

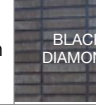
PROJECT INFORMATION & MATRIX

ZONING: MF

The 2020 Comprehensive Plan Future Land Use designation for this site is "Mixed Residential Neighborhood" (MRN) (page 4.17). The Comprehensive Plan envisions MRN areas as included a range of housing densities and types.

The proposal envisions no change the the type of housing on the subject site. This proposal meets the vision of the 2020 Thornton Comprehensive Plan.

Public Land Dedication (PLD) was previously satisfied with a cash payment on September 10, 1973.

BUILDING NAME	PHASE	THORNTON CO 80240	OCCUPANCY GROUP	CLASSIFICATION	USE	UNIT STYLES	UNIT INTERIOR AREA SF	152 TYPICAL UNITS	8 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	WINDOW	
BUILDING #547	1	547 W. 91st Ave.	Group R-2	Residential	Apartment House	1 BD	583	18	2	2	20	14,238	3 Stories	31' - 3"	SW 7602		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 6426		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		MOON DUST	SW 6070	TAN	
BUILDING #633	3	633 W. 91st Ave.				2 BD	777	19	2	3	21	19,014	3 Stories	32' - 4"	SW 6104		MOON DUST	SW 6070	TAN	
BUILDING #647	2	647 W. 91st Ave.				3 BD	903	10	2	2	12	12,747	3 Stories	31' - 1"	SW 6418		MOON DUST	SW 6070	TAN	
BUILDING #663	9	663 W. 91st Ave.				2 BD	777	18	2	2	18	16,293	3 Stories	31' - 11"	SW 7577		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		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 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		MOON DUST	SW 6070	TAN	
						1 Bedroom Units					60									
						2 Bedroom Units					75									
						3 Bedroom Units					25									
					AUXILIARY SPACE							6,526 GFA								
CLUBHOUSE	10	625 E. 91st Ave.	Group A-3 & Group B	Assembly & Office	Exercise Rooms, Coffee Lounge, Mail / Parcel Area, Leasing Office, Maintenance Office, Community Hall							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 PROJECT SQUARE FOOTAGE												143,944								

2023-03-30

AERIAL VIEW



OVERLOOK AT THORNTON

WEST 91ST AVENUE THORNTON CO

OVERLOOK AT THORNTON TEAM

OWNER	OWNER'S REP	GENERAL CONTRACTOR	ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER
Maiker Housing Partners	Colevo	Palace Construction	W8 WORKSHOP8	BrightView Design Group	Proof Civil
Housing Developer	Owner's Representative	Project Manager	Project Architect	Senior Design Project Manager	Project Manager
Andrew Chapin	Joe Lara	Karl Feld	Marcel van Garderen	Ryan Sand	Mathew Adams, P.E.
509 432 4265	720 470 9996	303 777 7999	303 442 3700	303 328 7056	303 325 5709
achapin@maikerhp.org	joe.lara@colevo.net	kfeld@palaceconst.com	marcel@workshop8.us	ryan.sand@brightview.com	madams@proofcivil.com
3033 W 71st Ave., Suite 1000	2825 Tennyson St.	7 S. Galapago St.	3014 Bluff St. #200	1645 Grant	600 Grant Street #210
Westminster CO 80030	Denver CO 80212	Denver CO 80223	Boulder CO 80301	Denver CO 80218	Denver CO 80203

STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	PLUMBING ENGINEER	SURVEYOR	SWIMMING POOL CONSULTANT
ESS Enayat Schneider Smith	Boulder Engineering	Boulder Engineering	Boulder Engineering	Martin/Martin Consulting Engineers	High Country Pools, Inc.
Principal Engineer	Principal Engineer	Principal Engineer	Principal Engineer	Associate Survey Manager	Installer
Travis Smith	Michael Vair	Michael Vair	Michael Vair	Rick Nobbe, PLS	Tyler Westermann
720 925 5058	303 444 6038	303 444 6039	303 444 6040	303 431 6100 x 360	720-338-4070
travis.s@essdenver.com	michael@boulderengineering.com	michael@boulderengineering.com	michael@boulderengineering.com	RNOBBE@martinmartin.com	twesterman@highcountrypools.com
3141 Walnut Street #203A Denver CO 80205	1717 15th Street Boulder CO 80302	1717 15th Street Boulder CO 80302	1717 15th Street Boulder CO 80302	12499 West Colfax Avenue Lakewood CO 80215	6330 South College Avenue Fort Collins CO 80525

INTERIOR SQUARE FOOT CALCULATION - OVERLOOK

	INTERIOR AREA SF	UNIT COUNT 160	INTERIOR AREA CALCULATION 115,830
One Bedroom Units	583	60	34,980
Two Bedroom Units	777	75	58,275
Three Bedroom Units	903	25	22,575

2022-03-25

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 existing site provided.

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

	REQUIRED	EXISTING	PROPOSED
	272	233	236
Resident Parking (8'-6" x 17'-6") / 500 per SF	231.7	220	220
one parking per ____ SF	500.0	526.5	526.5
Guest Parking (8'-6" x 17'-6") / 1 per 5 units	32	0	0
one per every ____ unit	5	0	0
ADA Parking (8'-6" x 17'-6" + 60" aisle)	7	11	14
ADA Van Parking (8'-6" x 17'-6" + 96" aisle)	1.2	2	2
Bike Parking (exterior)	-	-	40

2022-12-01

SHEET INDEX

MDP - ARCHITECTURAL	
A-01	SITE PLAN - WEST
A-02	SITE PLAN - EAST
A-03	MATERIAL SAMPLES
A-04	CLUBHOUSE ELEVATIONS
A-05	CLUBHOUSE ELEVATIONS
A-06	MAINTENANCE SHED ELEVATIONS
A-07	TRASH ENCLOSURE ELEVATIONS
A-08	BUILDING 547
A-09	BUILDING 563
A-10	BUILDING 595
A-11	BUILDING 633
A-12	BUILDING 647
A-13	BUILDING 663
A-14	BUILDING 677
A-15	BUILDING 753
A-16	BUILDING 773

MDP - SURVEY

ALTA-1	ALTA
ALTA-2	ALTA
ALTA-3	ALTA

MDP - CIVIL

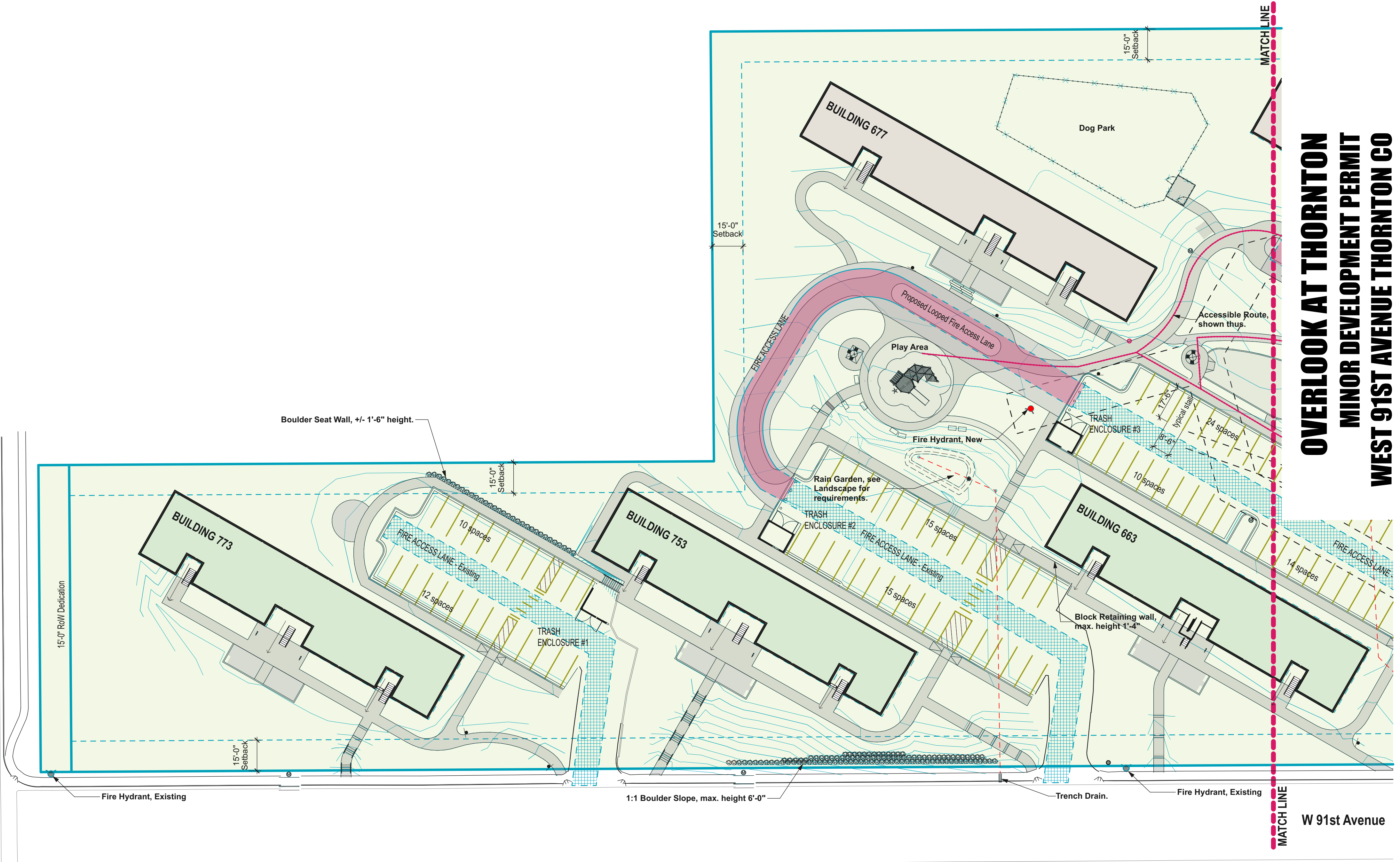
C1	KEY MAP AND LEGEND
C2	GRADING PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
C5	UTILITY PLAN

MDP - LANDSCAPE

L1.100	TREE MITIGATION PLAN
L2.000	GENERAL NOTES AND SCHEDULE
L2.001	GENERAL NOTES AND SCHEDULE
L4.001	LANDSCAPE NOTES AND SCHEDULE
L4.100	OVERALL LANDSCAPE PLAN
L4.101	LANDSCAPE PLAN
L4.102	LANDSCAPE PLAN
L4.103	LANDSCAPE PLAN
L4.104	LANDSCAPE PLAN
L4.105	LANDSCAPE PLAN
L4.106	LANDSCAPE PLAN
L4.107	LANDSCAPE PLAN
L4.108	LANDSCAPE PLAN
L4.109	LANDSCAPE PLAN
L2.500	CONSTRUCTION DETAILS
L2.501	CONSTRUCTION DETAILS

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

Huron Street



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

