

PLANNING & DEVELOPMENT MEMORANDUM
#51-2022

DATE: Oct. 9, 2023

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Interim Deputy City Manager *AL2*

FROM: Brook Svoboda, Director of Planning & Development *BS*

SUBJECT: CR-135 – Department of Local Affairs Private Activity Bonds Assignment

PURPOSE

To consider CR-135, a resolution assigning Department of Local Affairs (DOLA) Private Activity Bonds (PAB) to Steele Properties.

BACKGROUND

Glennpark Village Renovation Project

The property is located at 11230 Grant Drive. This is an existing Housing Urban Development (HUD) Section 8 Housing Assistance Payment (HAP) contract that serves family households that are 50% of Average Median Income (AMI). The project contemplates a \$4M remodel to upgrade 26 units in the townhome complex – 20 two-bedroom and six three-bedroom units.

The rehabilitation has the following goals:

1. Preserve the building as affordable housing by addressing immediate life/safety needs and long-term capital improvements;
2. Provide much-needed upgrades, including the addition of dishwashers and modern fixtures to all units, as well as security upgrades throughout the property;
3. Upgrade the building's energy efficiency with a certification from Enterprise Green Communities 2020 through the use of LED lighting, energy-rated appliances, and low-flow fixtures for water efficiency;
4. Comply with today's ADA standards by providing 5% of units to be fully accessible and 2% of units with hearing and visual aids.

DOLA Housing Awards Grant Program – Assignment of DOLA PAB to City

Steele Properties is seeking funding of \$1.8M through DOLA's Housing Awards Grant Program. This is an additional grant of PAB funds that requires City participation. Steele Properties is leveraging the City's PAB allocation of \$2.2M, which was approved by Council with Resolution No. 23-115 at its Aug. 28, 2023 meeting. Securing the DOLA PAB allocation (Housing Awards Program) through the City would provide the needed funding for the project. Below is a brief overview of the DOLA Housing Awards Grant Program that applies to this project:

- The project is eligible for 4% tax credits if a partnership first applies for an allocation of private activity bonds and meets the "50% test." At least 50% of the project's aggregate basis (essentially land plus depreciable assets) must be financed by volume cap tax-exempt bonds.

- For Glennpark Village, 50% of its aggregate basis is approximately \$4 million. This is the total amount of private activity bonds needed to qualify for the 4% tax credit.
- The City of Northglenn receives an allocation of approximately \$2.2 million, leaving a difference of \$1.8 million.
- Under Section 24-32-1709 of the Colorado Private Activity Bond Ceiling Allocation Act, the City of Northglenn may apply as an “issuing authority” to the State of Colorado’s statewide balance to support the Glennpark Village project.
- If awarded, the City will receive an additional allocation of private activity bonds. The intention would then be to delegate the bonds to CHFA (Colorado Housing and Finance Authority), in a similar fashion to the 2023 allocation, for use in the Glennpark Village project.
- This does not have financial implications to the City.

BUDGET/TIME IMPLICATIONS

The statewide balance application is due Nov. 1, 2023 to DOLA’s Division of Housing. Awards are announced in December. Steele Properties has prepared the application and all materials for the City and would manage the application process with DOLA. The City would need to approve CR-135, declaring its intent to issue or otherwise assist and support the issuance of private activity bonds to finance the acquisition and rehabilitation of Glennpark Village. If awarded, bond counsel would assist the City to carry forward the volume cap to 2024 and subsequently delegate the bonds to CHFA. If the application is not successful, Steele Properties would reapply to the City of Northglenn and/or Adams County in 2024 for additional volume cap through the statewide local PAB allocation.

The bonds contemplated through this program would not constitute debt or indebtedness of the City, nor any multiple-fiscal year direct or indirect City debt or other financial obligation.

STAFF RECOMMENDATION

Staff recommends approval of CR-135.

STAFF REFERENCE

If Council Members have any questions, please contact Brook Svoboda, Director of Planning & Development, at 303.450.8937 or bsvoboda@northglenn.org.

ATTACHMENT

1. Steele Properties Project Information

Project Description

Glennpark Village is a 26-unit multi-family affordable housing community built in 1983 and is located in Northglenn, Colorado. The property is covered by a project-based Section 8 contract. The property currently has a substantial waiting list for all bedroom types. Housing in Northglenn, like much of the state, is severely limited and it is vital that we protect the existing housing for families.

Steele Properties is proposing to acquire and rehabilitate the property, injecting approximately \$55,000 per unit into the community. Steele's sister management company, Monroe Group, will act as the property management company. Monroe Group has an excellent reputation in the industry for providing excellent care and management to its' sites. The rehab will have the following goals:

- 1) to preserve the building as affordable housing by addressing immediate life/safety needs and long-term capital improvements;
- 2) to provide much-needed upgrades including the addition of dishwashers and modern fixtures to all units, as well as security upgrades throughout the property;
- 3) to upgrade the building's energy efficiency with a certification from Enterprise Green Communities 2020 through the use of LED lighting, energy-rated appliances, and low-flow fixtures for water efficiency;
- 4) to comply with today's ADA standards by providing 5% of units to be fully accessible and 2% of units with hearing and visual aids.

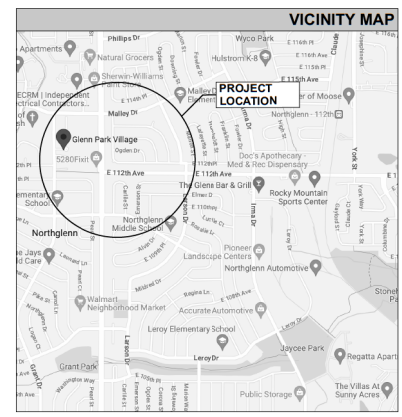
Steele's primary goal is to foster the preservation of affordable multifamily rental housing in Colorado to promote healthy lives, strong communities, and a robust economy. The developer and its affiliates currently own and manage over 75 affordable housing apartment complexes across the country, including 12 housing complexes in Colorado, all of which are in full CHFA compliance. Glennpark Village is an essential housing community for low-income tenants in the area. The property is in need of significant repair in order to remain a safe and viable housing option for the residents that it serves.

The City of Northglenn has been very supportive of the project and the vision to improve the lives of the residents at Glennpark Village. The City has contributed its 2023 PAB Allocation to the project through an Assignment to CHFA. The City of Northglenn has invested its time and resources in this project in acting as the Application to Division of Housing.

C:\projects\11220 Grant Drive Apartments\11220 Grant Drive Apartments.dwg
 C:\projects\11220 Grant Drive Apartments\11220 Grant Drive Apartments.dwg

PROJECT DIRECTORY

ARCHITECT: BENTON DESIGN GROUP 1520 S. 5TH STREET, SUITE 304 ST. CHARLES, MO 63386 CONTACT: ADAM PICKETT	OWNER: STEELE PROPERTIES 6875 E. EVANS AVENUE DENVER, CO 80224 CONTACT: BRYAN PETERSEN
GENERAL CONTRACTOR: FCI CONSTRUCTION 4015 CORIOLIS WAY FREDERICK, CO 80504 CONTACT: ADAM BEUKELMAN	CIVIL ENGINEER: COLE ENGINEERING CONTACT: KURT KUTTER
MEP ENGINEER: ANNEX ENGINEERING GROUP 589 W. NATIONWIDE BLVD, SUITE B COLUMBUS, OH 43215 CONTACT: JASON WILSON	STRUCTURAL ENGINEER: NORTON & SCHMIDT 311 E. 11TH AVENUE KANSAS CITY, MO 64116 CONTACT: GRANT RUSSELL



DRAWING INDEX

GENERAL	DATE
G101	06.29.2023
G102	06.29.2023
G103	06.29.2023
C1.0	06.29.2023
C1.1	06.29.2023
C2.0	06.29.2023
C3.0	06.29.2023
C3.1	06.29.2023
C4.0	06.29.2023
C4.1	06.29.2023
C5.0	06.29.2023
A101	06.29.2023
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A103	06.29.2023
A201	06.29.2023
A202	06.29.2023
A203	06.29.2023
A204	06.29.2023
P101	06.29.2023
P201	06.29.2023
M201	06.29.2023
E201	06.29.2023

DRAWING INDEX LEGEND

DESCRIPTION	DATE OF REVISION
SOLID FILL DENOTES INCLUDED IN THIS SET	
SHEET NUMBER	DATE OF ISSUE
A109 SHEET NAME	XX.XX.XXXX XX.XX.XXXX

PROJECT DESCRIPTION

THE FOLLOWING SCOPE OF WORK INCLUDES THE RENOVATION OF THE GLENNPARK VILLAGE APARTMENTS, LOCATED IN NORTHGLENN, COLORADO.

THE APARTMENT COMPLEX CONSISTS OF TWENTY-SIX (26) UNITS IN SIX (6) BUILDINGS ON ONE (1) SITE. THERE IS ALSO AN EXISTING OFFICE AND MAINTENANCE FACILITY.

FOLLOWING THE PROPOSED RENOVATION THE PROJECT WILL CONSIST OF:
 -TWELVE (12) 2-BEDROOM TOWNHOME UNITS
 -EIGHT (8) 2-BEDROOM "FLAT" UNITS
 -SIX (6) 3-BEDROOM TOWNHOME UNITS

THERE WILL BE ONE (1) ACCESSIBLE UNIT, ONE (1) 2-BEDROOM UNIT, ADDITIONALLY, THERE WILL BE TWO (2) HEARING VISUALLY-IMPAIRED UNITS FOLLOWING THE RENOVATION (ONE (1) 2-BEDROOM TOWNHOME UNIT AND ONE (1) 3-BEDROOM TOWNHOME UNIT).

CODE BLOCK

2021 INTERNATIONAL EXISTING BUILDING CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2020 NATIONAL ELECTRIC CODE
 ADA 2010
 ANSI - ICC A117.1-2009 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING ANALYSIS

BUILDING ANALYSIS:
 CONSTRUCTION TYPE: VB
 OCCUPANCY GROUP: R-2 (RESIDENTIAL)
 SPRINKLER SYSTEM: DOES NOT EXIST, WILL NOT BE ADDED

SITE SUMMARY

SITE SUMMARY:
 5.062 ACRES

EXISTING PARKING SPACES:
 89 STANDARD PARKING SPACES
 11 ACCESSIBLE PARKING SPACES
 100 TOTAL SPACES

PROPOSED PARKING SPACES:
 91 STANDARD PARKING SPACES
 7 ACCESSIBLE PARKING SPACES
 2 VAN ACCESSIBLE PARKING SPACES
 100 TOTAL SPACES

FLOOD PLAIN: NO FLOOD PLAIN
 RETENTION PONDS: NO RETENTION PONDS ON SITE.

BUILDING SUMMARY:

- BUILDING 30: TYPE A: 4 UNITS + OFFICE BUILDING**
- BUILDING 40: TYPE B: 4 UNITS (ALL 2-BED TOWNHOMES)**
- BUILDING 50 : TYPE C: 4 UNITS (2 2-BED FLATS & 2 3-BED TOWNHOMES)
 *1 OF THE 2 BEDROOM FLATS (UNIT A) IS ANSI UNIT**
- BUILDING 60: TYPE C: 4 UNITS (2 2-BED FLATS & 2 3-BED TOWNHOMES)**
- BUILDING 70: TYPE D: 6 UNITS (ALL 2 BED TOWNHOMES)**
- BUILDING 80: TYPE E: 4 UNITS (2 2-BED FLATS & 2 2-BED TOWNHOMES)**

PLACEHOLDER

PLACEHOLDER

BDG
Benton Design Group

Benton Design Group
 1520 S. 5th St., Suite 304
 St. Charles, MO 63303
 P: (636) 515.0382
 E: adam@bentondg.com

BENTON DESIGN GROUP
 MISSOURI STATE CERTIFICATE OF
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 2019025196

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GLENNPARK VILLAGE APARTMENTS
 11220 GRANT DRIVE
 NORTHGLENN, CO 80233
 STEELE GLENNPARK, LLC
 6875 E. EVANS AVENUE
 DENVER, CO 80224

IF THE ABOVE DIMENSION DOES NOT MEASURE OR FIT PROBABLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

MARK	DATE	REVISIONS

ISSUE DATE: "ISSUE DATE"
 SCALE: AS NOTED
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 PROJECT: 15-2-010

PLOTTED ON: 8/18/23

COVER SHEET

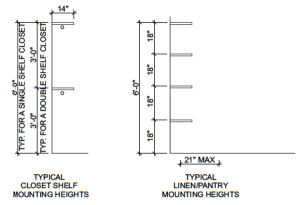
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GENERAL DRAWING NOTES:

- A) DO NOT SCALE DRAWINGS.
- B) ALL NEW WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ACCESSIBILITY AND LIFE SAFETY CODES AND REQUIREMENTS.
- C) FIELD MEASURE EXISTING CONDITIONS PRIOR TO MANUFACTURING, FABRICATION, ORDERING, BIDDING, ETC.
- D) NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PROJECT DOCUMENTS AND EXISTING CONDITIONS. ANY MODIFICATIONS DUE TO DIMENSIONAL CHANGES SHOULD BE PART OF THE PROJECT COST.
- E) GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES TO ALL SITE SPECIFIC REQUIREMENTS AND EXTENTS OF THE NEW WORK PRIOR TO BIDDING. NO CHANGES IN THE CONTRACT WILL BE CONSIDERED FOR INFORMATION DISCERNIBLE FROM THE EXISTING CONDITIONS OR THE PROJECT DOCUMENTS.
- F) REPORT ALL EXISTING CONDITIONS THAT ARE DAMAGED OR MARKED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE NEW WORK.

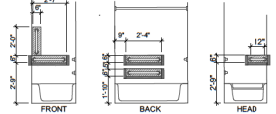
GENERAL PROJECT REQUIREMENTS:

1. RANGES LOCATED IN A CORNER REQUIRE GREASE GUARDS ALONG BOTH WALLS.
2. PROVIDE RATED ACCESS PANELS AT ALL CEILINGS LOCATED BELOW UPPER FLOOR TUB DRAINS.
3. IF NEW INTERIOR DOORS ARE BEING PROVIDED WITH NEW HARDWARE, EXISTING DOOR HARDWARE MUST BE REPLACED TO MATCH.
4. FULL UNIT PAINT INCLUDES WALLS, CEILINGS, DOORS AND TRIM THROUGHOUT UNIT.
5. KWIKSET KEY CONTROL IS ONLY TO BE INSTALLED ON MAIN ENTRY DOOR TO UNIT.
6. ALL UNIT ENTRY DOORS TO RECEIVE METAL DOOR REINFORCEMENT AROUND DOOR HARDWARE. COLOR TO MATCH HARDWARE.
7. WHERE WALLBOXES ARE BEING REPLACED PROVIDE ONE CENTRAL MAIL KIOSK AREA.
8. WHERE UNIT MECHANICAL CLOSETS ARE GETTING NEW EQUIPMENT, VERIFY THE INTERIOR HAS FULL LEVEL 3 FINISH, WITH TAPE DRYWALL SEAMS AND PAINTED WALLS AND CEILING. MECHANICAL CLOSET TO BE PAINTED BEFORE INSTALLATION OF NEW EQUIPMENT. ALL MECHANICAL CLOSETS TO BE CLEANED OF ALL DEBRIS. ALL PENETRATIONS ARE TO BE FIRE CAULKED.
9. ADD SCRIBE MOLD ALONG THE SIDES OF ANY BASE CABINETS THAT ARE NOT FLUSH TO THE WALL.
10. JET UNDERSLAB DRAIN LINES AT ALL FIRST FLOOR UNITS. VERIFY WITH OWNER.
11. DO NOT PAINT OVER NEW DOOR HARDWARE.
12. DO NOT REPLACE HINGES ON OLD DOORS.
13. ALL BATH ACCESSORIES IN STANDARD UNITS ARE TO BE WALL MOUNTED ON 1X PAINTED WOOD BLOCK WITH ROUTERD EDGE, SAND BLOCK SMOOTH PRIOR TO INSTALLATION. FILL ANCHOR HOLES.
14. UNIT BATHROOM EXHAUST FANS ARE TO BE TIED TO LIGHT ON ONE SWITCH.
15. EXTERIOR ENTRY DOOR LIGHTS ARE TO HAVE BLANK ON INTERIOR WALL PLATE, SO PHOTOCELL FIXTURE CANT BE TURNED OFF.
16. WHERE AN EXISTING BATHROOM VANITY BASE CABINET STOPS SHORT OF A WALL, CABINET IS TO EXTEND WALL TO WALL, WHEN BEING REPLACED TO AVOID DEAD SPACE. CONFIRM WITH ARCHITECT.
17. PREPARE, SAND, SCRAPE AND PRIME ALL EXTERIOR METAL RAILS AND BALUSTERS PRIOR TO PAINTING.
18. SEAL ALL EXTERIOR PENETRATIONS OR OPENINGS AT DAMAGED LOCATIONS (I.E. AT LINESETS, DRAVIL SPACE VENTS, AROUND HOSE BIB, DAMAGED MASONRY, WINDOW SILLS, ETC.)
19. QUARTER ROUND AT BASE CABINETS MUST BE PROVIDED BY CABINET MANUFACTURER TO MATCH CABINETS. QUARTER ROUND IS TO BE NOTCHED TIGHT AT 45 DEGREE ANGLE AROUND TOE KICK OF CABINET. THERE ARE TO BE NO GAPS BETWEEN QUARTER ROUND AND CABINET.
20. QUARTER ROUND AT TUBS MUST BE PVC OR COMPOSITE MATERIAL. WOOD IS PROHIBITED.
21. PROVIDE MEDALLION AT ALL CEILING FAN LOCATIONS.
22. WHERE UNITS ARE PAINTED, WALLS AND TRIM ARE TO BE PREPARED WITH SCRAPING, MUDDING HOLES OR DENTS AND MATCHING EXISTING TEXTURES AT WALL OR CEILING, AS REQUIRED.
23. CAULK AROUND ALL PERIMETER FLOORS AND JAMBS.
24. ALL MECHANICAL DOORS REQUIRE DEADBOLTS.
25. ALL PLUMBING PENETRATIONS THROUGH WALL REQUIRE ESCUTCHEONS.
26. WHERE STANDARD UNIT TUBS AND SURROUNDS ARE BEING REPLACED, 2X BLOCKING IS TO BE INSTALLED FOR FUTURE GRAB BARS, AS MAY BE REQUIRED BY RESIDENT FOR REASONABLE ACCOMMODATION.
27. ADD STRIKE MASTER BRACING TO ALL EXTERIOR DOORS WITH WOOD JAMBS.
28. EXTERIOR DOOR HARDWARE PACKAGE TO INCLUDE:
 - SMART KEY, KEY CONTROL DEADBOLT (EVERYWHERE EXCEPT TEXAS)
 - 1/2 BORE DEADBOLT
 - LEVER SET AT ALL EXTERIOR DOORS
 - 180 DEGREE PEEP HOLE (ACCESSIBLE UNITS REQUIRE ADDITIONAL PEEP HOLE AT ACCESSIBLE HEIGHT)
 - DOOR KNOCKER
29. WHEN REPLACING A CONDENSING UNIT AS PART OF SCOPE, REPLACE THE LINE SETS AND A NEW DISCONNECT AND WHIP IS TO BE PROVIDED AND INSTALLED WITH THE NEW MECHANICAL EQUIPMENT.

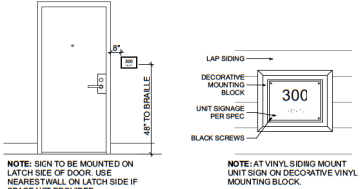


SHELVING REQUIREMENTS

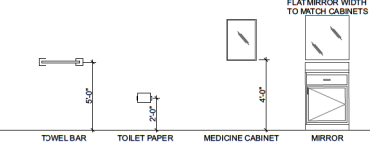
NOTE: BLOCKING ONLY INSTALLED AT STANDARD UNITS WHERE EXISTING TUBS AND SURROUNDS ARE BEING REPLACED.



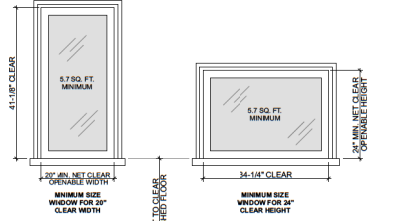
STANDARD UNIT GRAB BAR BLOCKING



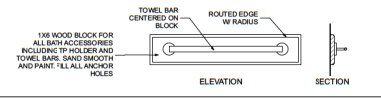
ENTRY DOOR UNIT SIGNAGE



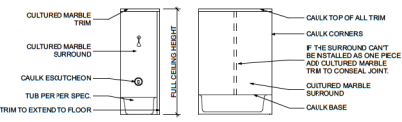
STANDARD UNIT MISC. MOUNTING HEIGHTS



EGRESS WINDOW REQUIREMENTS



WALL MOUNTED BLOCKING



STANDARD SHOWER SURROUND

Bentor Design Group

Bentor Design Group
 1520 S. 5th St., Suite 304
 St. Charles, MO 63303
 P: (636) 515.0382
 E: adam@bentondg.com

BENTON DESIGN GROUP
 MISSOURI STATE CERTIFICATE OF AUTHORITY
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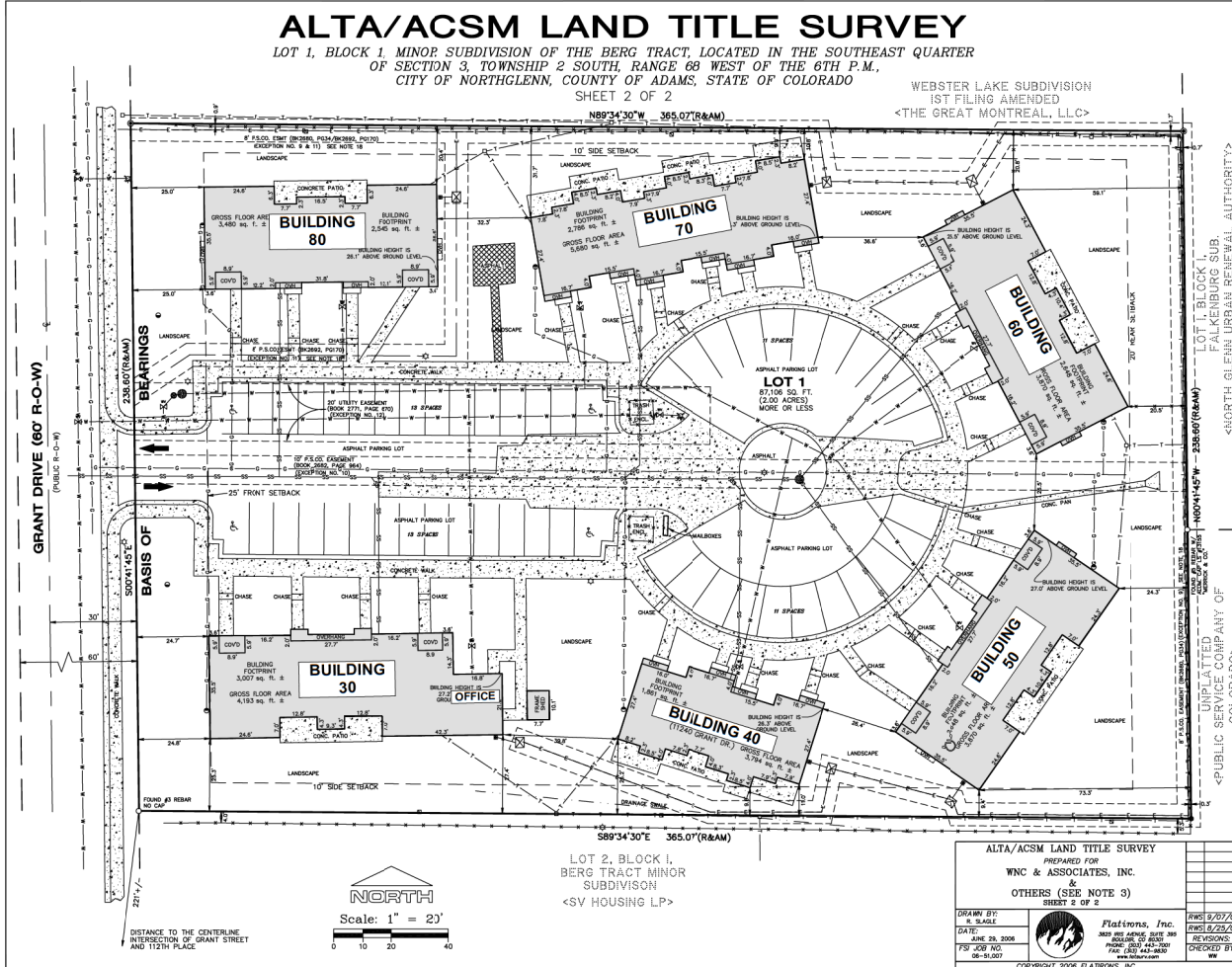
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ISSUE DATE: "ISSUE DATE"
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 CHECKED:
 PROJECT: 15-2-010

G103

PLOTTED ON: 8/19/23

STANDARD UNIT DETAILS & NOTES



GENERAL SITE PLAN NOTES:

- A) PROVIDE ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY TO INSTALL ACCESSIBLE PATHS, SIDEWALKS, RAMPING, PARKING SPACES AND ACCESSIBLES AS INDICATED IN CIVIL ENGINEER'S DRAWINGS.
- B) PROVIDE AND INSTALL CONCRETE WHEEL STOPS AT ALL PARKING SPACES AND DESIGNATED ACCESSIBLE PATHS.
- C) PROVIDE AND INSTALL COMPLIANT METAL RAILING AT ACCESSIBLE STAIRS AND RAMP AS INDICATED IN CIVIL ENGINEER'S DRAWINGS.
- D) PROVIDE AND INSTALL ACCESSIBLE PARKING SPACES AS REQUIRED FOR ACCESSIBILITY STANDARDS, AT ALL DESIGNATED PARKING LOCATIONS.
- E) PROVIDE ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY TO STALL ACCESSIBLE PARKING, NEW CROSSWALKS, NEW ACCESSIBLE WALKS AND ALL PARKING SPACES.
- F) PROVIDE ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY TO INSTALL SITTING BENCHES AND PICNIC TABLES AS INDICATED IN THE CIVIL ENGINEER'S DRAWINGS. SCOPES SHALL INCLUDE TWO (2) ACCESSIBLE PICNIC TABLES AND ONE (1) STANDARD PICNIC TABLE.
- G) PROVIDE ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY TO REMOVE EXISTING DUMPSTER ENCLOSURE AND REPLACE WITH AN ACCESSIBLE COMPLIANT DUMPSTER ENCLOSURE. FINISH AND MATERIAL OF NEW ENCLOSURE PER OWNER SELECTION.
- H) PROVIDE ALL LABOR, EQUIPMENT AND MATERIAL NECESSARY TO REMOVE EXISTING SANITARY SEWER LINES.

GENERAL ACCESSIBLE PATH NOTES:

- A) ALL ACCESSIBLE SIDEWALKS SHALL BE 4'-0" IN WIDTH MIN.
- B) LANDINGS MUST BE 4'-0" CLEAR WIDTH, MIN.
- C) THRESHOLDS MUST BE LESS THAN 1/2" MAX.
- D) CROSS SLOPE MUST BE LESS THAN 2%.
- E) SIDEWALK RUNNING SLOPE MUST BE 5% OR LESS TO AVOID THE NEED FOR STAIRS. WHERE REQUIRED, RUNNING SLOPE MUST NOT BE MORE THAN 1:12 (8.33%) AND SHALL REQUIRE THE NEED OF GRASPABLE TIPS AND SLIP-RESISTANT RAIL PER CODE.

SITE SUMMARY:

5.062 ACRES

EXISTING PARKING SPACES:
89 STANDARD PARKING SPACES
11 ACCESSIBLE PARKING SPACES
100 TOTAL SPACES

PROPOSED PARKING SPACES:
91 STANDARD PARKING SPACES
7 ACCESSIBLE PARKING SPACES
2 VAN ACCESSIBLE PARKING SPACES
100 TOTAL SPACES

FLOOD PLAIN: NOT IN FLOOD PLAIN

RETENTION PONDS: NO RETENTION PONDS ON SITE.



Bentor Design Group
1520 S. 9th St., Suite 304
St. Charles, MO 63303
P: (636) 515-0382
E: adam@bentordg.com

BENTON DESIGN GROUP
MISSOURI STATE CERTIFICATE OF AUTHORITY
2019025196

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11230 GRANT DRIVE
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STEELE GLENNSPARK, LLC
6875 E. EVANS AVENUE
DENVER, CO 80224

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MARK	DATE	REVISIONS

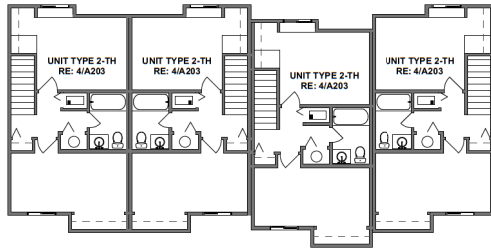
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CHECKED BY: AS NOTED
PROJECT: 15-2-010

AS101
PLOTTED ON: 8/18/23

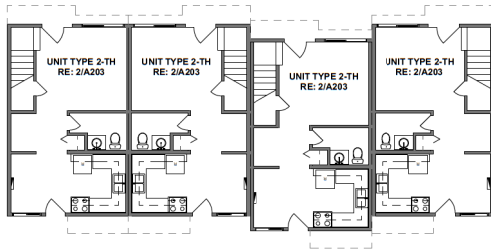
PROPOSED ARCHITECTURAL SITE PLAN



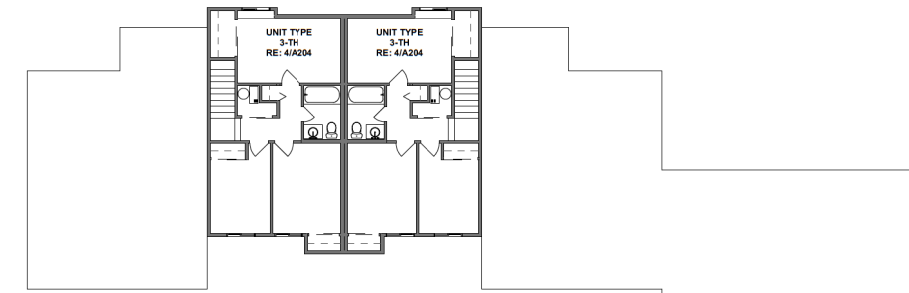
PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1" = 23'



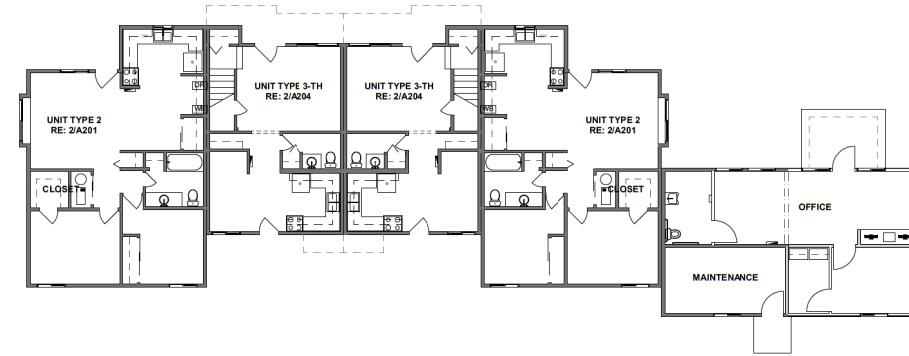
4 BUILDING TYPE B 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE B 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE A 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE A 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES:

- A) PROVIDE AND INSTALL NEW FLOOR AND UNIT SIGNAGE PER OWNER SELECTION.
- B) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE COMMON AREA BATHROOMS TO MEET ALL APPLICABLE ACCESSIBILITY CODES AND GUIDELINES. SCOPE OF WORK SHALL INCLUDE NEW PAINT, VINYL BASE AND FLOORING, PLUMBING FIXTURES, ELECTRICAL FIXTURES, ACCESSORIES AND GRABBARS. ALL COMPONENTS PER OWNER SELECTION.
- C) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING COMMON AREAS AND GAME ROOMS; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO: NEW FLOORING AND BASE, FULL PAINT, NEW ELECTRICAL FIXTURES AND NEW CABINETS; ALL COMPONENTS PER OWNER SELECTION. PROVIDE AND INSTALL COUNTERTOP WITH GROMMETS OR COMPLIERS IN 2ND FLOOR LOUNGE.
- D) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING COMMUNAL KITCHEN ON THE 2ND FLOOR; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO: NEW FLOORING AND BASE, FULL PAINT, NEW ELECTRICAL FIXTURES AND NEW CABINETS; ALL COMPONENTS PER OWNER SELECTION.
- E) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING OFFICES, TREATMENT ROOMS AND LOCKERS; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO: NEW FLOORING AND BASE, NEW ELECTRICAL FIXTURES AND ACCESSORIES, NEW HARDWARE AND THRESHOLDS (AT EXISTING DOOR LOCATIONS); ALL COMPONENTS PER OWNER SELECTION.
- F) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING LAUNDRY ROOMS ON ALL FLOORS; SCOPE OF WORK SHALL INCLUDE NEW PAINT, LIGHT FIXTURES, NEW FLOORING AND BASE, NEW DRYER BOXES, AND NEW LAUNDRY ACCESSIBLE DOOR.
- G) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING HALLWAYS AND STAIRWELLS THROUGHOUT; SCOPE OF WORK SHALL INCLUDE FULL PAINT AND LIGHTING FIXTURES. NOTE: CORRIDOR HALLWAYS WILL NOT RECEIVE NEW FLOORING NOR BASE AS PART OF THE BASE SCOPE OF WORK.
- H) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING BATHROOMS/ CLOSETS/ EQUIPMENT ROOMS AND OFFICES; SCOPE OF WORK SHALL INCLUDE EXTERIOR PAINT AND REMOVE/REPLACE EXISTING PANELS AS APPLICABLE.
- I) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO REPLACE ALL EXISTING COMMON AREA DOOR HARDWARE WITH COMPLIANT ACCESSIBLE HARDWARE THROUGHOUT.
- J) REMOVE AND REPLACE EXTERIOR COMMON AREA AND JNIT IDENTIFICATION SIGNAGE; NEW SIGNAGE PER OWNER SELECTION. TO MEET ACCESSIBILITY AND ADA REQUIREMENTS, SCOPE SHALL INCLUDE ALL PAINT, PRINTS, CLOSETS, STORAGE ROOMS, STAIRWELLS, ETC. CONTRACTOR TO BUDGET FOR FOUR (4) INTERIOR DIRECTIONAL SIGNS AS WELL.
- K) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO INSTALL R-38 ATTIC INSULATION THROUGHOUT.
- L) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE A PRESCRIBED ELEVATOR MODERNIZATION. FINAL SCOPE AND DETAILS PER ELEVATOR SUBCONTRACTOR AND PER OWNER SELECTION.
- M) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO REPLACE THE EXHAUST SYSTEMS AT THE CORRIDORS (A TOTAL OF THREE (3) LOCATIONS).

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Benten Design Group
1520 S. 5th St., Suite 304
St. Charles, MO 63303
P: (636) 515.0382
E: adam@bentondg.com

BENTON DESIGN GROUP
MISSOURI STATE CERTIFICATE OF AUTHORITY
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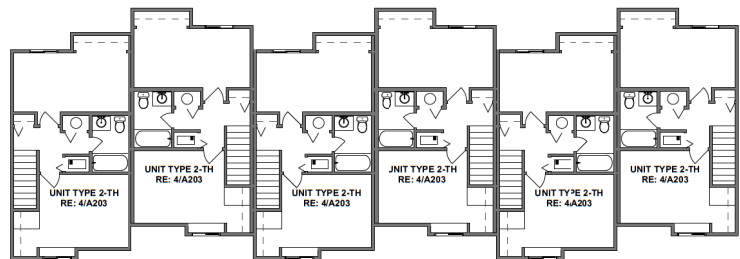
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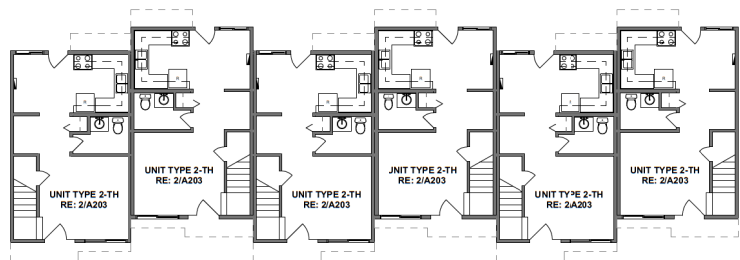
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SCALE: AS NOTED
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PROJECT: 15-2-010

A101
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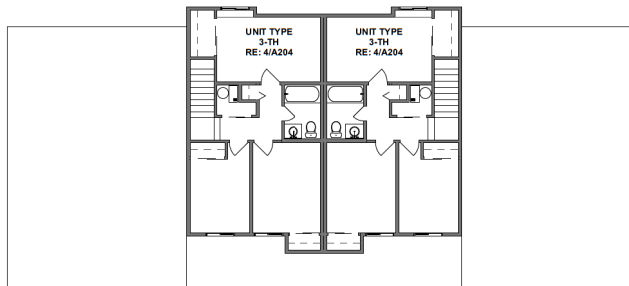
OVERALL FLOOR PLANS



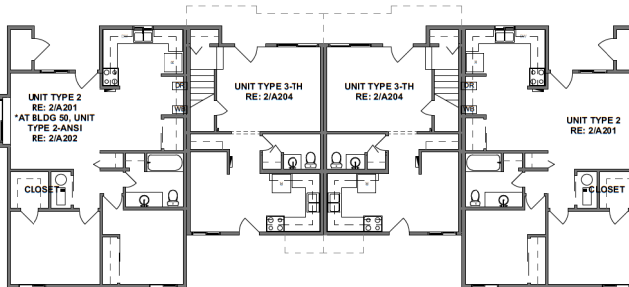
4 BUILDING TYPE D 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING TYPE D - 1ST FLOOR PLAN



2 BUILDING TYPE D 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE C 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE C 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES:

- A) PROVIDE AND INSTALL NEW FLOOR AND UNIT SIGNAGE PER OWNER SELECTION.
- B) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE COMMON AREA BATHROOMS TO MEET ALL APPLICABLE ACCESSIBILITY CODES AND GUIDELINES. SCOPE OF WORK SHALL INCLUDE NEW PAINT, VINYL BASE AND FLOORING, PLUMBING FIXTURES, ELECTRICAL FIXTURES, ACCESSORIES AND GRAB BARS. ALL COMPONENTS PER OWNER SELECTION.
- C) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING OFFICES AND GAME ROOMS; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW FLOORING AND BASE, FULL PAINT, NEW ELECTRICAL FIXTURES AND NEW CABINETRY; ALL COMPONENTS PER OWNER SELECTION. PROVIDE AND INSTALL COUNTERTOP WITH GROMMETS OR COMPLIANT PER OWNER SELECTION.
- D) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING COMMUNAL KITCHEN ON THE 2ND FLOOR; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW FLOORING AND BASE, FULL PAINT, NEW ELECTRICAL FIXTURES AND NEW CABINETRY AND PLUMBING FIXTURES; ALL COMPONENTS PER OWNER SELECTION.
- E) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING OFFICES, TREATMENT ROOMS AND LOBBY; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW FLOORING AND BASE, FULL PAINT, NEW ELECTRICAL FIXTURES AND ACCESSORIES, HARDWARE AND THRESHOLDS (AT EXISTING DOOR LOCATIONS); ALL COMPONENTS PER OWNER SELECTION.
- F) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING LAUNDRY ROOMS ON ALL FLOORS; SCOPE OF WORK SHALL INCLUDE NEW PAINT, LIGHT FIXTURES, NEW FLOORING AND BASE, NEW DRYER BOXES, AND NEW LAUNDRY ACCESSIBLE DOOR.
- G) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING HALLWAYS AND STAIRWELLS THROUGHOUT. SCOPE OF WORK SHALL INCLUDE FULL PAINT, NEW ELECTRICAL FIXTURES. NOTE: CORRIDORS AND STAIRS WILL NOT RECEIVE NEW FLOORING NOR BASE AS PART OF THE SCOPE OF WORK.
- H) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING STORAGE ROOMS/ CLOSETS/EQUIPMENT ROOMS AND OFFICES; SCOPE OF WORK SHALL INCLUDE INTERIOR PAINT AND REMOVE/REPLACE ALL INTERIOR PANELS AS APPLICABLE.
- I) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO REPLACE ALL EXISTING COMMON AREA DOOR HARDWARE WITH COMPLIANT ACCESSIBLE HARDWARE THROUGHOUT.
- J) REMOVE AND REPLACE EXISTING INTERIOR COMMON AREA AND JNIT IDENTIFICATION SIGNAGE; NEW SIGNAGE PER OWNER SELECTION. TO MEET ACCESSIBILITY AND ADA REQUIREMENTS, SCOPE SHALL INCLUDE ALL FIVE ENTRANTS, CLOSETS, STORAGE ROOMS, STAIRWELLS, ETC. CONTRACTOR TO BUDGET FOR FOUR (4) INTERIOR DIRECTIONAL SIGNS AS WELL.
- K) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO INSTALL R-38 ATTIC INSULATION THROUGHOUT.
- L) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE A PRESCRIBED ELEVATOR MODERNIZATION. FINAL SCOPE AND DETAILS PER ELEVATOR SUBCONTRACTOR AND PER OWNER SELECTION.
- M) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO REPLACE THE EXHAUST SYSTEMS AT THE CORRIDORS (A TOTAL OF THREE (3) LOCATIONS).

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Bentor Design Group
1520 S. 9th St., Suite 304
St. Charles, MO 63303
P: (636) 515.0382
E: adam@bentondg.com

BENTON DESIGN GROUP
MISSOURI STATE CERTIFICATE OF AUTHORITY
2019025198

CONSULTANT

OWNER REVIEW SET
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GLENNPARK VILLAGE APARTMENTS
11250 GRANT DRIVE
NORTHGLENN, CO 80233
STEELE GLENNPARK, LLC
6875 E. EVANS AVENUE
DENVER, CO 80224

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PROJECT:	15-2-010

A102
PLOTTED ON: 8/19/23

OVERALL FLOOR PLANS

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Bentley Design Group
1520 S. 9th St., Suite 304
St. Charles, MO 63303
P: (636) 515.0382
E: adam@bentondg.com

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MISSOURI STATE CERTIFICATE OF
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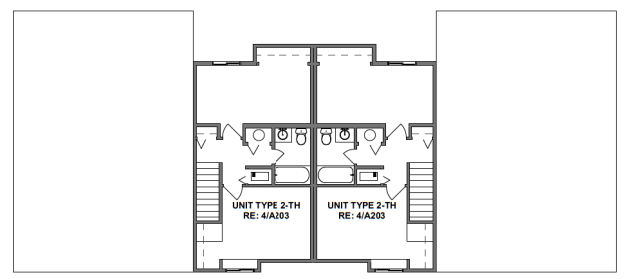
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11250 GRANT DRIVE
NORTHBLOOMINGTON, CO 80233
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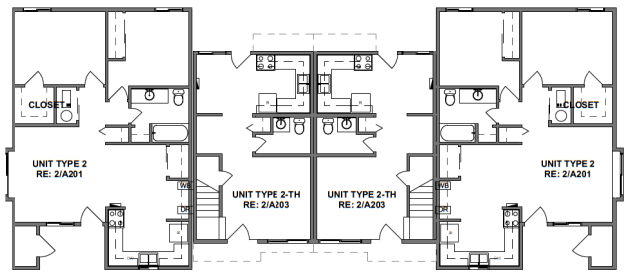
MARK	DATE	REVISIONS

A103
PLOTTED ON: 8/18/23

- GENERAL FLOOR PLAN NOTES:**
- A) PROVIDE AND INSTALL NEW FLOOR AND UNIT SIGNAGE PER OWNER SELECTION.
 - B) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE COMMON AREA BATHROOMS TO MEET ALL APPLICABLE ACCESSIBILITY CODES AND GUIDELINES. SCOPE OF WORK SHALL INCLUDE NEW PAINT, VINYL BASE AND FLOORING, PLUMBING FIXTURES, ELECTRICAL FIXTURES, ACCESSORIES AND GRAB BARS. ALL COMPONENTS PER OWNER SELECTION.
 - C) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING OFFICES AND GAME ROOMS; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW FLOORING AND BASE, FULL PAINT, NEW ELECTRICAL FIXTURES AND NEW CABINETRY; ALL COMPONENTS PER OWNER SELECTION. PROVIDE AND INSTALL COUNTERTOP WITH GROMMETS FOR COMPUTERS IN 2ND FLOOR LOUNGE.
 - D) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING COMMUNAL KITCHEN ON THE 2ND FLOOR; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW FLOORING AND BASE, FULL PAINT, NEW ELECTRICAL FIXTURES AND NEW CABINETRY; ALL COMPONENTS PER OWNER SELECTION.
 - E) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING OFFICE, TREATMENT ROOMS AND LOBBY RECEPTION DESK; SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW FLOORING AND BASE, NEW ELECTRICAL FIXTURES AND ACCESSORIES, NEW HARDWARE AND THRESHOLDS (AT EXISTING DOOR LOCATIONS); ALL COMPONENTS PER OWNER SELECTION.
 - F) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING LAUNDRY ROOMS ON ALL FLOORS; SCOPE OF WORK SHALL INCLUDE NEW PAINT, LIGHT FIXTURES, NEW FLOORING AND BASE, NEW DRYER BOXES, AND NEW LAUNDRY ACCESSIBLE DOORS.
 - G) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING CORRIDORS AND STAIRWELLS THROUGHOUT; SCOPE OF WORK SHALL INCLUDE FULL PAINT, NEW LIGHT FIXTURES, NEW FLOORING AND BASE. NOTE: CORRIDOR AND STAIRWELL WILL NOT RECEIVE NEW FLOORING NOR BASE AS PART OF THE BASE SCOPE OF WORK.
 - H) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO RENOVATE EXISTING STORAGE ROOMS/CLOSETS/EQUIPMENT ROOMS AND OFFICES; SCOPE OF WORK SHALL INCLUDE INTERIOR PAINT AND REMOVE/REPLACE ELECTRICAL PANELS AS APPLICABLE.
 - I) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO REPLACE ALL EXISTING COMMON AREA DOOR HARDWARE WITH COMPLIANT ACCESSIBLE HARDWARE THROUGHOUT.
 - J) REMOVE AND REPLACE EXISTING INTERIOR COMMON AREA AND UNIT IDENTIFICATION SIGNAGE; NEW SIGNAGE PER OWNER SELECTION. TO MEET ACCESSIBILITY AND ADA REQUIREMENTS. SCOPE SHALL INCLUDE ALL FIVE INKPRINTS, CLOSETS, STORAGE ROOMS, STAIRWELL, ETC. CONTRACTOR TO BUDGET FOR FOUR (4) INTERIOR DIRECTIONAL SIGNS AS WELL.
 - K) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO INSTALL R-38 ATTIC INSULATION THROUGHOUT.
 - L) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE A PRESCRIBED ELEVATOR MODERNIZATION. FINAL SCOPE AND DETAILS PER ELEVATOR SUBCONTRACTOR AND PER OWNER SELECTION.
 - M) PROVIDE ALL LABOR AND MATERIAL NECESSARY TO REPLACE THE EXHAUST SYSTEMS AT THE CORRIDORS (A TOTAL OF THREE (3) LOCATIONS).



2 BUILDING TYPE E 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE E 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL FLOOR PLANS

GENERAL VISUAL HEARING-IMPAIRED NOTES:

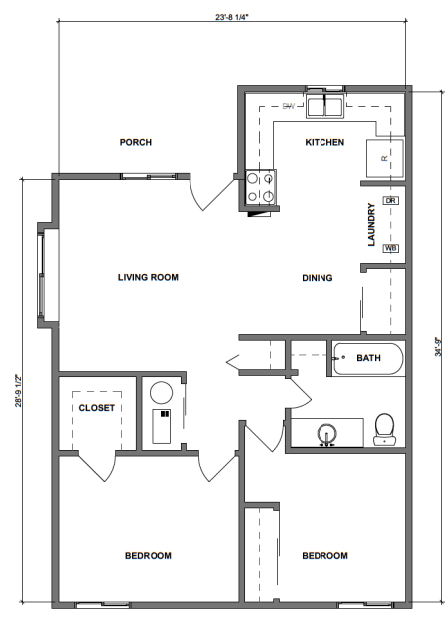
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORNER PATCH AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
- ALL WORK SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR OR SUB-CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 70 AND NFPA72. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING COMPLETE SYSTEMS AS INTENDED WHETHER DETAILED OR NOT.
- CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRACES, AND COORDINATE EXACT LOCATIONS WITH OTHER DEVICES.
- THE CONTRACTOR SHALL PROVIDE A DOORBELL SYSTEM COMPRISED OF A PUSH BUTTON, MULTIPLE HORN STROBES AND APPROPRIATELY SIZED TRANSFORMER. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM AND KITCHEN, LOCATED IN BEDROOM(S) AND ONE IN THE BATHROOM. MULTIPLE HORNS/ STROBES SHALL BE INTERCONNECTED. SYSTEM SHALL BE EQUAL TO: EDWARDS 7005-G5 CFA SERIES. COLORS TO BE DETERMINED BY OWNER. STROBE LENS SHALL NOT BE RED.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL A SMALL WALL MOUNTABLE STROBE VISUAL PHONE FLASHER, NO BATTERY REQUIRED, EQUAL TO: KROWN KRN PF200. VERIFY THAT TELEPHONE LINE CAN PROVIDE THE REQUIRED POWER. THE CONTRACTOR SHALL PROVIDE A FLASHER FROM EACH PHONE JACK LOCATION.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL SMOKE AND CARBON MONOXIDE DETECTOR COMBO WITH STROBE, EQUAL TO: BRK 7030BSL. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM AND KITCHEN, LOCATED IN BEDROOM(S) AND ONE SMOKE STROBE EQUAL TO BRK SLED IT IN THE BATHROOM. ALL DETECTORS SHALL BE INTERCONNECTED TO ANNUNCIATE IF ONE DETECTOR IS IN ALARM. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM, BEDROOM(S) AND KITCHEN.

GENERAL UNIT PLAN NOTES:

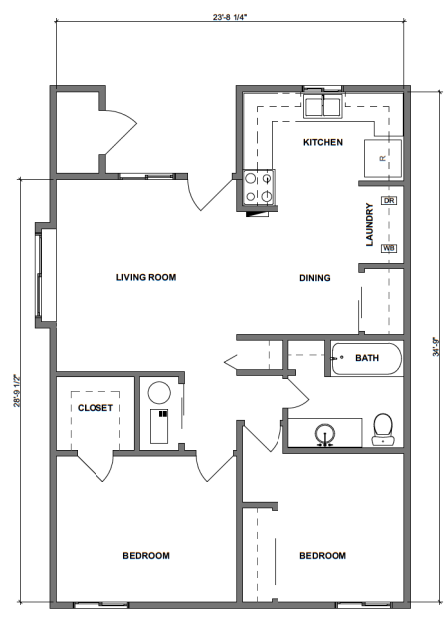
- PROVIDE AND INSTALL NEW VINYL FLOORING AND VINYL BASE IN ALL DWELLING UNIT BATHROOMS. SCOPE SHALL INCLUDE 1/2" QUARTER ROUND.
- PROVIDE AND INSTALL WINDOW TRIM AT ALL WINDOWS. NEW SEALS, TRIM AND NEW TRIM TO BE PAINTED TO MATCH CALKED JOINTS AT DRYWALL.
- PROVIDE AND INSTALL NEW VINYL BLINDS AT ALL WINDOWS AND PATIO DOORS. BLINDS AT PATIO DOORS TO BE 1" CALKED AND WINDOWS TO BE 1/2" CALKED.
- PROVIDE NEW INTERIOR DOOR HARDWARE: HARDWARE TO BE PUSH OR PULL LEVERS ON THE DWELLING UNIT BATHROOM, CLOSET DOORS, PRIVACY LEVERS ON BATHROOM DOORS. PROVIDE AND INSTALL WALL PLATE DOOR STOPS AT ALL DOOR LOCATIONS. UNLESS OTHERWISE NOTED, OP IS REQUIRED.
- INSTALL NEW HARDWIRED INTERCONNECTED COMBO SMOKE / CARBON MONOXIDE DETECTOR IN EACH BEDROOM AND HALLWAY OF EACH DWELLING UNIT.
- INSTALL NEW GRIP IN KITCHEN AND BATHROOMS.
- INSULATE ALL EXPOSED WATER PIPING IN UNITS AND MECHANICAL ROOMS.
- PROVIDE AND INSTALL NEW ENTRY DOOR HARDWARE PER OWNER SELECTION. ENTRY DOOR HARDWARE TO INCLUDE SINGLE-CYLINDER DEADBOLT SINGLE POINT, 180 DEGREE VIEWER/ PEEPHOLE AND SMART KEY LOCKSET.
- CONTRACTOR TO BE RESPONSIBLE FOR SHEETROCK CAUSED BY THE PROPOSED SHOWER PAN.
- PROVIDE AND INSTALL NEW BATHROOM HARDWARE TO INCLUDE NEW BATHROOM SHOWER ROD, TOWEL BAR, TOWEL RING, TOILET PAPER HOLDER AND PRY BAR. ALL FINISH PER OWNER SELECT. PROVIDE WALL MOUNTED BLOCKING W/ MILED EDGE FOR ALL BATHROOM HARDWARE.
- PROVIDE AND INSTALL NEW ELECTRICAL FIXTURE PACKAGE THROUGHOUT UNIT TO INCLUDE NEW INTERCONNECTED SMOKE/ CO2 DETECTORS, NEW LED LIGHT FIXTURES AT ALL EXISTING LIGHT FIXTURE LOCATIONS. ALL EXHAUST FANS AND LIGHT FIXTURES MUST BE ENERGY-STAR RATED.
- REMOVE AND REPLACE KITCHEN SINK ANGLE STOPS, BRASID SUPPLY AND TRAP THE KITCHEN SINK ITSELF TO REMAIN.
- REMOVE AND REPLACE ALL PLUMBING FIXTURES (TOILET, SHOWER HEAD AND TUB, BATHROOM FAUCET AND KITCHEN SINK) WITH NEW. ALL NEW PLUMBING FIXTURES PER OWNER SELECTION.
- PROVIDE AND INSTALL NEW BALL VALVES AT ALL UTILITY CLOSETS.
- PROVIDE AND INSTALL NEW APPLIANCES (REFRIGERATOR, RANGE HOOD AND RANGE) AT TWENTY-NINE (29) DWELLING UNITS. SPECIFIC UNITS TO BE DETERMINED IN THE FIELD AND REVIEWED AND APPROVED BY OWNER, ARCHITECT AND GENERAL CONTRACTOR.

LEGEND

- - - - - ELEMENT TO BE DEMOLISHED
- ELEMENT TO REMAIN
- ▬ NEW ELEMENT



2 UNIT TYPE 2 PROPOSED PLAN
SCALE: 1/4" = 1'-0"



1 UNIT TYPE 2 DEMO PLAN
SCALE: 1/4" = 1'-0"



Benter Design Group
1520 S. 5th St., Suite 304
St. Charles, MO 63303
P: (636) 515-0382
E: adam@bentondg.com

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A201
PLOTTED ON: 8/18/23

ENLARGED UNIT PLANS

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GENERAL ACCESSIBLE UNIT PLAN NOTES:

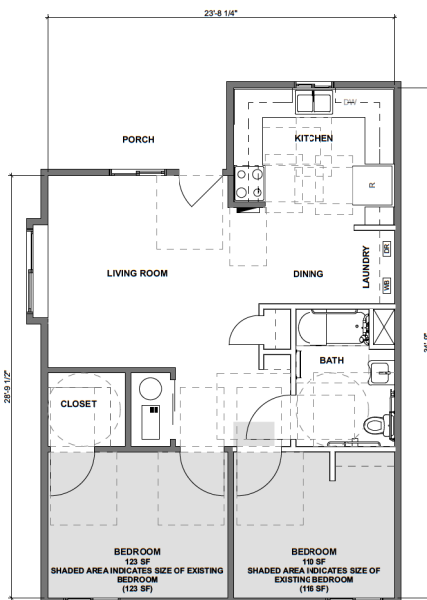
- A) PROVIDE AND INSTALL NEW VINYL PLANK FLOORING AND 3" MDF BASE THROUGHOUT ACCESSIBLE DWELLING UNITS. EXTEND FLOORING BENEATH SINK SPACES & 30" WORK SPACE.
- B) PROVIDE AND INSTALL NEW HOLLOW-CORE INTERIOR DOORS IN ACCESSIBLE DWELLING UNITS. ALL ACCESSIBLE DWELLING UNIT DOOR HARDWARE TO BE LEVER HARDWARE. PROVIDE PASSAGE LEVERS AT ALL INTERIOR DOORS EXCEPT BATHROOMS. PROVIDE PRIVACY LEVERS W/ PUSH BUTTON LOCKS AT BATHROOMS IN ACCESSIBLE DWELLING UNITS.
- C) PROVIDE AND INSTALL ACCESSIBLE AND COMPLIANT APPLIANCES AT ALL ACCESSIBLE DWELLING UNITS.
- D) PROVIDE AND INSTALL ACCESSIBLE AND COMPLIANT CABINETS, COUNTERTOPS AND PLUMBING FIXTURES THROUGHOUT ACCESSIBLE DWELLING UNIT.
- E) PROVIDE HAND-HELD SHOWER, FLEXIBLE HOSE, 24" SLIDE BAR, & VACUUM BREAKER.
- F) OFFSET SHOWER CONTROL VALVE SO IT IS CENTERED 4" TO 8" FROM OUTER EDGE OF SHOWER, 30" A.F.F. (VALVE TO BE LEVER TYPE CONTROL).
- G) SINK HARDWARE TO BE LEVER TYPE.
- H) COUNTER HEIGHTS SHALL BE 34" A.F.F. MAX.
- I) INSULATE EXPOSED DRAIN & WATER LINES.
- J) TOP OF WALL TELEPHONE OUTLET TO BE 50" MAX A.F.F.
- K) SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 39" A.F.F.
- L) ACCESSIBLE ELECTRICAL PANEL TO BE INSTALLED AT 48" MAX. TO TOP BREAKER.
- M) CONFIRM INSTALLATION OF APPLICABLE SHELVING, CABINET PULLS AND CONTROLS (I.E. SWITCHES AND THERMOSTATS) ALL WITHIN REACH RANGE (15" TO 48" ABOVE FINISH FLOOR IN AN ACCESSIBLE DWELLING UNIT).

GENERAL UNIT PLAN NOTES:

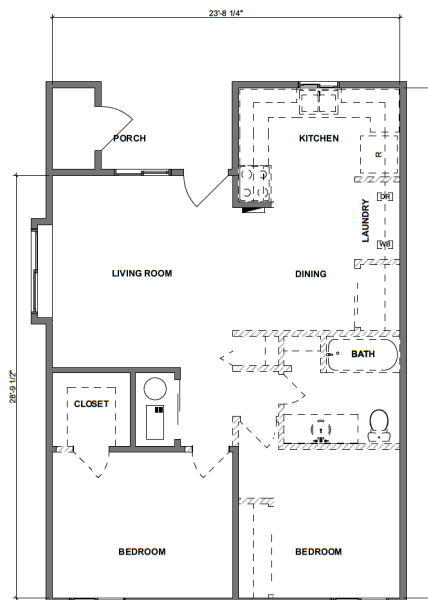
- A) PROVIDE AND INSTALL NEW VINYL FLOORING AND VINYL BASE IN ALL DWELLING UNIT BATHROOMS. SCOPE SHALL INCLUDE 1/2" QUARTER ROUND.
- B) PROVIDE AND INSTALL NEW WINDOW TRIM AT ALL WINDOWS. NEW SILL TRIM AND NEW TRIM TO BE PRE-PAINTED TO MATCH CAULKED JOINTS AT DRYWALL.
- C) PROVIDE AND INSTALL NEW VINYL BLINDS AT ALL WINDOWS AND PATIO SLIDING DOORS. BLINDS AT PATIO DOORS TO BE OPERABLE BLINDS AND WINDOWS TO BE 1/2" SIZE.
- D) PROVIDE NEW INTERIOR DOOR HARDWARE; HARDWARE TO BE PUSH/PULL LEVERS ON THE DWELLING UNIT BATHROOM AND CLOSET DOORS. PRIVACY LEVERS ON BATHROOM DOORS. PROVIDE AND INSTALL WALL PLATE DOOR STOPS AT ALL DOOR LOCATIONS. UNLESS OTHERWISE NOTED, A 2" DOOR STOP IS REQUIRED.
- E) INSTALL NEW HARDWIRED INTERCONNECTED COMBO SMOKE / CARBON MONOXIDE DETECTOR IN EACH BEDROOM AND HALLWAY AT EACH DWELLING UNIT.
- F) INSTALL NEW GRIS IN KITCHEN AND BATHROOMS.
- G) INSULATE ALL EXPOSED WATER PIPING IN UNITS AND MECHANICAL ROOMS.
- H) PROVIDE AND INSTALL NEW ENTRY DOOR HARDWARE PER OWNER SELECTION. ENTRY DOOR HARDWARE TO INCLUDE SINGLE-CYLINDER DEADBOLT SINGLE OR DOUBLE, 180 DEGREE VIEWER/ PEEPHOLE AND SMART KEY LOCKSET.
- I) CONTRACTOR TO REMOVE SHEETROCK CAUSED BY THE PROPOSED SCHEDULED WORK.
- K) PROVIDE AND INSTALL NEW BATHROOM HARDWARE TO INCLUDE NEW EXTENSION SHOWER ROD, TOWEL BAR, NEW ROLL UP TOILET PAPER HOLDER AND FREE SWIVEL BIDET. FINISH PER OWNER SELECTION. REMOVE ALL WALL MOUNTED BLOCKING W/ MILLED EDGE FOR ALL BATHROOM HARDWARE.
- L) PROVIDE AND INSTALL NEW ELECTRICAL FIXTURE PACKAGE THROUGHOUT TO INCLUDE NEW INTERCONNECTED COMBO SMOKE/ CO2 DETECTORS, NEW LED LIGHT FIXTURES AT ALL EXISTING LIGHT FIXTURE LOCATIONS. ALL EXHAUST FANS AND LIGHT FIXTURES MUST BE ENERGY-STAR RATED.
- M) REMOVE AND REPLACE KITCHEN SINK ANGLE STOPS, BRANDED SUPPLY AND TRAP. THE KITCHEN SINK ITSELF TO REMAIN.
- N) REMOVE AND REPLACE ALL PLUMBING FIXTURES (TOILET, SHOWER HEAD AND TUB, BATHROOM FAUCET AND KITING) WITH NEW. ALL NEW PLUMBING FIXTURES PER OWNER SELECTION.
- O) PROVIDE AND INSTALL NEW BALL VALVES AT ALL UTILITY CLOSETS.
- P) PROVIDE AND INSTALL NEW APPLIANCES (REFRIGERATOR, RANGE HOOD AND RANGE) AT TWENTY-NINE (29) DWELLING UNITS. SPECIFIC UNITS TO BE DETERMINED IN THE FIELD AND REVIEWED AND APPROVED BY OWNER, ARCHITECT AND GENERAL CONTRACTOR.

LEGEND

- ELEMENT TO BE DEMOLISHED
- ELEMENT TO REMAIN
- ▬ NEW ELEMENT



2 UNIT TYPE 2 ANSI PROPOSED PLAN
SCALE 1/4" = 1'-0"



1 UNIT TYPE 2 ANSI DEMO PLAN
SCALE 1/4" = 1'-0"

Benter Design Group
1520 S. 9th St., Suite 304
St. Charles, MO 63303
P: (636) 515.0382
E: adam@bentondg.com

BENTER DESIGN GROUP
MISSOURI STATE CERTIFICATE OF AUTHORITY
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6875 E. EVANS AVENUE
DENVER, CO 80224

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MARK	DATE	REVISIONS

ISSUE DATE: *ISSUE DATE*
SCALE: AS NOTED
DRAWN BY: ATP
CHECKED:
PROJECT: 152-010

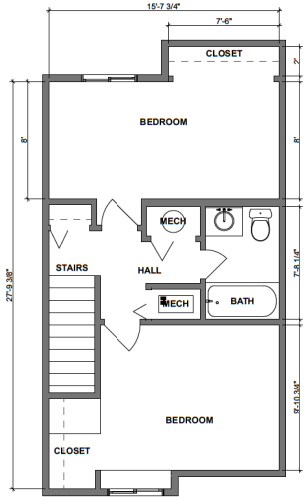
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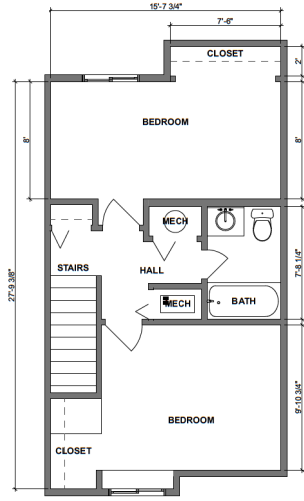
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ENLARGED UNIT PLANS

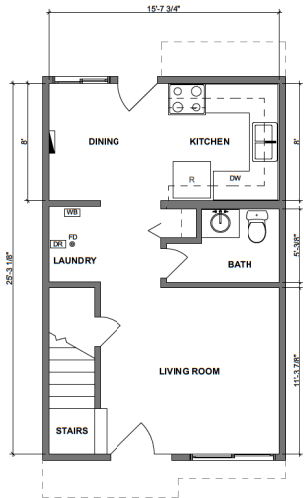
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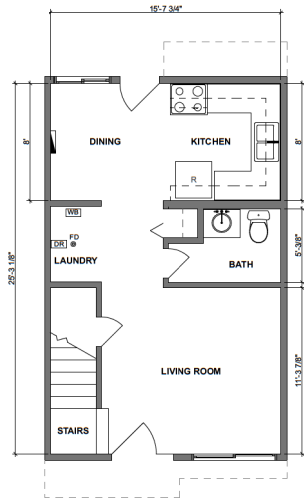
4 UNIT TYPE 2-TH PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 UNIT TYPE 2-TH DEMO 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT TYPE 2-TH PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 UNIT TYPE 2-TH DEMO 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL VISUAL/ HEARING-IMPAIRED NOTES:

- A) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORNER PATCH AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
- B) ALL WORK SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR OR SUB-CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 70 AND NFPA 72. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING COMPLETE SYSTEMS AS INTENDED WHETHER DETAILED OR NOT.
- C) CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES, AND COORDINATE EXACT LOCATIONS WITH OTHER DEVICES.
- D) THE CONTRACTOR SHALL PROVIDE A DOORBELL SYSTEM COMPRISED OF A PUSH BUTTON, MULTIPLE HORN STROBES AND APPROPRIATELY SIZED TRANSFORMER. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM AND KITCHEN, LOCATED IN BEDROOM(S) AND ONE IN THE BATHROOM. MULTIPLE HORNS/ STROBES SHALL BE INTERCONNECTED. SYSTEM SHALL BE EQUAL TO EDWARDS 7005-G5 CFA SERIES. COLORS TO BE DETERMINED BY OWNER. STROBE LENS SHALL NOT BE RED.
- E) THE CONTRACTOR SHALL PROVIDE AND INSTALL A SMALL WALL-MOUNTABLE STROBE VISUAL PHONE FLASHER. NO BATTERY REQUIRED. EQUAL TO KROWN KRN-PP200. VERIFY THAT TELEPHONE LINE CAN PROVIDE THE REQUIRED POWER. THE CONTRACTOR SHALL PROVIDE A FLASHER FROM EACH PHONE JACK LOCATION.
- F) THE CONTRACTOR SHALL PROVIDE AND INSTALL SMOKE AND CARBON MONOXIDE DETECTOR COMBO WITH STROBE. EQUAL TO BRK 700BSL. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM AND KITCHEN. LOCATED IN BEDROOM(S) AND ONE SMOKE STROBE EQUAL TO BRK SLED17 IN THE BATHROOM. ALL DETECTORS SHALL BE INTERCONNECTED TO ANNUNCIATE IF ONE DETECTOR IS IN ALARM. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM, BEDROOM(S) AND KITCHEN.

GENERAL UNIT PLAN NOTES:

- A) PROVIDE AND INSTALL NEW VINYL FLOORING AND VINYL BASE IN ALL DWELLING UNIT BATHROOMS. SCOPE SHALL INCLUDE 1/2" QUARTER ROUND.
- B) PROVIDE AND INSTALL WINDOW TRIM AT ALL WINDOWS. NEW SET SQUARE AND NEW TRIM TO BE PAINTED TO MATCH CAULKED JOINTS AT DRYWALL.
- C) PROVIDE AND INSTALL NEW VINYL BLINDS AT ALL WINDOWS AND PATIO DOORS. BLINDS AT PATIO DOORS TO BE VERTICAL BLINDS AND WINDOWS TO BE HORIZONTAL BLINDS.
- D) PROVIDE NEW INTERIOR DOOR HARDWARE: HARDWARE TO BE PUSH BUTTON LEVERS ON THE DWELLING UNIT BEHIND DOOR AND CLOSET DOORS. PRIVACY LEVERS ON BATHROOM DOORS. PROVIDE AND INSTALL WALL PLATE DOOR STOPS AT ALL DOOR LOCATIONS, UNLESS OTHERWISE NOTED.
- E) INSTALL NEW HARDWIRED INTERCONNECTED COMBO SMOKE / CARBON MONOXIDE DETECTOR IN EACH BEDROOM AND HALLWAY OF EACH DWELLING UNIT.
- F) INSTALL NEW GRIS IN KITCHEN AND BATHROOMS.
- G) INSULATE ALL EXPOSED WATER PIPING IN UNITS AND MECHANICAL ROOMS.
- H) PROVIDE AND INSTALL NEW ENTRY DOOR HARDWARE PER OWNER SELECTION. ENTRY DOOR DEADBOLT SINGLE CYLINDER 180 DEGREE VIEWER/ PEEPHOLE AND SMART KEY LOCKSET.
- I) CONTRACTOR TO BE RESPONSIBLE TO SHOOT THE PROPOSED SHEETROCK CAUSED BY THE PROPOSED SMOKE ALARM.
- J) PROVIDE AND INSTALL NEW BATHROOM HARDWARE TO INCLUDE NEW TENSION SHOWER ROD, TOWEL BARN, DRAINING TOILET PAPER HOLDER AND FRAMED MIRROR. FINISH PER OWNER SELECTION. PROVIDE WALL MOUNTED BLOCKING W/ MILLED EDGE FOR ALL BATHROOM HARDWARE.
- L) PROVIDE AND INSTALL NEW ELECTRICAL FIXTURE PACKAGE THROUGHOUT UNIT TO INCLUDE NEW INTERCONNECTED SMOKE/ CO2 DETECTORS, NEW LED LIGHT FIXTURES AT ALL EXISTING LIGHT FIXTURE LOCATIONS. ALL EXHAUST FANS AND LIGHT FIXTURES MUST BE ENERGY-STAR RATED.
- M) REMOVE AND REPAIR KITCHEN SINK/ ANGLE STOPS, BRANDED SUPPLY AND TRAP. THE KITCHEN SINK ITSELF TO REMAIN.
- N) REMOVE AND REPLACE ALL PLUMBING FIXTURES (TOILET, SHOWER HEAD AND FIVE BATHROOM FAUCET AND KITCHEN SINK) WITH NEW. ALL NEW PLUMBING FIXTURES PER OWNER SELECTION.
- O) PROVIDE AND INSTALL NEW BALL VALVES AT ALL UTILITY CLOSETS.
- P) PROVIDE AND INSTALL NEW APPLIANCES (REFRIGERATOR, RANGE HOOD AND RANGE) AT TWENTY-NINE (29) DWELLING UNITS. SPECIFIC UNITS TO BE DETERMINED IN THE FIELD AND REVIEWED AND APPROVED BY OWNER, ARCHITECT AND GENERAL CONTRACTOR.

LEGEND

- ELEMNET TO BE DEMOLISHED
- ELEMNET TO REMAIN
- NEW ELEMNET



Benton Design Group
1520 S. 5th St., Suite 304
St. Charles, MO 63303
P: (636) 515.0382
E: adam@bentondg.com

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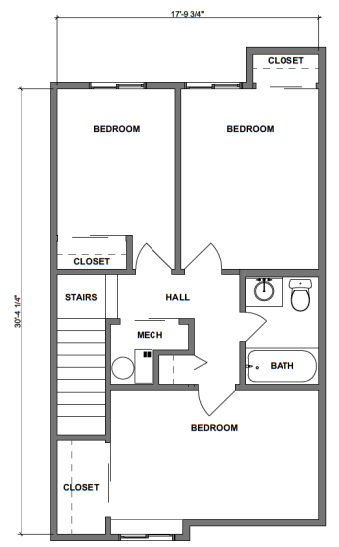
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CHECKED:			
PROJECT:		152-010	

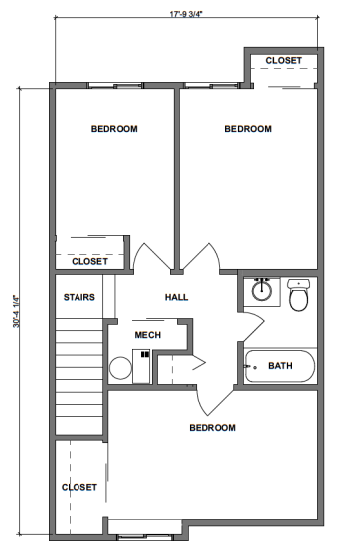
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ENLARGED UNIT PLANS

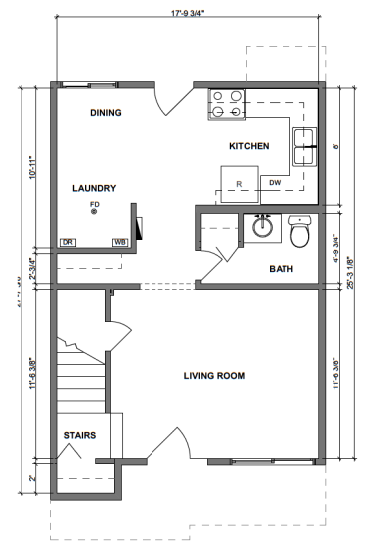
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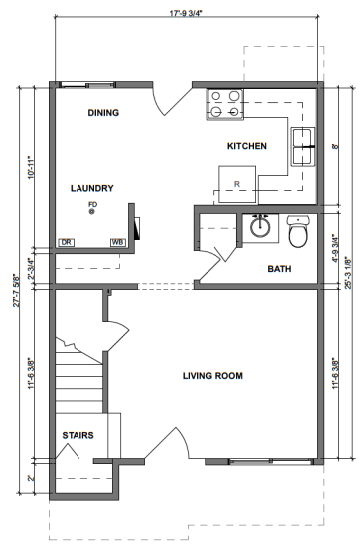
4 UNIT TYPE 3-TH PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 UNIT TYPE 3-TH DEMO 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT TYPE 3-TH PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 UNIT TYPE 3-TH DEMO 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL VISUAL HEARING-IMPAIRED NOTES:**
- A) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORNER PATCH AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
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 - C) CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES, AND COORDINATE EXACT LOCATIONS WITH OTHER DEVICES.
 - D) THE CONTRACTOR SHALL PROVIDE A DOORBELL SYSTEM COMPRISED OF A PUSH BUTTON, MULTIPLE HORN STROBES AND APPROPRIATELY SIZED TRANSFORMER. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM AND KITCHEN, LOCATED IN BEDROOM(S) AND ONE IN THE BATHROOM. MULTIPLE HORNS/ STROBES SHALL BE INTERCONNECTED. SYSTEM SHALL BE EQUAL TO: EDWARDS 7005-G5 CFA SERIES. COLORS TO BE DETERMINED BY OWNER. STROBE LENS SHALL NOT BE RED.
 - E) THE CONTRACTOR SHALL PROVIDE AND INSTALL A SMALL WALL-MOUNTABLE STROBE VISUAL PHONE FLASHER, NO BATTER REQUIRED, EQUAL TO: KNOWN KRN-PC209. VERIFY THAT TELEPHONE LINE CAN PROVIDE THE REQUIRED POWER. THE CONTRACTOR SHALL PROVIDE A FLASHER FROM EACH PHONE JACK LOCATION.
 - F) THE CONTRACTOR SHALL PROVIDE AND INSTALL SMOKE AND CARBON MONOXIDE DETECTOR COMBO WITH STROBE. EQUAL TO: BRK 700B8SL. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM AND KITCHEN, LOCATED IN BEDROOM(S) AND ONE SMOKE STROBE EQUAL TO BRK SLED77 IN THE BATHROOM. ALL DETECTORS SHALL BE INTERCONNECTED TO ANNUNCIATE IF ONE DETECTOR IS IN ALARM. HORNS/ STROBES SHALL BE INSTALLED AND/OR VISIBLE FROM THE LIVING ROOM, BEDROOM(S) AND KITCHEN.
- GENERAL UNIT PLAN NOTES:**
- A) PROVIDE AND INSTALL NEW VINYL FLOORING AND VINYL BASE IN ALL DWELLING UNIT BATHROOMS. SCOPE SHALL INCLUDE 1/2" QUARTER ROUND.
 - B) PROVIDE AND INSTALL WINDOW TRIM AT ALL WINDOWS. NEW SILENT TRIM AND NEW TRIM TO BE PAINTED TO MATCH CAULKED JOINTS AT DRYWALL.
 - C) PROVIDE AND INSTALL NEW VINYL BLINDS AT ALL WINDOWS AND PATIO DOORS. BLINDS AT PATIO DOORS TO BE METALLIC BLINDS AND WINDOWS TO BE 1" SIZE METALLIC.
 - D) PROVIDE NEW INTERIOR DOOR HARDWARE; HARDWARE TO BE PUSH-BUTTON LEVERS ON THE DWELLING UNIT BATHROOM AND CLOSET DOORS, PRIVACY LEVERS ON BATHROOM DOORS. PROVIDE AND INSTALL WALL PLATE DOOR STOPS AT ALL DOOR LOCATIONS, UNLESS OTHERWISE NOTED OR AS REQUIRED.
 - E) INSTALL NEW HARDWIRED INTERCONNECTED COMBO SMOKE / CARBON MONOXIDE DETECTOR IN EACH BEDROOM AND HALLWAY OF EACH DWELLING UNIT.
 - F) INSTALL NEW GRIS IN KITCHEN AND BATHROOMS.
 - G) INSULATE ALL EXPOSED WATER PIPING IN UNITS AND MECHANICAL ROOMS.
 - H) PROVIDE AND INSTALL NEW ENTRY DOOR HARDWARE PER OWNER SELECTION. ENTRY DOOR DEADBOLT SINGLE POINT, 180 DEGREE VIEWER/ PEEPHOLE AND SMART KEY LOCKSET.
 - I) CONTRACTOR TO BE RESPONSIBLE FOR SHEETROCK CAUSED BY THE PROPOSED SHEETROCK.
 - J) PROVIDE AND INSTALL NEW BATHROOM HARDWARE TO INCLUDE NEW BATHROOM SHOWER ROD, TOWEL BAR, HANGING TOILET PAPER HOLDER AND FREESTANDING TOILET PER OWNER SELECTION. ALL WALL MOUNTED BLOCKING BY MILLED EDGE FOR ALL BATHROOM HARDWARE.
 - L) PROVIDE AND INSTALL NEW ELECTRICAL FIXTURE PACKAGE THROUGHOUT UNIT TO INCLUDE NEW INTERCONNECTED SMOKE AND SMOKE / CO2 DETECTORS. NEW LED LIGHT FIXTURES AT ALL EXISTING LIGHT FIXTURE LOCATIONS. ALL EXHAUST FANS AND LIGHT FIXTURES MUST BE ENERGY-STAR RATED.
 - M) REMOVE AND REPAIR KITCHEN SINK ANGLE STOPS, BRASID SUPPLY AND TRAP. THE KITCHEN SINK ITSELF TO REMAIN.
 - N) REMOVE AND REPLACE ALL PLUMBING FIXTURES (TOILET, SHOWER HEAD AND) AND BATHROOM FAUCET AND KITCHEN SINK WITH NEW. ALL NEW PLUMBING FIXTURES PER OWNER SELECTION.
 - O) PROVIDE AND INSTALL NEW BALL VALVES AT ALL UTILITY CLOSETS.
 - P) PROVIDE AND INSTALL NEW APPLIANCES (REFRIGERATOR, RANGE HOOD AND RANGE) AT TWENTYNINE (29) DWELLING UNITS. SPECIFIC UNITS TO BE DETERMINED IN THE FIELD AND REVIEWED AND APPROVED BY OWNER, ARCHITECT AND GENERAL CONTRACTOR.

LEGEND

---	ELEMENT TO BE DEMOLISHED
—	ELEMENT TO REMAIN
—	NEW ELEMENT



Bentor Design Group
1520 S. 5th St., Suite 304
St. Charles, MO 63303
P: (636) 515.0382
E: adam@bentondg.com

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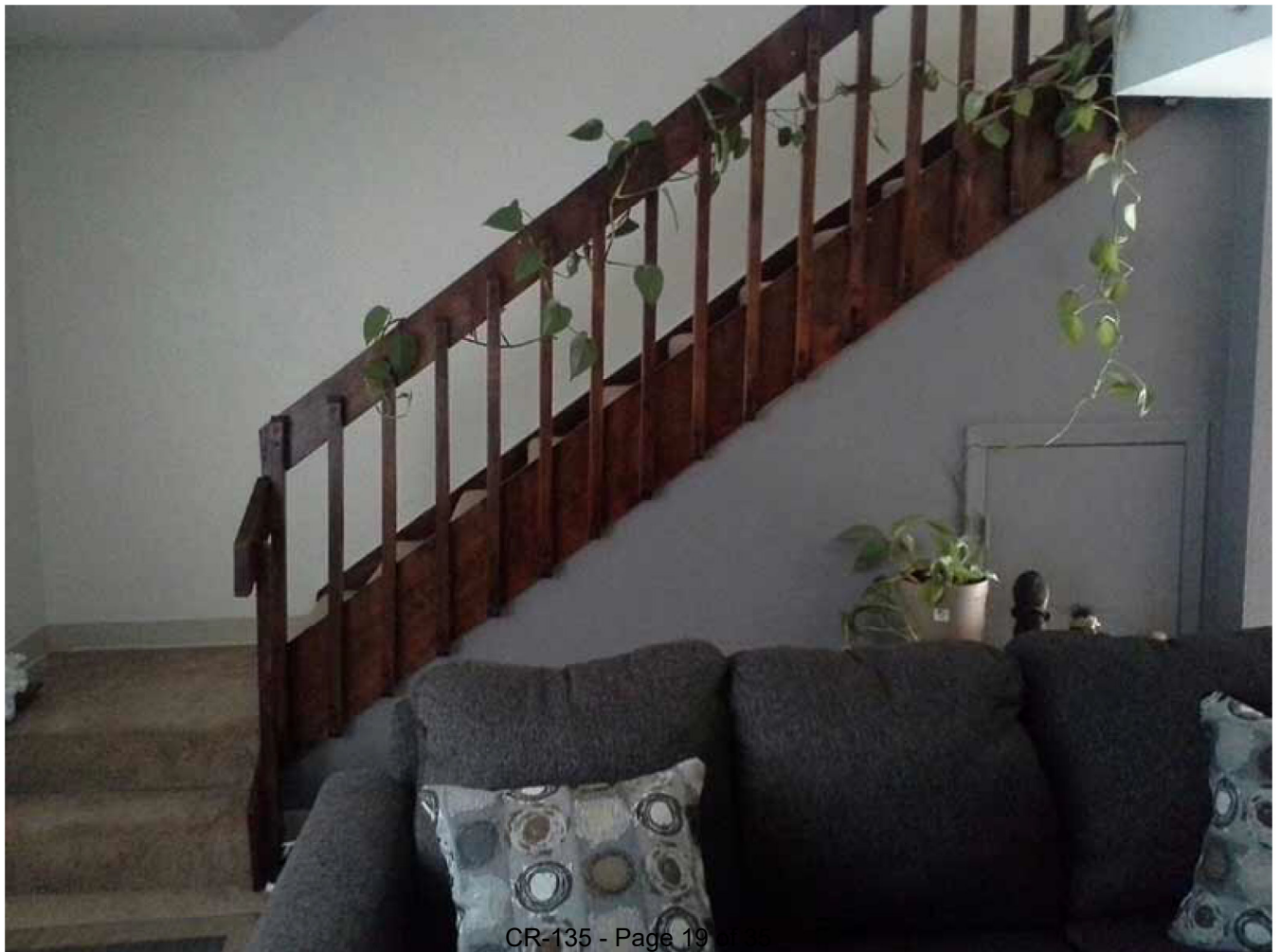
ISSUE DATE: "ISSUE DATE"
SCALE: AS NOTED
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CHECKED:
PROJECT: 15-2-010

A204
PLOTTED ON: 8/18/23

ENLARGED UNIT PLANS









MISSION

To preserve, improve, and increase needed affordable housing opportunities in communities across the country.



ABOUT

Steele Properties is a Denver-based national real estate investment company specializing in the acquisition, rehabilitation and new construction of affordable family and senior rental properties. *Steele Properties is currently ranked as one of the top ten companies for substantial rehabs by Affordable Housing Finance.* The company was formed in 2006 with the mission to preserve, improve and increase affordable housing opportunities for vulnerable communities across the country.

SUCCESS

Steele has successfully completed over \$1 billion in acquisitions, sales and development activity involving over 80 properties and more than 8,000 units, including over 75 tax credit projects. Most of the properties have undergone or are undergoing complex tax credit rehabilitations resulting in significantly improving the lives of residents across the company's expanding portfolio, which includes family and senior properties in 25 states.

HISTORY

Steele Properties was formed in 2006 as a partnership between Stuart Heller, Hud Karshmer and Chad Asarch to pursue affordable multifamily development and acquisition opportunities. With over 60 collective years of experience in affordable housing, the Principals of Steele Properties have a distinguished reputation for closing complex transactions and structuring winning solutions that meet the goals and objectives of all parties.

LEADERSHIP

Stuart Heller, who is the founding partner, established the Monroe Group in 1982. Hud Karshmer and Chad Asarch joined Monroe as principals/partners in 2004 and 2006 respectively, and David Asarch was appointed partner in 2016. Justin Boyd was promoted to President in March 2021, and he reports to the partners. Justin leads the Executive Leadership team which also includes Andrew Higdon, Chief Accounting Officer, Lisa Trujillo, Vice President - Operations, and Justin Unger, Director of Acquisitions. Together, they guide the company as it expands its portfolio.

Steele Properties has successfully completed over \$1 Billion in acquisitions, sales and development involving over 80 properties in 25 states and 8,400+ units, including over 75 tax credit projects.

PARTNERSHIPS

Steele Properties' success would not be possible without strong relationships with state, national and federal housing agencies, community leaders, local vendors, non-profit organizations, equity partners and lenders. Through its continual growth and reputable acquisition history, the company has cultivated strong partnerships resulting in a substantial development portfolio of properties.

CONTACT

6875 East Evans Avenue
Denver, CO 80224
303.226.9120

steelellc.com

MISSION

We believe that everyone deserves a safe, decent and clean place to live regardless of income, age or ability. We are committed to improving the communities where we live and work by providing quality affordable housing, delivering the highest standards of property management, and supporting our residents.



ABOUT

Monroe Group is a limited liability property management company headquartered in Denver CO. Stuart Heller founded the company over 30 years ago, with a single management contract for an 81-unit property. Today, Monroe Group has grown to become one of the country's fastest-growing affordable housing property management companies with a portfolio of over 70 multi-unit properties with more than 8,000 units in 24 states across the country serving families, seniors and persons with disabilities.

COMMITMENT

Monroe believes in treating our residents with respect and dignity by providing them with professional and responsive management. We also believe that by supporting and strengthening the communities in which our residents live, we are also improving their quality of life. We support our residents with the resources they need to be good neighbors and engaged members of their community.

PEOPLE

Monroe Group has over 300 employees who reside in 24 states. We believe our employees are our most valuable asset. Their success is our success. Monroe invests in their employees by providing them with competitive salaries, excellent benefits, career development and training.

LEADERSHIP

Stuart Heller, who is the founding partner, established the Monroe Group in 1982. Hud Karshmer and Chad Asarch joined Monroe as principals/partners in 2004 and 2006 respectively, and David Asarch was appointed partner in 2016. Justin Boyd was promoted to President in March 2021, and he reports to the partners. Justin leads the Executive Leadership team which also includes Andrew Higdon, Chief Accounting Officer; Michelle Austin, General Counsel; Lisa Trujillo, Vice President – Operations; and Justin Unger, Director of Acquisitions. Together, they guide the company as it expands its portfolio.

Monroe Group manages over 80 properties with over 8,000 units in 24 states across the country making a difference every day for low income families, seniors and persons with disabilities.

PARTNERSHIPS

Monroe Group's success would not be possible without strong relationships with state, national and federal housing agencies, community leaders, local vendors and non-profit organizations and local government agencies. These partnerships help fulfill the Monroe Group's mission and belief that all people, regardless of their income, age or abilities, deserve a safe, clean place to live.

CONTACT

6875 East Evans Avenue
Denver, CO 80224
303.322.8888

monroegroup.com

PRINCIPALS

Stuart Heller
FOUNDER & PRINCIPAL



Stuart Heller is a Principal at Steele Properties. In partnership with Chad Asarch and Hud Karshmer, Heller established Steele Properties in 2006. He is certified by the Colorado Housing and Finance Authority in Low Income Tax Credit compliance, is a member of the Rocky Mountain Affordable Housing Management Association and is a certified specialist in housing credit management by the National Affordable Housing Management Association. The National Assisted Housing Management Association has certified Heller as a NAHP Executive. Stuart is also a member of the National Association of Housing and Redevelopment Officials. Heller, a lifelong Denver resident, has been a licensed real estate broker in the state of Colorado since 1965. He has been active in developing, owning, and managing affordable housing projects since 1978. Heller holds a Bachelor of Science in Business Administration from the University of Denver.

Chad Asarch
PRINCIPAL



Chad Asarch founded Steele Properties with Hud Karshmer and Stuart Heller in 2006. Prior to establishing Steele Properties, Asarch served as Senior Vice President and Associate General Counsel at Apartment Investment and Management Company (AIMCO, NYSE--AIV). While at Aimco, Asarch served as secretary of its investment committee, negotiated the closings of over \$5 Billion in sales and acquisitions, oversaw all legal issues related to property operations, and managed its 20-person legal department.

Asarch is active in numerous civic and philanthropic organizations JEWISHColorado (2007 Young Leader Award), the Colorado Jewish Community Relations Council (past-Chair, 2017 Community Leadership Award), and AIPAC (National Council, Colorado Political Chair). In 2012, he joined the University of Colorado Law School as an Adjunct Law Professor teaching Real Estate Transactions, serving as a member of the University of Colorado Law School

Curriculum Advisory Board, and is teaching at the University of Denver School of Law. Chad also serves on the Federal Home Loan Bank of Topeka Affordable Housing Advisory Council.

Asarch also serves as a strategic advisor for Bye Aerospace, a leading-edge aviation company focused on high altitude solar-electric unmanned aerial vehicles and electric powered aircraft, and Staffable Uganda, a social-impact employment company operating in eastern Africa. Asarch graduated from Williams College cum laude with honors and from the University of Michigan Law School magna cum laude and Order of the Coif, having served as a contributing editor for the Michigan Law Review.

Hud Karshmer
PRINCIPAL



Hud Karshmer is a Principal at Steele Properties. He formed a partnership with Chad Asarch and Stuart Heller to establish Steele Properties in 2006. Karshmer's previous experience includes various director-level positions with Qwest Communications where his primary focus was new products and features development. Prior to joining Qwest, Karshmer was Vice President of Business Development for a high-end technology product firm, whose customers included IBM and Microsoft.

Karshmer holds an MBA from Arizona State University and a BA from the University of California at Berkeley. Karshmer served on the board of Housing Justice, a non-profit whose mission is to educate diverse faith communities on the need to provide decent affordable housing for all. He also served on the board of Community Housing Concepts, Inc., a non-profit dedicated to preserving affordable housing.

David Asarch
PRINCIPAL



David Asarch joined Steele Properties and Steele's sister company, Monroe Group, in 2008 as General Counsel and became Partner in 2016. Asarch has been instrumental in the company's growth, helping Steele more than double its portfolio and closing over \$1 billion in acquisitions, sales, financings, and tax credit transactions. He was named "Best Corporate Counsel - Rising Star" by the Denver Business Journal in 2011.

Asarch currently serves on the Board of Visitors of Stanford Law School. He served for ten years on the Board of Directors of Jewish Family Service of Colorado, where he previously served on the Executive Committee and as Treasurer. He graduated magna cum laude from Middlebury College and received his Doctorate of Law (JD) from Stanford Law School.

EXECUTIVE LEADERSHIP TEAM

Justin Boyd
PRESIDENT

Justin is President of Monroe Group Ltd. and its development partner Steele Properties LLC effective as of March 2021, after serving as General Counsel for the companies since 2016. Under his leadership of the legal department, Justin has supported the acquisition team in completing over 40 capital transactions totaling over \$680 million in transaction costs, strengthened relationships with our lenders, investors and other partners, led our risk management and insurance function, handled all company litigation, implemented a standardized system for property leasing and contracts, and assisted all departments in finding solutions to whatever challenges each faced. As President, Justin will lead all Monroe Group and Steele Properties efforts moving forward.

Prior to joining Monroe Group and Steele Properties, Justin worked as an attorney for Rothgerber Johnson & Lyons LLP (now named Lewis Roca Rothgerber Christie LLP) and then worked as Real Estate Counsel at Black Creek Group, a real estate investment company headquartered in Denver, Colorado. Justin received his BA from Middlebury College and his Doctorate of Law (JD) degree from the University of Oregon School of Law.

Andrew Higdon
CHIEF ACCOUNTING OFFICER

Andrew Higdon is the Chief Accounting Officer for Monroe Group. Andrew leads the Finance/Accounting and Human Resources teams.

Prior to joining Monroe Group, Andrew was Senior Vice President and Chief Accounting Officer at Apartment Investment and Management Company (Aimco), a Denver-based Real Estate Investment Trust (REIT) and one of the largest owners and operators of apartment homes in the country. Andrew joined Aimco in 2007 as a Director of Accounting and was promoted to Vice President of SEC Reporting, later that year. In 2014, his responsibilities expanded to include those of Corporate Controller. In 2015, he was named Chief Accounting Officer. Prior to joining Aimco, he served as an Audit Manager with PricewaterhouseCoopers, specializing in real estate. Andrew is a Certified Public Accountant and a graduate of the University of Texas at Austin.

Andrew also serves on the Board of Directors, Finance Committee and Jane-a-thon Planning Committee of Invest in Kids, a Denver-based nonprofit organization focused on improving the health and well-being of vulnerable young children in Colorado.

Michelle Austin
General Counsel

Michelle Austin joined Monroe Group as General Counsel in 2021 and directs the legal functions of Monroe and its development partner Steele Properties. She has over 15 years of experience structuring and closing complex real estate transactions for lenders, developers and investors. Prior to joining Monroe, Austin was Senior Counsel at national Low-Income Housing Tax Credit (LIHTC) syndicator where she managed the closing of investment funds representing in excess of \$1 billion in tax credit equity and provided legal oversight of acquisition and disposition transactions for the funds. While in private practice, Austin advised clients on all aspects of community development financing, with particular focus on projects financed with LIHTCs.

Austin holds a BA from The College of William and Mary in Virginia, an MA from Colorado State University and a juris doctor (JD) degree from the University of Colorado Law School.

Lisa Trujillo
VICE PRESIDENT OF OPERATIONS



Lisa Trujillo joined the Monroe Group in 2017 with over 20 years of affordable housing experience. She began her career on-site before rising quickly into leadership roles. Lisa built a reputation for stabilizing underperforming properties by implementing policies and optimizing processes. As Vice President of Operations, her primary focus is to ensure site teams are provided the tools necessary to reach optimal operation and financial performance of the assets. She has a passion for mentoring site teams to develop into leadership roles, taking daily opportunities to coach her teams as well as delivering trainings in a classroom format through our very own Monroe University. Lisa leads the operations & marketing and communication team.

Trujillo is certified by the National Affordable Housing Board as a Housing Credit Certified Professional HCCP, and has received multiple designations including TCS, COS, NPCC, and FHC.

Jill Whitmore
VICE PRESIDENT OF FINANCE



Whitmore directs and manages the Accounting, Financial Reporting, and Investor Relations Functions. She ensures that all deliverables and commitments are met with investors and other external partners. Jill joined Monroe Group in 2015 after working as Director of Finance – Investor Relations for Aimco. Whitmore has over fifteen years of experience in finance and operational compliance in the Affordable Housing Industry, her Affordable Housing designations include HCCP, COS, and TCS. She has spent nearly twenty years holding leadership roles across different financial departments, including four years as an officer in the Army. Jill earned her Bachelor of Business Administration degree from the University of Notre Dame.

Jason VanAernam
VICE PRESIDENT OF CONSTRUCTION



VanAernam oversees all construction activity for Monroe Group's development partner, Steele Properties, which includes over 40 LIHTC property rehabilitations. He also oversees ongoing construction related needs for all of Monroe Group's managed properties. Jason joined Monroe Group in 2008 with over twenty years of experience in the construction industry. Prior to joining Monroe Group, he was Vice President of Construction for Richmond American Homes. His career also includes experience with light commercial concrete and industrial steel. VanAernam is a member of the Denver Metro Homebuilders Association and the National Association of Homebuilders.

Justin Unger
DIRECTOR OF ACQUISITIONS



Justin Unger joined the companies in 2015 and in his previous role served as the Deputy Executive Director helping the President oversee interdepartmental functionality to help strategically manage and maintain the company's growth and expansion efforts. Prior to that Unger served as a Development Manager helping facilitate and lead the successful closings of over 20 capital transactions totaling over \$310 million in transaction costs. Unger also helped lead the company's expansion into numerous new states fostering relationships with lenders, investors, housing finance agencies and other financial partners.

Prior to joining Monroe and Steele Properties, Unger worked as a Credit Analyst for AMG National Trust Bank, a privately-held wealth management firm headquartered in Denver, Colorado. Justin holds a Bachelor's of Business Administration from the University of Colorado Boulder.

Kristi Downing
DIRECTOR OF COMPLIANCE



Downing directs the compliance department for Monroe Group, where she oversees the properties HUD and Low-Income Housing Tax Credit programs. Prior to joining the Monroe Group, Kristi was the National Compliance Manager at Aimco in Denver for 5 years and has continually worked in the affordable housing industry for the last 20 years. An experienced leader, Kristi's designations include HCCP, COS, C7P and HCM-R.

Alisha Huntsinger
DIRECTOR OF OPERATIONS – ATLANTIC DIVISION



Alisha Huntsinger is Director of Operations – Atlantic Division. She is based in Charlotte, NC. With over 15 years of property management experience, Alisha manages more than 30 affordable properties in 17 states.

Huntsinger's previous experience includes affordable housing work with Section 8, Hope VI, public housing and LIHTC. She has also worked with conventional housing, ranging from luxury, student housing, mixed-use and workforce housing.

Alisha holds certifications through the National Association of Home Builders, as well as National Affordable Housing Management Association. Prior to joining Monroe Group, she was Vice President of Operations at Monument Real Estate.

Tonia Tadesse
DIRECTOR OF OPERATIONS – PACIFIC DIVISION



Toni Tadesse joined Monroe Group in 2018 and is based in Houston, Texas with 25+ years of affordable housing experience specializing in LIHTC, PBSec8, HOME, and BOND programs. As Director of Operations, Toni oversees the Pacific Division of Monroe's Portfolio which encompasses properties in the western half of the United States.

Toni holds a Bachelor of Business Administration from Texas Southern University and several industry designations such as UPCS, TCS, COS-P, CPO. Prior to joining Monroe Group, Toni worked for Radney Management & Investments a Houston-based company specializing in the Development and Management of affordable housing communities.

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-135
Series of 2023

Series of 2023

A RESOLUTION DECLARING THE INTENT OF THE CITY OF NORTHGLENN, COLORADO TO ISSUE OR OTHERWISE ASSIST AND SUPPORT THE ISSUANCE OF PRIVATE ACTIVITY BONDS TO FINANCE THE ACQUISITION, CONSTRUCTION, REHABILITATION, RENOVATION AND EQUIPPING OF MULTIFAMILY RESIDENTIAL HOUSING FACILITIES KNOWN AS GLENNPARK VILLAGE APARTMENTS

WHEREAS, the City of Northglenn, Colorado, a body politic and corporate and a home rule municipality duly organized and existing under the laws and constitution of the State of Colorado (the “City”), is authorized and empowered by the provisions of the County and Municipality Development Revenue Bond Act, constituting Article 3, Title 29, Colorado Revised Statutes, as from time to time supplemented and amended (the “Act”), to issue revenue bonds to finance one or more projects (which includes any land, building or other improvement and real and personal properties) to the end that residential facilities for persons or families with low and middle incomes may be provided which promote the public health, welfare, safety, convenience and prosperity;

WHEREAS, to accomplish its stated purposes, the City is authorized and empowered under the Act to issue its bonds, notes and other obligations to finance the cost of the acquisition, construction, rehabilitation and equipping of one or more “projects” (as defined in the Act);

WHEREAS, the City is also authorized and empowered under Section 18 of Article XIV of the Colorado Constitution and Part 2 of Article 1 of Title 29, Colorado Revised Statutes, as from time to time supplemented and amended, to assist and support the financing of projects through the delegation to another issuing authority of the authority to act as the City’s agent to issue bonds for such purpose;

WHEREAS, the City intends to issue or assist and support the issuance of tax-exempt multifamily housing revenue private activity bonds, notes or other obligations (the “Bonds”) to finance the costs of acquiring, constructing, rehabilitating, renovating and equipping a multifamily affordable housing project located at 11230 Grant Drive in Northglenn, Colorado, known as Glennpark Village Apartments (the “Project”);

WHEREAS, the City anticipates that the Project will be owned by Steele Properties LLC or an affiliated entity (the “Borrower”);

WHEREAS, no costs of the Project to be paid or reimbursed with proceeds of the Bonds were paid by the City or the Borrower more than 60 days prior to the date of this Resolution, other than preliminary expenditures (not exceeding 20% of the aggregate issue price of the Bonds) and such preliminary expenditures do not include costs of land acquisition or site preparation or other costs of construction or acquisition of the Project;

WHEREAS, the Project is within the boundaries of the City of Northglenn, Colorado;

WHEREAS, the Project will qualify as a “project” within the meaning of the Act and will constitute a “qualified residential rental project” described in Section 142(a)(7) of the Internal Revenue Code of 1986, as amended (the “**Code**”);

WHEREAS, the City Council of the City of Northglenn (the “**City Council**”) has concluded that the Project is consistent with the goals and objectives of the City; and

WHEREAS, the City Council desires to indicate its intent to proceed with the financing, directly or indirectly, of the Project through the issuance or other assistance and support of the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Approval of the Project. The City hereby approves the Project. It is the City’s intent to take all steps necessary or advisable to effect the issuance, or otherwise assist and support the issuance, of the Bonds in one or more series pursuant to the Act and the Supplemental Public Securities Act, constituting Part 2, Article 57, Title 11 of Colorado Revised Statutes, as amended (the “**Supplemental Act**”), in the maximum aggregate principal amount of \$4,000,000, or such other amount as shall be determined and agreed upon by the Borrower and the City to finance all or a portion of the cost of the Project.

Section 2. Declaration of Official Intent to Finance Capital Expenditures. The City hereby declares its intention and reasonable expectation to use the proceeds of the Bonds to pay the costs of the Project and to reimburse the City or the Borrower for expenditures for costs of the Project to the extent permitted by federal tax regulations and the Act, such Bonds to be issued in compliance with the Act, and to be payable solely from the revenues derived from the Project.

Section 3. No Liability of the City. The Bonds shall never constitute the debt or indebtedness of the City, nor any multiple-fiscal year direct or indirect City debt or other financial obligation of the City whatsoever, within the meaning of any provision or limitation of the Constitution or statutes of the State of Colorado, and shall not constitute nor give rise to a pecuniary liability or financial obligation of the City, nor shall the Bonds ever be deemed to be an obligation of any officer, agent or employee of the City in such person’s individual capacity, and no such person shall be subject to personal liability by reason of the issuance of the Bonds. The Bonds shall be special, limited obligations of the City (or other issuing authority) and payable solely from and secured by a pledge of revenues derived from and payable by the Borrower pursuant to certain financing documents with the City (or other issuing authority). No City Council member, officer, official, employee or agent of the City shall be subject to any personal liability in connection with the Bonds or the provisions of this Resolution.

Section 4. Authority for Issuance of Bonds. For purposes of the Act and the Supplemental Act, the Bonds shall be issued pursuant to a resolution of the City Council, or governmental body of another issuing authority, hereafter to be adopted.

Section 5. Conditions for Issuance of Bonds. The City Council hereby finds, determines, recites and declares the City's intent that this Resolution constitute an official indication of the present intention of the City to either issue or otherwise assist and support the issuance of the Bonds as herein provided, subject to: (a) the delivery of an approving opinion of Bond Counsel to the City (or other issuing authority); (b) the execution and delivery of indemnity agreements and payment or reimbursement of costs and expenses, all to the satisfaction of the City (or other issuing authority); and (c) the adoption of a final bond resolution by the City Council or governmental body of another issuing authority. The City's discretion to accept or not to accept items relating to the Project or additional financing therefor or relating to credit, security, sale or marketing aspects of the Bonds is intended for the protection of the City's interest, and any such acceptance shall not be construed to impose upon the City any duties to, nor to confer any rights against the City upon, any bondholders, investors or other third parties.

Section 6. Private Activity Bond Volume Cap; Statewide Balance Application. Unused volume cap of the City, plus any additional amounts assigned and transferred to the City by city, county and state-wide issuers, including the Colorado Housing and Finance Authority, or from the City to other such issuing authorities, or made available to the City by any delegations of authority by city, county or state-wide issuers, or made available to other such issuing authorities by any delegation from the City, plus any amounts allocated or reallocated to the City or other issuing authorities from the Statewide Balance may be allocated by the City or other issuing authority to the Project for a carryforward purpose within the meaning of Section 24-32-1706(3)(c) of the Colorado Private Activity Bond Ceiling Allocation Act, constituting Title 24, Article 32, Part 17, Colorado Revised Statutes, as from time to time supplemented and amended (the "**Allocation Act**"); provided, that the Mayor and other officers of the City are each independently authorized to permit, in his or her discretion, an amount of volume cap to be relinquished to the statewide balance in order to facilitate a statewide balance award of such amount for the financing of commercial projects, if required, or for use by other issuers for any purpose and to make or accept assignments of volume cap to or from other issuers or delegate authority to or receive delegation from other issuers to issue bonds on behalf of the City or such delegating issuer, as applicable. The Mayor and other officers of the City are each independently authorized and directed to file with the Department of Local Affairs under and pursuant to Sections 24-32-1709 and 24-32-1706(3)(c) of the Allocation Act, an application for Statewide Balance allocation for the Project on behalf of the Borrower and written notification of such carryforward allocation, if applicable. The Mayor and other officers of the City are each independently to take all steps necessary or appropriate to assure full utilization by the City or other issuing authority of the volume cap hereby allocated to the Project, including, without limitation, the filing of a carryforward election under Section 146(f) of the Code.

Section 7. Costs and Expenses. No costs or expenses whether incurred by the City or any other party in connection with the issuance of the Bonds or the preparation or review of any documents by any legal or financial consultants retained in connection herewith shall be borne by the City. The City shall have the right to select and retain legal, financial and other consultants in connection with the proposed financing, and all fees, costs and expenses of such consultants, along with all other such costs and expenses shall be paid from the proceeds of the Bonds or otherwise borne by the Borrower regardless of whether the Bonds are issued. The City may require such deposits or advances as it deems desirable for such fees, costs and expenses, and may require reimbursement of any such fees, costs and expenses paid by the City.

Section 8. Incidental Action. The proper officials of the City are hereby authorized and directed to take or approve the taking of such actions as may be necessary or appropriate on its part in order to accomplish the purposes of this Resolution and to preserve the ability of the City or other issuing authority to finance its capital expenditures in accordance with the federal tax regulations.

Section 9. Execution of Agreements. Prior to the execution of any financing agreements, mortgages, indentures of trust, bond purchase agreements or any other necessary documents and agreements in connection with the Bonds, such documents and agreements shall be submitted for approval to the City, and, if satisfactory to the City, their execution shall be authorized by resolution of the City Council pursuant to law.

Section 10. No Obligation to Issue Bonds. The agreements of the City set forth above are expressly conditioned upon the ability and willingness of the City to issue the Bonds, or assist and support the issuance of the Bonds, as tax-exempt obligations under the Code. Nothing contained in this Resolution shall be construed as requiring the City to issue the Bonds and the decision to issue the Bonds shall be in the complete discretion of the City.

Section 11. Severability. The provisions of this Resolution are hereby declared to be severable, and if any section, phrase or provision shall, for any reason, be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases or provisions.

Section 12. Effective Date; Repeal. This Resolution shall take effect immediately upon its adoption, and all prior resolutions or portions thereof inconsistent herewith are hereby repealed. This repealer shall not be construed to revive any resolution or part thereof, heretofore repealed.

ADOPTED by the City Council of the City of Northglenn, Colorado, at an open public meeting on this _____ day of _____, 2023.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

DUE DILIGENCE CERTIFICATION

We, the undersigned, do hereby certify as of October 9, 2023, that we are, respectively, an authorized official of the City of Northglenn, Colorado (the "City"), as the issuing authority responsible for the supervision of the issuance of the bonds, and an authorized representative of Steele Properties LLC (the "Sponsor"), as the entity acquiring and rehabilitating the Glennpark Village Apartments project, through its affiliated or related entity. The undersigned do hereby further certify, pursuant to Section 24-32-1709(2)(d) of the Colorado Private Activity Bond Ceiling Allocation Act, with respect to up to \$1,800,000 of the 2023 statewide balance that may be awarded to the City, that the City and the Sponsor will proceed with diligence to ensure the issuance of bonds within the carryforward period provided by Section 146(f) of the Internal Revenue Code of 1986, as amended.

Dated as of the first date written above.

CITY OF NORTHGLENN, COLORADO

By: _____
Name: Meredith Leighty
Title: Mayor

STEELE PROPERTIES LLC

By: _____
Name: Deb Quinlan
Title: Senior Development Associate



Meredith Leighty

Mayor

11701 Community Center Drive

Northglenn, CO 80233

P: 303.451.8326

F: 303.450.8708

C: 303.918.1568

mleighty@northglenn.org

October 9, 2023

Colorado Department of Local Affairs
Office of Housing Finance and Sustainability
Attention: Andrew Paredes, Director
1313 Sherman Street
Denver, Colorado 80203

Re: Statewide Balance Application for Private Activity Bond Ceiling Allocation by the City of Northglenn, Colorado for the Glennpark Village Apartments Project; Carryforward of Private Activity Bond Ceiling Allocation

Dear Director Paredes:

Under Section 24-32-1709 of the Colorado Private Activity Bond Ceiling Allocation Act (the "Allocation Act"), the City of Northglenn, Colorado (the "City"), as an "issuing authority" under the Allocation Act, has applied for an allocation of \$1,800,000 of the State of Colorado's 2023 statewide balance on behalf of Steele Properties LLC or an affiliated entity (the "Sponsor") to support the Glennpark Village Apartments Project in Northglenn, Colorado.

Pursuant to Section 24-32-1709(2) of the Allocation Act, the City hereby notifies the Department that the City has allocated such \$1,800,000 to a carryforward purpose described in the inducement resolution attached hereto, and that the City desires to treat such allocation as an allocation for a "carryforward purpose" as such term is defined in the Allocation Act.

Attached to this notification are the following:

1. Exhibit A containing the information required by Section 24-32-1709 of the Allocation Act with respect to the allocation.
2. Certified copy of the inducement resolution.
3. Preliminary bond counsel opinion required by Sections 24-32-1709(1)(g) and 24-32-1709(2)(d) of the Allocation Act with respect to the statewide balance application and carryforward allocation.
4. Certification of an official of the City and a representative of the Sponsor as to the issuance of bonds within the carryforward period pursuant to Section 24-32-1709(2)(d) of the Allocation Act.

Please advise us if you require any additional information with this notification.

Very truly yours,

Meredith Leighty
Mayor

cc: Deb Quinlan, Steele Properties LLC
Cory Kalanick, Esq., Sherman & Howard L.L.C.

Attachments