

GENERAL NOTES

- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND EXISTING JOB CONDITIONS AFFECTING THE PROPOSED DEMOLITION, CONSTRUCTION, MECHANICAL, AND ELECTRICAL INSTALLATION, AND OVERALL COORDINATION AND SHALL MAKE PROVISIONS TO THE COST THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION.
- PLANS ARE NOT TO BE SCALED. THE PLANS ARE TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
- DEMOLITION IS NOT LIMITED ONLY TO WHAT IS INDICATED ON THE DRAWINGS. PLANS ARE TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON CONSTRUCTION DRAWINGS.
- FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FORM FROM THE OWNER'S REPRESENTATIVE OR ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. OR RELATED WORK IN QUESTION.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFIED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE, AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE INSTALLED IN STRICT ACCORDANCE AS A MINIMUM STANDARD, WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT.
- CONTRACTOR SHALL NOTIFY MVG OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT IN THE FIELD. DETAILS ARE INTENDED TO SHOW END RESULTS OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK. JOIN MATERIALS TO UNIFORM ACCURATE FITS SO THEY MEET WITH NEAT STRAIGHT LINES, FREE OF SMEARS OR OVERLAPS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUMB AND AT ACCURATE RIGHT ANGLES OR FLUSH WITH ADJOINING MATERIALS. WORK OF EACH TRADE SHALL MEET ALL NATIONAL STANDARDS PUBLISHED BY THAT TRADE.
- DRAWINGS, NOTES AND SPECIFICATIONS ARE COMPLIMENTARY. WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON RELATED DRAWINGS.



Millennium Venture Group

VILLAGER SQUARE

6570 W. 120th AVE.

BROOMFIELD, COLORADO

SITE #:459

ABBREVIATIONS

| | | | |
|-----------|--------------------------|--------|------------------------|
| A.B.C. | AGGREGATE BASE COURSE | PREFAB | PREFABRICATED |
| A/C | AIR CONDITIONER | PSF | POUNDS PER SQUARE FOOT |
| A.F.F. | ABOVE FINISHED FLOOR | PSI | POUNDS PER SQUARE INCH |
| ALT. | ALTERNATE | REINF. | REINFORCING |
| A.B. | ANCHOR BOLT | SIM. | SIMILAR |
| ⊙ | AT (MEASUREMENT) | SQ. | SQUARE |
| BRG | BEARING | STD. | STANDARD |
| C.I.P. | CAST IN PLACE | T.L. | TOTAL LOAD |
| C.L. | CENTERLINE | TYP. | TYPICAL |
| CLR. | CLEAR | U.N.O. | UNLESS NOTED OTHERWISE |
| CONC | CONCRETE | VERT. | VERTICAL |
| CONC C.J. | CONCRETE CONTROL JOINT | W.W.F. | WELDED WIRE FABRIC |
| C.M.U. | CONCRETE MASONRY UNIT | W/ | WITH |
| CONN | CONNECTION | W/O | WITHOUT |
| CONT | CONTINUOUS | | |
| D.L. | DEAD LOAD | | |
| Ø OR DIA. | DIAMETER | | |
| DN | DOWN | | |
| DWG(S) | DRAWING(S) | | |
| EQ | EQUAL | | |
| EQUIP | EQUIPMENT | | |
| EXP. BOLT | EXPANSION BOLT | | |
| EXP. JT. | EXPANSION JOINT | | |
| E.J. | EXPANSION JOINT | | |
| E.W. | EACH WAY | | |
| F.F. | FINISHED FLOOR | | |
| GA | GAUGE | | |
| GALV | GALVANIZED | | |
| G.S.N. | GENERAL STRUCTURAL NOTES | | |
| HORIZ | HORIZONTAL | | |
| K(KIP) | 1000 POUNDS | | |
| L.L. | LIVE LOAD | | |
| LBS (#) | POUNDS | | |
| MFR('S) | MANUFACTURER('S) | | |
| MAS | MASONRY | | |
| C.J. | CONTROL JOINT | | |
| MECH'L | MECHANICAL | | |
| N/A | NOT APPLICABLE | | |
| N.T.S. | NOT TO SCALE | | |
| O.C. | ON CENTER | | |
| OPP | OPPOSITE | | |
| P.C. | PRECAST CONCRETE | | |
| PLF | POUNDS PER LINEAR FOOT | | |

PROJECT DIRECTORY

SITE OWNER:
 -
 -
 -
 -
 -

APPLICANT:
 MILLENNIUM VENTURE GROUP
 1600 BROADWAY, SUITE 400
 DENVER, COLORADO 80202
 CONTACT: DREW DEWHIRST
 PHONE: (303) 573-6500

ZONING:
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CONSTRUCTION:
 SUMMIT PROJECT DELIVERY SOLUTIONS, INC.
 5350 VIVIAN ST. UNIT A
 ARVADA, CO 80002
 CONTACT: JOHN KLOCKNER
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 MOBILE: (303) 985-6131

ENGINEER:
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 ARVADA, CO 80002
 CONTACT: JOHN KLOCKNER
 PHONE: (303) 422-9772
 MOBILE: (303) 985-6131 MOBILE

SITE INFORMATION

DESCRIPTION:
 MANNED RETAIL FACILITY ON NEW FOUNDATION WITH SIDEWALK AND LANDSCAPING SKIRT.

PROJECT AREA LEGAL DESCRIPTION:
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO

ZONING: COMMERCIAL

PROPERTY OWNER ACKNOWLEDGMENT

BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE PLANNED UNDER THE NAME OF MILLENNIUM VENTURE GROUP. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____.

[PROPERTY OWNER] [PROPERTY OWNER]

NOTARY CERTIFICATE

STATE OF COLORADO)
)ss
 COUNTY OF BOLDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, BY _____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS OF NOTARY: _____

UTILITY CAPACITY REQUIREMENTS

ELECTRICAL
 200 A. SERVICE
 120/208 3Ø

LOT2 USE ACKNOWLEDGMENT:
 TOTAL LOT SIZE: .565 ACRES
 NEW LOT COVERAGE: .006 ACRES
 PERCENTAGE LOT COVERAGE: 1%

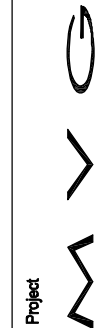
ZONING APPROVAL

Issue History:

| No: | Date: | Description: |
|-----|-----------|----------------|
| A | 3/27/2002 | PRELIM. ZONING |



Millennium Venture Group



Site No: 459

Sheet Title: COVER SHEET

Date: 3/27/2002
Designed By: JAK
Drawn By: MPR
Project #: 2002-30

Sheet Number:

Z1

APPROVALS

| | | | |
|-------|----------------------|-------|------|
| _____ | MVG PROJECT MANAGER | _____ | DATE |
| _____ | PROPERTY MANAGER | _____ | DATE |
| _____ | SITE ACQUISITION | _____ | DATE |
| _____ | CONSTRUCTION MANAGER | _____ | DATE |
| _____ | ZONING | _____ | DATE |

LEGEND

| | | | |
|-------|-------------------------|-----|----------------------------|
| —E— | ELECTRIC LINE | 101 | DETAIL REFERENCE SYMBOL |
| —UE— | UNDERGROUND ELECTRIC | 102 | ELEVATION REFERENCE SYMBOL |
| —OHE— | OVERHEAD ELECTRIC | 103 | SECTION REFERENCE SYMBOL |
| —T— | TELEPHONE LINE | | |
| —UT— | UNDERGROUND TELEPHONE | | |
| — | RIGHT-OF-WAY LINE | | |
| — | PROPERTY LINE | | |
| — | CHAIN LINK FENCE | | |
| ▨ | EXISTING BUILDING | | |
| ★ | BENCH MARK (BRASS CAP) | | |
| ⊙ | FIRE HYDRANT (EXISTING) | | |
| ⊕ | POWER POLE (EXISTING) | | |
| ↑ | NORTH ARROW | | |
| △ | REVISION | | |

DRAWING INDEX

| SHT # | SHEET TITLE |
|-------|--------------------------------|
| Z-1 | COVER SHEET |
| Z-2 | SITE PLAN |
| Z-3 | ENLARGED SITE PLAN / FLOORPLAN |
| Z-4 | ELEVATIONS |

VICINITY MAP

