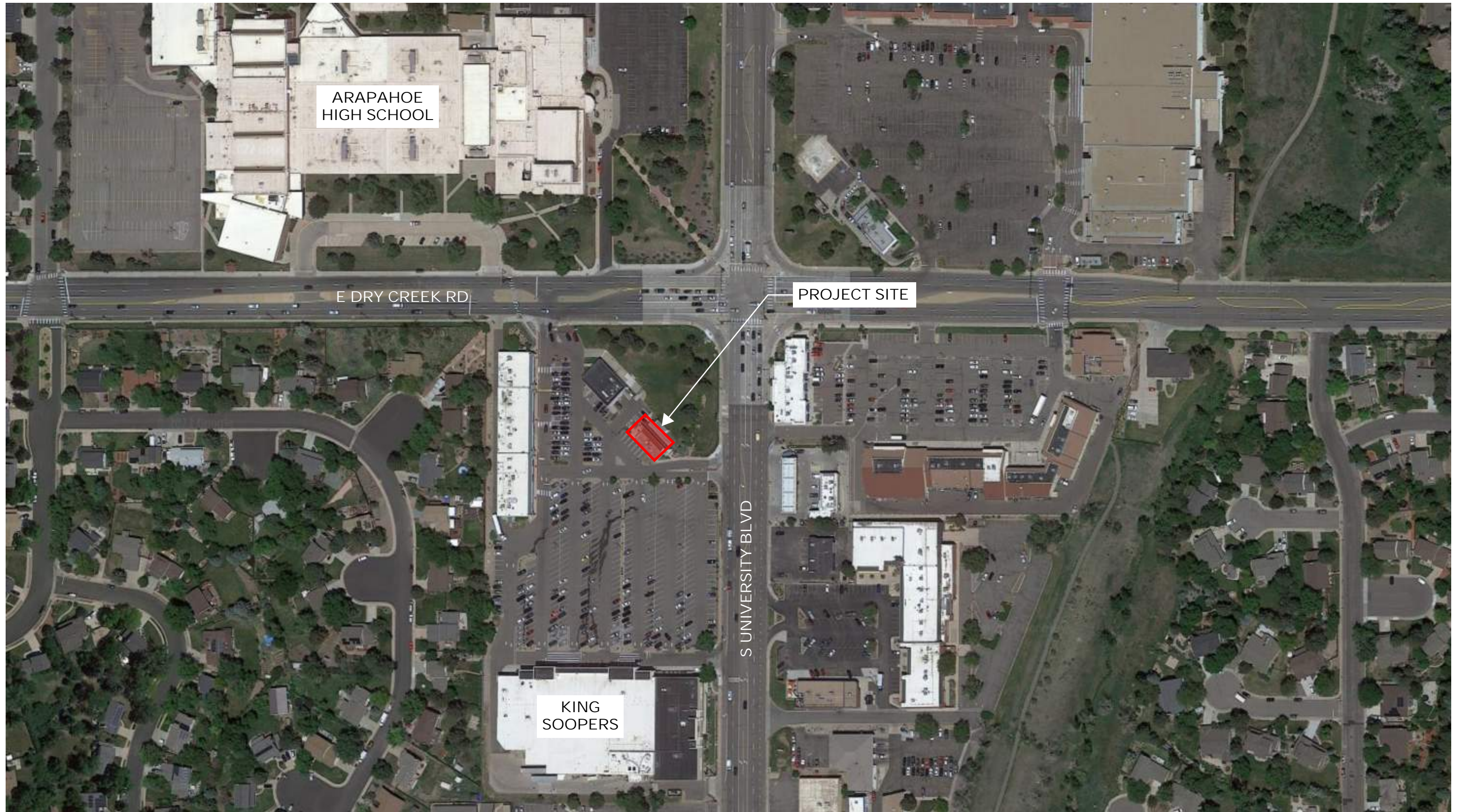


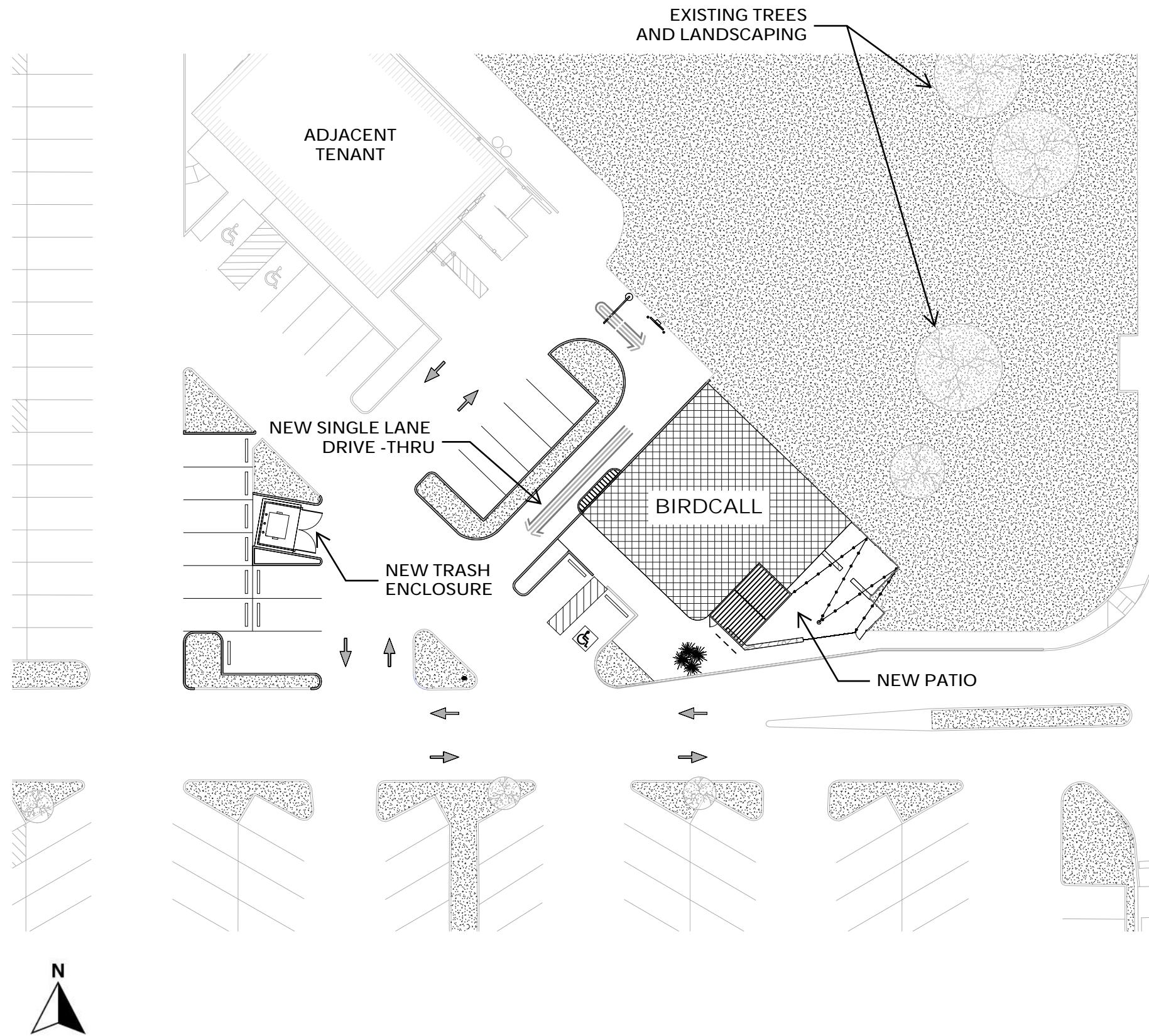


birdcall

7503 S UNIVERSITY BOULEVARD
LITTLETON, CO 80122

zebra





SITE LOCATION & DEVELOPMENT PROPOSAL
 THE PROJECT SITE IS A DEVELOPED LOT ON THE SOUTHWEST CORNER OF EAST DRY CREEK ROAD AND SOUTH UNIVERSITY BOULEVARD. IT IS PART OF A LARGER SHOPPING CENTER, CHERRYWOOD SQUARE, WHICH IS CURRENTLY SHARED WITH OTHER RESTAURANTS, COMMERCIAL BUSINESSES, AND A GROCERY STORE.

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING WELLS FARGO BUILDING AND CONSTRUCTION OF A STAND ALONE, 20 FOOT TALL SINGLE-STORY BUILDING.

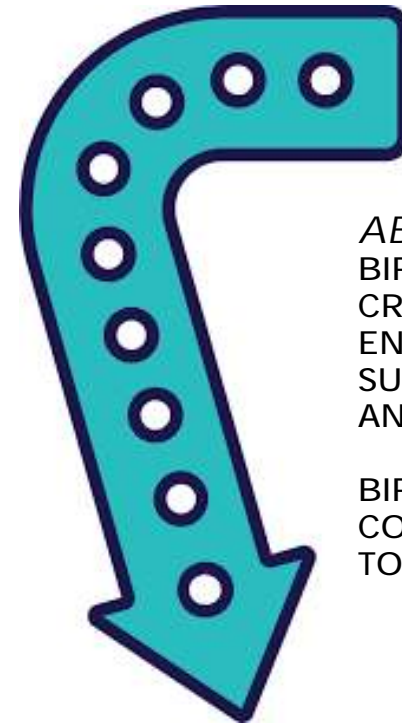
WE ARE PROPOSING TO DEVELOP THE BUILDING AS A 2,415 SQUARE FOOT FAST FOOD RESTAURANT WITH A NEW SINGLE DRIVE-THRU LANE AND NEW 950 SQUARE FOOT EXTERIOR PATIO.

ZONING
 THE SITE IS CURRENTLY ZONED AS AC (ACTIVITY CENTER). RESTAURANTS WITH A DRIVE THRU ARE A NEWLY ALLOWED USE IN THE AC DISTRICT.

PROJECT DIRECTORY
ARCHITECT:
 ZEBRA PROJECTS, INC
 14614 N KIERLAND BLVD SUITE N300
 SCOTTSDALE, AZ 85254

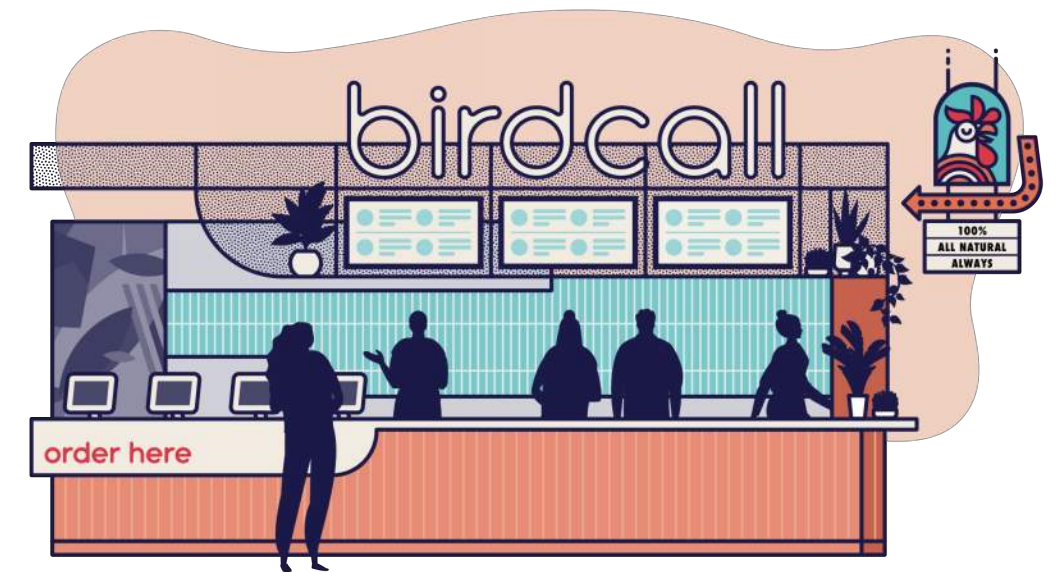
OWNER:
 REGENCY CENTERS
 8480 EAST ORCHARD RD SUITE 6900
 GREENWOOD VILLAGE, CO 80111

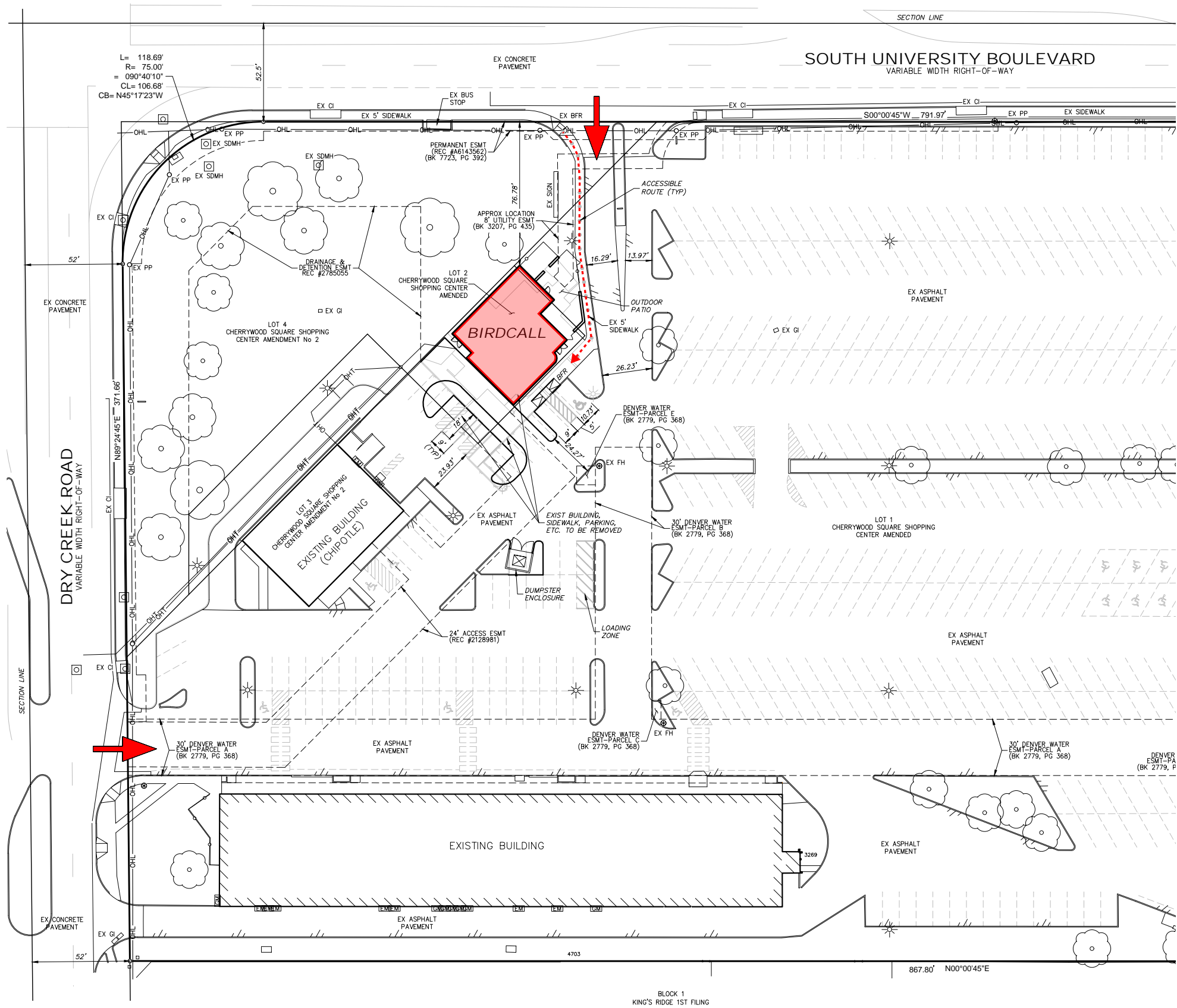
DEVELOPER:
 BIRDCALL HOLDINGS LLC
 615 EAST JEWELL AVENUE
 DENVER, CO 80210



ABOUT THE DEVELOPER
BIRDCALL WAS FOUNDED IN 2016 WITH THE GOAL OF CRAFTING A NEW KIND OF DINING EXPERIENCE - ENHANCED THROUGH A BLEND OF ALL-NATURAL FOODS, SUPERIOR HOSPITALITY AND SERVICE, INNOVATIVE ART AND DESIGN, AND CUTTING EDGE TECHNOLOGY.

BIRDCALL CURRENTLY HAS NINE LOCATIONS PRIMARILY IN COLORADO AND MORE RECENTLY ARIZONA WITH PLANS TO OPEN NEW RESTAURANTS ACROSS THE SOUTHWEST.





SITE DESIGN

THIS SITE PLAN HAS BEEN DESIGNED TO COMPLEMENT AND INTEGRATE WITH THE EXISTING CONTEXT OF THE UNIVERSITY CORRIDOR. LOCATED ON A LARGE SHARED PARCEL, BIRDCALL HOPES TO COMPLEMENT THE VARIOUS RETAIL STORES, RESTAURANTS, AND TENANTS IN THE SHOPPING CENTER. THE SITE IS DESIGNED TO UTILIZE A DRIVE THRU IN A FORMAT THAT WILL NOT NEGATIVELY EFFECT THE SHOPPING CENTER AND CIRCULATION FOR OTHER NEIGHBORING BUSINESSES..

SITE ACCESS, CIRCULATION, & TRAFFIC IMPACTS

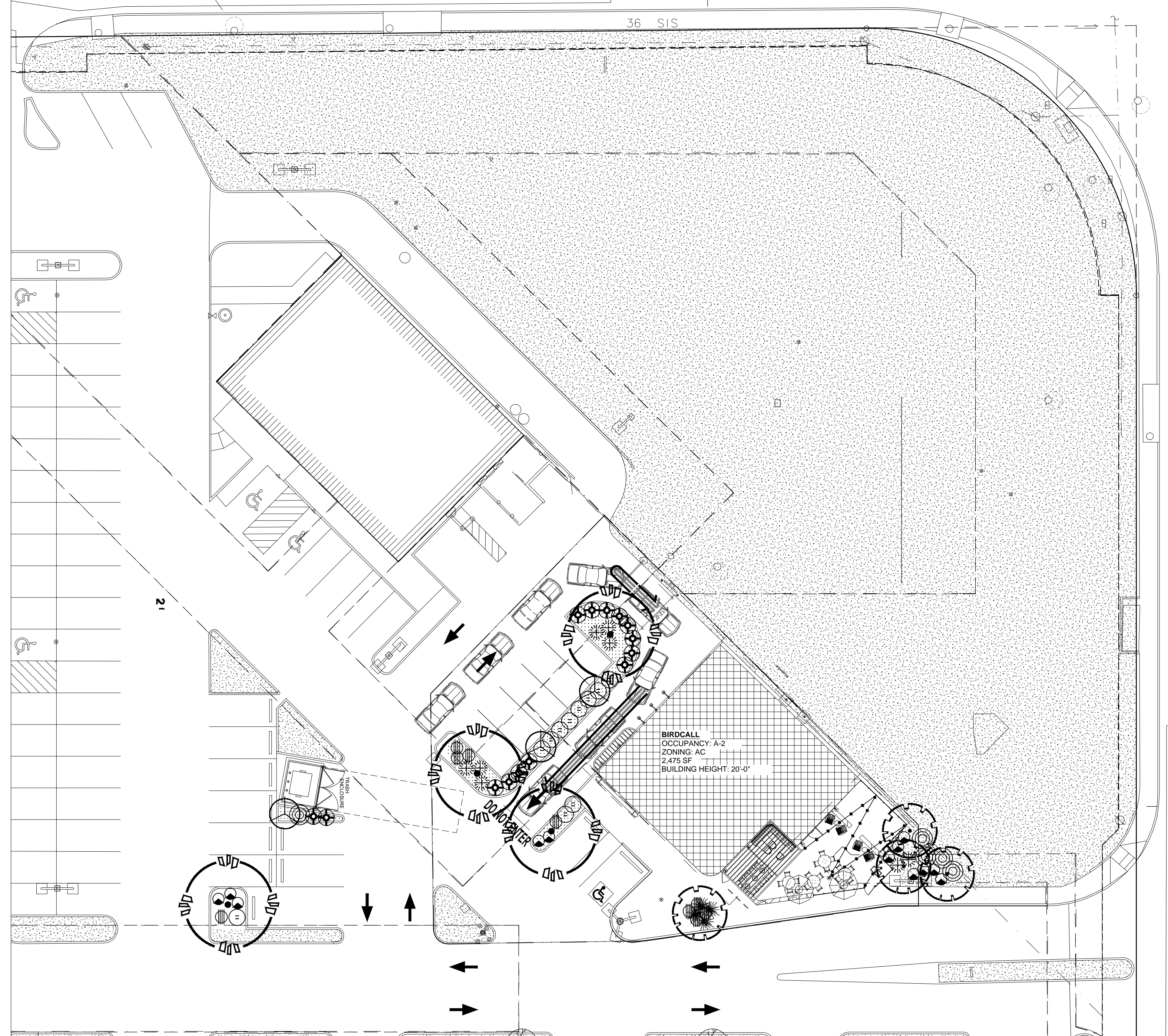
VEHICLE ACCESS TO THE SITE IS PROVIDED BY TWO EXISTING ENTRANCES: ONE TO THE NORTH FROM EAST DRY CREEK ROAD, AND ONE TO THE EAST FROM SOUTH UNIVERSTY BOULEVARD. BOTH OF THESE ACCESSES ARE SHARED ACCESSES THAT ARE UTILIZED BY THE OTHER BUSINESSES WITHIN THE SHOPPING CENTER.

PEDESTRIAN ACCESS IS ALSO PROVIDED BY THE EXISTING SIDEWALK SYSTEM WITH A DIRECT CONNECTION TO SURROUNDING EDUCATION DEVELOPMENT.

SHARED OFF-STREET PARKING IS AVAILABLE TO THE SOUTH AND WEST OF THE SITE.

PROPOSED SITE PLAN

EAST DRY CREEK RD.



LANDSCAPE LEGEND

- TREES**
- POPULUS TREMULOIDES
 - QUACKING ASPEN
 - MALUS 'RADIANT'
 - RADIANT CRABAPPLE
 - ACER RUBRUM 'RED SUNSET'
 - RED SUNSET MAPLE

- SHRUBS**
- STUITPRICAPPLIS ALBUS
 - MOUNTAIN SNOWBERRY
 - RIBES ALPINUM
 - ALPINE CURRANT
 - POTENTILLA FRUTICOSA
 - SHRUBBY CINQUEFOIL
 - EUONYMUS ALATUS
 - WINGED BURNING BUSH
 - CORNUS SERICEA
 - RED TWIG DOGWOOD
 - COTONEASTER APICULATUS
 - CRANBERRY COTONEASTER

- SURFACE MATERIALS**
- SHREDDED HARDWOOD MULCH- 2" DEPTH MINIMUM.

SIZE/QTY

3" CAL/4

2" CAL/3

2" CAL/4

5 GAL/ 8

5 GAL/ 11

5 GAL/ 13

5 GAL/ 15

5 GAL/ 05

5 GAL/ 07

SIZE/QTY

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

NO SCALE

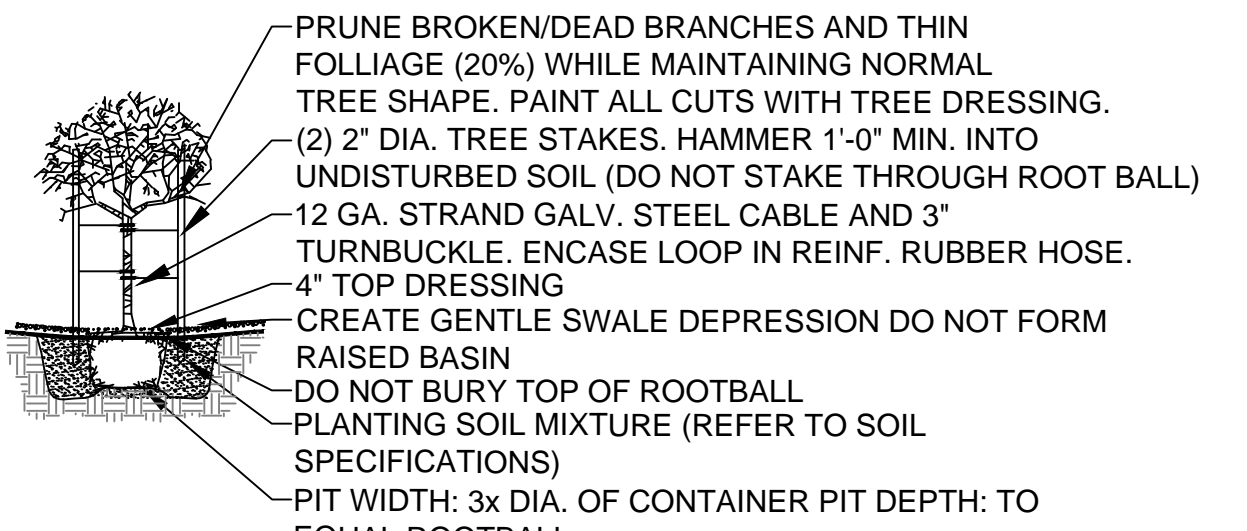
NO SCALE

NO SCALE

NO SCALE

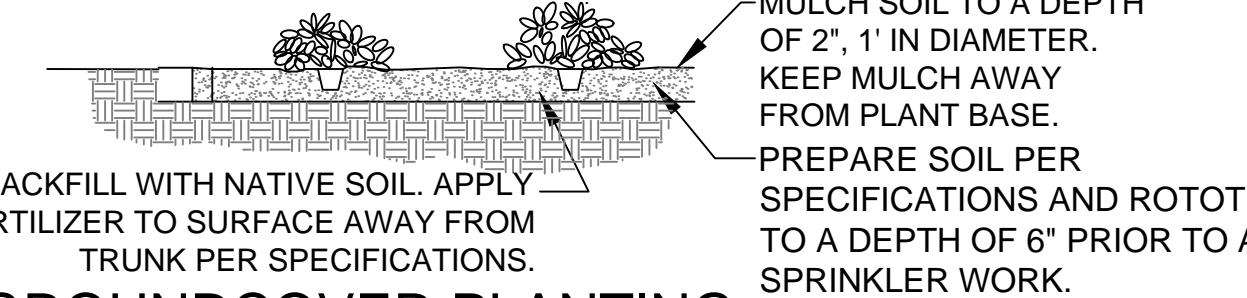
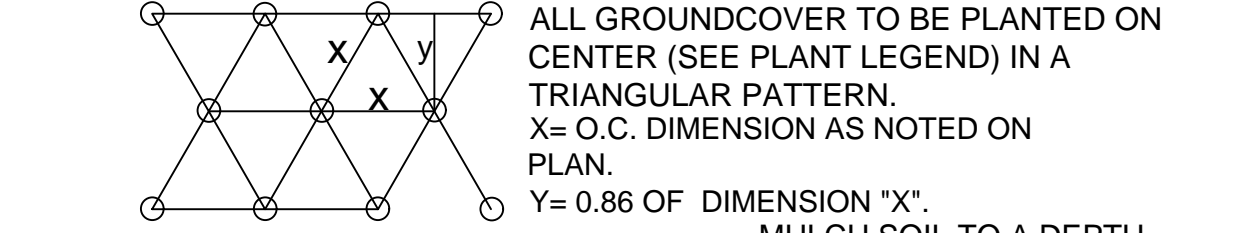
NO SCALE

NO SCALE

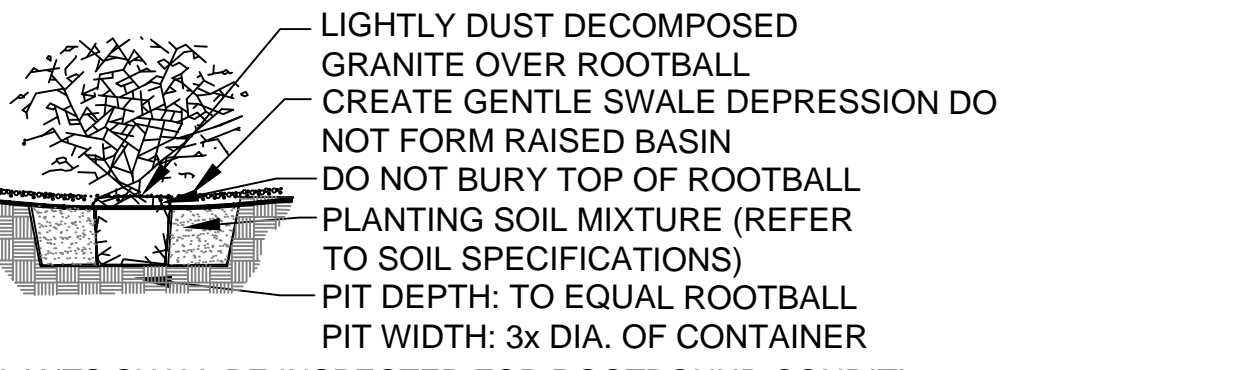


PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING



GROUNDCOVER PLANTING



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING

PROJECT INFORMATION		
LOT AREA:	GROSS AREA	NET AREA
	4,313 SF	TBD
ZONING:	AC (ACTIVITY CENTER)	
ADJACENT ZONING:	AC (ACTIVITY CENTER)	
LOT COVERAGE PERCENTAGE:	73%	
PRESENT OCCUPANCY:	N/A - VACANT	
PROPOSED OCCUPANCY:	A-2; RESTAURANT	
SQUARE FOOTAGE:	2,415 SF	
PATIO SQUARE FOOTAGE:	701 SF	
ALLOWABLE BUILDING AREA:	24,000 SF	
NUMBER OF STORIES:	1	
HEIGHT OF BUILDING:	20'-0"	
ALLOWABLE HEIGHT:	50 FT	

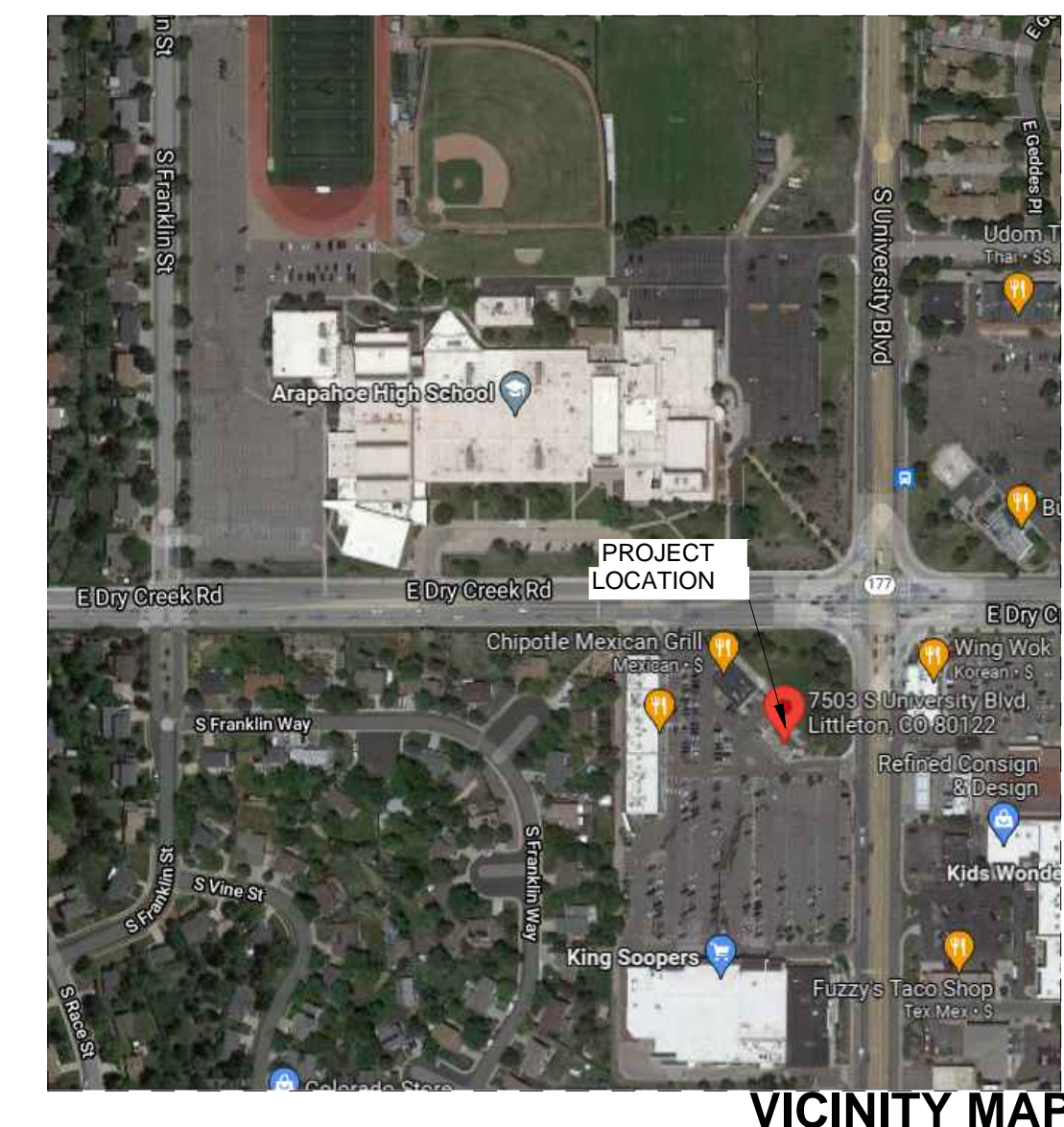
LANDSCAPE ARCHITECT:
 Studio Sprawl
 Landscape Architecture
 Contact: Dan Erlandson
 P: 480.361.9281
 E: dan@studiosprawl.com

INSPECTIONS:

- No excavation shall occur in city R.O.W. without a R.O.W. permit-contact Public Works Department.
- The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW permit.
- The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
- Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.W. inspections.

LANDSCAPE STANDARDS:

- Plantings and landscape elements shall comply with Engineering Standards, Public R.O.W. Visibility requirements. Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
- A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
- Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
- All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2004)
- Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
- Native site topsoil is to be protected from erosion or stockpiled.
- Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.

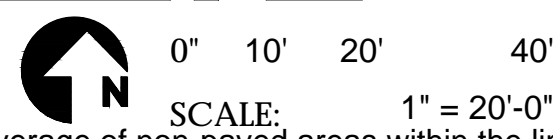


CITY APPROVAL

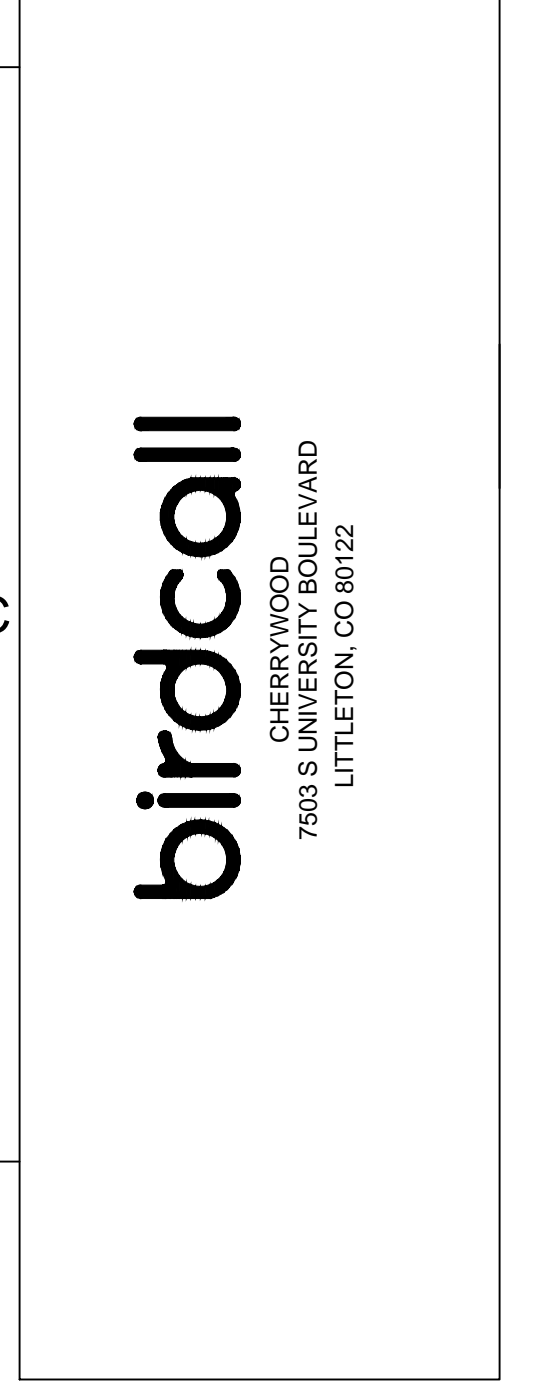
GENERAL LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb. sample of the proposed mulch for review and approval by the landscape architect & owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche, provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (E.G. Summer vs. Winter) Should the landscape contractor have any concerns about the plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All deciduous trees to be unconditionally guaranteed for 1 year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the City/Owner. Any plant materials not approved by the City/Owner prior to October 1st of the calendar year (in which they are installed) shall be further guaranteed until May 20th of the following calendar year.
- Trees, shrubs, groundcovers, vines, and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades, and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- Under no circumstance shall any tree be planted within 6'-0" of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6'-0" from public accessways, utility cabinets, and fire hydrants.
- Shrubs must be, at maturity, 6'-0" from a fire hydrant. No material, other than groundcovers, may be placed between a fire hydrant and the street or roadway, or 6'-0" on either side. Field verify all hydrant locations with the civil engineering plans.
- All site improvements, including landscape and site clean-up, must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6'-8".
- The landscape contractor shall coordinate all construction with the appropriate utility companies and shall be responsible for all damage to utilities.
- The landscape contractor shall be responsible for the fine grading of all planting areas. Ensure positive drainage off of landscape berms.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities on the plan will take precedence.
- Groundcover, when used, should extend under adjacent shrubs and trees.
- All planting areas shall be fertilized with 12 lbs./1,000 s.f. of 10-10-10 fertilizer.
- All planting beds (or mulch beds) shall be sprayed with Round-Up (or equal) prior to installation of the mulch.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Field adjustments may be required to avoid conflicts with proposed utilities or other site appurtenances. Notify the landscape architect prior to any field adjustments.
- All vegetative material must meet the American Standard for Nursery Stock sponsored by the American Association of Nurserymen and be approved by the American National Standards Institute, Inc. (ANSI).
- All new landscaping shall be in conformance with the standards of city ordinances.
- All planting shall be properly irrigated.
- All landscape islands to be excavated to a minimum depth of 24 inches.

LANDSCAPE PLAN

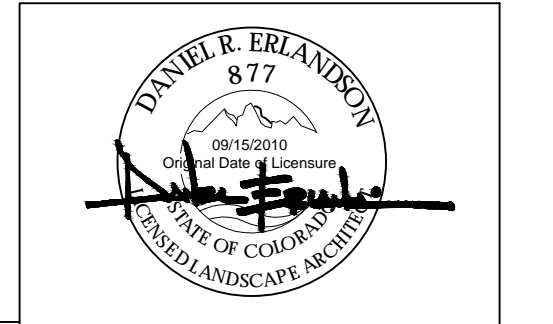


STORE NO.:



REVISIONS	
DATE	DESCRIPTION

STATUS:



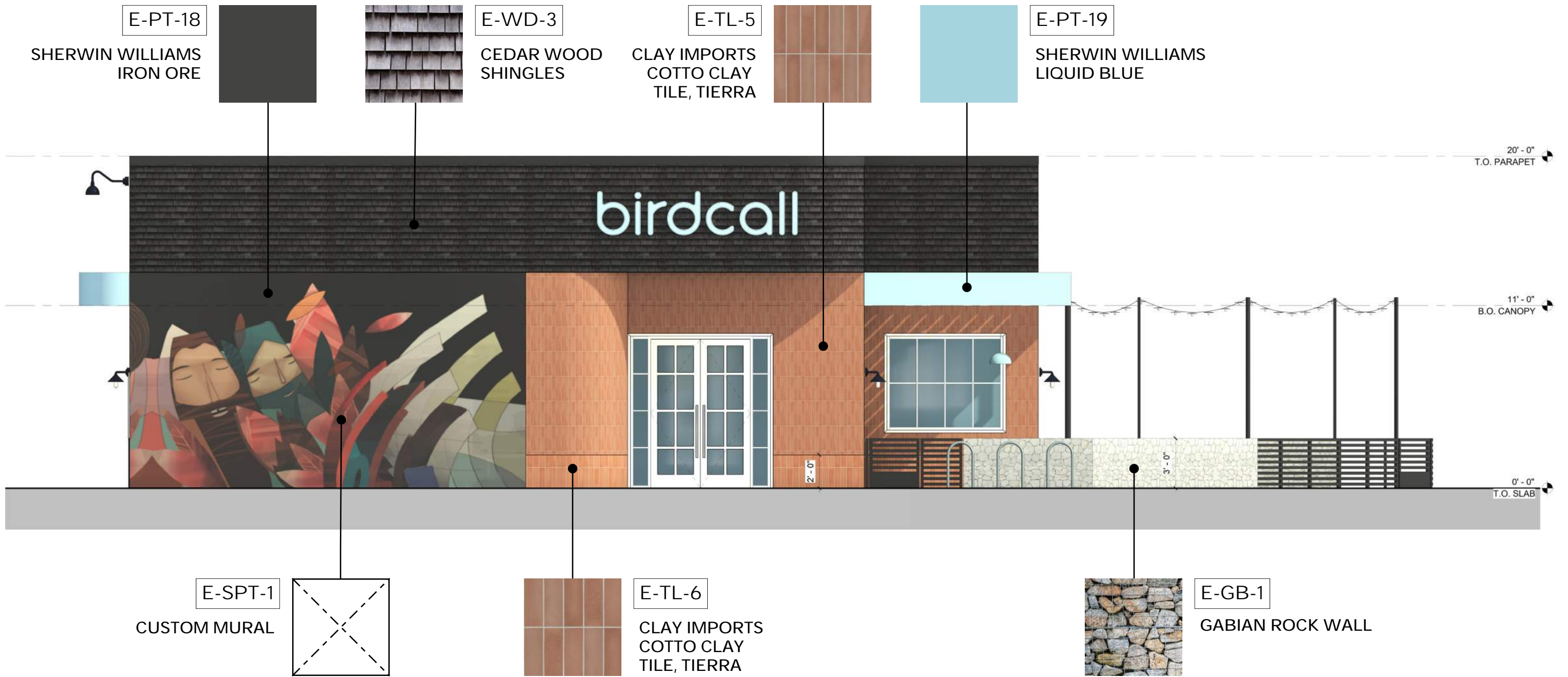
SHEET NAME: landscape plan

DATE: 09/44/22 PROJECT NO.:

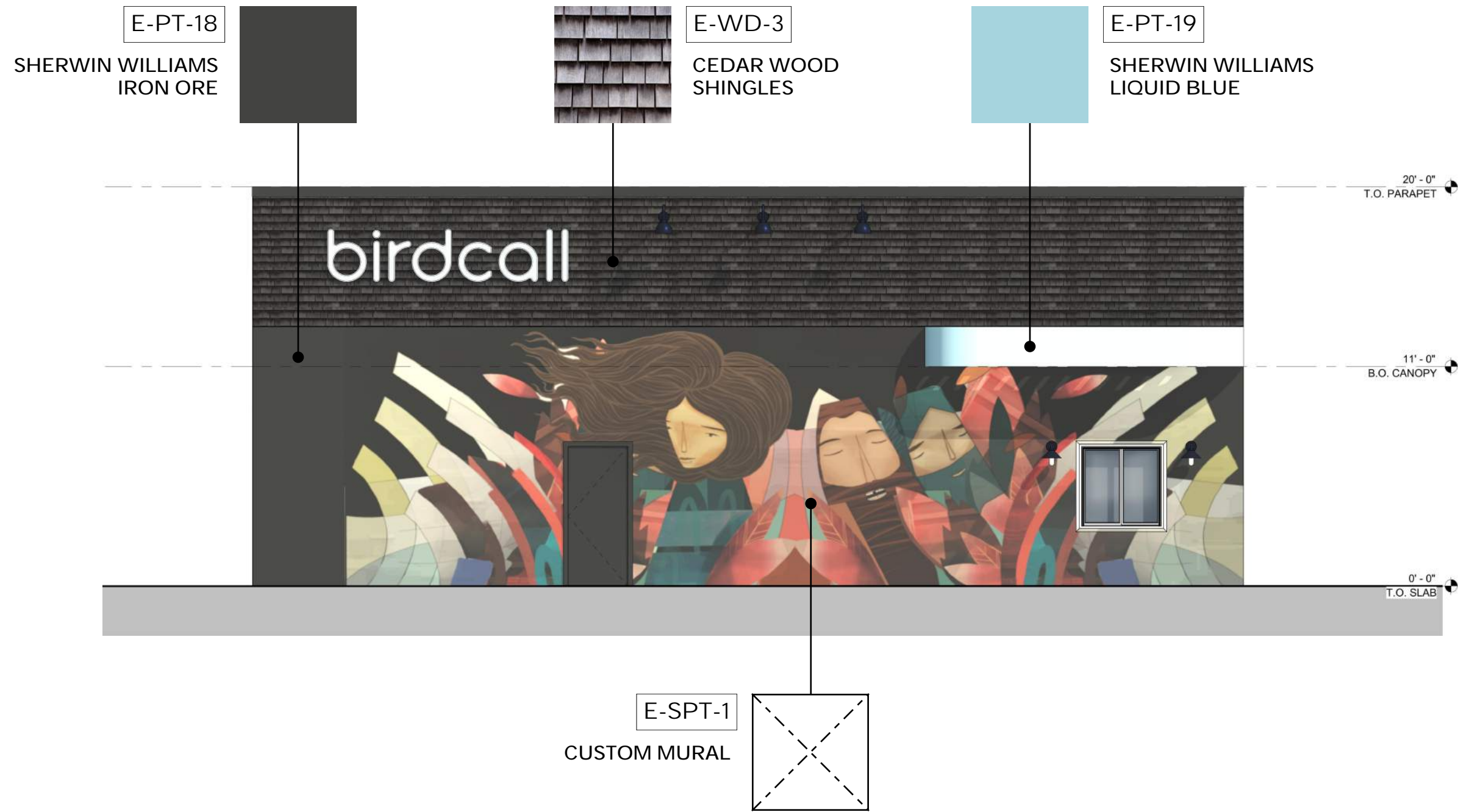
DRAWN: SCALE:

SHEET NO.:

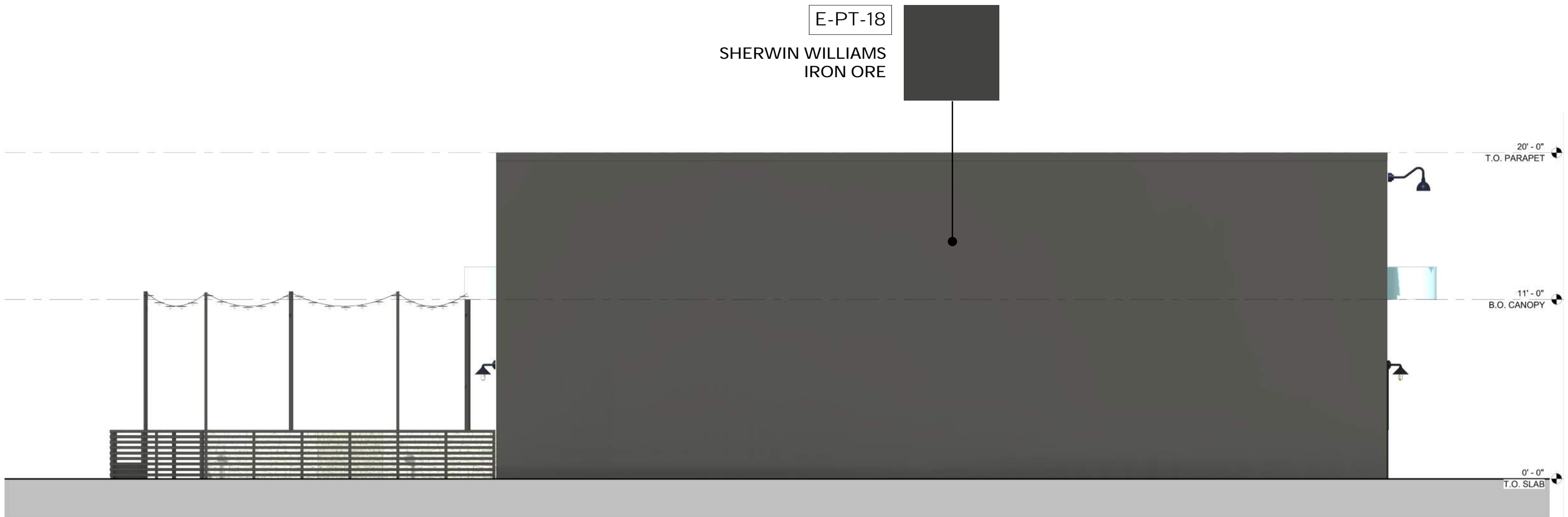
L1.0 sheet 1 of 2



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



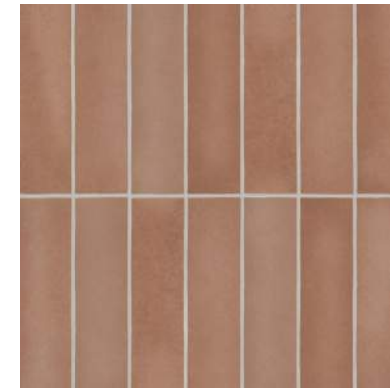
E-PT-18

SHERWIN WILLIAMS
SW7069 IRON ORE
FLAT FINISH



E-WD-3

SQUARE PROFILE,
CEDAR WOOD SHINGLES
MINWAX WOOD STAIN
TRUE BLACK 274



E-TL-5

CLAY IMPORTS
COTTO CLAY TILE
TIERRA (2" x 8")



E-PT-19

SHERWIN WILLIAMS
SW6779 LIQUID BLUE
FLAT FINISH



E-GB-1

GABIAN ROCK WALL



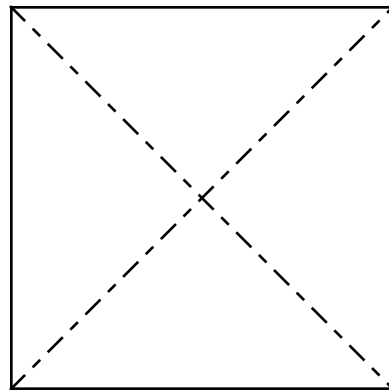
E-TL-6

CLAY IMPORTS
COTTO CLAY TILE
TIERRA (3" x 12")



E-PT-20

SHERWIN WILLIAMS
SW9058 SECRET COVE
FLAT FINISH



E-SPT-1

CUSTOM MURAL

HOW DO WE MAKE THIS REAL?

COMING SOON 2023

EATBIRDCALL.COM

APPROVAL PROCESS

STEP 1: COMMUNITY MEETING

UPON REVIEW OF THIS DOCUMENT, THE CITY OF CENTENNIAL CASE PLANNER WILL SETUP A VIRTUAL COMMUNITY MEETING. THATS WHEN WE GET A CHANCE TO TALK TO YOU ABOUT OUR UPCOMING DESIGN PROPOSAL!

STEP 2: INITIAL SUBMITTAL

ONCE YOUR COMMENTS HAVE BEEN HEARD AND ADDRESSED, OUR TEAM CAN BEGIN TO WORK WITH THE CITY OF CENTENNIAL FOR DESIGN REVIEW AND APPROVAL. THE INITIAL SUBMITTAL IS 28 CALENDAR DAYS AND FINISHES WITH A PUBLIC HEARING.

STEP 3: PUBLIC HEARING

ONCE THE CITY OF CENTENNIAL COMPLETES THEIR REVIEW, ANOTHER PUBLIC OPPORTUNITY TO REVIEW THE PROJECT COMMENCES. WE'LL PUBLICALLY HEAR THEIR COMMENTS, AND HAVE AN OPEN DIALOGUE ON THE DESIGN INTENT FOR THE BUILDING, AND IMPLICATIONS FOR YOUR NEIGHBORHOOD. THIS IS AN OPEN OPPORTUNITY FOR YOU TO SEE OUR ASPIRATIONS AND COMMENT OFFICIALLY TO THE BOARD.

STEP 4: PROJECT RESUBMITTAL

ONCE YOUR COMMENTS HAVE BEEN HEARD AND ADDRESSED, OUR TEAM CAN BEGIN TO WORK WITH THE CITY OF CENTENNIAL FOR DESIGN REVIEW AND APPROVAL. THE ADDITIONAL SUBMITTAL IS 7 CALENDAR DAYS AND FINISHES WITH APPROVAL ONCE THE CITY OF CENTENNIAL FINDS OUR DESIGN COMPLIANT WITH YOUR COMMENTS AND CONCERNS.

STEP 5: PROJECT APPROVAL

THATS IT! ONCE THE CITY OF CENTENNIAL APPROVES OUR DRAWINGS, WE'RE OFF TO THE RACES! BRIDCALL AND ZEBRA WILL PROCEED WITH ACQUIRING A BUILDING PERMIT, AND CONSTRUCTION FOR THE NEW RESTAURANT WILL BEGIN IMMEDIATELY! WE'RE SO EXCITED TO BRING OUR BRAND TO YOUR COMMUNITY AND SHARE IN NEW EXPERIENCES WITH YOU!

