

**TOWN COUNCIL ACTION ITEM
STAFF SUMMARY
July 6, 2016 PLANNING AND ZONING COMMISSION MEETING**

DATE: June 28, 2016

AGENDA ITEM NUMBER: 5

ACTION TO BE CONSIDERED:

Consideration of Resolution NO. PZ 05-16 Series of 2016

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING THE REVISED ARCHITECTURAL ELEVATIONS FOR THE DILLON GATEWAY PLANNED UNIT DEVELOPMENT AT 240 LAKE DILLON DRIVE, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

SUMMARY:

Following the public hearing on December 2, 2015, the Planning and Zoning Commission of the Town of Dillon recommended, with conditions, the approval of Resolution PZ 19-15, Series of 2015 for the Level IV Development Application for a new Planned Unit Development for the Dillon Gateway project located at 240 Lake Dillon Drive, more specifically described as Lot 1DEF, Block B, New Town of Dillon Subdivision, Dillon, Colorado. The Planning and Zoning Commission conditioned the recommendation for approval of the Dillon Gateway PUD requiring revisions to the architectural façade showing façade articulation and fenestrations in plan and elevation through condition “I” of Section 2 of Resolution PZ 19-15, Series of 2015.

The application was then approved by Town Council, with conditions, following the public hearing on January 5, 2016, by Resolution 02-16, Series of 2016 with condition “I” of Section 2 requiring revisions to the architectural façade showing façade articulation and fenestrations in plan and elevation.

The Town of Dillon has received revised architectural drawings for the Dillon Gateway PUD showing architectural façade articulation and fenestrations in plan and elevation. The drawings were prepared by a new architect for the project, Studio PBA from Denver, Colorado. The architectural elevations show façade articulation and fenestrations substantially different, and of greater detail, than those previously provided during the initial PUD hearings.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 05-16, Series of 2016.

ACTION REQUESTED: Motion, Second, Vote.

Recommended motion language: “I move to approve Resolution PZ 05-16, Series of 2016.”

At least three (3) affirmative votes will be required for approving this resolution.

STAFF MEMBER RESPONSIBLE: Ned West, Town Planner



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studio
PBA ARCHITECTURE & PLANNING
1575 Gilpin Street, Denver, CO 80218
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www.studlopba.com

240 Lake Dillon Dr.
Dillon, CO 80435

**IVANO
OTTOBORGO**

DILLON GATEWAY

06/20/16 PROGRESS

RENDERING





EAST ELEVATION

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06/20/16 PROGRESS

ELEVATIONS
1/16" = 1'-0"



COURTYARD EAST ELEVATION



EAST-WING SOUTH ELEVATION

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DILLON GATEWAY
06/20/16 PROGRESS

ELEVATIONS
1/16" = 1'-0"

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COURTYARD WEST ELEVATION



MAX. BLDG. HEIGHT
9151' - 0"

R1 T.O. SLAB
9098' - 2 1/8"

L1 T.O. SLAB
9087' - 0"

COURTYARD SOUTH ELEVATION

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DILLON GATEWAY

06/20/16 PROGRESS

ELEVATIONS

1/16" = 1'-0"

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NORTH-WEST ELEVATION



WEST-WING SOUTH ELEVATION

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NORTH ELEVATION



VIEW FROM SOUTH



VIEW FROM NORTH-EAST CORNER



VIEW FROM NORTH-WEST CORNER



VIEW FROM SOUTH-EAST CORNER

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DILLON GATEWAY

06/20/16 PROGRESS

PERSPECTIVES

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DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

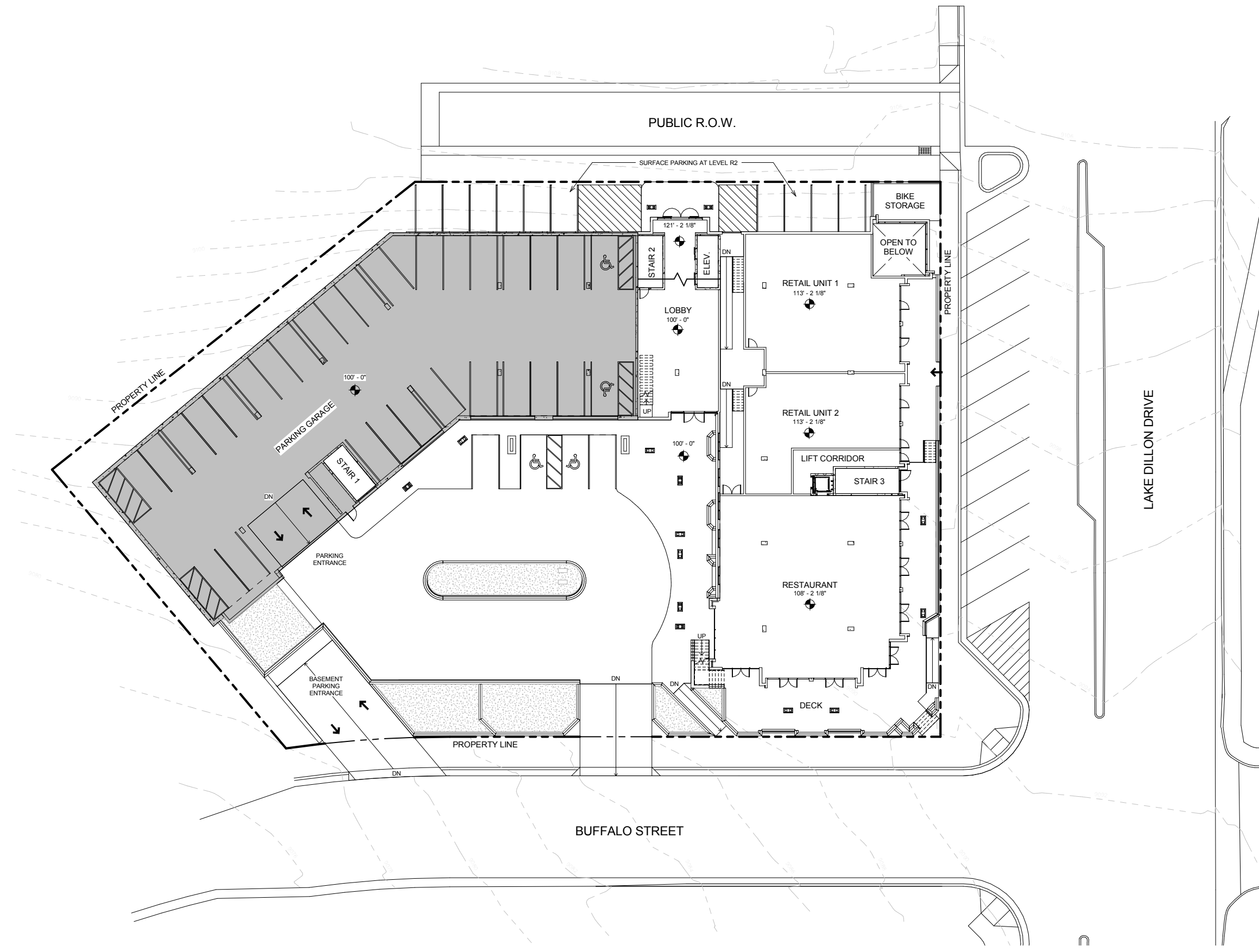
ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER
A021

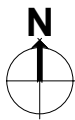
ARCHITECT'S PROJECT NUMBER Project Number



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



VICINITY MAP - N.T.S.
DILLON, COLORADO



GROSS BUILDING SF.	
LEVEL	AREA
LEVEL B1	30,942 SF
LEVEL L1	23,102 SF
LEVEL R1	23,460 SF
LEVEL R2	13,273 SF
LEVEL R3	23,220 SF
LEVEL R4	23,220 SF
LEVEL R5	23,220 SF
TOTAL	160,437 SF

UNIT MIX - UNITS TOTAL					
Name	Unit Description	Area (Main Floor)	Total Area	Mix	Number
S1	STUDIO	558 SF	1673 SF	5%	3
S2	STUDIO	624 SF	1871 SF	5%	3
		3544 SF		10%	6
A1	1 BR 1 BA	863 SF	5178 SF	10%	6
A1 ALT 1	1 BR 1 BA	825 SF	1650 SF	3%	2
A2	1 BR 1.5 BA DEN	1002 SF	3005 SF	5%	3
A2 ALT 1	1 BR 1.5 BA DEN	939 SF	939 SF	2%	1
A3	1 BR 1 BA DEN	967 SF	2901 SF	5%	3
		13674 SF		24%	15
B1	2 BR 2 BA	1118 SF	3354 SF	5%	3
B2	2 BR 2 BA	1138 SF	1138 SF	2%	1
B2 ALT 1	2 BR 2 BA	1113 SF	1113 SF	2%	1
B2 ALT 2	2 BR 2 BA	1118 SF	1118 SF	2%	1
B3	2 BR 2 BA	1146 SF	3437 SF	5%	3
B4	2 BR 2 BA	1311 SF	3932 SF	5%	3
B4 ALT 1	2 BR 2 BA	1203 SF	3608 SF	5%	3
B4 ALT 2	2 BR 2 BA	1203 SF	2407 SF	3%	2
B4 ALT 3	2 BR 2 BA	1269 SF	2537 SF	3%	2
B5	2 BR 2 BA	1274 SF	3821 SF	5%	3
B5 ALT 1	2 BR 2 BA	1236 SF	1236 SF	2%	1
B6	2 BR 2 BA DEN	1309 SF	3928 SF	5%	3
		31629 SF		42%	26
C1	3 BR 2.5 BA	1393 SF	4179 SF	5%	3
C2	3 BR 3 BA	1470 SF	4410 SF	5%	3
C3	3 BR 2 BA	1786 SF	5359 SF	5%	3
		13948 SF		15%	9
D1	4 BR 3 BA	1804 SF	5413 SF	5%	3
D1 ALT 1	4 BR 3 BA	1900 SF	5699 SF	5%	3
		11112 SF		10%	6
GRAND TOTAL: 62			73908 SF	100%	62

UNIT MIX - RENTALS R1 - R2					
Name	Unit Description	Area (Main Floor)	Total Area	Mix	Number
S1	STUDIO	558 SF	1673 SF	18%	3
S2	STUDIO	624 SF	1871 SF	18%	3
		3544 SF		35%	6
A1 ALT 1	1 BR 1 BA	825 SF	1650 SF	12%	2
A2 ALT 1	1 BR 1.5 BA DEN	939 SF	939 SF	6%	1
		2589 SF		18%	3
B2	2 BR 2 BA	1138 SF	1138 SF	6%	1
B2 ALT 1	2 BR 2 BA	1113 SF	1113 SF	6%	1
B2 ALT 2	2 BR 2 BA	1118 SF	1118 SF	6%	1
B4 ALT 2	2 BR 2 BA	1203 SF	2407 SF	12%	2
B4 ALT 3	2 BR 2 BA	1269 SF	2537 SF	12%	2
B5 ALT 1	2 BR 2 BA	1236 SF	1236 SF	6%	1
		9550 SF		47%	8
GRAND TOTAL: 17			15683 SF	100%	17

UNIT MIX - CONDOS R3 - R5					
Name	Unit Description	Area (Main Floor)	Total Area	Mix	Number
A1	1 BR 1 BA	863 SF	5178 SF	13%	6
A2	1 BR 1.5 BA DEN	1002 SF	3005 SF	7%	3
A3	1 BR 1 BA DEN	967 SF	2901 SF	7%	3
		11085 SF		27%	12
B1	2 BR 2 BA	1118 SF	3354 SF	7%	3
B3	2 BR 2 BA	1146 SF	3437 SF	7%	3
B4	2 BR 2 BA	1311 SF	3932 SF	7%	3
B4 ALT 1	2 BR 2 BA	1203 SF	3608 SF	7%	3
B5	2 BR 2 BA	1274 SF	3821 SF	7%	3
B6	2 BR 2 BA DEN	1309 SF	3928 SF	7%	3
		22090 SF		40%	18
C1	3 BR 2.5 BA	1335 SF	4179 SF	7%	3
C2	3 BR 3 BA	1470 SF	4410 SF	7%	3
C3	3 BR 2 BA	1786 SF	5359 SF	7%	3
		13948 SF		20%	9
D1	4 BR 3 BA	1804 SF	5413 SF	7%	3
D1 ALT 1	4 BR 3 BA	1897 SF	5699 SF	7%	3
		11112 SF		13%	6
GRAND TOTAL: 45			58225 SF	100%	45

PARKING		
LEVELS	COUNT	DESCRIPTION
B1 T.O. SLAB	1	9X18 HANDICAP SPACE
B1 T.O. SLAB	77	9X18 STANDARD PARKING SPACE
L1 T.O. SLAB	4	9X18 HANDICAP SPACE
L1 T.O. SLAB	30	9X18 STANDARD PARKING SPACE
R2 T.O. SLAB	10	9X18 STANDARD PARKING SPACE
	122	

PARKING REQUIRED / PROVIDED				
TYPE	COUNT	REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
4 BED	6	2 SPACES	12	
3 BED	9	2 SPACES	18	
2 BED	26	2 SPACES	52	
1 BED	15	1.5 SPACES	23	
STUDIO	6	1.5 SPACES	9	
RESTAURANT	N/A	N/A	N/A	N/A
RETAIL 1	N/A	N/A	N/A	N/A
RETAIL 2	N/A	N/A	N/A	N/A
TOTAL			114	122
HC SPACES		2% OF TOTAL + 2 SPACES FOR RETAIL	3 + 2 = 5	5
GRAND TOTAL			119	122

DILLON GATEWAY

240 Lake Dillon Dr.
Dillon, CO 80435



DILLON GATEWAY

LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

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No.	Description	Date
1	Revision 1	Date 1

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER

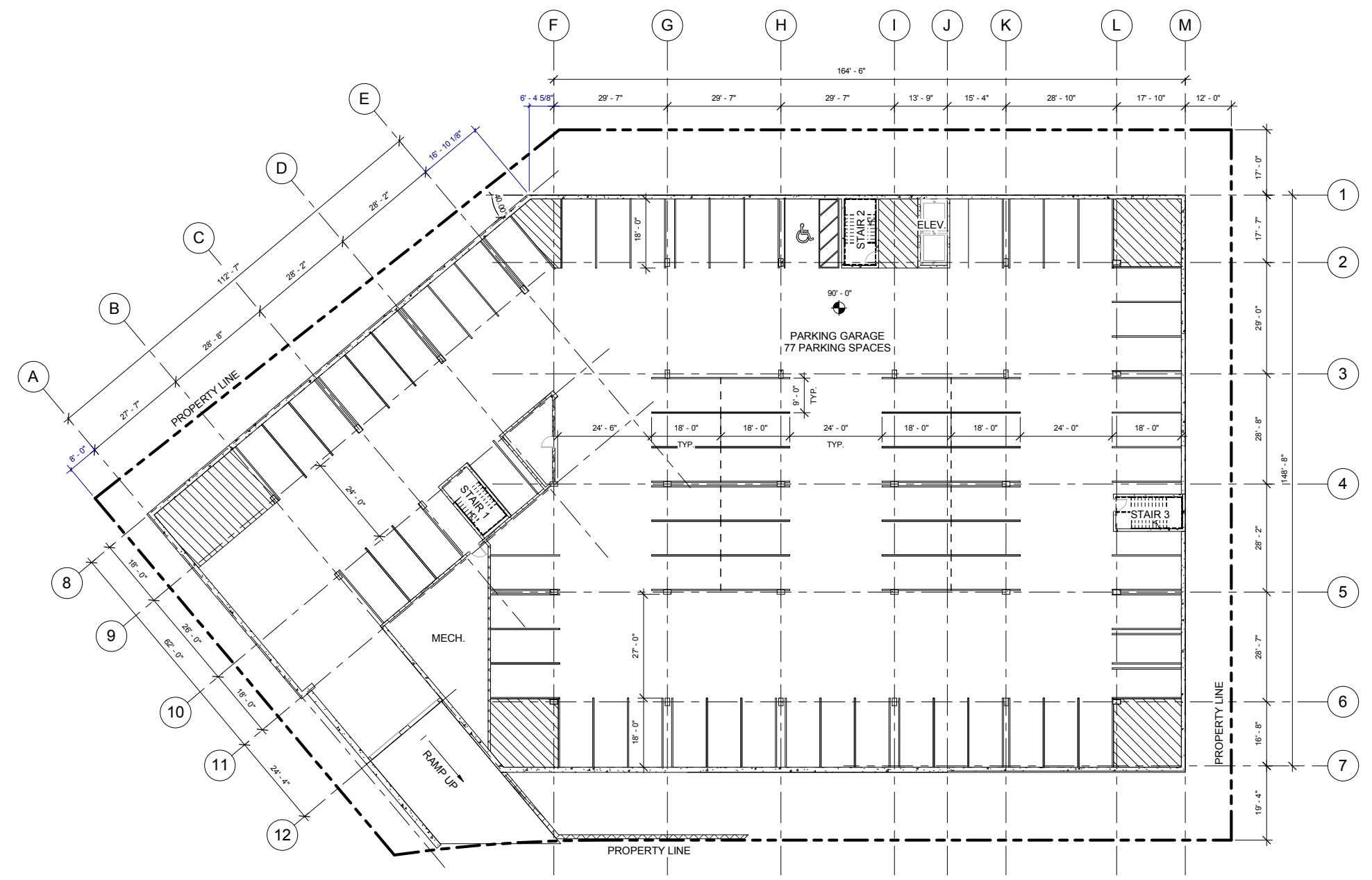
A031

ARCHITECT'S PROJECT NUMBER Project Number

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DILLON GATEWAY

LAKE DILLON DRIVE AND
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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE

OVERALL PLAN - LEVEL B1

SHEET NUMBER

A101.11

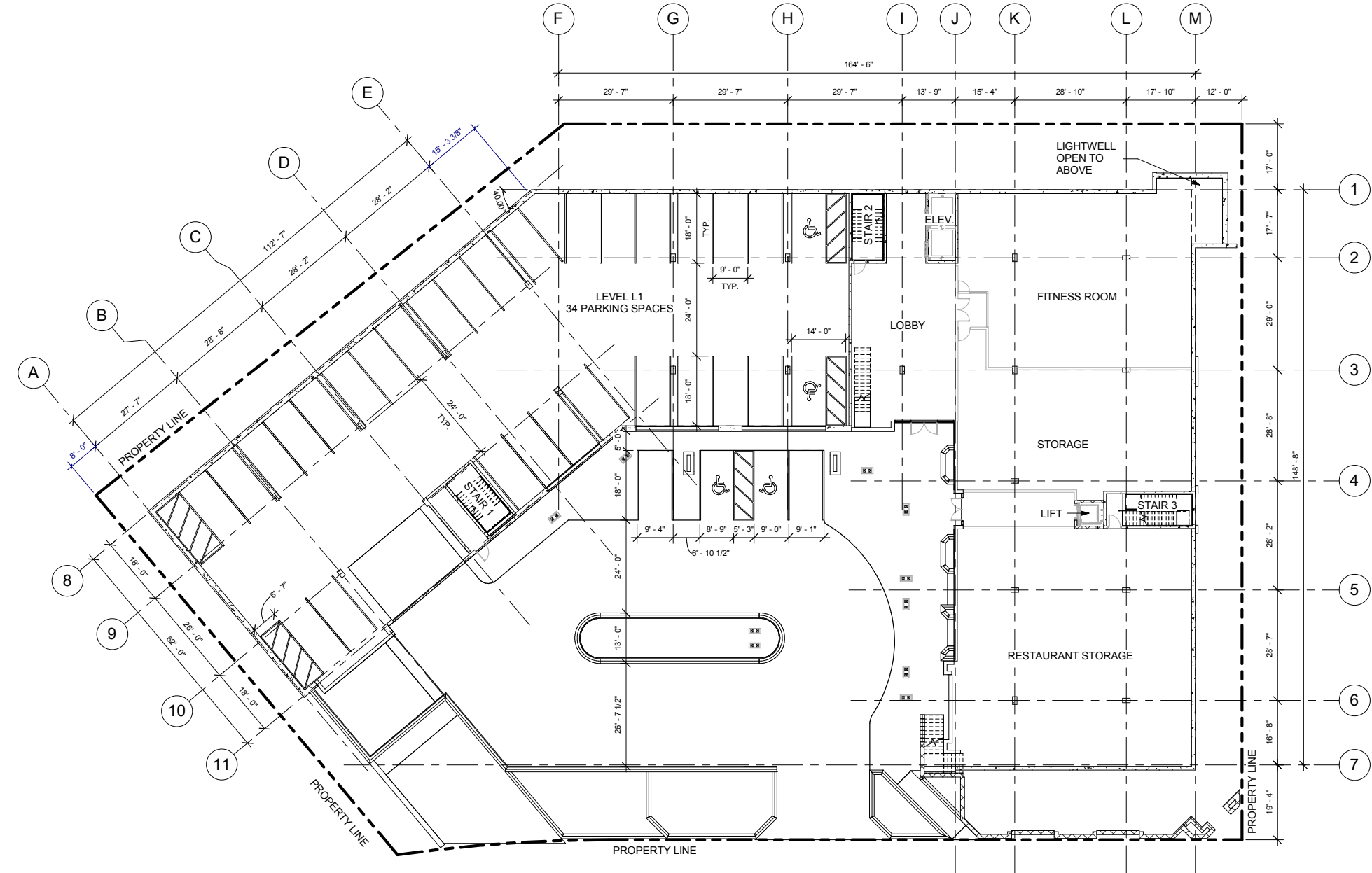
ARCHITECT'S PROJECT NUMBER Project Number

1
A101.11 **OVERALL - LEVEL B1**
1/16" = 1'-0"



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 8. PROVIDE SEALED CONCRETE FLOORING AT ALL MECHANICAL CLOSETS, ELECTRICAL/TELECOM CLOSETS, WATER HEATER CLOSETS, AND AHU CLOSETS ON B1-R2.



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ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

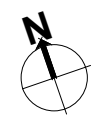
SHEET TITLE
OVERALL PLAN - LEVEL L1

SHEET NUMBER

A101.12

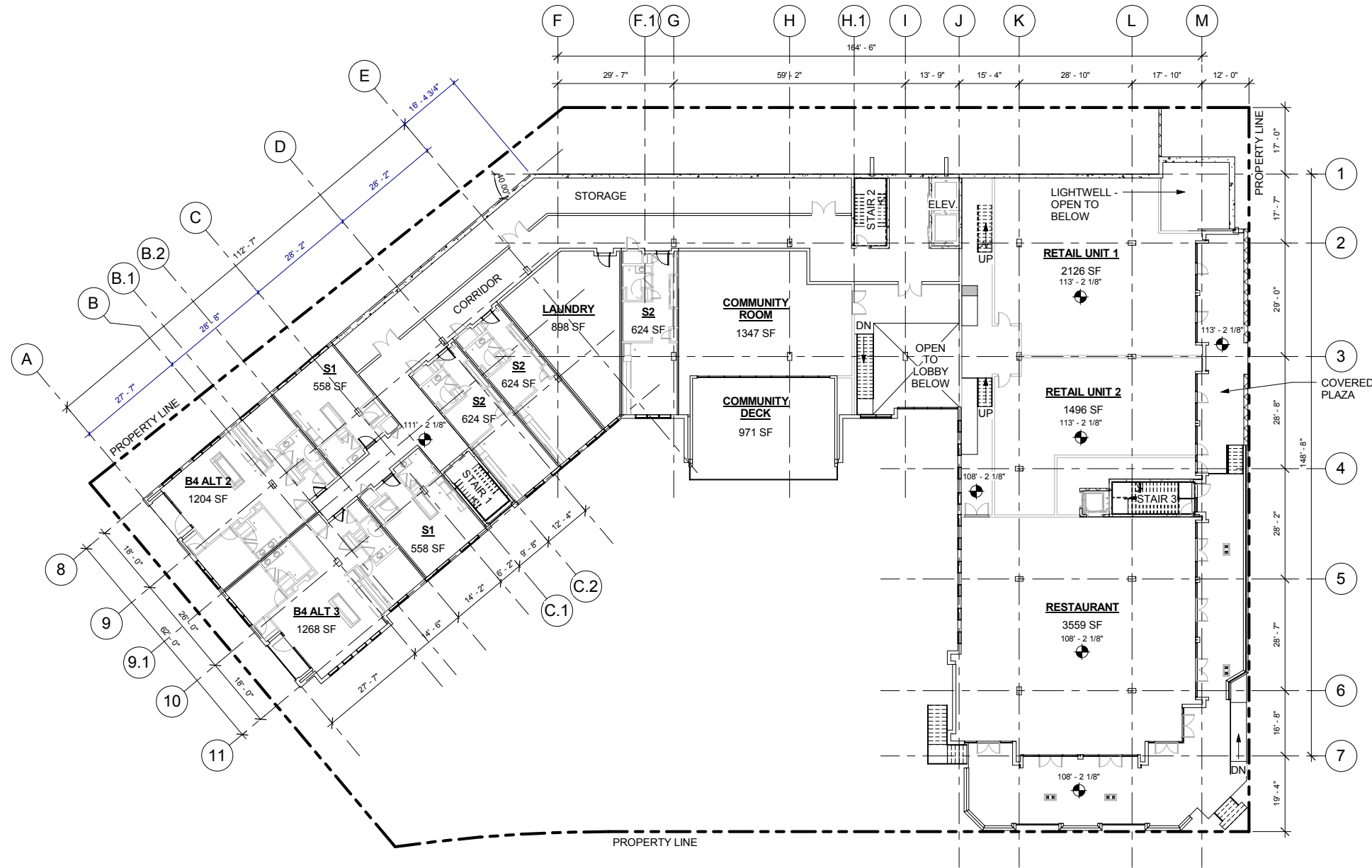
ARCHITECT'S PROJECT NUMBER Project Number

1 OVERALL - LEVEL L1
A101.12 1/16" = 1'-0"



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1 OVERALL - LEVEL R1
A101.13 1/16" = 1'-0"



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ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
OVERALL PLAN - LEVEL R1

SHEET NUMBER

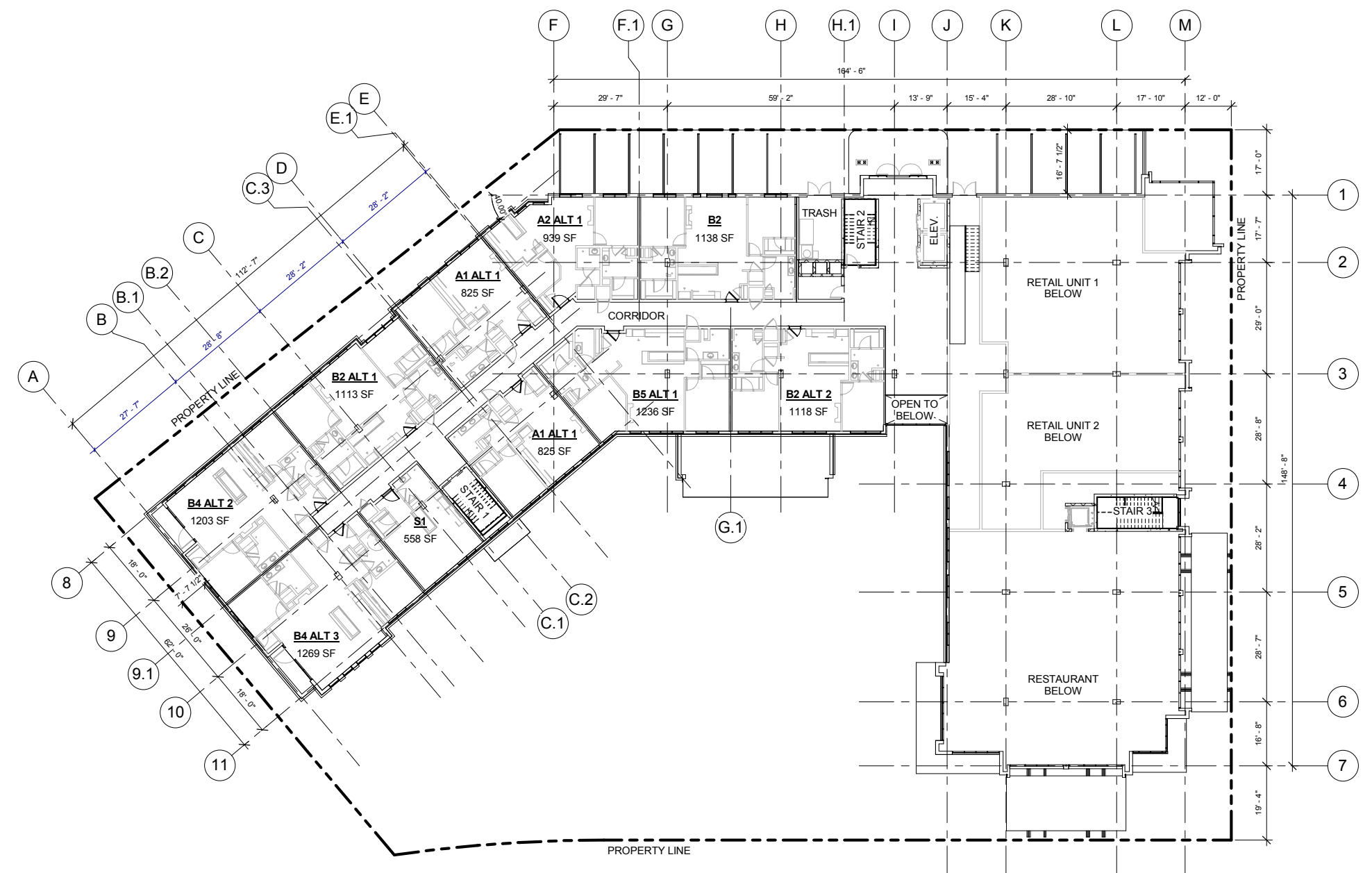
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No.	Description	Date

CURRENT PHASE

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06/20/16 PROGRESS

KEY PLAN

SHEET TITLE

OVERALL PLAN - LEVEL R2

SHEET NUMBER

A101.14

ARCHITECT'S PROJECT NUMBER Project Number

1 OVERALL - LEVEL R2
A101.14 1/16" = 1'-0"



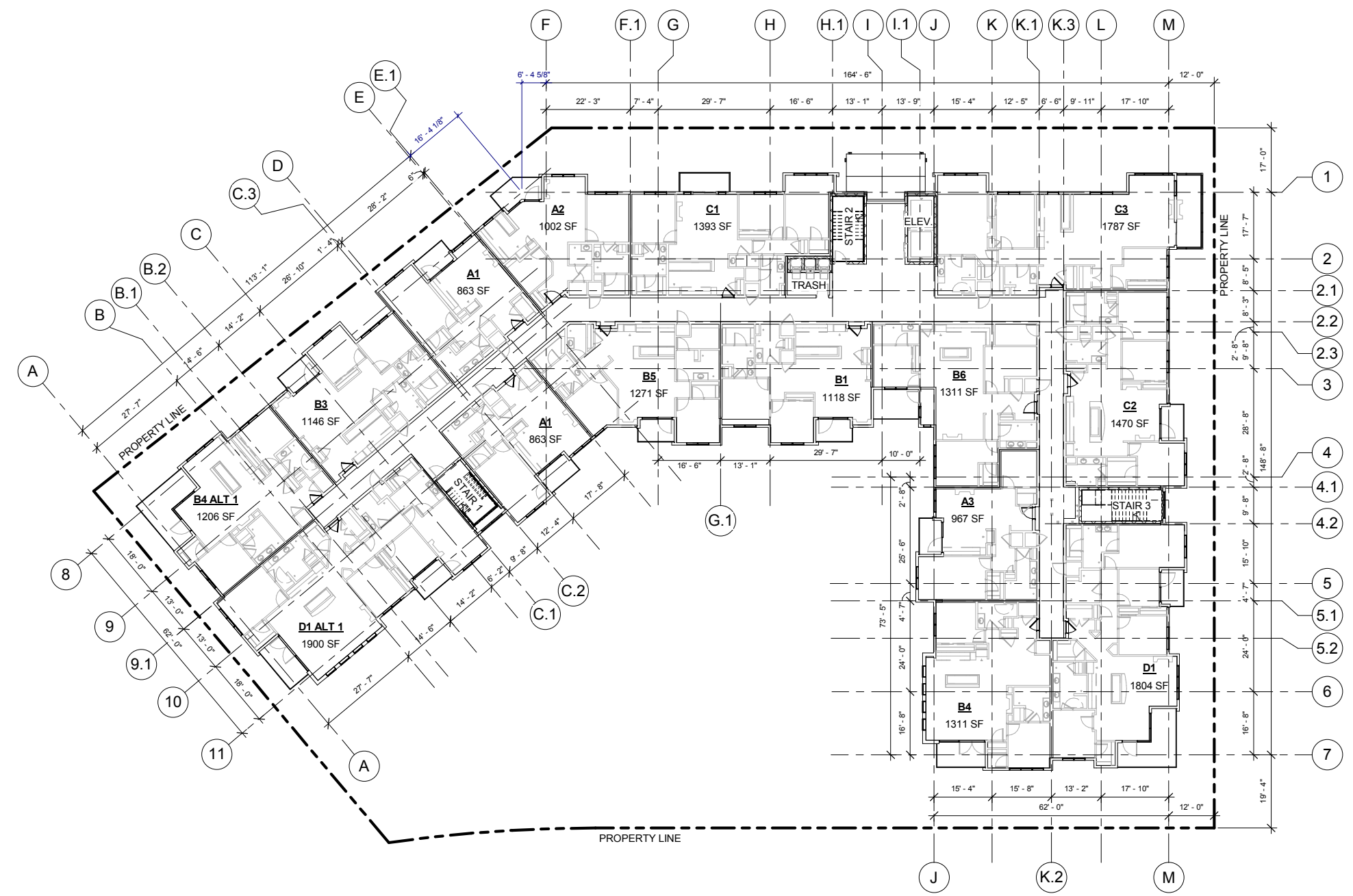
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DILLON GATEWAY

LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO



1 OVERALL - LEVEL R3
A101.15 1/16" = 1'-0"



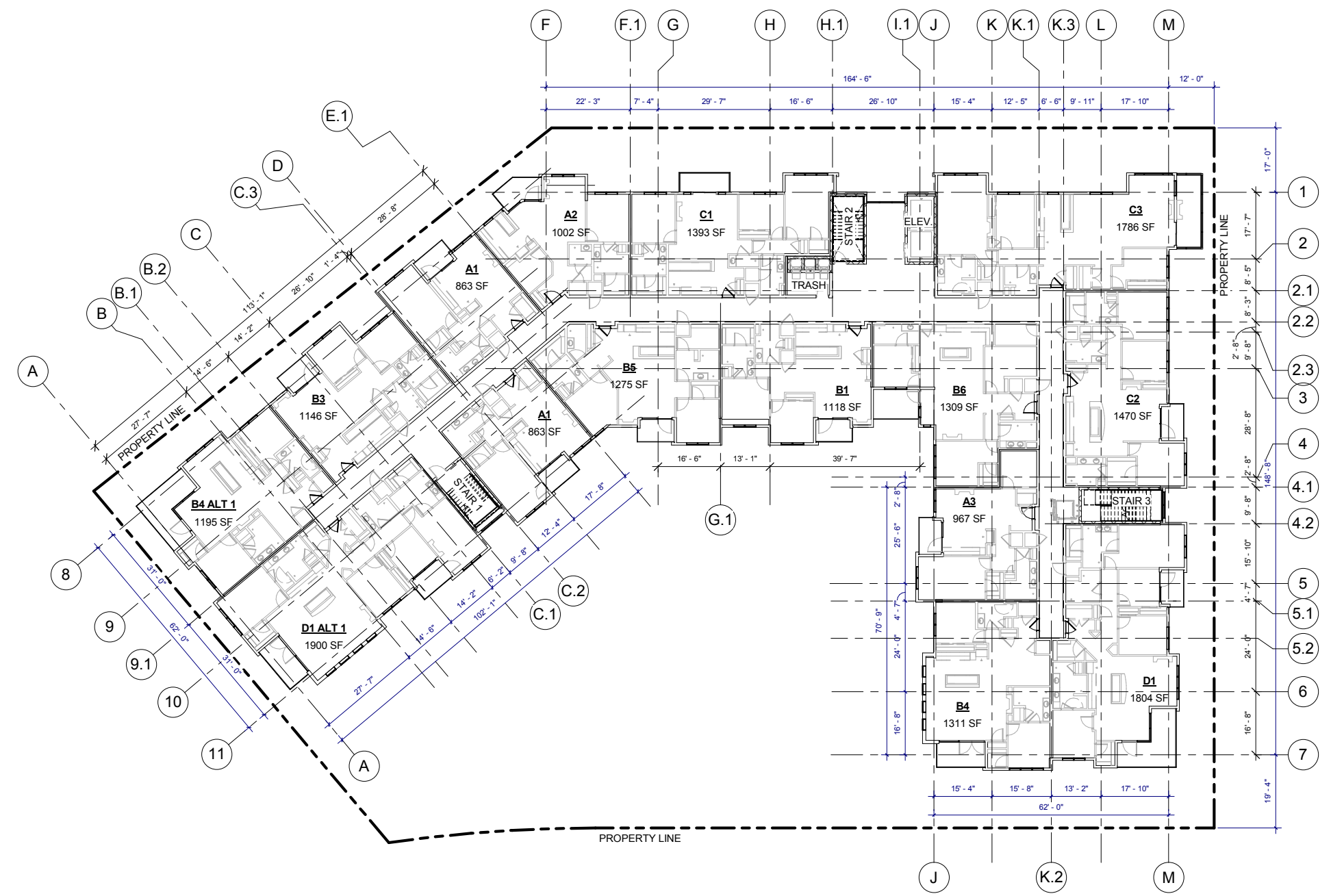
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SCHEMATIC DESIGN		
ISSUE DATE		
06/20/16 PROGRESS		
KEY PLAN		
SHEET TITLE		
OVERALL PLAN - LEVEL R3		
SHEET NUMBER		
A101.15		
ARCHITECT'S PROJECT NUMBER Project Number		

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LAKE DILLON DRIVE AND
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No.	Description	Date
CURRENT PHASE		
SCHEMATIC DESIGN		
ISSUE DATE		
06/20/16 PROGRESS		
KEY PLAN		
SHEET TITLE		
OVERALL PLAN - LEVEL R4		
SHEET NUMBER		
A101.16		
ARCHITECT'S PROJECT NUMBER Project Number		

1 OVERALL - LEVEL R4
A101.16 1/16" = 1'-0"

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- GENERAL NOTES - OVERALL BUILDING PLANS**
- DIMENSIONS ARE TO OUTSIDE OF STUD WALLS, CONCRETE WALLS, CMU, OR CENTERLINE OF TENANT SEPARATION WALLS U.N.O.
 - REFER TO WALL ASSEMBLY PAGES FOR WALL ASSEMBLY INFO.
 - REFER TO CODE ANALYSIS SHEETS FOR EXITING INFO.
 - WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF WINDOWS AND DOORS
 - ALL MATERIAL TRANSITIONS OCCUR AT INSIDE CORNERS, TYP. U.N.O.
 - REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR MATERIAL LOCATIONS
 - PROVIDE SHEET VINYL FLOORING AT ALL MECHANICAL CLOSETS, ELECTRICAL/TELECOM CLOSETS, WATER HEATER CLOSETS, AND AHU CLOSETS.
 - PROVIDE SEALED CONCRETE FLOORING AT ALL MECHANICAL CLOSETS, ELECTRICAL/TELECOM CLOSETS, WATER HEATER CLOSETS, AND AHU CLOSETS ON B1-R2.

DILLON GATEWAY

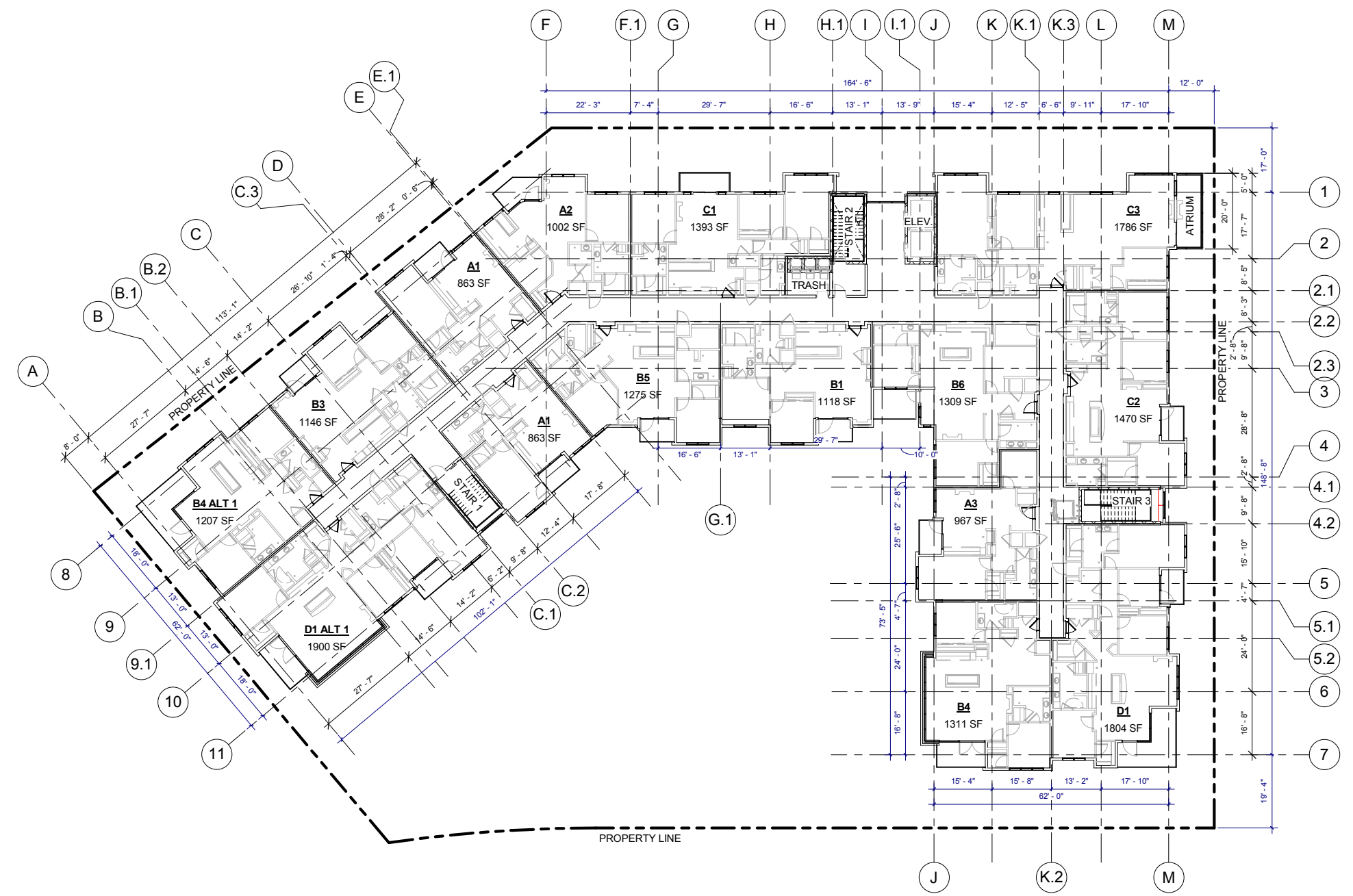
240 Lake Dillon Dr.
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1517 S. GLEN STREET DENVER, CO 80518
PH: 303.592.2904 FX: 303.592.2387
www.studiopba.com

DILLON GATEWAY

LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO



THESE DRAWINGS ARE INCOMPLETE AND ARE INTENDED FOR CONVEYING DESIGN SYSTEM CONCEPTS. ANY PRICING OR BUDGETING PERFORMED WITH THESE DRAWINGS MUST CARRY A CONTINGENCY TO COVER WHAT ITEMS MAY CHANGE OR BE ADDED AS THE DESIGN PROCESS IS COMPLETED.

No.	Description	Date
CURRENT PHASE		
SCHEMATIC DESIGN		
ISSUE DATE 06/20/16 PROGRESS		
KEY PLAN		
SHEET TITLE OVERALL PLAN - LEVEL R5		
SHEET NUMBER A101.17		
ARCHITECT'S PROJECT NUMBER Project Number		

1 OVERALL - LEVEL R5
A101.17 1/16" = 1'-0"

6/17/2016 4:29:16 PM
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DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT S1**

SHEET NUMBER

A301

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

KEYNOTES - TYPE 'B' ACCESSIBILITY

#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1, RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2, RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2, RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND

- ▷ CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
- ⇒ INDICATES FORWARD OR PARALLEL APPROACH

UNIT PLAN GENERAL NOTES

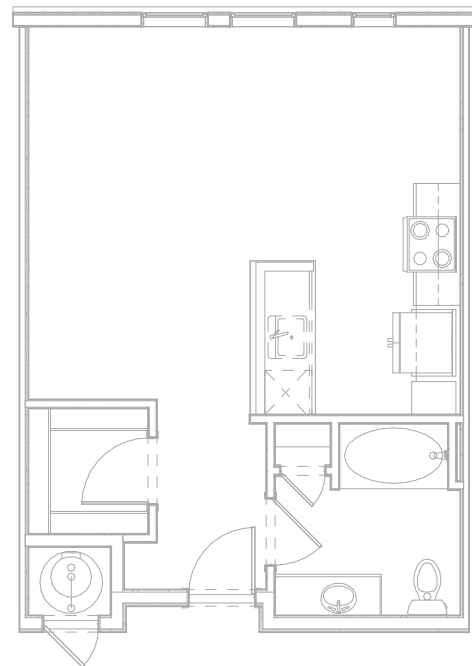
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
- REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
- ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
- DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
- DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
- ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
- SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
- MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
- ALL CORRIDOR WALLS ARE WALL TYPE C, 2X4, U.N.O.
- ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
- WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
- ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
- PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
- PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
- FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT S1

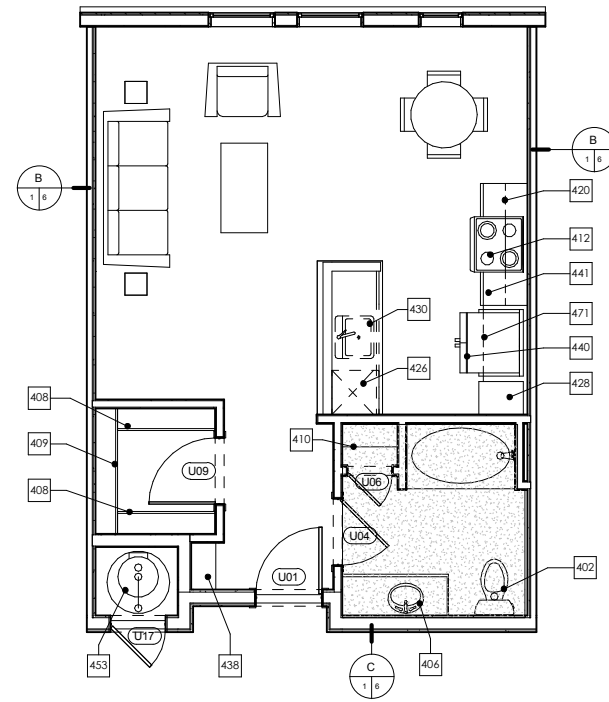
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
S1	STUDIO	558 SF	3

UNIT PLAN LEGEND

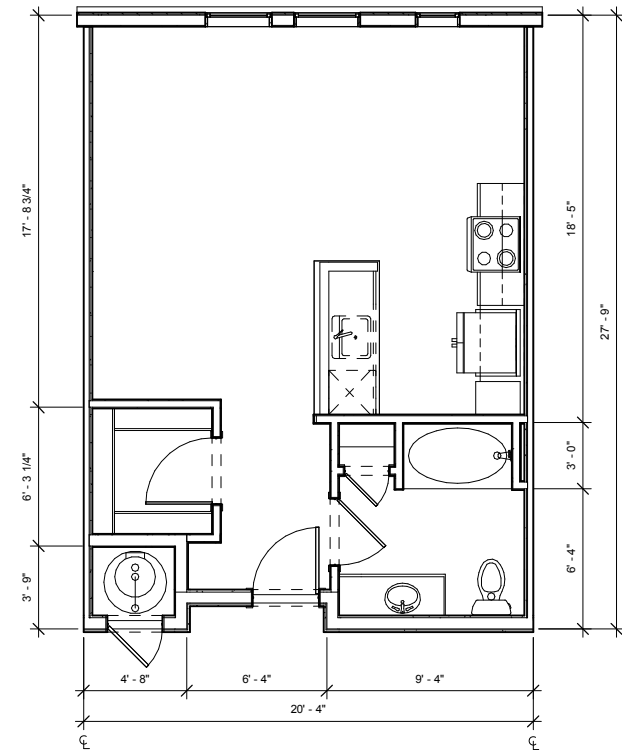
- FINISH 1 FLOOR TRANSITION
- FINISH 2
- CPT CARPET
- TL TILE
- VP VINYL
- PLANK
- VS SHEET VINYL
- PC POLISHED CONCRETE
- 00 DOOR TAG
- INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
- INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
- INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



3 UNIT S1 ACCESSIBILITY PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT S1 DETAIL PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT S1 DIMENSION PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT S2**

SHEET NUMBER

A302

ARCHITECT'S PROJECT NUMBER Project Number

UNIT S2			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
S2	STUDIO	624 SF	3

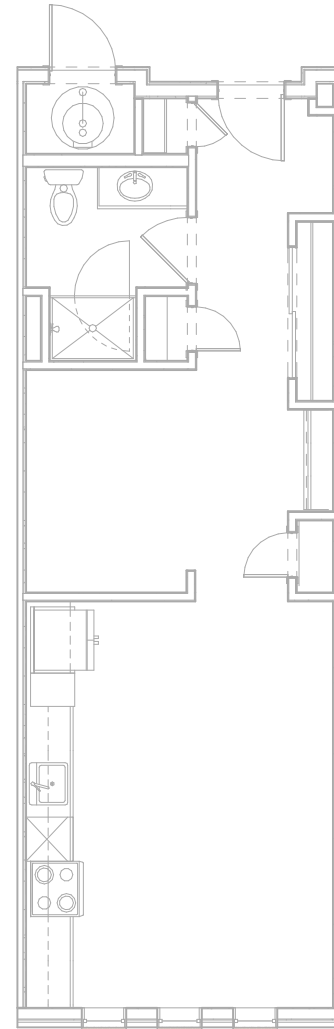
UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
PLANK	
VS	SHEET VINYL
PC	POLISHED CONCRETE
00	DOOR TAG
[Symbol]	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
[Symbol]	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
[Symbol]	INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.

ACCESSIBILITY LEGEND	
[Symbol]	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
[Symbol]	INDICATES FORWARD OR PARALLEL APPROACH

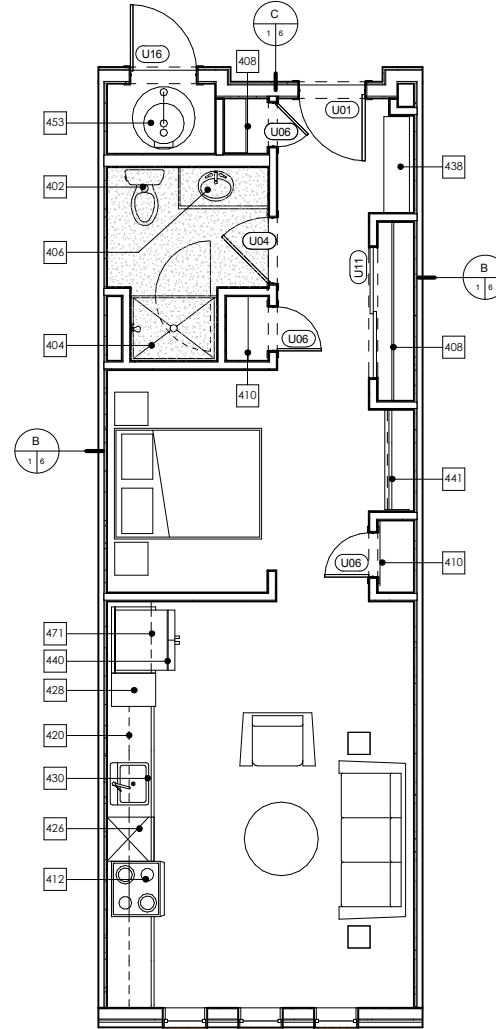
- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
 - REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
 - ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A900.
 - DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
 - DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
 - ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
 - SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORINGS TO EXTEND UNDER APPLIANCES.
 - MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
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 - ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
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 - PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
 - FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

KEYNOTES - TYPE 'B' ACCESSIBILITY	
#	TYPE "B" ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
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B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
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B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

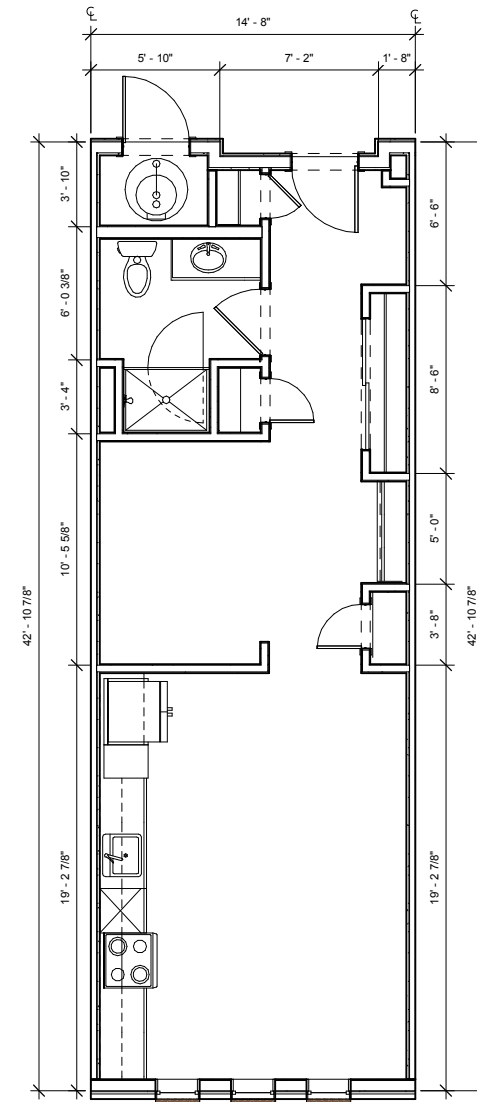
KEYNOTES - UNITS	
#	Keynote Text
402	TOILET - SHALL MEASURE 16" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
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425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH, RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE



3 UNIT S2 ACCESSIBILITY PLAN
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2 UNIT S2 DETAIL PLAN
1/4" = 1'-0"
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DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT A1**

SHEET NUMBER

A303

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
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441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

KEYNOTES - TYPE 'B' ACCESSIBILITY

#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
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B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2, WATER CLOSETS RE: 5 AND 9/A901, LAVATORIES RE: 7/A901, TUBS RE: 8 AND 12/A901, SHOWERS RE: 1/A901.
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B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
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B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND

- ▷ CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
- ⇒ INDICATES FORWARD OR PARALLEL APPROACH

UNIT PLAN GENERAL NOTES

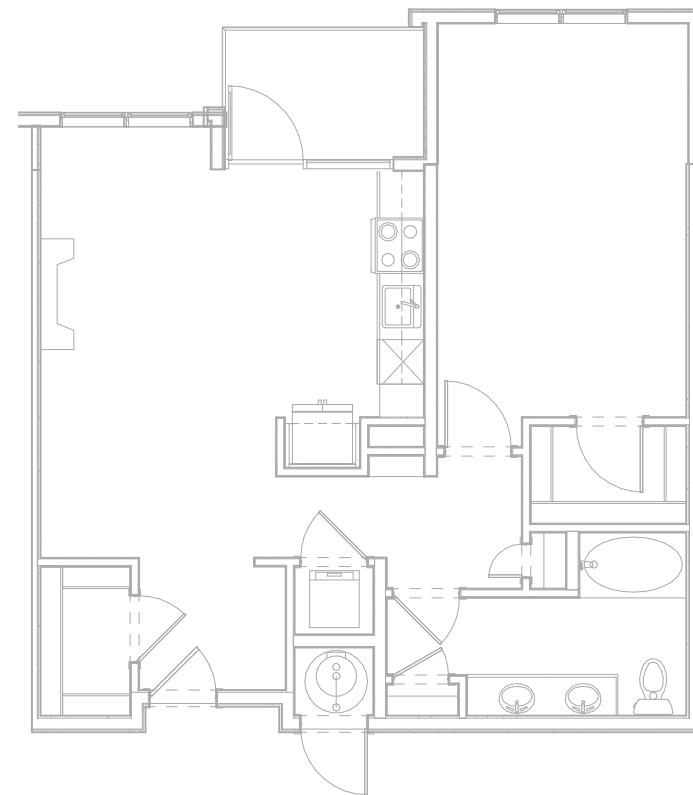
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
- REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
- ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B, RE: A950
- DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
- DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
- ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
- SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
- MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
- ALL CORRIDOR WALLS ARE WALL TYPE C, 2X4, U.N.O.
- ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
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- ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
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- PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
- FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT A1

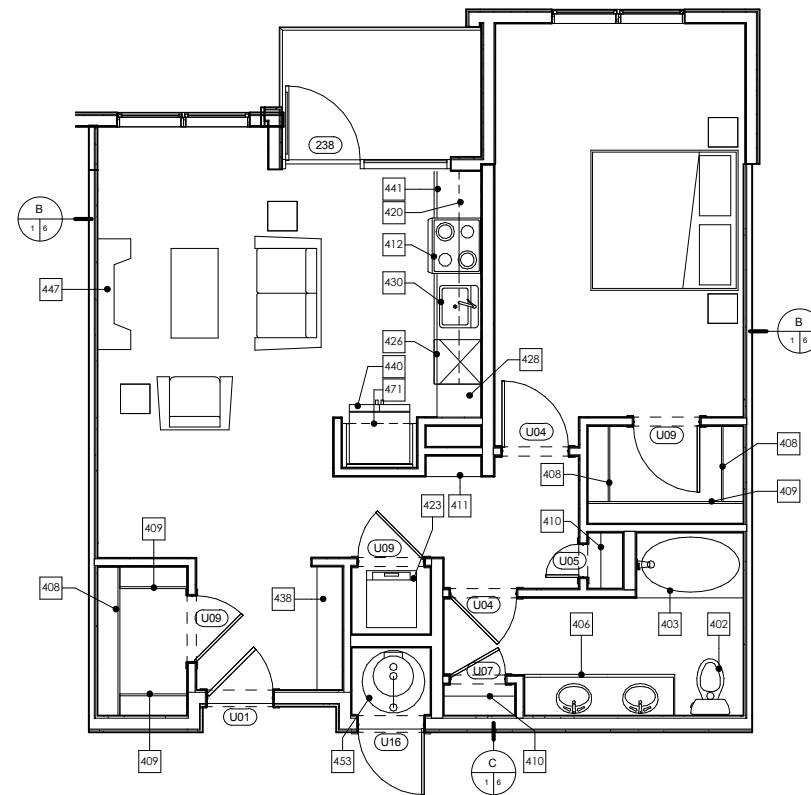
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
A1	1 BR 1 BA	863 SF	6
A1 ALT 1	1 BR 1 BA	825 SF	2

UNIT PLAN LEGEND

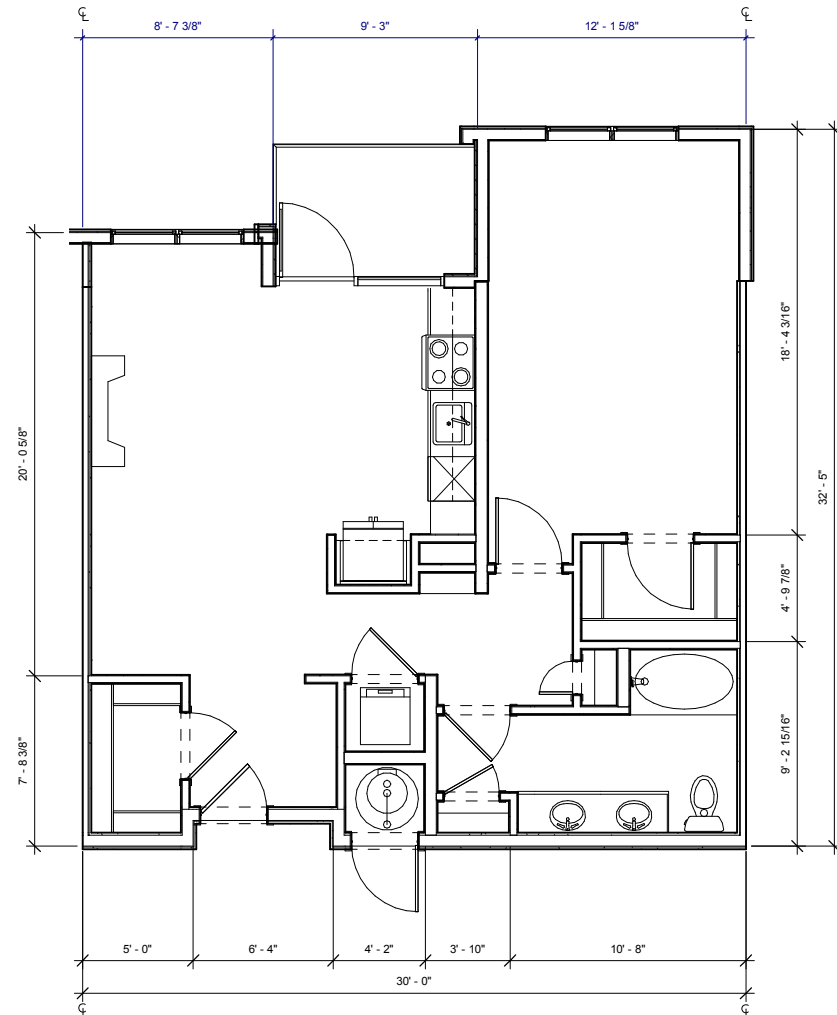
- FINISH 1 FLOOR TRANSITION
- FINISH 2
- CPT CARPET
- TL TILE
- VP VINYL
- VP PLANK
- VS SHEET VINYL
- PC POLISHED CONCRETE
- OO DOOR TAG
- INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
- INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
- INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



3 UNIT A1 ACCESSIBILITY PLAN
A303
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT A1 DETAIL PLAN
A303
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT A1 DIMENSION PLAN
A303
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

THESE DRAWINGS ARE INCOMPLETE AND ARE INTENDED FOR CONVEYING DESIGN SYSTEM CONCEPTS. ANY PRICING OR BUDGETING PERFORMED WITH THESE DRAWINGS MUST CARRY A CONTINGENCY TO COVER WHAT ITEMS MAY CHANGE OR BE ADDED AS THE DESIGN PROCESS IS COMPLETED.

No.	Description	Date
CURRENT PHASE		
SCHEMATIC DESIGN		
ISSUE DATE		
06/20/16 PROGRESS		
KEY PLAN		
SHEET TITLE		
ENLARGED UNIT PLANS - UNIT A1 ALT 1		
SHEET NUMBER		
A304		
ARCHITECT'S PROJECT NUMBER Project Number		

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

#	TYPE "B" ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1, RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2, RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2, RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND

	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

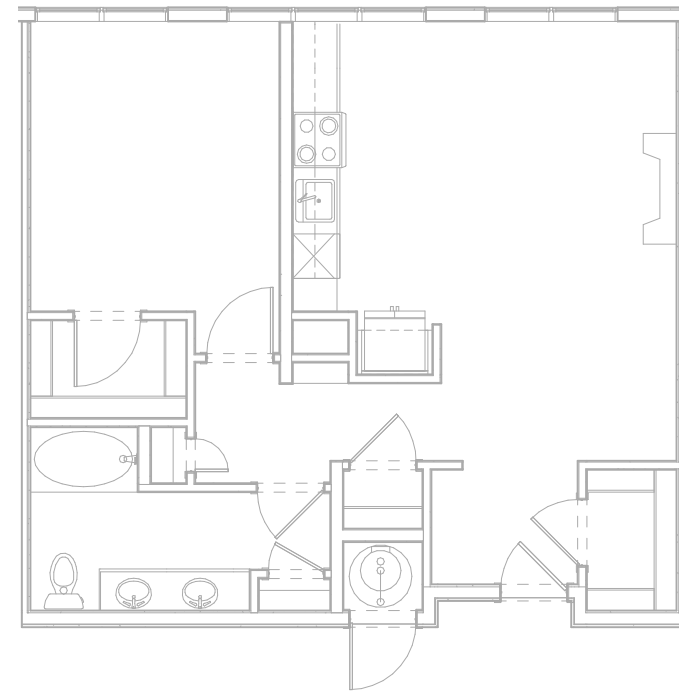
- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
 - REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
 - ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A050
 - DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O. DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
 - ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
 - SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
 - MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH. ALL CORRIDOR WALLS ARE WALL TYPE C, 2X4, U.N.O. ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O. WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
 - ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
 - PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
 - PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
 - FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT A1 ALT 1

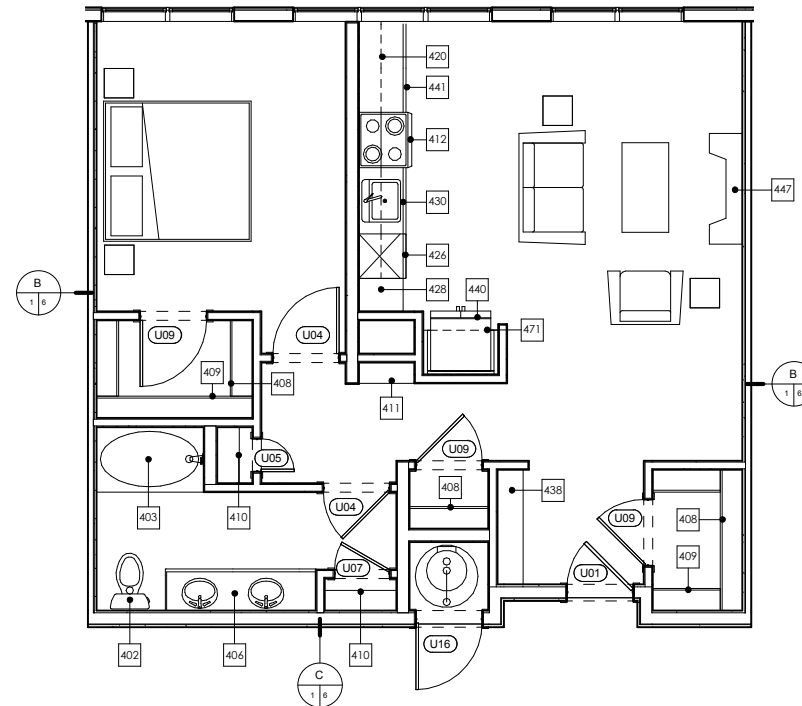
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURANCES
A1 ALT 1	1 BR 1 BA	825 SF	2

UNIT PLAN LEGEND

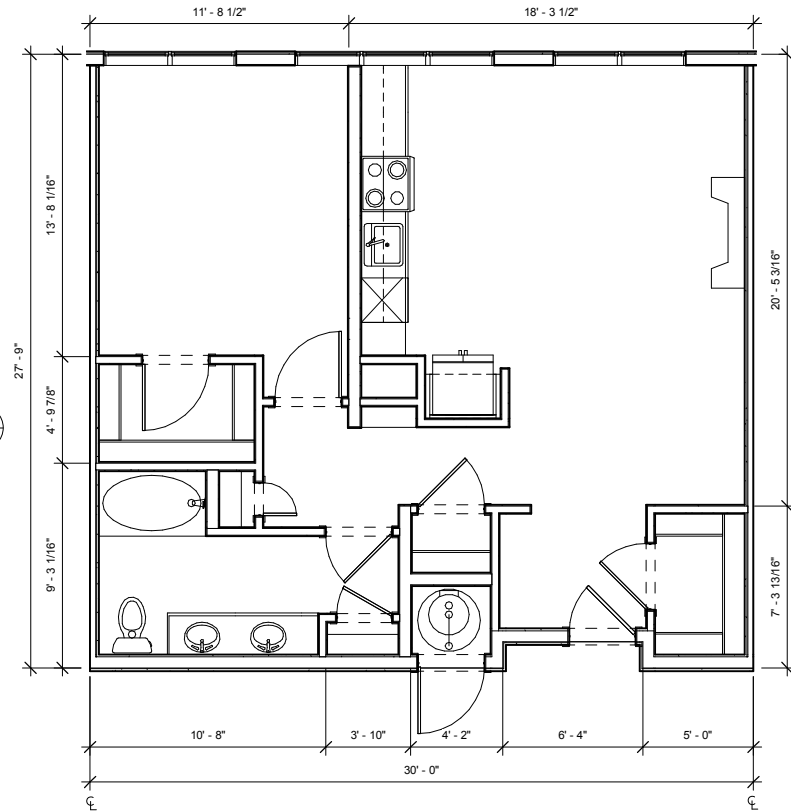
FINISH 1	FLOOR TRANSITION
CPT	CARPET
TL	TILE
VP	VINYL
PLANK	SHEET VINYL
VS	SHEET VINYL
PC	POLISHED CONCRETE
00	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF.
	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
	INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



3 UNIT A1 ALT 1 ACCESSIBILITY PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT A1 ALT 1 DETAIL PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT A1 ALT 1 DIMENSION PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

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No.	Description	Date
CURRENT PHASE		
SCHEMATIC DESIGN		
ISSUE DATE		
06/20/16 PROGRESS		
KEY PLAN		
SHEET TITLE		
ENLARGED UNIT PLANS - UNIT A2		
SHEET NUMBER		
A305		
ARCHITECT'S PROJECT NUMBER Project Number		

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

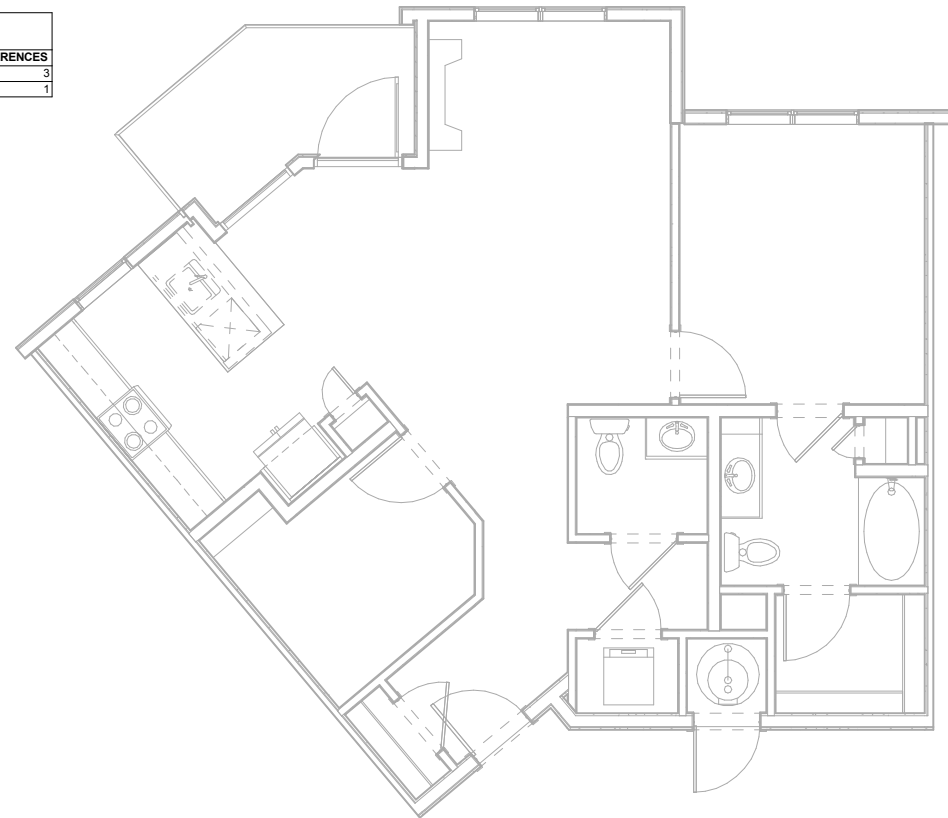
#	TYPE "B" ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1, RE: 1/A900.
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B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
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B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2, RE: 5/A904.
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B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
 - REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
 - ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A050
 - DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O. DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
 - ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
 - SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
 - MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
 - ALL CORRIDOR WALLS ARE WALL TYPE C, 2X4, U.N.O.
 - ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
 - WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
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 - FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

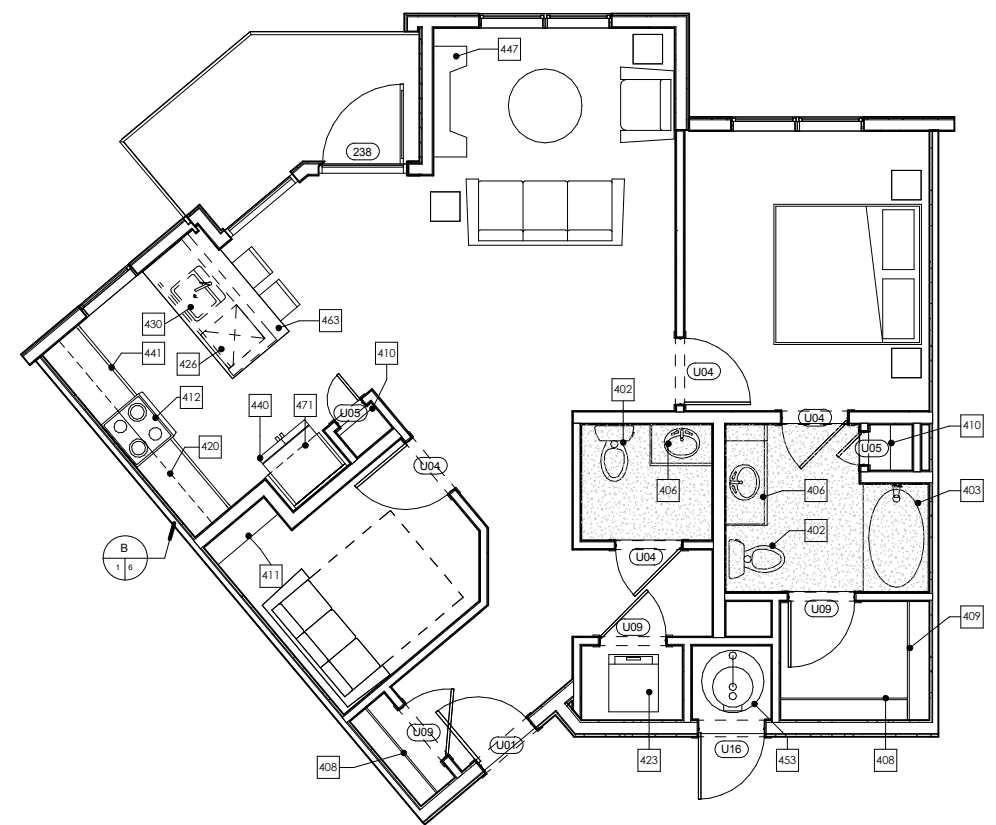
UNIT A2			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
A2	1 BR 1.5 BA DEN	1002 SF	3
A2 ALT 1	1 BR 1.5 BA DEN	939 SF	1

UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
VS	SHEET VINYL
PC	POLISHED CONCRETE
	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
	INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



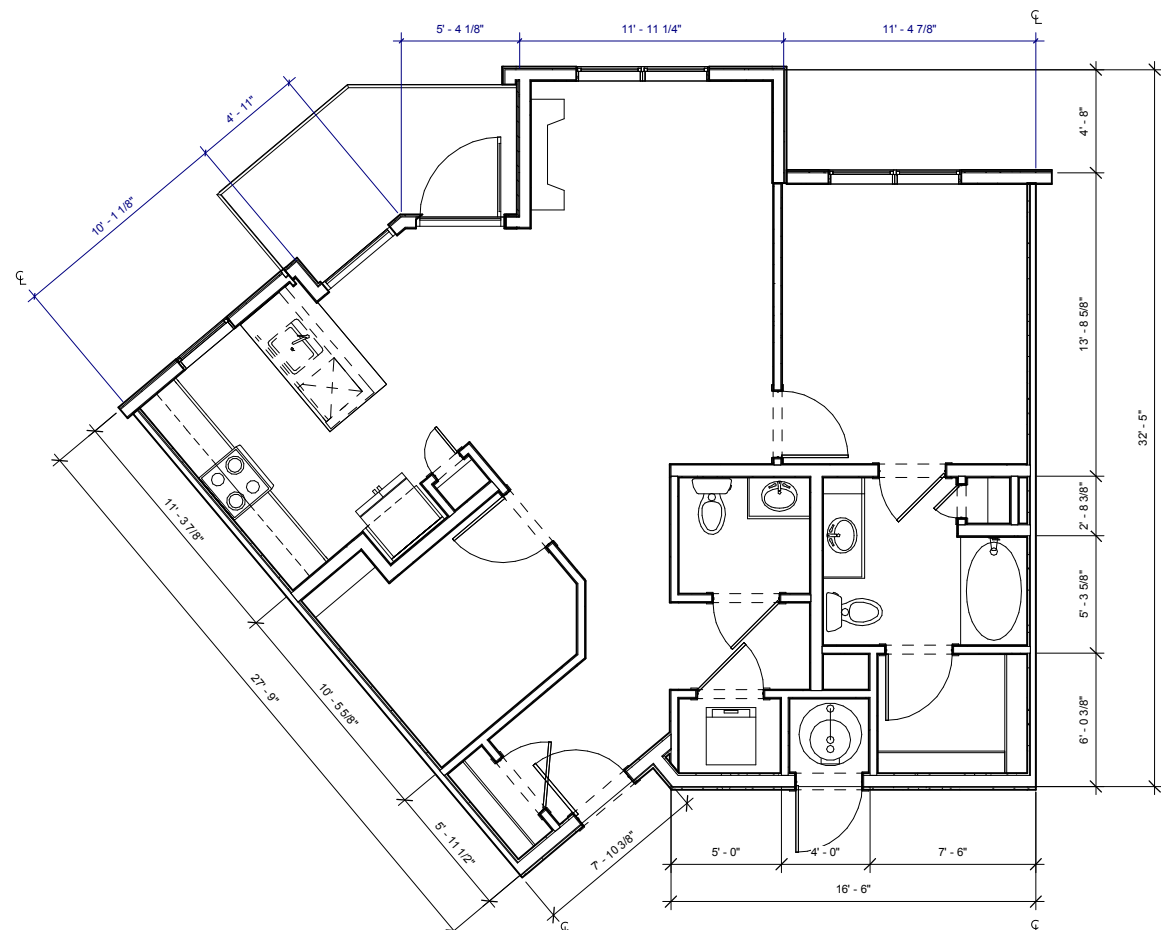
3 UNIT A2 ACCESSIBILITY PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT A2 DETAIL PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT A2 DIMENSION PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT A3**

SHEET NUMBER

A307

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS	
#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

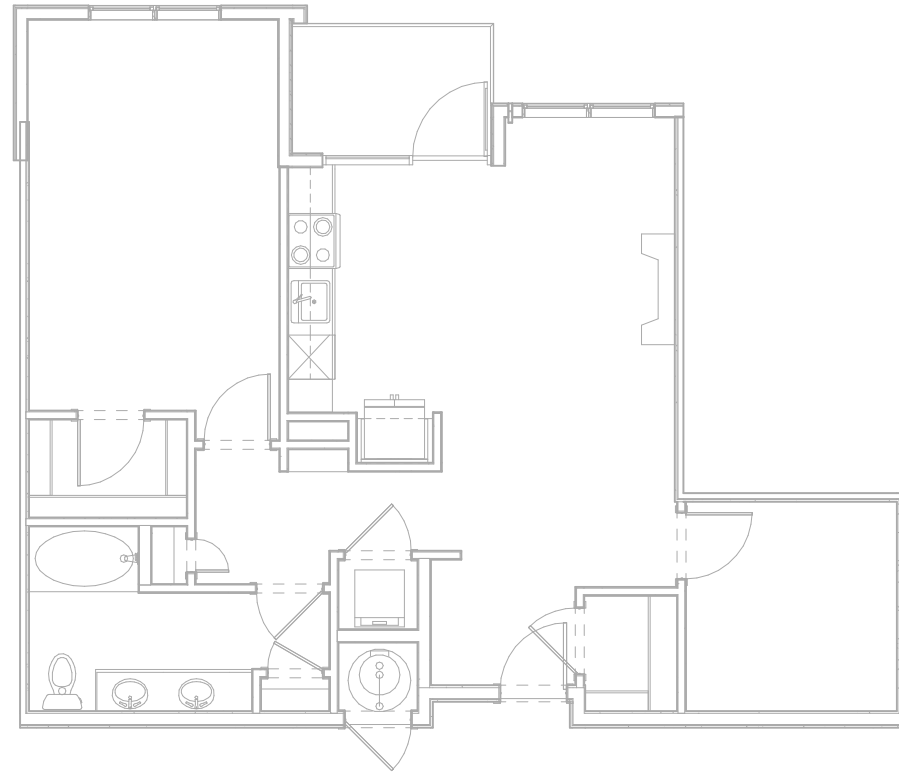
KEYNOTES - TYPE 'B' ACCESSIBILITY	
#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1. RE: 1/A900.
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B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4. RE: 8/A900.
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B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1. RE: 4/A904.
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B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
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ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

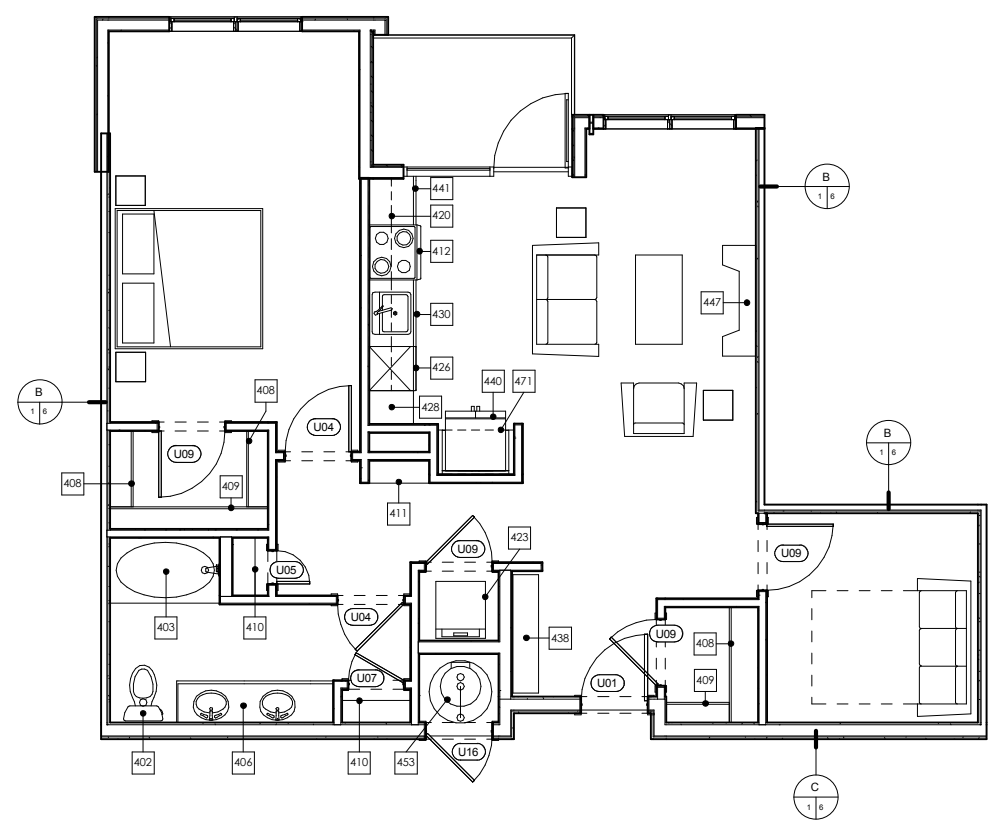
UNIT PLAN GENERAL NOTES	
1.	REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
2.	REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
3.	ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
4.	DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL. U.N.O.
5.	DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE. U.N.O.
6.	ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL. TYP. U.N.O.
7.	SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
9.	MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH. ALL CORRIDOR WALLS ARE WALL TYPE C. 2X4. U.N.O.
10.	ALL INTERIOR WALLS ARE 2X4 WALL TYPE D. U.N.O.
11.	WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL. INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE. NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
13.	ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES). U.N.O.
14.	PROVIDE COVERINGS AT ALL UNIT WINDOWS. U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
15.	PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS. U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
16.	FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT A3			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
A3	1 BR 1 BA DEN	967 SF	3

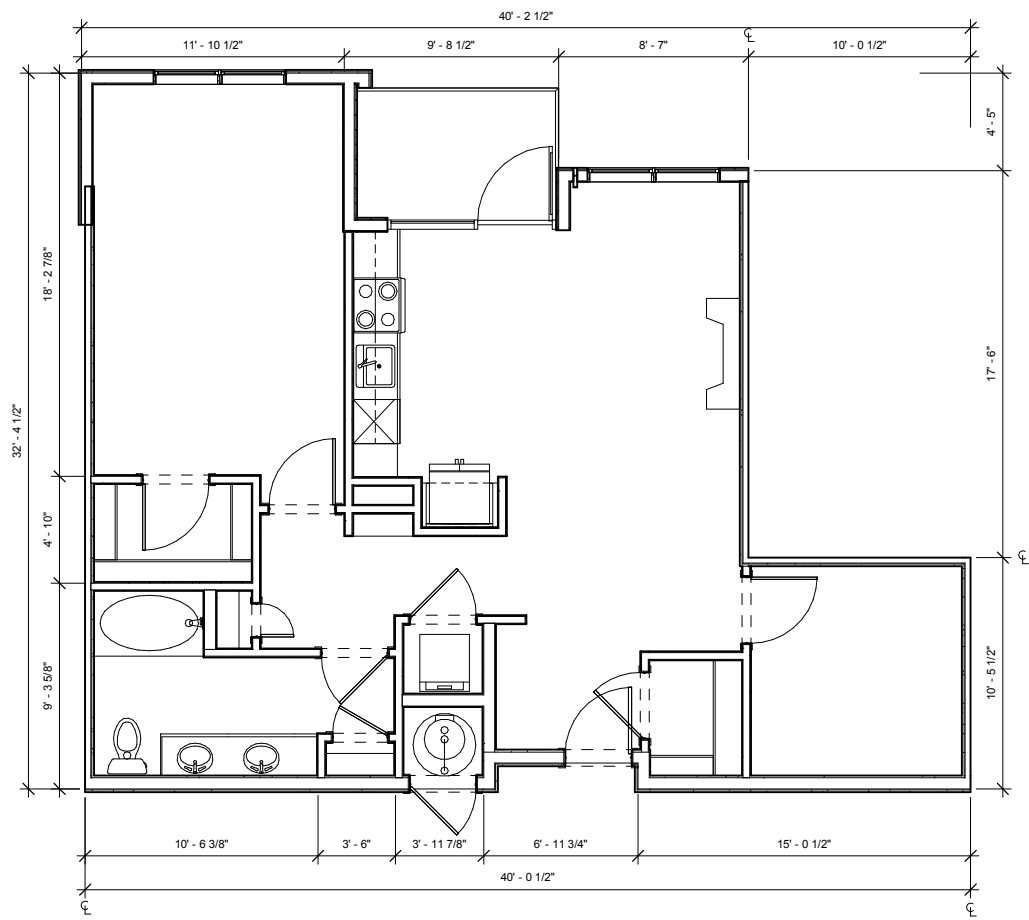
UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
FLANK	SHEET VINYL
VS	
PC	POLISHED CONCRETE
	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
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3 UNIT A3 ACCESSIBILITY PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT A3 DETAIL PLAN
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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT B1**

SHEET NUMBER

A308

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
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404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
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412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

KEYNOTES - TYPE 'B' ACCESSIBILITY

#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1. RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2. RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4. RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2. RE: 1-2, 5-7/A902
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1. RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2. RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4. RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5. RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

UNIT B1

UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B1	2 BR 2 BA	1118 SF	3

ACCESSIBILITY LEGEND

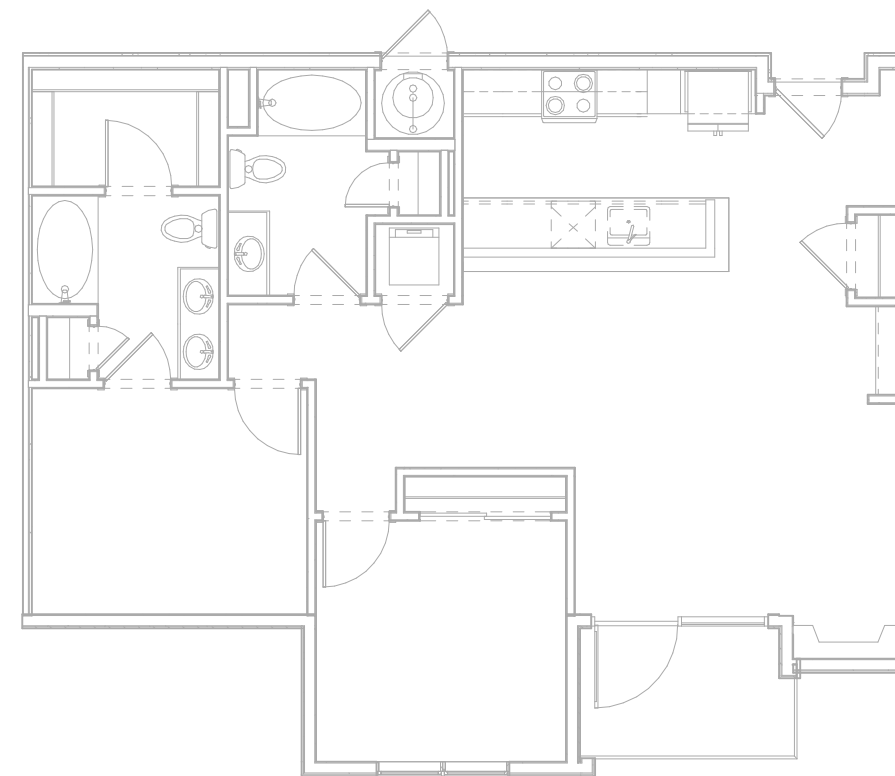
- ▷ CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
- ⇒ INDICATES FORWARD OR PARALLEL APPROACH

UNIT PLAN GENERAL NOTES

- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
- REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
- ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
- DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
- DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
- ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
- SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS
- ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
- MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
- ALL CORRIDOR WALLS ARE WALL TYPE C. 2X4, U.N.O.
- ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
- WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS
- ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
- PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
- PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
- FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

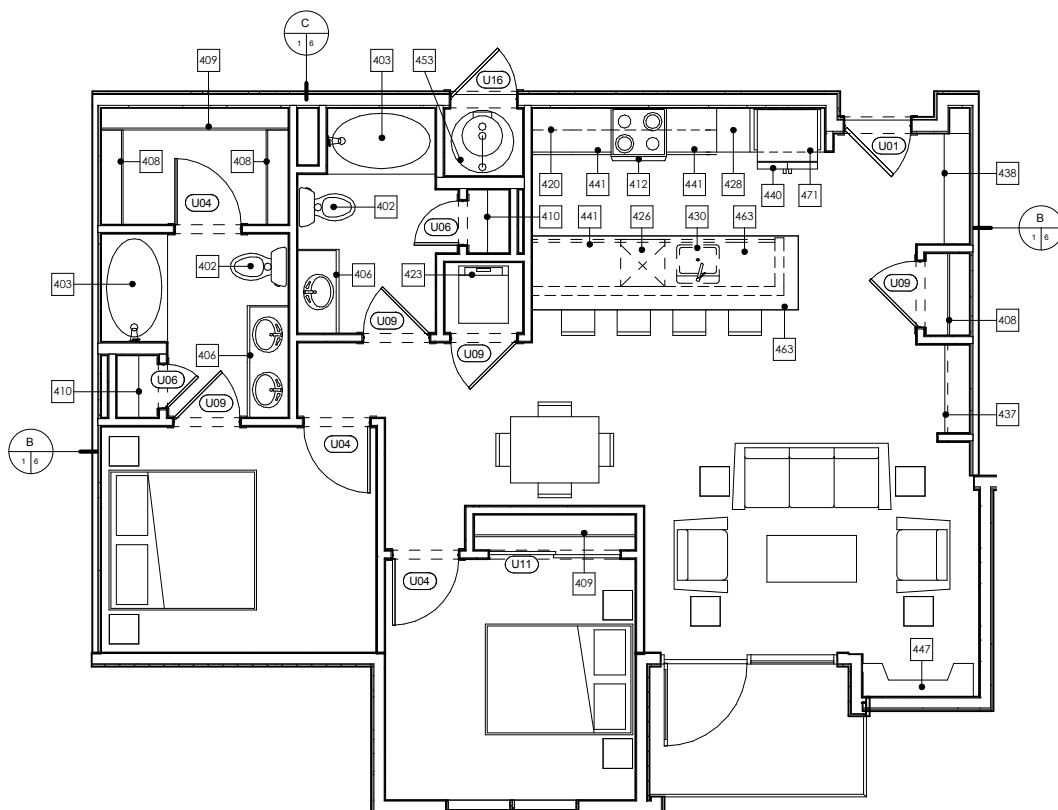
UNIT PLAN LEGEND

- | | |
|-----------|--|
| FINISH 1 | FLOOR TRANSITION |
| FINISH 2 | |
| CPT | CARPET |
| TL | TILE |
| VP | VINYL |
| PLANK | |
| VS | SHEET VINYL |
| PC | POLISHED CONCRETE |
| OO | DOOR TAG |
| [Pattern] | INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF |
| [Pattern] | INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS. |
| [Pattern] | INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS. |



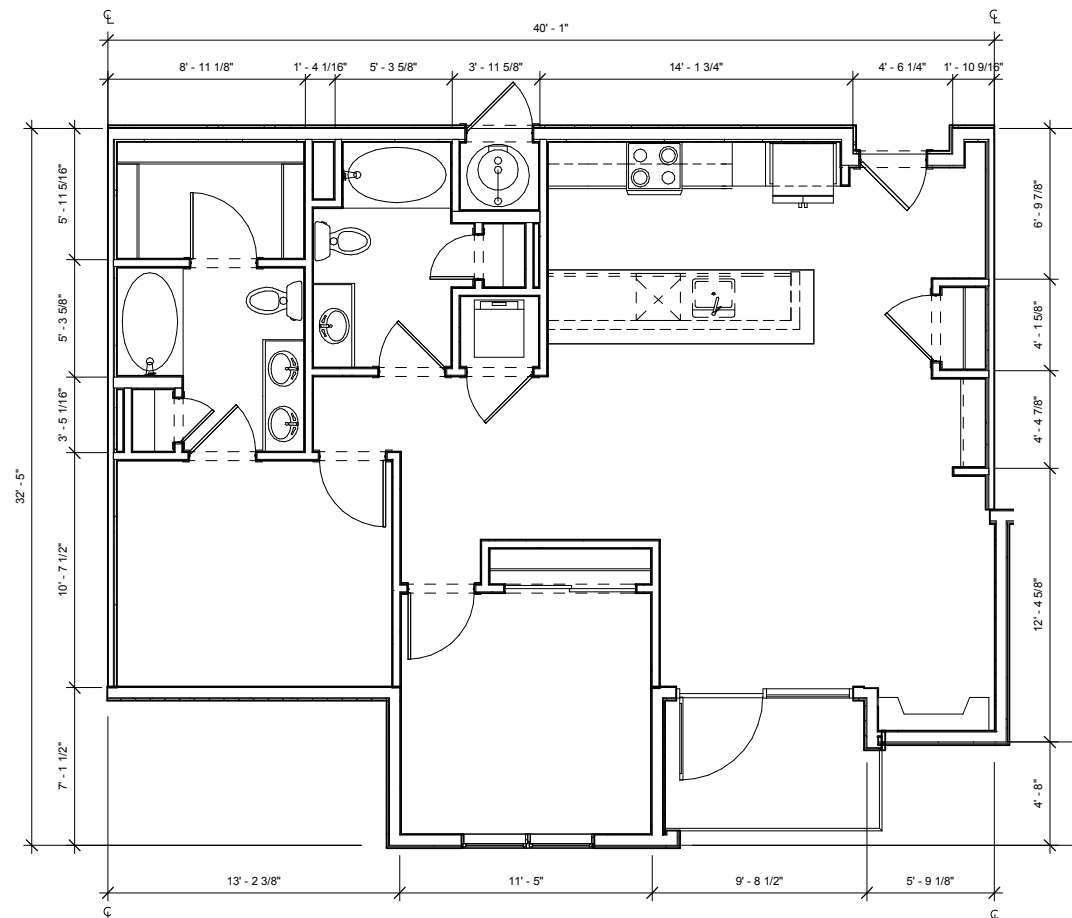
3 UNIT B1 ACCESSIBILITY PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT B1 DETAIL PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT B1 DIMENSION PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

THESE DRAWINGS ARE INCOMPLETE AND ARE INTENDED FOR CONVEYING DESIGN SYSTEM CONCEPTS. ANY PRICING OR BUDGETING PERFORMED WITH THESE DRAWINGS MUST CARRY A CONTINGENCY TO COVER WHAT ITEMS MAY CHANGE OR BE ADDED AS THE DESIGN PROCESS IS COMPLETED.

No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE

06/20/16 PROGRESS

KEY PLAN

SHEET TITLE

**ENLARGED UNIT PLANS
- UNIT B2**

SHEET NUMBER

A309

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

KEYNOTES - TYPE 'B' ACCESSIBILITY

#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
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B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2, RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND

- ▶ CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
- ➡ INDICATES FORWARD OR PARALLEL APPROACH

UNIT PLAN GENERAL NOTES

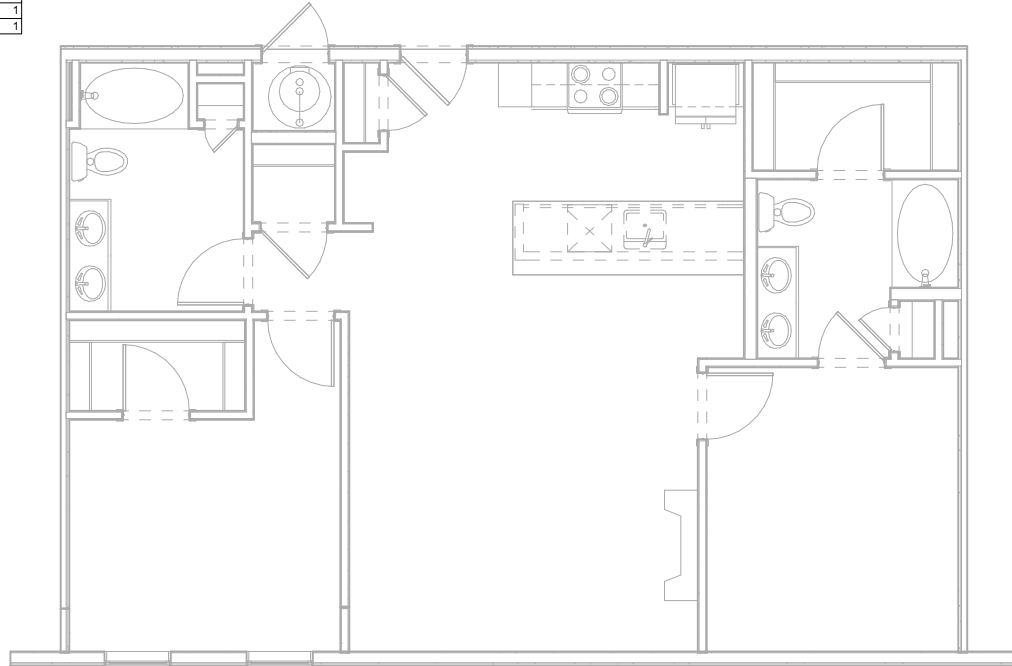
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
- REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
- ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A050
- DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
- DOOR JAMES ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
- ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
- SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
- MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
- ALL CORRIDOR WALLS ARE WALL TYPE C, 2X4, U.N.O.
- ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
- WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
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- PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
- FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT B2

UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B2	2 BR 2 BA	1138 SF	1
B2 ALT 1	2 BR 2 BA	1113 SF	1
B2 ALT 2	2 BR 2 BA	1118 SF	1

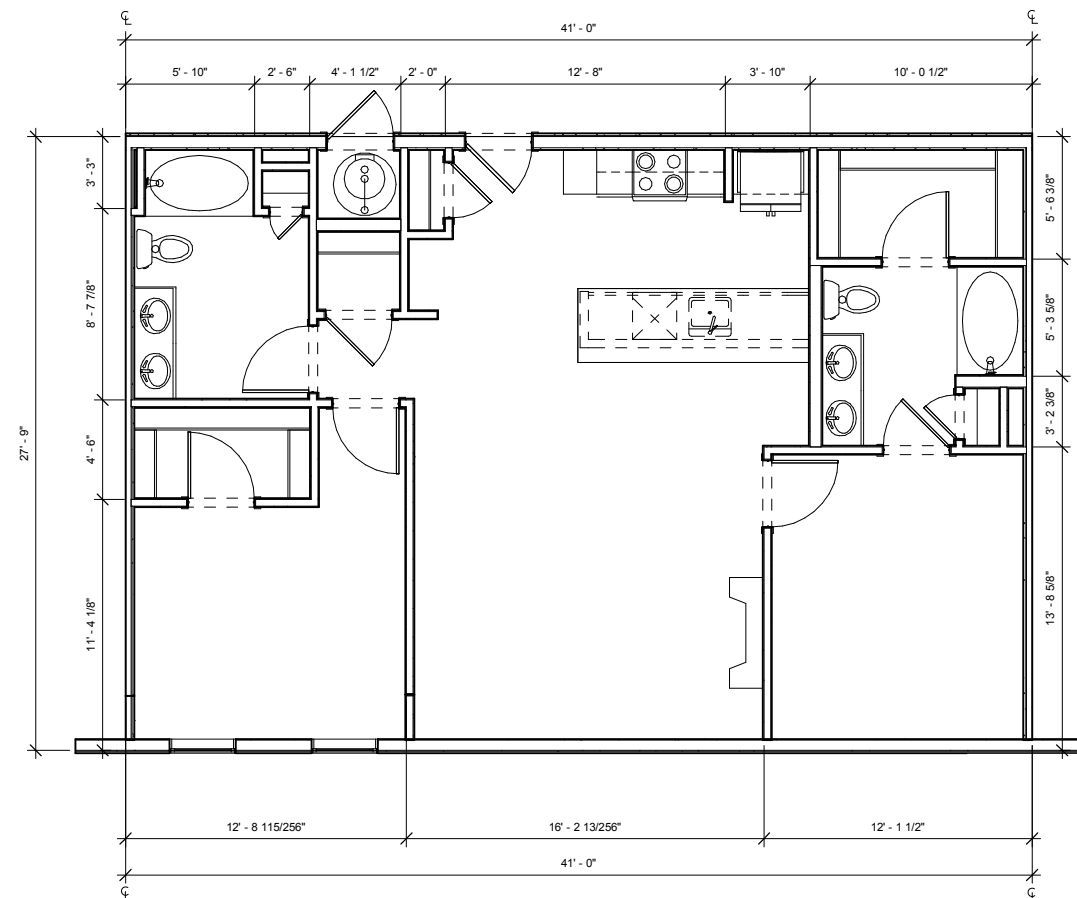
UNIT PLAN LEGEND

- FINISH 1 FLOOR TRANSITION
- FINISH 2
- CPT CARPET
- TL TILE
- VP VINYL
- PLANK VS SHEET VINYL
- PC POLISHED CONCRETE
- 00 DOOR TAG
- INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
- INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
- INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



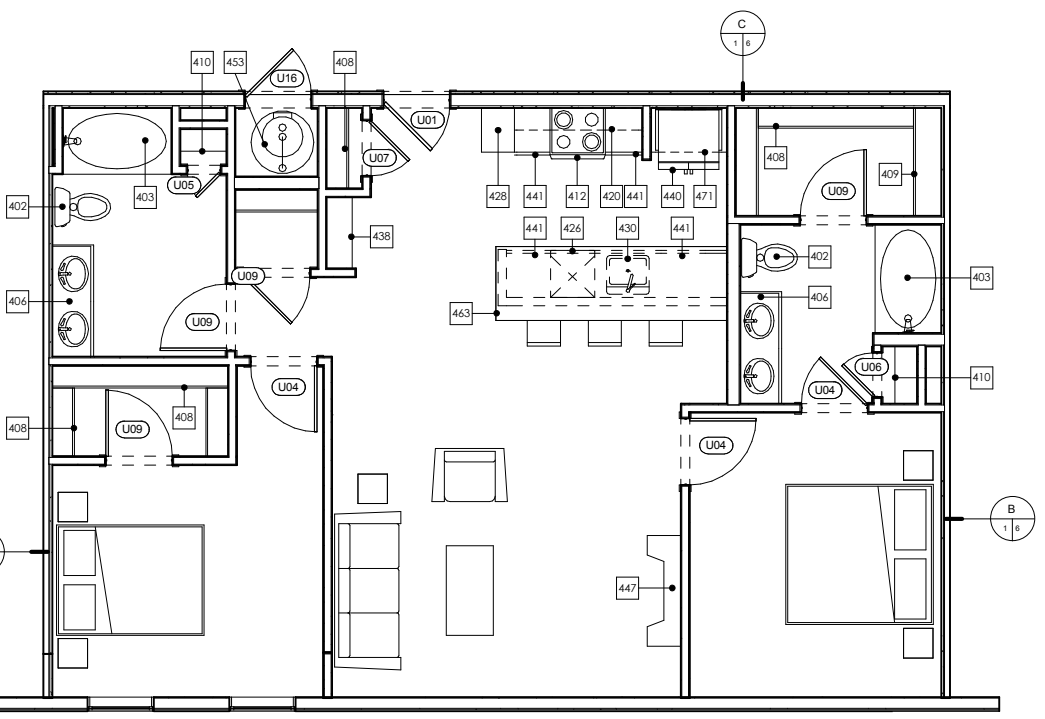
3 UNIT B2 ACCESSIBILITY PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT B2 DIMENSION PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.



2 UNIT B2 DETAIL PLAN

1/4" = 1'-0"
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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT B2 ALT 1**

SHEET NUMBER

A310

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS	
#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

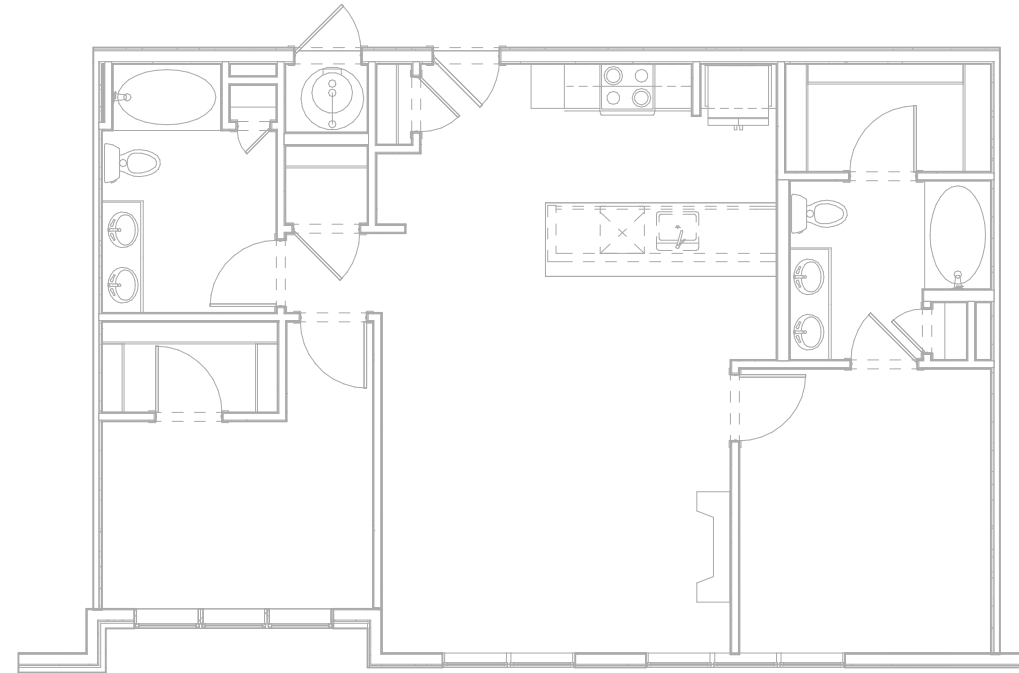
KEYNOTES - TYPE 'B' ACCESSIBILITY	
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B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2, WATER CLOSETS RE: 5 AND 9/A901, LAVATORIES RE: 7/A901, TUBS RE: 8 AND 12/A901, SHOWERS RE: 1/A901.
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B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
 - REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
 - ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
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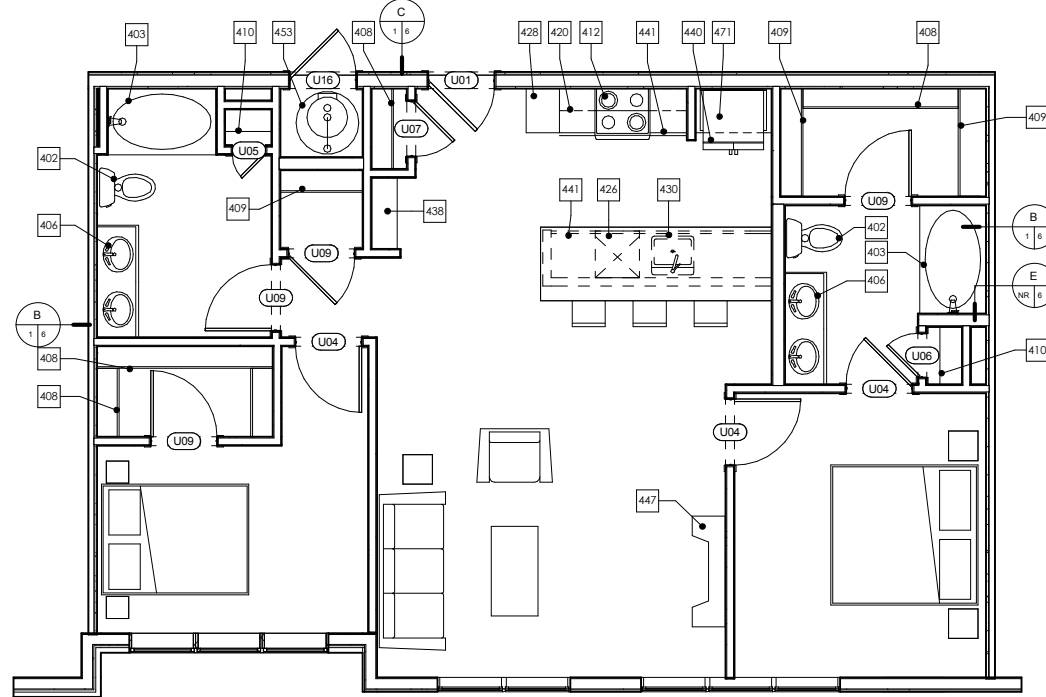
UNIT B2			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B2	2 BR 2 BA	1138 SF	1
B2 ALT 1	2 BR 2 BA	1113 SF	1
B2 ALT 2	2 BR 2 BA	1118 SF	1

UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
PLANK	SHEET VINYL
VS	SHEET VINYL
PC	POLISHED CONCRETE
	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT, 7'-6" AFF
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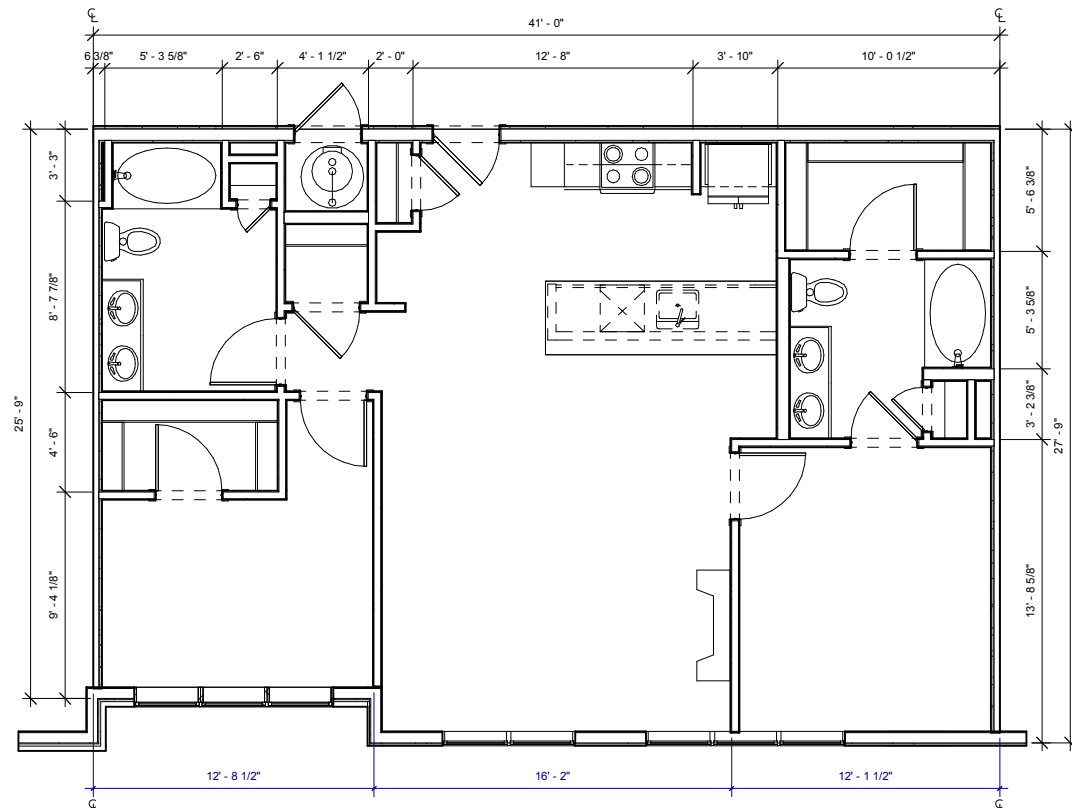
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DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE

06/20/16 PROGRESS

KEY PLAN

SHEET TITLE

**ENLARGED UNIT PLANS
- UNIT B3**

SHEET NUMBER

A311

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
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B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2, RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND

- ▶ CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
- ➡ INDICATES FORWARD OR PARALLEL APPROACH

UNIT PLAN GENERAL NOTES

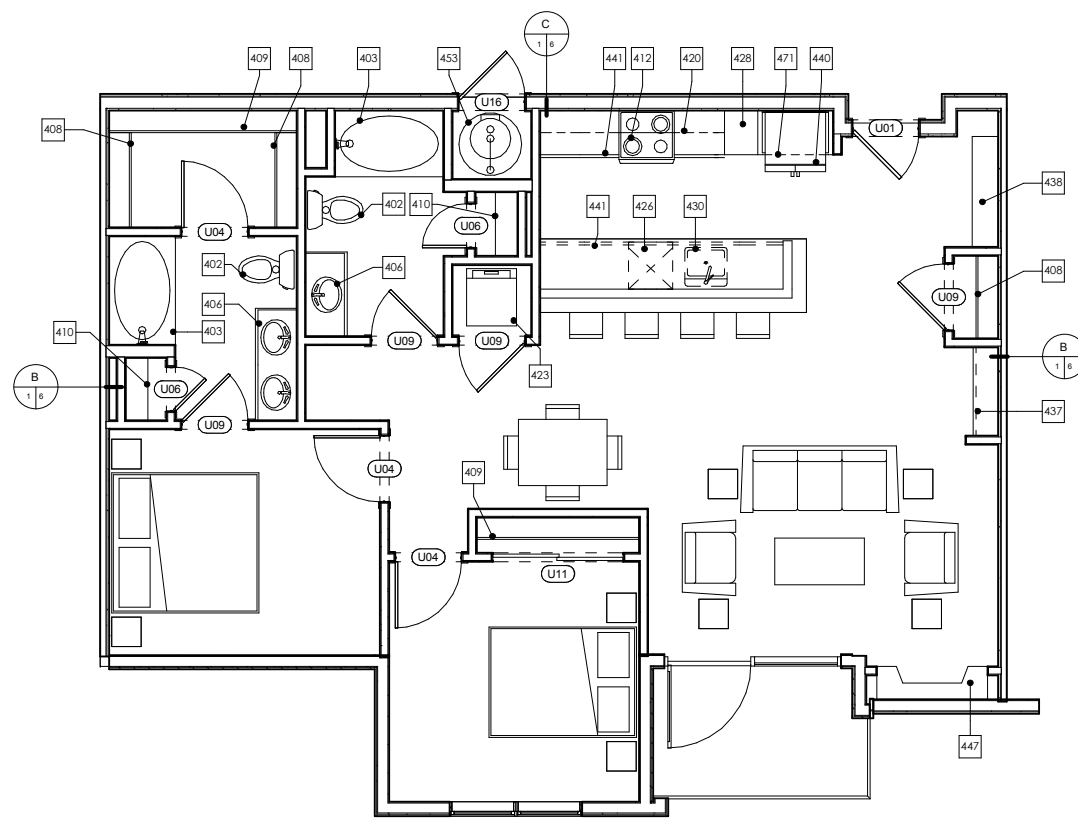
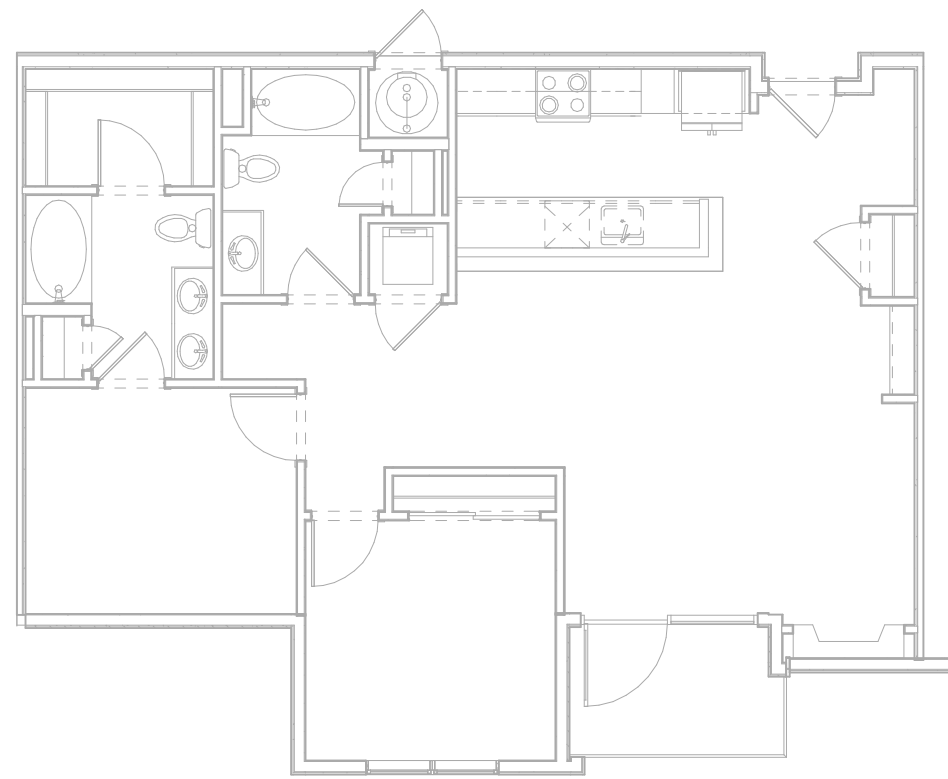
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
- REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
- ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
- DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
- DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
- ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
- SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
- MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH. ALL CORRIDOR WALLS ARE WALL TYPE C. 2X4, U.N.O.
- ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
- WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
- ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
- PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
- PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
- FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT B3

UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B3	2 BR 2 BA	1146 SF	3

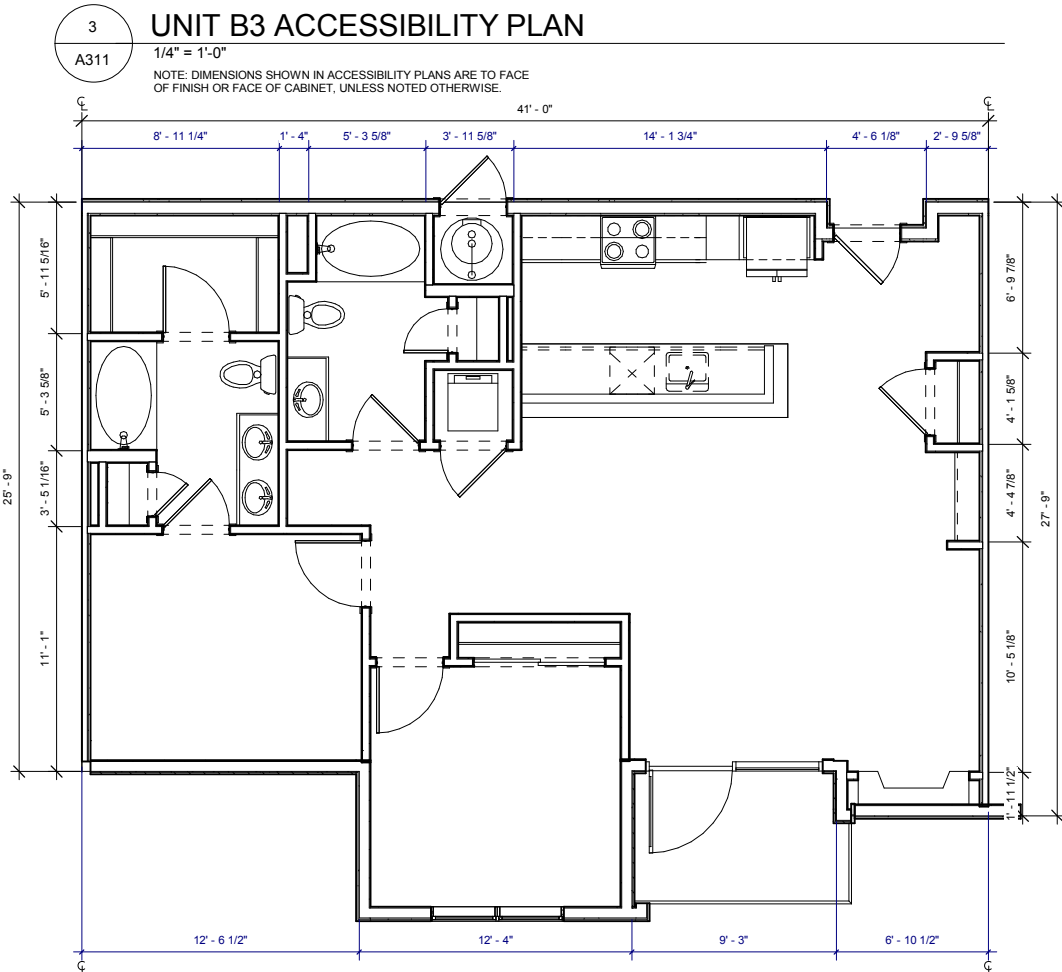
UNIT PLAN LEGEND

- FINISH 1 FLOOR TRANSITION
- FINISH 2 CARPET
- CPT TILE
- TL TILE
- VP VINYL
- PLANK VS SHEET VINYL
- PC POLISHED CONCRETE
- OO DOOR TAG
- INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
- INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
- INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



2 UNIT B3 DETAIL PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT B3 DIMENSION PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE

06/20/16 PROGRESS

KEY PLAN

SHEET TITLE

**ENLARGED UNIT PLANS
- UNIT B4**

SHEET NUMBER

A312

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

KEYNOTES - TYPE 'B' ACCESSIBILITY

#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1. RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2. RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4. RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2. RE: 1-2, 5-7/A902
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1. RE: 4/A904.
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B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4. RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5. RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND

- ▷ CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
- ⇒ INDICATES FORWARD OR PARALLEL APPROACH

UNIT PLAN GENERAL NOTES

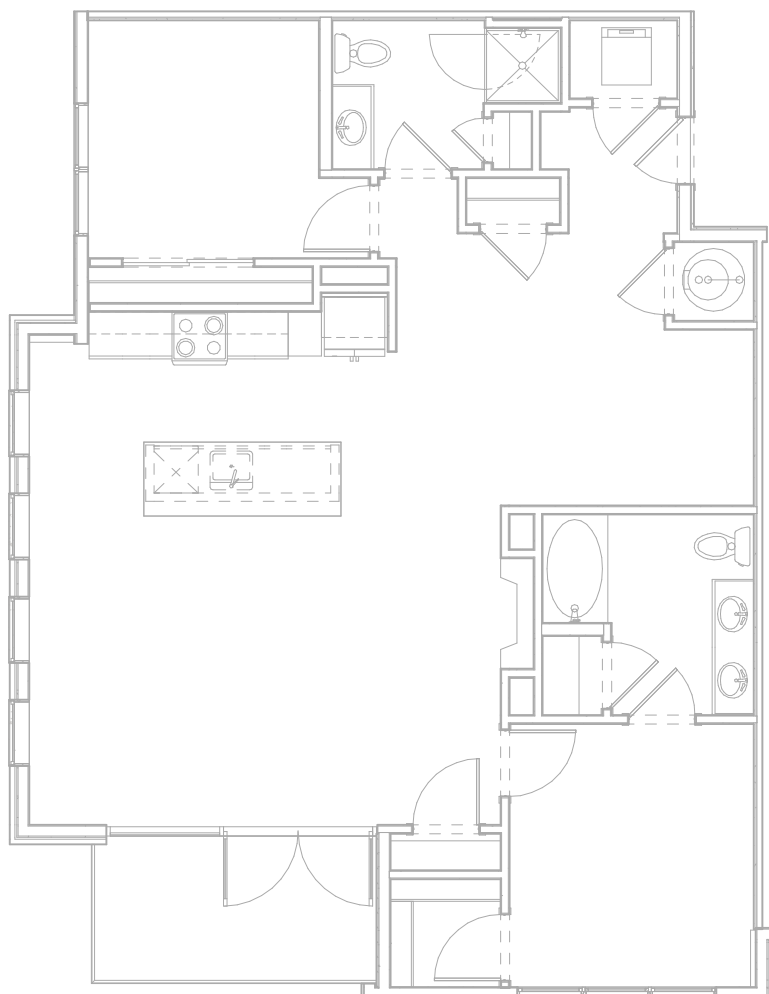
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
- REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
- ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
- DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
- DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
- ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
- SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
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- ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
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- FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT B4

UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B4	2 BR 2 BA	1311 SF	3
B4 ALT 1	2 BR 2 BA	1203 SF	3
B4 ALT 2	2 BR 2 BA	1203 SF	2
B4 ALT 3	2 BR 2 BA	1269 SF	2

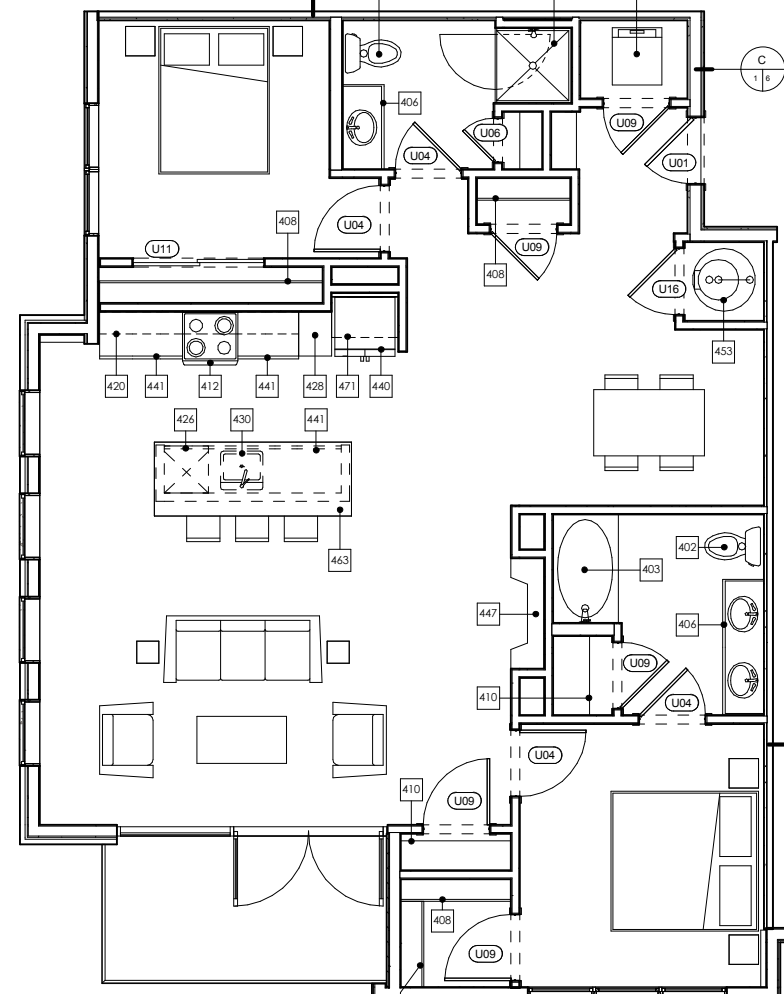
UNIT PLAN LEGEND

- FINISH 1 FLOOR TRANSITION
- FINISH 2
- CPT CARPET
- TL TILE
- VP VINYL
- PLANK
- VS SHEET VINYL
- PC POLISHED CONCRETE
- 00 DOOR TAG
- INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
- INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
- INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



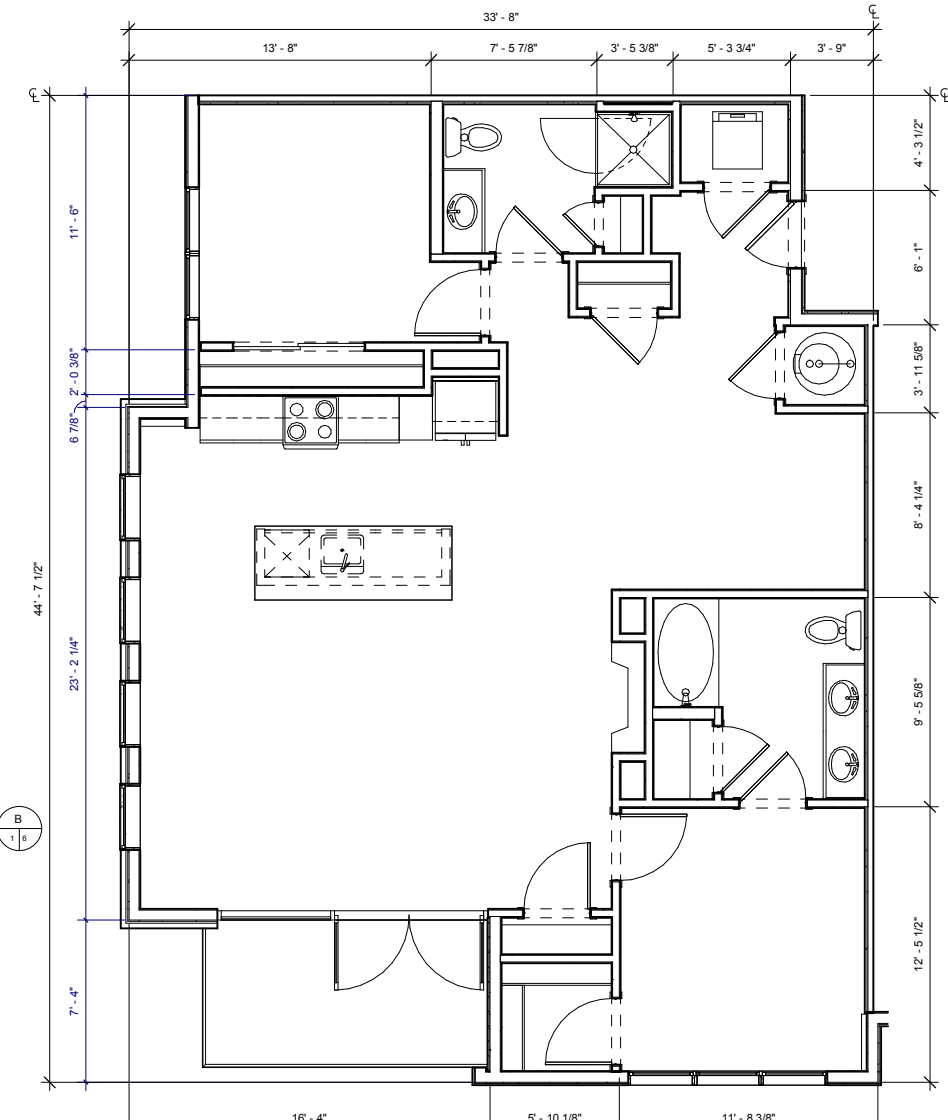
3 UNIT B4 ACCESSIBILITY PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT B4 DETAIL PLAN

1/4" = 1'-0"
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1 UNIT B4 DIMENSION PLAN

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DILLON GATEWAY
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No.	Description	Date
CURRENT PHASE		
SCHEMATIC DESIGN		
ISSUE DATE		
06/20/16 PROGRESS		
KEY PLAN		
SHEET TITLE		
ENLARGED UNIT PLANS - UNIT B4 ALT 1		
SHEET NUMBER		

A313

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
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428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
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440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

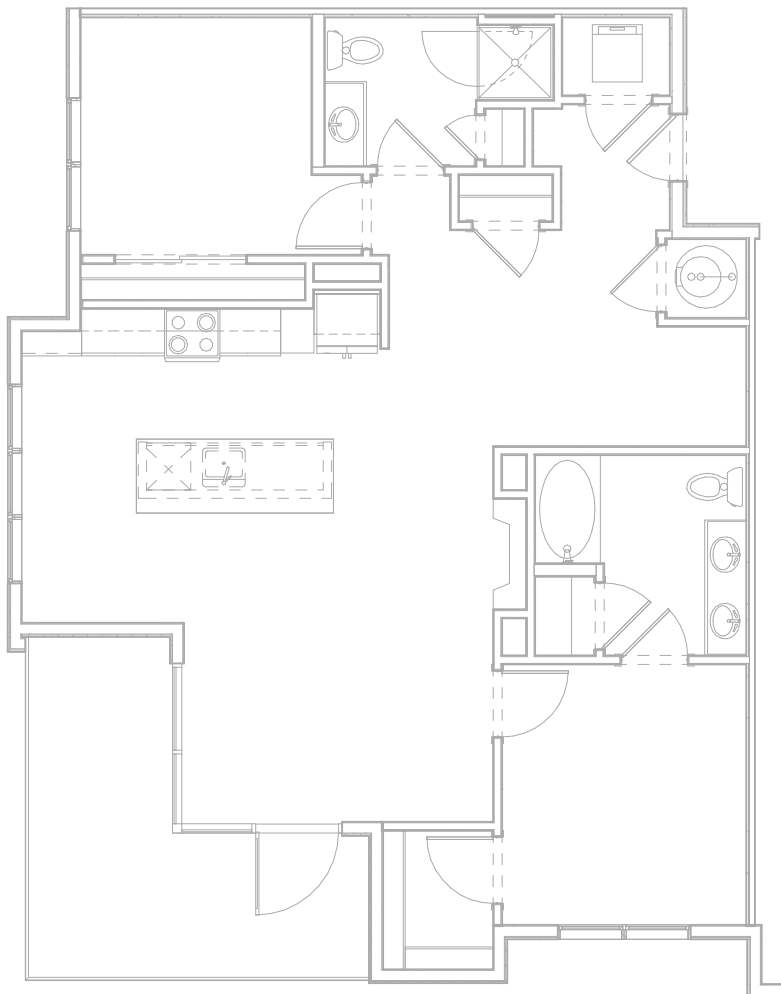
#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1. RE: 1/A900.
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B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1. RE: 4/A904.
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B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

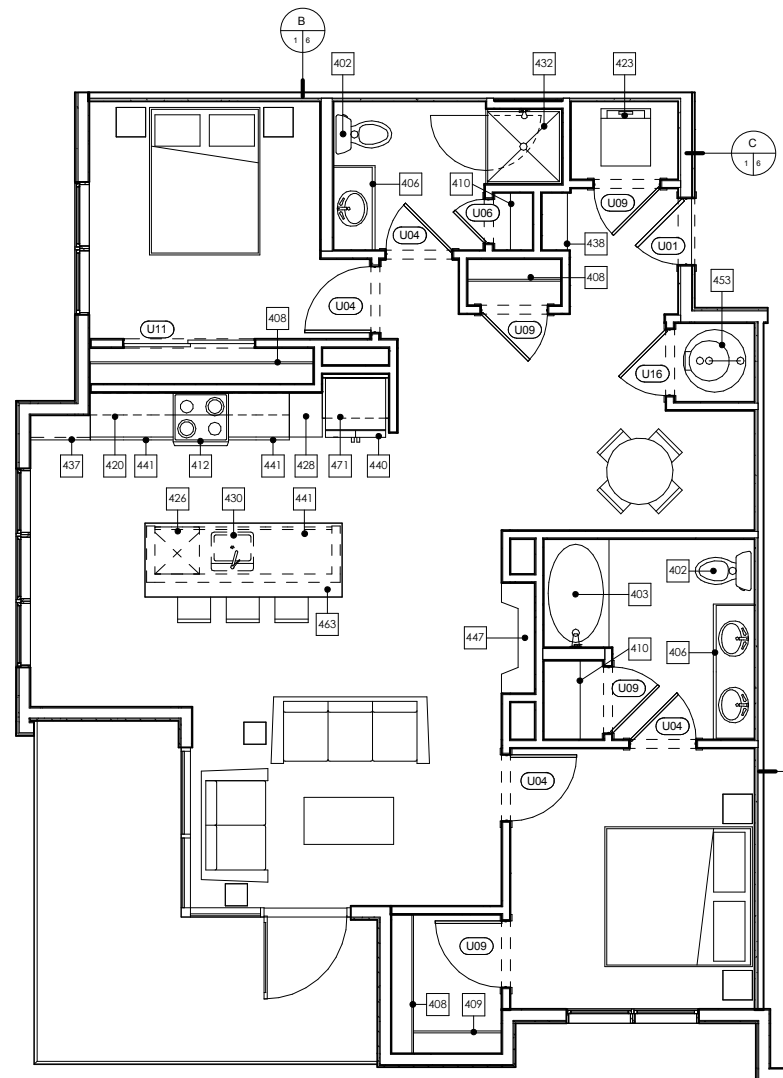
- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
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 - SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
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UNIT B4			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B4	2 BR 2 BA	1311 SF	3
B4 ALT 1	2 BR 2 BA	1203 SF	3
B4 ALT 2	2 BR 2 BA	1203 SF	2
B4 ALT 3	2 BR 2 BA	1269 SF	2

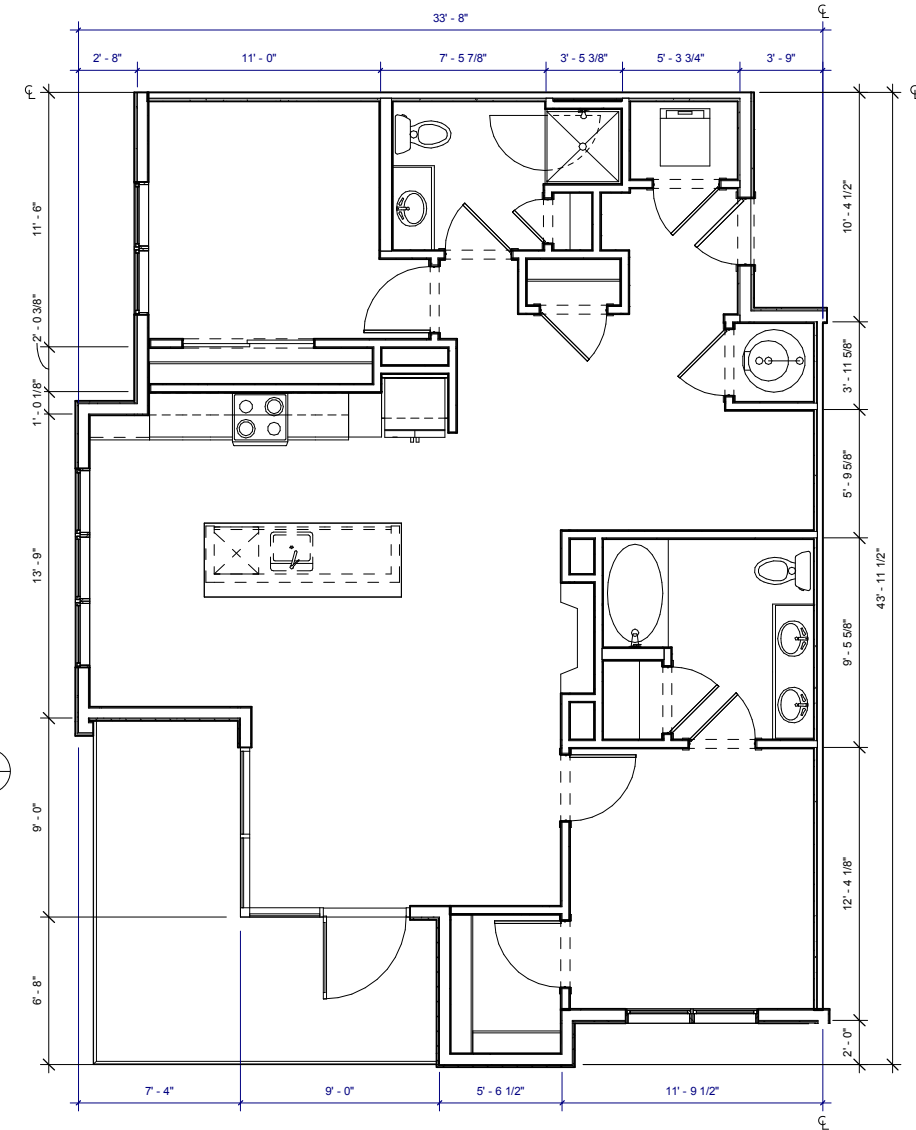
UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
PLANK	
VS	SHEET VINYL
PC	POLISHED CONCRETE
	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
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3 UNIT B4 ALT 1 ACCESSIBILITY PLAN
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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT B4 ALT 2**

SHEET NUMBER

A314

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
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KEYNOTES - TYPE 'B' ACCESSIBILITY

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ACCESSIBILITY LEGEND

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UNIT PLAN GENERAL NOTES

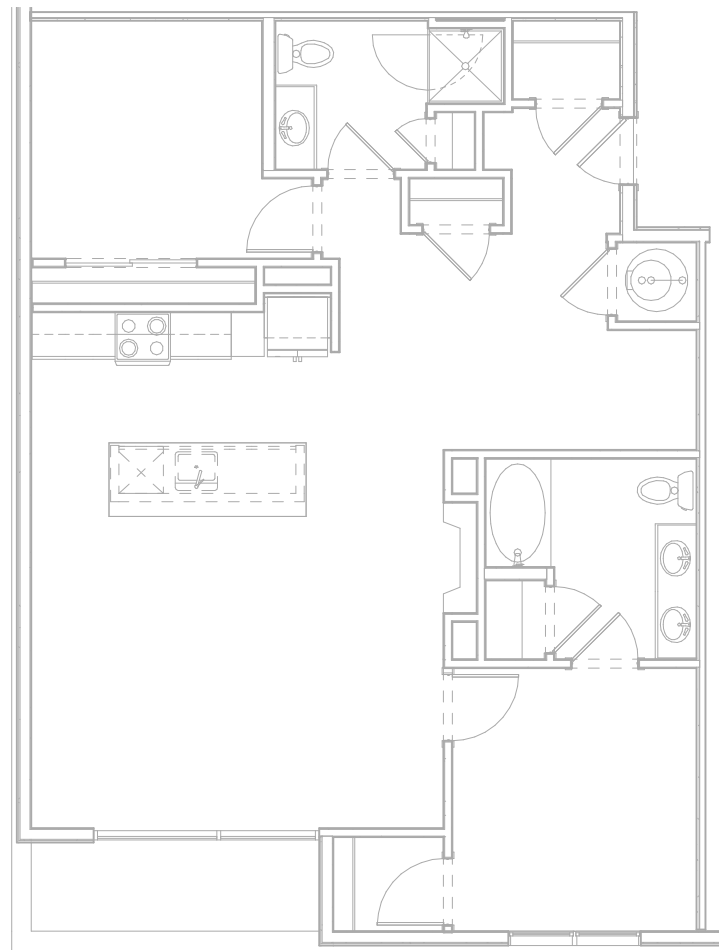
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
- REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
- ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A050
- DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
- DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
- ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
- SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
- MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
- ALL CORRIDOR WALLS ARE WALL TYPE C. 2X4, U.N.O.
- ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
- WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
- ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
- PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
- PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
- FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT B4

UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B4	2 BR 2 BA	1311 SF	3
B4 ALT 1	2 BR 2 BA	1203 SF	3
B4 ALT 2	2 BR 2 BA	1203 SF	2
B4 ALT 3	2 BR 2 BA	1269 SF	2

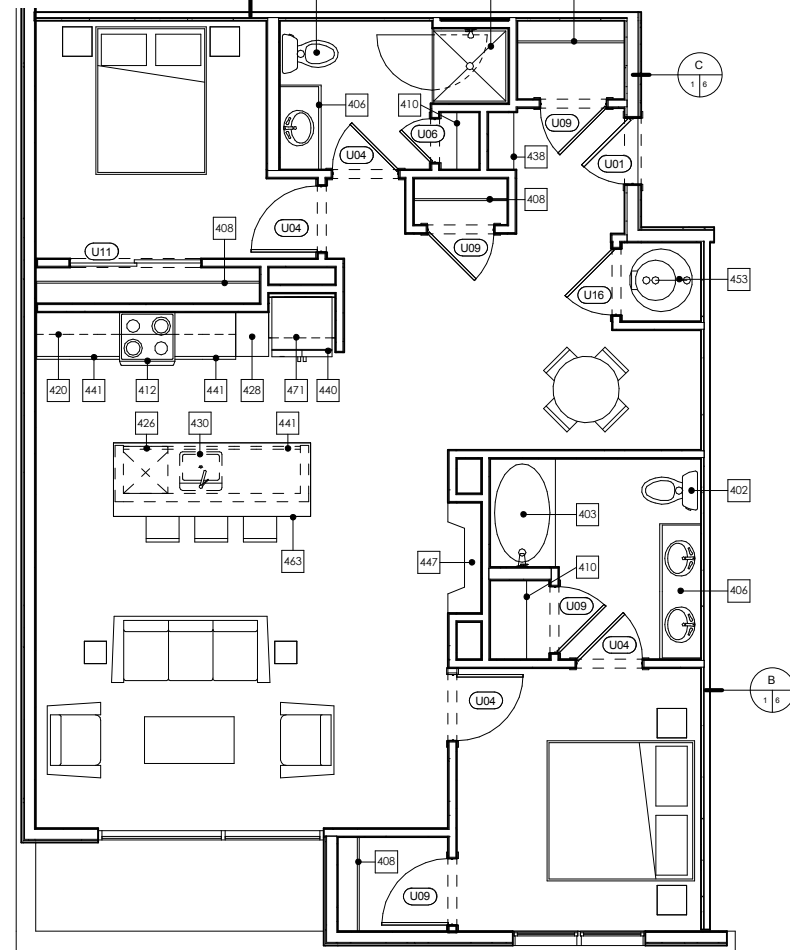
UNIT PLAN LEGEND

- FINISH 1 FLOOR TRANSITION
- FINISH 2
- CPT CARPET
- TL TILE
- VP VINYL
- PLANK
- VS SHEET VINYL
- PC POLISHED CONCRETE
- OO DOOR TAG
- INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
- INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
- INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



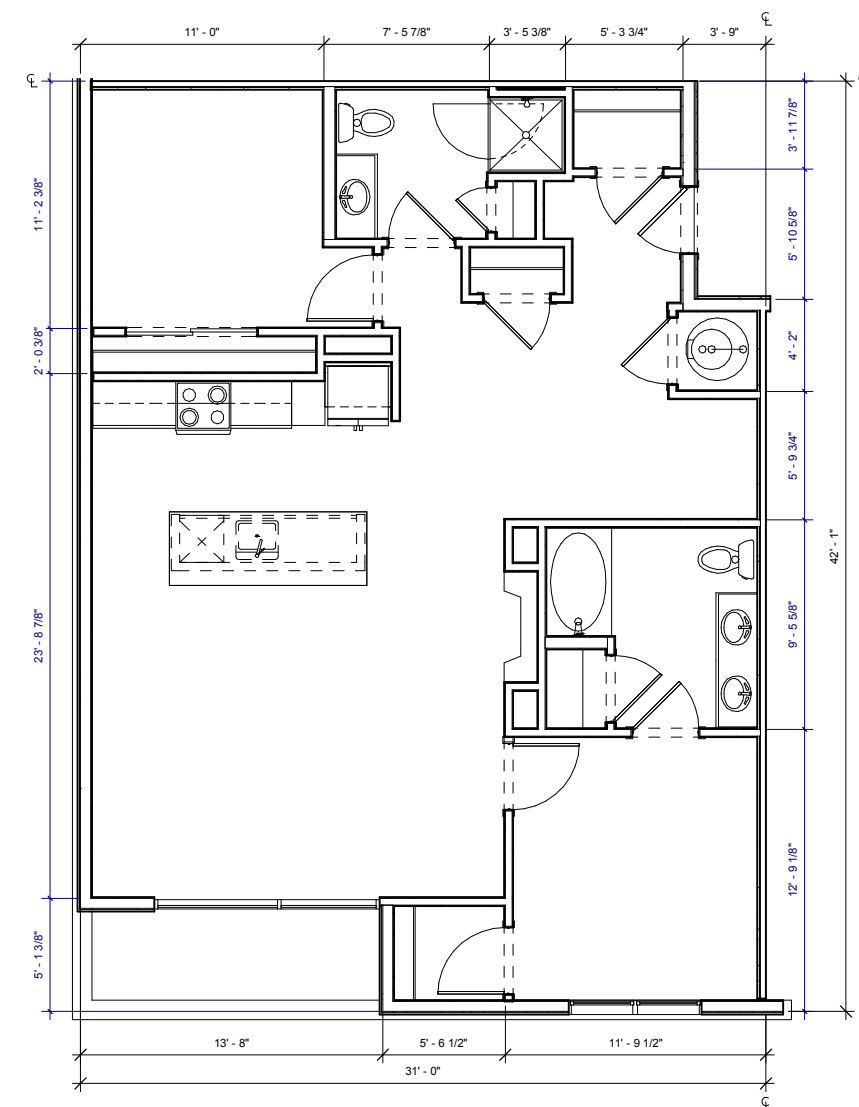
3 UNIT B4 ALT 2 ACCESSIBILITY PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT B4 ALT 2 DETAIL PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT B4 ALT 2 DIMENSION PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT B4 ALT 3**

SHEET NUMBER

A315

ARCHITECT'S PROJECT NUMBER Project Number

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

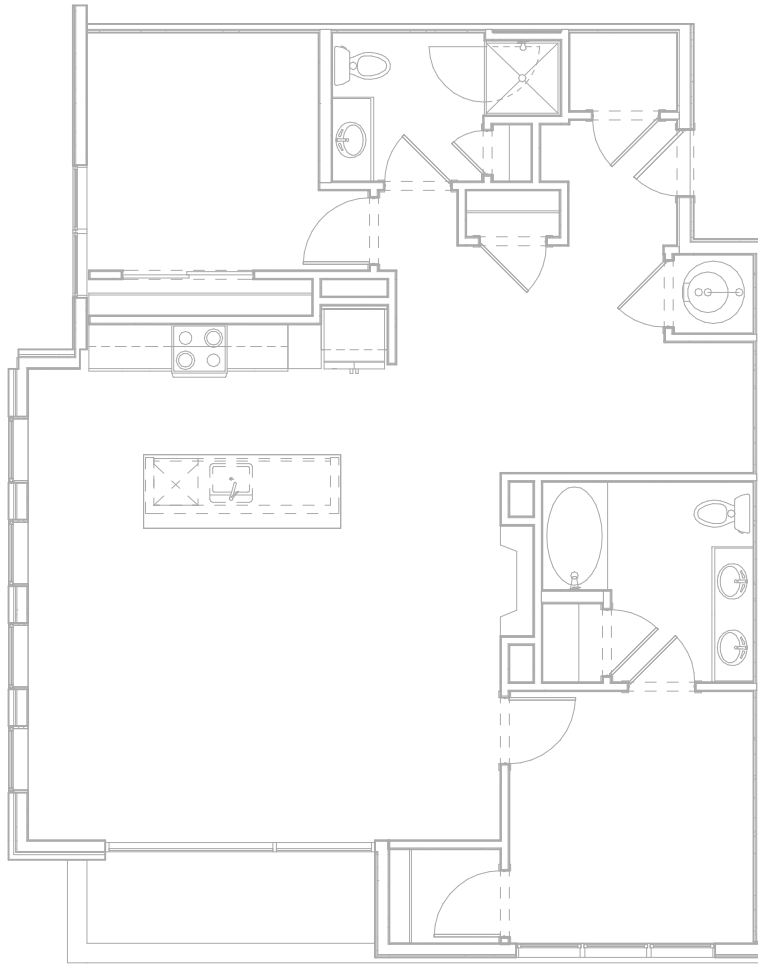
#	TYPE "B" ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1, RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2, RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2, WATER CLOSETS RE: 5 AND 9/A901, LAVATORIES RE: 7/A901, TUBS RE: 8 AND 12/A901, SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2, RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
 - REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
 - ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
 - DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
 - DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
 - ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
 - SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
 - MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
 - ALL CORRIDOR WALLS ARE WALL TYPE C, 2X4, U.N.O.
 - ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
 - WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
 - ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
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 - FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

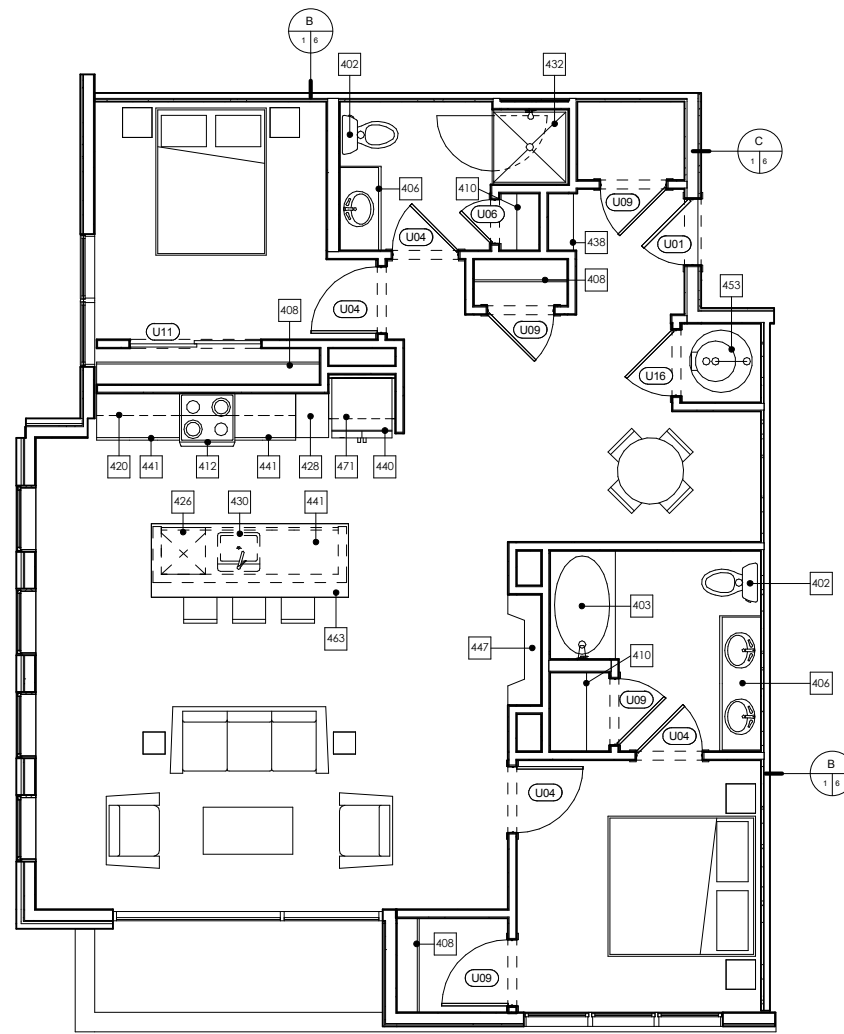
UNIT B4			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B4	2 BR 2 BA	1311 SF	3
B4 ALT 1	2 BR 2 BA	1203 SF	3
B4 ALT 2	2 BR 2 BA	1203 SF	2
B4 ALT 3	2 BR 2 BA	1269 SF	2

UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
PLANK	SHEET VINYL
VS	
PC	POLISHED CONCRETE
	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT, 7'-6" AFF
	INDICATES TEMPERED GLASS, RE: UNIT FLOOR PLANS FOR LOCATIONS.
	INDICATES GRAB BAR BLOCKING, RE: UNIT FLOOR PLANS FOR LOCATIONS.



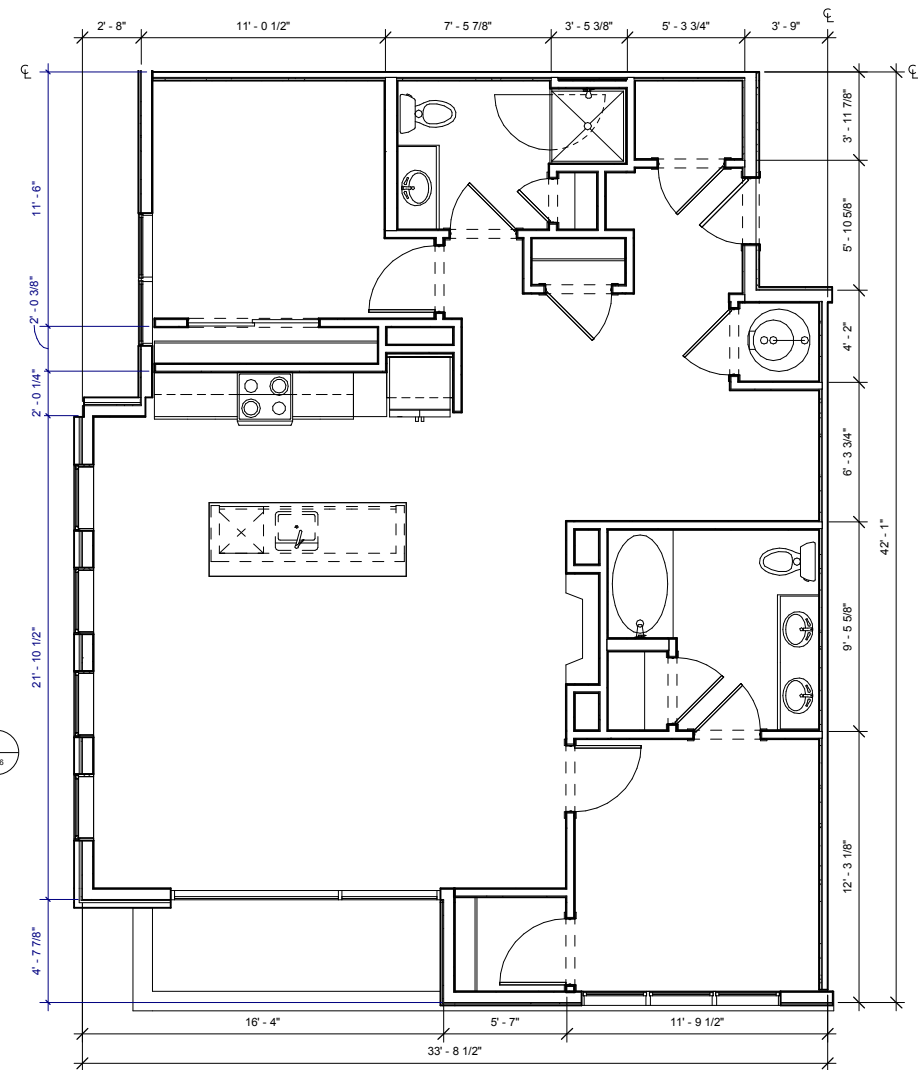
3 UNIT B4 ALT 3 ACCESSIBILITY PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT B4 ALT 3 DETAIL PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT B4 ALT 3 DIMENSION PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE

06/20/16 PROGRESS

KEY PLAN

SHEET TITLE

**ENLARGED UNIT PLANS
- UNIT B5**

SHEET NUMBER

A316

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS	
#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

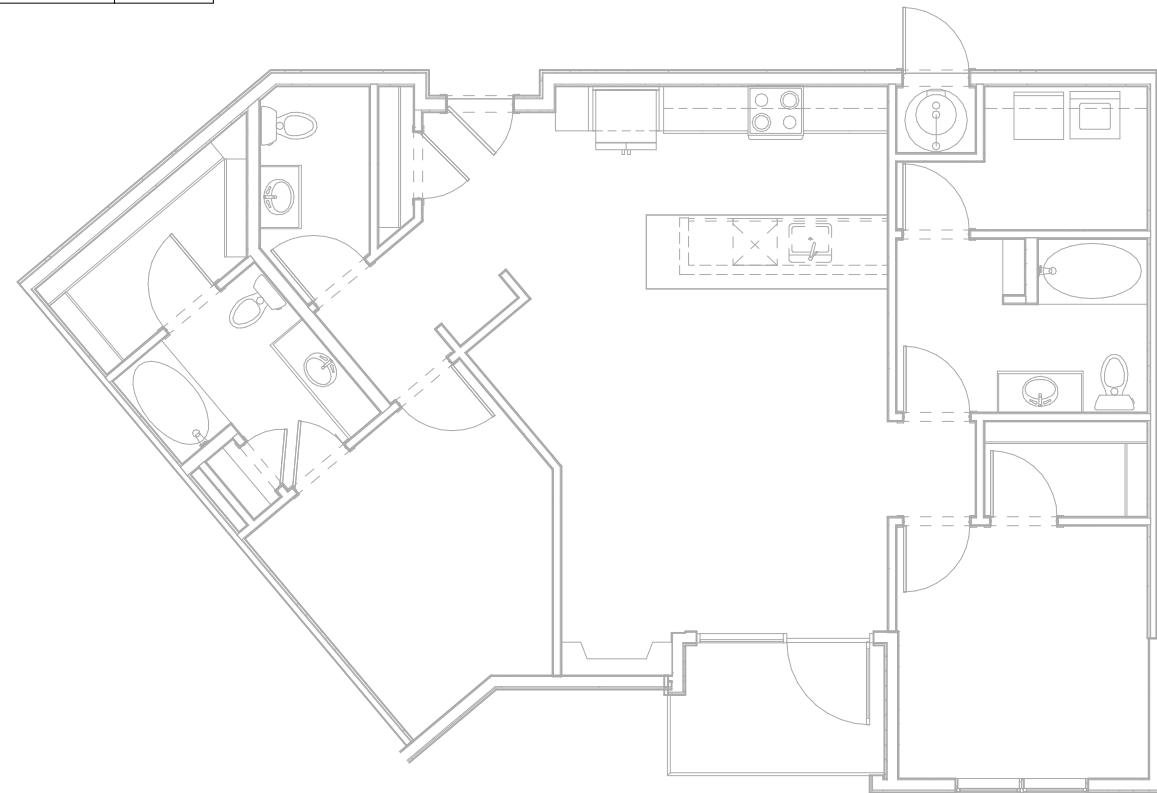
KEYNOTES - TYPE 'B' ACCESSIBILITY	
#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1, RE: 1/A900.
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B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2, WATER CLOSETS RE: 5 AND 9/A901, LAVATORIES RE: 7/A901, TUBS RE: 8 AND 12/A901, SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 1004.12.2.2, RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

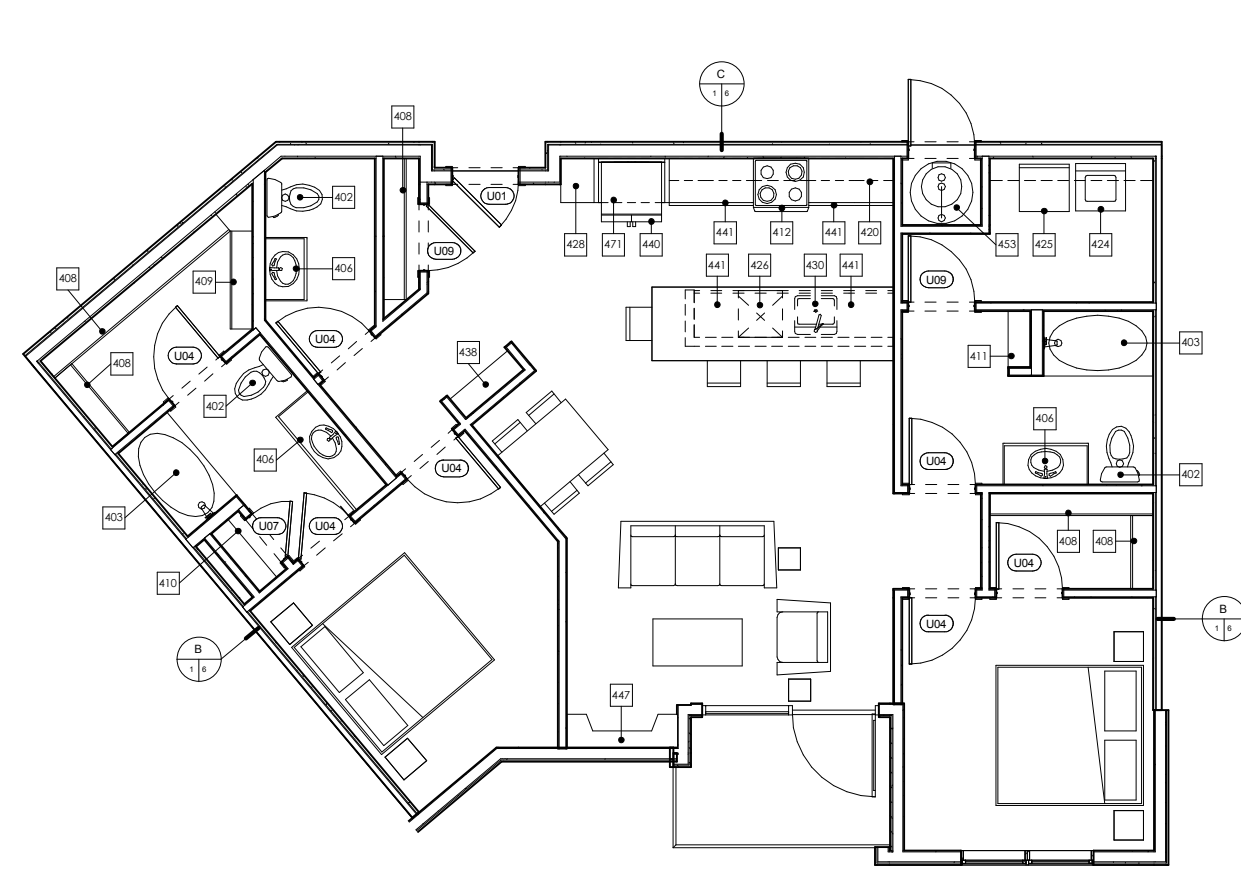
- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
 - REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
 - ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
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UNIT B5			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B5	2 BR 2 BA	1274 SF	3

UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
VS	SHEET VINYL
PC	POLISHED CONCRETE
	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
	INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.

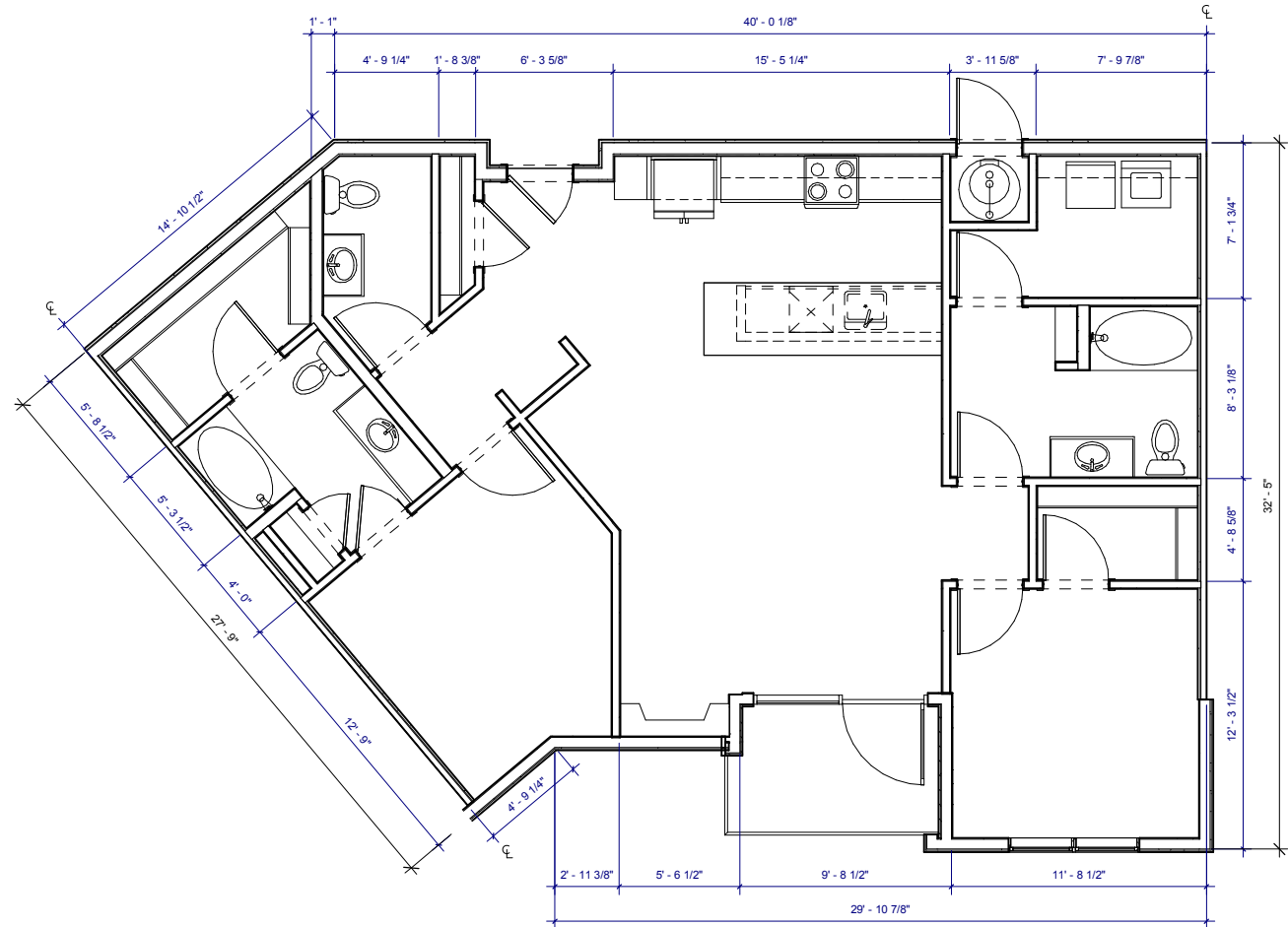


3 UNIT B5 ACCESSIBILITY PLAN
1/4" = 1'-0"



2 UNIT B5 DETAIL PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT B5 DIMENSION PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT B6**

SHEET NUMBER

A317

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS	
#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
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441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
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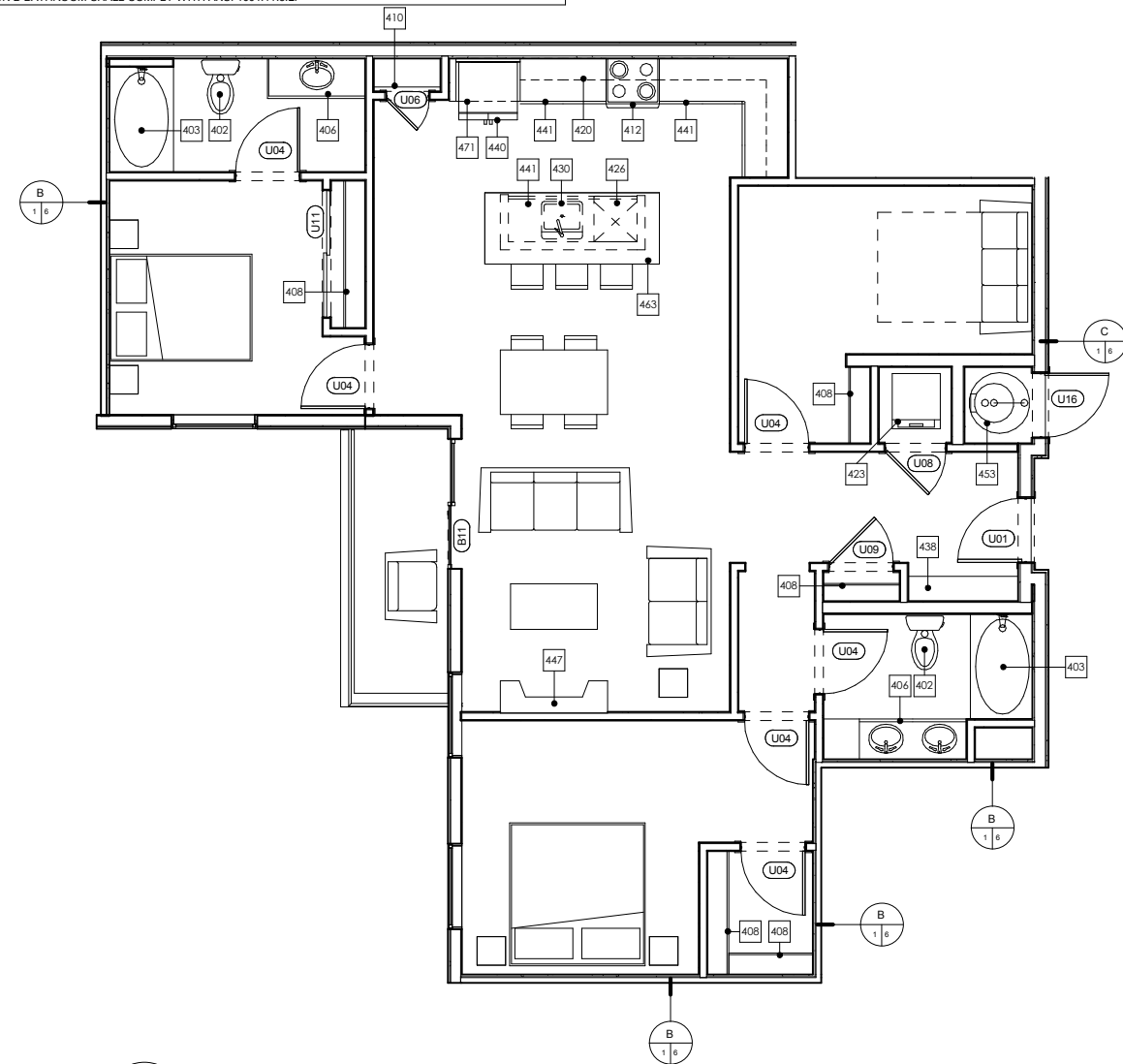
KEYNOTES - TYPE 'B' ACCESSIBILITY	
#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
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B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2, WATER CLOSETS RE: 5 AND 9/A901, LAVATORIES RE: 7/A901, TUBS RE: 8 AND 12/A901, SHOWERS RE: 1/A901.
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B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2, RE: 5/A904.
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B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
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ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

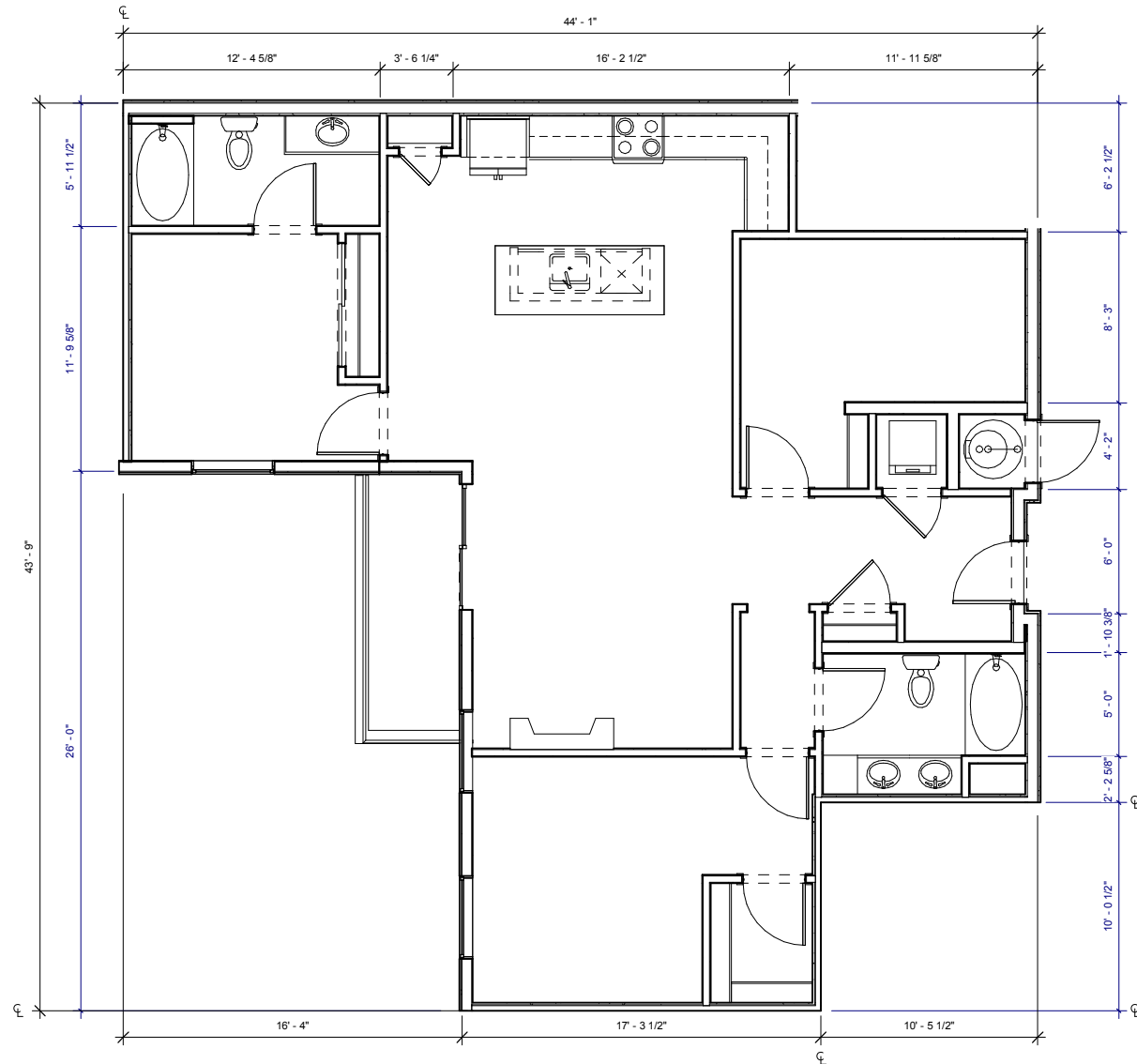
- UNIT PLAN GENERAL NOTES**
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 - WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
 - ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
 - PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
 - PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
 - FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT B6			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
B6	2 BR 2 BA DEN	1309 SF	3

UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
VS	SHEET VINYL
PC	POLISHED CONCRETE
	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
	INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



2 UNIT B6 DETAIL PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT B6 DIMENSION PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

THESE DRAWINGS ARE INCOMPLETE AND ARE INTENDED FOR CONVEYING DESIGN SYSTEM CONCEPTS. ANY PRICING OR BUDGETING PERFORMED WITH THESE DRAWINGS MUST CARRY A CONTINGENCY TO COVER WHAT ITEMS MAY CHANGE OR BE ADDED AS THE DESIGN PROCESS IS COMPLETED.

No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT C1**

SHEET NUMBER

A319

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS	
#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

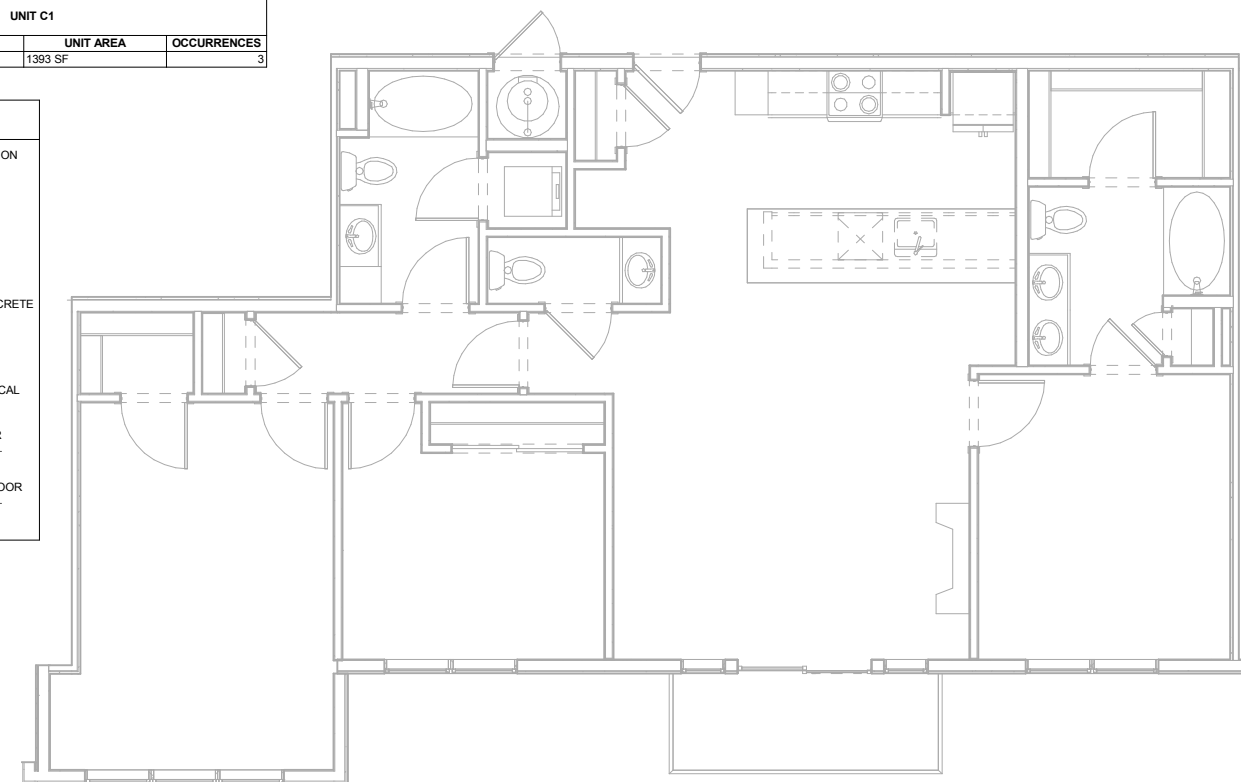
KEYNOTES - TYPE 'B' ACCESSIBILITY	
#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1. RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2. RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4. RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2. RE: 1-2, 5-7/A902
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1. RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 1004.12.2.2. RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4. RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5. RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

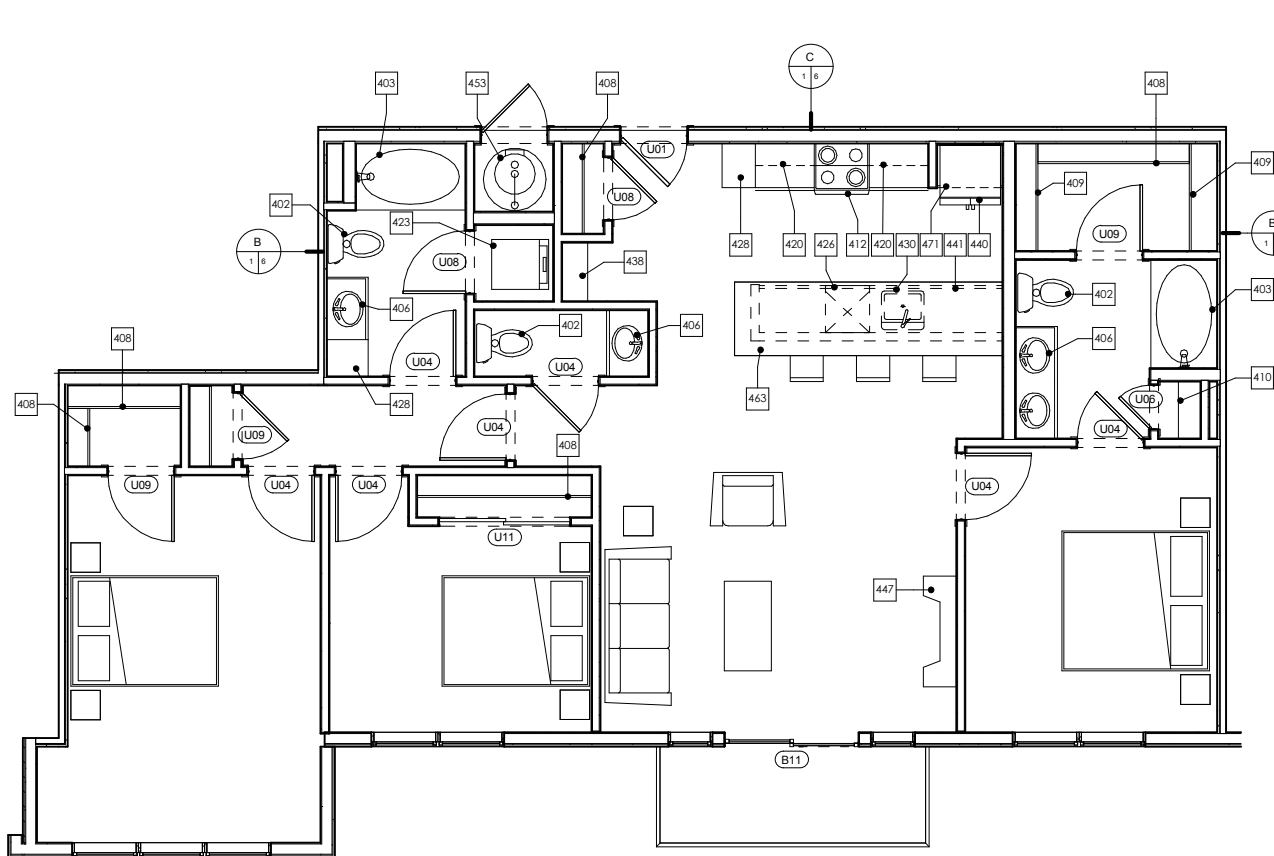
- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
 - REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
 - ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A950
 - DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
 - DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE. U.N.O.
 - ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
 - SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
 - MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH. ALL CORRIDOR WALLS ARE WALL TYPE C. 2X4, U.N.O.
 - ALL INTERIOR WALLS ARE 2X4 WALL TYPE D. U.N.O.
 - WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
 - ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
 - PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
 - PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
 - FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT C1			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
C1	3 BR 2.5 BA	1393 SF	3

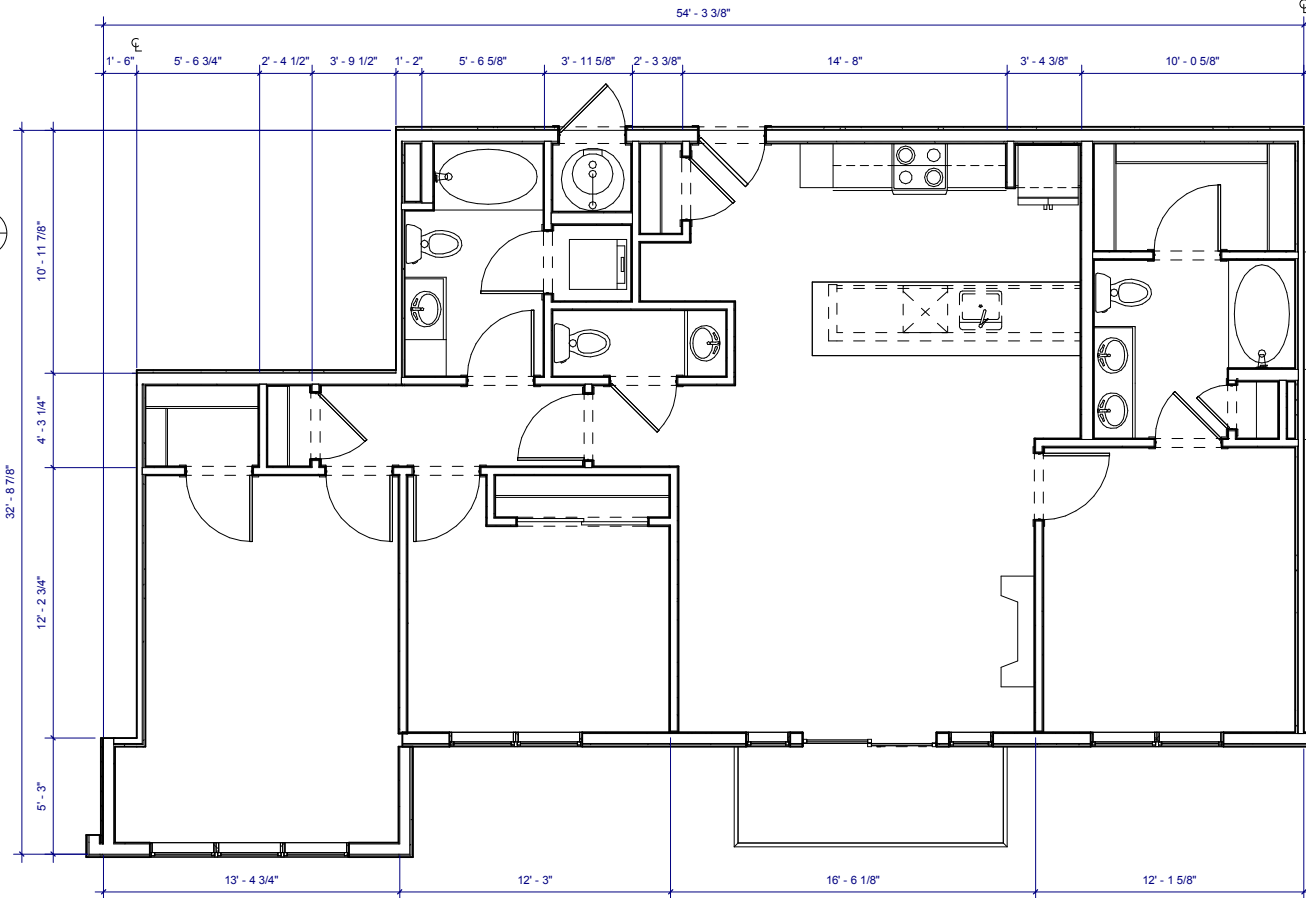
UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
FLANK	SHEET VINYL
VS	
PC	POLISHED CONCRETE
	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
	INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



3 UNIT C1 ACCESSIBILITY PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT C1 DETAIL PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT C1 DIMENSION PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT C2**

SHEET NUMBER

A320

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

KEYNOTES - TYPE 'B' ACCESSIBILITY

#	TYPE 'B' ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1, RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2, RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 ANSI 1004.12.2.2, RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

ACCESSIBILITY LEGEND

- ▶ CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
- ➔ INDICATES FORWARD OR PARALLEL APPROACH

UNIT PLAN GENERAL NOTES

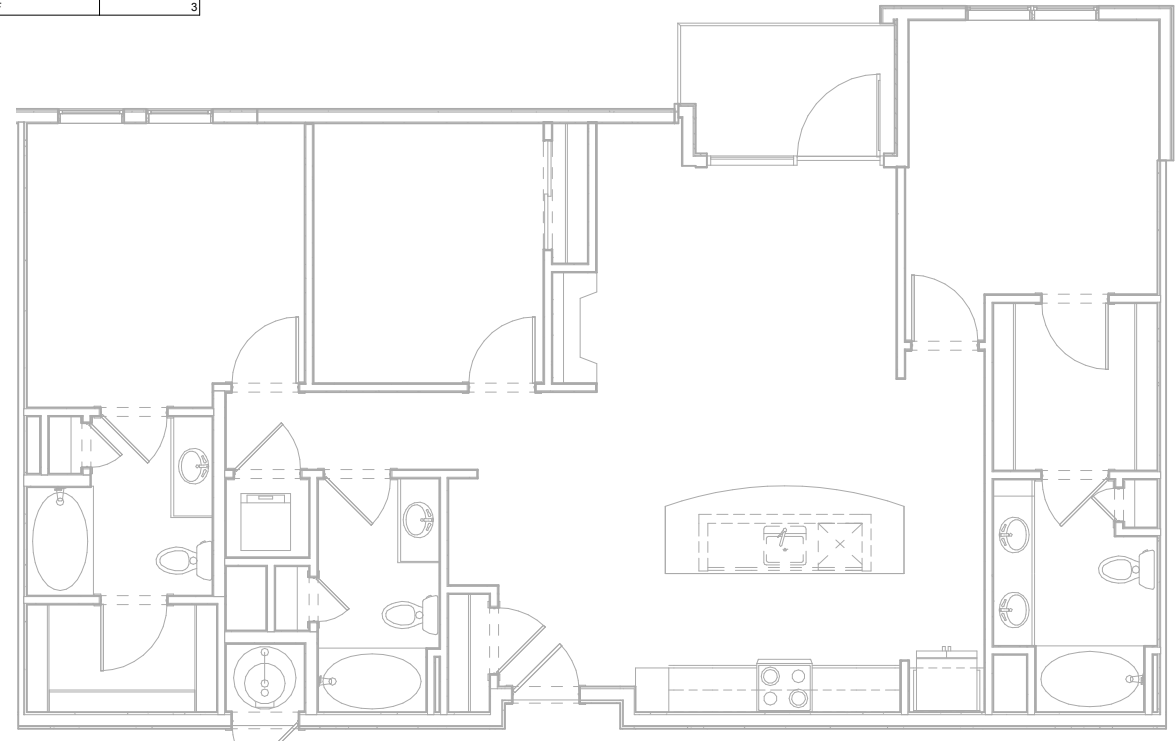
1. REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
2. REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
3. ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B, RE: A050
4. DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
5. DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
6. ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP. U.N.O.
7. SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
9. MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH. ALL CORRIDOR WALLS ARE WALL TYPE C, 2X4, U.N.O.
10. ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
11. WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
13. ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
14. PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
15. PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
16. FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

UNIT C2

UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
C2	3 BR 3 BA	1470 SF	3

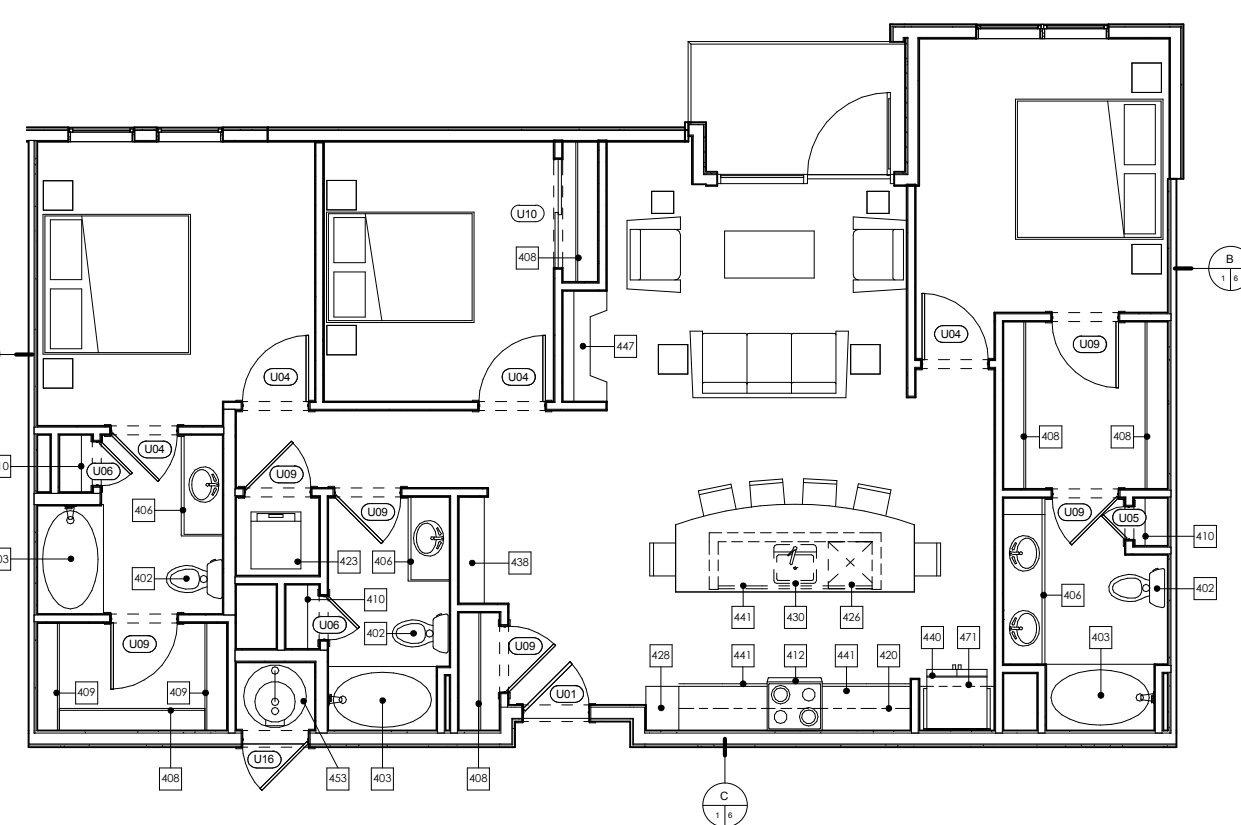
UNIT PLAN LEGEND

- FINISH 1 FLOOR TRANSITION
FINISH 2
- CPT CARPET
 - TL TILE
 - VP VINYL
 - PLANK
 - VS SHEET VINYL
 - PC POLISHED CONCRETE
- 00 DOOR TAG
 - INDICATES FURRED CEILING FOR MECHANICAL UNIT, 7'-6" AFF
 - INDICATES TEMPERED GLASS, RE: UNIT FLOOR PLANS FOR LOCATIONS.
 - INDICATES GRAB BAR BLOCKING, RE: UNIT FLOOR PLANS FOR LOCATIONS.



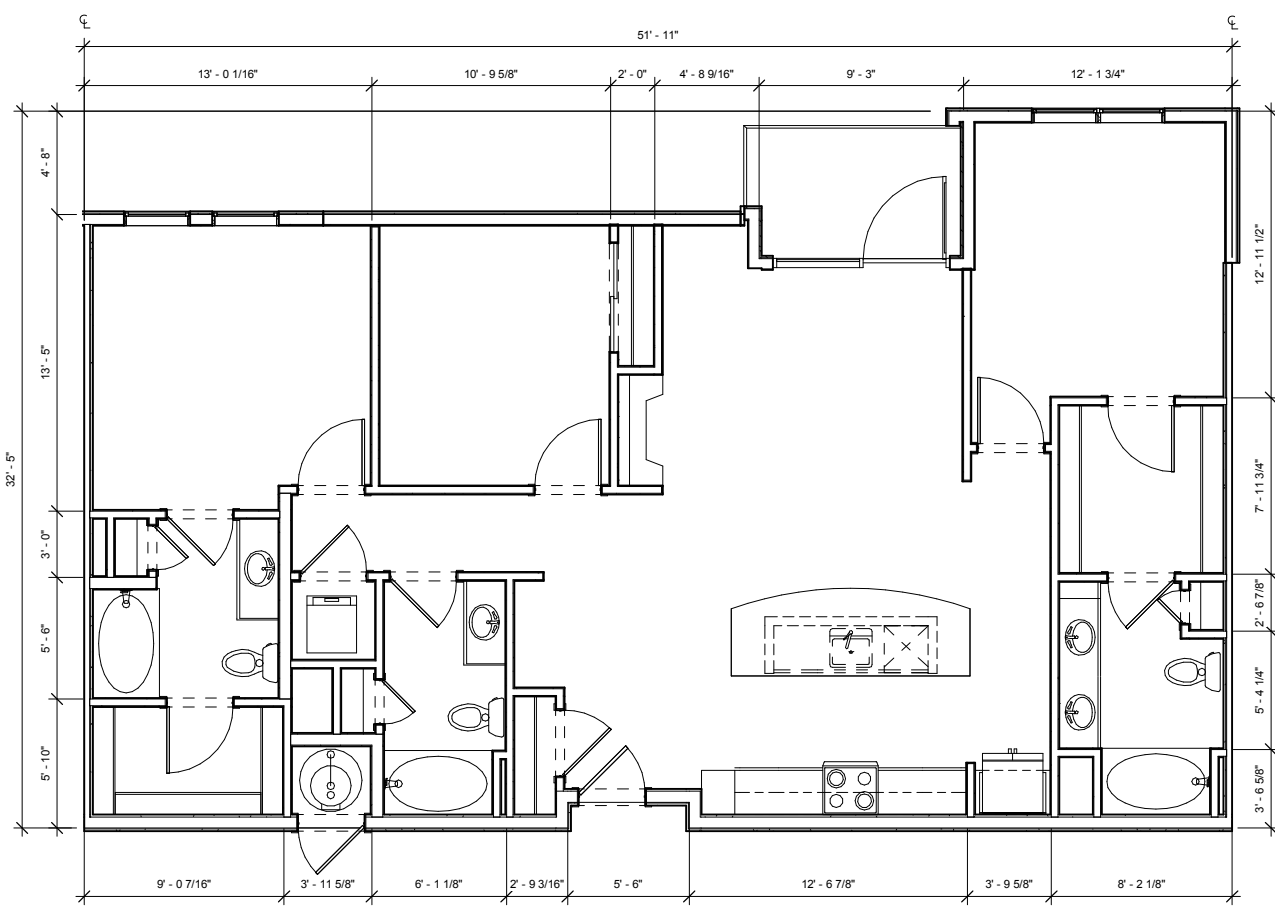
3 UNIT C2 ACCESSIBILITY PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN ACCESSIBILITY PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



2 UNIT C2 DETAIL PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT C2 DIMENSION PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

THESE DRAWINGS ARE INCOMPLETE AND ARE INTENDED FOR CONVEYING DESIGN SYSTEM CONCEPTS. ANY PRICING OR BUDGETING PERFORMED WITH THESE DRAWINGS MUST CARRY A CONTINGENCY TO COVER WHAT ITEMS MAY CHANGE OR BE ADDED AS THE DESIGN PROCESS IS COMPLETED.

No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE

06/20/16 PROGRESS

KEY PLAN

SHEET TITLE

**ENLARGED UNIT PLANS
- UNIT C3**

SHEET NUMBER

A321

ARCHITECT'S PROJECT NUMBER Project Number

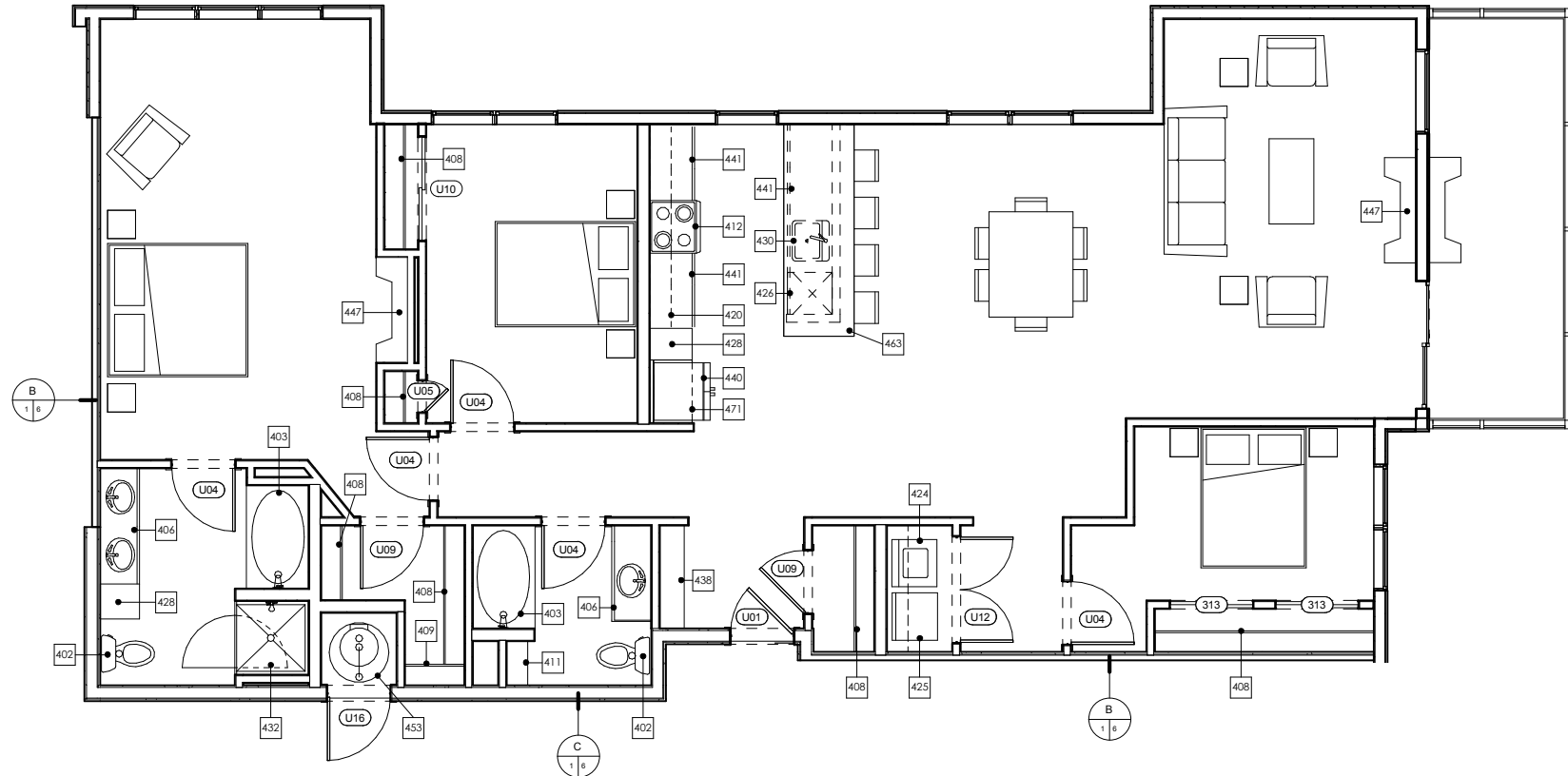
KEYNOTES - UNITS	
#	Keynote Text
402	TOILET - SHALL MEASURE 16" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: X/A700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

KEYNOTES - TYPE 'B' ACCESSIBILITY	
#	TYPE "B" ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1, RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2, RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4, RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2, RE: 1-2, 5-7/A902.
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1, RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 1004.12.2.2, RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4, RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5, RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

UNIT C3			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
C3	3 BR 2 BA	1786 SF	3

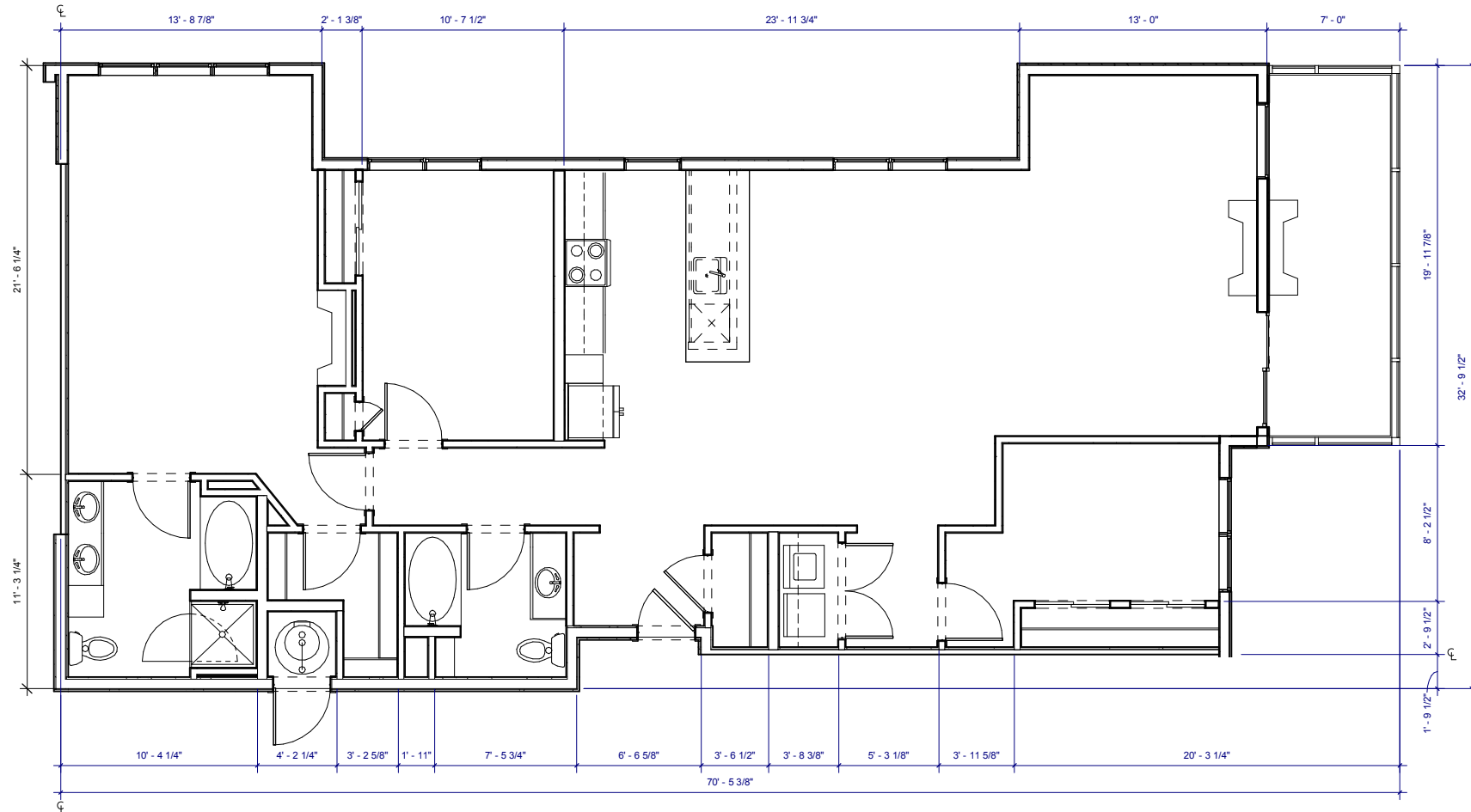
ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

UNIT PLAN GENERAL NOTES	
1.	REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
2.	REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
3.	ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B, RE: A050
4.	DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL, U.N.O.
5.	DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE, U.N.O.
6.	ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL, TYP, U.N.O.
7.	SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS
8.	ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES
9.	MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH.
10.	ALL CORRIDOR WALLS ARE WALL TYPE C, 2X4, U.N.O.
11.	ALL INTERIOR WALLS ARE 2X4 WALL TYPE D, U.N.O.
12.	WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL, INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE, NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
13.	ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES), U.N.O.
14.	PROVIDE COVERINGS AT ALL UNIT WINDOWS, U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
15.	PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS, U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
16.	FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.



2 UNIT C3 DETAIL PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT C3 DIMENSION PLAN

1/4" = 1'-0"
NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

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No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT D1**

SHEET NUMBER

A323

ARCHITECT'S PROJECT NUMBER Project Number

#	Keynote Text
402	TOILET - SHALL MEASURE 16" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: XIA700
412	ELECTRIC RANGE WITH MICROWAVE HOOD ABOVE. NOTE: AT TYPE A UNITS, INSTALL HOOD ONLY (NO MICROWAVE ABOVE RANGE. MICROWAVE TO BE LOCATED ON COUNTER).
420	12" DEEP UPPER CABINETS
423	STACKED WASHER/DRYER. ADA COMPLIANT IN TYPE A UNITS (OPTIONAL FRONT LOADING ALL IN ONE UNIT)
424	WASHER
425	DRYER. FRONT LOADING, FRONT CONTROLS
426	DISHWASHER
428	24" DEEP TALL CABINET
430	UNDERMOUNT KITCHEN SINK WITH DISPOSAL
432	42" X 42" SHOWER
437	DRY BAR. 12" BASE CABINET WITH SOLID SURFACE TOP
438	BENCH. RE: SPEC. FOR LENGTHS
440	REFRIGERATOR. 24" FULL DEPTH CABINET ABOVE WITH FINISHED UNDERSIDE PANEL. PROVIDE FINISHED END AND SIDE PANEL PER ELEVATIONS. PROVIDE RECESSED WATERICE MAKER CONNECTION (RATED BOX IF LOCATED IN RATED WALL)
441	24" DEEP BASE CABINETS
447	GAS FIREPLACE
453	GAS WATER HEATER. PROVIDE SHEET VINYL FLOORING.
463	COUNTERTOP OVERHANG = 8"
471	24" DEEP CABINET ABOVE REFRIGERATOR. ALIGN FACE OF CABINET 2" OFF FROM FACE OF WALL WHERE APPLICABLE

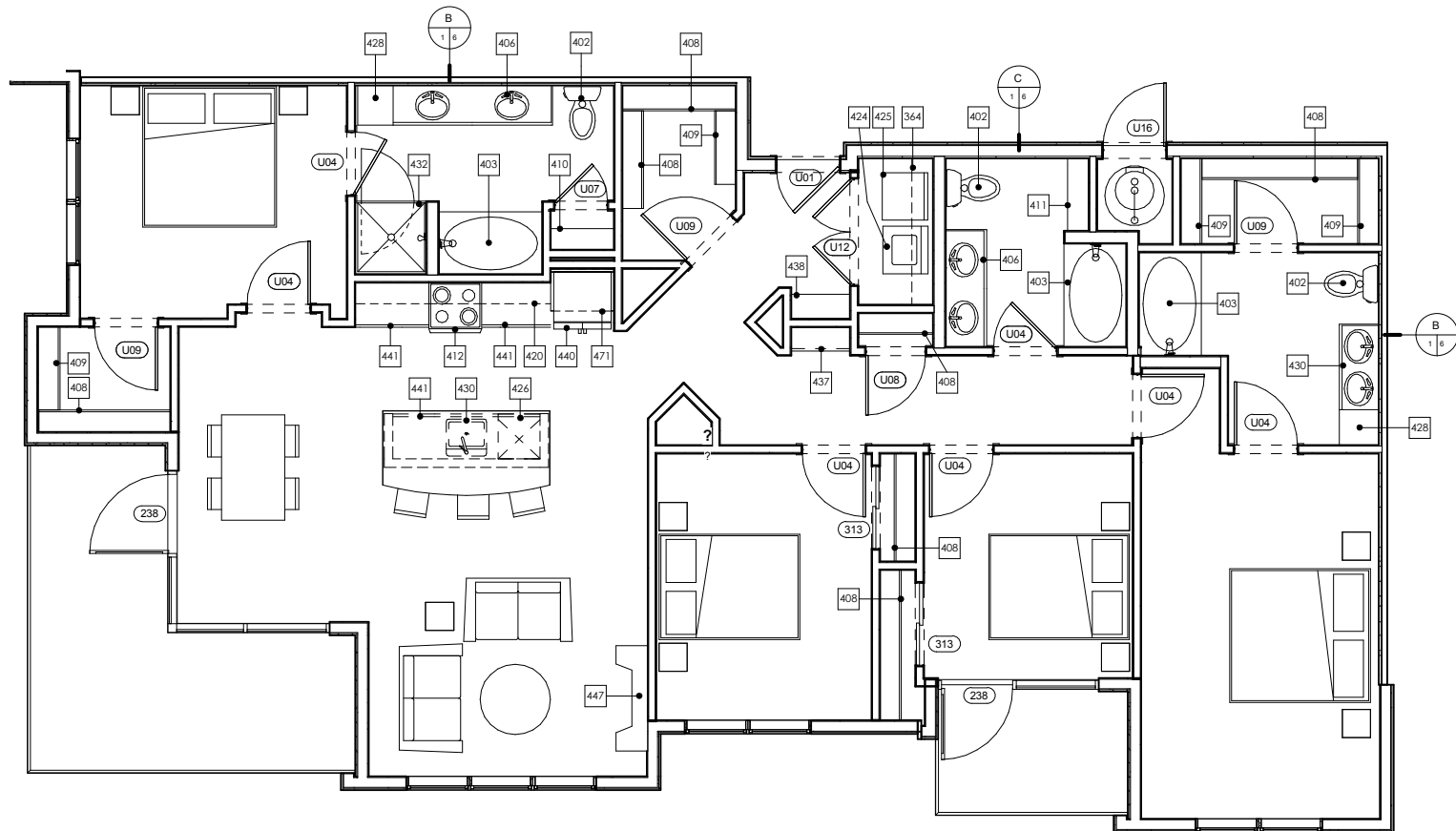
#	TYPE "B" ADAPTABLE DWELLING UNIT - SEE SHEETS A900-A904 FOR CODE COMPLIANT VERBIAGE AND DIAGRAMS
B1	PRIMARY ENTRANCE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.1. RE: 1/A900.
B2	USER PASSAGE DOORWAYS SHALL COMPLY WITH 2003 ANSI 1004.5.2. RE: 1/A900.
B3	CLEAR WIDTH OF ACCESSIBLE ROUTE SHALL COMPLY WITH 2003 ANSI 1004.4. RE: 8/A900.
B6	GRAB BAR REINFORCEMENT SHALL COMPLY WITH 2003 ANSI 1004.11.2. RE: 1-2, 5-7/A902
B7	BATHROOM FIXTURES SHALL COMPLY WITH 2003 ANSI 1004.11.3.1 AND 1004.11.3.2. WATER CLOSETS RE: 5 AND 9/A901. LAVATORIES RE: 7/A901. TUBS RE: 8 AND 12/A901. SHOWERS RE: 1/A901.
B9	KITCHEN SINK SHALL COMPLY WITH 2003 ANSI 1004.12.2.1. RE: 4/A904.
B10	DISHWASHER SHALL COMPLY WITH 2003 1004.12.2.2. RE: 5/A904.
B11	COOKTOP & OVEN SHALL COMPLY WITH 2003 ANSI 1004.12.2.3 AND 1004.12.2.4. RE: 8/A904.
B12	REFRIGERATOR/FREEZER SHALL COMPLY WITH 2003 ANSI 1004.12.2.5. RE: 6/A904.
B15	OPTION A BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.1.
B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

UNIT D1			
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
D1	4 BR 3 BA	1804 SF	3
D1 ALT 1	4 BR 3 BA	1900 SF	3

ACCESSIBILITY LEGEND	
	CENTERLINE APPROACH TO APPLIANCE / WORKPLACE / FIXTURE
	INDICATES FORWARD OR PARALLEL APPROACH

- UNIT PLAN GENERAL NOTES**
- REFER TO LAYOUT PLANS FOR OVERALL BUILDING INFORMATION
 - REFER TO LAYOUT PLANS AND ELEVATIONS FOR EXTERIOR WALL TYPES / MATERIALS
 - ALL TENANT SEPARATION TO BE 1HR. RATED PER WALL TYPE B. RE: A050.
 - DIMENSIONS MARKED WITH "CL" ARE TO CENTERLINE OF TENANT SEPARATION WALL. U.N.O.
 - DOOR JAMBS ARE 4" FROM STUD OR CENTERED IN SPACE. U.N.O.
 - ALL ANGLES ON PLAN ARE 45° FROM THE ORTHOGONAL. TYP. U.N.O.
 - SLOPE FLOORING TO FLOOR DRAINS AT MECH. ROOMS ADJACENT FINISH FLOORING TO EXTEND UNDER APPLIANCES.
 - MECH. ROOMS TO HAVE CONCRETE FLOOR FINISH. ALL CORRIDOR WALLS ARE WALL TYPE C. 2X4. U.N.O.
 - ALL INTERIOR WALLS ARE 2X4 WALL TYPE D. U.N.O.
 - WHERE CORRIDOR WALLS INCLUDE RESILIENT CHANNEL. INSTALL RESILIENT CHANNEL ON UNIT INTERIOR SIDE. NOT ON CORRIDOR SIDE. DO NOT INSTALL RESILIENT CHANNEL OVER WOOD SHEAR PANELS.
 - ASSUME WOOD SHEAR PANELS AT ALL CORRIDOR (1 SIDE) AND TENANT SEPARATION WALLS (2 SIDES). U.N.O.
 - PROVIDE COVERINGS AT ALL UNIT WINDOWS. U.N.O. SPECIFICATION PER INTERIOR DESIGNER.
 - PROVIDE THE FOLLOWING ACCESSORIES IN ALL UNIT BATHROOMS. U.N.O. - TOILET PAPER HOLDER, 36" TOWEL BAR, TOWEL RING AT VANITY WALL, SHOWER CURTAIN ROD, CURVED.
 - FLOOR FINISH TRANSITIONS NOT SHOWN. REFER TO INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR FLOOR FINISHES AND LOCATIONS.

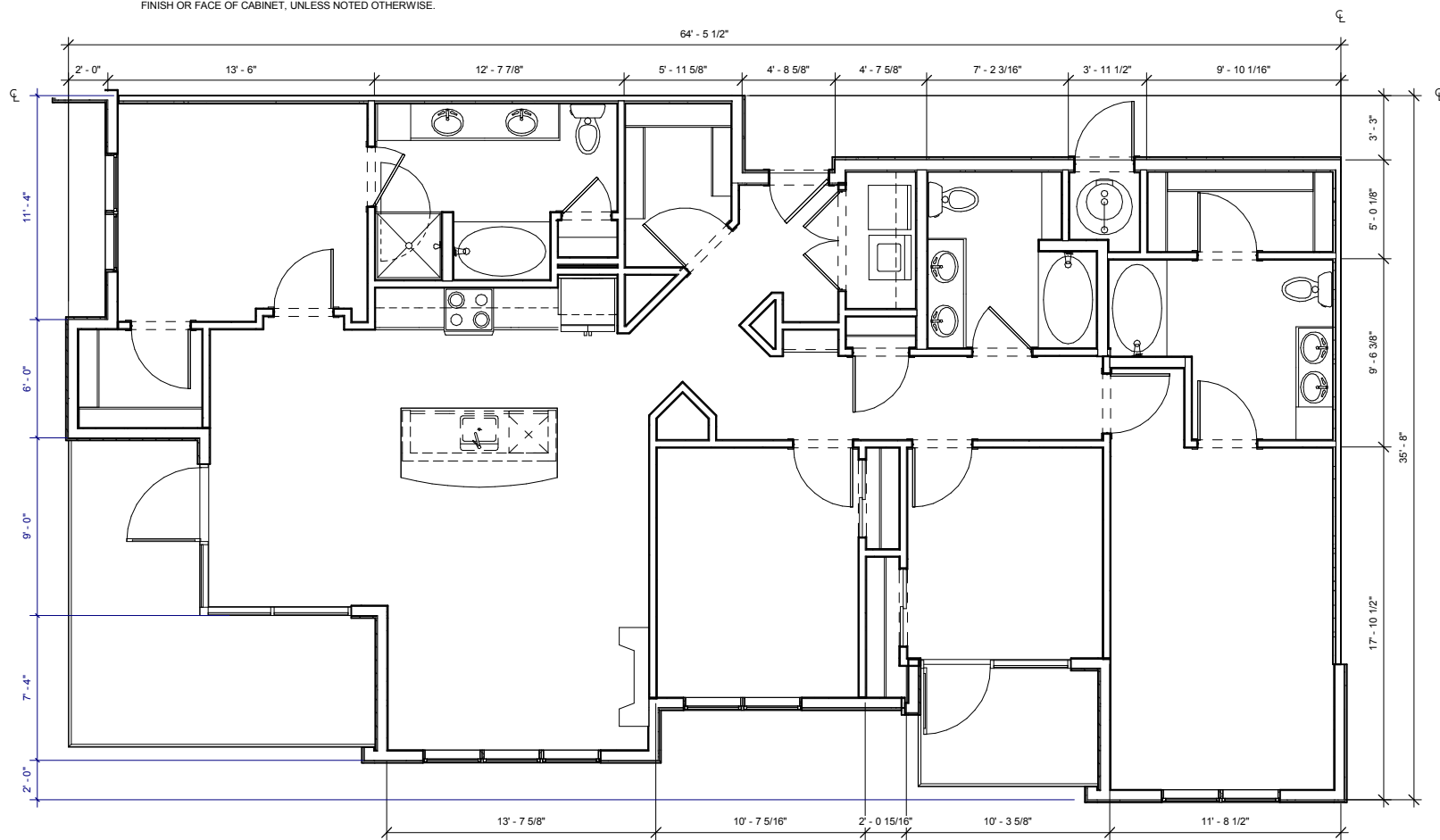
UNIT PLAN LEGEND	
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
PLANK	
VS	SHEET VINYL
PC	POLISHED CONCRETE
OO	DOOR TAG
	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-8" AFF.
	INDICATES TEMPERED GLASS. RE: UNIT FLOOR PLANS FOR LOCATIONS.
	INDICATES GRAB BAR BLOCKING. RE: UNIT FLOOR PLANS FOR LOCATIONS.



2 UNIT D1 DETAIL PLAN

1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DETAIL PLANS ARE TO FACE OF FINISH OR FACE OF CABINET, UNLESS NOTED OTHERWISE.



1 UNIT D1 DIMENSION PLAN

1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN IN DIMENSION PLAN ARE TO FACE OF STUD, GRID LINE, OR CENTER LINE OF TENANT SEPARATION WALL, UNLESS NOTED OTHERWISE.

DILLON GATEWAY
LAKE DILLON DRIVE AND
BUFFALO STREET DILLON, CO

THESE DRAWINGS ARE INCOMPLETE AND ARE INTENDED FOR CONVEYING DESIGN SYSTEM CONCEPTS. ANY PRICING OR BUDGETING PERFORMED WITH THESE DRAWINGS MUST CARRY A CONTINGENCY TO COVER WHAT ITEMS MAY CHANGE OR BE ADDED AS THE DESIGN PROCESS IS COMPLETED.

No.	Description	Date

CURRENT PHASE

SCHEMATIC DESIGN

ISSUE DATE
06/20/16 PROGRESS

KEY PLAN

SHEET TITLE
**ENLARGED UNIT PLANS
- UNIT D1 ALT 1**

SHEET NUMBER

A325

ARCHITECT'S PROJECT NUMBER Project Number

KEYNOTES - UNITS

#	Keynote Text
402	TOILET - SHALL MEASURE 18" FROM FINISHED WALL TO CENTERLINE OF W.C.
403	60" X 36" BATHTUB
404	36" X 48" SHOWER WITH GLASS DOOR. DOOR SIZED TO ALLOW 31 3/4" CLR OPENING
406	UNDERMOUNT VANITY SINK FRONT OF LAVATORY RIM OR VANITY COUNTERTOP (WHICHEVER IS HIGHER) TO BE 34" AFF MAX
408	1 ROD / 1 SHELF
409	2 RODS / 2 SHELVES
410	LINEN OR PANTRY CLOSET. PROVIDE 5 SHELVES.
411	5 SHELVES EXPOSED. RE: X/A700
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KEYNOTES - TYPE 'B' ACCESSIBILITY

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B16	OPTION B BATHROOM SHALL COMPLY WITH ANSI 1004.11.3.2.

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UNIT PLAN LEGEND

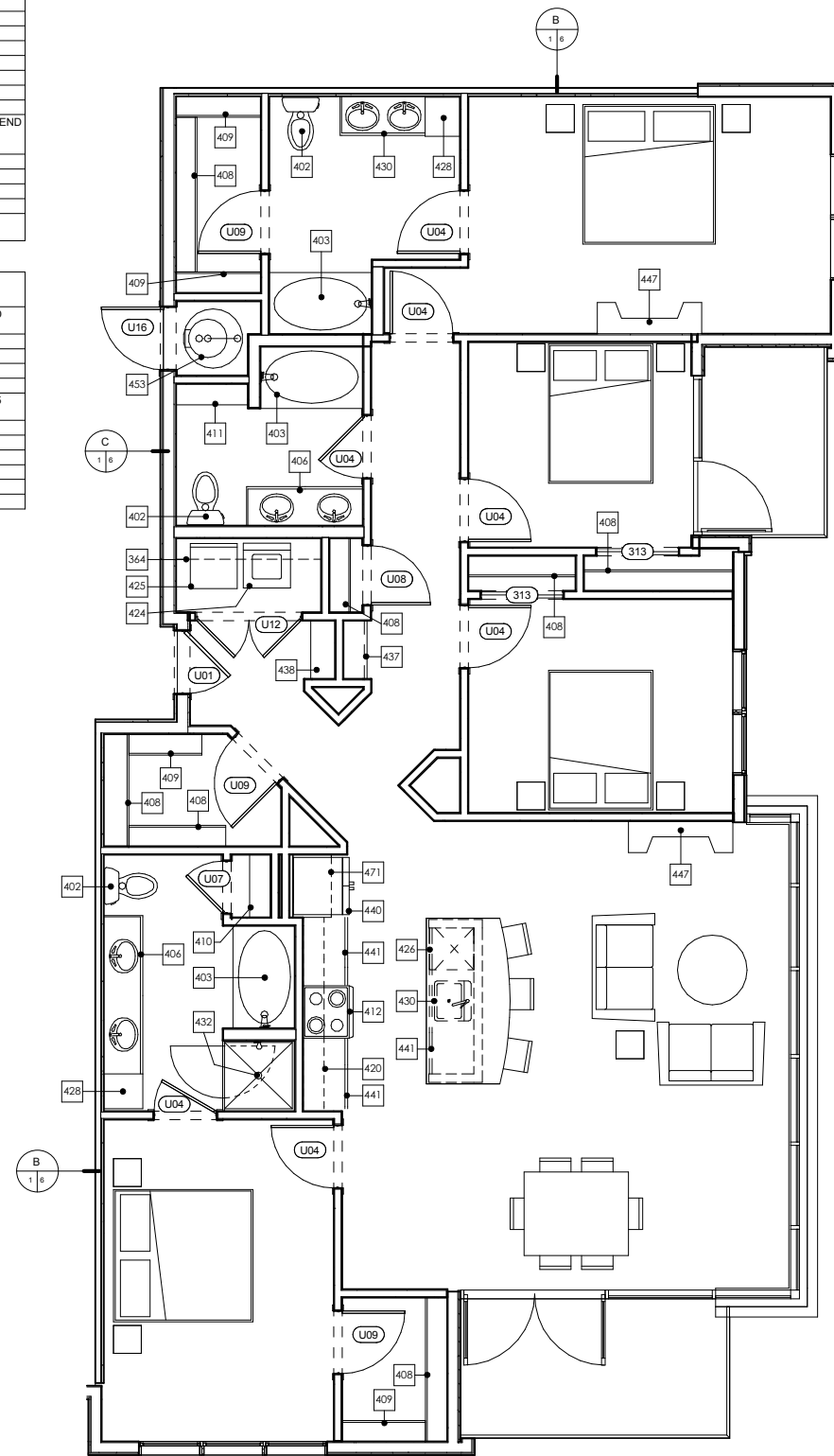
FINISH 1	FLOOR TRANSITION
FINISH 2	
CPT	CARPET
TL	TILE
VP	VINYL
PLANK	SHEET VINYL
VS	
PC	POLISHED CONCRETE
OO	DOOR TAG
[Symbol]	INDICATES FURRED CEILING FOR MECHANICAL UNIT. 7'-6" AFF
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ACCESSIBILITY LEGEND

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- [Symbol] INDICATES FORWARD OR PARALLEL APPROACH

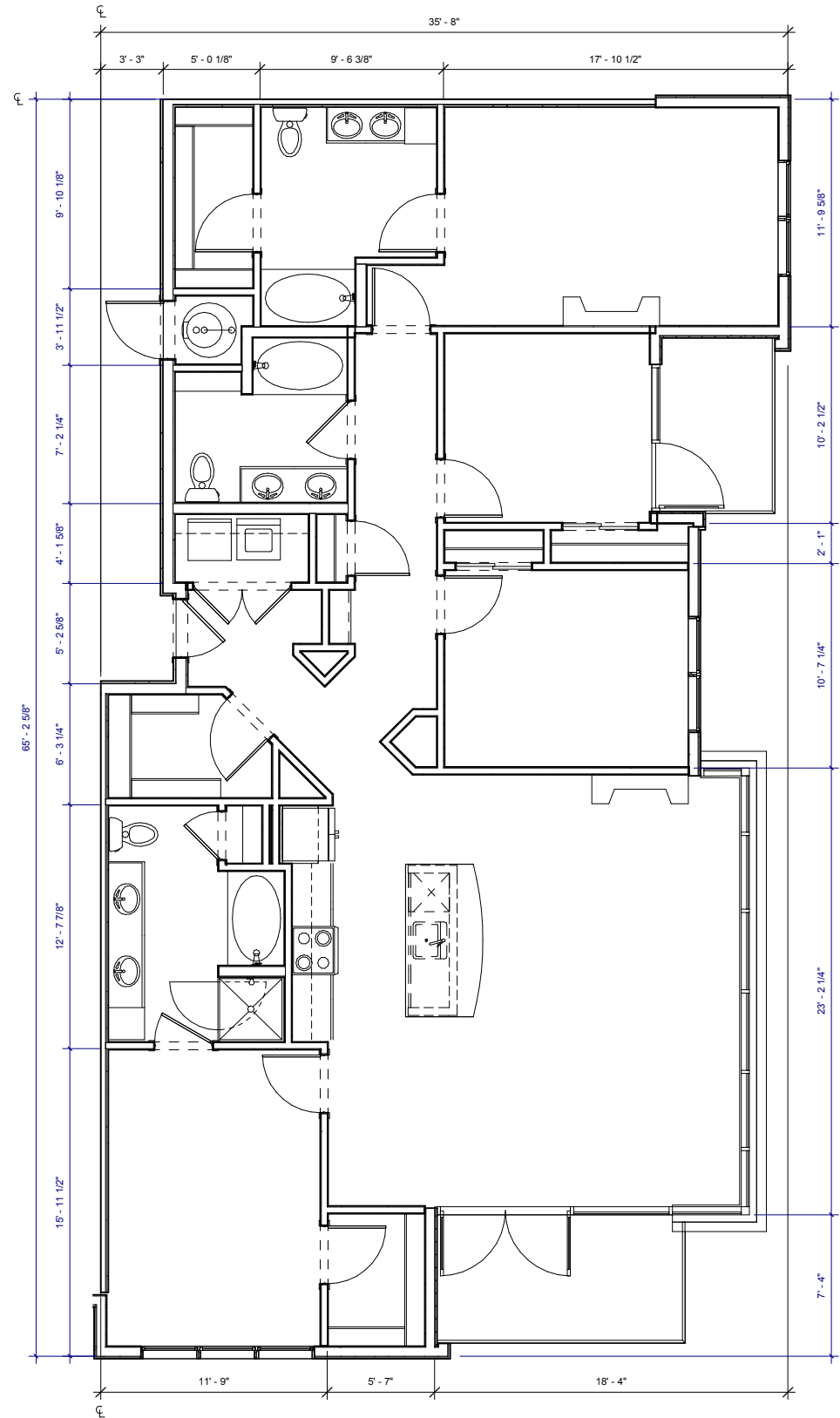
UNIT D1

UNIT TYPE	UNIT DESCRIPTION	UNIT AREA	OCCURRENCES
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2 UNIT D1 ALT 1 DETAIL PLAN

A325 1/4" = 1'-0"
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1 UNIT D1 ALT 1 DIMENSION PLAN

A325 1/4" = 1'-0"
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