

GENERAL NOTES

1. Landmark prepared the survey for this project. It has been reformatted for use in and for preparation of these documents. Contractor shall obtain officially signed copy from Landmark and become familiar with it, the existing conditions and site content prior to construction. All discrepancies should be brought to the attention of the Landscape Architect for immediate resolution. Landscape Architect is not responsible for errors or omissions associated with preparation or documentation of survey.
2. North West Colorado Consultants, Inc. prepared the geotechnical investigation and report for this project. It has been referenced during preparation of these documents. Contractor shall obtain officially signed copy from North West Colorado Consultants, Inc. and become familiar with it prior to construction. All discrepancies should be brought to the attention of the landscape architect for immediate resolution. Landscape Architect is not responsible for errors or omissions associated with preparation or documentation of report.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements, limits of site demolition, etc. for delineation of expected extents of disturbance, however, final impact shall be determined in the field. Should limits of disturbance exceed boundaries defined in drawings, Contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through his/her means and methods and General Conditions to a condition acceptable to the owner at no additional cost.
5. Contractor is responsible for protecting all existing conditions, improvements, utilities, etc. to remain. Any damages shall be repaired to a condition acceptable to the owner at no additional cost.
6. Contractor is responsible for maintaining a complete up-to-date set of Drawings and Specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
7. The Drawings and Specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for immediate resolution.
8. Contact the local underground utility service locator for utility locates and identification prior to commencing work and maintain in field throughout construction unless indicated or directed otherwise.
9. Verify plant protection, stormwater pollution protection plan (SWPPP), existing improvement to remain, and Contractor site control measures are in place prior to commencing with construction. Do not proceed with construction if not in compliance and maintained throughout.
10. Synthetic turf is seasonal and specification information is included for reference.

SITE LAYOUT NOTES

1. Layout and dimensions provided on Drawings are based on combination of Northing and Easting Coordinate System and Traditional Dimensioning System.
2. Verify utility locates, plant protection and stormwater pollution protection plan (SWPPP) measures are in place prior to commencing construction. Do not proceed with construction if not in compliance and maintained throughout.
3. Layout and verify dimensions prior to construction. Field stake all proposed improvements for review and approval by Landscape Architect unless indicated otherwise. Bring discrepancies to the attention of the Landscape Architect for final direction. Landscape Architect reserves right to make field adjustments and layout decisions in field as necessary at no additional cost to owner.
4. Request inspection of field staking by Landscape Architect a minimum of 24 hours in advance of performing any work unless indicated otherwise.
5. For dimensions of buildings, garages, trash enclosures, patios and related work, refer to the architectural drawings. Copies of these drawings are available from the owner.
6. Written dimensions take precedence over scale. Bring discrepancies to the attention of the Landscape Architect for final direction.
7. This drawing includes the dimensional controls for lighting fixtures, area drains, (list additional line items).
8. Where dimensions are called as "equal," space referenced items equally, measured to their center lines.
9. Measurements are to face of building, wall or the fixed site improvement. Dimensions to center lines is indicated.
10. Provide expansion joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements.

SITE LIGHTING NOTES

1. This Lighting package consists of Lighting Layouts, Details, Fixture Schedule, Fixture Cuts and Written Specifications - acquire all elements of this submittal to have a complete understanding of the Project's Lighting. Only the specified fixtures, lamps and auxiliary equipment required to properly install these fixtures shall be used.
2. The intention of the lighting package is to provide a job complete in every respect; the Contractor shall be responsible for this result.
3. The Contractor is responsible for the completed project meeting all local, state and federal codes and requirements pertaining to the work, as well as all applicable standards of practice.
4. Contractor to advise the Designer of conditions in the field that conflict with manufacturer's mounting instructions, design intent, codes, or standards of practice and await clarification prior to proceeding with installation.
5. Lighting symbols on plans are diagrammatic. Refer to details and specifications for actual dimensions and product information.
6. Contractor shall ensure luminaires are installed in accordance with Manufacturer's specifications and such that adjustable fixtures have been aimed and glare reducing accessories have been affixed to eliminate offsite glare.
7. Layout dimensions are for general reference only. Final location to be determined in the field by the Landscape Architect.
8. Lighting pull-boxes, vaults and other in-grade appurtenances shall be flush with adjacent finish grades or surfaces unless otherwise indicated. Notify Landscape Architect if located on a slope greater than 5% for direction.
9. Contractor shall have ultimate responsibility for matching transformer and driver size and specification to the Project's control and dimming system as specified by the Electrical Engineer. When such appurtenances are remote to the fixture, they shall be placed in approved locations that are accessible and as close to the fixture as possible. Every effort shall be made by the Contractor to properly camouflage remote boxes for these devices via location and finish color. Contractor shall allow no more than a 5% voltage drop to any fixture by calculating on a case by case basis the required sizing of wire determined by length of run and amperage required.
10. Coordinate with existing and proposed underground utilities. Notify Landscape Architect and Electrical Engineer of any conflicts for direction on fixture placement.
11. Final location and specification of building attached light fixtures (F3) will be shown on the Electrical Engineer's drawing set.
12. All exposed power sources, conduit, and wiring to be effectively camouflaged using paint, location, and visual screening per Landscape Architect's instruction (TYP).

TABLE OF ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MEMB	MEMBRANE
APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B&B	BALLED AND BURLAPPED	MTD	MOUNTED
BC	BOTTOM OF CURB	MTL	METAL
BF	BOTTOM OF FOOTING	N	NORTH
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BENCHMARK	NO	NUMBER
BOC	BACK OF CURB	NOM	NOMINAL
BR	BOTTOM OF RAMP	NOT TO SCALE	
BRG	BEARING	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	RECEP	RECEPTACLE
CONTR	CONTRACTOR	REF	REFERENCE
CU	CUBIC	REINF	REINFORCE(D)
CY	CUBIC YARD	REM	REMOVE
DBL	DOUBLE	REQD	REQUIRED
DF	DIRECTION OF FLOW	REV	REVISION, REVISED
DEG	DEGREE	ROW	RIGHT OF WAY
DEMO	DEMOLISH, DEMOLITION	RT	RIGHT
DIA	DIAMETER	S	SOUTH
DIM	DIMENSION	SAN	SANITARY
DETAL	DETAIL	SCH	SCHEDULE
DWG	DRAWING	SD	STORM DRAIN
E	EAST	SEC	SECTION
EA	EACH	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SHT	SHEET
EL	ELEVATION	SI	STORM INLET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
EW	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION
EXP	EXPANSION, EXPOSED	STD	STANDARD
FF	FINISHED FLOOR ELEVATION	T&B	TOP AND BOTTOM
FG	FINISHED GRADE	TBC	TOP OF BACK CURB
FIN	FINISH	TC	TOP OF CURB
FLOW	FLOW LINE	TF	TOP OF FOOTING
FOC	FACE OF CURB	THK	THICK
FT	FOOT (FEET)	TOC	TOP OF CONCRETE
FTG	FOOTING	TOPO	TOPOGRAPHY
GA	GAUGE	TSL	TOP OF SLAB
GAL	GALVANIZED	TRAS	TRANSFORMER
GC	GENERAL CONTRACTOR(S)	TR	TOP OF RAMP
GEN	GENERAL	TS	TOP OF STEP
HORIZ	HORIZONTAL	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
HIT	HEIGHT	VAR	VARIES
ID	INSIDE DIAMETER	VERT	VERTICAL
INV	INVERT ELEVATION	VEH	VEHICLE
IN	INCH(ES)	VOL	VOLUME
INCL	INCLUDE(D)	W	WITH
INL	INLET	W/O	WITHOUT
IRR	IRRIGATION	WT	WEIGHT
JT	JOINT	WL	WEIR LEVEL
LIN	LINEAR	WWF	WELDED WIRE FABRIC
LF	LINEAR FEET	YD	YARD
LP	LOW POINT	@	AT
LT	LIGHT		
MATL	MATERIAL		
MAX	MAXIMUM		

LINE TYPE LEGEND

PROPOSED	Property Line	EXISTING
	Property Line	
	Easement Line	
	Setback Line	
	Limit of Work	
	Erosion Control Fence	
	Curb and Gutter	
	Sleeves	
	Building Wall	
	Roof Overhang	
	Edge of Below Grade Structure	
	Major Contour	
	Minor Contour	
	Buried Electric Line	
	Overhead Power Line	
	Cable TV Line	
	Fiber Optic Line	
	Gas Line	
	Sanitary Sewer Line	
	Storm Drain Line	
	Water Line	
	Edge of Pavement	

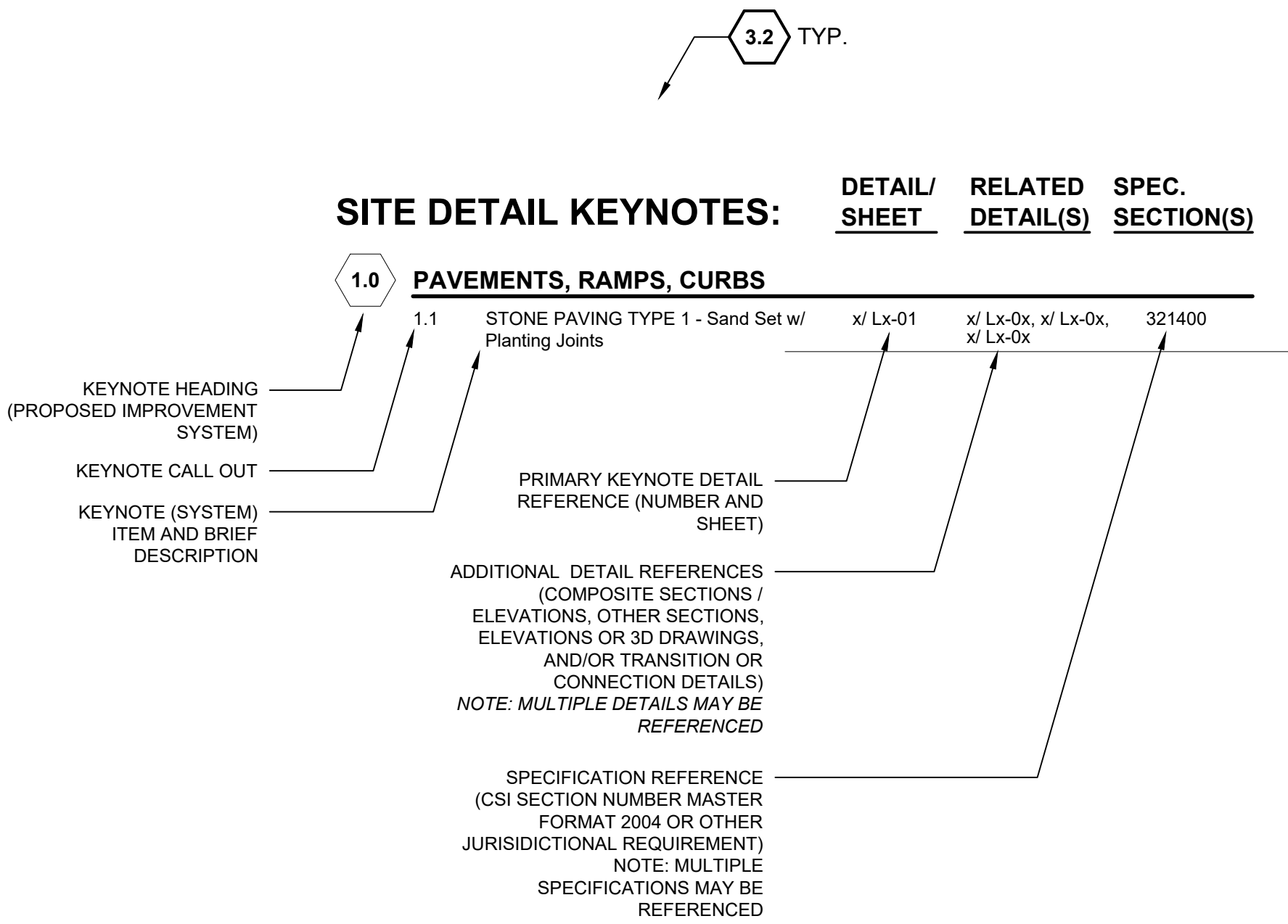
SYMBOL LEGEND

	Catenary down light (F4)		Catch basin
	Catenary attached holiday lights (F9)		Cleanout
	Round bollard (F10)		FFE/ Benchmark
	Electrical outlet		Manhole
	Transformer		Spot grade
	Table/Chair Type 1		Trench drain
	Table/Chair Type 2		
	Trash Receptacle		

MATERIALS LEGEND

	UNIT PAVING TYPE 4
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SAMPLE KEYNOTE DRAWING CALLOUT:

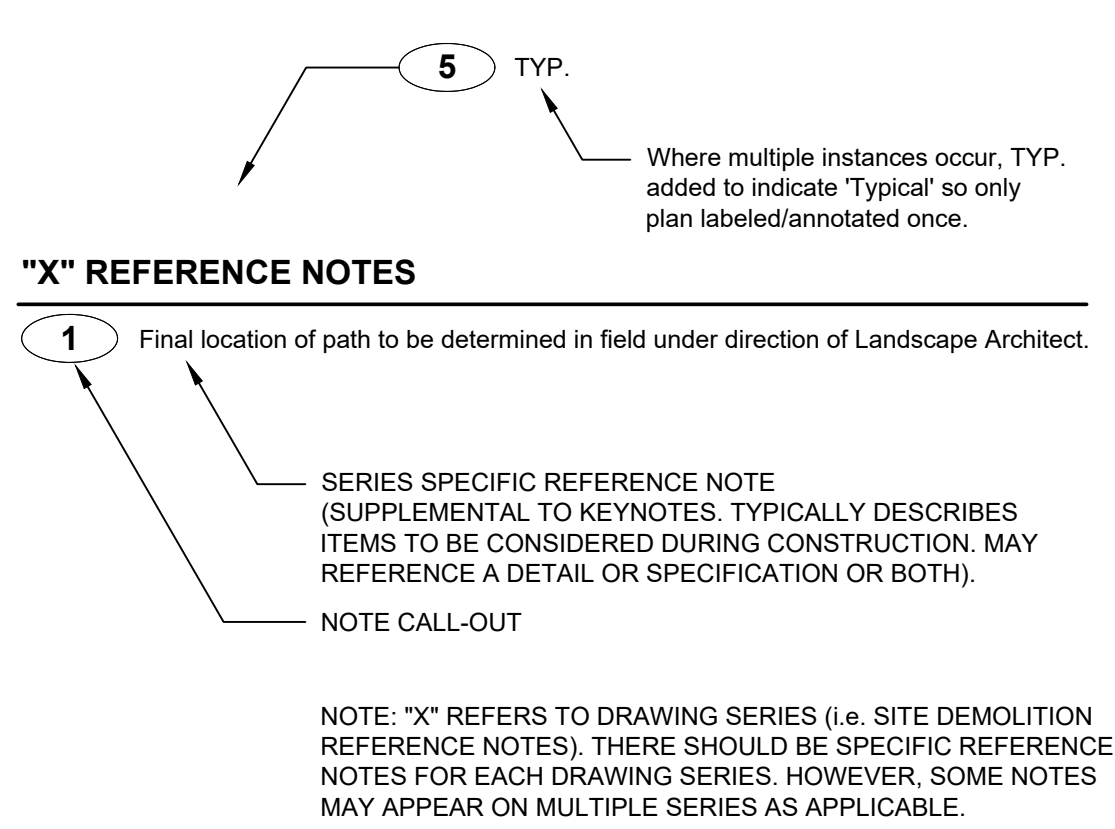


LIGHT FIXTURE SCHEDULE

1. Fixture catalog numbers do not necessarily denote specific mounting accessories. Electrical Contractor shall be responsible for acquiring all accessories to successfully complete the installation.
2. All directives are to the Contractor unless a responsible party is otherwise indicated.
3. Confirm that all fixtures are compatible with the construction into which they are installed prior to placing fixture order.
4. Provide lighting fixtures complete with all necessary components, as required for each type of mounting. Fixture catalog numbers do not necessarily denote specific mounting accessories. Acquire all necessary accessories to successfully complete installation in a code compliant manner and according to manufacturer's instructions.
5. See Electrical Engineering drawings for all voltage and emergency backup requirements.
6. Verify all finishes with Landscape Architect, prior to placing fixture order.
7. Electrical Engineer is designing and specifying the project's controls system. Contractor to review power supplies for each fixture with the Electrical Engineer and only order dimming drivers and other power supply equipment compatible with the specified control system.

FIXTURE QUANTITIES SHOWN ON THIS SCHEDULE ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FIXTURE (AS SPECIFIED) AT EACH LOCATION SHOWN ON THE CONTRACT DOCUMENT'S LIGHTING LAYOUTS, FOR ORDERING THE CORRECT PRODUCTS AND IN THE CORRECT QUANTITIES.						
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMP	MOUNTING	COMMENTS
F1	THIS FIXTURE TYPE IS NOT USED ON THE GOLDWALK.					
F2	THIS FIXTURE TYPE IS NOT USED ON THE GOLDWALK.					
F3	THIS FIXTURE TYPE IS NOT USED ON THE GOLDWALK.					
F4	CATENARY PENDANT LIGHT, SYMMETRIC BEAM SPREAD, WET RATED. PROVIDE ALL CATENARY POLES, CABLE, ANCHORS, TURN BUCKLES, AND OTHER MOUNTING ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.	WE-EF	FIXTURE: AOPS34 LED-FT 655-2522	3010 LUMENS, 27W, 2700K, 90+ CRI	CATENARY SYSTEM	CONFIRM DIMMING EQUIPMENT AND ACCESSORIES WITH THE PROJECT ELECTRICAL ENGINEER PRIOR TO PURCHASE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A CATENARY SYSTEM COMPLETE IN ALL RESPECTS AND CAPABLE OF CARRYING THE CUMULATIVE LOAD OF THE TYPE F4 FIXTURES, TYPE F9 FIXTURES. CONFIRM SYSTEM TO BE INSTALLED CAN BEAR THIS LOAD WITH MINIMAL "SAG" WITH PROJECT'S STRUCTURAL ENGINEER PRIOR TO PURCHASE AND INSTALLATION. SEE STRUCTURAL ENGINEERING DETAILS.
F5	THIS FIXTURE TYPE IS NOT USED ON THE GOLDWALK.					
F6	FIXTURE: LINEAR RGBW LED "GRAZER" TYPE FIXTURE WITH 20 DEGREE x 80 DEGREE BEAM SPREAD, ADJUSTABLE MOUNT, AND REMOTE POWER SOURCE, DIMMABLE, WET LISTED.	LUMASCAPE	LS9010 - 05D 4BW 63 NH 3 A S 13 DB 002	RGBW WITH ROYAL BLUE WITH 1,100 LUMEN OUTPUT AND 7 W/FT	ART WALL CABINET INTERIOR	(1) FIXTURE PER CABINET SEGMENT, MOUNTED AT BOTTOM OF INTERIOR CABINET SPACE, APPROXIMATELY 4 INCHES FROM BACKER WALL. DATA INJECTORS, POWER SUPPLIES, AND LEADER CABLES AS REQUIRED. DMX CONTROLLER FOR BOTH THE ART WALL AND BRAND WALL. INQUIRE WITH RENESE IF 1 FT VS 2 FT CABLE BETWEEN FIXTURES IS REQUIRED (WILL SPARE CALBE BE VISIBLE?)
	DATA INJECTOR		LS6550			
	POWER SUPPLY		LSLED600W - 48V D9			
	LEADER CABLE		LS6426 - PS 050			
	DMX CONTROLLER		LS6950 - B			
F7	THIS FIXTURE TYPE IS NOT USED ON THE GOLDWALK.					
F8	THIS FIXTURE TYPE IS NOT USED ON THE GOLDWALK.					
F9	CATENARY ATTACHED HOLIDAY LIGHTING LIGHT STRING WITH UL WEATHERPROOF MEDIUM BASE SOCKET MOUNTED 24" ON CENTER TO 12/2 GAUGE, BLACK FLEXIBLE WIRE RATED FOR 25 AMPS AND OUTDOOR USE. EQUIP WITH DIMMABLE MEDIUM BASE 2400K LED LAMPS SUITABLE FOR EXTERIOR USE, AND ALL MOUNTING AND DIMMING ACCESSORIES RECOMMENDED BY THE MANUFACTURER. LENGTHS AS SHOWN ON PLANS.	PRIMUS LIGHTING	DECOSTRING - DSW-24-120-PLD-S14F-24K-1 60" LENGTH	"S" TYPE, 1.6 WATT, 2400K LED	CATENARY SYSTEM	CONFIRM DIMMING EQUIPMENT AND ACCESSORIES WITH THE PROJECT ELECTRICAL ENGINEER PRIOR TO PURCHASE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A CATENARY SYSTEM COMPLETE IN ALL RESPECTS AND CAPABLE OF CARRYING THE CUMULATIVE LOAD OF THE TYPE F4 FIXTURES, TYPE F9 FIXTURES. CONFIRM SYSTEM TO BE INSTALLED CAN BEAR THIS LOAD WITH MINIMAL "SAG" WITH PROJECT'S STRUCTURAL ENGINEER PRIOR TO PURCHASE AND INSTALLATION. SEE STRUCTURAL ENGINEERING DETAILS.
F10	DESCRIPTION: LED BOLLARD LIGHT - 20" HIGH, WITH SHIELDED 360 DEGREE DISTRIBUTION, DIE CAST ALUMINUM WITH BLACK MARINE GRADE FINISH, PWS WET RATED AND EQUIPPED WITH 120-277 VOLT ELECTRONIC LED 0-10V DIMMING DRIVER.	BEGA	99862-BLK FIXTURE MODULE / 99615-BLK BOLLARD TUBE / 79817 ANCHOR KIT	16.5 WATT 2700K / 90+ CRI	BOLLARD	CONFIRM 2700K/90+ CRI IS AN AVAILABLE LAMP, MAKE MODIFICATION TO SPECIFIED COLOR IF NECESSARY.

SAMPLE REFERENCE NOTE DRAWING CALLOUT:



ALTERRA east west partners
MOUNTAIN COMPANY

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8586
Fax 303.625.6823



141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP

1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186



12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100



14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
2021.05.19	BP3 PROMENADE - ISSUE FOR BID AND PERMIT
2021.09.24	DEVELOPMENT PLAN MINOR MODIFICATION

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
BP3 PROMENADE PERMIT
AND CONSTRUCTION

Project Number
003.7835.000

DW Project Number
6466

Description
BP3: PROMENADE - ISSUE FOR BID
AND PERMIT

GENERAL
INFORMATION
SHEET

1B-L0-04