30% DESIGN RESUBMITAL
APRIL 08, 2022

DELGANY STREET 30% DESIGN
RIVER NORTH ART DISTRICT
DENVER, CO

Project No: 18081.01
City Project Master Number: 2021-PROJMSTR-0000637
Accela Review Number: 2022-CIP-0000102 (May 2022)
2021-CIP-0000211 (Nov. 2021)

30% DESIGN RESUBMITAL
APRIL 08, 2022

DELGANY STREET PROJECT SCOPE OF WORK

CLIENT

POINT OF CONTACT
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PROJECTS DIRECTOR
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DENVER, CO 80205
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PRIME CONSULTANT
LANDSCAPE ARCHITECT
CIVIL ENGINEERING
SASKI

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LANDSCAPE ARCHITECT
CIVIL ENGINEERING
SASKI

PROJECT SCOPE OF WORK

DELGANY STREET

35TH ST
37TH ST
39TH ST
DELGANY STREET

DELTAGNY STREET

DELTAGNY STREET

DELTAGNY STREET

DELTAGNY STREET

DELTAGNY STREET

DELTAGNY STREET

DELTAGNY STREET

DELTAGNY STREET
GENERAL NOTES


2. THE PROJECT WORKS INTO THEDETERMINED DESIGN, PLEASE REFER TO THE SITE BOUNDARIES AND PERMITTED TYPES OF WORK.

3. ALL WORK SHALL BE PERMITTED TO COMPLY WITH THE REQUIREMENTS SHOWN ON THE PROJECT DRAWINGS. ALL WORK MUST BE PERMITTED IN ACCORDANCE WITH THE MEDITERRANEAN STREET MEDIAN PLAN DESIGN ELEVATIONS WITHIN THE CITY HALLER PROJECT BORDER OF THE CITY. THE MEDIAN SHALL BE CONSISTENTLY SUGGESTED AND MUST NOT HINDER WITH ANY INSERT METER. FINAL DESIGN SHALL BE CONSIDERED AS PROPERTY OWNER.

4. ANY MODIFICATIONS OR ALTERATIONS MADE TO THE PROJECT DRAWINGS MUST BE REVIEWED AND APPROVED BY THE CITY AS PART OF THE CITY’S ACCEPTANCE OF THE PROJECT WORKS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ORGANIZING ANY PERMITS AND HIRING REQUIREMENTS FOR THEIR WORK, AND SHALL INCLUDE ALL IN THEIR CONTRACT PRICE. ALL PERMITS AND HIRING REQUIREMENTS FOR THEIR WORK, AND SHALL INCLUDE ALL IN THEIR CONTRACT PRICE.

6. THE CONTRACTOR SHALL MAINTAIN COORDINATION OF ALL WORK PERFORMED TO THE CITY AND OTHER CONTRACTORS TO MAINTAIN THE MEDIAN EIGHTEEN (18) FEET HIGH FROM THE CENTER OF THE MEDIAN. THE MEDIAN MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MEDITERRANEAN STREET MEDIAN PLAN DESIGN ELEVATIONS WITHIN THE CITY HALLER PROJECT BORDER OF THE CITY. THE MEDIAN SHALL BE CONSISTENTLY SUGGESTED AND MUST NOT HINDER WITH ANY INSERT METER. FINAL DESIGN SHALL BE CONSIDERED AS PROPERTY OWNER.

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1. LIMIT OF WORK SHALL EXTEND FROM THE FACE OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED DELGANY 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 ALLEYWAY LOCATIONS ARE SUBJECT TO FUTURE REVIEW AND APPROVAL BY THE PUBLIC WORKS DEVELOPMENT SERVICES AND TRANSPORTATION DEPARTMENTS AS DESIGN PROGRESSES.

3. LIGHT POLES AND TRAFFIC SIGNAGE TO BE COORDINATED IN FUTURE PHASE.

4. ASPHALT TO BE REPLACED AS NEEDED BASED ON FIELD CONDITIONS.
1. LIMIT OF WORK SHALL EXTEND FROM THE FACE 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.

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3. FOR LPA (LANDSCAPE PAVING ASSEMBLIES) REFERENCES SEE SHEETS L1.01-L1.05

4. LIGHT POLES AND TRAFFIC SIGNAGE TO BE COORDINATED IN FUTURE PHASE

5. ALL DIMENSIONS ARE TO FACE OF CURB

6. DELGANY STREET
30% DESIGN
RIVER NORTH ART DISTRICT
DENVER, CO

NOT FOR CONSTRUCTION

SCALE: 1" = 20'

GENERAL NOTES

1. SITE PIECES'
   - BENCH
   - BIKE RACK
   - TRASH AND RECYCLING BIN

SYMBOLS

LIMIT OF PROPERTY WORK
LIMIT OF WORK
ROADWAY CENTERLINE
"SITE PIECES"
1. All dimensioning is to face of curb.
2. All permanent curb, bollard, drainage, sidewalks, and curbs are subject to future review and approval by the public works department.
3. All work is subject to approval and coordination with the individual property owner right of way master plan design.
4. All landscape, storm sewer, and irrigation items are subject to future review and approval by the public works department.

NOT FOR CONSTRUCTION

DELGANY STREET
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RIVER NORTH ART DISTRICT
DENVER, CO

ALL DIMENSIONS ARE TO FACE OF CURB
COORDINATED IN FUTURE PHASE
REFERENCES SEE SHEETS L1.01-L1.05 FOR LPA (LANDSCAPE PAVING ASSEMBLIES) SYMBOLS

LAYOUT PLAN

SASAKI
OFFICE OF THE CITY FORESTER (OCF) STANDARD SPECIFICATIONS

1. Existing trees that require protection or removal. Protection must be provided while still under construction. No access to protection structures is required to take place while trees remain protected. No prior notice is required for protection structures. No prior protection structures are required to be approved by the City of Denver.

2. The City Code, all tree removals in City/Country of Denver must be performed by the property owner or a contractor licensed by OCF, including trees in ROW, public place and private property. For a current list of licensed tree contractors, visit www.denvergov.org/ocf.

3. All electric fixtures and utilities, including but not limited to utilities and lights, shall be located at suitable positions of tree planting areas within buildings. In tree rows, fixtures shall be placed maximum 3 feet from building lines. No planting shall be made closer than 3 feet from building lines.

4. An OCF-licensed tree planting permit is required for all trees to be planted in ROW or public place. Contact the OCF (Forestry@denvergov.org) with the name of contractor or property owner performing removal. Include project number and project address.

5. Existing ROW or public place trees approved for removal by the OCF must be removed in a manner that causes no damage to the tree(s) and undergrowth to remain. Tree stumps shall be ground 12” below ground level at completion.

6. Before removal, the Area Manager shall review and approve the tree permits and tree removal plans.

7. Applications for tree removals must be approved by the Area Manager. Tree removal activities shall be performed by a licensed arborist or a certified arborist as provided by the contractor.

8. All trees shall be removed in a manner that causes no damage to the trees and undergrowth to remain. Tree stumps shall be ground 12” below ground level at completion.

9. Contact the OCF a minimum of five (5) business days before commencement of demolition and/or construction activities.

10. All trees, shrubs, and other plants shall be removed prior to commencement of demolition and/or construction activity.

11. All deadwood, crossing branches, and other plant material shall be removed prior to commencement of demolition and/or construction activity.

12. All trees, shrubs, and other plants shall be removed prior to commencement of demolition and/or construction activity.

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1. **Description**

   - **PLANTING LEGEND**

   - **QUALITY ASSURANCE**

   - **PLANTING INFORMATION**

   - **GENERAL NOTES**

   - **PLANTING MIX**

   - **CORNER PLANTING MIX (CPM)**

   - **PART SHADE, MOIST SOIL (PSM)**

   - **FULL SUN, DRY SOIL (FSD)**

   - **FULL SUN, MOIST SOIL (FMS)**

   - **PART SHADE, DRY SOIL (PSD)**

   - **PART SHADE, MOIST SOIL (PSM)**

   - **CORNER PLANTING MIX (CPM)**

   - **X.png**

   - **G.png**

   - **W.png**

   - **L.png**

   - **E.png**

   - **T.png**

   - **A.png**

   - **R.png**

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   - **F.png**

   - **B.png**

   - **K.png**

   - **Q.png**

   - **Y.png**

   - **Z.png
DELGANY STREET
30% DESIGN
RIVER NORTH ART DISTRICT
DENVER, CO

NOT FOR CONSTRUCTION

STREET SECTIONS

SECTION AT BLUE MOON
STA: 12+38 TO STA: 13+50

SECTION AT THE CURRENT
STA: 6+25 TO STA: 8+43

SECTION AT ENTRY DRIVE
STA: 4+08 TO STA: 4+33

SECTION AT FUTURE RAISED CROSSING
STA: 10+01 TO STA: 10+27

ACTIVATED STREETSCAPE SECTION
STA: 10+48 TO STA: 12+38

CORNER BULB OUT SECTION
STA: 1+15 TO STA: 1+45
NOTE: ALL STANDARD DETAILS ARE FOR REFERENCE ONLY, REFER TO THE CITY AND COUNTY OF DENVER TRANSPORTATION STANDARDS AND DETAILS. INSTRUCTIONS FOR THE JOINT REINFORCEMENT AND COMPLETE REFERENCE DETAILS.

COMPACTED SUBGRADE

SAW CUT JOINT. 1/8" OF SLAB DEPTH. REFER TO PLAN FOR JOINT PLACEMENT

CONCRETE PAVING WITH FIBER MESH. MEDIUM BROOM FINISH PERPENDICULAR TO WALKING DIRECTION

3/8" EXPANSION JOINT MATERIAL, FULL WIDTH AND DEPTH AT JOINT, REFER TO SPECIFICATIONS.

'SIKA SPEED DOWEL' OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS

JOINT SEALANT, 1/2" DEPTH OPEN FOR SEALANT. SEAL ALL EXPANSION JOINTS WHEN NEW CONCRETE ABUTS EXISTING CONCRETE, DRILL HOLE AND EPOXY DOWEL INTO EXISTING CONCRETE 5/8" X 18" SMOOTH DOWEL, REFER TO SPECIFICATIONS.

PLACE 18" MINIMUM TO 24" MAXIMUM, ON CENTER. MINIMUM 12" OFFSET FROM EDGE OF CONCRETE

NOTES:

1. EXPOSED AGGREGATE CONCRETE FINISHES SHALL NOT CREATE ANY HORIZONTAL OR VERTICAL GAPS GREATER THAN 1/8" IN COMPLIANCE WITH TRANSPORTATION STANDARDS AND ADA REQUIREMENTS.

2. SIDEWALK REPAIRS COMPLETED BY THE CITY MAY BE MADE WITH PLAIN CONCRETE. INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR EXPOSED AGGREGATE. EXPOSED AGGREGATE COLORS AVAILABLE THROUGH TRIAD ASSOCIATES INC.

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1. OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.

2. Area 1: Tree Protection Zone and Critical Root Zone Protection

   a. TPZ, including signage, shall be maintained in the location and condition in which approved.
   b. TPZ, including signage, shall not be resized, modified, removed, or altered in any manner without prior written approval from the OCF.
   c. Trees shall be deep-root watered at an interval of once every two weeks when and if overhead utility wires exist, only trees with an expected mature size that meet current clearance regulations may be planted.

3. Min. 10 (Ten) feet from RTD light rail lines

4. Min. 15 (Fifteen) feet from small cell towers

5. Min. 20 (Twenty) feet from stop signs and curb ramps

6. Min. 10 (Ten) feet from alleys and driveways

7. Min. 10 (Ten) feet from the edge of sidewalk

8. Undisturbed subgrade outside of root ball to perpendicular angle from trunk.

9. Remove debris from planting hole.

10. Prior to placing root ball in planting hole, remove all twine and bottom 1/4 of wire basket. Carefully intertwine to prevent slippage. Do not twist straps tight around trunk.

11. If needed 14-Gauge galvanized wire, double strand. Leave 1" to 2" slack in wire to allow for trunk movement.

12. If needed 15-Gauge galvanized wire, double strand. Leave 6" to 8" slack in wire to allow for trunk movement.

13. Set top of root flare/first order roots at or 1" to 2" above finish grade. Trees planted without the root flare shall not be planted.

14. One or more root balls per tree:
   a. All root balls shall be planted within 10% of estimated planned planting dates.
   b. Planting is complete, contact OCF for instruction.

15. Trees shall not be planted in tree lawns less than five feet wide unless authorized by the OCF.

16. Only tree species approved by the OCF shall be planted. For a list of prohibited or suspended trees, visit the OCF website.

17. Trees shall be watered at the rate of twenty-five (25) gallons per hour. Water shall be provided at the rate of twenty-five (25) gallons per hour. Water temperature is at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per hour. Trees shall be watered at the rate of twenty-five (25) gallons per hour.

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19. OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.

20. Any work in these areas must have written approval of OCF prior to commencement of activity. Contact OCF for instruction.

21. All planting is complete, contact OCF for instruction.
MONOLINE STOOL SHORT BY SITE PIECES

MONOLINE LEDGE BY SITE PIECES

MONOLINE STOOL TALL BY SITE PIECES

MONOLINE LOUNGE BY SITE PIECES

MONOLINE FLAT BENCH BY SITE PIECES

MONOLINE STANDARD BIKE RACKS BY SITE PIECES

MONOLINE LEDGE BY SITE PIECES

MONOLINE LEAD BY SITE PIECES

NOTE: CURRENTLY SUBJECT TO TRIAL AND AWAITING FINAL CITY APPROVAL.

NOTES: A SUN-ShADE
LAMINATED WITH BLACK
POWDERCOATED METAL
FINISH BY LANDSCAPE
FORMS.
1. **Limit of Work**: All 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 Drive, Curb, Bulb, Crosswalk and Alleyway Locations**: All drive, curb bulb, crosswalk and alleyway locations are subject to future review and approval by the Public Works Development Services and Transportation Departments as design progresses.

3. **No Construction Access, Activity, or Storage of Materials/Debris**: No construction access, activity, or storage of materials/debris is permitted within tree protection zones, including grading, installation of underground utilities, installation of site improvements, and/or grubbing. All construction activity must occur outside tree protection zones (see OCF Tree Protection Notes to Determine Boundaries).

4. **All Existing Grades Within the Tree Protection Zone (TPZ) Boundaries**: All existing grades within the tree protection zone must remain as-is. All proposed grade changes must occur entirely outside TPZ boundaries.

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**Material Legend**

- **Removing**: Remove and Dispose of
- **Removing & Salvage**: Remove and Salvage
- **Removing & Relocate**: Remove and Relocate
- **Protect Tree**: Protect tree, see planting plan for specific tree protection area. 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.
- **Protect Existing Utility Pole**: Protect existing utility pole, see planting plan.
- **Protect Existing, Underground Utility Structure**: Protect existing, underground utility structure, see planting plan.
- **Protect Site Signage**: Protect site signage, see planting plan.
- **Protect Existing Tree**: Protect existing tree, see planting plan.
- **Protect Existing Tree**: Protect existing tree, see planting plan.

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**Notes**

- All utility structures to remain shall be reset to new proposed grade. See utilities plan.
- Protect tree, see planting plan for specific tree protection area. 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.
- All existing grades within the tree protection zone must remain as-is. All proposed grade changes must occur entirely outside TPZ boundaries.

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**Construction Notes**

- **Limit of Property Work**: All 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.
- **Protect Tree**: See planting plan for specific tree protection area. 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.
- **Protect Existing Utility Pole**: See planting plan.
- **Protect Existing Underground Utility Structure**: See planting plan.
- **Protect Site Signage**: See planting plan.
1. SITE PREPARATION: REMOVE EXISTING TREES, SEE PLANTING PLANS.

2. ALL EXISTING UTILITIES MUST BE REMOVED AND SALVAGED BEFORE PROCEEDING WITH THE NEW PROPOSED GRADE. SEE PLANTING PLANS.

3. THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS THE PUBLIC WORKS DEVELOPMENT LIMIT OF WORK. THE DESIGN SHOWS THE LIMIT OF PROPERTY WORK.

4. THE PUBLIC WORKS DEVELOPMENT LIMIT OF PROPERTY WORK.

5. THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS THE PUBLIC WORKS DEVELOPMENT LIMIT OF WORK. THE DESIGN SHOWS THE LIMIT OF PROPERTY WORK.

6. THE PUBLIC WORKS DEVELOPMENT LIMIT OF PROPERTY WORK.

7. CLEAR AND GRUB 1' STRIP FOR EXISTING BRUSH AND UNDERBUSH.

8. RESET TO NEW PROPOSED GRADE. SEE NOTES.

9. MATERIALS LEGEND.
1. LIMIT OF WORK SHALL EXTEND FROM THE FACE 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 DRIVEWAY, CURB BULB, CROSSWALK AND ALLEYWAY LOCATIONS ARE SUBJECT TO FUTURE REVIEW AND APPROVAL BY THE PUBLIC WORKS DEVELOPMENT SERVICES AND TRANSPORTATION DEPARTMENTS AS DESIGN PROGRESSES.

3. PROPOSED TREES HAVE BEEN REFERENCED FOR COORDINATION PURPOSES, SEE PLANTING PLAN FOR MORE INFORMATION.