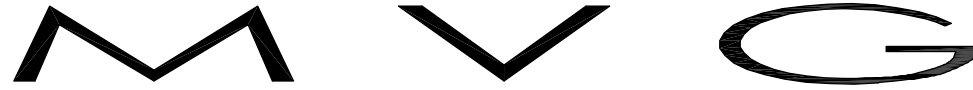


**GENERAL NOTES**

1. 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.
2. PLANS ARE NOT TO BE SCALED. THE PLANS ARE TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. 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.
4. 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.
5. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFIED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE, AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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:**  
 VILLAGER SQUARE REALTY, LLC.  
 CONTACT: COLORADO & SANTE FE REALTY  
 2400 INDUSTRIAL LN. UNIT 1520  
 BROOMFIELD, CO 80020  
 ATTN: PROPERTY MANAGER  
 PHONE: (303) 466-2500

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

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

**CONSTRUCTION:**  
 SUMMIT PROJECT DELIVERY SOLUTIONS, INC.  
 5350 VIVIAN ST. UNIT A  
 ARVADA, CO 80002  
 CONTACT: JOHN KLOCKNER  
 PHONE: (303) 422-9772  
 MOBILE: (303) 985-6131

**ENGINEER:**  
 SUMMIT PROJECT DELIVERY SOLUTIONS, INC.  
 5350 VIVIAN STREET, UNIT A  
 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:**  
 PER TITLE COMMITMENT NO. TM0009355, DATED MARCH 12, 2002, PREPARED BY TRANSNATION TITLE INSURANCE COMPANY:

LOT 7, GREENWAY PLAZA SHOPPING CENTER, COUNTY OF BROOMFIELD, STATE OF COLORADO.

ZONING: B-2 (GENERAL BUSINESS)

**PROPERTY OWNER ACKNOWLEDGMENT**

VILLAGER SQUARE REALTY 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

**LOT7 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
B	4/4/2002	ISSUED FOR ZONING



Millennium Venture Group



VILLAGER SQUARE  
 6570 W. 120TH AVE.  
 BROOMFIELD, COLORADO

Site No: 459

Sheet Title:  
 COVER SHEET

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

Z1

**APPROVALS**

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

**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
Z-5	ELEVATIONS
S-1	SURVEY

**VICINITY MAP**

