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UPLANDS | NORTH EAST CORNER - Preliminary Schematic Design

WESTMINSTER, COLORADO | 04/07/2023 | MAIKER HOUSING PARTNERS



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**VAN METER
WILLIAMS
POLLACK** LLP



UPLANDS | COURTYARD

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UPLANDS | NORTH & SOUTHWEST CORNERS

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UPLANDS | BIRDSEYE

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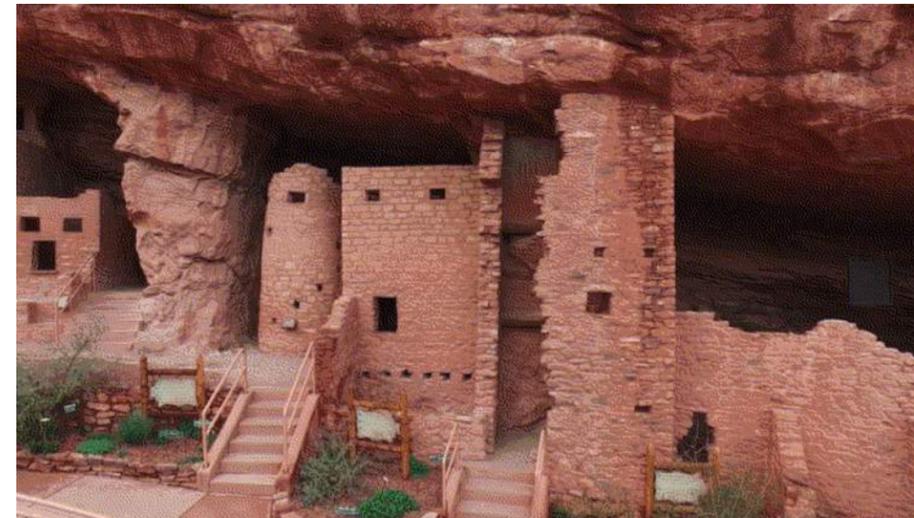
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**VAN METER
WILLIAMS
POLLACK** LLP

**STRIATION
LAYERS IN THE EARTH
BRICK COURSING**



**MASONRY
INSET WINDOWS**



**CARVING OUT
DEEP RECESSES
VERTICAL & HORIZONTAL**



EAST ELEVATION



- 1 HORIZONTAL CORRUGATED METAL
- 2 HORIZONTAL LAP SIDING
- 3 FIBER CEMENT PANEL
- 4 LIGHT BRICK
- 5 DARK BRICK
- 6 BRICK ACCENT
- 7 HORIZONTAL LAP SIDING BALCONY DIVIDER
- 8 PAINTED METAL SUN SHADE
- 9 ROOF DECK AWNING
- 10 PAINTED METAL GUARDRAIL
- 11 VINYL RESIDENTIAL WINDOWS
- 12 ALUMINUM STOREFRONT

NORTH ELEVATION



UPLANDS | NORTH & EAST ELEVATIONS

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WEST ELEVATION



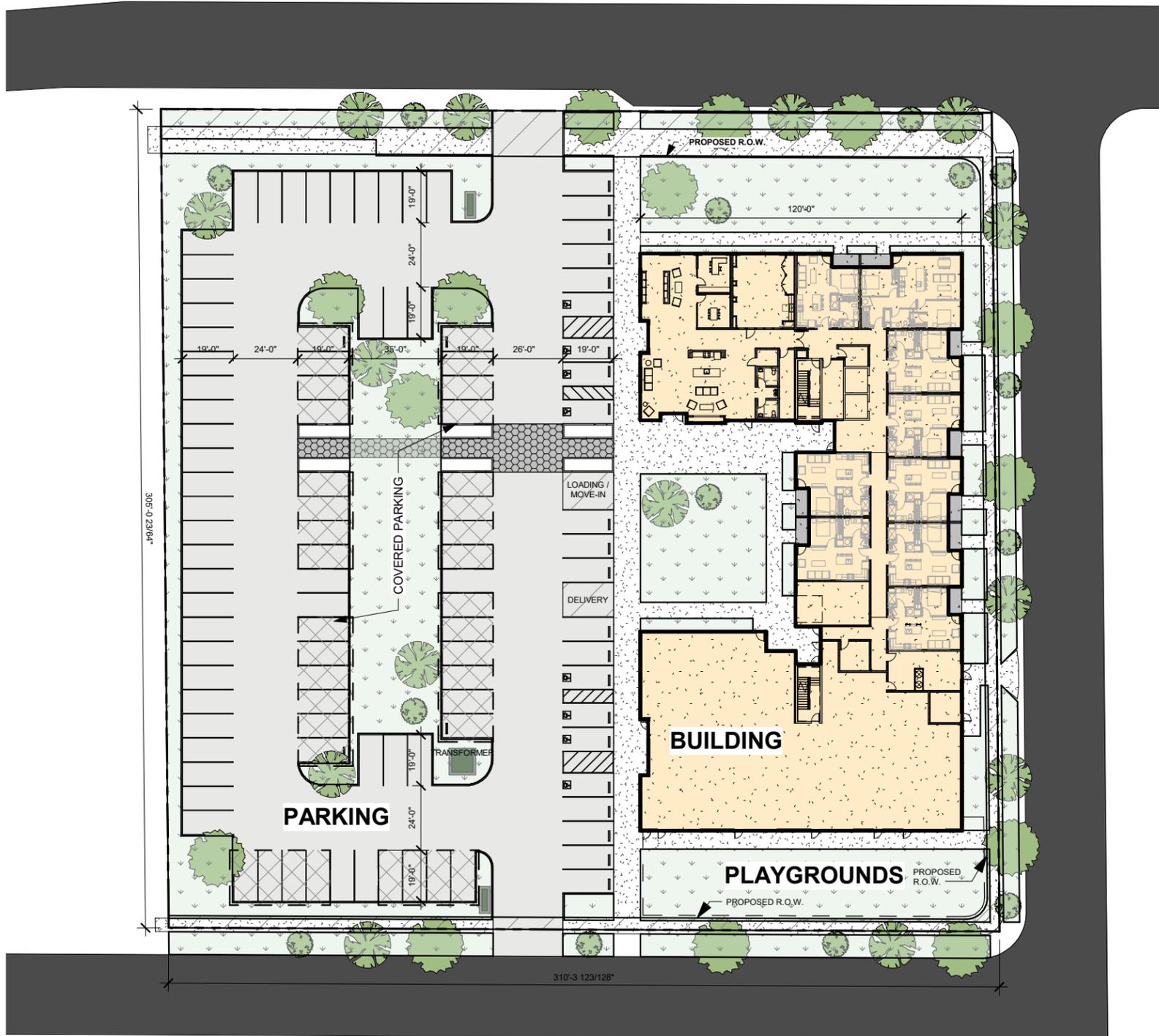
- 1 HORIZONTAL CORRUGATED METAL
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- 10 PAINTED METAL GUARDRAIL
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- 12 ALUMINUM STOREFRONT

SOUTH ELEVATION



UPLANDS | SOUTH & WEST ELEVATIONS

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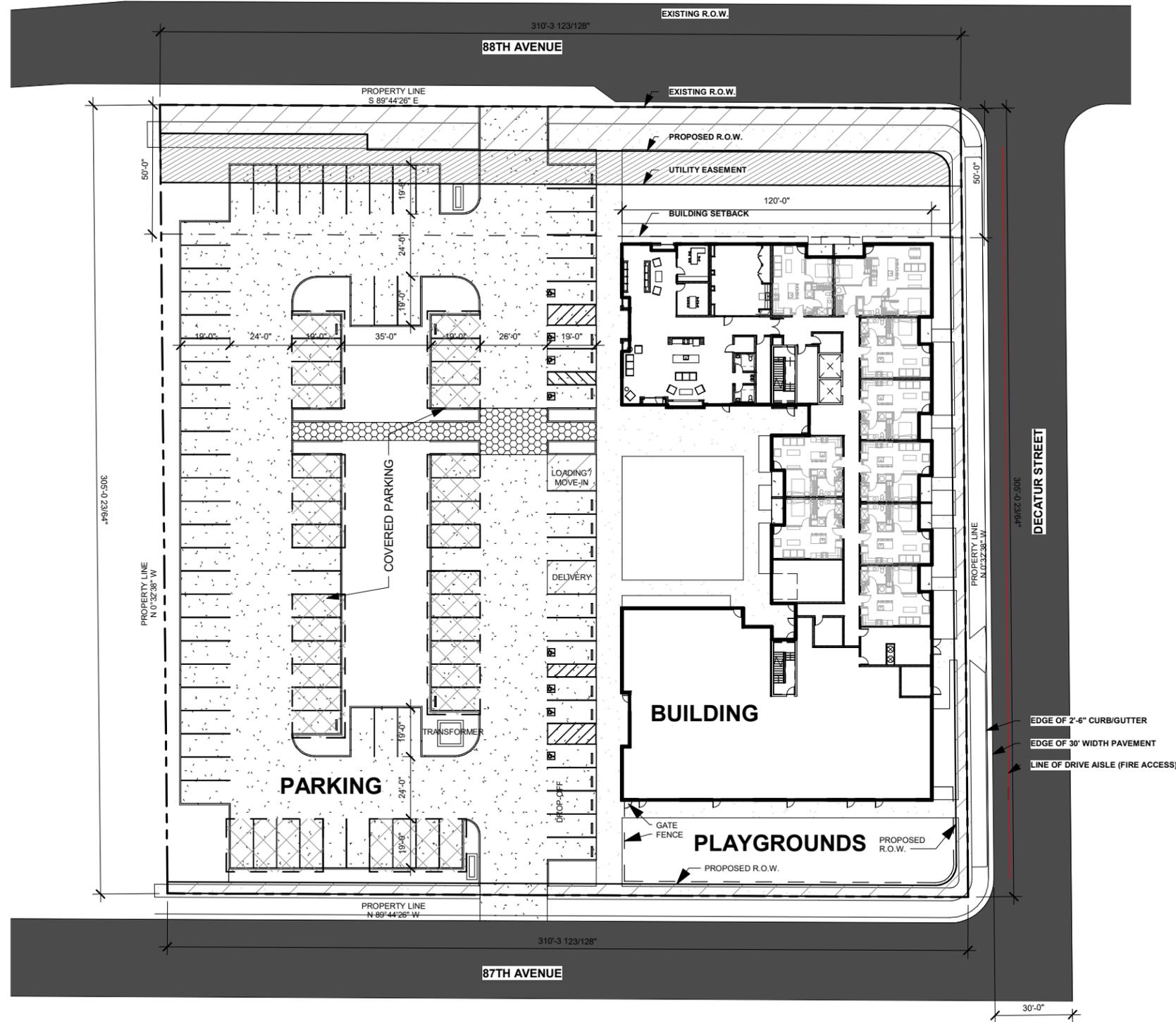
UPLANDS | ILLUSTRATIVE SITE PLAN

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ARCHITECTURAL SITE PLAN LEGEND

-  AREA BETWEEN PROPERTY LINE AND PROPOSED R.O.W.
-  AREA BETWEEN PROPOSED R.O.W. AND UTILITY EASEMENT
-  CARPORTS
1/3 OF SPACES REQ.
36 SPACES PROVIDED



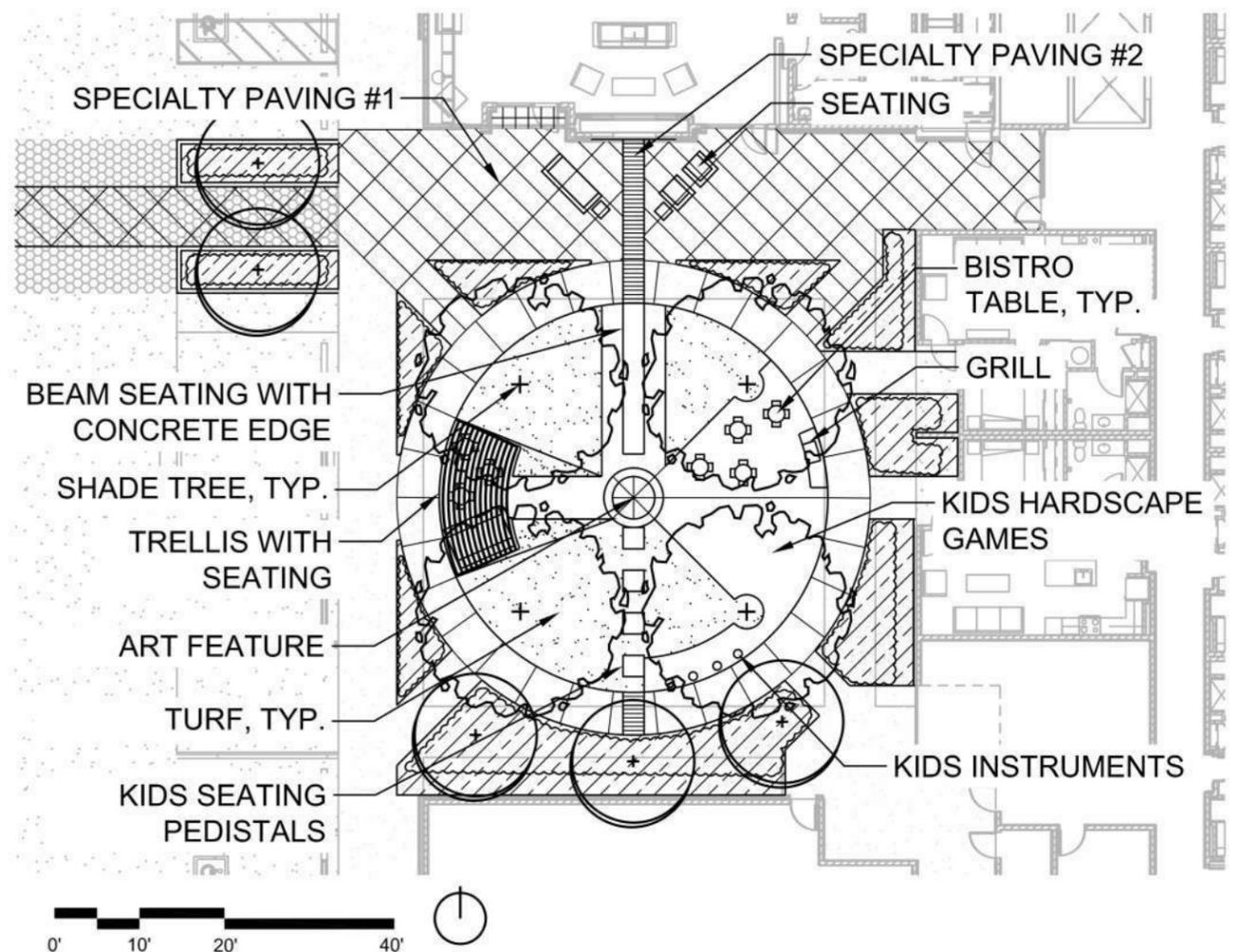
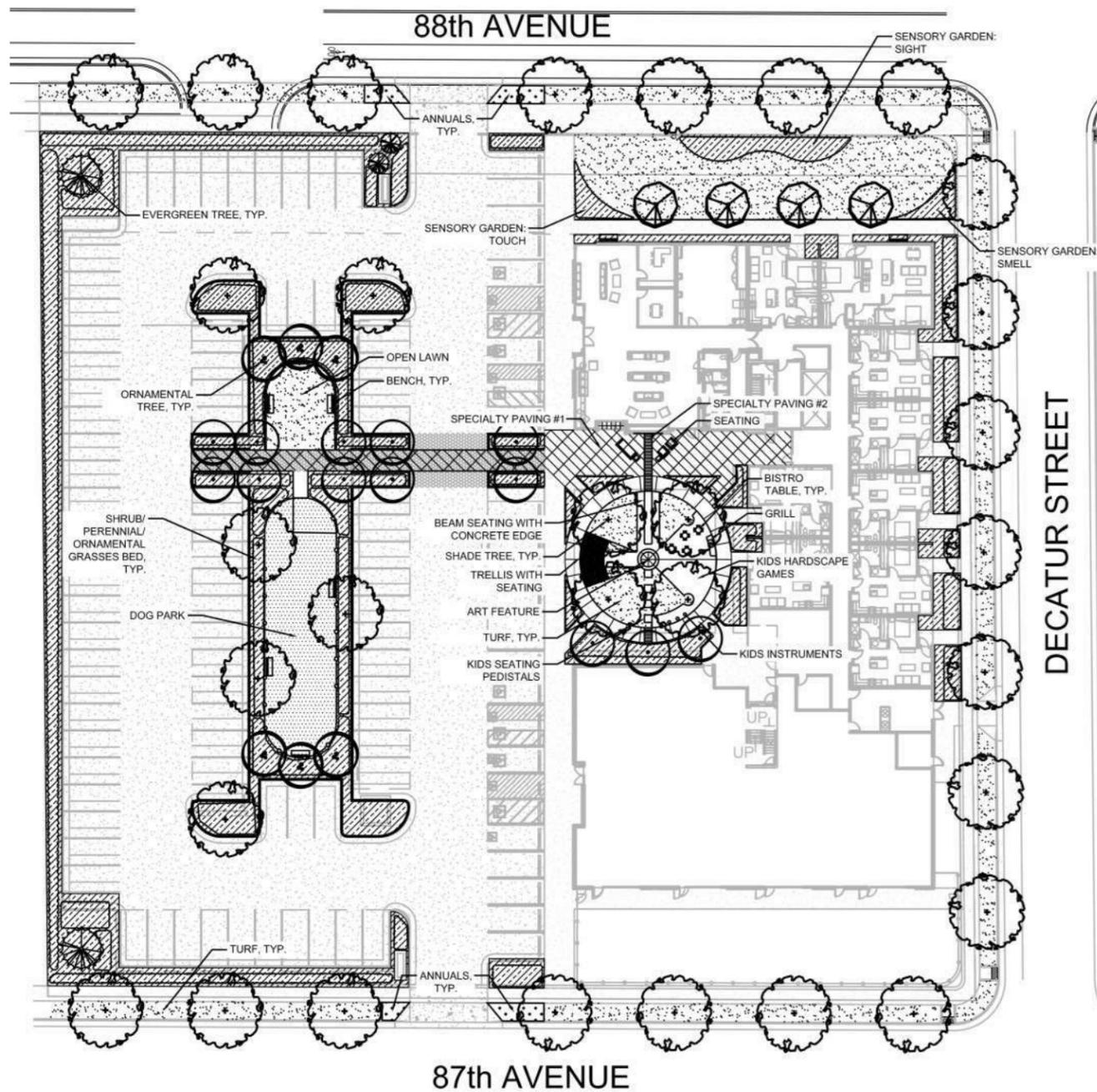
Program Summary		
Zoning	PUD UPLANDS PA-(C)1	
Site Area	2.06 AC	
Dwelling Units Per Acre	33.9 DUAC	
Occupancy	R-2, M	
Construction	4 story Type VA	
Sprinklered	NFPA 13	
Area		
Gross Area	76,433 sf	
Headstart (Core and Shell)	7,500 sf	
Gross Residential sf	68,933 sf	
Residential Area Breakdown		
Net Rent Residential SF	50,887 sf	
Management (Leasing)	336 sf	
Amenity	4,074 sf	
Circulation	10,669 sf	
Utility/Storage	2,967 sf	
Dwelling Units		
1 bedroom (+/- 615sf)	48	69%
2 bedroom (+/- 875 - 1,017sf)	22	31%
Total	70	100%
Parking		
	Required	Provided
Residential (1/1B & 1.5/2BUnit)	81	
Headstart	14	
Off-street		103
Off-site parallel		0
Total	95	103
Parking spaces per unit	1.47	
Accessible Parking	-	-
Loading spaces	-	-
EV Installed Level 2 spaces (5%)	-	-
EV Ready (11%)	10	
EV Capable	-	-
Bicycle Parking		
	Required	Provided
1 per 4 Units	18	18
Total		18



UPLANDS | SITE PLAN & PROJECT INFORMATION

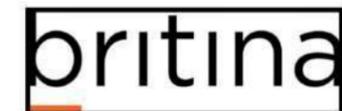
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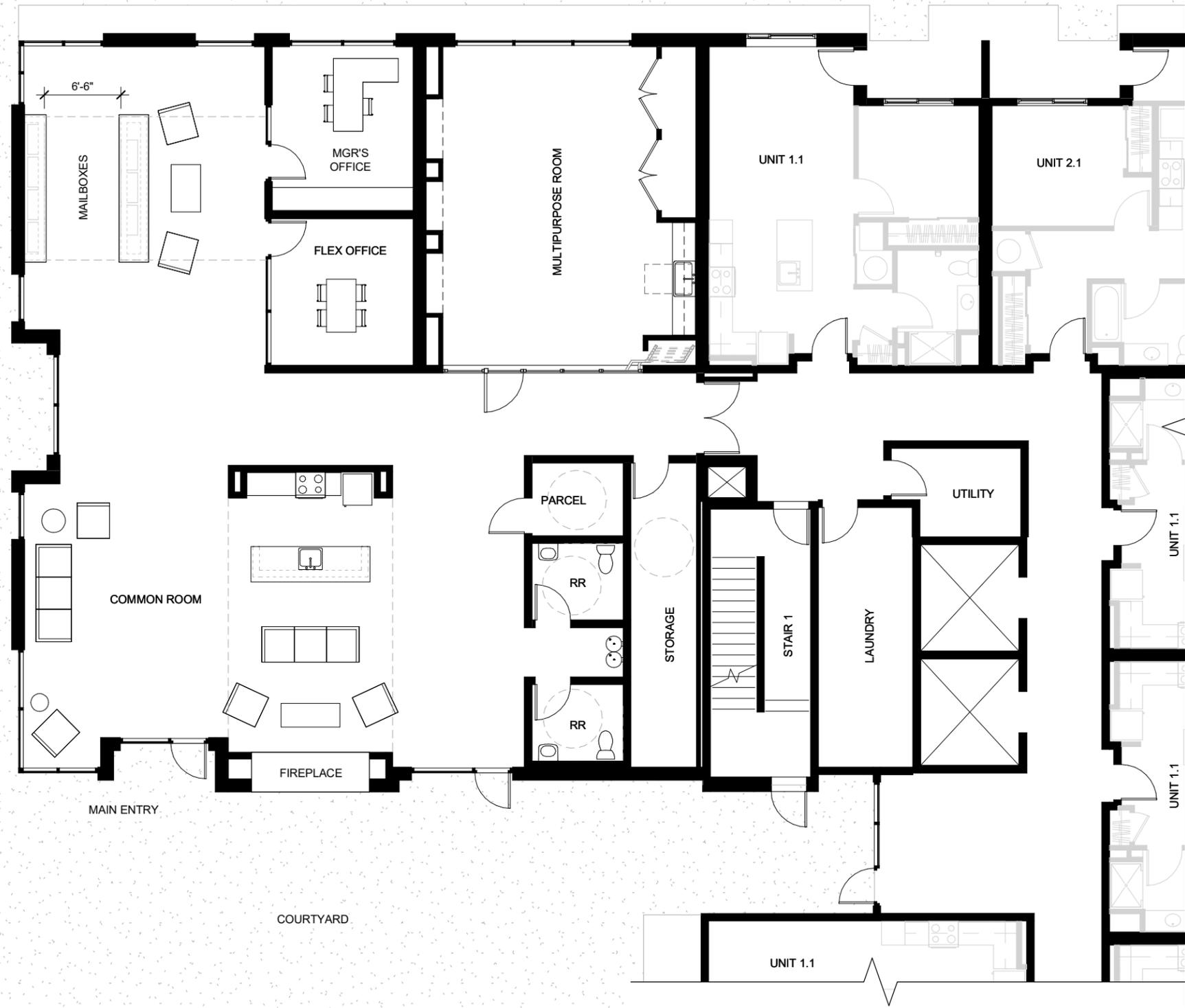




UPLANDS | LANDSCAPE PLAN

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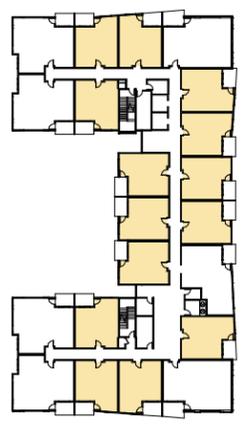
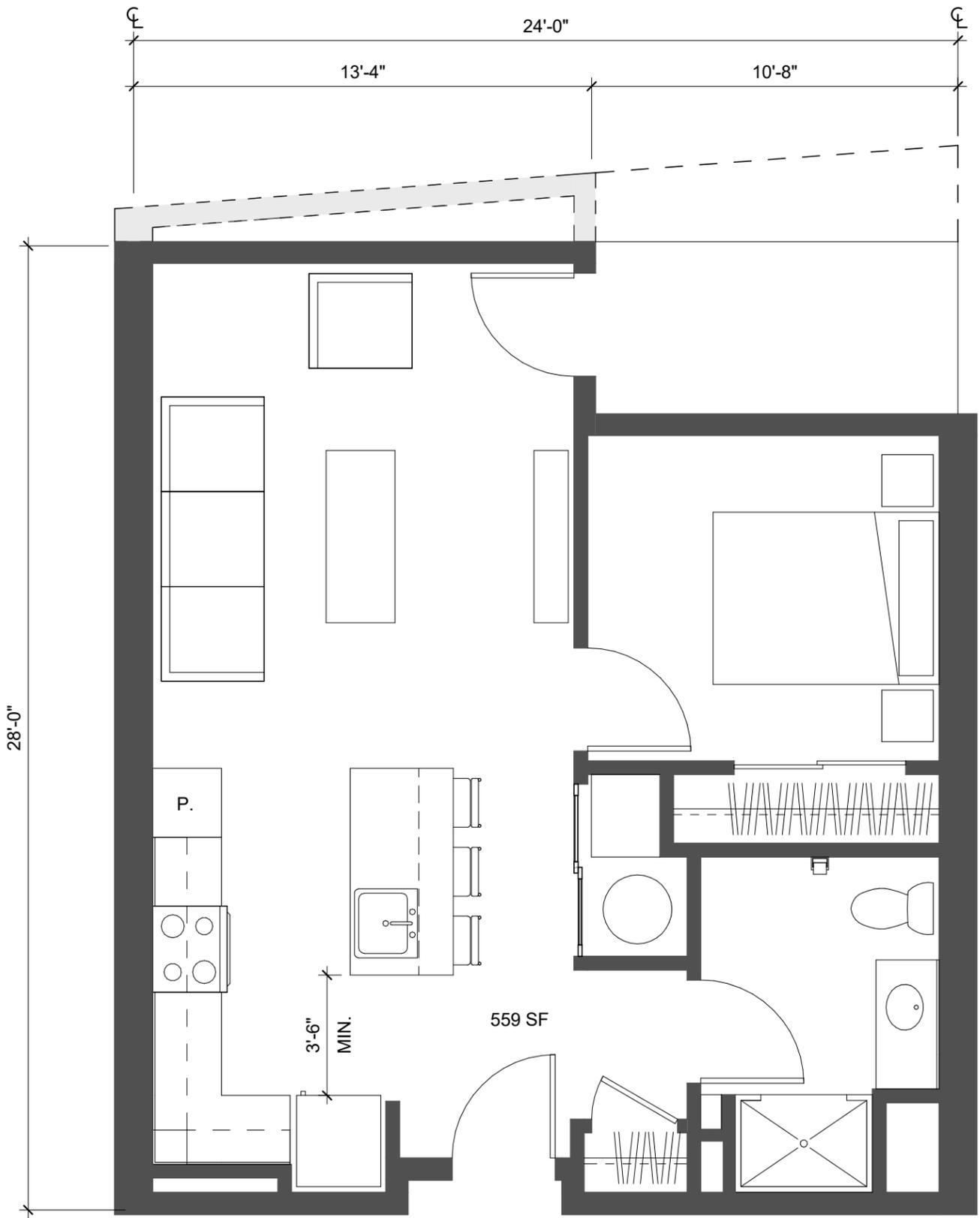
1 1ST FLOOR COMMON AREA
 SCALE: 3/32" = 1'-0"



UPLANDS | COMMON AREA

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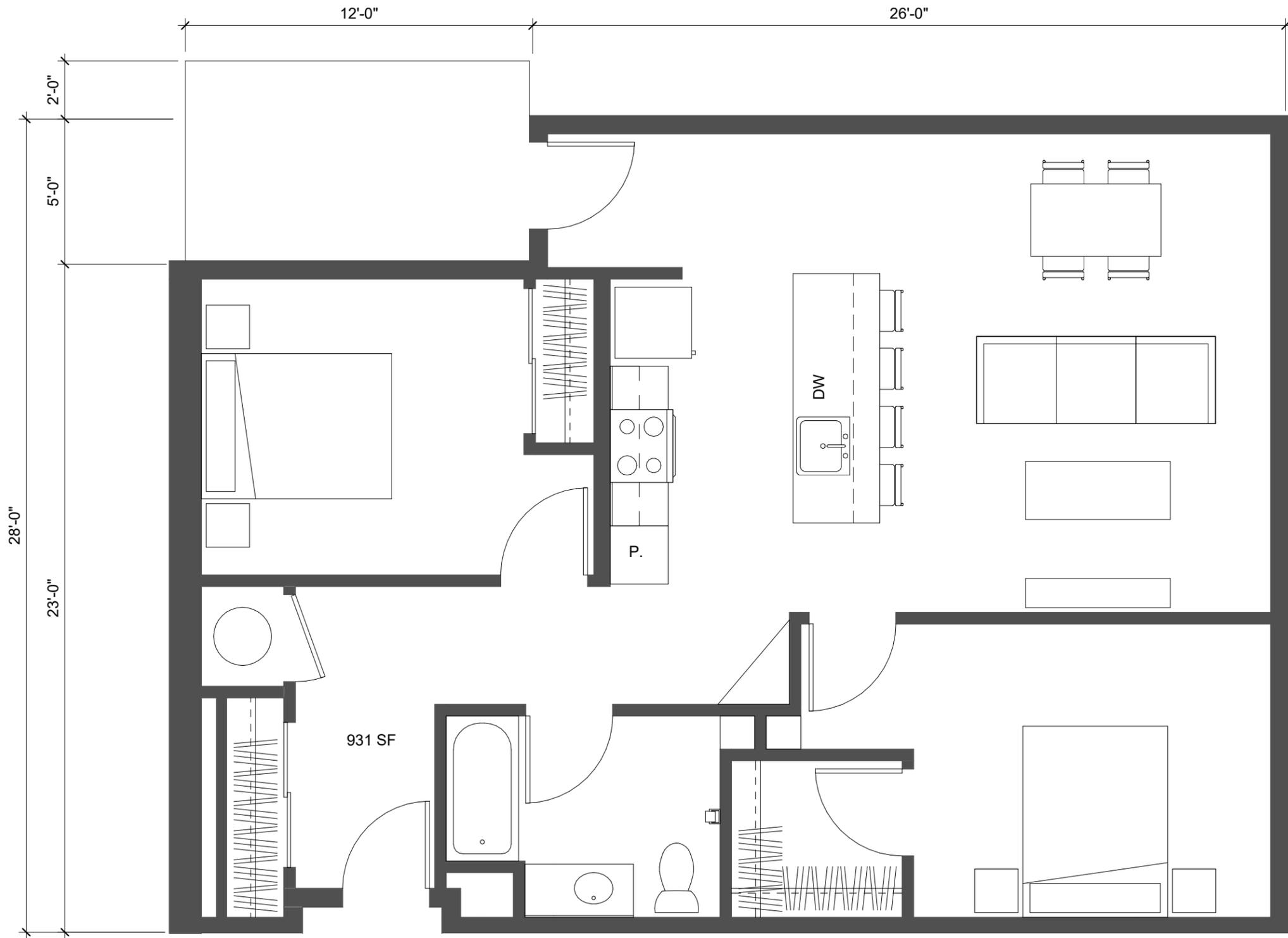
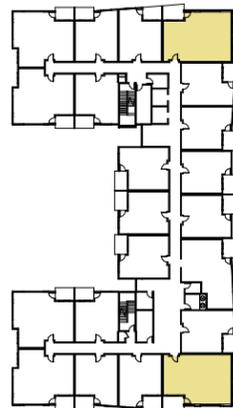


UPLANDS | 1 BEDROOM - TYPICAL

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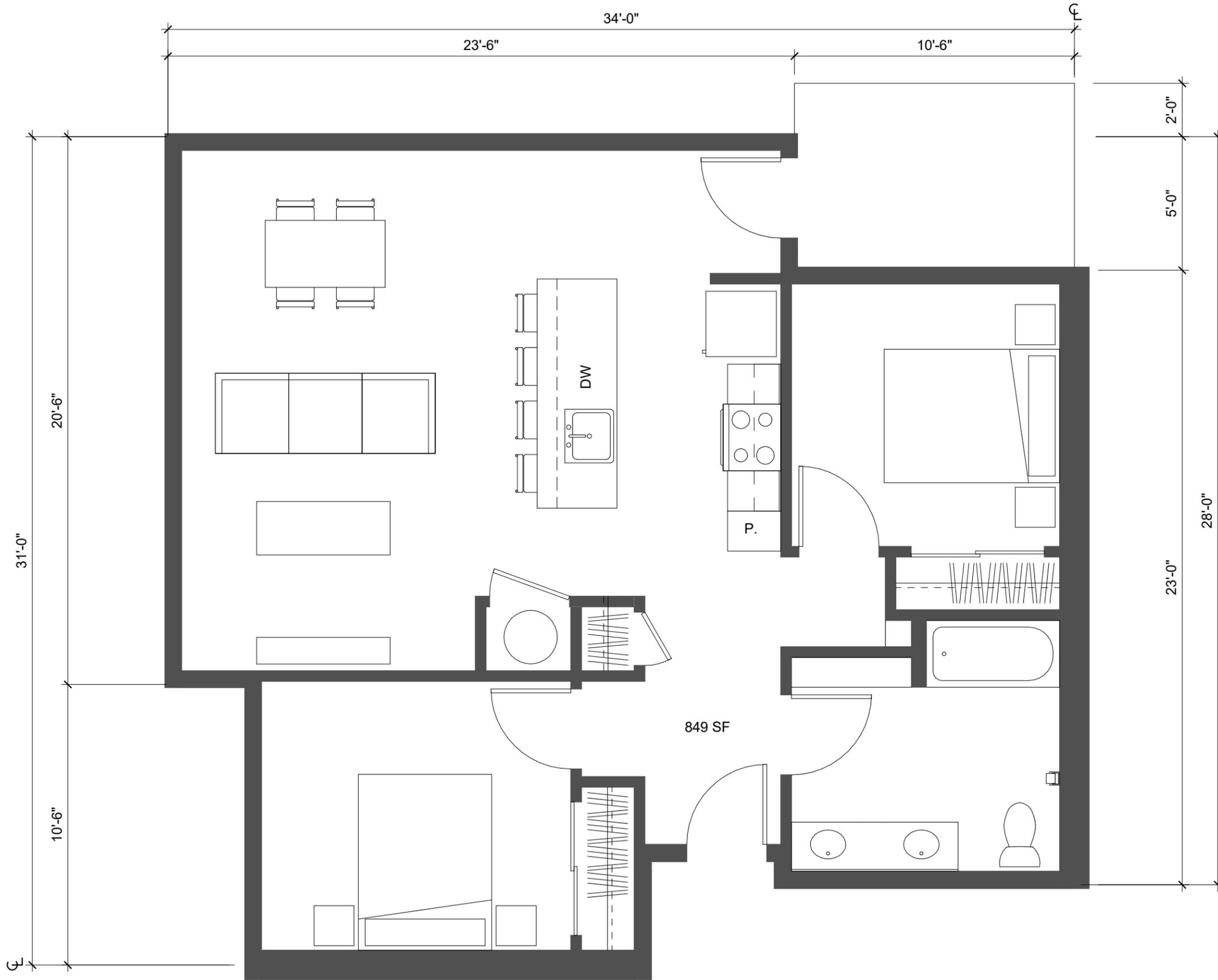
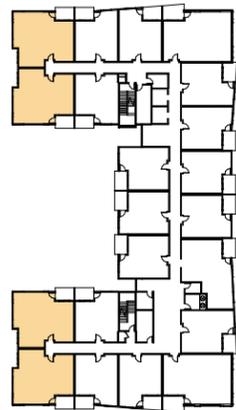
014



UPLANDS | 2 BEDROOM - CORNER UNIT

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UPLANDS | 2 BEDROOM - END OF WING UNIT

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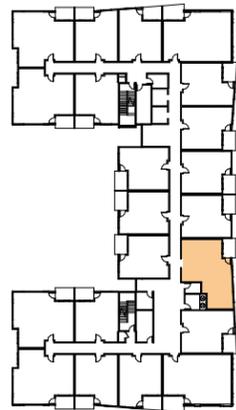
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UPLANDS | 2 BEDROOM - INTERIOR UNIT

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