



Town Of Eagle
Retail & Multi Family Residential
410 Broadway

CHARACTER ELEVATION

DEVELOPER 410 BROADWAY LLC
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BASALT, COLORADO 81621
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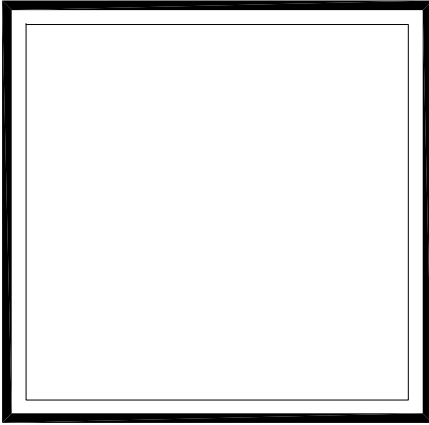
SURVEYOR MERIDIAN LAND SURVEYING, LLC
PO BOX 2225
GYPSUM, COLORADO 81637
(970) 524-0963

ADA SUMMARY:
THE FIRST FLOOR RETAIL IS ACCESSIBLE.
ONE OF NINE RESIDENTIAL UNITS IS ACCESSIBLE, AND DESIGNED AS A TYPE B UNIT. THERE IS AN ACCESSIBLE ROUTE FROM THE STREET TO THROUGH THE UNIT TO AN ASSIGNED PARKING SPACE OFF THE ALLEY.

| PROJECT SUMMARY: | | | |
|--|--|---------------------------|-------------------|
| NEW CONSTRUCTION - MIXED USE, 3 STORY FIRST FLOOR COMMERCIAL AND ONE RESIDENTIAL UNIT AT GRADE (8) RESIDENTIAL UNITS ON FLOORS TWO AND THREE | | | |
| FLOOR AREAS SUMMARY: | | SALEABLE/LEASEABLE SQ.FT. | PER FLOOR GSQ.FT. |
| LEVEL 0 - MECHANICAL - | | | |
| LEVEL 1 - RETAIL SPACE (LEASEABLE) | | 1,830 GSQ. FT. | |
| RESIDENTIAL UNITS | | 1,058 GSQ. FT. | |
| (1) 1,058sf (1) BDRM, TYPE B ADA UNIT | | | |
| STORAGE UNITS - | | 500 GSQ. FT. | 4,370 GSQ. FT. |
| LEVEL 2 - RESIDENTIAL/APARTMENTS | | | |
| (3) 1,015sf (2) BDRM | | | |
| (1) 935sf (1) + DEN | | 3,980 GSQ. FT. | 4,562 GSQ. FT. |
| LEVEL 3 - RESIDENTIAL/APARTMENTS | | | |
| (3) 1,015sf (2) BDRM | | | |
| (1) 935sf (1) + DEN | | 3,980 GSQ. FT | 4,562 GSQ. FT |
| TOTAL | | 11,348 SQ. FT. | 13,494 GSQ. FT. |
| BUILDING MFA: 221% | | | |
| 13,494/6,250 = 216% 240% MAXIMUM | | | |
| BUILDING HEIGHT: | | | |
| 35' MAXIMUM | | | |

| DRAWING INDEX: | |
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| A0.0 | COVER SHEET |
| ORIGINAL - IMPROVEMENT PLAT WITH TOPOGRAPHY | |
| C1 | COVER SHEET |
| C1.1 | GENERAL NOTES |
| C2 | EXISTING CONDITIONS & DEMO PLAN |
| C3 | SITE PLAN |
| C4 | STORM WATER MANAGEMENT PLAN |
| C5 | GRADING & UTILITY NOTES |
| C5.1 | GRADING & UTILITY PLAN |
| C6 | HORIZONTAL CONTROL PLAN |
| D1 | DRAINAGE PLAN |
| A1.0 | ORIGINAL TOPO |
| A1.1 | SITE PLAN, LANDSCAPE, EXTERIOR LIGHTING PLAN |
| A2.1 | GROUND LEVEL FLOOR PLAN |
| A2.2 | SECOND LEVEL FLOOR PLAN |
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| A3.2 | EXTERIOR ELEVATIONS |
| A4.1 | BUILDING SECTIONS |

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RESIDENCES & RETAIL
410 BROADWAY AVENUE
LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE
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| | |
|---------------------------|---------------|
| Issue: | date: |
| PROGRESS SET | APRIL 8, 2019 |
| TOWN OF EAGLE P&Z | June 28, 2019 |
| TOWN OF EAGLE P&Z revised | Sept 6, 2019 |
| TOWN OF EAGLE P&Z revised | Oct, 30, 2019 |

A0.0
ELEVATION

SITE AREAS SUMMARY:






| | |
|--|------------|
| MAIN LEVEL FOOTPRINT | 4,370 S.F. |
| ASPHALT PARKING | 1,030 S.F. |
| CONC. PATHS & (2)PATIOS | 503 S.F. |
| TOTAL ALL IMPERVIOUS (PERVIOUS = 281SF) | 5,903 S.F. |

SITE SUMMARY:




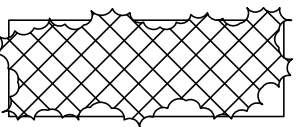
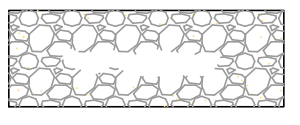
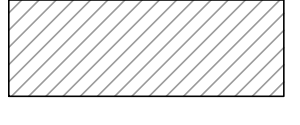
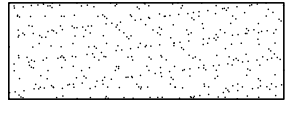
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|--|
| TOTAL BUILDING COVERAGE 4,370 SF / 6,250 S.F.SF = 69% |
| TOTAL SITE IMPERVIOUS AREA 5,903 SF / ACRES OR 6,250 SF = 94.4% |

SITE LIGHTNG:

(12) 500 Lumen, 40 watt bulb, Sconce Fixtures: See Elevations
(3) Recessed Down Lights within Soffits 500 Lumen, 40 watt bulbs
Total Lumens 7,500
*Owner to Provide Final Fixture Selections Prior to C.O.

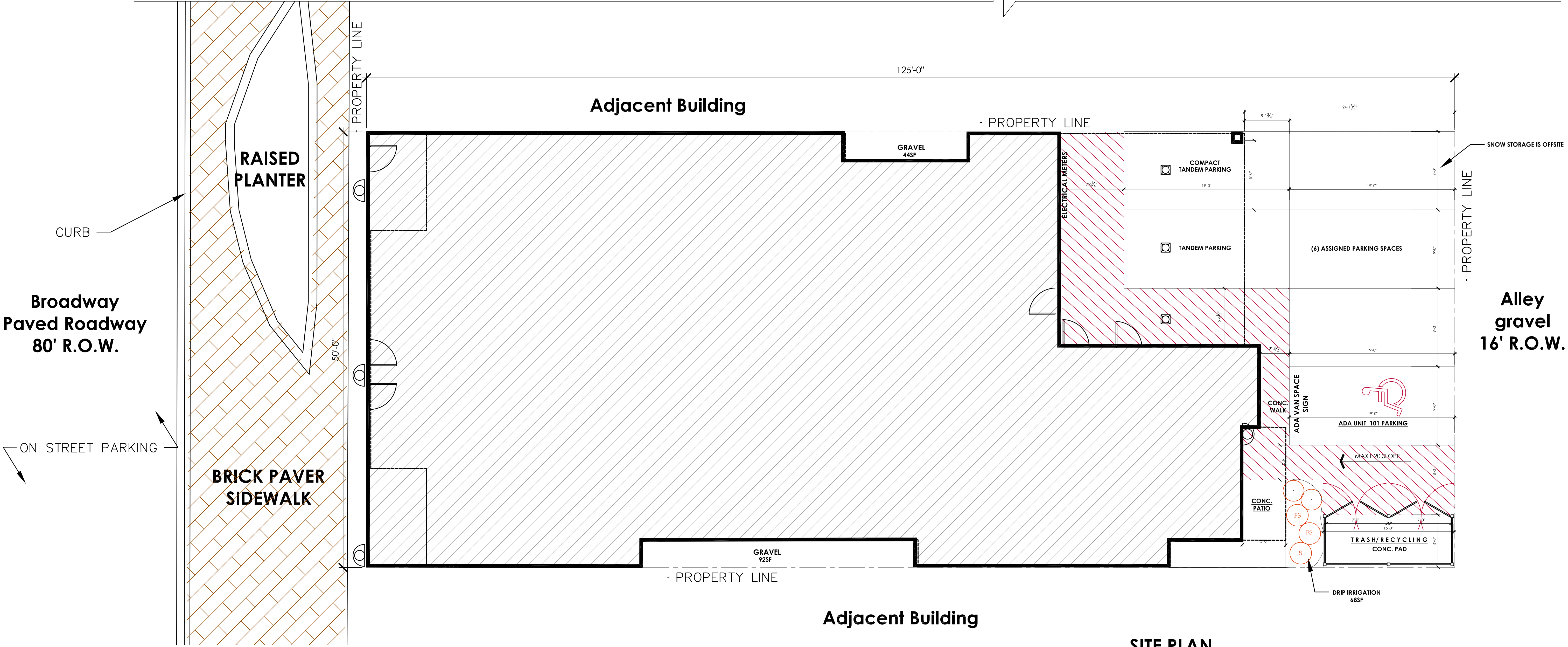
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|---|---|---|--------------------|--|
|  | EXTERIOR WALL MOUNTED SCONCE, DOWNLIGHT |  | STREET LIGHT | NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT DOWN LIGHTING |
|  | DIRECTED SPOT LIGHT @ SIGNAGE |  | RECESSED CAN LIGHT | |
|  | WEATHER-PROOF OUTLET | | | |
| | | | | |

PLANT SCHEDULE:

| Symbol | Common Name | Scientific Name | Flower | Growth Height/Spread | Exposure | Count | Size | Grasses and Groundcovers |
|---|--|----------------------|---------------|----------------------|--------------------|-------|---------------------|--------------------------|
|  | Native Yellow Potentilla | Potentilla fruticosa | Yellow | 2'/2' | Sun | 2 | 5 Gal. | |
|  | Silver Sagebrush | Artemisia cana | Insignificant | 3-6'/3' | Sun | 1 | 5 Gal. | |
|  | Ural False Spirea | Sorbaria sorbifolia | White | 5'/7' | Sun/Filtered Shade | 2 | 5 Gal. | |
|  | Mixed Perennials | | | | | | 1 Gal., 18" o.c. | |
|  | Gravel Cobble | | | | | | Sq. Ft. | |
|  | Gravel Cobble/or Bark Mulch at beds, drip edge, Owner preference, verify | | | | | | Sq. Ft. | |
|  | Native Grass Mix to Match Existing Grasses, Irrigated & Maintained | | | | | | All Disturbed Areas | |

IRRIGATION :

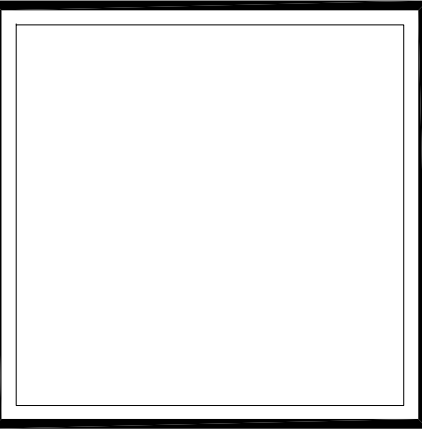
Total Irrigated Area: Drip Irrigation s.f. , Re-Veg areas s.f. 281 Re-Veg s.f. & Drip s.f.



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RESIDENCES & RETAIL

410 BROADWAY AVENUE

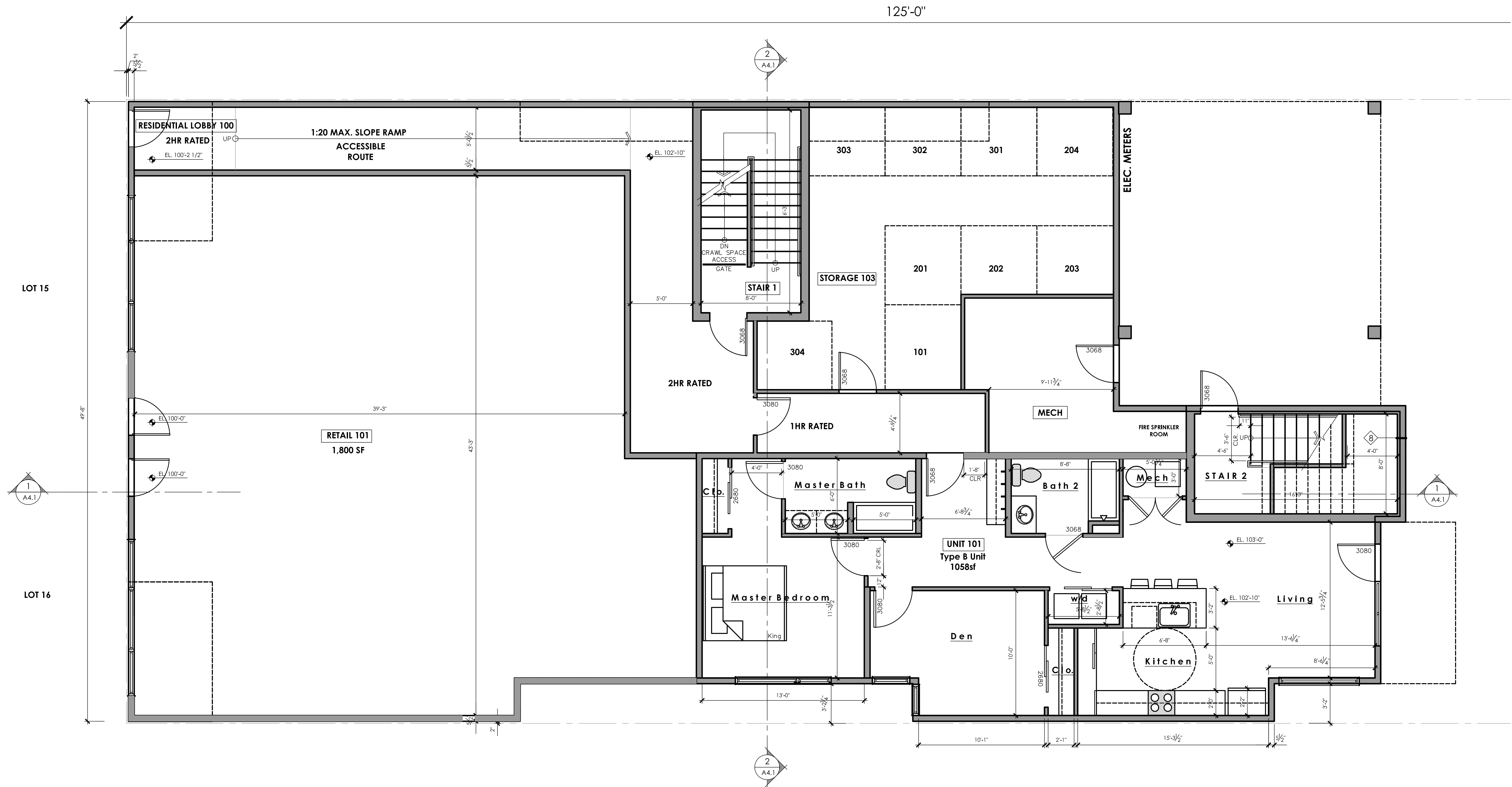
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A1.1

SITE PLAN
LANDSCAPE / LIGHTING



GROUND LEVEL FLOOR PLAN

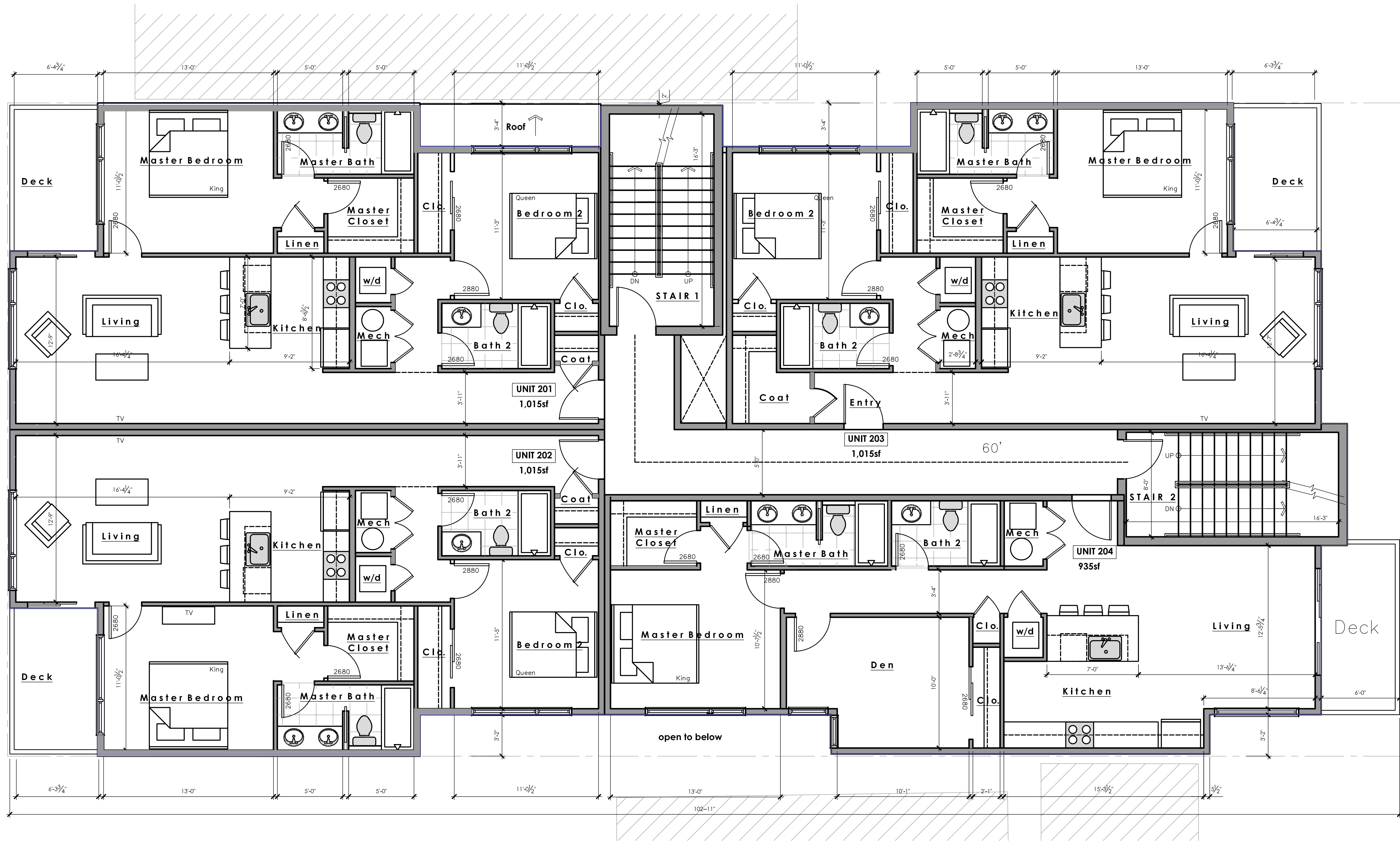
SCALE: 1/4" = 1'-0"

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A2.1
MAIN LEVEL
FLOOR PLAN

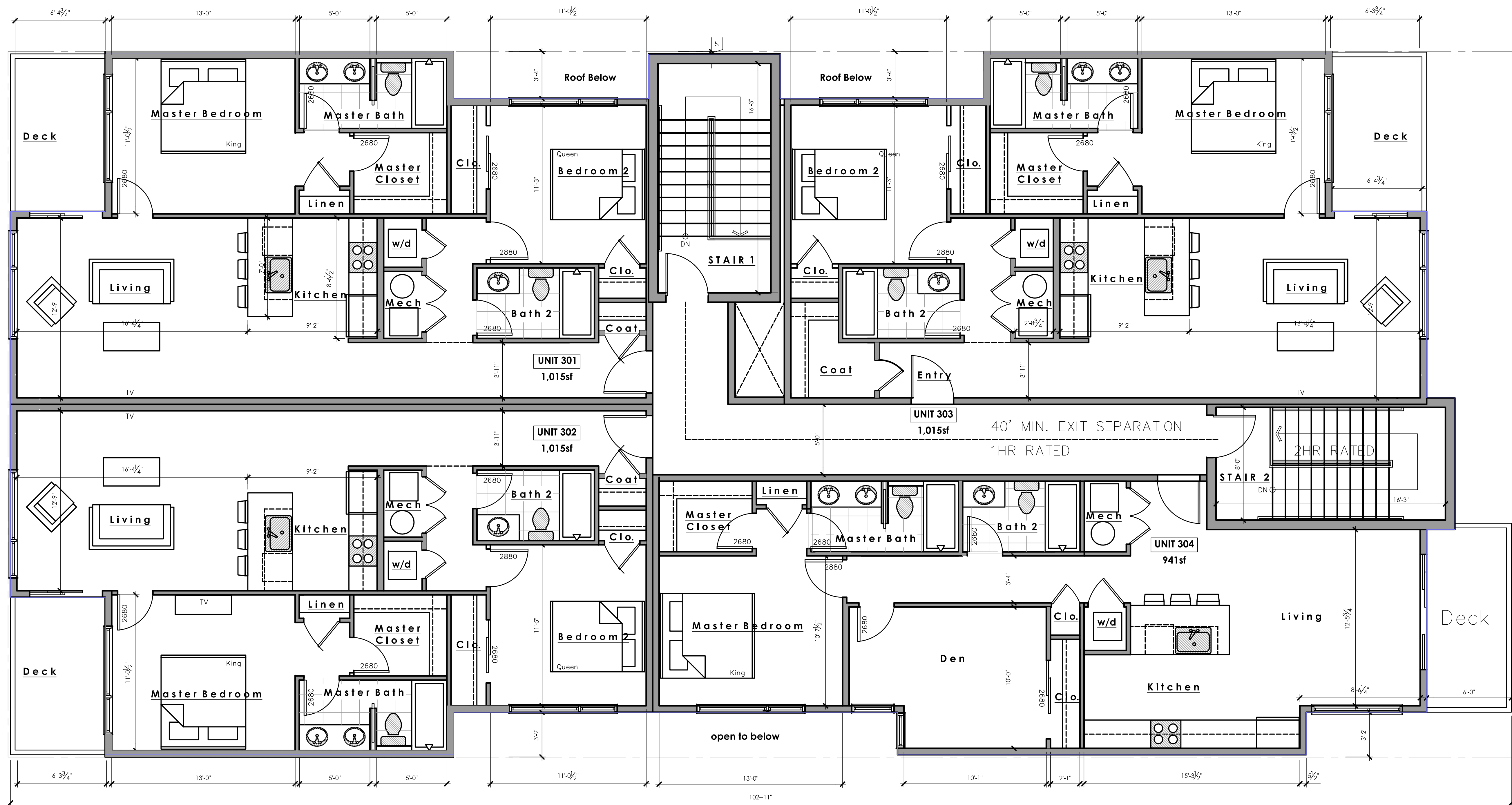


OPTIONAL MITZ
AC UNITS

SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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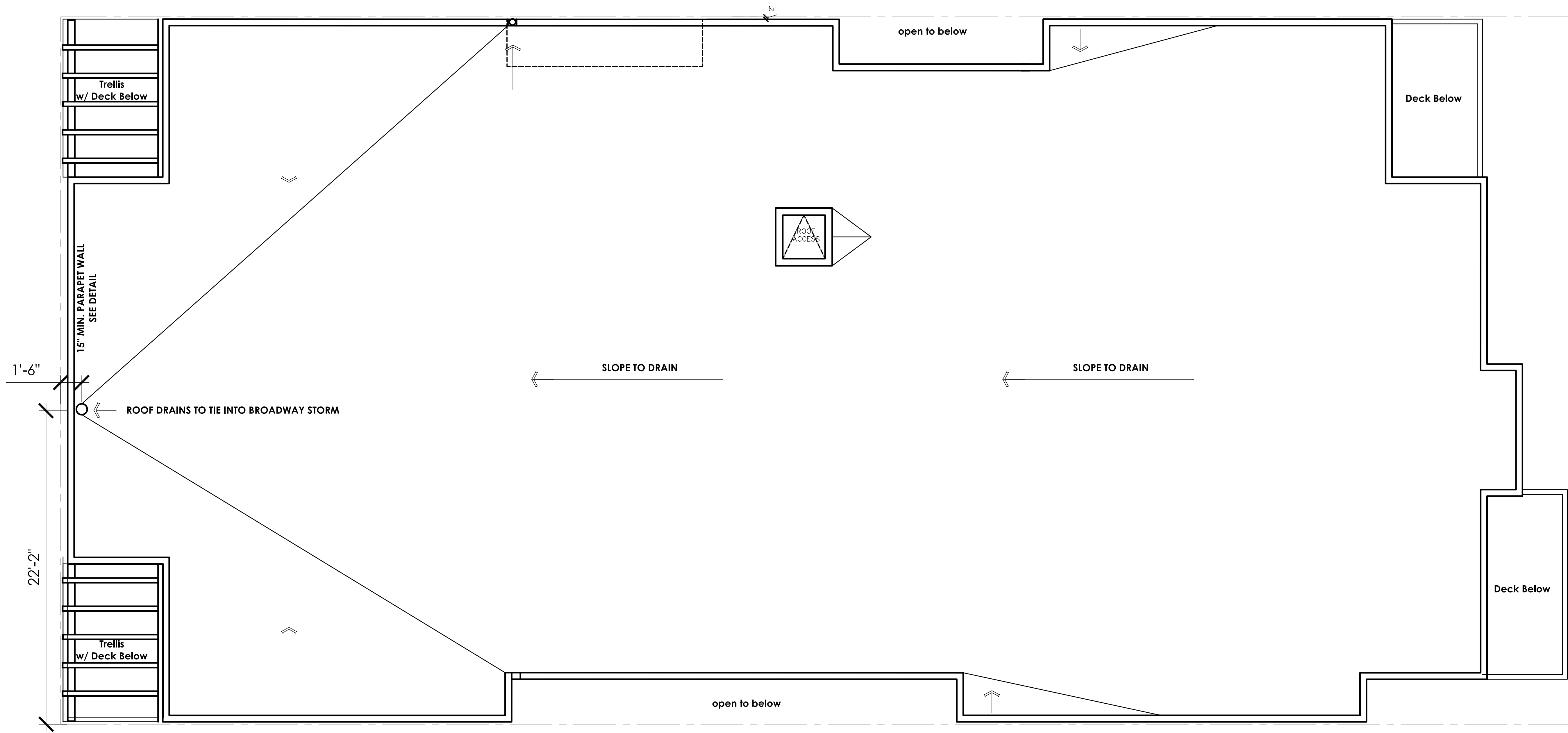
THIRD LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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A2.3
THIRD LEVEL
FLOOR PLAN



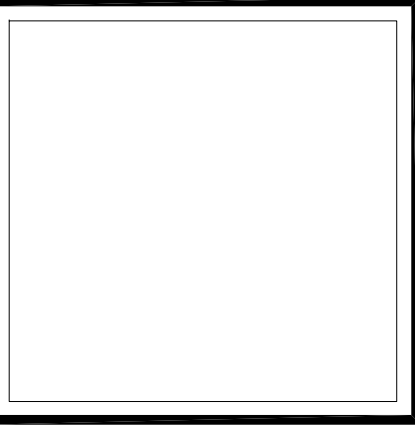
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A2.4

ROOF PLAN

SCALE: 1/4" = 1'-0"

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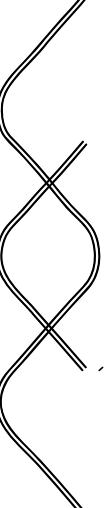
A2.4
ROOF PLAN



FRONT ELEVATION



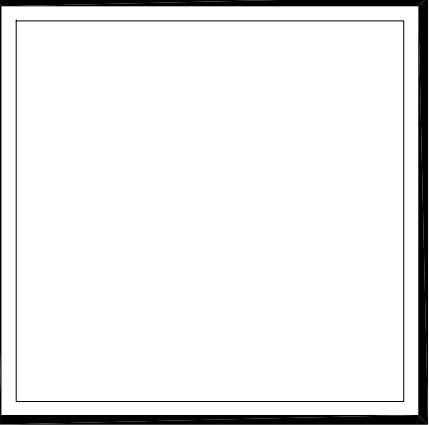
SOUTH ELEVATION



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A3.1

ELEVATION



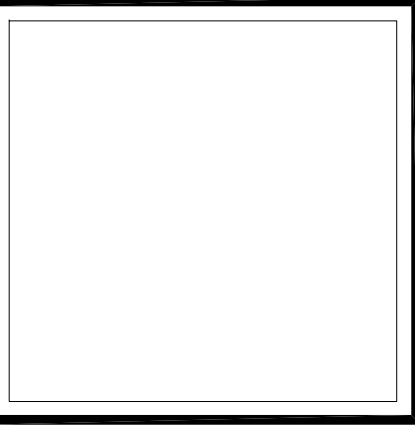
NORTH ELEVATION

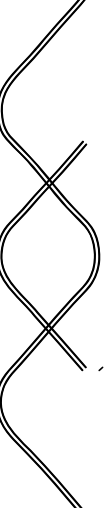


ALLEY/EAST ELEVATION

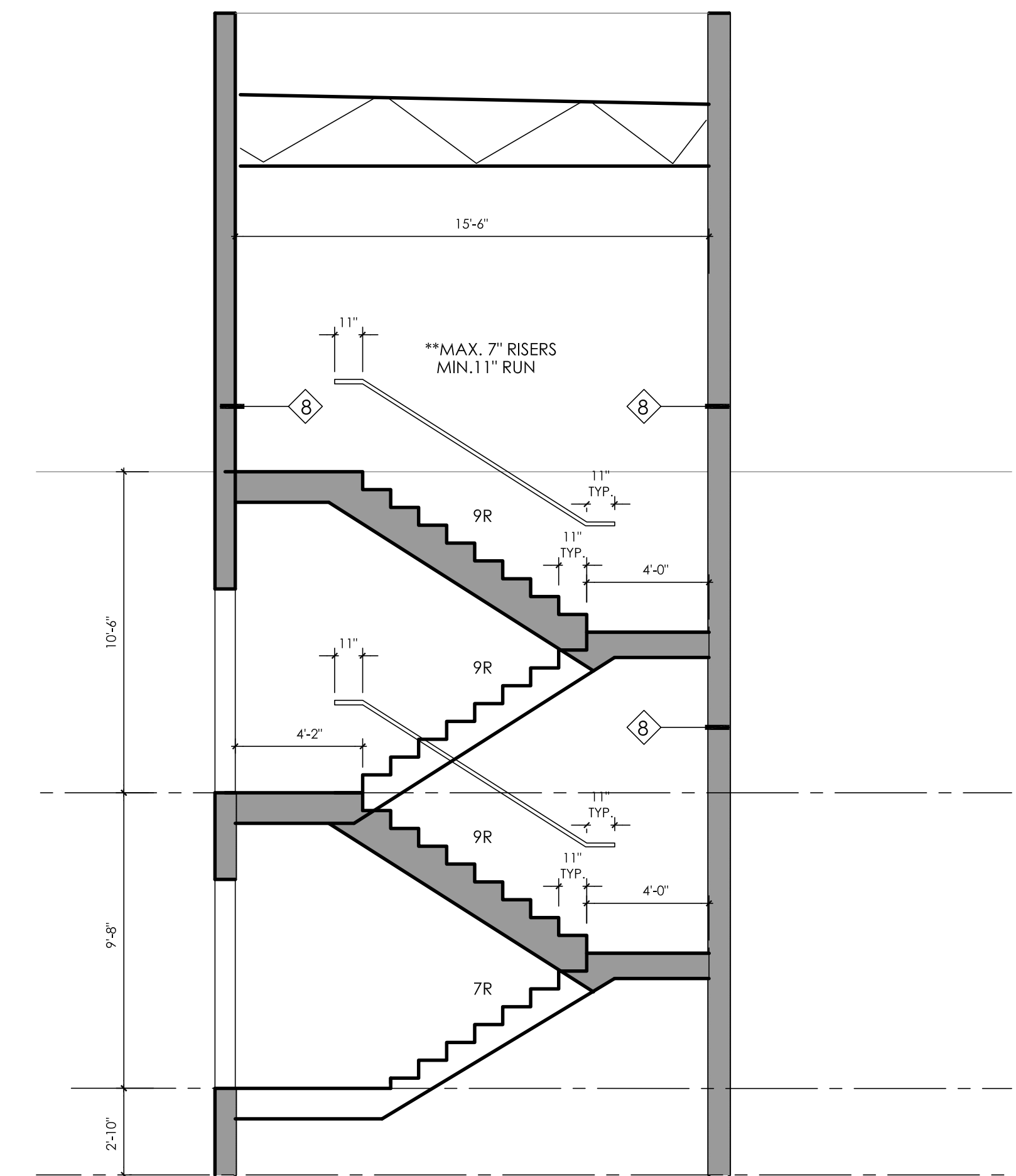
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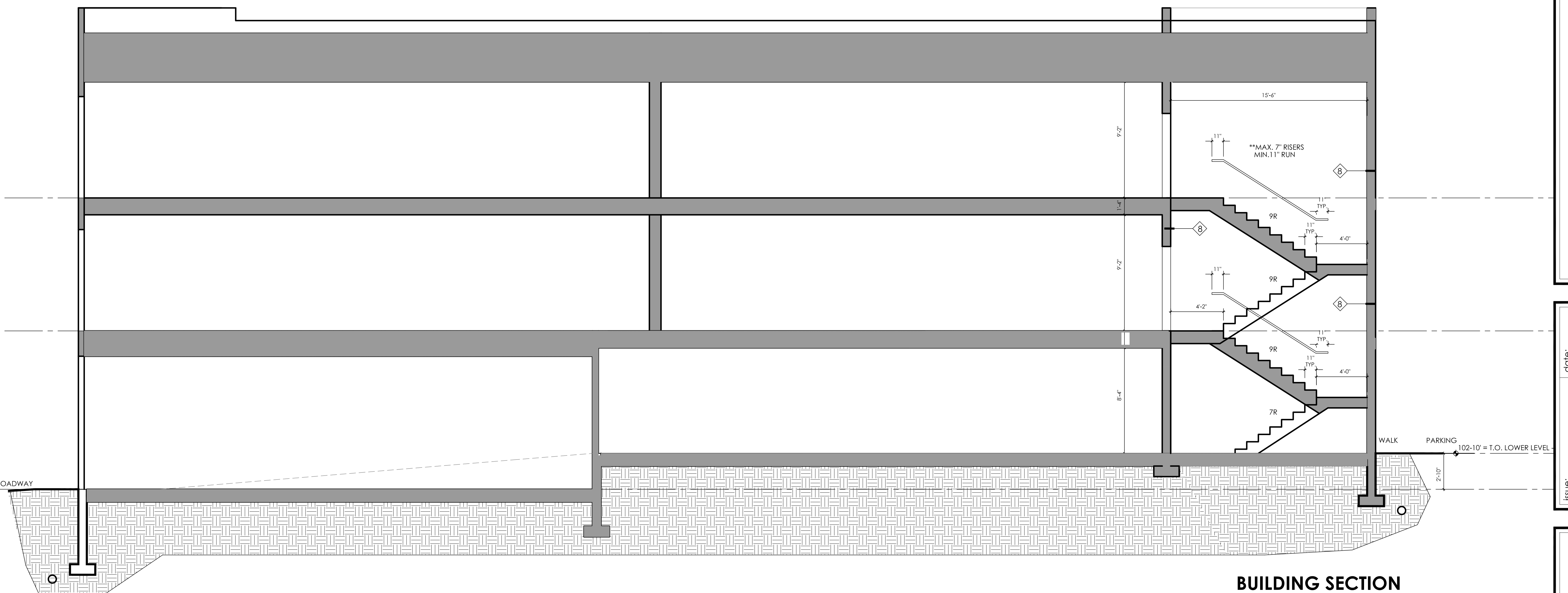




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STAIR SECTION



BUILDING SECTION



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A4.1