

BUILDING 'C'

Eagle Center at
700 Chambers Ave

Lot 3

Development Set 6.10.19
REVISED 7.16.19

PROJECT INFORMATION

Owner: D R CHAMBERS LLC
PO BOX 2322
AVON, CO 81620

Location: 700 Chambers Avenue #C

LOT 3

Subdivision: 700 Chamber Avenue Subdivision
Lot: 3, A RESUBDIVISION OF LOT 1
Eagle, Colorado 81631
Parcel #: 1939-332-19-003

700 Chambers Avenue #D

LOT 4

Subdivision: 700 Chamber Avenue Subdivision
Lot: 4, A RESUBDIVISION OF LOT 1
Eagle, Colorado 81631
Parcel #: 1939-332-19-004

CODE: 2015 IBC

Class of Work: New

Type of Construction: Type V-B

Type of Occupancy: B/R-2 Mixed use

Type M was used for Occupancy since it is most restrictive

Sprinkler system with alarm: yes

Levels: 2-story

Architect: Martin Manley Architects

Jeffrey P Manley AIA

PO Box 1587

Eagle, CO 81631

970.328.5151

jeff@martinmanleyarchitects.com

ZONING SUMMARY

12" = 1'-0"

ZONING INFORMATION LOT 3

Lot area: .525 acres 22,869 s.f.
Building footprint: 4,366 s.f.
Roof area: 5,036 s.f.
Building area:

First Level = 4,366 s.f.

Second Level = 4,480 s.f.

Total = 8,846 s.f.

Commercial rental Floor Area total= 1,898 s.f. + GCE

Building occupancy = persons- see sheet A0.1 for calculations
Maximum Height = 35'-0".

Proposed Max Ridge height = 27'-3"

Landscape area required: 4,573.8 (20% of total)

Landscape area provided: 4,590 s.f. (20%)

Impervious coverage: by building, sidewalks, or parking:

Maximum allowed: 18,295.2 s.f. (80% of total),

Total impervious provided: 18,279 s.f. (80%)

Parking Requirements:

Parking 2 for each residential unit

2X6 units = 12 parking spaces

1 per 225 s.f. Rate per town code (Section 6)

unit #1 commercial/retail floor space =220 s.f./225 = .97 parking spaces

unit #2 commercial/retail floor space =740 s.f./225 = 3.28 parking spaces

unit #3 commercial/retail floor space =703 s.f./225 = 3.24 parking spaces

unit #4 commercial/retail floor space =236 s.f./225 = 1.04 parking spaces

Total comerial/retail parking = 8.53 or 9 parking spaces

REQUIRED PARKING FOR LOT 3 = 12+9 =21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 3 = 23 parking spaces (2 extra provided)

including 3 accessible parking stalls

NOTE: (2) Parking stalls in the northwest corner are used as part of the Lot 1 (Climbing Gym count)

Setbacks: Front: 17.5', Sideyard: 17.5', Back: 17.5'

ZONING INFORMATION LOT 4

Lot area: .568 acres 24,742 s.f.
Building footprint: 4,366 s.f.
Roof area: 5,036 s.f.
Building area:

First Level = 4,366 s.f.

Second Level = 4,480 s.f.

Total = 8,846 s.f.

Commercial rental Floor Area total= 1,898 s.f. + GCE

Building occupancy = persons- see sheet A0.1 for calculations

Maximum Height = 35'-0".

Proposed Max Ridge height = 27'-3"

Landscape area required: 4,948.42 s.f. (20% of total)

Landscape area provided: 6417 s.f. (26%)

Impervious coverage: by building, sidewalks, or parking:

Maximum allowed: 19,793.58 s.f. (80% of total),

Total impervious provided: 18,325 s.f. (74%)

Parking Requirements:

Parking 2 for each residential unit

2X6 units = 12 parking spaces

1 per 225 s.f. Rate per town code (Section 6)

unit #1 commercial/retail floor space =236 s.f./225 = 1.04 parking spaces

unit #2 commercial/retail floor space =703 s.f./225 = 3.12 parking spaces

unit #3 commercial/retail floor space =740 s.f./225 = 3.28 parking spaces

unit #4 commercial/retail floor space =220s.f./225 = .97 parking spaces

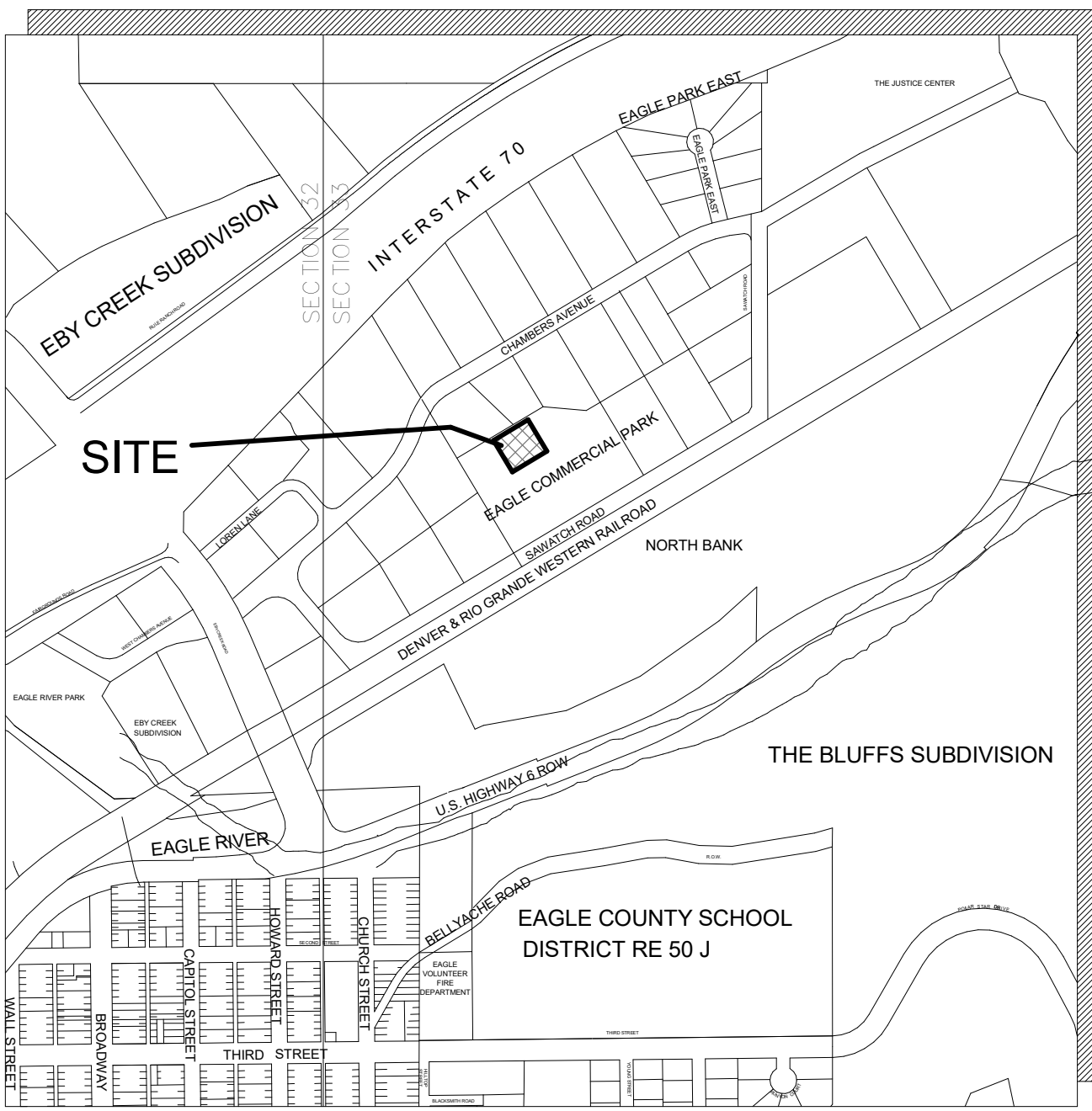
Total comerial/retail parking = 8.41 or 9 parking spaces

REQUIRED PARKING FOR LOT 4 = 12+9 =21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 4 = 28 parking spaces (7 extra provided)

including 3 accessible parking stalls

Setbacks: Front: 17.5', Sideyard: 17.5', Back: 17.5'



VICINITY MAP SCALE 1" = 1000'

Section 33, T4S, R84W

1 Vicinity Map

1/4" = 1'-0"

EXTERIOR FINISHES

Roofing: ASPHALT SHINGLES, ELK-GAF
Color: BARKWOOD

Flashing and Gutters:
Paint lock aluminum
Color: DARK BRONZE

CEMENT STUCCO SYSTEM
LIGHT SAND TEXTURE (1.5 MEDIUM)
COLOR: STO
LTV= 32

Horizontal Siding system at corner bump-outs
10" Cement board lap siding (Hardie plank or sim.)

MATCHING COLORS OF LOT 1 CLIMBING GYM
confirm before application of any paint/finish
Country Red, Sand/tan, and LP Cedar
COLOR: Benjamin Moore

Sidewalks, curbs, and Entry walk:
Concrete, broom finish

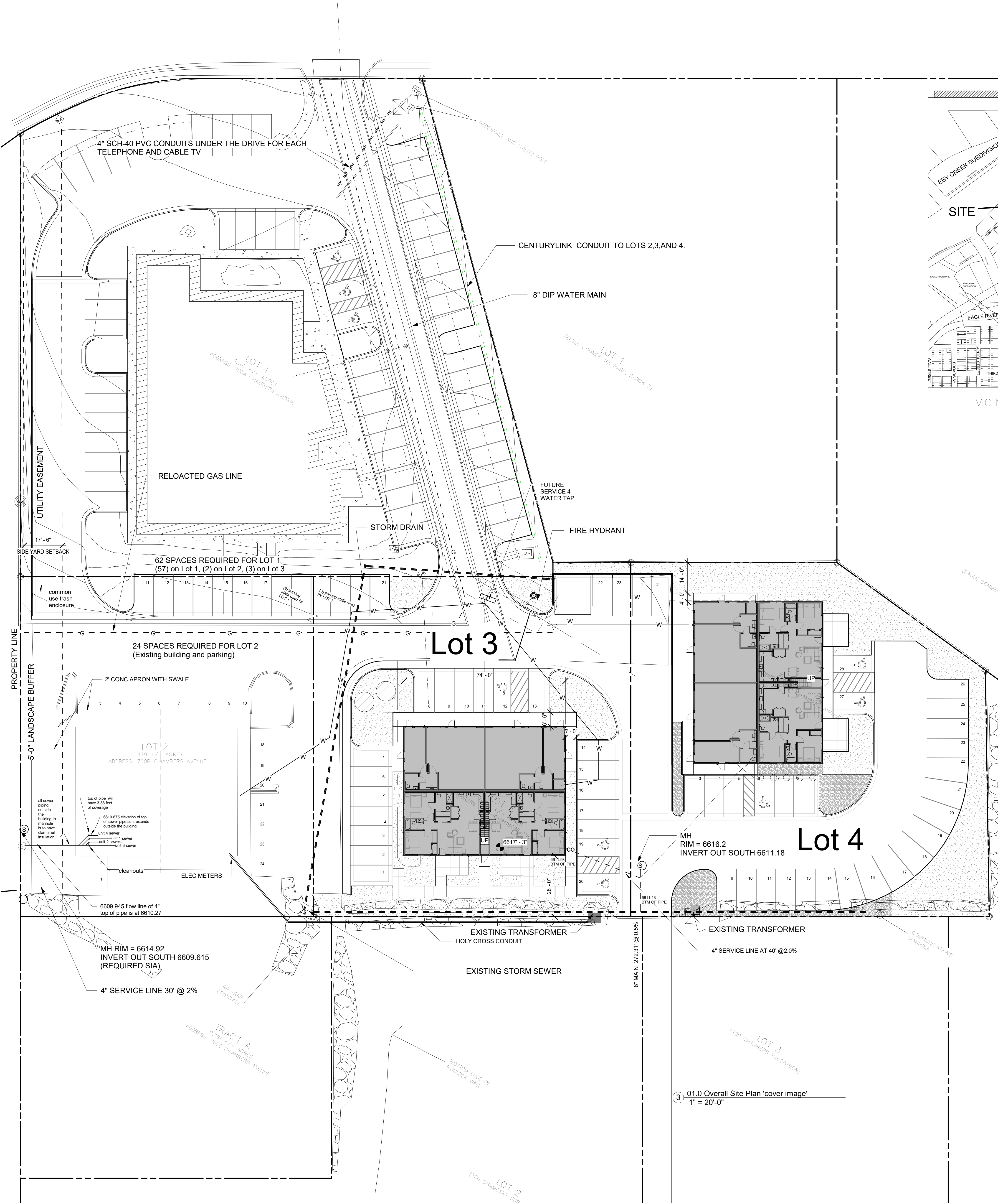
Drive:
Asphalt parking lot and drive

Windows and doors:
Fiberglass windows and doors
Color: Brown

Fascia and Timbers roof supports
2X6 and 2x10 Fascia
8X8 Timbers
Rough sawn texture
COLOR: Benjamin Moore Fairview Taupe HC-85

Drawing List

Sheet Number	Sheet Name
A0.0	Cover Sheet
A0.1	Area Plans
A0.2	Accessible route
A1.1	Site Plan
A1.2	Landscape Plan
A2.1	First Level Plan
A2.2	Second Level Plan
A2.3	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
Grand total: 10	



01.0 Overall Site Plan 'cover image'

1" = 20'-0"

MARTIN MANLEY
ARCHITECTS

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PO Box 1587, Eagle, CO 81631
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No.	Description	Date

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Address
Phone
e-mail

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Address
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e-mail

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BUILDING 'C'

LOT 3 DEVELOPMENT of Eagle Center

700 Chambers Avenue

Eagle, CO 81631

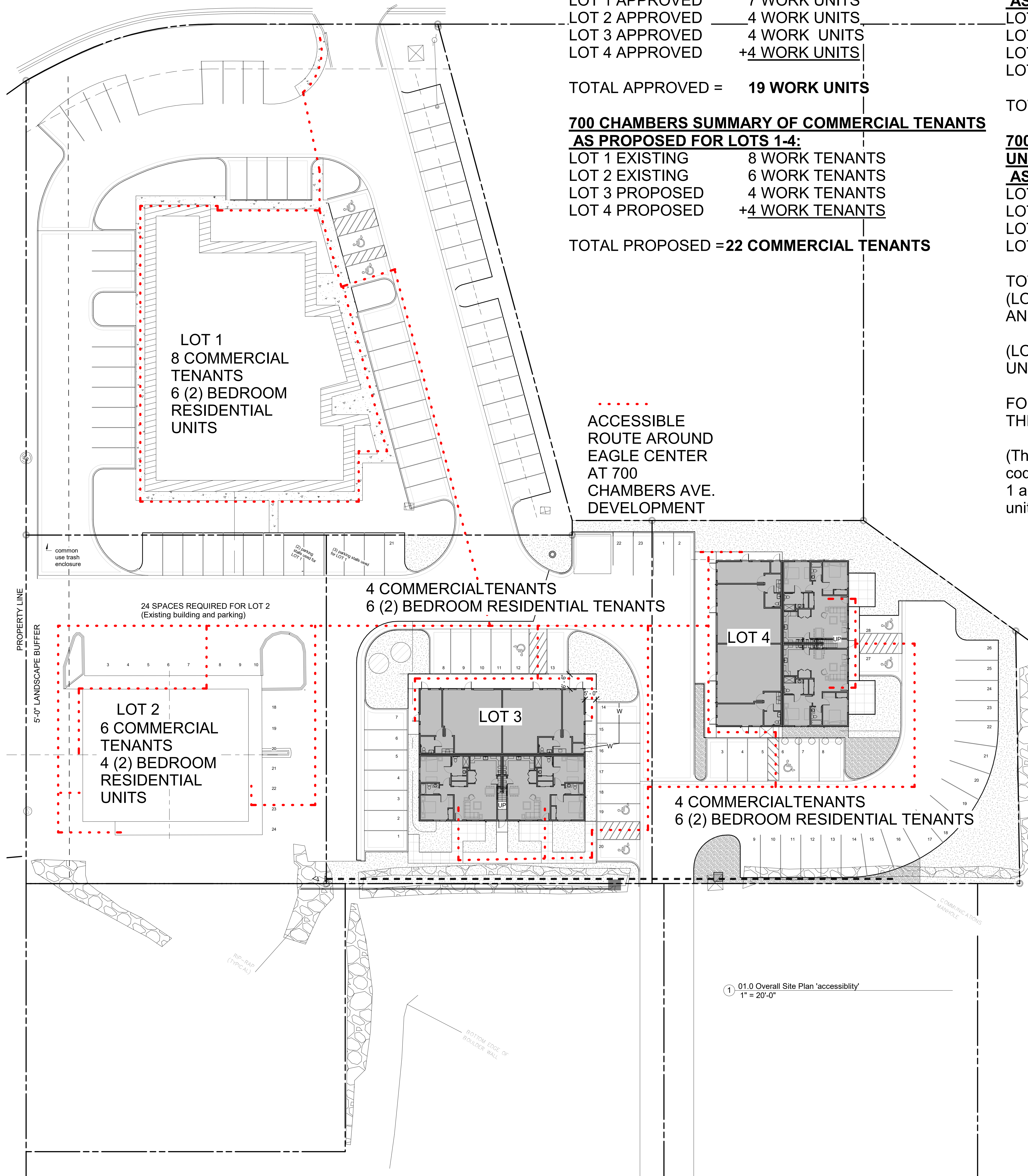
Development Permit Set

Date 07.17.19

Project number 1990

Cover Sheet

A0.0



700 CHAMBERS SUMMARY OF COMMERCIAL UNITS

AS APPROVED BY SUP FOR LOTS 1-4:

LOT 1 APPROVED	7 WORK UNITS
LOT 2 APPROVED	4 WORK UNITS
LOT 3 APPROVED	4 WORK UNITS
LOT 4 APPROVED	+4 WORK UNITS

TOTAL APPROVED = 19 WORK UNITS

700 CHAMBERS SUMMARY OF COMMERCIAL TENANTS

AS PROPOSED FOR LOTS 1-4:

LOT 1 EXISTING	8 WORK TENANTS
LOT 2 EXISTING	6 WORK TENANTS
LOT 3 PROPOSED	4 WORK TENANTS
LOT 4 PROPOSED	+4 WORK TENANTS

TOTAL PROPOSED =22 COMMERCIAL TENANTS

700 CHAMBERS SUMMARY OF RESIDENTIAL UNITS

AS APPROVED BY SUP FOR LOTS 1-4:

LOT 1 APPROVED	7 UNITS
LOT 2 APPROVED	5 UNITS
LOT 3 APPROVED	5 UNITS
LOT 4 APPROVED	+5 UNITS

TOTAL APPROVED = 22 RESIDENTIAL UNITS

700 CHAMBERS SUMMARY OF RESIDENTIAL UNITS

AS PROPOSED FOR LOTS 1-4:

LOT 1 EXISTING	6 UNITS
LOT 2 EXISTING	4 UNITS
LOT 3 PROPOSED	6 UNITS
LOT 4 PROPOSED	+6 UNITS

TOTAL PROPOSED =22 RESIDENTIAL UNITS
(LOTS 3 CONTAINS 1 TYPE 'B' ACCESSIBLE
AND 1 TYPE 'A' ACCESSIBLE UNIT)

(LOTS 4 CONTAINS 2 TYPE 'B' ACCESSIBLE
UNITS)

FOR A TOTAL OF 4 ACCESSIBLE UNITS FOR
THE COMPLEX

(This total is equal to the total number required by
code,
1 accessible unit for each building with more than 3
units)

BUILDING 'C' AND 'D'
LOT 3 & LOT 4 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631

Development Permit Set

Date 07.17.19

Project number 1990

Accessible route

A0.2

Consultant
Address
Phone
e-mail

Consultant
Address
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e-mail

Consultant
Address
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Consultant
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REVISIONS

Description

No.

Date

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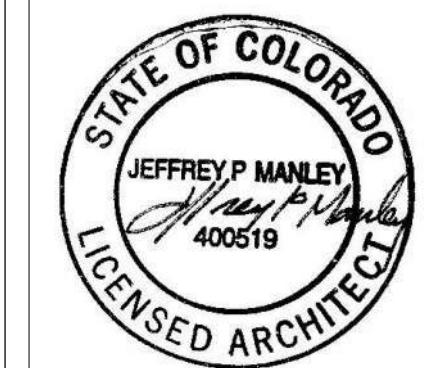
LIGHT POLE LOCATION

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Consultant	Address	Phone	Fax	e-mail
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Address	Address	Phone	Fax	e-mail

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Phone	
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e-mail	

BUILDING 'C' AND 'D'
LOT 3 & LOT 4 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set



Date	07.17.19
Project number	1990
Site Plan	
A1.1	

LOT 3 LANDSCAPE PLANT LIST

Symbol	Name	Size	Count
Deciduous Trees			4
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2.5" CAL.	4
Deciduous Shrub			10
P	POTENTILLA (POTENTILLA)	5 gal.	10

2755 S.F. NEW SEEDED AREA. ARKANSAS VALLEY SEED COMPANY. NATIVE LOW GROW MOUNTAIN MIX. (PLANTERS AT NORTH ARE ALREADY SEEDDED/SODDED)

1835 S.F. OF ROCK COBBLE MULCH

ALL SEEDED AREAS ARE TO HAVE TEMPORARY DRIP IRRIGATED AND REMAIN IN PLACE UNTIL PLANTINGS ARE ESTABLISHED.

PROVIDE DRIP IRRIGATION AT ALL TREE PLANTING AREAS

LOT 4 LANDSCAPE PLANT LIST

Symbol	Name	Size	Count
	Deciduous Trees		8
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2.5" CAL.	8
	Evergreen Trees		6
PP	PONDEROSA PINE (PINUS PONDEROSA)	6"-8"	6
	Deciduous Shrub		5
P	POTENTILLA (POTENTILLA)	5 gal.	5

4985 S.F. NEW SEEDED AREA. ARKANSAS VALLEY SEED
COMPANY. NATIVE LOW GROW MOUNTAIN MIX.

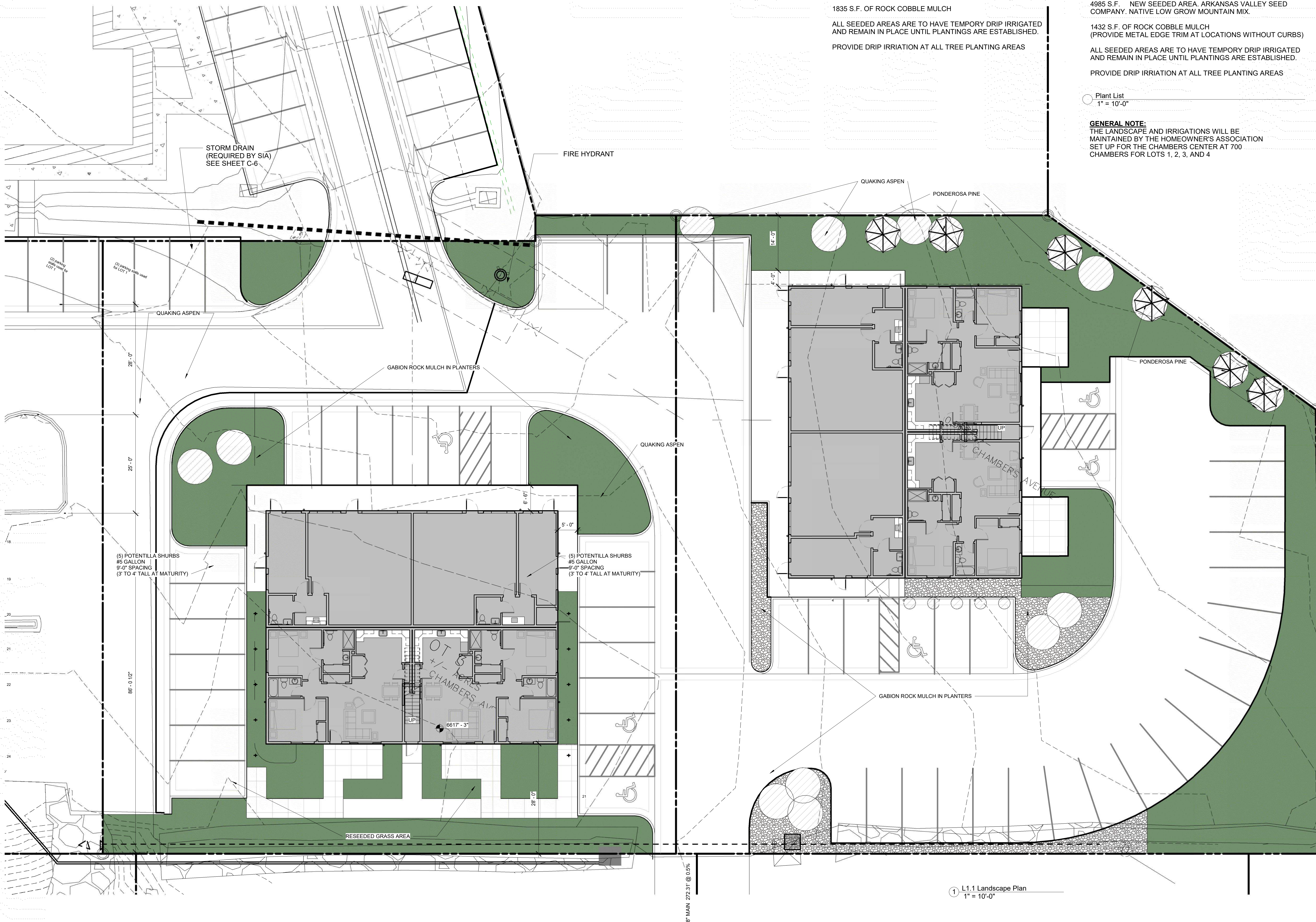
1432 S.F. OF ROCK COBBLE MULCH
(PROVIDE METAL EDGE TRIM AT LOCATIONS WITHOUT CURBS)

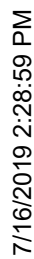
ALL SEEDED AREAS ARE TO HAVE TEMPORARY DRIP IRRIGATED AND REMAIN IN PLACE UNTIL PLANTINGS ARE ESTABLISHED.

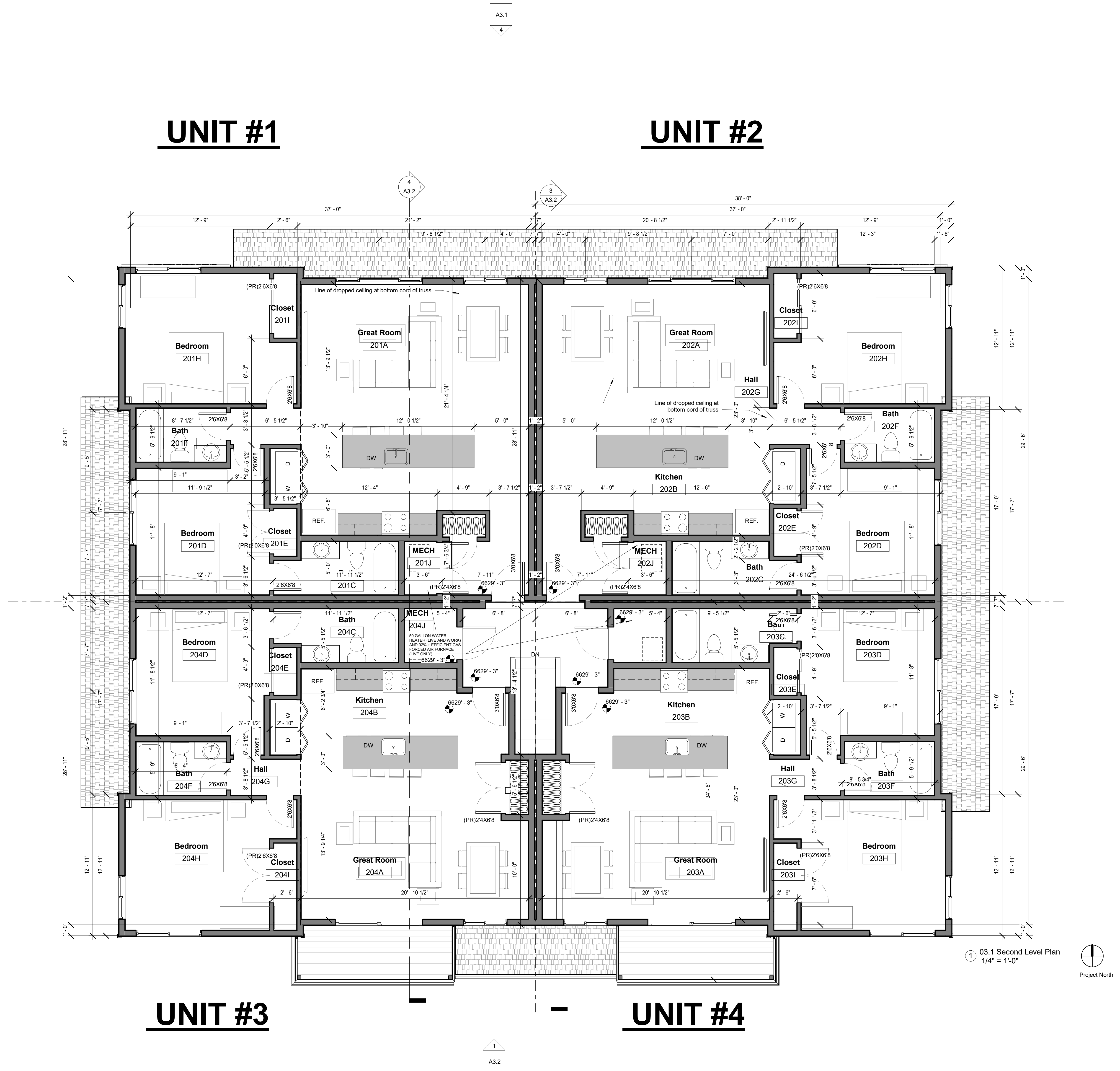
PROVIDE DRIP IRRIGATION AT ALL TREE PLANTING AREAS

Plant List
1" = 10'-0"

GENERAL NOTE:
THE LANDSCAPE AND IRRIGATIONS WILL BE
MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
SET UP FOR THE CHAMBERS CENTER AT 700
CHAMBERS FOR LOTS 1, 2, 3, AND 4







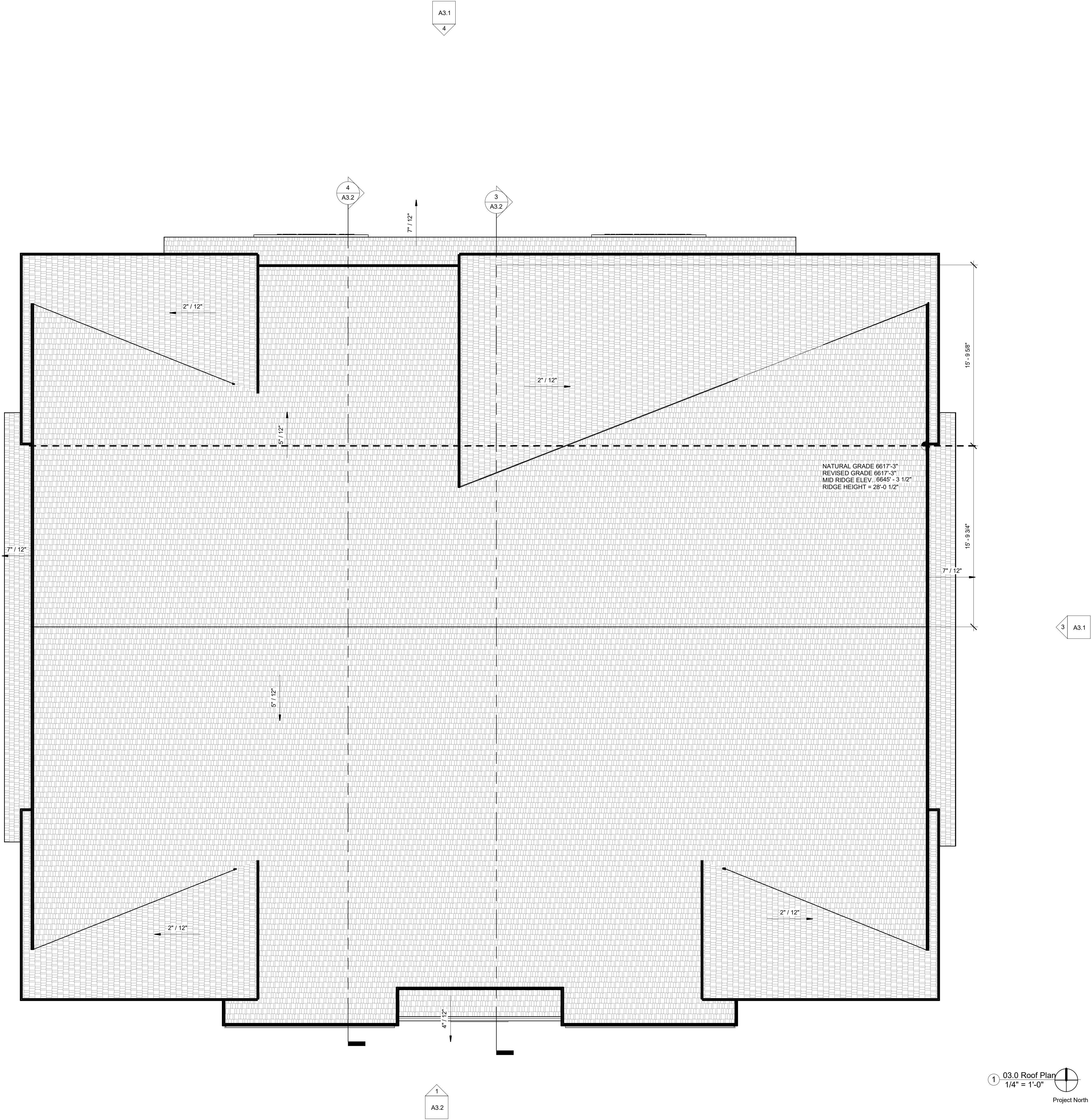
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Consultant Address Phone e-mail	Consultant Address Phone e-mail

BUILDING 'C'
LOT 3 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set

Date	07.17.19
Project number	1990
Second Level Plan	
	A2.2

A3.2 2



Date 07.17.19

Project number 1990

Roof Plan

A2.3



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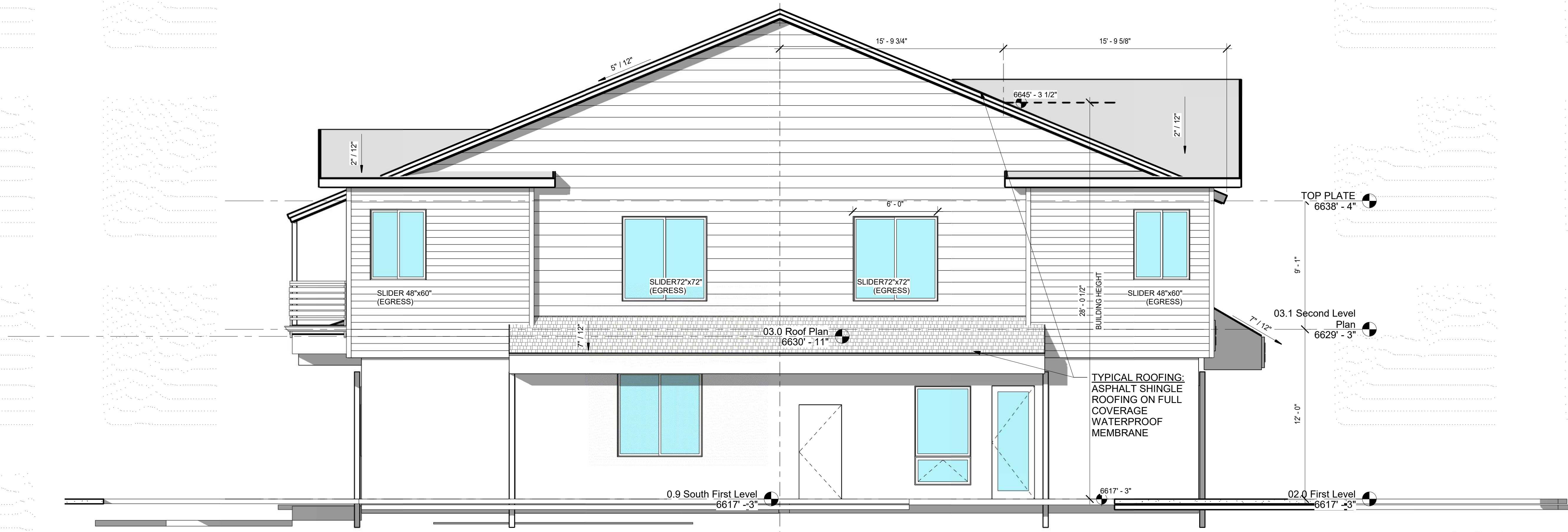
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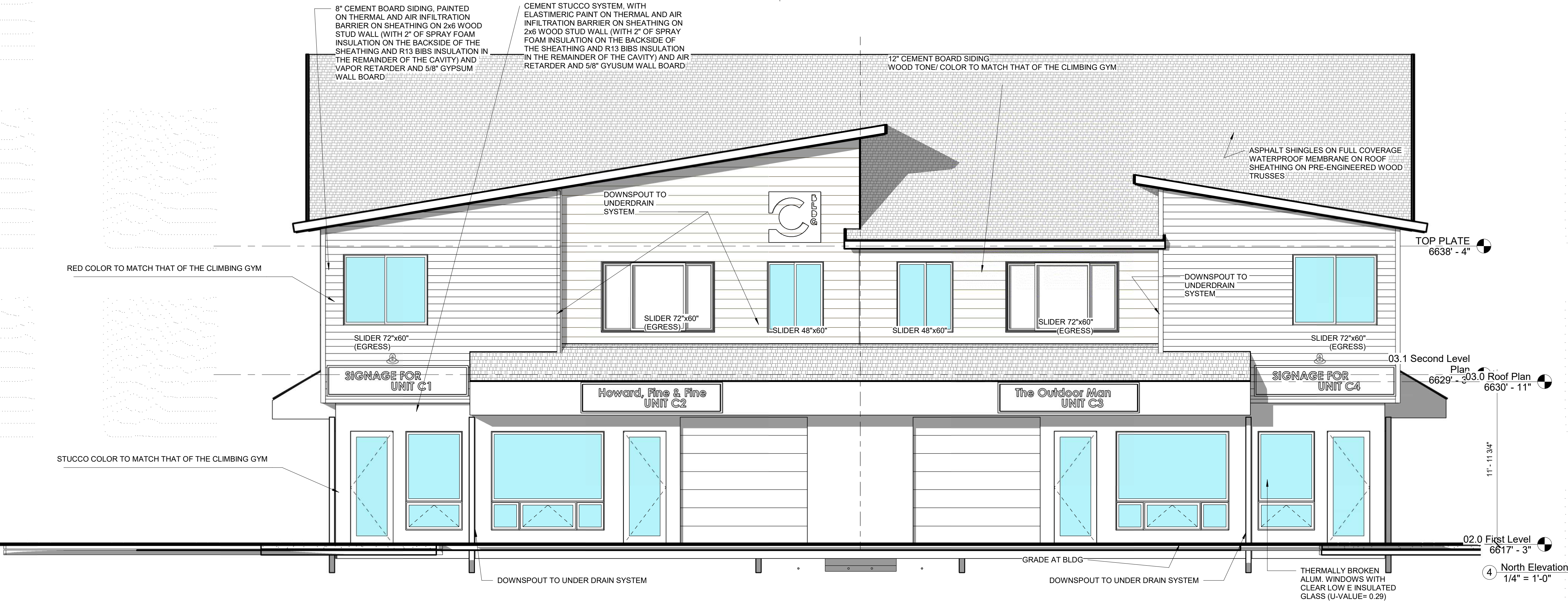
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② 3D lot 3 from northeast



③ East Elevation
1/4" = 1'-0"

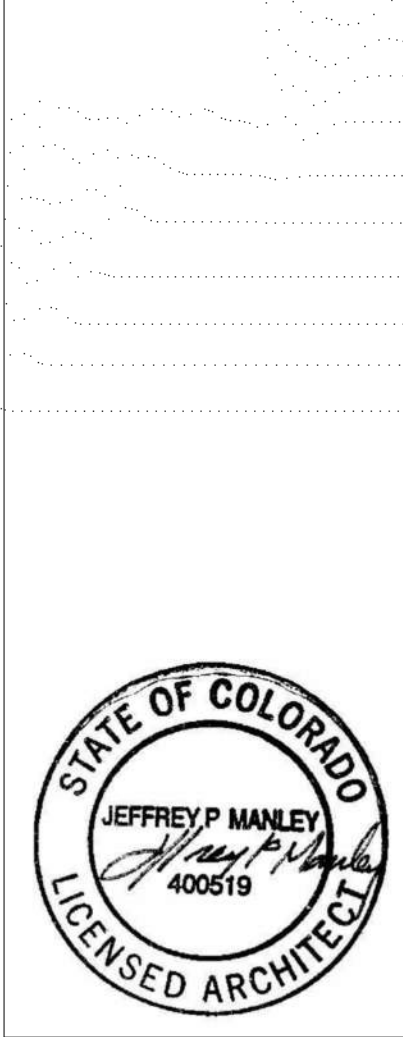


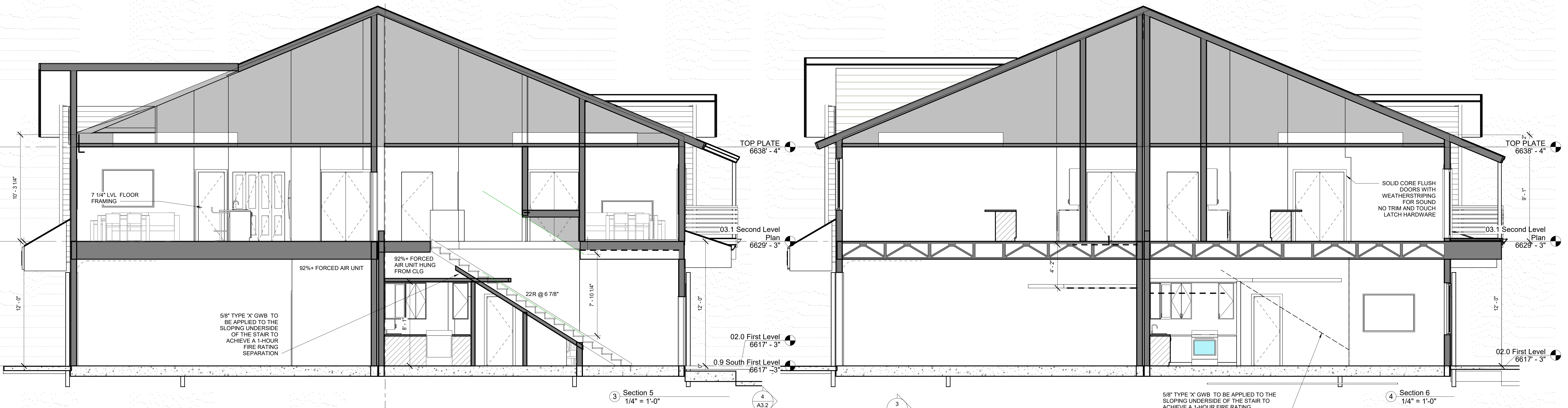
④ North Elevation
1/4" = 1'-0"

REVISIONS			Date
No.	Description		

Consultant	Consultant
Address	Address
Phone	Phone
e-mail	e-mail

BUILDING 'C'
LOT 3 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set





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BUILDING 'C'
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Date	Project number	1990
Exterior Elevations		
A3.2		