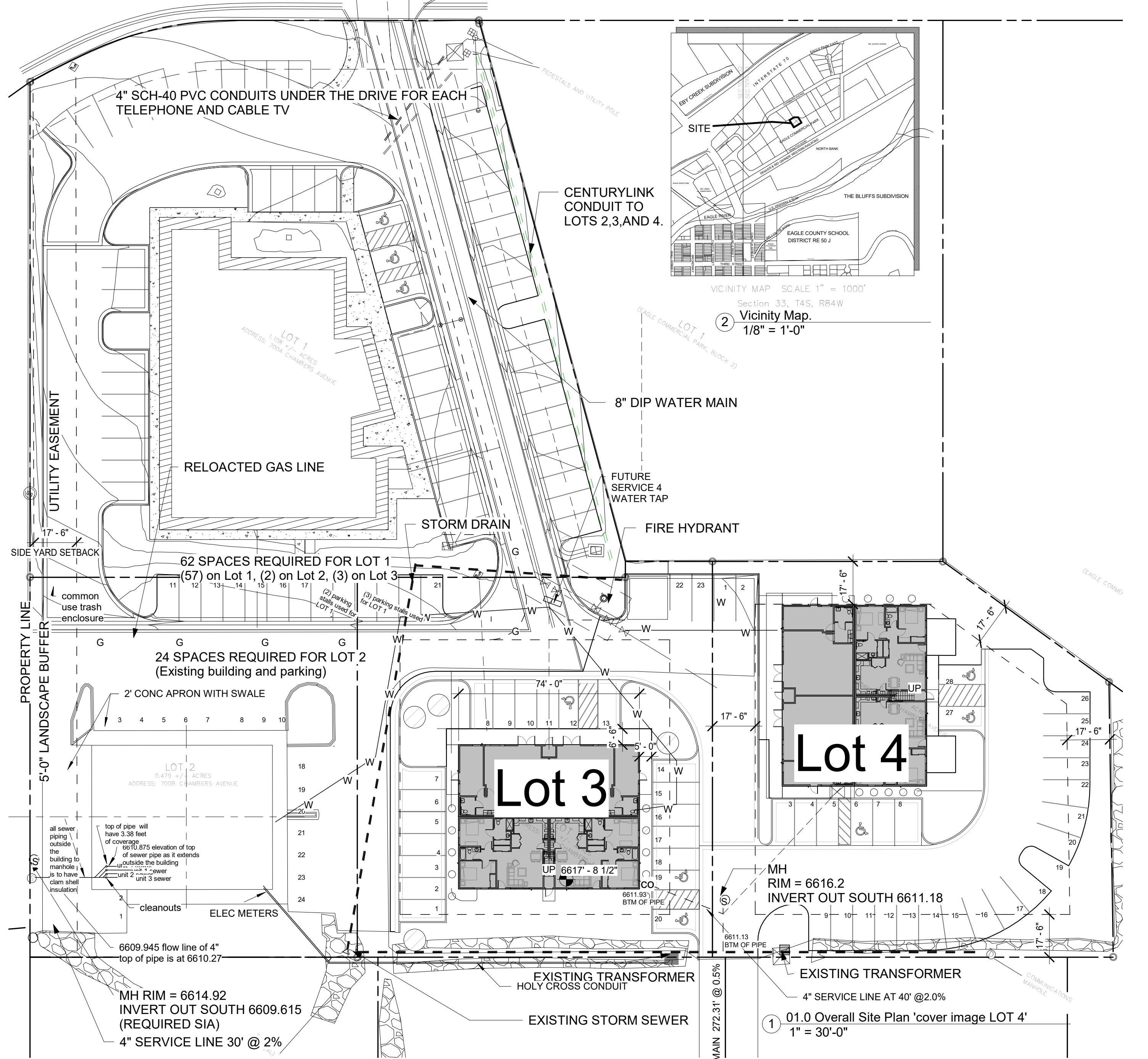


BUILDING 'D'

Eagle Center at 700D Chambers Ave Lot 4

Development Set 6.10.19 REVISED 7.16.19 PERMIT SET 04.10.20



ZONING INFORMATION LOT 4

Lot area: .569 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: 16555 s.f. (26%)

Inpervious coverage: by building, sidewalks, or parking:

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

Total impervious provided: 18,187 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 = 220 s.f./225 = .97 parking spaces
unit #2 commercial/retail floor space = 725 s.f./225 = 3.22 parking spaces
unit #3 commercial/retail floor space = 725 s.f./225 = 3.22 parking spaces
unit #4 commercial/retail floor space = 220 s.f./225 = .97 parking spaces

Total comrcial/retail parking = 8.38 or 9 parking spaces

REQUIRED PARKING FOR LOT 4 = 12+9=21 parking spaces
TOTAL PARKING PROVIDED FOR LOT 4 = 27 parking spaces (6 extra provided)
including 3 accessible parking stalls

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

ZONING SUMMARY LOT 4

12" = 1'-0"

PROJECT INFORMATION

Owner: CHAMBERS 700 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: International Building Code, 2015 Edition, with Appendices C, E, G, I, J and K

Design Review Approval: September 3, 2019

USE OF BUILDING: Residential and commercial

Class of Work: New

Type of Construction: Type V-B
combustible exterior wall assembly
combustible bearing wall assembly
combustible roof and floor construction assembly

Type of Occupancy: B/R2

Type B was used for Commercial Occupancy calculation since it is most restrictive

Sprinkler system with alarm: yes

Levels: 2-story

Heating: gas fired forced air units

Design professional in Responsible Charge: Jeffrey P Manley AIA

Architect: Martin Manley Architects
Jeffrey P Manley AIA
PO Box 1587
Eagle, CO 81631
970.328.5151
jeff@martinmanleyarchitects.com

Civil Engineer: Yarnell Consulting & Civil Design LLC

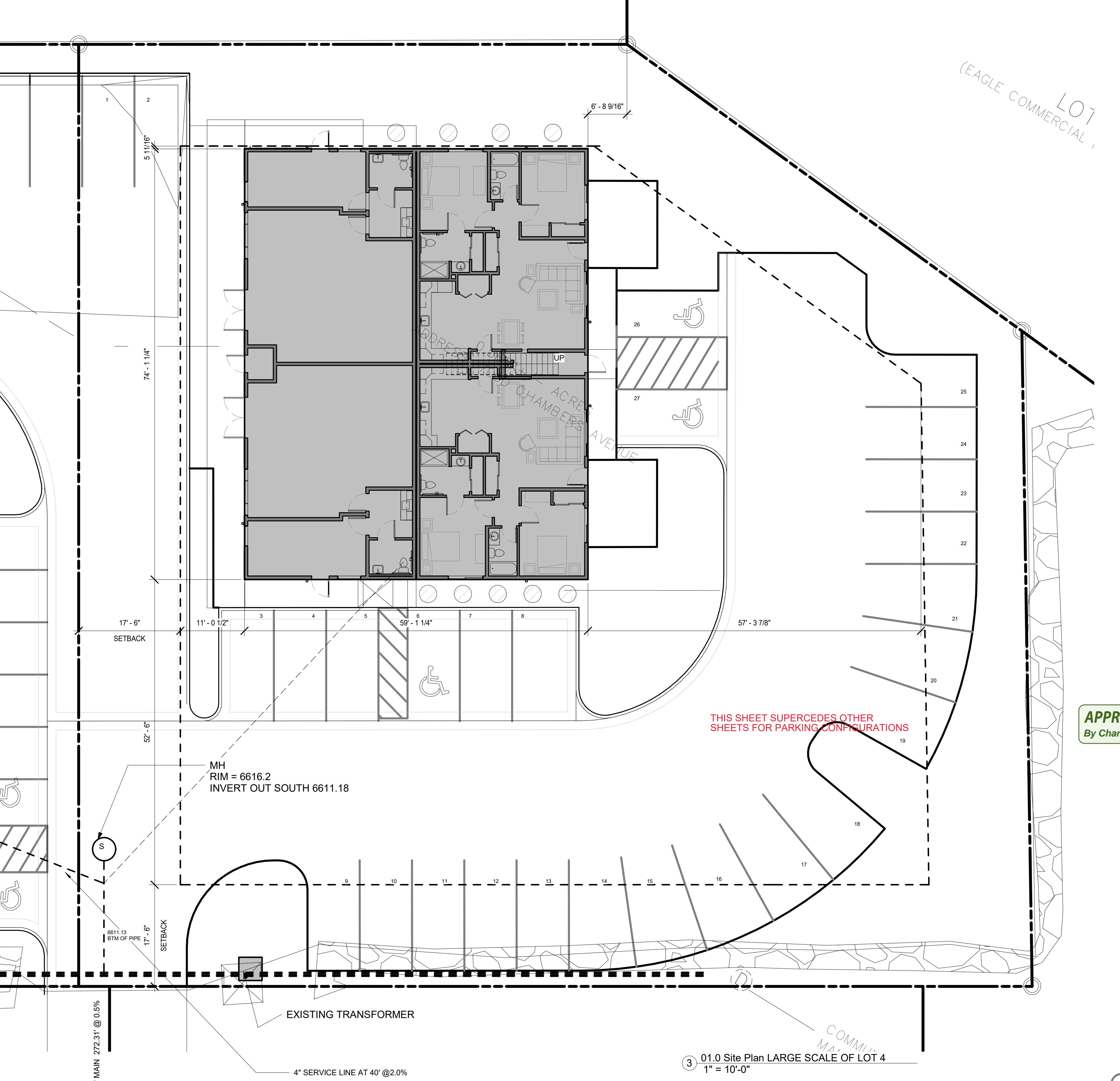
PO Box 3901
Eagle, CO 81631
Justin Yarnell
970.323.7008

Structural Engineer: KRM Consults Inc.

Tim Hennum
PO Box 4572
Vail, CO 81658
970.949.9391
Tim@krmconsults.com

MEP Engineer: Boulder Engineering
1717 15th Street
Boulder, CO 80302
Ethan Miley
303.444.6038

20TEGL-5083 FIELD/OFFICE COPY
REVIEWED FOR CODE COMPLIANCE IN ACCORDANCE
TO 2015 IRC SECTION R106.3 SUBJECT TO FIELD INSPECTION
SEE FINAL APPROVAL LETTER DATED 518-20
CHARLIE DAVIS



BUILDING 'D'

LOT 4 DEVELOPMENT of Eagle Center
700 Chambers Avenue

PERMIT SET

APPROVED

By Charlie Davis at 11:08 am, Jun 11, 2020



Date	04.10.20
Project number	1990
COVER LOT 4	
A0.0.	

5/27/2020 12:10:10 PM

www.martinmanleyarchitects.com

MARTIN MANLEY
ARCHITECTS

PO Box 587, Eagle, CO 81631
970.328.5151 OFFICE
www.martinmanleyarchitects.com

PHOTOS OF NORTH SIDE OF PARKING ON LOT 3 & 4



PHOTO 1



PHOTO 2

