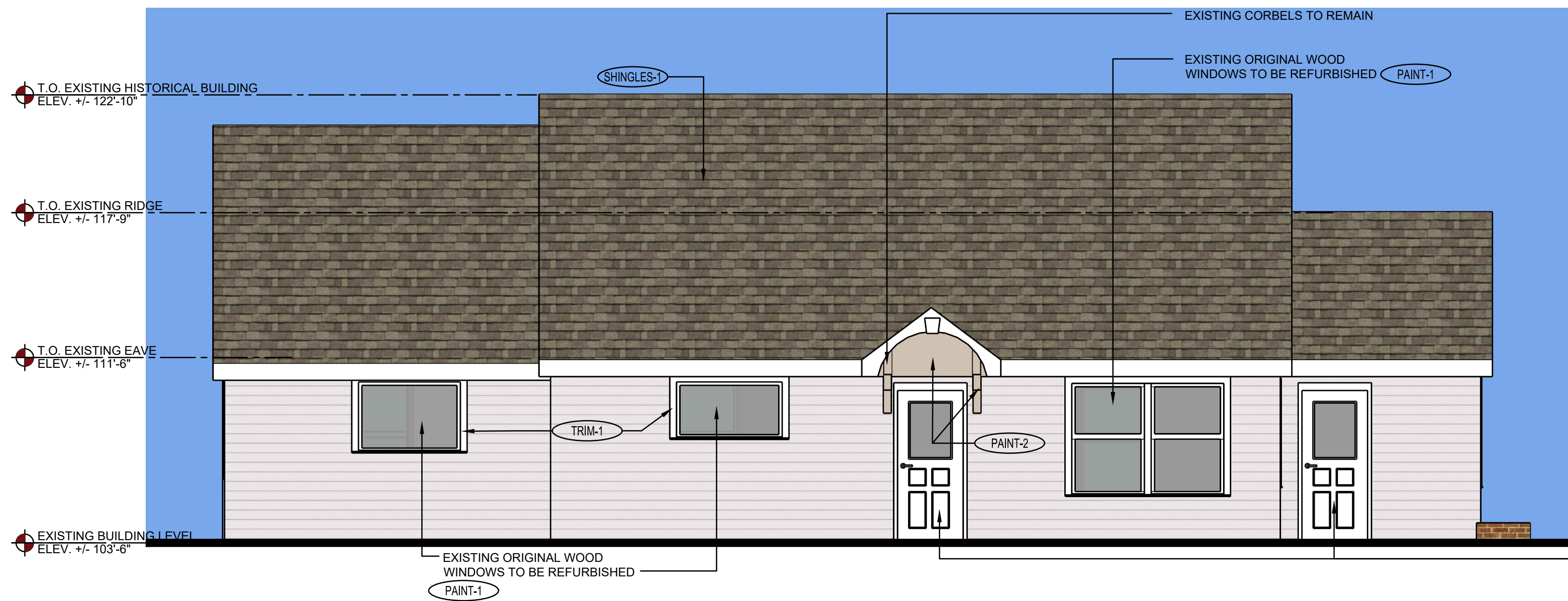


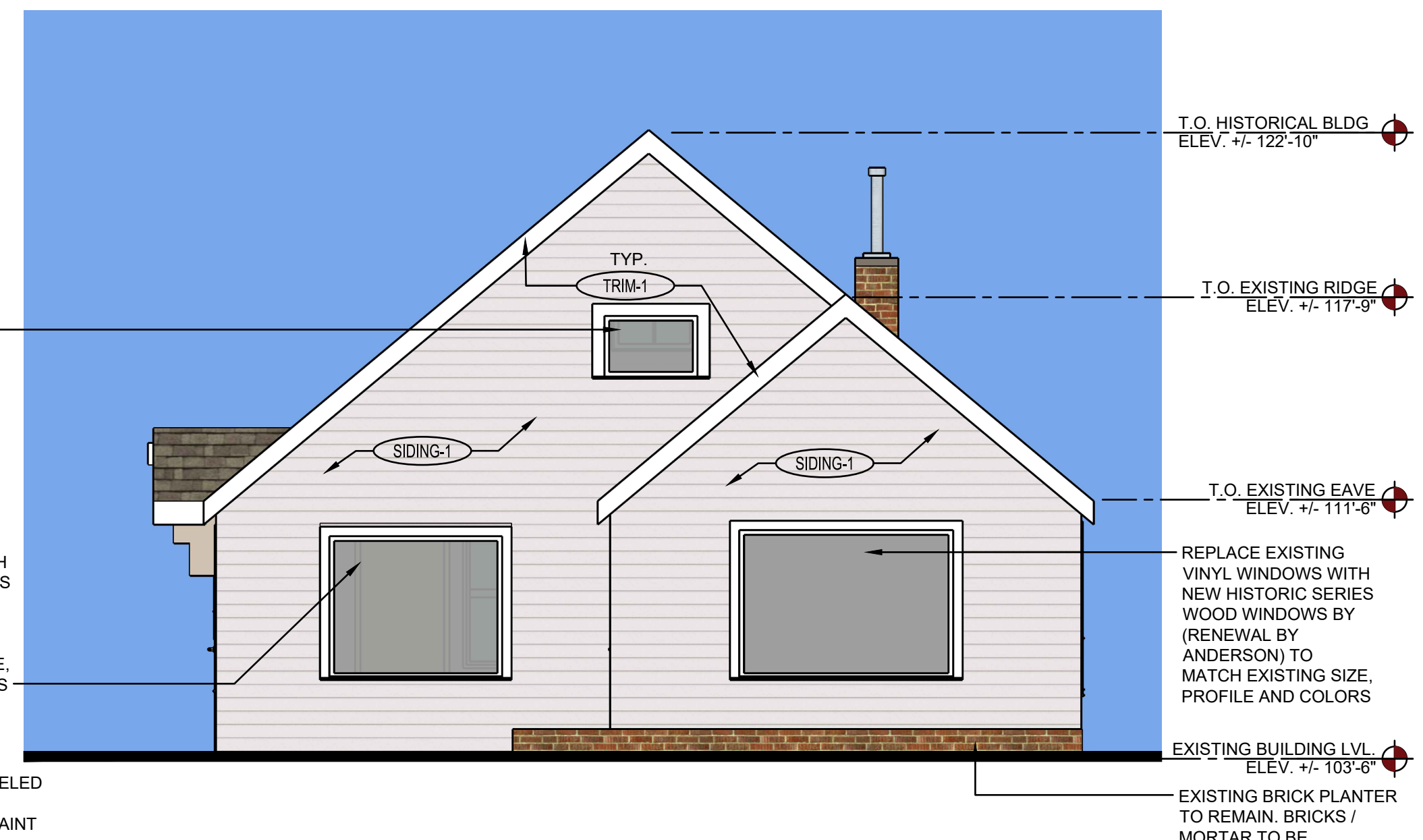
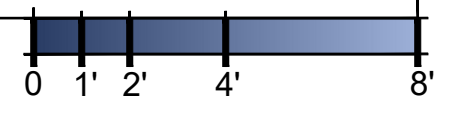
# SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



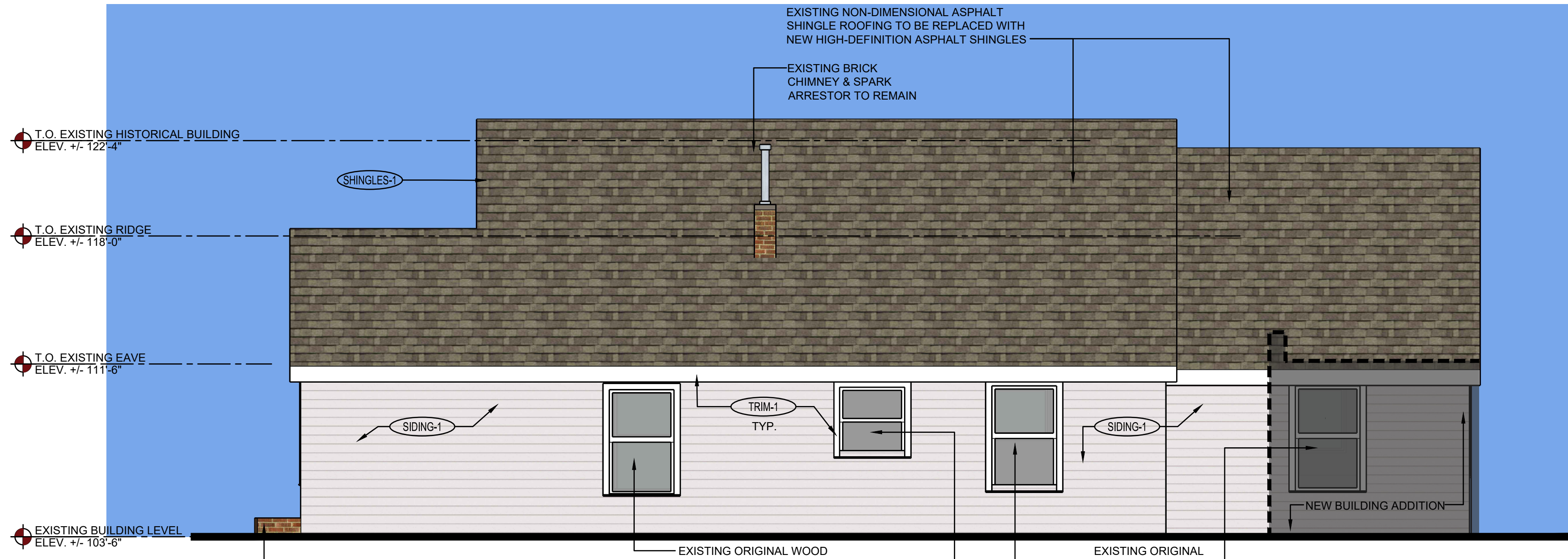
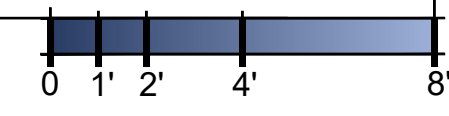
**1 SOUTH ELEVATION - HISTORICAL**

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



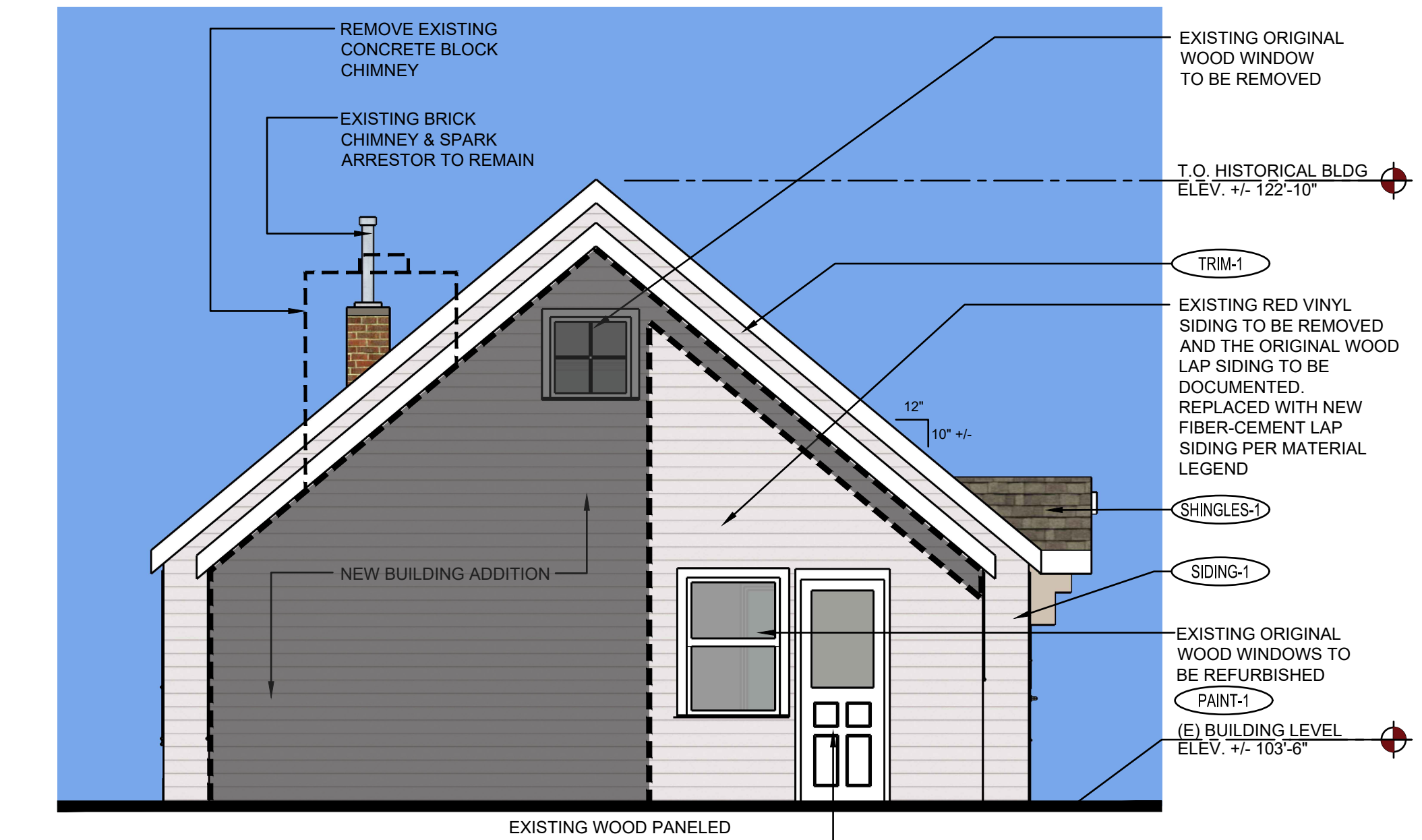
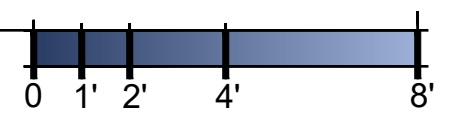
**2 EAST ELEVATION - HISTORICAL**

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



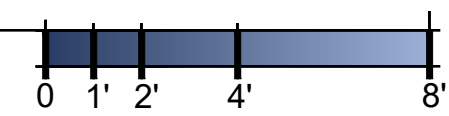
**3 NORTH ELEVATION - HISTORICAL**

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



**4 WEST ELEVATION - HISTORICAL**

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



**MATERIAL LEGEND**

<p><b>(SIDING-1)</b> SIDING -1: 5" HIGH LAP FIBER-CEMENT SMOOTH SIDING TO MATCH ORIGINAL WOOD CLAP BOARD SIDING COLOR: PAINTED SW #0053 - PORCELAIN (SHERWIN WILLIAMS HISTORIC SERIES) MFR: JAMES HARDIE SIDING</p> <p><b>(SIDING-2)</b> SIDING -2: 10" HIGH LAP FIBER-CEMENT SMOOTH SIDING TO MATCH ORIGINAL WOOD CLAP BOARD SIDING COLOR: PAINTED SW #0037 - MORRIS ROOM GRAY (SHERWIN WILLIAMS HISTORIC SERIES) MFR: JAMES HARDIE SIDING</p> <p><b>(SIDING-3)</b> SIDING -3: FIBER-CEMENT CEDARMILL STAGGERED SHAKE SIDING COLOR: AGED PEWTER (STANDARD JAMES HARDIE COLOR) MFR: JAMES HARDIE SIDING</p> <p><b>(TRIM-1)</b> TRIM -1: 5" FIBER-CEMENT SMOOTH TRIM TO MATCH ORIGINAL WOOD COLOR: SW #7005 - PURE WHITE (SHERWIN WILLIAMS HISTORIC SERIES) MFR: JAMES HARDIE TRIM</p>	<p><b>(SHINGLES-1)</b> SHINGLES -1: COLOR: HERITAGE - WEATHERED WOOD MFR: TAMKO ROOF SHINGLES</p> <p><b>(PAINT-1)</b> PAINT -1: COLOR: PAINTED FINISH SW #7005 - PURE WHITE - PORCELAIN (SHERWIN WILLIAMS HISTORIC SERIES)</p> <p><b>(PAINT-2)</b> PAINT -2: COLOR: PAINTED FINISH SW #0037 - MORRIS ROOM GRAY (SHERWIN WILLIAMS HISTORIC SERIES)</p>
---	---

PROJECT TITLE  
**LITTLE SCHOOL ON PERRY STREET**

203 PERRY ST.  
 CASTLE ROCK, CO 80104

PREPARED FOR  
**MISSION CAPITAL PROPERTIES BAYSIDE**

4969 S. AKIRE ST.  
 MORRISON, CO 80465

SUBMITTAL  
**SITE DEV. PLAN**

DRAWN BY:  
 CHECKED BY:  
 PROJECT NO.:

REVISIONS  
 SDP - 2ND SUBMITTAL 10.18.2023

DATE  
**08/31/2023**

SHEET TITLE  
**HISTORIC LANDMARK ELEVATIONS**

SHEET INFORMATION  
**A3.0**

8 of 12



Know what's below.  
 Call before you dig.

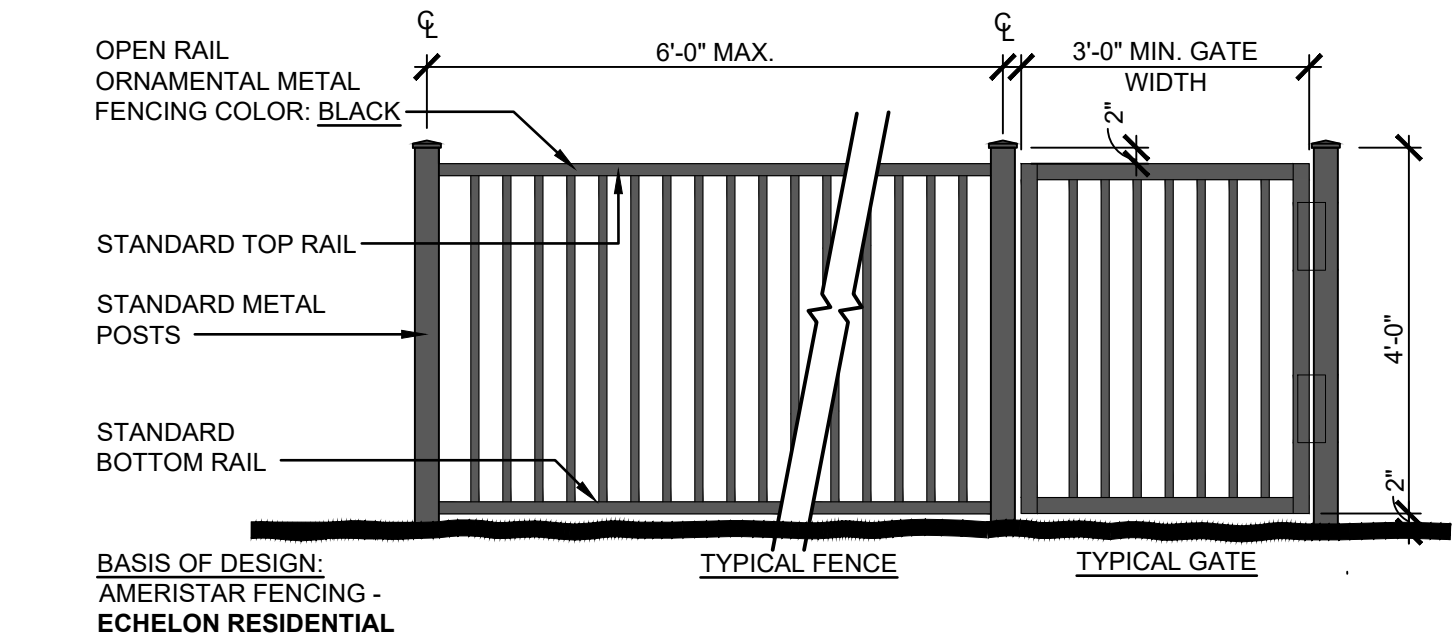
NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION.

SITE DEVELOPMENT PLAN  
 LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK  
 TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

File: 23.024 - A3.0 - Historic Exterior Elevations (Colored).dwg Path: D:\BDC\Projects\23.024 - Little School on Perry - Castle Rock, CO\CAD\Site Submittal\ Plotted by: ScottBoduch Date: 18-Oct-23 4:52:44pm

# SITE DEVELOPMENT PLAN

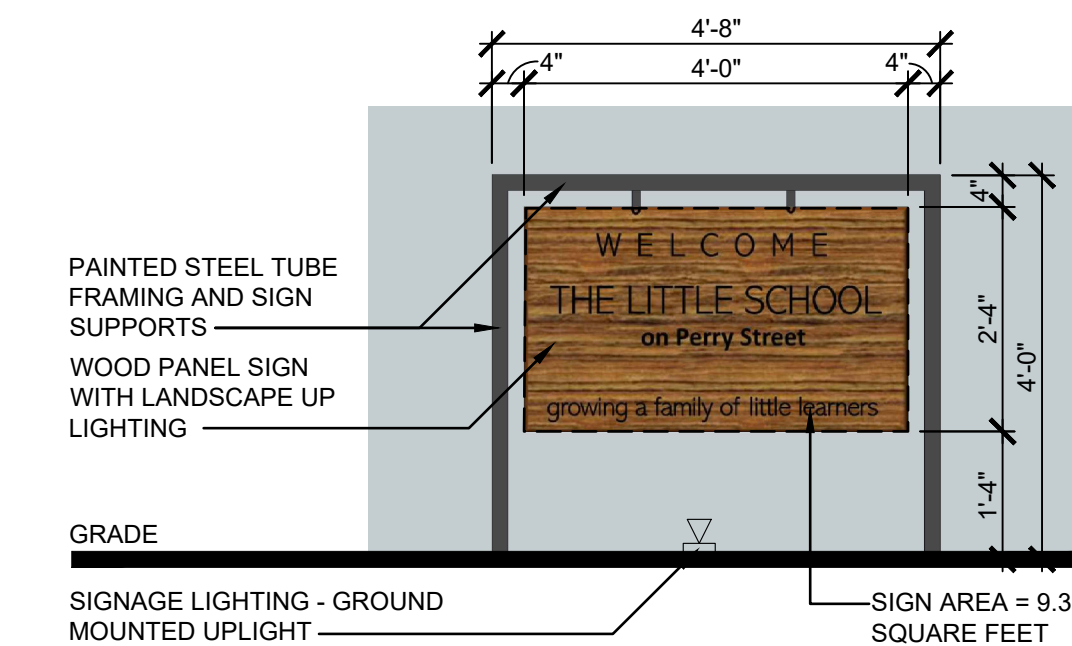
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



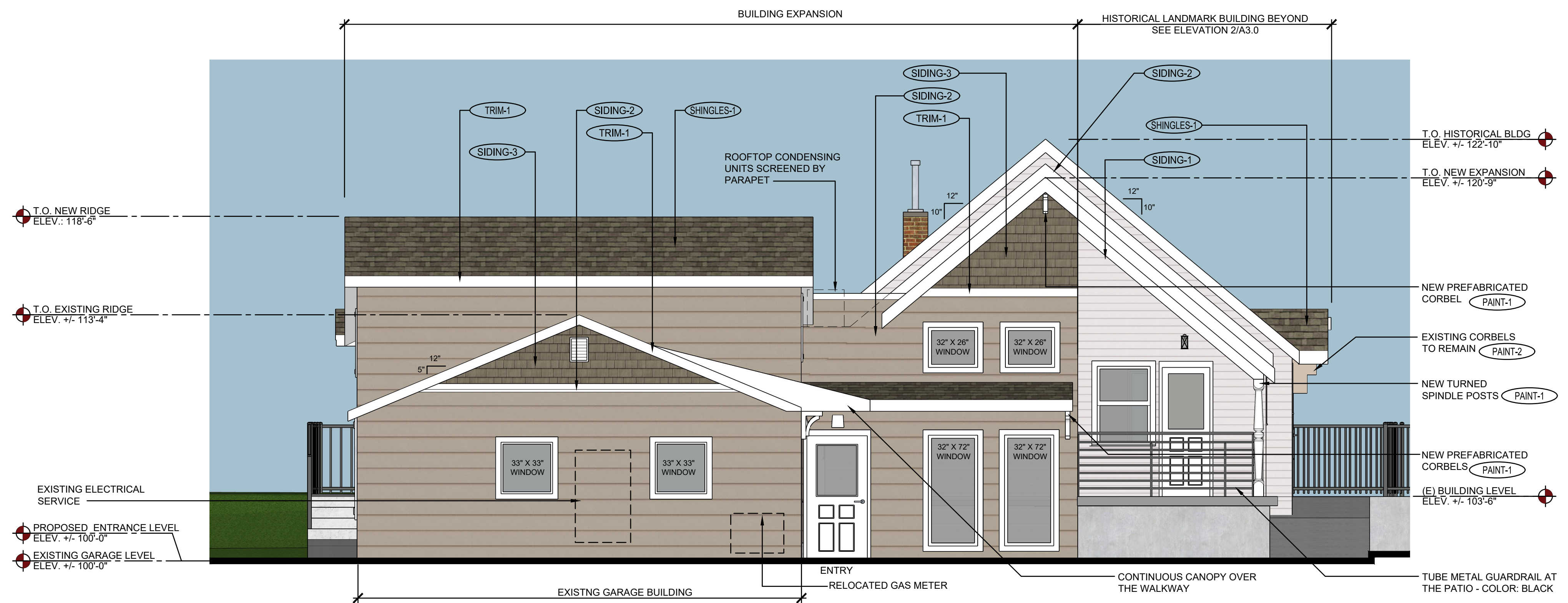
**3**  
 A3.1  
**TYPICAL FENCE DETAIL**  
 SCALE: 1/2" = 1'-0"

	NUMBER OF SIGNS		SIGN AREA	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED
FREESTANDING SIGNS	2	1	50 SQ. FT.	9.3 SQ. FT.

\* - ALLOWED BUILDING SIGNAGE BASED ON 50'-8" BUILDING FRONTAGE



**4**  
 A3.1  
**PROPOSED MONUMENT SIGN**  
 SCALE: 1/2" = 1'-0"



**1**  
 A3.1  
**OVERALL WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**MATERIAL LEGEND**

**SIDING-1**  
 SIDING -1: 5" HIGH LAP FIBER-CEMENT SMOOTH SIDING TO MATCH ORIGINAL WOOD CLAP BOARD SIDING  
 COLOR: PAINTED SW #0053 - PORCELAIN (SHERWIN WILLIAMS HISTORIC SERIES)  
 MFR: JAMES HARDIE SIDING

**SIDING-2**  
 SIDING -2: 10" HIGH LAP FIBER-CEMENT SMOOTH SIDING TO MATCH ORIGINAL WOOD CLAP BOARD SIDING  
 COLOR: PAINTED SW #0037 - MORRIS ROOM GRAY (SHERWIN WILLIAMS HISTORIC SERIES)  
 MFR: JAMES HARDIE SIDING

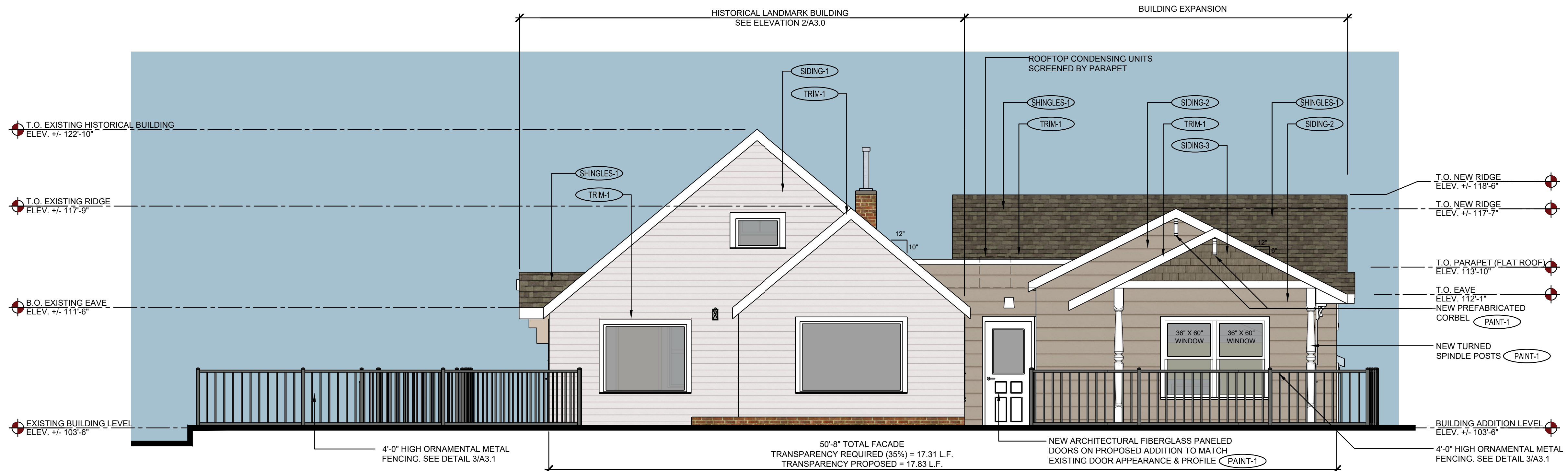
**SIDING-3**  
 SIDING -3: FIBER-CEMENT CEDARMILL STAGGERED SHAKE SIDING  
 COLOR: AGED PEWTER (STANDARD JAMES HARDIE COLOR)  
 MFR: JAMES HARDIE SIDING

**TRIM-1**  
 TRIM -1: 5" FIBER-CEMENT SMOOTH TRIM TO MATCH ORIGINAL WOOD  
 COLOR: SW #7005 - PURE WHITE (SHERWIN WILLIAMS HISTORIC SERIES)  
 MFR: JAMES HARDIE TRIM

**SHINGLES-1**  
 SHINGLES -1:  
 COLOR: HERITAGE - WEATHERED WOOD  
 MFR: TAMKO ROOF SHINGLES

**PAINT-1**  
 PAINT -1:  
 COLOR: SW #7005 - PURE WHITE - PORCELAIN (SHERWIN WILLIAMS HISTORIC SERIES)

**PAINT-2**  
 PAINT -2:  
 COLOR: SW #0037 - MORRIS ROOM GRAY (SHERWIN WILLIAMS HISTORIC SERIES)



**2**  
 A3.1  
**OVERALL EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION.

PROJECT TITLE  
**LITTLE SCHOOL ON PERRY STREET**

203 PERRY ST.  
 CASTLE ROCK, CO 80104

PREPARED FOR  
**MISSION CAPITAL PROPERTIES BAYSIDE**

4969 S. AKIRE ST.  
 MORRISON, CO 80465

SUBMITTAL  
**SITE DEV. PLAN**

DRAWN BY:  
 CHECKED BY:  
 PROJECT NO.:

REVISIONS	DATE
SDP - 2ND SUBMITTAL	10.18.2023

DATE  
**08/31/2023**

SHEET TITLE  
**PROPOSED OVERALL ELEVATIONS**

SHEET INFORMATION  
**A3.1**

File: 23.024 - A3.1 - Overall Exterior Elevations (Colored).dwg Path: D:\BDC Projects\23.024 - Little School on Perry - Castle Rock, CO\CAD\Site Submittal\ Plotted by: Scott Bouch Date: 18-Oct-23 4:54:00pm

# SITE DEVELOPMENT PLAN

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

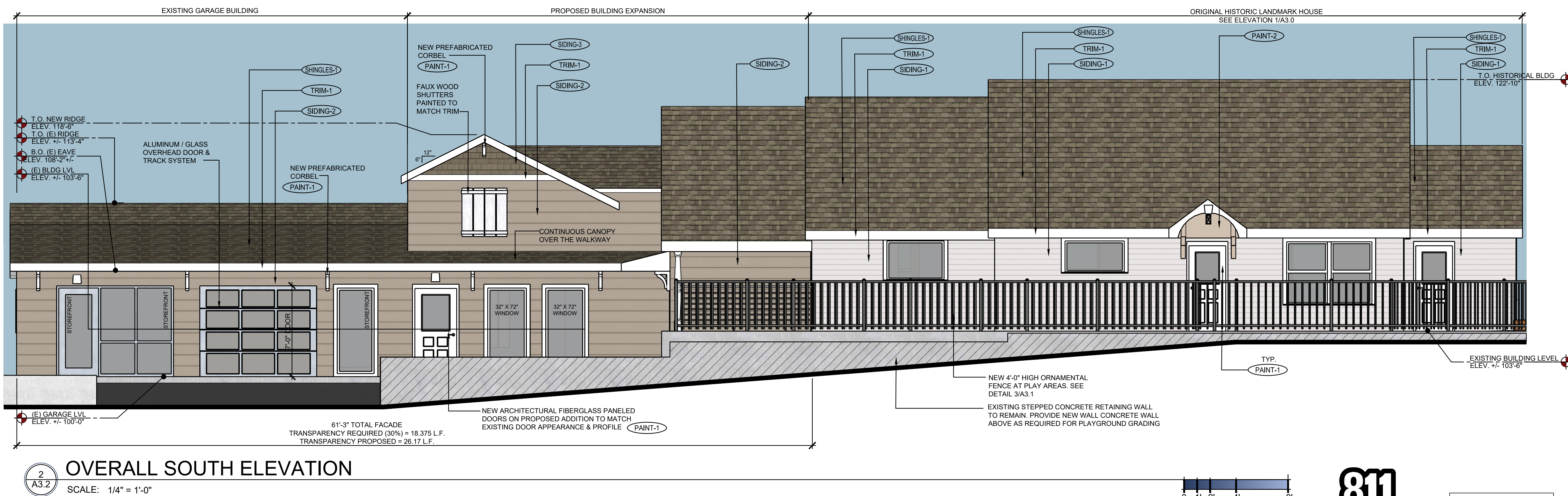
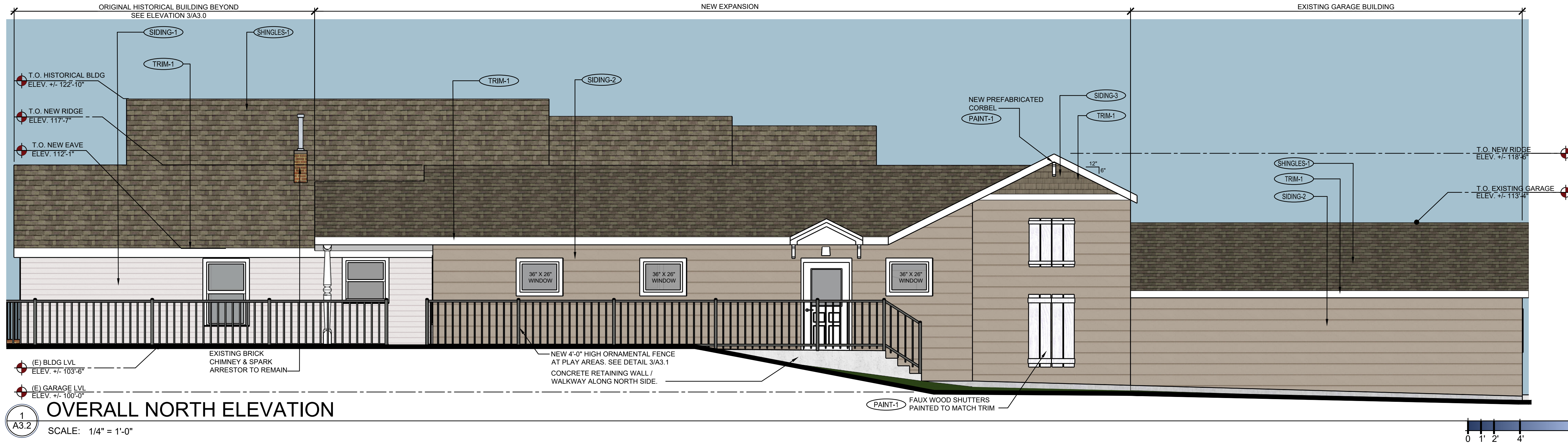
NOTE:  
 REFER TO SHEET A3.1 FOR  
 MATERIAL LEGEND

**BDS**  
 BODUCH DESIGN GROUP  
 A VISION ENLIGHTENED

**RIDGE TOP**  
 ENGINEERING & SURVEYING  
 541 E. Garden Drive, Unit N  
 Windsor, CO 80550  
 T. (970) 683-6522  
 W. ridgetopeng.com

LOGO

SEAL



PROJECT TITLE  
 LITTLE SCHOOL ON  
 PERRY STREET

203 PERRY ST.  
 CASTLE ROCK, CO 80104

PREPARED FOR  
 MISSION CAPITAL  
 PROPERTIES  
 BAYSIDE

4969 S. AKIRE ST.  
 MORRISON, CO 80465

SUBMITTAL  
 SITE DEV. PLAN

DRAWN BY:  
 CHECKED BY:  
 PROJECT NO.:

REVISIONS  
 SDP - 2ND SUBMITTAL 10.18.2023

DATE  
 08/31/2023

SHEET TITLE  
 PROPOSED  
 OVERALL  
 ELEVATIONS

SHEET INFORMATION  
**A3.2**

10 of 12

File: 23.024 - A3.2 - Overall Exterior Elevations (Colored).dwg Path: D:\BDC Projects\23.024 - Little School on Perry - Castle Rock, CO\CAD\Site Submittal Plotted by: Scott Boduch Date: 18-Oct-23 4:54:54pm

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

NOTE: CURRENT PLAN SET  
 IS NOT FOR CONSTRUCTION.

SITE DEVELOPMENT PLAN  
 LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK  
 TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

# LITTLE SCHOOL ON PERRY STREET

**BDC**  
 BODUCH DESIGN GROUP  
 A VISION ENLIGHTENED

**RIDGETOP**  
 ENGINEERING & SURVEYING  
 541 E. Garden Drive, Unit N  
 Windsor, CO 80550  
 T (970) 683-6552  
 W ridgetopeng.com

LOGO

SEAL



**1**  
 A4.0  
**RENDERING - LOOKING NORTHEAST**  
 SCALE: NO SCALE



**2**  
 A4.0  
**RENDERING - LOOKING NORTHWEST**  
 SCALE: NO SCALE



**3**  
 A4.0  
**RENDERING - LOOKING SOUTHEAST**  
 SCALE: NO SCALE



**4**  
 A4.0  
**RENDERING - LOOKING SOUTHWEST**  
 SCALE: NO SCALE

PROJECT TITLE  
**LITTLE SCHOOL ON PERRY STREET**

203 PERRY ST.  
 CASTLE ROCK, CO 80104

PREPARED FOR  
**MISSION CAPITAL PROPERTIES BAYSIDE**

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SUBMITTAL  
**SITE DEV. PLAN**

DRAWN BY:  
 CHECKED BY:  
 PROJECT NO.:

REVISIONS  
 SDP - 2ND SUBMITTAL 10.18.2023

DATE  
**08/28/2023**

SHEET TITLE  
**PROPOSED RENDERINGS**

SHEET INFORMATION  
**A4.0**

1 of 1