



Town Of Eagle

Retail & Multi Family Residential

DEVELOPER 106 BROADWAY, LLC.
EAGLE, CO 81631

DEVELOPER REPRESENTATIVE JOANNA HOPKINS
HOPKINS DEVELOPMENT STRATEGIES
PO BOX 4388
VAIL, CO 81658

ARCHITECT MAGGIE T. FITZGERALD, AIA
P.O. BOX 1328
EAGLE, COLORADO 81631
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CIVIL ALPINE ENGINEERING
P.O. BOX EDWARDS,
COLORADO 81632
(970) 926-

FLOOR AREAS SUMMARY:

LEVEL 1 - RETAIL	6,000 GSQ. FT.
LEVEL 2 - RESIDENTIAL/APARTMENTS (10)	11,178 GSQ. FT.
LEVEL 3 - RESIDENTIAL/APARTMENTS (10)	10,812 GSQ. FT.
TOTAL FINISHED S.F.	27,990 GSQ. FT.

PROJECT SUMMARY:

NEW BUILDING :
3 STORIES, SLAB ON GRADE
FIRST FLOOR RETAIL & (20)RESIDENTIAL APARTMENTS ABOVE
16 (2) BEDROOM UNITS
4 (1) BEDROOM UNITS

OCCUPANCIES: GROUP M MERCANTILE /LEASABLE RETAIL SPACE
GROUP R-2 APARTMENT HOUSE
(M = 30sf/occ -gsf/30 = - occs)
(R = 200sf/occ -gsf/200 = - occs)
- TOTAL OCCUPANTS

CONSTRUCTION TYPE : 5A, FULLY SPRINKLERED

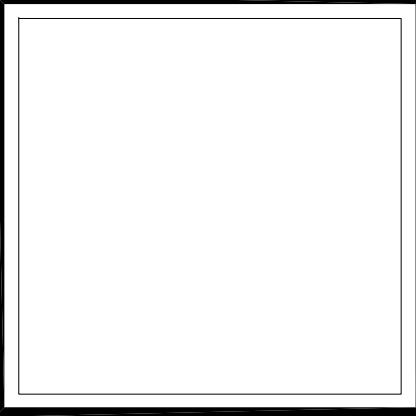
NUMBER OF STORIES : 3
BUILDING HEIGHT : 35'- 0" MAX., 42' AT CORNER ELEMENT

ZONING : COMMERCIAL HISTORIC DISTRICT - MIXED USE

LOT AREA : LOTS = 0.186 ACRES
SETBACKS: 0'

PARKING REQUIRED: CASE BY CASE ASSESSMENT
PARKING PROVIDED: 22 SPACES ON SITE TO INCLUDE (1) ADA COMPLIANT)
+ STREET PARKING ON BROADWAY

Maggie T. Fitzgerald, AIA
— architect —
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970.445.0486



DOG TOWN
106 BROADWAY AVENUE
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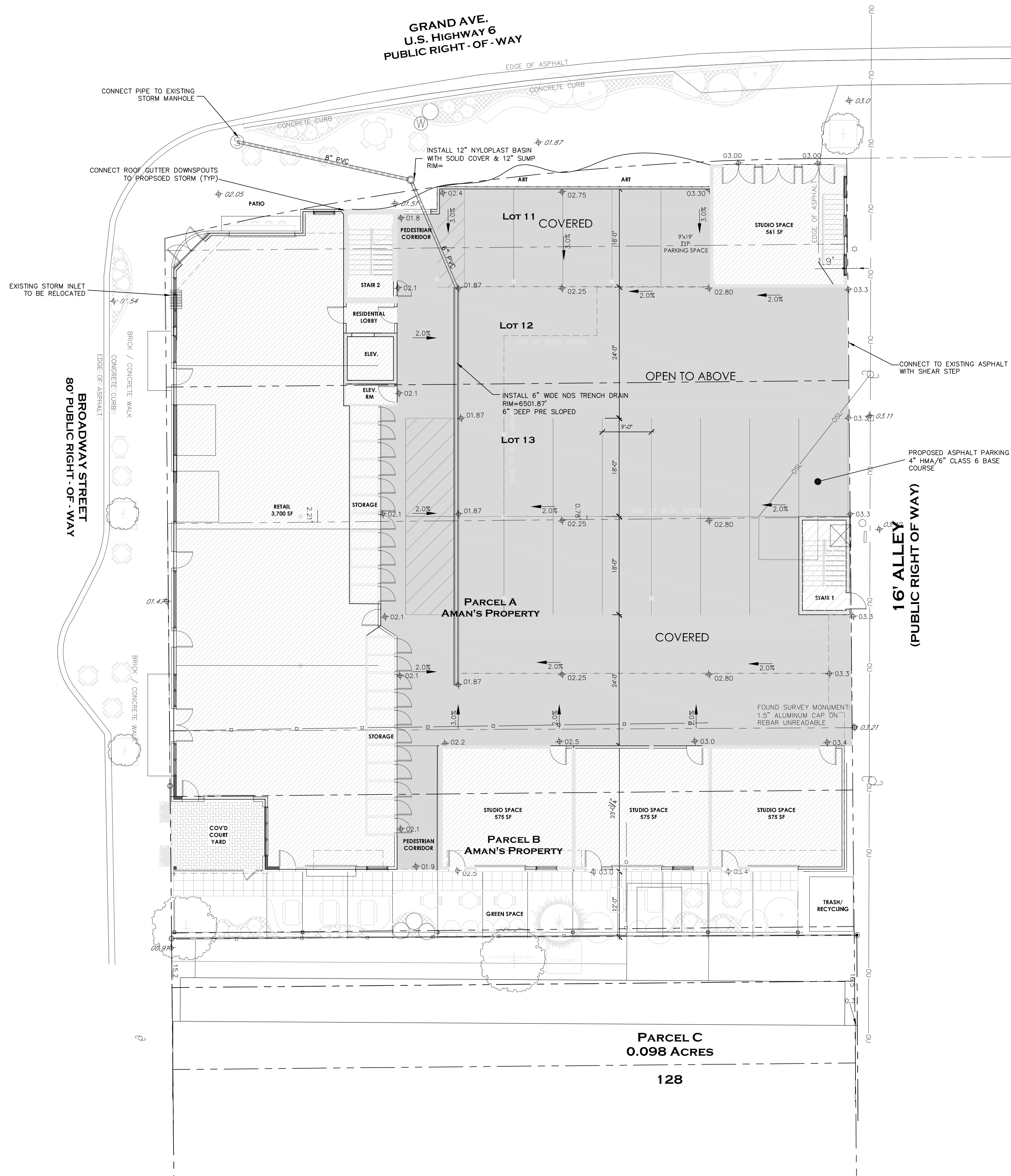
Issue:	Date:
PROGRESS SET	SEPT 19, 2018
PROGRESS SET	OCT 25, 2018
PROGRESS SET	JUNE 10, 2019
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A0.0
COVER SHEET

GRADING PLAN

DESIGN	NO.	DATE	REVISIONS	BY
DRAWN				
CHECKED				
JOB NO.				
DATE				

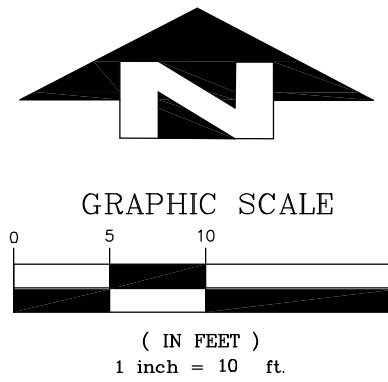
SHEET
C1.0



TOPOGRAPHIC INFORMATION
WAS PROVIDED BY
ARCHIBEQUE SURVEYING

CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

GRADE TO DRAIN AWAY FR
BUILDING IN ALL AREAS



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT
- PROPOSED CURB & GUTTER
- PROPOSED STRAW WATTLE
- SILT

PRELIMINARY
August 09, 2019
NOT FOR CONSTRUCTION

Plant Schedule

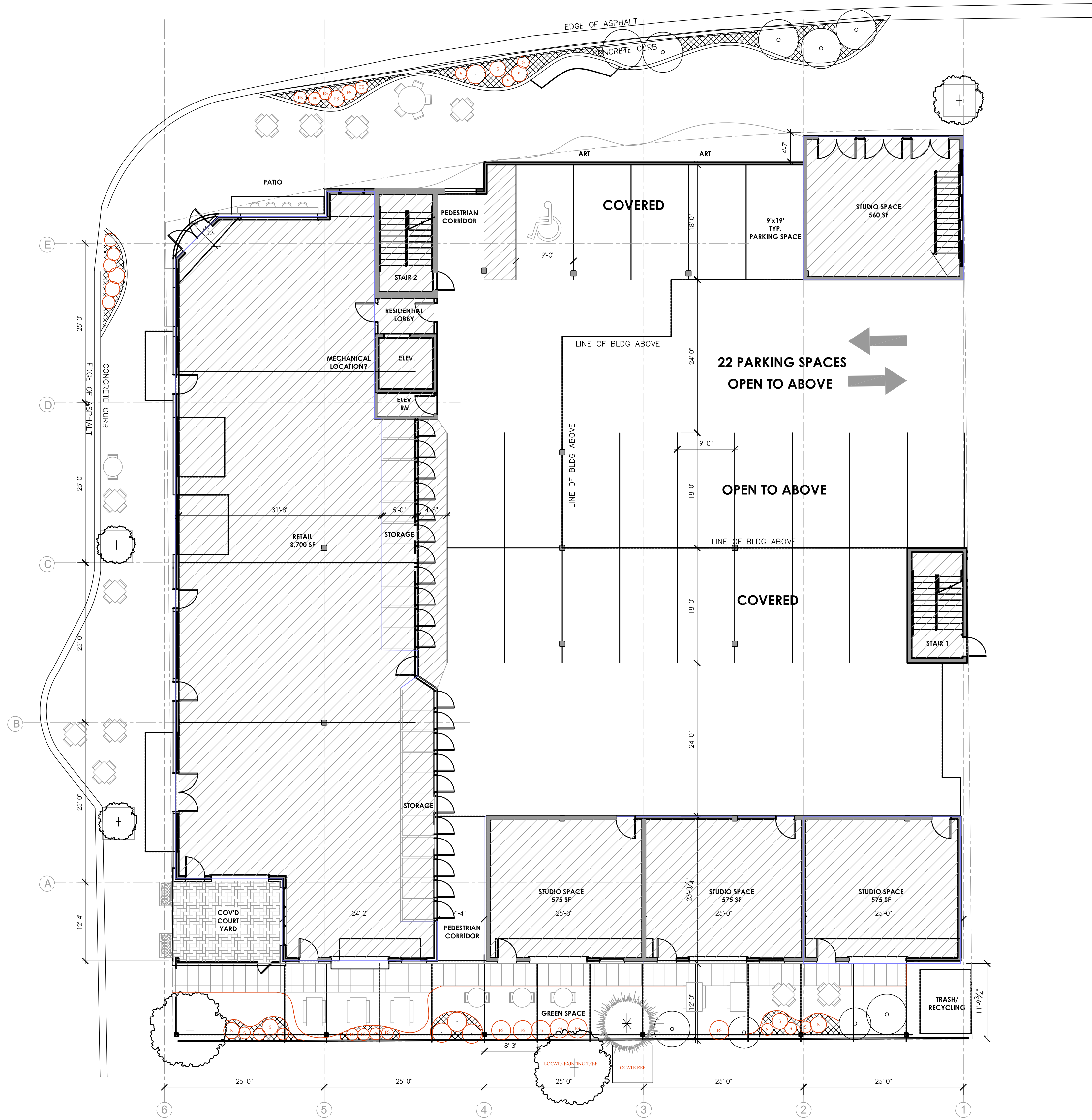
Symbol	Common Name	Scientific Name	Flower	Growth Height/Spread	Exposure	Count	Size
	Native Yellow Potentilla	Potentilla fruticosa	Yellow	2'/2'	Sun	3	5 Gal.
	Silver Sagebrush	Artemisia cana	Insignificant	3'-6'/3'	Sun	3	5 Gal.
	Ural False Spirea	Sorbaria sorbifolia	White	5'/7'	Sun/Filtered Shade	7	5 Gal.

	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

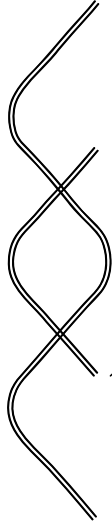
Exterior Lighting

	HINKLEY 1660SK-LED	Luna 2 light 16" Satin Black Outdoor Wall Mount	8
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Grasses and
Shrubs
Groundcovers



1 SITE PLAN
A1.1
SCALE: 1" = 10'-0"

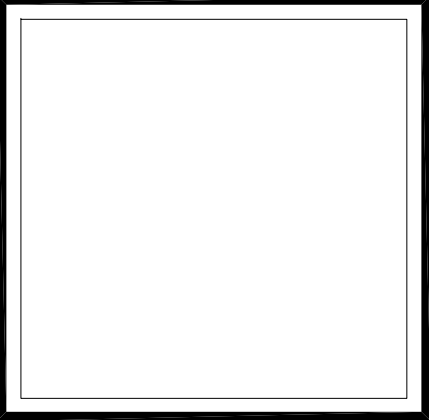


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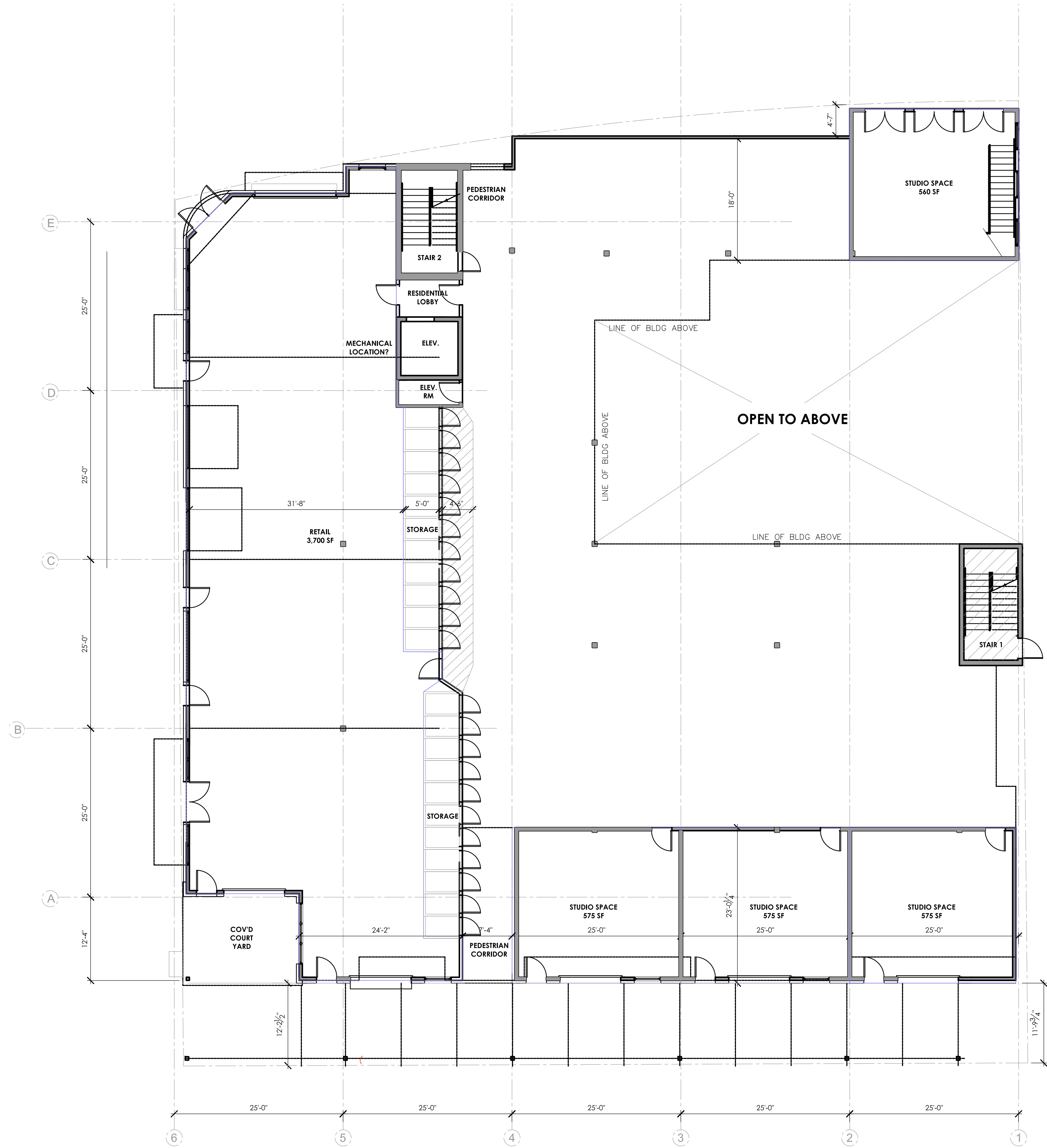
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A1.1

SITE PLAN

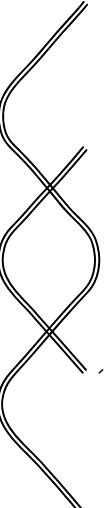
LANDSCAPE / LIGHTING



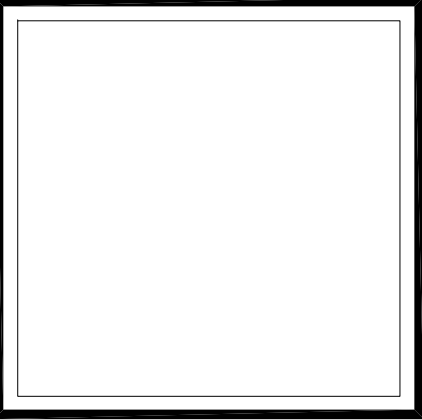
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A2.2

GROUND LEVEL FLOOR PLAN

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



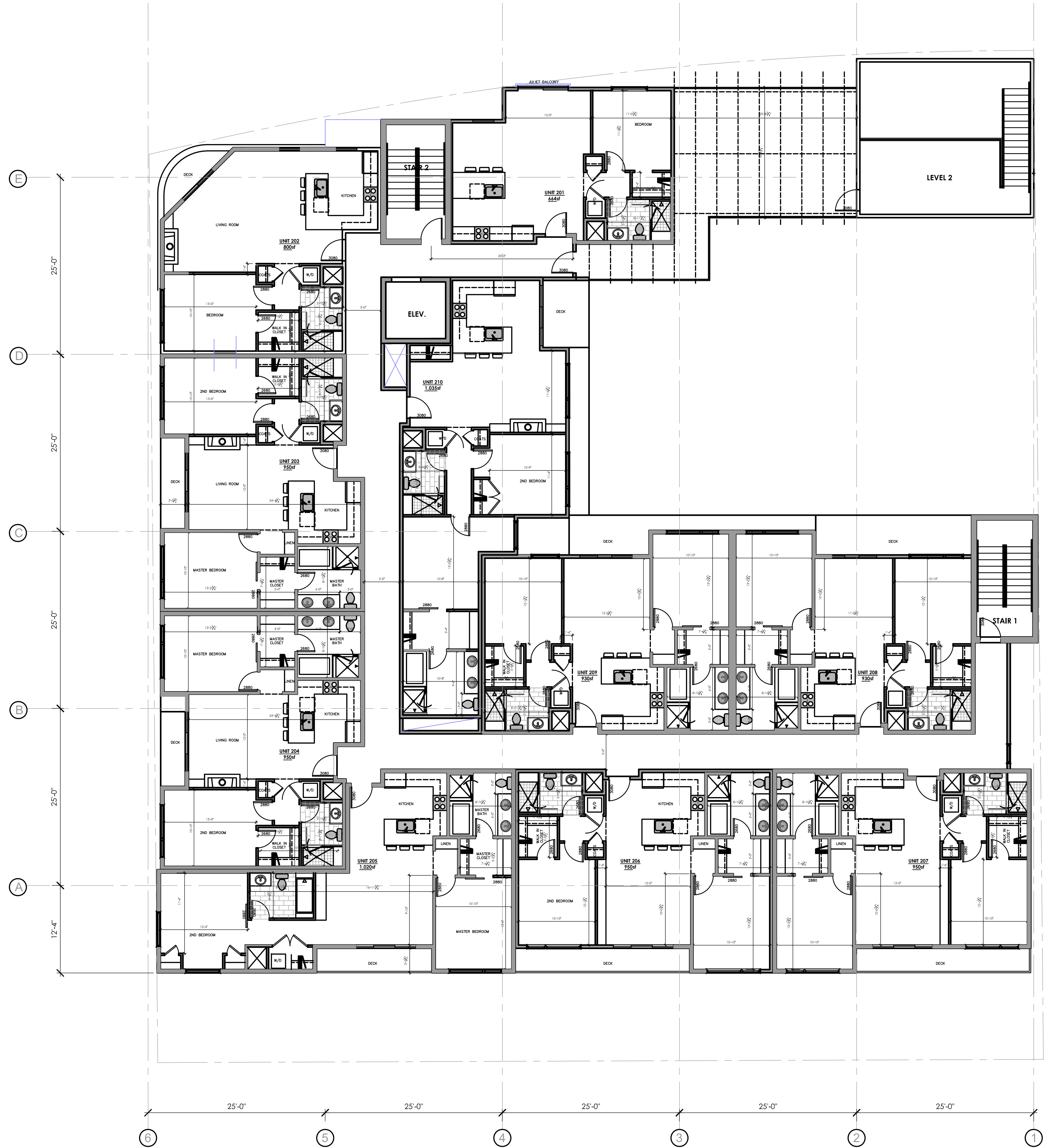
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A2.1
MAIN LEVEL
FLOOR PLAN

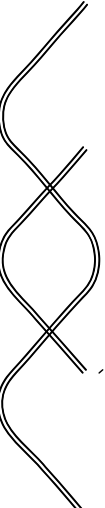


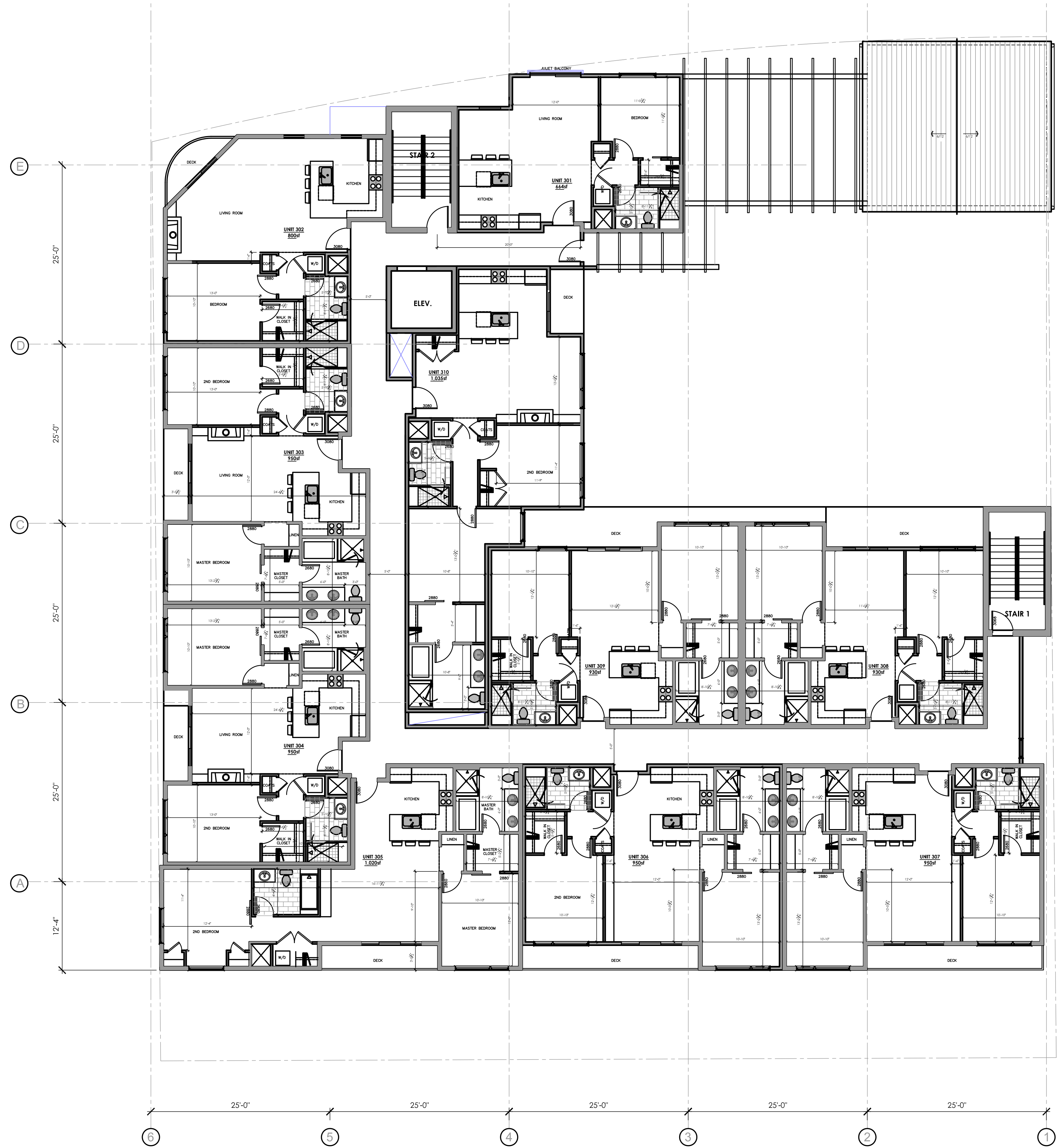
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A2.2
SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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A2.2
SECOND LEVEL
FLOOR PLAN

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1

A2.3

LEVEL TWO FLOOR PLAN

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

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A2.3

LEVEL 2
FLOOR PLAN

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SOUTH ELEVATION - OPEN SPACE

1
A3.1

SCALE: 3/16" = 1'-0"



WEST ELEVATION - BROADWAY

1
A3.1

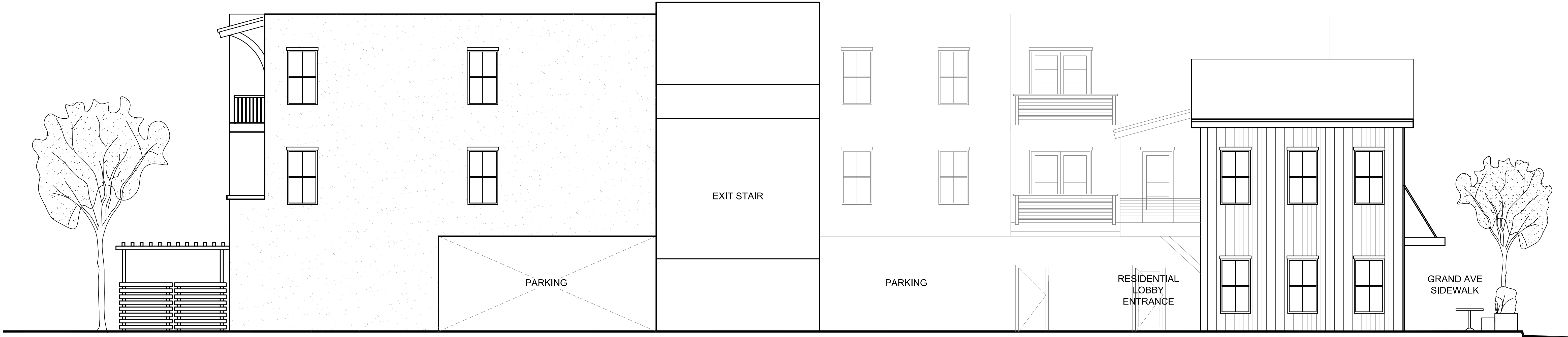
SCALE: 3/16" = 1'-0"

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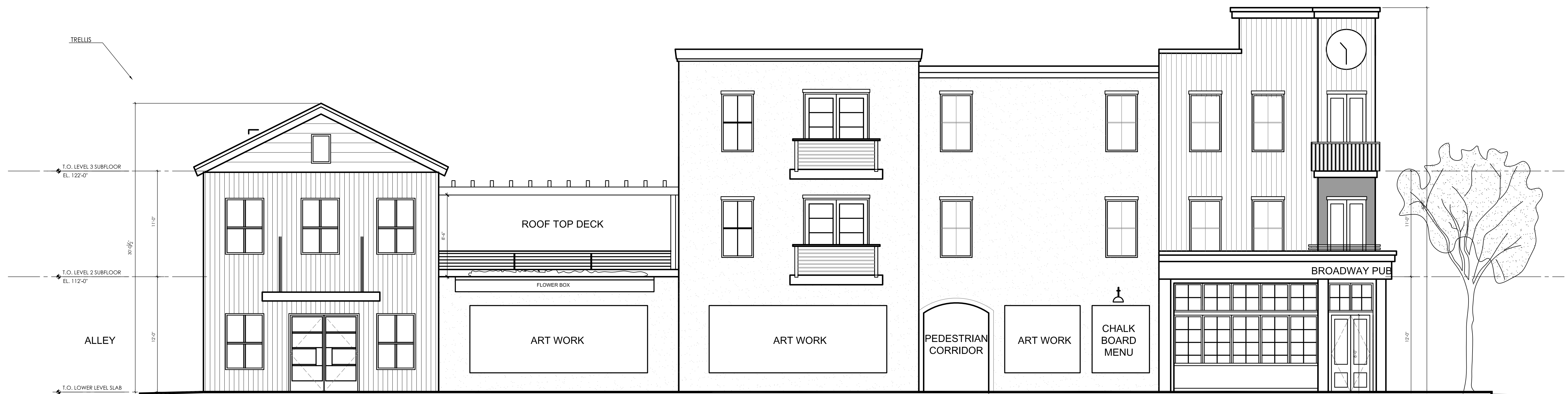
A3.1
EXTERIOR
ELEVATIONS



EAST ELEVATION - ALLEY

1
A2.3

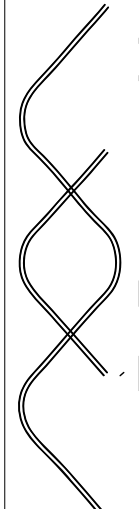
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - GRAND AVE.

2
A2.3

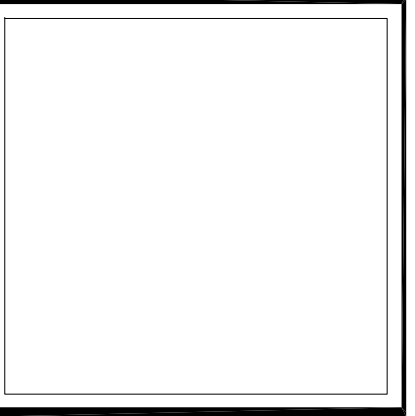
SCALE: 3/16" = 1'-0"



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A3.2

EXTERIOR ELEVATIONS