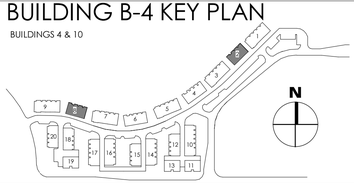
BUILDING B-4 KEY PLAN

BUILDINGS 4 & 10



BUILDING A KEY PLAN

BUILDINGS 3, 5, 7, 9 & 11

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DESIGNED IN SECTION 24-68-101, ET. SEQ. C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. SUCH A VESTED RIGHT SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS, PURSUANT TO APPROVAL BY THE TOWN OF SUPERIOR BOARD OF TRUSTEES ON _____DAY OF _____, 20_____.

GENERAL NOTES

1. SEE CIVIL DRAWING FOR FINISH FLOOR ELEVATIONS AND GARAGE SLAB ELEVATIONS.
2. SEE CIVIL PLANS FOR FINISH FLOOR STEPS IN BUILDINGS. BUILDING ELEVATIONS AND SITE SECTIONS CONCEPTUALLY SHOW BUILDING FLOOR RELATIONSHIP WITH PROPOSED GRADES.
3. BUILDING ELEVATIONS SHOW MATERIAL OF ON GRADE PORCH FENCE MATERIAL AND COLOR.
4. FIRST FLOOR BATHROOMS ARE DESIGNED AS TYPE 'B' ADAPTABLE VISITABLE GROUND FLOOR FACILITIES. SEE CIVIL PLANS FOR UNITS ON THE ACCESSIBLE ROUTES FOR ADAPTABILITY.

LINE TYPE LEGEND

- - - - - - BUILDING OVERHEAD (CONDITIONED)

. . . . . BUILDING OVERHANG (NON-CONDITIONED; AWNINGS AND WINDOW FRAMES)

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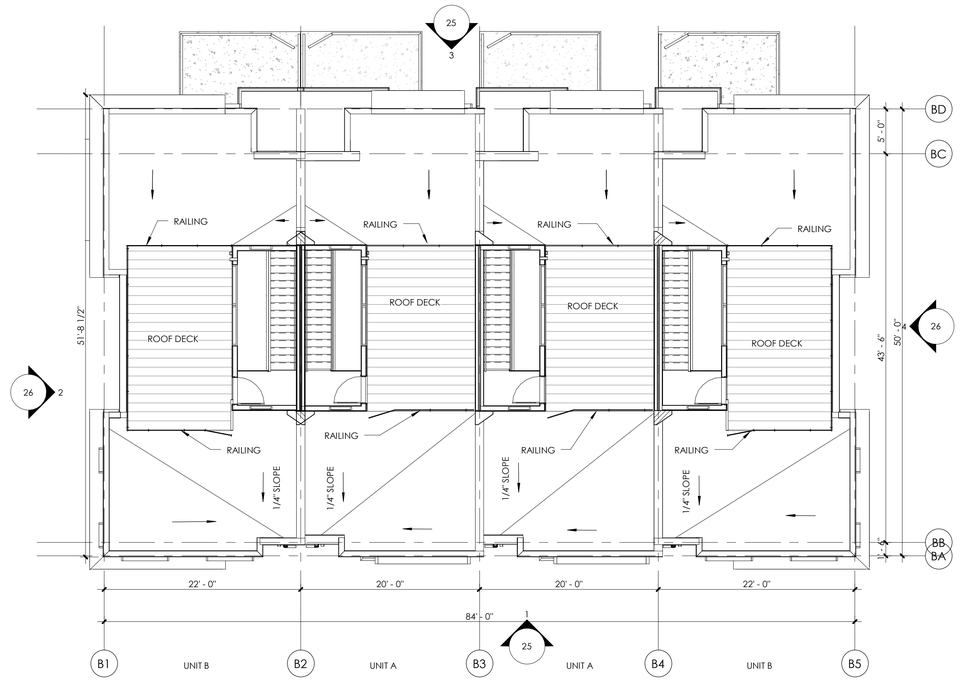
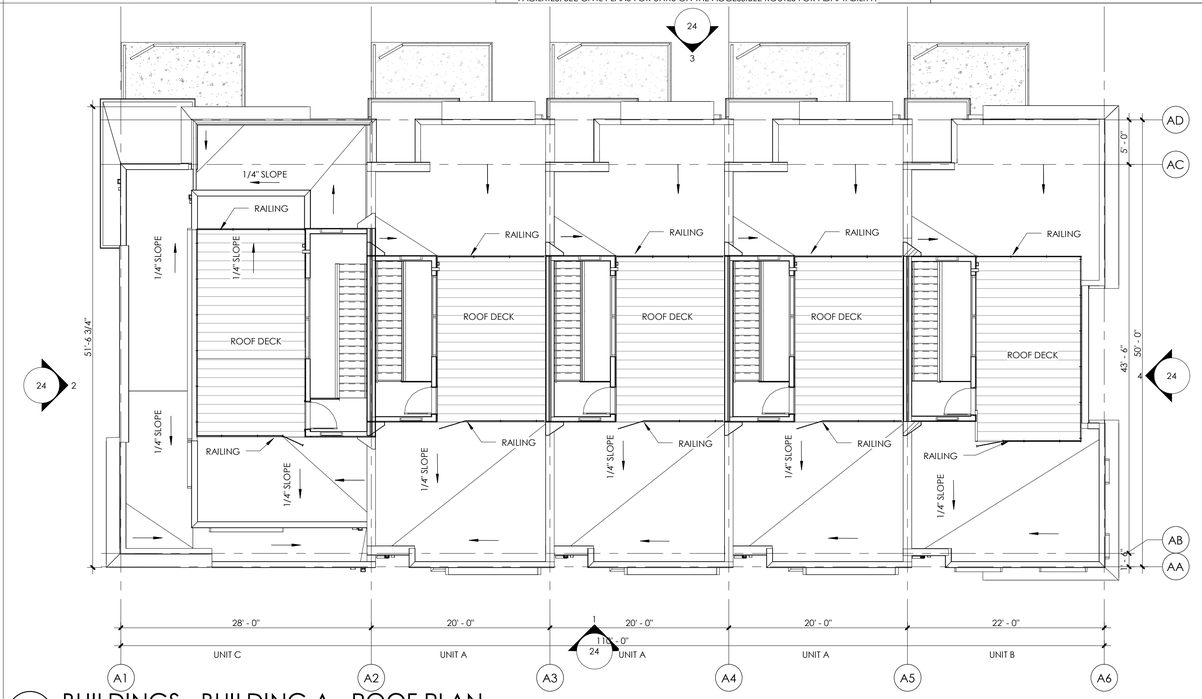


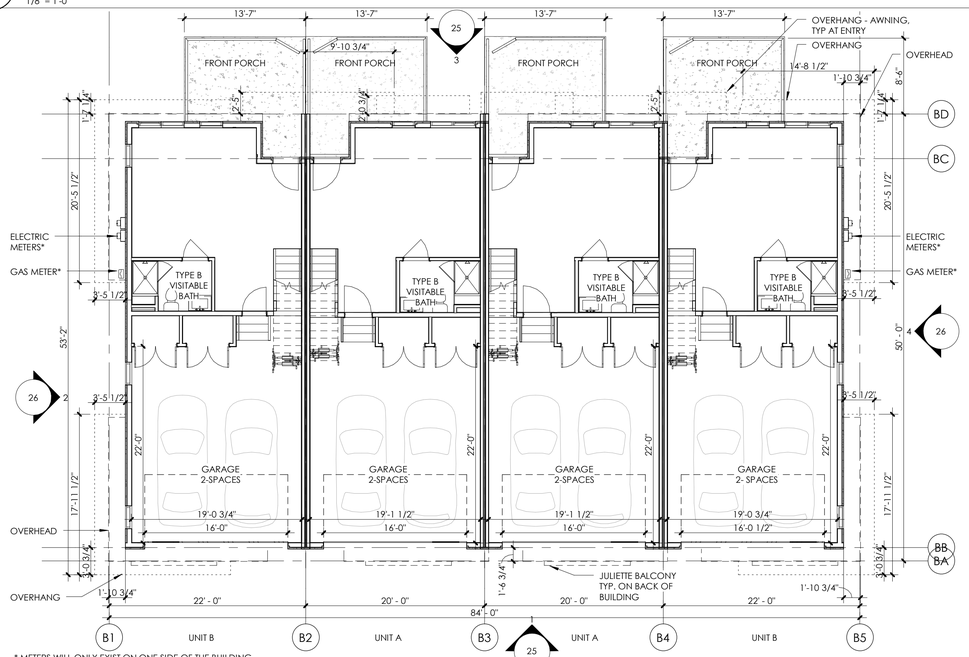
4 BUILDINGS - BUILDING B-4 - ROOF PLAN

1/8" = 1'-0"



2 BUILDINGS - BUILDING A - ROOF PLAN

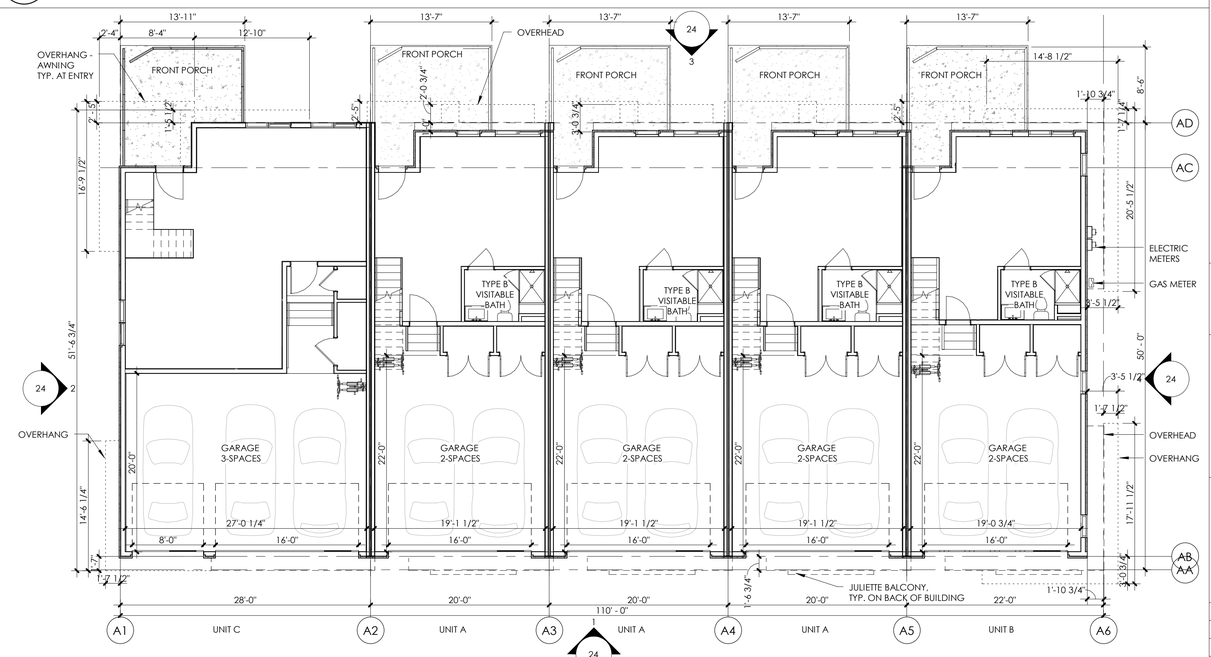
1/8" = 1'-0"



* METERS WILL ONLY EXIST ON ONE SIDE OF THE BUILDING.

3 BUILDINGS - BUILDING B-4 - BUILDING FOOTPRINT

1/8" = 1'-0"



1 BUILDINGS - BUILDING A - BUILDING FOOTPRINT

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

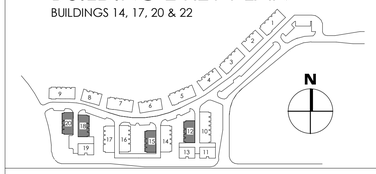
SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDINGS A & B-4 FLOOR PLANS

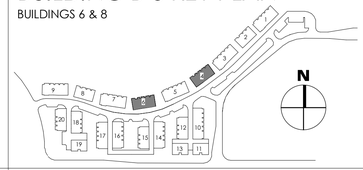
MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	CB, AB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	20
OF	52

BUILDING E KEY PLAN
BUILDINGS 14, 17, 20 & 22



BUILDING B-5 KEY PLAN
BUILDINGS 6 & 8



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LINE TYPE LEGEND

- BUILDING OVERHEAD (CONDITIONED)
- BUILDING OVERHANG (NON-CONDITIONED; AWNINGS AND WINDOW FRAMES)

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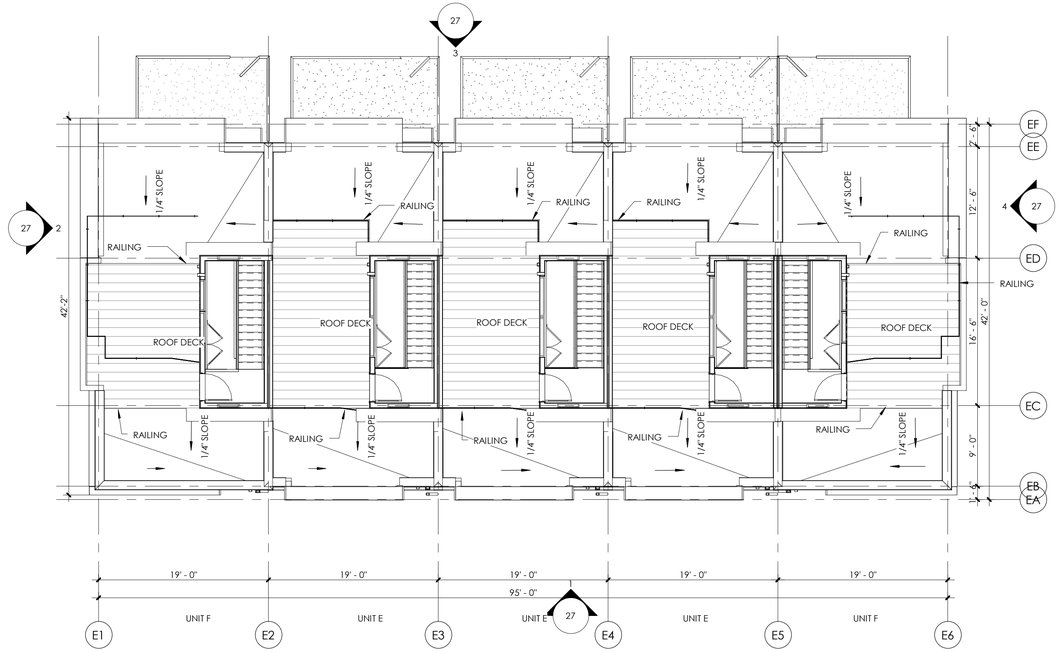
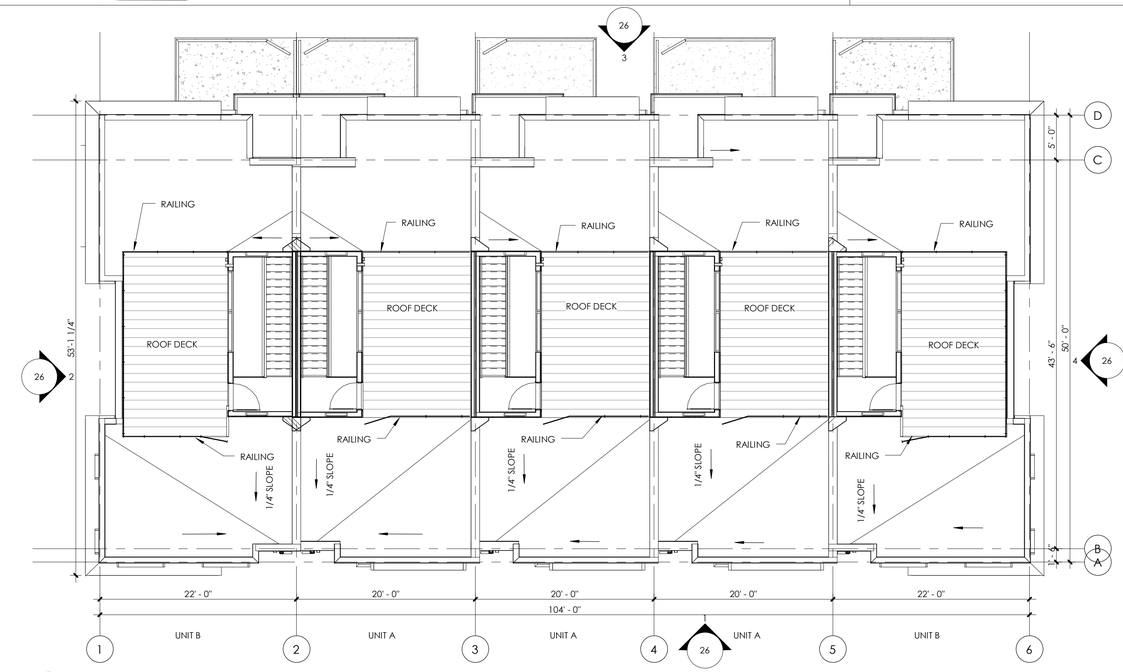
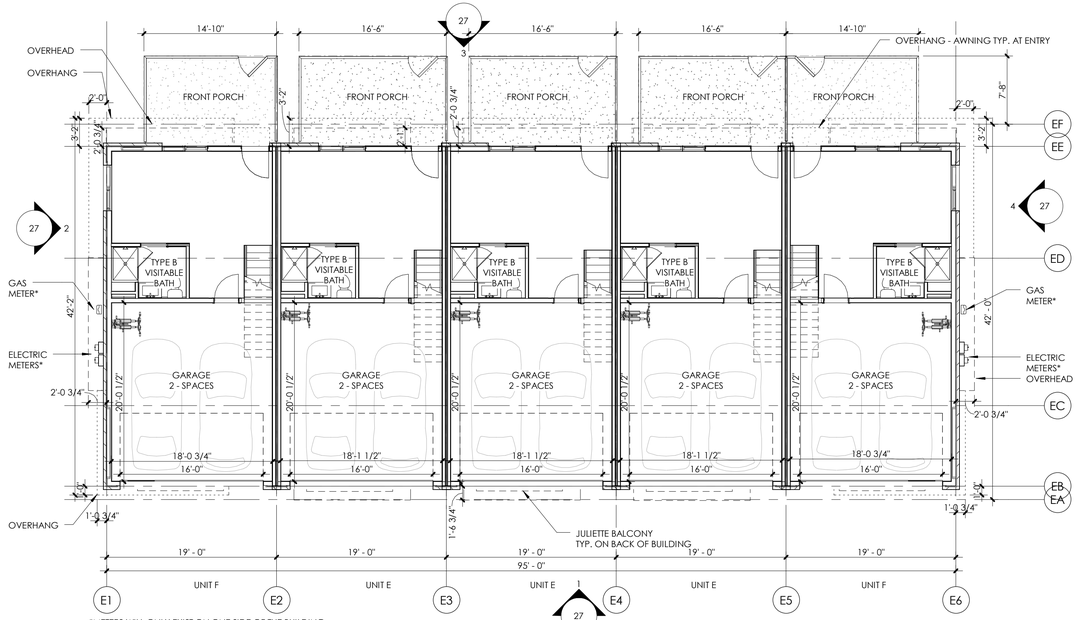


4 BUILDINGS - BUILDING E - ROOF PLAN
1/8" = 1'-0"

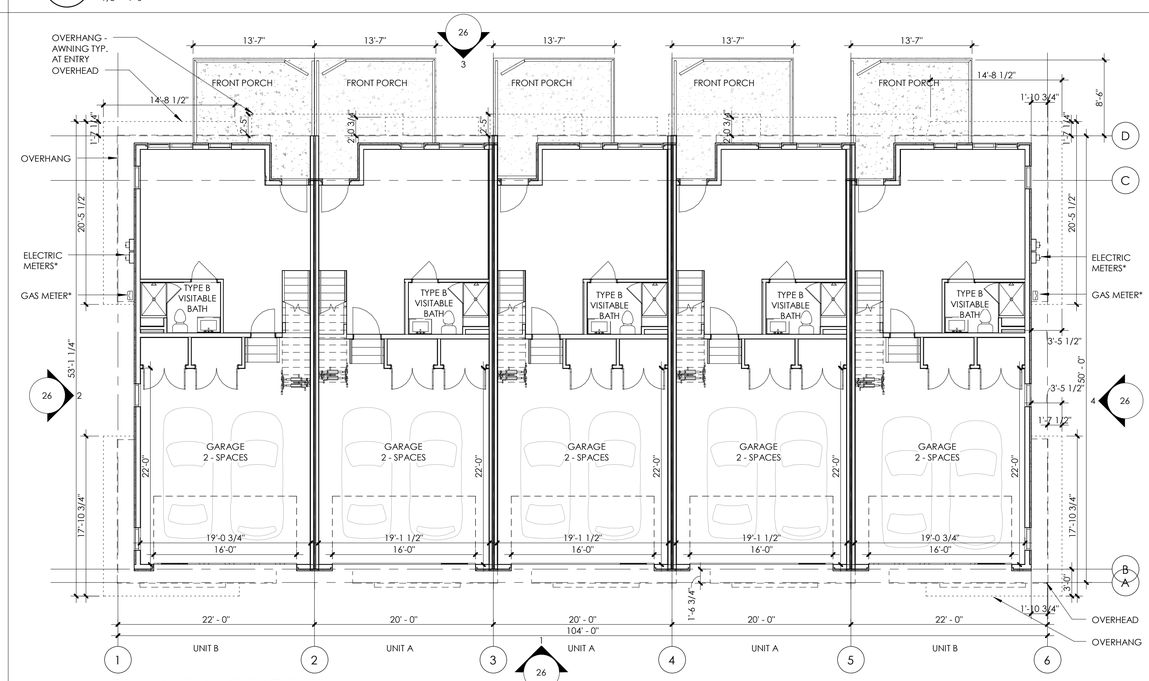


2 BUILDINGS - BUILDING B-5 - ROOF PLAN
1/8" = 1'-0"



*METERS WILL ONLY EXIST ON ONE SIDE OF THE BUILDING.

3 BUILDINGS - BUILDING E - BUILDING FOOTPRINT
1/8" = 1'-0"



* METERS WILL ONLY EXIST ON ONE SIDE OF THE BUILDING

1 BUILDINGS - BUILDING B-5 - BUILDING FOOTPRINT
1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDINGS B-5 & E FLOOR PLANS

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AB, CB
CHECKED BY:	MN
PROJECT NO.	171004

SHEET 21 OF 52

BUILDING F KEY PLAN

BUILDINGS 16, 18 & 19

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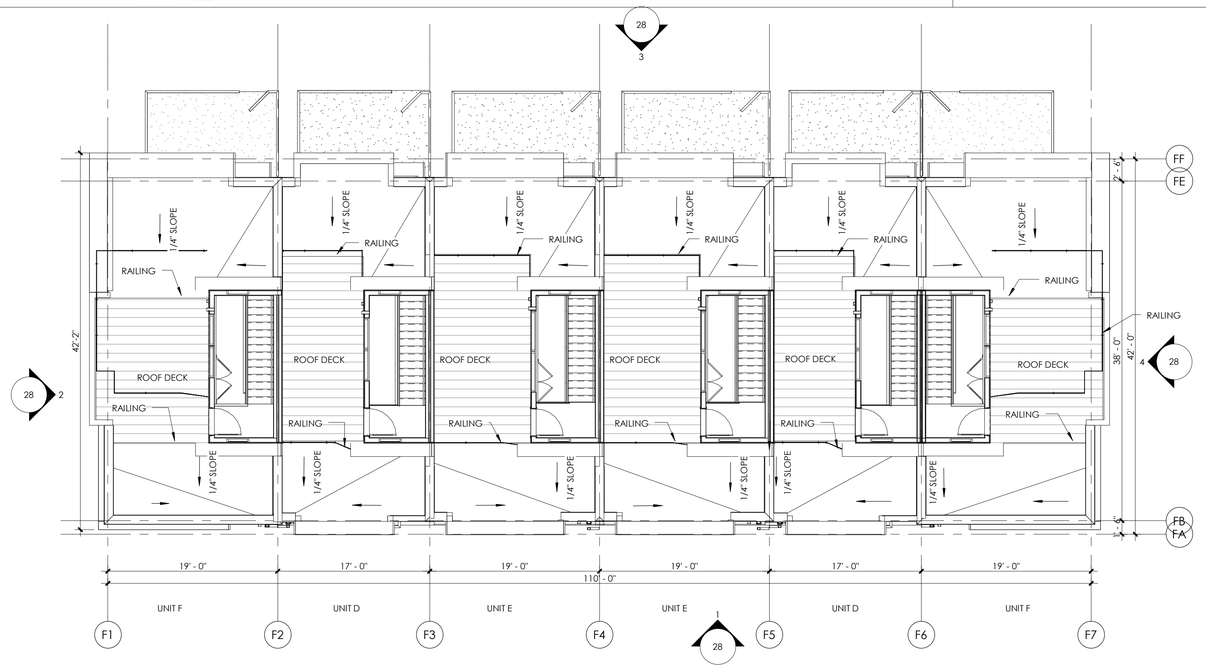
LINE TYPE LEGEND

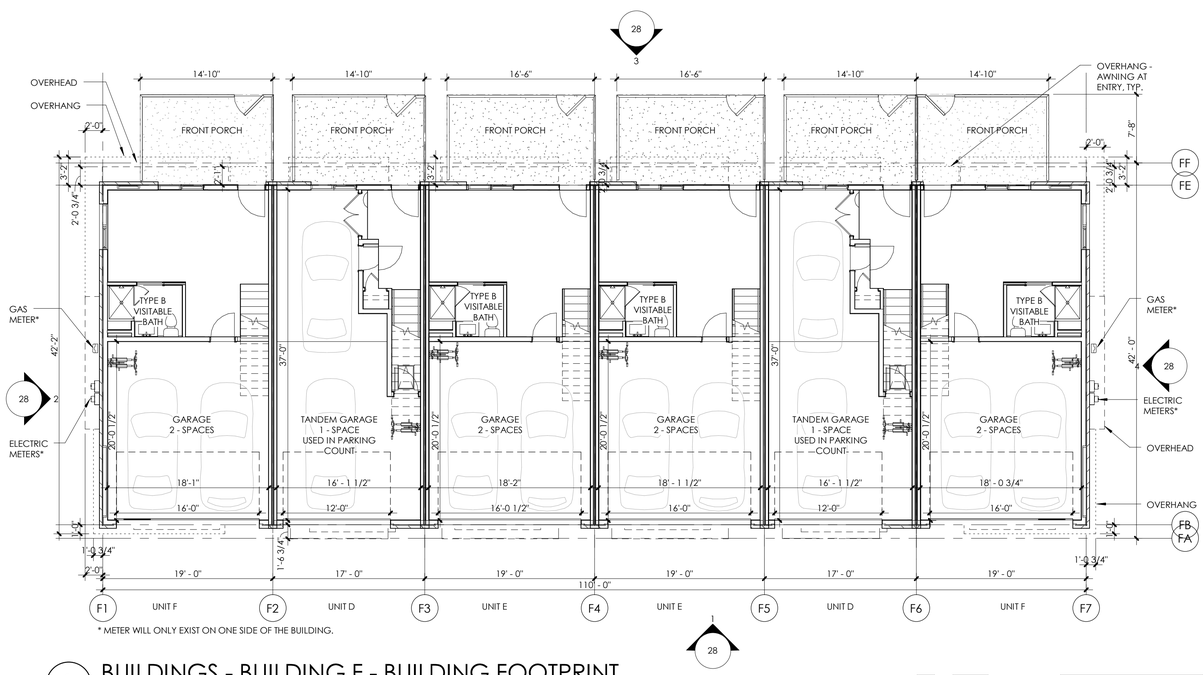
- - - - - - - - BUILDING OVERHEAD (CONDITIONED)

- - - - - - - - BUILDING OVERHANG (NON-CONDITIONED; AWNINGS AND WINDOW FRAMES)



2 BUILDINGS - BUILDING F - ROOF PLAN

1/8" = 1'-0"



* METER WILL ONLY EXIST ON ONE SIDE OF THE BUILDING.

1 BUILDINGS - BUILDING F - BUILDING FOOTPRINT

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

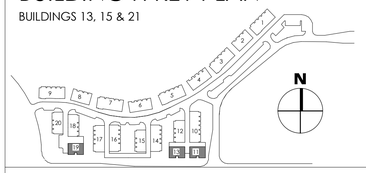
BUILDING F FLOOR PLANS

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	CB, AB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	22
OF	52

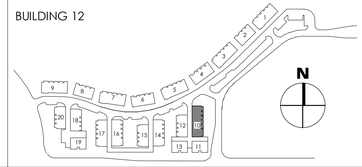
BUILDING H KEY PLAN

BUILDINGS 13, 15 & 21



BUILDING G KEY PLAN

BUILDING 12



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LINE TYPE LEGEND

- - - - - - - - BUILDING OVERHEAD (CONDITIONED)

. . . . . BUILDING OVERHANG (NON-CONDITIONED; AWNINGS AND WINDOW FRAMES)

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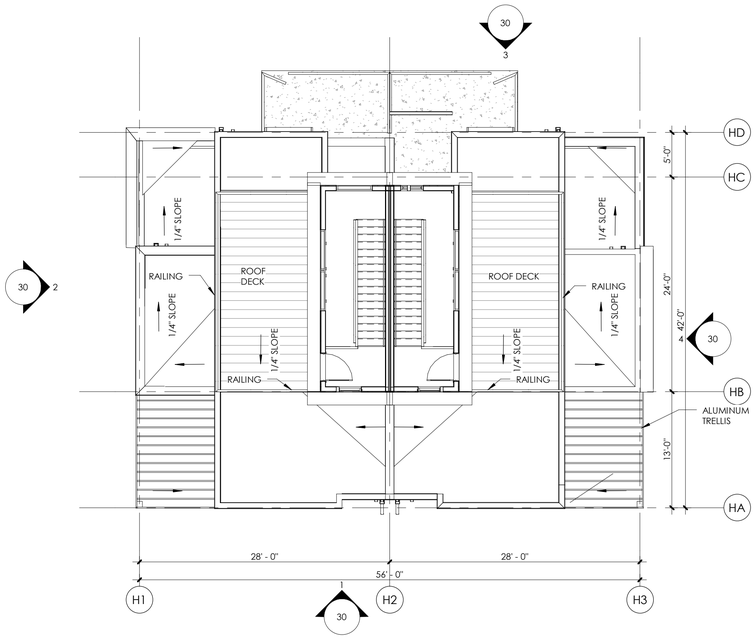
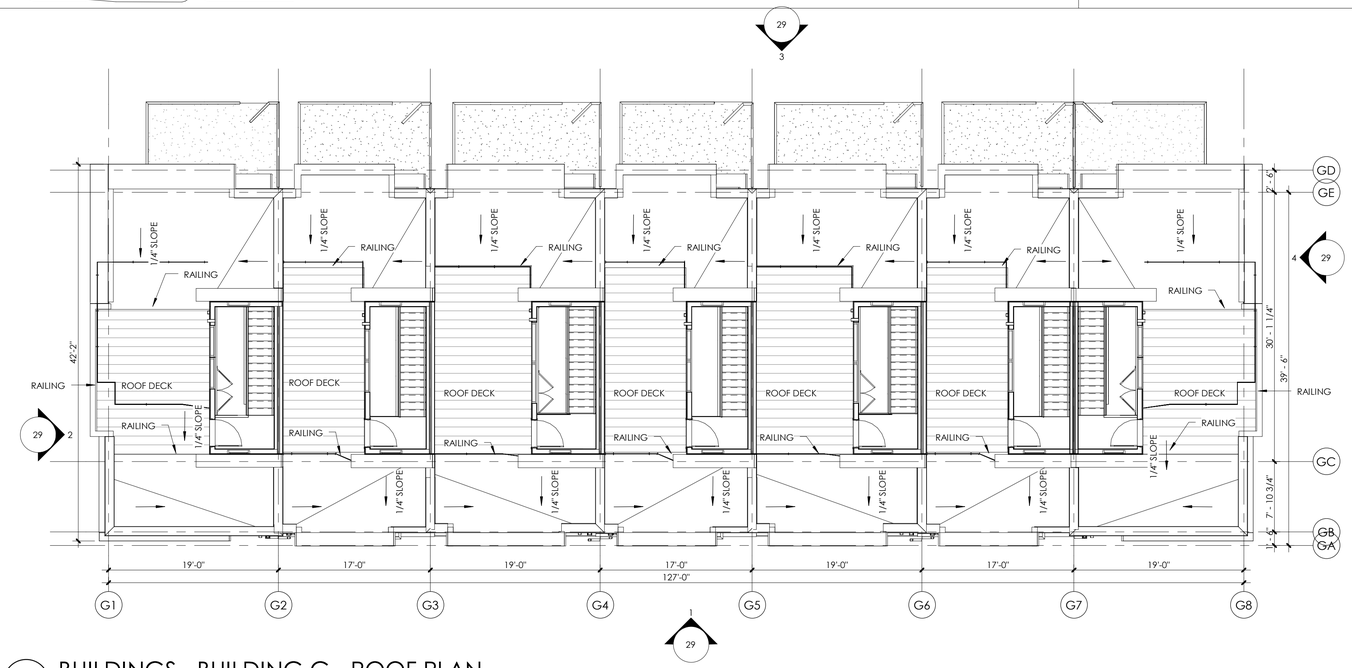


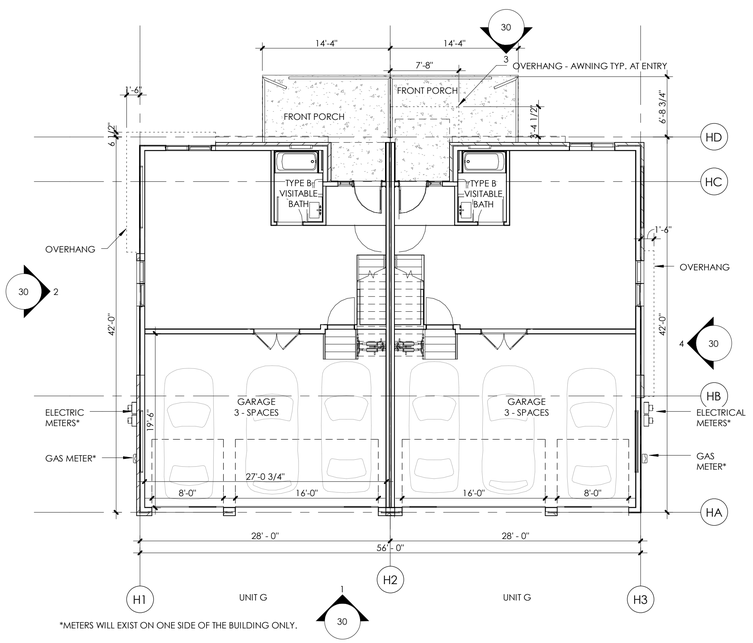
4 BUILDINGS - BUILDING H - ROOF PLAN

1/8" = 1'-0"



2 BUILDINGS - BUILDING G - ROOF PLAN

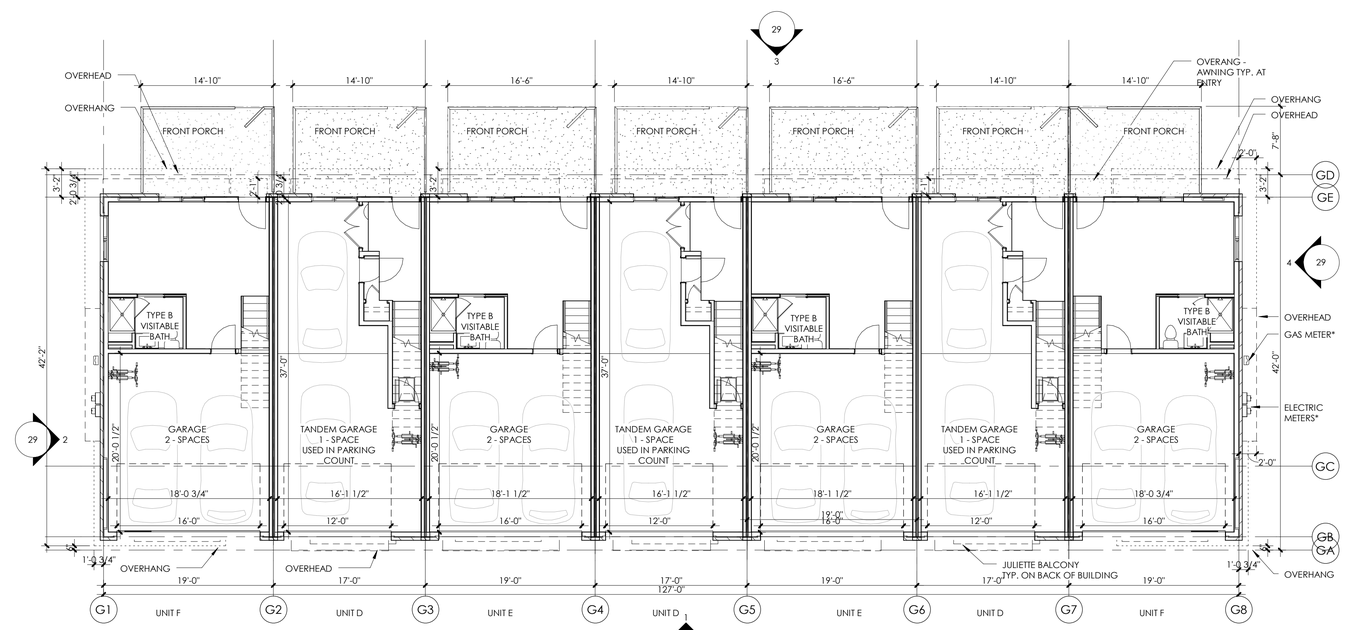
1/8" = 1'-0"



*METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

3 BUILDINGS - BUILDING H - BUILDING FOOTPRINT

1/8" = 1'-0"



* METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

1 BUILDINGS - BUILDING G - BUILDING FOOTPRINT

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDINGS G & H FLOOR PLANS

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AB, CB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	23
OF	52

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3 BUILDING A - ELEVATION 3 - FRONT
1/8" = 1'-0"

4 BUILDING A - ELEVATION 4 - SIDE
1/8" = 1'-0"

2 BUILDING A - ELEVATION 2- SIDE
1/8" = 1'-0"

1 BUILDING A - ELEVATION 1- BACK
1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

RESERVOIR SCHEME 1 MATERIAL LEGEND

SEE MATERIAL SHEET FOR ACCURATE COLORS AND RENDERINGS

1 PLATEAU SCHEME 1
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR: ACADEMY

2 PLATEAU SCHEME 2
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR:

3 RESERVOIR SCHEME 1
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: BLACK TRUFFLE

4 RESERVOIR SCHEME 2
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: POWDER

5 SMOOTH FINISH FIBER CEMENT LAP SIDING
MFR: ALLURA

RESERVOIR SCHEME 1: COLOR: GREY MATTERS SW 7066	RESERVOIR SCHEME 2: COLOR: GRIFFIN SW 7026	PLATEAU SCHEME 1: COLOR: TOQUE WHITE SW 7003	PLATEAU SCHEME 2: COLOR: NIGHT OWL SW 7061

* STUCCO AND SIDING COLORS ARE SWITCHED IN D & SOME E UNITS FOR COLOR VARIATION

** SIDING PAINTED TO MATCH BRICK ON REAR OF D & E UNITS

6 STUCCO COLOR 1
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STORM GREY (***PAINTED SW GREY MATTERS @ PENTHOUSE)	RESERVOIR SCHEME 2: COLOR: STORM GREY (***PAINTED SW GRIFFIN @ PENTHOUSE)	PLATEAU SCHEME 1: COLOR: GREY CLOUD	PLATEAU SCHEME 2: COLOR: STARK WHITE

7 STUCCO COLOR 2
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STARK WHITE	RESERVOIR SCHEME 2: COLOR: GREY CLOUD

8 ACCENT FRAME: STUCCO
MFR: SYNERGY
COLOR: CHARCOAL

9 ACCENT FRAME: FIBER CEMENT BUILD UP
MFR: ALLURA
COLOR: CHARCOAL

10 VINYL WINDOW
MFR: ANDERSON
COLOR: BLACK/BRONZE

11 3' - 0" METAL GUARDRAIL-
MFR: TUBE STEEL/BAR STOCK
COLOR: CHARCOAL
GUTTERS AND DOWNSPOUTS TO BE CHARCOAL

EXTERIOR WALL SCONCE

12 ALUMINUM TRELLIS - BUILDING H ONLY

BUILDING A IS ALWAYS RESERVOIR SCHEME 1. SEE SITE PLAN FOR BUILDING LOCATIONS AND MATERIAL SHEET FOR ACCURATE COLORS.

MATERIAL % MATRIX

A	%
TOTAL	100%
GLAZING	16%
STUCCO 1	11%
STUCCO 2	24%
SIDING	6%
STONE	18%
OTHER	25%

"OTHER" INCLUDES TRIM, RAILINGS, GARAGE DOORS, & WINDOW FINS. NUMBERS ARE IN S.F.

BUILDING A KEY PLAN

BUILDINGS 3, 5, 7, 9 & 11

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDING A ELEVATIONS

MYLARS	11/21/2018
TOWN BOARD	9/14/2018
PLANNING COMMISSION	8/31/2018
TOWN COMMENTS	8/24/2018
TOWN COMMENTS	7/23/2018
REVISED SITE LAYOUT	4/13/2018
2ND SUBMITTAL	10/27/2017
INITIAL SUBMITTAL	6/29/2017

DESIGNED BY:	
DRAWN BY:	CB, AB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	24
OF	52

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3 BUILDING B-4 - ELEVATION 3 - FRONT

1/8" = 1'-0"

*METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

4 BUILDING B-4 - ELEVATION 4 - SIDE

1/8" = 1'-0"

*METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

2 BUILDING B-4 - ELEVATION 2 - SIDE

1/8" = 1'-0"

1 BUILDING B-4 - ELEVATION 1 - BACK

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

RESERVOIR SCHEME 2
MATERIAL LEGEND

SEE MATERIAL SHEET FOR ACCURATE COLORS AND RENDERINGS

1 PLATEAU SCHEME 1
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR: ACADEMY

2 PLATEAU SCHEME 2
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR:

3 RESERVOIR SCHEME 1
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: BLACK TRUFFLE

4 RESERVOIR SCHEME 2
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: POWDER

5 SMOOTH FINISH FIBER CEMENT LAP SIDING
MFR: ALLURA

RESERVOIR SCHEME 1: COLOR: GREY MATTERS SW 7066	RESERVOIR SCHEME 2: COLOR: GRIFFIN SW 7026	PLATEAU SCHEME 1: COLOR: TOQUE WHITE SW 7003	PLATEAU SCHEME 2: COLOR: NIGHT OWL SW 7061

* STUCCO AND SIDING COLORS ARE SWITCHED IN D & SOME E UNITS FOR COLOR VARIATION

** SIDING PAINTED TO MATCH BRICK ON REAR OF D & E UNITS

6 STUCCO COLOR 1
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STORM GREY (***PAINTED SW GREY MATTERS @ PENTHOUSE)	RESERVOIR SCHEME 2: COLOR: STORM GREY (***PAINTED SW GRIFFIN @ PENTHOUSE)	PLATEAU SCHEME 1: COLOR: GREY CLOUD	PLATEAU SCHEME 2: COLOR: STARK WHITE

7 STUCCO COLOR 2
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STARK WHITE	RESERVOIR SCHEME 2: COLOR: GREY CLOUD

8 ACCENT FRAME: STUCCO
MFR: SYNERGY
COLOR: CHARCOAL

9 ACCENT FRAME: FIBER CEMENT BUILD UP
MFR: ALLURA
COLOR: CHARCOAL

10 VINYL WINDOW
MFR: ANDERSON
COLOR: BLACK/BRONZE

11 3' - 0" METAL GUARDRAIL-
MFR: TUBE STEEL/BAR STOCK
COLOR: CHARCOAL
GUTTERS AND DOWNSPOUTS TO BE CHARCOAL

EXTERIOR WALL SCONCE

12 ALUMINUM TRELLIS - BUILDING H ONLY

BUILDING B-4 IS ALWAYS RESERVOIR SCHEME 2. SEE SITE PLAN FOR BUILDING LOCATIONS AND MATERIAL SHEET FOR ACCURATE COLORS.

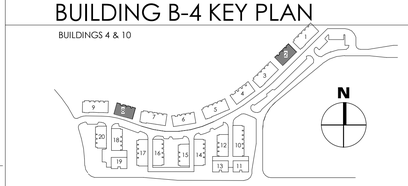
MATERIAL % MATRIX

B-4	%
TOTAL	100%
GLAZING	18%
STUCCO 1	8%
STUCCO 2	24%
SIDING	5%
STONE	18%
OTHER	27%

"OTHER" INCLUDES TRIM, RAILINGS, GARAGE DOORS, & WINDOW FINS. NUMBERS ARE IN S.F.

BUILDING B-4 KEY PLAN

BUILDINGS 4 & 10



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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDING B-4 ELEVATIONS

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	CB, AB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	25
OF	52

VESTED RIGHTS:
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DESIGNED IN SECTION 24-68-101, ET, SEQ, C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. SUCH A VESTED RIGHT SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS, PURSUANT TO APPROVAL BY THE TOWN OF SUPERIOR BOARD OF TRUSTEES ON _____DAY OF _____ 20_____.

3 BUILDING B-5 - ELEVATION 3 - FRONT
1/8" = 1'-0"

4 BUILDING B-5 - ELEVATION 4 - SIDE
1/8" = 1'-0"

2 BUILDING B-5 - ELEVATION 2 - SIDE
1/8" = 1'-0"

1 BUILDING B-5 - ELEVATION 1 - BACK
1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

RESERVOIR SCHEME 2 MATERIAL LEGEND

SEE MATERIAL SHEET FOR ACCURATE COLORS AND RENDERINGS

1 PLATEAU SCHEME 1
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR: ACADEMY

2 PLATEAU SCHEME 2
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR:

3 RESERVOIR SCHEME 1
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: BLACK TRUFFLE

4 RESERVOIR SCHEME 2
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: POWDER

5 SMOOTH FINISH FIBER CEMENT LAP SIDING
MFR: ALLURA

RESERVOIR SCHEME 1: COLOR: GREY MATTERS SW 7066	RESERVOIR SCHEME 2: COLOR: GRIFFIN SW 7026	PLATEAU SCHEME 1: COLOR: TOQUE WHITE SW 7003	PLATEAU SCHEME 2: COLOR: NIGHT OWL SW 7061

* STUCCO AND SIDING COLORS ARE SWITCHED IN D & SOME E UNITS FOR COLOR VARIATION

** SIDING PAINTED TO MATCH BRICK ON REAR OF D & E UNITS

6 STUCCO COLOR 1
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STORM GREY (***PAINTED SW GREY MATTERS @ PENTHOUSE)	RESERVOIR SCHEME 2: COLOR: STORM GREY (***PAINTED SW GRIFFIN @ PENTHOUSE)	PLATEAU SCHEME 1: COLOR: GREY CLOUD	PLATEAU SCHEME 2: COLOR: STARK WHITE

7 STUCCO COLOR 2
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STARK WHITE	RESERVOIR SCHEME 2: COLOR: GREY CLOUD

8 ACCENT FRAME: STUCCO
MFR: SYNERGY
COLOR: CHARCOAL

9 ACCENT FRAME: FIBER CEMENT BUILD UP
MFR: ALLURA
COLOR: CHARCOAL

10 VINYL WINDOW
MFR: ANDERSON
COLOR: BLACK/BRONZE

11 3' - 0" METAL GUARDRAIL-
MFR: TUBE STEEL/BAR STOCK
COLOR: CHARCOAL
GUTTERS AND DOWNSPOUTS TO BE CHARCOAL

EXTERIOR WALL SCONCE

12 ALUMINUM TRELLIS - BUILDING H ONLY

BUILDING B-5 IS ALWAYS RESERVOIR SCHEME 2. SEE SITE PLAN FOR BUILDING LOCATIONS AND MATERIAL SHEET FOR ACCURATE COLORS.

MATERIAL % MATRIX

B-5	%
TOTAL	100%
GLAZING	18%
STUCCO 1	8%
STUCCO 2	24%
SIDING	5%
STONE	18%
OTHER	27%

"OTHER" INCLUDES TRIM, RAILINGS, GARAGE DOORS, & WINDOW FINS. NUMBERS ARE IN S.F.

BUILDING B-5 KEY PLAN

BUILDINGS 6 & 8

TJC LIMITED
4955 IRIS ST.
WHEAT RIDGE, CO 80033
303.840.4742
www.tjconsultant.com

neo studio
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PHONE 303.758.3800

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDING B-5 ELEVATIONS

MYLARS	11/21/2018
TOWN BOARD	9/14/2018
PLANNING COMMISSION	8/31/2018
TOWN COMMENTS	8/24/2018
TOWN COMMENTS	7/23/2018
REVISED SITE LAYOUT	4/13/2018
2ND SUBMITTAL	10/27/2017
INITIAL SUBMITTAL	6/29/2017

DESIGNED BY:	
DRAWN BY:	CB, AB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	26
OF	52

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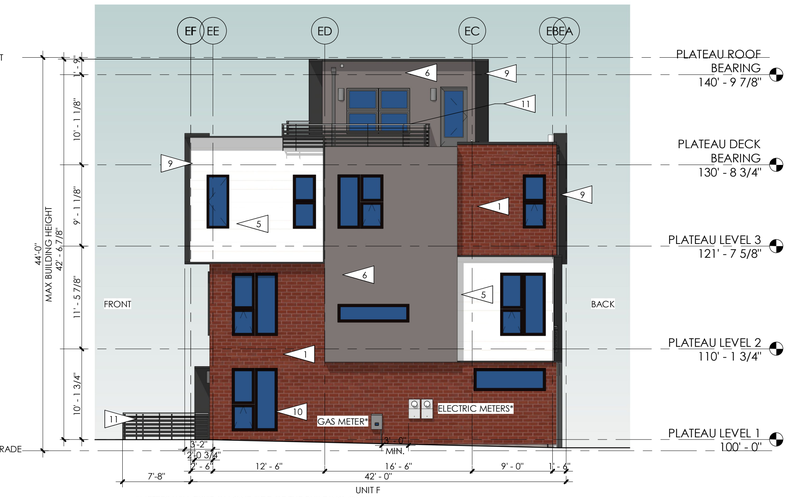
3 BUILDING E - ELEVATION 3 - FRONT
1/8" = 1'-0"

*METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

4 BUILDING E - ELEVATION 4 - SIDE
1/8" = 1'-0"



*METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

2 BUILDING E - ELEVATION 2 - SIDE
1/8" = 1'-0"

1 BUILDING E - ELEVATION 1 - BACK
1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

PLATEAU SCHEME 1
MATERIAL LEGEND

SEE MATERIAL SHEET FOR ACCURATE COLORS AND RENDERINGS

1 PLATEAU SCHEME 1
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR: ACADEMY

2 PLATEAU SCHEME 2
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR:

3 RESERVOIR SCHEME 1
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: BLACK TRUFFLE

4 RESERVOIR SCHEME 2
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: POWDER

5 SMOOTH FINISH FIBER CEMENT LAP SIDING
MFR: ALLURA
RESERVOIR SCHEME 1: COLOR: GREY MATTERS SW 7066
RESERVOIR SCHEME 2: COLOR: GRIFFIN SW 7026
PLATEAU SCHEME 1: COLOR: TOQUE WHITE SW 7003
PLATEAU SCHEME 2: COLOR: NIGHT OWL SW 7061
* STUCCO AND SIDING COLORS ARE SWITCHED IN D & SOME E UNITS FOR COLOR VARIATION
** SIDING PAINTED TO MATCH BRICK ON REAR OF D & E UNITS

6 STUCCO COLOR 1
MFR: SYNERGY
RESERVOIR SCHEME 1: COLOR: STORM GREY (***PAINTED SW GREY MATTERS @ PENTHOUSE)
RESERVOIR SCHEME 2: COLOR: STORM GREY (***PAINTED SW GRIFFIN @ PENTHOUSE)
PLATEAU SCHEME 1: COLOR: GREY CLOUD
PLATEAU SCHEME 2: COLOR: STARK WHITE

7 STUCCO COLOR 2
MFR: SYNERGY
RESERVOIR SCHEME 1: COLOR: STARK WHITE
RESERVOIR SCHEME 2: COLOR: GREY CLOUD

8 ACCENT FRAME: STUCCO
MFR: SYNERGY
COLOR: CHARCOAL

9 ACCENT FRAME: FIBER CEMENT BUILD UP
MFR: ALLURA
COLOR: CHARCOAL

10 VINYL WINDOW
MFR: ANDERSON
COLOR: BLACK/BRONZE

11 3' - 0" METAL GUARDRAIL-
MFR: TUBE STEEL/BAR STOCK
COLOR: CHARCOAL
GUTTERS AND DOWNSPOUTS TO BE CHARCOAL

EXTERIOR WALL SCONCE

12 ALUMINUM TRELLIS - BUILDING H ONLY

BUILDING E USES BOTH MATERIAL SCHEMES. SEE SITE PLAN FOR LOCATIONS OF ALTERNATE SCHEME AND MATERIAL SHEET FOR ACCURATE COLORS.

MATERIAL % MATRIX

E	%
TOTAL	100%
GLAZING	16%
STUCCO 1	15%
SIDING	17%
BRICK	34%
OTHER	18%

"OTHER" INCLUDES TRIM, RAILINGS, GARAGE DOORS, & WINDOW FINS. NUMBERS ARE IN S.F.

BUILDING E KEY PLAN
BUILDINGS 14, 17, 20 & 22

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PHONE 303.758.3800

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDING E ELEVATIONS

MYLARS	11/21/2018
TOWN BOARD	9/14/2018
PLANNING COMMISSION	8/31/2018
TOWN COMMENTS	8/24/2018
TOWN COMMENTS	7/23/2018
REVISED SITE LAYOUT	4/13/2018
2ND SUBMITTAL	10/27/2017
INITIAL SUBMITTAL	6/29/2017

DESIGNED BY:	
DRAWN BY:	AB, CB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	27
OF	52

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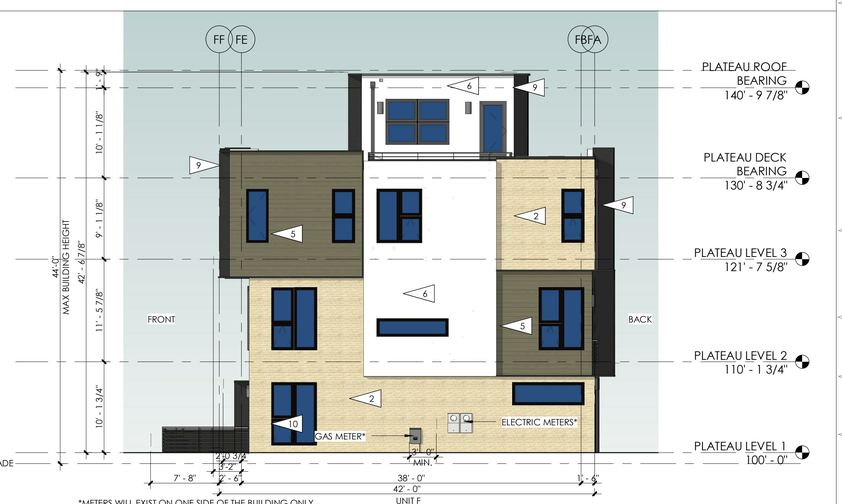
3 BUILDING F - ELEVATION 3 - FRONT

1/8" = 1'-0"

*METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

4 BUILDING F - ELEVATION 4 - SIOE

1/8" = 1'-0"



*METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

2 BUILDING F - ELEVATION 2 - SIDE

1/8" = 1'-0"

1 BUILDING F - ELEVATION 1 - BACK

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

PLATEAU SCHEME 2
MATERIAL LEGEND

SEE MATERIAL SHEET FOR ACCURATE COLORS AND RENDERINGS

1 PLATEAU SCHEME 1
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR: ACADEMY

2 PLATEAU SCHEME 2
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR:

3 RESERVOIR SCHEME 1
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: BLACK TRUFFLE

4 RESERVOIR SCHEME 2
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: POWDER

5 SMOOTH FINISH FIBER CEMENT LAP SIDING
MFR: ALLURA

RESERVOIR SCHEME 1: COLOR: GREY MATTERS SW 7066	RESERVOIR SCHEME 2: COLOR: GRIFFIN SW 7026	PLATEAU SCHEME 1: COLOR: TOQUE WHITE SW 7003	PLATEAU SCHEME 2: COLOR: NIGHT OWL SW 7061

* STUCCO AND SIDING COLORS ARE SWITCHED IN D & SOME E UNITS FOR COLOR VARIATION

** SIDING PAINTED TO MATCH BRICK ON REAR OF D & E UNITS

6 STUCCO COLOR 1
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STORM GREY (***PAINTED SW GREY MATTERS @ PENTHOUSE)	RESERVOIR SCHEME 2: COLOR: STORM GREY (***PAINTED SW GRIFFIN @ PENTHOUSE)	PLATEAU SCHEME 1: COLOR: GREY CLOUD	PLATEAU SCHEME 2: COLOR: STARK WHITE

7 STUCCO COLOR 2
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STARK WHITE	RESERVOIR SCHEME 2: COLOR: GREY CLOUD

8 ACCENT FRAME: STUCCO
MFR: SYNERGY
COLOR: CHARCOAL

9 ACCENT FRAME: FIBER CEMENT BUILD UP
MFR: ALLURA
COLOR: CHARCOAL

10 VINYL WINDOW
MFR: ANDERSON
COLOR: BLACK/BRONZE

11 3' - 0" METAL GUARDRAIL-
MFR: TUBE STEEL/BAR STOCK
COLOR: CHARCOAL
GUTTERS AND DOWNSPOUTS TO BE CHARCOAL

EXTERIOR WALL SCONCE

12 ALUMINUM TRELLIS - BUILDING H ONLY

BUILDING F USES BOTH MATERIAL SCHEMES. SEE SITE PLAN FOR LOCATIONS OF ALTERNATE SCHEME AND MATERIAL SHEET FOR ACCURATE COLORS.

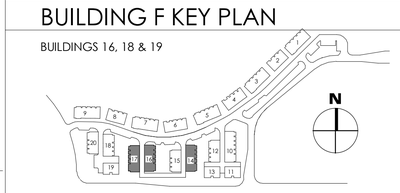
MATERIAL % MATRIX

F	%
TOTAL	100%
GLAZING	16%
STUCCO 1	15%
SIDING	17%
BRICK	33%
OTHER	19%

"OTHER" INCLUDES TRIM, RAILINGS, GARAGE DOORS, & WINDOW FINS. NUMBERS ARE IN S.F.

BUILDING F KEY PLAN

BUILDINGS 16, 18 & 19



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PHONE 303.758.3800

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDING F ELEVATIONS

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
TOWN COMMENTS	7/23/2018
REVISED SITE LAYOUT	4/13/2018
2ND SUBMITTAL	10/27/2017
INITIAL SUBMITTAL	6/29/2017

DESIGNED BY:	
DRAWN BY:	CB, AB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET 28	OF 52

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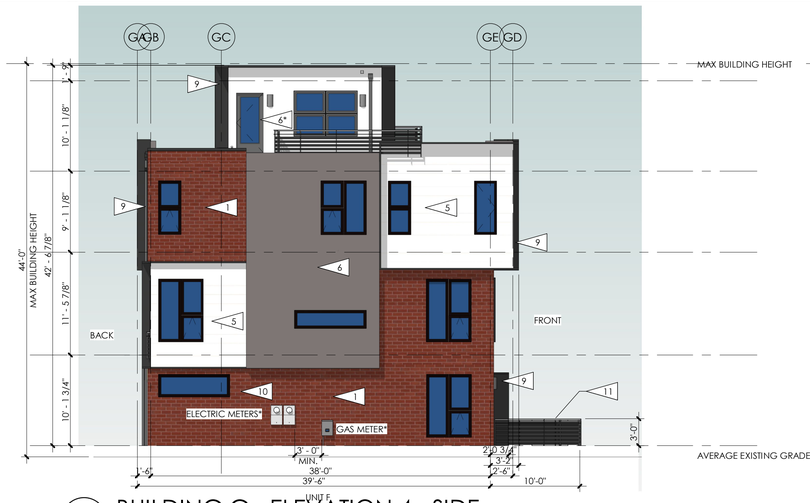
3 BUILDING G - ELEVATION 3 - FRONT

1/8" = 1'-0"



4 BUILDING G - ELEVATION 4 - SIDE

1/8" = 1'-0" *METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

2 BUILDING G - ELEVATION 2 - SIDE

1/8" = 1'-0" *METERS WILL EXIST ON ONE SIDE OF THE BUILDING ONLY.

1 BUILDING G - ELEVATION 1 - BACK

1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

PLATEAU SCHEME 1 MATERIAL LEGEND

SEE MATERIAL SHEET FOR ACCURATE COLORS AND RENDERINGS

1 PLATEAU SCHEME 1
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR: ACADEMY

2 PLATEAU SCHEME 2
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR:

3 RESERVOIR SCHEME 1
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: BLACK TRUFFLE

4 RESERVOIR SCHEME 2
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: POWDER

5 SMOOTH FINISH FIBER CEMENT LAP SIDING
MFR: ALLURA

RESERVOIR SCHEME 1:	RESERVOIR SCHEME 2:	PLATEAU SCHEME 1:	PLATEAU SCHEME 2:
COLOR: GREY MATTERS SW 7066	COLOR: GRIFFIN SW 7026	COLOR: TOQUE WHITE SW 7003	COLOR: NIGHT OWL SW 7061

* STUCCO AND SIDING COLORS ARE SWITCHED IN D & SOME E UNITS FOR COLOR VARIATION

** SIDING PAINTED TO MATCH BRICK ON REAR OF D & E UNITS

6 STUCCO COLOR 1
MFR: SYNERGY

RESERVOIR SCHEME 1:	RESERVOIR SCHEME 2:	PLATEAU SCHEME 1:	PLATEAU SCHEME 2:
COLOR: STORM GREY (***PAINTED SW GREY MATTERS @ PENTHOUSE)	COLOR: STORM GREY (***PAINTED SW GRIFFIN @ PENTHOUSE)	COLOR: GREY CLOUD	COLOR: STARK WHITE

7 STUCCO COLOR 2
MFR: SYNERGY

RESERVOIR SCHEME 1:	RESERVOIR SCHEME 2:
COLOR: STARK WHITE	COLOR: GREY CLOUD

8 ACCENT FRAME: STUCCO
MFR: SYNERGY
COLOR: CHARCOAL

9 ACCENT FRAME: FIBER CEMENT BUILD UP
MFR: ALLURA
COLOR: CHARCOAL

10 VINYL WINDOW
MFR: ANDERSON
COLOR: BLACK/BRONZE

11 3'-0" METAL GUARDRAIL-
MFR: TUBE STEEL/BAR STOCK
COLOR: CHARCOAL
GUTTERS AND DOWNSPOUTS TO BE CHARCOAL

EXTERIOR WALL SCONCE

12 ALUMINUM TRELLIS - BUILDING H ONLY

BUILDING G USES MATERIAL SCHEMES 1. SEE SITE PLAN FOR LOCATION AND MATERIAL SHEET FOR ACCURATE COLORS.

MATERIAL % MATRIX

G	%
TOTAL	100%
GLAZING	17%
STUCCO 1	13%
SIDING	19%
BRICK	31%
OTHER	20%

"OTHER" INCLUDES TRIM, RAILINGS, GARAGE DOORS, & WINDOW FINS. NUMBERS ARE IN S.F.

BUILDING G KEY PLAN

BUILDING 12

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PHONE 303.758.3800

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDING G ELEVATIONS

MYLARS	11/21/2018
TOWN BOARD	9/14/2018
PLANNING COMMISSION	8/31/2018
TOWN COMMENTS	8/24/2018
TOWN COMMENTS	7/23/2018
REVISED SITE LAYOUT	4/13/2018
2ND SUBMITTAL	10/27/2017
INITIAL SUBMITTAL	6/29/2017

DESIGNED BY:	
DRAWN BY:	AB, CB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	29
OF	52

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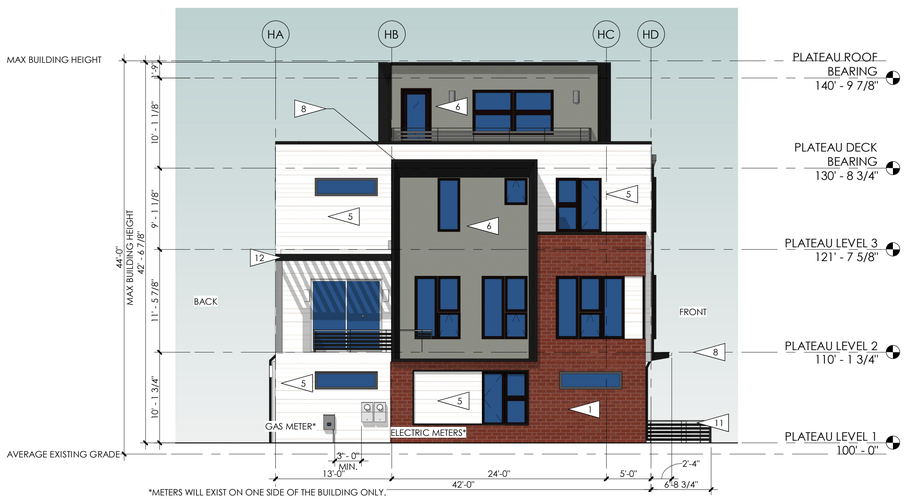
3 BUILDING H - ELEVATION 3 - FRONT
1/8" = 1'-0"



4 BUILDING H - ELEVATION 4 - SIDE
1/8" = 1'-0"

2 BUILDING H - ELEVATION 2 - SIDE
1/8" = 1'-0"

1 BUILDING H - ELEVATION 1 - SIDE
1/8" = 1'-0"

0' 2' 4' 8' 16' 32'

PLATEAU SCHEME 1
MATERIAL LEGEND

SEE MATERIAL SHEET FOR ACCURATE COLORS AND RENDERINGS

1 PLATEAU SCHEME 1
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR: ACADEMY

2 PLATEAU SCHEME 2
RUNNING BOND BRICK
MFR: SUMMIT BRICK
COLOR:

3 RESERVOIR SCHEME 1
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: BLACK TRUFFLE

4 RESERVOIR SCHEME 2
SPLIT FACE MASONRY
MFR: CREATIVE MINES
COLOR: POWDER

5 SMOOTH FINISH FIBER CEMENT LAP SIDING
MFR: ALLURA

RESERVOIR SCHEME 1: COLOR: GREY MATTERS SW 7066
RESERVOIR SCHEME 2: COLOR: GRIFFIN SW 7026
PLATEAU SCHEME 1: COLOR: TOQUE WHITE SW 7003
PLATEAU SCHEME 2: COLOR: NIGHT OWL SW 7061

* STUCCO AND SIDING COLORS ARE SWITCHED IN D & SOME E UNITS FOR COLOR VARIATION

** SIDING PAINTED TO MATCH BRICK ON REAR OF D & E UNITS

6 STUCCO COLOR 1
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STORM GREY (***PAINTED SW GREY MATTERS @ PENTHOUSE)
RESERVOIR SCHEME 2: COLOR: STORM GREY (***PAINTED SW GRIFFIN @ PENTHOUSE)
PLATEAU SCHEME 1: COLOR: GREY CLOUD
PLATEAU SCHEME 2: COLOR: STARK WHITE

7 STUCCO COLOR 2
MFR: SYNERGY

RESERVOIR SCHEME 1: COLOR: STARK WHITE
RESERVOIR SCHEME 2: COLOR: GREY CLOUD

8 ACCENT FRAME: STUCCO
MFR: SYNERGY
COLOR: CHARCOAL

9 ACCENT FRAME: FIBER CEMENT BUILD UP
MFR: ALLURA
COLOR: CHARCOAL

10 VINYL WINDOW
MFR: ANDERSON
COLOR: BLACK/BRONZE

11 METAL GUARDRAIL-
MFR: TUBE STEEL/BAR STOCK
COLOR: CHARCOAL
GUTTERS AND DOWNSPOUTS TO BE CHARCOAL

EXTERIOR WALL SCONCE

12 ALUMINUM TRELLIS - BUILDING H ONLY

BUILDING H USES MATERIAL SCHEMES 1. SEE SITE PLAN FOR LOCATIONS AND MATERIAL SHEET FOR ACCURATE COLORS.

MATERIAL % MATRIX

H-DUPLEX	%
TOTAL	100%
GLAZING	17%
STUCCO 1	13%
SIDING	20%
BRICK	30%
OTHER	20%

"OTHER" INCLUDES TRIM, RAILINGS, GARAGE DOORS, & WINDOW FINS. NUMBERS ARE IN S.F.

BUILDING H KEY PLAN

BUILDINGS 13, 15 & 21

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

BUILDING H ELEVATIONS

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AB, CB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	30
OF	52

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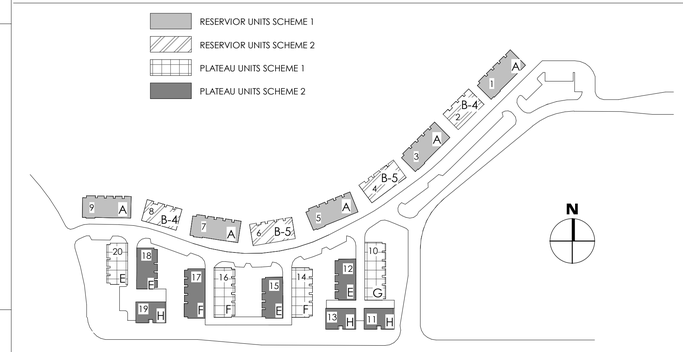
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DESIGNED IN SECTION 24-68-101, ET. SEQ. C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE. AVAILABLE AT THE SUPERIOR TOWN HALL: 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO. SUCH A VESTED RIGHT SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS, PURSUANT TO APPROVAL BY THE TOWN OF SUPERIOR BOARD OF TRUSTEES ON _____DAY OF _____, 20____.

	RESERVOIR UNITS - SCHEME 1 BUILDING A UNIT TYPES A, B, AND C	**RESERVOIR UNITS - SCHEME 2** BUILDINGS B-4 AND B-5 UNIT TYPES A AND B	**PLATEAU UNITS - SCHEME 1** BUILDINGS E, F, G AND H UNIT TYPES D, E, AND F	**PLATEAU UNITS - SCHEME 2** BUILDINGS E, AND F UNIT TYPES D, E, AND F
STUCCO- COLOR 1	6 SENERGY STUCCO: STORM GREY # 870	6 SENERGY STUCCO: SORM GREY # 870	6 SENERGY STUCCO: GREY CLOUD # 875	6 SENERGY STUCCO : STARK WHITE # 354
STUCCO- COLOR 2	7 SENERGY STUCCO: STARK WHITE # 354	7 SENERGY STUCCO: GREY CLOUD # 875	5 ALLURA FIBER CEMENT LAP SIDING PAINTED TOQUE WHITE: SW 7003	5 ALLURA FIBER CEMENT LAP SIDING PAINTED NIGHT OWL SW 7061
SIDING	5 ALLURA FIBER CEMENT LAP SIDING PAINTED: GREY MATTERS SW 7066	5 ALLURA FIBER CEMENT LAP SIDING PAINTED: GRIFFIN SW 7026	PAINTED TO MATCH BRICK @ REAR OF D AND E UNITS	PAINTED TO MATCH BRICK @ REAR OF D AND E UNITS
STONE	3 CREATIVE MINES - CRAFT SPLIT MODULAR STONE: BLACK TRUFFLE	4 CREATIVE MINES - CRAFT SPLIT MODULAR STONE: POWDER	1 ACADEMY - SMOOTH FACE - RUNNING BOND - SUMMIT BRICK	2 WINTER SKY - SMOOTH FACE - RUNNING BOND - SUMMIT BRICK
BRICK				

ALL BUILDINGS

RAILING - PAINTED	11 DARK GREY METAL RAILING PAINTED: SW 7076	
WINDOW FINS - STUCCO 3	9 SENERGY STUCCO: CHARCOAL # 880	
WINDOW MULLIONS		ANDERSEN 100 - DARK BRONZE

BUILDING COLOR SCHEME KEY PLAN



TJC LIMITED
4955 IRIS ST.
WHEAT RIDGE, CO 80033
303.840.4742
www.tjconsultant.com

neo studio
3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

MATERIAL & COLOR LEGEND

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AB, CB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET	31
OF	52

VESTED RIGHTS:
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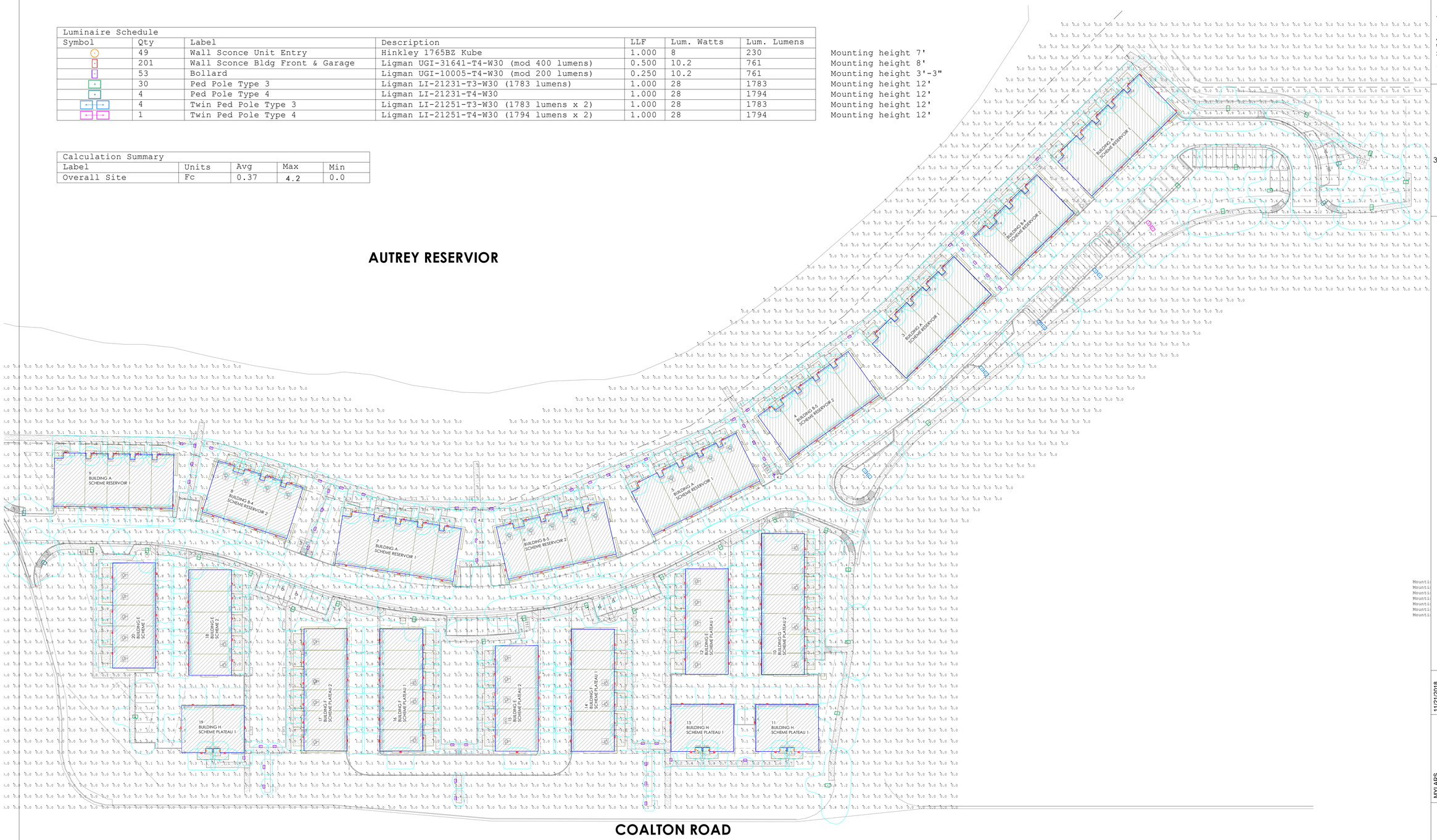
Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Lum. Watts	Lum. Lumens	
	49	Wall Sconce Unit Entry	Hinkley 1765BZ Kube	1.000	8	230	Mounting height 7'
	201	Wall Sconce Bldg Front & Garage	Ligman UGI-31641-T4-W30 (mod 400 lumens)	0.500	10.2	761	Mounting height 8'
	53	Bollard	Ligman UGI-10005-T4-W30 (mod 200 lumens)	0.250	10.2	761	Mounting height 3'-3"
	30	Ped Pole Type 3	Ligman LI-21231-T3-W30 (1783 lumens)	1.000	28	1783	Mounting height 12'
	4	Ped Pole Type 4	Ligman LI-21231-T4-W30	1.000	28	1794	Mounting height 12'
	4	Twin Ped Pole Type 3	Ligman LI-21251-T3-W30 (1783 lumens x 2)	1.000	28	1783	Mounting height 12'
	1	Twin Ped Pole Type 4	Ligman LI-21251-T4-W30 (1794 lumens x 2)	1.000	28	1794	Mounting height 12'

Calculation Summary

Label	Units	Avg	Max	Min
Overall Site	Fc	0.37	4.2	0.0



1 PHOTOMETRIC CONTEXT PLAN
1" = 40'-0"

TJC LIMITED
4955 IRIS ST.
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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

OVERALL PHOTOMETRIC PLAN

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AV, CB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET 32	OF 52

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Watts	Lum. Lumens
	49	Wall Sconce Unit Entry	Hinkley 1765BZ Kube	1.000	8	230
	201	Wall Sconce Bldg Front & Garage	Ligman UGI-31641-T4-W30 (mod 400 lumens)	0.500	10.2	761
	53	Bollard	Ligman UGI-10005-T4-W30 (mod 200 lumens)	0.250	10.2	761
	30	Ped Pole Type 3	Ligman LI-21231-T3-W30 (1783 lumens)	1.000	28	1783
	4	Ped Pole Type 4	Ligman LI-21231-T4-W30	1.000	28	1794
	4	Twin Ped Pole Type 3	Ligman LI-21251-T3-W30 (1783 lumens x 2)	1.000	28	1783
	1	Twin Ped Pole Type 4	Ligman LI-21251-T4-W30 (1794 lumens x 2)	1.000	28	1794

Mounting height 7'
Mounting height 8'
Mounting height 3'-3"
Mounting height 12'
Mounting height 12'
Mounting height 12'
Mounting height 12'

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Calculation Summary				
Label	Units	Avg	Max	Min
Overall Site	Fc	0.37	4.2	0.0

WALL SCONCE AT UNIT ENTRIES - SATIN BLACK

ELEVATIONS FLOOR PLANS

HINKLEY&R

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

KUBE 1765SK	
SATIN BLACK	
WIDTH:	6.0"
HEIGHT:	3.5"
WEIGHT:	2.0 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	ETCHED LENS
CANOPY:	6" SQ.
SOCKET:	8W LED *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	600
COLOR TEMP:	3000k
CRI:	96
INCANDESCENT EQUIVALENCY:	1 x 50W
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665176513

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

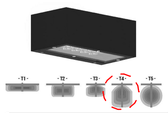
lifeAGLOW®

WALL SCONCE BLDG FRONT & GARAGE - BRONZE

Surface

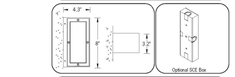
UGI-31641
Gino 4

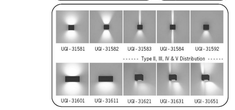
LIGMAN LIGHTING USA



A range of small, square and rectangular wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents or vertical surfaces using high efficiency LED's. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires. This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have a decorative spike option for added lighting effects. The Gino 3 and 4 mounts over a 2"x4" switchbox mounted horizontally. Added securing holes are provided to secure the luminaire to the wall surface. Frosted or clear lenses are available.

Physical Data
Length • 8"
Height • 3.2"
Weight • 3.5 lbs
IP65 • Suitable For Wet Locations
IK04 • Impact Resistant (Vandal Resistant)





Aluminum Casting
Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets.** Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0-U0-G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.6Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.
Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at **50,000 hours** (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp	Beam	LED Color	Finish Color	Options (Consult Factory for Pricing)
10w LED	M - Medium 30° - 982lm W - Wide 50° - 950lm VW - Very Wide 65° - 950lm EW - Extra Wide 98°x118° - 866lm T2 - Type II Distribution - 791lm T3 - Type III Distribution - 829lm T4 - Type IV Distribution - 820lm	W27 - 2700K W30 - 3000K W40 - 4000K	01 - Black - RAL 9011 02 - Dark Gray - RAL 7043 03 - White - RAL 9003 04 - Metallic Silver - RAL 9006 05 - Matte Silver - RAL 9006 06 - Bronze - RAL 6014 07 - Custom RAL	A1 - Mounting Plate for 4" Junction Box C - Clear Lens NAT - Natatorium & High Salt Environments DIM - 0-10v Dimming SCE - Surface Conduit Entry Box

Ordering Example : UGI - 31641 - 10w - T2 - W30 - 02 - 120/277v - Options

		Lamp	Beam	LED Color	Color	Voltage	Options
UGI	31641	10w LED	Medium	W30	Dark Bronze	120V	N/A
			M - Medium W - Wide VW - Very Wide EW - Extra Wide T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution	W27 - 2700K W30 - 3000K W40 - 4000K	01 - Black 02 - Dark Grey 03 - White 04 - Metallic Silver 05 - Matte Silver 06 - Bronze 07 - Custom RAL	120V 277V Other (Specify)	A1 - Mounting Plate for 4" Box C - Clear Lens NAT - Natatorium Rated DIM - 0-10v Dimming SCE - Surface Conduit Entry

PROJECT: DATE: QUANTITY:
TYPE: NOTE:

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

Intertek

PED POLE TYPE 3 - BRONZE

Street Light

ULI-21241
Light Linear PT 8

LIGMAN LIGHTING USA

Physical Data
Length • 12.3"
Height • 10' - 20'
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant

Ligman Light Linear PT is an elegant minimalistic lighting column that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & V distribution, as well as variations of this for precise light distribution requirements.
An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture.
This product range is available in 28w and 55w options, as a single & double head styles. Customer specific wattages can be provided, contact the factory for more information.
This luminaire complies to Dark Sky requirements.
The sleek and minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for use in pedestrian precincts, building surrounds, shopping centers, squares, parks and parking lots.
This product range is complemented with high performance optics in the bollard and wall mounted luminaires, to provide a consistent range of design aesthetics for the project. See website for more information. Poles can be provided with GFCI boxes positioned to specific heights specified by the customer. A flat low profile hand hole cover with vandal resistant screw is provided for easy installation.
Internal house side shields are available as an option.
Available with a selection of integral electronic drivers and dimming electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems, as well as pole mounted occupancy sensors [contact the factory for more information] Easy access to the luminaire for maintenance.
SINGLE HEAD CUTSHEETS || ULI-21231 - 28w | ULI-21241 - 55w
DOUBLE HEAD CUTSHEETS || ULI-21251 - 2x28w | ULI-21261 - 2x55w

Aluminum Casting
Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets.** Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.6Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.
Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at **50,000 hours** (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp	Beam	LED Color	Finish Color	Options (Consult Factory for Pricing)
55w LED	T2 - Type II Distribution - 3818lm T3 - Type III Distribution - 3778lm T4 - Type IV Distribution - 3829lm	W27 - 2700K W30 - 3000K W40 - 4000K	01 - Black - RAL 9011 02 - Dark Gray - RAL 7043 03 - White - RAL 9003 04 - Metallic Silver - RAL 9006 05 - Matte Silver - RAL 9006 06 - Bronze - RAL 6014 07 - Custom RAL	GFCI - GFCI Box OS - Occupancy Sensor WLC - Wireless Lighting Controls DIM - 0-10v Dimming HGT- Specify Custom Height A20891- Root Mount Kit HSS - House Side Shield F - Frosted Lens

Ordering Example : ULI - 21241 - 55w - T2 - W40 - 02 - 120/277v - Options

		Lamp	Beam	LED Color	Color	Voltage	Options			
ULI	21241	55w LED	T3	W30	Dark Bronze	120V	N/A	N/A	N/A	N/A
			T2 - Type II T3 - Type III T4 - Type IV	W27 - 2700K W30 - 3000K W40 - 4000K	01 - Black 02 - Dark Gray 03 - White 04 - Metallic Silver 05 - Matte Silver 06 - Bronze 07 - Custom RAL	120V 277V Other (Specify)	GFCI - GFCI Box OS - Occupancy Sensor WLC - Wireless Lighting DIM - 0-10v Dimming HGT - Custom Height	A20891 - Root Mount Kit HSS - House Side Shield F - Frosted Lens		

PROJECT: DATE: QUANTITY:
TYPE: NOTE:

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

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Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

Intertek

TWIN PED POLE TYPE 3 & 4 - BRONZE

Street Light

ULI-21251
Light Linear PT 9

LIGMAN LIGHTING USA

Physical Data
Length • 22"
Height • 10' - 20'
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant

Ligman Light Linear PT is an elegant minimalistic lighting column that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & V distribution, as well as variations of this for precise light distribution requirements.
An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture.
This product range is available in 28w and 55w options, as a single & double head styles. Customer specific wattages can be provided, contact the factory for more information.
This luminaire complies to Dark Sky requirements.
The sleek and minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for use in pedestrian precincts, building surrounds, shopping centers, squares, parks and parking lots.
This product range is complemented with high performance optics in the bollard and wall mounted luminaires, to provide a consistent range of design aesthetics for the project. See website for more information. Poles can be provided with GFCI boxes positioned to specific heights specified by the customer. A flat low profile hand hole cover with vandal resistant screw is provided for easy installation.
Internal house side shields are available as an option.
Available with a selection of integral electronic drivers and dimming electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems, as well as pole mounted occupancy sensors [contact the factory for more information] Easy access to the luminaire for maintenance.
SINGLE HEAD CUTSHEETS || ULI-21231 - 28w | ULI-21241 - 55w
DOUBLE HEAD CUTSHEETS || ULI-21251 - 2x28w | ULI-21261 - 2x55w

Aluminum Casting
Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets.** Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.6Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.
Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at **50,000 hours** (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp	Beam	LED Color	Finish Color	Options (Consult Factory for Pricing)
2x28w LED	T2 - Type II Distribution - 2x1884lm T3 - Type III Distribution - 2x1899lm T4 - Type IV Distribution - 2x1911lm	W27 - 2700K W30 - 3000K W40 - 4000K	01 - Black - RAL 9011 02 - Dark Gray - RAL 7043 03 - White - RAL 9003 04 - Metallic Silver - RAL 9006 05 - Matte Silver - RAL 9006 06 - Bronze - RAL 6014 07 - Custom RAL	GFCI - GFCI Box OS - Occupancy Sensor WLC - Wireless Lighting Controls DIM - 0-10v Dimming HGT- Specify Custom Height A20891- Root Mount Kit HSS - House Side Shield F - Frosted Lens

Ordering Example : ULI - 21251 - 2x28w - T2 - W40 - 02 - 120/277v - Options

		Lamp	Beam	LED Color	Color	Voltage	Options			
ULI	21251	2x28w LED	T3 / T4	W30	Dark Bronze	120V	N/A	N/A	N/A	N/A
			T2 - Type II T3 - Type III T4 - Type IV	W27 - 2700K W30 - 3000K W40 - 4000K	01 - Black 02 - Dark Gray 03 - White 04 - Metallic Silver 05 - Matte Silver 06 - Bronze 07 - Custom RAL	120V 277V Other (Specify)	GFCI - GFCI Box OS - Occupancy Sensor WLC - Wireless Lighting DIM - 0-10v Dimming HGT - Custom Height	A20891 - Root Mount Kit HSS - House Side Shield F - Frosted Lens		

PROJECT: DATE: QUANTITY:
TYPE: NOTE:

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Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

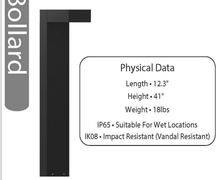
Intertek

BOLLARD - BRONZE

Bollard

ULI-10001
Light Linear PT 1

LIGMAN LIGHTING USA



Physical Data
Length • 12.3"
Height • 41"
Weight • 18lbs
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)

Ligman Light Linear PT Bollard is an elegant minimalistic bollard that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & V distribution, as well as variations of this for precise light distribution requirements.
An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture.
This product range is available in 28w and 55w options, as single & double head styles. Customer specific wattages can be provided, contact the factory for more information.
This luminaire complies to Dark Sky requirements.
The sleek and minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day.
Suitable for use in pedestrian precincts, building surrounds, shopping centers, squares, parks and parking lots.
This product range is complemented with high performance optics in the area light and wall mounted luminaires, to provide a consistent range of design aesthetics for the project. See website for more information. Bollards can be provided with GFCI boxes positioned to specific heights specified by the customer.
Internal house side shields are available as an option.

Security Bollard
The Light Linear Bollard is available as a traffic rated security bollard. This optional design includes a 1/4" wall thickness galvanized steel security pole with 2 solid 1" galvanized steel cross support rods that are embedded into concrete.
This security bollard provides restraint of vehicular traffic in unauthorized areas.
Impact calculations shows this bollard will stop a 5,000lb/2.25 tonne vehicle, travelling at 30mph.
For additional strength, the galvanized pole can be filled with concrete up to the waterproof driver housing to provide a solid concrete barrier.

SINGLE HEAD CUTSHEETS || ULI-10005 - 28w | ULI-10012 - 55w DOUBLE HEAD CUTSHEETS || ULI-10015 - 2x28w | ULI-10022 - 2x55w

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.
Provided with special injection molded **"fit for purpose"** long life high temperature **memory retentive silicon gaskets.** Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.
LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.
UV Stabilized 4.6Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware.
Provided Hardware is **Marine grade 316 Stainless steel.**

Anti Seize Screw Holes
Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.
Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED
Precise optic design provides **exceptional light control and precise distribution of light.**
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at **50,000 hours** (This means that at least 90% of the LED still achieve 80% of their original flux)

Standard Options

Lamp	Beam	LED Color	Finish Color	Options (Consult Factory for Pricing)
28w LED	T2 - Type II Distribution - 1884lm T3 - Type III Distribution - 1899lm T4 - Type IV Distribution - 1911lm	W27 - 2700K W30 - 3000K W40 - 4000K	01 - Black - RAL 9011 02 - Dark Gray - RAL 7043 03 - White - RAL 9003 04 - Metallic Silver - RAL 9006 05 - Matte Silver - RAL 9006 06 - Bronze - RAL 6014 07 - Custom RAL	GFCI - GFCI Box WLC - Wireless Lighting Controls DIM - 0-10v Dimming HGT- Specify Custom Height HSS - House Side Shield SB - Security Bollard EMG - Emergency Pack NAT - Natatorium & High Salt Environments

Ordering Example : ULI - 10001 - 28w - T2 - W40 - 02 - 120/277v - Options

		Lamp	Beam	LED Color	Color	Voltage	Options			
ULI	10001	28w LED	T4	W30	Dark Bronze	120V	N/A	N/A	N/A	N/A
			T2 - Type II T3 - Type III T4 - Type IV	W27 - 2700K W30 - 3000K W40 - 4000K	01 - Black 02 - Dark Gray 03 - White 04 - Metallic Silver 05 - Matte Silver 06 - Bronze 07 - Custom RAL	120V 277V Other (Specify)	GFCI - GFCI Box WLC - Wireless Lighting DIM - 0-10v Dimming	HGT - Custom Height SB - Security Bollard EMG - Emergency Pack NAT - Natatorium Rated		

PROJECT: DATE: QUANTITY:
TYPE: NOTE:

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Head Office:
7144 NW Progress Ct
Hillsboro, Oregon 97124
Tel: 503-645-0500
Fax: 503-645-8100
www.ligmanlightingusa.com

Intertek

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN
LIGHTING CUT SHEETS

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AV, CB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET 33	OF 52

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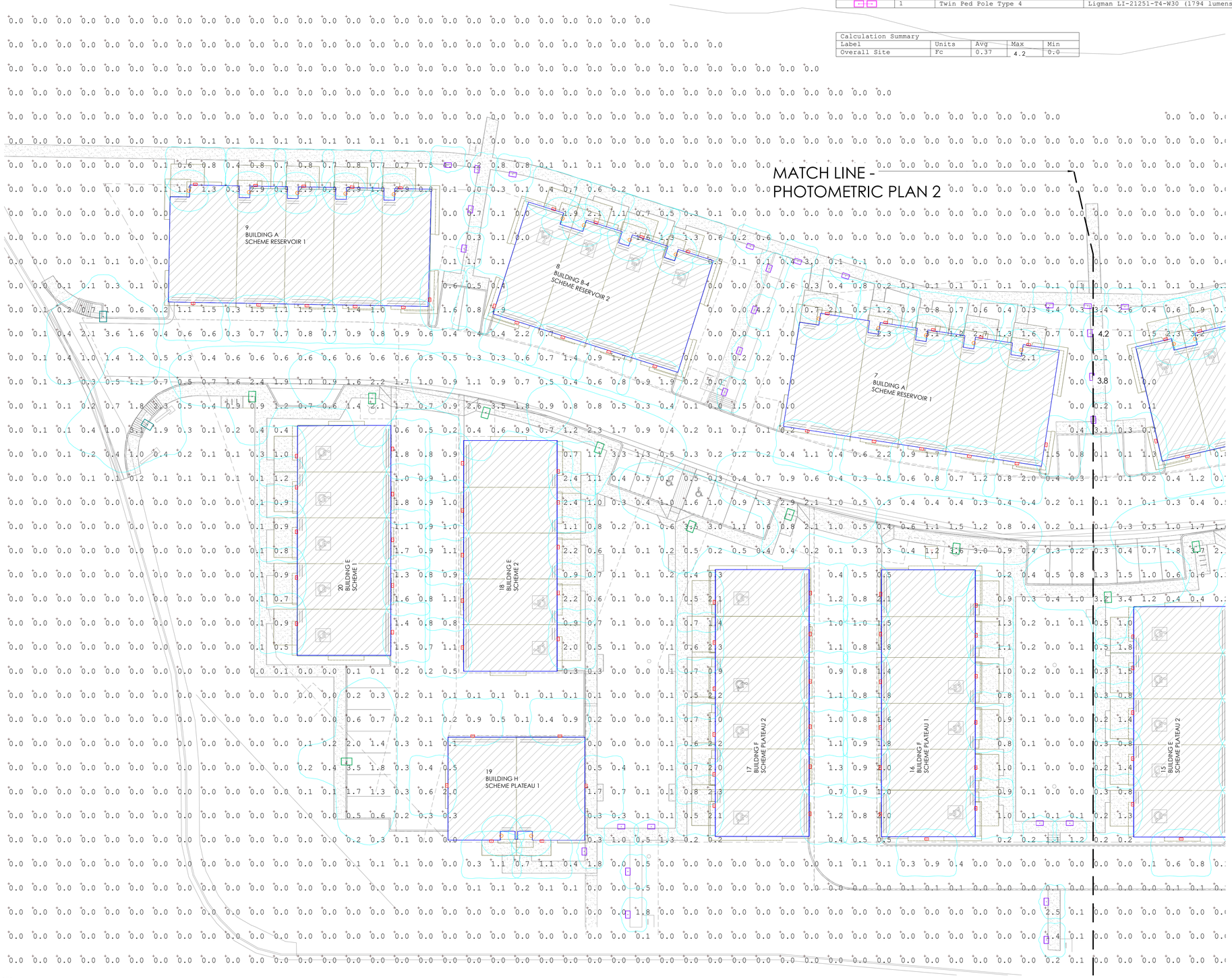
Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Lum. Watts	Lum. Lumens	
	49	Wall Sconce Unit Entry	Hinkley 1765BZ Kube	1.000	8	230	Mounting height 7'
	201	Wall Sconce Bldg Front & Garage	Ligman UGI-31641-T4-W30 (mod 400 lumens)	0.500	10.2	761	Mounting height 8'
	53	Bollard	Ligman UGI-10005-T4-W30 (mod 200 lumens)	0.250	10.2	761	Mounting height 3'-3"
	30	Ped Pole Type 3	Ligman LI-21231-T3-W30 (1783 lumens)	1.000	28	1783	Mounting height 12'
	4	Ped Pole Type 4	Ligman LI-21231-T4-W30	1.000	28	1794	Mounting height 12'
	4	Twin Ped Pole Type 3	Ligman LI-21251-T3-W30 (1783 lumens x 2)	1.000	28	1783	Mounting height 12'
	1	Twin Ped Pole Type 4	Ligman LI-21251-T4-W30 (1794 lumens x 2)	1.000	28	1794	Mounting height 12'

Calculation Summary

Label	Units	Avg	Max	Min
Overall Site	Fc	0.37	4.2	0.0



1 PHOTOMETRIC PLAN 1
1" = 20'-0"

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

PARTIAL PHOTOMETRIC PLAN 1

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AV, CB
CHECKED BY:	MN
PROJECT NO.	171004
SHEET 34	OF 52

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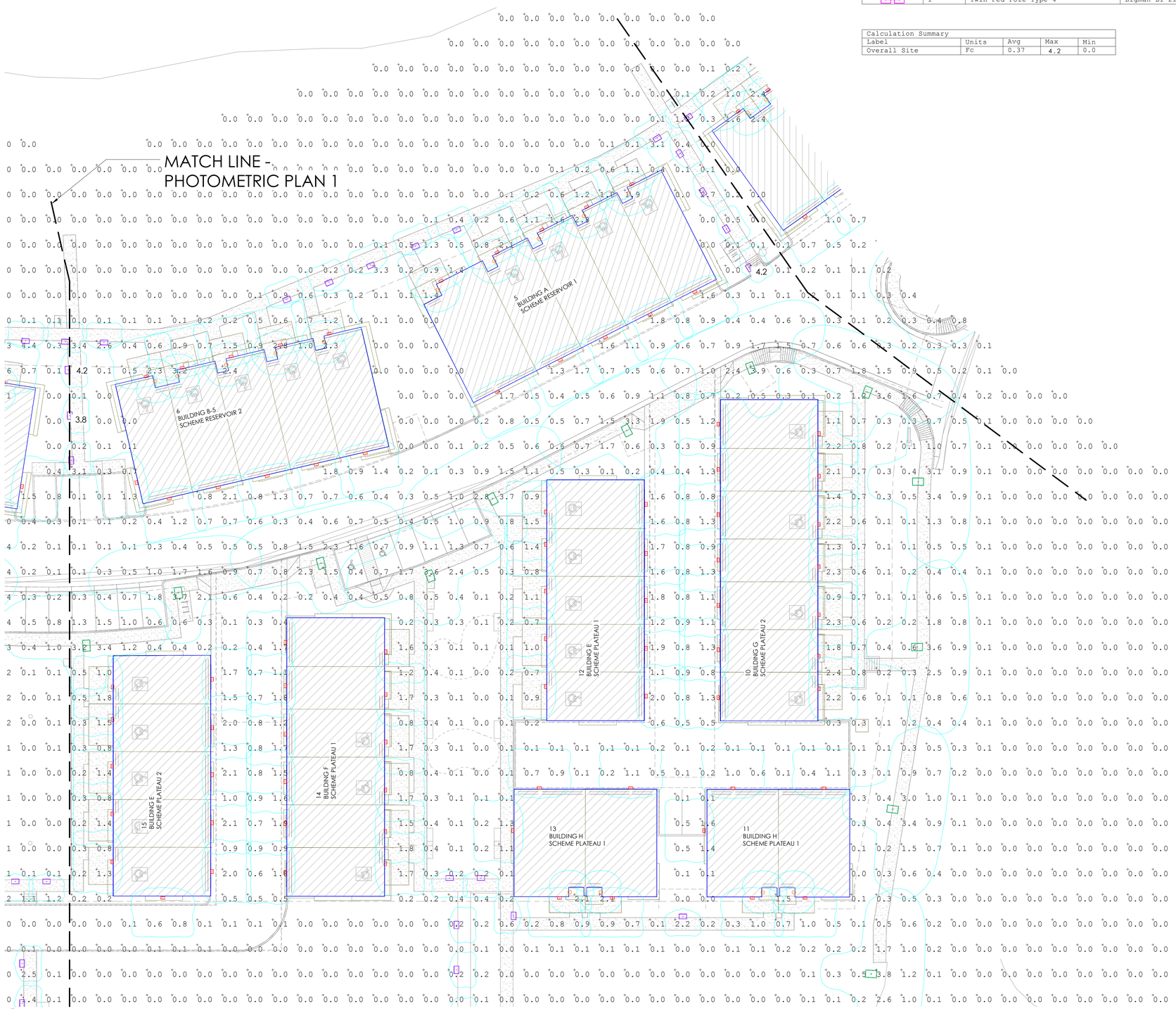

1 PHOTOMETRIC PLAN 2

1" = 20'-0"

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

PARTIAL PHOTOMETRIC PLAN 2

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AV, CB
CHECKED BY:	MN
PROJECT NO.	171004

SHEET 35 OF 52

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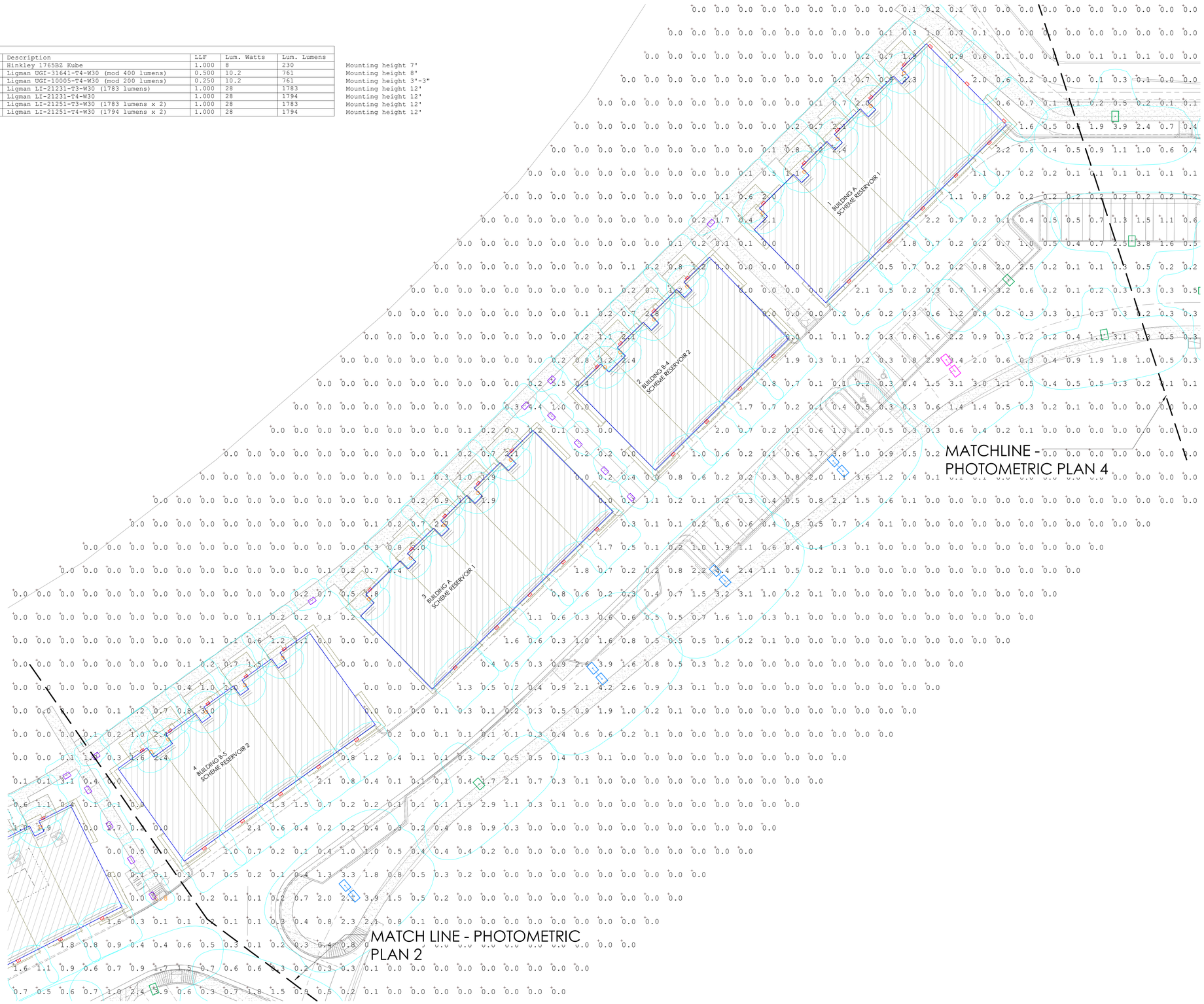

1 PHOTOMETRIC PLAN 3
1" = 20'-0"

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

PARTIAL PHOTOMETRIC PLAN 3

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
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CHECKED BY:	MN
PROJECT NO.	171004
SHEET	36
OF	52

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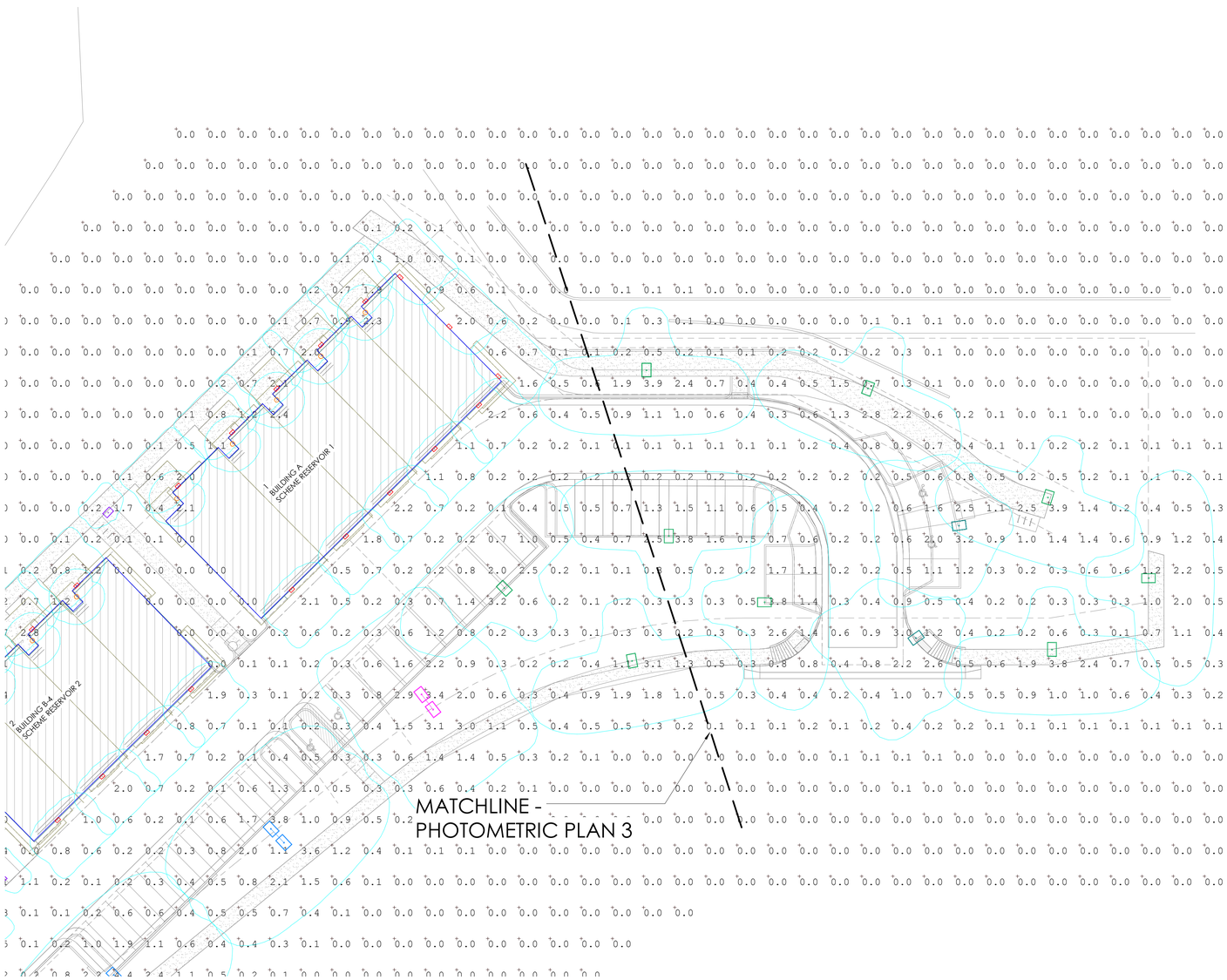
Label	Units	Avg	Max	Min
Overall Site	Fc	0.37	4.2	0.0



1 PHOTOMETRIC PLAN 4
1" = 20'-0"

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

PARTIAL PHOTOMETRIC PLAN 4

MYLARS	
TOWN BOARD	11/21/2018
PLANNING COMMISSION	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
REVISED SITE LAYOUT	7/23/2018
2ND SUBMITTAL	4/13/2018
INITIAL SUBMITTAL	10/27/2017
	6/29/2017

DESIGNED BY:	
DRAWN BY:	AV, CB
CHECKED BY:	MN
PROJECT NO.	171004

SHEET 37 OF 52

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN
SITUATED IN SW $\frac{1}{4}$ SECTION 29, TOWNSHIP 1 SOUTH RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, BOULDER COUNTY, COLORADO

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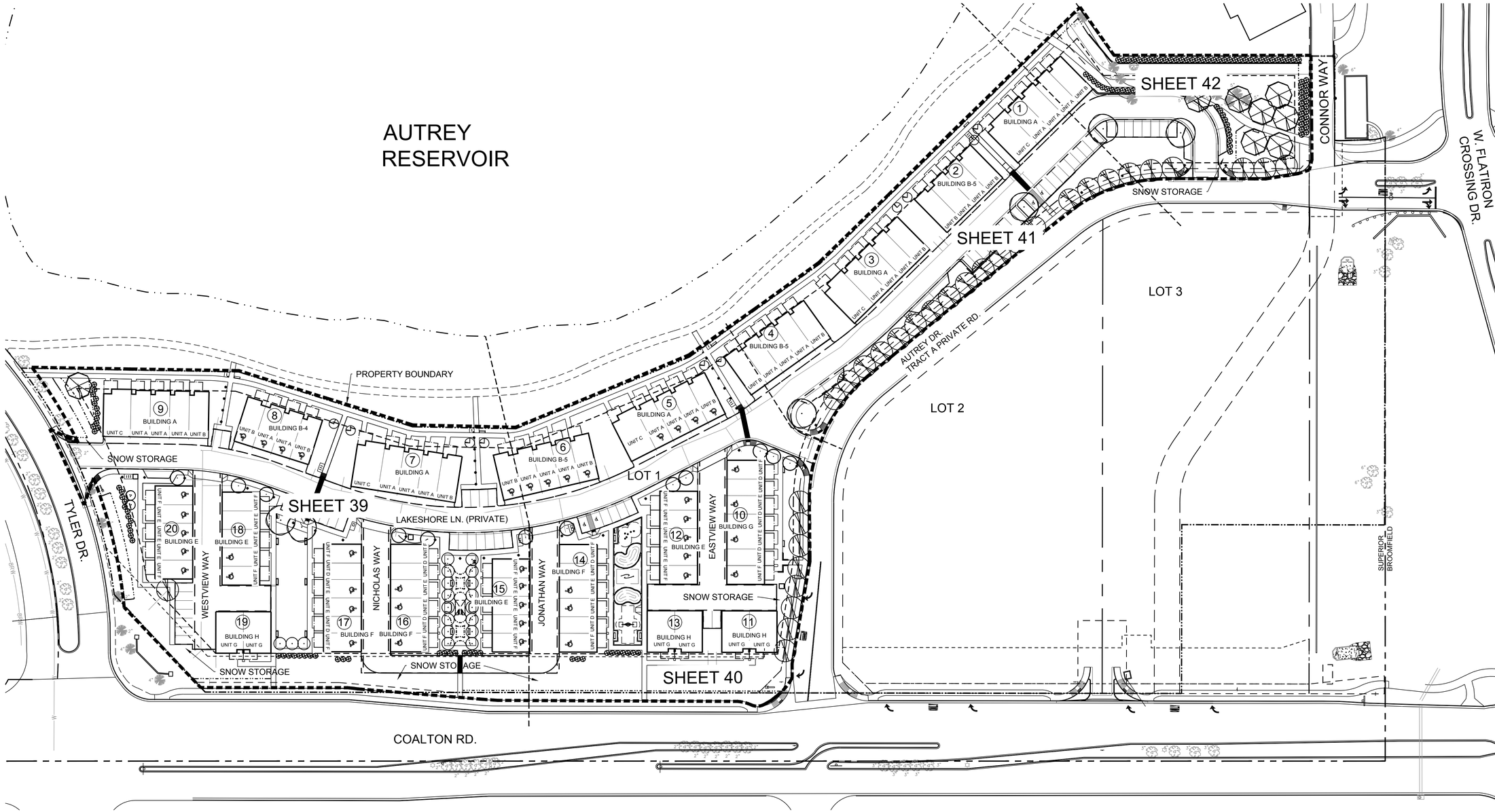

LEGEND

LOW

- LIMIT OF WORK
- UTILITY EASEMENT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- STEEL EDGING
- PEDESTRIAN LIGHT FIXTURE SEE LIGHTING PLAN
- BOLLARD LIGHT FIXTURE SEE LIGHTING PLAN
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE

NOTE: SEE FOLLOWING PARTIAL LANDSCAPE PLAN SHEETS FOR ADDITIONAL INFORMATION

NORTH

0 50 100 150

Scale: 1"=50'

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Consilium Design
LAND PLANNING AND LANDSCAPE ARCHITECTURE
7353 SOUTH ALTON WAY, SUITE 135
CENTENNIAL, CO 80112
TEL 303.224.9520
FAX 303.224.9524
www.consiliumdesign.com

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN
OVERALL LANDSCAPE PLAN

ISSUED FOR	DATE
TOWN COMMENTS	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
TOWN COMMENTS	7/24/2018
REVISED SITE LAYOUT	4/13/2018
SECOND SUBMITTAL	10/27/2017
REVISED SITE PLAN	8/17/2017

DRAWN BY:	TBM
CHECKED BY:	JW
PROJECT NO.	171004

SHEET 38 OF 52

SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN
SITUATED IN SW $\frac{1}{4}$ SECTION 29, TOWNSHIP 1 SOUTH RANGE 69 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF SUPERIOR, BOULDER COUNTY, COLORADO

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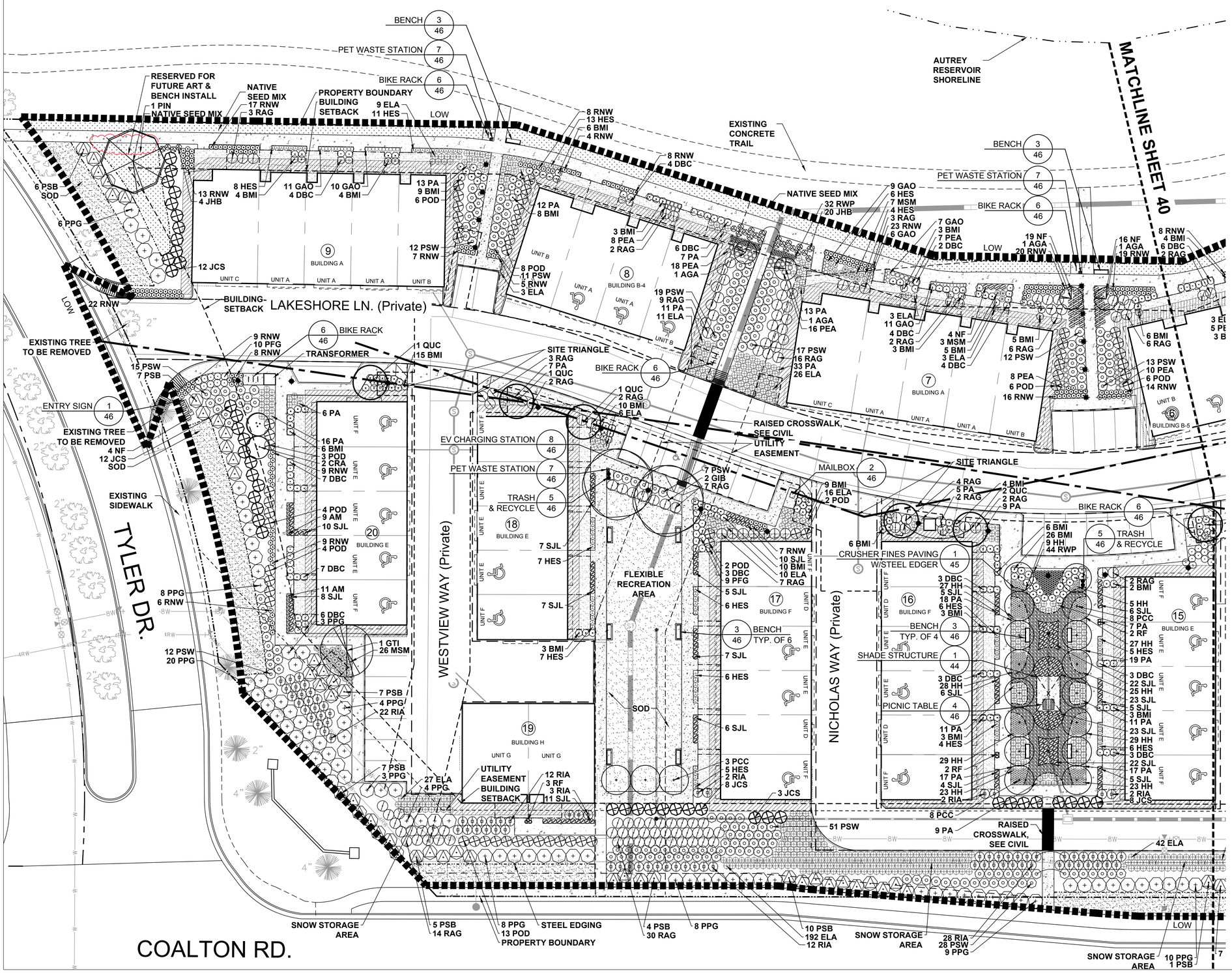

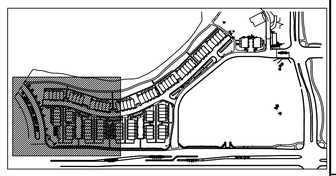

KEY MAP
SCALE: NTS

NORTH

LEGEND

LOW

- LIMIT OF WORK
- UTILITY EASEMENT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- ROLLED TOP STEEL EDGING
- GRAY CONCRETE
- PEDESTRIAN LIGHT FIXTURE SEE LIGHTING PLAN
- BOLLARD LIGHT FIXTURE SEE LIGHTING PLAN
- NON-IRRIGATED LANDSCAPE AREA
- CRUSHER FINES PAVING
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- SHRUB, PERINNIAL
- SOD
- NATIVE SEED

TOTAL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	MATURE HT.	MATURE WIDTH
Deciduous Overstory Trees (68 Total)								
6	GIB	Ginkgo biloba	GINKGO BILOBA	2 1/2" CAL	SEE PLANS	B&B	35'	25'
31	GTI	Gleditsia tricanthos inermis	HONEYLOCUST	2 1/2" CAL	SEE PLANS	B&B	30'	30'
19	PCC	Pyrus Calleryana 'Chanticleer'	CHANTICLEER PEAR	2 1/2" CAL	SEE PLANS	B&B	25'	15'
12	QUC	Quercus 'Crimschmidt'	CRIMSON SPIRE OAK	2 1/2" CAL	SEE PLANS	B&B	45'	15'
Evergreen Trees (147 Total)								
139	JCS	Juniperus chinensis 'Spartan'	SPARTAN JUNIPER	8' HT.	SEE PLANS	B&B	15'	5'
8	PNA	Pinus nigra	AUSTRIAN PINE	8' HT.	SEE PLANS	B&B	50'	35'
Ornamental Trees (12 Total)								
10	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CAL	SEE PLANS	B&B	20'	15'
2	CRA	Crataegus ambigua	RUSSIAN HAWTHORN	1 1/2" CAL	SEE PLANS	B&B	15'	15'
Evergreen Shrubs (980 Total)								
343	BMI	Buxus microphylla insularis 'Winter Gem'	WINTER GEM BOXWOOD	5 GAL	2'-0" o.c.	CONTAINER	2'-6"	2'-6"
24	JHB	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	5 GAL	6'-0" o.c.	CONTAINER	1'-0"	6'-0"
36	PPG	Picea pungens 'Globosa'	GLOBE SPRUCE	5 GAL	6'-0" o.c.	CONTAINER	6'-0"	6'-0"
426	PSW	Picea pungens 'Waldbrunn'	WALDBRUNN SPRUCE	5 GAL	6'-0" o.c.	CONTAINER	2'-6"	4'-0"
89	PSB	Pinus sylvestris 'Beuronensis'	DWARF SCOTS PINE	5 GAL	4'-0" o.c.	CONTAINER	6'-0"	6'-0"
Deciduous Shrubs (2,898 Total)								
125	DBC	Daphne burkwoodi 'Carol Mackie'	CAROL MACKIE DAPHNE	5 GAL	3'-0" o.c.	CONTAINER	3'-0"	3'-0"
720	PA	Perovskia atriplicifolia	RUSSIAN SAGE	5 GAL	4'-0" o.c.	CONTAINER	2'-6"	2'-6"
117	PGD	Physiocarpus opulifolius 'diablo'	DIABLO NINEBARK	5 GAL	6'-0" o.c.	CONTAINER	6'-0"	6'-0"
240	PFG	Potentilla fruticosa 'Goldfinger'	GOLDFINGER POTENTILLA	5 GAL	3'-0" o.c.	CONTAINER	3'-0"	3'-0"
225	RIA	Ribes alpinum	ALPINE CURRENT	5 GAL	4'-0" o.c.	CONTAINER	4'-0"	4'-0"
465	RAG	Rhus aromatica 'Gro-Low'	DWARF FRAGRANT SUMAC	5 GAL	4'-0" o.c.	CONTAINER	2'-6"	4'-0"
570	RWW	Rosa x 'Nearly Wild'	NEARLY WILD ROSE	5 GAL	2'-0" o.c.	CONTAINER	2'-0"	2'-6"
204	RWP	Rosa x 'Winnipeg Parks'	WINNIPEG PARKS ROSE	5 GAL	1'-6" o.c.	CONTAINER	1'-6"	1'-6"
232	SJL	Spirea japonica 'Little Princess'	LITTLE PRINCESS SPIREA	5 GAL	2'-0" o.c.	CONTAINER	1'-6"	2'-0"
Ornamental Grass (1,713 Total)								
808	ELA	Elymus elymoides	BLUE LYME GRASS	1 GAL	2'-6" o.c.	CONTAINER	3'-0"	2'-6"
223	HES	Helictotrichon sempervirens	BLUE AVENA GRASS	1 GAL	2'-0" o.c.	CONTAINER	2'-6"	2'-0"
350	MSM	Miscanthus sinensis 'Morning Light'	MORNING LIGHT MAIDEN GRASS	1 GAL	2'-6" o.c.	CONTAINER	4'-0"	2'-6"
290	PFA	Pennisetum alopecuroides	FOUNTAIN GRASS	1 GAL	2'-0" o.c.	CONTAINER	3'-0"	2'-0"
Perennials (456 Total)								
116	AM	Achillea x 'Moonshine'	MOONSHINE YARROW	1 GAL	1'-6" o.c.	CONTAINER	2'-0"	1'-6"
225	HH	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAY LILY	1 GAL	1'-6" o.c.	CONTAINER	2'-0"	1'-6"
108	NF	Nepeta x faassenii	CATMINT	1 GAL	1'-6" o.c.	CONTAINER	2'-6"	2'-6"
7	RIF	Rudbeckia hirjida var. sullivantii 'Goldsturm'	BLACK EYED SUSAN	1 GAL	1'-6" o.c.	CONTAINER	2'-6"	1'-6"
Groundcover (244 Total)								
244	GAO	Galium odoratum	SWEET WOODRUFF	FLATS	1'-6" o.c.	CONTAINER	10"	1'-6"

SOD
Texas Bluegrass Hybrid

NATIVE GRASS SEED
Rock Creek Native Seed Mix: Lincoln Smooth Brome 60%-2.4 lbs per 1,000sf and Atlanta Tall Fescue 40%-1.6 lbs per 1,000sf

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SUPERIOR SHORES CONDOMINIUMS
LOT 1, BLOCK 1, ROCK CREEK RANCH FILING NO. 17D
FINAL PLAT SITE PLAN

LANDSCAPE PLAN

ISSUED FOR	DATE
TOWN COMMENTS	9/14/2018
TOWN COMMENTS	8/31/2018
TOWN COMMENTS	8/24/2018
TOWN COMMENTS	7/24/2018
REVISED SITE LAYOUT	4/13/2018
SECOND SUBMITTAL	10/27/2017
REVISED SITE PLAN	8/17/2017

DRAWN BY:	TBM
CHECKED BY:	JW
PROJECT NO.	171004
SHEET	39
OF	52