© 2023, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT/OWNER

PERRY STREET COLLECTIVE LLC
411 S. PERRY STREET
CASTLE ROCK, CO 80104
CONTACT: WES BRIN
P: (703) 463-6864

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. FLORIDA AVE, SUITE 425
DENVER, CO 80210
CONTACT: KRYSTA HOUTCHENS
P: (970)-380-7054

ARCHITECT

CAHEN ARCHITECTURAL GROUP P.C.
7000 E. BELLEVIEW AVE, SUITE 355
GREENWOOD VILLAGE, CO 80111
CONTACT: CRAIG CAHEN
P: (303) 743-0002 X211

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
1600 BROADWAY, SUITE 1600
DENVER, CO 80202
CONTACT: RODNEY MCNABB
P: (713) 817-2125

SURVEYOR

R&R ENINGEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, CO 80204
CONTACT: STACY JACOBS
P: (720) 390-5526

FIRE PROTECTION

FIRE AND RESCUE DEPARTMENT
TOWN OF CASTLE ROCK
300 PERTTY STREET
CASTLE ROCK, CO 80104
CONTACT: BRIAN DIMOCK
P: (303) 660-1066

SANITARY SEWER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
CONTACT: TINA CLOSE
P: (720) 733-6089

LIENHOLDER

INDEPENDENT BANK
DENVER TECH BRANCH
5950 S. WILLOW DR, SUITE 100
GREENWOOD VILLAGE,CO 80111

WATER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
CONTACT: TINA CLOSE
P: (720) 733-6089

STORM SEWER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
CONTACT: TINA CLOSE
P: (720) 733-6089

VICINITY MAP

SCALE: 1" = 500'

SITE PLAN SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1 OF 18	COVER SHEET
SHEET 2 OF 18	NOTES SHEET
SHEET 3 OF 18	SITE PLAN
SHEET 4 OF 18	GRADING PLAN
SHEET 5 OF 18	UTILITY PLAN
SHEET 6 OF 18	LANDSCAPE PLAN
SHEET 7 OF 18	404 PERRY STREET ELEVATIONS
SHEET 8 OF 18	414 PERRY STREET ELEVATIONS 1
SHEET 9 OF 18	414 PERRY STREET ELEVATIONS 2
SHEET 10 OF 18	411 4TH STREET ELEVATIONS 1
SHEET 11 OF 18	411 4TH STREET ELEVATIONS 2
SHEET 12 OF 18	PHOTOMETRIC PLAN AND SCHEDULE
SHEET 13 OF 18	404 PERRY STREET COLORED ELEVATIONS
SHEET 14 OF 18	414 PERRY STREET COLORED ELEVATIONS 1
SHEET 15 OF 18	414 PERRY STREET COLORED ELEVATIONS 2
SHEET 16 OF 18	411 4TH STREET COLORED ELEVATIONS 1
SHEET 17 OF 18	411 4TH STREET COLORED ELEVATIONS 2
SHEET 18 OF 18	BUILDING PLANS

SITE UTILIZATION TABLE

	PROPOSED
BUILDING COVERAGE	37.3% (6,467 SF)
PICNIC AREA COVERAGE	29.0% (5,059 SF)
STREET COVERAGE	0% (0 SF)
LANDSCAPE COVERAGE	15.2% (2,648 SF)
SIDEWALK COVERAGE	18.5% (3,219 SF)
GRAVEL COVERAGE	0% (0 SF)
PARKING COVERAGE	0% (0 SF)
TOTAL SITE	**100% (17,393 SF)**

LEGAL DESCRIPTION

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK, AND AS AMENDED BY LOT LINE VACATION CERTIFICATED RECORDED DECEMBER 5, 2012 UNDER RECEPTION NO. 2012093484, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT BENCHMARK

ELEVATIONS ARE BASED ON NGS POINT NO. 336 BEING A BENCHMARK DISK IN A GRANITE BOULDER AT THE FOOT OF A ROCK OUTCROP LOCATED 29 FEET SOUTH OF THE EAST ONE OF THREE LARGE PINE TREES AND 10 FEET ABOVE THE LEVEL OF THE HIGHWAY. ELEVATION = 6571.41 FEET (NAVD88 DATUM)

PROJECT BASIS OF BEARING

BASED ON THE NORTH LINE OF LOT 4A, BLOCK 11 OF THE TOWN OF CASTLE ROCK. SAID LINE BEARS NORTH 89 58'45" EAST, AND IS MONUMENTED AT THE WEST END BY A CHISELED "X" AND IS MONUMENTATED AT THE EAST END BY A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "LS6935".

811 Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ZONING COMPARISON TABLE

ZONING DISTRICT	B - BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT, CORE DISTRICT			
OVERLAY DISTRICT	DOD - DOWNTOWN OVERLAY DISTRICT			
DOD AREA	CORE			
DOWNTOWN PARKING AREA	NORTH NON-RESIDENTIAL			
	REQUIREMENT	PROVIDED (THIS SDP AMENDMENT)		
		414 N. PERRY ST (TAP ROOM)	404 N. PERRY ST. (FIDELIS)	411 N. 4TH ST. (CONTAINER STORE)
MINIMUM LOT SIZE SF/ACRES	17,393 SF/0.40 ACRES	17,393 SF/0.40 ACRES		
PERMITTED USES	TAP ROOM, RESTAURANT, RESTAURANT	TAP ROOM	RESTAURANT	RESTAURANT
USE BY SQUARE FOOTAGE	2,754 SF TAP ROOM 1,400 SF RESTAURANT 2,914 SF RESTAURANT	2,693 SF TAP ROOM	1,380 SF RESTAURANT	2,910 SF RESTAURANT
NON-RESIDENTIAL SQUARE FOOTAGE TOTAL	7,068 (OCCUPLIABLE AREA)	6,989 SF (OCCUPIABLE AREA) RESTAURANT & TAP ROOM		
SQUARE FOOTAGE TOTAL	7,068 (OCCUPLIABLE AREA)	6,989 SF (OCCUPIABLE AREA) RESTAURANT & TAP ROOM		
MAXIMUM LOT COVERAGE	87.5%	84.8%		
MINIMUM FRONT YARD SETBACK (PER CODE)	0 FEET	FIRST FLOOR: 1.1 FT SECOND FLOOR: N/A	FIRST FLOOR: 1.36 FT SECOND FLOOR: N/A	FIRST FLOOR: 2.12 FT SECOND FLOOR: 0.6 FT
MINIMUM REAR YARD SETBACK (PER CODE)	0 FEET	FIRST FLOOR: 16.34 FT SECOND FLOOR: N/A	FIRST FLOOR: 71.2 FT SECOND FLOOR: N/A	FIRST FLOOR: N/A SECOND FLOOR: N/A
MINIMUM SIDE YARD SETBACK (PER CODE)	0 FEET	FIRST FLOOR: 1.0 FT SECOND FLOOR: N/A	FIRST FLOOR: N/A SECOND FLOOR: N/A	FIRST FLOOR: 3.78 FT SECOND FLOOR: 1.2 FT
MINIMUM SIDE YARD TO STREET SETBACK (PER CODE)	0 FEET	FIRST FLOOR: N/A SECOND FLOOR: N/A	FIRST FLOOR: 11.96 FT SECOND FLOOR: N/A	FIRST FLOOR: N/A SECOND FLOOR: N/A
MINIMUM BUILDING SETBACK TO ROADWAY	20 FEET MAXIMUM FOR A MINIMUM OF 25% OF BUILDING LENGTH	100% OF BUILDING FACADE FACING PERRY STREET IS WITHIN 20' SETBACK	45% OF PROPOSED BUILDING FACADE FACING PERRY STREET IS 20' SETBACK	100% OF BUILDING FACADE FACING 4TH STREET IS WITHIN 20'
MAXIMUM STORIES	4 STORIES	1 STORY	1 STORY	3 STORIES
MAXIMUM BUILDING HEGHT	60 FEET	24'-4"	14'-7"	28'-6"
MINIMUM PARKING	1 PARKING SPACE PER 500 SF OF NEW CONSTRUCTION MINUS ANY EXISTING SF REMOVED, AND FIRST 2,000 SF EXEMPT	EXISTING 2-STORY STRUCTURE WITH USABLE BASEMENT SURVEYED BUILDING AREA TO BE DEMO'D: FIRST FLOOR=1,340 SF 2ND FLOOR=360 SF	EXISTING 1-STORY STRUCTURE WITH PARTIAL DEMOLITION SURVEYED BUILDING AREA: EX. STRUCTURE=777 SF TO REMAIN & 211 SF TO BE DEMO'D	EXISTING 1-STORY STRUCTURE SURVEYED BUILDING AREA TO BE DEMO'D: FIRST FLOOR=2,508 SF
		TOTAL EXISTING SQUAREFOOTAGE = 5,273 SF (OCCUPIABLE AREA)		
		6,989 NEW SQUARE FOOTAGE - 5,273 EXISTING SQUARE FOOTAGE - 2000 SQUARE FOOTAGE EXEMPTION = -284 SQUARE FEET TO BE PARKED = 0 PARKING SPACES REQUIRED		
MINIMUM WINDOW TRANSPARENCY				
MINIMUM WINDOW TRANSPARENCY AT THE PEDESTRIAN LEVEL	35% FOR THE MAIN FRONT ELEVATION	55.8% FOR PERRY STREET (14.8'/26.5')	72.5% FOR PERRY STREET (14.0'/19.3')	45% FOR 4TH STREET (13.0'/28.7')
		TOTAL WINDOW TRANSPARENCY = 14.8' TRANSPARENCY ZONE = 26.5'	TOTAL WINDOW TRANSPARENCY = 14.0' TRANSPARENCY ZONE = 19.3'	TOTAL WINDOW TRANSPARENCY = 13.0' TRANSPARENCY ZONE = 28.7'
	30% FOR THE SIDE ELEVATION THAT FACES A PUBLIC ROADWAY	N/A	73.7% FOR 4TH STREET (14.0'/19.0')	N/A
		N/A	TOTAL WINDOW TRANSPARENCY = 14.0' TRANSPARENCY ZONE = 19.0'	N/A

USE BY SQUARE FOOTAGE NOTE

PROPOSED AND EXISTING SQUARE FOOTAGE OF PROPOSED STRUCTURES AND USES INCLUDES ONLY OCCUPIABLE AREA.

PURPOSE STATEMENT

THE PROPOSED AMENDMENT TO THE APPROVED SDP HAS THE FOLLOW CHANGES WITHIN IT:
- SHIFTED THE NORTHERN MOST BUILDING (414 N. PERRY) APPROXIMATELY 15' SOUTH
- REMOVAL OF THE PREVIOUSLY CONSTRUCTED CANOPY AREA AND ALL FOOTINGS.
- REMOVAL OF EXISTING SHED ALONG THE ALLEYWAY ON THE EASTERN PORTION OF THE SITE.
- ADDITION OF ALLEYWAY PAVEMENT TO CONSTRUCT ALLEYWAY TO FULL CROSS SECTION.
- ADJUSTMENTS TO THE RESTAURANT ON THE SOUTHEAST PORTION OF THE SITE (411 N. PERRY).
- ADDITION OF PICNIC TABLES WITHIN THE EXISTING CONCRETE PATIO AREA.

CIVIL ENGINEER'S STATEMENT

I, KRYSTA M. HOUTCHENS, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

KRYSTA HOUTCHENS, P.E. #49550 — DATE

SURVEYOR'S CERTIFICATE

I, _____, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENT THAT SURVEY.

PROFESSIONAL LAND SURVEYOR — DATE

DESIGN REVIEW BOARD APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20_____ .

CHAIR — DATE

DIRECTOR OF DEVELOPMENT SERVICES — DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20_____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER BY: _____
DEPUTY

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____
PERRY STREET COLLECTIVE LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____ , 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____
BY _____ AS_____ OF PERRY STREET COLLECTIVE LLC.

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL THE MORTGAGEES ADN LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED APRIL 29, 2022 AT RECEPTION NO. 2022032174, DOUGLAS COUNTY, COLORADO. SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
INDEPENDENT BANK

SIGNED THIS _____ DAY OF _____ , 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ AS _____
OF _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO BE BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____ , 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ AS _____
OF _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
COVER SHEET

PROJECT NO: PER001.01
DESIGNED BY: KMH
DRAWN BY: KMH
DATE: 10/25/2022

1
SHEET 1 OF 18

9/28/2023 11:31 AM P:\PERRY STREET SOCIAL DISTRICT\CO, CASTLE ROCK - PERRY STREET SOCIAL (4TH & PERRY)\08 CAD\SDP\PO\0 COVER SHEET.DWG

© 2023, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK STANDARD NOTES:

SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0301G DATED MARCH 16, 2016.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS. REVISED: 11/5/2019
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENTS.
10. THIS SITE IS ZONED B-BUSINESS/COMMERCIAL WITHIN THE DOWNTOWN OVERLAY DISTRICT.
11. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
12. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
13. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
14. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN. REVISED: 11/5/2019

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEM MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

811 Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
NOTES SHEET

PROJECT NO:	PER001.01
DESIGNED BY:	KMH
DRAWN BY:	KMH
DATE:	10/25/2022

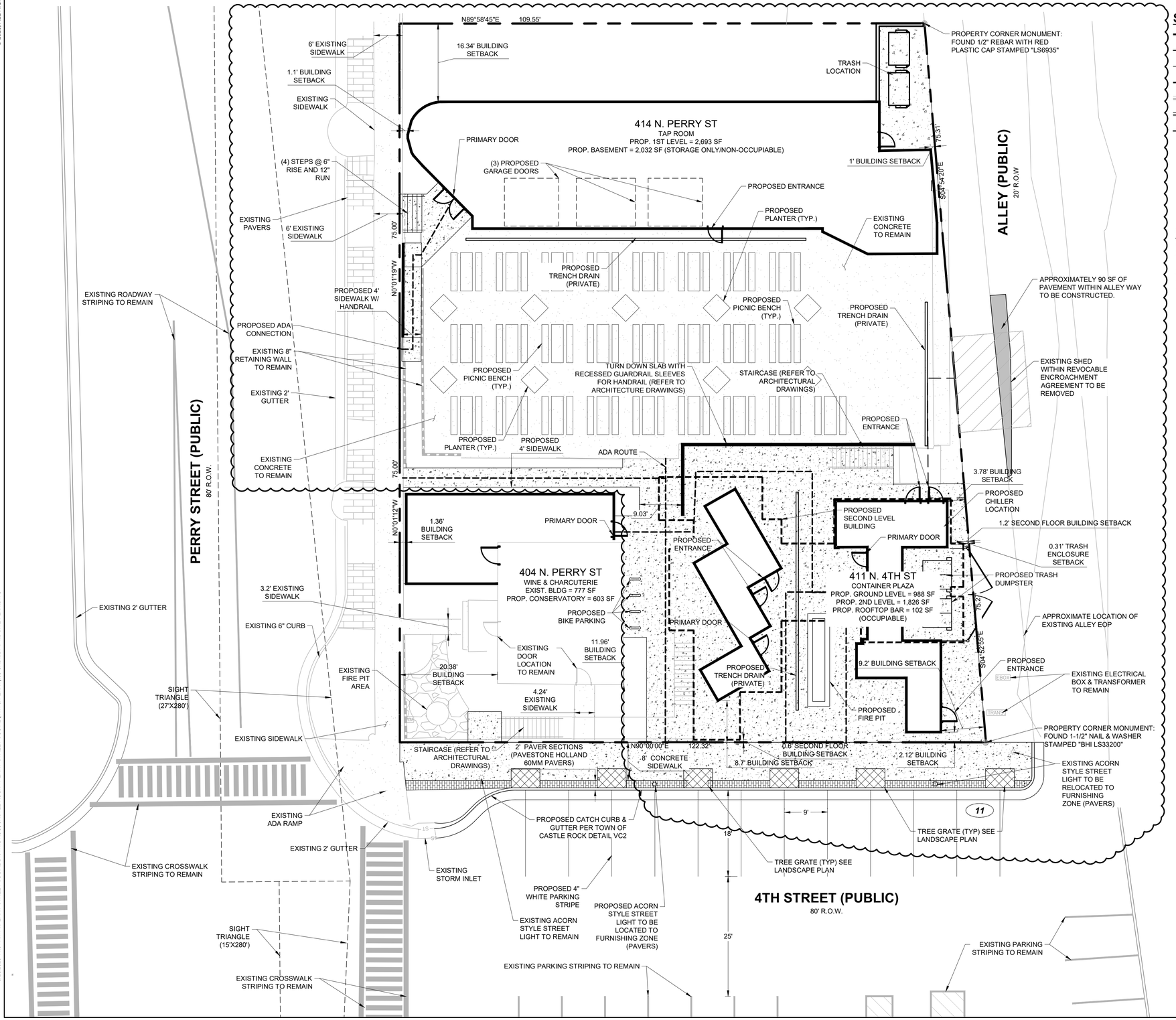
2
SHEET 2 OF 18

9/28/2023 11:31 AM P:\PERRY STREET SOCIAL DISTRICT\CO, CASTLE ROCK - PERRY STREET SOCIAL (4TH & PERRY)\08 CAD\SDP\P0.0 COVER SHEET.DWG

© 2023, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- REQUIRED BUILDING SETBACK
- PROPOSED BUILDING OUTLINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- DENOTES ADA ROUTE
- PARKING COUNT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SITE LIGHTING
- EXISTING CONCRETE PAVEMENT

GENERAL NOTES:

1. THE PROJECT SITE IS NOT WITHIN A WETLAND BOUNDARY.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS OTHERWISE NOTED. SEE UTILITY SHEET FOR LOCATION.
3. SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO REVIEWS AND PERMITS.
4. REFER TO SHEET A1 FOR NET FLOOR AREA OF THE PROPOSED USES.
5. ALL FEATURES IN SITE SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.

N

0 10 20

1 INCH = 10 FT.

811 Know what's **below.** **Call** before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
SITE PLAN

PROJECT NO:	PER001.01
DESIGNED BY:	KMH
DRAWN BY:	KMH
DATE:	10/25/2022

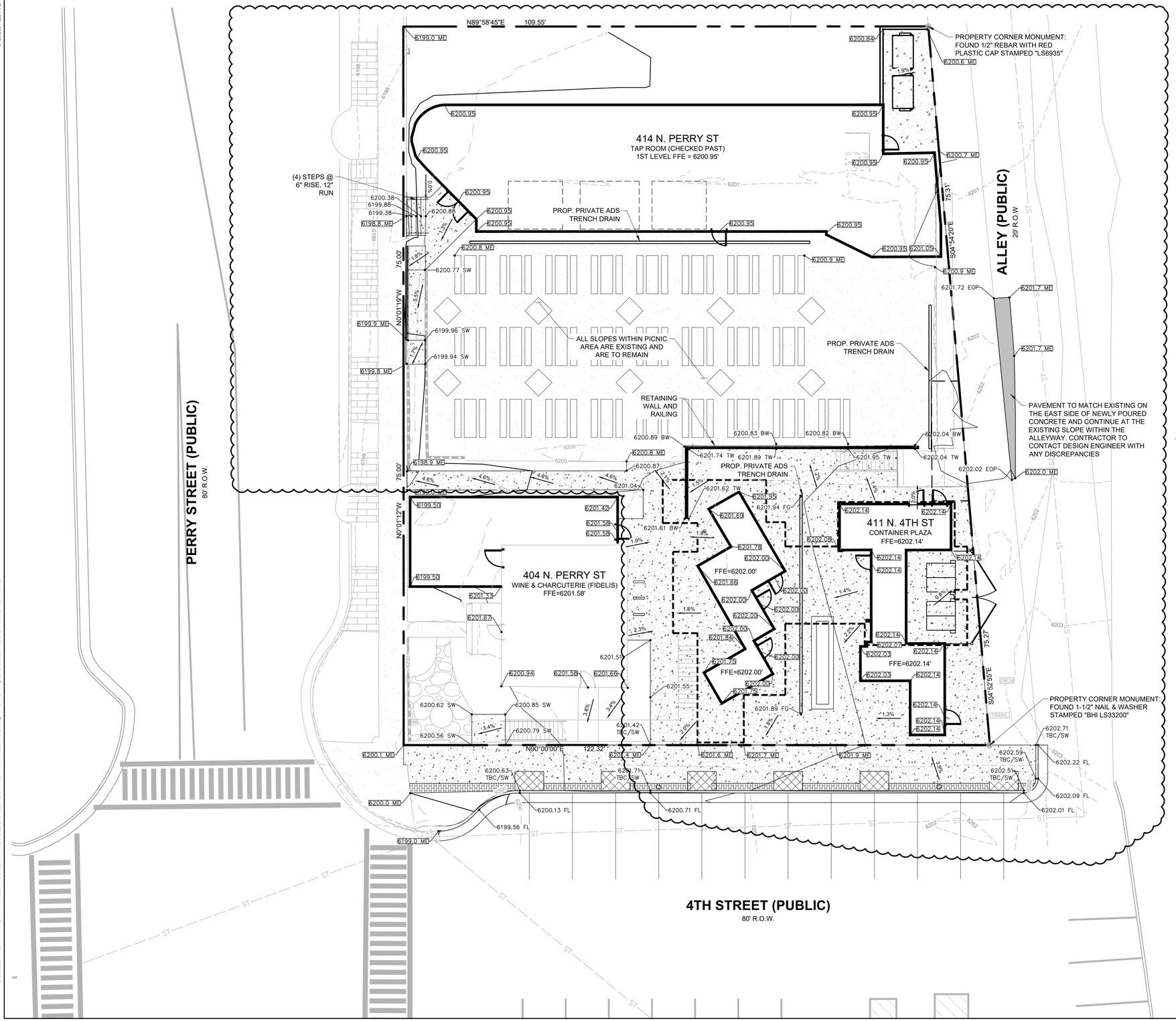
3
SHEET 3 OF 18

9/28/2023 11:31 AM P:\PERRY STREET SOCIAL DISTRICT\CO, CASTLE ROCK - PERRY STREET SOCIAL (4TH & PERRY)\08 CAD\SDP\P1.0 SITE PLAN.DWG

© 2023, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRADING PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY
	PROPOSED EASEMENT
5200	EXISTING MAJOR CONTOUR
5200	EXISTING MINOR CONTOUR
5200	PROPOSED MAJOR CONTOUR
5200	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING OUTLINE
	PROPOSED SPILL CURB
	PROPOSED SIDEWALK
5256.21 FL	PROPOSED FLOWLINE ELEVATION
5256.21	PROPSOED EXTERIOR GRADE AT FOUNDATION
5256.21 SW	PROPSOED SIDEWALK ELEVATION
5256.21 ME	PROPOSED GRADE TO MATCH EXISTING
5256.21 FG	PROPOSED FINISHED GRADE
3.1%	FLOW ARROW AND GRADE
	PROPOSED ADA ROUTE

GRADING NOTES:

1. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROMTHE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.

N

0 10 20

1 INCH = 10 FT.

Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
GRADING PLAN

PROJECT NO:	PER001.01
DESIGNED BY:	KMH
DRAWN BY:	KMH
DATE:	10/25/2022

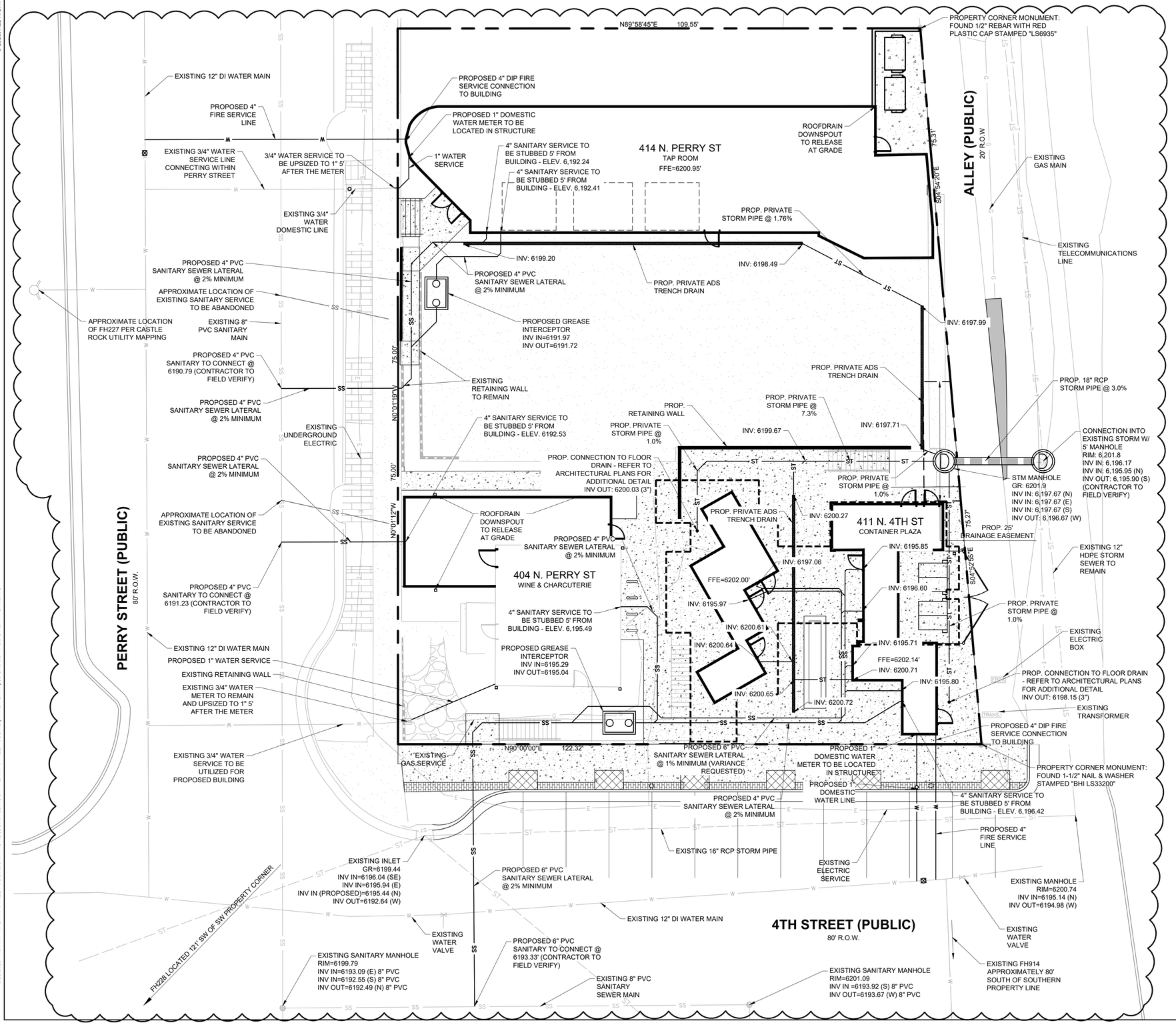
4
SHEET 4 OF 18

9/28/2023 11:31 AM P:\PERRY STREET SOCIAL DISTRICT\CO. CASTLE ROCK - PERRY STREET SOCIAL (4TH & PERRY)\08 CAD\SDP\P2.0 GRADING PLAN.DWG

© 2023, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



UTILITY PLAN LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- PROPOSED CATCH CURB
- PROPOSED SPILL CURB
- PROPOSED WALL
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED/EXISTING STORM INLET
- PROPOSED/EXISTING SANITARY SEWER LINE
- PROPOSED/EXISTING WATER LINE
- PROPOSED/EXISTING ELECTRIC LINE
- PROPOSED/EXISTING TELECOM LINE
- PROPOSED/EXISTING GAS LINE
- PROPOSED/EXISTING RETAINING WALL

UTILITY NOTES

1. ALL PROPOSED EASEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
5. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.

N

0 10 20

1 INCH = 10 FT.

811 Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE

PRELIMINARY NOT FOR CONSTRUCTION

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
UTILITY PLAN

PROJECT NO:	PER001.01
DESIGNED BY:	KMH
DRAWN BY:	KMH
DATE:	10/25/2022

5
SHEET 5 OF 18

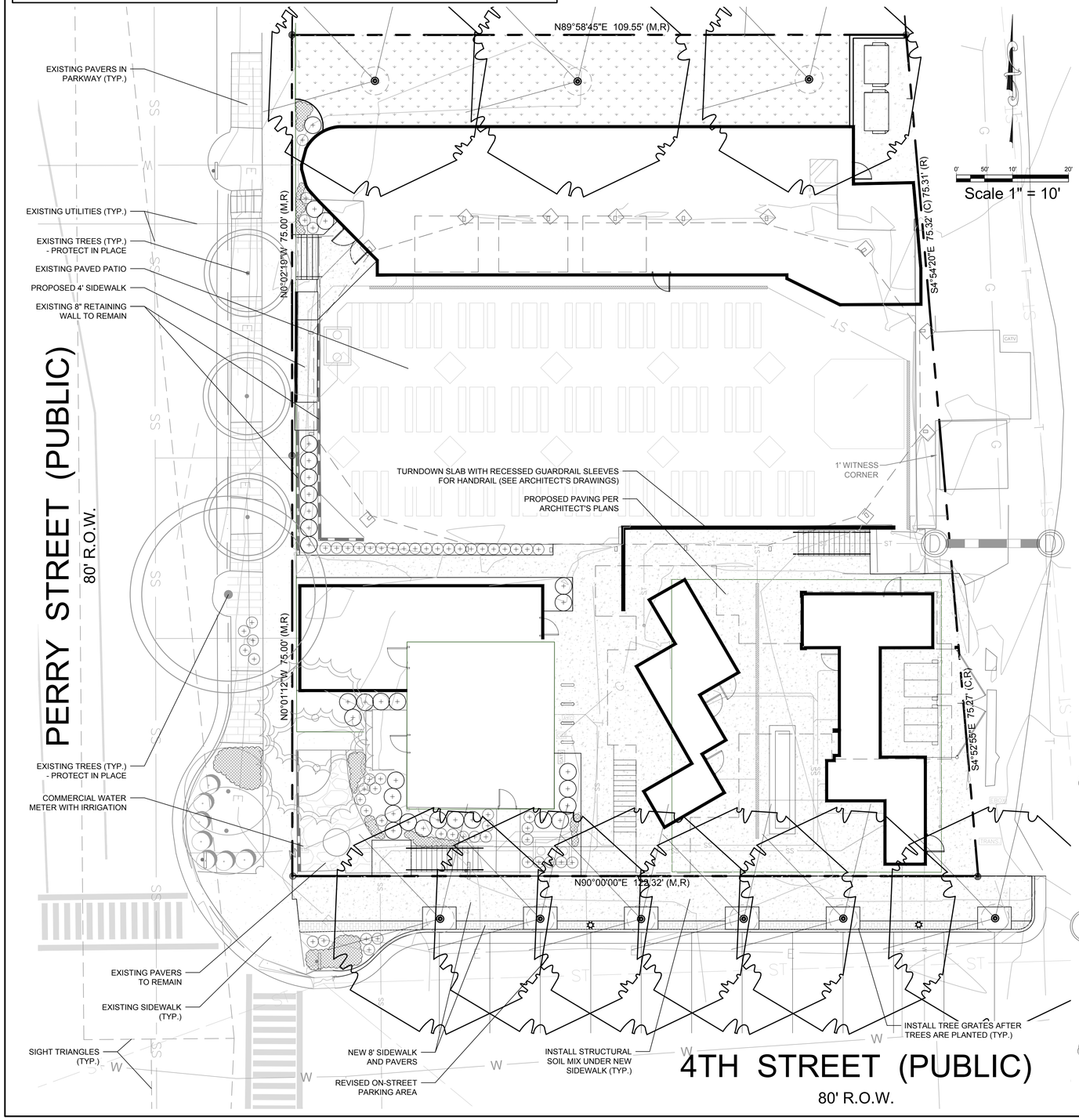
9/29/2023 11:31 AM P:\PERRY STREET SOCIAL DISTRICT\CO_CASTLE ROCK - PERRY STREET SOCIAL (4TH & PERRY)\08 CAD\SDP\P3.0 UTILITY PLAN.DWG

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
9. If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
10. No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
14. 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 or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
15. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.



CLWUR (Composite landscape water use rating) Chart

Project Name: Perry Street Social District

Site Development Plan (SDP) Number: SDP23-0019

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
Drip	All plants	3.5	L	100	2433	2	2648	1.84
						Total of the CLWUR		1.84

Reference Chapter 13.20 of the Castle Rock Municipal Code

SITE DEVELOPMENT PLAN NON-RESIDENTIAL SITE INVENTORY

Town of Castle Rock Registered Professional: LAWRANCE M. LESSER

Town of Castle Rock Registration #: State of Colorado License Landscape Architect # LA-188

Company Name: EVERGREEN DESIGN GROUP, INC. Address: 1600 BROADWAY, SUITE 1600, DENVER, CO 80202

Phone: 800.680.6630 X5 Email: LARRY@EVERGREENDESIGNGROUP.COM Date: 9/26/2023

Project Name: PERRY STREET SOCIAL DISTRICT

Please add values/quantity in the shaded areas. Provided values/quantity must be equal to or greater than the required value/quantity.

Gross Site Area	Required Landscape	Provided Landscape Area	Required Trees *(2 trees / 1,000 sqft)*	Provided Trees	Required Shrubs *(4 shrubs / 1,000 sqft)*	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
17,393	0	2,531	0	3	0	87	2.5
Turf Grass Square Footage (SF)*	**Required Landscape Coverage Percentage (75% minimum)**	**Provided Landscape Coverage at Maturity (SF)**	**Required Nonliving Ornamental Percentage *(25% maximum)***	**Provided Nonliving Ornamental Area in Landscape (SF)**	**Required Large Canopy Decidious Tree (50% minimum)**	**Provided Large Canopy Decidiuous Shade Tree**	**Separate Irrigation Service Connections**
0	0	1,300	0	0	0	3	Yes ____ No __X_

SITE DEVELOPMENT PLAN STREETSCAPE* - DOWNTOWN OVERLAY DISTRICT

Street Name/Tract	Linear Feet (LF)**	Required Street Trees *(1 tree per 22 LF)*	Provided Street Trees	Required Shrubs *(5 per required tree)*	Provided Street Shrubs	Required Perennials *(7 per required tree)*	Provided Perennials
Perry Street	150	7	6	35	12 (7 ex, 5 prop)	49	49
4th Street	122	6	6	30	5	42	42

Note: existing trees and shrubs, existing utilities, and lack of physical space, preclude showing the required quantities of streetscape plants.

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual
*Streetscape does not count towards overall site landscape requirements
*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
**Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.

PLANT TYPE SCHEDULE - ONSITE

PLANT TYPE	HYDROZONE	QUANTITY
DECID. SHADE TREES (EXISTING, PROPOSED) LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2 (TWO) INCHES IN CALIPER MEASURED 6 (SIX) INCHES ABOVE GROUND. LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3 (THREE) INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN 8 (EIGHT) FEET IN WIDTH.	LOW TO MODERATE	3
EVERGREEN TREES (existing) EVERGREEN TREES SHALL BE A MINIMUM OF 6 (SIX) FEET IN HEIGHT, MEASURED TO THE MIDPOINT OF THE MOST RECENT YEAR'S GROWTH.	VERY LOW TO LOW	2
MEDIUM SHRUBS/GRASSES SHRUBS AND ORNAMENTAL GRASSES SHALL BE A MINIMUM OF 5 (FIVE) GALLON CONTAINER IN SIZE.	VERY LOW TO LOW	31
SMALL SHRUBS/GRASSES SHRUBS AND ORNAMENTAL GRASSES SHALL BE A MINIMUM OF 5 (FIVE) GALLON CONTAINER IN SIZE.	VERY LOW TO LOW	46
PERENNIALS PERENNIALS, GROUNDCOVERS, AND VINES SHALL BE A MINIMUM OF 1 (ONE) GALLON CONTAINER IN SIZE.	VERY LOW TO LOW	50
NATIVE SEED GRASS SEED PLANTING QUALITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS, AND SHALL PROVIDE A MINIMUM GROUND COVER OF 80 (EIGHTY) PERCENT WITHIN THE FIRST GROWING SEASON.		

PLANT TYPE SCHEDULE - STREETSCAPE

PLANT TYPE	HYDROZONE	QUANTITY
DECID. SHADE TREES (EXISTING, PROPOSED) LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2 (TWO) INCHES IN CALIPER MEASURED 6 (SIX) INCHES ABOVE GROUND. LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3 (THREE) INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN 8 (EIGHT) FEET IN WIDTH.	LOW TO MODERATE	10
DECIDUOUS ORNAMENTAL TREES (EXISTING)	LOW TO MODERATE	2
SMALL SHRUBS (EXISTING, PROPOSED) SHRUBS AND ORNAMENTAL GRASSES SHALL BE A MINIMUM OF 5 (FIVE) GALLON CONTAINER IN SIZE.	VERY LOW TO LOW	17
PERENNIALS PERENNIALS, GROUNDCOVERS, AND VINES SHALL BE A MINIMUM OF 1 (ONE) GALLON CONTAINER IN SIZE.	VERY LOW TO LOW	91

NOTE: PROPOSED TREES ARE SHOWN AT APPROXIMATE MATURE SIZE. CENTER DASHED GREY CIRCLE SHOWS APPROXIMATE PLANTED SIZE.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

TOTAL LANDSCAPE AREA

TOTAL LANDSCAPE AREA: 2,648 SF

LAWRANCE M. LESSER 188 01/01/2008 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

9/26/2023

EVERGREEN DESIGN GROUP
(800) 680-6630
1600 Broadway, Suite 1600
Denver, CO 80202
www.EvergreenDesignGroup.com

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

DATE | BY | No. | REVISION

NOT FOR CONSTRUCTION

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S Cherry St. Suite 300
Glendale, CO 80246
303-572-7997 www.ees.us.com

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
LANDSCAPE PLAN

PROJECT NO: PER001.01
DESIGNED BY: LML
DRAWN BY: LML
DATE: 10/25/22

6
SHEET 6 OF 18

© 2022. ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

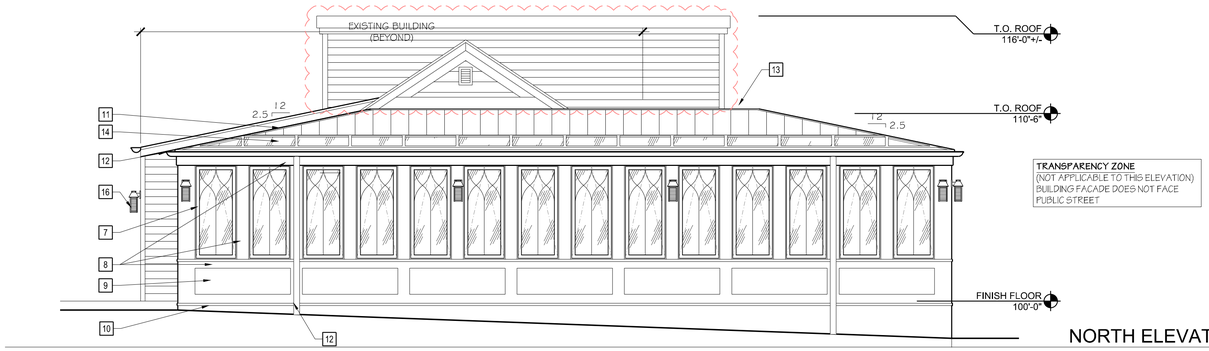
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
FD-1	FIBERGLASS DOOR	ENTRY DOOR			WHITE		
MT-1	24 GAUGE STEEL	CONSERVATORY ROOF	BERRIDGE	TEE-PANEL - STRAIGHT	HARTFORD GREEN	12 3/4" COVERAGE	
MT-2	ALUMINUM	CONSERVATORY GUTTER / DOWNSPOUT	T.B.D.	HALF ROUND GUTTER / ROUND DOWNSPOUT	MATCH BERRIDGE HARTFORD GREEN	6" GUTTER / 4" DOWNSPOUT	
MT-3	ALUMINUM	HOUSE GUTTER / DOWNSPOUT	T.B.D.	HALF ROUND GUTTER / ROUND DOWNSPOUT	WHITE	6" GUTTER / 4" DOWNSPOUT	
MT-4	METAL CLAD	CONSERVATORY WINDOWS	ANDERSEN	CASEMENT & AWNING WINDOW	MATCH BERRIDGE HARTFORD GREEN		
MT-5	ALUMINUM	CONSERVATORY ROOF RIDGE	KING ARCHITECTURAL METALS	TRIAD SPEAR 43-12-F34	MATCH BERRIDGE HARTFORD GREEN	4 1/4" HIGH	
P-1	PAINT	EXISTING SIDING / TRIM	SHERWIN WILLIAMS		SW 7005 - PURE WHITE		
P-2	PAINT	EXISTING FASCIA	SHERWIN WILLIAMS		SW - GRAY		
P-3	PAINT	CONSERVATORY TRIM	SHERWIN WILLIAMS		SW 7005 - PURE WHITE		
P-4	PAINT	CONSERVATORY PANEL	SHERWIN WILLIAMS		MATCH BERRIDGE HARTFORD GREEN		
P-5	PAINT	BENCH SUPPORTS	SHERWIN WILLIAMS		SW 6258 - TRICORN BLACK		
SD-1	LAP SIDING	NORTH SIDE OF EXISTING BUILDING			MATCH EXISTING LAP SIDING	4" EXPOSURE	

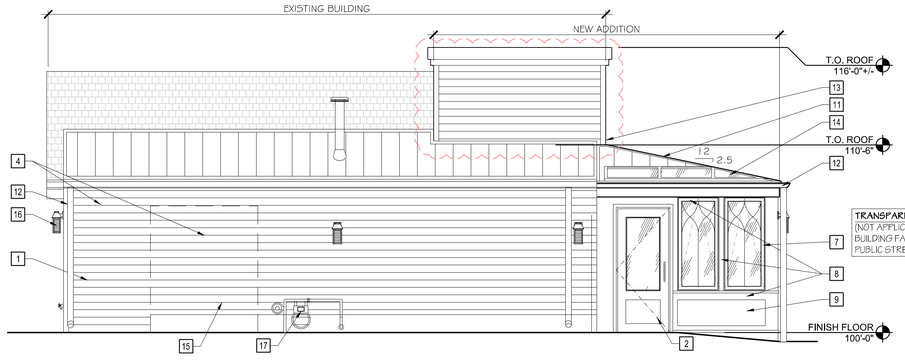
KEY PLAN

1. EXISTING EXTERIOR SIDING (P-1)
2. FIBERGLASS DOOR (FD-1)
3. EXISTING BAY WINDOW, PAINT (P-3)
4. EXISTING WOOD FASCIA (P-2)
5. EXISTING WOOD RAILING, PAINT (P-4)
6. EXISTING WOOD POST (P-3)
7. ALUMINUM CLAD WOOD WINDOW, TYP (MT-4)
8. HARDIETRIM BOARD, TYP (P-3)
9. HARDIE PANELS WITH TRIM (P-4)
10. FOUNDATION WALL SYSTEM, PAINTED
11. STANDING SEAM METAL ROOF (MT-1)
12. PREFINISHED GUTTER & DOWNSPOUT SYSTEM (MT-2)(MT-3)
13. DECORATIVE FINIALS (MT-5)
14. ALUMINUM WINDOWS, RE: ROOF PLAN FOR LOCATIONS
15. NEW EUSERC CABINET (P-3)
16. WALL MOUNTED LIGHT FIXTURE
17. EXISTING GAS METER AND LINES
18. SPLIT LITE WINDOW TO REPLACE EXISTING, FILM AT BOTTOM HALF (P-1)
19. SMOOTH METAL PANEL TO MATCH STANDING SEAM (MT-4)



TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE
PUBLIC STREET

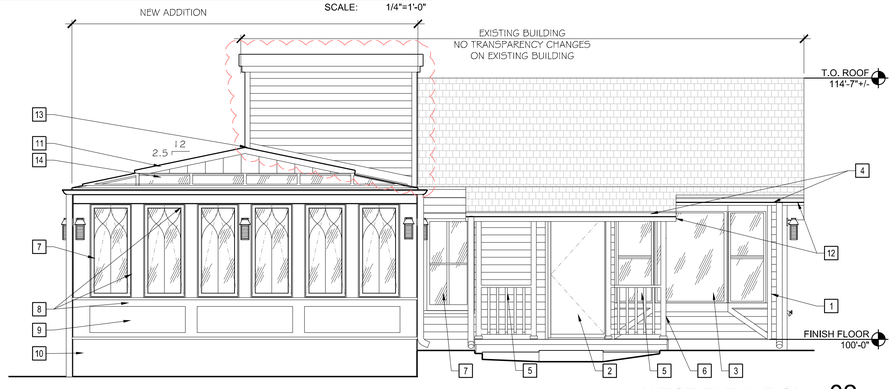
NORTH ELEVATION 03
SCALE: 1/4"=1'-0"



TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE
PUBLIC STREET

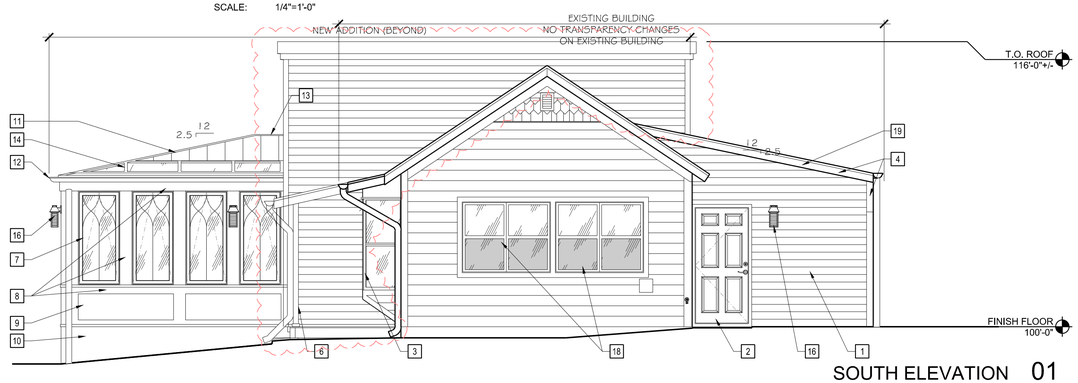
EAST ELEVATION 05
SCALE: 1/4"=1'-0"

TRANSPARENCY ZONE (FRONT ELEVATION)
DESIGN GUIDELINES CH. 17.42.080 35% TRANSPARENCY
19.3 lf = TRANSPARENCY ZONE
6.7 lf = 35% REQUIRED TRANSPARENCY
14.0 lf = PROVIDED TRANSPARENCY



WEST ELEVATION 02
SCALE: 1/4"=1'-0"

TRANSPARENCY ZONE (SIDE ELEVATION)
DESIGN GUIDELINES CH. 17.42.080
30% TRANSPARENCY
19.0 lf = TRANSPARENCY ZONE
5.7 lf = 30% REQUIRED TRANSPARENCY
14.0 sf = PROVIDED TRANSPARENCY



SOUTH ELEVATION 01
SCALE: 1/4"=1'-0"

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below. Call before you dig.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAREN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

7
OF 18

9/19/2023 3:11 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTAL\WORKING FILES\SHEET 7 - FIDELIS -EXTERIOR ELEVATIONS B&W.DWG

© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

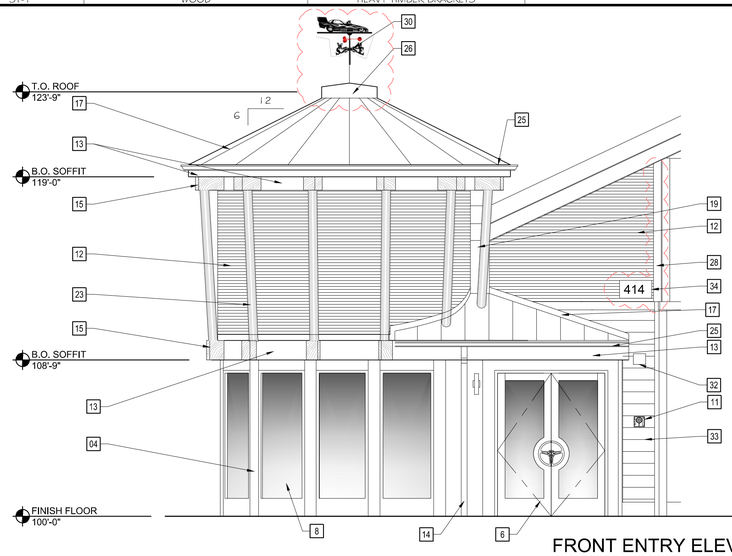
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIALS & FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
SD-1	CEMENT LAP SIDING	GENERAL	JAMES HARDIE	CEMENT BOARD	KHAKI BROWN	8"	
SD-2	CEMENT TRIM	GENERAL	JAMES HARDIE	CEMENT BOARD	BURLY BROWN	VARIES, RE: ELEVATIONS	
MT-1	PREFINISHED ALUMINUM CLAD WINDOW	WINDOWS	ANDERSEN WINDOWS & DOORS	WINDOW	RED ROCK		
MT-2	CORRUGATED METAL	GENERAL	BRIDGER STEEL	CORRUGATED WALL PANELS	GALVANIZED	1/2"	GALVANIZED COLOR BY BRIDGER STEEL IS FINISH COLOR DESIGNATION
MT-3	METAL	PARAPET FLASHING, METAL TRIM, STANDING SEAM METAL ROOFING	BERRIDGE	PREFINISHED METAL	BURGUNDY		
MT-4	METAL	FASCIA, GUTTERS / DOWNSPOUTS	MATCH BERRIDGE COLOR	PREFINISHED METAL	GALVALUME		
P-1	METAL	H.M. DOORS	SHERWIN WILLIAMS	PAINT	SW 4027 GALVANO		
P-2	METAL	6" + 8" ROUND STEEL POSTS PRIMED	SHERWIN WILLIAMS	PAINT	BLACK		
ST-1	WOOD	HEAVY TIMBER BRACKETS		WOOD STAIN	DARK BROWN		

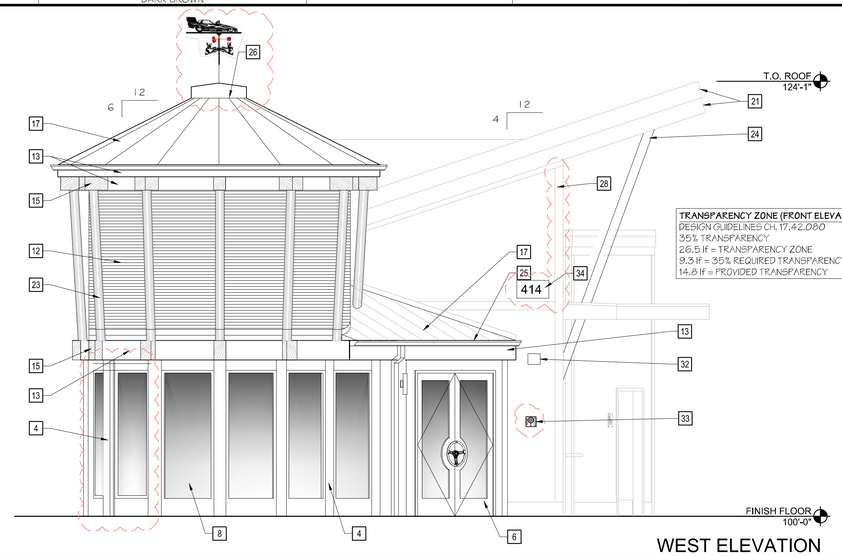
KEY NOTES

1. 1 X 3.5 HARDIE TRIM, SD-2
2. 1 X 5.5 HARDIE TRIM, SD-2
3. 1 X 7.25 HARDIE TRIM, SD-2
4. 1 X 9.25 HARDIE TRIM, SD-2
5. 1 X 11.25 HARDIE TRIM, SD-2
6. FIBERGLASS DOOR, RE: SCHEDULES, MT-1
7. HOLLOW METAL DOOR & FRAME, RE: SCHEDULES, P-1
8. ALUMINUM CLAD WOOD WINDOWS, RE: SCHEDULES, MT-1
9. NOT USED
10. RESTROOM SIGNS
11. HARDIE PLANK LAP SIDING, SD-1
12. CORRUGATED METAL PANELS, MT-2.
13. METAL FASCIA, MT-4
14. DOWNSPOUT, MT-4
15. DECORATIVE HEAVY TIMBER BRACKET, ST-1
16. EYEBROW CANOPY, COLOR MATCH SD2
17. STANDING SEAM METAL ROOF, MT-3
18. TONGUE & GROOVE BOARDS, ST-1
19. CORRUGATED METAL TRIM, MT-2
20. METAL PARAPET COPING, MT-3
21. HARDIE TRIM FASCIA, SD-2
22. OVERHEAD DOOR, RE: SCHEDULE
23. 6" Ø METAL POST, P-2
24. 8"Ø STEEL TUBE, PAINTED, P-2
25. PREFINISHED GUTTER SYSTEM, MT-4
26. CUSTOM ROOF FLASHING CAP
27. CMU WALL & TRASH ENCLOSURE
28. HARDIE TRIM CORNER, SD-2
29. NOT USED
30. WIND VANE BY OWNER
31. 16"W X 1'4"H WOOD TRIM AT PIPE PENETRATION
32. WALL MOUNTED LIGHT FIXTURE, RE: PHOTOMETRIC
33. KNOX BOX, 4400 SERIES MOUNTED 5-6 FEET A.F.F.
34. BUILDING ADDRESS, FINAL LOCATION TO BE DETERMINED BY FIRE DEPARTMENT



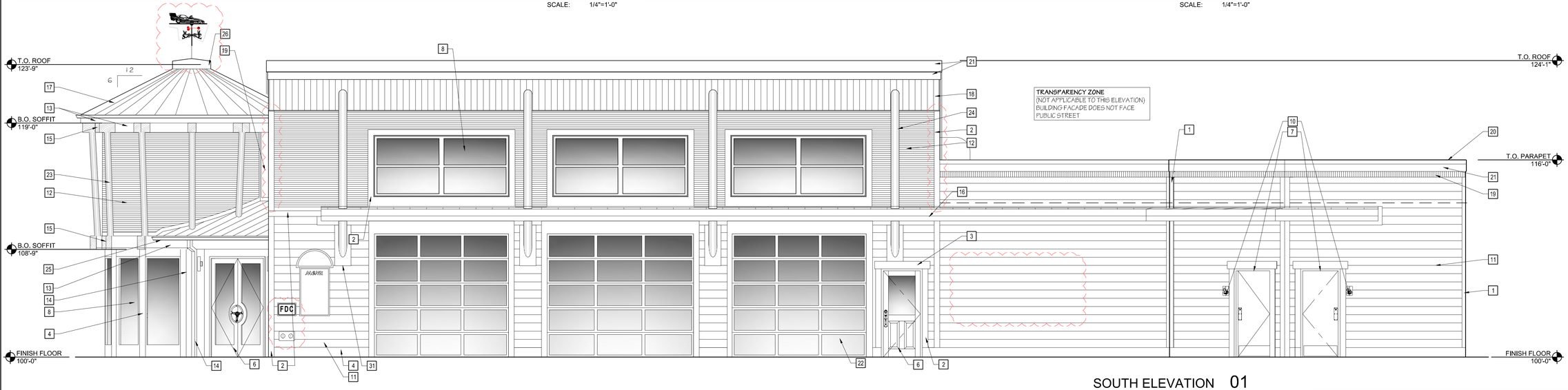
FRONT ENTRY ELEVATION 03

SCALE: 1/4"=1'-0"



WEST ELEVATION 02

SCALE: 1/4"=1'-0"



SOUTH ELEVATION 01

SCALE: 1/4"=1'-0"

811 Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN

PERRY STREET SOCIAL DISTRICT

410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

9/18/2023 3:12 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 8 - CHECKERED PAST - EXTERIOR ELEVATIONS B&W.DWG

© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

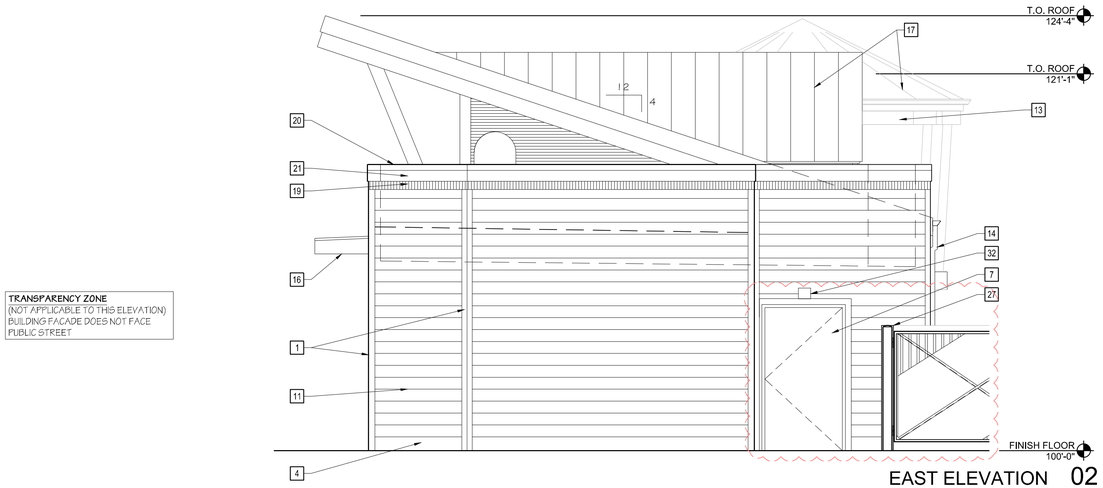
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIALS & FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
SD-1	CEMENT LAP SIDING	GENERAL	JAMES HARDIE	CEMENT BOARD	KHAKI BROWN	8"	
SD-2	CEMENT TRIM	GENERAL	JAMES HARDIE	CEMENT BOARD	BURLY BROWN	VARIES, RE: ELEVATIONS	
MT-1	PREFINISHED ALUMINUM CLAD WINDOW	WINDOWS	ANDERSEN WINDOWS & DOORS	WINDOW	RED ROCK		
MT-2	CORRUGATED METAL	GENERAL	BRIDGER STEEL	CORRUGATED WALL PANELS	GALVANIZED	**1/2"**	GALVANIZED COLOR BY BRIDGER STEEL IS FINISH COLOR DESIGNATION
MT-3	METAL	PARAPET FLASHING, METAL TRIM, STANDING SEAM METAL ROOFING	BERRIDGE	PREFINISHED METAL	BURGUNDY		
MT-4	METAL	FASCIA, GUTTERS / DOWNSPOUTS	MATCH BERRIDGE COLOR	PREFINISHED METAL	GALVALUME		
P-1	METAL	H.M. DOORS	SHERWIN WILLIAMS	**PAINT**	SW 4027 GALVANO		
P-2	METAL	6" + 8" ROUND STEEL POSTS PRIMED	SHERWIN WILLIAMS	**PAINT**	BLACK		
ST-1	WOOD	HEAVY TIMBER BRACKETS		WOOD STAIN	DARK BROWN		

KEY NOTES

1. 1 X 3.5 HARDIE TRIM, SD-2
2. 1 X 5.5 HARDIE TRIM, SD-2
3. 1 X 7.25 HARDIE TRIM, SD-2
4. 1 X 9.25 HARDIE TRIM, SD-2
5. 1 X 11.25 HARDIE TRIM, SD-2
6. FIBERGLASS DOOR, RE: SCHEDULES, MT-1
7. HOLLOW METAL DOOR & FRAME, RE: SCHEDULES, P-1
8. ALUMINUM CLAD WOOD WINDOWS, RE: SCHEDULES, MT-1
9. NOT USED
10. RESTROOM SIGNS
11. HARDIE PLANK LAP SIDING, SD-1
12. CORRUGATED METAL PANELS, MT-2.
13. METAL FASCIA, MT-4
14. DOWNSPOUT, MT-4
15. DECORATIVE HEAVY TIMBER BRACKET, ST-1
16. EYEBROW CANOPY, COLOR MATCH SD-2
17. STANDING SEAM METAL ROOF, MT-3
18. TONGUE & GROOVE BOARDS, ST-1
19. CORRUGATED METAL TRIM, MT-2
20. METAL PARAPET COPING, MT-3
21. HARDIE TRIM FASCIA, SD-2
22. OVERHEAD DOOR, RE: SCHEDULE
23. 6" Ø METAL POST, P-2
24. 8"Ø STEEL TUBE, PAINTED, P-2
25. PREFINISHED GUTTER SYSTEM, MT-4
26. CUSTOM ROOF FLASHING CAP
27. CMU WALL & TRASH ENCLOSURE
28. HARDIE TRIM CORNER, SD-2
29. NOT USED
30. WIND VANE BY OWNER
31. 16"W X 1'4"H WOOD TRIM AT PIPE PENETRATION
32. WALL MOUNTED LIGHT FIXTURE, RE: PHOTOMETRIC
33. KNOX BOX, 4400 SERIES MOUNTED 5-6 FEET A.F.F.
34. BUILDING ADDRESS, FINAL LOCATION TO BE DETERMINED BY FIRE DEPARTMENT



TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

EAST ELEVATION 02

SCALE: 1/4"=1'-0"

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

NORTH ELEVATION 01

SCALE: 1/4"=1'-0"

Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN

PERRY STREET SOCIAL DISTRICT

410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

9
OF 18

9/19/2023 3:13 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 9 - CHECKERED PAST - EXTERIOR ELEVATIONS B&W.DWG

© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

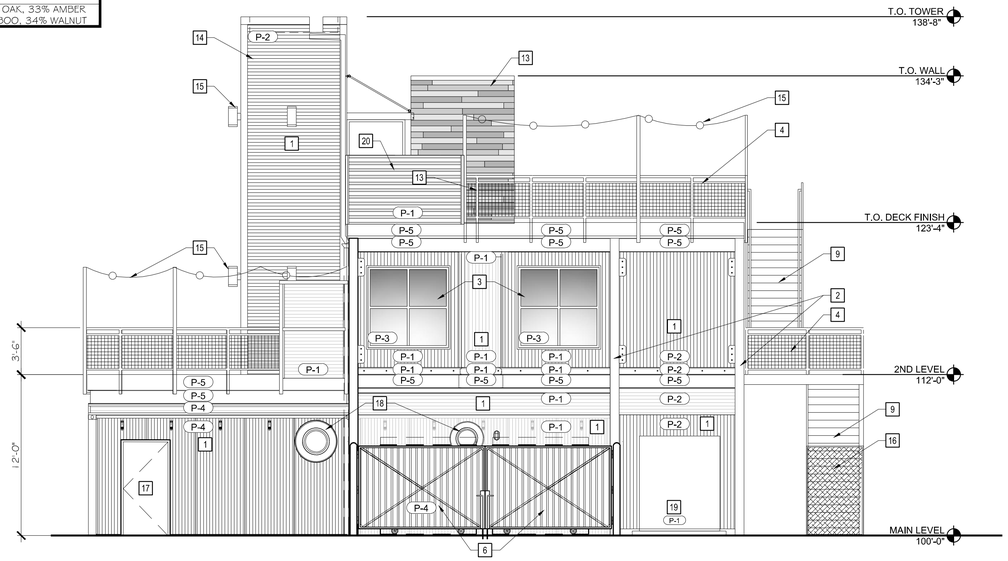
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIALS & FINISH SCHEDULE

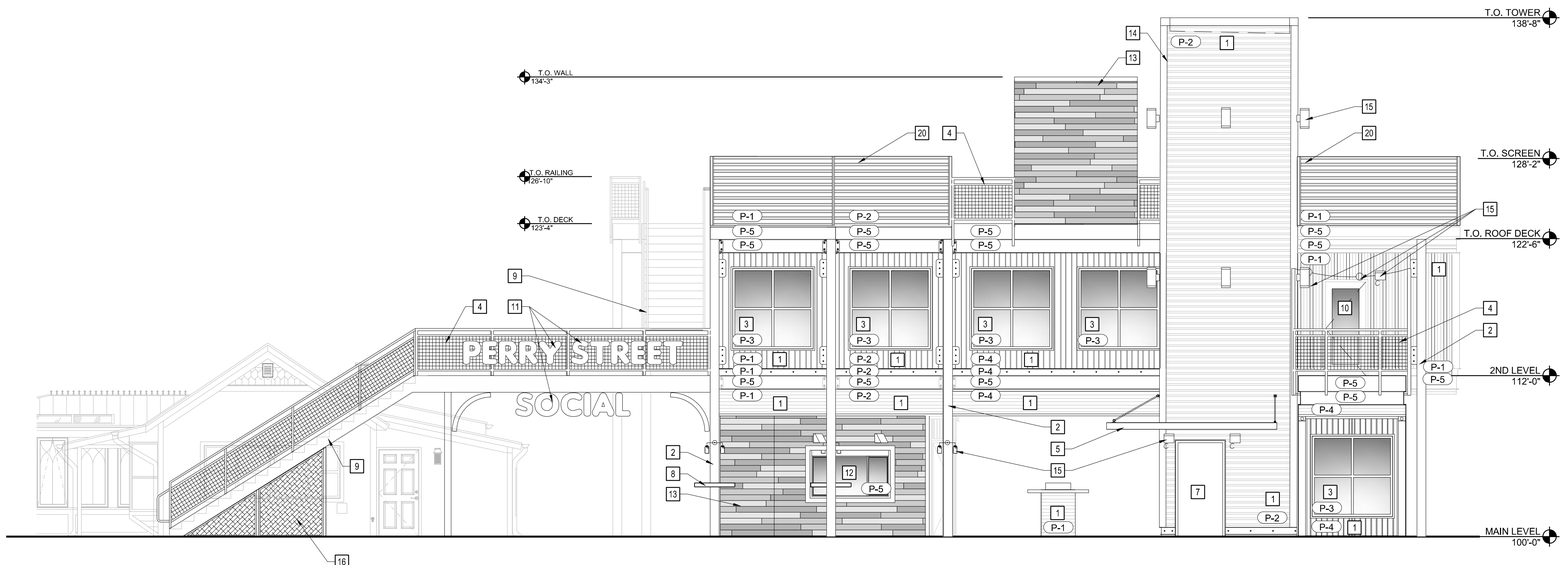
MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	COLOR	ADDITIONAL INFORMATION
P-1	PAINT	CORRUGATED METAL PANELS/ SHIPPING CONTAINERS	SHERWIN WILLIAMS	SW 9574 HULETT ORE	
P-2	PAINT	CORRUGATED METAL PANELS, COLUMNS	MODERN MASTERS	METAL EFFECT OXYDIZING BRONZE PAINT	
P-3	PAINT	ALUMINUM STOREFRONT WINDOWS, SLIDING WINDOWS	CARDINAL	SUPERDURABLE 90 GLOSS C909-RD203	
P-4	PAINT	H.M. DOORS, CORRUGATED METAL PANELS, SHIPPING CONTAINERS	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK	HOLLOW METAL DOORS
P-5	PAINT	METAL STAIRS, GUARDRAILS, MECH SCREEN, 3RD LEVEL FASCIA, HORIZONTAL BEAMS, GUARDRAILS	SHERWIN WILLIAMS	SW 7019 GAUNTLET GREY	
SD-1	SHIPLAP SIDING	ACCENT WALLS	RULON INTERNATIONAL	OAK, AMBER BAMBOO, WALNUT	33% OAK, 33% AMBER BAMBOO, 34% WALNUT



TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

EAST ELEVATION 02

SCALE: 3/16"=1'-0"



TRANSPARENCY ZONE (FRONT ELEVATION)
DESIGN GUIDELINES CH.17.42.D.B.O
35% TRANSPARENCY
33.33 LF = TRANSPARENCY ZONE
11.66 LF = 35% REQUIRED TRANSPARENCY
15 LF = PROVIDED TRANSPARENCY

SOUTH ELEVATION 01

SCALE: 3/16"=1'-0"

KEY NOTES

1. METAL PANELS, PAINT PER ELEVATIONS
2. STEEL 8X8 COLUMNS P-2
3. ALUMINUM STOREFRONT WINDOWS P-3
4. 42"H METAL GUARDRAILS
5. METAL CANOPY
6. TRASH ENCLOSURE GATES P-4
7. ELEVATOR DOOR P-4 ELEVATOR DOOR FRAME P-5
8. ROUND BAR HEIGHT COUNTER AT COLUMN
9. PRE-MANUFACTURED METAL STAIR P-5
10. ALUMINUM STOREFRONT DOOR P-4
11. SIGN, BY SIGN VENDOR
12. PASS-THRU WINDOW P-5
13. SHIPLAP SIDING SD-1
14. ELEVATOR TOWER P-2
15. LIGHT FIXTURES, RE: PHOTOMETRIC
16. DECORATIVE MESH SAFETY SCREEN
17. H.M. DOOR AND FRAME P-4
18. KITCHEN EXHAUST
19. ELECTRICAL GEAR
20. METAL SCREEN WALL, PAINT PER ELEVATIONS

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN

PERRY STREET SOCIAL DISTRICT

410 PERRY STREET, CASTLE ROCK, CO 80104

Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

10
OF 18

9/20/2023 7:44 AM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 10 - CONTAINER BUILDING - EXTERIOR ELEVATIONS B&W.DWG

© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

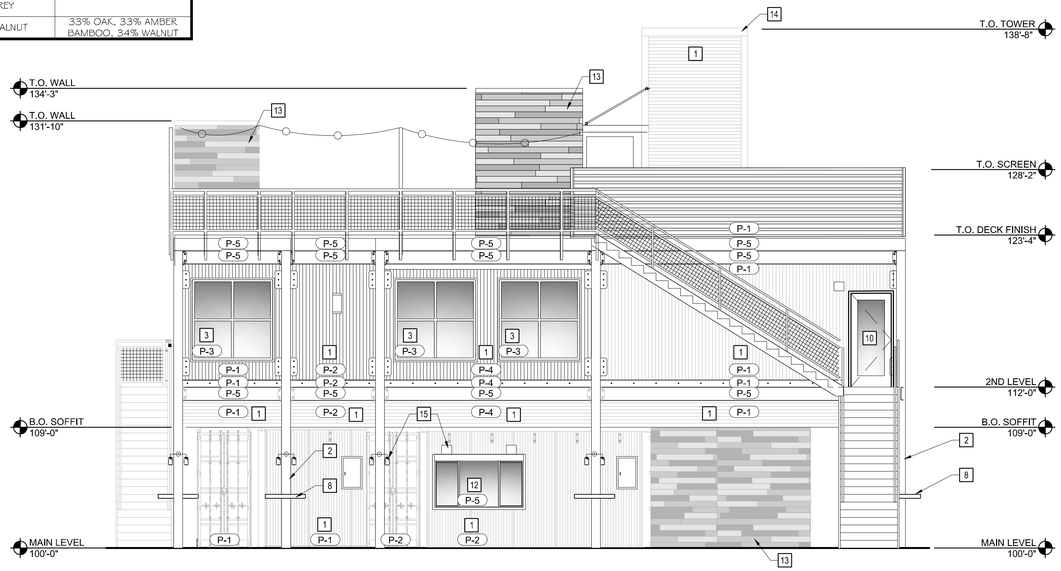
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIALS & FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	COLOR	ADDITIONAL INFORMATION
P-1	PAINT	CORRUGATED METAL PANELS/ SHIPPING CONTAINERS	SHERWIN WILLIAMS	SW 9574 HULETT ORE	
P-2	PAINT	CORRUGATED METAL PANELS, COLUMNS	MODERN MASTERS	METAL EFFECT OXYDIZING BRONZE PAINT	
P-3	PAINT	ALUMINUM STOREFRONT WINDOWS, SIDING WINDOWS	CARDINAL	SUPERDURABLE 90 GLOSS C909-RD203	
P-4	PAINT	H.M. DOORS, CORRUGATED METAL PANELS, SHIPPING CONTAINERS	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK	HOLLOW METAL DOORS
P-5	PAINT	METAL STAIRS, GUARDRAILS, MECH SCREEN, 3RD LEVEL FASCIA, HORIZONTAL BEAMS, GUARDRAILS	SHERWIN WILLIAMS	SW 7019 GAUNTLET GREY	
SD-1	SHIPLAP SIDING	ACCENT WALLS	RULON INTERNATIONAL	OAK, AMBER BAMBOO, WALNUT	33% OAK, 33% AMBER BAMBOO, 34% WALNUT

KEY NOTES

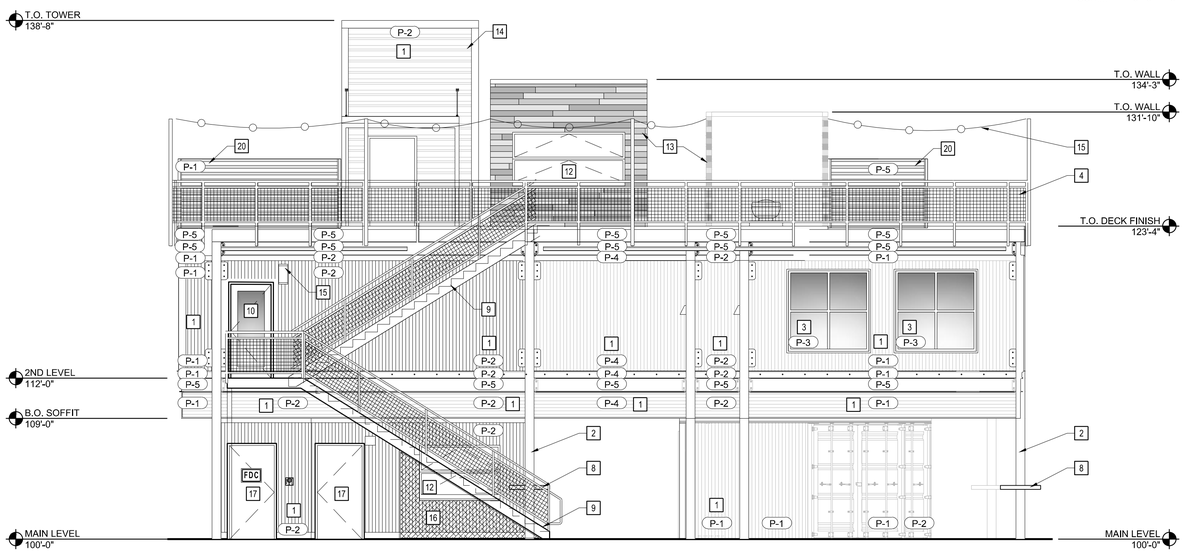
1. METAL PANELS, PAINT PER ELEVATIONS
2. STEEL 8X8 COLUMNS (P-2)
3. ALUMINUM STOREFRONT WINDOWS (P-3)
4. 42"H METAL GUARDRAILS
5. METAL CANOPY
6. TRASH ENCLOSURE GATES (P-4)
7. ELEVATOR DOOR (P-4) ELEVATOR DOOR FRAME (P-5)
8. ROUND BAR HEIGHT COUNTER AT COLUMN
9. PRE-MANUFACTURED METAL STAIR (P-5)
10. ALUMINUM STOREFRONT DOOR (P-4)
11. SIGN, BY SIGN VENDOR
12. PASS-THRU WINDOW (P-5)
13. SHIPLAP SIDING (SD-1)
14. ELEVATOR TOWER (P-2)
15. LIGHT FIXTURES, RE: PHOTOMETRIC
16. DECORATIVE MESH SAFETY SCREEN
17. H.M. DOOR AND FRAME (P-4)
18. KITCHEN EXHAUST
19. ELECTRICAL GEAR
20. METAL SCREEN WALL, PAINT PER ELEVATIONS



TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

WEST ELEVATION 02

SCALE: 3/16"=1'-0"



TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

NORTH ELEVATION 01

SCALE: 3/16"=1'-0"

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN

PERRY STREET SOCIAL DISTRICT

410 PERRY STREET, CASTLE ROCK, CO 80104

811 Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

PROJECT NO: 20012
DESIGNED BY: CC
DRAWN BY: TS
DATE: 09/18/2023

11
OF 18

9/20/2023 7:46 AM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 11 - CONTAINER BUILDING - EXTERIOR ELEVATIONS B&W.DWG

© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Site Lighting Fixture Schedule

Luminaire ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Quantity	Mounting	Lamps Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
A	Tivoli LLC	Litesphere 2.0	LSL-B-24-V-30-C-12	Litesphere VHO 3000K Clear Globe	N	Downward clear sphere	12	Custom Lengths	catenary	10' - 12'	176	LED	0.97	91	3000K	1	Black
B	WAC Lighting	Faulkner	WS-W35114	Outdoor surface mounted wall sconce	Y		120	12	surface mount - wall	6' - 7'	12	LED	15.8523	583	3000K/90CRI	1	Black
C	Spectrum Lighting	Cylinders	C0624SQUDXT20LXW20LMD30HKEXWL (WET LOCATION OPTION)	Outdoor surface mounted wall sconce	N	direct / indirect	120-277	1	surface mount - wall	18'	2	LED	43.4	2000/2000	3000K/98CRI	1	Black
D	Lithonia	LDN6	LDN6 30/05 LO6AR LSS	6" Downlight, semi specular	Y	Symmetrical downlight	120-277	7	Soffit	11'	1	LED	5.38	521	3000K/80CRI	1	Clt. Alzak
F	Lithonia	WDGE2 LED	WDGE2 LED P1 30K 80CRI VF	Architectural wall sconce, visual comfort optic	Y	Visual comfort forward throw	12	19	wall Mount	7' - 9'	1	LED	9.81	1209	3000K/80CRI	1	Black
G	eLuminaire	Atlas	CSS1-DP2530K8-MV-BZ	Surface Mount Canopy	Y	Diffused Canopy	120-277	12	surface mount - clg.	9' - 10'-8"	1	LED	25	3300	30K/80CRI	1	Bronze
H	Spectrum Lighting	Subway Line	WJ1X2INCCG1CP6MBWLKA	Wall Sconce	N		120-277	7	Wall Mount	8'	2	LED	18	2200	27K/90CRI	1	Black
J	Spectrum Lighting	Cylinders	SPC0612SQFTLEDXL13L30KFTEXWLGLAT (WET LOCATION OPTION + 1 EM)	Outdoor Forward Throw Pendant	Y	Visual comfort forward throw	120-277	3	Pendant	10'	1	LED	22	1309	3000K/83CRI	1	Black

FIXTURE TYPE "J" - BLACK

FIXTURE TYPE "H" - BLACK

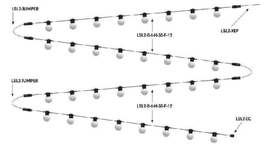
FIXTURE TYPE "G" - BRONZE

FIXTURE TYPE "F" - BLACK

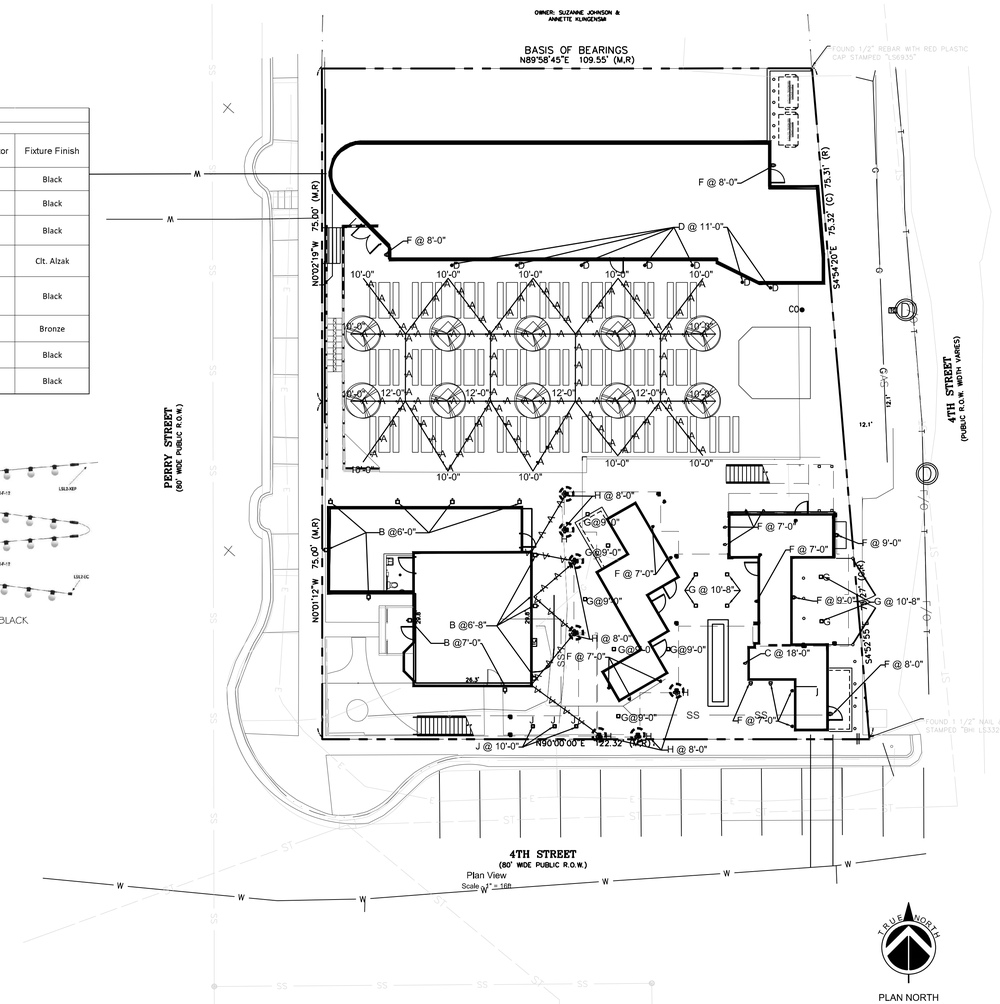
FIXTURE TYPE "D" - CLEAR ALZAK

FIXTURE TYPE "C" - BLACK

FIXTURE TYPE "B" - BLACK



FIXTURE TYPE "A" - BLACK



GENERAL LIGHTING PLAN NOTES

LIGHTING OBJECTIVES:
THE LIGHTING IS DESIGNED TO CREATE AN INVITING, WARM AND SAFE PUBLIC ENVIRONMENT, WHILE MINIMIZING ANY LIGHT POLLUTION OFF OF THE PROPERTY. EXISTING PUBLIC LIGHT POLES WILL PROVIDE THE PUBLIC WAY LIGHTING, WHILE THE BUILDING-MOUNTED FIXTURES WILL PROVIDE LIGHTING FOR THE USERS OF THE PERRY STREET SOCIAL IN AND AROUND EACH OF THE BUILDINGS. THE EXISTING SKI & BIKE SHOP (411 4TH STREET) WILL REMAIN AS IS.

HOURS OF LIGHTING OPERATIONS:
LIGHTING IS TO BE CONTROLLED BY PHOTOCELL ON - TIME CLOCK OFF. AT DUSK, THE LIGHTS WILL ILLUMINATE AND THEN EXTINGUISH BASED ON THE HOURS OF OPERATION. CURRENTLY, THE 404 PERRY STREET BLDG (FIDELIS) IS SET TO TURN OFF AT 11:00 P.M.. THE 414 PERRY STREET BLDG. (CHECKERED PAST) WILL ALSO TURN OFF AT 11:00 P.M..

PROHIBITED FIXTURES:
FIXTURES THAT ARE NOT ALLOWED WITHIN THIS DEVELOPMENT ARE: FORWARD THROW (TYPE IV) DISTRIBUTION FIXTURES, POLE-MOUNTED LIGHTS AIMED AT ANY BUILDING FACADE AND UNSHIELDED WALL PACKS.

PHOTOMETRIC PLAN 01

SCALE: NTS

811 Know what's below. Call before you dig.
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN
LOT 4A BLOCK 11 TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP21-0046

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104
PHOTOMETRIC PLAN

PROJECT NO: 20012
DESIGNED BY: CC
DRAWN BY: TS
DATE: 09/18/2023

12
OF 18

9/18/2023 3:15 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 12 - PHOTOMETRIC PLAN.DWG

© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
FD-1	FIBERGLASS DOOR	ENTRY DOOR			WHITE		
MT-1	24 GAUGE STEEL	CONSERVATORY ROOF	BERRIDGE	TEE-PANEL - STRAIGHT	HARTFORD GREEN	12 3/4" COVERAGE	
MT-2	ALUMINUM	CONSERVATORY GUTTER / DOWNSPOUT	T.B.D.	HALF ROUND GUTTER / ROUND DOWNSPOUT	MATCH BERRIDGE HARTFORD GREEN	6" GUTTER / 4" DOWNSPOUT	
MT-3	ALUMINUM	HOUSE GUTTER / DOWNSPOUT	T.B.D.	HALF ROUND GUTTER / ROUND DOWNSPOUT	WHITE	6" GUTTER / 4" DOWNSPOUT	
MT-4	METAL CLAD	CONSERVATORY WINDOWS	ANDERSEN	CASEMENT & AWNING WINDOW	MATCH BERRIDGE HARTFORD GREEN		
MT-5	ALUMINUM	CONSERVATORY ROOF RIDGE	KING ARCHITECTURAL METALS	TRIAD SPEAR 43-12-F34	MATCH BERRIDGE HARTFORD GREEN	4 1/4" HIGH	
P-1	PAINT	EXISTING SIDING / TRIM	SHERWIN WILLIAMS		SW 7005 - PURE WHITE		
P-2	PAINT	EXISTING FASCIA	SHERWIN WILLIAMS		SW - GRAY		
P-3	PAINT	CONSERVATORY TRIM	SHERWIN WILLIAMS		SW 7005 - PURE WHITE		
P-4	PAINT	CONSERVATORY PANEL	SHERWIN WILLIAMS		MATCH BERRIDGE HARTFORD GREEN		
P-5	PAINT	BENCH SUPPORTS	SHERWIN WILLIAMS		SW 6258 - TRICORN BLACK		
SD-1	LAP SIDING	NORTH SIDE OF EXISTING BUILDING			MATCH EXISTING LAP SIDING	4" EXPOSURE	

KEY PLAN

1. EXISTING EXTERIOR SIDING (P-1)
2. FIBERGLASS DOOR (FD-1)
3. EXISTING BAY WINDOW, PAINT (P-3)
4. EXISTING WOOD FASCIA (P-2)
5. EXISTING WOOD RAILING, PAINT (P-4)
6. EXISTING WOOD POST (P-3)
7. ALUMINUM CLAD WOOD WINDOW, TYP (MT-4)
8. HARDIETRIM BOARD, TYP (P-3)
9. HARDIE PANELS WITH TRIM (P-4)
10. FOUNDATION WALL SYSTEM, PAINTED
11. STANDING SEAM METAL ROOF (MT-1)
12. PREFINISHED GUTTER & DOWNSPOUT SYSTEM (MT-2) (MT-3)
13. DECORATIVE FINIALS (MT-5)
14. ALUMINUM WINDOWS, RE: ROOF PLAN FOR LOCATIONS
15. NEW EUSERC CABINET (P-3)
16. WALL MOUNTED LIGHT FIXTURE
17. EXISTING GAS METER AND LINES
18. SPLIT LITE WINDOW TO REPLACE EXISTING, FILM AT BOTTOM HALF (P-1)
19. SMOOTH METAL PANEL TO MATCH STANDING SEAM (MT-4)

LEGEND

NOTE:
1. COLOR ELEVATIONS ARE NOT TO SCALE.
2. COLORS SHOWN ARE REPRESENTATIVE OF COLOR SELECTIONS LISTED. SCREEN VIEW OR PRINTOUTS MAY CHANGE APPEARANCE FROM PHYSICAL COLOR SAMPLES.
3. COLOR RENDERINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT REPRESENT CURRENT DESIGN CONDITION. REFER TO BLACK AND WHITE ELEVATIONS FOR CURRENT DESIGN.

DOORS, DOWNSPOUTS, EXISTING SIDING, CONSERVATORY PANELS, DOWNSPOUTS, SIDING
COLOR: SW 7005 - PURE WHITE
(FD-1) (MT-3) (P-1) (P-3) (SD-1)

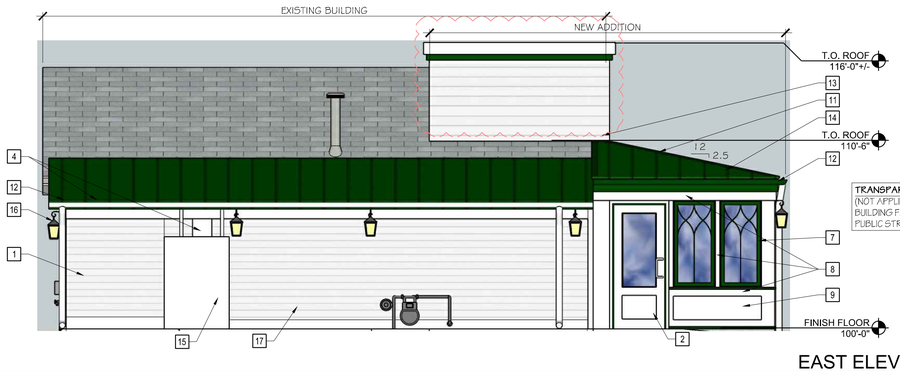
EXISTING FASCIA
COLOR: SW GRAY
(P-2)

METAL ROOF, GUTTERS, METAL FASCIA, ALUMINUM CLAD WINDOWS
COLOR: MATCH BERRIDGE HARTFORD GREEN
(P-4) (MT-1) (MT-2) (MT-4) (MT-5)

BENCH SUPPORTS
COLOR: SW 6258 TRICORN BLACK
(P-5)

NORTH ELEVATION 03
SCALE: NTS

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

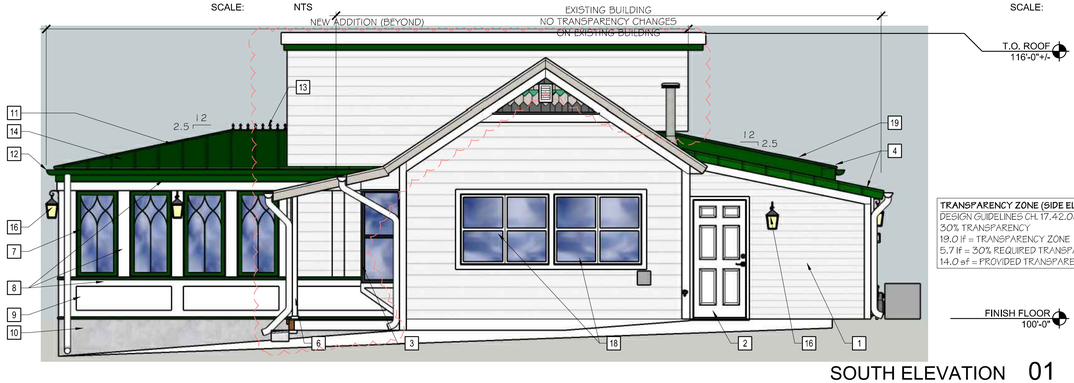


EAST ELEVATION 05
SCALE: NTS

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

WEST ELEVATION 02
SCALE: NTS

TRANSPARENCY ZONE (FRONT ELEVATION)
DESIGN GUIDELINES CH. 17.42.080 35% TRANSPARENCY
19.3 lf = TRANSPARENCY ZONE
6.7 lf = 35% REQUIRED TRANSPARENCY
14.0 lf = PROVIDED TRANSPARENCY



SOUTH ELEVATION 01
SCALE: NTS

TRANSPARENCY ZONE (SIDE ELEVATION)
DESIGN GUIDELINES CH. 17.42.080
30% TRANSPARENCY
19.0 lf = TRANSPARENCY ZONE
5.7 lf = 30% REQUIRED TRANSPARENCY
14.0 sf = PROVIDED TRANSPARENCY

811 Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAREN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

9/19/2023 3:16 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 13 - FIDELIS EXTERIOR COLOR.DWG

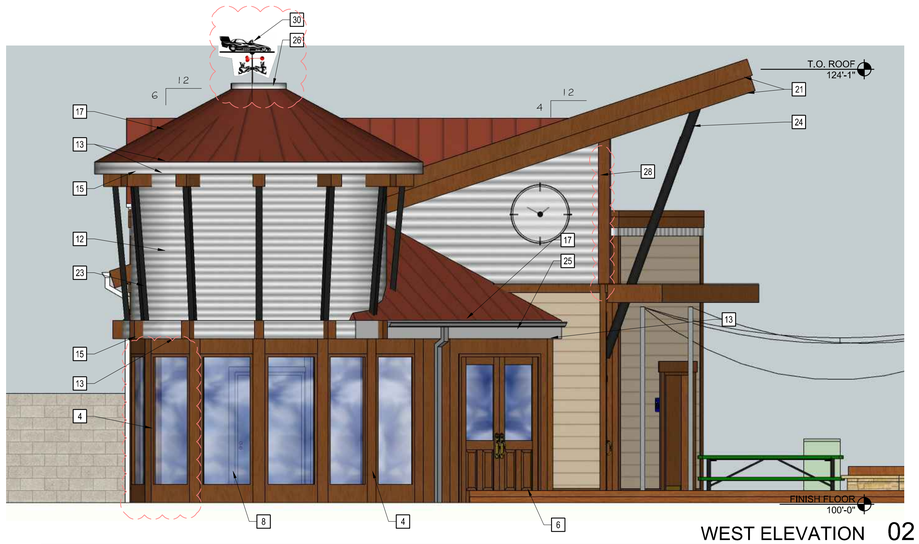
© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIALS & FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
SD-1	CEMENT LAP SIDING	GENERAL	JAMES HARDIE	CEMENT BOARD	KHAKI BROWN	8"	
SD-2	CEMENT TRIM	GENERAL	JAMES HARDIE	CEMENT BOARD	BURLY BROWN	VARIES, RE: ELEVATIONS	
MT-1	PREFINISHED ALUMINUM CLAD WINDOW	WINDOWS	ANDERSEN WINDOWS & DOORS	WINDOW	RED ROCK		
MT-2	CORRUGATED METAL	GENERAL	BRIDGER STEEL	CORRUGATED WALL PANELS	GALVANIZED	1/2"	GALVANIZED COLOR BY BRIDGER STEEL IS FINISH COLOR DESIGNATION
MT-3	METAL	PARAPET FLASHING, METAL TRIM, STANDING SEAM METAL ROOFING	BERRIDGE	PREFINISHED METAL	BURGUNDY		
MT-4	METAL	FASCIA, GUTTERS / DOWNSPOUTS	MATCH BERRIDGE COLOR	PREFINISHED METAL	GALVALUME		
P-1	METAL	H.M. DOORS	SHERWIN WILLIAMS	PAINT	SW 4027 GALVANO		
P-2	METAL	6" + 8" ROUND STEEL POSTS PRIMED	SHERWIN WILLIAMS	PAINT	BLACK		
ST-1	WOOD	HEAVY TIMBER BRACKETS		WOOD STAIN	DARK BROWN		



WEST ELEVATION 02
SCALE: NTS

TRANSPARENCY ZONE (FRONT ELEVATION)
DESIGN GUIDELINES CH.17.42.080
35% TRANSPARENCY
26.5 lf = TRANSPARENCY ZONE
9.3 lf = 35% REQUIRED TRANSPARENCY
14.8 lf = PROVIDED TRANSPARENCY

LEGEND

NOTE:
1. COLOR ELEVATIONS ARE NOT TO SCALE.
2. COLORS SHOWN ARE REPRESENTATIVE OF COLOR SELECTIONS LISTED. SCREEN VIEW OR PRINTOUTS MAY CHANGE APPEARANCE FROM PHYSICAL COLOR SAMPLES.
3. COLOR RENDERINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT REPRESENT CURRENT DESIGN CONDITION. REFER TO BLACK AND WHITE ELEVATIONS FOR CURRENT DESIGN.

- LAP SIDING — COLOR: KHAKI BROWN (SD-1)
- TRIM BOARD — COLOR: BURLEY BROWN (SD-2)
- WINDOWS AND DOORS — COLOR: RED ROCK - MATCH ANDERSEN (MT-1)
- CORRUGATED METAL PANELS — COLOR: CLEAR COAT GALVANIZED / GALVALUME (MT-2)
- CLEAR ANODIZED METAL — COLOR: CLEAR ANODIZED (MT-4)
- STEEL POST — COLOR: SW BLACK (P-2)
- METAL ROOF — COLOR: MATCH BERRIDGE BURGUNDY (MT-3)
- GUTTERS, DOWNSPOUTS, H.M. DOORS — COLOR: SW 4027 GALVANO (P-1)

KEY NOTES

1. 1 X 3.5 HARDIE TRIM, SD-2
2. 1 X 5.5 HARDIE TRIM, SD-2
3. 1 X 7.25 HARDIE TRIM, SD-2
4. 1 X 9.25 HARDIE TRIM, SD-2
5. 1 X 11.25 HARDIE TRIM, SD-2
6. FIBERGLASS DOOR, RE: SCHEDULES, MT-1
7. HOLLOW METAL DOOR & FRAME, RE: SCHEDULES, P-1
8. ALUMINUM CLAD WOOD WINDOWS, RE: SCHEDULES, MT-1
9. NOT USED
10. RESTROOM SIGNS
11. HARDIE PLANK LAP SIDING, SD-1
12. CORRUGATED METAL PANELS, MT-2.
13. METAL FASCIA, MT-4
14. DOWNSPOUT, MT-4
15. DECORATIVE HEAVY TIMBER BRACKET, ST-1
16. EYEBROW CANOPY, COLOR MATCH SD2
17. STANDING SEAM METAL ROOF, MT-3
18. TONGUE & GROOVE BOARDS, ST-1
19. CORRUGATED METAL TRIM, MT-2
20. METAL PARAPET COPING, MT-3
21. HARDIE TRIM FASCIA, SD-2
22. OVERHEAD DOOR, RE: SCHEDULE
23. 6" Ø METAL POST, P-2
24. 8"Ø STEEL TUBE, PAINTED, P-2
25. PREFINISHED GUTTER SYSTEM, MT-4
26. CUSTOM ROOF FLASHING CAP
27. CMU WALL & TRASH ENCLOSURE
28. HARDIE TRIM CORNER, SD-2
29. NOT USED
30. WIND VANE BY OWNER
31. 16"W X 1'4"H WOOD TRIM AT PIPE PENETRATION
32. WALL MOUNTED LIGHT FIXTURE, RE: PHOTOMETRIC
33. KNOX BOX, 4400 SERIES MOUNTED 5-6 FEET A.F.F.
34. BUILDING ADDRESS, FINAL LOCATION TO BE DETERMINED BY FIRE DEPARTMENT

SOUTH ELEVATION 01
SCALE: NTS

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's **below.** **Call** before you dig.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

14
OF 18

9/19/2023 3:17 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 14 - CHECKERED PAST - COLOR.DWG

© 2022. ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

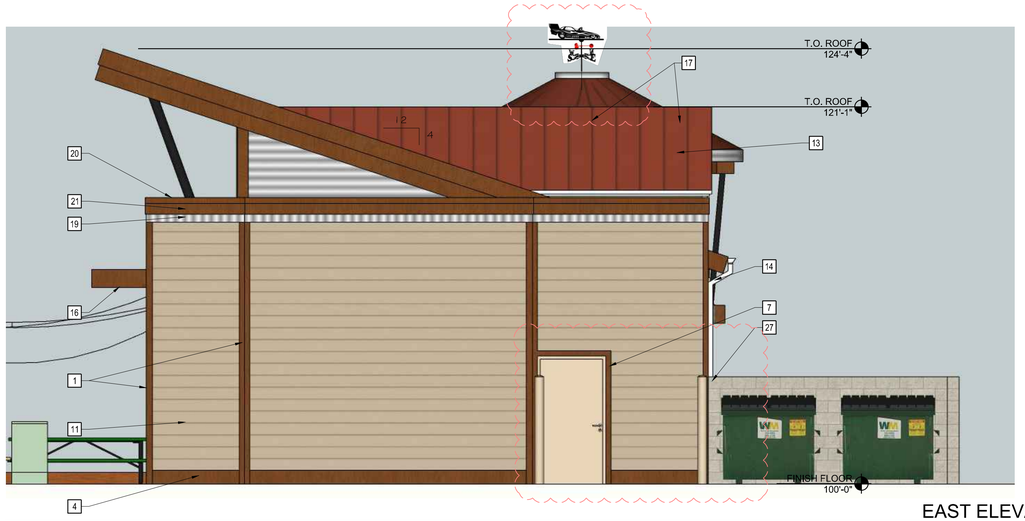
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR MATERIALS & FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
SD-1	CEMENT LAP SIDING	GENERAL	JAMES HARDIE	CEMENT BOARD	KHAKI BROWN	8"	
SD-2	CEMENT TRIM	GENERAL	JAMES HARDIE	CEMENT BOARD	BURLY BROWN	VARIES, RE: ELEVATIONS	
MT-1	PREFINISHED ALUMINUM CLAD WINDOW	WINDOWS	ANDERSEN WINDOWS & DOORS	WINDOW	RED ROCK		
MT-2	CORRUGATED METAL	GENERAL	BRIDGER STEEL	CORRUGATED WALL PANELS	GALVANIZED	1/2"	GALVANIZED COLOR BY BRIDGER STEEL IS FINISH COLOR DESIGNATION
MT-3	METAL	PARAPET FLASHING, METAL TRIM, STANDING SEAM METAL ROOFING	BERRIDGE	PREFINISHED METAL	BURGUNDY		
MT-4	METAL	FASCIA, GUTTERS / DOWNSPOUTS	MATCH BERRIDGE COLOR	PREFINISHED METAL	GALVALUME		
P-1	METAL	H.M. DOORS	SHERWIN WILLIAMS	PAINT	SW 4027 GALVANO		
P-2	METAL	6" + 8" ROUND STEEL POSTS PRIMED	SHERWIN WILLIAMS	PAINT	BLACK		
ST-1	WOOD	HEAVY TIMBER BRACKETS		WOOD STAIN	DARK BROWN		



EAST ELEVATION 02

SCALE: NTS

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

LEGEND

NOTE:
1. COLOR ELEVATIONS ARE NOT TO SCALE.
2. COLORS SHOWN ARE REPRESENTATIVE OF COLOR SELECTIONS LISTED. SCREEN VIEW OR PRINTOUTS MAY CHANGE APPEARANCE FROM PHYSICAL COLOR SAMPLES.
3. COLOR RENDERINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT REPRESENT CURRENT DESIGN CONDITION. REFER TO BLACK AND WHITE ELEVATIONS FOR CURRENT DESIGN.

- LAP SIDING — COLOR: KHAKI BROWN (SD-1)
- TRIM BOARD — COLOR: BURLEY BROWN (SD-2)
- WINDOWS AND DOORS — COLOR: RED ROCK - MATCH ANDERSEN (MT-1)
- CORRUGATED METAL PANELS — COLOR: CLEAR COAT GALVANIZED / GALVALUME (MT-2)
- CLEAR ANODIZED METAL — COLOR: CLEAR ANODIZED (MT-4)
- STEEL POST — COLOR: SW BLACK (P-2)
- METAL ROOF — COLOR: MATCH BERRIDGE BURGUNDY (MT-3)
- GUTTERS, DOWNSPOUTS, H.M. DOORS — COLOR: SW 4027 GALVANO (P-1)

KEY NOTES

1. 1 X 3.5 HARDIE TRIM, SD-2
2. 1 X 5.5 HARDIE TRIM, SD-2
3. 1 X 7.25 HARDIE TRIM, SD-2
4. 1 X 9.25 HARDIE TRIM, SD-2
5. 1 X 11.25 HARDIE TRIM, SD-2
6. FIBERGLASS DOOR, RE: SCHEDULES, MT-1
7. HOLLOW METAL DOOR & FRAME, RE: SCHEDULES, P-1
8. ALUMINUM CLAD WOOD WINDOWS, RE: SCHEDULES, MT-1
9. NOT USED
10. RESTROOM SIGNS
11. HARDIE PLANK LAP SIDING, SD-1
12. CORRUGATED METAL PANELS, MT-2.
13. METAL FASCIA, MT-4
14. DOWNSPOUT, MT-4
15. DECORATIVE HEAVY TIMBER BRACKET, ST-1
16. EYEBROW CANOPY, COLOR MATCH SD-2
17. STANDING SEAM METAL ROOF, MT-3
18. TONGUE & GROOVE BOARDS, ST-1
19. CORRUGATED METAL TRIM, MT-2
20. METAL PARAPET COPING, MT-3
21. HARDIE TRIM FASCIA, SD-2
22. OVERHEAD DOOR, RE: SCHEDULE
23. 6" Ø METAL POST, P-2
24. 8"Ø STEEL TUBE, PAINTED, P-2
25. PREFINISHED GUTTER SYSTEM, MT-4
26. CUSTOM ROOF FLASHING CAP
27. CMU WALL & TRASH ENCLOSURE
28. HARDIE TRIM CORNER, SD-2
29. NOT USED
30. WIND VANE BY OWNER
31. 16"W X 1'4"H WOOD TRIM AT PIPE PENETRATION
32. WALL MOUNTED LIGHT FIXTURE, RE: PHOTOMETRIC
33. KNOX BOX, 4400 SERIES MOUNTED 5-6 FEET A.F.F.
34. BUILDING ADDRESS, FINAL LOCATION TO BE DETERMINED BY FIRE DEPARTMENT

NORTH ELEVATION 01

SCALE: NTS

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

811 Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN

PERRY STREET SOCIAL DISTRICT

410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO: 20012
DESIGNED BY: CC
DRAWN BY: TS
DATE: 09/18/2023

9/19/2023 3:18 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 15 - CHECKERED PAST - COLOR.DWG

© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

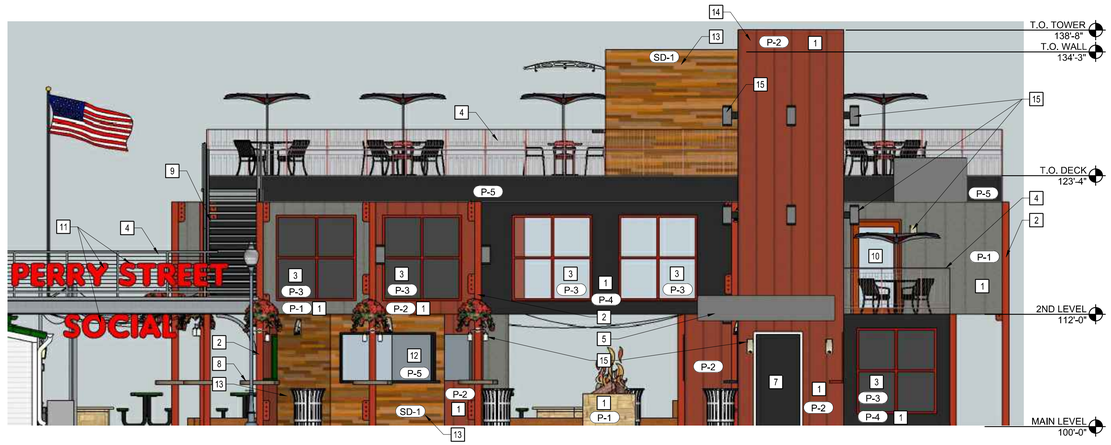
EXTERIOR MATERIALS & FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	COLOR	ADDITIONAL INFORMATION
P-1	PAINT	CORRUGATED METAL PANELS/ SHIPPING CONTAINERS	SHERWIN WILLIAMS	SW 9574 HULETT ORE	
P-2	PAINT	CORRUGATED METAL PANELS, COLUMNS	MODERN MASTERS	METAL EFFECT OXYDIZING BRONZE PAINT	
P-3	PAINT	ALUMINUM STOREFRONT WINDOWS, SLIDING WINDOWS	CARDINAL	SUPERDURABLE 90 GLOSS C909-RD203	
P-4	PAINT	H.M. DOORS, CORRUGATED METAL PANELS, SHIPPING CONTAINERS	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK	HOLLOW METAL DOORS
P-5	PAINT	METAL STAIRS, GUARDRAILS, MECH SCREEN, 3RD LEVEL FASCIA, HORIZONTAL BEAMS, GUARDRAILS	SHERWIN WILLIAMS	SW 7019 GAUNTLET GREY	
SD-1	SHIPLAP SIDING	ACCENT WALLS	RULON INTERNATIONAL	OAK, AMBER BAMBOO, WALNUT	33% OAK, 33% AMBER BAMBOO, 34% WALNUT

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

EAST ELEVATION 02

SCALE: NTS



TRANSPARENCY ZONE (FRONT ELEVATION)
DESIGN GUIDELINES CH.17.42.050
35% TRANSPARENCY
35.33 LF = TRANSPARENCY ZONE
11.66 LF = 35% REQUIRED TRANSPARENCY
13 LF = PROVIDED TRANSPARENCY

SOUTH ELEVATION 01

SCALE: NTS

KEY NOTES

1. METAL PANELS, PAINT PER ELEVATIONS
2. STEEL 8X8 COLUMNS (P-2)
3. ALUMINUM STOREFRONT WINDOWS (P-3)
4. 42"H METAL GUARDRAILS
5. METAL CANOPY
6. TRASH ENCLOSURE GATES (P-4)
7. ELEVATOR DOOR (P-4) ELEVATOR DOOR FRAME (P-5)
8. ROUND BAR HEIGHT COUNTER AT COLUMN
9. PRE-MANUFACTURED METAL STAIR (P-5)
10. ALUMINUM STOREFRONT DOOR (P-4)
11. SIGN, BY SIGN VENDOR
12. PASS-THRU WINDOW (P-5)
13. SHIPLAP SIDING (SD-1)
14. ELEVATOR TOWER (P-2)
15. LIGHT FIXTURES, RE: PHOTOMETRIC
16. DECORATIVE MESH SAFETY SCREEN
17. H.M. DOOR AND FRAME (P-4)
18. KITCHEN EXHAUST
19. ELECTRICAL GEAR
20. METAL SCREEN WALL, PAINT PER ELEVATIONS

LEGEND

NOTE:
1. COLOR ELEVATIONS ARE NOT TO SCALE.
2. COLORS SHOWN ARE REPRESENTATIVE OF COLOR SELECTIONS LISTED. SCREEN VIEW OR PRINTOUTS MAY CHANGE APPEARANCE FROM PHYSICAL COLOR SAMPLES.
3. COLOR RENDERINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT REPRESENT CURRENT DESIGN CONDITION. REFER TO BLACK AND WHITE ELEVATIONS FOR CURRENT DESIGN.

SHIPPING CONTAINER METAL PANEL,
COLOR: SW 9574 HULETT ORE
(P-1)

SHIPPING CONTAINER METAL PANEL,
COLOR: METAL EFFECT OXYDIZING BRONZE PAINT
(P-2)

STOREFRONT DOOR & WINDOW FRAME,
COLOR: CARDINAL SUPERDURABLE 90 GLOSS C909-RD203
(P-3)

SHIPPING CONTAINER METAL PANELS,
STOREFRONT DOOR & WINDOW FRAMES,
COLOR: SW 6258 TRICORN BLACK
(P-4)

METAL STAIRS,
COLOR: SW 7018 GAUNTLET GREY
(P-5)

ROOFTOP WALLS,
SHIPLAP SIDING
(SD-1)

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

16
OF 18

9/20/2023 7:47 AM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 16 - CONTAINER BUILDING - COLOR.DWG

© 2022. ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

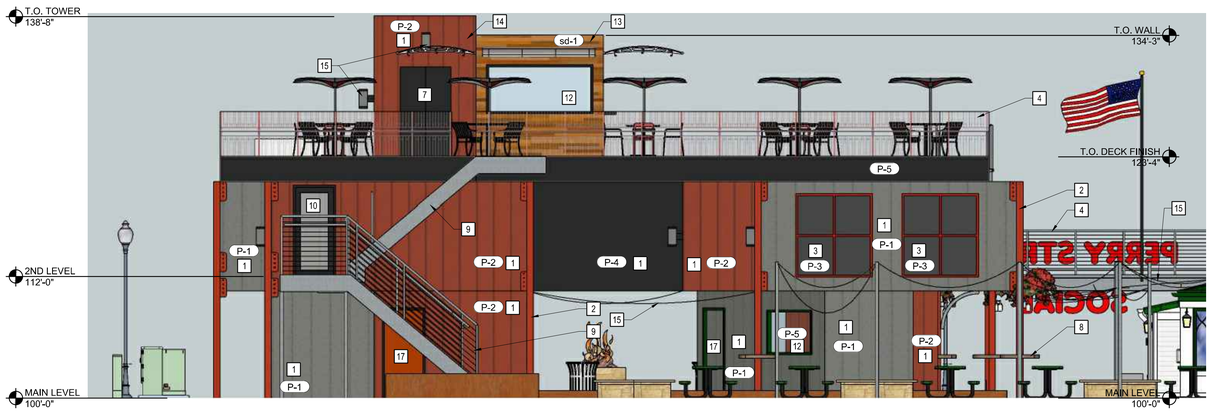
EXTERIOR MATERIALS & FINISH SCHEDULE

MATERIAL ID	MATERIAL	LOCATION	MANUFACTURER	COLOR	ADDITIONAL INFORMATION
P-1	PAINT	CORRUGATED METAL PANELS/ SHIPPING CONTAINERS	SHERWIN WILLIAMS	SW 9574 HULETT ORE	
P-2	PAINT	CORRUGATED METAL PANELS, COLUMNS	MODERN MASTERS	METAL EFFECT OXYDIZING BRONZE PAINT	
P-3	PAINT	ALUMINUM STOREFRONT WINDOWS, SIDING WINDOWS	CARDINAL	SUPERDURABLE 90 GLOSS C909-RD203	
P-4	PAINT	H.M. DOORS, CORRUGATED METAL PANELS, SHIPPING CONTAINERS	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK	HOLLOW METAL DOORS
P-5	PAINT	METAL STAIRS, GUARDRAILS, MECH SCREEN, 3RD LEVEL FASCIA, HORIZONTAL BEAMS, GUARDRAILS	SHERWIN WILLIAMS	SW 7019 GAUNTLET GREY	
SD-1	SHIPLAP SIDING	ACCENT WALLS	RULON INTERNATIONAL	OAK, AMBER BAMBOO, WALNUT	33% OAK, 33% AMBER BAMBOO, 34% WALNUT

TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

WEST ELEVATION 02

SCALE: NTS



TRANSPARENCY ZONE
(NOT APPLICABLE TO THIS ELEVATION)
BUILDING FACADE DOES NOT FACE PUBLIC STREET

NORTH ELEVATION 01

SCALE: NTS

KEY NOTES

1. METAL PANELS, PAINT PER ELEVATIONS
2. STEEL 8X8 COLUMNS (P-2)
3. ALUMINUM STOREFRONT WINDOWS (P-3)
4. 42"H METAL GUARDRAILS
5. METAL CANOPY
6. TRASH ENCLOSURE GATES
7. ELEVATOR DOOR (P-4) ELEVATOR DOOR FRAME (P-5)
8. ROUND BAR HEIGHT COUNTER AT COLUMN
9. PRE-MANUFACTURED METAL STAIR (P-5)
10. ALUMINUM STOREFRONT DOOR (P-4)
11. SIGN, BY SIGN VENDOR
12. PASS-THRU WINDOW (P-5)
13. SHIPLAP SIDING (SD-1)
14. ELEVATOR TOWER (P-2)
15. LIGHT FIXTURES, RE: PHOTOMETRIC
16. DECORATIVE MESH SAFETY SCREEN
17. H.M. DOOR AND FRAME (P-4)
18. KITCHEN EXHAUST
19. ELECTRICAL GEAR
20. METAL SCREEN WALL, PAINT PER ELEVATIONS

LEGEND

NOTE:
1. COLOR ELEVATIONS ARE NOT TO SCALE.
2. COLORS SHOWN ARE REPRESENTATIVE OF COLOR SELECTIONS LISTED. SCREEN VIEW OR PRINTOUTS MAY CHANGE APPEARANCE FROM PHYSICAL COLOR SAMPLES.
3. COLOR RENDERINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT REPRESENT CURRENT DESIGN CONDITION. REFER TO BLACK AND WHITE ELEVATIONS FOR CURRENT DESIGN.

- SHIPPING CONTAINER METAL PANEL, COLOR: SW 9574 HULETT ORE (P-1)
- SHIPPING CONTAINER METAL PANEL, COLOR: METAL EFFECT OXYDIZING BRONZE PAINT (P-2)
- STOREFRONT DOOR & WINDOW FRAME, COLOR: CARDINAL SUPERDURABLE 90 GLOSS C909-RD203 (P-3)
- SHIPPING CONTAINER METAL PANELS, STOREFRONT DOOR & WINDOW FRAMES, COLOR: SW 6258 TRICORN BLACK (P-4)
- METAL STAIRS, COLOR: SW 7018 GAUNTLET GREY (P-5)
- ROOFTOP WALLS, SHIPLAP SIDING (SD-1)

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAMEN ARCHITECTURAL GROUP P.C.

Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

SITE DEVELOPMENT PLAN
PERRY STREET SOCIAL DISTRICT
410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

17
OF 18

9/19/2023 3:21 PM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 17 - CONTAINER BUILDING - COLOR.DWG

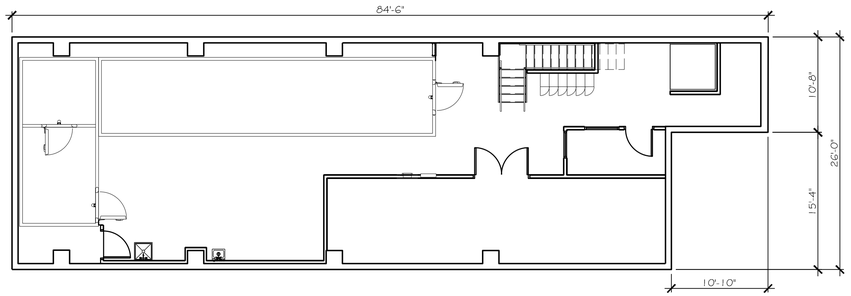
© 2022, ALL RIGHTS RESERVED.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

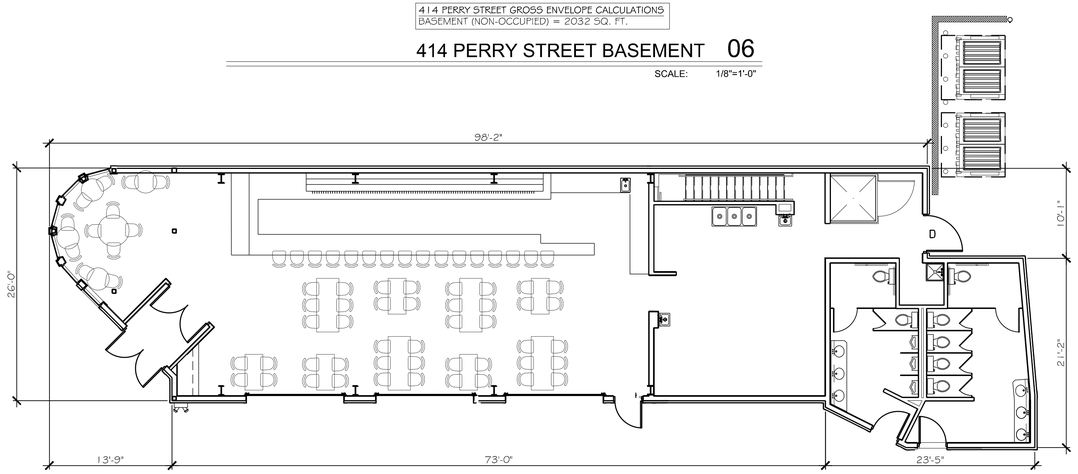
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



414 PERRY STREET GROSS ENVELOPE CALCULATIONS
BASEMENT (NON-OCCUPIED) = 2032 SQ. FT.

414 PERRY STREET BASEMENT 06

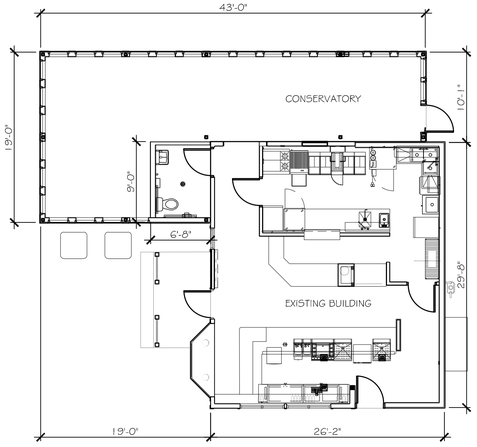
SCALE: 1/8"=1'-0"



414 PERRY STREET GROSS ENVELOPE CALCULATIONS
MAIN LEVEL = 2693 SQ. FT.

414 PERRY STREET MAIN LEVEL 05

SCALE: 1/8"=1'-0"



404 PERRY STREET GROSS ENVELOPE CALCULATIONS
EXISTING BUILDING = 777 SQ. FT.
CONSERVATORY = 603 SQ. FT.
TOTAL LEVEL = 1,380 SQ. FT

404 PERRY STREET 04

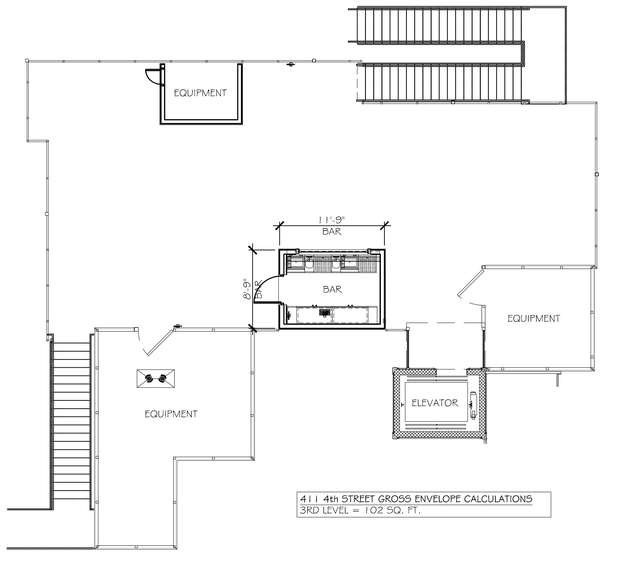
SCALE: 1/8"=1'-0"

PERRY STREET SOCIAL STREET GROSS ENVELOPE CALCULATIONS

411 4TH STREET DEMO BUILDING = 2,508 SQ. FT
411 4TH STREET GROUND (MAIN) = 988 SQ. FT.
411 4TH STREET 2ND LEVEL = 1,826 SQ. FT.
411 4TH STREET 3RD LEVEL = 102 SQ. FT.

404 PERRY STREET EXISTING = 988 SQ. FT.
404 PERRY STREET = 1,380 SQ. FT.

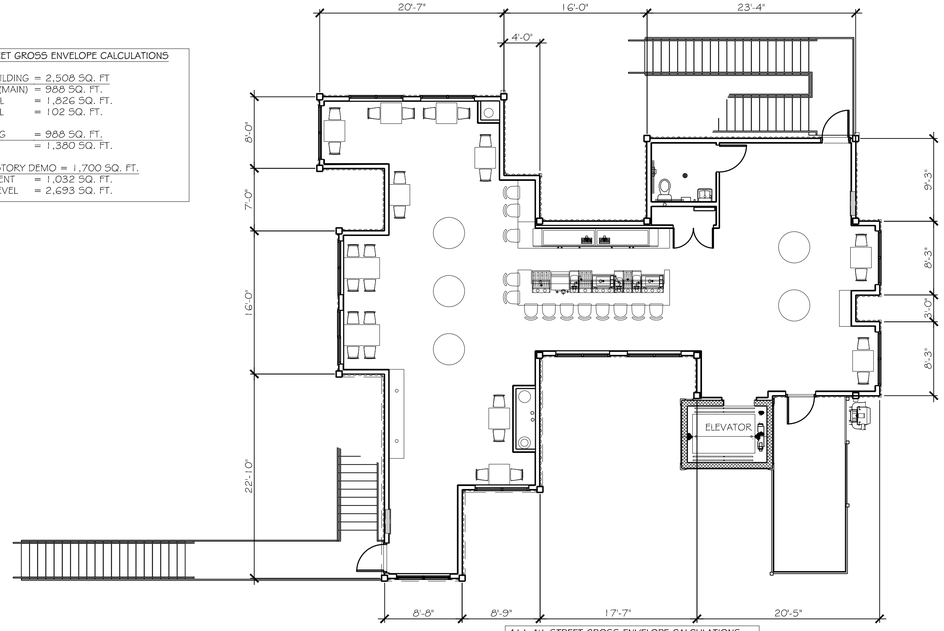
414 PERRY STREET 1-1/2 STORY DEMO = 1,700 SQ. FT.
414 PERRY STREET BASEMENT = 1,032 SQ. FT.
414 PERRY STREET MAIN LEVEL = 2,693 SQ. FT.



411 4th STREET GROSS ENVELOPE CALCULATIONS
3RD LEVEL = 102 SQ. FT.

411 4TH STREET 3RD LEVEL 03

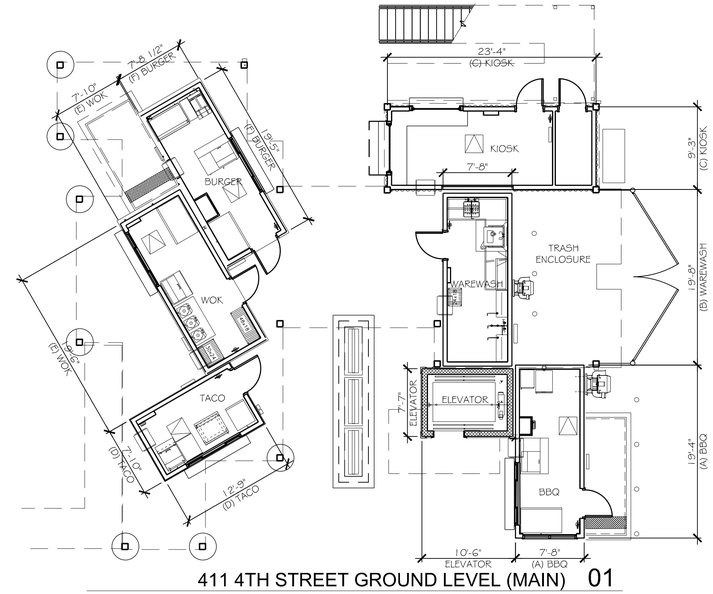
SCALE: 1/8"=1'-0"



411 4th STREET GROSS ENVELOPE CALCULATIONS
2ND LEVEL = 1826 SQ. FT.

411 4TH STREET 2ND LEVEL 02

SCALE: 1/8"=1'-0"



411 4TH STREET GROUND LEVEL (MAIN) 01

SCALE: 1/8"=1'-0"

411 4th STREET GROSS ENVELOPE CALCULATIONS

ELEVATOR	= 77 SQ. FT.
(A) BBQ	= 148 SQ. FT.
(B) WAREWASH	= 148 SQ. FT.
(C) KIOSK	= 217 SQ. FT.
(D) TACO	= 100 SQ. FT.
(E) WOK	= 149 SQ. FT.
(F) BURGER	= 149 SQ. FT.
TOTAL GROUND	= 988 SQ. FT.

811 Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
LOT 4A, BLOCK 11, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO. SDP23-0019

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	CAG	02/28/2022
2	2ND SUBMITTAL	CAG	06/09/2022
3	3RD SUBMITTAL	CAG	08/10/2022
4	4TH SUBMITTAL	CAG	09/18/2023

PRELIMINARY NOT FOR CONSTRUCTION

CAREN ARCHITECTURAL GROUP P.C.

SITE DEVELOPMENT PLAN

PERRY STREET SOCIAL DISTRICT

410 PERRY STREET, CASTLE ROCK, CO 80104

PROJECT NO:	20012
DESIGNED BY:	CC
DRAWN BY:	TS
DATE:	09/18/2023

18
OF 18

10/6/2023 9:40 AM P:\PERRY STREET SOCIAL\HISTORY\01 SITE PLAN SUBMITTALS\WORKING FILES\SHEET 18 - BUILDING PLANS.DWG