



Town Of Eagle

Retail & Multi Family Residential

410 Broadway

CHARACTER ELEVATION

DEVELOPER

410 BROADWAY LLC
 DAVID NUDELL
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 217 BROADWAY
 EAGLE, CO 81631

ARCHITECT

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CIVIL

YARNELL CONSULTING & CIVIL DESIGN, LLC
 229 MIDLAND AVE.
 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:

	<u>SALEABLE/LEASEABLE SQ.FT.</u>	<u>PER FLOOR GSQ.FT.</u>
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	3,980 GSQ. FT.	4,562 GSQ. FT.
(1) 935sf (1) + DEN		
LEVEL 3 - RESIDENTIAL/APARTMENTS		
(3) 1,015sf (2) BDRM	3,980 GSQ. FT.	4,562 GSQ. FT.
(1) 935sf (1) + DEN		
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:

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
 A2.3 THIRD LEVEL FLOOR PLAN
 A2.4 ROOF PLAN

A3.1 EXTERIOR ELEVATIONS
 A3.2 EXTERIOR ELEVATIONS

A4.1 BUILDING SECTIONS

RESIDENCES & RETAIL

410 BROADWAY AVENUE
 LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE
 EAGLE, COLORADO 81631

issue:	date:
PROGRESS SET	APRIL 8, 2019
TOWN OF EAGLE P&Z	June 28, 2019
	Sep 1, 2019
TOWN OF EAGLE P&Z revised	Oct 1, 2019
TOWN OF EAGLE P&Z revised	Oct 1, 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.
<u>TOTAL ALL IMPERVIOUS</u>	<u>5,903 S.F.</u>
(PERVIOUS = 281SF)	

SITE SUMMARY:

TOTAL BUILDING COVERAGE
4,370 SF / 6,250 S.F. = 69%

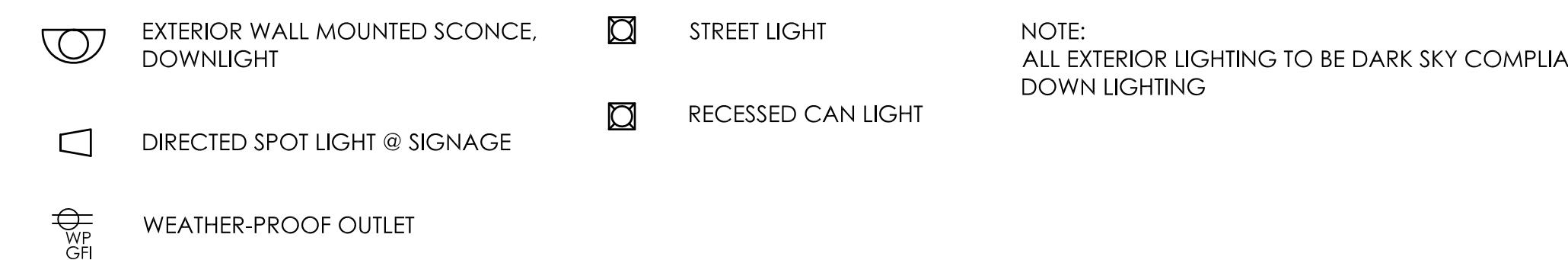
TOTAL SITE IMPERVIOUS AREA
5,903 SF / ACRES OR 6,250 SF = 94.4%

SITE LIGHTING:

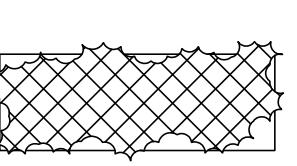
- (12) 500 Lumen, 40 watt bulb, Sconce Fixtures: See Elevations
- (3) Recessed Down Lights within Soffits 500 Lumen, 40 watt bulb

Total Lumens 7,500

***Owner to Provide Final Fixture Selections Prior to C.O.**



PLANT SCHEDULE:

Symbol	Common Name	Scientific Name	Flower	Growth Height/Spread	Exposure	Count	Size
•	Native Yellow Potentilla	<i>Potentilla fruticosa</i>	Yellow	2'/2'	Sun	2	5 Gal.
S	Silver Sagebrush	<i>Artemisia cana</i>	Insignificant	3-6'/3'	Sun	1	5 Gal.
FS	Ural False Spirea	<i>Sorbaria sorbifolia</i>	White	5'/7'	Sun/Filtered Shade	2	5 Gal.
						1 Gal., 18" o.c.	Ground covers
						Sq. Ft.	Ground covers
						Sq. Ft.	Ground covers
						All Disturbed Areas	Ground covers

IRRIGATION

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

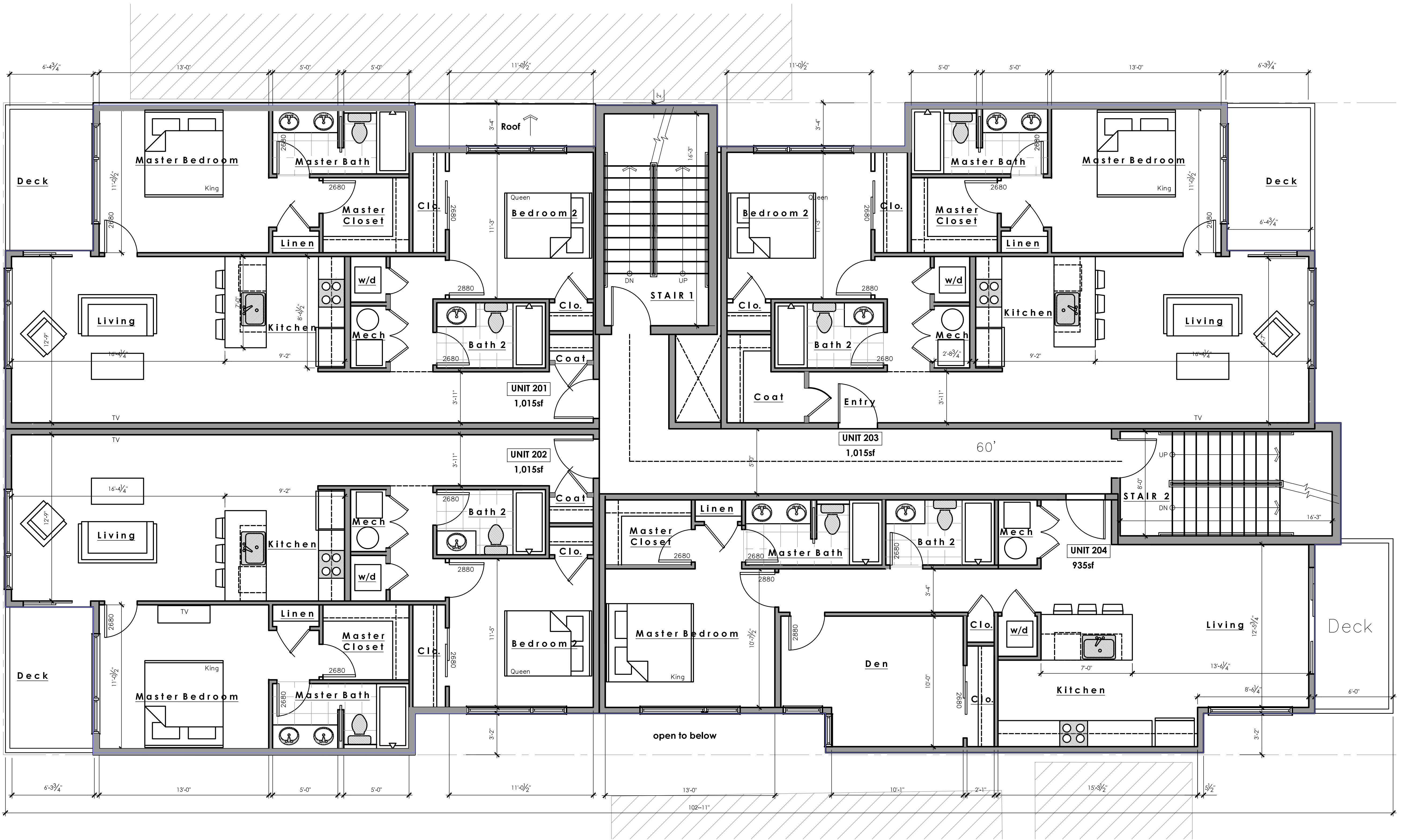
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A1.1

SITE PLAN LANDSCAPE / LIGHTING



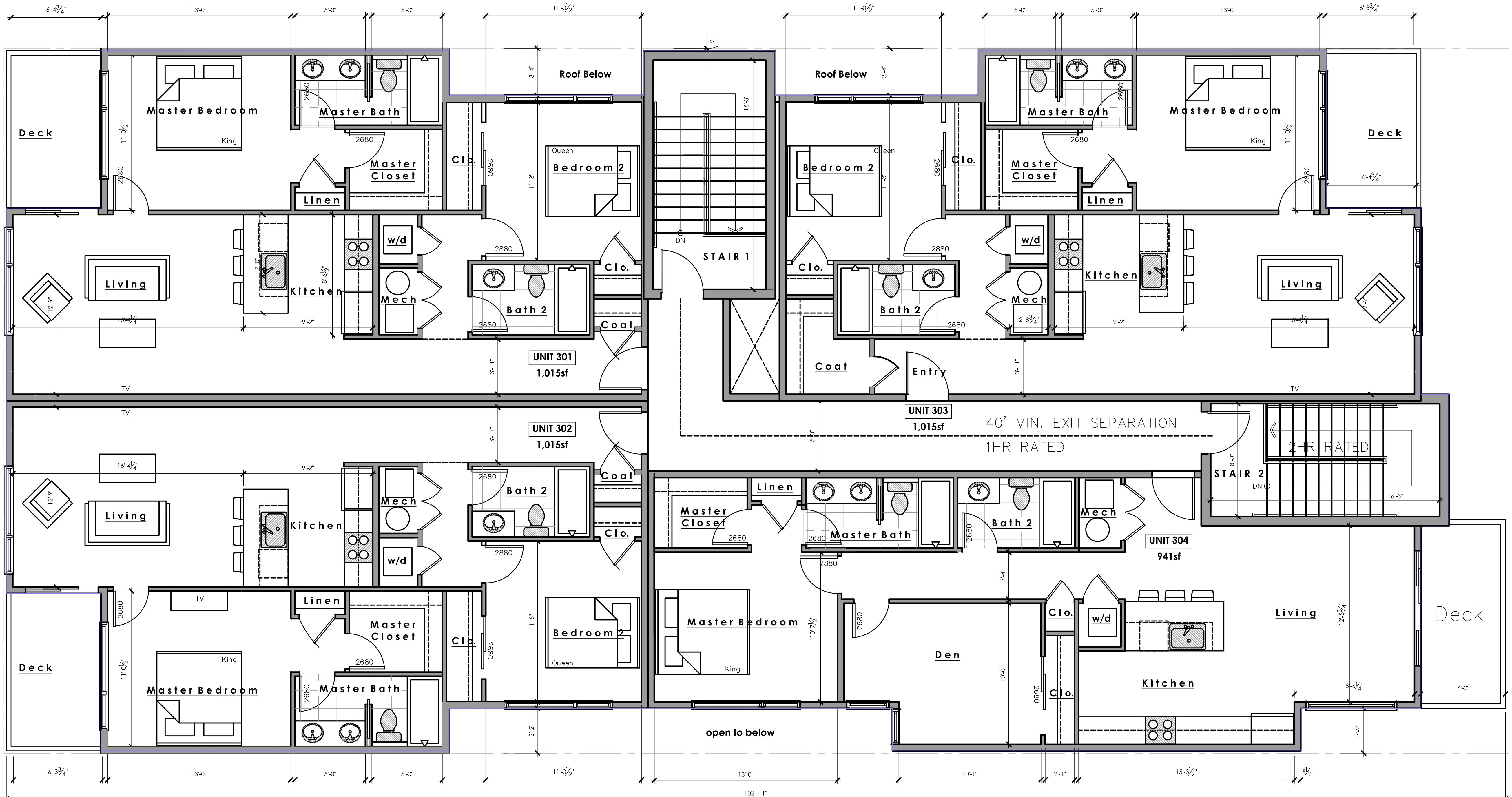
SECOND LEVEL FLOOR PLAN

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

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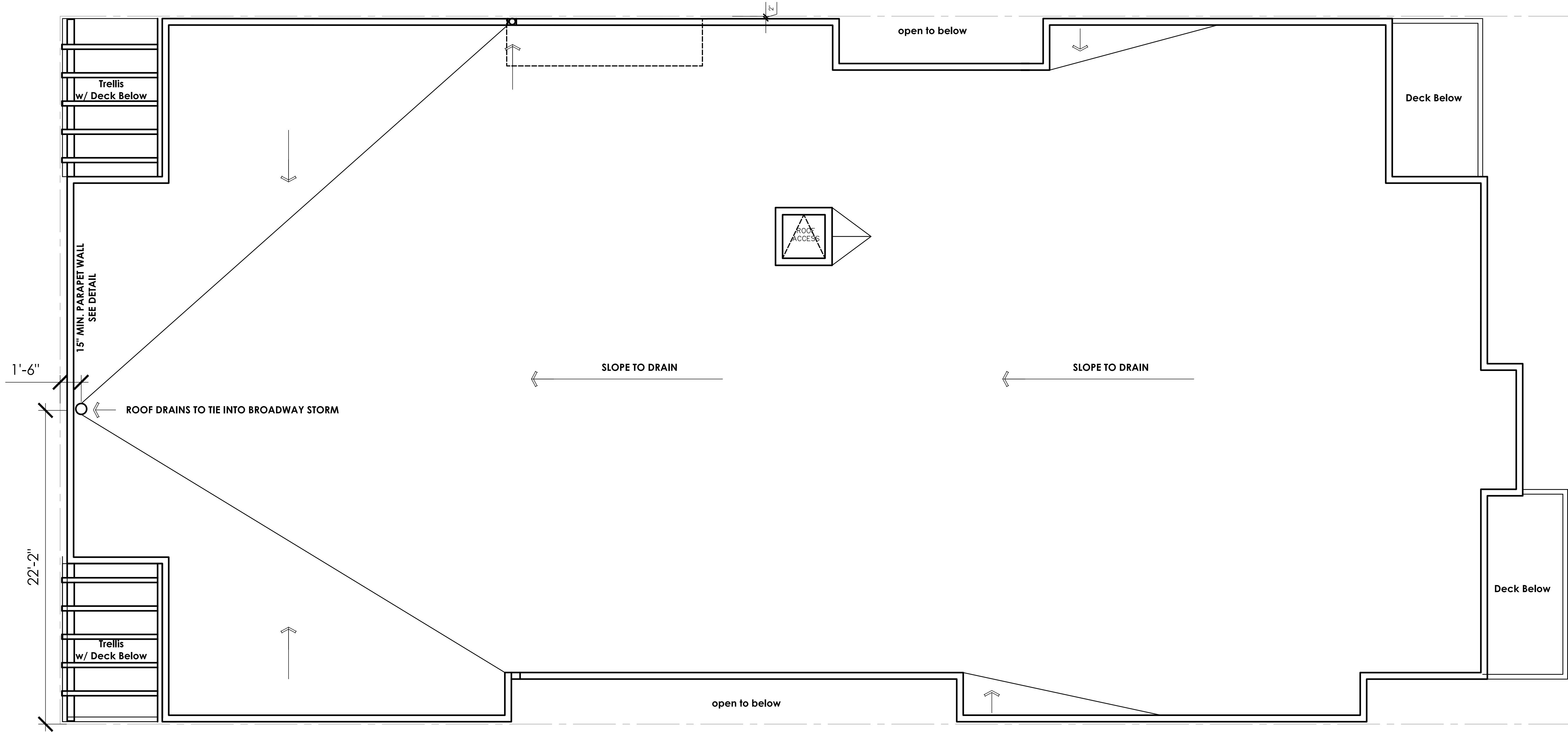
THIRD LEVEL FLOOR PLAN

1
A2.3

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

A2.3

THIRD LEVEL
FLOOR PLAN



ROOF PLAN

1
A2.4

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

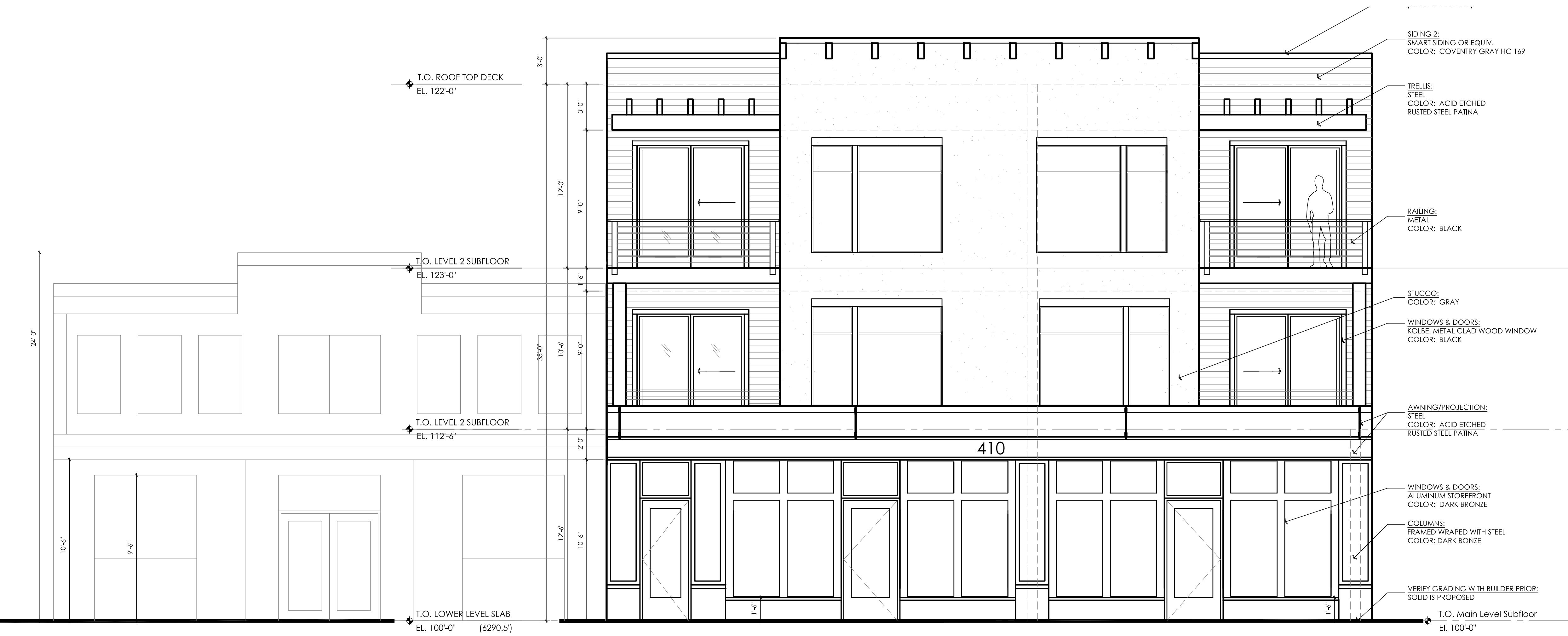
A2.4

ROOF PLAN

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FRONT ELEVATION



SOUTH ELEVATION

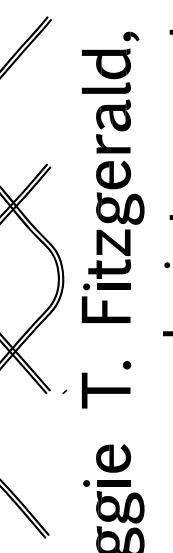
A3.1

ELEVATION

Maggie T. Fitzgerald, AIA
— architect —

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ALLEY/EAST ELEVATION



NORTH ELEVATION

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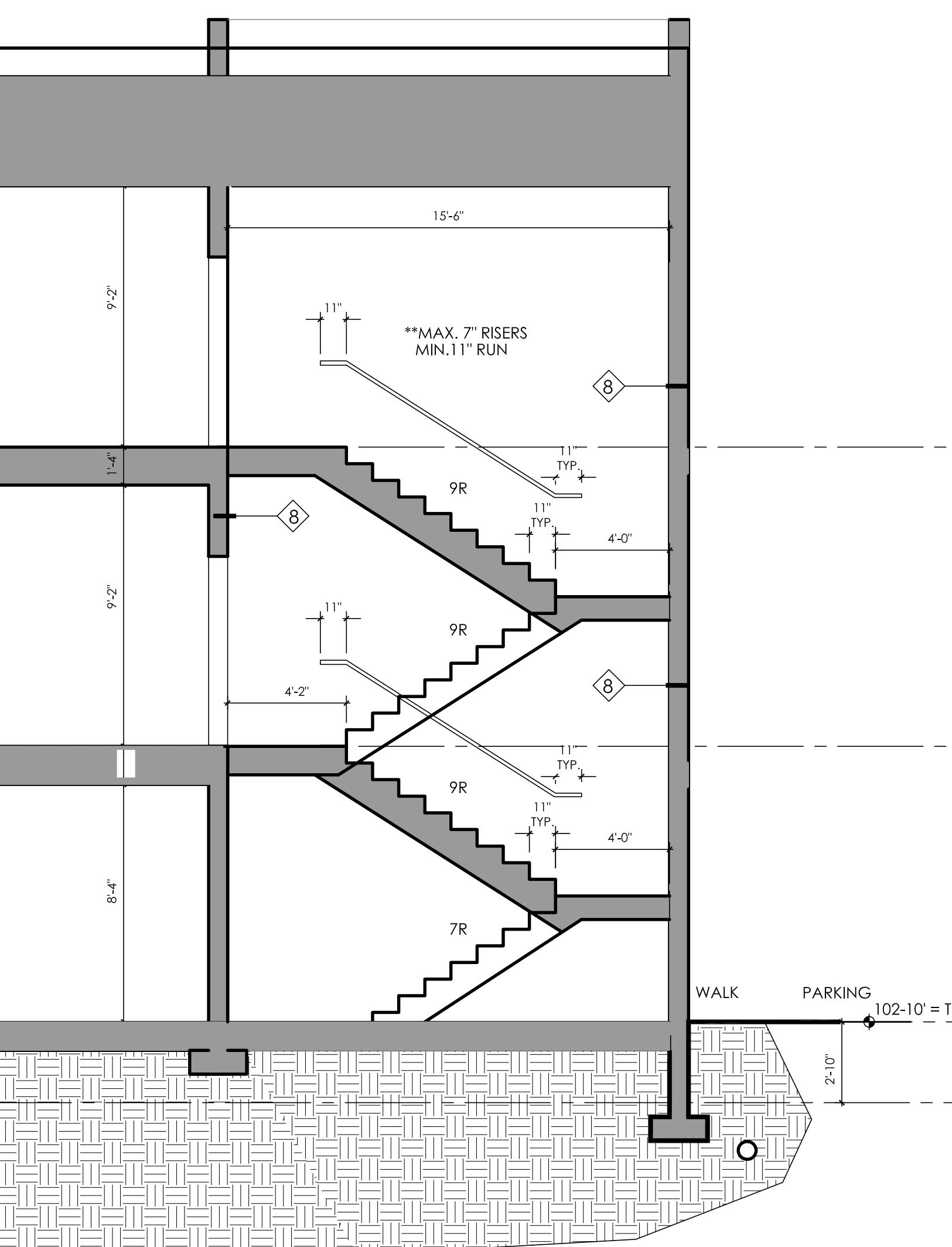
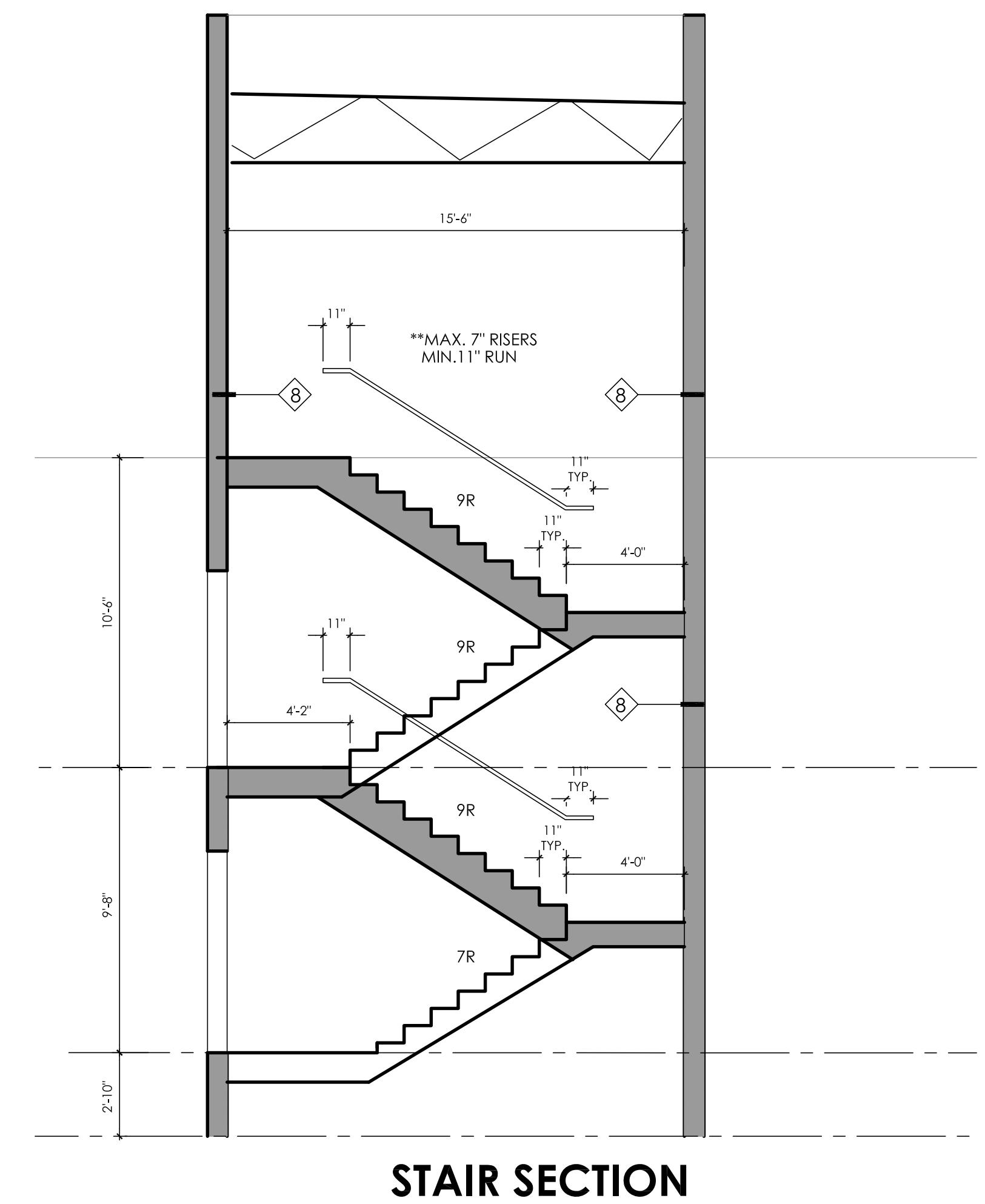
A3.3
ELEVATION

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A4.1
ELEVATION



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