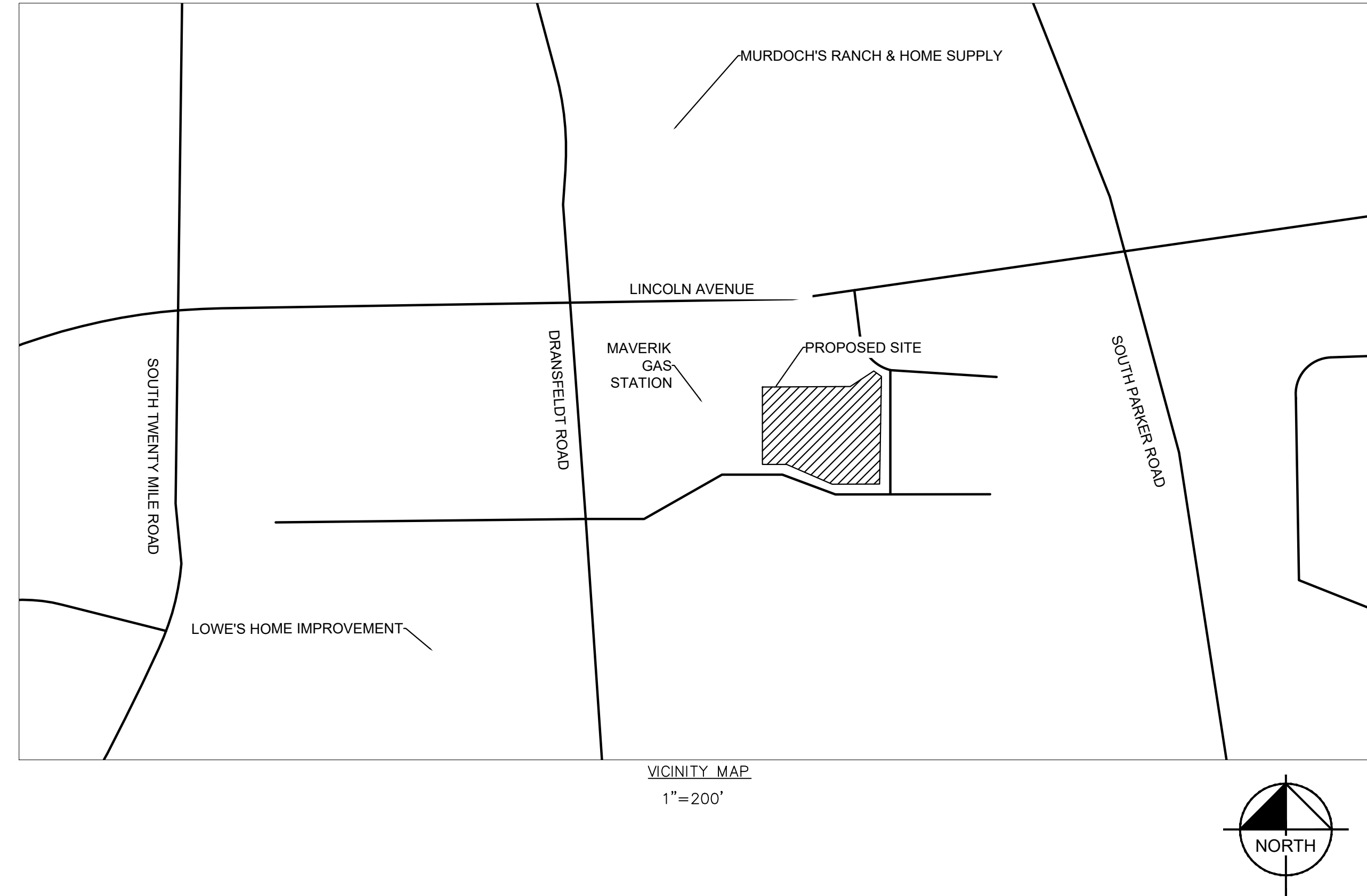


LINCOLN PROFESSIONAL PARK FILING NO. 1 - LOT 2 CONSTRUCTION DOCUMENTS

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 15, IN TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

LOT 2, LINCOLN PROFESSIONAL PARK, FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

ELEVATIONS ARE BASED UPON UDFCD 2" BRASS CAP IN HEAD WALL (BG-1) NEAR PARKER ROAD AND BALDWIN AVENUE, (ELEVATION = 5841.07 NAVD 88)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SECTION 15, MEASURED TO BEAR SOUTH 89°29'00" WEST, A DISTANCE OF 2643.60 FEET, AS SHOWN ON LINCOLN PROFESSIONAL PARK FILING NO. 1, AND AS MONUMENTED AT THE EAST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "JR ENG 2002 PLS 30109 T6S R66W 1/4 S10 S15", AND AT THE WEST END BY A RECOVERED 3.25" ALUMINUM CAP STAMPED "1999 LS19003 T6S SC R66W S9 S10 S15 S16".

FLOODPLAIN NOTICE

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
MAP NUMBER: 08035C0067G
PANEL NO: 67 OF 495
EFFECTIVE DATE: MARCH 16, 2016

NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.

DISTRICT ACCEPTANCE NOTE

- UPON COMPLETION OF SANITARY AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED FOR THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITION OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

DEVELOPER

ERC HOSPITALITY LLC
BRIAN PYLE
9150 COMMERCE CENTER CIRCLE SUITE 315
HIGHLANDS RANCH, CO 80129
PH: (720)328-3299

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
PLS, DARREN WOLTERSTORFF
6200 SYRACUSE WAY UNIT 300
GREENWOOD, CO 80111
PH: (303)228-2300

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
PLA, CHRIS HEPLER
6200 SYRACUSE WAY UNIT 300
GREENWOOD, CO 80111
PH: (303)228-2319

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
EOR, MADELEINE REINKE, PE
6200 SYRACUSE WAY UNIT 300
GREENWOOD VILLAGE, CO 80111
PH: (720)464-1878

GOVERNING AGENCY:

TOWN OF PARKER PLAN REVIEW
20120 E MAIN STREET
PARKER, CO 80138
PH: (303)805-3174

FIRE DEPARTMENT:

TOWN OF PARKER
20120 E MAIN STREET
PARKER, CO 80138
PH: (303)805-3169
CONTACT: RANDY GARCIA

ARCHITECT:

VERITAS ARCHITECTURE + DESIGN
JENNY SANDERS
707 N 6TH STREET
KANSAS CITY, KS 66101
PH: (913)308-1280

PARKER WATER AND SANITATION DISTRICT

PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
PH: (303)841-4627
CONTACT: DRAYTON SANDERSON

Sheet List Table	
Sheet Number	Sheet Title
1	COVERSHEET
2	EXISTING CONDITIONS AND DEMO
3	SITE PLAN
4	GRADING PLAN
5	OVERALL UTILITY PLAN
L1.0	LANDSCAPE PLANS
L2.0	LANDSCAPE NOTES
L2.1	LANDSCAPE DETAILS
A1.2	FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTION
A6.0	MATERIAL COLOR BOARD
A6.1	RENDERINGS
SE1.1	PHOTOMETRIC SITE PLAN

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

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DRAWN BY: KNP
CHECKED BY: KEW
DATE: 8/4/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - SITE PLAN
COVERSHEET

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PROJECT NO.
296237001

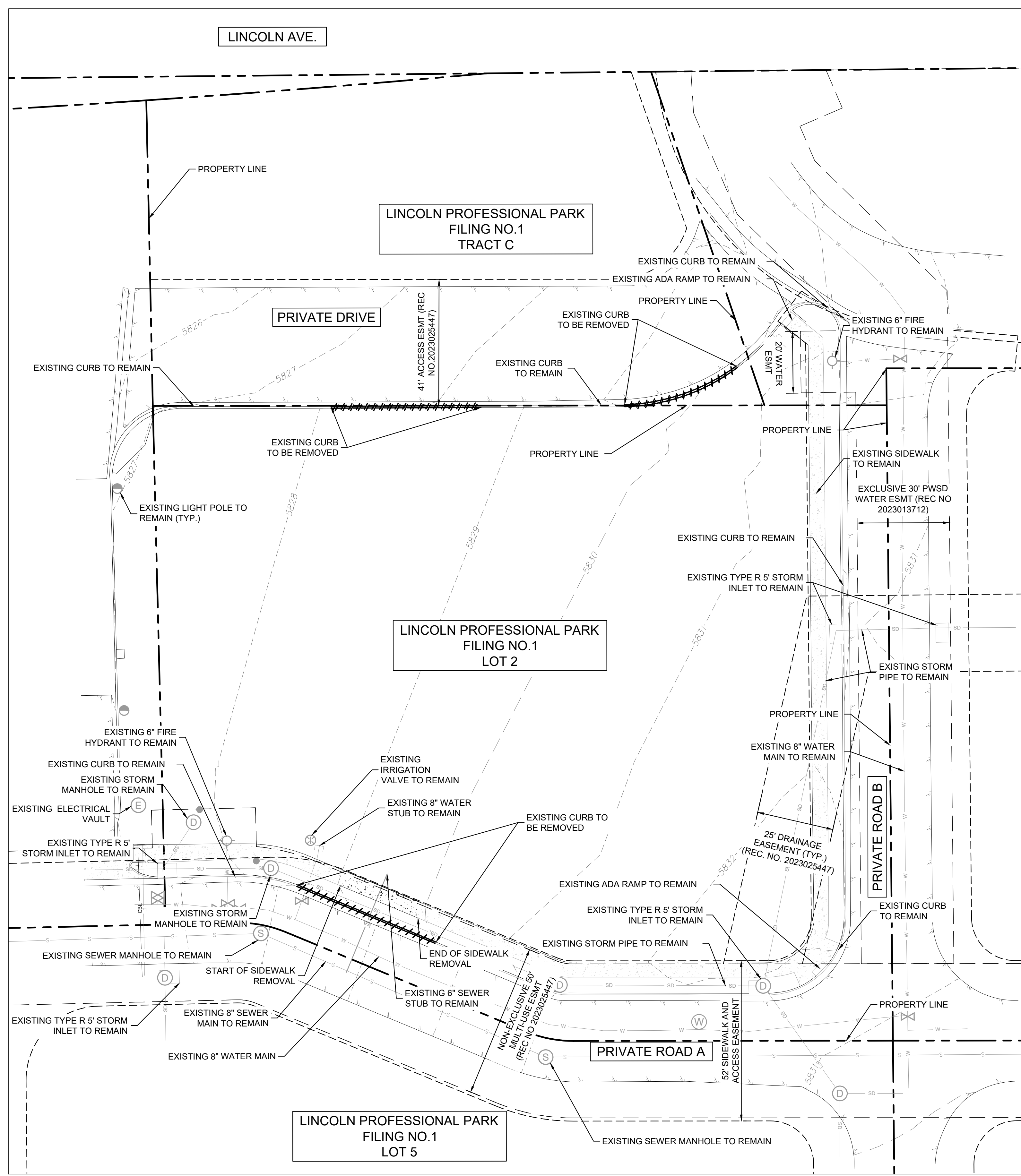
SHEET
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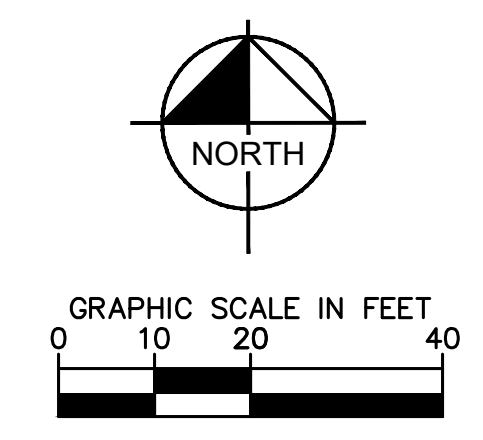


LEGEND

PROPERTY LINE	---
EASEMENT	- - - - -
DEMO SITE ITEM	---
EXISTING UNDERGROUND ELECTRIC LINE	E E
EXISTING SANITARY SEWER LINE	S S
EXISTING STORM DRAIN LINE	SD SD
EXISTING WATER LINE	W W
EXISTING SEWER STRUCTURE	(S)
EXISTING STORM DRAIN STRUCTURE	(D)
EXISTING FIRE HYDRANT	⊕
EXISTING WATER VALVE	⊗

NOTES:

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
2. KIMLEY-HORN DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES OR IF THE EXISTING CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS.
4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THERE MAY BE UNDERGROUND UTILITIES NOT DEPICTED ON THESE PLANS. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. PRIOR TO COMMENCING CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES AND FIELD VERIFY ALL UNDERGROUND UTILITIES.
5. PRIOR TO DEMOLITION, PROPER PHASING OF EROSION CONTROL DEVICES AND MEASURES ARE TO BE INSTALLED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
8. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.
10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, STORM INLET STRUCTURES OR ANY OTHER APPURTENANCE, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
12. DAMAGE TO ADJACENT PROPERTIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
13. PROVIDE FULL DEPTH SAW CUTS AT EDGES OF EXISTING PAVEMENT AND SIDEWALK REMOVAL LOCATIONS.
14. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.



NO.	REVISION	BY	DATE

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 Greenwood, Colorado 80111 (303) 228-2300

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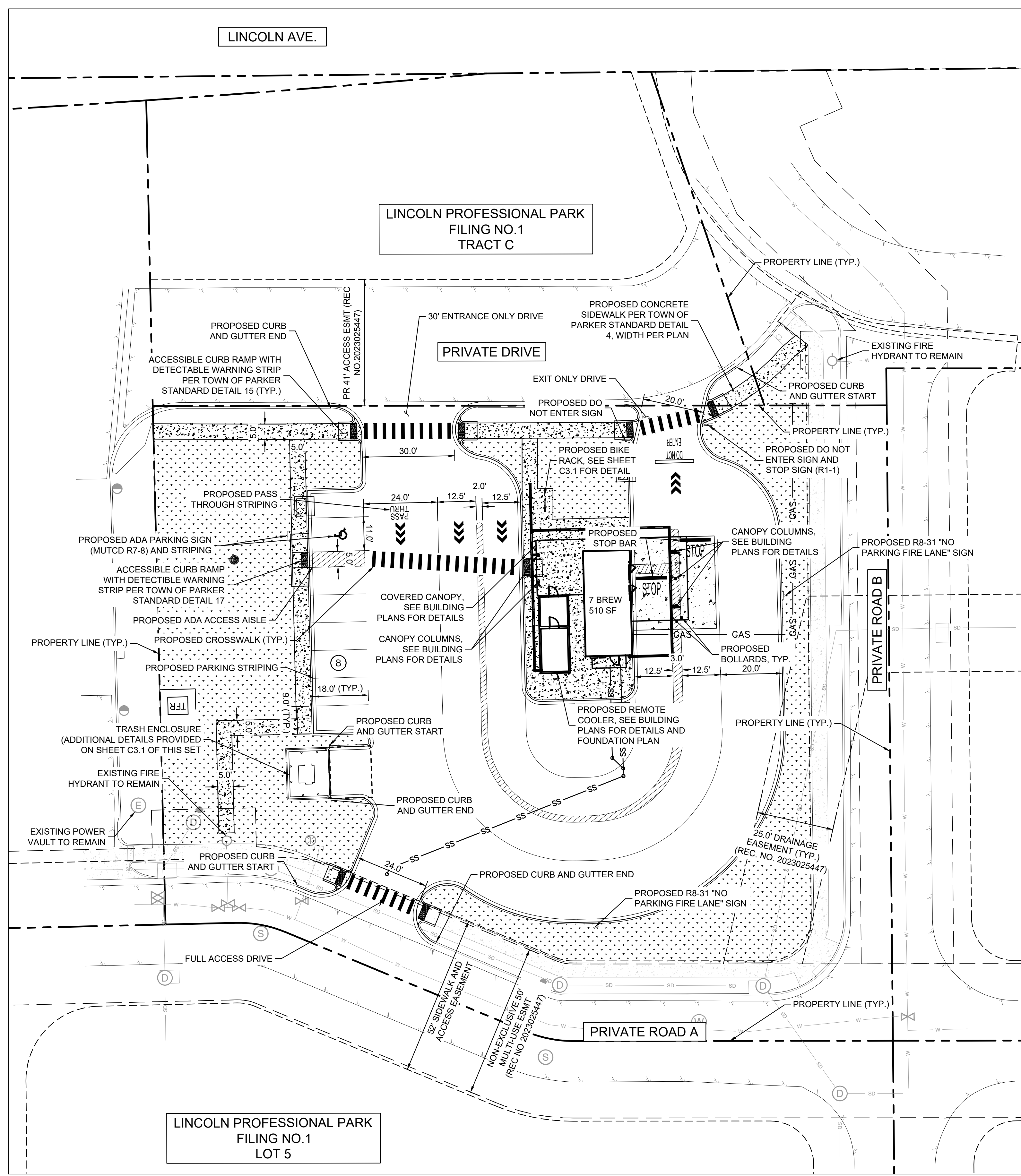
LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - SITE PLAN
 EXISTING CONDITIONS AND DEMO

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LEGEND

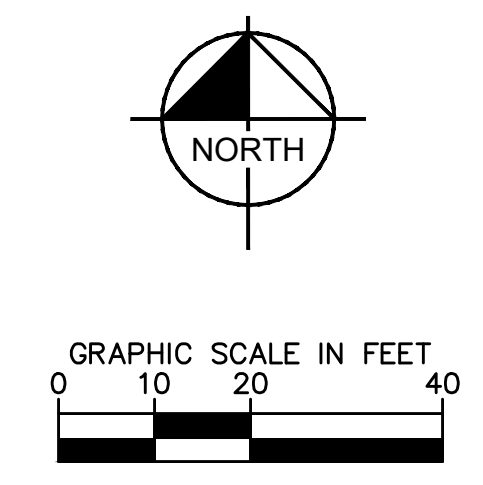
PROPERTY LINE	
CONCRETE SIDEWALK	
CURB AND GUTTER	
PROPOSED SIGNAGE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED WATER METER	
EXISTING FIRE HYDRANT	
PROPOSED STOP BAR	
PROPOSED TRAFFIC DIRECTION ARROW	
PROPOSED CROSSWALK	

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PARKING STALL STRIPING IS TO BE 4" SOLID WHITE.
 3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 4. BUILDING, MECHANICAL EQUIPMENT, SITE LIGHTING, AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DETAILS.
 5. A SEPARATE SIGN PERMIT TO BE PROVIDED FOR ALL SIGNAGE PROPOSED.
 6. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 7. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 8. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "COLORADO 811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
 9. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER CDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
 10. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
 11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING PERMISSION MUST BE CONFIRMED WITH THE SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT RECOMMENDATIONS.

LOT 2 SITE DATA TABLE

LOT 2 SITE AREA	45,833 SQ FT / 1.05 AC	
ZONING	MULTI-USE COMMUNITY	
BUILDING	SINGLE STORY - 510 SF	
	REQUIRED	PROVIDED
LANDSCAPE AREA	SEE SHEET 10 FOR LANDSCAPE CALCULATIONS	
BUILDING SETBACK:		
INTERNAL LOT LINE (W)	5'	123'
PRIVATE DRIVE (N) (FRONT)	25'	41'
PRIVATE ROAD B (E)	10'	68'
PRIVATE ROAD A (S)	8'	94'
BUILDING HEIGHT	45' MAX	19.3'
PARKING SPACES	2	8
ACCESSIBLE SPACES	1	1
BICYCLE SPACES	1*	6

* = BICYCLE SPACES REQUIRED IS CALCULATED AS 10% OF PARKING SPACES. THERE ARE 8 PARKING SPACES



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 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - SITE PLAN
 SITE PLAN

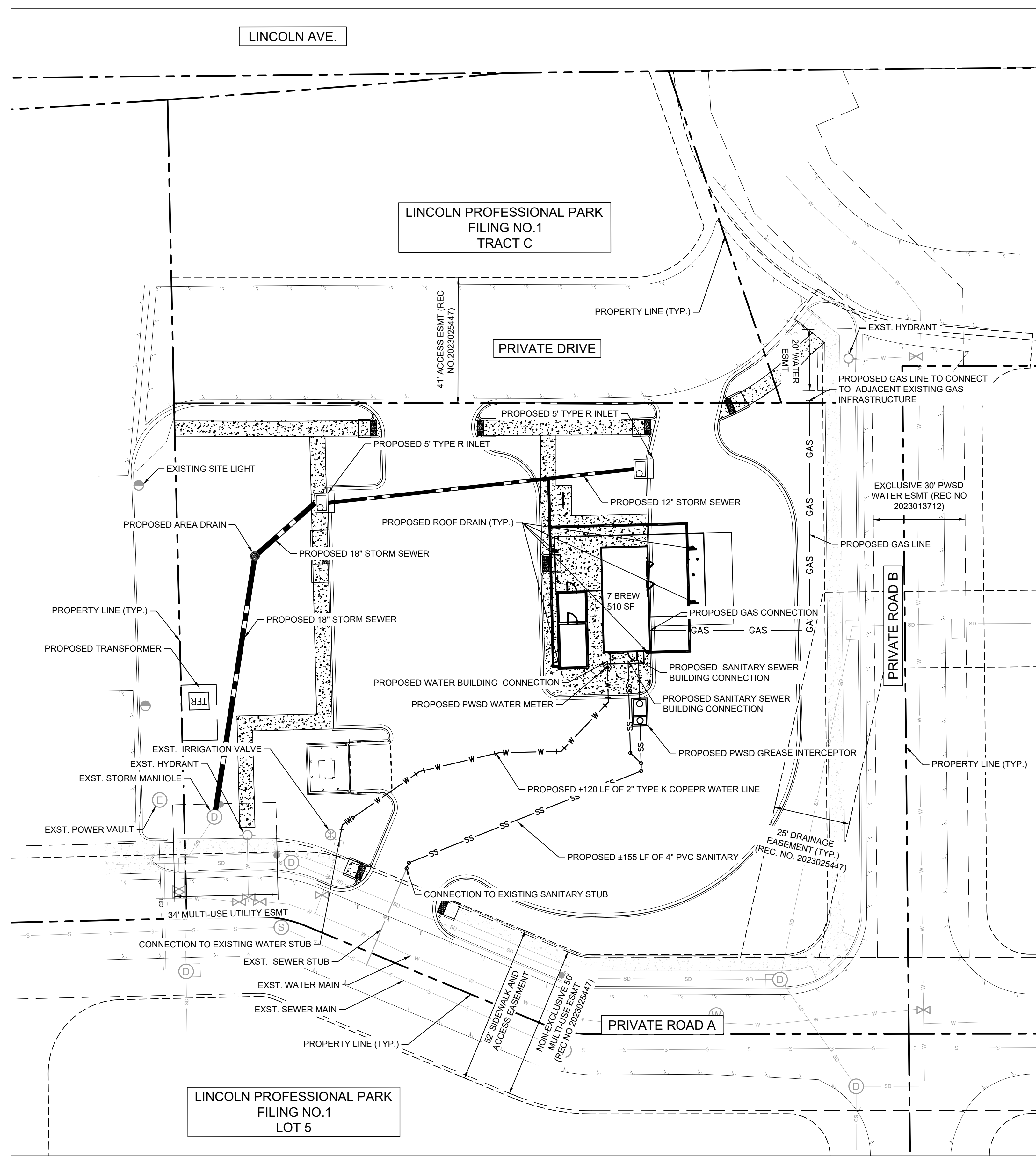
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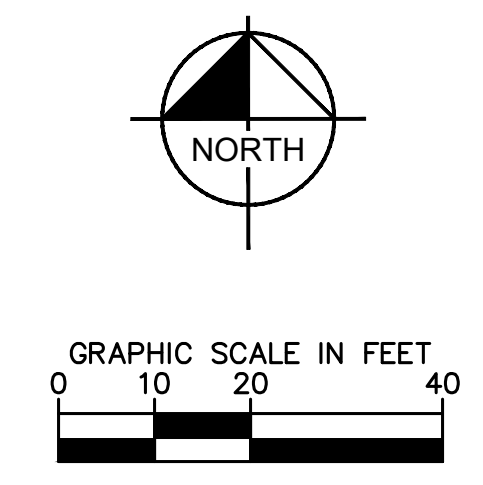
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LEGEND

PROPERTY LINE	---
EASEMENT	---
BUILDING OUTLINE	---
PROPOSED GAS LINE	— GAS — GAS —
PROPOSED SANITARY SEWER LINE	— S — S —
PROPOSED WATER LINE	— W — W —
PROPOSED STORM LINE	— SD — SD —
EXISTING GAS LINE	— GAS — GAS —
EXISTING SANITARY SEWER LINE	— S — S —
EXISTING WATER LINE	— W — W —
EXISTING STORM LINE	— SD — SD —
PROPOSED CONTOUR	100 — 99 —
EXISTING CONTOUR	100 —
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING STORM MANHOLE	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING SEWER CLEANOUT	⊙
EXISTING WATER VALVE	⊙
EXISTING STORM DRAIN STRUCTURE	⊙
PROPOSED WATER BENDS	⊙
PROPOSED STORM CURB INLET	⊙
PROPOSED STORM AREA INLET	⊙
PROPOSED WATER METER	⊙

- NOTES:**
- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
 - ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
 - CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
 - ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICES LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.



<p>Lincoln Professional Park Filing No. 1 LOT 2, PARKER, CO 7 BREW - SITE PLAN OVERALL UTILITY PLAN</p>	<p>BY: DATE: APPR REVISION NO.</p>
<p>DESIGNED BY: MMR DRAWN BY: KNP CHECKED BY: KEW DATE: 8/4/25</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>	
<p>PROJECT NO. 296237001</p> <p>SHEET 296237001_00</p> <p>5</p>	



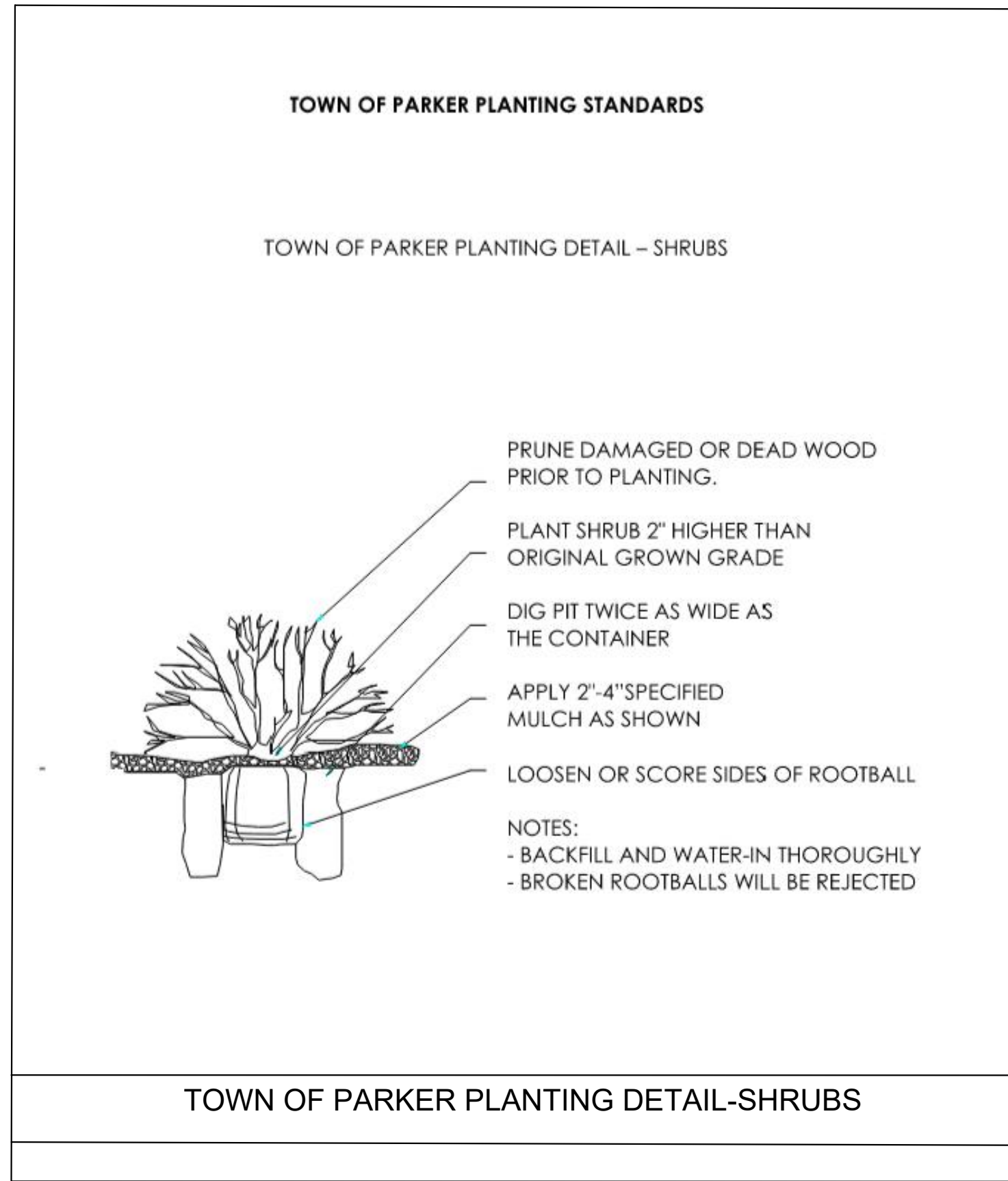
TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

- ALL PLANTING SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD. THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNER'S ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.
- ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATER, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING, OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OR THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION. IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL, CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

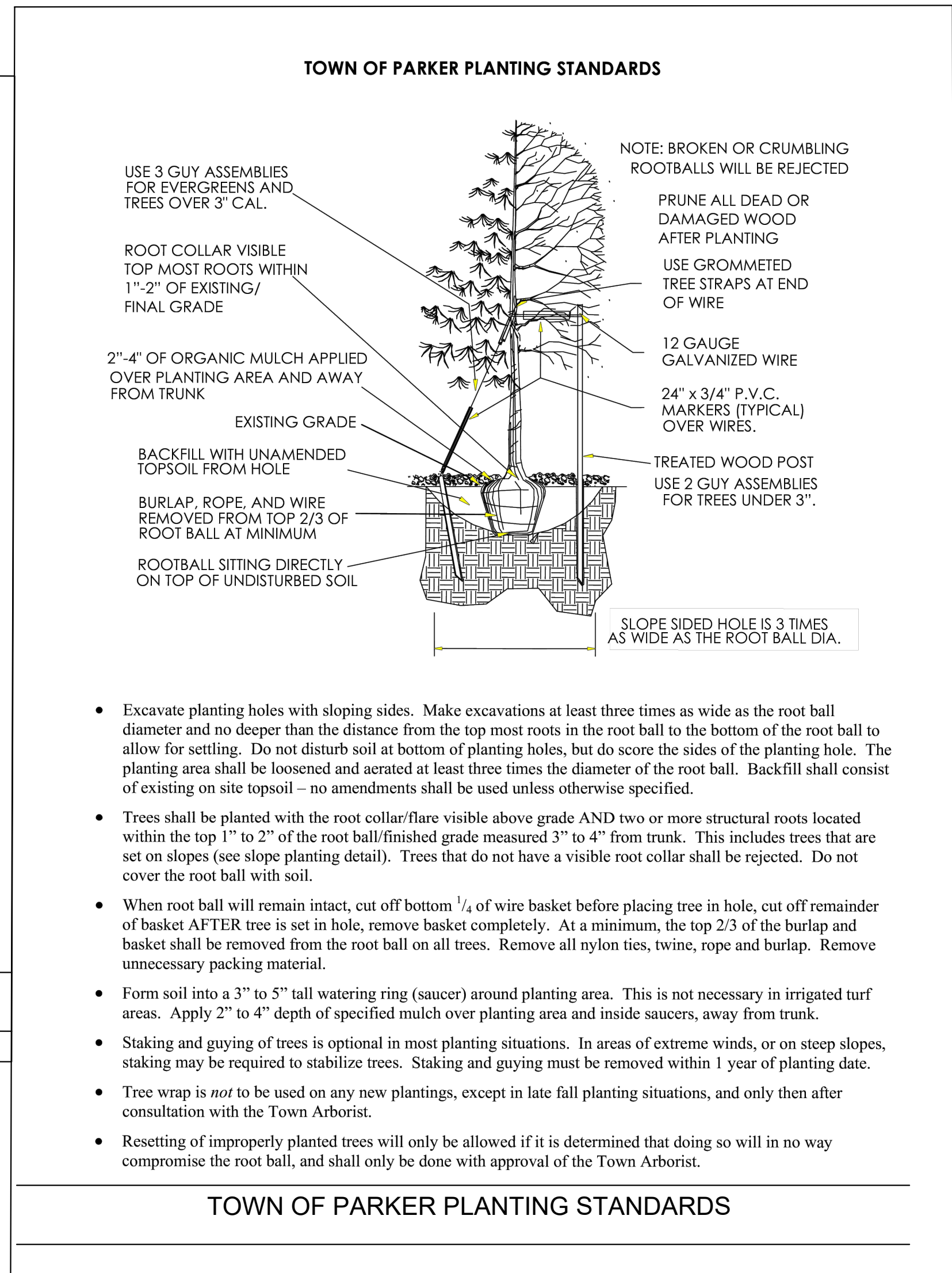
TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)

- 25% EPHRAIM CRESTED WHEATGRASS
- 23% SHEEP FESCUE
- 18% PERENNIAL RYEGRASS
- 13% CANADA BLUEGRASS
- 12% BARLEY OR OATS
- 9% BLUE FESCUE

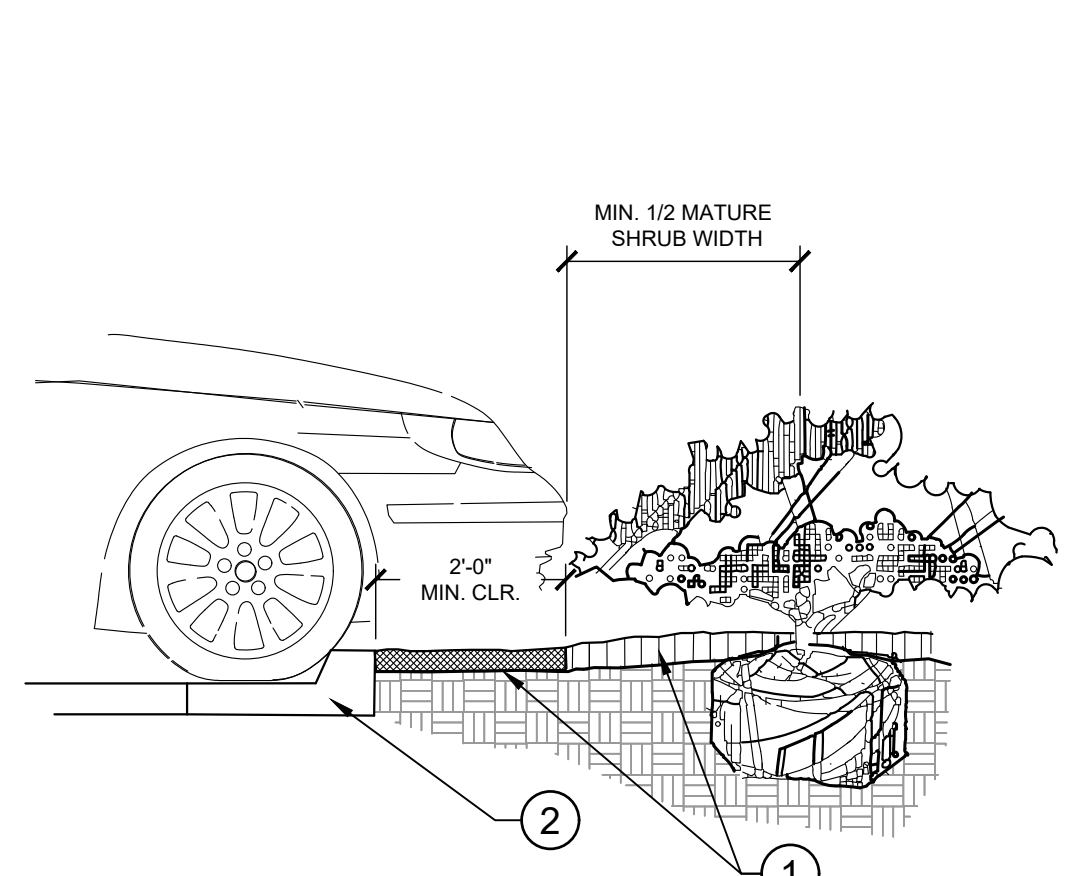
LANDSCAPE REQUIREMENTS			
PROPERTY ACERAGE: 1,052 ACRES (42,826 SF)			
13.08.090 OVERALL LANDSCAPE REQUIREMENTS	AMOUNT	REQUIRED	PROVIDED
PERCENTAGE OF LANDSCAPING	42,826 SF	6,878 SF (15%)	11,652 SF (27%)
PERCENTAGE OF LIVING MATERIAL	11,652 SF	8,739 SF (75%)	8,740 (75%)
TREES AND SHRUBS PER 1,500 SF	6,878 SF	5 TREES & 23 SHRUBS	26 TREES & 143 SHURBS
13.08.090 (F) PARKING LOT INTERIOR LANDSCAPING	AMOUNT	REQUIRED	PROVIDED
10% SHALL BE ALLOCATED TO PARKING ISLANDS	2,843 SF	285 SF (10%)	392 SF (13%)
1 TREE & 5 SHRUBS PER 162 SF			
PARKING ISLAND 1	291 SF	1 TREE & 13 SHUBS	1 TREE & 13 SHRUBS
PARKING ISLAND 2	101 SF	1 TREE & 5 SHRUBS	1 TREE & 5 SHRUBS
13.08.090 (G) SITE PEREMITER REQUIREMENTS	AMOUNT	REQUIRED	PROVIDED
1 TREE & 5 SHRUBS PER 30 LF			
NORTH SIDE	212 LF	7 TREES & 35 SHRUBS	7 TREES & 39 SHRUBS
EAST SIDE	197 LF	7 TREES & 33 SHRUBS	7 TREES & 35 SHRUBS
SOUTH SIDE	213 LF	7 TREES & 36 SHRUBS	7 TREES & 46 SHRUBS
WEST SIDE	133 LF	5 TREES & 23 SHRUBS	5 TREES & 23 SHRUBS
13.08.090 (E) STREET TREE REQUIREMENTS	AMOUNT	REQUIRED	PROVIDED
1 TREE PER 35 LF			
75% LIVE COVERAGE			
NORTH: PRIVATE DRIVE	164 LF	5 TREES	5 TREES



1 PARKING SPACE/CURB PLANTING SECTION NTS

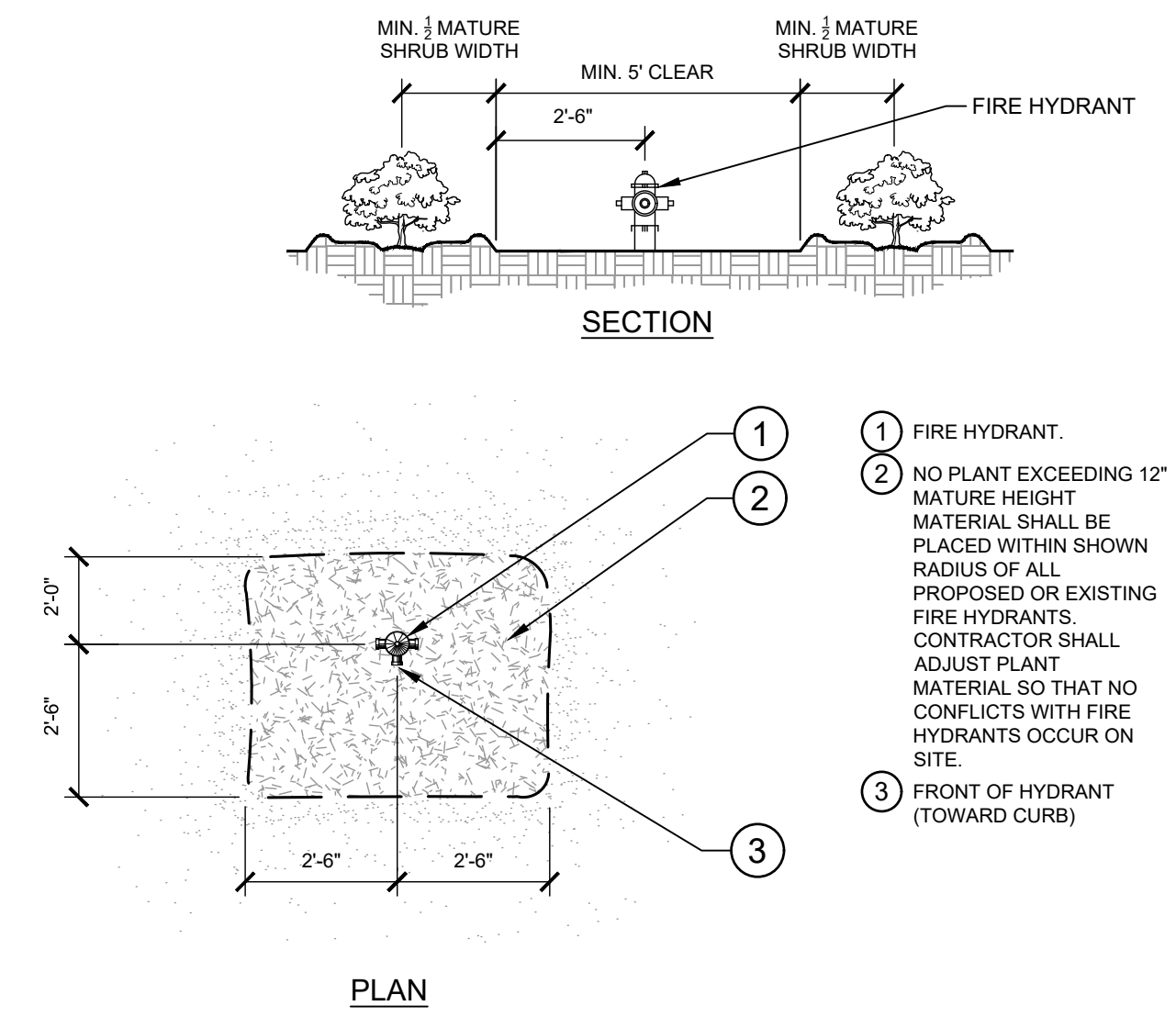


TOWN OF PARKER PLANTING STANDARDS



- INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- CURB / PARKING LOT EDGE.

1 PARKING SPACE/CURB PLANTING SECTION NTS



2 SHRUB PLANTING AT FIRE HYDRANT SECTION / PLAN NTS

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LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 LANDSCAPE NOTES

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 Kimley-Horn and Associates, Inc.

PROJECT NO.
 296237001
 SHEET
L2.0

REVISIONS

No.	Description	Date

sheet issue date:
08/06/2025

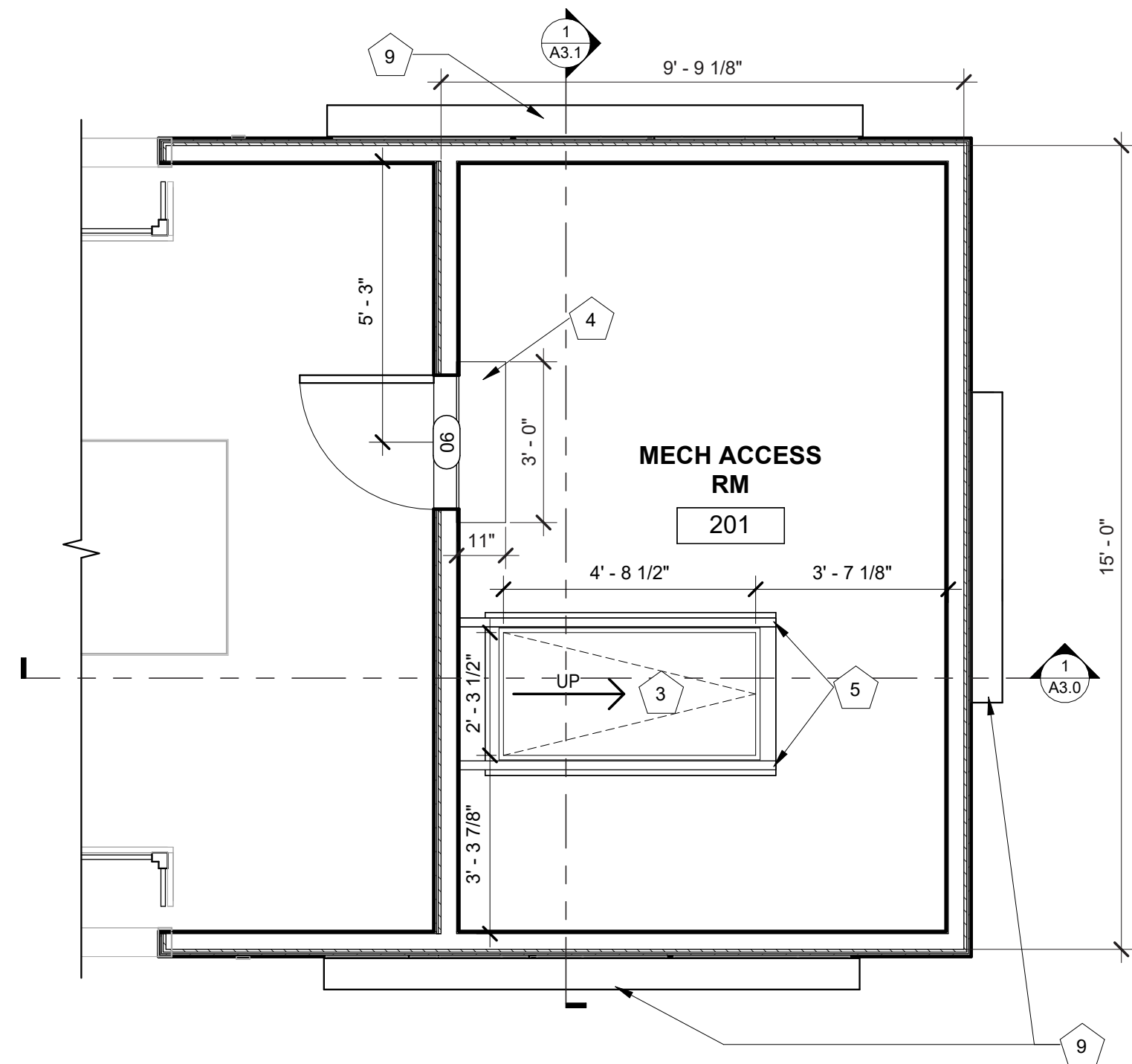
project no.:
22.51.09

sheet contents:
FLOOR PLAN

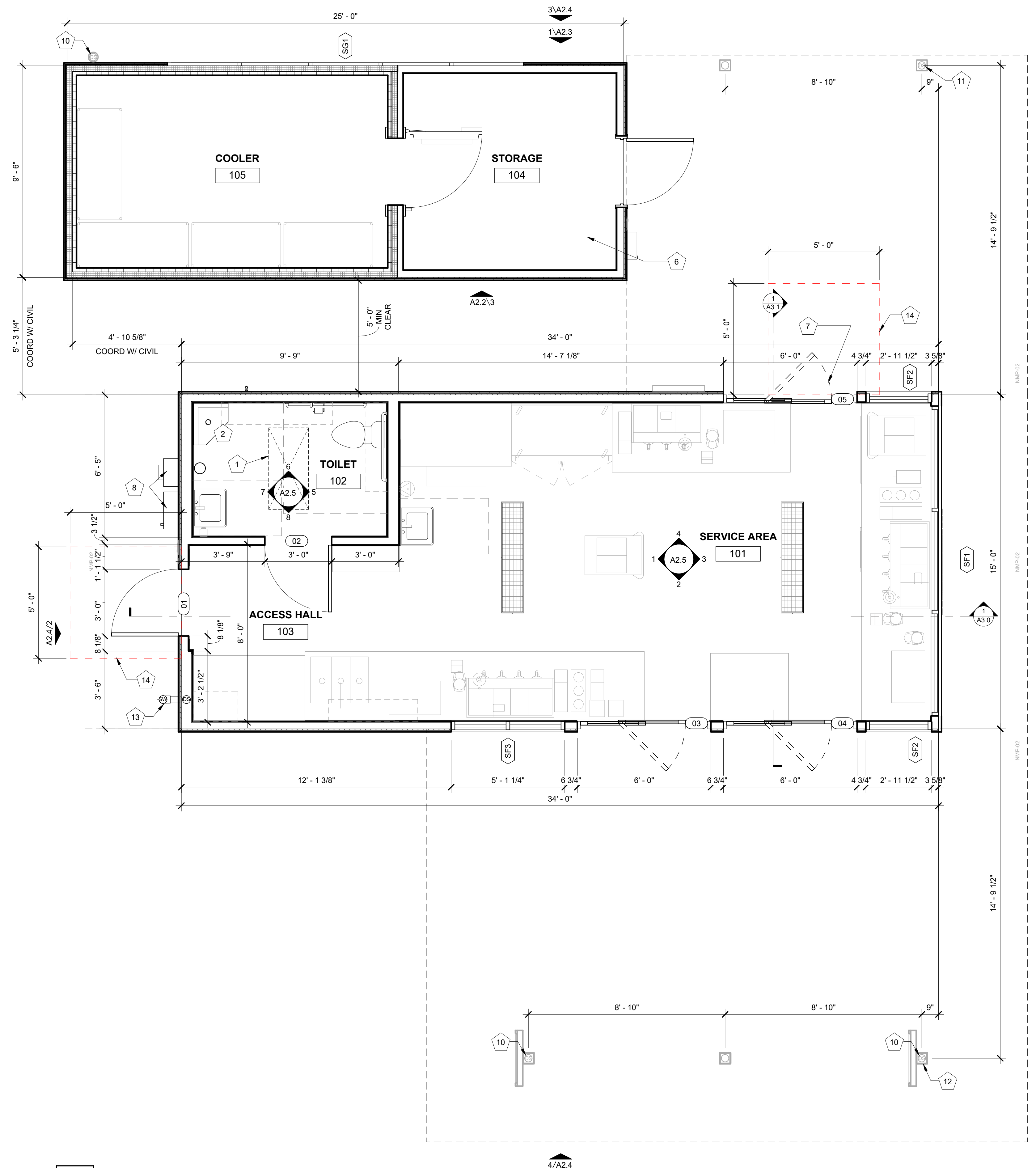
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A1.2

FLOOR PLAN KEYNOTES	
MARK	DESCRIPTION
1	ACCESS DOOR FOR CRAWL SPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION; COORD W/ CIVIL
14	FROST-PROTECTED EGRESS FOUNDATION PAD

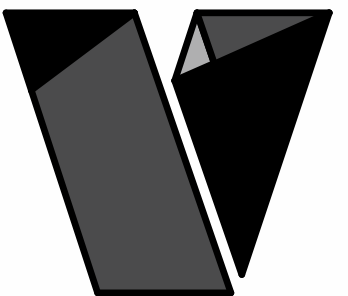


2 MECH ACCESS RM
 3/8" = 1'-0"



1 FLOOR PLAN
 3/8" = 1'-0"





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ERC BREW, LLC

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No. Description Date

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project no.:
22.51.09

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:

A2.0

EXTERIOR ELEVATION MATERIALS LEGEND

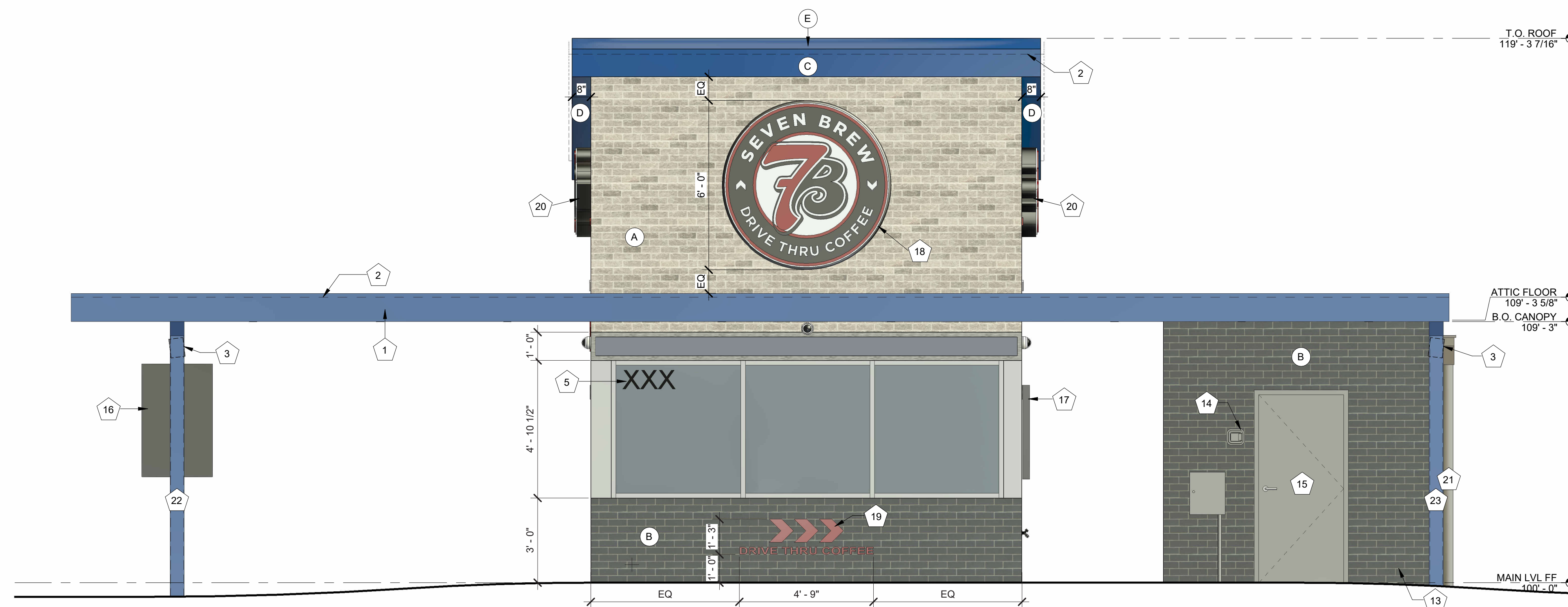
MARK	DESCRIPTION
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	SPANDREL GLASS

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	COOLER LOCK & CONTROLS
15	36" COOLER DOOR
16	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
17	SURFACE-MOUNTED LIGHTED SIGN BOX
18	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
19	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
20	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
21	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
22	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
23	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; SCUPPER BASE OF DOWNSPOUT TO GRADE; REF CIVIL
24	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
25	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL

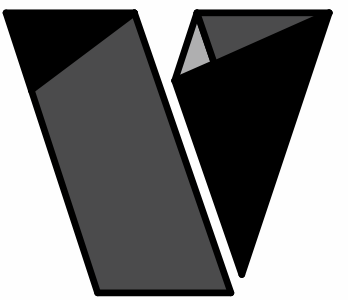
EXTERIOR ELEVATION MATERIALS SUMMARY

NORTH ELEVATION - 341 SF TOTAL MAIN LEVEL FACADE AREA (100%)		
MATERIAL	MAX % / SF	PROPOSED % / SF
GLASS	MIN 60 % / 85 SF	PROPOSED 64% / 90 SF
BRICK	MIN 40 % / 56 SF	PROPOSED 36% / 51 SF



1 EXTERIOR ELEVATION - NORTH

3/8" = 1'-0"



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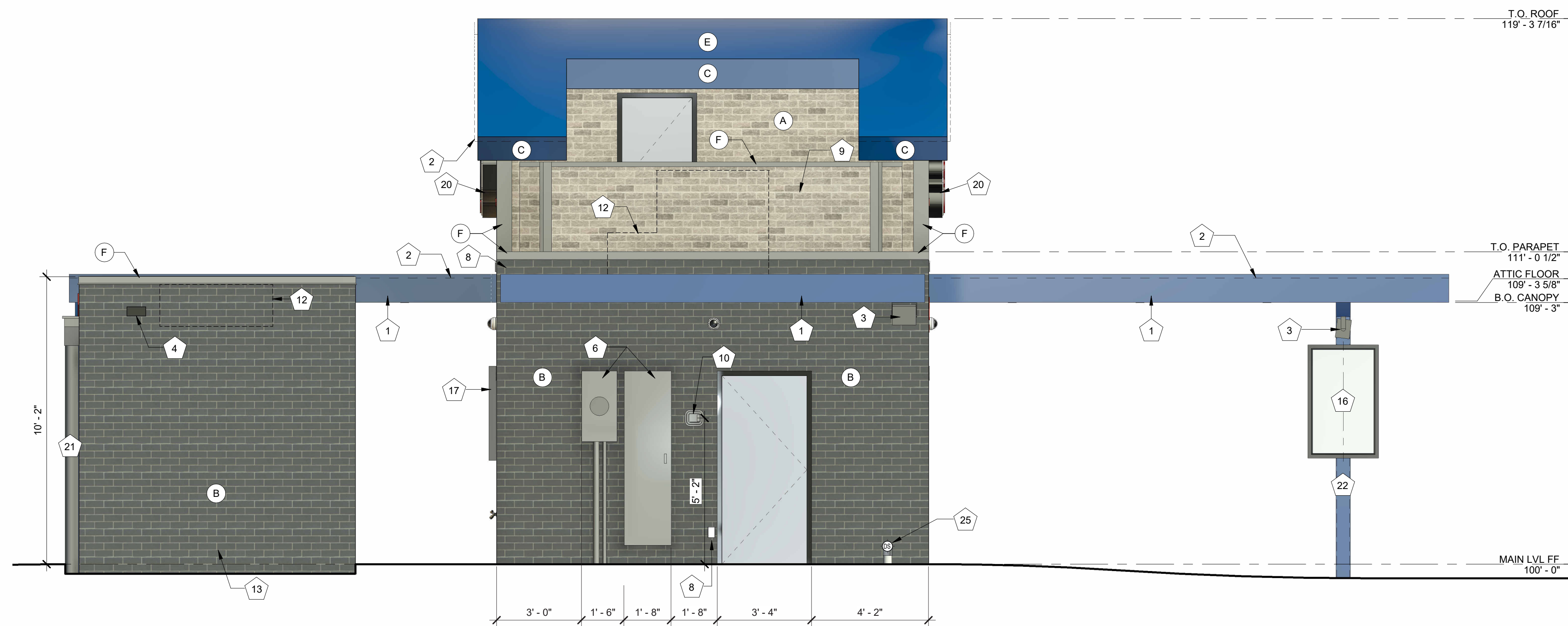
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EXTERIOR ELEVATIONS

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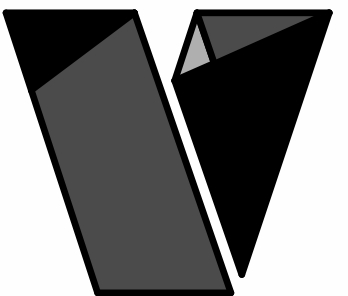
A2.1

EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	SPANDREL GLASS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	COOLER LOCK & CONTROLS
15	36" COOLER DOOR
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21	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
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23	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; SCUPPER BASE OF DOWNSPOUT TO GRADE; REF CIVIL
24	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
25	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"



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EXTERIOR ELEVATIONS

sheet no.:

A2.2

EXTERIOR ELEVATION MATERIALS LEGEND

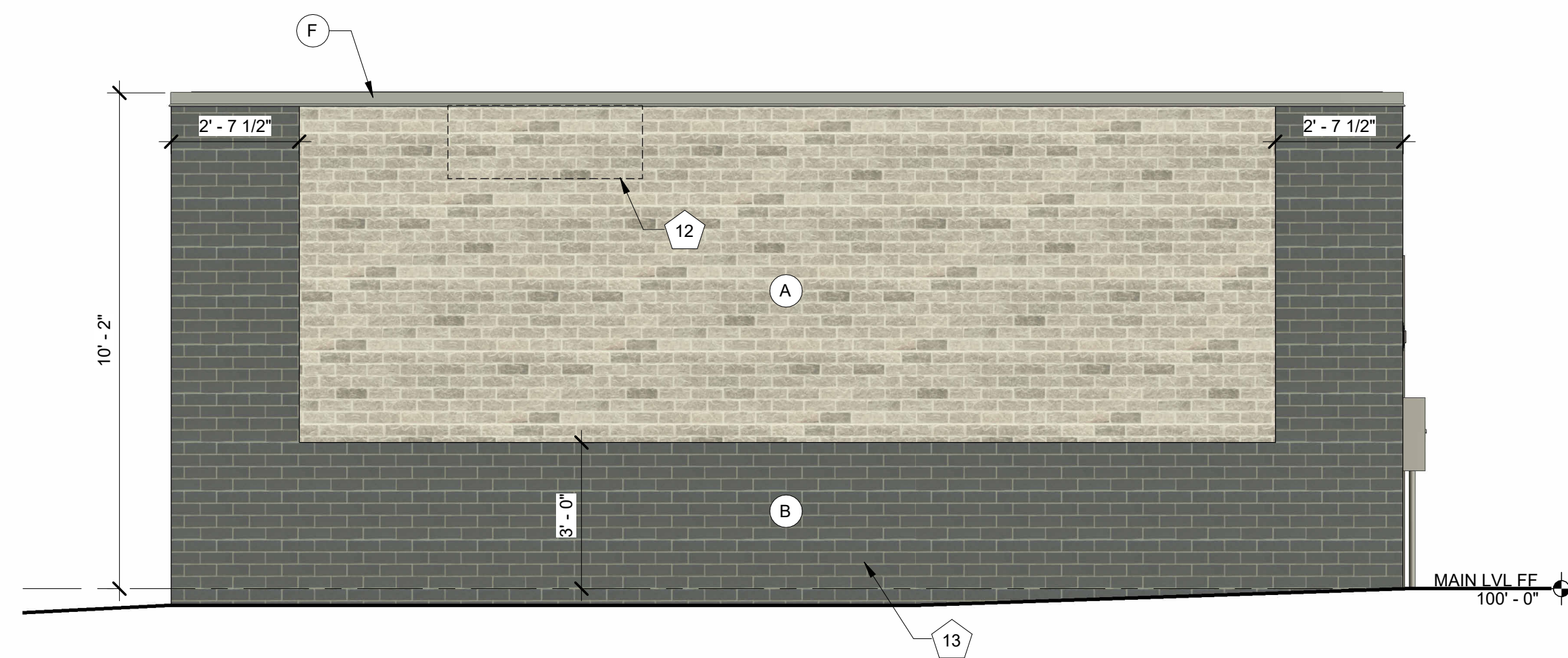
MARK	DESCRIPTION
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
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D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	SPANDREL GLASS

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
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2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
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7	FROST-PROOF FLUSH HOSE BIB
8	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
9	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
10	KNOX BOX
11	HVAC EQUIPMENT
12	OUTLINE OF MECHANICAL UNIT BEYOND
13	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
14	COOLER LOCK & CONTROLS
15	36" COOLER DOOR
16	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
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18	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
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24	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
25	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL

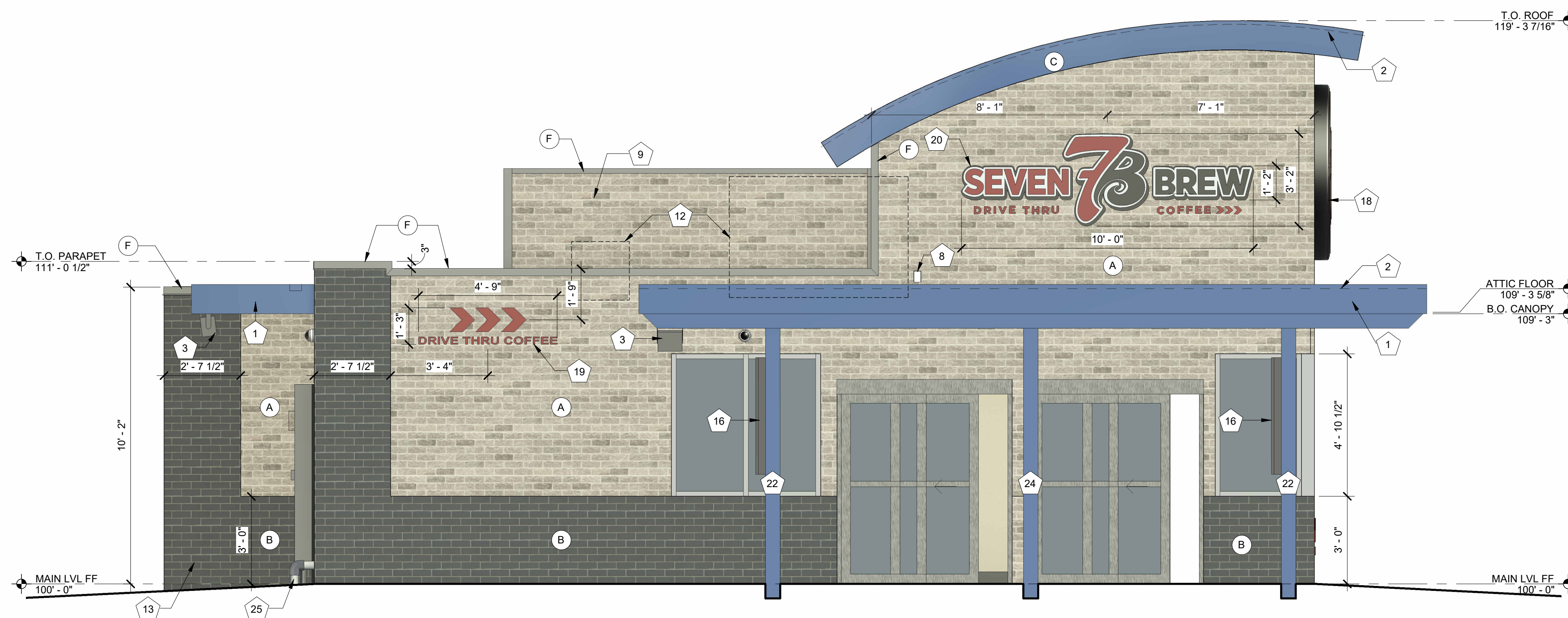
EXTERIOR ELEVATION MATERIALS SUMMARY

EAST ELEVATION - 380 SF TOTAL MAIN LEVEL FACADE AREA (100%)		
MATERIAL	MAX % / SF	PROPOSED % / SF
GLASS	MIN 40 % / 120 SF	PROPOSED 41% / 123 SF
BRICK	MIN 60 % / 180 SF	PROPOSED 59% / 177 SF



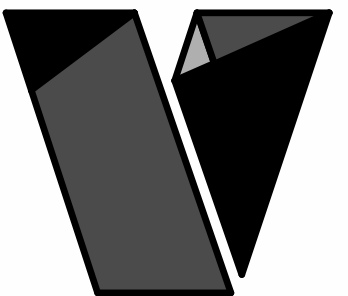
3 COOLER ELEVATION - EAST

3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

3/8" = 1'-0"



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EXTERIOR ELEVATIONS

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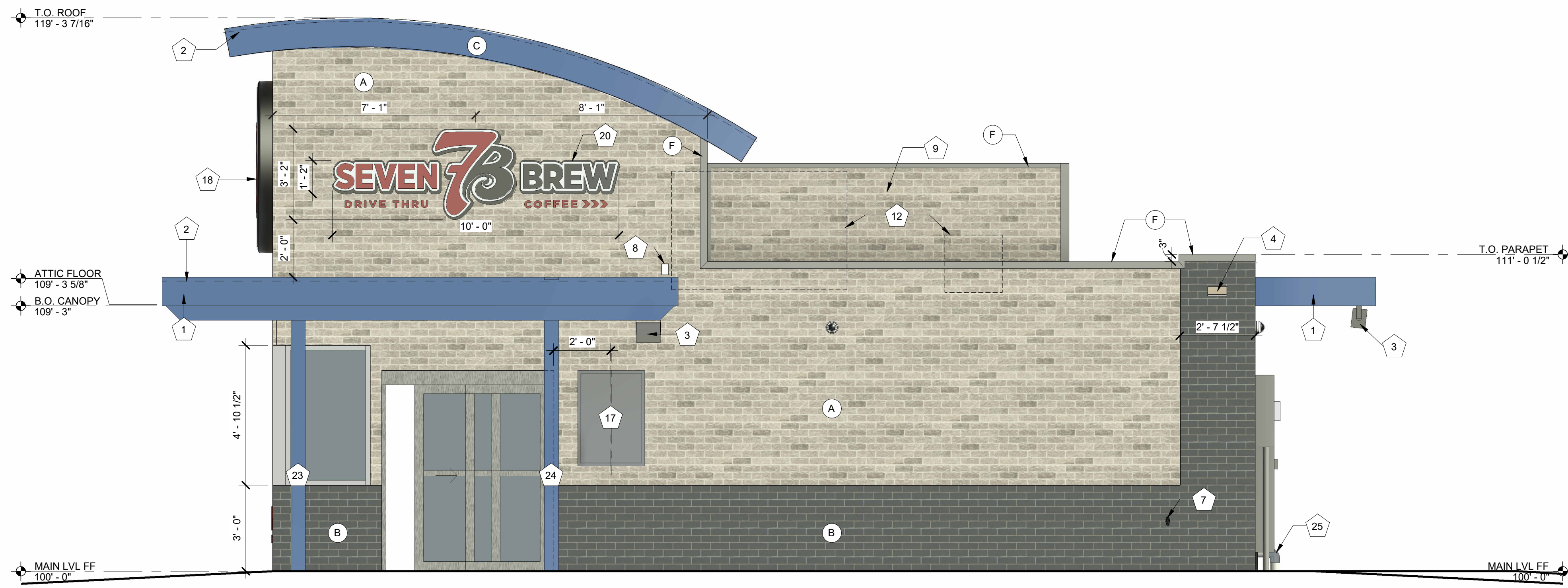
EXTERIOR ELEVATION MATERIALS LEGEND	
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B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
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E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	SPANDREL GLASS

EXTERIOR ELEVATION KEYNOTES	
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3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	THROUGH-WALL ROOF SCUPPER; TYP
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
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7	FROST-PROOF FLUSH HOSE BIB
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9	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
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24	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
25	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS SUMMARY		
WEST ELEVATION - 345 SF TOTAL MAIN LEVEL FACADE AREA (100%)		
MATERIAL	MAX % / SF	PROPOSED % / SF
GLASS	MIN 40 % / 138 SF	PROPOSED 41% / 142 SF
BRICK	MIN 60 % / 207 SF	PROPOSED 59% / 203 SF

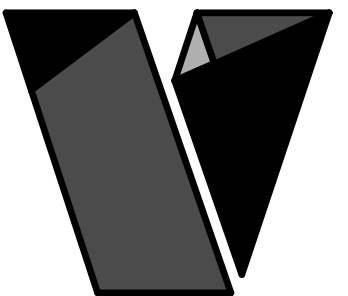


2 EXTERIOR ELEVATION - WEST W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

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7 Brew Template V3.0
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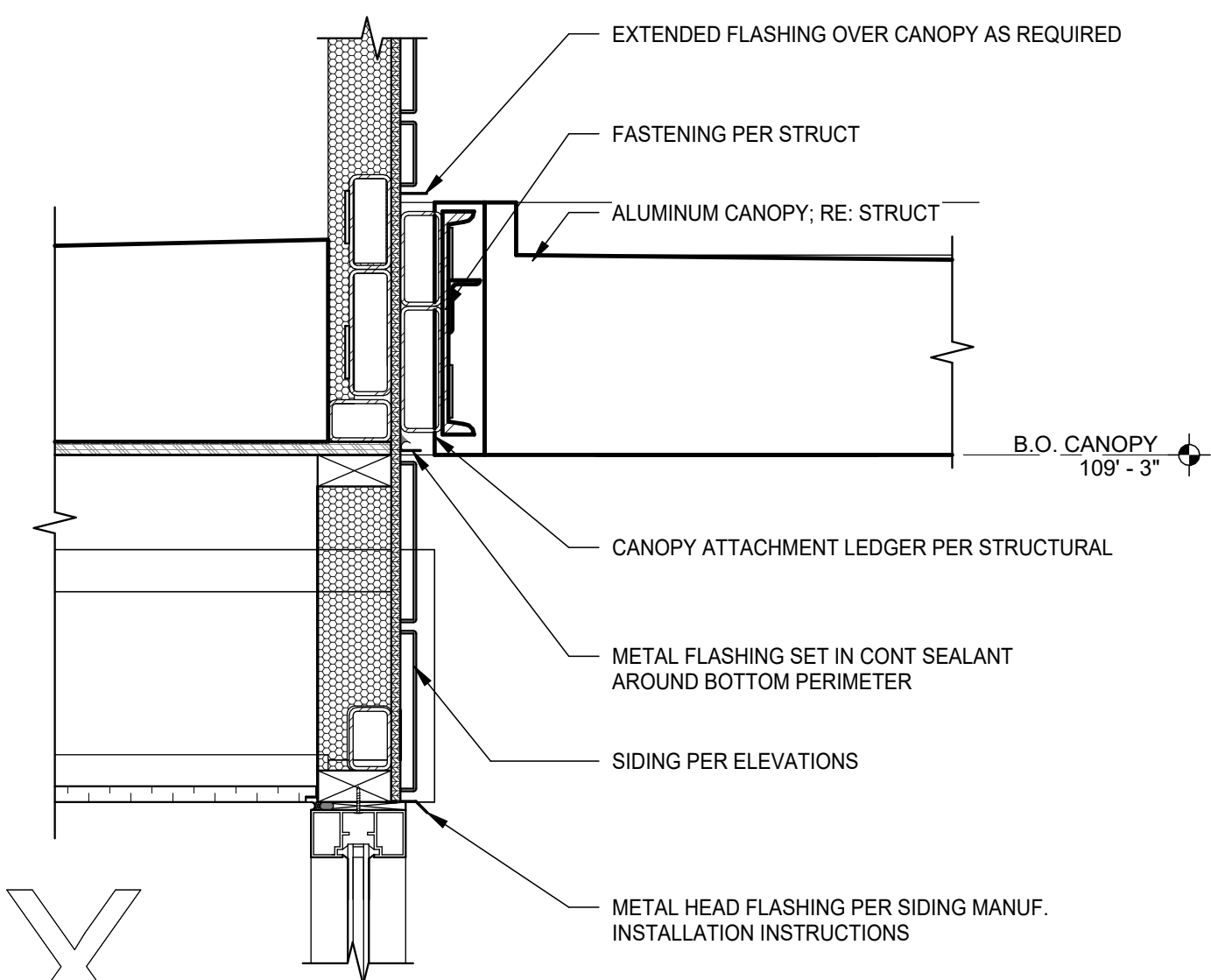
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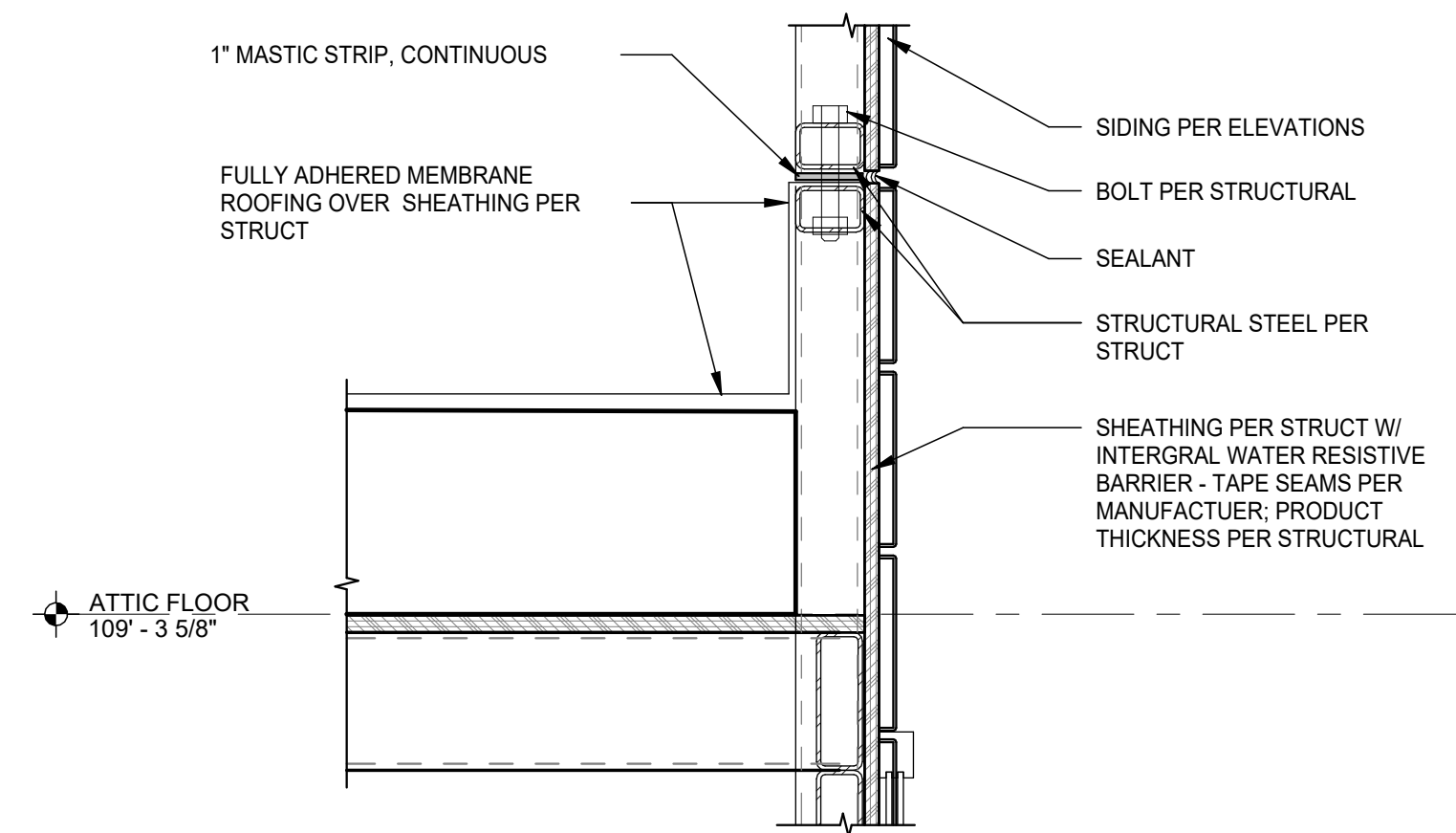
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BUILDING SECTION

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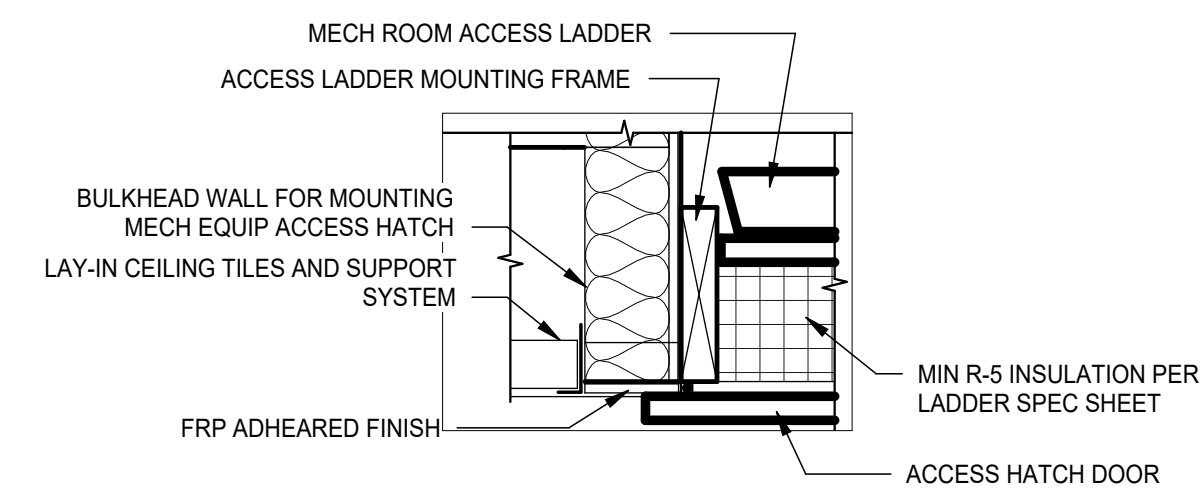
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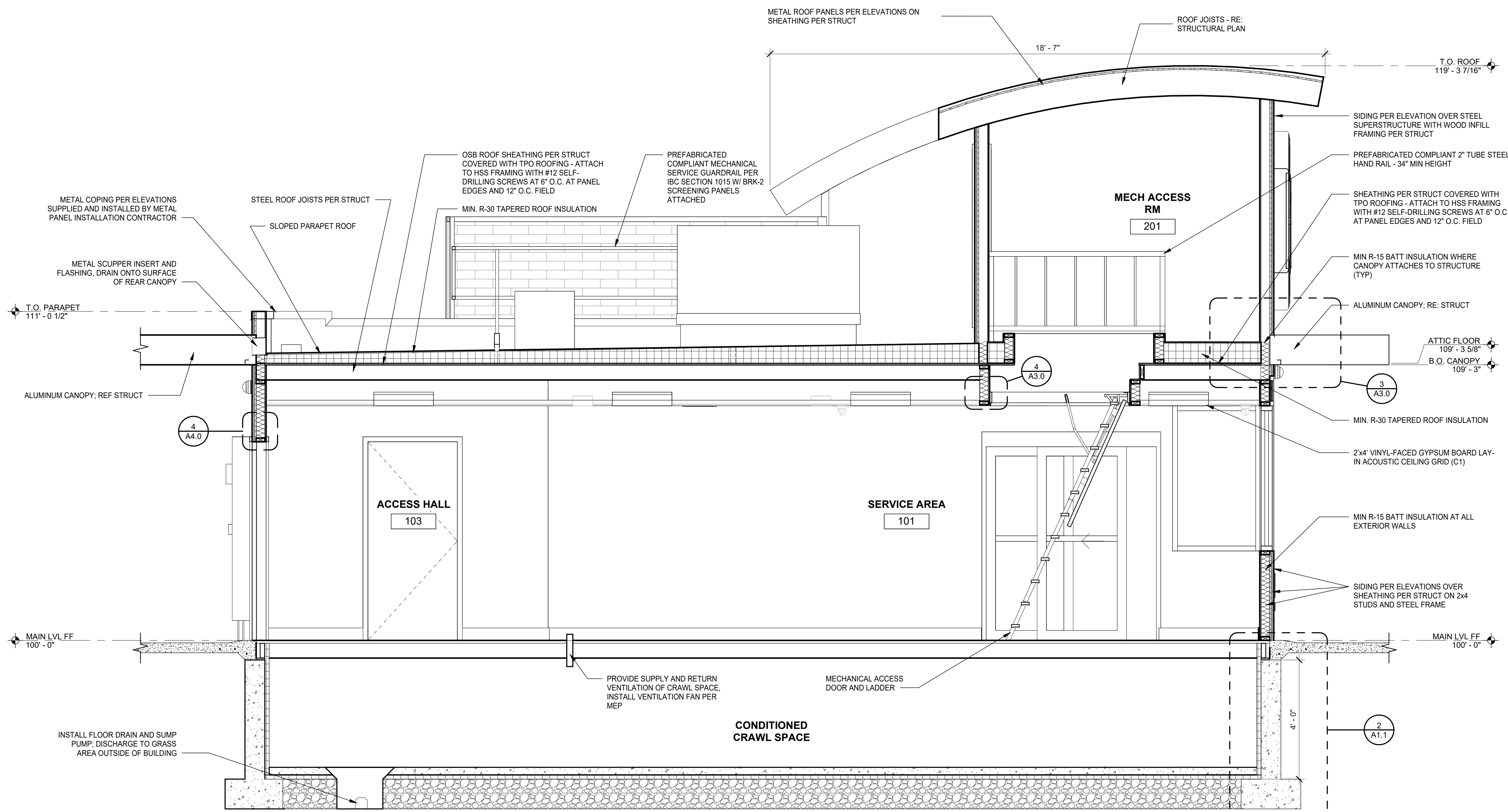
2 CANOPY CONNECTION
1 1/2" = 1'-0"



3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"

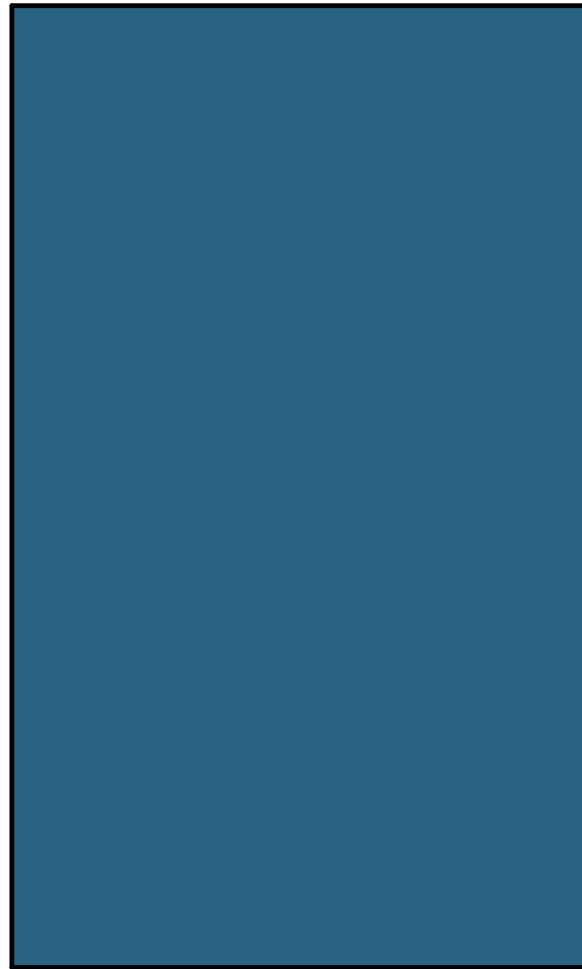


4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



1 BUILDING SECTION
1/2" = 1'-0"

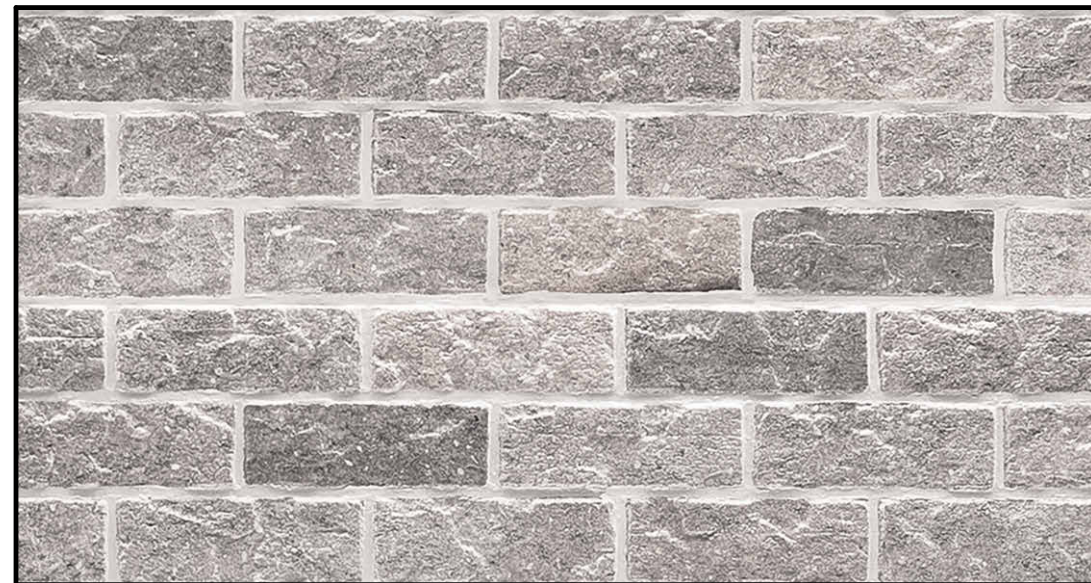
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7 Brew Template V3.0
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BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.51.09
7 BREW DRIVE THRU -
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MATERIAL COLOR
BOARD

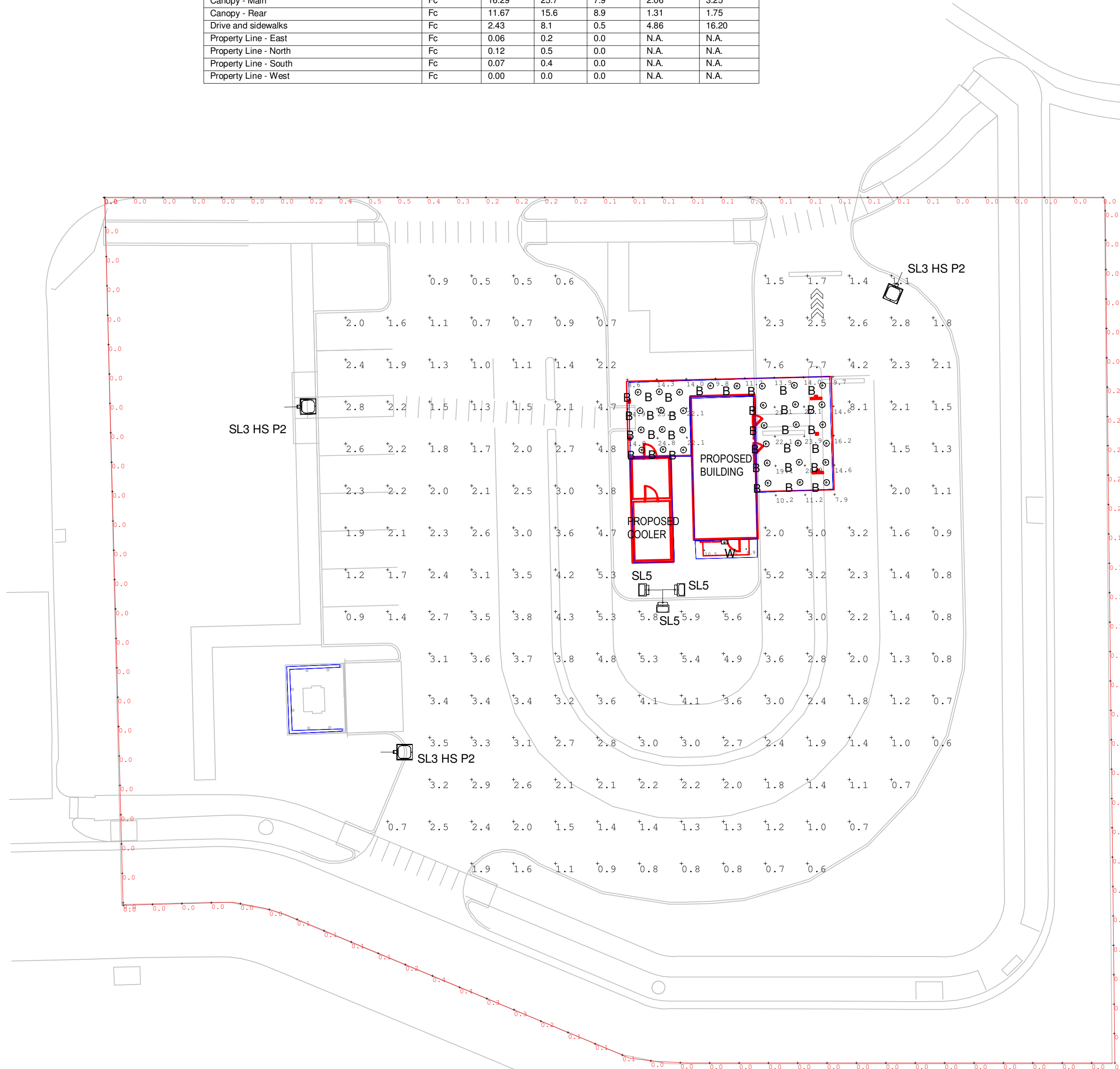


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08/06/2025

RENDERINGS

Luminaire Schedule	Symbol	Tag	Qty	Description	LLF	Mounting Height	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
	B		32	6RLD G4 10LM 27K 90CRI 120 FRPC WWH M6 LED IC AT	0.880	10	1043	11.7	374.4	N.A.
	SL3 HS P2		3	RSX1 LED P2 30K R3 HS 70 CRI -MVOLT SPA (POLE MOUNTED)	0.880	20	6287	72.95	218.85	B1-U0-G2
	W		1	WDGE1 LED P1 30K 80CRI WW	0.910	7	1164	10.002	10	B0-U0-G0
	SL5		3	RSX1 LED P4 30K R5 70 CRI -MVOLT SPA (POLE MOUNTED)	0.880	20	15284	133.14	399.42	B4-U0-G2

Calculation Summary	Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy - Main	Fc		16.29	25.7	7.9	3.25	
Canopy - Rear	Fc		11.67	15.6	8.9	1.75	
Drive and sidewalks	Fc		2.43	8.1	0.5	4.86	16.20
Property Line - East	Fc		0.06	0.2	0.0	N.A.	N.A.
Property Line - North	Fc		0.12	0.5	0.0	N.A.	N.A.
Property Line - South	Fc		0.07	0.4	0.0	N.A.	N.A.
Property Line - West	Fc		0.00	0.0	0.0	N.A.	N.A.



1 SE1.1 PHOTOMETRIC SITE PLAN
1" = 20'-0"

RSX1 LED Area Luminaire

PARKING LIGHT - (SL3 & SL5)

Specifications
 Depth (D): 6.37" (162.6 mm)
 Length (L): 21.67" (550.4 mm)
 Width (W): 13.37" (339.6 mm)
 Height (H): 3.07" (77.9 mm)
 Weight (W): 22.0 lbs (10.0 kg)

Introduction
 The new RSX1 LED Area luminaire delivers maximum lumens per watt and offers the most advanced performance of an affordable price. The RSX1 delivers 12000 lm of lumens allowing it to replace 70W to 80W HID luminaires.

Design Object
 This luminaire is designed to provide uniform lighting for parking areas. It is designed to be mounted on a pole and is suitable for use in a variety of applications including parking lots, drive aisles, and walkways.

Ordering Information
 Example: RSX1 LED P4 40K R5 MVOLT SPA D08X2

Code	Part Number	Color	Finish	Package	Mounting
R0113	RSX1 P2	3000K	Black	SL3 HS P2	Pole Mount
R0114	RSX1 P4	3000K	Black	SL5	Pole Mount

LITHONIA LIGHTING

SSS SQUARE STRAIGHT STEEL

PARKING LIGHT POLE

Introduction
 The SSS Square Straight Steel luminaire is designed to provide uniform lighting for parking areas. It is designed to be mounted on a pole and is suitable for use in a variety of applications including parking lots, drive aisles, and walkways.

Ordering Information
 Example: SSS Square Straight Steel luminaire

Juno RLD Series LED Downlight Retrofit

6RLD G4 Series

Introduction
 The Juno RLD Series LED Downlight Retrofit is designed to provide uniform lighting for parking areas. It is designed to be mounted on a pole and is suitable for use in a variety of applications including parking lots, drive aisles, and walkways.

Specifications
 Depth (D): 3.14"
 Length (L): 7.50"
 Width (W): 1.41"

Ordering Information
 Example: Juno RLD Series LED Downlight Retrofit

WDGE1 LED Architectural Wall Sconce

EXTERIOR WALL PACK - (W)

Introduction
 The WDGE1 LED Architectural Wall Sconce is designed to provide uniform lighting for parking areas. It is designed to be mounted on a pole and is suitable for use in a variety of applications including parking lots, drive aisles, and walkways.

Specifications
 Depth (D): 5.51"
 Length (L): 1.57"
 Width (W): 9.75"

Ordering Information
 Example: WDGE1 LED Architectural Wall Sconce

ELECTRICAL NOTES

THIS PLAN IS BASED ON INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THIS PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERS SOCIETY (IES) APPROVED METHODS.

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING PLAN, AND INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT-CANDLES. THIS STUDY DOES NOT TAKE INTO ACCOUNT A CHANGE IN GRADE ELEVATION.

THE USE OF SENSOR TECHNOLOGIES, TIMERS OR OTHER MEANS TO ACTIVATE LIGHTING DURING TIMES WHEN IT WILL BE NEEDED IS ENCOURAGED TO CONSERVE ENERGY, PROVIDE SAFETY AND PROMOTE COMPATIBILITY BETWEEN DIFFERENT LAND USES. LOWER LIGHTING LEVELS AT OFF-PEAK TIMES ARE ENCOURAGED AS A SAFETY MEASURE.

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 JOB NO: 2022-214
 DESIGNED BY: TFS



NO	DATE	REVISION

PROJECT NAME:
7 BREW COFFEE

Lincoln Professional Park
 Lot 2
 Parker, CO

DRAWING TITLE:
PHOTOMETRIC SITE PLAN

FILE: XXX
 DRAWN BY: TFS
 CHECKED BY: AMF
 PROJ. NO: 040022.014
 DRAWING NO:

SE1.1