

VESTING 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.

PROJECT INFO

PROJECT DESCRIPTION:

4 STORY WOOD FRAME HOTEL, SLAB ON GRADE WITH BUILT UP ROOF AND EIFS EXTERIOR WITH PORTIONS OF TRESPA AND TILE/STONE VENEER. 121 GUEST ROOMS WITH PANTRY FOR PATRONS ONLY & MEETING SPACE. MAXIMUM HEIGHT IS 52'-0" TO TOP OF PARAPET (65'-0" ARCHITECTURAL FEATURES) BUILDING HEIGHT VARIES - SEE ELEVATIONS.

LEGAL DESCRIPTION:

OF BLOCK 1, LOT 3A, SUPERIOR TOWN CENTER FILING NO. 1B, REPLAT NO. 3, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

BASIS OF BEARINGS:

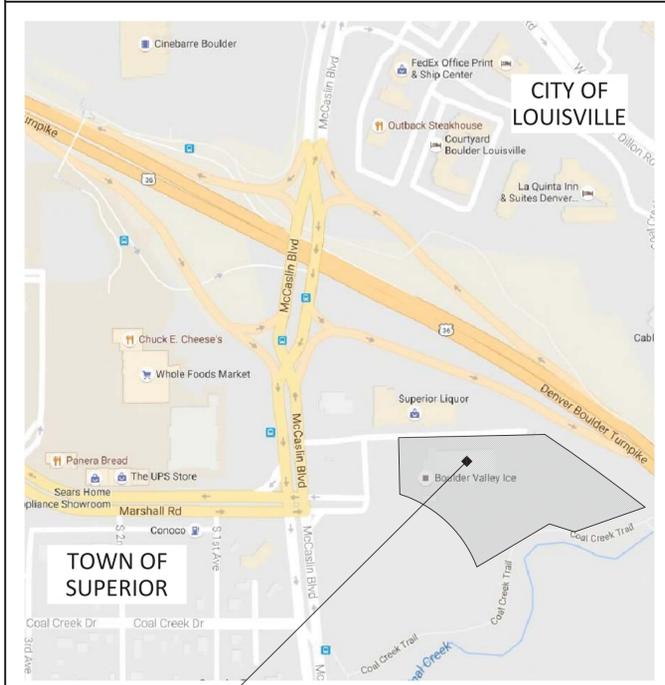
ASSUMING THE EAST LINE OF THE WEST HALF OF NORTHWEST QUARTER OF SECTION 19, T.1S., R.69W., AS BEARING SOUTH 00°09'03" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2642.41 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

BENCHMARK DESCRIPTION:

A 3" DIAMETER BRASS CAP EMBEDDED IN THE CONCRETE SIDEWALK ALONG THE EASTERLY SIDE OF MCCASLIN BOULEVARD IN THE VICINITY OF WHERE WILLIAM STREET WOULD INTERSECT MCCASLIN BOULEVARD, NEAR THE BRIDGE CROSSING COAL CREEK. STAMPED "JDF00" AND "2004" NAVD 1988 ELEVATION 5489.55 (BASED ON GPS OBSERVATION)

VICINITY MAP



Project Location:
SUPERIOR, COLORADO

APPLICANT

Glacier House Hotels - Jordan Scott
7201 East Camelback Road, Suite #290
Scottsdale, AZ 85251
P: 480-543-1041 x104
F: 602-926-8960
EMAIL: jordan@glacierdev.com

DESIGN TEAM

ARCHITECT:

PK ARCHITECTS - Scott Kuitunen / Michael Porter
4515 S. McClintock Dr, Suite 206
Tempe, Arizona 85282
P: 602-283-1620
F: 602-283-1621
EMAIL: scott@pkarchitects.net / michael@pkarchitects.net

CIVIL ENGINEER:

3 ENGINEERING - Dan G. Mann
2929 E. Camelback Rd., Suite # 116
Phoenix, AZ - 85016
P: (602)-334-4387
F: (602) 490-3230
C: (602) 402-9017
EMAIL: dan@3engineering.com

SURVEYOR:

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado - 80550
P: (970)-686-5011
EMAIL: info@KingSurveyors.com

ELECTRICAL ENGINEER:

VBFA - Barry Hulet
1602 South Priest Drive, Suite 103
Tempe, Arizona 85281
P: 480-889-5075
EMAIL: BHulet@vbfa.com

LANDSCAPE ARCHITECT:

OXBOW DESIGN COLLABORATIVE - David Gregory
1509 York Street, Suite 2J
Denver, CO 80206
(720) 465-6168
EMAIL: David@oxbowdbc.com

SHEET INDEX

| | |
|-----------|---------------------------------------|
| A1 OF 17 | COVER SHEET |
| A2 OF 17 | SITE CONTEXT MAP |
| A3 OF 17 | SITE PLAN |
| A4 OF 17 | ARCHITECTURAL DETAILS |
| A5 OF 17 | OVERALL DRAINAGE PLAN |
| A6 OF 17 | OVERALL UTILITIES PLAN |
| A7 OF 17 | BUILDING ELEVATIONS (SOUTH & WEST) |
| A8 OF 17 | BUILDING ELEVATIONS (NORTH & EAST) |
| A9 OF 17 | POOL BUILDING & ARCHITECTURAL DETAILS |
| A10 OF 17 | ARCHITECTURAL DETAILS |
| A11 OF 17 | LANDSCAPE PLAN |
| A12 OF 17 | LANDSCAPE PLAN |
| A13 OF 17 | LANDSCAPING SCHEDULES |
| A14 OF 17 | IRRIGATION PLAN |
| A15 OF 17 | IRRIGATION PLAN |
| A16 OF 17 | LIGHTING PLAN |
| A17 OF 17 | LIGHTING CUT SHEETS AND DETAILS |

**SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN
FOR
ELEMENT HOTEL by Westin
Superior, Colorado**



LEGAL DESCRIPTION:
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State of Colorado



SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP : RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida corporation, its sole General Partner

I certify that I, _____, am the sole owner of the property and consent to this plan.

Executed this _____ day of _____, 20__.

Owners _____ Mortgagees or Lien Holders _____
STATE OF _____)

) ss.
County of _____)

The foregoing certificate of ownership was acknowledged before me this ____ day of _____, 20__, by _____.

My commission expires: _____
Notary Public

BOARD OF TRUSTEES CERTIFICATE :
Approved by the Board of Trustees of the Town of Superior, State of Colorado. Witness my hand the corporate seal of the Town of Superior this _____ day of _____, 20__.

Attest: _____ Mayor
Phyllis L. Hardin, Town Clerk

PLANNING COMMISSION CERTIFICATE :
Recommended for approval this _____ day of _____, 20__, by the Town of Superior Planning Commission, Resolution No. PC____Series 20__

TOWN CLERK CERTIFICATE
I hereby certify that this instrument was adopted by the board of trustees by (Resolution/Ordinance) No. _____, Series 20____, on _____, 20____, and was filed in my office on the _____ day, 20____, at _____ o'clock am/pm.

Witness my hand the corporate seal of the Town of Superior _____ on the day of _____, 20____.
Phyllis L. Hardin, Town Clerk



PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR
element
BY WESTIN

SUPERIOR, COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: MP
CHECKED BY: SK

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A1 of 17

FINAL DEVELOPMENT PLAN

VESTING 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.

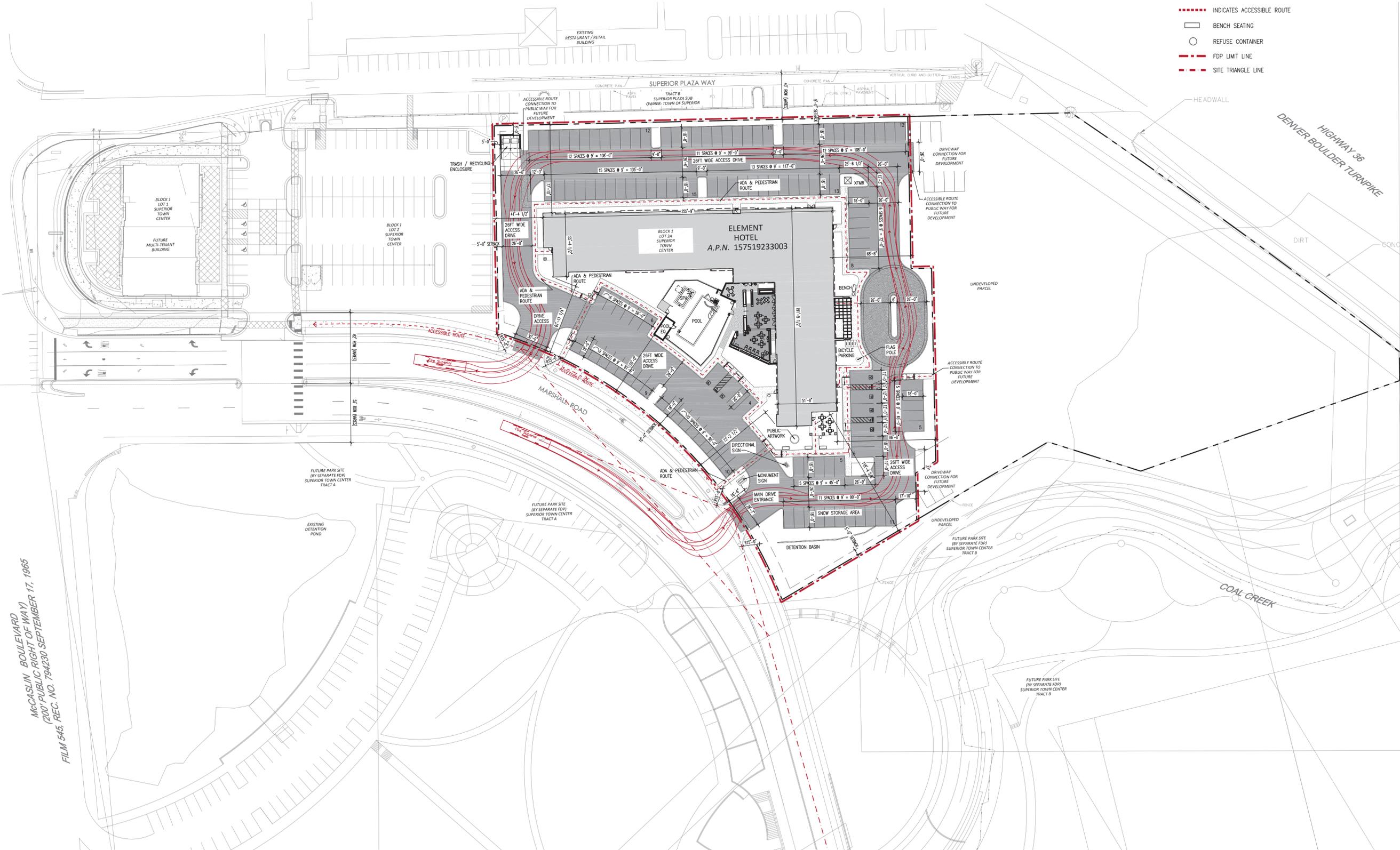
**SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR
ELEMENT HOTEL by Westin
Superior, Colorado**

LEGAL DESCRIPTION:

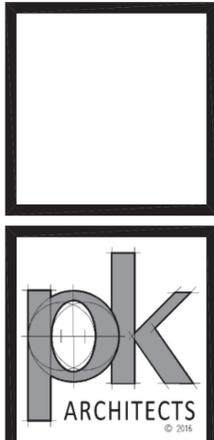
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State of Colorado

SYMBOL LEGEND:

-  NEW BUILDING
-  NEW ASPHALTIC PARKING / DRIVE ACCESS
-  DECORATIVE STAMPED CONCRETE
-  CONCRETE
-  INDICATES ACCESSIBLE ROUTE
-  BENCH SEATING
-  REFUSE CONTAINER
-  FDP LIMIT LINE
-  SITE TRIANGLE LINE



McCASLIN BOULEVARD
 (200' PUBLIC RIGHT OF WAY)
 REC. NO. 794230 SEPTEMBER 17, 1965
 FILM 545



PK ARCHITECTS, PC
 4515 S. MCCLINTOCK DRIVE, #206
 TEMPE, ARIZONA 85282
 PHONE: (602) 283-1620
 FAX: (602) 283-1621

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR

 element
 BY WESTIN

SUPERIOR, COLORADO

PROJECT NO: 16-302
 PRINT DATE: 8-24-2016
 DRAWN BY: MP
 CHECKED BY: SK

SHEET TITLE:
CONTEXT SITE PLAN

SHEET NUMBER:
A2 of 17

CONTEXT SITE PLAN
 SCALE: 1" = 40'-0"
 NORTH

FINAL DEVELOPMENT PLAN

VESTING 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.

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:

Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State Of Colorado

SYMBOL LEGEND:

-  NEW BUILDING
-  NEW ASPHALTIC PARKING / DRIVE ACCESS
-  DECORATIVE STAMPED CONCRETE
-  CONCRETE
-  BENCH SEATING
-  REFUSE CONTAINER
-  FDP LIMIT LINE

PROJECT DESCRIPTION:

4 STORY WOOD FRAME HOTEL, SLAB ON GRADE WITH BUILT UP ROOF AND EIFS EXTERIOR WITH PORTIONS OF TRESPA AND TILE/STONE VENEER. 121 GUEST ROOMS WITH PANTRY FOR PATRONS ONLY & MEETING SPACE. MAXIMUM HEIGHT IS 52'-0" TO TOP OF PARAPET (65'-0" ARCHITECTURAL FEATURES) BUILDING HEIGHT VARIES - SEE ELEVATIONS.

SITE DATA:

SITE LOCATION:.....(LOT 3A, BLOCK 1, SUPERIOR TOWN CENTER) - SUPERIOR, CO 80027
 PARCEL #:.....157519233003
 CURRENT ZONING:.....PLANNED DEVELOPMENT P-D

LEGAL DESCRIPTION: Of Lot 3A, Block 1, Superior Town Center Filing No. 1B, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State Of Colorado.
 GROSS SITE AREA ±2.64 ACRES

SETBACKS REQUIRED:..... SIDE YARD: 5FT
 REAR YARD: 5FT
 FRONT YARD: 10FT

SETBACKS PROVIDED:..... SIDE YARD: 5FT
 REAR YARD: 5FT
 FRONT YARD: 10FT

BUILDING HEIGHT:..... (90FT MAX. HT. / 3-6 STORIES) PROPOSED 62FT / 4 STORIES

LOT COVERAGE:

ELEMENT HOTEL:
 INCLUDES HOTEL & POOL BUILDING: 79,543 SQ.FT.
 BUILDING LOT COVERAGE: 20,817 SQ.FT. (18.1 %)
 LANDSCAPE AREA: 23,372 SQ.FT. (20.3 %)
 HARDSCAPE / PARKING AREA: 70,809 SQ.FT. (61.5 %)

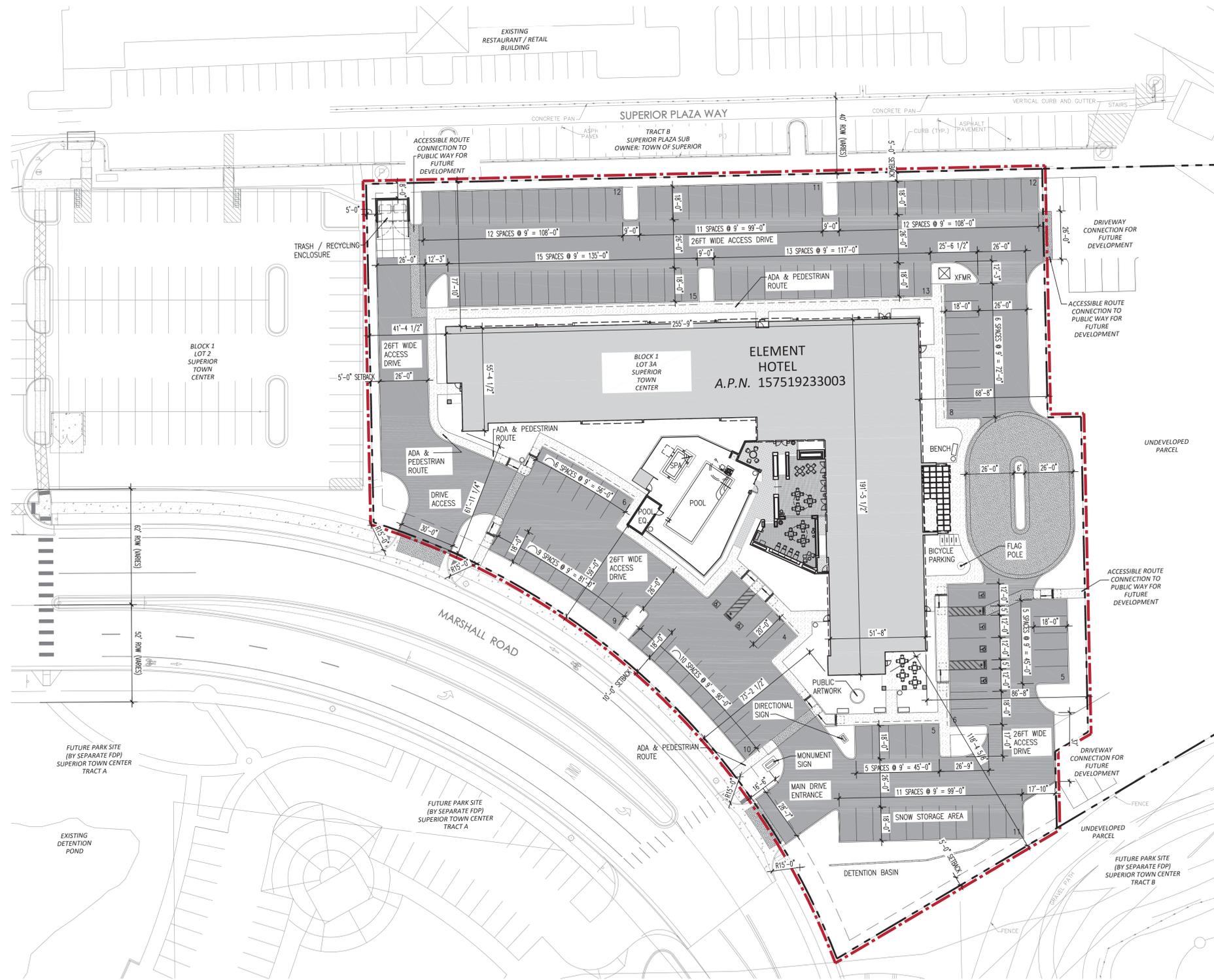
HOTEL PARKING ANALYSIS:

PARKING REQUIRED:
 GUESTROOMS: 1 SPACE PER UNIT 121
 EMPLOYEE: 1 SPACE PER EMPLOYEE 6
 TOTAL PARKING SPACES REQUIRED 127
 ACCESSIBLE PARKING SPACES REQUIRED 5

PARKING PROVIDED:
 STANDARD 121
 HANDICAPPED ACCESSIBLE (INCLUDES 1 VAN ACCESSIBLE SPACE) 6
 TOTAL PARKING SPACES PROVIDED 127

BUILDING AREA:

1ST FLOOR: 20,483 S.F.
 2ND FLOOR: 18,752 S.F.
 3RD FLOOR: 19,987 S.F.
 4TH FLOOR: 19,987 S.F.
 POOL BLDG: 334 S.F.
 TOTAL AREA: 79,543 S.F.



pk
 ARCHITECTS
 © 2016

PK ARCHITECTS, PC
 4515 S. MCCLINTOCK DRIVE, #206
 TEMPE, ARIZONA 85282
 PHONE: (602) 283-1620
 FAX: (602) 283-1621

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR

element
 BY WESTIN

SUPERIOR, COLORADO

PROJECT NO: 16-302
 PRINT DATE: 8-24-2016
 DRAWN BY: MP
 CHECKED BY: SK

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A3 of 17

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The
Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M.
Town Of Superior, County Of Boulder, State of Colorado



PK ARCHITECTS, PC
4515 S. McCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



**SUPERIOR TOWN
CENTER FINAL
DEVELOPMENT
PLAN**



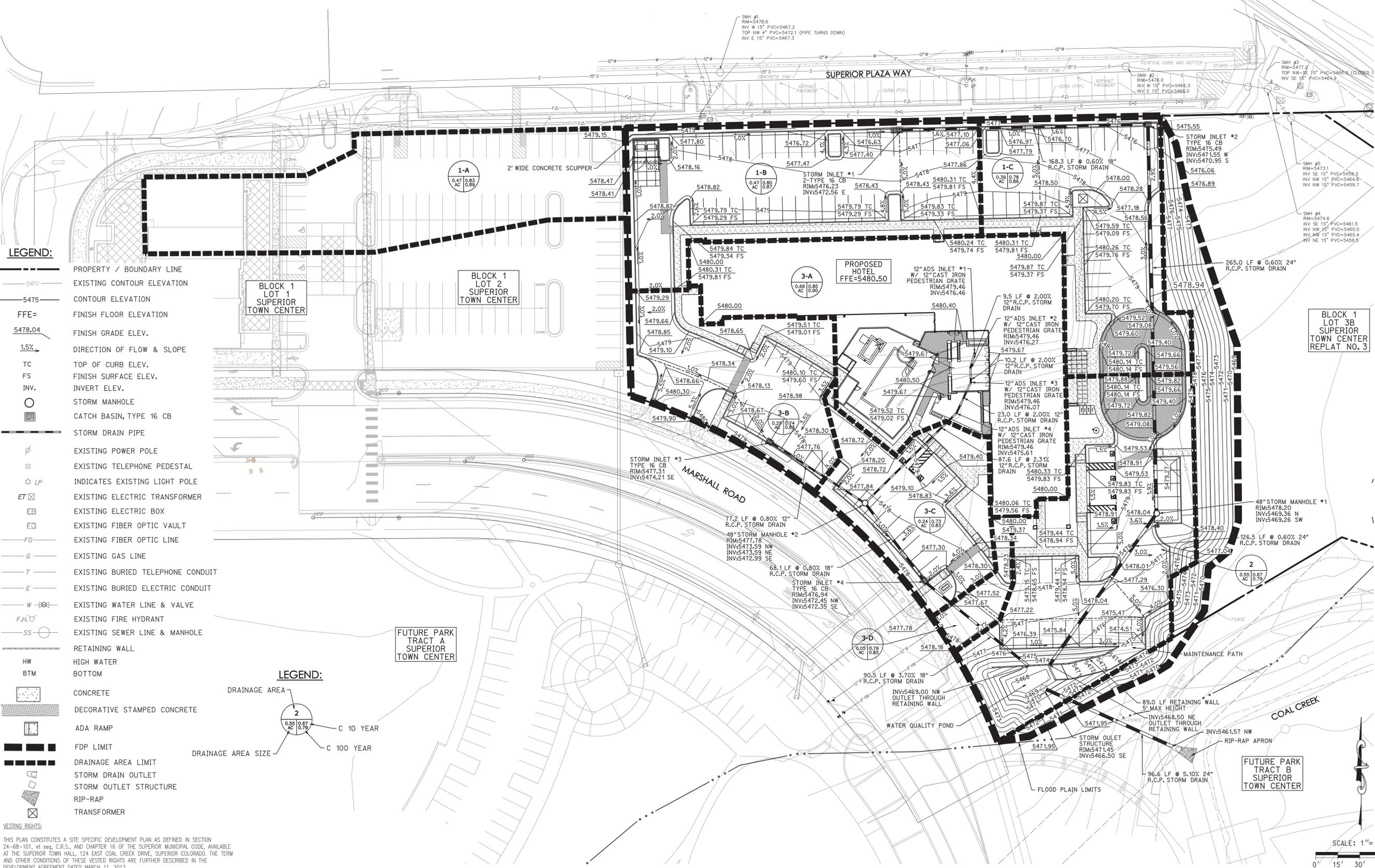
.....
**SUPERIOR,
COLORADO**

PROJECT NO: 1180
PRINT DATE: 09-07-2016
DRAWN BY: PHILLIE V.
CHECKED BY: D. MANN

SHEET TITLE:
**DRAINAGE
PLAN**

SHEET NUMBER:
A5 of 17

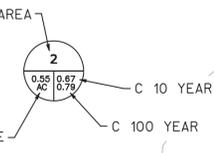
FINAL DEVELOPMENT PLAN



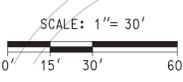
LEGEND:

- PROPERTY / BOUNDARY LINE
- EXISTING CONTOUR ELEVATION
- CONTOUR ELEVATION
- FFE= FINISH FLOOR ELEVATION
- FINISH GRADE ELEV.
- DIRECTION OF FLOW & SLOPE
- TOP OF CURB ELEV.
- FINISH SURFACE ELEV.
- INVERT ELEV.
- STORM MANHOLE
- CATCH BASIN, TYPE 16 CB
- STORM DRAIN PIPE
- EXISTING POWER POLE
- EXISTING TELEPHONE PESTAL
- INDICATES EXISTING LIGHT POLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC BOX
- EXISTING FIBER OPTIC VAULT
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING BURIED TELEPHONE CONDUIT
- EXISTING BURIED ELECTRIC CONDUIT
- EXISTING WATER LINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER LINE & MANHOLE
- RETAINING WALL
- HIGH WATER
- BOTTOM
- CONCRETE
- DECORATIVE STAMPED CONCRETE
- ADA RAMP
- FDP LIMIT
- DRAINAGE AREA LIMIT
- STORM DRAIN OUTLET
- STORM OUTLET STRUCTURE
- RIP-RAP
- TRANSFORMER

LEGEND:

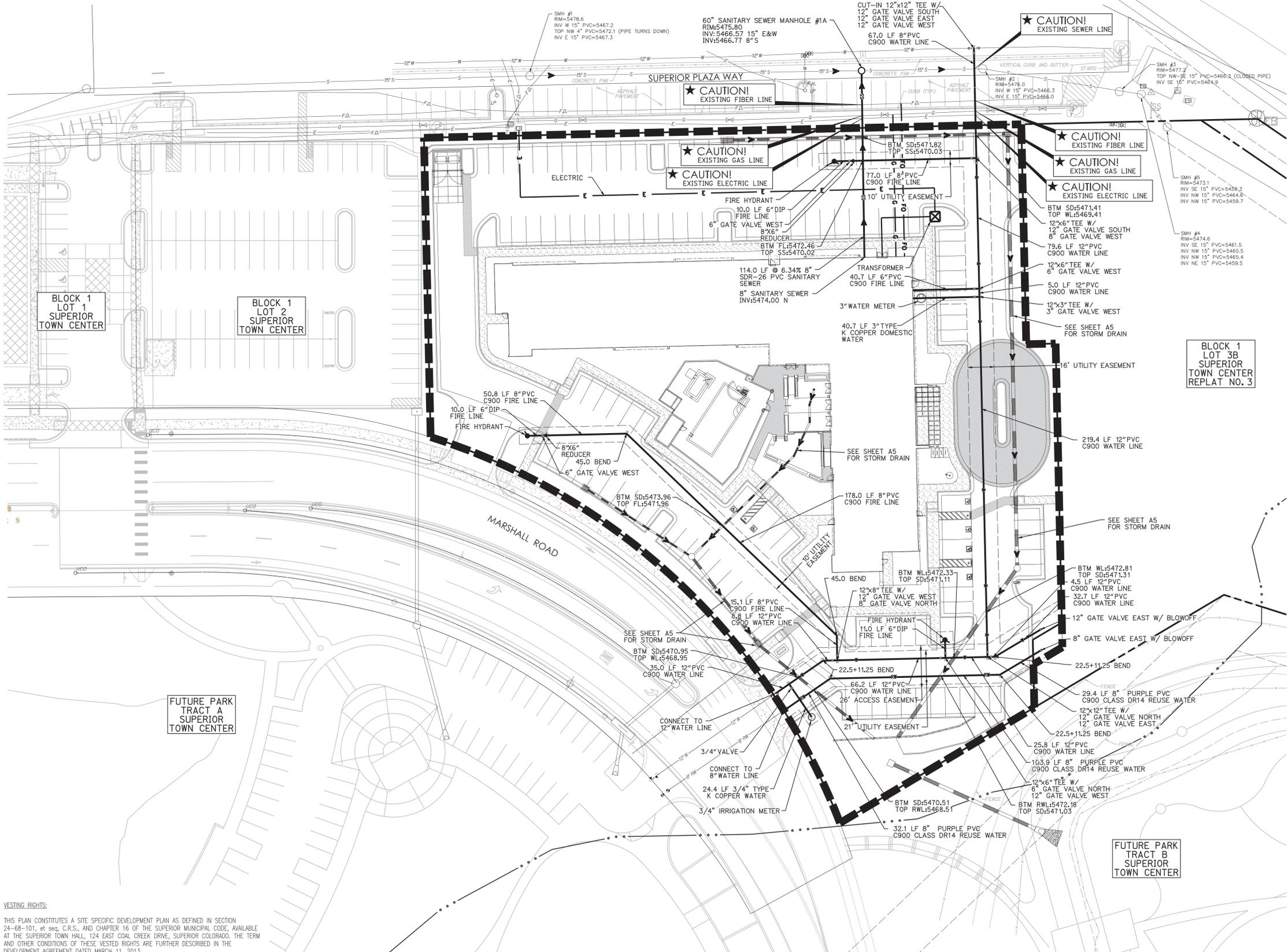


THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, et seq, C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR COLORADO. THE TERM AND OTHER CONDITIONS OF THESE VESTED RIGHTS ARE FURTHER DESCRIBED IN THE DEVELOPMENT AGREEMENT DATED MARCH 11, 2013.



SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State of Colorado

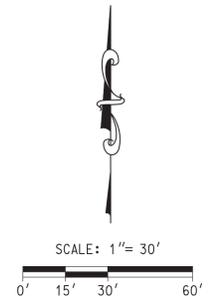


LEGEND:

- PROPERTY / BOUNDARY LINE
- ⊘ EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- ☆ LP INDICATES EXISTING LIGHT POLE
- ET EXISTING ELECTRIC TRANSFORMER
- EB EXISTING ELECTRIC BOX
- EO EXISTING FIBER OPTIC VAULT
- FO EXISTING FIBER OPTIC LINE
- G EXISTING GAS LINE
- T EXISTING BURIED TELEPHONE CONDUIT
- E EXISTING BURIED ELECTRIC CONDUIT
- W EXISTING WATER LINE & VALVE
- W-V&C WATER LINE & V.B.&C.
- ⊥ WATER TEE
- ⌒ WATER BEND
- F.H. EXISTING FIRE HYDRANT
- ⊙ FIRE HYDRANT
- SS EXISTING SEWER LINE & MANHOLE
- SEWER PIPE
- SEWER MANHOLE
- WATER METER
- STORM MANHOLE
- STORM DRAIN
- FDP LIMIT
- ◇ STORM DRAIN OUTLET
- ◇ STORM OUTLET STRUCTURE
- ▼ DIRECTION OF FLOW
- ⊠ TRANSFORMER
- E ELECTRIC LINE
- G GAS LINE
- FO FIBER OPTIC
- CONCRETE
- DECORATIVE STAMPED CONCRETE
- ADA RAMP
- RIP-RAP

NOTE:

GAS, ELECTRIC, AND FIBER OPTIC LINE LOCATIONS ARE TO BE FINALIZED WITH UTILITY PROVIDERS AND THE EASEMENTS FOR THESE LINES WILL BE DONE BY SEPARATE INSTRUMENT, ONCE APPROVALS ARE GRANTED.



PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



**SUPERIOR TOWN
CENTER FINAL
DEVELOPMENT
PLAN**



**SUPERIOR,
COLORADO**

PROJECT NO: 1180
PRINT DATE: 09-07-2016
DRAWN BY: PHILLIE V.
CHECKED BY: D. MANN

SHEET TITLE:
**OVERALL
UTILITIES
PLAN**

SHEET NUMBER:
A6 of 17

VESTING 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.

VESTING 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.

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate in The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State Of Colorado

MATERIAL & COLOR LEGEND:

E.I.F.S. COLORS:

- A1 COLOR: 9433 1TS - WHITE (FINE FINISH)
- A2 COLOR: DE6388 - SMOKEY MOUNTAIN (FINE FINISH)
- A3 COLOR: 36300 - GREEN (FINE FINISH)
- A4 PRODUCT: EIFS (LIGHT)
COLOR: FLASH SILVER (MATCH ALUMA-KOR MI-2811)
- A5 PRODUCT: EIFS (DARK)
COLOR: SILVER GREY (MATCH ALUMA-KOR MI-2117)

PAINT COLORS:

- B1 HOLLOW METAL DOORS, FRAMES, AND LOUVERS TO BE PAINTED TO MATCH ADJACENT EXTERIOR CLADDING

STONE VENEER:

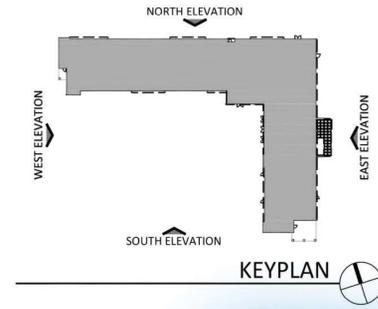
- C1 PRODUCT: CORONADO
12"X24" FRENCH LIMESTONE
COLOR: BLACK FOREST

VENTILATED COMPOSITE FACADE COLORS:

- D1 PRODUCT: TRESPA EXTERIOR NW03/ST
COLOR: WOOD LOOK - HARMONY OAK (LIGHT COLOR)
- D1 PRODUCT: TRESPA EXTERIOR NW08/ST
COLOR: WOOD LOOK - ITALIAN WALNUT (DARK COLOR)

GENERAL NOTES:

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT AS SHOWN.
- PROPOSED HOTEL SIGNS ARE SHOWN FOR REFERENCE ONLY ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE APPLICATION AND PERMIT
- SIGNAGE PROGRAM WILL BE ESTABLISHED FOR PROPERTY PRIOR TO SIGN PERMIT BEING ISSUED
- ALL SIGNS WILL REQUIRE A TOWN OF SUPERIOR SIGN PERMIT PRIOR TO BEING CONSTRUCTED AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 11 OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES.
- ANY CHANGES TO ROOF-TOP HVAC LOCATIONS OR PARAPET DESIGN WILL REQUIRE ADDITIONAL REVIEW BY STAFF AT THE TIME OF CONSTRUCTION DRAWINGS.
- WITH THE EXCEPTION OF THE 24 HOUR ILLUMINATION ALLOWANCE GRANTED THROUGH THIS FDP, ALL SIGNS WILL REQUIRE A TOWN OF SUPERIOR SIGN PERMIT PRIOR TO BEING CONSTRUCTED AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 11 OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES."
- *SIGNS WILL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE BUILDING. CABINET SIGNS WILL NOT BE PERMITTED.*



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



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



PK ARCHITECTS, PC
4515 S. McCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

SUPERIOR TOWN
CENTER FINAL
DEVELOPMENT
PLAN



SUPERIOR,
COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: MP
CHECKED BY: SK

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NUMBER:
A7 of 17

FINAL DEVELOPMENT PLAN

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

VESTING 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.

MATERIAL & COLOR LEGEND:

- E.I.F.S. COLORS:**
- A1** COLOR: 9433 1TS – WHITE (FINE FINISH)
 - A2** COLOR: DE6388 – SMOKEY MOUNTAIN (FINE FINISH)
 - A3** COLOR: 36300 – GREEN (FINE FINISH)
 - A4** PRODUCT: EIFS (LIGHT)
COLOR: FLASH SILVER (MATCH ALUMA-KOR MI-2811)
 - A5** PRODUCT: EIFS (DARK)
COLOR: SILVER GREY (MATCH ALUMA-KOR MI-2117)

- PAINT COLORS:**
- B1** HOLLOW METAL DOORS, FRAMES, AND LOUVERS TO BE PAINTED TO MATCH ADJACENT EXTERIOR CLADDING

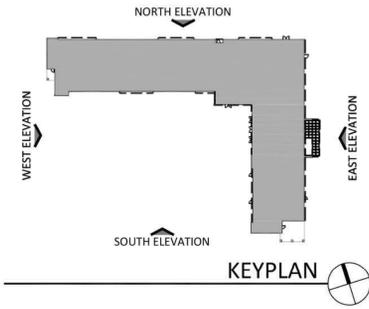
- STONE VENEER:**
- C1** PRODUCT: CORONADO 12"X24" FRENCH LIMESTONE
COLOR: BLACK FOREST

- VENTILATED COMPOSITE FACADE COLORS:**
- D1** PRODUCT: TRESPA EXTERIOR NW03/ST
COLOR: WOOD LOOK – HARMONY OAK (LIGHT COLOR)
 - PRODUCT: TRESPA EXTERIOR NW08/ST
COLOR: WOOD LOOK – ITALIAN WALNUT (DARK COLOR)

LEGAL DESCRIPTION:
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 South, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State Of Colorado

GENERAL NOTES:

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT AS SHOWN.
- PROPOSED HOTEL SIGNS ARE SHOWN FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE APPLICATION AND PERMIT.
- SIGNAGE PROGRAM WILL BE ESTABLISHED FOR PROPERTY PRIOR TO SIGN PERMIT BEING ISSUED.
- ALL SIGNS WILL REQUIRE A TOWN OF SUPERIOR SIGN PERMIT PRIOR TO BEING CONSTRUCTED AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 11 OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES.
- ANY CHANGES TO ROOF-TOP HVAC LOCATIONS OR PARAPET DESIGN WILL REQUIRE ADDITIONAL REVIEW BY STAFF AT THE TIME OF CONSTRUCTION DRAWINGS.
- WITH THE EXCEPTION OF THE 24 HOUR ILLUMINATION ALLOWANCE GRANTED THROUGH THIS FDP, ALL SIGNS WILL REQUIRE A TOWN OF SUPERIOR SIGN PERMIT PRIOR TO BEING CONSTRUCTED AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 11 OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES.
- "SIGNS WILL BE COMPLIMENTARY TO THE ARCHITECTURE OF THE BUILDING. CABINET SIGNS WILL NOT BE PERMITTED."



PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN



SUPERIOR, COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: MP
CHECKED BY: SK

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A8 of 17

FINAL DEVELOPMENT PLAN

VESTING 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.

SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR ELEMENT HOTEL by Westin Superior, Colorado

LEGAL DESCRIPTION:
Of Block 1, Lot 3A, Superior Town Center Filing No. 1B, Replat No. 3, Situate In The Northwest Quarter of the Northwest Quarter of Section 19, Township 1 S, Range 69 West of the 6th P.M. Town Of Superior, County Of Boulder, State of Colorado

MATERIAL & COLOR LEGEND:

E.I.F.S. COLORS:

A1 COLOR: 9433 1TS - WHITE (FINE FINISH)

A2 COLOR: DE6388 - SMOKEY MOUNTAIN (FINE FINISH)

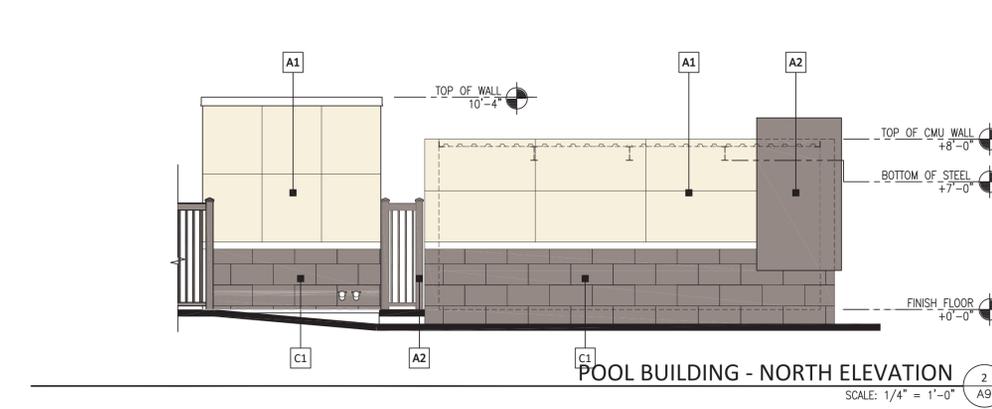
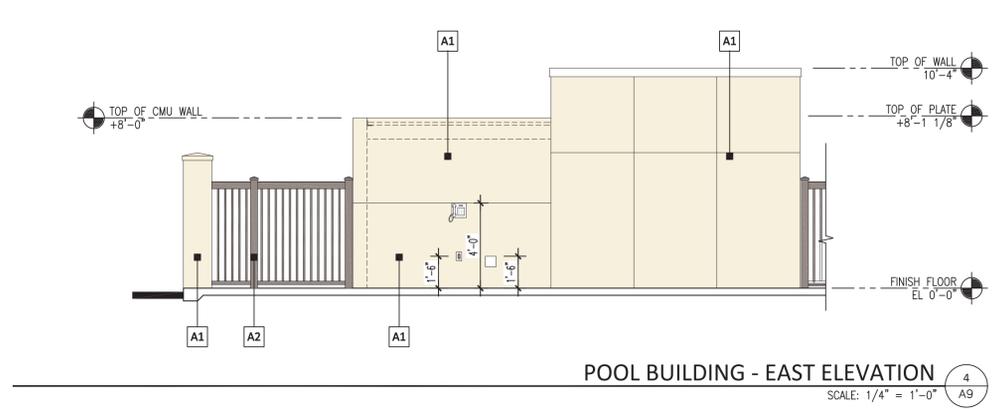
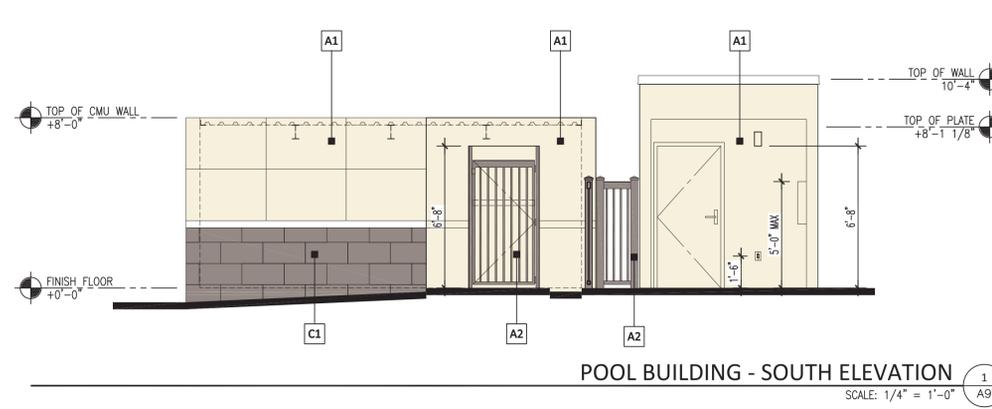
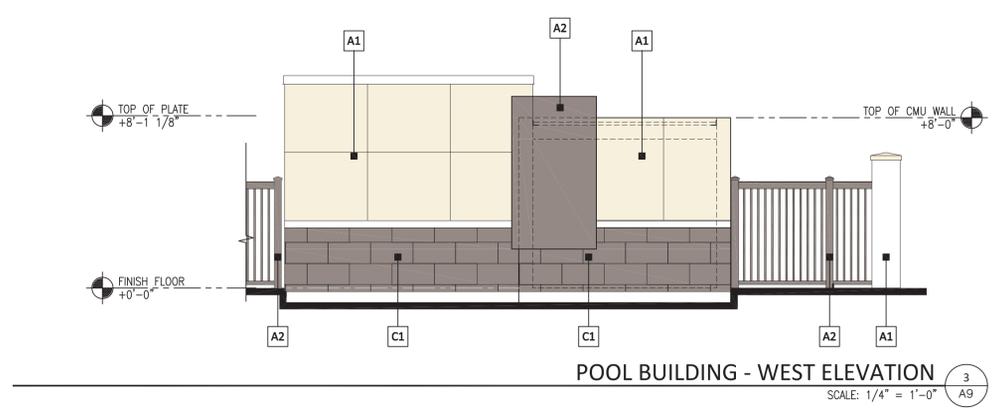
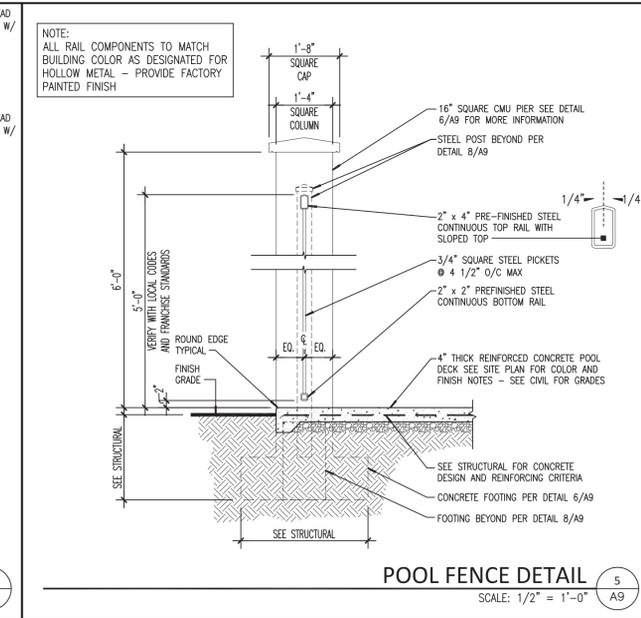
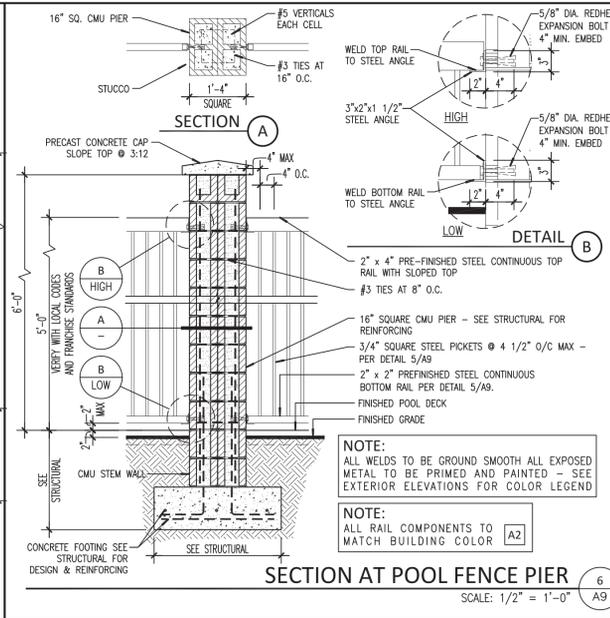
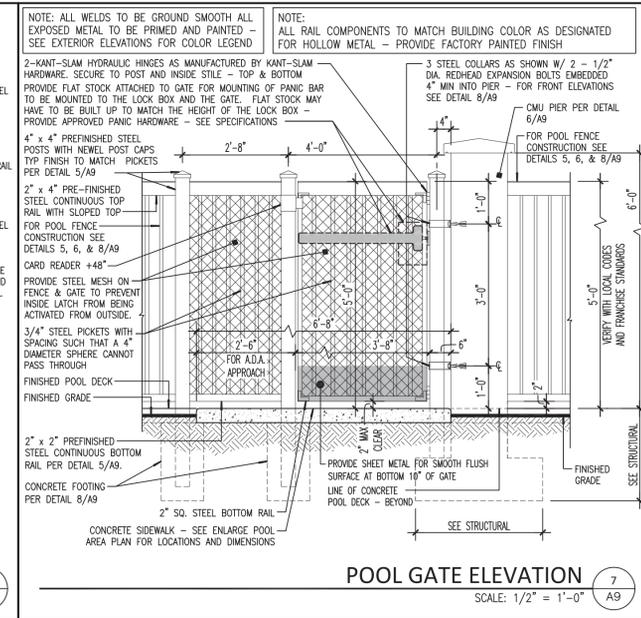
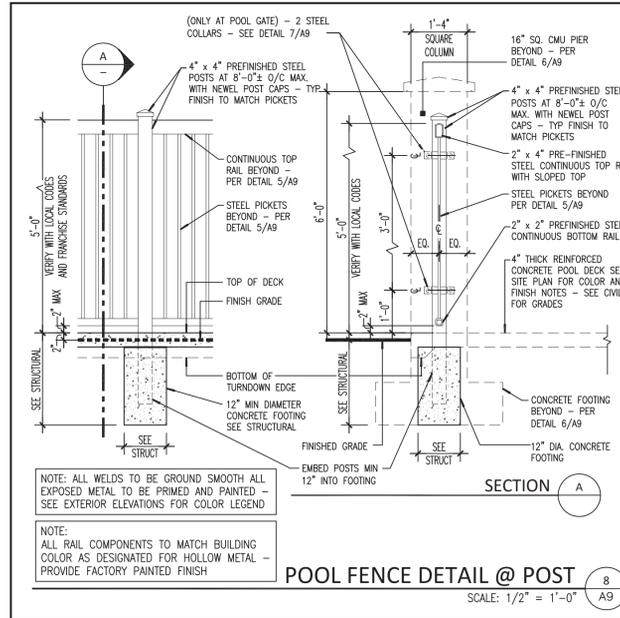
C1 PRODUCT: CORONADO
12"x24" FRENCH LIMESTONE
COLOR: BLACK FOREST

GENERAL NOTES:

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT AS SHOWN.
- PROPOSED HOTEL SIGNS ARE SHOWN FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE APPLICATION AND PERMIT.
- SIGNAGE PROGRAM WILL BE ESTABLISHED FOR PROPERTY PRIOR TO SIGN PERMIT BEING ISSUED.
- ALL SIGNS WILL REQUIRE A TOWN OF SUPERIOR SIGN PERMIT PRIOR TO BEING CONSTRUCTED AND MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF SECTION 11 OF THE SUPERIOR TOWN CENTER DESIGN GUIDELINES.



PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR
element
BY WESTIN
SUPERIOR, COLORADO

PROJECT NO: 16-302
PRINT DATE: 8-24-2016
DRAWN BY: MP
CHECKED BY: SK

SHEET TITLE:
POOL BUILDING AND ARCHITECTURAL DETAILS

SHEET NUMBER:
A9 of 17

FINAL DEVELOPMENT PLAN