

323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



MORGAN RANCH DTS, LLC
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

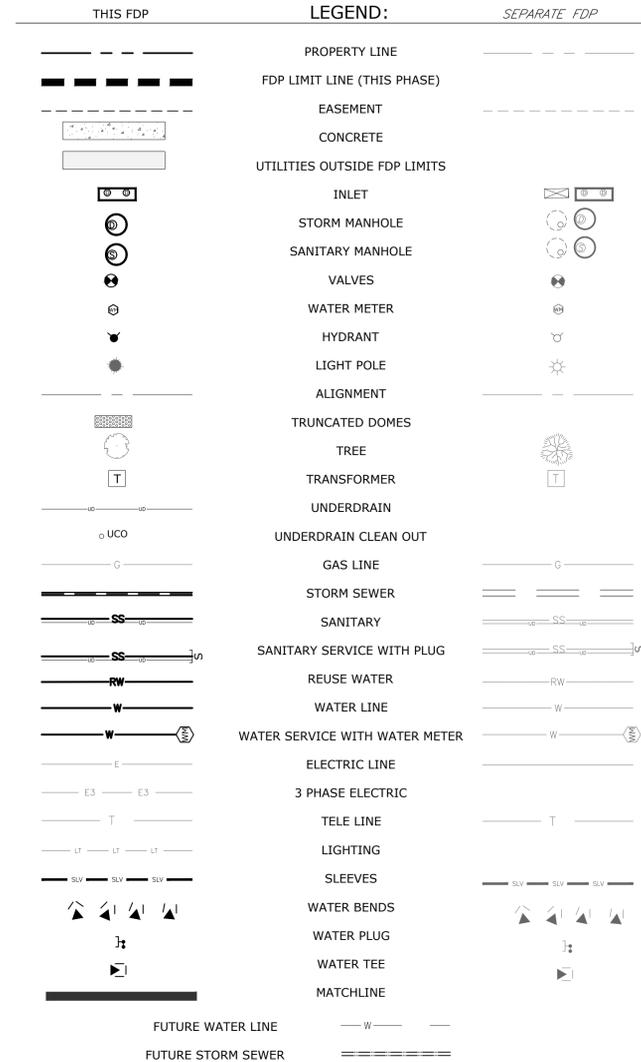
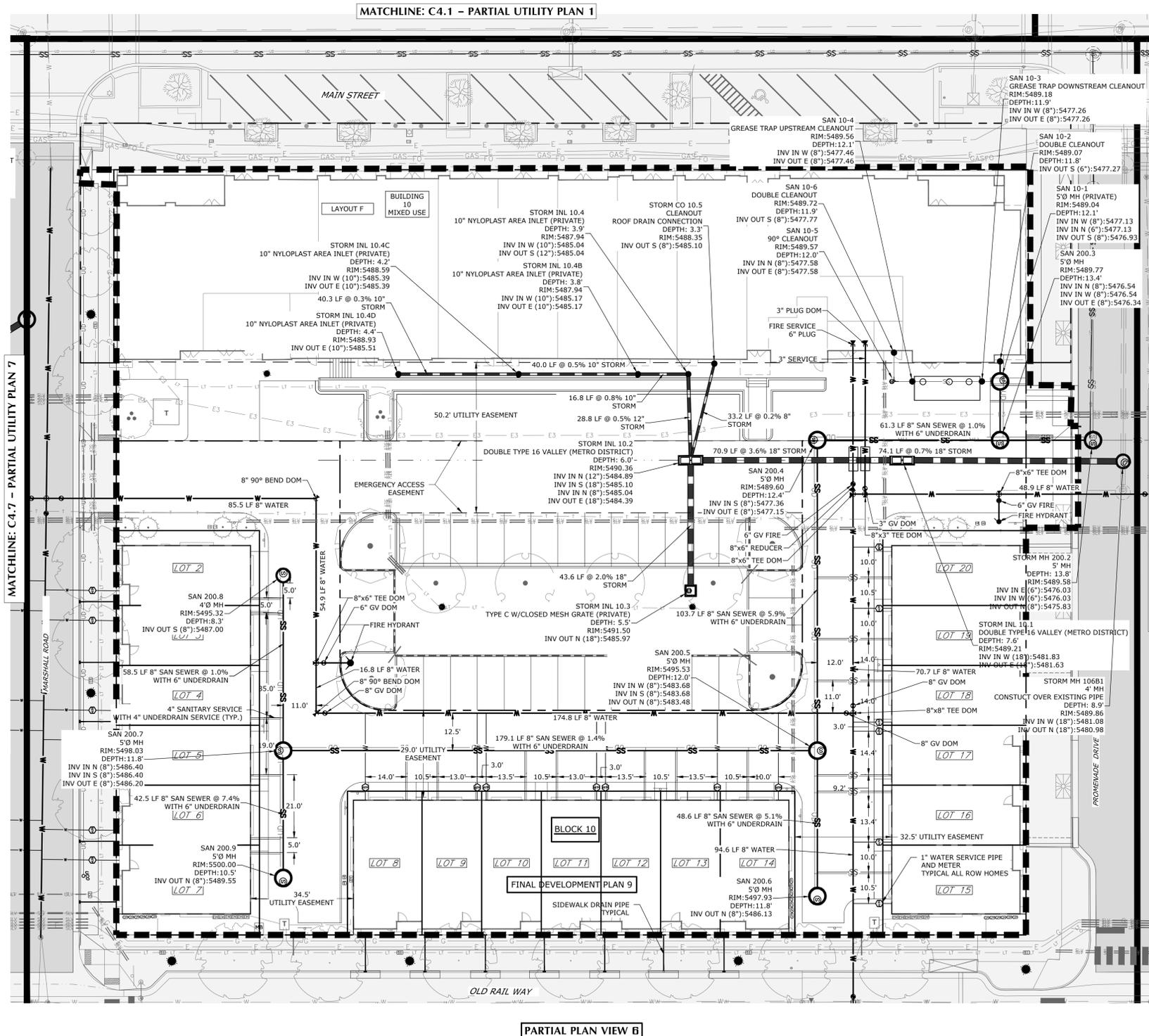
REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	01/30/20

Vested Rights:
This Plan constitutes a Site Specific Development Plan as defined 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. The term and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

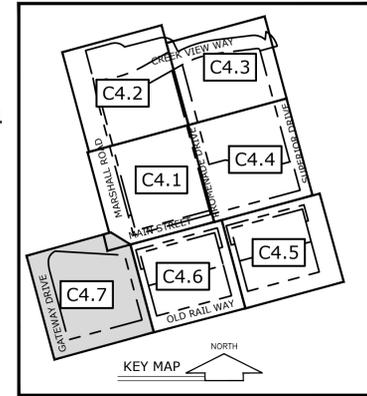
DESIGNED BY: JAB DATE: 06/25/2019
DRAWN BY: CAL SCALE: 1"=20'
CHECKED BY: JAB
JOB NO.: 301.001.01
DWG NAME: MR_BLK5_fdp_PUT1.dwg

PARTIAL
UTILITY
PLAN 6

SHEET:
C4.6



ALL DOMESTIC WATER MAIN PIPE IS BLUE PVC C900 DR14 FULLY RESTRAINED
ALL SANITARY SEWER PIPE IS GREEN SDR26
ALL HYDRANT BRANCH LINES ARE DIP CLASS 52
ALL STORM SEWER IS CLASS IV RCP UNLESS OTHERWISE NOTED
ALL DOMESTIC WATER SERVICE PIPE IS TYPE K COPPER
ALL SANITARY UNDERDRAIN IS WHITE PVC SDR26 PERFORATED
ALL SANITARY UNDERDRAIN SERVICE PIPE IS WHITE PVC SDR26 NON-PERFORATED



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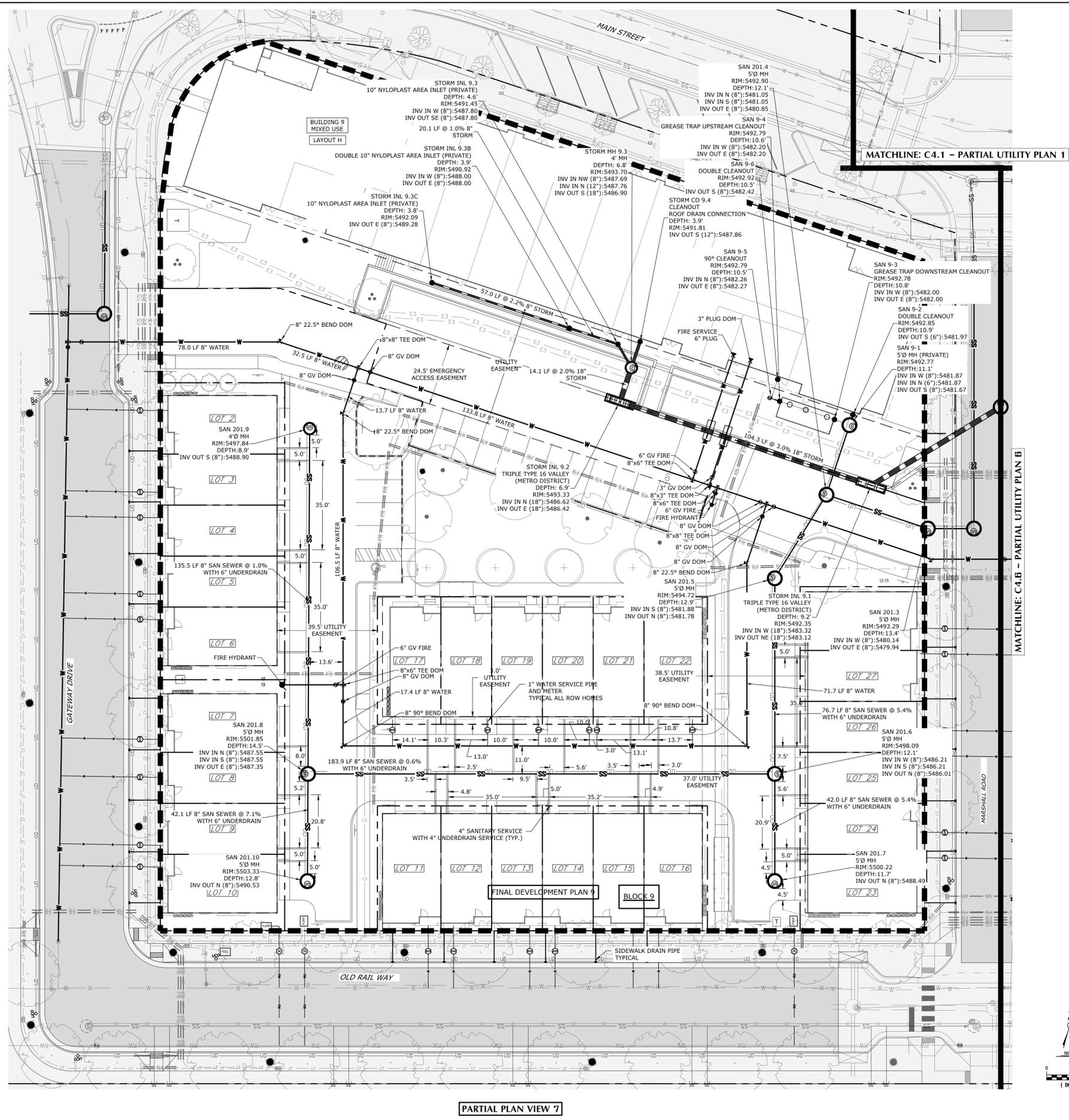
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DESIGNED BY: JAB DATE: 06/25/2019
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CHECKED BY: JAB
JOB NO.: 301.001.01
DWG NAME: MR_BLK5_fdp_PUT1.dwg

PARTIAL
UTILITY
PLAN 7

C4.7



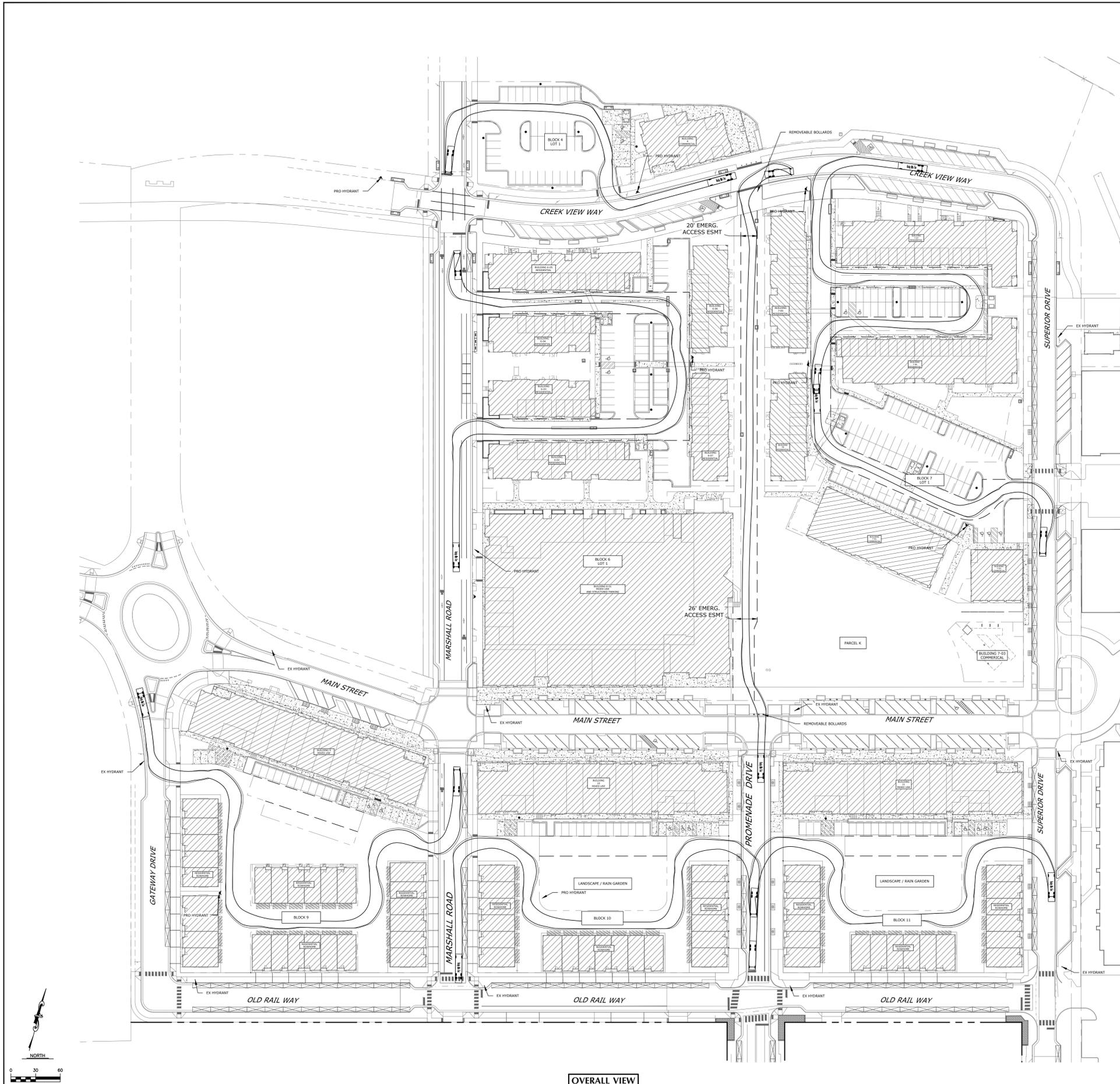
THIS FDP

LEGEND:

SEPARATE FDP

- PROPERTY LINE
- FDP LIMIT LINE (THIS PHASE)
- EASEMENT
- CONCRETE
- UTILITIES OUTSIDE FDP LIMITS
- INLET
- STORM MANHOLE
- SANITARY MANHOLE
- VALVES
- WATER METER
- HYDRANT
- LIGHT POLE
- ALIGNMENT
- TRUNCATED DOMES
- TREE
- TRANSFORMER
- UNDERDRAIN
- UNDERDRAIN CLEAN OUT
- GAS LINE
- STORM SEWER
- SANITARY
- SANITARY SERVICE WITH PLUG
- REUSE WATER
- WATER LINE
- WATER SERVICE WITH WATER METER
- ELECTRIC LINE
- 3 PHASE ELECTRIC
- TELE LINE
- LIGHTING
- SLEEVES
- WATER BENDS
- WATER PLUG
- WATER TEE
- MATCHLINE
- FUTURE WATER LINE
- FUTURE STORM SEWER

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THIS FDP LEGEND: SEPARATE FDP

PROPERTY LINE

BUILDING



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Vehicle Tracking v18.02 - Print

Vehicle Name:	Ref:
Rocky Mtn Fire	
Type:	Rigid vehicle
Category:	(Unspecified)
Classification:	(Unspecified)
Source:	
Description:	3-Dim 10' Aerial Platform
Notes:	From Rocky Mountain Fire 2015 City of Louisville Vehicle
Unit 1 Name:	Rocky Mtn Fire Tractor

Rocky Mtn Fire	
Overall Length	35.000ft
Overall Width	8.000ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	40.580ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

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JOB NO.: 301.001.01
DWG NAME: MR_BLK5_fdp_fire.dwg

FIRE ACCESS PLAN

SHEET: C5.0



LAYOUT A	
NUMBER OF LAYOUTS ON SITE	5
BUILDING TYPOLOGY: E HIGH DENSITY ATTACHED, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	25.49%
STUCCO	28.72%
LAP SIDING	36.48%
SHINGLES	9.31%
BACK MATERIAL TAKEOFFS	
BRICK	24.94%
STUCCO	42.66%
LAP SIDING	23.37%
SHINGLES	9.02%
BACK ADA MATERIAL TAKEOFFS - ALTERNATE	
BRICK	24.95%
STUCCO	42.65%
LAP SIDING	23.37%
SHINGLES	9.03%



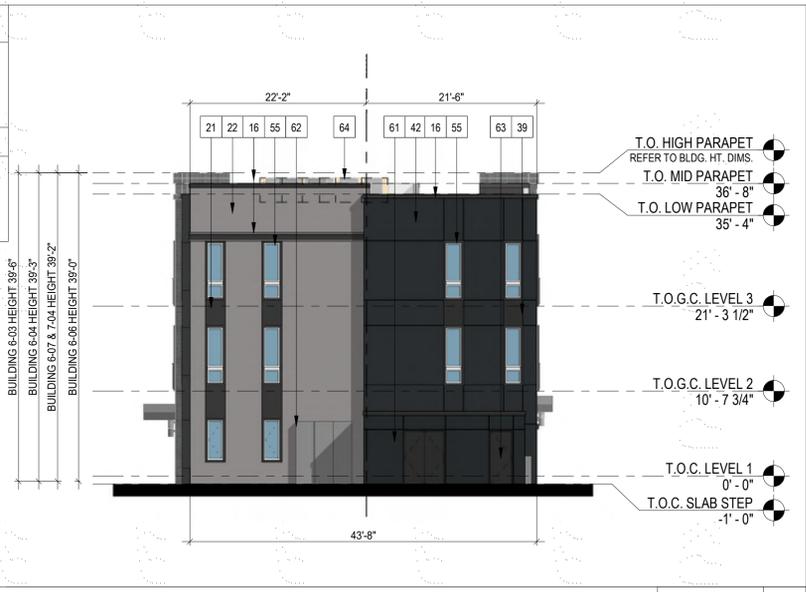
ELEVATION LEGEND - WALKUP APARTMENTS	
FIBER CEMENT PANEL - COLOR 1	RUNNING BRICK - COLOR 4
FIBER CEMENT PANEL - COLOR 5	STUCCO - COLOR 5
HORIZONTAL LAP SIDING - COLOR 1A	STUCCO - COLOR 6B

- ELEVATION NOTES**
- ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
 - SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS.
 - ALL WATER HEATER CLOSET DOORS AT BALCONIES AND UTILITY CLOSET DOORS TO BE PAINTED TO MATCH ADJACENT SURFACES.
 - LOCATIONS OF VENTS AND LIGHTS SUBJECT TO CHANGE BASED ON FURTHER DESIGN DEVELOPMENT AND COORDINATION.
 - REFER TO FINISH MATERIAL LEGEND AND MATERIAL BOARDS FOR KEYNOTE MATERIAL COLOR.
 - THE RESIDENTIAL WALL SIGNAGE ALLOWED FOR BUILDINGS 6-05 AND 7-07 SHALL BE LIMITED TO 35 SF IN SIZE AND IS NOT PERMITTED TO BE INTERNALLY ILLUMINATED, DOWNLIT, GOOSENECK LIGHTING, HOWEVER, IS PERMISSIBLE.
 - FUTURE COMMERCIAL RETAIL SIGNAGE IS PERMISSIBLE THROUGH INDIVIDUAL SIGN PERMITS (WHICH REQUIRE STAFF REVIEW) PROVIDED THAT SIGNS COMPLY WITH SIGNAGE REQUIREMENTS OUTLINED IN THE "DESIGN GUIDELINES."
 - UNIT SEPARATION IS SHOWN WITH THE FOLLOWING GRAPHIC:

KEYNOTES - FDP	
#	DESCRIPTION

- BRICK - RUNNING - COLOR 2: ORANGE
- BRICK - RUNNING - COLOR 3: RED
- BRICK - RUNNING - COLOR 3A: DARK RED
- BRICK - RUNNING - COLOR 3B: RED BROWN
- BRICK - RUNNING - COLOR 3C: LIGHT RED
- BRICK - RUNNING - COLOR 4: GREY
- BRICK - RUNNING - COLOR 5: BLACK
- BRICK - STACKED - COLOR 1: OFF WHITE
- BRICK - STACKED - COLOR 2: ORANGE
- BRICK - STACKED - COLOR 3: RED
- BRICK - STACKED - COLOR 4: GREY
- BRICK - STACKED - COLOR 5: BLACK
- BRICK - SOLDIER COURSE
- BRICK - DOUBLE SOLDIER COURSE
- BRICK - ROWLOCK
- FIBER CEMENT BOARD TRIM FASCIA
- FIBER CEMENT DECORATIVE PANEL - COLOR 5: BLACK
- RIBBED PANEL - COLOR 1: OFF WHITE
- RIBBED PANEL - COLOR 5
- FIBER CEMENT PANEL - COLOR 4
- FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
- HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
- HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
- HORIZONTAL LAP SIDING - COLOR 5: BLACK
- HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
- HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
- HORIZONTAL LAP SIDING - COLOR 7A: BLUE
- BENT METAL PANELS - COLOR 5: BLACK
- CORTEN METAL PANEL - COLOR 3B: RED BROWN
- METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
- FAUX WOOD PANEL - COLOR 1
- FAUX WOOD PANEL - COLOR 2
- STUCCO - COLOR 1: OFF WHITE
- STUCCO - COLOR 1A: LIGHT GREY
- STUCCO - COLOR 2: ORANGE
- STUCCO - COLOR 3: RED
- STUCCO - COLOR 4: GREY
- STUCCO - COLOR 4: DARK GREY
- STUCCO - COLOR 5: BLACK
- STUCCO - COLOR 6: LIGHT GREEN
- STUCCO - COLOR 6A: DARK GREEN
- STUCCO - COLOR 6B: GREEN BLACK
- POLYCARBONATE
- CONCRETE
- CONCRETE MASONRY UNIT
- SHIPPING CONTAINER
- AWNING
- EXTERIOR WALL MOUNTED LIGHT
- METAL GATE
- COMMON BUILDING ENTRY
- OVERHEAD GARAGE DOOR
- TRI-FOLD DOOR
- METAL HANDRAIL
- GLASS RAIL
- VINYL WINDOW - COLOR: WHITE
- VINYL WINDOW - COLOR: BLACK
- STOREFRONT
- BUILDING ADDRESS SIGNAGE WITH LIGHT PACK
- SIGNAGE LOCATION
- COMMUNICATION CLOSET
- UTILITY CLOSET
- ELECTRIC METER
- GAS METER - PAINT TO MATCH ADJACENT ELEVATION & SIZE
- AC CONDENSER UNITS, TYP., SEE ELEVATION NOTE A
- BUILT IN PLANTER, RE: SITE PLAN FOR LOCATIONS
- THROUGH WALL SCUPPER
- VINYL DOOR
- THERMALLY TREATED WOOD

SIDE 1 MATERIAL TAKEOFFS	
BRICK	27.51%
STUCCO	26.43%
LAP SIDING	38.77%
SHINGLES	7.29%
SIDE 2 MATERIAL TAKEOFFS	
BRICK	N/A
STUCCO	44.82%
LAP SIDING	51.27%
SHINGLES	3.90%



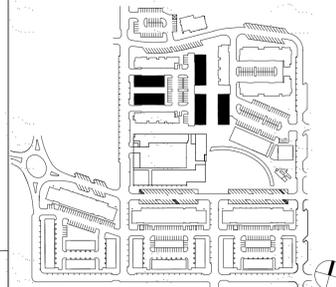
FRONT MATERIAL TAKEOFFS	
BRICK	35.72%
STUCCO	9.80%
LAP SIDING	42.08%
SHINGLES	12.41%



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SITE KEY PLAN	
DESIGNED BY:	DATE: 06/25/2019
DRAWN BY:	SCALE: As indicated
CHECKED BY:	
JOB NO.:	
DWG NAME:	



LAYOUT A, BUILDING 6-03, 6-04, 6-06, 6-07, 7-04 - ELEVATIONS

SHEET: A1.0



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SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

LAYOUT B	
NUMBER OF LAYOUTS ON SITE	1
BUILDING TYPOLOGY: E HIGH DENSITY ATTACHED, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	20.98%
STUCCO	34.81%
LAP SIDING	35.84%
SHINGLES	8.36%
EAST MATERIAL TAKEOFFS	
BRICK	16.14%
STUCCO	48.88%
LAP SIDING	28.10%
SHINGLES	6.88%



LAYOUT B - EAST ELEVATION

SCALE: 3/32" = 1'-0" 4

NORTH MATERIAL TAKEOFFS	
BRICK	27.44%
STUCCO	26.34%
LAP SIDING	38.87%
SHINGLES	7.35%
SOUTH MATERIAL TAKEOFFS	
BRICK	N/A
STUCCO	44.81%
LAP SIDING	51.26%
SHINGLES	3.92%



LAYOUT B - SOUTH ELEVATION

SCALE: 3/32" = 1'-0" 3



LAYOUT B - NORTH ELEVATION

SCALE: 3/32" = 1'-0" 2

WEST MATERIAL TAKEOFFS	
BRICK	30.45%
STUCCO	20.49%
LAP SIDING	37.69%
SHINGLES	11.37%



LAYOUT B - WEST ELEVATION

SCALE: 3/32" = 1'-0" 1

ELEVATION LEGEND - WALKUP APARTMENTS	
FIBER CEMENT PANEL - COLOR 1	RUNNING BRICK - COLOR 4
FIBER CEMENT PANEL - COLOR 5	STUCCO - COLOR 5
HORIZONTAL LAP SIDING - COLOR 1A	STUCCO - COLOR 6B

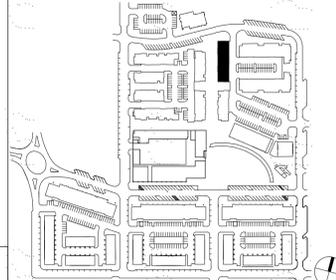
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 - BRICK - RUNNING - COLOR 3B: RED BROWN
 - BRICK - RUNNING - COLOR 3C: LIGHT RED
 - BRICK - RUNNING - COLOR 4: GREY
 - BRICK - RUNNING - COLOR 5: BLACK
 - BRICK - STACKED - COLOR 1: OFF WHITE
 - BRICK - STACKED - COLOR 2: ORANGE
 - BRICK - STACKED - COLOR 3: RED
 - BRICK - STACKED - COLOR 4: GREY
 - BRICK - STACKED - COLOR 5: BLACK
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 - BRICK - ROWLOCK
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 - FIBER CEMENT DECORATIVE PANEL - COLOR 5: BLACK
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 - RIBBED PANEL - COLOR 5
 - FIBER CEMENT PANEL - COLOR 4
 - FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
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 - HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
 - HORIZONTAL LAP SIDING - COLOR 5: BLACK
 - HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
 - HORIZONTAL LAP SIDING - COLOR 7A: BLUE
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 - CORTEN METAL PANEL - COLOR 3B: RED BROWN
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 - FAUX WOOD PANEL - COLOR 2
 - STUCCO - COLOR 1: OFF WHITE
 - STUCCO - COLOR 1A: LIGHT GREY
 - STUCCO - COLOR 2: ORANGE
 - STUCCO - COLOR 3: RED
 - STUCCO - COLOR 4: GREY
 - STUCCO - COLOR 4: DARK GREY
 - STUCCO - COLOR 5: BLACK
 - STUCCO - COLOR 6: LIGHT GREEN
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 - STUCCO - COLOR 6B: GREEN BLACK
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 - CONCRETE
 - CONCRETE MASONRY UNIT
 - SHIPPING CONTAINER
 - AWNING
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 - COMMON BUILDING ENTRY
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 - TRI-FOLD DOOR
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 - GLASS RAIL
 - VINYL WINDOW - COLOR: WHITE
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LAYOUT B,
BUILDING 7-05 -
ELEVATIONS

SHEET:
A1.1



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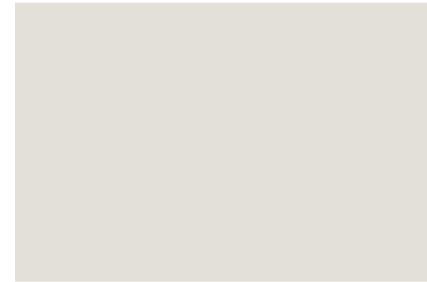
THIN BRICK COLOR 4
(GREY)



LAP SIDING COLOR 1A
(LIGHT GREY)



STUCCO COLOR 6B
(GREENBLACK)



TRIM/FASCIA/PANEL COLOR 1
(OFF WHITE)



TRIM/FASCIA/PANEL COLOR 5
(BLACK)

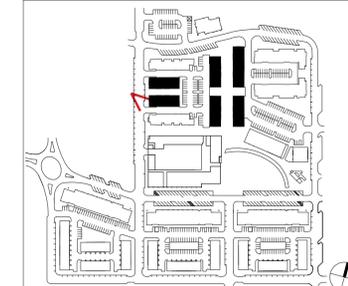


MATERIAL BOARD IMAGERY FOR ARCHITECTURAL MATERIAL AND COLOR REPRESENTATION ONLY

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SITE KEY PLAN



DESIGNED BY: _____ DATE: 06/25/2019
DRAWN BY: _____ SCALE: _____
CHECKED BY: _____
JOB NO.: _____
DWG NAME: _____

**MATERIAL BOARD
- WALK-UP -
LAYOUT A & B**

SHEET:
A1.2

LAYOUT C	
NUMBER OF LAYOUTS ON SITE	2
BUILDING TYPOLOGY: E HIGH DENSITY ATTACHED, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	24.17%
STUCCO	27.79%
LAP SIDING	39.44%
SHINGLES	8.59%
SIDE 1 MATERIAL TAKEOFFS	
BRICK	27.86%
STUCCO	22.76%
LAP SIDING	38.67%
SHINGLES	10.70%
SIDE 1 MATERIAL TAKEOFFS - ALTERNATE	
BRICK	27.86%
STUCCO	22.76%
LAP SIDING	38.67%
SHINGLES	10.70%



LAYOUT C - SIDE 1 ELEVATION SCALE: 3/32" = 1'-0" 2

FRONT MATERIAL TAKEOFFS		FRONT MATERIAL TAKEOFFS - ALTERNATE	
BRICK	28.42%	BRICK	28.42%
STUCCO	15.20%	STUCCO	15.20%
LAP SIDING	46.00%	LAP SIDING	46.00%
SHINGLES	10.37%	SHINGLES	10.37%



LAYOUT C - FRONT ELEVATION SCALE: 3/32" = 1'-0" 1

ELEVATION LEGEND - WALKUP APARTMENTS			
FIBER CEMENT PANEL - COLOR 1	FIBER CEMENT PANEL - COLOR 5	STUCCO - COLOR 1A	STUCCO - COLOR 5
HORIZONTAL SIDING - COLOR 5		RUNNING BRICK - COLOR 2	

KEYNOTES - FDP	
1	BRICK - RUNNING - COLOR 2: ORANGE
2	BRICK - RUNNING - COLOR 3: RED
3	BRICK - RUNNING - COLOR 3A: DARK RED
4	BRICK - RUNNING - COLOR 3B: RED BROWN
5	BRICK - RUNNING - COLOR 3C: LIGHT RED
6	BRICK - RUNNING - COLOR 4: GREY
7	BRICK - RUNNING - COLOR 5: BLACK
8	BRICK - STACKED - COLOR 1: OFF WHITE
9	BRICK - STACKED - COLOR 2: ORANGE
10	BRICK - STACKED - COLOR 3: RED
11	BRICK - STACKED - COLOR 4: GREY
12	BRICK - STACKED - COLOR 5: BLACK
13	BRICK - SOLDIER COURSE
14	BRICK - DOUBLE SOLDIER COURSE
15	BRICK - ROWLOCK
16	FIBER CEMENT BOARD TRIM FASCIA
17	FIBER CEMENT DECORATIVE PANEL - COLOR 5: BLACK
18	RIBBED PANEL - COLOR 1: OFF WHITE
19	RIBBED PANEL - COLOR 5
20	FIBER CEMENT PANEL - COLOR 4
21	FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
22	HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
23	HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
24	HORIZONTAL LAP SIDING - COLOR 5: BLACK
25	HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
26	HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
27	HORIZONTAL LAP SIDING - COLOR 7A: BLUE
28	BENT METAL PANELS - COLOR 5: BLACK
29	CORTEN METAL PANEL - COLOR 3B: RED BROWN
30	METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
31	FAUX WOOD PANEL - COLOR 1
32	FAUX WOOD PANEL - COLOR 2
33	STUCCO - COLOR 1: OFF WHITE
34	STUCCO - COLOR 1A: LIGHT GREY
35	STUCCO - COLOR 2: ORANGE
36	STUCCO - COLOR 3: RED
37	STUCCO - COLOR 4: GREY
38	STUCCO - COLOR 4: DARK GREY
39	STUCCO - COLOR 5: BLACK
40	STUCCO - COLOR 6: LIGHT GREEN
41	STUCCO - COLOR 6A: DARK GREEN
42	STUCCO - COLOR 6B: GREEN BLACK
43	POLYCARBONATE
44	CONCRETE
45	CONCRETE MASONRY UNIT
46	SHIPPING CONTAINER
47	AWNING
48	EXTERIOR WALL MOUNTED LIGHT
49	METAL GATE
50	COMMON BUILDING ENTRY
51	OVERHEAD GARAGE DOOR
52	TRI-FOLD DOOR
53	METAL HANDRAIL
54	GLASS RAIL
55	VINYL WINDOW - COLOR: WHITE
56	VINYL WINDOW - COLOR: BLACK
57	STOREFRONT
58	BUILDING ADDRESS SIGNAGE WITH LIGHT PACK
59	SIGNAGE LOCATION
60	COMMUNICATION CLOSET
61	UTILITY CLOSET
62	ELECTRIC METER
63	GAS METER - PAINT TO MATCH ADJACENT ELEVATION & SIZE
64	AC CONDENSER UNITS, TYP., SEE ELEVATION NOTE A
65	BUILT IN PLANTER, RE: SITE PLAN FOR LOCATIONS
66	THROUGH WALL SCUPPER
67	VINYL DOOR
68	THERMALLY TREATED WOOD

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	1/30/20

Vested Rights	
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SITE KEY PLAN

DESIGNED BY: DATE: 06/25/2019
DRAWN BY: SCALE: As indicated
CHECKED BY:
JOB NO.:
DWG NAME:

LAYOUT C, BUILDING 7-06 & 7-07 - ELEVATIONS

SHEET: A1.3



MORGAN RANCH DTS, LLC
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

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JOB NO.:
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LAYOUT C, BUILDING 7-06 & 7-07 - ELEVATIONS

SHEET: A1.3

LAYOUT C	
NUMBER OF LAYOUTS ON SITE	2
BUILDING TYPOLOGY: E HIGH DENSITY ATTACHED, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	24.17%
STUCCO	27.79%
LAP SIDING	39.44%
SHINGLES	8.59%
SIDE 2 MATERIAL TAKEOFFS	
BRICK	N/A
STUCCO	36.88%
LAP SIDING	59.45%
SHINGLES	3.67%



LAYOUT C - SIDE 2 ELEVATION

SCALE: 3/32" = 1'-0" 2

BACK MATERIAL TAKEOFFS	
BRICK	25.41%
STUCCO	40.85%
LAP SIDING	26.51%
SHINGLES	7.24%



LAYOUT C - BACK ELEVATION

SCALE: 3/32" = 1'-0" 1

ELEVATION LEGEND - WALKUP APARTMENTS			
	FIBER CEMENT PANEL - COLOR 1		STUCCO - COLOR 1A
	FIBER CEMENT PANEL - COLOR 5		STUCCO - COLOR 5
	HORIZONTAL SIDING - COLOR 5		RUNNING BRICK - COLOR 2

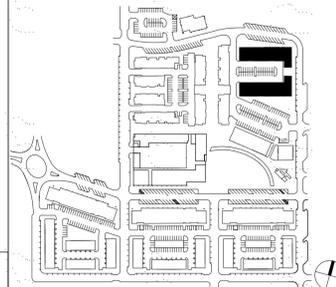
ELEVATION NOTES	
A.	ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
B.	SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR LEVELS.
C.	ALL WATER HEATER CLOSET DOORS AT BALCONIES AND UTILITY CLOSET DOORS TO BE PAINTED TO MATCH ADJACENT SURFACES.
D.	LOCATIONS OF VENTS AND LIGHTS SUBJECT TO CHANGE BASED ON FURTHER DESIGN DEVELOPMENT AND COORDINATION.
E.	REFER TO FINISH MATERIAL LEGEND AND MATERIAL BOARDS FOR KEYNOTE MATERIAL COLOR.
F.	THE RESIDENTIAL WALL SIGNAGE ALLOWED FOR BUILDINGS 6-05 AND 7-07 SHALL BE LIMITED TO 35 SF IN SIZE AND IS NOT PERMITTED TO BE INTERNALLY ILLUMINATED. DOWNLIT GOOSENECK LIGHTING, HOWEVER, IS PERMISSIBLE.
G.	FUTURE COMMERCIAL RETAIL SIGNAGE IS PERMISSIBLE THROUGH INDIVIDUAL SIGN PERMITS (WHICH REQUIRE STAFF REVIEW) PROVIDED THAT SIGNS COMPLY WITH SIGNAGE REQUIREMENTS OUTLINED IN THE "DESIGN GUIDELINES."
H.	UNIT SEPARATION IS SHOWN WITH THE FOLLOWING GRAPHIC.

KEYNOTES - FDP	
1	BRICK - RUNNING - COLOR 2: ORANGE
2	BRICK - RUNNING - COLOR 3: RED
3	BRICK - RUNNING - COLOR 3A: DARK RED
4	BRICK - RUNNING - COLOR 3B: RED BROWN
5	BRICK - RUNNING - COLOR 3C: LIGHT RED
6	BRICK - RUNNING - COLOR 4: GREY
7	BRICK - RUNNING - COLOR 5: BLACK
8	BRICK - STACKED - COLOR 1: OFF WHITE
9	BRICK - STACKED - COLOR 2: ORANGE
10	BRICK - STACKED - COLOR 3: RED
11	BRICK - STACKED - COLOR 4: GREY
12	BRICK - STACKED - COLOR 5: BLACK
13	BRICK - SOLDIER COURSE
14	BRICK - DOUBLE SOLDIER COURSE
15	BRICK - ROWLOCK
16	FIBER CEMENT BOARD TRIM FASCIA
17	FIBER CEMENT DECORATIVE PANEL - COLOR 5: BLACK
18	RIBBED PANEL - COLOR 1: OFF WHITE
19	RIBBED PANEL - COLOR 5
20	FIBER CEMENT PANEL - COLOR 4
21	FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
22	HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
23	HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
24	HORIZONTAL LAP SIDING - COLOR 5: BLACK
25	HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
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32	FAUX WOOD PANEL - COLOR 2
33	STUCCO - COLOR 1: OFF WHITE
34	STUCCO - COLOR 1A: LIGHT GREY
35	STUCCO - COLOR 2: ORANGE
36	STUCCO - COLOR 3: RED
37	STUCCO - COLOR 4: GREY
38	STUCCO - COLOR 4: DARK GREY
39	STUCCO - COLOR 5: BLACK
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49	METAL GATE
50	COMMON BUILDING ENTRY
51	OVERHEAD GARAGE DOOR
52	TRI-FOLD DOOR
53	METAL HANDRAIL
54	GLASS RAIL
55	VINYL WINDOW - COLOR: WHITE
56	VINYL WINDOW - COLOR: BLACK
57	STOREFRONT
58	BUILDING ADDRESS SIGNAGE WITH LIGHT PACK
59	SIGNAGE LOCATION
60	COMMUNICATION CLOSET
61	UTILITY CLOSET
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63	GAS METER - PAINT TO MATCH ADJACENT ELEVATION & SIZE
64	AC CONDENSER UNITS, TYP., SEE ELEVATION NOTE A
65	BUILT IN PLANTER, RE: SITE PLAN FOR LOCATIONS
66	THROUGH WALL SCUPPER
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68	THERMALLY TREATED WOOD

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	1/30/20

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SITE KEY PLAN	
DESIGNED BY:	DATE: 06/25/2019
DRAWN BY:	SCALE: As indicated
CHECKED BY:	
JOB NO.:	
DWG NAME:	



MORGAN RANCH DTS, LLC
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

LAYOUT C,
BUILDING 7-06 &
7-07 -
ELEVATIONS

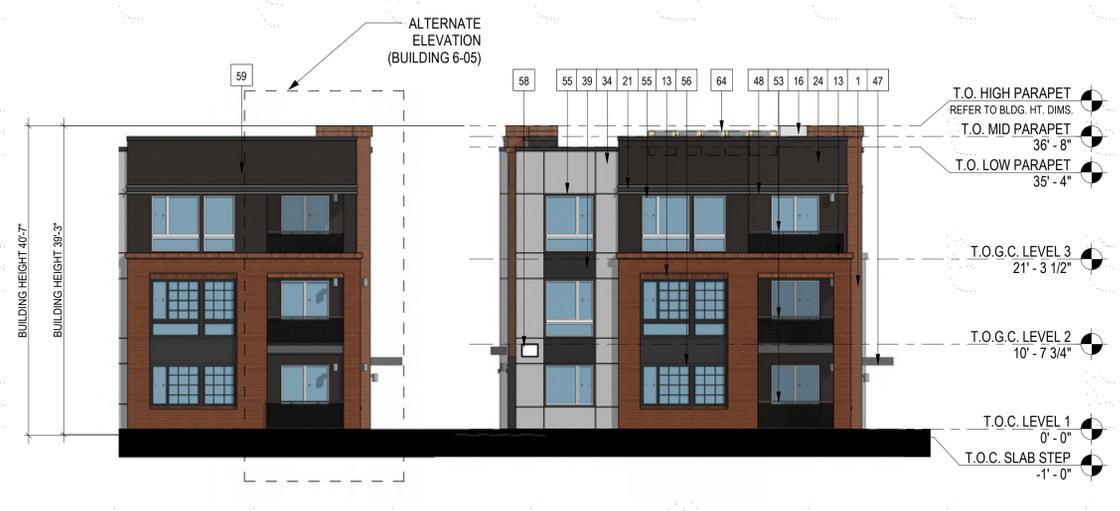
SHEET:
A1.4

LAYOUT D	
NUMBER OF LAYOUTS ON SITE	2
BUILDING TYPOLOGY: E HIGH DENSITY ATTACHED, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	23.40%
STUCCO	35.40%
LAP SIDING	32.24%
SHINGLES	8.96%
BACK MATERIAL TAKEOFFS	
BRICK	15.46%
STUCCO	51.03%
LAP SIDING	26.92%
SHINGLES	6.59%



LAYOUT D - BACK ELEVATION SCALE: 3/32" = 1'-0" 4

SIDE 1 MATERIAL TAKEOFFS	
BRICK	16.19%
STUCCO	46.28%
LAP SIDING	33.57%
SHINGLES	3.95%
SIDE 2 MATERIAL TAKEOFFS (ALT. SAME)	
BRICK	27.53%
STUCCO	26.41%
LAP SIDING	38.78%
SHINGLES	7.28%



LAYOUT D - SIDE 2 ELEVATION SCALE: 3/32" = 1'-0" 3



LAYOUT D - SIDE 1 ELEVATION SCALE: 3/32" = 1'-0" 2

FRONT MATERIAL TAKEOFFS (ALT. SAME)	
BRICK	31.29%
STUCCO	20.90%
LAP SIDING	35.17%
SHINGLES	12.65%



LAYOUT D - FRONT ELEVATION SCALE: 3/32" = 1'-0" 1

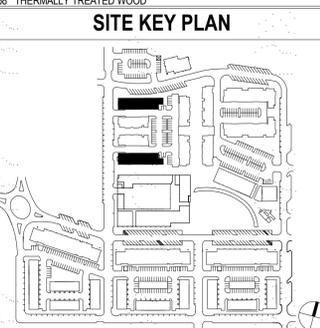
- ELEVATION LEGEND - WALKUP APARTMENTS**
- FIBER CEMENT PANEL - COLOR 1
 - FIBER CEMENT PANEL - COLOR 5
 - HORIZONTAL SIDING - COLOR 5
 - STUCCO - COLOR 1A
 - STUCCO - COLOR 5
 - RUNNING BRICK - COLOR 2
- ELEVATION NOTES**
- ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
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 - UNIT SEPARATION IS SHOWN WITH THE FOLLOWING GRAPHIC.

- KEYNOTES - FDP**
- BRICK - RUNNING - COLOR 2: ORANGE
 - BRICK - RUNNING - COLOR 3: RED
 - BRICK - RUNNING - COLOR 3A: DARK RED
 - BRICK - RUNNING - COLOR 3B: RED BROWN
 - BRICK - RUNNING - COLOR 3C: LIGHT RED
 - BRICK - RUNNING - COLOR 4: GREY
 - BRICK - RUNNING - COLOR 5: BLACK
 - BRICK - STACKED - COLOR 1: OFF WHITE
 - BRICK - STACKED - COLOR 2: ORANGE
 - BRICK - STACKED - COLOR 3: RED
 - BRICK - STACKED - COLOR 4: GREY
 - BRICK - STACKED - COLOR 5: BLACK
 - BRICK - SOLDIER COURSE
 - BRICK - DOUBLE SOLDIER COURSE
 - BRICK - ROWLOCK
 - FIBER CEMENT BOARD TRIM FASCIA
 - FIBER CEMENT DECORATIVE PANEL - COLOR 5: BLACK
 - RIBBED PANEL - COLOR 1: OFF WHITE
 - RIBBED PANEL - COLOR 5
 - FIBER CEMENT PANEL - COLOR 4
 - FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
 - HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
 - HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
 - HORIZONTAL LAP SIDING - COLOR 5: BLACK
 - HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
 - HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
 - HORIZONTAL LAP SIDING - COLOR 7A: BLUE
 - BENT METAL PANELS - COLOR 5: BLACK
 - CORTEN METAL PANEL - COLOR 3B: RED BROWN
 - METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
 - FAUX WOOD PANEL - COLOR 1
 - FAUX WOOD PANEL - COLOR 2
 - STUCCO - COLOR 1: OFF WHITE
 - STUCCO - COLOR 1A: LIGHT GREY
 - STUCCO - COLOR 2: ORANGE
 - STUCCO - COLOR 3: RED
 - STUCCO - COLOR 4: GREY
 - STUCCO - COLOR 4: DARK GREY
 - STUCCO - COLOR 5: BLACK
 - STUCCO - COLOR 6: LIGHT GREEN
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 - STUCCO - COLOR 6B: GREEN BLACK
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 - CONCRETE MASONRY UNIT
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 - OVERHEAD GARAGE DOOR
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 - METAL HANDRAIL
 - GLASS RAIL
 - VINYL WINDOW - COLOR: WHITE
 - VINYL WINDOW - COLOR: BLACK
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 - THERMALLY TREATED WOOD

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	1/30/20

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SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

DESIGNED BY: DATE: 06/25/2019
DRAWN BY: SCALE: As indicated
CHECKED BY:
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DWG NAME:

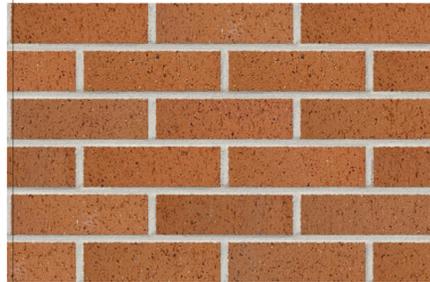
LAYOUT D,
BUILDING 6-02 &
6-05 -
ELEVATIONS

SHEET:
A1.5



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SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
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FINAL DEVELOPMENT PLAN 10



RUNNING BRICK COLOR 2
(ORANGE)



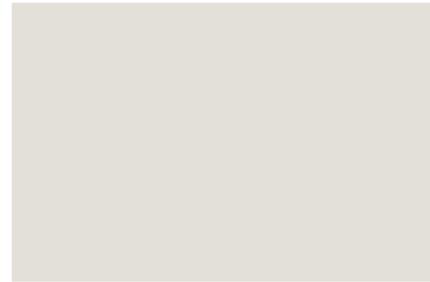
LAP SIDING COLOR 5
(BLACK)



STUCCO COLOR 1
(OFF WHITE)



TRIM/FASCIA/PANEL COLOR 5
(BLACK)



TRIM/FASCIA/PANEL COLOR 1
(OFF WHITE)

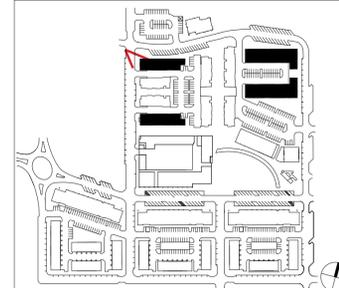


MATERIAL BOARD IMAGERY FOR ARCHITECTURAL MATERIAL AND COLOR REPRESENTATION ONLY

REVISIONS		
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SITE KEY PLAN



DESIGNED BY: _____ DATE: 06/25/2019
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CHECKED BY: _____
JOB NO.: _____
DWG NAME: _____

**MATERIAL BOARD
- WALK-UP -
LAYOUT C & D**

SHEET:
A1.6

LAYOUT E	
NUMBER OF LAYOUTS ON SITE	1
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	7.61%
STUCCO	60.48%
CONCRETE	3.75%
FIBER CEMENT BOARD	14.98%
TERRACOTTA PANELS	6.66%
METAL PANELS	6.52%
NORTH MATERIAL TAKEOFFS	
BRICK	3.86%
STUCCO	64.40%
CONCRETE	2.13%
FIBER CEMENT BOARD	20.00%
TERRACOTTA PANELS	N/A
METAL PANELS	9.61%



LAYOUT E - NORTH ELEVATION AREA C SCALE: 3/32" = 1'-0" 2

ELEVATION LEGEND - PODIUM WRAP	
BRICK - COLOR 1	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 3
BRICK - COLOR 3A	STUCCO - COLOR 4
BRICK - COLOR 4	CONCRETE - COLOR 1
BRICK - COLOR 5	FIBER CEMENT PANEL - COLOR 5
BENT METAL PANEL - COLOR 5	FAUX WOOD PANEL - COLOR 2
RIBBED PANEL - COLOR 5	CORTEN METAL PANEL - COLOR 3B
METAL PANEL RAINSCREEN - COLOR 2A - 2D	

- ### ELEVATION NOTES
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- ### KEYNOTES - FDP
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 - BRICK - RUNNING - COLOR 3: RED
 - BRICK - RUNNING - COLOR 3A: DARK RED
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 - BRICK - RUNNING - COLOR 3C: LIGHT RED
 - BRICK - RUNNING - COLOR 4: GREY
 - BRICK - RUNNING - COLOR 5: BLACK
 - BRICK - STACKED - COLOR 1: OFF WHITE
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 - BRICK - DOUBLE SOLDIER COURSE
 - BRICK - ROWLOCK
 - FIBER CEMENT BOARD TRIM FASCIA
 - FIBER CEMENT DECORATIVE PANELS
 - RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
 - RIBBED PANELS - COLOR 5: BLACK
 - FIBER CEMENT PANEL SYSTEM - COLOR 4
 - FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
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 - METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
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 - STUCCO - COLOR 4A: DARK GREY
 - STUCCO - COLOR 5: BLACK
 - STUCCO - COLOR 6: GREEN
 - STUCCO - COLOR 6A: DARK GREEN
 - STUCCO - COLOR 6B: GREEN BLACK
 - POLYCARBONATE
 - CONCRETE
 - CONCRETE MASONRY UNIT
 - SHIPPING CONTAINER
 - AWNING
 - EXTERIOR WALL MOUNTED LIGHT, RE: ELEVATION
 - METAL GATE
 - COMMON BUILDING ENTRY
 - OVERHEAD GARAGE DOOR
 - TRI-FOLD DOOR
 - METAL HANDRAIL
 - GLASS RAIL
 - VINYL WINDOW - COLOR: WHITE
 - VINYL WINDOW - COLOR: BLACK
 - STOREFRONT
 - BUILDING ADDRESS SIGNAGE WITH LIGHT PACK, RE: ELEVATION
 - SIGNAGE LOCATION
 - COMMUNICATION GLOSET
 - UTILITY GLOSET
 - ELECTRIC METER
 - GAS METER - PAINT TO MATCH ADJACENT ELEVATION
 - AC CONDENSER UNITS, TYP. - SEE ELEVATION NOTE A
 - BUILT IN PLANTER - RE: SITE PLAN FOR LOCATIONS
 - THROUGH WALL SCUPPER
 - PRIVATE PATIO/BALCONY DOOR
 - THERMALLY TREATED WOOD



MORGAN RANCH DTS, LLC
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	1/30/20

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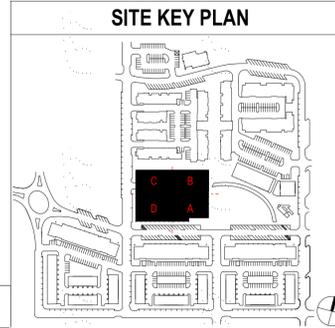
DESIGNED BY: _____ DATE: 06/25/2019
DRAWN BY: _____ SCALE: As indicated
CHECKED BY: _____
JOB NO.: _____
DWG NAME: _____

LAYOUT E - BUILDING 6-01 - ELEVATIONS

SHEET: A1.7



LAYOUT E - NORTH ELEVATION AREA B SCALE: 3/32" = 1'-0" 1



LAYOUT E	TOTAL MATERIAL TAKEOFFS	EAST MATERIAL TAKEOFFS
NUMBER OF LAYOUTS ON SITE	1	
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	BRICK 7.61% STUCCO 60.48% CONCRETE 3.75% FIBER CEMENT BOARD 14.98% TERRACOTTA PANELS 6.66% METAL PANELS 6.52%	BRICK 7.12% STUCCO 41.34% CONCRETE 8.00% FIBER CEMENT BOARD 10.11% TERRACOTTA PANELS 19.01% METAL PANELS 14.41%

ELEVATION LEGEND - PODIUM WRAP

BRICK - COLOR 1	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 3
BRICK - COLOR 3A	STUCCO - COLOR 4
BRICK - COLOR 4	CONCRETE - COLOR 1
BRICK - COLOR 5	FIBER CEMENT PANEL - COLOR 5
BENT METAL PANEL - COLOR 5	FAUX WOOD PANEL - COLOR 2
RIBBED PANEL - COLOR 5	CORTEN METAL PANEL - COLOR 3B
METAL PANEL RAINSCREEN - COLOR 2A - 2D	

ELEVATION NOTES

- ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
- SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS.
- ALL WATER HEATER CLOSET DOORS AT BALCONIES TO BE PAINTED TO MATCH ADJACENT SURFACES.
- LOCATIONS OF VENTS AND LIGHTS SUBJECT TO CHANGE BASED ON FURTHER DESIGN DEVELOPMENT AND COORDINATION.
- REFER TO FINISH MATERIAL LEGEND AND MATERIAL BOARDS FOR KEYNOTE MATERIAL COLOR.
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KEYNOTES - FDP

- BRICK - RUNNING - COLOR 2: ORANGE
- BRICK - RUNNING - COLOR 3: RED
- BRICK - RUNNING - COLOR 3A: DARK RED
- BRICK - RUNNING - COLOR 3B: RED BROWN
- BRICK - RUNNING - COLOR 3C: LIGHT RED
- BRICK - RUNNING - COLOR 4: GREY
- BRICK - RUNNING - COLOR 5: BLACK
- BRICK - STACKED - COLOR 1: OFF WHITE
- BRICK - STACKED - COLOR 2: ORANGE
- BRICK - STACKED - COLOR 3: RED
- BRICK - STACKED - COLOR 4: GREY
- BRICK - STACKED - COLOR 5: BLACK
- BRICK - SOLDIER COURSE
- BRICK - DOUBLE SOLDIER COURSE
- BRICK - ROWLOCK
- FIBER CEMENT BOARD TRIM FASCIA
- FIBER CEMENT DECORATIVE PANELS
- RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
- RIBBED PANELS - COLOR 5: BLACK
- FIBER CEMENT PANEL SYSTEM - COLOR 4
- FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
- HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
- HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
- HORIZONTAL LAP SIDING - COLOR 5: BLACK
- HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
- HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
- HORIZONTAL LAP SIDING - COLOR 7A: BLUE
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- COFFER COLORED METAL - COLOR 3B: RED BROWN
- METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
- FAUX WOOD PANEL - COLOR 1
- FAUX WOOD PANEL - COLOR 2
- STUCCO - COLOR 1: OFF WHITE
- STUCCO - COLOR 1A: LIGHT GREY
- STUCCO - COLOR 2: ORANGE
- STUCCO - COLOR 3: RED
- STUCCO - COLOR 4: GREY
- STUCCO - COLOR 4A: DARK GREY
- STUCCO - COLOR 5: BLACK
- STUCCO - COLOR 6: GREEN
- STUCCO - COLOR 6A: DARK GREEN
- STUCCO - COLOR 6B: GREEN BLACK
- POLYCARBONATE
- CONCRETE
- CONCRETE MASONRY UNIT
- SHIPPING CONTAINER
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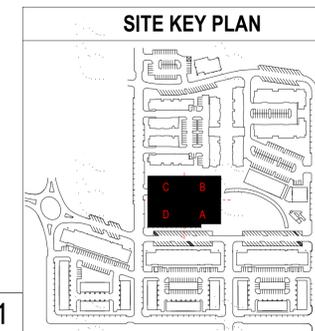
REVISIONS		
NO.	DESCRIPTION	DATE
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 DWG NAME: _____

LAYOUT E - BUILDING 6-01 - ELEVATIONS

SHEET:
A1.8



LAYOUT E - EAST ELEVATION

SCALE: 3/32" = 1'-0"
1

LAYOUT E	TOTAL MATERIAL TAKEOFFS	EAST MATERIAL TAKEOFFS
NUMBER OF LAYOUTS ON SITE	1	
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	BRICK 7.61% STUCCO 60.48% CONCRETE 3.75% FIBER CEMENT BOARD 14.98% TERRACOTTA PANELS 6.66% METAL PANELS 6.52%	BRICK 7.12% STUCCO 41.34% CONCRETE 8.00% FIBER CEMENT BOARD 10.11% TERRACOTTA PANELS 19.01% METAL PANELS 14.41%

ELEVATION LEGEND - PODIUM WRAP

BRICK - COLOR 1	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 3
BRICK - COLOR 3A	STUCCO - COLOR 4
BRICK - COLOR 4	CONCRETE - COLOR 1
BRICK - COLOR 5	FIBER CEMENT PANEL - COLOR 5
BENT METAL PANEL - COLOR 5	FAUX WOOD PANEL - COLOR 2
RIBBED PANEL - COLOR 5	CORTEN METAL PANEL - COLOR 3B
METAL PANEL RAINSCREEN - COLOR 2A - 2D	

ELEVATION NOTES

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- BRICK - RUNNING - COLOR 3C: LIGHT RED
- BRICK - RUNNING - COLOR 4: GREY
- BRICK - RUNNING - COLOR 5: BLACK
- BRICK - STACKED - COLOR 1: OFF WHITE
- BRICK - STACKED - COLOR 2: ORANGE
- BRICK - STACKED - COLOR 3: RED
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- BRICK - DOUBLE SOLDIER COURSE
- BRICK - ROWLOCK
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- FIBER CEMENT DECORATIVE PANELS
- RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
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- HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
- BENT METAL PANELS - COLOR 5: BLACK
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- STUCCO - COLOR 1A: LIGHT GREY
- STUCCO - COLOR 2: ORANGE
- STUCCO - COLOR 3: RED
- STUCCO - COLOR 4: GREY
- STUCCO - COLOR 4A: DARK GREY
- STUCCO - COLOR 5: BLACK
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- VINYL WINDOW - COLOR: WHITE
- VINYL WINDOW - COLOR: BLACK
- STOREFRONT
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- SIGNAGE LOCATION
- COMMUNICATION CLOSET
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 FINAL DEVELOPMENT PLAN 10

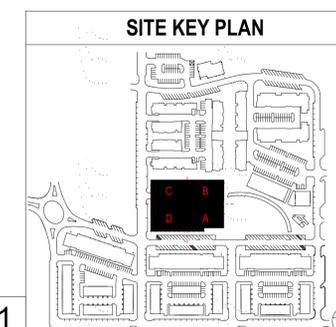
REVISIONS		
NO.	DESCRIPTION	DATE
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LAYOUT E - BUILDING 6-01 - ELEVATIONS

SHEET: **A1.9**



LAYOUT E - WEST ELEVATION SCALE: 3/32" = 1'-0" 1

LAYOUT E	
NUMBER OF LAYOUTS ON SITE	1
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	7.61%
STUCCO	60.48%
CONCRETE	3.75%
FIBER CEMENT BOARD	14.98%
TERRACOTTA PANELS	6.66%
METAL PANELS	6.52%
SOUTH MATERIAL TAKEOFFS	
BRICK	14.73%
STUCCO	65.07%
CONCRETE	0.44%
FIBER CEMENT BOARD	7.40%
TERRACOTTA PANELS	10.26%
METAL PANELS	2.10%



LAYOUT E - SOUTH ELEVATION AREA A SCALE: 3/32" = 1'-0" 2

ELEVATION LEGEND - PODIUM WRAP	
BRICK - COLOR 1	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 3
BRICK - COLOR 3A	STUCCO - COLOR 4
BRICK - COLOR 4	CONCRETE - COLOR 1
BRICK - COLOR 5	FIBER CEMENT PANEL - COLOR 5
BENT METAL PANEL - COLOR 5	FAUX WOOD PANEL - COLOR 2
RIBBED PANEL - COLOR 5	CORTEN METAL PANEL - COLOR 3B
METAL PANEL RAINSCREEN - COLOR 2A - 2D	

- ELEVATION NOTES**
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5	BRICK - RUNNING - COLOR 3C: LIGHT RED
6	BRICK - RUNNING - COLOR 4: GREY
7	BRICK - RUNNING - COLOR 5: BLACK
8	BRICK - STACKED - COLOR 1: OFF WHITE
9	BRICK - STACKED - COLOR 2: ORANGE
10	BRICK - STACKED - COLOR 3: RED
11	BRICK - STACKED - COLOR 4: GREY
12	BRICK - STACKED - COLOR 5: BLACK
13	BRICK - SOLDIER COURSE
14	BRICK - DOUBLE SOLDIER COURSE
15	BRICK - ROWLOCK
16	FIBER CEMENT BOARD TRIM FASCIA
17	FIBER CEMENT DECORATIVE PANELS
18	RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
19	RIBBED PANELS - COLOR 5: BLACK
20	FIBER CEMENT PANEL SYSTEM - COLOR 4
21	FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
22	HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
23	HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
24	HORIZONTAL LAP SIDING - COLOR 5: BLACK
25	HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
26	HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
27	HORIZONTAL LAP SIDING - COLOR 7A: BLUE
28	BENT METAL PANELS - COLOR 5: BLACK
29	COFFER COLORED METAL - COLOR 3B: RED BROWN
30	METAL RAINSCREEN PANELS - COLOR 2A/2D: ORANGE, VARIES
31	FAUX WOOD PANEL - COLOR 1
32	FAUX WOOD PANEL - COLOR 2
33	STUCCO - COLOR 1: OFF WHITE
34	STUCCO - COLOR 1A: LIGHT GREY
35	STUCCO - COLOR 2: ORANGE
36	STUCCO - COLOR 3: RED
37	STUCCO - COLOR 4: GREY
38	STUCCO - COLOR 4A: DARK GREY
39	STUCCO - COLOR 5: BLACK
40	STUCCO - COLOR 6: GREEN
41	STUCCO - COLOR 6A: DARK GREEN
42	STUCCO - COLOR 6B: GREEN BLACK
43	POLYCARBONATE
44	CONCRETE
45	CONCRETE MASONRY UNIT
46	SHIPPING CONTAINER
47	AWNING
48	EXTERIOR WALL MOUNTED LIGHT, RE: ELEVATION
49	METAL GATE
50	COMMON BUILDING ENTRY
51	OVERHEAD GARAGE DOOR
52	TRI-FOLD DOOR
53	METAL HANDRAIL
54	GLASS RAIL
55	VINYL WINDOW - COLOR: WHITE
56	VINYL WINDOW - COLOR: BLACK
57	STOREFRONT
58	BUILDING ADDRESS SIGNAGE WITH LIGHT PACK, RE: ELEVATION
59	SIGNAGE LOCATION
60	COMMUNICATION CLOSET
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66	THROUGH WALL SCUPPER
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68	THERMALLY TREATED WOOD



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REVISIONS		
NO.	DESCRIPTION	DATE
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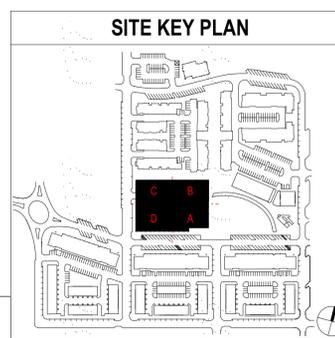
DESIGNED BY:	DATE: 06/25/2019
DRAWN BY:	SCALE: As indicated
CHECKED BY:	
JOB NO.:	
DWG NAME:	

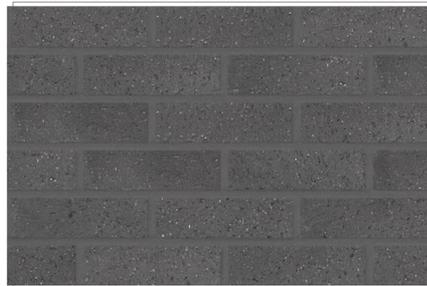
LAYOUT E - BUILDING 6-01 - ELEVATIONS

SHEET: A1.10



LAYOUT E - SOUTH ELEVATION AREA D SCALE: 3/32" = 1'-0" 1





THIN BRICK COLOR 4
(GREY)



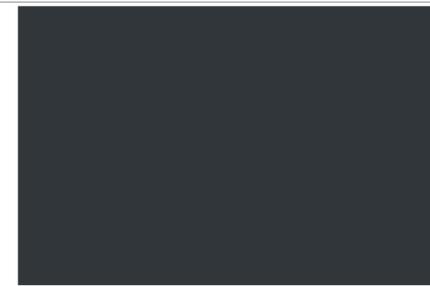
THIN BRICK COLOR 3
(RED)



THIN BRICK COLOR 1
(OFF WHITE)



STUCCO COLOR 1
(OFF WHITE)



MISC METAL COMPONENTS COLOR 5
(BLACK)



THIN BRICK COLOR 5
(BLACK)



THIN BRICK COLOR 3A
(DARK RED)



FIBER CEMENT RIBBED COLOR 5
(DARK GREY)



STUCCO COLOR 3A
(DARK RED)



STUCCO COLOR 4
(GREY)



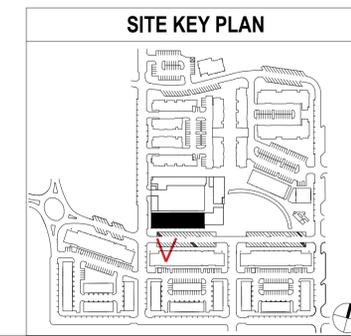
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MATERIAL BOARD
- MIXED-USE
WRAP - LAYOUT E
RETAIL

SHEET:
A1.11



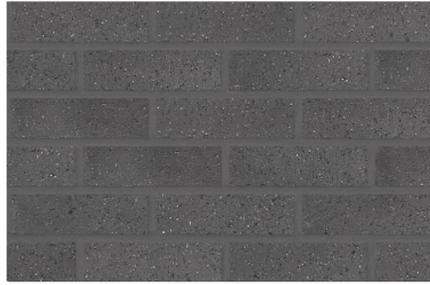
METAL PANELS RAINSCREEN
COLOR 2A-2D
(GRADIENTS OF ORANGE)



STUCCO COLOR 1
(OFF WHITE)



METAL COLOR 3B
(RED/BROWN)



THIN BRICK COLOR 4
(GREY)



MISC METAL COMPONENTS COLOR 5
(BLACK)



STUCCO COLOR 4
(GREY)



MATERIAL BOARD IMAGERY FOR ARCHITECTURAL MATERIAL AND COLOR REPRESENTATION ONLY



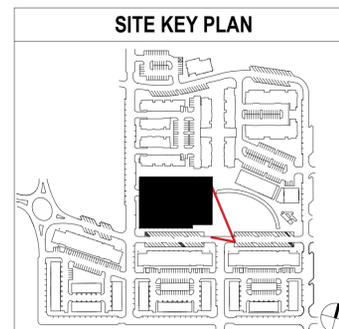
MORGAN RANCH DTS, LLC
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	01/30/20

Vested Rights:
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DESIGNED BY: _____ DATE: 06/25/2019
DRAWN BY: _____ SCALE: _____
CHECKED BY: _____
JOB NO.: _____
DWG NAME: _____



MATERIAL BOARD
- MIXED-USE
WRAP - LAYOUT E
RESIDENTIAL

SHEET:
A1.12

LAYOUT E - CIVIC SPACE	
GROSS FLOOR 1 AREA	5,037 GSF
GROSS FLOOR 2 AREA	5,885 GSF
GROSS TOTAL AREA	10,922 GSF
NET FLOOR 1 AREA	3,540 NSF
NET FLOOR 2 AREA	4,024 NSF
NET TOTAL AREA	7,564 NSF
TERRACE NET AREA	426 NSF

NOTES

- The Civic Space illustrated on Sheet A1.15 shall qualify as "Civic Space" as defined by the Cost Sharing Agreement dated 10/18/2013 between the Superior Urban Renewal Authority, RC Superior, LLC, and the STC Metropolitan District Nos. 1, 2, and 3. Such Civic Space shall be segregated in ownership via recordation of an airspace parcel, condominium map, or other legal instrument and shall be dedicated to the Town for ongoing ownership and maintenance upon completion, pursuant to a Subdivision Improvement Agreement.
- Development costs allocable to design, permitting and construction of the Civic Space as shown on Sheet A1.15 shall qualify as "Eligible Costs" as defined in the Cost Sharing Agreement dated 10/18/2013 between the Superior Urban Renewal Authority, RC Superior, LLC, and the STC Metropolitan District Nos. 1, 2, and 3, and furthermore such costs shall qualify as satisfying a portion of the \$10,000,000 Civic Space Obligation identified in Section 16 of the Cost Sharing Agreement.



LAYOUT E - CIVIC SPACE NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2

ELEVATION LEGEND - PODIUM WRAP

BRICK - COLOR 1	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 3
BRICK - COLOR 3A	STUCCO - COLOR 4
BRICK - COLOR 4	CONCRETE - COLOR 1
BRICK - COLOR 5	FIBER CEMENT PANEL - COLOR 5
BENT METAL PANEL - COLOR 5	FAUX WOOD PANEL - COLOR 2
RIBBED PANEL - COLOR 5	CORTEN METAL PANEL - COLOR 3B
METAL PANEL RAINSCREEN - COLOR 2A - 2D	

ELEVATION NOTES

- ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
- SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS.
- ALL WATER HEATER CLOSET DOORS AT BALCONIES TO BE PAINTED TO MATCH ADJACENT SURFACES.
- LOCATIONS OF VENTS AND LIGHTS SUBJECT TO CHANGE BASED ON FURTHER DESIGN DEVELOPMENT AND COORDINATION.
- REFER TO FINISH MATERIAL LEGEND AND MATERIAL BOARDS FOR KEYNOTE MATERIAL COLOR.
- THE RESIDENTIAL WALL SIGNAGE ALLOWED FOR BUILDINGS 6-05 AND 7-07 SHALL TO LIMITED TO 35 SF IN SIZE AND IS NOT PERMITTED TO BE INTERNALLY ILLUMINATED. DOWNLIT GOOSENECK LIGHTING, HOWEVER, IS PERMISSIBLE.
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- UNIT SEPARATION IS SHOWN WITH THE FOLLOWING GRAPHIC:

KEYNOTES - FDP

- BRICK - RUNNING - COLOR 2: ORANGE
- BRICK - RUNNING - COLOR 3: RED
- BRICK - RUNNING - COLOR 3A: DARK RED
- BRICK - RUNNING - COLOR 3B: RED BROWN
- BRICK - RUNNING - COLOR 3C: LIGHT RED
- BRICK - RUNNING - COLOR 4: GREY
- BRICK - RUNNING - COLOR 5: BLACK
- BRICK - STACKED - COLOR 1: OFF WHITE
- BRICK - STACKED - COLOR 2: ORANGE
- BRICK - STACKED - COLOR 3: RED
- BRICK - STACKED - COLOR 4: GREY
- BRICK - STACKED - COLOR 5: BLACK
- BRICK - SOLDIER COURSE
- BRICK - DOUBLE SOLDIER COURSE
- BRICK - ROWLOCK
- FIBER CEMENT BOARD TRIM FASCIA
- FIBER CEMENT DECORATIVE PANELS
- RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
- RIBBED PANELS - COLOR 5: BLACK
- FIBER CEMENT PANEL SYSTEM - COLOR 4
- FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
- HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
- HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
- HORIZONTAL LAP SIDING - COLOR 5: BLACK
- HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
- HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
- BENT METAL PANELS - COLOR 5: BLACK
- COFFER COLORED METAL - COLOR 3B: RED BROWN
- METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
- FAUX WOOD PANEL - COLOR 1
- STUCCO - COLOR 1: OFF WHITE
- STUCCO - COLOR 1A: LIGHT GREY
- STUCCO - COLOR 2: ORANGE
- STUCCO - COLOR 3: RED
- STUCCO - COLOR 4: GREY
- STUCCO - COLOR 4A: DARK GREY
- STUCCO - COLOR 5: BLACK
- STUCCO - COLOR 6: GREEN
- STUCCO - COLOR 6A: DARK GREEN
- STUCCO - COLOR 6B: GREEN BLACK
- POLYCARBONATE
- CONCRETE
- CONCRETE MASONRY UNIT
- SHIPPING CONTAINER
- AWNING
- EXTERIOR WALL MOUNTED LIGHT, RE: ELEVATION
- METAL GATE
- COMMON BUILDING ENTRY
- OVERHEAD GARAGE DOOR
- TRI-FOLD DOOR
- METAL HANDRAIL
- GLASS RAIL
- VINYL WINDOW - COLOR: WHITE
- VINYL WINDOW - COLOR: BLACK
- STOREFRONT
- BUILDING ADDRESS SIGNAGE WITH LIGHT PACK, RE: ELEVATION
- SIGNAGE LOCATION
- COMMUNICATION CLOSET
- UTILITY CLOSET
- ELECTRIC METER
- GAS METER - PAINT TO MATCH ADJACENT ELEVATION
- AC CONDENSER UNITS, TYP. - SEE ELEVATION NOTE A
- BUILT IN PLANTER - RE: SITE PLAN FOR LOCATIONS
- THROUGH WALL SCUPPER
- PRIVATE PATIO/BALCONY DOOR
- THERMALLY TREATED WOOD



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REVISIONS

NO.	DESCRIPTION	DATE
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DRAWN BY: _____ SCALE: As indicated
CHECKED BY: _____
JOB NO.: _____
DWG NAME: _____

LAYOUT E - BUILDING 6-01 - CIVIC SPACE ENLARGED ELEVATIONS

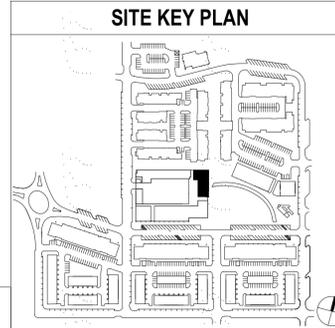
SHEET: A1.13

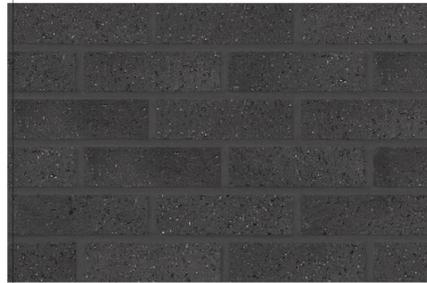


LAYOUT E - CIVIC SPACE EAST ELEVATION

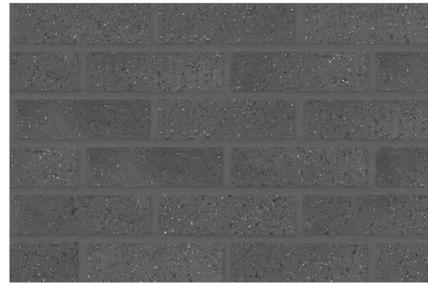
SCALE: 1/8" = 1'-0"

1





THIN BRICK COLOR 5
(BLACK)



THIN BRICK COLOR 4
(GREY)



FIBER CEMENT RIBBED COLOR 5
(BLACK)



FAUX WOOD COMPOSITE DECKING
COLOR 2
(RED/BROWN)



WOOD DECKING
COLOR 2
(RED/BROWN)



MISC METAL COMPONENTS COLOR 5
(BLACK)



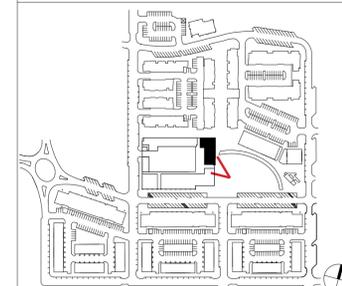
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LAYOUT E - CIVIC SPACE

GROSS FLOOR 1 AREA	5,037 GSF
GROSS FLOOR 2 AREA	5,885 GSF
GROSS TOTAL AREA	10,922 GSF
NET FLOOR 1 AREA	3,540 NSF
NET FLOOR 2 AREA	4,024 NSF
NET TOTAL AREA	7,564 NSF
TERRACE NET AREA	426 NSF

SITE KEY PLAN



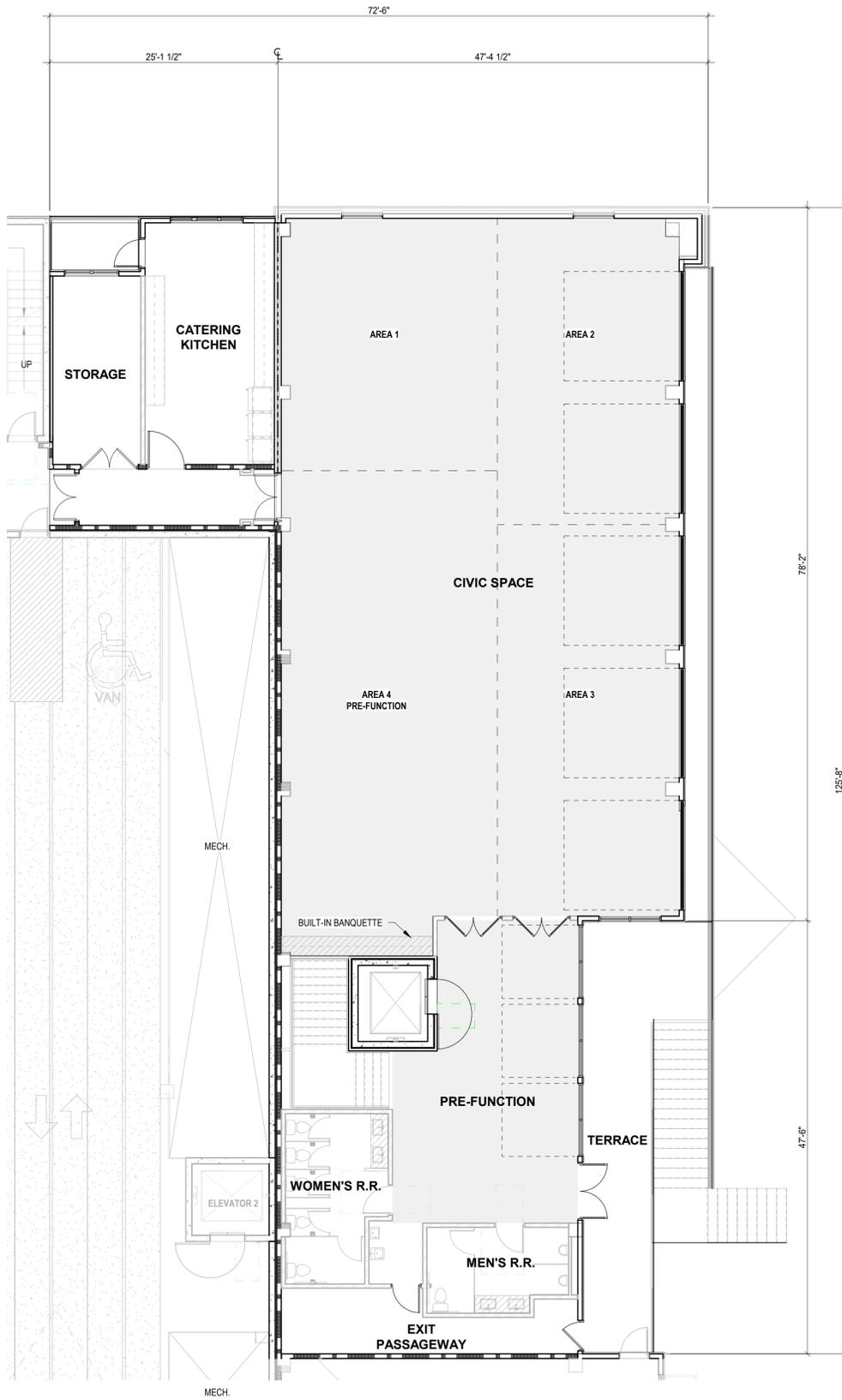
REVISIONS		
NO.	DESCRIPTION	DATE
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 DRAWN BY: _____ SCALE: _____
 CHECKED BY: _____
 JOB NO.: _____
 DWG NAME: _____

**MATERIAL BOARD
- MIXED-USE
WRAP - LAYOUT E
CIVIC SPACE**

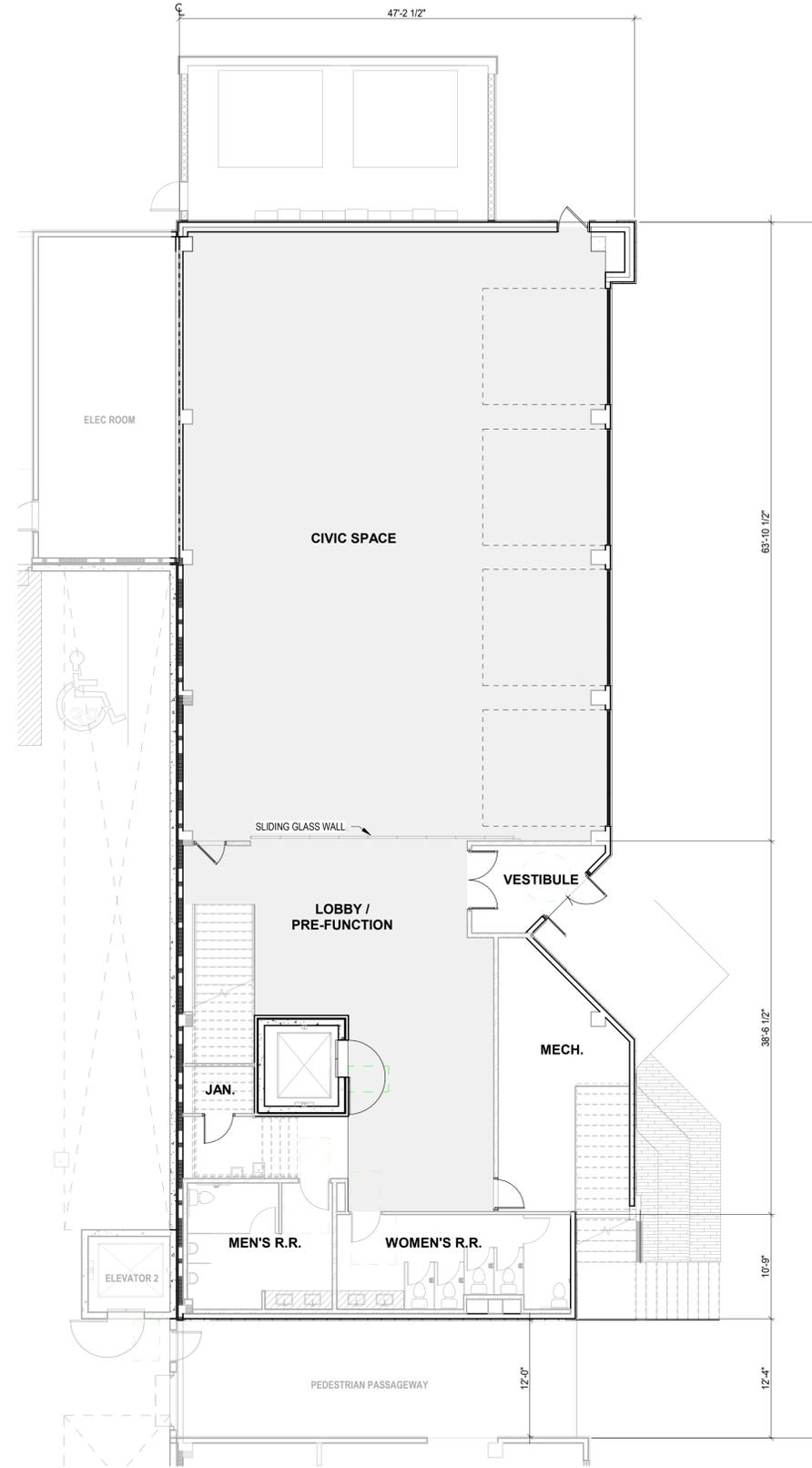
SHEET:
A1.14



LAYOUT E - CIVIC SPACE SECOND FLOOR PLAN

SCALE:
1/8" = 1'-0"

2



LAYOUT E - CIVIC SPACE FIRST FLOOR PLAN

SCALE:
1/8" = 1'-0"

1

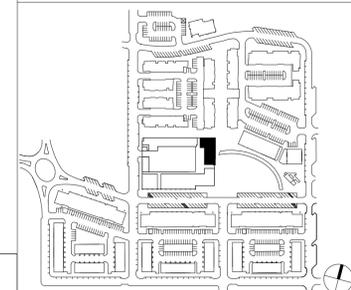
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LAYOUT E - CIVIC SPACE

GROSS FLOOR 1 AREA	5,037 GSF
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GROSS TOTAL AREA	10,922 GSF
NET FLOOR 1 AREA	3,540 NSF
NET FLOOR 2 AREA	4,024 NSF
NET TOTAL AREA	7,564 NSF
TERRACE NET AREA	426 NSF

SITE KEY PLAN



DESIGNED BY: _____ DATE: 06/25/2019
DRAWN BY: _____ SCALE: 1/8" = 1'-0"
CHECKED BY: _____
JOB NO.: _____
DWG NAME: _____

LAYOUT E -
BUILDING 6-01 -
CIVIC SPACE
ENLARGED
PLANS

SHEET:
A1.15

LAYOUT F	
NUMBER OF LAYOUTS ON SITE	1
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	28.88%
STUCCO	31.64%
FIBER CEMENT BOARD	10.66%
FAUX WOOD SLATS	2.38%
HORIZONTAL SIDING	26.44%
NORTH MATERIAL TAKEOFFS	
BRICK	41.07%
STUCCO	18.61%
FIBER CEMENT BOARD	9.20%
FAUX WOOD SLATS	3.99%
HORIZONTAL SIDING	27.14%

- T.O. M HIGH PARAPET
REFER TO BLDG. HT. DIMS.
- T.O. M MID PARAPET
43' - 6"
- T.O. M LOW PARAPET
42' - 0"
- T.O.G.C. M LEVEL 3
28' - 1 3/4"
- T.O.C. M LEVEL 2
17' - 6"
- T.O.C. LEVEL 1
0' - 0"
- ASSUMED AVG. GRADE
-0' - 7"
- T.O.C. M SLAB STEP
-3' - 0"



ELEVATION LEGEND - PODIUM

BRICK - COLOR 2	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 2
BRICK - COLOR 3A	STUCCO - COLOR 3
BRICK - COLOR 3B	STUCCO - COLOR 4
BRICK - COLOR 4	STUCCO - COLOR 5
BRICK - COLOR 5	STUCCO - COLOR 6
HORIZONTAL LAP SIDING - COLOR 4B	STUCCO - COLOR 6A
HORIZONTAL LAP SIDING - COLOR 5	CONCRETE - COLOR 1
HORIZONTAL LAP SIDING - COLOR 6	FIBER CEMENT PANEL - COLOR 5
HORIZONTAL LAP SIDING - COLOR 7	FAUX WOOD PANEL - COLOR 1
HORIZONTAL LAP SIDING - COLOR 7A	

ELEVATION NOTES

- A. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
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- C. ALL WATER HEATER CLOSET DOORS AT BALCONIES TO BE PAINTED TO MATCH ADJACENT SURFACES.
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- E. REFER TO FINISH MATERIAL LEGEND AND MATERIAL BOARDS FOR KEYNOTE MATERIAL COLOR.
- F. THE RESIDENTIAL WALL SIGNAGE ALLOWED FOR BUILDING 6-05 AND 7-07 SHALL TO BE LIMITED TO 35 SF IN SIZE AND IS NOT PERMITTED TO BE INTERNALLY ILLUMINATED. DOWNLIT GOOSENECK LIGHTING, HOWEVER, IS PERMISSIBLE.
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KEYNOTES - FDP

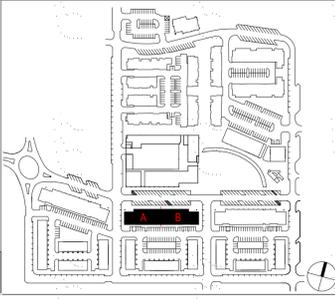
- 1 BRICK - RUNNING - COLOR 2: ORANGE
- 2 BRICK - RUNNING - COLOR 3: RED
- 3 BRICK - RUNNING - COLOR 3A: DARK RED
- 4 BRICK - RUNNING - COLOR 3B: RED BROWN
- 5 BRICK - RUNNING - COLOR 3C: LIGHT RED
- 6 BRICK - RUNNING - COLOR 4: GREY
- 7 BRICK - RUNNING - COLOR 5: BLACK
- 8 BRICK - STACKED - COLOR 1: OFF WHITE
- 9 BRICK - STACKED - COLOR 2: ORANGE
- 10 BRICK - STACKED - COLOR 3: RED
- 11 BRICK - STACKED - COLOR 4: GREY
- 12 BRICK - STACKED - COLOR 5: BLACK
- 13 BRICK - SOLDIER COURSE
- 14 BRICK - DOUBLE SOLDIER COURSE
- 15 BRICK - ROWLOCK
- 16 FIBER CEMENT BOARD TRIM FASCIA
- 17 FIBER CEMENT DECORATIVE PANELS
- 18 RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
- 19 RIBBED PANELS - COLOR 5: BLACK
- 20 FIBER CEMENT PANEL SYSTEM - COLOR 4
- 21 FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
- 22 HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
- 23 HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
- 24 HORIZONTAL LAP SIDING - COLOR 5: BLACK
- 25 HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
- 26 HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
- 27 HORIZONTAL LAP SIDING - COLOR 7A: BLUE
- 28 BENT METAL PANELS - COLOR 5: BLACK
- 29 COPPER COLORED METAL - COLOR 3B: RED BROWN
- 30 METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
- 31 FAUX WOOD PANEL - COLOR 1
- 32 FAUX WOOD PANEL - COLOR 2
- 33 STUCCO - COLOR 1: OFF WHITE
- 34 STUCCO - COLOR 1A: LIGHT GREY
- 35 STUCCO - COLOR 2: ORANGE
- 36 STUCCO - COLOR 3: RED
- 37 STUCCO - COLOR 4: GREY
- 38 STUCCO - COLOR 4A: DARK GREY
- 39 STUCCO - COLOR 5: BLACK
- 40 STUCCO - COLOR 6: GREEN
- 41 STUCCO - COLOR 6A: DARK GREEN
- 42 STUCCO - COLOR 6B: GREEN BLACK
- 43 POLYCARBONATE
- 44 CONCRETE
- 45 CONCRETE MASONRY UNIT
- 46 SHIPPING CONTAINER
- 47 AWNING
- 48 EXTERIOR WALL MOUNTED LIGHT, RE: ELEVATION
- 49 METAL GATE
- 50 COMMON BUILDING ENTRY
- 51 OVERHEAD GARAGE DOOR
- 52 TRI-FOLD DOOR
- 53 METAL HANDRAIL
- 54 GLASS RAIL
- 55 VINYL WINDOW - COLOR: WHITE
- 56 VINYL WINDOW - COLOR: BLACK
- 57 STOREFRONT
- 58 BUILDING ADDRESS SIGNAGE WITH LIGHT PACK; RE: ELEVATION
- 59 SIGNAGE LOCATION
- 60 COMMUNICATION CLOSET
- 61 UTILITY CLOSET
- 62 ELECTRIC METER
- 63 GAS METER - PAINT TO MATCH ADJACENT ELEVATION
- 64 AC CONDENSER UNITS, TYP., SEE ELEVATION NOTE A
- 65 BUILT IN PLANTER - RE: SITE PLAN FOR LOCATIONS
- 66 THROUGH WALL SCUPPER
- 67 PRIVATE PATIO/BALCONY DOOR
- 68 THERMALLY TREATED WOOD

LAYOUT F - NORTH ELEVATION AREA B SCALE: 3/32" = 1'-0" 2



- T.O. M HIGH PARAPET
REFER TO BLDG. HT. DIMS.
- T.O. M MID PARAPET
43' - 6"
- T.O. M LOW PARAPET
42' - 0"
- T.O.G.C. M LEVEL 3
28' - 1 3/4"
- T.O.C. M LEVEL 2
17' - 6"
- T.O.C. LEVEL 1
0' - 0"
- ASSUMED AVG. GRADE
-0' - 7"
- T.O.C. M SLAB STEP
-3' - 0"

SITE KEY PLAN



LAYOUT F - NORTH ELEVATION AREA A SCALE: 3/32" = 1'-0" 1



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SUPERIOR TOWN CENTER
 SUPERIOR, COLORADO
 FINAL DEVELOPMENT PLAN 9
 FINAL DEVELOPMENT PLAN 10

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 JOB NO.: _____
 DWG NAME: _____

LAYOUT F - BUILDING 10 - ELEVATIONS

SHEET: A1.16

LAYOUT F	
NUMBER OF LAYOUTS ON SITE	1
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	28.88%
STUCCO	31.64%
FIBER CEMENT BOARD	10.66%
FAUX WOOD SLATS	2.38%
HORIZONTAL SIDING	26.44%
SOUTH MATERIAL TAKEOFFS	
BRICK	15.04%
STUCCO	44.07%
FIBER CEMENT BOARD	14.35%
FAUX WOOD SLATS	1.48%
HORIZONTAL SIDING	25.06%



ELEVATION LEGEND - PODIUM

BRICK - COLOR 2	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 2
BRICK - COLOR 3A	STUCCO - COLOR 3
BRICK - COLOR 3B	STUCCO - COLOR 4
BRICK - COLOR 4	STUCCO - COLOR 5
BRICK - COLOR 5	STUCCO - COLOR 6
HORIZONTAL LAP SIDING - COLOR 4B	STUCCO - COLOR 6A
HORIZONTAL LAP SIDING - COLOR 5	CONCRETE - COLOR 1
HORIZONTAL LAP SIDING - COLOR 6	FIBER CEMENT PANEL - COLOR 5
HORIZONTAL LAP SIDING - COLOR 7	FAUX WOOD PANEL - COLOR 1
HORIZONTAL LAP SIDING - COLOR 7A	

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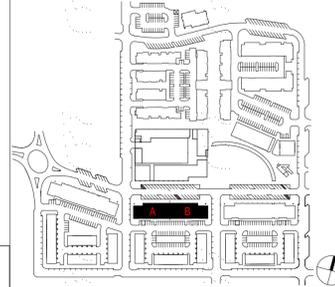
KEYNOTES - FDP

- 1 BRICK - RUNNING - COLOR 2: ORANGE
- 2 BRICK - RUNNING - COLOR 3: RED
- 3 BRICK - RUNNING - COLOR 3A: DARK RED
- 4 BRICK - RUNNING - COLOR 3B: RED BROWN
- 5 BRICK - RUNNING - COLOR 3C: LIGHT RED
- 6 BRICK - RUNNING - COLOR 4: GREY
- 7 BRICK - RUNNING - COLOR 5: BLACK
- 8 BRICK - STACKED - COLOR 1: OFF WHITE
- 9 BRICK - STACKED - COLOR 2: ORANGE
- 10 BRICK - STACKED - COLOR 3: RED
- 11 BRICK - STACKED - COLOR 4: GREY
- 12 BRICK - STACKED - COLOR 5: BLACK
- 13 BRICK - SOLDIER COURSE
- 14 BRICK - DOUBLE SOLDIER COURSE
- 15 BRICK - ROWLOCK
- 16 FIBER CEMENT BOARD TRIM FASCIA
- 17 FIBER CEMENT DECORATIVE PANELS
- 18 RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
- 19 RIBBED PANELS - COLOR 5: BLACK
- 20 FIBER CEMENT PANEL SYSTEM - COLOR 4
- 21 FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
- 22 HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
- 23 HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
- 24 HORIZONTAL LAP SIDING - COLOR 5: BLACK
- 25 HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
- 26 HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
- 27 HORIZONTAL LAP SIDING - COLOR 7A: BLUE
- 28 BENT METAL PANELS - COLOR 5: BLACK
- 29 COPPER COLORED METAL - COLOR 3B: RED BROWN
- 30 METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
- 31 FAUX WOOD PANEL - COLOR 1
- 32 FAUX WOOD PANEL - COLOR 2
- 33 STUCCO - COLOR 1: OFF WHITE
- 34 STUCCO - COLOR 1A: LIGHT GREY
- 35 STUCCO - COLOR 2: ORANGE
- 36 STUCCO - COLOR 3: RED
- 37 STUCCO - COLOR 4: GREY
- 38 STUCCO - COLOR 4A: DARK GREY
- 39 STUCCO - COLOR 5: BLACK
- 40 STUCCO - COLOR 6: GREEN
- 41 STUCCO - COLOR 6A: DARK GREEN
- 42 STUCCO - COLOR 6B: GREEN BLACK
- 43 POLYCARBONATE
- 44 CONCRETE
- 45 CONCRETE MASONRY UNIT
- 46 SHIPPING CONTAINER
- 47 AWNING
- 48 EXTERIOR WALL MOUNTED LIGHT, RE: ELEVATION
- 49 METAL GATE
- 50 COMMON BUILDING ENTRY
- 51 OVERHEAD GARAGE DOOR
- 52 TRI-FOLD DOOR
- 53 METAL HANDRAIL
- 54 GLASS RAIL
- 55 VINYL WINDOW - COLOR: WHITE
- 56 VINYL WINDOW - COLOR: BLACK
- 57 STOREFRONT
- 58 BUILDING ADDRESS SIGNAGE WITH LIGHT PACK, RE: ELEVATION
- 59 SIGNAGE LOCATION
- 60 COMMUNICATION CLOSET
- 61 UTILITY CLOSET
- 62 ELECTRIC METER
- 63 GAS METER - PAINT TO MATCH ADJACENT ELEVATION
- 64 AC CONDENSER UNITS, TYP., SEE ELEVATION NOTE A
- 65 BUILT IN PLANTER - RE: SITE PLAN FOR LOCATIONS
- 66 THROUGH WALL SCUPPER
- 67 PRIVATE PATIO/BALCONY DOOR
- 68 THERMALLY TREATED WOOD

LAYOUT F - SOUTH ELEVATION AREA B SCALE: 3/32" = 1'-0" 2



SITE KEY PLAN



LAYOUT F - SOUTH ELEVATION AREA A SCALE: 3/32" = 1'-0" 1



MORGAN RANCH DTS, LLC
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	1/30/20

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DESIGNED BY: DATE: 06/25/2019
DRAWN BY: SCALE: As Indicated
CHECKED BY:
JOB NO.:
DWG NAME:

LAYOUT F - BUILDING 10 - ELEVATIONS

SHEET: A1.17

LAYOUT F	
NUMBER OF LAYOUTS ON SITE	1
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	28.88%
STUCCO	31.64%
FIBER CEMENT BOARD	10.66%
FAUX WOOD SLATS	2.38%
HORIZONTAL SIDING	26.44%
EAST MATERIAL TAKEOFFS	
BRICK	44.44%
STUCCO	3.20%
FIBER CEMENT BOARD	0.90%
FAUX WOOD SLATS	N/A
HORIZONTAL SIDING	51.46%



ELEVATION LEGEND - PODIUM

BRICK - COLOR 2	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 2
BRICK - COLOR 3A	STUCCO - COLOR 3
BRICK - COLOR 3B	STUCCO - COLOR 4
BRICK - COLOR 4	STUCCO - COLOR 5
BRICK - COLOR 5	STUCCO - COLOR 6
HORIZONTAL LAP SIDING - COLOR 4B	STUCCO - COLOR 6A
HORIZONTAL LAP SIDING - COLOR 5	CONCRETE - COLOR 1
HORIZONTAL LAP SIDING - COLOR 6	FIBER CEMENT PANEL - COLOR 5
HORIZONTAL LAP SIDING - COLOR 7	FAUX WOOD PANEL - COLOR 1
HORIZONTAL LAP SIDING - COLOR 7A	

ELEVATION NOTES

- A. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
- B. SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS.
- C. ALL WATER HEATER CLOSET DOORS AT BALCONIES TO BE PAINTED TO MATCH ADJACENT SURFACES.
- D. LOCATIONS OF VENTS AND LIGHTS SUBJECT TO CHANGE BASED ON FURTHER DESIGN DEVELOPMENT AND COORDINATION.
- E. REFER TO FINISH MATERIAL LEGEND AND MATERIAL BOARDS FOR KEYNOTE MATERIAL COLOR.
- F. THE RESIDENTIAL WALL SIGNAGE ALLOWED FOR BUILDING 6-05 AND 7-07 SHALL TO BE LIMITED TO 35 SF IN SIZE AND IS NOT PERMITTED TO BE INTERNALLY ILLUMINATED. DOWNLIT GOOSENECK LIGHTING, HOWEVER, IS PERMISSIBLE.
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- H. UNIT SEPARATION IS SHOWN WITH THE FOLLOWING GRAPHIC:

KEYNOTES - FDP

- 1 BRICK - RUNNING - COLOR 2: ORANGE
- 2 BRICK - RUNNING - COLOR 3: RED
- 3 BRICK - RUNNING - COLOR 3A: DARK RED
- 4 BRICK - RUNNING - COLOR 3B: RED BROWN
- 5 BRICK - RUNNING - COLOR 3C: LIGHT RED
- 6 BRICK - RUNNING - COLOR 4: GREY
- 7 BRICK - RUNNING - COLOR 5: BLACK
- 8 BRICK - STACKED - COLOR 1: OFF WHITE
- 9 BRICK - STACKED - COLOR 2: ORANGE
- 10 BRICK - STACKED - COLOR 3: RED
- 11 BRICK - STACKED - COLOR 4: GREY
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- 17 FIBER CEMENT DECORATIVE PANELS
- 18 RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
- 19 RIBBED PANELS - COLOR 5: BLACK
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- 21 FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
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- 24 HORIZONTAL LAP SIDING - COLOR 5: BLACK
- 25 HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
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- 31 FAUX WOOD PANEL - COLOR 1
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- 33 STUCCO - COLOR 1: OFF WHITE
- 34 STUCCO - COLOR 1A: LIGHT GREY
- 35 STUCCO - COLOR 2: ORANGE
- 36 STUCCO - COLOR 3: RED
- 37 STUCCO - COLOR 4: GREY
- 38 STUCCO - COLOR 4A: DARK GREY
- 39 STUCCO - COLOR 5: BLACK
- 40 STUCCO - COLOR 6: GREEN
- 41 STUCCO - COLOR 6A: DARK GREEN
- 42 STUCCO - COLOR 6B: GREEN BLACK
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- 46 SHIPPING CONTAINER
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- 48 EXTERIOR WALL MOUNTED LIGHT, RE: ELEVATION
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- 51 OVERHEAD GARAGE DOOR
- 52 TRI-FOLD DOOR
- 53 METAL HANDRAIL
- 54 GLASS RAIL
- 55 VINYL WINDOW - COLOR: WHITE
- 56 VINYL WINDOW - COLOR: BLACK
- 57 STOREFRONT
- 58 BUILDING ADDRESS SIGNAGE WITH LIGHT PACK, RE: ELEVATION
- 59 SIGNAGE LOCATION
- 60 COMMUNICATION CLOSET
- 61 UTILITY CLOSET
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SUPERIOR TOWN CENTER
 SUPERIOR, COLORADO
 FINAL DEVELOPMENT PLAN 9
 FINAL DEVELOPMENT PLAN 10

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	1/30/20

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DESIGNED BY:	DATE: 06/25/2019
DRAWN BY:	SCALE: As indicated
CHECKED BY:	
JOB NO.:	
DWG NAME:	

LAYOUT F - BUILDING 10 - ELEVATIONS

SHEET: A1.18

WEST MATERIAL TAKEOFFS	
BRICK	29.46%
STUCCO	56.41%
FIBER CEMENT BOARD	9.40%
FAUX WOOD SLATS	2.86%
HORIZONTAL SIDING	1.86%



LAYOUT F - EAST ELEVATION

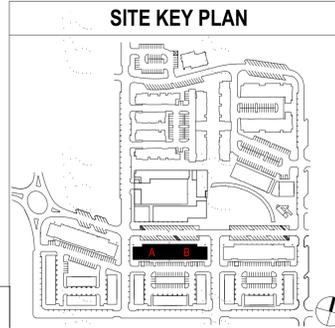
SCALE: 3/32" = 1'-0"

2

LAYOUT F - WEST ELEVATION

SCALE: 3/32" = 1'-0"

1





THIN BRICK COLOR 3 (RED)



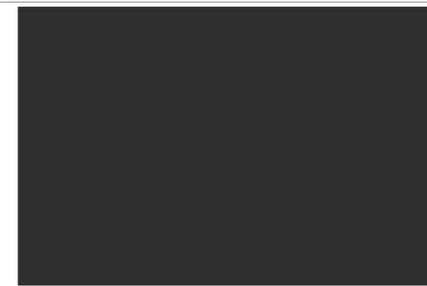
THIN BRICK COLOR 5 (BLACK)



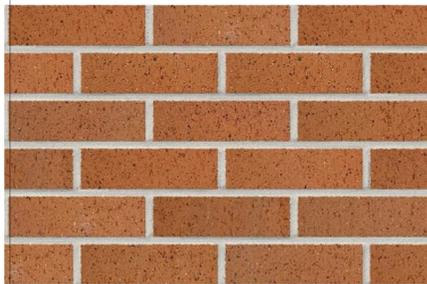
LAP SIDING COLOR 5 (BLACK)



STUCCO COLOR 1 (OFF WHITE)



STUCCO & MISC METAL COLOR 5 (BLACK)



THIN BRICK COLOR 2 (ORANGE)



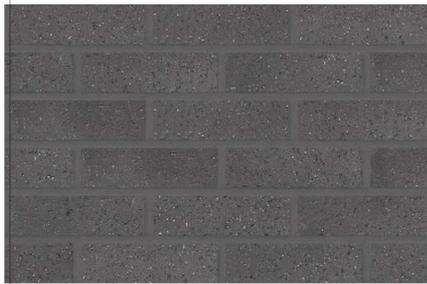
FAUX WOOD COMPOSITE SIDING COLOR 1 (BROWN)



LAP SIDING COLOR 4B (GREY BEIGE)



STUCCO COLOR 2 (ORANGE)



THIN BRICK COLOR 4 (GREY)



LAP SIDING COLOR 7 (BLUE)



STUCCO COLOR 6A (LIGHT GREEN)



STUCCO COLOR 4 (GREY)



MATERIAL BOARD IMAGERY FOR ARCHITECTURAL MATERIAL AND COLOR REPRESENTATION ONLY



MORGAN RANCH DTS, LLC
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

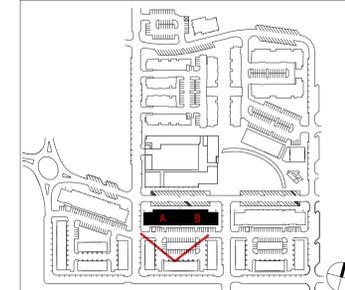
SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

REVISIONS

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
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SITE KEY PLAN



DESIGNED BY: _____ DATE: 06/25/2019
DRAWN BY: _____ SCALE: _____
CHECKED BY: _____
JOB NO.: _____
DWG NAME: _____

MATERIAL BOARD
- MIXED-USE
PODIUM - LAYOUT
F

SHEET:
A1.19

LAYOUT G	
NUMBER OF LAYOUTS ON SITE	1
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	36.37%
STUCCO	15.74%
FIBER CEMENT BOARD	12.66%
FAUX WOOD SLATS	3.17%
HORIZONTAL SIDING	32.07%
NORTH MATERIAL TAKEOFFS	
BRICK	36.15%
STUCCO	15.96%
FIBER CEMENT BOARD	13.73%
FAUX WOOD SLATS	5.36%
HORIZONTAL SIDING	28.79%



ELEVATION LEGEND - PODIUM

BRICK - COLOR 2	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 2
BRICK - COLOR 3A	STUCCO - COLOR 3
BRICK - COLOR 3B	STUCCO - COLOR 4
BRICK - COLOR 4	STUCCO - COLOR 5
BRICK - COLOR 5	STUCCO - COLOR 6
HORIZONTAL LAP SIDING - COLOR 4B	STUCCO - COLOR 6A
HORIZONTAL LAP SIDING - COLOR 5	CONCRETE - COLOR 1
HORIZONTAL LAP SIDING - COLOR 6	FIBER CEMENT PANEL - COLOR 5
HORIZONTAL LAP SIDING - COLOR 7	FAUX WOOD PANEL - COLOR 1
HORIZONTAL LAP SIDING - COLOR 7A	

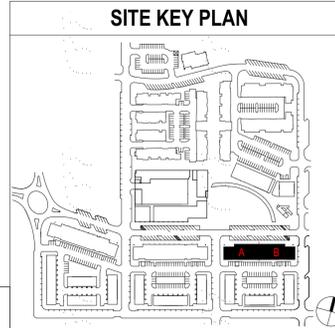
ELEVATION NOTES

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KEYNOTES - FDP

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- 27 HORIZONTAL LAP SIDING - COLOR 7A: BLUE
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- 29 COPPER COLORED METAL - COLOR 3B: RED BROWN
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- 32 FAUX WOOD PANEL - COLOR 2
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- 34 STUCCO - COLOR 1A: LIGHT GREY
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- 38 STUCCO - COLOR 4A: DARK GREY
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LAYOUT G - NORTH ELEVATION AREA B SCALE: 3/32" = 1'-0" 2



LAYOUT G - NORTH ELEVATION AREA A SCALE: 3/32" = 1'-0" 1



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SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

REVISIONS		
NO.	DESCRIPTION	DATE
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DESIGNED BY: DATE: 06/25/2019
DRAWN BY: SCALE: As indicated
CHECKED BY:
JOB NO.:
DWG NAME:

LAYOUT G - BUILDING 11 - ELEVATIONS

SHEET: A1.20

LAYOUT G	
NUMBER OF LAYOUTS ON SITE	1
BUILDING TYPOLOGY: A FLEX APARTMENT OVER RETAIL, SEE NARRATIVE	
TOTAL MATERIAL TAKEOFFS	
BRICK	36.37%
STUCCO	15.74%
FIBER CEMENT BOARD	12.66%
FAUX WOOD SLATS	3.17%
HORIZONTAL SIDING	32.07%
SOUTH MATERIAL TAKEOFFS	
BRICK	27.41%
STUCCO	22.20%
FIBER CEMENT BOARD	12.29%
FAUX WOOD SLATS	1.43%
HORIZONTAL SIDING	36.67%



ELEVATION LEGEND - PODIUM

BRICK - COLOR 2	STUCCO - COLOR 1
BRICK - COLOR 3	STUCCO - COLOR 2
BRICK - COLOR 3A	STUCCO - COLOR 3
BRICK - COLOR 3B	STUCCO - COLOR 4
BRICK - COLOR 4	STUCCO - COLOR 5
BRICK - COLOR 5	STUCCO - COLOR 6
HORIZONTAL LAP SIDING - COLOR 4B	STUCCO - COLOR 6A
HORIZONTAL LAP SIDING - COLOR 5	CONCRETE - COLOR 1
HORIZONTAL LAP SIDING - COLOR 6	FIBER CEMENT PANEL - COLOR 5
HORIZONTAL LAP SIDING - COLOR 7	FAUX WOOD PANEL - COLOR 1
HORIZONTAL LAP SIDING - COLOR 7A	

ELEVATION NOTES

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- BRICK - RUNNING - COLOR 4: GREY
- BRICK - RUNNING - COLOR 5: BLACK
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- BRICK - STACKED - COLOR 2: ORANGE
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- BRICK - STACKED - COLOR 4: GREY
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- BRICK - SOLDIER COURSE
- BRICK - DOUBLE SOLDIER COURSE
- BRICK - ROWLOCK
- FIBER CEMENT BOARD TRIM FASCIA
- FIBER CEMENT DECORATIVE PANELS
- RIBBED PANEL SYSTEM - COLOR 1: OFF WHITE
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- FIBER CEMENT PANEL - COLOR 5 (FASCIA, EAVES, PARAPET)
- HORIZONTAL LAP SIDING - COLOR 1A: LIGHT GREY
- HORIZONTAL LAP SIDING - COLOR 4B: GREY BEIGE
- HORIZONTAL LAP SIDING - COLOR 5: BLACK
- HORIZONTAL LAP SIDING - COLOR 6: LIGHT GREEN
- HORIZONTAL LAP SIDING - COLOR 7: LIGHT BLUE
- HORIZONTAL LAP SIDING - COLOR 7A: BLUE
- BENT METAL PANELS - COLOR 5: BLACK
- COFFER COLORED METAL - COLOR 3B: RED BROWN
- METAL RAINSCREEN PANELS - COLOR 2A-2D: ORANGE, VARIES
- FAUX WOOD PANEL - COLOR 1
- FAUX WOOD PANEL - COLOR 2
- STUCCO - COLOR 1: OFF WHITE
- STUCCO - COLOR 1A: LIGHT GREY
- STUCCO - COLOR 2: ORANGE
- STUCCO - COLOR 3: RED
- STUCCO - COLOR 4: GREY
- STUCCO - COLOR 4A: DARK GREY
- STUCCO - COLOR 5: BLACK
- STUCCO - COLOR 6: GREEN
- STUCCO - COLOR 6A: DARK GREEN
- STUCCO - COLOR 6B: GREEN BLACK
- POLYCARBONATE
- CONCRETE
- CONCRETE MASONRY UNIT
- SHIPPING CONTAINER
- AWNING
- EXTERIOR WALL MOUNTED LIGHT, RE: ELEVATION
- METAL GATE
- COMMON BUILDING ENTRY
- OVERHEAD GARAGE DOOR
- TRI-FOLD DOOR
- METAL HANDRAIL
- GLASS RAIL
- VINYL WINDOW - COLOR: WHITE
- VINYL WINDOW - COLOR: BLACK
- STOREFRONT
- BUILDING ADDRESS SIGNAGE WITH LIGHT PACK, RE: ELEVATION
- SIGNAGE LOCATION
- COMMUNICATION CLOSET
- UTILITY CLOSET
- ELECTRIC METER
- GAS METER - PAINT TO MATCH ADJACENT ELEVATION
- AC CONDENSER UNITS, TYP., SEE ELEVATION NOTE A
- BUILT IN PLANTER - RE: SITE PLAN FOR LOCATIONS
- THROUGH WALL SCUPPER
- PRIVATE PATIO/BALCONY DOOR
- THERMALLY TREATED WOOD

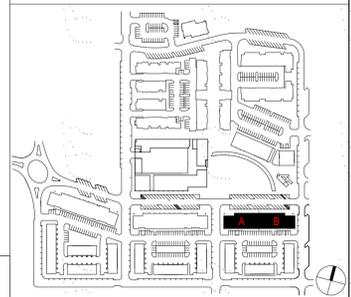
LAYOUT G - SOUTH ELEVATION AREA B

SCALE: 3/32" = 1'-0"

2



SITE KEY PLAN



LAYOUT G - SOUTH ELEVATION AREA A

SCALE: 3/32" = 1'-0"

1



MORGAN RANCH DTS, LLC
11452 EL CAMINO REAL, STE 120
SAN DIEGO, CA 92130

SUPERIOR TOWN CENTER
SUPERIOR, COLORADO
FINAL DEVELOPMENT PLAN 9
FINAL DEVELOPMENT PLAN 10

REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	10/07/19
2	TOWN COMMENTS	10/23/19
3	TECHNICAL CORRECTIONS	12/23/19
4	TECHNICAL CORRECTIONS	1/30/20

Vested Rights:
This Plan constitutes a Site Specific Development Plan as defined 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 Cool Creek Drive, Superior, Colorado. The term and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

DESIGNED BY: _____ DATE: 06/25/2019
DRAWN BY: _____ SCALE: As indicated
CHECKED BY: _____
JOB NO.: _____
DWG NAME: _____

LAYOUT G - BUILDING 11 - ELEVATIONS

SHEET: A1.21