

Mario Acosta Assistant Fire Marshal mario.acosta@thorntonco.gov 303.538.7651 2024.01.26

PROJECT INFORMATION & MATRIX

ZONING: MF	The 2020 Comprehensive Plan Future Land Use designation for this sit	e is "Mixed R	lesidentia	l Neighborho	od" (MRN) (page 4.1	7). The Com	prehensive Plan envi	ions MRN areas as included a range of housing densities
ZOMINO. PII	and types.								
	The proposal envisions no change the the type of housing on the subj	ect site. This p	oroposal i	meets the vis	ion of the 2	2020 Thorn	ton Compre	ehensive Plan.	
	Public Land Dedication (PLD) was previously satisfied with a cash paym	nent on Septe	mber 10,	1973.					
		UNIT	152	8	19	160	137,418	APPROXIMA	E
	ULLIIDANLA	INTERIOR	TYPICAL	ACCESSIBI F	HORN &			HEIGHT TO T	

BUILDING NAME	PHASE THORNTON CO 80260	OCCUPANCY GROUP	CLASSIFICATION	USE	UNIT STYLES	UNIT Interior Area SF	152 Typical Units	ACCESSIBLE UNITS	19 Horn & Strobe Units	160 TOTAL UNITS	137,418 GFA	STORIES	APPROXIMATE HEIGHT TO TOP OF ROOF PEAK	ACCENT COLOR	ICON	BRICK	STUCCO	WINDOV
BUILDING #547	1 547 W. 91st Ave.				1 BD	583	18	2	2	20	14,238	3 Stories	31' - 3"	SW 7602	💥 star	MOON DUST	SW 6070	TAN
BUILDING #563	4 563 W. 91st Ave.				1 BD	583	20		2	20	14,262	3 Stories	32' - 9"	SW 7735	nainbow	MOON DUST	SW 6070	TAN
BUILDING #595	7 595 W. 91st Ave.				1 BD	583	18	2	2	20	14,247	3 Stories	30' - 11"	SW 7068	⇔ cloud	MOON DUST	SW 6070	TAN
BUILDING #633	3 633 W. 91st Ave.	C		A	2 BD	777	19	2	3	21	19,014	3 Stories	32' - 4"	SW 6104	feather	MOON DUST	SW 6070	TAN
BUILDING #647	2 647 W. 91st Ave.	Group R-2	Residential	Apartment House	3 BD	903	10	2	2	12	12,747	3 Stories	31' - 1"	SW 6418	🎉 leaf	MOON DUST	SW 6070	TAN
BUILDING #663	9 663 W. 91st Ave.	IN-Z		riouse	2 BD	777	18		2	18	16,293	3 Stories	31' - 11"	SW 7577	butterfly	MOON DUST	SW 6070	TAN
BUILDING #677	8 677 W. 91st Ave.				3 BD	903	13		2	13	13,986	3 Stories	31' - 4"	SW 6342	flower	MOON DUST	SW 6070	TAN
BUILDING #753	5 753 W. 91st Ave.				2 BD	777	18		2	18	16,272	3 Stories	33' - 1"	SW 2810	(moon	MOON DUST	SW 6070	TAN
BUILDING #773	6 773 W. 91st Ave.				2 BD	777	18		2	18	16,359	3 Stories	32" - 8"	SW 6692	sun	MOON DUST	SW 6070	TAN
					1 Bedroo	m Units				60								
					2 Bedroo	m Units				75								
					3 Bedroo	m Units				25								
				AUXILIARY SPA	ACE						6,526 GFA							
CLUBHOUSE	10 625 E. 91st Ave.	Group A-3 & Group B	Office	Exercise Ro Maintenanc		-		rcel Area, L	easing Office	9,	5,758	1 Story	18' - 5"		✓ mountain	BLACK DIAMOND	SW 6070	BLACK
MAINTENANCE	10 W. 91st Ave.	Group U	Utility	Auxiliary							768	1 Story	16' - 0"					
				TOTAL PROJ	ECT SQUARE	FOOTAGE					143,944							-

2023-03-20

AERIAL VIEW



OVERLOOK AT THORNTON WEST 91ST AVENUE THORNTON CO

OVERLOOK AT THORNTON TEAM

ESS | Enayat Schneider Smith

Principal Engineer

travis.s@essdenver.com

3141 Walnut Street #203A

Denver CO 80205

Travis Smith

720 925 5058

OWNER	OWNER'S REP
Maiker Housing Partners	Colevo
Housing Developer	Owner's Representative
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Principal Engineer

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ARCHITECT

W8 | WORKSHOP8

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Boulder CO 80301

Project Architect

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	Rick Nobbe
	303 431 610
derengineering.c	RNOBBE@r

SWIMMING POOL CONSULTANT artin Consulting Engineers High Country Pools, Inc. Survey Manager Installer be, PLS Tyler Westermann 720-338-4070 100 x 360 twesterman@highcountrypools.com <u>martinmartin.com</u>

LANDSCAPE ARCHITECT

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Denver CO 80218

303 328 7056

BrightView Design Group

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Lakewood CO 80215

Senior Design Project Manager

| Amendment December 2023

CIVIL ENGINEER

303 325 5709

Project Manager

Mathew Adams, P.E.

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6330 South College Avenue

Fort Collins CO 80525

Denver CO 80203

Proof Civil

INTERIOR SQUARE FOOT CALCULATION - OVERLOOK **SHEET INDEX**

MDP - ARCHITECTURAL

	INTERIOR Area Sf	UNIT COUNT	CALCULATION 115,830
ne Bedroom Units	583	60	34,980
o Bedroom Units	777	75	58,275
ree Bedroom Units	903	25	22,575
022-03-25	•		

PARKING REQUIREMENTS - OVERLOOK AT THORNTON

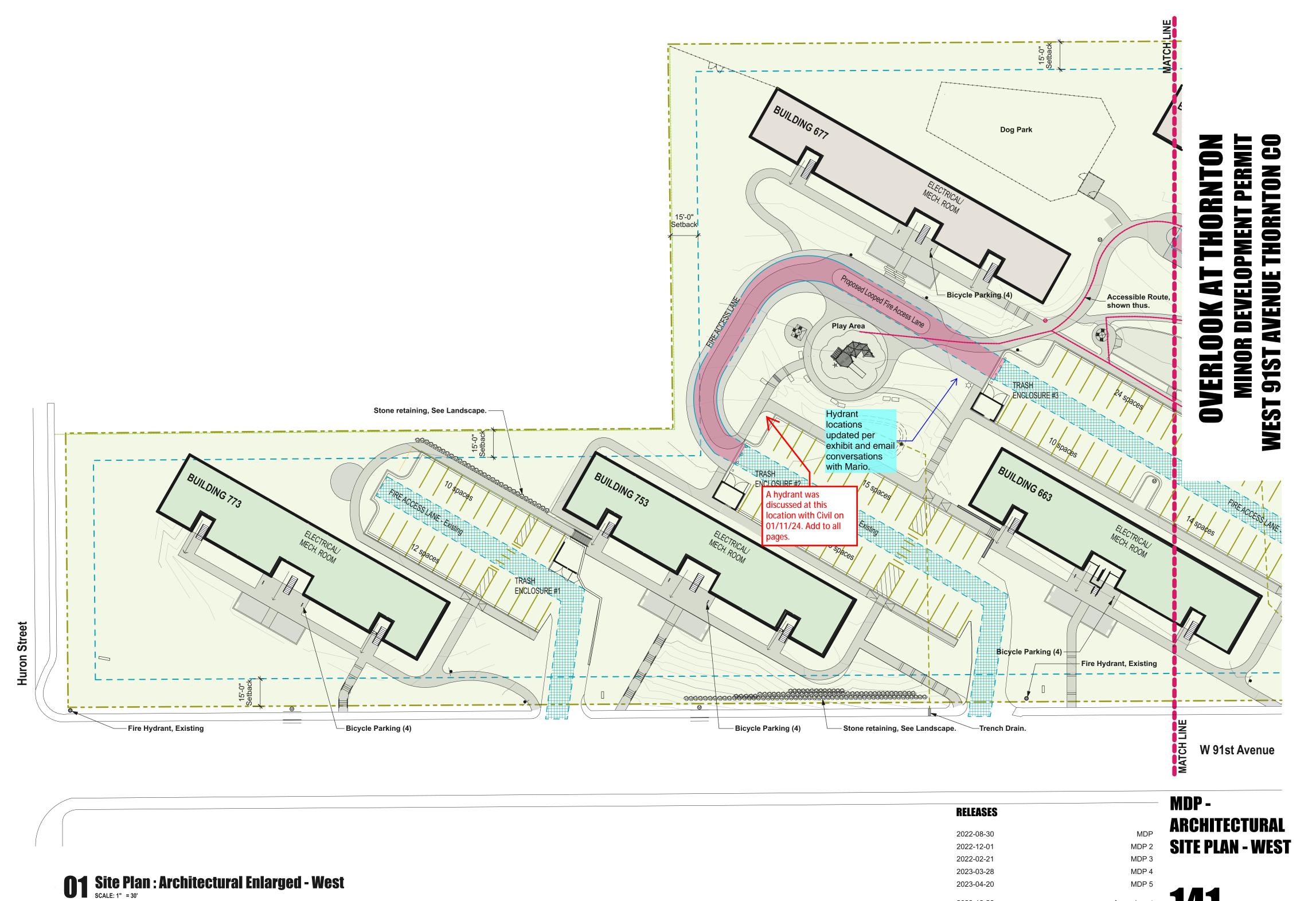
The MF development is required to provide one parking space per 500 square feet of interior area of each unit, plus one guest parking space per every five units. However, the existing site and number of parking spaces is legally nonconforming. The revised design is providing one additional parking space over what the exiting site

Since the proposed community center is located on the same property as the apartments no additional parking is required for the center.

	REQUIRED 272	EXISTING 233	PROPOSED 234
esident Parking (8'–6" x 17'–6") / 500 per SF	231.7	220	218
one parking per SF	500.0	526.5	531.3
uest Parking (8'–6" x 17'–6") / 1 per 5 units	32	0	0
one per every unit	5	0	0
DA Parking (8'-6" x 17'-6" + 60" aisle)	7	11	14
DA Van Parking (8'-6" x 17'-6" + 96" aisle)	1.2	2	2
ke Parking (exterior)		-	40

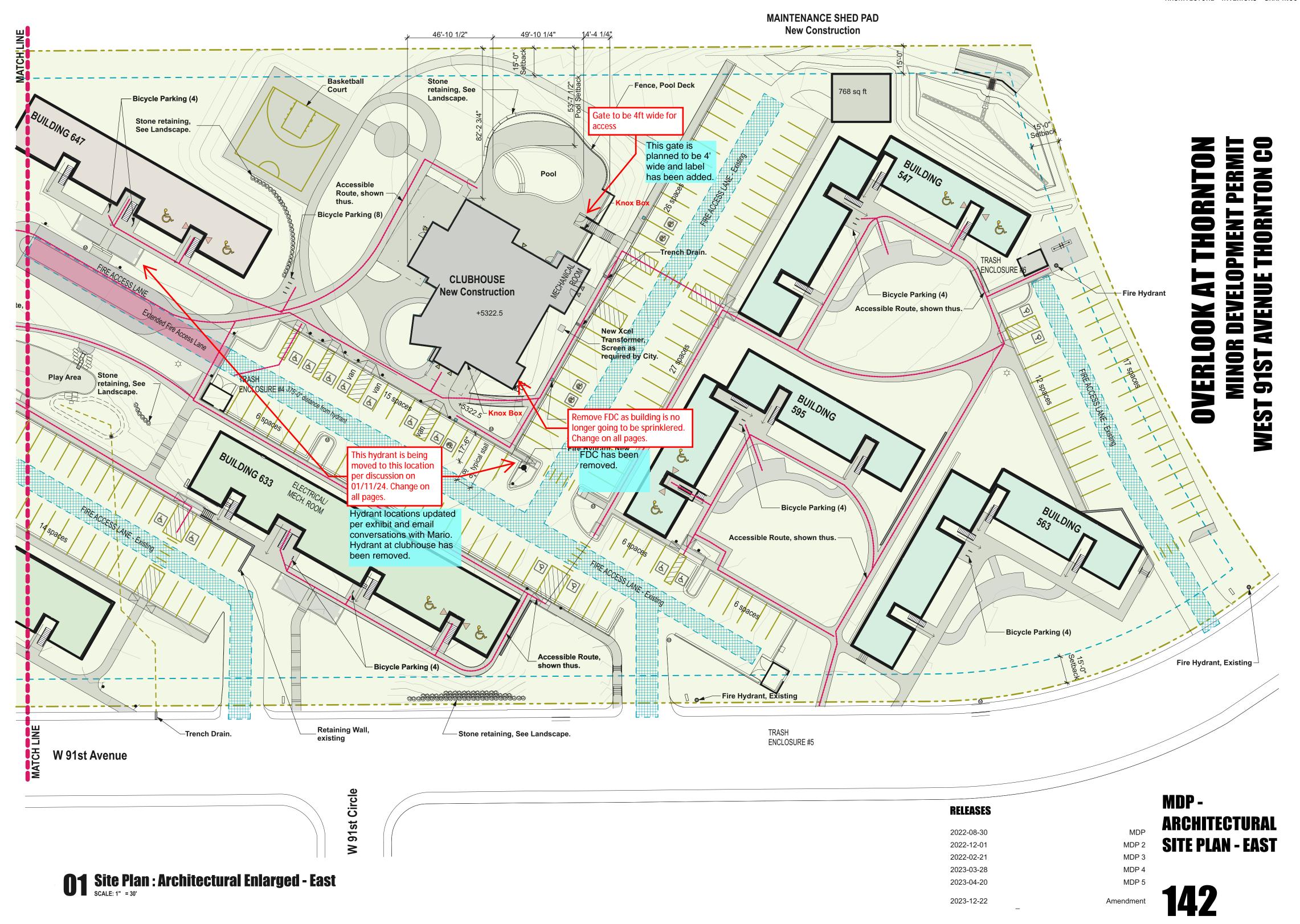
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2023-12-22

Amendment





OVERLOOK AT THORNTON MINOR DEVELOPMENT PERMIT WEST 91ST AVENUE THORNTON CO

RELEASES

 2022-08-30
 MDP

 2022-12-01
 MDP 2

 2023-02-21
 MDP 3

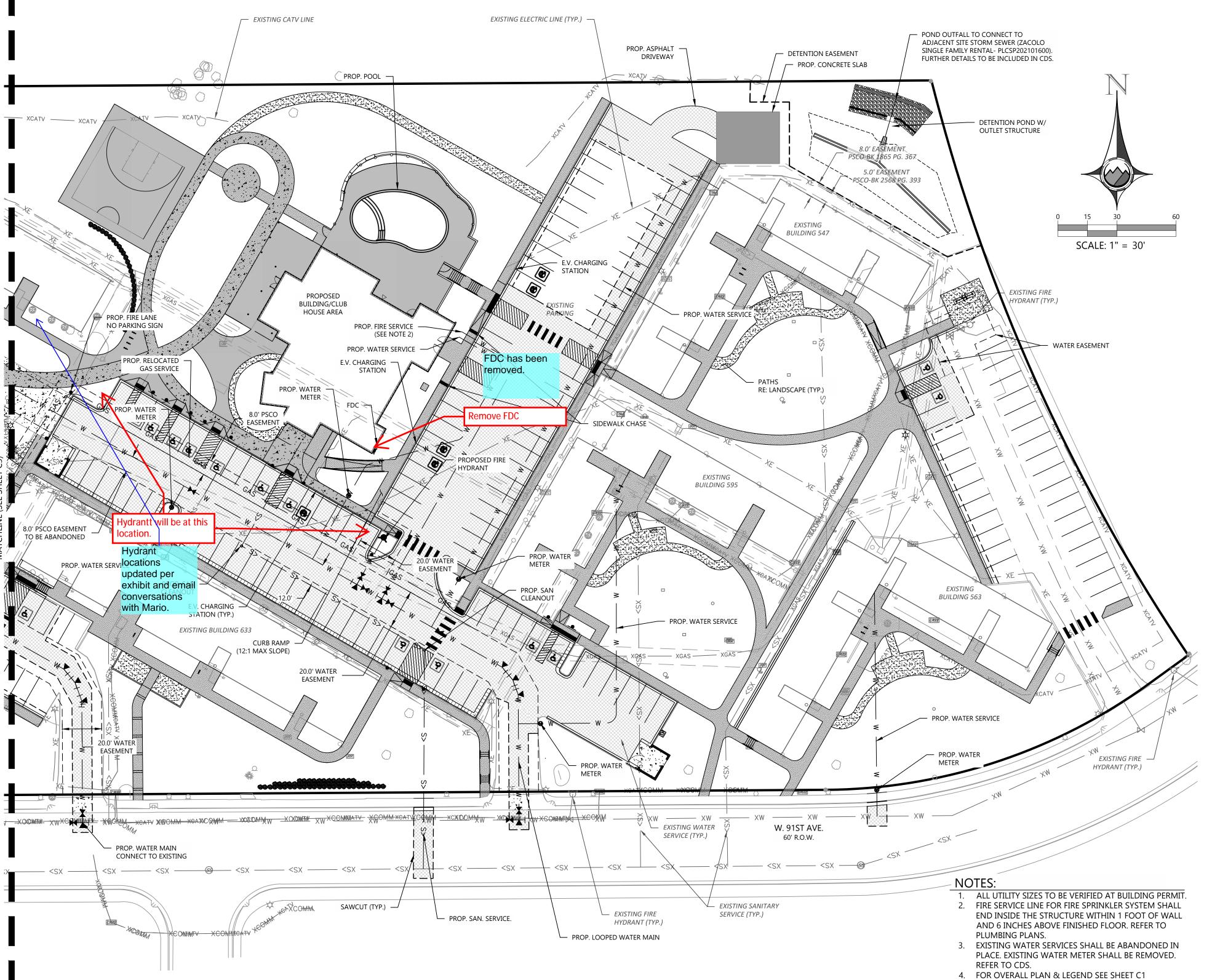
 2023-03-28
 MDP 4

 2023-04-20
 MDP 5

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 Amendment

MDP - CIVIL Utility Plan

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OVERLOOK AT THORNTON MINOR DEVELOPMENT PERMIT WEST 91ST AVENIE THORNTON CO

RELEASES

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MDP 3	2023-02-21
MDP 4	2023-03-28
MDP 5	2023-04-20
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MDP - CIVIL UTILITY PLAN

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PMENT PERMIT

DEVELO

MINOR







 INSTALL PER MANUFACTURER 2) RE: MATERIAL SCHEDULE FOR MODEL,

COLOR, FINISH, ETC.



DOG RUN FENCE AND GATE



INSTALL PER MANUFACTURER SPECIFICATIONS RE: MATERIAL SCHEDULE FOR

MODEL, COLOR.

16-15-DSSD

POOL FENCE / GATE

GRILL COUNTER

TO DEPTH OF 8".

NOTES:

. <u>GRILL BASIS-OF-DESIGN:</u> RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH DIMENSIONS REFER TO MANUFACTURERS INFORMATION FOR REQUIRED CUT-OUT DIMENSIONS AND INSTALLATION OF ALL FIXTURES.

. GAS DESIGN TO BE PER MEP. ELECTRICAL DESIGN TO BE PER ELECTRICAL CONSULTANT.





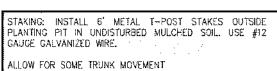
HARVEST TABLE



 SURFACE MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS

> RE: MATERIAL SCHEDULE FOR MODEL, COLOR, FINISH, ETC.

PRIVACY FENCE

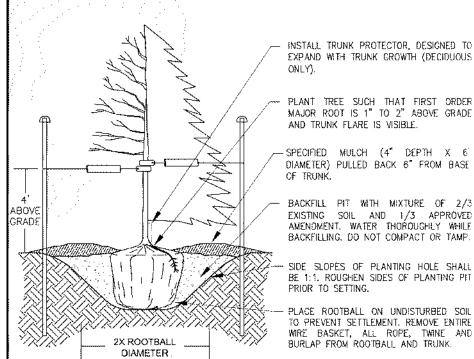


ATTACH TO 2" NYLON STRAPS THROUGH METAL GROMMETS, WITH 1/2" x 15" WHITE PVC SLEEVE ON EACH WIRE. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE

ADD PROTECTOR CAP TO TOP OF POST.

1-1/2" OF TRUNK GROWTH.

WRAP TREES TO FIRST BRANCH IF PLANTED IN THE FALL. do not wrap if planted in spring,



TREE STAKING PLAN VIEW MORE THAN 3" CALIPER & ON ALL EVERGREENS 3" OR LESS

INSTALL TRUNK PROTECTOR, DESIGNED TO PLANT TREE SUCH THAT FIRST ORDER MAJOR ROOT IS 1" TO 2" ABOVE GRADE AND TRUNK FLARE IS VISIBLE. -SPECIFIED MULCH (4" DEPTH X 6' DIAMETER) PULLED BACK 6" FROM BASE

BACKFILL PIT WITH MIXTURE OF 2/3 EXISTING SOIL AND 1/3 APPROVED AMENDMENT, WATER THOROUGHLY WHILE BACKFILLING, DO NOT COMPACT OR TAMP.

PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT, REMOVE ENTIRE WIRE BASKET, ALL ROPE, TWINE AND BURLAP FROM ROOTBALL AND TRUNK.

CITY OF THORNTON, COLORADO MARCH 1996 STANDARDS & SPECIFICATIONS REVISED: APRIL 2010 ECIDUOUS AND EVERGREEN TREE RAWING NO. PLANTING DETAIL 800-1A

SET TOP OF ROOTBALL AT GRADE SPECIFIED MULCH (4" DEPTH AMENDED SHRUB BED SOIL EXISTING SUBGRADE 2X ROOTBALL DIA. MIN. CITY OF THORNTON, COLORADO

STANDARDS & SPECIFICATIONS

SHRUB PLANTING DETAIL

PLANT SHRUBS 1/2 MATURE WIDTH OR 4' FROM EDGE OF WALK, CURB OR EDGING.

ENTIRE SHRUB BED AREA SHALL BE AMENDED WITH 4 CUBIC YARDS (6 CUBIC YARDS FOR CITY MAINTAINED PROJECTS)

OF CLASS I OR CLASS II COMPOST PER 1000 S.F. TILLED

IF PLANT IS ROOT BOUND AND HAS CIRCLING ROOTS, SHEAR

1/2" OF THE ROOTMASS OFF OF ALL SIDES AND BOTTOM.

DO NOT PLANT SHRUBS HIGHER THAN SURROUNDING GRADE.

BACKFILL SOIL SHOULD BE PULLED OVER TOP OF ROOTBALL

(NO MORE THAN 1") TO PREVENT MOISTURE WICKING AND TO ALLOW ROOTS TO GROW INTO SURROUNDING SOIL.

HAMMOCK POSTS

) SURFACE MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS

2) RE: MATERIAL SCHEDULE FOR MODEL,



BICYCLE REPAIR STATION

FILENAME

1) RE: MATERIAL SCHEDULE

FINISH, ETC.

2) IN-GROUND MOUNT, INSTALL PER

MANUFACTURER SPECIFICATIONS

3) PROVIDE METAL WASTE

CONTAINER FOR COALS

FOR MODEL, COLOR,



TRASH RECEPTACLE



 IN-GROUND MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS

2023-04-20 2023-12-22 2) RE: MATERIAL SCHEDULE FOR MODEL,

> MDP - LANDSCAPE **CONSTRUCTION DETAILS**

MDP

MDP 2

MDP 3

MDP 4

MDP 5

Amendment

RELEASES

2022-08-30

2022-12-01

2023-02-21

2023-03-28

PLANTING DETAILS SCALE:NOT TO SCALE

CHARCOAL GRILL

MARCH 1996

APRIL 2010

800 - 2

DRAWING NO.

REVISED:

BIKE RACK

SCALE:1" = 1'-0"

DOG WASTE STATION