

NEVADA STREET TOWNHOMES PLANNED DEVELOPMENT OVERLAY

LOT 10, EXCEPT THE WEST 6 FEET BLOCK 5, LITTLETON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE AREA: 0.143 ACRES
CASE NUMBER: PDO17-0005

revision		
no.	date	by
2nd SUBMIT	3-21-18	
3rd SUBMIT	5-24-18	
4th SUBMIT	7-4-18	
5th SUBMIT	8-13-18	

CERTIFICATION OF OWNERSHIP:

OWNER:

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, DOES HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER AND/OR AGENT _____

ADDRESS _____

ACKNOWLEDGMENT:

STATE OF _____

_____)SS

COUNTRY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____, BY THE LITTLETON CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR _____

ATTEST

PLANNING COMMISSION SECRETARY _____

CLERK AND RECORDER'S CERTIFICATE:

CLERK AND RECORDER'S CERTIFICATE:

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE

COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____M,

ON THE DAY OF _____, 20____, IN BOOK _____, PAGE _____,

RECEPTION NO. _____

COUNTY CLERK AND RECORDER _____

BY: _____
DEPUTY

M-A ARCHITECTS
ARCHITECTURE & PLANNING
THE LITTLETON
OFFICE BUILDING
2329 WEST MAIN
STREET SUITE 301
LITTLETON, CO 80120
TEL 303 730 7300
FAX 303 730 8300

INTENT STATEMENT:

PROJECT DESCRIPTION: 5 UNIT TOWNHOME STYLE MULTI-FAMILY STRUCTURE WITH ATTACHED PARKING.

PURPOSE OF THIS PLANNED DEVELOPMENT OVERLAY (PDO) IS TO:

- REDUCE THE SETBACKS AS FOLLOWS:
 - FRONT (NORTH) FROM 20' TO 11'
 - REAR (SOUTH) FROM 20' TO 33'
 - SIDE (WEST) FROM 5' TO 4'
 - SIDE (EAST) FROM 10' TO 7.5'
- TO INCREASE MAXIMUM BUILDING HEIGHT FROM 30' TO 38'-0" UNDER THE MULTI-FAMILY DEVELOPMENT STANDARDS IN THE R-5 ZONE DISTRICT.
- REDUCE THE AMOUNT OF REQUIRED UNOBSTRUCTED OPEN SPACE FROM 25% TO 15.6%.



NOTE: SITE PLAN AND BUILDING ELEVATIONS ARE ILLUSTRATIVE IN NATURE, AND ARE INTENDED TO DEMONSTRATE THE INTENT OF THIS PDO.

SHEET INDEX:

- 1 of 6 COVER SHEET
- 2 of 6 ARCHITECTURAL SITE PLAN, OPEN SPACE DIAGRAM
- 3 of 6 LANDSCAPE PLAN
- 4 of 6 ARCHITECTURAL ELEVATIONS
- 5 of 6 ARCHITECTURAL ELEVATIONS
- 6 of 6 SOUTH NEVADA STREET BLOCK FACE ELEVATION AND WEST BERRY AVENUE BLOCK FACE ELEVATION

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT

NEVADA 717 LLC
2701 CASTLE PINES DR.
CASTLE ROCK, COLORADO 80108
303-419-4525 (TEL.)
CONTACTS: AARON METZ

SURVEYOR:

EMK CONSULTANTS, INC
1006 S. ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 8112-2019
303-694-1520 (TEL.)
CONTACT: STEPHEN HARDING sharding@emkco.com
PROFESSIONAL / LICENCE NO.: STEPHAN H. HARDING
STATE OF CO 29040

ARCHITECT:

M-A ARCHITECTS
2329 W. MAIN STREET #301
LITTLETON, COLORADO 80120
303-730-7300 (TEL.)
303-730-8300 (FAX)
CONTACTS: JOHN MATTHEWS jtm@maarchitects.us
BRAD EICKMAN be@maarchitects.us
PROFESSIONAL / LICENCE NO.: BRADLEY W. EICKMAN
STATE OF CO B3026

CIVIL ENGINEER:

POINT CONSULTING, LLC
8460 W. KEN CARYL AVE.
LITTLETON, COLORADO 80128
720-258-6836 (TEL.)
CONTACT: JENNIFER HIPPLISLEY jhipplisley@pnt-llc.com
314-614-4272 (CELL)
PROFESSIONAL / LICENCE NO.: TIFFANY D. WATSON
STATE OF CO 40360

MINERAL ESTATE OWNERS:

I HAVE SEARCHED THE RECORDS OF THE _____ COUNTY TAX ASSESSOR AND THE _____ COUNTY CLERK AND RECORDER FOR THE LAND THAT IS SUBJECT OF THIS APPLICATION AND HAVE FOUND THAT NO MINERAL ESTATE OWNER IS IDENTIFIED THEREIN PURSUANT TO C.R.S. 24-65.5-103

SIGNATURE OF OWNER AND/OR AGENT _____

ADDRESS _____

LEGAL DESCRIPTION

LOT 10, EXCEPT THE WEST 6 FEET, BLOCK 5, LITTLETON CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
Also known as 5501 South Nevada Street, Littleton, Colorado 80120

ZONING COMPARISON CHART:

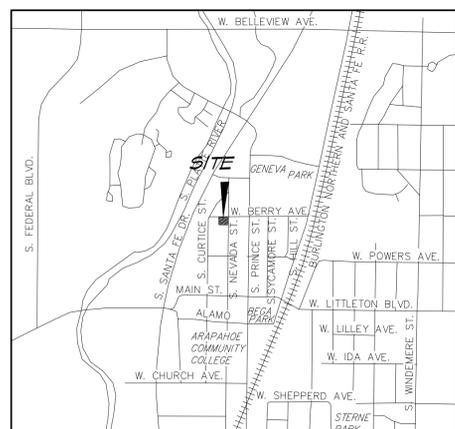
TYPE	'R5' ZONING REQUIREMENTS (SEC. 10-2-12)	PDO17-0005
PRIMARY USES ALLOWED	3.31 TOWNHOUSE WITH ATTACHED GARAGE	5 UNIT TOWNHOUSE STYLE MULTI-FAMILY STRUCTURE WITH ATTACHED GARAGES
MINIMUM LOT SIZE	6,000 S.F.	5,950 S.F. TOTAL (14 ACRES)
MINIMUM LOT AREA PER RESIDENTIAL UNIT	1,000 SQUARE FEET	1,190 SQUARE FEET
MAXIMUM RESIDENTIAL DENSITY	5.9 UNITS (43.56 DWELLING UNITS PER GROSS ACRE)	5.0 UNITS (35.7 DWELLING UNITS PER GROSS ACRE)
MINIMUM NON-OBSERVED OPEN SPACE CALCULATED AS ENTIRE SITE	25 PERCENT OF OVERALL SITE OR 25% OF EACH LOT.	15.6 PERCENT OF OVERALL SITE
MAXIMUM HEIGHT OF STRUCTURES	30 FEET	38'-0"
FRONT BUILDING SETBACK	FRONT: 20'	FRONT (NORTH): 11'
REAR BUILDING SETBACK	REAR: 20'	REAR (SOUTH): 33'
SIDE BUILDING SETBACKS	NORTH / WEST : 5' SOUTH / EAST : 10' CORNER LOT / SIDE STREET : 10'	SIDE (EAST) : 15' SIDE (WEST) : 4'
PARKING REQUIREMENTS -SEE PARKING ANALYSIS ON SHEET 2 FOR ADDITIONAL INFORMATION	15 SPACES PER UNIT (8 TOTAL)	8 TO 10 SPACES - SEE PARKING ANALYSIS ON SHEET 2

GENERAL NOTES:

- ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS AN AGREEMENT FOR PLACING UTILITIES UNDERGROUND HAS BEEN ENTERED INTO BETWEEN THE PROPERTY OWNER AND THE CITY.
- ALL UTILITY METERS, CABLE BOXES, AND TRANSFORMERS AND SIMILAR FEATURES SHALL BE SCREENED.
- A LIGHTING AND LANDSCAPING PLAN SHALL BE SUBMITTED WITH THE SDP AND REVIEWED TO ENSURE COMPLIANCE WITH APPLICABLE DESIGN STANDARDS AND GUIDELINES AND CITY OF LITTLETON MUNICIPAL CODE REQUIREMENTS.
- ALL FENCES SHALL COMPLY WITH SECTION 10-4-3 OF THE CITY OF LITTLETON MUNICIPAL CODE AND SHALL BE DEMONSTRATED UPON THE SITE DEVELOPMENT PLAN FOR THE PROPERTY.
- ALL ROOF MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ENCLOSED OR SCREENED FROM VIEW FROM A PUBLIC STREET. (4.3.5.1)
- A SITE DEVELOPMENT PLAN (SDP) SHALL BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. (10-15-4)

VICINITY MAP

NOT TO SCALE



Nevada Street Townhomes

PDO17-0005

5501 South Nevada Street
Littleton, Colorado 80120

sheet title
COVER SHEET
date 12/08/2017
PDO 1st SUBMITTAL
drawn ML
checked
sheet
1 of 6

DESIGN AND SITE CHARACTERISTICS

Based on Littleton Downtown Design Standards and Guidelines (LDDSG) for Subarea 4.

Scope and Purpose: (based on section 1. of the LDDSG, pages 1-3)
The intent of this project is to provide a creative high quality design that reinforces and complements the existing character of the neighborhood while providing an innovative design that is appropriate to downtown Littleton's future. This project is a response to the conditions that have established the need for growth and change. The following Design and Site Characteristics show that important characteristics in this neighborhood can be maintained while providing for change and growth in this century.

4.1.1 Existing character

The existing neighborhood character will be preserved by a blend of carefully designed gable roof forms, dormers and mixture of building materials that will enhance the fabric of the neighborhood.

4.1.2 Desired character

The desired character of the project is to reflect a "Contemporary Farmhouse" style of Architecture that is slightly higher in density and scale consistent with the Citywide Plan and Downtown Neighborhood Plan. This project will respect the residential character of the neighborhood by recalling and complementing the traditional forms and materials present in the area.

4.2.1 Building and use orientation

Building facades shall be oriented towards both West Berry Ave. and South Nevada St. Dwelling units will be accessed from the public right of way allowing for the garage/motor court area to be effectively screened from public view. Covered porch and balconies will face the streets and will provide owners the opportunity to view activities taking place in the yards and right of way.

4.2.2 Pedestrian and vehicular access

A single point of vehicle entry off of the alley provides access to the motor court. Curb cuts shall not be permitted along West Berry Ave. or South Nevada Street. Each dwelling unit will have a private garage that is effectively screened from the public right of way. Sidewalks line the right of way on the north and east portions of the site and will provide connectivity to the other walks in the neighborhood and to downtown.

4.2.3 Parking lots and garage locations

Private garages are located off of the internal motor court and are screened from the public open space area. Garage windows will not expose parked vehicles.

4.2.4 Service areas, trash enclosures, utility and mechanical equipment locations.

Electrical and gas meters are to be located within the side or rear setback and will be screened. These meters will not be allowed on the north or east street facing elevations. Air conditioning condensing units will be located at the southeast sideyard and will be screened. Satellite dishes and antennae will be located on the south facing facade as low as possible to limit exposure. No common trash enclosure is proposed for this project. Individual trash containers will be stored in the private garages and will be wheeled out to the west sideyard adjacent to the alley.

4.2.5 On-site open space provision and location

A common open space is provided within the north and east setback areas. The open space on the north side is adjacent to the reestablished tree lawn and sidewalk that previously contained a driveway. Additional open space will be provided by private second floor balconies that will help to promote activation of the public right of way.

4.3.1 Building scale, form, massing and character

The Architectural character reflects a "Contemporary Farmhouse" style. Variation in scale, wall / roof planes and color are provided on all elevation sides of the building. Gable roof forms have a 7-12 roof pitch and complement the adjacent homes in the area. Each dwelling unit will have a clearly defined covered porch that is detailed in a way that provides for necessary human scale. The vernacular forms and detailing of the building respect the character of the existing older residential buildings in the area while allowing for some modern details that compliment this style of architecture.

4.3.2 Building materials

The predominant building materials will be brick veneer, hard coat stucco and painted siding. The primary exterior siding material is vertical board and batten siding with secondary horizontal siding accents. The structure will include colorful accent materials in select locations, large vertically oriented windows and material / textural changes that articulate the scales of the building. Material termination points will occur at logical locations, such as interior corners. Dwelling units will contain a minimum of one ground-floor window.

4.3.3 Parking structures

No large-scale parking structures are proposed in this project. Individual private garages are accessed off of the alley and private motor court.

4.3.4 Building lighting

Primary dwelling unit entries will be externally lit in a way to promote a more secure environment at the door and to emphasize this area as the entry. The building lighting will complement the building's architecture. The garage entries will be adequately lit in a way that will not promote light pollution.

4.3.5 Roof-top design and mechanical equipment screening

The primary roof form is a continuous, steeper pitched gable roof with secondary gable roof forms that help define individual dwelling units. No flat roof areas are planned for. The articulated roof forms provide a break in the continuous roof line that would otherwise occur, allowing for visual interest from the ground to the building top. Private second floor balconies provide additional outdoor useable space for individual owners, while providing views of the surrounding neighborhood. Air conditioning condensing units will be located at the southeast sideyard and will be screened.

4.4.1 Open space on private property (relating to Landscape Architecture)

A common open space is provided within the north and east setback areas that will be attractively landscaped. The reestablished tree lawn and sidewalk along West Berry Ave. (that previously contained a driveway) along with the tree lawn along South Nevada Street will have a minimum of one street tree per dwelling unit. Additional open space will be provided by private second floor balconies where container planting will be encouraged. The front yard areas facing the streets will include landscaped courtyards with living materials and walkways.

4.4.2 Parking areas

The private motor court area (located internally to the project) will be softened by landscaping located along the east side and northwest side of the motor court.

4.4.4 Existing landscaping

There are existing street trees located along West Berry Ave. and South Nevada Street. These trees will be analyzed for with respect to their exact location in an effort to incorporate them into the final Landscape Plan.

4.4.5 Screening, walls and fencing

Electrical and gas meters are to be located within the side or rear setback and will be screened. These meters will not be allowed on the north or east street facing elevations. Air conditioning condensing units will be located at the southeast sideyard and will be screened. Satellite dishes and antennae will be located on the south facing facade as low as possible to limit exposure. No common trash enclosure is proposed for this project. Individual trash containers will be stored in the private garages and will be wheeled out to the west sideyard adjacent to the alley.

4.4.8 Paving materials

Paving materials will be carefully chosen carefully for structural capability and durability in the local climate. Special paving patterns and materials will be used to emphasize entries, provided interest and variation and differentiate functional areas.

4.4.9 Landscape materials, xeriscaping, irrigation and maintenance

It is the design intent for on site plant materials to be low-maintenance, native species in compliance with City regulations.

In addition to the Design and Site Characteristics listed, it is important to show how this project conforms to the Citywide Plan and Downtown Neighborhood Plans. The close proximity to downtown Littleton provides unique opportunities for homeowners to take advantage of work, dining, recreation and shopping in the area. By locating the vehicle access off of the alley and improving the right of way on the north side of the project, the walkability for this project as well as the neighboring properties is significantly improved. The project provides for an opportunity for diversity of ownership in the neighborhood.

Regarding the Citywide Plan section titled "A Dynamic Littleton", this project addresses and reinforces policies that are indicated below.

1.1 Generate more opportunities for residents to live, shop, and play where they work and to work, shop, and play where they live. The project provides an additional 5 dwelling units in close proximity to Downtown Littleton, within walking distance of the storefronts, restaurants and other amenities along Main Street. The residents will also have direct access to the recreational opportunities in the area.

1.6 Encourage housing that responds to changing demands in the local housing market, allows every generation and income group to call Littleton home, and is otherwise consistent with this plan. This project contains the type of dwelling units that have been proven to be successful in downtown urban areas and favored by a variety of demographic groups.

1.9b. Increasing housing diversity and densities to help enliven the streets and support the stores and restaurants. The style of architecture along with the building form will provide for added housing diversity while maintaining respect for the existing character of the neighborhood. The increased density will allow for homeownership opportunities that should help contribute to the support of the local community.

3.1 Incorporate the concept of complete streets into the city's efforts to better accommodate and reduce conflicts among multiple modes of traffic and to help make the city more pedestrian, bicycle and vehicle friendly. By locating the vehicle access internally to the project, the project removes an access point off of West Berry Avenue and allows for a continued sidewalk and tree lawn that is consistent with the desired streetscape along West Berry Avenue.

3.2 Increase the walkability of neighborhoods and develop an inviting citywide pedestrian network. The project removes an access point off of West Berry Avenue and provides for a continued sidewalk thereby increasing the walkability and safety for pedestrians in the area.

3.3 Upgrade and augment the citywide pedestrian and bicycle connections into downtown and RTD's light rail stations. The upgraded right of way on the north side of the project removes an access point off of West Berry Avenue and provides for a continued sidewalk thereby augmenting the walkability and safety for pedestrians in the area.

Regarding the Downtown Neighborhood Plan, this project reinforces vehicular, bicycle and pedestrian traffic strategies and policies that are indicated below:

CN-1: Streets should be designed to provide for the multi-modal needs of vehicles, pedestrians, bicycles, and public transit. This project provides for a continuous sidewalk along West Berry Ave. and South Nevada Street allowing for less conflicts between pedestrians and vehicles. By improving the right of way along West Berry Ave. and eliminating the existing driveway this project provides for additional on street parking that is desired.

CN-2: Bicycles and pedestrians should be safely accommodated in downtown rights-of-way. This project provides for an improved right of way along West Berry Ave. where pedestrians and bicycles are safely accommodated by way of a continuous sidewalk along with bicycle racks.

CN-4a: Wherever possible, provide sidewalks that are at least five feet wide or are detached from the roadway. This project provides detached sidewalks with an approximate separation of 7'-0" to the adjacent streets.

CN-4b: Locate and design sidewalks so that they provide continuous and efficient connections. The sidewalks for this project have been designed and located in such a way that provides for continuous and efficient connections.

CN-4f: Where possible, use landscaping or other mechanisms, such as on-street parking, to separate sidewalks from moving cars. This project provides for a 7'-0" tree lawn that is located between the sidewalk and street. The tree lawn adjoins the allowed on-street parallel parking that further increases the distance between pedestrians and active motor vehicles.

Please note that the City Downtown Neighborhood Plan is a guideline and not a requirement. The following is from item 'D' on Page 8 of the Plan: "The Downtown Neighborhood Plan is pragmatic and designed to be logically implemented over time. The City should evaluate, monitor, and adjust the Downtown Neighborhood Plan regularly and as needed when unanticipated situations arise" (i.e. competing needs). Although not specifically addressed in the current Downtown Neighborhood Plan, we feel it appropriate to point out the need for transitional considerations between subareas. For example, the subarea for this project is directly adjacent to a subarea to the south and east that has projects with increased density, height and scale compared with other areas of the neighborhood. Consideration should be given to this fact when viewing the sub area characteristics for this project. We feel that based on the current economic conditions and changing needs that this would be such a time for re-evaluation of the Downtown Neighborhood Plan.

PARKING ANALYSIS

REQUIRED PARKING: 1.5 sp. Per unit x 5 units = 8 spaces
Per Littleton city code sect. 10-9-5(e)

PROPOSED PARKING:

UNIT A (2 Bedroom) = 1 STANDARD SPACE + 1 AUTO LIFT SPACE	= 2 SPACES
UNIT B (2 Bedroom) = 1 STANDARD SPACE (SEE NOTE BELOW)	= 1 SPACE
UNIT C (2 Bedroom) = 1 STANDARD SPACE + 1 AUTO LIFT SPACE	= 2 SPACES
UNIT D (2 Bedroom) = 1 STANDARD SPACE (SEE NOTE BELOW)	= 1 SPACE
UNIT E (3 Bedroom) = 2 STANDARD SPACES	= 2 SPACES

TOTAL PARKING SPACES PROVIDED: = 8 SPACES

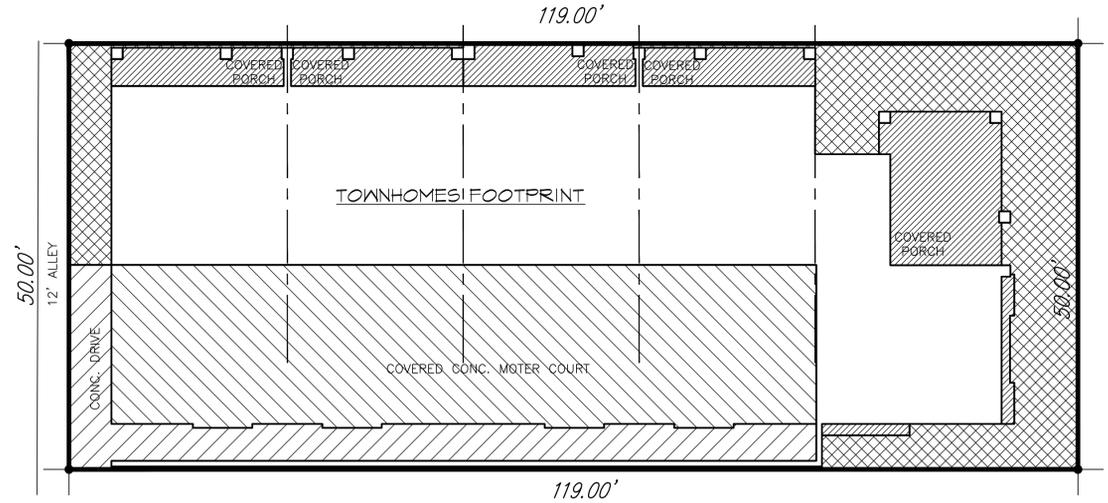
*NOTE: UNITS B AND D WILL HAVE AN AUTO LIFT SPACE OFFERED AS A BUYER OPTION. TOTAL PARKING IF CHOSEN WOULD BE: = 10 SPACES

NEVADA STREET TOWNHOMES PLANNED DEVELOPMENT OVERLAY

LOT 10, EXCEPT THE WEST 6 FEET BLOCK 5, LITTLETON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE AREA: 0.143 ACRES
CASE NUMBER: PDO17-0005

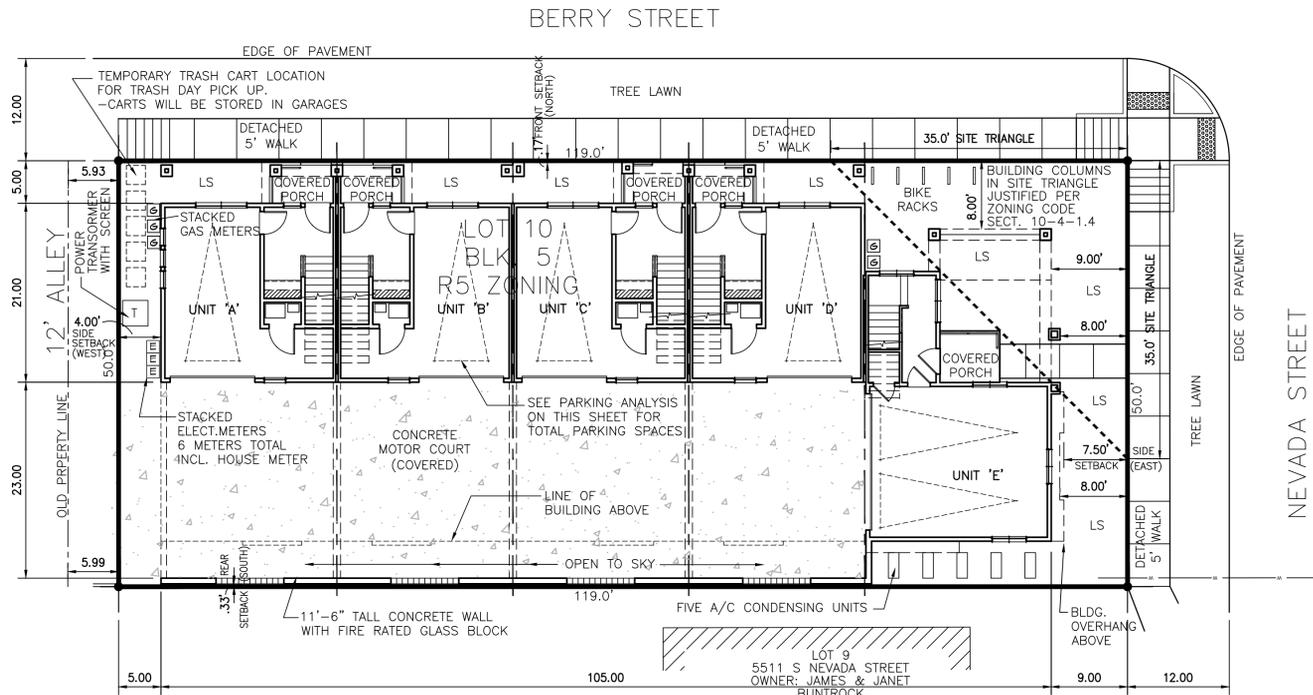
	UNOBSTRUCTED OPEN SPACE INCLUDING WALKS, PATIOS, AND LANDSCAPING
	OBSTRUCTED OPEN SPACE INCLUDING WALKS, PATIOS, AND LANDSCAPING
	CONCRETE DRIVE
	COVERED CONCRETE MOTOR COURT

revision		
no.	date	by
2ND SUBMIT	3-21-18	
3RD SUBMIT	5-24-18	
4TH SUBMIT	7-9-18	
5TH SUBMIT	8-13-18	



OPEN SPACE DIAGRAM

SCALE: 1" = 10'



SITE PLAN

SCALE: 1" = 10'

SITE STATISTICS

TOTAL SITE AREA:	5,950 S.F. (.14 acres)
TOTAL BUILDING FOOTPRINT:	2,335 S.F. (31.3%)
OPEN SPACE, UNOBSTRUCTED:	930 S.F. (15.6% of total lot size) (25% minimum)
OPEN SPACE, OBSTRUCTED:	654 S.F. (10.9% of total lot size)
CONCRETE MOTOR COURT:	1,564 S.F. (26.2% of total lot size)
CONCRETE DRIVE AISLE:	467 S.F. (7.8% of total lot size)
TOTAL IMPERVIOUS AREA:	4,524.12 S.F. (77% of site)
TOTAL PERVIOUS AREA:	1,425.88 S.F. (23% of site)

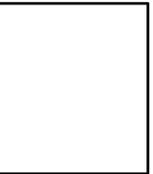


Nevada Street Townhomes
PDO17-0005
5501 South Nevada Street
Littleton, Colorado 80120

sheet title	
date	12/08/2017
drawn	FD0 1st. SUBMITTAL
checked	ML
sheet	2 of 6

**NEVADA STREET TOWNHOMES
PLANNED DEVELOPMENT OVERLAY**
 LOT 10, BLOCK 5, LITTLETON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
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1	3/21/18	JH
2	5/16/18	JH
3	7/09/18	JH
4	8/13/18	JH

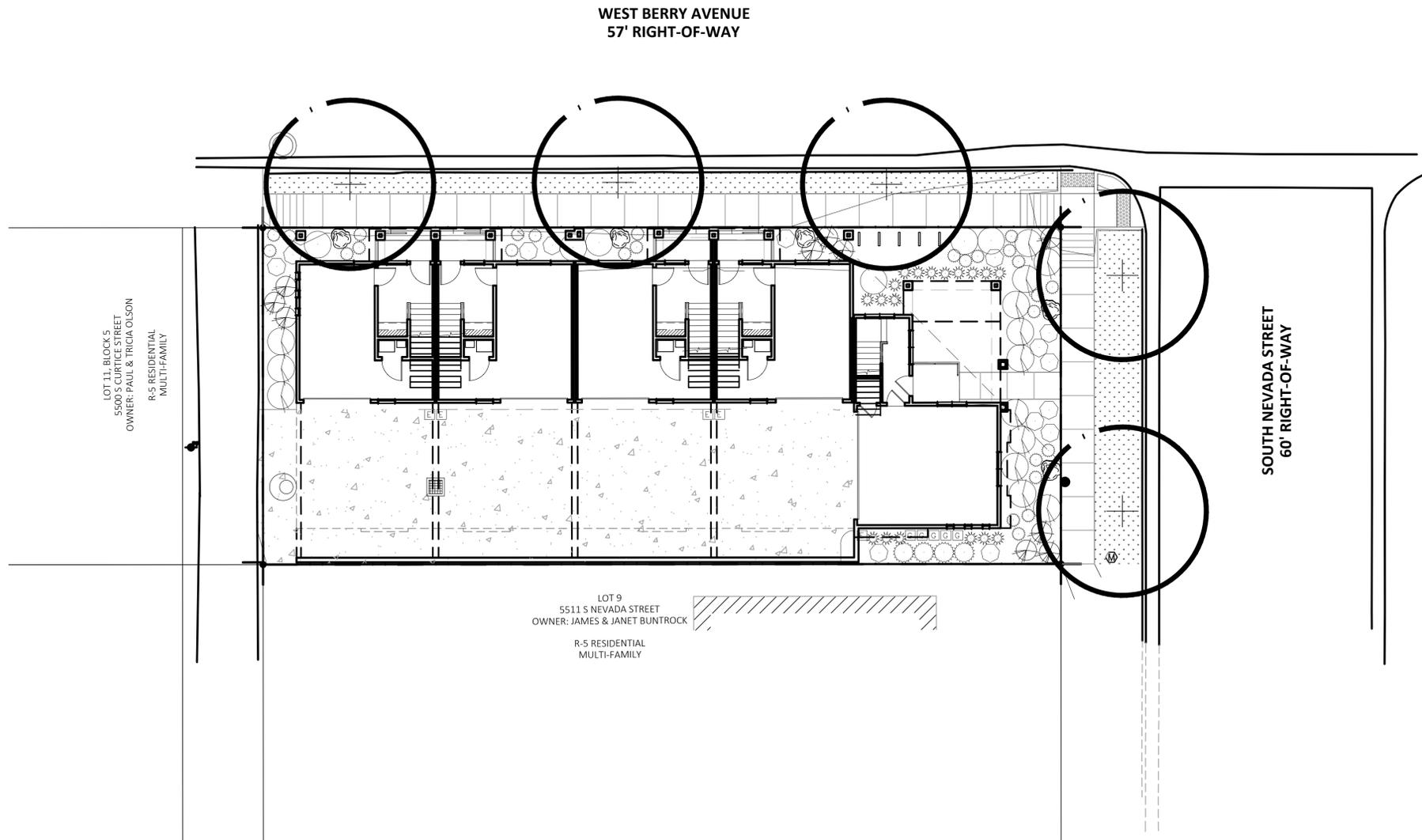


M-A ARCHITECTS

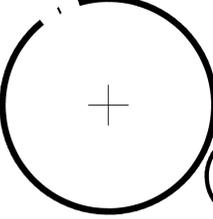
 ARCHITECTURE & PLANNING
 THE LITTLETON
 OFFICE BUILDING
 2329 WEST MAIN
 STREET SUITE 301
 LITTLETON, CO 80120
 TEL 303 730 7300
 FAX 303 730 8300

Nevada Street Townhomes
 PDO17-0005
 5501 South Nevada Street
 Littleton, Colorado 80120

sheet title	LANDSCAPE PLAN
date	12-08-2017
drawn	RG
checked	JHS
sheet	3 of 6



LEGEND

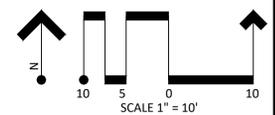
-  DECIDUOUS TREE
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUBS
-  SEMI-EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  LANDSCAPE BOULDER

LANDSCAPE DATA:

TOTAL SITE AREA	5,950 S.F.
LANDSCAPE AREA	1,200 S.F. (20%)
LIVING MATERIAL	604 S.F. (50%)
NON-LIVING MATERIAL (<50%)	596 S.F. (49%)

GENERAL NOTES:

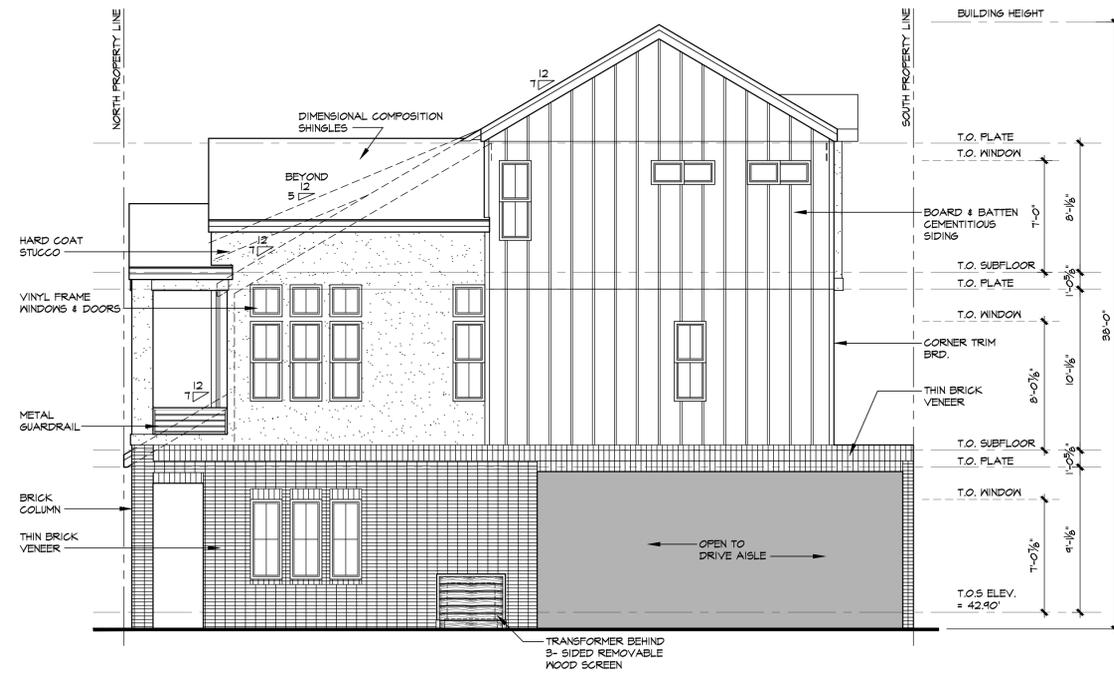
1. LANDSCAPING IS ILLUSTRATIVE IN NATURE. FORMAL LANDSCAPE PLANS WILL BE SUBMITTED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL.



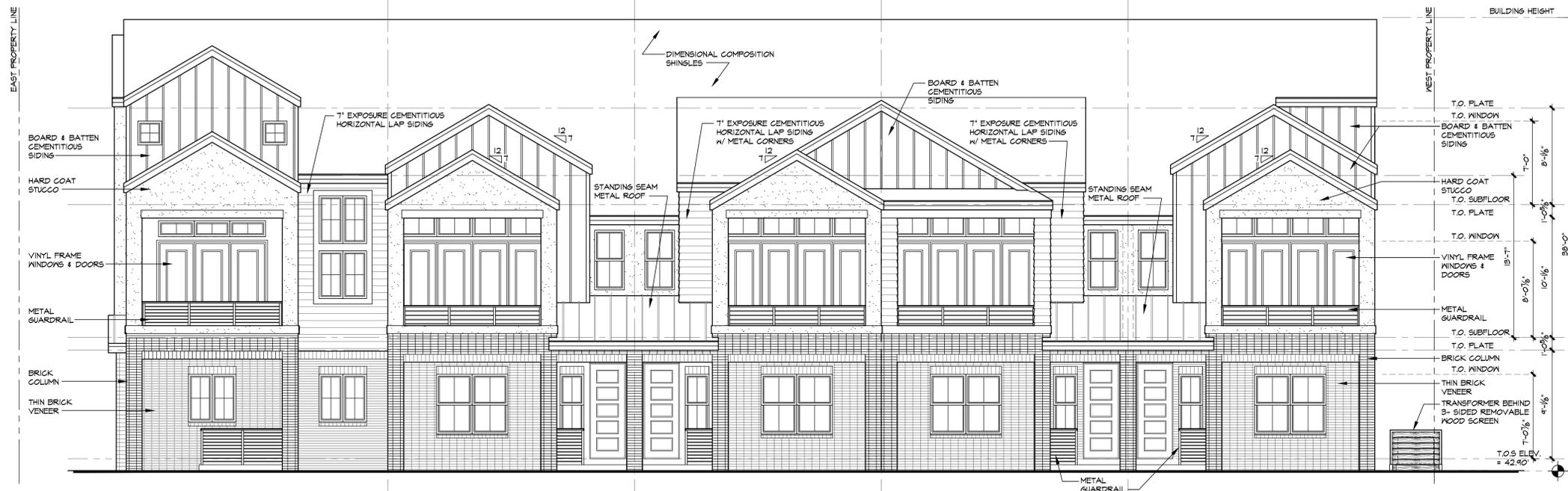
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2 RIGHT ELEVATION (WEST) - ILLUSTRATIVE
5501 WEST NEVADA STREET 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH) - ILLUSTRATIVE
5501 WEST NEVADA STREET 3/16" = 1'-0"

NOTE: SITE PLAN AND BUILDING ELEVATIONS ARE ILLUSTRATIVE IN NATURE, AND ARE INTENDED TO DEMONSTRATE THE INTENT OF THIS PDO.

*NOTE: THE BUILDING HEIGHT IS SHOWN ABOVE THE ANTICIPATED HEIGHT REFERENCE DATUM POINT. THIS POINT WILL BE CALCULATED AT THE TIME OF SDP WHEN FINAL GRADES ARE ESTABLISHED. THE HEIGHT CALCULATION WILL COMPLY WITH THE CITY OF LITTLETON DEFINITION FOR BUILDING HEIGHT.

M-A ARCHITECTS
ARCHITECTURE & PLANNING
THE LITTLETON OFFICE BUILDING
3329 WEST MAIN STREET SUITE 301
LITTLETON, CO 80120
TEL 303 730 7300
FAX 303 730 8300

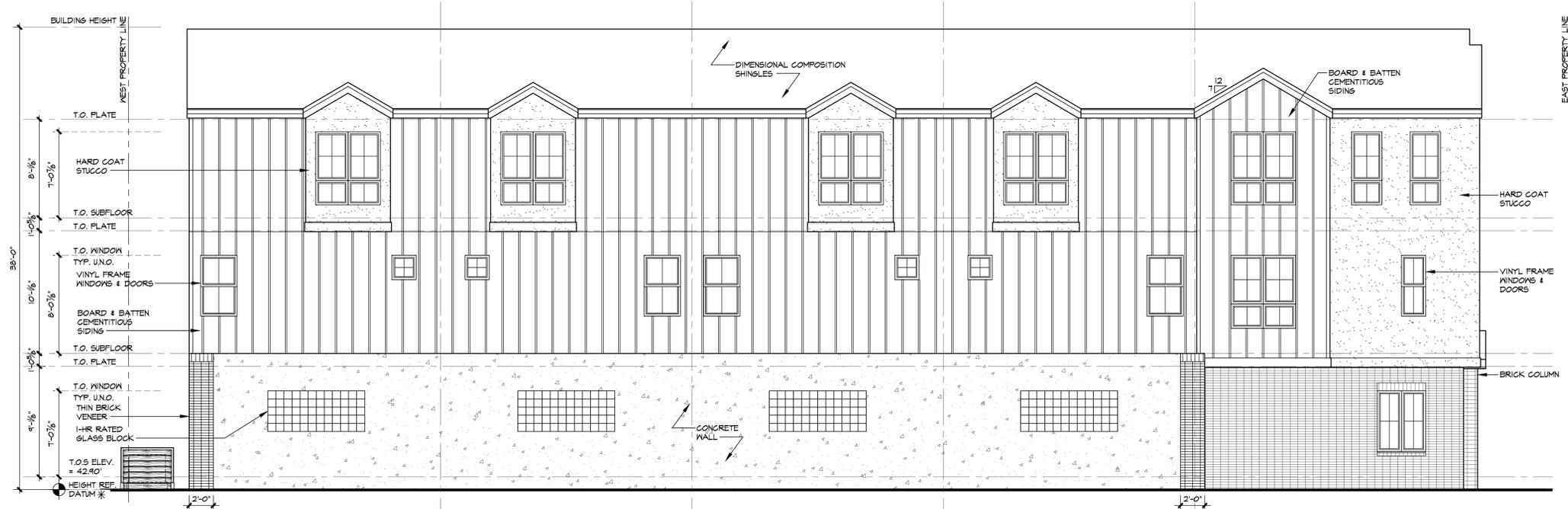
Nevada Street Townhomes
PDO17-0005
5501 South Nevada Street
Littleton, Colorado 80120

sheet title	FRONT & RIGHT ILLUSTRATIVE BUILDING ELEVATIONS
date	12/08/2017
drawn	PDO 1st. SUBMITTAL
checked	ML
sheet	4 of 6

NEVADA STREET TOWNHOMES PLANNED DEVELOPMENT OVERLAY

LOT 10, EXCEPT THE WEST 6 FEET BLOCK 5, LITTLETON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SITE AREA: 0.143 ACRES
CASE NUMBER: PDO17-0005

revision		
no.	date	by
2nd SUBMIT	3-21-18	
3rd SUBMIT	5-24-18	
4th SUBMIT	7-9-18	
5th SUBMIT	8-13-18	



2 REAR ELEVATION (SOUTH) - ILLUSTRATIVE
5501 WEST NEVADA STREET 3/16" = 1'-0"

NOTE: SITE PLAN AND BUILDING ELEVATIONS ARE ILLUSTRATIVE IN NATURE, AND ARE INTENDED TO DEMONSTRATE THE INTENT OF THIS PDO.
*NOTE: THE BUILDING HEIGHT IS SHOWN ABOVE THE ANTICIPATED HEIGHT REFERENCE DATUM POINT. THIS POINT WILL BE CALCULATED AT THE TIME OF SDP WHEN FINAL GRADES ARE ESTABLISHED. THE HEIGHT CALCULATION WILL COMPLY WITH THE CITY OF LITTLETON DEFINITION FOR BUILDING HEIGHT.



1 LEFT ELEVATION (EAST) - ILLUSTRATIVE
5501 WEST NEVADA STREET 3/16" = 1'-0"

M-A ARCHITECTS
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Nevada Street Townhomes
PDO17-0005
5501 South Nevada Street
Littleton, Colorado 80120

sheet title	REAR & LEFT ILLUSTRATIVE BUILDING ELEVATIONS
date	12/08/2017
drawn	ML
checked	
sheet	5 of 6

NEVADA STREET TOWNHOMES PLANNED DEVELOPMENT OVERLAY

LOT 10, EXCEPT THE WEST 6 FEET BLOCK 5, LITTLETON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LITTLETON,
COUNTY OF ARAPAHOE, STATE OF COLORADO
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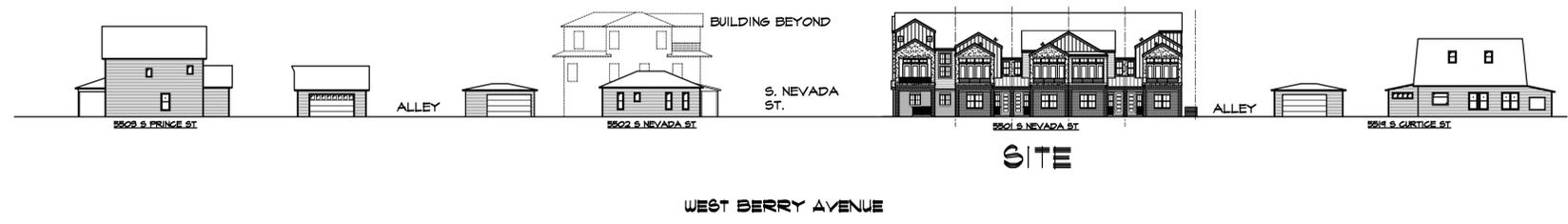
revision		
no.	date	by
2nd SUBMIT	3-21-18	
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② SOUTH NEVADA STREET BLOCK FACE ELEVATION LOOKING WEST
N.T.S.



① WEST BERRY AVENUE BLOCK FACE ELEVATION LOOKING SOUTH
N.T.S.

Nevada Street Townhomes
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sheet title	BLOCK ELEVATIONS
date	12/08/2017
drawn	ML
checked	
sheet	6 of 6