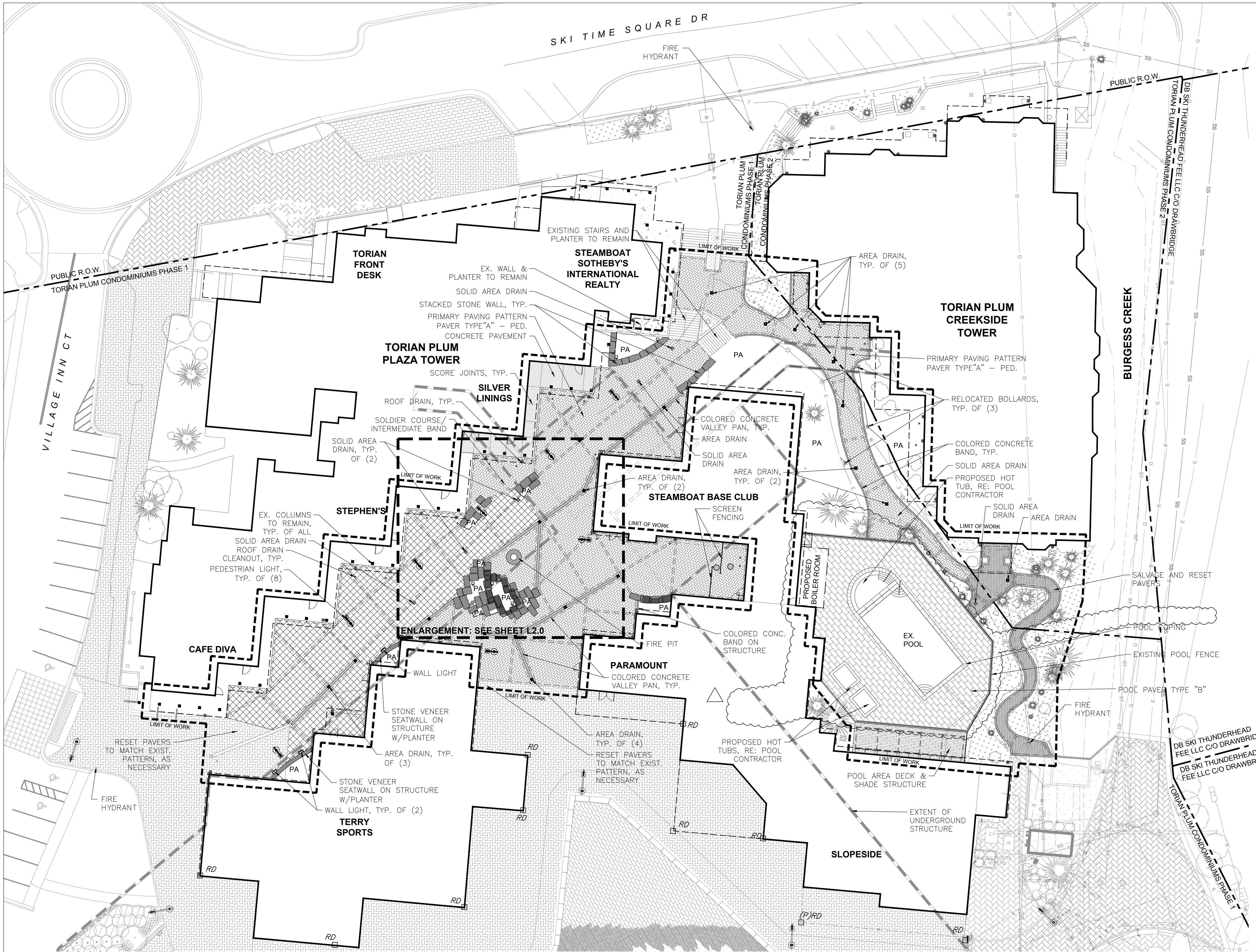




LAYOUT LEGEND

	CONCRETE UNIT PAVERS- PEDESTRIAN TYPE "A"		CONCRETE UNIT PAVERS- VEHICULAR TYPE "A"		POOL AREA DECK & SHADE STRUCTURE		STONE VENEER WALL		COLORLED CONCRETE BAND		SOLID AREA DRAIN		EXISTING ROOF DRAIN		PAVER RESTRAINT		PEDESTRIAN LIGHT POLE		EXISTING BOLLARD LIGHT- RELOCATE
	CONCRETE UNIT PAVERS- SECONDARY		SALVAGE & RESET PAVERS		POOL COPING		STONE SLABS- 1ST LAYER		COLORLED CONCRETE VALLEY PAN		AREA DRAIN		TRENCH DRAIN PREFABRICATED		BUILDING EDGE		WALL LIGHT / POOL FENCE LIGHT		ELECTRIC CONDUIT & LINE HEAT TRACE AT ROOF DRAINS
	CONCRETE UNIT PAVERS- POOL TYPE "B"		CONCRETE PAVEMENT		SOLDIER COURSE/ INTERMEDIATE BAND		STONE SLABS- 2ND LAYER		POOL FENCE		SCREEN FENCE		STORM CLEAN OUT		BUILDING OVERHANG		EVENT RECEPTACLE	PA	PLANTING AREA

LAYOUT AND MATERIALS NOTES

- DO NOT SCALE THE PLANS. DIMENSIONS SUPERSEDE DRAWING SCALES. VERIFY LAYOUT PRIOR TO EXCAVATION.
- DIMENSIONS ARE DRAWN TO FACE OF CURB, WALL, AND EDGE UNLESS OTHERWISE SPECIFIED.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL SUPERSEDE PLANS.
- CONTRACTOR TO CLEARLY STAKE ALL CORNERS OF PAVED AREAS FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO SETTING EDGES OR FORMS.
- OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE FOR ALL FORM WORK AT LEAST 24 HOURS PRIOR TO PLACING CURBS, FOUNDATIONS, OR PAVEMENTS.
- CONTRACTOR TO PROVIDE EXPANSION JOINT AND SCORE JOINT LAYOUT PLAN FOR APPROVAL BY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CONCRETE PAVEMENT	01/L3.0
CONCRETE PAVEMENT - ON STRUCTURE	02/L3.0
CONCRETE UNIT PAVERS - OFF STRUCTURE	03/L3.0
CONCRETE UNIT PAVERS - ON STRUCTURE	04/L3.0
CONCRETE UNIT PAVERS - TRANSITION OFF STRCT	02/L3.7
CONCRETE PAVERS @ POOL	05/L3.0
CONCRETE PAVERS - VEHICULAR	06/L3.0
COLORLED CONCRETE BAND - OFF STRUCTURE	09/L3.0
COLORLED CONCRETE BAND - ON STRUCTURE	10/L3.0
PAVING PATTERN - PRIMARY	11/L3.0
PAVING PATTERN - POOL AREA	12/L3.0
POOL COPING	03/L3.7

STAIRS, WALLS, FOOTINGS, CURBS, STEPS

STACKED STONE SLAB WALL - OFF STRUCTURE	02/L3.1
STACKED STONE SLAB WALL - ON STRUCTURE	04/L3.1
STONE VENEER PLANTER WALL - OFF STRUCTURE	01/L3.2
STONE VENEER PLANTER WALL - ON STRUCTURE	02/L3.2
STONE VENEER WALL - OFF STRUCTURE	03/L3.2
CONCRETE BASE FOR ENTRY GATEWAY	01/L3.4
STONE VENEER LIGHT POLE BASE - OFF STRUCTURE	02/L3.4
STONE VENEER LIGHT POLE BASE - ON STRUCTURE	03/L3.4
COLORLED CONCRETE STEP	N/A

SITE AMENITIES

FIRE PIT	04/L3.7
POOL AREA DECK AND SHADE STRUCTURE	01/L3.5
POOL FENCE - EXISTING	01/L3.6
POOL SIDE PLANTER	01/L3.7
SCREEN FENCING	01/L3.3

SITE LIGHTING

PEDESTRIAN LIGHT	04/L3.4
PEDESTRIAN LIGHT - STRUCTURE	05/L3.4
STONE VENEER WALL LIGHT	05/L3.2
EVENT RECEPTACLE	04/L3.2
POOL FENCE LIGHT	N/A

DRAINAGE

AREA DRAIN	06/L3.1
COLORLED CONC. VALLEY PAN - OFF STRUCTURE	07/L3.0
COLORLED CONC. VALLEY PAN - ON STRUCTURE	08/L3.0

PLANTING

TREE PLANTING	01/L3.8
ORNAMENTAL GRASS / PERENNIAL PLANTING	02/L3.8
INTENSIVE GARDEN ROOF ASSEMBLY	03/L3.8
LANDSCAPE PLANTER - ON STRUCTURE	04/L3.8
SHRUB PLANTING	05/L3.8

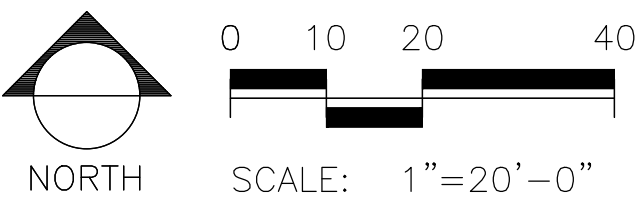
LOT / PARCEL #1
TORIAN PLUM CONDOMINIUMS PHASE 1 (276,230 SF)

LOT / PARCEL #2
TORIAN PLUM CONDOMINIUMS PHASE 2 (24,860 SF)

PHASING
THE PROJECT IS ONE PHASE AND WILL BE CONSTRUCTED IN A SERIES OF PHASES FROM SPRING/SUMMER 2018 TO FALL/WINTER 2018

BENCHMARK
TOP OF AN ALUMINUM CAP FOR THE NORTHWEST CORNER OF SECTION 27, T6N, R84W, SIXTH P.M. ELEVATION = 6913.45 (NGVD 29)

DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



W E N K

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
303.828.0003

JOSHUA J. CULWELL
985

10/25/2012
Original Date of Expiration
7/3/2018
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

WATERPROOFING / RENOVATION - PHASE 2
TORIAN PLUM PARKING STRUCTURE
STEAMBOAT SPRINGS, CO

Date 10.22.18
Drawn By BP
Reviewed by JC
Job No. 1602101

Name	Date
ADDENDUM A	01/05/18
ADDENDUM 4	01/19/18
DEV. PLAN #1	03/02/2018
BLDG DEPT #1	03/06/18
DEV. PLAN #2	03/20/18
BLDG DEPT #2	04/13/18

Issue:
100% Construction Documents
Sheet Title:
Layout & Materials

Sheet Number
L1.0