

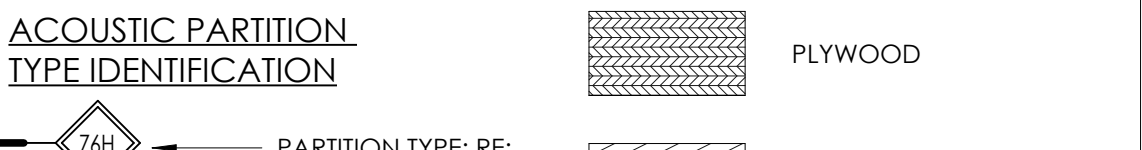
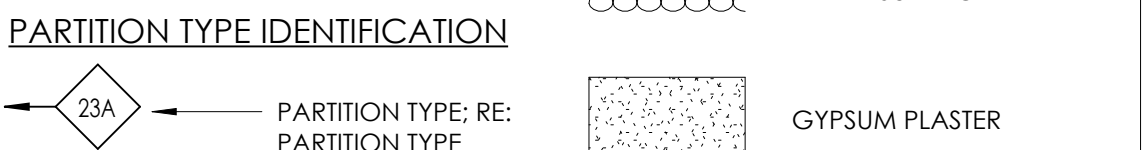
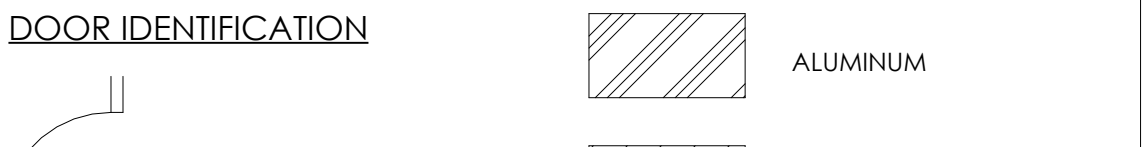
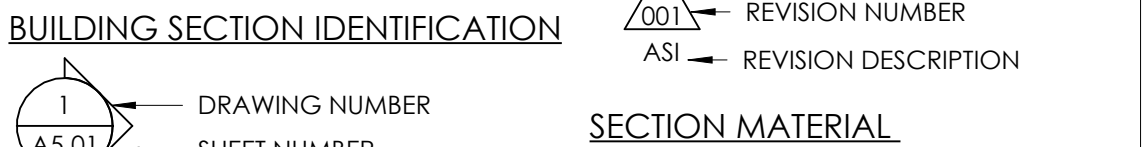
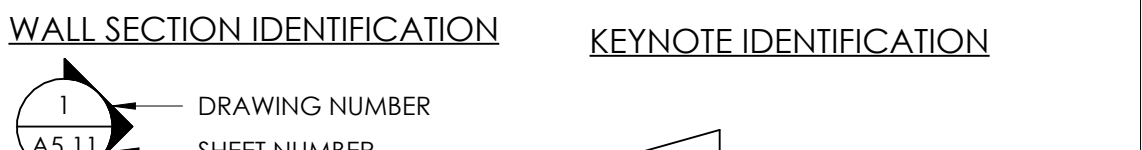
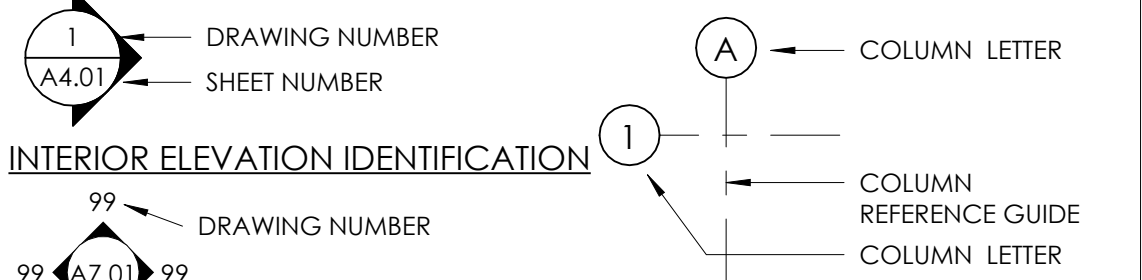
1/15/2026 10:18:28 AM

ABBREVIATIONS

&	AND	GCMU	GLAZED CONCRETE	ROW	RIGHT OF WAY
<	ANGLE		MASONRY UNIT(S)	RBS	RUBBER BASE STRAIGHT
@	AT	GA	GAUGE	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	GND	GROUND	RF	RESILIENT FLOORING
AS	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	GALV	GALVANIZED	RECTP	RECEPTACLE
		GYP	GYPSUM	RBT	RUBBER TILE
ABV	ABOVE	GT	GLASS TILE	RVS	REVERSE (SIDE)
ACOUS	ACCOUSTICAL	GRT	GROUT	RPM	REVOLUTIONS PER MINUTE
ACT	ACCOUSTICAL CEILING TILE	GI	GALVANIZED IRON	S	SUPPORT
ADD	ADDENDUM	HC	HOLLOW CORE or HANDICAPPED	S	SOUTH or SEALED
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	HR	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
		HAS	HEADED ANCHOR STUD	SEC	SECTION
ANOD	ANODIZED	HVY	HIGHWAY	SHWR	SHOWER
APPROX	APPROXIMATE	HWH	HOT WATER HEATER	SHT	SHEET
AV	AUDIO VISUAL	HW	HOT WATER	SHTG	SEATHING
AVG	AVERAGE	HW	HOT WATER	SIM	SIMILAR
AWP	ACOUSTICAL WALL PANEL	HT	HEATER	SPECS	SPECIFICATIONS(S)
B.O.F.	BY OWNER, FUTURE	IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR	SQ	SQUARE
BD	BOARD			SF	SQUARE FEET
B.O.	BY OWNER	ID	INSIDE DIAMETER	STL	STEEL
BLDG	BUILDING	IN	INCH(ES)	STA	STATION
BT	BILUMINOUS	INFO	INFORMATION	STD	STANDARD
BLKG	BLOCKING	INSUL	INSULATION or INSULATED	STOR	STORAGE
BM	BEAM or BENCH MARK	INT	INTERIOR	STRUCT	STRUCTURE or STRUCTURAL
BOT	BOTTOM	INCA	INCANDESCENT	SUSP	SUSPEND(ED)
BR	BEARING	INV	INVERT	SYM	SYMMETRICAL
BSMT	BASEMENT	INTMED	INTERMEDIATE	SYS	SYSTEM
B	BASE			SOFF	SOFFIT
CJ	CONTROL JOINT	INCL	INCLUDED(ED)	SPKR	SPEAKER
CL	COLUMN LINE	JST	JOIST	SPRL	SPRINKLER
CONF	CONFERENCE	JT	JOINT	T&B	TOP AND BOTTOM
C.L.	CENTERLINE	JC	JANITOR CLOSET	T	TREAD
CIRC	CIRCUMFERENCE	KD	KICK PLATE	T&G	TONGUE AND GROOVE
CAB	CABINET	KIT	KITCHEN	TB	TOWEL BAR
C	CAULKING	KO	KNOCKOUT	TO	TOP OF
CCD	CONSTRUCTION CHANGE DIRECTIVE	LH	LEFT HAND	TPD	TOILET PAPER DISPENSER
CFL	COUNTERFLASHING	LL	LONG LEG HORIZONTAL	TPTN	TOILET PARTITION
CG	CORNER GUARD	LLV	LONG LEG VERTICAL	TV	TELEVISION
CM	CENTIMETERS	LAB	LABORATORY	TE	TELEPHONE
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATE	THK	THICK or THICKNESS
	CHANGE ORDER or CLEANOUT	LAV	LAVATORY	THLD	THRESHOLD
CT	CERAMIC TILE	LBL	LABEL	TP	TYPICAL
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LER	LOCKER	TEMP	TEMPORARY or TEMPERATURE
		LT	LIGHT	TG	TEMPERED GLASS
CEM	CEMENTITIOUS	LTL	LINTEL	TBC	TOP OF BACK OF CURB
CK	CORK TILE	LVR	LOUISER	TS	TEE STEEL
CLG	CEILING	LD	LEADER	TOW	TOP OF WALL
CLOS	CLOSET	LPR	LIGHTING PANEL or LIGHT PROOF	TOS	TOP OF STEEL
CLR	CLEAR	MO	MASONRY OPENING	TOC	TOP OF CONCRETE
CTR	COUNTER	MAS	MASONRY	TERM	THERMOSTAT
COL	COLUMN	MATL	MATERIAL	USGS	U.S. GEOLOGICAL SURVEY
CONC	CONCRETE	MAX	MAXIMUM	UL	UNDERWRITER'S LABORATORY
CONSTR	CONSTRUCTION	MECH	MECHANICAL	UON	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS	MECH	MECHANICAL	UOS	UNLESS OTHERWISE SPECIFIED
CONTR	CONTRACTOR	METL	METAL	UNFIN	UNFINISHED
	CORRIDOR or CORRUGATED	MFR	MANUFACTURER	UR	URINAL
CPT	CARPET	MIN	MINIMUM	V	VOLT
CIP	CAST IN PLACE	MIRR	MIRROR	VB	VAPOR BARRIER
CON	CONNECTION	MISC	MISCELLANEOUS	VCT	VINYL COMPOSITION TILE
CATV	CABLE TELEVISION	MEMB	MEMBRANE	VTR	VENT THROUGH ROOF
CCTV	CLOSED CIRCUIT TELEVISION	MOUNT	MOUNT(ED)	VWC	VINYL WALL COVERING
CJ	CUBIC	MUL	MULLION	VERT	VERTICAL
CY	CUBIC YARD	MED	MEDIUM	VEST	VESTIBULE
DEG	DEGREE	MAG	MAGNETIC	VNI	VINYL or SHEET VINYL
DAMP	DAMP-PROOFING	MACH	MACHINERY	VAR	VARY or VARIES
DAMP	DAMP-PROOFING	MM	MILLIMETERS	VF	VERIFY IN FIELD
DBL	DOUBLE	MM	MILLIMETERS	VER	VERIFY
DEPT	DEPARTMENT	MN	MANHOLE	VENT	VENTILATION
DTL	DETAIL	MB	MOISTURE BARRIER	VOL	VOLUME
DA	DIAMETER	N	NORTH	WD	WOOD
DIM	DIMENSION	(N)	NEW	W	WEST or WIDE
DN	DOWN	NIC	NOT IN CONTRACT	W/C	WATER CLOSET
DSP	DISPENSER	NTS	NOT TO SCALE	WPT	WORKING POINT
DR	DOOR	NO	NUMBER	W/R	WATER RESISTANT
DS	DOWNSPOUT	NOM	NOMINAL	WWF	WELDED WIRE FABRIC
DWG	DRAWING	NRC	NOISE REDUCTION COEFFICIENT	W/	WITH
DWR	DRAWER	OA	OVERALL	W/O	WITHOUT
DV	DIVISION	OC	ON CENTER	WF	WIDE FLANGE or WOOD FLOORING
DIAG	DIAGONAL	OD	OUTSIDE DIAMETER	WO	WINDOW
DEMO	DEMOLISH or DEMOLITION	OTO	OUTSIDE-TO-OUTSIDE	WP	WATERPROOF(ING)
EJ	EXPANSION JOINT	OFF	OFFICE	WSCT	WAINSCOT
(E)	EXISTING	OPNG	OPENING	WC	WALL COVERING
EB	EXPANSION BOLT	OP	OPPOSITE HAND	WT	WEIGHT
E	EAST	OPP	OPPOSITE	W.O.	WHERE OCCURS
ED	EXHAUST DUCT	PC	PRECAST	WGL	WIRE GLASS
EF	EXHAUST FAN or EACH FACE	PAC	PREVIOUSLY AWARDED CONTRACT	YD	YARD
EWC	ELECTRIC WATER COOLER	P/L	PROPERTY LINE		
EA	EACH	PLAM	PLASTIC LAMINATE		
EL	ELEVATION	PSF	POUNDS PER SQUARE FOOT		
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH		
ELEV	ELEVATOR	PT	POST TENSIONED or PORCELAIN TILE		
EMER	EMERGENCY	PTR	PAPER TOWEL DISPENSER		
ENGR	ENGINEER	PVC	POLYVINYL CHLORIDE		
EOS	EDGE OF SLAB	PLYW	PLYWOOD		
EQ	EQUAL	PREFAB	PREFABRICATED		
EQUIP	EQUIPMENT	PL	PLATE		
EXT	EXTERIOR	PLAS	PLASTER		
ES	EACH SIDE	PNL	PANEL		
EW	ELECTRIC WATER HEATER	P	PAINT(ED)		
EW	EACH WAY	PR	PAIR or PROPOSAL REQUEST		
EST	ESTIMATE	PROJ	PROJECT		
FAC	FIRE ALARM CABINET	PID	PAPER TOWEL DISPENSER		
FA	FIRE ALARM	PMT	PAYMENT		
FACP	FIRE ALARM CONTROL PANEL	PRESTR	PRESTRESSED		
FBO	FURNISHED BY OTHER(S)	PBO	PROVIDED BY OTHERS		
FD	FLOOR DRAIN or FIRE DAMPER	PAR	PARALLEL		
FE	FIRE EXTINGUISHER	PREFIN	PREFINISHED		
FE	FIRE EXTINGUISHER CABINET	POL	POLISHED		
FFL	FINISHED FLOOR LINE	PLBG	PLUMBING		
FHC	FIRE HOSE CABINET	PLCK	PLANKING		
FR	FIRE RESISTIVE or FIRE RATED	PERM	PERMETER		
FDN	FOUNDATION	PERF	PERFORATED		
FN	FINISH(ED)	PFR	PAPER TOWEL RECEPTACLE		
FMT	FIXTURE	PRIM	PRIMARY		
FLG	FLASHING	PT	POINT OF TANGENCY		
FLR	FLOOR(ING)	QTY	QUANTITY		
FLUOR	FLUORESCENT	QT	QUARRY TILE		
FRT	FIRE RETARDANT TREATED FIBERGLASS REINFORCED PANEL(ING)	RE	REMOVE		
FRP	FIBERGLASS REINFORCED PANEL(ING)	RISR	RISER		
FTG	FOOTING	RD	ROOF DRAIN or ROAD		
FURR	FURRED or FURRING	RL	RAIN LEADER		
FUT	FUTURE	RO	ROUGH OPENING		
F	FARENHEIT	ROD	ROOF OVERFLOW DRAIN		
FVC	FIRE VALVE CABINET	RWC	RAIN WATER CONDUCTOR		
FHM	RAT HEAD MACHINE SCREW	RAD	RADIUS		
FH	FIRE HYDRANT	REF	REFER TO or REFERENCE		
FF	FINISHED FLOOR	REIN	REINFORCED		
FURN	FURNISHED	REC	RECESS(ED)		
FOM	FACE OF MASONRY	REF	REFRIGERATOR or REFRIGERATED		
FCF	FACE OF FINISH	REGD	REQUIRED		
FOS	FACE OF STUD	RESIL	RESILIENT		
FOC	FACE OF CONCRETE	REV	REVISE, REVISED or REVISION(S)		
FHW	FIRE HOSE VALVE	RFG	ROOFING		
FHV	GYPSUM WALLBOARD	RM	REFLECTED ROOM		
GW8	GENERAL CONTRACTOR				
GR	GRAB BAR				
GYP	GYPSUM BOARD				
BD.					

GRAPHIC STANDARDS

EXTERIOR ELEVATION IDENTIFICATIONSTRUCTURAL GRID



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

GROSS BUILDING AREA:
BUILDING HEIGHT:
NUMBER OF STORIES:
ESTIMATED OCCUPANT LOAD:

PLUMBING FIXTURE COUNT:
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

LOCAL AMENDMENTS:

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



446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

SITE REVIEW

01/14/2026

PROJECT TEAM

OWNER
PERFORMANCE OUTDOORS
215 BROADWAY STREET
EAGLE, CO. 81631

POC:JAKE ROUGH
P:970-471-8233
JAKE@PERFORMANCEOUTDOOR.COM

ARCHITECT
NEO STUDIO, LLC
3560 WALNUT STREET
DENVER, CO 80205

POC:MICHAEL NODA
P:303 758 3800
MICHAEL@NEOSTUDIOARCH.COM

CONTRACTOR
COMPANY
ADDRESS
CITY STATE ZIP

POC:NAME
P:VOICE
EMAIL@SOMEONE.COM

SURVEY
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631

POC:RANDY KIPP
P:970 390 9540
RANDY@KIPPLANDSURVEYING.COM

SOILS
KUMAR & ASSOCIATES, INC
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, CO 81601

POC:DAVID YOUNG
P:970-618-4846
DYOUNG@KUMARUSA.COM

CIVIL
ALPINE ENGINEERING, INC.
P.O. BOX 97
EDWARDS, CO. 81632

POC:MATT WADEY
P:970-926-3373
WADEY@ALPINECIVIL.COM

LANDSCAPE
COMPANY
ADDRESS
CITY STATE ZIP

POC:NAME
P:VOICE
EMAIL@SOMEONE.COM

STRUCTURAL
IMEG CORP.
1400 GLENARM PL, SUITE 101
DENVER, CO 80202

POC:KYLE A. JACKSON, P.E
P:303-907-4285
kyle.a.jackson@imegcorp.com

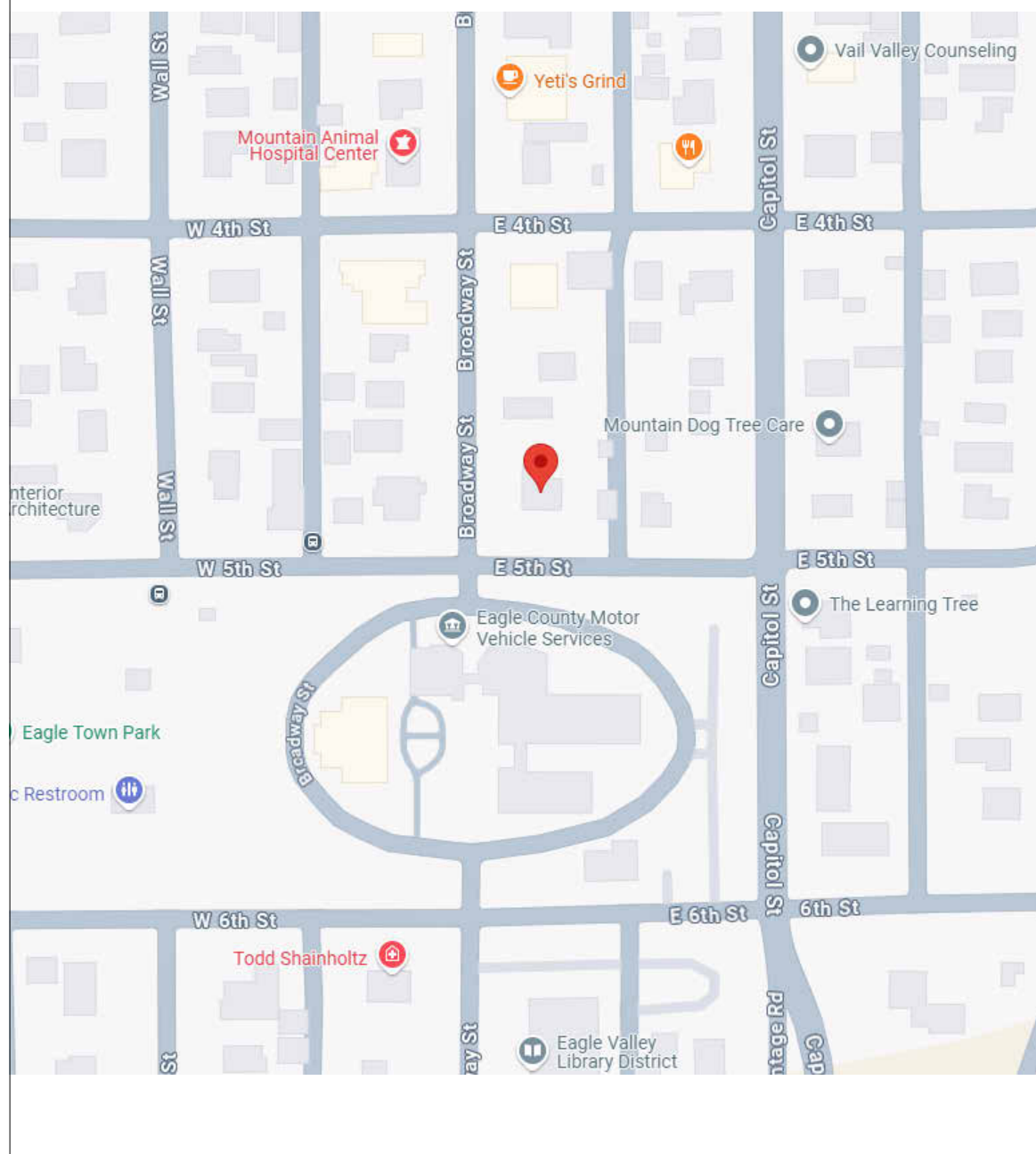
MECHANICAL
EE ENGINEERS
12005 ANTELOPE TRAIL
PARKER, CO 80138

POC:LOREN PRIEST
P:303.748.1189
LOREN@EFPARKER.COM

ELECTRICAL
12005 ANTELOPE TRAIL
PARKER, CO 80138

POC:LOREN PRIEST
P:303.748.1189
LOREN@EFPARKER.COM

VICINITY MAP



Sheet #	Sheet Name	02/25/2025 SITE REVIEW	XX/XX/XX 50%DD	XX/XX/XX 100%DD	XX/XX/XX 50%CD
GENERAL					
A0.01	COVER SHEET SR	X			
A1.01	ARCHITECTURAL SITE PLAN	X			
CIVIL					
C0.0	COVER SHEET & NOTES	X			
C1.0	DEMOLITION PLAN	X			
C2.0	GRADING PLAN	X			
C3.0	UTILITY PLAN	X			
C4.0	EROSION CONTROL	X			
C5.0	DETAILS	X			
C5.1	DETAILS	X			
ARCHITECTURE					
A2.01	LEVEL 1 FLOOR PLAN	X			
A2.02	LEVEL 2 FLOOR PLAN	X			
A2.03	LEVEL 3 FLOOR PLAN	X			
A2.04	LEVEL 4 FLOOR PLAN	X			
A2.05	ROOF TOP DECK	X			
A4.01	EXTERIOR ELEVATIONS	X			
A4.02	EXTERIOR ELEVATIONS	X			
A4.03	EXTERIOR ELEVATIONS	X			
A4.04	EXTERIOR ELEVATIONS	X			
PHOTOMETRIC					
PM1	PHOTOMETRIC PLAN	X			
PM2	PHOTOMETRIC PLAN	X			
Grand total: 20					

MINOR DEVELOPMENT PERMIT NOTES:

ZONE DISTRICT: BROADWAY DISTRICT
PRIMARY USE: MIXED-USE STRUCTURE
LOT AND DIMENSIONAL STANDARDS: TABLE 4.04-6
LOT COVERAGE (100% ALLOWED): 100% PROVIDED
FRONT SETBACK: ALLOWED/PROVIDED: 0'-15'/0' PROVIDED
SIDE SETBACK: ALLOWED/PROVIDED: 0'-15'/0' PROVIDED
REAR SETBACK: ALLOWED/PROVIDED: 25' (FIRST FLOOR)/25' FIRST FLOOR/5'-0" SECOND FLOOR

BUILDING HEIGHT (FEET, MAX): 50'-0" ALLOWED/50'-0" PROVIDED*

OFF STREET PARKING STANDARDS: TABLE 4.12-1:

DWELL, MULTI-UNIT BUILDING:

STUDIO UNITS: 1 PER DU	14) STUDIO = 14 SPACES
1 BR UNITS: 1.5 PER DU	20) 1 BR = 30 SPACES
2 BR UNITS: 2 PER DU	2) 2 BR = 4 SPACES

MIXED-USE/COMMERCIAL

GENERAL RETAIL: 1 PER 400 S.F. FOR FIRST 2,000 S.F. + 1 PER 300 SF OVER 2,000 S.F. RETAIL 3,462 S.F. = 10 SPACES

TOTAL PARKING SPACES REQD = 58 SPACES

BICYCLE PARKING (4.12.050)

DWELLING, MULTI-UNIT BUILDING WITHOUT PRIVATE GARAGES OR LOCKED STORAGE UNIT FOR EACH UNIT.

SHORT-TERM: MIN 2 + .05 PER BR/2 + (.05 * 42) = 4 BIKE SPACES REQD.

LONG-TERM: MIN 2 + .5 PER BR/2 + (.5 * 42) = 23 BIKE SPACES REQD.

COMMERCIAL BIKE PARKING:

RETAIL:

SHORT-TERM: 2 + 1 PER 5,000 S.F./3 SPACES REQD.

LONG-TERM: 2 + 1 PER 12,000 S.F./3 SPACES REQD.

TOTAL BICYCLE PARKING REQUIRED:

SHORT-TERM: 4 (DWELLING) + 3 (COMMERCIAL) = 7 BIKE SPACES

LONG-TERM: 23 (DWELLING) + 3 (COMMERCIAL) = 26 BIKE SPACES

NOTE: LONG TERM BICYCLE PARKING WILL BE PROVIDED IN EACH UNIT.



446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

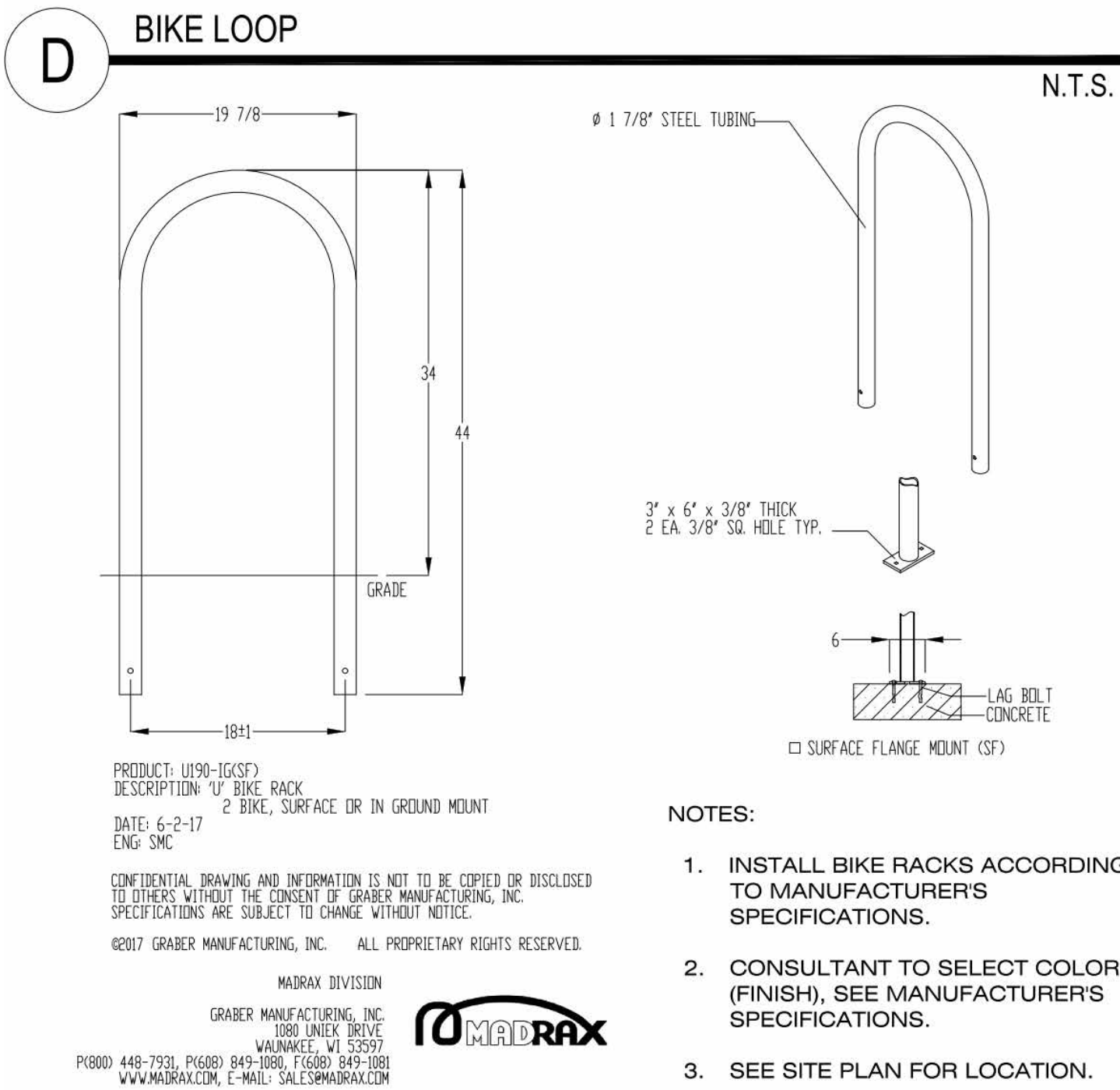
PROJ. NO. 24-12
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 01/14/2026
REVISIONS

ISSUED
FOR: SITE REVIEW
© NEO STUDIO

SCALE:

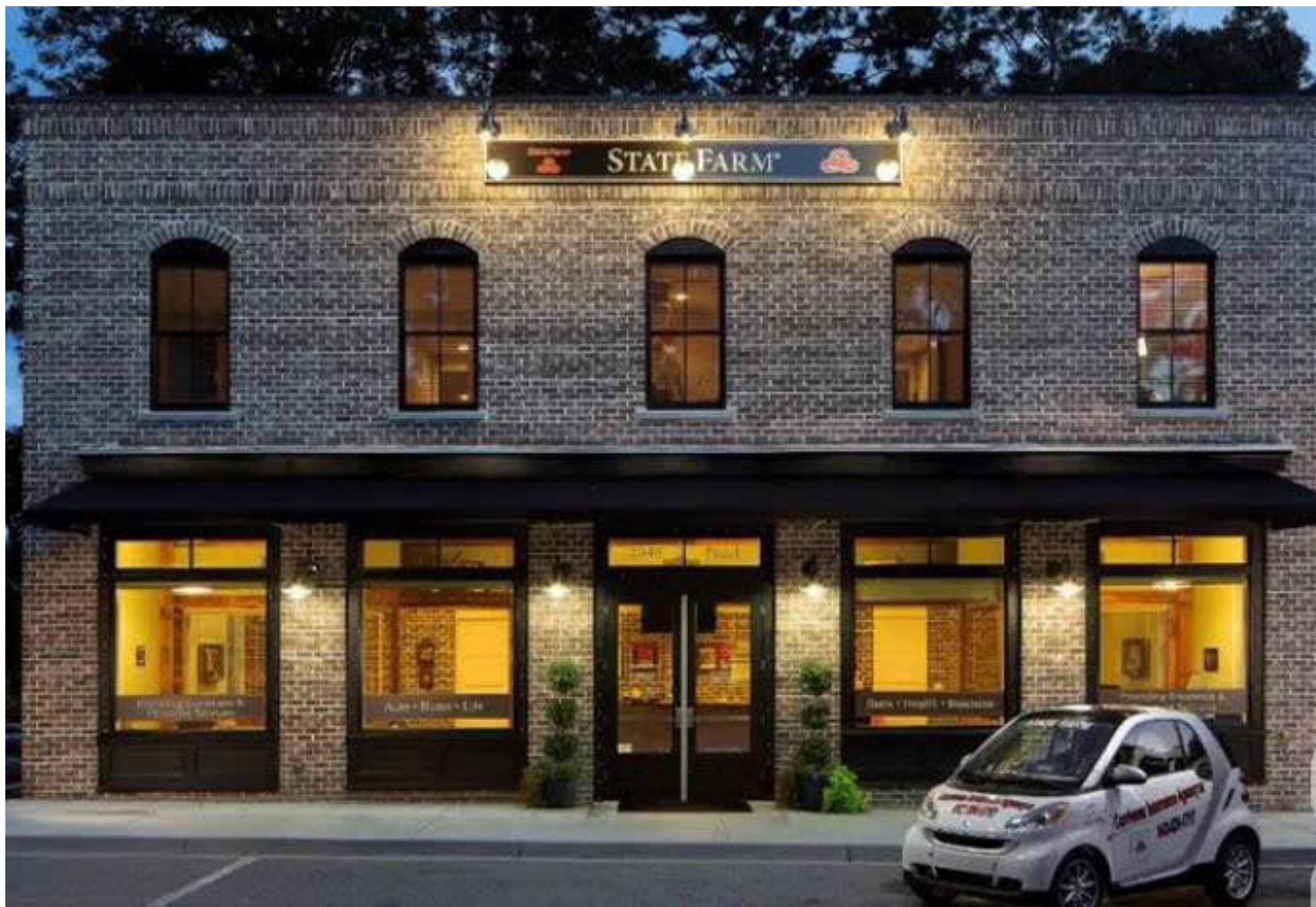
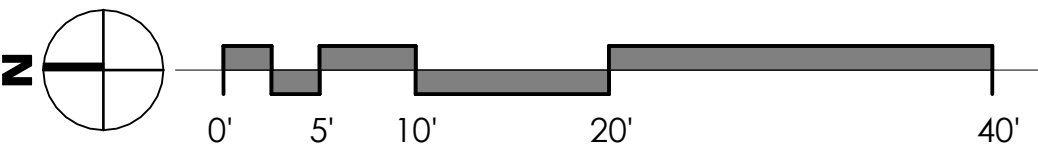
SHEET TITLE:
ARCHITECTURAL SITE
PLAN

A1.01



FLAGNOTES PER SHEET

- 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.



DEMOLITION PLAN

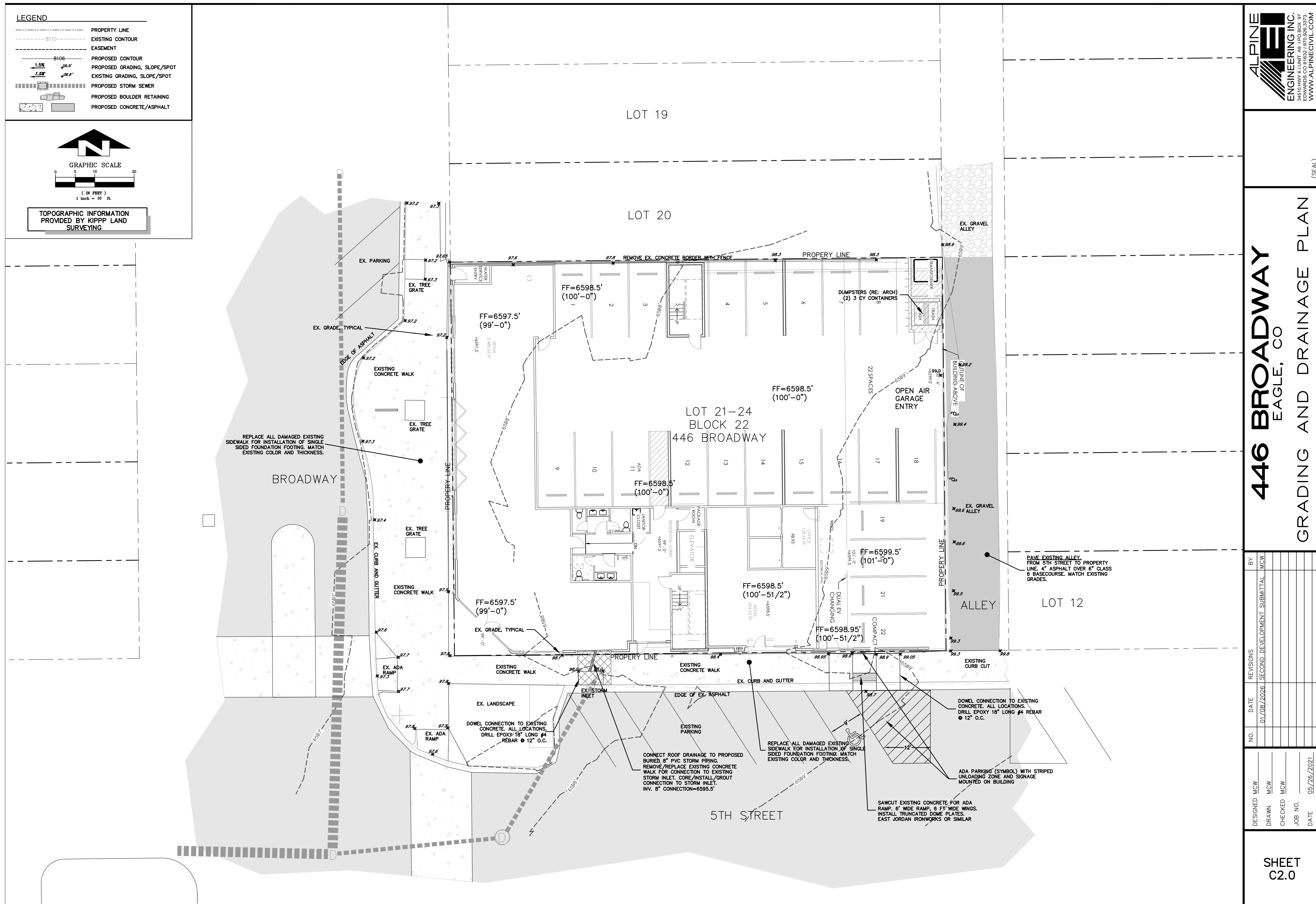
DATE 05/26/2021

SHEET
C1.0

GRADING AND DRAINAGE PLAN

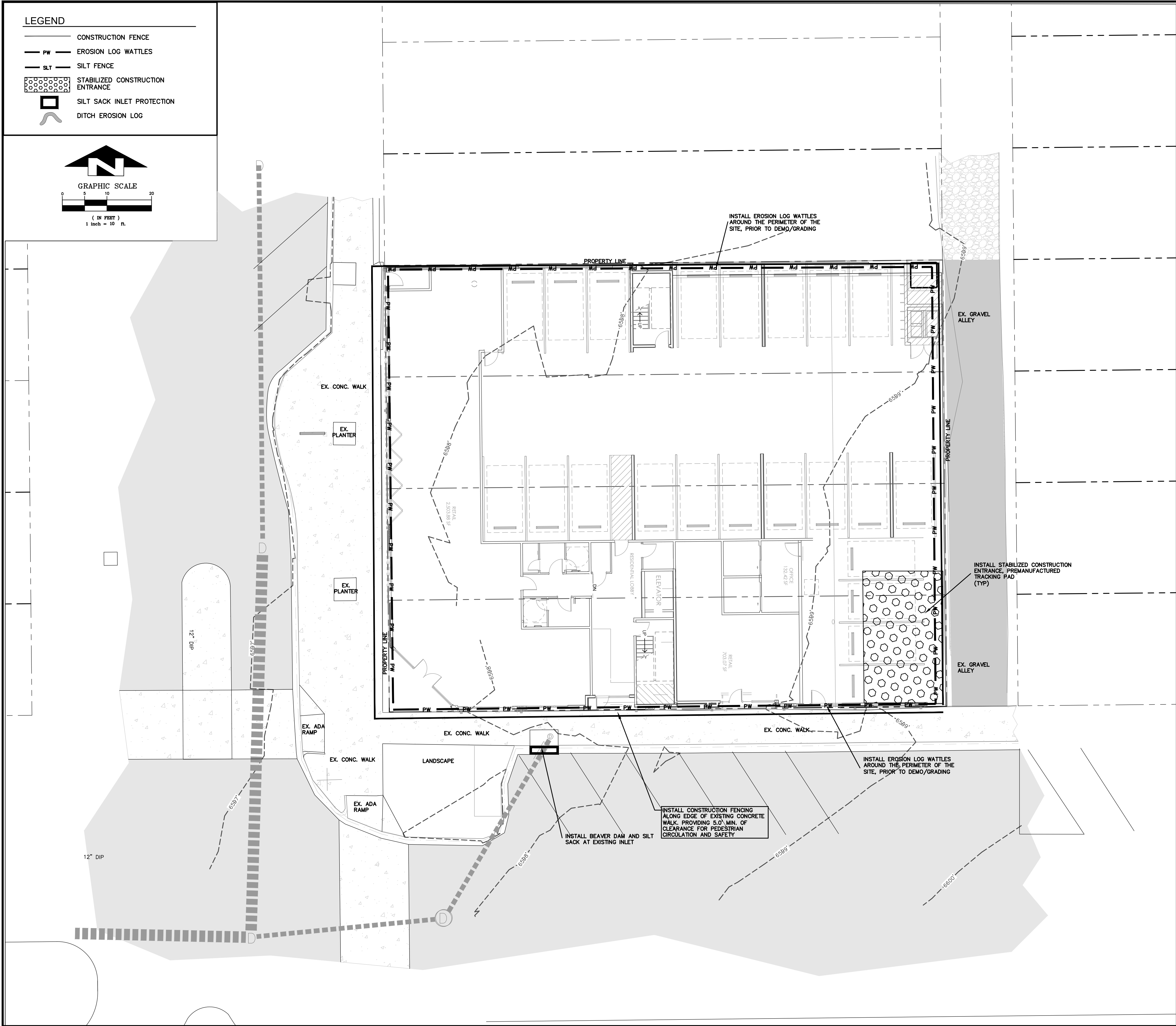
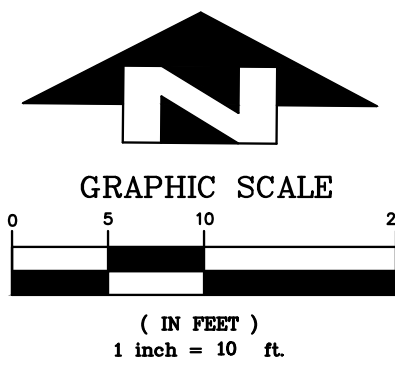
DATE 05/26/2021

SHEET
C2.0



LEGEND

- CONSTRUCTION FENCE
PW EROSION LOG WATTLES
SLT SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE
SILT SACK INLET PROTECTION
DITCH EROSION LOG



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. IF EROSION OCCURS AFTER APPLICATION OF 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

CONSTRUCTION SEQUENCE OF EROSION/SEDIMENT CONTROL MEASURES BEFORE COMMENCING GRADING OR CONSTRUCTION

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL POINTS OF INGRESS AND EGRESS.
2. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ASSURE THAT NO SEDIMENT LEAVES THE SITE.
3. CONSTRUCT SILT FENCE AND WATTLES AND ALL SEDIMENT CONTROL DEVICES.
4. BEGIN DEMOLITION, EXCAVATION AND CONSTRUCTION.
5. INSTALL EROSION CONTROL MEASURES AFTER DITCHES AND SWALES HAVE BEEN CONSTRUCTED AND TOPSOIL AND SEED HAVE BEEN PLACED. INSTALL INLET PROTECTION IN ALL INLETS AS THEY ARE CONSTRUCTED.
6. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS WITH APPROVED SEED MIX PER LANDSCAPE PLAN.
7. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.

FUGITIVE DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE TO CONTROL FUGITIVE DUST AND TO INCORPORATE THE FOLLOWING:

1. ALL UNPAVED ROADS AND OTHER DISTURBED AREAS ON SITE SHALL BE WATERED TO MINIMIZE FUGITIVE DUST.
2. HAUL ROADS SHALL BE TREATED WITH MAGNESIUM CHLORIDE IF WATER IS NOT CONTROLLING THE DUST.
3. ALL DISTURBED SURFACE AREAS SHALL BE REVEGETATED OR SURFACED PER THE LANDSCAPE PLAN AS SOON AS POSSIBLE.
4. MUD AND DIRT CARRYOUT ONTO PAVED SURFACES SHALL BE PREVENTED. ANY MUD AND DIRT CARRYOUT ONTO PAVED SURFACES SHALL BE CLEANED UP DAILY.

(SEAL)

446 BROADWAY
EAGLE, CO
EROSION CONTROL PLAN

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

P26

Stratus 2 Post 6600 LBS Capacity Parking Car Lift



WWW.STRATUSAUTOEQUIP.COM

STRATUS

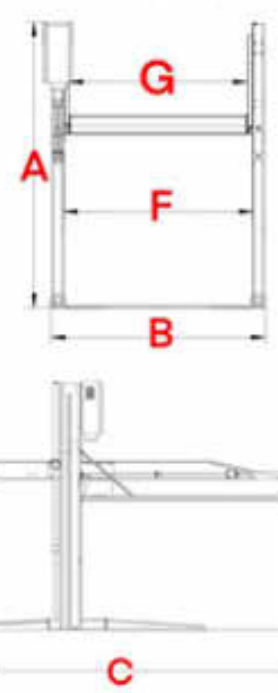
auto equipment

512-640-9896
8413 Calibration Ct
College Station, TX 77845
sales@stratusautoequip.com

TECHNICAL

Model	P26
Capacity	6,600 LBS
Overall Height - A	138 13/16" (3526 MM)
Overall Width - B	103 3/8" (2639 MM)
Overall Length - C	174 3/8" (4429 MM)
Max Lifting - D	82 11/16" (2105 MM)
Min Lifting - E	3 15/16" (100 MM)
Lifting Time	~60SEC
Width between columns - F	82" (2083 MM)
Drive Clearance - G	86 9/16" (2199 MM)
Motor	3 HP, 110V, 60 HZ, 1PH
Dr	API32 or API46
Breaker	30A
Weight	2,903 LBS
Dimension	153" L x 44" W x 32" H
Concrete	4" - 3000 PSI

DIMENSION



Warranty

FEATURES

- Single point manual safety lock release
- Ability to connect multiple lifts together
- Direct Drive
- Fully enclosed vehicle lifting platform
- CE certified
- Proved by dynamic test with 115% of rated capacity and static test with 150% rated capacity
- Powder coating finish: Granite Gray (RAL 7026) + Reinforce (RAL 2004)

View it on the website here:

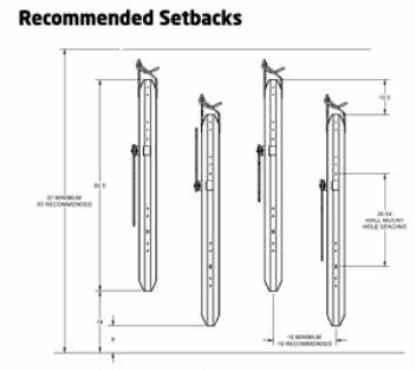
PARKING:

23 GARAGE SPACES
18 STACKERS

7 ON STREET PARKING SPACES
46 PARKING SPACES

Bike Tracs

Recommended Setbacks



Product Dimensions



WALL MOUNTED BIKE RACK

FLAGNOTES PER SHEET

5.8 METAL PAN STAIR W/ CONCRETE TREADS. PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL. SUPPORT AT STRINGERS ONLY.
12.3 2-BIKE 'U' RACK. EMBED INTO CONCRETE 10" BY GRABER.
13.2 6' HIGH PARKING SCREEN.

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

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: MODULAR WALL SYSTEM

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:

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

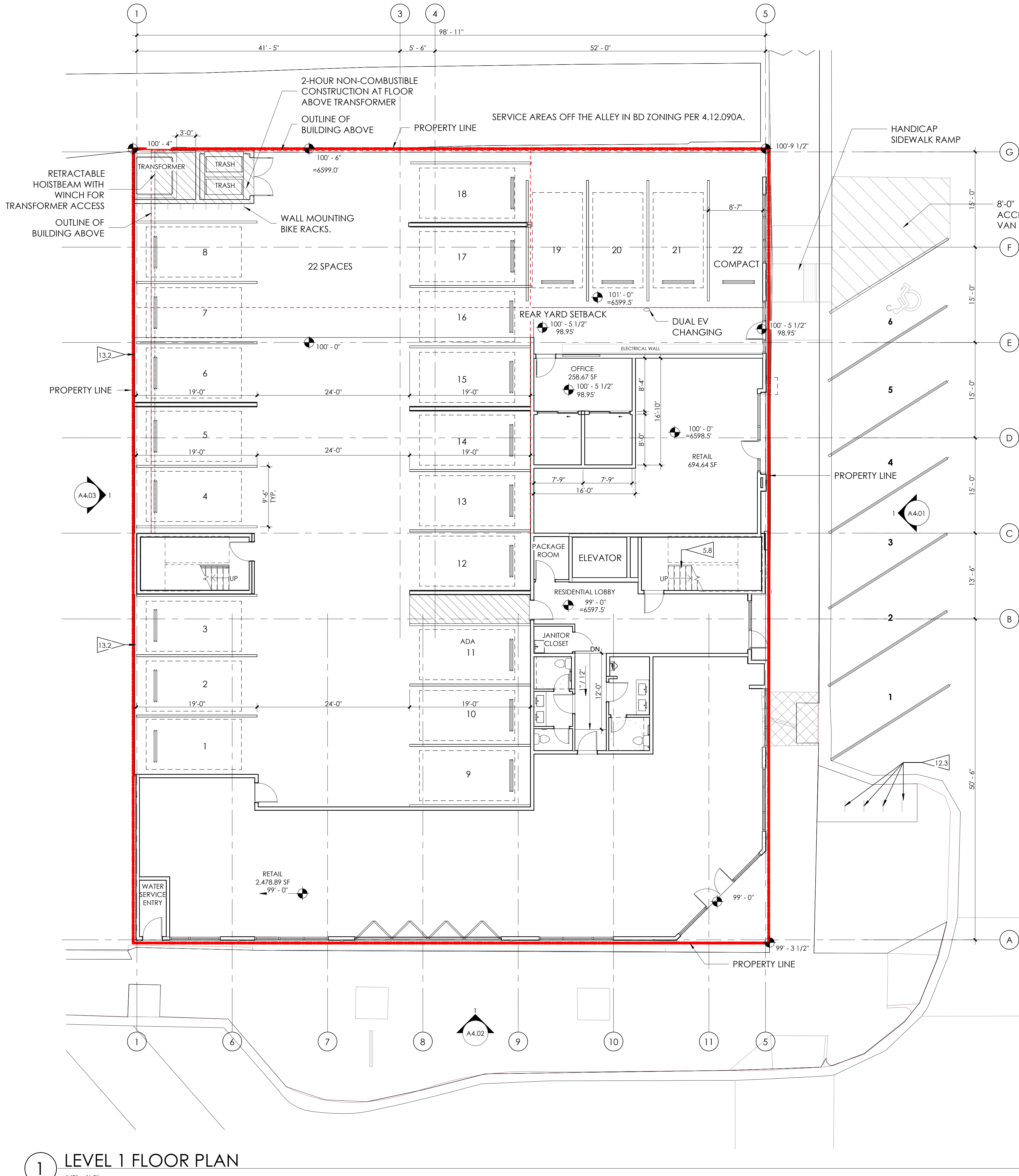
1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE 'X' G.B., 2 X 6 STUD @ 16" O.C. W/ R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER, 5/8" TYPE 'X' GYP. BD. 1-HOUR RATED PER U364.

SHAFT WALL: 2-HOUR:

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

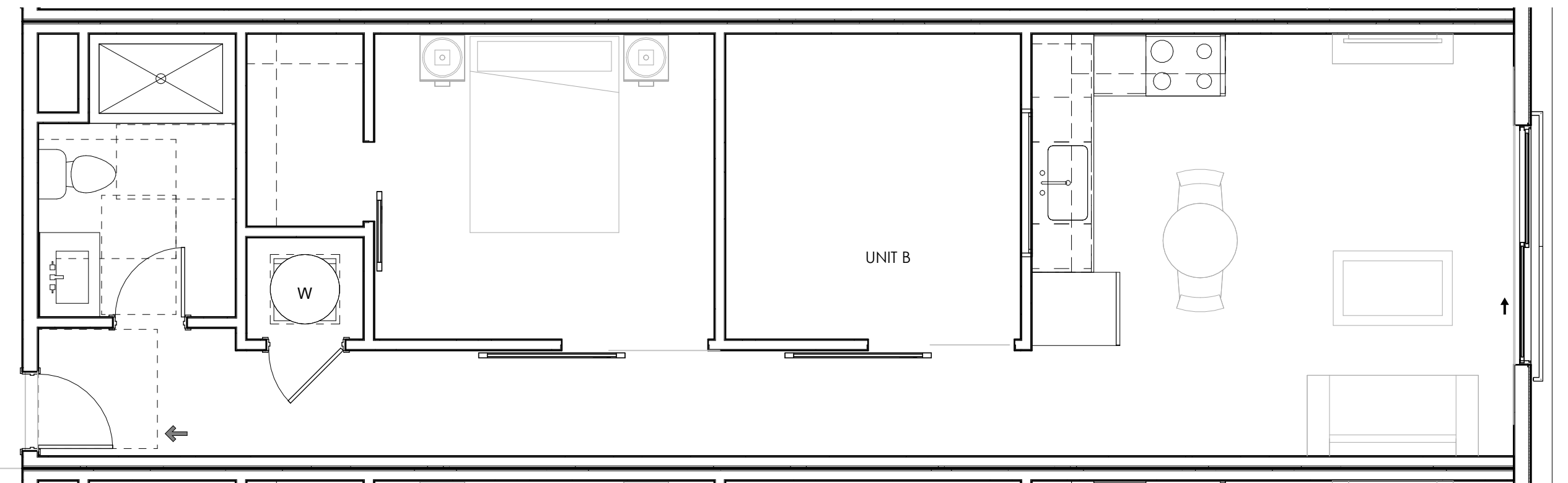
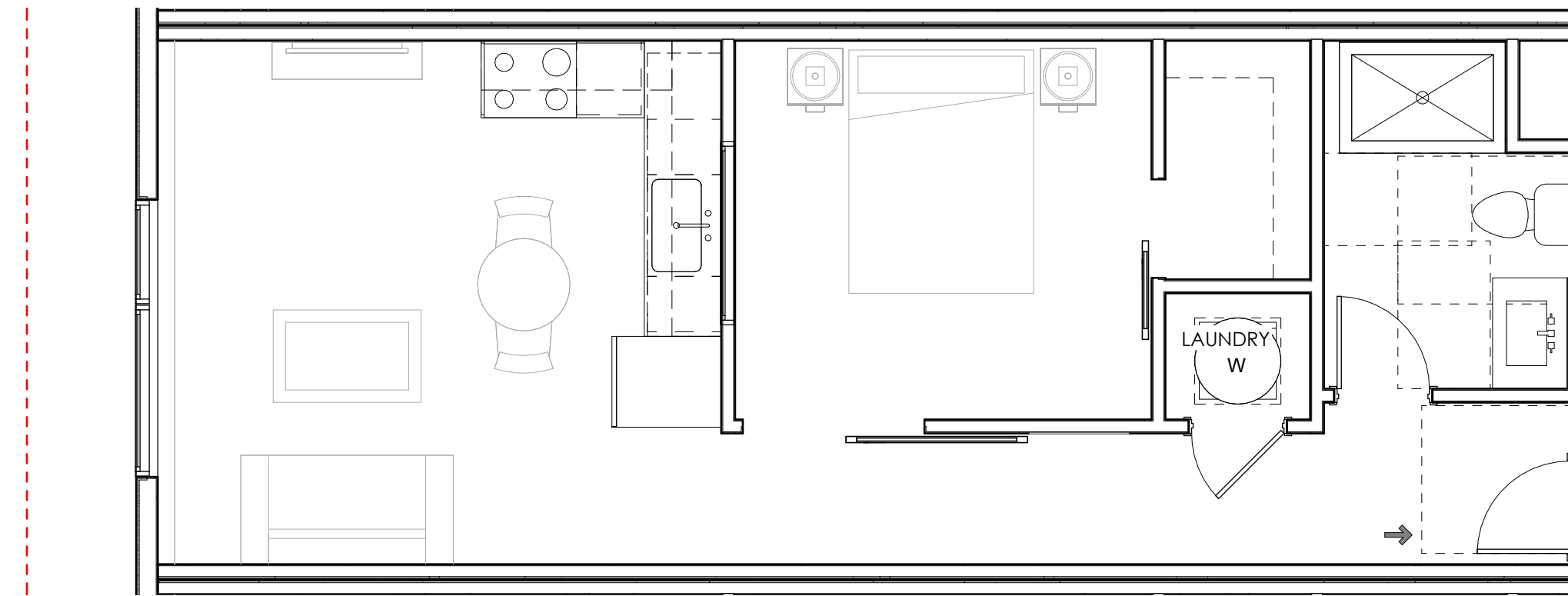
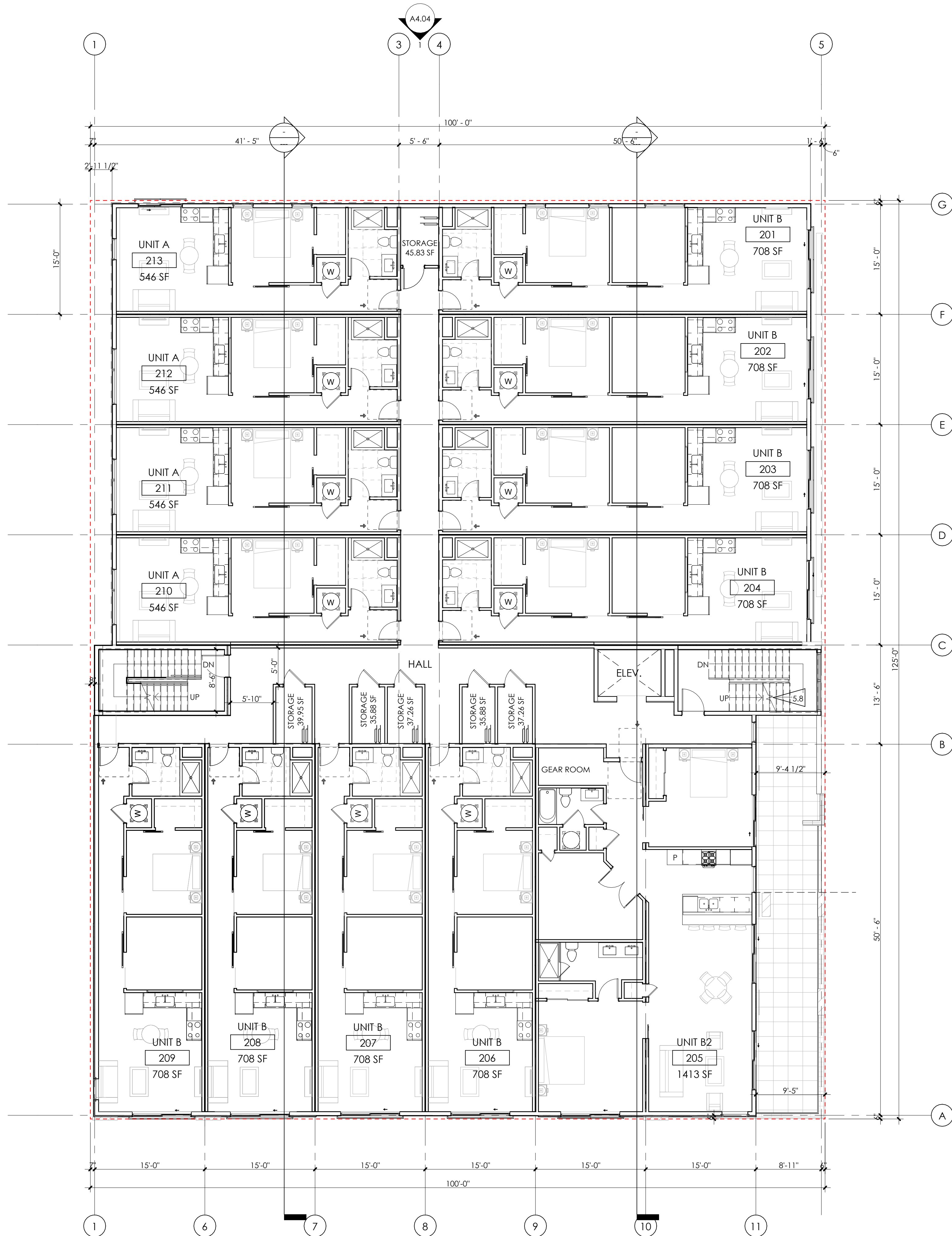
FIRE BARRIER: 2-HOUR:

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.



FLAGNOTES PER SHEET

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



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

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.

36 34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING

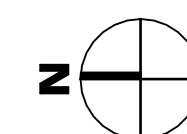
1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE 'X' G.B., 2 X 6 STUD @ 16" O.C. W/ R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER, 5/8" TYPE 'X' GYP. BD. 1-HOUR RATED PER U364.

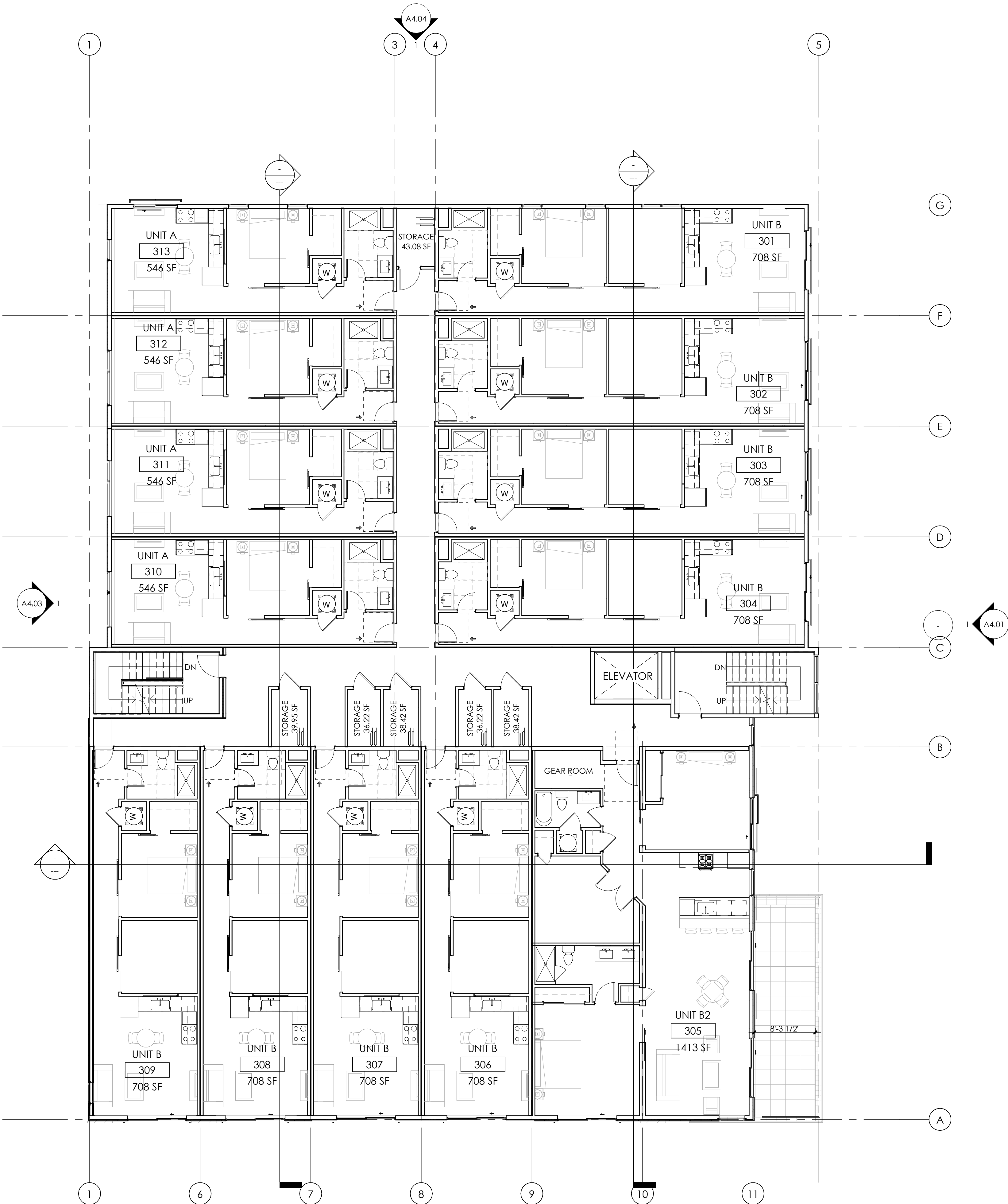
SHAFT WALL: 2-HOUR:

62 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFFO 1 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.

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: 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

PARTITION TYPES

- 14

INTERIOR FURRING PARTITION

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

22

INTERIOR WALL:

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

DEMISING WALL: MODULAR WALL SYSTEM

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.
- 34

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

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.

62

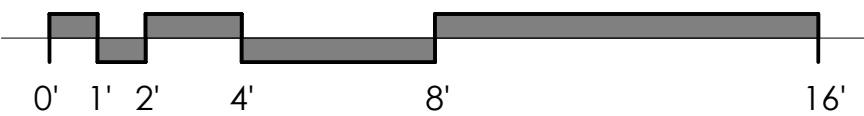
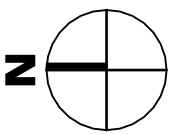
SHAFT WALL: 2-HOUR:

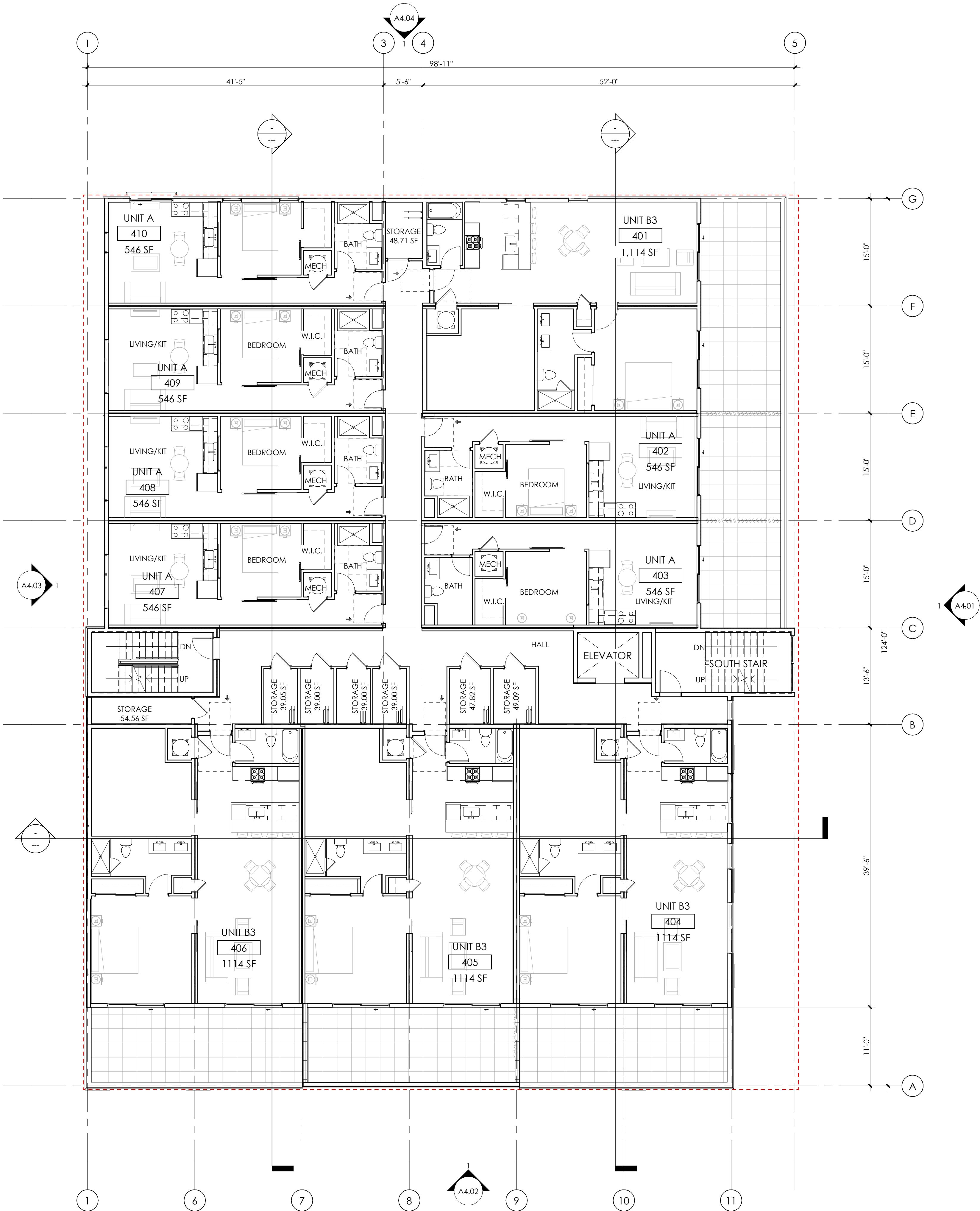
2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFFCO 1-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.

46

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.



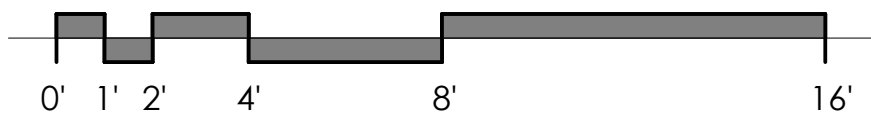
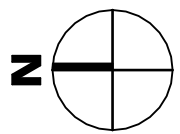


GENERAL PLAN NOTES

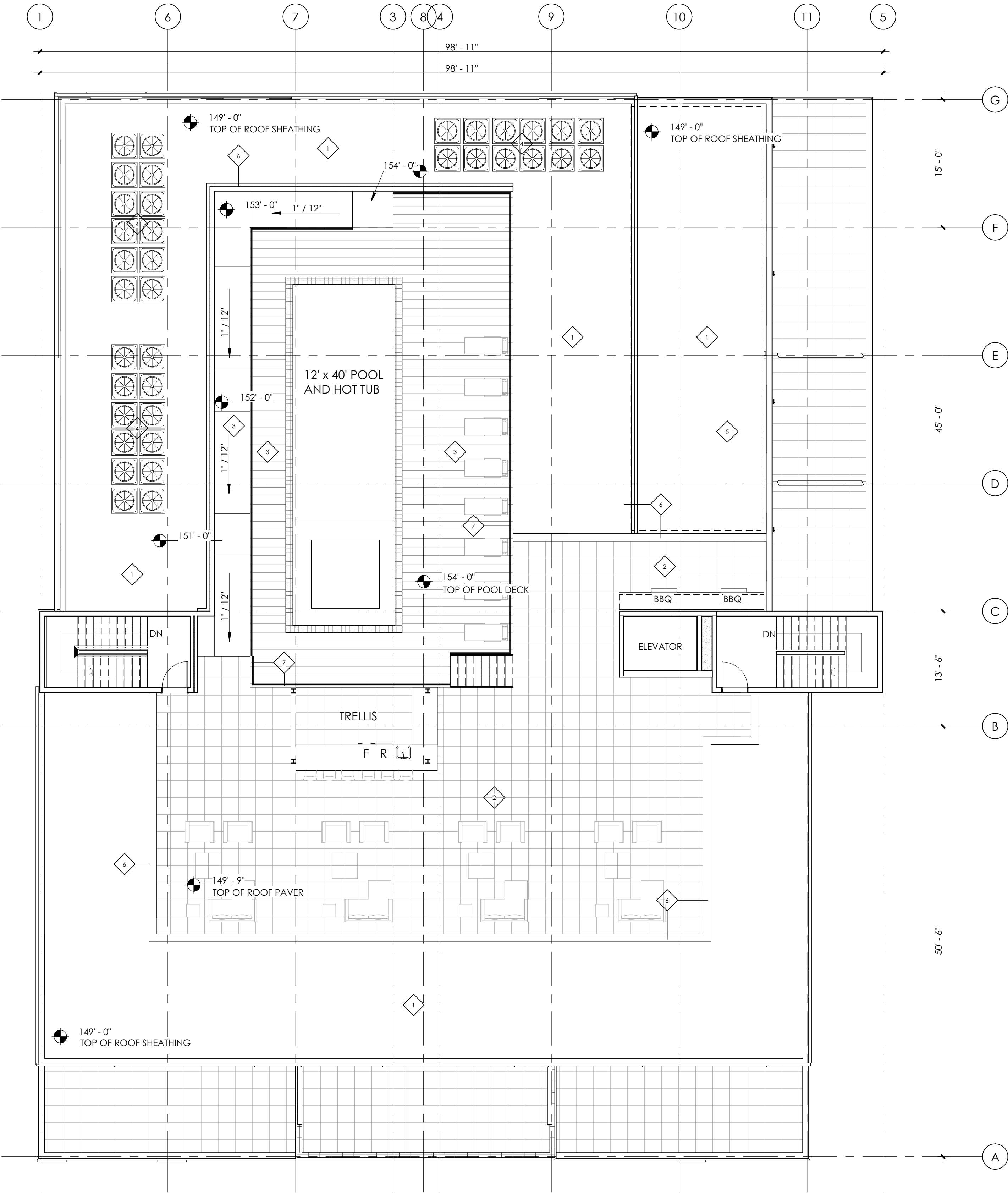
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
- FURNITURE IS N.I.C. U.N.O.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- 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

PARTITION TYPES

- | | |
|---|---|
| INTERIOR FURRING PARTITION
14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD | 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), 5/8" TYPE 'X' G.B., 1" VAPOR BARRIER, 5/8" GYP. BD. |
| INTERIOR WALL:
22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 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" GYP. BD. 1-HOUR RATED PER U364. |
| 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 | SHAFT WALL: 2-HOUR:
62 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFFCO 1-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428. |
| 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510. | 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. |
| 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. | |



FLAGNOTES PER SHEET



1 ROOF PLAN - POOL

1/8" = 1'-0"

GENERAL PLAN NOTES

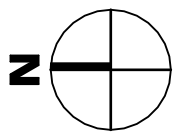
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
- FURNITURE IS N.I.C. U.N.O.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- 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.
- 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" WHITE 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**
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: MODULAR WALL SYSTEM**
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:**
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.

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





1 SOUTH ELEVATION
3/16" = 1'-0"



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: 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

1	BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: COBBLESTONE (OR SIMILAR)
2	CULTURED STONE VENEER MFG: STONEBROOK (OR SIMILAR) COLOR: LIMESTONE (OR SIMILAR)
3	BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: 440 COLONIAL BLEND (OR SIMILAR)
4	VERTICAL METAL SIDING OR STUCCO MFR: MFG; METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK
5	FLAT PANEL MFG: JAMES HARDIE PROFILE: SMOOTH PANEL SIDING COLOR: MATTE BLACK
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



1 WEST ELEVATION
3/16" = 1'-0"

FLAGNOTES PER SHEET

IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2018 IECC

1. THERMAL ENVELOPE:
- A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOW-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

	1		BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: COBBLESTONE (OR SIMILAR)
	2		CULTURED STONE VENEER MFG: STONEBROOK (OR SIMILAR) COLOR: LIMESTONE (OR SIMILAR)
	3		BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: 440 COLONIAL BLEND (OR SIMILAR)
	4		VERTICAL METAL SIDING OR STUCCO MFR: MFG: METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK
	5		FLAT PANEL MFG: JAMES HARDIE PROFILE: SMOOTH PANEL SIDING COLOR: MATTE BLACK
	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

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

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

ISSUED
FOR: SITE REVIEW

© NEO STUDIO

SCALE: As indicated

SHEET TITLE:
EXTERIOR ELEVATIONS

A4.03



1 NORTH ELEVATION
3/16" = 1'-0"

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: 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

1		BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: COBBLESTONE (OR SIMILAR)
2		CULTURED STONE VENEER MFG: STONEBROOK (OR SIMILAR) COLOR: LIMESTONE (OR SIMILAR)
3		BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: 440 COLONIAL BLEND (OR SIMILAR)
4		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
5		STEEL CORNICE: BENT METAL PLATE, COLOR TO MATCH ADJACENT METAL PANEL
6		BRICK CORNICE: COLOR TO MATCH ADJACENT BRICK
7		CAST STONE CORNICE: COLOR TO MATCH ADJACENT STONE VENEER
8		TRANSPARENT GUARDRAIL: CLEAR GLASS RAIL WITH PAINTED STEEL FRAME.
9		PAINT CMU BLOCK WALL
10		8' TALL BALCONY SCREEN: VERTICAL STEEL SLATE SCREEN COLOR: MATTE BLACK
11		STEEL CORNICE: BENT METAL PLATE, COLOR TO MATCH ADJACENT METAL PANEL
12		BRICK CORNICE: COLOR TO MATCH ADJACENT BRICK

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 TELESCOPING MONORAIL FOR TRANSFORMER



FLAGNOTES PER SHEET

IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2018 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
 - 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

WINDOW AND DOOR NOTES

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

MATERIAL LEGEND

	1		BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: COBBLESTONE (OR SIMILAR)
	2		CULTURED STONE VENEER MFG: STONEBROOK (OR SIMILAR) COLOR: LIMESTONE (OR SIMILAR)
	3		BRICK, RUNNING BOND MFR: ACME BRICK (OR SIMILAR) COLOR: 440 COLONIAL BLEND (OR SIMILAR)
	4		VERTICAL METAL SIDING OR STUCCO MFR: MFG: METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK
	5		FLAT PANEL MFG: JAMES HARDIE PROFILE: SMOOTH PANEL SIDING COLOR: MATTE BLACK
	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

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

PROJ. NO. 24-12
DRAWN: LRP
CHECKED: LRP
APPROVED LRP
DATE: 01/16/2025
REVISIONS
02/19/2026

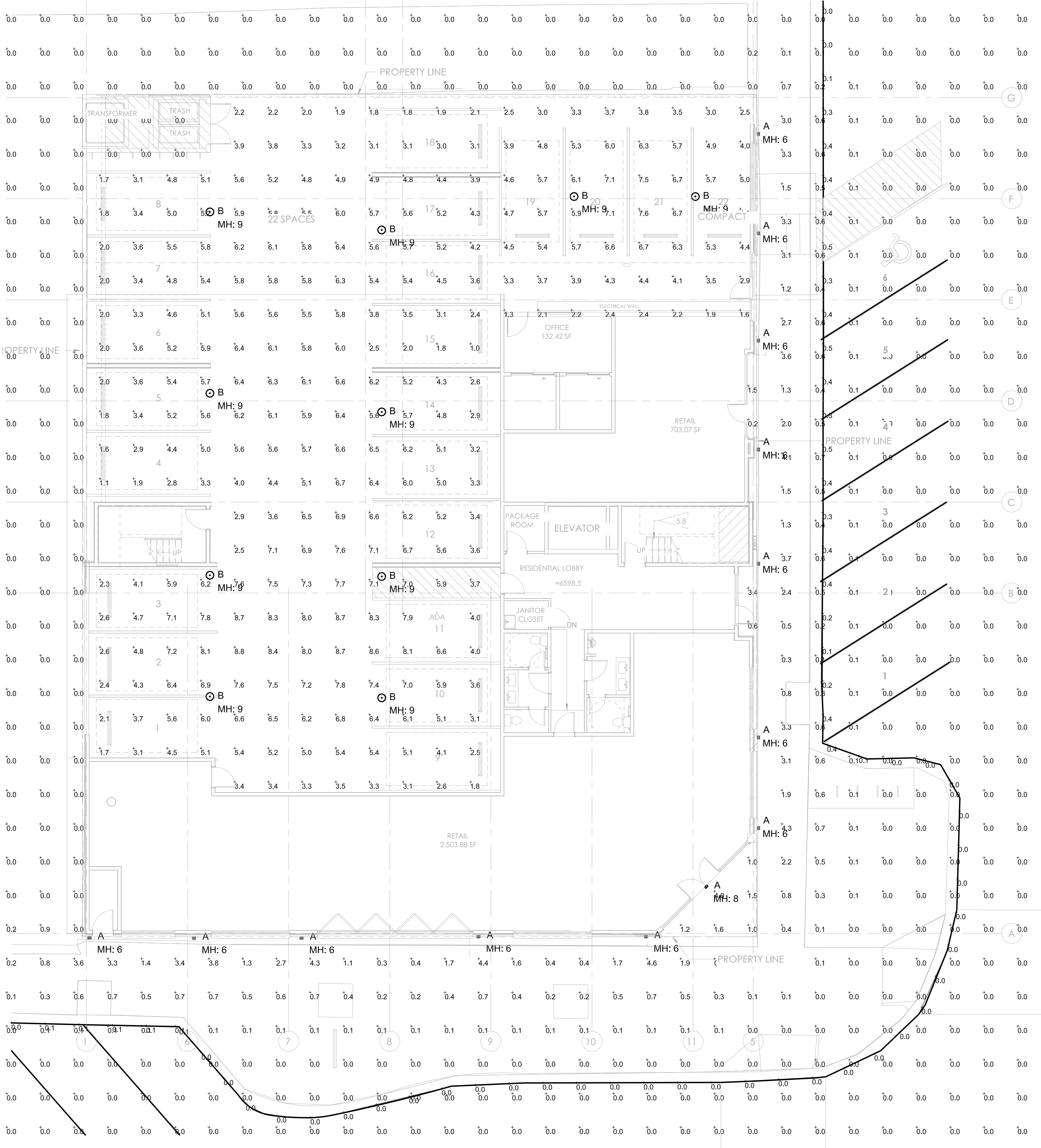
ISSUED
FOR: CONSTRUCTION

© NEO STUDIO

SCALE:

SHEET TITLE:
PHOTOMETRIC PLAN

PM1



LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG	BUG
	13	A	20.4	703	0.900	700OWPIT19B-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.

PITCH 19 OUTDOOR WALL

7000WPIT19B-LED930



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")



Bronze 3/4 View



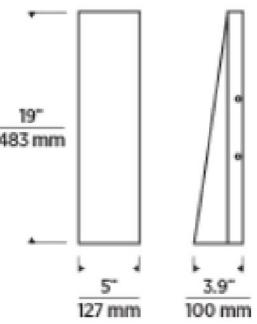
To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

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

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	5.5 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	120V ELV 277V ELV		
TYPE			
CCT	3000K		
CRI	90 CRI		
LED LIFETIME			
L70	>60000		
AVERAGE BULB HOURS			
FIELD SERVICEABLE LED			
LAMP BASE	Integrated LED		
LAMP SHAPE	Integrated LED		
LAMP INCLUDED?	True		
WARRANTY**	5 Years		

* Dimming information available at www.techlighting.com/lighting/dimming
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JAB INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
--	----------------	----------------------	-----------

This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JAB.

This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.

* 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



Product Certifications



Interactive Menu

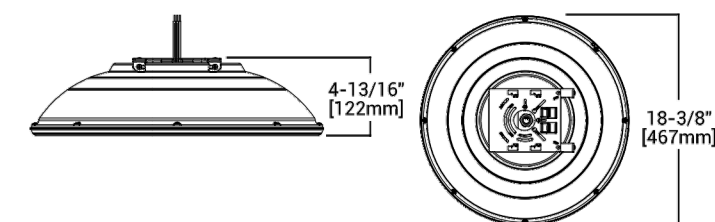
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4

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
CQ, MQ, WQ and RW D1-D5
DL D1-D4
Base luminaire weight: 18.2 lbs (8.3 kg)



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



PS50053124 page 1
April 23, 2024 4:21 PM

McGraw-Edison

TT TopTier

Ordering Information

SAMPLE NUMBER: TT-D3-740-24VDC-WQ-STM-30L-AP

Product Family	Configuration	Color Temperature	DC-Input Input Voltage	Distribution	Mounting ¹⁾	Lead Length ²⁾	Finish
TT TopTier BAA TT TopTier DL TT TopTier MQ TT TopTier RW TT TopTier TAA TT TopTier TAA TT TopTier TAA TT TopTier	D1=4,000 Nominal Lumens D2=6,500 Nominal Lumens D3=9,000 Nominal Lumens D4=12,000 Nominal Lumens D5=15,000 Nominal Lumens	735-76 CRI, 3000K CCT 735-76 CRI, 4000K CCT 735-76 CRI, 5000K CCT 830-80 CRI, 3000K CCT	12VDC-12V 24VDC-24V DC	CO=Concentrated MQ=Medium WQ=Wide RW=Rectangular Wide DL=Direct Lobe / Type 4	[Blank]=Surface Mount * TMB=Trunnion Mount with Connection Box DPM=Decorative Pendant Mount * WM=Wall Mount STM=Stem Mount by 1/2" conduit *	[Blank]=6' 3L=3' 3L=3' 4L=4' 7L=7' 10L=10' 15L=15' 14L=14'	RW=White AP=Anodized BZ=Brass BP=Black DP=Dark Platinum GM=Graphite Metallic

Options (Add as Suffix)	Accessories (Order Separately) ³⁾
CO=Clear Glass ⁴⁾ BL=Solid Glass ⁴⁾ UPL=UpLight TT=Trunnion Resistant Hardware NAT=Natatorium Finish	TT/WQ=Wire Guard ⁵⁾ TT/DL=DP-XL-Bird Guard ⁶⁾ TT/WQ=XX-House Side Shield ⁷⁾ DPMESL=XX-10" Pendant Mount Stem ⁸⁾ DPMESL=XX-12" Pendant Mount Stem ⁸⁾ DPMESL=XX-14" Pendant Mount Stem ⁸⁾ DPMESL=XX-16" Pendant Mount Stem with Tether ^{8,9)} DPMESL=XX-18" Pendant Mount Stem with Tether ^{8,9)} DPMESL=XX-20" Pendant Mount Stem with Tether ^{8,9)}

NOTES:
1. Other Pendant Mount Stem accessory.
2. Choose lead length for Surface Mount and Stem Mount only. TMB, DPM and WM lengths predetermined.
3. Not available with CO.
4. Standard with CO, option available with WQ only.
5. Specify color to place of CO.
6. Designed for use with Decorative Pendant Mount only.
7. Designed for use with Decorative Pendant Mount only.
8. Specify Lead Length for wire harness length.
9. TT/WQ and TT/DL cannot be installed together.
10. Only product configurations with these designated profiles are built to be compliant with the Bay Area Act of 1933 (BAA) or Trade Agreements Act of 1978 (TAA), respectively. Please refer to www.cooperlighting.com/legal for more information.
11. For installations in locations such as gyms, 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 tether (DPMST). Surface Mount, Trunnion Mount (TMB), Wall Mount (WM) and Stem Mount (STM) are prohibited in these applications.
12. Available in D1, D2, and D3.
13. Extended lead times may apply.

Product Specifications

- Construction
• Low profile, die-cast aluminum housing provides a clean, symmetric aesthetic

Optics

- Five optical distributions utilizing visual comfort waveguide technology
- 6 lumen packages from 3,097 to 10,072
- Integral uplight option utilizes a dedicated, 8W light engine, producing 920 lumens for reduced visual contrast and cave effect
- IBA Certified for 3000K CCT and warmer only. Not available with uplight option.

Electrical

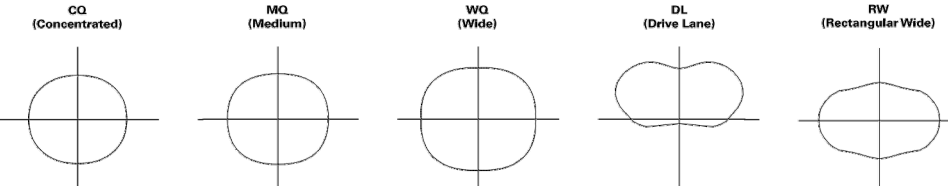
- D1-D5: -30C - 40C operating temperature
- Greater than 90% lumen maintenance expected at 50,000 hours. 70% lumen maintenance expected greater than 78,000 hours
- IP66 rated
- 1-10V dimming with 0V for Dim-to-Off standard
- DC drivers feature greater than 0.9 power factor and less than 20% total harmonic distortion

- 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
- For installations in locations such as gyms, arenas, sports complexes, multipurpose rooms, and any other locations where the fixture potentially will be subject to impacts from external sources, the stem kit with tether (DPMST*) is required.

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

- Warranty
• Five year limited warranty, consult website for details: www.cooperlighting.com/legal

Optical Distributions



PS50053124 page 2
April 23, 2024 4:21 PM



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

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

PROJ. NO. 24-12

DRAWN: LRP

CHECKED: LRP

APPROVED LRP

DATE: 01/16/2025

REVISIONS

02/19/2026

ISSUED
FOR: CONSTRUCTION

© NEO STUDIO

SCALE:

SHEET TITLE:
PHOTOMETRIC DETAILS

PM2

EE PROJ #241745



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