

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 # COA18-0001

(#PSP16-0002, #SDP16-0007, #COA17-0001)

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 HISTORICAL PRESERVATION BOARD THIS _____ DAY OF _____, 20____

CHAIR, HISTORICAL PRESERVATION BOARD

COA STANDARD NOTES:

- 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.
- SIGNS ARE ILLUSTRATIVE ONLY AND HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE SIGN CODE.
- ALL MECHANICAL EQUIPMENT AND UTILITY BOXES SHALL BE FULLY SCREENED.

STATEMENT OF INTENT:

THIS APPLICATION IS BEING SUBMITTED TO AMEND THE ORIGINALLY APPROVED COA (#COA17-0001) TO ADDRESS THE FOLLOWING ITEMS;

- REMOVAL OF TWO DOUBLE DOOR LOCATIONS IN THE FIRST-FLOOR STOREFRONT ALONG MAIN STREET. THE ORIGINAL COA CONCEPT WAS APPROVED PRIOR TO THE DETAILED DESIGN THAT OCCURRED WITH THE SDP AND CIVIL PLAN APPROVALS. FURTHER DETAILED DESIGN DETERMINED THAT DOUBLE DOORS COULD NOT BE ACCOMMODATED IN THESE AREAS DUE TO GRADING CONSTRAINTS.
- ADDITION OF WINDOWS ALONG THE EAST/WEST/NORTH ELEVATIONS OF THE THIRD FLOOR DUE TO PROSPECTIVE BUILDING TENANTS REQUESTING MORE WINDOWS TO ALLOW FOR NATURAL LIGHT ON THE THIRD FLOOR. THE ADDITION OF THE WINDOWS REMAINS CONSISTENT WITH THE APPROVED CONTEMPORARY DESIGN THEME OF THE THIRD LEVEL.
- GENERAL UPDATES TO THE SITE AND LANDSCAPE PLANS THAT OCCURRED DURING THE ADMINISTRATIVE REVIEW AND APPROVAL OF THE SDP AND CIVIL CONSTRUCTION PLANS.

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* SEE SUPPLEMENTAL PACKAGE FOR
MANUFACTURER CUT SHEET / DETAILS

ZONING CHART

TYPE	UNDERLAYING B-2 ZONING DISTRICT	APPROVED LITTLETON MIXED USE PLANNED DEVELOPMENT OVERLAY / PROPOSED COA
PRIMARY USES ALLOWED	CITY OF LITTLETON, TITLE 10 ZONING ORDINANCE, 10-3-2, LAND USE TABLE FOR 'B2' (COMMUNITY BUSINESS DISTRICT) ZONE	RETAIL AND OFFICE (COMMERCIAL)
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 / 3,599 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: 43' - 6" NOT INCLUDING ELEVATOR OVER RUN / 44'-4" INCLUDING ELEVATOR RUN
MAXIMUM FLOOR AREA RATIO (FAR)	2:1 FAR MAXIMUM	1 : 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; RETAIL SPACE: 2,426 GSF = 6 SPACES REQUIRED OFFICE/BANK: 30,200 GSF = 50 SPACES REQUIRED BICYCLE PARKING: 4 SPACES = -1 REQUIRED VEHICULAR SPACE TOTAL PARKING: 55 SPACES REQUIRED / 58 SPACES PROVIDED ACCESSIBLE PARKING: 2 SPACES (REQUIRED/PROVIDED) COMPACT PARKING: 16 SPACES PROVIDED (16 SPACES ALLOWED) LOADING AREA: 1 SPACE PROVIDED (30,200 COMMERCIAL GFA)
BUILDING SIZE	NA	GROUND FLOOR = 4366 SF GFA 2ND FLOOR = 15,710 SF GFA THIRD FLOOR = 12,550 SF GFA TOTAL = 32,626 SF 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	13 PERCENT
MAXIMUM RESIDENTIAL USE AREA	50 PERCENT MAXIMUM OF GROSS FLOOR AREA DEVELOPED AS RESIDENTIAL USES	1. COMMERCIAL USES: 100 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	NA
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
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OWNER/CLIENT
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CERTIFICATE OF APPROPRIATENESS FOR:
LITTLETON MIXED USE
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LITTLETON, COLORADO 80120

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

ISSUE RECORD

COA SUBMITTAL 01/08/2018
COA RESUBMITTAL 01/29/2018

SHEET NUMBER

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CASE # COA18-0001

(#PSP16-0002, #SDP16-0007, #COA17-0001)

ADJACENT PROPERTIES: EAST



ADJACENT PROPERTIES: WEST



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CONTEXT PHOTOGRAPHS:

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



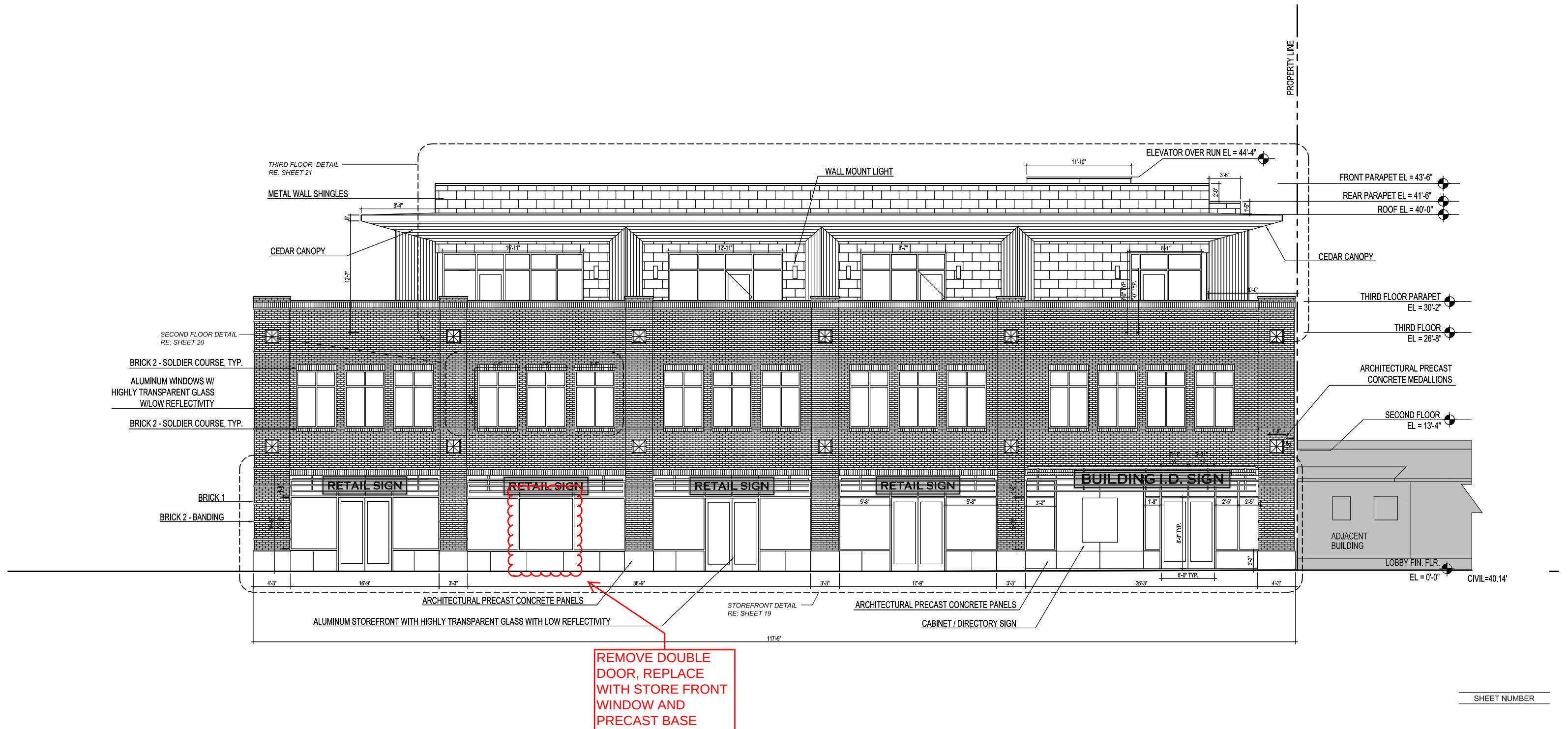
ADJACENT PROPERTIES: NORTH



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CASE # COA18-0001
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SOUTH ELEVATION (3/32" = 1'-0")



SHEET NUMBER

ELEVATIONS

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



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

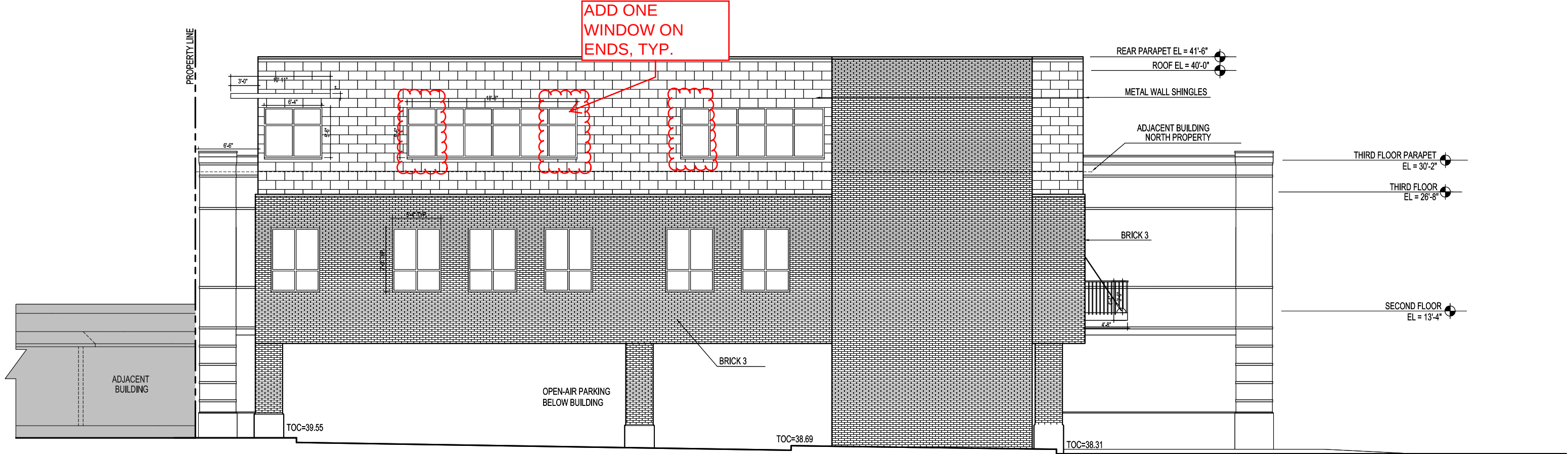


SHEET NUMBER

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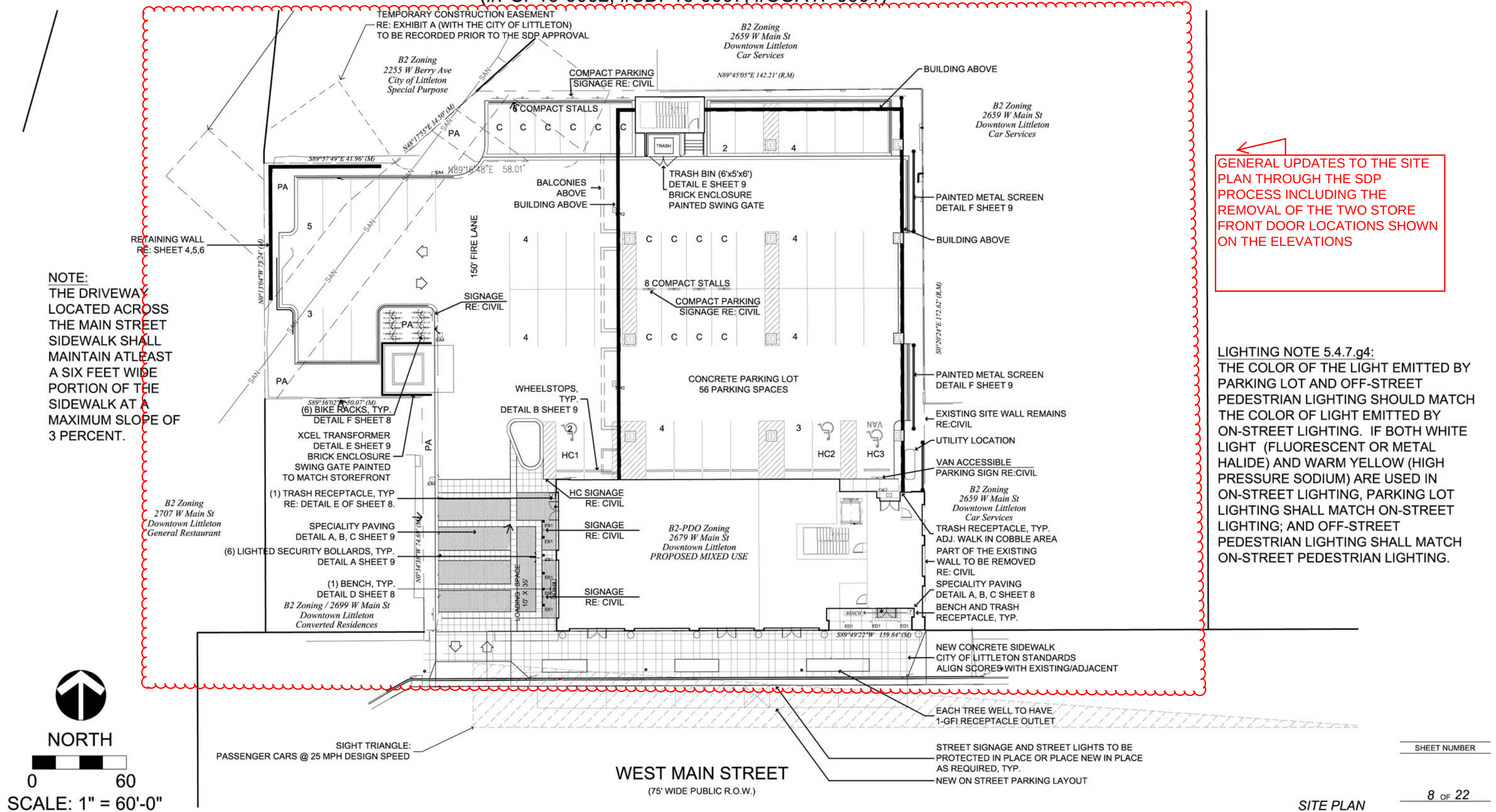
NORTH ELEVATION (3/32" = 1'-0")



2679 WEST MAIN STREET
LITTLETON, COLORADO 80120

CASE # COA18-0001

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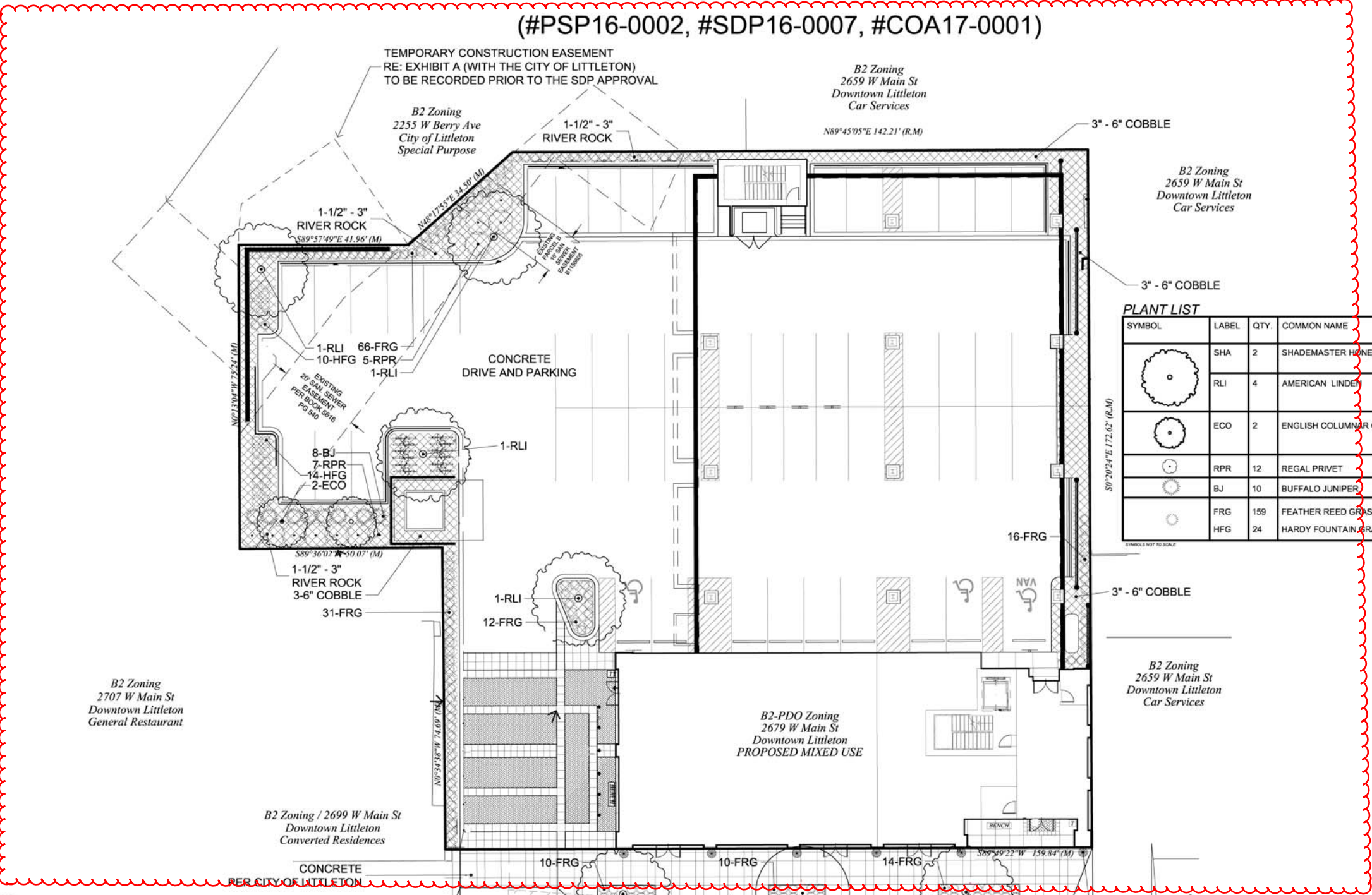
GENERAL UPDATES TO THE SITE
PLAN THROUGH THE SDP
PROCESS INCLUDING THE
REMOVAL OF THE TWO STORE
FRONT DOOR LOCATIONS SHOWN
ON THE ELEVATIONS

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.

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GENERAL UPDATES TO THE SITE PLAN THROUGH THE SDP PROCESS INCLUDING THE REMOVAL OF THE TWO STORE FRONT DOOR LOCATIONS SHOWN ON THE ELEVATIONS

PLANT LIST						SIZE	MATURE SPREAD	MATURE HEIGHT
SYMBOL	LABEL	QTY.	COMMON NAME					
	SHA	2	SHADEMASTER HONEYLOCUST					
	RLI	4	AMERICAN LINDEN		TILIA AMERICANA 'REDMOND'	2" CAL.	25'	40'
	ECO	2	ENGLISH COLUMNAR OAK		QUERCUS ROBUR 'FASTIGIATA'	2" CAL.	15'	40'
	RPR	12	REGAL PRIVET		LIGUSTRUM OBTUSIFOLIUM REGELIANUM	#5	5'	4'
	BJ	10	BUFFALO JUNIPER		JUNIPERUS SABINE 'BUFFALO'	#5	12"	6'
	FRG	159	FEATHER REED GRASS		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#5	2'	4-5'
	HFG	24	HARDY FOUNTAIN GRASS		PENNISETUM ALOPECUROIDES 'HAEMELN'	#5	2'	2-3'



NORTH

0 30

SCALE: 1" = 30'-0"

SIGHT TRIANGLE:
PASSENGER CARS @ 25 MPH DESIGN SPEED
1-SHA

EXISTING TREE
PROTECT IN PLACE

WEST MAIN STREET

(75' WIDE PUBLIC R.O.W.)

6-SEASONAL PLANTINGS
BY OWNERSHIP DETAIL C SHEET 9
1-SHA
EACH TREE WELL TO HAVE
1-GFI RECEPTACLE OUTLET

SHEET NUMBER

LANDSCAPE PLAN

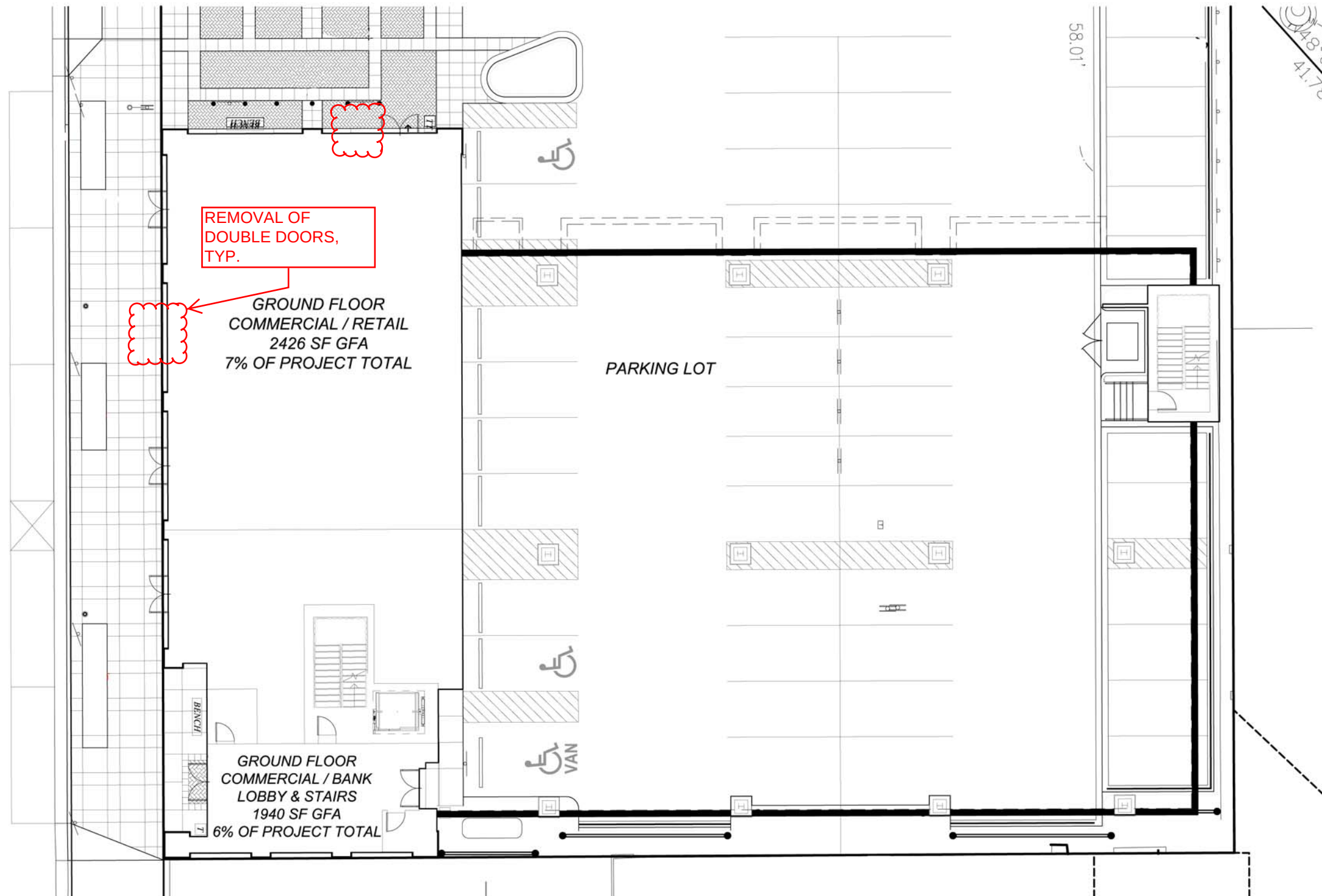
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CASE # COA18-0001

(#PSP16-0002, #SDP16-0007, #COA17-0001)

GROUND FLOOR PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

FLOOR PLAN

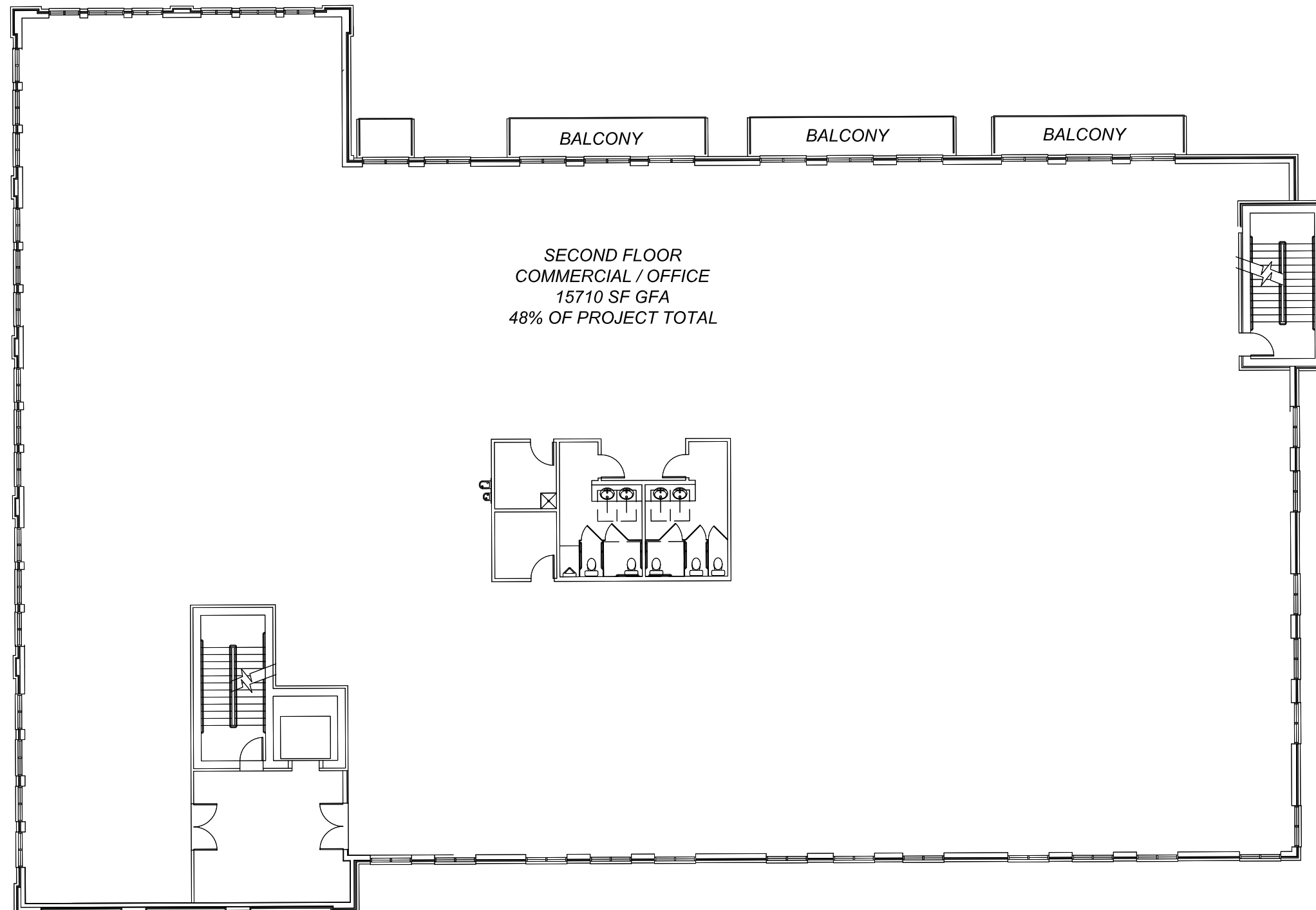
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SECOND FLOOR PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

FLOOR PLAN

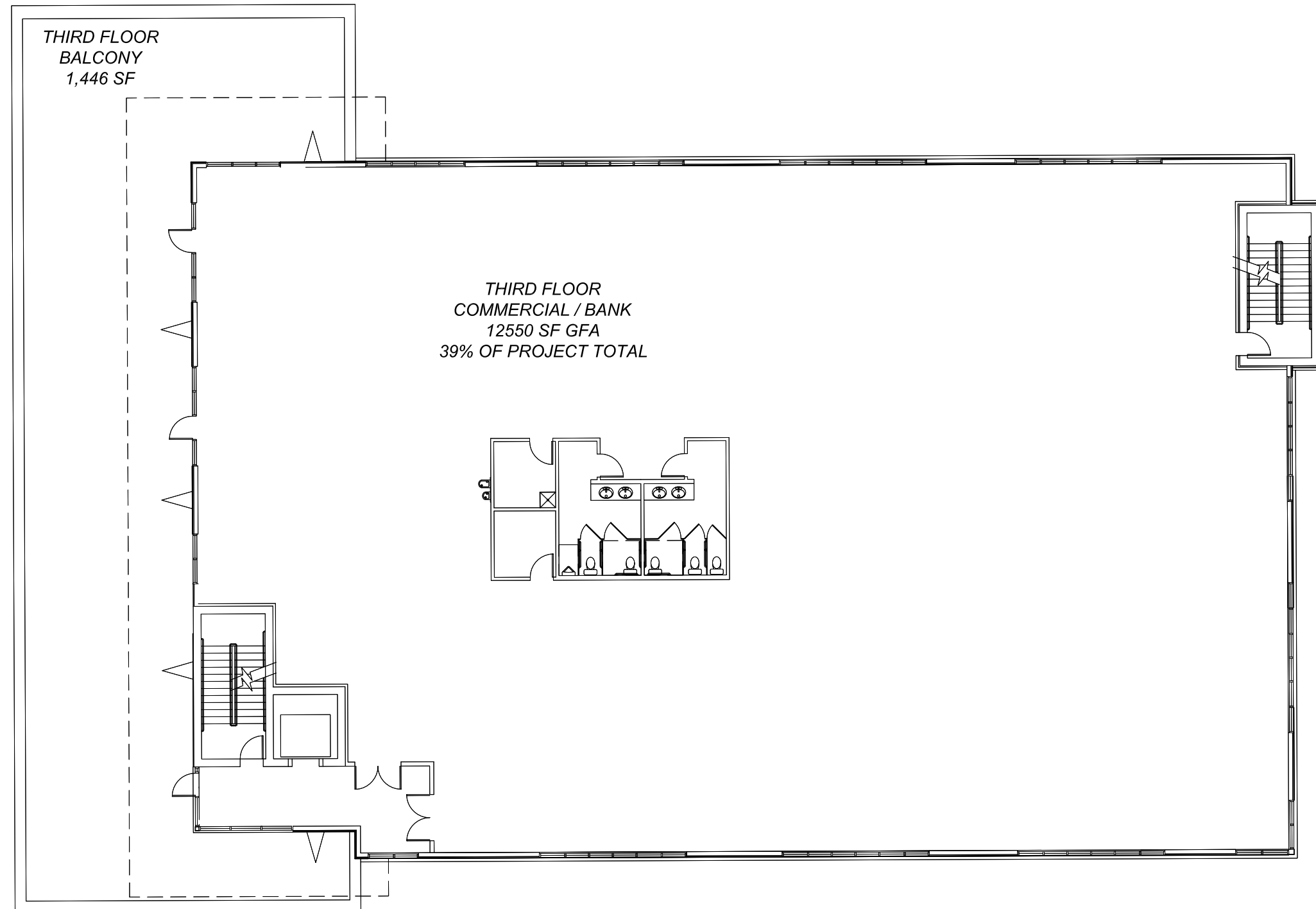
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THIRD FLOOR PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

FLOOR PLAN

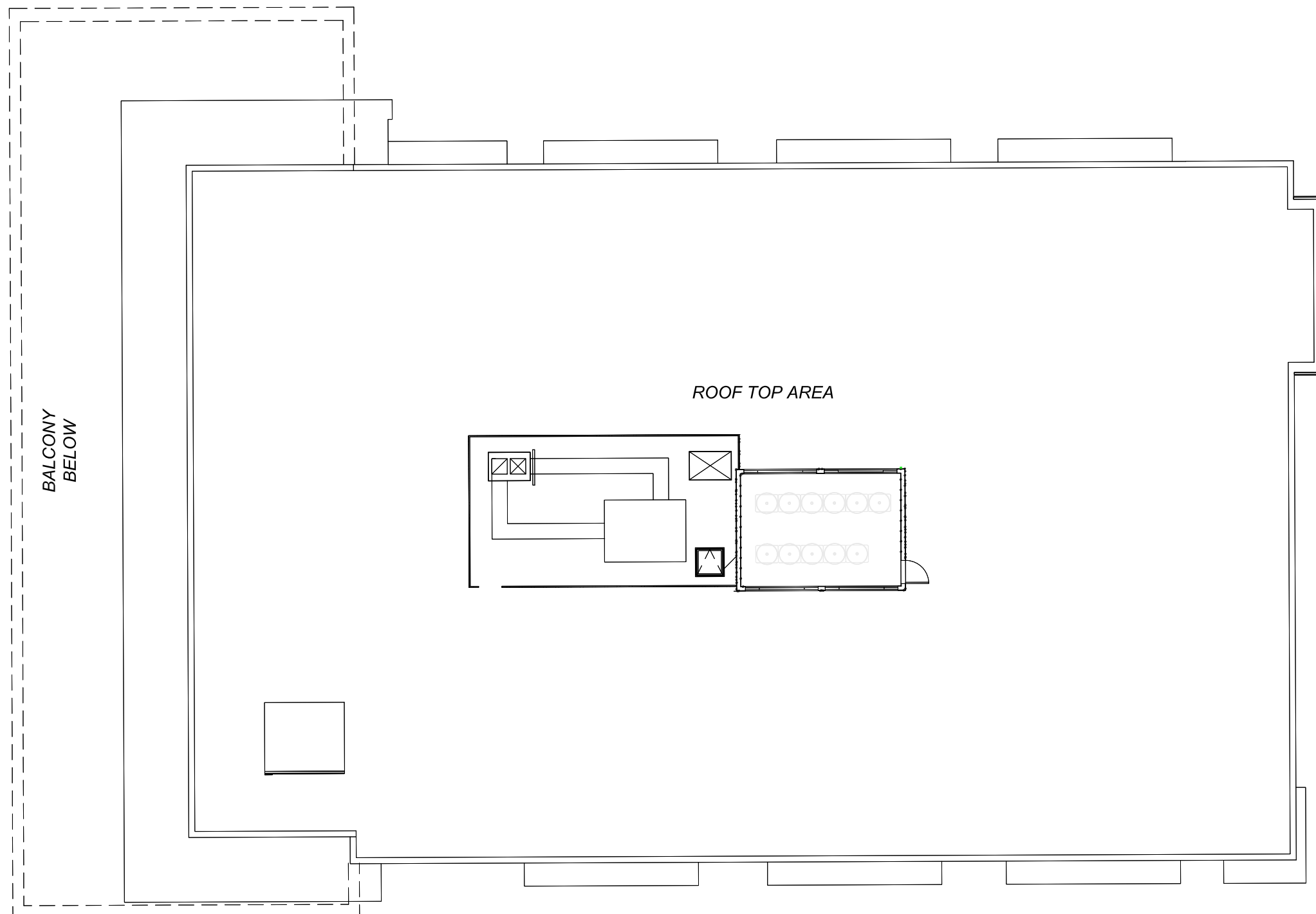
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(#PSP16-0002, #SDP16-0007, #COA17-0001)

ROOF PLAN



NORTH

0 8' 16'

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

SHEET NUMBER

ROOF PLAN

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CERTIFICATE OF APPROPRIATENESS FOR: LITTLETON MIXED USE
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SOUTH FACADE - WEST MAIN STREET

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SOUTH AND WEST FACADES

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CASE # COA18-0001

EAST FACADE LOOKING WEST DOWN MAIN STREET (#PSP16-0002, #SDP16-0007, #COA17-0001)



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SOUTH AND EAST FACADES

(#PSP16-0002, #SDP16-0007, #COA17-0001)



3D COLOR RENDERING

SHEET NUMBER

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

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FUTURE DEVELOPMENT ALONG MAIN STREET

(#PSP16-0002, #SDP16-0007, #COA17-0001)



SHEET NUMBER

3D COLOR RENDERING

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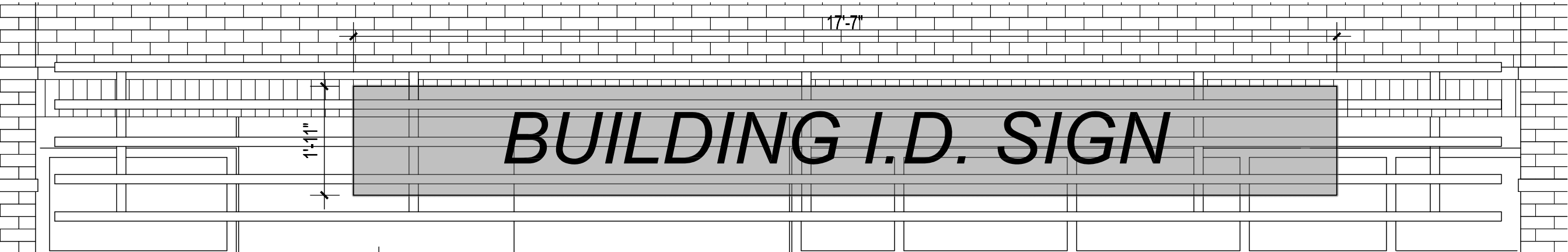
(#PSP16-0002, #SDP16-0007, #COA17-0001)

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

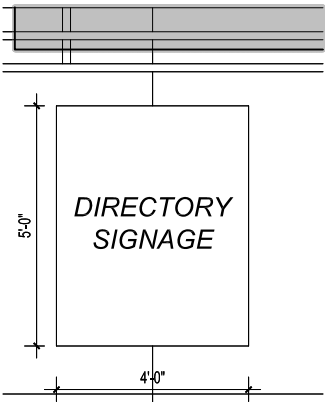
MAIN STREET STOREFRONT (1/8" = 1'-0")



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



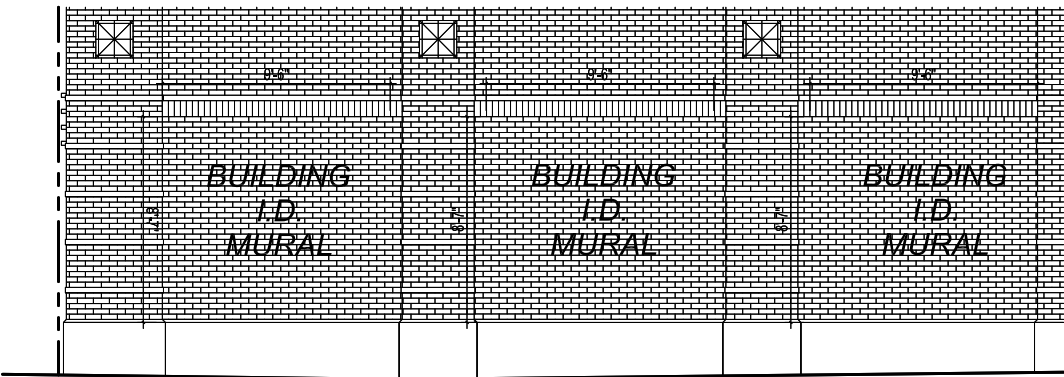
DIRECTORY SIGNAGE
(1/4" = 1'-0")



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



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



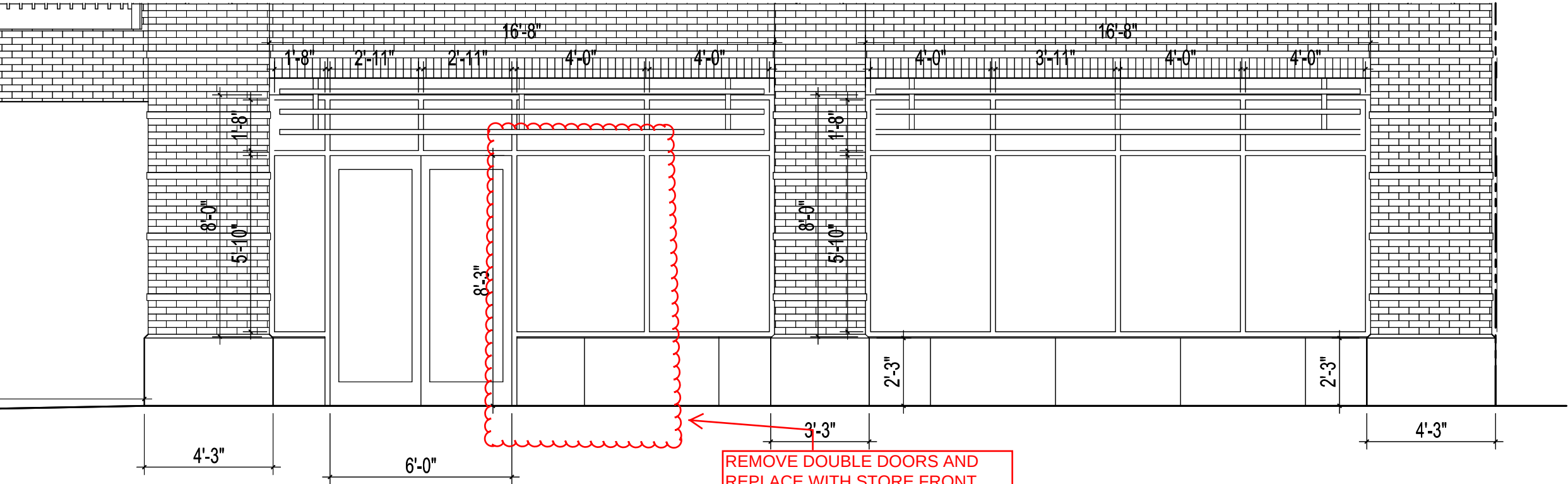
NOTE:
A SEPARATE STAFF-LEVEL COA MUST BE SOUGHT FOR SPECIFIC SIGNS

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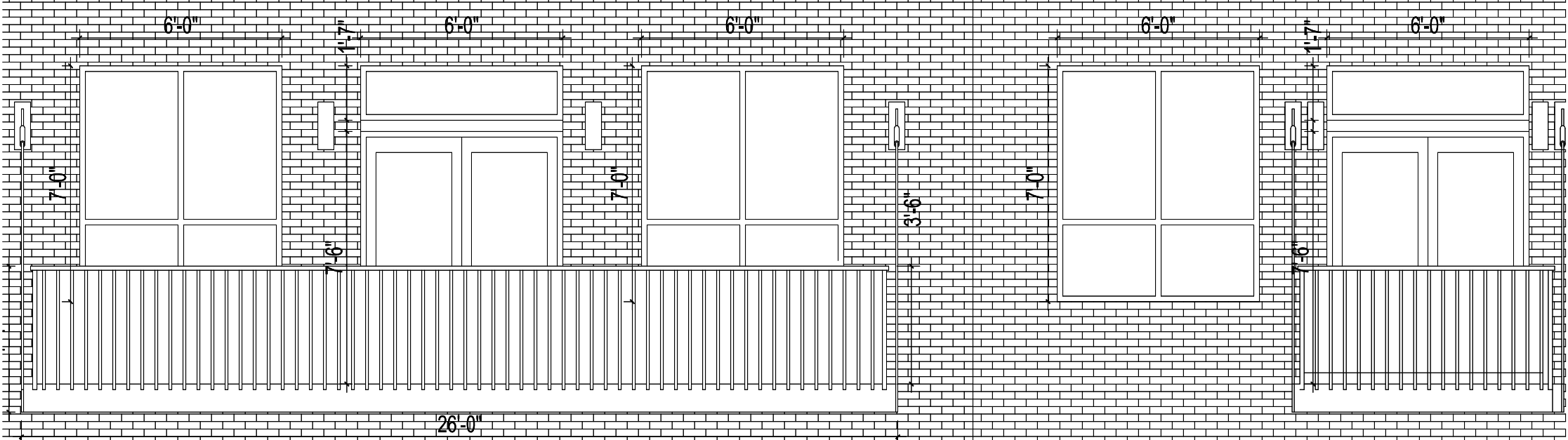
(#PSP16-0002, #SDP16-0007, #COA17-0001)

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

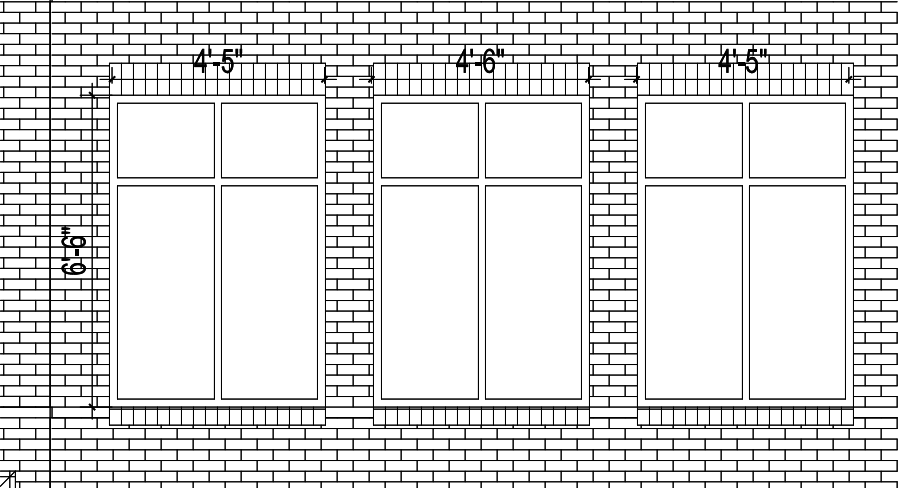


NOTE: 5.3.2.o2 TO USE
HIGHLY TRANSPARENT
GLASS WITH LOW
REFLECTIVITY FOR ALL
WINDOWS IN
BUILDINGS ALONG
MAIN STREET.

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



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



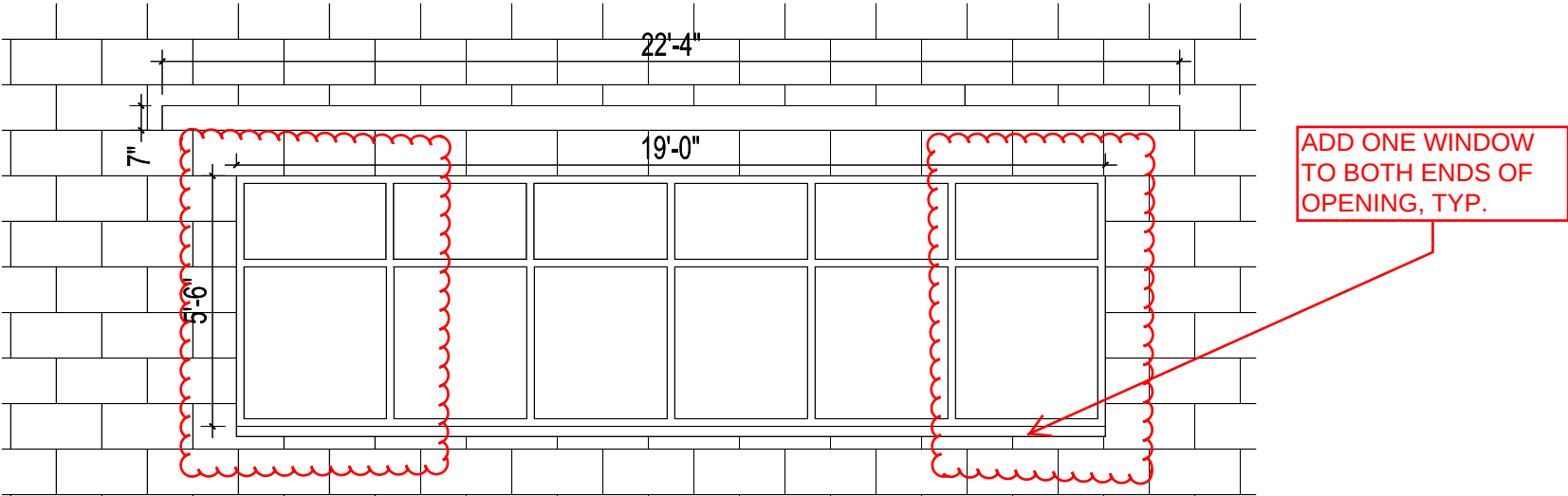
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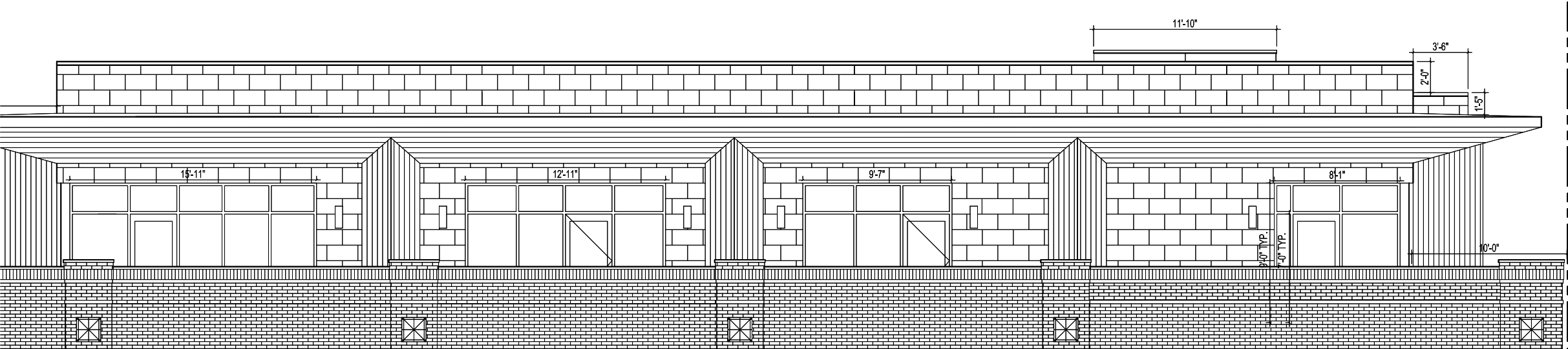
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TYPICAL THIRD FLOOR WINDOWS / SUN VISORS
WEST ELEVATION (1/4" = 1'-0")



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



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

