

ABBREVIATIONS

ANGL	ANGLE	GCMU	GLAZED CONCRETE GROUT (UNIT)	ROW	RIGHT OF WAY
AT		GA	GAUZE	RBS	RUBBER BASE STRAIGHT
#	POUNDS) or NUMBER	GR	GRADE	RBC	RUBBER BASE COVE
ANCHOR BOLT		GL	GLASS or GLAZING	RH	RIGHT HAND
AFF	ABOVE FINISHED FLOOR	GND	GROUND	RF	RESILIENT FLOORING
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	GALV	GALVANIZED	RECP	RECEPITACLE
AVG	AVG	GYP	GYPSUM	RB7	RUBBER TILE
ACOUS	ACOUSTICAL	CRT	CROUT	RVS	REVERSE (SIDE)
ACT	ACOUSTICAL CEILING TILE	GI	GALVANIZED IRON	RPM	REVOLUTIONS PER MINUTE
ADD	ADDENDUM	HC	HOLLOW CORE or HANDICAPPED	SPRT	SUPPORT
ADJ	ADJACENT or ADJUSTABLE	HM	HOLLOW METAL	S	SOUTH or SEALED
AGG	AGGREGATE	HDR	HARDWARE	SC	SOLID CORE
AIR	AIR HANDLING UNIT	HDWR	HARDWARE	SCD	SEAT COVER DISPENSER
ALUM	ALUMINUM	HT	HEIGHT	SD	SOAP DISPENSER
ALT	ALTERNATE	HORIZ	HORIZONTAL	SNC	SANITARY NAPKIN CABINET
AVE	AVENUE	HR	HOUR	SNR	SANITARY NAPKIN DISPENSER
ARCH	ARCHITECTURAL	HVAC	HEATING, VENTILATION and AIR CONDITIONING	RECP	RECEPITACLE
ASPH	ASPHALT	HOSE	HOSE	SSK	SERVICE SINK
AUTO	AUTOMATIC	BB	HOSE BIB	SS	STAINLESS STEEL
BD	BOARD	HDAS	HEADED DEFORMED ANCHOR STUD	SR	SURGE RECEPTACLE
B.O.	BY OWNER	ID	INSIDE DIAMETER	SCHED	SCHEDULE
BLDG	BUILDING	IN	INCHES)	SECTION	SECTION
BLKG	BITUMINOUS	INFO	INFORMATION	SHW	SHOWER
BLK	BLOCKING	INSUL	INSULATION or INSULATED	SHT	SHEET
BLK M	BLK M of BENCH MARK	INT	INTERIOR	SHTE	SEATHING
BOT	BOTTOM	INCAD	INCADENT	SIM	SIMILAR
BRG	BEARING	HTR	HOT WATER HEATER	SPEC	SPECIFICATION(S)
BSMT	BASEMENT	IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR	SQ	SQUARE
B	BASE	ICD	INSIDE DIAMETER	SF	SQUARE FEET
CJ	CONTROL JOINT	IDC	JOIST	STL	STEEL
CL	COLLAR	JT	JOINT	STA	STATION
CONF	CONFERENCE	JC	JACK-UP CLOSET	STD	STANDARD
C.L.	CENTERLINE	KD	KICKDOWN	STOR	STRUCTURE
CIRC	CIRCUMFERENCE	KICK	KICK PLATE	T&G	TOP & BOTTOM
CAB	CABINET	KIT	KITCHEN	TRE	TREND
C	CAULKING	LBL	LABEL	TB	TOWEL BAR
CCD	CONSTRUCTION CHANGE	LKR	LOCKER	TO	TOP OF
CFL	COUNTERFLASHING	LT	LIGHT	TG	TEMPERATURE OF TEMPERATURE
CG	GUARD	LH	LEFT HAND	TBC	TEMPERED GLASS
CM	CENTIMETERS	LLH	LONG LEG HORIZONTAL	TS	TESTUBE
CMU	CONCRETE MASONRY UNIT	LLV	LONG LEG VERTICAL	TOS	TOP OF STEEL
COA	CHANGE ORDER or CLEARANCE	LAB	LABORATORY	TOT	TOP OF CONCRETE
CT	CERAMIC TILE	LAM	LAMINATE	THK	THICK or THICKNESS
CDO	COLORADO DEPARTMENT OF TRANSPORTATION	LAV	LAVATORY	THLD	THRESHOLD
CEM	CEMENTILEUS	LBL	LABEL	TYP	TYPICAL
CLG	CEILING	LKR	LOCKER	TEM	TEMPERATURE OF TEMPERATURE
CLOS	CLOSET	LT	LIGHT	TEMP	TEMPERATURE
CLR	CLEAR	LH	LEFT HAND	TEMPERED	TEMPERED
CTR	COUNTER	LLH	LONG LEG HORIZONTAL	TOP	TOP
COL	COLUMN	LLV	LONG LEG VERTICAL	TOP	TOP
CONC	CONCRETE	MO	MASONRY	TOP	TOP
CONV	CONVENTION	MAS	MASONRY	TOP	TOP
CONTR	CONTRACTOR	MAT	MATERIAL	TOP	TOP
CPT	CORRIDOR or CORRUGATED	MAX	MAXIMUM	TOP	TOP
CIP	CARPET	MECH	MECHANICAL	TOP	TOP
COR	CONNECTION	MEL	MECHANICAL, ELECTRICAL and PLUMBING	TOP	TOP
DEG	DEGREE	MED	MEDIUM	UNFIN	UNFINISHED
DAMP	DAMPROOFING	MAG	MAGNETIC	UNFIN	UNFINISHED
DF	DRENCHING FOUNTAIN	MACH	MACHINERY	UR	URINAL
DBL	DOUBLE	MM	MILLIMETERS	V	VOLT
DEPT	DEPARTMENT	MMH	MILLIMETER	VAC	VACUUM BARRE
DTL	DETAIL	MEZ	MEZZANINE	VCT	VINYL COMPOSITION TILE
DIA	DIAMETER	MB	METAL	VTR	VINYL THROUGH ROOF
DIM	DIMENSION	MEZ	MEZZANINE	VVC	VINYL WALL COVERING
DN	DOWN	MB	METAL	VW	VINYL WALL COVERING
DPS	DRAINED	MEZ	MEZZANINE	W	WIDE
DR	DOOR	MD	MEDIUM	W&D	WIDE FLANGE or WOOD FLANGE
DS	DOWNSPOUT	MIN	MINIMUM	WD	WINDOW
DWG	DRAWING	NO	NUMBER	WP	WATERPROOF(ING)
DWR	DRAWER	NOM	NOMINAL	WST	WAISTSCOT
DIV	DIVISION	NOMR	NOMINAL REDUCTION	WC	WALL COVERING
DEAG	DIAGONAL	COEF	COEFFICIENT	WT	WEIGHT
DEMO	DEMOLITION or DEMOLITION	OA	OVERALL	W.O.	WHERE OCCURS
EX	EXISTING	OC	ON CENTER	WGL	WIRE GLASS
ED	EXPANSION BOLT	OD	OUTSIDE DIAMETER	YD	YARD
E	EAST	OT	OUTSIDE-TO-OUTSIDE		
EF	EXHAUST DUCT	OP	OPPOSITE		
EFW	EXHAUST FAN or EACH FACE	OPNG	OPENING		
EWC	EWATER COOLER	OPP	OPPOSITE		
EI	EACH	OF	OUTSIDE FACE		
EL	ELEVATION	PC	PREFACED		
ELEC	ELECTRICAL	PAC	PREFACED AWARDED CONTRACT		
ELEV	ELEVATOR	P/L	PROPERTY LINE		
EMER	EMERGENCY	PLAM	PLASTIC LAMINATE		
ENGR	ENGINEER	PSF	POUNDS PER SQUARE FOOT		
EOS	END OF SLAB	PSI	POUNDS PER SQUARE INCH		
EQUIP	EQUIPMENT	PT	POUNDS PER SQUARE FOOT of PORCELAIN TILE		
EXT	EXTERIOR	PDR	PAPER TOWEL DISPENSER AND RECEPACLE		
ES	EACH SIDE	PL	POLYVINYL CHLORIDE PLATE		
EWH	ELECTRIC WATER HEATER	PLAS	PLASTER		
EW	EWAY	PNL	PANEL		
FAC	FACADE	P	PANIT(ED)		
FAC	FIRE ALARM CABINET	PR	PANIT(ED) PROPOSAL REQUEST		
FA	FIRE ALARM	PRD	PARTITION		
FACP	FIRE ALARM CONTROL	PNL	PARTITION		
FBO	FURNISHED BY OTHER(S)	P	PARTITION		
FD	FLOOR DRAIN or FIRE DAMPER	PREST	PRESTRESSED		
FE	FE FIRE EXTINGUISHER	PRO	PROVIDED BY OTHERS		
FEC	FE FIRE EXTINGUISHER CABINET	PAR	PARTITION		
FFC	FINISHED FLOOR LINE	REFIN	REFINISHED		
FHC	FIRE-HOUSE CABINET	REFIN	REFINISHED		
FI	FIRE PROTECTION or FIRE RATED	REFIN	REFINISHED		
FON	FOUNDATION	REFIN	REFINISHED		
FIN	FINISHED	REFIN	REFINISHED		
FIXT	FIXTURE	REFIN	REFINISHED		
FLG	FLASHING	REFIN	REFINISHED		
FLR	FLOORING	REFIN	REFINISHED		
FLOR	FLOR	REFIN	REFINISHED		
FR	FIRE RETARDANT TREATED	REFIN	REFINISHED		
FRP	FRIBERGLASS REINFORCED PANEL(ING)	REFIN	REFINISHED		
FT	FOOT (FEET)	REFIN	REFINISHED		
FIG	FOOTING	REFIN	REFINISHED		
FUR	FURRED OR FURRING	REFIN	REFINISHED		
F	FUTURE	REFIN	REFINISHED		
FAREN	FARENHEIT	REFIN	REFINISHED		
FVC	FIRE VALVE CABINET	REFIN	REFINISHED		
FHMS	FLAT HEAD MACHINE SCREW	REFIN	REFINISHED		
FH	FIRE HYDRANT	REFIN	REFINISHED		
FF	FINISHED FLOOR	REFIN	REFINISHED		
FOM	FACE OF MASONRY	REFIN	REFINISHED		
FOF	FACE OF FINISH	REFIN	REFINISHED		
FOS	FACE OF STUD	REFIN	REFINISHED		
FOC	FACE OF CONCRETE	REFIN	REFINISHED		
FHWS	FLAT HEAD WOOD SCREW	REFIN	REFINISHED		
FHV	FIRE HOSE VALVE	REFIN	REFINISHED		
FH	GENERAL CONTRACTOR	REFIN	REFINISHED		
GCR	GENERAL CONTRACTOR	REFIN	REFINISHED		
G8	GYPSUM BOARD	REFIN	REFINISHED		
G	GYPSUM BOARD	REFIN	REFINISHED		
BD	BD	REFIN	REFINISHED		



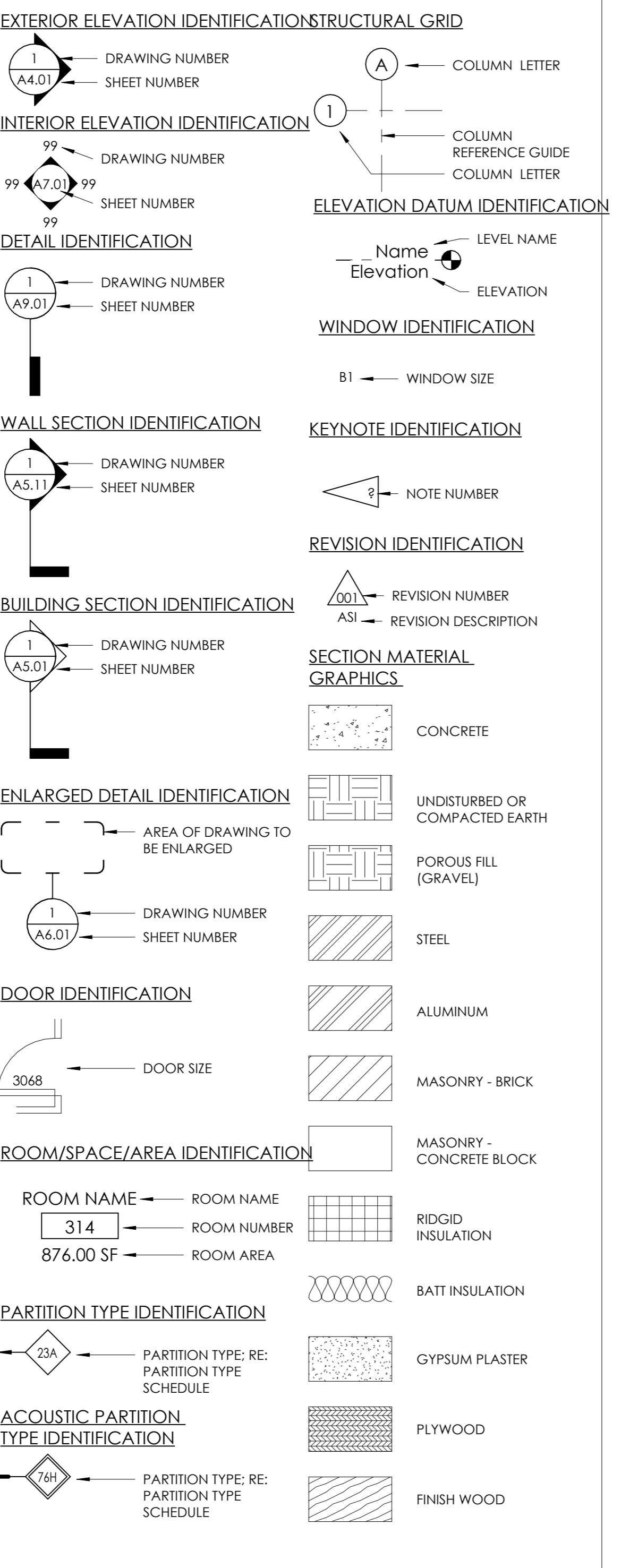
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SITE REVIEW

01/14/2026

GRAPHIC STANDARDS

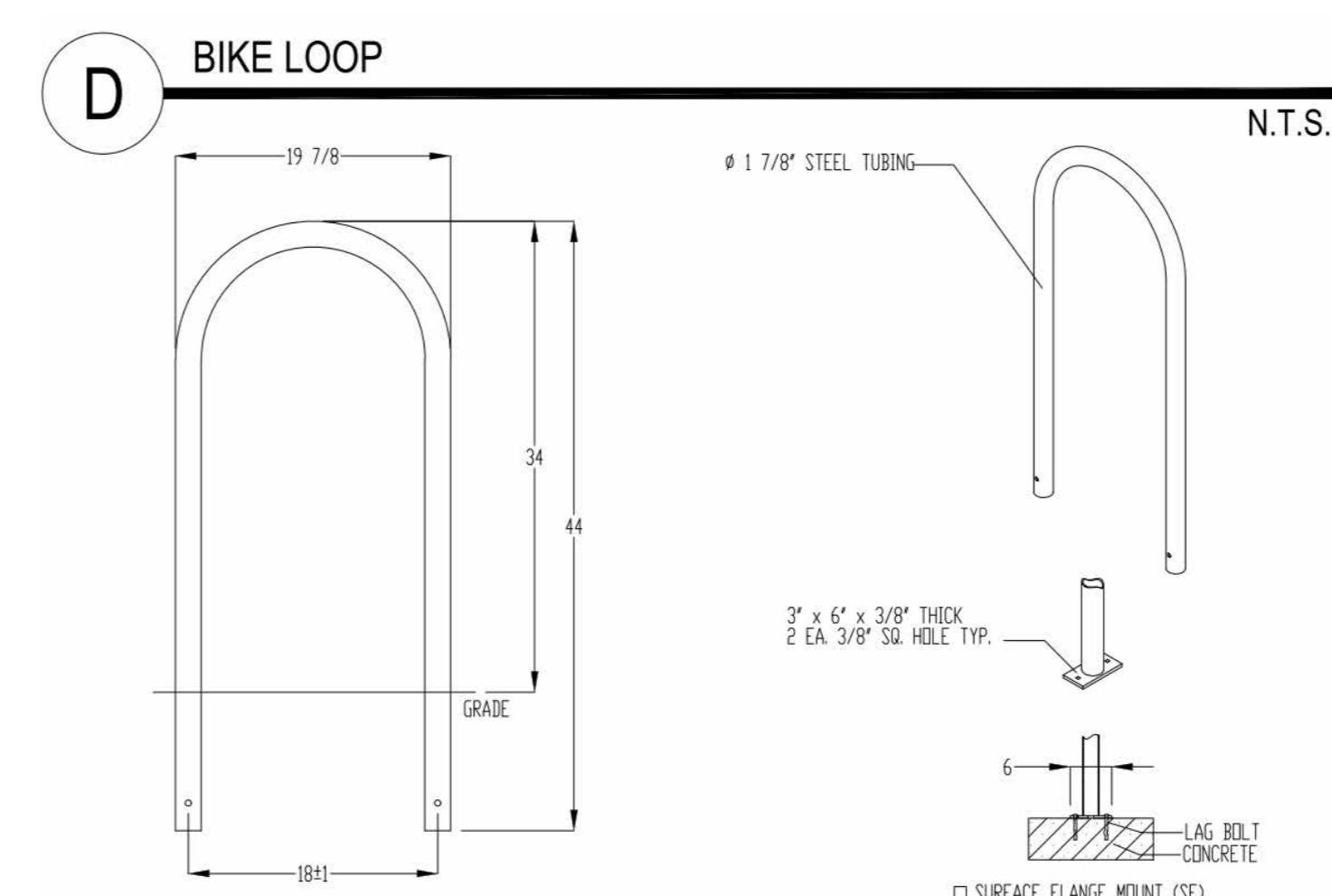
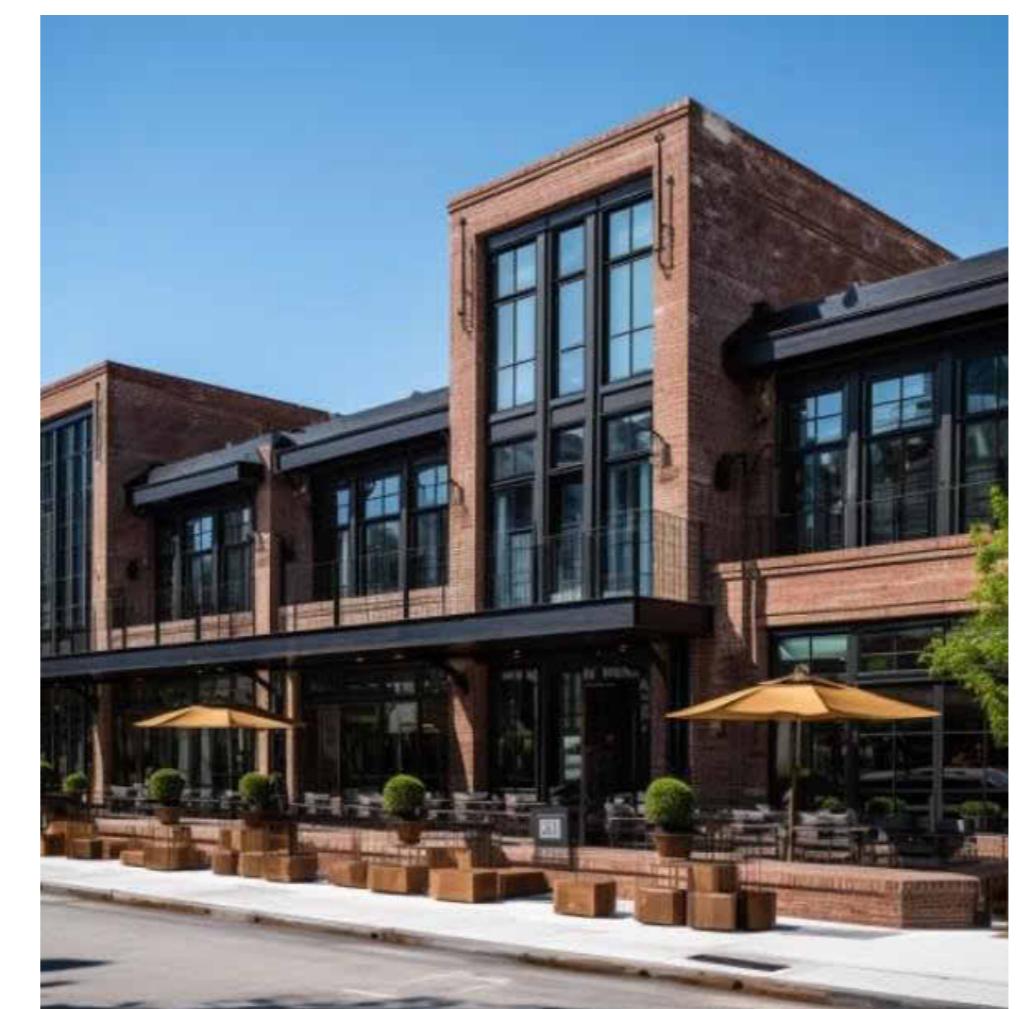
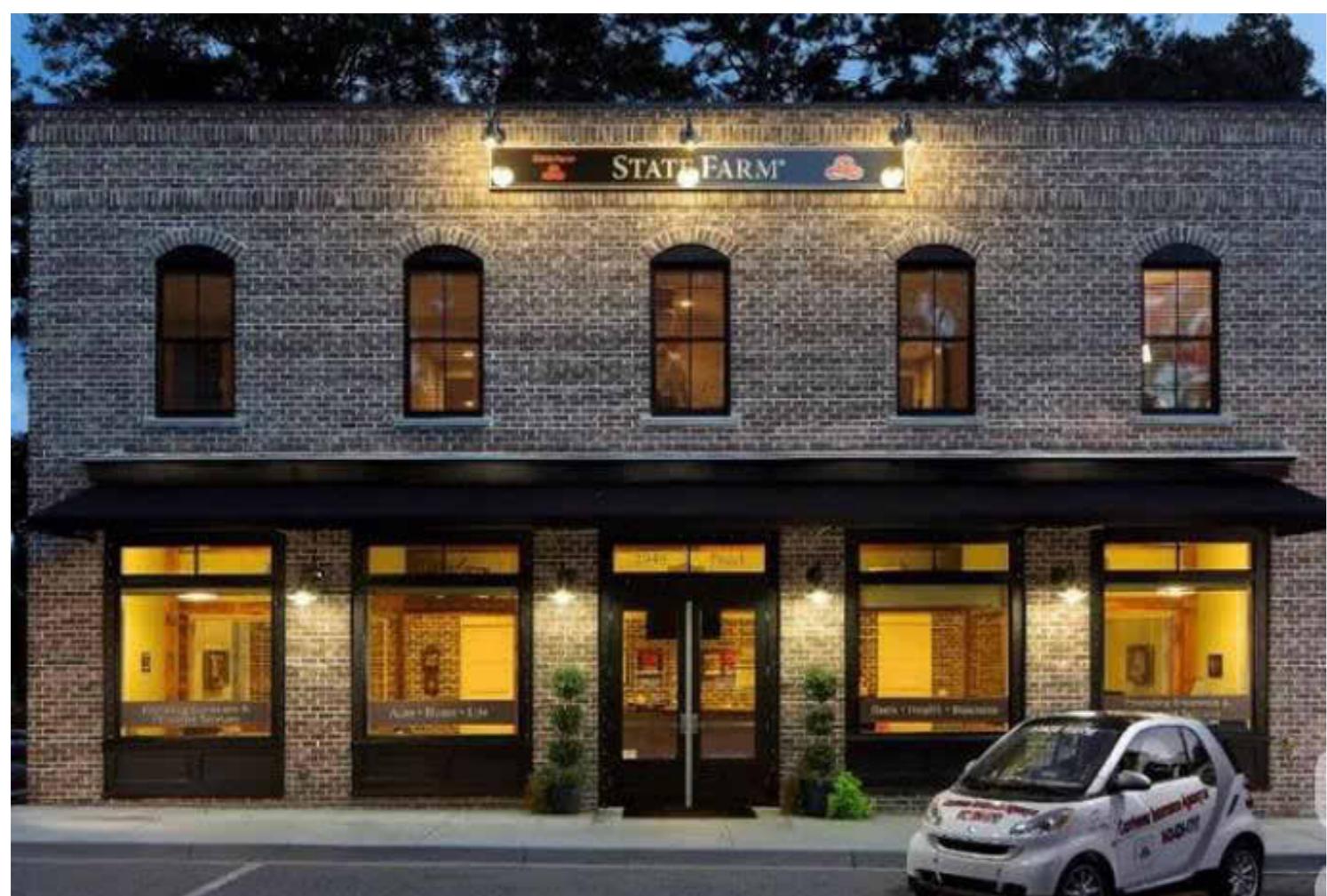
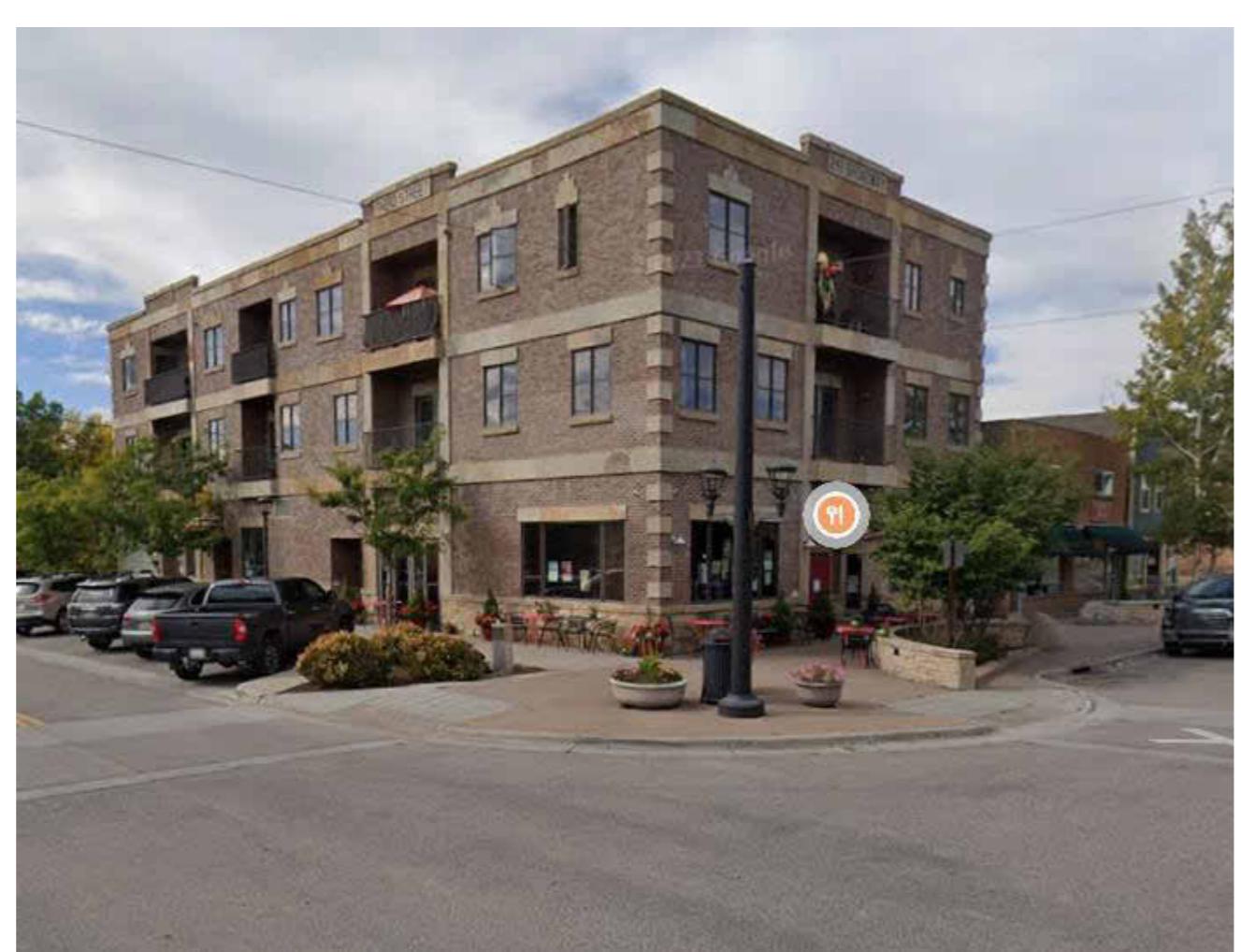
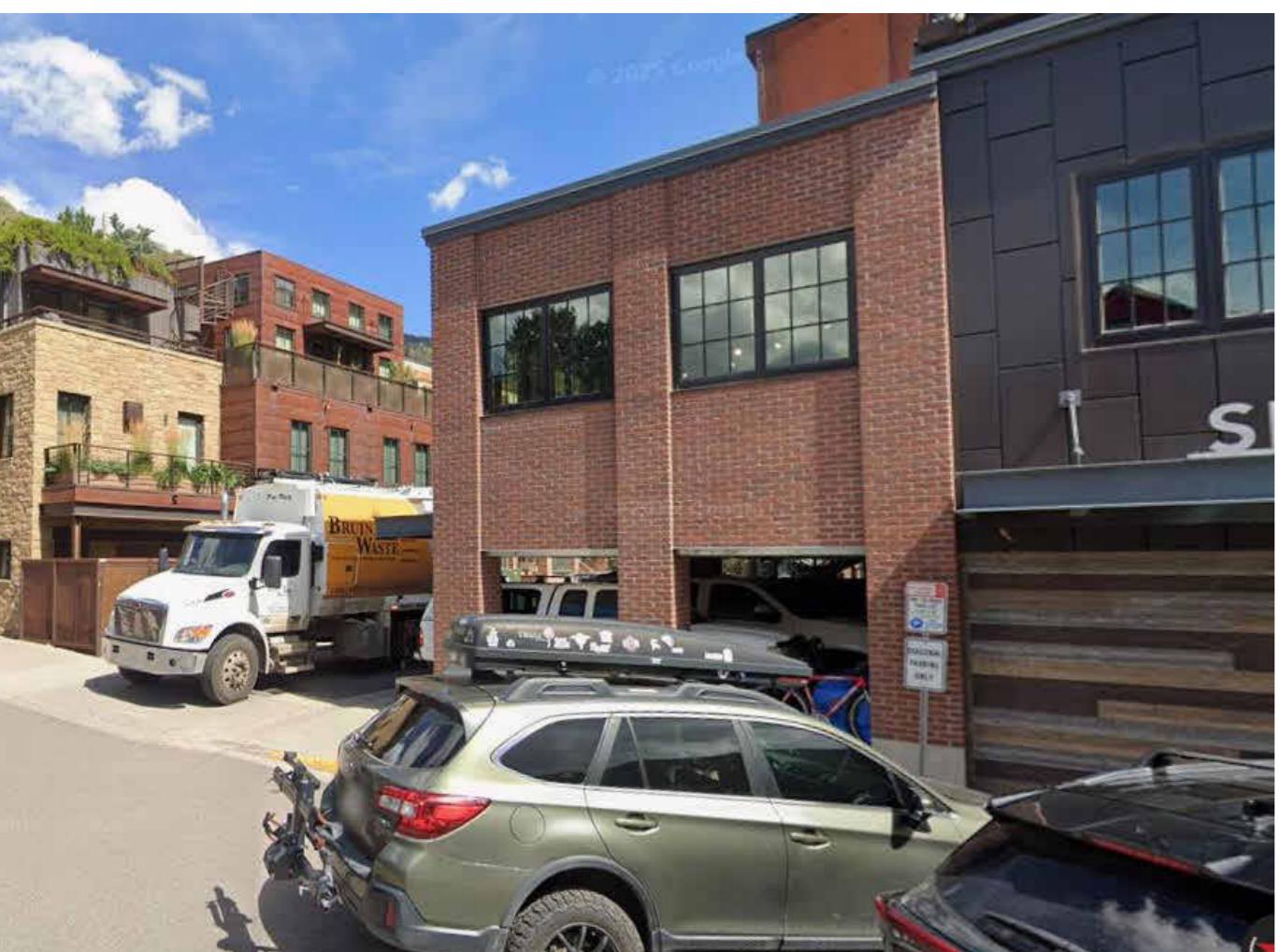
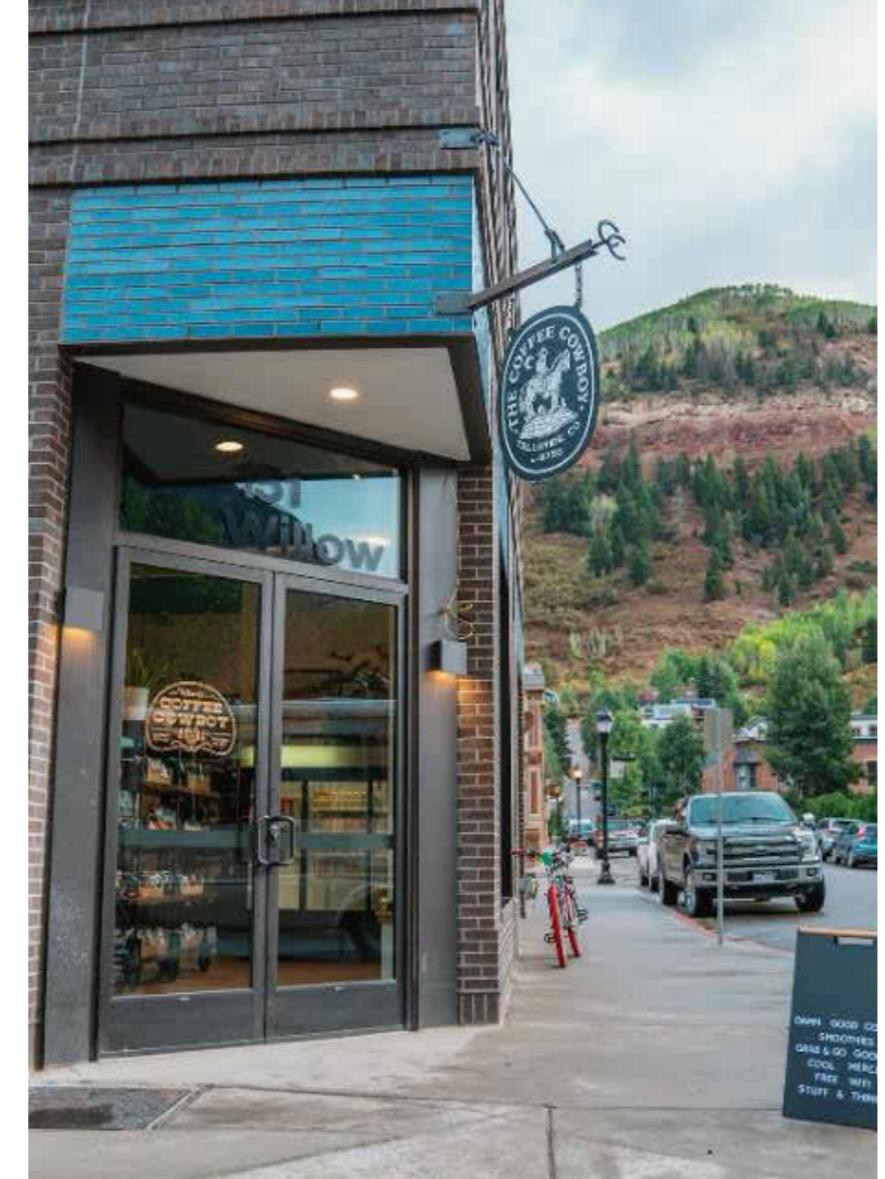


BUILDING & CODE INFORMATION

ZONING	BD DISTRICT
OCCUPANCY:	R-2/M/S-2
CONSTRUCTION TYPE(S):	TYPE V-A
SPRINKLERED:	YES, NFPA-13
ALLOWABLE SQUARE FOOTAGE:	61,500 SF
ALLOWABLE BUILDING HEIGHT:	70 FEET (TABLE 504.3)
BUILDING CONSTRUCTION:	TYPE V-A
EXTERIOR BEARING WALLS:	1-HR
INTERIOR BEARING WALLS:	1-HR
EXTERIOR NON-BEARING WALLS:	0-HOUR
STRUCTURAL FRAME:	1-HR
FLOORS - CEILINGS/ROOFS:	1-HR
ROOFS - CEILINGS/ROOFS:	1-HR
SHAFT ENCLOSURES (4+ STORIES):	2-HR
STAIRWAY CONSTRUCTION:	2-HR
BUILDING CODES:	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL ELECTRIC CODE 2021 INTERNATIONAL PLUMBING CODE
CLIMATE ZONE:	5 PER 2018 IECC
1. THERMAL ENVELOPE:	A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY) B. EXTERIOR WALL: R-12.5 OSOED-CELL INSULATION/R-13 BATT INSULATION C. FLOOR: R-12.5 CONTINUE RIGID CONCRETE: R-2.5 CONTINUE RIGID 0.41 D. DEMISING WALLS: NONE E. DOOR: U-FACTOR: 0.29 STOREFRONT U-FACTOR: 0.32 F. EXTERIOR DOORS U-FACTOR: 0.32 G. GARAGE DOOR U-FACTOR: 0.125 H. SLAB R-VALUE: R-10 FOR 24"
2. BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC	G. WINDOWS & DOORS SHGC: 0.41 STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27

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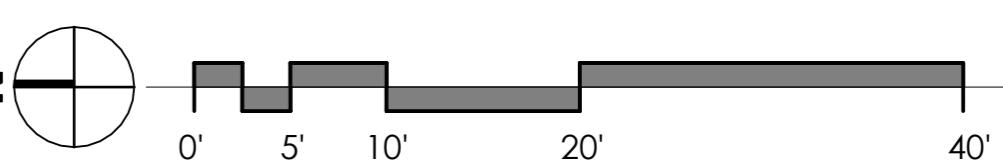


PRODUCT: U190-IGSF
DESCRIPTION: "U" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 6-2-17
ENG: SMC
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1600 10th Street, Suite 100
VANNUCK, WI 54087
P1800 448-7931, P1608 849-1080, F1608 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION.



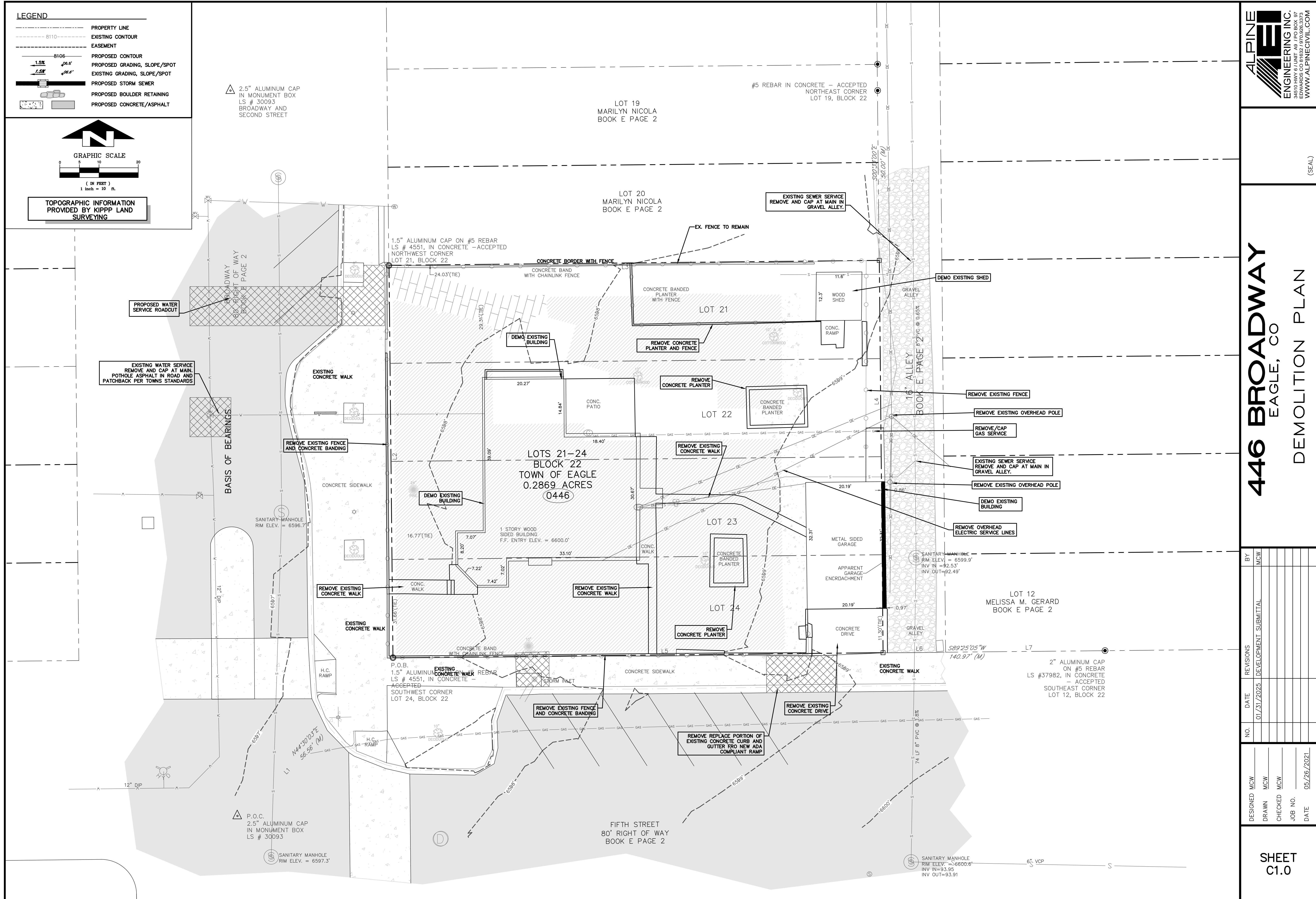
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FOR: SITE REVIEW

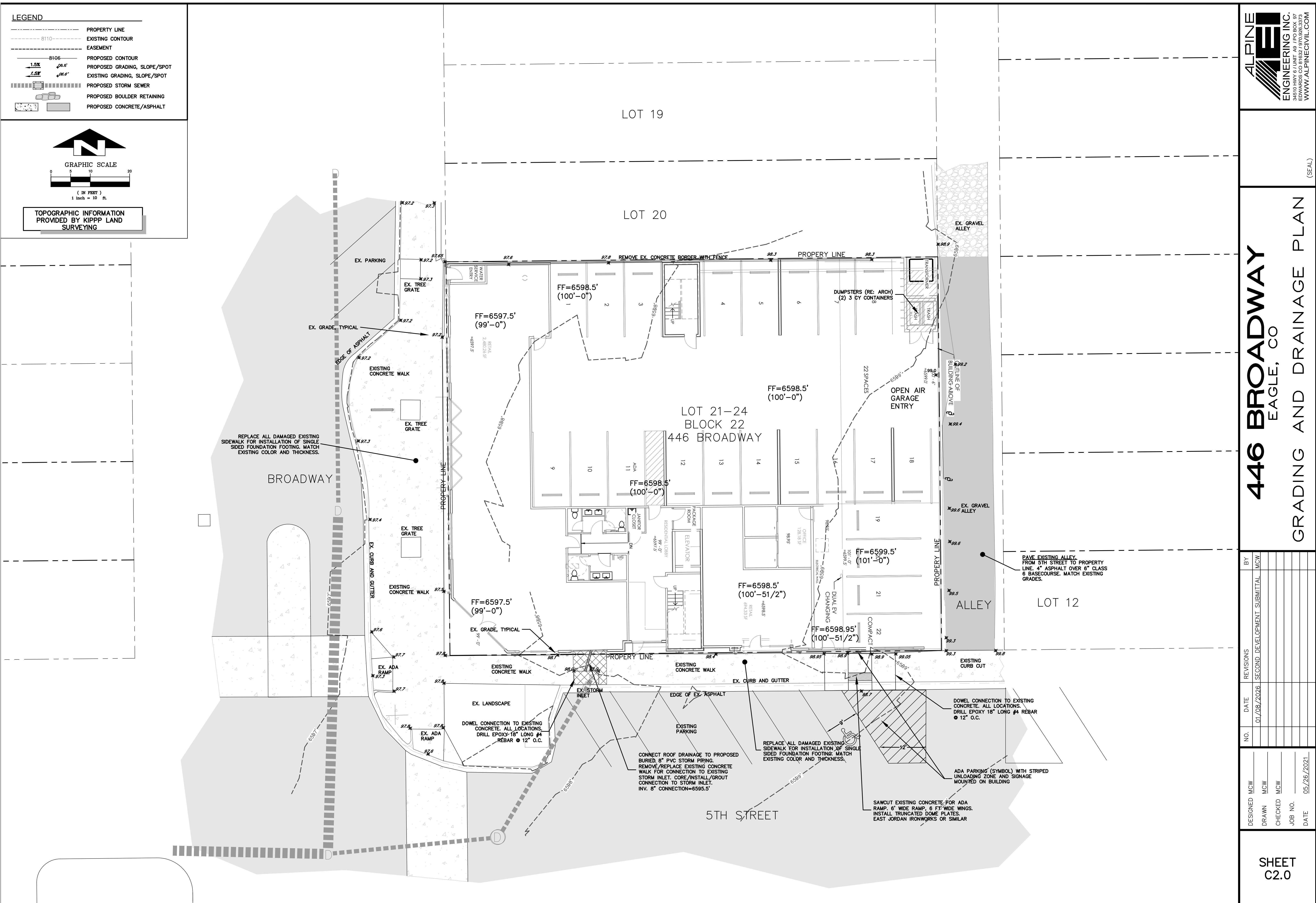
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SCALE:

SHEET TITLE:
ARCHITECTURAL SITE
PLAN

A1.01





LEGEND	
PE	PROPOSED ELECTRIC
PES	PROPOSED ELECTRIC SERVICE
POAM	PROPOSED COMM. SERVICE
PG	PROPOSED GAS
POS	PROPOSED GAS SERVICE
PWS	PROPOSED WATER SERVICE
PSS	PROPOSED SEWER SERVICE
PW	PROPOSED FIRE HYDRANT W/GV
PROPOSED STORM SEWER	
PROPOSED TRANSFORMER & COMM. PEDESTAL	
PROPERTY LINE	



GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC INFORMATION PROVIDED BY KIPP LAND SURVEYING

REFER TO TOWN OF EAGLES PUBLIC WORKS MANUAL FOR ALL WATER, SEWER, ROADWAY CONSTRUCTION

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345 10 Hwy 6 UNIT A, PO BOX 97
EDDIE MANS CO. 810-671-2520
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446 BROADWAY EAGLE, CO

UTILITY PLAN

LOT 19

LOT 20

LOT 21-24
BLOCK 22
446 BROADWAY

5TH STREET

NEW OVERHEAD ELECTRIC POLE WITH GUY WIRES (HOLY CROSS ENERGY). COORDINATE WITH HOLY CROSS ENERGY FOR GUY WIRES AND STANDARDS. PRIMARY IS FED FROM THE NORTH. DO NOT BLOCK ACCESS IN ALLEY OR TO DRIVEWAYS WITH PROPOSED INSTALLATION

INSTALL CONCRETE ELECTRIC VAULT. DROP FEEDER FROM OVERHEAD. INSTALL (2) 4" PVC PRIMARY TO NEXT VAULT SOUTH IN ALLEY

COMMUNICATION SERVICE. DROP SERVICE FROM POLE AND EXTEND 2" PVC CONDUIT TO NEW PEDESTAL

EXTEND (2) 4" PVC CONDUIT TO EX. ELECTRIC VAULT

REMOVE SANITARY SERVICE. CAP EXISTING 4" PVC SANITARY SEWER SERVICE WYE AT MAIN.

PROPOSED ELECTRIC SERVICE (TO NEIGHBOR) TO BE REROUTED FROM EXISTING POLE MOUNTED TRANSFORMER. EXTEND BURIED 2" PVC CONDUIT

SANITARY SEWER SERVICE. INSTALL 6" PVC COMMERCIAL SERVICE. CONNECT WITH TAPPING SADDLE WYE 8"x6" (TOWN APPROVED). EXTEND SERVICE AT 2% MIN. TO CLEANOUT OUTSIDE THE BUILDING.

ROADCUT. REFER TO TOWN REQUIREMENTS FOR ASPHALT ROAD CUT/PERMIT AND DETAILS (PUBLIC WORKS MANUAL)

EX. OVERHEAD POLE, TO BE REMOVED

GAS SERVICE. VERIFY SIZE/CAPACITY OF EXISTING GAS SERVICE (RE: PLUMBING) DETERMINE REQUIREMENTS OF PROPOSED FACILITY. CAP EXISTING GAS SERVICE AT MAIN AND INSTALL NEW POLYETHYLENE SERVICE TEE AND EXTEND SERVICE TO PROPOSED GAS METER

COMMUNICATION PEDESTAL. EXTEND 2" PVC CONDUIT TO BLDG PANEL

REMOVE SANITARY SERVICE. CAP EXISTING 4" PVC SANITARY SEWER SERVICE WYE AT MAIN.

EX. DEAD-END OVERHEAD POLE, TO BE REMOVED

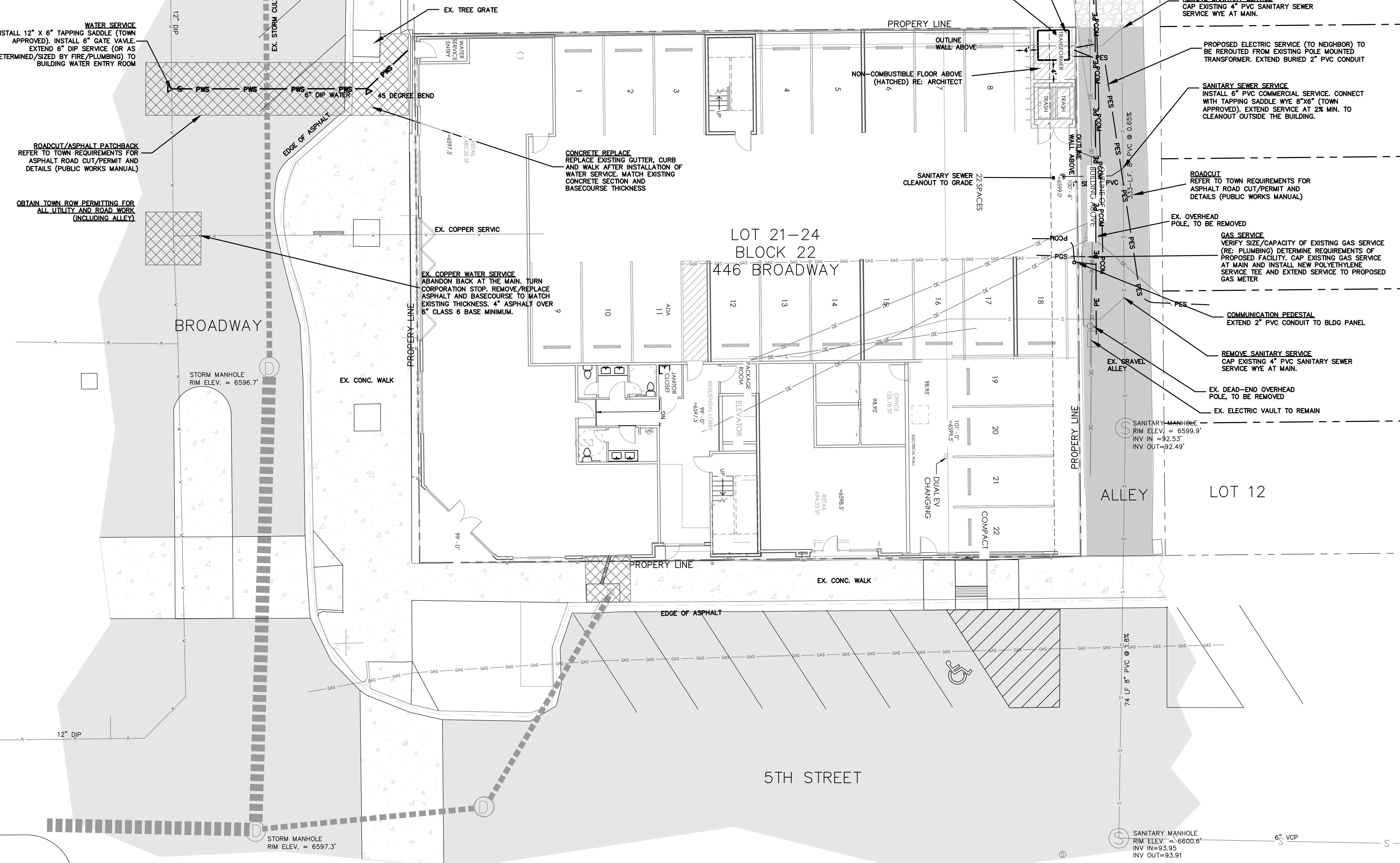
EX. ELECTRIC VAULT TO REMAIN

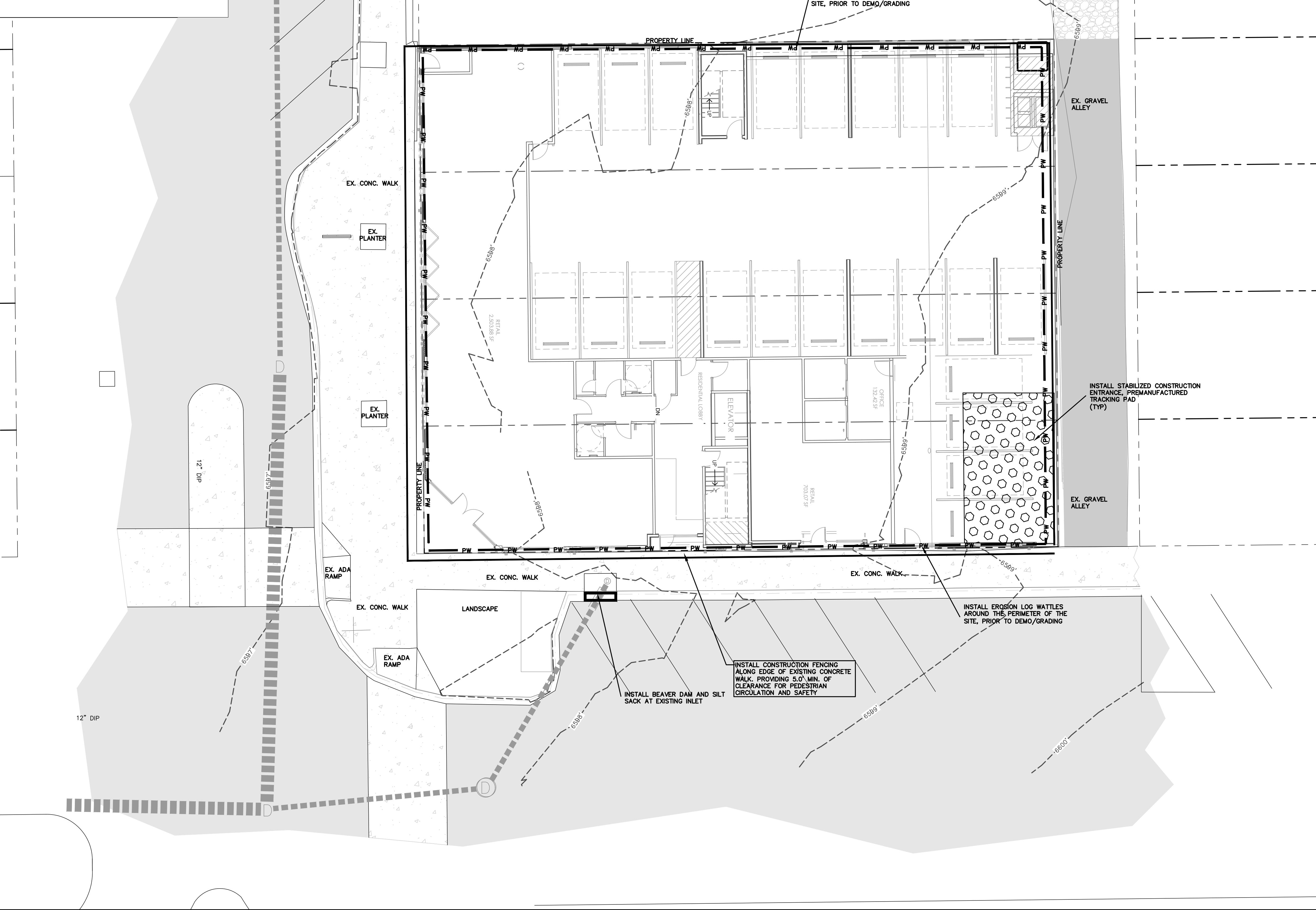
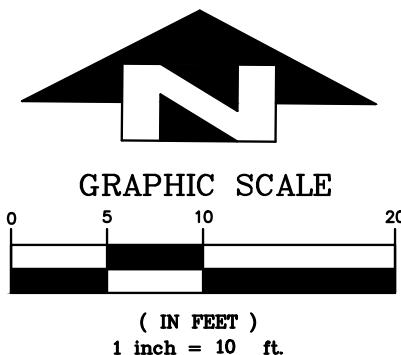
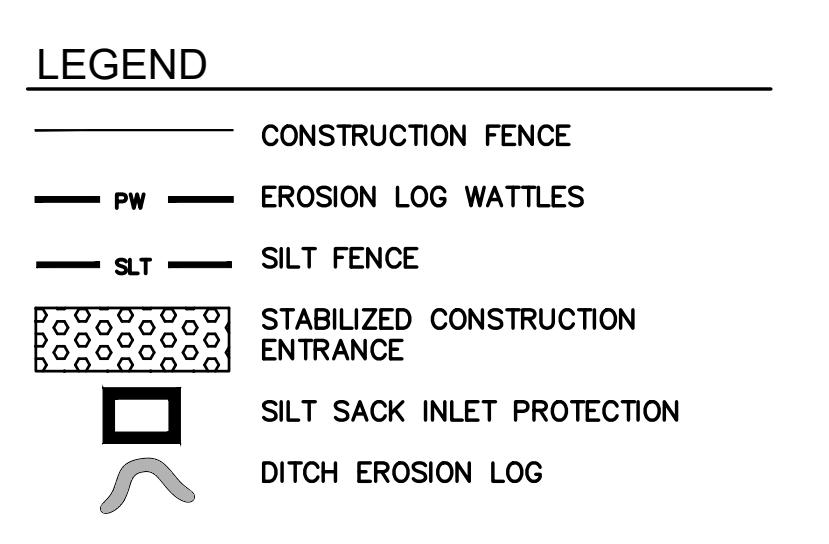
SANITARY MANHOLE. RIM ELEV. = 6599.9' INV IN = 92.53' INV OUT = 92.49'

LOT 12

DESIGNED MCW	NO.	DATE	REVISIONS	BY
DRAWN MCW		01/08/2026		SECOND DEVELOPMENT SUBMITTAL MCW
CHECKED MCW				
JOB NO.				
DATE				05/26/2021

SHEET
C3.0





GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. PROVIDE REGULAR INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES TO INSURE THAT SEDIMENT CONTROL EFFICIENCY IS OBTAINED UNTIL FINAL STABILIZATION OF SITE HAS TAKEN PLACE.
5. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
6. STABILIZE ALL POINTS OF INGRESS AND EGRESS WITH TRACKING PAD DURING CONSTRUCTION TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
7. FOR TEMPORARY STOCKPILES APPLY SEED, HYDROMULCH AND TACKIFIER IMMEDIATELY AFTER THEY ARE CONSTRUCTED FOR STABILIZATION. FOR CONCRETE APPLICATIONS ON THE TACKIFIER, USE EXCELSIOR C2 EROSION CONTROL FABRIC. INSTALL SILT FENCE BELOW STOCKPILES TO CAPTURE SEDIMENT.
8. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'. REFER TO LANDSCAPE PLANS FOR SEED MIX, FERTILIZER TYPE, MULCH, TACKIFIER AND APPLICATION RATES.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE APPROPRIATE MEASURES TO INSURE THAT NO SEDIMENT LADEN WATER IS DISCHARGED FROM THE SITE.
10. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES BEFORE REMOVAL OF SEDIMENT CONTROLS.
11. CONTRACTOR SHALL OBTAIN AND CONFORM TO STORMWATER DISCHARGE PERMIT AND ALL ENVIRONMENTAL PERMITS AND KEEP STREETS CLEAN AND FREE OF SEDIMENT.
12. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.

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(SEAL)

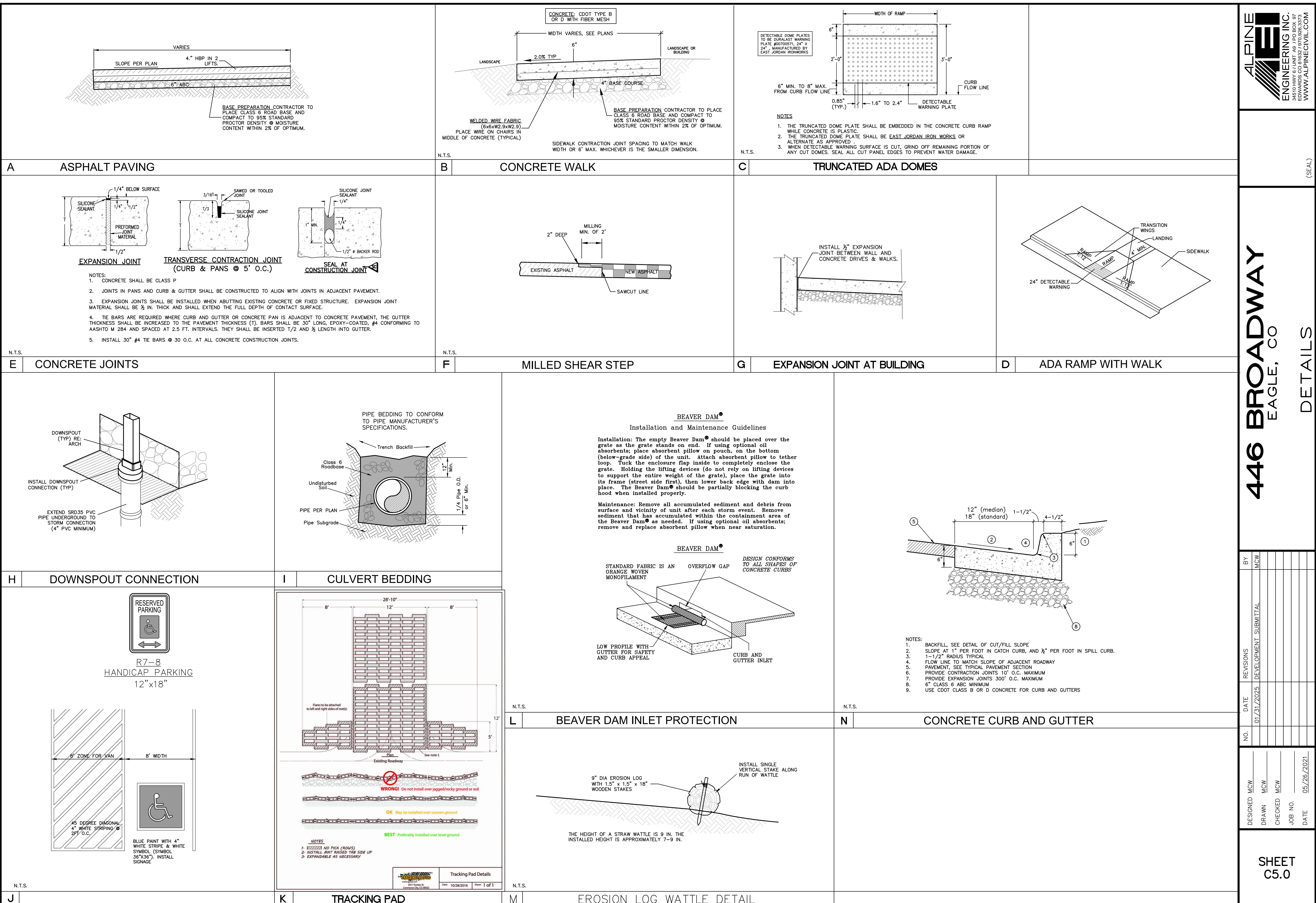
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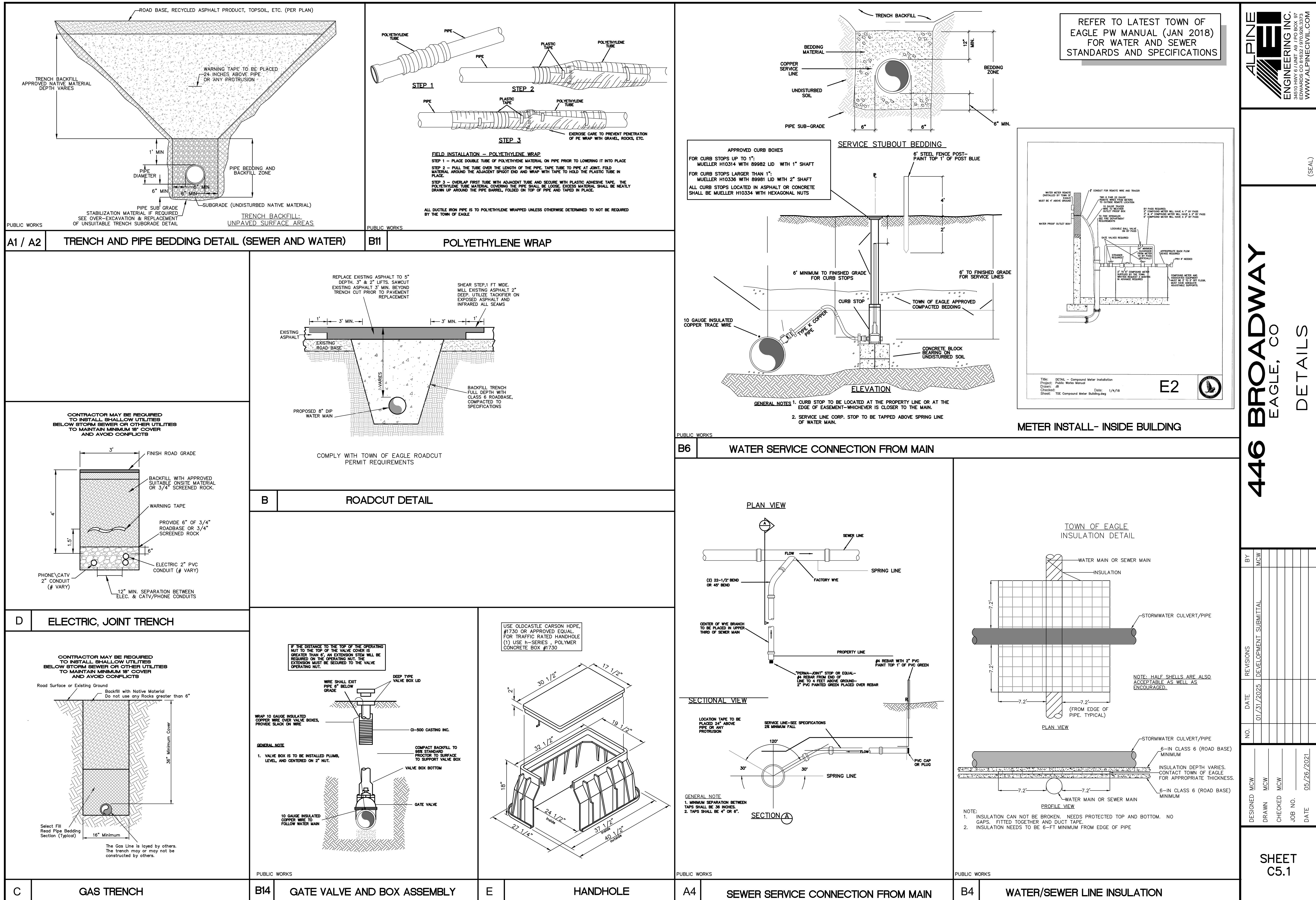
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			01/08/2026	SECOND	DEVELOPMENT SUBMITAL MCW
DRAWN MCW	NO.	DATE	REVISIONS	BY	
CHECKED MCW					
JOB NO.					
DATE	05/26/2021				

446 BROADWAY

EARL CO.

EET
50



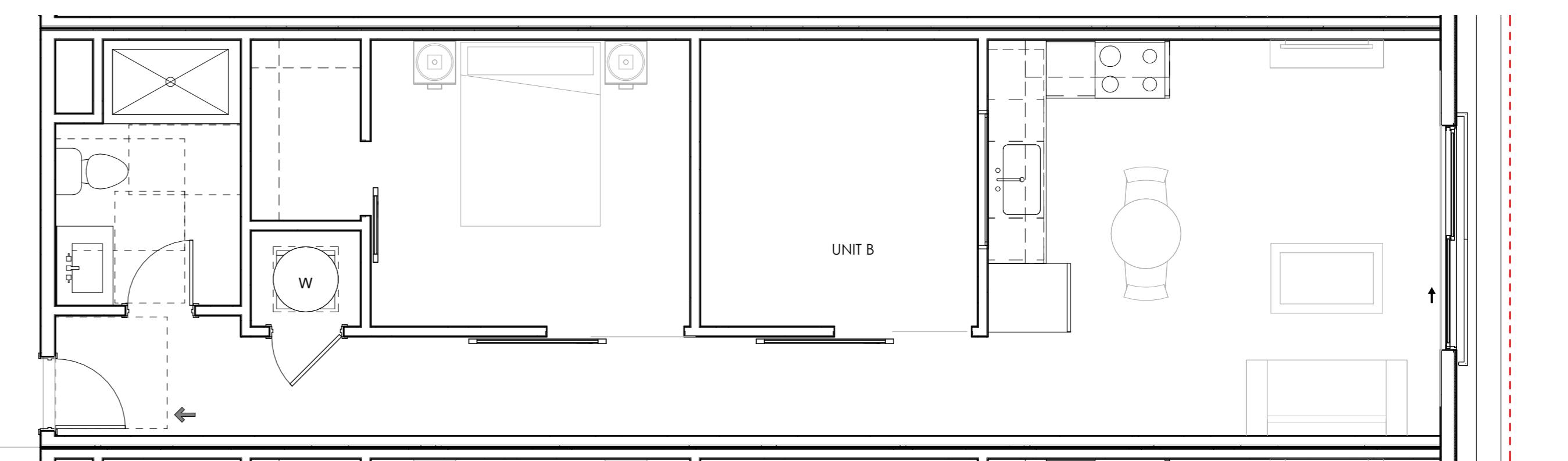
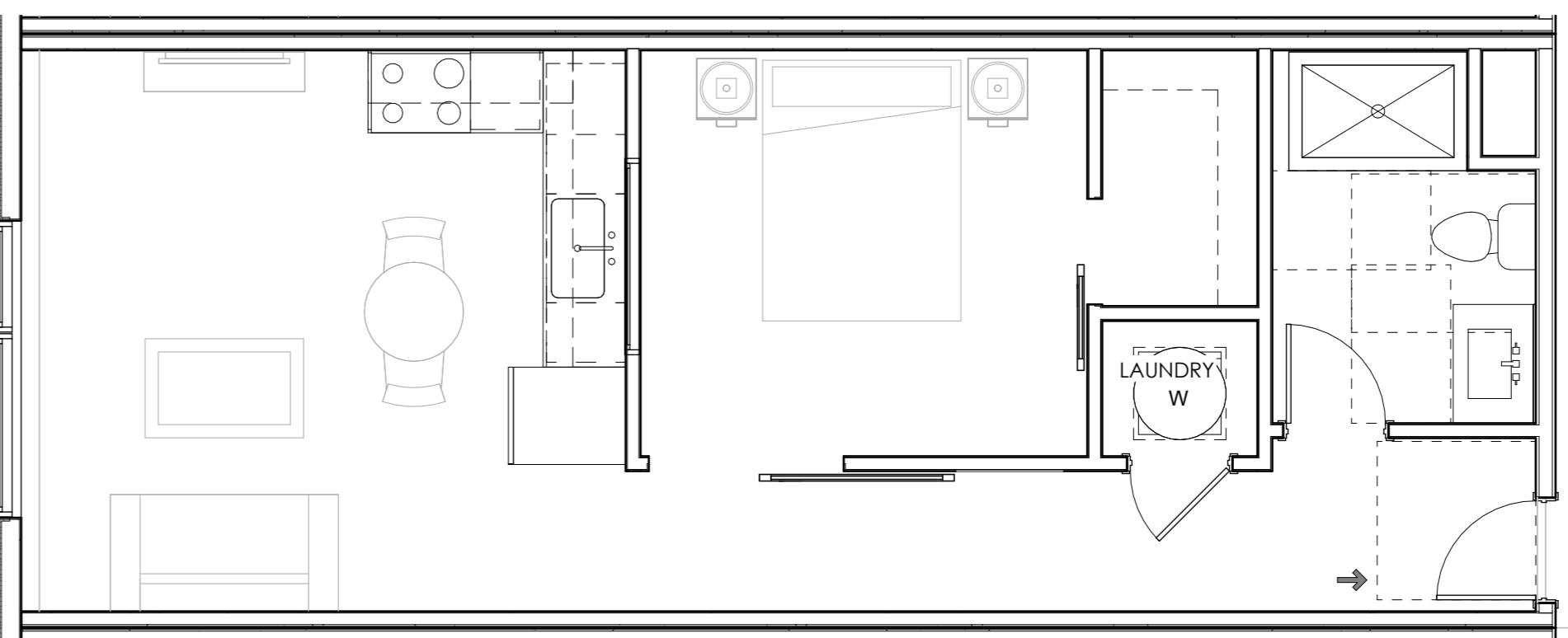
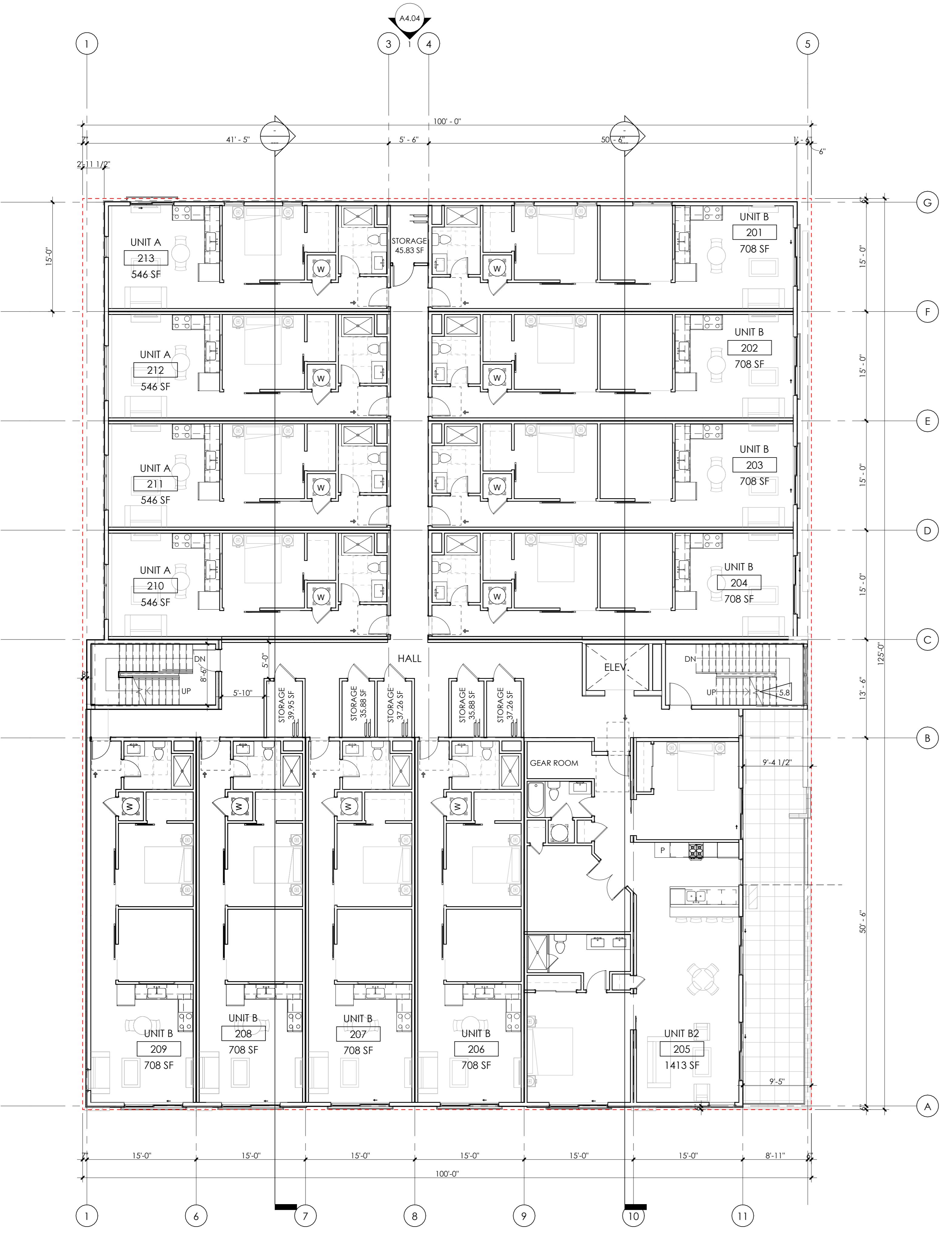


5.8 METAL PAN STAIR W/ CONCRETE TREADS, PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL, SUPPORT AT STRINGERS ONLY.

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

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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
18. RE: A6 SERIES FOR ENLARGED UNIT PLANS
19. TYPICAL UNIT CORRIDOR SIGNAGE: X6 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

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: MODULAR WALL SYSTEM

5 1/2" TYPE X G.B., 2X4 @ 16", 3-1/2" BATT INSULATION, 1/2" OSB, 1" AIR SPACE, 1/2" OSB, 3-1/2" BATT INSULATION, 2X4 @ 16" O.C. 1/2" TYPE X G.B.

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.

SHFT 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 U426.

FIRE BARRIER: 2-HOUR:

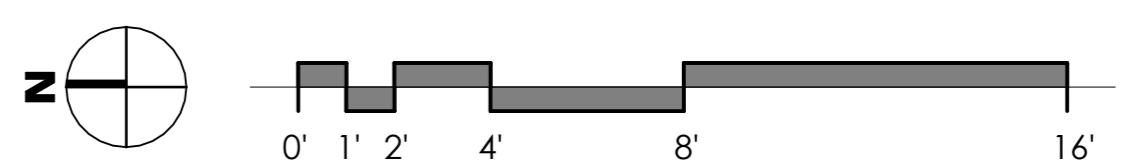
46 2 LAYERS 5/8" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING), R-19 GLASS FIBER INSULATION IN CAVITY, 1/2" RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD. - 2-HOUR FIRE RATED PER UL U301 W/ STC OF 55.

ISSUED FOR: SITE REVIEW

© NEO STUDIO

SCALE: As indicated

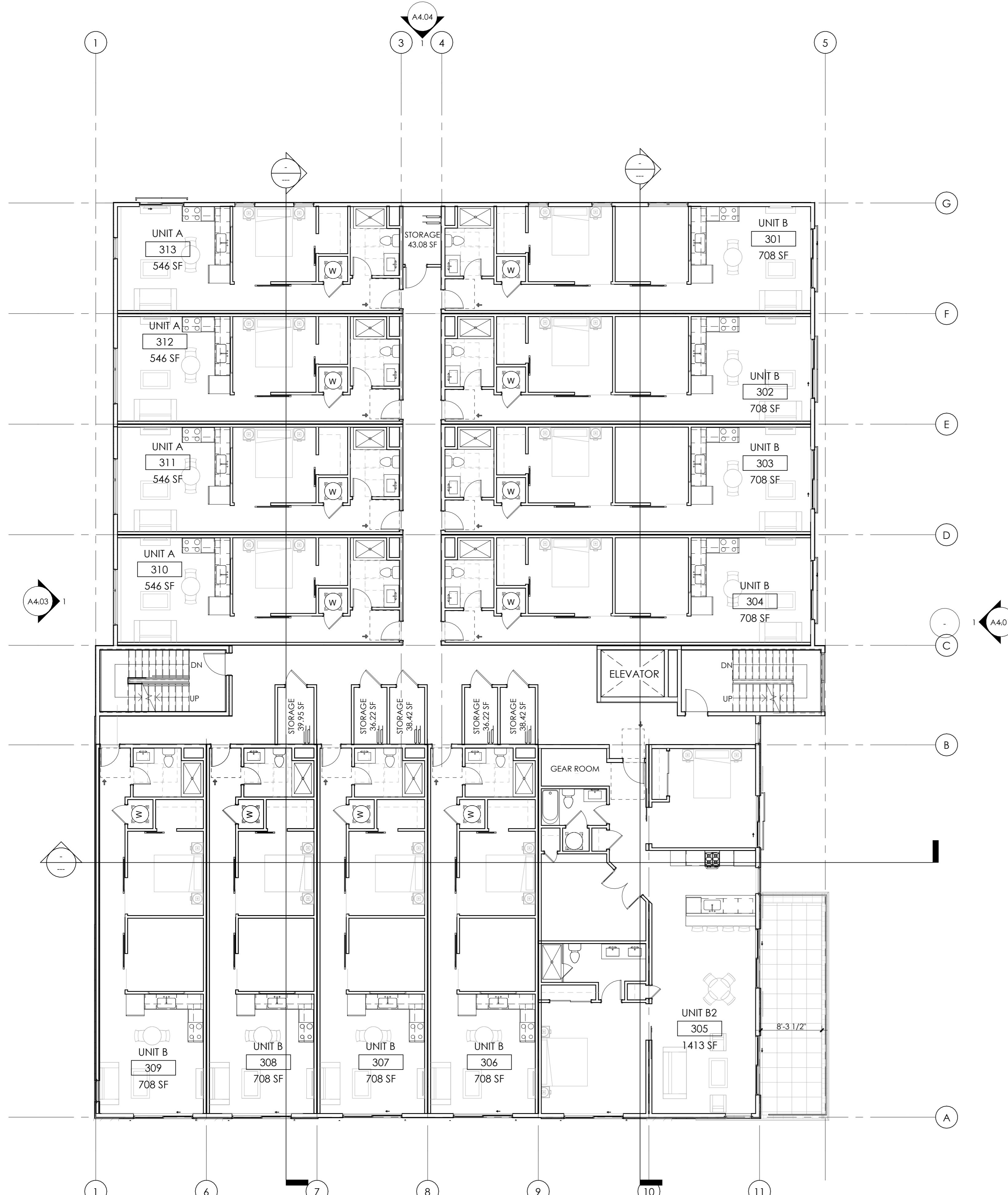
SHEET TITLE: LEVEL 2 FLOOR PLAN



A2.02

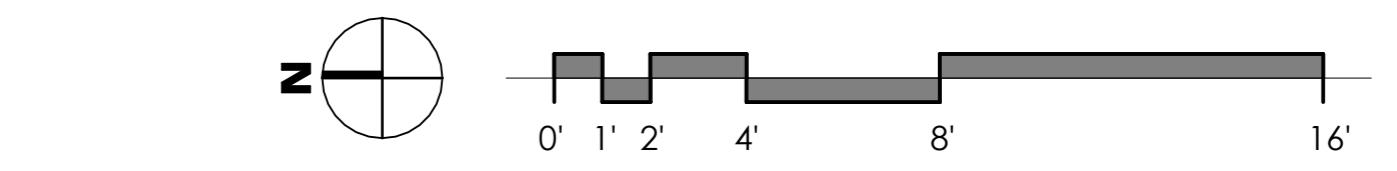
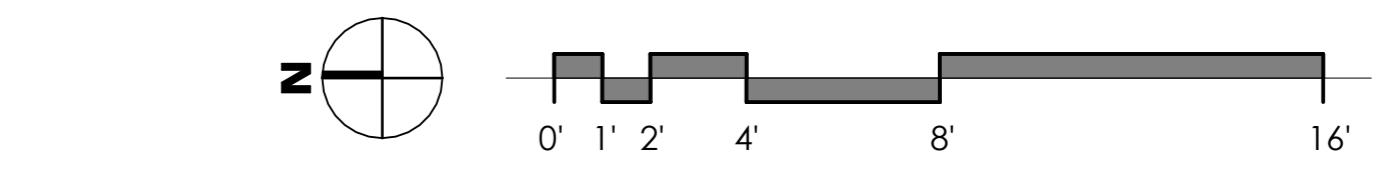
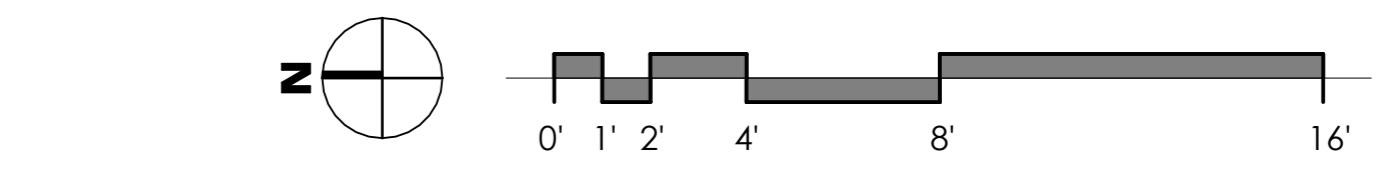
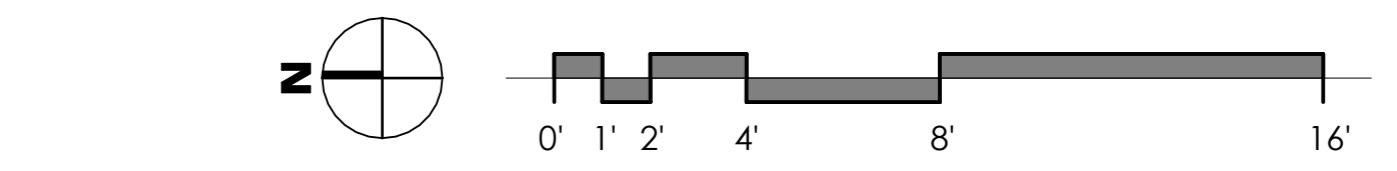
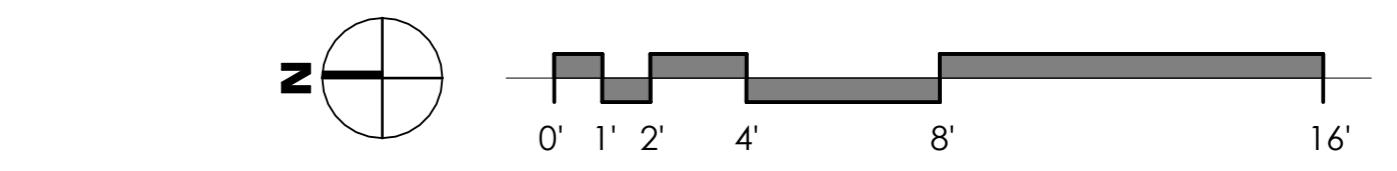
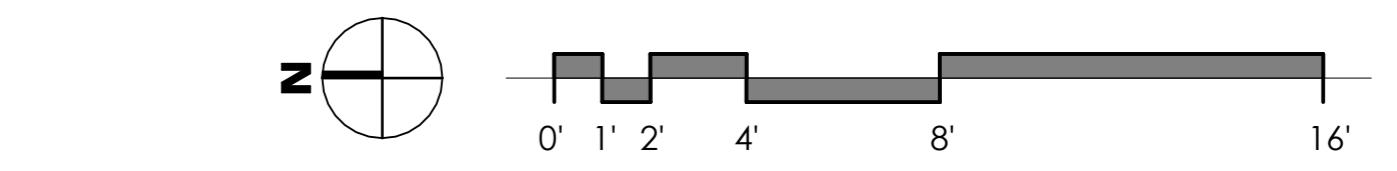
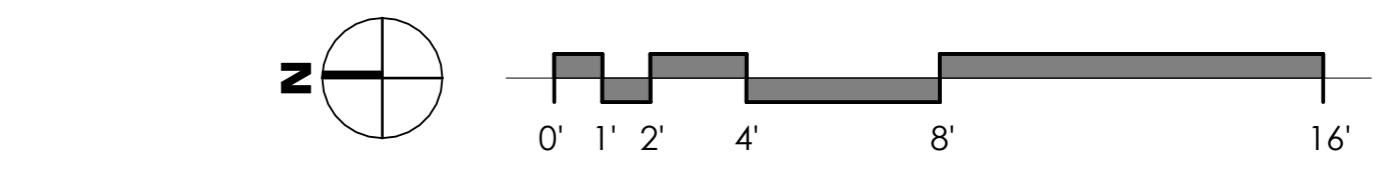
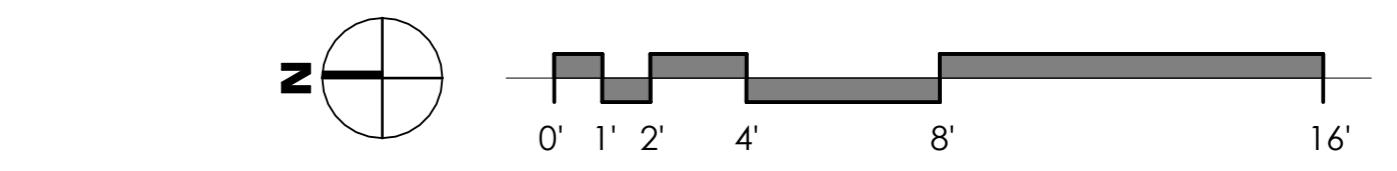
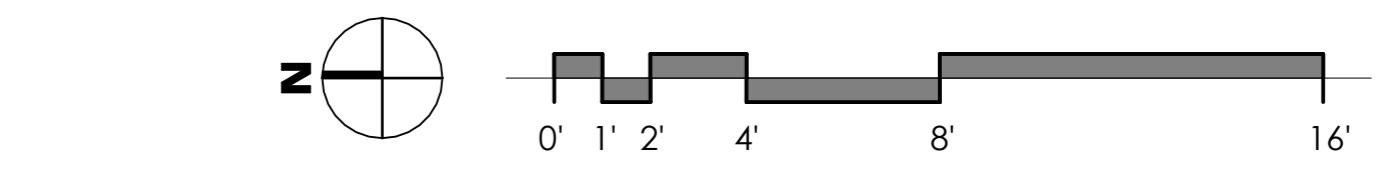
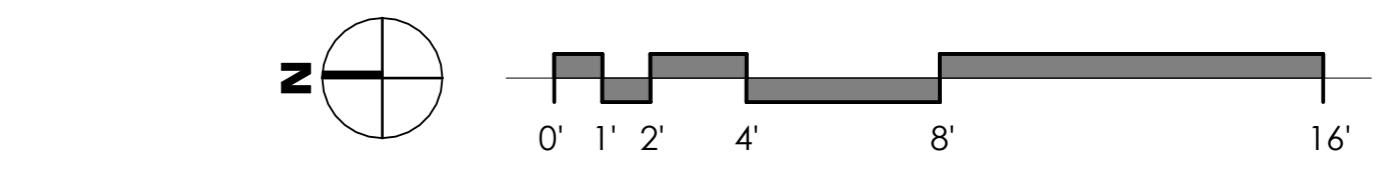
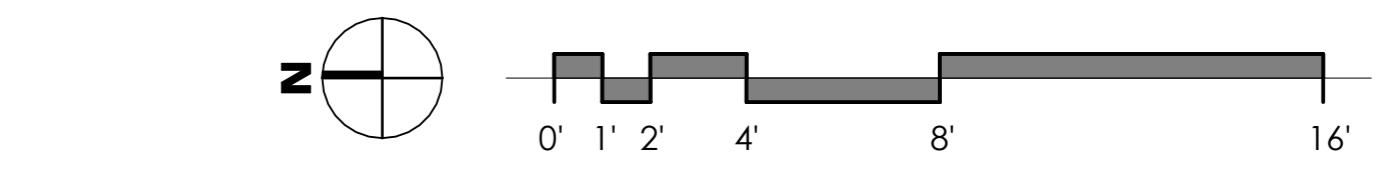
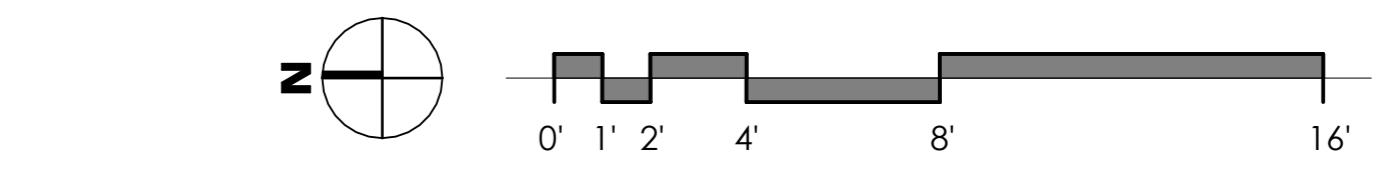
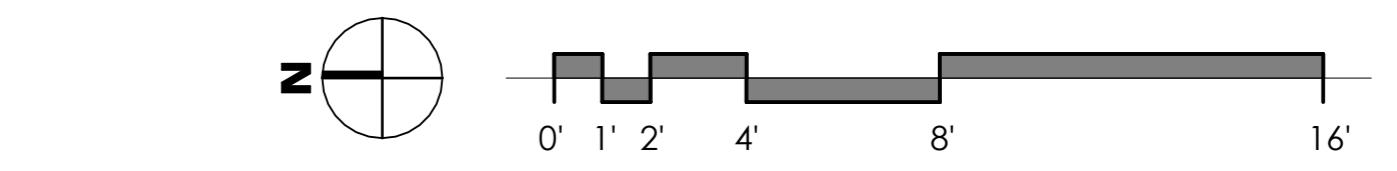
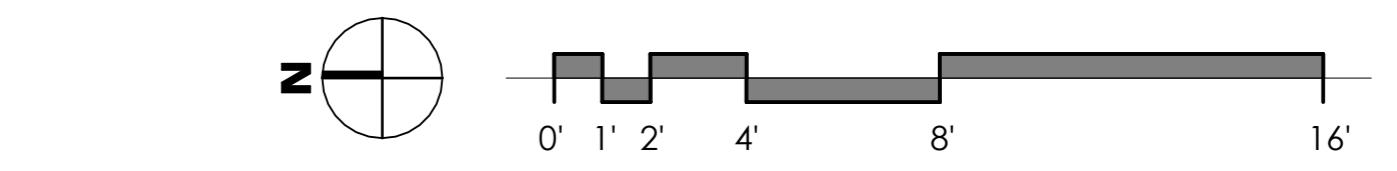
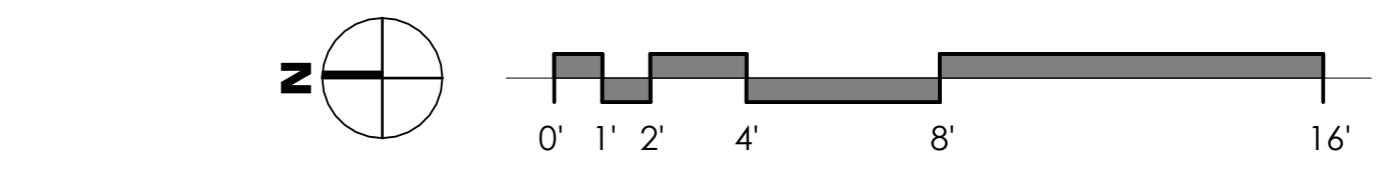
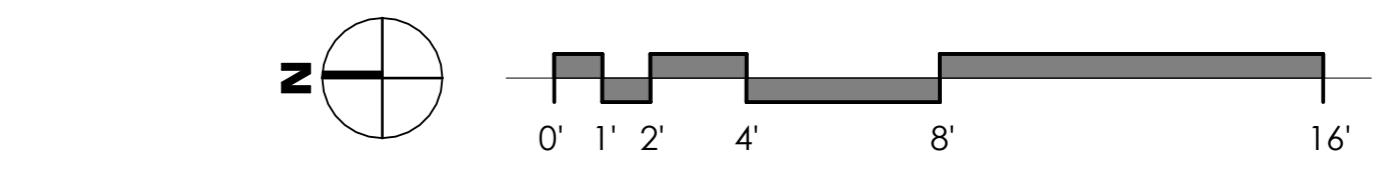
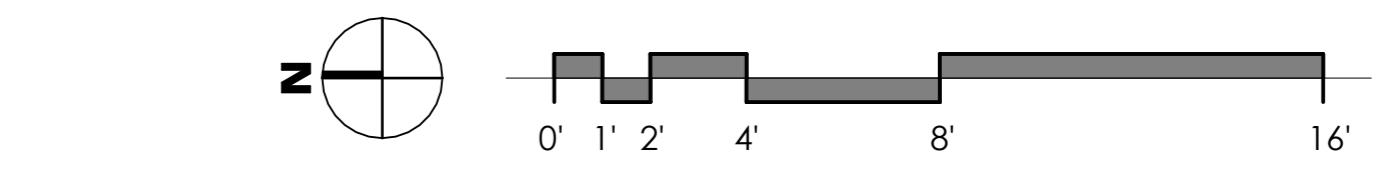
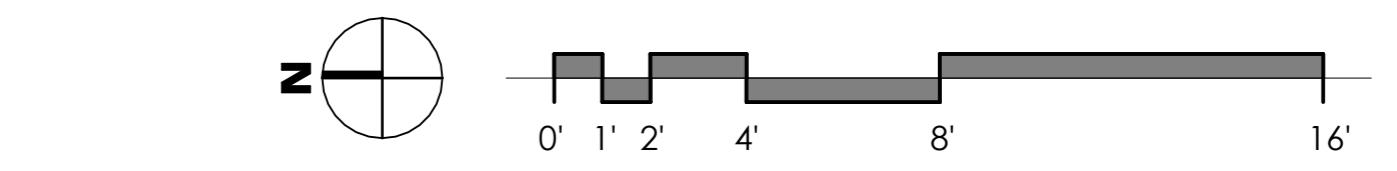
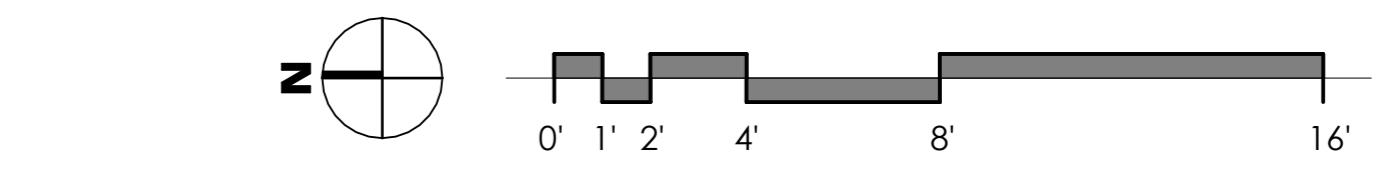
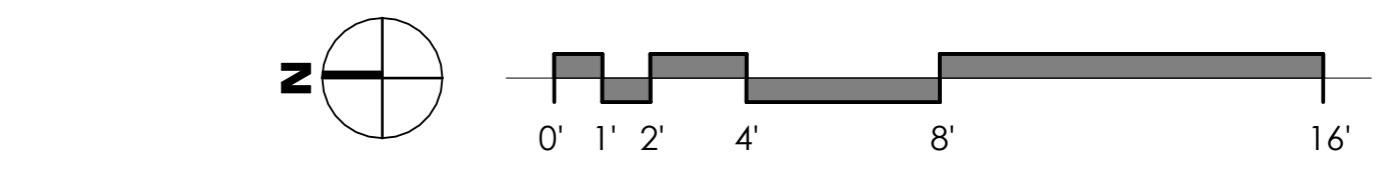
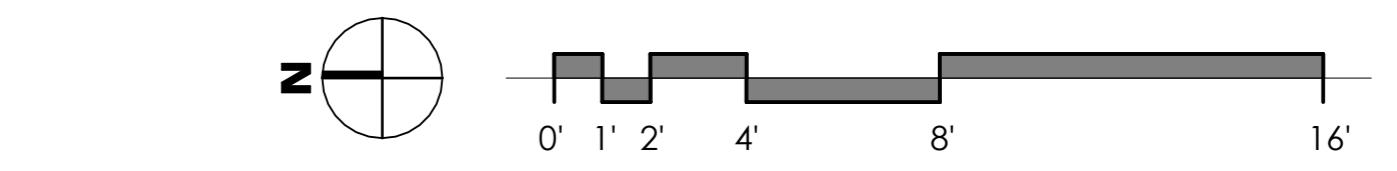
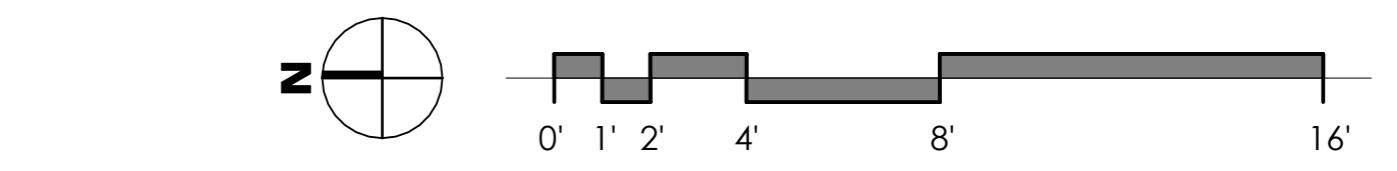
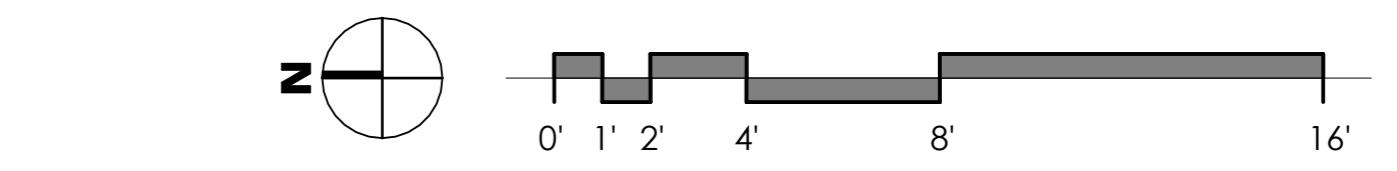
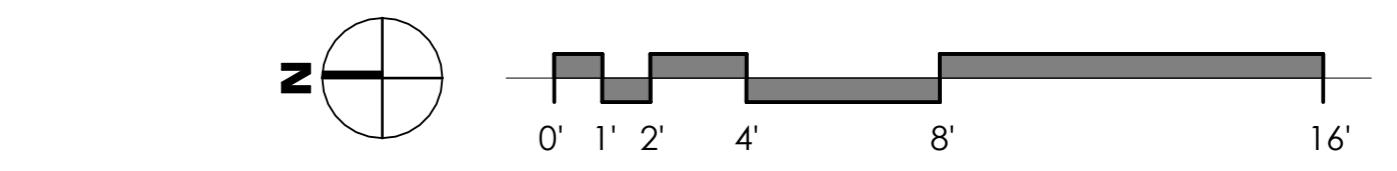
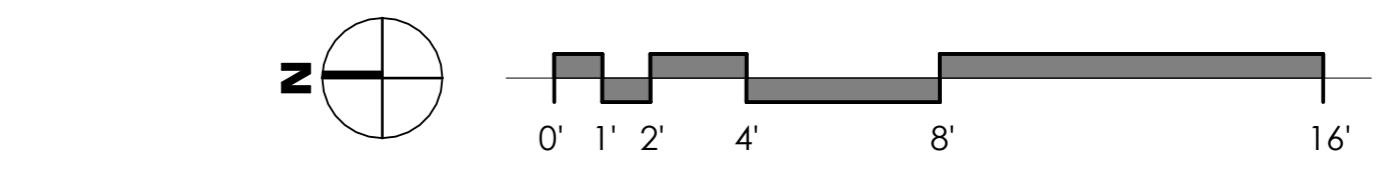
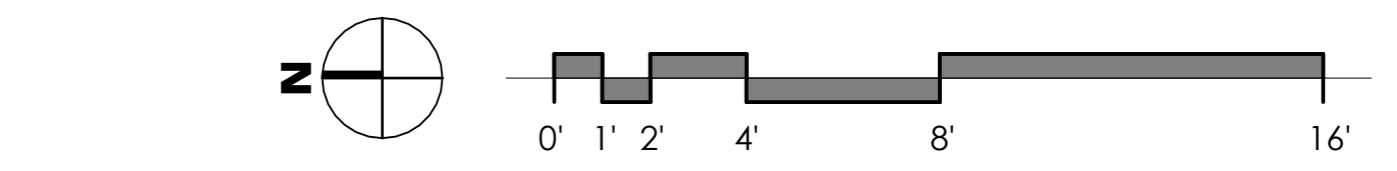
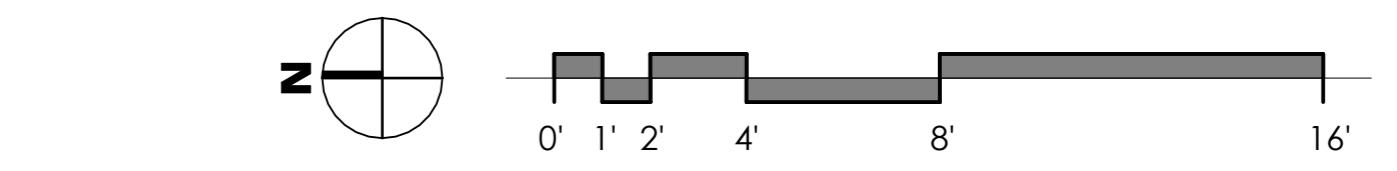
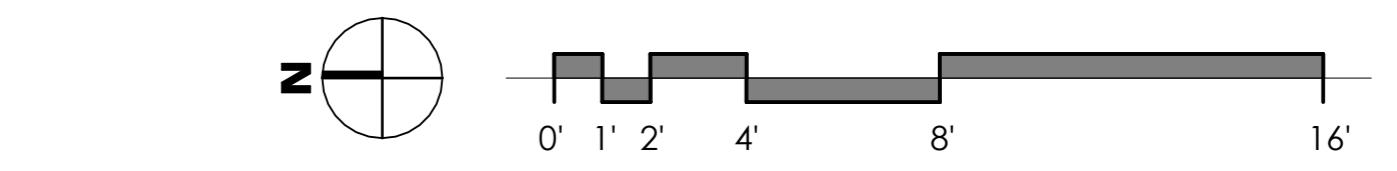
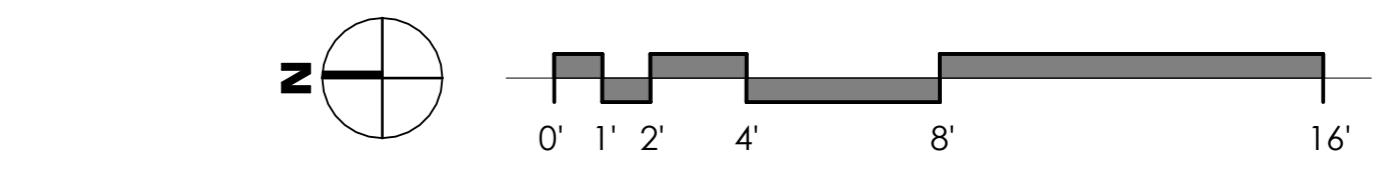
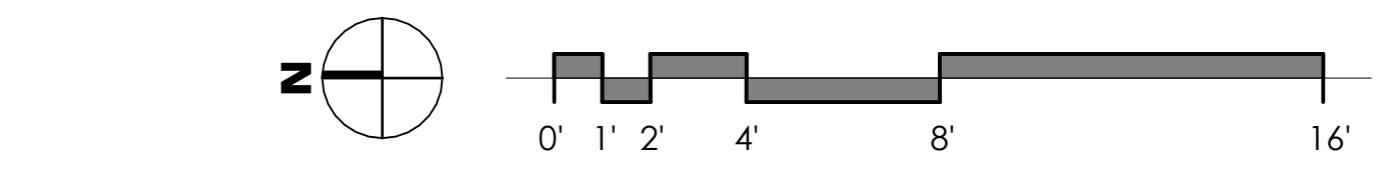
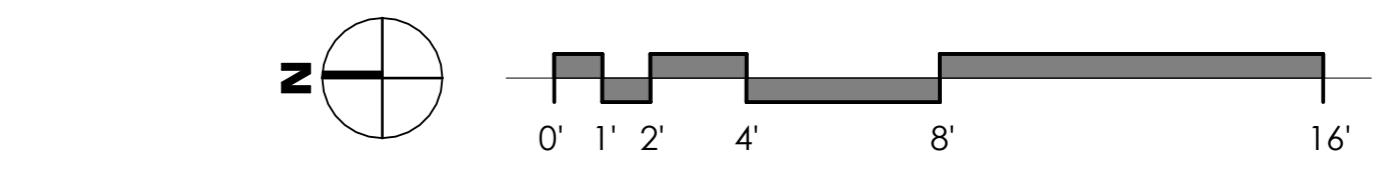
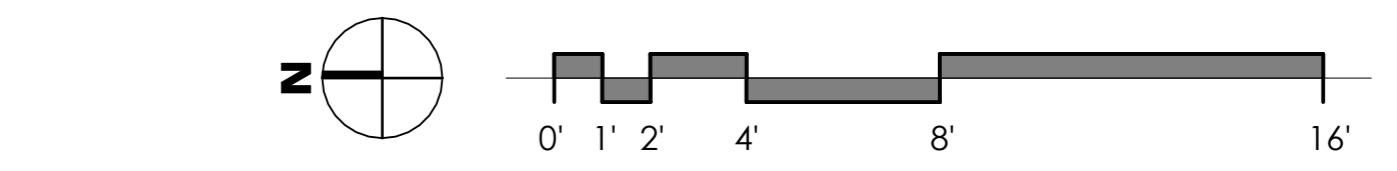
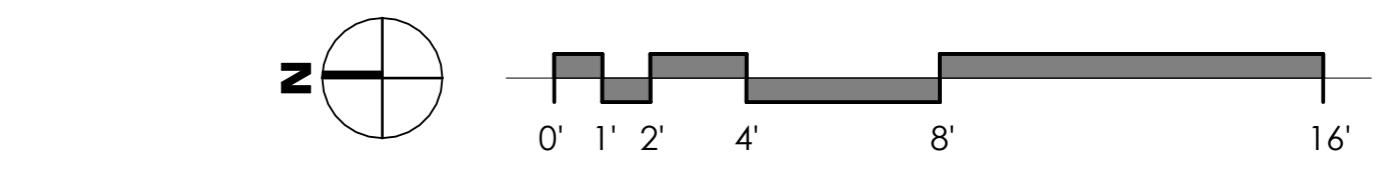
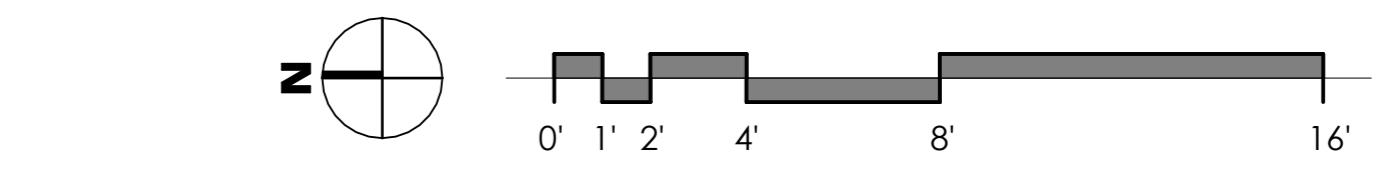
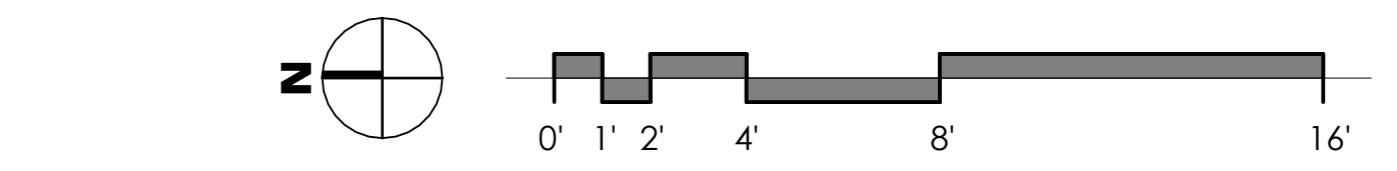
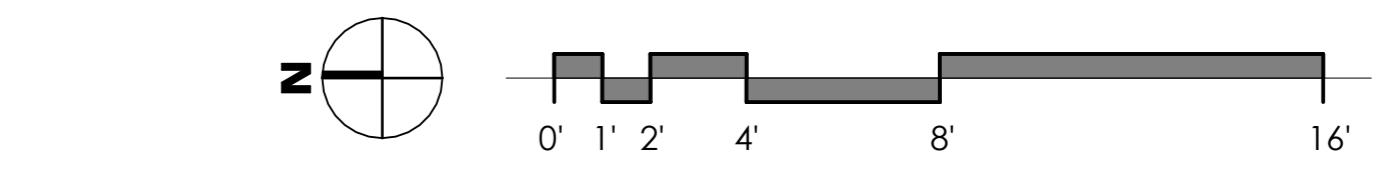
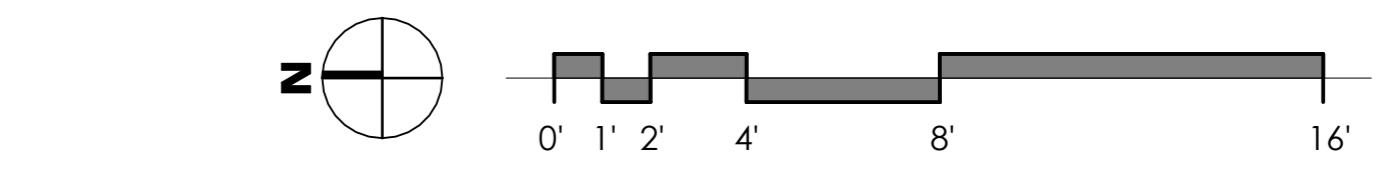
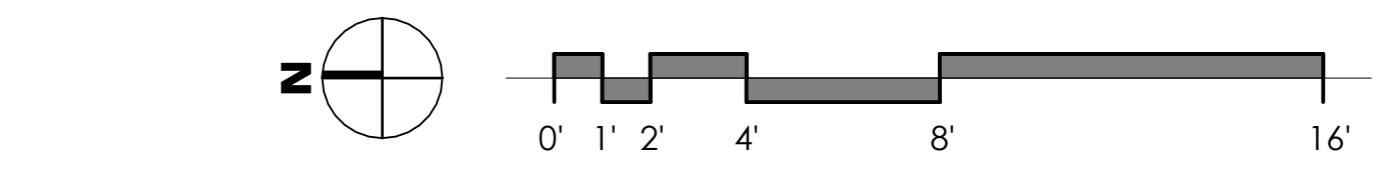
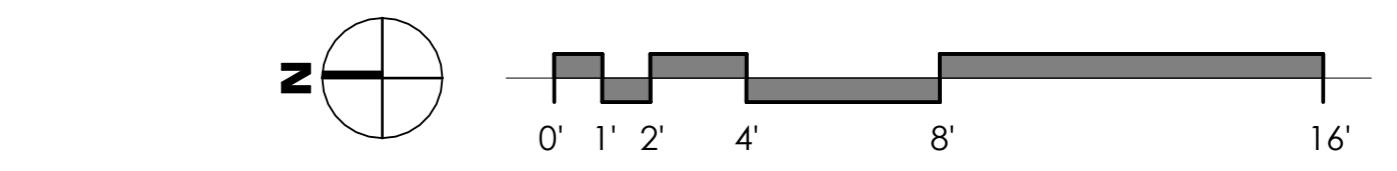
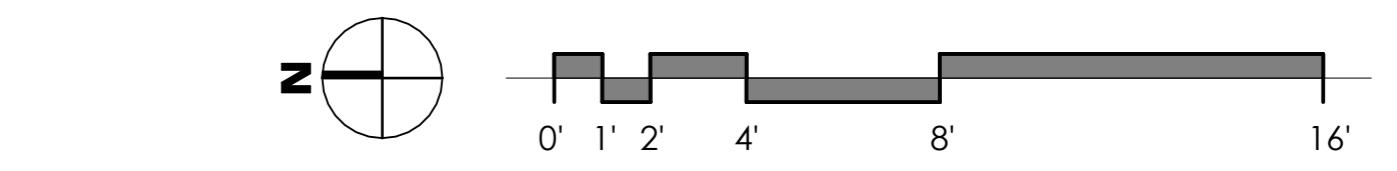
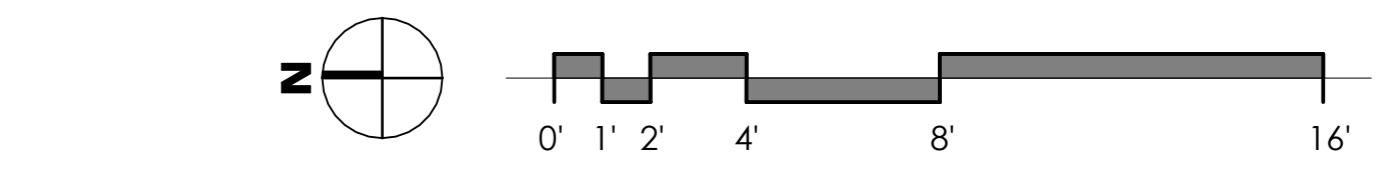
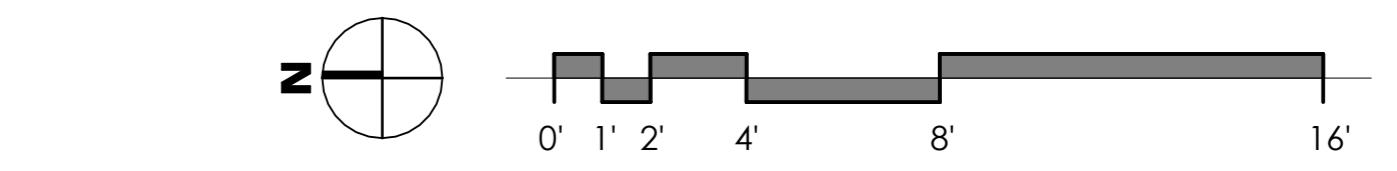
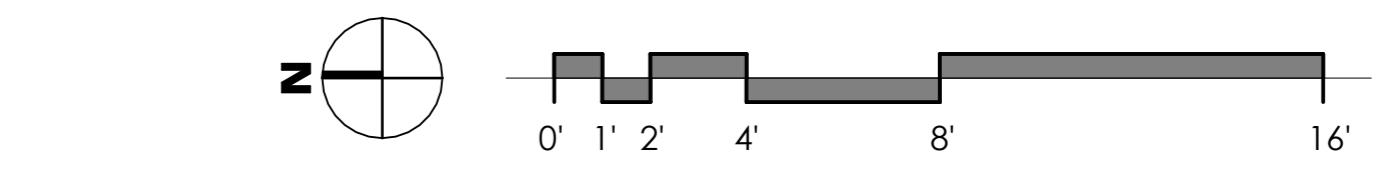
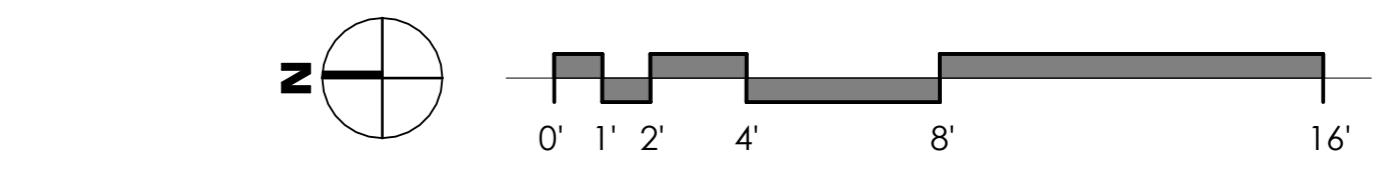
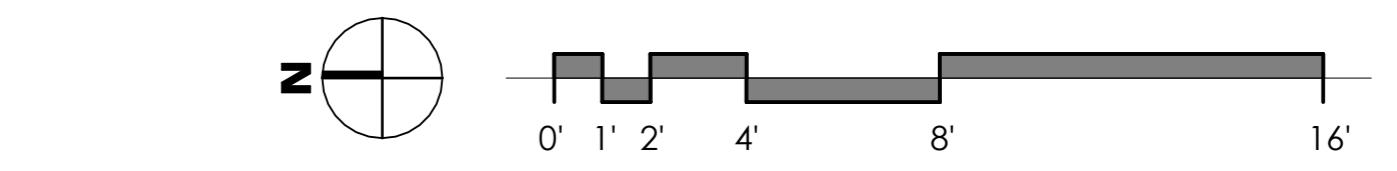
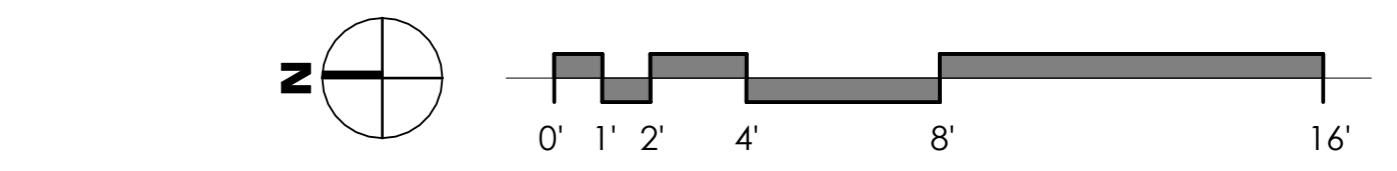
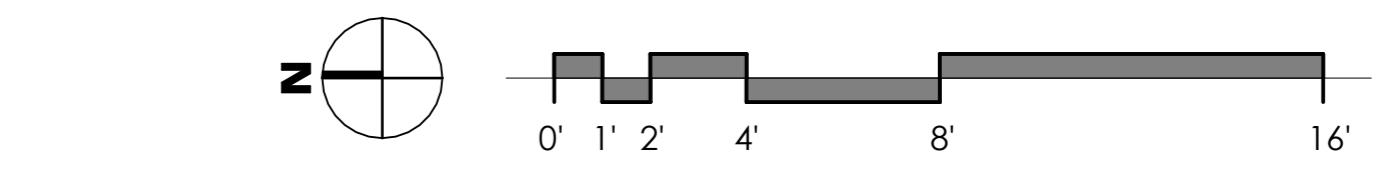
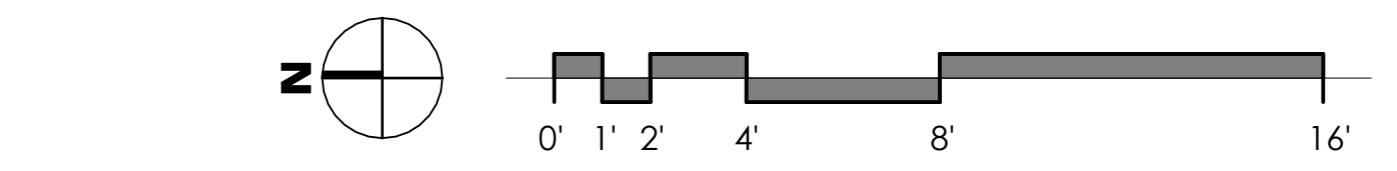
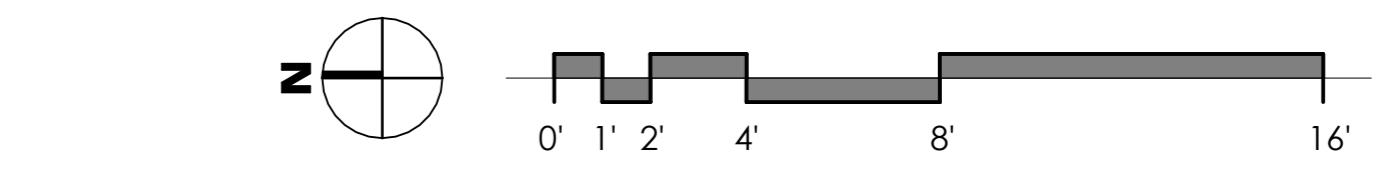
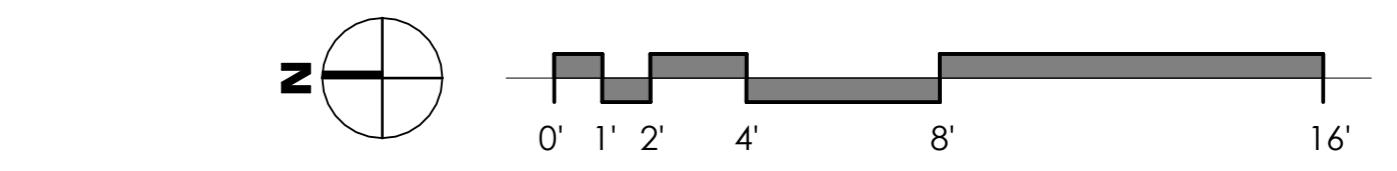
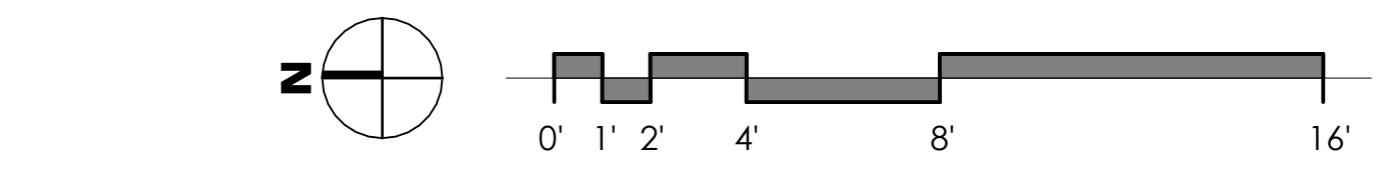
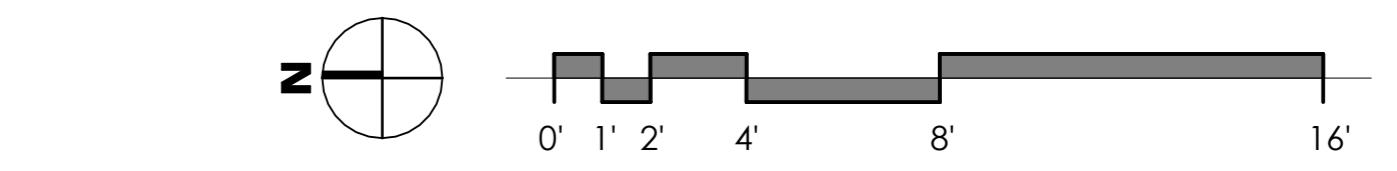
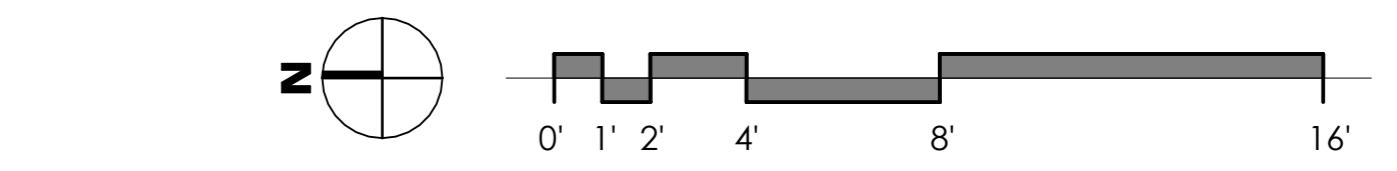
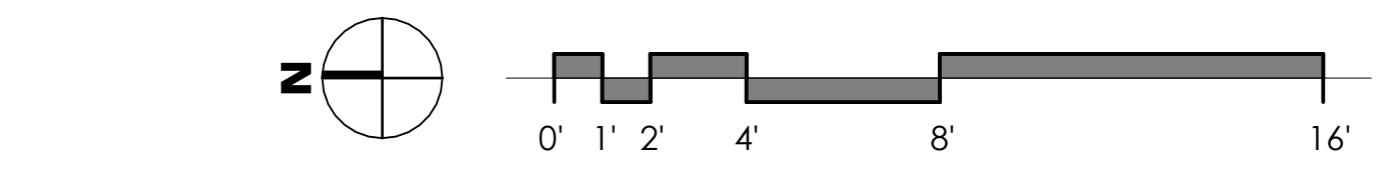
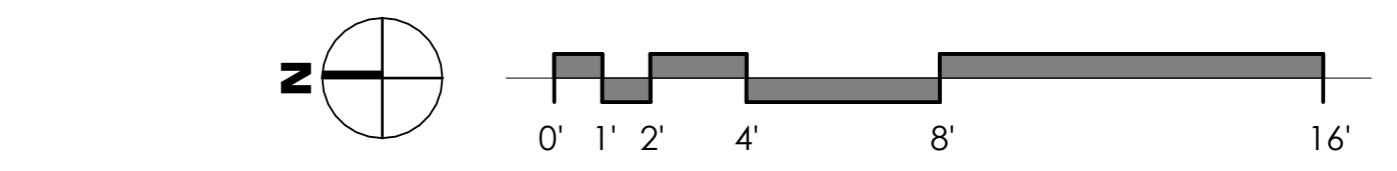
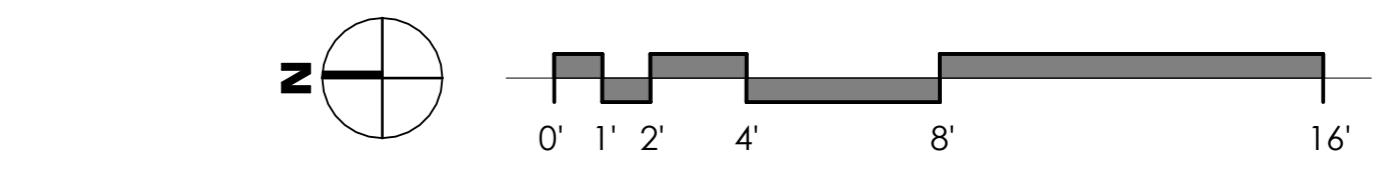
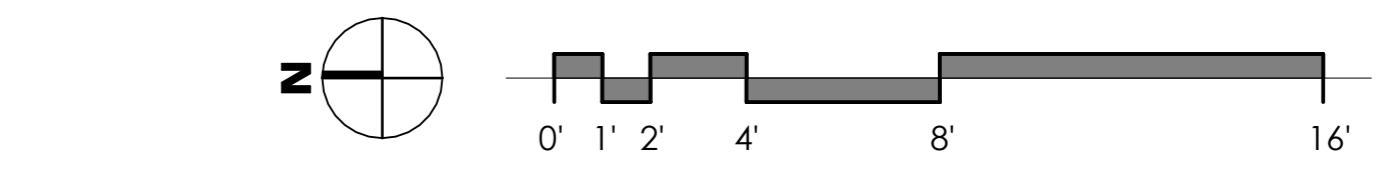
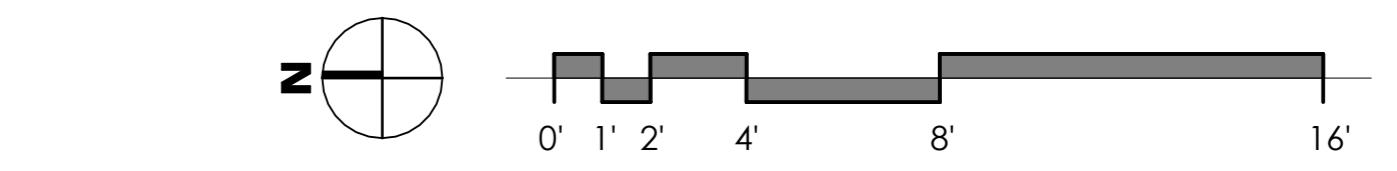
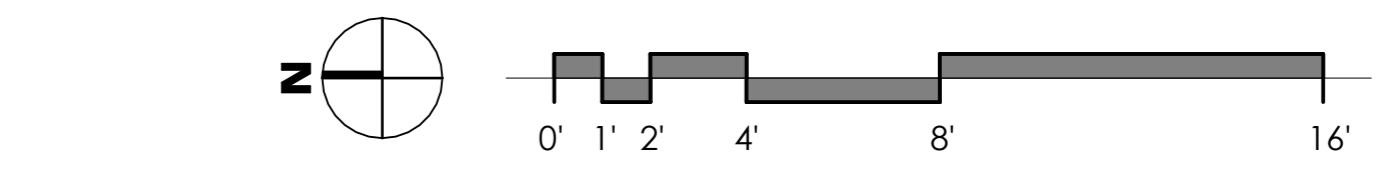
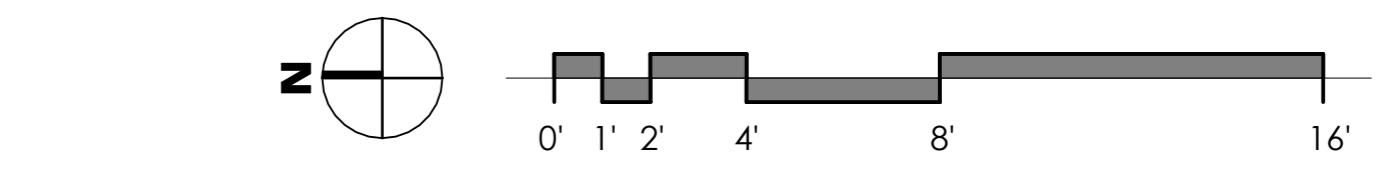
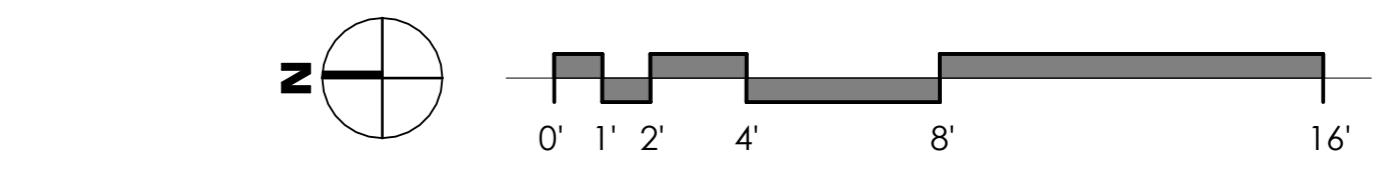
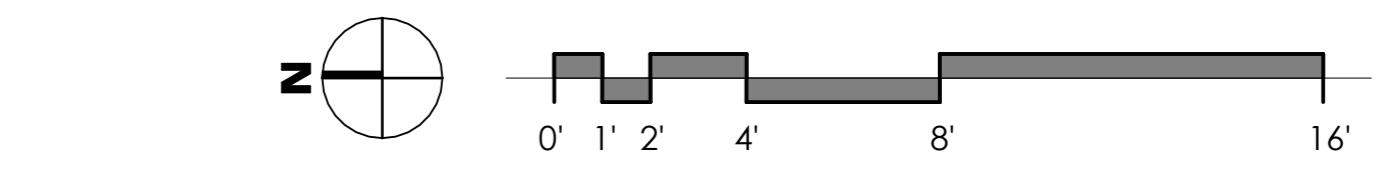
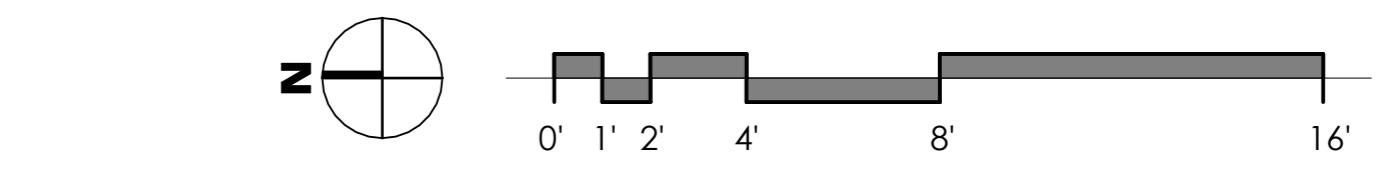
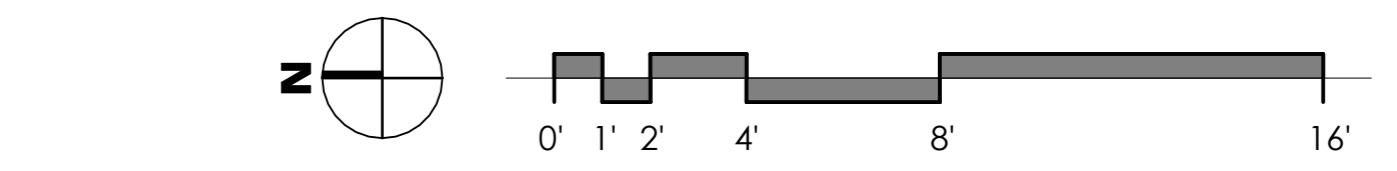
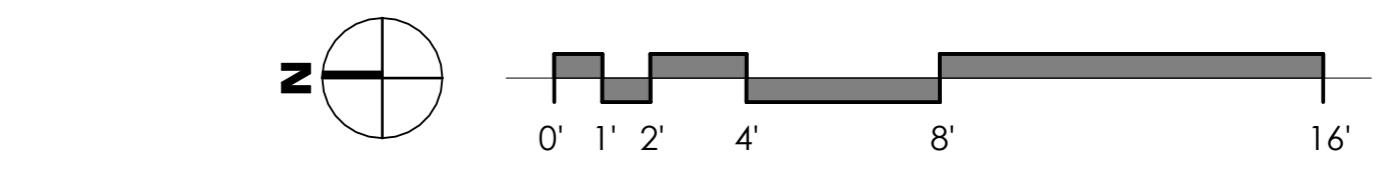
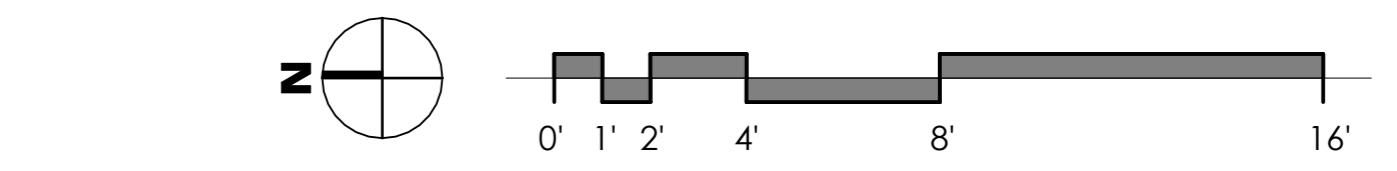
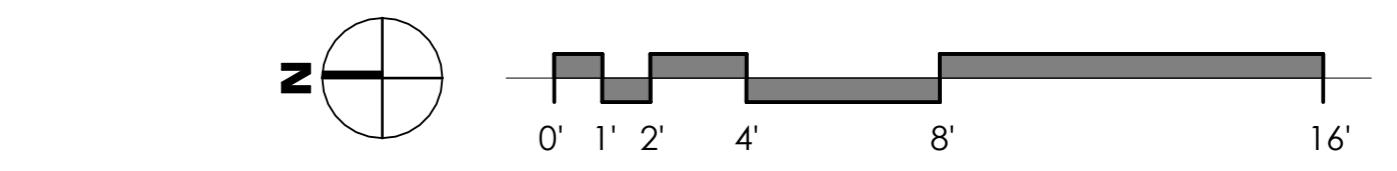
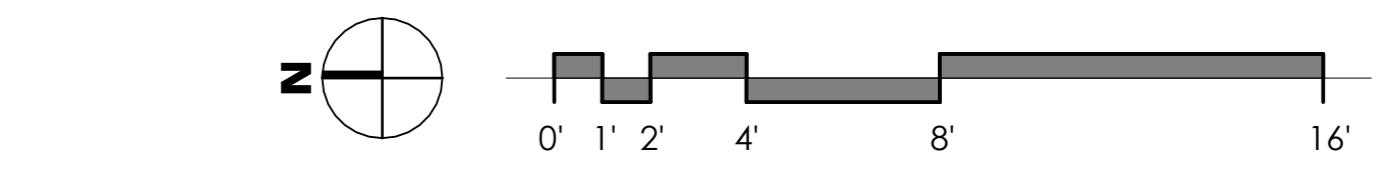
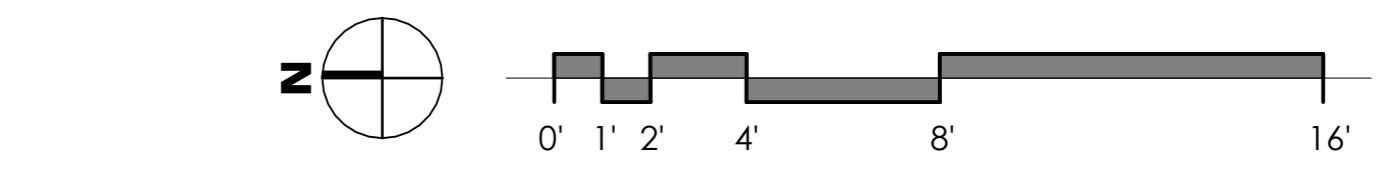
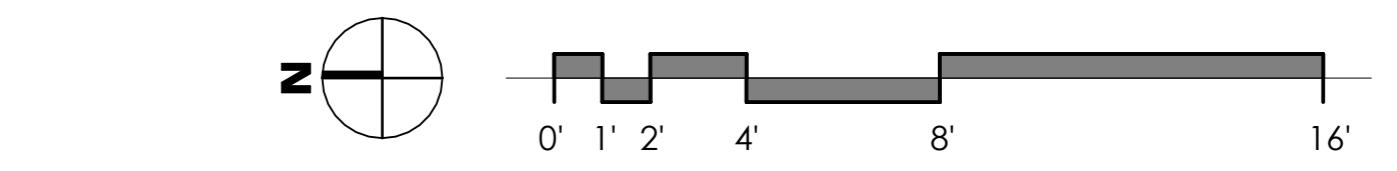
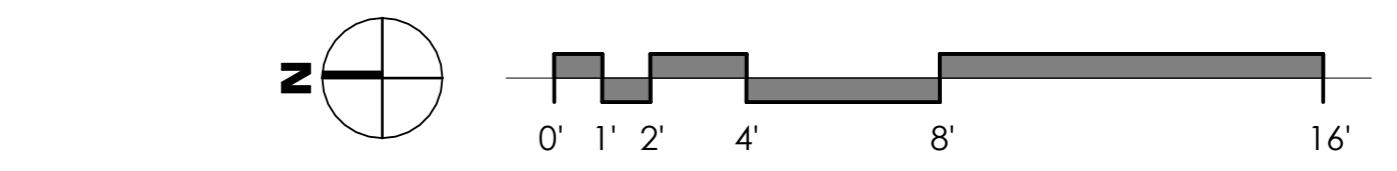
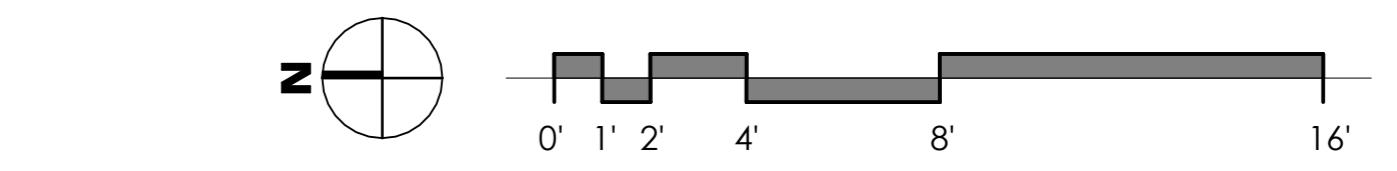
446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



2 LEVEL 3 FLOOR PLAN

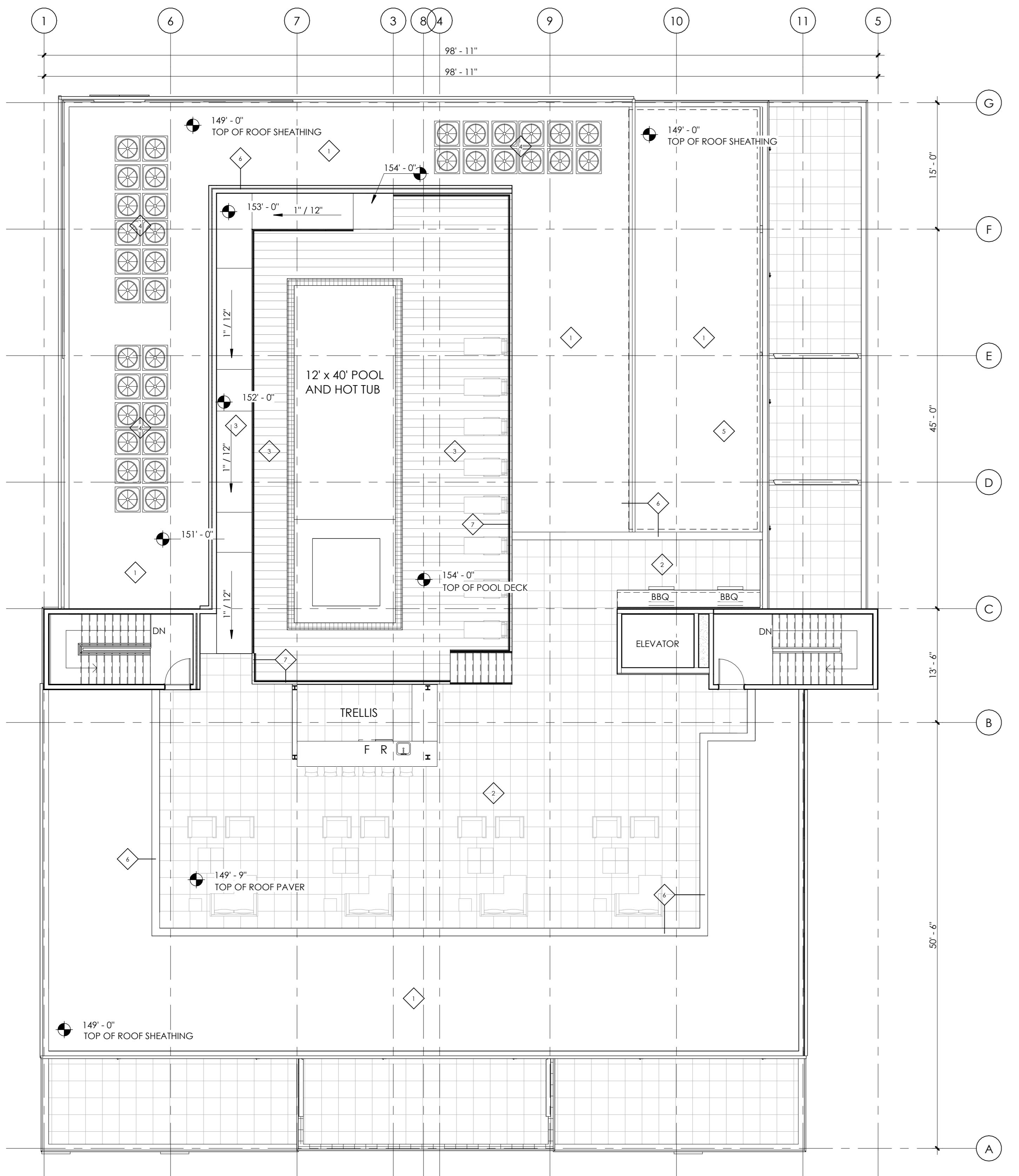
1/8" = 1'-0"



446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

FLAGNOTES PER SHEET



1 ROOF PLAN - POOL

1/8" = 1'-0"

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.
- USUAL 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 A.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
- SEE A.8.01 & A.8.11 FOR DOOR & 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 E84. 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
- USUAL 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

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: MODULAR WALL SYSTEM

5 1/2" TYPE X G.B., 2X4 @ 16", 3-1/2" BATT INSULATION, 1/2" OSB, 1" AIR

SPACE, 1/2" OSB, 3-1/2" BATT INSULATION, 2X4 @ 16" O.C. 1/2" TYPE X G.B.

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

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.

SHAF WALL: 2-HOUR:

36 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.

SHAF WALL: 2-HOUR:

36 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.

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.

ROOF PLAN KEY

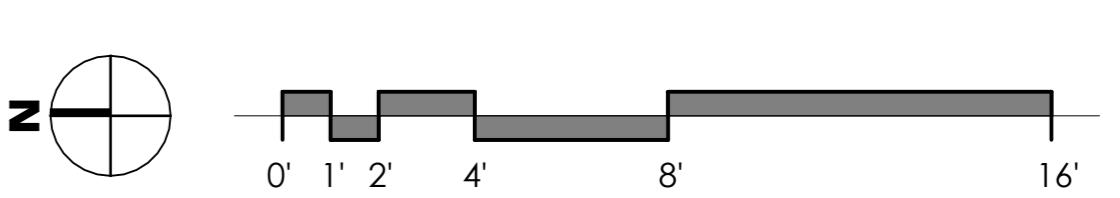
- 1 TPO MEMBRANE ROOF
- 2 CONCRETE PAVER ON PEDESTAL
- 3 COMPOSITE DECKING
- 4 ELECTRIC HEAT PUMP CONDENSER
- 5 FUTURE SOLAR PANEL LOCATIONS
- 6 48"- 54" HIGH OPAQUE SCREEN WALL
- 7 48"- 60" GLASS RAILING

ISSUED
FOR: SITE REVIEW

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SCALE: As indicated

SHEET TITLE:
ROOF TOP DECK



A2.05

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



FLAGNOTES PER SHEET



IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2018 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.
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.

MATERIAL LEGEND

	BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: COBBLESTONE (OR SIMILAR)
	CULTURED STONE VENEER MFR: STONEBROOK (OR SIMILAR) COLOR: LIMESTONE (OR SIMILAR)
	BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: 440 COLONIAL BLEND (OR SIMILAR)
	VERTICAL METAL SIDING OR STUCCO MFR: MFG: METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK
	FLAT PANEL MFG: JAMES HARDIE PROFILE: SMOOTH PANEL SIDING COLOR: MATTE BLACK
	POWDER-COATED STEEL BALCONY RAILINGS
	BRICK CORNICE: COLOR TO MATCH ADJACENT BRICK
	CAST STONE CORNICE: COLOR TO MATCH ADJACENT STONE VENEER
	STEEL CORNICE: BENT METAL PLATE, COLOR TO MATCH ADJACENT METAL PANEL
	TRANSPARENT GUARDRAIL: CLEAR GLASS RAIL WITH PAINTED STEEL FRAME
	PAINT CMU BLOCK WALL
	8' TALL BALCONY SCREEN: VERTICAL STEEL SLATE SCREEN COLOR: MATTE BLACK

ISSUED
FOR: SITE REVIEW

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SCALE: As indicated

SHEET TITLE:
EXTERIOR ELEVATIONS

A4.01

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



1 WEST ELEVATION



1/15/2026 10:19:16 AM

FLAGNOTES PER SHEET

IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2018 IECC

1. THERMAL ENVELOPE:
 - A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
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 - C. DEMISING WALLS: NONE
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 - G. WINDOWS & DOORS SHGC: STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27
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3. SEE ELEVATIONS FOR WINDOW SYSTEM FUNCTION. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
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	BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: 440 COLONIAL BLEND (OR SIMILAR)
	VERTICAL METAL SIDING OR STUCCO MFR: MFG: METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK FLAT PANEL MFG: JAMES HARDIE PROFILE: SMOOTH PANEL SIDING COLOR: MATTE BLACK POWDER-COATED STEEL BALCONY RAILINGS
	BRICK CORNICE: COLOR TO MATCH ADJACENT BRICK
	CAST STONE CORNICE: COLOR TO MATCH ADJACENT STONE VENEER
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	PAINT CMU BLOCK WALL
	8' TALL BALCONY SCREEN: VERTICAL STEEL SLATE SCREEN COLOR: MATTE BLACK

PRO. NO. 24-12
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 01/14/2026
REVISIONS

ISSUED
FOR: SITE REVIEW
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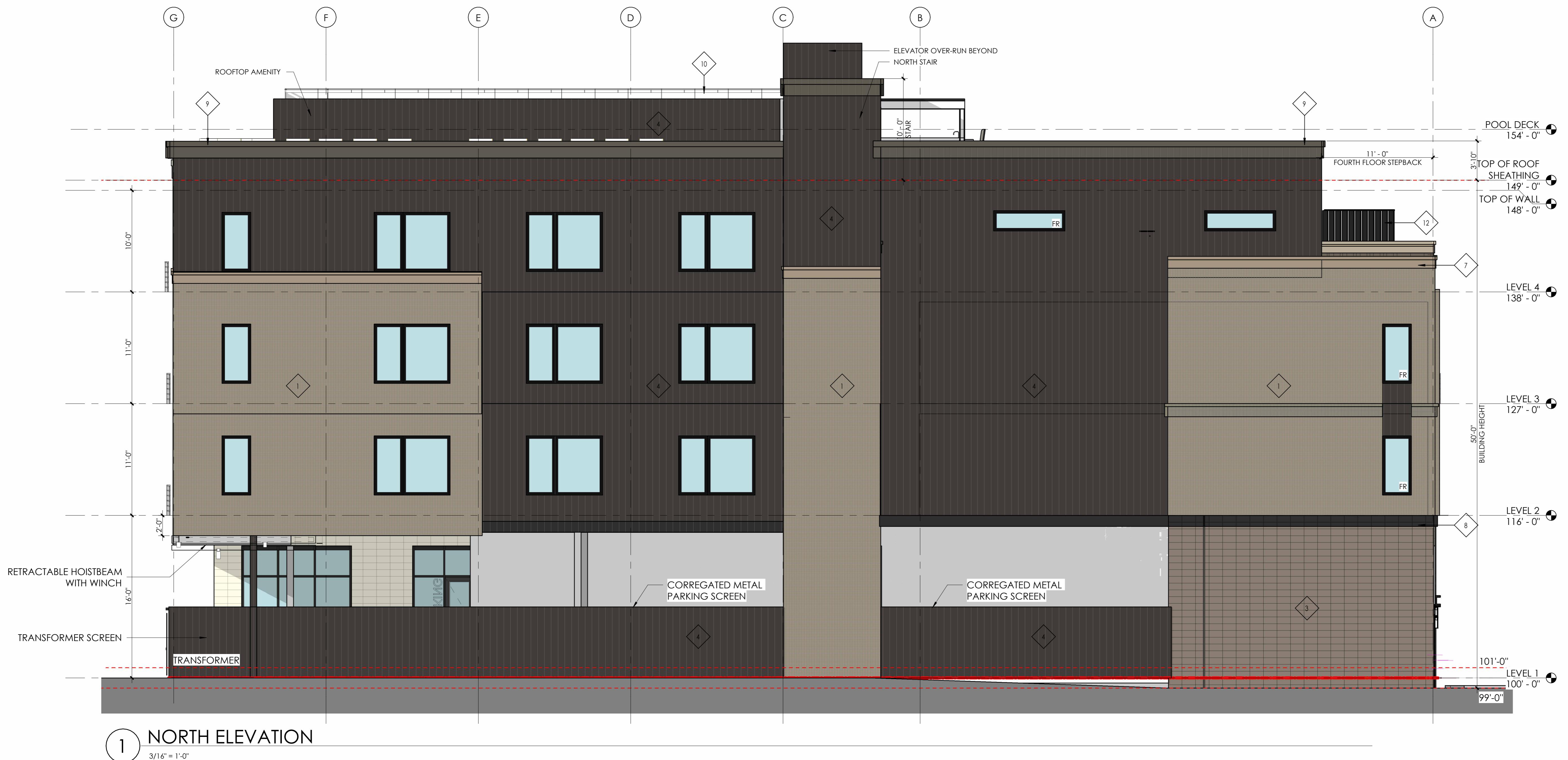
SCALE: As indicated

SHEET TITLE:
EXTERIOR ELEVATIONS

A4.02

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



1 NORTH ELEVATION

3/16" = 1"

FLAGNOTES PER SHEET

IECC COMPLIANCE

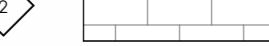
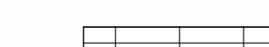
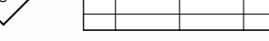
CLIMATE ZONE: 5 PER 2018 IECC

1. THERMAL ENVELOPE:
 - A. CEILING/ROOF: R-24 CONT RIGID/R-30
CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
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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

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	3		BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: 440 COLONIAL BLEND (OR SIMILAR)
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	6		POWDER-COATED STEEL BALCONY RAILINGS
	7		BRICK CORNICE: COLOR TO MATCH ADJACENT BRICK
	8		CAST STONE CORNICE: COLOR TO MATCH ADJACENT STONE VENEER
	9		STEEL CORNICE: BENT METAL PLATE, COLOR TO MATCH ADJACENT METAL PANEL
	10		TRANSPARENT GUARDRAIL: CLEAR GLASS RAIL WITH PAINTED STEEL FRAME.
	11		PAINT CMU BLOCK WALL
	12		8' TALL BALCONY SCREEN: VERTICAL STEEL SLATE SCREEN COLOR: MATTE BLACK

ISSUED
FOR: SITE REVIEW

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SCALE: As indicated

SHEET TITLE:
EXTERIOR ELEVATIONS



LIFTING TELESCOPIC MONORAIL



Lifting telescopic monorail specifications

The length of the telescopic device depends on load, distance between anchors points and distance from the lifting axis. The lower beam is provided with a grit-roller.

EXAMPLE OF LIFTING TELESCLPING MONORAIL FOR TRANSFORMER

FLAGNOTES PER SHEET

IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2018 IECC

1. THERMAL ENVELOPE:
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 - 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
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MATERIAL LEGEND

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	PAINT CMU BLOCK WALL
	8' TALL BALCONY SCREEN: VERTICAL STEEL SLATE SCREEN COLOR: MATTE BLACK

PRO. NO. 24-12
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 01/14/2026
REVISIONS

ISSUED
FOR: SITE REVIEW

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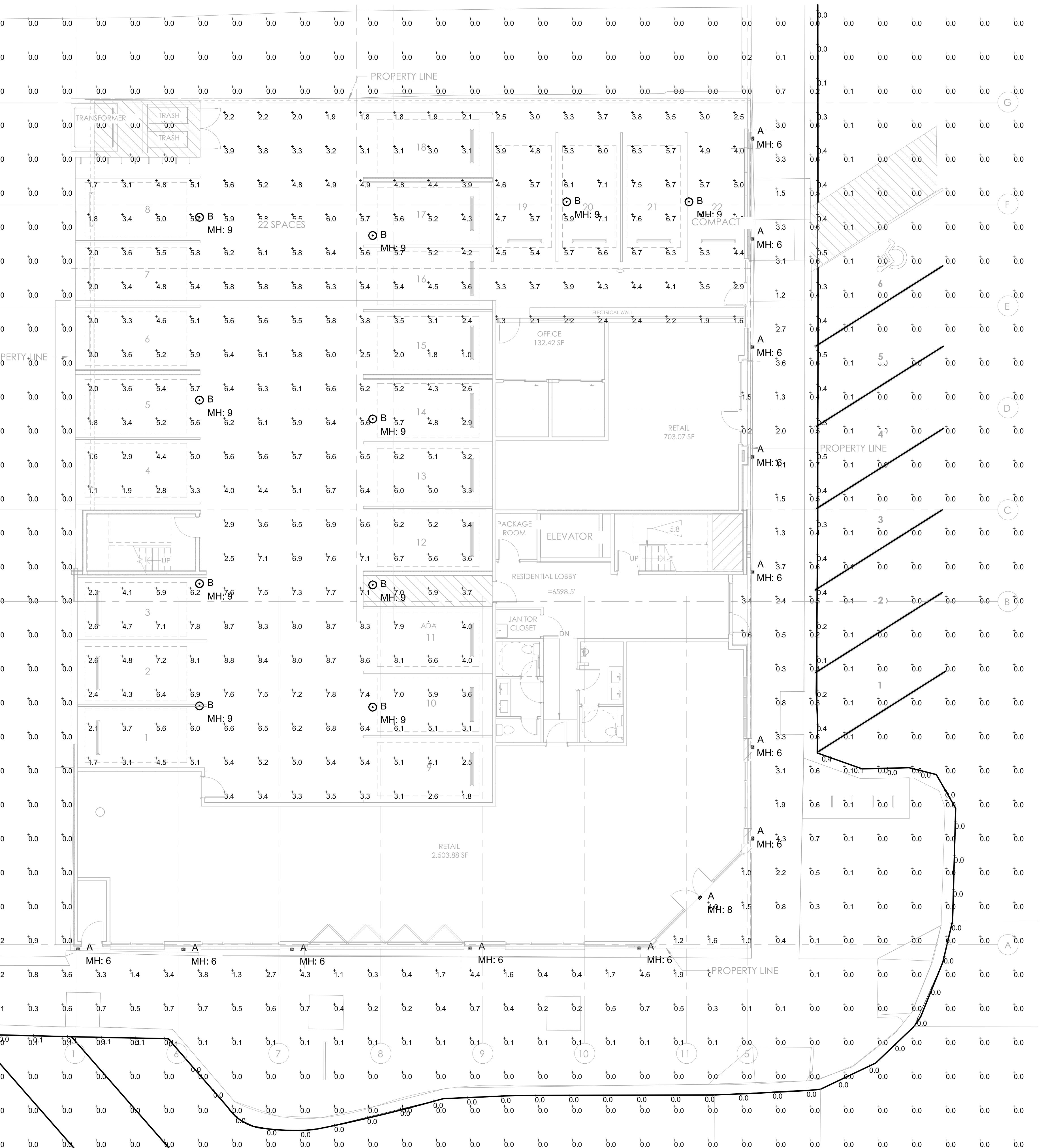
SCALE: As indicated

SHEET TITLE:
EXTERIOR ELEVATIONS

A4.04

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG	BUG
□	13	A	20.4	703	0.900	7000OWPIT19B-LED930	B0-U0-G0
○	10	B	39.2	5273	0.900	TT-D2-740-U-WQ	B3-U0-G2

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
GARAGE_Floor	Fc	4.86	8.8	1.0	4.86	8.80
OVERALL SITE	Fc	0.26	4.6	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.13	0.5	0.0	N.A.	N.A.
SIDEWALK	Fc	2.07	4.6	0.3	6.90	15.33

NOTES

EXCEPT FOR RESIDENTIAL LIGHTS, STREETLIGHTS AND SECURITY LIGHTING, ALL LIGHTS SHOULD BE TURNED OFF WITHIN ONE HOUR AFTER BUSINESS IS CLOSED OR BY 10:00PM, WHICHEVER IS LATER.

PROJ. NO. 24-12

DRAWN: LRP

CHECKED: LRP

APPROVED LRP

DATE: 01/16/2025

REVISIONS

02/19/2026

 ISSUED
 FOR: CONSTRUCTION

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SCALE:

 SHEET TITLE:
 PHOTOMETRIC PLAN

7000WPIT19B-LED930
PITCH 19 OUTDOOR WALL
A
TECH LIGHTING

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements, appropriate for commercial use
- Mount vertically for downlight only
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable for wet location when facing down)
- Ideal for both indoor or outdoor use
- The LED Driver is housed within the junction box. (L: 3.05" | W: 1.5" | H: .98")



LAMPING



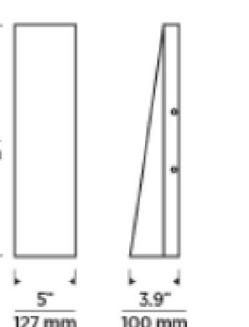
To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

7000WPIT	LENGTH (A)	FINISH	LAMP
	19 19"	B BLACK	-LED930 INTEGRATED LED 90 CRI 3000K 120V
		Z BRONZE	-LED930-277 INTEGRATED LED 90 CRI 3000K 277V
		I SILVER	

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	.55 lbs
HEIGHT	19in
WIDTH	3.9in
LENGTH	5in
WET LISTED	Yes
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS	702		
WATTS	20.3		
MAX WATTAGE PER BULB			
INPUT VOLTAGE/ DIMMING TYPE	120V ELV 277V ELV		
CCT	3000K		
CRI	90 CRI		
LED LIFETIME			
L70	>60000		
AVERAGE BULB HOURS			
FIELD SERVICABLE LED			
LAMP BASE	Integrated LED		
LAMP SHAPE	Integrated LED		
LAMP INCLUDED?	True		
WARRANTY**	5 Years		

* Dimming information available at www.techlighting.com/uploads/dmiling

** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

Integrated LED	Replacement LED	No Lamp *
		Yes
		N/A

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

Project	Catalog #	TT-D2-740-U-WQ	Type	B
Prepared by	Notes		Date	

McGraw-Edison
TT TopTier
Solar-Enabled Parking Garage Luminaire

Product Features

- Light Architecture
- BAA
- TAA

Product Certifications

- ETL
- UL
- FC
- CLAS A
- RoHS
- IP66
- IDA
- SEYAR

Interactive Menu

- Ordering Information
- Product Specifications
- Optical Configurations
- Mounting Details
- Energy and Performance Data

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
DL: D1-D4
Base luminaire weight: 18.2 lbs (8.3 kg)

NOTES: 1. UL Certified for 3000K CCT and warmer only.

McGraw-Edison
TT TopTier

Ordering Information

SAMPLE NUMBER: TT-D2-740-24VDC-WQ-STM-30L-AP

Product Family	Configuration	Color Temperature	DC Solar Input Voltage	Distribution	Mounting "	Lead Length "	Finish
TT TopTier BA-TT TopTier BA-TT TopTier BA-TT TopTier BA-TT TopTier BA-TT TopTier BA-TT TopTier BA-TT TopTier	D1-400 Nominal Lumen D2-400 Nominal Lumen D3-400 Nominal Lumen D4-400 Nominal Lumen D5-10,000 Nominal Lumen	726-400 CN, 3500K CCT 749-400 CN, 4000K CCT 839-400 CN, 3000K CCT 899-400 CN, 3000K CCT	12VDC-12V DC 24VDC-24V DC	CD Concentrated MD Medium RW Rectangular Wide BL Drive Large / Type 4	STM-Surface Mount *	STM-Surface Mount *	WW-WHite AP-Gray BK-Black BK-BK Black GM-Graphite GM-Graphite Metallic

Options (Add as Suffix) Accessories (Order Separately) *

CD-Clear Glass *
BG-Glass *
UP-Uplight
TR-Temper Resistant Hardware
NAT-Naturalmat Finish

TT WQ-Wire Guard *
TT-BB-WX-Binocular and 14
TT-BB-WX-Binocular Surface Mount Shield *

DPM336-XX-95" Pendant Mount Stem with Tether *

DPM336-XX-95" Pendant Mount Stem with Tether *

Notes:

- Order Pendant Mount Stem accessory.
- Choose lead length for Surface Mount and Stem Mount only. TBM, DPM and WM lengths predetermined.
- May be used with Surface Mount.
- Standard lead lengths available with WQ only.
- Specify color or XX.
- Designed for use with Decorative Pendant Mount only.
- Designed for use with Decorative Pendant Mount only.
- Designed for use with Decorative Pendant Mount only.
- TT WQ and TT WQ cannot be installed together.
- Only products containing these designations are built to be compliant with the Bay Area Act of 1993 (BAA) or TradeAgreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information.
- For installations in locations such as gymnasiums, arenas, sports complexes, multi-purpose rooms, and any other locations where the fixture potentially will be subject to impacts from external sources, DPM mounting is required, utilizing the stem kit with DPMST*.
- Available in D1, D2, and D5.
- Extended lead times may apply.

Product Specifications

Construction

- Low profile, die-cast aluminum housing provides a clean, symmetric aesthetic
- Five optical distributions utilizing visual comfort waveguide technology
- 5 lumen packages from 3,090 to 10,000
- Integral uplight option provides a dedicated, 8W light engine for uplight requirements for reduced visual contrast and cage effect
- IDA Certified for 3000K CCT and warmer only. Not available with uplight option.

Electrical

- 1-10V dimming with 0V for Dim-to-Off standard
- DC 12V and 24V power source feature greater than 0.9 power factor and less than 20% total harmonic distortion

Mounting

- 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" NPS conduit mounting
- Trunnion, decorative pendant, and wall mount options are also available
- For installations in locations such as gymnasiums, arenas, sports complexes, multi-purpose rooms, and any other locations where the fixture potentially will be subject to impacts from external sources, the stem kit with DPMST* is required.

Finish

- 2.5 mil nominal TBC powder coat thickness
- Finishes include white, black, bronze, gray, dark platinum and graphite metallic
- RAL and custom color matches available
- Naturalmat option (NAT) available, providing a color spray rating per ASTM D1654, with a color spray rating of 9 per ASTM D1654

Warranty

- Five year limited warranty, consult website for details, [www.cooperlighting.com/legal](#)

Optical Distributions

EE PROJ #241745
COOPER
Lighting Solutions

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SCALE:
SHEET TITLE: PHOTOMETRIC DETAILS
PM2

1/16/2025 12:33:51 PM

EXCELLENCE IN ENGINEERING
12005 Antelope Trail
Parker, Colorado 80138
303-748-1189
info@eeparker.com