

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 jursdiction of: The Town of Eagle Planning and Zonning and Building Department The 2015 International Building Code (IBC 2015) The 2015 National Electrical Code The Town of Eagle Municipal Code including adopted amendments	
Class of Work:	New Construction
Type of Occupancy:	B/R-2
Type of Construction:	Type V-b (Sprinklered)
Levels:	2-story

FIRE DEPT. SUMMARY

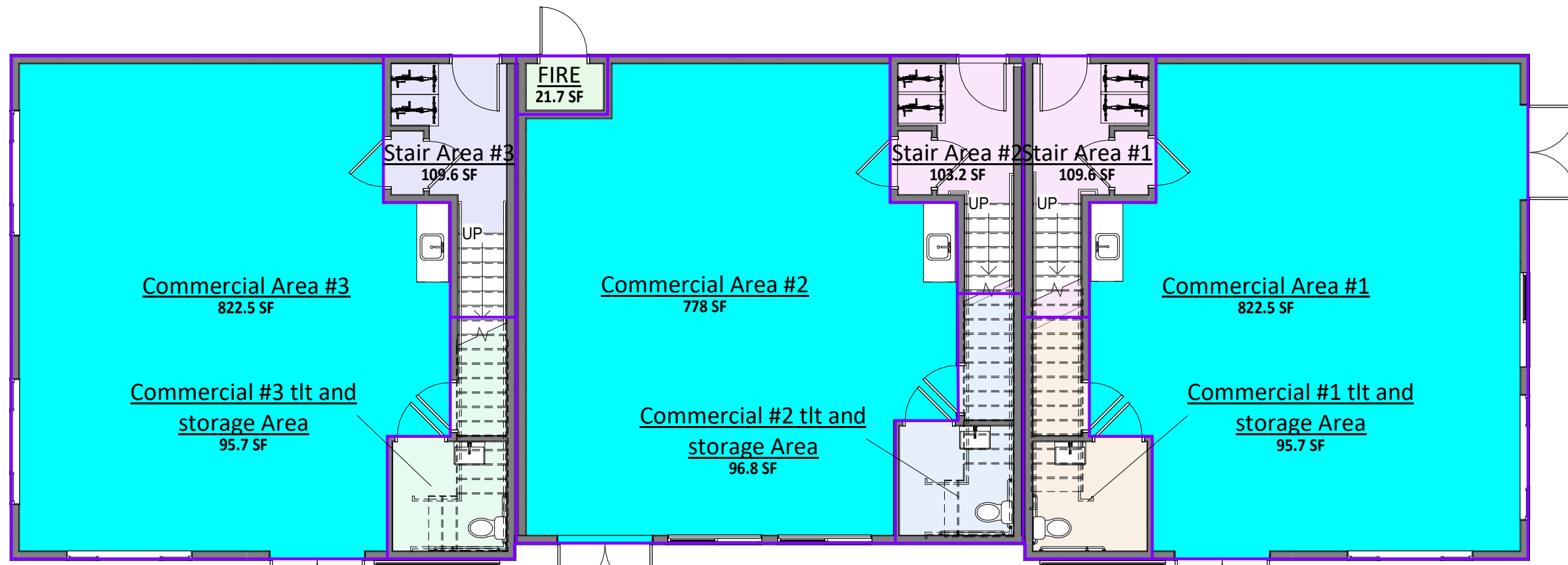
Smoke Detectors and Carbon Monoxide alarms must be installed IN ALL DWELLING UNITS, and be installed per 2021 IFC and fire alarm installation standards.
AN AUTOMATIC FIRE-SPRINKLER SYSTEM AND MONITORED FIRE ALARM MUST BE INSTALLED PER FIRE DEPT. REQUIREMENTS.

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
10-07-23

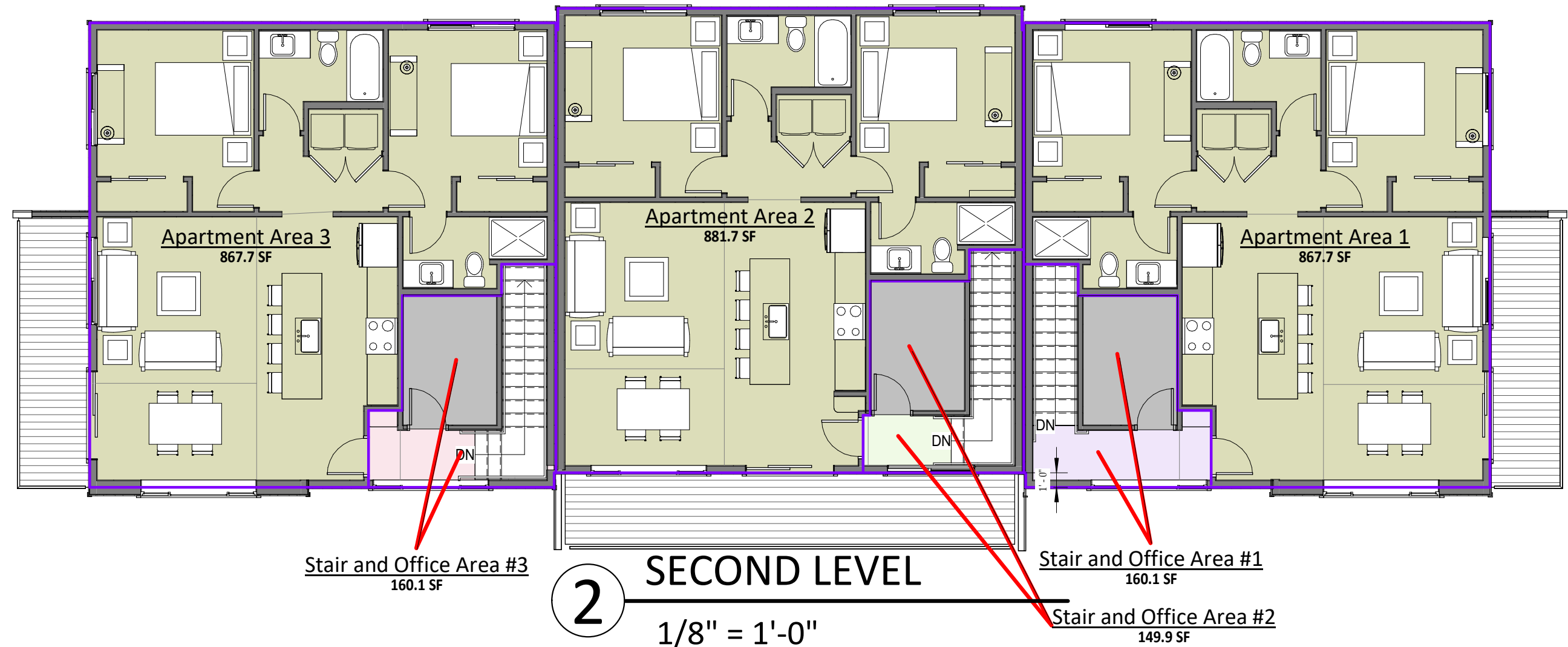
DEVELOPMENT PLAN PHASE



All 3 Commercial spaces (without counting storage under stair, 2nd level stair/hall, or toilet room) = 2423 s.f. + (3) 63.2 s.f. offices on second level= **2612.6 s.f.**, each bldg 2612.6 s.f. x 3 bldgs =7837.8 s.f. (AREA to be used for parking calculations)

1 GROUND LEVEL
1/8" = 1'-0"

THIS 2612.6 AREA =THE COMMERCIAL AREAS IN BLUE AND THE GRAY OFFICES ON THE 2nd LEVEL.



2 SECOND LEVEL
1/8" = 1'-0"

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)

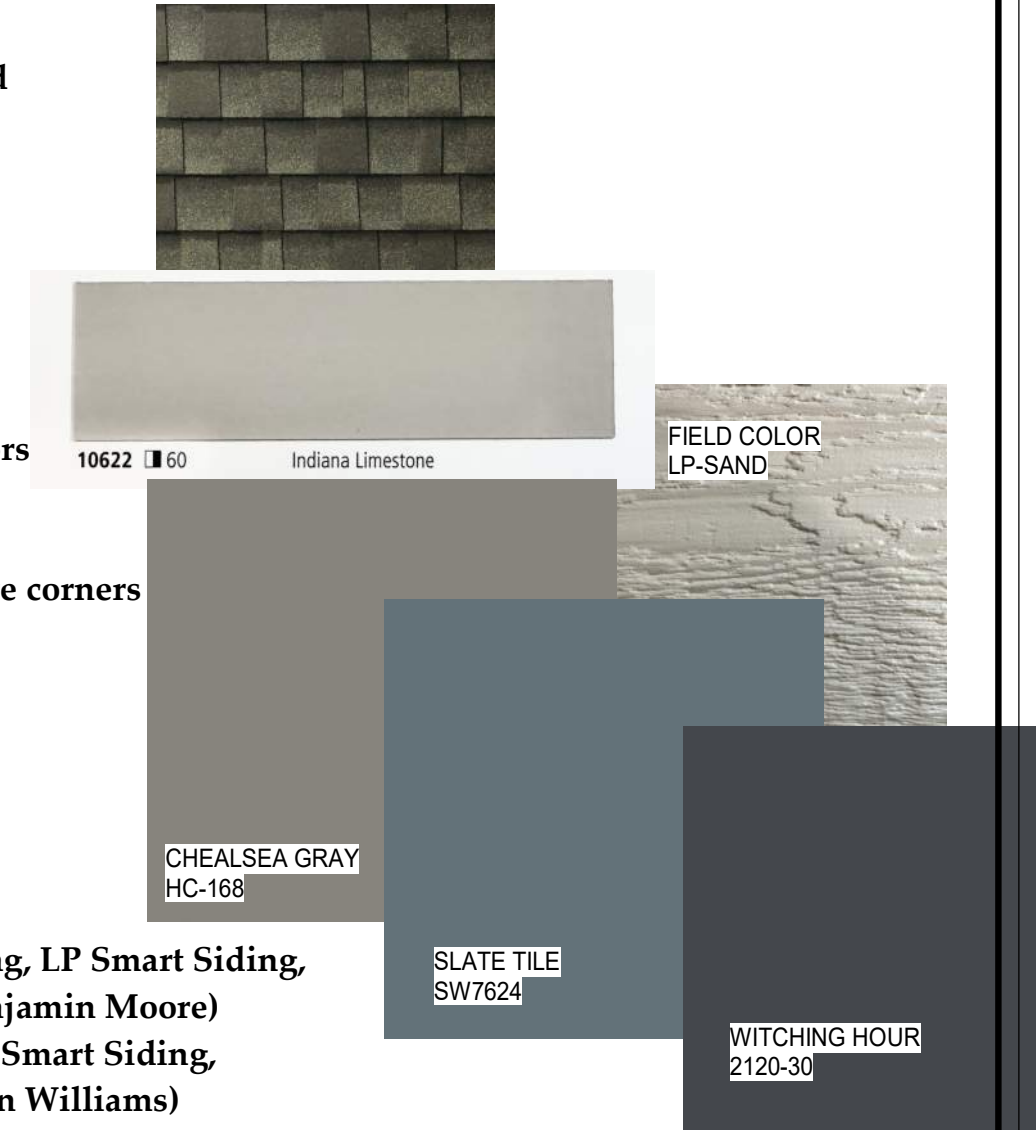
Walks: Concrete slab
Drive: Asphalt drive

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: Chelsea Gray HC-168 (Benjamin Moore)
Accent Siding Center building: 8" Lap Siding, LP Smart Siding,
Color: Slate Tile SW 7624 (Shermin 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	822.5 SF
Stair Area #1	109.6 SF
Commercial #1 tlt and storage Area	95.7 SF
Stair and Office Area #1	160.1 SF
Grand total: 4	1188 SF

Area Schedule (Commercial)	
Name	Area
Commercial Area #3	822.5 SF
Commercial Area #2	778 SF
Commercial Area #1	822.5 SF
Stair Area #3	109.6 SF
Stair Area #2	103.2 SF
Stair Area #1	109.6 SF
Commercial #3 tlt and storage Area	95.7 SF
Commercial #2 tlt and storage Area	96.8 SF
Commercial #1 tlt and storage Area	95.7 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: 12	3504 SF

Area Schedule (Residential unit 2)	
Name	Area
Apartment Area 2	881.7 SF
Grand total: 1	881.7 SF

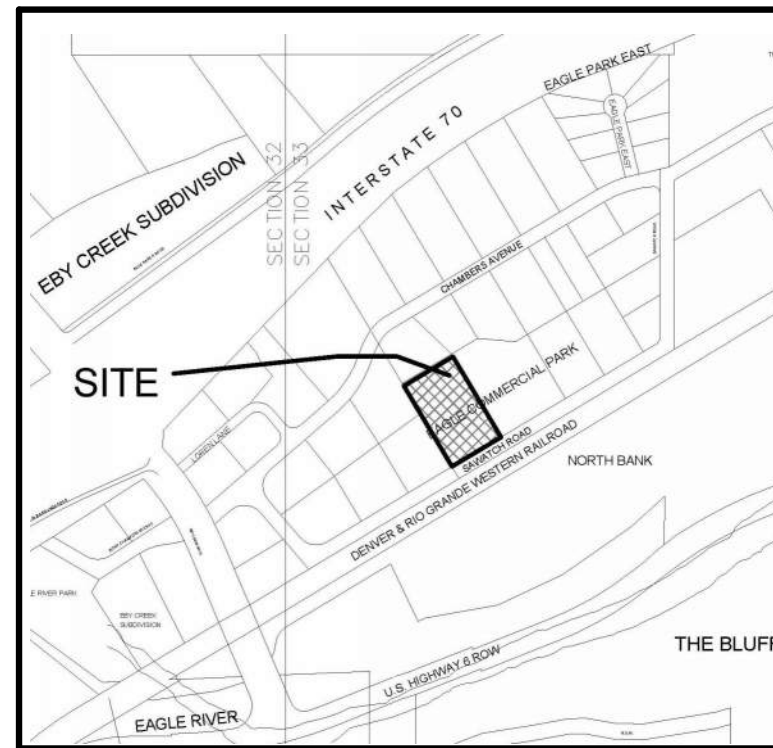
Area Schedule (Commercial unit 2)	
Name	Area
Commercial Area #2	778 SF
Stair Area #2	103.2 SF
Commercial #2 tlt and storage Area	96.8 SF
Stair and Office Area #2	149.9 SF
Grand total: 4	1128 SF

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	822.5 SF
Stair Area #3	109.6 SF
Commercial #3 tlt and storage Area	95.7 SF
Stair and Office Area #3	160.1 SF
Grand total: 4	1188 SF

Area Schedule (whole building)	
Name	Area
Commercial Area #3	822.5 SF
Commercial Area #2	778 SF
Commercial Area #1	822.5 SF
Stair Area #3	109.6 SF
Stair Area #2	103.2 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	95.7 SF
Commercial #2 tlt and storage Area	96.8 SF
Commercial #1 tlt and storage Area	95.7 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

All 3 Commercial spaces (without counting storage under stair, 2nd level stair/hall, or toilet room) = 2423 s.f. + (3) 63.2 s.f. offices on second level= **2612.6 s.f.**, each bldg 2612.6 s.f. x 3 bldgs =7837.8 s.f. (AREA to be used for parking calculations)



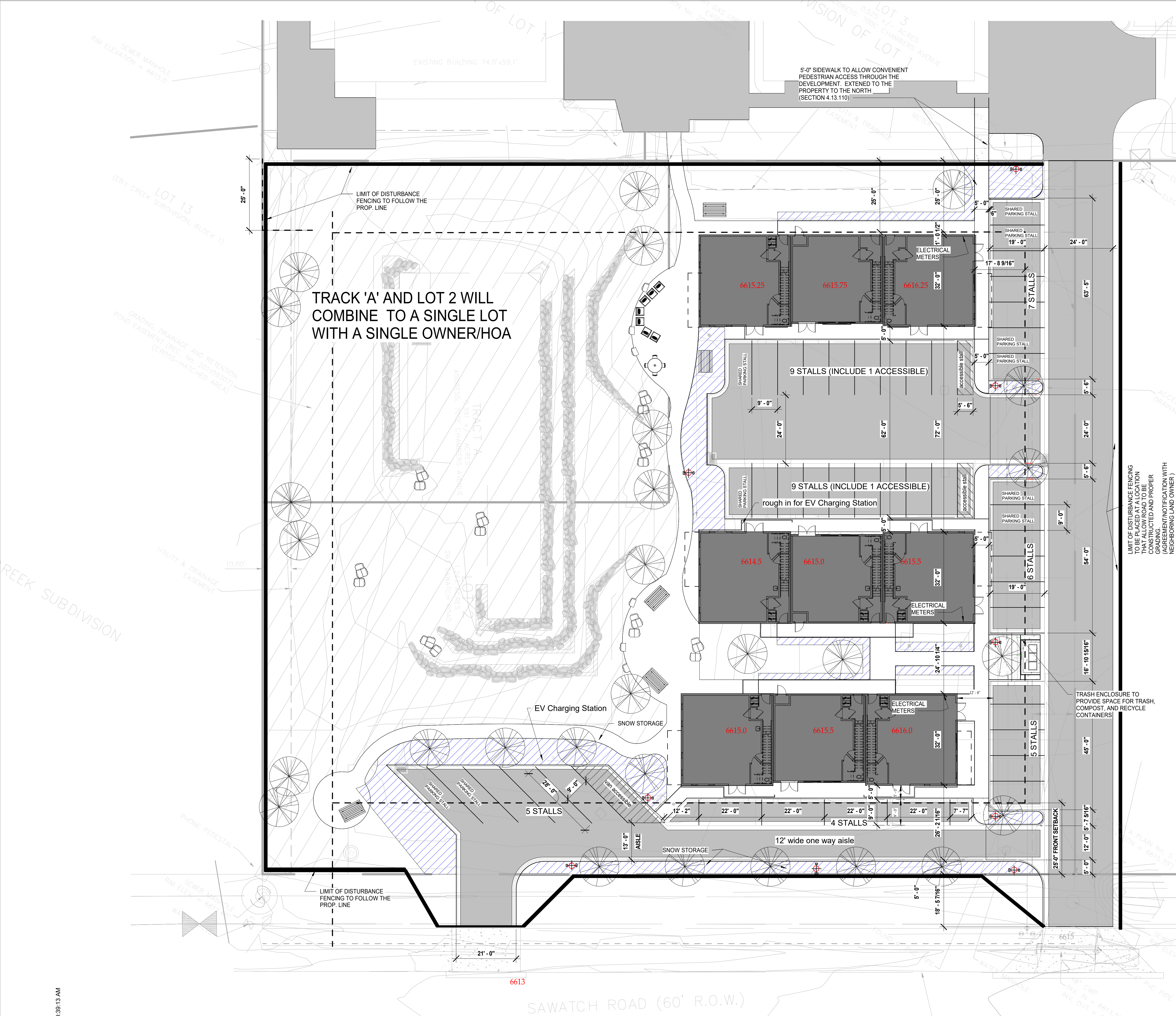
VICINITY MAP

REVISIONS	
Description	Date
No.	

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

NOT FOR CONSTRUCTION

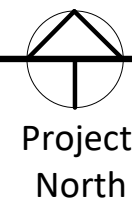
Date :	10-07-23
Project Number:	2303
COVER SHEET	
A0.0	



DUST CONTROL STRATEGIES:

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 SITE PLAN
1/16" = 1'-0"



GENERAL NOTES:

1. LIGHTING WITHIN PARKING AREAS IN THE COMMERCIAL GENERAL ZONE ARE TO BE ON A TIMER TO OPERATE Lights on until one hour after closing or servicing PER SECTION 4.07.010

PARKING LOT 25' TALL LIGHT POLE SYMBOL



2. TRASH ENCLOSURE IS TO BE ON A CONCRETE PAD AND BE CLAD IN THE SAME MATERIALS AS THE BUILDING. LP SMART LAP SIDING ON WALLS WITH AN ASPHALT SHINGLE ROOF. LARGE ENOUGH TO HOUSE TRASH, COMPOSTIBLES, AND RECYCLING CONTAINERS



PARKING STALL SIZES:

90 DEGREE= 9'X19' STALLS
PARALLEL= 9'X22' STALLS
45 DEGREE = 9'X19.8' STALLS WITH 13' AISLE WIDTH

PARKING MATRIX:

RESIDENTIAL: 4.07.140.1.b multi family

2 SPACES PER 2 BEDROOM UNIT
(3) BUILDINGS OF (3) 2 BEDROOM UNITS AT 2 PER UNIT
= 18 PARKING STALLS

GUEST:

9 UNITS /6 GUEST STALLS = 1.5 OR 2 SPACES

Count for unknown commercial space is 225 s.f. per stall 4.07.140.6

1 SPACE PER 225 S.F.
(3) BUILDINGS OF 2,625.2 S.F. OF COM. SPACE =3 X 2,625.2 S.F.
=7,875.6 S.F./225 = 35 STALLS

TOTAL = 18 RESIDENTIAL + 2 GUEST + 35 COMMERCIAL = 55 STALLS
(INCLUDE 3 ACCESSIBLE 1 per 15 stalls commercial + 1 for each 40 more=3)
45 STALLS provided - 55 STALLS required = - 10 STALLS

Variance request: per section 4.07.140.H. Joint use of parking spaces

Request: a total of 10 stalls are to be used jointly since the residential and the commercial will require parking at opposite times.

Variance request: per section 4.07.140.F.2 Off-Street Parking spaces are not allowed within the front yard setback on any lot containing 3 or more dwellings. Request: Sawatch Road is secondary street within the area. The 9 parking stalls are within or partially within the front yard setback. The closest parking stall point is 51' from the Sawatch Road's edge. Trees have been planned to provide a landscape buffer to the street.

Variance request: per section 4.07.140.L.6.a.iv Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from lot onto adjacent property and to screen views into parking lots. Request: The east side of the lot has a deeded fire lane/access road that spits this property to the property to the east. Flat lot area outside the detention pit and limitations on impervious site coverage of paving are limiting factors to creating adequate parking lot landscape buffer between the access road and the parking. Head in parking off the access road is most practical to use and consistent with parking layouts of other Chambers' Ave businesses.

Standards of the CG Zone District

Allowed

Minimum Lot Area 20,000 sq. ft.
Minimum Front Yard 25 ft.
Minimum Side Yard > of 12.5 ft. or 1/2 building ht
Minimum Rear Yard = 25'-0"
Maximum Building Height 35 ft. to mid span
Maximum Lot Coverage 80% (56,941.63 s.f. max.)
Maximum Impervious by building = 50% (35,588.52 max.)
Maximum Impervious by impervious paving = 30% (21,353.112 max.)
Minimum Landscape Area 20% (14,235.41 s.f. min.)

Proposed

Lot size = TRACT 'A'. 391 + LOT 2 1.243 acres = 1.634 acres =71,177.04 s.f.
Proposed Front Yard Setback 25 ft.
Proposed Side Yard 12.5 ft. or 1/2 bldg ht of 17'6".
Rear Yard 25'-0"
Building Height <35'-0" (28'-9"), to mid span
Proposed Lot Coverage=
by sidewalks, drives and parking = 21,350.75 s.f. (29.9% < 30%)
by building (3,040.58 X 3 buildings)= 9,121.74 s.f. (12.81% < 50%)
total= 30,492.49 s.f. (42.8% of lot < 80%)
Proposed Landscape Area = 57.2% of lot (40,704.55 s.f. >20%)

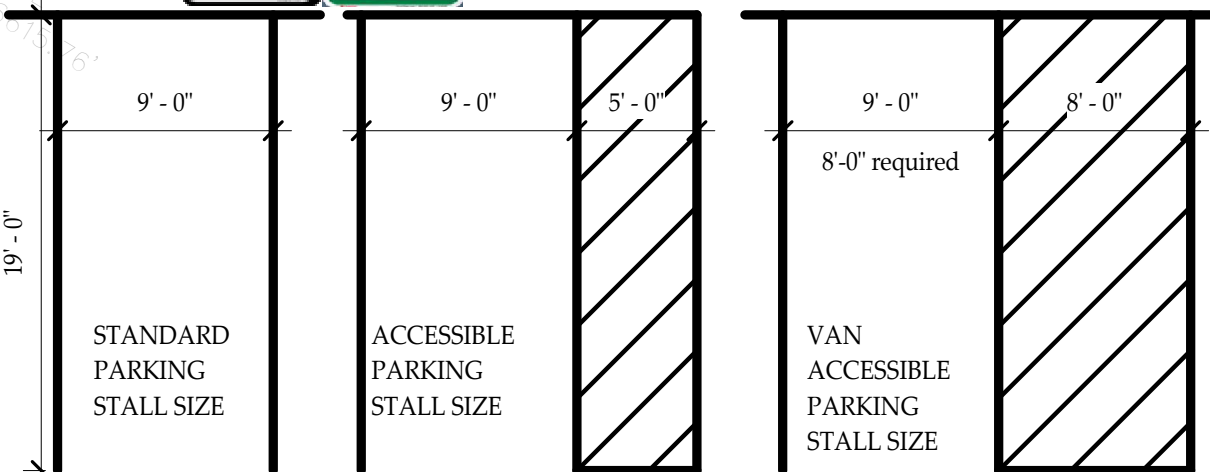
Snow storage: 20 % of 21,350.75 s.f. of pavement = 4270 s.f.,
Provided SNOW STORAGE= 4300 s.f.



2

ACCESSIBLE PARKING

1/8" = 1'-0"



263 SAWATCH

COMMERCIAL WITH RESIDENCE

EAGLE COLORADO 81631

DEVELOPMENT PLAN PHASE

Date 09.26.23

Project number 2303

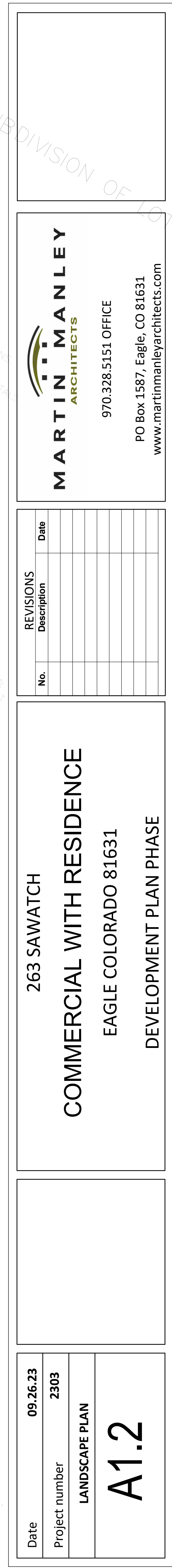
SITE PLAN

A1.1

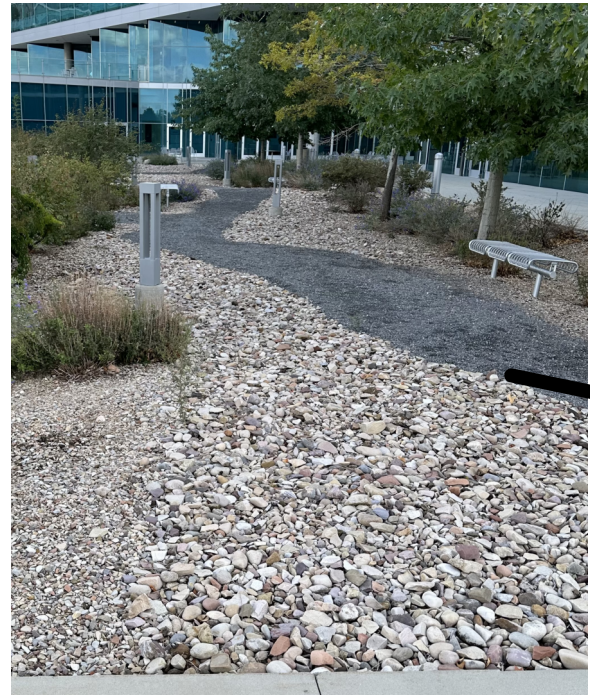
MARTIN MANLEY ARCHITECTS

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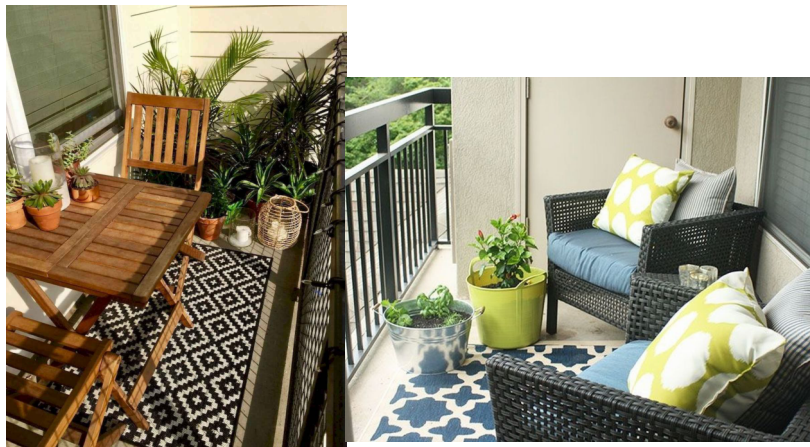
4' TALL SPLIT RAIL FENCE WITH METAL MESH
POSITION ABOUT 1/3 DOWN FROM TOP OF
DETENTION PIT RIM



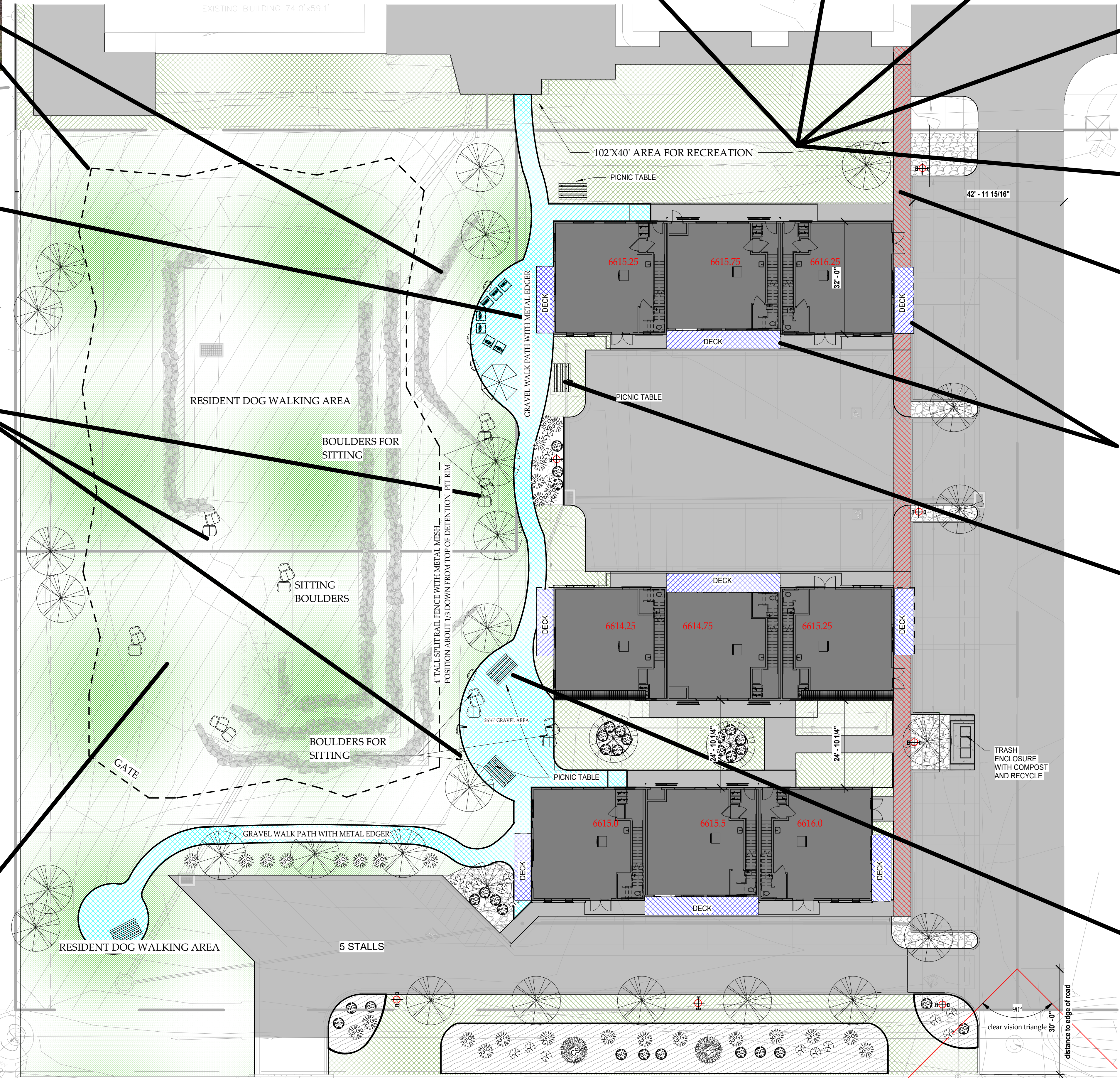
GRAVEL PATH WITH METAL EDGER



PAVED PATHWAY
CONNECTING
263 SAWATCH TO
700 CHAMBERS
DEVELOPMENT



APARTMENT DECKS



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REVISIONS	No.	Description	Date

263 SAWATCH
COMMERCIAL WITH RESIDENCE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE

Date	09.26.23
Project number	2303
RECREATION DIAGRAM	
A1.3	

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	6' - 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"	
3l	SLIDER	6' - 0"	4' - 0"	

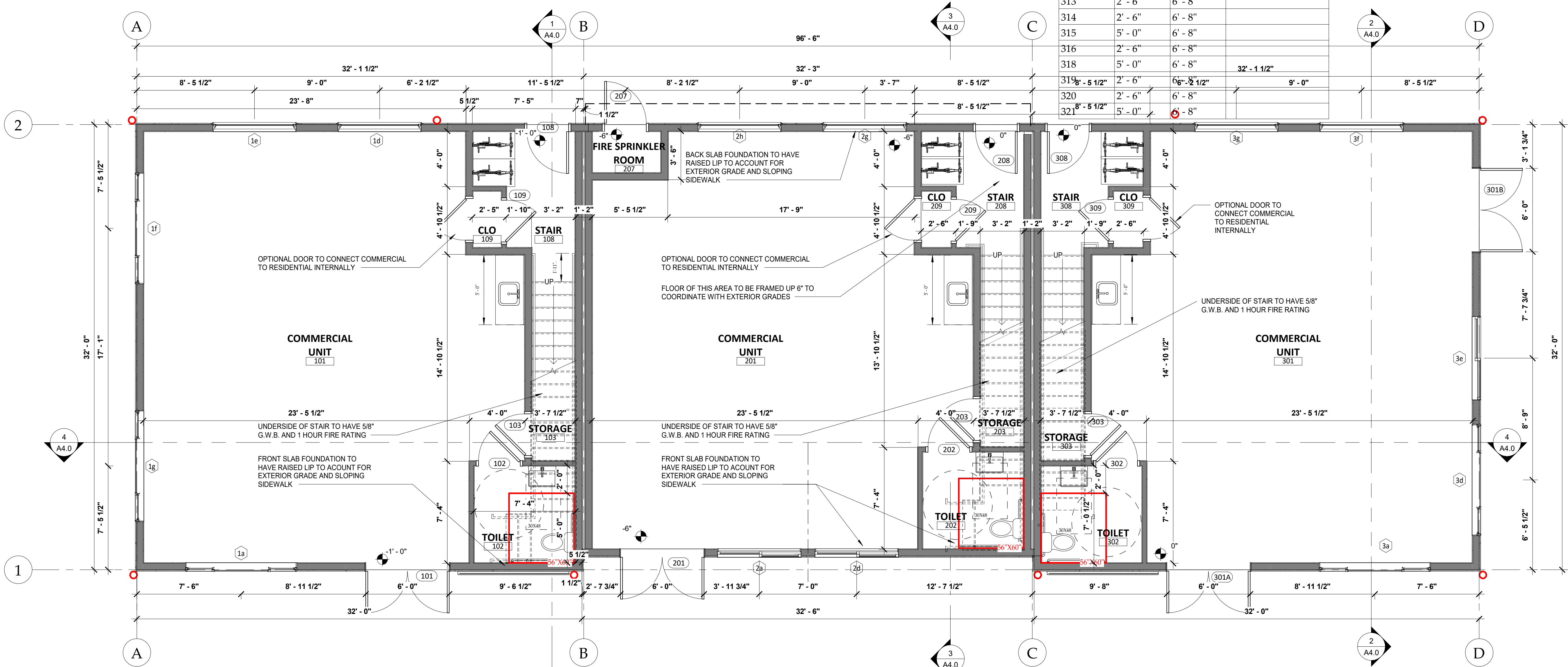
WINDOW SCHEDULE				
Mark	Family	Width	Height	Comments

- WINDOW NOTES:
1. ALL WINDOWS SHALL BE DOUBLE-PANED FIBERGLASS/COMPOSITE UNLESS OTHERWISE NOTED.
 2. U-VALUE OF .30 MAXIMUM. (SEE INSULATION SUMMARY).
 3. ALL WINDOWS TO RECEIVE LOW-E TREATMENT.
 4. ALL SIZES SHOWN ARE NOMINAL. CONTRACTOR TO VERIFY ROUGH-OPENING SIZES WITH CHOSEN WINDOW MANUFACTURER.
 5. WINDOWS MUST DISPLAY MANUFACTURER SPECS INCLUDING U-VALUES PRIOR TO INSPECTIONS.
 6. LOW WINDOWS SHALL RECEIVE MANUFACTURERS' OPENING LIMITER AS REQUIRED BY BUILDING CODE IF SILL IS < 3'-0" ABOVE INTERIOR FINISHED FLOOR AND THE SILL OF THE WINDOW IS MORE THAN 5'-0" ABOVE EXTERIOR GRADE.
 7. CONTRACTOR AND WINDOW SUPPLIER TO CONFIRM ALL LOCATIONS OF TEMPERED GLASS AND PROVIDE ACCORDINGLY.
 8. ALL SLIDING AND HINGED PATIO DOORS ARE TO BE PROVIDED BY THE WINDOW MANUFACTURE.

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' - 6"	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
214	2' - 6"	6' - 8"	
215	5' - 0"	6' - 8"	
216	2' - 6"	6' - 8"	
218	5' - 0"	6' - 8"	
219	2' - 6"	6' - 8"	
220	2' - 6"	6' - 8"	
221	5' - 0"	6' - 8"	
301A	6' - 0"	8' - 0"	
301B	6' - 0"	8' - 0"	
302	3' - 0"	7' - 0"	
303	3' - 0"	5' - 0"	
308	3' - 0"	7' - 0"	
309	3' - 0"	7' - 0"	
310	6' - 0"	8' - 0"	
313	2' - 6"	6' - 8"	
314	2' - 6"	6' - 8"	
315	5' - 0"	6' - 8"	
316	2' - 6"	6' - 8"	
318	5' - 0"	6' - 8"	
319	8' - 5 1/2"	6' - 8"	
320	2' - 6"	6' - 8"	
321	8' - 5 1/2"	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"	



NOTE:
EACH UNIT IS TO HAVE THE GROUND LEVEL TO DOWN
STEP 6" TO COORDINATE WITH GRADE.
SECOND LEVEL IS TO REMAIN CONSTANT.

2 .GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"



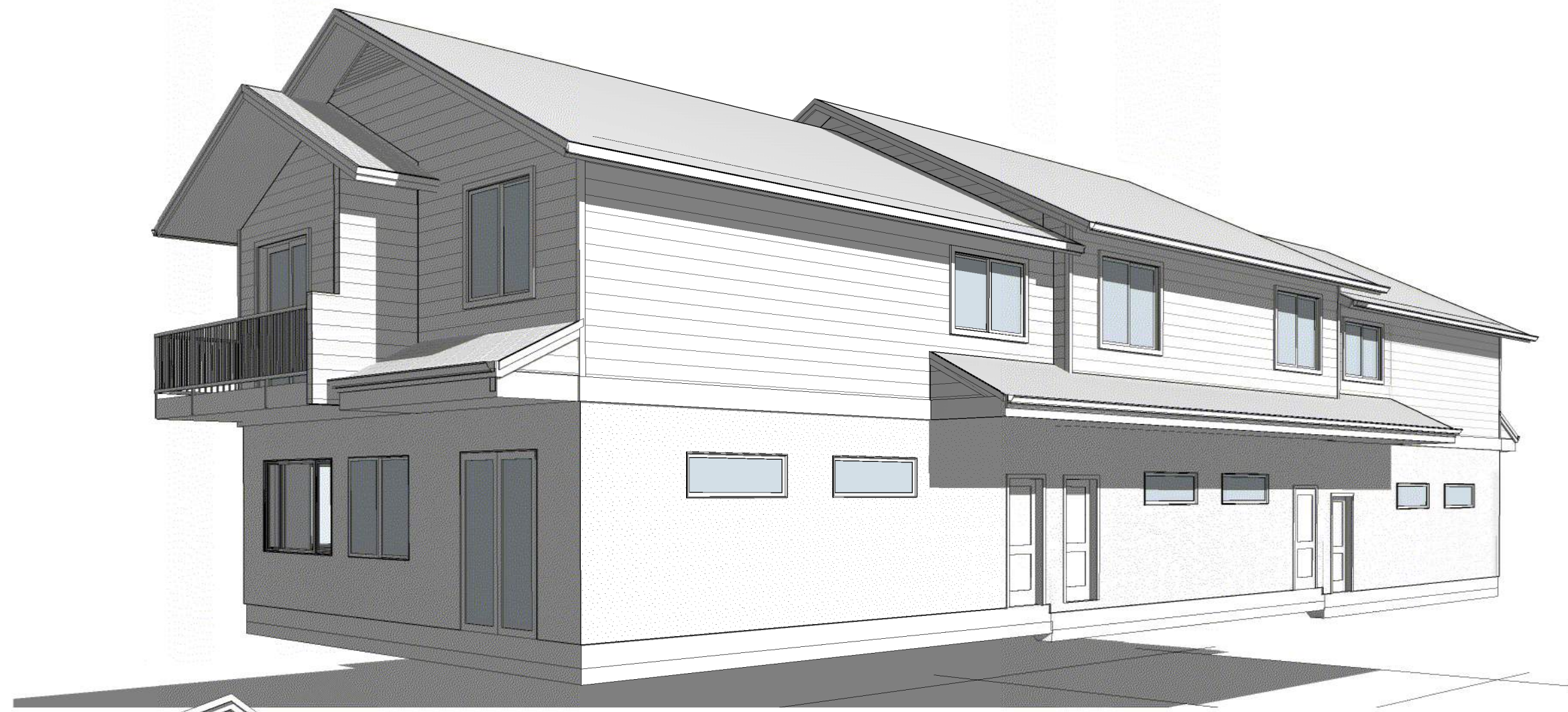
REVISIONS		Date
No.	Description	

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LOT 2 DEVELOPMENT
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DEVELOPMENT PLAN PHASE

Date	10-07-23
Project number	2303
GROUND LEVEL PLAN	
A2.1	

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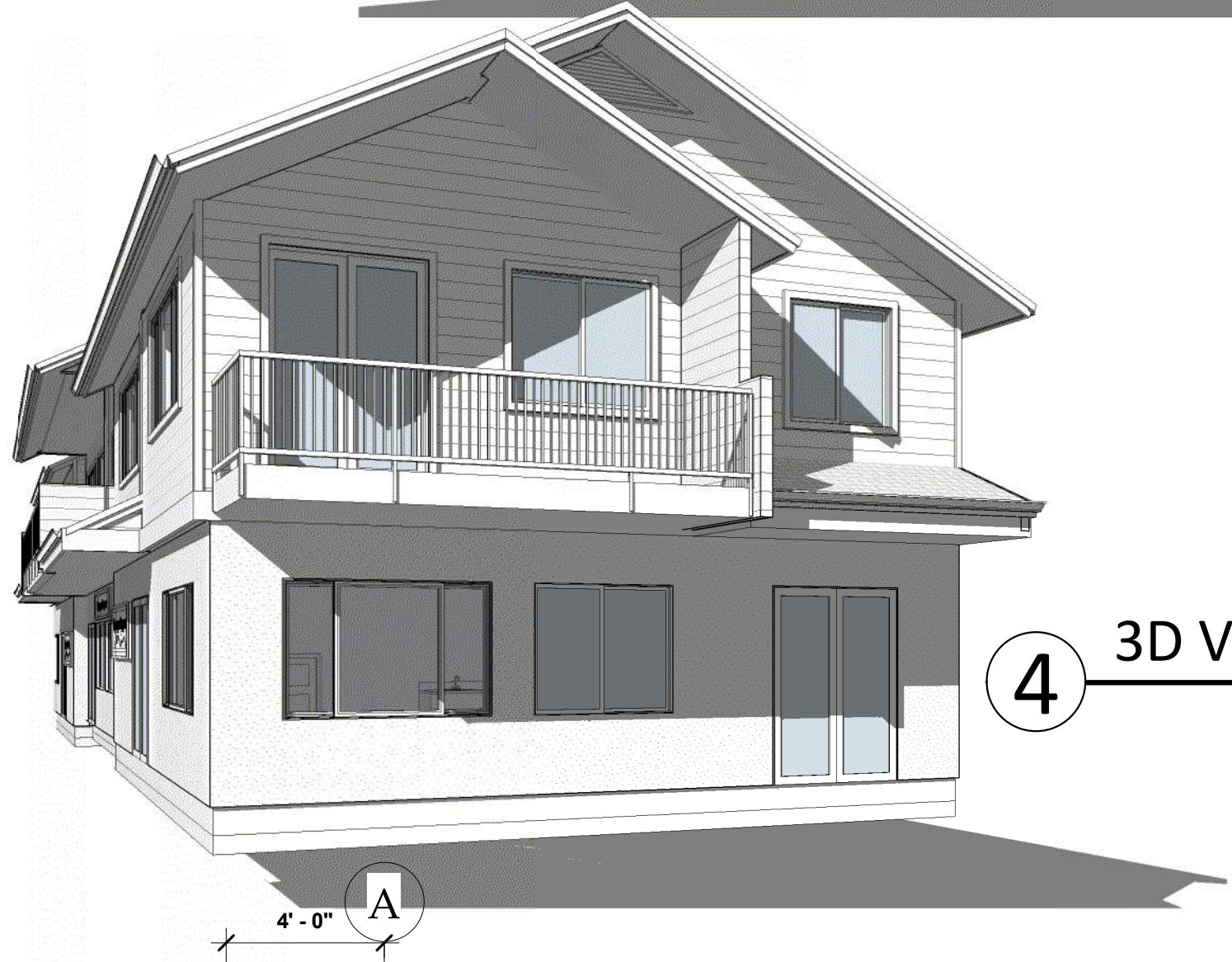




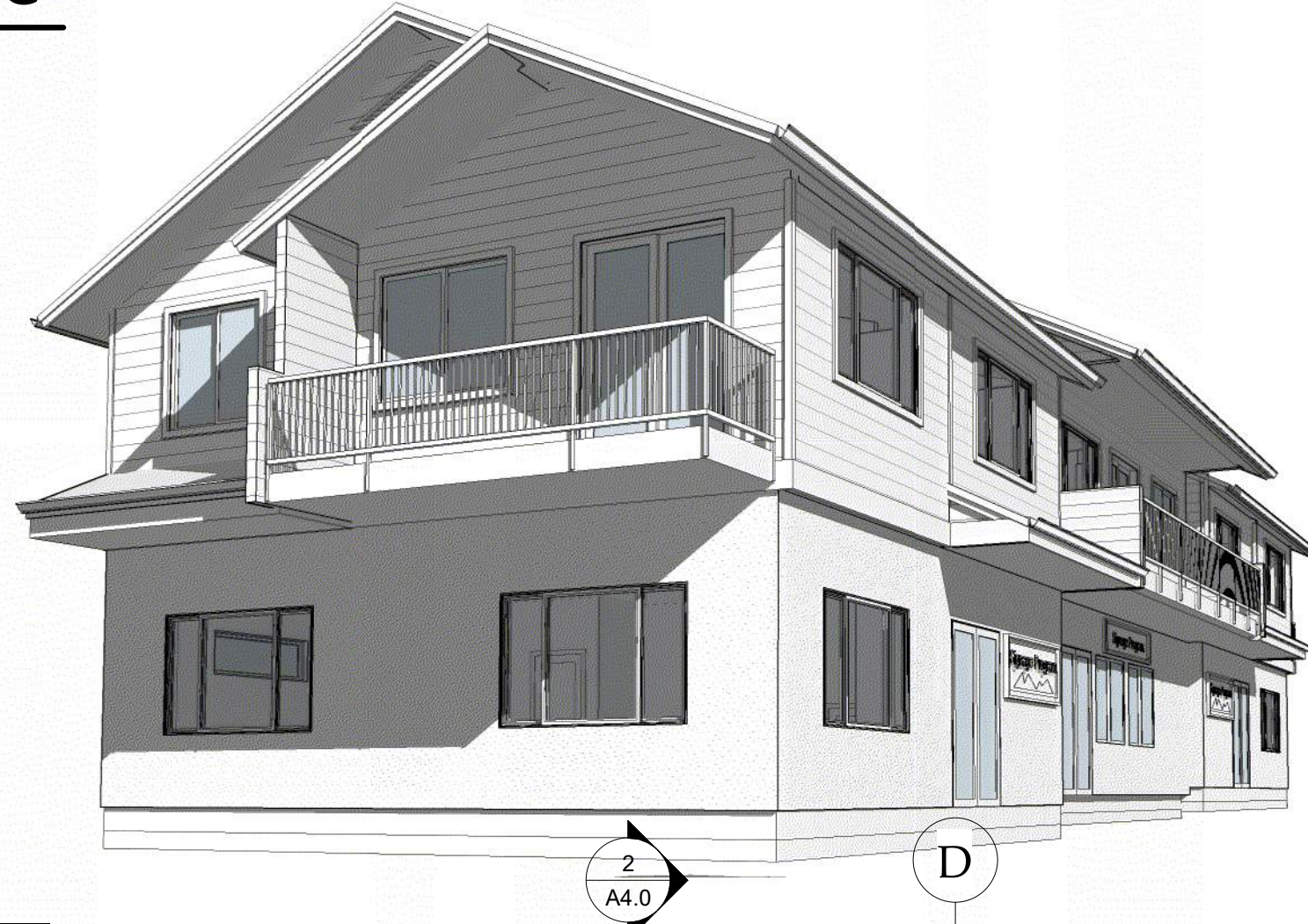
3 3D OF BACK OF BUILDING



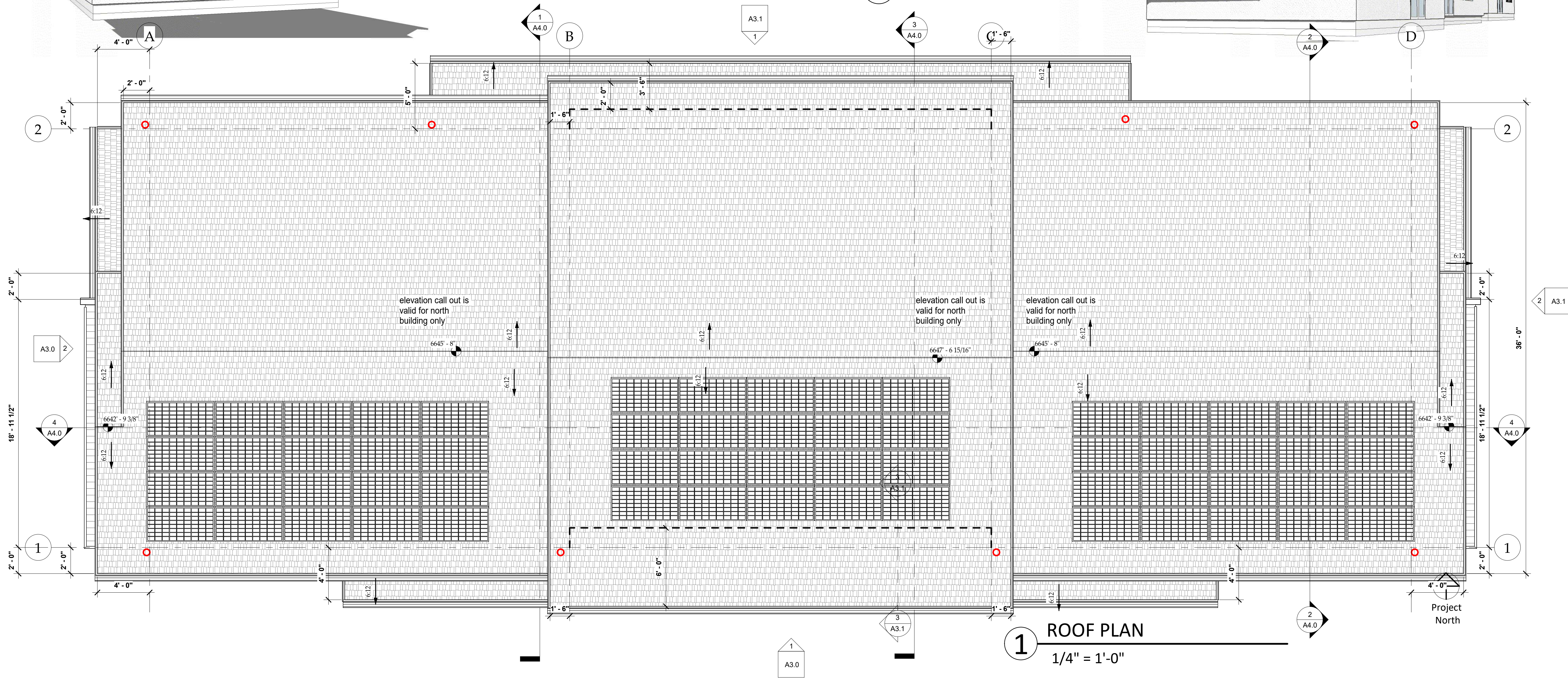
2 3D FROM FRONT PARKING



4 3D VIEW FROM ACCESS ROAD



5 3D VIEW FROM PIT SIDE

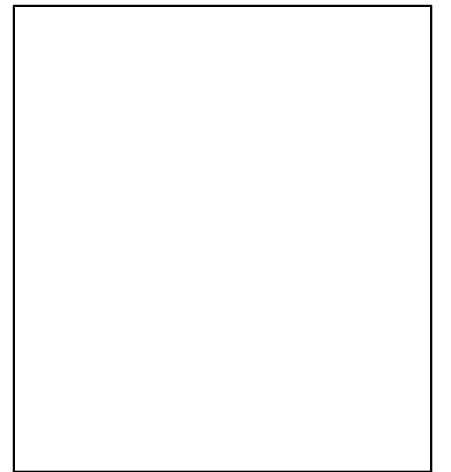


1 ROOF PLAN
1/4" = 1'-0"

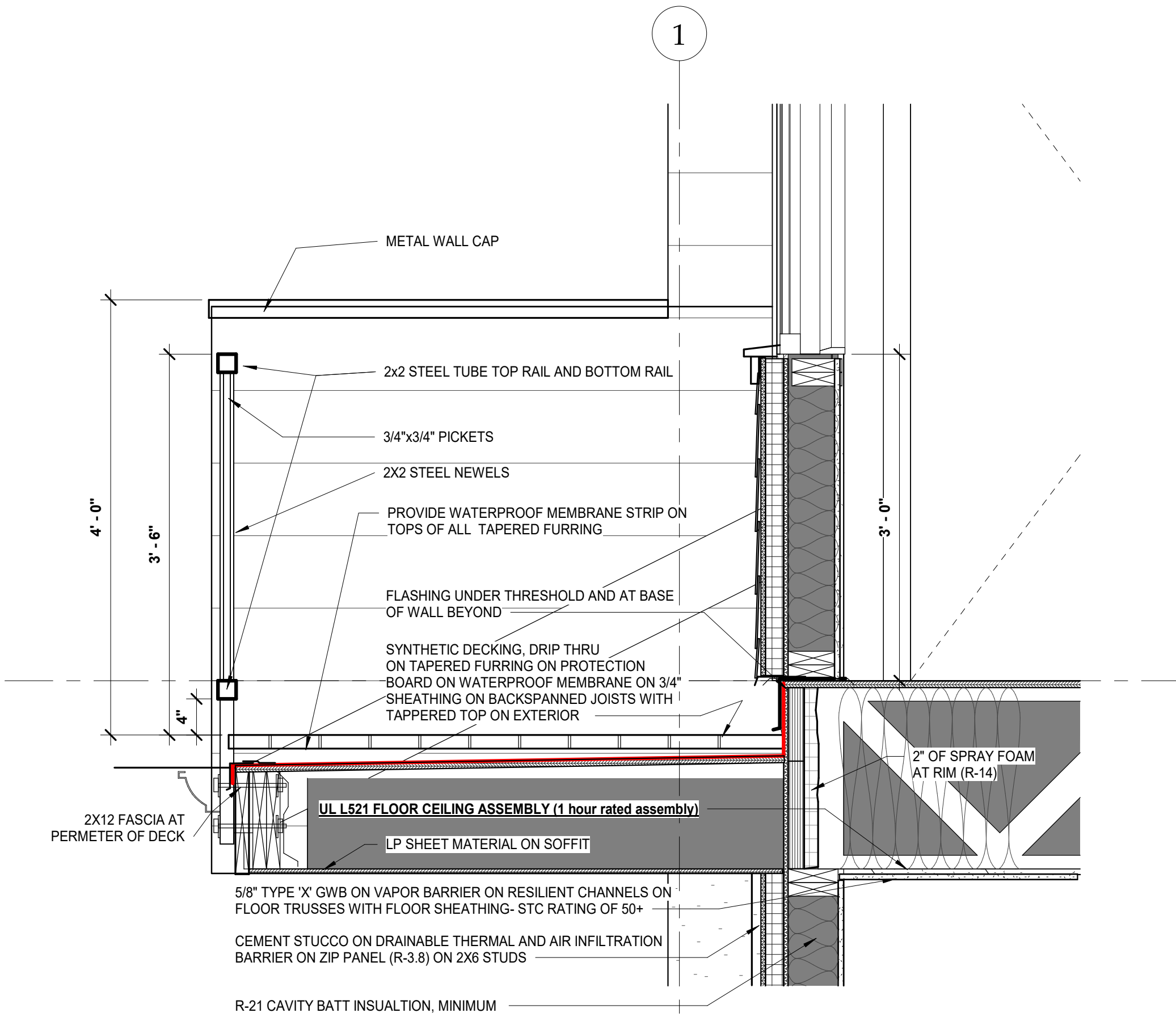
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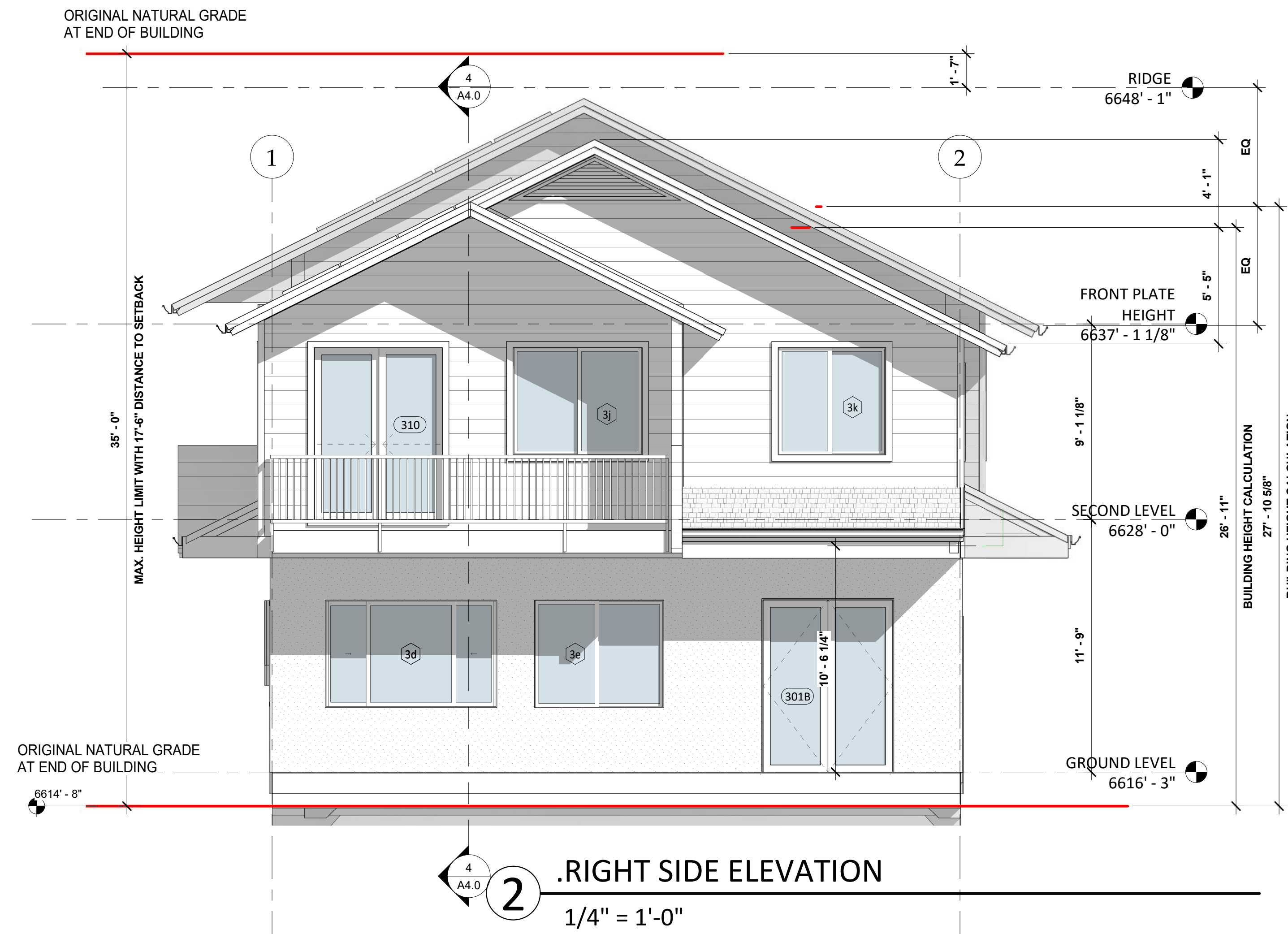
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LOT 2 DEVELOPMENT
263 SAWATCH DRIVE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE



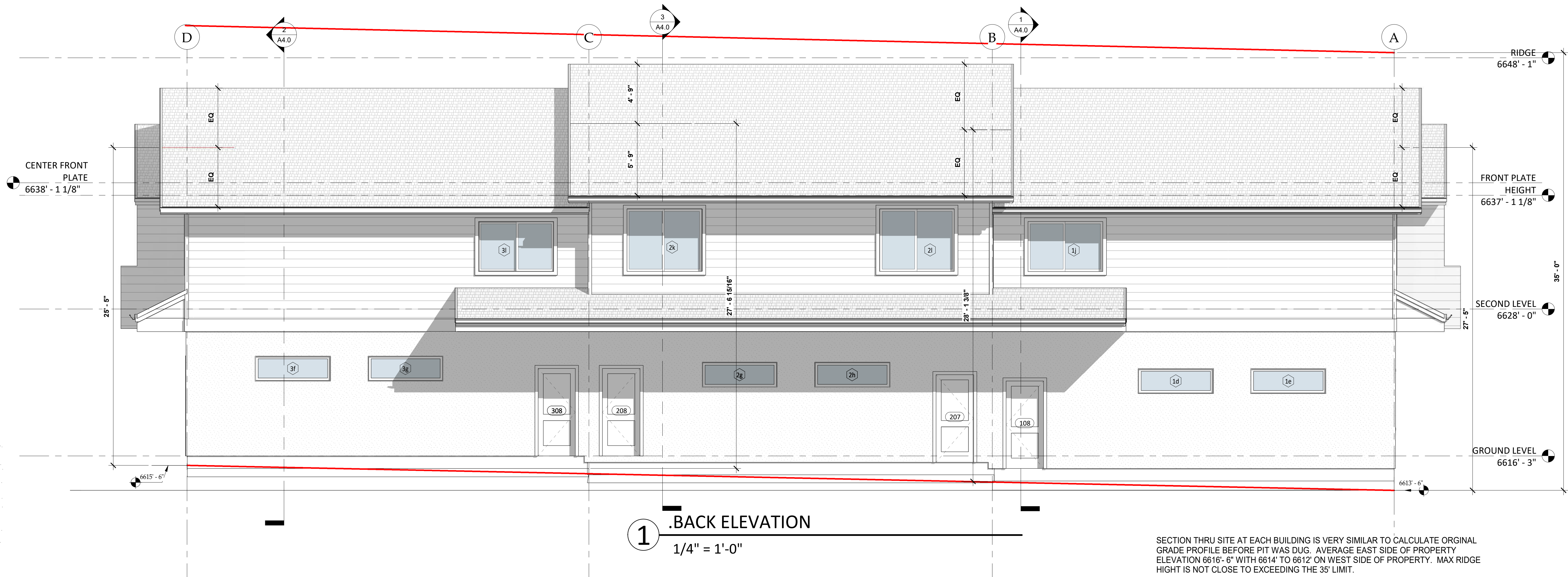
Date10-07-23
Project number2303
ROOF PLAN
A2.3



3 DECK DETAIL
1" = 1'-0"



2 .RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 .BACK ELEVATION
1/4" = 1'-0"

SECTION THRU SITE AT EACH BUILDING IS VERY SIMILAR TO CALCULATE ORIGNAL 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.

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No.	Description	Date

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

Date10-07-23
Project number2303
EXTERIOR ELEVATIONS
A3.1

