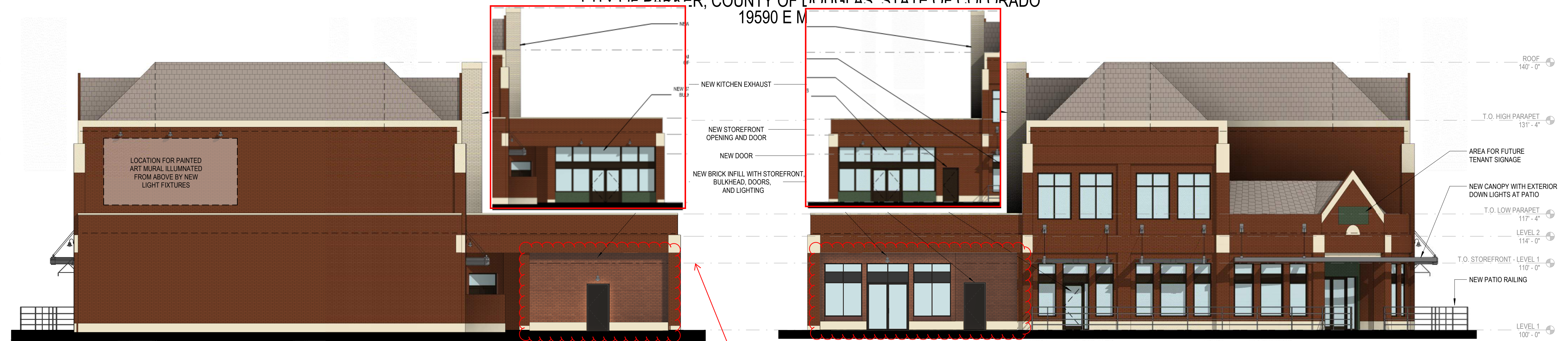


# PARKER EXCHANGE BUILDING SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

19590 E M



Proposed changes will significantly affect the elevations. The approved plan does not include a transparency table. Please provide one for the portion of the building being enclosed that shows compliance with the current design standards. Elevations East and South should be calculated as fronts.

East Elevation: Staff does not understand how the beam affects the addition. The added area was previously a drive thru. Is there a steel beam across the east side of the drive thru? Could you make the height of the beam more visible on this drawing? If the windows truly don't fit, the proposed changes to the window heights are understandable. The changes to the approved colors however, are not. These additional details add much to the building in an area where aesthetic is very important. Please work the colored stucco. Staff recognizes the full glass doors would add transparency however the contrasting half glass doors add detail. Please work them back into the design.

South Elevation: Staff can see how a window close to the ground is not practical adjacent to the parking places. However, windows beginning at 36" above ground would help add articulation to the elevation. Again, the loss of material and color changes are detrimental to the aesthetics of the building. At a minimum, the first two windows, nearest Mainstreet, should incorporate the color and material changes on the approved plan.

West Elevation: This elevation faces the plaza area internal to the site. As such, the aesthetic is less important to the Town. Staff wonders however, after spending time and money on the plaza, why would you want to make access to it so bland and uninteresting. You may do it, but staff would suggest you re-think that elevation.

Des this line indicate the bottom of the offending beam?

3 EAST ELEVATION (PIKES PEAK DRIVE)  
SCALE: 1/8" = 1'-0"

4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (PILGRIMS PLACE)  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION (MAINSTREET)  
SCALE: 1/8" = 1'-0"

PREPARED BY:

**Galloway**

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BUILDING ELEVATIONS

16

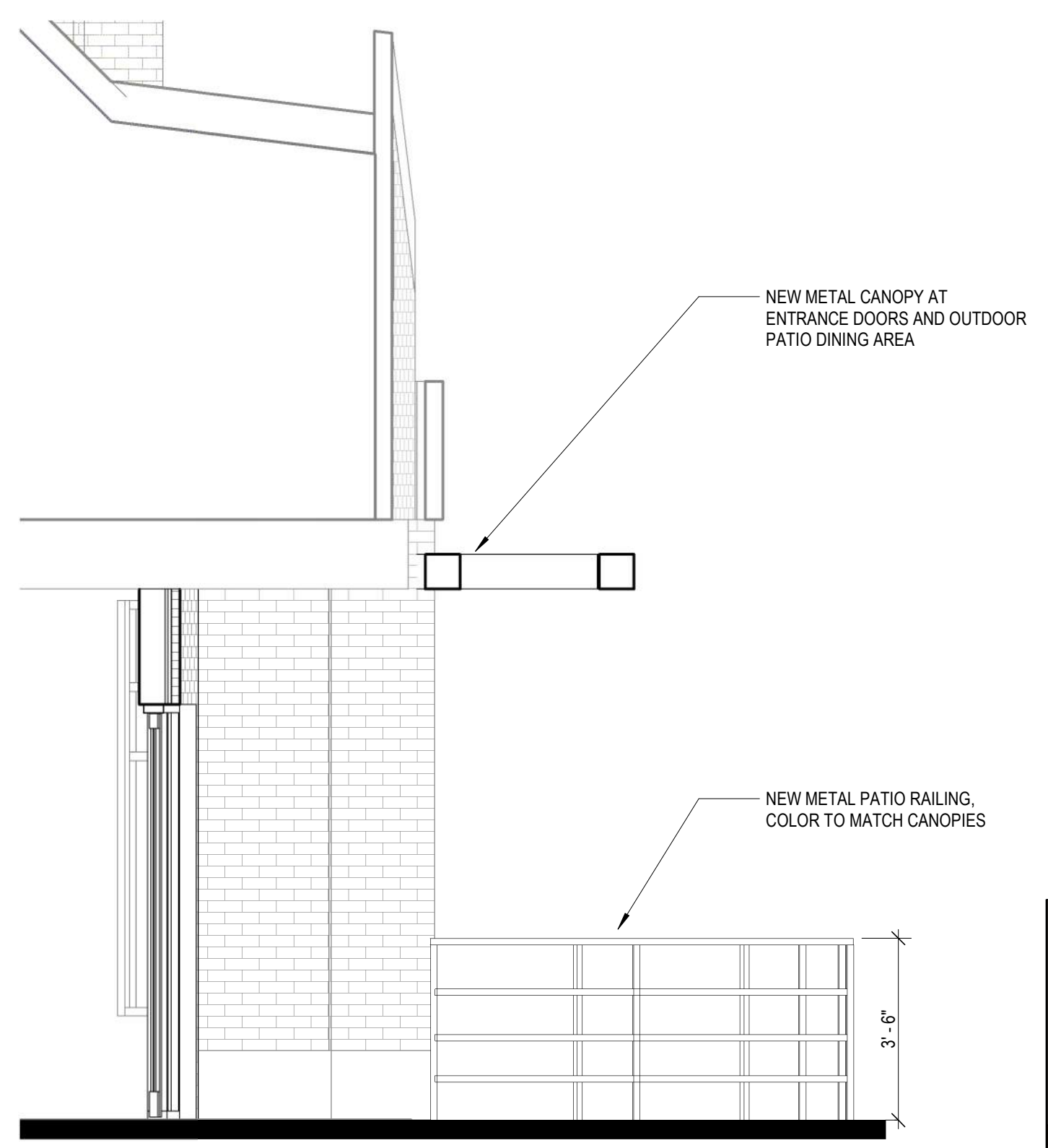
16 OF 19

# PARKER EXCHANGE BUILDING SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
19590 E MAIN STREET



3 DINING ENTRANCE ELEVATION  
SCALE: 3/8" = 1'-0"



4 SECTION @ DINING ENTRANCE  
SCALE: 3/8" = 1'-0"



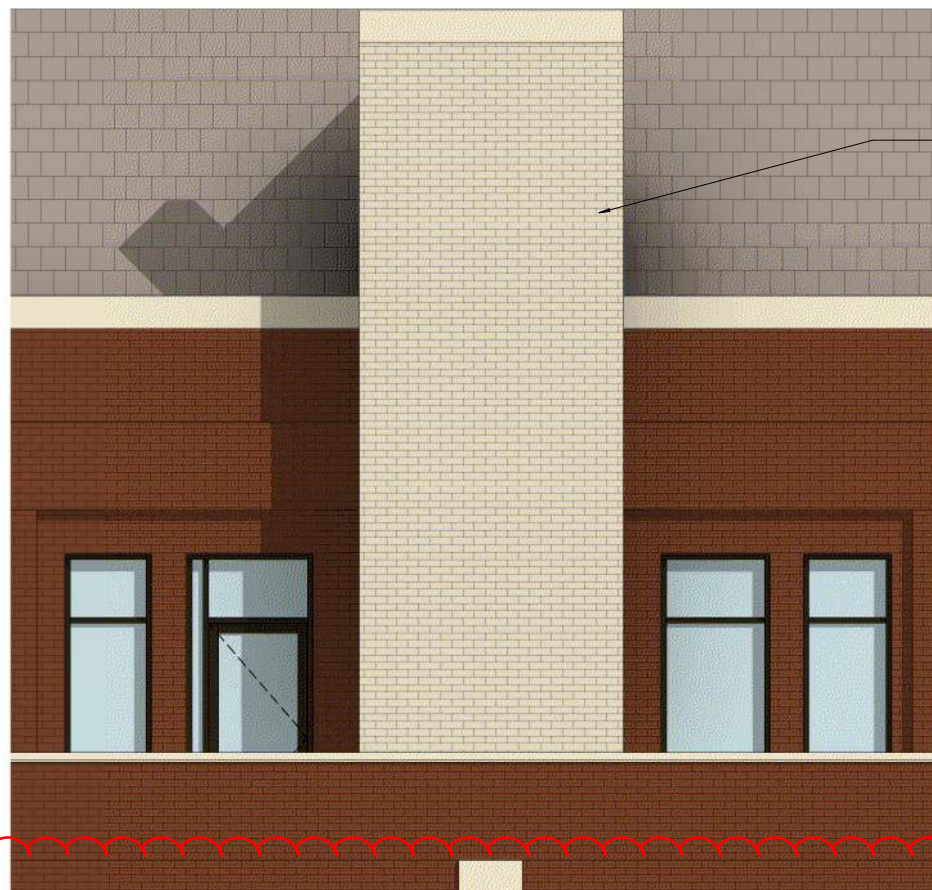
1 PROPOSED ART MURAL  
SCALE: 3/8" = 1'-0"



2 PROPOSED INFILL WALL ELEVATION  
SCALE: 3/8" = 1'-0"

EXISTING BRICK VENEER WALL  
NEW EXTERIOR LIGHT FIXTURES  
NEW STOREFRONT AND DOORS  
PAINTED STUCCO FINISH BULKHEAD

Staff does not know where this elevation is. Please clarify.



NEW BRICK MECHANICAL VENT SURROUND,  
HEBRON BRICK, CHAMPAGNE VELOUR



HEBRON BRICK COMPANY THIN BRICK,  
CHAMPAGNE VELOUR

Staff does not think this sheet is needed for the proposed changes. It appears to be a small section of the south elevation which is shown in full on sheet 16 of 19. If the applicant agrees, please remove this sheet. If not, please clarify.

Staff has assembled a plan set that contains only the sheets germane to this proposal and assemble in one consecutive set.

DOORS

