

PROJECT INFORMATION

Owner:	SAWATCH 263 RD LLC PO BOX 2322 AVON, CO 81620-2322
Location:	263 SAWATCH DRIVE (Subdivision: 700 CHAMBERS AVENUE SUBDIVISION Lot: 2) Parcel # 1939-333-45-001
Owner:	CHAMBERS 700 LLC (TRACT A) PO BOX 2322 AVON, CO 81620-2322
Location:	700 CHAMBERS AVE #E (Subdivision: 700 CHAMBERS AVENUE SUBDIVISION Tract: A RESUBDIVISION OF LOT 1) Parcel # 1939-333-45-005
Architect:	Martin Manley Architects Jeffrey P Manley, AIA jeff@martinmanleyarchitects.com 970-688-0326
Civil:	Yarnell Consulting & Civil Design, LLC Justin Yarnell, PE (CO) Justin@TheYarnells.com 970-323-7008
Surveyor:	Gore Range Surveying Sam Ecker 970-37603154
Struct. Eng.:	KRM...To be Determined
Contractor:	Patriacca Construction/DW Dantas Construction PO BOX 4556 PO BOX 2322 EAGLE, CO 81631 AVON, CO 81620 970-328-7751 970-376-6111

PROJECT DESCRIPTION

3 buildings on the site that consist of 3 unit with each building. There is to be 1 commercial unit with an accessory apartment proposed....
* the commercial unit shall be deeded together with the apartment that is above.
* the project will combine Tract A and 263 Sawatch into a single lot

CODE SUMMARY

This project falls under the jurisdiction of:	
Class of Work:	New Construction
Type of Occupancy:	B/R-2
Type of Construction:	Type V-b (Sprinklered)
Levels:	2-story

FIRE DEPT. SUMMARY

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 FIRE-SPRINKLER SYSTEM AND MONITORED FIRE ALARM MUST BE INSTALLED PER FIRE DEPT. REQUIREMENTS.

GENERAL NOTES

THESE CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL SHEETS HAVE BEEN PREPARED IN RESPONSE TO THE SPECIFIC BASIC SERVICES REQUESTED BY THE OWNER CONTEMPLATING CONTINUED INVOLVEMENT, SELECTIONS AND DECISION MAKING BY THE GENERAL CONTRACTOR AND OWNER THROUGH COMPLETION OF CONSTRUCTION.

THESE DOCUMENTS INDICATE THE SCOPE OF ARCHITECTURAL DESIGN CONCEPTS APPROVED BY THE OWNER AND INCLUDE DIMENSIONS OF THE BUILDING, THE TYPES OF STRUCTURAL SYSTEMS AND AN OUTLINE OF THE ARCHITECTURAL AND STRUCTURAL ENGINEERING ELEMENTS OF CONSTRUCTION.

THESE CONSTRUCTION DOCUMENTS PROVIDE THE SCOPE OF SERVICES AS OUTLINED IN THE AGREEMENT FOR ARCHITECTURAL SERVICES AND THEREFORE DO NOT NECESSARILY INDICATE OR DESCRIBE ALL MATERIALS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK.

IT IS THE UNDERSTANDING OF THE ARCHITECT AND ENGINEER THAT THE GENERAL CONTRACTOR SHALL FURNISH ALL WORK REQUIRED FOR PROPER COMPLETION OF THE WORK AND THAT THE WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION IN ACCORDANCE WITH INDUSTRY STANDARDS AND ALL MANUFACTURERS SPECIFICATIONS, INSTRUCTIONS, AND WARRANTY REQUIREMENTS.

THE CONTRACTOR, BASED ON THE FOREGOING, SHALL PREPARE FOR OWNER REVIEW A REALISTIC BUDGET WITH A LATITUDE OF PRICES BASED ON ASSUMPTIONS OF SCOPE OF WORK AND OWNER PRODUCT SELECTIONS.

CONTRACTOR'S RESPONSIBILITIES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, CONSTRUCTION DOCUMENTS, STRUCTURAL DOCUMENTS, MUNICIPAL AND/OR COUNTY ZONING CODES, PERTINENT [IBC 2015](#) CODE REQUIREMENTS, AND GENERAL SPECIFICATIONS.

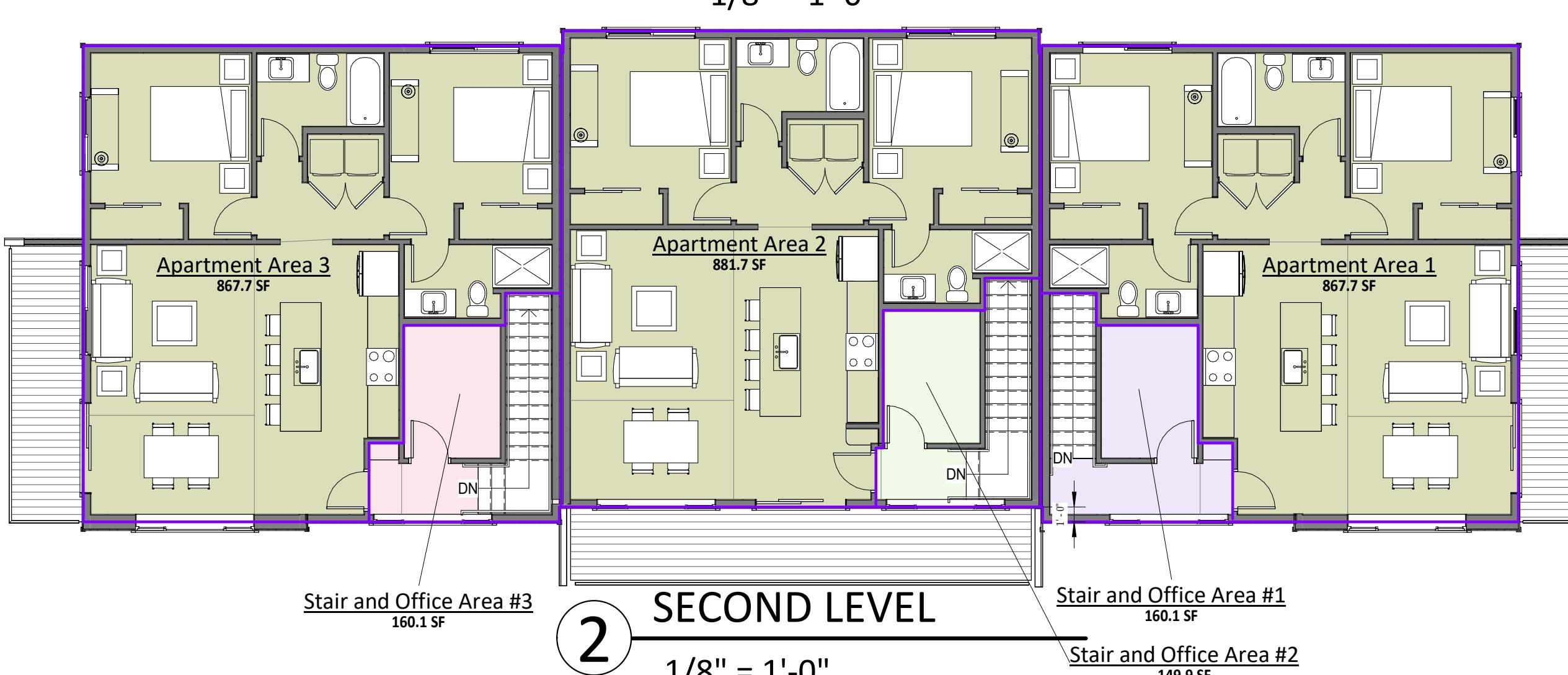
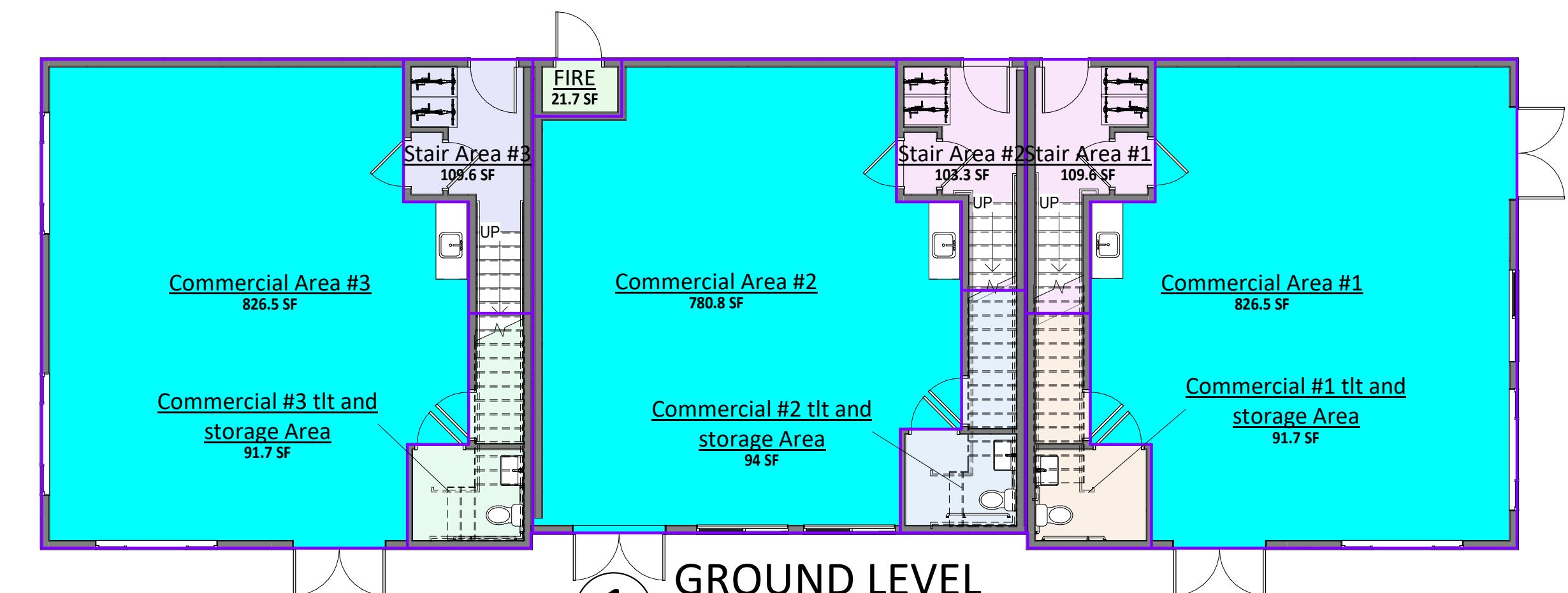
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MECHANICAL AND ELECTRICAL ENGINEERING, DESIGN, SPECIFICATIONS AND DRAWINGS AS REQUIRED FOR BUILDING PERMIT AND APPROVAL BY OWNER AND ARCHITECT.

SAWATCH LOT 2 DEVELOPMENT

263 SAWATCH DRIVE EAGLE COLORADO 81631

08-16-23

DEVELOPMENT PLAN PHASE



MATERIALS & COLORS

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



Flashing and Gutters:

Paint lock aluminum Color: dark bronze

Decks: Synthetic Gray

(Class B Flame Spread)

Walks: Concrete slab

Drive: Asphalt drive

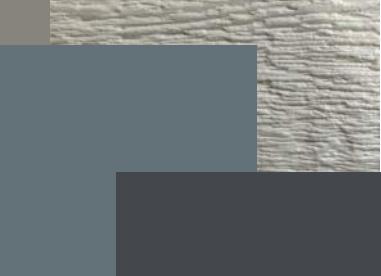
Windows: Fiberglass composite windows and doors

Color: Dark Bronze

Cement Stucco system:

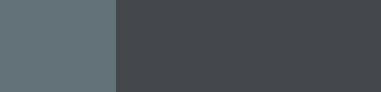
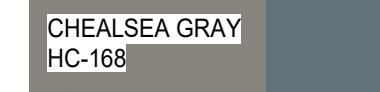
Very Light Hand Trowel-freeform square corners

Sto-Indiana Limestone 10622 LRV 60



Field Siding: 8" Lap Siding, LP Smart Siding,

Color: LP Color Strand Sand



Accent Siding South North building: 8" Lap Siding, LP Smart Siding,

Color: Chealsea Gray HC-168 (Benjamin Moore)

Accent Siding Center building: 8" Lap Siding, LP Smart Siding,

Color: Slate Tile SW 7624 (Sherwin Williams)

Accent Siding North building: 8" Lap Siding, LP Smart Siding,

Color: Witching Hour 2120-30 (Benjamin Moore)

Corner trim and window/door trim, 4" Color: match adjacent siding color

Fascia 1x4 and 1x8 Fascia Trim

Color: Witching Hour 2120-30 (Benjamin Moore)

Railing: Pickets and Rails metal, Black

Area Schedule (Residential unit 1)

Name	Area
Apartment Area 1	867.7 SF
Grand total: 1	867.7 SF

Area Schedule (Commercial unit...)

Name	Area
Commercial Area #1	826.5 SF
Stair Area #1	109.6 SF
Commercial #1 tlt and storage Area	91.7 SF
Stair and Office Area #1	160.1 SF
Grand total: 4	1188 SF

Area Schedule (Commercial)

Name	Area
Commercial Area #3	826.5 SF
Commercial Area #2	780.8 SF
Commercial #1 tlt and storage Area	91.7 SF
Stair and Office Area #1	109.6 SF
Commercial #3 tlt and storage Area	94 SF
Stair and Office Area #2	103.3 SF
Stair and Office Area #3	149.9 SF
Grand total: 4	1128 SF

Area Schedule (Residential unit 2)

Name	Area
Apartment Area 2	881.7 SF
Grand total: 1	881.7 SF

Area Schedule (Commercial unit 2)

Name	Area
Commercial Area #2	780.8 SF
Stair Area #2	103.3 SF
Commercial #2 tlt and storage Area	94 SF
Stair and Office Area #2	149.9 SF
Grand total: 4	1128 SF

Area Schedule (Residential unit 3)

Name	Area
Apartment Area 3	867.7 SF
Grand total: 1	867.7 SF

Area Schedule (Commercial unit 3)

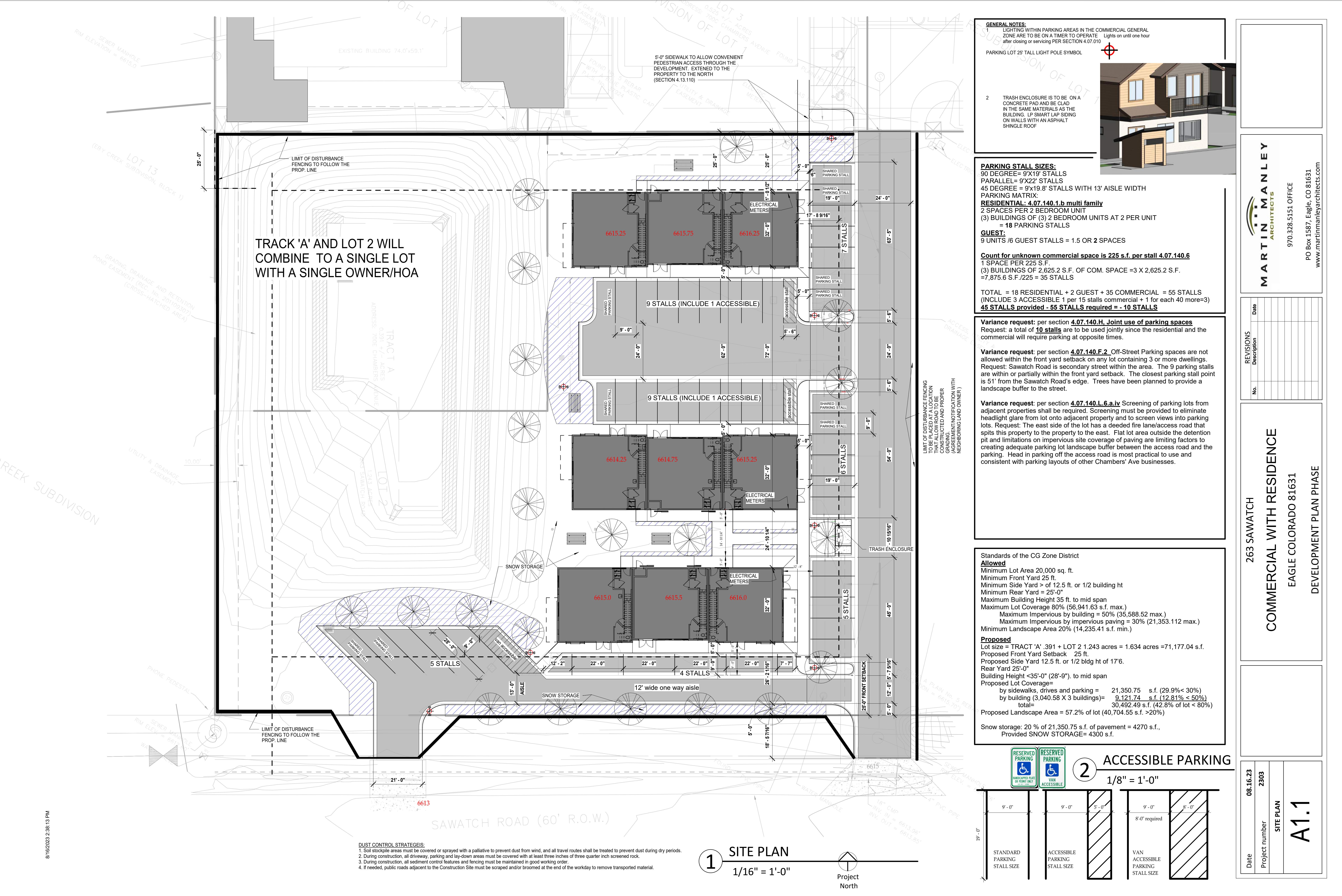
Name	Area
Commercial Area #3	826.5 SF
Stair Area #3	109.6 SF
Commercial #3 tlt and storage Area	91.7 SF
Stair and Office Area #3	160.1 SF
Grand total: 4	1188 SF

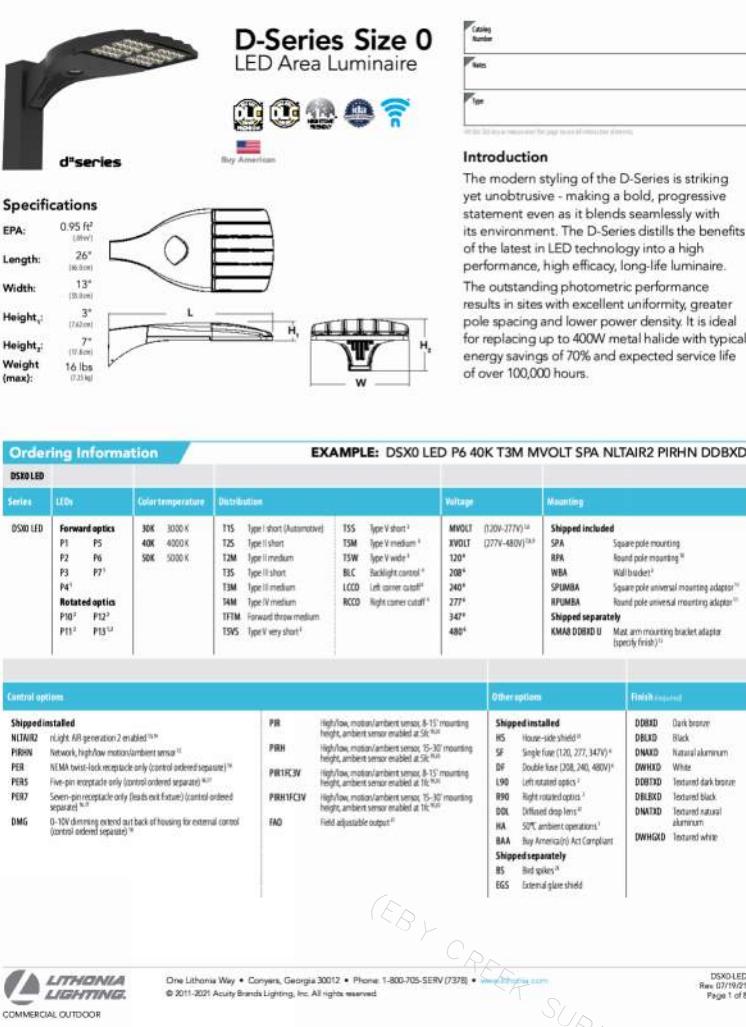
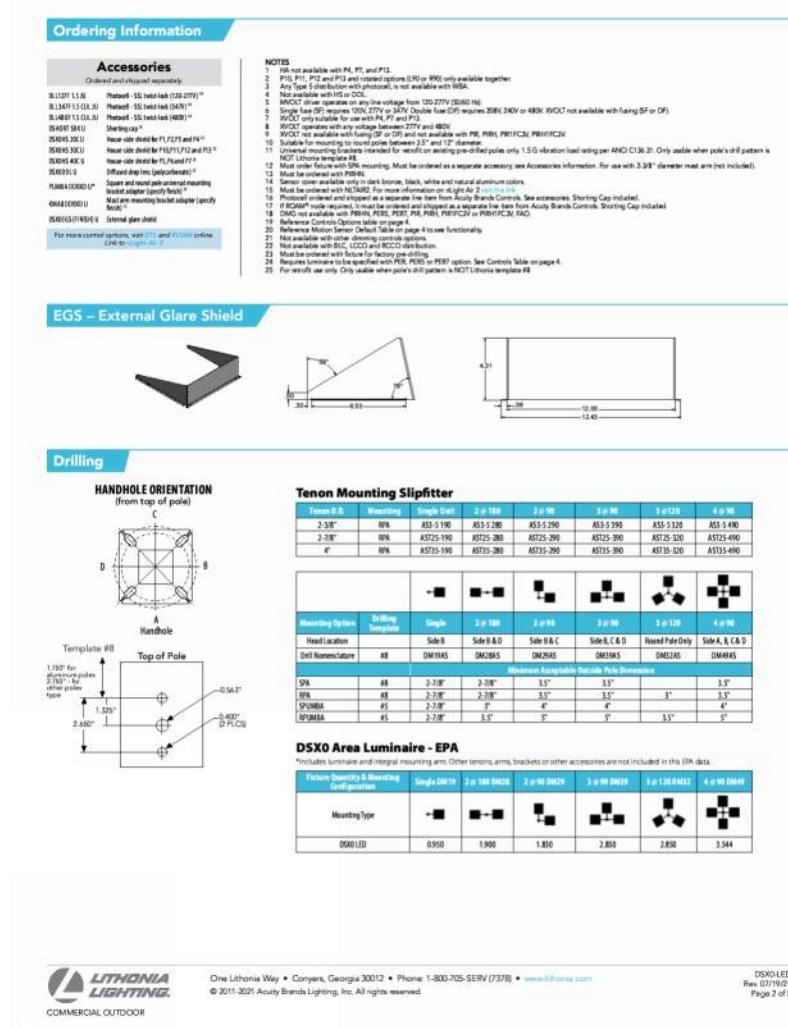
Area Schedule (whole building)

Name	Area
Commercial Area #3	826.5 SF
Commercial Area #2	780.8 SF
Commercial Area #1	826.5 SF
Stair Area #3	109.6 SF
Stair Area #2	103.3 SF
Stair Area #1	109.6 SF
Apartment Area 1	867.7 SF
Apartment Area 2	881.7 SF
Apartment Area 3	867.7 SF
FIRE	21.7 SF
Commercial #3 tlt and storage Area	94 SF
Commercial #1 tlt and storage Area	91.7 SF
Stair and Office Area #3	160.1 SF
Stair and Office Area #2	149.9 SF
Stair and Office Area #1	160.1 SF
Grand total: 16	6142.9 SF

Area Schedule (General common...)

Name	Area
Stair Area #3	109.6 SF
Stair Area #2	103.3 SF
Stair Area #1	109.6 SF
Stair and Office Area	160.1 SF
Area #3	149.9 SF
Stair and Office Area #2	160.1 SF
Stair and Office Area #1	160.1 SF
Grand total: 6	792.7 SF

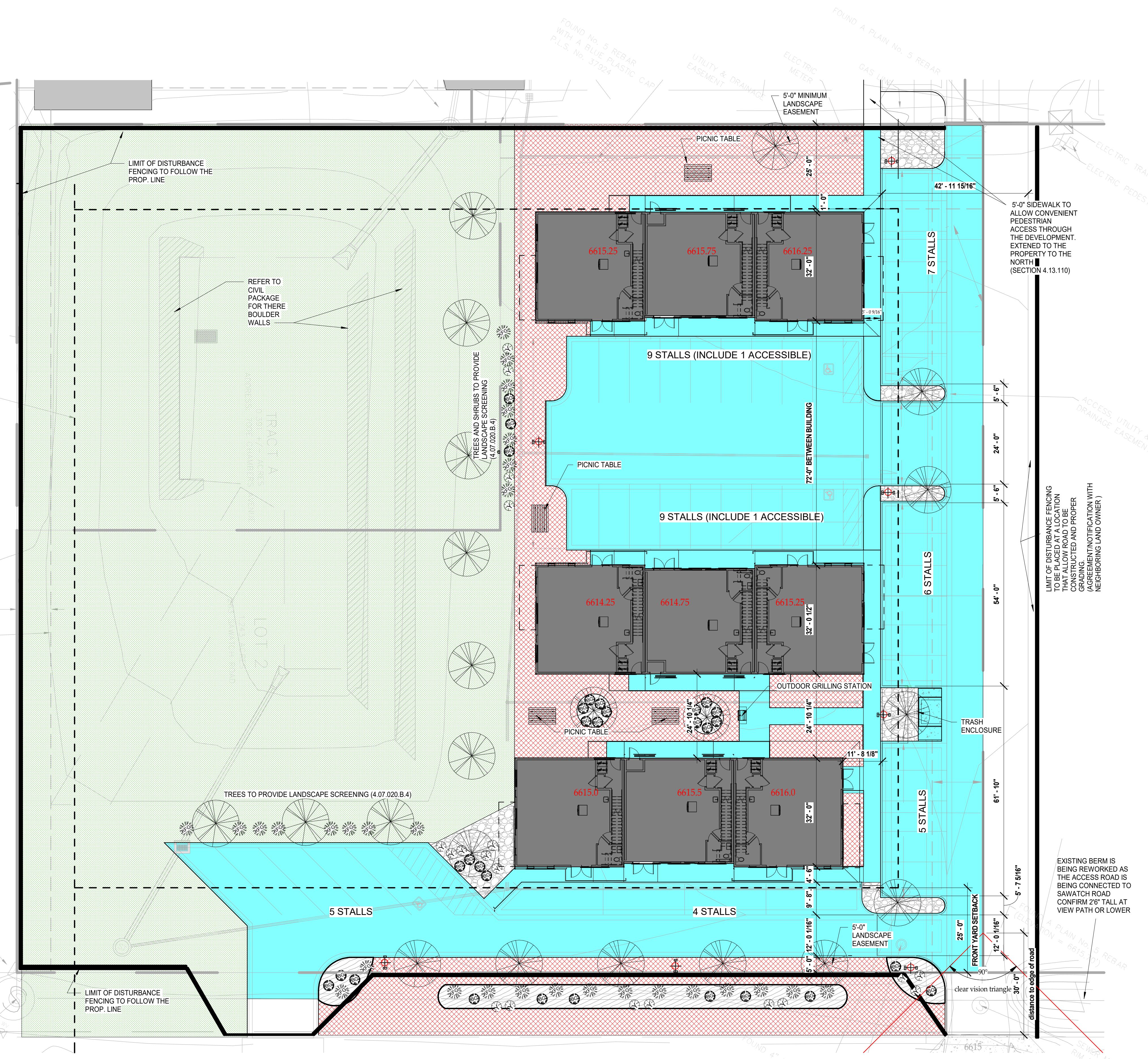




Symbol	Name	Size	Count
Deciduous Trees			
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2" to 2.5" CAL. (5 trees at sawatch road are to be 3" cal.)	29
Deciduous Shrubs- all shrubs are low water use and hardy. Plants will be cut back in late fall to allow for snow storage and promote new growth in spring.			
Y	MOONSHINE YARROW (Achillea x 'Moonshine')	#5	19
BG	BLUE GRAMA GRASSES (BLONDE AMBITION) (Bouteloua gracilis 'Blonde Ambition')	#5	70
KFG	KARL FORESTER GRASSES (Achillea x 'Moonshine')	#5	29
Mulched Areas			
GRAVEL	2"-3" GRAVEL MULCH ON WEED BARRIER	1080 square feet of cover.	
BARK	HARDWOOD BARK MULCH ON WEED BARRIER	1320 square feet of cover.	
Grass Areas (SODDED LAWNS)			
SODDED	SOD LAWNS WITH SEED MIX OF GRASSES AND FESCUE SEED. ARKANSAS VALLEY SEED COMPANY, NATIVE LOW GROW MOUNTAIN MIX	8600 square feet of sodded lawn cover. TO BE IRRIGATED WITH PERMANENT SPRAY IRRIGATION	
SODDED	SOD LAWNS WITH SEED 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.	4750 s.f. of cover ON PROPERTY (6% of landscape area) 3600 s.f. within ROW of Sawatch	
Natural Grass Areas (revg)	34,000 - square feet of cover. (WITHIN THE PIT AREA) includes area south of PIT to street edge		
NG	SEED 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.	Irrigation in seeded areas to be Temp drip irrigation in areas to become more natural. Underground Spray irrigation at south landscape easement and ROW area to the south. MINIMAL TO NO IRRIGATION WITHIN DETENTION PIT AREA	
GENERAL NOTE:			
1 An HOA will be formed to maintain the the landscape.			
IRRIGATION NOTE:			
1 ALL RESEDED AREAS ARE TO TEMPORARY DRIP IRRIGATION			
2 THE PLANTING BEDS AT TREES BETWEEN BUILDINGS ARE TO RECEIVE PERMANENT MICRO SPRAY IRRIGATION 63.5 S.F.)			
3 PERMANENT SPRAY IRRIGATION SHALL BE INSTALLED ON THE SODDED LANDSCAPE, INCLUDING THE AREA BETWEEN THE PROPERTY LINE AND SAWATCH ROAD (SECTION 3.07.020.b.3.a)			
TOTAL OF PERMANENT DRIP AND SPRAY IRRIGATION AREA OF 8,200 S.F. (3600 BY land use req.)			
EROSION CONTROL AND SITE PROTECTION NOTES:			
1 CONSTRUCTION FENCING SHALL BE PLACED AT THE PERIMETER OF THE PROJECT AS SHOWN ON THE SITE PLANS.			
2 SILT FENCING IS TO BE PLACED AT THE LIMIT OF DISTURBANCE FENCING AS NEED TO PREVENT EROSION AND SEDIMENTATION.			
3 SILT FENCING IS TO BE PLACED AT THE BASE OF ALL SOIL STOCK PILES.			
4 STRAW WATTLES SHALL BE PLACED AT ALL EXISTING AND PROPOSED DRAINAGE SWALES.			
5 SOIL STABILIZATION NETTING AND STRAW IS TO BE USED AT THE 'PIT AREA' SLOPED WALLS			
6 ALL DISTURBED AREAS ARE TO RECEIVE SEED AND FERTILIZER MIXTURE			

LANDSCAPE LEGEND

1/8" = 1'-0"



A1.2

Date	08.16.23
Project number	2303
LANDSCAPE PLAN	

263 SAWATCH
COMMERCIAL WITH RESIDENCE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE

MARTIN MANLEY
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PO Box 1587, Eagle, CO 81631
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WINDOW SCHEDULE				
Mark	Family	Width	Height	Comments
1a	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1d	FIXED PICTURE	6' - 0"	2' - 0"	
1e	FIXED PICTURE	6' - 0"	2' - 0"	
1f	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1g	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1h	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1i	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1j	SLIDER	6' - 0"	4' - 0"	
1k	SLIDER	5' - 0"	5' - 0"	
1l	SLIDER	6' - 0"	5' - 0"	
2a	SLIDER	6' - 0"	5' - 0"	
2d	SLIDER	6' - 0"	5' - 0"	
2g	FIXED PICTURE	6' - 0"	2' - 0"	
2h	FIXED PICTURE	6' - 0"	2' - 0"	
2i	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	

WINDOW SCHEDULE				
Mark	Family	Width	Height	Comments
2j	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
2k	SLIDER	6' - 0"	5' - 0"	
2l	SLIDER	6' - 0"	5' - 0"	
3a	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
3d	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
3e	SLIDER	6' - 0"	5' - 0"	
3f	FIXED PICTURE	6' - 0"	2' - 0"	
3g	FIXED PICTURE	6' - 0"	2' - 0"	
3h	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
3i	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
3j	SLIDER	6' - 0"	5' - 0"	
3k	SLIDER	5' - 0"	5' - 0"	

WINDOW SCHEDULE				
Mark	Family	Width	Height	Comments
3l	SLIDER	6' - 0"	4' - 0"	

DOORS SCHEDULE			
Mark	Width	Height	Comments
101	6' - 0"	8' - 0"	
102	3' - 0"	7' - 0"	
103	3' - 0"	5' - 0"	
108	3' - 0"	7' - 0"	
109	3' - 0"	7' - 0"	
110	6' - 0"	8' - 0"	
113	2' - 0"	6' - 8"	
114	2' - 6"	6' - 8"	
115	5' - 0"	6' - 8"	
116	2' - 6"	6' - 8"	
117	3' - 0"	7' - 0"	
118	5' - 0"	6' - 8"	
119	2' - 6"	6' - 8"	

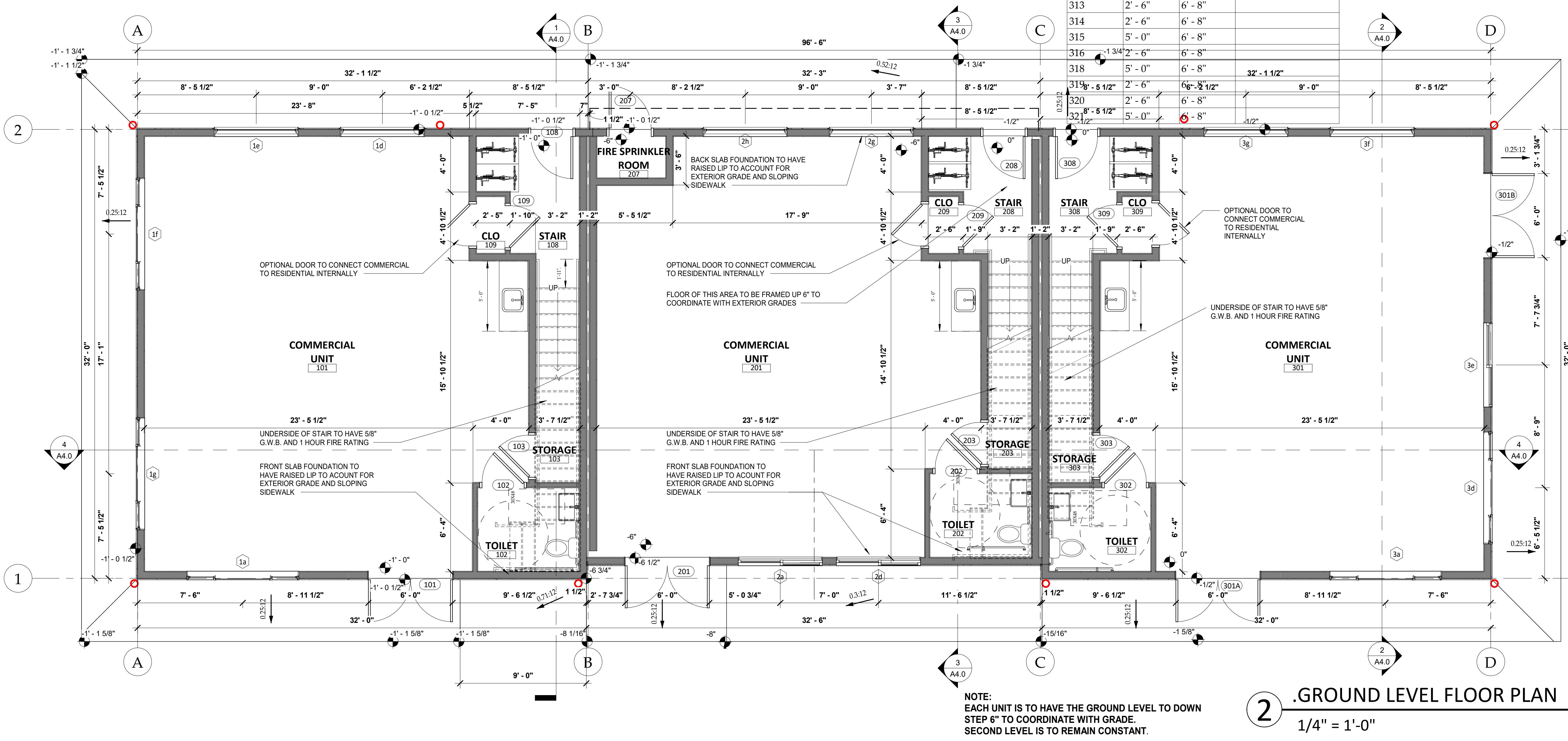
DOORS SCHEDULE			
Mark	Width	Height	Comments
120	2' - 6"	6' - 8"	
121	5' - 0"	6' - 8"	
122	3' - 0"	7' - 0"	
123	3' - 0"	7' - 0"	
124	2' - 6"	6' - 8"	
125	2' - 6"	6' - 8"	
126	2' - 6"	6' - 8"	
201	6' - 0"	8' - 0"	
202	3' - 0"	7' - 0"	
203	3' - 0"	5' - 0"	
207	3' - 0"	7' - 0"	
208	3' - 0"	7' - 0"	
209	3' - 0"	7' - 0"	
210	6' - 0"	8' - 0"	
213	2' - 6"	6' - 8"	

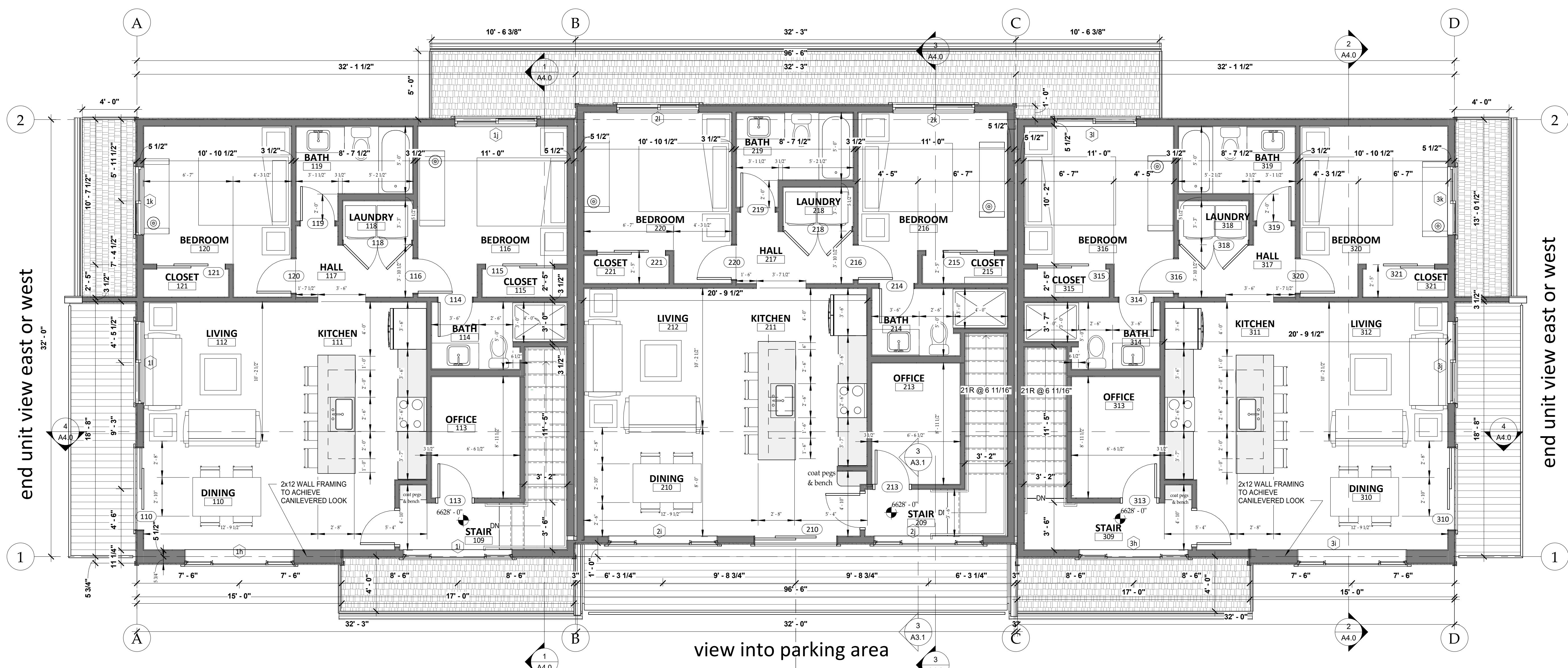
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REVISIONS	Revision	Date
No.		

SAWATCH
LOT 2 DEVELOPMENT
263 SAWATCH DRIVE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE

Date	08-16-23
Project number	2303
GROUND LEVEL PLAN	
Project North	A2.1





1 .SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"
Project North

A2.2
Date 08-16-23
Project number 2303
SECOND LEVEL PLAN

SAWATCH
LOT 2 DEVELOPMENT
263 SAWATCH DRIVE
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DEVELOPMENT PLAN PHASE

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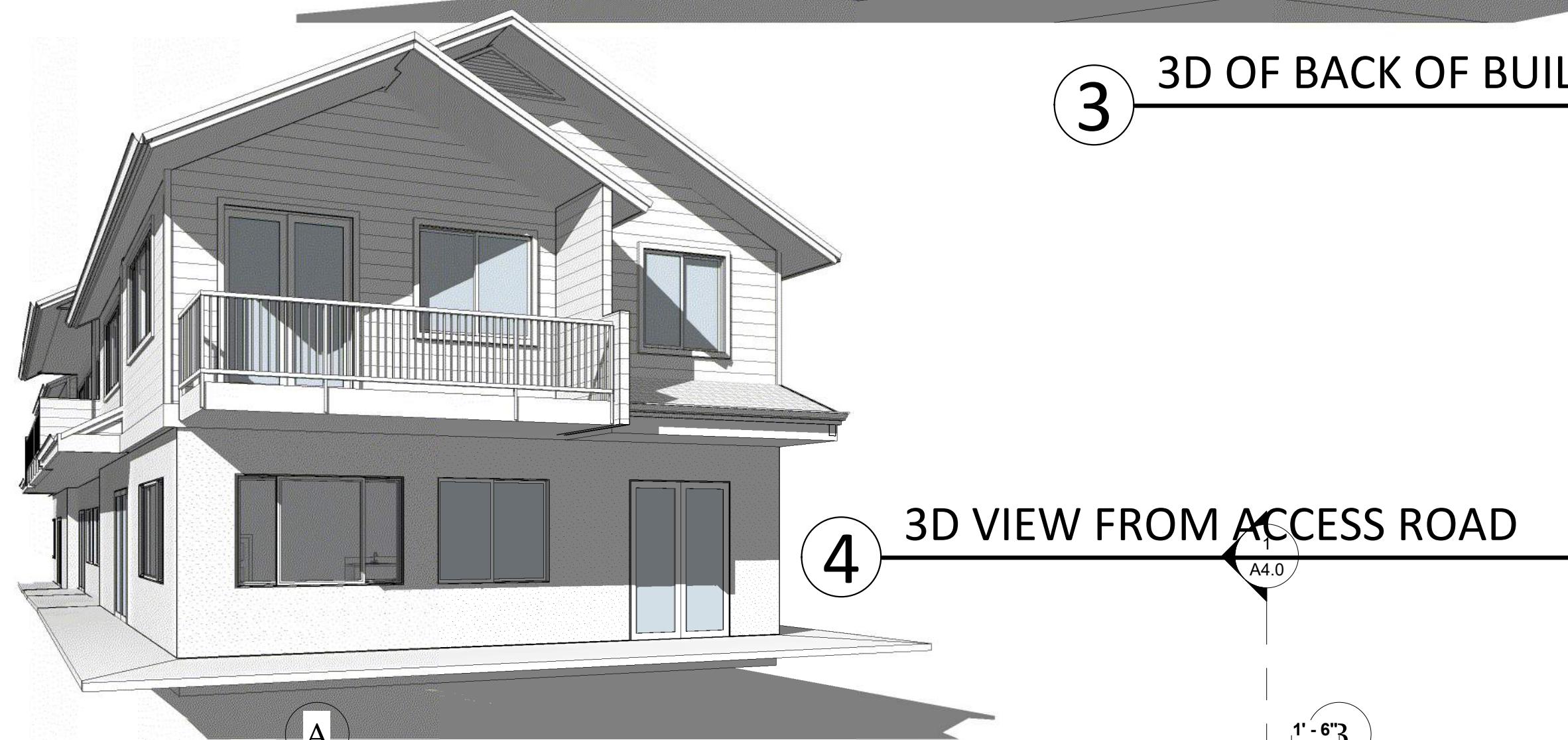
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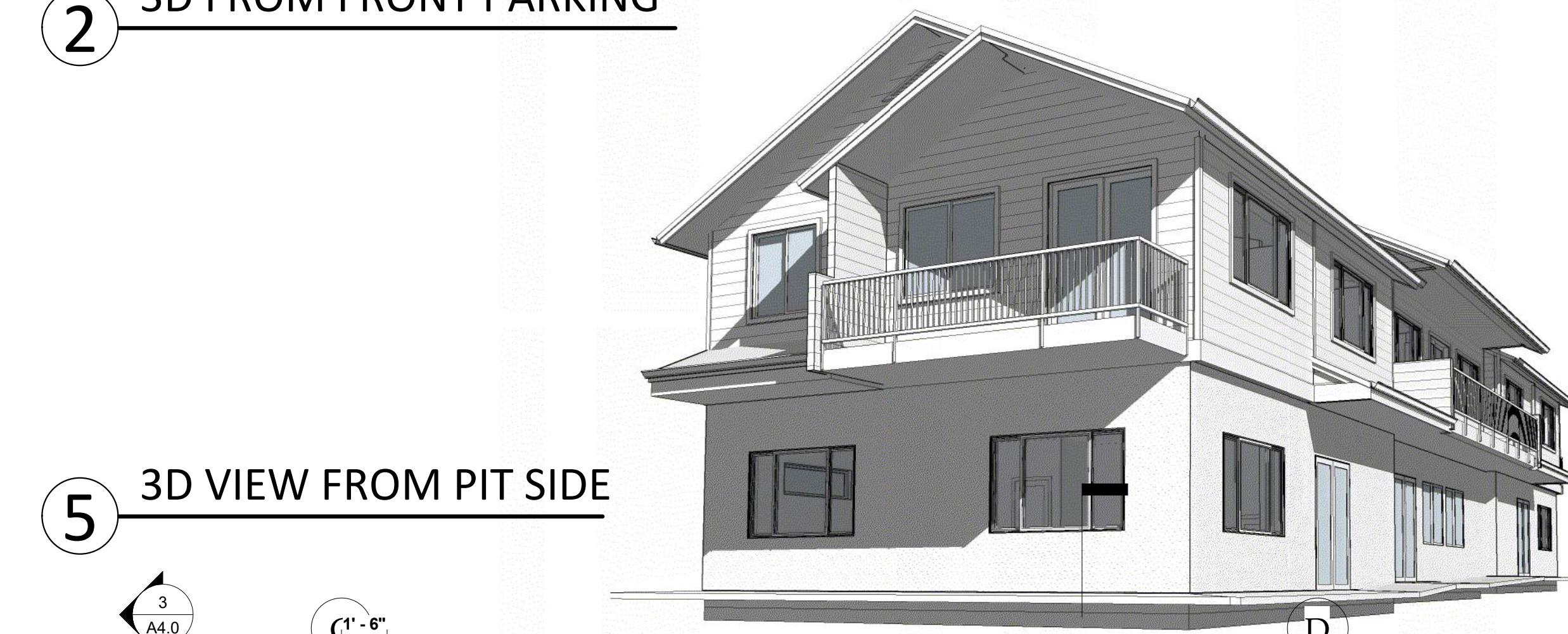
3 3D OF BACK OF BUILDING



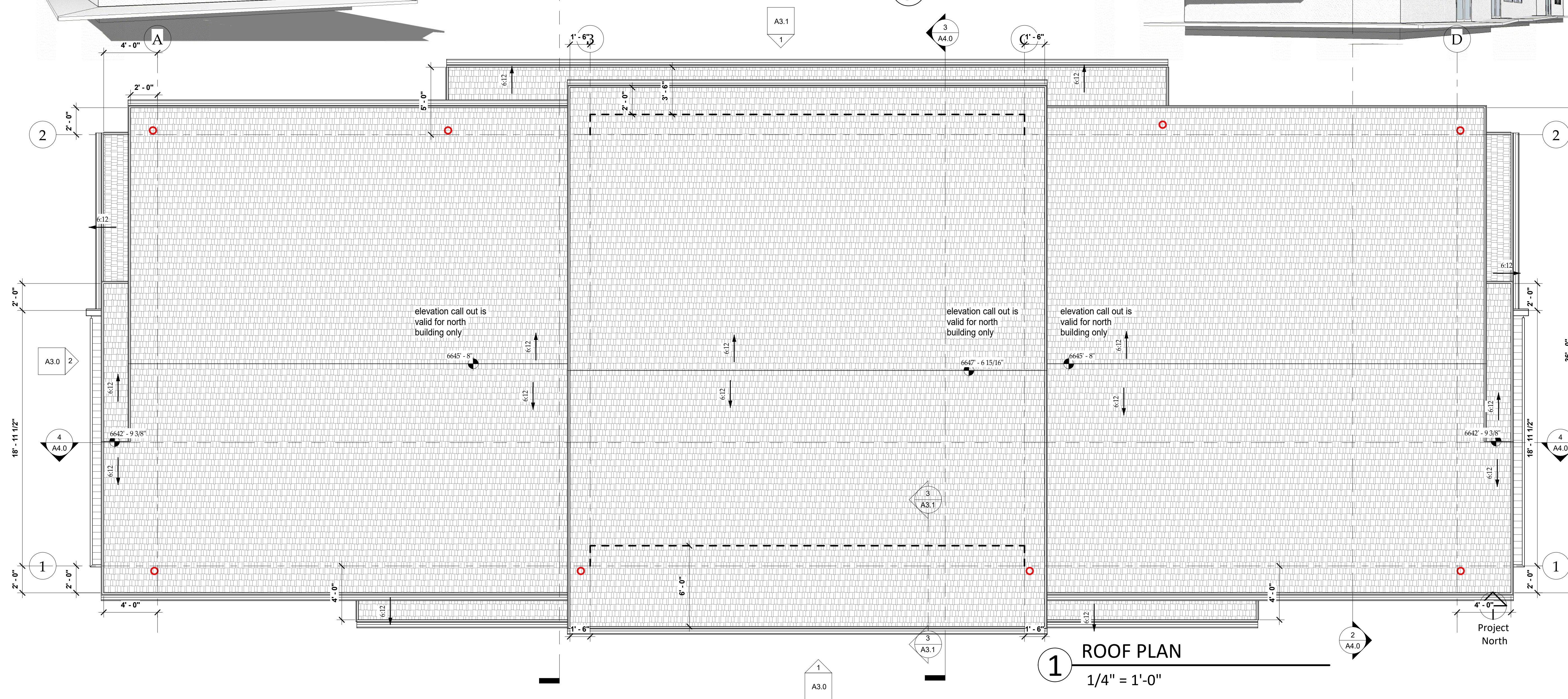
2 3D FROM FRONT PARKING

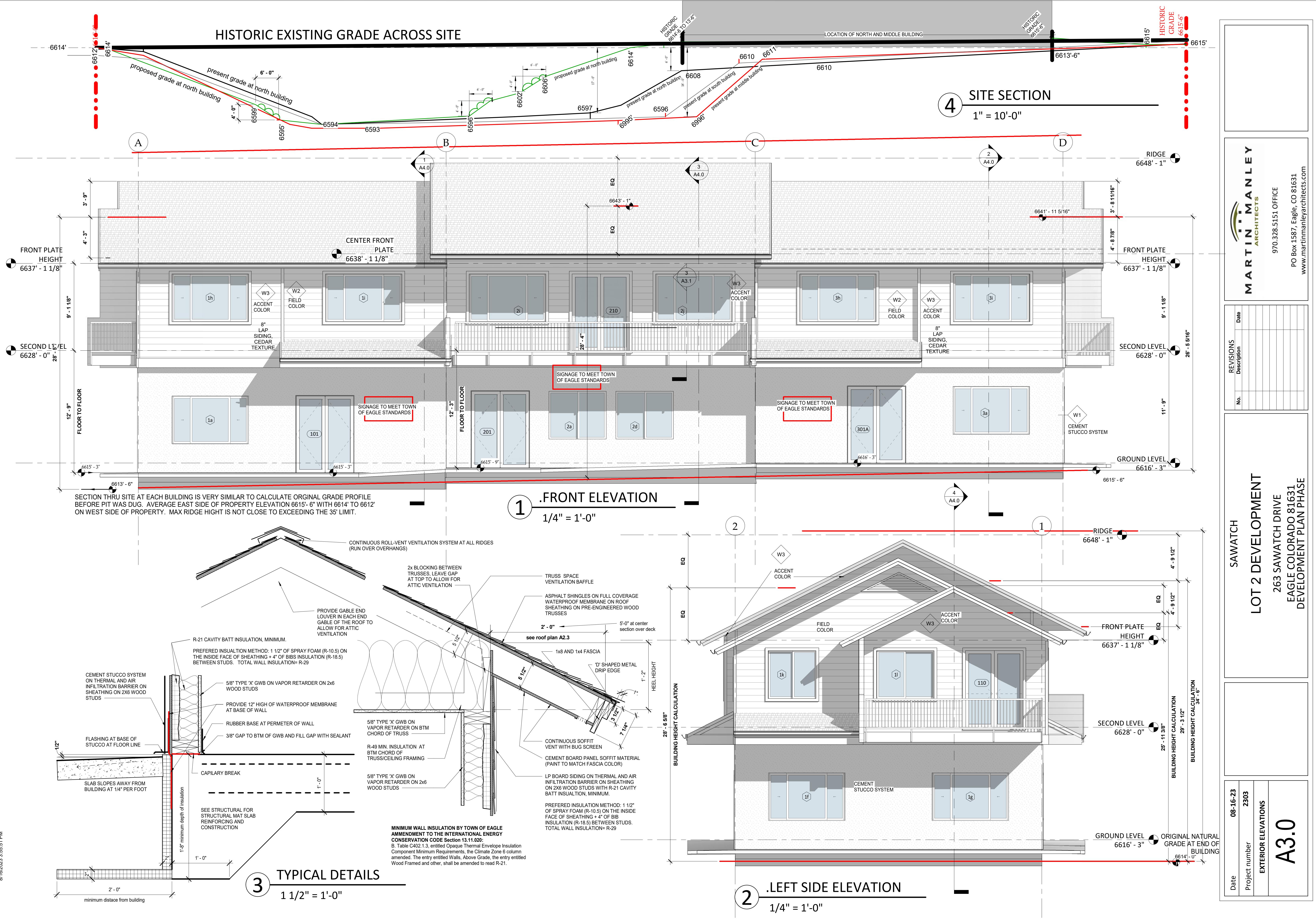


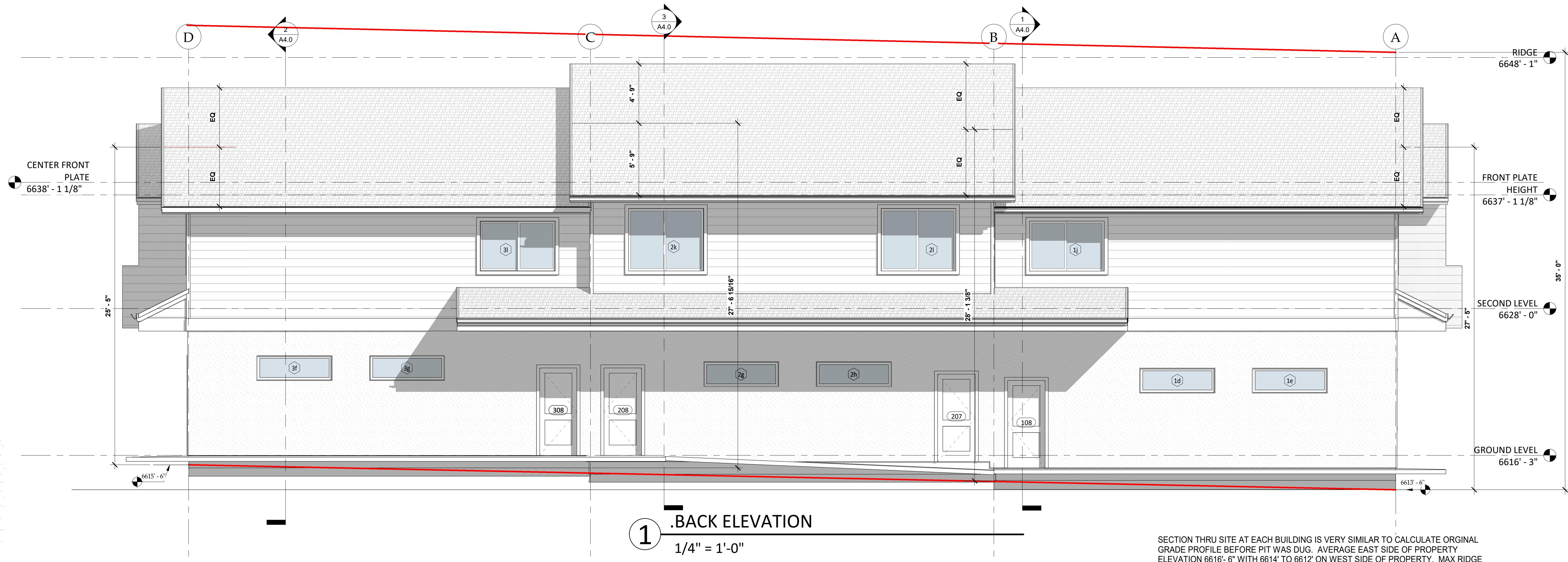
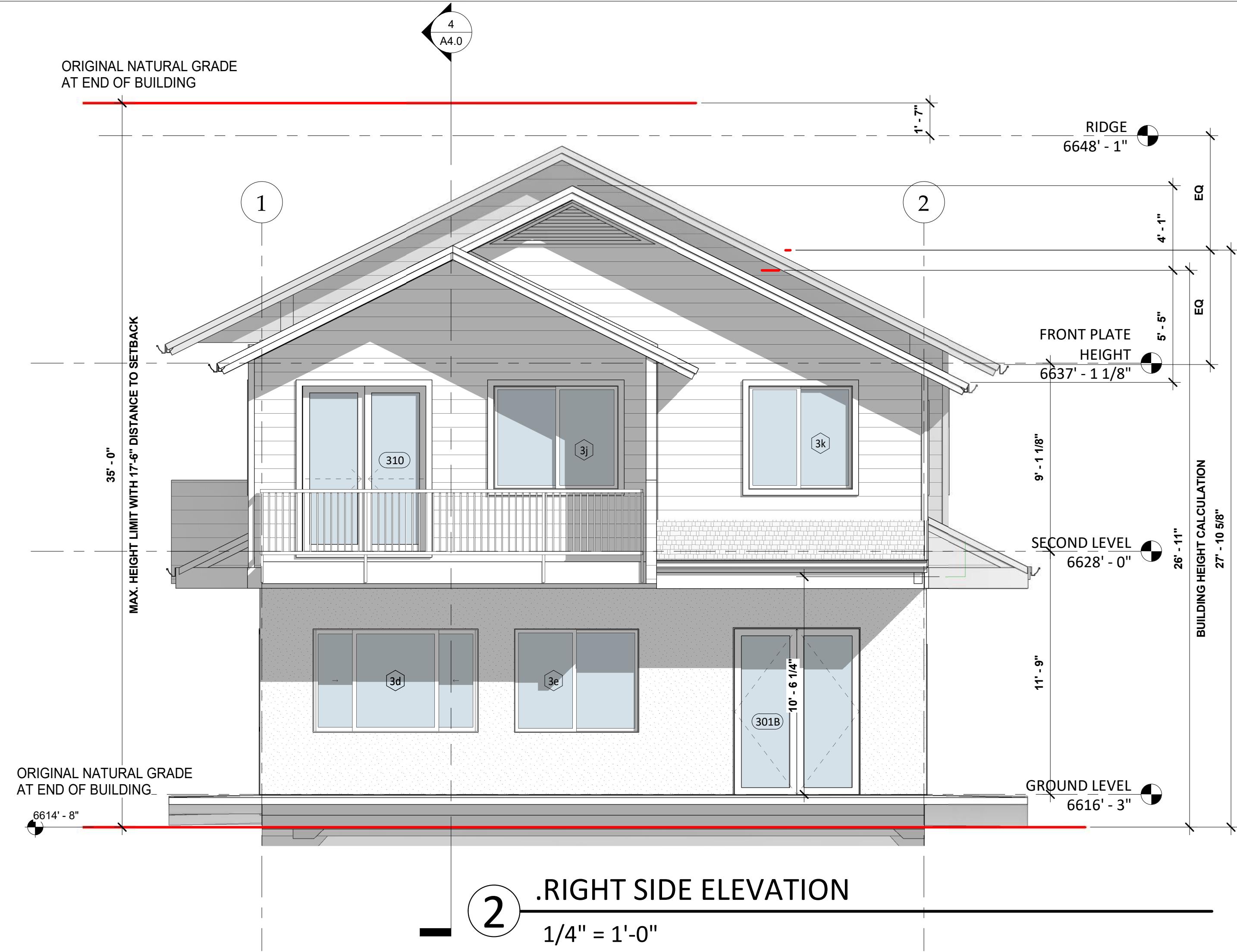
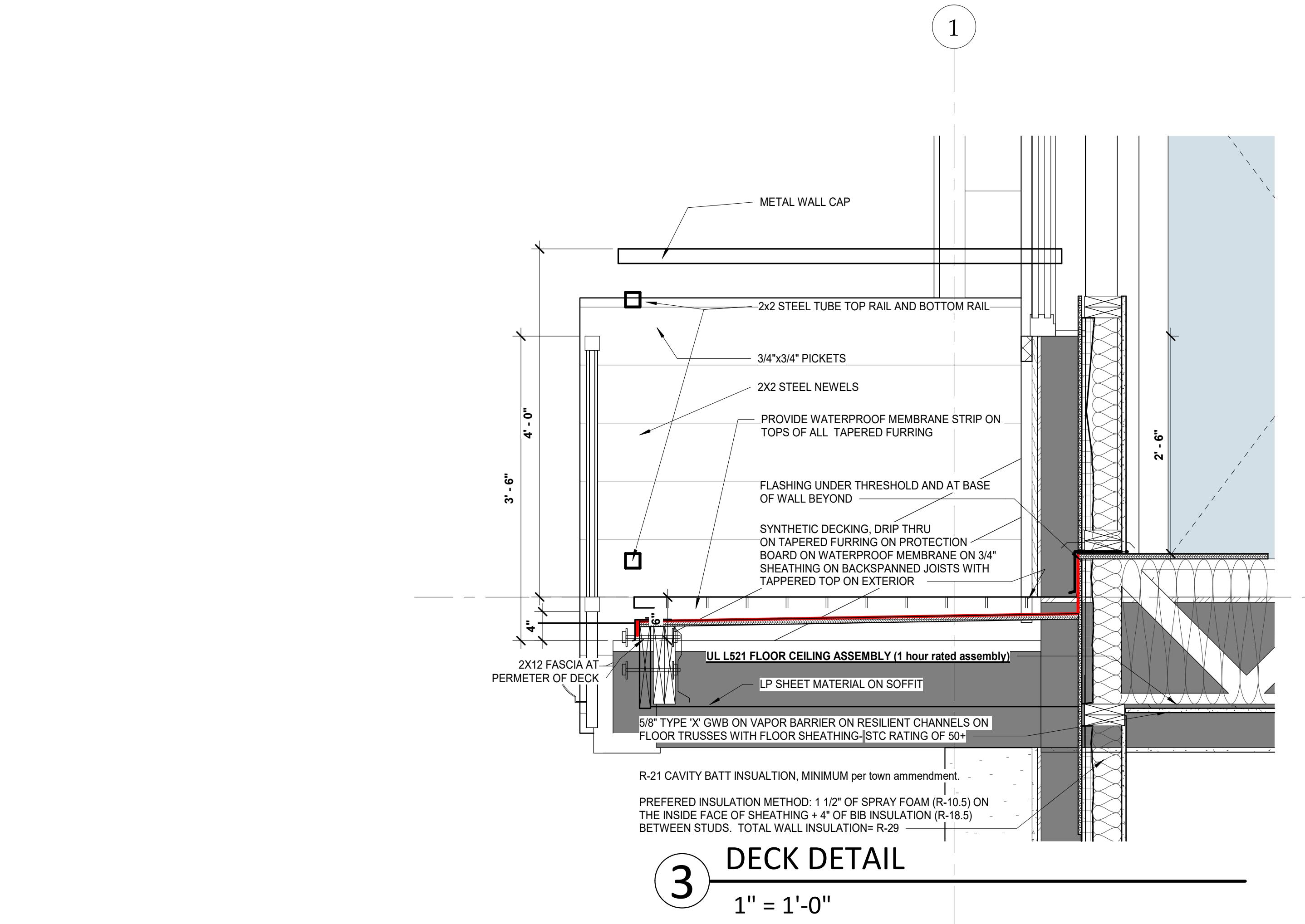
4 3D VIEW FROM ACCESS ROAD



5 3D VIEW FROM PIT SIDE







SECTION THRU SITE AT EACH BUILDING IS VERY SIMILAR TO CALCULATE ORIGINAL GRADE PROFILE BEFORE PIT WAS DUG. AVERAGE EAST SIDE OF PROPERTY ELEVATION 6616' 6" WITH 6614' TO 6612' ON WEST SIDE OF PROPERTY. MAX RIDGE HEIGHT IS NOT CLOSE TO EXCEEDING THE 35' LIMIT.

Date	08-16-23
Project number	2303
EXTERIOR ELEVATIONS	

A3.1

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