



**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,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

**CIVIL CONSTRUCTION DRAWINGS**

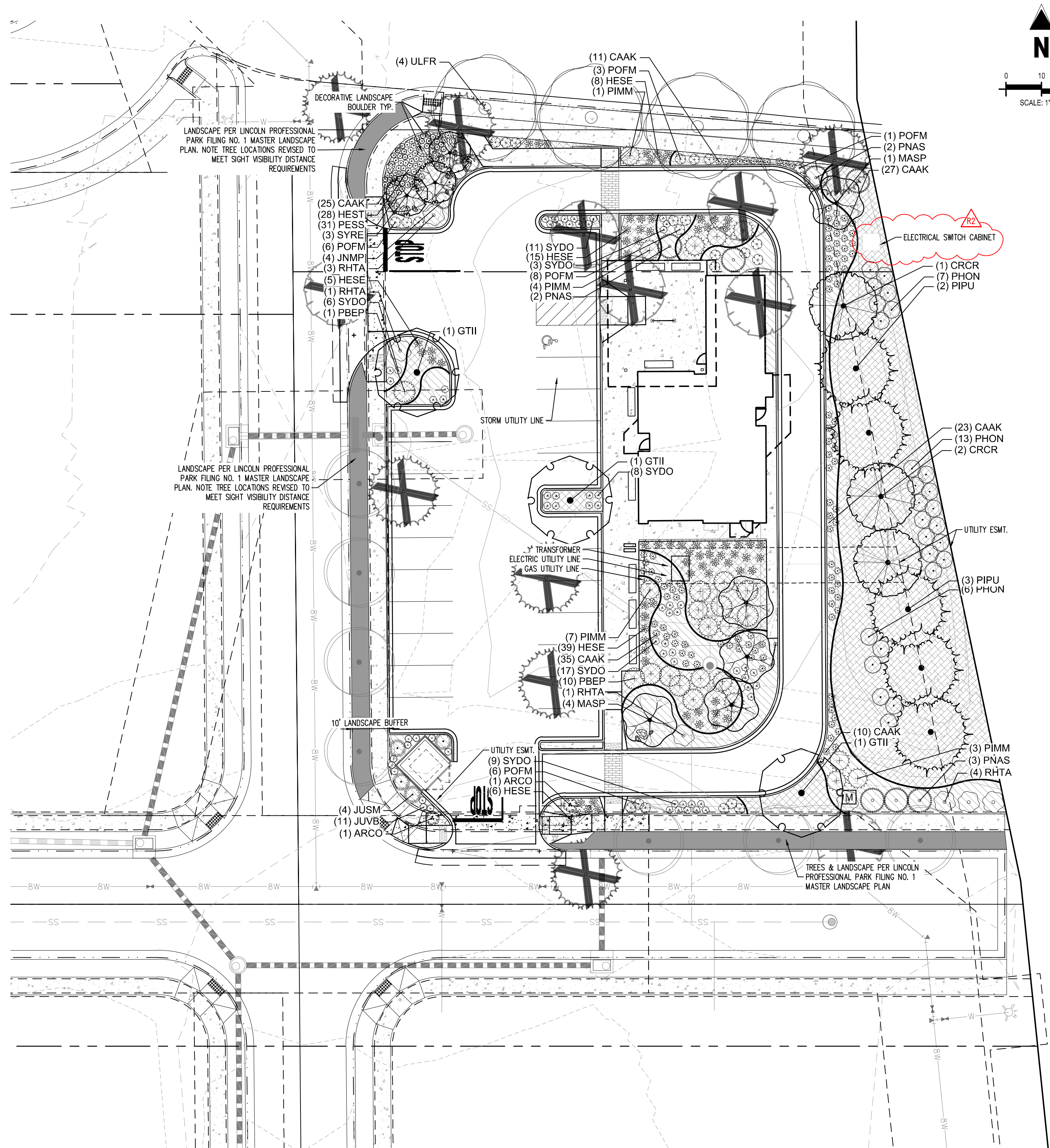
**AUGUST 2024**

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**PLAZA STREET PARTNERS  
 CIVIL CONSTRUCTION DRAWINGS**

**18900 E. LINCOLN AVE.  
 PARKER, CO 80134**



**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	GTII	3	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	B&B	2" CAL	35' X25'
	ULFR	4	FRONTIER ELM	ULMUS X 'FRONTIER'	B&B	2" CAL	40' X30'
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	PIPU	5	COLORADO SPRUCE	PICEA PUNGENS	B&B	6" HT	60' X25'
	PNAS	7	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6" HT	25' X7'
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	CRCR	3	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	B&B	1.5" CAL	50' X20'
	MASP	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20' X15'
	SYRE	3	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	1.5" CAL	15' X12'
EXISTING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.		
	EXTR	6	EXISTING DECIDUOUS TREE	TO BE REMOVED	EXISTING		
	EXER	7	EXISTING EVERGREEN TREE	TO BE REMOVED	EXISTING		
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	JUSM	4	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	#5 CONT.	10' X5'	
	JUVB	11	BLUE ARROW EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'BLUE ARROW'	#5 CONT.	15' X2'	
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	PHON	26	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.	5' X5'	
	POFM	24	MCKAY'S WHITE BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	#5 CONT.	2' X3'	
	PBEP	11	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	#5 CONT.	1.5' X6'	
	RHTA	9	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5' X6'	
	SYDO	54	CANDY SNOWBERRY	SYMPHORICARPUS X DOORENBOSII 'KOLMCAN' TM	#5 CONT.	2' X2'	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	ARCO	2	MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS	#5 CONT.	8' X4'	
	JNMP	4	COMPACT PFITZER JUNIPER	JUNIPERUS X MEDIA 'PFITZERANA COMPACTA'	#5 CONT.	4' X5'	
	PIMM	15	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	5' X6'	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	CAAK	131	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5' X2'	
	HESE	73	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5' X2.5'	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	HEST	28	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'	#1 CONT.	1.5' X1.5'	
	PESS	31	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	#1 CONT.	2' X1.5'	
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	RMULCH2	3,509 SF	1.5" ROCK COBBLE MULCH	1.5" ROCK COBBLE MULCH			
	WMULCH	2,590 SF	WOOD MULCH	WOOD MULCH			
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	SOD1	599 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD			
	SEED1	4,714 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED			
	STEEL EDGING						



**CAUTION**  
 UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

**LANDSCAPE ARCHITECT INFORMATION**  
 BRYNHILDR HALSTEN, PLA ASLA  
 1155 KELLY JOHNSON BLVD., SUITE  
 305, COLORADO SPRINGS, CO 80920  
 BRYNHILDRHALSTEN@GALLOWAYUS.COM

#	Date	Issue / Description	Init.
1	09/23/22	1ST SUBMITTAL	SMB
2	12/14/22	2ND SUBMITTAL	SMB
3	03/08/23	3RD SUBMITTAL	SMB
4	11/14/2024	EAST BERM GRADING	MJP
5	11/28/2024	SOUTH RAMP / HYD. CONFLICT	MJP
R2	05/14/2025	CABINET / SEED CONFLICT	MJP

Project No: PSP000001  
 Drawn By: JRC  
 Checked By: SMB  
 Date: 08/09/2024

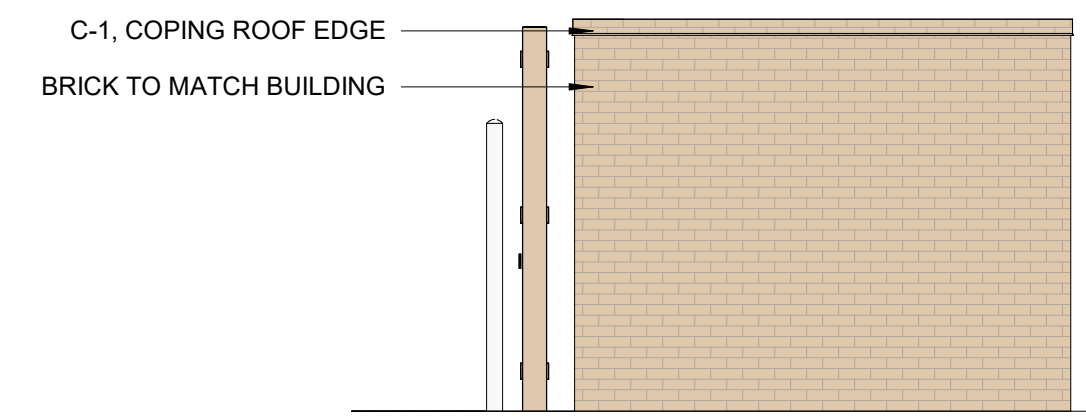
**LANDSCAPE PLAN**

**L1.0**  
 Sheet 6 OF 12

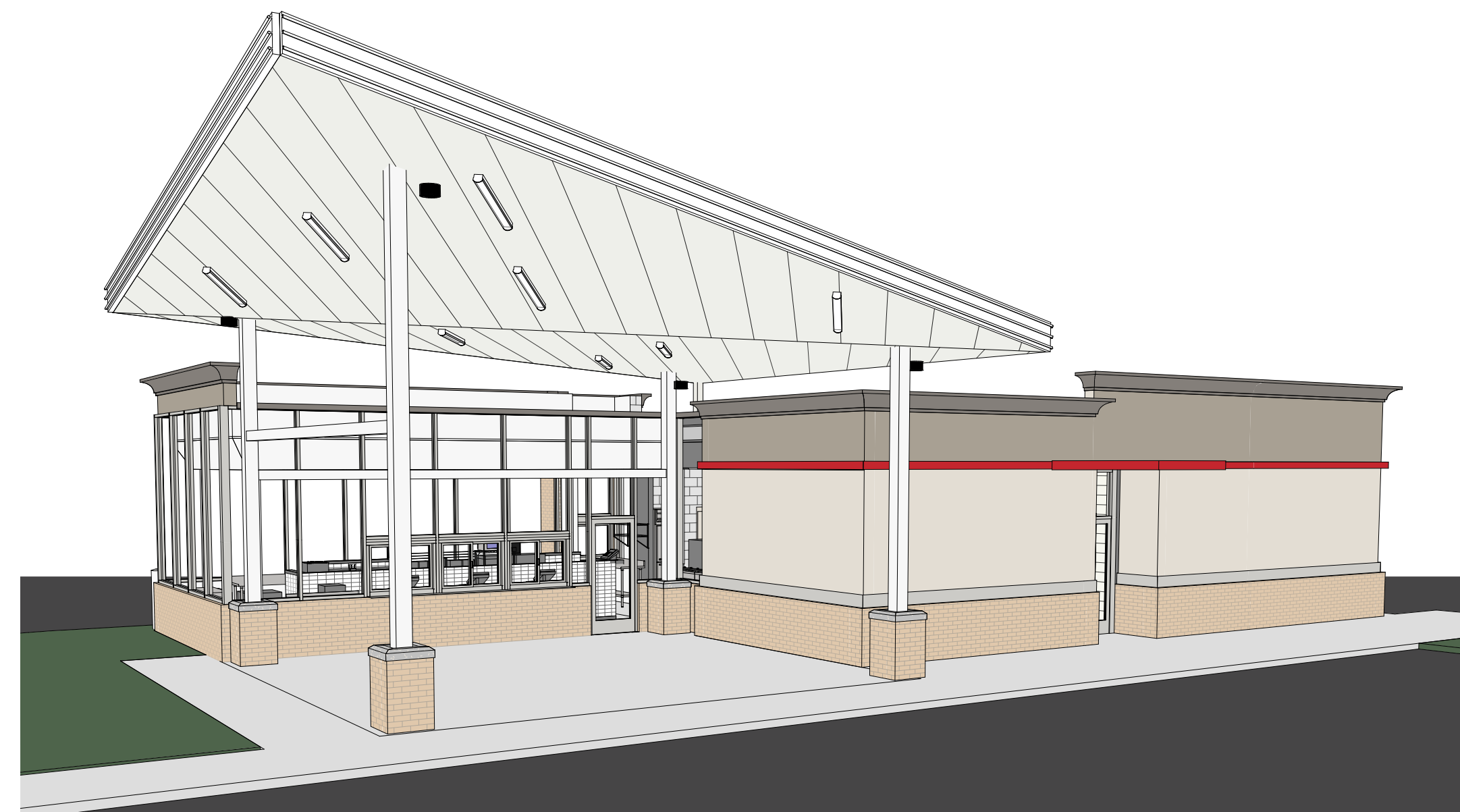
PLAZA STREET PARTNERS  
**LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3**

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



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



**4 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.

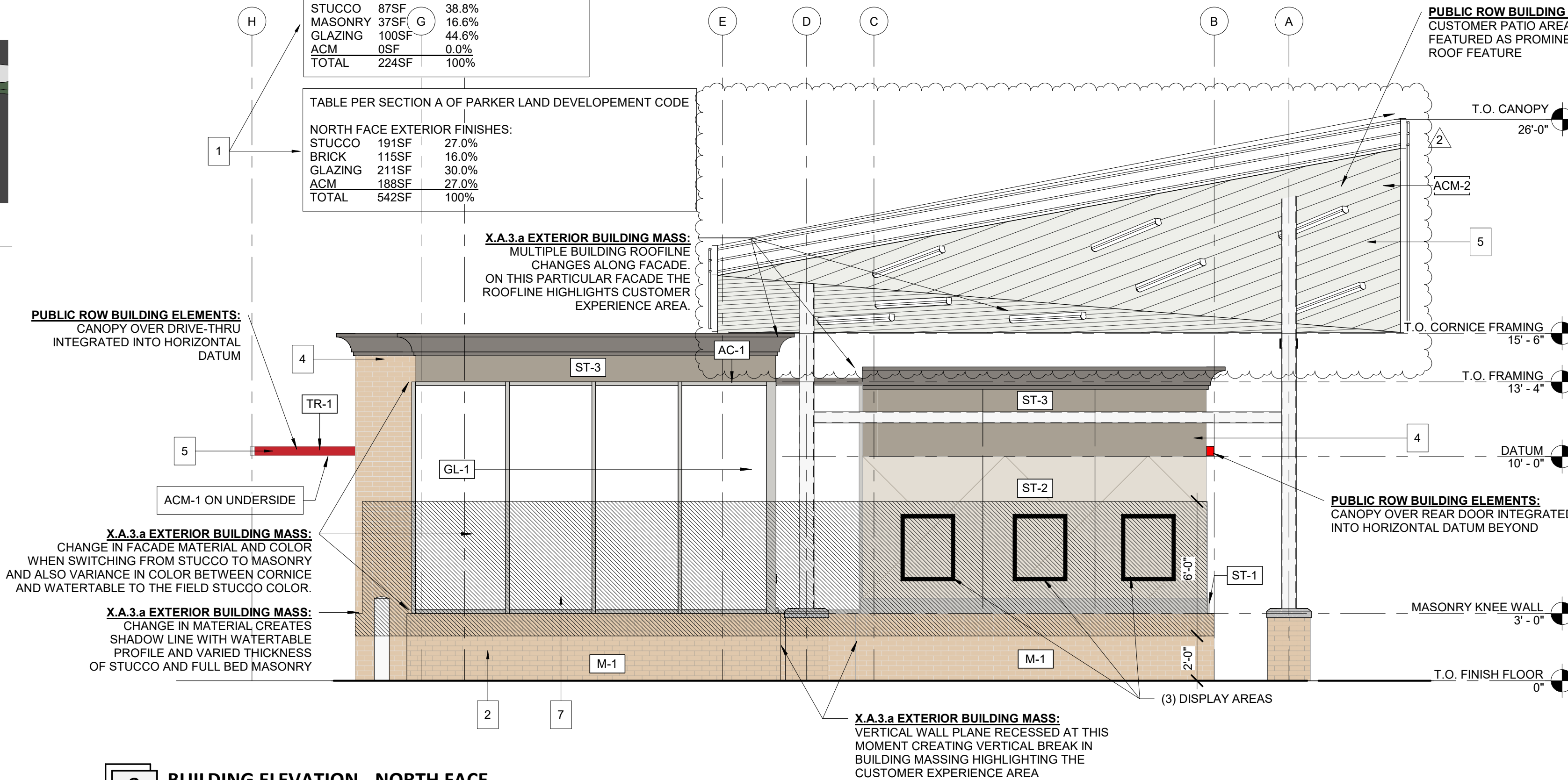
TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

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%

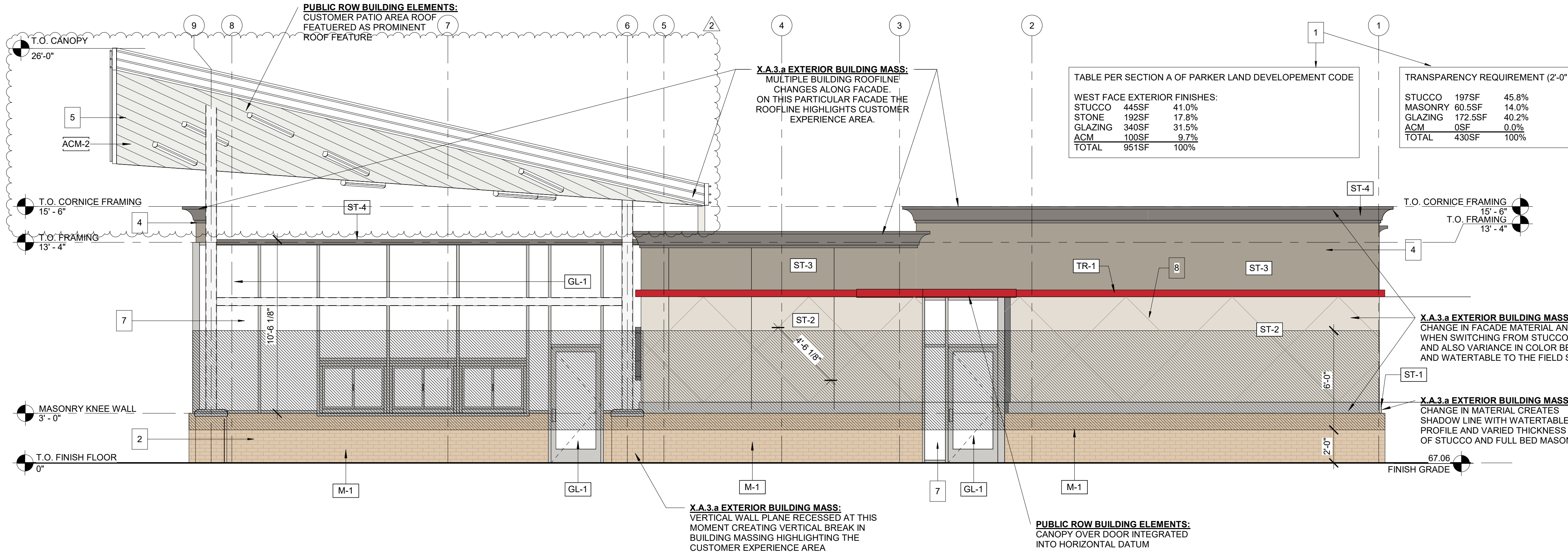


**2 BUILDING ELEVATION - NORTH FACE**  
 1/4" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITRE 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 BY SIGNAGE VENDOR, ANODIZED ALUM. FASCIA W/ SHIELDED LED ACCENT LIGHTING.
ST-1	PAINTED STUCCO TO MATCH PT-3 (SW 2860 - 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 BRITRE RED

- ELEVATION KEYNOTES**
- SECTION A, 2-C-1 OF PARKER LAND DEVELOPEMENT CODE MET. SEE MATERIAL AND GLAZING TABLE ON ELEVATIONS.
  - SECTION A, 3-A OF PARKER LAND DEVELOPEMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.
  - SECTION A, 3-C OF PARKER LAND DEVELOPEMENT 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.
  - SECTION A, 3-D 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. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS. STUCCO CONTROL JOINTS TO BE 1" IN THICKNESS, COLOR TO MATCH PT-5.



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



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

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

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

NOT FOR CONSTRUCTION

12/10/2024  
**Architect Name** - RYAN M. FAUST  
**Architect Number** - ARC 00404846  
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**REVISIONS**

NO.	DATE	DESCRIPTION
2	12/10/2024	REVISION 2

**Drawing Size:** 24 x 36  
**Project #:** 22038  
**Drawn By:** MBN  
**Checked By:** RMF

**Title:**  
 PROPOSED REVIEW BOARD ELEVATIONS

**Sheet Number:**  
 R002

**Date:** 03/05/2024 **Store #:** XXXXX

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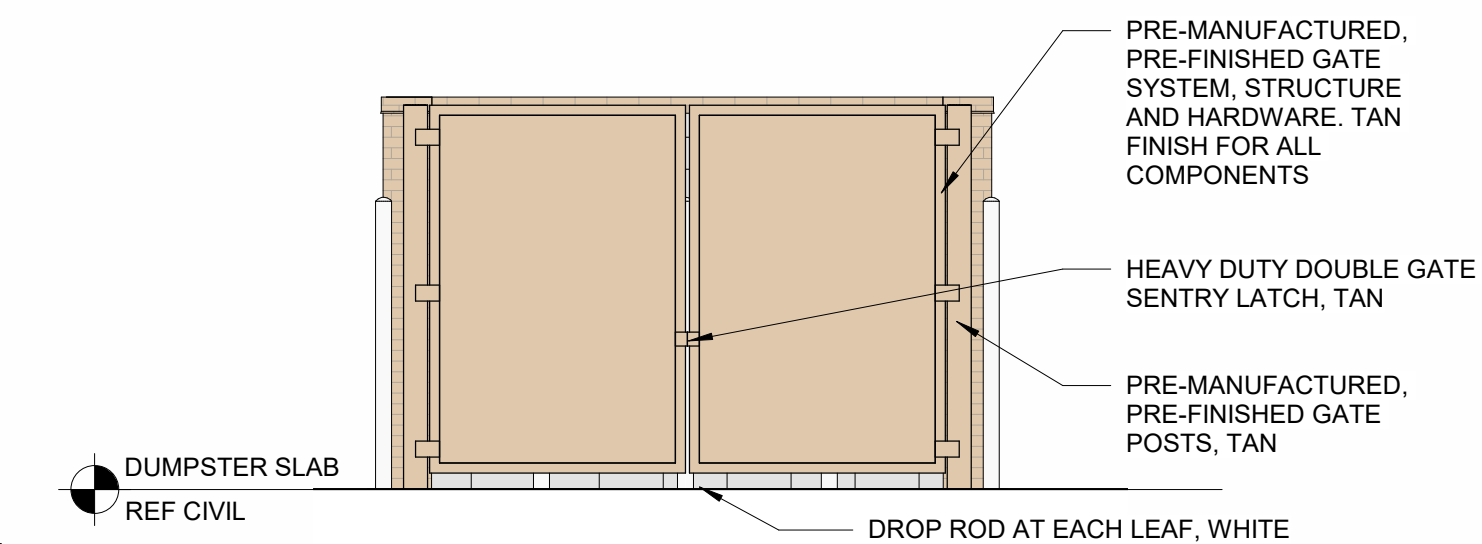
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CIVIL CONSTRUCTION DRAWINGS

MARCH 2023



**4**  
 R003  
**3D VIEW - 2**



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

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
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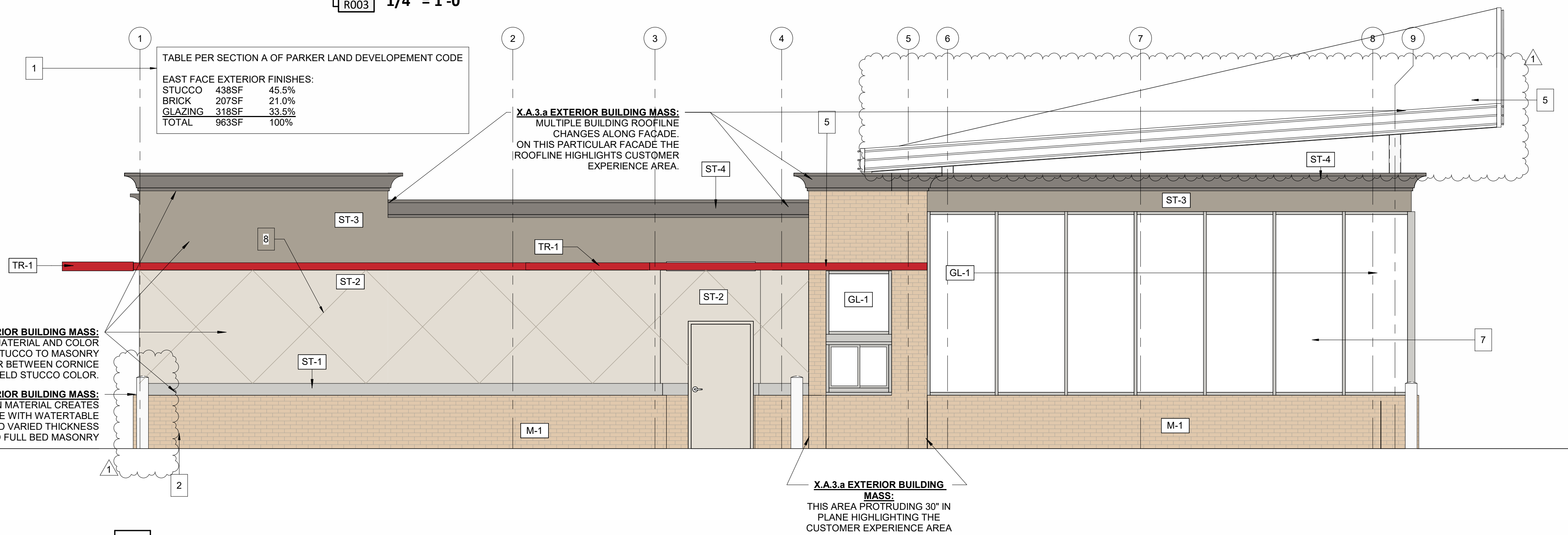
**ELEVATION KEYNOTES**

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- 

**X.A.3.a EXTERIOR BUILDING MASS:**  
 CHANGE IN FACADE MATERIAL AND COLOR WHEN SWITCHING FROM STUCCO TO MASONRY AND ALSO VARIANCE IN COLOR BETWEEN CORNICE AND WATERTABLE TO THE FIELD STUCCO COLOR.

**X.A.3.a EXTERIOR BUILDING MASS:**  
 CHANGE IN MATERIAL CREATES SHADOW LINE WITH WATERTABLE PROFILE AND VARIED THICKNESS OF STUCCO AND FULL BED MASONRY

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



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

**NOT FOR CONSTRUCTION**

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