Pagosa Springs - Streetscape Furnishings and Signage Plan

OCT 24, 2008

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ESTIMATED COSTS NOTE:

Nuszer Kopatz Urban Design Associates has no control over the Contractor’s means or methods of determining prices or over the Competitive Bidding process or market conditions. The Estimated Costs, as provided herein, are made on the basis of experience and qualifications and represent the best judgement as a Design Professional familiar with the construction industry. Nuszer Kopatz Urban Design Associates cannot and does not guarantee that proposals, bids or construction costs will not vary from the Estimated Costs prepared for the Owner.

Cost Estimates do not include: Structural Engineering, Primary Electrical, Landscape, Irrigation, Earthwork, Erosion Control, Permits & Tap Fees, Multiple Mobilizations or Sales Tax
Bench - Urbanscape - "Butler" Model #BU112C

6' Bench
Seat: Faux-Wood ‘Weathered’ Horizontal Slats
Frame: ‘Textured Bronze’ Aluminum

Estimated Costs (excluding taxes or installation):
15 ea. @ $864.00  = $12,960.00
Shipping  = $1,799.53
Total Material  = $14,759.53
Shipping for 25  = $2,616.90

Trash/Recycling Receptacle - Urbanscape - "Butler" Faux Wood Receptacle, Portable Model #TF3F32
Side panels: Faux-Wood ‘Weathered’
Lid: Flat-top, #TF3F32P - 'Textured Bronze' Aluminum (or ‘Hunter Green’ for Recycling Receptacles)
Liners included

Estimated Costs (excluding taxes or installation):
10 ea @ $576  = $5,760.00
Shipping  = $679.25
Total Material  = $6,379.25

Lid Option:
Dome Lid, #TF3D32P - 'Textured Bronze' (or ‘Hunter Green’ for Recycling Receptacles)

Estimated Costs (excluding taxes or installation): $30 ea

Planter - Urbanscape - "Butler" Faux Wood Planter, Model #PF7532P
Faux-Wood ‘Weathered’

Estimated Costs (excluding taxes or installation):
10 ea @ $271.00  = $2,710.00
Shipping  = $413.27
Total Material  = $3,123.27

Lid Option:
Dome Lid, #TF3D32P - 'Textured Bronze' (or ‘Hunter Green’ for Recycling Receptacles)

Estimated Costs (excluding taxes or installation): $30 ea

Urbanscape Materials and Colors:
“Wood” Material:
- Faux Wood ‘Weathered’
  (Actually Reinforced Aluminum, Hand-painted)

Metal Color & Finish:
- ‘Textured Bronze’
  Powdercoated Aluminum
- ‘Hunter’
  Powdercoated Aluminum - Option For Recycling Receptacle Lid

Contact:
Urbanscape
505 E. Main St.
Silver Lake, IN 46982
1-866-903-3714
sales@urbanscapefurniture.com
www.urbanscapefurniture.com

Urbanscape Representative for Colorado:
Bud Marolt
G.R. Marolt & Associates, LLC
P.O. Box 114 Englewood, CO. 80151
303-762-1090
bmarolt@comcast.net
www.maroltassociates.com
**Combination Trash Receptacle/Doggie Bag Dispenser - Mutt Mitt Outdoor Dispenser and Waste Receptacle**

With Aluminum Baggie Dispenser (Green), Telescopic Post, 22 Gallon Aluminum Receptacle (Green or Black) and 18" x 12" Sign,

**Mounting Option:** Flanged Rack Mount or Embedded Mount

**Estimated Costs (excluding taxes or installation):**
$360 ea. (includes shipping)

Contact: Intelligent Products, Inc.
P.O. Box 626
Burlington, KY 41005
1-800-697-6084
mail@ipimitts.com
www.pickupmitts.com/muttmitt/mm_ipi_products.htm?park_rec

**Bike Racks**

Recommendation: Custom bike racks will be commissioned by a local artist/fabricator.

**Combination Trash Receptacle/Doggie Bag Dispenser - Mutt Mitt Outdoor Dispenser and Waste Receptacle**

With Aluminum Baggie Dispenser (Green), Telescopic Post, 22 Gallon Aluminum Receptacle (Green or Black) and 18" x 12" Sign,

**Mounting Option:** Flanged Rack Mount or Embedded Mount

**Estimated Costs (excluding taxes or installation):**
$360 ea. (includes shipping)

Contact: Intelligent Products, Inc.
P.O. Box 626
Burlington, KY 41005
1-800-697-6084
mail@ipimitts.com
www.pickupmitts.com/muttmitt/mm_ipi_products.htm?park_rec

**Existing Newspaper and Utility Boxes**

**Proposed Newspaper and Utility Box Details**

Recommendation: Customized “Art” to be commissioned by a local artist. These examples were hand-painted by a local artist onto utility boxes in Downtown Fort Collins and then sealed with a clear coat graffiti-resistant sealant.

**Priority:** Low
Tree Grate & Frame - Iron Age “Oblio” Recycled Metal
Cast iron grate and “E” frame (100% Recycled Content)
Finish: Standard Raw Finish
Size: 4’ SQ or 6’ SQ

Estimated Costs (excluding taxes or installation):
4’ SQ: 10 ea. @ $705.00 = $7,050.00
Shipping = $1,200.00
Total Material = $8,250.00

6’ SQ: 10 ea. @ $864.00 = $8,640.00
Shipping = $1,200.00
Total Material = $9,840.00

Contact:
Iron Age Designs
206.276.0925
info@ironagegrates.com
www.ironagegrates.com

Trench Drain Grate -
Iron Age “Oblio” Recycled Metal
4.9” W x 19.69” (19.69” = Half Meter)
Cast iron grate (80% Recycled Content)
Finish: Standard Raw Finish (will eventually rust)

Estimated Costs (excluding taxes or installation):
$51.85/Half meter

Estimated Shipping:
TBD depending on Final Qty

Trench Drain Grate -
Iron Age “Janis” Recycled Metal
4.9” W x 19.69” (19.69” = Half Meter)
Cast iron grate (80% Recycled Content)
Finish: Standard Raw Finish (will eventually rust)

Estimated Costs (excluding taxes or installation):
$51.85/Half meter

Estimated Shipping:
TBD depending on Final Qty

Deeter Foundry 7501
5’ SQ Material & Color

Estimated Costs (excluding taxes or installation):
10 ea. @ $931.00 = $9,310.00
Shipping = $600.00
Total Material = $9,9910.00

Deeter Foundry 7502
3’ SQ Material & Color

Estimated Costs (excluding taxes or installation):
10 ea. @ $374.00 = $3,740.00
Shipping = $250.00
Total Material = $3,990.00

Contact:
Deeter Foundry, Inc.
P.O. Box 29708
Lincoln, NE 68529
800-234-7466
www.deeter.com

Deeter Foundry Representative for Colorado:
Brent Johnston
303-809-6315

Raw As Cast (Will oxidize to rust)
Cast iron goes through a process of oxidation, more commonly known as “rust.” This oxidation process creates a tightly adhering iron oxide coating known as the Passivation Layer. The Passivation Layer actually protects the bulk iron from further oxidation. In other words, once the Passivation Layer is created the oxidation slows dramatically and the iron remains intact for a very long time.

Raw after Oxidation (Standard Finish)
Pedestrian Light (12' Fixture Mounting Ht)
Pedestrian Assembly Part# 12SRS-4.5-
PG/30"EXT/24"LARM-46"AVE(NAME)-BK
with a Hadco C1622C Fixture

Finish: Black
Hadco Fixture: High Pressure Sodium (HPS) or Phillips Metal Halide (MH)

Estimated Costs (excluding taxes or installation):
Pole: $413.00
Decorative Arm: $562.00
Decorative Base, Hinged: $760.00
Fixture with Hang straight Plumbizer: $660.00

Total Assembly Price $2,395.00

Recommended Location: Downtown Core
Vehicular Light (20' Fixture Mounting Ht)
Vehicular Assembly # 21SRS-4.5-PG/52"EXT/30"LARM-46"AVE(NAME)-BK
with a Hadco C2016E Fixture

Finish: Black
Hadco Fixture: High Pressure Sodium (HPS) or Phillips Metal Halide (MH)

Estimated Costs (excluding taxes or installation):
Pole: $750.00
Decorative Arm: $593.00
Decorative Base, Hinged: $760.00
Fixture with Hang straight Plumbizer: $777.00

Total Assembly Price $2,880.00

Recommended Location: HSB continuation and other streets that already have these lights, including 14th St. and San Juan St.
Ordering Guide
Example: RF6 A K5 1000 E

<table>
<thead>
<tr>
<th>Product Code</th>
<th>Product Code</th>
<th>Bollard</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>RF6 Bollard</td>
<td></td>
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<tr>
<td>L</td>
<td>Bridge</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Linestone</td>
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 optics

<table>
<thead>
<tr>
<th>Type</th>
<th>Reflector Bowl</th>
</tr>
</thead>
<tbody>
<tr>
<td>KF</td>
<td>Type V Cone Optics</td>
</tr>
</tbody>
</table>

Finish

- Available in 120V (E) only.
- Not available in 277V (H) or 347V (K).
- Available in 120V (E) and 277V (H) only.
- Not available in 347V (K).

*4 Cone Optics (KF) not available with PLT Lamping (26F, 32F).

### Specifications

#### Housing
- Made of spun aluminum alloy. Head is secured to the bollard tube with a single stainless steel hex head screw for easy removal for relamping. Easy access to lamp.
- Six (6) die-cast aluminum with a wall thickness of 0.125". A weatherproof bollard assembly includes the bollard from the head and for longer life. All non-ferrous fasteners prevent corrosion and allow easyingle.

#### Finish
- Thermoplastic powdercoat is electrostatically applied over a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Optional CraftStone™ finish is available.

#### Optics
- Reflected light is provided and furnished in two reflective materials: Borosilicate glass refractor bowl, and Type V Specular aluminum internal cone.

#### Lamping
- Metal halide (MH) or high pressure sodium (HPS) or metal halide (MH)
- 100W High Pressure Sodium
- 100W Metal Halide
- 70W High Pressure Sodium
- 70W Metal Halide
- 50W Metal Halide
- 32W Fluorescent
- 26W Fluorescent

#### Ballasts
- All HID ballasts are core and coil regulated with power factors better than 90% (HPF). Ballast provides +/−5% lamp power regulation with +/−10% input voltage regulation. Ballasts are factory wired and tested.
- Metal halide ballasts are capable of starting at -20°F or -30°C and HPS at -40°F or -40°C.
- Fluorescent ballast is electronic. Ballast is rated for +/−5% lamp power regulation. Ballasts are factory wired and tested.

#### Electrical Assembly
- All electrical assemblies are bare and naked regulated with power factors better than 85% (hpf). Ballast provides +/−5% lamp power regulation with +/−10% input voltage regulation. Ballasts are factory wired and tested.
- Metal halide ballasts are capable of starting at -20°F or -30°C and HPS at -40°F or -40°C. Ballasts are factory wired and tested.

#### Installation & Mounting
- Internal cast aluminum base plate is secured to the bollard extrusion by three (3) 3/8"-16 x 8" galvanized steel bolts and stainless steel nuts in a 3" bolt circle. Use factory supplied template.
- Quick disconnects for easy installation and removal.
- 4kv rated medium base socket is a GX24Q-4 base.
- porcelain socket. Nickel-plated screw shell with center contact. 26W Fluorescent socket is a GX24Q-3 base. 32W Fluorescent socket is a GX24Q-3 base. 42W Fluorescent socket is a GX24Q-4 base.

#### Finish
- Thermoplastic powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Optional CraftStone™ finish is available.
- Three-year limited warranty.
- ISO 9001:2000 Registered
- UL Listed to U.S. safety standards for wet locations.

#### General Notes - All Lighting:
- All final lighting requirements including pole/liminaire mounting heights and light location to be calculated by an electrical engineer.
- All street and pedestrian light poles to be EPA rated to allow for the additional of banners and banner arms in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, glue-laminated beam, metal sign panel, letters, and stone mock-up for review and approval.

#### Contact:
- Hadco
- 100 Craftway
- Littleton, PA 17340
- 800-331-4185
- www.hadco.com

#### Mountain States Representative for Colorado:
- Paul Plasha
- PO Box 449
- Conifer, CO 80433
- 303-838-4430
- Cell 801-556-8814
- pplasha@mountainstateslighting.com
Custom Pedestrian Shelter

Recommendation:
• These shelter designs are conceptual only. Custom Shelter will be commissioned by a local artist/fabricator.

General Notes:

Drawings are for design intent only:
• All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.

• Locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
Recommendation:
• These Overlook Structure design are conceptual only. The structure will be designed in conjunction with an entire site plan improvement for the “Overlook.”

General Notes:

Drawings are for design intent only:
• All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.

• Locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
Recommendation:
- These Streetscape Trellis designs are conceptual only. The structure will be designed in conjunction with an entire site plan improvement for the “Overlook” and any streetscape improvements along Hwy 160.

General Notes:

Drawings are for design intent only:
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.

- Locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
Custom Fence Options

Recommendation:
• These custom fence designs are conceptual only. Actual fencing and enhancements will be designed in conjunction with an entire site plan improvement for the “Overlook” and any streetscape improvements along Hwy 160.

General Notes:

Drawings are for design intent only:
• All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.

• Locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.

Fence Option 1 - Existing Fence w/ Metal “Graphic Panel” Details

Field-Verify Dimensions of Exist. Fence for Exact Dimensions of Metal Art Panel, estimated 3’ x 7’ metal panel.

Graphic Panels: Aluminum panel, Laser-cut in Pattern (TBD), painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)

Graphic Panel Spacing: Spaced every third post, fastened with an aluminum bracket thru-bolted to rail, paint to match “rust” finish; Counter-sink bolts painted to match fastener.

Estimated Costs (including shop drawings, fabrication and installation):
Fence graphic panel and fasteners: $650.00
Copper face alternative: $780.00

Fence Option 2 - New Fence w/ Metal “Graphic Panel” Detail and Proposed Light

Fence: 4’ Height, 8’ O.C.
Posts: 6” SQ Tubular Steel
Rails: 4” SQ Tubular Steel

Graphic Panels: 2’- 6” H x 7’- 2” L; 1/4” Aluminum Plate, Laser-cut in Pattern (TBD), All elements painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)

Graphic Panel Spacing: Spaced every third post, fastened with an aluminum bracket thru-bolted to rail, paint to match “rust” finish; Counter-sink bolts painted to match fastener

Estimated Costs (including shop drawings, fabrication and installation):
Fence, graphic panels and fasteners: $1,080.00
Copper face alternative: $1,320.00

Metal Fabricator Contact:
NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com

Pagosa Springs - Streetscape Furnishings

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Stone Column: “Adobe Chopped” with ties to block wall, per structural requirements. Joints to be 1/2” raked joints, 1” max for variance in stone. Standard color mortar joints, final color to be selected by Owner.

Logo panel on stone column to be reverse pan-channel letters & graphic, painted to match “rust” faux finish. Final logo/artwork TBD.

Optional Graphic Cabinet: Internally illuminated aluminum cabinet, mounted securely to outside of bridge frame per structural recommendations. Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.) All mounting brackets and fasteners to be powdercoated or painted to match panel. Final artwork TBD, routed & dropped out graphics with lexan backing, off-white in color. Estimated panel size: 4’ x 12’. 4 panels total (2 at each end of bridge abutments)

Estimated Costs (includes fabrication, installation and sign/metal shop drawings):
- Stone Columns and Foundation: $9,400.00 per column
- Logo/graphic panel: $2,350.00
- Electrical Source & Controller: $2,500.00
- Total: $14,250.00

Optional graphic cabinet, illuminated, attached to bridge: $4,875.00

Optional copper alternative graphic cabinet, illuminated, attached to bridge: $5,950.00

General Notes:

- Field-Verify Dimensions of Existing Bridge to Determine Dimensions of Stone Columns

All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.

- Locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.

Sign and Metal Fabricator Contact:
NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com
Pagosa Springs - Streetscape Furnishings

Pedestrian Bridge - Typ. Stone Column

1/4" = 1'-0"

Plan

4' - 0"

Final size of logo/graphic TBD (shown as 2' SQ)

1'- 0"

8' - 0"

4' - 0"

3' - 6"

5' - 6"

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Pedestrian Bridge - Typ. Stone Column

1/4" = 1'-0"
Existing Retaining Walls Downtown

Custom Wall “Art”

Recommendation:
• These custom wall art designs are conceptual only and will be commissioned by a local artist/fabricator.

Field-Verify Dimensions of Existing Walls to Determine Dimensions of Metal Graphic Panel, estimated 4’ x 12’ metal panel.

Graphic Panels: 1/4” Aluminum plate, laser-cut in pattern (TBD), painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.) Thru-bolted to concrete/timber/stone wall, paint to match “rust” faux finish. Counter-sink bolts painted to match fastener.

Estimated Costs (includes fabrication, installation and shop drawings):
Graphic panel with fasteners: $1,475.00
Copper face alternative: $1,800.00

General Notes:

Drawings are for design intent only:
• All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.

• Locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.

Metal Fabricator Contact:
NeoSource, Inc. (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com
Primary Gateway Message Option
NOTE: These drawings indicate design intent only - final logo, graphic, and messaging to be determined.
Signage

Primary Gateway Sign

Selected Stone:
“Adobe Chopped” Stone veneer, 1-1/4” TH, with randomly placed “square jumpers.”
Contact: Telluride Stone Co, Quarry: Telluride 970-728-6201; Sales: Denver, CO 303-388-8863. Or equal local stone source.

Sign Quantity: 2

Estimated Costs per Sign: (includes fabrication, installation and sign/metal shop drawings)

- Stone Columns and Foundation: $22,650.00
- Internally Illuminated Sign Cabinet, Caps and Curved Timber Beam: $24,270.00
- Concrete Sediment Wall, Foundation and Stone Cap: $5,690.00
- Donor Plaques: $1,260.00
- Electric Source & Controller, and Uplighting: $6,000.00

TOTAL: $59,870.00

Copper Face Sign Cabinet & Cap Alternative: $29,600.00

“Adobe Chopped” with solid masonry or mortar backing with ties to block wall at 16” O.C. Joints to be 1/2” raked joints, 1” max for variance in stone. Standard color mortar joints, final color to be selected by Owner.

4” HT Aluminum cap cabinet, internally illuminated for downlighting between cap and stone column. Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant). Supported by 2” SQ tubular steel post; painted black.

8” x 8” Curved cedar timber beam with vertical grain, sealed with clear coat, and capped ends. Tied to block wall per structural requirements. Aluminum caps, oxidized “rust” faux finish or copper alternative, sealed with clear coat. (Curved glue-laminated beams are a secondary, cost-effective option and may be substituted with the approval of the Owner first.)

Aluminum sign cabinet, internally illuminated. Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant).

1” thick illuminated push-through logo, final artwork to be determined.

1” thick illuminated push-through letters, final color to be determined.

3” HT Sandstone cap, bush-hammered.

Concrete “sediment” wall, integrally colored concrete Davis Colors 5447 “Mesa Bluff.” Trowel in variegated lines and various size river rock and aggregate. Add color hardener to illustrate “sediment” lines. Stain with Bomanite “Auburn” or “Pine” chemical stain and seal with Okon penetrating sealer finish. Contact: Colorado Hardscapes, Denver, CO 303-750-8200

General Notes:
Drawings are for design intent only:

- Final font/text/artwork and sign message may be modified in the future.
- Concrete sediment wall conceptual in design only. Final length, height and curvature to be designed specific to a site improvement plan for each entry monument.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, glue-laminated beam, metal sign panel, letters, and stone mock-up for review and approval.
- Internally illuminated sign panel to be UL Listed Luminaire
- Contractor shall provide access panel for maintenance and access purposes.
- Electrical service to be provided to monument location.
- Sign single-sided.

Contact: NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com
3" HT Sandstone cap, bush-hammered.

Concrete “sediment” wall, integrally colored concrete Davis Colors 5447 “Mesa Bluff.” Trowel in variegated lines and various size river rock and aggregate. Add color hardener to illustrate “sediment” lines. Stain with Bomanite “Auburn” or “Pine” chemical stain and seal with Okon penetrating sealer finish. Contact: Colorado Hardscapes, Denver, CO 303-750-8200

8" x 8" Donor Plaques - 1/4” thick aluminum, oxidized “rust” faux finish, sealed with clear coat, bolted with mechanical fasteners to back of plaque. Font style and final artwork to be determined, etched into plaque.

General Notes:

Drawings are for design intent only:
- Concrete sediment wall conceptual in design only. Final length, height and curvature to be designed specific to a site improvement plan for each entry monument.
- All structural, mechanical, electrical, wind-bearing, load-bearing & breakaway requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, concrete, glue-laminated beam and metal sign panel for review and approval.

Selected Color:
-Mesa Bluff, Davis Colors 5447. For most accurate color, contact Davis Colors for their full color chart.

Davis Colors
3700 East Olympic Blvd.
Los Angeles, CA 90023
800-356-4848
www.daviscolors.com

Sign and Metal Fabricator Contact:
NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com
Pagosa Springs - Signage

Plan

Front Elevation

Side Elevation

Primary Gateway Sign

1/4" = 1'-0"

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4' - 6" Shown - Actual Length and Height Varies (Depending on Site)

7' - 6"

Sign

2' - 9"

Typ.

3'

SQ

2' - 9"

SQ

2' - 3'

8'

8' - 0"

17' - 6"

12' - 9"

11' - 0"

8' - 0"

4' - 0"

3' - 0"

3' - 6"

2' - 9"

2' - 6"

12' - 9"

11' - 0"

8' - 2"

4' - 6" Shown - Actual Length and Height Varies (Depending on Site)
Pagosa Springs - Signage

Secondary Gateway/Vehicular Directional Sign (Illuminated)

**Sign Quantity:** 3

**Estimated Costs per Sign:** (includes fabrication, installation and sign/metal shop drawings)

<table>
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<tr>
<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Stone Column and Foundation</td>
<td>$13,340.00</td>
</tr>
<tr>
<td>Internally Illuminated Signage (Cabinet, Panels and Arm), Caps and Timber Post</td>
<td>$14,200.00</td>
</tr>
<tr>
<td>Electric Source &amp; Controller, and Uplighting</td>
<td>$3,700.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$31,240.00</strong></td>
</tr>
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Copper Face Signage and Caps Alternative: $17,325.00

**General Notes:**

- **Drawings are for design intent only:** Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, glue-laminated beam, metal sign panel, letters, and stone mock-up for review and approval.
- Internally illuminated sign panel to be UL Listed Luminaire
- Contractor shall provide access panel for maintenance and access purposes.
- Electrical service to be provided to monument location.
- Sign single-sided.

**Sign and Metal Fabricator Contact:**
NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com
Proposed Bridge - with Optional Graphic Panels

Estimated Costs per Gateway (includes fabrication, installation and sign/metal shop drawings):

Stone Columns and Foundation:
2 @ $9,430 = $18,860

Illuminated Logo Panel:

$2,340

Electrical Source & Controller:
Banners and Mounting Supports:
2 @ $250 ea = $500.00
TOTAL = $25,400

Copper Face Alternative for Logo Panel:
$2,860.00

Optional Graphic Panels on Railings, 4’ x 8’
6 @ $1,475.00 = $8,850.00

Optional Copper Face Alternative for Graphic Panels:
6 @ $1,800.00 = $10,800.00

1. Proposed streetlight (see page 5).
2. 2’ x 5’ banner, standard exterior grade material, double-sided. Breakaway banner mounts including upper and lower supports, stainless steel straps, and mounting brackets.
3. 4” sandstone cap, bush-hammered.
4. 1” thick reverse pan-channel logo, illuminated, final artwork to be determined.
5. 6” Aluminum sign/logo cabinet, internally illuminated, inset into stone column. Final artwork TBD. Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)
6. 1-1/4” TH “Adobe Chopped” stone veneer with solid masonry or mortar backing with ties to block wall at 16” O.C. Joints to be 1/2” raked joints, 1” max for variance in stone. Standard color mortar joints, final color to be selected by Owner. Contact: Telluride Stone Co, Quarry: Telluride 970-728-6201; Sales: Denver, CO 303-388-8863. Or equal local stone source.
7. OPTIONAL 1/4” TH Aluminum panel, attached to existing railing. Estimated size 4’ x 8’ Oxidized “rust” faux finish or copper alternative, sealed with clear coat. Final artwork TBD.

General Notes:

Drawings are for design intent only:

- Recommended locations: Stone columns at each bridge abutment, 4 total, with 2 columns containing illuminated sign/logo panel, facing traffic.
- Final font/text/artwork and sign message may be modified in the future.
- Final artwork for banners and for logo TBD.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, glue-laminated beam, metal sign panel, letters, and stone mock-up for review and approval.
- Internally illuminated sign panel to be UL Listed Luminaire
- Contractor shall provide access panel for maintenance and access purposes.
- Electrical service to be provided to monument location.
- Sign locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
Pagosa Springs - Signage

Bridge Gateway - Typ. Stone Column with Illuminated Logo Panel

Plan

Front Elevation

Side Elevation

1/4" = 1'-0"
Pagosa Springs - Signage

Downtown Gateway/Vehicular Directional Sign (Illuminated)

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4" HT Aluminum cap cabinet, internally illuminated for downlighting between cap and stone column. Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.) Supported by 2” SQ tubular steel post, painted black.

1-1/4" TH “Adobe Chopped” stone veneer with solid masonry or mortar backing with ties to block wall at 16" O.C. Joints to be 1/2" naked joints, 1" max for variance in stone. Standard color mortar joints, final color to be selected by Owner. Contact: Telluride Stone Co, Quarry: Telluride 970-728-6201; Sales: Denver, CO 303-388-8863. Or equal local stone source.

Aluminum arm and sign cabinet, internally illuminated, with removable sign panels mounted flush into cabinet. Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.) Removable panels butted together & weather stripped to prevent against moisture and light leakage.

4” Ht, 1” thick illuminated push-through letters and arrows, illuminated. Color off-white. Font: Myriad Pro Bold Condensed

6” x 6” cedar timber beam with vertical grain, sealed with clear coat, and capped ends. Tied to block wall per structural requirements. Aluminum cap and base, oxidized “rust” faux finish or copper alternative, sealed with clear coat.

General Notes:

Drawings are for design intent only:
• Final font/text/artwork and sign message may be modified in the future.
• All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
• Contractor shall submit shop drawings as well as material samples of stone, glue-laminated beam, metal sign panel, letters, and stone mock-up for review and approval.
• Internally illuminated sign panel to be UL Listed Luminaire.
• Contractor shall provide access panel for maintenance and access purposes.
• Electrical service to be provided to monument location.
• Sign is single-sided at Hot Springs Blvd & Hwy 160; sign is double-sided at Lewis St and Hwy 160.

Sign and Metal Fabricator Contact:
NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com

Estimated Costs per Single-Sided Monument (includes fabrication, installation and sign/metal shop drawings):
Stone Column and Foundation: $10,780.00
Internally Illuminated Signage (Cabinet, Panels and Arm), Caps and Timber Post: $11,075.00
Electric Source & Controller, and Uplighting: $3,700.00
TOTAL: $25,555.00

Copper Face Signage and Caps Alternative: $13,500.00

Estimated Costs per Double-Sided Monument (includes fabrication, installation and sign/metal shop drawings):
Stone Column and Foundation: $10,780.00
Internally Illuminated Signage (Cabinet, Panels and Arm), Caps and Timber Post: $13,625.00
Electric Source & Controller, and Uplighting: $3,700.00
TOTAL: $26,105.00

Copper Face Signage and Caps Alternative: $16,180.00

Contact: Telluride Stone Co, Quarry: Telluride 970-728-6201; Sales: Denver, CO 303-388-8863. Or equal local stone source.
1-1/4" "Adobe Chopped" stone veneer with solid masonry or mortar backing with ties to block wall at 16" O.C. Joints to be 1/2" raked joints, 1" max for variance in stone. Standard color mortar joints, final color to be selected by Owner. Contact: Telluride Stone Co, Quarry: Telluride 970-728-6201; Sales: Denver, CO 303-388-8863. Or equal local stone source.

Aluminum sign cabinet, internally illuminated, with removable sign panels mounted flush into cabinet. Painted oxidized "rust" faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.) Removable panels butted together & weather stripped to prevent against moisture and light leakage.

4" and 6" Ht, 1" thick illuminated push-through letters and arrows, illuminated. Color off-white. Font: Myriad Pro Bold Condensed

6" x 12" cedar timber post with vertical grain, sealed with clear coat, and capped ends. Tied to block wall per structural requirements. Aluminum cap and base, oxidized "rust" faux finish or copper alternative, sealed with clear coat.

General Notes:
- Drawings are for design intent only: Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, metal sign panel, letters, and stone mock-up for review and approval.
- Internally illuminated sign panel to be UL Listed Luminaire
- Contractor shall provide access panel for maintenance and access purposes.
- Electrical service to be provided to monument location.
- Sign single-sided except sign located at Hot Springs Blvd and Apache St may be double-sided.

Sign and Metal Fabricator Contact:
NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com

Estimated Costs per Single-Sided Sign (includes fabrication, installation and sign/metal shop drawings):
- Stone Column and Foundation: $10,400.00
- Internally Illuminated Signage (Cabinet, Panels and Caps), and Timber Post: $9,940.00
- Electric Source & Controller, and Uplighting: $3,200.00
- **TOTAL: $23,540.00**

Copper Face Signage and Caps Alternative:
- $12,125.00

Estimated Costs per Double-Sided Sign (includes fabrication, installation and sign/metal shop drawings):
- Stone Column and Foundation: $7,500.00
- Internally Illuminated Signage (Cabinet, Panels and Caps), and Timber Post: $12,575.00
- Electric Source & Controller, and Uplighting: $3,700.00
- **TOTAL: $23,775.00**

Copper Face Signage and Caps Alternative:
- $15,340.00

Sign Quantity: 12 single-sided signs; 1 double-sided sign
Pedestrian Directory Sign

2” x 6” cedar timber posts with vertical grain, sealed with clear coat, and capped ends. Tied to block wall per structural requirements, with exposed bolts. Aluminum cap and base, oxidized “rust” process in shop, sealed with clear coat.

Aluminum panel, mechanically fastened through back of panel. Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)

6” Ht, 2” T pin-mounted letters. Color painted to match “rust” faux finish. Font: Myriad Pro Bold Condensed

1/4” T aluminum backing panel, oxidized “rust” faux finish or copper alternative, sealed with clear coat.

3” T aluminum cabinet with front door, hinged, simple key locked for regular access. 3/8” Direct printed graphic/map. final artwork to be determined, mechanically fastened to backing panel. All aluminum oxidized “rust” faux finish or copper alternative, sealed with clear coat. 0.150 clear lexan lens with anti-graffiti coating. Interior to be sealed from water penetration.

Standard aluminum flier boxes, mechanically fastened to back of flier. Painted oxidized “rust” faux finish (Alternative: Copperface adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)

1” T aluminum frame with 0.150 clear lexan lens insert with anti-graffiti coating, mechanically fastened from the front with standard screws for regular access, oxidized “rust” faux finish or copper alternative, sealed with clear coat.

1-1/4” TH “Adobe Chopped” stone veneer with solid masonry or mortar backing with ties to block wall at 16” O.C. Joints to be 1/2” raked joints, 1” max for variance in stone. Standard color mortar joints, final color to be selected by Owner. Contact: Telluride Stone Co. Quarry: Telluride 970-728-6201; Sales: Denver, CO 303-388-8863. Or equal local stone source.

General Notes:
Drawings are for design intent only:
- Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, metal sign panel, letters, and stone mock-up for review and approval.
- Sign is double-sided.

Sign and Metal Fabricator Contact:
NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-620-2022
dbrown@neosource.com

Pagosa Springs - Signage

Sign Quantity: 6 double-sided signs

Estimated Costs per Sign (includes fabrication, installation and sign/metal shop drawings):
- Stone Column and Foundation: $4,920.00
- Signage (Lockable Cabinet, Flier Boxes and Caps) and Timber Posts: $11,420.00
- TOTAL: $16,340.00
- Copper Face Signage and Caps Alternative: $13,900.00
Primary Resource ID Sign

1. 1/4” T aluminum sign panel, (mechanically fastened through back of sign panel and exposed bolts on side panel on primary resource id sign.). Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant).

2. 6” Ht, 1” T pin-mounted letters. Color painted to match “rust.” Font: Myriad Pro Bold Condensed

3. 6” x 12” cedar timber post with vertical grain, sealed with clear coat, and capped ends. Tied to block wall per structural requirements, with exposed bolts. Aluminum cap and base, oxidized “rust” faux finish or copper alternative, sealed with clear coat.

4. 1-1/4” TH “Adobe Chopped” stone veneer with solid masonry or mortar backing with ties to block wall at 16” O.C. Joints to be 1/2” raked joints, 1” max for variance in stone. Standard color mortar joints, final color to be selected by Owner. Contact: Telluride Stone Co, Quarry: Telluride 970-728-6201; Sales: Denver, CO 303-388-8863. Or equal local stone source.

Secondary Resource ID Sign

5. 1/4” T aluminum sign panel, (mechanically fastened through back of sign panel and exposed bolts on side panel on primary resource id sign.). Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant).

6. 6” Ht, 1” T pin-mounted letters. Color painted to match “rust.” Font: Myriad Pro Bold Condensed

7. 2” x 8” cedar timber posts with vertical grain, sealed with clear coat, and capped ends. Tied to block wall per structural requirements, with exposed bolts. Aluminum cap and base, oxidized “rust” faux finish or copper alternative, sealed with clear coat.

8. 6” x 6” cedar timber posts with vertical grain, sealed with clear coat, and capped ends. Tied to block wall per structural requirements. Aluminum cap and base, oxidized “rust” process in shop, sealed with clear coat.

Sign Quantity: 6 single-sided signs

Estimated Costs per Sign (includes fabrication, installation and sign/metal shop drawings):
- Foundation: $7,820.00
- Signage Cabinet, Caps and Timber Posts: $2,160.00
- TOTAL: $9,980.00

Copper Face Signage and Caps Alternative: $2,630.00

Sign Quantity: 4 single-sided signs

Estimated Costs per Sign (includes fabrication, installation and sign/metal shop drawings):
- Foundation: $1,700.00
- Signage Cabinet, Caps and Timber Posts: $4,135.00
- TOTAL: $5,835.00

Copper Face Signage and Caps Alternative: $5,000.00

General Notes:
- Drawings are for design intent only:
  - Final font/text/artwork and sign message may be modified in the future.
  - All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
  - Contractor shall submit shop drawings as well as material samples of stone, metal sign panel, timber letters, and stone mock-up for review and approval
  - Both Primary and Secondary Resource Signs are single-sided.

Sign and Metal Fabricator Contact:
NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com
Pagosa Springs - Signage

Primary Resource Identification Signage

1/2" = 1'-0"

Plan

Front Elevation

Side Elevation

3'-0"

1'-0"

8'-0"

4'-0"

2'-6"

1'-6"

1'-3"

2'-6"

3'-6"

2'-6"
Pagosa Springs - Signage

Secondary Resource Identification Sign

1/2" = 1'-0"

Plan

Front Elevation

Side Elevation

6'-0"

6" Typ

3'-3"

6" Typ

8"

2" Typ

6"

4"

4'-6"

3'-0"

7'-10"
### Sign Quantity: 6 single-sided signs

#### Estimated Costs per Sign (includes fabrication, installation and sign/metal shop drawings):

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone Column, Foundation, and Stone Cap</td>
<td>$3,800.00</td>
</tr>
<tr>
<td>Signage (Panel, Arm and Caps) and Tapered Timber Posts</td>
<td>$5,975.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$9,775.00</strong></td>
</tr>
</tbody>
</table>

### Copper Face Signage and Caps Alternative:

- $7,290.00

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**General Notes:**

- **Drawings are for design intent only:** Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, metal sign panel, timber, letters, and stone mock-up for review and approval.
- Sign is single-sided.

**Sign and Metal Fabricator Contact:**

NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com
OCT 24, 2008
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Pagosa Springs - Signage

**Trailhead Marker**
- 2" x 6" cedar timber posts with vertical grain, with exposed bolts, sealed with clear coat, and cap ped ends. Aluminum cap and base, Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)
- 1/4" T aluminum sign panel, oxidized “rust” faux finish or copper alternative, sealed with clear coat.
- 1/8" T core iZone map graphic, fastened to aluminum sign panel with exposed bolts, for regular access and changeability.
- 6" Ht, 1" T pin-mounted letters. Color painted to match “Cor-ten Rust.” Font: Myriad Pro Bold Condensed
- 6" x 6"  cedar timber post with vertical grain sealed with clear coat. Aluminum cap and base, oxidized “rust” faux finish or copper alternative, sealed with clear coat.

**Sign Quantity:** 8 single-sided signs

**Estimated Costs per Sign** (includes fabrication, installation and sign/metal shop drawings):
- Foundation: $1,700.00
- Signage (Panel, Graphic and Caps) and Timber Posts: $5,270.00
- **TOTAL:** $6,970.00
- Copper Face Signage and Caps Alternative: $6,430.00

**Trail Directional Sign**
- 6" x 6"  cedar timber posts with vertical grain sealed with clear coat. Aluminum cap and base, Painted oxidized “rust” faux finish (Alternative: Copperface adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.) Route a curved slot deep enough to accommodate the 1/8" Taluminum curve strip. Route a notch large enough to accommodate the 1/4" Taluminum sign panels.
- 1/4" T aluminum sign panels, oxidized “rust” faux finish or copper alternative, sealed with clear coat.
- 4" HT letters, routed into aluminum panel, painted to match “Cor-ten Rust.” Font: Myriad Pro Bold Condensed
- 1/8" T curved aluminum strip, routed into front of post, fasten with exposed bolts.

**Sign Quantity:** TBD (double-sided sign panels)

**Estimated Costs per Sign** (includes fabrication, installation and sign/metal shop drawings):
- Foundation: $850.00
- Signage (2 Panels, Routed Strip and Caps) and Timber Post: $3,270.00
- **TOTAL:** $4,120.00
- Copper Face Signage and Caps Alternative: $3,990.00

**General Notes:**
- Drawings are for design intent only: Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, metal sign panel, timber, letters, and stone mock-up for review and approval.
- Trailhead marker sign is single-sided.
- Trail directional sign panels are double-sided.
Pedestrian Interpretive/Directional Signage

1. 1/4" T aluminum background panel, Painted oxidized “rust” faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)
2. Sign panel: oxidized “rust” faux finish or copper alternative. Font: Myriad Pro Bold Condensed.
3. Interpretive sign: 1/8" TH core iZone graphic, fastened to aluminum sign panel with exposed bolts, for regular access and changeability.
4. Directional sign: 4" Ht, routed letters.
5. 1/8" T aluminum curve detail, fastened to sign panel through the back, painted to match Pantone 7524 C.
6. 2" x 6" cedar timber post with vertical grain, capped ends, sealed with clear coat. Aluminum cap and base, oxidized “rust” faux finish or copper alternative.
7. 1" SQ steel tube stock, painted gray. Weld to base plate fastened with lockable roller casters.

Temporary Event Sign

1. 1/4" T aluminum background panel, faux finish or copper alternative.
2. 1/8" clear lexan panel, with open slots on both sides for regular access, bolted to background panel.
3. 1" SQ steel tube stock, painted gray. Weld to base plate fastened with lockable roller casters.

General Notes:

Drawings are for design intent only:

- Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, metal sign panel, timber, letters, and stone mock-up for review and approval.

Sign Quantity: TBD (may be single or double-sided signs)

Estimated Costs per Single-Sided Sign (includes fabrication, installation and sign/metal shop drawings):

- Foundation: $850.00
- Signage (Panel, Graphic and Caps) and Timber Posts: $1,950.00
- TOTAL: $2,750.00

Copper Face Signage and Caps Alternative: $2,380.00

Sign Quantity: TBD (single-sided)

Estimated Costs per Sign (includes fabrication and sign/metal shop drawings):

- Signage (Panel, Graphic and Caps) and Timber Posts: $1,375.00
- Copper Face Signage and Caps Alternative: $1,680.00

NeoSource, Inc (Doug Brown)
3401 Blake Street
Denver, CO 80205
303-820-2022
dbrown@neosource.com
www.neosource.com
Pedestrian Directional/Interpretive Signage

Temporary Event Sign

Front Elevation

Side Elevation
Implementation - Priority 1
Primary Community Gateway Sign - East

Implementation - Priority 2
Combination Downtown Gateway/Vehicular Directional Sign - at Hwy 160 & Hot Springs Blvd
Visitor Center Resource Id Sign
Pedestrian Directory at Overlook
Combination Secondary Community Gateway/Vehicular Directional Sign - Uptown District (Mid Town) & Downtown District

Implementation - Priority 3
Primary Community Gateway Sign - West
Bridge Community Gateway
Combination Secondary Community Gateways/Vehicular Directional Sign - Uptown District (Westmost)
All Vehicular Directional Signs
All Trailhead Markers

Implementation - Priority 4
Combination Downtown Gateway/Vehicular Dir Sign - at Hwy 160 & Lewis St
Pedestrian Directory at Fishing Ponds
Park Id Signs - Sports Complex/Rivers Edge Park & Town Park

Implementation - Priority 5
All Primary Resource Id Signs
Pedestrian Directory at Visitor Center
Pedestrian Directory at Talisman/Village Drive
All Secondary Resource Id Signs
All other Park Id Signs

Implementation - Priority 6
All Pedestrian Directional Signs
All Trail Directional Signs
All Interpretive Signs
Primary Community Gateway

Combination Secondary Community Gateway/Vehicular Directional

Bridge Community Gateway

Combination Downtown Gateway/Vehicular Directional

Vehicular Directional Sign

General Notes:

Drawings are for design intent only:

- Sign locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
Pagosa Springs - Signage

Uptown District Signage Location & Messaging Plan

**General Notes:**

*Drawings are for design intent only:*

- Final sign message may be modified in the future.

- Sign locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
For More Information and Upcoming Events, please contact our Visitor Center: www.visitpagsprings.com • (970) 264-2360

General Notes:

Drawings are for design intent only:
• Final sign message may be modified in the future.

• Sign locations are approximate; survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
Pagosa Springs - Signage

Pagosa Springs
- Signage Location & Messaging Plan

Pagosa Springs
- Hot Springs
- Treasure Falls
- Wolf Creek Ski Area

Downtown District
- Fishing/Skating Ponds
- History Museum
- National Forest Info Center
- Hot Springs
- Visitor Center

Primary Community Gateway

Bridge Community Gateway

Vehicular Directional Sign

Pedestrian Directory (see next page for locations)

Trailhead Sign (see next page for locations)

Primary Resource Id Signs:
San Juan Historical Museum

Park Id Signs:
Fishing/Skating Ponds
Reservoir Hill

General Notes:

Drawings are for design intent only:
- Final sign message may be modified in the future.
- Sign locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
Trailhead Sign

Smaller map of overall Pagosa Springs shows where “East Pagosa” is in relationship to the rest of town and also lists Town-wide Major Points of Interest (Uptown District, Pagosa Lakes, (Uptown District, Pagosa Lakes, etc). For More Information and Upcoming Events, please contact our Visitor Center: www.visitpagosasprings.com • (970) 264-2360

General Notes:

- Drawings are for design intent only. Final sign message may be modified in the future.
- Sign locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.
Primary Community Gateway

Combination Downtown Gateway/Vehicular Directional Sign

Vehicular Directional Sign

Pedestrian Directory
(see next page for locations)

Trailhead Sign
(see next page for locations)

Primary Resource Id Signs:
Visitor Center/Chamber of Commerce
Town Hall
Community Center
County Building (Projecting Sign, TBD)
Pagosa Lakes

Secondary Resource Id Signs:
Ruby Sisson Public Library
Pagosa Springs Elementary
Pagosa Springs Middle School
Pagosa Springs High School

Park Id Signs:
Pagosa Springs Sports Complex/River’s Edge Park
Centennial Park
Reservoir Hill
South Pagosa Park
Kayak Park (Future)
Skate Park (Future)

General Notes:
Drawings are for design intent only:
• Final sign message may be modified in the future.
• Sign locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.

(Note - This sign may be double sided, arrows pertain to northbound traffic)

(Note - This sign is double sided, arrows pertain to eastbound traffic)
Pagosa Springs - Signage

Greater Downtown Pedestrian Directory Locations & Messaging Plan

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Pedestrian Directory

Trailhead Sign

Downtown District

Downtown Destinations:
- Visitor Center
- Hot Springs Source Pool
- The Overlook
- Lewis Street
- Geothermal Heating Facility

Downtown Civic Destinations:
- Library
- Post Office
- Town Hall & Community Center
- County Courthouse
- High School Auditorium
- National Forest Information Center

Nearby Cultural Destinations:
- History Museum
- Arts Council Gallery

Nearby Parks & Recreation:
- San Juan River & Riverwalk Trail Access
- Town Park
- Centennial Park
- Reservoir Hill & Trail Access
- Sports Complex/River’s Edge Park
- South Pagosa Park
- Fishing/Swimming Ponds
- Kayak Park (Future)
- Skate Park (Future)

Information

For More Information and Upcoming Events, please contact our Visitor Center:  www.visitpagosasprings.com  •  (970) 264-2360

Downtown Map of "Downtown District" showing "You Are Here" and destinations

Smaller map of overall Pagosa Springs shows where the "Downtown District" is and also lists Town-wide Major Points of Interest (Uptown District, Pagosa Lakes, Hospital, Airport, to Wolf Creek Ski Area, etc.)

General Notes:

- Drawings are for design intent only: Final sign message may be modified in the future.

- Sign locations are approximate, survey required for exact placement. Consider underground utilities, right-of-way, traffic sight lines and minimum 2 feet clearance from roadways. Verify required CDOT clearance on any CDOT roadway.