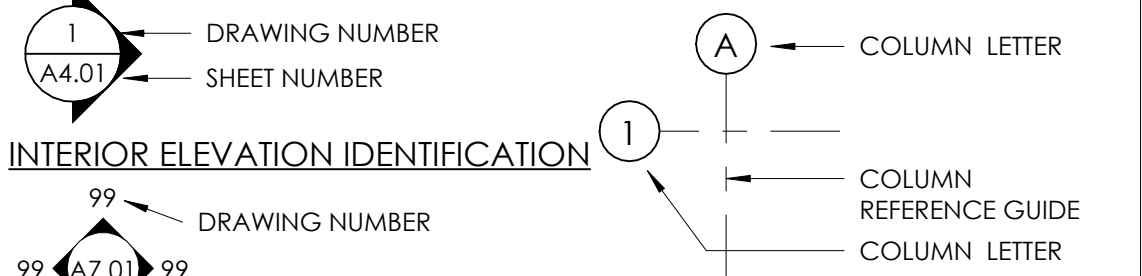


ABBREVIATIONS

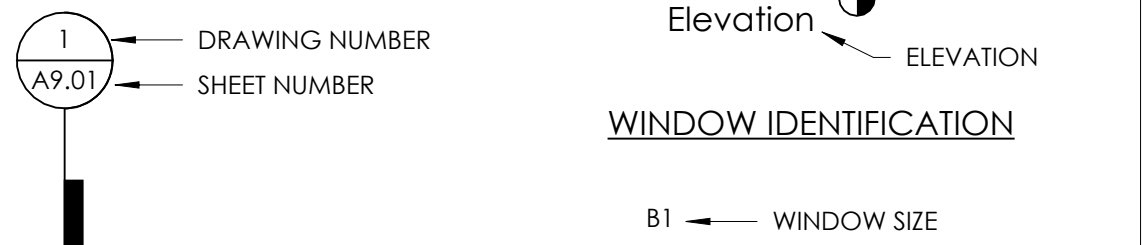
&	AND	GCMU	GLAZED CONCRETE	ROW	RIGHT OF WAY
<	ANGLE		MASONRY UNIT(S)	RBS	RUBBER BASE STRAIGHT
@	AT	GA	GAUGE	RBC	RUBBER BASE COVE
#	POUND(S) or NUMBER	GR	GRADE	RB	RUBBER BASE
AB	ANCHOR BOLT	GL	GLASS or GLAZING	RH	RIGHT HAND
AFB	ABOVE FINISHED FLOOR	GND	GROUND	RFL	RESILIENT FLOORING
AS	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	GALV	GALVANIZED	RECPT	RECEPTACLE
		GYP	GYPSUM	RBT	RUBBER TILE
ABV	ABOVE	GT	GLASS TILE	RVS	REVERSE (SIDE)
ACOUS	ACCOUSTICAL	GROUT	GROUT	RPM	REVOLUTIONS PER MINUTE
ACT	ACCOUSTICAL CEILING TILE	GI	GALVANIZED IRON	SRPT	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	SNH	SANITARY NAPKIN CABINET
ALT	ALTERNATE	HORIZ	HORIZONTAL	SND	SANITARY NAPKIN DISPENSER
AVE	AVENUE	HR	HOUR	SNR	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
		HWY	HIGHWAY	SEC	SECTION
ANOD	ANODIZED	HW	HOT WATER HEATER	SHWR	SHOWER
APPROX	APPROXIMATE	HWH	HOT WATER HEATER	SHT	SHEET
AV	AUDIO/VISUAL	HW	HOT WATER	SHTG	SEATHING
AVG	AVERAGE	HT	HEATER	SIM	SIMILAR
AWP	ACOUSTICAL WALL PANEL	IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR	SPECS	SPECIFICATION(S)
B.O.F.	BY OWNER, FUTURE			SQ	SQUARE
BD	BOARD			SF	SQUARE FEET
B.O.	BY OWNER	ID	INSIDE DIAMETER	STL	STEEL
BLDG	BUILDING	IN	INCH(ES)	STA	STATION
BIT	BITUMENOUS	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)
BRG	BEARING	INV	INVERT	SYM	SYMMETRICAL
BSMT	BASEMENT	INTMED	INTERMEDIATE	SYS	SYSTEM
B	BASE			SOFF	SOFFIT
C/J	CONTROL JOINT	INCL	INCLUD(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	KNOCKDOWN	T&G	TONGUE AND GROOVE
CAB	CABINET	KP	KICK PLATE	TK	TOWEL BAR
CA	CALLING	KIT	KITCHEN	TO	TOP OF
CCD	CONSTRUCTION CHANGE DIRECTIVE	KO	KNOCKOUT	TPD	TOILET PAPER DISPENSER
CFL	COUNTERFLASHING	LH	LEFT HAND	TPTN	TOILET PARTITION
CG	CORNER GUARD	LLH	LONG LEG HORIZONTAL	TV	TELEVISION
CM	CENTIMETERS	LLV	LONG LEG VERTICAL	TE	TELEPHONE
CMU	CONCRETE MASONRY UNIT	LAB	LAMINATOR	THK	THICK or THICKNESS
	CHANGE ORDER or CLEANOUT	LAM	LAMINATE	THD	THRESHOLD
CT	CERAMIC TILE	LAV	LAVATORY	TYP	TYPICAL
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LBK	LOCKER	TEMP	TEMPORARY or TEMPORATURE
		LT	LIGHT	TG	TEMPERED GLASS
CEM	CEMENTITIOUS	LTL	LINTEL	TBC	TOP OF BACK OF CURB
CK	CORK TILE	LVR	LOUVER	TS	TUBE 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	TCC	TOP OF CONCRETE
CTR	COUNTER	MAS	MASONRY	TERM	THERMOSTAT
COL	COLUMN	MATL	MATERIAL	USGS	U.S. GEOLOGICAL SURVEY
CONC	CONCRETE	MAX	MAXIMUM	UL	UNDERWRITERS LABORATORY
CONSTR	CONSTRUCTION	MECH	MECHANICAL	UON	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS	MECH	MECHANICAL	UOS	UNLESS OTHERWISE SPECIFIED
CONTR	CONTRACTOR	MPL	MECHANICAL ELECTRICAL and PLUMBING	UNFIN	UNFINISHED
CORR	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	MTD	MOUNT(ED)	VWC	VINYL WALL COVERING
CY	CUBIC YARD	MUL	MULLION	VERT	VERTICAL
DEG	DEGREE	MED	MEDIUM	VEST	VESTIBULE
DAMP	DAMP-PROOFING	MAG	MAGNETIC	VIN	VINYL or SHEET VINYL
DF	DRINKING FOUNTAIN	MACH	MACHINERY	VAR	VARY or VARIES
DBL	DOUBLE	MM	MILLIMETERS	VER	VERIFY
DEPT	DEPARTMENT	MM	MILLIMETERS	VENT	VENTILATION
DET	DETAIL	MAN	MANHOLE	VOL	VOLUME
DA	DAMETER	MEZ	MEZZANINE	WD	WOOD
DM	DIMENSION	MB	MOISTURE BARRIER	W	WEST or WIDE
DN	DOWN	N	NORTH	W/C	WATER CLOSET
DSP	DISPENSER	NJ	NEW	WPT	WORKING POINT
DR	DOOR	NIC	NOT IN CONTRACT	W/R	WATER RESISTANT
DS	DOWNSPOUT	NTS	NOT TO SCALE	NOM	NOMINAL
DWG	DRAWING	NO	NUMBER	NRC	NOISE REDUCTION COEFFICIENT
DWR	DRAWER	OA	OVERALL	OC	ON CENTER
DV	DIVISION	OD	OUTSIDE DIAMETER	ODO	OUTSIDE-TO-OUTSIDE
DIAG	DIAGONAL	OFF	OFFICE	OPH	OPPOSITE HAND
DEMO	DEMOLISH or DEMOLITION	CH	CHIMNEY	OPNG	OPENING
EJ	EXPANSION JOINT	OP	OPPOSITE	OPP	OPPOSITE
(E)	EXISTING	PC	PREFAB	PC	PREFAB
EB	EXPANSION BOLT	PAC	PREVIOUSLY AWARDED CONTRACT		
E	EAST	P/L	PROPERTY LINE		
ED	EXHAUST DUCT	PLAM	PLASTIC LAMINATE		
EF	EXHAUST FAN or EACH FACE	PSF	POUNDS PER SQUARE FOOT		
EW	ELECTRIC WATER COOLER	PSI	POUNDS PER SQUARE INCH		
EA	EACH	EQ	EQUAL		
EL	ELEVATION	EQIP	EQUIPMENT		
ELEC	ELECTRICAL	EXT	EXTERIOR		
ELEV	ELEVATOR	ES	EACH SIDE		
EMER	EMERGENCY	EW	ELECTRIC WATER HEATER		
ENGR	ENGINEER	EW	EACH WAY		
EOS	EDGE OF SLAB	EST	ESTIMATE		
EQ	EQUAL	FAC	FIRE ALARM CABINET		
EQUIP	EQUIPMENT	FA	FIRE ALARM		
EXT	EXTERIOR	FACP	FIRE ALARM CONTROL PANEL		
ES	EACH SIDE	FBO	FURNISHED BY OTHER(S)		
EW	ELECTRIC WATER HEATER	FD	FLOOR DRAIN or FIRE DAMPER		
EW	EACH WAY	FE	FIRE EXTINGUISHER		
EST	ESTIMATE	FEC	FIRE EXTINGUISHER CABINET		
FAC	FIRE ALARM CABINET	FFL	FINISHED FLOOR LINE		
FA	FIRE ALARM	FHC	FIRE HOSE CABINET		
FACP	FIRE ALARM CONTROL PANEL	FR	FIRE RESISTIVE or FIRE RATED		
FBO	FURNISHED BY OTHER(S)	FDN	FOUNDATION		
FD	FLOOR DRAIN or FIRE DAMPER	FN	FINISH(ED)		
FE	FIRE EXTINGUISHER	FMT	FIXTURE		
FEC	FIRE EXTINGUISHER CABINET	FLG	FLASHING		
FFL	FINISHED FLOOR LINE	FLR	FLOORING		
FHC	FIRE HOSE CABINET	FLUOR	FLUORESCENT		
FR	FIRE RESISTIVE or FIRE RATED	FRT	FIRE RETARDANT TREATED FIBERGLASS REINFORCED PANEL(ING)		
FDN	FOUNDATION	FRP	FIBERGLASS REINFORCED PANEL(ING)		
FN	FINISH(ED)	FT	FOOT (FEET)		
FMT	FIXTURE	FTG	FOOTING		
FLG	FLASHING	FURR	FURRED or FURRING		
FLR	FLOORING	FUT	FUTURE		
FLUOR	FLUORESCENT	F	FARENHEIT		
FRT	FIRE RETARDANT TREATED FIBERGLASS REINFORCED PANEL(ING)	FVC	FIRE VALVE CABINET		
FRP	FIBERGLASS REINFORCED PANEL(ING)	PHMS	FLAT HEAD MACHINE SCREW		
		FH	FIRE HYDRANT		
		FF	FINISHED FLOOR		
		FURN	FURNISH(ED)		
		FOM	FACE OF MASONRY		
		FOF	FACE OF FINISH		
		FOS	FACE OF STUD		
		FOC	FACE OF CONCRETE		
		PHWS	FLAT HEAD WOOD SCREW		
		FHV	FIRE HOSE VALVE		
		GW8	GYPSUM WALLBOARD		
		GC	GENERAL CONTRACTOR		
		GR	GYPSUM BOARD		
		GYP	GYPSUM BOARD		
		BD.			

GRAPHIC STANDARDS

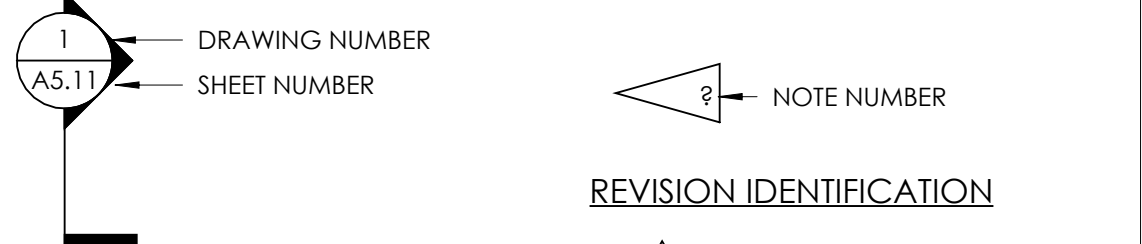
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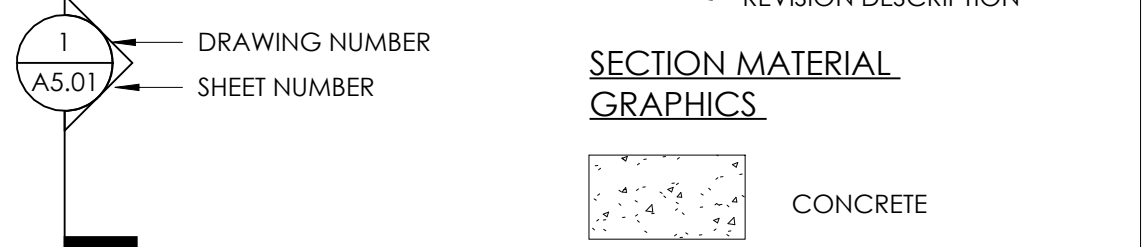
DETAIL IDENTIFICATION



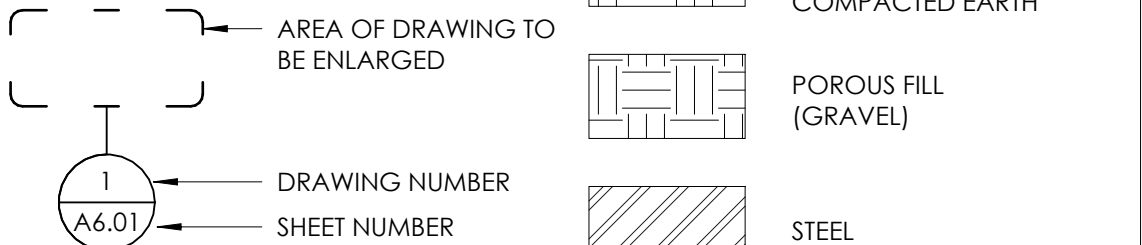
WALL SECTION IDENTIFICATION



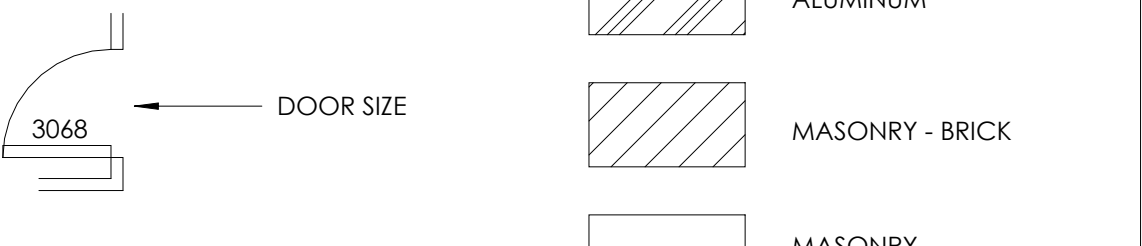
BUILDING SECTION IDENTIFICATION



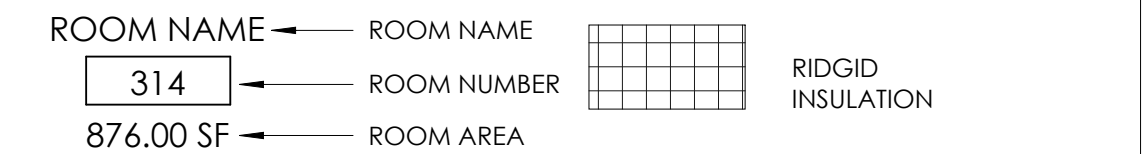
ENLARGED DETAIL IDENTIFICATION



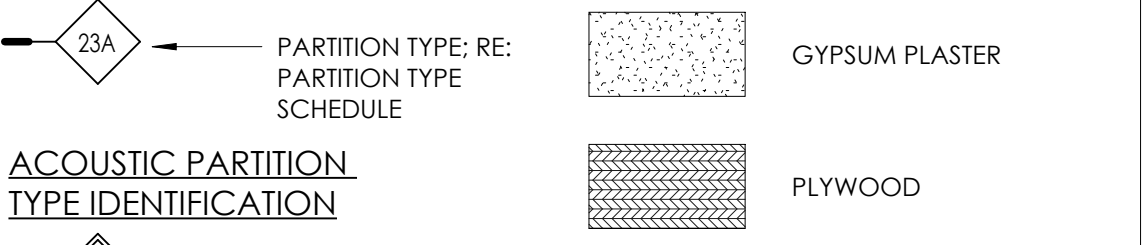
DOOR IDENTIFICATION



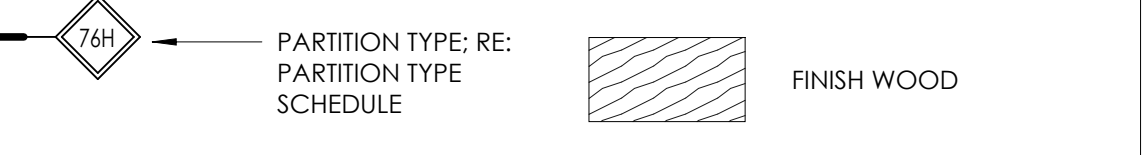
ROOM/SPACE/AREA IDENTIFICATION



PARTITION TYPE IDENTIFICATION



ACOUSTIC PARTITION TYPE IDENTIFICATION



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

02/25/2025

PROJECT TEAM

OWNER
PERFORMANCE OUTDOORS
215 BROADWAY STREET
EAGLE, CO. 81631
POC:JAKE ROUGH
P:970-471-8233
JAKE@PERFORMANCEOUTDOOR.COM
CIVIL
ALPINE ENGINEERING, INC.
P.O. BOX 97
EDWARDS, CO. 81632
P:970-926-3373
WADEY@ALPINECIVIL.COM

ARCHITECT
NEO STUDIO, LLC
3560 WALNUT STREET
DENVER, CO 80205
POC:MICHAEL NODA
P:303 758 3800
MICHAEL@NEOSTUDIOARCH.COM
LANDSCAPE
COMPANY
ADDRESS
CITY STATE ZIP
POC:NAME
P:VOICE
EMAIL@SOMEONE.COM

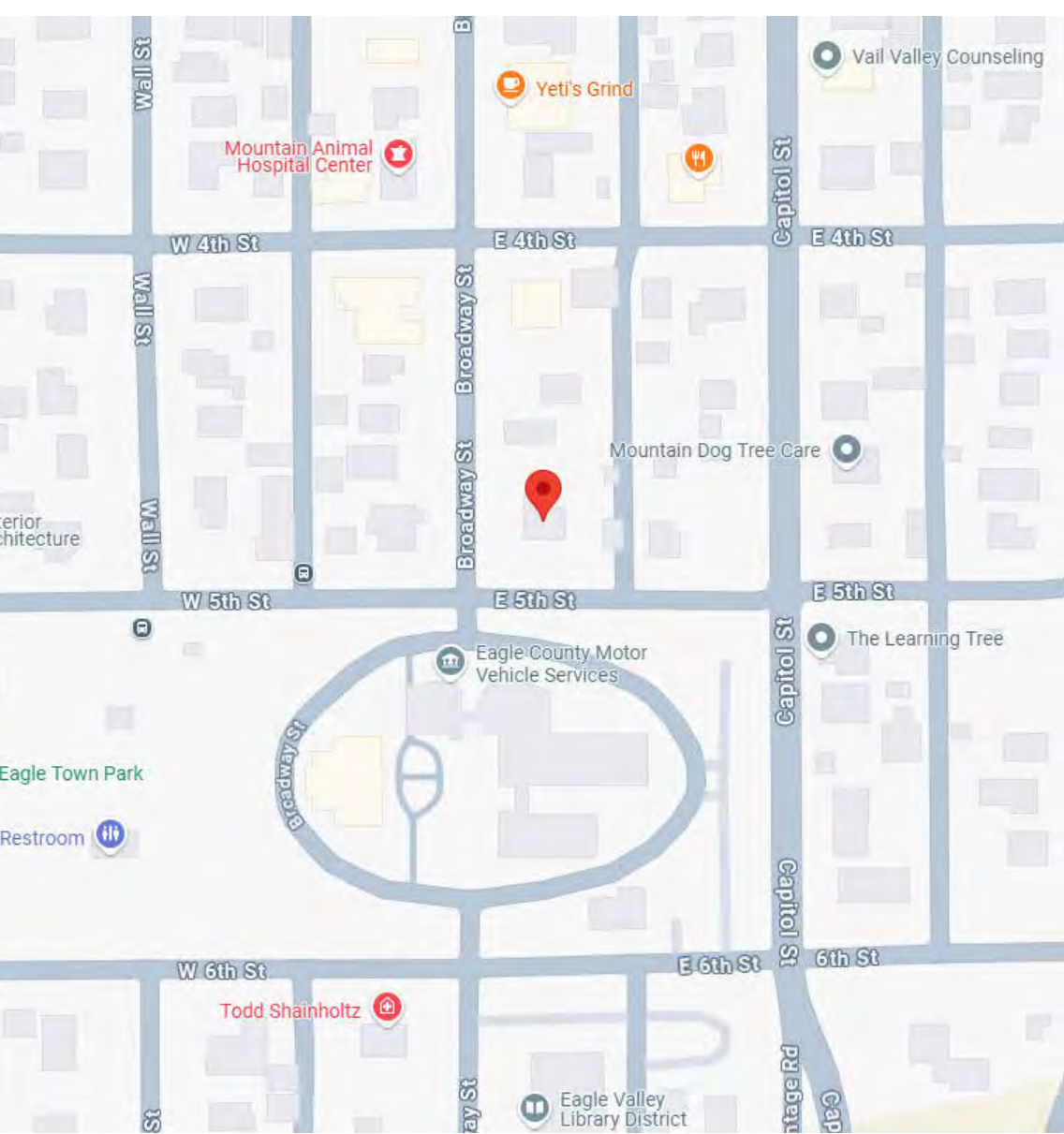
CONTRACTOR
COMPANY
ADDRESS
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EMAIL@SOMEONE.COM

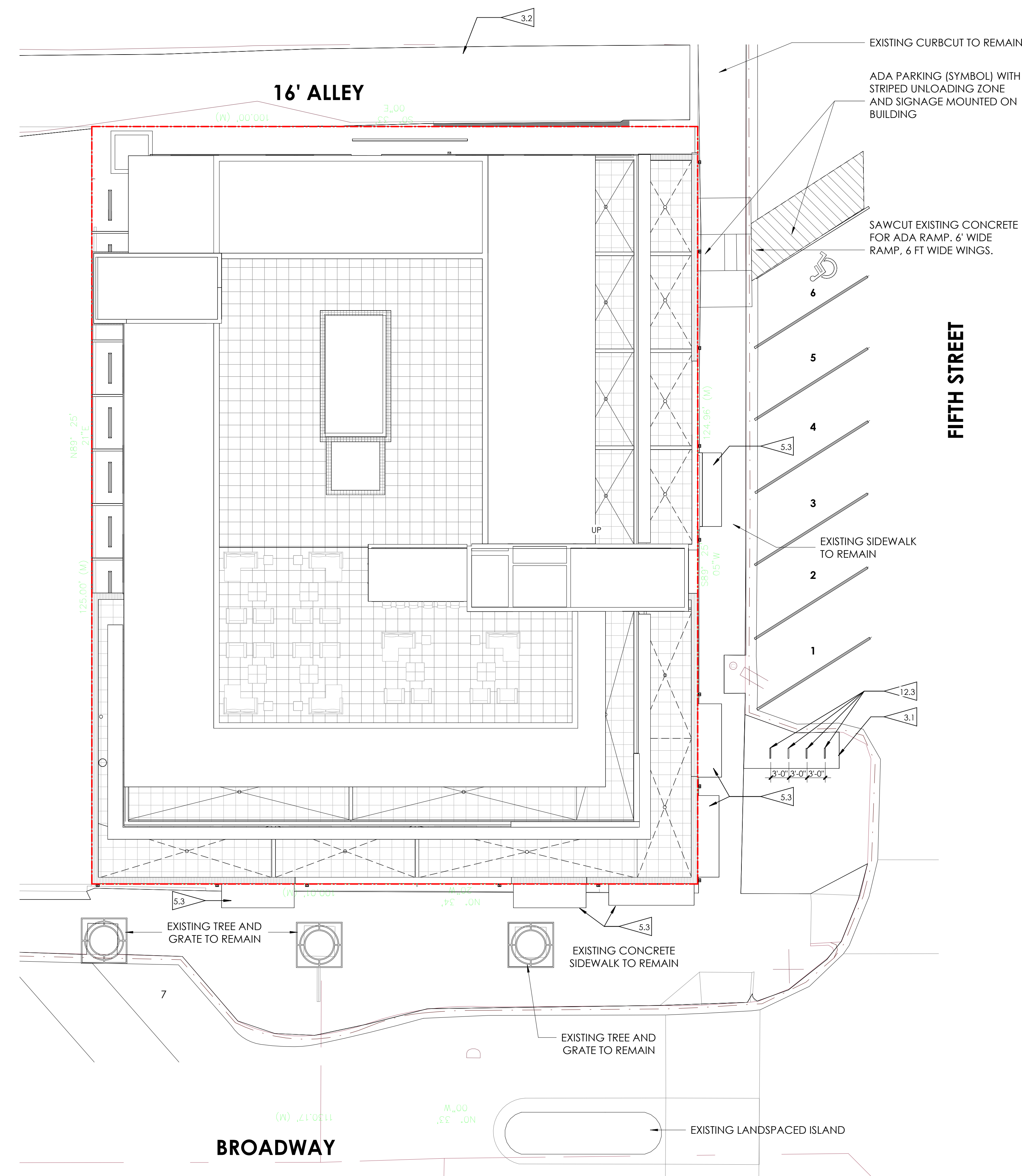
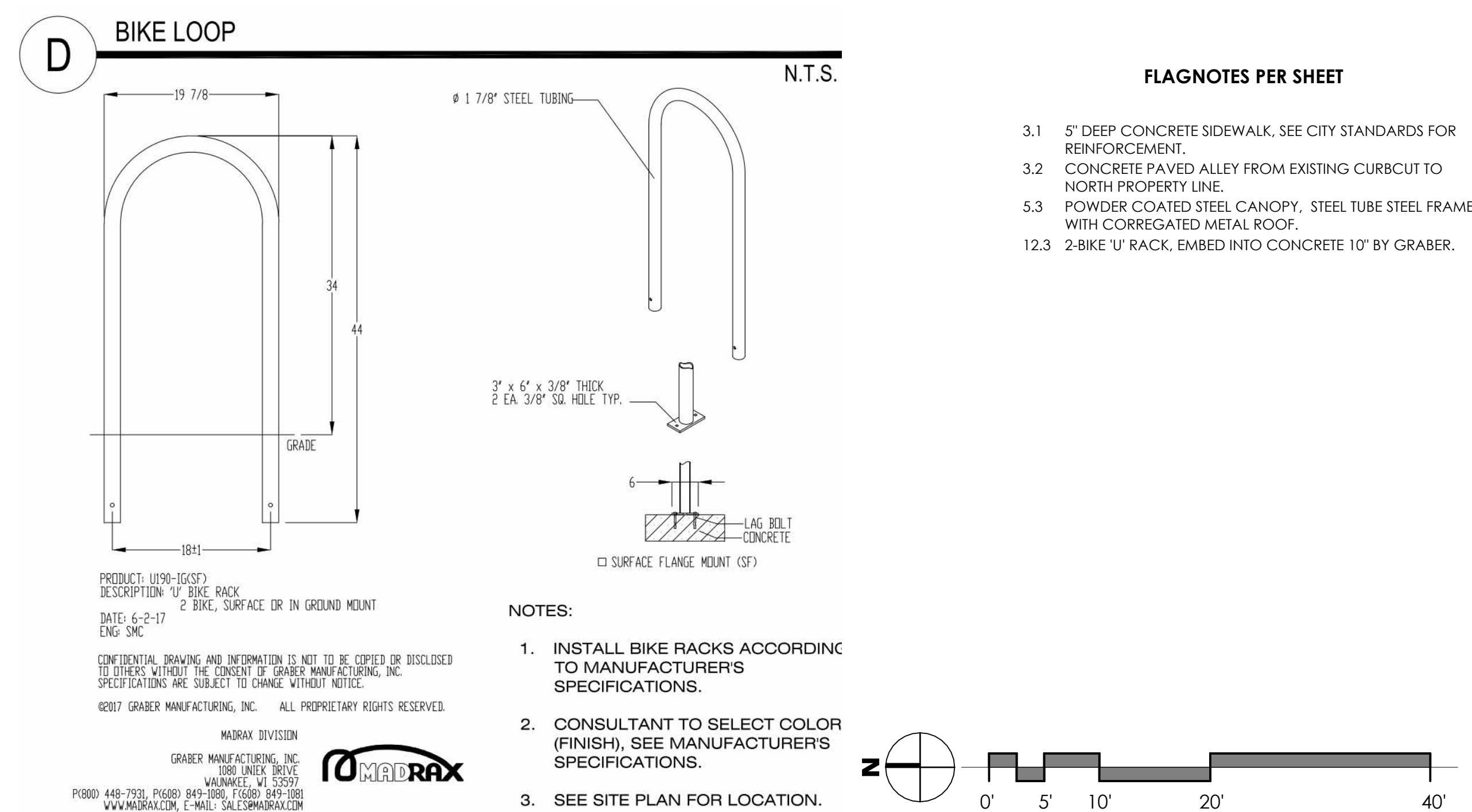
SURVEY
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
POC:NAME
P:VOICE
EMAIL@SOMEONE.COM

SOILS
KUMAR & ASSOCIATES, INC
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, CO 81601
POC:NAME
P:VOICE
EMAIL@SOMEONE.COM

ELECTRICAL
12005 ANTELOPE TRAIL
PARKER, CO 80138
POC:NAME
P:VOICE
EMAIL@SOMEONE.COM

VICINITY MAP

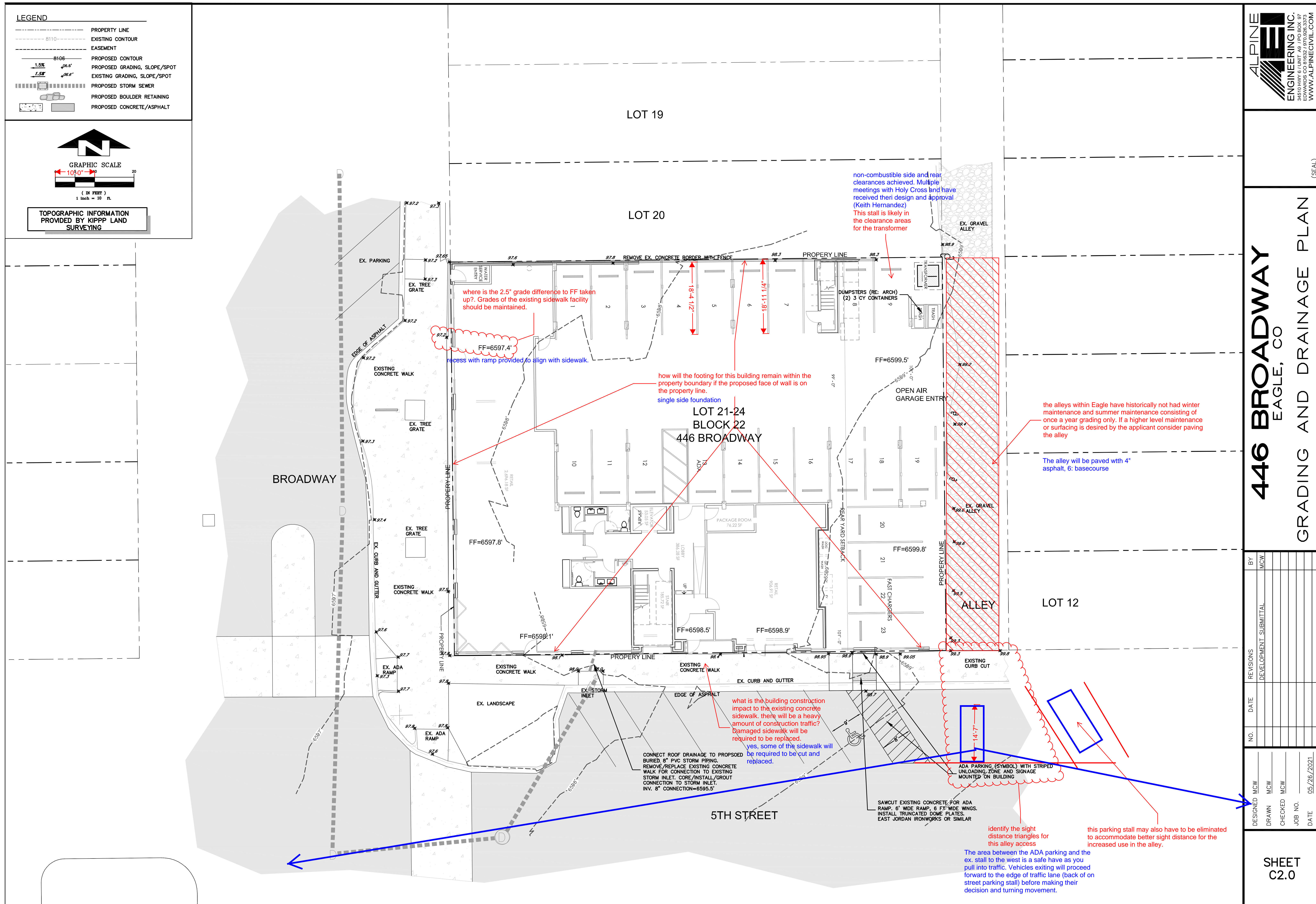




GRADING AND DRAINAGE PLAN

	DESIGNED	MCW		NO.	DATE	REVISIONS	BY
	DRAWN	MCW				DEVELOPMENT SUBMITTAL	MCW
	CHECKED	MCW					
	JOB NO.						

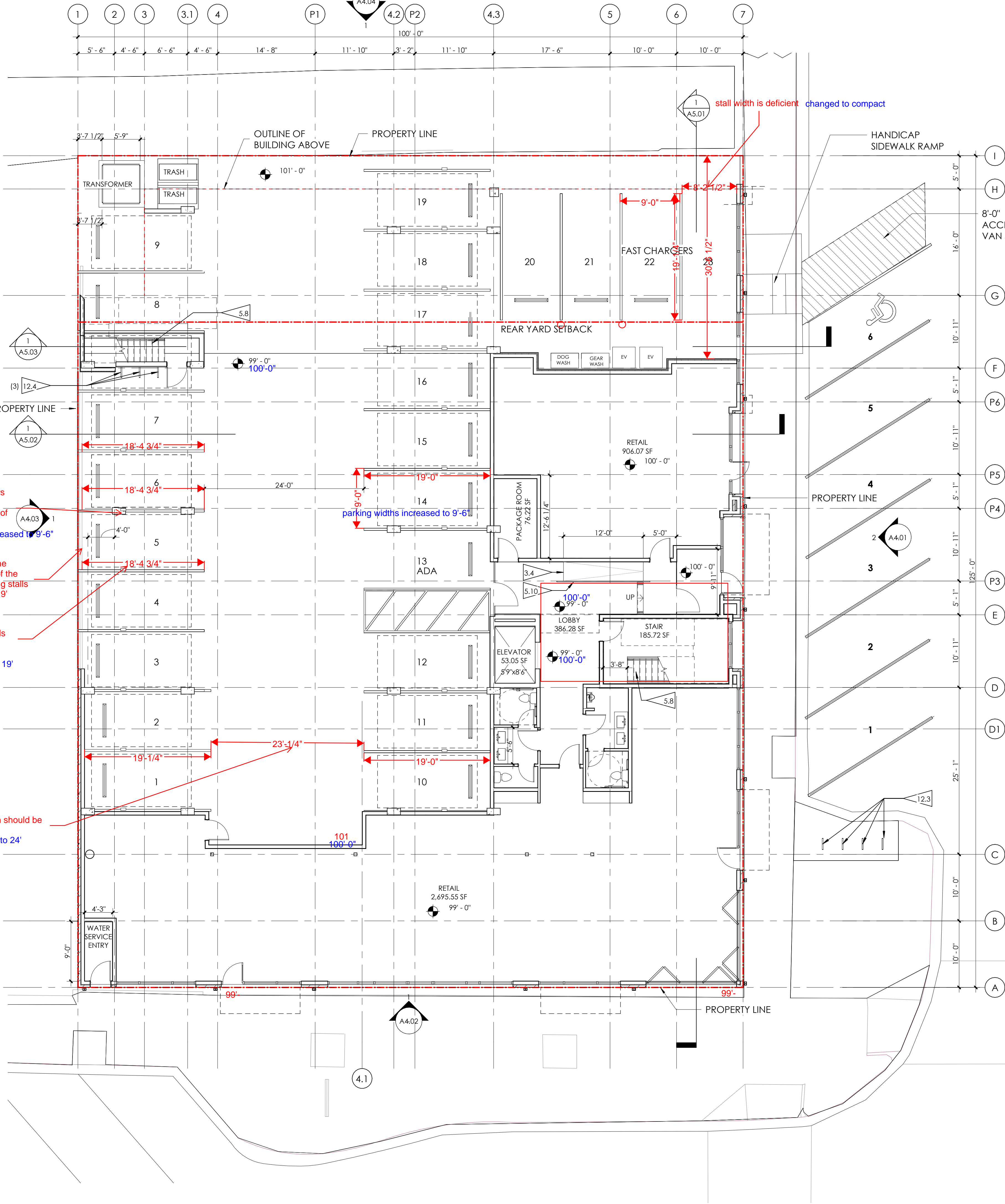
SHEE
C2.0



2/25/2025 9:18:19 AM

1 LEVEL 1 FLOOR PLAN

1/8" = 1'-0"



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 7/8" (2639 MM)
Overall Length - C	174 3/8" (4429 MM)
Max Lifting - D	82 11/16" (2106 MM)
Max Lifting - E	3 15/16" (100 MM)
Lifting Time	~60SEC
Width between columns - F	82" (2038 MM)
Drive Clearance - G	88 9/16" (2199 MM)
Motor	3 HP, 110V, 60 HZ, 1ph
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
- Proofed 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:

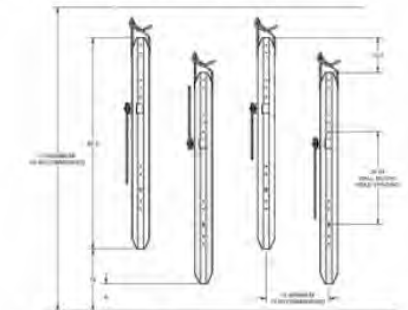
PARKING:

23 GARAGE SPACES
18 STACKERS

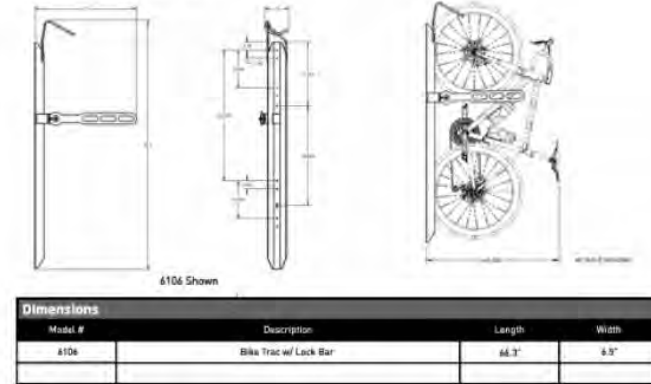
7 ON STREET PARKING SPACES
46 PARKING SPACES

Bike Tracs

Recommended Setbacks



Product Dimensions



WALL MOUNTED BIKE RACK

FLAGNOTES PER SHEET

- 3.4 CONCRETE SLAB ON GRADE HANDICAP RAMP, PROVIDE BRUSH TEXTURE.
- 5.8 METAL PAN STAIR W/ CONCRETE TREADS, PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL, SUPPORT AT STRINGERS ONLY.
- 5.10 STEEL GUARDRAIL - PAINT.
- 12.3 2-BIKE 'U' RACK, EMBED INTO CONCRETE 10" BY GRABER.
- 12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL, PROVIDE BLOCKING IN WALL.

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

INTERIOR FURRING PARTITION

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

INTERIOR WALL:

- 22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.
- 24 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X GYP. BD. 1 - HOUR FIRE RATED PER WP3510
- 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.
- 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.

DEMISING WALL:

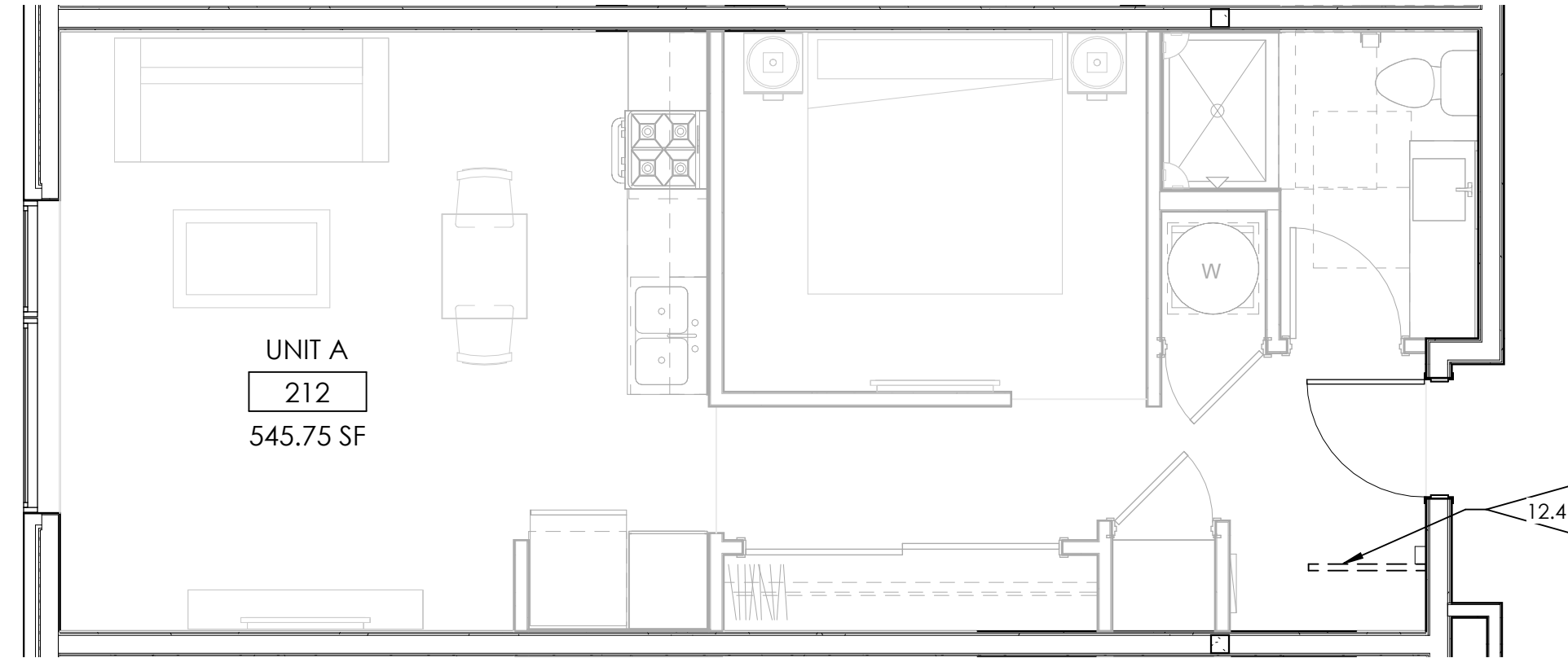
- 5 5/8" GYP. BD., RESILIENT CHANNEL 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244

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

FLAGNOTES PER SHEET

- 5.8 METAL PAN STAIR W/ CONCRETE TREADS, PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL, SUPPORT AT STRINGERS ONLY.
12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL, PROVIDE BLOCKING IN WALL.



2 TYPICAL UNIT PLAN
1/4" = 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" 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:

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

EXTERIOR WALL:

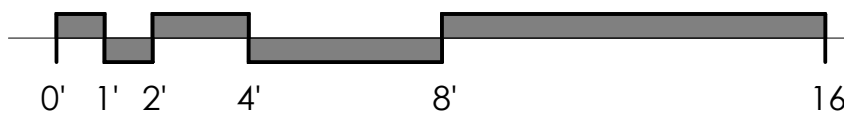
- 34 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS), CONTINUOUS WEATHER BARRIER, 1/2" OSB SHEATHING, 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-27 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.
36 1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR 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:

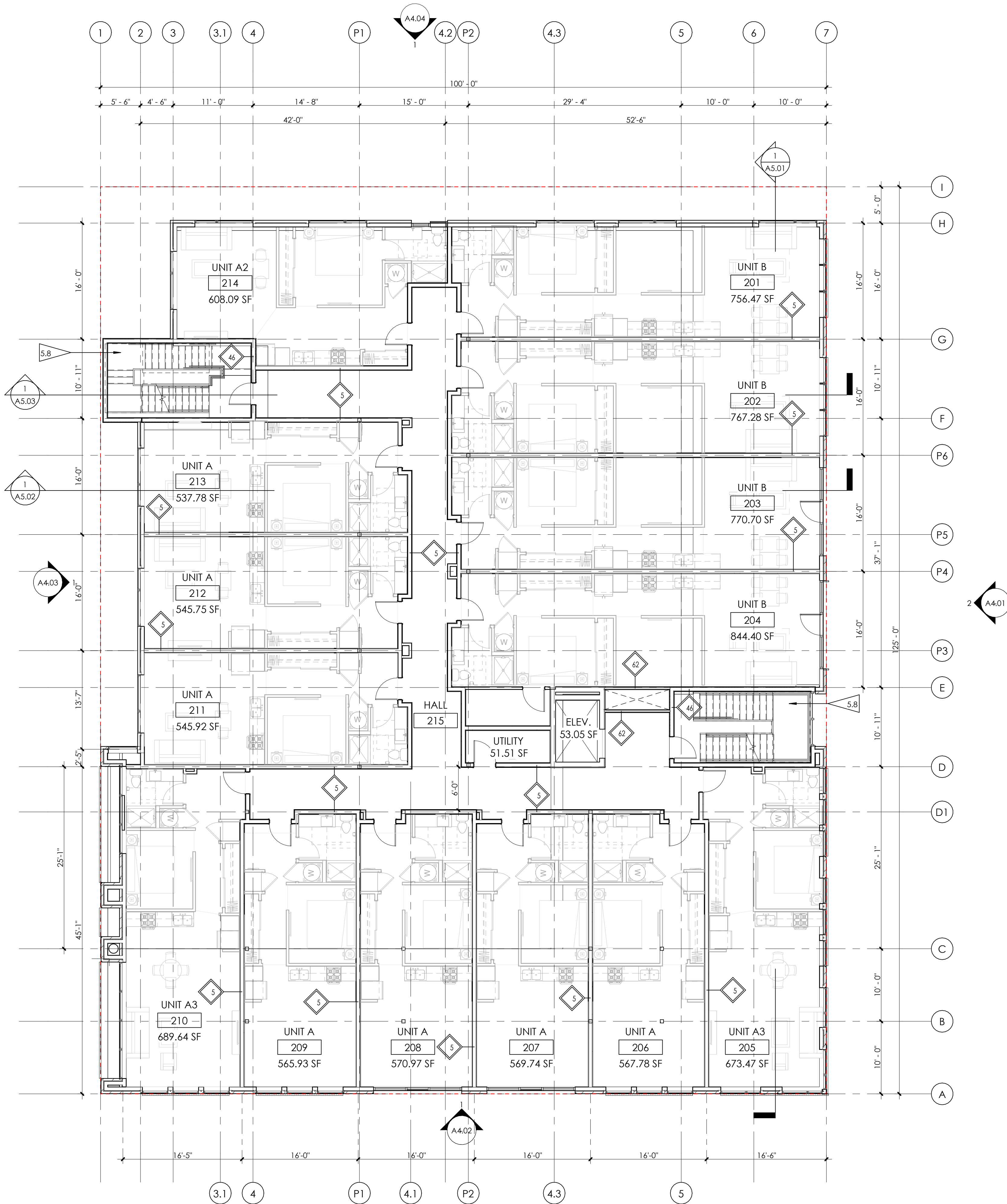
- 62 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFFCO 1-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.

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.

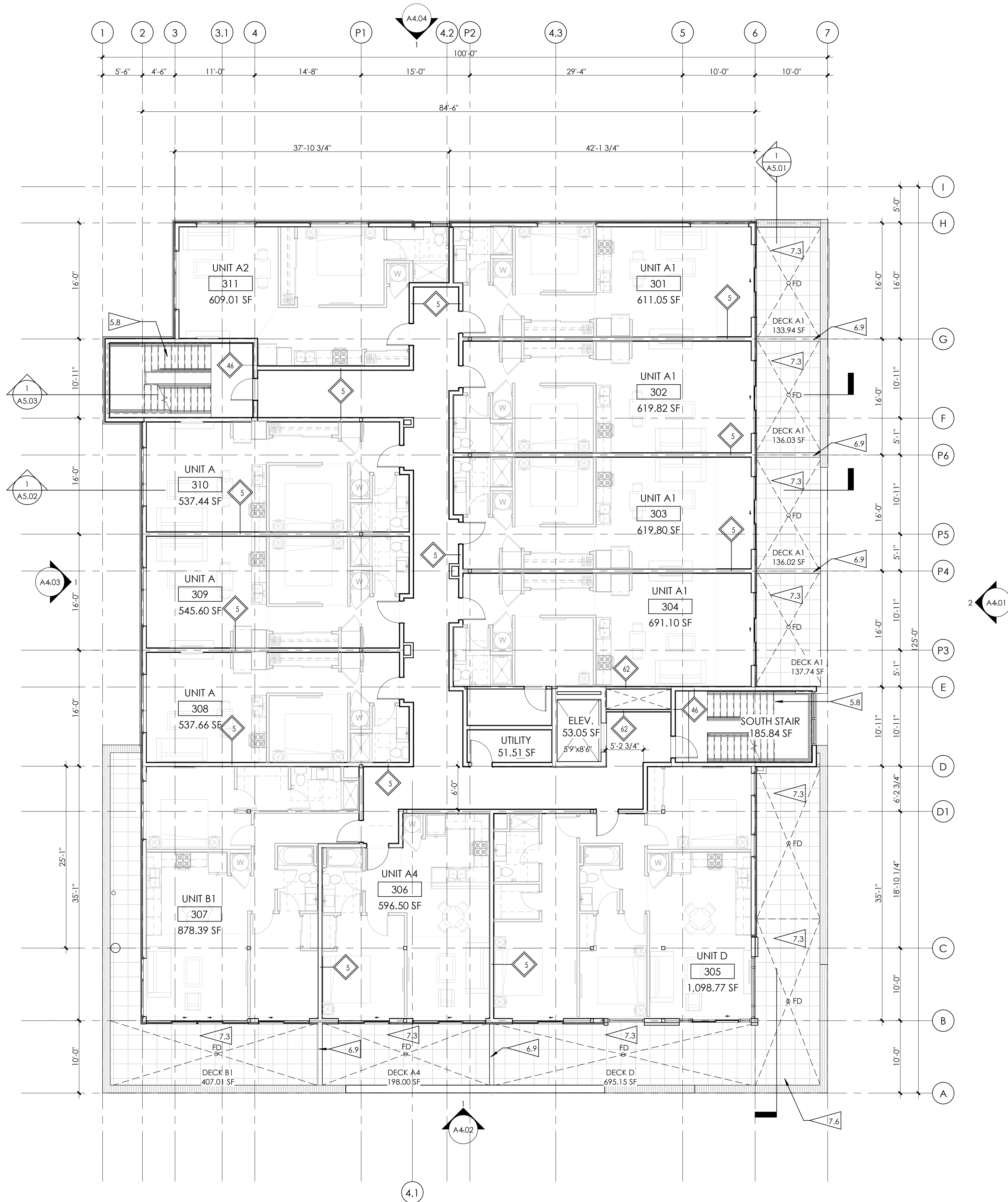


1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



FLAGNOTES PER SHEET

- 5.8 METAL PAN STAIR W/ CONCRETE TREADS, PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL, SUPPORT AT STRINGERS ONLY.
- 6.9 BALCONY DIVIDER WALL: METAL PANEL SIDING, FULLY ADHERED MEMBRANE WATERPROOFING, SHEATHING, 2X4 WOOD SIDING AT 16" O.C. SHEATHING, MEMBRANE, METAL PANEL SIDING. PROVIDE MATCHING METAL COPING CAP.
- 7.3 RUBBER PAVER WITH INTEGRATED DRAINAGE MAT OVER FULLY ADHERED TPO MEMBRANE ROOF. SLOPE TO DRAIN.
- 7.6 DECK OVER HEATED SPACE: SHEATHING, COVERBOARD, FULLY ADHERED TPO MEMBRANE, PROTECTION/DRAINAGE MAT, INTERLOCKING RUBBER DECK PADS.



1 LEVEL 3 FLOOR PLAN
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 HAVE 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

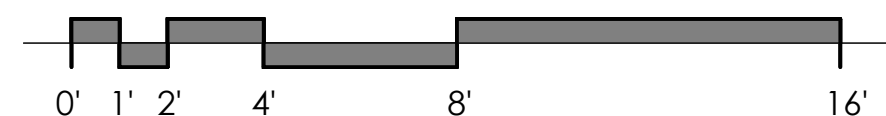
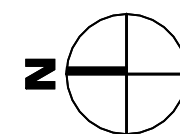
PARTITION TYPES

INTERIOR FURRING PARTITION

- 14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD
- 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:
5/8" GYP. BD., RESILIENT CHANNEL 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD., 1 - HOUR FIRE RATED PER WP 3244

EXTERIOR WALL:

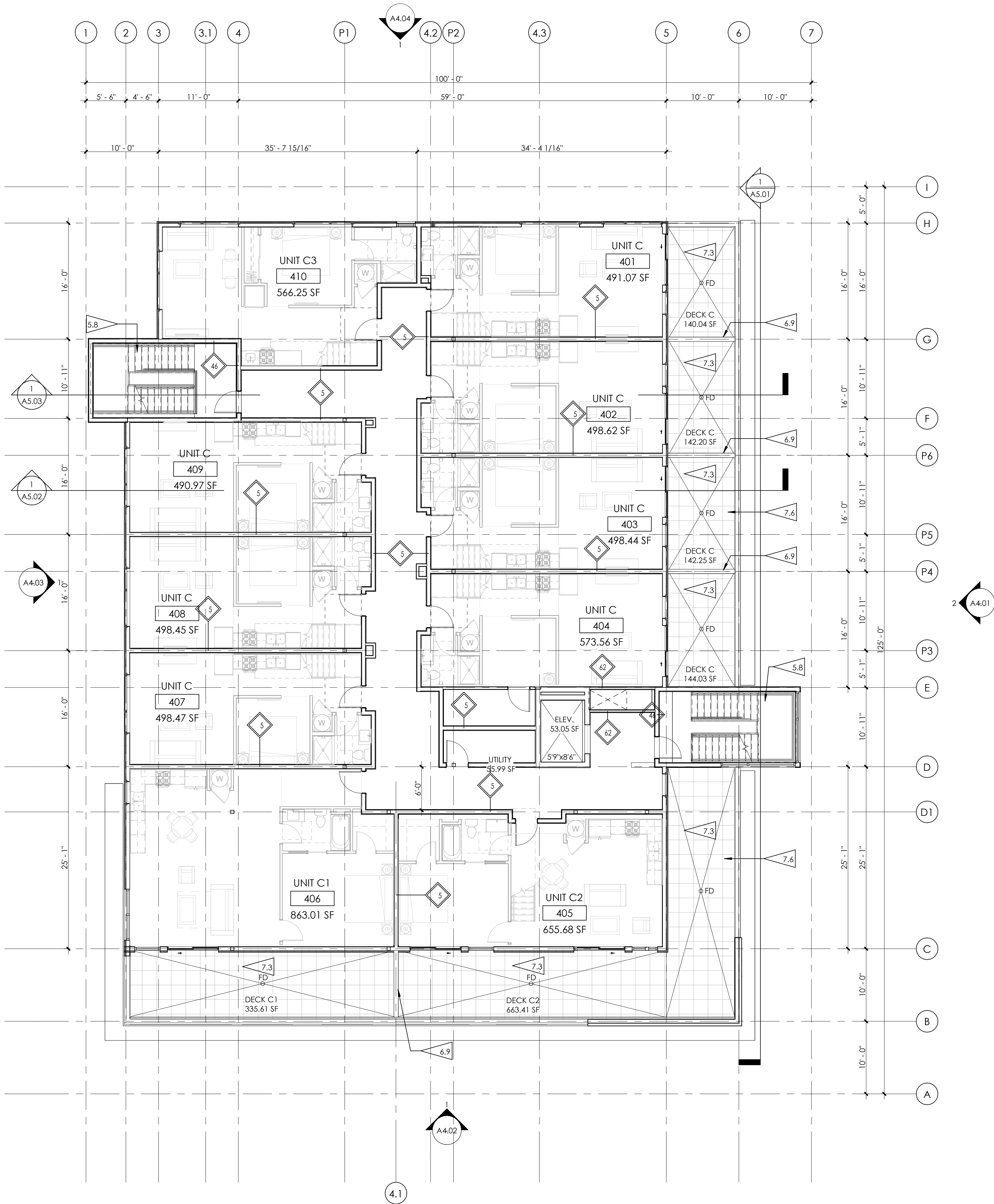
- 34 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS), CONTINUOUS WEATHER BARRIER, 1/2" OSB SHEATHING, 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-27 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.
- 36 1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR 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" SCAFFO I STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.
- 46 FIRE BARRIER: 2-HOUR:
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.



2/25/2025 9:18:28 AM

1 LEVEL 4 FLOOR PLAN

1/8" = 1'-0"



FLAGNOTES PER SHEET

- 5.8 METAL PAN STAIR W/ CONCRETE TREADS, PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL, SUPPORT AT STRINGERS ONLY.
- 6.9 BALCONY DIVIDER WALL: METAL PANEL SIDING, FULLY ADHERED MEMBRANE WATERPROOFING, SHEATHING, 2X4 WOOD SIDING AT 16" O.C. SHEATHING, MEMBRANE, METAL PANEL SIDING. PROVIDE MATCHING METAL COPING CAP.
- 7.3 RUBBER PAVER WITH INTEGRATED DRAINAGE MAT OVER FULLY ADHERED TPO MEMBRANE ROOF. SLOPE TO DRAIN.
- 7.6 DECK OVER HEATED SPACE: SHEATHING, COVERBOARD, FULLY ADHERED TPO MEMBRANE, PROTECTION/DRAINAGE MAT, INTERLOCKING RUBBER DECK PADS.

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

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

PROJ. NO. 24-12
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 02/25/2025
REVISIONS

ISSUED
FOR: SITE REVIEW

© NEO STUDIO

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

SHEET TITLE:
LEVEL 4 FLOOR PLAN

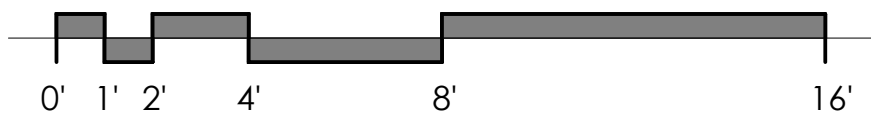
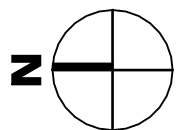
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GENERAL PLAN NOTES

- 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
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- 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.
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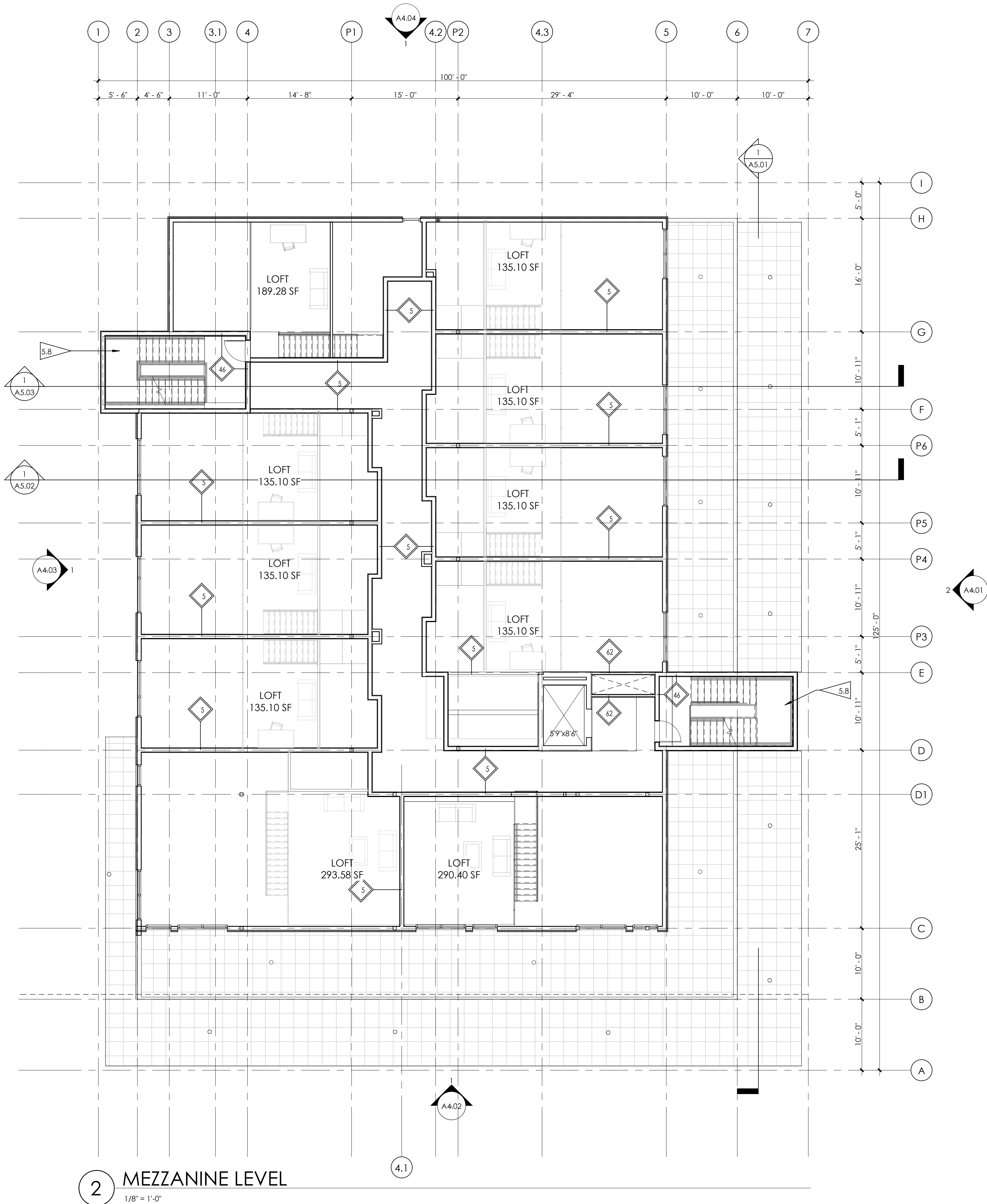
PARTITION TYPES

- INTERIOR FURRING PARTITION**
- 14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD
- INTERIOR WALL:**
- 22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.
- 24 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X GYP. BD. 1 - HOUR FIRE RATED PER WP3510
- 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.
- 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.
- DEMISING WALL:**
- 5 5/8" GYP. BD., RESILIENT CHANNEL 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244
- 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" SCAFFCO 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.



FLAGNOTES PER SHEET

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

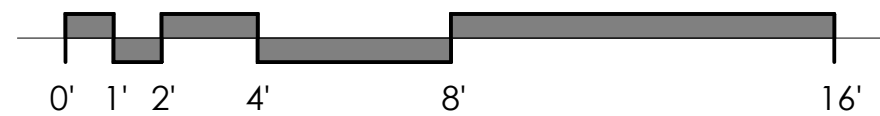


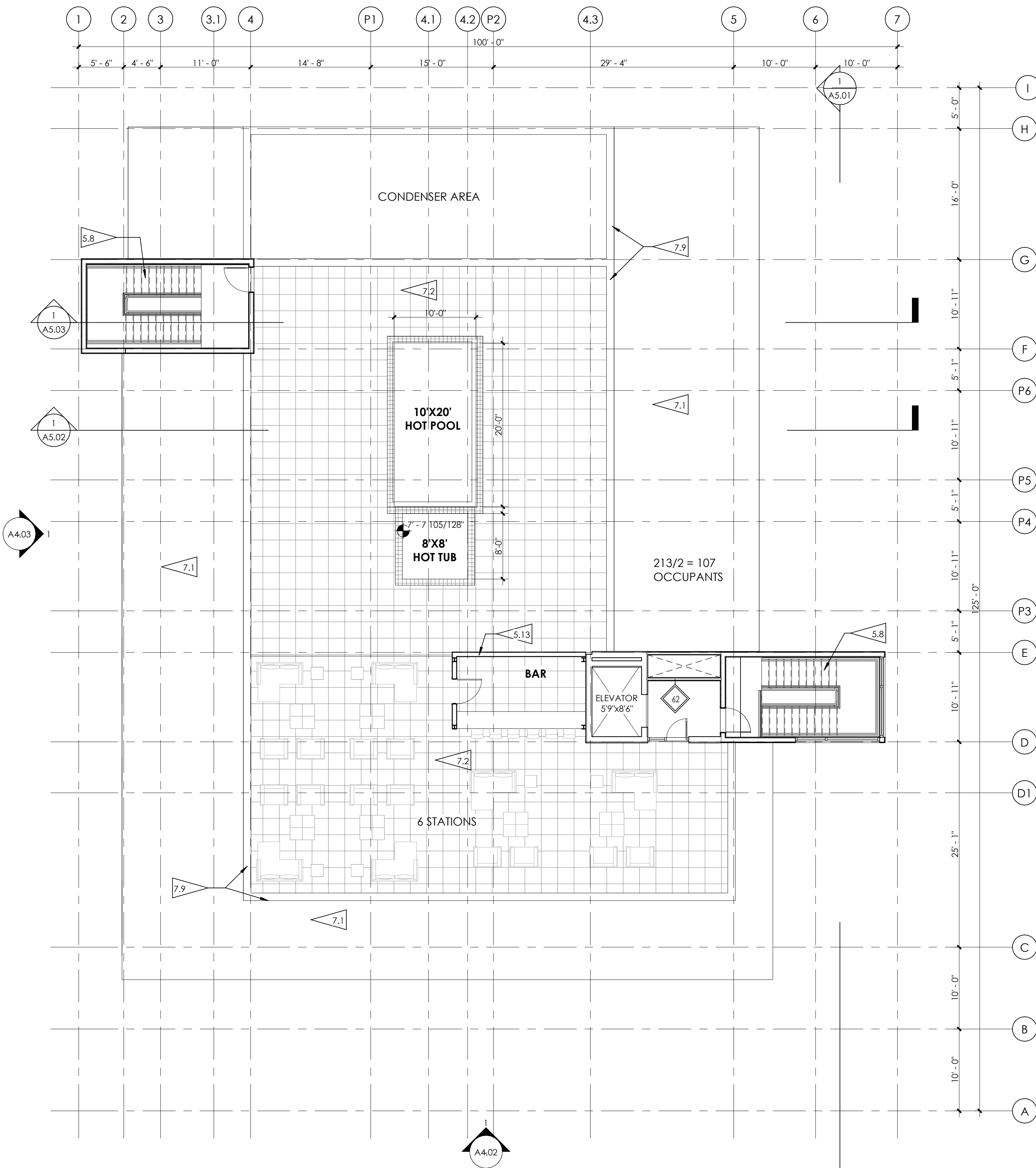
GENERAL PLAN NOTES

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- FURNITURE IS N.I.C. U.N.O.
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- 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.
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- 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.
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- 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
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- EXTEND DRYWALL TO CREATE FLUSH WALL FINISH WHERE DIFFERENT WALL TYPES INTERSECT
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- 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

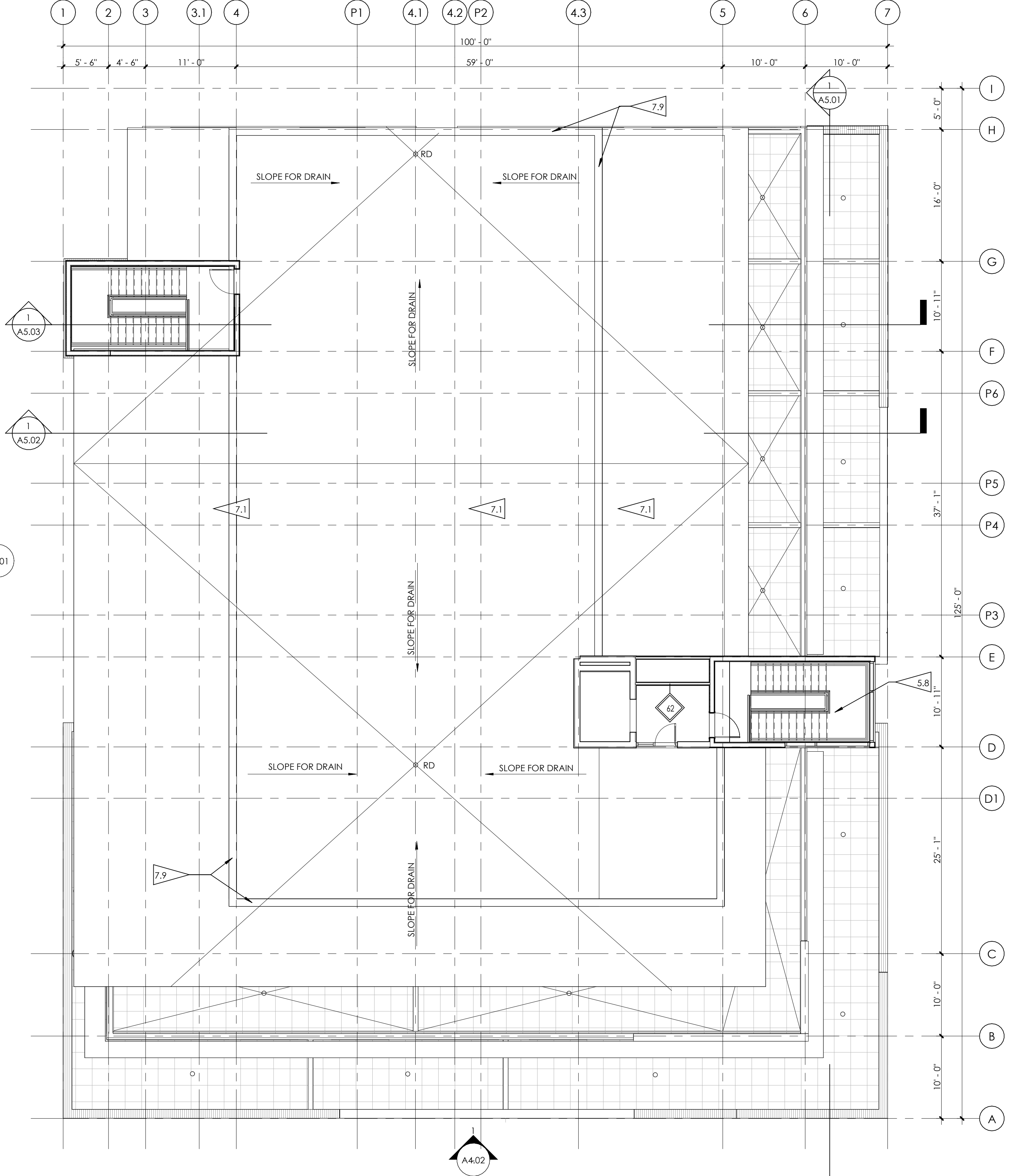
- | | |
|--|---|
| INTERIOR FURRING PARTITION
2 X 4 STUD, 1/2" GYPSUM WALL BOARD | EXTERIOR WALL:
TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS), CONTINUOUS WEATHER BARRIER, 1/2" OSB SHEATHING, 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD., 34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING |
| INTERIOR WALL:
5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. | 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. |
| 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:
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. |
| 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:
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. |
| 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD. | |
| DEMISING WALL:
5/8" GYP. BD., RESILIENT CHANNEL 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD., 1 - HOUR FIRE RATED PER WP 3244 | |





1 ROOFTOP DECK - OPTIONAL

1/8" = 1'-0"



2 ROOF PLAN

1/8" = 1'-0"

GENERAL PLAN NOTES

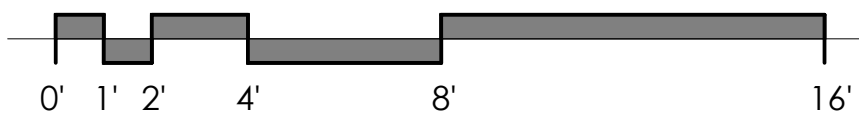
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
- FURNITURE IS N.I.C. U.N.O.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- 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 15. 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**
- 14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD
- INTERIOR WALL:**
- 22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.
- 24 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X GYP. BD., 1 - HOUR FIRE RATED PER WP3510
- 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD., 1 - HOUR FIRE RATED PER WP3510.
- 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.
- DEMISING WALL:**
- 5 5/8" GYP. BD., RESILIENT CHANNEL, 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244
- 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, 1/2" 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 I-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.
- FIRE BARRIER: 2-HOUR:**
- 46 2 LAYERS 5/8" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING), R-19 GLASS FIBER INSULATION IN CAVITY, 1/2" RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD. - 2-HOUR FIRE RATED PER UL U301 WITH STC OF 55.

FLAGNOTES PER SHEET

- 5.8 METAL PAN STAIR W/ CONCRETE TREADS, PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL, SUPPORT AT STRINGERS ONLY.
- 5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK
- 7.1 TPO FULLY ADHERED MEMBRANE ROOF OVER R-24 RIGID INSULATION, SHEATHING, R-30 BATT INSULATION IN CAVITY SPACE.
- 7.2 CONCRETE PEDESTAL TILE OVER PROTECTION/ DRAINAGE MAT, COVERBOARD, R-24 RIGID INSULATION, SHEATHING, R-30 BATT INSULATION IN CAVITY SPACE.
- 7.9 42" - 48" PARAPET: VERTICAL METAL SIDING OVER WEATHER BARRIER, OSB SHEATHING, 2X6 WOOD STUDS, OSB SHEATHING, WEATHER BARRIER, VERTICAL METAL SIDING. PROVIDE PRE-FINISHED METAL PARAPET CAP.





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



FLAGNOTES PER SHEET

- 5.1 TYP. PREFINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL - 42" AFF.
- 5.3 POWDER COATED STEEL CANOPY, STEEL TUBE STEEL FRAME WITH CORRUGATED METAL ROOF.
- 6.9 BALCONY DIVIDER WALL: METAL PANEL SIDING, FULLY ADHERED MEMBRANE WATERPROOFING, SHEATHING, 2X4 WOOD SIDING AT 14"O.C. SHEATHING, MEMBRANE, METAL PANEL SIDING. PROVIDE MATCHING METAL COPING CAP.
- 7.9 42" - 48" PARAPET: VERTICAL METAL SIDING OVER WEATHER BARRIER, OSB SHEATHING, 2X6 WOOD STUDS, OSB SHEATHING, WEATHER BARRIER, VERTICAL METAL SIDING, PROVIDE PRE-FINISHED METAL PARAPET CAP.
- 8.3 STOREFRONT SYSTEM - MANKO 4011 NARROW STILE OR EQUAL - BOTTOM RAIL TO BE 4" - RE: COMCHECK FOR REQUIRED MIN. U-VALUES; FINISH: MATTE BLACK.

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.

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
 - E. STOREFRONT U-FACTOR: 0.32
 - F. EXTERIOR DOORS U-FACTOR: 0.32
 - G. 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

MATERIAL LEGEND

- 1. BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: REDSTONE
- 2. CAST STONE, RUNNING BOND MFG: CULTURED STONE, CAST-FIT COLOR: PARCHMENT
- 3. VERTICAL METAL SIDING MFG: METAL SALES PROFILE: DL-3 PANEL COLOR: CHARCOAL GREY
- 4. VERTICAL METAL SIDING 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

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

PROJ. NO. 24-12
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 02/25/2025
REVISIONS

ISSUED
FOR: SITE REVIEW

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SCALE: As indicated

SHEET TITLE:
EXTERIOR ELEVATIONS

A4.02



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

FLAGNOTES PER SHEET

- 5.1 TYP. PREFINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL - 42" AFF.
5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK
8.3 STOREFRONT SYSTEM - MANKO 401T NARROW STILE OR EQUAL - BOTTOM RAIL TO BE 4" - RE: COMCHECK FOR REQUIRED MIN. U-VALUES; FINISH: MATTE BLACK.
8.4 BI-FOLD ALUMINUM STOREFRONT DOOR SYSTEM, SERIES 9550 BY WESTERN OR EQUAL.

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.

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
DEMISING WALLS: NONE
C. 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

MATERIAL LEGEND

1. BRICK, RUNNING BOND
MFR: SUMMIT BRICK
COLOR: REDSTONE
2. CAST STONE, RUNNING BOND
MFG: CULTURED STONE, CAST-FIT
COLOR: PARCHMENT
3. VERTICAL METAL SIDING
MFR: MFG: METAL SALES
PROFILE: DL-3 PANEL
COLOR: CHARCOAL GREY
4. VERTICAL METAL SIDING
MFR: MFG: METAL SALES
PROFILE: T-1 WALL PANEL
COLOR: MATTE BLACK
5. FLAT PANEL
MFG: JAMES HARDIE
PROFILE: SMOOTH PANEL SIDING
COLOR: MATTE BLACK
6. POWDER-COATED STEEL
BALCONY RAILINGS

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

PROJ. NO. 24-12
 DRAWN: Author
 CHECKED: Checker
 APPROVED: Approver
 DATE: 02/25/2025
 REVISIONS

ISSUED
FOR: SITE REVIEW

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SCALE: As indicated

SHEET TITLE:
EXTERIOR ELEVATIONS

A4.03



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

FLAGNOTES PER SHEET

- 4.1 8" CMU WALL, GROUT CELLS SOLID, - PAINT
- 5.1 TOP, PRE-FINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL - 42" AFF.
- 5.2 POWDER COATED STEEL CANOPY, STEEL TUBE STEEL FRAME WITH CORRUGATED METAL ROOF.
- 6.9 BALCONY DIVIDER WALL: METAL PANEL SIDING, FULLY ADHERED MEMBRANE WATERPROOFING, SHEATHING, 2X4 WOOD SIDING AT 16" O.C. SHEATHING, MEMBRANE, METAL PANEL SIDING. PROVIDE MATCHING METAL COPING CAP.
- 7.9 42" - 48" PARAPET OVER METAL SIDING OVER WEATHER BARRIER, OSB SHEATHING, 2X4 WOOD STUDS, OSB SHEATHING, WEATHER BARRIER, VERTICAL METAL SIDING. PROVIDE PRE-FINISHED METAL PARAPET CAP.

WINDOW AND DOOR NOTES


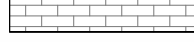










1. FIRST FLOOR WINDOWS AND DOORS: ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING.
2. SECOND, THIRD, AND FOURTH FLOOR WINDOWS BASED ON ANDERSON 100 WINDOW SYSTEM. COLOR: BLACK EXTERIOR/WHITE INTERIOR.
3. SEE ELEVATIONS FOR WINDOW SYSTEM FUNCTION. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
4. SLIDING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

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 R-24"
 - G. WINDOW & DOORS SHGC: 0.41
WINDOW SHGC: 0.27

MATERIAL LEGEND

- | | | |
|---|---|---|
|  |  | BRICK: RUNNING BOND
MFR: SUMMIT BRICK
COLOR: REDSTONE |
|  |  | CAST STONE: RUNNING BOND
MFR: CULTURED STONE, CAST-FIT
COLOR: PARCHMENT |
|  |  | VERTICAL METAL SIDING
MFR: MFG: METAL SALES
PROFILE: DL-3 PANEL
COLOR: CHARCOAL GREY |
|  |  | VERTICAL METAL SIDING
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 |

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

PROJ. NO. 24-12
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 02/25/2025
REVISIONS

ISSUED FOR: SITE REVIEW
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SCALE: As indicated
SHEET TITLE: EXTERIOR ELEVATIONS

A4.04



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

FLAGNOTES PER SHEET

- 5.1 TYP. PREFINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL - 42" AFF.
5.3 POWDER COATED STEEL CANOPY, STEEL TUBE STEEL FRAME WITH CORRUGATED METAL ROOF.
5.13 10" X 16" PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK
6.9 BALCONY DIVIDER WALL: METAL PANEL SIDING, FULLY ADHERED MEMBRANE WATERPROOFING, SHEATHING, 2X4 WOOD SIDING AT 16"O.C.SHEATHING, MEMBRANE, METAL PANEL SIDING. PROVIDE MATCHING METAL COPING CAP.
7.9 42" - 48" PARAPET: VERTICAL METAL SIDING OVER WEATHER BARRIER, OSB SHEATHING, 2X6 WOOD STUDS, OSB SHEATHING, WEATHER BARRIER, VERTICAL METAL SIDING. PROVIDE PRE-FINISHED METAL PARAPET CAP.

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.



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

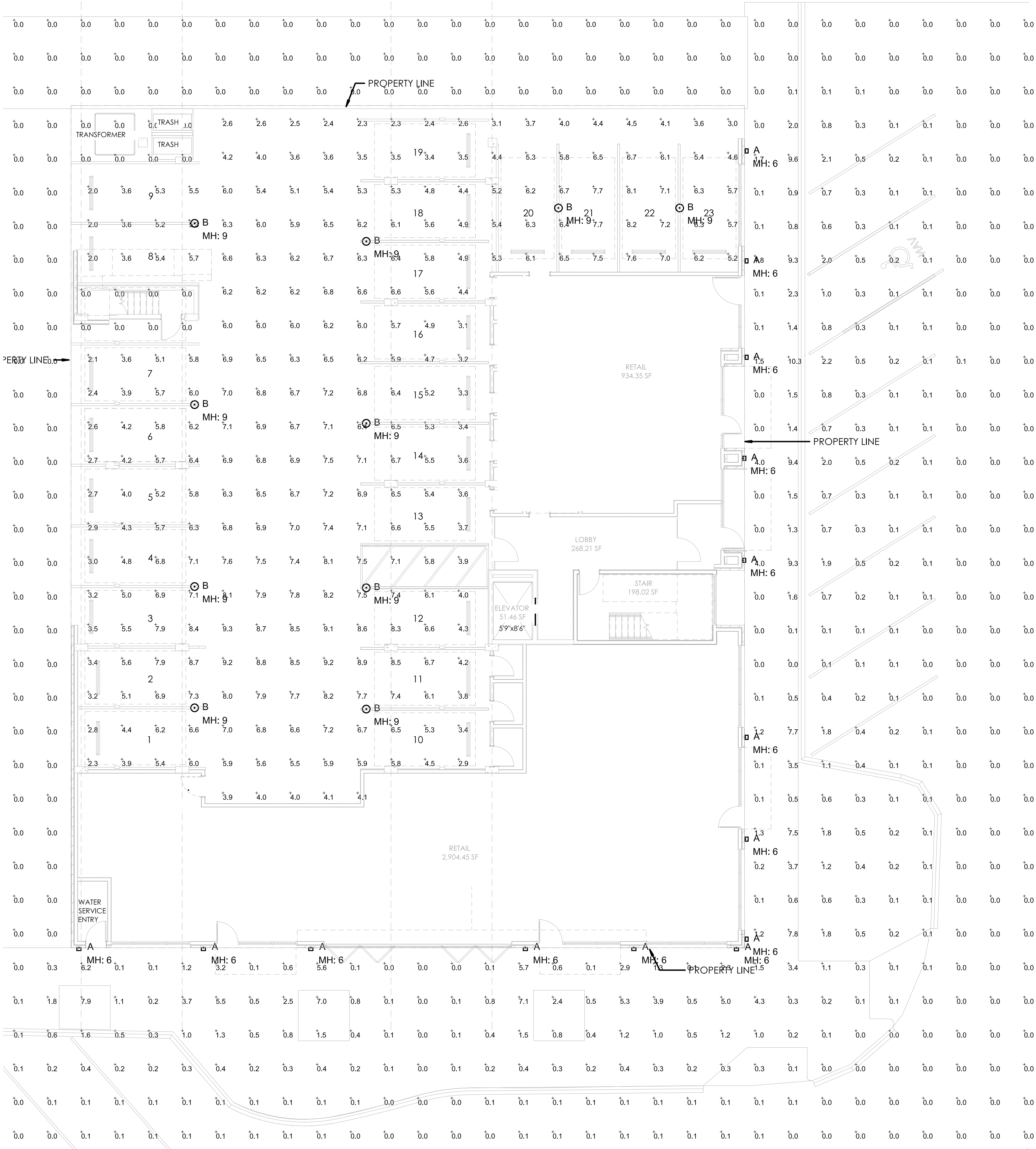
MATERIAL LEGEND

1. BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: REDSTONE
2. CAST STONE, RUNNING BOND MFG: CULTURED STONE, CAST-FIT COLOR: PARCHMENT
3. VERTICAL METAL SIDING MFR: MFG: METAL SALES PROFILE: DL-3 PANEL COLOR: CHARCOAL GREY
4. VERTICAL METAL SIDING MFR: MFG: METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK
5. FLAT PANEL MFG: JAMES HARDIE PROFILE: SMOOTH PANEL SIDING COLOR: MATTE BLACK
6. POWDER-COATED STEEL BALCONY RAILINGS

1/16/2025 12:53:51 PM

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	14	A	9.5	605	0.900	700OAZUR93018B12A 45 degrees
	10	B	39.2	5273	0.900	TT-D2-740-U-WQ

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
GARAGE_Floor	Fc	5.69	9.3	2.0	2.85	4.65
OVERALL SITE	Fc	0.49	10.3	0.0	N.A.	N.A.
SIDEWALK	Fc	1.67	10.3	0.0	N.A.	N.A.



ZUR 24 OUTDOOR WALL

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Adjustable head pivots 240°. Available in modern finishes
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.

LAMPING

Black

Black

Bronze

ORDERING INFORMATION

7000WZUR	CRI	COLOR TEMP	LENGTH (A)	FINISH	VOLTAGE	OPTIONS
	9.90 CRI	27 2700K 30 3000K 40 4000K	24.24"	B BLACK Z BRONZE	UNV 120-277V	NONE LF IN-LINE FUSE PC BUTTON PHOTOCONTROL

7000WZUR

JOB NAME

NOTES

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7400 Linder Avenue, Skokie, IL 60077

T 847.402.4400 | F 847.402.4500 | techlighting.com

ZUR 24 OUTDOOR WALL

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	20 lbs
HEIGHT	24in
WIDTH	5.5in
LENGTH	77in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	

24" 610 mm

4.8" 122 mm

77" 196 mm

5.5" 140 mm

1.9" 49 mm

LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		1615		
WATTS		20.5		
MAX WATTAGE PER BULB			Universal 120V-277V 0-10, ELV	
CCT		2700K 3000K 4000K		
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/downloads/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.	No		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

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7400 Linder Avenue, Skokie, IL 60077
T 847.402.4400 | F 847.402.4500 | techlighting.com

Project

Catalog #

Type

B

Prepared by

Notes

Date

TopTier (D1-D5)

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)

4-13/16" 112mm

18-3/8" 467mm

NOTES

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

McGraw-Edison

TT TopTier

Ordering Information

SAMPLE NUMBER: TT-03-740-24VDC-WQ-STM-30L-AP

Product Family	Configuration	Color Temperature	DC Solar Input Voltage	Distribution	Mounting *	Lead Length †	Finish
TT-TopTier BAA-TT-TopTier Buy America Act Compliant **	D1-4,000 Nominal Lumens D2-5,000 Nominal Lumens D3-6,500 Nominal Lumens D4-8,000 Nominal Lumens	745-70 CRI, 3500K CCT 745-70 CRI, 4000K CCT 750-70 CRI, 5000K CCT 800-10 CRI, 3000K CCT	12VDC-12V 24VDC-24V DC	CQ-Concentrated MQ-Medium WQ-Wide RW-Rectangular Wide DL-Drive Lane / Type 4	BAA-A-Surface Mount * TMB-Trunnion Mount with Connection Box DPM-Decorative Pendant Mount * WM-Wall Mount STM-Stem Mount to 1/2" conduit *	Blank 4" 36"-35" 36"-35" 36"-35" 48"-48" 72"-72" 108"-108" 126"-126" 144"-144"	WW-White AP-Grey BZ-Bronze BK-Black PP-Pink Platinum GM-Glossy Metallic

Options (Add as Suffix)

Accessories (Order Separately **)

NOTES:

1. Drive Pendant Mount Stem necessary.
2. Choose lead length for Surface Mount and Stem Mount only. TMB, DPM and WM lengths predetermined.
3. Not available with CQ.
4. Standard with CQ, options available with WQ only.
5. Specify color in place of XX.
6. Designed for use with Stem Mount and Decorative Pendant Mount only.
7. Designed for use with Decorative Pendant Mount only.
8. Specify Lead Length for wire harness length.
9. TT05 and TT05S cannot be installed together.
10. Only product configurations with these designated profiles are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to www.cooperlighting.com/legal for more information.
11. 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, PPM mounting is required, utilizing the stem kit with tether (DPMST*). Surface Mount (TMB), Wall Mount (WM) and Stem Mount (STM) are prohibited in these applications.
12. Available in D1, D2, and D5.
13. Extended lead times may apply.

Product Specifications

Construction

Optics

Electrical

Mounting

Finish

Warranty

Optical Distributions

CQ (Concentrated)

MQ (Medium)

WQ (Wide)

DL (Drive Lane)

RW (Rectangular Wide)

COOPER

Lighting Solutions

PS50053124 page 2

April 23, 2024 4:21 PM

neo studio

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

ISSUED FOR: NOT FOR CONSTRUCTION
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SCALE:

SHEET TITLE: PHOTOMETRIC DETAILS

PM2

EE PROJ #24-12
EXCELLENCE IN ENGINEERING
12005 Antelope Trail
Parker, Colorado 80138
303-748-1189
info@eeparker.com