

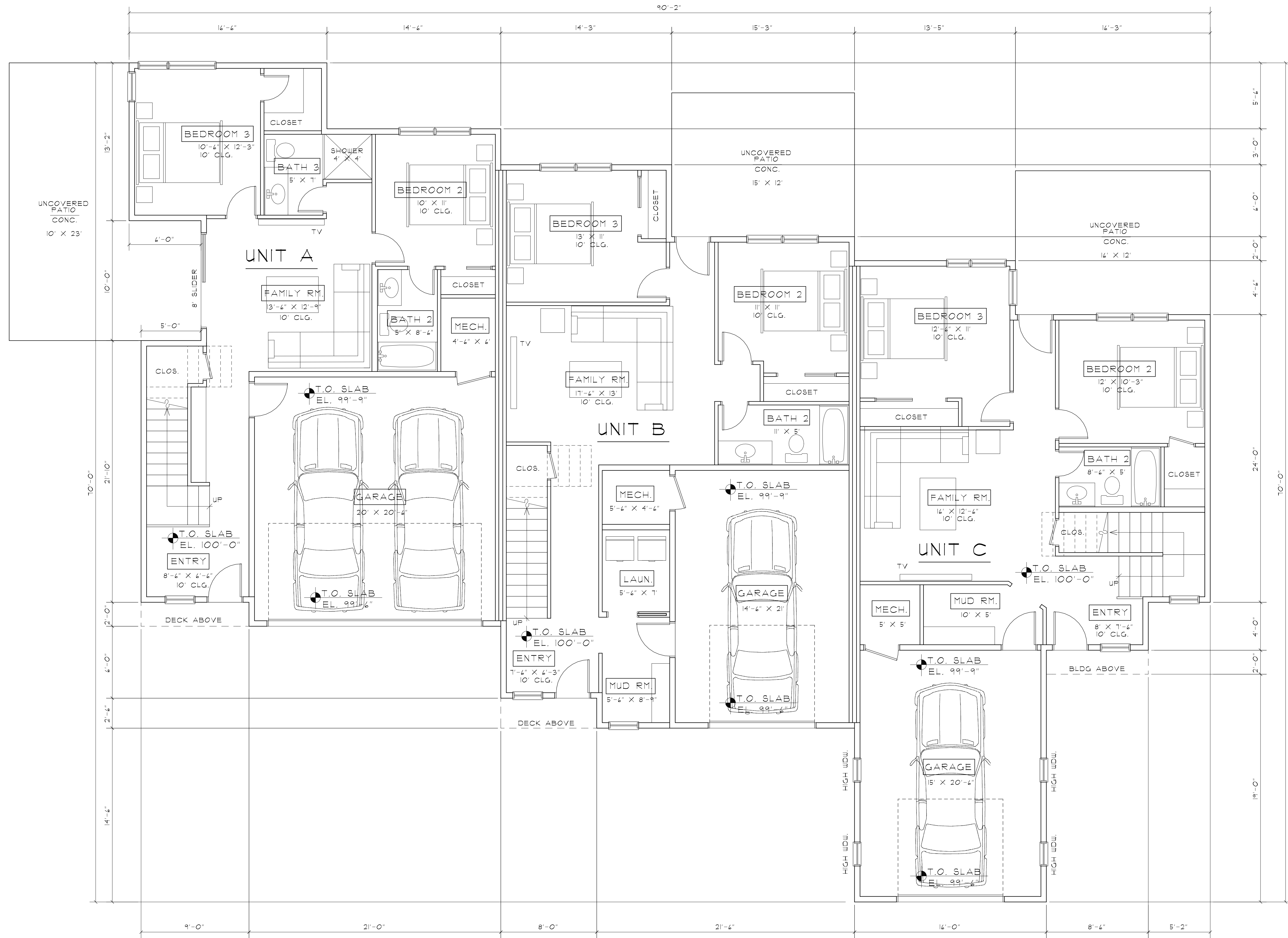


909 Lakepoint Circle
Frisco CO. 80443

Project Description & Synopsis:

Construction of a new residential triplex that will conform with the existing platted PUD and developments standards outlined in the UDC/ Frisco Master Plan.

We intend for this project to fit nicely with the Town of Frisco design requirements and complement the existing residential and commercial development of this neighborhood. The triplex will be aligned with PUD density requirements. Parking and driveway access has been planned in a manner not-to impede traffic in this mixed-use neighborhood. With strict adherence to the County energy code requirements, our plans include sustainability and environmentally conscious building design and features. The landscaping is intentional to minimize irrigation and water demands while maintaining the natural mountain feel. We've addressed snow storage in our plans to ensure ample space and parking without impeding the ROW.

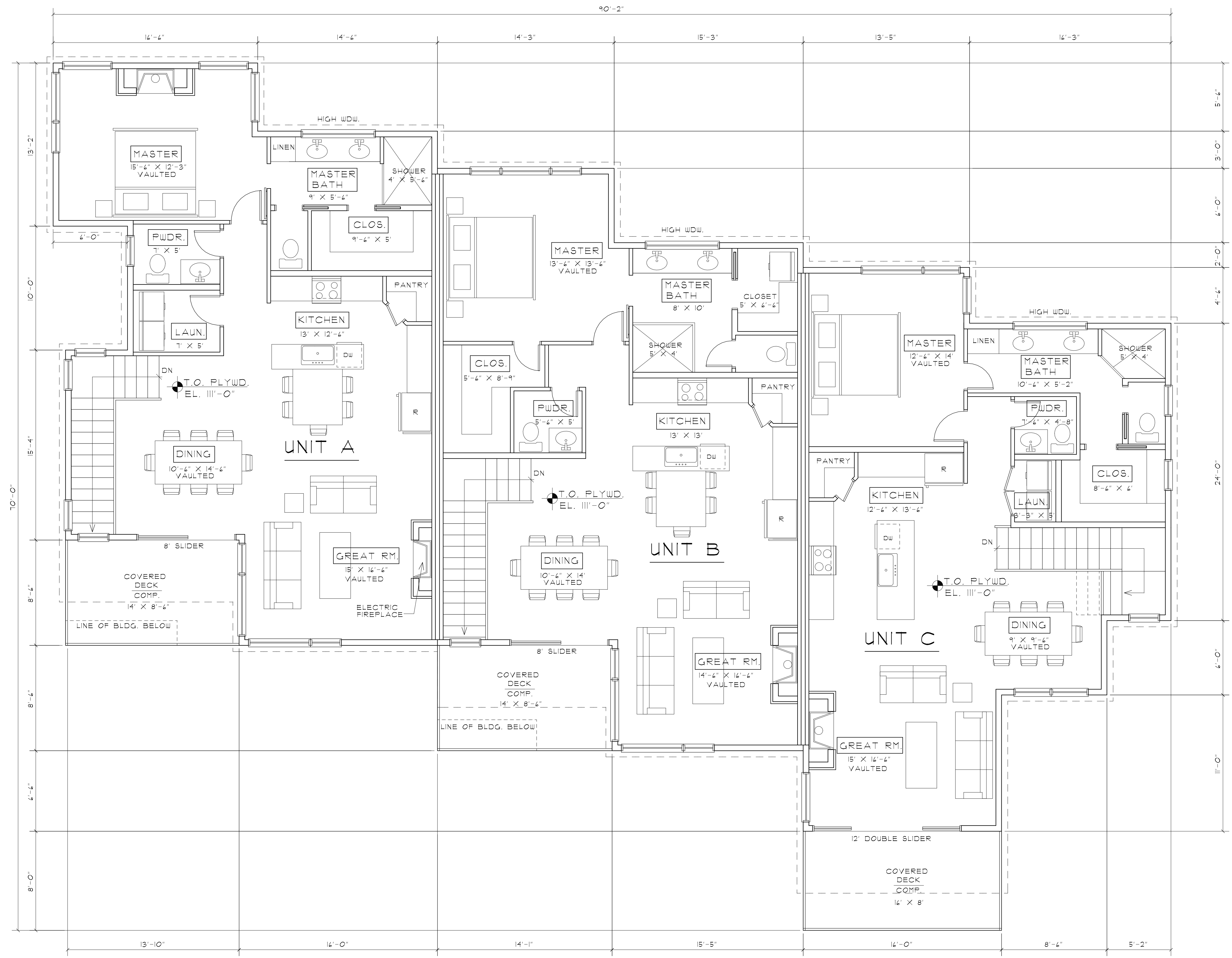


1 LOWER FLOOR PLAN
A2 1/4" = 1'-0"

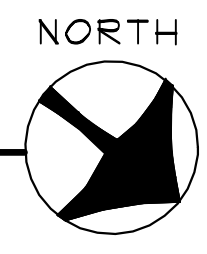
2,533 SF FINISHED
1,223 SF UNFINISHED



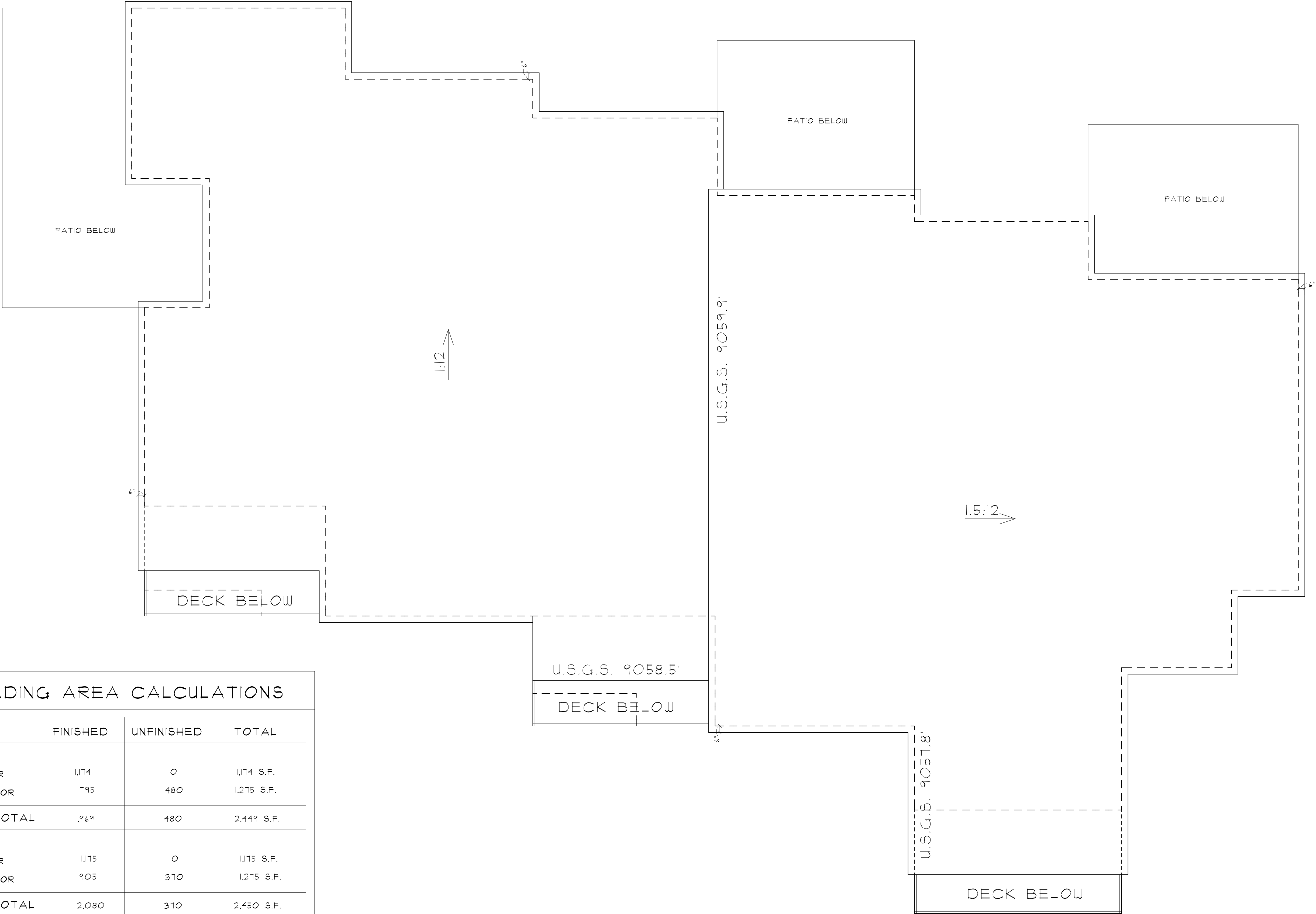
ISSUE	DATE
PRELIM.	5/23/24
REVISION	7/2/24



1
A3 MAIN FLOOR PLAN
1/4" = 1'-0"
3,444 SF FINISHED



TITLE	
FLOOR PLANS	
ISSUE	DATE
PRELIM.	5/23/24
REVISION	7/2/24



BUILDING AREA CALCULATIONS			
UNIT A	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	1,174	0	1,174 S.F.
LOWER FLOOR	795	480	1,275 S.F.
UNIT A TOTAL	1,969	480	2,449 S.F.
UNIT B			
MAIN FLOOR	1,175	0	1,175 S.F.
LOWER FLOOR	905	370	1,275 S.F.
UNIT B TOTAL	2,080	370	2,450 S.F.
UNIT C			
MAIN FLOOR	1,085	0	1,085 S.F.
LOWER FLOOR	833	373	1,206 S.F.
UNIT C TOTAL	1,918	373	2,291 S.F.
BLDG. TOTAL	5,947	1,223	7,190 S.F.

1
A4

ROOF PLAN

1/4" = 1'-0"

NORTH

TITLE	
ROOF PLAN	
ISSUE	DATE
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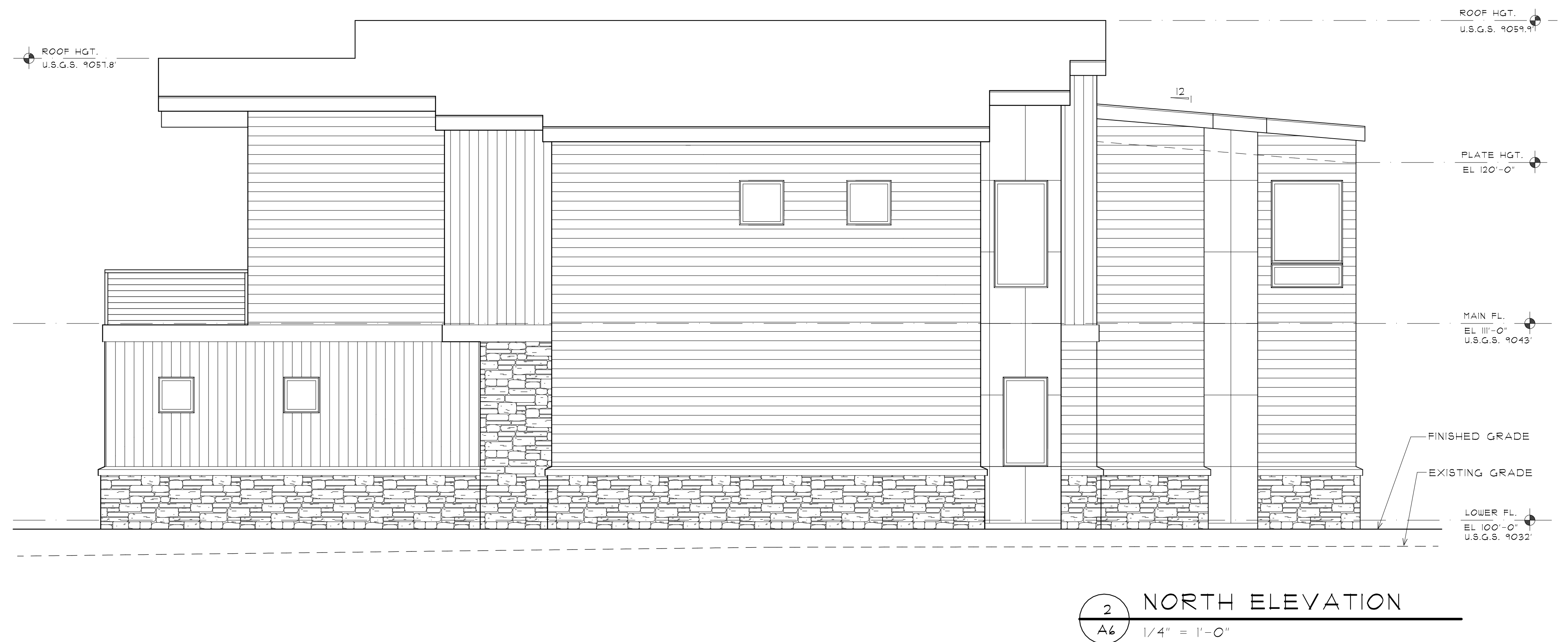
1 EAST ELEVATION
A5 1/4" = 1'-0"



2 SOUTH ELEVATION
A5 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

ITEM	MATERIAL	COLOR
ROOF:	STANDING SEAM METAL	SEE COLOR BOARD
EAVE/RAKE:	BLACK ALUMINUM MTL/DRIP EDGE	
SOFFIT:	1X6 T&G	
HORIZ. SIDING:	1X8 ROUGH SAUN SPRUCE	
VERTICAL SIDING:	1X3 CEDAR BOARDS	
ACCENT SIDING:	2' X 4' METAL PANELS	
DOORS/WINDOWS:	ALUM. CLAD WOOD	
OUTSIDE CORNER TRIM:	MITERED CORNER	
DECKS/RAILS:	BLACK METAL RAILINGS, GRAY WOOD DECKING	
EXPOSED BEAMS/COL:	DOUG FIR TIMBERS	
BASE:	NATURAL STONE VENEER W/ SLOPING LEDGE STONE CAP	



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909 Lakepoint Triplex
909 Lakepoint Circle
Frisco, Colorado

MATERIALS

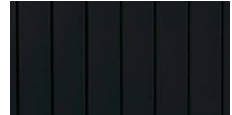
COLOR

SAMPLE

ROOFING

Standing Seam
Metal

Black



FASCIA/TRIM

Aluminum

Black



SOFFIT

1x6 T&G Cedar

Charwood
Semi-Transparent
(Sherwin Williams)



SIDING

1X3 Vertical Board

Shale
(Montana Timber Products)



1X8 Horiz. Spruce

Charwood
Semi-Transparent
(Sherwin Williams)



**EXPOSED
BEAMS/COLUMNS**

Doug Fir Timbers

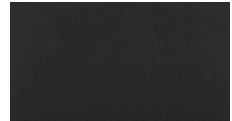
Charwood
Semi-Transparent
(Sherwin Williams)



WINDOWS

Alum. Clad Wood

Black
(Andersen)



STONE BASE

Thin Veneer

Iron Mill
(Edward's Stone)



RAILING

Matte Black

