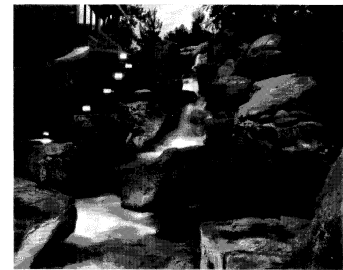
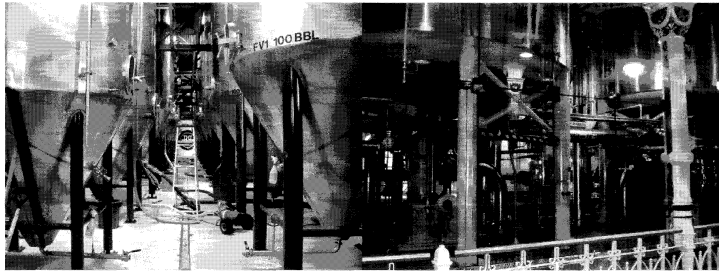


DESIGNS BY SUNDOWN PDO

Development Standards



A. Statement of Purpose

The purpose of these Development Standards is to establish standards for the development and improvement of the property. The standards contained in this Development Guide are intended to carry out the goals for development of this property. We are seeking an I-1 zoning for the property, and have utilized the Planned Development Overlay as a method to restrict unwanted uses that are permitted uses in the I-1 zone district, but are not appropriate for this property. The list of permitted uses are consistent with the general uses as contemplated in the City of Littleton Comprehensive Plan.

B. Application

These standards shall apply to all property contained within the Designs by Sundown PDO as shown on the Development Plan and these Development Standards. These requirements shall become the governing standards for review, approval and modification of all uses occurring on the site.

Provisions of this guide shall prevail and govern the use of the site; however, this guide does not supersede the City of Littleton Municipal Code, or South Santa Fe Corridor Plan, as amended. The zoning codes and regulations for the City of Littleton shall apply where the provisions of this guide do not address a specific subject; or where there is a conflict in which case the City of Littleton Municipal Code prevails.

1. Development Standards;
2. The use of any existing building, other structures, or parcel of land may be changed or extended as provided for in these Development Standards, and
3. Any existing building or other structure may be enlarged, reconstructed, structurally altered, converted or relocated for any purpose permitted or required by the provisions of these Development Standards.

B. Control Over Location and Bulk

After adoption of these Development Standards, the location and bulk of all buildings and other structures built after the effective date of these Development Standards shall be in conformance with:

1. All applicable standards contained within the Development Plan and Standards; and
2. Any other applicable standards of the City of Littleton Municipal Code, as amended and where such standards are not specifically addressed in, or are in conflict with these Development Standards.

GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development which may occur in the Designs by Sundown PDO.

CONTROL PROVISIONS

A. Control Over Use

After adoption of these Development Standards:

1. Any new building or other structure, and any parcel of land may be used as provided for in these





SECTION 1.

INTENT & PERMITTED USES

Sec 1-10 Description

The zoning is intended to facilitate the development of the Designs by Sundown property to create a new headquarters and brewing operation for the Breckenridge Brewing Company, as well as serve as the corporate headquarters for Designs By Sundown, a well established Littleton Landscape Design and Construction Company.

Sec. 1-20 Intent

1. Provide modest flexibility to adjust to potential future changes in use, while some of the potential uses are not currently proposed for the specific Brewery, or DBS site operators, this plan allows for future uses on undeveloped portions of the site,
2. Create appropriate buffers and screening to our southern neighbors in Wolhurst Landing,
3. Develop a design that enhances the streetscape experience along Briarwood Ave,
4. Provide a regional drainage solution,
5. Modify the current Briarwood Ave and Santa Fe Ave intersection to create a safer condition for the Meadowood community,
6. Create appropriate buffers, and take advantage of views to the west towards the Reynolds Landing Open Space,
7. Develop a site plan to show conceptual improvements for the new headquarters for the Breckenridge Brewery Company including a Visitor Center & Gift Shop, "Beer Garden" Event Lawn, Brewhouse, Offices, Brewing Operations, Packaging and Warehouse buildings,
8. Develop a site plan to show conceptual improvements for a "Lodge" office headquarters (approximately 8,000 square foot footprint), storage and equipment barn (approximately 3,500-4,500 square feet), plant storage areas, parking and landscape screening.

Sec. 1-30 Uses Permitted

- OFFICE, CLERICAL, AND SERVICES NOT RELATED TO GOODS OR MERCHANDISE
- Administrative and executive; business and professional; and general offices,
 - Financial services, such as banks, savings and loans and brokerages,

BREWERY

- An establishment under Colorado law that manufactures and sells fermented malt beverages for both on-premise and off-premise consumption.

RESTAURANTS/FOOD SERVICE - (ALLOWED AS ACCESSORY USE)

- Service within enclosed area under roof without drive-through facility,
- Takeout and delivery,

SALES, RENTAL AND SERVICE OF GOODS, MERCHANDISE, AND EQUIPMENT NOT INCLUDING MOTOR VEHICLES AND BUSINESS - (ALLOWED AS ACCESSORY USE)

- General merchandise,
- Wholesale sales and distribution to retailers/businesses,

RESEARCH AND DEVELOPMENT

- Laboratory; medical, dental and optical,
- General research and development,

PARKING STRUCTURES/STORAGE - (ALLOWED AS ACCESSORY USE)

- Outdoor storage,

LIQUOR LICENSED PREMISES - (ALLOWED AS AN ACCESSORY USE)

- Bars and taverns,

MANUFACTURING, INCLUDING PROCESSING, CREATING, RENOVATING, PAINTING, CLEANING, AND ASSEMBLY OF GOODS, MERCHANDISE AND EQUIPMENT

- Assembly of prefabricated parts,
- Fabrication by stamping, cutting or otherwise shaping processed materials into useful products,
- Other than products related to mining or quarrying operations, petroleum and chemicals, alcohol distillation, animal products or by-products, wood, rubber, metal, and gases excepting nitrogen and oxygen and similar products,
- Brewery and Fermentation uses are specifically allowed,

INSTITUTIONS

- Churches,
- City owned/operated

LANDSCAPE BUSINESS USES

- Landscape business uses, and all accessory structures and uses which are customarily incidental or appropriate to storing landscape materials (including plant material), landscape operations, equipment storage, shall be permitted within the Designs by Sundown PDO.

HARVESTING OF CROPS - (ACCESSORY USE)

- With the development of the property, a hops field, as well as a kitchen garden, is anticipated to support the Breckenridge Brewery uses.

MISCELLANEOUS USES

- Utility installations,

- Ancillary utility structure,

- Antenna support structure,

- Temporary building, office or yard for construction, temporary building used as sales office, temporary structure, utility installations per subsection 10-8-2(A) of title 10

- Outdoor events such as weddings, music, festivals. A maximum of 4 annual outdoor amplified events at the Breckenridge Brewery event lawn area are allowed as part of the project's approvals. Any outdoor amplified events (as defined by City Code), at the project must first obtain an amplified sound permit in accordance with the City's noise control ordinance. If in the future, Breckenridge Brewery wishes to increase the maximum number of outdoor events beyond 4 annually, Breckenridge Brewery will meet with representatives from the adjacent neighboring properties and the City Manager's office for input, and may obtain an increase only if supported by all these groups. The City shall treat the Meadowood Village property as a residential use (as opposed to the current B-3 zoning of the property) when evaluating the project's compliance with 7-3-5(K) (regarding amplified sound) of the City's noise control ordinance. The Brewery operations shall be treated as an industrial use under Section 7-3-6 of the City's noise control ordinance. If in the future the Meadowood Village property becomes a non residential use, all limitations on the Breckenridge Brewery project regarding the self imposed application of the maximum number of outdoor events and Truck Loading Operations shall go away. The time and duration of the outdoor amplified events will be noted on the events permit application. However, if requested by the adjacent residential properties, these events will not go beyond 7:00pm.

- Truck Loading Operations - Between the hours of ten o'clock (10:00) PM and seven o'clock

(7:00) AM, the loading, unloading, or delivery of goods by trucks in such a manner that causes disturbance shall be prohibited.

- Accessory Uses - Buildings and uses customarily appurtenant to the permitted uses in accordance with City of Littleton regulations. Specifically, there are two existing approximately 950 sq.ft. out buildings at the northwestern corner of the property that Breckenridge Brewery intends to use a few times a year during events as guest accommodations.

Uses, for which the Zoning Official is not able to make a final determination, may be permitted upon a finding by the Community Development department that the use is similar in character and impact to those uses specifically permitted within the property, when consideration is given to the goals and policies expressed in the Comprehensive Plan, and to traffic and parking needs associated with the proposed use.

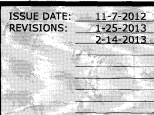
PROHIBITED USES

- Industrial temporary labor hall
- Open air flea market
- Adult entertainment
- Tattoo parlors
- Off track betting
- Correctional Facility
- Beekeeping (accessory use)
- Auto Sales
- Gas Station
- Auto Parts sales
- Auto service and body repair
- Building or roof mounted CMRS facilities,
- CMRS collocation site
- Ambulance Facilities
- Commercial cleaning/laundry operations
- Automotive curbside service
- Mini-warehousing
- Treatment and boarding of small animals within enclosed structure
- Nightclubs
- Service within enclosed area under roof with drive-through facility,

439-8 4C/F16



DESIGNS BY SUNDOWN
Littleton, CO
PLANNED DEVELOPMENT OVERLAY



SECTION 2.**OVERALL SITE DEVELOPMENT STANDARDS****Sec. 2-10 Building Standards**

- A. Maximum Building Height: 55 feet for buildings and 60 feet for brewery tanks except for the following areas where a more restrictive standards applies,
1. 48 feet maximum building height for areas with 55 feet from Briarwood Avenue right-of-way.
 2. 40 feet maximum building height for areas within 325 feet from the southern property boundary.
- B. Minimum Building setbacks:
- (a) From Briarwood Avenue: 25 feet
 - (b) From Western property line: 40 feet
 - (c) From Southern property line: 100 feet along Wolhurst Landing boundary; 20 feet along the 6885 S. Santa Fe Drive boundary
 - (d) from S. Santa Fe Drive Westerly Curbline: 100 feet
 - (e) Minimum distance between free standing structures shall be 15 feet, if on separate lots or no required separation if part of a building complex on the same lot (bridge from second level of a building to another building).
- C. Minimum unobstructed open space - 20%
- D. Maximum floor to area ratio (F.A.R.): .75:1
- E. Existing structures are exempt from the setbacks

Notes

(1) Height of spires, fireplaces, wind veils, or similar appurtenances are not restricted to such limits and may be constructed to the height approved in the Final Site Development Plan.

(2) Mechanical equipment and structures enclosing such equipment may exceed these heights so long as such facilities do not cover more than 15% of the roof area; are not higher than 15 feet above the roof line; and are setback at least one foot from the edge of the roof for every one foot in height of such equipment and structures above the roof line. All rooftop mechanical equipment shall be disguised by architectural elements of the building, such as parapet walls or mechanical penthouse rooms that are designed as an integral part of the building.

(3) Portions of buildings may extend into the interior street setback area by up to 25% of the established setback so long as the average of the building line on a specific lot is at least equal to the established setback.

(4) There shall be a fifty foot wide area of unobstructed open space along the south edge of the property adjacent to the Wolhurst residential development. There shall be a forty foot wide area of unobstructed open space along the western property boundary.

Sec. 2-20 Parking and Loading**Offstreet Parking**

For the manufacturing and warehouse sections of the building we are proposing less parking than the code would normally require with the manufacturing at 1 space per 1000 square feet and warehouse at 1 space per 4000. These thresholds will be more in line with the actual parking needed for the brewing operation. The vast majority of the brewing buildings is filled with tanks, equipment and containers. There are very few people working in these areas on a per square foot basis. We have extrapolated these personal needs from the existing Breckenridge Brewery in central Denver.

1) Site Design (parking location), landscaping, berms, other topographic features, fencing and/or grading will be used in various arrangements to break up views of parking lots from the South Santa Fe Drive, and Briarwood Ave.,

2) Joint or multiple use of parking spaces may be permitted, provided a schedule of operation, including the proposed method of regulation, is defined on the Final PDO Plan approved by the City. In addition, the number of required parking spaces may be reduced by the City as part or its approval of the Final PDO plan based upon a determination that a significant number of the users of a particular facility will come to that facility by means other than single occupant automobile. In the event that the uses sharing parking spaces are proposed to change, the new uses shall be reviewed by City to insure that the original schedule of operation and method of regulating remain valid. If not, additional parking spaces shall be provided.

Sec 2-30 Exterior Lighting

1) Lighting shall be directed downward and away from Wolhurst Landing, surrounding residential areas, and South Platte Park.

2) Accent illumination may be provided at such key locations such as project entries to augment quality landscaped entries. Lighting may also be used to illuminate landmarks, landscape improvements, activity areas, or unique site features. Other than to accent such areas, lighting should be diffused.

3) Building mounted security lighting fixtures are not to project above the fascia or roof line of the building and are to be shielded.

4) Parking lot and security lighting will be fully shielded and downcast. All proposed lighting will meet the City of Littleton city code requirements.

Sec 2-40 Outdoor Storage and Waste Disposal

1) All outdoor storage, including, but not limited to, storage facilities for building materials, raw materials, equipment, scrap, trash, and products shall be enclosed by fences, walls and/or landscaping which conceal such facilities from the South Santa Fe Drive, Briarwood Ave, and adjacent properties, as viewed from ground level.

2) No materials or waste shall be deposited upon a lot in a form or manner that they may be moved off the lot by natural causes or forces with the exception of landscape material.

3) All materials or wastes which might cause fumes or dust; which constitute a fire hazard; or which may be edible or otherwise attractive to rodents or insects, may be stored outside only if located in closed containers.

4) No toxic, corrosive, flammable or explosive liquids, fuel, solids or gases shall be stored in bulk above ground, except as provided in the Uniform Fire Code updated in Title 5, Chapter 2 of the City Code.

5) Storage of fuel directly connected to heating devices or appliances located on the same lot shall be governed by the Uniform Fire Code adopted in Title 5, Chapter 2 of the City Code.

6) Landscape and plant material may be exempted from these screening requirements. Specific outdoor storage areas will be identified in the Site Development Plan.

Sec 2-50 Loading and Service Areas

The purpose of this loading and service area requirement is to provide for the design of these areas in a functional and aesthetically pleasing manner. The guidelines are as follows:

1) Truck loading docks shall be screened through creative site design and building placement, walls, fencing, landscaping and/or berming to reduce visibility from Santa Fe Drive & Briarwood Ave, as viewed from ground level,



2) Such screening shall be treated as an extension of the building's architecture and landscape architecture,

3) Loading and servicing areas shall be screened through creative site design and building placement, walls, fencing, landscaping and/or berming to reduce visibility,

Sec 2-60 Signage

1) All signage will meet the requirements of the City of Littleton Sign Code and the guidelines of the South Platte River Corridor Design Objectives - with the exception that wall signs will be permitted up to 6' in height when they are set back 250 feet or more from the Santa Fe right of way.

2) Signs shall be controlled by a planned sign program approved as part of the Final PDO Plan approval,

Sec 2-70 Architecture

1) The building architecture on the site shall be in conformance with the South Platte River Corridor Design Standards, and the illustrations depicted on Sheets 8-14 of this document,

Sec 2-80 Landscaping

1) Intent
Landscaping should unify the building and its site and adjacent development areas. The emphasis shall be on the landscaping of the project as a single entity, not on small scale individually landscaped areas. Landscaping must be designed by a landscape architect. Landscaping should be used to assist in buffering surface parking and mechanical and service areas; to soften structures; and to screen utility facilities such as transformer switch cabinets and meters.

2) Western Boundary/Reynolds Landing landscape area:
a) The design intent of the project is to connect in a visual, and actual sense to the adjacent open space area. A bike path connection is proposed towards the northwestern boundary of the property. The intent of the site design for the majority of the western edge of the property is to present a 'public' face to the adjacent open space area.

3) Western Boundary/Reynolds Landing landscape buffer:
a) For the purpose of screening parking areas or utility areas etc, a landscape buffer shall be installed parallel to that portion of the developed property which abuts the existing Reynolds Landing parcel.
b) The landscape buffer shall be designed to provide a friendly but actual barrier between Reynolds Landing and adjacent private property.
c) Species diversity will be an important aspect of plant selection in order to prevent landscape eradication due to a single species disease event; prevent loss of buffer effectiveness due to the slow or totally ineffective adaptation to the environment of a single species; and to promote a variety of height, color, and surfaces within the confines of the landscape buffer. The species selected will be as native as possible in order that any reproduction that occurs in the park will not introduce foreign species to the park environment, however evergreens must be included.
d) The landscape buffer shall include an open style fence on or near the property boundary and will be identified in the Final PDO Plan.
e) The landscape buffer shall be installed in a particular segment by the time the construction of the first building is completed within that segment. The landscape buffer shall be maintained by the property owner or by an established property owners association.

4) Major street edges:
a) There shall be a landscape edge along South Santa Fe Drive. This edge shall have a width of at least 30 feet measured from the edge of the road improvements at the time the landscaping is installed, it is understood that this property has very minimal actual frontage along South Santa Fe Drive. The frontage along South Santa Fe Drive is limited to the Right-In, Right-Out intersection at the south east corner of the property.

5) Fences shall be regulated in accordance with the City of Littleton Zoning Ordinance.
6) Berming shall be encouraged to be used as an integral part of landscape features when soil for such berming is available.
7) Wolhurst Edge:
The unobstructed open space located between Wolhurst Landing and the Designs by Sundown buildings shall be landscaped in a manner to buffer

the property with adjacent areas and shall generally consist of the use of native plant materials and material landscaping features approved by the City of Littleton. The landscaping shall be appropriately irrigated. Maintenance of the landscaping shall be the responsibility of either Designs by Sundown next to the specific area of unobstructed open space, or a property owners association.

Sec 2-90 Noise, Vibration, Odor and Emissions

1) Noise: Any noise produced on the site shall be subject to limitations per Title 7, Chapter 3 of the City Code.

2) Vibration Generated: Every use shall be operated in a manner so that any recurring ground vibration generated is not generally perceptible, without instruments, at any point beyond the boundary line of the lot on which the use is located.

3) Emission of Glare: Every use shall be operated in manner so that obnoxious or dangerous glare is not emitted from any controllable source beyond any boundary line of the lot on which the use is located.



4) Emissions of Heat, Odor, Air Pollution, Toxic Gases and Radiation: Every use shall be operated in a manner so that no heat; odor; air pollution; toxic, noxious or corrosive fumes or gases; radiation; or other toxic, noxious or corrosive matter is emitted from the site.

Sec 2-100 Multiple Structures

Multiple structures shall be permitted on individual lots. When multiple structures are planned as part of a single ownership or project, they should be designed in a coordinate architectural and spatial manner.

Sec 2-110 Final PDO Plan

Prior to the submission of any application for approval of a Final PDO Plan; the landowner, or its assigns, will prepare detailed land use and development standards. Such detailed standards shall contain development controls, regulations and design standards similar to but no less stringent than those embodied in this General PDO Plan. Detailed standards shall be provided for, but is not limited to, the design, construction and maintenance of the following:

1. Protection of natural amenities internal, or adjacent to, the property.
2. Storm drainage facilities.
3. Topographic and soils conditions.
4. Common areas, landscaping, fencing and signage.
5. Architecture and site design including materials, colors, site coverage, building heights, and compatibility with adjacent uses.
6. Buffering of parking, waste and services areas.
7. Pedestrian system.



DESIGNS BY SUNDOWN
Littleton, CO
PLANNED DEVELOPMENT OVERLAY

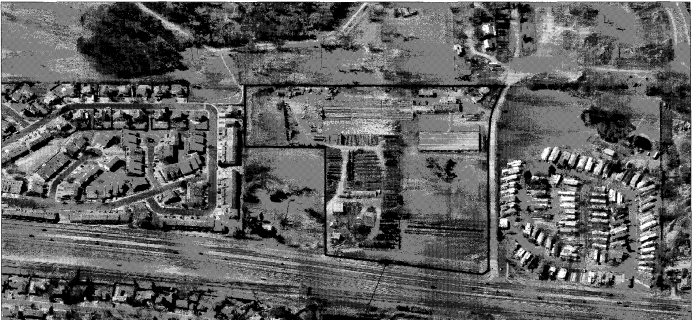


DEVELOPMENT STANDARDS

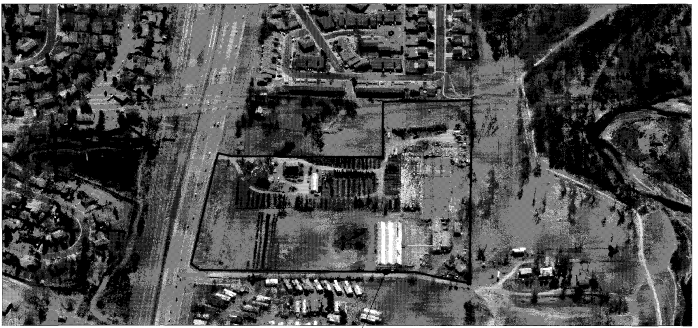
ISSUE DATE: 11-7-2012
REVISIONS: 12-5-2013
2-14-2013

SHEET NAME
SHEET NUMBER
5

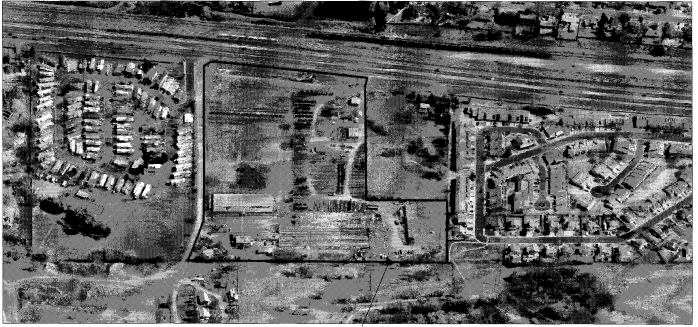
Reception #: D3110617, Plat Bk 439 Page 5, 6 OF 16



AIR VIEW LOOKING WEST
(APPROXIMATE PROPERTY BOUNDARY)



AIR VIEW LOOKING SOUTH
(APPROXIMATE PROPERTY BOUNDARY)



AIR VIEW LOOKING EAST
(APPROXIMATE PROPERTY BOUNDARY)

439-10 6/16

LAND USE SUMMARY
DEPICTED IN
CONCEPTUAL PLAN

TOTAL LAND AREA - approx. 19.5 ACRES

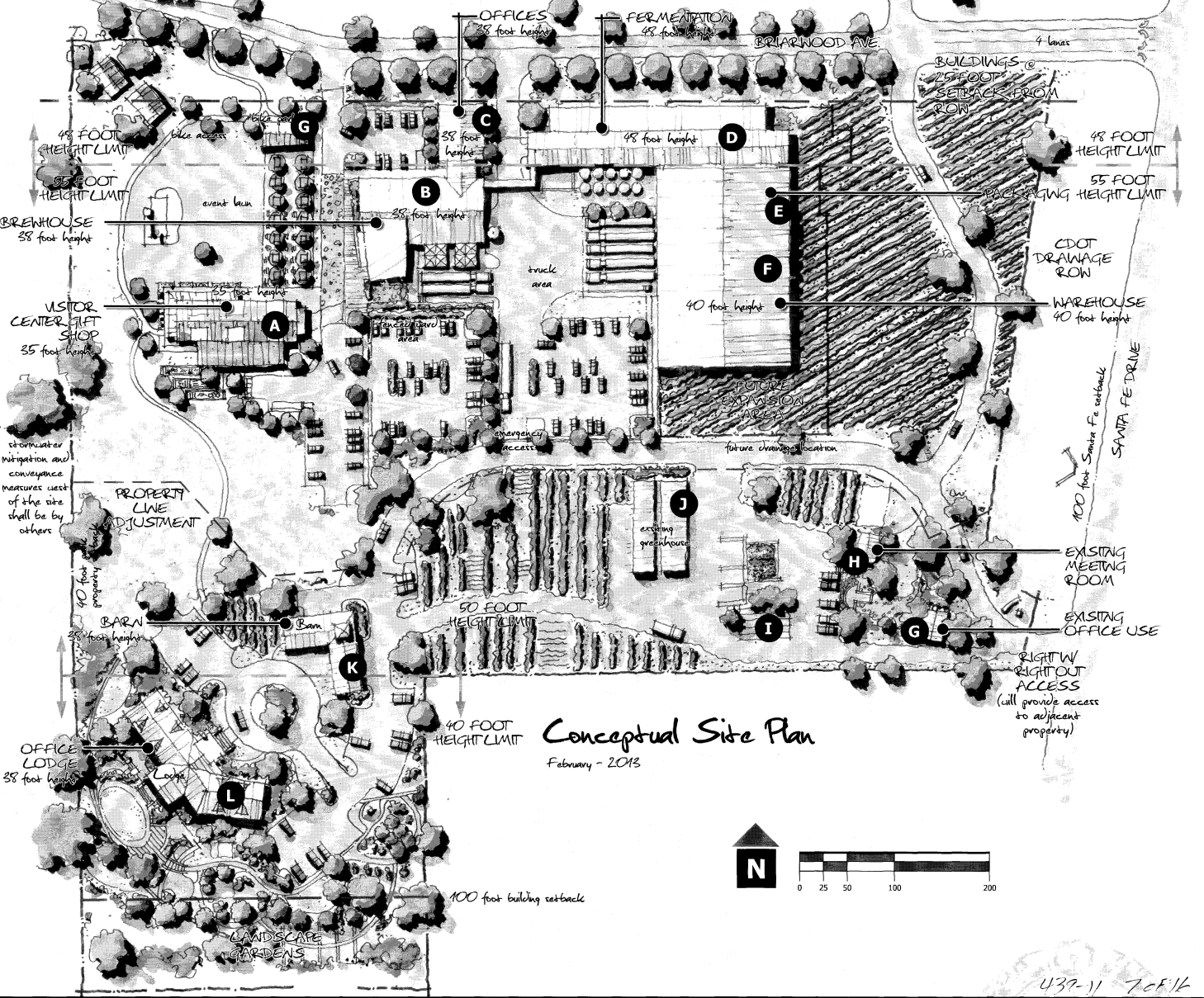
GROSS BUILDING AREA

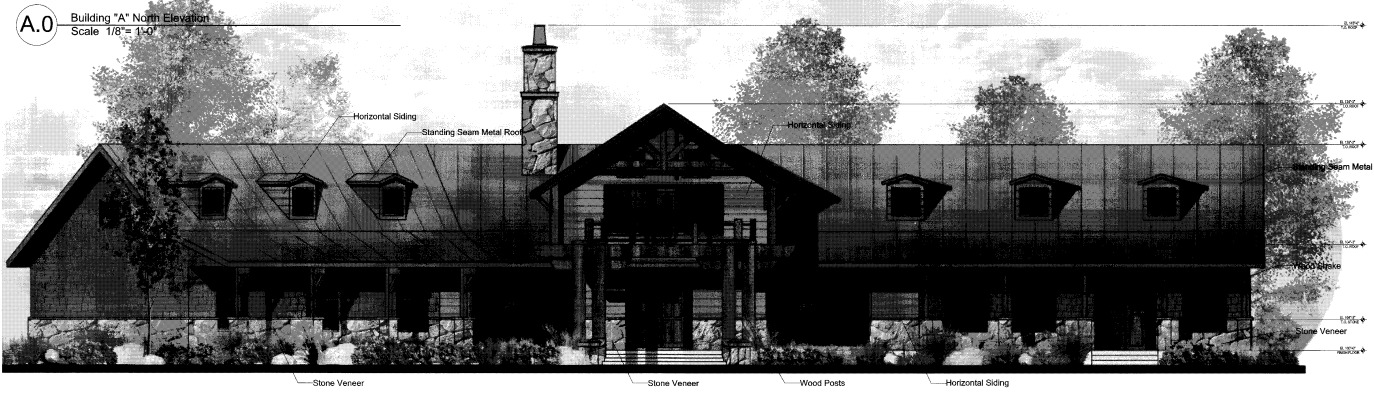
A -	10,142 SQ.FT.
B -	19,130 SQ.FT.
C -	6,168 SQ.FT.
D -	18,683 SQ.FT.
E -	17,228 SQ.FT.
F -	11,983 SQ.FT.
G -	1,250 SQ.FT.
H -	650 SQ.FT.
I -	2,030 SQ.FT.
J -	4,934 SQ.FT.
K -	3,500 SQ.FT.
L -	8,400 SQ.FT.
EXISTING -	1,884 SQ.FT.
EXPANSION AREA -	125,000 SQ.FT.
TOTAL -	230,982 SQ.FT.
F.A.R. -	0.3:1

PAVEMENT AREA -	107,882 SQ.FT.
OPEN SPACE AREA -	528,957 SQ.FT.
OPEN SPACE -	60%

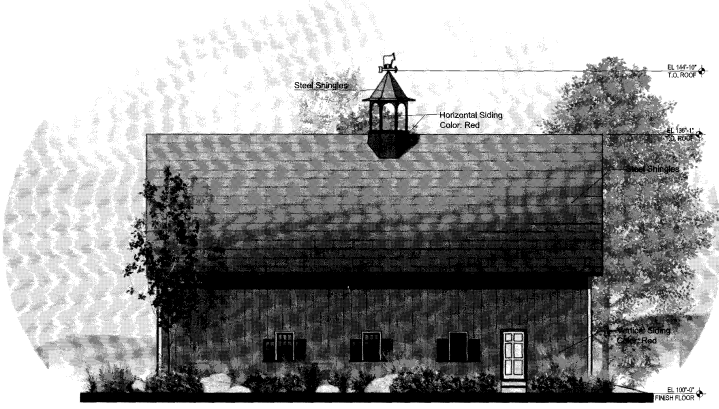
NUMBER OF OFF STREET PARKING
SPACES - 176

NOTE:
THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND
MAY BE SUBJECT TO MODIFICATIONS AT FINAL PDO PLAN.
THE CONCEPTUAL SITE PLAN IS INTENDED TO DEPICT
HOW THE PROPERTY MAY INITIALLY BE DEVELOPED.
DEVELOPMENT STANDARDS REGULATE THE FINAL
PDO PLAN, AND ARE IDENTIFIED ON SHEET 5 IN THIS
DOCUMENT. AS EXPANSION HAPPENS OPEN SPACE AREAS
WILL BE REDUCED.

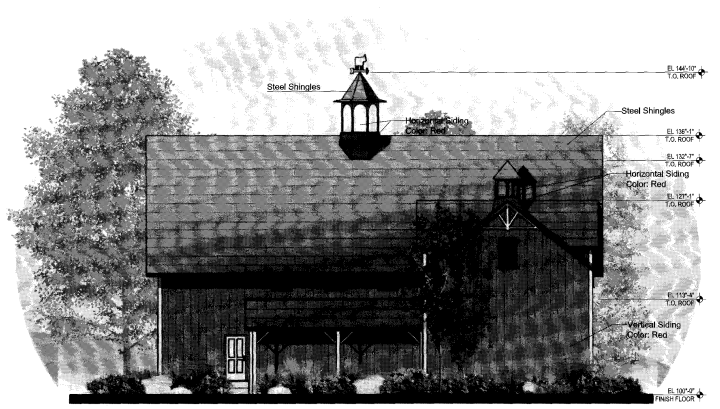




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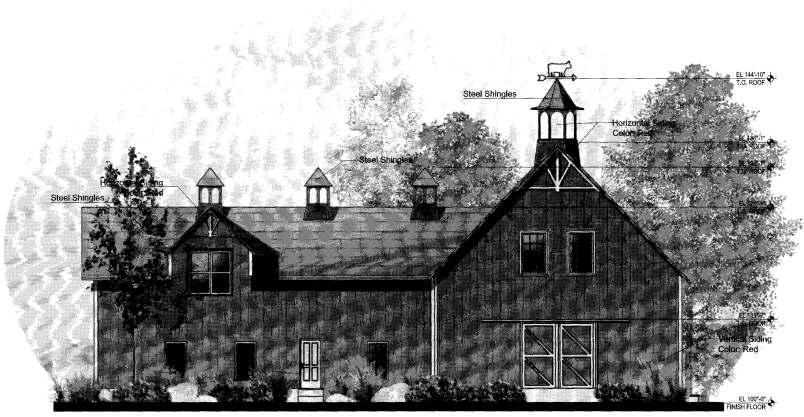


B.0 Building "B" North Elevation
Scale 1/8"= 1'-0"

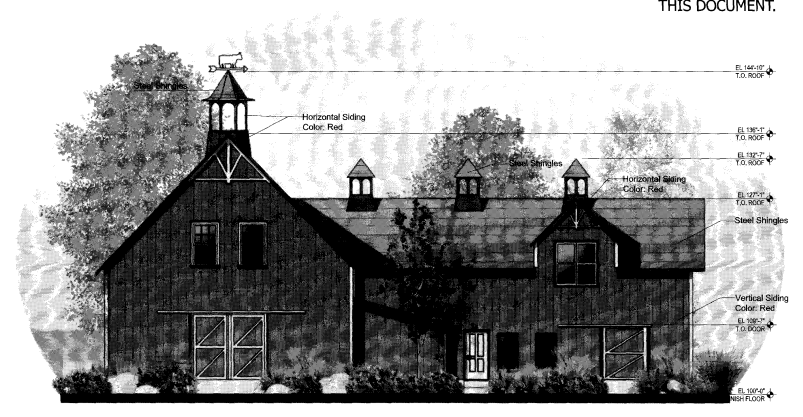


B.1 Building "B" South Elevation
Scale 1/8"= 1'-0"

NOTE:
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PURPOSES ONLY AND MAY BE SUBJECT
TO MODIFICATIONS AT FINAL PDO PLAN.
DEVELOPMENT STANDARDS REGULATE THE
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THIS DOCUMENT.



B.2 Building "B" East Elevation
Scale 1/8"= 1'-0"



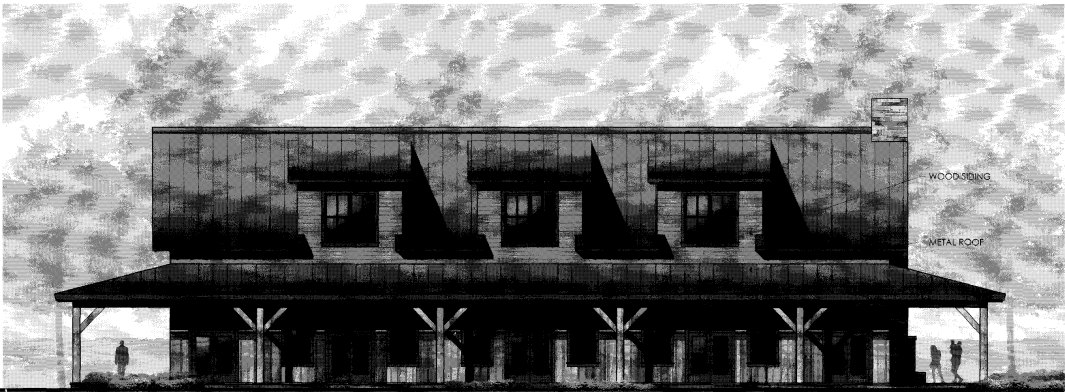
B.3 Building "B" West Elevation
Scale 1/8"= 1'-0"

NOTE:
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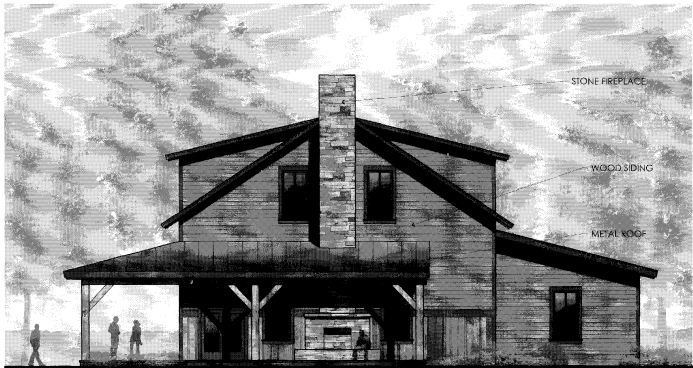
RESTAURANT
GIFT SHOP
BAR



EAST ELEVATION
scale: 1/8" = 1'-0"



NORTH ELEVATION
scale: 1/8" = 1'-0"



WEST ELEVATION
scale: 1/8" = 1'-0"



SOUTH ELEVATION
scale: 1/8" = 1'-0"

BREWHOUSE / TOUR

NOTE:
THIS DRAWING IS FOR
ILLUSTRATIVE PURPOSES
ONLY AND MAY BE SUBJECT
TO MODIFICATIONS AT FINAL
PDO PLAN. DEVELOPMENT
STANDARDS REGULATE
THE FINAL PDO PLAN AND
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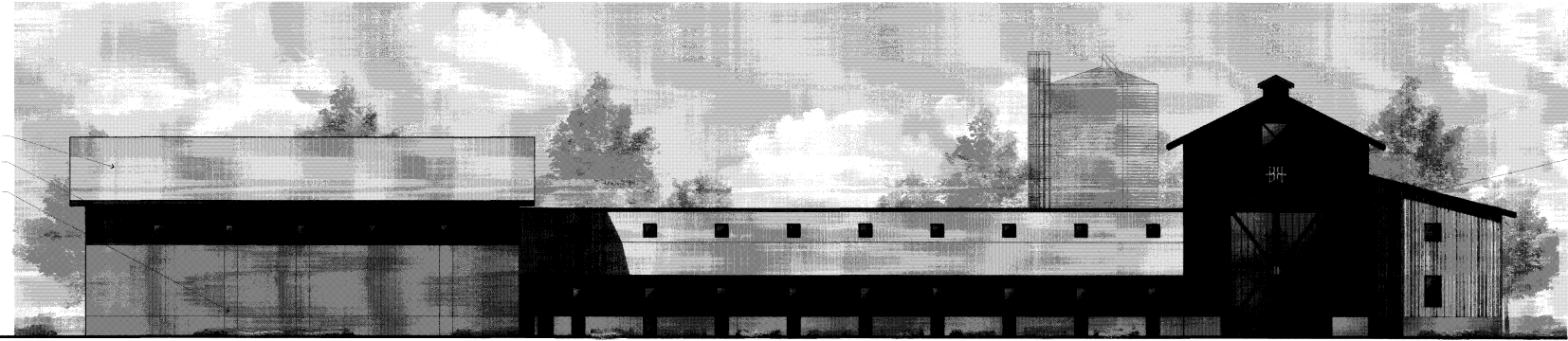
METAL ROOF
WOOD / METAL SIDING
METAL SIDING



WEST ELEVATION - 1
scale: 3/32" = 1'-0"

FERMENTATION / STORAGE / PACKAGING

METAL ROOF
WOOD / METAL SIDING
TEXTURED CONCRETE BASE



WOOD SIDING

EAST ELEVATION (SANTA FE AVENUE) - 2
scale: 3/32" = 1'-0"

DESIGNS BY SUNDOWN
LANDSCAPE ARCHITECTURE & CONSTRUCTION
LANDSCAPE DESIGNER & DESIGN MANAGER

BRECKENRIDGE BREWERY
FINE COLORADO BEER

DESIGNS BY SUNDOWN
Littleton, CO
PLANNED DEVELOPMENT OVERLAY

PLANNING & LANDSCAPE ARCHITECTURE
people creating spaces
www.designgroupco.com
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303.733.4700

LAND USE / ENTITLEMENTS CONSULTANT
Julia Development Co. Consulting
9162 S. Inverness Court
Highlands Ranch, CO 80120
303.702.2400

CIVIL ENGINEERING
CVL CONSULTANTS
10333 East Dry Creek Rd, Suite 240
Englewood, Colorado 80112

PLANNING & ARCHITECTURE
COBURN
"Creating great places"
3020 Carbon Place, # 203
Boulder, Colorado 80503

SHEET NAME
ILLUSTRATIVE ELEVATIONS

ISSUE DATE: 11-7-2012
REVISIONS: 1-25-2013
2-14-2013

SHEET NUMBER
11

439-15-11-0116



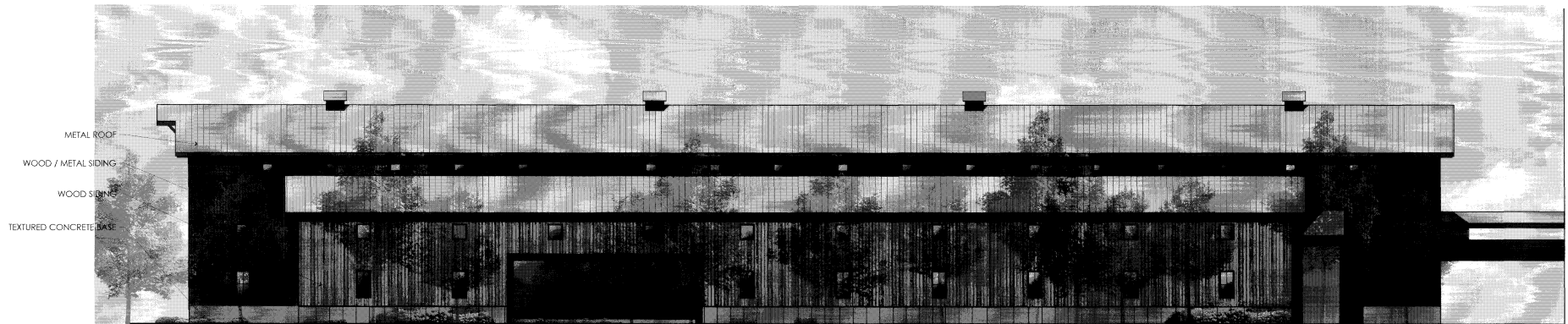
 SOUTH ELEVATION - 1
scale: 3/32" = 1'-0"

NOTE:
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PURPOSES ONLY AND MAY BE
SUBJECT TO MODIFICATIONS AT
FINAL PDO PLAN. DEVELOPMENT
STANDARDS REGULATE THE FINAL
PDO PLAN AND ARE IDENTIFIED IN
THIS DOCUMENT.



 SOUTH ELEVATION - 2
scale: 3/32" = 1'-0"

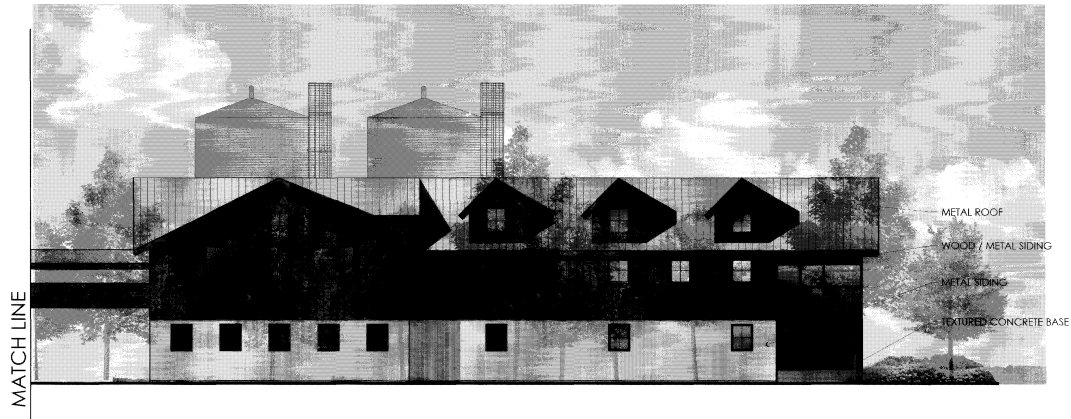
 <p>DESIGNS BY SUNDOWN LANDSCAPE ARCHITECTURE & ENVIRONMENTAL DESIGN & EXTERIOR RENOVATION</p>	 <p>DESIGNS BY SUNDOWN Littleton, CO PLANNED DEVELOPMENT OVERLAY</p>	 <p>PLANNING & LANDSCAPE ARCHITECTURE people creating spaces P.O. BOX 1000 • 1000 10th Street • 80110 • Denver, CO 80202 303.733.1000 • www.peoplecreatingspaces.com</p>	 <p>LAND USE / ENTITLEMENTS CONSULTANT Jules Development Co. Consulting 9142 S. Greenwood Court Highlands Ranch, CO 80120 • 303.702.5400</p>	 <p>CIVIL ENGINEERING CVL CONSULTANTS 10333 East Dry Creek Rd, Suite 240 Englewood, Colorado 80112</p>	 <p>PLANNING & ARCHITECTURE CORUM creating great places 3020 Carbon Place, # 203 Boulder, Colorado 80301</p>	<p>SHEET NAME ILLUSTRATIVE ELEVATIONS</p>	<p>ISSUE DATE: 11-7-2012 REVISIONS: 1-23-2013 2-14-2013</p>	<p>SHEET NUMBER 12</p>
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 NORTH ELEVATION (BRIARWOOD) - 1
scale: 3/32" = 1'-0"

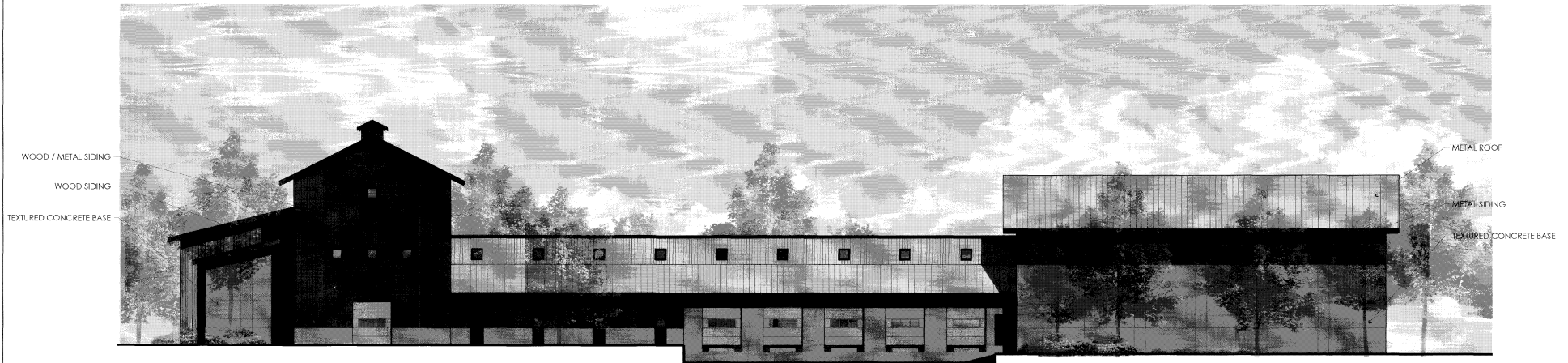
MATCH LINE

NOTE:
THIS DRAWING IS FOR ILLUSTRATIVE
PURPOSES ONLY AND MAY BE
SUBJECT TO MODIFICATIONS AT
FINAL PDO PLAN. DEVELOPMENT
STANDARDS REGULATE THE FINAL
PDO PLAN AND ARE IDENTIFIED IN
THIS DOCUMENT.



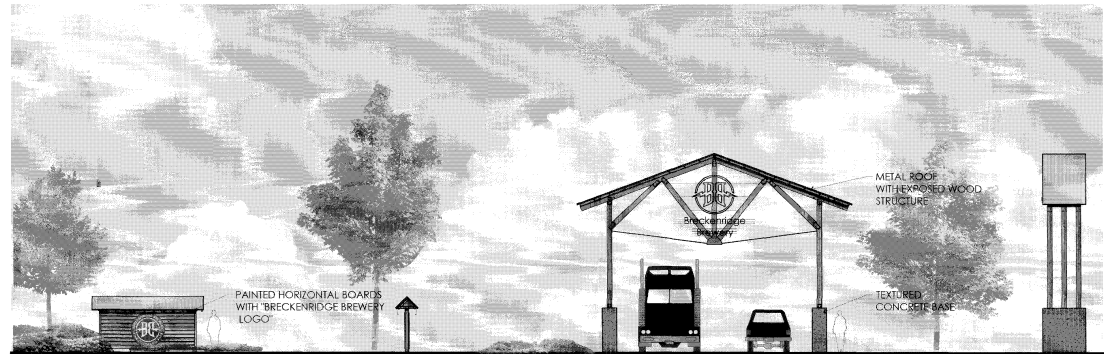
 NORTH ELEVATION (BRIARWOOD) - 2
scale: 3/32" = 1'-0"

MATCH LINE



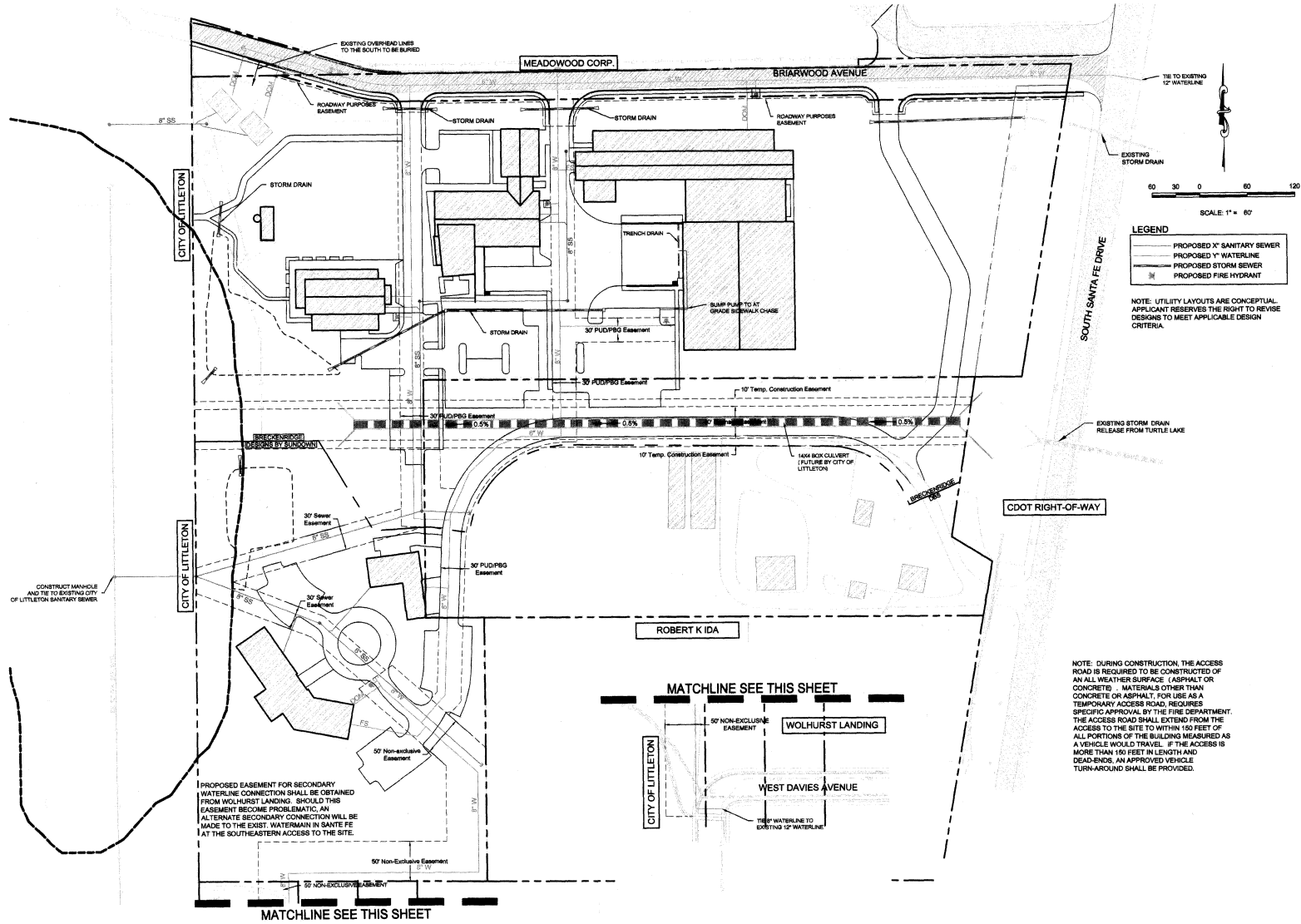
WEST ELEVATION - 1
scale: 3/32" = 1'-0"

NOTE:
THIS DRAWING IS FOR ILLUSTRATIVE
PURPOSES ONLY AND MAY BE
SUBJECT TO MODIFICATIONS AT
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SIGNAGE @ SANTA FE
scale: 1/8" = 1'-0"

GATEWAY @ MAIN ENTRY
scale: 1/8" = 1'-0"



439-20 160FH