

CONSULTANTS

CIVIL
CIVIL RESOURCES, LLC
8388 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80554
JIM BRZOSTOWICZ, P.E.
303-833-1415

STRUCTURAL
MARTIN/MARTIN
12499 W. COLFAX AVENUE
LAKEWOOD, CO 80215
TIMOTHY LACK, P.E.
720-544-0704

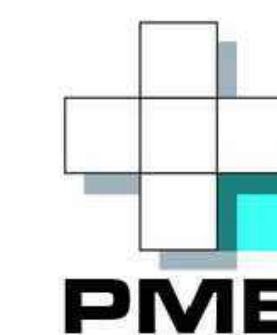
MEP
AFFILIATED ENGINEERS, INC.
1728 CHAMPA STREET, SUITE 100
DENVER, CO 80202
BLYTHE WOGT, P.E.
720-580-8516

LANDSCAPING
DND STUDIO
1521 15TH STREET
DENVER, CO 80202
BILL WYTER, P.L.A., F.A.S.A.
720-328-1986

PROJECT
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11

SUPERIOR COLORADO
LIFE SCIENCES

SUPERIOR TOWN CENTER,
SUPERIOR, CO 80027



PACIFIC MEDICAL
BUILDINGS

3394 CARMEL MOUNTAIN RD,
SUITE #200
SAN DIEGO, CA 92121

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.

ISSUE CHART

MARK	ISSUE	DATE
4	TOWN COMMENTS	8/26/2022
3	TOWN COMMENTS	6/16/2022
2	TOWN COMMENTS	5/25/2022
1	FINAL DEVELOPMENT PLAN	7/25/2022
1	ISSUE	DATE
Job Number	162146.000	TITLE

OVERALL SITE PLAN

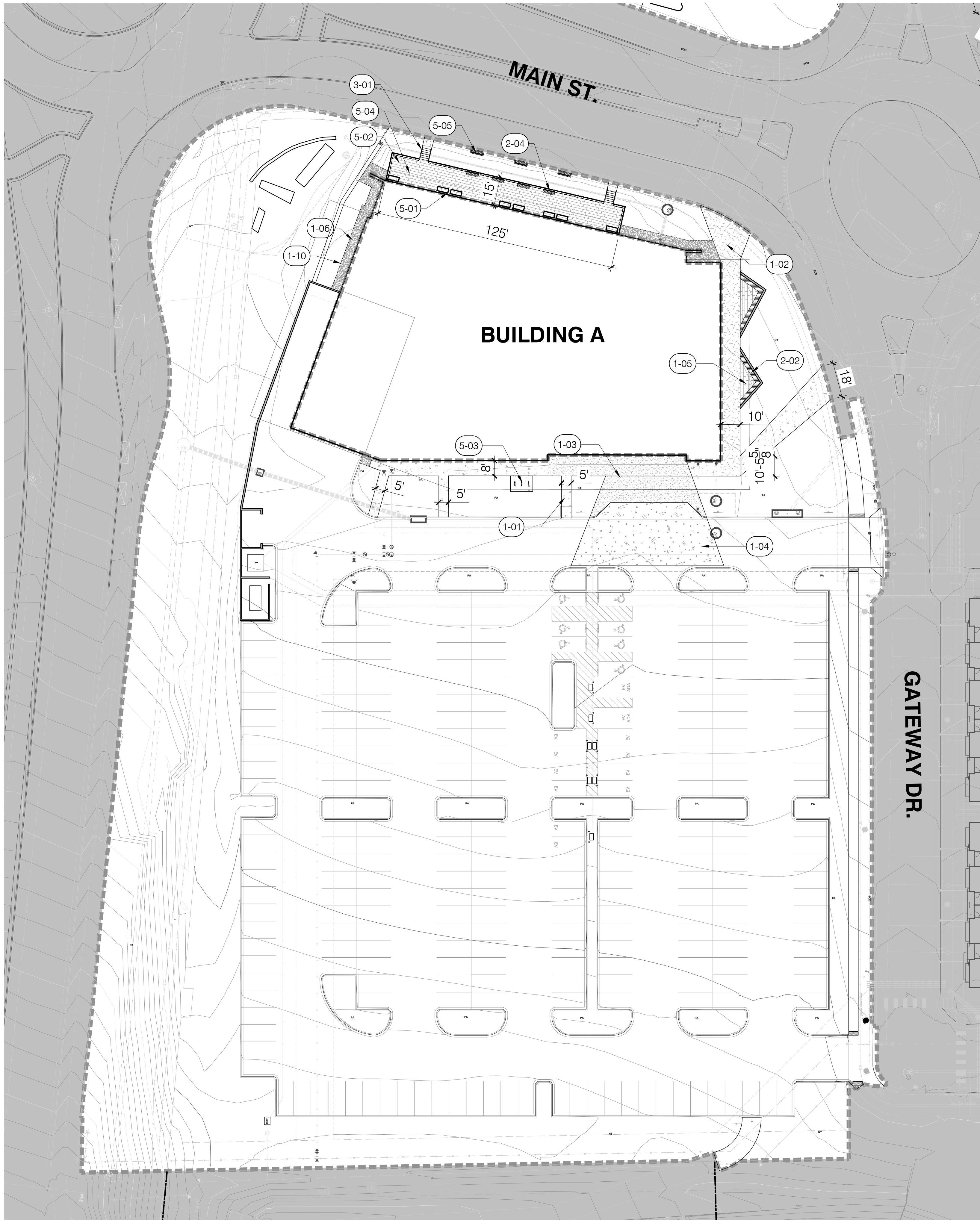
SHEET NUMBER

L1.0



1 **OVERALL SITE PLAN**
1" = 60'-0"





REFERENCE NOTES SCHEDULE SOUTH

SYMBOL	DESCRIPTION	DETAIL
1 - PAVING & SURFACING		
1-01	STANDARD BROOM FINISH CONCRETE	2/L2.3
1-02	SAND FINISH CONCRETE	2/L2.3
1-03	INTEGRAL COLOR SAND FINISH CONCRETE	2/L2.3
1-04	INTEGRAL COLOR CONCRETE - VEHICULAR	1/L2.3
1-05	CONCRETE UNIT PAVERS	5/L2.3
1-06	DECOMPOSED GRANITE PAVING	6/L2.3
1-10	STEEL EDGING	9/L2.3
2 - WALLS & FENCES		
2-02	SAND FINISH CONCRETE SEAT WALL	3/L2.4
2-04	PATIO RAILINGS	5/L2.4
3 - METALS		
3-01	STAIR HANDRAIL	1/L2.4
5 - FURNISHINGS		
5-01	RECTANGULAR PLANTER	3/L2.5
5-02	TABLE AND CHAIRS	4/L2.5
5-03	BIKE RACK	6/L2.5
5-04	UMBRELLA	5/L2.5
5-05	BENCH	1/L2.5

Perkins&Will

1301 5th Ave #2300
Seattle, WA 98101
1 (206) 381-6000
www.perkinswill.com

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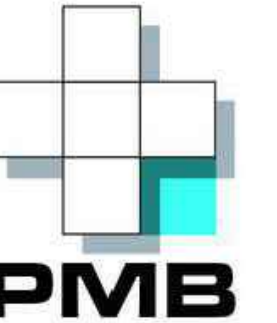
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1	FINAL DEVELOPMENT PLAN	7/15/22

Job Number 162146.000

TITLE

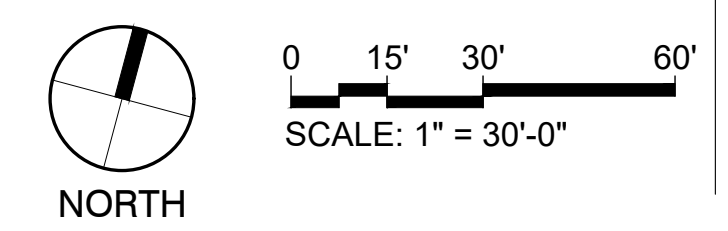
LAYOUT PLAN SOUTH

SHEET NUMBER

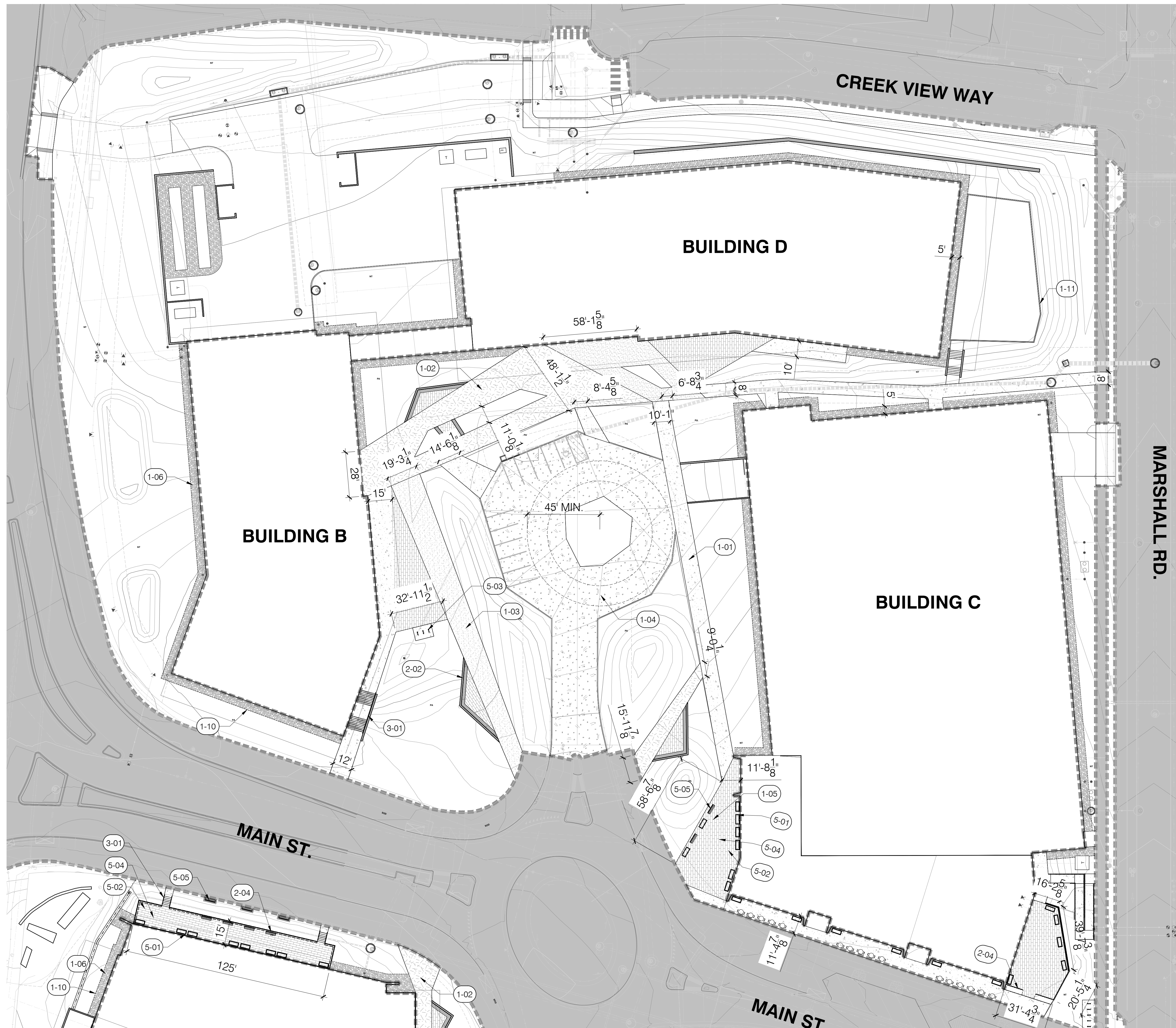
L2.1

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1 LAYOUT PLAN SOUTH
1" = 60'-0"



PLOT DATE: 8/5/2022 10:20:40 AM
7/27/2022 2:32:56 PM C:\Temp\ARCH\PHB-CorShel_sammhoward.rvt



REFERENCE NOTES SCHEDULE NORTH

SYMBOL	DESCRIPTION	DETAIL
1 - PAVING & SURFACING		
(1-01)	STANDARD BROOM FINISH CONCRETE	2/L2.3
(1-02)	SAND FINISH CONCRETE	2/L2.3
(1-03)	INTEGRAL COLOR SAND FINISH CONCRETE	2/L2.3
(1-04)	INTEGRAL COLOR CONCRETE - VEHICULAR	1/L2.3
(1-05)	CONCRETE UNIT PAVERS	5/L2.3
(1-06)	DECOMPOSED GRANITE PAVING	6/L2.3
(1-10)	STEEL EDGING	9/L2.3
(1-11)	STANDARD BROOM FINISH CONCRETE EDGER	7/L2.3
2 - WALLS & FENCES		
(2-02)	SAND FINISH CONCRETE SEAT WALL	3/L2.4
(2-04)	PATIO RAILINGS	5/L2.4
3 - METALS		
(3-01)	STAIR HANDRAIL	1/L2.4
5 - FURNISHINGS		
(5-01)	RECTANGULAR PLANTER	3/L2.5
(5-02)	TABLE AND CHAIRS	4/L2.5
(5-03)	BIKE RACK	6/L2.5
(5-04)	UMBRELLA	5/L2.5
(5-05)	BENCH	1/L2.5

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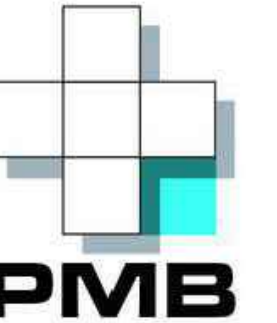
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SUPERIOR, CO 80027



PACIFIC MEDICAL
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2	TOWN COMMENTS	5/25/22
1	FINAL DEVELOPMENT PLAN	8/25/22

Job Number 162146.000

LAYOUT PLAN NORTH

SHEET NUMBER

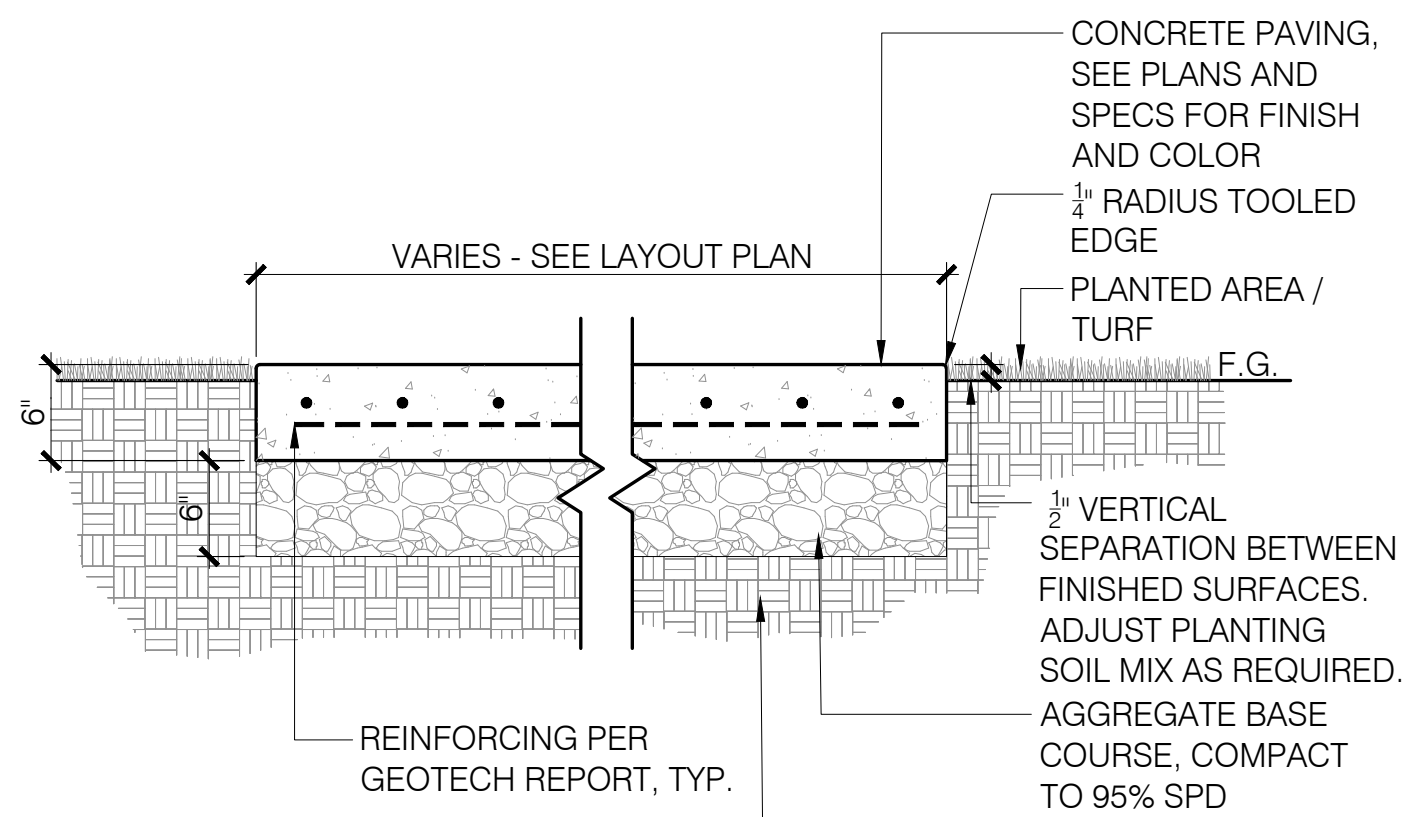
L2.2

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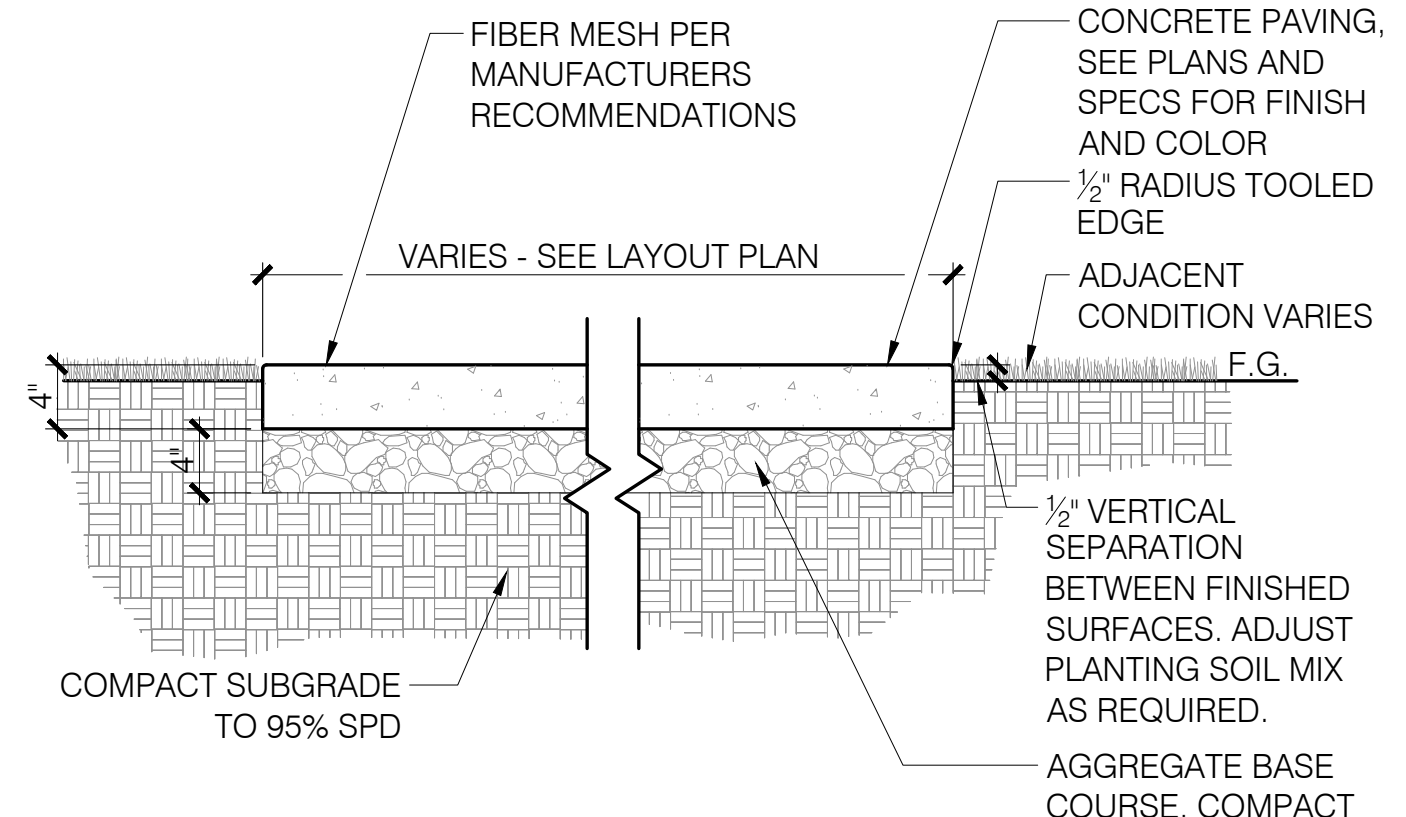
1 LAYOUT PLAN NORTH
1" = 60'-0"





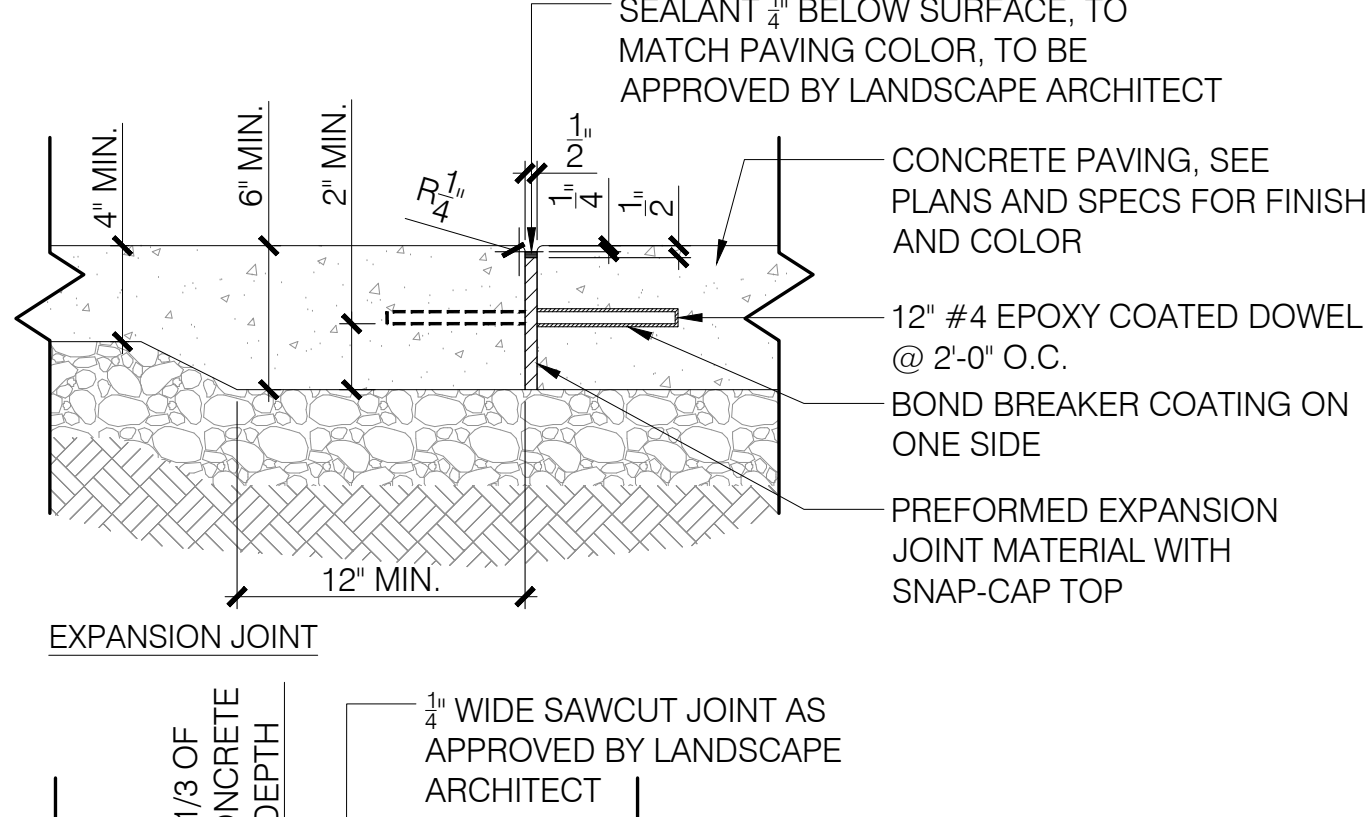
- NOTES:
1. PROVIDE 1.5% SLOPE MIN. UNLESS OTHERWISE NOTED. MAX 1.8% CROSS SLOPE.
 2. EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM, AT SIDEWALK INTERSECTIONS AND WHERE CONCRETE PAVING ABUTS STRUCTURES, UNLESS OTHERWISE NOTED.
 3. CONTROL JOINTS AT 6'-0" O.C. MAXIMUM.
 4. SEE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS.

1 CONCRETE PAVING (VEHICULAR)
 1" = 1'-0"



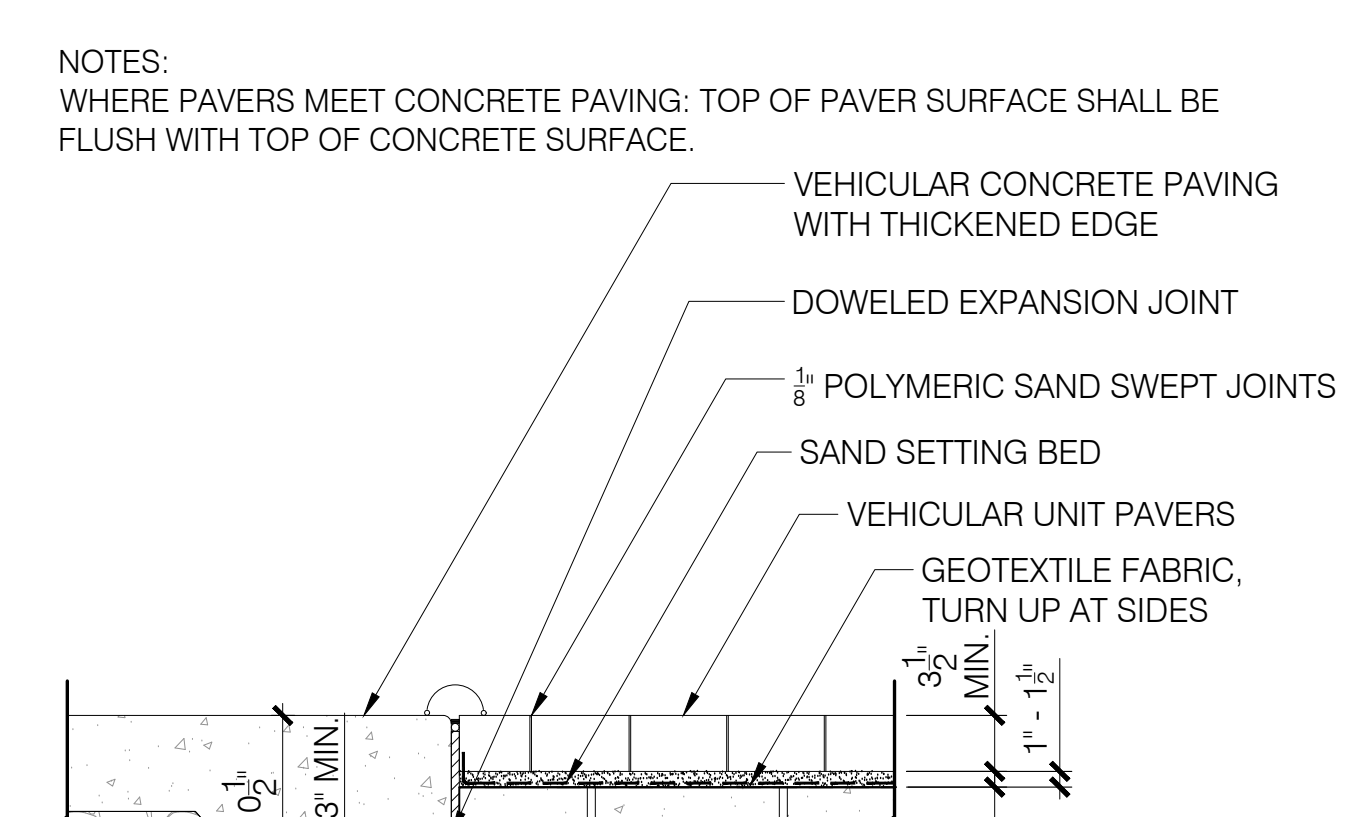
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 3. CONTROL JOINTS AT 6'-0" O.C. MAXIMUM.
 4. SEE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS.
 5. COLOR A: STANDARD SAND FINISH CONCRETE
 COLOR B: TBD

2 CONCRETE PAVING (PEDESTRIAN)
 1" = 1'-0"



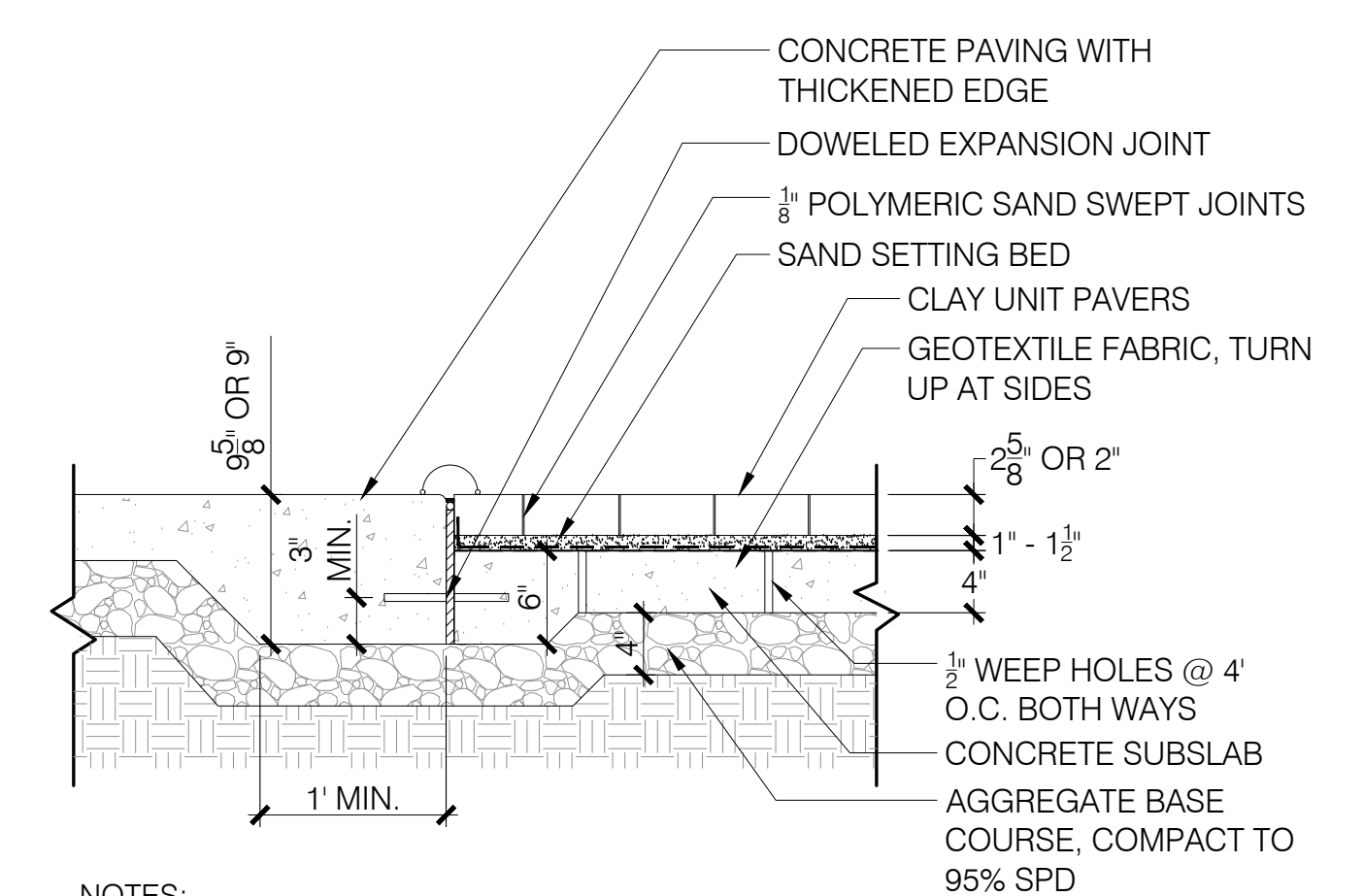
- NOTES:
1. PROVIDE 1.5% SLOPE MIN. UNLESS OTHERWISE NOTED. MAX 1.8% CROSS SLOPE.
 2. EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM, AT SIDEWALK INTERSECTIONS AND WHERE CONCRETE PAVING ABUTS STRUCTURES, UNLESS OTHERWISE NOTED.
 3. CONTROL JOINTS AT 6'-0" O.C. MAXIMUM.
 4. SEE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS.
 5. COLOR A: STANDARD SAND FINISH CONCRETE
 COLOR B: TBD

3 EXPANSION AND CONTROL JOINTS
 1 1/2" = 1'-0" P-SCLS-06



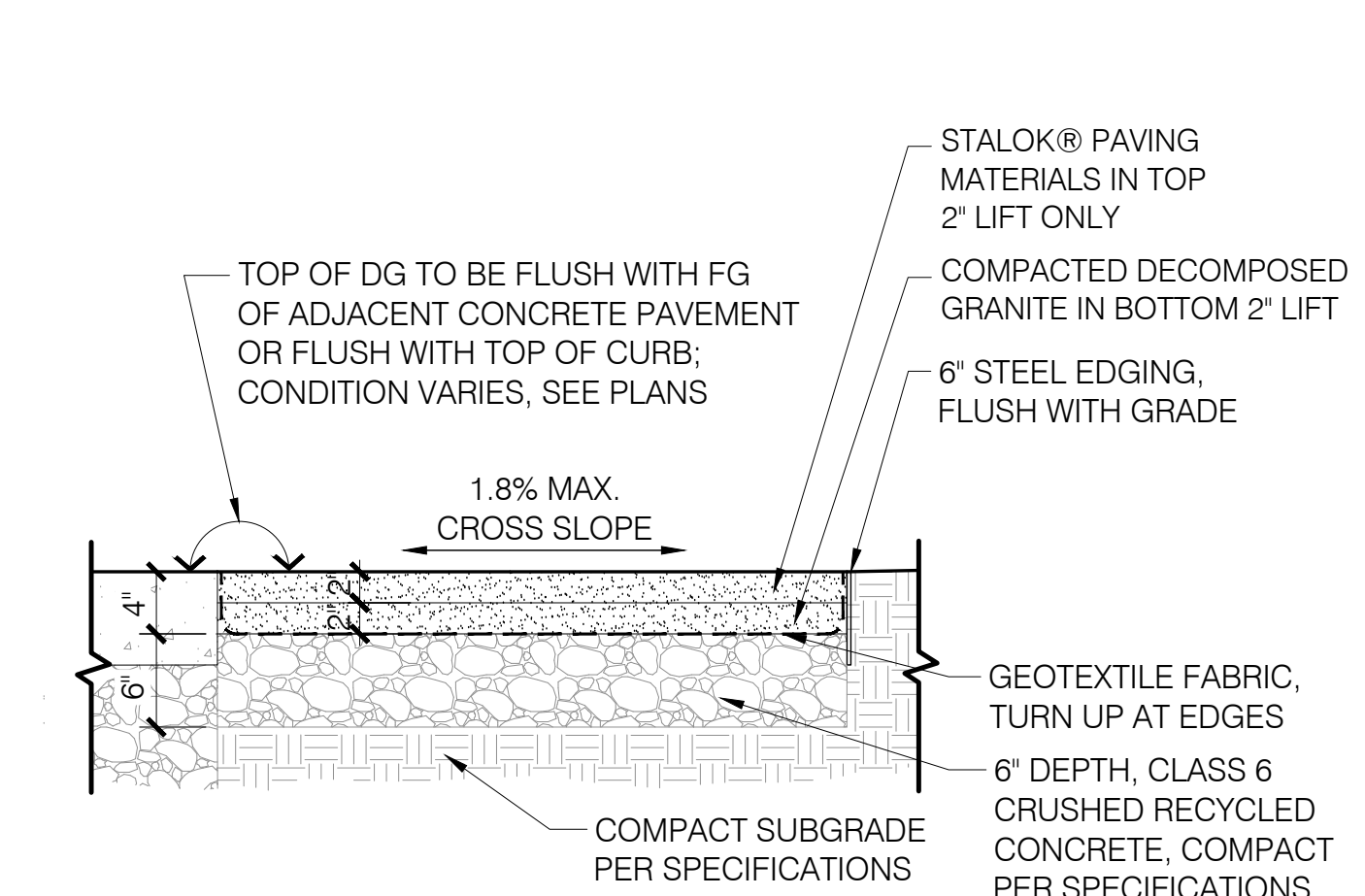
- NOTES:
1. WHERE PAVERS MEET CONCRETE PAVING: TOP OF PAVER SURFACE SHALL BE FLUSH WITH TOP OF CONCRETE SURFACE.

4 PAVERS ON CONCRETE BASE (VEHICULAR)
 1" = 1'-0"



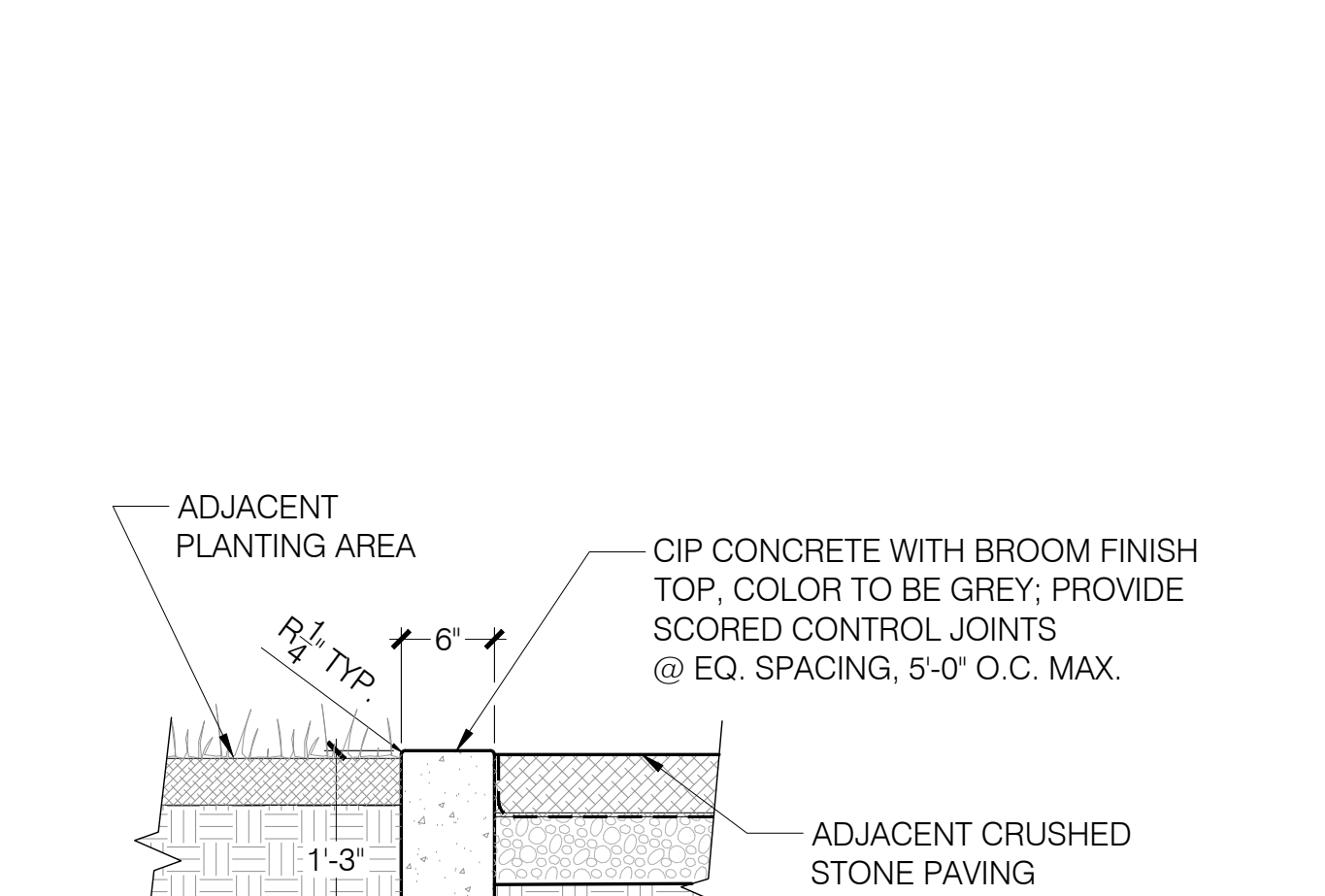
- NOTES:
1. WHERE PAVERS MEET CONCRETE PAVING: TOP OF PAVER SURFACE SHALL BE FLUSH WITH TOP OF CONCRETE SURFACE.
 2. MATERIAL/COLOR SELECTION: TBD

5 PAVERS ON CONCRETE BASE (PEDESTRIAN)
 1" = 1'-0"

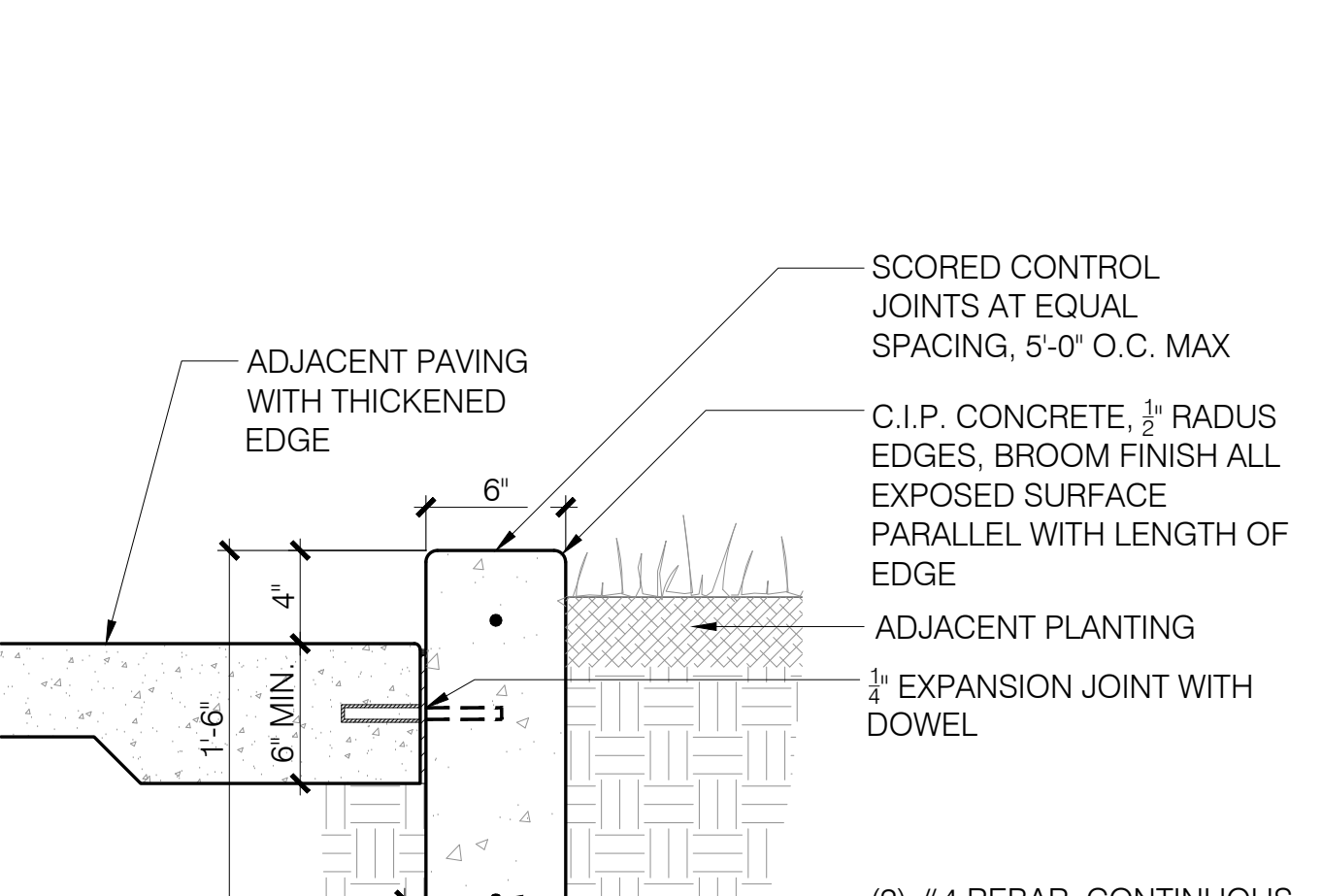


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. STALOK STABILIZED DECOMPOSED GRANITE TO BE INSTALLED WITHIN FIRST 5' OFF OF BUILDINGS (WHERE PAVING DOES NOT EXIST.)

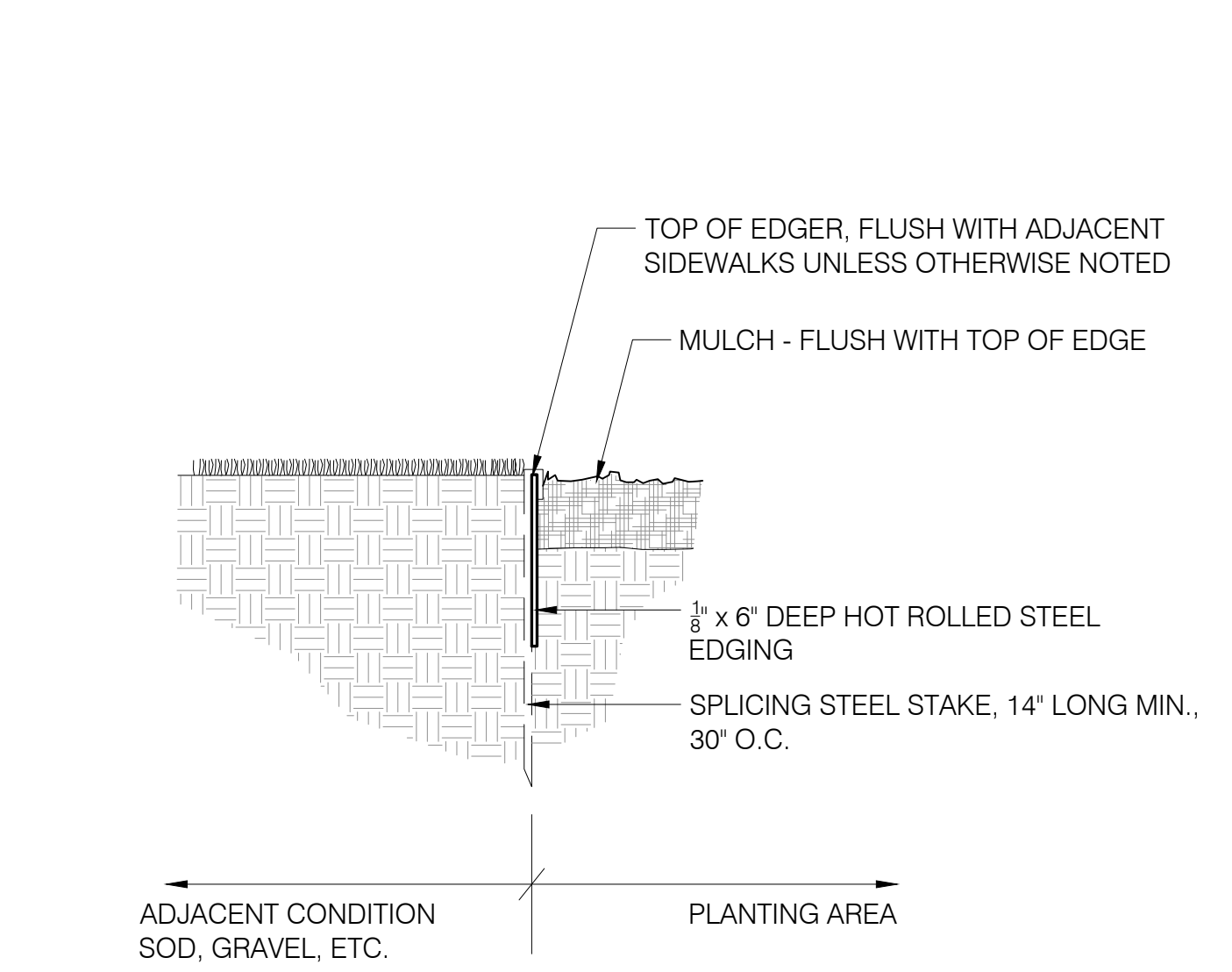
6 DECOMPOSED GRANITE
 1" = 1'-0"



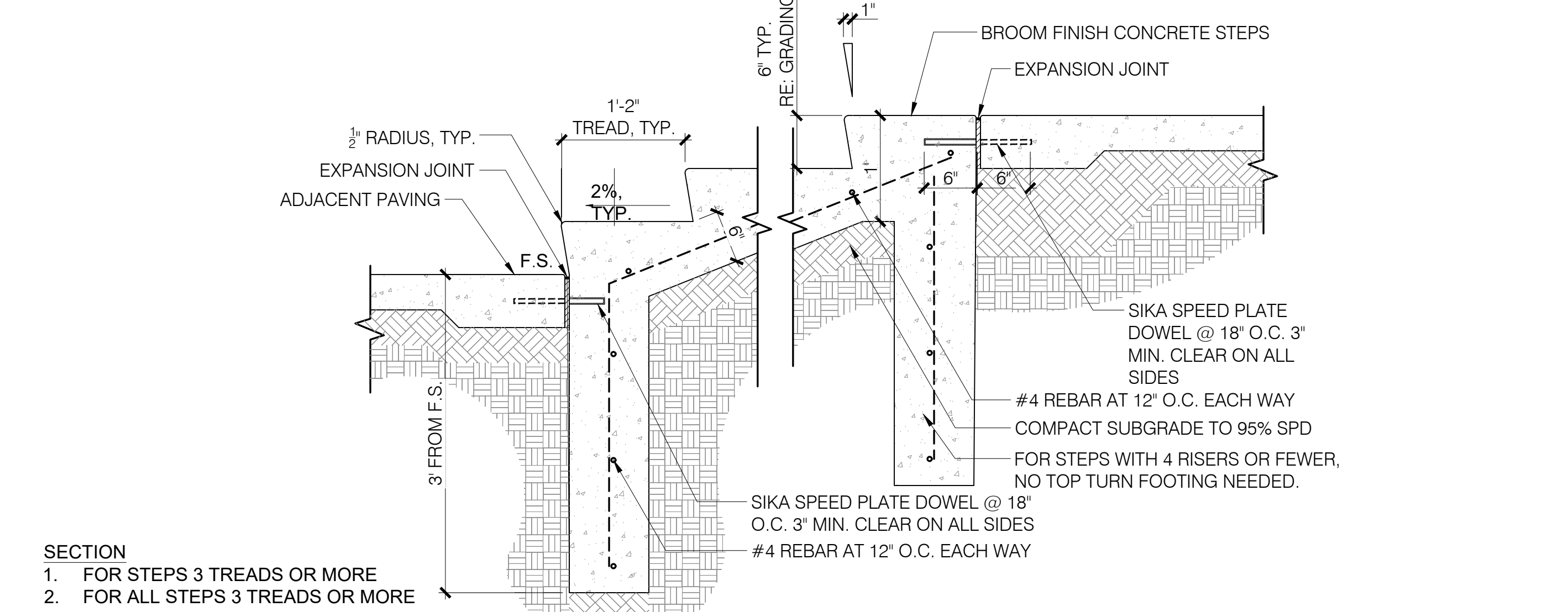
7 CONCRETE BAND
 1" = 1'-0"



8 CONCRETE PLANTER CURB
 1 1/2" = 1'-0" P-SCLS-10



9 STEEL EDGER
 1 1/2" = 1'-0"



10 CONCRETE STEPS - 3 TREADS OR MORE
 1/2" = 1'-0"

CONSULTANTS

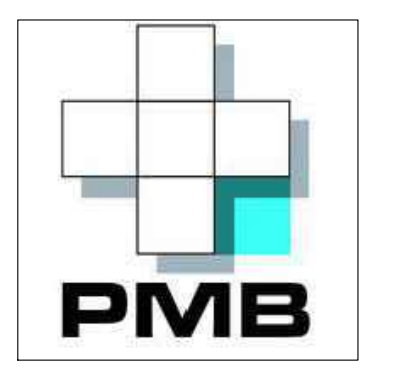
- CIVIL
 CIVIL RESOURCES, LLC
 8308 COLORADO BLVD, SUITE 200
 FRESTONE, CO 80554
 JIM BRZOSTOWICZ, P.E.
 303-833-1416
- STRUCTURAL
 MARTIN/MARTIN
 12499 W. COLFAX AVENUE
 LAKEWOOD, CO 80215
 TIMOTHY LACK, P.E.
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PROJECT

**SUPERIOR TOWN CENTER
 FINAL DEVELOPMENT
 PLAN 11**

**SUPERIOR COLORADO
 LIFE SCIENCES**

SUPERIOR TOWN CENTER,
 SUPERIOR, CO 80027



**PACIFIC MEDICAL
 BUILDINGS**

3394 CARMEL MOUNTAIN RD,
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ISSUE CHART

MARK	ISSUE	DATE
4	TOWN COMMENTS	8/25/2022
3	TOWN COMMENTS	8/16/2022
2	TOWN COMMENTS	3/25/2022
1	FINAL DEVELOPMENT PLAN	3/15/2022

Job Number 162146.000

TITLE

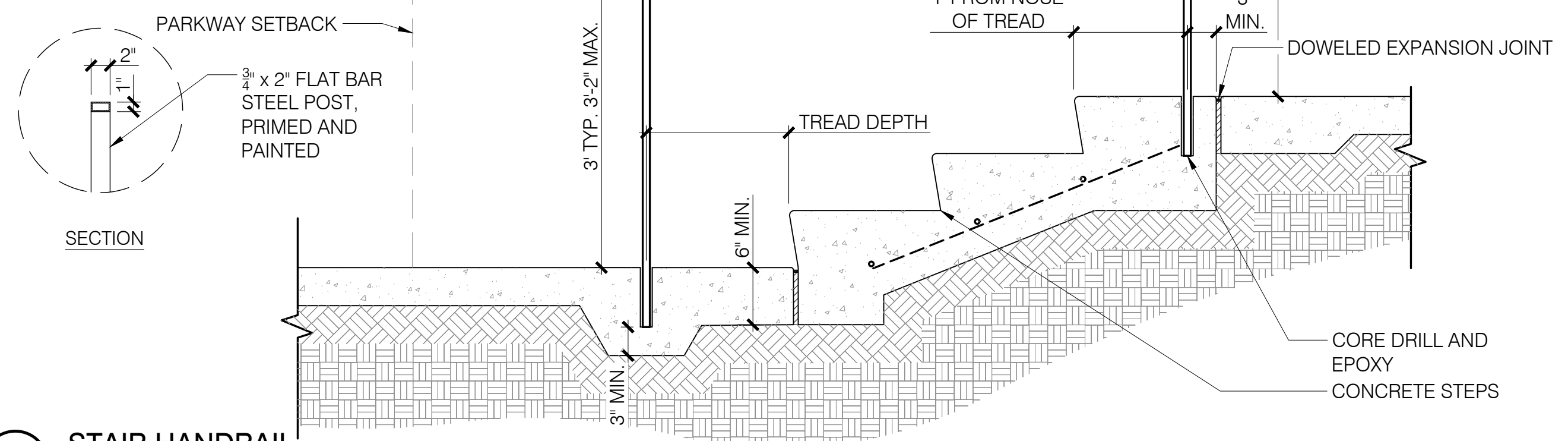
**LAYOUT MATERIAL PLAN
 DETAILS + IMAGES**

SHEET NUMBER

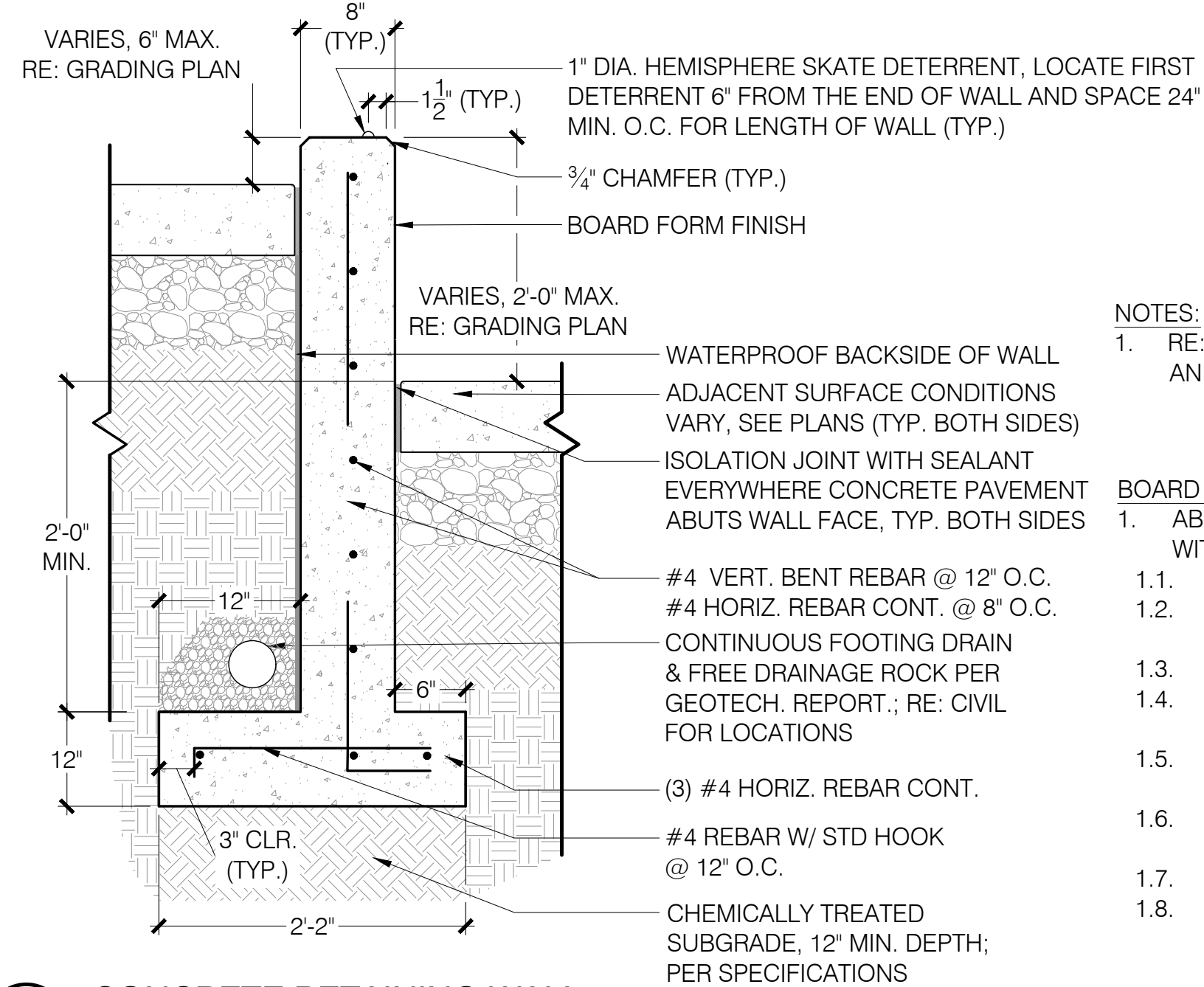
L2.3

NOTES:

1. ALL STEEL RAILINGS & HANDRAILS TO BE POWDERCOATED.
2. HANDRAIL AND STAIRS TO COMPLY WITH CURRENT ADA STANDARDS.
3. CORE DRILL AND EMBED ALL POSTS INTO CONCRETE AT MINIMUM OF 6" DEEP THEN SEAL WITH EPOXY GROUT. CONTRACTOR TO PREPARE HANDRAIL SHOP DRAWINGS THAT MEET ADA GUIDELINES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



1 STAIR HANDRAIL
1" = 1'-0"



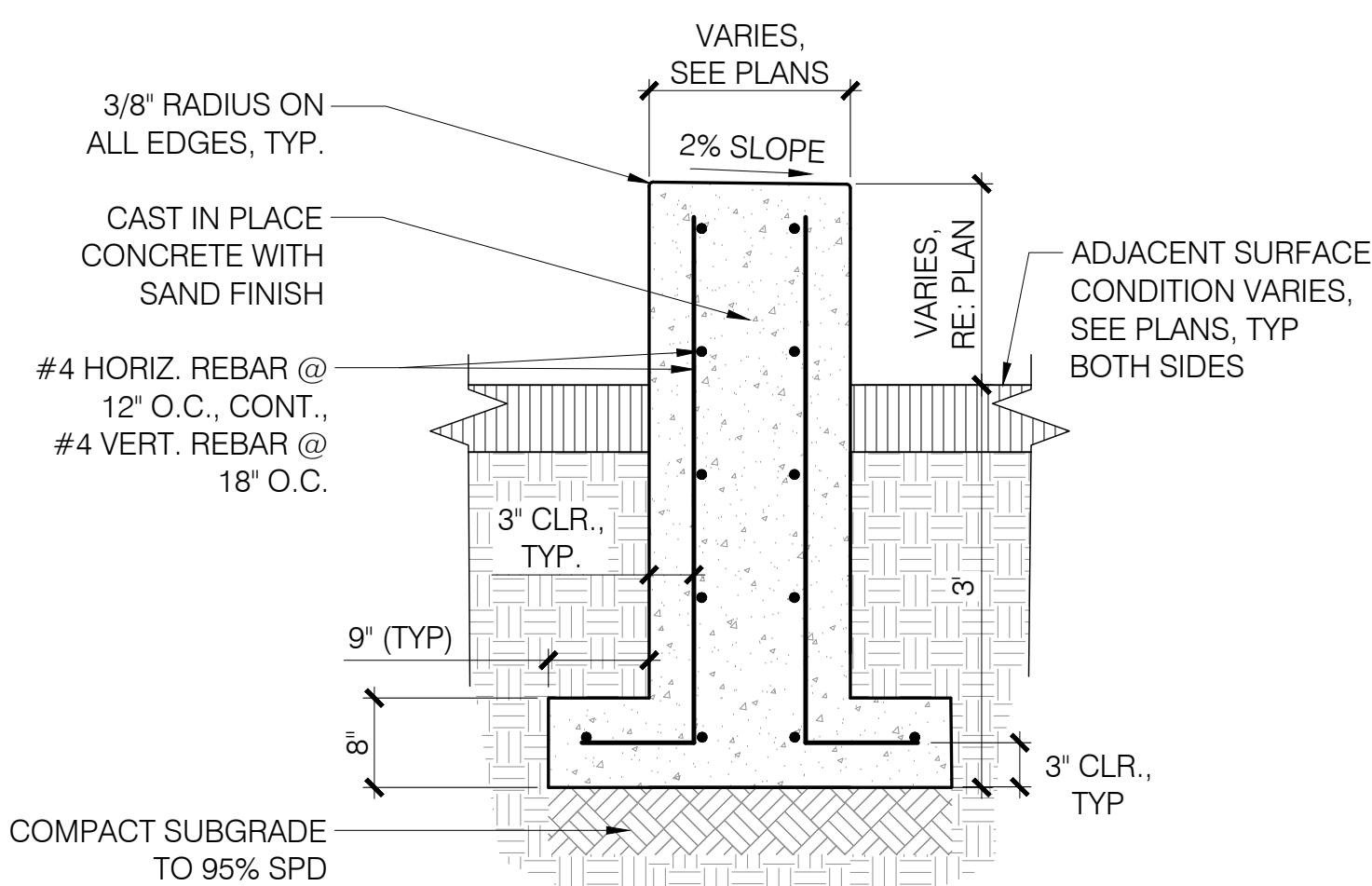
2 CONCRETE RETAINING WALL
1" = 1'-0"

NOTES:

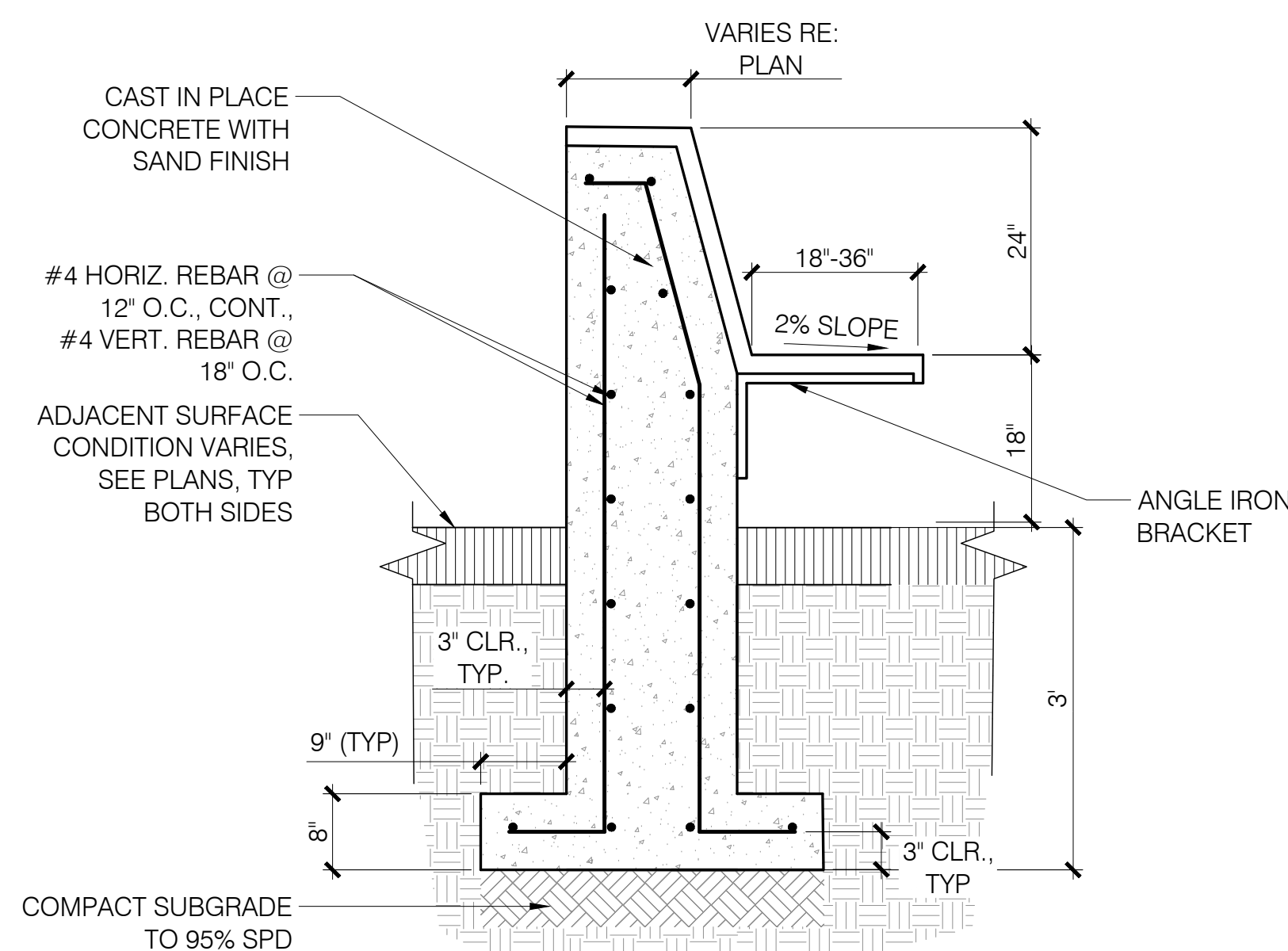
1. RE: SPECS FOR SUPPLEMENTAL PRODUCT AND MATERIAL INFORMATION.

BOARD FORMED FINISH NOTES:

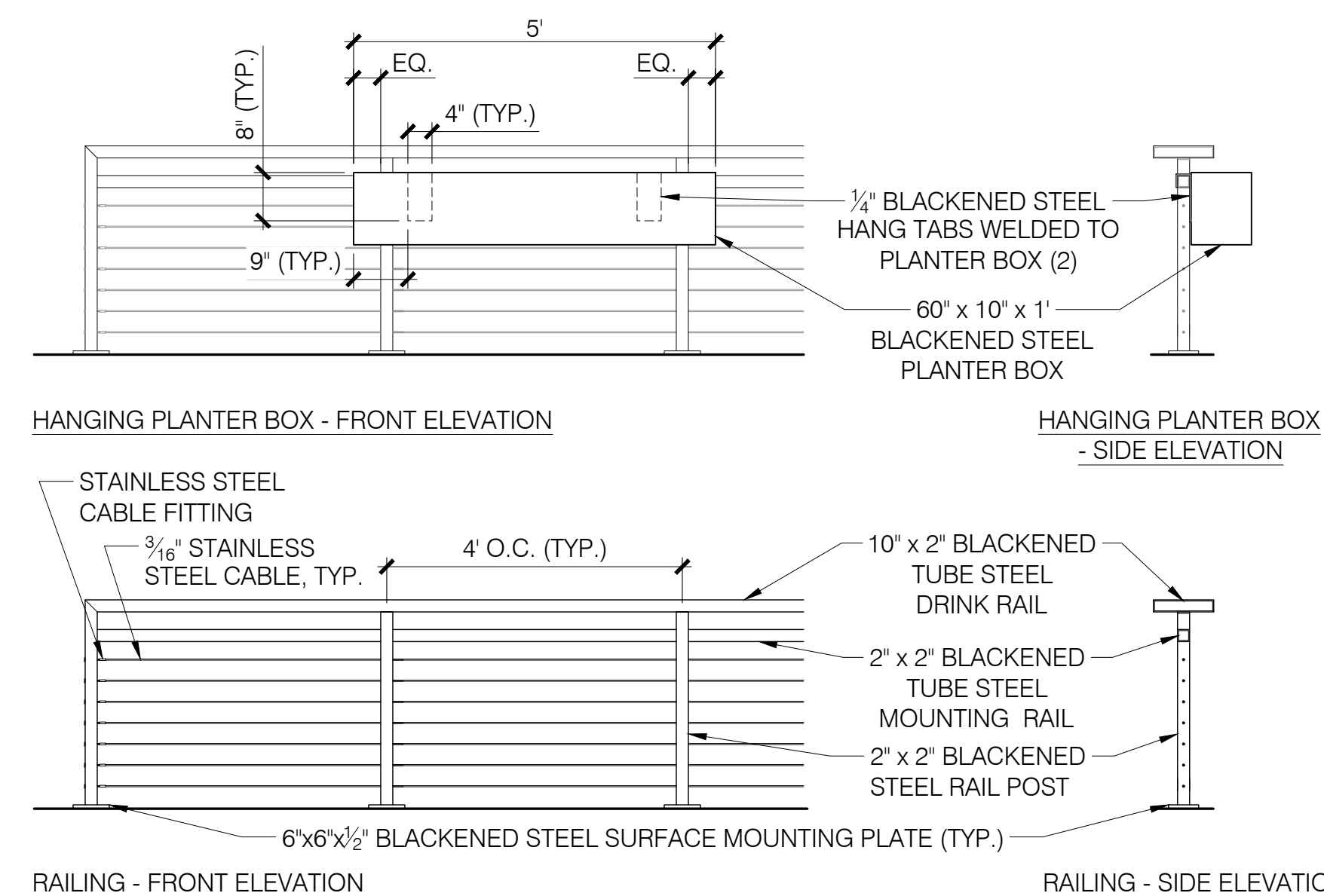
1. ABOVE GRADE FORMING SHALL COMPLY WITH THE FOLLOWING CRITERIA:
 - 1.1. BOARD FORM ALL EXPOSED FACES
 - 1.2. TOP OF WALL SHALL HAVE A MEDIUM BROOM FINISH
 - 1.3. BOARDS TO BE DOUGLAS FIR.
 - 1.4. MITER INSIDE AND OUTSIDE CORNERS OF FORM.
 - 1.5. FORMS TO BE PLUMB AND STRAIGHT AND TRUE.
 - 1.6. RUN A BEAD OF SILICON BETWEEN BOARDS.
 - 1.7. USE FIBERGLASS WALL TIES.
 - 1.8. PROVIDE MOCK-UP REPRESENTATIVE OF FINISHED SEATWALL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.



3 CONCRETE SEATWALL
3/4" = 1'-0"



4 CONCRETE SEATWALL W/BENCH SEATING
3/4" = 1'-0"



5 RAILING - PLAZA (FF&E ITEM)
1/2" = 1'-0"

NOTES:

1. RAILING SHALL BE TENSILINE CABLE RAILING WITH CUSTOM DRINK RAIL BY TREX COMMERCIAL PRODUCTS, OR APPROVED EQUAL.
2. ALL CABLES, FITTINGS, AND TURNBUCKLES TO BE STAINLESS STEEL.
3. CONTRACTOR TO FIELD MEASURE ALL AREAS TO RECEIVE RAILINGS AND SUBMIT MANUFACTURERS SHOP DRAWINGS TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
4. CONTRACTOR TO PROVIDE SHOW DRAWINGS FOR PLANTER BOXES TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
5. ALTERNATE MATERIAL FOR PLANTER BOX FABRICATION MAY BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL IN THE EVENT THAT BLACKENED STEEL IS COST PROHIBITIVE AND/OR TOO HEAVY TO BE STRUCTURALLY SUPPORTED BY THE RAILING PRODUCT.

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Job Number 162146.000

TITLE

**LAYOUT MATERIAL PLAN
DETAILS + IMAGES**

SHEET NUMBER

L2.4

MANUFACTURER: DUMOR
 MODEL: BENCH 118 WITH CUSTOM STRAIGHT TOP
 LENGTH: 72"
 MOUNT: SURFACE
 COLOR: BLACK (POLYESTER POWDERCOAT)



NOTES:
 1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 BENCH - STANDARD
 NTS

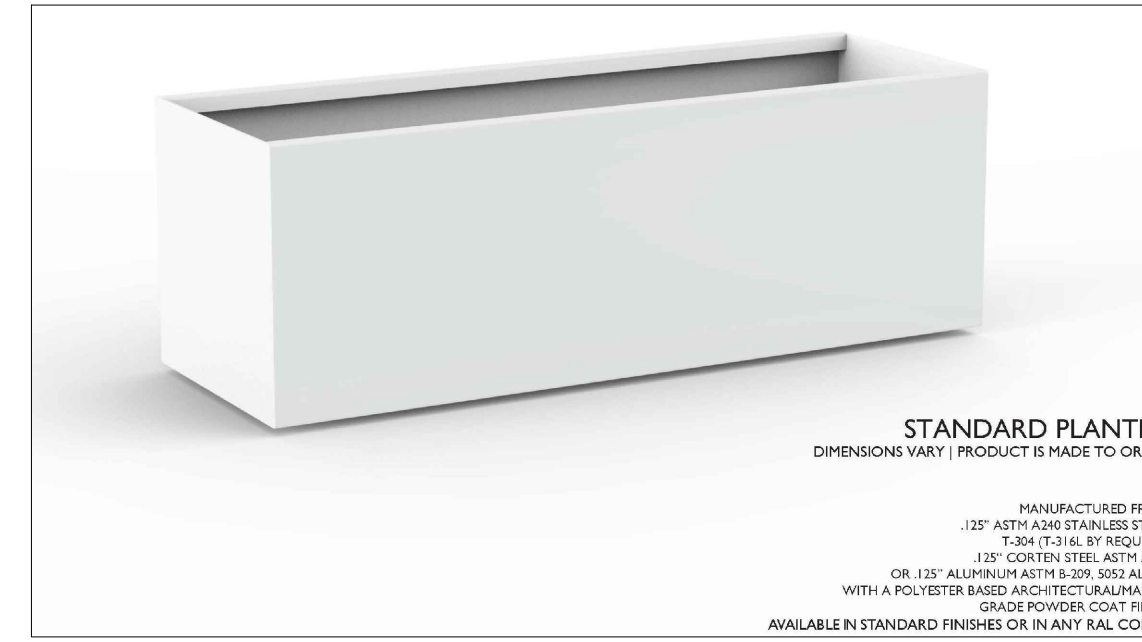
MANUFACTURER: DUMOR
 SIZE: 22 GAL.
 MODELS: LITTER: #287-32 SH SO W/ SHIELDS
 RECYCLE: #287-32 SH RC2
 W/ SHIELDS MIXED
 COLOR / MATERIAL: BLACK / STEEL
 MOUNTING: SURFACE MOUNT



NOTES:
 1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

2 LITTER RECEPTACLE
 1" = 1'-0"

MANUFACTURER: PLANTERWORX
 MODEL: STANDARD PLANTER
 DIMENSIONS: VARIES
 MATERIAL: STAINLESS STEEL
 POWDERCOAT COLOR: TBD



NOTES:
 1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

3 PLANTER - RECTANGULAR/ SQUARE
 NTS

MANUFACTURER: FORMS + SURFACES
 TABLE: CITRUS TABLE
 MODEL#: STCIT-36EH
 SIZE: 36" DIA. ROUND
 MATERIAL/ FINISH: STAINLESS STEEL/ SANDSTONE
 CHAIRS: TBD



NOTES:
 1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

4 TABLE AND CHAIRS
 1" = 1'-0"

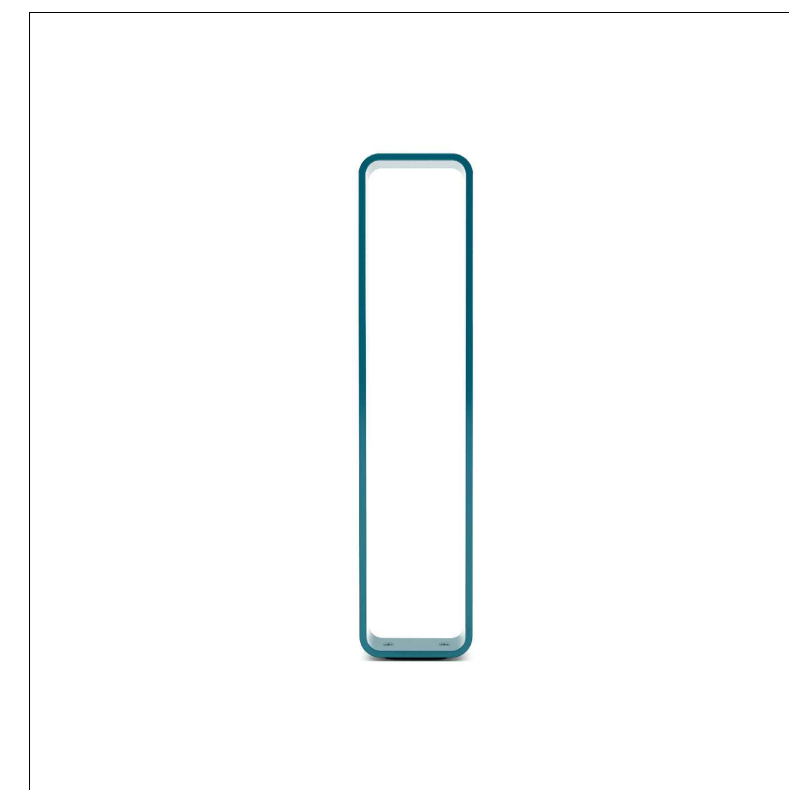
MANUFACTURER: FORMS+SURFACES
 MODEL: SOLARIS SUNSHADE
 SIZE: 96.9"x 86" CANOPY, 94.4" TALL
 MATERIAL: ALUMINUM
 POWDERCAT COLOR: TBD



NOTES:
 1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

5 UMBRELLA
 1" = 1'-0"

MANUFACTURER: SITE PIECES
 MODEL: ML-CORE-8 (MONOLINE CORE BIKE RACK W/ SURFACE MOUNT OR IN-GROUND MOUNT)
 DIMENSIONS: 36" HT.
 COLOR / MATERIAL: ALUMINUM FRAME W/ POWDER COAT FINISH



NOTES:
 1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

6 BIKE RACK
 3/4" = 1'-0"

CONSULTANTS

CIVIL
 CIVIL RESOURCES, LLC
 8308 COLORADO BLVD, SUITE 200
 FRESTONE, CO 80554
 JIM BRZOSTOWICZ, P.E.
 303-833-1418

STRUCTURAL
 MARTINMARTIN
 12499 W. COLFAX AVENUE
 LAKEWOOD, CO 80215
 TIMOTHY LACK, P.E.
 720-544-2704

MEP
 AFFILIATED ENGINEERS, INC.
 1728 CHAMPA STREET, SUITE 100
 DENVER, CO 80202
 BLYTHE VOGY, P.E.
 720-588-8816

LANDSCAPING
 DIS STUDIO
 1521 15TH STREET
 DENVER, CO 80202
 BILL VITEK, P.L.A., F.A.S.L.A.
 720-328-1986

PROJECT
SUPERIOR TOWN CENTER
FINAL DEVELOPMENT
PLAN 11

SUPERIOR COLORADO
LIFE SCIENCES

SUPERIOR TOWN CENTER,
 SUPERIOR , CO 80027



PACIFIC MEDICAL
BUILDINGS

3394 CARMEL MOUNTAIN RD,
 SUITE #200
 SAN DIEGO, CA 92121

Vested Rights:
 This Plan constitutes a Site Specific Development Plan as defined in Section 24-65-101, et. seq., C.R.S., and Chapter 18 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.

ISSUE CHART

MARK	ISSUE	DATE
4	TOWN COMMENTS	8/26/2022
3	TOWN COMMENTS	6/16/2022
2	TOWN COMMENTS	3/25/2022
1	FINAL DEVELOPMENT PLAN	3/15/2022

Job Number 162146.000
 TITLE

LAYOUT MATERIAL PLAN
DETAILS + IMAGES

SHEET NUMBER

L2.5