

STEAMBOAT SPRINGS DOWNTOWN DESIGN GUIDELINES

1

February 2009

In addition to collaborating with the **City of Steamboat Springs, Colorado**, the citizens attending the public meetings, and the Steamboat Springs Main Street Group, Britina Design Group would like to acknowledge the efforts of the Downtown Streetscape Revitalization Project Team:

2

ACKNOWLEDGEMENTS



BRITINA DESIGN GROUP

Project Lead - Landscape Architecture & Visioning

Britina Design Group, Inc. provides Landscape Architecture and Land Planning services for both public and private clients. We are supported by over 60 years of combined experience in land planning, landscape architecture, construction documentation and project administration. Our range of project experience includes urban design, streetscapes, residential communities, park and recreation facilities, commercial and business parks, and hotel and resort developments.



V3

Civil and Hydrological Engineering

A set of core values guides the way we do business at V3. Our belief in unwavering integrity, our commitment to excellence, focus on our clients and dedication to our employees, makes us who we are as a company. And it allows us to consistently exceed expectations as a preferred provider of land-related services.



M-E ENGINEERS

Architectural Lighting

M-E Engineers, Inc., founded in 1981, is a full-service mechanical and electrical consulting engineering firm. Currently, our firm has a staff of over 250 people and has offices in Los Angeles, California; New York, New York; Colorado Springs, Colorado; Vail, Colorado; London, England; San Diego, California; Kansas City, Missouri and Denver, Colorado.



HINES IRRIGATION

Irrigation Design

Hines Irrigation Consultants, Inc. provides professional irrigation consulting and design services through our international network of offices to clients who desire to apply creative solutions to difficult design and construction challenges. Our reputation is based on delivering practical and cost-effective design solutions On Budget & On Time.



ARTHOUSE DESIGN

Signage and Wayfinding

Marty will need to give us a blurb or we will need to get it from a cutsheet.



LANDMARK CONSULTANTS

Surveying

Landmark Consultants, Inc. (LCI) is fully qualified, licensed and insured in Colorado to perform a full range of engineering, surveying, mapping, construction management, and drafting services for all stages of a project, from planning through design and construction.

INTRODUCTION	Page 5
ABOUT THESE GUIDELINES	Page 6
LINCOLN AVENUE	Page 8
OAK STREET	Page 12

TABLE OF CONTENTS

YAMPA STREET	Page 17
SIDE STREETS	Page 23
FURNISHINGS	Page 27
PAVING	Page 29
DETAILS	Page 31
PLANTING	Page 42



INTRODUCTION

5

These Streetscape Design Guidelines are the culmination of an extensive and comprehensive public input and design creation process. Their purpose is to assure the incremental installation of the streetscape is according to the approved streetscape designs.

PUBLIC PROCESS

The streetscape designs were crafted thru an interactive approach to the public process by gathering the design values for the downtown streets to create a place-centric design. Divided into a three part process, participants were led thru a series of exercises to arrive at the values, critical issues and final design.

Part One centered on evaluating the historical context of Steamboat as a ranching and community center as well as an examination of the physical, environmental and social context of the place. The first public meeting, participants were given tools and a vocabulary for understanding their downtown and were asked to visit and study several archetypical “nodes” or areas deemed to have significant meaning to the project.

In Part Two the previous research and the public process worked hand-in-hand to generate the vision for the Downtown Streetscape as well as the initial design direction. The second meeting, participants were asked to note their favorite place in downtown and their preference on several design solutions to the previously identified critical issues for the downtown.

Part Three saw the refinement of those visions and designs through public input and direction from the City. The third meeting was a critique of the two design options created by the design team. Participants were asked to write their comments on the proposed design noting which elements of the design correctly captured the values of the community and solved the issues of the downtown.

After the third public meeting, the Design Team worked with the City to meld the reality of the construction budget with requirements of CDOT into the final design.

6

ABOUT THESE GUIDELINES

HOW TO USE THIS DOCUMENT

This document consists of specific criteria for installation of the approved Downtown Streetscape. The document is divided by street (Lincoln, Yampa, Oak & Side Streets) with specific details listed in call outs referencing the user to subsequent pages for additional information.

WHO SHOULD USE THIS DOCUMENT

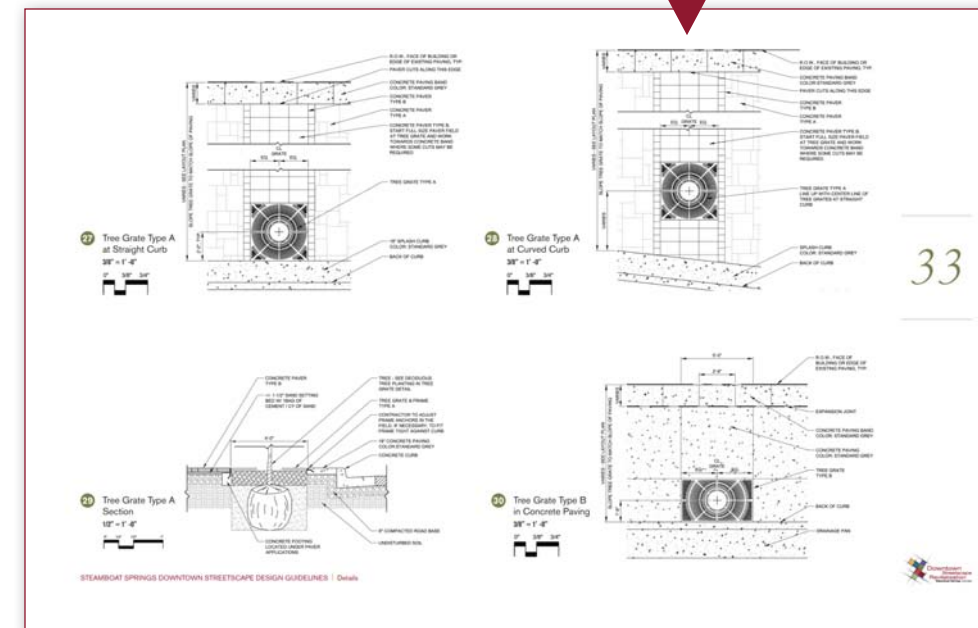
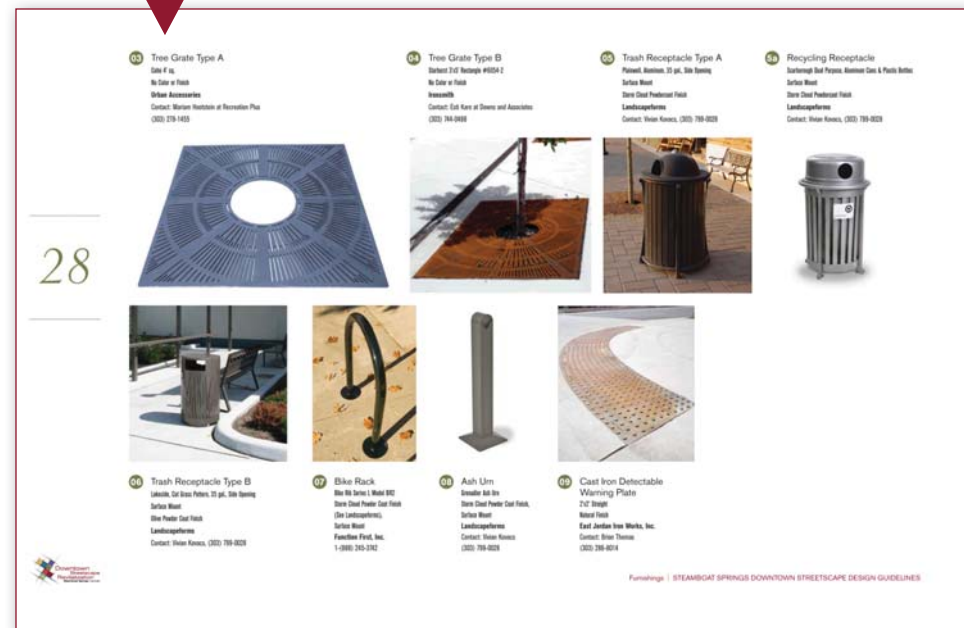
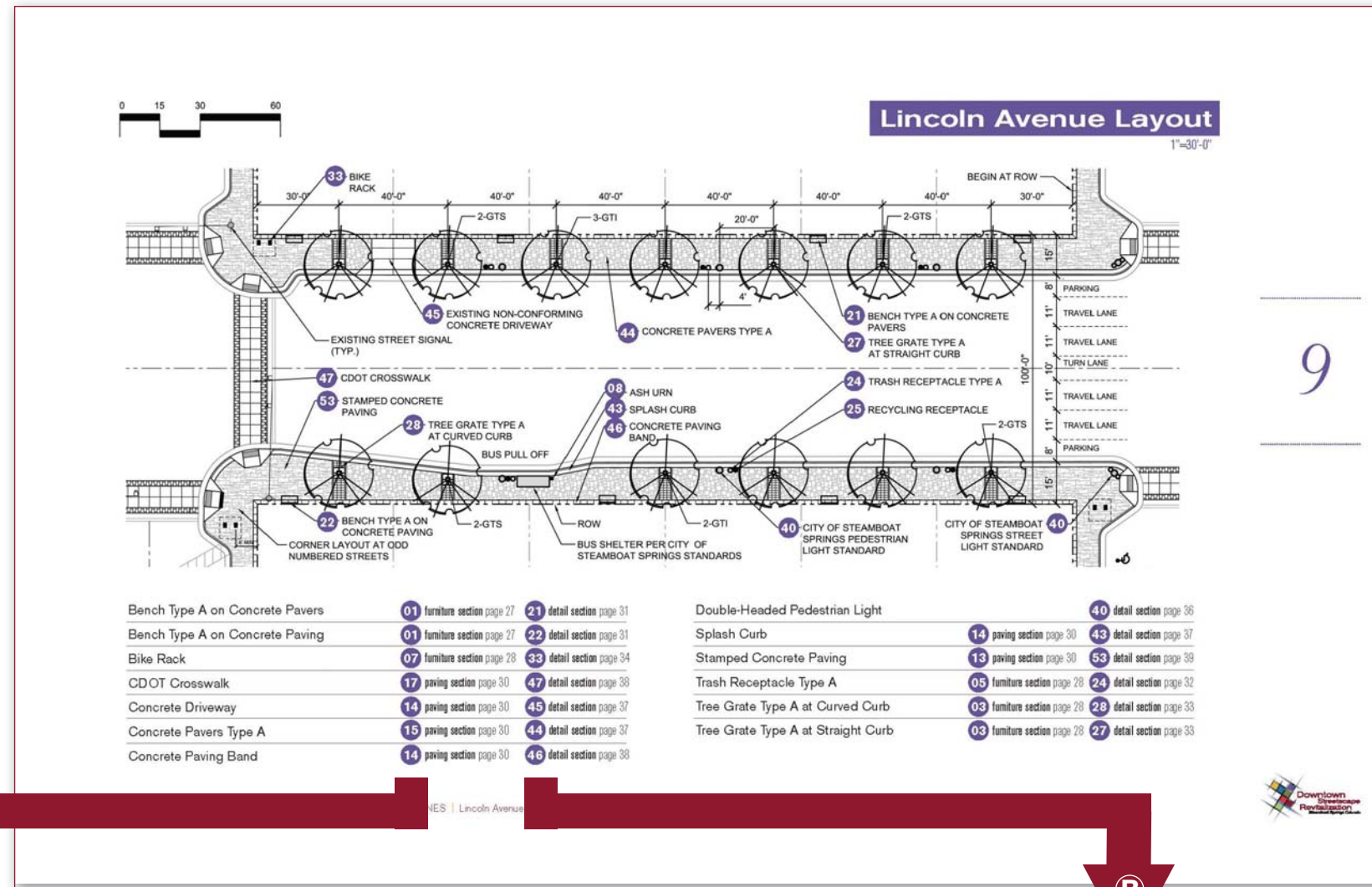
This document will serve as supplemental information during an individual parcel site design and used by the City as a development review tool. An applicant wishing to deviate from the approved streetscape plan may do if it is found through the Development Review Process that the deviation does not deter the original design intent of the streetscape.

Any instances of conflict between the City Code and these guidelines must be resolved at the discretion of the Director of Public Works or his designee.

HOW TO USE THIS DOCUMENT

The intent of this document is to clearly identify the materials and methods to be used when improving the streetscape along Steamboat Springs' Downtown streets. To identify conditions for your specific project, please follow the following steps:

- 1 Locate the section of the book corresponding to your street, either Lincoln, Oak, Yampa or the numbered "Side Streets".
- 2 Identify the specific condition that your project best meets. In the case of our adjacent example, our project is mid-block along Lincoln Avenue .
- 3 Review the layout plan for that condition, identifying paving, site furnishing or planting features that correspond to your location. Locate the names of those features in the table at the bottom of the page.
- 4 For each feature listed there is additional information identifying **A** material purchasing or specifying information, and/or **B** construction drawings detailing specifically how to construct the feature.
- 5 For information regarding plant material, please see the PLANTING section beginning on page 42.



The streetscape design of Lincoln Avenue addresses two critical issues:
Movement and Identity

8

LINCOLN AVENUE

Movement

Increasing the ease and permeability of movements within and along Lincoln is created through shortened intersection crossings ('bump-outs'), marked pedestrian crosswalks, retaining on-street parallel parking and providing bus pull-offs and shelters along each block.

Identity

There is much to experience in downtown Steamboat, and Lincoln functions as the gateway into the rest of the downtown experience. The redeveloped streetscape helps to announce and celebrate downtown Steamboat through a rich paving palette, pedestrian-scaled pole lights, generous sidewalk areas with space for outdoor displays, and an established standard for benches, planters and other street furnishings.

GENERAL NOTES:

1. An automatic Irrigation System is required for all landscape areas and tree grates.
2. Electric service is required for all seat wall lights, tree wells, and pedestrian lights.
3. All features are to be placed a minimum of 2' (two feet) behind the back of curb.
4. All street features shall be spaced a minimum of 6' (six feet) apart for ADA access.

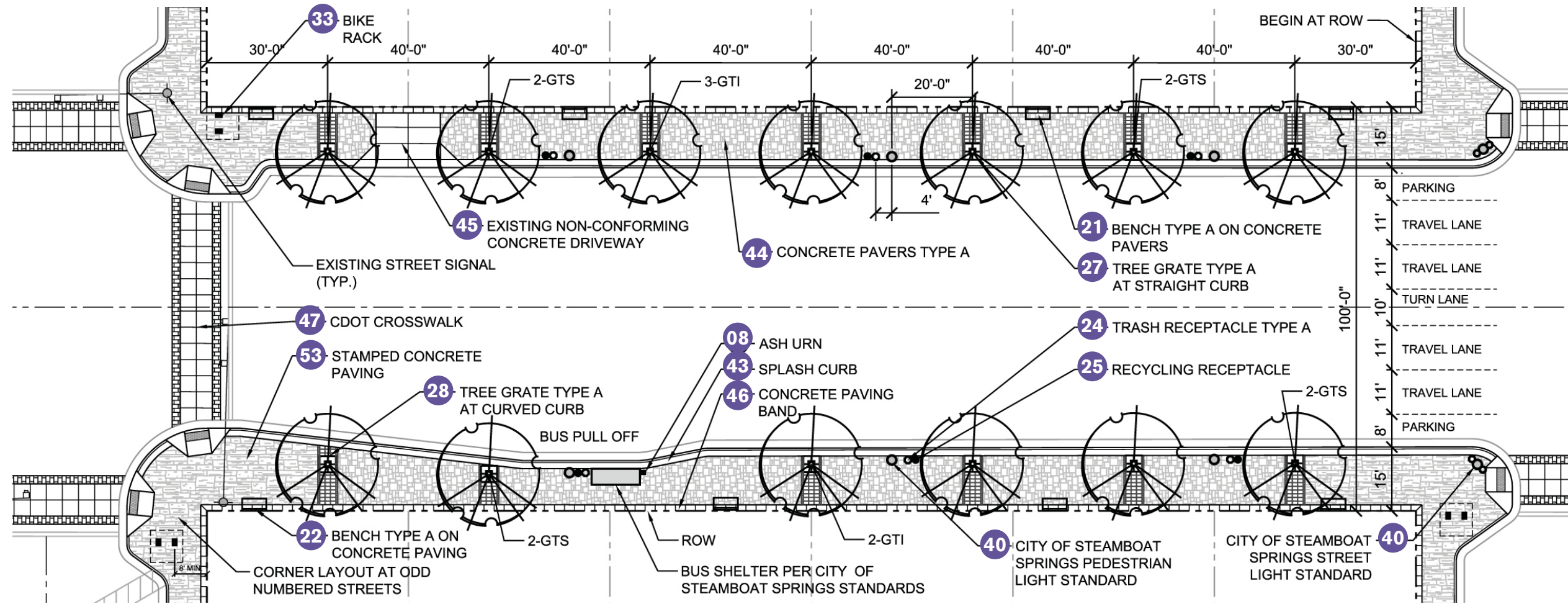
Lincoln Avenue – SOCIAL, INVITING, ENGAGING

- Historic main street – commercial core of the downtown
- Place for celebrations, parades, winter carnival, sidewalk sales and other community events
- 'Front door' of the community
- Location of major civic buildings, such as the County building
- Architecturally, a combination of individual shops in historic storefronts with more modern architecture and spaces that create gathering spaces
- Historic relevance of the downtown is tied to the ranching history that originally drew people to the area, and the historic recreational skiing that made Steamboat into the tourist destination it is today



Lincoln Avenue Layout

1"=30'-0"

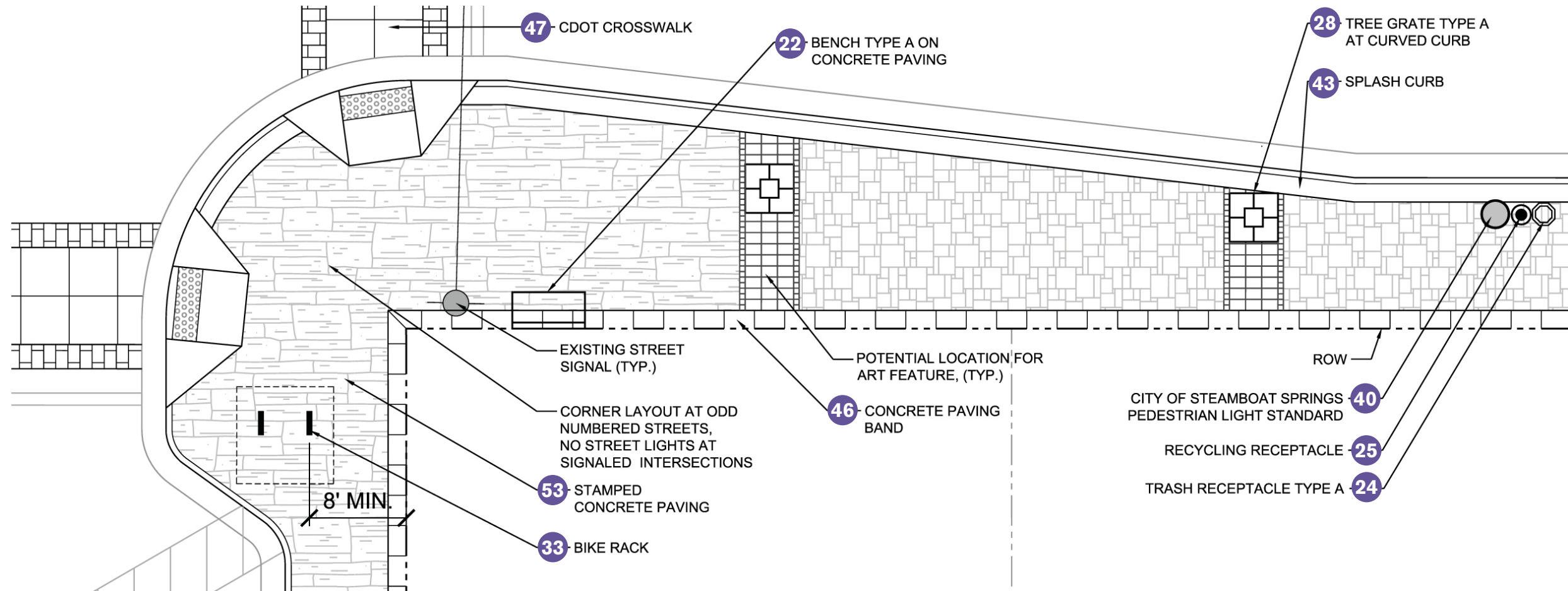
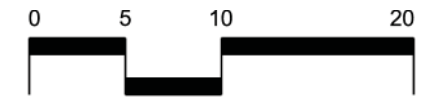


Ash Urn	08 furniture section page 28
Bench Type A on Concrete Pavers	01 furniture section page 27 21 detail section page 31
Bench Type A on Concrete Paving	01 furniture section page 27 22 detail section page 31
Bike Rack	07 furniture section page 28 33 detail section page 34
CDOT Crosswalk	17 paving section page 30 47 detail section page 38
Concrete Driveway	14 paving section page 30 45 detail section page 37
Concrete Pavers Type A	15 paving section page 30 44 detail section page 37
Concrete Paving Band	14 paving section page 30 46 detail section page 38

Double-Headed Pedestrian Light	40 detail section page 36
Recycling Receptacle	5a furniture section page 28 25 detail section page 32
Splash Curb	14 paving section page 30 43 detail section page 37
Stamped Concrete Paving	13 paving section page 30 53 detail section page 39
Trash Receptacle Type A	05 furniture section page 28 24 detail section page 32
Tree Grate Type A at Curved Curb	03 furniture section page 28 28 detail section page 33
Tree Grate Type A at Straight Curb	03 furniture section page 28 27 detail section page 33

Lincoln Avenue Corner at Side Streets

1"=10'-0"



10

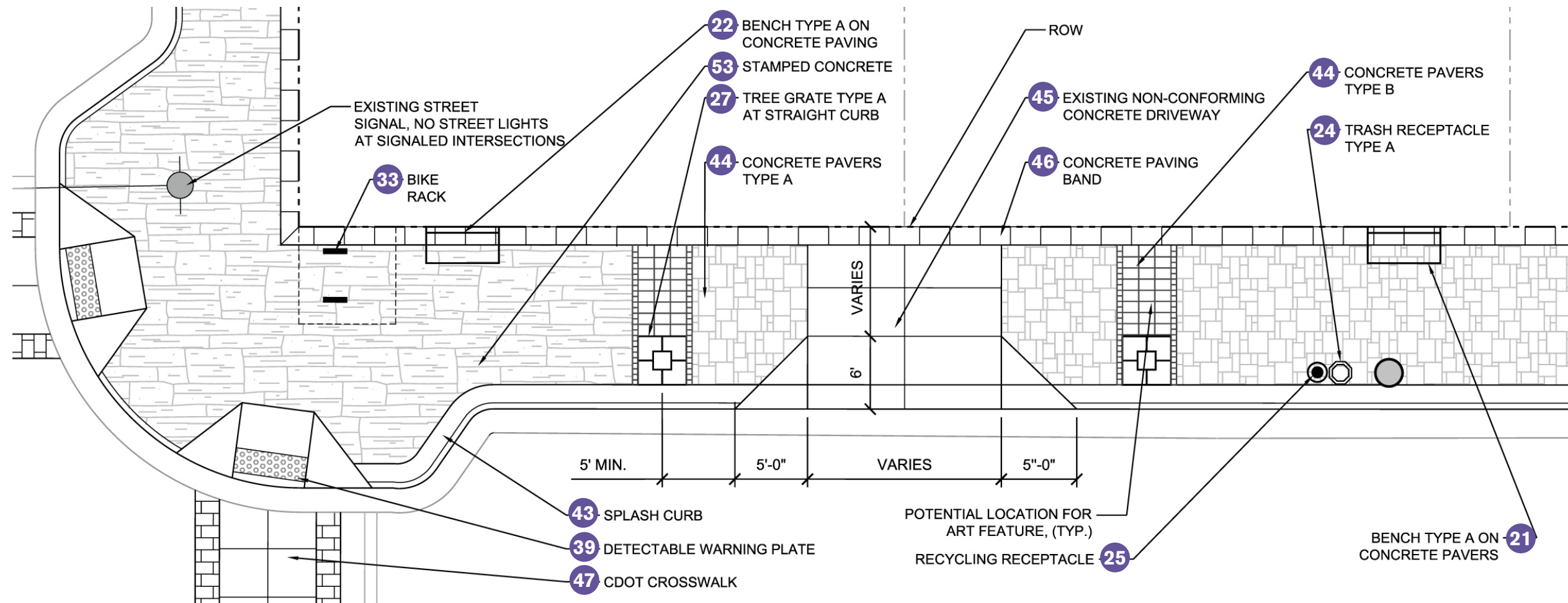
Bench Type A on Concrete Paving	01 furniture section page 27	22 detail section page 31
Bike Rack	07 furniture section page 28	33 detail section page 34
CDOT Crosswalk	17 paving section page 30	47 detail section page 38
Concrete Paving Band	14 paving section page 30	46 detail section page 38
Double-Headed Pedestrian Light		40 detail section page 36
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Splash Curb	14 paving section page 30	43 detail section page 37

Stamped Concrete Paving	13 paving section page 30	53 detail section page 39
Trash Receptacle Type A	05 furniture section page 28	24 detail section page 32
Tree Grate Type A at Curved Curb	03 furniture section page 28	28 detail section page 33



Lincoln Avenue Driveway Access

1"=10'-0"



11

Bench Type A on Concrete Pavers	01 furniture section page 27	21 detail section page 31
Bench Type A on Concrete Paving	01 furniture section page 27	22 detail section page 31
Bike Rack	07 furniture section page 28	33 detail section page 34
CDOT Crosswalk	17 paving section page 30	47 detail section page 38
Concrete Pavers Type A	15 paving section page 30	44 detail section page 37
Concrete Pavers Type B	16 paving section page 30	44 detail section page 37
Concrete Paving Band	14 paving section page 30	46 detail section page 38

Detectable Warning Plate	09 furniture section page 28	39 detail section page 36
Existing Non-Conforming Concrete Driveway	14 paving section page 30	45 detail section page 35
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Splash Curb	14 paving section page 30	43 detail section page 37
Stamped Concrete	13 paving section page 30	53 detail section page 39
Trash Receptacle Type A	05 furniture section page 28	24 detail section page 32
Tree Grate Type A at Straight Curb	03 furniture section page 28	27 detail section page 33

As the transition street between the downtown and the adjacent residential neighborhood, Oak is a mixture of commercial, shopping, civic and residential uses.

12

OAK STREET

In order to create a more residential and 'local' feel along Oak, the streetscape design is very green with detached walks and tree lawns, extensive planting beds, and a meandering sidewalk alignment that preserves existing mature, healthy trees.

Overall, the design of Oak Street creates a distinct downtown experience that responds to the adjacent neighborhood. Oak Street is green, informal, relaxed and eclectic, while still acknowledging a need for commercial-type visibility and access for businesses, shops and restaurants.

GENERAL NOTES:

1. An automatic Irrigation System is required for all landscape areas and tree grates.
2. Electric service is required for all seat wall lights, tree wells, and pedestrian lights.
3. All features are to be placed a minimum of 2' (two feet) behind the back of curb.
4. All street features shall be spaced a minimum of 6' (six feet) apart for ADA access.

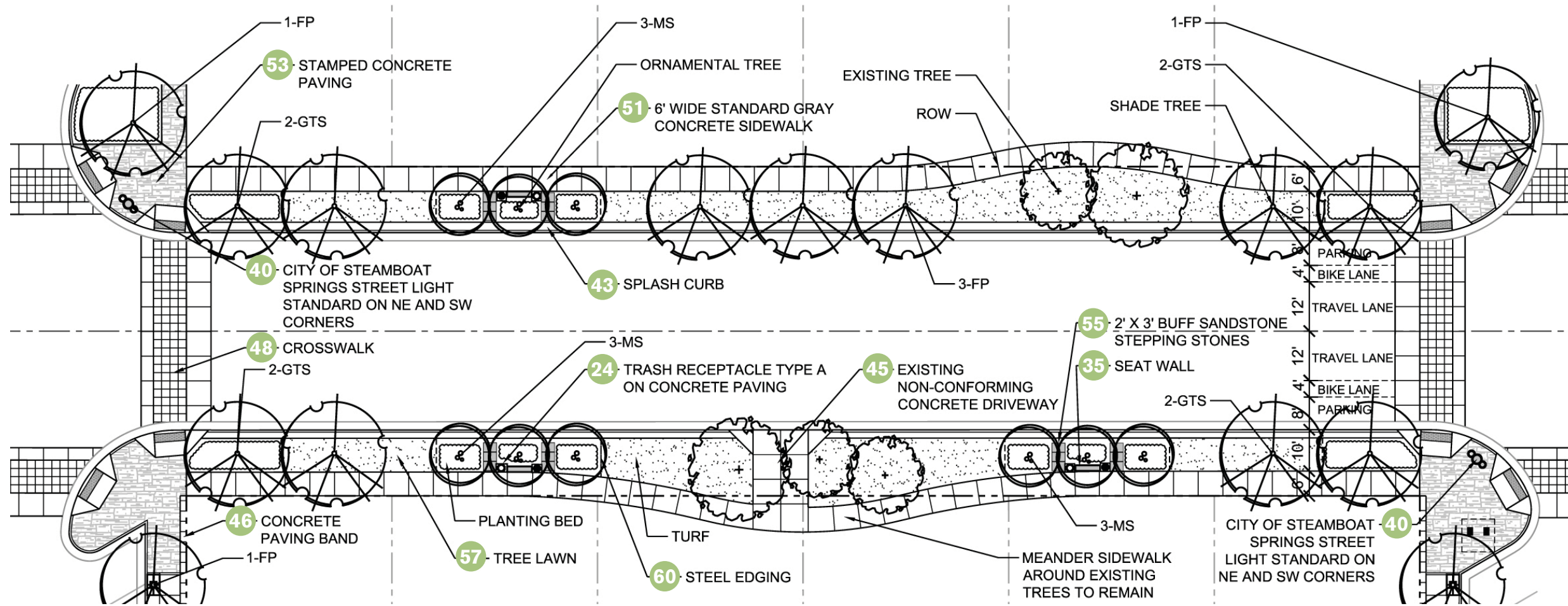
Oak - GREEN, NEIGHBORLY, LOCAL

- Oak is a transition street, and the boundary between the downtown and its adjacent residential neighborhoods
- Oak is a transition street with more grass landscaping
- Oak reflects the 'local' neighborhood feel of Downtown Steamboat Springs



Oak Street Layout

1"=30'-0"



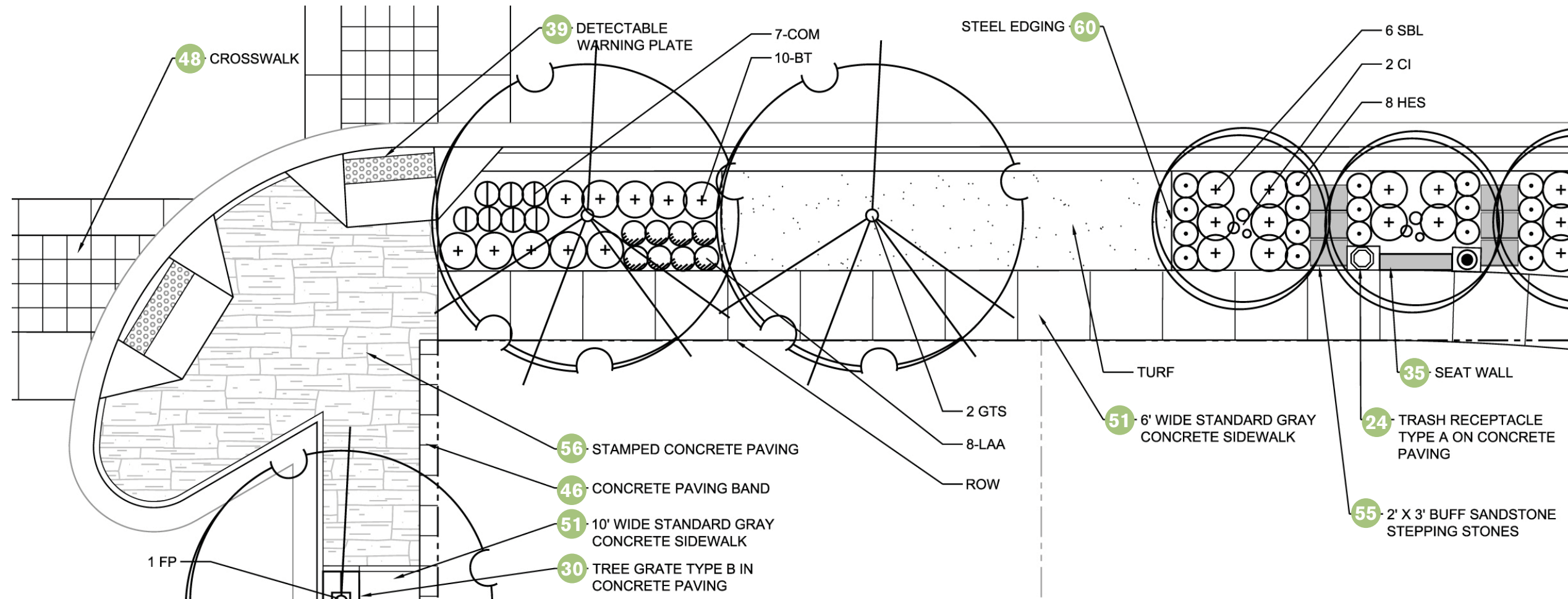
13

City of Steamboat Springs Street Light	40	detail section page 38
Concrete Paving Band	14	paving section page 30
Crosswalk	17	paving section page 30
Existing Non-Conforming Concrete Driveway	14	paving section page 30
Seat Wall	11	paving section page 29
Splash Curb	14	paving section page 30
Stamped Concrete Paving	13	paving section page 30

Steel Edging	60	detail section page 41
Trash Receptacle Type A	05	furniture section page 28
Tree Lawn	57	detail section page 40
2'x3' Buff Sandstone Stepping Stones	55	detail section page 40
6' Wide Standard Grey Concrete Sidewalk	14	paving section page 30

Oak Street Corner at Side Street

1"=10'-0"



14

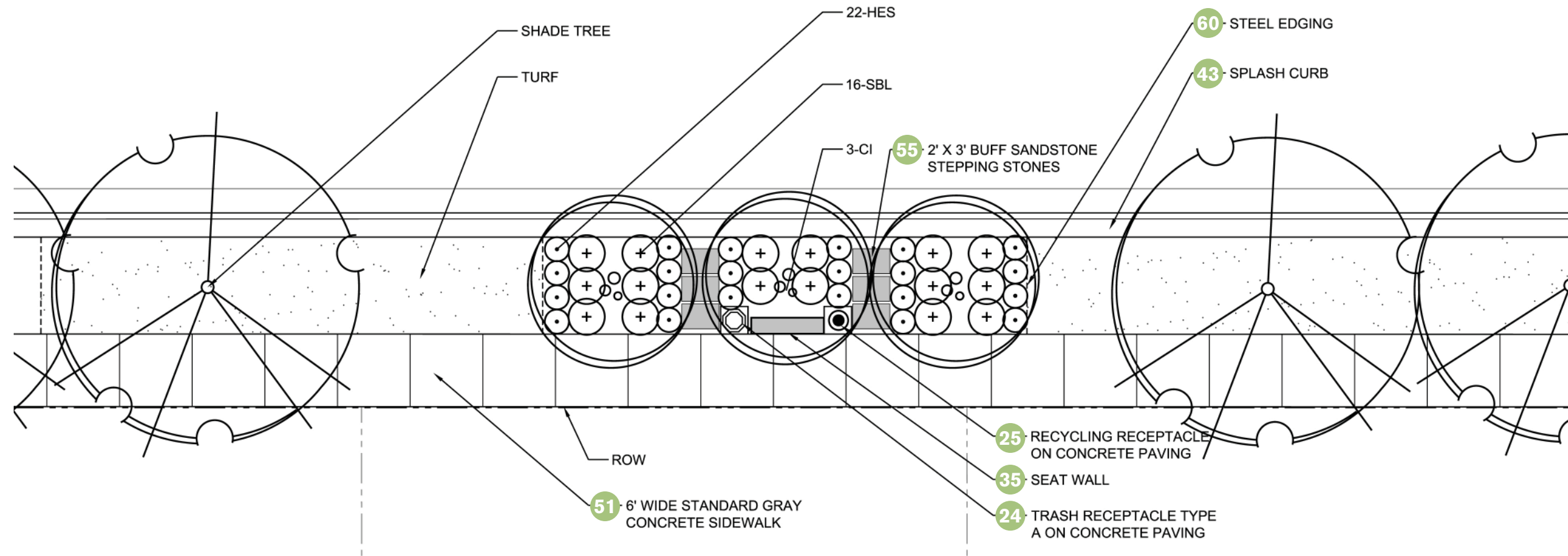
Concrete Paving Band	14 paving section page 30	46 detail section page 38
Crosswalk	17 paving section page 30	48 detail section page 38
Detectable Warning Plate	09 furniture section page 28	39 detail section page 36
Seat Wall	11 paving section page 29	35 detail section page 35
Stamped Concrete Paving	13 paving section page 30	53 detail section page 39
Steel Edging		60 detail section page 41
Trash Receptacle Type A on Concrete Paving	05 paving section page 30	25 detail section page 38

Tree Grate Type B in Concrete Paving	04 paving section page 30	30 detail section page 38
2'x3' Buff Sandstone Stepping Stones		55 detail section page 40
6' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39
10' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	45 detail section page 37



Oak Street Tree Lawn

1"=10'-0"

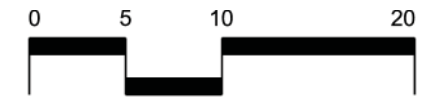


15

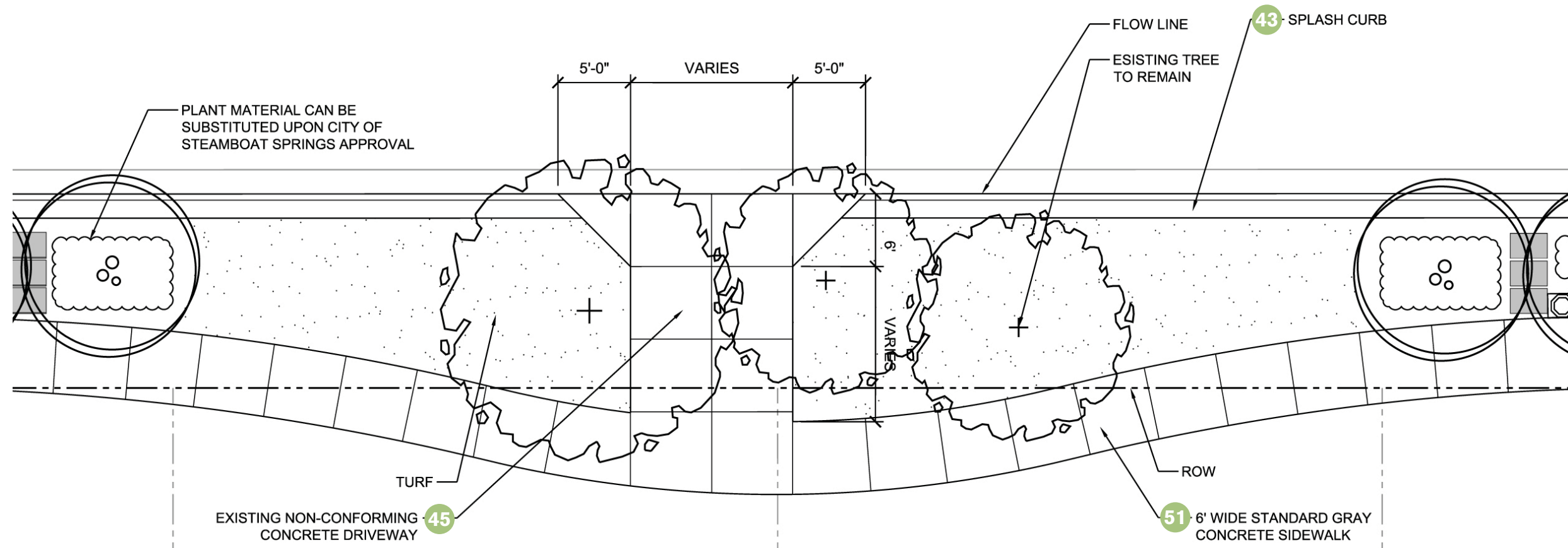
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Seat Wall	11 paving section page 29	35 detail section page 35
Splash Curb	14 paving section page 30	43 detail section page 37
Steel Edging		60 detail section page 41
Trash Receptacle Type A on Concrete Paving	05 furniture section page 28	24 detail section page 32
2'x3' Buff Sandstone Stepping Stones		55 detail section page 40
6' Side Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

Oak Street Driveway

1"=10'-0"



16



Concrete Driveway

14 paving section page 30 **45** detail section page 37

Splash Curb

14 paving section page 30 **43** detail section page 37

6' Wide Standard Grey Concrete Sidewalk

14 paving section page 30 **51** detail section page 39

The goals of the Yampa streetscape design are to reflect the influence of the Yampa River in the physical design of the street, and to create a vibrant entertainment destination street for nightlife, festivals and celebrations. The design promotes a pedestrian environment on the river-side of the street and the bike lanes and bike racks encourage bicycle travel.

YAMPA STREET

17

Yampa - FESTIVE, NATURAL, ARTISTIC

- Water - Flows and Interruptions
- Connection to Recreation (core trail, river)
- Festival Street - Market Street - Nighttime street

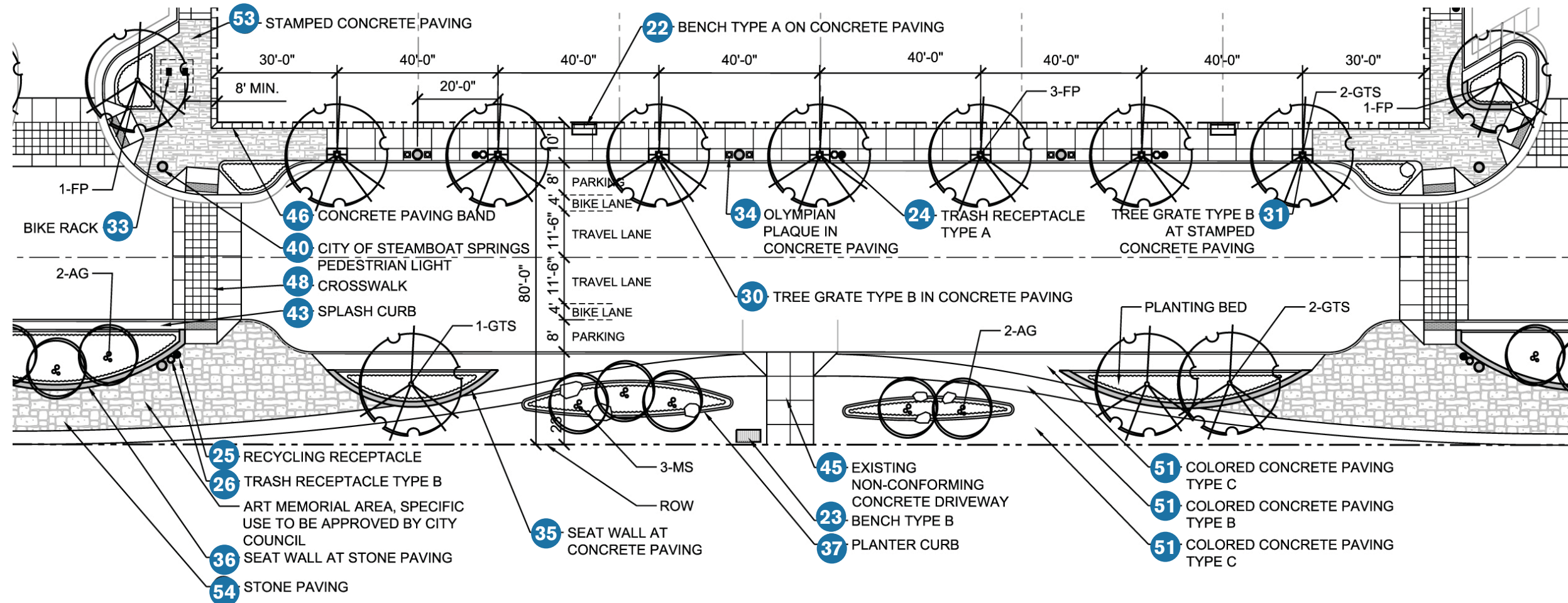
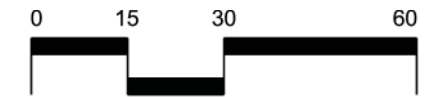
The layout of the Yampa streetscape reflects an organic, flowing feel that is reinforced in the water-like patterns within the design, as well as the more naturalistic palette of pavers and plant materials. There are large open planting beds, raised planters, and both ornamental and shade trees. The street furnishings along Yampa reinforce its natural feel, and are unique to Yampa. Olympian plaques embedded into the stone paving arch gracefully along the street, and reflect Steamboat’s long ties to outdoor athletic achievement.

GENERAL NOTES:

1. An automatic Irrigation System is required for all landscape areas and tree grates.
2. Electric service is required for all seat wall lights, tree wells, and pedestrian lights.
3. All features are to be placed a minimum of 2’ (two feet) behind the back of curb.
4. All street features shall be spaced a minimum of 6’ (six feet) apart for ADA access.

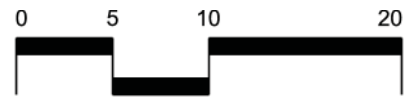
Yampa Street Layout

1"=30'-0"



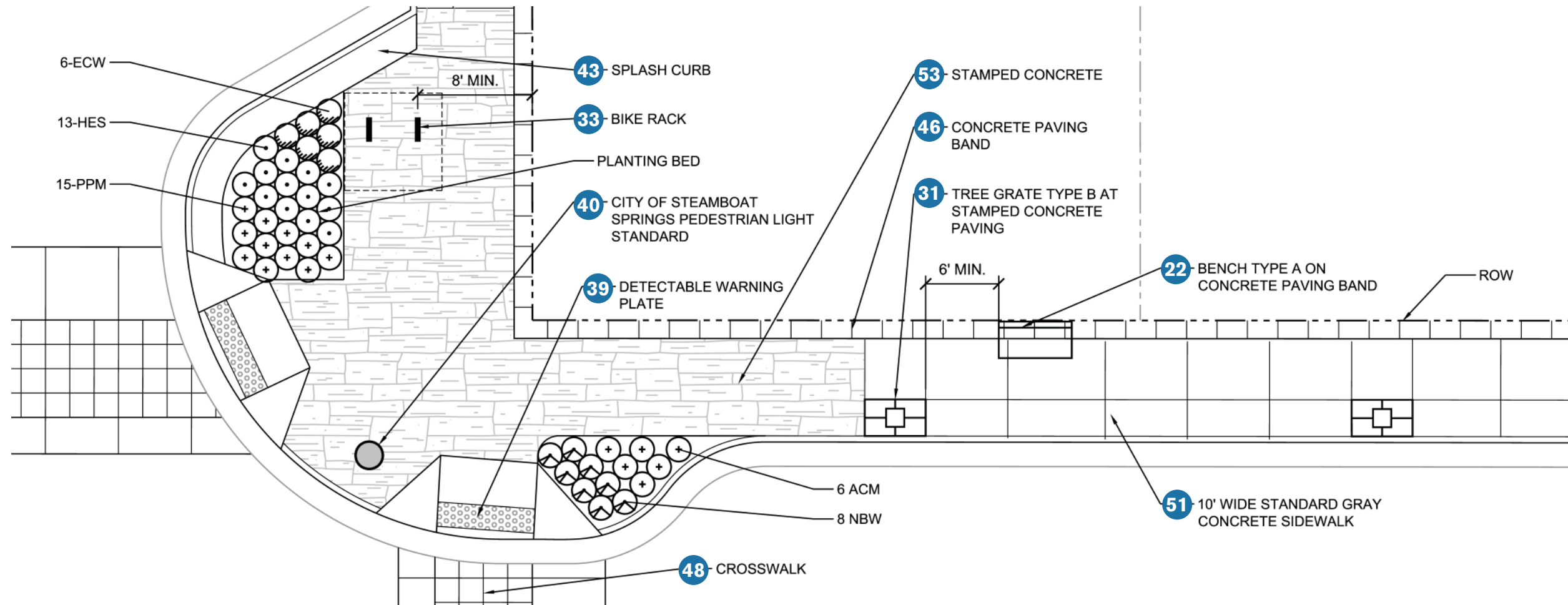
18

Bench Type A on Concrete Paving	01 furniture section page 27	22 detail section page 31	Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Bench Type B	02 furniture section page 27	23 detail section page 32	Seat Wall at Concrete Paving	04 furniture section page 28	35 detail section page 35
Bike Rack	07 furniture section page 28	33 detail section page 34	Seat Wall at Stone Paving	04 furniture section page 28	36 detail section page 35
City of Steamboat Springs Pedestrian Light		40 detail section page 34	Splash Curb	14 paving section page 30	43 detail section page 37
Colored Concrete Paving Type B	18 paving section page 30	51 detail section page 39	Stamped Concrete Paving	13 paving section page 30	53 detail section page 39
Colored Concrete Paving Type C	19 paving section page 30	51 detail section page 39	Stone Paving	12 paving section page 30	54 detail section page 40
Concrete Paving Band	14 paving section page 30	46 detail section page 38	Trash Receptacle Type A	05 paving section page 30	25 detail section page 32
Crosswalk	17 paving section page 30	48 detail section page 38	Trash Receptacle Type B on Stone Paving	06 paving section page 30	26 detail section page 32
Existing Non-Conforming Concrete Driveway	14 paving section page 30	45 detail section page 37	Tree Grate Type B at Concrete Paving	04 paving section page 30	30 detail section page 33
Olympian Plaque in Concrete Paving		34 detail section page 34	Tree Grate Type B at Stamped Concrete	04 paving section page 30	31 detail section page 34
Planter Curb	10 paving section page 29	37 detail section page 35			



Yampa Street Corner at Side Street

1"=10'-0"

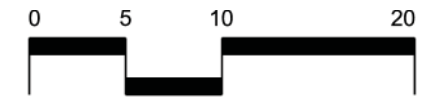


Bench Type A on Concrete Paving Band	01 furniture section page 27	22 detail section page 31
Bike Rack	07 furniture section page 28	33 detail section page 34
City of Steamboat Springs Pedestrian Light		40 detail section page 36
Concrete Paving Band	14 paving section page 30	46 detail section page 38
Crosswalk	17 paving section page 30	48 detail section page 38
Detectable Warning Plate	09 paving section page 28	39 detail section page 36

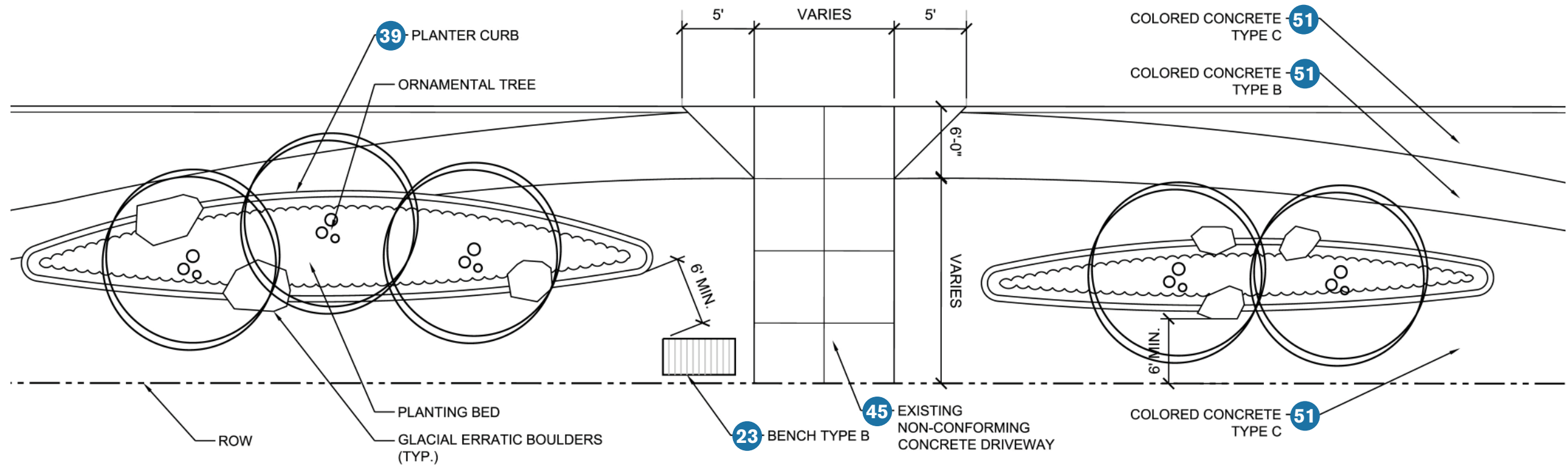
Splash Curb	14 paving section page 30	43 detail section page 37
Stamped Concrete	13 paving section page 30	53 detail section page 39
Tree Grate Type B at Stamped Concrete Paving	04 furniture section page 28	31 detail section page 34
10' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

Yampa Street Driveway

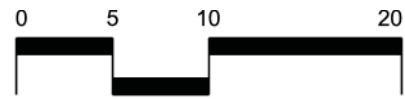
1"=10'-0"



20

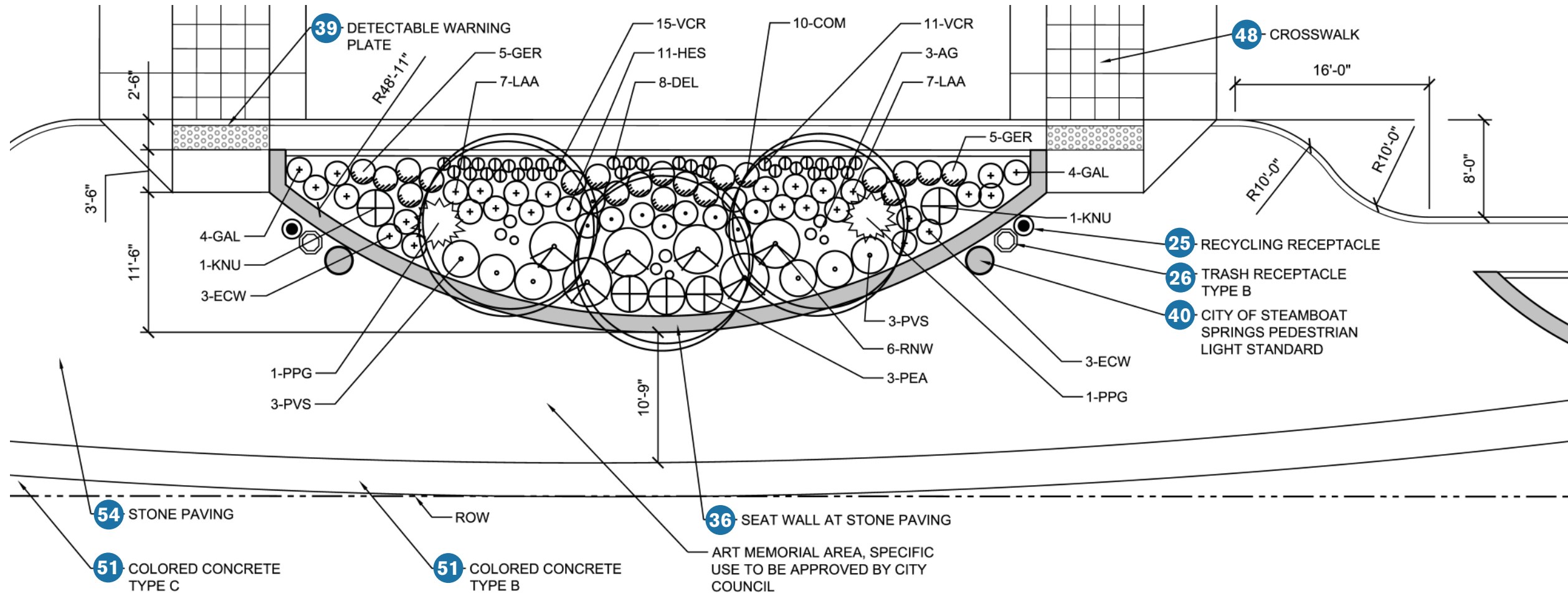


Bench Type B	02 furniture section page 27	23 detail section page 32
Colored Concrete Type B	18 paving section page 30	51 detail section page 39
Colored Concrete Type C	19 paving section page 30	51 detail section page 39
Existing Non-Conforming Concrete Driveway	14 paving section page 30	45 detail section page 37
Planter Curb	10 paving section page 29	39 detail section page 35



Yampa Street Planter at Intersection

1"=10'-0"



City of Steamboat Springs Pedestrian Light	40 detail section page 36
Colored Concrete Type B	18 paving section page 30 51 detail section page 39
Colored Concrete Type C	19 paving section page 30 51 detail section page 39
Crosswalk	17 paving section page 30 48 detail section page 38
Detectable Warning Pavers	09 furniture section page 28 39 detail section page 36
Recycling Receptacle	5a furniture section page 28 25 detail section page 32
Seat Wall at Stone Paving	11 paving section page 29 36 detail section page 35

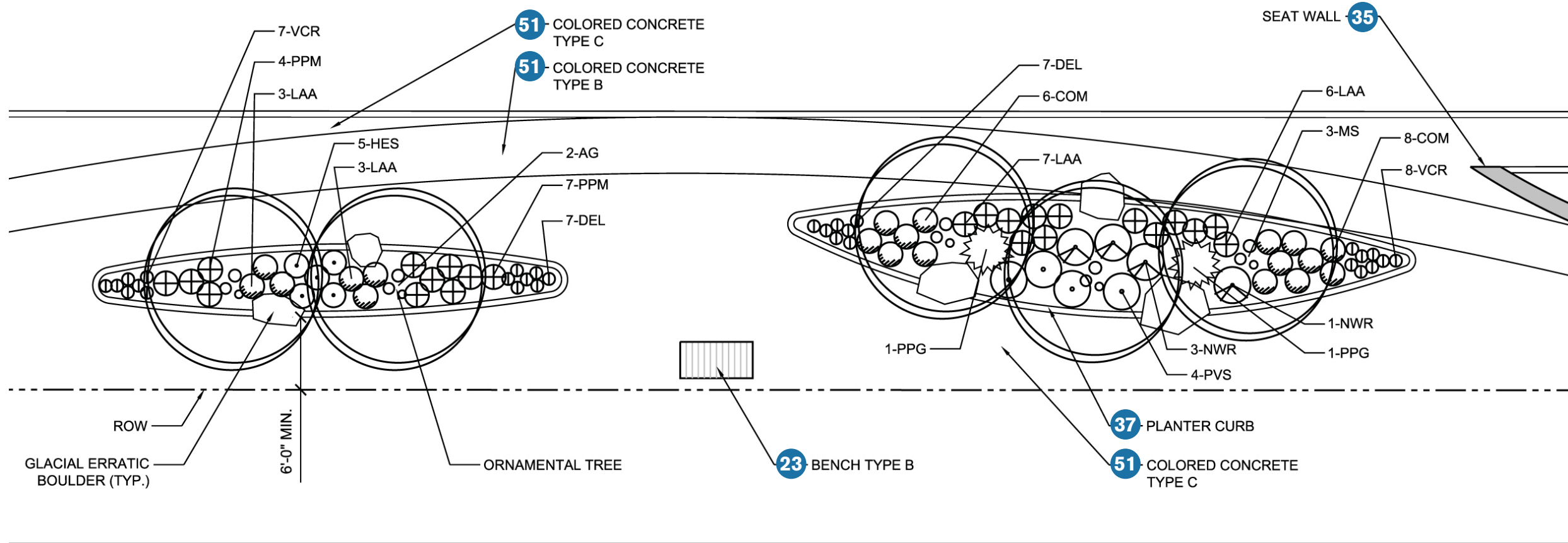
Stone Paving	12 paving section page 30 54 detail section page 40
Trash Receptacle Type B	06 furniture section page 28 26 detail section page 32

Yampa Street Planter in Sidewalk

1"=10'-0"



22



Bench Type B	02 furniture section page 27	23 detail section page 32
Colored Concrete Type B	18 paving section page 30	51 detail section page 39
Colored Concrete Type C	19 paving section page 30	51 detail section page 39
Planter Curb	10 paving section page 29	37 detail section page 35
Seat Wall	11 paving section page 29	35 detail section page 35

Steamboat Springs **side streets** link together all its downtown spaces, and provide excellent connections between people, places and vehicles.

SIDE STREETS

23

Side Streets – TRANSITIONAL, CONNECTED

- Connections and Interrelationships
- Parking and Accessibility

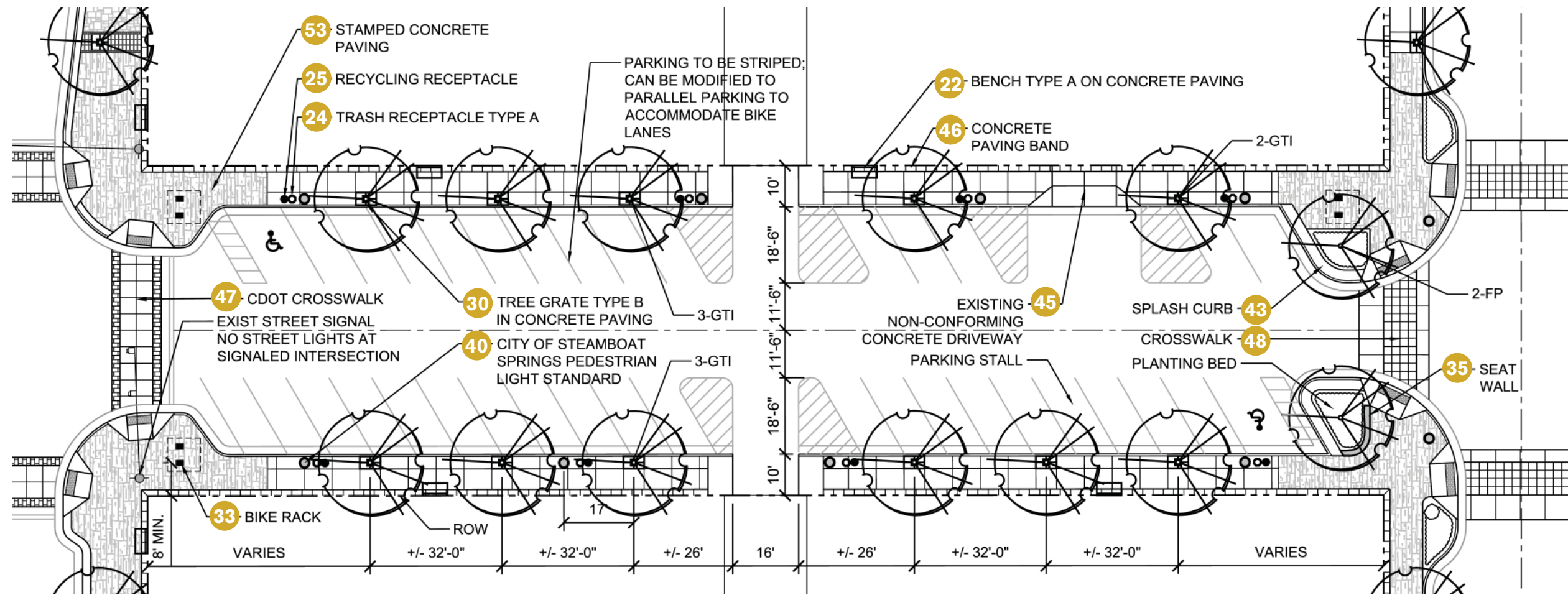
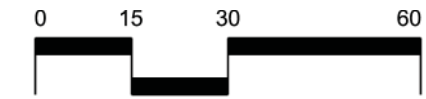
The side street design has pedestrian sidewalk areas with benches, street trees, pole lights and other site amenities. Parking along each side street is angled, and helps to balance the parallel parking of the other downtown streets. The two-way traffic streets also provide generous bike lane connections, and utilize the signalized intersections to ensure bicyclists can safely cross the street.

GENERAL NOTES:

1. An automatic Irrigation System is required for all landscape areas and tree grates.
2. Electric service is required for all seat wall lights, tree wells, and pedestrian lights.
3. All features are to be placed a minimum of 2' (two feet) behind the back of curb.
4. All street features shall be spaced a minimum of 6' (six feet) apart for ADA access.

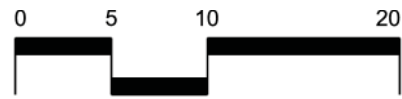
Side Street Layout

1"=30'-0"



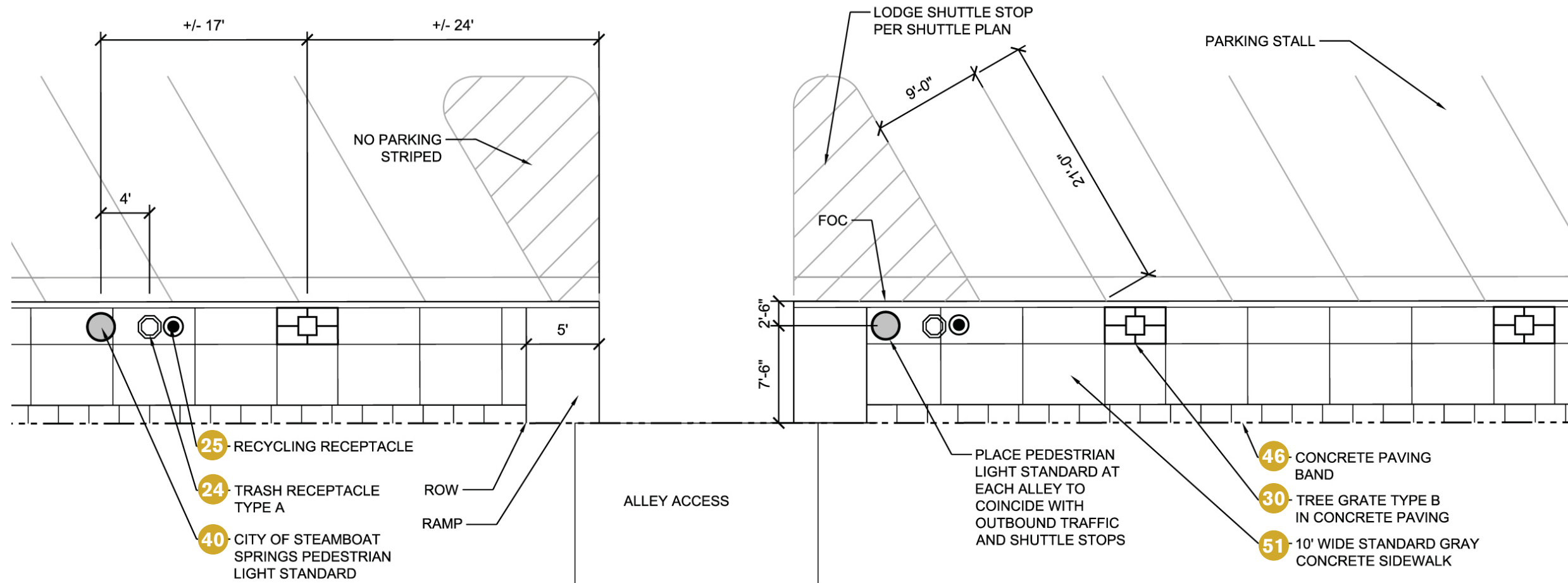
Bench Type A on Concrete Paving	18 furniture section page 27	22 detail section page 31	Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Bike Rack	07 furniture section page 28	33 detail section page 34	Seat Wall	11 paving section page 29	35 detail section page 35
CDOT Crosswalk	17 paving section page 30	47 detail section page 38	Splash Curb	14 paving section page 30	43 detail section page 37
City of Steamboat Springs Pedestrian Light		40 detail section page 36	Stamped Concrete Paving	13 paving section page 30	53 detail section page 39
Concrete Paving Band	14 paving section page 30	46 detail section page 38	Trash Receptacle Type A	05 furniture section page 28	24 detail section page 32
Crosswalk	17 paving section page 30	48 detail section page 38	Tree Grate Type B in Concrete Paving	04 furniture section page 28	30 detail section page 33
Existing Non-Conforming Concrete Driveway	14 paving section page 30	45 detail section page 37			

24



Side Street at Alley

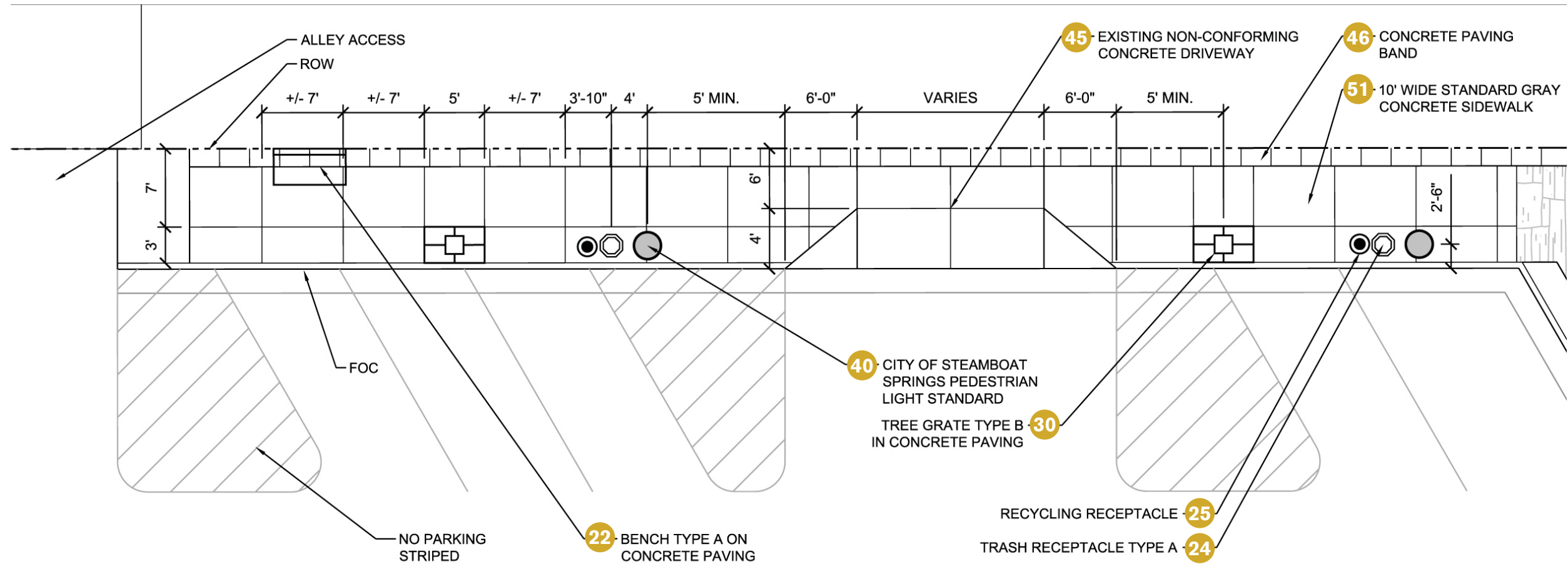
1"=10'-0"



City of Steamboat Springs Pedestrian Light		40 detail section page 36
Concrete Paving Band	14 paving section page 30	46 detail section page 38
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Trash Receptacle Type A on Concrete Paving	05 furniture section page 28	24 detail section page 32
Tree Grate Type B in Concrete Paving	04 furniture section page 28	30 detail section page 33
10' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

Side Street Driveway

1"=10'-0"



26

Bench Type A on Concrete Paving	01 furniture section page 27	22 detail section page 31
City of Steamboat Springs Pedestrian Light		40 detail section page 36
Concrete Paving Band	14 paving section page 30	46 detail section page 38
Existing Non-Conforming Concrete Driveway	14 paving section page 30	45 detail section page 37
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Trash Receptacle Type A	05 furniture section page 28	24 detail section page 32
Tree Grate Type B in Concrete Paving	04 furniture section page 28	30 detail section page 33
10' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

FURNISHINGS

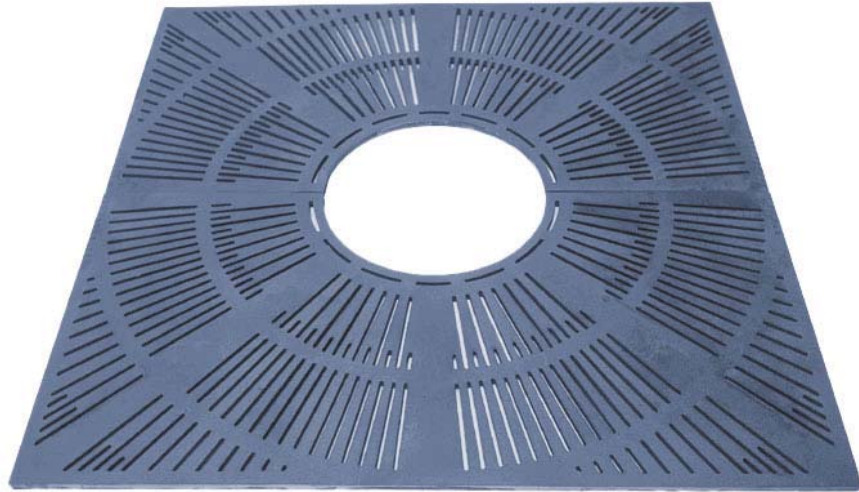


01 Bench Type A
Plainwell, 72" , Aluminum, Surface Mount
Storm Cloud Powder Coat Finish
Landscapeforms
Contact: Vivian Kovacs, (303) 799-0028

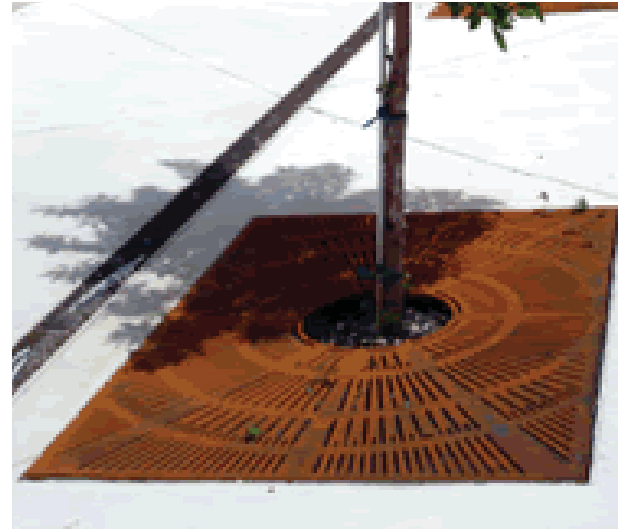


02 Bench Type B
Lakeside, Picket Fence Style w/Jarraah Wood Pickets, Backed,
Surface Mount
Olive Powder Coat Finish
Landscapeforms
Contact: Vivian Kovacs, (303) 799-0028

03 Tree Grate Type A
 Coho 4' sq.
 No Color or Finish
Urban Accessories
 Contact: Mariam Hootstein at Recreation Plus
 (303) 278-1455



04 Tree Grate Type B
 Starburst 3'x5' Rectangle #6054-2
 No Color or Finish
Ironsmith
 Contact: Esti Karo at Downs and Associates
 (303) 744-0488



05 Trash Receptacle Type A
 Plainwell, Aluminum, 35 gal., Side Opening
 Surface Mount
 Storm Cloud Powdercoat Finish
Landscapeforms
 Contact: Vivian Kovacs, (303) 799-0028



5a Recycling Receptacle
 Scarborough Dual Purpose, Aluminum Cans & Plastic Bottles
 Surface Mount
 Storm Cloud Powdercoat Finish
Landscapeforms
 Contact: Vivian Kovacs, (303) 799-0028



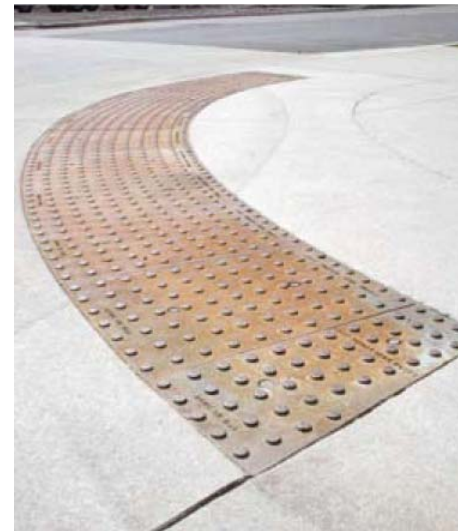
06 Trash Receptacle Type B
 Lakeside, Cut Grass Pattern, 35 gal., Side Opening
 Surface Mount
 Olive Powder Coat Finish
Landscapeforms
 Contact: Vivian Kovacs, (303) 799-0028



07 Bike Rack
 Bike Rib Series I, Model BR2
 Storm Cloud Powder Coat Finish
 (See Landscapeforms),
 Surface Mount
Function First, Inc.
 1-(888) 245-3742



08 Ash Urn
 Grenadier Ash Urn
 Storm Cloud Powder Coat Finish,
 Surface Mount
Landscapeforms
 Contact: Vivian Kovacs
 (303) 799-0028



09 Cast Iron Detectable
 Warning Plate
 2'x2' Straight
 Natural Finish
East Jordan Iron Works, Inc.
 Contact: Brian Thomas
 (303) 286-8014

GENERAL NOTE:

I. Provide materials & finish samples to The City of Steamboat Springs for approval prior to construction.

PAVING

29



10 Concrete Planter Curb
6" x 6" Poured In Place Concrete Curb at Planting Beds In
Sidewalk
Standard Grey Color, Smooth Finish
(See Detail)



11 Seat Wall
Seat Wall with Glacial Erratic Stone with Precast Concrete Cap and Recessed
Wall Light
(See Detail)

12 Sandstone Pavers
Buff Sandstone, Ashlar pattern
6x6 (28%), 6x9 (41%), 9x9 (31%)



13 Stamped Concrete Paving
Integral Davis Color: Sandstone
Bomanite Pattern; Colorado Sandstone



14 Standard Grey
Concrete Paving
Standard Grey
Light Broom Finish



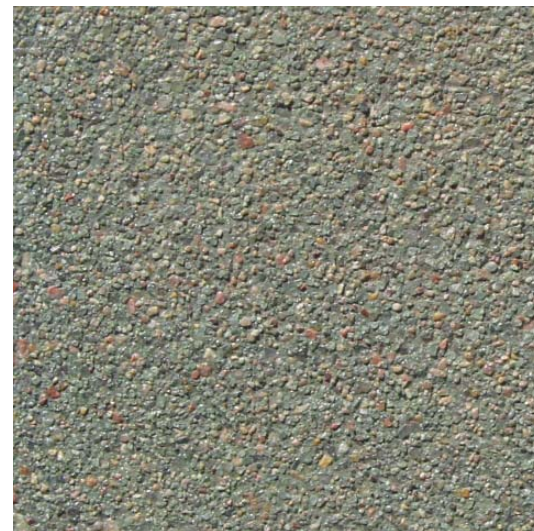
15 Concrete Pavers Type A
Cobble Series, CS001 Random Pattern
Autumn Blend
Borgert Products, Inc.
Contact: Christopher Creager, (303) 783-3864



16 Concrete Pavers Type B
Strassen Bavaria Tumbled Pavers, Bavaria Rectangles w/
Bavaria Small Square Border
Minnesota River
Borgert Products, Inc.
Contact: Christopher Creager, (303) 783-3864



17 Colored Concrete Paving Type A
Integral Davis Color: Baja Red
Light Broom Finish



18 Colored Concrete Paving Type B
Integral Davis Color: Green Slate
Sandscape Finish
Colorado Hardscapes
Contact: John Buteyn, (303) 750-8886



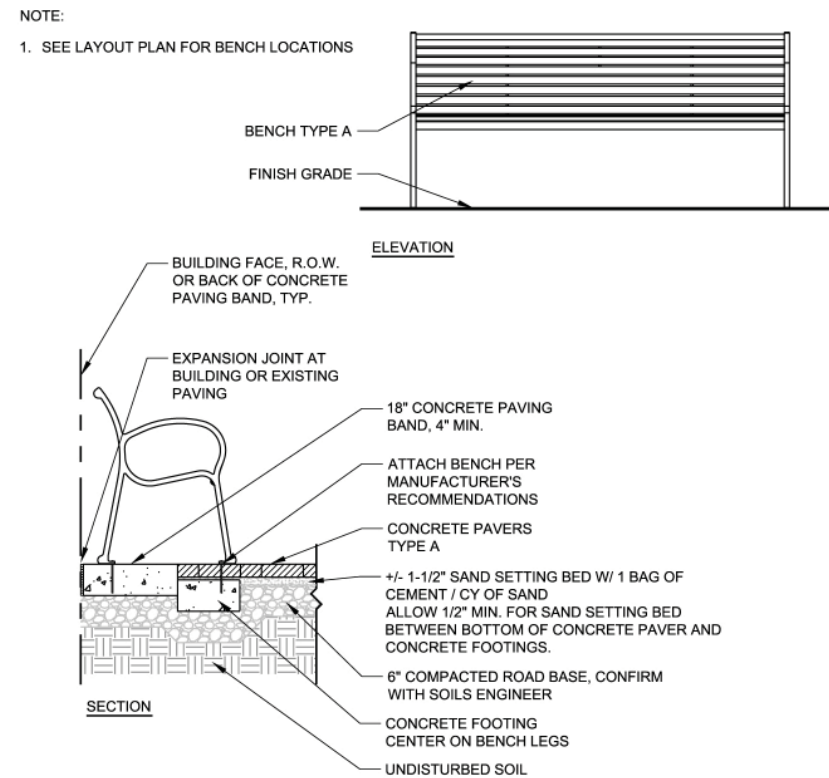
19 Colored Concrete Paving Type C
Integral Davis Color: Sandstone
Float Swirl Finish

GENERAL NOTES:

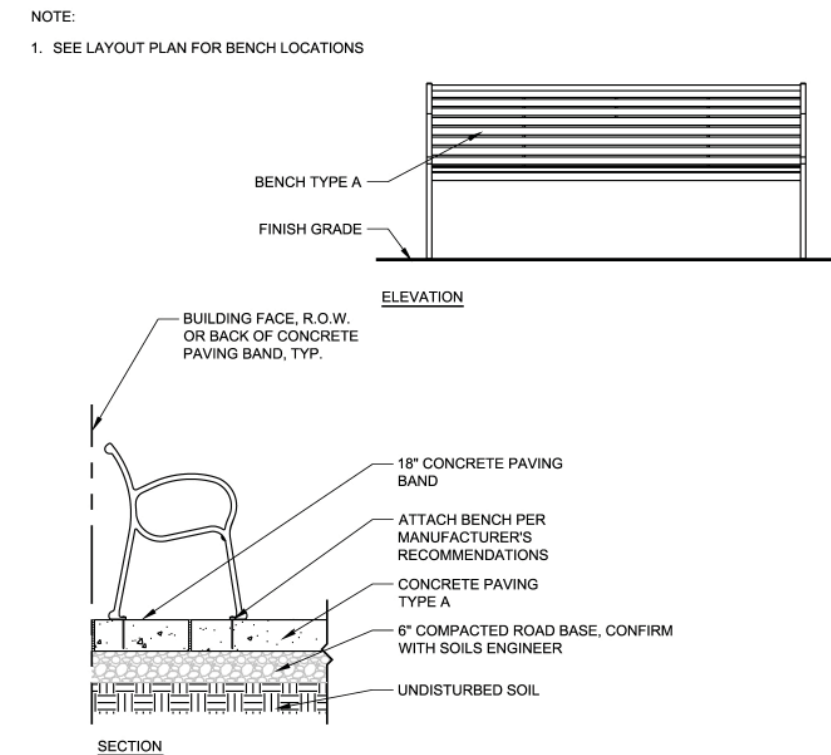
1. For all pavement and foundation design, a soils and structural engineer will be required to provide specific base and sub-base design and specifications.
2. Site furnishings to be removed seasonally if snow removal or storage is inhibited.

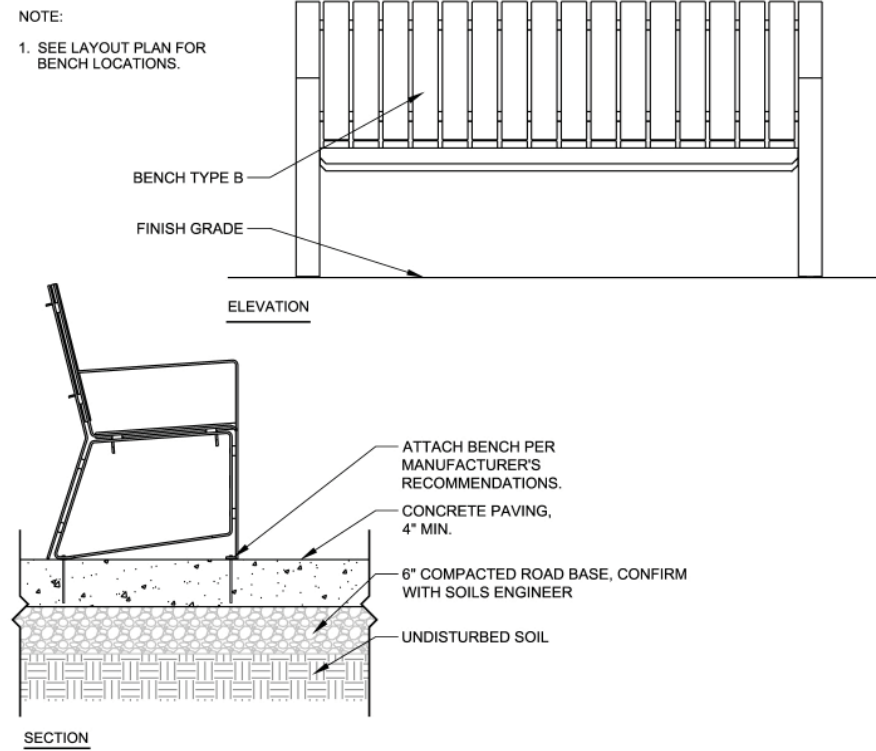
DETAILS

21 Bench Type A on Concrete Pavers
1/2" = 1' -0"

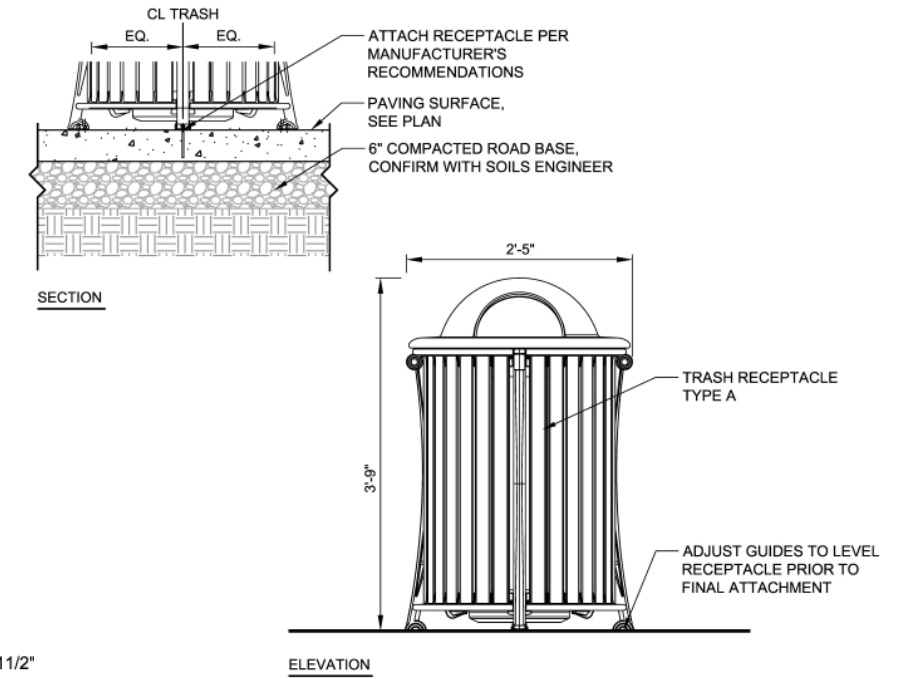


22 Bench Type A on Concrete Paving
1/2" = 1' -0"

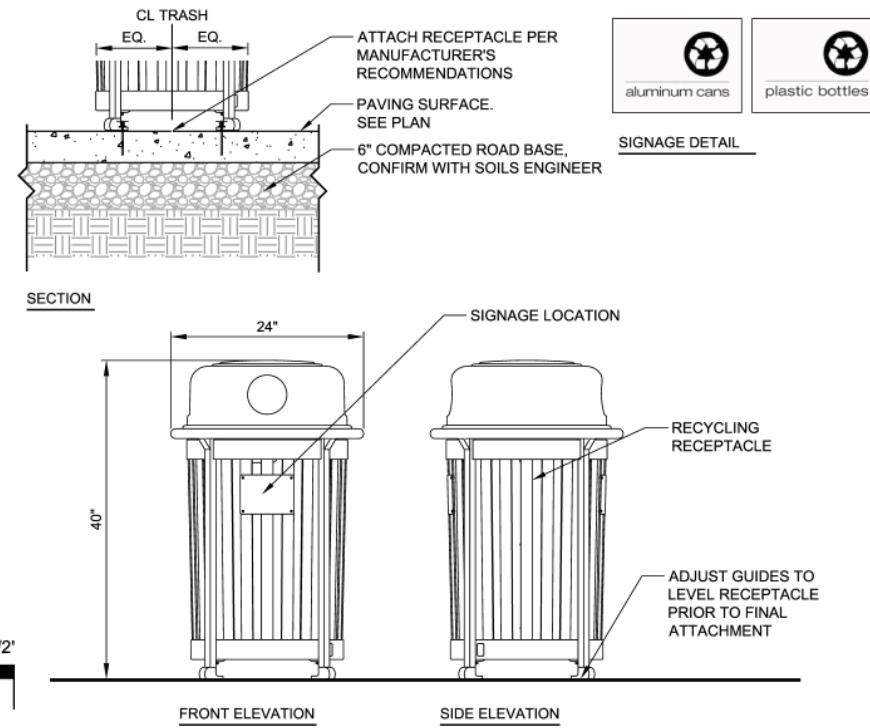




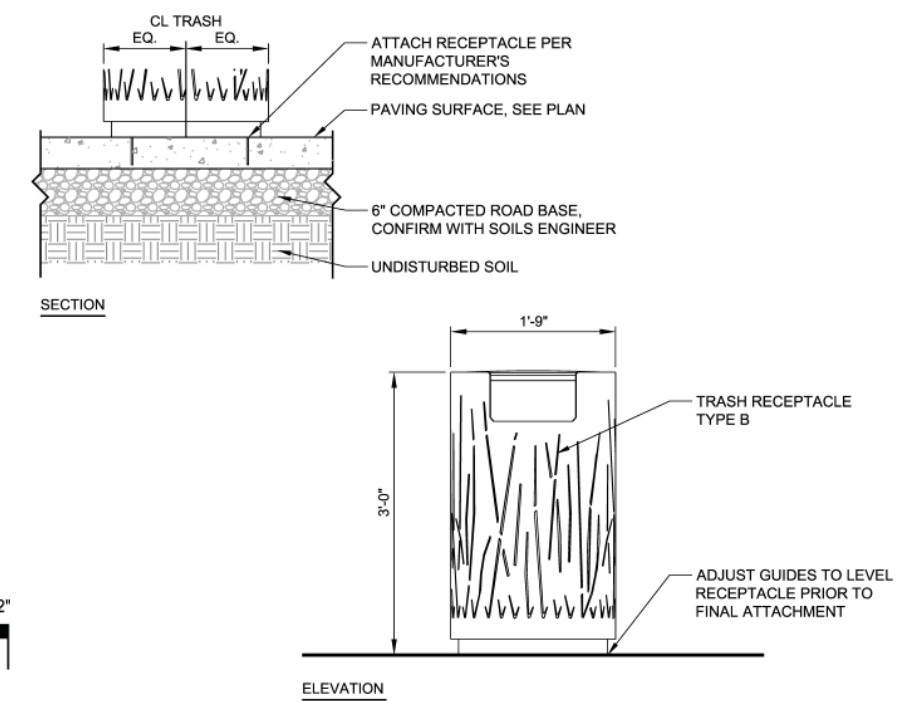
23 Bench Type B
3/4" = 1' - 0"
0" 3/8" 3/4" 1 1/2"




24 Trash Receptacle Type A
3/4" = 1' - 0"
0" 3/8" 3/4" 1 1/2"

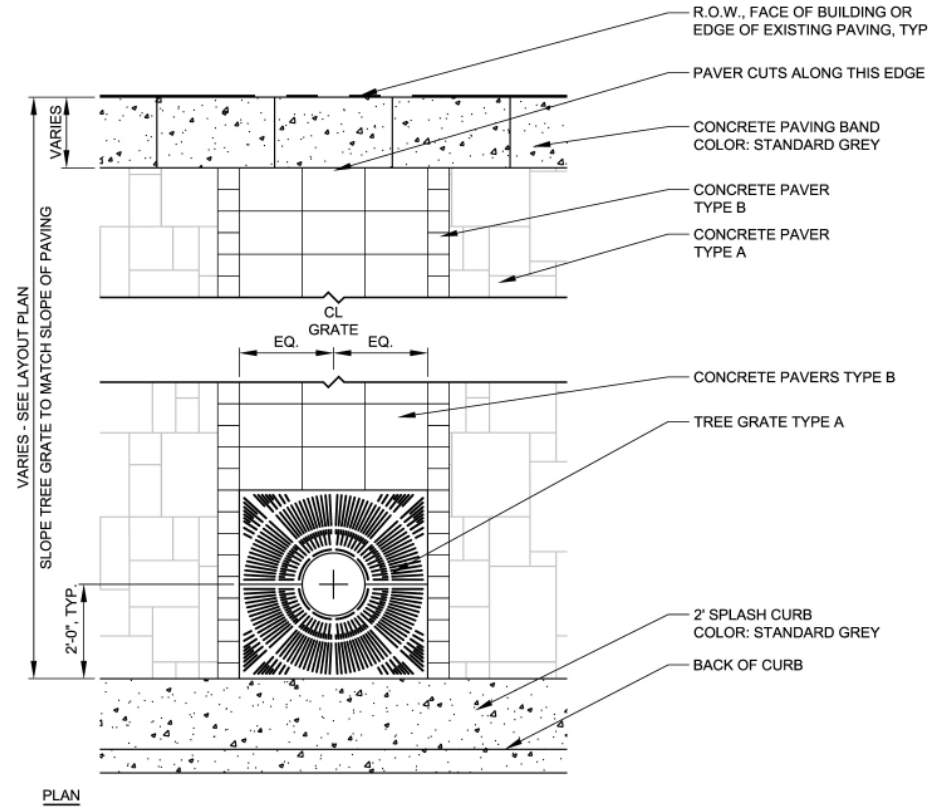



25 Recycling Receptacle
3/4" = 1' - 0"
0" 3/8" 3/4" 1 1/2"

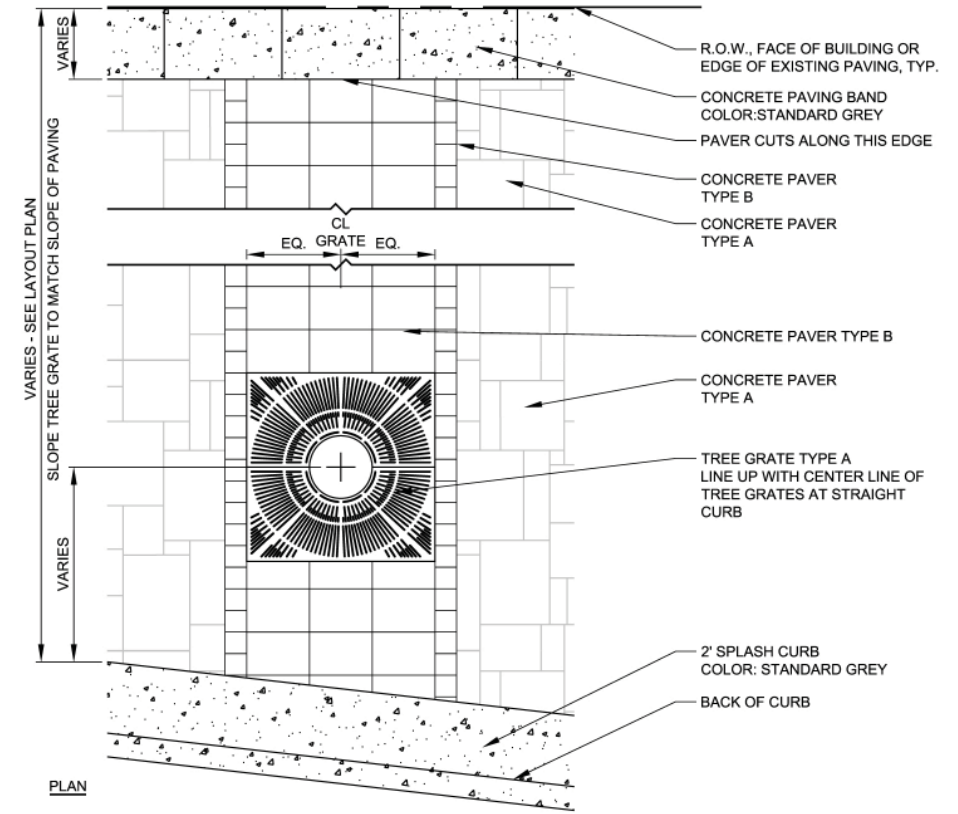



26 Trash Receptacle Type B
3/4" = 1' - 0"
0" 3/8" 3/4" 1 1/2"

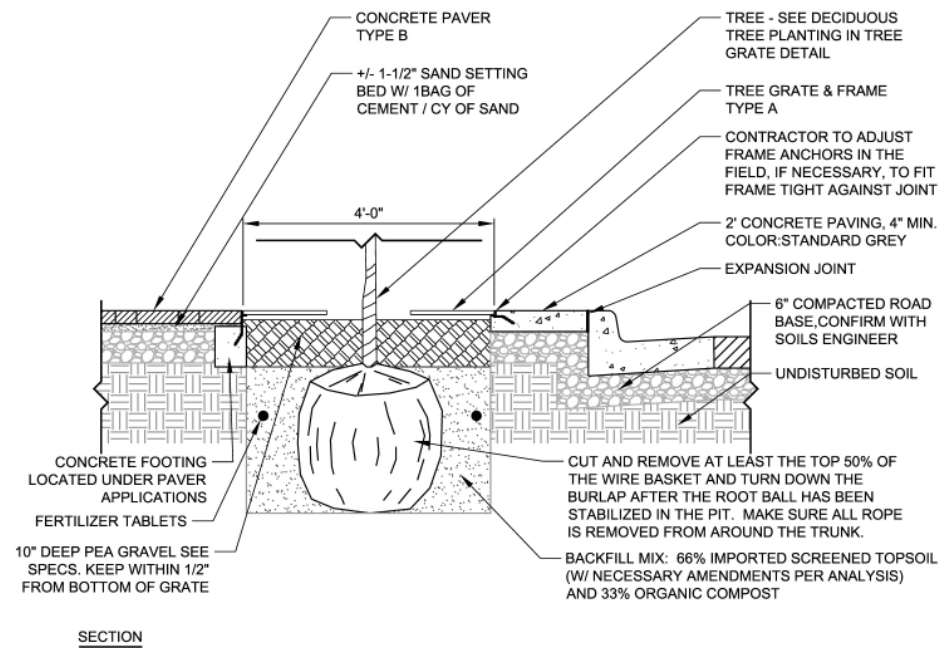
27 Tree Grate Type A at Straight Curb
 $3/8" = 1' - 0"$





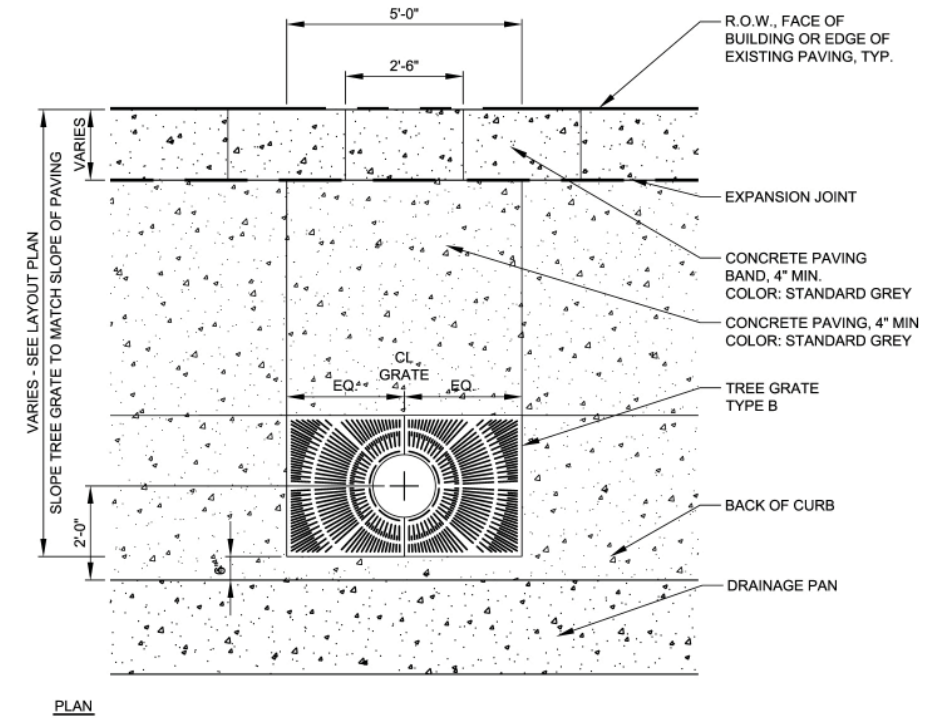
28 Tree Grate Type A at Curved Curb
 $3/8" = 1' - 0"$




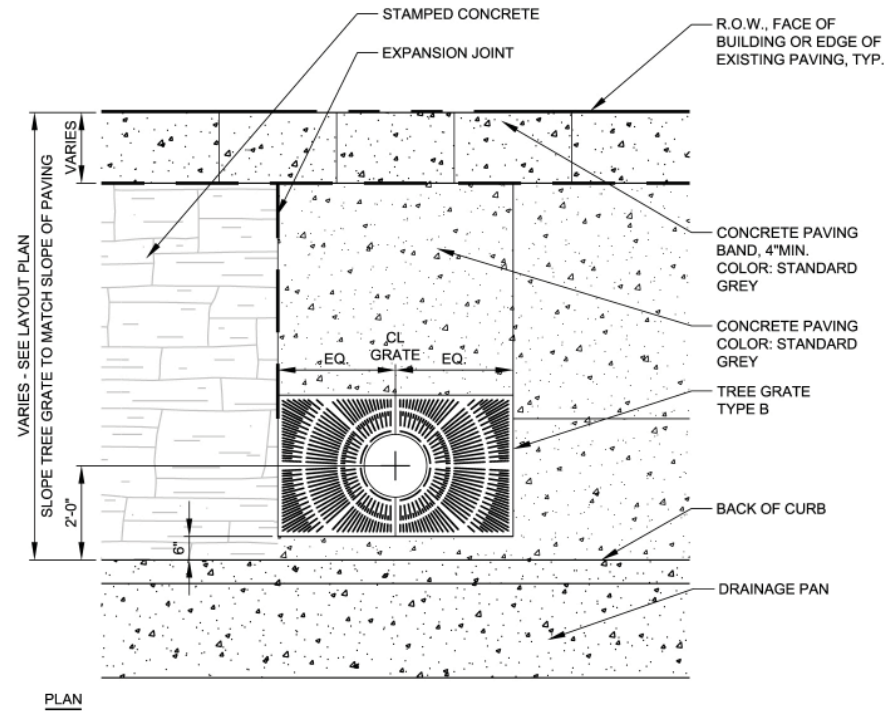
29 Tree Grate Type A Section
 $1/2" = 1' - 0"$




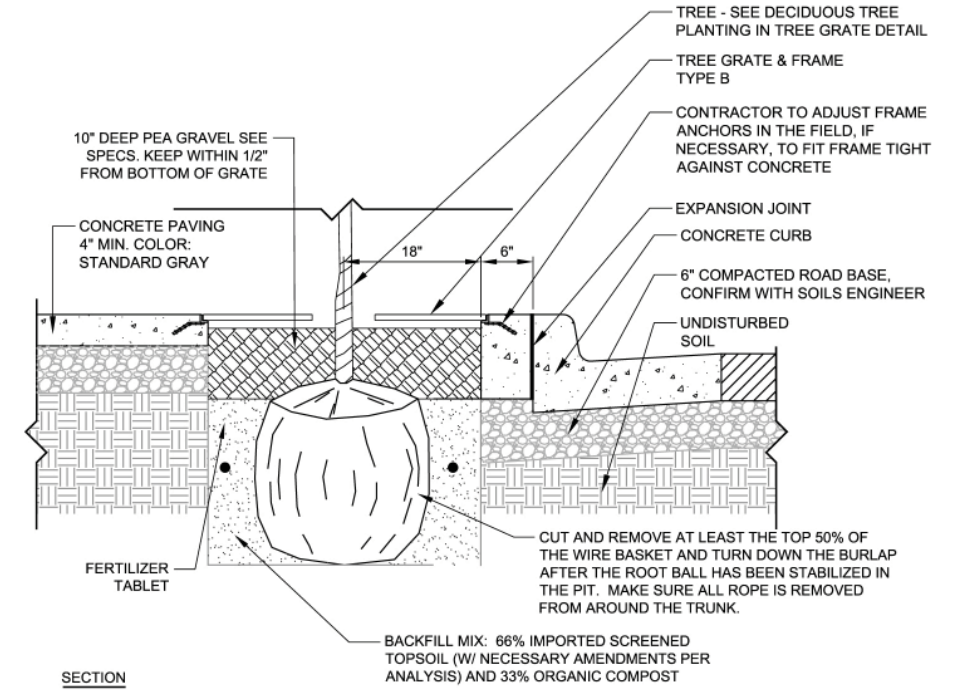
30 Tree Grate Type B in Concrete Paving
 $3/8" = 1' - 0"$




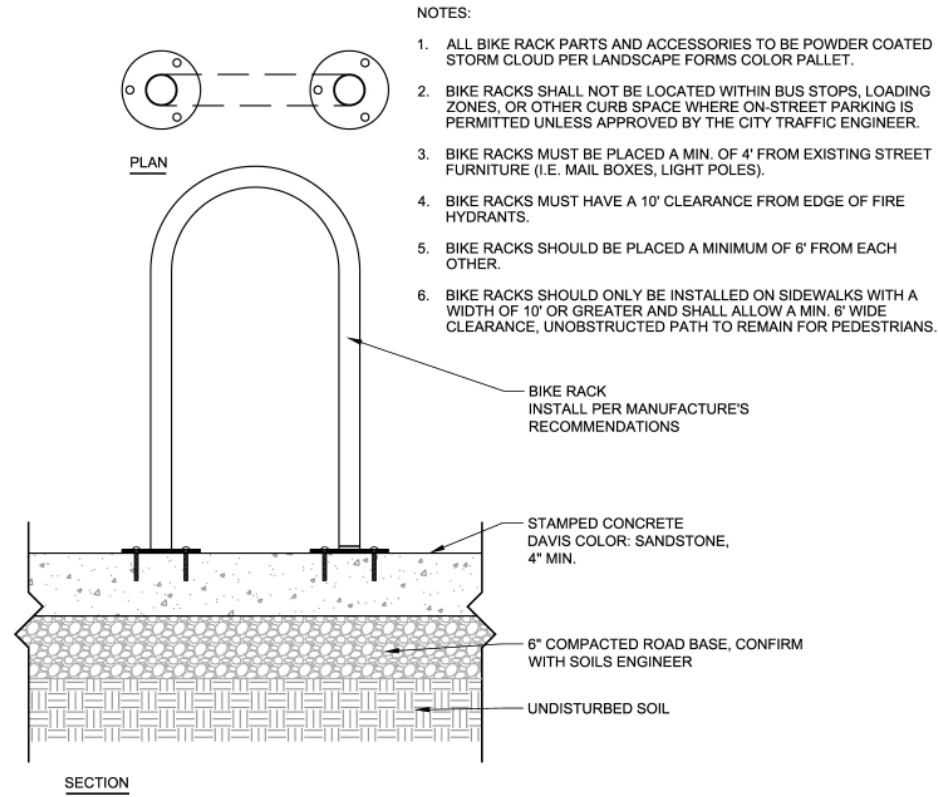
31 Tree Grate Type B in Stamped Concrete Paving
 3/8" = 1' - 0"



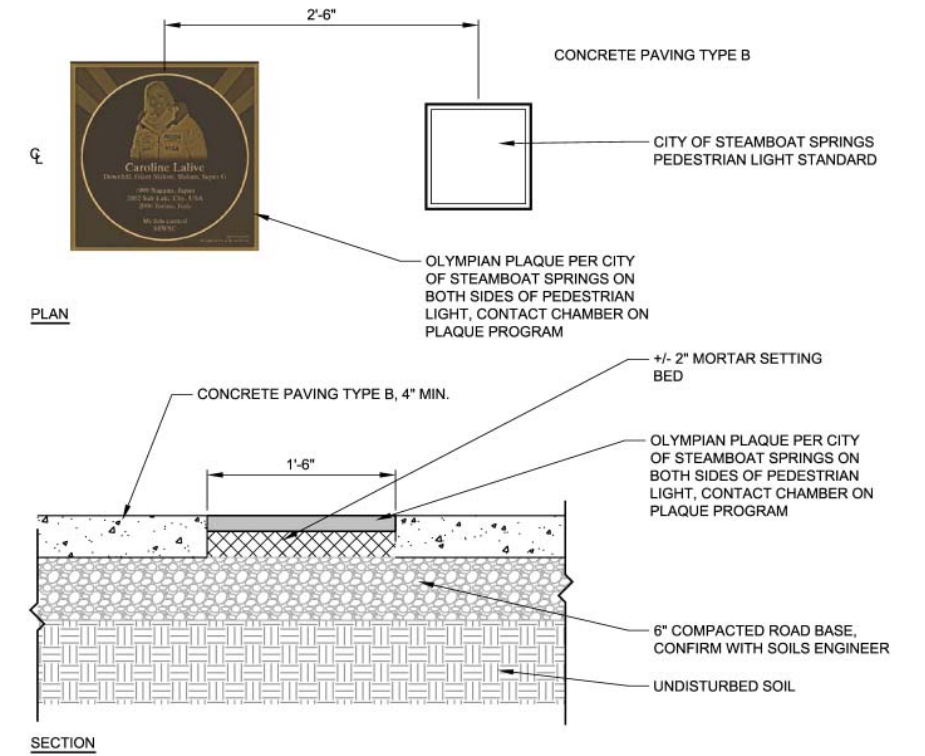
32 Tree Grate Type B
 1/2" = 1' - 0"



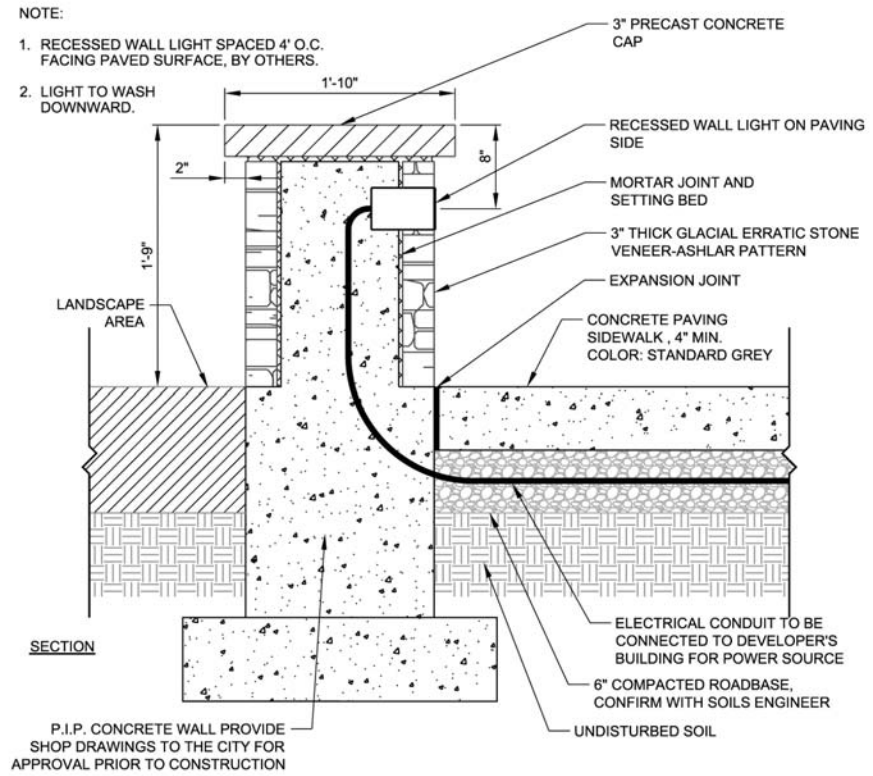
33 Bike Rack
 1" = 1' - 0"



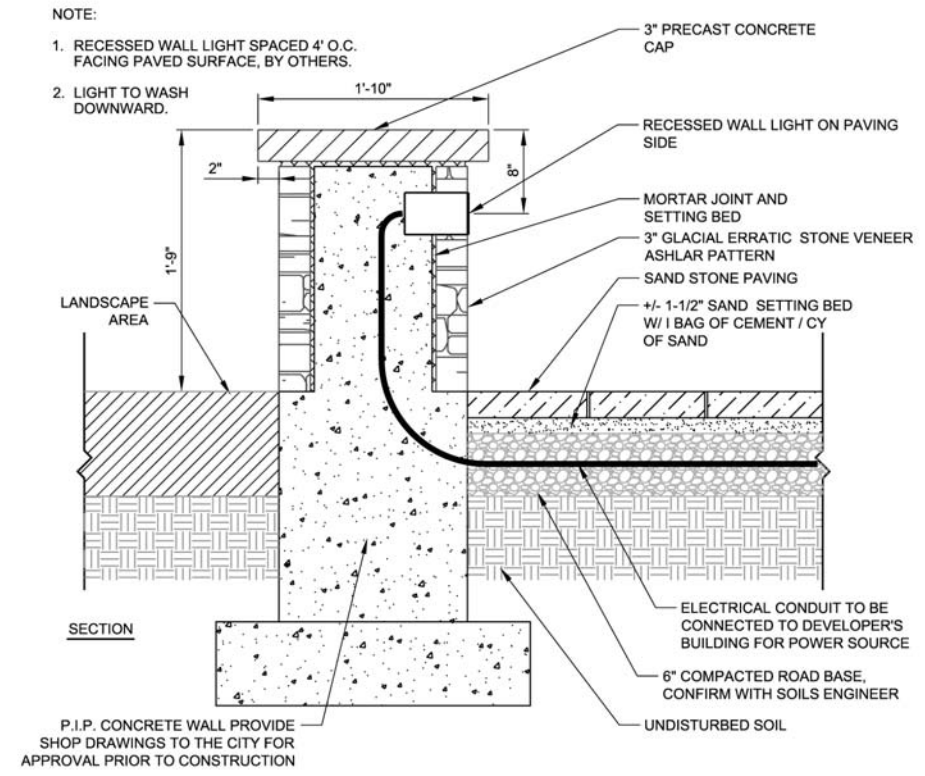
34 Olympian Plaque in Stone Paving
 1" = 1' - 0"



35 Seat Wall Section at Concrete Paving
 1" = 1'-0"
 0" 1/2" 1"

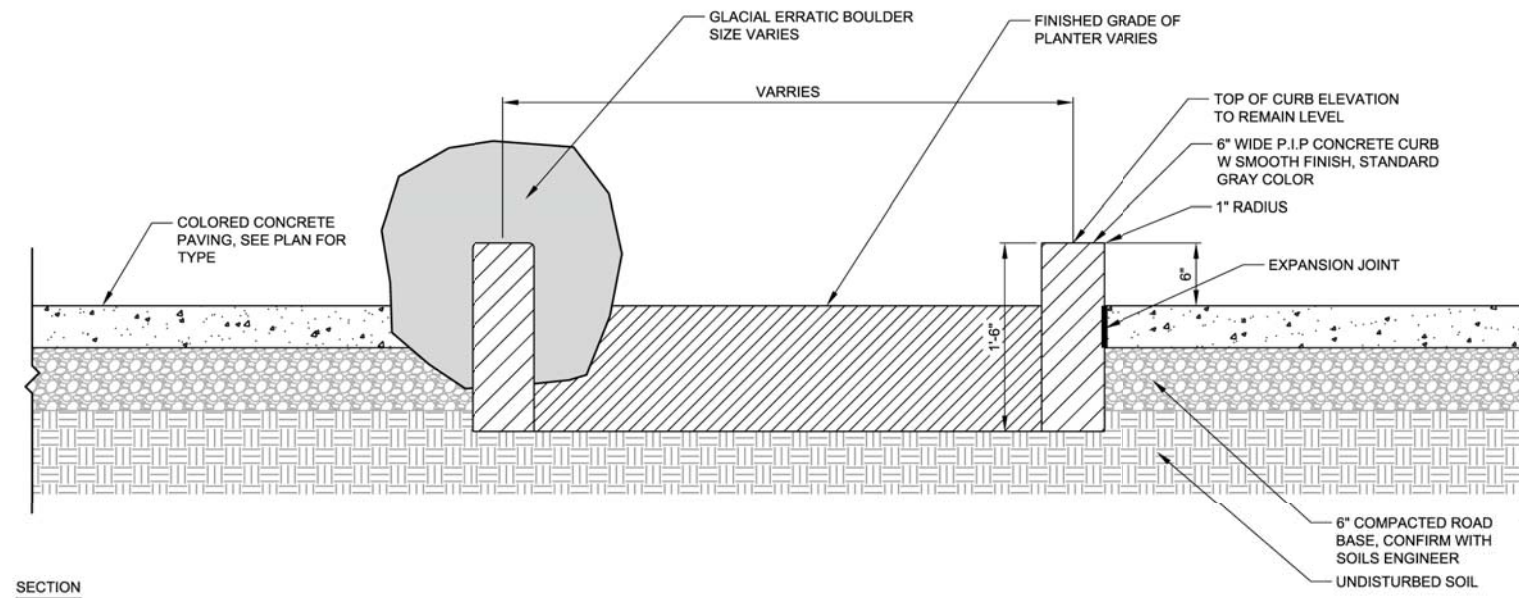


36 Seat Wall Section at Stone Paving
 1" = 1'-0"
 0" 1/2" 1"



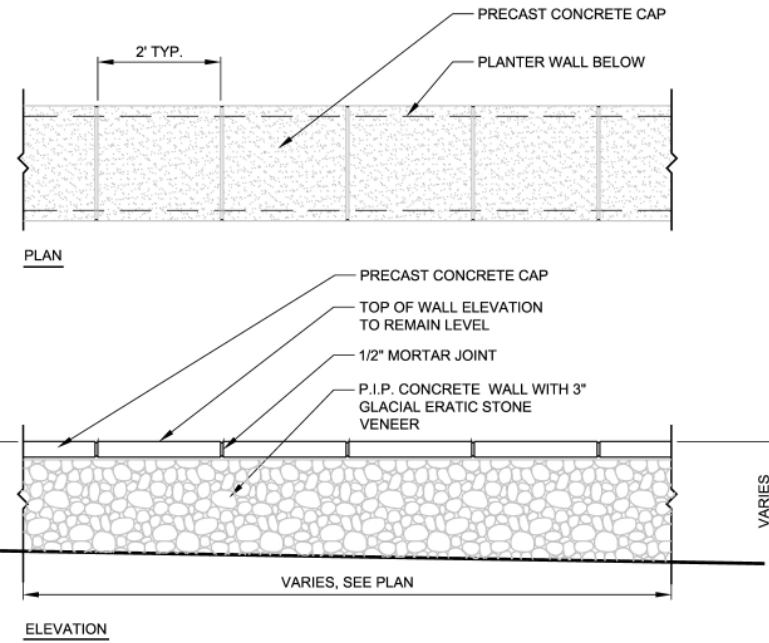
37 Planter Curb
 1" = 1'-0"
 0" 1/2" 1"

NOTE:
 1. SEE PLAN FOR LAYOUT

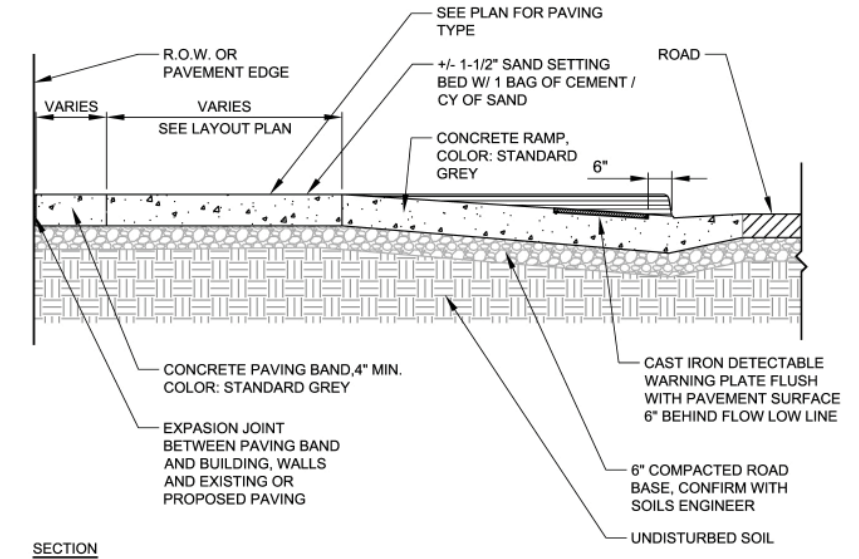


NOTE:

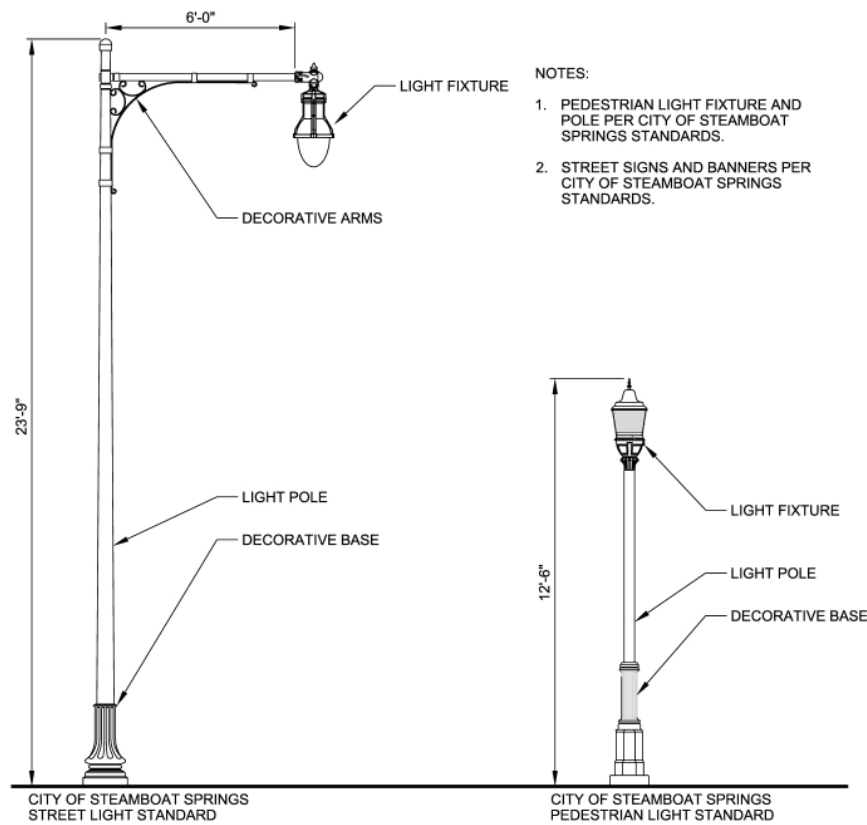
1. THE TOP OF WALL ELEVATION IS TO BE MEASURED (1'-9") FROM THE SHORTEST WALL SECTION.



38 Seat Wall
1/2" = 1' - 0"



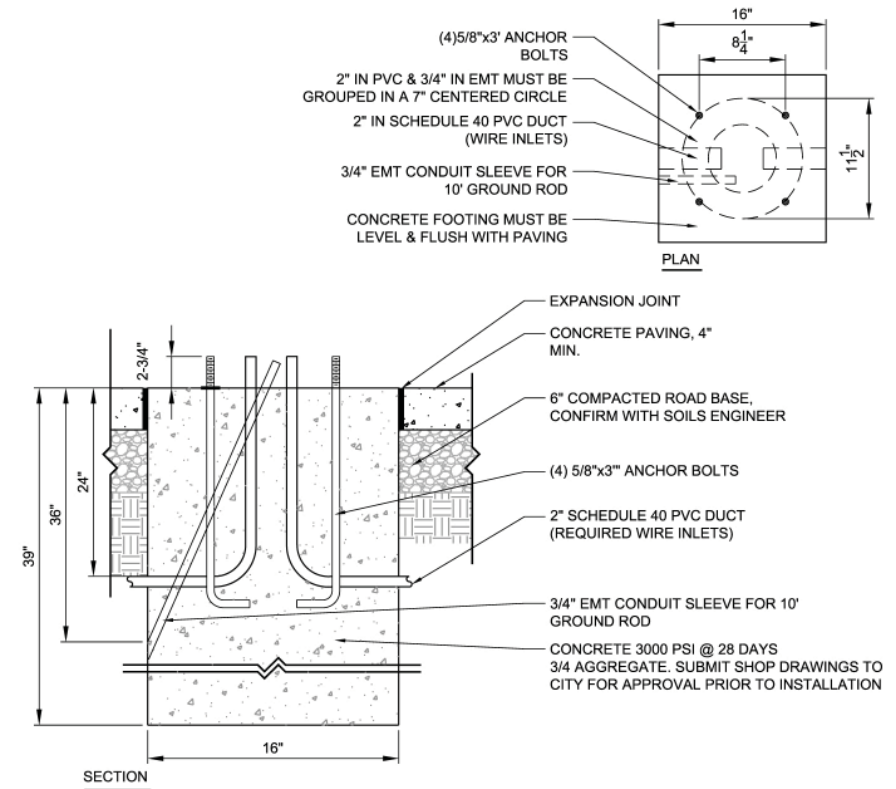
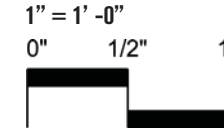
39 Cast Iron Detectable Warning Plate
3/8" = 1' - 0"



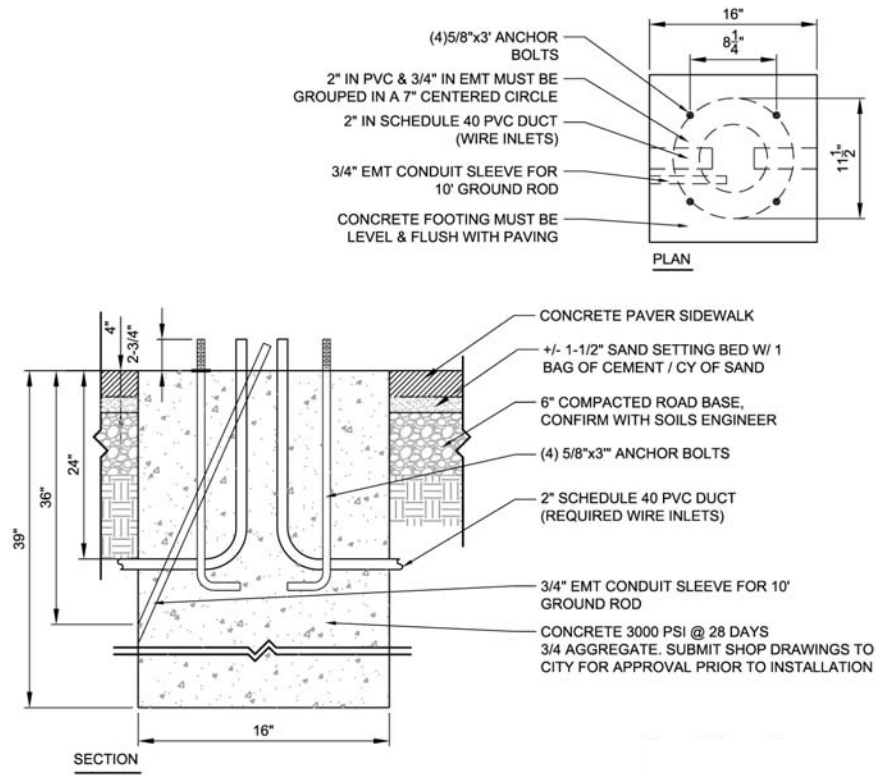
40 Pedestrian Light
3/8" = 1' - 0"



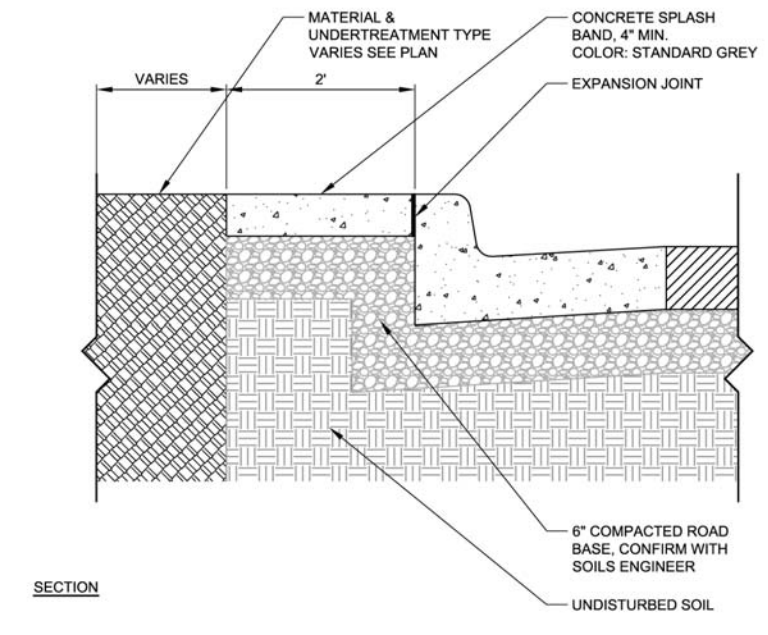
41 Light Fixture Base on Concrete
1" = 1' - 0"



42 Light Fixture Base on Pavers
 1" = 1' -0"
 0" 1/2" 1"



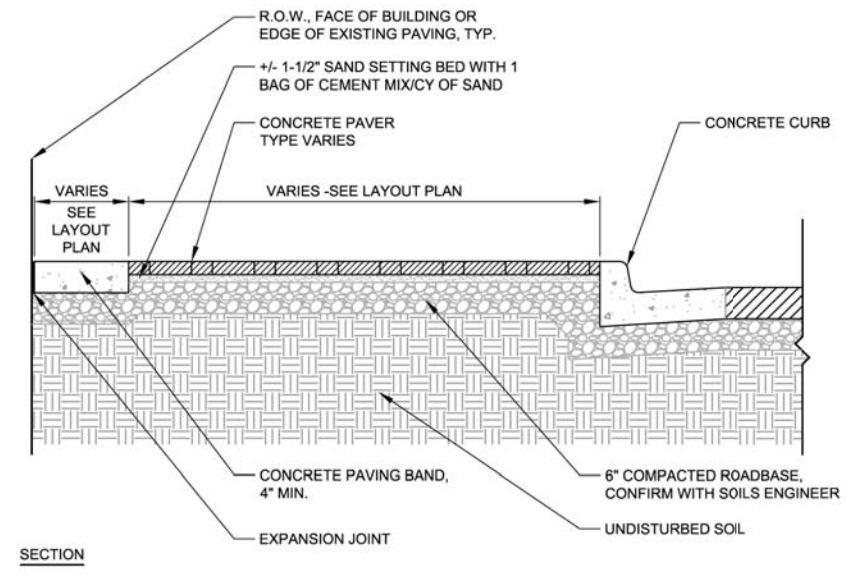
43 Splash Curb
 1" = 1' -0"
 0" 1/2" 1"



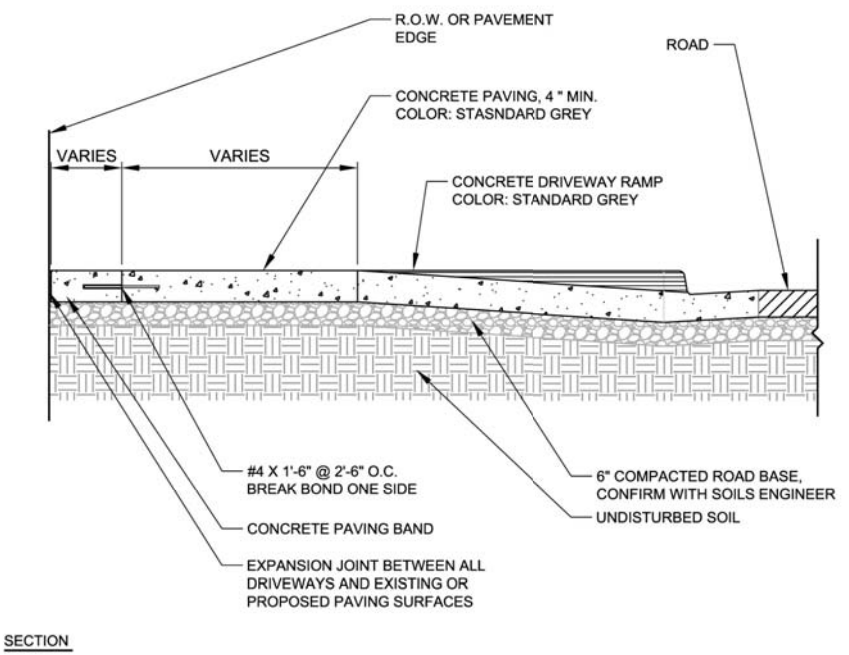
NOTES:

1. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVING BAND AND BUILDINGS, EXISTING WALKS, STEPS, OR PLANTER WALLS.

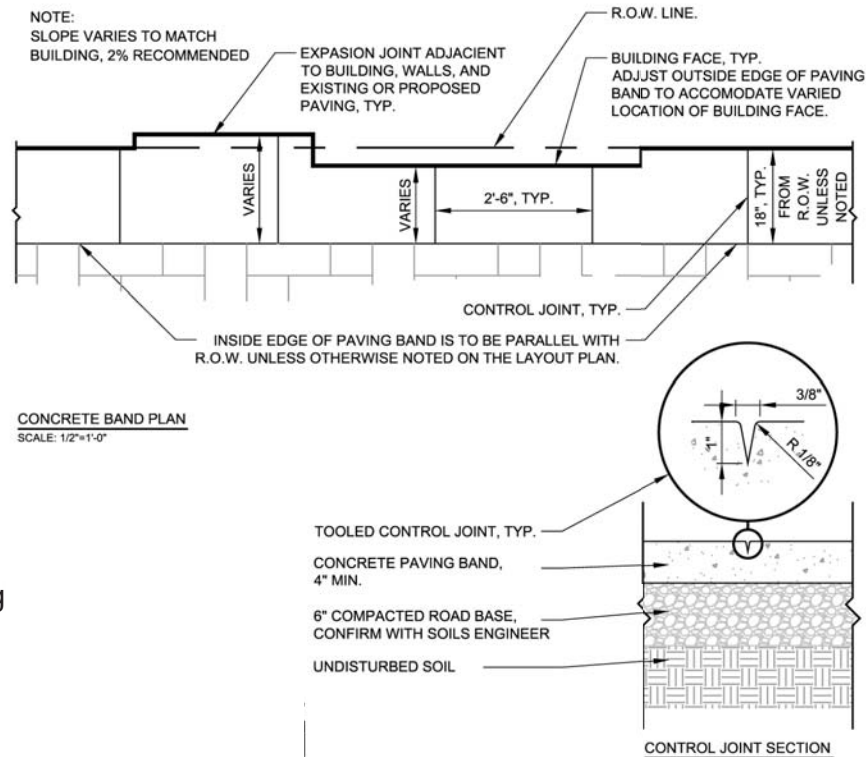
44 Concrete Paver Sidewalk
 1/2" = 1' -0"
 0" 1/4" 1/2" 1"



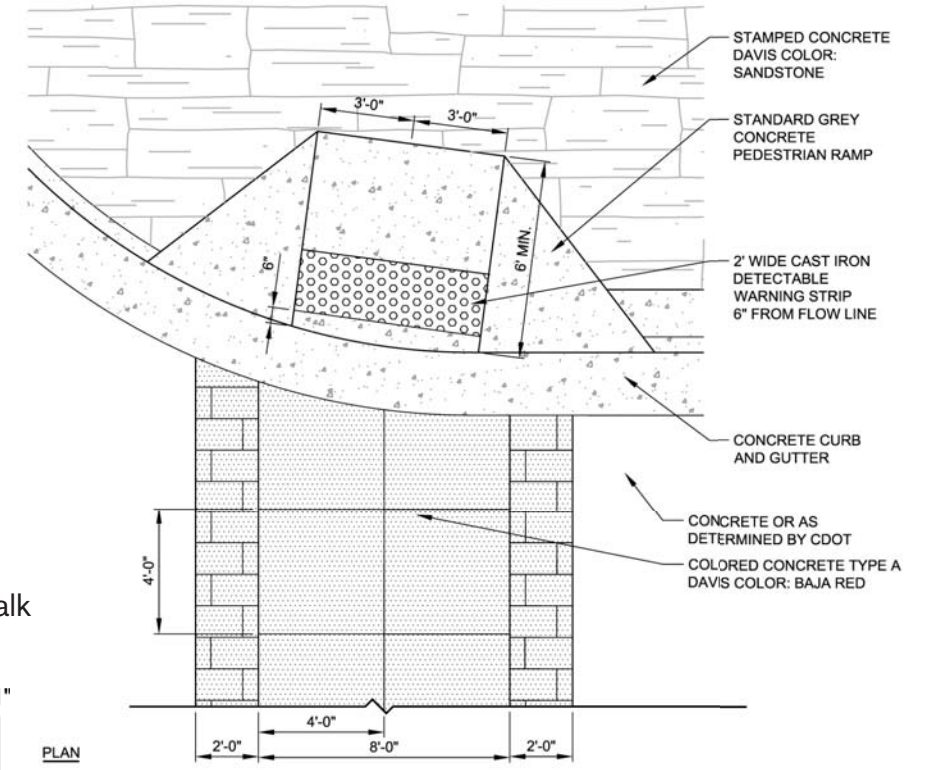
45 Concrete Driveway
 3/8" = 1' -0"
 0" 3/8" 3/4"



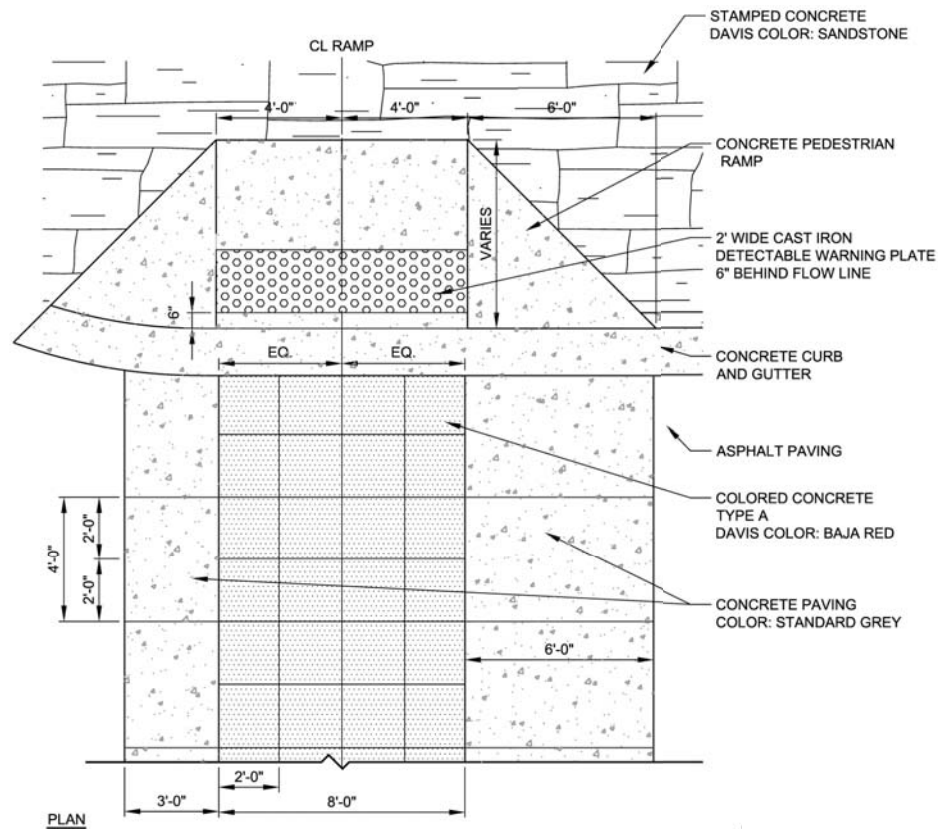
46 Concrete Paving Band and Joint Details
 1" = 1' -0"



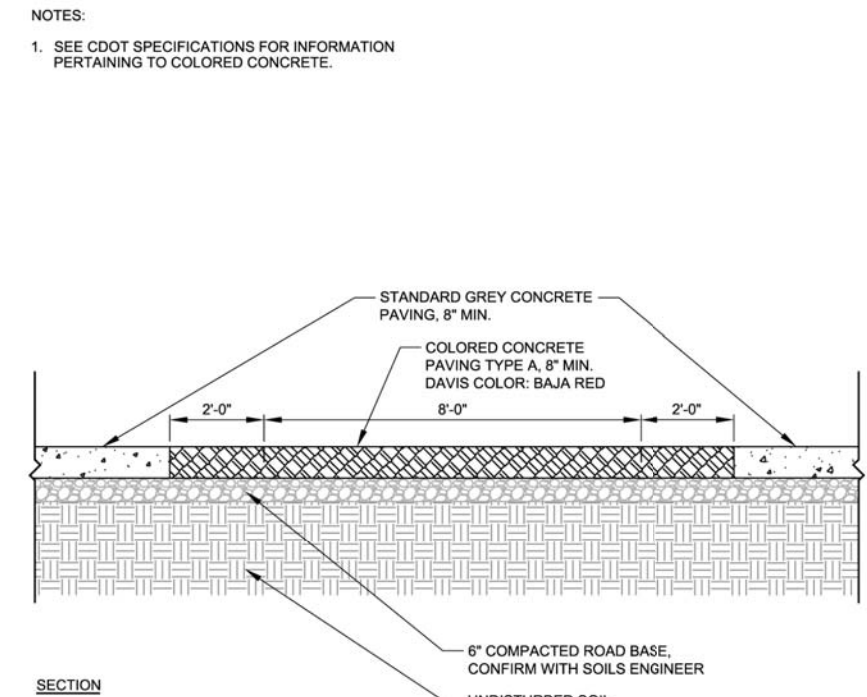
47 CDOT Crosswalk
 1/4" = 1' -0"
 0" 1/4" 1/2" 1"



48 Crosswalk
 3/8" = 1' -0"
 0" 3/8" 3/4"



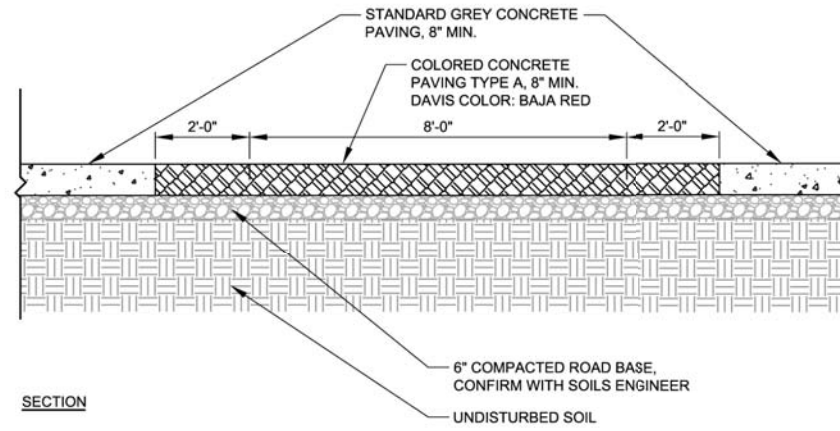
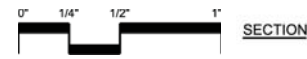
49 CDOT Crosswalk Section
 1" = 1' -0"
 0" 1/2" 1"



NOTES:

- 1. SEE CDOT SPECIFICATIONS FOR INFORMATION PERTAINING TO COLORED CONCRETE.

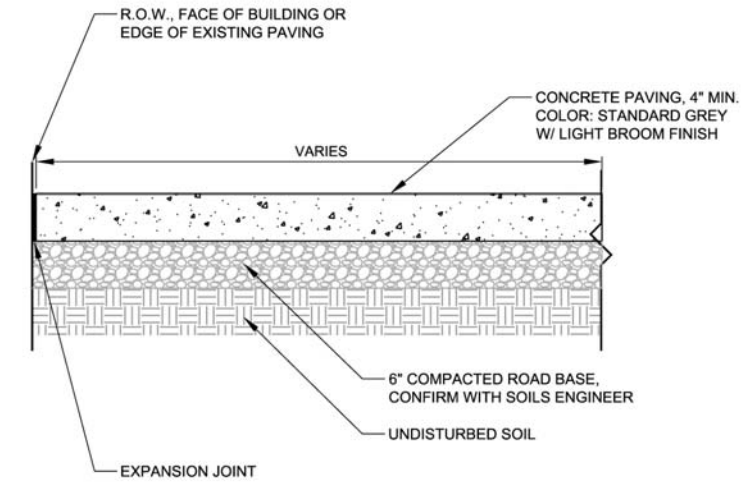
50 Crosswalk Section
1/2" = 1' -0"



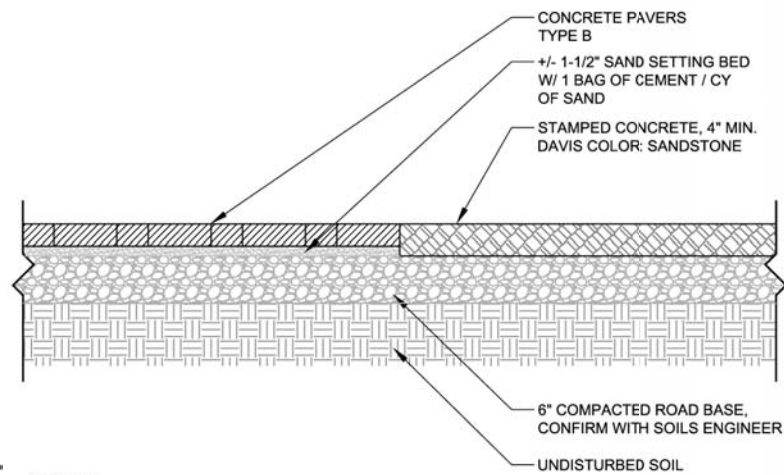
NOTES:

- 1. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVING AND BUILDINGS, EXISTING WALKS, STEPS, OR PLANTER WALLS.

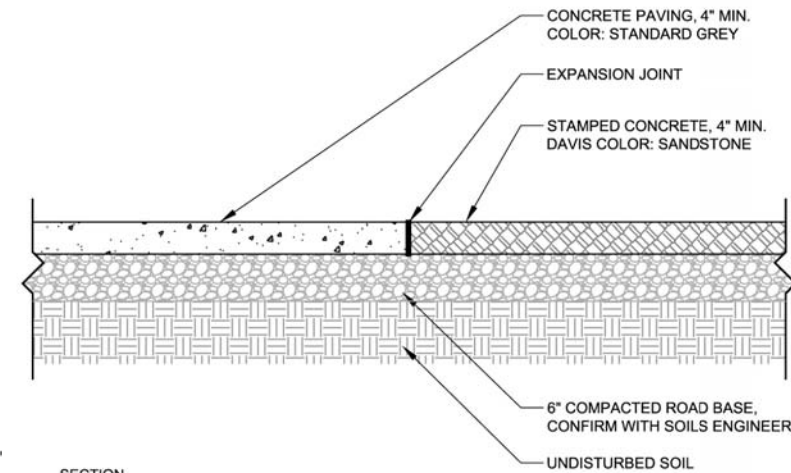
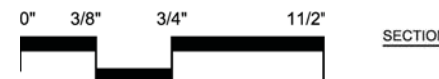
51 Concrete Sidewalk
3/4" = 1' -0"

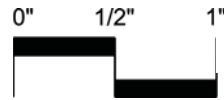


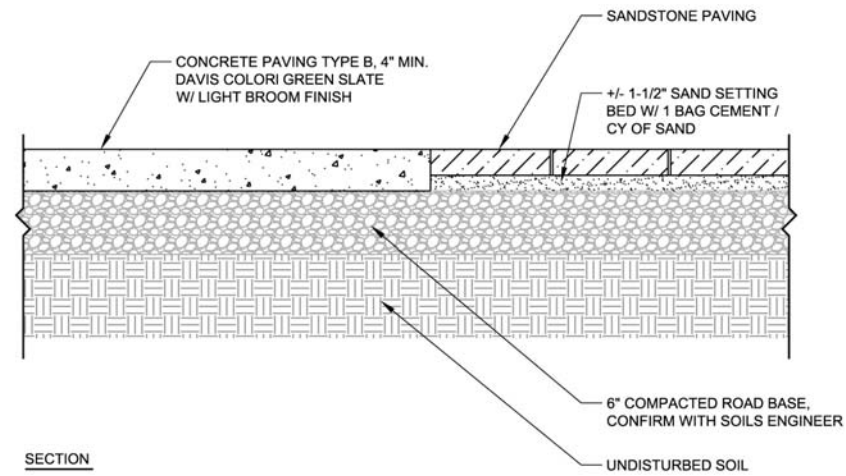
52 Stamped Concrete at Concrete Pavers
3/4" = 1' -0"




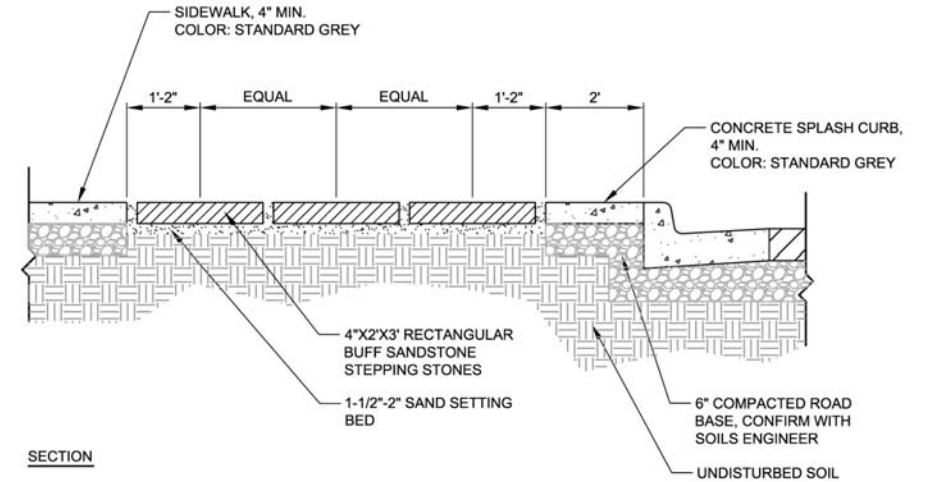
53 Stamped Concrete at Concrete Paving
3/4" = 1' -0"




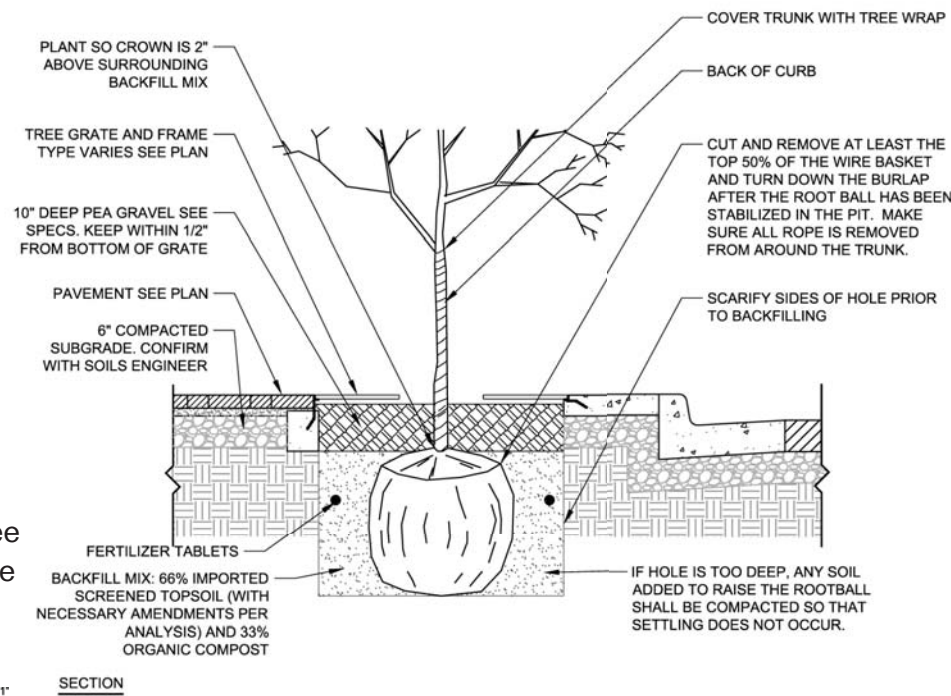
54 Stone Paving at Concrete Paving
 1" = 1' - 0"





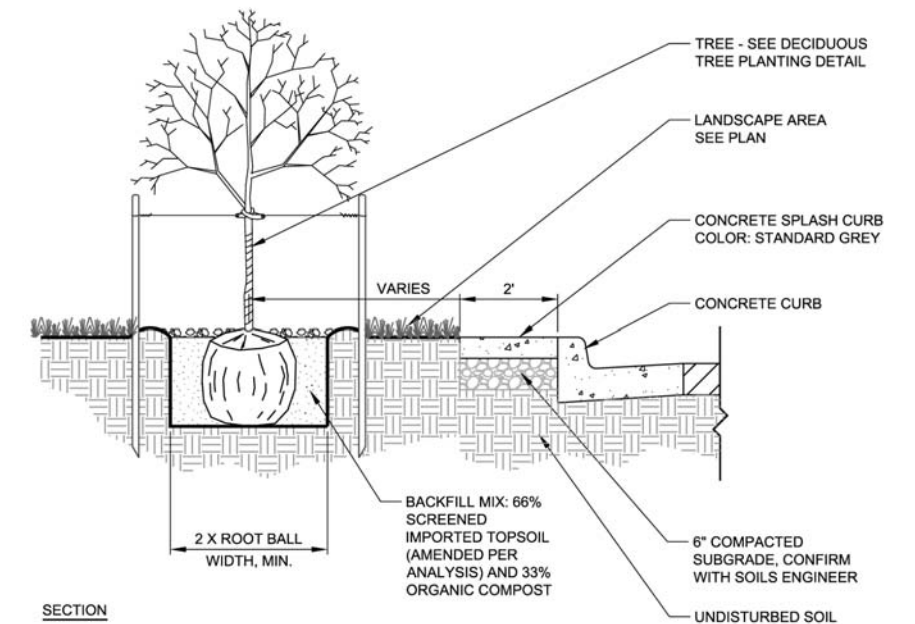
55 2'x3' Sandstone Stepping Stones
 1/2" = 1' - 0"




56 Deciduous Tree Planting in Tree Grate
 1/2" = 1' - 0"


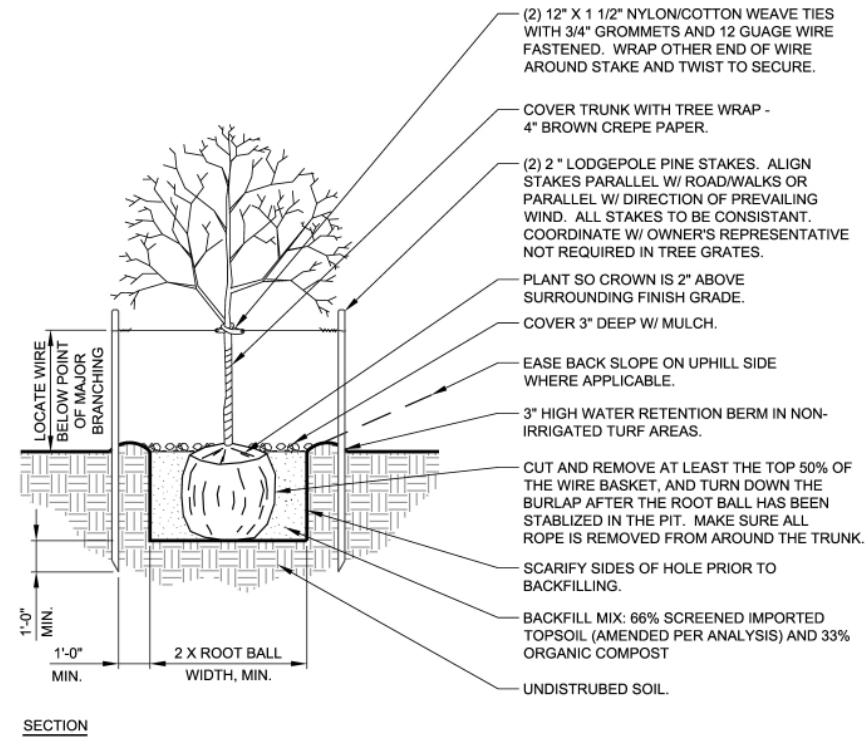
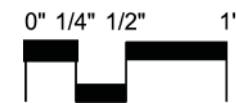


57 Tree Lawn Section
 1/2" = 1' - 0"




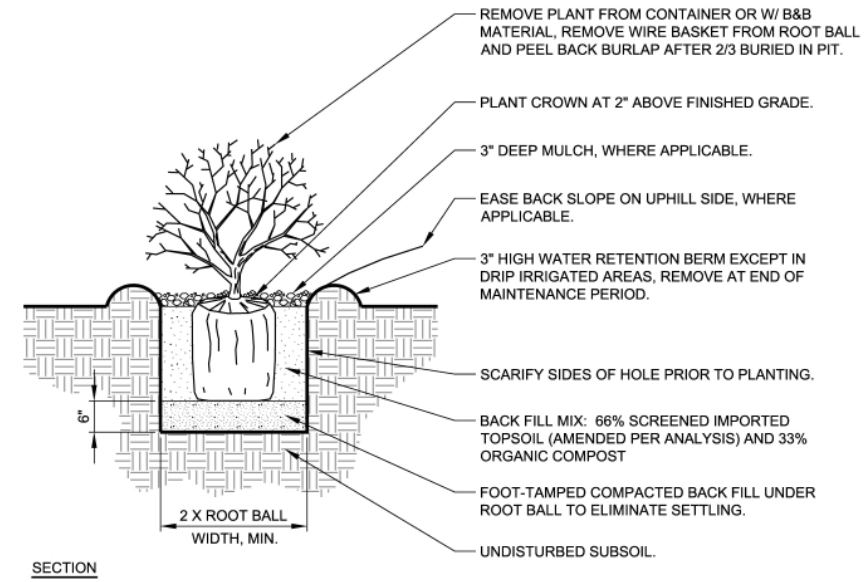
58 Deciduous Tree Planting and Staking

1/4" = 1' -0"



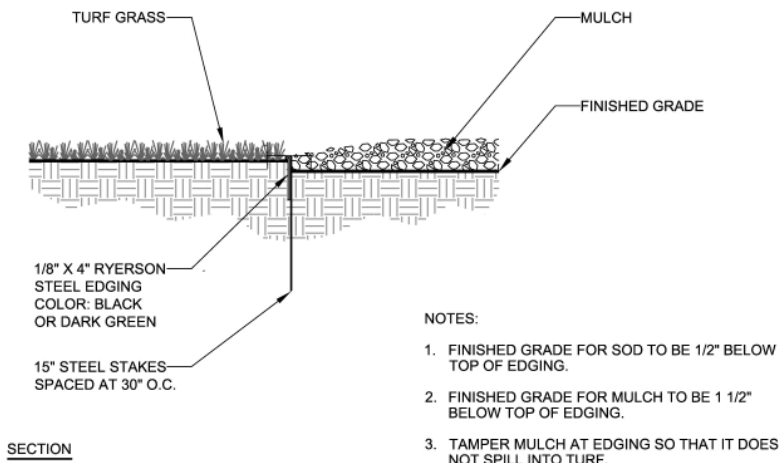
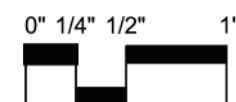
59 Shrub Planting

1/2" = 1' -0"



60 Steel Edging

1/4" = 1' -0"



- NOTES:
1. FINISHED GRADE FOR SOD TO BE 1/2" BELOW TOP OF EDGING.
 2. FINISHED GRADE FOR MULCH TO BE 1 1/2" BELOW TOP OF EDGING.
 3. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

PLANTING

PLANTING NOTES:

I. All plantings are subject to the review and approval of the Director of Parks, Open Space & Recreational Services or his/her designee prior to their ordering and placement.

DECIDUOUS TREES

<i>Symbol</i>	<i>Botanic /Common Names</i>	<i>Size</i>	<i>Spacing</i>
FP	<i>Fraxinus pennsylvanica</i> 'Cimmaron' Cimmaron Green Ash	3" cal.	As Shown
GTI	<i>Gleditsia triacanthos</i> 'Impcole' Imperial Honeylocust	3" cal.	As Shown
GTS	<i>Gleditsia triacanthos</i> 'Skycole' Sunburst Honeylocust	3" cal.	As Shown

ORNAMENTAL TREES

<i>Symbol</i>	<i>Botanic /Common Names</i>	<i>Size</i>	<i>Spacing</i>
AG	<i>Acer ginnala</i> 'Flame' Amur Maple	6' Clump	As Shown
CI	<i>Craetegus crus-galli</i> var. <i>inermis</i> Thornless Cockspur	6' Clump	As Shown
MS	<i>Malus</i> x 'Spring Snow' Spring Snow Crabapple	6' Clump	As Shown

DECIDUOUS & EVERGREEN SHRUBS

Symbol	Botanic / Common Names	Size	Spacing	Symbol	Botanic / Common Names	Size	Spacing
BT	<i>Berberis thunbergii</i> Crimson Pigmy Barberry	5 Gal.	3' o.c.	RNW	<i>Rosa</i> x 'Nearly Wild' Globe Spruce	5 Gal	3' o.c.
CD	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Spirea	5 Gal.	3' o.c.	SBL	<i>Spirea</i> x <i>bumalda</i> 'Limemound' Limemound Spirea	5 Gal	3' o.c.
PEA	<i>Perovskia atriplicifolia</i> 'Little Spire' Sunburst Honeylocust	5 Gal.	3' o.c.				
PPG	<i>Picea pungens</i> 'Globosa' Globe Spruce	5 Gal	4' o.c.				



PERENNIALS & ORNAMENTAL GRASSES

Symbol	Botanic / Common Names	Size	Spacing	Symbol	Botanic / Common Names	Size	Spacing
ACM	<i>Achillea</i> 'Moonshine' Moonshine Yarrow	1 Gal.	18" o.c.	LAA	<i>Lavandula angustifolia</i> 'Hidcote' White Coneflower	1 Gal	18" o.c.
COM	<i>Coreopsis verticillata</i> 'Moonbeam' Moonbeam Coreopsis	1 Gal.	18" o.c.	NBW	<i>Nepeta</i> 'Blue Wonder' Blue Wonder Catmint	1 Gal	18" o.c.
DEL	<i>Delosperma nubigenum</i> Yellow Ice Plant	1 Gal.	12" o.c.	PPM	<i>Penstemon pinifolius</i> 'Mersea Yellow' Yellow Pine-Leaf Penstemon	1 Gal	18" o.c.
ECW	<i>Echinacea purpurea</i> 'White Swan' White Coneflower	1 Gal	18" o.c.	PVS	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass	1 Gal	36" o.c.
GAL	<i>Guara lindheimeri</i> Whirling Butterflies	1 Gal	18" o.c.	TEC	<i>Teucrium chamaedrys</i> Germander	1 Gal	18" o.c.
HES	<i>Helictotrichon sempervirens</i> Blue Avena Oat Grass	1 Gal	30" o.c.	VCR	<i>Veronica reavis</i> 'Crystal River' Crystal River Veronica	1 Gal	18" o.c.
KNI	<i>Kniphofia uvaria</i> Red Hot Poker / Torch Lily	1 Gal	30" o.c.				