

SITE NOTEBOOKS	
#	DESCRIPTION
2	ALL WEATHER SURFACE RE: CIVIL
3	SNOW STORAGE RE: CIVIL
4	PROPOSED FIRE HYDRANT RE: CIVIL
5	PROPOSED SIDEWALK RE: CIVIL
6	RETAINING WALL RE: CIVIL
7	GAS METER / GAS SERVICE PROVIDE PIPE PROTECTION
8	PROPOSED LANDSCAPED AREA RE: LANDSCAPE & CIVIL
9	EXISTING FIRE HYDRANT RE: CIVIL
11	SNOWMELT
12	PROPOSED TELECOM PEDESTALS
13	PROPOSED TRANSFORMER
14	LIFE SAFETY GENERATOR
15	DETENTION VAULT BELOW RE: CIVIL
16	PERIMETER FOUNDATION DRAIN RE: CIVIL
17	GREASE INTERCEPTOR RE: CIVIL
18	TRENCH DRAIN RE: CIVIL
19	SITE LIGHTING / BUILDING MOUNTED OR POLE BASED RE: ELECTRICAL
20	AREA WELL WITH GRATE COVER AT GRADE
21	CONCRETE STEPS ON GRADE WITH POWDER COATED STEEL HANDRAILS
22	EXTERIOR ACCESSIBLE ROUTE RE: CIVIL

- SITE PLAN GENERAL NOTES**
- REFER TO CIVIL AND LANDSCAPE PLANS FOR SITE INFO NOT OTHERWISE NOTED.
 - REFER TO CIVIL DRAWINGS FOR UTILITY LOCATIONS & CONNECTIONS.
 - BLDG / SITE SIGNAGE TO BE BY SEPARATE SUBMITTAL.
 - REFER TO CIVIL DRAWINGS FOR ACCESSIBLE ROUTE.
 - REFER TO CIVIL OVERALL GRADING PLAN FOR GRADE CHANGES, STEPS IN BUILDINGS SLABS. ALSO SEE ARCH SLAB PLANS.
 - REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING LAYOUTS AND FIXTURES.
 - PROVIDE KNOX BOX PER FIRE DEPT. VERIFY LOCATION WITH FIRE DEPT.
 - FDC - FIRE DEPT. CONNECTION SHOWN VERIFY LOCATION WITH FIRE DEPT.

BUILDING HEIGHT CALCULATIONS

HEIGHT OF MAIN ROOF: $\leq 9150.25'$ (60')

HIGHEST POINT OF ROOF SURFACE AT NON-HABITABLE ELEMENTS: 9159.0'

PER TOWN OF DILLON ZONING (BASE PLANE):
 THE BUILDING HEIGHT, AS MEASURED PER TOWN OF DILLON ZONING CODE, IS 60' ABOVE BASE ELEVATION.
 - NONHABITABLE ARCHITECTURAL ELEMENTS AND ROOF VENTS SHALL BE ALLOWED TO EXCEED THE ALLOWED BUILDING HEIGHT BY EIGHT (8) FEET

BASE ELEVATION: (MEDIAN ELEVATION BETWEEN LOWEST AND HIGHEST POINT OF FOUNDATION):
 - HIGHEST POINT EL 9101.1'
 - LOWEST POINT EL 9079.4'
 - AVERAGE BASE ELEVATION EL 9090.25'

TOTAL BUILDING HEIGHT PER DILLON ZONING AT NON HABITABLE ELEMENTS: 68'-8"

PER IBC (GRADE PLANE):
 THE GRADE PLANE, AS MEASURED BY IBC, SECTION 202: AVERAGE FINISHED GROUND LEVEL AT LOWEST POINTS WITHIN THE AREA BETWEEN BUILDING AND LOT LINE, OR BETWEEN THE BUILDING AND A POINT 6' FROM BUILDING.
 POINT 1 EL: 9091.35'
 POINT 2 EL: 9077.24'
 POINT 3 EL: 9086.74'
 POINT 4 EL: 9107.75'
 POINT 5 EL: 9105.65'
 AVERAGE GRADE PLANE: 9093.87'

HIGHEST POINT OF ROOF SURFACE: 9159.0'

TOTAL BUILDING HEIGHT PER IBC: 65.131'

LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS:
 LL = 9076.00'
 HIGHEST OCCUPIED FLOOR: 9139.25'
 DIFFERENCE: 63.25' < 75' TO HIGHEST OCCUPIED FLOOR



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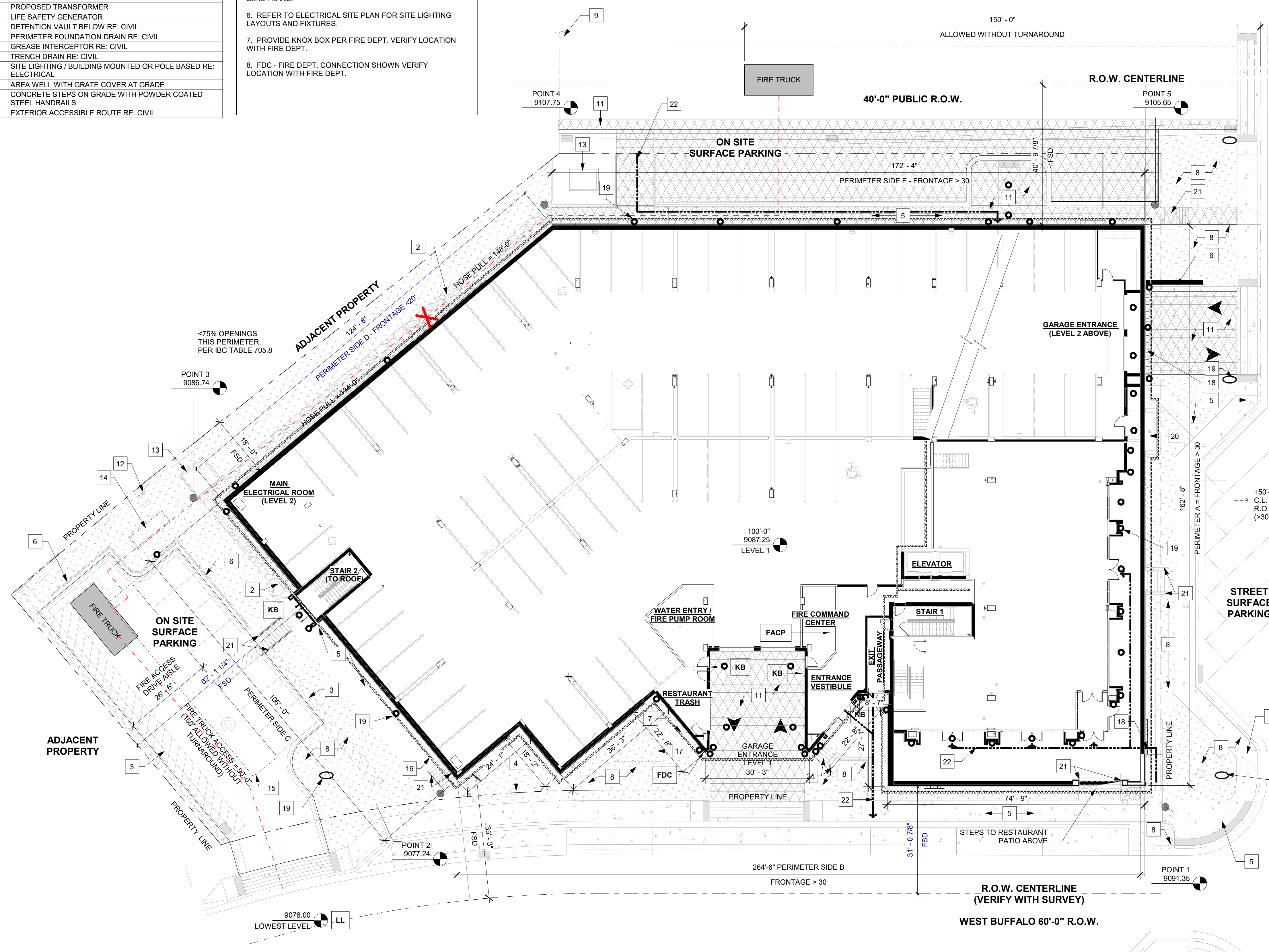
WATERVIEW RESIDENCES

240 LAKE DILLON DRIVE
 DILLON, COLORADO 80435

SITE PLAN LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE / MEANS OF EGRESS
- FIRE HYDRANT
- VEHICLE ENTRY/EXIT POINT
- KNOX BOX
- FIRE ACCESS CONTROL PANEL
- FIRE DEPT CONNECTION
- LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS
- INDICATES SNOWMELT AT DRIVEWAY OR SIDEWALK
- SITE LIGHTING - BUILDING MOUNTED OR POLE BASED RE: ELECTRICAL
- PERIMETER DRAIN, RE: CIVIL

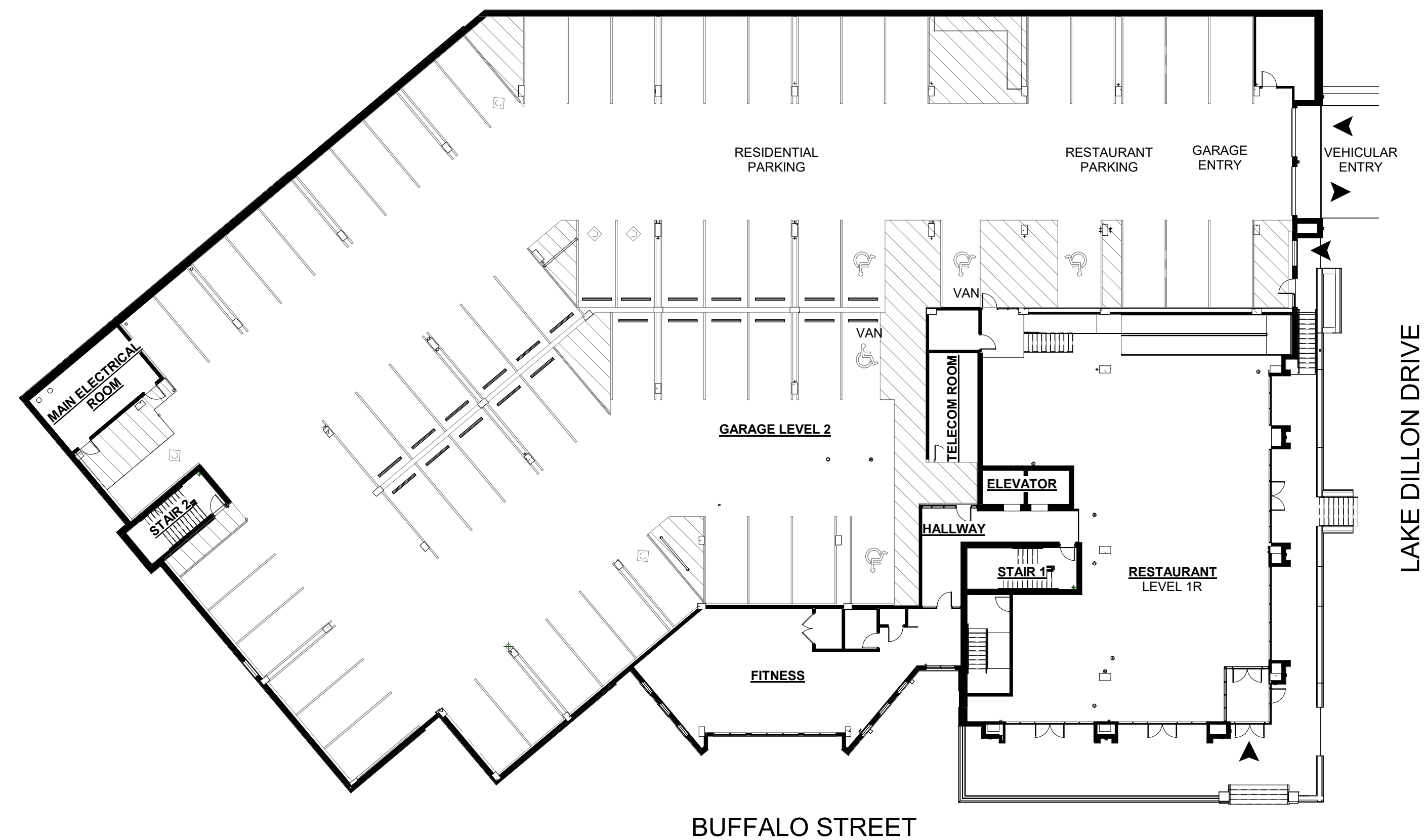
LAKE DILLON DRIVE 100'-0" R.O.W.



1 OVERALL SITE PLAN
 A021 1/16" = 1'-0"

No.	Description	Date
	CURRENT PHASE	
	PERMIT SET	
	ISSUE DATE	02/14/25
	KEY PLAN	
	SHEET TITLE	SITE PLAN
	SHEET NUMBER	A021
	ARCHITECT'S PROJECT NUMBER	PG24001

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2
A022
LEVEL 2 - ADDRESS PLAN
1" = 20'-0"

ADDRESS PLAN GENERAL NOTES

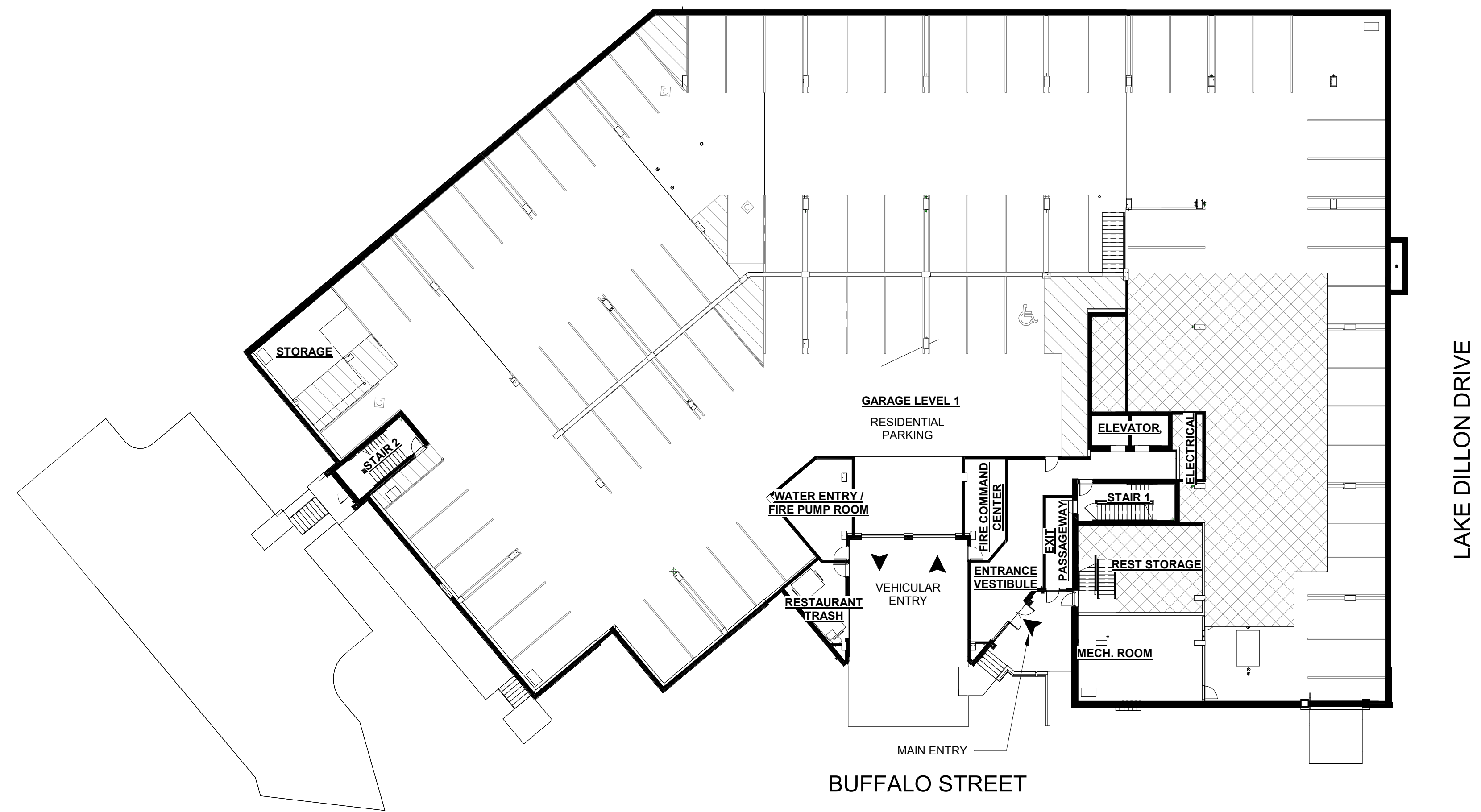
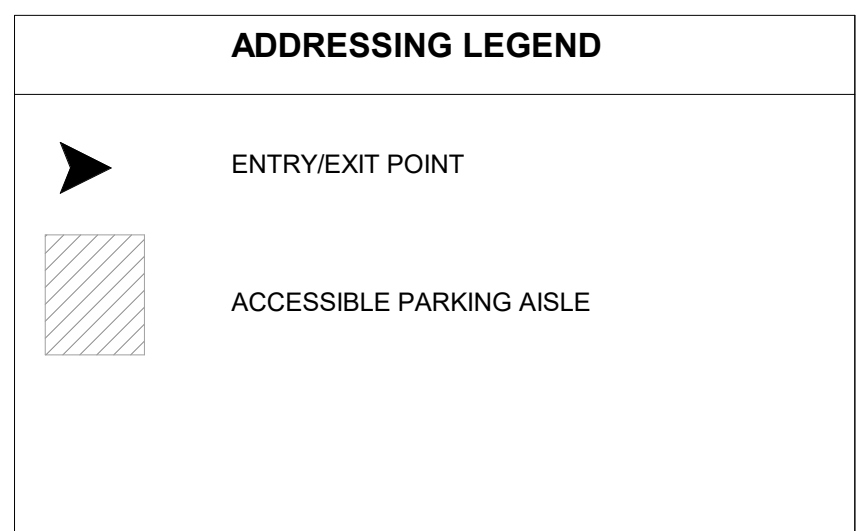
1. ADDRESSING PLAN IS DIAGRAMMATIC ONLY. REFER TO LAYOUT PLANS FOR DETAILED BUILDING INFO.
2. UNIT ADDRESSES DERIVED AS FOLLOWS:
300s = LEVEL 3
400s = LEVEL 4
500s = LEVEL 5
600s = LEVEL 6
3. PER SUMMIT FIRE, PERMANENT BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM OF FIVE INCHES HIGH, INSTALLED ON A CONTRASTING BACKGROUND. THE NUMBERS SHALL BE IN AN APPROVED LOCATION. THIS SIGNAGE SHALL BE SUBMITTED FOR APPROVAL TO SUMMIT FIRE AS A DEFERRED SUBMITTAL.

ACCESSIBILITY IMPLEMENTATION:
PER STATE OF COLORADO TITLE 9 ARTICLE 5
NUMBER OF ACCESSIBLE UNITS PROVIDED IN THIS PROJECT AS FOLLOWS:
NUMBER OF UNITS WITHIN THE PROJECT: 72-85 = 36 POINTS REQUIRED.

TOTAL DWELLING UNITS IN THIS PROJECT: 80

2% = (2) UNITS TO BE TYPE 'A' PER 2009 ICC/ANSI A117.1
-NOT USED FOR POINTS
-REFER TO FLOOR PLANS FOR LOCATION OF TYPE 'A' UNITS

ALL OTHER UNITS TO BE TYPE 'B' PER 2009 ICC/ANSI A117.1
-78 UNITS ARE TYPE 'B' X 4 POINTS EACH = 312 POINTS IN PROJECT



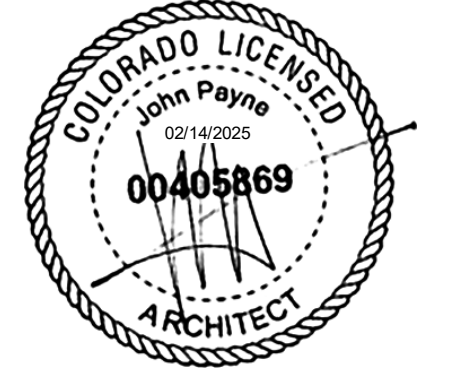
1
A022
LEVEL 1 - ADDRESS PLAN
1" = 20'-0"



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	CURRENT PHASE	
	PERMIT SET	
	ISSUE DATE	02/14/25
	KEY PLAN	
	SHEET TITLE	ADDRESSING PLAN
	SHEET NUMBER	A022

ADDRESS PLAN GENERAL NOTES

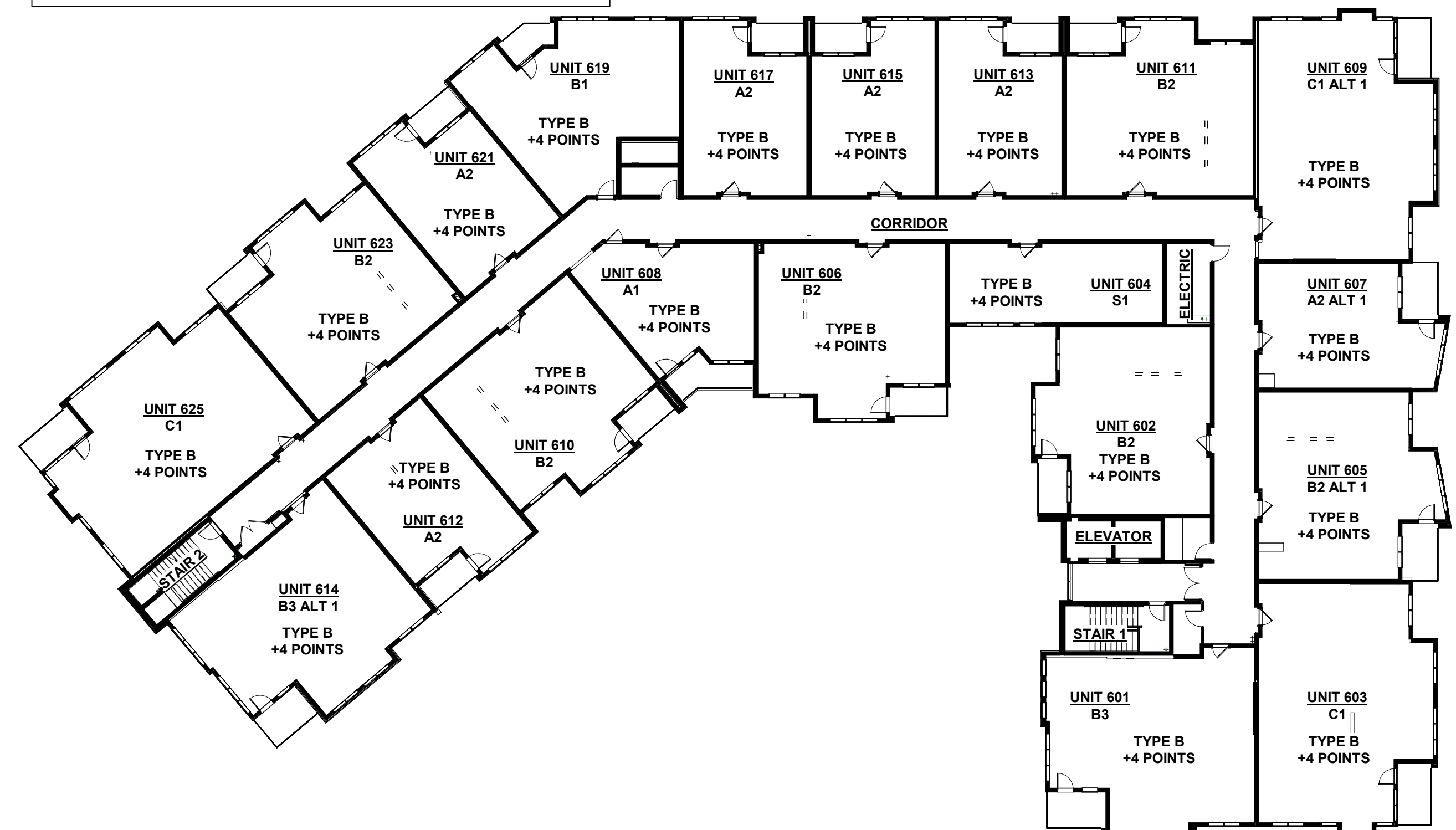
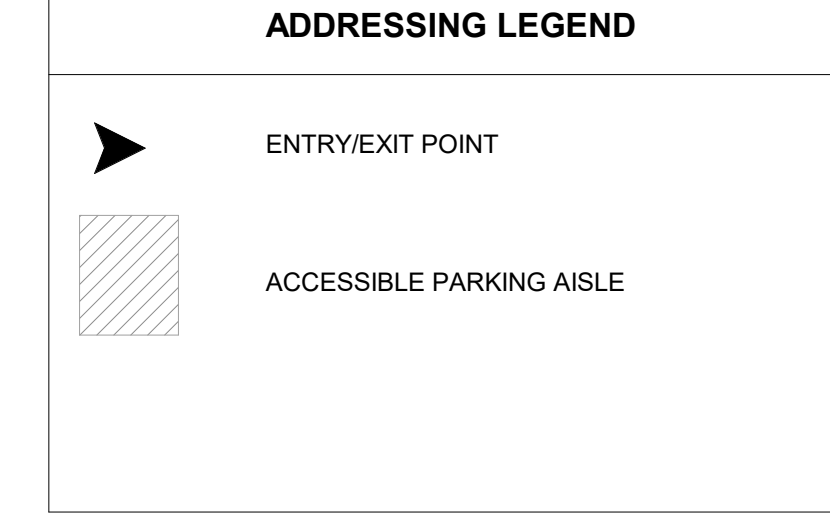
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300s = LEVEL 3
400s = LEVEL 4
500s = LEVEL 5
600s = LEVEL 6
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- ACCESSIBILITY IMPLEMENTATION:**
PER STATE OF COLORADO TITLE 9 ARTICLE 6
NUMBER OF ACCESSIBLE UNITS PROVIDED IN THIS PROJECT AS FOLLOWS:
NUMBER OF UNITS WITHIN THE PROJECT: 72-85 = 36 POINTS REQUIRED.
- TOTAL DWELLING UNITS IN THIS PROJECT: 80
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-NOT USED FOR POINTS
-REFER TO FLOOR PLANS FOR LOCATION OF TYPE 'A' UNITS
- ALL OTHER UNITS TO BE TYPE 'B' PER 2009 ICC/ANSI A117.1
-78 UNITS ARE TYPE 'B' X 4 POINTS EACH = 312 POINTS IN PROJECT

UNIT MIX - ADDRESS PLAN			
ROOM #	NAME	UNIT DESCRIPTION	AREA
LEVEL 3			
301	B3	2 BEDROOM / 2 BATHROOM	1235
302	B2	2 BEDROOM / 2 BATHROOM	1096
303	C1	3 BEDROOM / 2 BATHROOM	1429
304	S0	STUDIO / 1 BATHROOM	547
305	B2 ALT 1	2 BEDROOM / 2 BATHROOM	1114
306	B2	2 BEDROOM / 2 BATHROOM	1096
307	A2 ALT 1	1 BEDROOM / 1 BATHROOM	738
308	A1	1 BEDROOM / 1 BATHROOM	681
309	C1 ALT 1	3 BEDROOM / 2 BATHROOM	1429
310	B2	2 BEDROOM / 2 BATHROOM	1096
311	A2 TYPE A	1 BEDROOM / 1 BATHROOM	764
312	S2	STUDIO / 1 BATHROOM	574
313	A2	1 BEDROOM / 1 BATHROOM	739
314	B3 ALT 1	2 BEDROOM / 2 BATHROOM	1223
315	A2	1 BEDROOM / 1 BATHROOM	739
317	A3	1 BEDROOM / 1 BATHROOM	739
319	A3	1 BEDROOM / 1 BATHROOM	737
321	A2	1 BEDROOM / 1 BATHROOM	739
323	B2	2 BEDROOM / 2 BATHROOM	1096
325	C1	3 BEDROOM / 2 BATHROOM	1429

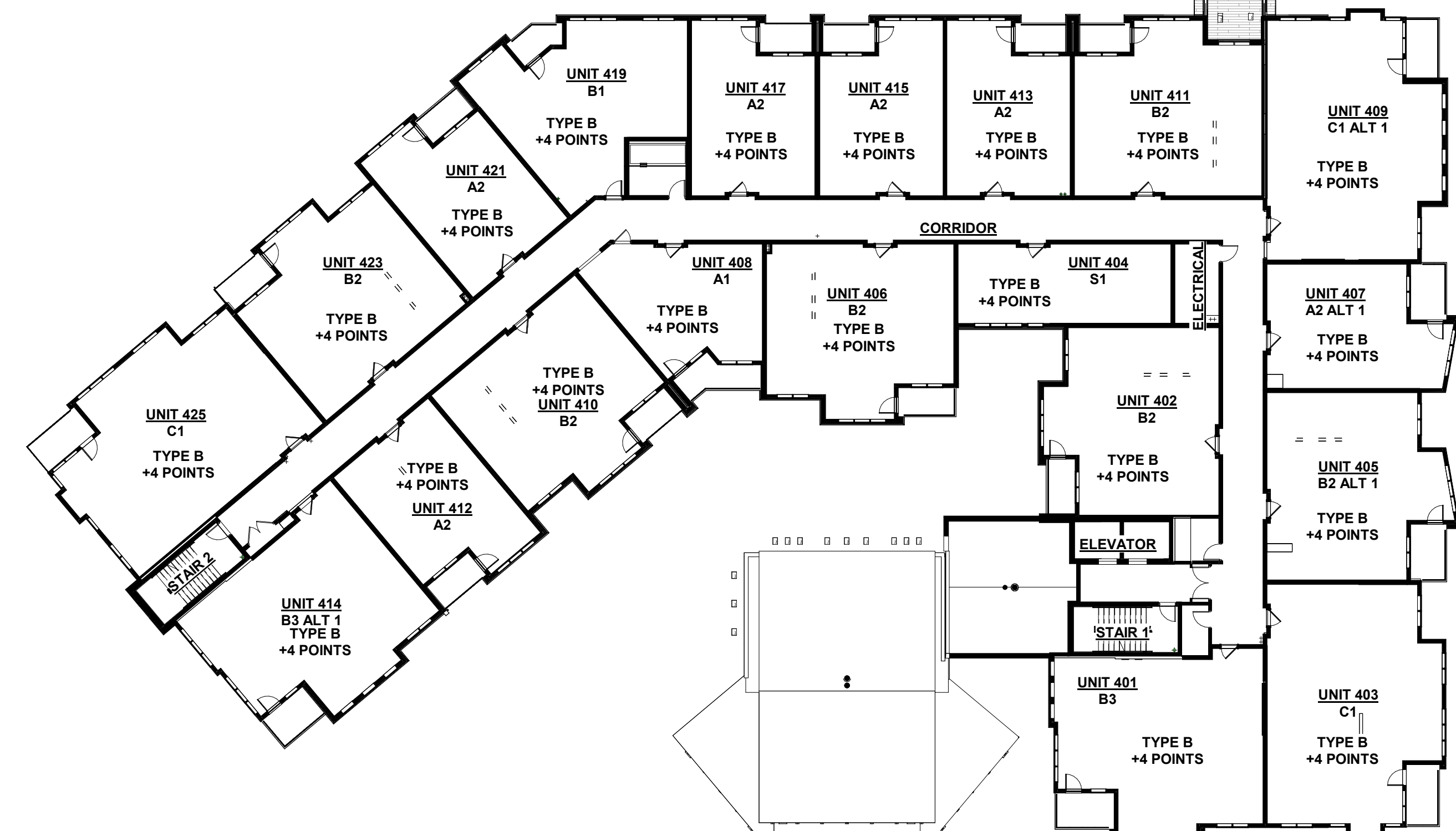
UNIT MIX - ADDRESS PLAN			
ROOM #	NAME	UNIT DESCRIPTION	AREA
LEVEL 4			
401	B3	2 BEDROOM / 2 BATHROOM	1235
402	B2	2 BEDROOM / 2 BATHROOM	1096
403	C1	3 BEDROOM / 2 BATHROOM	1429
404	S1	STUDIO / 1 BATHROOM	647
405	B2 ALT 1	2 BEDROOM / 2 BATHROOM	1114
406	B2	2 BEDROOM / 2 BATHROOM	1096
407	A2 ALT 1	1 BEDROOM / 1 BATHROOM	738
408	A1	1 BEDROOM / 1 BATHROOM	681
409	C1 ALT 1	3 BEDROOM / 2 BATHROOM	1429
410	B2	2 BEDROOM / 2 BATHROOM	1096
411	B2	2 BEDROOM / 2 BATHROOM	1096
412	A2	1 BEDROOM / 1 BATHROOM	739
413	A2	1 BEDROOM / 1 BATHROOM	739
414	B3 ALT 1	2 BEDROOM / 2 BATHROOM	1223
415	A2	1 BEDROOM / 1 BATHROOM	739
417	A2	1 BEDROOM / 1 BATHROOM	739
419	B1	2 BEDROOM / 2 BATHROOM	1020
421	A2	1 BEDROOM / 1 BATHROOM	739
423	B2	2 BEDROOM / 2 BATHROOM	1096
425	C1	3 BEDROOM / 2 BATHROOM	1429

UNIT MIX - ADDRESS PLAN			
ROOM #	NAME	UNIT DESCRIPTION	AREA
LEVEL 5			
501	B3	2 BEDROOM / 2 BATHROOM	1235
502	B2	2 BEDROOM / 2 BATHROOM	1096
503	C1	3 BEDROOM / 2 BATHROOM	1429
504	S1	STUDIO / 1 BATHROOM	647
505	B2 ALT 1	2 BEDROOM / 2 BATHROOM	1114
506	B2	2 BEDROOM / 2 BATHROOM	1096
507	A2 ALT 1	1 BEDROOM / 1 BATHROOM	738
508	A1	1 BEDROOM / 1 BATHROOM	681
509	C1 ALT 1	3 BEDROOM / 2 BATHROOM	1429
510	B2 TYPE A	2 BEDROOM / 2 BATHROOM	1095
511	B2	2 BEDROOM / 2 BATHROOM	1096
512	A2	1 BEDROOM / 1 BATHROOM	739
513	A2	1 BEDROOM / 1 BATHROOM	739
514	B3 ALT 1	2 BEDROOM / 2 BATHROOM	1223
515	A2	1 BEDROOM / 1 BATHROOM	739
517	A2	1 BEDROOM / 1 BATHROOM	739
519	B1	2 BEDROOM / 2 BATHROOM	1020
521	A2	1 BEDROOM / 1 BATHROOM	739
523	B2	2 BEDROOM / 2 BATHROOM	1096
525	C1	3 BEDROOM / 2 BATHROOM	1429

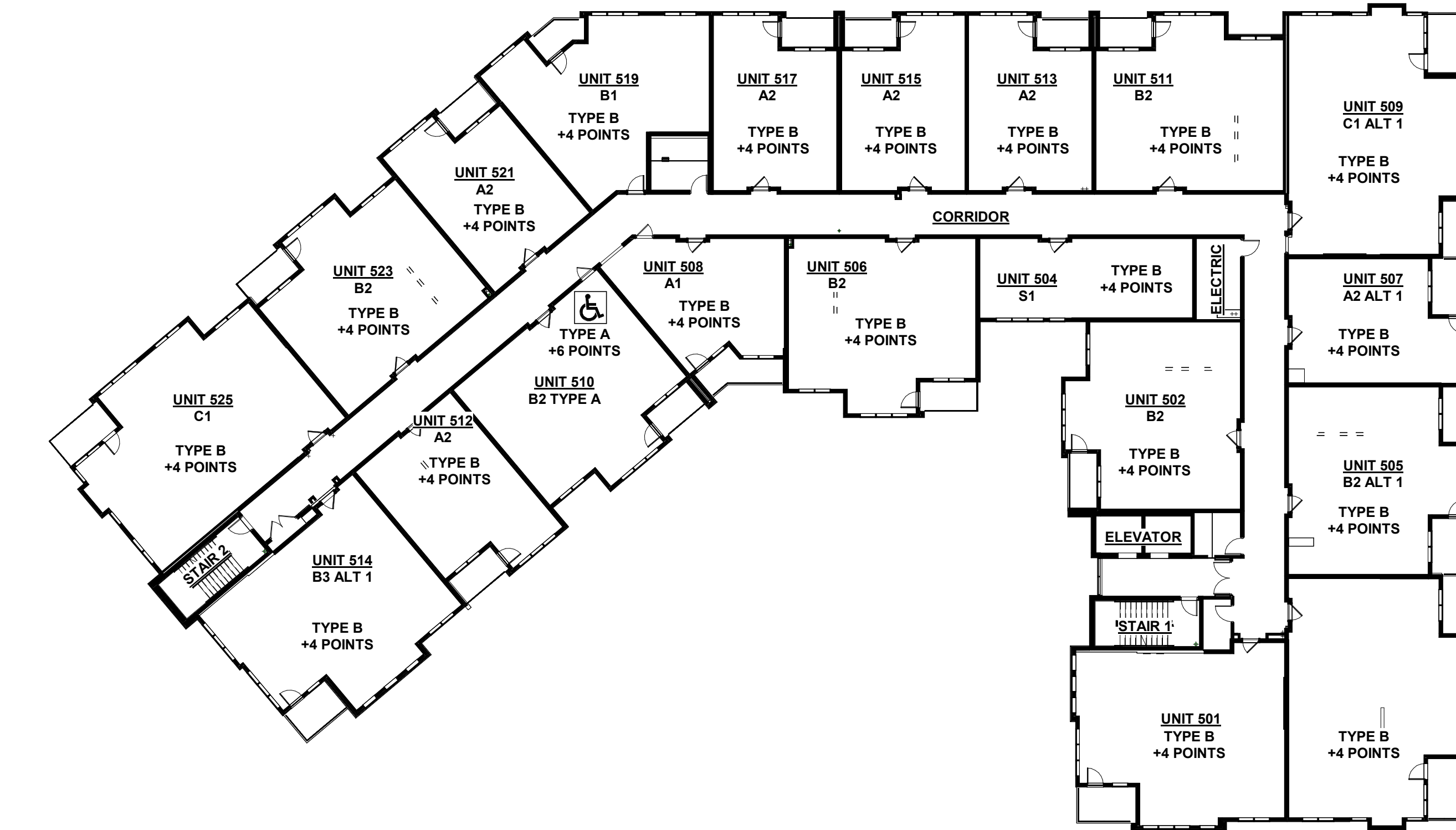
UNIT MIX - ADDRESS PLAN			
ROOM #	NAME	UNIT DESCRIPTION	AREA
LEVEL 6			
601	B3	2 BEDROOM / 2 BATHROOM	1235
602	B2	2 BEDROOM / 2 BATHROOM	1096
603	C1	3 BEDROOM / 2 BATHROOM	1429
604	S1	STUDIO / 1 BATHROOM	647
605	B2 ALT 1	2 BEDROOM / 2 BATHROOM	1114
606	B2	2 BEDROOM / 2 BATHROOM	1096
607	A2 ALT 1	1 BEDROOM / 1 BATHROOM	738
608	A1	1 BEDROOM / 1 BATHROOM	681
609	C1 ALT 1	3 BEDROOM / 2 BATHROOM	1429
610	B2	2 BEDROOM / 2 BATHROOM	1096
611	B2	2 BEDROOM / 2 BATHROOM	1096
612	A2	1 BEDROOM / 1 BATHROOM	739
613	A2	1 BEDROOM / 1 BATHROOM	739
614	B3 ALT 1	2 BEDROOM / 2 BATHROOM	1223
615	A2	1 BEDROOM / 1 BATHROOM	739
617	A2	1 BEDROOM / 1 BATHROOM	739
619	B1	2 BEDROOM / 2 BATHROOM	1020
621	A2	1 BEDROOM / 1 BATHROOM	739
623	B2	2 BEDROOM / 2 BATHROOM	1096
625	C1	3 BEDROOM / 2 BATHROOM	1429



4 LEVEL 6 - ADDRESS PLAN
A023 1" = 20'-0"



2 LEVEL 4 - ADDRESS PLAN
A023 1" = 20'-0"



3 LEVEL 5 - ADDRESS PLAN
A023 1" = 20'-0"



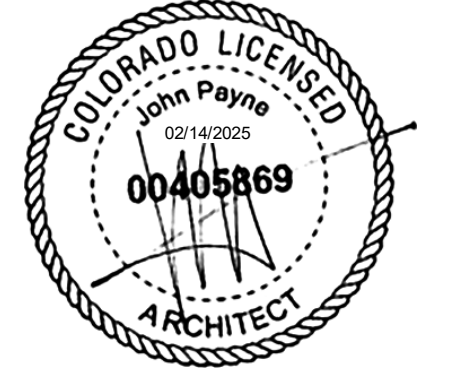
1 LEVEL 3 - ADDRESS PLAN
A023 1" = 20'-0"



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	ARCHITECT'S PROJECT NUMBER	PG2401

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