HIGHWAY 6 & 24
(GRAND AVE)

BUS STOPS CONNECTIONS

CONC WALK

PROPERTY LINE

transformer

BUILDING 1

BUILDING 2

BUILDING 1

CONC PAVERS WALK 4' WIDE

CONC PAVERS WALK 4' WIDE

CONC PAVERS WALK 4' WIDE

CONC PAVERS WALK 4' WIDE

CONC WALK 8' WIDE

CAPITOL STREET

BUS STOPS CONNECTION

BUILDING 3

CONC WALK 4' WIDE

BUILDING 4

CONC WALK 6' WIDE

BUILDING 8

CONC PAVERS WALK 4' WIDE

BUILDING 7

CONC WALK 6' WIDE

HOWARD STREET

CONC PAVERS WALK 4' WIDE

CONC PAVERS WALK 4' WIDE

BUILDING 5

CONC PAVERS WALK 4' WIDE

BUILDING 6

CONC WALK 6' WIDE

SECOND STREET

LEGEND
PEDESTRIAN PATHWAYS

PEDESTRIAN CIRCULATION

1 / A0.0 SCALE: 1/8" = 1'-0"

Capitol & Grand

100 CAPITOL STREET
EAGLE, COLORADO 81631

OWNER:
Eagle Multi Family, LLC
100 CAPITOL STREET
EAGLE, COLORADO 81631

CONTRACTOR
PCW
505 PLANE STREET
GYPSUM, COLORADO 81637

ARCHITECT

CIVIL ENGINEER

LANDSCAPE ARCHICTURE

SURVEYOR

MECHANICAL, PLUMBING, & ELECTRICAL ENGINEERS

CODE CONSUTANT

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A0.0
PEDESTRIAN CIRCULATION

lot coverage

Lot 66,500 sf

Building Coverage = 38,611 sf

Covered Walkways = 2,800 sf =41,411

Total Lot Coverage = 62.23%

1 A2.5 **LOT COVERAGE**

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

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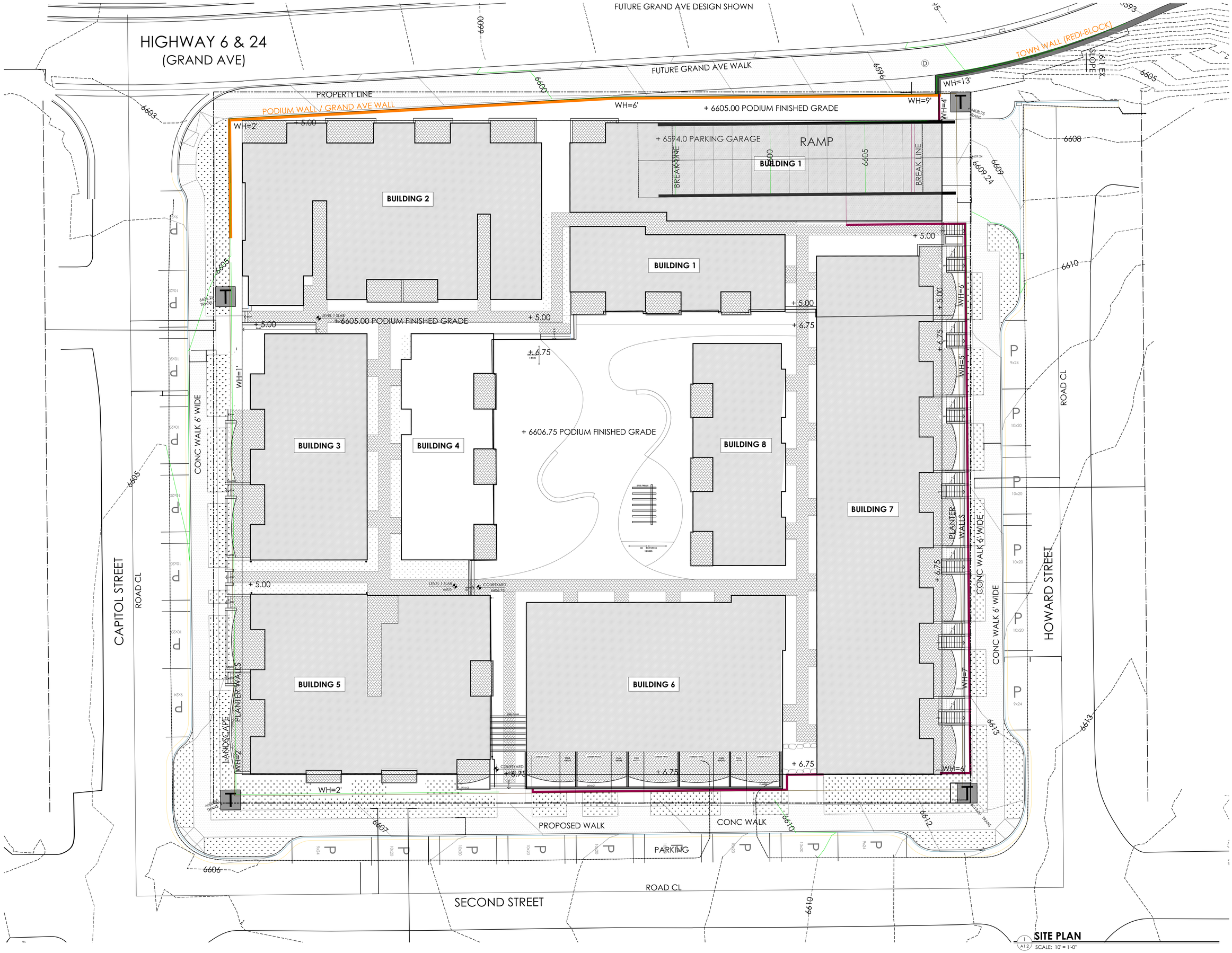
A1.1

LOT COVERAGE



1 A1.2 **SITE PLAN**
SCALE: 10' = 1'-0"

Capitol & Grand

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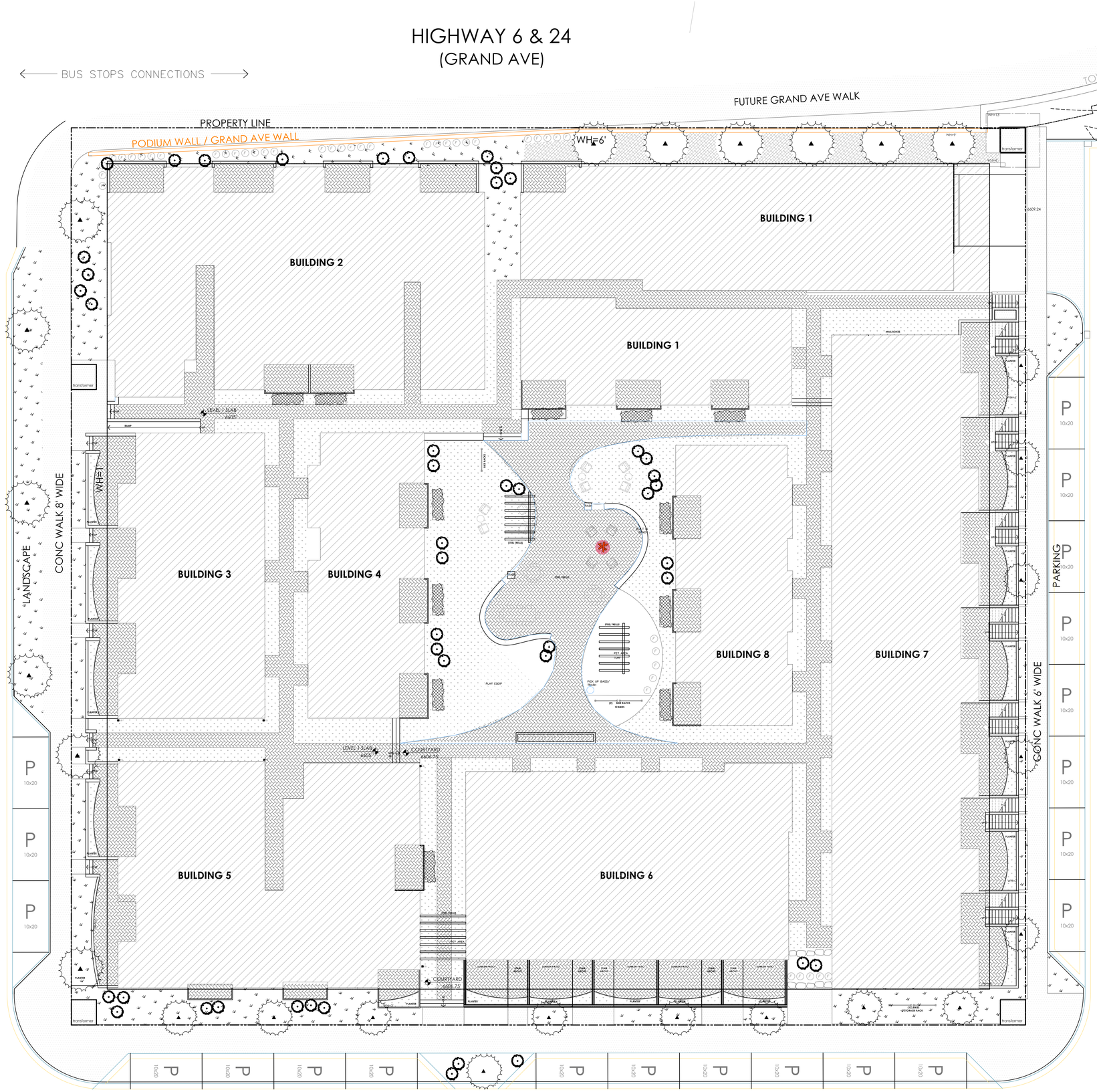
A1.2
SITE PLAN



LANDSCAPE PLAN

1 / A1.3 SCALE: 10' = 1'-0"

LANDSCAPE LEGEND

- Mixed Perennials
- Brick Pavers Herringbone Pattern
- Artifical Turf
- Native Grass Mix to Match Existing Grasses, Irrigated & Maintained
- SOD - Tall Fescue (Festuca arundinacea)
- Native Grass Mix to Match Existing Grasses, Irrigated & Maintained

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
	1	Picea pungens	Colorado Spruce	2-10', 2-12', 2-14' High specimen quality.
	22	Populus tremuloides	Quaking Aspen	2-1/2" to 3" Caliper 50% min. clumps
		not used		
		SHRUBS		
	5	Artemisia tridentata vaseyana	Mountain Sagebrush	#5 Containers
	7	Chrysothamnus nauseosus	Rubber Rabbitbrush	#5 Containers
	6	Cornus stolinifera 'Isanti'	Isanti Dogwood	#5 Containers
	6	Cornus stolonifera	Red Twig Dogwood	#7 Containers
	8	Caryopteris clandonensis	Blue Mist Spirea	#5 Containers
	4	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	#10 Containers
	2	Perovskia atriplicifolia	Russian Sage	#5 Containers
	6	Potentilla fruticosa	Shrubby Cinquefoil	#5 Containers
	7	Rosa woodsi	Woods Rose	#5 Containers
	10	Spiraea japonica 'Froebelli'	Froebel Spirea	#5 Containers
	9	Spirea nipponica 'Snowmound'	Snowmound Spirea	#5 Containers
	4	Lonicera involucrata	Twinberry Honeysuckle	#5 Containers
		CONTAINER ORNAMENTAL GRASSES		
	6	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	#1 Containers
	8	Calamagrostis acutiflora 'K.F'	Feather Reed Grass	#5 Containers
	80	PERENNIALS #1 Containers		
		Achillea spp.	Yarrow	
		Aster novi-belgi 'Prof. Kippenbg.'	Dwarf Blue Fall Aster	
		Coreopsis spp	Coreopsis	
		Echinacea purpurea	Purple Coneflower	
		Dianthus graniticus	Granite Pinks	
		Gaillardia grandiflora 'Burgundy'	Burgundy Blanket Flower	
		Geranium	Cranesbill's: Blues, Pinks, Purples	
		Hemerallis hybrids	Daylily	
		Lavandula	Lavender	
		Leontopodium alpinum	Edelweiss	
		Luecanthemum x superbum 'Silver Princess'	Compact Shasta Daisy	
		Lupinus Russell hybrids	Mixed Lupine	
		Paeonia lactiflora	Peony (pink or red or white)	
		Papaver oriental	Oriental red Poppy	
		Penstemon strictus	Rocky Mountain Penstemon	
		Rudbeckia filgida 'Goldstrum'	Black Eyed susan	
		Salvia x superba	Salvia	
		Stachys byzantina 'Silver Carpet'	Lamb's Ear (Flowerless)	

GRAVEL MULCH Adjacent to the building, 1" to 2" gravel to match stone on building, Provide sample to Owner's rep for approval

NATIVE GRASSES All disturbed areas to receive GRASS SEED MIX - "MOUNTAIN MIX"

Common Name	Variety
10% Mountain Bromegrass	Bromar
30% Orchardgrass	Paiute
10% Canadian Bluegrass	Rubens
20% Tall Fescue	Fawn
10% Sheep Fescue	Mekienberger
10% Winter Wheat	
10% Timothy	Climax

Planting Rate: 50 pounds of pure live seed per acre.
Substitutions must be approved by Owner

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LANDSCAPE ARCHICTURE

SURVEYOR

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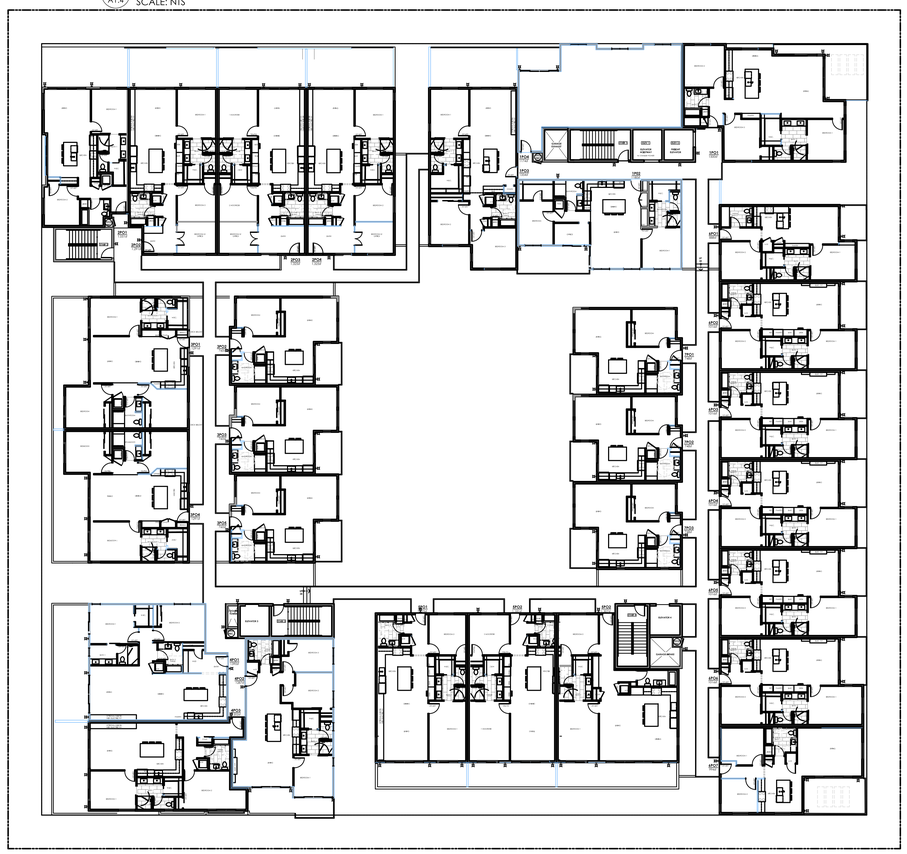
A1.3
LANDSCAPE PLAN

1 A1.4 **EXTERIOR LIGHTING PLAN - LVL 2**

SCALE: NTS



1 A1.4 **EXTERIOR LIGHTING PLAN - LVL 3**

SCALE: NTS

1 A1.4 **EXTERIOR LIGHTING PLAN - LVL 1**

SCALE: NTS

Exterior Lighting

Symbol	Manufacturer	Description	Quantity
	Hiline LED Lighting- 2145TK	18" Outdoor Wall Light- Textured Black	250
	PrimeLights Solar	24" Modern Bollard Path Light Solar Powered LED	20

Exterior Sconce

Path lighting

ELECTRICAL LEGEND:

- RECESS CAN DOWNLIGHT
- RECESS WALLWASHER
- LITHONIAN L3 WATER PROOF SHOWER LIGHT
- CHANDELIER
- SURFACE MOUNT (OR HANGING)
- WALL MOUNT
- WALL MOUNT SCONCE (AFF VERIFY IN FIELD, UNLESS NOTED OTHERWISE)
- MONO POINT ACCENT LIGHTS
- SITE LIGHTING
- UNDER CABINET
- HARDSCAPE LIGHT
- PANASONIC FAN /LIGHT
- SWITCH
- THREE WAY SWITCH
- SWITCH WITH DIMMER
- THREE WAY SWITCH W/ DIMMER
- TYPICAL OUTLET
- GROUND FAULT INTERCEPT
- WEATHER-PROOF OUTLET
- SWITCHED OUTLET
- 220 VOLT OUTLET
- ELECTRIC VEHICLE CHARGER
- 2 TUBE LED WITH DIFFUSER
- 4 TUBE LED WITH DIFFUSER
- HALOGEN
- LOW VOLTAGE. (STRIP @ KITCHEN, PUCS @ BOOKSHELVES)
- CEILING FAN
- FAN
- FAN/LIGHT COMBO
- JUNCTION BOX
- SECURITY CAMERA
- DOOR BELL
- GARAGE DOOR RECEPTACLE
- FLOOR OUTLET
- DATA OUTLET
- TELEPHONE OUTLET
- TELEPHONE FLOOR OUTLET
- TELEVISION OUTLET
- CEILING SPEAKER
- SEC SECURITY PAD
- SD SMOKE DETECTOR
- CO2 CARBON MONOXIDE DETECTOR
- GARBAGE DISPOSAL

ELECTRICAL NOTES:

1. ELECTRICIAN TO MEET WITH OWNER ON SITE TO VERIFY ALL LIGHT FIXTURE SELECTIONS, QUANTITIES, LOCATIONS, AND MOUNTING HEIGHTS. ALL MUST BE 50% HIGH EFFICACY.
2. SOUND SYSTEM SPEAKER LOCATIONS, INTERCOM, AND ALARM SYSTEM LOCATIONS TO BE DETERMINED BY OWNERS WITH SYSTEM CONSULTANT SUBCONTRACTORS.
3. SMOKE DETECTORS SHOULD BE PROVIDED IN EACH SLEEPING ROOM, IN THE CORRIDOR LEADING TO THE SLEEPING ROOMS, AND ON EVERY LEVEL OF THE HOME. SMOKE DETECTORS SHOULD RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE CONNECTED SUCH THAT ACTIVATION OF ANY DETECTOR SHOULD SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS. 2009 IRC.
4. HABITABLE ROOMS SHOULD BE PROVIDED WITH RECEPTACLE OUTLETS ON WALLS GREATER THAN TWO FEET IN LENGTH, NO MORE THAN 6 FEET FROM EACH DOORWAY OR OPENING AND LOCATED SUCH THAT NO SPACE ALONG ANY WALL OR FIXED COUNTER IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET. HALLWAYS MORE THAN 10 FEET IN LENGTH SHOULD BE PROVIDED WITH AT LEAST ONE RECEPTACLE OUTLET. THERE SHOULD BE A RECEPTACLE OUTLET PROVIDED ADJACENT TO EACH BASIN IN BATHROOMS. NEC ARTICLE 210-52.
5. THE COUNTERS IN THE KITCHEN AND PANTRY AREA SHOULD BE PROVIDED WITH CONVENIENCE OUTLETS SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET AS REQUIRED BY NEC ARTICLE 210-52.
6. RECEPTACLES WITHIN 6 FEET OF WET BAR SINKS, AT COUNTER TOP IN THE KITCHEN, IN BATHROOMS, IN THE GARAGE, AND OUTSIDE SHOULD HAVE GROUND FAULT CIRCUIT INTERRUPTION PROTECTION FOR PERSONNEL PER NEC ARTICLES 210-8, 680-41 AND 680-70. GFCI PROTECTION IS ALSO REQUIRED FOR THE ELECTRICAL EQUIPMENT IN HYDROMASSAGE OR WHIRLPOOL-TYPE TUBS.
7. IF BUILDING REINFORCING STEEL IS TO BE USED AS AN ELECTRICAL GROUND, IT SHOULD BE INSPECTED BY THE ELECTRICAL INSPECTOR PRIOR TO PLACING CONCRETE.
8. AN ELECTRICAL LIGHTING OUTLET SHOULD BE PROVIDED IN ALL ATTICS AND CRAWL SPACES. SWITCH SHOULD BE LOCATED BY THE POINT OF ACCESS AND A DUPLEX GFCI-PROTECTED ELECTRICAL SERVICE RECEPTACLE SHOULD BE PROVIDED AT OR NEAR THE EQUIPMENT. ARTICLES 210-63 AND 210-70C, NEC AND SECTION 319.6 AND 320.1.5, UMC.
9. TYPICAL LOCATION/HEIGHT OF OUTLETS ARE ABOVE THE BASE TRIM, U.N.O. COUNTERTOP OUTLETS ARE AT 42"; COORDINATE WITH TILE/ BACKSPLASH, U.N.O.
10. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ELECTRICAL PANELS AND SECURITY CAMERAS.

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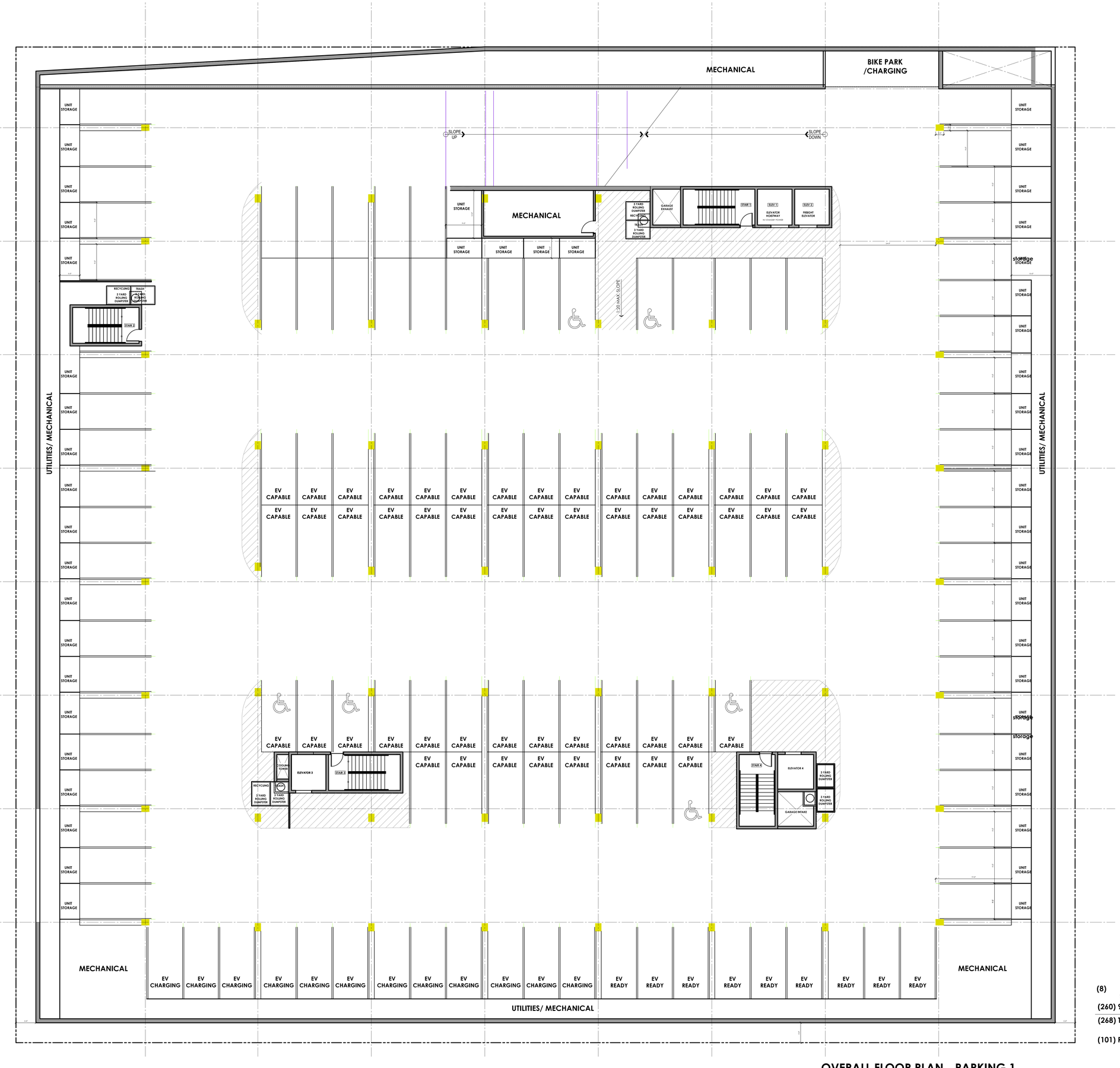
A1.4

LIGHTING PLAN
TRUCK TURNAROUND



(8) ADA PARKING SPACES
VAN ACCESSIBLE
(260) 9'X19' PARKING SPACES

(268) Total Spaces

(101) RESIDENTIAL STORAGE UNITS

OVERALL FLOOR PLAN - PARKING 1

1 / A2.2 SCALE: 1/8" = 1'-0"

Capitol & Grand

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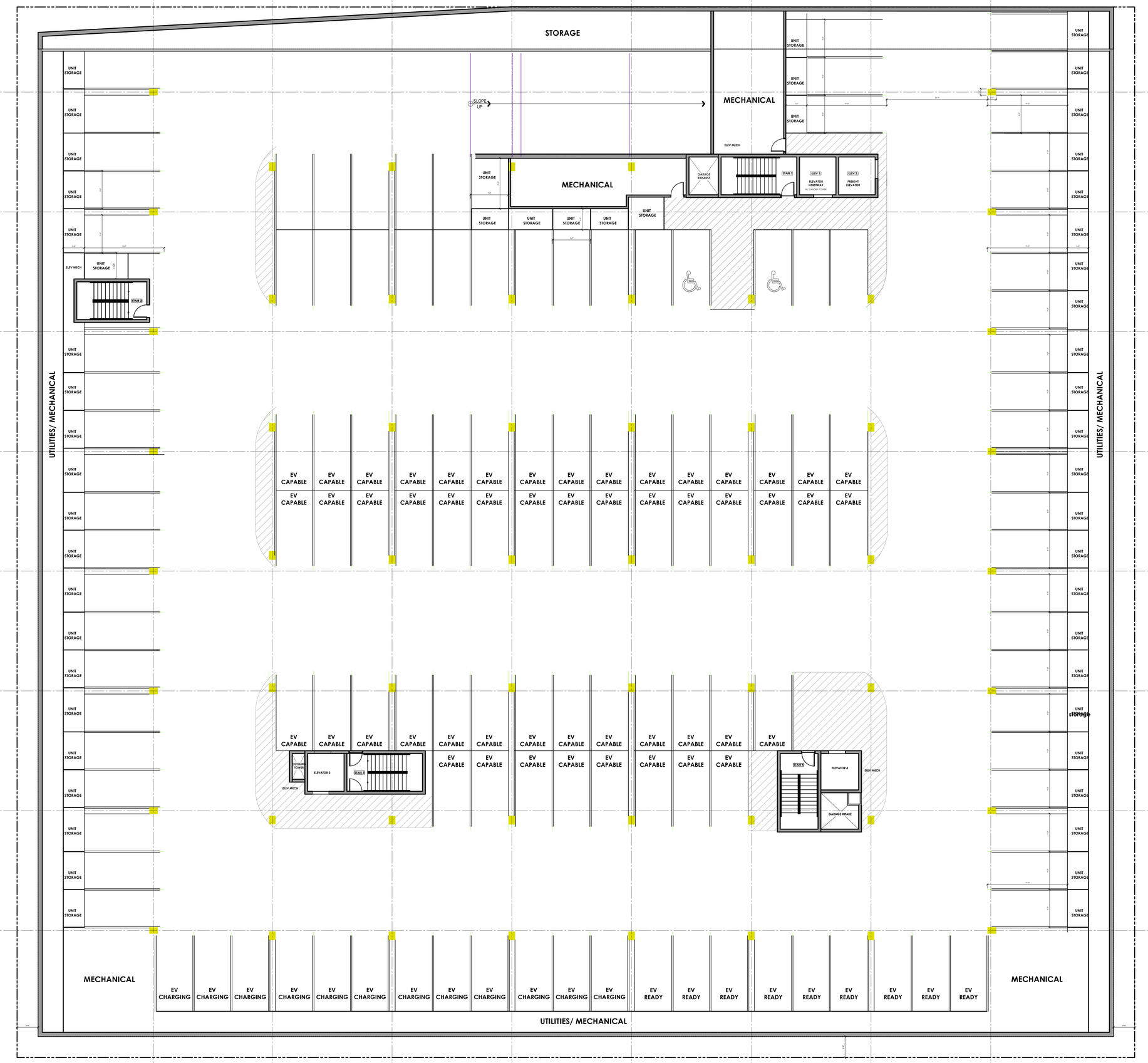
A2.2

OVERALL FLOOR PLAN
PARKING LEVEL 1



OVERALL FLOOR PLAN - PARKING 2

1 / A2.1 SCALE: 1/8" = 1'-0"

Capitol & Grand

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A2.1

OVERALL FLOOR PLAN
PARKING LEVEL 2

UNIT COUNT

lvl 1		lvl 2		lvl 3		Total	
(6)	1 Bedroom	(21)	1 Bedroom	(16)	1 Bedroom	(43)	1 Bedroom
(15)	2 Bedroom	(14)	2 Bedroom	(17)	2 Bedroom	(46)	2 Bedroom
(8)	3 Bedroom	(2)	3 Bedroom	(2)	3 Bedroom	(12)	3 Bedroom
(29) Total Units		(37) Total Units		(35) Total Units		(101) Total Units	

OVERALL FLOOR PLAN - LEVEL 1

1 / A1.1 SCALE: 1/8" = 1'-0"

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A2.3
OVERALL FLOOR PLAN
LEVEL 1

OVERALL FLOOR PLAN - LEVEL 2

1 / A1.1 SCALE: 1/8" = 1'-0"

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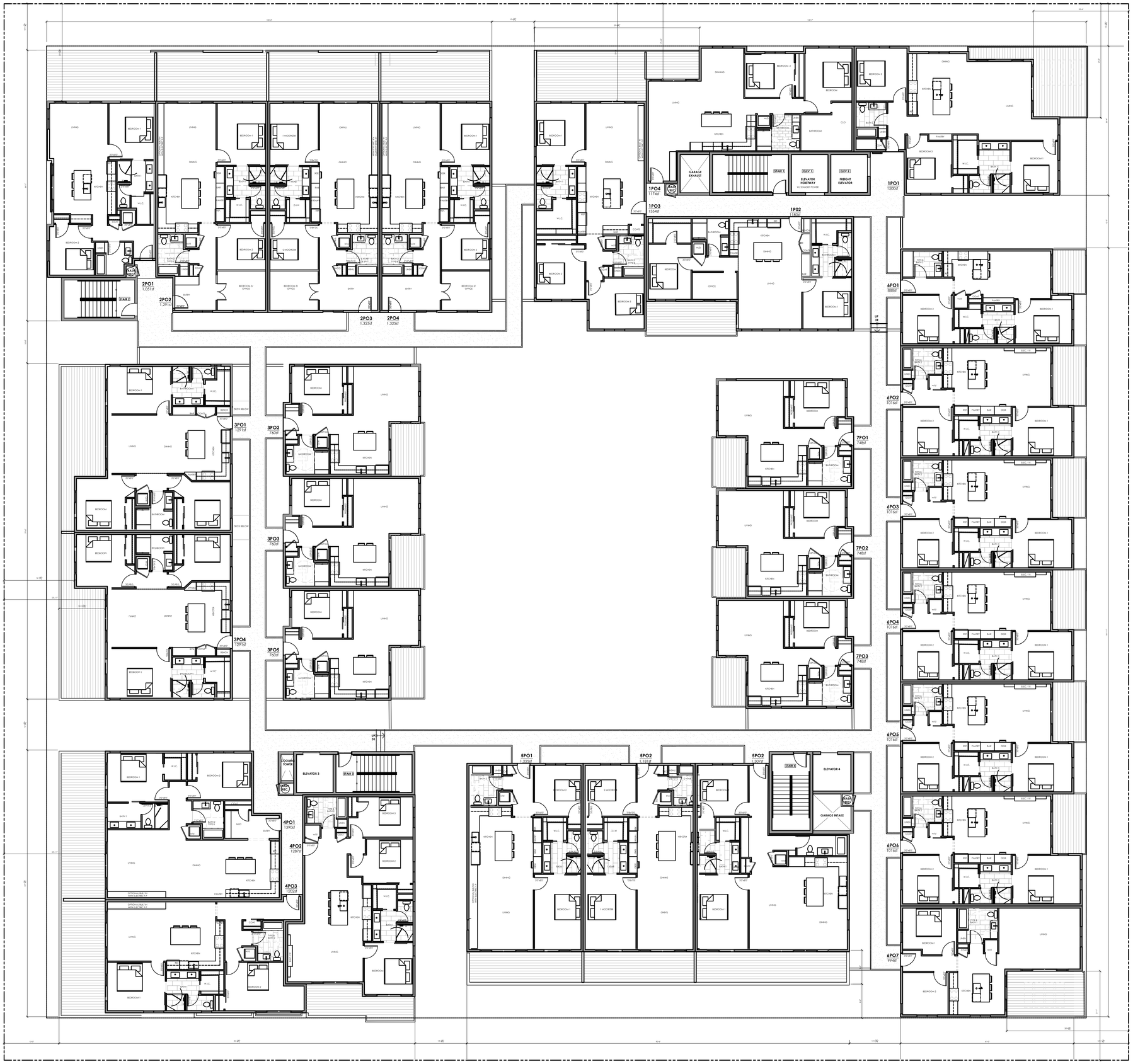
A2.4

OVERALL FLOOR PLAN
LEVEL 2



OVERALL FLOOR PLAN - LEVEL 3

1 A1.1 SCALE: 1/8" = 1'-0"

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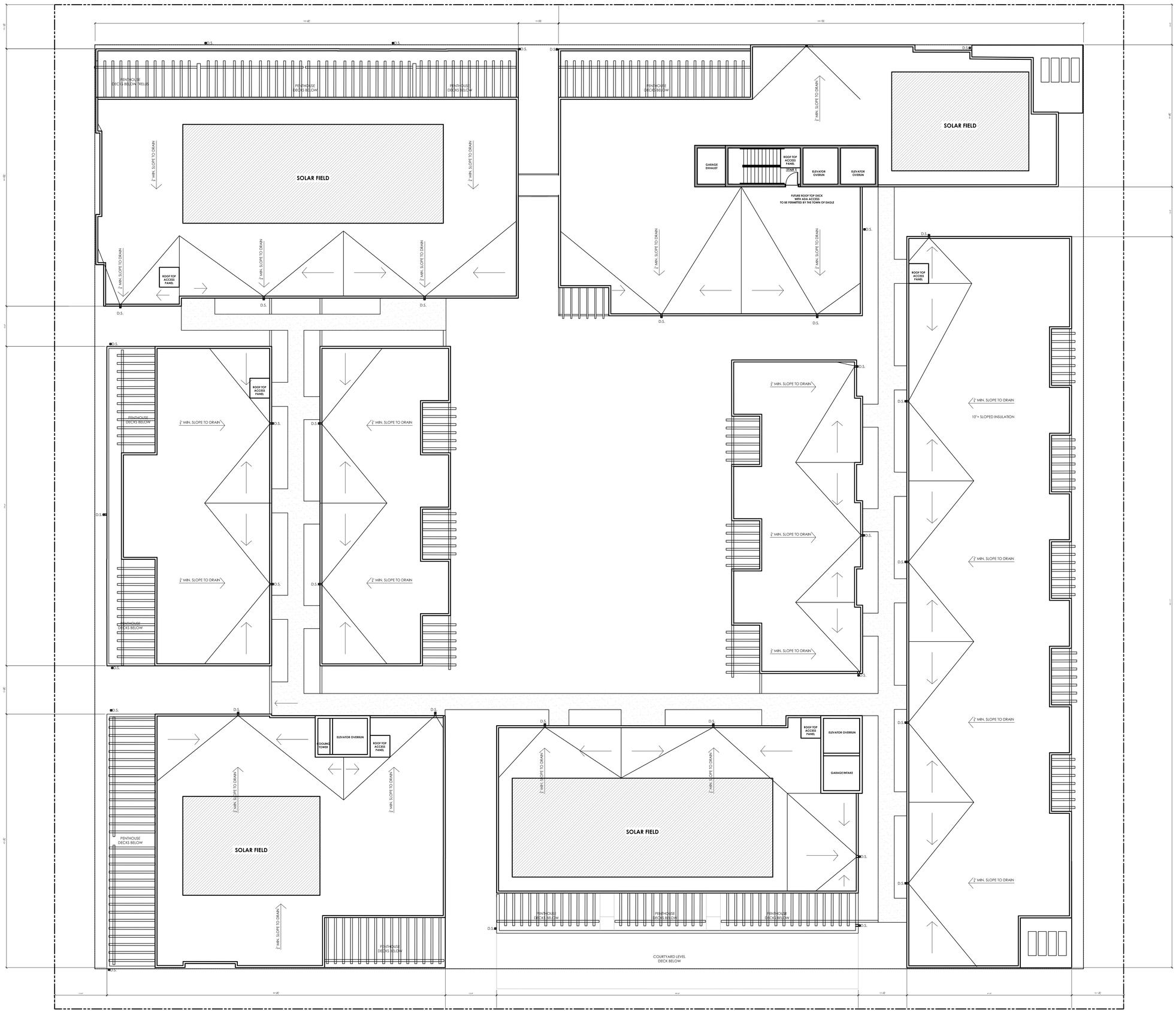
A2.5
OVERALL FLOOR PLAN
LEVEL 3



OVERALL ROOF PLAN

1 A2.6 SCALE: 1/8" = 1'-0"

Capitol & Grand

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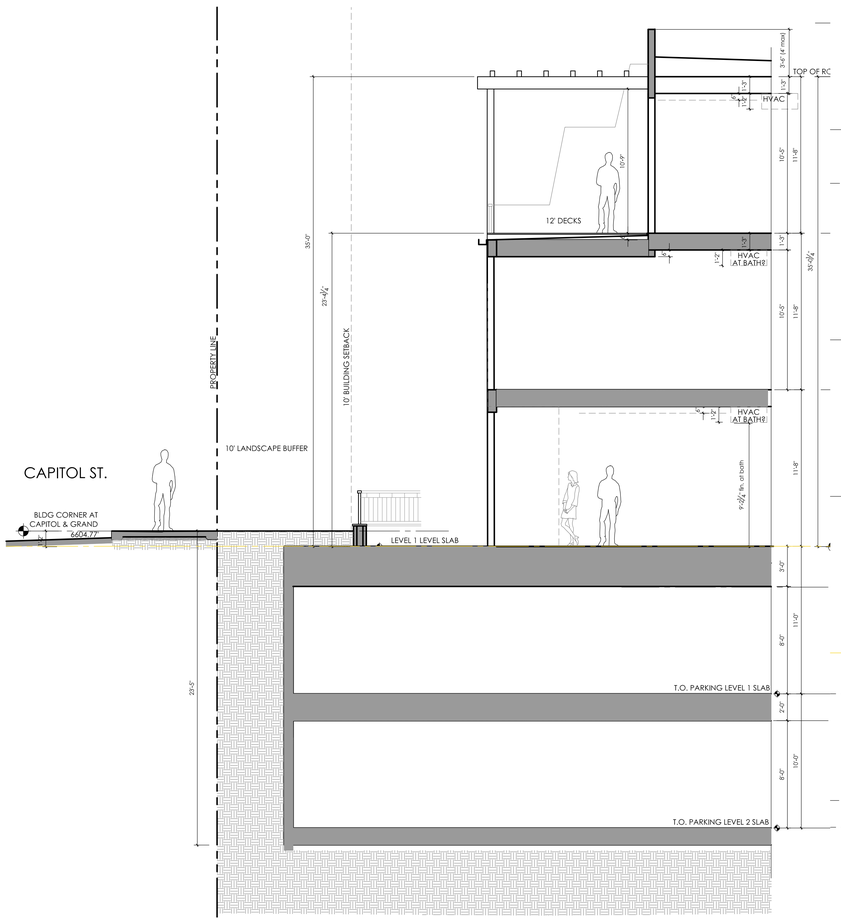
A2.6
OVERALL ROOF PLAN

WEST / CAPITOL ST. ELEVATION

1 / A3.1 SCALE: NTS



WEST-EAST BUILDING SECTION

1 / A3.1 SCALE: 1/4" = 1'-0"

WEST PARTIAL ELEVATION

1 / A3.1 SCALE: 1/4" = 1'-0"

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A3.1
EXTERIOR ELEVATIONS

2 A3.2 **SOUTH / 2ND STREET**
SCALE: NTS

2 A3.2 **EAST / HOWARD STREET**
SCALE: NTS

2 A3.2 **NORTH/ GRAND AVE.**
SCALE: NTS

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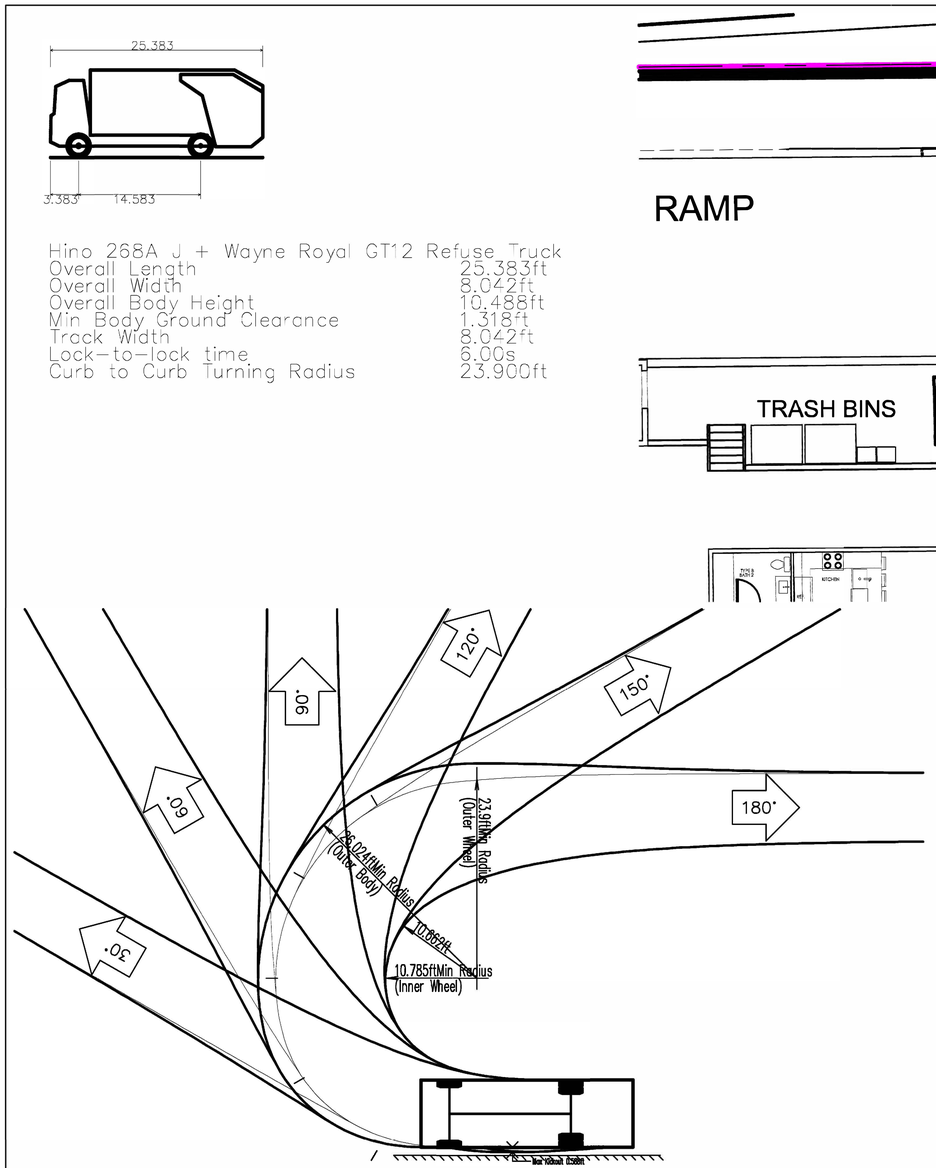
A3.2
EXTERIOR ELEVATIONS

Hino 268A J + Wayne Royal GT12 Refuse Truck	
Overall Length	25.383ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	23.900ft



Vehicle Tracking V25.00.2775(20240226) (c) Autodesk, Inc. www.Autodesk.com

Notes:
Turn(s) based upon a design speed of 5.00mph.

Title:
Hino 268A J + Wayne Royal GT12 Refuse Truck

REFUSE TRUCK TURN EXHIBIT

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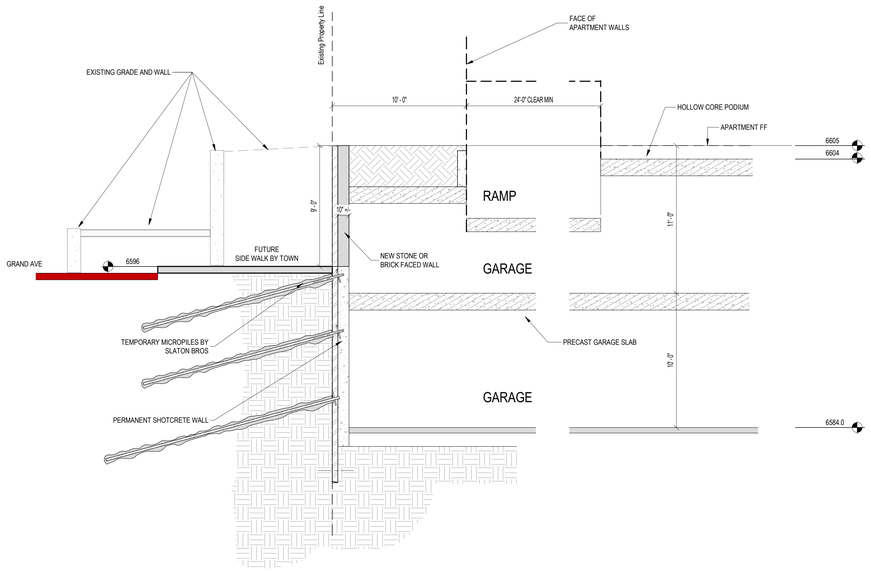
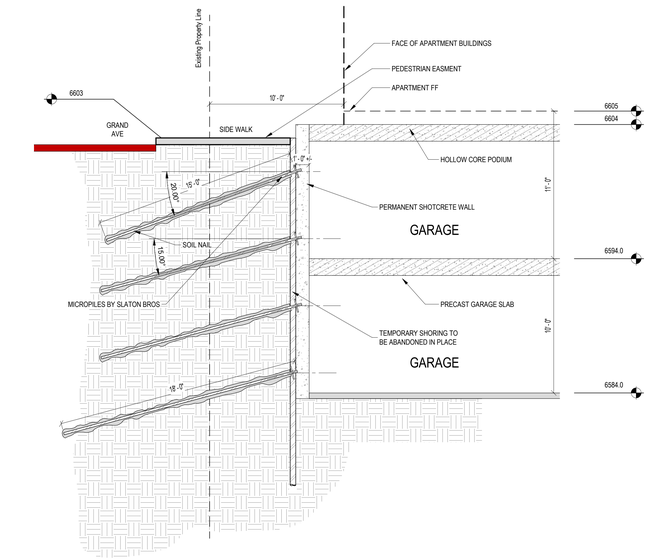
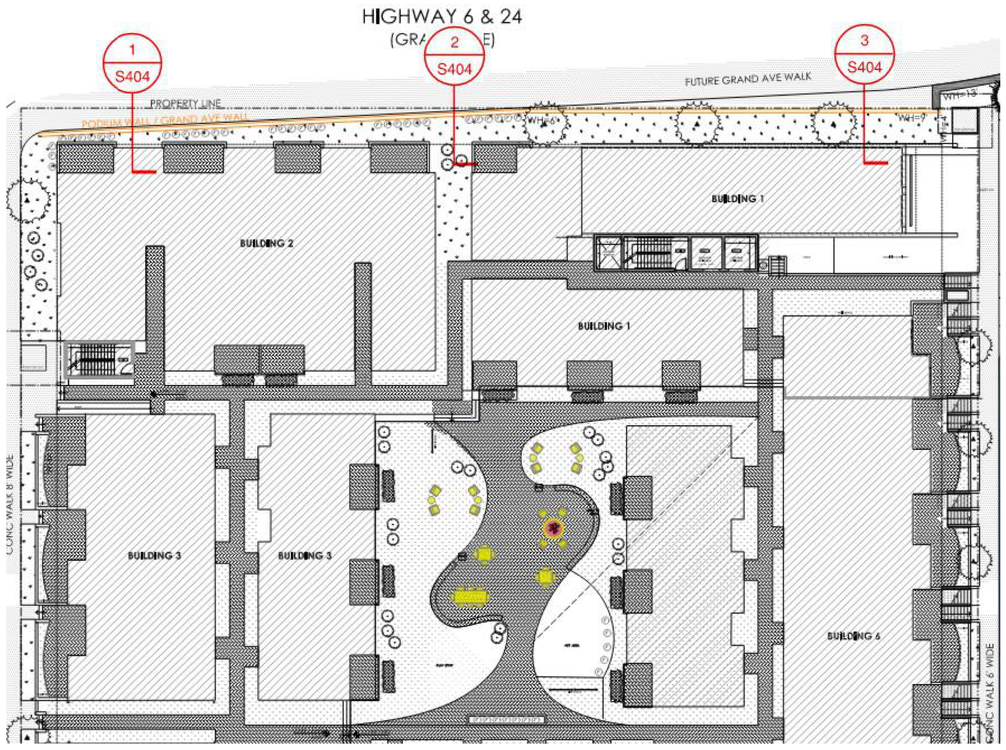
A4.1
TRUCK TURNAROUND

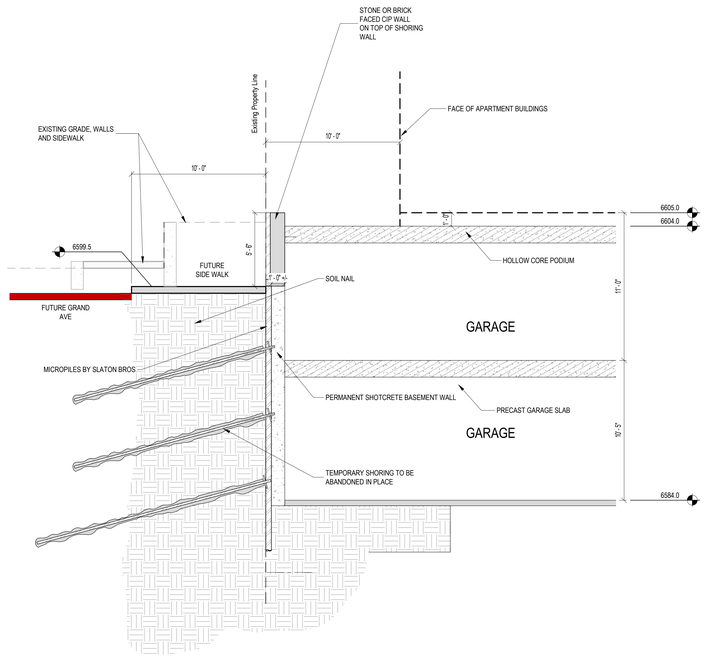


3 RETAINING WALL INSIDE (E) PROPERTY LINE
1/4" = 1'-0"



1 RETAINING WALL INSIDE (E) PROPERTY LINE
1/4" = 1'-0"





2 RETAINING WALL INSIDE (E) PROPERTY LINE
1/4" = 1'-0"

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CAPITOL FLATS

Eagle, CO 81631

No.	Description	Date

SHARED WALL SECTIONS

Project Number	20240201
Project Status	DESIGN DEVELOPMENT
Date	12/5/2025
Designed By	MOH
Checked By	
Drawn By	MOH

S-404

Scale 1/4" = 1'-0"

Autodesk Docs://20240201 - Capitol Flats/20240201_Capitol Flats_S24.rvt
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