-
435 EBY CREEK APARTMENTS

435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
6-22-22

PROJECT DESCRIPTION

A 30 unit apartment building with some covered parking proposed....
*A mix of one bedroom and two bedroom apartments.

FIRE DEPT. SUMMARY

Fire Dept. Notes:
Smoke Detectors and Carbon Monoxide alarms must be installed IN ALL DWELLING UNITS, and be installed per 2021 IFC and fire alarm installation standards.
AN AUTOMATIC S13 FIRE-SPRINKLER SYSTEM AND MONITORED FIRE ALARM MUST BE INSTALLED PER NFPA REQUIREMENTS.

Note: building is < 200 feet long.

Wildfire Urban Interface Notes:
1. The perimeter of the building will have 3/4" gravel landscape bed at permeter of the buidling 10'-0" wid (min) or be pavement. See landscape plan.
2. All evergreen trees with 30' plus of the structure will be removed to create a Defensible Zone around the Structure. All ladder fuels in the landscape to remain will be removed for a distance of 100' of the structure on the property to the west. The south of the building is an existing development with limited trees, and the east is a pargering area.
3. Roofing material will be a minimum Class 'B' material. Roof venting in soffits will occur in the outer 1/3 of the overhang, with non combutibule vent covers and metal screening with opening < 1/4".
4. Decking will meet Class 'B' or better (ASTM-84 flame spred ratio)

CODE SUMMARY

This project falls under the jursidiction of:
The Town of Eagle and Town of Building Department
The 2015 International Residential Code (IBC 2015)
The 2015 National Electrical Code
The 2021 International Fire Code
The Town of Eagle Development Code

Class of Work: New Construction
Type of Occupancy: Mixed use =R-2 (apartment), S2 (Parking Garage)
Type of Construction: Type V-B (Sprinklered)
Levels: 3-story over Basement (lower covered parking)

ZONING SUMMARY

Current Zoning: Residential Multi-Family (RMF) zoning.
Current Land Use: Vacant
Proposed Land Use: Residential Multi-Family (RMF) zoning.

Lot Area: 2.804 acres x 43,560 s.f. = **122,142.24 s.f.**
Buildable Area : **85,605.69** (area not in open space zone)
Density: 30 dwelling unit permitted.

Maxium Lot Coverage:
Building footprint can be 50% of lot area (61,071.12 s.f.), all other impervious 20% (24,428.45 s.f.)
Building footprint area Proposed: 11,821.4 s.f. (9.7% lot area) < 61,071.12 s.f.
Site/other impervious Proposed: 21,574 s.f. (17.7% lot area) < 24,428.45 s.f. (area not covered by footprint)

Max floor area allowed = 150 % of lot area (183,213.36 s.f.)
Building floor area Proposed: 35,794.2 s.f. (29.3 % lot area) includes area of covered garages
(for break out of area per building see sheet A0.2)
Landscaping Area Minimum: 40,306.94 s.f. (30% lot area)
Landscaping Area Proposed: 89,096.74 s.f. (73 % lot area) (lot size -footprint+impervious)=landscape)

Height Maximum: 35'-0"
Height Proposed: 34'-5 1/2"

Parking Required: 1½ per dwelling unit for units with one bedroom (1.5X6 = 9 stalls)
2 per dwelling unit for units with two bedrooms, (2X24 = 48 stalls)
2½ per dwelling unit for units with three or more bedroom (2.5X0 = 0 stalls)
plus one additional space per six dwelling units (1/6 X 30 units = 5 stalls)
62 required parking stalls

Parking Proposed: 62 Parking Stalls (Conforming)
Snow Storage (20% of non covered parking =.20 X 21,574 s.f) 4,315 s.f. of snow storage
Break down of unit types

LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM
SECOND LEVEL	(2) ONE BDRM	(4) TWO BDRM	(0) THREE BDRM
THIRD LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
FOURTH LEVEL	(2) ONE BDRM	(8) TWO BDRM	(0) THREE BDRM
	(6) ONE BDRM	(24) TWO BDRM	(0) THREE BDRM

TOTAL #=30 UNITS

Setbacks: Front Setback 25' for Local and collector streets
Side yard setback is 12.5' or ½ the height (max set back would be 17.5')
Rear setback 20'

MATERIALS & COLORS

Roofing:
50 -Year Asphalt shingle
Elk-Gaf, High Def, Weathered Wood

Flashing and Gutters:
Paint lock aluminum
Color: black

Decks: Synthetic Brazilian Walnut

Drive/Parking Lot: Asphalt drive

Windows: Fiberglass windows and doors
Color: Dark Bronze
Stair Tower Metal Siding:
Corrugated metal,
vertical, Color, charcoal gray

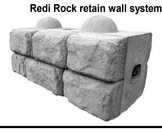
Siding, 8" LP siding or Diamond kote
Color: SEAL

Timbers, trim, and fascia,
2x6 and 2x10 Fascia Trim
8x8 knee braces
Color: Graphite

Cement Stucco
Very Light Hand Trowel-freeform
square corners
Sto- Indiana Limestone LRV 60

Railing Pickets and rails
Black: 42" tall

Redi Rock retain wall system



CODE REVIEW

Construction Type V-B has a limit of 3 stories. Proposed building is 3 stories above grade + basement

Sprinkler system, S13 in accordance with Section 903.3.1.1,
Section 504.3 Allowable building height = 60 feet, Building by height limit by Dev. Code =<35'-0" (conforming)
Section 504.4 Maximum number of stories above grade plane for Occ. R2 =3 stories in **V-B**
Building proposed to be split to a 3 story + basement
Building is 3 stories + basement, The lowest level is a basement level since second level is <12'-0" above the finished ground level. Second level meets the definition for Story above grade plane.

(Story above grade plane: Any story having its finished floor surface ENTIRELY above grade plan, or in which the finished surface of the floor next is: 1) more than 6' above grade plane or 2) more than 12' above the finished ground level at any point)

Section 506 Building area
Table 506.2,
Type V-B, SM sprinkler system limits area to 21,000 s.f.
506.3 Frontage increase... based upon w= 30 feet. calculation
W=(L1Xw1+L2Xw2+L3Xw3+L4Xw4) / F
W= (63.125X30 + 196.75X30+ 63.125X30 + 196.75X30) / 519.75 feet perim.
W= (1893.75 + 5902.5 +1893.75 + 5902.5) / 519.75 feet perim.
W=(15,592.5) / 519.75 feet perim.
W= 30
506.3.3 Amount of increase
If=[F/P-.25]W/30
If=[519.75/519.75-.25]30/30
If=[.75] 1
If= 0.75 Frontage increase = 0.75 X7000 s.f. (allowable area in NS)= 5250 s.f.
Total area allowed for V-B, R2 building is 21,000 s.f.+ 5250 s.f. = 26,250 s.f.
Proposed fire areas per IBC 2015 = < 26,250 s.f.

Fire separation walls, fire barriers are added to divide the building into 3 separate buildings. 2 separately structured 1 hour walls. for a fire rating of 2 hours total between buildings and 2 hour enclosures at stairs towers and stair elevator tower. 2 hour rating on elevator shaft.

Table 508.4 Separation of occupancies. R2 residential, and S2 garage area
In a sprinklered building the separation of 1 hour is required

704.10 Exterior structural members, fire resistive rating per Table 601= 0 hour fire rating

Section 709 smoke barriers 710 smoke partitions
Dividing in horizontally into 2 or 3 building using 2 hour fire wall and 1.75 hour doors on hold opens
Area split on center line 'F' or 'F' and 'D'

Between centerline 'F' and 'I' bldg 'A'	**Between centerline 'A' and 'F:** bldg 'B'
First floor= 2,296.4 s.f.	First floor= 4,519.9 s.f.
Second floor= 2,136.6 s.f.	Second floor= 4,304.4 s.f.
Third floor=3,963.3 s.f.	Third floor=7,858.1 s.f.
Fourth floor= 3,449.8 s.f.	Fourth floor= 7,265.7 s.f.
Total= 11,846.1 s.f. < **26,250 s.f**	Total= 23,948.2 s.f. < **26,250 s.f. allowable area**

Section 711.2.4.3 Dwelling units and sleeping units 1 hour fire resistance rated construction (exception for VB to ½ hour with sprinkler)

Fire sprinkler
[F]903.2.10Group S-2 enclosed parking garages.
An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exists:
1.Where the fire area of the enclosed parking garage exceeds 12,000 square feet (1115 m2).
2.Where the enclosed parking garage is located beneath other groups.

[F]903.3.1.1NFPA 13 sprinkler systems.
Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.2.

[F]903.3.1.2Bathrooms.
In Group R occupancies, other than Group R-4 occupancies, sprinklers shall not be required in bathrooms that do not exceed 55 square feet (5 m2) in area and are located within individual dwelling units or sleeping units, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub, are of noncombustible or limited-combustible materials with a 15-minute thermal barrier rating.

[F]903.3.2Quick-response and residential sprinklers.
Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in all of the following areas in accordance with Section 903.3.1 and their listings:
3. Dwelling units and sleeping units in Group I-1 and R occupancies.

OCUPANT LOAD
1004.5 Max floor area allowance for Residential = 200 gross, parking garages= 200 gross
Bldg 'A' Area for residential, garage, corridors and stair wells =11,773.4 s.f. / 200 per occupant =58.87 persons
Bldg 'B' Area for residential, garage, and corridors =11,836.3 s.f. / 200 per occupant = 59.03 persons
Bldg 'C' Area for residential, garage, corridors and stair wells =12,037.6 s.f. / 200 per occupant = 60.19 persons
Total Building occupant load of 178.09 persons
Note: First level storage, elevator and stair wells are counted in total above.
If this area is deducted then the total occupant load is reduced by (4176.8 s.f./200= 20.88 persons)

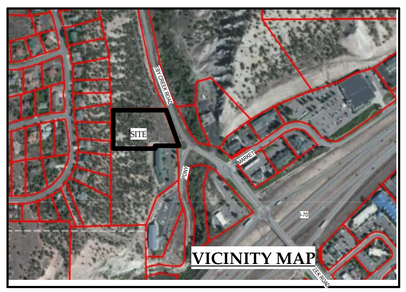
1006 number of exits. Table 1006.2.1 (occupant load > 20 persons will require 2 exits) Max. common path of egress = Travel distance of 125 feet, Table 1006.3.2 min number of exits = 2 exits from each story

1007.1.1 TWO Exits shall be placed not less than ½ of the length of the maximum overall diagonal dimension of the building area.
EXCEPTION::: WHERE THERE IS AUTO SPRINKLER SYSTEM THE DISTANCE SHALL NOT BE <1/3 OF THE LENGTH OF THE OVERALL DIAGONAL DIMENSION

Bldg 'A' Diagonal = 89.0 X .33 = 29.4 feet
Bldg 'B' Diagonal = 88.7 X .33 = 29.3 feet
Bldg 'C' Diagonal = 89.75 X .33 = 29.6 feet
Total building Diagonal = 206.7 X .33= 68.2 feet
Distance between existing enclosures = 69.75 feet

SECTION 1009.7.4 48" clear width min between handrails PER, There is an exception that width can be reduced in bldgs. with sprinkler systems, Stairs are proposed at 48"
Section 1009.3.3 Area of refuge is not required with auto sprinkler system or at stairways in R-2 occupancies
Section 1009.4.2 Area of refuge at elevators is not required with auto sprinkler system
Section 1009.8 two way communication is required at elevator

NOTE: RENDERINGS ARE ARTISTIC REPRESENTATIONS OF THE HOUSE DESIGN AND ARE NOT MEANT TO ACCURATELY DEPICT LANDSCAPING.



ARCHITECTURAL SHEET LIST

Sheet #	Sheet Name
A0.0	COVER SHEET
A0.2	AREA PLANS AND CODE SHEET
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A2.0.1	UNIT PLANS
A2.1	FIRST LEVEL PLAN
A2.1.1	1ST LEVEL PLAN AREA 1
A2.1.2	1ST LEVEL PLAN AREA 2
A2.2	SECOND LEVEL PLAN
A2.2.1	2ND LEVEL AREA 1
A2.2.2	2ND LEVEL AREA 2
A2.3	THIRD LEVEL PLAN
A2.3.1	3RD LEVEL PLAN AREA 1
A2.3.2	3RD LEVEL PLAN AREA 2
A2.4	FOURTH LEVEL PLAN
A2.4.1	4TH LEVEL PLAN AREA 1
A2.4.2	4TH LEVEL PLAN AREA 2
A2.5	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS

PROJECT INFORMATION

Owner: Son-Ray LLC
PO Box 4556
Eagle, CO 81631
Email: Rick@PCIVail.com
Office: 970-328-7751

Location: 000435 EBY CREEK RD,
Subdivision: PERRY SUBDIVISION
Lot: 3 PHASE II

Parcel # 1939-321-10-004

Architect: JEFFREY P MANLEY, AIA
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970-688-0326
Structural Engineer: Anderson Structural Engineering

General Contractor: Patriacca Constriction Inc
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Office: 970-328-7751
Civel Engineer: Yarnell Consulting & Civil Design, LLC
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Fire Protection Consultant: ***VERITAS*** *Fire Engineering, Inc.*
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Traffic Consulant:

MEP Engineer: Boulder engineering
Michael Vair, PE
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No.	Description	Date

REVISIONS

435 EBY CREEK APARTMENTS
435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

NOT FOR CONSTRUCTION

Date : 6-22-22
Project Number: 2175
COVER SHEET
A0.0

6/22/2022 9:25:21 AM

BLDG A -AREA SCHEDULE (NO GARAGE)	
Name	Area
BLDG A- FIRST LEVEL ENTRY VESITBULE/ STAIR	310.6 SF
BLDG A- FIRST LEVEL STORAGE AREA	721.8 SF
BLDG A- FOURTH LEVEL AREA	3449.8 SF
BLDG A- SECOND LEVEL AREA	2136.6 SF
BLDG A- THIRD LEVEL AREA	3963.3 SF
Grand total: 5	10582.1 SF

BLDG A -AREA SCHEDULE (WITH GARAGE)	
Name	Area
BLDG A- .OPEN GARAGE AREA	1264 SF
BLDG A- FIRST LEVEL ENTRY VESITBULE/ STAIR	310.6 SF
BLDG A- FIRST LEVEL STORAGE AREA	721.8 SF
BLDG A- FOURTH LEVEL AREA	3449.8 SF
BLDG A- SECOND LEVEL AREA	2136.6 SF
BLDG A- THIRD LEVEL AREA	3963.3 SF
Grand total: 6	11846.1 SF

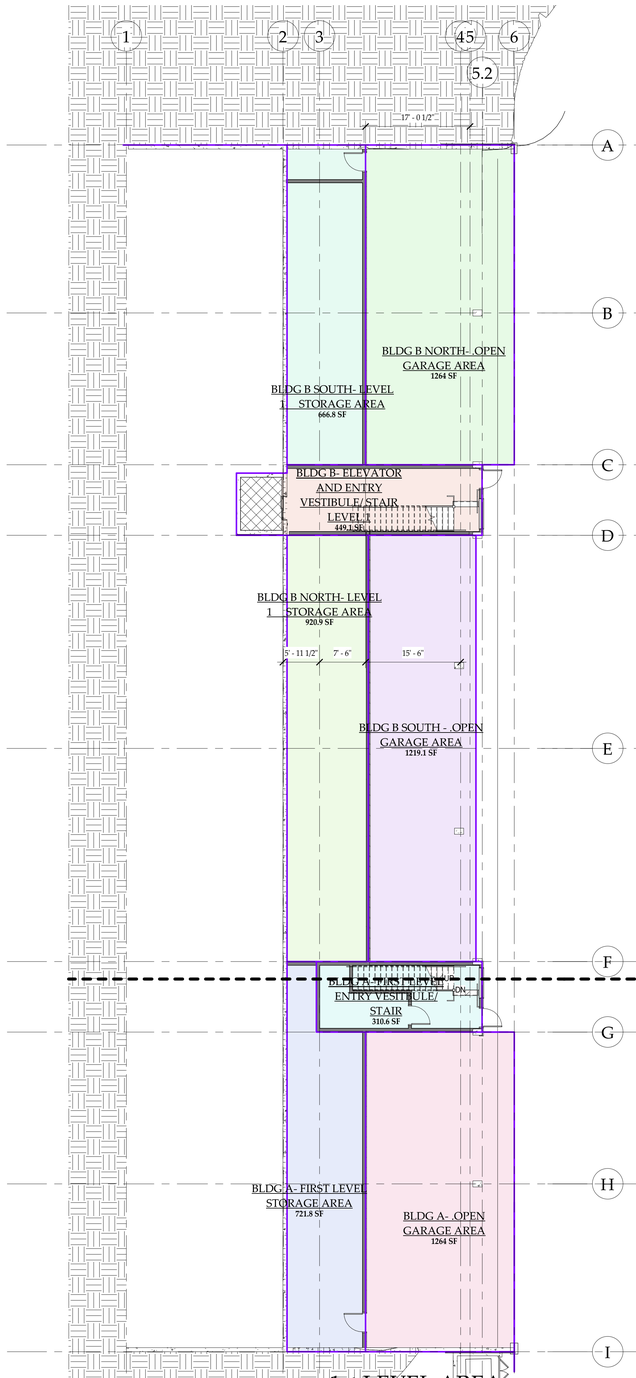
BLDG B -AREA SCHEDULE (NO GARAGE)	
Name	Area
BLDG B NORTH- LEVEL 1 STORAGE AREA	920.9 SF
BLDG B SOUTH- LEVEL 1 STORAGE AREA	666.8 SF
BLDG B- ELEVATOR AND ENTRY VESTIBULE/ STAIR LEVEL 1	449.1 SF
BLDG B- FOURTH LEVEL AREA	7265.7 SF
BLDG B- SECOND LEVEL AREA	4304.4 SF
BLDG B- THIRD LEVEL AREA	7858.1 SF
Grand total: 6	21465 SF

BLDG B -AREA SCHEDULE (WITH GARAGE)	
Name	Area
BLDG B NORTH- .OPEN GARAGE AREA	1264 SF
BLDG B NORTH- LEVEL 1 STORAGE AREA	920.9 SF
BLDG B SOUTH - .OPEN GARAGE AREA	1219.1 SF
BLDG B SOUTH- LEVEL 1 STORAGE AREA	666.8 SF
BLDG B- ELEVATOR AND ENTRY VESTIBULE/ STAIR LEVEL 1	449.1 SF
BLDG B- FOURTH LEVEL AREA	7265.7 SF
BLDG B- SECOND LEVEL AREA	4304.4 SF
BLDG B- THIRD LEVEL AREA	7858.1 SF
Grand total: 8	23948.2 SF

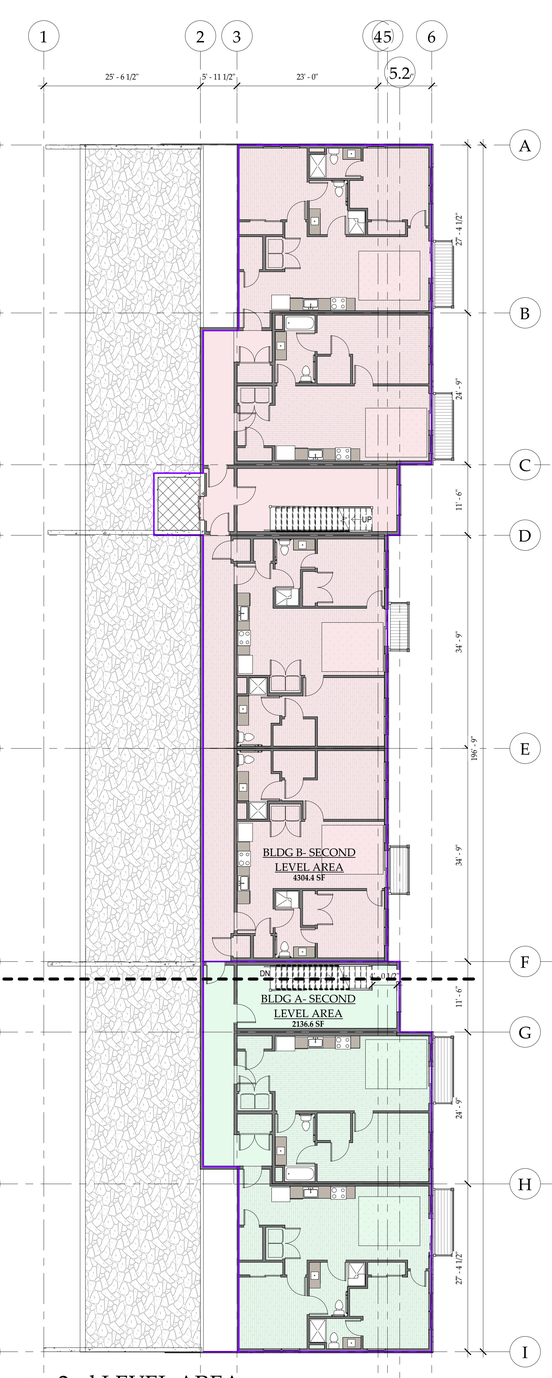
AREA SCHEDULE (NO GARAGE OR STORAGE)	
Name	Area
BLDG A- FIRST LEVEL ENTRY VESITBULE/ STAIR	310.6 SF
BLDG A- FIRST LEVEL STORAGE AREA	721.8 SF
BLDG A- FOURTH LEVEL AREA	3449.8 SF
BLDG A- SECOND LEVEL AREA	2136.6 SF
BLDG A- THIRD LEVEL AREA	3963.3 SF
BLDG B NORTH- LEVEL 1 STORAGE AREA	920.9 SF
BLDG B SOUTH- LEVEL 1 STORAGE AREA	666.8 SF
BLDG B- ELEVATOR AND ENTRY VESTIBULE/ STAIR LEVEL 1	449.1 SF
BLDG B- FOURTH LEVEL AREA	7265.7 SF
BLDG B- SECOND LEVEL AREA	4304.4 SF
BLDG B- THIRD LEVEL AREA	7858.1 SF
Grand total: 11	32047.1 SF

AREA SCHEDULE (GARAGE)	
Name	Area
BLDG A- .OPEN GARAGE AREA	1264 SF
BLDG B NORTH- .OPEN GARAGE AREA	1264 SF
BLDG B SOUTH - .OPEN GARAGE AREA	1219.1 SF
Grand total: 3	3747.2 SF

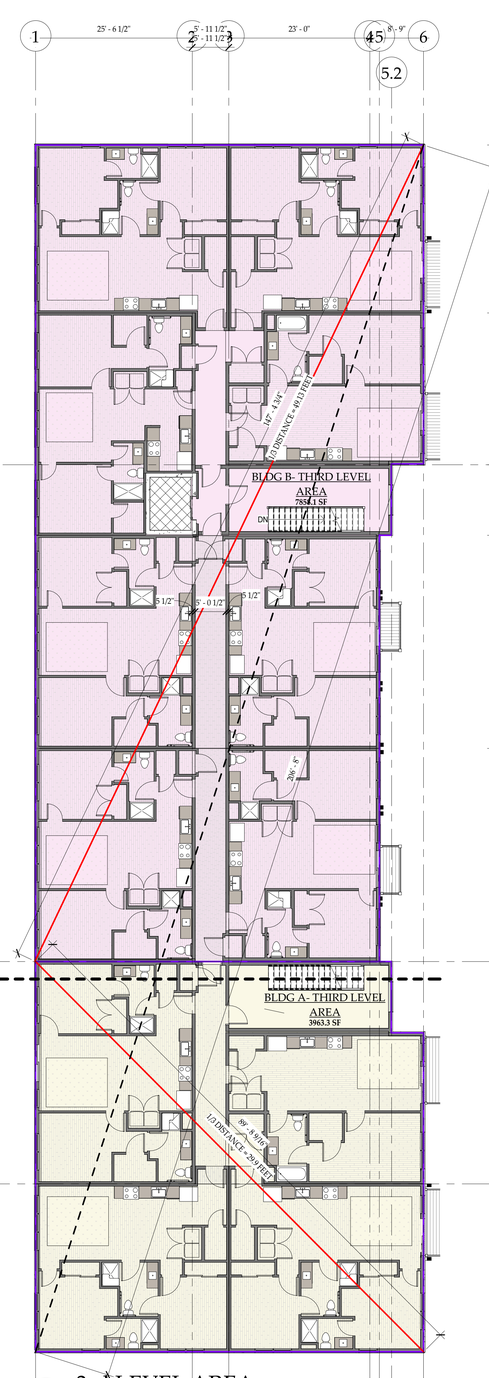
AREA SCHEDULE (total area)	
Name	Area
BLDG A- .OPEN GARAGE AREA	1264 SF
BLDG A- FIRST LEVEL ENTRY VESITBULE/ STAIR	310.6 SF
BLDG A- FIRST LEVEL STORAGE AREA	721.8 SF
BLDG A- FOURTH LEVEL AREA	3449.8 SF
BLDG A- SECOND LEVEL AREA	2136.6 SF
BLDG A- THIRD LEVEL AREA	3963.3 SF
BLDG B NORTH- .OPEN GARAGE AREA	1264 SF
BLDG B NORTH- LEVEL 1 STORAGE AREA	920.9 SF
BLDG B SOUTH - .OPEN GARAGE AREA	1219.1 SF
BLDG B SOUTH- LEVEL 1 STORAGE AREA	666.8 SF
BLDG B- ELEVATOR AND ENTRY VESTIBULE/ STAIR LEVEL 1	449.1 SF
BLDG B- FOURTH LEVEL AREA	7265.7 SF
BLDG B- SECOND LEVEL AREA	4304.4 SF
BLDG B- THIRD LEVEL AREA	7858.1 SF
Grand total: 14	35794.3 SF



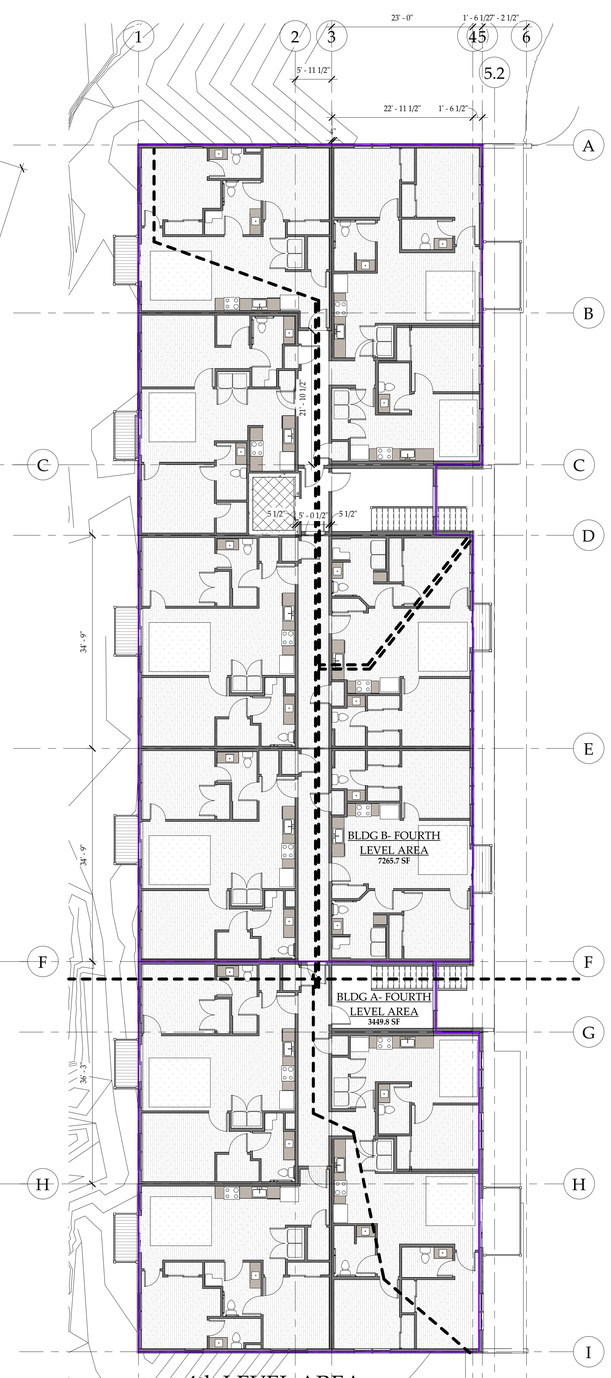
1 1st LEVEL AREA
1" = 10'-0"



2 2nd LEVEL AREA
1" = 10'-0"



3 3rd LEVEL AREA
1" = 10'-0"



4 4th LEVEL AREA
1" = 10'-0"

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REVISIONS

No.	Description	Date

Consultant
Address
Address
Phone
Fax
e-mail

435 EBY CREEK APARTMENTS

435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

NOT FOR CONSTRUCTION

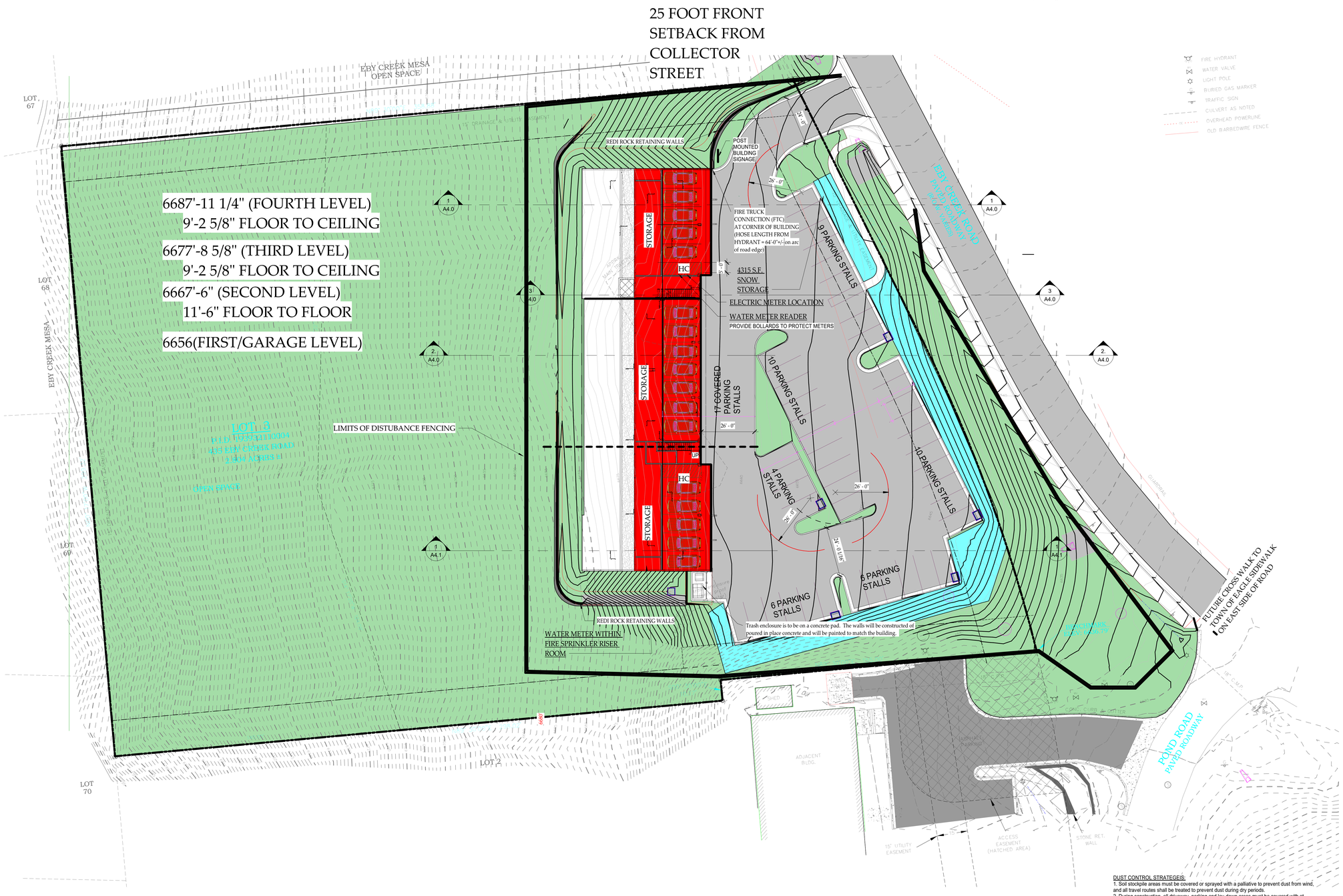
Date: 6-22-22
Project number: 2175
AREA PLANS AND CODE
SHEET A0.2

6/22/2022 9:25:26 AM

Parking Matrix: **Section 4.07.140. - Parking standards.**
Multiple-family dwelling: 1½ per dwelling unit for units with one bedroom, two per dwelling unit for units with two bedrooms, 2½ per dwelling unit for units with three or more bedrooms, plus one additional space per six dwelling units.

(7) 1 bedroom X 1 ½ per dwelling unit = 10.5 Parking stalls
(21) 2 bedroom X 2 per dwelling unit = 42 Parking stalls
(2) 3 bedroom X 2 ½ per dwelling unit = 5 Parking stalls
1 stall per 5 units (30 units/6) = 5 Parking stalls
Total Parking Required 62.5 Parking stalls or 63 Parking stalls

63 parking stalls shown,



DUST CONTROL STRATEGEIS:
1. Soil stockpile areas must be covered or sprayed with a palliative to prevent dust from wind, and all travel routes shall be treated to prevent dust during dry periods.
2. During construction, all driveway, parking and lay-down areas must be covered with at least three inches of three quarter inch screened rock.
3. During construction, all sediment control features and fencing must be maintained in good working order.
4. If needed, public roads adjacent to the Construction Site must be scraped and/or broomed at the end of the workday to remove transported material.

1 0 SITE PLAN
1" = 20'-0"

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UPDATED DEVELOPMENT PERMIT SET

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Date: 6-22-22
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SITE PLAN
A1.1

6/22/2022 9:35:38 AM

Lot size: 2.804 acres (43,560 sf.) = 122,142.24 s.f.

Lot Area: 2.804 acres x 43,560 s.f. = **122,142.24 s.f.**
Buildable Area : **85,605.69** (area not in open space zone)

Allowable use allows for a rate of 4000 s.f. per dwelling unit or 30.53 units allowed by right.
Density: 30 dwelling unit permitted.

Maxium Lot Coverage:
Building footprint can be 50% of lot area (61,071.12 s.f.), all other impervious 20% (24,428.45 s.f.)
Building footprint area Proposed: 11,798.5 s.f. (10% lot area) < 61,071.12 s.f.
Site/other impervious Proposed: 21,247 s.f. (17% lot area) < 24,428.45 s.f. (area not covered by footprint)

Max floor area allowed = 150 % of lot area (183,213.36 s.f.)
Building floor area Proposed: 36,087.8 s.f. (29.5 % lot area) includes area of covered garages
(for break out of area per building see below code analysis and on sheet A0.2)

Landscaping Area Minimum: 40,306.94 s.f. (30% lot area)
Landscaping Area Proposed: 89,096.74 s.f. (73 % lot area) (lot size -footprint+impervious)=landscape)

Symbol	Name	Size	Count
Conifer Trees			0
Deciduous Trees			36
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2" to 2.5" CAL.	29
FC	FRUITLESS FLOWERING CRABAPPLE (Malus 'Spring Snow') (15' TALL MATURE HT)	2" CAL.	7
Deciduous Shrubs			76
SP	SPIREA, ANTHONY WATERER (*Spiraea japonica Anthony Waterer*)	#5	18
LL	DWARF KOREAN LILAC (SYRINGA MEYERI 'PALABIN') OR Fendler ceanothus, mountain-lilac	#5.	23
CE	COTONEASTER DAMMERI CORAL BEAUTY (COTONEASTER DAMMERI)	#5	15
SB	SHADBLOW SERVICEBERRY (Amelanchier canadensis)	#5	20
Perennial Ground covers			
GC	SNOW IN SUMMER, STONECROP, CREEPING PHLOX, NATIVE LOW-GROW GRASSES, ROCKY MTN. FESCUE	2900 square feet of cover. Provide drip irrigation	
Mulched Areas			
MULCH	SHREDDED BARK MULCHED AREA - AROUND TREES AND SHRUBS NOT COVERED BY GROUND COVER	1000 square feet of cover.	
Natural Grass Areas (reveg)		28,000 square feet of cover.	
NG	MIX OF GRASSES AND FESCUE SEED. ARKANSAS VALLEY SEED COMPANY, NATIVE LOW GROW MOUNTAIN MIX. AREAS ARE TO SPRAYED WITH A FERTILIZER AND SEED MIX. EFFORT TO BE MADE TO KEEP ALL FERTILIZER OUT WATER SHED	Spray seed mix in revegitated areas to return to a more native look. Use temp drip irrigation in areas to 3 growing seasons and remove once reestablished	

GROUND COVER

IRRIGATION NOTE:
1 ALL RESEEDED AREAS AND AROUND TREES ARE TO RECIEVE TEMPORARY DRIP IRRIGATION TI REMAIN IN PLACE FOR 3 GROWING SEASONS OR UNTIL ESTABLISHED
2 THE GROUND COVER AND PLANTING BEDS ARE TO RECIEVE PERMANENT DRIP IRRIGATION 2900 S.F. (THIS AREA IS IN THE FRONT STREET BUFFER AND SOUTH SIDE PARKING LOT BUFFER AREAS) THIS IS PERMANENT IRRIGATION
3 All irrigation piping in the TOE Right Of Way or Easements must be locatable, meet all CO811 requirements and be registered in the Colorado 811 System. Only temp irrigation is planned at this time in these areas.

TOTAL OF PERMANENT DRIP IRRIGATION AREA OF 2900 S.F.

EROSION CONTROL & SITE PROTECTION NOTES & SPECIFICATIONS:

1. SILT FENCING IS TO BE PLACED AT THE LIMIT OF DISTURBANCE AS NEEDED TO PREVENT EROSION AND SEDIMENTATION. A CONSTRUCTION FENCE WILL BE PLACED AT THE LIMIT OF DISTURBANCE WHERE THE SILT FENCE IS NOT USED.
2. SILT FENCING IS TO BE PLACED AT BASES OF FILL AND SOIL STOCKPILES TO PREVENT EROSION AND SEDIMENTATION.
3. STRAW MATTLES SHALL BE PLACED AT ALL EXISTING AND PROPOSED DRAINAGE SWALES.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
5. ALL DISTURBED AREAS NOT DESIGNATED AS SHRUB BEDS OR PERENNIAL BEDS SHALL BE REVEGETATED WITH THE SPECIFIED SEED MIXTURE. SEE PLANTING NOTES & PLANTING PLAN FOR MORE INFORMATION.
6. PROVIDE SILT FENCE AROUND ALL REVEGETATED AREAS FOR A MINIMUM OF ONE YEAR PERIOD OF ESTABLISHMENT.

LANDSCAPE LEGEND
1/8" = 1'-0"

1 0 LANDSCAPE PLAN
1" = 20'-0"

DUST CONTROL STRATEGEIS:
1. Soil stockpile areas must be covered or sprayed with a palliative to prevent dust from wind, and all travel routes shall be treated to prevent dust during dry periods.
2. During construction, all driveway, parking and lay-down areas must be covered with at least three inches of three quarter inch screened rock.
3. During construction, all sediment control features and fencing must be maintained in good working order.
4. If needed, public roads adjacent to the Construction Site must be scraped and/or broomed at the end of the workday to remove transported material.

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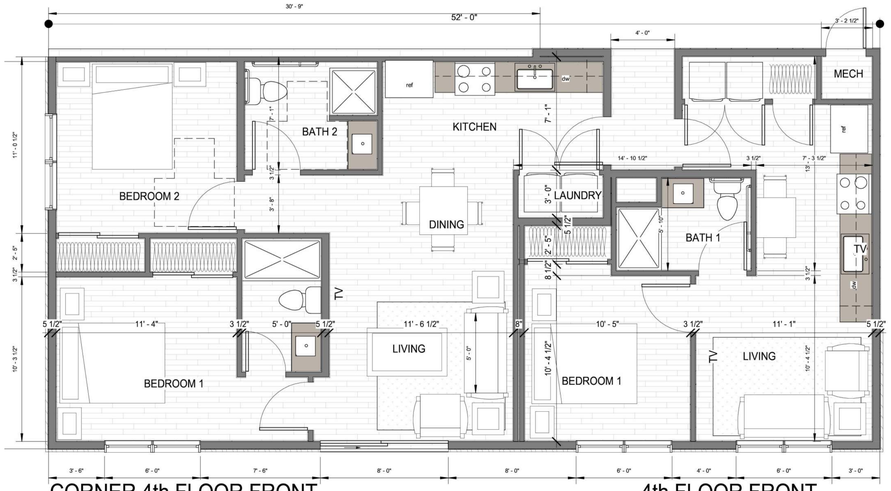
435 EBY CREEK APARTMENTS

435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

NOT FOR CONSTRUCTION

Date: 6-22-22
Project number: 2175
LANDSCAPE PLAN
A1.2

6/22/2022 11:10:02 AM



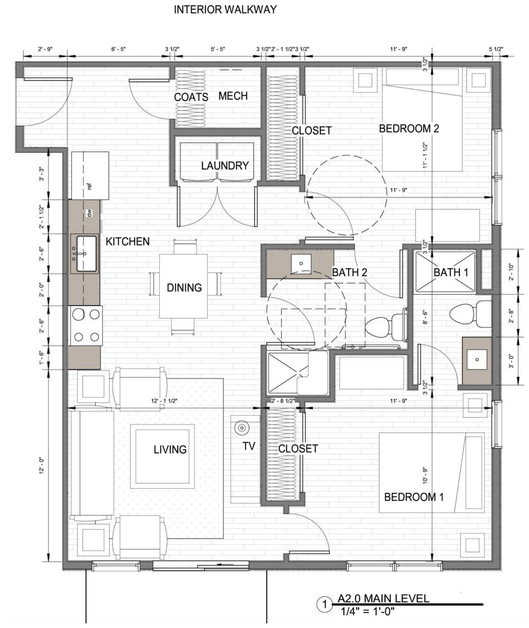
CORNER 4th FLOOR FRONT
TWO BEDROOM
APARTMENT

UNIT SIZE:
778.5 s.f.

A2.0 MAIN LEVEL
1/4" = 1'-0"

4th FLOOR FRONT
ONE BEDROOM
APARTMENT

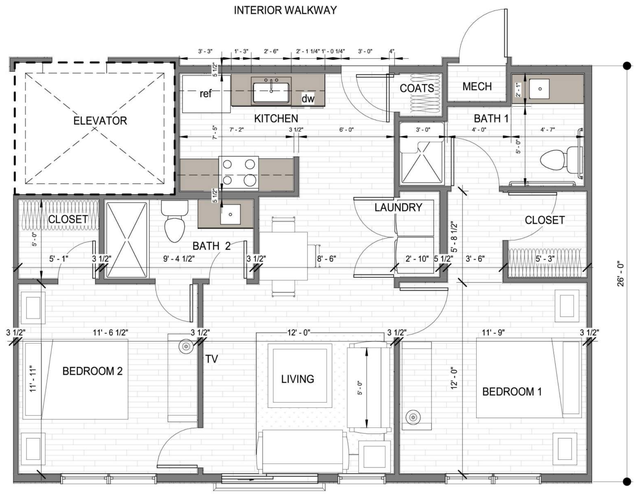
UNIT SIZE
465.8 s.f.



A2.0 MAIN LEVEL
1/4" = 1'-0"

CORNER
TWO BEDROOM
APARTMENT

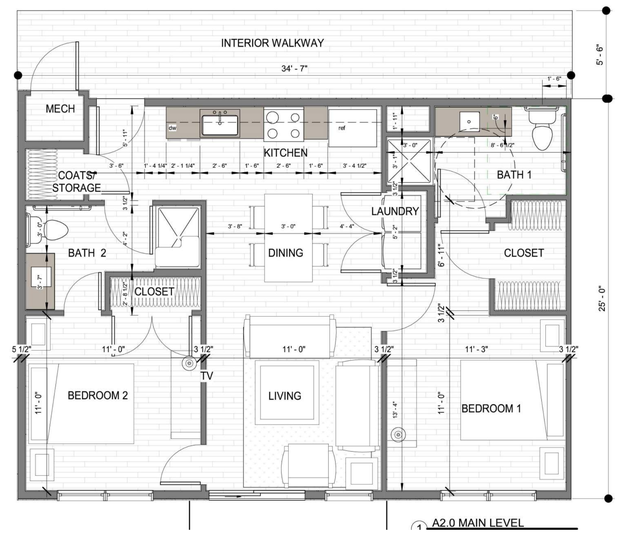
UNIT SIZE:
874 s.f.



A2.0 MAIN LEVEL
1/4" = 1'-0"

TWO BEDROOM
APARTMENT
NEAR ELEVATOR

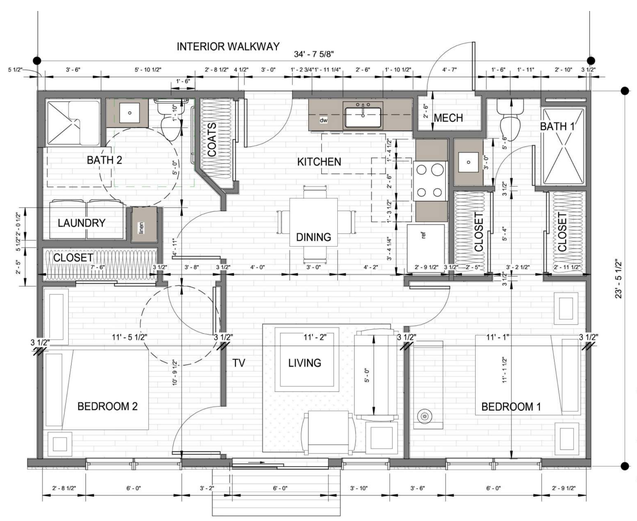
UNIT SIZE:
855.6 s.f.



A2.0 MAIN LEVEL

TYPICAL
TWO BEDROOM
APARTMENT

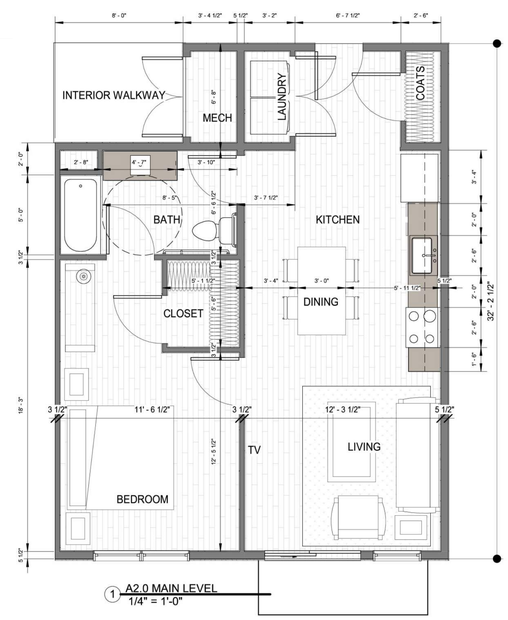
UNIT SIZE:
864.7 s.f.



A2.0 MAIN LEVEL
1/4" = 1'-0"

TYPICAL 4th
FLOOR FRONT
TWO BEDROOM
APARTMENT

UNIT SIZE:
809.7 s.f.



A2.0 MAIN LEVEL
1/4" = 1'-0"

TYPICAL ONE
BEDROOM
APARTMENT

UNIT SIZE:
742 s.f.

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435 EBY CREEK APARTMENTS

435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

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Date: 6-22-22
Project number: 2175
UNIT PLANS

A2.0.1

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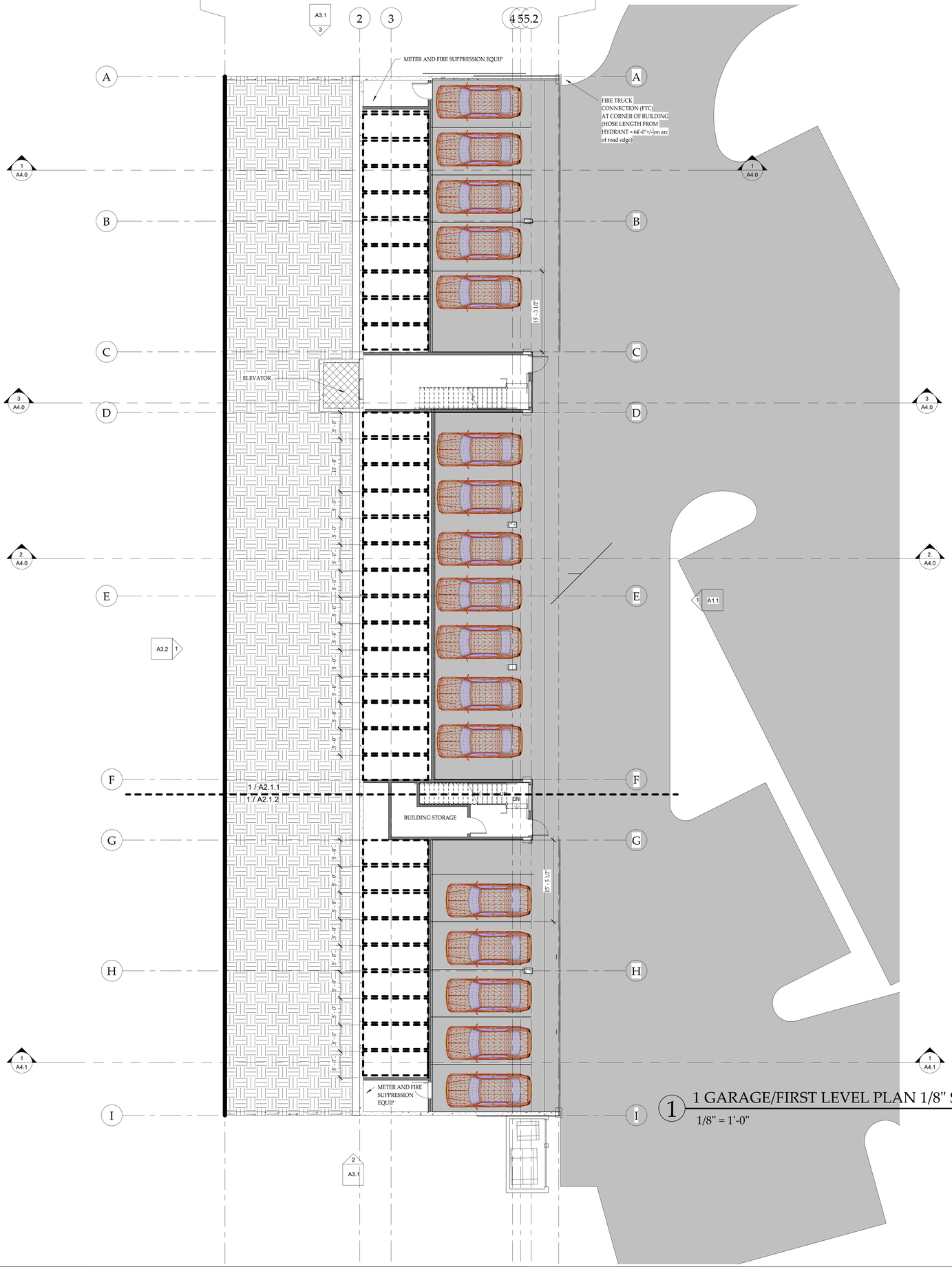

1 1 GARAGE/FIRST LEVEL PLAN 1/8" SCALE

1/8" = 1'-0"

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Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
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Date: 6-22-22
Project number: 2175
FIRST LEVEL PLAN
A2.1

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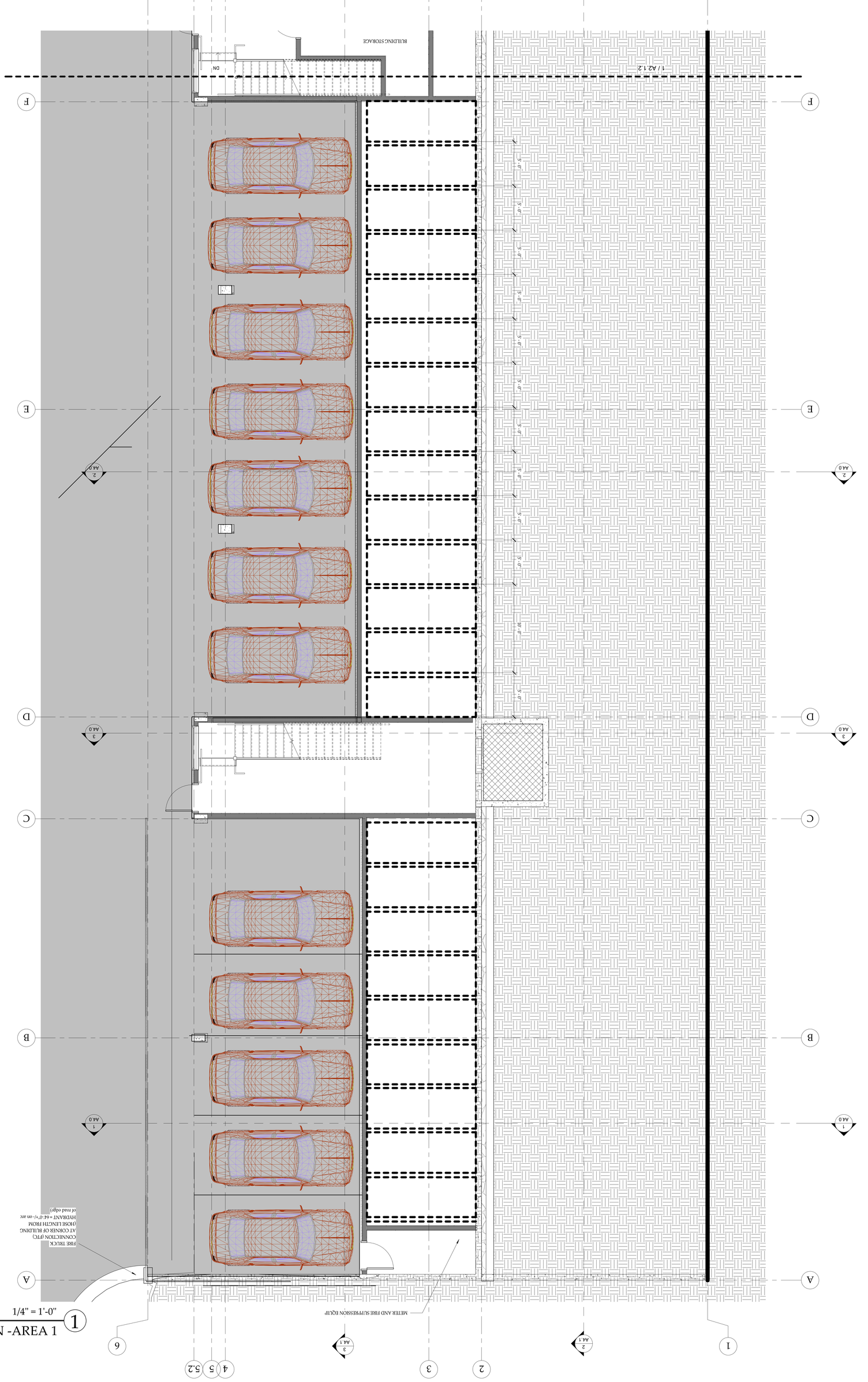
6/22/2022 9:26:06 AM



1 GARAGE/FIRST LEVEL PLAN -AREA 1
1/4" = 1'-0"

Date:	6-22-22
Project number:	2175
1ST LEVEL PLAN AREA 1	
A2.1.1	

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435 EBY CREEK APARTMENTS

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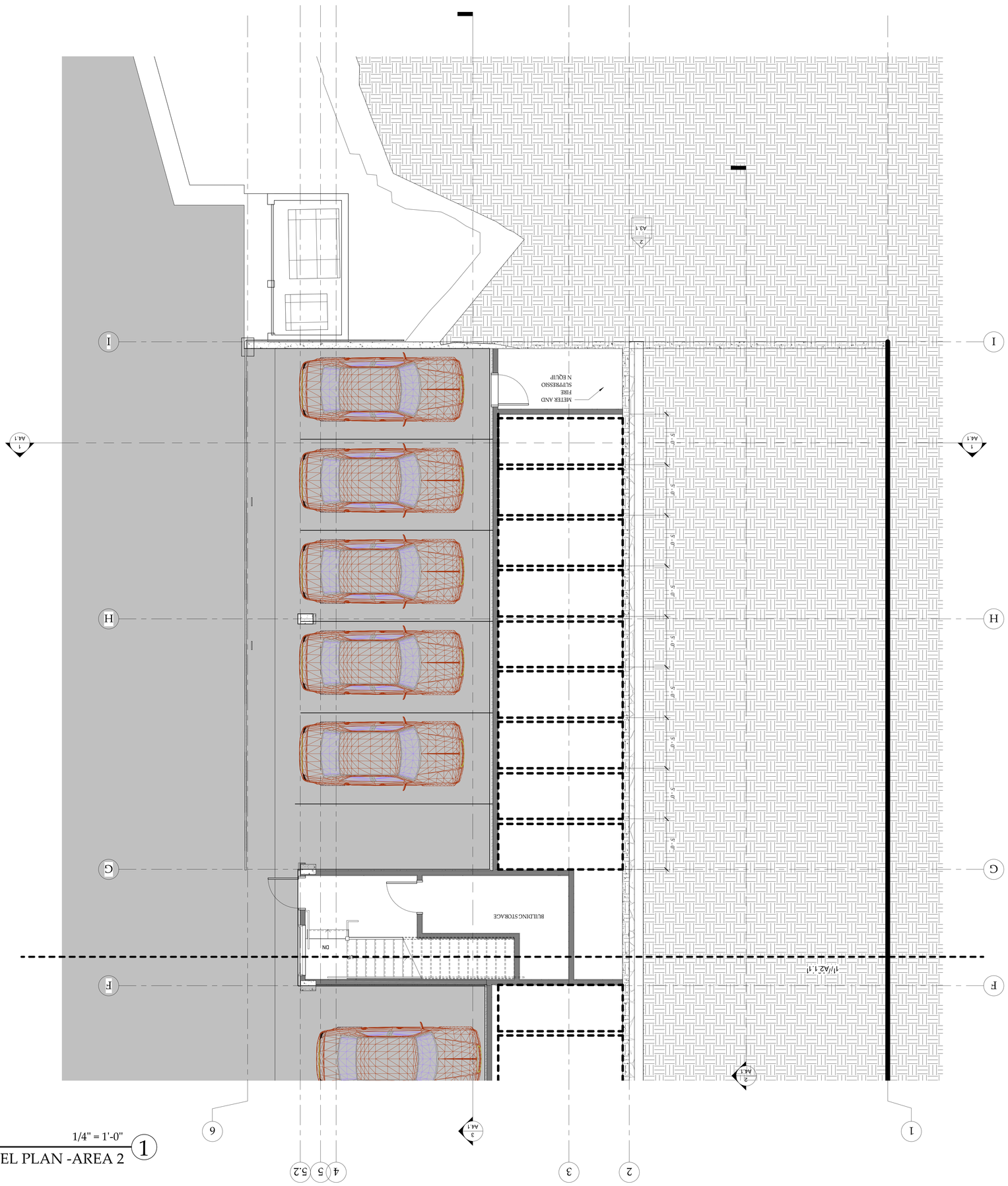

1/4" = 1'-0"

1 GARAGE/FIRST LEVEL PLAN -AREA 2

Date:	6-22-22
Project number:	2175
1ST LEVEL PLAN AREA 2	
A2.1.2	

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435 EBY CREEK APARTMENTS

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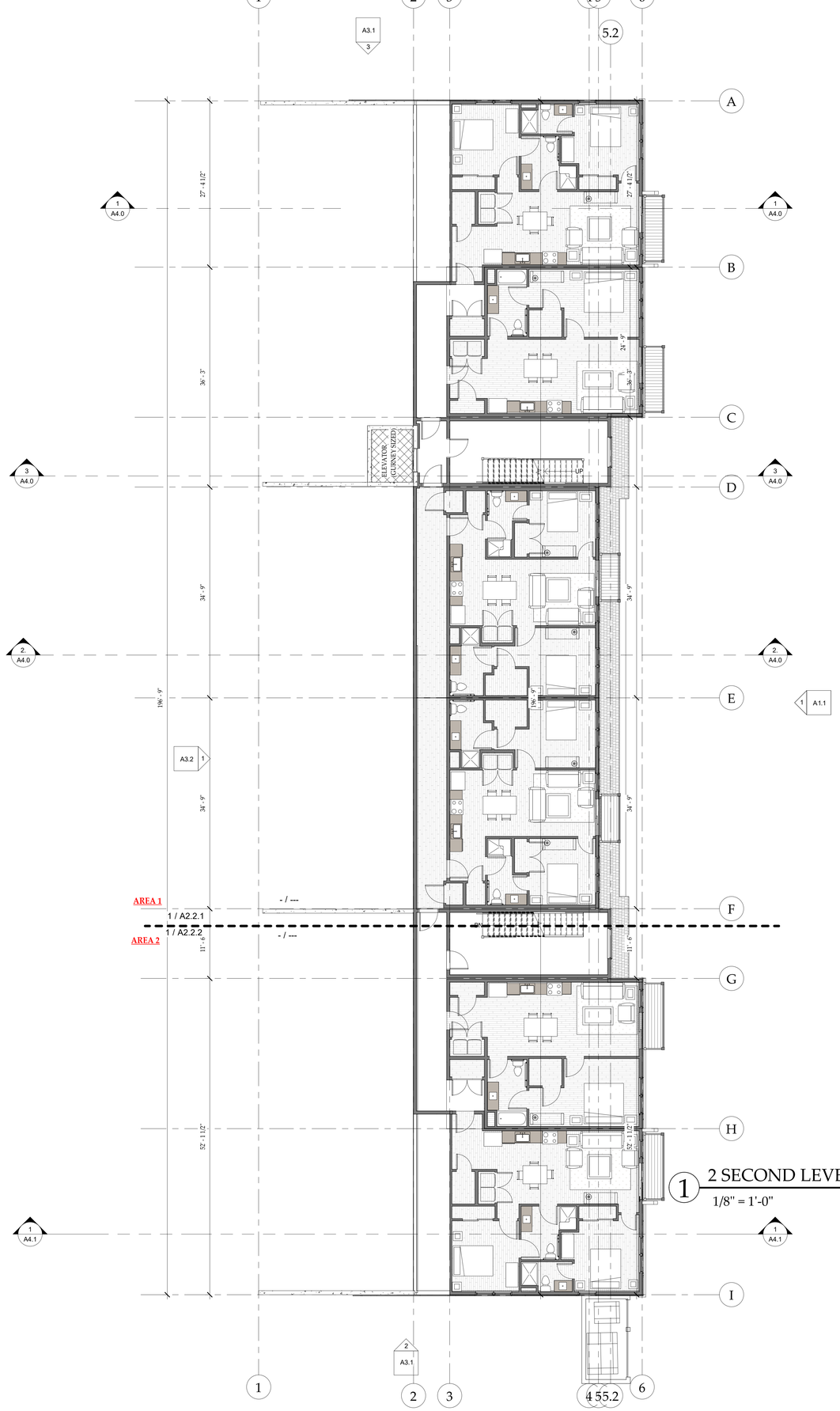

1 2 SECOND LEVEL PLAN 1/8" SCALE

1/8" = 1'-0"

UNIT MATRIX

LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM
SECOND LEVEL	(2) ONE BDRM	(4) TWO BDRM	(0) THREE BRDM
THIRD LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
FOURTH LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
	(6) ONE BDRM	(24) TWO BDRM	(0) THREE BDRM

TOTAL #=30 UNITS

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Date: 6-22-22
Project number: 2175
SECOND LEVEL PLAN
A2.2

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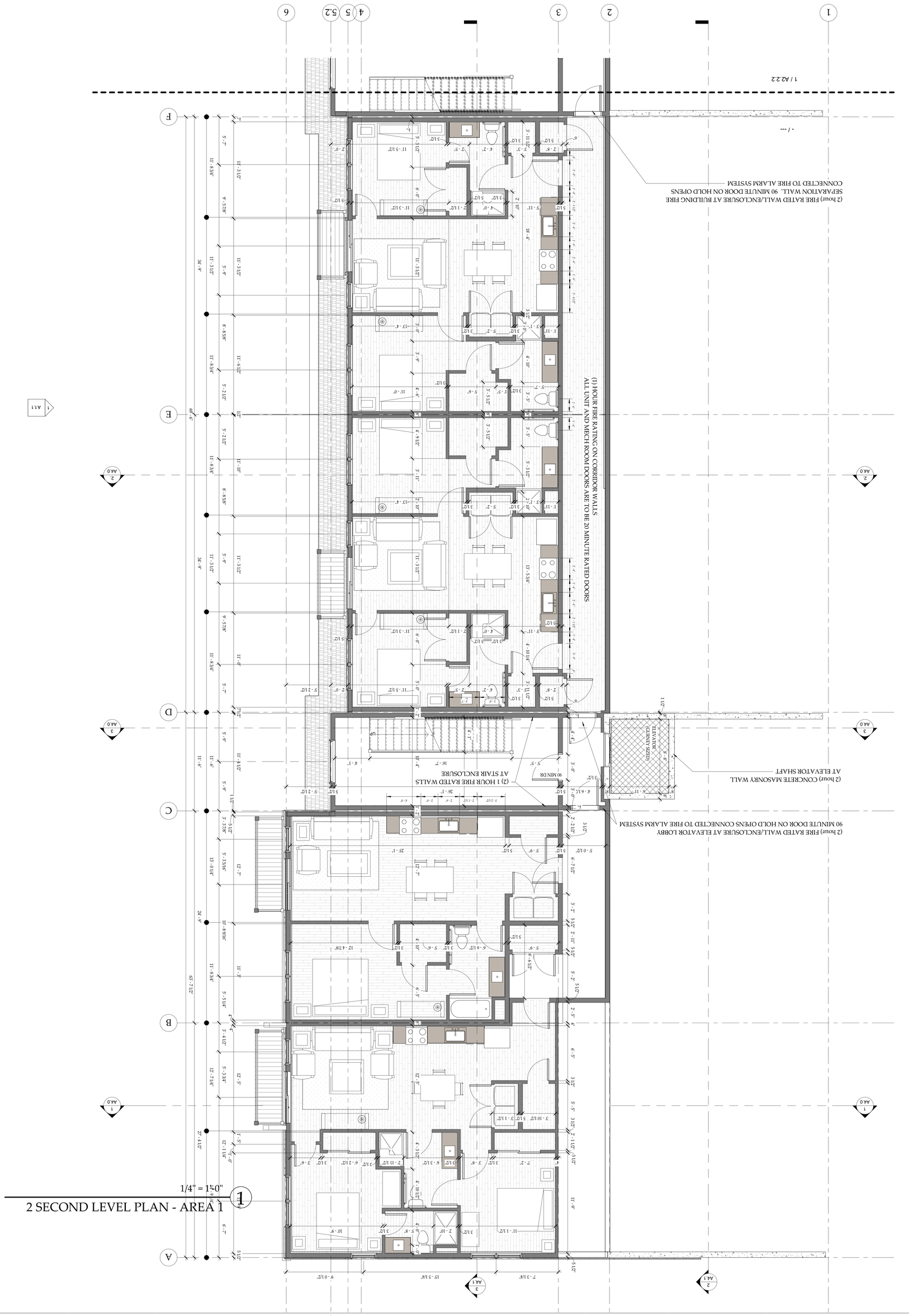
6/22/2022 9:26:14 AM



Date:	6-22-22
Project number:	2175
2ND LEVEL AREA 1	
A2.2.1	

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435 EBY CREEK APARTMENTS

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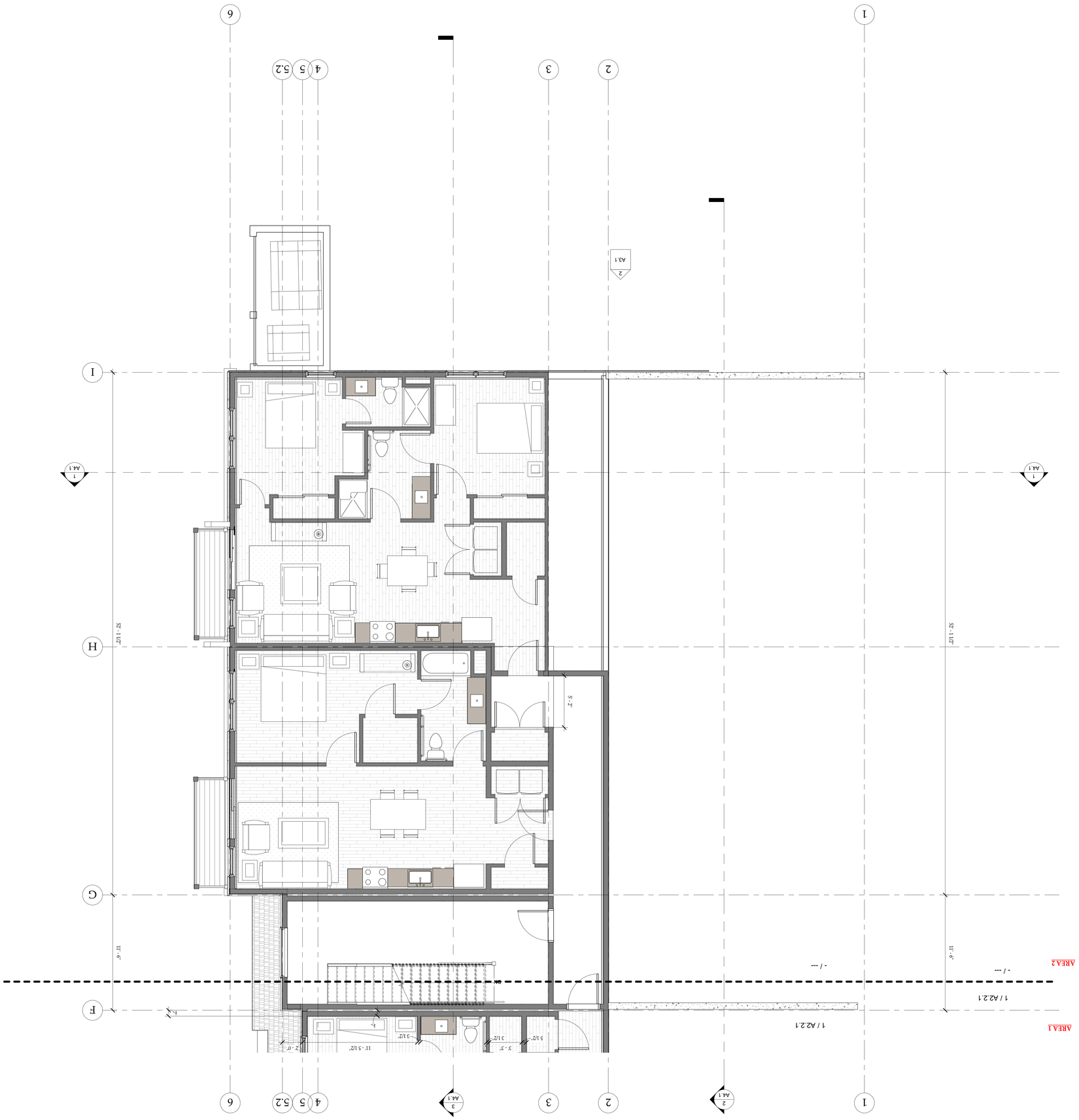

1/4" = 1'-0"

2 SECOND LEVEL PLAN - AREA 2 (1)

Date:	6-22-22
Project number:	2175
2ND LEVEL AREA 2	
A2.2.2	

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435 EBY CREEK APARTMENTS

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435 EBY CREEK ROAD
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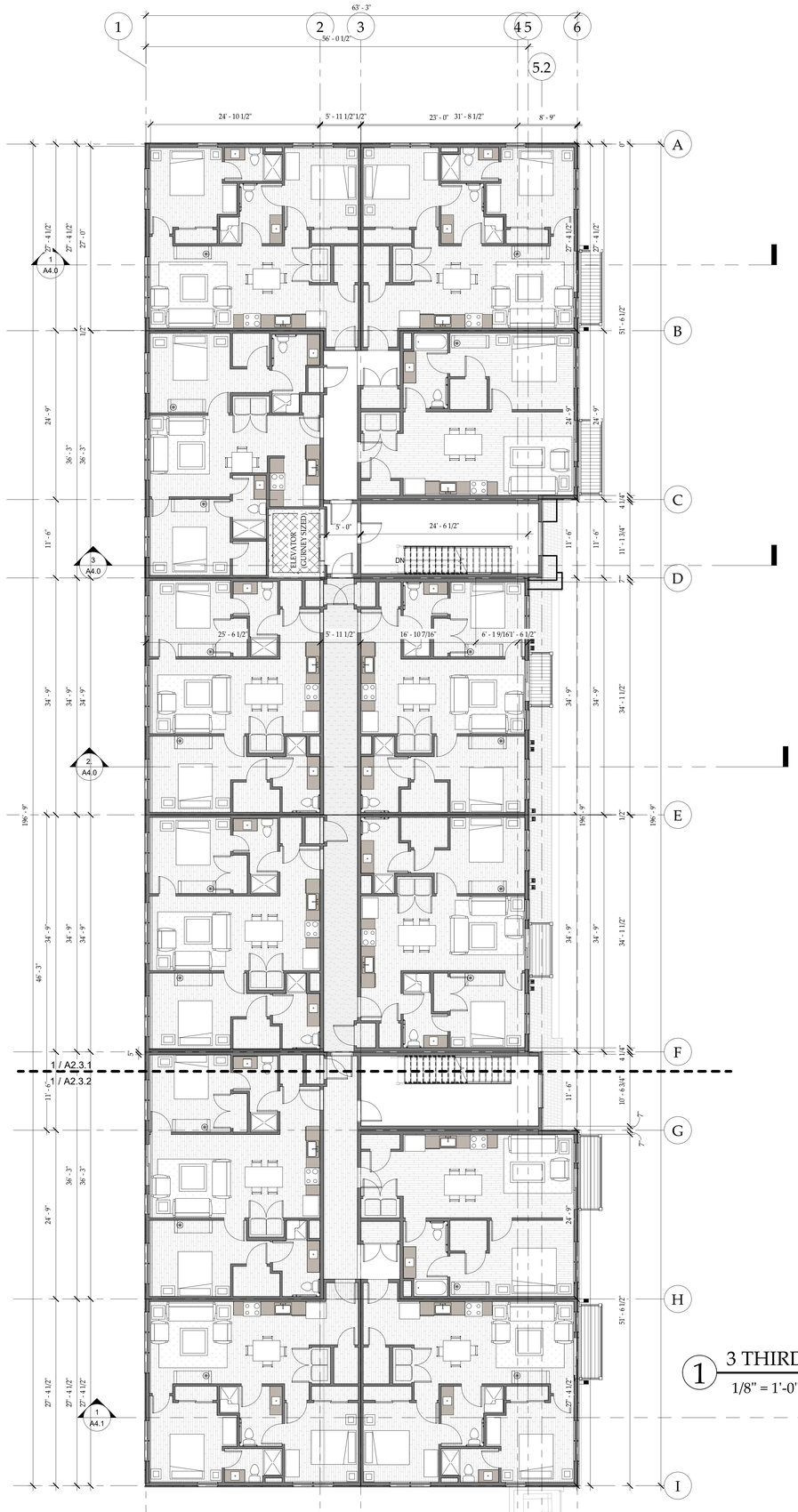

1 3 THIRD LEVEL PLAN 1/8" SCALE

1/8" = 1'-0"

UNIT MATRIX

LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM
SECOND LEVEL	(2) ONE BDRM	(4) TWO BDRM	(0) THREE BRDM
THIRD LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
FOURTH LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
	(6) ONE BDRM	(24) TWO BDRM	(0) THREE BDRM

TOTAL #=30 UNITS

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Date: 6-22-22
Project number: 2175
THIRD LEVEL PLAN
A2.3

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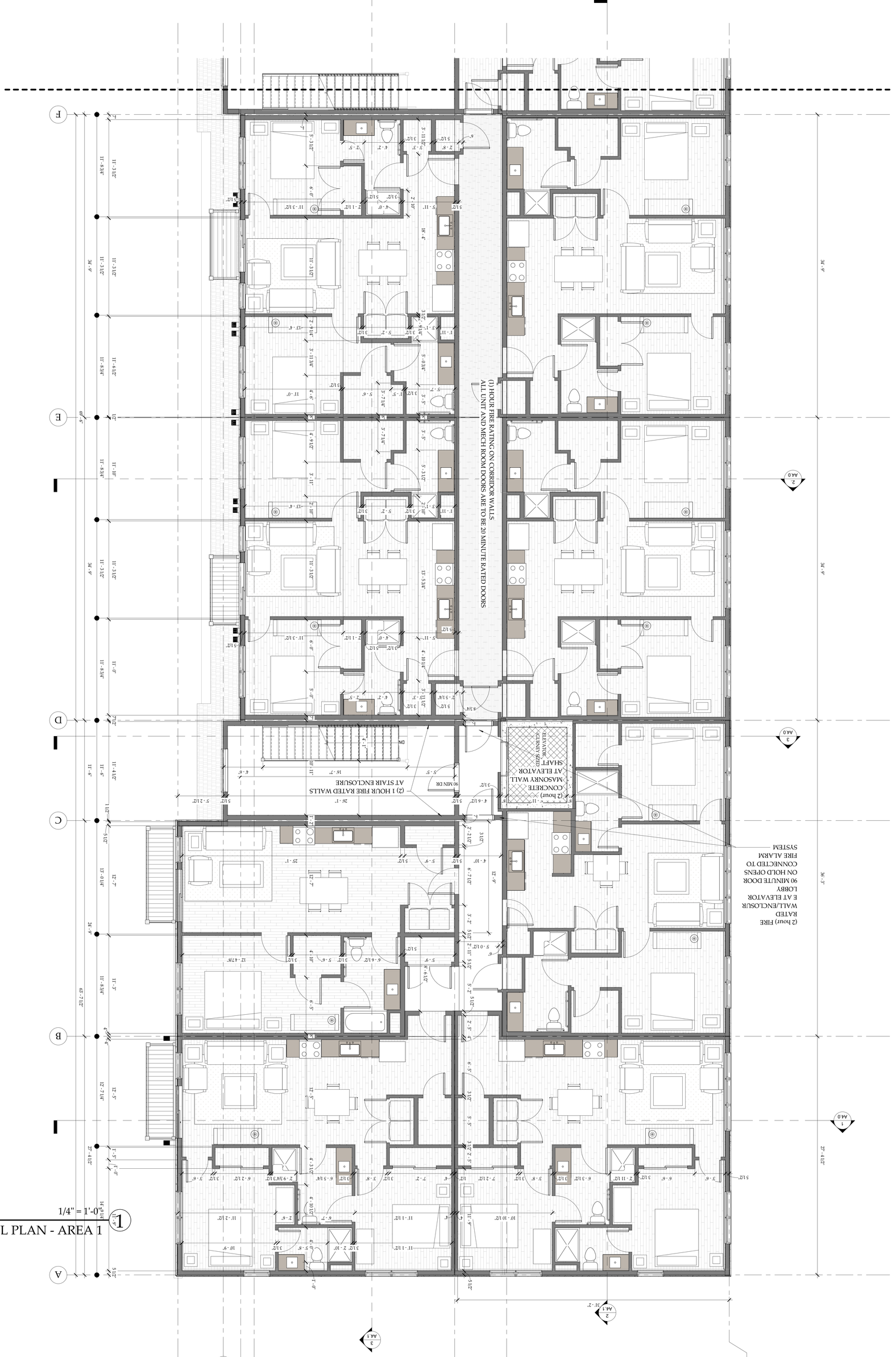

1/4" = 1'-0"

3 THIRD LEVEL PLAN - AREA 1

Date:	6-22-22
Project number:	2175
3RD LEVEL PLAN AREA 1	

A2.3.1

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435 EBY CREEK APARTMENTS

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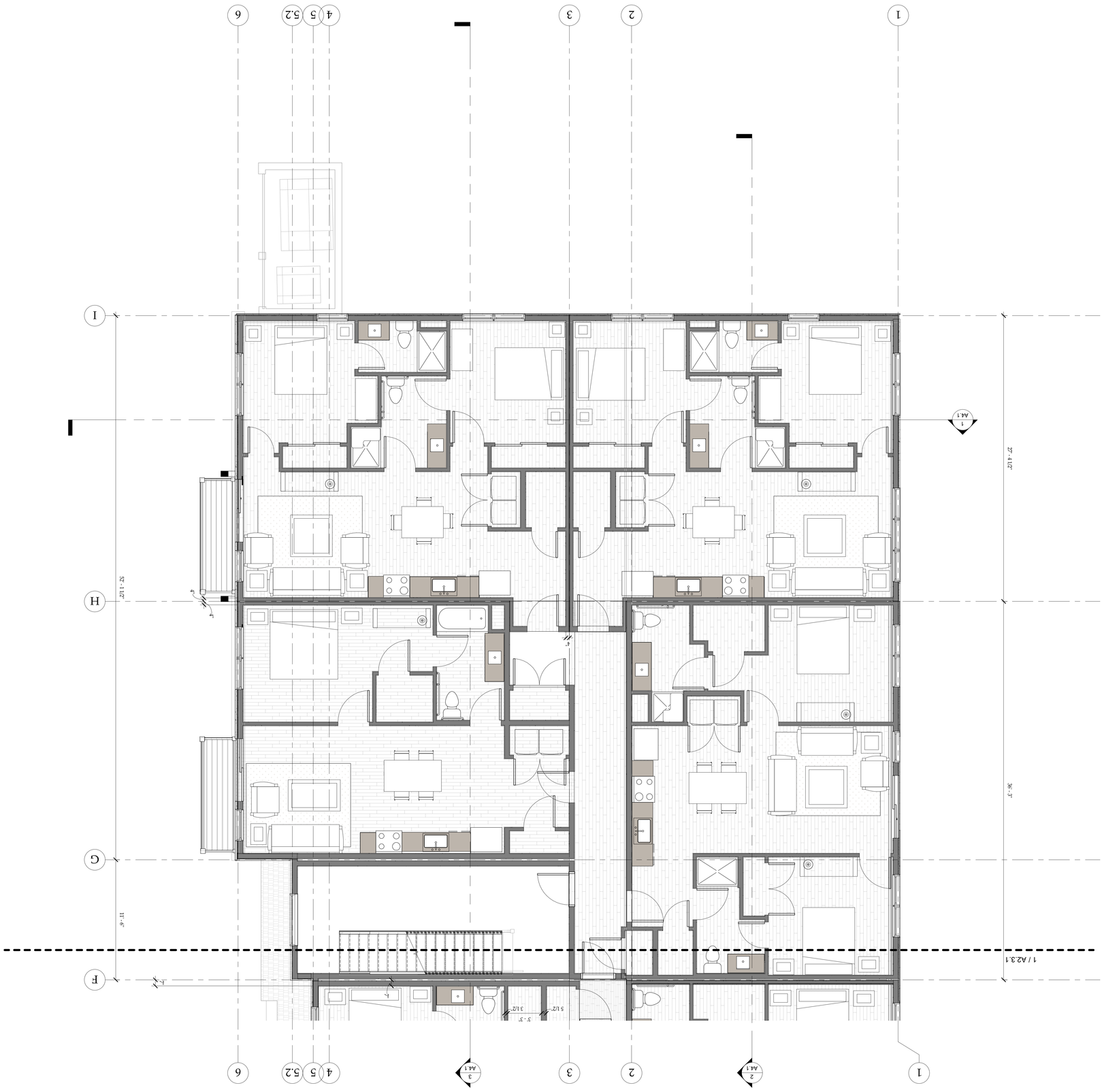

1/4" = 1'-0"
1
3 THIRD LEVEL PLAN - AREA 2

Date:	6-22-22
Project number:	2175
3RD LEVEL PLAN AREA 2	
A2.3.2	

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435 EBY CREEK APARTMENTS

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435 EBY CREEK ROAD
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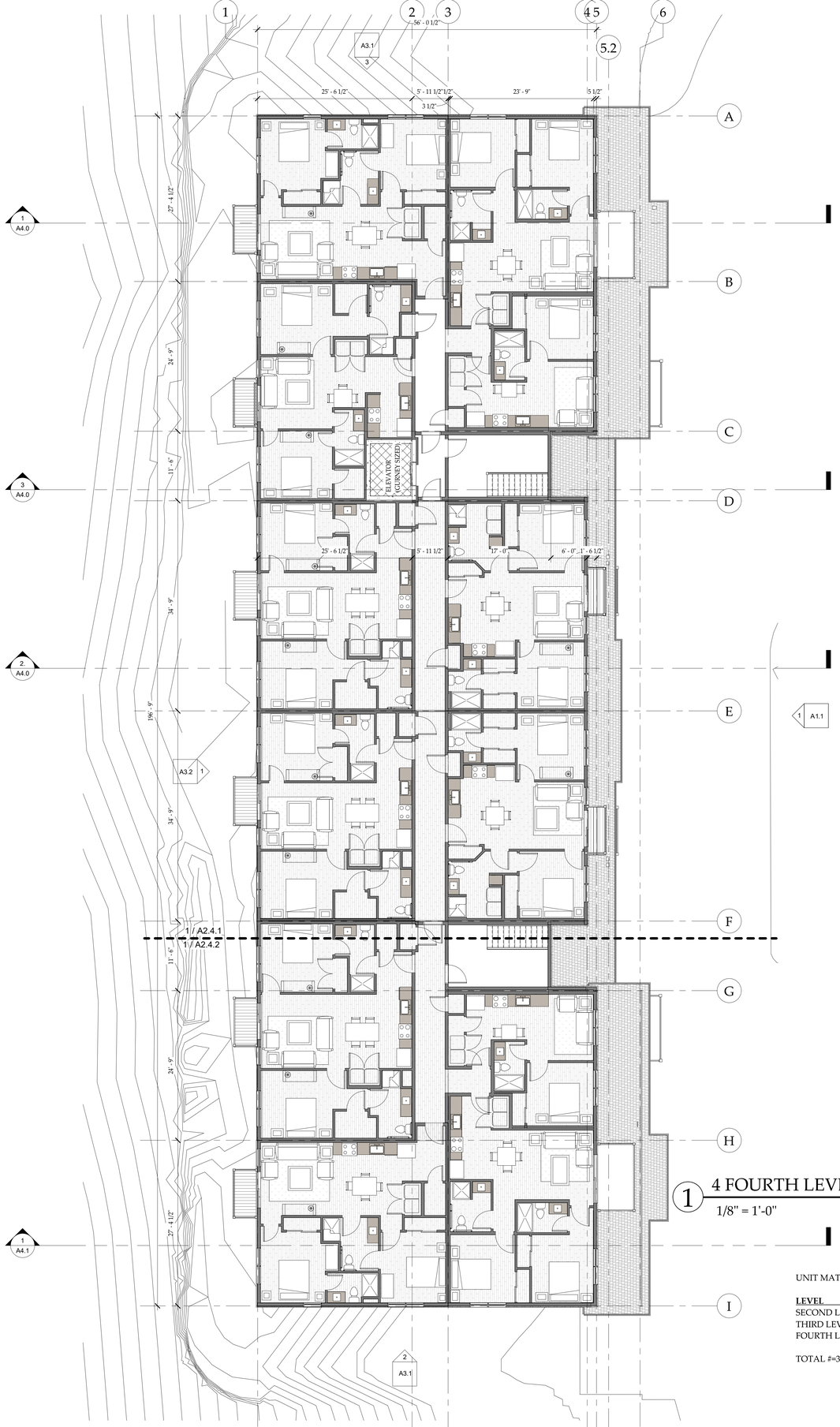

1 4 FOURTH LEVEL PLAN 1/8" SCALE

1/8" = 1'-0"

UNIT MATRIX

LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM
SECOND LEVEL	(2) ONE BDRM	(4) TWO BDRM	(0) THREE BRDM
THIRD LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
FOURTH LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
	(6) ONE BDRM	(24) TWO BDRM	(0) THREE BDRM

TOTAL #=30 UNITS

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435 EBY CREEK APARTMENTS

435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

NOT FOR CONSTRUCTION

Date: 6-22-22
Project number: 2175
FOURTH LEVEL PLAN
A2.4

6/22/2022 9:26:23 AM

6/22/2022 9:26:24 AM

UNIT MATRIX

LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM
SECOND LEVEL	(2) ONE BDRM	(4) TWO BDRM	(0) THREE BRDM
THIRD LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
FOURTH LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
	(6) ONE BDRM	(24) TWO BDRM	(0) THREE BDRM
TOTAL #=30 UNITS			

1/4" = 1'-0"

1

4 FOURTH LEVEL PLAN - AREA 1

Date:	6-22-22
Project number:	2175
4TH LEVEL PLAN AREA 1	

A2.4.1

NOT FOR CONSTRUCTION

435 EBY CREEK APARTMENTS

-

435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

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6/22/2022 9:26:26 AM

UNIT MATRIX

LEVEL	1 BEDROOM	2 BEDROOM	3 BEDROOM
SECOND LEVEL	(2) ONE BDRM	(4) TWO BDRM	(0) THREE BDRM
THIRD LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
FOURTH LEVEL	(2) ONE BDRM	(10) TWO BDRM	(0) THREE BDRM
TOTAL #=30 UNITS	(6) ONE BDRM	(24) TWO BDRM	(0) THREE BDRM

1/4" = 1'-0"

1

4 FOURTH LEVEL PLAN - AREA 2

Date:	6-22-22
Project number:	2175
4TH LEVEL PLAN AREA 2	

A2.4.2

NOT FOR CONSTRUCTION

435 EBY CREEK APARTMENTS

-

435 EBY CREEK ROAD

Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II

UPDATED DEVELOPMENT PERMIT SET

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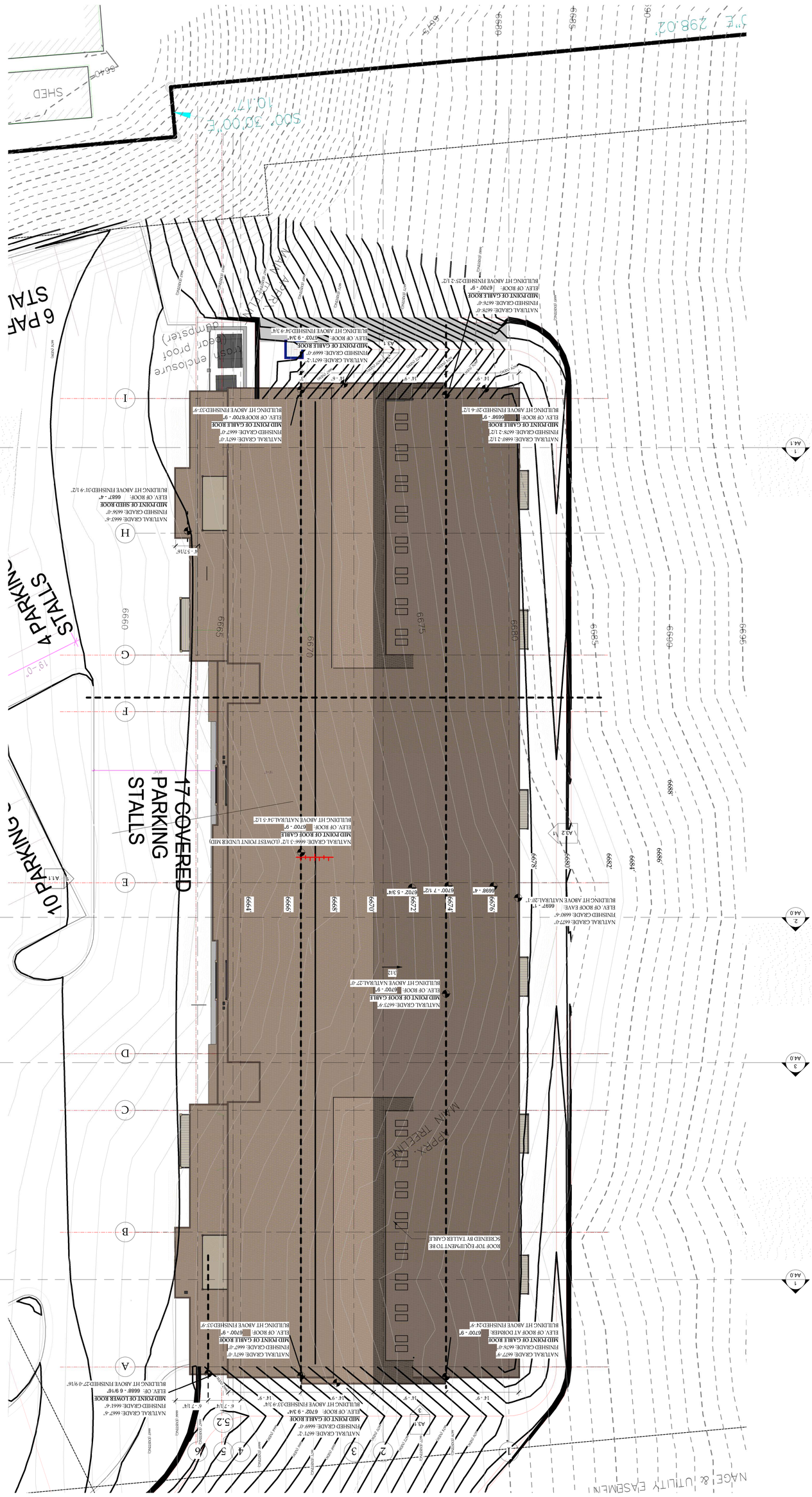

1/8" = 1'-0"

1 ROOF PLAN color

Date:	6-22-22
Project number:	2175
ROOF PLAN	
A2.5	

NOT FOR CONSTRUCTION

435 EBY CREEK APARTMENTS

-

435 EBY CREEK ROAD

Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II

UPDATED DEVELOPMENT PERMIT SET

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1 3D View 1

435 EBY CREEK APARTMENTS

435 EBY CREEK ROAD

Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II

UPDATED DEVELOPMENT PERMIT SET

NOT FOR CONSTRUCTION

Date: 6-22-22

Project number: 2175

EXTERIOR ELEVATIONS

A3.0

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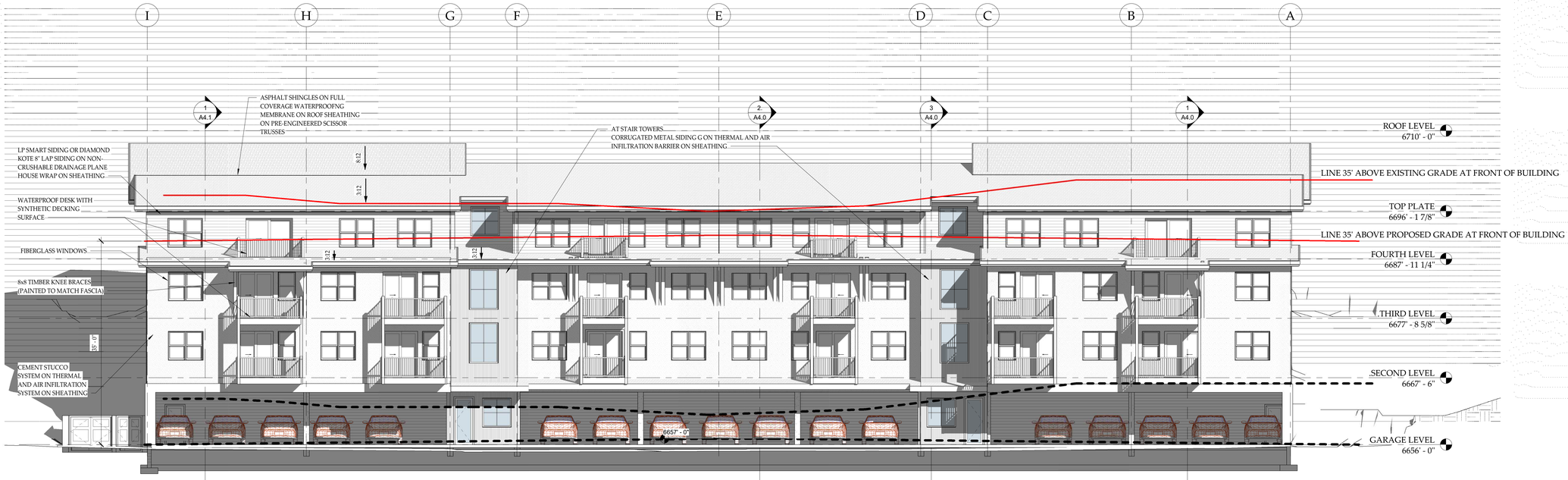
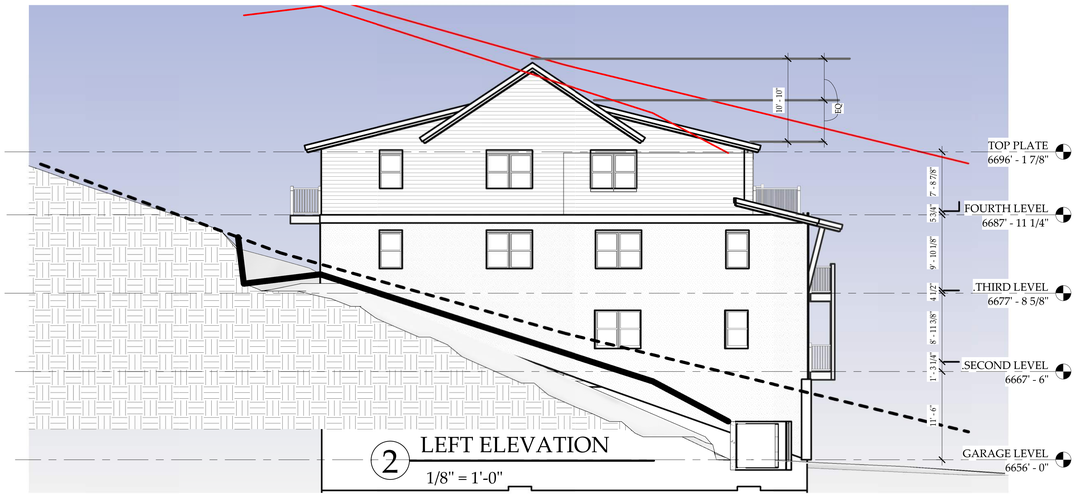


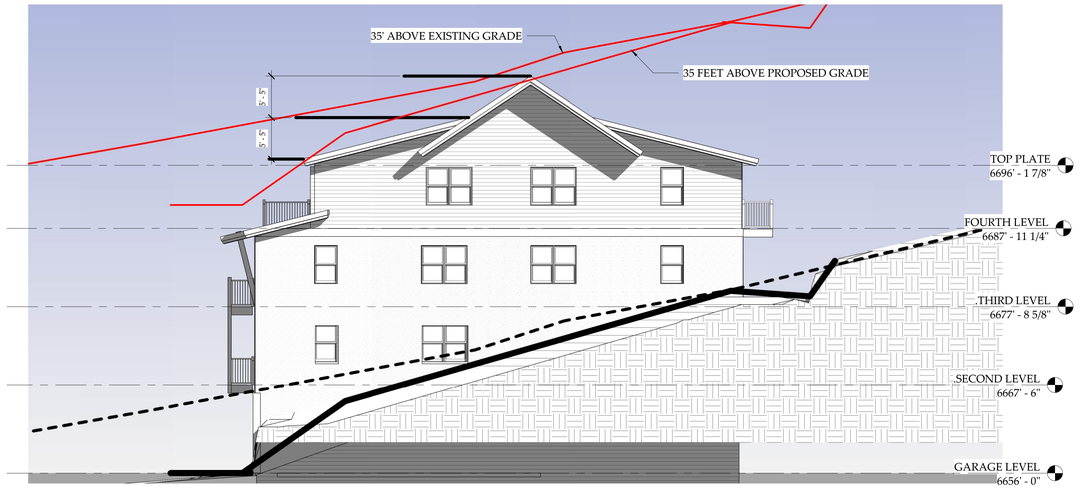
1 FRONT Elevation

1/8" = 1'-0"



2 LEFT ELEVATION

1/8" = 1'-0"



3 RIGHT Elevation

1/8" = 1'-0"

Roofing:
50 -Year Asphalt shingle
Elk-Gaf, High Def, Weathered Wood

Flashing and Gutters:
Paint lock aluminum
Color: black

Decks: Synthetic Brazilian Walnut

Drive/Parking Lot: Asphalt drive

Windows: Fiberglass windows and doors
Color: Dark Bronze

Stair Tower Metal Siding:
Corrugated metal,
vertical, Color, charcoal gray

Siding, 8" LP siding or Diamond kote
Color: SEAL

Timbers, trim, and fascia,
2x6 and 2x10 Fascia Trim
8x8 knee braces
Color: Graphite

Cement Stucco
Very Light Hand Trowel-freeform
square corners
Sto- Indiana Limestone LRV 60

Railing Pickets and rails
Black: 42" tall

Redi Rock retain wall system

MATERIAL DESCRIPTIONS

12" = 1'-0"

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

REVISIONS		
No.	Description	Date

Consultant
Address
Address
Phone
Fax
e-mail

435 EBY CREEK APARTMENTS

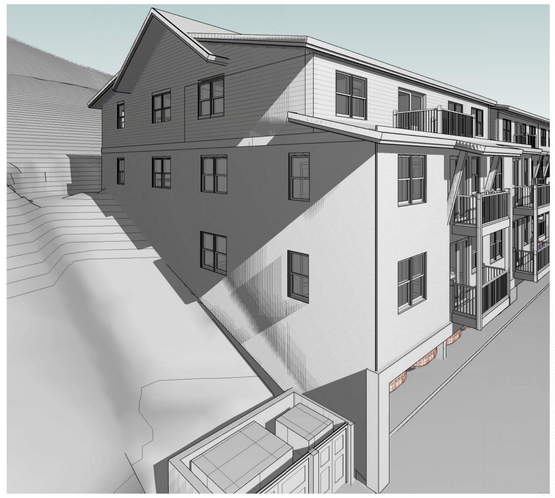
435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

NOT FOR CONSTRUCTION

Date: 6-22-22
Project number: 2175
EXTERIOR ELEVATIONS

A3.1

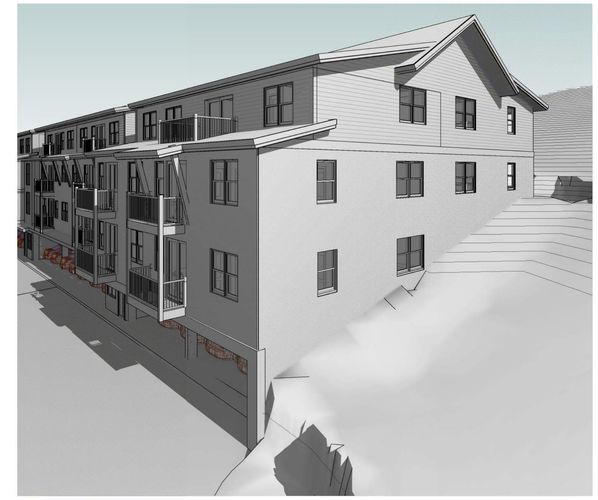
6/22/2022 9:26:56 AM



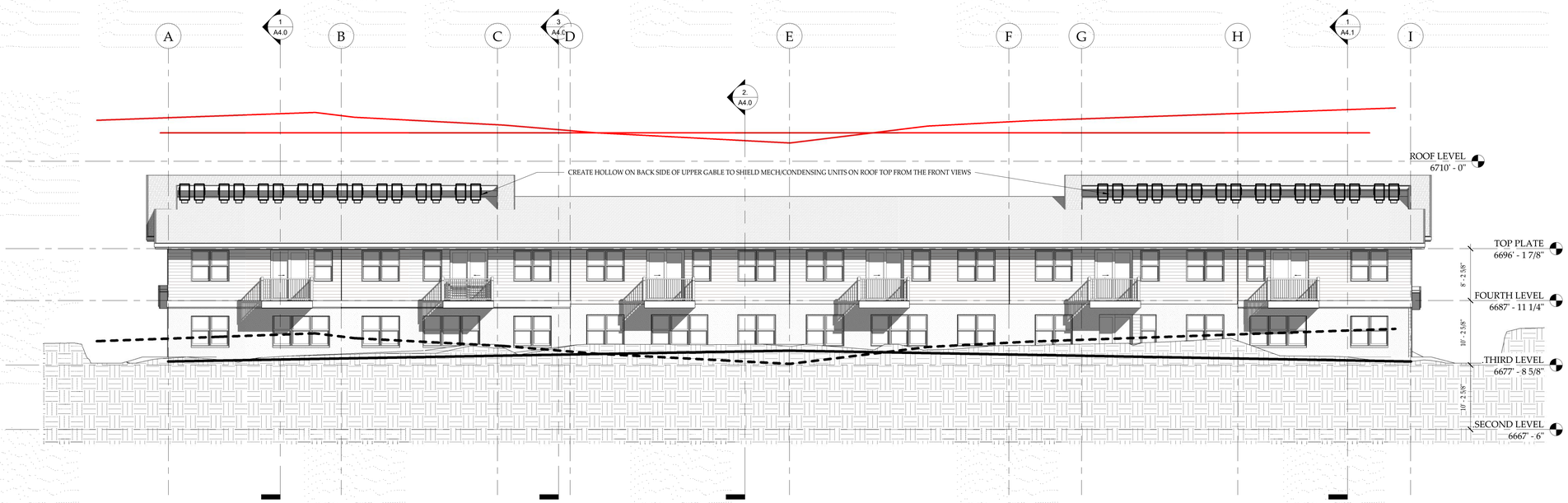
2 3D View OF FRONT LEFT CORNER

3 3D View OF FRONT LEFT

4 3D View CENTER STAIR



5 3D View OF FRONT RIGHT CORNER



1 REAR Elevation

1/8" = 1'-0"

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435 EBY CREEK APARTMENTS

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NOT FOR CONSTRUCTION

Date: 6-22-22
Project number: 2175
EXTERIOR ELEVATIONS
A3.2

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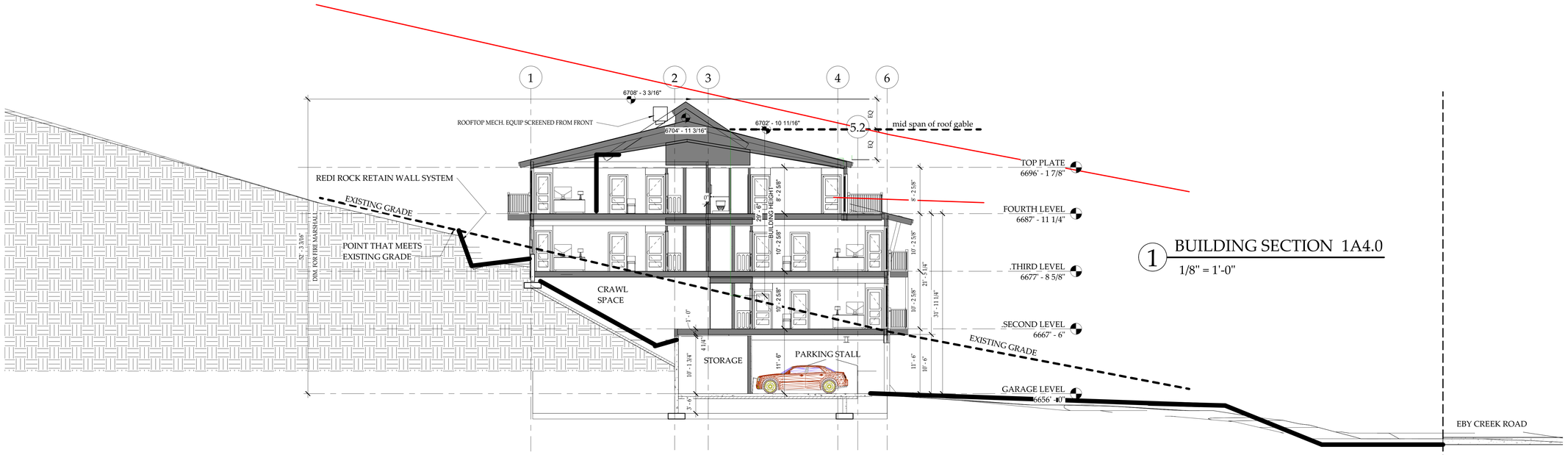
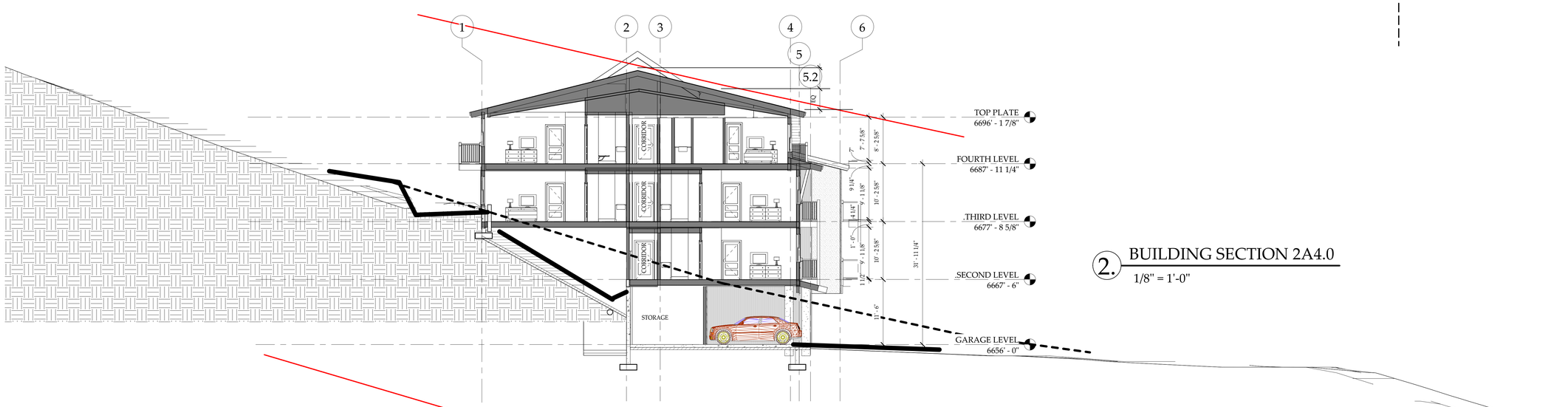


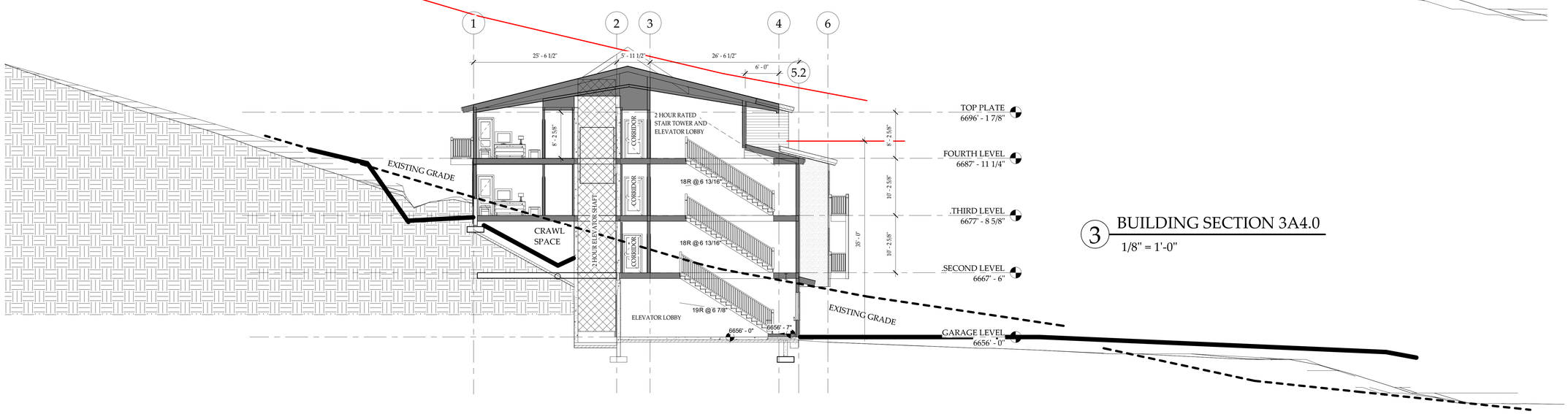
1 BUILDING SECTION 1A4.0

1/8" = 1'-0"



2. BUILDING SECTION 2A4.0

1/8" = 1'-0"



3 BUILDING SECTION 3A4.0

1/8" = 1'-0"

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435 EBY CREEK APARTMENTS

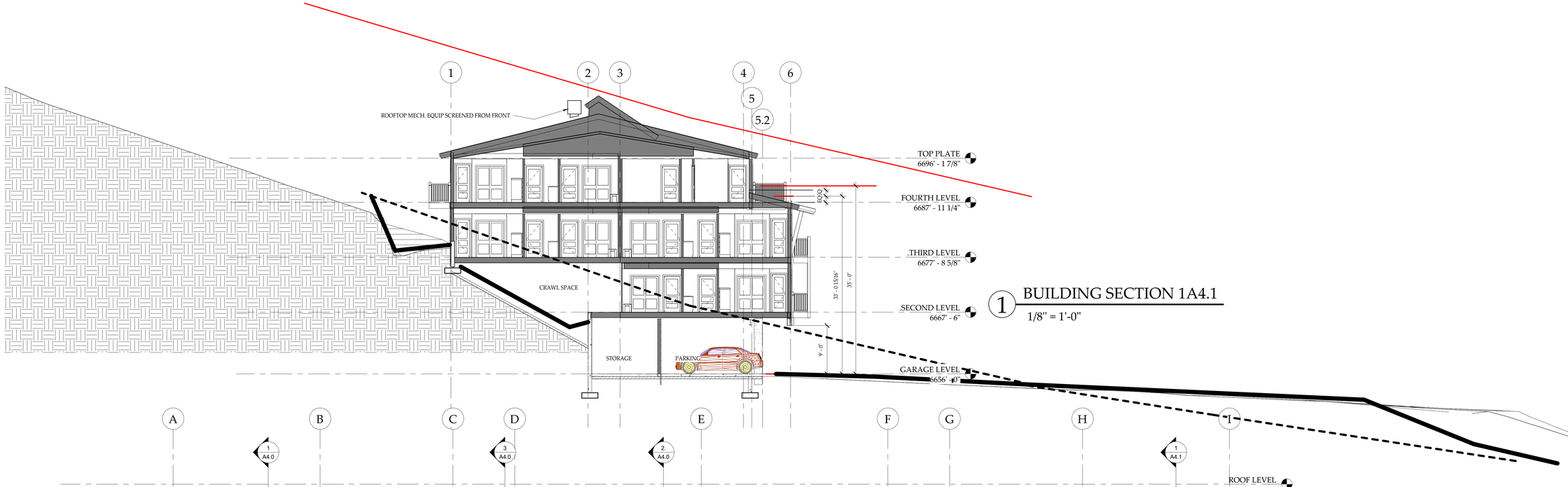
435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

NOT FOR CONSTRUCTION

Date: 6-22-22
Project number: 2175
BUILDING SECTIONS

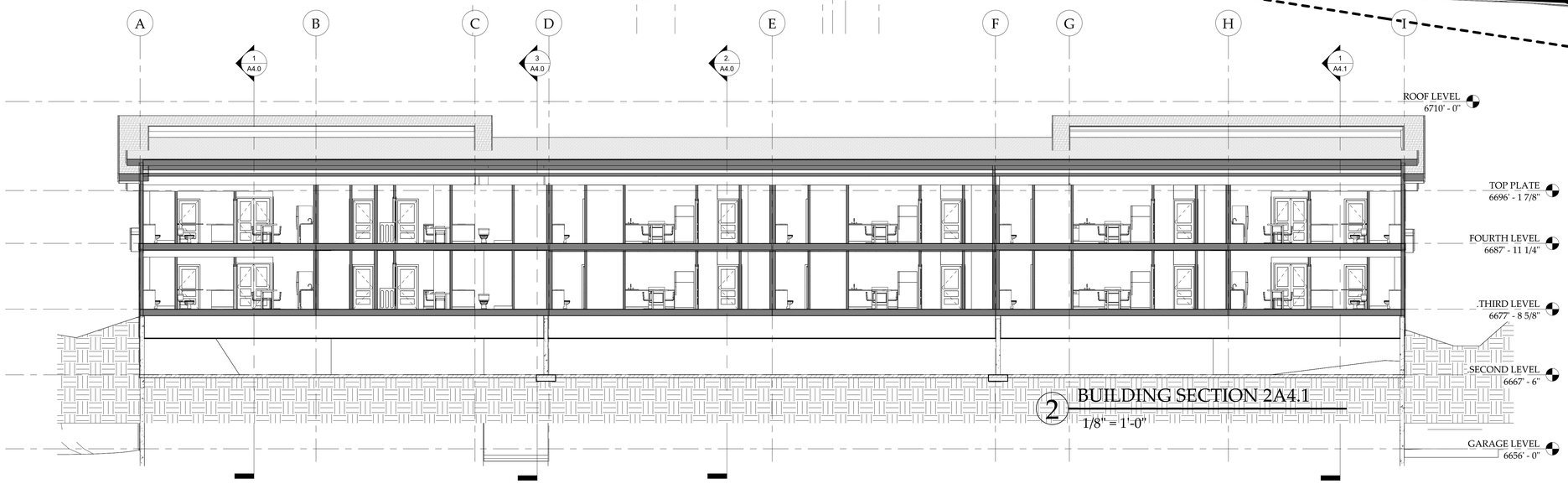
A4.0

6/22/2022 9:27:34 AM



1 BUILDING SECTION 1A4.1

1/8" = 1'-0"



2 BUILDING SECTION 2A4.1

1/8" = 1'-0"

3 BUILDING SECTION 3A4.1

1/8" = 1'-0"

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435 EBY CREEK APARTMENTS

435 EBY CREEK ROAD
Subdivision: PERRY SUBDIVISION Lot: 3, PHASE II
UPDATED DEVELOPMENT PERMIT SET

NOT FOR CONSTRUCTION

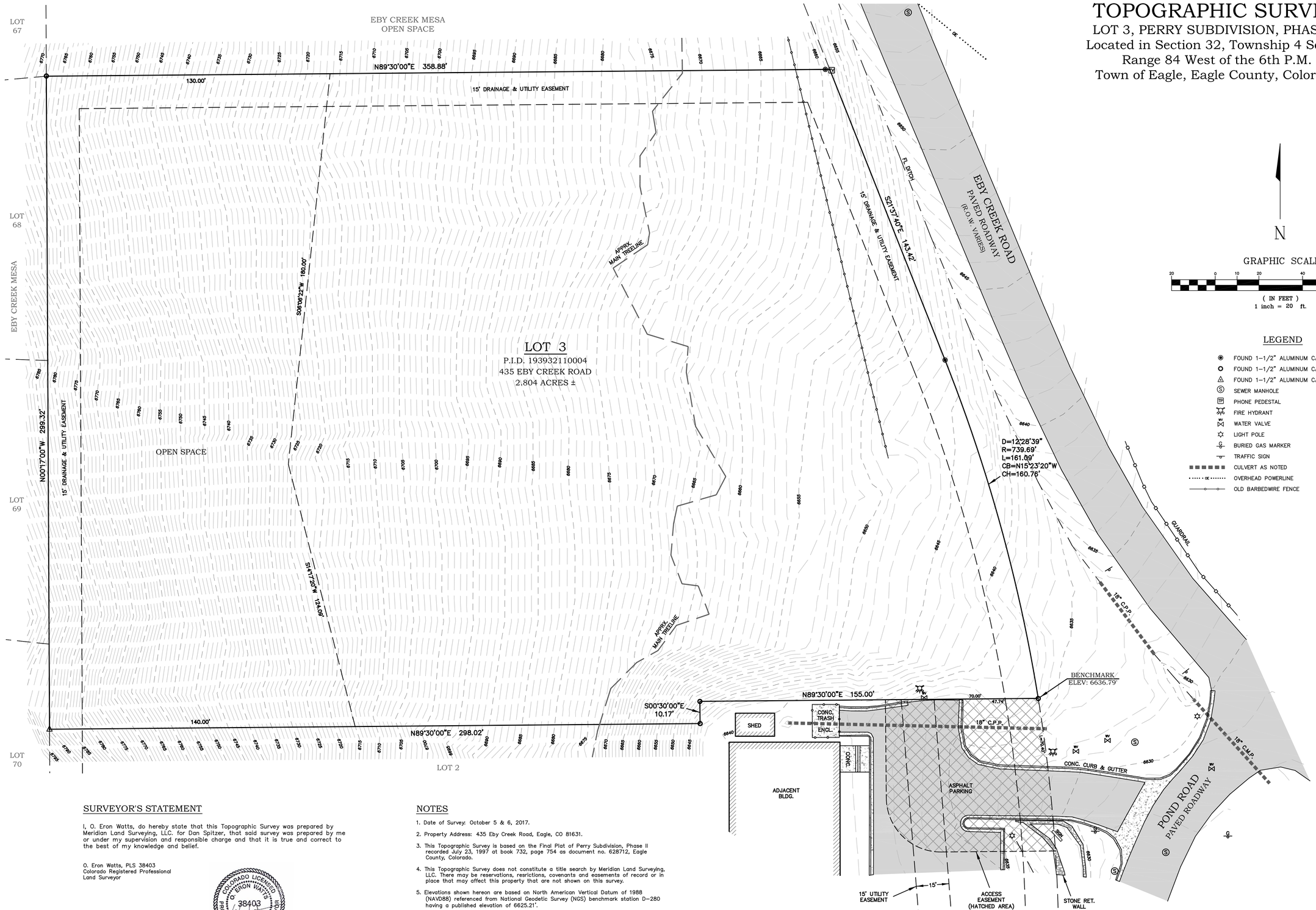
Date: 6-22-22
Project number: 2175
BUILDING SECTIONS

A4.1

6/22/2022 9:27:50 AM

TOPOGRAPHIC SURVEY

LOT 3, PERRY SUBDIVISION, PHASE II
Located in Section 32, Township 4 South,
Range 84 West of the 6th P.M.
Town of Eagle, Eagle County, Colorado



N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- FOUND 1-1/2" ALUMINUM CAP LS25630
- FOUND 1-1/2" ALUMINUM CAP LS30093
- FOUND 1-1/2" ALUMINUM CAP LS26967
- SEWER MANHOLE
- PHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- BURIED GAS MARKER
- TRAFFIC SIGN
- CULVERT AS NOTED
- OVERHEAD POWERLINE
- OLD BARBEDWIRE FENCE

SURVEYOR'S STATEMENT

I, O. Eron Watts, do hereby state that this Topographic Survey was prepared by Meridian Land Surveying, LLC. for Dan Spitzer, that said survey was prepared by me or under my supervision and responsible charge and that it is true and correct to the best of my knowledge and belief.

O. Eron Watts, PLS 38403
Colorado Registered Professional
Land Surveyor

COLORADO LICENSED
O. ERON WATTS
38403
10-11-17
PROFESSIONAL LAND SURVEYOR

NOTES

1. Date of Survey: October 5 & 6, 2017.
2. Property Address: 435 Eby Creek Road, Eagle, CO 81631.
3. This Topographic Survey is based on the Final Plat of Perry Subdivision, Phase II recorded July 23, 1997 at book 732, page 754 as document no. 628712, Eagle County, Colorado.
4. This Topographic Survey does not constitute a title search by Meridian Land Surveying, LLC. There may be reservations, resrictions, covenants and easements of record or in place that may affect this property that are not shown on this survey.
5. Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) referenced from National Geodetic Survey (NGS) benchmark station D-280 having a published elevation of 6625.21'.
6. Contour interval equals 1 foot.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TOPOGRAPHIC SURVEY
LOT 3, PERRY SUBDIVISION, PHASE II
ACCORDING TO THE FINAL PLAT RECORDED JULY 23, 1997
AT BOOK 732, PAGE 754 AS DOCUMENT NO. 628712
LOCATED IN SEC. 32, T4S, R84W, 6TH P.M.
TOWN OF EAGLE, EAGLE COUNTY, COLORADO
435 EBY CREEK ROAD ROAD

SHEET:	1 OF 1
DATE:	10/11/2017
FLD/OFF:	EW/EW
DWG NO:	17007-R1
REVISION:	TYPO 10/16/17

MERIDIAN LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0963