

# Pagosa Springs

## Streetscape Furnishings and Signage Plan



NUSZER KOPATZ  
urban design associates

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

**Urbanscape Materials and Colors:**

**"Wood" Material:**



Faux Wood 'Weathered'  
(Actually Reinforced Aluminum,  
Hand-painted)

**Metal Color & Finish:**



'Textured Bronze'  
Powdercoated Aluminum



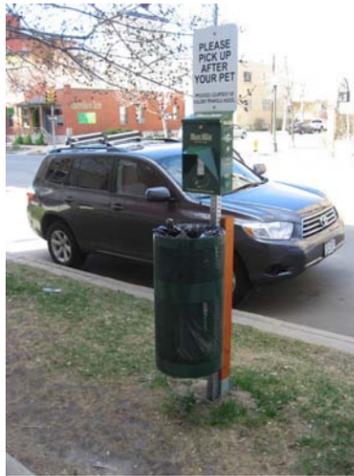
'Hunter'  
Powdercoated Aluminum -  
Option For Recycling  
Receptacle Lid

**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](http://www.pickupmitts.com/muttmitt/mm_ipi_products.htm?park_rec)

## Bike Racks

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



## 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

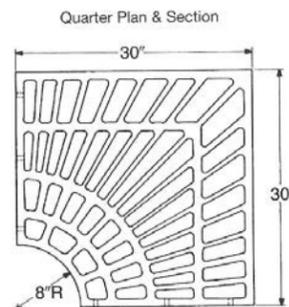


**Tree Grate & Frame -  
Iron Age "Oblio" Recycled Metal**  
Cast iron grate and "E" frame (100% Recycled Content)  
Finish: Standard Raw Finish  
Size: 4' SQ or 6' SQ

*Estimated Costs (excluding taxes or installation):*

4' SQ: 10 ea. @ \$705.00   =\$7,050.00  
Shipping                       =\$1,200.00  
Total Material               =\$8,250.00

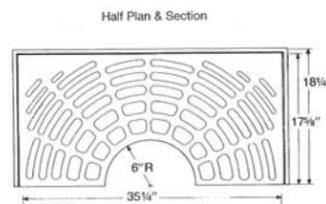
6' SQ: 10 ea. @ \$864.00   =\$8,640.00  
Shipping                       =\$1,200.00  
Total Material               =\$9,840.00



**Tree Grate -  
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           =\$9,910.00



**Tree Grate -  
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

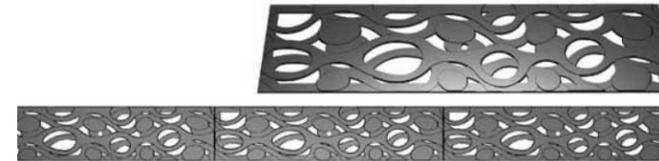


**Trench Drain Grate -  
Iron Age "Oblio" Recycled Metal**

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

**Iron Age Finish and Color:**



Raw after Oxidation  
(Standard Finish)

**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.

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



**Pedestrian Light (12' Fixture Mounting Ht)  
Pedestrian Assembly Part# 12SRS-4.5-  
PG/30"EXT/24"L ARM-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):*

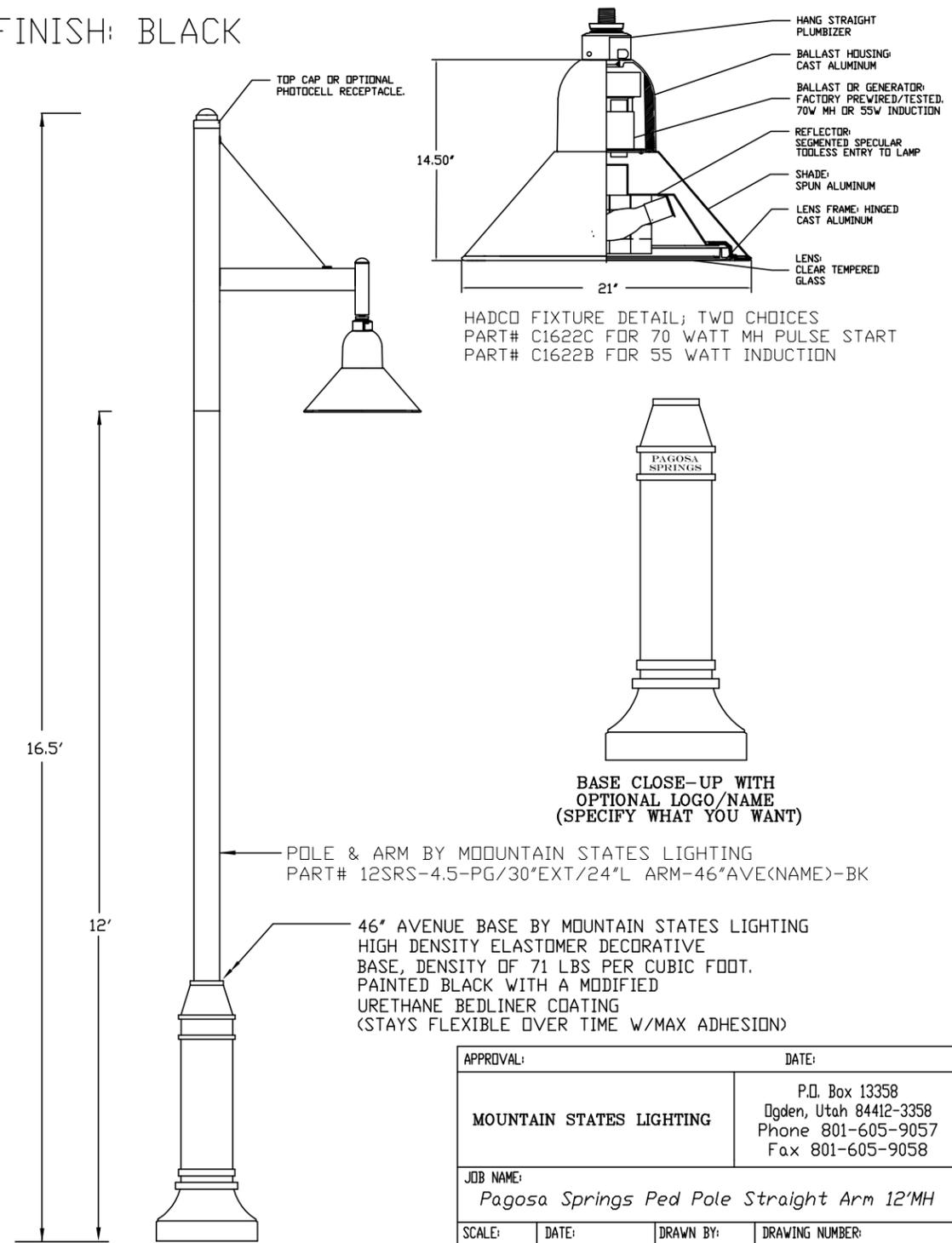
Pole: \$413.00  
Decorative Arm: \$562.00  
Decorative Base, Hinged: \$760.00  
Fixture with Hang straight Plumbizer: \$660.00

**Total Assembly Price \$2,395.00**

Recommended Location: Downtown Core



FINISH: BLACK



NOTICE:  
THIS DRAWING IS FOR REFERENCE  
ONLY. CHECK FOR LATEST REVISION  
PRIOR TO ORDERING

APPROVAL:		DATE:	
MOUNTAIN STATES LIGHTING		P.O. Box 13358	
		Ogden, Utah 84412-3358	
		Phone 801-605-9057	
		Fax 801-605-9058	
JOB NAME:			
Pagosa Springs Ped Pole Straight Arm 12'MH			
SCALE:	DATE:	DRAWN BY:	DRAWING NUMBER:
NTS	8/7/08	PMP	PAG-12MH-SA-8/08
REP:	QUOTE #:	DIST:	
Mountain States			



**Vehicular Light (20' Fixture Mounting Ht)  
 Vehicular Assembly # 21SRS-4.5-  
 PG/52"EXT/30"L ARM-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):*

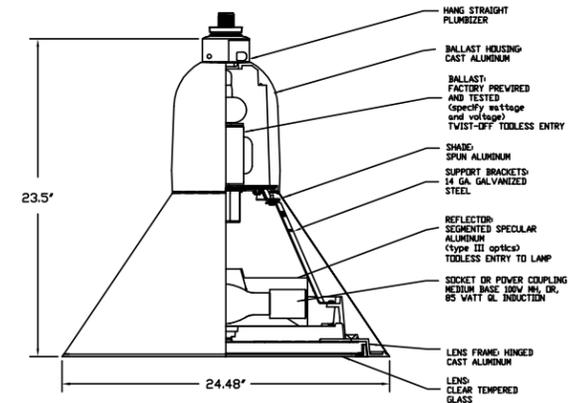
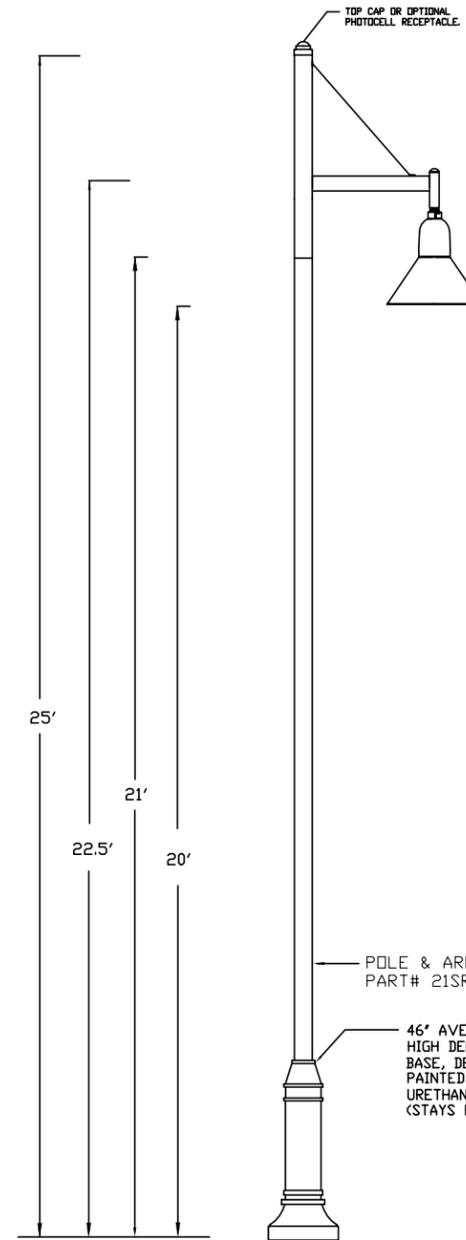
Pole: \$750.00  
 Decorative Arm: \$593.00  
 Decorative Base, Hinged: \$760.00  
 Fixture with Hang straight Plumbizer: \$777.00

**Total Assembly Price \$2,880.00**

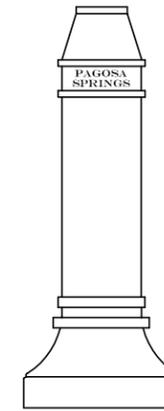
Recommended Location: HSB continuation and other streets that already have these lights, including 14th St. and San Juan St.



FINISH: BLACK



HADCO FIXTURE DETAIL; TWO CHOICES  
 PART# C0216E FOR 100 WATT MH PULSE START  
 PART# C0216F FOR 85 WATT INDUCTION



BASE CLOSE-UP WITH  
 OPTIONAL LOGO/NAME  
 (SPECIFY WHAT YOU WANT)

APPROVAL:		DATE:	
MOUNTAIN STATES LIGHTING		P.O. Box 13358 Ogden, Utah 84412-3358 Phone 801-605-9057 Fax 801-605-9058	
JOB NAME: Pagosa Springs Straight Arm 20'MH Roadway Pole			
SCALE: NTS	DATE: 8/07/08	DRAWN BY: PMP	DRAWING NUMBER: PAG-20MH-SA-8/08
REP: Mountain States	QUOTE #:	DIST.:	

NOTICE:  
 THIS DRAWING IS FOR REFERENCE  
 ONLY. CHECK FOR LATEST REVISION  
 PRIOR TO ORDERING



### Ordering Guide

Example: RF6 A K5 100I E

Product Code	RF6	Bollard	
<b>Finish</b>	A	Black	
	H	Bronze	
	L	Limestone	
	S	Sandstone	
<b>Optics</b>	K5	Type V	
		Refractor Bowl	
	KF	Type V Cone	*4
<b>Wattage</b>	100I	100W INC	*1
	26F	26W CFL	*2
	32F	32W CFL	*2
	42F	42W CFL	*2
	50H	50W MH	*3
	70H	70W MH	
	100H	100W MH	
	70S	70W HPS	*2
	100S	100W HPS	*2
	<b>Voltage</b>	E	120V
F		208V	
G		240V	
H		277V	
K		347V	

- \*1 Available in 120V (E) only.
- \*2 Not available in 347V (K).
- \*3 Available in 120V (E) and 277V (H) only.
- \*4 Cone Optics (KF) not available with PLT Lamping (26F, 32F, 42F).

### Specifications

#### Housing:

1100-0 spun aluminum alloy. Head is secured to the bollard tube with a single stainless steel allen head screw for easy removal for relamping. Easy access to lamp. 6" dia. extruded aluminum with a wall thickness of 0.125". A weatherproof ballast assembly isolates the ballast from water and heat for longer life. All non-ferrous fasteners prevent corrosion and ensure longer life.

#### Finish:

Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Optional CraftStone™ finish is highly weather-resistant and bonded to the aluminum substrate. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

#### Optical Assembly:

Type V Refractor Bowl. Heat-resistant, low expansion borosilicate glass refractor bowl. Type V. Specular aluminum internal cone. 6" diameter, 3/16" thick U.V. stabilized, clear acrylic lens.

#### Lamping:

MH and HPS Medium base: E17. Incandescent Medium Base A19. 26W CFL (GX24Q-3). 32W CFL (GX24Q-3). 42W CFL (GX24Q-4).

#### Electrical Assembly:

Key-slotted Ballast Assembly is mounted to an aluminum plate, which is mounted inside the base. Quick disconnects for easy installation and removal. 4kv rated medium 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.

#### Ballast:

All HID ballasts are core and coil and regulated with power factors better than 90% (HPF). Ballast provides +/- 5% lamp power regulation with +/- 10% input voltage regulation. Ballasts are factory pre-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 capable of starting at 0° F or -18° C. Ballast is factory wired and tested.

#### Installation & Mounting:

Internal cast aluminum base plate is secured to anchor foundation by three (3) 3/8-16 x 8" galvanized steel bolts and stainless steel nuts in a 3" bolt circle. (Use factory supplied template.). A twist-lock action mates the base plate casting with lower bollard casting, which is welded to the bottom of the bollard extrusion. One set screw is used to secure the bollard to the base plate.

#### Certification:

UL Listed to U.S. safety standards for wet locations. cUL Listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2000 Standards.

#### Warranty:

Three-year limited warranty.

#### Height :

37 7/8" (96cm)

#### Width:

6" (15cm)

#### Bolt Circle:

3" (8 cm)

#### Anchor Rods:

Internal (3) 3/8" dia. x 8" long (1 cm x 20cm)

#### Base Diameter:

6" (15cm)

#### Max. Weight:

Powdercoat: 20 lbs

#### Max. Weight:

CraftStone: 24 lbs

## Bollard Light - Hadco RF6-COLOR-KF-100MH-VOLT

Finish: Black

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

*Estimated Costs (excluding taxes or installation):*

Total Assembly Price \$595.00

Recommended Location: Pedestrian-scale settings  
such as The Overlook, major entries to parks and  
trails, etc.

### General Notes - All Lighting:

#### Drawings are for design intent only:

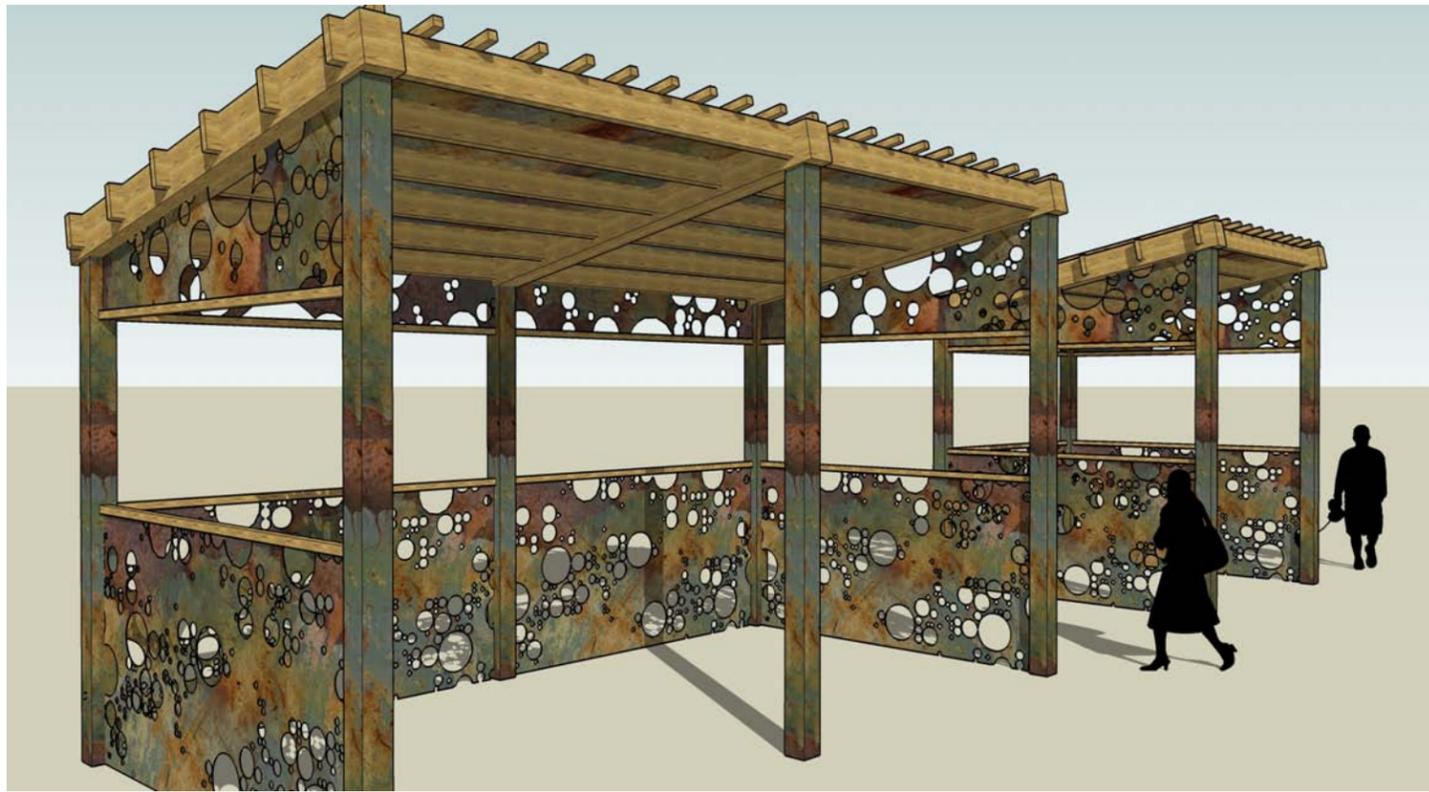
- All final lighting requirements including pole/luminaire mounting heights and light location to be calculated by an electrical engineer.
- All street and pedestrian light poles to be EPA rated to allow for the additional of banners and banner arms in the future.
- All structural, mechanical, electrical, 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  
Littlestown, 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:

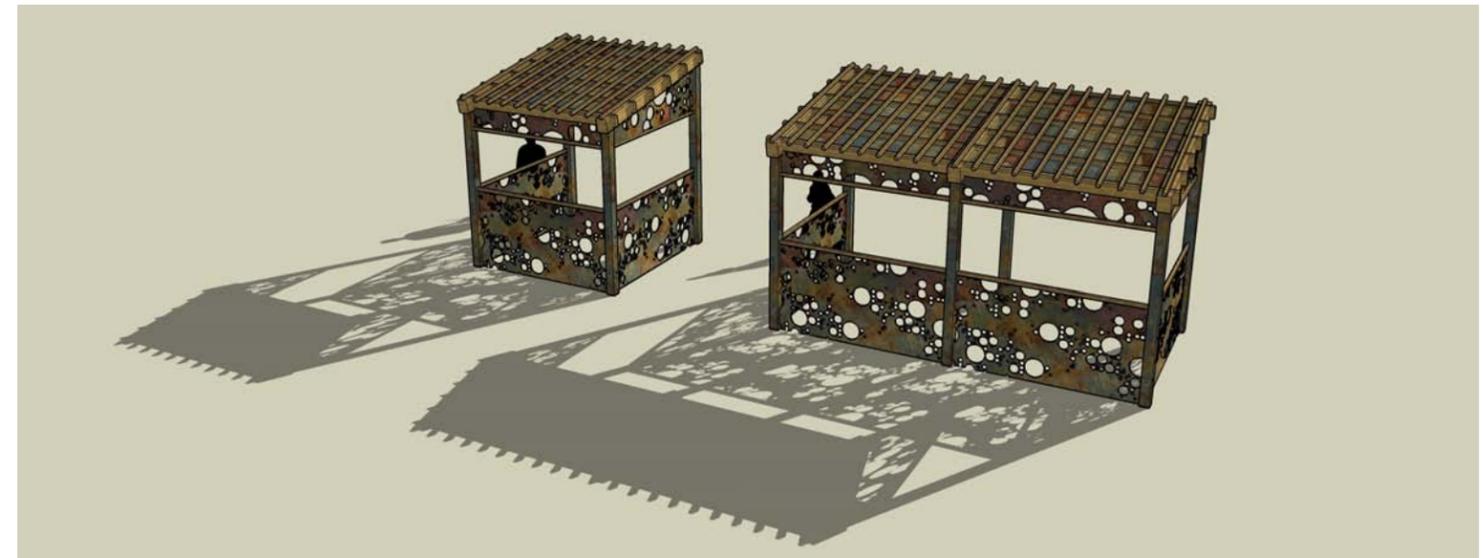
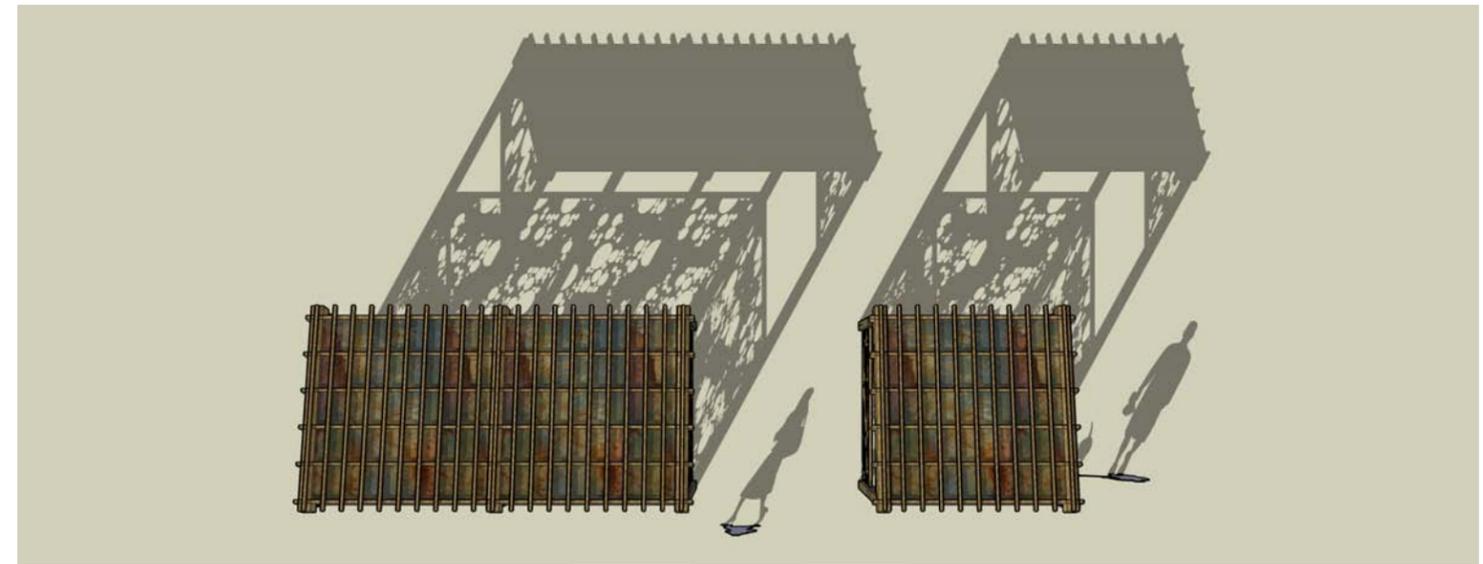
- These shelter designs are conceptual only. Custom Shelter will be commissioned by a local artist/fabricator.

### 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.





Existing Overlook Downtown



Custom Overlook Shade Structure



**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.



Existing Condition at Hwy 160 and The Overlook Downtown

**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:**

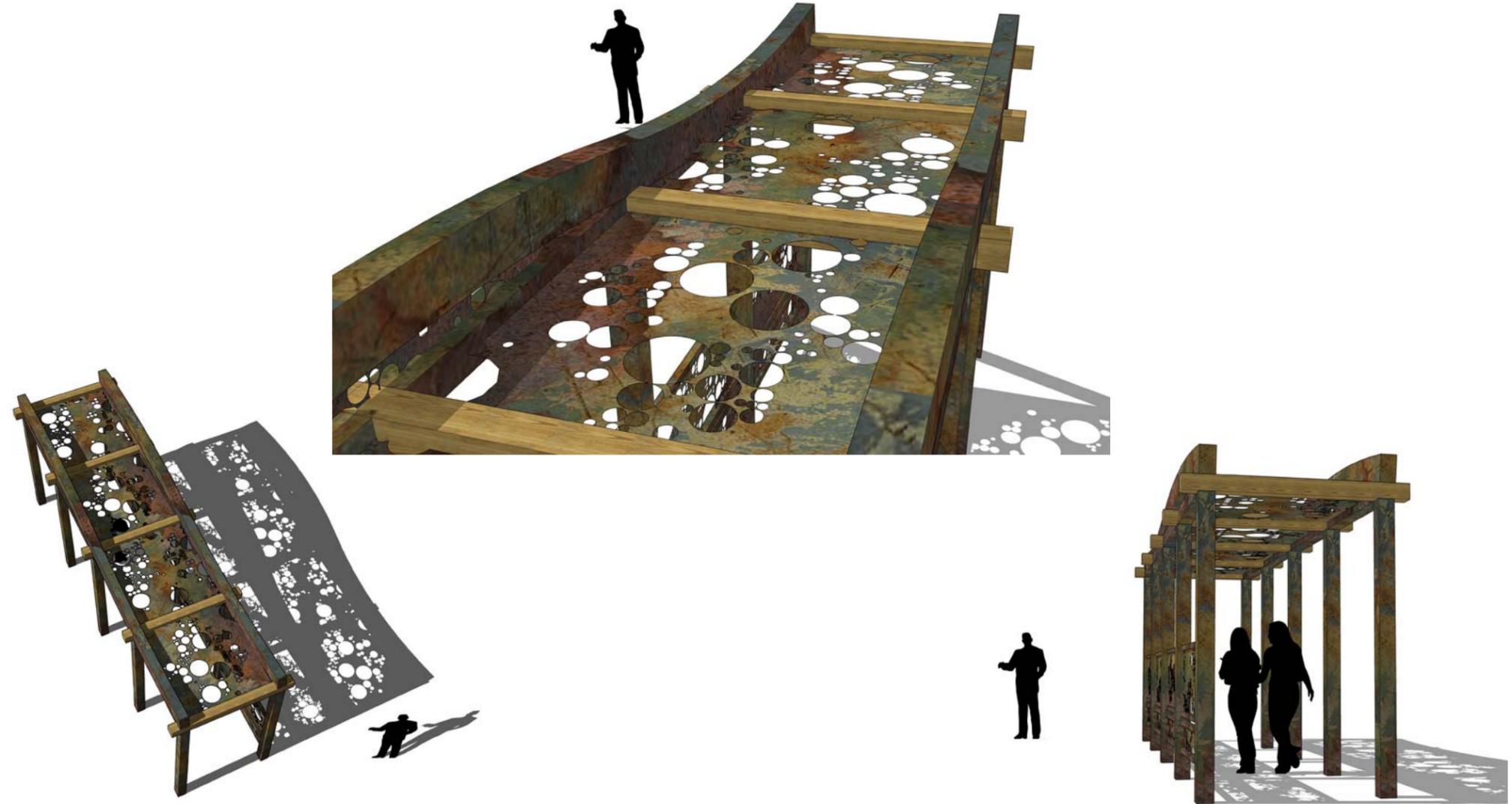
**Drawings are for design intent only:**

- 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



Proposed Streetscape Trellis Concept



## 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.

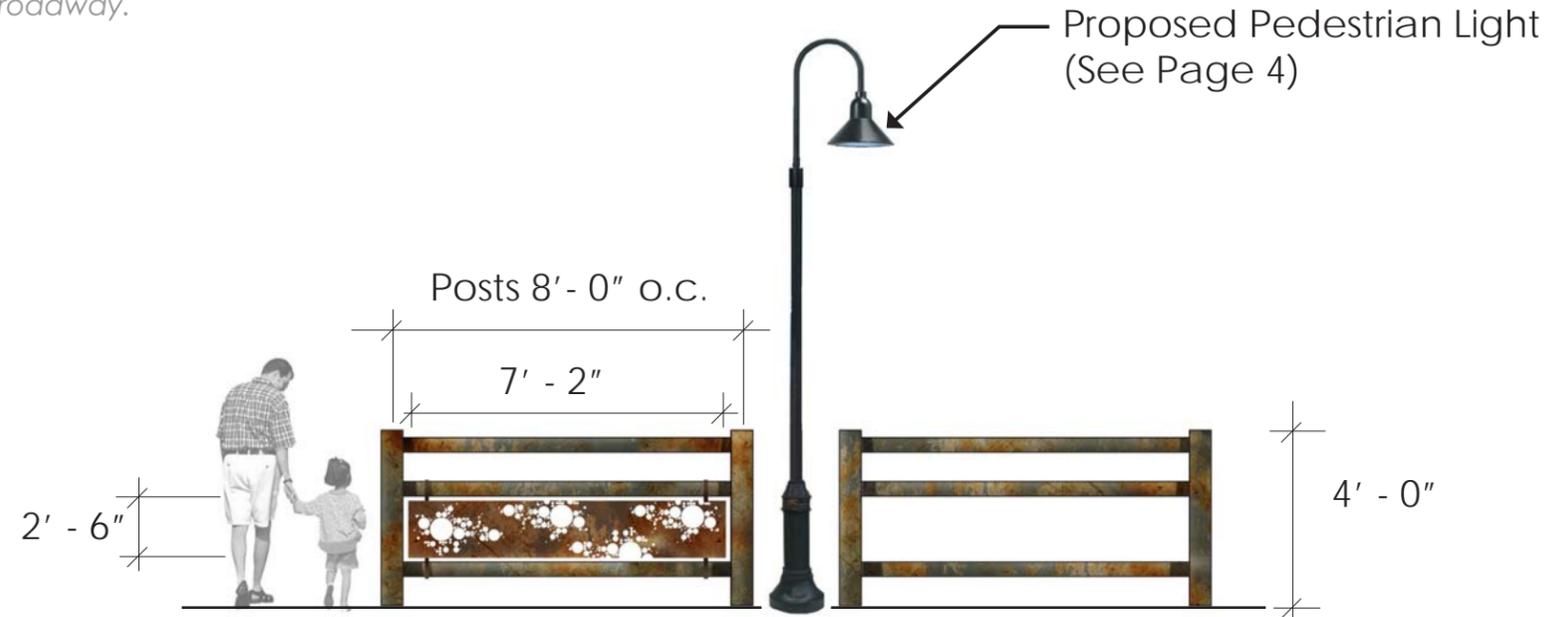
**Graphic Panels:** Aluminum panel, Laser-cut in Pattern (TBD), painted oxidized "rust" faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)

**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

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



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

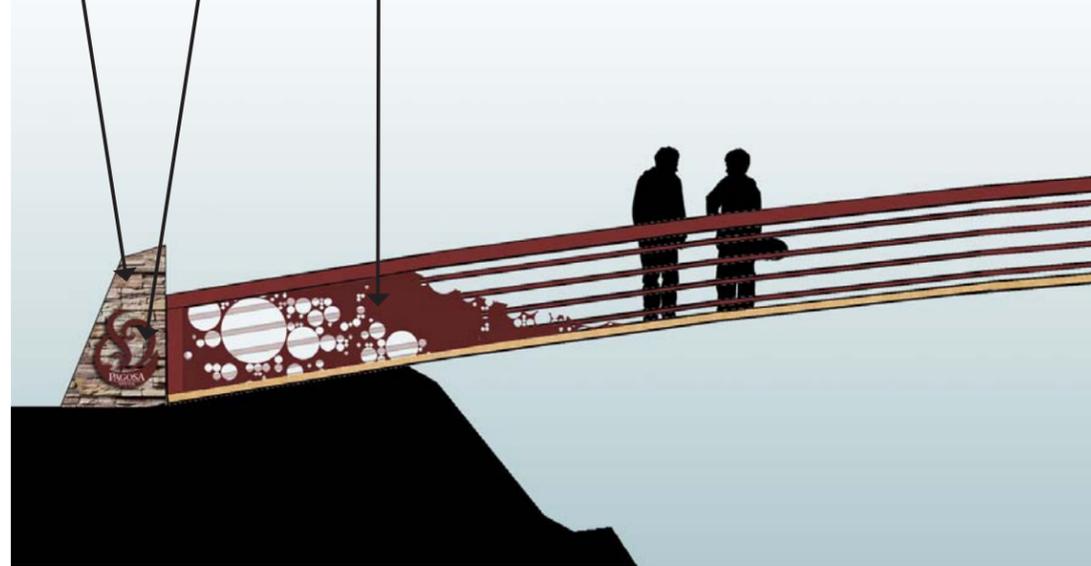
*Estimated Costs (including shop drawings, fabrication and installation):*

Fence, graphic panels and fasteners:	\$1,080.00
Copper face alternative:	\$1,320.00

Existing Pedestrian Bridge



1 2 3 *Optional*



Customized Pedestrian Bridge



- 1 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.
- 2 Logo panel on stone column to be reverse pan-channel letters & graphic, painted to match "rust" faux finish. Final logo/artwork TBD.
- 3 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
<b>Total:</b>	<b>\$14,250.00</b>
Optional graphic cabinet, illuminated, attached to bridge:	\$4,875.00
Optional copper alternative graphic cabinet, illuminated, attached to bridge:	\$5,950.00

*General Notes:*

*Drawings are for design intent only:*

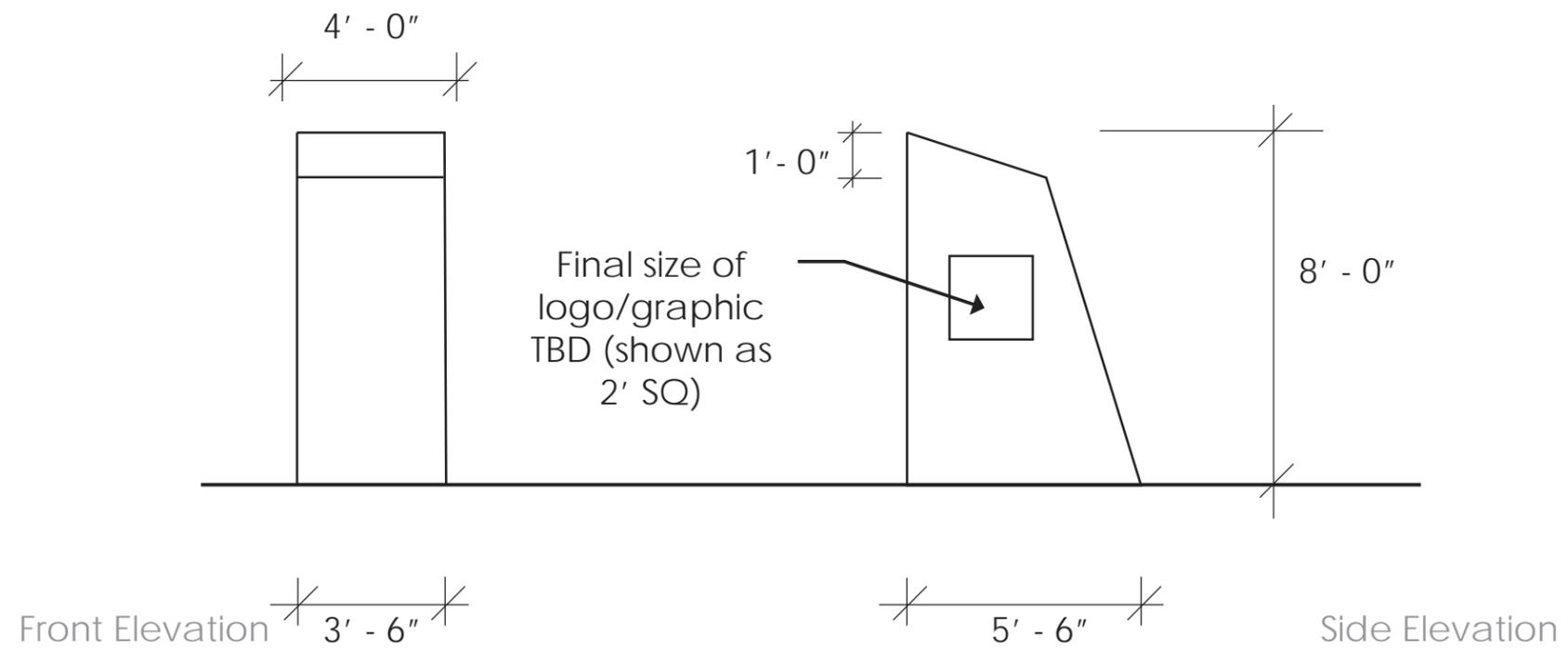
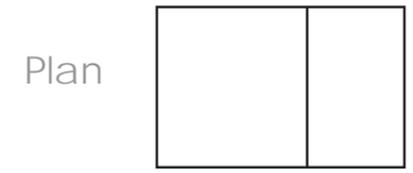
- Field-Verify Dimensions of Existing Bridge to Determine Dimensions of Stone Columns

*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*





## Existing Retaining Walls Downtown

### Custom Wall "Art"

#### Recommendation:

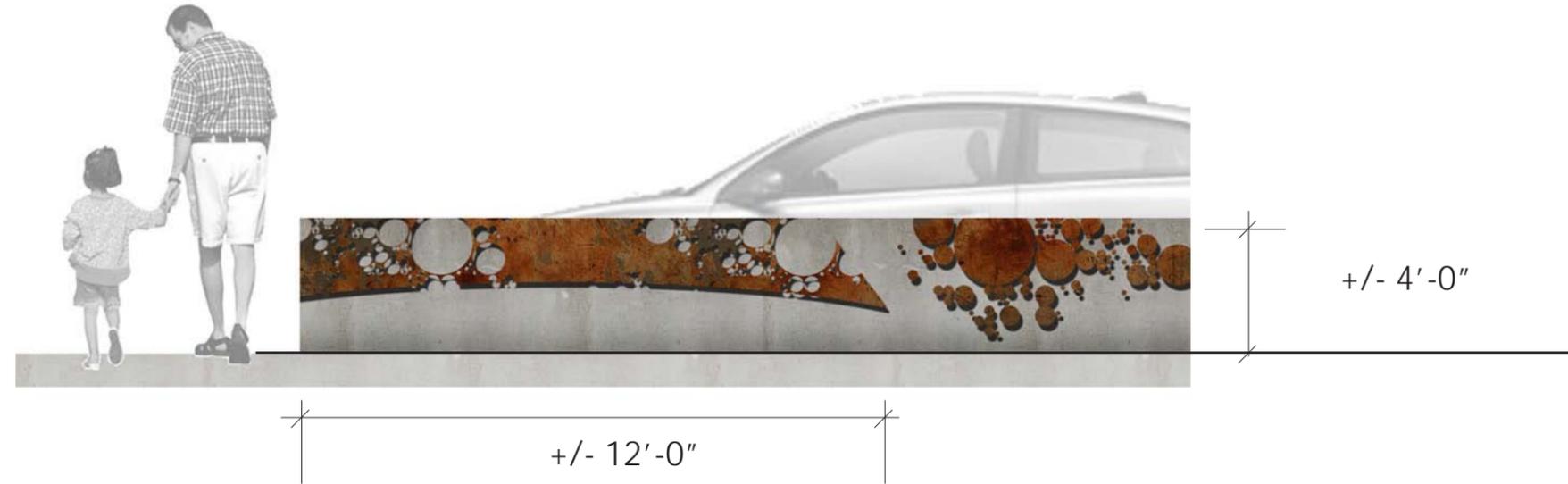
- These custom wall art designs are conceptual only and will be commissioned by a local artist/fabricator.

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.*



Primary Gateway Photo-Simulation-Day and Night





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
<b>TOTAL:</b>	<b>\$59,870.00</b>
Copper Face Sign Cabinet & Cap Alternative	\$29,600.00

- 1 "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.
- 2 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.
- 3 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.)
- 4 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.).
- 5 1" thick illuminated push-through logo, final artwork to be determined.
- 6 1" thick illuminated push-through letters, final color to be determined.
- 7 3" HT Sandstone cap, bush-hammered.
- 8 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:**

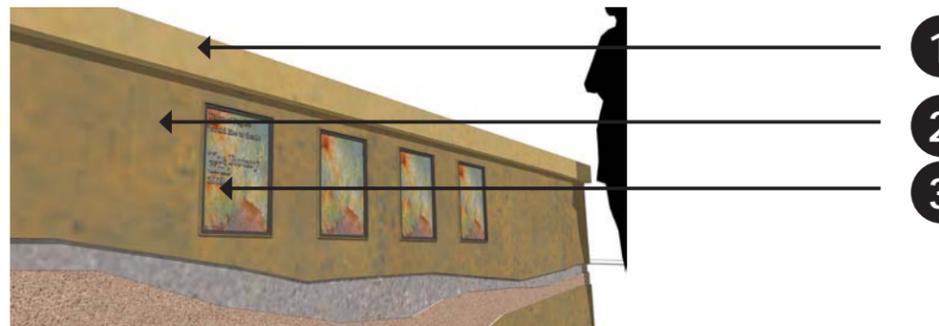
*Drawings are for design intent only:*

- 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.

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



Example of concrete "sediment" wall by Colorado Hardscapes.



- 1 3" HT Sandstone cap, bush-hammered.
- 2 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
- 3 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.

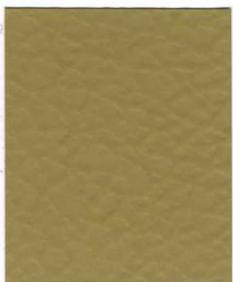
*General Notes:*

*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 & break-away 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.

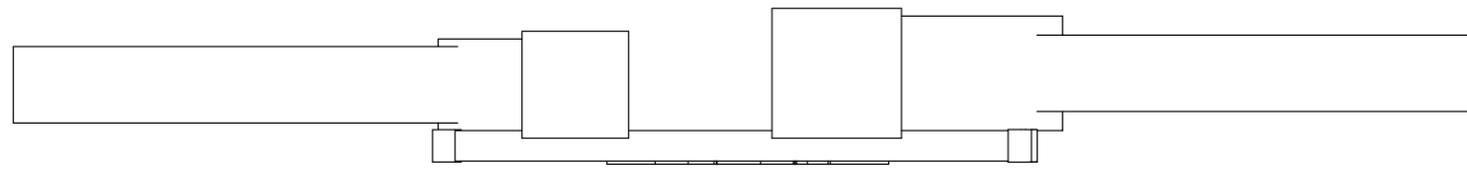
*Sign and Metal Fabricator Contact:*

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

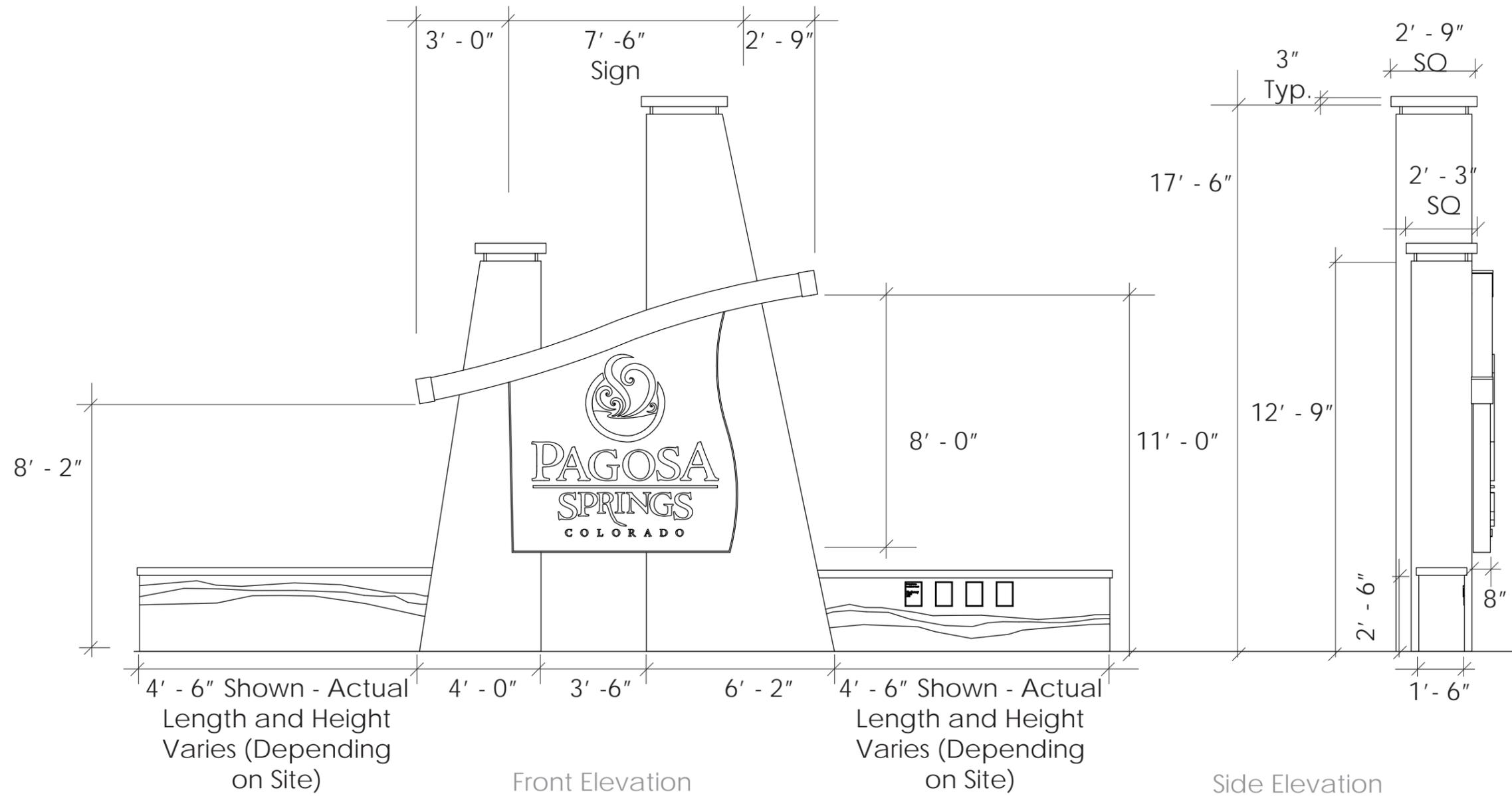


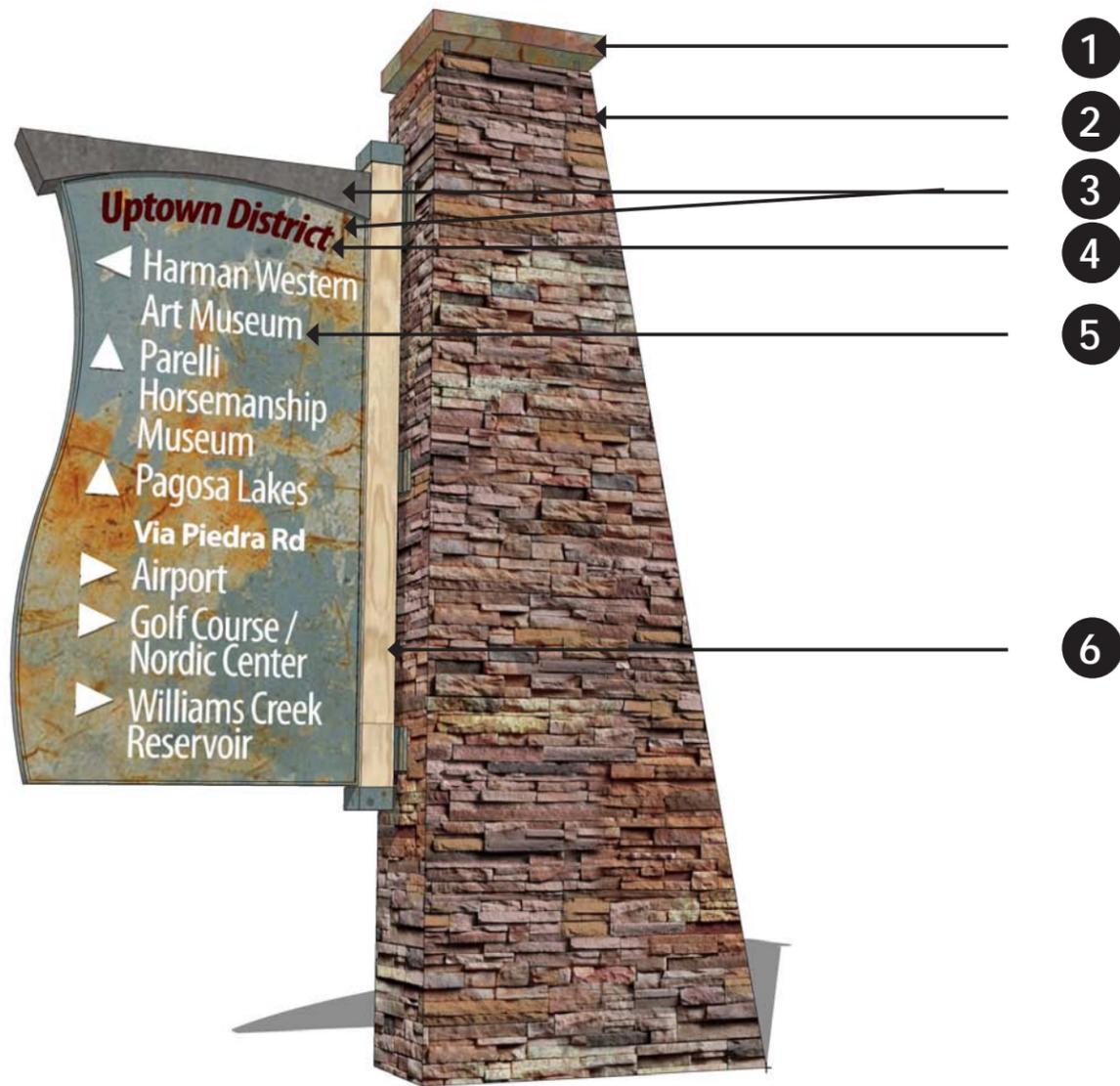
MESA BUFF  
2 LBS 5447

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



Plan





- 1 4" HT Aluminum cap cabinet, internally illuminated for downlighting between cap and stone column. Supported by 2" SQ tubular steel post, painted black. Painted oxidized "rust" faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)
- 2 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.
- 3 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 6" HT, 1" thick letters, routed out and pushed through, edge-lit. Color painted to match "rust" faux finish. Font: Myriad Pro Bold Condensed
- 5 4" and 6" Ht, 1" thick illuminated push-through letters and arrows, illuminated. Color off-white. Font: Myriad Pro Bold Condensed
- 6 8" x 8" 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, 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

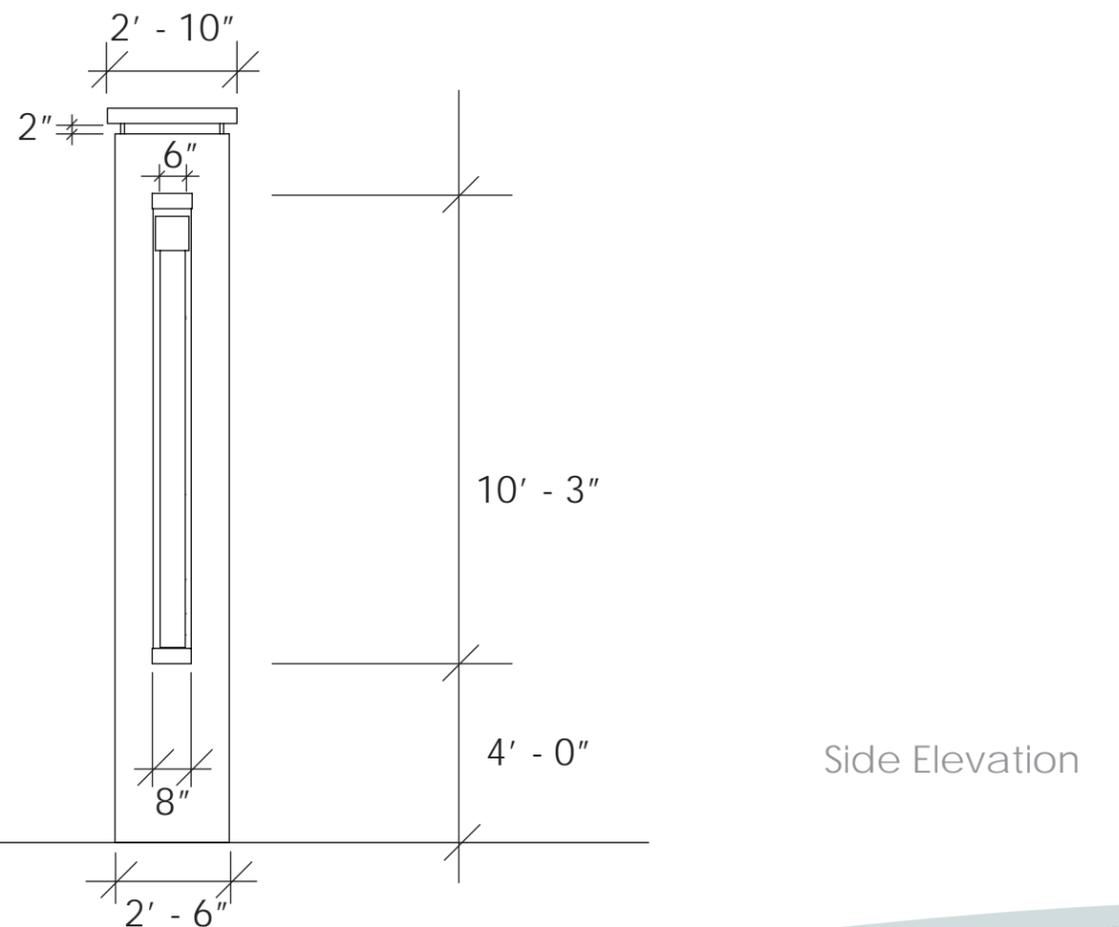
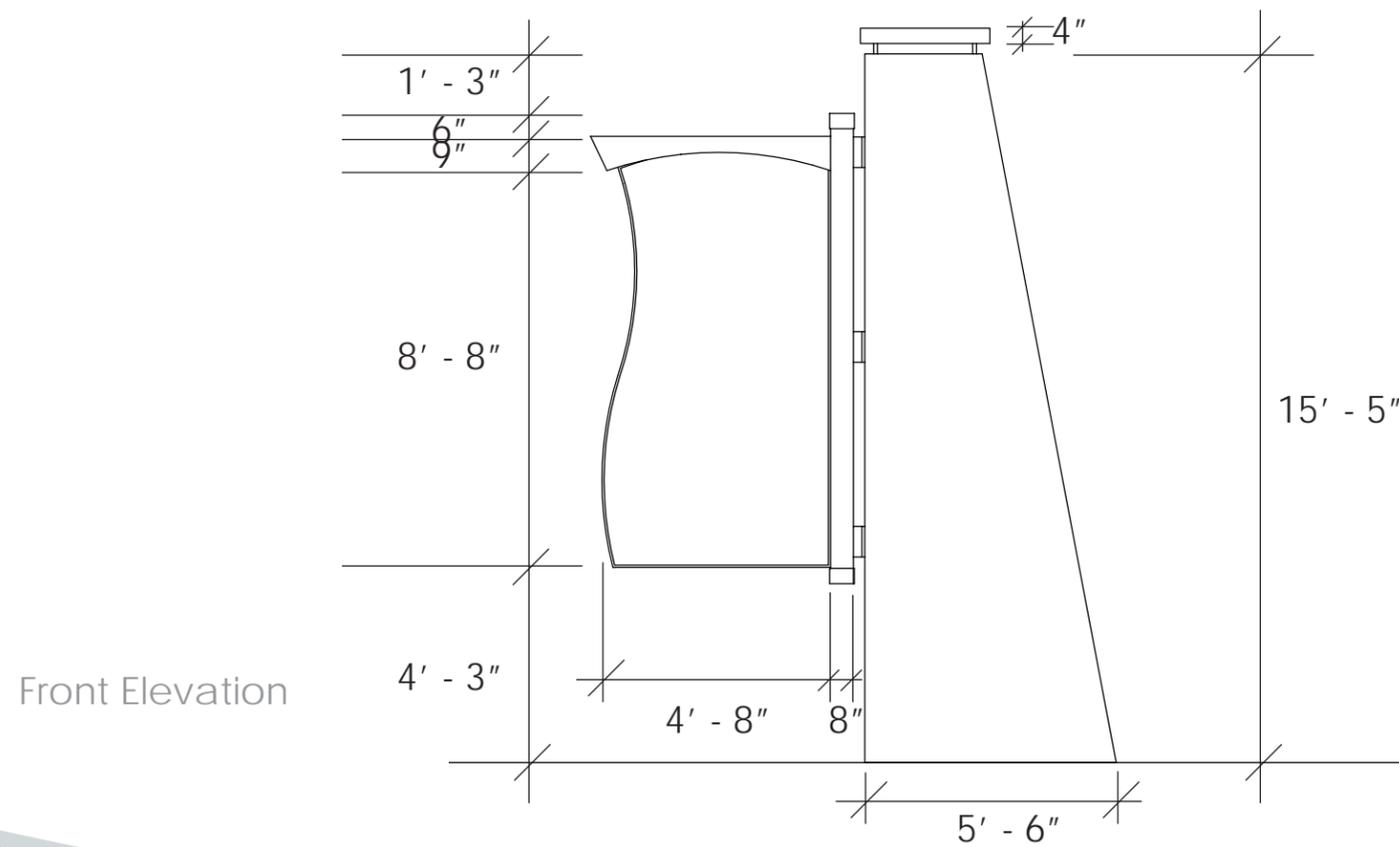
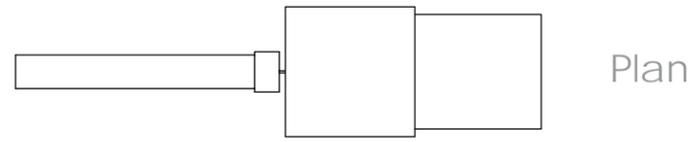
dbrown@neosource.com  
www.neosource.com

Sign Quantity: 3

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

Stone Column and Foundation:	\$13,340.00
Internally Illuminated Signage (Cabinet, Panels and Arm),	
Caps and Timber Post:	\$14,200.00
Electric Source & Controller, and Uplighting:	\$3,700.00
<b>TOTAL:</b>	<b>\$31,240.00</b>

Copper Face Signage and Caps Alternative: \$17,325.00





Existing

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	Copper Face Alternative for Logo Panel:	\$2,860.00
Illuminated Logo Panel:	\$2,340	Optional Graphic Panels on Railings, 4' x 8' 6 @ \$1,475.00 =	\$8,850.00
Electrical Source & Controller: Banners and Mounting Supports: 2 @ \$250 ea =	\$3,700 \$500.00	Optional Copper Face Alternative for Graphic Panels: 6 @ \$1,800.00 =	\$10,800.00
<b>TOTAL =</b>	<b>\$25,400</b>		

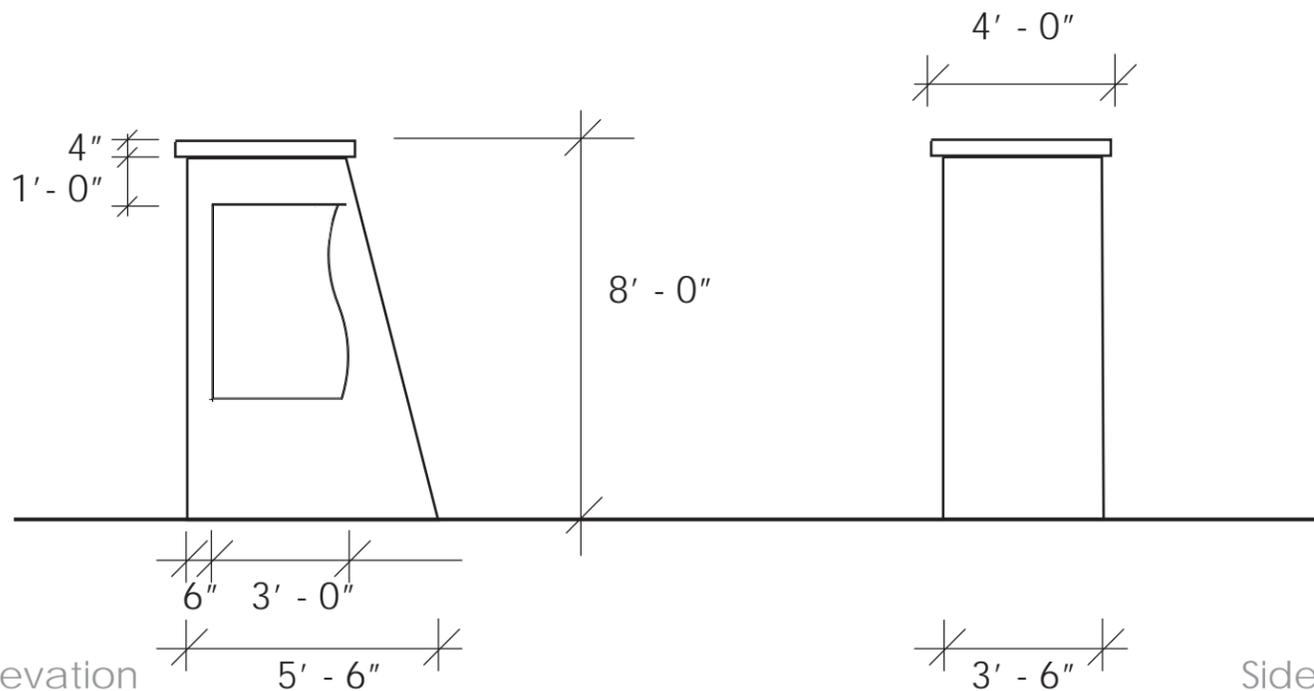
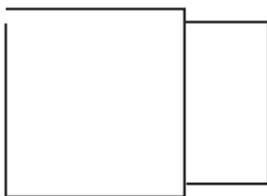
- 1 Proposed streetlight (see page 5).
- 2 2' x 5' banner, standard exterior grade material, double-sided. Breakaway banner mounts including upper and lower supports, stainless steel straps, and mounting brackets.
- 3 4" sandstone cap, bush-hammered.
- 4 1" thick reverse pan-channel logo, illuminated, 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.

Plan





- 1 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.
- 2 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.
- 3 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 4" Ht, 1" thick illuminated push-through letters and arrows, illuminated. Color off-white. Font: Myriad Pro Bold Condensed
- 5 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

**Sign Quantity: 1 Single-sided sign; 1 Double-sided Sign**

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

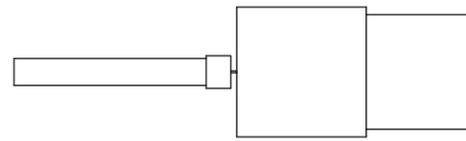
Stone Column and Foundation:	\$10,780.00
Internally Illuminated Signage (Cabinet, Panels and Arm), Caps and Timber Post:	\$11,075.00
Electric Source & Controller, and Uplighting:	\$3,700.00
<b>TOTAL:</b>	<b>\$25,555.00</b>

Copper Face Signage and Caps Alternative:	\$13,500.00
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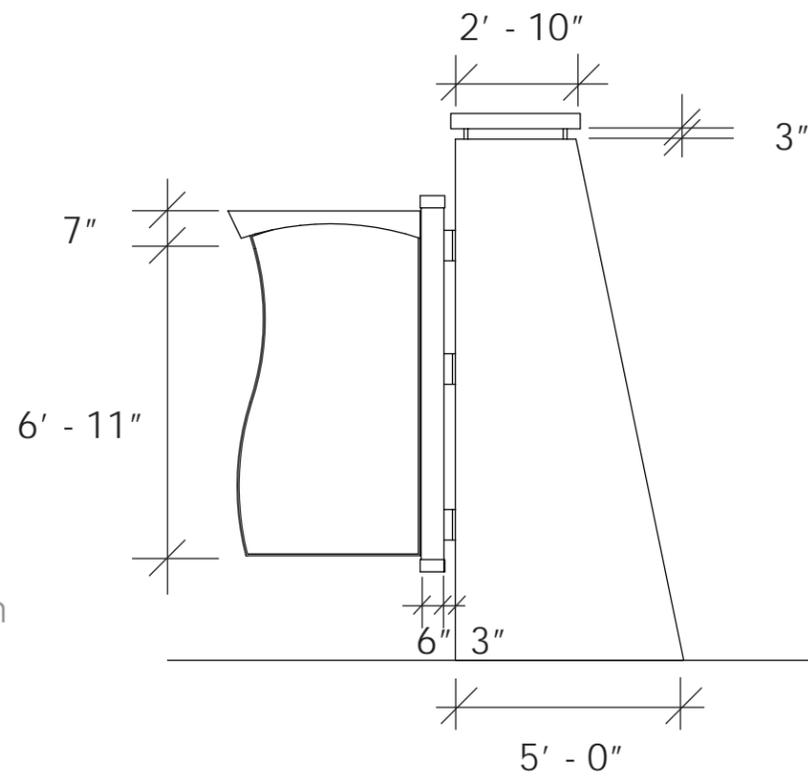
**Estimated Costs per Double-Sided Monument (includes fabrication, installation and sign/metal shop drawings):**

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
<b>TOTAL:</b>	<b>\$26,105.00</b>

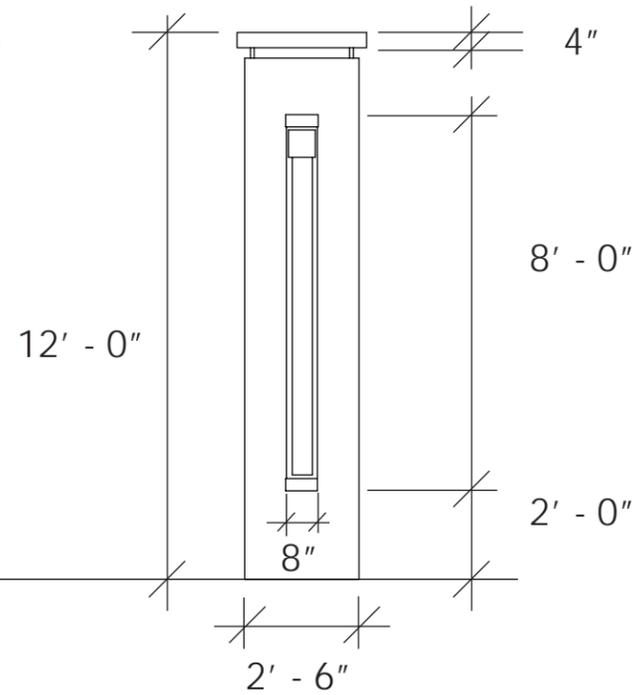
Copper Face Signage and Caps Alternative:	\$16,180.00
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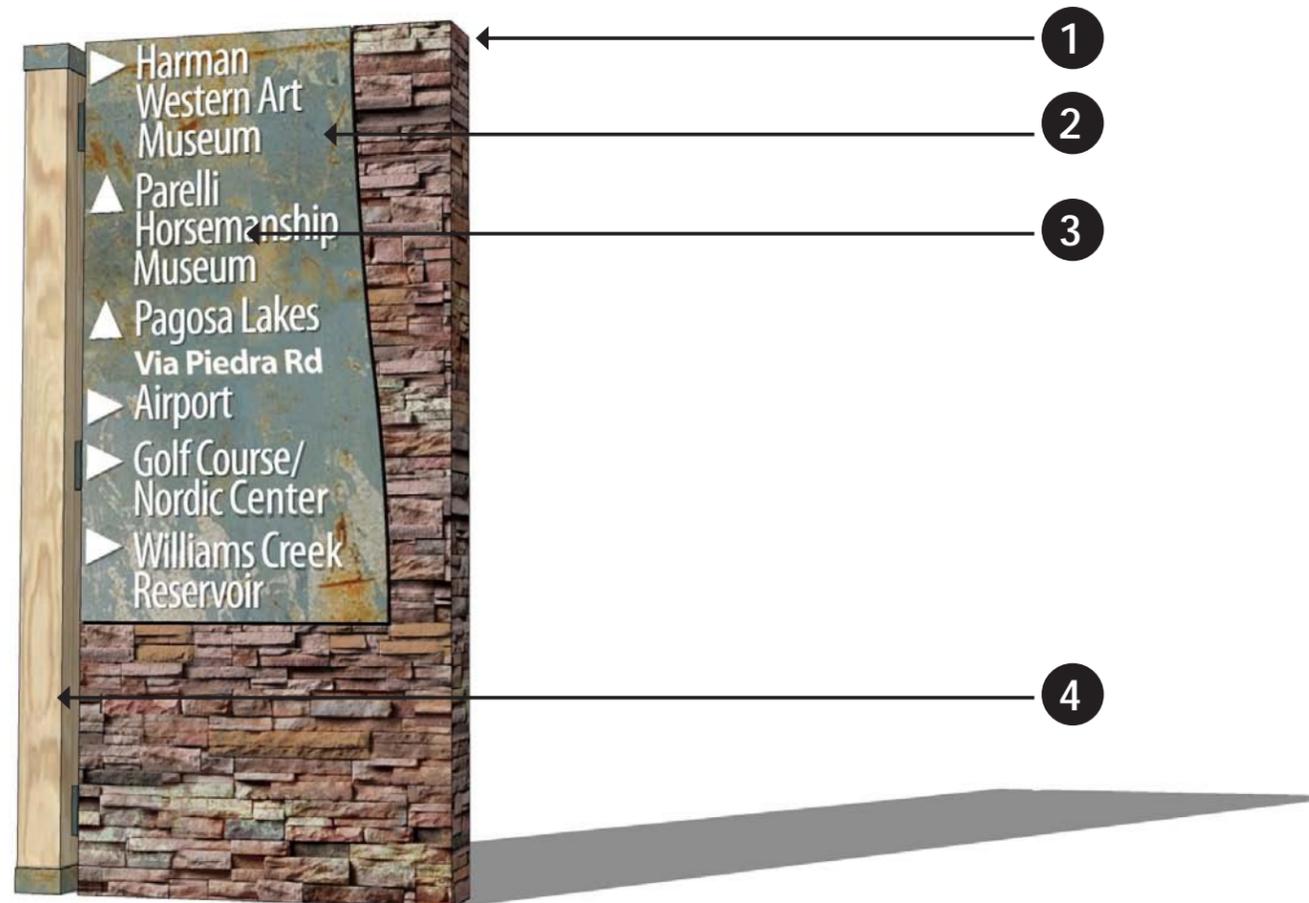
Plan



Front Elevation



Side Elevation



- 1 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.
- 2 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.
- 3 4" and 6" Ht, 1" thick illuminated push-through letters and arrows, illuminated. Color off-white. Font: Myriad Pro Bold Condensed
- 4 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

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

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

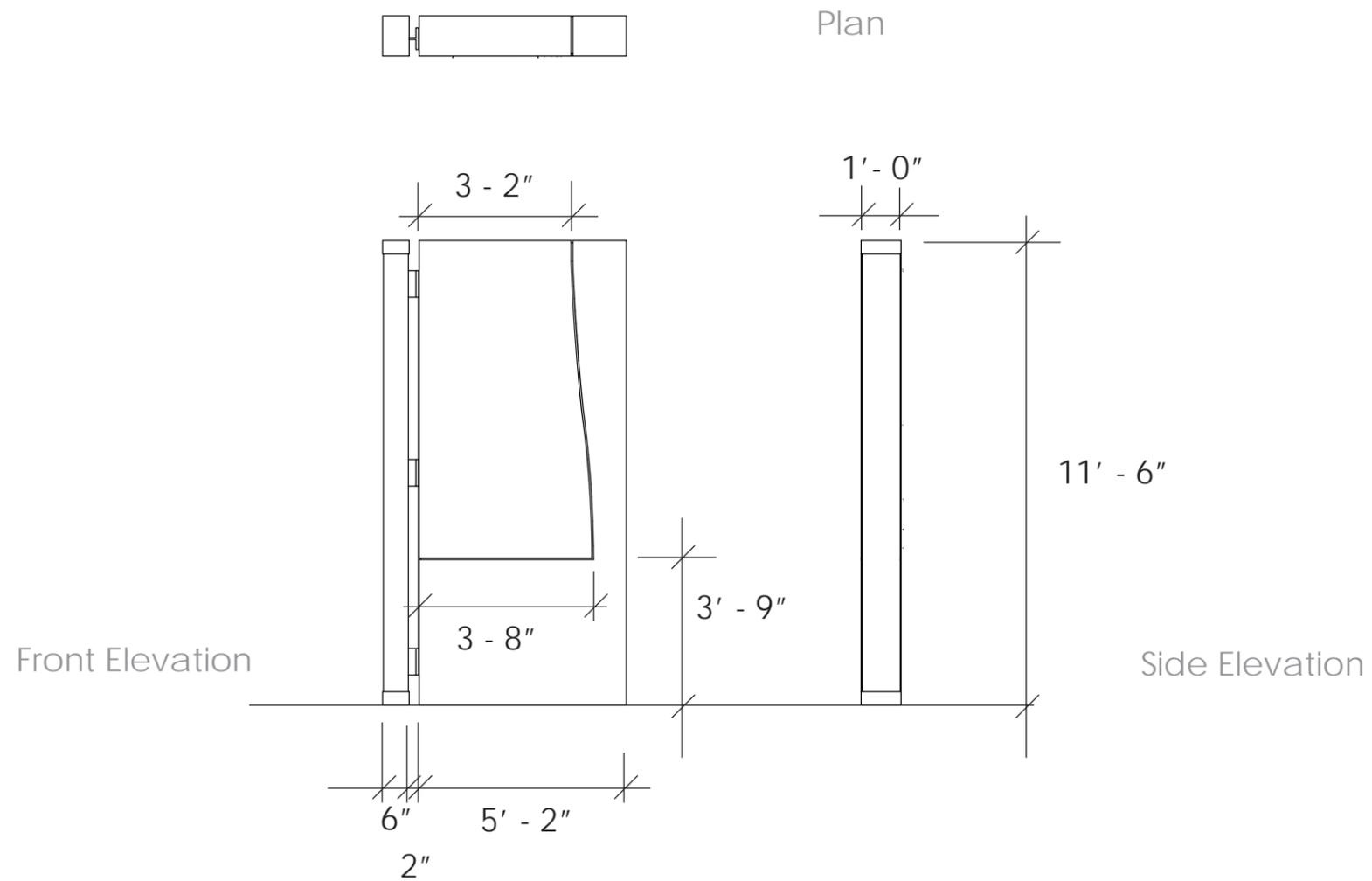
Stone Column and Foundation:	\$10,400.00
Internally Illuminated Signage (Cabinet, Panels and Caps), and Timber Post:	\$9,940.00
Electric Source & Controller, and Uplighting:	\$3,200.00
<b>TOTAL:</b>	<b>\$23,540.00</b>

Copper Face Signage and Caps Alternative:	\$12,125.00
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**Estimated Costs per Double-Sided Sign (includes fabrication, installation and sign/metal shop drawings):**

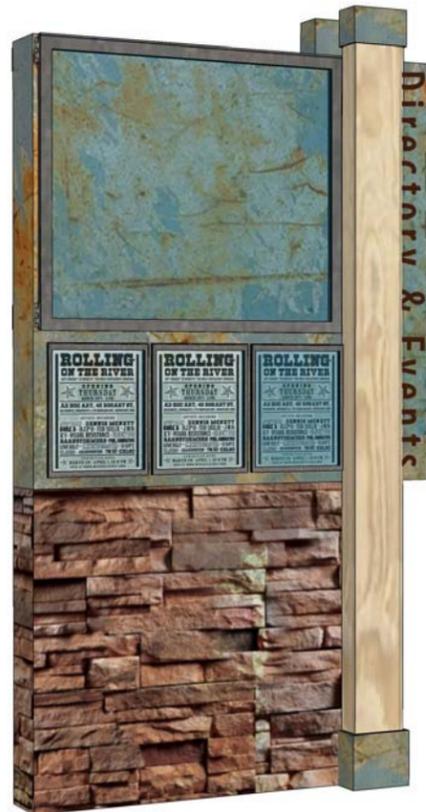
Stone Column and Foundation:	\$7,500.00
Internally Illuminated Signage (Cabinet, Panels and Caps), and Timber Post:	\$12,575.00
Electric Source & Controller, and Uplighting:	\$3,700.00
<b>TOTAL:</b>	<b>\$23,775.00</b>

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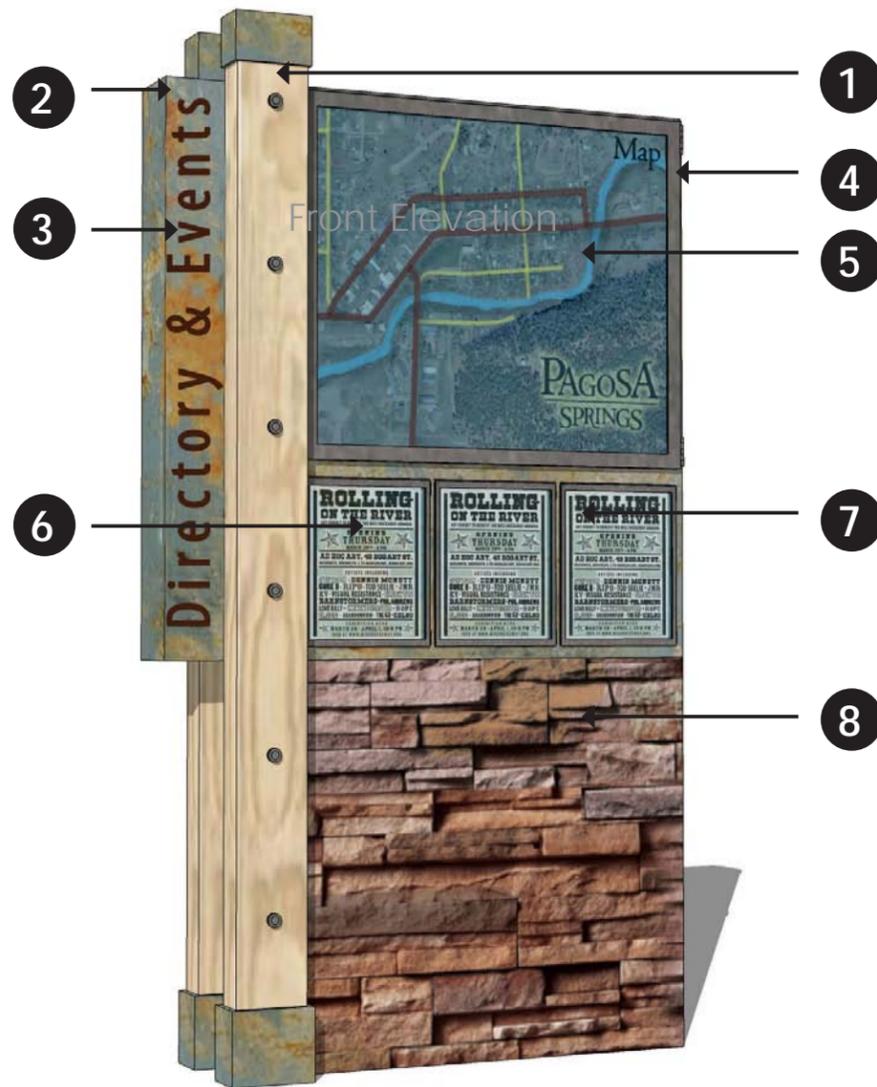




Side Elevation



Back Elevation



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
<b>TOTAL:</b>	<b>\$16,340.00</b>

Copper Face Signage and Caps Alternative:	\$13,900.00
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- 1 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.
- 2 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.)
- 3 6" Ht, 2" T pin-mounted letters. Color painted to match "rust" faux finish. Font: Myriad Pro Bold Condensed
- 4 1/4" T aluminum backing panel, oxidized "rust" faux finish or copper alternative, sealed with clear coat.
- 5 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.
- 6 Standard aluminum flier boxes, mechanically fastened to back of flier. Painted oxidized "rust" faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)
- 7 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.
- 8 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.

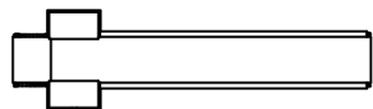
**General Notes:**

Drawings are for design intent only:

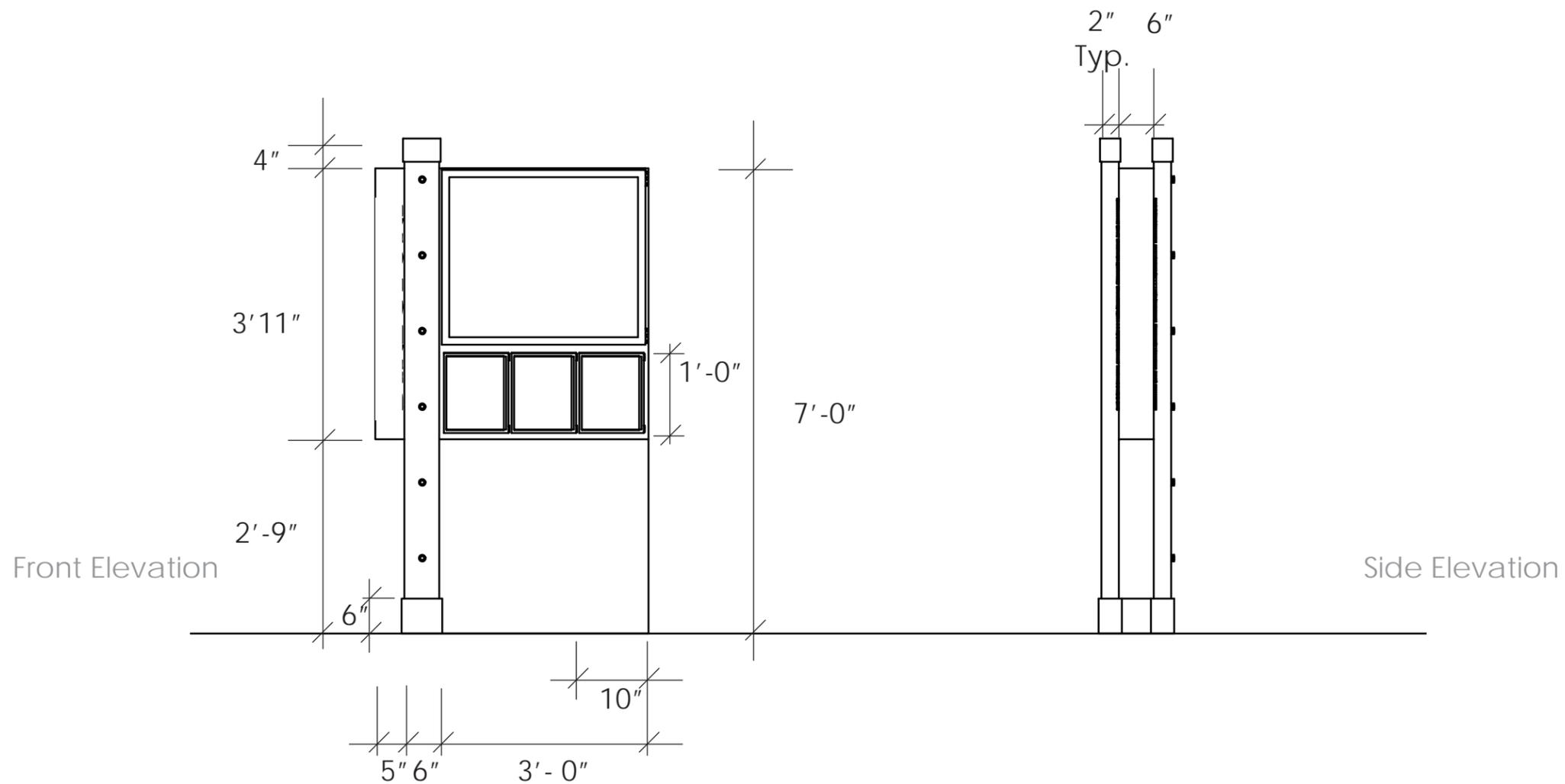
- Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, metal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

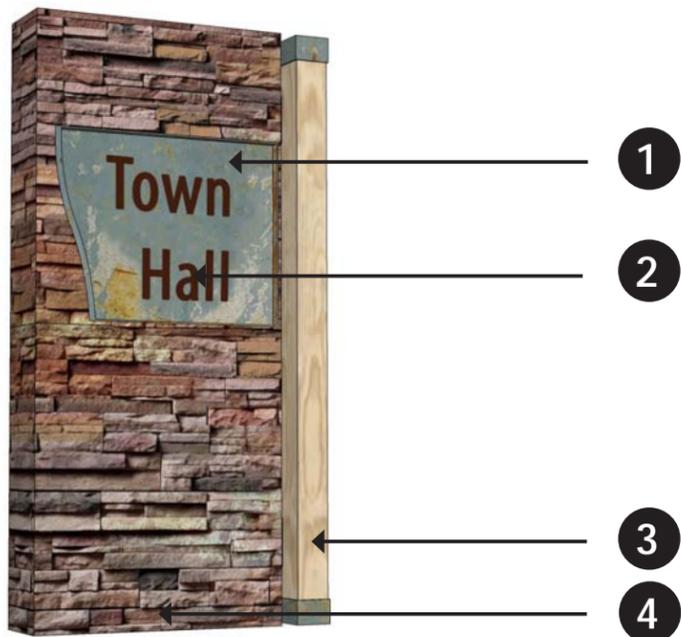
**Sign and Metal Fabricator Contact:**

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



Plan





Primary Resource ID Sign

**Primary Resource ID Sign**

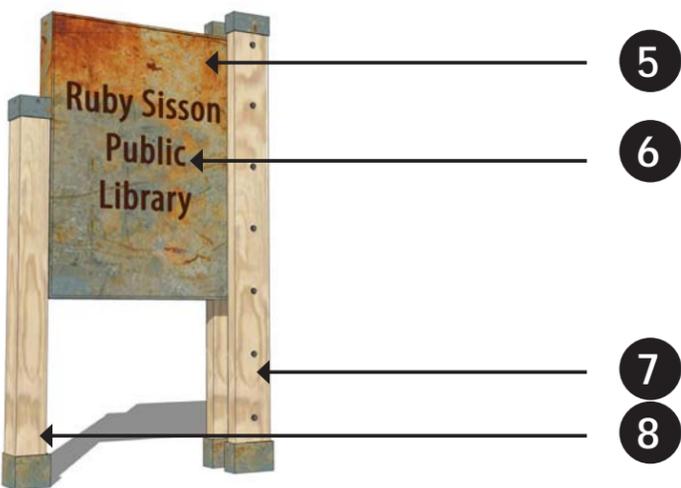
- 1 1/4" T aluminum sign panel, (mechanically fastened through back of sign panel and exposed bolts on side panel on primary resource id sign.). Painted oxidized "rust" faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)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

Sign Quantity: 6 single-sided signs

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

Stone Column and Foundation:	\$7,820.00
Signage Cabinet, Caps and Timber Posts:	\$2,160.00
<b>TOTAL:</b>	<b>\$9,980.00</b>

Copper Face Signage and Caps Alternative:	\$2,630.00
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Secondary Resource ID Sign

**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: 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
<b>TOTAL:</b>	<b>\$5,835.00</b>

Copper Face Signage and Caps Alternative:	\$5,000.00
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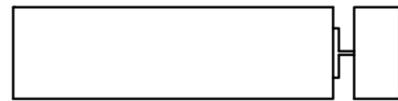
*General Notes:*

*Drawings are for design intent only:*

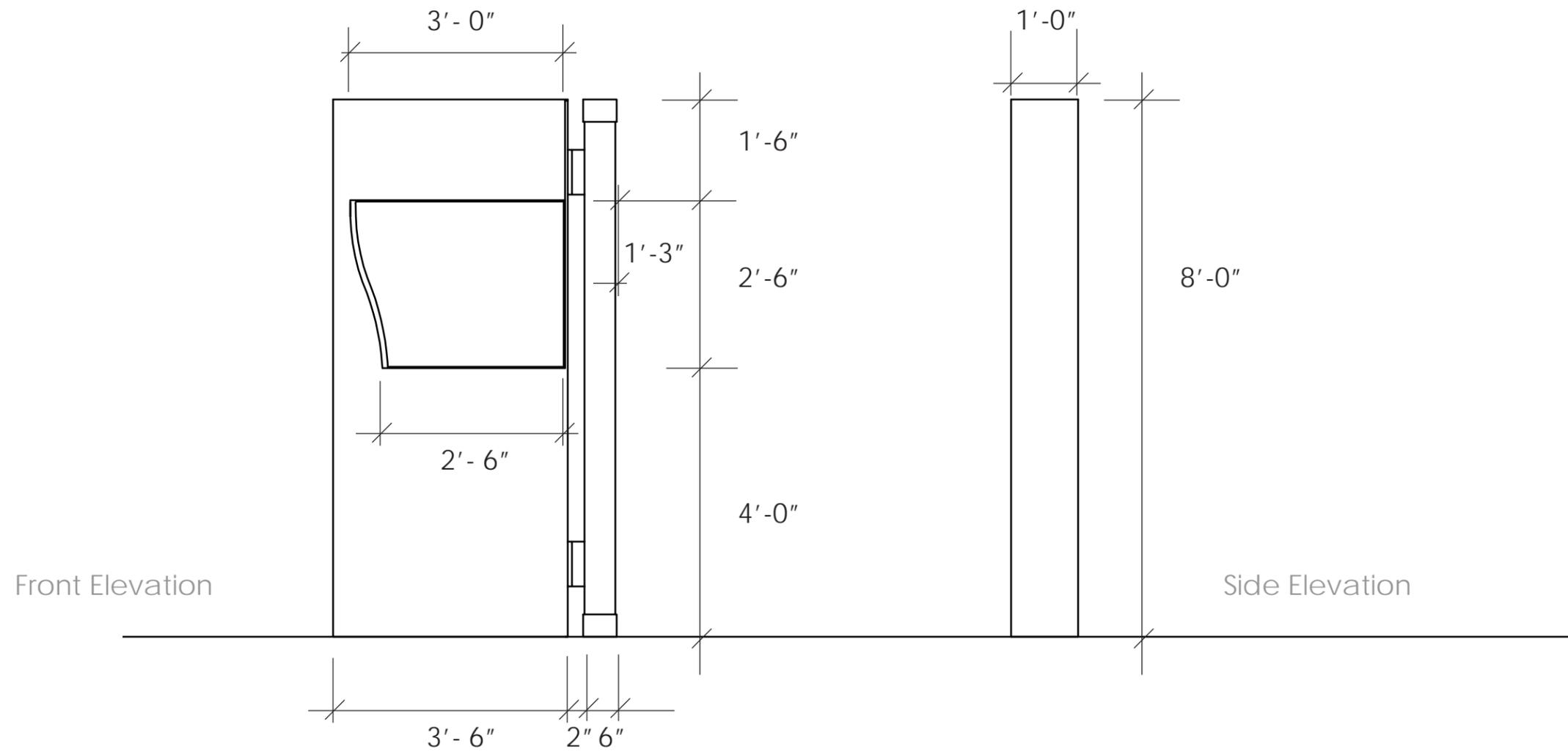
- Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, metal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

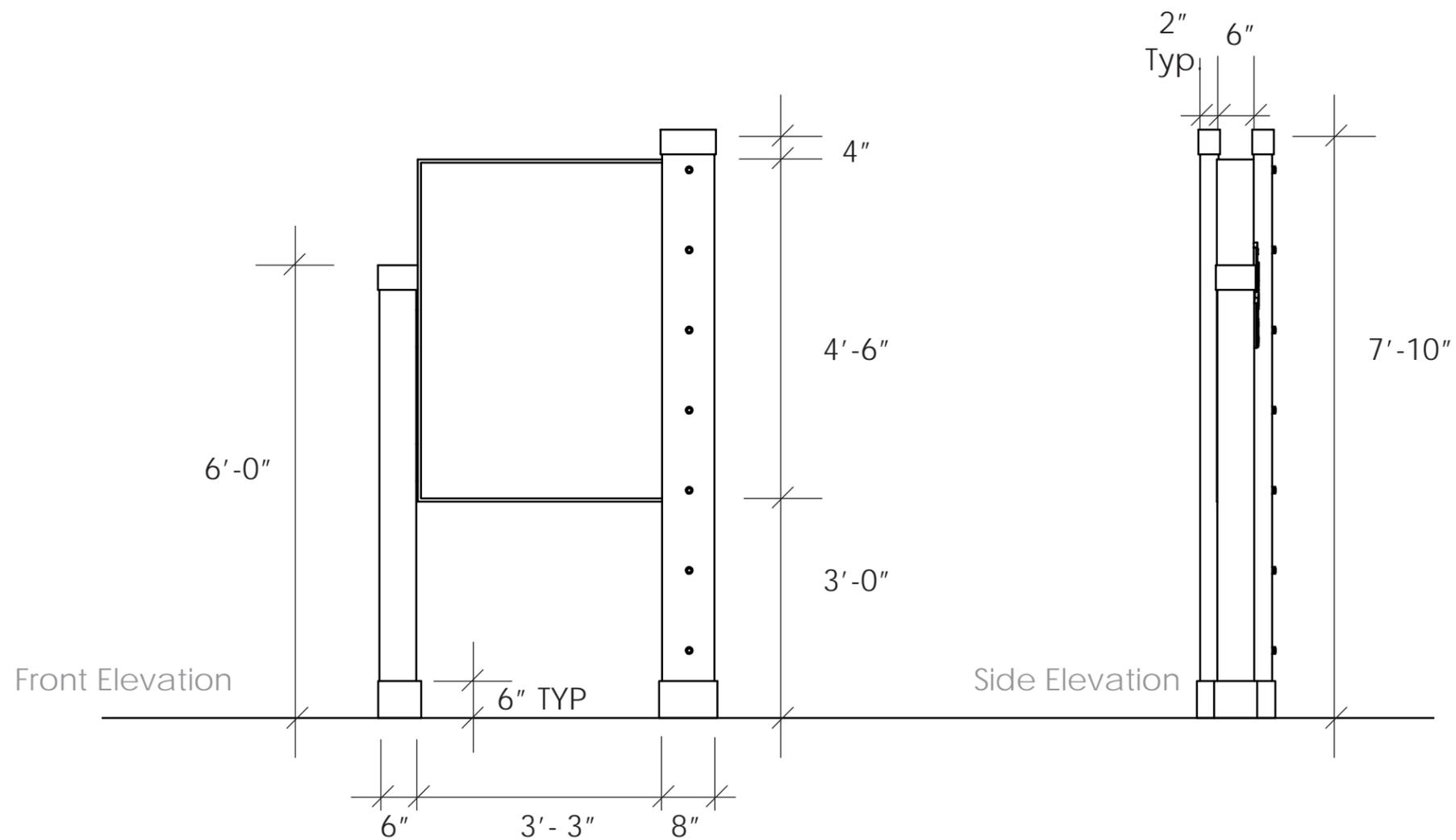


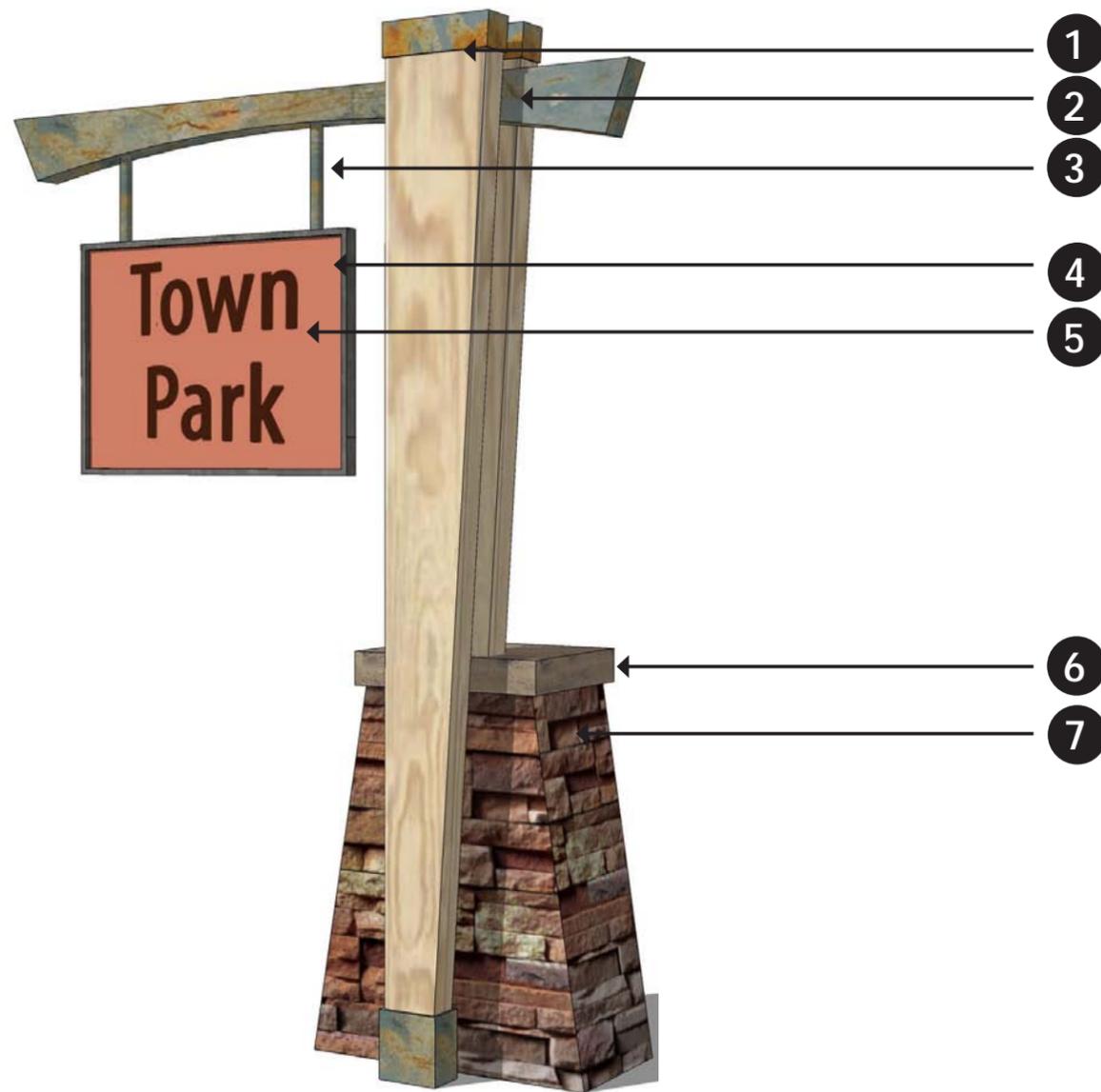
Plan





Plan





- 1 4" x 14" cedar timber posts with vertical grain, tapered to 8" at bottom, sealed with clear coat, and capped ends. Tied to block column per structural requirements, with hidden bolts. 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.)
- 2 1/4" T aluminum arm, oxidized "rust" faux finish or copper alternative, sealed with clear coat.
- 3 1" SQ steel tubing, painted black, fastened to back sign panel and bottom of arm
- 4 1/4" T aluminum sign panel, painted to match Pantone 7524 C. 1/4" T aluminum frame and back of sign panel, oxidized "rust" faux finish or copper alternative, sealed with clear coat.
- 5 6" Ht, 1" T pin-mounted letters. Color painted to match "rust." Font: Myriad Pro Bold Condensed
- 6 4" sandstone cap, bush-hammered.
- 7 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, 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

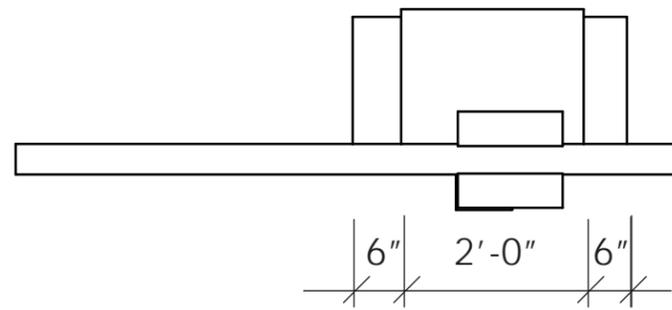
**Sign Quantity: 6 single-sided signs**

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

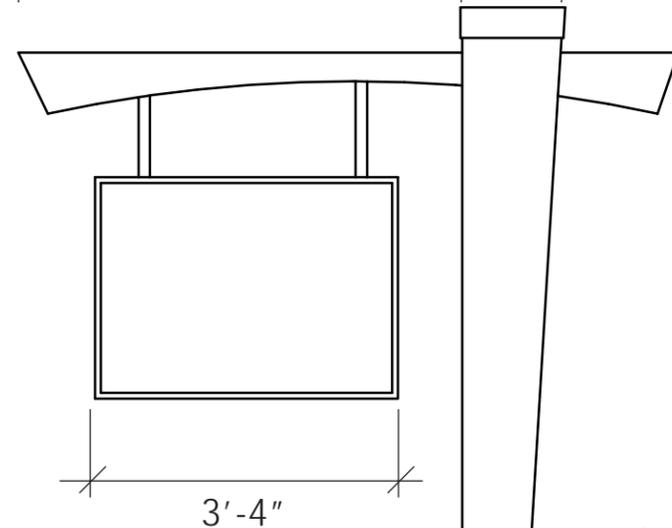
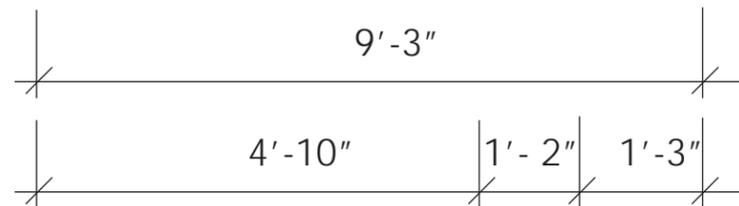
Stone Column, Foundation, and Stone Cap:	\$3,800.00
Signage (Panel, Arm and Caps) and Tapered Timber Posts:	\$5,975.00
<b>TOTAL:</b>	<b>\$9,775.00</b>

Copper Face Signage and Caps  
Alternative:

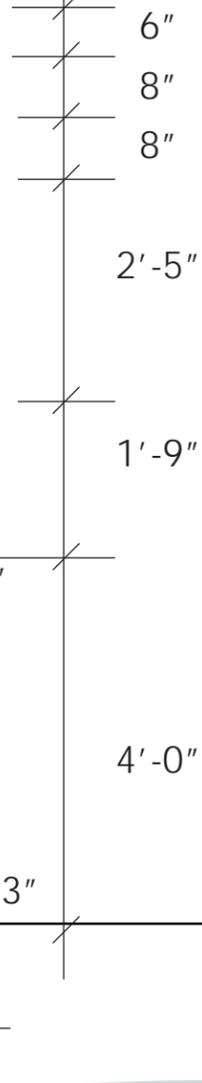
\$7,290.00



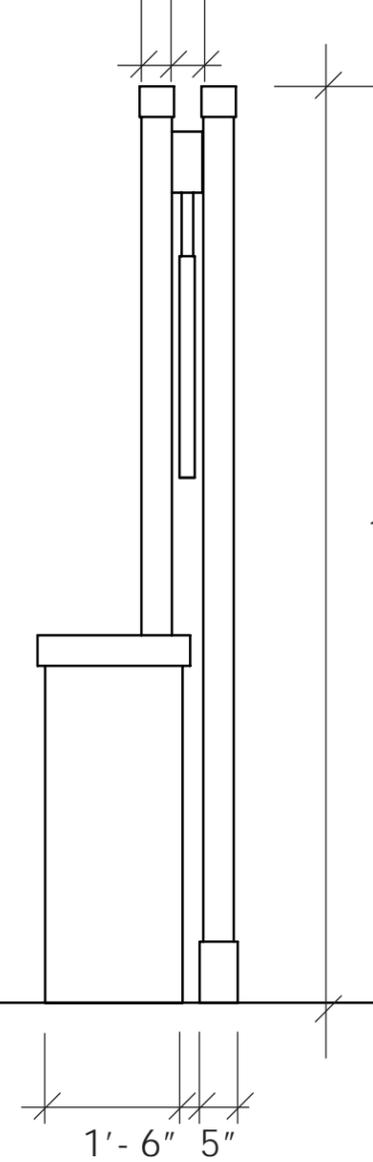
Plan



Front Elevation

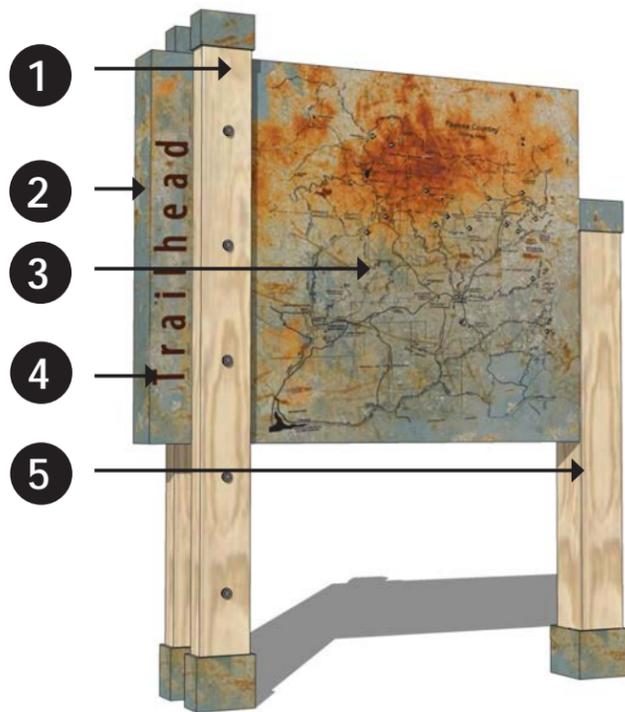


4" 4"  
Typ.



Side Elevation

10'-0"



Trailhead Marker

### Trailhead Marker

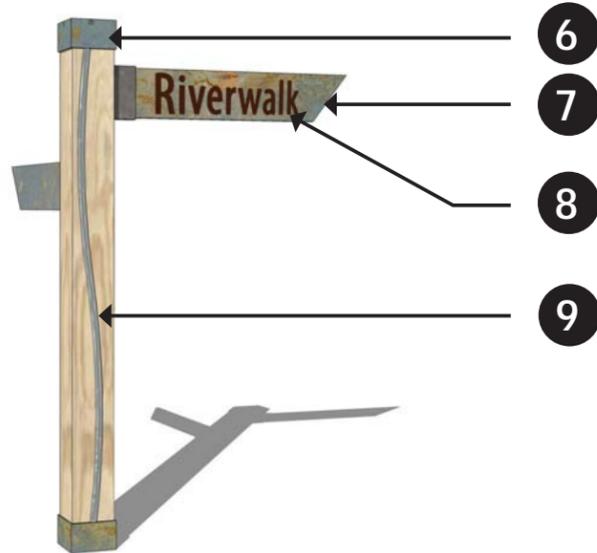
- 1 2" x 6" cedar timber posts with vertical grain, with exposed bolts, sealed with clear coat, and cap ped ends. Aluminum cap and base, Painted oxidized "rust" faux finish (Alternative: Copper face adhered to aluminum substrate, acid-etched and chemical stained, with marine-grade clear sealant.)
- 2 1/4" T aluminum sign panel, oxidized "rust" faux finish or copper alternative, sealed with clear coat.
- 3 1/8" T core iZone map graphic, fastened to aluminum sign panel with exposed bolts, for regular access and changeability.
- 4 6" Ht, 1" T pin-mounted letters. Color painted to match "Cor-ten Rust." Font: Myriad Pro Bold Condensed
- 5 6" x 6" cedar timber post with vertical grain, with exposed bolts, sealed with clear coat, and cap ped ends. 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
<b>TOTAL:</b>	<b>\$6,970.00</b>

Copper Face Signage and Caps Alternative:	\$6,430.00
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Trail Directional Sign

### Trail Directional Sign

- 6 6" x 6" cedar timber posts with vertical grain sealed with clear coat. 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.) Route a curved slot deep enough to accommodate the 1/8" T aluminum curve strip. Route a notch large enough to accommodate the 1/4" T aluminum sign panels.
- 7 1/4" T aluminum sign panels, oxidized "rust" faux finish or copper alternative, sealed with clear coat.
- 8 4" HT letters, routed into aluminum panel, painted to match "Cor-ten Rust." Font: Myriad Pro Bold Condensed
- 9 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
<b>TOTAL:</b>	<b>\$4,120.00</b>

Copper Face Signage and Caps Alternative:	\$3,990.00
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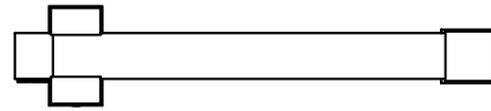
#### General Notes:

Drawings are for design intent only:

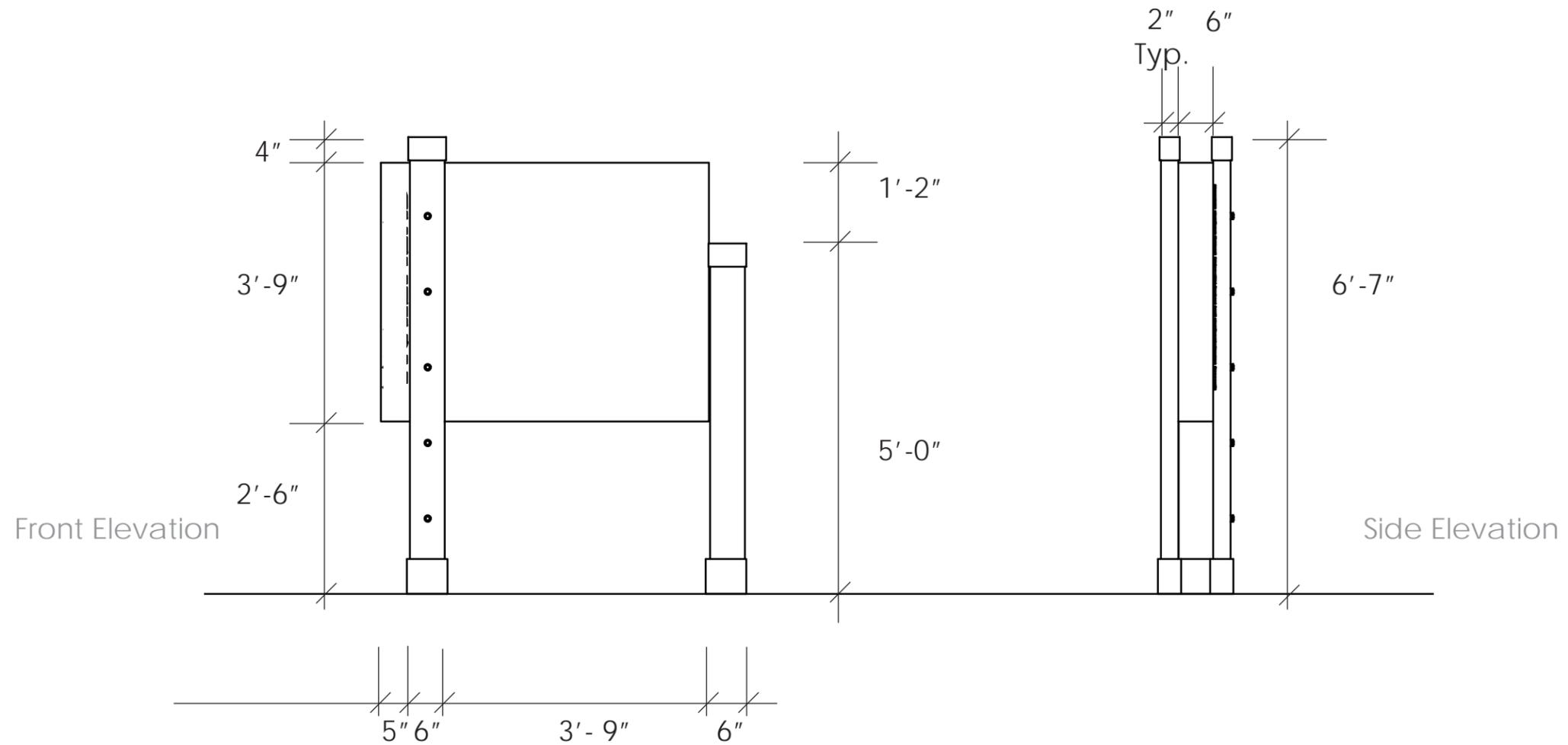
- Final font/text/artwork and sign message may be modified in the future.
- All structural, mechanical, electrical, wind-bearing, load-bearing & break-away requirements to be determined by qualified/contracted engineer.
- Contractor shall submit shop drawings as well as material samples of stone, metal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

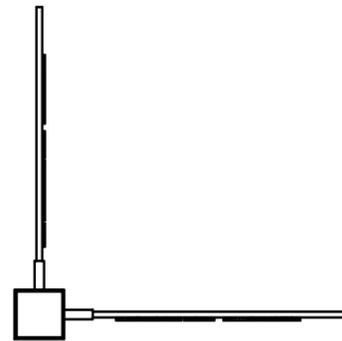
Sign and Metal Fabricator Contact:

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

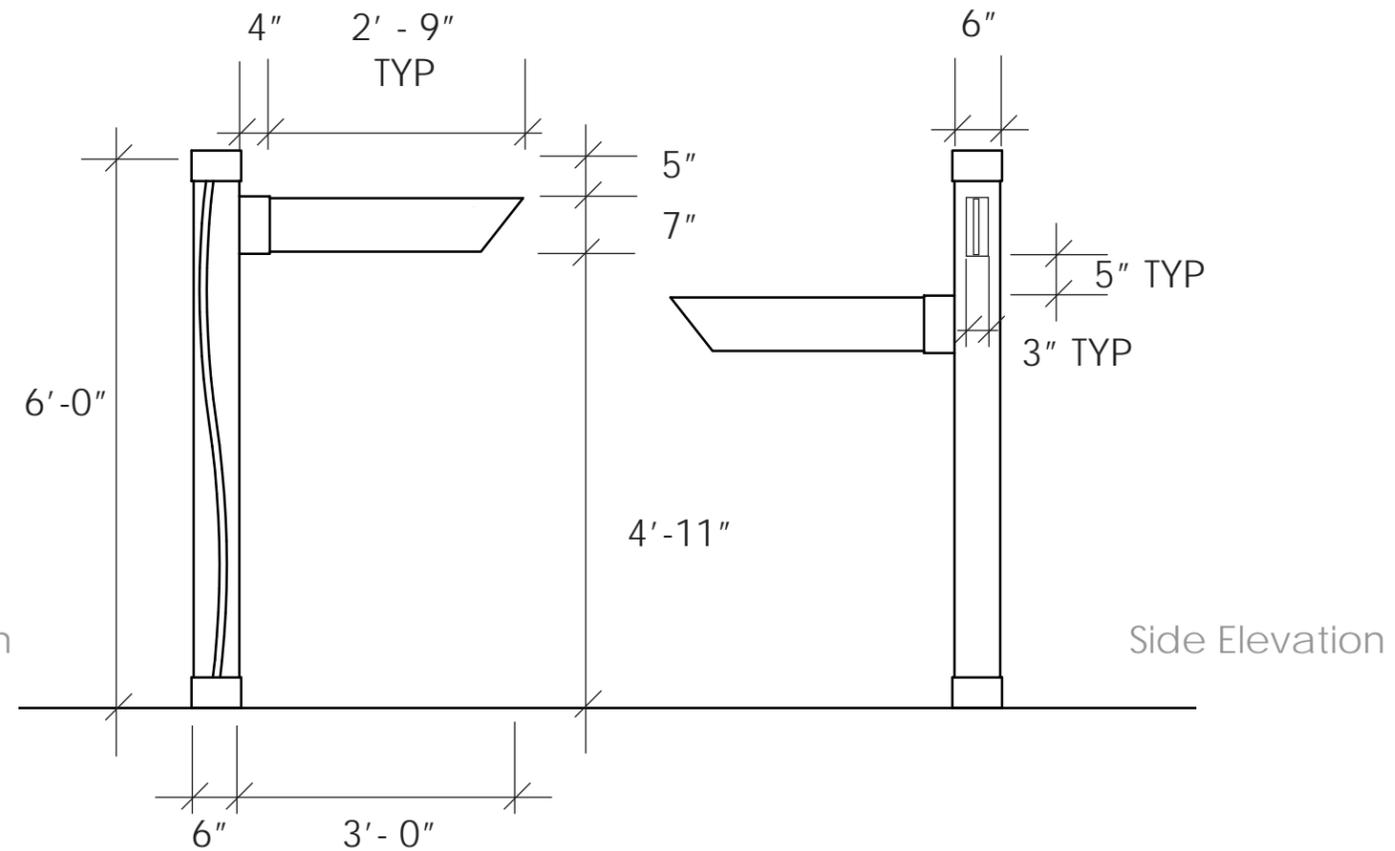


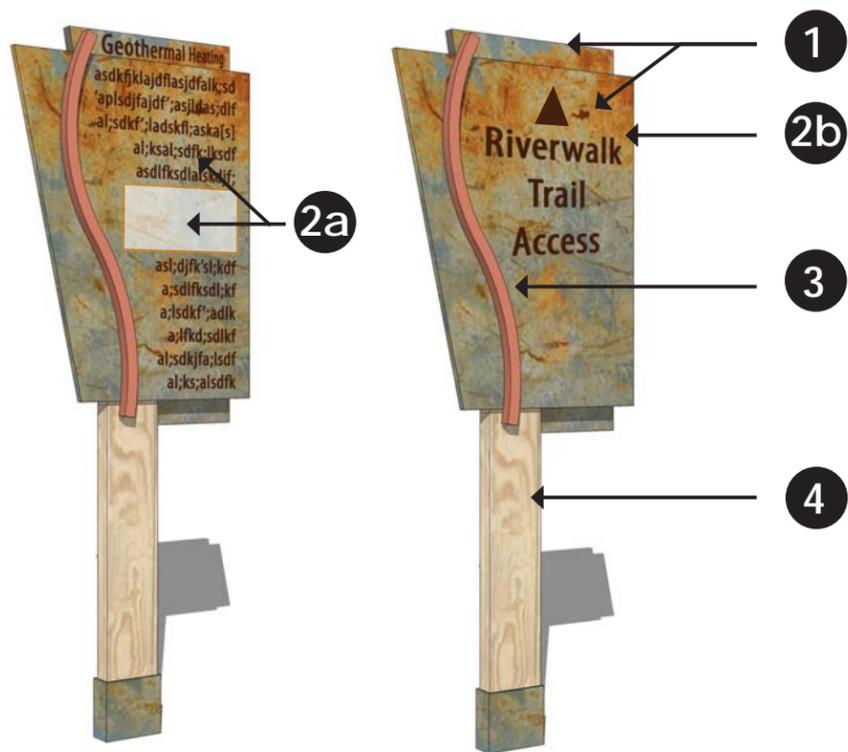
Plan





Plan





Interpretive Sign Option

Directional Sign Option

### Pedestrian Interpretive/Directional Signage

#### 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.
- 2a Interpretive sign: 1/8" TH core iZone graphic, fastened to aluminum sign panel with exposed bolts, for regular access and changeability.
- 2b Directional sign: 4" Ht, routed letters.
- 3 1/8" T aluminum curve detail, fastened to sign panel through the back, painted to match Pantone 7524 C.
- 4 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.

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
<b>TOTAL:</b>	<b>\$2,750.00</b>

Copper Face Signage and Caps Alternative:	\$2,380.00
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#### Temporary Event Sign

- 5 1/4" T aluminum background panel, faux finish or copper alternative.
- 6 1/8" clear lexan panel, with open slots on both sides for regular access, bolted to background panel.
- 7 1" SQ steel tube stock, painted gray. Weld to base plate fastened with lockable roller casters.

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
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Copper Face Signage and Caps Alternative:	\$1,680.00
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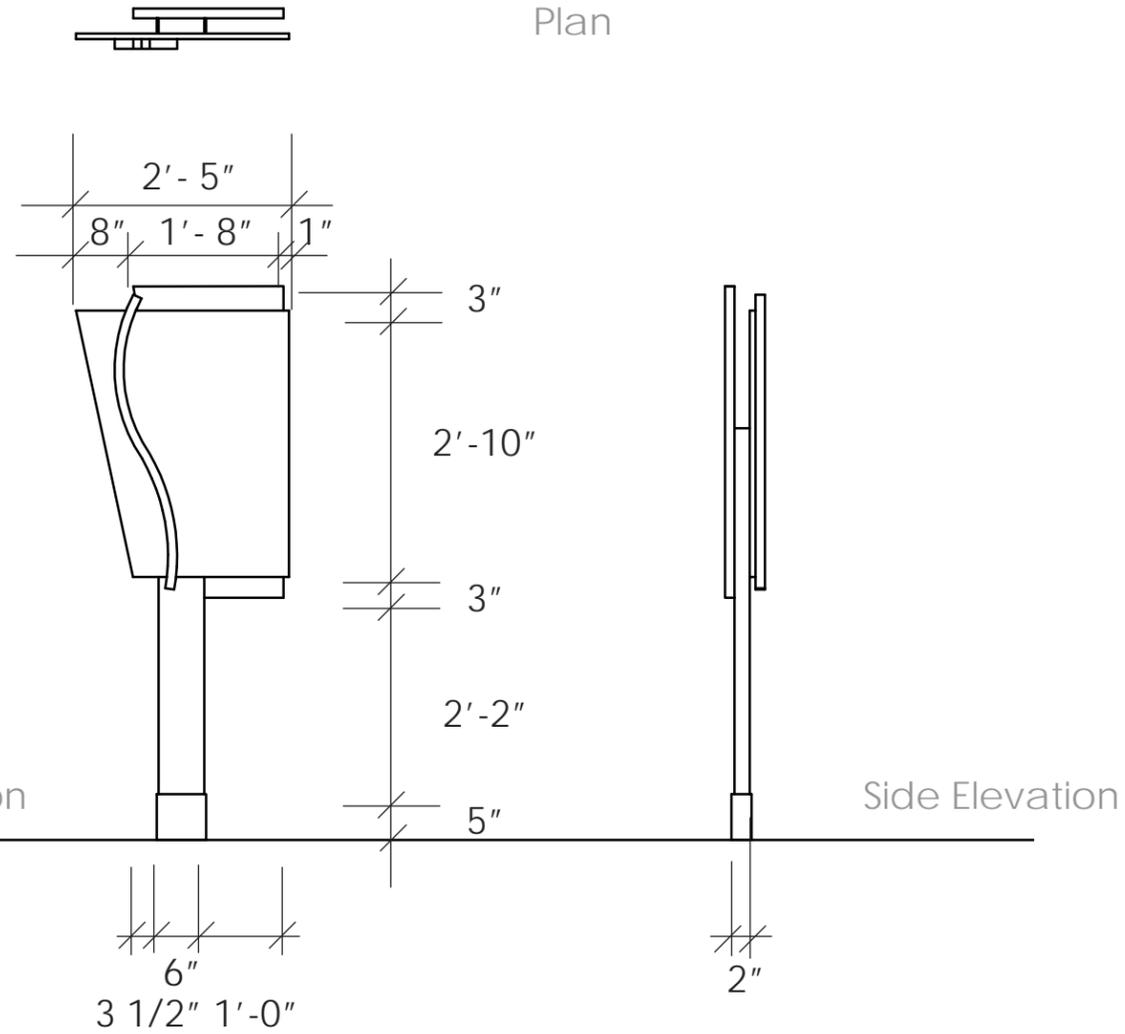
Temporary Event Sign

General Notes:

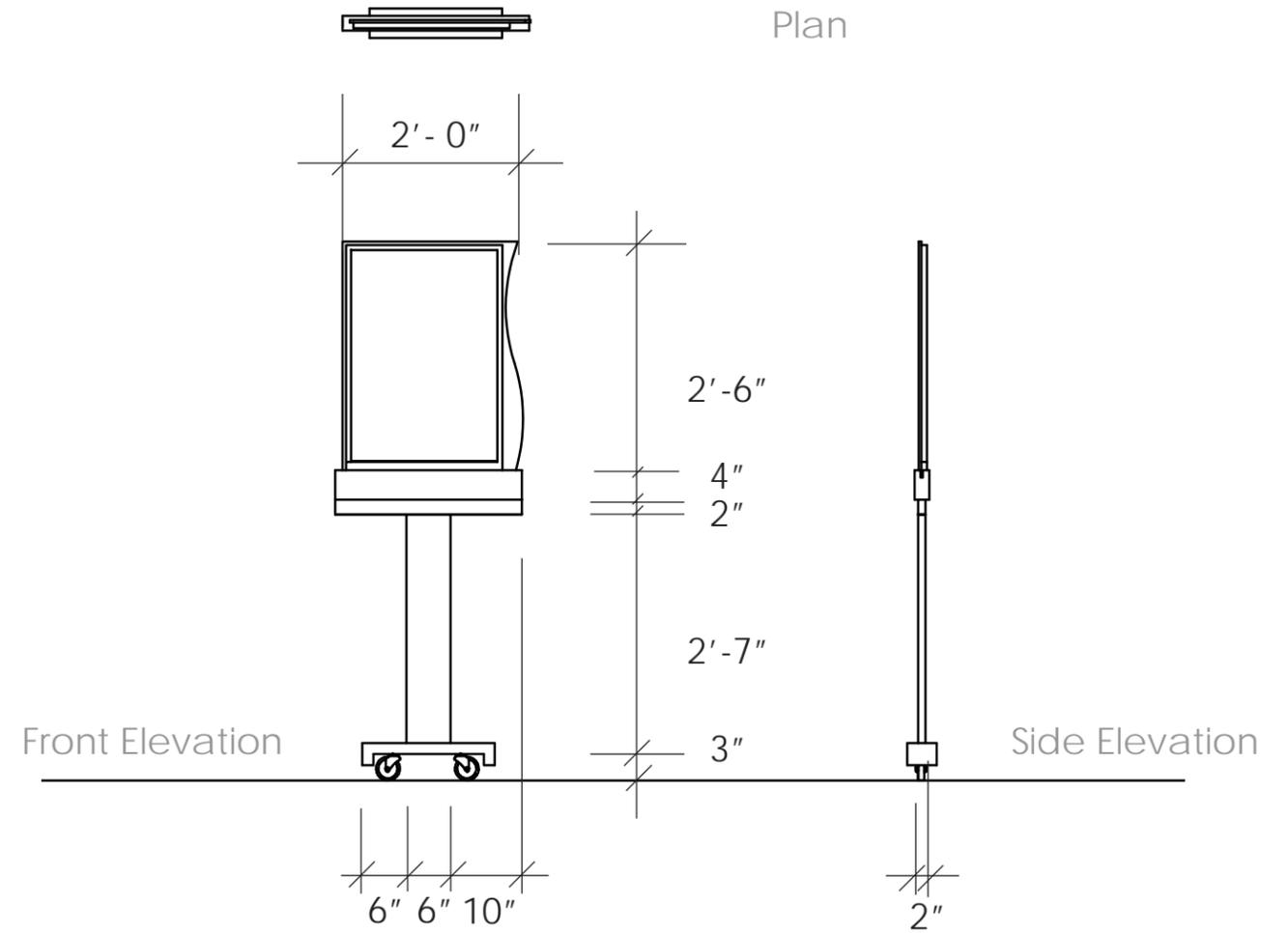
Drawings are for design intent only:

- 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 and Metal Fabricator Contact:  
 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

### **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

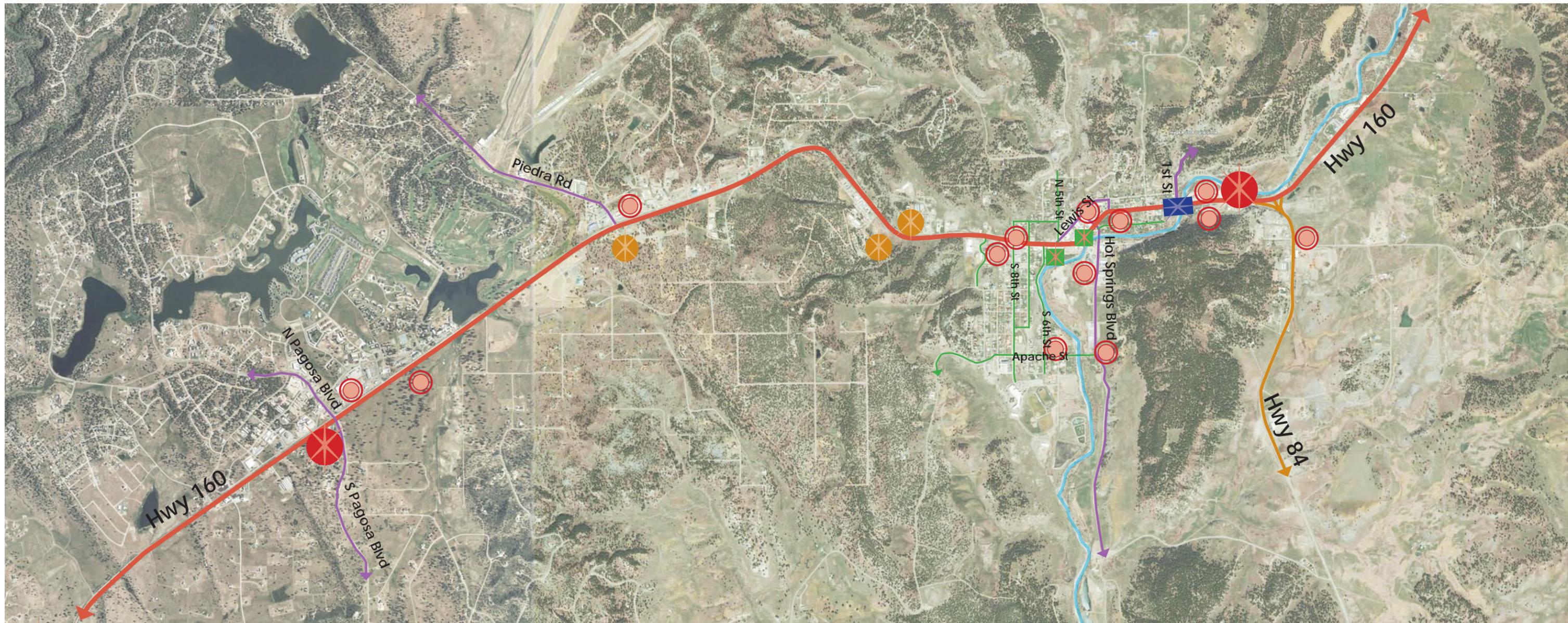
All other Park Id Signs

### **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.

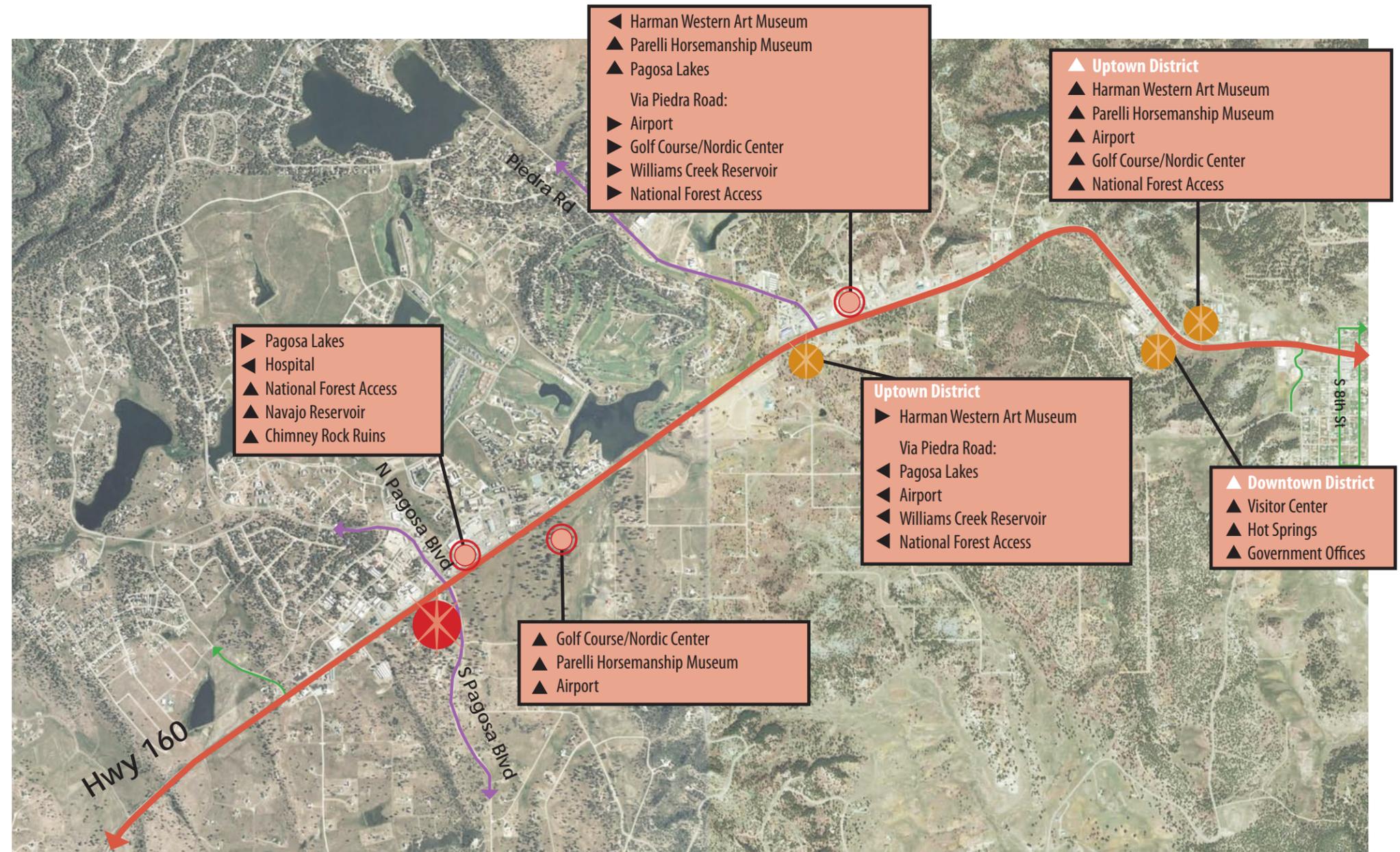
 Primary Community Gateway

 Combination Secondary Community Gateway/  
Vehicular Directional Sign

 Vehicular Directional Sign

 Pedestrian Directory Sign  
(see next page for location)

Primary Resource Id Signs:  
Pagosa Springs Golf Course/Nordic Center



**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.

**i Pedestrian Directory Sign**  
(Located at Talisman/Village Dr)

**Information**

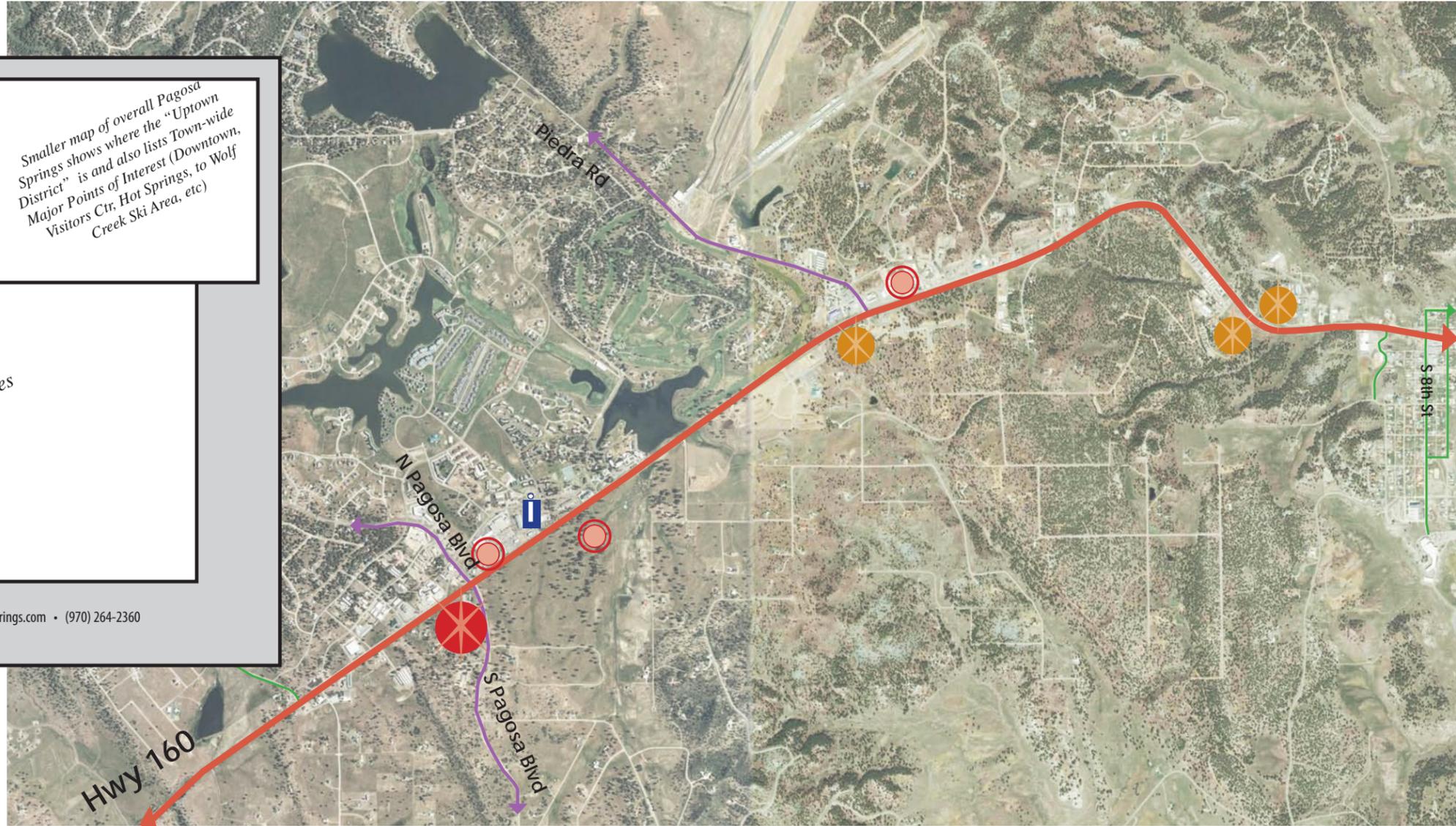
**Uptown District**

Nearby Destinations:  
Hospital  
Airport  
Harman Western Art Museum  
Parelli Horsemanship Museum  
Golf Course/Nordic Center  
Grocery

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

Enlarged Map of "Uptown District" - showing "You Are Here," as well as the Golf Course/ Nordic Ctr & Pagosa Lakes

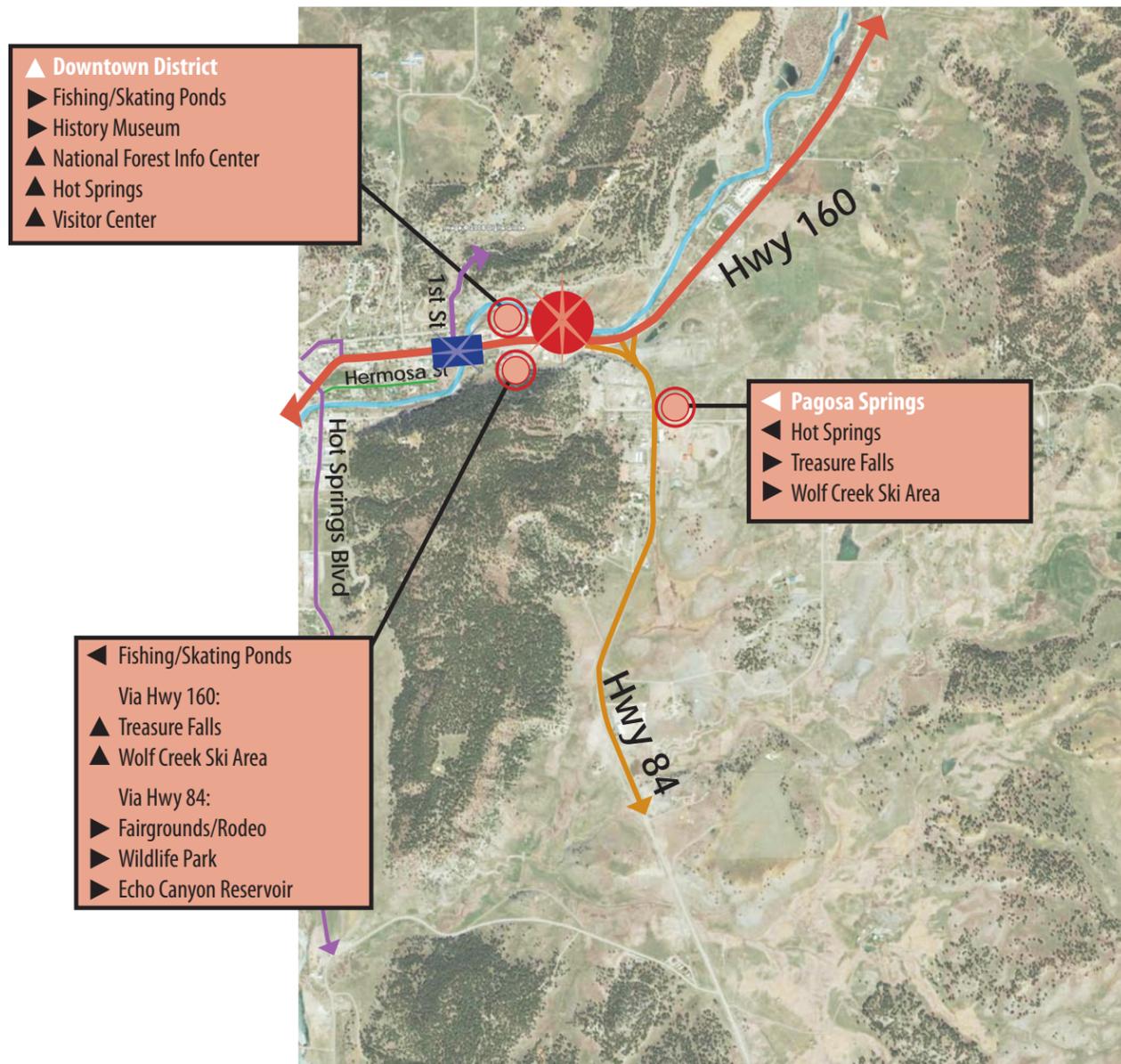
For More Information and Upcoming Events, please contact our Visitor Center: [www.visitpagosasprings.com](http://www.visitpagosasprings.com) • (970) 264-2360



**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

 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.

**i** Trailhead Sign

## East Pagosa

**Nearby Cultural Destinations:**  
History Museum  
Arts Council Gallery

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

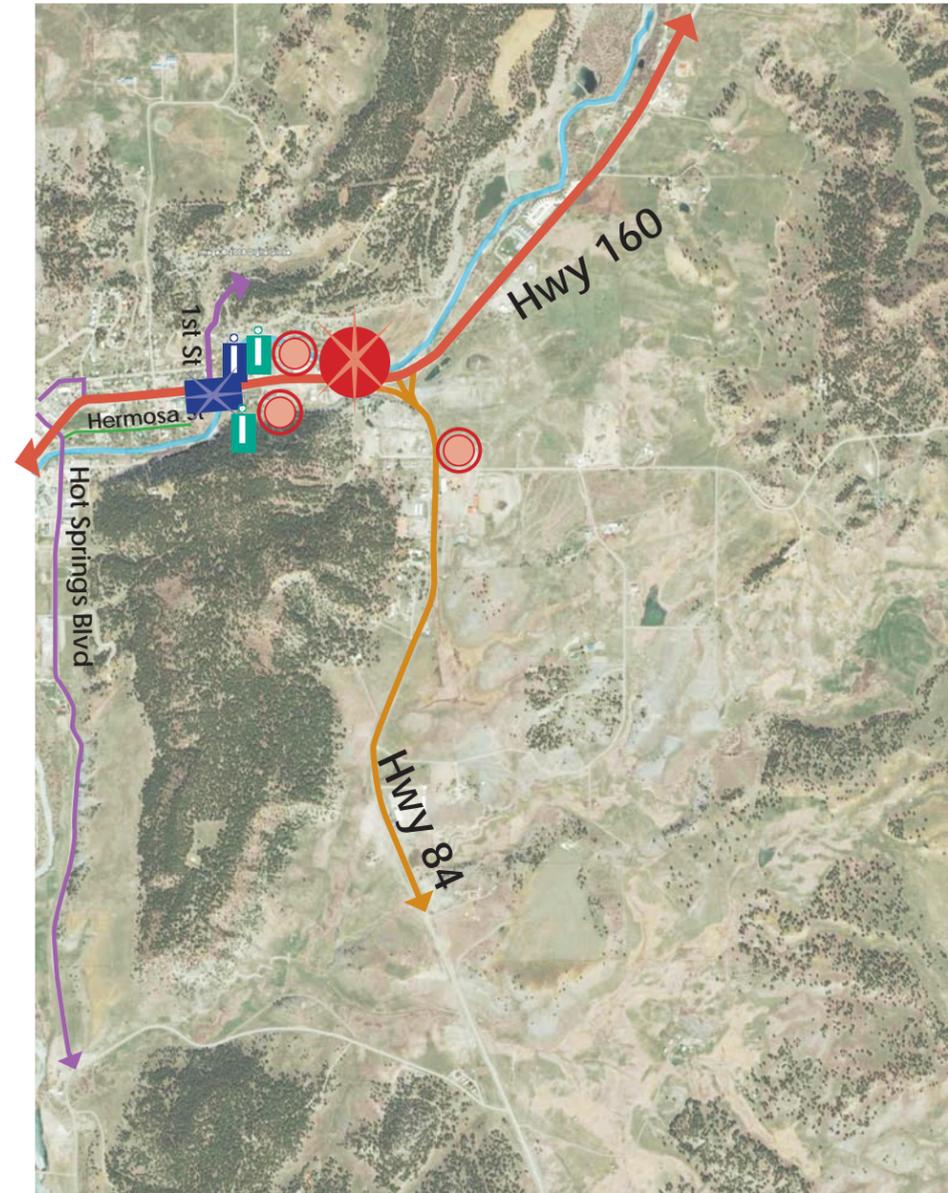
**Downtown Civic Destinations:**  
Library  
Post Office  
Town Hall & Community Center  
County Courthouse  
High School Auditorium  
National Forest Information Center

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

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

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, Hospital, Airport, to Wolf Creek Ski Area, etc)

Enlarged Map of "East Pagosa area" - showing "You Are Here" and destinations



**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

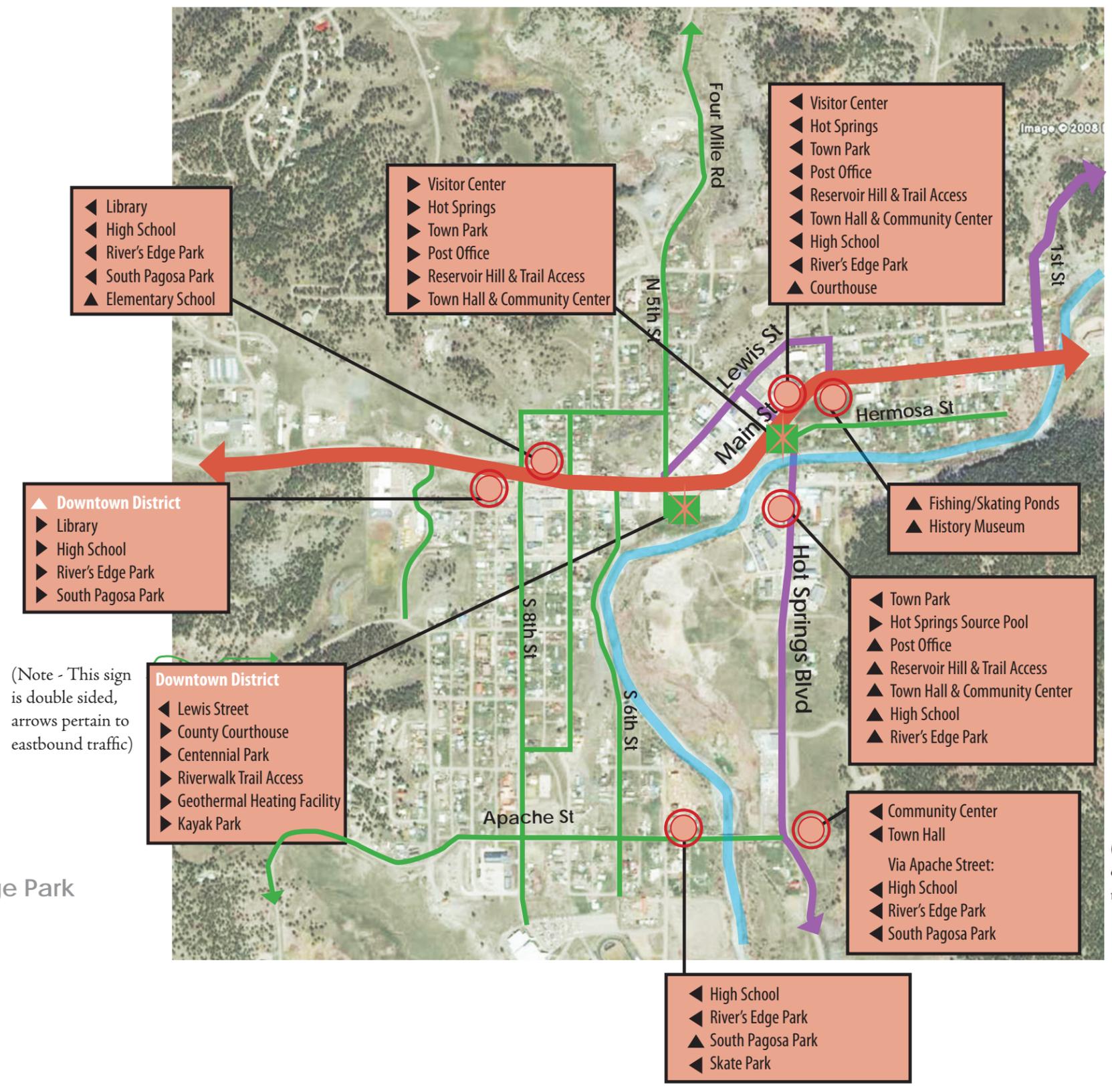
 Pedestrian Directory  
(see next page for locations)

 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)



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

**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)

Information

### 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

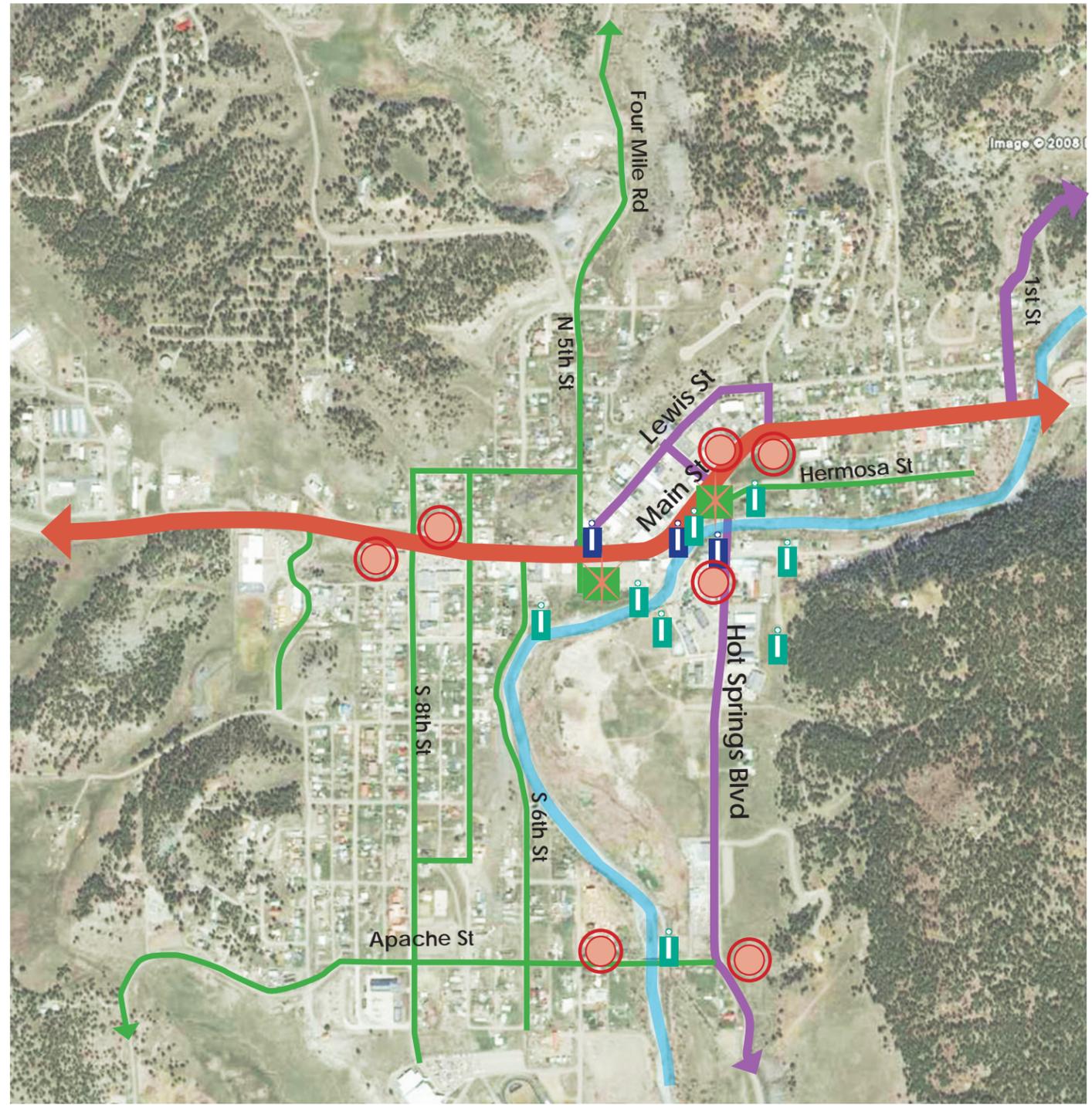
**Nearby Cultural Destinations:**  
 History Museum  
 Arts Council Gallery

**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/Skating Ponds  
 Kayak Park (Future)  
 Skate Park (Future)

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

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)

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



**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.