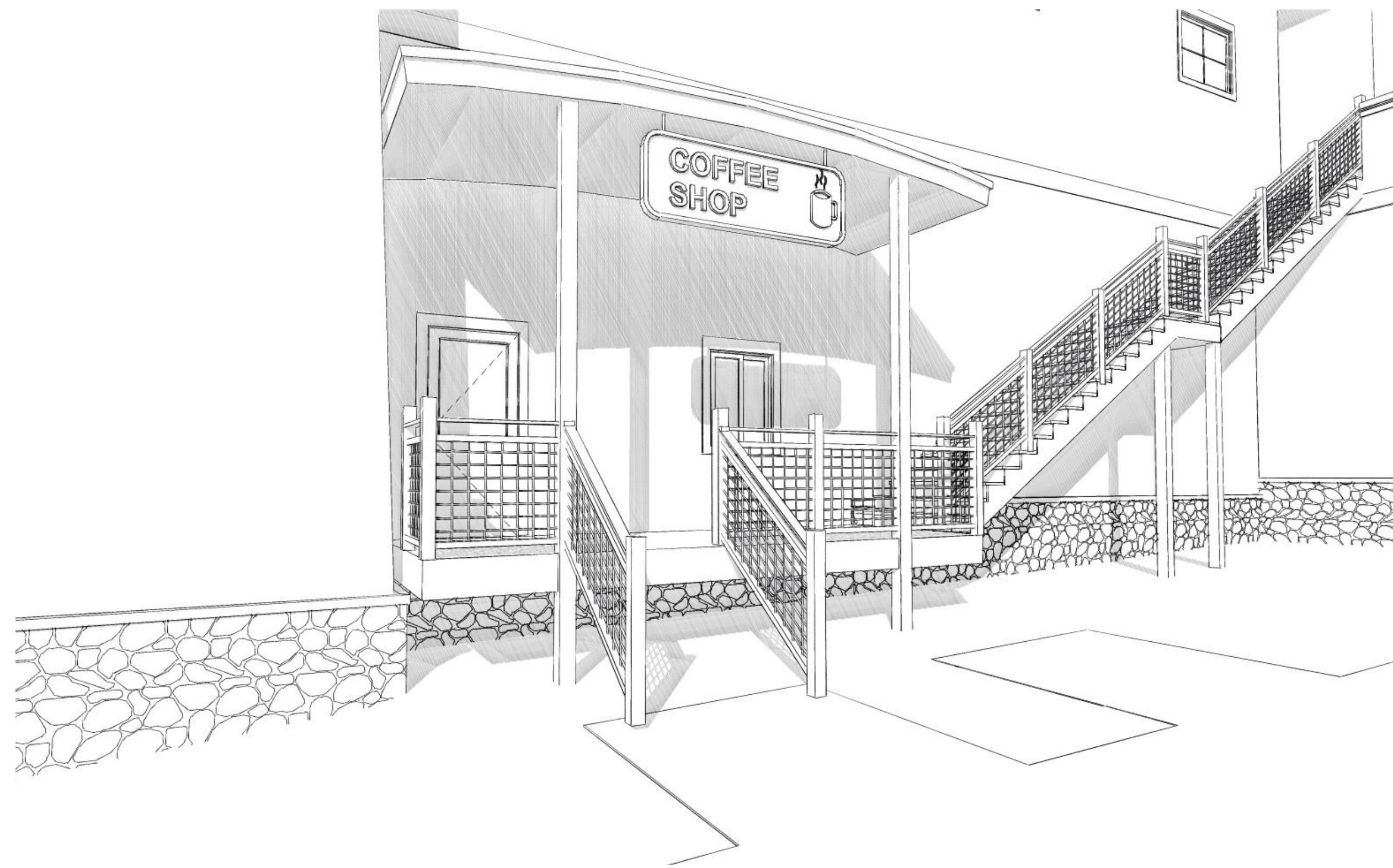


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ARCHITECTS

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970 453 8474

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3 COFFEE SHOP SIDE ENTRY  
A-0 NOT TO SCALE



2 COFFEE SHOP DECK  
A-0 NOT TO SCALE



1 RESTAURANT DECK  
A-0 NOT TO SCALE

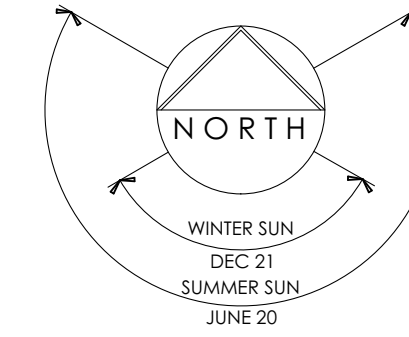
LA RIVA DEL LAGO  
COMMERCIAL REMODEL  
135 MAIN ST  
DILLON, CO

3D VIEWS

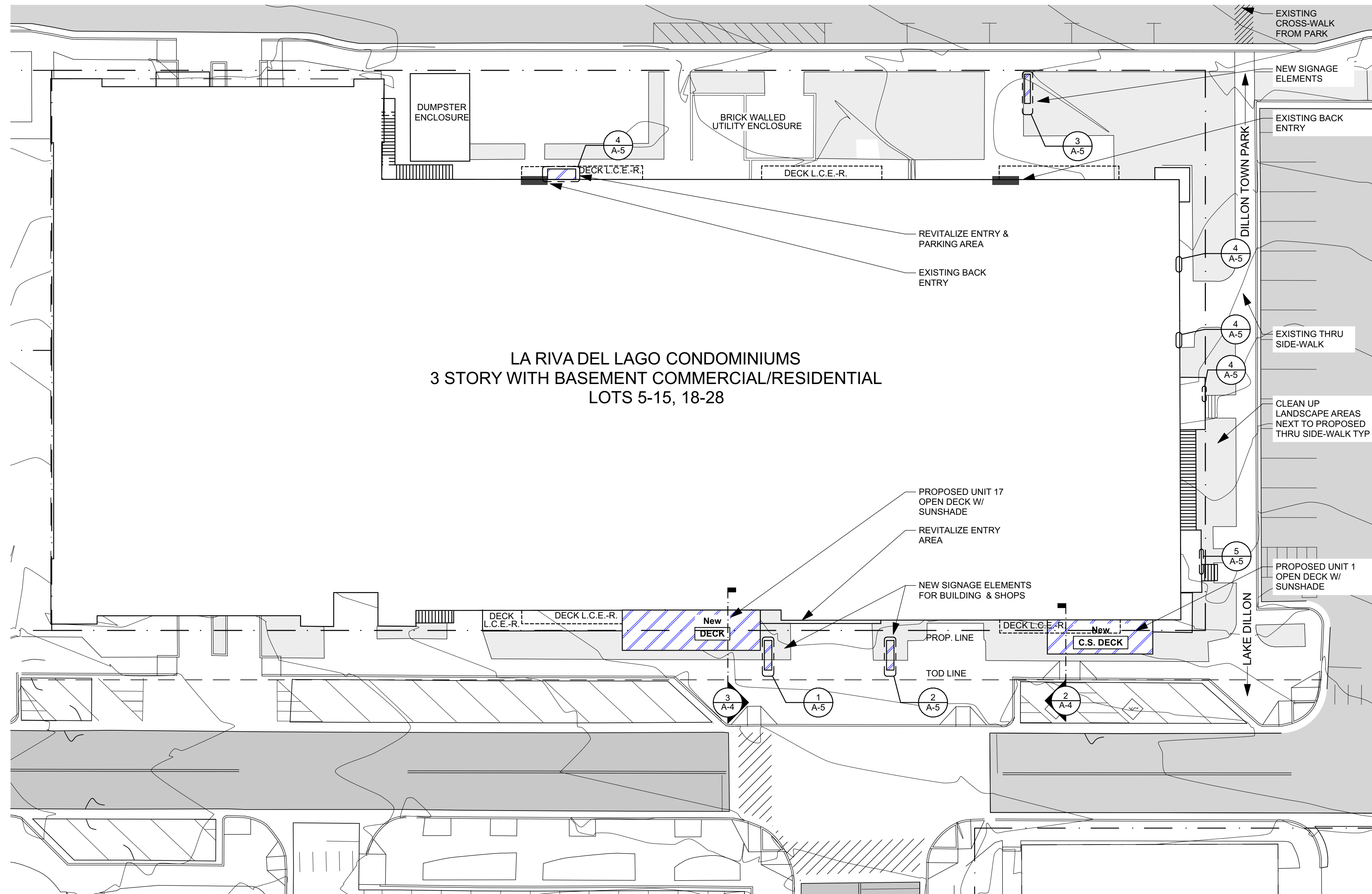
JOB 1933  
DWN BY GP  
ISSUE 02/12/24 - TOWN SUBMITTAL

SHEET

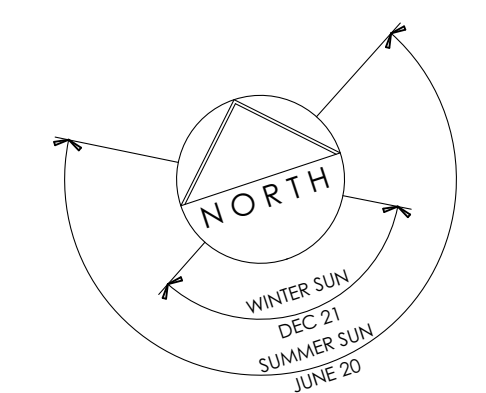
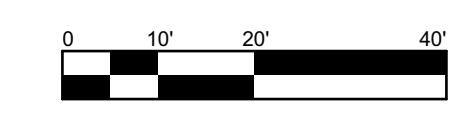
A-0



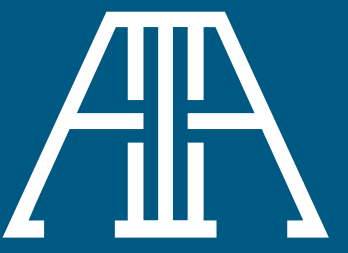
1 SITE SATELLITE IMAGE  
A-1 NOT TO SCALE



2 SITE PLAN  
A-1 SCALE: 1" = 20'



FILE: C:\AA\Arch\Project\2019-2021\1933 - La Riva Commercial Remodel\Drawings\Arch Drawings\1933 - La Riva Commercial Remodel.dwg PLOT DATE: 2/2/2024



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# LA RIVA DEL LAGO COMMERCIAL REMODEL

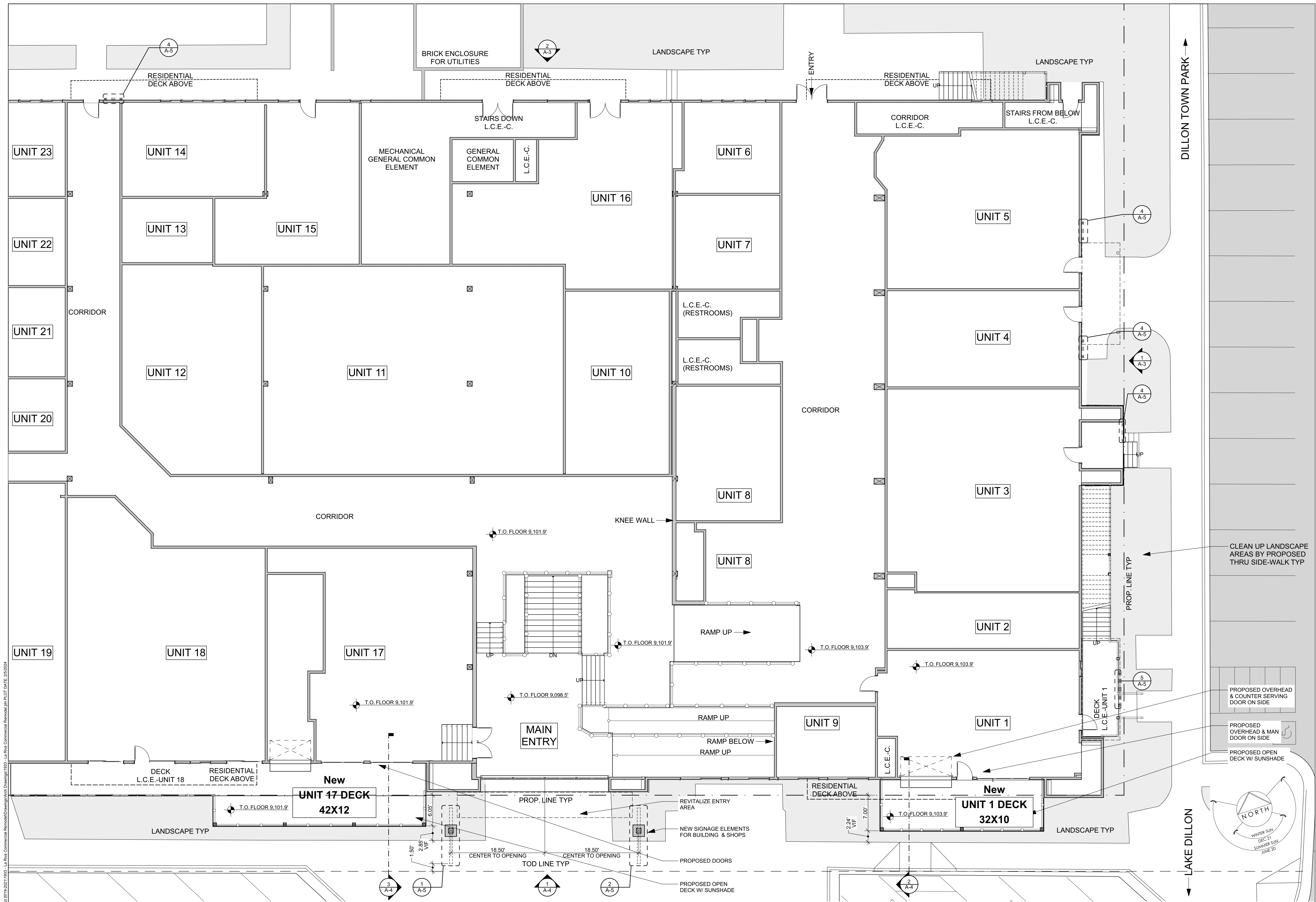
135 MAIN ST  
DILLON, CO

## FLOOR PLANS

JOB 1933  
DWN BY GP  
ISSUE 02/12/24 - TOWN SUBMITTAL

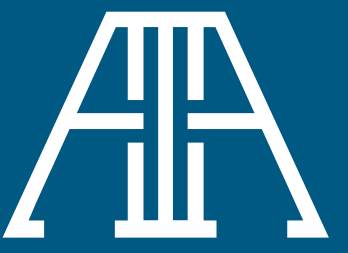
SHEET

A-2



1 MAIN ENTRY FLOOR  
SCALE: 1/8" = 1'-0"

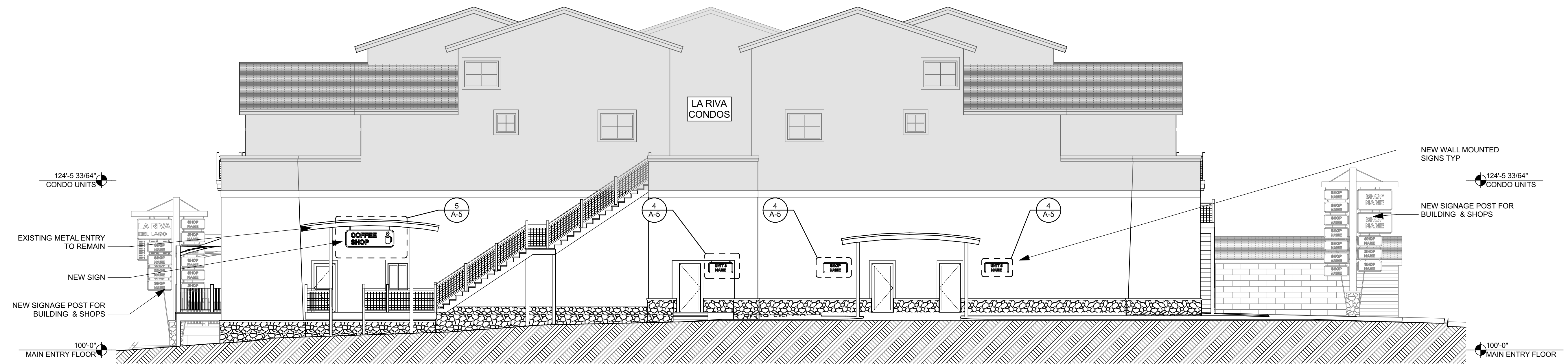
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1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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

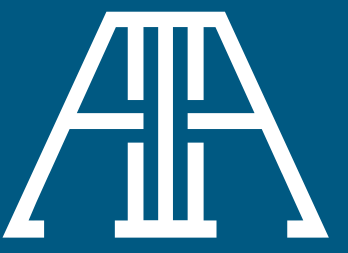
LA RIVA DEL LAGO  
COMMERCIAL REMODEL  
135 MAIN ST  
DILLON, CO

BUILDING  
ELEVATIONS

JOB 1933  
DWN BY GP  
ISSUE 02/12/24 - TOWN SUBMITTAL

SHEET

A-3



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LA RIVA DEL LAGO  
COMMERCIAL REMODEL

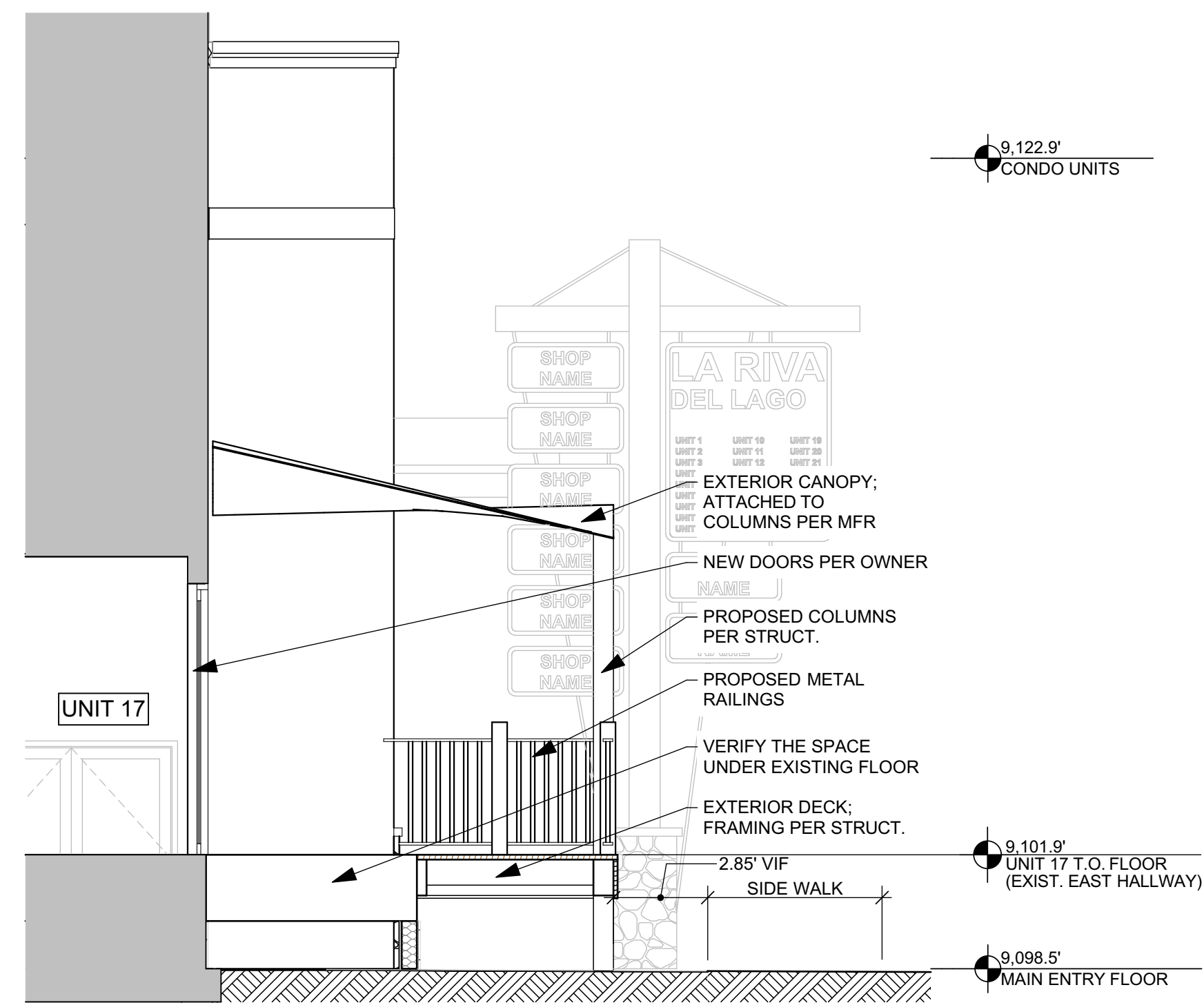
135 MAIN ST  
DILLON, CO

SOUTH  
ELEVATION &  
DECKS  
SECTIONS

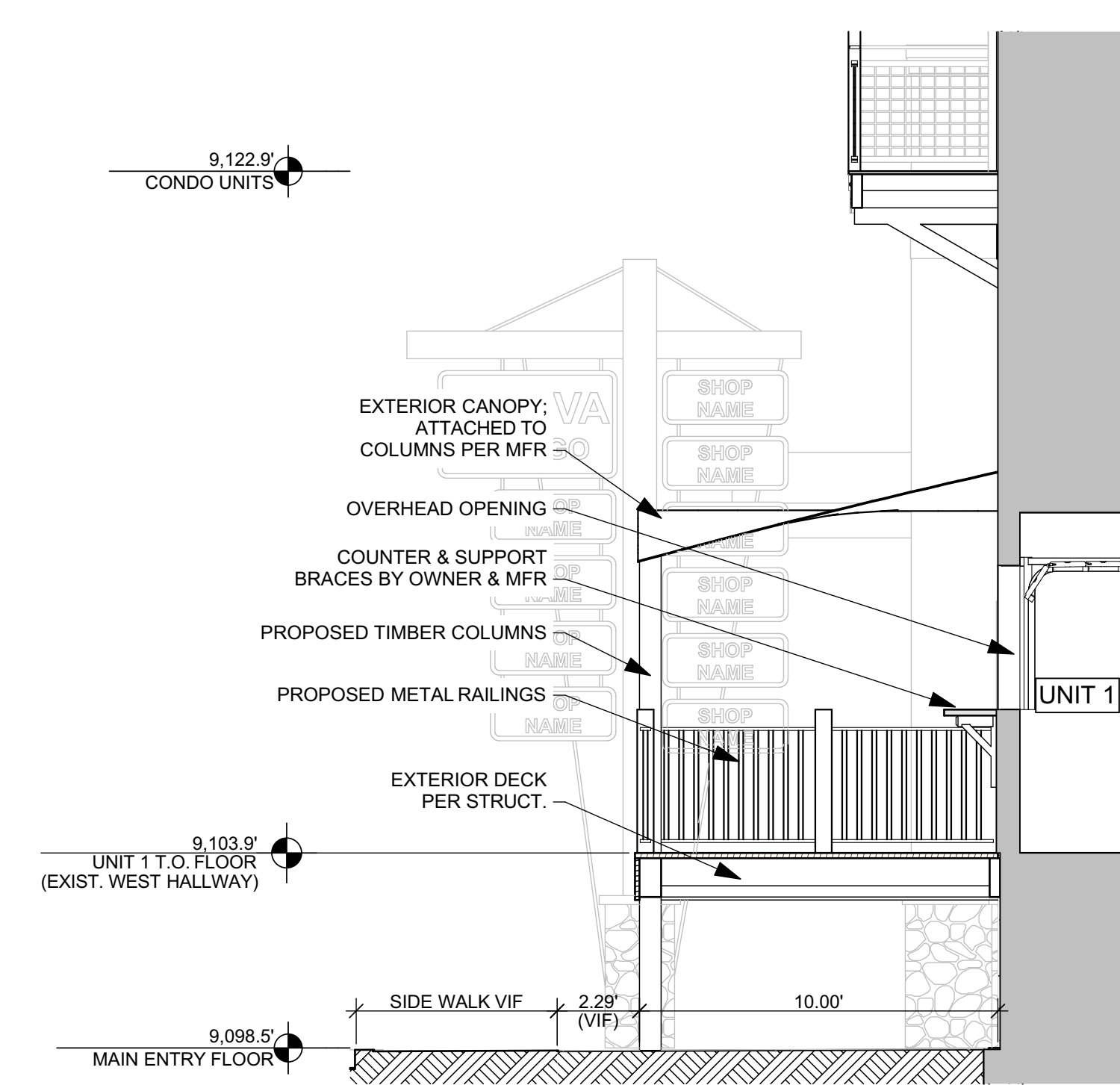
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DWN BY GP  
ISSUE 02/12/24 - TOWN SUBMITTAL

SHEET

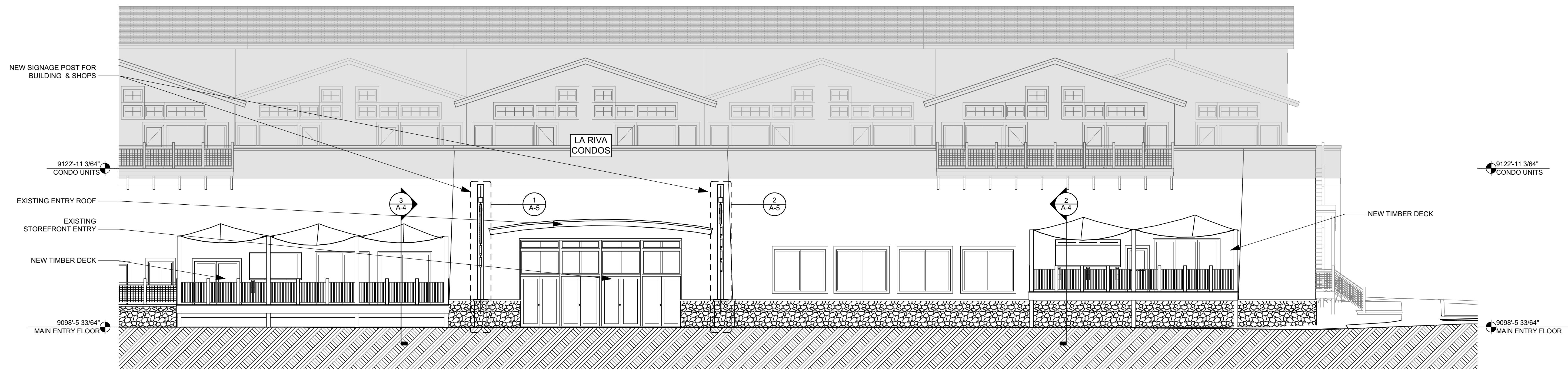
A-4



3 UNIT 17 DECK SECTION  
A-4 SCALE: 1/4" = 1'-0"



2 COFFE SHOP DECK SECTION  
A-4 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION  
A-4 SCALE: 1/8" = 1'-0"



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LA RIVA DEL LAGO  
COMMERCIAL REMODEL  
135 MAIN ST  
DILLON, CO

SIGN DETAILS  
& SPECS

JOB 1933  
DWN BY GP  
ISSUE 02/12/24 - TOWN SUBMITTAL

SHEET

A-5

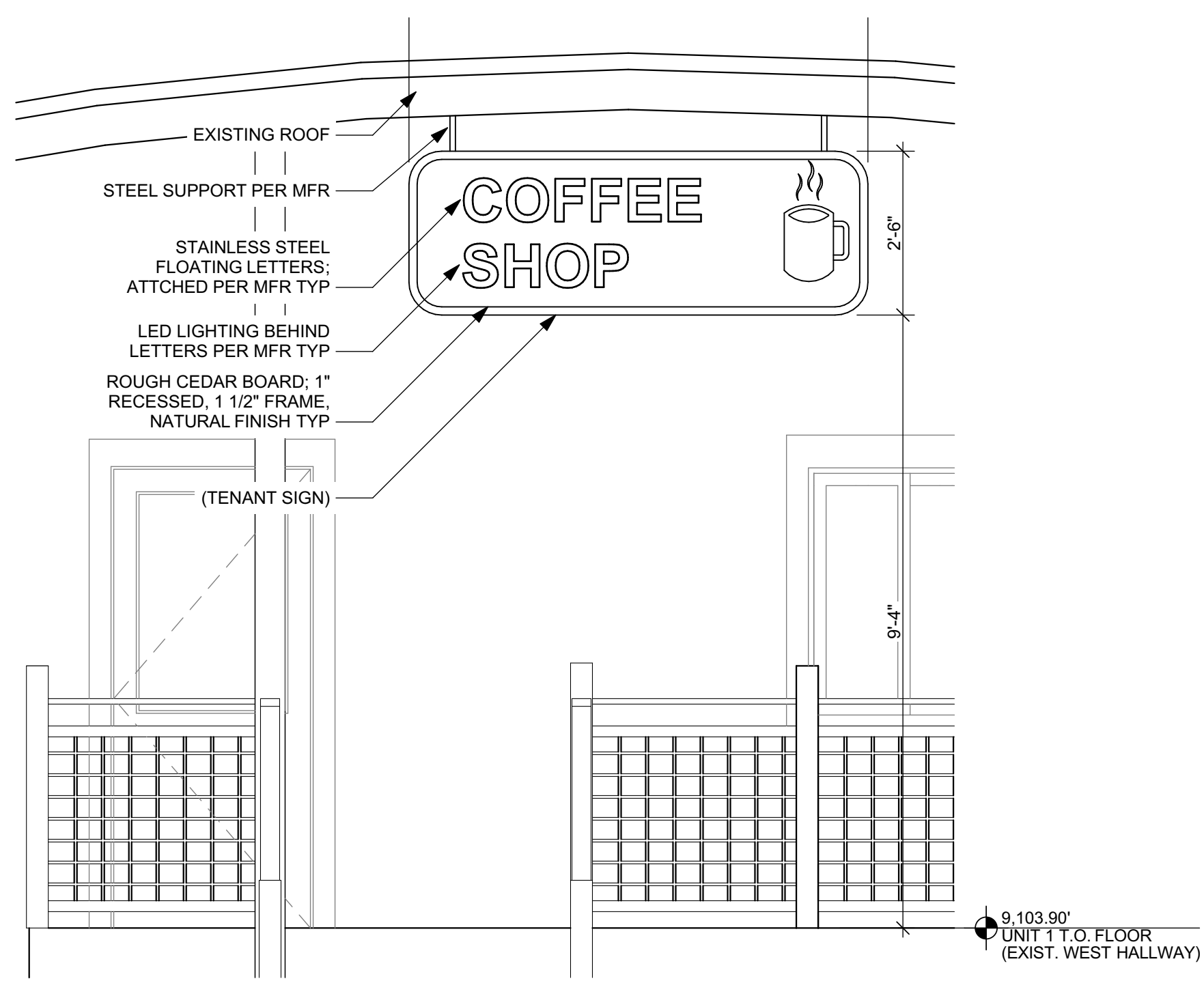
### TYPICAL SIGN NOTES

- G.C. TO VIF ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO INSTALLATION
- DIMENSIONS AND SITE CONDITIONS PREVEL OVER PLANS
- ALL SIGNS ON POSTS A, B & C TO BE DOUBLE SIDED
- MAIN FRAME TO BE ROUGH CEDAR BOARD; 1" RECESSED, 1 1/2" FRAME, NATURAL FINISH
- STAINLESS STEEL FLOATING LETTERS; ATTCHED PER MFR
- LED LIGHTING STRIP BEHIND LETTERS PER MFR

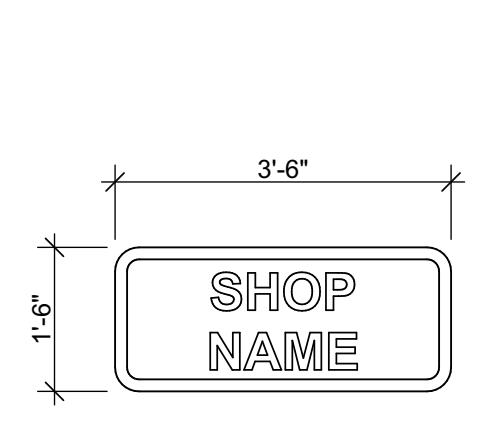
### SIGN AREA CALCULATIONS

BUILDING ID / DIRECTORY = 2 SIGNS, 50 SF TOTAL AREA ALLOWED					
SIGN ID	HEIGHT	LENGH	AREA S.F.	QUANTITY	TOTAL S.F.
SIGN - 01	3.00	5.00	15.00	1	15.00
SIGN - 02	6.00	5.00	30.00	1	30.00
<b>TOTAL</b>				<b>2</b>	<b>45.00</b>
TENANT SIGNS = 2 SIGNS PER TENANT, 18 SF EACH ALLOWED					
SIGN ID	HEIGHT	LENGH	AREA S.F.	QUANTITY	TOTAL S.F.
SIGNAGE ALLOWED	3.00	6.00	18.00	54	972.00
SIGN - 03	3.00	5.00	15.00	2	30.00
SIGN - 04	1.50	3.50	5.25	33	173.25
SIGN - 05	2.50	7.00	17.50	1	17.50
<b>TOTAL</b>				<b>36</b>	<b>220.75</b>

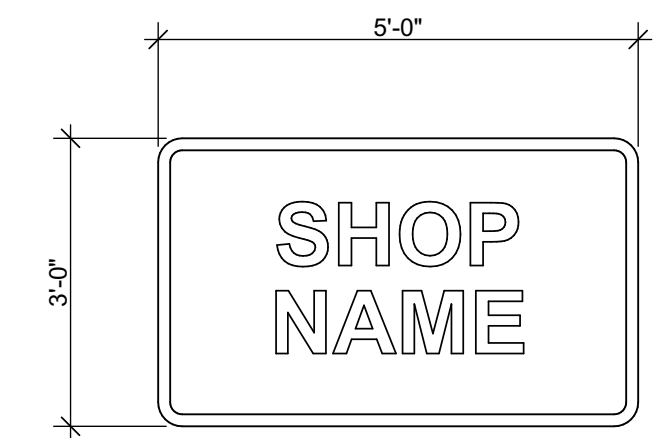
NOTES:  
-LA RIVA DEL LAGO BUILDING IS COMPOSED BY 12 LOTS  
-THE BUILDING HAS A TOTAL OF 27 UNITS FOR RENT



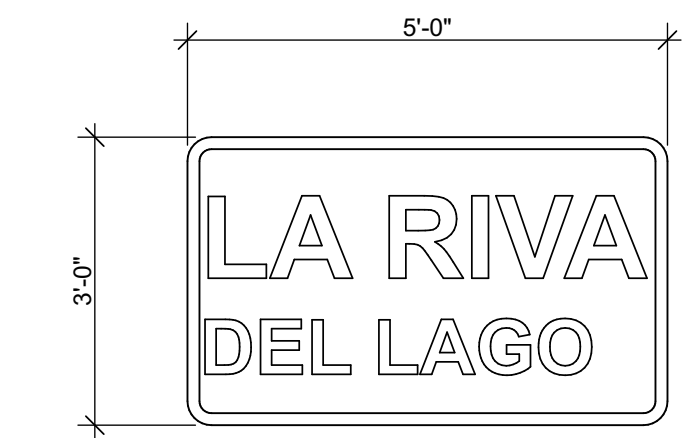
5 05 COFFEE SHOP SIGN DETAIL  
A-5 SCALE: 1/2" = 1'-0"



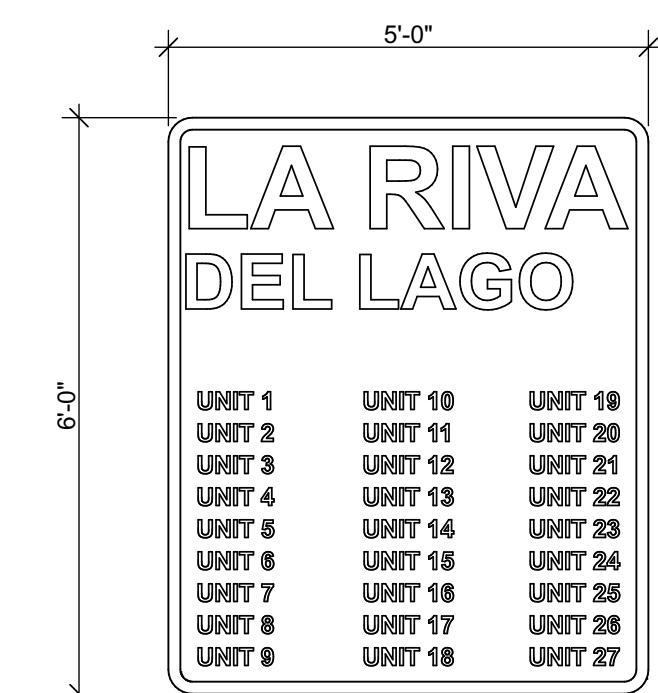
4 04 STANDARD SHOP SIGN  
A-5 SCALE: 1/2" = 1'-0"



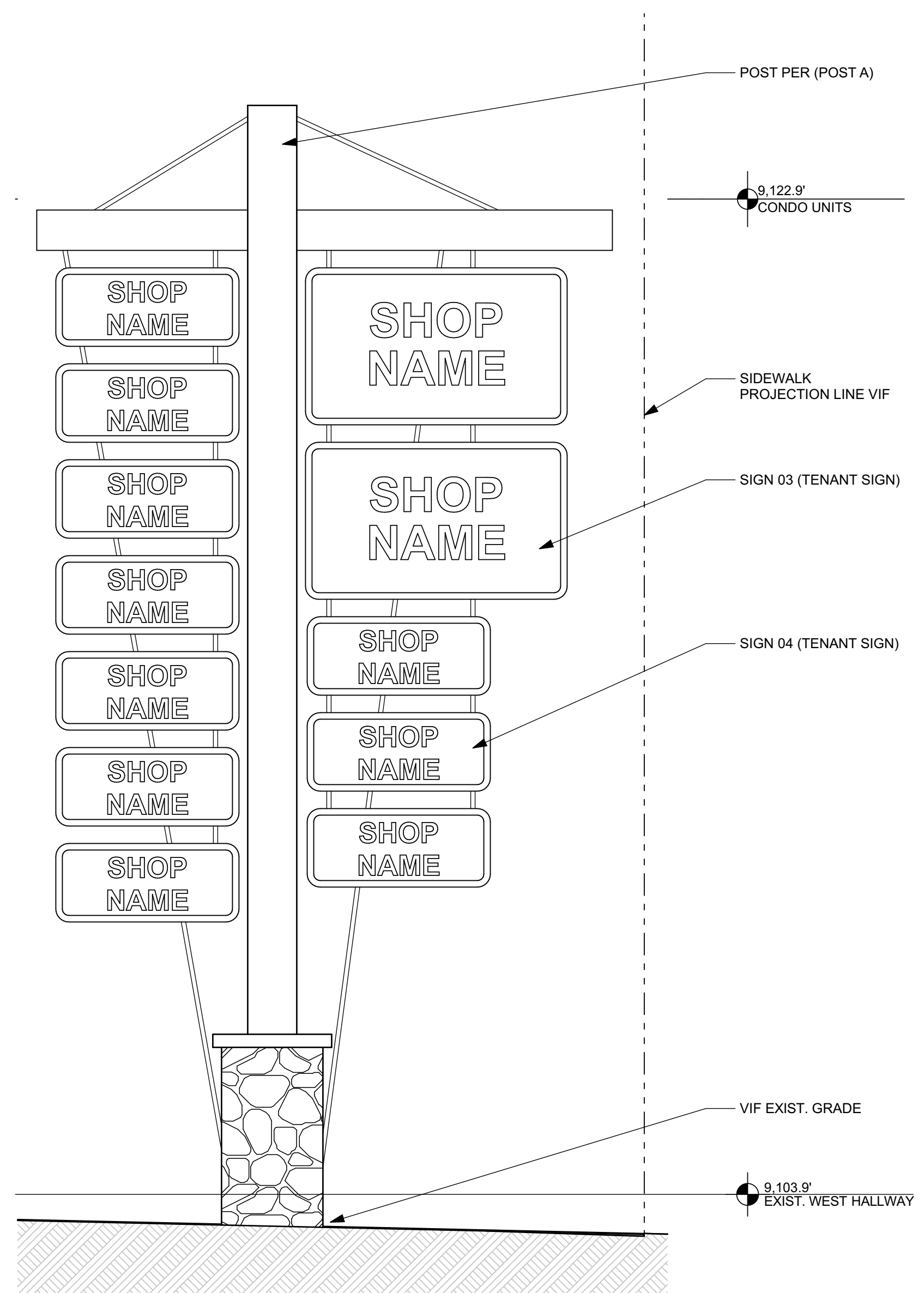
3 03 SPECIAL SHOP SIGN  
A-5 SCALE: 1/2" = 1'-0"



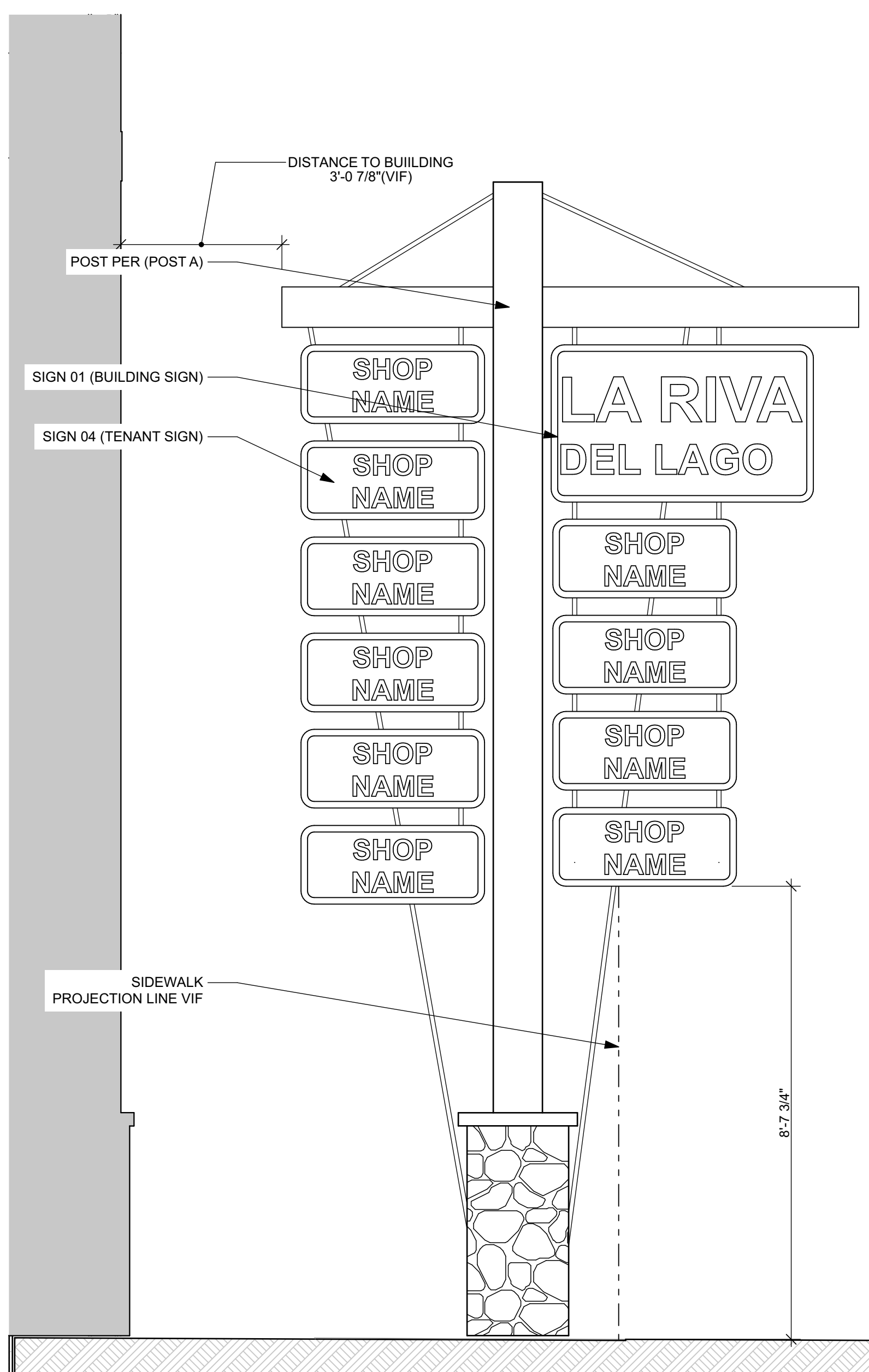
2 02 BUILDING SIGN  
A-5 SCALE: 1/2" = 1'-0"



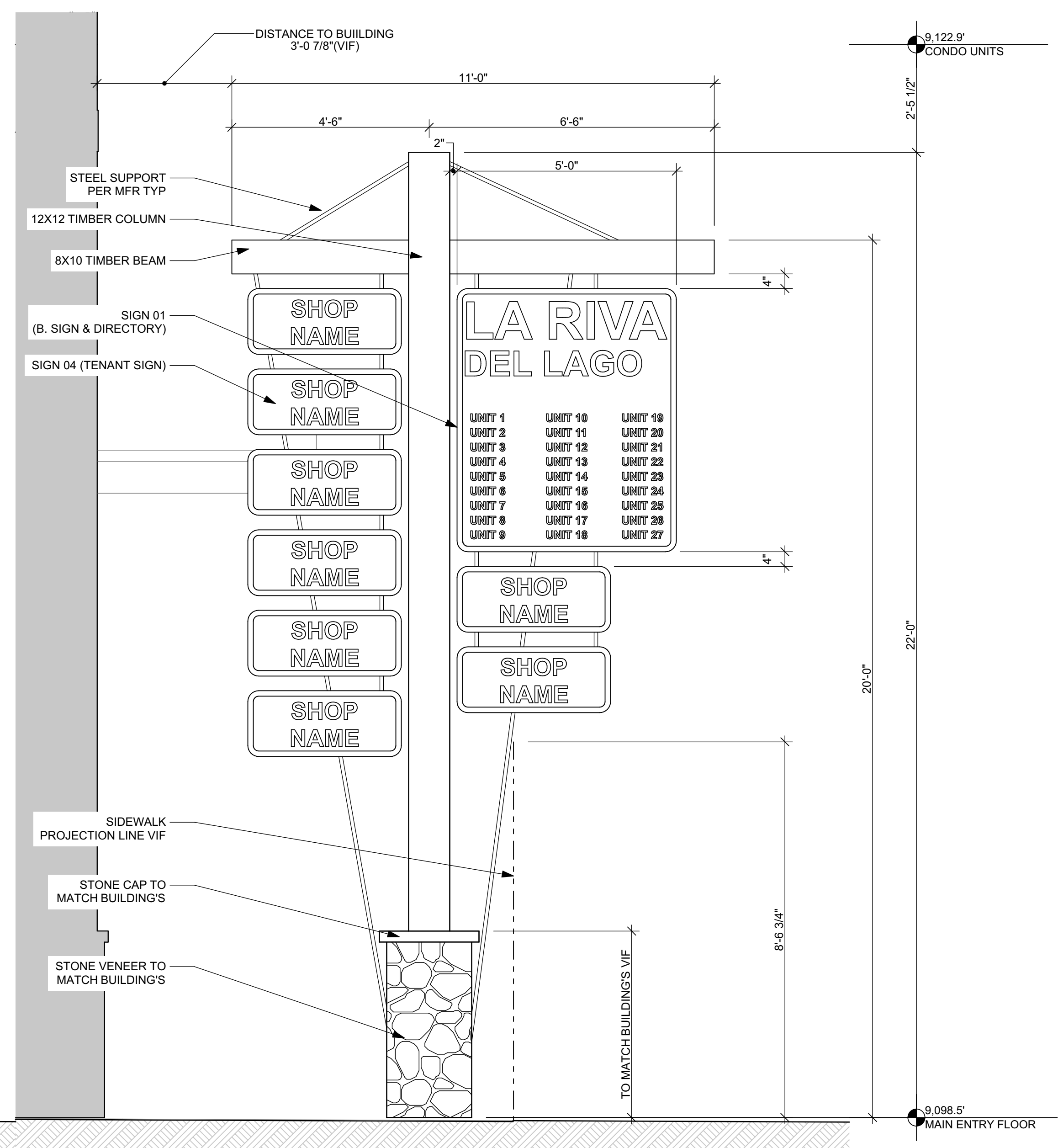
1 01 DIRECTORY SIGN  
A-5 SCALE: 1/2" = 1'-0"



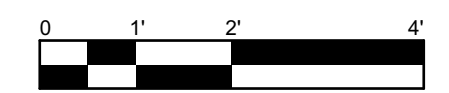
8 NORTH ENTRY POST "C" DETAIL  
A-5 SCALE: 1/2" = 1'-0"



7 ENTRY POST "B" DETAIL  
A-5 SCALE: 1/2" = 1'-0"

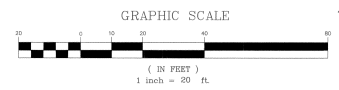
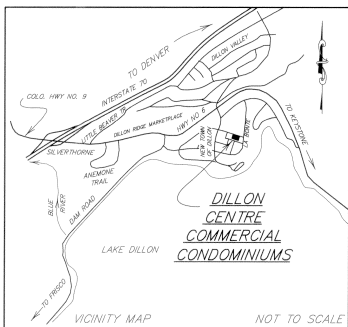


6 ENTRY POST "A" DETAIL  
A-5 SCALE: 1/2" = 1'-0"



FILE: G:\AA\Projects\2019-2021\1933 - La Riva Commercial Remodel\Drawings\Arch Drawings\1933 - La Riva Commercial Remodel.dwg (in PLOT DATE: 2/25/24)

A CONDOMINIUM MAP OF  
**DILLON CENTRE COMMERCIAL CONDOMINIUMS**  
 LOTS 9-15 AND 18-24, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON  
 THE THIRD RESUBDIVISION OF BLOCK "A"  
 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1977 AT RECEPTION NO. 163118  
 NEW TOWN OF DILLON, SUMMIT COUNTY, COLORADO  
 SHEET 1 of 5



**OWNER'S CERTIFICATE:**  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT D C ROBERTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED BELOW, LOCATED IN SECTIONS 6 & 7, TOWNSHIP 6, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A TRACT OF LAND BEING ALL OF LOTS 9-15 AND 18-24, CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON, THE THIRD RESUBDIVISION OF BLOCK "A", ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1977 AT RECEPTION NO. 163118, CONTAINING 42,500 SQUARE FEET OR 0.9757 ACRES, MORE OR LESS.  
 HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "DILLON CENTRE COMMERCIAL CONDOMINIUMS" AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.  
 IN WITNESS WHEREOF, **Abbas C. Rajabi** and I, \_\_\_\_\_, HAVE CAUSED THESE PRESENTS TO BE HERETO SIGNED AND SEALED THIS 1st DAY OF March, A.D. 2006.  
 D C ROBERTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.  
 Attest: **Abbas C. Rajabi** AS: MANAGER

**ACKNOWLEDGEMENT:**  
 STATE OF Colorado  
 COUNTY OF Summit  
 THE PERSONS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF March, 2006, BY **Abbas C. Rajabi** A COLORADO LIMITED LIABILITY COMPANY MEMBER.  
 OF D C ROBERTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.  
 WITNESS **Abbas C. Rajabi** AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 6/1/08.  
 Notary Public: **Abbas C. Rajabi**  
 My Commission Expires: 6/1/08

**MORTGAGE HOLDER CERTIFICATE:**  
**Bank of the West** DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.  
 BY: **Kenneth L. Boag**  
 NAME: **Kenneth L. Boag**  
 TITLE: **Vice President**

**TITLE COMPANY'S CERTIFICATE:**  
**Security Title Guaranty Co.** DOES HEREBY CERTIFY THAT HE HAS EXAMINED THE TITLE TO ALL LOTS SHOWN HEREON AND ALL LANDS DEDICATED BY WRIT OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DESIGNATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:  
Those listed above.

DATED THIS 1st DAY OF March, 2006.  
 By: **Scott A. V.P.**

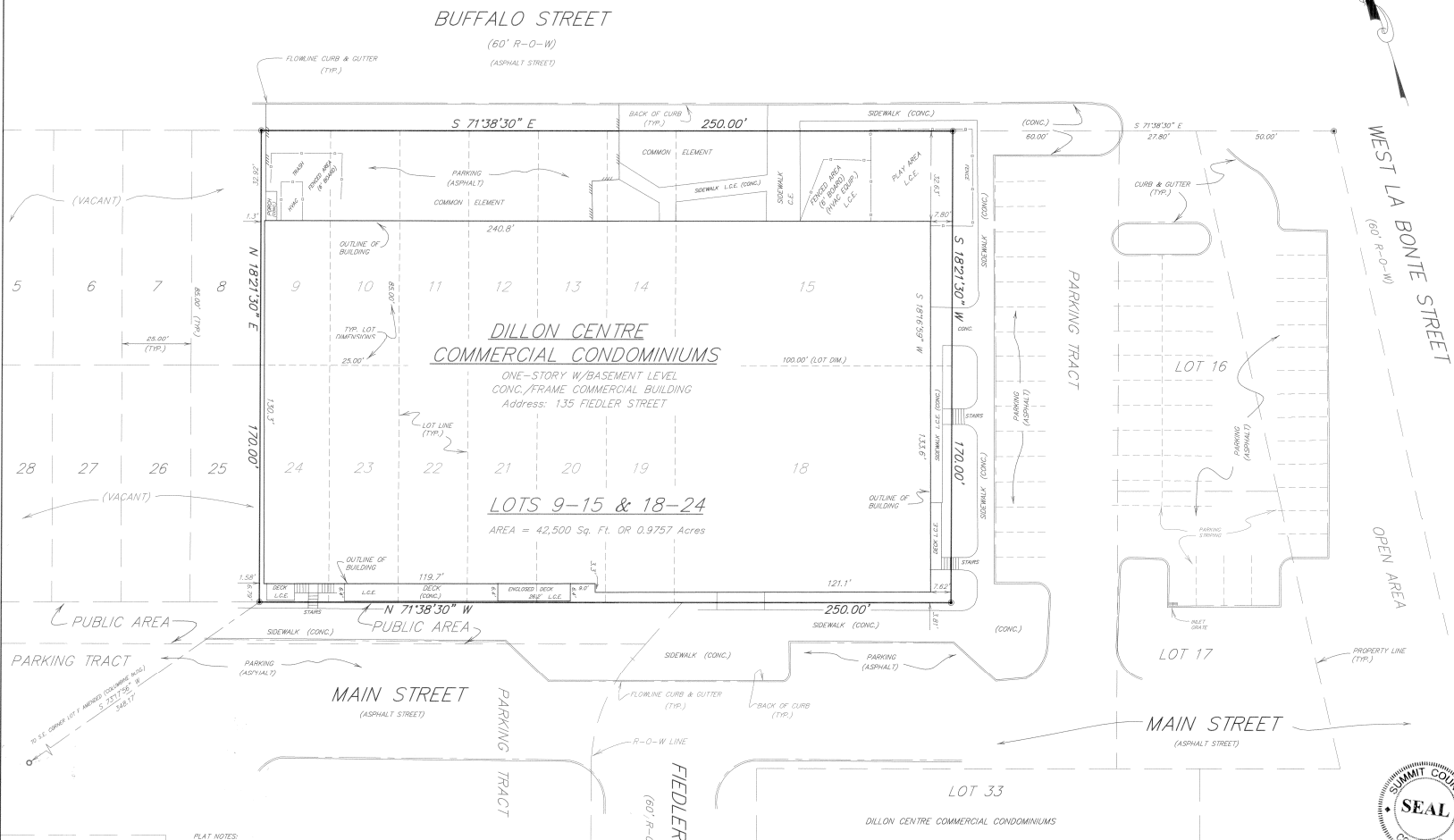
**DILLON PLANNING & ZONING COMMISSION CERTIFICATE:**  
 APPROVED THIS 8th DAY OF February, A.D. 2006, TOWN OF DILLON, COLORADO, THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL OR FLOODING CONDITIONS OF LOT SHOWN HEREON ARE SUCH THAT A BUILDING FORMATION MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCLUDING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAING GRADING, LANDSCAPING, CURBS, GUTTERS, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS TO THE TOWN OF DILLON.  
 ATTEST: **Sharon Barber** CLERK

**DILLON TOWN COUNCIL CERTIFICATE:**  
 APPROVED THIS 8th DAY OF February, A.D. 2006, TOWN COUNCIL, DILLON, COLORADO, THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OF SOIL OR FLOODING CONDITIONS OF LOT SHOWN HEREON ARE SUCH THAT A BUILDING FORMATION MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCLUDING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAING GRADING, LANDSCAPING, CURBS, GUTTERS, STREETLIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS TO THE TOWN OF DILLON.  
 ATTEST: **Sharon Barber** CLERK

**SURVEYOR'S CERTIFICATE:**  
 I, **TERRY C. BAIRDS**, BEING A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "DILLON CENTRE COMMERCIAL CONDOMINIUMS" WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION, THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS WERE PLACED PURSUANT TO CRS 38-51-101.  
 DATED THIS 10th DAY OF FEB, 2006.  
**Terry C. Bairds**  
 TERRY C. BAIRDS  
 COLORADO REGISTRATION NO. 15242

**CLERK'S CERTIFICATE:**  
 STATE OF COLORADO SS  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 ON February 3, A.D. 2006 AND IS DULY RECORDED.  
**Jan Monroe**  
 CLERK

**CLERK & RECORDER'S ACCEPTANCE:**  
 STATE OF COLORADO SS  
 COUNTY OF SUMMIT SS  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:31P ON THIS 10th DAY OF March, A.D. 2006 AND FILED UNDER RECEPTION NO. 816916.  
 SIGNATURE: **Cheri Brunsd** BY: **Becky Johnson**  
 CLERK RECORDER  
 CONDOMINIUM DECLARATION RECORDED UNDER RECEPTION NUMBER 816417 816916



**LEGEND**  
 ● FOUND IN 4 REBAR W/RED PLASTIC CAP PLS 15242  
 C.E. COMMON ELEMENT  
 L.C.E. LIMITED COMMON ELEMENT

**ENGINEER'S CERTIFICATE:**  
 ALL NECESSARY DRAINAGE IMPROVEMENTS ARE TO BE CONSTRUCTED FOR THE PROPOSED IMPROVEMENTS THAT HAVE BEEN APPROVED FOR CONSTRUCTION BY THE DILLON TOWN ENGINEER.  
**Cheri Brunsd** 21506  
 CLERK & RECORDER

**PLAT NOTES:**  
 1. David Criss, LLC ("Developer") expressly reserves the right to convert all or any part of the portion of the Project located on the Map as "Convertible Real Estate" for additional development into a separate residential community which may include additional units, common elements and limited common elements as set forth in Section 18 of the Declaration of Covenants, Conditions, Restrictions and Easements for Dillon Centre Commercial Condominiums. Developer may exercise such rights for conversion on all or any portion of the Convertible Real Estate in whole or in part under a separate Declaration, in its sole discretion, determines. The consent of existing Owners or Mortgagees will not be required for any such conversion, and Declarant may proceed with such conversion without invitation of the sole option.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR TEN YEARS WITHIN ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE RECEPTION SHOW HEREON.

Drawn: CAW	DWG: 15846C-1	Project: 15846
Checked: TCB	Date: 01/31/06	Sheet: 1 of 5
<b>R-A-N-G-E-W-E-S-T</b>		
ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-458-6281		

Arapahoe Architects  
322 C North Main St.  
Breckenridge, CO 80424  
Job: 2317  
Date: 12/15/2023

**LA RIVA DEL LAGO  
DECKS COLORBOARD  
DILLON, CO**

Sheet:

CB-1

**LOCATION/MATERIAL**

**COLOR**

**SAMPLE**

**COLUMNS & NEWELS**  
Rough Sawn Timber

Sherwin Williams  
Semi-Trans



**TRIM**  
Doors & Windows

Sherwin Williams  
"Tan" to Match Existing



**CANOPY SHADES**  
Poly - Fabric per MFR

Color RED  
Match Existing Metal Roofs



**Stone Veneer**

Colorado River Rock or  
Similar to Match Existing



**GUARDRAILS, DOORS &  
WINDOWS**  
Composite Fiberglass

Sherwin Williams  
"Iron" To Match Existing

