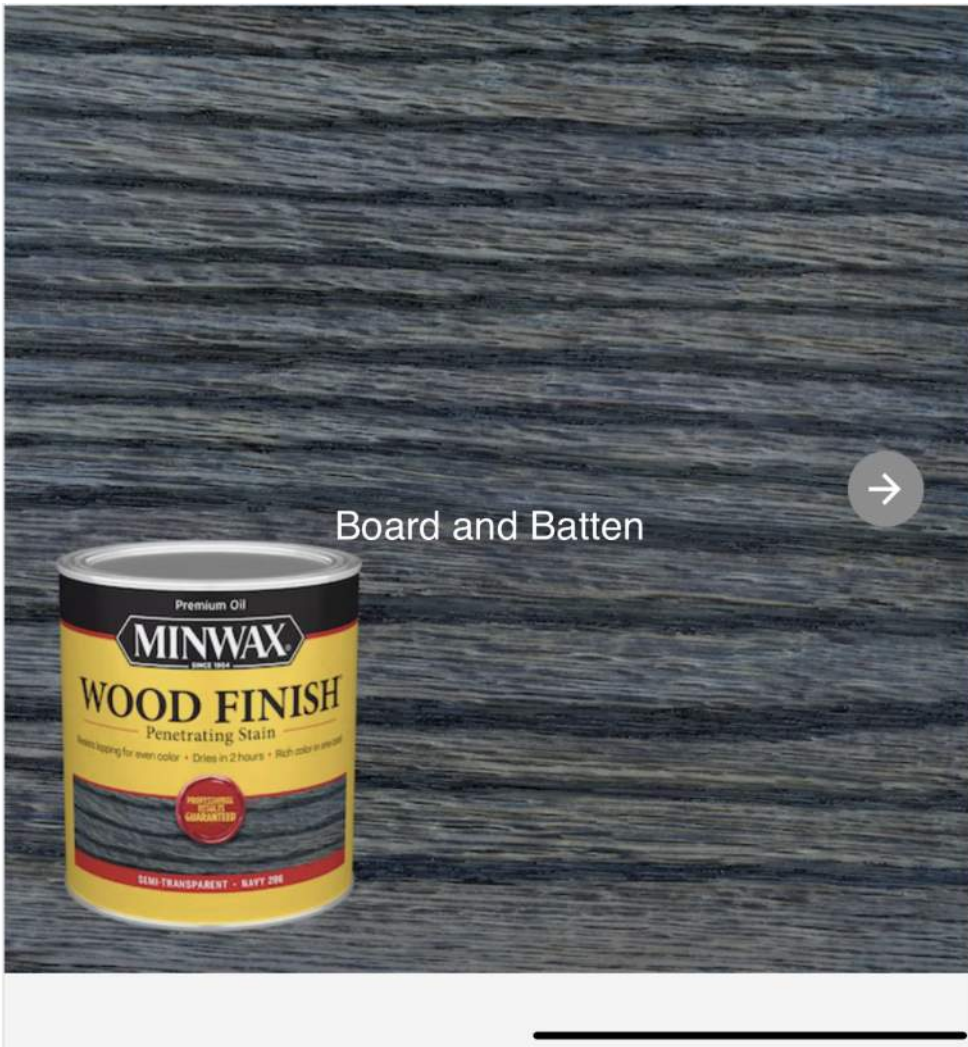
[Add to Project List](#) [Save to My Account](#)

[Share](#) [28](#) [Tweet](#) [16](#) [Pin it](#) [147](#) [houzz](#)

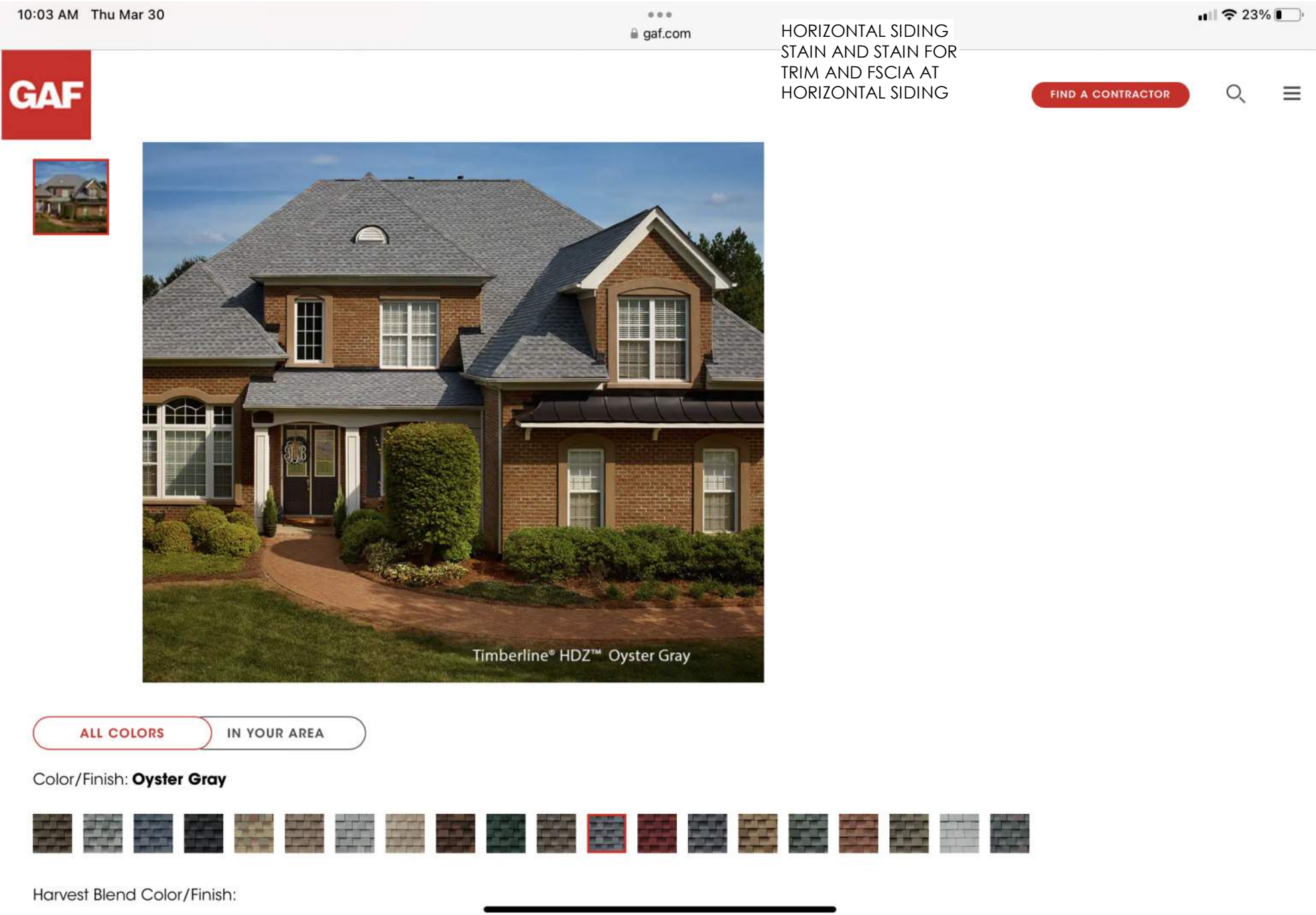
Channel lap



4. BOARD AND BATTEN (LARGE): 24" COMPOSITE BOARDS WITH 2X2 BATTENS
5. BOARD AND BATTEN (SMALL): 10" COMPOSITE BOARDS WITH 2X2 BATTENS
12. TRIM: COMPOSITE 2X2



STAIN FOR BOARD AND BATTEN: MINIWAX 286: NAVY



6. GAF ASPHALT SHINGLES: OYSTER GRAY



7. STANDING SEAM ROOF: CMG MUSKET GRAY



11. SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOWS--
BATTLESHIP GRAY



13. STAINED OAK WOOD ENTRY DOORS



14. 10" TIMBER HEADER IN STONE VENEER



18. WOOD GRAIN ALUMINUM GARAGE DOOR

