











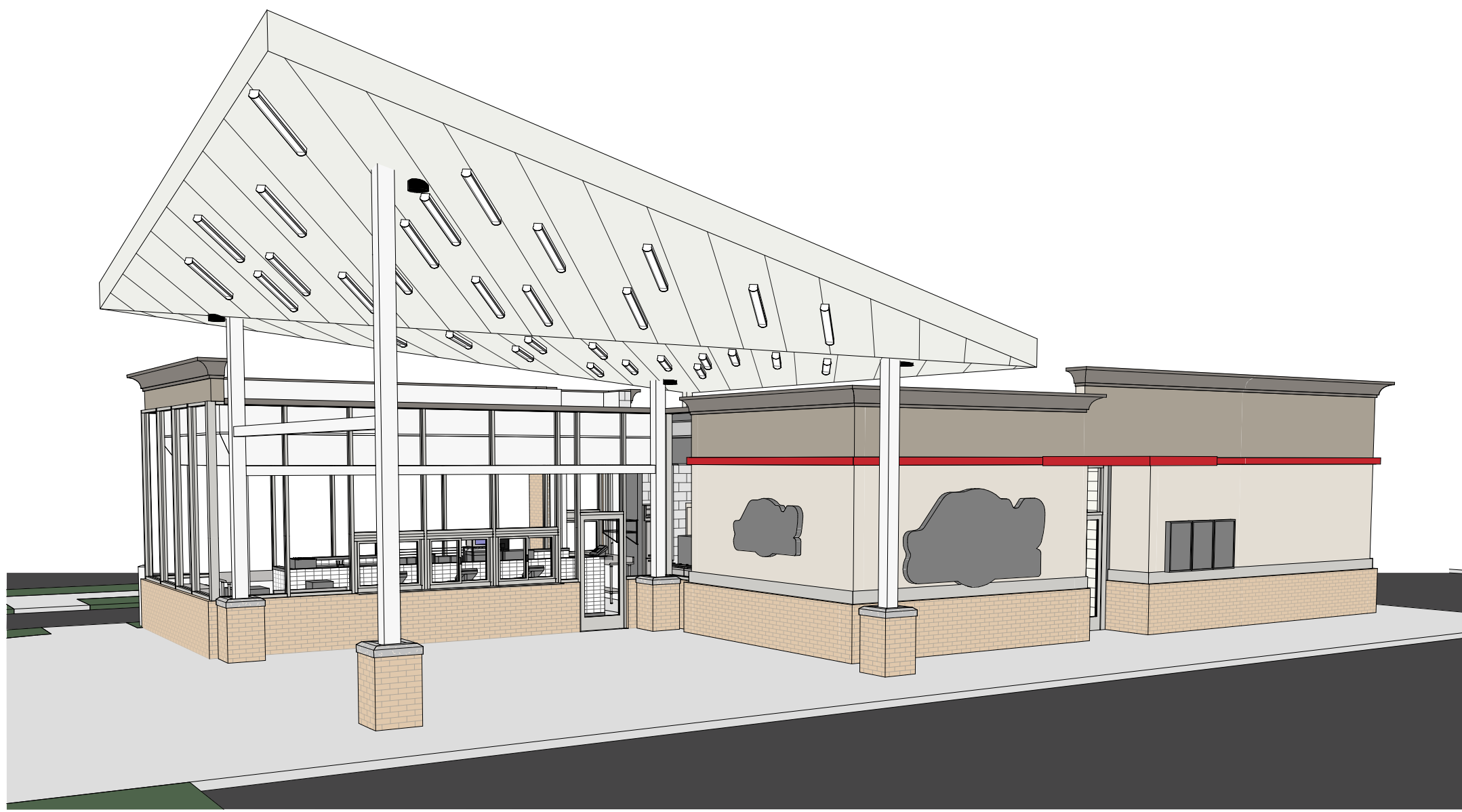




PLAZA STREET PARTNERS  
**LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,  
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

ARCHITECTURE CONSTRUCTION DRAWINGS  
 MARCH 2023



**3D VIEW - 1**  
 R002



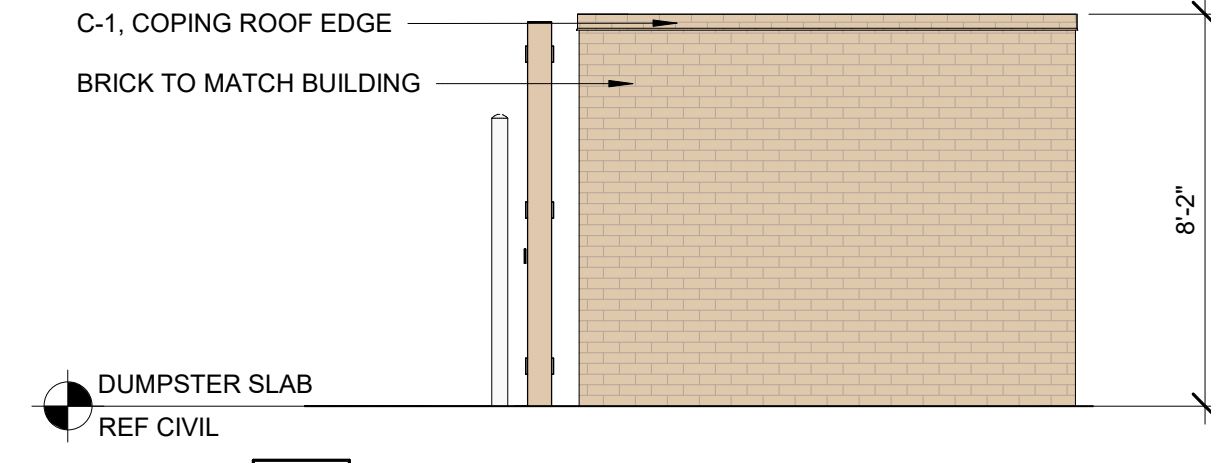
**BACK-LIT BANDING; REF TR-1 FOR COLORS**

NOTE: PHOTO IS INTENDED TO DISPLAY THE RED BANDING AND LIGHT SOURCE AND NOT REPRESENT THE BUILDING MATERIALS FOR THIS PROJECT LOCATION AS CHANGES MAY OCCUR AS REQ'D PER THE LOCAL AHJ.



**SURFACE MOUNTED LED CANOPY LIGHT FIXTURE:**

NOTE: PHOTO IS INTENDED TO DISPLAY THE LIGHT FIXTURE AND NOT REPRESENT THE BUILDING MATERIALS FOR THIS PROJECT LOCATION AS CHANGES MAY OCCUR AS REQ'D PER THE LOCAL AHJ.



**3 DUMPSTER ELEVATION - SIDE**  
 R002  
 1/4" = 1'-0"

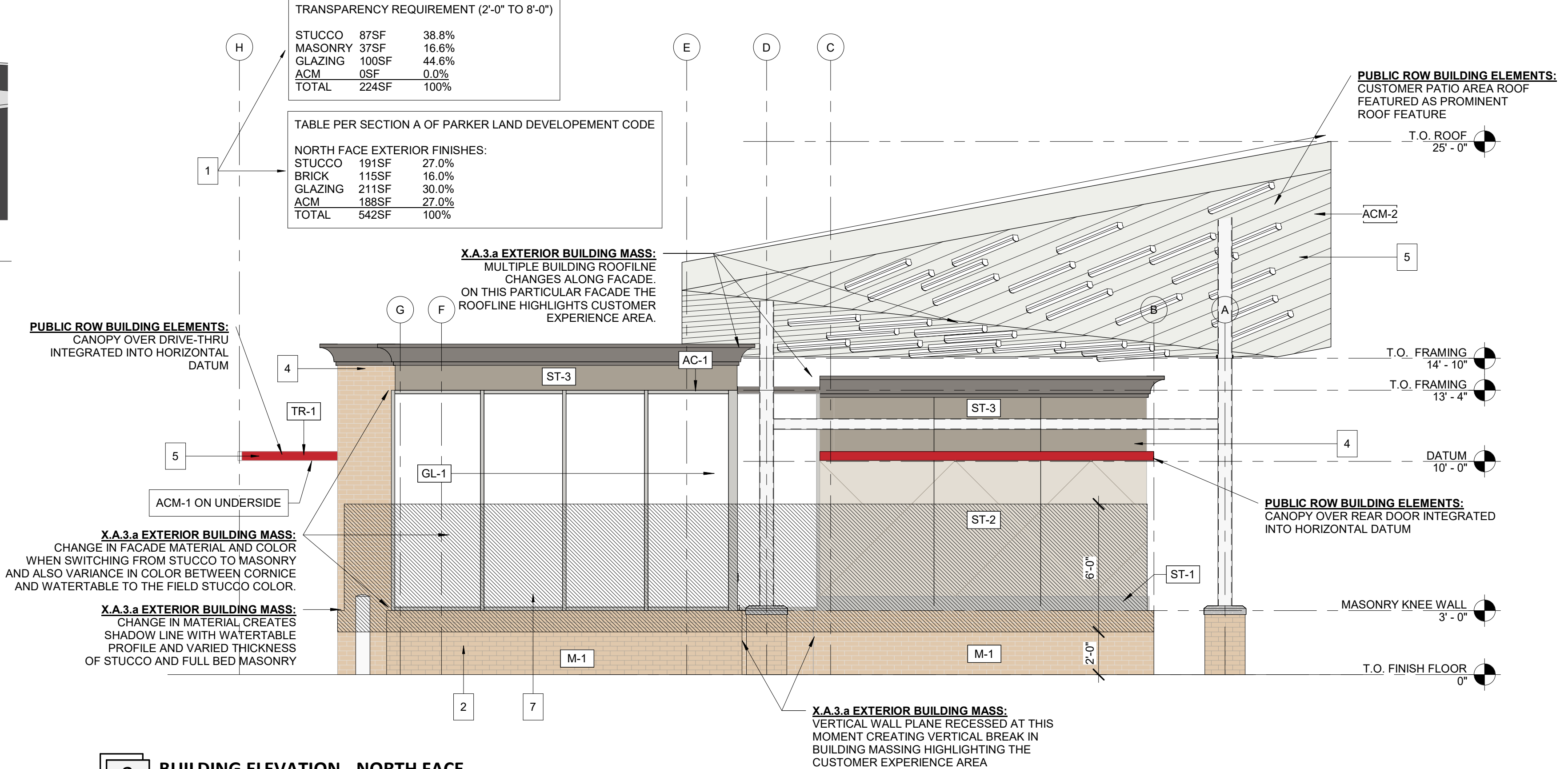
TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

STUCCO	87SF	38.8%
MASONRY	37SF	16.6%
GLAZING	100SF	44.6%
ACM	0SF	0.0%
TOTAL	224SF	100%

TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

NORTH FACE EXTERIOR FINISHES:

STUCCO	191SF	27.0%
BRICK	115SF	16.0%
GLAZING	211SF	30.0%
ACM	188SF	27.0%
TOTAL	542SF	100%

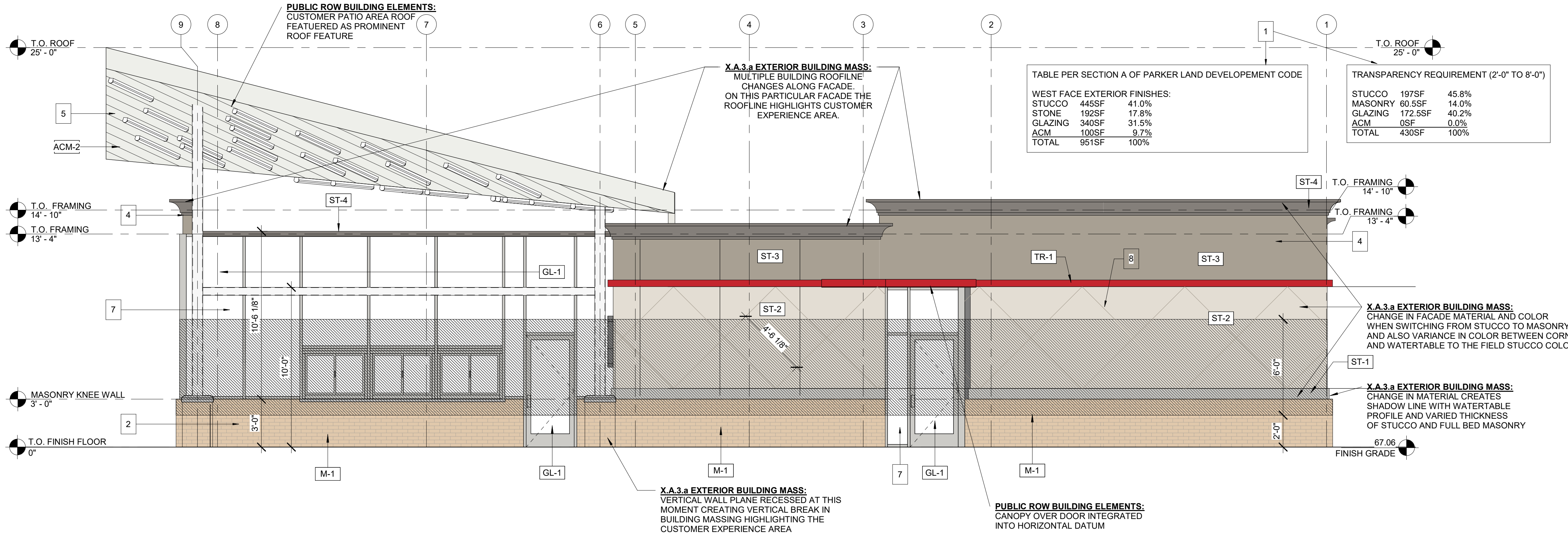


**2 BUILDING ELEVATION - NORTH FACE**  
 R002  
 1/4" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITTE RED
ACM-2	COMPOSITE PANEL TYPE 2: PVDF/KYNAR 500, BONE WHITE.
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: SUMMIT MODULAR BRICK. COLOR: LIGHT PEWTER, GROUT COLOR: GRAY
N-1	PERIMETER FASCIA & NEON LIGHTING: BY SIGNAGE VENDOR. ANODIZED ALUM. FASCIA W/ NEON LIGHTING
ST-1	PAINTED STUCCO TO MATCH PT-3 (SW 2850 - CHELSEA GREY OR EQUIVALENT)
ST-2	PAINTED STUCCO TO MATCH PT-4 (SW 7035 - AESTHETIC WHITE)
ST-3	PAINTED STUCCO TO MATCH PT-5 (SW 7054 - INTELLECTUAL GRAY)
ST-4	PAINTED STUCCO TO MATCH PT-6 (SW 9554 - GOING GREY)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITTE RED

- ELEVATION KEYNOTES**
- SECTION A, 2-C4 OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A 3-C-II. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
  - SECTION A, 3-C OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS HAVE BEEN BROKEN UP IN HEIGHT ON THE NORTH AND EAST SIDE OF BUILDING. SEE ELEVATIONS.
  - SECTION C, 1-A OF PARKER LAND DEVELOPEMENT CODE MET. TWO REQUIRED DESIGN ELEMENTS ARE THE WING CANOPY AND DRIVE-THRU AWNING
  - SECTION C, 2 OF PARKER LAND DEVELOPEMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES.
  - SECTION C, 3 OF PARKER LAND DEVELOPEMENT CODE MET. STUCCO CONTROL JOINTS TO BE 1" IN THICKNESS, COLOR TO MATCH PT-5.



**1 BUILDING ELEVATION - WEST FACE (ROAD B)**  
 R002  
 1/4" = 1'-0"



702 SE 5TH ST STE 30  
 BENTONVILLE, AR 72712  
 TEL. 479.579.9959

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 Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.  
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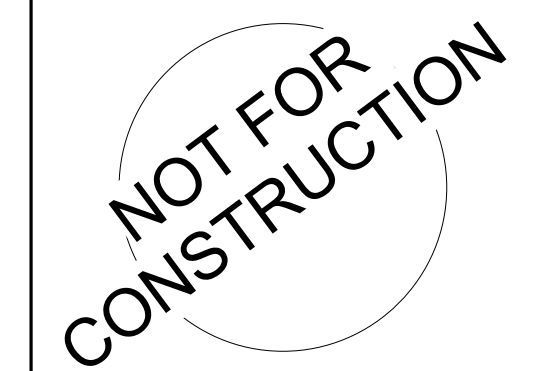
CLIENT NAME  
 PLAZA STREET PARTNERS

TENANT  
 ANDY'S FROZEN CUSTARD  
 211 E. WATER STREET SPRINGFIELD, MO 65806

MEP CONSULTANT  
 702 SE 5TH ST, SUITE 30,  
 BENTONVILLE, AR 72712  
 CONTACT: ANDREW FINNEGAN, P.E.

PROTO. REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD  
 PARKER, COLORADO



Architect Name - RYAN M. FAUST  
 Architect Number - ARC.00404846

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**REVISIONS**

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36  
 Project #: 22038

Drawn By: MBN  
 Checked By: RMF

Title:  
 PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:  
 Sheet 8 of 13

Date: 09/12/2022 Store #: XXXXX

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PLAZA STREET PARTNERS  
**LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3**

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 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL CONSTRUCTION DRAWINGS

MARCH 2023

NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

Drawing Size: 24 x 36  
 Project #: 22038

Drawn By: MBN  
 Checked By: RMF

Title:

PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:

Sheet 9 of 13

Date: 09/12/2022 Store #: XXXXX



4 R003 3D VIEW - 2

TABLE PER SECTION A OF PARKER LAND DEVELOPMENT CODE

SOUTH FACE EXTERIOR FINISHES:		
STUCCO	288SF	60.0%
BRICK	104SF	21.0%
GLAZING	93SF	19.0%
TOTAL	485SF	100%

TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

STUCCO	94SF	41.4%
MASONRY	38SF	16.8%
GLAZING	95SF	41.8%
ACM	0SF	0.0%
TOTAL	227SF	100%

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITE RED
ACM-2	COMPOSITE PANEL TYPE 2; PVDF/KYNAR 500, BONE WHITE.
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: SUMMIT MODULAR BRICK. COLOR: LIGHT PEWTER. GROUT COLOR: GRAY
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ST-4	PAINTED STUCCO TO MATCH PT-6 (SW 9554 - GOING GREY)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED

**ELEVATION KEYNOTES**

1 SECTION A. 2-C-I OF PARKER LAND DEVELOPMENT CODE MET. SEE MATERIAL AND GLAZING TABLE ON ELEVATIONS.

2 SECTION A. 3-A OF PARKER LAND DEVELOPMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.

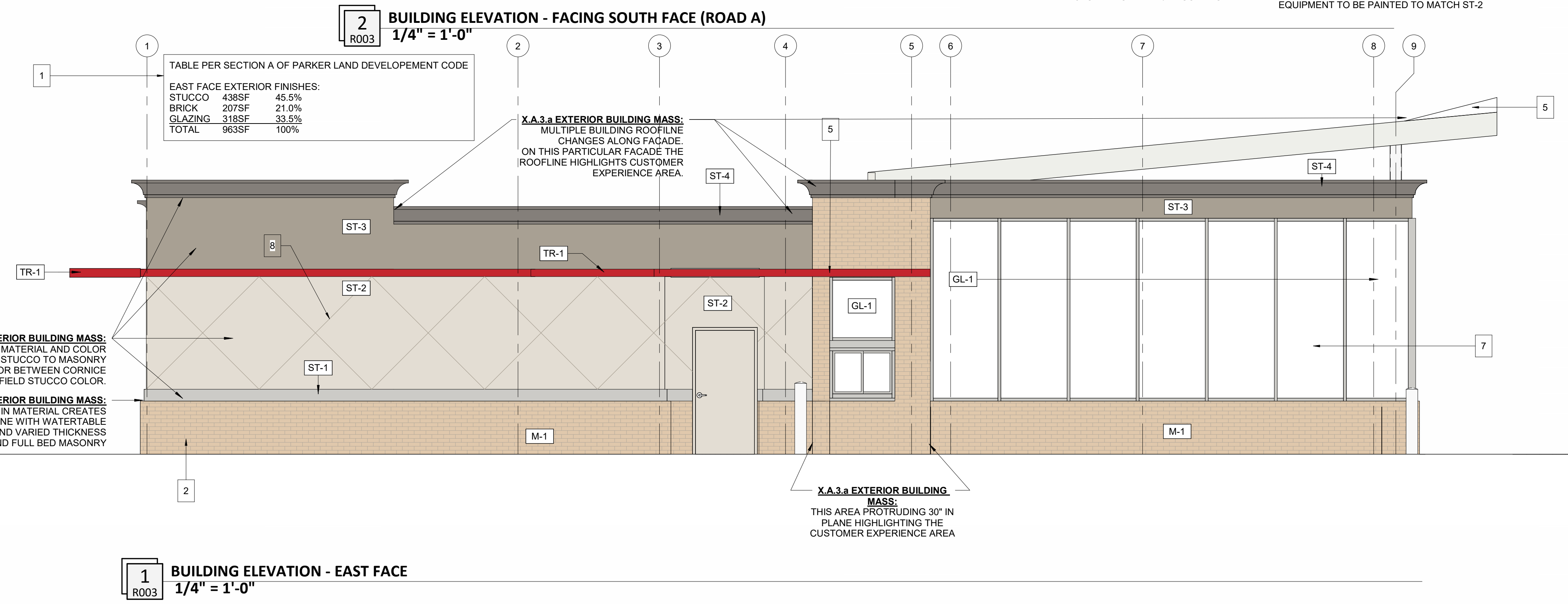
3 SECTION A. 3-C OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A. 3-C-III. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A. 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.

4 SECTION A. 3-D OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS HAVE BEEN BROKEN UP IN HEIGHT ON THE NORTH AND EAST SIDE OF BUILDING. SEE ELEVATIONS.

5 SECTION C. 1-A OF PARKER LAND DEVELOPMENT CODE MET. TWO REQUIRED DESIGN ELEMENTS ARE THE WING CANOPY AND DRIVE-THRU AWNING

6 SECTION C. 2 OF PARKER LAND DEVELOPMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES.

7 SECTION C. 3 OF PARKER LAND DEVELOPMENT CODE MET. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS. STUCCO CONTROL JOINTS TO BE 1" IN THICKNESS. COLOR TO MATCH PT-5.



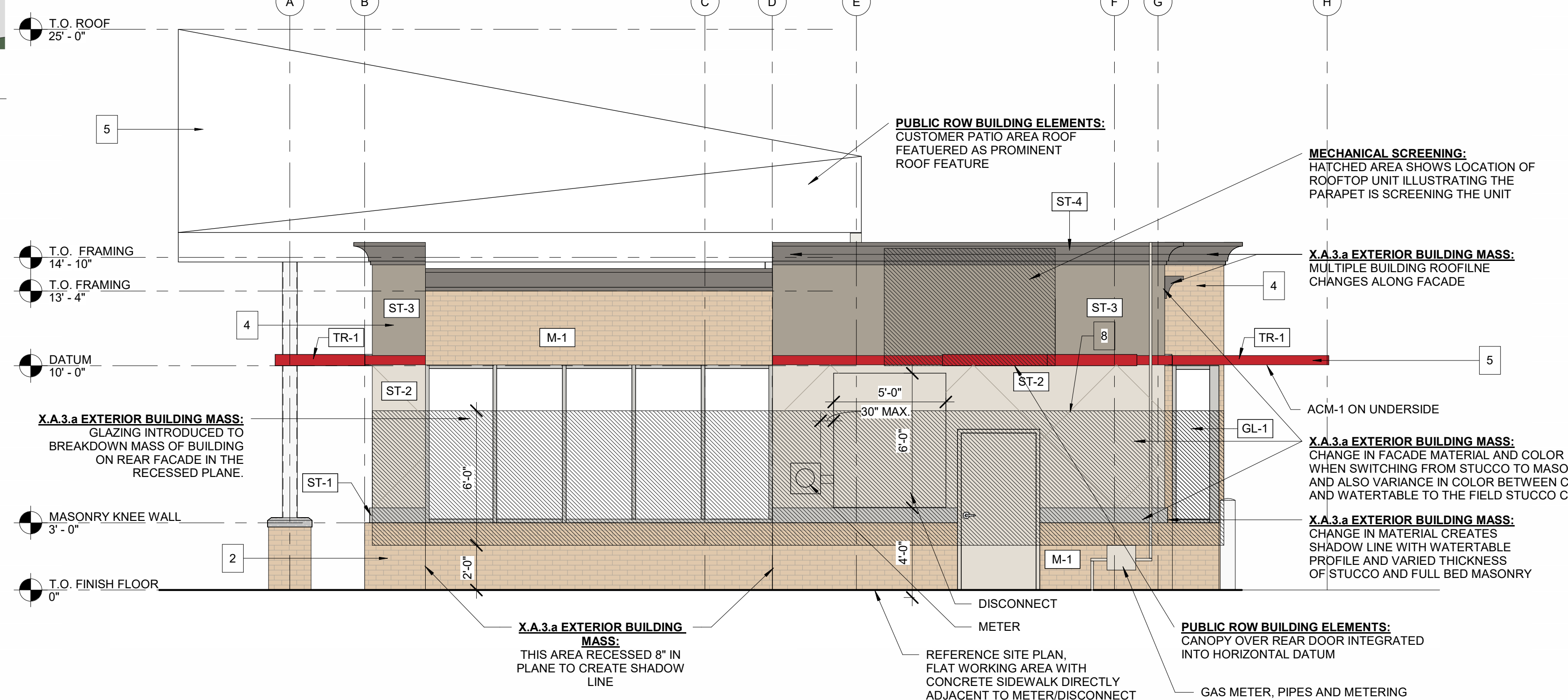
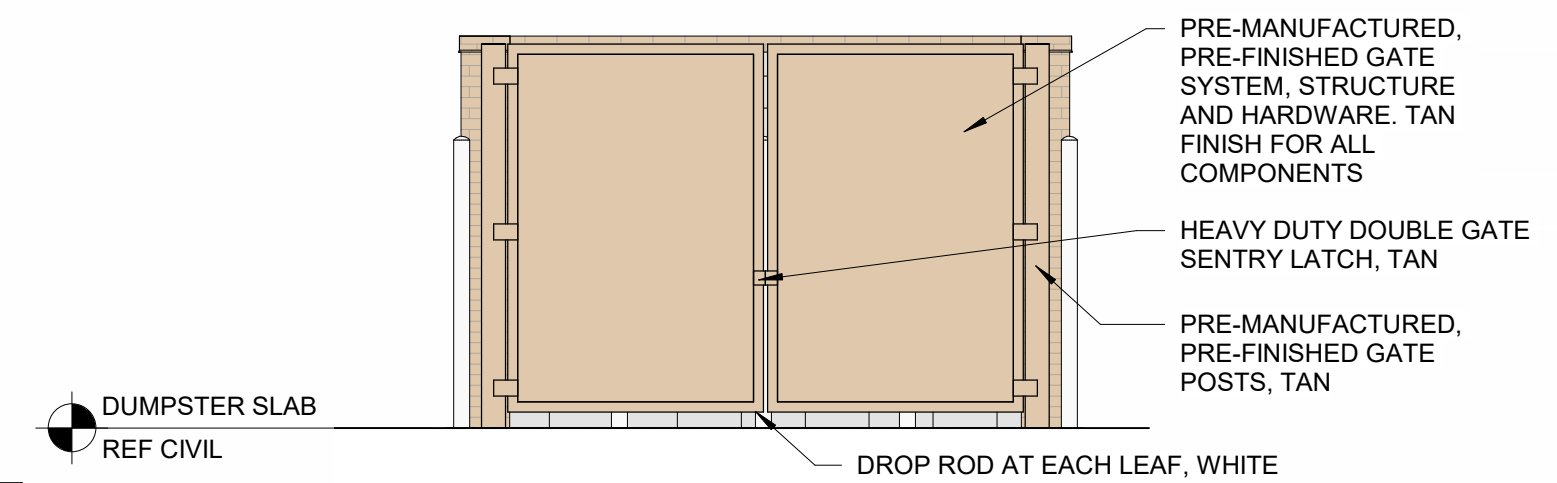
1 R003 BUILDING ELEVATION - EAST FACE  
 1/4" = 1'-0"

2 R003 BUILDING ELEVATION - FACING SOUTH FACE (ROAD A)  
 1/4" = 1'-0"

TABLE PER SECTION A OF PARKER LAND DEVELOPMENT CODE

EAST FACE EXTERIOR FINISHES:		
STUCCO	438SF	45.5%
BRICK	207SF	21.0%
GLAZING	318SF	33.5%
TOTAL	963SF	100%

3 R003 DUMPSTER ELEVATION - GATES  
 1/4" = 1'-0"



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