



March 11, 2025

Town of Castle Rock
Engineering / Plan Review
175 Kellogg Ct.
Castle Rock, CO 80109

RE: SDP22-0049 Amendment (Now SDP25-0007)

To whom it may concern,

The Site Development Plan (SDP) package for The Brinkerhoff and Bar Hummingbird project located at 6371 and 6373 Promenade Pkwy, Castle Rock, CO 80108 is being amended to reflect changes that occurred during construction. A summary of these changes and reasoning behind them can be found below:

PAGE	DESCRIPTION OF CHANGE	REASONING
1	Engineer of record (EOR) changed	Project moved under now eor to assist with extra eyes looking at project.
1	Updated sheet list table to add sheets 19 and 20	Sheets 19 and 20 included to add additional information to SDP package.
3	Curb removed and wheel stops placed at parking stalls near buildings.	Field modification to create lower slope paths/ADA routes.
3	Fire Department Connection moved to landscape island.	Modification done to create more separation between utilities.
3	Sanitary sewer lines shifted towards parking lot and enter at south side of Bar Hummingbird.	Modification done to create more separation between utilities.
3	Stone pavers replaced with concrete pavers.	Modification done for drainage purposes.
3	Storm drainage routing revised to add trench drains.	Roof downspouts and gutters removed. Trench drains added to capture runoff.
3	Landscaping behind building revised.	Modification done to create accessible routes.



4	Curb removed and wheel stops placed at parking stalls near buildings.	Field modification to create lower slope paths/ADA routes.
4	Landscaping behind building revised.	Modification done to create accessible routes.
5	Fire Department Connection moved to landscape island.	Modification done to create more separation between utilities.
5	Sanitary sewer lines shifted towards parking lot and enter at south side of Bar Hummingbird.	Modification done to create more separation between utilities.
5	Storm drainage routing revised to add trench drains.	Roof downspouts and gutters removed. Trench drains added to capture runoff.

Please let us know if you have any comments or concerns.

Sincerely,

Trevor Smith
Assistant Project Manager
R&R Engineers-Surveyors, Inc.

HUMMINGBIRD SDP 6 – LANDSCAPE CHANGES

SHEET 6 OF 20 – CONCEPTUAL LANDSCAPE SITE PLAN

- Trees were added and shifted on site to create more screening from roads, and shade for the comfortability of patrons.
- One of the fire features was shifted closer to the southwest corner of Bar Hummingbird for better access and hardscapes were shifted accordingly and to better address drainage and grading on site.
- The seating / garden area was shifted from behind the Brinkerhoff to be more central on site and provide more shaded seating for patrons. One fire feature was removed, and the other was shifted to the west end of the courtyard.
- The central courtyard design has changed for better circulation, accessibility and comfort of patrons.
- Landscaping areas on the building frontages has been reduced to reduce overall water consumption of the site.
- See next sheet for more detailed changes

SHEET 7 OF 20 – CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

- A. A fire feature and patio in the southwest corner of the site was replaced by a gravel area, and flagstone steppers to the area were removed. The fire feature was shifted closer to bar hummingbird for better access off the paver pathway on the southwest corner of bar hummingbird.



- B. The lower courtyard now extends to the west for increased seating, and the centralized fire feature has shifted to the west end of the courtyard. Trees were added around this extension for more screening from the road, and shade for the comfortability of patrons.
- C. The seating / garden area behind the Brinkerhoff was removed and replaced by the extension of the lower courtyard. A concrete patio replaced gravel off the back of the Brinkerhoff, and four raised planters were added to screen the building.
- D. Trees were added and shifted on the north end of the sight to provide better screening.
- E. The southwest corner of Bar Hummingbird has added a planting bed to better address drainage and grading on site, and to also frame the patio off the back of Bar Hummingbird which has changed from pavers to concrete. The paver patio south of the service area of Bar Hummingbird was replaced by a concrete path and planting bed for the same reasons and for better circulation.
- F. The courtyard entrance has shifted its walls to include landscape beds within the courtyard to provide a more comfortable space for patrons. The central courtyard has changed to include walls and a ramp where steps previously were to provide better accessibility and circulation of patrons, and a landscape bed was added to provide a central feature.
- G. Bar Hummingbird and the Brinkerhoff building frontage changed from perennial and shrub beds to native grass and trees to reduce water consumption on site.
- H. Pavers were replaced by concrete pathways in front of the courtyard entrance so they could be better maintained.

SHEET 8 OF 20 – PLANTING NOTES / CALCULATIONS / DETAILS

- Tables were updated to match the town's current and approved landscape tables.
- Overall shrub and grass counts were reduced and replaced by native seed areas.
- Tree counts increased from 80 to 92 on site.

SHEET 9 OF 20 – CONCEPTUAL SITE ELEVATIONS

- The fire feature was updated to align with the existing steel torches and the overall design aesthetic of the project on the west edge of the lower courtyard.

SHEETS 10-11 OF 20 – CONCEPTUAL SITE & ENLARGEMENT LIGHTING PLAN

- Overall landscape lighting was reduced for energy savings and to provide more comfortable ambiance for patrons.
- Two types of lighting fixtures were removed, the step / cap light fixture and outdoor chandelier fixture. A new floodlight was added to the entrance walls to provide more visibility to the entrance.
- An existing light pole in the parking lot was shifted further from the curb to avoid any vehicle collisions and improve line of sight on the northeast corner off the Brinkerhoff.

SHEET 12-13 OF 20 – LIGHTING SPECS / CUTSHEETS

- Two types of lighting fixtures were removed, the step / cap light fixture and outdoor chandelier fixture. A new floodlight was added to the entrance walls to provide more visibility.



To:

Town of Castle Rock, Colorado
100 N. Wilcox St.
Castle Rock, CO 80104

From:

William Campbell
Brinkerhoff Restaurants

Please accept our changes to the SDP for The Brinkerhoff and Bar Hummingbird Restaurants. The drawings and this summary document the changes that have occurred to both projects during construction. Below, the summary is organized by the relevant pages that best exhibit the changes.

Page #14

- Elevation #1 - Window muntins have been reduced throughout the Brinkerhoff elevations.
- Elevation #1 - Window finish has changed from blackened steel to rusted steel throughout.
- Elevation #1 - The coreten screen wall to the left of the delivery overhead door has been removed. Perimeter fence to the right has been reflected.
- Elevation #1 - Openings have been added to the top of the chimney to provide a more rustic appearance.
- Elevation #1 - The windows on each side of the fireplace have been reduce in size and limited to the top portion of the wall. This change was made to reduce the amount of light pollution from cars and trucks that will enter the restaurant. Patrons at the bar would be at eye level with headlights coming from the parking lot. This would make for an very uncomfortable dining experience.
- Elevation #2 - Window muntins have been reduced throughout the Brinkerhoff elevations.
- Elevation #2 - Window finish has changed from blackened steel to rusted steel throughout.
- Elevation #2 - Openings have been added to the top of the chimney to provide a more rustic appearance.
- Elevation #2 - The steel siding between the transom window and lower windows has been removed to make the windows more continuous and improve transparency.
- Elevation #3 - The steel signage wall, has been completely replaced with a stone arcade. The wall utilizes the same rustic stone with brick inlays that can be found on the Brinkerhoff Restaurant. The original steel signage wall was very contemporary in appearance and was very transparent. The new wall has limited openings that provides a better barrier between the cars in the parking lot and the outdoor courtyard space between the buildings. This will cut down on noise and light pollution from headlights. The wall also provides a more private and secluded experience for patrons. It creates a safe and quiet courtyard with defined edges that you might find in a



traditional courtyard that instills the qualities of safety and quiet. The stone archways mimic a traditional hacienda, and the new gas torches will light the wall with movement and the warmth similar to a traditional homestead fire.

Page #15

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- Elevation #2 - Window muntins have been reduced throughout the Brinkerhoff elevations.
- Elevation #2 - Window finish has changed from blackened steel to rusted steel throughout.
- Elevation #2 - The steel siding between the transom window and lower windows has been removed to make the windows more continuous and improve transparency.
- The Nanawall system on the right (western) side of the elevations has been replaced with a storefront system. Transom windows have been added above these windows as well.
- The chimney exhaust has been relocated behind the mechanical screen wall on the roof.

Page #16

- Elevation #1 - Window muntins have been reduced throughout the Bar Hummingbird elevations.
- Elevation #1 - Window finish has changed from blackened steel to rusted steel throughout.
- Elevation #1 - Openings have been added to the top of the chimney to provide a more rustic appearance.
- Elevation #1 - The rubble field stone has been replaced with a lighter limestone travertine cut stone veneer. This will keep the overall rustic feeling of the building intact while offering some differentiation from the Brinkerhoff Restaurant.
- Elevation #1 - The layout of the windows has been reorganized to allow for better interior light quality.
- Elevation #2 - Window mullions have been reduced throughout the Bar Hummingbird elevations.
- Elevation #2 - Window finish has changed from blackened steel to rusted steel throughout.
- Elevation #2 - Openings have been added to the top of the chimney to provide a more rustic appearance.
- Elevation #2 - The rubble field stone has been replaced with a lighter limestone travertine cut stone veneer. This will keep the overall rustic feeling of the building intact while offering some differentiation from the Brinkerhoff Restaurant.
- Elevation #2 - The overall window layout of this elevation has changed.

- Storefront windows have been added to the lower and second floor outdoor seating areas (west side).
- The cased windows on the main building have been removed and a new triangular window system has been fit within the steel structural system for the roof to allow for clerestory lighting throughout the interior space.
- The cased windows were removed to prevent patrons from having a clear view of the toilet facility to the south of the building, along with the rooftop of the awing. With the addition of the high windows, overall window square footage has actually increased, even with the removal of the cased windows.
- The exterior door on the left side of the elevation has been removed. The trash enclosure has been extended to the ends of the building.
- The circular stair has been removed for safety and security reasons.
- The storefront windows on the entry vestibule (right side of the building) have been removed and replaced with a stone wall. This will prevent patrons from viewing the mechanical units upon entering the vestibule/restaurant.

Page #17

- Elevation #1 - Window muntins have been reduced throughout the Bar Hummingbird elevations.
- Elevation #1 - Window finish has changed from blackened steel to rusted steel throughout.
- Elevation #1 - Openings have been added to the top of the chimney to provide a more rustic appearance.
- Elevation #1 - The rubble field stone has been replaced with a lighter limestone travertine cut stone veneer. This will keep the overall rustic feeling of the building intact while offering some differentiation from the Brinkerhoff Restaurant.
- Elevation #1 - The first floor exterior dining area now has a Nanawall window system to allow for more dining flexibility.
- Elevation #1 - The circular stair has been removed for safety and security reasons.
- Elevation #1 - An exterior exit door has been added to the right side of the main level.
- Elevation #1 - The second level exterior dining area now has a Nana wall system on top of fixed glazing to allow for more dining flexibility.
- Elevation #2 - Window mullions have been reduced throughout the Bar Hummingbird elevations.
- Elevation #2 - Window finish has changed from blackened steel to rusted steel throughout.
- Elevation #2 - Openings have been added to the top of the chimney to provide a more rustic appearance.
- Elevation #2 - The rubble field stone has been replaced with a lighter limestone travertine cut stone veneer. This will keep the overall rustic feeling of the building intact while offering some differentiation from the Brinkerhoff Restaurant.
- Elevation #2 - The overall window layout of this elevation has changed.



- Storefront windows have been added to the lower and second floor outdoor seating areas (west side).
- A new triangular window system has been fit with the steel structural system for the roof to allow for clerestory lighting throughout the interior space.
- Window locations were adjusted to allow for more communication between the interior space and the exterior courtyard and to minimize roof views of the Brinkerhoff.
- Elevation #2 – The circular stair has been removed for safety and security reasons.

Page #18

- Item #2 has been changed to show the rusted steel window frame finish.
- Item #6 has been included to show the new stone on Bar Hummingbird.
- Item #7 has been added to show the new steel torches.
- The rendering has been updated to show the new arcade, gas torches and signage locations.

Page #19

- Quantities of light fixtures have changed, landscape lighting has been reduced. Ambient lighting has been made more pleasing for the customer.
- The step lights and the outdoor chandeliers have been removed from the project.
- An existing light pole has shifted from the curb to improve line of sight.
- The type 'CC' fixture has changed part numbers. This has changed the lumens, wattage & mounting height of the light fixture.
- The type 'EE' fixture has changed manufacturers. This has changed lumens, wattage & mounting height of the light fixture.

Page #20

- The step lights and the outdoor chandeliers have been removed from the project.
- The type 'CC' fixture has changed part numbers. This has changed the lumens, wattage & mounting height of the light fixture.
- The type 'EE' fixture has changed manufacturers. This has changed lumens, wattage & mounting height of the light fixture.
- The outdoor chandelier has been eliminated.

Sincerely,

William Campbell