

799 W. LITTLETON BLVD. - MIXED USE PROJECT
CONDITIONAL USE PERMIT WITH SITE PLAN
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 15, TOWNSHIP 5
 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
 LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
 .21 ACRES
 ZONING DISTRICT: NC (NEIGHBORHOOD COMMERCIAL)
 CASE # CDU25-0002

SITE DATA			
ZONING: NC	6PDP CASE NO.: CDU25-0002		
PROPOSED USE(S): MIXED USE - OFFICE/HOUSING	GROSS BUILDING SIZE: 5,672 SF / 2 STORIES		
LOTS SIZE: 9,250 SF / .21 ACRES	BUILDING FOOTPRINT: 3,000 SF / 32.4% OF SITE		
MAXIMUM DENSITY: 24 DU/ACRE	PROPOSED DENSITY: 19 DU / ACRE		
PLANTED AREA: 1041 SF (75% OF LANDSCAPED AREA)	PARKING + DRIVEWAYS: 3,004 SF / 32.5% OF SITE		
NON-LIVING LANDSCAPED AREA = 347 S.F. (25% OF LANDSCAPED AREA)	SIDEWALK: 1,183 SF / 12.8% OF SITE		
IMPERVIOUS AREA: 6,411 SF / .15 ACRES / 69.3% OF SITE			
	REQUIRED	PROVIDED	
UNOBSTRUCTED OPEN SPACE:	1,388 SF / 15%	2,063 SF / 22.3%	
SETBACKS			
FRONT (SOUTH):	8' MIN. / 20' MAX.	10'	
SIDE (EAST):	8'	8'	
REAR (NORTH):	20'	66'	
CORNER / SIDE (WEST):	8' MIN. / 12' MAX.	12'	
PARKING SPACES PER EACH USE	HOUSEHOLD LIVING: 15 / DU (MIN) 2 / DU (MAX) OFFICE (STUDIO, COMMERCIAL): 1 / 400 SF	4 DU X 1.5/DU = 6 SPACES 400 SF X 1/400 = 1 SPACE	7 SP. TOTAL
PARKING LOT LANDSCAPING	NO INTERNAL PARKING LOT LANDSCAPE REQUIREMENTS	SEE PLAN	
LOADING SPACES	0 (LESS THAN 10,000 SF GFA)	0	
BUILDING HEIGHT	47' MAX.	25.83'	

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- | | |
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| 7 of 15 EXTERIOR ELEVATIONS | 15 of 15 COLOR RENDERING |
| 8 of 15 EXTERIOR ELEVATIONS | |

INTENT STATEMENT:

PURPOSE OF THIS SITE DEVELOPMENT PLAN (SITE PLAN) WITH A CONDITIONAL USE PERMIT IS TO CONSTRUCT A MIXED-USE BUILDING THAT CONTAINS COMMERCIAL OFFICE SPACE, 4 RESIDENTIAL DWELLING UNITS AND COMMON STORAGE SPACE.

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT

THE 799, LLC
 CONTACT: BRAD BROYHILL
 bradbroyhillcapitalmgt.com
 303-250-4144
 CONTACT: LAUREN KUCERA
 lauren@broyhillcapitalmgt.com
 CONTACT: CHAD VERMEER
 chad@vermeerconstruction.com
 10 CORAL PLACE
 GREENWOOD VILLAGE, CO 80111

ARCHITECT:

M-A ARCHITECTS
 CONTACT: JOHN MATTHEWS, jtm@maarchitects.us
 CONTACT: BRAD EICKMAN,
 bne@maarchitects.us 709 W.
 LITTLETON BLVD. #106
 LITTLETON, CO 80120
 (303) 730-7300
 PROFESSIONAL LICENCE NO.: B3026
 BRADLEY W. EICKMAN
 STATE OF COLORADO

CIVIL ENGINEER:

ARROW CIVIL ENGINEERS
 CONTACT: SUSAN P. MIZUNO
 883 McMURDO CIRCLE
 CASTLE ROCK, CO 80108
 303-324-9004

LANDSCAPE ARCHITECT:

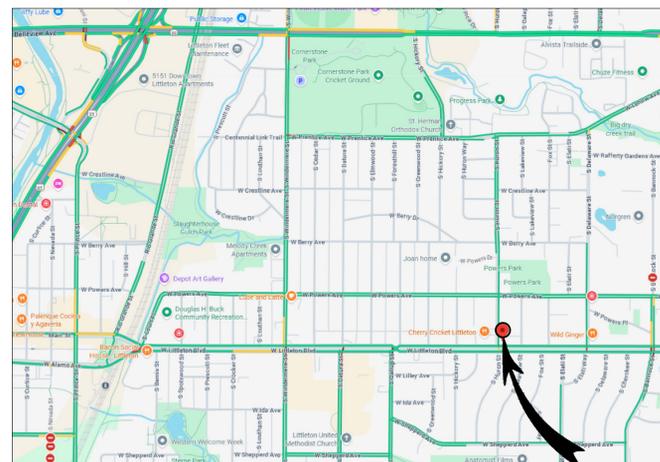
M-A ARCHITECTS
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 bne@maarchitects.us 709 W.
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 LITTLETON, CO 80120
 (303) 730-7300
 PROFESSIONAL LICENCE NO.: B3026
 BRADLEY W. EICKMAN
 STATE OF COLORADO

SURVEYOR:

LANGE LAND SURVEYS
 CONTACT: JOHN LANGE, jllange@l survey.com
 5511 W. 56TH AVE., SUITE 240
 ARVADA, COLORADO 80002
 (720) 242-9732
 PROFESSIONAL / LICENCE NO.: 37908
 CAMERON M. WATSON
 STATE OF COLORADO

PHOTOMETRIC ENGINEER:

KAZIN & ASSOCIATES
 CONTACT: DAVE KAZIN,
 dkazin@dmka.com
 9364 TEDDY LANE, SUITE 101
 LONE TREE, CO 80124
 (303) 484-1604



VICINITY MAP

SCALE: 2" = 500'

500 ft

STANDARD CONCRETE REPLACEMENT NOTE:

PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY AND/OR PRIOR TO ANY USE OF THE BUILDING THE CURB, GUTTER, SIDEWALK, CURB CUTS, GROSS PANS, AND WHEELCHAIR RAMPS ADJACENT TO THE PROPERTY WILL BE CLEANED BY CONTRACTOR FOR INSPECTION BY THE LITTLETON ENGINEERING DIVISION. ANY NEWLY DAMAGED OR DISPLACED CONCRETE AREAS AS WELL AS ANY CONCRETE AREAS THAT WERE ALREADY DAMAGED OR DISPLACED PRIOR TO START OF THE CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LITTLETON ENGINEERING INSPECTOR PRIOR TO APPROVAL OF THE CERTIFICATE OF OCCUPANCY AND/OR PRIOR TO ANY USE OF THE BUILDING.

STANDARD UNDERGROUND UTILITY SITE PLAN NOTE:

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 PURSUANT TO SECTION 10-6-2.3.E.D.1. OF THE CITY CODE. NO NEW OVERHEAD UTILITIES OR SERVICES ARE PERMITTED.

SITE PLAN STANDARD NOTES:

- FAILURE TO OBTAIN A BUILDING PERMIT WITHIN TWO (2) YEARS AFTER THE DATE OF SITE PLAN APPROVAL SHALL CAUSE THE UNBUILT PORTION OF THIS SITE PLAN TO BE NULL AND VOID, UNLESS AN EXTENSION WAS GRANTED.
- APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF LITTLETON SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A SITE PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUESTED, WHICH SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- 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, PURSUANT TO SECTION 10-6-2.E.D.1. OF THE CITY CODE. NO NEW OVERHEAD SERVICES ARE PERMITTED.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN FLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION STANDARDS (CHAPTER 6).
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.
- ALL REQUIRED APPROVALS AND COPIES OF EXECUTED EASEMENTS, SUCH AS TEMPORARY CONSTRUCTION OR PERMANENT MAINTENANCE ACCESS, FROM ADJACENT PROPERTY OWNER(S) AND UTILITY PROVIDERS, SHALL BE PROVIDED TO THE CITY PRIOR TO THE APPROVAL OF THE SITE PLAN AND CONSTRUCTION PLANS.
- THE GRADES SHOWN ON THE BUILDING ELEVATIONS ARE THE SAME AS THE GRADES SHOWN ON THE FINAL GRADING PLAN.
- NO GUTTERS AND DOWNSPOUTS SHALL DRAIN ONTO A PEDESTRIAN WAY OR ADJACENT PROPERTY.

LEGAL DESCRIPTION

LOT 9, BLOCK 1,
 WHITE CITY,
 CITY OF LITTLETON,
 COUNTY OF ARAPAHOE,
 STATE OF COLORADO.

PLANNING COMMISSION:

CONDITIONAL USE PERMIT APPROVAL

APPROVED AND ACCEPTED AT A MEETING HELD BY THE LITTLETON PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

PLANNING COMMISSION CHAIR

ATTEST: CITY CLERK

DIRECTOR OF PUBLIC WORKS

LANDSCAPE CERTIFICATE:

LANDSCAPE PLAN

I, _____, OWNER, OR DESIGNATE 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 HEARBY ACKNOWLEDGED THAT 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 OWNER/OCCUPANTS.

SIGNATURE OF OWNER OR AGENT

COMMUNITY DEVELOPMENT APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT

DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC WORKS APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

OWNER'S CERTIFICATE:

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.

BY _____

TITLE _____

ADDRESS _____

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF COLORADO
 COUNTY OF _____

ON _____ BEFORE ME,

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF COLORADO THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

revision		
no.	date	by



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

Mixed Use Project
 799 W. Littleton Boulevard
 Littleton, Colorado 80120

sheet name	COVER SHT
date	3/12/2026
drawn	FG
checked	BE
sheet	1 of 15

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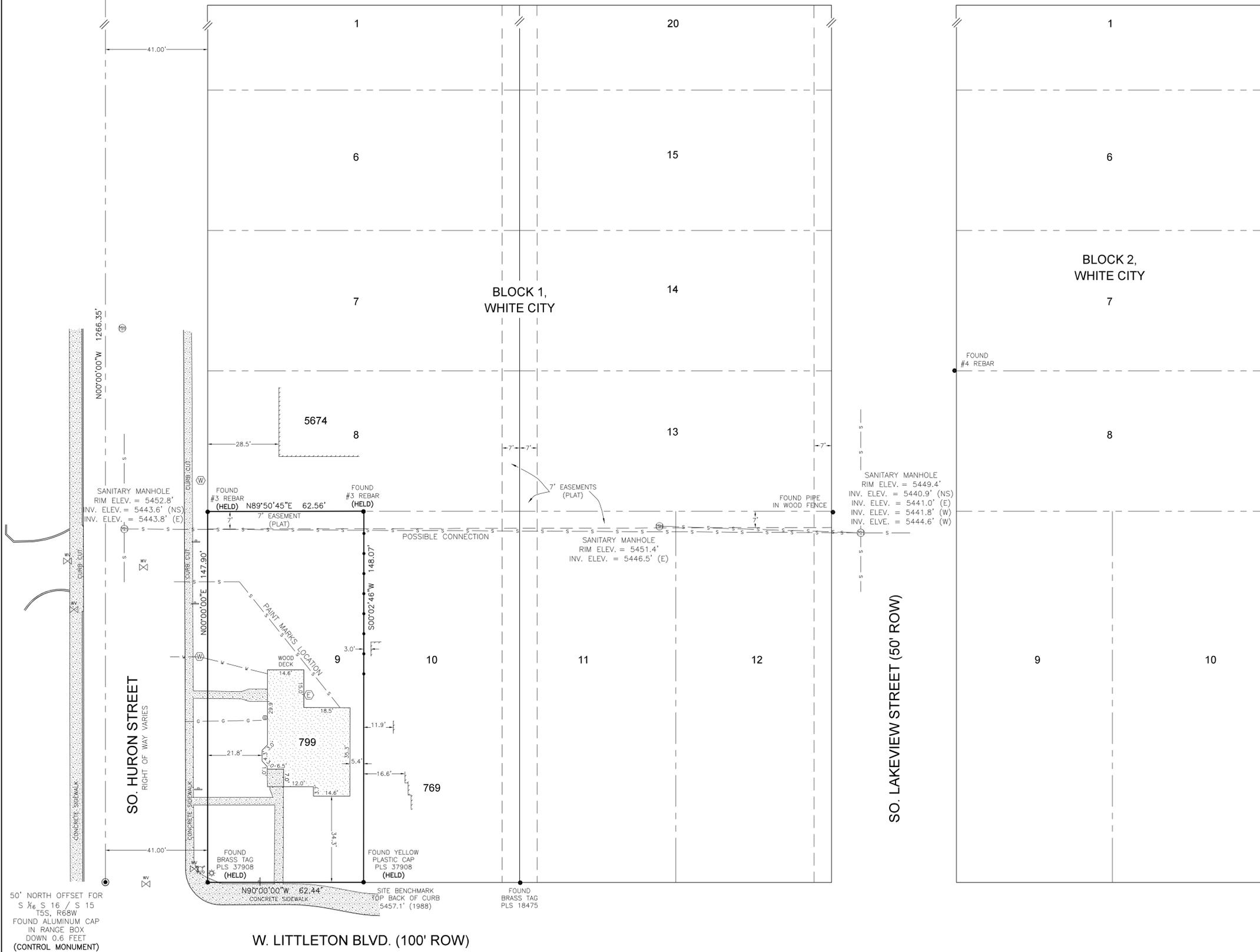
799 W. LITTLETON BLVD. - MIXED USE PROJECT CONDITIONAL USE PERMIT WITH SITE PLAN

CASE NUMBER: CDU25-0002

W. ¼ CORNER
SEC. 15, T5S, R68W
FOUND ALUMINUM CAP
DOWN 0.6'
IN RANGE BOX
(CONTROL MONUMENT)

W. BERRY AVE.

W. POWERS AVE. (100' ROW)



50' NORTH OFFSET FOR
S ¼ S 16 / S 15
T5S, R68W
FOUND ALUMINUM CAP
IN RANGE BOX
DOWN 0.6 FEET
(CONTROL MONUMENT)

W. LITTLETON BLVD. (100' ROW)

BASIS OF BEARING:

Bearings are based on the Section Line between the monuments shown hereon along South Huron Street between West Littleton Blvd and West Berry Ave with an assumed bearing of N90°00'00"W for this Improvement Survey Plat.

PROPERTY DESCRIPTION:

Lot 9, Block 1, White City,
City of Littleton, County of Arapahoe, State of Colorado.

Containing 9,249 square feet (0.212 acres), more or less.

TITLE COMMITMENT NOTE:

This Land Survey Plat was performed WITHOUT the benefit of a title search to determine ownership of record, right-of-way or easements of record. A title search is recommended prior to any construction or transaction of property.

SURVEYORS STATEMENT:

I, Randy F. Fortuin, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey represented by this plat was made under my supervision, that it is based on my knowledge, information and belief, that it has been prepared with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied and is, to the best of my knowledge accurate and complete. This survey is in compliance with C.R.S 38-51-101.

Randy Fortuin
Randy Fortuin, PLS 27263
Date: November 18, 2025
Job No: 25-3025
For and on Behalf of
CBM Surveys, Inc.

STATUTE OF LIMITATIONS:

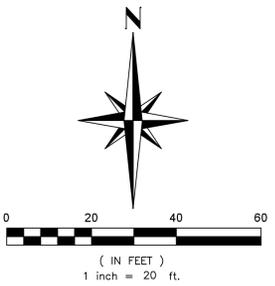
NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

GENERAL NOTES:

- 1) Date of survey field work was October, 2025.
- 2) Utility lines may exist, including below ground, above ground and overhead.
- 3) Dimensions shown hereon are field measured unless noted as Record.
- 4) Dimensions shown hereon are in U.S. Survey Feet and are represented as feet and decimal feet.
- 6) Record distances shown here on are from the recorded subdivision plats.
- 7) The property description shown hereon is from the County of Arapahoe Assessors office
- 8) The use of the word "Plat" is in reference to the recorded plat of "WHITE CITY" recorded at Book 7, Page 49 on September 17th, 1946.

LEGEND

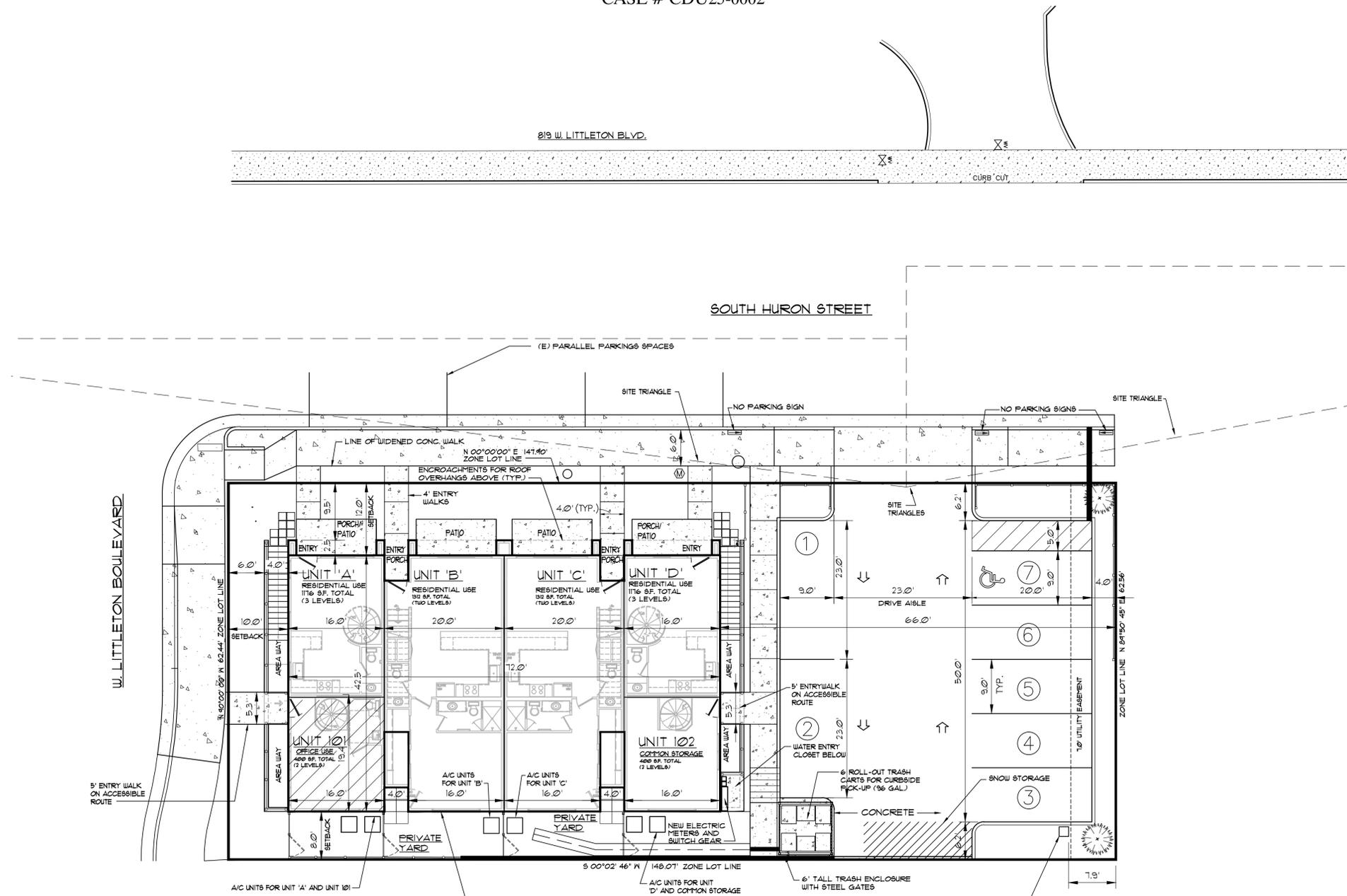
- FOUND MONUMENT AS NOTED
- ⊙ RANGE BOX WITH MONUMENT AS NOTED
- ⊕ SIGN
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ MANHOLE
- ⊕ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- — — BREAK LINE
- — — CHAIN LINK FENCE
- — — WATER LINE (APPROXIMATE LOCATION)
- — — SANITARY SEWER (APPROXIMATE LOCATION)
- — — GAS LINE



CBM SURVEYS, INC. LAND SURVEYING SERVICES	1418 S. Addison Ct. Aurora, CO 80018 720-373-8376 cbmsurveys@comcast.net	CBM
IMPROVEMENT SURVEY PLAT FOR 799 W LITTLETON BLVD LOT 9, BLOCK 1, WHITE CITY, S.W. 1/4, SECTION 15, T5S, R68W, 6TH P.M. City of Littleton, County of Arapahoe State of Colorado		
Drawn: MCF	Date: 11-18-2025	Scale: 1"=20'
Check: RF	Job No.: 25-3025	253025ISP.DWG

799 W. LITTLETON BLVD. - MIXED USE PROJECT CONDITIONAL USE PERMIT WITH SITE PLAN

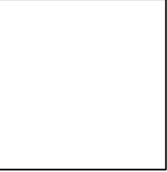
CASE # CDU25-0002



NOTE: EAST WALL OF BUILDING TO BE OF 1-HR. FIRE RESISTIVE RATED CONSTRUCTION WITH 25% MAX. ALLOWED OPENINGS, DUE TO PROXIMITY TO ZONE LOT LINE.

EV CAPABLE NOTE: PROVIDE ROUGH-IN UNDER-GROUND ELECTRICAL CONDUIT FROM EACH UNIT'S ELECTRICAL PANEL TO A J-BOX LOCATED IN THE LANDSCAPE STRIP EAST OF PARKING SPACE NO. 3, SOUTH OF UTILITY EASEMENT. SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

revision		
no.	date	by



M-A ARCHITECTS
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709 W. LITTLETON BLVD.
SUITE 106
LITTLETON, CO 80120
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Mixed Use Project
799 W. Littleton Boulevard
Littleton, Colorado 80120

ARCHITECTURAL SITE PLAN

date	3/12/2026
drawn	FG
checked	BE
sheet	3 of 15

ARCHITECTURAL SITE PLAN

GRAPHIC SCALE (IN FEET)
1 inch = 10 ft.

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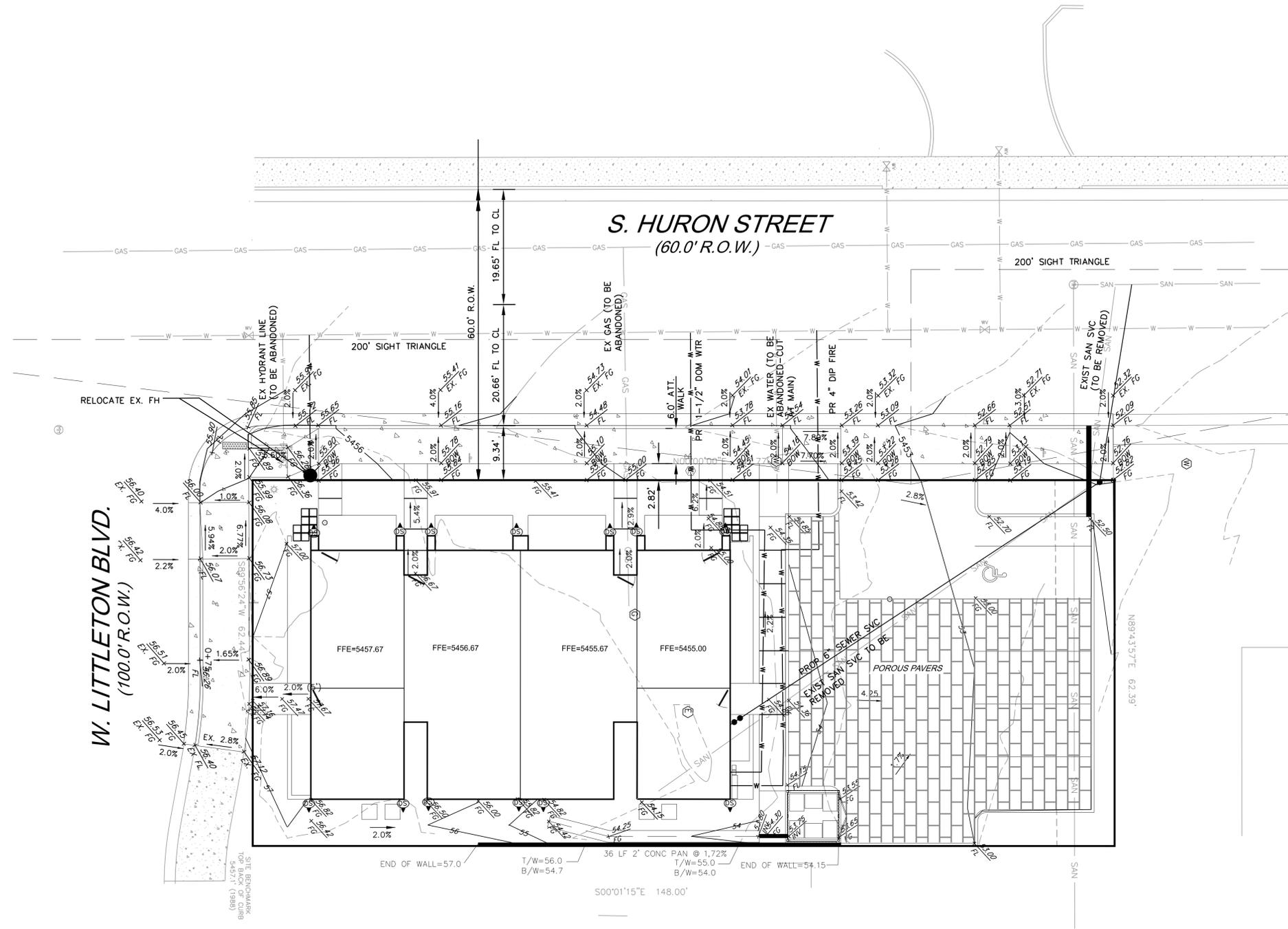
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CASE # CDU25-0002

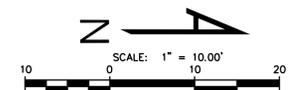
NOTES

ALL UTILITY LOCATIONS SHOWN ON THE SITE PLAN ARE PROPOSED. ALL FINAL UTILITY LOCATIONS WILL BE DEPICTED ON THE FINAL APPROVED CONSTRUCTION PLANS. ANY ADDITIONAL EASEMENTS GRANTED AFTER FINAL CONSTRUCTION PLAN APPROVAL SHALL REQUIRE THE APPLICANT TO SUBMIT UPDATED CIVIL CONSTRUCTION PLAN SHEETS DEPICTING REVISED EASEMENT LOCATION(S).

ALL PROPOSED UTILITIES RELATED TO THIS SITE PLAN SHALL BE INSTALLED UNDERGROUND UNLESS AN AGREEMENT FOR PLACING UTILITIES UNDERGROUND HAS BEEN ENTERED INTO BETWEEN THE PROPERTY OWNER AND THE CITY, PURSUANT TO SECTION 10-6-2.3.E.D.7 OF THE CITY CODE. NO NEW OVERHEAD UTILITIES OR SERVICES ARE PERMITTED.



GRADING & UTILITY PLAN



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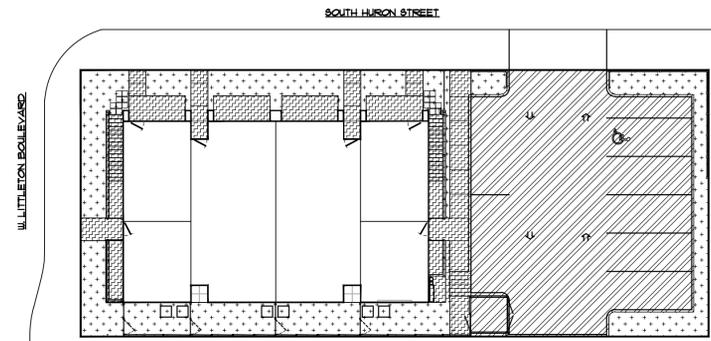
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Littleton, Colorado 80120

sheet name	Grading & Utility Plan
date	02 / 11 / 2026
drawn	
checked	
sheet	4 of 15

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799 W. LITTLETON BLVD. - MIXED USE PROJECT CONDITIONAL USE PERMIT WITH SITE PLAN

CASE # CDU25-0002

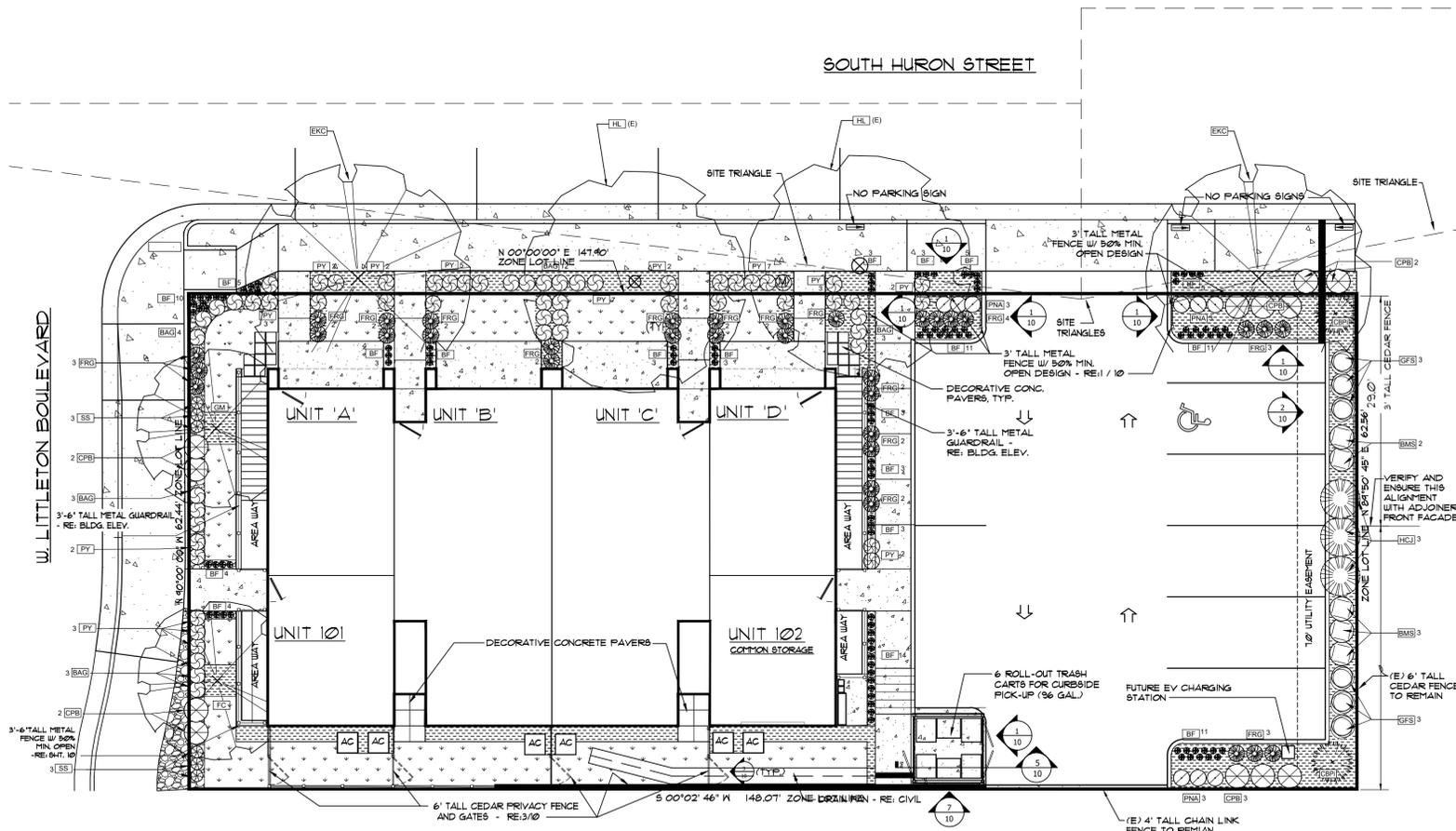


LAND USE OPEN SPACE DIAGRAM

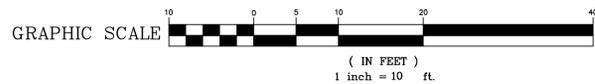
SCALE: 1 INCH = 20'

LEGEND FOR OPEN SPACE DIAGRAM

	BUILDING FOOTPRINT	3,000 SF (32.4%)
	UNOBSTRUCTED HARDSCAPE	1,183 SF (12.8%)
	UNOBSTRUCTED LANDSCAPE	2,063 SF (22.3%)
	DRIVE AISLE AND PARKING	3,004 SF (32.5%)
	TOTAL SITE AREA	9,250 SF (100%)



LANDSCAPE PLAN



LEGEND FOR LANDSCAPE PLAN

	HATCH INDICATES 3" TO 4" DIA. RIVER ROCK MULCH WITH STEEL EDGER
	HATCH INDICATES BROWN BARK MULCH WITH STEEL EDGER
	HATCH INDICATES SCIENTURFIC TAHOMA 31 BERMUDAGRASS https://www.scienturfcsod.com/sod/tahoma-31-bermuda-grass/
	CONCRETE

PLANTING SCHEDULE

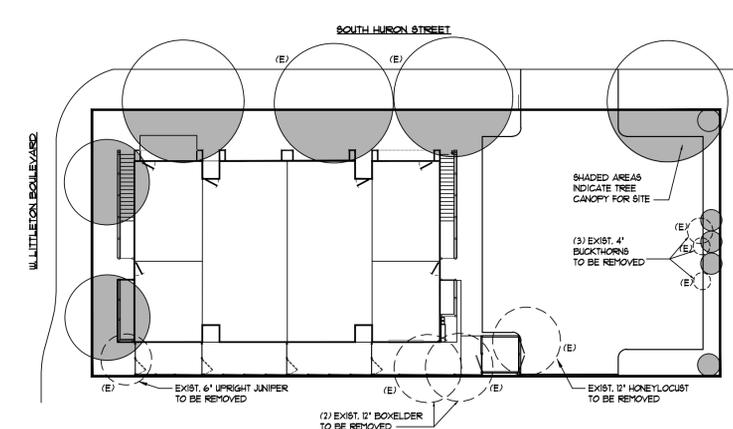
TYPE	SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT	MATURE SPREAD	WATER HYDRO-ZONE
TREES - DECIDUOUS	HL (E)	2	HONEY LOCUST (EXISTING)	GLEDTISIA TRIACANTHOS	12"-16" CAL.	30'-70'	25'-35'	M / L
	EKC	2	ESPRESSO KENTUCKY COFFEE TREE	GYMNOCLADUS DIOISUS 'ESPRESSO'	2" CAL.	50'-60'	30'-50'	M / L
	GM	1	GINNALA MAPLE (AMUR)	ACER GINNALA	2" CAL.	15' - 20'	15' - 20'	M / L
TREES - ORNAMENTAL	FC	1	FLOWERING CRABAPPLE TREE (FRUITLESS)	MALUS 'ROYALTY'	2" CAL.	15' - 20'	15' - 20'	M / L
TREES - EVERGREEN	CBP	2	COMPACT GEM BOSNIAN PINE	PINUS LEUCODERMIS (HELDREIGH II) COMPACT GEM		5' - 10'	4' - 6'	M / L
SHRUBS - DECIDUOUS	PY	31	THE PEARL YARROW	ACHILLEA PTARMICA	#1	2.25'	1.6' - 2'	L
	SS	6	SNOW-IN-SUMMER	CERASTIUM TOMENTOSUM	#5	4" - 5"	15" - 18"	L
	PNA	9	PRINCESS NADIA AJUGA (BUGLEWEED)	AJUGA TENORII	#5	6" - 8"	18" - 24"	L
	CPB	10	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII	#5	2' - 3'	2' - 3'	L
	BMS	5	BLUE MIST SPIREA BLUE BEARD	CARYOPTERIS CLANDENOSIS	#5	2' - 3'	2' - 3'	L
	GFS	6	GOLD FLAME SPIREA	SPIRAEA BUMALDA		2'-3'	3'-5'	L
SHRUBS - EVERGREEN	HCJ	3	HETZI COLUMNAR JUNIPER	JUNIPERUS CHINENSIS HETZII COLUMNARIS	#7	15'	5'	L
SHRUBS - PERENNIALS	BF	107	BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	#5	.75' - 1.0'	.5' - .75'	L
	FRG	34	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	3' - 5'	1.5' - 2.5'	L
	BAG	25	BLUE AVENA GRASS	HELIOTRICHON SEMPERVIRENS		2'-3'	1'-2'	L

NON-LIVING MATERIAL IN QUALIFIED LANDSCAPE AREAS (MINIMUM LANDSCAPED AREA WITHIN ZONE LOT BOUNDARY)

DECORATIVE CONCRETE PAVERS	50 SF
BARK MULCH OUTSIDE OF PLANTED AREAS	176 SF
TOTAL *	326

NOTES:

- MINIMUM LANDSCAPED AREA = 15% OF SITE = 9,250 SF X .15 = 1,388 SF (2,115 SF PROVIDED).
- MINIMUM PLANTED AREA = 75% OF MIN. LANDSCAPED AREA = 1,388 SF X .75 = 1,041 S.F.
- MAXIMUM NON-LIVING MATERIAL (i.e. WOOD MULCH, ROCK MULCH, CONC. PAVERS) = 25% OF REQUIRED LANDSCAPE AREA = 1,388 SF X .25 = 347 SF



TREE REMOVAL AND CANOPY PLAN

SCALE: 1 INCH = 20'

REQUIRED CANOPY COVER: 15% - 1,388 SF
PROVIDED CANOPY COVER: 16.8% - 1,559 SF

TOTAL TREES REMOVED: 7 (NON-HISTORIC / NON-SPECIMAN)

TOTAL TREES PLANTED: 9

revision		
no.	date	by

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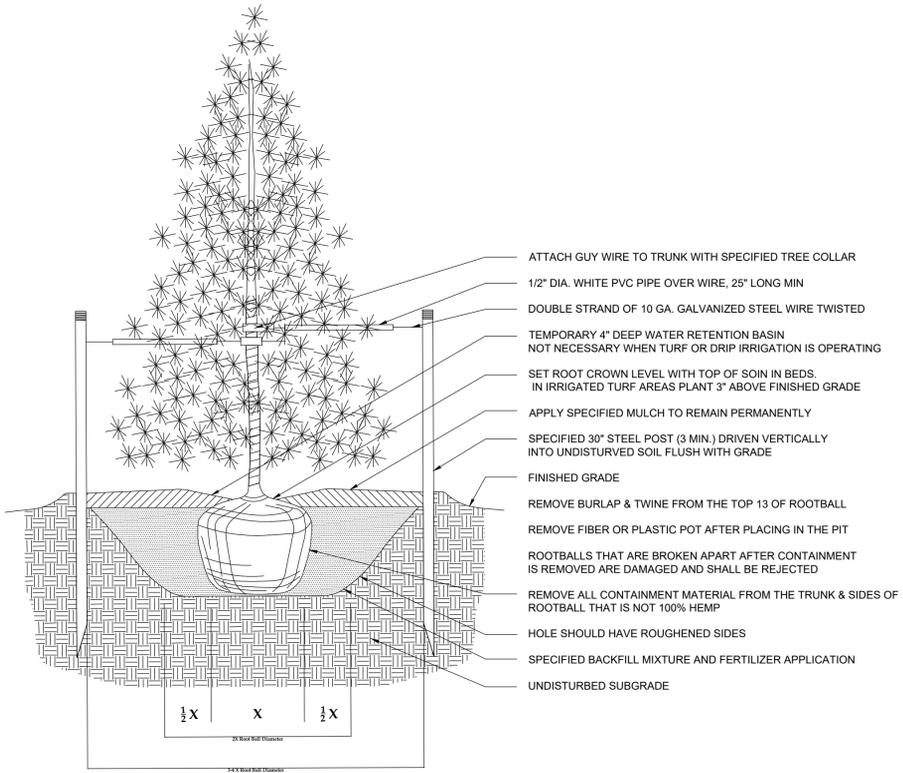
LANDSCAPE PLAN
date 3/12/2026
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799 W. LITTLETON BLVD. - MIXED USE PROJECT CONDITIONAL USE PERMIT WITH SITE PLAN

CASE # CDU25-0002

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no.	date	by



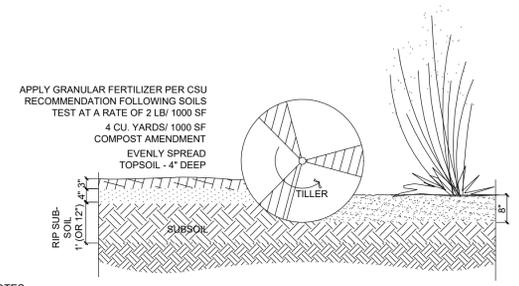
4 CONIFER PLANTING DETAIL
SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN NOTES:

- ALL LANDSCAPING WILL BE IRRIGATED.
- ALL PUBLIC LANDSCAPING AND IRRIGATION WILL COMPLY WITH CITY OF LITTLETON STANDARDS AND SPECIFICATIONS.
- LANDSCAPING SHALL COMPLY WITH SIGHT LINE TRIANGLES AT INTERSECTIONS, PER CITY OF LITTLETON STANDARDS AND SPECIFICATIONS. REFER TO THE SIGHT LINE TRIANGLES ON THE PLANS.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE SITE, OR AS SPECIFIED IN A SUBDIVISION IMPROVEMENT AGREEMENT OR IMPROVEMENT AGREEMENT. IF COMPLETION IS DELAYED BY WEATHER, THE OWNER OR ASSIGNS SHALL PROVIDE AN ITEMIZED LIST AND PLAN WITH A COST ESTIMATE OF ALL OUTSTANDING LANDSCAPING ALONG WITH A FINANCIAL SECURITY, ACCEPTABLE BY LITTLETON, TO GUARANTEE COMPLETION OF THE OUTSTANDING PRIVATE LANDSCAPE WORK.
- MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION OF APPROVAL AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THE NUMBER AND GENERAL SIZE OF MATERIALS SHALL REMAIN EQUIVALENT.
- SERVICE AREAS ARE NOT PERMITTED TO HAVE OUTSIDE STORAGE, OVERNIGHT TRUCK PARKING OR STORAGE ON-SITE. OVERHEAD DOORS AND TRASH ENCLOSURE DOORS ARE TO BE KEPT CLOSED AT ALL TIMES, WHILE NOT IN USE.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SITE PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.

DECIDUOUS AND EVERGREEN TREE DETAIL NOTES:

- REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT).
- PLACE ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.
- SET TREE VERTICAL. STAKE TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; USE 12" NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE (14 GA. AT ROW TREES) BY TWISTING. DO NOT TWIST STRAPS TIGHT AROUND TRUNK. PROVIDE 3/4" DIA. PVC PIPE SECTION PER DETAIL FOR ROW TREES. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM OF 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL. PLACE 3-4" DEPTH OF SPECIFIED ORGANIC MULCH. PROVIDE AN 6" DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINANT LEADERS. AT THE TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.
- IRRIGATION - LANDSCAPE CONTRACTOR SHALL FIELD DESIGN/BUILD AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO NEWLY PROPOSED LANDSCAPE AREAS. THE IRRIGATION SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS FOR TURF AREAS AND DRIP IRRIGATION FOR PLANTING BED AREAS. THE IRRIGATION SYSTEM SHALL CONTAIN A CONTROLLER AND RAIN SENSOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTIVATION AND SCHEDULING OF THE CONTROLLER UNTIL THE LANDSCAPE IS ESTABLISHED.
- DECIDUOUS TREE FALL PLANTING TREE WRAP - SEE ROW TREE PLANTING DETAIL THIS SHEET.
- REMOVE BURLAP / WIRE / TWINE PER ROW PLANTING DETAIL THIS SHEET.



- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND OTHER FOREIGN MATERIALS.
 - PROVIDE SOILS TEST AND RESULTS FROM COLORADO STATE UNIVERSITY LAB. SOIL AMENDMENT SHALL BE PROVIDED PER RECOMMENDATION FROM COLORADO STATE UNIVERSITY. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - COMPOST TO CONSIST OF 1-YEAR OLD PLANT-BASED ORGANIC MATERIAL.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 - FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE.
 - LAWNS WITHIN THE BOUNDARIES OF EXISTING TREE DRILINES SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRILINES WHERE CONCRETE AND HARDSCAPE ARE REMOVED.

3 PLANTING DETAIL
SCALE: 1/16" = 1'-0"

KEEP PLANTS MOIST AND SHADED PRIOR TO PLANTING. SEE PLANS FOR SPACING

SET PLANTS VERTICAL. SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.

BACKFILL WITH PLANTING MIX WHICH CONSIST OF:
1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE TOPSOIL.

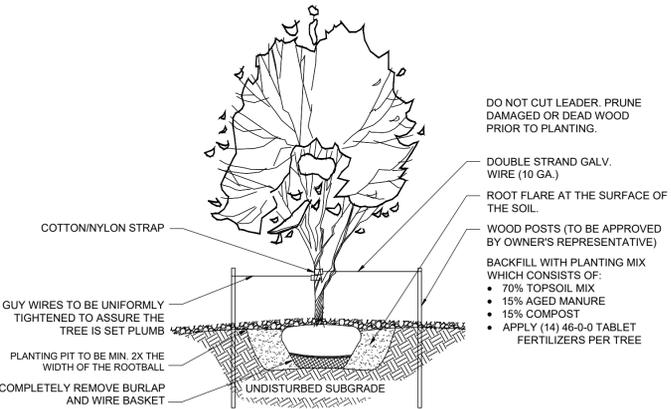
MULCH AS SPECIFIED ON LANDSCAPE PLAN DRAWINGS.

PLANT PERENNIALS, GRASSES, & GROUND-COVER LEVEL AND AT FINISHED GRADE.

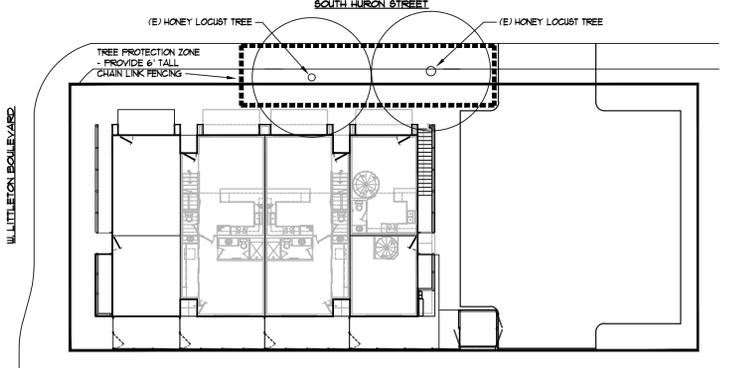


- SHRUB, GRASS & PERENNIAL NOTES:
- 3-4" SPECIFIED ORGANIC MULCH SHOULD BE PROVIDED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
 - ALL PLANTS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS, WHERE APPLICABLE.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.
 - CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.
 - SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - REMOVE ALL PACKAGING MATERIAL.
 - FOR POT BOUND PLANTS ONLY; MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
 - FOR ROOT BIND AT BOTTOM OF BALL; SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

2 PLANTING DETAILS
SCALE: 1/16" = 1'-0"



1 DECIDUOUS PLANTING DETAIL
SCALE: 1/16" = 1'-0"



TREE PROTECTION PLAN
SCALE: 1 INCH = 20'

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LANDSCAPE DETAILS
date 3/12/2026
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checked BE
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CASE # CDU25-0002



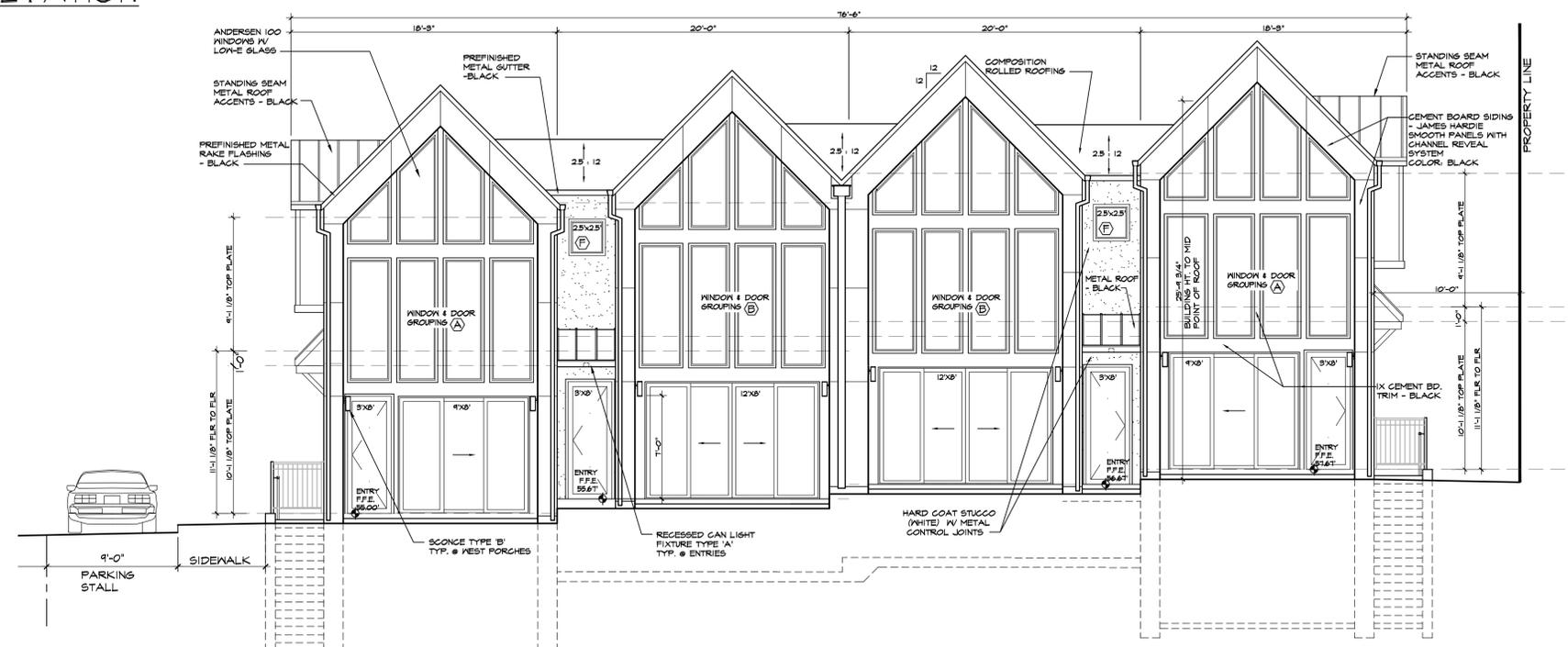
SOUTH ELEVATION

3/16" = 1'-0"

MATERIALS / COLORS
ALL FINISH MATERIALS AND COLORS WILL BE ACCEPTABLE WITH CITY APPROVAL.

-  STUCCO
- CEMENTITIOUS HARDCOAT
- MODERN SMOOTH FINISH
- COLOR: WHITE
-  CEMENT BOARD PANELS & TRIM
- JAMES HARDIE SMOOTH PANELS WITH CHANNEL REVEAL SYSTEM
- COLOR: SW 6990 CAVIAR
-  STANDING SEAM METAL ACCENTS
- FLATIRON STEEL INC.
- COLOR: MATCH CEMENT BOARD
-  ENTRY DOORS
- COLOR: PPG FLW66 WRIGHT CHEROKEE RED, TALIESIN WEST
-  DIMENSIONAL COMPOSITION SHINGLES
- GAF HDZ
- COLOR: CHARCOAL
-  WINDOWS & DOORS
- ANDERSEN 100
- COLOR: BLACK
-  METAL GUARDRAILS, METAL FENCING
- COLOR: POWDER COAT BLACK SATIN TO MATCH CEMENT BD. PANELS
-  CEDAR FENCING
- BEHR SEMI TRANSPARENT STAIN
- COLOR: ST 118 TERRA COTTA

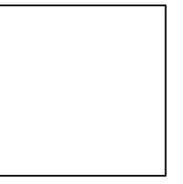
THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



WEST ELEVATION

3/16" = 1'-0"

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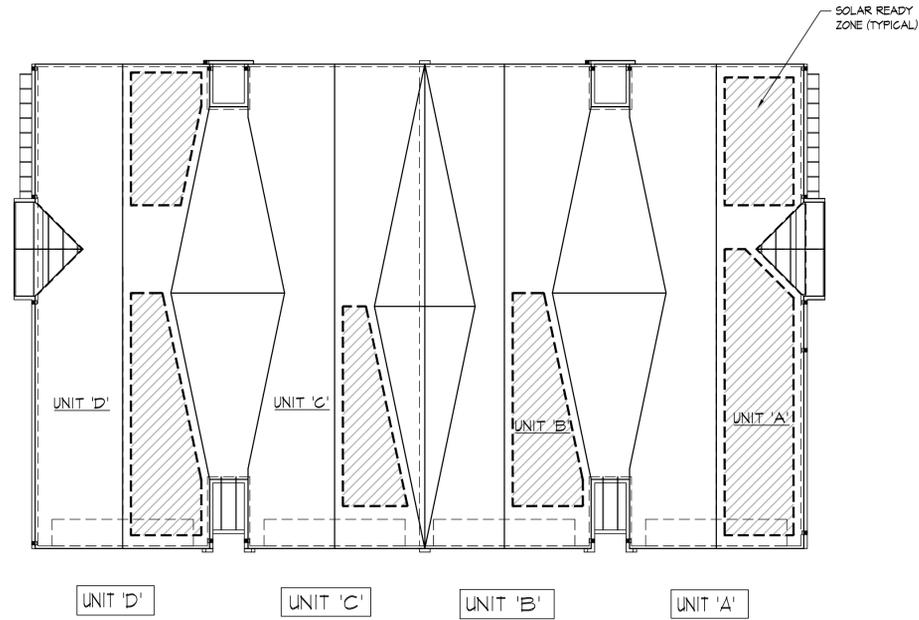
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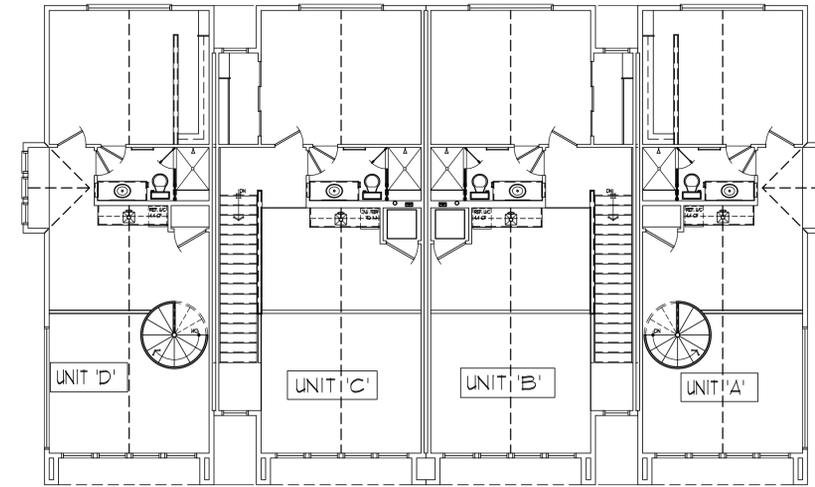
799 W. LITTLETON BLVD. - MIXED USE PROJECT CONDITIONAL USE PERMIT WITH SITE PLAN

CASE # CDU25-0002

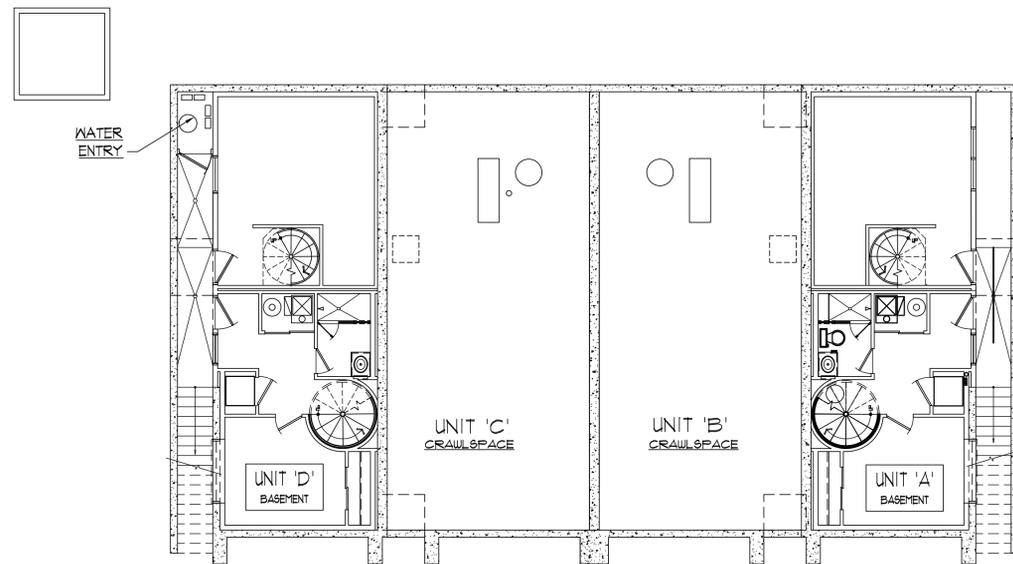
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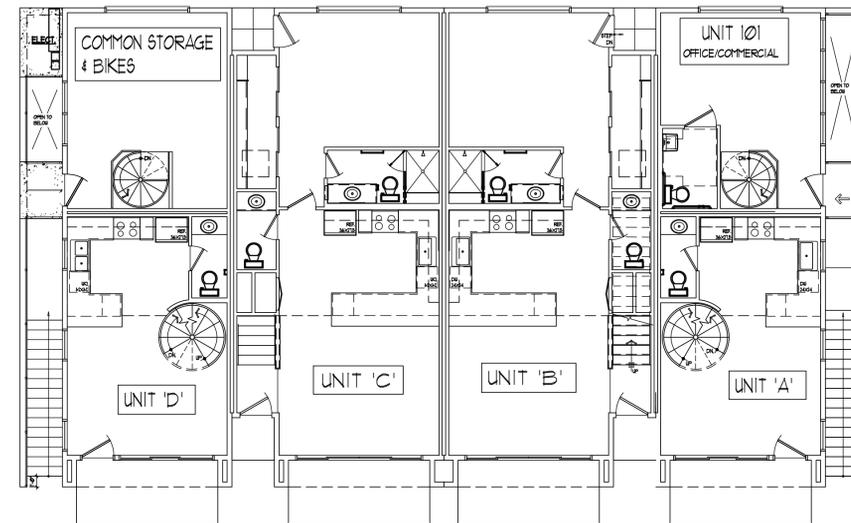
3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 2ND FLOOR
SCALE: 1/8" = 1'-0"



4 BASEMENT / CRAWL SPACE
SCALE: 1/8" = 1'-0"



1 1ST FLOOR
SCALE: 1/8" = 1'-0"

SEE SITE PLAN FOR UNIT SQUARE FOOTAGE

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COMPOSITE FLOOR PLANS

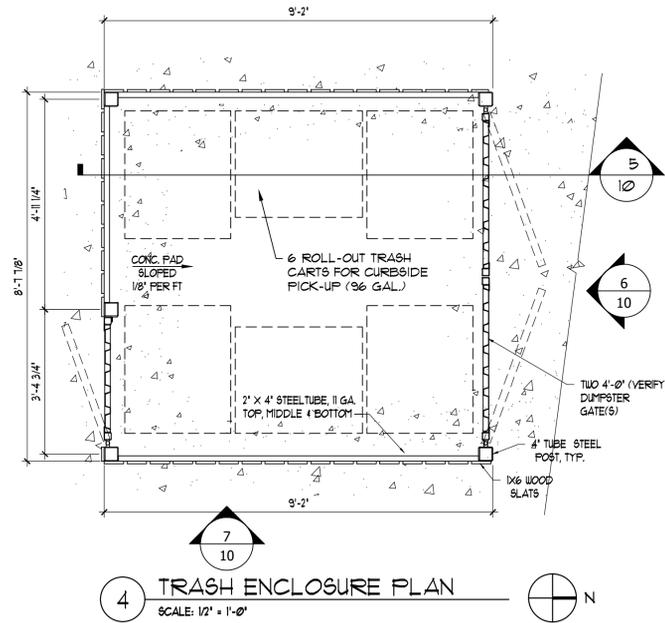
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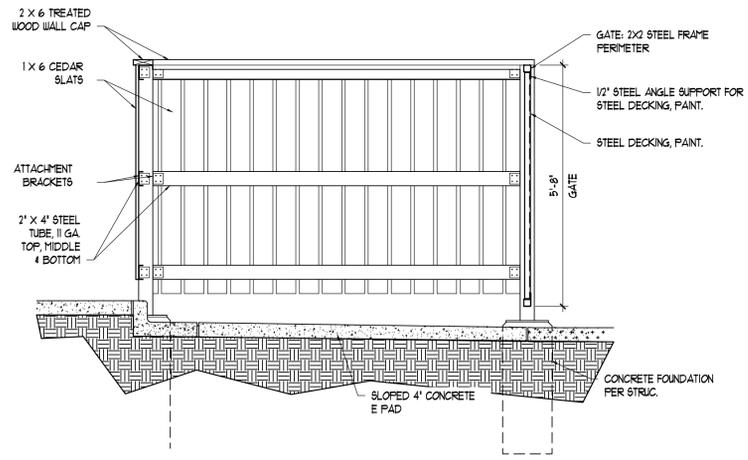
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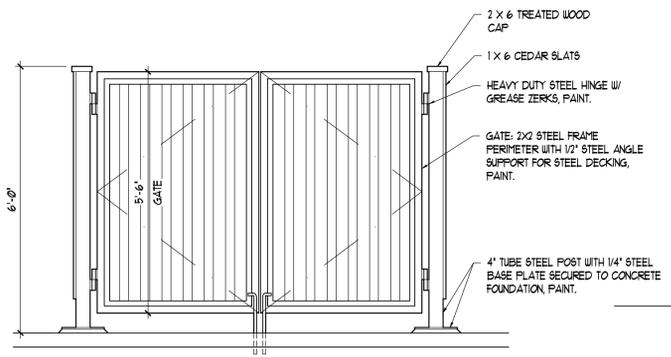


4 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

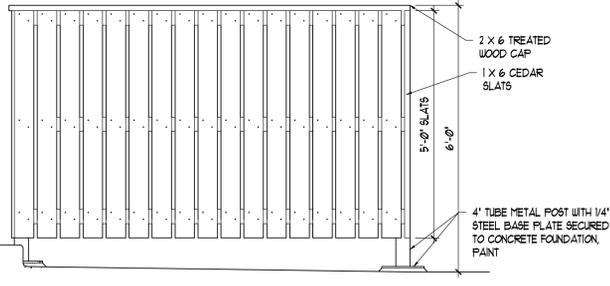


5 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"

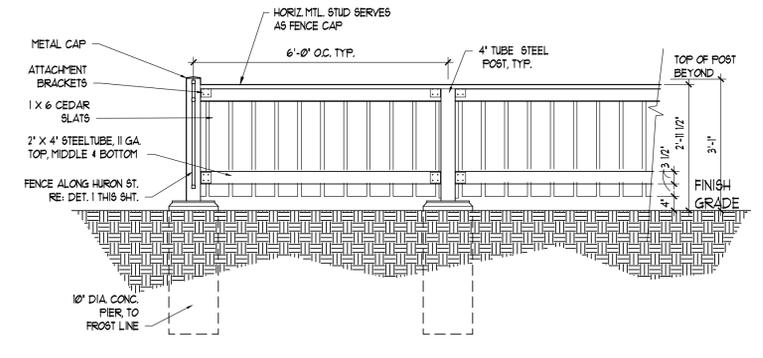
NOTES:
1. FENCES ARE APPROVED THROUGH A SEPARATE BUILDING PERMIT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



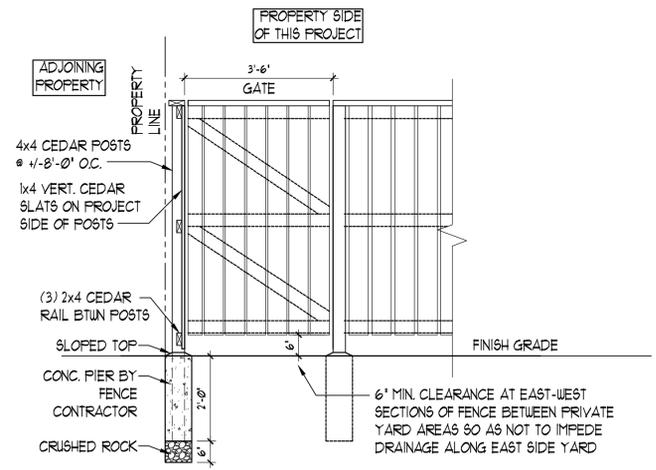
6 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/2" = 1'-0"



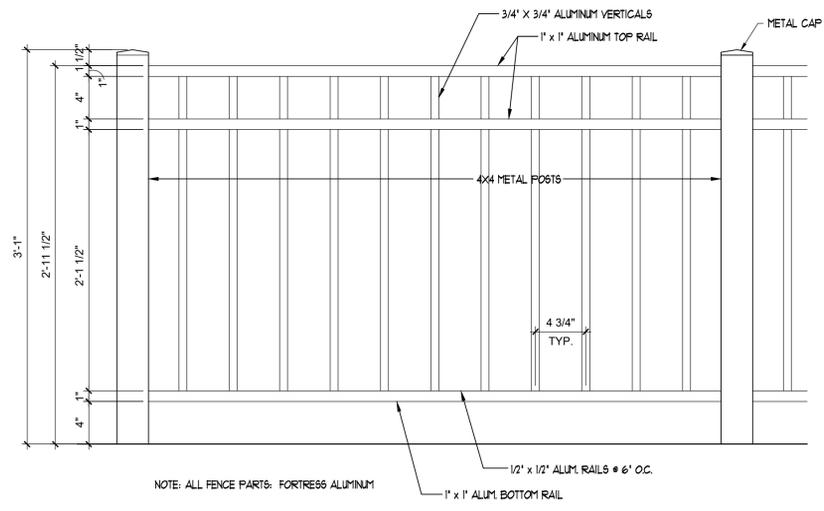
7 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"



2 WOOD FENCE AT NORTH PORTION OF SITE (WEST PORTION)
SCALE: 1/2" = 1'-0"



3 FENCE AND GATE AT EAST PRIVATE YARDS
SCALE: 1/2" = 1'-0"



1 METAL FENCE ELEVATION
SCALE: 1-1/2" = 1'-0"



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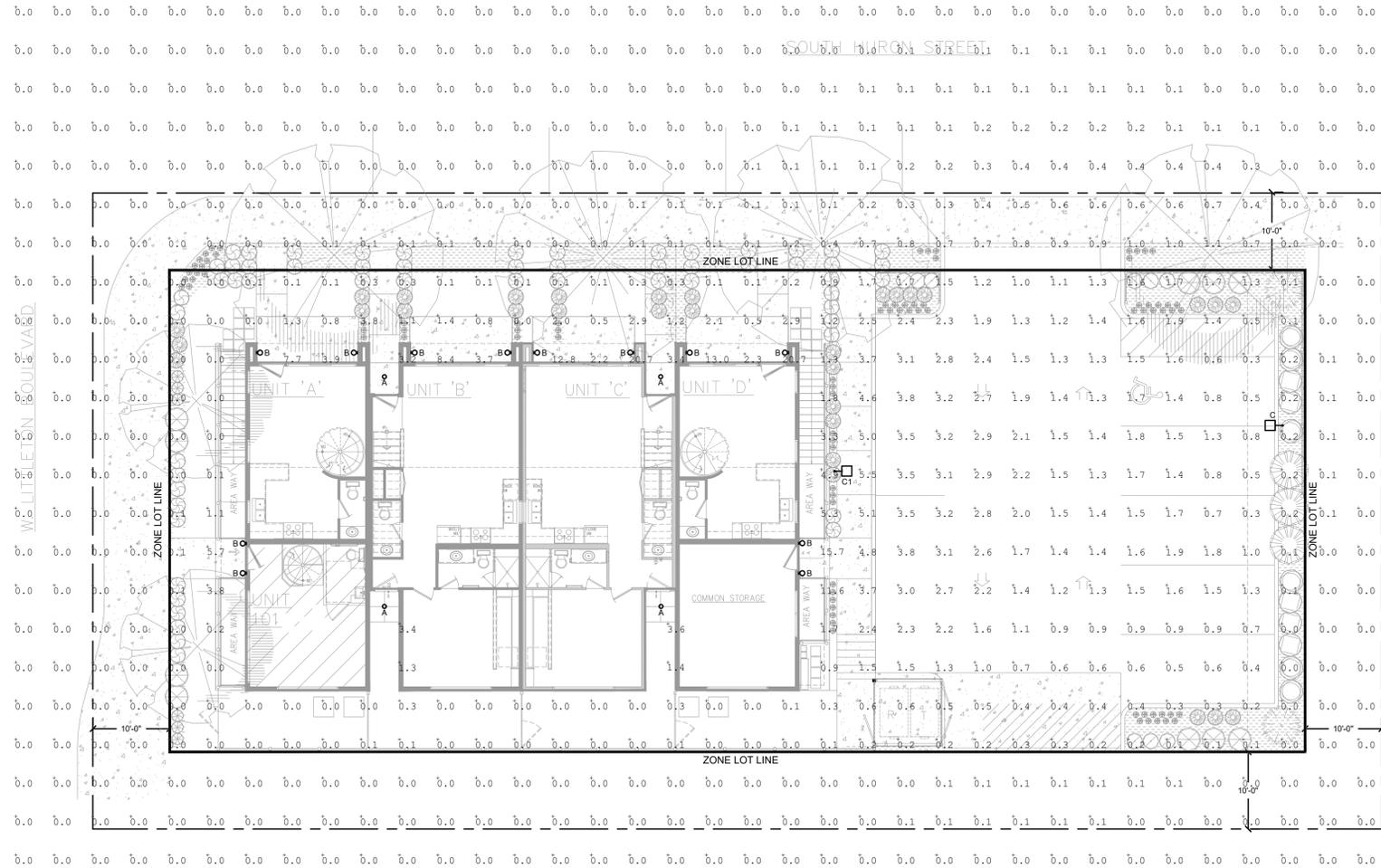
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CASE # CDU25-0002

KAZIN & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
9364 TEDDY LANE, SUITE 101
LONE TREE, CO 80124
(720) 489-1609
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- NOTES:
1. All lighting shall be full cutoff in conformance with Section 10-1-3.11.G.3.
 2. A lighting inspection may be required prior to issuance of a Certificate of Occupancy.

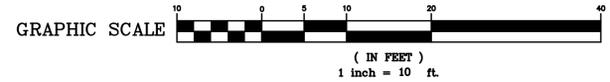


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date	08 / 14 / 2025
drawn	DMK
checked	DMK
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SITE LIGHTING PHOTOMETRIC PLAN



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HALO

DESCRIPTION
The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD6 is designed for installation in many 3-1/2" and 4" square, octagon or round junction boxes. And may also retrofit in 5" and 6" IC and Non-IC recessed housings. Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA 70, NEC Section 410.16 (A)(3) and 410.16 (C)(5).

SPECIFICATION FEATURES

CONSTRUCTION

- Die cast aluminum trim ring, and die formed aluminum frame
- WaveStream™ technology provides uniform luminance from a low profile flat lens
- AccuAim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight.
- Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS
Accessories (sold separately) SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.

- White (Paintable)
- Satin Nickel
- Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING

- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes
- Note: Driver consumes 3 cubic inches of junction box
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes
- Proprietary Slot-N-Lock quick installation system for junction box installation
- Trayset with Slot-N-Lock mounting tabs included

RECESSED HOUSING MOUNTING

- May be installed in IC recessed housings in direct contact with insulation
- Note: Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013
- Torsion Spring 5" & 6"
- Optional precision formed torsion spring bracket kit is included
- The torsion springs adjust on the frame to fit 5" or 6" compatible housings
- Friction Blade 5" & 6"
- Optional precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion spring mounting tabs
- Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)

LED

- Trilateral linear LED assembly is integrated in trim perimeter
- Color Temperature: 2700K, 3000K, 3500K, 4000K
- CRI options: 80 and 90
- 90 CRI can be used for California Title 24 compliance/certified to Title 20
- 80 CRI can be used to comply with California Title 24 Non-Residential Lighting Controls as a LED luminaire.
- L70 at 50,000 hours projected in accordance with TM-21

WARRANTY
Cooper Lighting Solutions provides a five year limited warranty on the SLD LED

LED CHROMATICITY

- A light chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated

Color Temperature (CCT) over the useful life of the LED

- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI
- 90 CRI model features high color performance with R9 greater than 50
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL CONNECTIONS

Junction Box

- Compatible with 3-1/2" x 2" and 4" x 1-1/2" deep round, square and octagon boxes (2-1/8" deep boxes recommended)
- Supply Wire Adapter with LED quick connector included

Recessed Housing

- LED connector is compatible with Halo 5" H550 Series and 6" H750 Series LED Housings
- LED Connector meets California Title-24 high-efficacy luminaire standard as a non-screw base
- The included E26 Edison screw-base adapter provides capability for retrofit
- LED connector is a non-screwbase luminaire disconnect for tool-less installation

LED DRIVER

- Driver is a 120V input, high efficiency, dimmable electronic power supply providing DC power to the LED array
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure

Catalog #	Type
Project	
Comments	Date
Prepared by	

SLD 600 Series
SLD6068xWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD6069xWH
90CRI
2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight
Suitable for ceiling or wall electrical junction boxes

5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

ENERGY DATA

	80 CRI	90 CRI
Lumens (H00K model)	800	780
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.10 A	0.11 A
Input Power	12.2 W	13.2 W
Efficiency (H00K model)	66 lm/W	59 lm/W
THD	< 20%	
Power Factor	> 0.90	
T Ambient	-30 ~ +40°C	
Sound Rating	Class A	

NOMENCLATURE
SLD 606 8 30 WH
606 = 6" SLD 600 Series
8 = >80 CRI
30 = 3000K
WH = Matte White

ADV142256
11/19/2018

Project: _____ Catalog #: _____ Type: _____
Prepared by: _____ Notes: _____ Date: _____

Lumière Lanterra 9002

Wall Mount Cylinder Interior / Exterior Integrated LED

Typical Applications
• Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural

Product Certification
UL LISTED, IP66, LVD, BAA, NAB

Product Features
• Order Information page 2
• Product Specifications page 3
• Mounting Details page 4
• Lumen Table page 5
• Photometrics page 7
• Integrated Sensor page 8

Top Product Features

- Uplight, downlight or combined up and downlight
- Up to 1000 delivered lumens per side and 107 LPW
- Field interchangeable Spot, Medium Flood and Wide optics
- Integrated LED source with 80, 90, and 97 CRI options available
- Premium machined aluminum construction with stainless steel hardware
- Line voltage input with ELV, Triac and 0-10V dimming standard
- Integral and remote driver mounting options

Dimensions

WRS mount shown

COOPER Lighting Solutions @lightify business

PS52419425 page 1 August 6, 2024 4:01 PM

Project: _____ Catalog #: _____ Type: _____
Prepared by: _____ Notes: _____ Date: _____

McGraw-Edison GALN Galleon II

Area / Site Luminaire

Product Features
Light Abstract™

Product Certifications
UL LISTED, DLC, 30 VIB, IP66, LVD, BAA, 5 YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm

Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or OM Arm	EPA with Standard or OM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

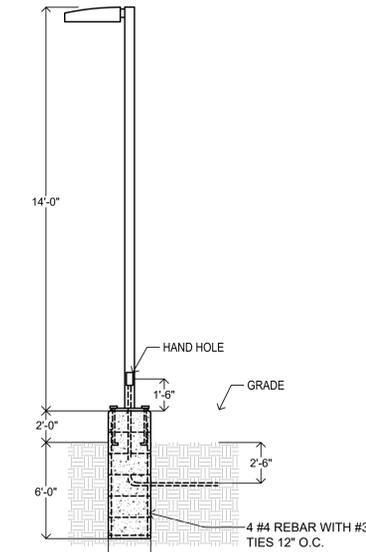
Pole Drilling Patterns

Type W*

NOTES:
1. Visit https://www.lighting.com for more information on our products. For all product variations see DLC qualified.
2. UL Certified (ULC) and UL listed (UL) listed mounting system.

COOPER Lighting Solutions

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1 FIXTURE TYPE "A"
NOT TO SCALE

2 FIXTURE TYPE "B"
NOT TO SCALE

3 FIXTURE TYPE "C" & "C1"
NOT TO SCALE

LUMINAIRE SCHEDULE							
ID	QUANTITY	LAMP TYPE	MOUNTING HEIGHT	LUMENS	LIGHT LOSS FACTOR	COLOR	DESCRIPTION
A	4	LED	8'	780	1	3000K	SURFACE MOUNTED LED DOWNLIGHT
B	12	LED	7'	841	1	3000K	WALL BRACKET LED DOWNLIGHT
C	1	LED	16'	3,344	1	3000K	POLE MTD FULL CUT-OFF LED AREA LIGHT WITH TYPE 4FT DISTRIBUTION AND BACKLIGHT SHIELD
C1	1	LED	16'	3,875	1	3000K	POLE MTD FULL CUT-OFF LED AREA LIGHT WITH TYPE 3 DISTRIBUTION

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LITTLETON, CO 80120
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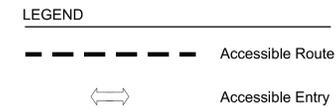
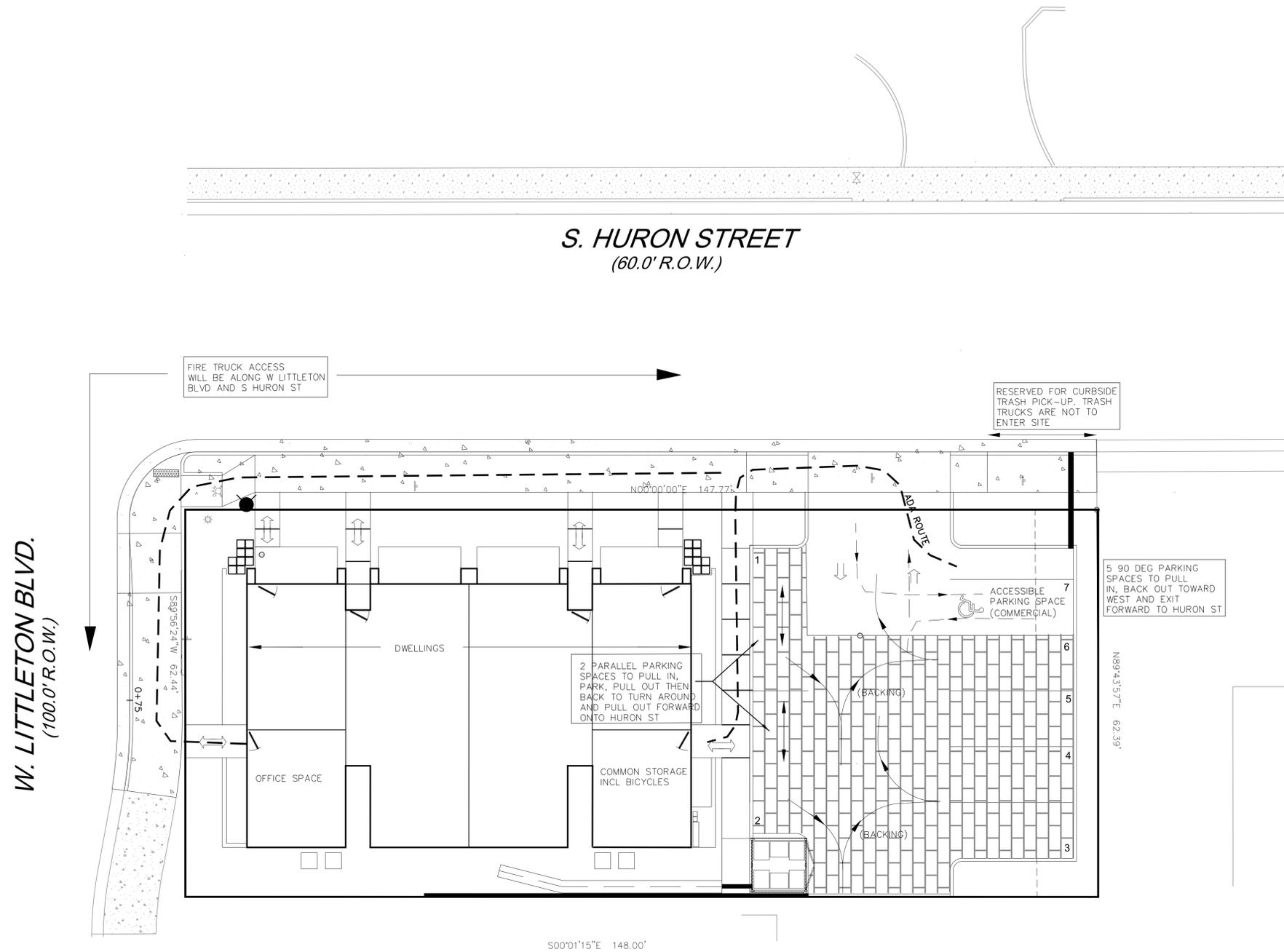
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date	08 / 14 / 2025
drawn	DMK
checked	DMK
sheet	12 of 15

799 W. LITTLETON BLVD. - MIXED USE PROJECT CONDITIONAL USE PERMIT WITH SITE PLAN

CASE # CDU25-0002



CIRCULATION PLAN



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sheet	13 of 15

799 W. LITTLETON BLVD. - MIXED USE PROJECT CONDITIONAL USE PERMIT WITH SITE PLAN

CASE # CDU25-0002



WEST ELEVATION
SCALE: 3/16 = 1'-0"



SOUTH ELEVATION
SCALE: 3/16 = 1'-0"

MATERIALS / COLORS
ALTERNATE MATERIALS AND COLORS WILL BE ACCEPTABLE WITH CITY APPROVAL.

-  **STUCCO**
- CEMENTITIOUS HARDCOAT
- MODERN SMOOTH FINISH
- COLOR: WHITE
-  **CEMENT BOARD PANELS & TRIM**
- JAMES HARDIE SMOOTH
- PANELS WITH CHANNEL
- REVEAL SYSTEM
- COLOR: SW 6990 CAVIAR
-  **STANDING SEAM METAL ACCENTS**
- FLATIRON STEEL INC.
- COLOR MATCH CEMENT BOARD
-  **ENTRY DOORS**
- COLOR: PPG FFLW66
- WRIGHT CHEROKEE
- RED, TALIESIN WEST
-  **DIMENSIONAL
COMPOSITION SHINGLES**
- GAF HDZ
- COLOR: CHARCOAL
-  **WINDOWS & DOORS**
- ANDERSEN 100
- COLOR: BLACK
-  **METAL GUARDRAILS, METAL FENCING**
- COLOR: POWDER COAT BLACK SATIN
- TO MATCH CEMENT BD. PANELS
-  **CEDAR FENCING**
- BEHR SEMI TRANSPARENT STAIN
- COLOR: ST 118 TERRA COTTA

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EXTERIOR RENDERINGS
date 3/12/2026
drawn FG
checked BE
sheet 14 of 15

- NOTES:
1. THIS RENDERING SERVES AS THE PRELIMINARY 'ELECTRONIC MATERIALS BOARD'. SUBJECT TO CHANGE.
 2. THIS RENDERING SERVES AS THE REQUIRED 'VISUAL ANALYSIS' AND REPRESENTS WHAT THE PROJECT WILL LOOK LIKE DRIVING BY ON WEST LITTLETON BOULEVARD AND SOUTH HURON STREET.
 3. SIGNAGE WILL BE SUBMITTED AND APPROVED BY SEPARATE A PERMIT PROCESS.

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799 W. LITTLETON BLVD. - MIXED USE PROJECT CONDITIONAL USE PERMIT WITH SITE PLAN

CASE # CDU25-0002



EAST ELEVATION
SCALE: 3/16 = 1'-0"

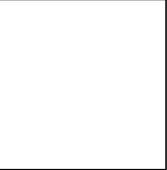


NORTH ELEVATION
SCALE: 3/16 = 1'-0"

MATERIALS / COLORS
ALTERNATE MATERIALS AND COLORS WILL BE ACCEPTABLE WITH CITY APPROVAL.

-  STUCCO
- CEMENTITIOUS HARDCOAT
- MODERN SMOOTH FINISH
- COLOR: WHITE
-  CEMENT BOARD PANELS & TRIM
- JAMES HARDIE SMOOTH
- PANELS WITH CHANNEL
- REVEAL SYSTEM
- COLOR: SW 6990 CAVIAR
-  STANDING SEAM METAL ACCENTS
- FLATIRON STEEL INC.
- COLOR MATCH CEMENT BOARD
-  ENTRY DOORS
- COLOR: PPG FFLW66
- WRIGHT CHEROKEE
- RED, TALIESIN WEST
-  DIMENSIONAL
COMPOSITION SHINGLES
- GAF HDZ
- COLOR: CHARCOAL
-  WINDOWS & DOORS
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date	3/12/2026
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