

CERTIFICATE OF APPROPRIATENESS

THE GILL RESIDENCE BUILDING, 2506 WEST ALAMO AVENUE, LITTLETON, CO. 80120

A CONTRIBUTING PROPERTY IN THE DOWNTOWN HISTORIC DISTRICT

CASE NO. COA 24-0001



CURRENT PHOTOGRAPH
EAST ELEVATION



CURRENT PHOTOGRAPH
DECK - WEST SIDE



CURRENT PHOTOGRAPH
SOUTH ELEVATION LOOKING NORTH

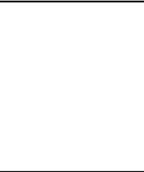


CURRENT PHOTOGRAPH
NORTH ELEVATION LOOKING SOUTH



HISTORIC PHOTOGRAPH 1909

no.	date	revision
1	2024.01.30	
2	2024.02.26	



M-A ARCHITECTS
ARCHITECTURE & PLANNING
LITTLETON
PROFESSIONAL
BUILDING
709 W. LITTLETON BLVD.
SUITE 106
LITTLETON, CO 80120
TEL 303 730 7300

STATEMENT OF INTENT

THE PROPOSED PROJECT IS A RENOVATION OF AN EXISTING HISTORIC BUILDING INCORPORATING A NEW RETAIL COFFEE SHOP AND WORKFORCE DEVELOPMENT CENTER.

THIS HISTORIC PROPERTY WILL ESSENTIALLY REMAIN INTACT AS-IS, BUT WILL BE RENOVATED TO INCLUDE THE FOLLOWING UPGRADES: THE FRONT AND SIDE YARDS WILL BE IMPROVED TO PROVIDE A PUBLIC GATHERING AREA WITH OUTDOOR SEATING AND ACTIVITY SPACE. NEW ACCESSIBLE RAMPS AND STAIRS WILL BE ADDED BRINGING THE FACILITY TO MODERN ADA COMPLIANCE. A NEW BRICK AND WROUGHT IRON FENCE WILL BE INSTALLED ON THE NORTH (FRONT) AND THE EAST SIDE OF THE PROPERTY. THE EXTERIOR OF THIS EXISTING HISTORIC HOUSE WILL BE PAINTED WITH A FRESH COLOR SCHEME REINFORCING THE HISTORIC CHARACTER OF THE STRUCTURE. THE MAIN LEVEL WILL BE COMPLETELY RENOVATED FOR THE NEW DIRT COFFEE SHOP. THE 2ND FLOOR WILL BE RENOVATED, BECOMING THE WORKFORCE DEVELOPMENT CENTER. A NEW LIFT/ELEVATOR WILL BE ADDED TO THE SOUTH PORTION OF THE 2ND FLOOR PROVIDING ACCESSIBILITY TO THE WORKFORCE DEVELOPMENT CENTER. THIS NEW LIFT/ELEVATOR WILL NOT BE VISIBLE FROM THE EXTERIOR OF THE BUILDING. NEW COVERED PORCHES WILL BE ADDED TO THE 1ST FLOOR SOUTH ENTRANCE OF THE WORKFORCE DEVELOPMENT CENTER.

LEGAL DESCRIPTION

LOT 5, EXCEPT THE SOUTH 12 FEET THEREOF, BLOCK 10, LITTLETON, A SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF ARAPAHOE COUNTY, COLORADO

STANDARD NOTES

1. THIS PROPERTY IS A CONTRIBUTING STRUCTURE IN THE DOWNTOWN HISTORIC DISTRICT
2. APPROVAL OF A CERTIFICATE OF HISTORICAL APPROPRIATENESS (COA) SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR EXTERIOR WORK AS SHOWN ON THIS PLAN.
3. APPROVAL OF A SKETCH/PLAN/SITE DEVELOPMENT PLAN SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT
4. SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE SIGN CODE. A SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
5. NO EXISTING WINDOWS ARE SPECIFIED FOR WORK
6. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES
7. ANY CHANGES TO THE COA MUST FIRST BE APPROVED BY THE CITY

CERTIFICATION

CERTIFICATION BLOCKS TO BE PLACED ON THE COVER SHEET OF THE CERTIFICATIONS OF APPROPRIATENESS PLAN SET:

OWNER CERTIFICATE

OWNER:

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, DO 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.

BY: _____

TITLE: OWNER

ADDRESS: _____

ACKNOWLEDGEMENT:

STATE OF: _____

COUNTY OF: _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2023

BY _____ AS WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC:

MY COMMISSION EXPIRES _____

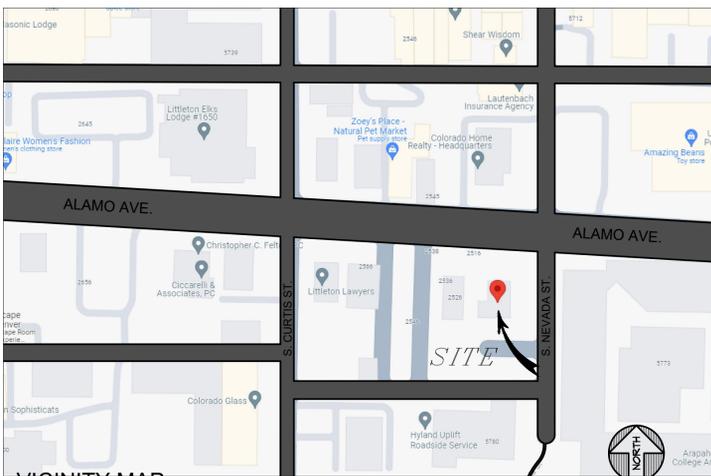
HISTORIC PRESERVATION BOARD

ATTEST CITY CLERK

LANDSCAPE PLAN:

I, _____, OWNER, OR DESIGNATED AGENT THEREOF, SHALL COMPLETE THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN. MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS SHALL COMPLY WITH TITLE 10, CHAPTER 5 OF THE LITTLETON CITY CODE. IT IS HEREBY ACKNOWLEDGED THAT THE MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS IS NOT PERSONAL TO THE DEVELOPER BUT RUNS WITH THE LAND AND SHALL BE THE RESPONSIBILITY OF ALL CURRENT AND FUTURE OWNERSHIP.

SIGNATURE OF OWNER OR AGENT



VICINITY MAP

CONTACT INFORMATION

ARCHITECT:
M-A ARCHITECTS
709 W. LITTLETON BLVD. #106
LITTLETON, CO. 80120

JOHN MATTHEWS, ARCHITECT
JTM@MAARCHITECTS.US
303-730-7300, EXT. 103

OWNER:
CATHARINA HUGHEY
EXECUTIVE DIRECTOR
ROOTS COLORADO
DBA DIRT COFFEE
2506 W. ALAMO ST.
LITTLETON, CO. 80120
303 635 6674

DRAWING INDEX

- | | |
|--------|---------------------------------------|
| SHT 1 | COVER SHEET |
| SHT 2 | PHOTOGRAPHS |
| SHT 3 | SITE PLAN - EXISTING |
| SHT 4 | ELEVATIONS - EXISTING |
| SHT 5 | SITE PLAN - PROPOSED |
| SHT 6 | SIGHT TRIANGLE |
| SHT 7 | ELEVATIONS, NORTH AND WEST - PROPOSED |
| SHT 8 | ELEVATIONS, EAST AND SOUTH - PROPOSED |
| SHT 9 | RAMPS |
| SHT 10 | LANDSCAPE PLAN - PROPOSED |
| SHT 11 | ELEVATIONS - COLORED |
| SHT 12 | ELEVATIONS - COLORED |

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DIRT WORKFORCE
2506 WEST ALAMO AVENUE
LITTLETON, COLORADO 80120

sheet contents
COVER SHEET
date
2024.02.26
drawn
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JM, BE
sheet

SHT 1

CERTIFICATE OF APPROPRIATENESS

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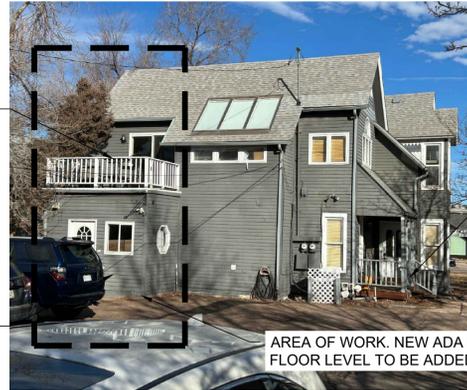
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CURRENT PHOTOGRAPH
FRONT DOOR

AREA OF WORK. EXISTING BUILD-OUT TO BE EXTENDED RESULTING IN A NEW COVERED ENTRANCE TO 1ST LEVEL AND A NEW COVERED WALK-OUT AT THE 2ND LEVEL.

AREA OF WORK. NEW ELEVATOR TO BE ADDED AND 2ND LEVEL WALK-OUT TO BE EXTENDED WHICH WILL ALSO PROVIDE FOR NEW ENTRANCE ON 1ST LEVEL



CURRENT PHOTOGRAPH
SOUTH ELEVATION LOOKING NORTH

AREA OF WORK. NEW ADA STAIRS WITH HANDRAILS TO 1ST FLOOR LEVEL

AREA OF WORK. NEW ADA RAMP TO 1ST FLOOR LEVEL TO BE ADDED.

AREA OF WORK. NEW ADA RAMP TO DECK LEVEL TO BE ADDED.



CURRENT PHOTOGRAPH
NORTH ELEVATION LOOKING SOUTH



CURRENT PHOTOGRAPH
EAST DOOR INTERIOR

DAYLIGHT VISIBLE

SPACE INDICATES DOOR IS WARPED.

DAYLIGHT VISIBLE

AREA OF WORK. NEW STEEL DOOR TO REPLACE EXISTING WOOD DOOR



AREA OF WORK. NEW ADA STAIRS WITH HANDRAILS TO 1ST FLOOR / DECK LEVEL.

AREA OF WORK. NEW ADA RAMP TO DECK LEVEL TO BE ADDED.



AREA OF WORK. NEW STEEL DOOR TO REPLACE EXISTING WOOD DOOR



AREA OF WORK. NEW ADA RAMP WITH HANDRAILS



CURRENT PHOTOGRAPH
EAST DOOR EXTERIOR

EXISTING DOOR NOTES:

- EXISTING DOORS NO LONGER FIT SNUGLY INTO THEIR FRAMES.
- EXISTING DOORS PROVIDE NO INSULATION VALUE.
- EXISTING DOORS PROVIDE NO BUILDING SECURITY.
- M-A RECOMMENDS DOORS BE REPLACED WITH NEW STEEL, INSULATED, SECURE DOORS OF A DESIGN SYMPATHETIC TO VICTORIAN STYLE OF BUILDING.

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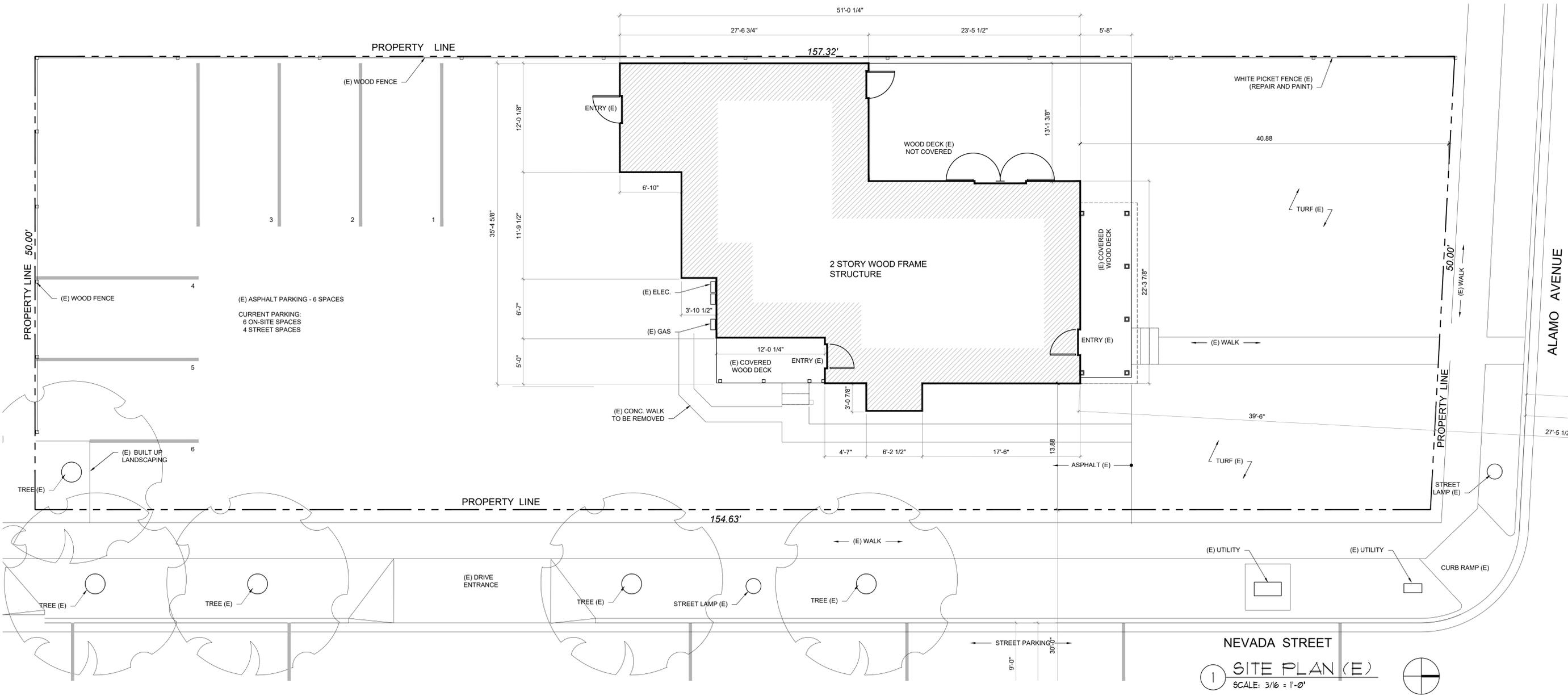
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sheet contents	SITE PLAN - EXISTING
date	2024.02.26
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sheet	SHT 3



NEVADA STREET
 ① SITE PLAN (E)
 SCALE: 3/16" = 1'-0"

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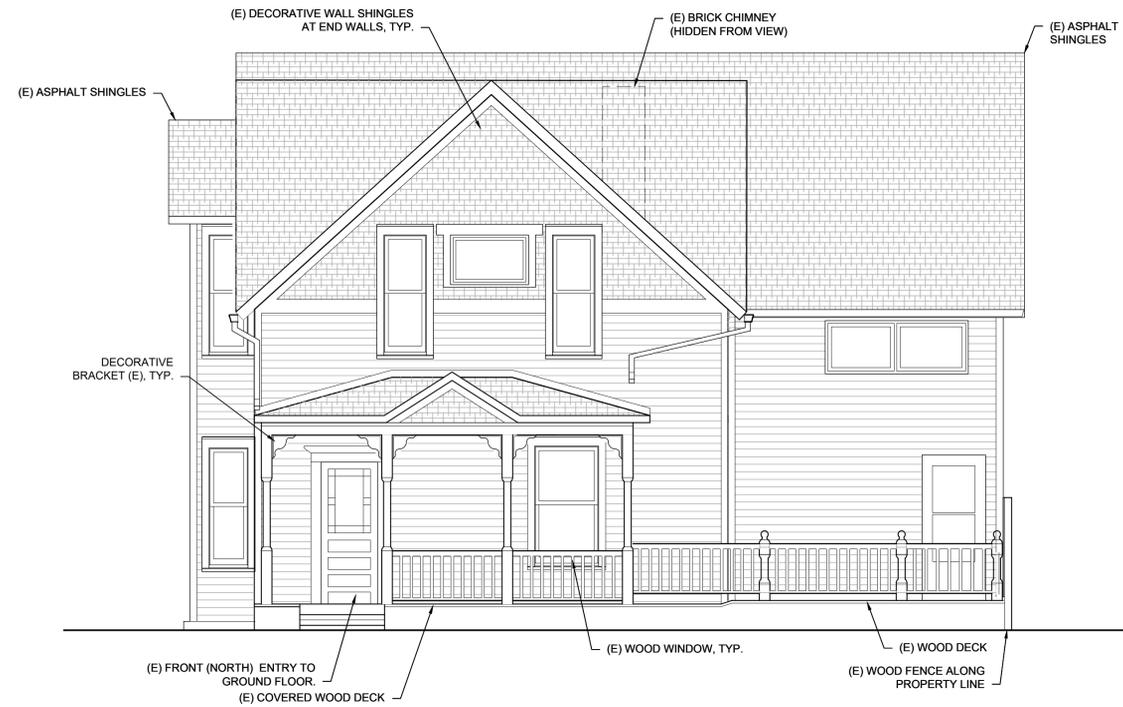
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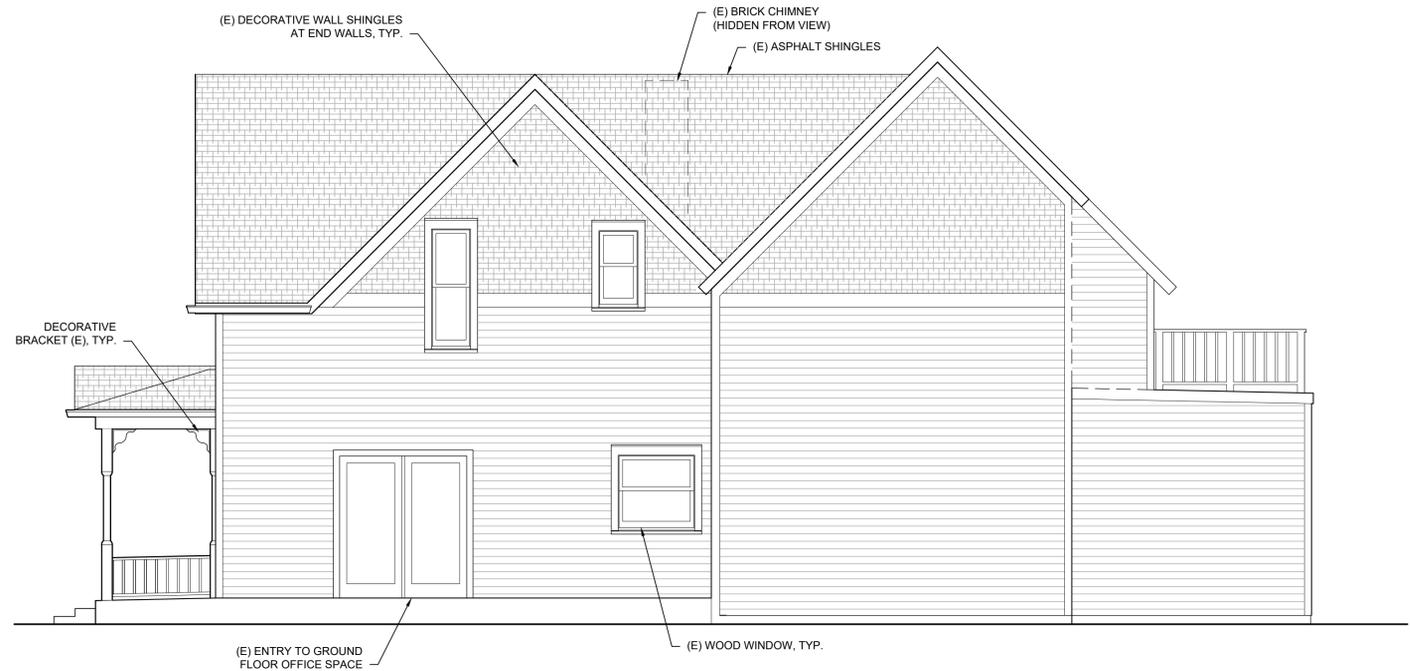
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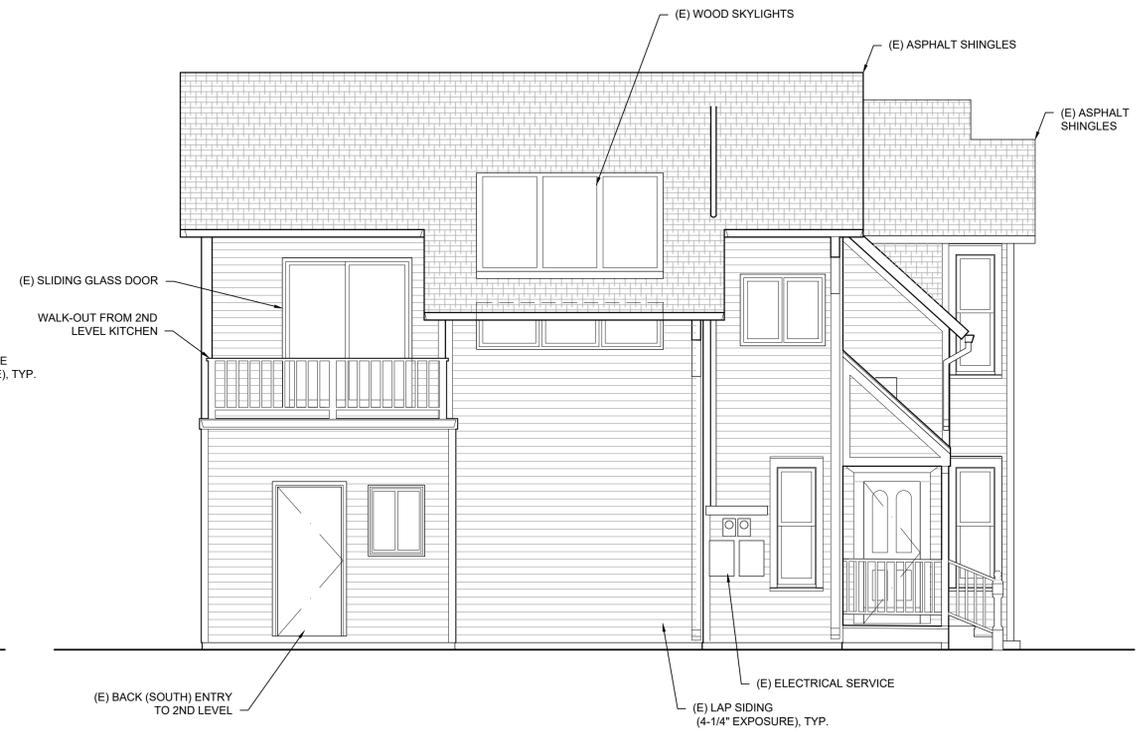
4 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



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



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



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

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sheet contents
ELEV's - EXISTING
date 2024.02.26
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sheet SHT 4

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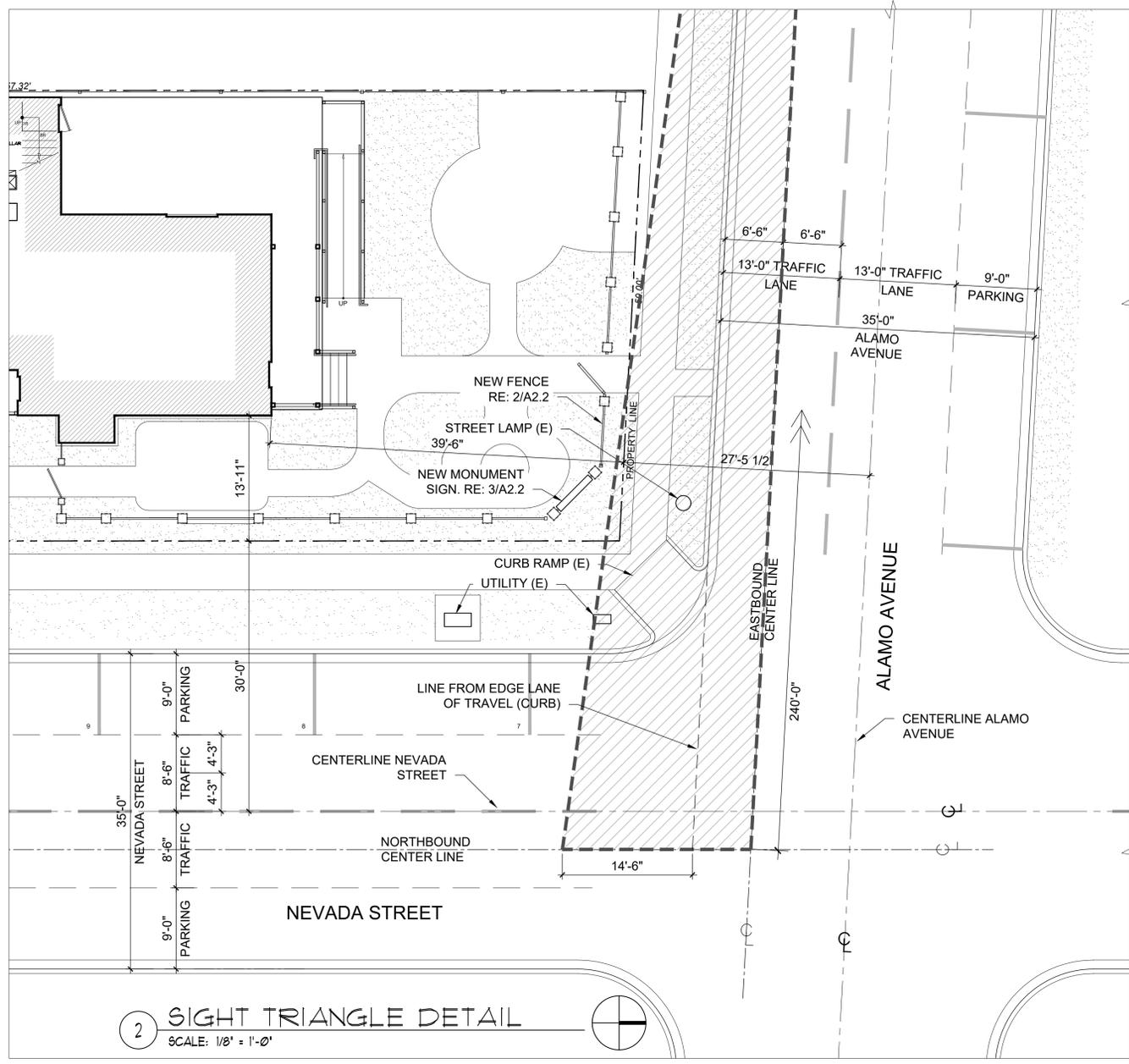
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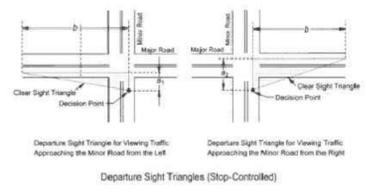
CASE NO. COA 24-0001

no.	date	revision
1	2024.01.30	
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2 SIGHT TRIANGLE DETAIL
SCALE: 1/8" = 1'-0"

- SIGHT TRIANGLE SHEET NOTES:**
- REFER TO SHT 05 FOR COMPLETE PROPOSED SITE PLAN.
 - REFER TO TABLE 9-9 DESIGN INTERSECTION SIGHT DISTANCE CASE B2 RIGHT TURN FROM STOP.



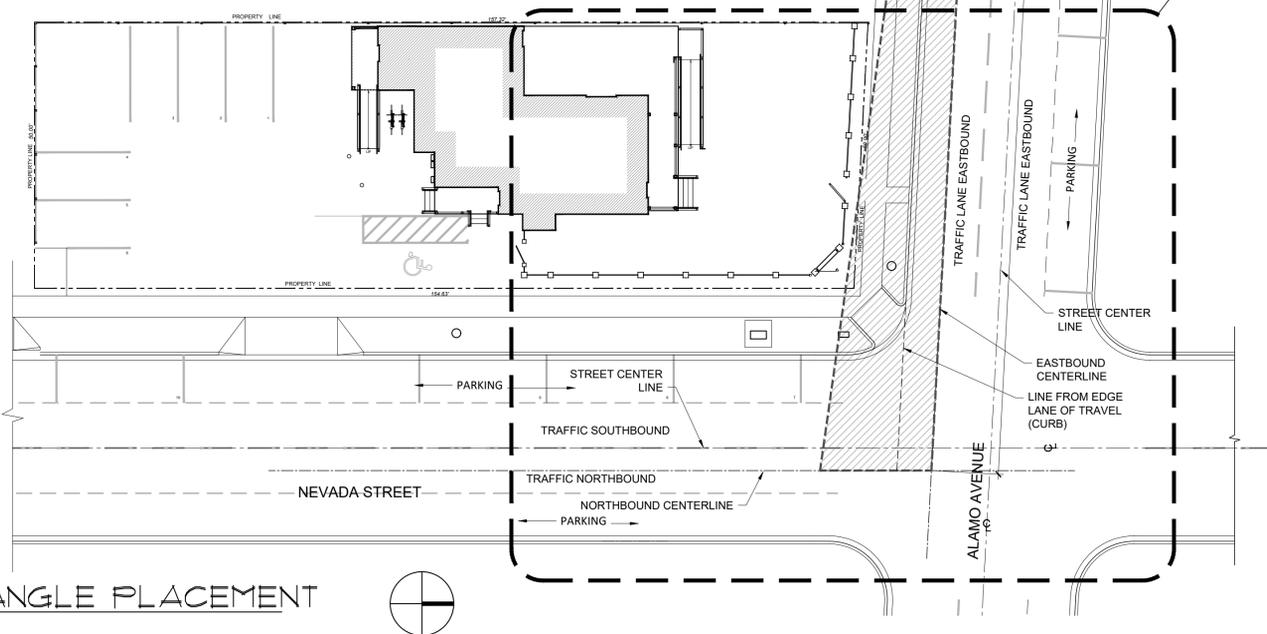
EXAMPLE DIAGRAM - DEPARTURE SIGHT TRIANGLES PLACEMENT

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars Calculated (ft)	Design (ft)	Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	153	238.9	240	40	50	72.3	75
30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

TABLE 9-9 - SIGHT DISTANCE B FOR PASSENGER CARS
DISTANCE "A1" - THE DISTANCE FROM THE EDGE OF LANE OF TRAVEL TO THE ORIGIN OF THE SIGHT TRIANGLE IS REQUIRED TO BE 14.5 FT.



1 SIGHT LINE TRIANGLE PLACEMENT
SCALE: 1/16" = 1'-0"

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SIGHT TRIANGLE
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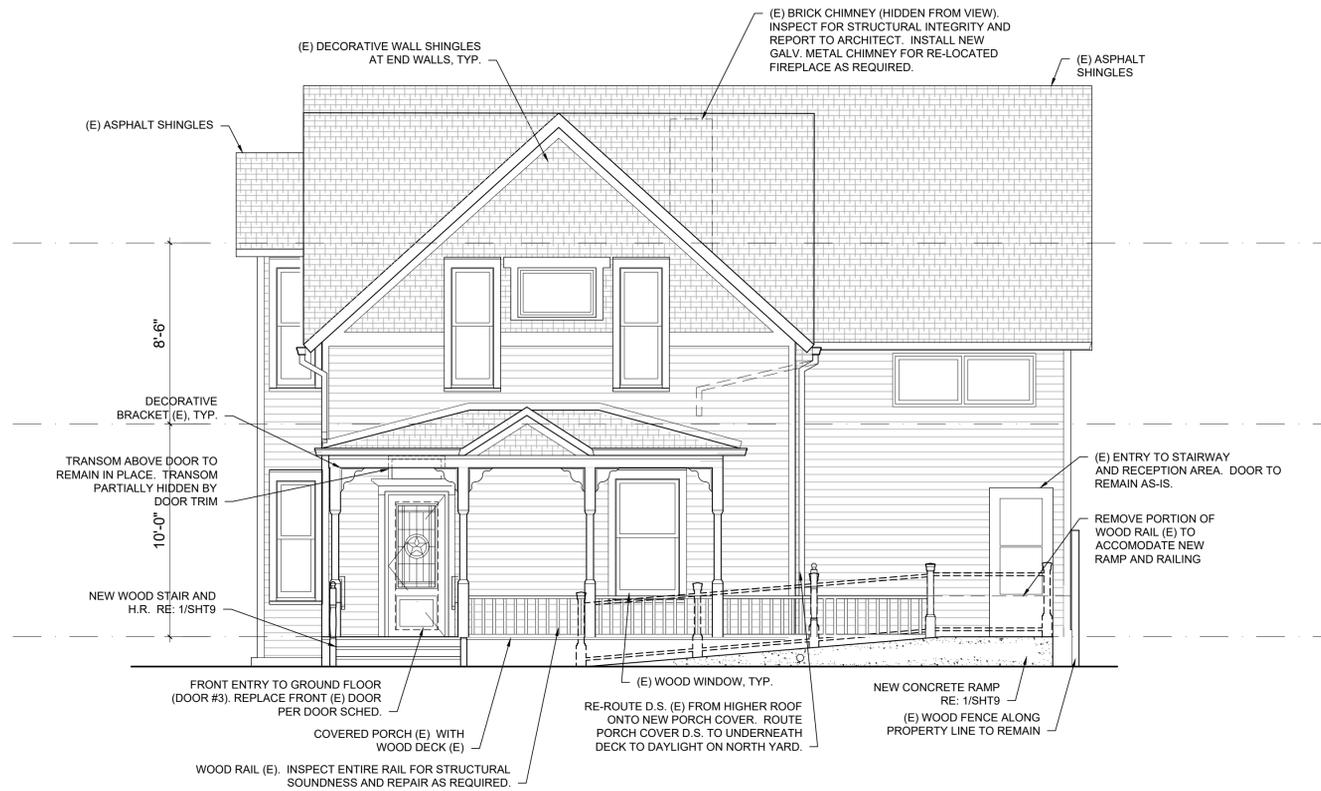
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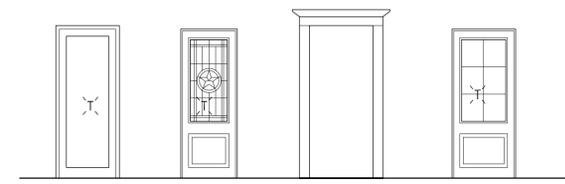
no.	date
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2 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



NOTE: DOOR TYPE B PRIVACY GLASS IN LIEU OF DECORATIVE GLASS
3 REPLACEMENT DOOR TYPE A
SCALE: NO SCALE



DOOR TYPE C	DOOR TYPE A	DOOR FRAME TYPE A	DOOR TYPE B
SCREEN DOOR EXTERIOR STEEL BODY FULL GLASS	EXTERIOR STEEL BODY 3/4 GLASS	EXTERIOR WOOD, 1X6 (NOM.)	EXTERIOR STEEL BODY 3/4 GLASS

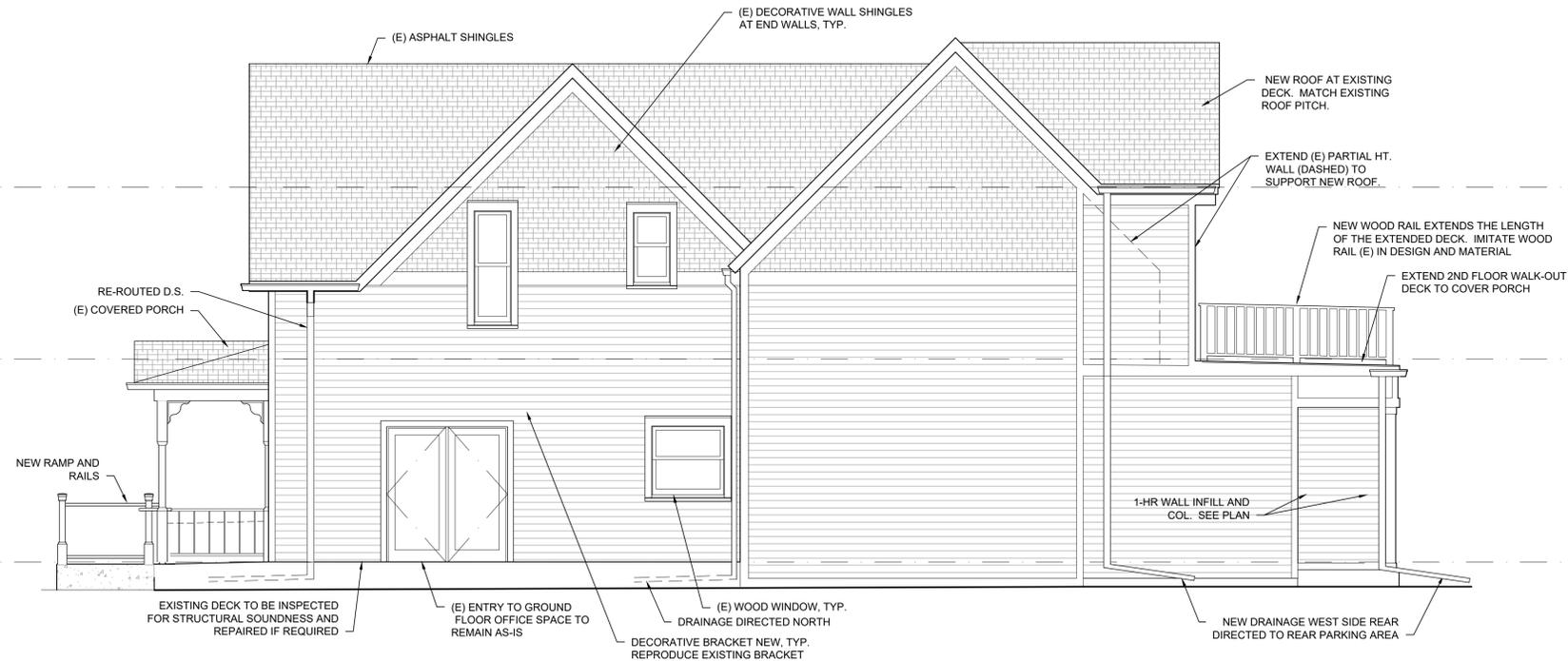
- DOOR NOTES:
- ALL EXTERIOR DOORS TO BE INSULATED.
 - INDICATES TEMPERED GLAZING
 - CONTRACTOR MUST VERIFY ALL REQUIRED DIMENSIONS BEFORE ORDERING DOORS.
 - DOOR CONTRACTOR TO ALSO INSTALL STEEL SECURITY/SCREEN DOOR (DOOR TYPE C) AT ALL EXTERIOR NEW DOORS. POINT OF DESIGN - THERMA-TRU / LARSON
 - INSTALL DOOR FRAME TRIM WHERE IT DOES NOT PRESENTLY EXIST.

DOOR SCHEDULE

MARK	LOCATION	MATERIAL	DR. SIZE (VARIES)	DOOR TYPE	FRAME TYPE	TRIM	SIGNAGE	GLASS/ GRILL	REMARKS
01	RECEPTION	STEEL	36" X -	A	A	WD	YES	A	SEE NOTES. DOOR TO FIT EXISTING OPENING
02	ENTRY #1	STEEL	32" X -	A	A	WD	YES	A	SEE NOTES. DOOR TO FIT EXISTING OPENING
03	ENTRY #2	STEEL	34" X -	A	A	WD	YES	A	SEE NOTES. DOOR TO FIT EXISTING OPENING
04	SEATING #2	-	-	-	-	-	-	-	DOOR(S) TO REMAIN IN-PLACE. INSPECT FOR PROPER OPERATION, FIT, AND WEATHER-TIGHTNESS. INSTALL NEW WEATHER SEALS
05	STAIR	-	-	-	-	-	-	-	DOOR(S) TO REMAIN IN-PLACE. INSPECT FOR PROPER OPERATION, FIT, AND WEATHER-TIGHTNESS. INSTALL NEW WEATHER SEALS
06	KITCHEN (2ND FLR)	STEEL	34" X 80"	B	-	-	-	B	REMOVABLE GLASS PANEL. DR MFR TO INCLUDE REMOVABLE BUG SCREEN
07	ALL EXTERIOR DRs	STEEL	-	C	N/A	N/A	N/A	N/A	

- NOTES:
- POINT OF DESIGN - TT (THERMA-TRU) STEEL EXTERIOR SINGLE DOOR.
 - DOOR: SMOOTH TEXTURE, PRE-PRIMED, PRE-FINISHED. INSULATED 3/4 LITE - 1 PANEL BELOW. COLOR: FROM TT COLOR SECTION - GOLDEN WHEAT
 - GLASS (FROM TT CATALOGUE): TYPE A - 'TEXAS STAR' OR 'LUCERNA', BLACK NICKEL TYPE B - 'CHORD' OR OTHER PRIVACY GLASS WITH 6 PANE PATTERN

- HARDWARE:
- OIL RUBBED BRONZE FINISH ALL HARDWARE.
 - LEVER STYLE HANDLE SET, KEYS LOCK, PANIC BAR, ADA THRESHOLD, CLOSER & WEATHER SEAL BY DOOR MFR. SEE THERMA-TRU HARDWARE.
 - SIGNAGE (ABOVE DOORS 1, 2, AND 3): INTERIOR SIGN ABOVE DOOR TO READ: "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".



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

M-A ARCHITECTS
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sheet contents
ELEVATIONS N,W
date
2024.02.26
drawn
FG
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JA, BE
sheet
SHT 7

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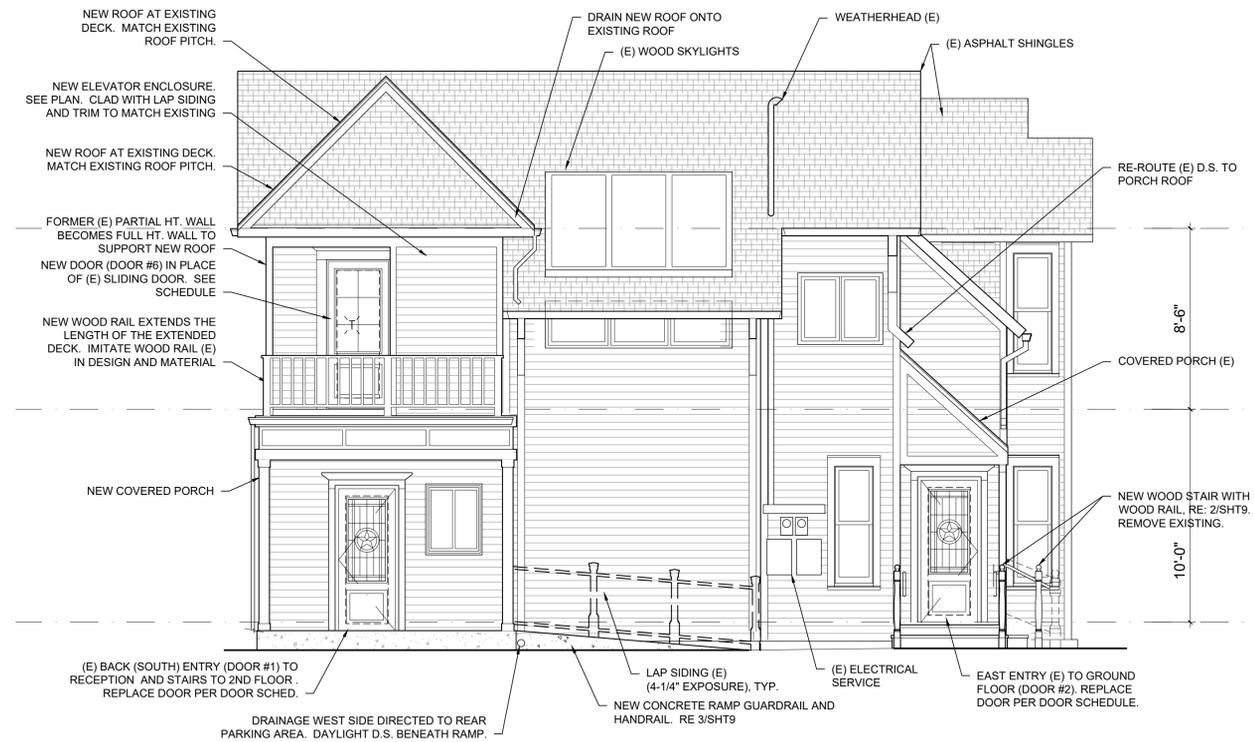
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2 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



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

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SHT 8

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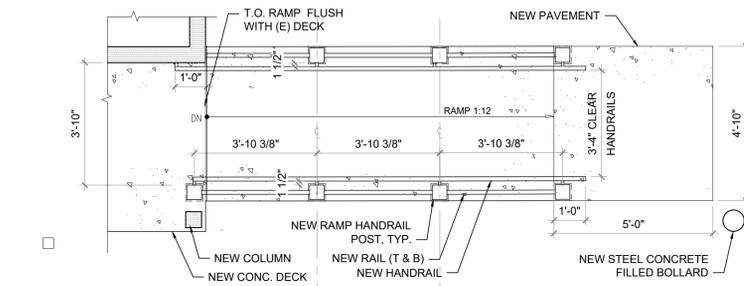
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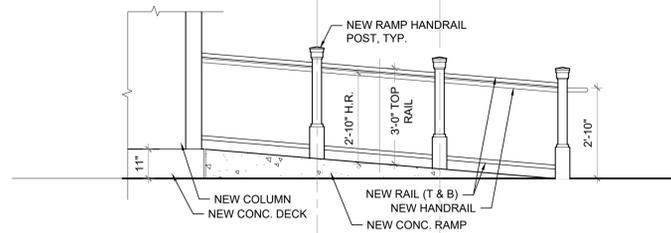
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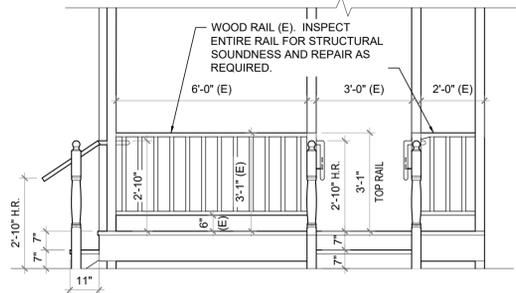


PLAN

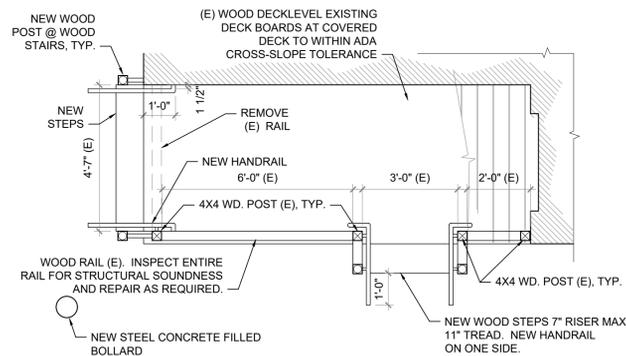


ELEVATION

3 RAMP - SOUTH
SCALE: 3/8" = 1'-0"



ELEVATION



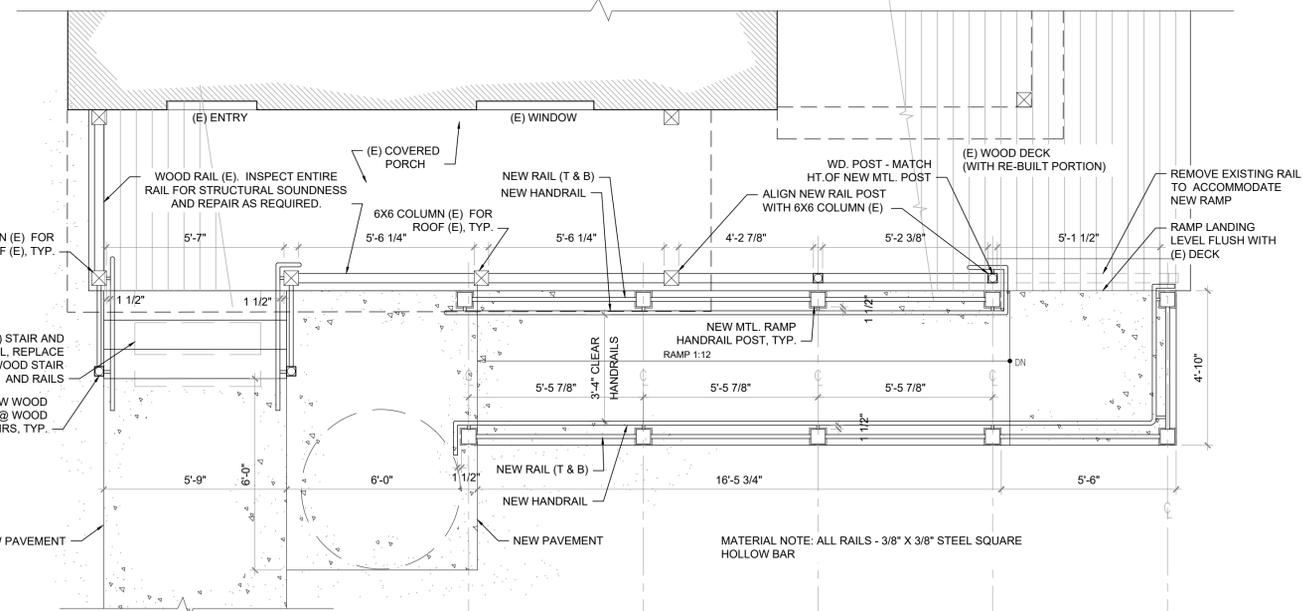
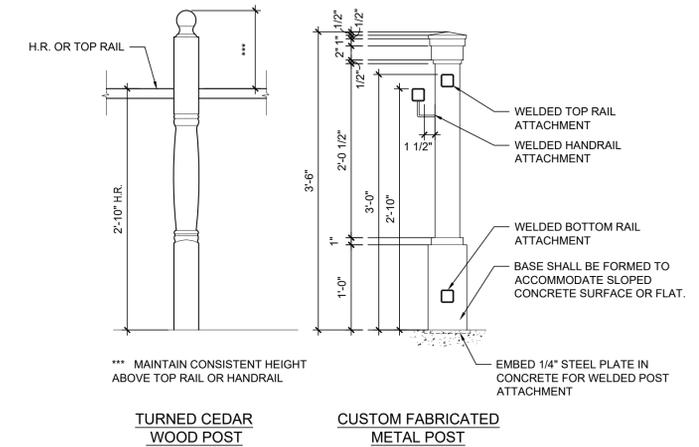
PLAN

2 RAMP - EAST SIDE
SCALE: 3/8" = 1'-0"

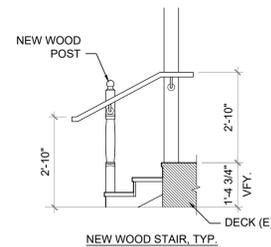
ADA BARRIER RAIL POST KEY:

- (E) COLUMN TO REMAIN AS-IS
- NEW WOOD RAIL POST FOR ADA RAIL BARRIER. FOR USE AT WOOD
- NEW CUSTOM FABRICATED METAL POST FOR ADA RAIL BARRIER. FOR USE AT CONCRETE

RAIL NOTE: INSPECT ENTIRE RAIL FOR STRUCTURAL SOUNDNESS AND REPAIR AS REQUIRED.



PLAN



ELEVATION

1 RAMP - FRONT
SCALE: 3/8" = 1'-0"

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ARCHITECTURE & PLANNING
LITTLETON PROFESSIONAL BUILDING
789 N. LITTLETON BLVD.
SUITE 106
LITTLETON, CO 80120
TEL 303 730 7300

DIRT WORKFORCE
2506 WEST ALAMO AVENUE
LITTLETON, COLORADO 80120

sheet contents	
RAMPS, STAIRS	
date	2024.02.26
drawn	FG
checked	JM, BE
sheet	SHT 9

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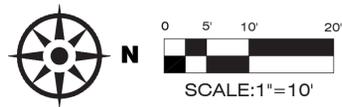
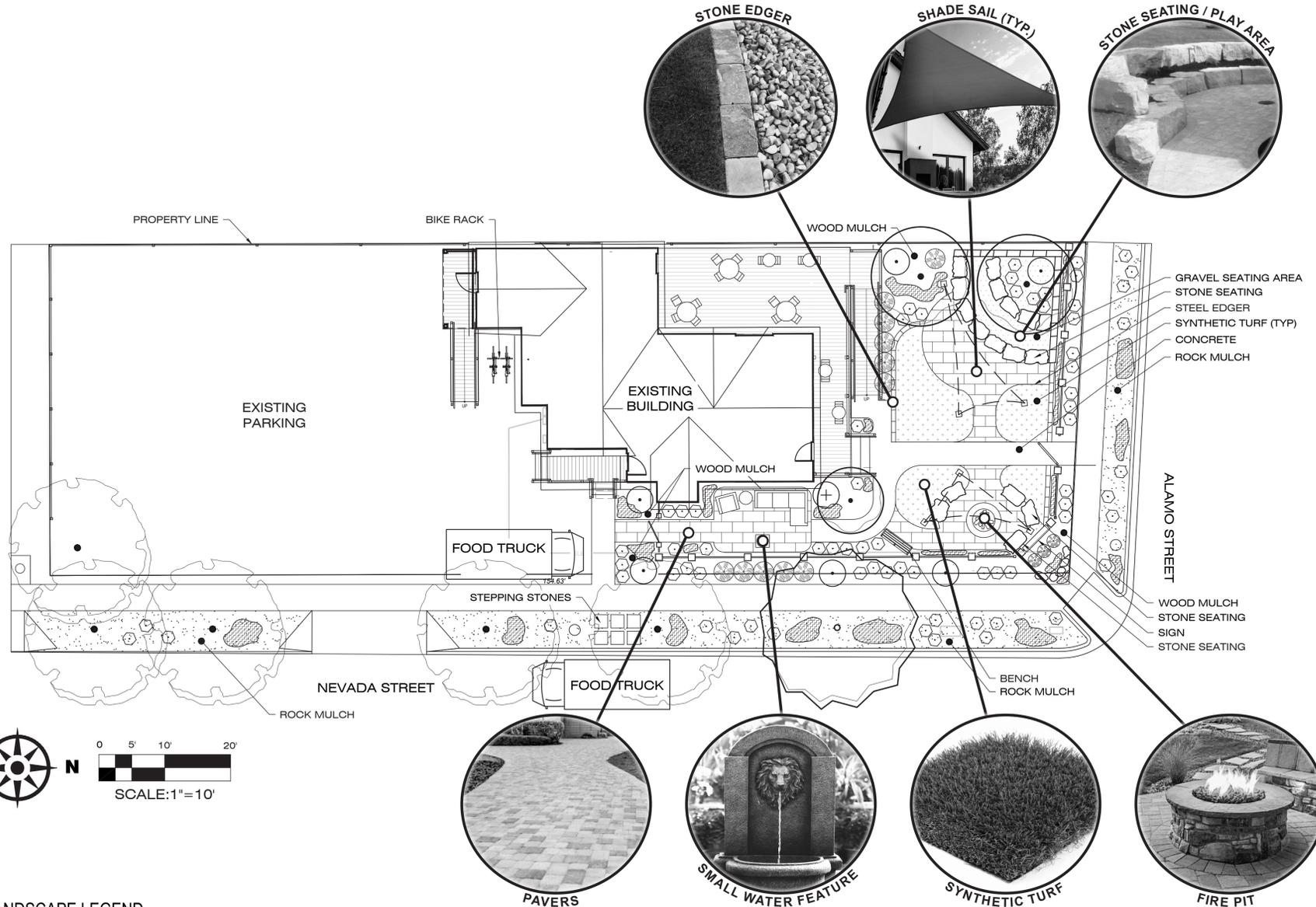
CERTIFICATE OF APPROPRIATENESS

THE GILL RESIDENCE BUILDING, 2506 WEST ALAMO AVENUE, LITTLETON, CO. 80120

A CONTRIBUTING PROPERTY IN THE DOWNTOWN HISTORIC DISTRICT

CASE NO. COA 24-0001

LANDSCAPE PLAN



LANDSCAPE LEGEND



PLANT LIST

DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
WEH	Western Hackberry	Celtis occidentalis	50-60'	40-50'	Low	Sun	2" Cal., B&B
BUO	Bur Oak	Quercus macrocarpa	50-80'	50-80'	Low	Sun	2" Cal., B&B

ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
COH	Cockspur Hawthorn	Crataegus crus-galli	20-30'	20-30'	Low	Sun	1-1/2" Cal., B&B
RDC	Radiant Crabapple	Malus 'Radiant'	20-25'	15-20'	Medium	Sun	1-1/2" Cal., B&B
EAR	Eastern Redbud	Cercis canadensis	20-30'	20-30'	Medium	Shade / Part Shade	1-1/2" Cal., B&B

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
BCJ	Burgundy Carousel Japanese Barberry	Berberis thunbergii Burgundy Carousel	2-3'	4-5'	Low	Sun	5 Gallon Cont.
OCJ	Orange Columar Japanese Barberry	Berberis thunbergii Orange Rocket	4-5'	18-24"	Low	Sun / Part Shade	5 Gallon Cont.
KDP	Kathryn Dykes Potentilla	Potentilla fruticosa 'Kathryn Dykes'	2-3'	3-4'	Low	Sun	5 Gallon Cont.

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
WCJ	Wilco Carpet Juniper	Juniperus horizontalis 'Wilco'	4-6"	6-8"	Low	Sun	5 Gallon Cont.
YTJ	Andorra Youngstown Juniper	Juniperus horizontalis 'Youngstown'	12-18"	4-6"	Low	Sun	5 Gallon Cont.

ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
BAM	Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	2-3'	1-2'	Very Low	Sun	1 Gallon Cont.
FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	4-5'	18-24"	Low	Sun / Part Shade	5 Gallon Cont.

PERENNIALS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
GCB	Green Carpet Bugle	Ajuga reptans	4-6"	12-15"	Medium	Adaptable	4" Pot / 18" O.C.
KIN	Kinnikinnick	Arctostaphylos uva-ursi	3-6"	2-6"	Low	Sun / Part Shade	4" Pot / 48" O.C.
MVI	Mesa Verde Iceplant	Delosperma 'Kelaids'	2-4"	12-18"	Low	Sun	4" Pot / 18" O.C.
RCP	Red Creeping Phlox	Phlox subulata 'Atropurpurea'	4-6"	18-24"	Low	Sun / Part Shade	4" Pot / 30" O.C.

LANDSCAPE MATERIALS SCHEDULE

ITEM	NOTES
PAVERS 436 SF	MANUFACTURER: BELGARD TYPE: DIMENSIONS VARIABLE - SIZED COLOR: GREY BLEND
ROCK MULCH 978 SF	SIZE/COLOR: 1 1/2" GREY ROSE RIVER ROCK DEPTH: 3"
WOOD MULCH 850 SF	TYPE: SHREDDED WESTERN RED CEDAR MULCH DEPTH: 2"
SYNTHETIC TURF 287 SF	MANUFACTURER: PURCHASE GREEN TYPE: BLUEGRASS SUPREME SIZE: 15' ROLL HEIGHT: 2.36"
GRAVEL SEATING AREA 133 SF	SIZE/COLOR: 3/8" GREY CHIPS DEPTH: 3"

LANDSCAPE MATERIALS NOTES:

- 1) PROVIDE SAMPLE OF BULK MATERIALS TO OWNER FOR APPROVAL PRIOR TO ORDERING OR DELIVERING BULK MATERIALS TO THE SITE.
- 2) EQUAL SUBSTITUTIONS FOR THE SPECIFIED MATERIALS WILL BE CONSIDERED, PROVIDED THAT OUT-SHEETS OR SAMPLES ARE SUBMITTED TO, AND APPROVED IN WRITING BY, THE LANDSCAPE ARCHITECT AND/OR THE OWNER.

revision		
no.	date	by



LITTLETON PROFESSIONAL BUILDING

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DIRT WORKFORCE
2506 WEST ALAMO AVENUE
LITTLETON, COLORADO 80120

sheet contents
Landscape Plan - Proposed
date
2024.02.28
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sheet
SHT 10

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 JA, BE
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SHT 11

COLOR SCHEDULE



ALL DOORS:
 BENJAMIN MOORE "RICHMOND GOLD" #HC - 41



GABLE ACCENT (SHINGLES):
 BENJAMIN MOORE "TOWNSEND HARBOR" #HC - 64



BODY (LAP SIDING):
 BENJAMIN MOORE "NEWBURG GREEN" #HC - 158



TRIM AND OTHER MISCELLANEOUS ITEMS:
 FASCIA, SOFFIT, WINDOW TRIM, GUTTERS AND DOWNSPOUTS,
 HORIZONTAL BANDS BELOW GABLE ENDS, RAILINGS, POSTS,
 COLUMNS ETC.
 BENJAMIN MOORE WHITE DOVE OC-17



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

GENERAL NOTES:

- ALL PREP WORK SHALL BE COMPLETED PER SPECIFICATIONS PRIOR TO APPLICATION OF FINISHING MATERIAL.
- G.C AND PAINT CONTRACTOR SHALL INSPECT ALL SURFACES TO BE PAINTED FOR ANY CONDITIONS THAT REQUIRE REPAIR PRIOR TO START OF WORK.
- INSPECT ALL EXTERIOR VENEERS, ALL ROOFING, AND ALL WINDOWS FOR STRUCTURAL AND WATER-TIGHT INTEGRITY AND REPORT FINDINGS TO ARCHITECT.



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

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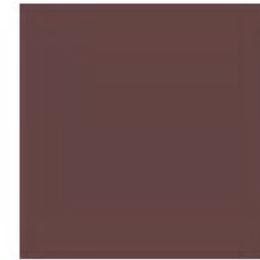
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COLOR SCHEDULE



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BENJAMIN MOORE WHITE DOVE OC-17



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

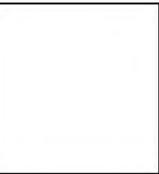
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2. G.C AND PAINT CONTRACTOR SHALL INSPECT ALL SURFACES TO BE PAINTED FOR ANY CONDITIONS THAT REQUIRE REPAIR PRIOR TO START OF WORK.
3. INSPECT ALL EXTERIOR VENEERS, ALL ROOFING, AND ALL WINDOWS FOR STRUCTURAL AND WATER-TIGHT INTEGRITY AND REPORT FINDINGS TO ARCHITECT.



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

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