

ABBREVIATIONS

| | | | | | |
|--------|--|--------|--|----------------|--------------------------------|
| & | ANGLE | GCMU | GLAZED CONCRETE GLAZED CONCRETE UNITS | ROW | RIGHT OF WAY |
| # | POUNDS) or NUMBER | GA | GAUZE | RBS | RUBBER BASE STRAIGHT |
| AB | ANCHOR BOLT | GR | GRADE | RBC | RUBBER BASE COVE |
| AFF | ABOVE FINISHED FLOOR | GL | GLASS or GLAZING | RH | RIGHT HAND |
| ASI | ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS | GND | GROUND | RF | RESILIENT FLOORING |
| AVG | AVG | GALV | GALVANIZED | RECP | RECEPITACLE |
| ACOUS | ACOUSTICAL | GYP | GYPSUM | RBT | RUBBER TILE |
| ACT | ACOUSTICAL CEILING TILE | GT | GYPSUM TILE | RVS | REVERSE (SIDE) |
| ADD | ADDENDUM | GRT | GYPSUM CRUET | RPM | REVOLUTIONS PER MINUTE |
| ADJ | ADJACENT or ADJUSTABLE | GI | GALVANIZED IRON | SPRT | SUPPORT |
| AGG | AGGREGATE | HC | HOLLOW CORE or HOLLOW CORE | S | SOUTH or SEALED |
| AIR | AIR HANDLING UNIT | HM | HOLLOW METAL | SC | SOLID CORE |
| ALUM | ALUMINUM | HDR | HARDWARE | SCD | SEAT COVER DISPENSER |
| ALT | ALTERNATE | HDWR | HARDWARE | SD | SOAP DISPENSER |
| AVE | AVENUE | HT | HEIGHT | SNC | SANITARY NAPKIN CABINET |
| ARCH | ARCHITECTURAL | HORIZ | HORIZONTAL | SND | SANITARY NAPKIN DISPENSER |
| ASPH | ASPHALT | HR | HOUR | SNR | SANITARY NAPKIN RECEPITACLE |
| AUTO | AUTOMATIC | HVAC | HEATING, VENTILATION and REFRIGERATION | SSK | SERVICE SINK |
| BD | BOARD | HB | HOSE BIB | SSK | STAINLESS STEEL |
| B.O. | BY OWNER | HDAS | HEADED DEFORMED ANCHOR STUD | SR | SINK RECEPTACLE |
| BLDG | BUILDING | ID | INSIDE DIAMETER | SQ | SQUARE |
| BLKG | BITUMINOUS | IN | INCHES) | SQFT | SQUARE FEET |
| BLK | BLOCKING | INFO | INFORMATION | STA | STATION |
| BLK M | BLK M of BENCH MARK | INSU | INSULATION or INSULATED | STD | STANDARD |
| BRG | BEARING | INT | INTERIOR | STOR | STORAGE |
| BSMT | BASEMENT | INCAD | INCADENT | STRUCT | STRUCTURE |
| B | BASE | IND | INCADENT | SUSP | SUSPENDED |
| CJ | CONTROL JOINT | IBC | INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR | SYM | SYMMETRICAL |
| CL | COLLAR | INCL | INCLUDE(D) | SYS | SYSTEM |
| CONF | CONFERENCE | JST | JOIST | SOFF | SOFFIT |
| C.L. | CENTERLINE | JT | JOINT | SPK | SPEAKER |
| CIRC | CIRCUMFERENCE | JC | JACK-IN CLOSET | SPKL | SPRINKLER |
| CAB | CABINET | KD | KICKDOWN | T&B | TONGUE AND GROOVE |
| C | CAULKING | KP | KICK PLATE | TB | TOWEL BAR |
| CCD | CONSTRUCTION CHANGE | KIT | KITCHEN | TO | TOP |
| CFL | COUNTERFLASHING | KO | KNOCKOUT | TC | TEMPERATURE CHANGING |
| CG | CORNER GUARD | LH | LEFT HAND | TG | TEMPERED GLASS |
| CM | CENTIMETERS | LLH | LONG LEG HORIZONTAL | TCB | TOP OF BACK of CURB |
| CMU | CONCRETE MASONRY UNIT | LUV | LONG LEG VERTICAL | TS | TUBE STEEL |
| CO | CHANGE ORDER or CLEARANCE | LAB | LABORATORY | TOS | TOP of STEEL |
| CONSTR | CONSTRUCTION | LAM | LAMINATE | TOT | TOP of CONCRETE |
| CONTR | CONTRACTOR | LAV | LAVATORY | THK | THICK or THICKNESS |
| CORR | CORRIDOR or CORRUGATED | LBL | LABEL | THLD | THRESHOLD |
| CPT | CARPET | LKR | LOCKER | TYP | TYPICAL |
| CIP | CASE IN PLACE | LT | LIGHT | TEM | TEMPERATURE EXCHANGER |
| CONN | CONNECTION | UNP | UNPLUGGED | TEMP | TEMPERATURE |
| CATV | CATV TELEVISION | UR | URINAL | TEMPERED | TEMPERED |
| CCIV | CLOSED CIRCUIT TELEVISION | V | VOLT | TEMPERED GLASS | TEMPERED GLASS |
| CU | CUBIC | VAP | VAPOR BARRIER | TC | TOP of BACK of CURB |
| CY | CUBIC YARD | VCR | VAPOR COMPOSITION TILE | TCB | TOP of BACK of CURB |
| DEG | DEGREE | MEM | MEMBRANE | TS | TUBE STEEL |
| DAMP | DAMPROOFING | MED | MEDIUM | TOS | TOP of STEEL |
| DF | DRAINING FOUNTAIN | MAG | MAGNETIC | TOC | TOP of CONCRETE |
| DL | DOUBLE | MACH | MACHINERY | THK | THICK or THICKNESS |
| DEPT | DEPARTMENT | MM | MMILLIMETERS | THLD | THRESHOLD |
| DTL | DETAIL | MH | MANHOLE | THRM | ThermOSTAT |
| DA | DIA | MEZ | MEZANINE | UL | UNDERWRITER'S LABORATORY |
| DIM | DIMENSION | MFB | MOCURE BARRIER | UN | UNLESS OTHERWISE NOTED |
| DN | DOWN | N | NEW | UOS | UNSPECIFIED |
| DP | DESPENSER | NIC | NOT IN CONTRACT | UNFIN | UNFINISHED |
| DS | DOOR | NTS | NOT TO SCALE | UR | URINAL |
| DWG | DRAWING | NO | NUMBER | V | VOLT |
| DWR | DRAWER | NOM | NOMINAL | VAP | VAPOR BARRIER |
| DIV | DIVISION | NRC | REDUCTION COEFFICIENT | VAR | VARY or VARIES |
| DEAG | DIAGONAL | OA | OVERALL | VF | VAPOR FIELD |
| DEMO | DEMOLITION or DEMOLITION EL | OC | ON CENTER | VER | VERIFY |
| EX | EXISTING | OD | OUTSIDE DIAMETER | VENT | VENTILATION |
| EB | EXPANSION BOLT | OT | OUTSIDE-TO-OUTSIDE | VOI | VOlUME |
| ED | EXHAUST DUCT | OFF | OFFICE | W | WITHOUT |
| EF | EXHAUST FAN or EACH FACE | OPNG | OPNING | WF | WIDE FLANGE or WOOD FLANGE |
| EWC | ELectRIC WATER COOLER | OPP | OPPOSITE | WP | WATERPROOF(ING) |
| EL | EACH | OF | OUTSIDE FACE | WSTC | WAINSCTO |
| ELE | ELEVATION | PC | PREFACED | WC | WALL COVERING |
| ELEV | ELEVATOR | PAC | PREFABRICATED | WT | WEIGHT |
| EMER | EMERGENCY | P/L | PROPERTY LINE | W.O. | WHERE OCCURS |
| ENGR | ENGINEER | PLAM | PLASTIC LAMINATE | WGL | WIRE GLASS |
| EDS | EDGES OF SLAB | PSF | POUNDS PER SQUARE FOOT | YD | YARD |
| EQ | EQUA | PSI | POUNDS PER SQUARE INCH | | |
| EQUIP | EQUIPMENT | PT | POUNDS PER SQUARE INCH of PORCELAIN TILE | | |
| EXT | EXTERIOR | PDR | PAPER TOWEL DISPENSER AND RECEPTACLE | | |
| ES | EACH SIDE | PFLY | POLYVINYL CHLORIDE | | |
| EWH | ELECTRIC WATER HEATER | PREFAB | PREFABRICATED | | |
| EW | EW | PLATE | PLATE | | |
| FAC | FIRE ALARM CABINET | PLAS | PLASTER | | |
| FA | FIRE ALARM | PNL | PANEL | | |
| FAC/F | FIRE ALARM CONTROL FAC | P | PANIT(ED) | | |
| FBO | FURNISHED BY OTHER(S) | PR | PAIR or PROPOSAL REQUEST | | |
| FD | FLOOR DRAIN or FIRE DAMPER | PID | PARTITION | | |
| FE | FIRE EXTINGUISHER | PIN | PARTITION | | |
| FEC | FIRE EXTINGUISHER CABINET | PVMT | PAVEMENT | | |
| FF | FINISHED FLOOR LINE | PREST | PRESSTRESSED | | |
| FHC | FIRE HOSE CABINET | PBO | PROVIDED BY OTHERS | | |
| FI | FIRE INSITIVE or FIRE RATED | PAR | PARALLEL | | |
| FON | FOUNDATION | PDR | PDRILLED | | |
| FIN | FINISHED | POL | POLISHED | | |
| FIX | FIXTURE | PBG | PUMBING | | |
| FLG | FLASHING | PKG | PARKING | | |
| FLR | FLOORING(ING) | PERIM | PERIMETER | | |
| FLUR | FLUORESCENT | PERF | PERFORATED | | |
| FR1 | FLUORESCENT TUBE TREATED | PERF | PERFORATED | | |
| FRP | FIBERGLASS REINFORCED PANEL(ING) | PERP | PERPENDICULAR | | |
| FT | FOOT (FEET) | PT | POINT OF TANGENCY | | |
| FIG | FOUNG | QTY | QUALITY | | |
| FUR | FURNITURE | QT | QUARRY TILE | | |
| FUT | FUTURE | (R) | REMOVE | | |
| F | FARNEHET | R | RISER | | |
| FVC | FIRE VALVE CABINET | RD | ROAD DRAIN or ROAD RAIN LEADER | | |
| FHMS | FLAT HEAD MACHINE SCREW | RO | ROUGH OPENING | | |
| FH | FIRE HYDRANT | ROD | ROOF OVERFLOW DRAIN | | |
| FF | FINISHED FLOOR | RWC | RAIN WATER CONDUCTOR | | |
| FUR | FURNITURE | RAD | RADIUS | | |
| FOM | FACE of MASONRY | REF | REFER to or REFERENCE | | |
| FOF | FACE of FINISH | REFIN | REFORCED | | |
| FOS | FACE of STUD | REC | RECEDING | | |
| FOC | FACE of CONCRETE | REF | REFRIGERATOR or REFRIGERATED | | |
| FHW | FLAT HEAD WOOD SCREW | REQ | REQUIRED | | |
| FHV | FLAT HOSE VALVE | RESI | REVISION | | |
| FUR | FOUNG | REV | REVISED or REVISED | | |
| GC | GENERAL CONTRACTOR | RF | ROOFING | | |
| G8 | GRAB BAR | RFL | REFLECTED | | |
| GYP | GYPSUM BOARD | RM | ROOM | | |
| BD. | | | | | |



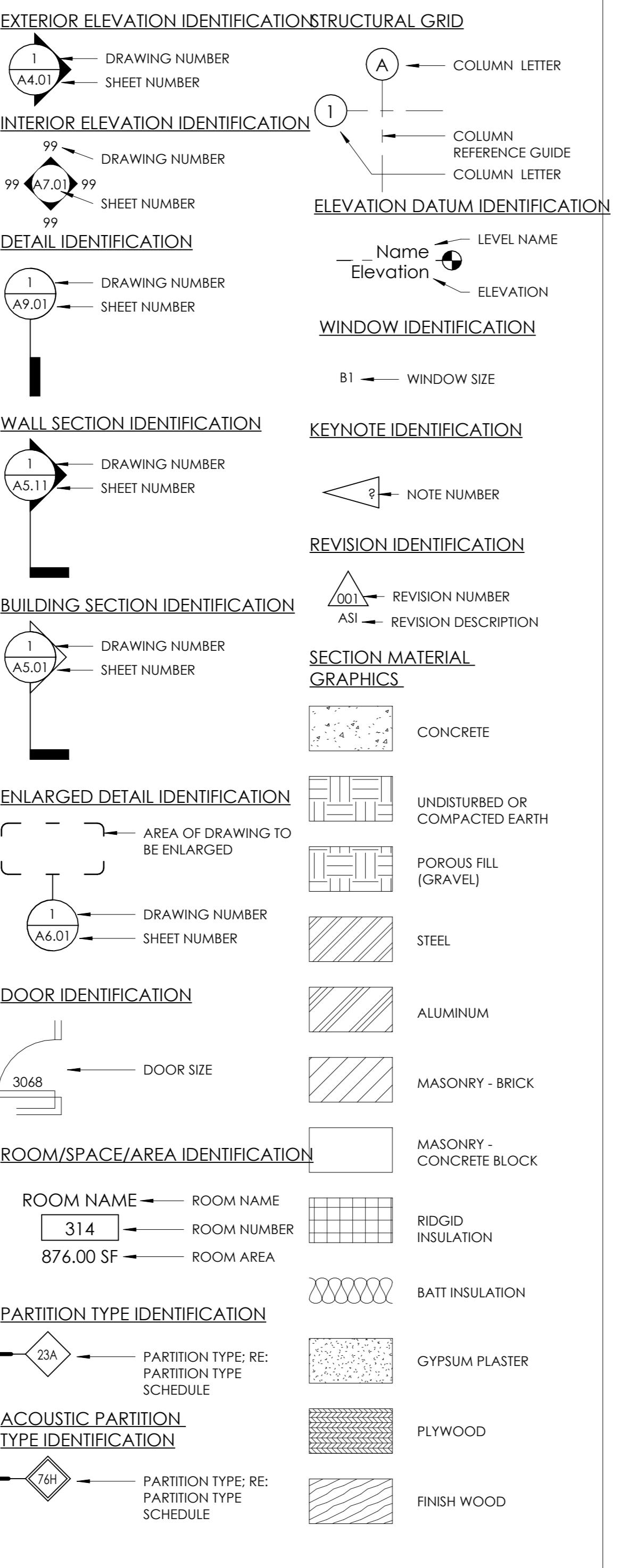
446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

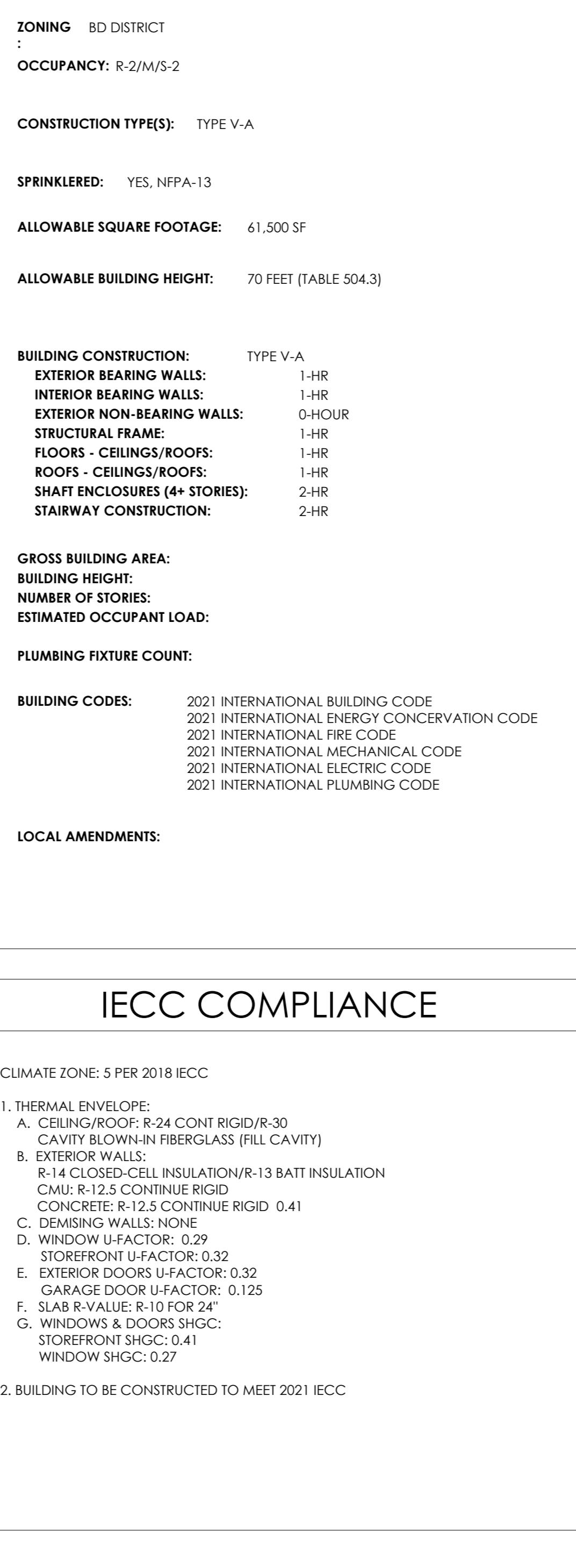
SITE REVIEW

02/25/2025

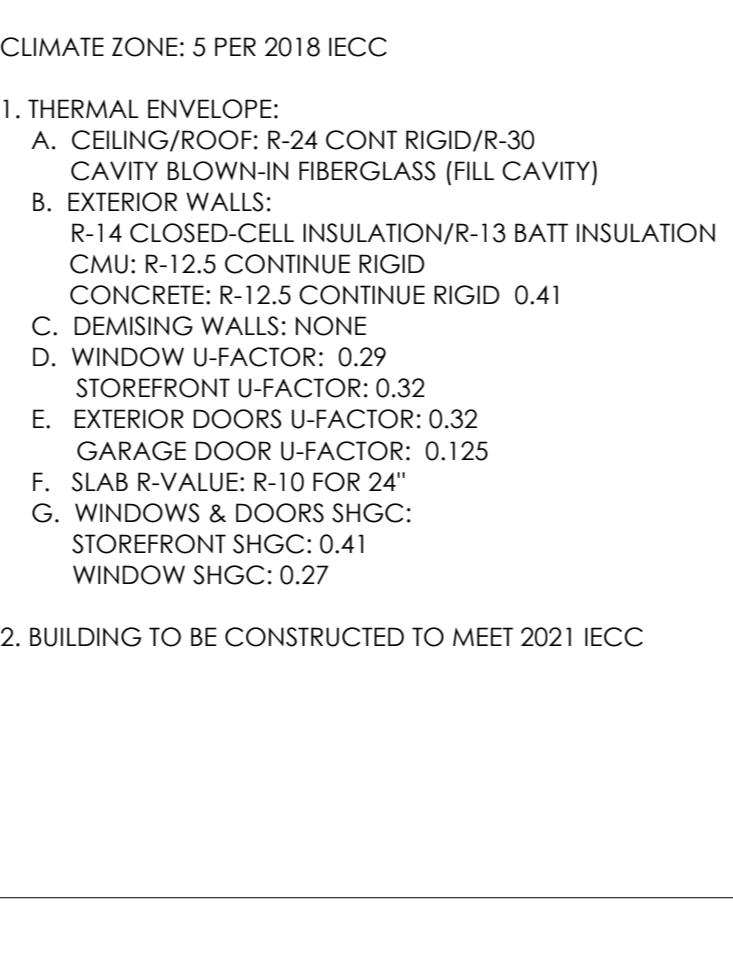
GRAPHIC STANDARDS



BUILDING & CODE INFORMATION



IECC COMPLIANCE

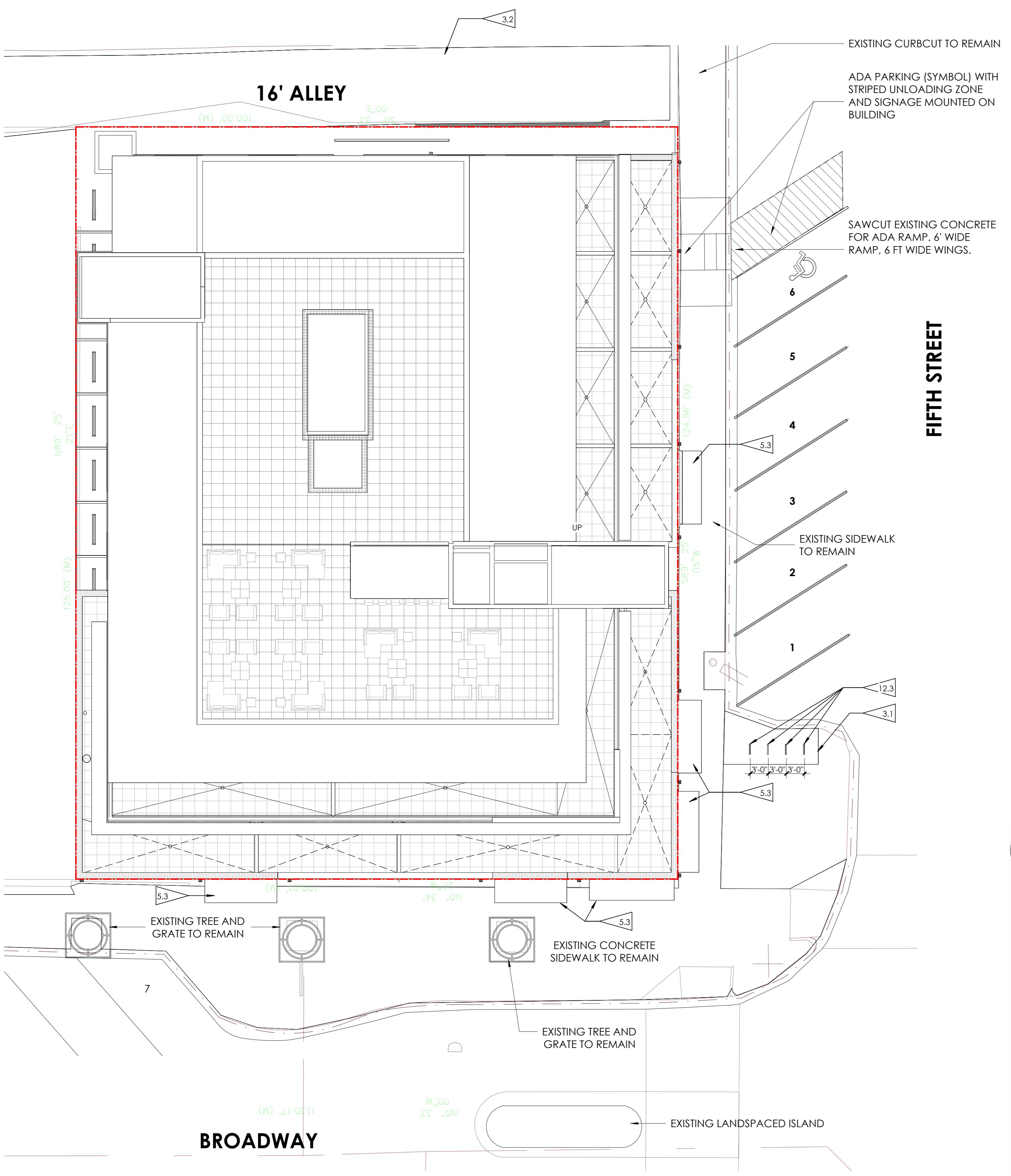


PROJECT TEAM

| | |
|--------------------------|---|
| OWNER | PERFORMANCE OUTDOORS 215 BROADWAY STREET EAGLE, CO. 81631 |
| CIVIL | ALPINE ENGINEERING, INC. P.O. BOX 97 EDWARDS, CO. 81632 |
| ARCHITECT | POC: JAKE ROUCH P:970-471-8233 JAKE@PERFORMANCEOUTDOOR.COM |
| LANDSCAPE | POC: MATT WADEY P:970-926-3373 WADEY@ALPINECIVIL.COM |
| CONTRACTOR | POC: MICHAEL NODA P:303-758 3800 MICHAEL@NEOSTUDIOARCH.COM |
| STRUCTURAL | POC: NAME P:VOICE EMAIL@SOMEONE.COM |
| ARCHITECTURE | POC: NAME P:VOICE EMAIL@SOMEONE.COM |
| MECHANICAL | POC: KYLE A. JACKSON, P.E. P:303-907-4285 kyle.a.jackson@imegcorp.com |
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| ELECTRICAL | POC: LOREN PRIEST P:303.748.1189 LOREN@EEPARKER.COM |
| SOLS | POC: DAVID YOUNG P:970-618-4846 DYOUNG@KUMARUSA.COM |
| POC: LOREN PRIEST | POC: LOREN PRIEST P:303. |

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



FLAGNOTES PER SHEET

- 3.1 5" DEEP CONCRETE SIDEWALK, SEE CITY STANDARDS FOR REINFORCEMENT.
- 3.2 CONCRETE PAVED ALLEY FROM EXISTING CURBCUT TO NORTH PROPERTY LINE.
- 5.3 POWDER COATED STEEL CANOPY, STEEL TUBE STEEL FRAME WITH CORREGATED METAL ROOF.
- 12.3 2-BIKE 'LI' RACK EMBED INTO CONCRETE 10" BY GRABER

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.

PRODUCT: U190-IG(SF)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 6-2-17
ENG: SMC

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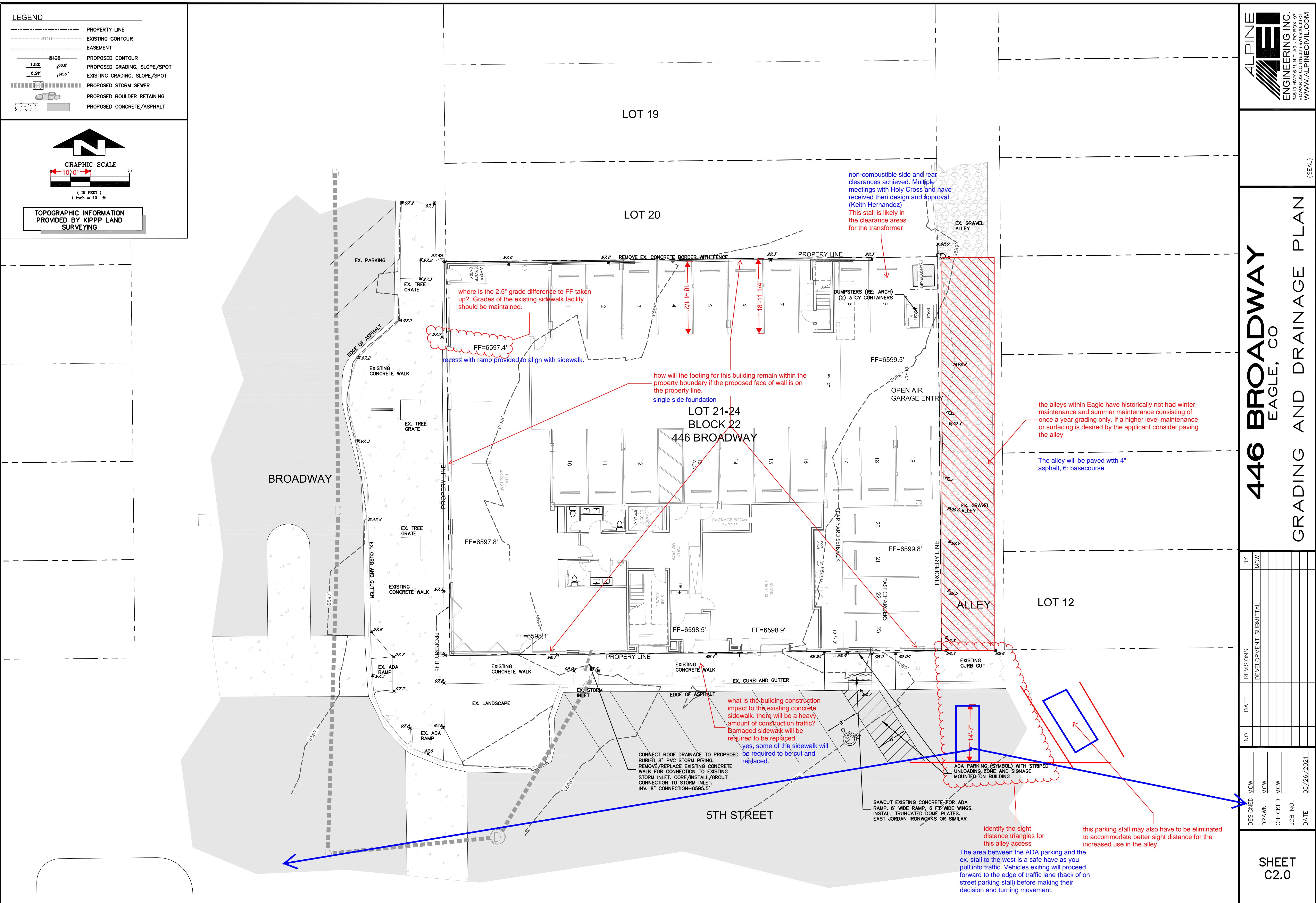
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SCALE: 1" = 10'-0"

SHEET TITLE:
ARCHITECTURAL SITE
PLAN

A1.01

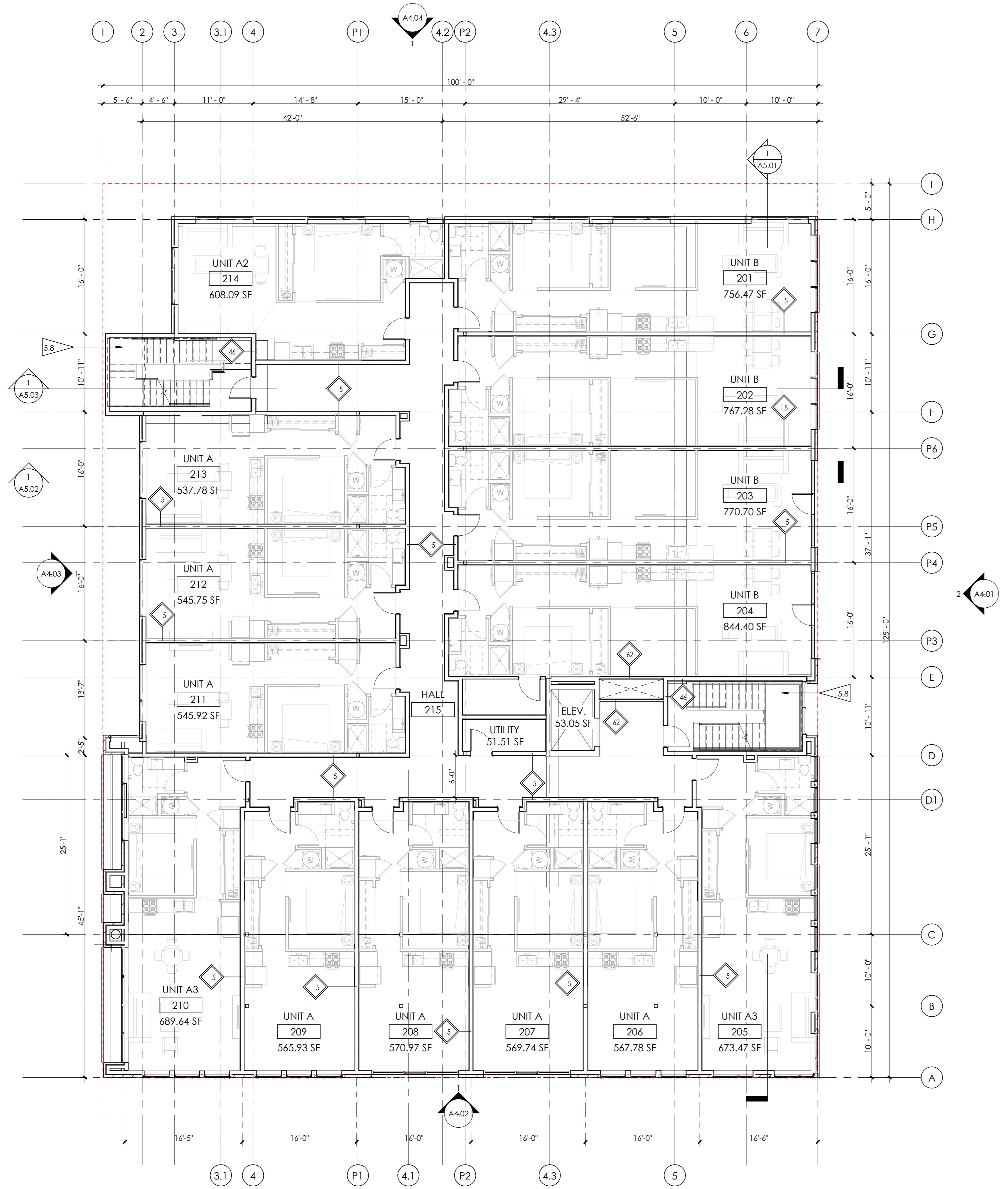


446 BROADWAY

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1 LEVEL 2 FLOOR PLAN

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



2 TYPICAL UNIT PLAN

1/4" = 1'-0"

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

PARTITION TYPES

| | |
|---|--|
| INTERIOR FURRING PARTITION | EXTERIOR WALL: |
| 14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD | 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. |
| INTERIOR WALL: | 34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING |
| 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" TYPE 'X' 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: |
| 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510. | 62 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO I-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428. |
| 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD. | FIRE BARRIER: 2-HOUR: |
| DEMISING WALL: | 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 |
| 5 5/8" GYP. BD., RESILIENT CHANNEL, 2 X 6 STUD (RE: STRUCTURAL FOR SPACING; R-19 MINERAL OR GLASS FIBER INSULATION IN CAVITY), (2) LAYERS 5/8" GYP. BD. - 1-HOUR FIRE RATED PER WP 3244 | |

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SCALE: As indicated

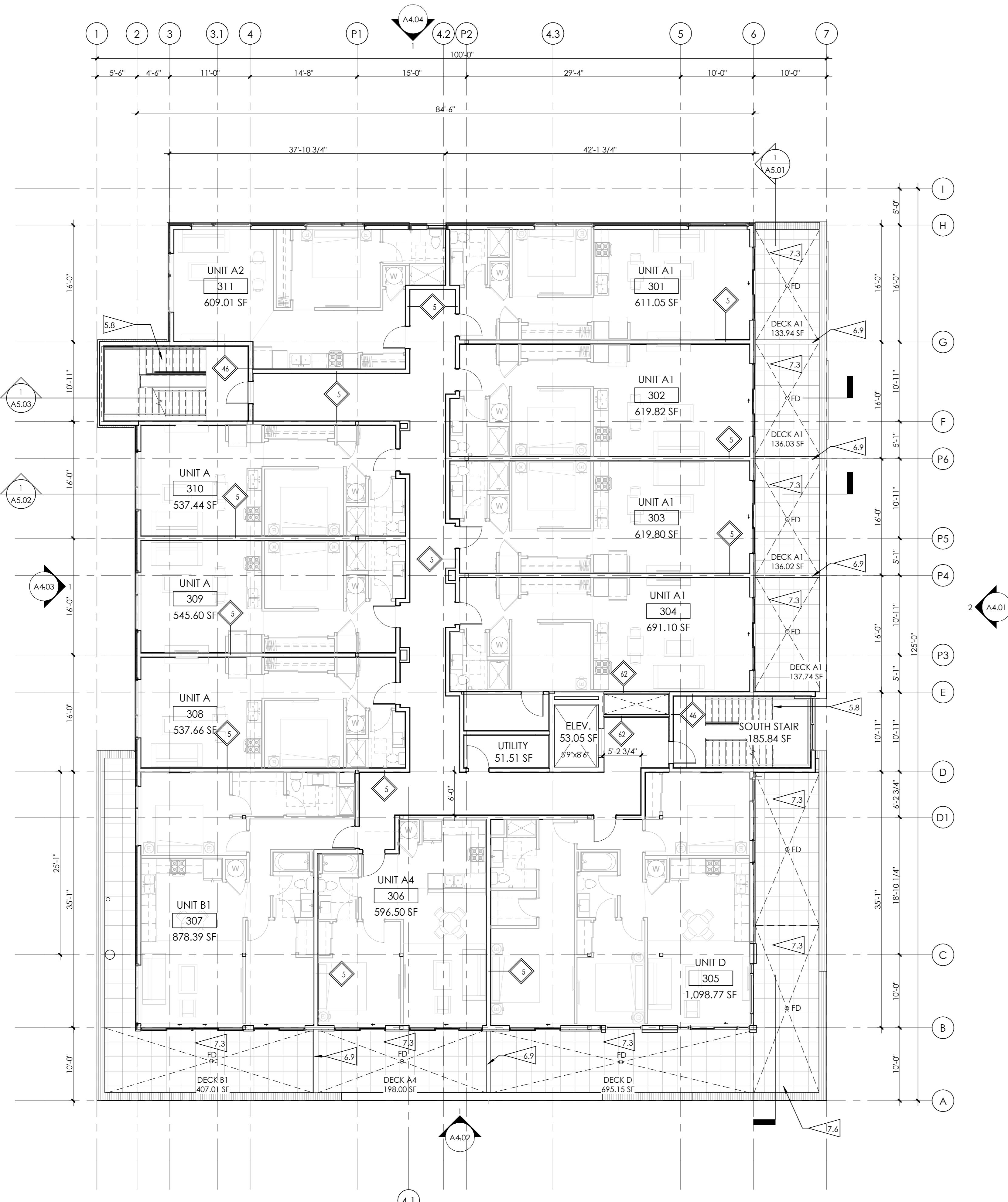
SHEET TITLE:
LEVEL 2 FLOOR PLAN

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 1 1/2" O.C. SHEATHING, MEMBRANE, METAL PANEL SIDING, PROVIDE MATCHING METAL COPING CAP.
 7.3 RUBBER PAVER WITH INTEGRATED DRAINAGE MAT OVER FULLY ADHERED IPO MEMBRANE, ROOF DRAIN.
 7.6 DECK OVER HEATED SPACE: SHEATHING, COVERBOARD, FULLY ADHERED IPO 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



1 LEVEL 3 FLOOR PLAN

1/8" = 1'-0"

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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.

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|--|--|
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| 14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD | 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. |
| 22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. | 34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING |
| 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 | 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. |
| 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD, 1 - HOUR FIRE RATED PER WP3510. | SHFT WALL: 2-HOUR: |
| 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD. | 2 LAYERS 5/8" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U426. |
| 5 DEMISING WALL: | FIRE BARRIER: 2-HOUR: |
| | 2 LAYERS 5/8" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURE 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. |

ISSUED FOR: SITE REVIEW
 © NEO STUDIO

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

SHEET TITLE:
 LEVEL 3 FLOOR PLAN



A2.03

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

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

PARTITION TYPES

| | |
|---|---|
| <u>INTERIOR FURRING PARTITION</u> | <u>EXTERIOR WALL:</u> |
| 14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD | 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 |
| <u>INTERIOR WALL:</u> | <u>1-HOUR FIRE RATED EXTERIOR WALL:</u> (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. |
| 22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. | <u>SHAFT WALL: 2-HOUR:</u> |
| 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 | 62 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO I-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428. |
| 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510. | <u>FIRE BARRIER: 2-HOUR:</u> |
| 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD. | 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 |
| <u>DEMISING WALL:</u> | |
| 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 | |

ISSUED
FOR: SITE REVIEW

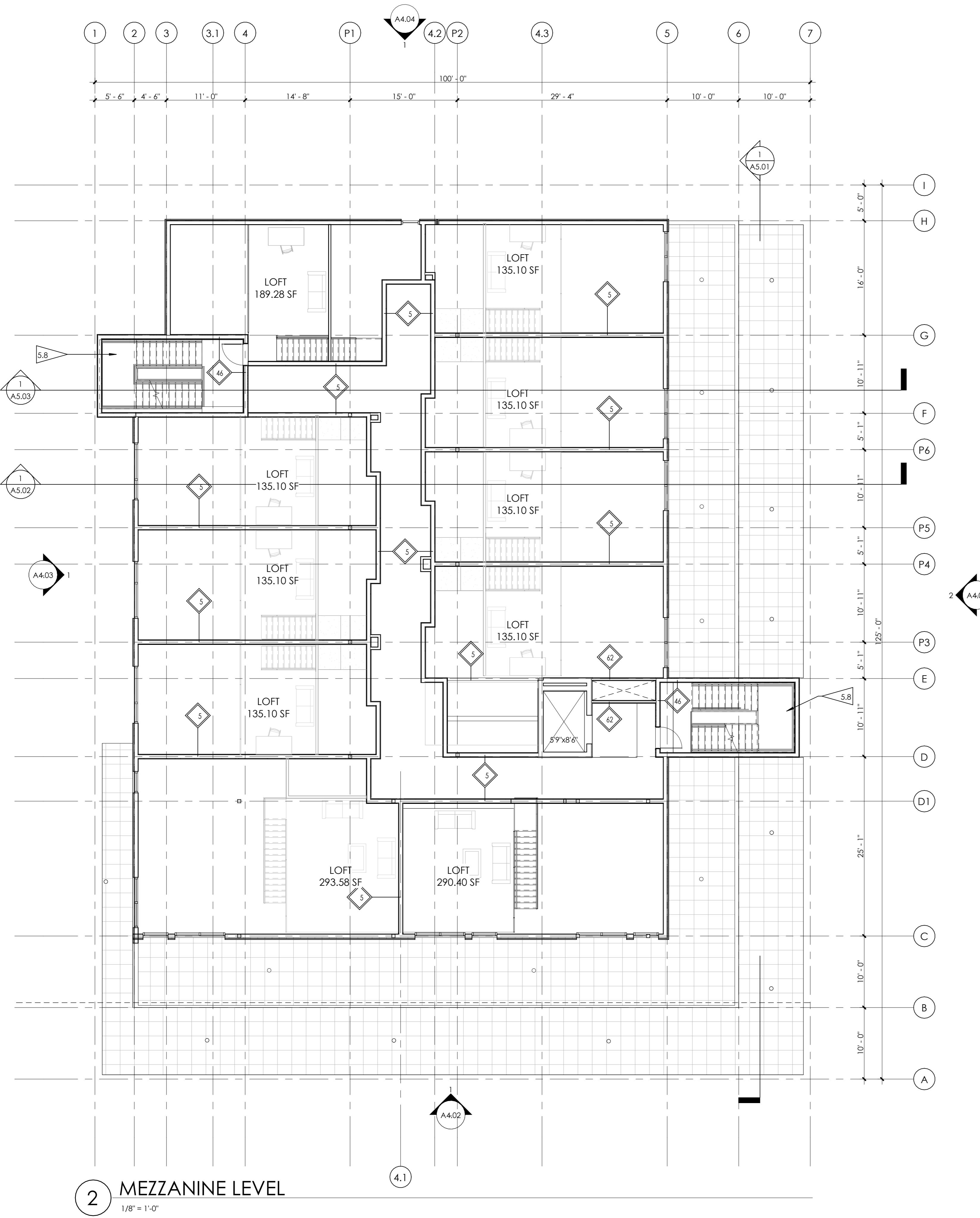
© NEO STUDIO

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

SHEET TITLE:
LEVEL 4 FLOOR PLA

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



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 A.4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
10. SEE A.8.01 & A.8.11 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 1A: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: A.6 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.

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

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

SHAFT WALL: 2-HOUR:

62 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO I-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U426.

FIRE BARRIER: 2-HOUR:

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

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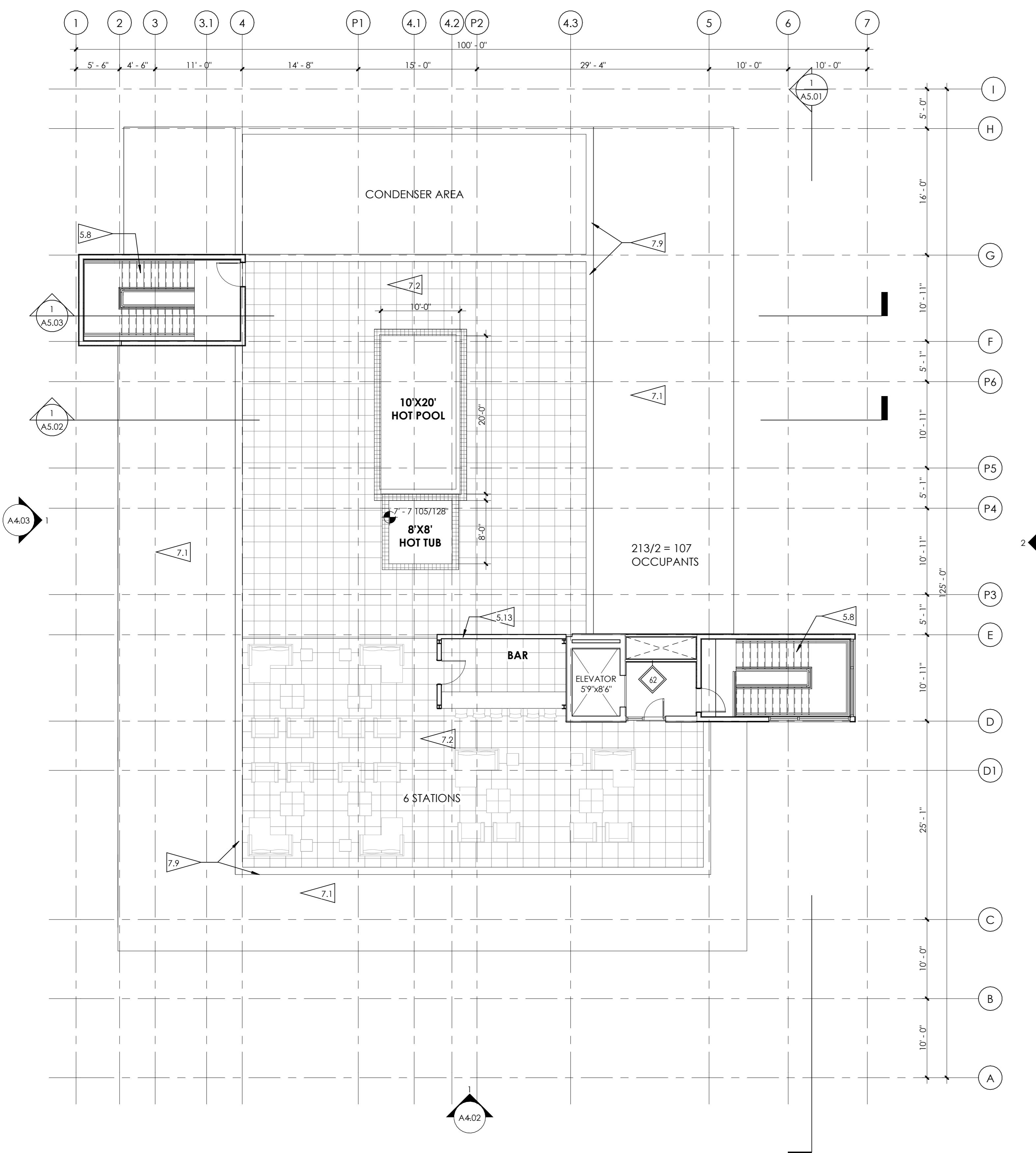
SCALE: 1/8" = 1'-0"

 SHEET TITLE:
MEZZANINE FLOOR
PLAN


446 BROADWAY

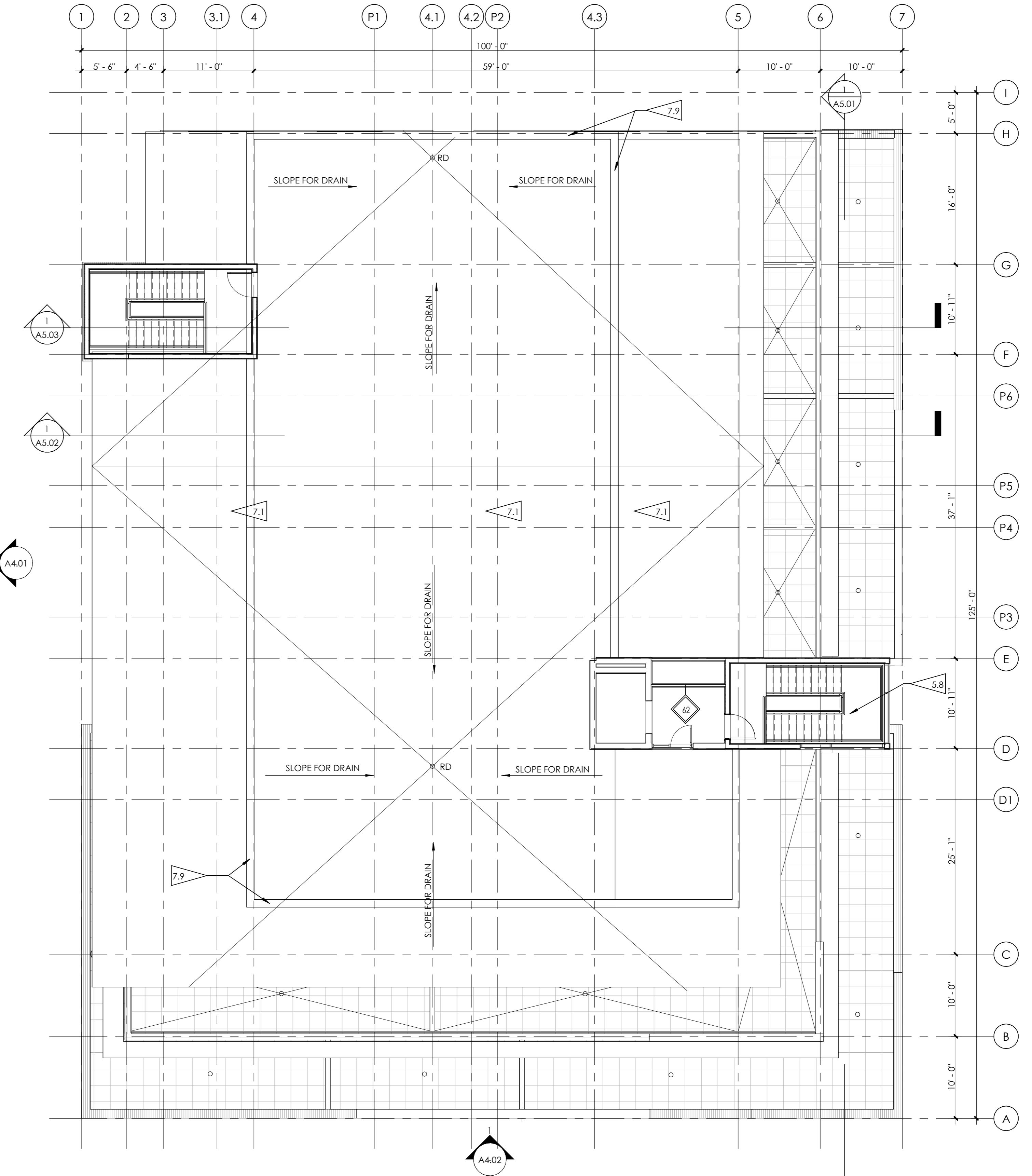
446 BROADWAY, EAGLE, COLORADO

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



1 ROOFTOP DECK - OPTIONAL

1/8" = 1'-0"



2 ROOF 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.
 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.

ISSUED FOR: SITE REVIEW
 © NEO STUDIO

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

SHEET TITLE:
 ROOF TOP DECK

A2.06

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 ROOMS 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 FLUSHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
- 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
- PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
- FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-3072.
- PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS TYP.
- PROVIDE PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C, TO EACH DWELLING UNIT PER IBC 906.1.1 EXCEPTION
- INSTALL/LOCATE CORNER GUARD AT ALL OUTSIDE CORNERS OF COMMON AREA FRONT-OF-HOUSE WALLS
- EXTEND DRYWALL TO CREATE FLUSH WALL FINISH WHERE DIFFERENT WALL TYPES INTERSECT
- PROVIDE NON-HARDENING CAULKING AT ACOUSTIC WALL SILLS AT CONCRETE
- RE: A6 SERIES FOR ENLARGED UNIT PLANS
- 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

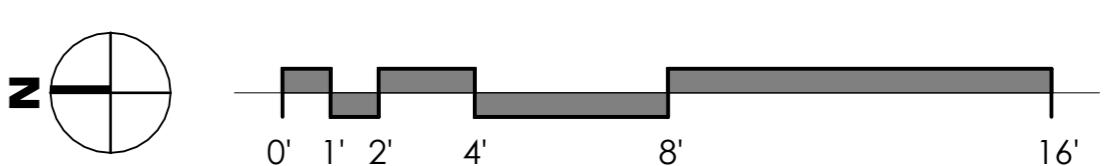
INTERIOR FURRING PARTITION

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

PARTITION TYPES

EXTERIOR WALL:

34 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS), CONTINUOUS WEATHER BARRIER, 1/2" OSB SHEATHING, 2 X 6 STUD (RE: STRUCTURE FOR SPACING; R-27 INSULATION IN CAVITY), CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.
 34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING
 36 1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE 'X' G.B., 2 X 6 STUD @ 16" O.C. W/ R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER, 5/8" TYPE 'X' GYP. BD. 1-HOUR RATED PER U364.
SHFT WALL: 2-HOUR:
 36 2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO I-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.
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.



446 BROADWAY



FLAGNOTES PER SHEET

- 5.1 TYP, PREFINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL - 42" AFF.
- 5.3 POWDER COATED STEEL CANOPY, STEEL TUBE STEEL FRAME WITH CORREGATED 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: 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 401T NARROW STILE OR EQUAL - BOTTOM RAIL TO BE 4" h - 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

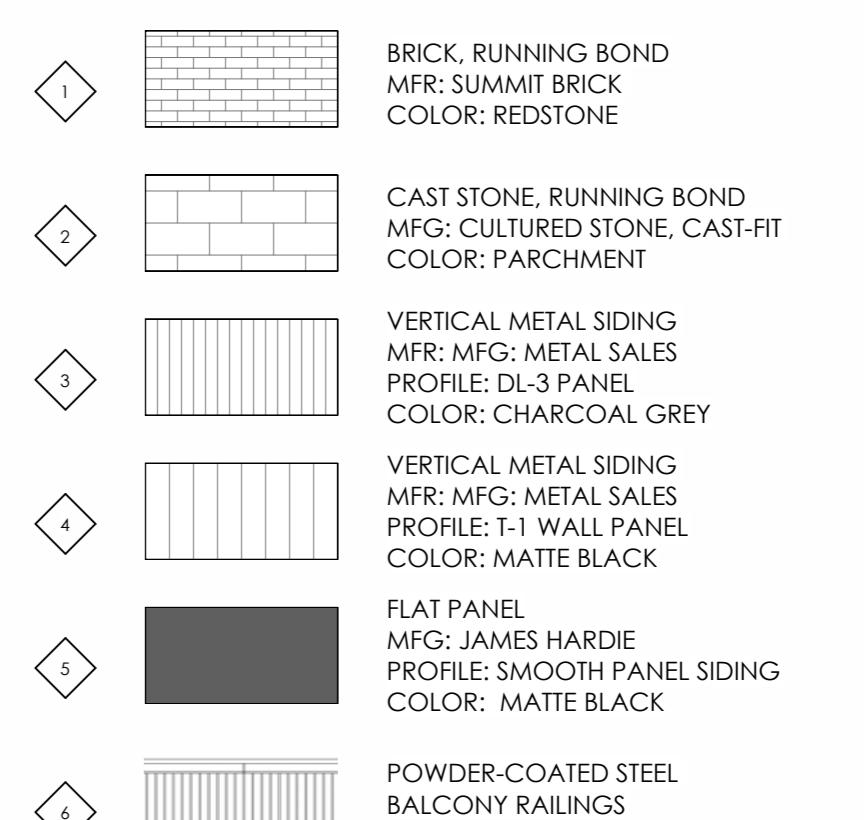
CLIMATE ZONE: 5 PER 2018 IECC

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
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



ISSUED
EOP: SITE REVIEW

SCALE: As indicated

SHEET TITLE:
EXTERIOR ELEVATIONS

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



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: MATTIE 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
 CONCRETE: 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 DOOR 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
 MFR: CULTURED STONE, CAST-FIT
 COLOR: PARCHMENT
 3 VERTICAL METAL SIDING
 MFR: METAL SALES
 PROFILE: DL-3 PANEL
 COLOR: CHARCOAL GREY
 4 VERTICAL METAL SIDING
 MFR: METAL SALES
 PROFILE: T-1 WALL PANEL
 COLOR: MATTE BLACK
 5 FLAT PANEL
 MFR: JAMES HARDIE
 PROFILE: SMOOTH PANEL SIDING
 COLOR: MATTE BLACK
 6 POWDER-COATED STEEL
 BALCONY RAILINGS

 ISSUED
 FOR: SITE REVIEW

© NEO STUDIO

SCALE: As indicated

 SHEET TITLE:
 EXTERIOR ELEVATIONS

A4.02

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO


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

FLAGNOTES PER SHEET

4.1 8" CMU WALL, GROUT CELLS SOLID, - PAINT
 5.1 TYP, PREFINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL - 42" AFF.
 5.3 POWDER COATED STEEL CANOPY, STEEL TUBE STEEL FRAME WITH CORREGATED 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: 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
 C. DEMISING WALLS: NONE
 D. WINDOW U-FACTOR: 0.29
 - STOREFRONT U-FACTOR: 0.32
 E. EXTERIOR DOOR 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
 MFR: CULTURED STONE, CAST-FIT
 COLOR: PARCHMENT
 3 VERTICAL METAL SIDING
 MFR: METAL SALES
 PROFILE: DL-3 PANEL
 COLOR: CHARCOAL GREY
 4 VERTICAL METAL SIDING
 MFR: METAL SALES
 PROFILE: T-1 WALL PANEL
 COLOR: MATTE BLACK
 5 FLAT PANEL
 MFR: JAMES HARDIE
 PROFILE: SMOOTH PANEL SIDING
 COLOR: MATTE BLACK
 6 POWDER-COATED STEEL
 BALCONY RAILINGS

 ISSUED
FOR: SITE REVIEW

© NEO STUDIO

SCALE: As indicated

 SHEET TITLE:
EXTERIOR ELEVATIONS

A4.03

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO



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 CORROGATED 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 PREFINISHED 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 CONCRETE: R-12.5 CONTINUE RIGID
 C. DEMISING WALLS: NONE
 D. WINDOW U-FACTOR: 0.29 STOREFRONT U-FACTOR: 0.32
 E. EXTERIOR DOOR 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

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 BALCONY RAILINGS

 ISSUED
 FOR: SITE REVIEW

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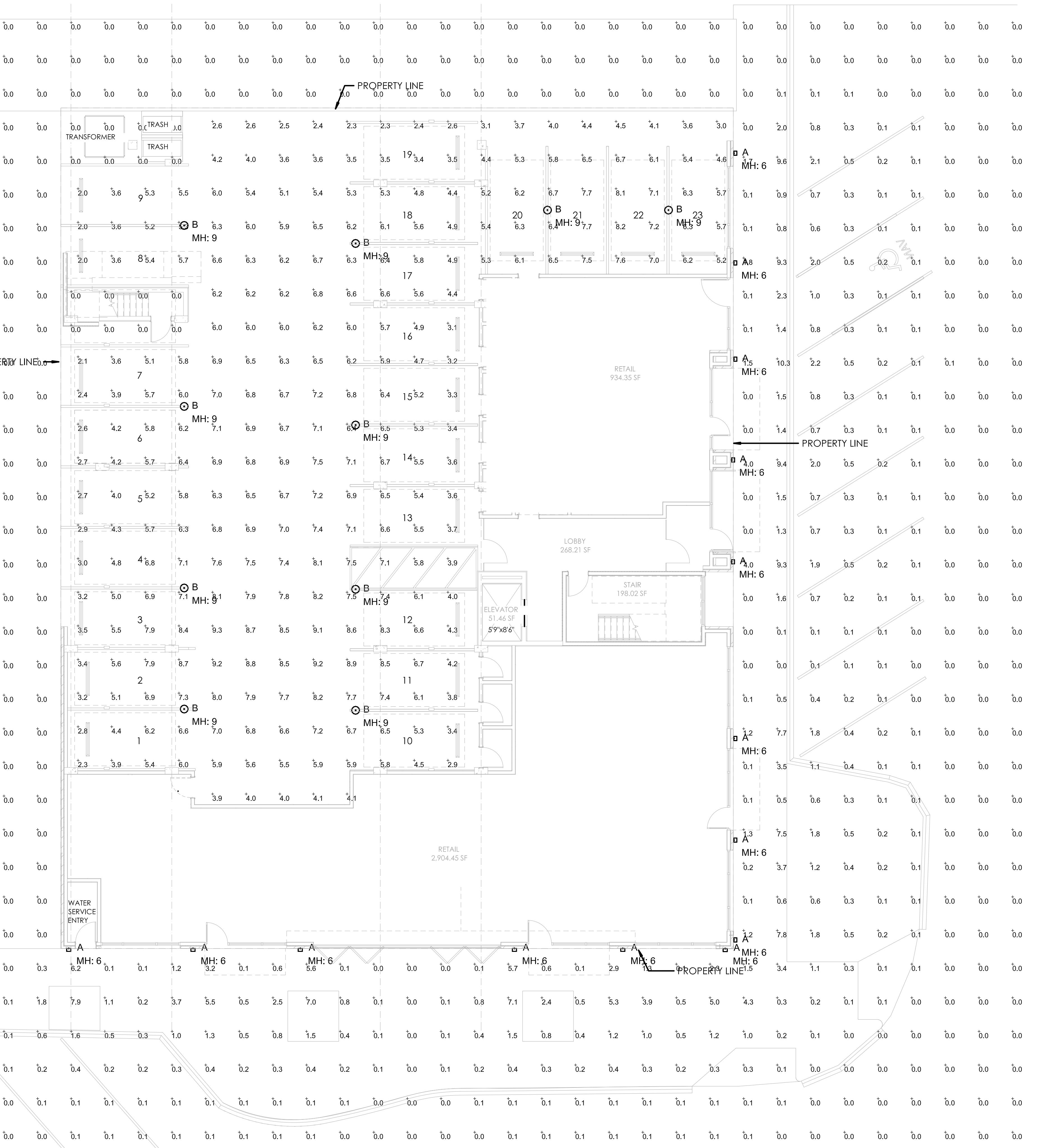
SCALE: As indicated

 SHEET TITLE:
 EXTERIOR ELEVATIONS

A4.04

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 PLAN

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 IEE 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 | 24 24" | | B BLACK | UNV 120-277V | NONE |
| | 30 3000K | | | Z BRONZE | | LF IN-LINE FUSE |
| | 40 4000K | | | | | PC BUTTON PHOTOCONTROL |

7000WZUR
JOB NAME: _____
NOTES: _____

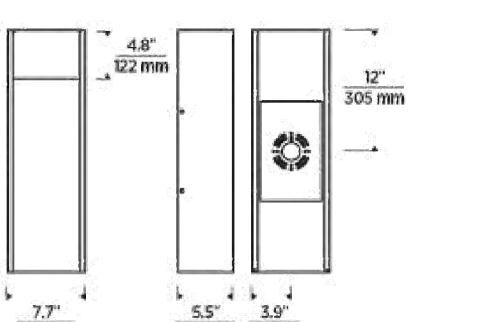
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ZUR 24 OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

| PRIMARY MATERIAL | Aluminum |
|------------------|------------|
| SHAPE MATERIAL | Aluminum |
| NET WEIGHT | 20 lbs |
| HEIGHT | 24in |
| WIDTH | 5.9in |
| DEPTH | 7.7in |
| WET LISTED | |
| DAMP LISTED | |
| DRY LISTED | |
| GENERAL LISTING | ETL Listed |
| INCLUDES | |



LAMPING SPECIFICATIONS

| LED LAMP | INTEGRATED LED | NON LED | NO LAMP |
|------------------------|-------------------------------|---------|---------|
| DELIVERED LUMENS | 163 | | |
| WATTS | 20.5 | | |
| MAX WATTAGE PER BULB | | | |
| | Universal 120V-277V 0-10, ELV | | |
| CCT | 2700K 3000K 4000K | | |
| CRI | 90 CRI | | |
| LED LIFETIME | >60000 | | |
| AVERAGE BULB HOURS | | | |
| FIELD SERVICEABLE LED | | | |
| LAMP BASE | Integrated LED | | |
| LAMP SHAPE | Integrated LED | | |
| LAMP INCLUDED? | True | | |
| WARRANTY ¹² | 5 Years | | |

*Dunning information available at www.techlighting.com/Downloads/Dunning
**Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

| Integrated LED | Replacement LED Lamp | No Lamp |
|---|----------------------|---------|
| This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and 2018 Title 24. | 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 | |

*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.

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McGraw-Edison

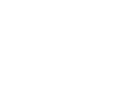
TT TopTier

Solar-Enabled Parking Garage Luminaires

Product Features

Product Certifications

Interactive Menu

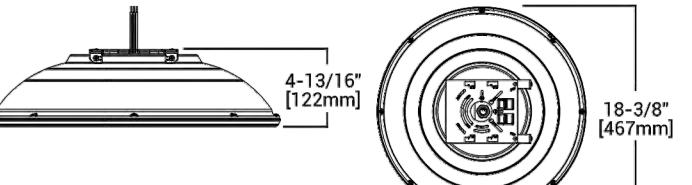
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4

Quick Facts

- Lumen packages range from 3,090 - 10,000
- Efficacy 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
CO, MO, WO, and RW D1-5
DL: D1-D4
Base luminaire weight: 18.2 lbs (8.3 kg)



Notes: 1. Not certified for 3000K CCT and warmer only.

Product Specifications

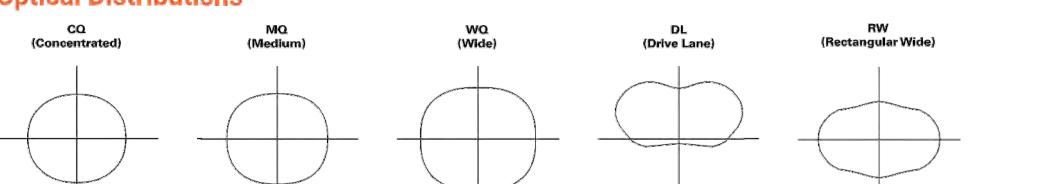
Construction

- Low profile, die-cast aluminum housing provides a clean, symmetric aesthetic.
- Five optical distributions utilizing visual comfort waveguide technology.
- 5 lumen packages from 3,097 to 10,072
- Integral uplight option utilizes a dedicated, 8W light engine with 120 lumens for reduced visual contrast and glare effect.
- IDA Certified for 3000K CCT and warmer only. Not available with uplight option.

Electrical

- 40° to +30° -40° operating temperature
- Greater than 90% lumen maintenance expected at 50,000 hours; 70% lumen maintenance expected greater than 78,000 hours

Optical Distributions



Finish

- 2.0 mil standard. 1.0 mil powder coat thickness.
- Options include white, black, bronze, gray, dark platinum and graphite metallic.
- RAL and custom color matches available.
- Naturorium option (NAT) available, providing a smooth sandblasted finish with RAL 9017, with a scratch and spray rating of 1000H per ASTM D1654.

Mounting

- Surface mount directly to square or octagonal 4" surface or recessed junction box using quick mount bracket.
- Surface stem mount bracket with set screw for direct 1/2" IPS conduit mounting.
- Trunnion, decorative pendant, and wall mount options available.

Warranty

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

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 | D1-5,000 Nominal Lumens | 735-70 CCT: 3500K CCT | 12VDC-12V | CO-Concentrated | [Blank]-Surface Mount * TMB-Trunnion Mount with Conduit DPM-Decorative Pendant | Blank-14" | NW-White AP-Grey BK-Black BR-Bronze GM-Graphite Metallic |
| BAA-TT-TopTier | D2-5,500 Nominal Lumens | 740-70 CCT: 4000K CCT | 24VDC-24V DC | MO-Medium | TMB-Trunnion Mount with Conduit DPM-Decorative Pendant | 39L-20" 39L-24" 40L-20" 40L-24" | |
| TT-TopTier | D3-6,000 Nominal Lumens | 745-70 CCT: 4500K CCT | 24VDC-24V DC | RW-Rectangular Wide | DPM-Decorative Pendant Wide DPM-Decorative Pendant Type 4 | 40L-24" | |
| TT-TopTier | D4-6,000 Nominal Lumens | 749-60 CCT: 3000K CCT | 24VDC-24V DC | DL-Drive Lane | TBM-Wall Mount STM-Stem Mount to 1/2" conduit * | 72L-75" 108L-105" 128L-120" | |
| TT-TopTier | D5-10,000 Nominal Lumens | 754-60 CCT: 4000K CCT | 24VDC-24V DC | DL-Drive Lane | TBM-Wall Mount with Tether 4.5" | 144L-144" | |

Options (Add as Suffix)

Accessories (Order Separately)¹³

NOTES:

- Order Pendant Mount stem accessory.
- Choose lead length for Surface Mount and Stem Mount only. TMB, DPM and WM lengths predetermined.
- Not available with CO, MO, and RW.
- Standard with CO, MO, and RW only.
- Specific lead length for CO, MO, and RW.
- Not available for use with Stem Mount and Decorative Pendant Mount only.
- Designed for use with Decorative Pendant Mount only.
- Not available with CO, MO, and RW.
- Not available with CO, MO, and RW.
- Only one pendant mount stem and decorative pendant mount can be built to be compliant with the Bay American Act of 1933 (BAA) or Texas Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERRINGS.COM website for more information.
- For installations in locations such as gymnasiums, arenas, sports complexes, multi-purpose rooms, and any other locations where the fixture potentially will be subject to impacts from external sources, DPM mounting is required, utilizing the stem kit with tether (DPMST).
- Available in D1, D2, and D5.
- Extended lead times apply.

Product Specifications

Construction

- 1-T0Y dimming with 0V for Dim-to-Off standard
- DC drivers feature greater than 0.9 power factor and less than 20% total harmonic distortion

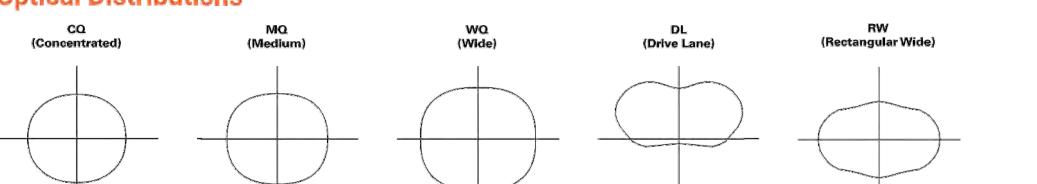
Optical

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- Greater than 90% lumen maintenance expected at 50,000 hours; 70% lumen maintenance expected greater than 78,000 hours

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Finish

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

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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@eeparkr.com

1/16/2025 12:53:51 PM