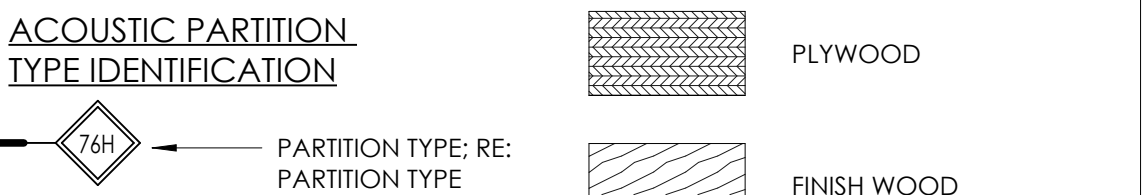
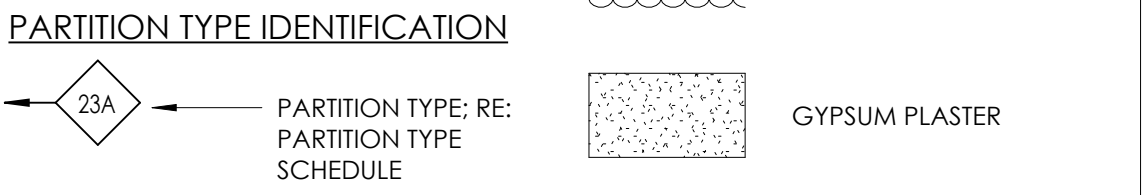
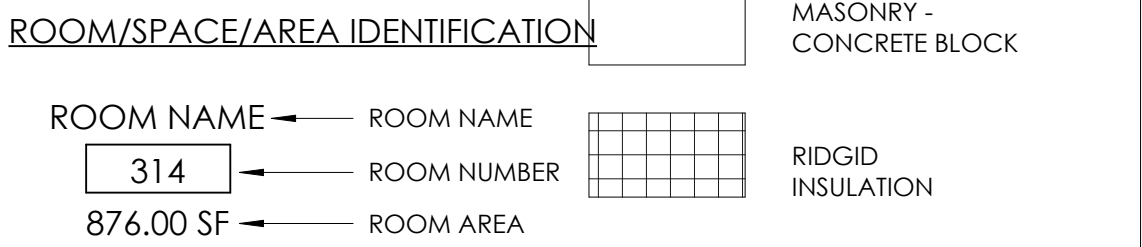
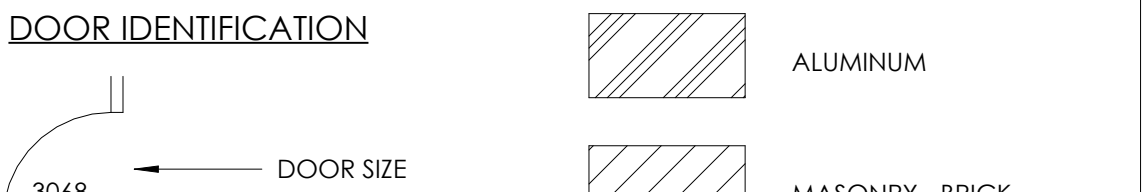
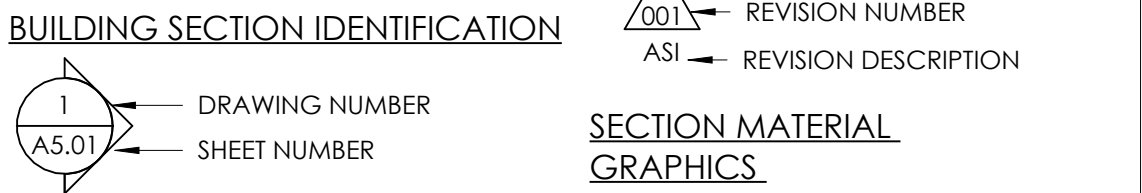
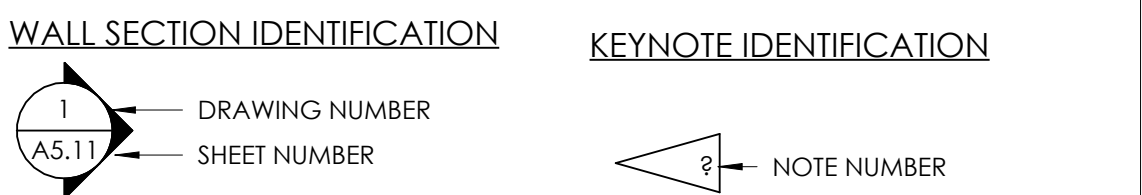
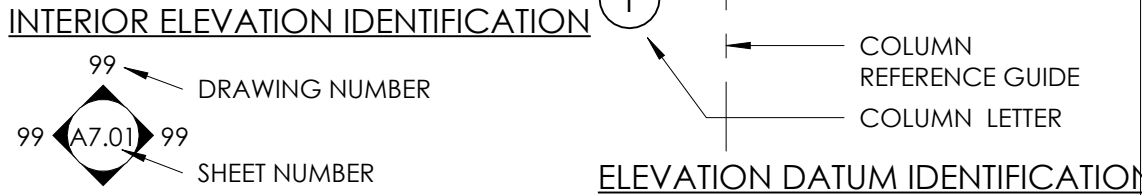
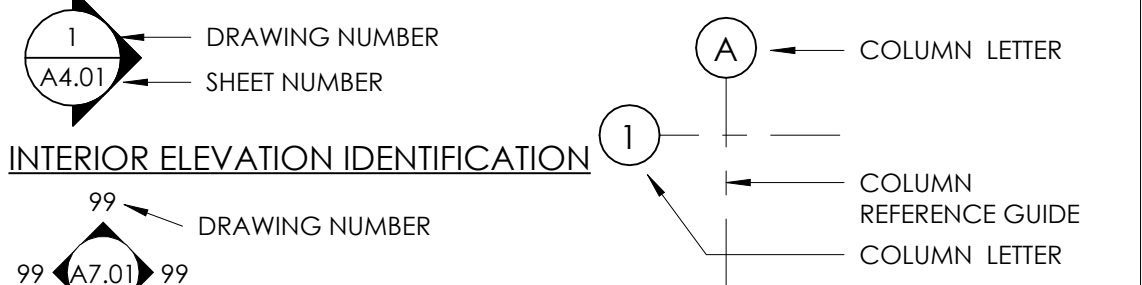


ABBREVIATIONS

&	AND	GCMU	GLAZED CONCRETE MASONRY UNIT(S)	ROW	RIGHT OF WAY
<	ANGLE	GA	GAUGE	RBS	RUBBER BASE STRAIGHT
@	AT	RBC	RUBBER BASE COVE	RBC	RUBBER BASE COVE
#	POUND(S) or NUMBER	GR	GRADE	RB	RUBBER BASE
AB	ANCHOR BOLT	GL	GLASS or GLAZING	RH	RIGHT HAND
AFB	ABOVE FINISHED FLOOR	GHD	GROUND	RPT	RESILIENT FLOORING
AS	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	GLV	GALVANIZED	RECT	RECEPTACLE
ABV	ABOVE	GYP	GYPSUM	RBT	RUBBER TILE
ACOUS	ACCOUSTICAL	GT	GLASS TILE	RVS	REVERSE (SIDE)
ACT	ACCOUSTICAL CEILING TILE	GRT	GROUT	RPM	REVOLUTIONS PER MINUTE
ADD	ADDENDUM	HC	HOLLOW CORE or HANDICAPPED	S	SUPPORT
ADJ	ADJACENT or ADJUSTABLE	HM	HOLLOW METAL	SC	SOLID CORE
AGG	AGGREGATE	HDR	HEADER	SCD	SEAT COVER DISPENSER
AHU	AIR HANDLING UNIT	HDWR	HARDWARE	SD	SOAP DISPENSER
ALUM	ALUMINUM	HT	HEIGHT	SHC	SANITARY NAPKIN CABINET
ALT	ALTERNATE	HORIZ	HORIZONTAL	SHD	SANITARY NAPKIN DISPENSER
AVE	AVENUE	HR	HOUR	SHR	SANITARY NAPKIN RECEPTACLE
ARCH	ARCHITECTURAL	HVAC	HEATING, VENTILATION and AIR CONDITIONING	SSK	SERVICE SINK
ASPH	ASPHALT	HB	HOSE BIB	SS	STAINLESS STEEL
AUTO	AUTOMATIC	HDAS	HEADED DEFORMED ANCHOR STUD	SR	SINK RECEPTACLE
AD	AREA DRAIN or ACCESS DOOR	HAS	HEADED ANCHOR STUD	SCHED	SCHEDULE
ANOD	ANODIZED	HWY	HIGHWAY	SEC	SECTION
APPROX	APPROXIMATE	HW	HOT WATER HEATER	SHWR	SHOWER
AV	AUDIO/VISUAL	HWH	HOT WATER HEATER	SHT	SHEET
AVG	AVERAGE	HW	HOT WATER	SHTG	SHEATHING
AWP	ACOUSTICAL WALL PANEL	HT	HEATER	SIM	SIMILAR
B.O.F.	BY OWNER, FUTURE	IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR	SPECS	SPECIFICATIONS(S)
BD	BOARD	ID	INSIDE DIAMETER	SQ	SQUARE
B.O.	BY OWNER	IN	INCH(ES)	SF	SQUARE FEET
BLDG	BUILDING	INFO	INFORMATION	STL	STEEL
BT	BITUMENOUS	INSUL	INSULATION or INSULATED	STA	STATION
BLKG	BLOCKING	INT	INTERIOR	STD	STANDARD
BM	BEAM or BENCH MARK	INCA	INCANDESCENT	STOR	STORAGE
BOT	BOTTOM	INV	INVERT	STRUCT	STRUCTURE or STRUCTURAL
BRG	BEARING	INTMED	INTERMEDIATE	SUSP	SUSPEND(ED)
B5MT	BASEMENT	INCL	INCLUDED(ED)	SYN	SYMMETRICAL
B	BASE	JST	JOIST	SYS	SYSTEM
CJ	CONTROL JOINT	JT	JOINT	SOFF	SOFFIT
CL	COLUMN LINE	JC	JANITOR CLOSET	SPKR	SPEAKER
CONF	CONFERENCE	KD	KNOCKDOWN	SPRL	SPRINKLER
C.L.	CENTERLINE	KP	KICK PLATE	T&B	TOP AND BOTTOM
CIRC	CIRCUMFERENCE	KT	KITCHEN	T	TREAD
CAB	CABINET	KO	KNOCKOUT	T&G	TONGUE AND GROOVE
C	CAULKING	LH	LEFT HAND	TB	TOWEL BAR
CCD	CONSTRUCTION CHANGE DIRECTIVE	LLH	LONG LEG HORIZONTAL	TD	TOILET PAPER DISPENSER
CFL	COUNTERFLASHING	LLV	LONG LEG VERTICAL	TPTN	TOILET PARTITION
CG	CORNER GUARD	LAB	LABORATORY	TV	TELEVISION
CM	CENTIMETERS	LAM	LAMINATE	TEL	TELEPHONE
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	THK	THICK or THICKNESS
CT	CERAMIC TILE	LBR	LABORATORY	THD	THRESHOLD
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LCK	LOCKER	TEMP	TEMPERATURE
CEM	CEMENTITIOUS	LT	LIGHT	TG	TEMPERED GLASS
CK	CORK TILE	LVL	LOUVER	TBC	TOP OF BACK OF CURB
CLG	CEILING	LDR	LEADER	TS	TUBE STEEL
CLOS	CLOSET	LP	LIGHTING PANEL or LIGHT PROOF	TOW	TOP OF WALL
CLR	CLEAR	MAS	MASONRY OPENING	TOS	TOP OF STEEL
CTR	COUNTER	MO	MASONRY	TOC	TOP OF CONCRETE
COL	COLUMN	MAX	MAXIMUM	THERM	THERMOSTAT
CONC	CONCRETE	MATL	MATERIAL	USGS	U.S. GEOLOGICAL SURVEY
CONSTR	CONSTRUCTION	MECH	MECHANICAL	UL	UNDERWRITER'S LABORATORY
CONT	CONTINUOUS	MEL	MECHANICAL ELECTRICAL and PLUMBING	UON	UNLESS OTHERWISE NOTED
CONTR	CONTRACTOR	MTL	METAL	UOS	UNLESS OTHERWISE SPECIFIED
CORR	CORRIDOR or CORRUGATED	MFR	MANUFACTURER	UNFIN	UNFINISHED
CPT	CARPET	MIN	MINIMUM	UR	URINAL
CPI	CAST IN PLACE	MIR	MIRROR	V	VOLT
CON	CONNECTION	MISC	MISCELLANEOUS	VCT	VINYL COMPOSITION TILE
CATV	CABLE TELEVISION	MEMB	MEMBRANE	VTR	VENT THROUGH ROOF
CCTV	CLOSED CIRCUIT TELEVISION	MTD	MOUNT(ED)	VWC	VINYL WALL COVERING
CUI	CUBIC	MUL	MULLION	VERT	VERTICAL
QY	CUBIC YARD	MED	MEDIUM	VEST	VESTIBULE
DEG	DEGREE	MAG	MAGNETIC	VNI	VINYL or SHEET VINYL
DAMP	DAMP-PROOFING	MACH	MACHINERY	VAR	VARY or VARIES
DBL	DOUBLE	MM	MILLIMETERS	VF	VERIFY IN FIELD
DEPT	DEPARTMENT	MH	MANHOLE	VER	VERIFY
DTL	DETAIL	MEZZ	MEZZANINE	VENT	VENTILATION
DA	DIAMETER	MB	MOISTURE BARRIER	VOL	VOLUME
DIM	DIMENSION	N	NORTH	WD	WOOD
DN	DOWN	NEW	NEW	W	WEST or WIDE
DISP	DISPENSER	NIC	NOT IN CONTRACT	W/C	WORKING POINT
DR	DOOR	NTS	NOT TO SCALE	WPT	WATER RESISTANT
DS	DOWNSPOUT	NO	NUMBER	W/R	WELDED WIRE FABRIC
DWG	DRAWING	NOM	NOMINAL	WWF	WITH
DWR	DRAWER	NRC	NOISE REDUCTION COEFFICIENT	W/O	WITHOUT
DV	DIVISION	OA	OVERALL	WF	WIDE FLANGE or WOOD FLOORING
DIAG	DIAGONAL	OC	ON CENTER	WO	WINDOW
DEMO	DEMOLISH or DEMOLITION	OD	OUTSIDE DIAMETER	WP	WATERPROOF(ING)
EJ	EXPANSION JOINT	OTO	OUTSIDE-TO-OUTSIDE	WSCT	WAINSCOT
EB	EXPANSION BOLT	OFF	OFFICE	WC	WALL COVERING
E	EAST	CHI	CHIMNEY	WT	WEIGHT
ED	EXHAUST DUCT	OPNG	OPENING	W.O.	WHERE OCCURS
EF	EXHAUST FAN or EACH FACE	OPP	OPPOSITE	WGL	WIRE GLASS
EW	ELECTRIC WATER COOLER	OUT	OUTSIDE FACE	YD	YARD
EA	EACH	PC	PRECAST		
EL	ELEVATION	PAC	PREVIOUSLY AWARDED CONTRACT		
ELEC	ELECTRICAL	P/L	PROPERTY LINE		
ELEV	ELEVATOR	PLAM	PLASTIC LAMINATE		
EMER	EMERGENCY	PSF	POUNDS PER SQUARE FOOT		
ENGR	ENGINEER	PSI	POUNDS PER SQUARE INCH		
EOS	EDGE OF SLAB	PT	POST TENSIONED or PORCELAIN TILE		
EQ	EQUAL	PTRD	PAPER TOWEL DISPENSER AND RECEPTACLE		
EQUIP	EQUIPMENT	PVC	POLYVINYL CHLORIDE		
EXT	EXTERIOR	PLYWD	PLYWOOD		
ES	EACH SIDE	PREFAB	PREFABRICATED		
EW	ELECTRIC WATER HEATER	PL	PLATE		
EW	EACH WAY	PLAS	PLASTER		
EST	ESTIMATE	PNL	PANEL		
FAC	FIRE ALARM CABINET	P	PAINT(ED)		
FA	FIRE ALARM	PR	PAIR or PROPOSAL REQUEST		
FACP	FIRE ALARM CONTROL PANEL	PROJ	PROJECT		
FBO	FURNISHED BY OTHER(S)	PID	PAPER TOWEL DISPENSER		
FD	FLOOR DRAIN or FIRE DAMPER	PTN	PARTITION		
FE	FIRE EXTINGUISHER	PVMT	PAVEMENT		
FEC	FIRE EXTINGUISHER CABINET	PRESTR	PRESTRESSED		
FFL	FINISHED FLOOR LINE	PBO	PROVIDED BY OTHERS		
FHC	FIRE HOSE CABINET	PAR	PARALLEL		
FR	FIRE RESISTIVE or FIRE RATED	PREFIN	PREFINISHED		
FDN	FOUNDATION	POL	POLISHED		
FN	FINISH(ED)	PLBG	PLUMBING		
FMT	FIXTURE	PKG	PACKAGING		
FLG	FLASHING	PERIM	PERIMETER		
FLR	FLOOR(ING)	PERF	PERFORATED		
FLUOR	FLUORESCENT	PFR	PAPER TOWEL RECEPTACLE		
FRT	FIRE RETARDANT TREATED	PRIM	PRIMARY		
FRP	FIBERGLASS REINFORCED PANEL(ING)	PT	POINT OF TANGENCY		
FT	FOOT (FEET)	QTY	QUANTITY		
FTG	FOOTING	QT	QUARRY TILE		
FURR	FURRED or FURRING	R	REMOVE		
FUT	FUTURE	RISR	RISER		
F	FARENHEIT	RD	ROOF DRAIN or ROAD		
FVC	FIRE VALVE CABINET	RL	RAIN LEADER		
FHMS	FLAT HEAD MACHINE SCREW	RO	ROUGH OPENING		
FH	FIRE HYDRANT	ROD	ROOF OVERFLOW DRAIN		
FF	FINISHED FLOOR	RWC	RAIN WATER CONDUCTOR		
FURN	FURNISHED	RAD	RADIUS		
FOM	FACE OF MASONRY	REF	REFER TO or REFERENCE		
FOF	FACE OF FINISH	REIN	REINFORCED		
FOS	FACE OF STUD	REC	RECESS(ED)		
FOC	FACE OF CONCRETE	REFR	REFRIGERATOR or REFRIGERATED		
FHW	FACE OF WOOD	REGD	REQUIRED		
FHV	FIRE HOSE VALVE	RESIL	RESILIENT		
GW8	GYPSUM WALLBOARD	REV	REVISE, REVISED or REVISION(S)		
GC	GENERAL CONTRACTOR	RFG	ROOFING		
GR	GRAB BAR	RFL	REFLECTED		
GYP	GYPSUM BOARD	RM	ROOM		

GRAPHIC STANDARDS

EXTERIOR ELEVATION IDENTIFICATIONSTRUCTURAL GRID



BUILDING & CODE INFORMATION

ZONING: BROADWAY DISTRICT

SETBACKS: FRONT: 0'-0"
SIDE STREET: 0'-0"
SIDE INTERIOR SETBACKS: 0'-0"
REAR (ALLEY): 25'-0"
REAR UPPER STORY: 5'-0"

HEIGHT: 42'-0" WITH 3RD FLOOR STEPBACK
4.10E: CORNER LOTS HEIGHTS LIMITS MAY EXCEED HEIGHT BY 30% = 45'-4" CORNER LOT HEIGHT LIMIT)

PARKING REQUIREMENT: (TABLE 4.12- OFF-STREET PARKING STANDARDS)
RESIDENTIAL: 9) TWO-BEDROOM UNITS (2 SPACES PER DU) - 18 SPACES
RETAIL: 4.681 S.F. OF RETAIL (2,000 S.F./400 S.F./SPACE + 2,681 S.F./300 S.F./SPACE) = 14 SPACES
TOTAL PARKING SPACES = 32 PARKING SPACES REQD.
PARKING PROVIDED: 18 SPACES ON-GRADE + 15 STREET PARKING SPACES = 33 PARKING SPACES PROVIDED.

BIKE PARKING (TABLE 4.12-3 BICYCLING PARKING)
REQUIRED: RESIDENTIAL: (MIN. 2 + .05 PER BD) = 3 SHORT-TERM BIKE SPACES FOR MULTI-UNIT BUILDING
RETAIL: (MIN 2 + 1 PER 5,000 S.F. RETAIL) = 3 SHORT-TERM SPACES FOR RETAIL
RESIDENTIAL: LONG-TERM = 3) LONG-TERM BIKE SPACES FOR MULTI-UNIT BUILDING
RETAIL: (3 LONG-TERM BIKE SPACES FOR RETAIL)

6) SHORT-TERM PARKING SPACES WILL BE PROVIDED ON BIKE RACKS ON BROADWAY.

LONG-TERM BIKE SPACES WILL BE PROVIDE IN EACH CONDO-UNITS AND RETAIL STORAGE UNITS.

PROJECT TEAM

OWNER ONE HARVEST GROUP, LLC 301 BROADWAY EAGLE, CO POC:JOHN CHAY P:410-591-4002 JOHNCHAY@GMAIL.COM	CIVIL DCI ENGINEERING 6363 S. FIDDLERS GREEN CIRCLE GREENWOOD VILLAGE, CO 80111 POC:MATT GIBB P:P: 208-820-1195 MGB8@DCI-ENGINEERS.COM
ARCHITECT NEO STUDIO, LLC 3560 WALNUT STREET DENVER, CO 80205 POC:MICHAEL NODA P:303 758 3800 MICHAEL@NEOSTUDIOARCH.COM	LANDSCAPE COMPANY ADDRESS CITY STATE ZIP POC:NAME P:VOICE EMAIL@SOMEONE.COM
CONTRACTOR TED ARCHIBEQUE ADDRESS CITY STATE ZIP POC:NAME P:VOICE EMAIL@SOMEONE.COM	STRUCTURAL DCI ENGINEERING 6363 S. FIDDLERS GREEN CIRCLE GREENWOOD VILLAGE, CO 80111 POC:BRADY OTT P:P: 720 439 4176 BOTH@DCI-ENGINEERS.COM
SURVEY ARCHIBEQUE LAND CONSULTING, LTD ADDRESS CITY STATE ZIP POC:TED ARCHIBEQUE P:970-328-6020 INFO@PROLANDSURVEY.COM	MECHANICAL EE ENGINEERS 12005 ANTELOPE TRAIL PARKER, CO 80138 POC:LOREN PRIEST P:303 748 1189 LOREN@EEPARKER.COM
SOILS COMPANY ADDRESS CITY STATE ZIP POC:NAME P:VOICE EMAIL@SOMEONE.COM	ELECTRICAL EE ENGINEERS 12005 ANTELOPE TRAIL PARKER, CO 80138 POC:LOREN PRIEST P:303 748 1189 LOREN@EEPARKER.COM

VICINITY MAP



IECC COMPLIANCE

- CLIMATE ZONE: 5 PER 2021 IECC
- THERMAL ENVELOPE:
 - CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
 - EXTERIOR WALLS:
 - R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION
 - CMU: R-12.5 CONTINUE RIGID
 - CONCRETE: R-12.5 CONTINUE RIGID 0.41
 - DEMISING WALLS: NONE
 - WINDOW U-FACTOR: 0.29
 - STOREFRONT U-FACTOR: 0.32
 - EXTERIOR DOORS U-FACTOR: 0.32
 - GARAGE DOOR U-FACTOR: 0.125
 - F. SLAB R-VALUE: R-10 FOR 24"
 - WINDOWS & DOORS SHGC: STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27
 - BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

SITE REVIEW

12-04-2025

Sheet #	Sheet Name	05/30/25 SITE REVIEW	07/14/25 SITE REVIEW	10/09/25 PRICING	11/21/25 SITE REVIEW	XX/XX/XX SUB/CD
GENERAL						
A 0.00	COVER SHEET SITE REVIEW	X	X	X	X	
CIVIL						
C1.30	GRADING AND DRAINAGE PLAN	X	X	X	X	
C1.50	UTILITY PLAN	X	X	X	X	
ARCHITECTURE						
A 2.01	LEVEL 1 FLOOR PLAN	X	X	X	X	
A 2.02	LEVEL 2 FLOOR PLAN	X	X	X	X	
A 2.03	LEVEL 3 FLOOR PLAN	X	X	X	X	
A 2.04	ROOF PLAN	X	X	X	X	
A 2.09	LEVEL 2 FLOOR PLAN W/DIM	X	X	X	X	
A 2.10	LEVEL 3 FLOOR PLAN W/DIM	X	X	X	X	
A 4.01	EAST WEST ELEVATION	X	X	X	X	
A 4.02	NORTH SOUTH ELEVATION	X	X	X	X	
PHOTOMETRIC						
PH1.0	PHOTOMETRIC PLAN	X	X	X	X	
PH1.1	PHOTOMETRIC PLAN	X	X	X	X	
Grand total: 13						

ZONING DISTRICT: BROADWAY DISTRICT

STASTICAL TABLE:

LOT SIZE: 301:12,500 SF (100' X 125')
FUTURE LOT SIZE: 13,437.5 SF (107.5' X 125')
COMMERCIAL: 4,681 SF
RESIDENTIAL: 17,907 SF - 9 RESIDENTIAL UNITS
CIRCULATION LEVELS 1-3: 2,500 SF

SETBACKS

FRONT SETBACK: 0'
SIDE STREET SETBACK: 0'
SIDE INTERIOR SETBACK: 0'
REAR (ALLEY) SETBACK: 25'
REAR SETBACK CAN BE REDUCED WHEN PARKING IS PROVIDED PER SECTION 4.10.050C.1
HEIGHT LIMIT: 35' + 4' PARAPET
OR 42' W/ 3RD FLOOR STEPBACK*

PROJ. NO. 23-15
DRAWN: LT
CHECKED: MN
APPROVED:Approver
DATE: 12-04-2025
REVISIONS
1 12/04/25 12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL

ISSUED
FOR: SITE REVIEW

© NEO STUDIO

SCALE: As indicated

SHEET TITLE:
COVER SHEET SITE REVIEW

A 0.00

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800



301 BROADWAY MIXED USE

301 BROADWAY ST

EAGLE CO



ISSUANCE

301 BROADWAY
MIXED USE
301 BROADWAY ST
EAGLE, CO 81631

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
----	------	-------------

Project No.:	25-42-0042
--------------	------------

Proj. Manager:	MRG
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Drawn:	SDK
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Reviewed:	MRG
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Dwg. Check:	
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Date:	7-17-2025
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Scale:	
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SHEET TITLE

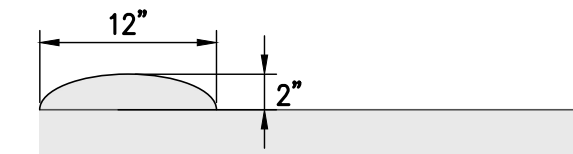
GRADING AND
DRAINAGE PLAN

SHEET NUMBER

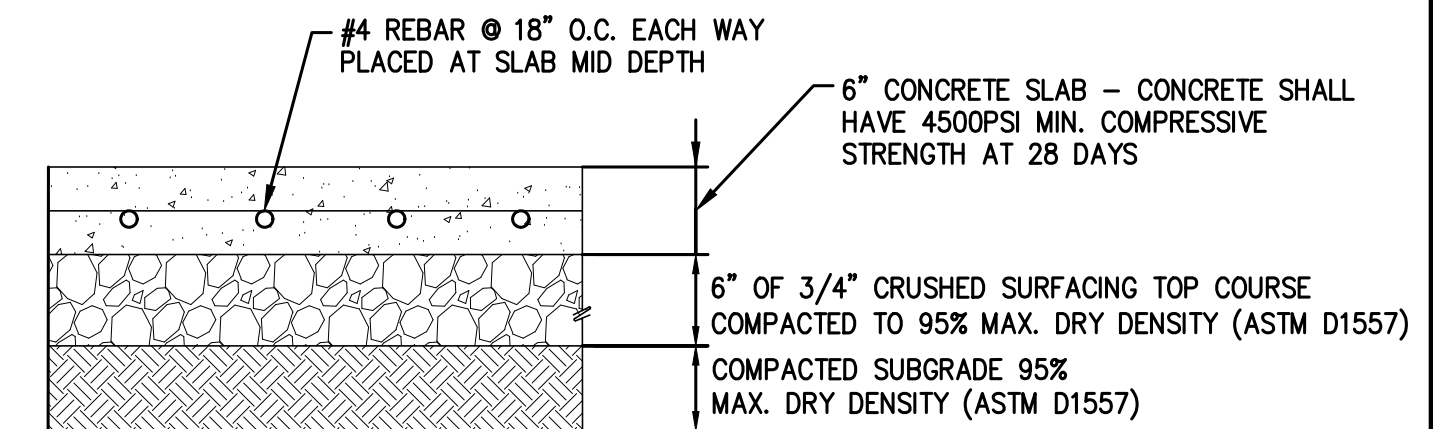
C1.30

REFERENCE NOTES:

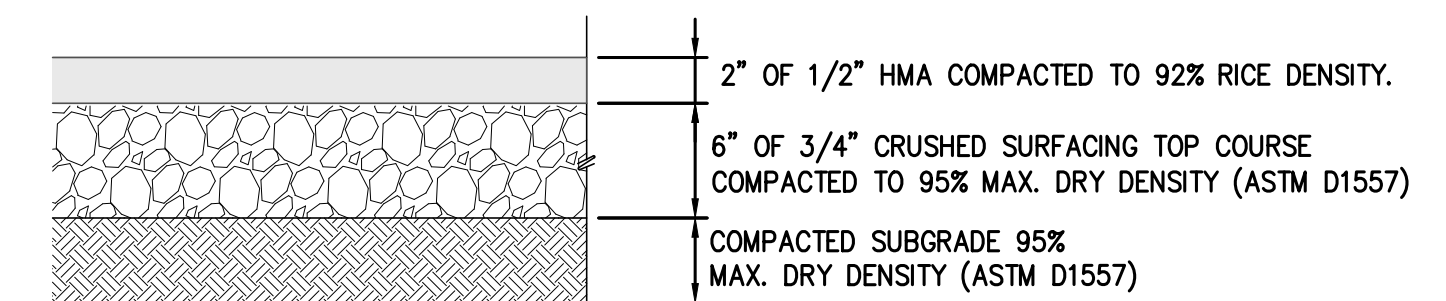
- CONNECT TO BUILDING ROOF DRAIN SYSTEM. SEE MECHANICAL PLANS.
- INSTALL TEMPORARY ASPHALT SPEED BUMP TO KEEP STORMWATER FROM ENTERING THE SOUTH ADJACENT PROPERTY. SEE DETAIL 1 BELOW.
- PROVIDE NEW 8" PVC SDR 35 STORM DRAIN LINE.
- PROVIDE NEW TYPE 1 CATCH BASIN.
- PROVIDE NEW CLEANOUT TO GRADE. PROVIDE 2' SQUARE CONCRETE COLLAR, INSTALL NEW SIDEWALK BRICKS AROUND COLLAR.
- INSTALL NEW CONCRETE PAVEMENT SECTION PER DETAIL 2/C1.30.
- INSTALL NEW ASPHALT PAVEMENT SECTION PER DETAIL 3/C1.30.



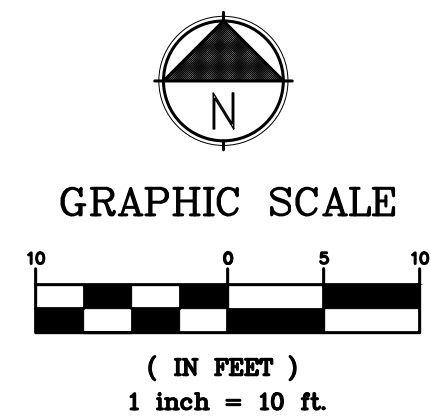
SPEED BUMP DETAIL
SCALE : NTS



CONCRETE PAVEMENT SECTION
SCALE : NTS



ASPHALT PAVEMENT SECTION
SCALE : NTS



FOR PERMIT

THESE DRAWINGS ARE SUFFICIENTLY COMPLETE FOR SUBMISSION TO THE JURISDICTION HAVING AUTHORITY FOR PERMIT. THE CONTRACTOR SHALL NOT USE THESE DRAWINGS FOR CONSTRUCTION UNTIL THE CONTRACTOR RECEIVES WRITTEN APPROVAL FOR USE IN CONSTRUCTION BY THE JURISDICTION HAVING AUTHORITY AND DCI ENGINEERS.

CONTRACTOR NOTE

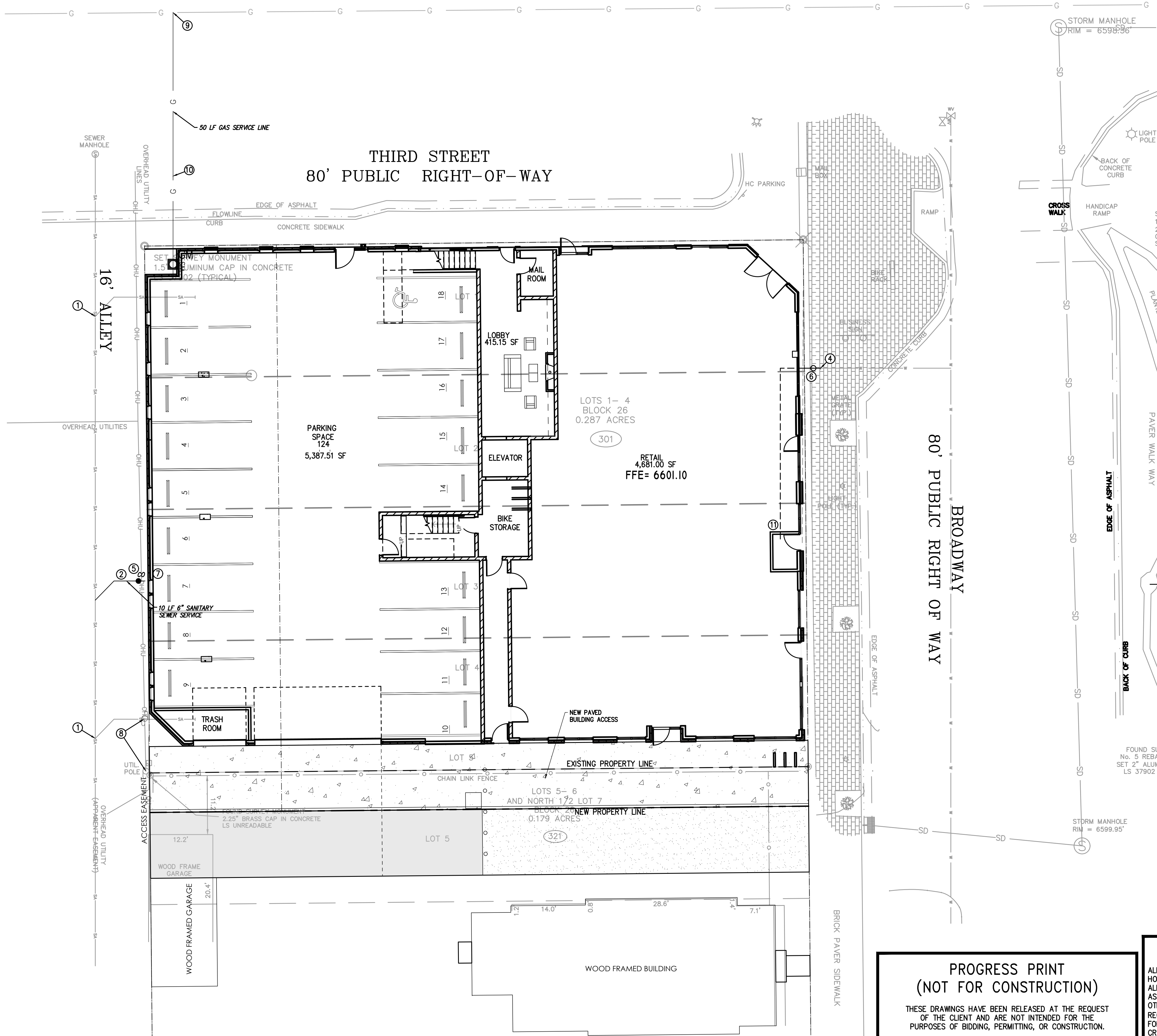
ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.



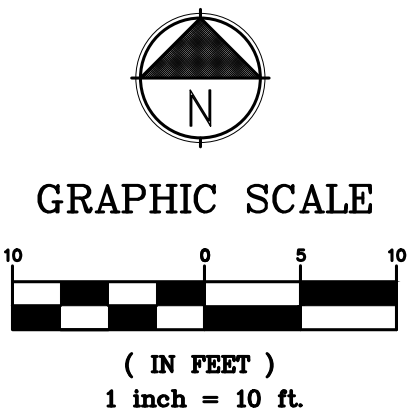
301 BROADWAY MIXED USE

301 BROADWAY ST

EAGLE CO



- REFERENCE NOTES:**
- ① REMOVE EXISTING SANITARY SEWER SERVICE. CAP SERVICE WYE AT MAIN.
 - ② PROVIDE NEW 6" SDR35 PVC SANITARY SEWER SERVICE. LENGTH AND SLOPE PER PLAN. CONNECT WITH TAPPING SADDLE WYE.
 - ③ PROVIDE NEW 6" C900 PVC WATER SERVICE. LENGTH PER PLAN.
 - ④ CONNECT TO EXISTING 4" WATER SERVICE.
 - ⑤ PROVIDE NEW CLEANOUT TO GRADE PER TOWN OF EAGLE STANDARD.
 - ⑥ PROVIDE NEW CURB STOP. PROVIDE 2' SQUARE CONCRETE COLLAR. INSTALL NEW SIDEWALK BRICKS AROUND COLLAR.
 - ⑦ CONNECT TO BUILDING SANITARY SEWER SYSTEM. COORDINATE WITH PLUMBING PLANS FOR CONTINUATION.
 - ⑧ UNDERGROUND OVERHEAD POWER LINE. COORDINATE WITH HOLY CROSS ENERGY.
 - ⑨ TIE INTO EXISTING GAS MAIN. CONTRACTOR TO VERIFY LOCATION.
 - ⑩ PROVIDE NEW NATURAL GAS SERVICE, COORDINATE WITH BLACK HILLS ENERGY.
 - ⑪ PROVIDE NEW 4" C900 PVC FIRE SUPPRESSION SERVICE TO WATER SERVICE ROOM. 2" DOMESTIC WATER SERVICE TO TEE OFF 4" SERVICE IN ROOM. SEE PLUMBING PLANS FOR DETAILS.



PROGRESS PRINT
(NOT FOR CONSTRUCTION)

THESE DRAWINGS HAVE BEEN RELEASED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED FOR THE PURPOSES OF BIDDING, PERMITTING, OR CONSTRUCTION.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

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P: (509) 455-4448 www.edci-engineers.com

STRUCTURAL / CIVIL / SURVEY / ROW

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ENGINEER STAMP

COLORADO LICENSED
BRADY M. O'NEILL
51217
PROFESSIONAL ENGINEER

ISSUANCE

301 BROADWAY
MIXED USE
301 BROADWAY ST
EAGLE, CO 81631

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
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Project No.: 25-42-0042
Proj. Manager: MRG
Drawn: SDK
Reviewed: MRG
Dwg. Check:
Date: 7-17-2025
Scale:

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C1.50

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 12-04-2025
REVISIONS
1 12/04/25 12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL

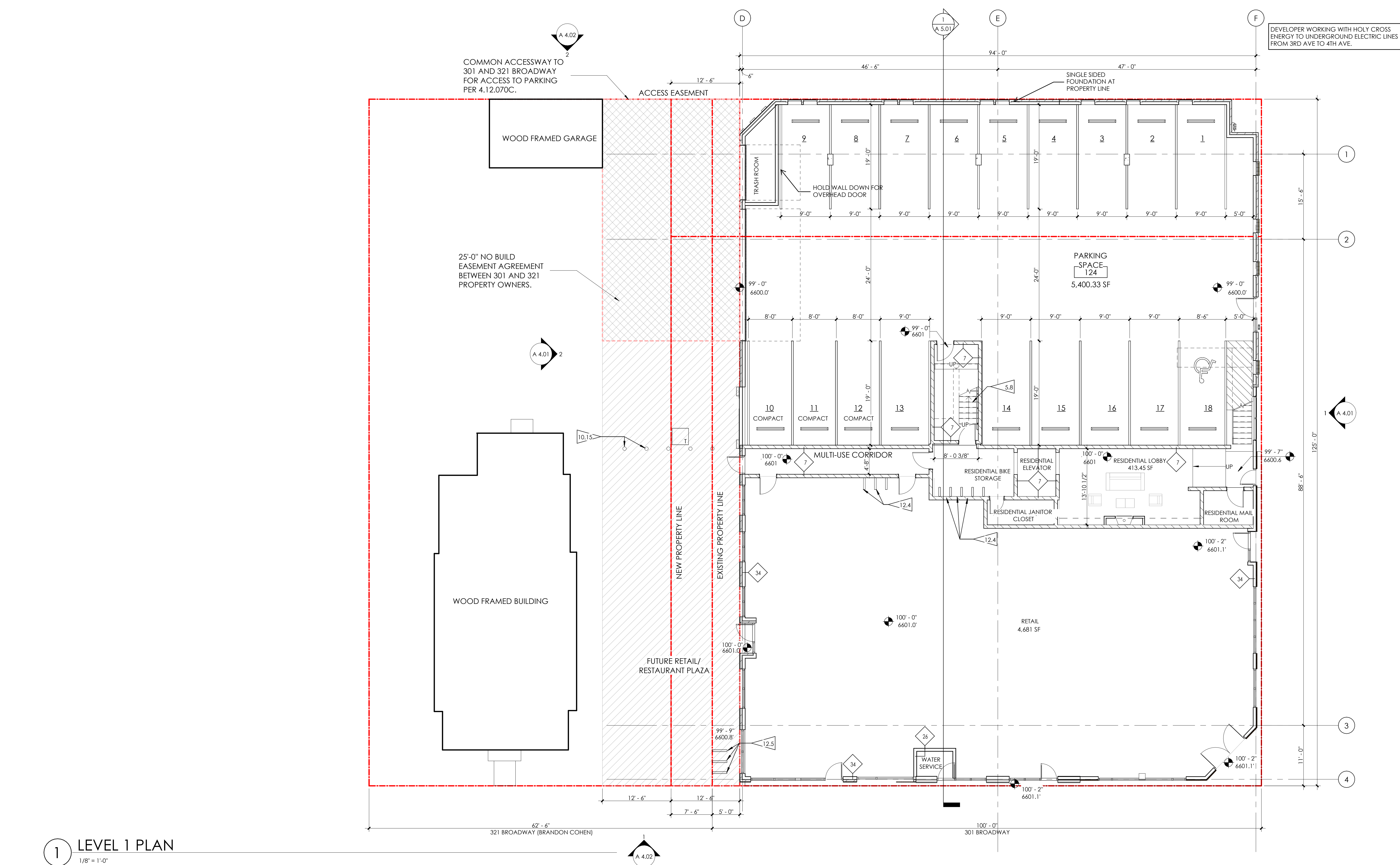
ISSUED FOR: SITE REVIEW

© NEO STUDIO

SCALE: 1/8" = 1'-0"

SHEET TITLE:
LEVEL 1 FLOOR PLAN

A 2.01



1 LEVEL 1 PLAN

1/8" = 1'-0"

PARTITION TYPES

INTERIOR FURRING PARTITION

14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD

INTERIOR WALL:

22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.

24 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X GYP. BD. 1 - HOUR FIRE RATED PER WP3510

26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.

28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

DEMISING WALL:

5 5/8" GYP. BD., RESILIENT CHANNEL, 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD., 1 - HOUR FIRE RATED PER WP 3244

7 CMU WALL: 8" CONCRETE MASONRY UNIT FLOOR TO STRUCTURE ABOVE, RE: STRUCTURAL

EXTERIOR WALL:

34 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS), CONTINUOUS WEATHER BARRIER, 1/2" OSB SHEATHING, 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-27 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD., 34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING

36 1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE 'X' G.B., 2 X 6 STUD @ 16" O.C. W/ R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER, 5/8" TYPE 'X' GYP. BD. 1-HOUR RATED PER U364.

SHAFT WALL: 2-HOUR:

62 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO I-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.

FIRE BARRIER: 2-HOUR:

46 2 LAYERS 5/8" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING), R-19 GLASS FIBER INSULATION IN CAVITY, 1/2" RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD., 2-HOUR FIRE RATED PER UL U301 WITH STC OF 55.

GENERAL PLAN NOTES

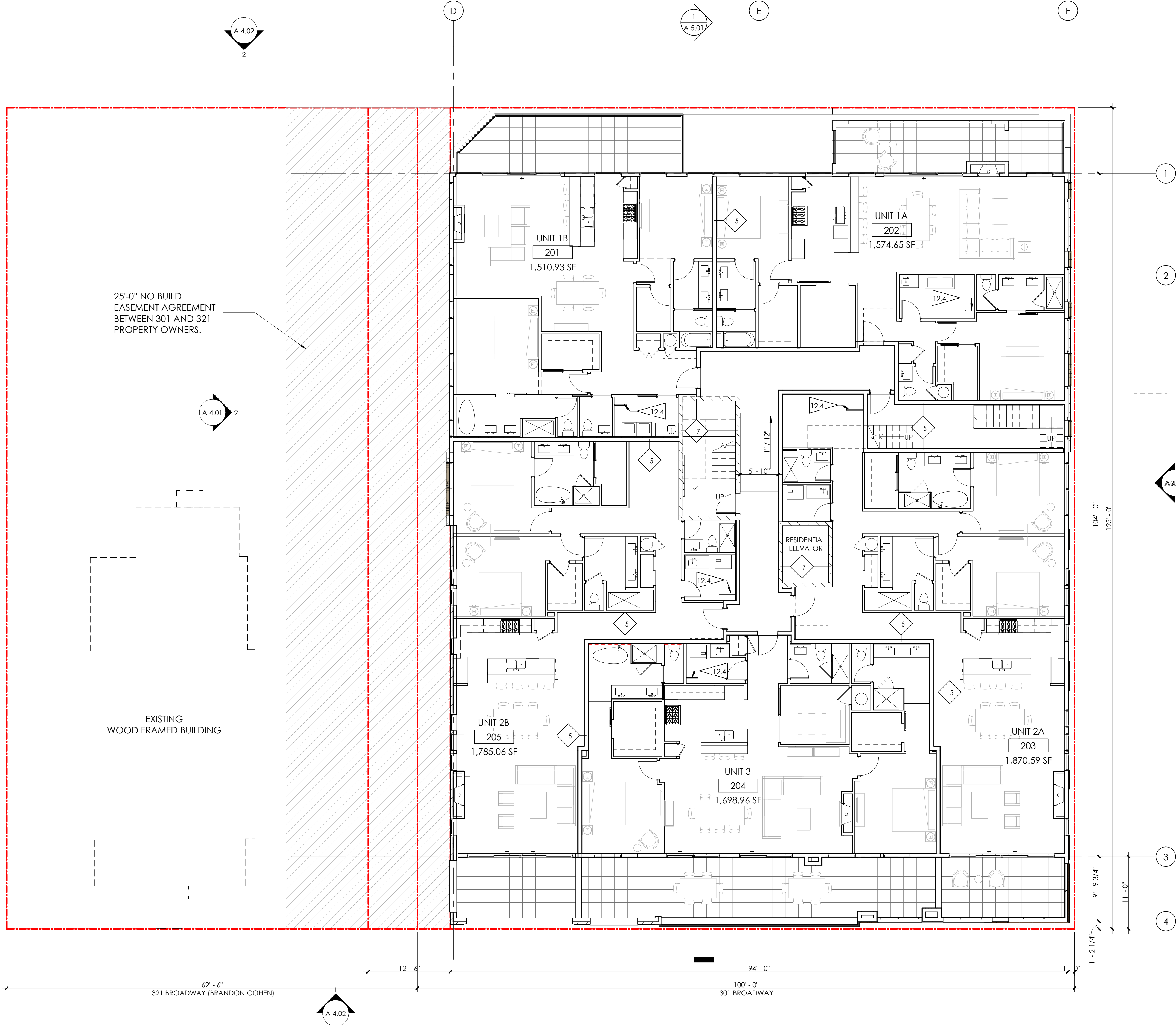
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
- FURNITURE IS N.I.C. U.N.O.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR.
- DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
- TYPICAL EXTERIOR WALL TO BE TYPE '34'; TYPICAL INTERIOR WALL TO BE TYPE '22' U.N.O.
- ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O. DEMISING WALLS TO BE TYPE 5 (TYP)
- ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE.
- SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
- SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
- PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
- FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-3072.
- PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS TYP.
- PROVIDE PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C TO EACH DWELLING UNIT PER IBC 906.1.1 EXCEPTION
- INSTALL LOCATE CORNER GUARD AT ALL OUTSIDE CORNERS OF COMMON AREA FRONT-OF-HOUSE WALLS
- EXTEND DRYWALL TO CREATE FLUSH WALL FINISH WHERE DIFFERENT WALL TYPES INTERSECT
- PROVIDE NON-HARDENING CAULKING AT ACOUSTIC WALL SILLS AT CONCRETE RE: A6 SERIES FOR ENLARGED UNIT PLANS
- TYPICAL UNIT CORRIDOR SIGNAGE: 1X6 WHITE PINE (FULL HEIGHT) - STAIN, 3" MATTE
- BLACK CAST ALUMINUM NUMBERING - PROVIDE SUBMITTAL FOR REVIEW.
- ALL NEW GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE LEVEL-3 TEXTURED FINISH - PROVIDE ALTERNATE PRICE FOR A LEVEL-4 FINISH AT LEVEL 1 LOBBY ONLY

FLAGNOTES PER SHEET

- 5.8 METAL PAN STAIR W/ CONCRETE TREADS. PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL. SUPPORT AT STRINGERS ONLY.
- 10.15 5) 5" DIA. 42" HIGH REMOVEABLE BOLLARD.
- 12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL. PROVIDE BLOCKING IN WALL.
- 12.5 3) 'U' SHAPED BIKE RACKS.



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

PARTITION TYPES

INTERIOR FURRING PARTITION

14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD

INTERIOR WALL:

22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.

24 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X GYP. BD. 1 - HOUR FIRE RATED PER WP3510

26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.

28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

DEMISING WALL:

5 5/8" GYP. BD., RESILIENT CHANNEL, 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244

7 CMU WALL: 8" CONCRETE MASONRY UNIT FLOOR TO STRUCTURE ABOVE, RE: STRUCTURAL

EXTERIOR WALL:

34 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS), CONTINUOUS WEATHER BARRIER, 1/2" OSB SHEATHING, 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-27 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD., 34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING

36 1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE 'X' G.B., 2 X 6 STUD @ 16" O.C. W/ R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER, 5/8" TYPE 'X' GYP. BD. 1-HOUR RATED PER U364.

SHAFT WALL: 2-HOUR:

62 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO I-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.

FIRE BARRIER: 2-HOUR:

46 2 LAYERS 5/8" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING), R-19 GLASS FIBER INSULATION IN CAVITY, 1/2" RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD. - 2-HOUR FIRE RATED PER UL U301 WITH STC OF 55.

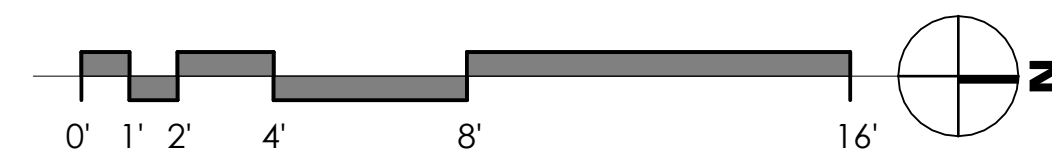
GENERAL PLAN NOTES

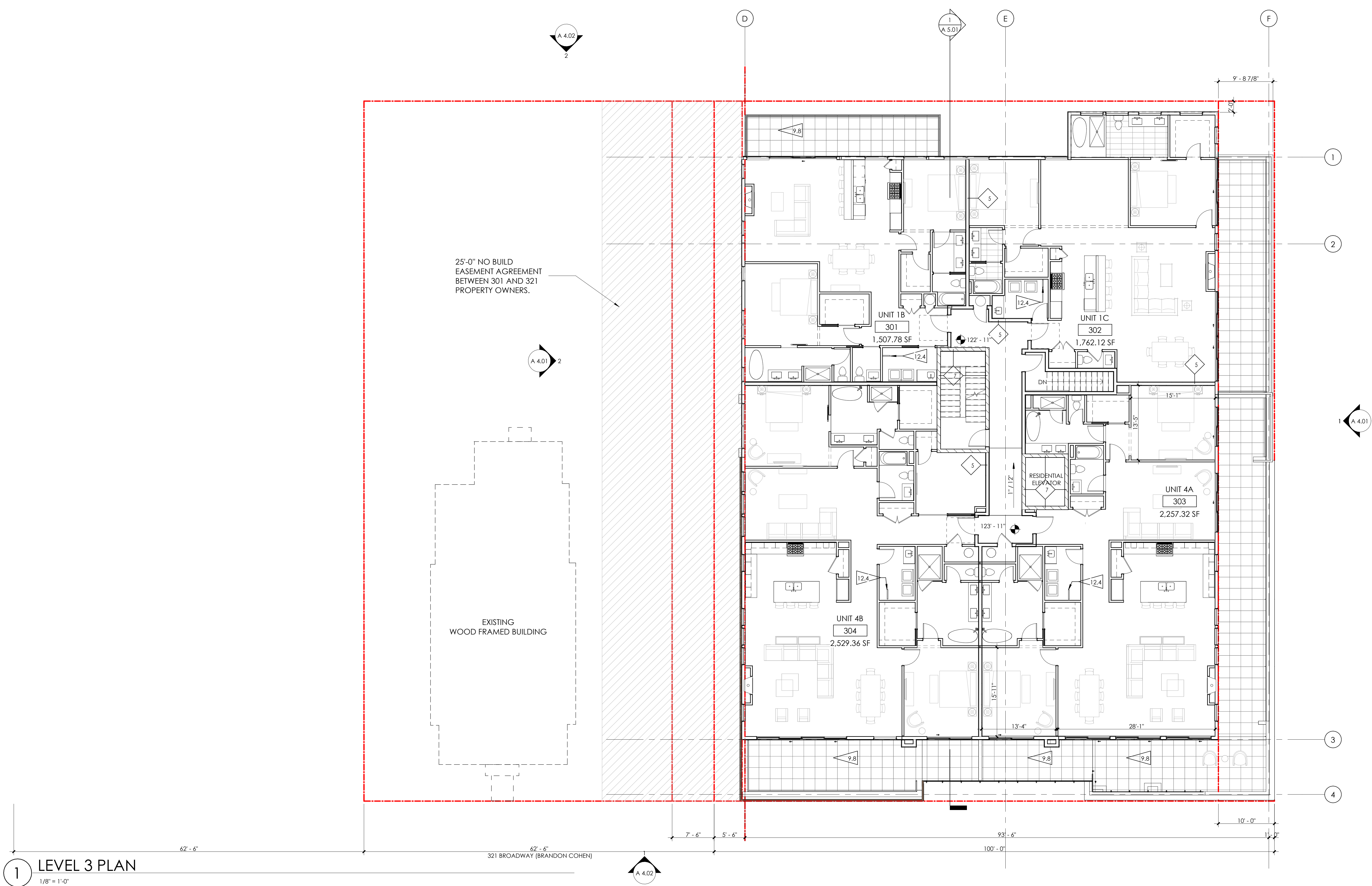
1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
2. FURNITURE IS N.I.C. U.N.O.
3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR.
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8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE.
9. SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
10. SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.

11. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES
12. FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-3072.
13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS TYP.
14. PROVIDE PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C TO EACH DWELLING UNIT PER IBC 906.1.1 EXCEPTION
15. INSTALL LOCATE CORNER GUARD AT ALL OUTSIDE CORNERS OF COMMON AREA FRONT-OF-HOUSE WALLS
16. EXTEND DRYWALL TO CREATE FLUSH WALL FINISH WHERE DIFFERENT WALL TYPES INTERSECT
17. PROVIDE NON-HARDENING CAULKING AT ACOUSTIC WALL SILLS AT CONCRETE RE: A6 SERIES FOR ENLARGED UNIT PLANS
18. TYPICAL UNIT CORRIDOR SIGNAGE: 1X6 WHITE PINE (FULL HEIGHT) - STAIN, 3" MATTE
19. BLACK CAST ALUMINUM NUMBERING - PROVIDE SUBMITTAL FOR REVIEW.
20. ALL NEW GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE LEVEL-3 TEXTURED FINISH - PROVIDE ALTERNATE PRICE FOR A LEVEL-4 FINISH AT LEVEL 1 LOBBY ONLY

FLAGNOTES PER SHEET

12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL. PROVIDE BLOCKING IN WALL.





1 LEVEL 3 PLAN
1/8" = 1'-0"

PARTITION TYPES

INTERIOR FURRING PARTITION

2 X 4 STUD, 1/2" GYPSUM WALL BOARD

INTERIOR WALL:

5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.

5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X GYP. BD. 1 - HOUR FIRE RATED PER WP3510

5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.

1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

DEMISING WALL:

5/8" GYP. BD., RESILIENT CHANNEL, 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD., - 1-HOUR FIRE RATED PER WP 3244

CMU WALL: 8" CONCRETE MASONRY UNIT FLOOR TO STRUCTURE ABOVE, RE: STRUCTURAL

EXTERIOR WALL:

TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS), CONTINUOUS WEATHER BARRIER, 1/2" OSB SHEATHING, 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-27 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD., 34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING

1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE 'X' G.B., 2 X 6 STUD @ 16" O.C., W/ R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER, 5/8" TYPE 'X' GYP. BD. 1-HOUR RATED PER U364.

SHAFT WALL: 2-HOUR:

2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO I-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.

FIRE BARRIER: 2-HOUR:

2 LAYERS 5/8" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING), R-19 GLASS FIBER INSULATION IN CAVITY, 1/2" RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD., - 2-HOUR FIRE RATED PER UL U301 WITH STC OF 55.

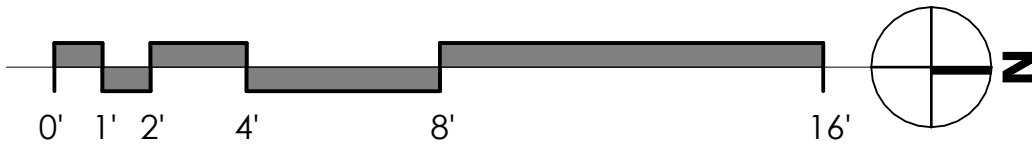
GENERAL PLAN NOTES

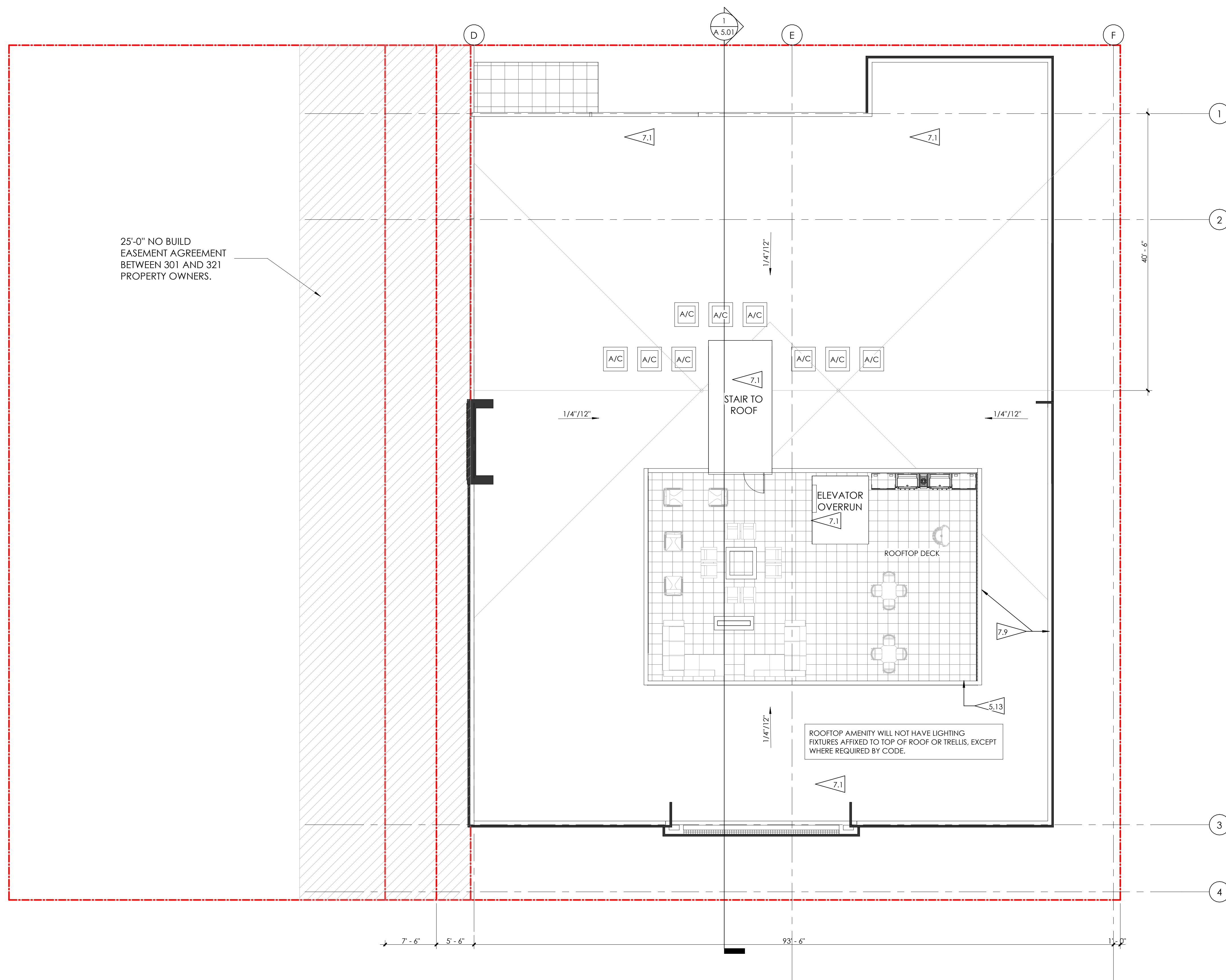
1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
2. FURNITURE IS N.I.C. U.N.O.
3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR.
5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
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7. ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O. DEMISING WALLS TO BE TYPE 5 (TYP)
8. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE.
9. SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
10. SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
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13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS TYP.
14. PROVIDE PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C TO EACH DWELLING UNIT PER IBC 906.1.1 EXCEPTION
15. INSTALL LOCATE CORNER GUARD AT ALL OUTSIDE CORNERS OF COMMON AREA FRONT-OF-HOUSE WALLS
16. EXTEND DRYWALL TO CREATE FLUSH WALL FINISH WHERE DIFFERENT WALL TYPES INTERSECT
17. PROVIDE NON-HARDENING CAULKING AT ACOUSTIC WALL SILLS AT CONCRETE RE: A6 SERIES FOR ENLARGED UNIT PLANS
18. TYPICAL UNIT CORRIDOR SIGNAGE: 1X6 WHITE PINE (FULL HEIGHT) - STAIN, 3" MATTE
19. BLACK CAST ALUMINUM NUMBERING - PROVIDE SUBMITTAL FOR REVIEW.
20. ALL NEW GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE LEVEL-3 TEXTURED FINISH - PROVIDE ALTERNATE PRICE FOR A LEVEL-4 FINISH AT LEVEL 1 LOBBY ONLY

FLAGNOTES PER SHEET

9.8 24" X 24" RUBBER ROOF PAVER (W/ DRAINAGE LAYER) ON ROOF MEMBRANE.

12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL. PROVIDE BLOCKING IN WALL.





1 ROOF PLAN

 $1/8" = 1'-0"$

PARTITION TYPES

INTERIOR FURRING PARTITION

2 X 4 STUD, 1/2" GYPSUM WALL BOARD

INTERIOR WALL:

> 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.

5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE

X GYP. BD. 1 - HOUR FIRE RATED PER WP3510

5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING),
5/8" GYP. BD., 1 HOUR FIRE RATED PER WD9510

3/8 GTF. DD. 1 = 1100

1/2 GYP. BD., 2 X 8 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

DEMISING WALL:

5/8" GYP. BD., RESILIENT CHANNEL, 2 X 6 STUD (RE: STRUCTURAL FOR SPACING OF 12" MINERAL OR GLASS FIBER INSULATION IN CAVITY) (C)

LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244

CMU WALL: 8" CONCRETE MASONRY UNIT FLOOR TO STRUCTURE ABOVE,

EXTERIOR WALL:

TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIALS)

2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-27 INSULATION IN CAVITY), CLASS 1

VAPOR BARRIER, 5/8" GYP. BD.

1 HOUR FIRE RATED EXTERIOR WALL (SEE ELEVATION FOR EXTERIOR MATERIAL)

1 HOUR FIRE RATED EXTERIOR WALL. (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE 'X' G.B.,

2 X 6 STUD @ 16" O.C. W/ R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER
5/8" TYPE 'X' GYB. RD. 1 HOUR RATED PER U264

3/5 TYPE X OFF. BD. F-HOUR RATED PER 9004.

SHAFT WALL: 2-HOUR:

2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO I-STUDS (RE: STRUCTURAL FC

SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER 11428

FIRE BARRIER: 2 HOUR:

2 LAYERS 5/8" TYPE X GYP. BD. 2 X 4 STUD (RE-STRUCTURAL FOR SPACING) R-15

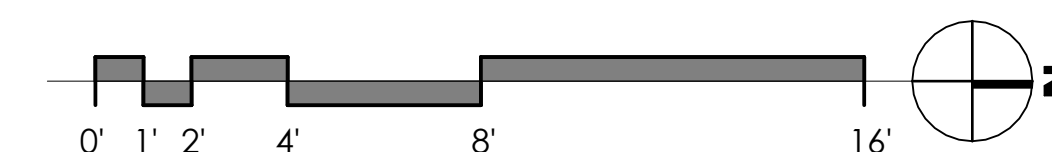
GLASS FIBER INSULATION IN CAVITY, 1/2" RESILIENT CHANNEL, (2) LAYERS 5/8" TY

GENERAL PLAN NOTES

- | | |
|--|---|
| 1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O. | 11. PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES. |
| 2. FURNITURE IS N.I.C. U.N.O. | 12. FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-3072. |
| 3. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. | 13. PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS TYP. |
| 4. FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR. | 14. PROVIDE PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A-10-B-C. |
| 5. DEM. FR. EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O. | 15. TO EACH DWELLING UNIT PER IBC 906.1.1 EXCEPTION |
| 6. TYPICAL EXTERIOR WALL TO BE TYPE '34'; TYPICAL INTERIOR WALL TO BE TYPE '22' U.N.O.. | 16. INSTALL/LOCATE CORNER GUARD AT ALL OUTSIDE CORNERS OF COMMON AREA FRONT-OF-HOUSE WALLS |
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| 8. ALL BEDROOMS TO HAVE EGGS WINDOWS AS REQUIRED BY CODE. | 18. PROVIDE NON-HARDENING CAULKING AT ACOUSTIC WALL SILLS AT CONCRETE RE: A6 SERIES FOR ENLARGED UNIT PLANS |
| 9. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE. | 19. TYPICAL UNIT CORRIDOR SIGNAGE: 1X6 WHITE PINE (FULL HEIGHT) - STAIN, 3" MATTE BLACK ALUMINUM SIGN NUMBERING - PROVIDE SIGN INITIAL FOR REVIEW |
| 10. SEE A6.01, A6.02, A6.03, A6.04, A6.05, A6.06, A6.07, A6.08, A6.09, A6.10, A6.11 FOR WINDOW AND WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS. | 20. ALL NEW GYPSUM BOARD WALLS AND CEILING TO RECEIVE LEVEL 3 TEXTURED FINISH - PROVIDE ALTERNATE PRICE FOR A LEVEL-4 FINISH AT LEVEL 1 LOBBY ONLY |

FLAGNOTES PER SHEET

- 5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLA, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK
- 7.1 TPO FULLY ADHERED MEMBRANE ROOF OVER R-24 RIGID INSULATION, SHEATHING, R-30 BATT INSULATION IN CAVITY SPACE.
- 7.9 42" - 48" PARAPET: VERTICAL METAL SIDING OVER WEATHER BARRIER, OSB SHEATHING, 2X6 WOOD STUDS, OSB SHEATHING, WEATHER BARRIER, VERTICAL METAL SIDING. PROVIDE PRE-FINISHED METAL PARAPET CAP.





FLAGNOTES PER SHEET

- 5.1 TYP. PRE-FINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL - 42" AFF.
- 5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK
- 8.3 STOREFRONT SYSTEM - MANKO 401T NARROW STILE OR EQUAL - BOTTOM RAIL TO BE 4TH. RE: COMCHECK FOR REQUIRED MIN. U-VALUES; FINISH: MATTE BLACK.

1	BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: REDSTONE
1B	BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: NUTMEG
2	STONE MFR: GALLEGOS COLOR: #303 NORTHSTAR
3	VERTICAL METAL SIDING MFR: MFG: METAL SALES PROFILE: DL-3 PANEL COLOR: CHARCOAL GREY
4	VERTICAL METAL SIDING MFR: MFG: METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK
5	FLAT PANEL MFR: JAMES HARDIE TEXTURE: SMOOTH COLOR: CHARCOAL GREY

MATERIAL LEGEND

4	BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: VICTORIAN
7	POWDER-COATED STEEL BALCONY RAILINGS
8	BRICK CORNICE COLOR TO MATCH ADJACENT BRICK
9	PRECAST CONCRETE CORNICE COLOR TO MATCH ADJACENT BRICK
10	STEEL CORNICE /AWNING COLOR: MEDIUM GREY
11	BALCONY SOFFIT MFG: JAMES HARDIE STYLE: BEAD BOARD SOFFIT PANEL COLOR: WARM GREY

IECC COMPLIANCE

- CLIMATE ZONE: 5 PER 2021 IECC
1. THERMAL ENVELOPE:
- A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
- B. EXTERIOR WALLS: R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION CMU; R-12.5 CONTINUE RIGID CONCRETE: R-12.5 CONTINUE RIGID 0.41
- C. DEMISING WALLS: NONE
- D. WINDOW U-FACTOR: 0.29 STOREFRONT U-FACTOR: 0.32
- E. EXTERIOR DOORS U-FACTOR: 0.32 GARAGE DOOR U-FACTOR: 0.125
- F. SLAB R-VALUE: R-10 FOR 24"
- G. WINDOWS & DOORS SHGC: STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27
2. BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

WINDOW AND DOOR NOTES

1. FIRST FLOOR WINDOWS AND DOORS: ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING. COLOR: DARK GREY
2. SECOND, THIRD, AND FOURTH FLOOR WINDOWS BASED ON ANDERSON 100 WINDOW SYSTEM. COLOR: BLACK EXTERIOR/WHITE INTERIOR.
3. SEE ELEVATIONS FOR WINDOW SYSTEM FUNCTION. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
4. SLIDING DOORS BASED ON ANDERSON 100, PROVIDE METAL SILL FLASHING AT ALL DOORS.



1 EAST ELEVATION - 301
1/8" = 1'-0"
PERCENTAGE OF MASONRY: (2,836 S.F.(MASONRY)/43,219 S.F.(BUILDING FACADE) = 88.1%
*CALCULATION DOES NOT INCLUDE GLAZING OR PARAPET.



2 WEST ELEVATION - 301
1/8" = 1'-0"

MATERIAL LEGEND

FLAGNOTES PER SHEET

5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK

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IECC COMPLIANCE

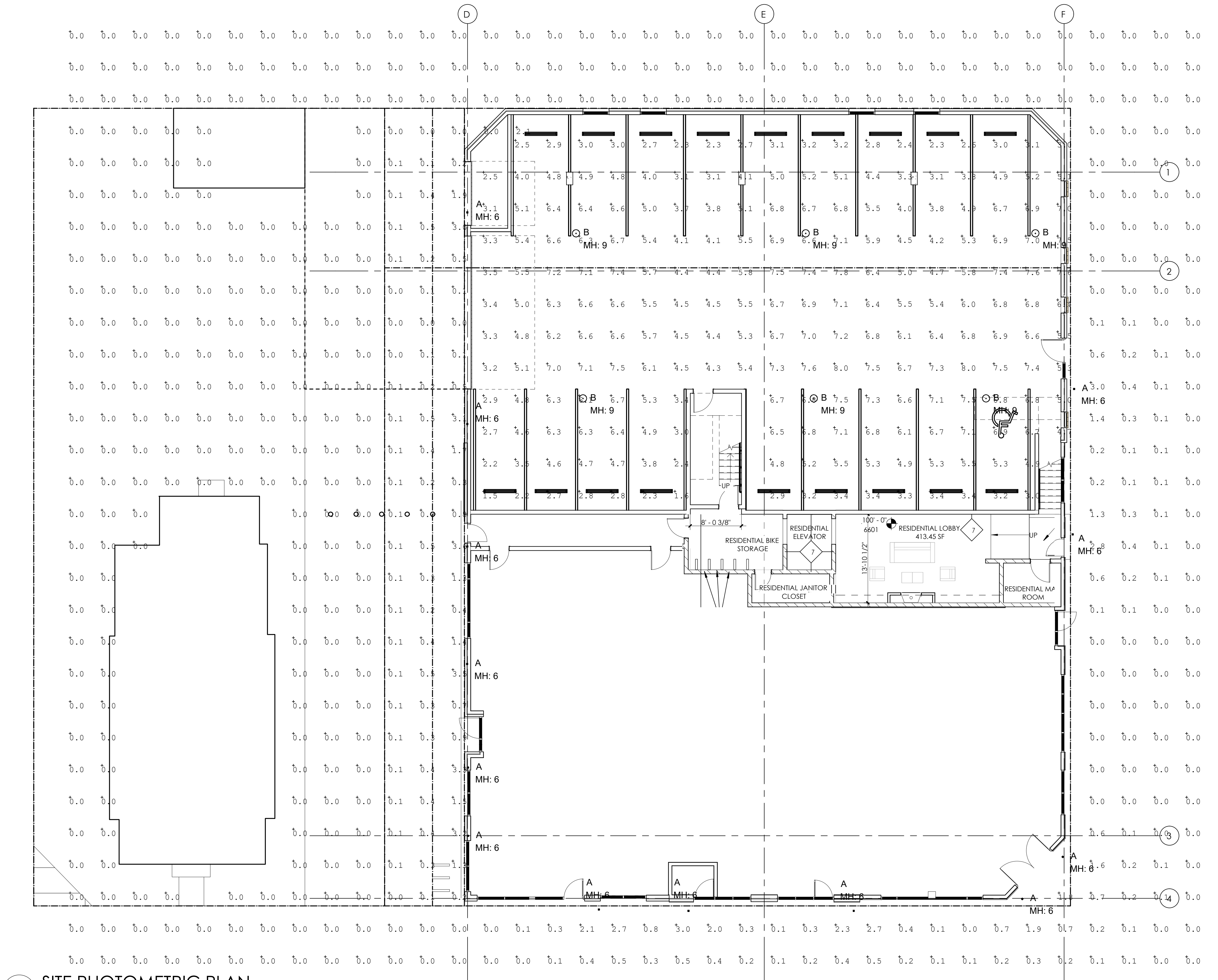
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4. SLIDING DOORS BASED ON ANDERSON 100, PROVIDE METAL SILL FLASHING AT ALL DOORS.

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1 SITE PHOTOMETRIC PLAN
1/8" = 1'-0"

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	(MANUFAC)	CATALOG	WATTS	LUMENS
	13	A	KUZZO LIGHTING	Mavis - EW4401 - BK	9.5	334
	6	B	MCGRAW-EDISON	TY-D3-740-U-WQ	47.2	6359

CALCULATION STATISTICS						
ROOM	REFLECTANCES			CALCULATION SPACING		CALCULATION HEIGHTS
GARAGE	CLG: 40%	WALLS: 20%	FLR: 20%	5'-0" x 5'-0"		FLOOR: 0'-0" A.F.F.
SITE	DIRECT METHOD ONLY			5'-0" x 5'-0"		

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
GARAGE, Floor	Fc	5.21	8.0	1.5	3.47	5.33
OVERALL SITE	Fc	0.16	3.6	0.0	N.A.	N.A.

RETAIL LIGHTING SHALL BE TURNED OFF WITHIN ONE HOUR AFTER BUSINESS IS CLOSED OR BY 10:00 PM WHICHEVER IS LATER. EXTERIOR RETAIL LIGHTING WILL BE CONTROLLED BY TIMECLOCK.



3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

EAGLE'S NEST ON BROADWAY

301/321/333 BROADWAY, DENVER, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED Approver
DATE: 05-XX-2025
REVISIONS

ISSUED
FOR: SITE REVIEW

© NEO STUDIO



SCALE: 1/8" = 1'-0"

SHEET TITLE:
LEVEL 1 FLOOR PLAN

PH1.0

A - KUZCO LIGHTING - MAVIS EW4401

MAVIS
EW4401
WALL



EW4401-BK
Black

SPECIFICATION DETAILS	
Fixture Dimensions	W3-1/4" x H4" x D3-5/8"
Height from center	2"
Light Source	AC LED Module
Wattage	9W
Total Lumens	600lm
Delivered Lumens	BE-335lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temp	2700K, 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100%, 0W, ELV Dimmer (Not Included)
Glass Details	Frosted Glass Diffuser
ADA Compliant	Yes
Location	WHL-RWS
Canopy Dimensions	W4-1/2" x H4-1/2" x D5/8"
Material	Aluminum + Glass
Paint Finish	R602
Illumination Direction	Down
Mounting Style	Wall Mount, Up or Down
Darksky	Yes, Mounting in Down Direction, 3000K CCT or Below

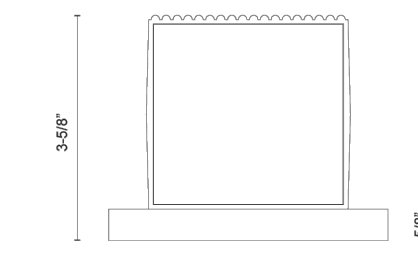
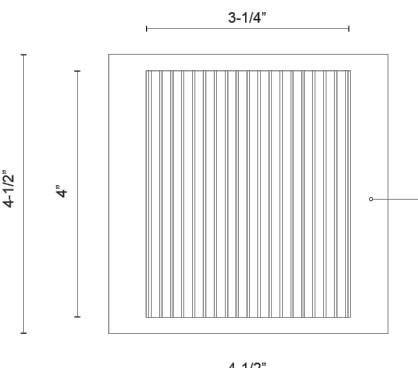
* For custom options, consult factory for details.

* For warranty information, please visit www.kuzco Lighting.com/warranty

PROJECT

DESCRIPTION


Providing downlight, this exterior wall sconce is simple and small. A black or white powder coated cube is attached to the square matching backplate with concealed fasteners. Light exits from its one end whether it is mounted horizontally or vertically. A linear pin-strip patterning adds interest to the front of the cube.



Finish
BK - Black

COMMENT

CANADA: 19054 28TH AVENUE SURREY, BC V3Z 6M3
USA: 3035 E. LORE MOUNTAIN ROAD - LAS VEGAS, NV 89081
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B - McGRAW EDISON - TTDB T40 UWQ

Project


Catalog #

Type

Prepared by

Notes

Date



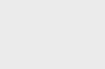


TTDB (D1-D5)

McGraw-Edison

TT TopTier

Solar-Enabled Parking Garage Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4

Quick Facts

- Lumen packages range from 3,090 - 10,000
- Efficacies up to 147 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

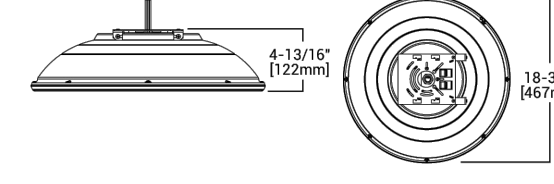
Dimensional Details

SURFACE MOUNT

CS, MC, WQ and RW D1-D5

DL D1-D4

Base luminaire weight: 18.2 lbs (8.3 kg)




4-13/16"
[122mm]

18-3/8"
[467mm]

NOTES:

1. ULX certified for 3000K CCT and warmer only.



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McGraw-Edison

TT TopTier

Ordering Information

SAMPLE NUMBER: TT-DS-740-24VDC-WQ-STM-30L-AP

Product Family	Configuration	Color Temperature	DC Input Voltage	Distribution	Mounting *	Lead Length	Finish
TT TopTier	DS-4000 Normal Lumens	740-750 CRI, 3000K CCT	12VDC-17V	CS Concentrated	DS-Mount Surface Mount *	DS-Mount *	DS-Mount *
BAA TT TopTier	DS-5000 Normal Lumens	740-750 CRI, 3000K CCT	24VDC-17V	MC Concentrated	DS-Mount Surface Mount *	DS-Mount *	DS-Mount *
TT TopTier	DS-5000 Normal Lumens	740-750 CRI, 3000K CCT	24VDC-17V	MC Concentrated	DS-Mount Surface Mount *	DS-Mount *	DS-Mount *
TT TopTier	DS-5000 Normal Lumens	740-750 CRI, 3000K CCT	24VDC-17V	MC Concentrated	DS-Mount Surface Mount *	DS-Mount *	DS-Mount *
TT TopTier	DS-5000 Normal Lumens	740-750 CRI, 3000K CCT	24VDC-17V	MC Concentrated	DS-Mount Surface Mount *	DS-Mount *	DS-Mount *

Options (Add as Suffix)

Accessories (Order Separately) *

NOTES:

1. CS-Mount Surface Mount accessory

2. DS-Mount Surface Mount accessory

3. DS-Mount Surface Mount accessory

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Product Specifications

Construction

- Low profile, die-cast aluminum housing provides a clean, symmetrical aesthetic
- Surface mount directly to square or octagonal 4" surface or recessed junction box using quick mount bracket
- Optional stem mount bracket with set screw for direct 1/2" NPT conduit mounting
- Thurston, decorative pendant, and wall mount options also available
- For installations in locations such as gyms, schools, arenas, sports complexes, multipurpose rooms, and any other locations where the fixture potentially will be subject to impacts from external objects, the stem kit with tether (DPMST1) is required.

Optical

- Five optical distributions utilizing visual comfort waveguide technology
- 5 lumen packages from 3,090 to 10,072
- Integral uplight option utilizes a dedicated, 9W light engine, producing 200 lumens for reduced visual contrast and glare effect
- IDA Certified for 3000K CCT and warmer only. Not available with uplight option.

Electrical

- D1-D5 -30C - 40C operating temperature
- Greater than 90% lumen maintenance expected at 50,000 hours; 70% lumen maintenance expected greater than 75,000 hours
- IP65 rated
- 1-10V dimming with 0V for Dim-to-Off standard
- DC drivers feature greater than 0.5% power factor and less than 20% total harmonic distortion

Finish

- 2.5 mil nominal TGIC powder coat thickness
- Finishes include white, black, bronze, gray, dark platinum and graphic metals
- RAL and custom color matches available
- Neotanium option (NAT) available, providing 5,000 hour salt spray rating per ASTM B117, with a scrub rating of 9 per ASTM D1554

Warranty

- Five year limited warranty, consult website for details. www.mcgrawedisonlighting.com/warranty

Optical Distributions

CS (Concentrated)

MC (Concentrated)

WQ (Wide)

DL (Downlight)

RW (Recessed Wide)

COOPER Lighting Solutions

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