

# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

## 2679 WEST MAIN STREET

## LITTLETON, COLORADO 80120

CASE # COA16-0003

### OWNERSHIP CERTIFICATION

I, \_\_\_\_\_ OWNER, OR DESIGNATED AGENT THEREOF, DO HEREBY AGREE THAT THE ABOVE DESCRIBED PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE DESIGN, MATERIALS, RESTRICTIONS AND CONDITIONS CONTAINED WITHIN THIS COA. FURTHER, THE CITY OF LITTLETON IS HEREBY GRANTED PERMISSION TO ENTER ONTO SAID PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS TO ESTABLISH COMPLIANCE OF THE DEVELOPMENT OF THE PROPERTY WITH ON-SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, EXTERIOR FACADE MODIFICATIONS AND NEW CONSTRUCTION RELATED TO THE EXTERIOR OF ANY STRUCTURE. IF, UPON INSPECTION, THE CITY FINDS DEFICIENCIES IN THE ON-SITE IMPROVEMENTS, AND AFTER PROPER NOTICE, THE DEVELOPER SHALL TAKE APPROPRIATE CORRECTIVE ACTION. FAILURE TO TAKE SUCH CORRECTIVE ACTION SPECIFIED BY THE CITY SHALL BE GROUNDS FOR THE CITY TO PENALTIES AS SPECIFIED IN SECTION 4-6-19 OF THE HISTORIC PRESERVATION CODE.

\_\_\_\_\_  
SIGNATURE OF OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME BY \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED BY THE HISTORICAL PRESERVATION BOARD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
CHAIR, HISTORICAL PRESERVATION BOARD

### COA STANDARD NOTE:

UTILITY APPURTENANCES SHALL BE LOCATED BEHIND THE SIDEWALK AND OUT OF THE SIDEWALK AMENITY ZONE (THE ZONE BETWEEN THE CURB AND THE CLEAR WALKING AREA OF THE SIDEWALK WHERE STREET TREES, STREET AND PEDESTRIAN LIGHTS AND STREET FURNITURE ARE LOCATED) WHEREVER POSSIBLE. WHERE THEY MUST BE IN THE AMENITY ZONE, SUCH EQUIPMENT SHALL BE CENTERED ON THE TREE LINE AND ALIGNED WITH BUT NO CLOSER THAN 42 INCHES FROM THE FACE OF CURB. THIS INCLUDES SWITCH BOXES, TELEPHONE PEDESTALS, TRANSFORMERS, METERS, IRRIGATION AND SIMILAR EQUIPMENT.

### DRAWING INDEX

- SHEET 1 COVER SHEET
- SHEET 2 PHOTOGRAPHS
- SHEET 3 PHOTOGRAPHS
- SHEET 4 ELEVATIONS
- SHEET 5 ELEVATIONS
- SHEET 6 ELEVATIONS
- SHEET 7 ELEVATIONS
- SHEET 8 SITE PLAN
- SHEET 9 LANDSCAPE PLAN
- SHEET 10 FLOOR PLAN - GROUND FLOOR
- SHEET 11 FLOOR PLAN - SECOND FLOOR
- SHEET 12 FLOOR PLAN - THIRD FLOOR
- SHEET 13 FLOOR PLAN - FOURTH FLOOR
- SHEET 14 ROOF PLAN
- SHEET 15 3D COLOR RENDERING
- SHEET 16 3D COLOR RENDERING
- SHEET 17 3D COLOR RENDERING
- SHEET 18 3D COLOR RENDERING
- SHEET 19 3D COLOR RENDERING-FUTURE
- SHEET 20 MAIN STREET STOREFRONT AND SIGNAGE DETAILS
- SHEET 21 FIRST FLOOR STOREFRONT AND SECOND FLOOR ARCHITECTURAL DETAILS
- SHEET 22 THIRD AND FOURTH FLOOR (WEST AND MAIN STREET) ARCHITECTURAL DETAILS
- SHEET 23 PARKING LOT SCREEN AND SITE WALL DETAILS
- MANUFACTURER CUT SHEET / DETAILS -> PLEASE SEE SUPPLEMENTAL PACKAGE

### ZONING CHART

TYPE	UNDERLAYING B-2 ZONING DISTRICT	APPROVED LITTLETON MIXED USE PLANNED DEVELOPMENT OVERLAY
PRIMARY USES ALLOWED	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL, OFFICE, MULTI-FAMILY RESIDENTIAL
MINIMUM LOT AREA	NO MINIMUM	LOT SIZE - 31,255 S.F. / 0.728 ACRES
MINIMUM UN-OBSTRUCTED / USABLE OPEN SPACE	1. 20 PERCENT OF SITE AREA AS UN-OBSTRUCTED OPEN SPACE 2. 50 PERCENT OF UN-OBSTRUCTED OPEN SPACE SHALL BE EVENLY DISTRIBUTED ALONG ADJACENT PUBLIC RIGHT OF WAY	1. 12 PERCENT / 3,710 S.F. OF SITE AREA PROVIDED AS UN-OBSTRUCTED OPEN SPACE 2. 20 PERCENT / 765 S.F. OF THE 12 PERCENT PROVIDED OF OPEN SPACE IS LOCATED ALONG R.O.W.
MAXIMUM HEIGHT OF STRUCTURES	NO MAXIMUM	PROPOSED BUILDING HEIGHT: 53' - 6" NOT INCLUDING ELEVATOR OVER RUN
MAXIMUM FLOOR AREA RATIO (FAR)	2:1 FAR MAXIMUM	1.3 : 1 FAR
BUILDING SETBACKS	NONE	NONE
PARKING REQUIREMENTS	RETAIL STORES: 1 SPACE PER 200 S.F. GFA OFFICE / BANK: 1 SPACE PER 300 S.F. GFA RESIDENTIAL (MULTI-FAMILY): 1.5 SPACE PER UNIT BICYCLE PARKING: PER CITY OF LITTLETON, 10-4-9, SECT. 9 ACCESSIBLE PARKING REQUIRED: 4% OF TOTAL REQ. SPACES COMPACT PARKING ALLOWED: 25% OF REQUIRED SPACES LOADING AREA: 1 SPACE PER 25,000 - 40,000 S.F. OF COMMERCIAL GROSS FLOOR AREA (GFA)	50% PARKING REDUCTION TO THE PARKING REQUIREMENT FOR ALL USES EXCEPT RESIDENTIAL; RETAIL SPACE: 1,675 GSF = 4 SPACES REQUIRED OFFICE/BANK: 29,763 GSF = 50 SPACES REQUIRED MULTIFAMILY RESIDENTIAL: 5 UNITS = 8 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 61 SPACES REQUIRED / 64 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 15 SPACES PROVIDED (15 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (31,438 COMMERCIAL GFA)
PARKING STALL AND LOT DIMENSIONAL REQUIREMENTS	1. PARKING STALL - 9 FEET WIDE BY 20 FEET DEEP 2. PARKING AISLE - 23 FEET WIDE	1. PARKING STALL: REGULAR 9 FT X 18 FT / COMPACT 8 FT X 18 FT. 2. PARKING AISLE: 24 FEET WIDE
PARKING LOT LANDSCAPING	5 PERCENT MINIMUM	5 PERCENT MINIMUM
MAXIMUM RESIDENTIAL USE AREA	50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. RESIDENTIAL USES: UP TO 24 PERCENT OF GROSS FLOOR AREA 2. COMMERCIAL USES: UP TO 76 PERCENT OF GROSS FLOOR AREA
BUILDING STEPPED HEIGHT ALLOWANCE	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SECTION 5.3.1.s2; NO MORE THAN 25 PERCENT VISIBLE OF FLOORS ABOVE THE SECOND FLOOR FROM PEDESTRIAN VIEWING LEVEL ON THE SIDEWALK ACROSS THE STREET	1. STAIR AND ELEVATOR CORRIDORS AND ASSOCIATED LOBBY AREAS MAY BE LOCATED WITHIN 12' OF THE MAIN STREET RIGHT-OF- WAY, 25 FOOT MAXIMUM WIDTH ALONG R.O.W. 2. EXTERIOR BALCONY CANOPIES THAT FRONT THE MAIN STREET R.O.W. MAY ENCROACH INTO THE 25 PERCENT ALLOWED VISIBLE AREA OF THE FLOOR ABOVE.
DESIGN GUIDELINES	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.	PER LITTLETON DOWNTOWN DESIGN GUIDELINES SUBAREA 5.

\*TUCK-IN PARKING AT GROUND LEVEL IS NOT CONSIDERED PART OF THE GROSS SQUARE FOOTAGE IN THE FAR RATIO.

ARCHITECT / PLANNER  
LAI DESIGN GROUP  
88 Inverness Circle East  
Bldg J Suite 101  
Englewood, Colorado 80112  
T 303.734.1777 | F 303.734.1778

OWNER/CLIENT  
2679 MAIN STREET  
PARTNERS  
ATTN: Jon Benallo  
1660 17th Street, Ste 300  
Denver, Colorado 80022  
303-606-7841

CERTIFICATE OF APPROPRIATENESS FOR:  
 LITTLETON MIXED USE  
 2679 WEST MAIN STREET  
 LITTLETON, COLORADO 80120

PROJECT #: 15081  
DRAWN BY: JC  
CHECKED BY: JR

#### ISSUE RECORD

COA SUBMITTAL #1 10/17/2016  
COA SUBMITTAL #2 11/04/2016  
COA SUBMITTAL #3 12/09/2016  
COA SUBMITTAL #4 01/05/2017

#### SHEET NUMBER

1 OF 23  
CASE # COA16-0003

COVER SHEET

P:\2015\15081 Littleton MU\CAD\2 Planning Submittals\1 Sheets\15081\_Certificate of Appropriateness.dwg

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

*ADJACENT PROPERTIES: EAST*



*ADJACENT PROPERTIES: WEST*



CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

*CONTEXT PHOTOGRAPHS:*

*DIPPING GRILL RESTAURANT / HISTORIC LIBRARY AND MAIN STREET (LOOKING EAST)*



*ADJACENT PROPERTIES: NORTH*



# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

## 2679 WEST MAIN STREET

### LITTLETON, COLORADO 80120

CASE # COA16-0003

*SOUTH ELEVATION (3/32" = 1'-0")*



SHEET NUMBER

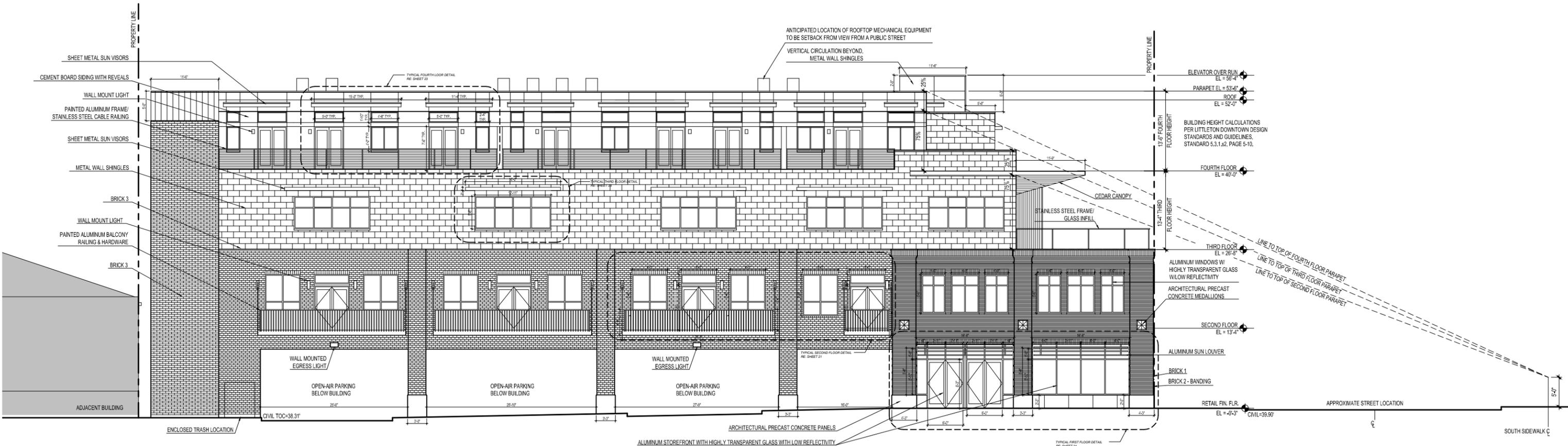
# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

## 2679 WEST MAIN STREET

### LITTLETON, COLORADO 80120

CASE # COA16-0003

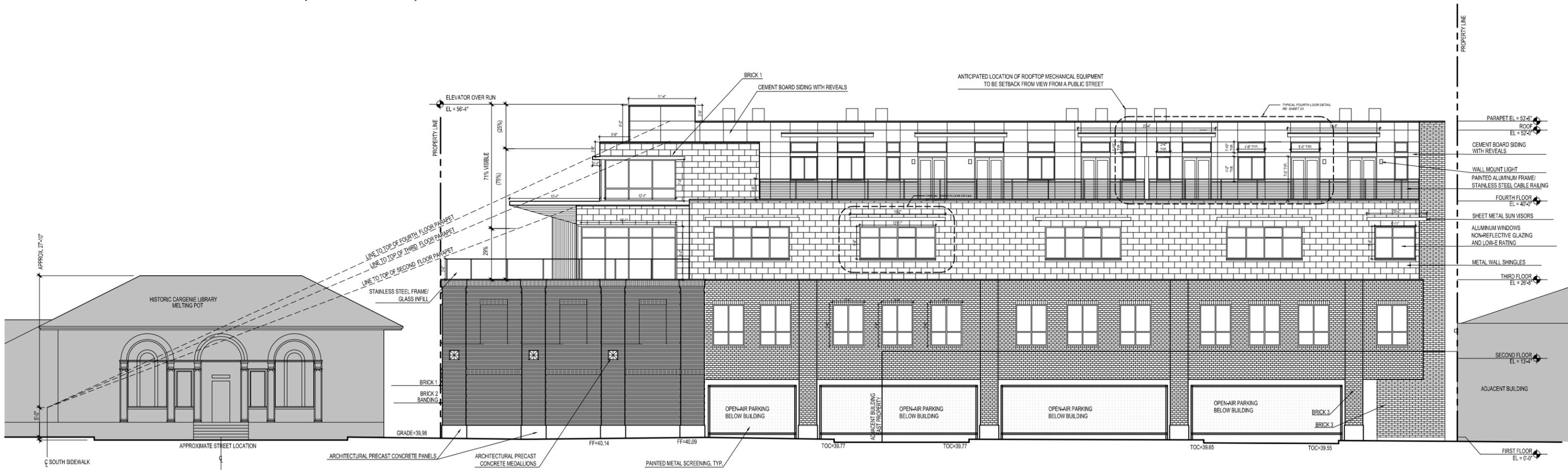
**WEST ELEVATION (1/16" = 1'-0")**



SHEET NUMBER

# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120 CASE # COA16-0003

*EAST ELEVATION (1/16" = 1'-0")*



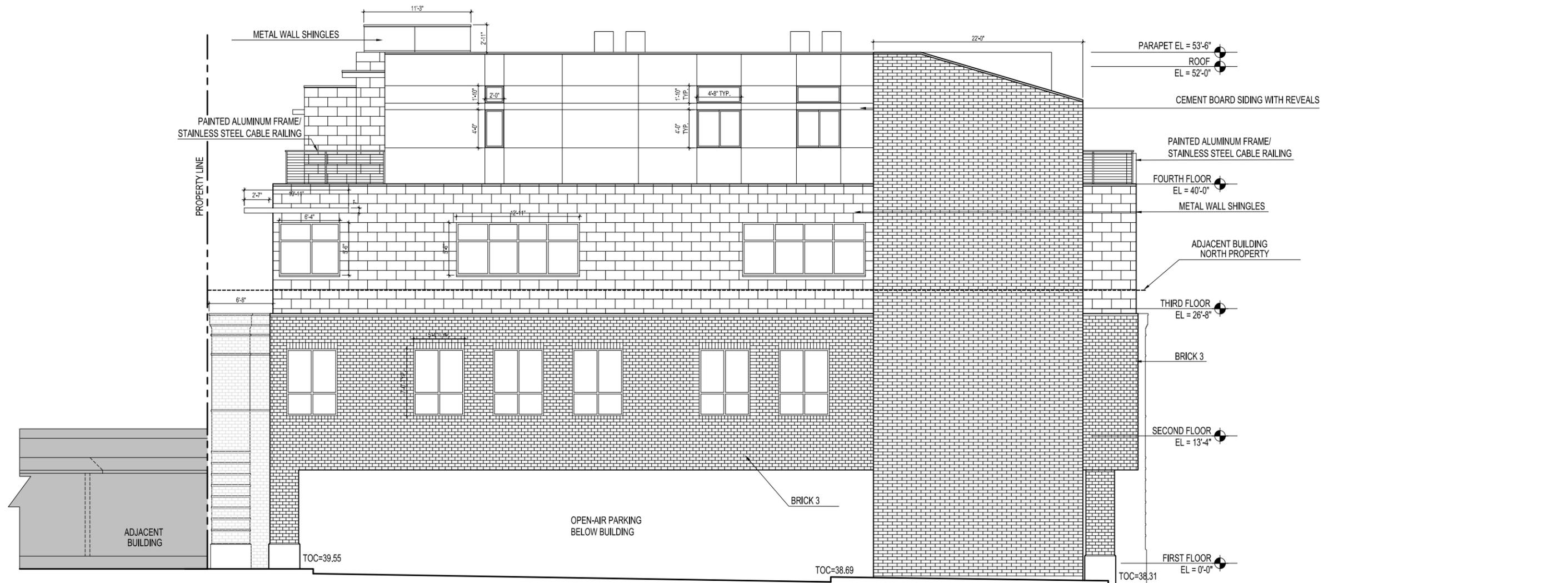
SHEET NUMBER

ELEVATIONS

# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

*NORTH ELEVATION (3/32" = 1'-0")*



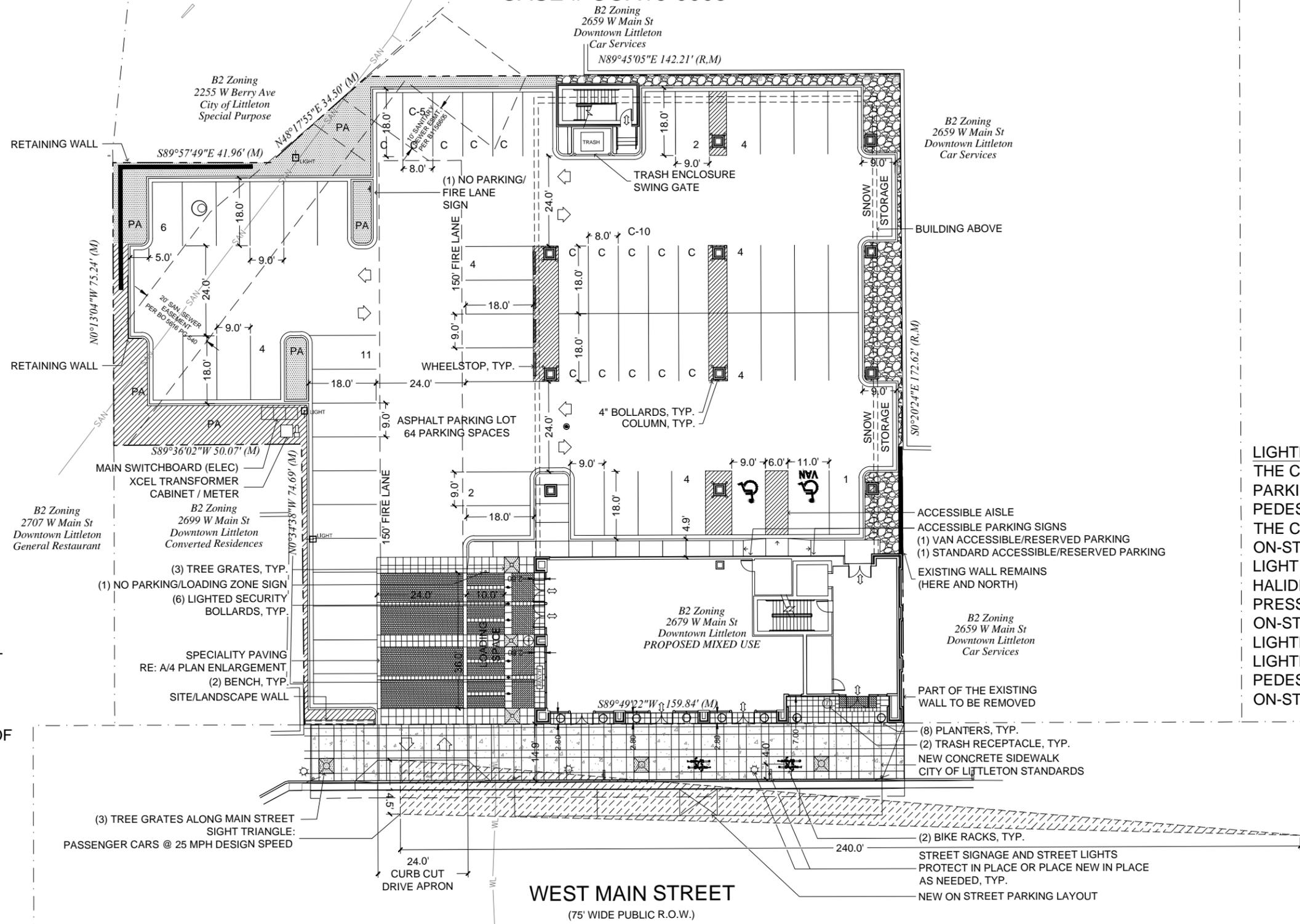
SHEET NUMBER

ELEVATIONS

7 OF 23  
CASE # COA16-0003

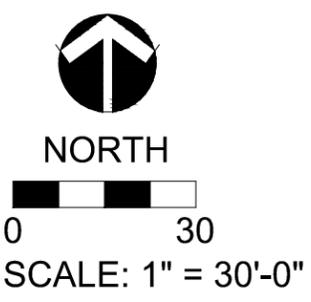
# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003



**NOTE:**  
THE DRIVEWAY LOCATED ACROSS THE MAIN STREET SIDEWALK SHALL MAINTAIN AT LEAST A SIX FEET WIDE PORTION OF THE SIDEWALK AT A MAXIMUM SLOPE OF 3 PERCENT.

**LIGHTING NOTE 5.4.7.g4:**  
THE COLOR OF THE LIGHT EMITTED BY PARKING LOT AND OFF-STREET PEDESTRIAN LIGHTING SHOULD MATCH THE COLOR OF LIGHT EMITTED BY ON-STREET LIGHTING. IF BOTH WHITE LIGHT (FLUORESCENT OR METAL HALIDE) AND WARM YELLOW (HIGH PRESSURE SODIUM) ARE USED IN ON-STREET LIGHTING, PARKING LOT LIGHTING SHALL MATCH ON-STREET LIGHTING; AND OFF-STREET PEDESTRIAN LIGHTING SHALL MATCH ON-STREET PEDESTRIAN LIGHTING.



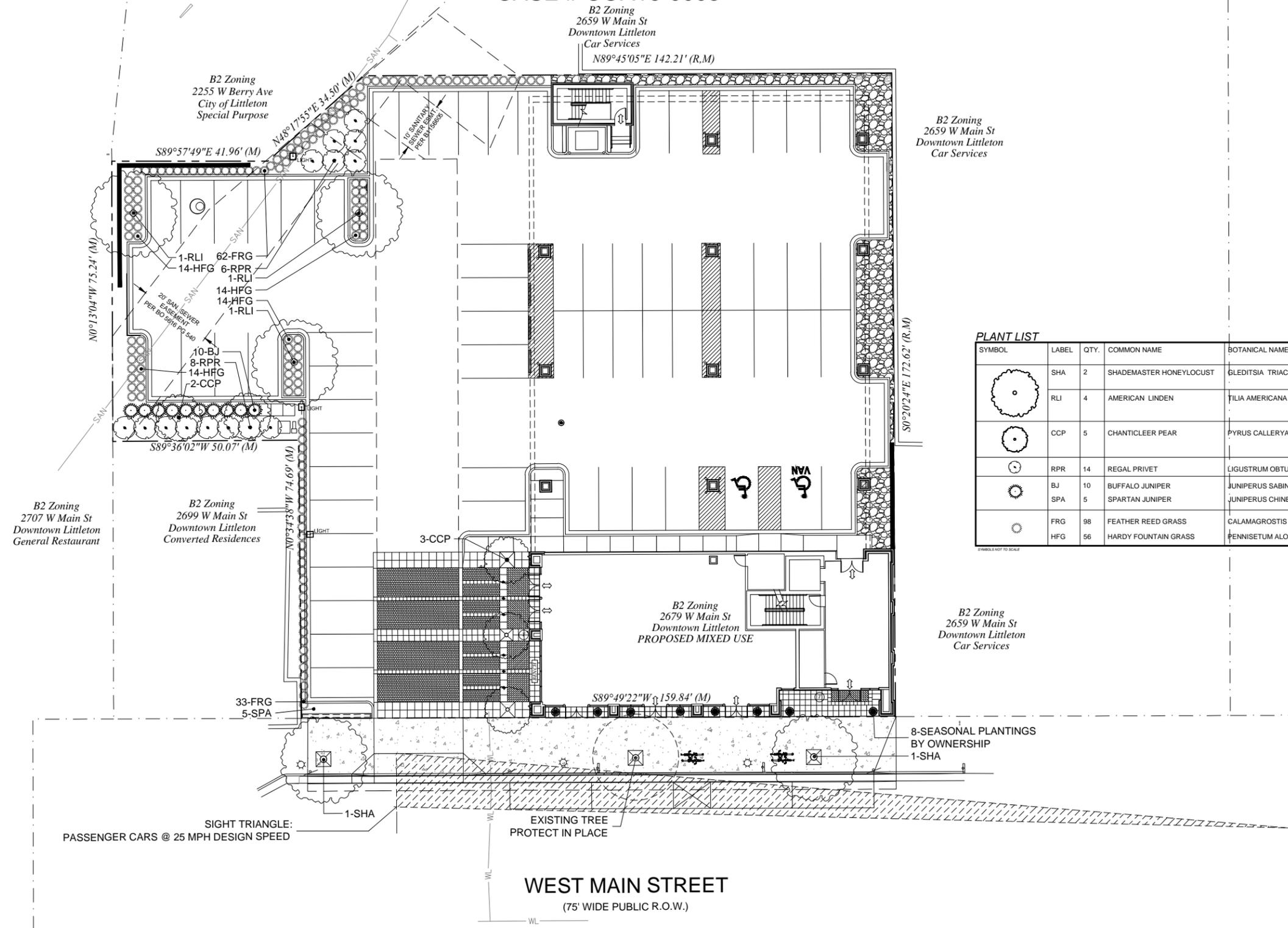
SHEET NUMBER

# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE

## 2679 WEST MAIN STREET

### LITTLETON, COLORADO 80120

CASE # COA16-0003



**PLANT LIST**

SYMBOL	LABEL	QTY.	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MATURE SPREAD	MATURE HEIGHT
	SHA	2	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL	35'	50'
	RLI	4	AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL	25'	40'
	CCP	5	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL	15'	35'
	RPR	14	REGAL PRIVET	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	#5	5'	4'
	BJ	10	BUFFALO JUNIPER	JUNIPERUS SABINE 'BUFFALO'	#5	12"	6'
	SPA	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#10	5'	15'
	FRG	98	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	2'	4-5'
	HFG	56	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#5	2'	2-3'

SYMBOLS NOT TO SCALE



NORTH



SCALE: 1" = 30'-0"

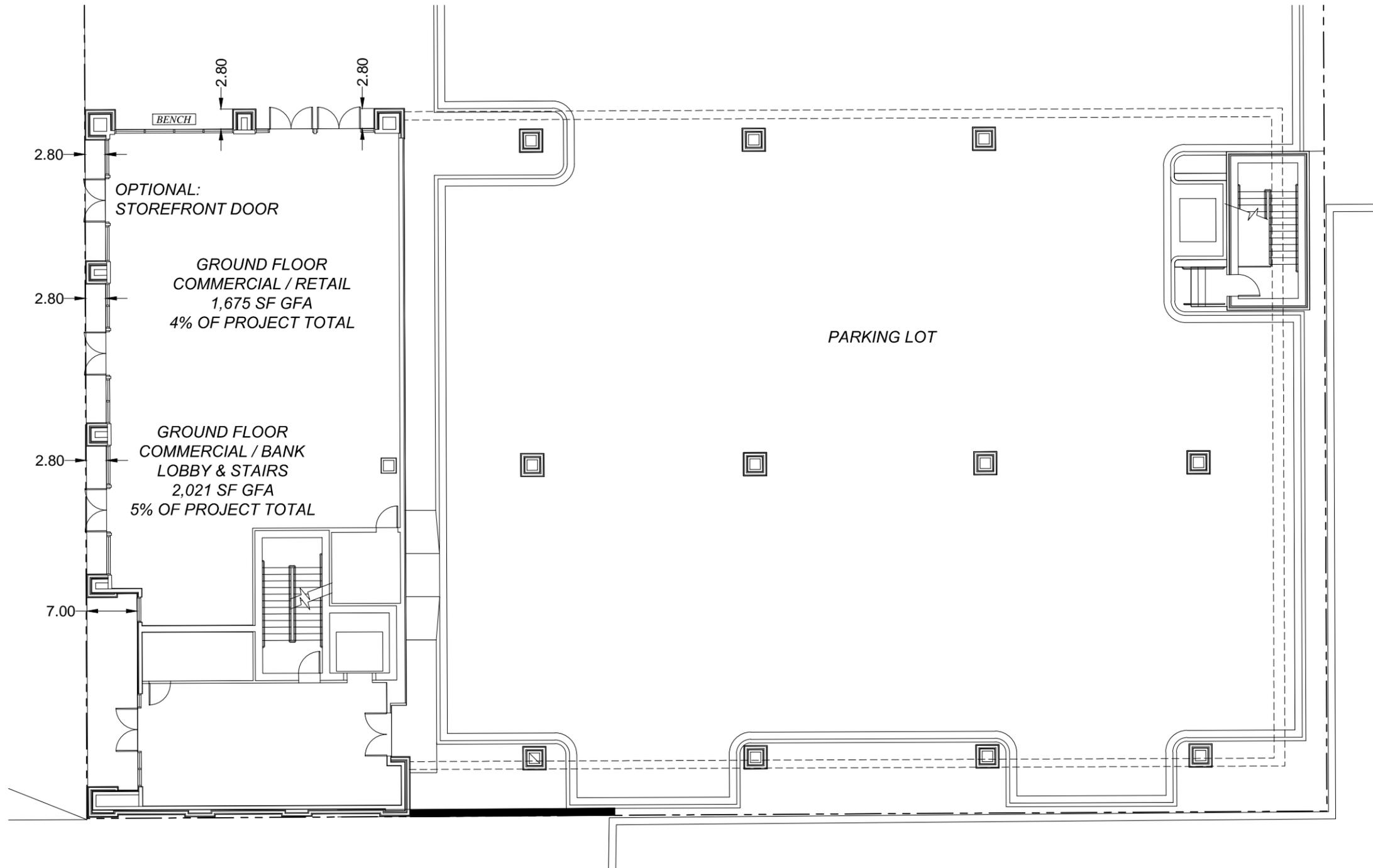
SHEET NUMBER

LANDSCAPE PLAN

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

GROUND FLOOR PLAN



NORTH



SCALE: 1/16" = 1'-0"

SHEET NUMBER

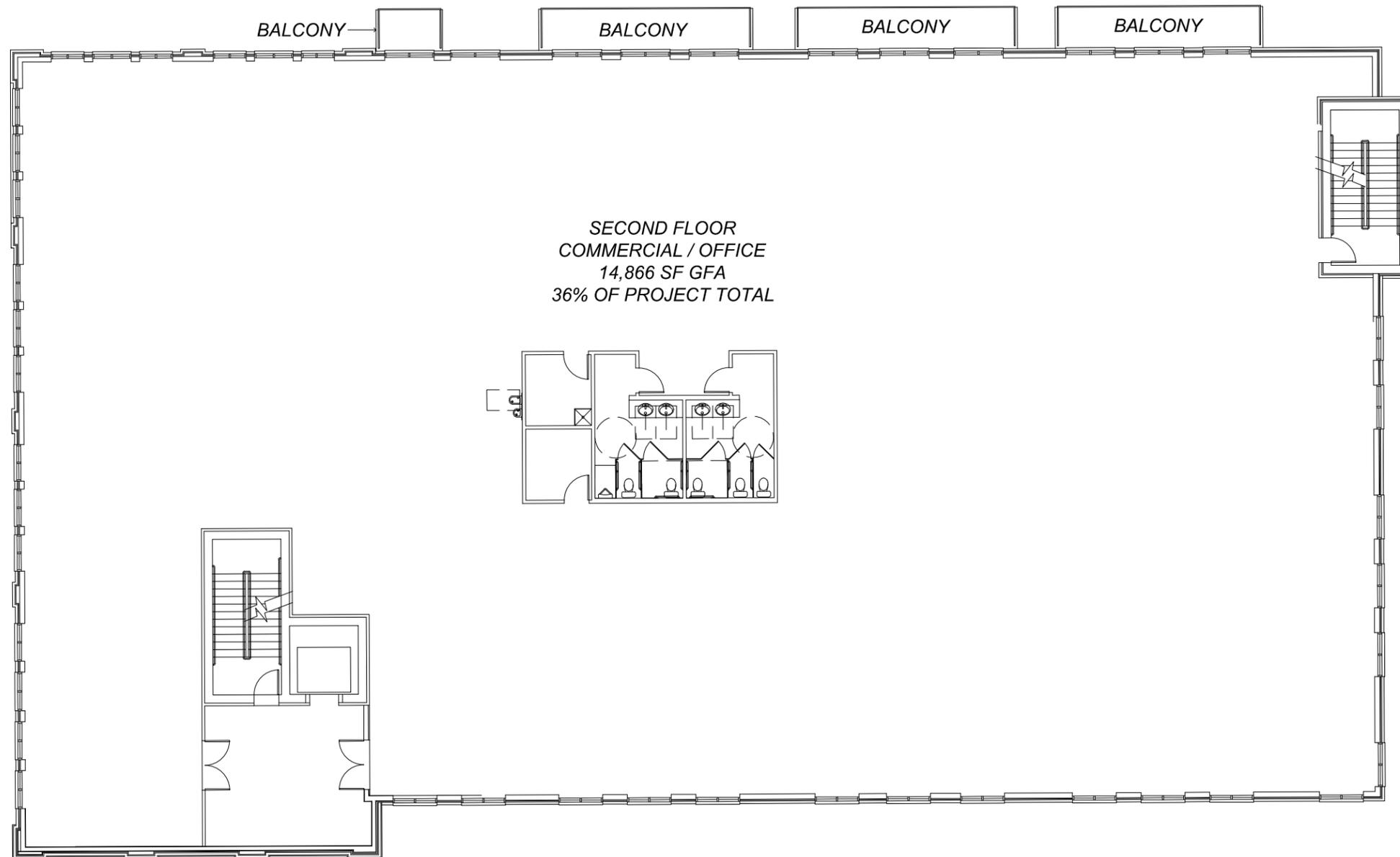
FLOOR PLAN

10 OF 23  
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

SECOND FLOOR PLAN



NORTH



SCALE: 1/16" = 1'-0"

SHEET NUMBER

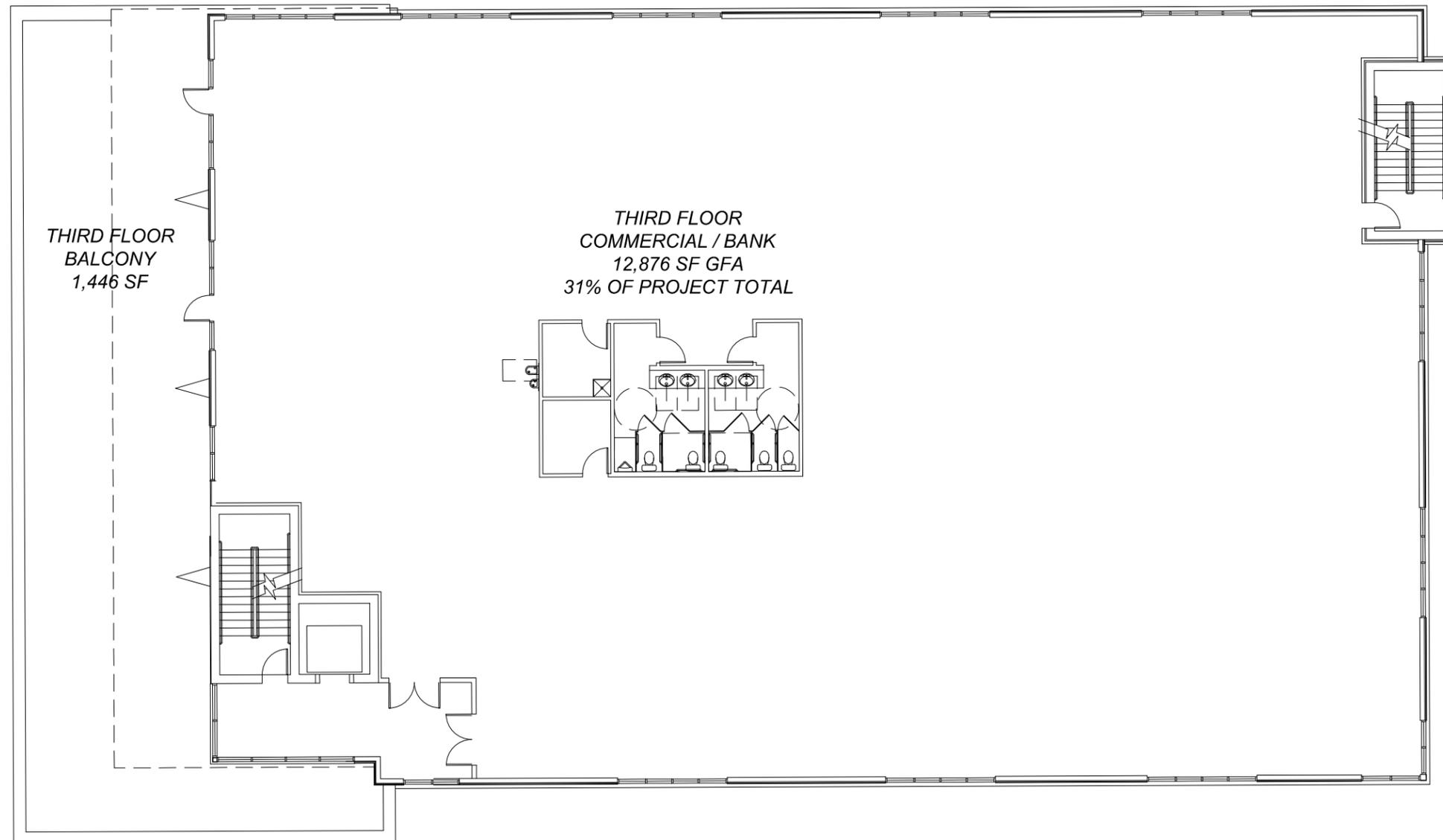
FLOOR PLAN

11 of 23  
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

THIRD FLOOR PLAN



NORTH



SCALE: 1/16" = 1'-0"

SHEET NUMBER

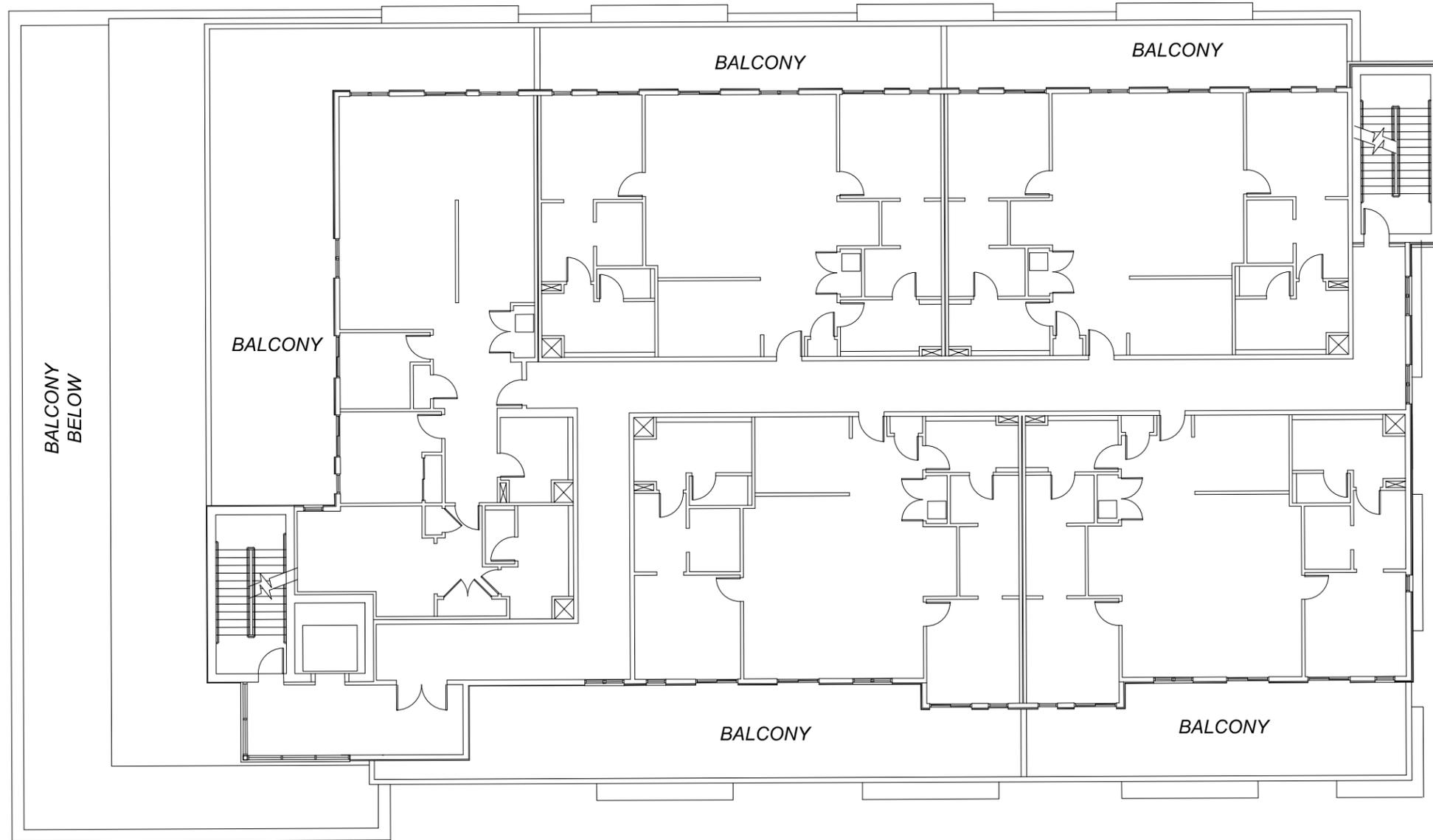
FLOOR PLAN

12 OF 23  
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

FOURTH FLOOR PLAN



FOURTH FLOOR  
M.F. RESIDENTIAL  
5 DU  
9,664 SF GFA  
24% OF PROJECT TOTAL



NORTH



SCALE: 1/16" = 1'-0"

SHEET NUMBER

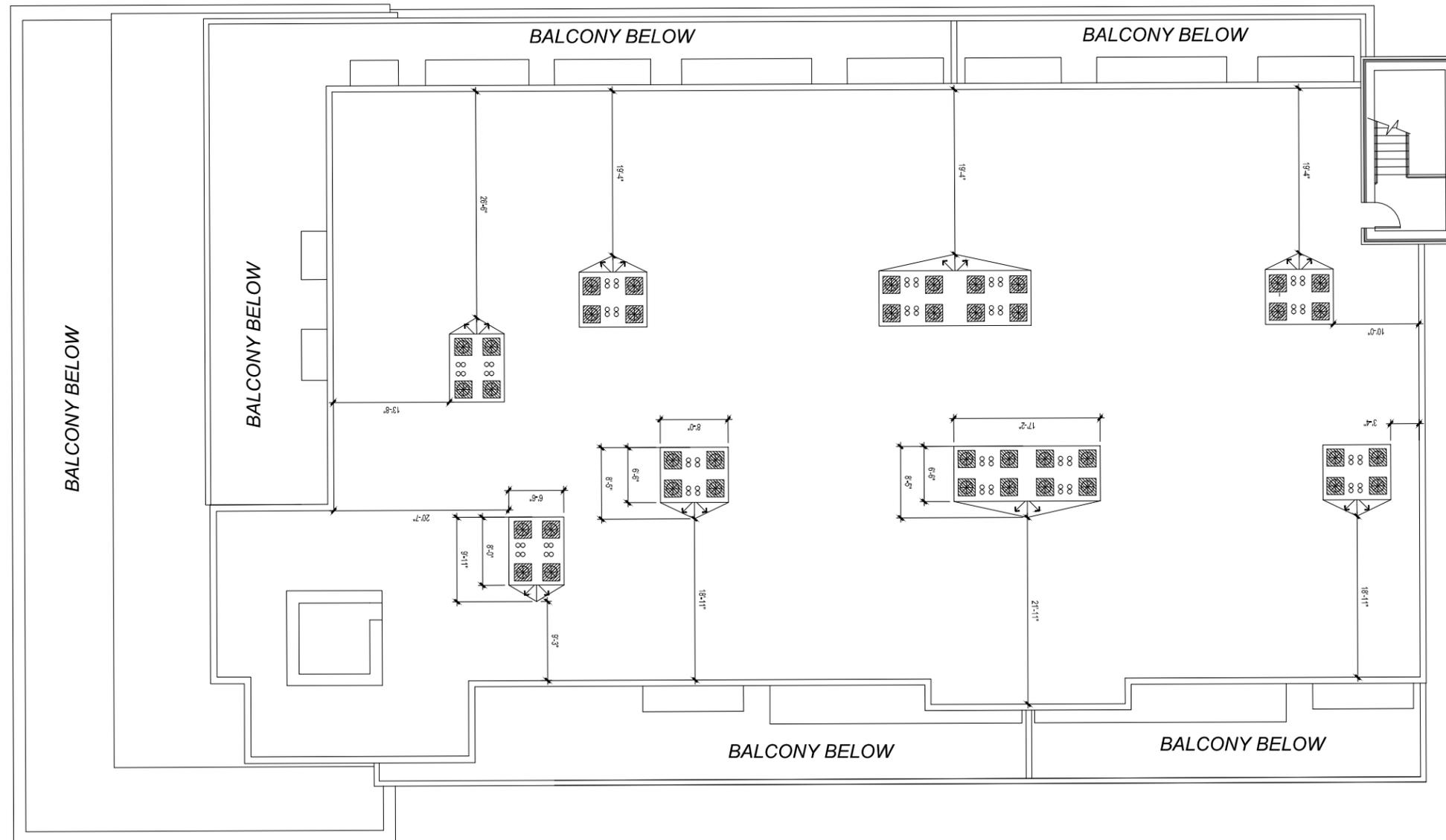
FLOOR PLAN

13 OF 23  
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

ROOF PLAN



NORTH



SCALE: 1/16" = 1'-0"

SHEET NUMBER

ROOF PLAN

14 OF 23  
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

*SOUTH FACADE - WEST MAIN STREET*



SHEET NUMBER

3D COLOR RENDERING

15 OF 23  
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

*SOUTH AND WEST FACADES*



SHEET NUMBER

3D COLOR RENDERING

16 OF 23  
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

*EAST FACADE LOOKING WEST DOWN MAIN STREET*



SHEET NUMBER

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

*SOUTH AND EAST FACADES*



SHEET NUMBER

3D COLOR RENDERING

18 OF 23  
CASE # COA16-0003

CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE  
2679 WEST MAIN STREET  
LITTLETON, COLORADO 80120

CASE # COA16-0003

*FUTURE DEVELOPMENT ALONG MAIN STREET*

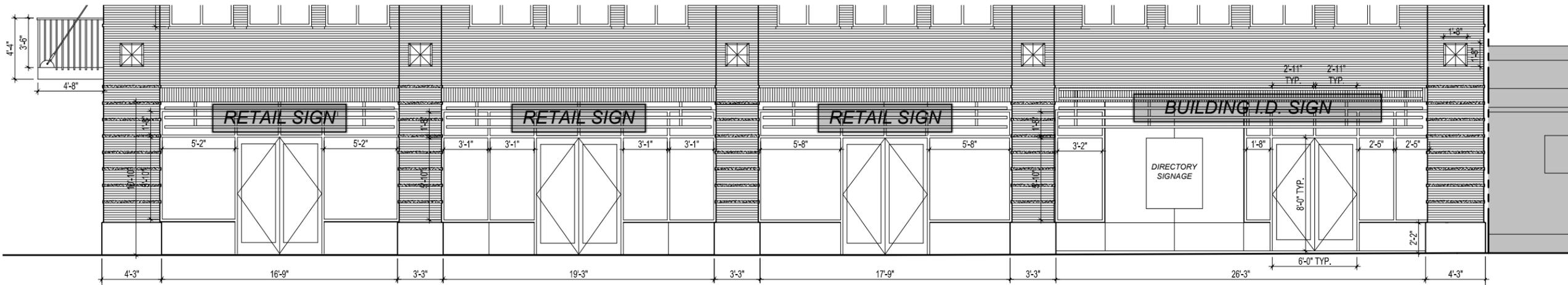


SHEET NUMBER

# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

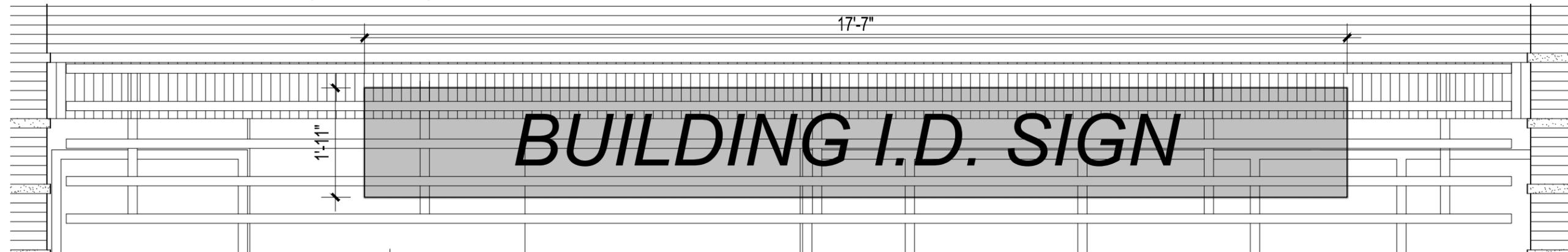
CASE # COA16-0003

**MAIN STREET STOREFRONT (1/8" = 1'-0")**

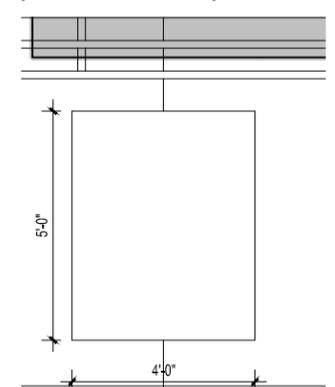


**NOTE: 5.3.2.o2 TO USE HIGHLY TRANSPARENT GLASS WITH LOW REFLECTIVITY FOR ALL WINDOWS IN BUILDINGS ALONG MAIN STREET.**

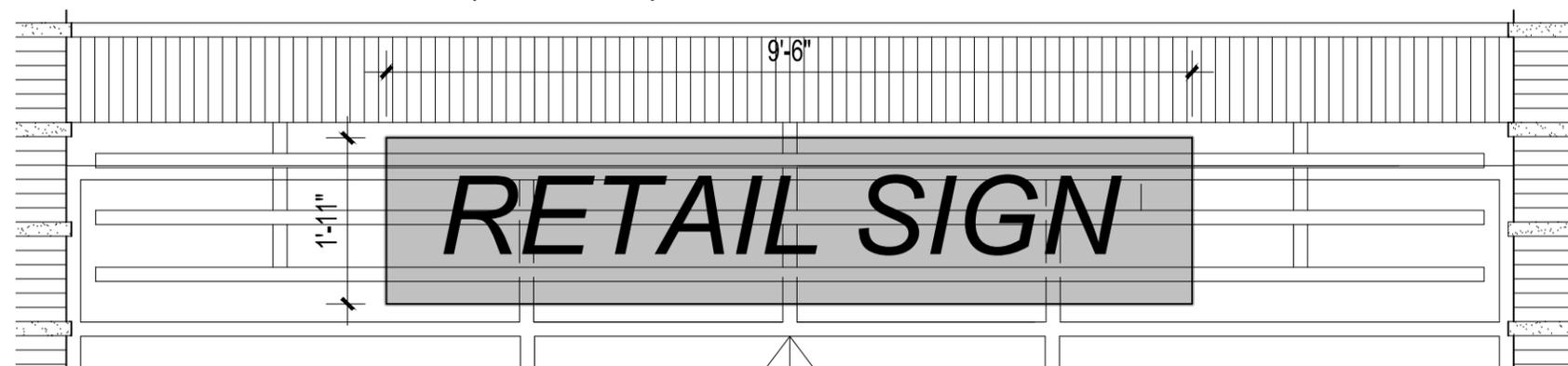
**SIGNAGE ENLARGEMENT (1/4" = 1'-0")**



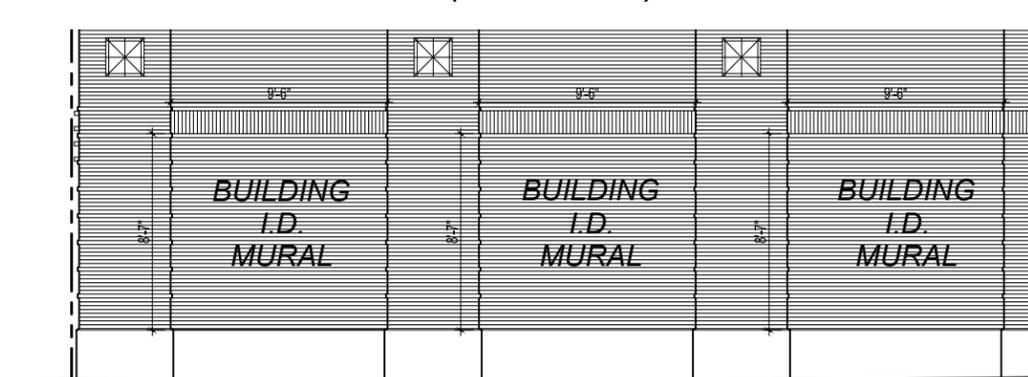
**DIRECTORY SIGNAGE (1/4" = 1'-0")**



**SIGNAGE ENLARGEMENT (1/4" = 1'-0")**



**BUILDING ID MURAL (1/8" = 1'-0")**



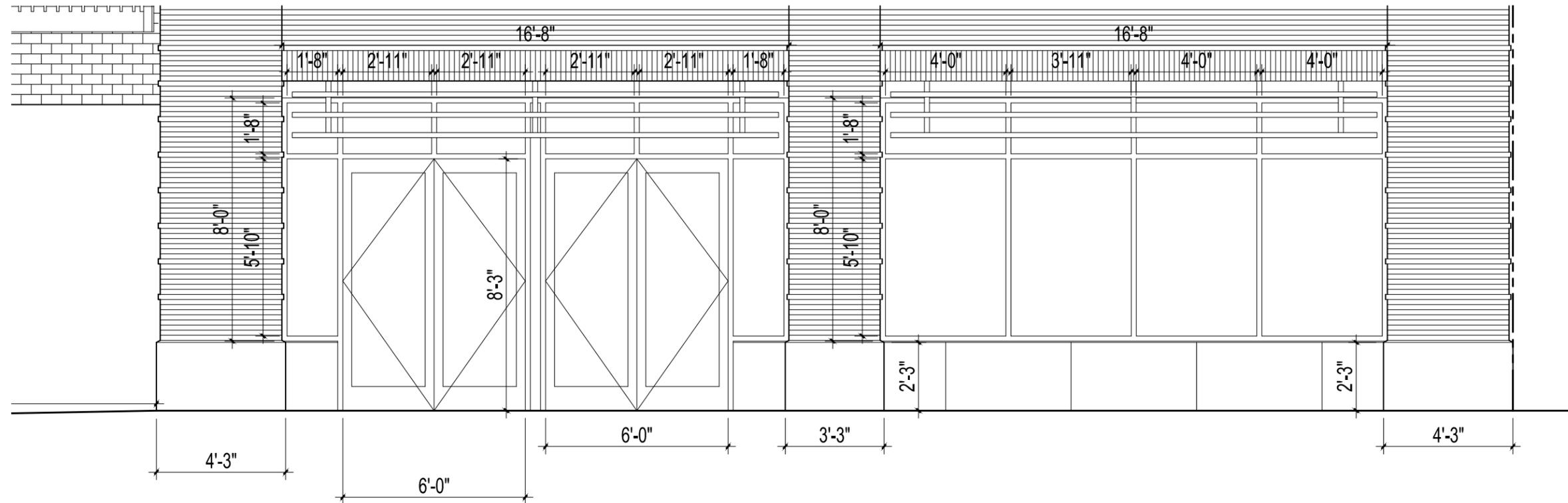
**NOTE:**  
A SEPARATE STAFF-LEVEL COA MUST BE SOUGHT FOR SPECIFIC SIGNS

SHEET NUMBER

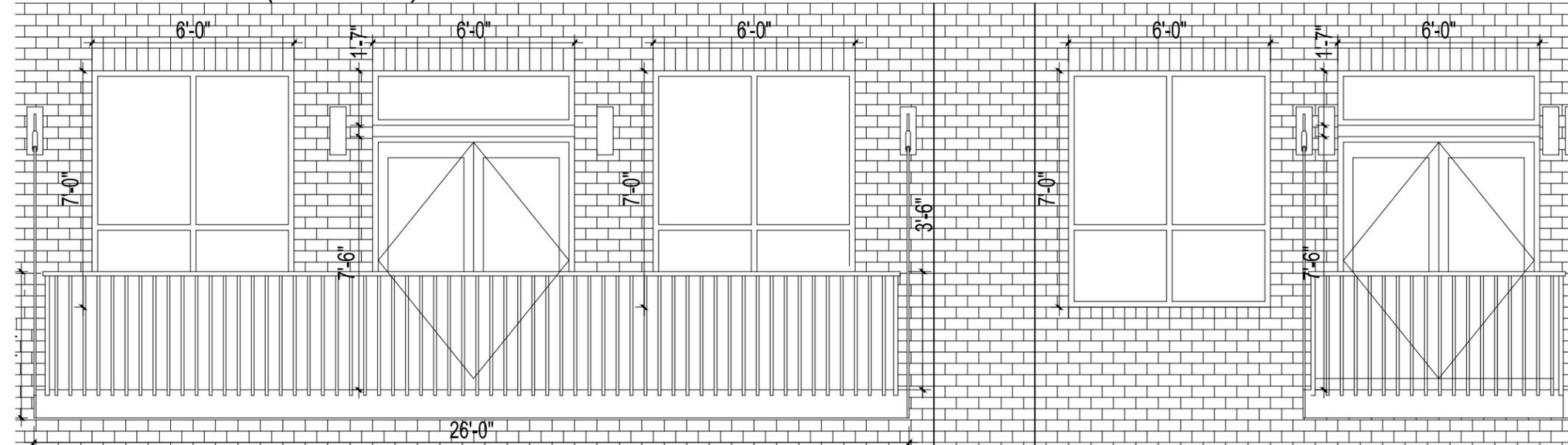
# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

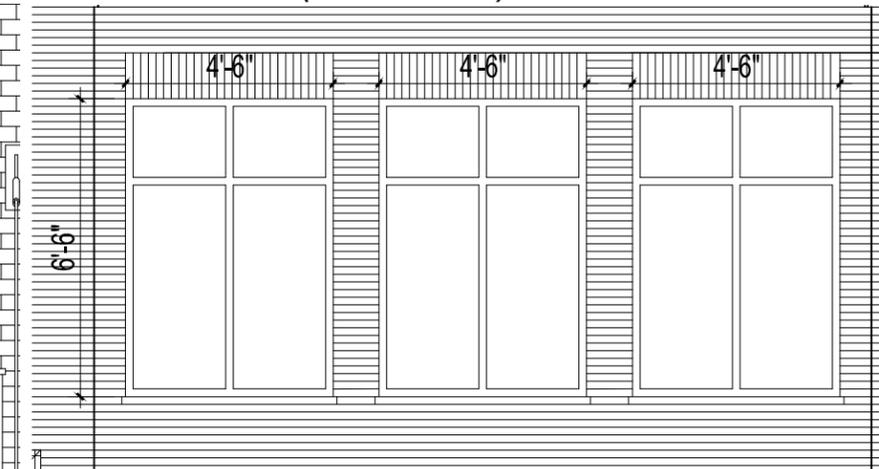
**FIRST FLOOR STOREFRONT  
WEST ELEVATION (1/4" = 1'-0")**



**TYPICAL SECOND FLOOR DOORS, WINDOWS, RAILINGS  
WEST ELEVATION (1/4" = 1'-0")**



**TYPICAL SECOND FLOOR WINDOWS  
MAIN STREET (1/4" = 1'-0")**

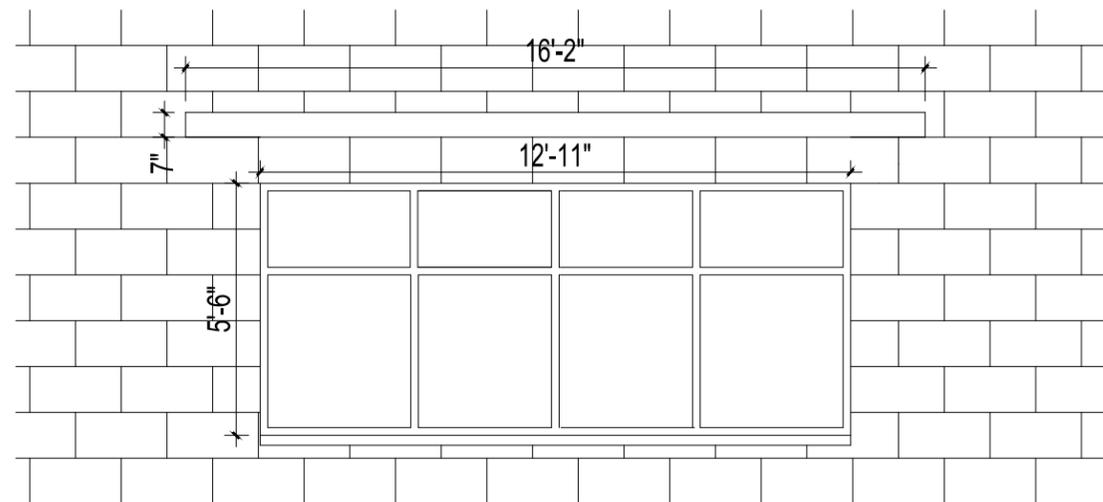


SHEET NUMBER

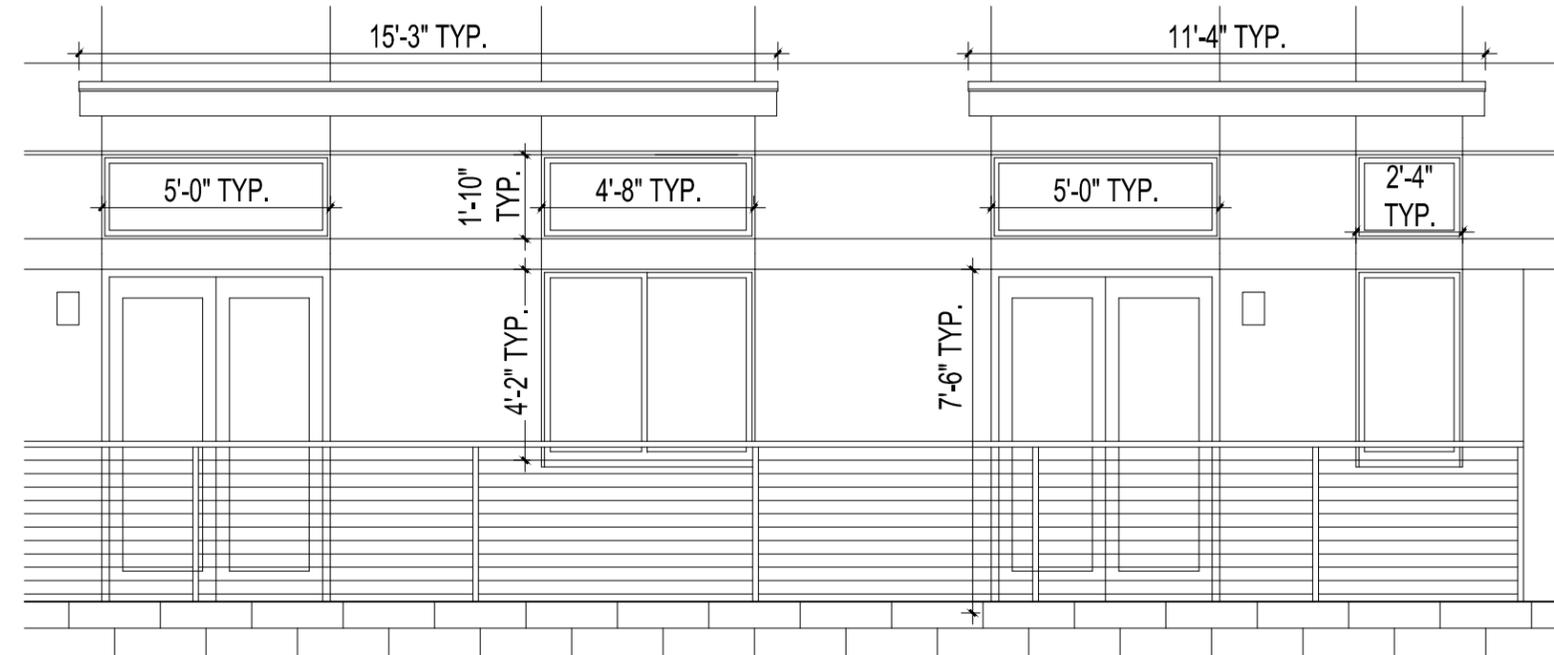
# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

*TYPICAL THIRD FLOOR WINDOWS / SUN VISORS  
WEST ELEVATION (1/4" = 1'-0")*



*TYPICAL FOURTH FLOOR DOORS, WINDOWS, SUN VISORS  
WEST ELEVATION (1/4" = 1'-0")*



*THIRD AND FOURTH FLOOR DOORS, WINDOWS, BALCONY  
AND VISORS ALONG MAIN STREET (1/8" = 1'-0")*



THIRD AND FOURTH FLOOR (WEST AND MAIN STREET) ARCHITECTURAL DETAILS

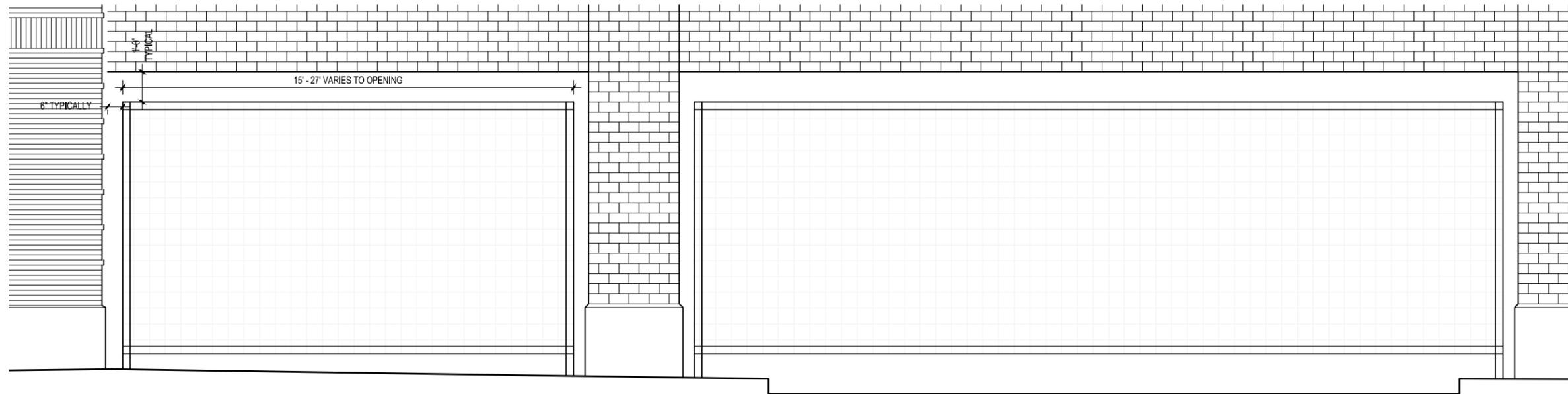
SHEET NUMBER

22 OF 23  
CASE # COA16-0003

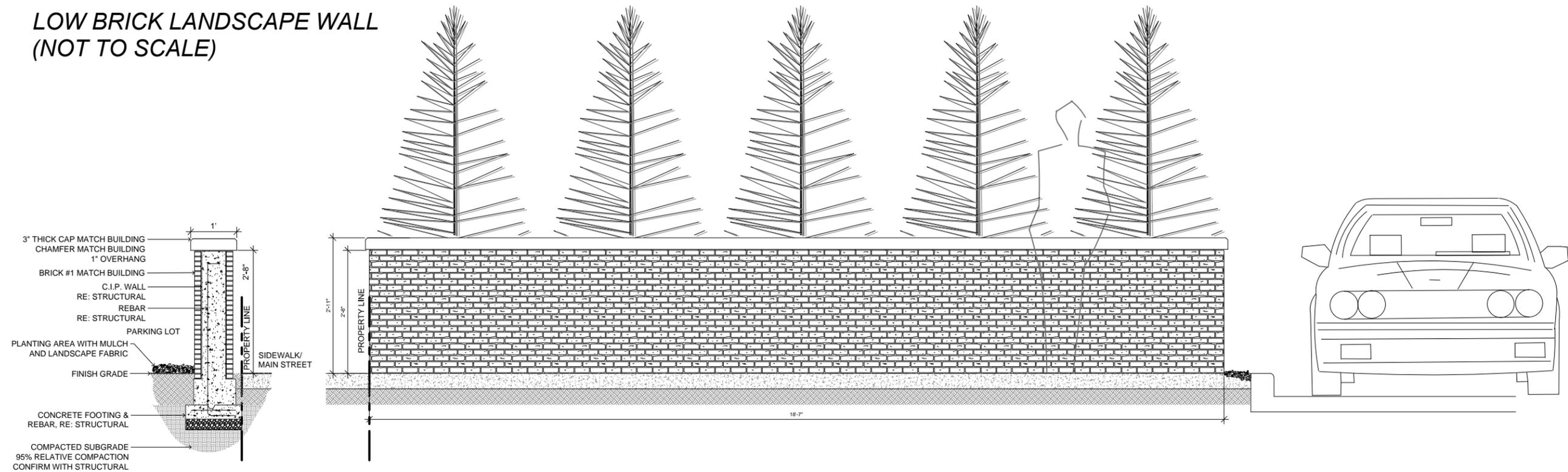
# CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE 2679 WEST MAIN STREET LITTLETON, COLORADO 80120

CASE # COA16-0003

## *PAINTED METAL SCREENING (1/4" = 1'-0")*



## *LOW BRICK LANDSCAPE WALL (NOT TO SCALE)*



SHEET NUMBER

*PARKING LOT SCREEN AND SITE WALL DETAIL*