

301 BROADWAY MIXED USE

301 BROADWAY ST

EAGLE CO

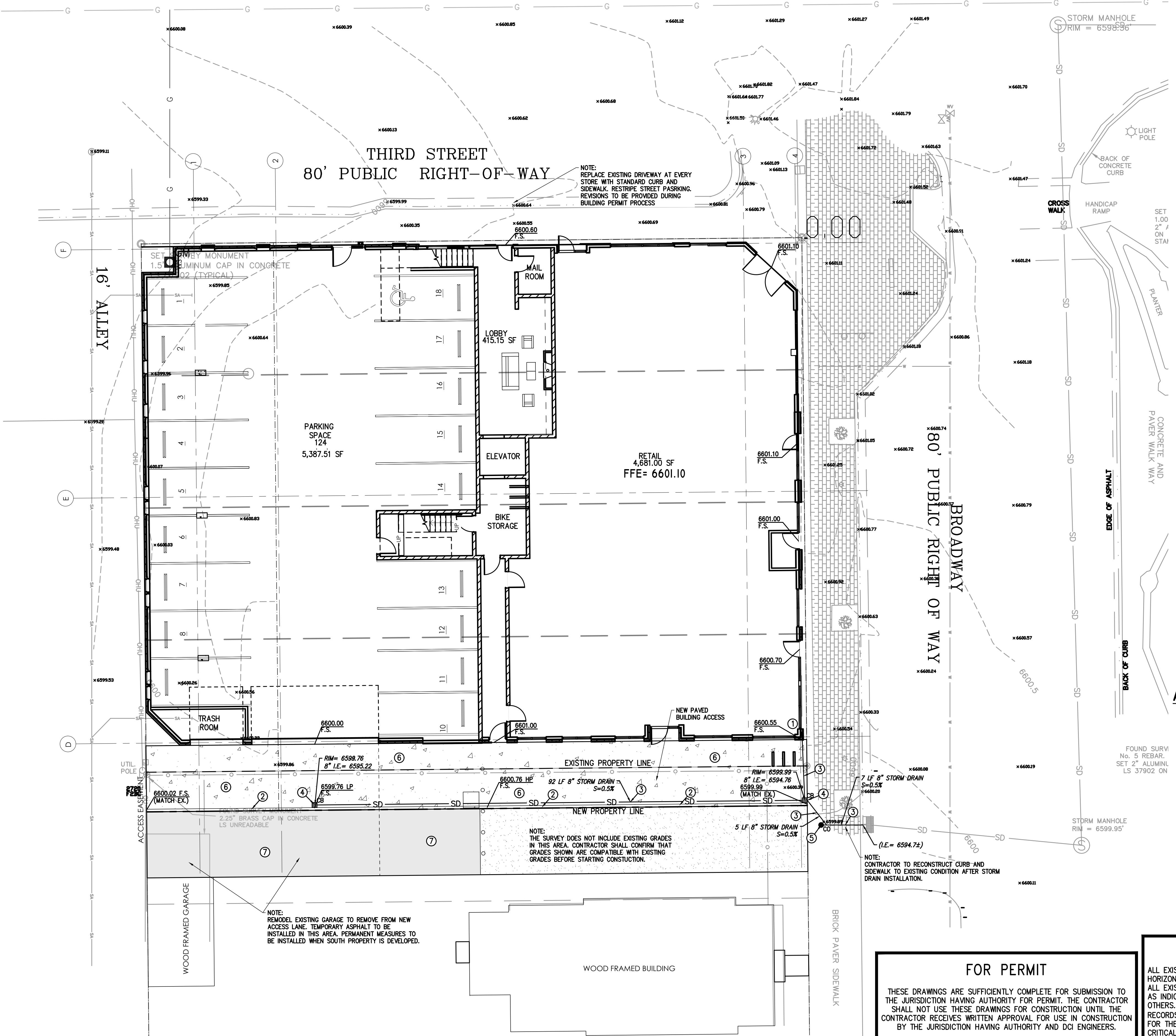
PREPARED BY

EDCI
ENGINEERS®

707 W 2nd Avenue
Spokane, Washington 99201
P: (509) 455-4448 www.edci-engineers.com
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STRUCTURAL / CIVIL / SURVEY / ROW

ENGINEER STAMP



301 BROADWAY MIXED USE

301 BROADWAY ST
EAGLE, CO 81631

ISSUES AND REVISIONS

NO DATE DESCRIPTION

Project No.: 25-42-0042

Proj. Manager: MRG

Drawn: SDK

Reviewed: MRG

Dwg. Check: .

Date: 7-17-2025

Scale:

SHEET TITLE

GRADING AND
DRAINAGE PLAN

SHEET NUMBER

C1.30

301 BROADWAY MIXED USE

301 BROADWAY ST

EAGLE CO

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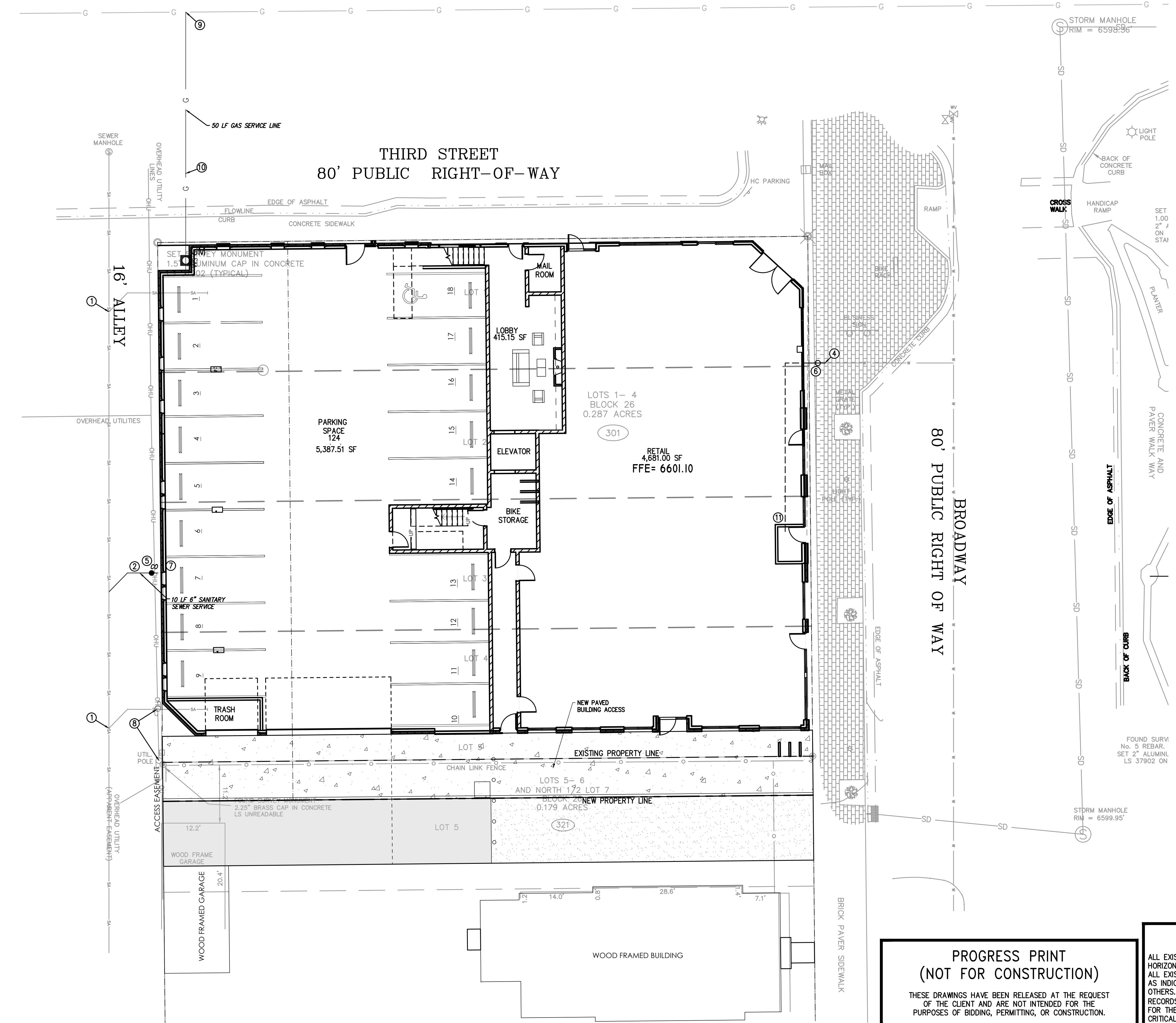
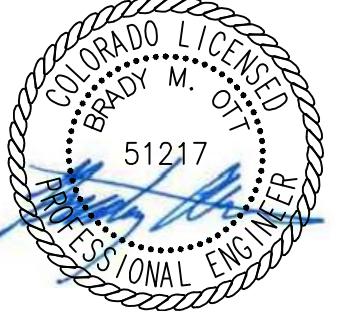
STRUCTURAL / CIVIL / SURVEY / ROW

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ENGINEER STAMP



EAGLES' NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 12.04.2025

12/04/25 12-04-2025 2ND SITE
DEVELOPMENT
SUBMITTAL

ISSUED
FOR: SITE REVIEW

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

SHEET TITLE:
LEVEL 1 FLOOR PLAN

A 2.01

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 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.
6. TYPICAL EXTERIOR WALL TO BE TYPE '34', TYPICAL INTERIOR WALL TO BE TYPE '22' U.N.O.,
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.
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

5.8 METAL PAN STAIR W/ CONCRETE TREADS, PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL, SUPPORT AT STRINGERS ONLY.

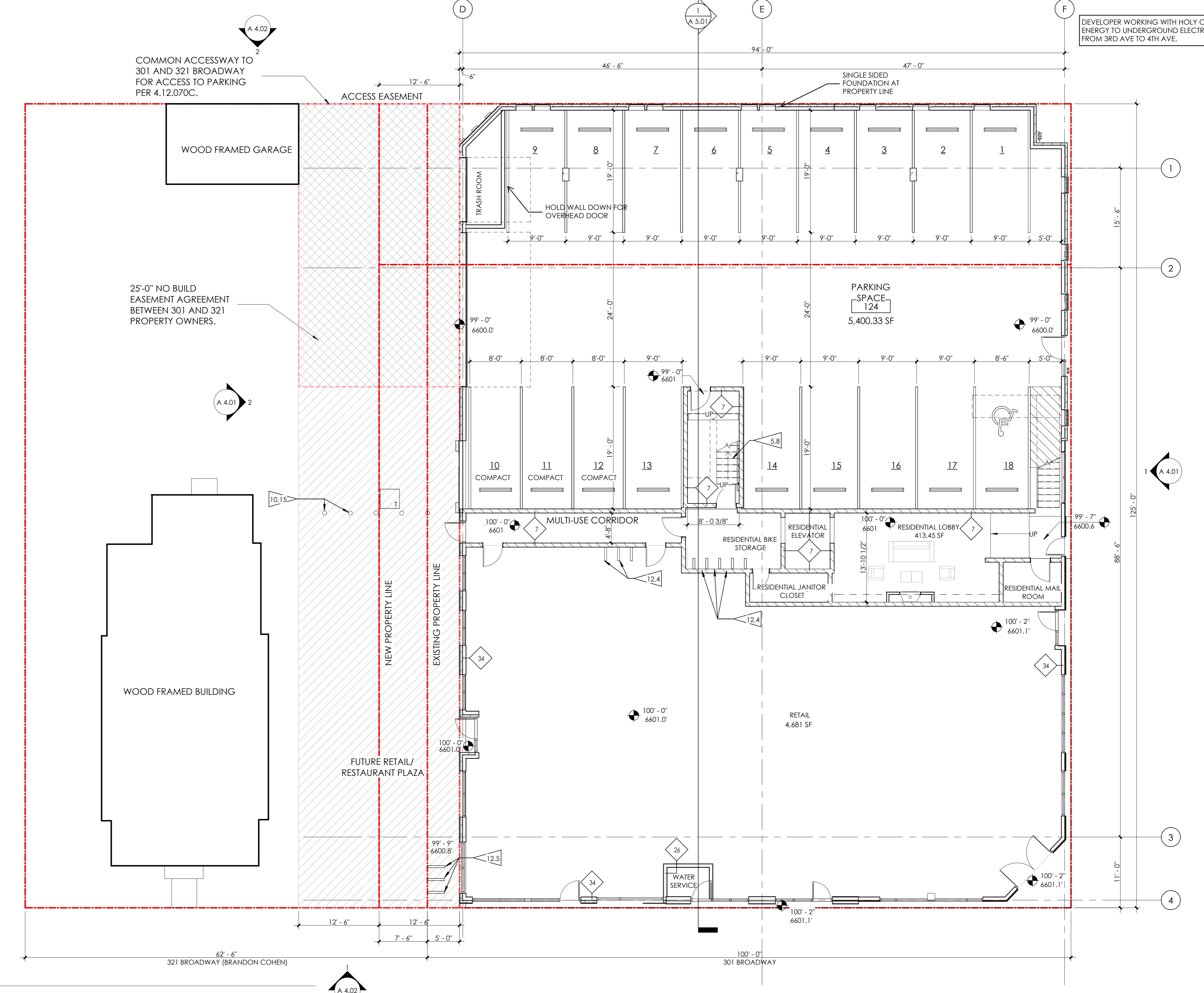
10.15 5) 5" DIA. 42" HIGH REMOVEABLE BOLLARD.

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

B:C. 12.5 3) 'I' SHAPED BIKE RACKS



◀◀◀



EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

 PROJ. NO. 23-15
 DRAWN: Author
 CHECKED: Checker
 APPROVED: Approver
 DATE: 12-04-2025

 1 12/04/25 12-04-2025 2ND SITE
 DEVELOPMENT SUBMITTAL

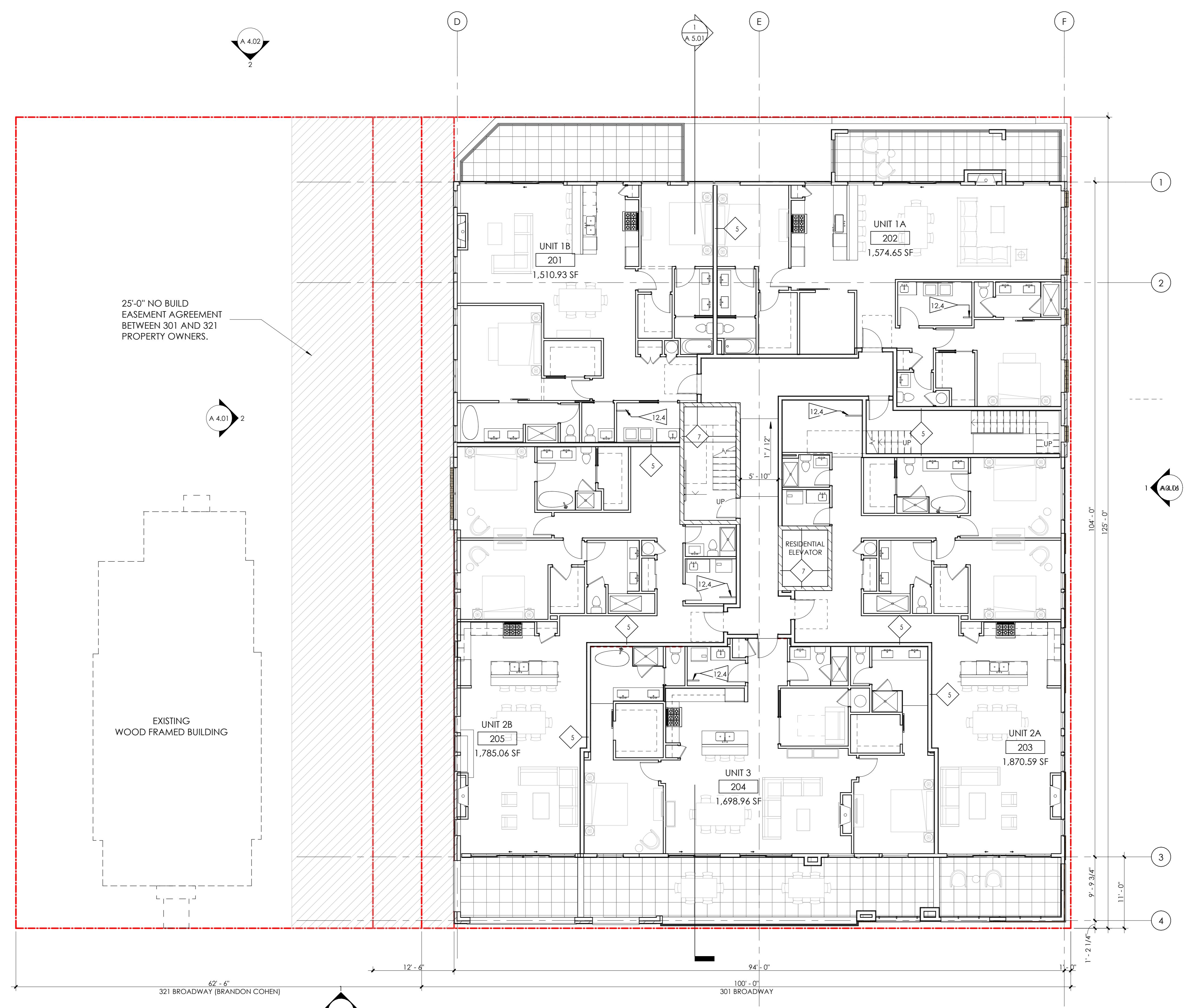
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 FOR: SITE REVIEW

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

 SHEET TITLE:
 LEVEL 2 FLOOR PLAN

A 2.02



1 LEVEL 2 PLAN

1/8" = 1'-0"

12/4/2025 5:30:51 PM

PARTITION TYPES

- 14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD
- 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.
- 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
- 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.
- 36 1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE X GYP. BD., 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.
- 34 1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE X GYP. BD., 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.
- 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.
- 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.
5. DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
6. TYPICAL EXTERIOR WALL TO BE TYPE '34', TYPICAL INTERIOR WALL TO BE TYPE '22' U.N.O.
7. ALL DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O. DEMISING WALLS TO BE TYPE 5 (TP).
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: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

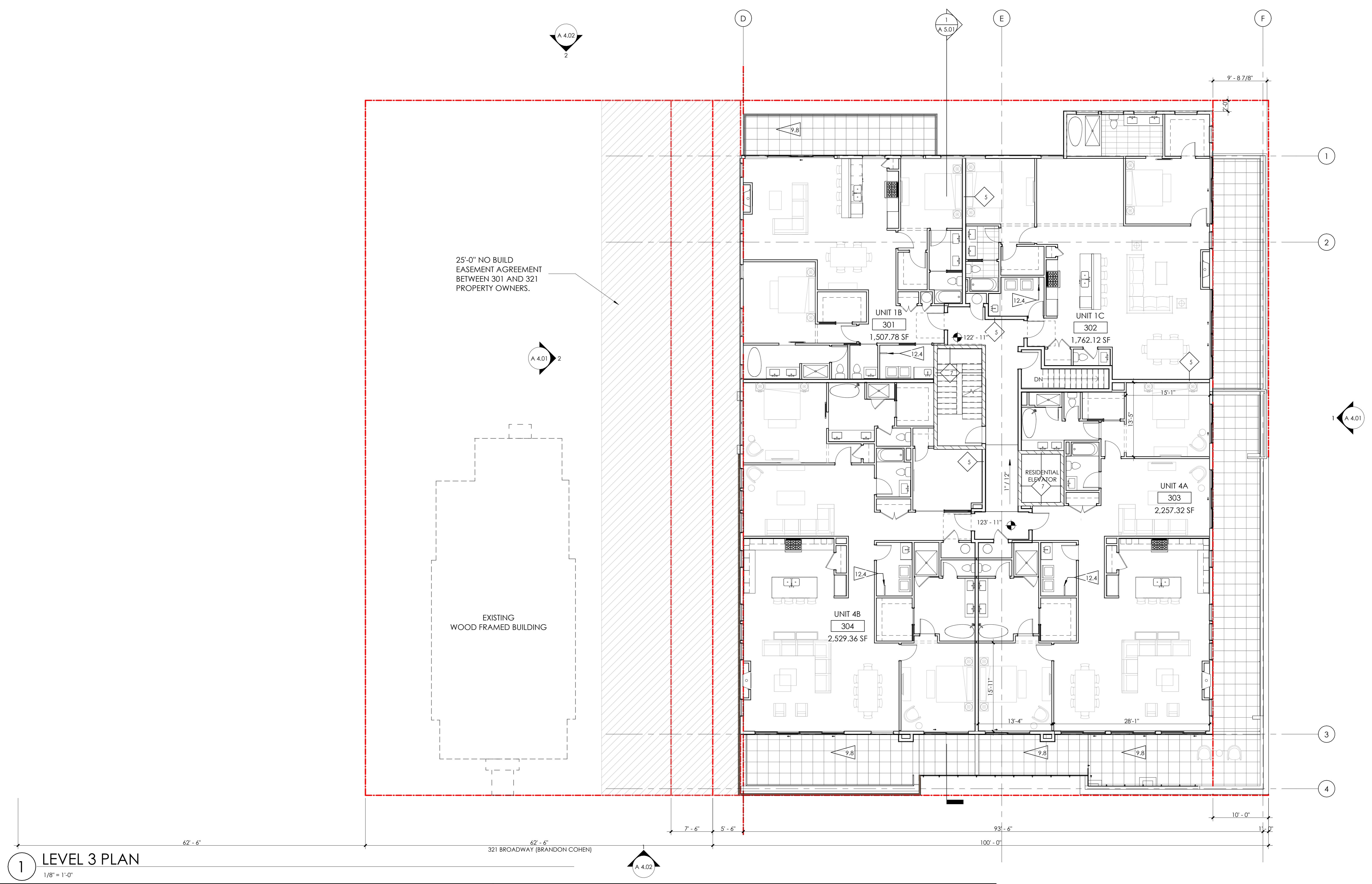
FLAGNOTES PER SHEET

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



EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216



1 LEVEL 3 PLAN

1/8" = 1'-0"

PARTITION TYPES

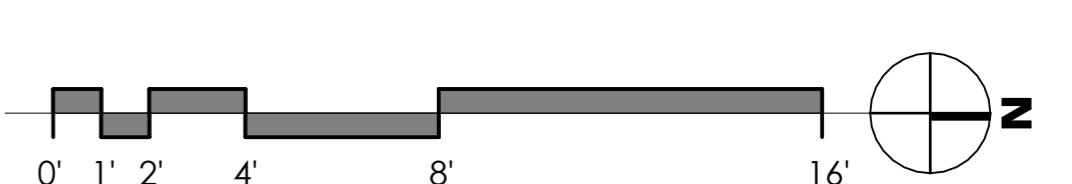
- 14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD
- 15 INTERIOR WALL:
- 16 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.
- 17 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X GYP. BD., 1 - HOUR FIRE RATED PER WP3510
- 18 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD., 1 - HOUR FIRE RATED PER WP3510.
- 19 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.
- 20 DEMISING WALL:
- 21 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
- 22 CMU WALL: 8" CONCRETE MASONRY UNIT FLOOR TO STRUCTURE ABOVE, RE: STRUCTURAL
- 34 EXTERIOR WALL:
- 35 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.
- 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.
- 37 SHAFT WALL: 2-HOUR:
- 38 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.
- 46 FIRE BARRIER: 2-HOUR:
- 47 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 DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O. DEMISING WALLS TO BE TYPE 5 (TP).
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:8.
15. TO EACH DWELLING UNIT PER IBC 906.1.1 EXCEPTION
16. INSTALL/LOCATE CORNER GUARD AT ALL OUTSIDE CORNERS OF COMMON AREA FRONT-OF-HOUSE WALLS
17. EXTEND DRYWALL TO CREATE FLUSH WALL FINISH WHERE DIFFERENT WALL TYPES INTERSECT
18. PROVIDE NON-HARDENING CAULKING AT ACOUSTIC WALL SILLS AT CONCRETE RE: A6 SERIES FOR ENLARGED UNIT PLANS
19. TYPICAL UNIT CORRIDOR SIGNAGE: 1X6 WHITE PINE (FULL HEIGHT) - STAIN, 3" MATTE 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.



ISSUED
FOR: SITE REVIEW

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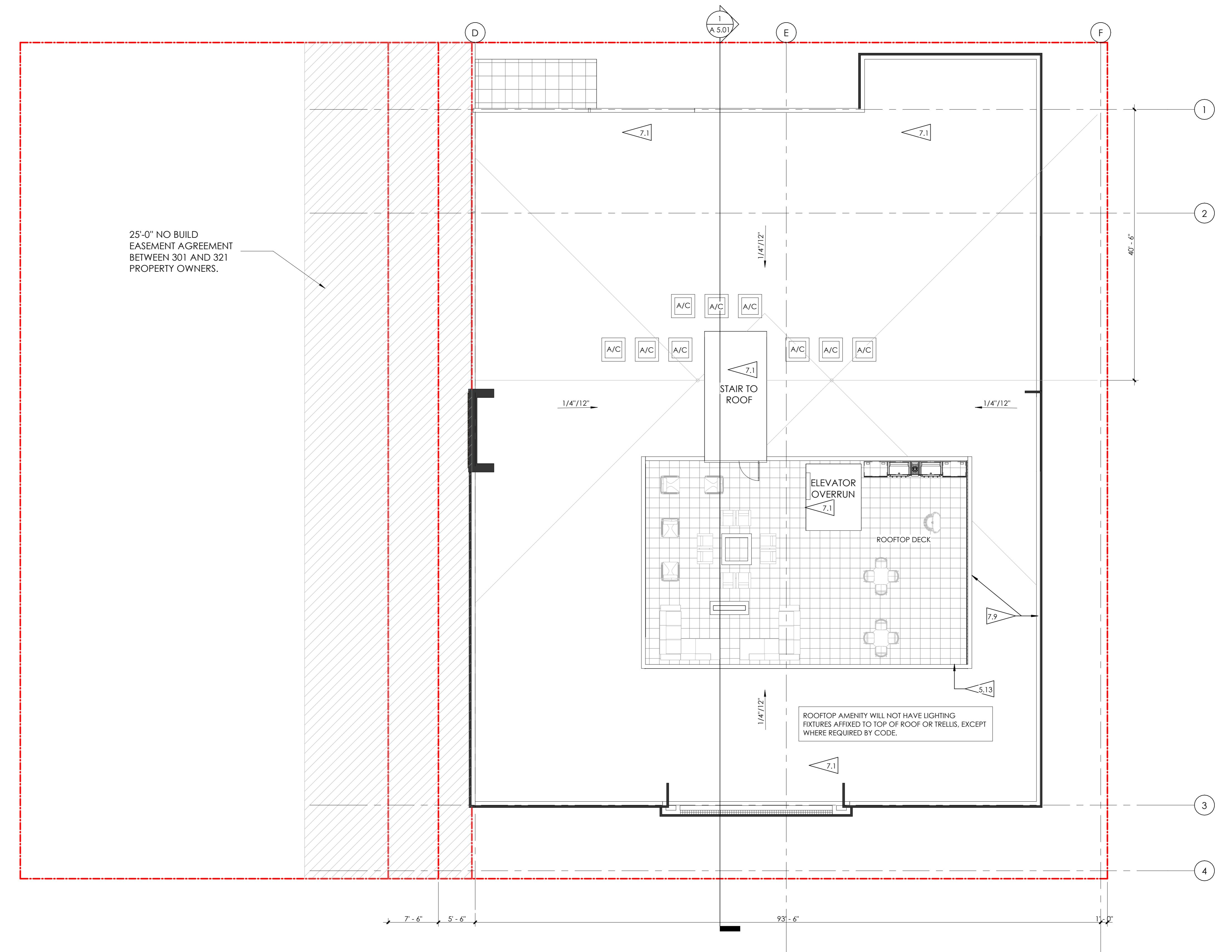
SCALE: 1/8" = 1'-0"

SHEET TITLE:
LEVEL 3 FLOOR PLAN

A 2.03

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216



1 ROOF PLAN

1/8" = 1'-0"

12/4/2025 5:30:57 PM

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.
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- 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
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EXTERIOR WALL:

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- 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.
- 36 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.
- 46 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

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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

- 5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, 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.


 ISSUED FOR: SITE REVIEW
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SCALE: 1/8" = 1'-0"

 SHEET TITLE:
 ROOF PLAN

A 2.04

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216



1 NORTH ELEVATION - 301



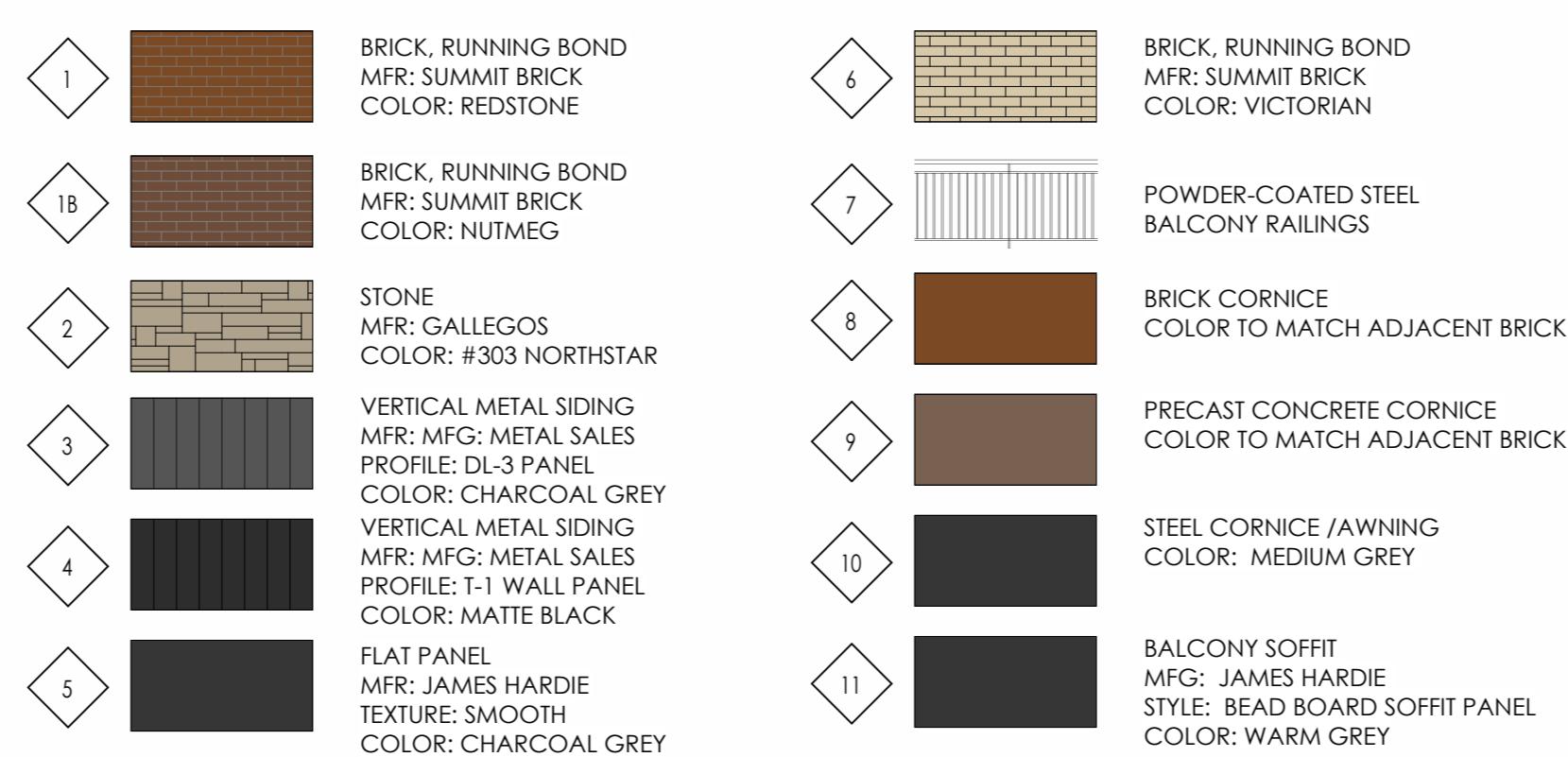
2 SOUTH ELEVATION - 301



MATERIAL LEGEND

FLAGNOTES PER SHEET

5.1 TYP, PREFINISHED/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 4011 NARROW STILE OR EQUAL - BOTTOM RAIL TO BE 4" - RE: COMCHECK FOR REQUIRED MIN. U-VALUES; FINISH: MATTE BLACK.



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-2.5 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: 0.41
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.

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SCALE: As indicated

SHEET TITLE:
EAST WEST ELEVATION

A 4.01

EAGLE'S NEST ON BROADWAY

3001 BROADWAY, EAGLE, CO 80216



1 EAST ELEVATION - 301

PERCENTAGE OF MASONRY: (2,836 S.F.(MASONRY)/43,219 S.F.(BUILDING FAÇADE) = 88.1%
*CALCULATION DOES NOT INCLUDE GLAZING OR PARAPET

*CALCULATION DOES NOT INCLUDE GLAZING OR PARAPET



2 WEST ELEVATION - 301

1/8" = 1'-0"



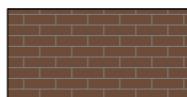
MATERIALI E LEGENDA

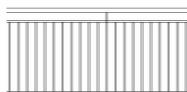
IECC COMPLIANCE

WINDOW AND DOOR NOTES

FLAGNOTES PER SHEET

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

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

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

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.

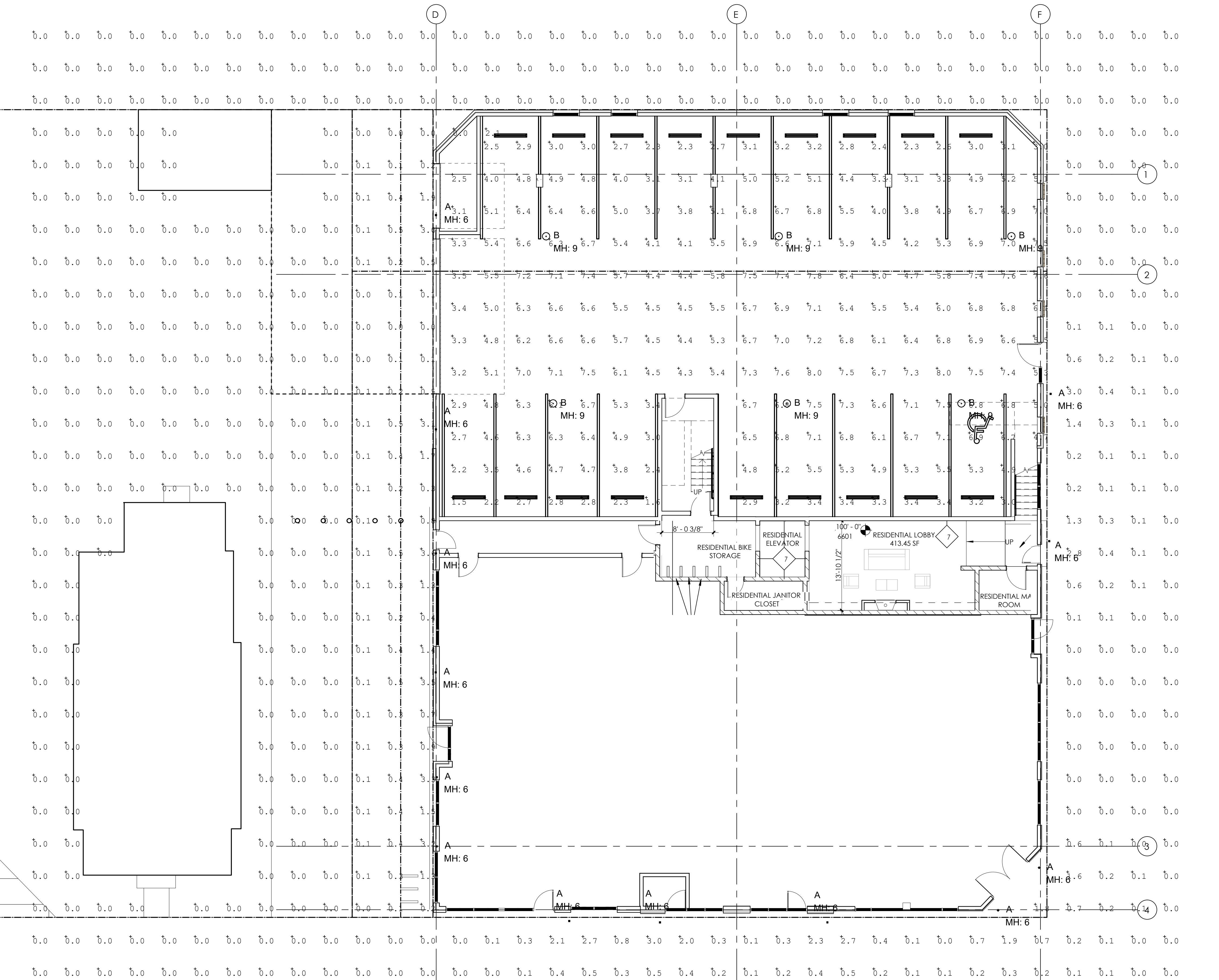
ISSUED
FOR: SITE REVIEW

SCALE: As indicated

SHEET TITLE:
NORTH SOUTH
ELEVATION

EAGLE'S NEST ON BROADWAY

301/321/333 BROADWAY, DENVER, CO 80216



1 SITE PHOTOMETRIC PLAN

1/8" = 1'-0"

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	[MANUFAC]	CATALOG	WATTS	LUMENS
■	13	A	KUZCO LIGHTING	Mavis - EW4401-BK	9.5	334
○	6	B	McGRAW-EDISON	TT-D3740-U-WQ	47.2	6359

LLF MTG HT

0.900 6

0.900 9

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

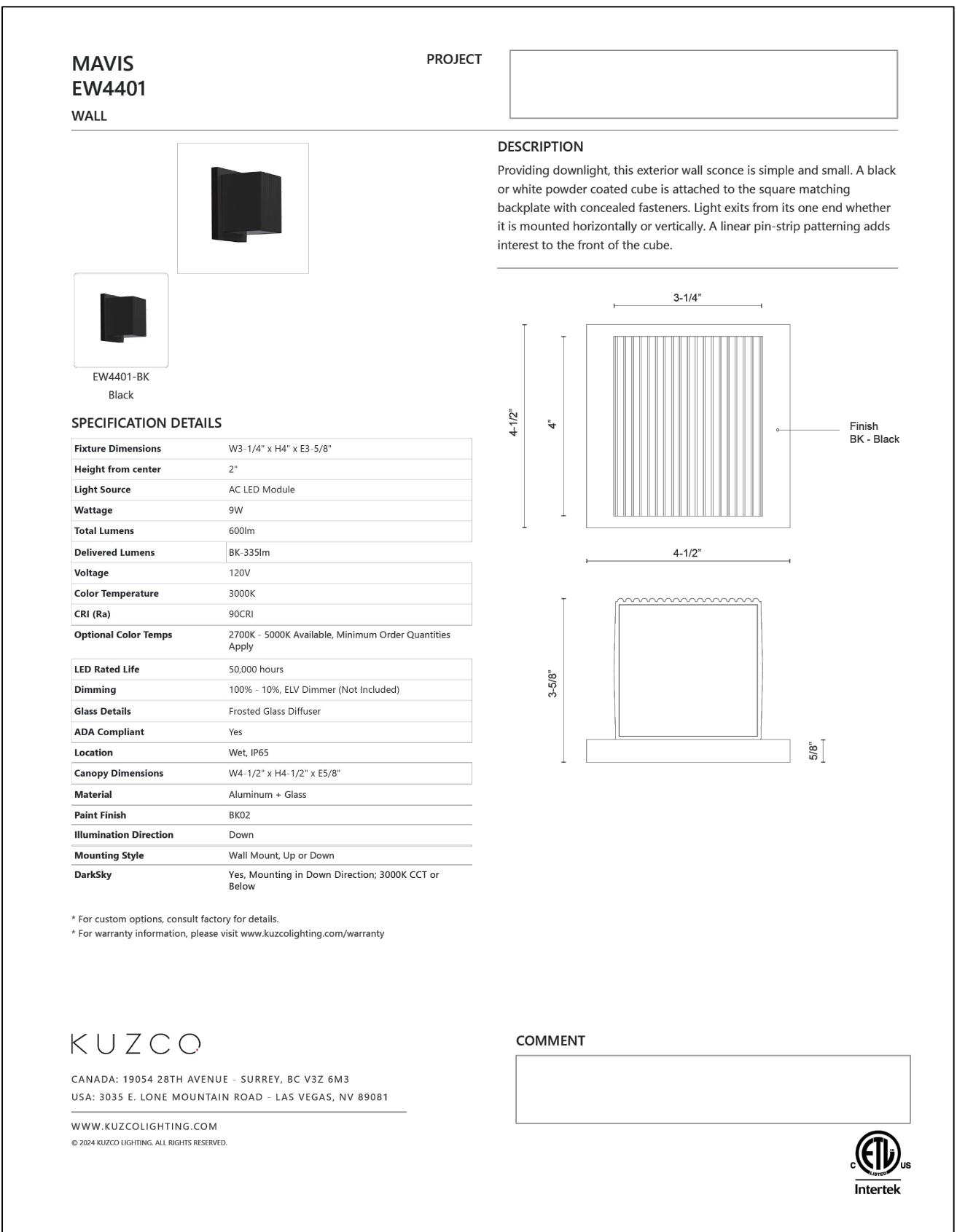
LOCATION	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
GARAGE_Floor	Fc	5.21	1.6	1.5	3.42	5.33
OVERALL SITE	Fc	0.16	3.6	0.0	N.A.	N.A.

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.

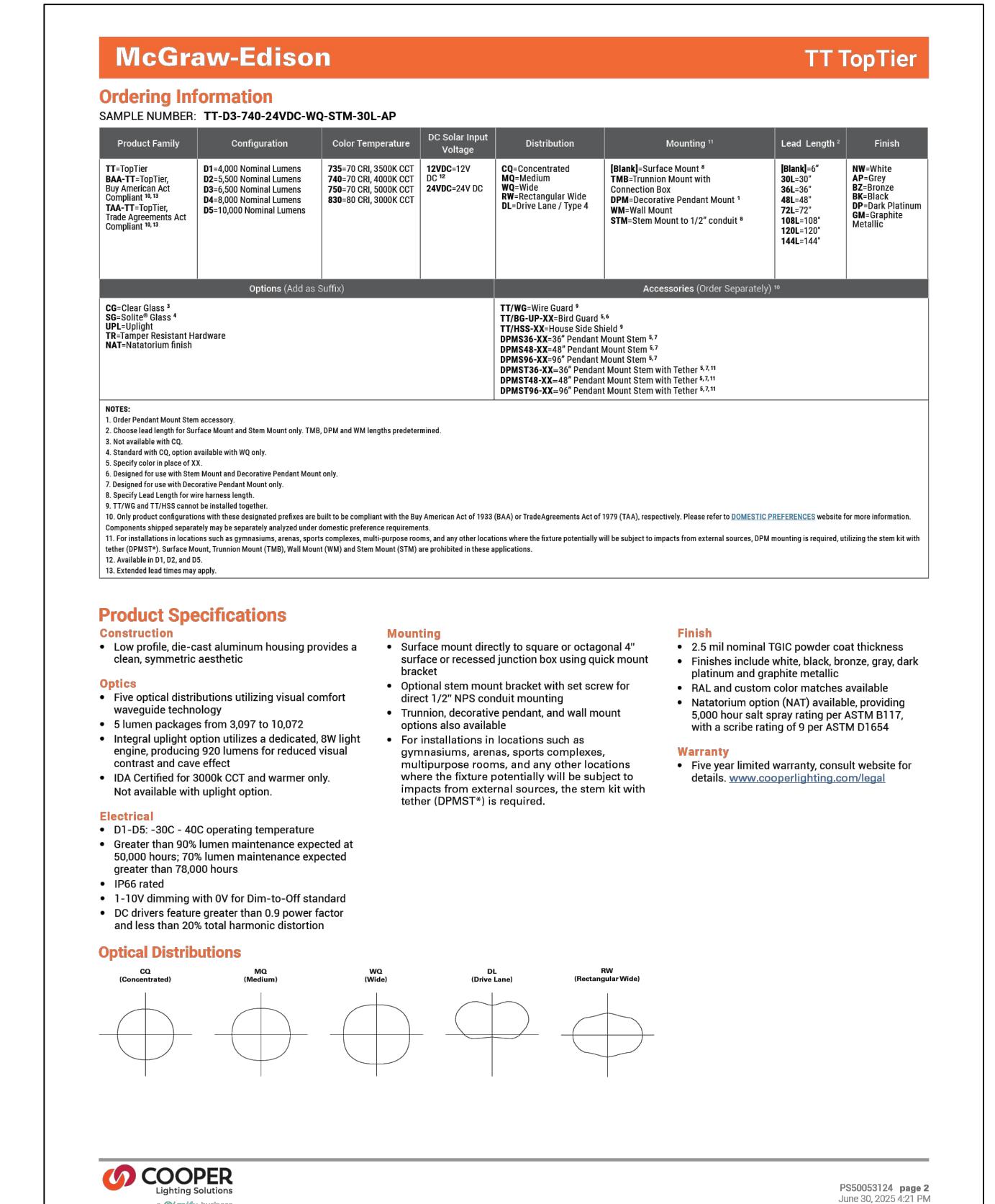
EAGLE'S NEST ON BROADWAY

301/321/333 BROADWAY, DENVER, CO 80216

A - KUZCO LIGHTING - MAVIS EW4401



B - McGRAW EDISON - TTD3 740 UHQ



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FOR: SITE REVIEW

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

PH1.1