

**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: 6,555 s.f. ( 26%)  
Impervious coverage: by building, sidewalks, or parking:  
Maximum allowed: 19,793.58 s.f. (80% of total).  
Total impervious provided: 118,187 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 = 725s.f./225 = 3.22 parking spaces  
unit #4 commercial/retail floor space = 220 s.f./225 = .97 parking spaces  
**Total comerial/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"

Drawing List	
Sheet Number	Sheet Name
A0.0	COVER LOT 3
A0.1	AREA PLAN AND CODE INFO
A0.2	ACCESSIBLE ROUTE PLAN
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

Drawing List	
Sheet Number	Sheet Name
C1.0	COVER SHEET (CIVIL)
C1.1	GENERAL NOTES (CIVIL)
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN (LOTS 1-4)
C3.0	EROSION CONTROL NOTES AND LEGEND
C3.1	EROSION CONTROL PLAN
C4.0	OVERALL GRADING PLAN
C4.1	DETAILED GRADING PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY NOTES
C5.2	DETAILED UTILITY NOTES
C6.0	HORIZONTAL CONTROL PLAN
C6.1	LINE AND CURVE TABLES
C7.1	DETAILS (CIVIL)
C7.2	DETAILS (CIVIL)
C7.3	DETAILS (CIVIL)
S1	GENERAL NOTES (STRUCTURAL)
S2	FOUNDATION PLAN
S3	UPPER FLOOR/LOW ROOF FRAMING PLAN
S4	ROOF FRAMING PLAN

Drawing List (MECH)	
Sheet Number	Sheet Name
M1.1	FIRST FLOOR HVAC PLAN
M2.1	SECOND FLOOR HVAC PLAN
M3.1	MECHANICAL SPECIFICATIONS

Drawing List (PLUMBING)	
Sheet Number	Sheet Name
P1.0	UNDERGROUND SEWER PLAN
P1.1	FIRST FLOOR SEWER PLAN
P1.2	FIRST FLOOR PIPING PLAN
P2.1	SECOND FLOOR SEWER PLAN
P2.2	SECON FLOOR PIPING PLAN
P4.1	PLUMBING DETAILS AND SCHEDULES
P5.1	PLUMBING SPECIFICATION

Drawing List (ELECTRICAL)	
Sheet Number	Sheet Name
E1.1	FIRST FLOOR ELECTRICAL PLAN
E2.1	SECOND FLOOR ELECTRICAL PLAN
E3.1	ELECTRICAL DETAILS AND SCHEDULES
E4.1	ELECTRICAL SPECIFICATIONS

#### 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 M 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

Structural Engineer:

KRM Consults Inc.  
Tim Hennum  
PO Box 4572  
Vail, CO 81658  
970.949.8391  
Tim@krmconsultants.com

Civil Engineer: Yarnell Constling & Civil Design LLC  
PO Box 3901  
Eagle, CO 81631  
Justin Yarnell  
970.323.7008

MEP Engineer:

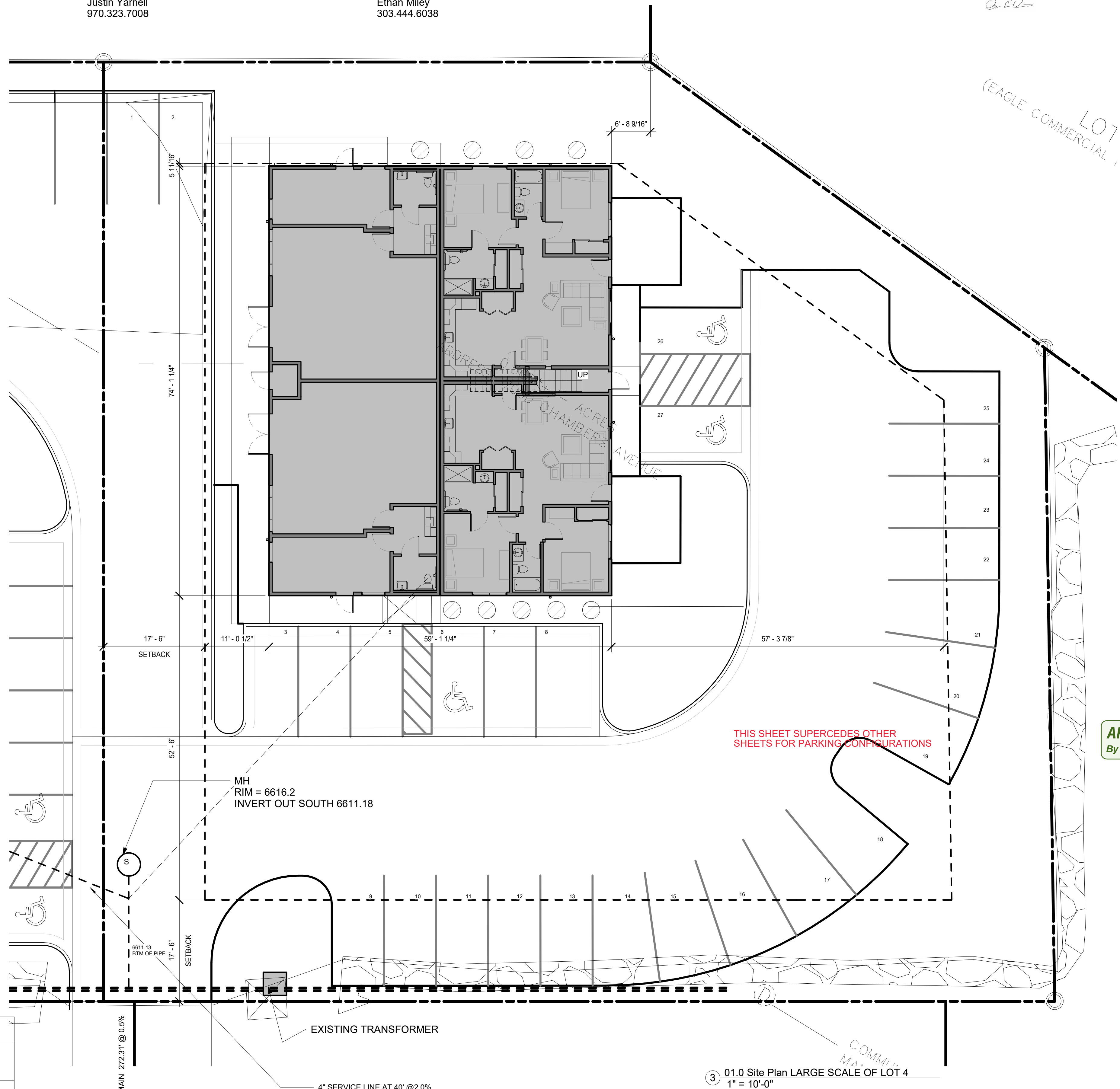
Boulder Engineering  
1717 15th Street  
Boulder, CO 89302  
Ethan Miley  
303.444.6038

# BUILDING 'D'

## Eagle Center at 700D Chambers Ave Lot 4

### Development Set 6.10.19 REVISED 7.16.19 PERMIT SET 04.10.20

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



MARTIN MANLEY  
ARCHITECTS

970.328.5151 OFFICE  
PO Box 1587 Eagle, CO 81631  
www.martinmanleyarchitects.com

REVISIONS	
No.	Description
1	TOE review comments

Consultant  
Address  
Phone  
e-mail

Consultant  
Address  
Phone  
e-mail

**BUILDING 'D'**  
LOT 4 DEVELOPMENT of Eagle Center  
700 Chambers Avenue Eagle, CO 81631  
PERMIT SET

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

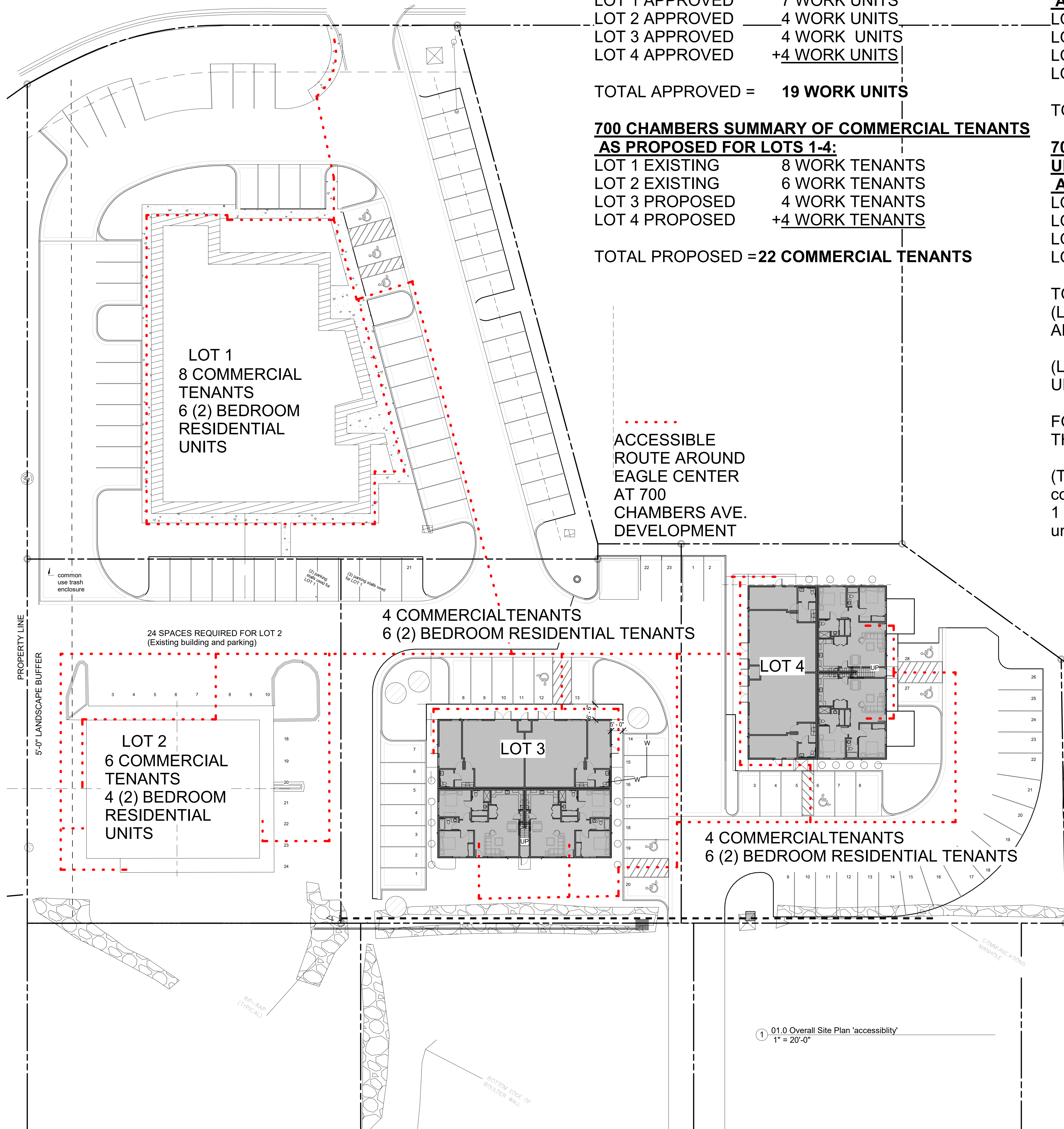


Date: 04.10.20  
Project number: 1990  
COVER LOT 4  
**A0.0.**









**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)

No.	Description	Date

Consultant  
Address  
Phone  
e-mail

Consultant  
Address  
Phone  
e-mail

Consultant  
Address  
Phone  
e-mail



