

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

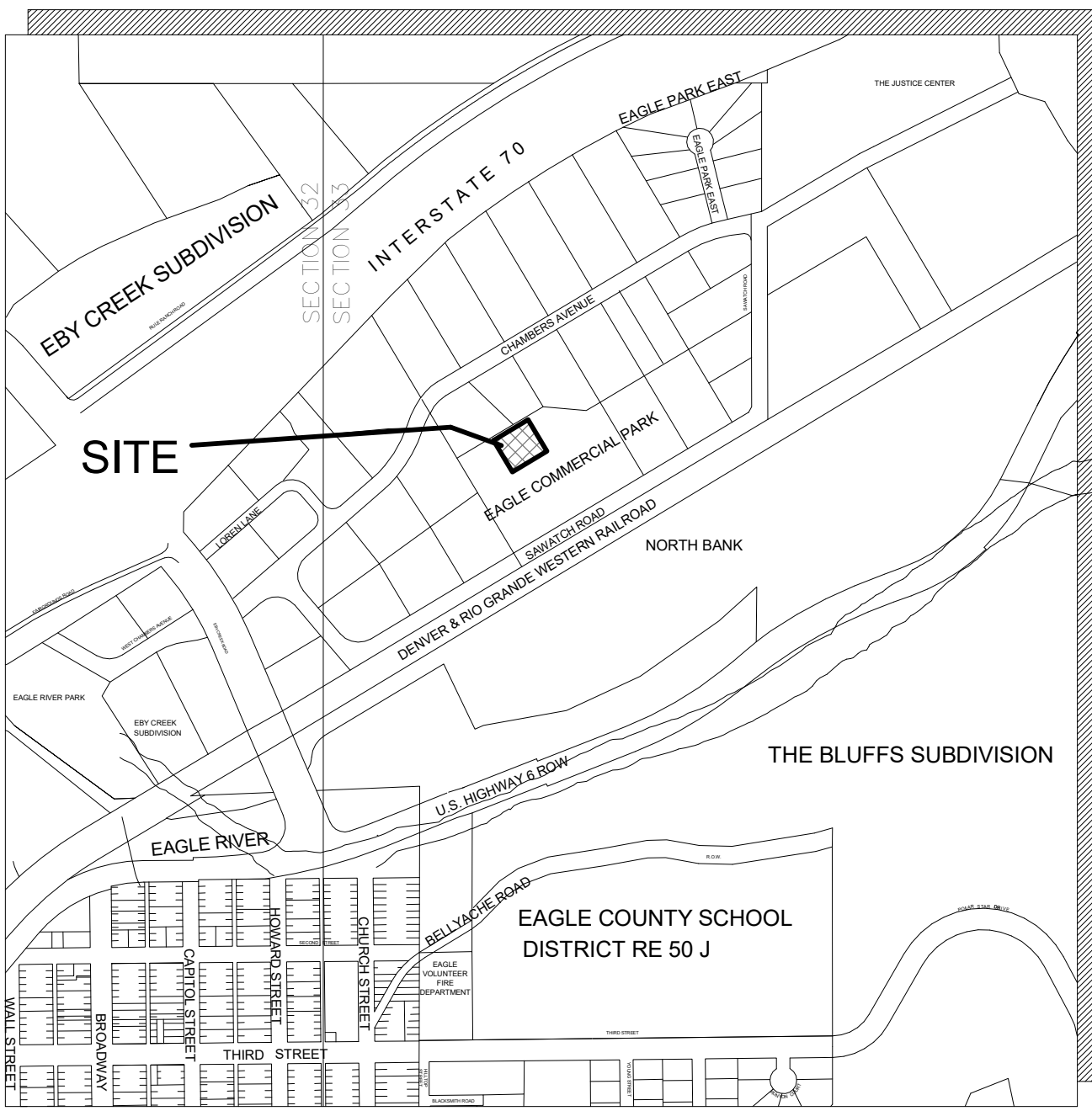
Total comerial/retail parking = 8.41 or 9 parking spaces

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

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

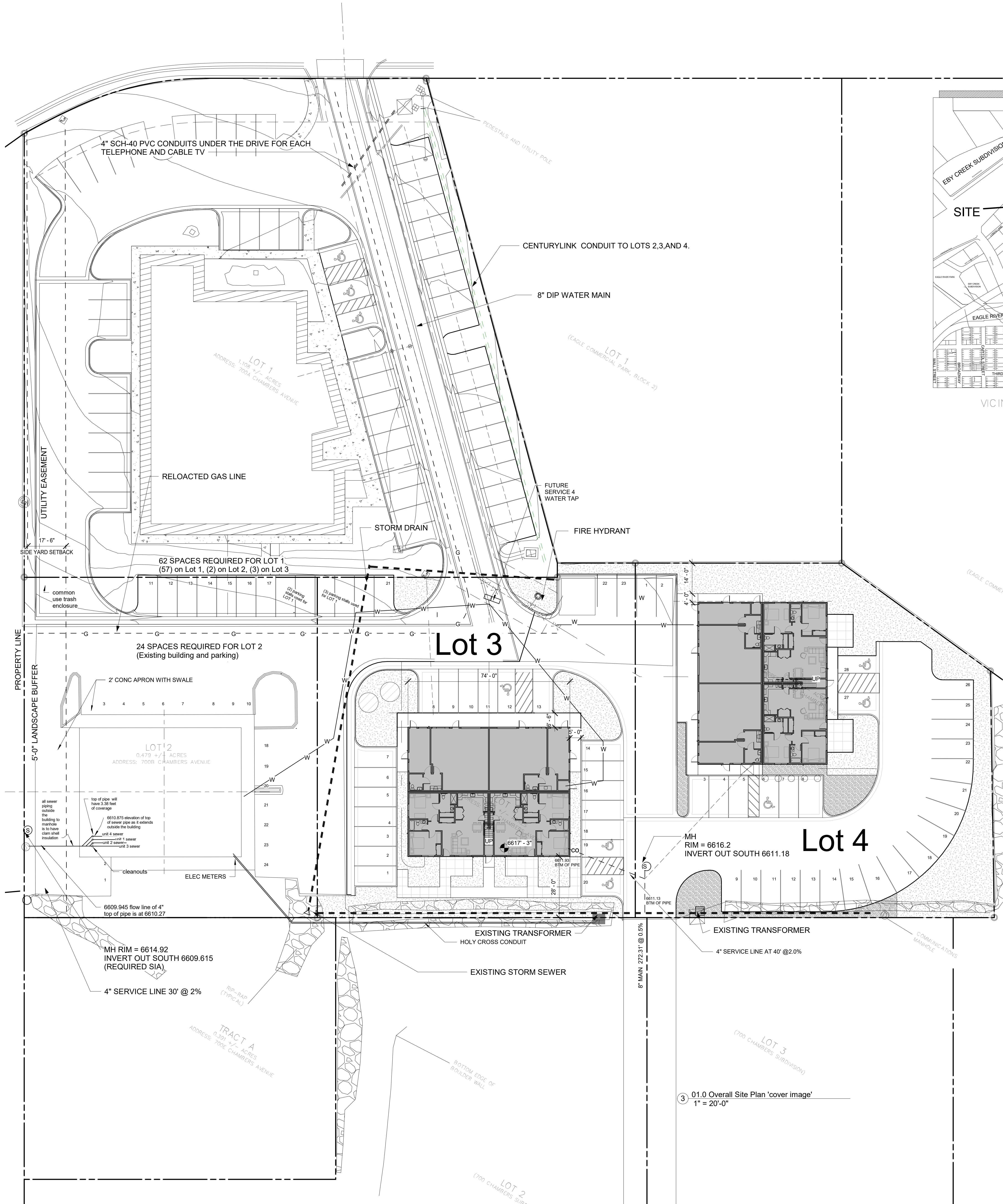
Windows and doors:
Fiberglass windows and doors
Color: Brown

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



MARTIN MANLEY
ARCHITECTS

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www.martinmanleyarchitects.com

No.	Description	Date

Consultant
Address
Phone
e-mail

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e-mail

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e-mail

Consultant
Address
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e-mail

BUILDING 'C'

LOT 3 DEVELOPMENT of Eagle Center

700 Chambers Avenue Eagle, CO 81631

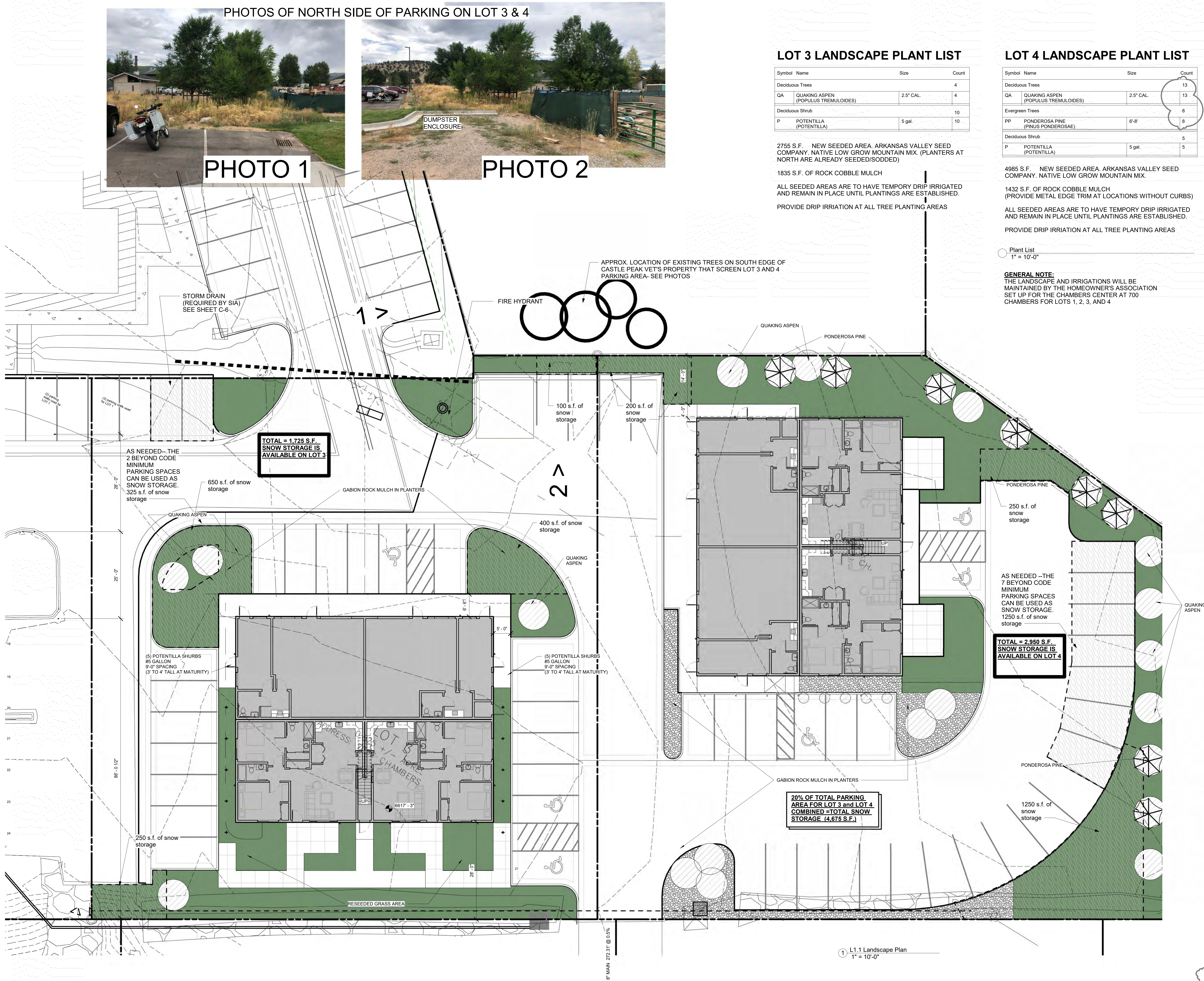
Development Permit Set

Date 07.17.19

Project number 1990

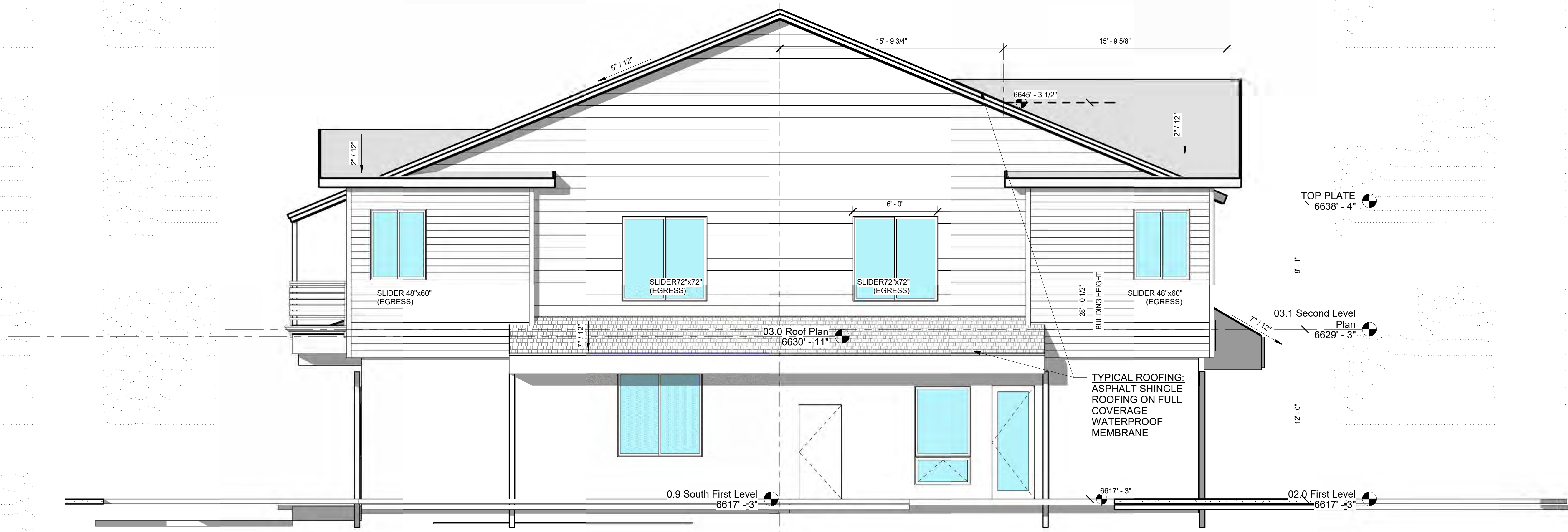
Cover Sheet

A0.0

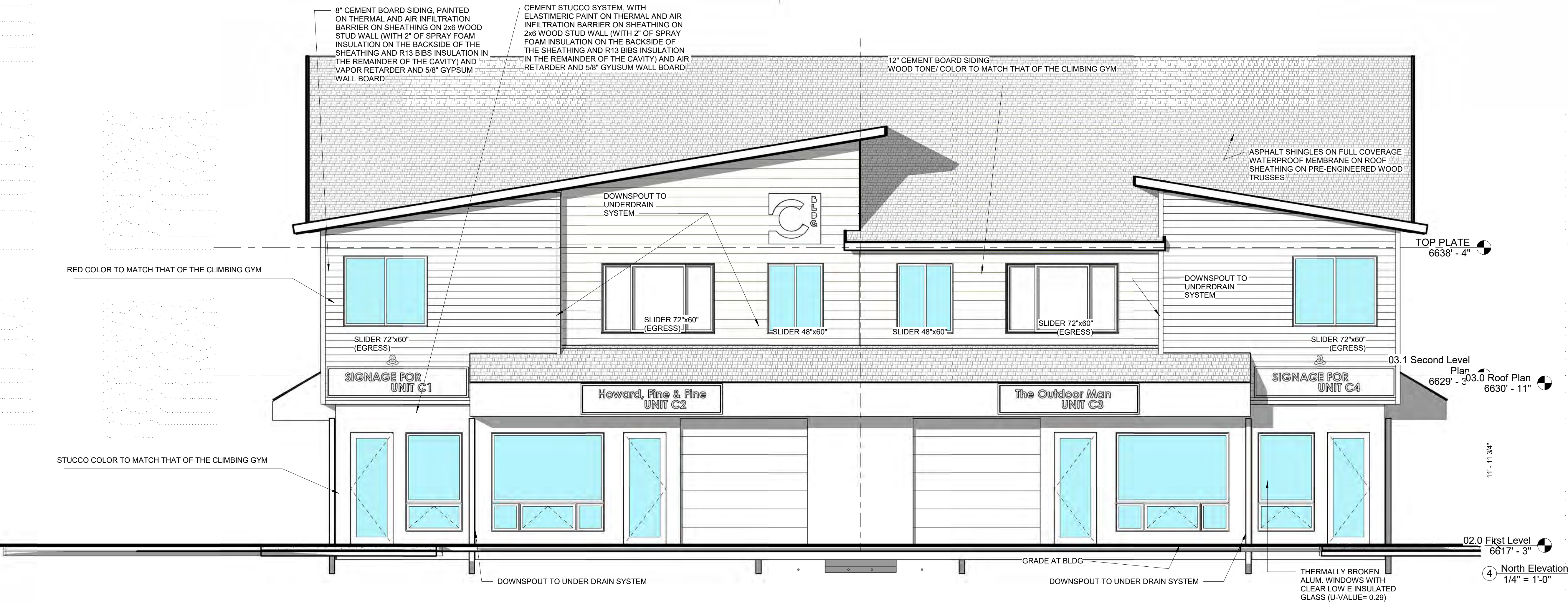




② 3D lot 3 from northeast



③ East Elevation
1/4" = 1'-0"



④ North Elevation
1/4" = 1'-0"

REVISIONS			Date
No.	Description		

Consultant
Address
Phone
e-mail

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e-mail

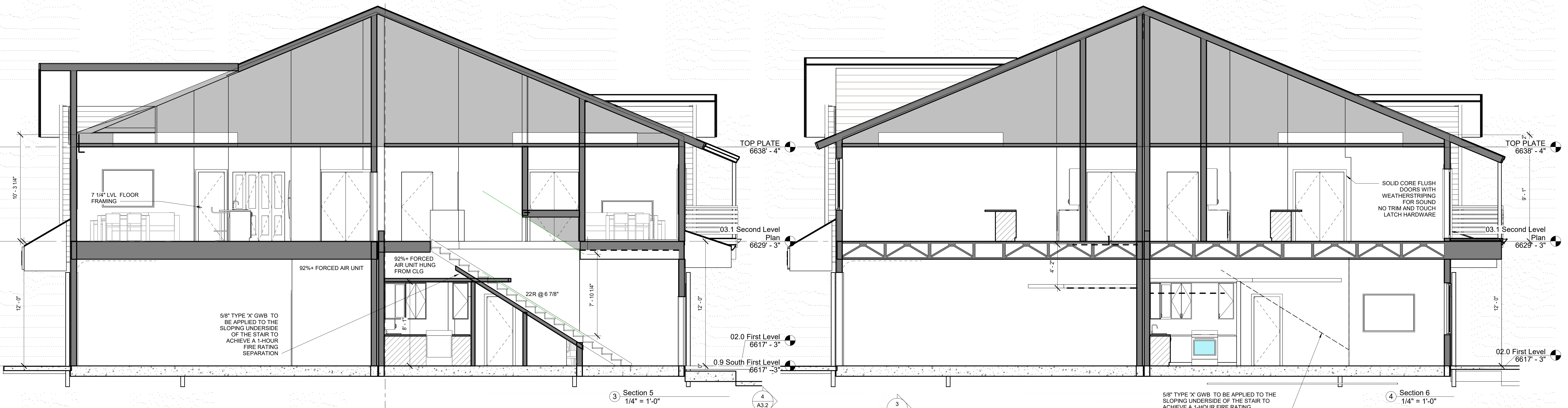
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LOT 3 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set



Date	07.17.19
Project number	1990
Exterior Elevations	A3.1



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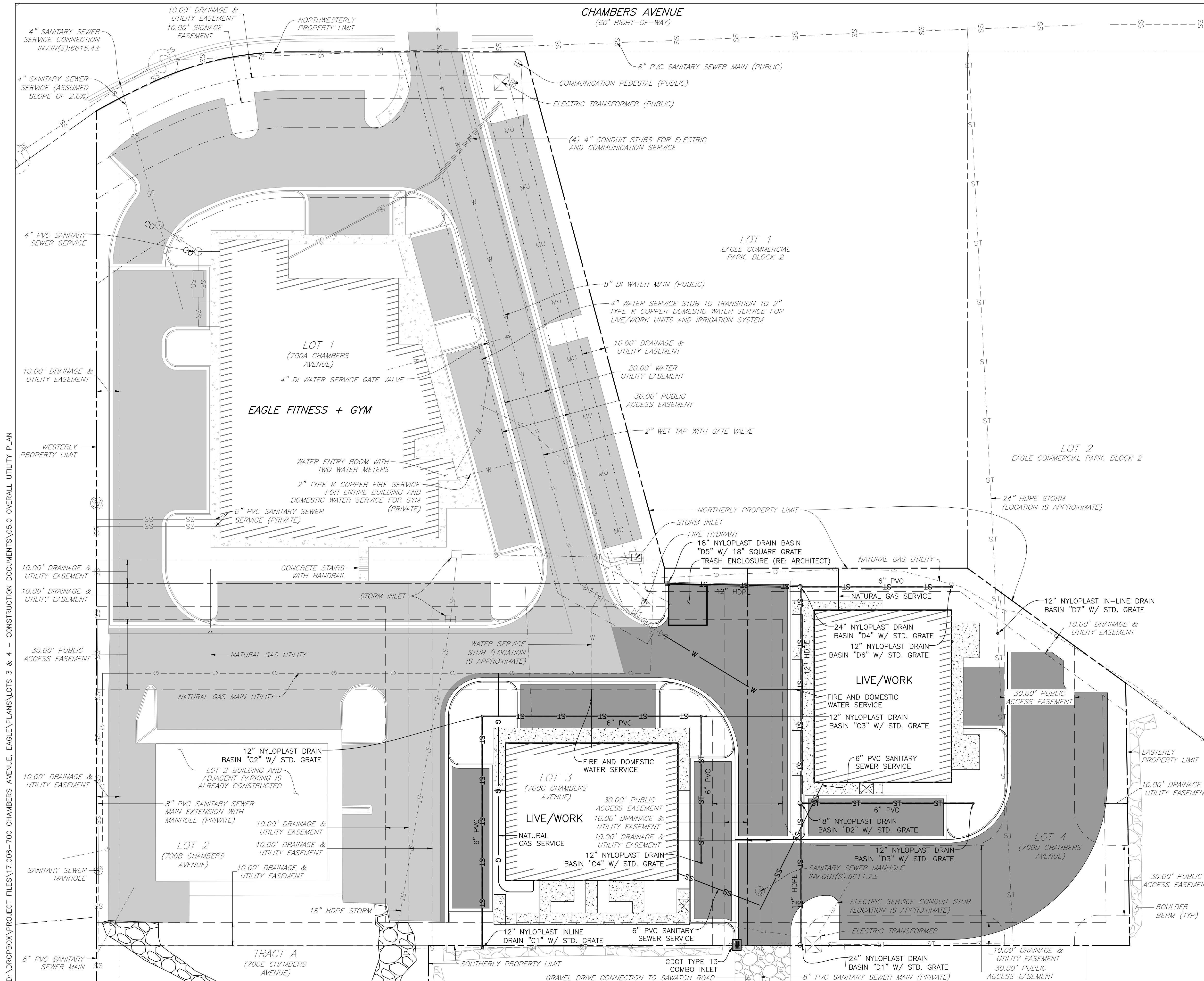
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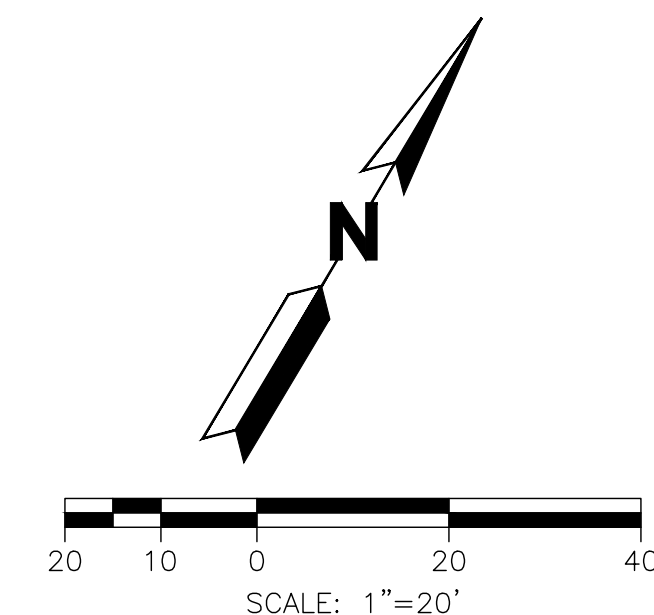
Development Permit Set



Date	07.17.19
Project number	1990
Exterior Elevations	
A3.2	



FOR ALL UTILITY NOTES, RE: SHEET C5.1



CALL **811** 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

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THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM
THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE
CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE,
MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES
PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SHEET NO.		C5.0	
SHEET TITLE			
OVERALL UTILITY PLAN			
DESIGN BY:	J. YARNELL	NO. / REVISION	
DRAWN BY:	J. YARNELL	1. DESIGN DEVELOPMENT (NO CONST.)	7/11/19
REVIEWED BY:	J. YARNELL	2. DEVELOPMENT PERMIT REVIEW	7/17/19
		3.	JULY
		4.	JULY
PROJECT NO.:	17 006		JULY
DATE:	7/10/2019	5.	JULY
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YARNELL CONSULTING & CIVIL DESIGN, LLC P.O. BOX 3901, EAGLE, COLORADO 81631 (970) 323-7008			
LIVE / WORK 700C & 700D CHAMBERS AVENUE LOTS 3 & 4, 700 CHAMBERS SUBDIVISION EAGLE, COLORADO			

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NO.	ISSUE / REVISION	DATE	NAME
1.	DESIGN DEVELOPMENT (NO CONST.)	7/11/19	JYY
2.	DEVELOPMENT PERMIT REVIEW	7/17/19	JYY
3.			JYY
4.			JYY
5.			JYY

DESIGN BY:	J. YARNELL
DRAWN BY:	J. YARNELL
REVIEWED BY:	J. YARNELL
PROJECT NO.:	17-006
DATE:	7/10/2019

SHEET TITLE OVERALL UTILITY PLAN
SHEET NO. C5.0