36TH STREET 30% DESIGN
RINO IMPROVEMENT DISTRICT
PROJECT NO. 96073.00
MASTER ID. 2019-PROJMSTR-0000675
REVIEW ID. 2019-CIP-0000200

PREPARED FOR RiNo Improvement District
3525 Walnut St #40,
Denver, CO 80205
GENERAL NOTES:

1. ALL WORK SHALL BE CONDUCTED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

2. GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION SHALL COVER THE WORK TO BE PERFORMED BY THE CONTRACTOR, EVEN IF NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS, AND ANY ASSUMPTIONS MADE AS TO PERFORMANCE SHALL BE INCLUDED IN THE GENERAL CONDITIONS.

3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

4. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

CIVIL NOTES:

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE CONTRACTOR'S SURVEYOR SHALL PERFORM A SURVEY TO VERIFY ALL SURVEY CONTROL POINTS, CITY OF DENVER RANGE POINTS, SECTION CORNERS, ETC. AS SHOWN ON THE PLANS.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT DEPOSITED WITH THE CITY SURVEYOR IS PROHIBITED, AND USE OF SUCH MONUMENTS IS AT THE CONTRACTOR'S RISK.

3. MONUMENT TIE OUT SHEETS SHALL BE PREPARED FOR ALL RANGE POINTS WITHIN THE PROJECT AND OTHER RANGE POINTS SHOWN ON THE CONTRACT DOCUMENTS.

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT DEPOSITED WITH THE CITY SURVEYOR IS PROHIBITED, AND USE OF SUCH MONUMENTS IS AT THE CONTRACTOR'S RISK.

5. MONUMENT TIE OUT SHEETS SHALL BE PREPARED FOR ALL RANGE POINTS WITHIN THE PROJECT AND OTHER RANGE POINTS SHOWN ON THE CONTRACT DOCUMENTS.

6. PROPOSED FINISHED GROUND ELEVATIONS FOR ITEMS TO BE ADJUSTED, RESET OR MODIFIED SHALL BE NOTED ON THE CONSTRUCTION DRAWINGS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING, SHORING, AND PROTECTING ALL NEW AND EXISTING WORK AGAINST DAMAGE, BREAKAGE, OR DANGER, AND TO ASSURE CONSTRUCTION WORK IS COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, AND IN THE GENERAL REQUIREMENTS AND LEGAL CLAUSES OF THE CONTRACT.
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. DESIGN SHOWN IS TO BE COORDINATED WITH PROPERTY OWNERS WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY. THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

2. ALL DRIVEWAY, CURB BULB, CROSSWALK AND ALLEYWORK LOCATIONS ARE SUBJECT TO FUTURE REVIEW AND APPROVAL BY THE PUBLIC WORKS DEVELOPMENT SERVICES AND TRANSPORTATION DEPARTMENTS AS DESIGN PROGRESSES.

REFERENCES:
[1] CIP CONCRETE PAVING
[2] STEEL DETECTABLE WARNING PLATE
[3] 'SITE PIECES' BENCH
[4] 'SITE PIECES' CIP CONCRETE STEP OUT ZONE & INTERSECTION BULB (WITH RETARDER)
[5] 'SITE PIECES' BIKE RACK
[6] 'SITE PIECES' TRASH AND RECYCLING BIN

LIMIT OF WORK ASSEMBLY:
LPA-01

LIMIT OF PROPERTY WORK ASSEMBLY:
LPA-01

36th Street 30% Design
MATERIALS PLAN
GENERAL NOTES:

1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

2. ALL EXISTING SIDEWALK, STREETLIGHTS AND CURB LOCATIONS ARE SUBJECT TO FUTURE REVIEW AND APPROVAL BY THE PUBLIC WORKS DEVELOPMENT SERVICES AND TRANSPORTATION DEPARTMENTS AS DESIGN PROGRESSES.

NOTES:

1) FOR LPA (LANDSCAPE PAVING ASSEMBLIES) REFERENCES SEE SHEET L4.02

2) LIGHT POLES AND TRAFFIC SIGNAGE TO BE COORDINATED IN FUTURE PHASE

3) ALL EXISTING STREETPAVEMENT AND CURB LOCATIONS TO BE COORDINATED IN FUTURE PHASE

MATERIALS PLAN

L1.03
OFFICE OF THE CITY FORESTER NOTES

1. Existing trees requited to be preserved in ROW and public place shall be protected per OCF standards and practices. Tree protection shall be installed prior to issue of permits for building permits approved by the OCF, and shall remain an approved project throughout construction. Existing trees that are not preserved may be removed with permission of the Project Arborist and to be removed with Site Plan approval. Permission shall be in writing and signed by the Project Arborist and the Tree Favorer.

2. Prior to work in ROW or public place, contact the OCF to ensure approved tree protection is installed. Tree protection shall be installed prior to the issuance of permits for tree protection. Trees protected shall remain in the ROW until notified by the OCF.

3. All proposed landscaping in the ROW shall be for the Streetscape Design Manual with the exception of tree planting, which shall be in accordance with current OCF Rules and Regulations.

4. All electricity, fixtures and utilities, including but not limited to utilities and lights, shall be located at suitable separation of tree planting area or within hand后期. In the future, these shall be placed minimum (3) feet not directly above base of tree.

5. An OCF issued tree planting permit is required for all trees to be planted in ROW or public place. Contact OCF (Forestry@denvergov.org) with name of contractor or property owner performing the tree planting. All trees planted in ROW are not issued with building permits and must be relocated separately from the OCF prior to installation.

6. Piped tree planting in the Right-of-Way (ROW) or public place shall be pre-approved by the OCF for the City (ROW) and shall be a minimum of:
   - 12" free of utility conduit cuts for right triangle
   - 24" center to center for round cuts
   - 24" street lights
   - 36" from pedestrian crosswalks
   - 10' from vehicle drive aprons and hydrants.

7. All plant material shall be in accordance with current American Standard for Nursery Stocks ANSI 230.1 and the Colorado Nursery Act and accompanying Rules and Regulations.

8. Required soil remediation when removing hazardous/concrete/pesticide materials to protect soil.

9. Soil analysis, bulk density testing and remediation required when removing hazardous soil to be provided by the owner, including but not limited to concrete, asphalt, gravel, brick, masonry, or other materials.

10. Soil analysis and laboratory analysis provided by the owner, including but not limited to concrete, asphalt, gravel, brick, masonry, or other materials.

11. Contact OCF for minimum of five (5) business days before commencement of demolition and/or construction activity.

SIGHT TRIANGLE NOTES

1. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle. The Deadman’s Sight Triangle - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

2. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

3. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

4. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

5. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

6. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

7. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

8. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

9. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

10. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

11. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

12. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

13. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

14. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

15. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

16. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

17. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

18. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

19. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

20. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

21. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

22. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

23. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

24. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

25. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

26. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

27. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

28. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

29. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

30. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

31. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

32. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

33. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

34. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.

35. Pedestrian Sight Triangles - No trees that are wider than 10’ may be taller than 30’ within this triangle except for street trees and traffic control devices and equipment.
**NOT FOR CONSTRUCTION**

**36th Street 30% Design**

**PLANTING PLAN**

**GENERAL NOTES:**
- LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

**TREE PROTECTION FENCING**

**SYMBOLS & DESCRIPTIONS:**
- **FULL SUN, DOWNHILL (FSD)**
- **FULL SUN, MID-BLOCK (FSM)**
- **FULL SUN, UPHILL (FSU)**
- **PART SHADE, DOWNHILL (PSD)**
- **PART SHADE, MID-BLOCK (PSM)**
- **PART SHADE, UPHILL (PSU)**
- SEE L2.00 FOR TREE DETAILS

**PLANTING PLAN**

**SCALE:** 1" = 20'

**DATE:** 05/01/20

**DRAWER:** 3611 CHESTNUT PL
**OWNER:** DELGANY LLC

**DRAWER:** 3616 CHESTNUT PL
**OWNER:** DELGANY VENTURES LLC

**DRAWER:** 3615 CHESTNUT PL
**OWNER:** DELGANY PROPERTIES LLC

**DRAWER:** 3560 CHESTNUT PL
**OWNER:** KGT PROPERTIES LLC

**DRAWER:** NO. 38 JASMINE ST
**OWNER:** IRONTON WORK BY OTHERS

**DRAWER:** 3561 DELGANY ST
**OWNER:** SCHNITZER WEST WORK BY OTHERS

**WORK TO BE COMPLETED DURING CONSTRUCTION OF CHESTNUT PLACE PLANNED IMPROVEMENTS**

**DWG ISSUE & REVISION HISTORY**

- **Stamp:** N
- **CIVIL ENGINEERING S.A. MIRO, INC.**
- **4582 S ULSTER ST #750**
- **DENVER, CO 80237**
- **TEL. 303.741.3737**
- **www.SAMILRO.com**

- **ernel**
- **No.**
- **Description**
- **DWG ISSUE & REVISION HISTORY**
- **Stamp**
- **Project Title:** 36th Street 30% Design
- **by:**
- **Date:** 10/17/19
- **1** 30% DESIGN CHECK-SET
- **Date:** 02/11/20
- **2** 30% DESIGN SUBMITTAL
- **Date:** 05/01/20
- **3** 30% DESIGN SUBMITTAL 2
- **Date:** 10/19/19
- **4** 30% DESIGN FINAL PACKAGE
- **Date:** 05/01/20
- **4** 30% DESIGN FINAL PACKAGE
- **Date:** 05/01/20
- **4** 30% DESIGN FINAL PACKAGE
- **Date:** 05/01/20
- **4** 30% DESIGN FINAL PACKAGE

**SCALE: 1" = 20'**

10' 20' 30' 40'
EXISTING TREES TO REMAIN

36th Street 30% Design

PLANTING PLAN

EXISTING TREES TO REMAIN

L2.03

MATCHLINE, L2.03

EXISTING TREES TO REMAIN

3595 WYNKOOP ST
OWNED BY RINO VERTICAL DEVELOPMENT LLC & JIM'S STONEGATE LLC & JIM'S GOLDEN WYNKOOP

3593 WYNKOOP ST
OWNED BY KAPOTASANA LLC

3600 WYNKOOP ST
OWNED BY WYNKOOP36 LLC

3601 WAZZIE ST
OWNED BY SUSAN WICK

3607 WYNKOOP ST
OWNED BY JIM'S GOLDEN WYNKOOP LLC & JIM'S STONEGATE

3560 WYNKOOP ST
WORK BY OTHERS

3563 WAZEE ST
OWNED BY KAPOTASANA LLC

3601 WAZEE ST
OWNED BY JIM'S GOLDEN WYNKOOP

3609 WYNKOOP ST
OWNED BY RINO VERTICAL DEVELOPMENT LLC & JIM'S STONEGATE

3601 WAZEE WORK BY OTHERS

VERGE WORK BY OTHERS

RIDE WORK BY OTHERS

BIGSBY'S FOLLY WORK BY OTHERS

MATCHLINE, L2.02

SASAKI
CIVIL ENGINEERING
S.A. MIRO, INC.
4582 S ULSTER ST #750
DENVER, CO 80237
TEL. 303.741.3737
www.SAMIRO.com
**DWG ISSUE & REVISION HISTORY**

- **Stamp**: 40' 20'
- **Project Title**: 36th Street 30% Design
- **Drawing Title**:
- **Drawing No**:
- **Scale**: 1" = 20'
- **Project No**:
- **Drawn By**: Miro, Inc.
- **Checked By**:
- **Approved By**:

**NOT TO SCALE**

**STD DWG 6.1 - STANDARD COMMERCIAL AND MULTI-FAMILY CURB CUT**

**STD DWG 6.5 - CURB BULB EXTENSION**

**STD DWG 10.1 - ALLEY CUT**

**STD DWG 7.8 - TYPICAL SIDEWALK TRANSITION TO CURB RAMP LANDING**

**NOT FOR CONSTRUCTION**
NOT FOR CONSTRUCTION

36th Street 30% Design

PAVING ASSEMBLIES

PAVING ASSEMBLIES

CONCRETE PAVEMENT - PEDESTRIAN

LPA-01

PEDESTRIAN SIDEWALK EXPANSION JOINT

LPA-02

EXPANSION JOINT IN CONCRETE PAVEMENT

PEDESTRIAN SIDEWALK EXPANSION JOINT

PEDESTRIAN SIDEWALK EXPANSION JOINT

CONCRETE PAVEMENT - PEDESTRIAN

LPA-01

LPA-02

CONCRETE FINISH VARIES SEE PLANS

PEDESTRIAN SIDEWALK EXPANSION JOINT

PEDESTRIAN SIDEWALK EXPANSION JOINT

EXPANSION JOINT IN CONCRETE PAVEMENT
NOTES:
1. PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED UPON COMPLETION OF GETOTECHNICAL REPORT.
2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
3. NOTE 1: PROPOSED 6" MIN. CONCRETE PAVEMENT W/ EXPOSED AGGREGATE.
4. REFER TO SHEETS C-331 - C-333 AND C-511 - C-513 FOR LIMITS OF WORK.

LEGEND
PROPOSED 6" MIN. CONCRETE PAVEMENT W/ EXPOSED AGGREGATE
PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED UPON COMPLETION OF GETOTECHNICAL REPORT.
PROPOSED CURB TRANSITION
PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS.
Discipline Type: Civil Engineering

Company Name: S.A. Miro, Inc.
Address Line 1: 4582 S Ultsner St #750
Address Line 2: Denver, CO 80237
TEL: 303.741.3737
WWW.SAMIRO.COM

DWG ISSUE & REVISION HISTORY

Stamp

Date
No.
Description

12/10/19
2
30% DESIGN SUBMITTAL

30% DESIGN CHECK-SET

30% DESIGN SUBMITTAL 2

30% DESIGN FINAL PACKAGE

STREETSCAPE

Project Title:

Drawing Title:

Drawing No:

Scale:

Project No:

Drawn By:

Checked By:

Approved By:

Date:

SEE SHEET

C-313

SEE SHEET

C-311

PROPOSED CURB TRANSITION

PROPOSED FLUSH CURB AND GUTTER

PROPOSED 6" FLUSH CURB AND GUTTER

PROPOSED 9" FULL DEPTH ASPHALT

PROPOSED 6" CATCH CURB AND GUTTER

LEGEND

PROPOSED 6" MIN. CONCRETE PAVEMENT

NOTES:

1. PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED UPON COMPLETION OF GETOTECHNICAL REPORT.

2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

REFER TO SHEETS C-331 - C-333 AND C-511 - C-513 FOR LIMITS OF WORK.

OWNER: LARRY BURGESS

3560 Delgany St

OWNER: 3559 Brighton Blvd LLC

3431 Wynkoop St

OWNER: DELGANY PROPERTIES LLC

3606 Delgany St

OWNER: REVOLUTION 360 BORROWER LLC

3600 N Brighton Blvd

OWNER: TWCLLC

3560 N Brighton Blvd

OWNER: RINO VERTICAL DEVELOPMENT LLC

3595 Wynkoop St

OWNER: WYNKOOP36 LLC

3609 Wynkoop St

OWNER: RED TRUCK BEER LIMITED PARTNERSHIP

3601 N Brighton Blvd

SASAKI

S.A. Miro, Inc.
4582 S Ultsner St #750
Denver, CO 80237
TEL. 303.741.3737
WWW.SAMIRO.COM

5/10/20

SEE SHEETS C-312 - C-314

REFERENCES

SASAKI

C-312
Project Title: RiNo 36th Street
Drawing Title: STREETS CAP

SCALE: 1" = 20'

NOTES:
1. PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GETOTECHNICAL REPORT.
2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
3. REFERENCE SHEETS C-331 - C-333 AND C-511 - C-513 FOR LIMITS OF WORK.

OWNER: RINO VERTICAL DEVELOPMENT LLC
3595 WYNKOOP ST

OWNER: WYNKOOP36 LLC
3609 WYNKOOP ST

OWNER: JAMES GOLDEN WYNKOOP OWNER LLC
3600 WYNKOOP ST

OWNER: SUSAN WICK
3601 WAZEE ST

OWNER: FULTON-DENVER COMPANY
3560 WYNKOOP ST

OWNER: KAPOTASANA LLC
3563 WAZEE ST

WYNKOOP STREET (80' R.O.W.)
WAZEE STREET (80' R.O.W.)
36TH STREET (80' R.O.W.)

TRAFFIC FLOW

TIE INTO EXISTING ASPHALT CROSSWALKS TO BE DETERMINED BY FUTURE INDIVIDUAL PROJECT TEP SUBMITTALS

PROPOSED CURB TRANSITION

PROPOSED FLUSH CURB AND GUTTER RE: CCD DTL. 6.2

PROPOSED 6" CATCH CURB AND GUTTER RE: CCD DTL. 5.2

PROPOSED anmelden CURB AND GUTTER RE: CCD DTL. 5.2

PROPOSED PATCHBACK RE: CCD DTL. 12.2

PROPOSED 6" MIN. CONCRETE PAVEMENT RE: NOTE 1

PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GETOTECHNICAL REPORT.

REFERENCES:

1. PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GETOTECHNICAL REPORT.
2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
3. REFERENCE SHEETS C-331 - C-333 AND C-511 - C-513 FOR LIMITS OF WORK.

OWNER: RINO VERTICAL DEVELOPMENT LLC
3595 WYNKOOP ST

OWNER: WYNKOOP36 LLC
3609 WYNKOOP ST

OWNER: JAMES GOLDEN WYNKOOP OWNER LLC
3600 WYNKOOP ST

OWNER: SUSAN WICK
3601 WAZEE ST

OWNER: FULTON-DENVER COMPANY
3560 WYNKOOP ST

OWNER: KAPOTASANA LLC
3563 WAZEE ST

WYNKOOP STREET (80' R.O.W.)
WAZEE STREET (80' R.O.W.)
36TH STREET (80' R.O.W.)

TRAFFIC FLOW

TIE INTO EXISTING ASPHALT CROSSWALKS TO BE DETERMINED BY FUTURE INDIVIDUAL PROJECT TEP SUBMITTALS

PROPOSED CURB TRANSITION

PROPOSED FLUSH CURB AND GUTTER RE: CCD DTL. 6.2

PROPOSED 6" CATCH CURB AND GUTTER RE: CCD DTL. 5.2

PROPOSED anmelden CURB AND GUTTER RE: CCD DTL. 5.2

PROPOSED PATCHBACK RE: CCD DTL. 12.2

PROPOSED 6" MIN. CONCRETE PAVEMENT RE: NOTE 1

PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GETOTECHNICAL REPORT.

REFERENCES:

1. PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GETOTECHNICAL REPORT.
2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
3. REFERENCE SHEETS C-331 - C-333 AND C-511 - C-513 FOR LIMITS OF WORK.
**36TH STREET PLAN**

**36TH STREET PROFILE**

**NOTES:**

1. CONTOURS WILL TIE IN TO EXISTING AS DESIGN DEVELOPS.
2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

**LEGEND:**

- DIRECTIONAL FLOW ARROW

**SCALE:**

- 1" = 20'

**SHEET:**

- C-331

**36TH STREET PLAN**

**36TH STREET PROFILE**

**SCALE:**

- 1" = 20'

**PROJECT TITLE:**

- STREETSCAPE

**DRAWING TITLE:**

- RiNo 36th Street

**DRAWING NO:**

- 36-041

**SCALE:**

- 1" = 20'

**NOTES:**

- 1.
- 2.

**EXHT:**

- Chestnut Place (80' R.O.W.)

**DIRECTIONAL FLOW ARROW**

**NOTES:**

- 1.
- 2.

**EVCS:**

- 13+58.49

**EVCE:**

- 5183.54

**BVCS:**

- 12+58.49

**BVCE:**

- 5181.10

**PVIS:**

- 10+00.00

**PVIE:**

- 5171.72

**HIGH PT STA:**

- 13+58.49

**HIGH PT ELEV:**

- 5183.54

**PVI STA:**

- 13+08.49

**PVI ELEV:**

- 5182.92

**L = 100.00**

**K = 42.12**

**PROPOSED GRADE**

- @ ROADWAY CL

**EXISTING GROUND**

- @ ROADWAY CL
NOTES:

1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DEMANDS WORK IN quadratic FORM, THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETION OF SUCH WORK IN A MANNER THAT WILL NOT INTERFERE WITH EXISTING UTILITIES, PARTICULARLY WITH REGARD TO TAP AND EASEMENTS. THE CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS.

2. THIS DOCUMENT IS SUBJECT TO CHANGE AS A RESULT OF PENDING JURISDICTIONAL APPROVALS.

3. CONSTRUCTION DOCUMENTS SHALL CONTAIN THE APPROVAL SIGNATURES OF THE CITY AND REVIEWING ENTITIES. THIS DOCUMENT IS NOT FOR CONSTRUCTION.
NOTES:

1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN EXTENDS BEYOND THE PROPOSED 36TH STREET MASTER PLAN, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
NOTES:
1. LIMIT OF WORK SHALL EXTEND TO THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

2. THIS DOCUMENT IS SUBJECT TO CHANGE AS A RESULT OF PENDING JURISDICTIONAL APPROVALS. CONSTRUCTION DOCUMENTS SHALL CONTAIN THE APPROVAL SIGNATURES OF THE CITY AND REVIEWING ENTITIES. THIS DOCUMENT IS NOT FOR CONSTRUCTION.