

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

FINAL SITE PACKAGE

02/27/2026



ABBREVIATIONS	
&	AND
<	ANGLE
@	AT
#	POUND(S) or NUMBER
AB	ANCHOR BOLT
AF	ABOVE FINISHED FLOOR
AS1	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT or ADJUSTABLE
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
ALT	ALTERNATE
AVE	AVENUE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
AD	AREA DRAIN or ACCESS DOOR
ANOD	ANODIZED
APPROX	APPROXIMATE
AV	AUDIO VISUAL
AVG	AVERAGE
AWP	ACOUSTICAL WALL PANEL
B.O.F.	BY OWNER, FUTURE
BD	BOARD
B.O.	BY OWNER
BLDG	BUILDING
BT	BILUMINOUS
BLKG	BLOCKING
BM	BEAM or BENCH MARK
BOT	BOTTOM
BR	BEARING
BSM	BASEMENT
B	BASE
CJ	CONTROL JOINT
CL	COLUMN LINE
CONF	CONFERENCE
C.L.	CENTERLINE
CIRC	CIRCUMFERENCE
CAB	CABINET
C	CAULKING
CCD	CONSTRUCTION CHANGE DIRECTIVE
CF	COUNTERFLASHING
CG	CORNER GUARD
CM	CENTIMETERS
CMU	CONCRETE MASONRY UNIT
CO	CHANGE ORDER or CLEANOUT
CT	CERAMIC TILE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CEM	CEMENTITIOUS
CK	CORK TILE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR or CORRUGATED
CPT	CARPET
CP	CAST IN PLACE
CONN	CONNECTION
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CU	CUBIC
CY	CUBIC YARD
DEG	DEGREE
DAMP	DAMP-PROOFING
DF	DRINKING FOUNTAIN
DBL	DOUBLE
DEPT	DEPARTMENT
DTL	DETAIL
DA	DAMPER
DM	DIMENSION
DN	DOWN
DSP	DISPENSER
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
DW	DIVISION
DIAG	DIAGONAL
DEMO	DEMOLISH or DEMOLITION
EJ	EXPANSION JOINT
EB	EXISTING BOLT
EB	EXPANSION BOLT
E	EAST
ED	EXHAUST DUCT
EF	EXHAUST FAN or EACH FACE
EWC	ELECTRIC WATER COOLER
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENGR	ENGINEER
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
ES	EACH SIDE
EW	ELECTRIC WATER HEATER
EW	EACH WAY
EST	ESTIMATE
FAC	FIRE ALARM CABINET
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHER(S)
FD	FLOOR DRAIN or FIRE DAMPER
FE	FIRE EXTINGUISHER
FE	FIRE EXTINGUISHER CABINET
FLL	FINISHED FLOOR LINE
FHC	FIRE HOSE CABINET
FR	FIRE RESISTIVE or FIRE RATED
FDN	FOUNDATION
FN	FINISHED
FRT	FINISHED
FLC	FLASHING
FLR	FLOORING
FLUOR	FLUORESCENT
FRT	FIRE RETARDANT TREATED
FRP	FIBERGLASS REINFORCED PANELING
FT	FOOT (FEET)
FTG	FOOTING
FURR	FURRED or FURRING
FUT	FUTURE
F	FARDNET
FVC	FIRE VALVE CABINET
PHMS	FLAT HEAD MACHINE SCREW
FF	FIRE HYDRANT
FF	FINISHED FLOOR
FUR	FURNISHED
FOM	FACE OF MASONRY
FOF	FACE OF FINISH
FOS	FACE OF STUD
FCC	FACE OF CONCRETE
PHWS	FLAT HEAD WOOD SCREW
FHV	FIRE HOSE VALVE
GWB	GYPNUM WALLBOARD
GC	GENERAL CONTRACTOR
GB	GRAB BAR
GYP	GYPNUM BOARD
BD.	
GCMU	GLAZED CONCRETE MASONRY UNIT(S)
GA	GAUGE
GR	GRADE
GL	GLASS or GLAZING
GND	GROUND
GALV	GALVANIZED
GYP	GYPNUM
GT	GLASS TILE
GRT	GROUT
GI	GALVANIZED IRON
HC	HOLLOW CORE or HANDICAPPED
HM	HOLLOW METAL
HDR	HEADER
HDWR	HARDWARE
HT	HEIGHT
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HB	HOSE BIB
HDAS	HEADED DEFORMED ANCHOR STUD
HAS	HEADED ANCHOR STUD
HVY	HIGHWAY
HW	HOT WATER HEATER
HW	HOT WATER
HTR	HEATER
IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
ID	INSIDE DIAMETER
IN	INCHES
INFO	INFORMATION
INSUL	INSULATION or INSULATED
INT	INTERIOR
INCD	INCANDESCENT
INV	INVERT
INTMED	INTERMEDIATE
INCL	INCLUDED
JST	JOIST
JOINT	JOINT
JL	JANITOR CLOSET
KD	KNOCKDOWN
KP	KICK PLATE
KIC	KITCHEN
KB	KNOCKOUT
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TV	TELEVISION
TELE	TELEPHONE
THK	THICK or THICKNESS
THLD	THRESHOLD
TYP	TYPICAL
TEMP	TEMPERARY or TEMPERATURE
TC	TEMPERED GLASS
TBC	TOP OF BACK OF CURB
TS	TUBE STEEL
TOW	TOP OF WALL
TOS	TOP OF STEEL
TCC	TOP OF CONCRETE
THERM	THERMOSTAT
USGS	U.S. GEOLOGICAL SURVEY
MAX	MAXIMUM
MECH	MECHANICAL
MECH	MECHANICAL, ELECTRICAL or PLUMBING SPECIFIED
METAL	METAL
UNRN	UNREFINISHED
UR	URN
V	VOLT
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
VERT	VERTICAL
VEST	VESTIBULE
VNI	VINYL or SHEET VINYL
VAR	VARY or VARIES
VF	VERIFY IN FIELD
VER	VERIFY
VENT	VENTILATION
VOL	VOLUME
WOOD	WOOD
W	WEST or WIDE
W/C	WATER CLOSET
WPT	WORKING POINT
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE or WOOD FLOORING
OC	ON CENTER
OD	OUTSIDE DIAMETER
OTO	OUTSIDE-TO-OUTSIDE
OFF	OFFICE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OF	OUTSIDE FACE
PCC	PRECAST
PAC	PREVIOUSLY AWARDED CONTRACT
P/L	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED or PORCELAIN TILE
PDR	PAPER TOWEL DISPENSER AND RECEPTACLE
PVC	POLYVINYL CHLORIDE
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PL	PLASTER
PNL	PANEL
P	PAINT(ED)
PR	PAIR or PROPOSAL REQUEST
PROJ	PROJECT
PRJ	PAPER TOWEL DISPENSER
PN	PARTITION
PVMT	PARKING
PRESIT	PRESTRESSED
PBO	PROVIDED BY OTHERS
PAR	PARALLEL
PREFIN	PREFINISHED
POL	POLISHED
PLBG	PLUMBING
PKG	PARKING
PERM	PERMITTER
PERF	PERFORATED
PERF	PAPER TOWEL RECEPTACLE
PRIM	PRIMARY
PT	POINT OF LANGUAGE
QTY	QUANTITY
QT	QUARRY TILE
RT	REMOVE
R	RISER
RD	ROOF DRAIN or ROAD
RL	RAIN LEADER
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
RWC	RAIN WATER CONDUCTOR
RAD	RADIUS
REF	REFER TO or REFERENCE
RENF	REINFORCED
REC	RECESS(ED)
REF	REFRIGERATOR or REFRIGERATED
REGD	REQUIRED
RESL	RESILIENT
REV	REVISE, REVISED or REVISION(S)
RFG	ROOFING
RFL	REFLECTED
RM	ROOM
ROW	RIGHT OF WAY
RBS	RUBBER BASE STRAIGHT
RBC	RUBBER BASE COVE
RB	RUBBER BASE
RH	RIGHT HAND
RND	ROUND
RF	RESILIENT FLOORING
RECPT	RECEPTACLE
RBT	RUBBER TILE
RVS	REVERSE (SIDE)
RPM	REVOLUTIONS PER MINUTE
SUPPORT	SUPPORT
S	SOUTH or SEALED
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SD	SOAP DISPENSER
SNH	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN RECEPTACLE
SNR	SANITARY NAPKIN RECEPTACLE
SSK	SERVICE SINK
SS	STAINLESS STEEL
SINK	SINK RECEPTACLE
SCHED	SCHEDULE
SEC	SECTION
SHWR	SHOWER
SH	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FEET
STL	STEEL
STA	STATION
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	SUSPEND(ED)
SYM	SYMMETRICAL
SYS	SYSTEM
SOFF	SOFFIT
SPKR	SPEAKER
SPRL	SPRINKLER
T&B	TOP AND BOTTOM
T	TREAD
T&G	TONGUE AND GROOVE
TOE	TOWEL BAR
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TV	TELEVISION
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W/O	WITHOUT
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ROD	ROOF OVERFLOW DRAIN
RWC	RAIN WATER CONDUCTOR
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RENF	REINFORCED
REC	RECESS(ED)
REF	REFRIGERATOR or REFRIGERATED
REGD	REQUIRED
RESL	RESILIENT
REV	REVISE, REVISED or REVISION(S)
RFG	ROOFING
RFL	REFLECTED
RM	ROOM

GRAPHIC STANDARDS

EXTERIOR ELEVATION IDENTIFICATION
DRAWING NUMBER: A4.01
SHEET NUMBER: 1

INTERIOR ELEVATION IDENTIFICATION
DRAWING NUMBER: A7.01
SHEET NUMBER: 99

DETAIL IDENTIFICATION
DRAWING NUMBER: A9.01
SHEET NUMBER: 1

WALL SECTION IDENTIFICATION
DRAWING NUMBER: A5.11
SHEET NUMBER: 1

BUILDING SECTION IDENTIFICATION
DRAWING NUMBER: A5.01
SHEET NUMBER: 1

ENLARGED DETAIL IDENTIFICATION
DRAWING NUMBER: A6.01
SHEET NUMBER: 1

DOOR IDENTIFICATION
DOOR SIZE: 3068

ROOM/SPACE/AREA IDENTIFICATION
ROOM NAME: 314
ROOM NUMBER: 314
ROOM AREA: 876.00 SF

PARTITION TYPE IDENTIFICATION
PARTITION TYPE: RE: 23A

ACOUSTIC PARTITION IDENTIFICATION
PARTITION TYPE: RE: 74H

ELEVATION DATUM IDENTIFICATION
Name: Elevation
LEVEL NAME: ELEVATION

WINDOW IDENTIFICATION
B1 - WINDOW SIZE

KEYNOTE IDENTIFICATION
NOTE NUMBER: 1

REVISION IDENTIFICATION
REVISION NUMBER: 001
REVISION DESCRIPTION: AS1

SECTION MATERIAL GRAPHICS
CONCRETE
UNDISTURBED OR COMPACTED EARTH
POROUS FILL (GRAVEL)
STEEL
ALUMINUM
MASONRY - BRICK
MASONRY - CONCRETE BLOCK
RIGID INSULATION
BATT INSULATION
GYPSUM PLASTER
PLYWOOD
FINISH WOOD

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:

PROJECT TEAM

OWNER
PERFORMANCE OUTDOORS
215 BROADWAY STREET
EAGLE, CO. 81631
POC: JAKE ROUGH
P: 970-471-8233
JAKE@PERFORMANCEOUTDOOR.COM

ARCHITECT
NEO STUDIO, LLC
3560 WALNUT STREET
DENVER, CO 80205
POC: MICHAEL NODA
P: 303 758 3800
MICHAEL@NEOSTUDIOARCH.COM

CONTRACTOR
KUMAR & ASSOCIATES, INC
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, CO 81601
POC: DAVID YOUNG
P: 970-618-4846
DYOUNG@KUMARUSA.COM

CIVIL
ALPINE ENGINEERING, INC.
P.O. BOX 97
EDWARDS, CO. 81632
POC: MATT WADEY
P: 970-926-3373
WADEY@ALPINECIVIL.COM

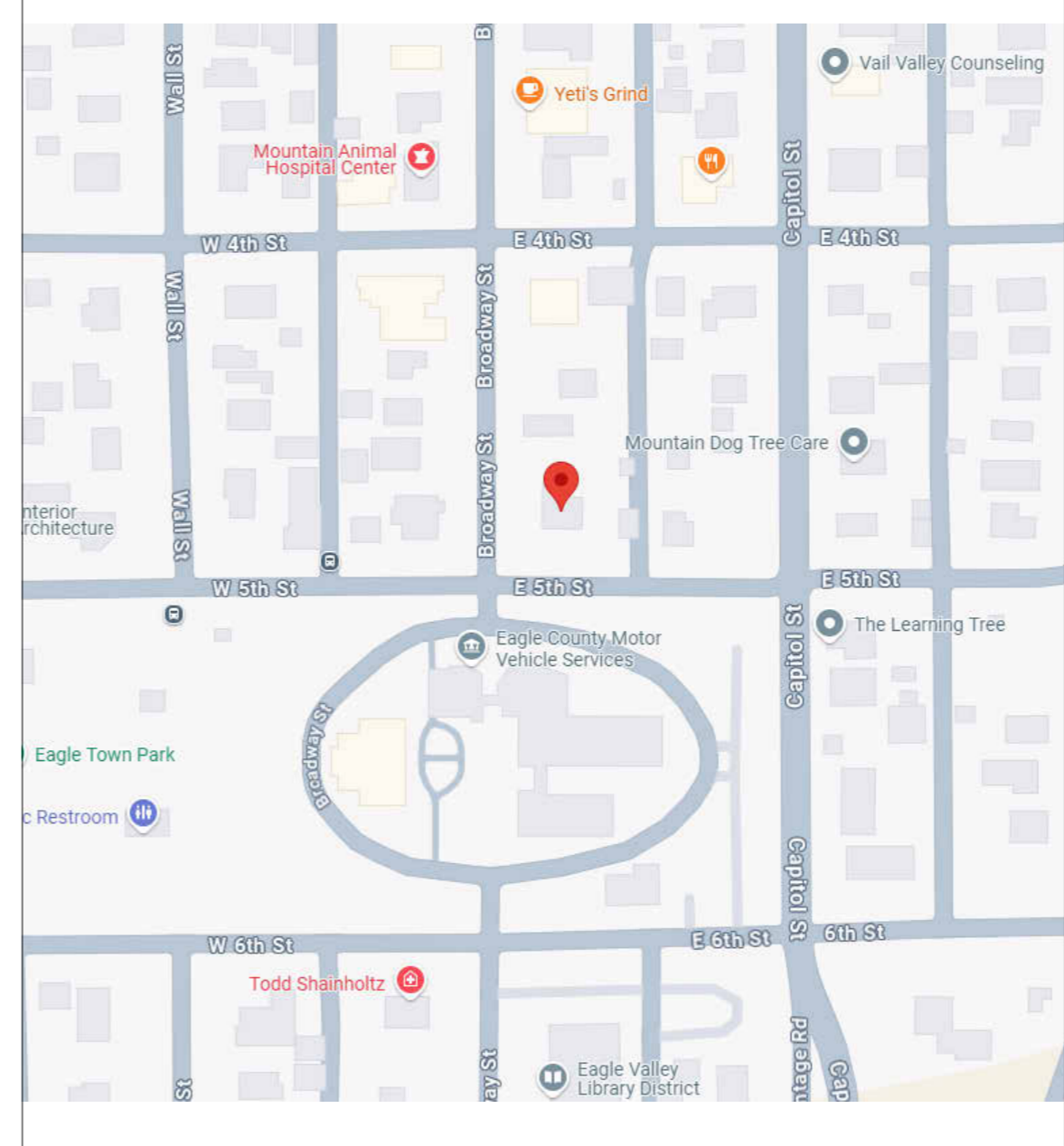
LANDSCAPE
COMPANY
ADDRESS
CITY STATE ZIP
POC: KYLE A. JACKSON, P.E.
P: 303-907-4285
kyle.a.jackson@imgcorp.com

Mechanical
EE ENGINEERS
12005 ANTELOPE TRAIL
PARKER, CO 80138
POC: LOREN PRIEST
P: 303-748-1189
LOREN@EPPARKER.COM

Electrical
12005 ANTELOPE TRAIL
PARKER, CO 80138
POC: LOREN PRIEST
P: 303-748-1189
LOREN@EPPARKER.COM

SOILS
KUMAR & ASSOCIATES, INC
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, CO 81601
POC: DAVID YOUNG
P: 970-618-4846
DYOUNG@KUMARUSA.COM

VICINITY MAP



Sheet #	Sheet Name	02/25/2026 SITE REVIEW	XX/XX/XX 50% RVD	XX/XX/XX 100% RVD	XX/XX/XX 50% RCD
GENERAL					
A0.01	COVER SHEET SR		X		
A1.01	ARCHITECTURAL SITE PLAN		X		
CIVIL					
C0.0	COVER SHEET & NOTES		X		
C1.0	DEMOLITION PLAN		X		
C2.0	GRADING PLAN		X		
C3.0	UTILITY PLAN		X		
C4.0	EROSION CONTROL		X		
C5.0	DETAILS		X		
C5.1	DETAILS		X		
ARCHITECTURE					
A2.01	LEVEL 1 FLOOR PLAN		X		
A2.02	LEVEL 2 FLOOR PLAN		X		
A2.03	LEVEL 3 FLOOR PLAN		X		
A2.04	LEVEL 4 FLOOR PLAN		X		
A2.05	ROOF TOP DECK		X		
A4.01	EXTERIOR ELEVATIONS		X		
A4.02	EXTERIOR ELEVATIONS		X		
A4.03	EXTERIOR ELEVATIONS		X		
A4.04	EXTERIOR ELEVATIONS		X		
PHOTOMETRIC					
PM1	PHOTOMETRIC PLAN		X		
PM2	PHOTOMETRIC PLAN		X		
Grand total: 20					

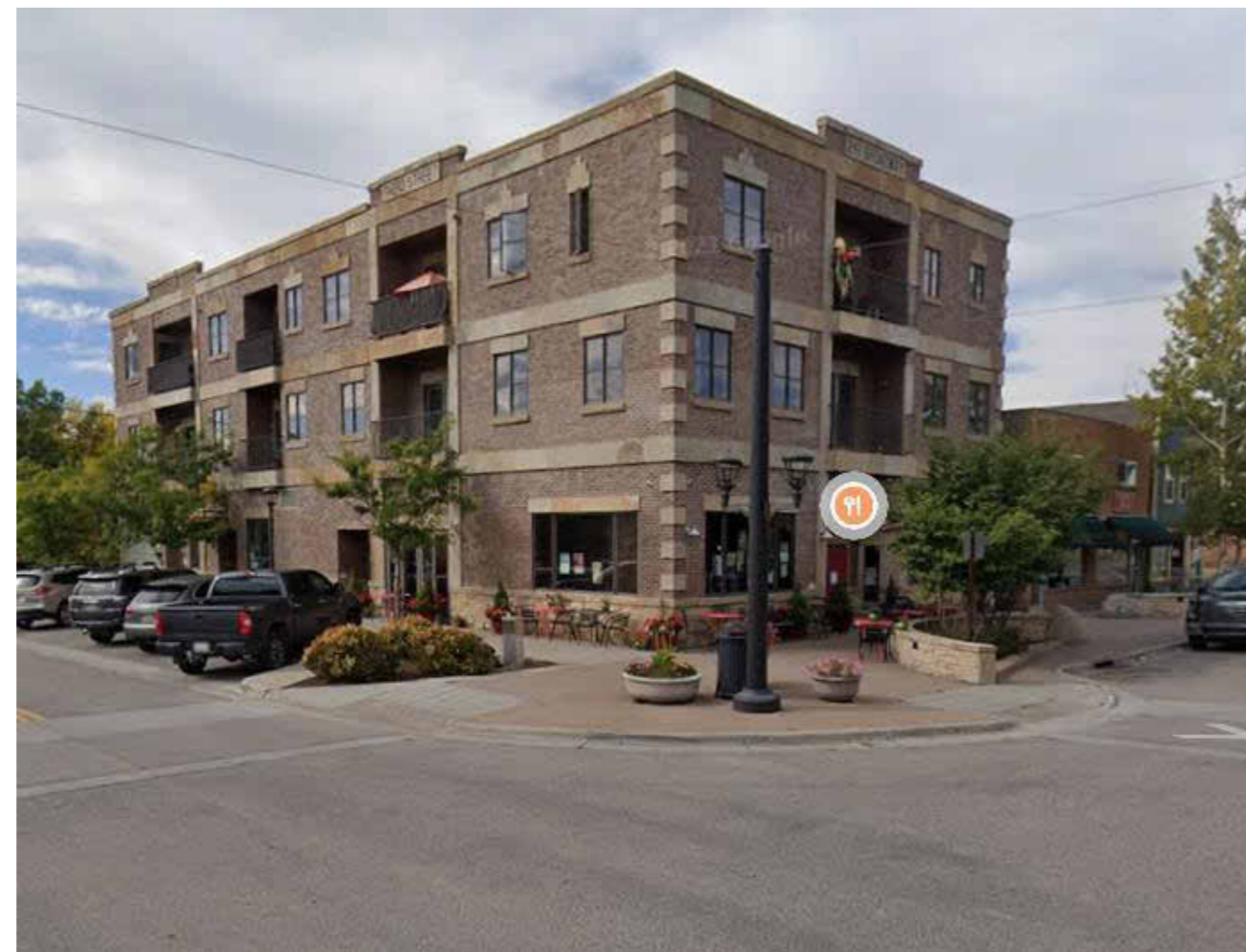
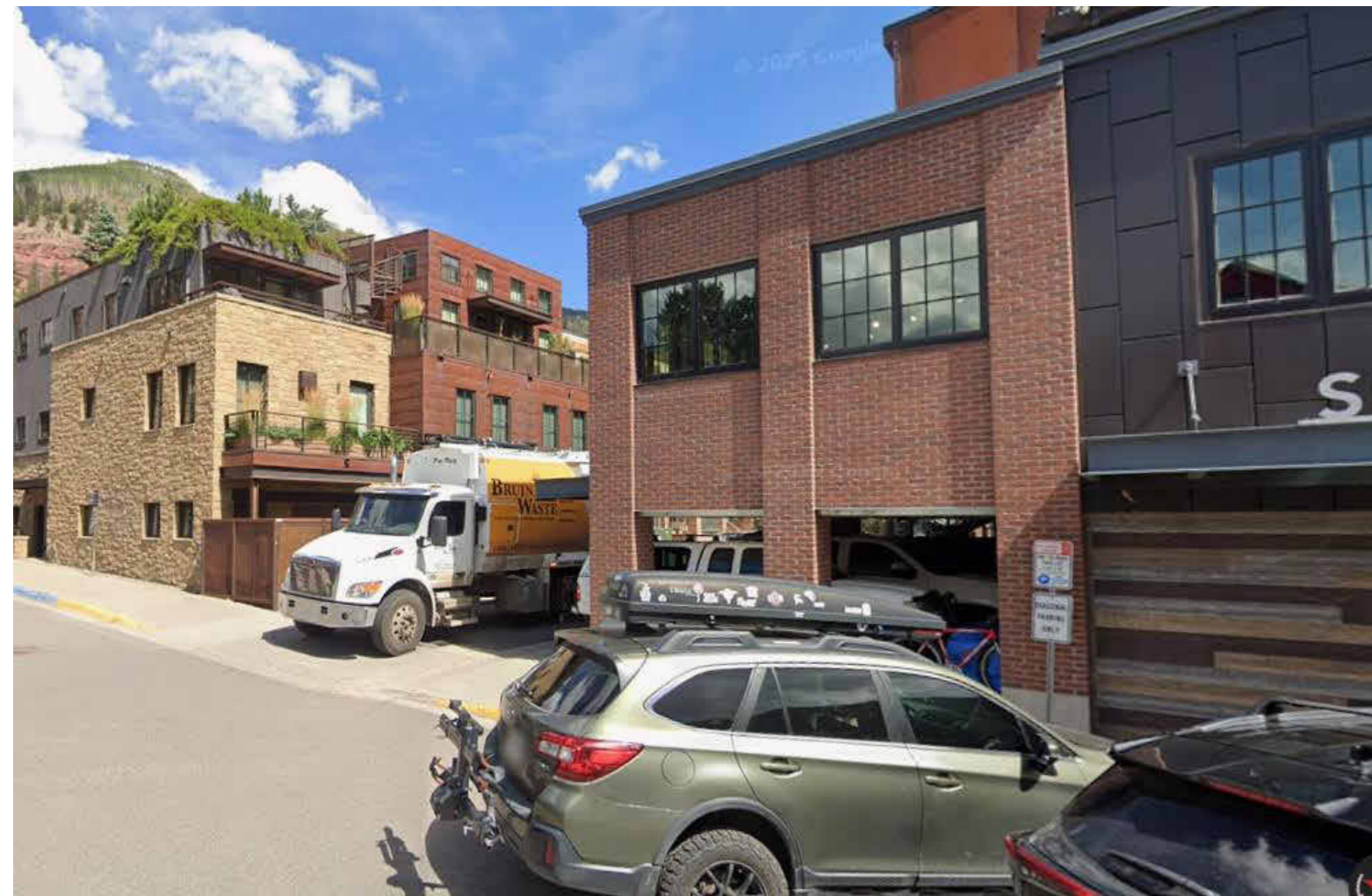
MINOR DEVELOPMENT PERMIT NOTES:

ZONE DISTRICT: BROADWAY DISTRICT

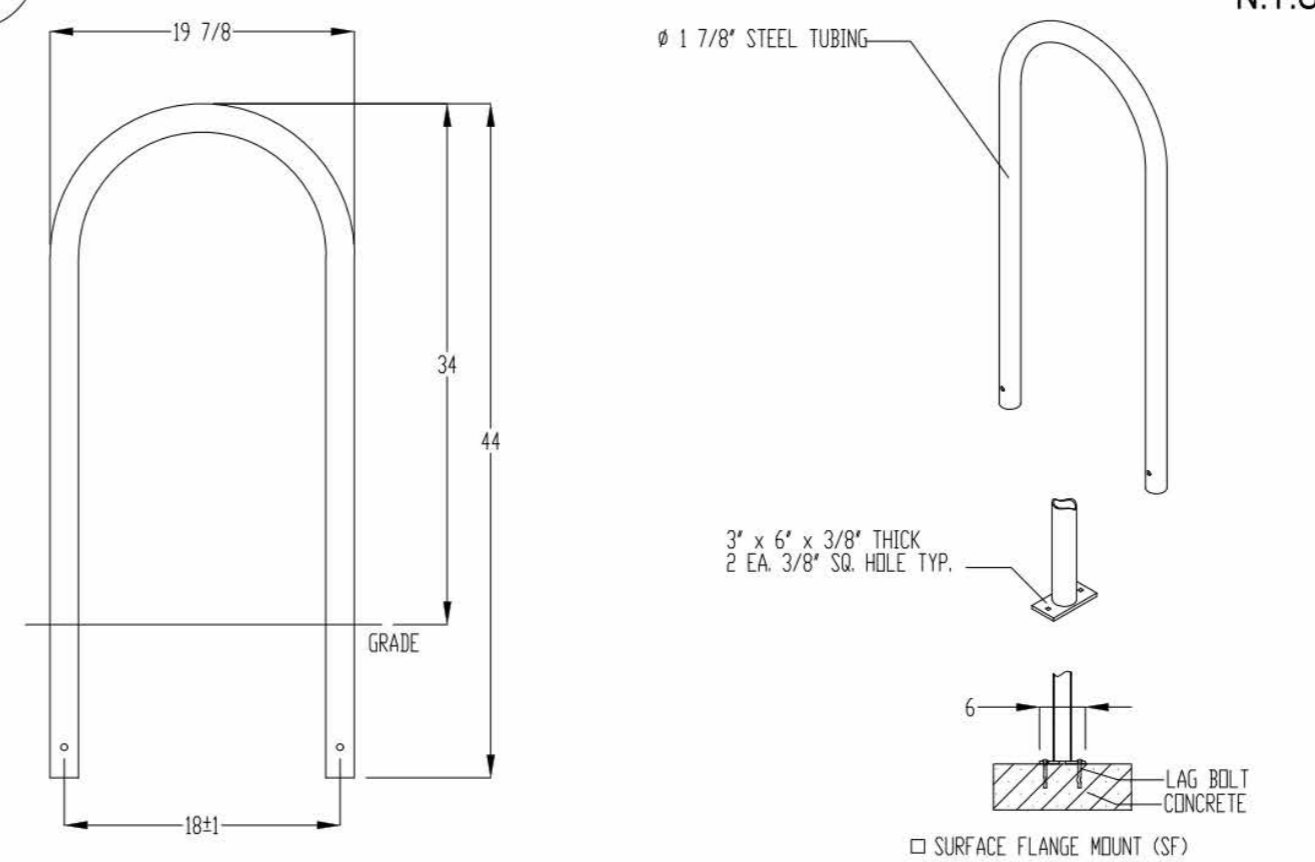


446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

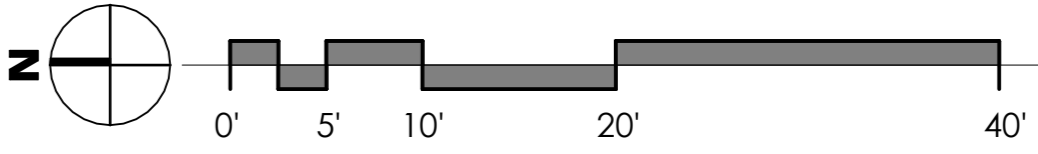


D BIKE LOOP



PRODUCT: U190-1G(SF)
DESCRIPTION: "U" BIKE RACK
DATE: 6-2-17
ENG: SNC
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MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 LINCOLN BLVD.
WISCONSINA, WI 53097
P1800 448-7933, F1600 849-1000, F1500 849-1000
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

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



FLAGNOTES PER SHEET

PROJ. NO. 24-12
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 02/27/2026
REVISIONS

ISSUED FOR: FINAL SITE PACKAGE
© NEO STUDIO

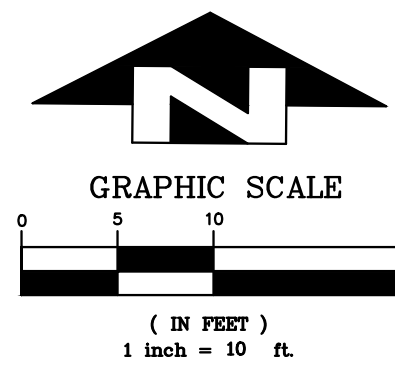
SCALE:

SHEET TITLE: ARCHITECTURAL SITE PLAN

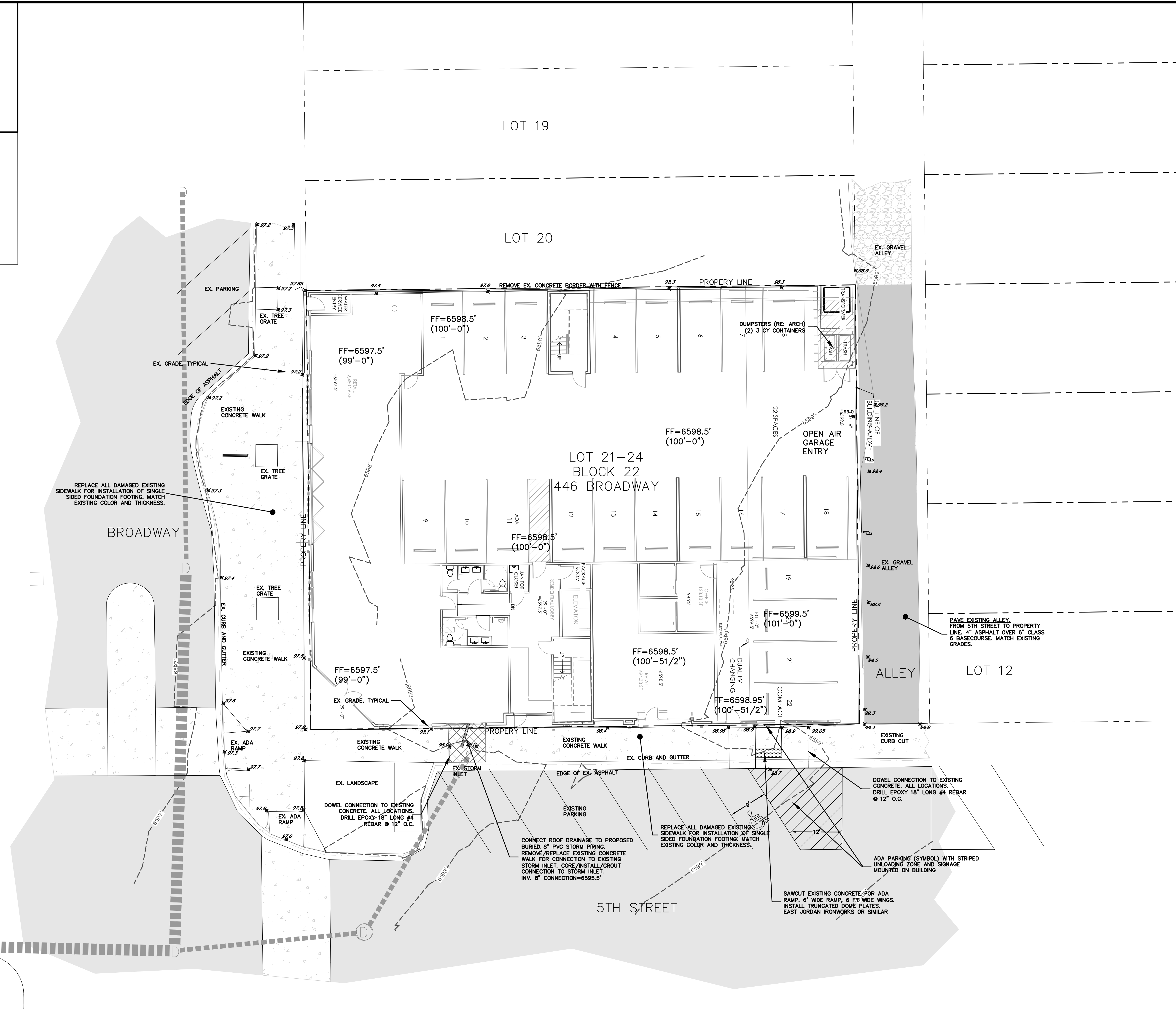
A1.01

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	EXISTING GRADING, SLOPE/SPOT
	PROPOSED STORM SEWER
	PROPOSED BOULDER RETAINING
	PROPOSED CONCRETE/ASPHALT



TOPOGRAPHIC INFORMATION
PROVIDED BY KIPPP LAND
SURVEYING



(SEAL)

446 BROADWAY

EAGLE, CO

GRADING AND DRAINAGE PLAN

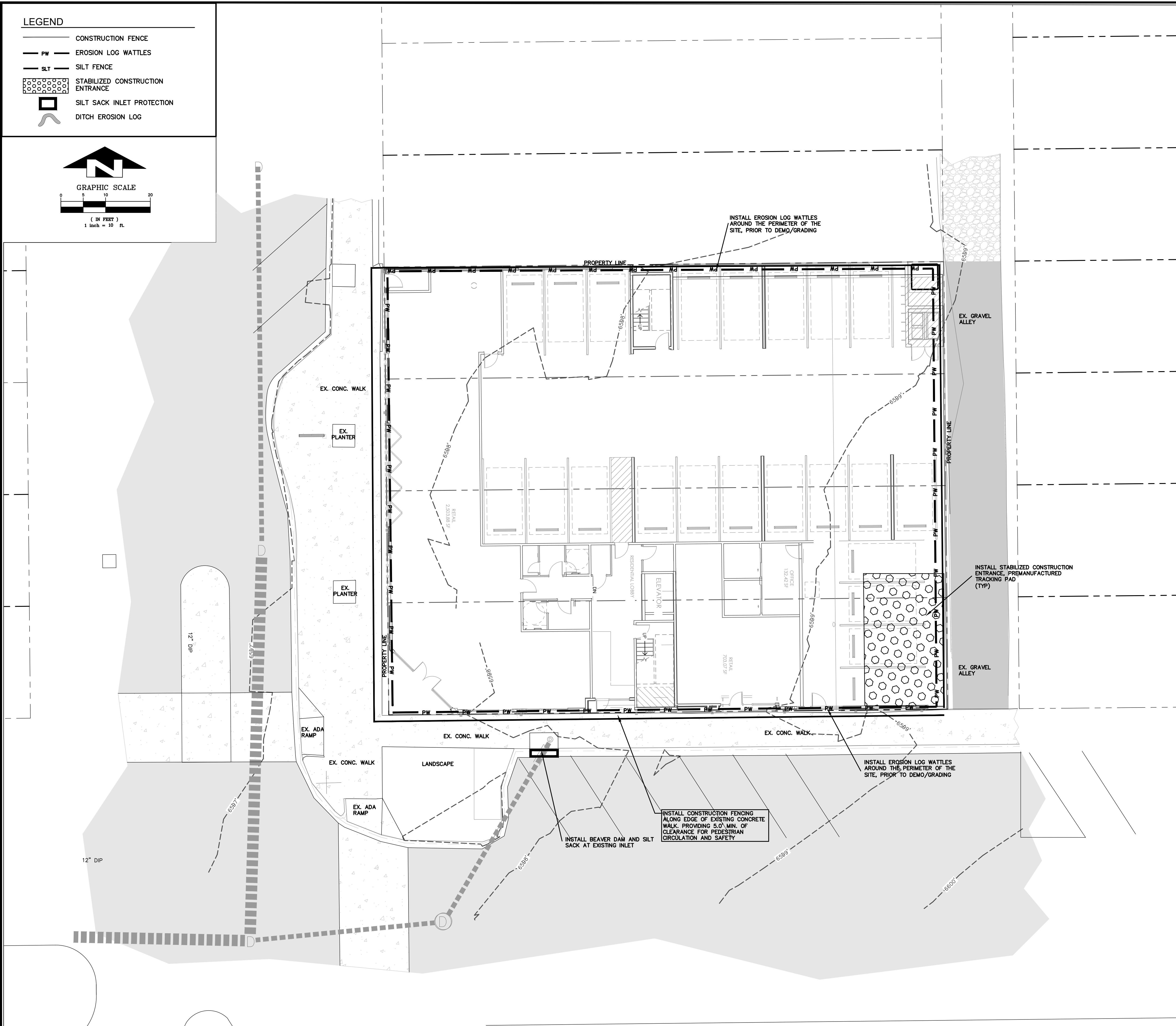
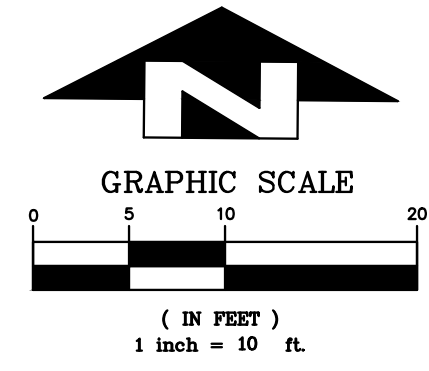
NO.	DATE	REVISIONS	BY
	01/08/2026	SECOND DEVELOPMENT SUBMITTAL	MCW

DESIGNED	MCW	DATE	05/26/2021
DRAWN	MCW		
CHECKED	MCW		
JOB NO.			

SHEET
C2.0

LEGEND

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



GENERAL NOTES FOR SEDIMENT CONTROL

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

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

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

FUGITIVE DUST CONTROL

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

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



446 BROADWAY EAGLE, CO

EROSION CONTROL PLAN

NO.	DATE	REVISIONS	BY
	01/08/2026	SECOND DEVELOPMENT SUBMITTAL	MCW

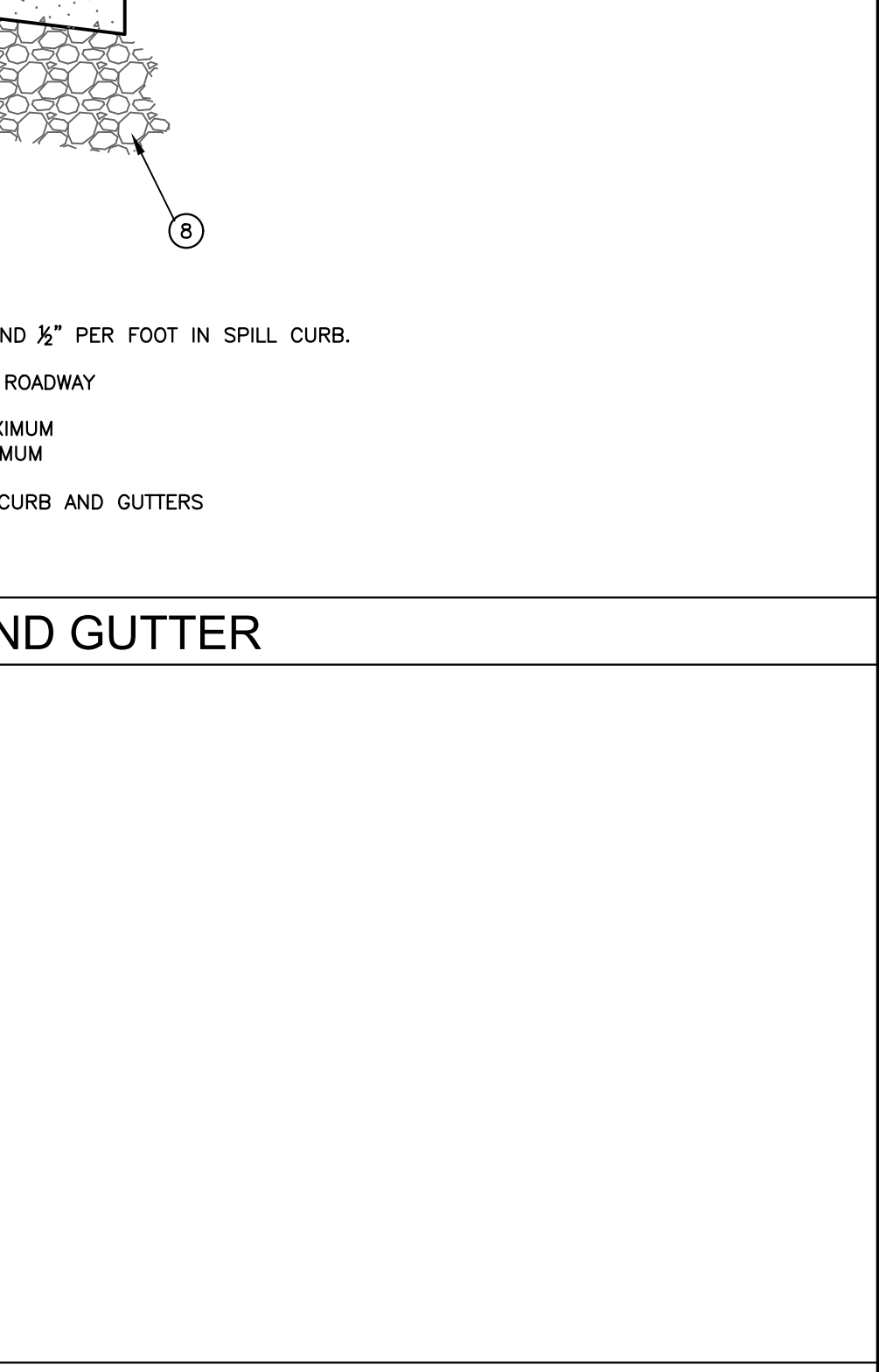
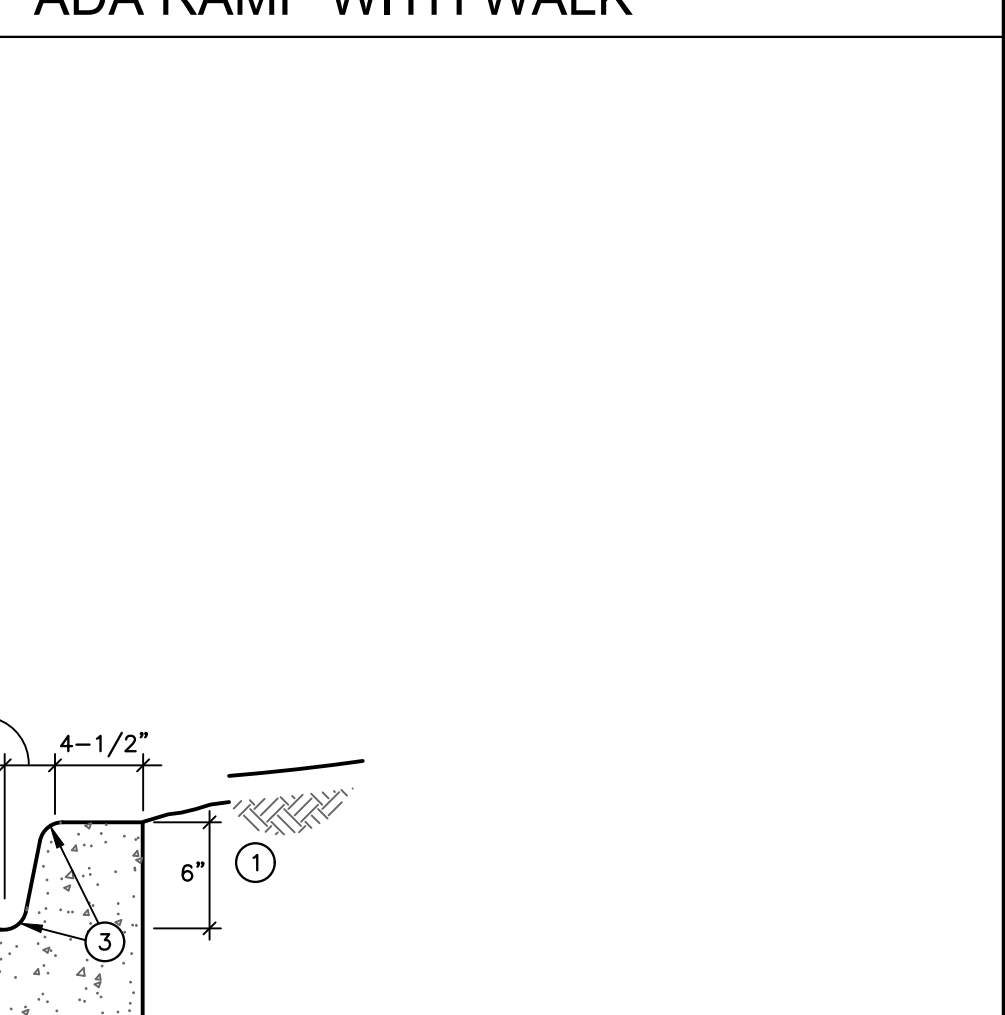
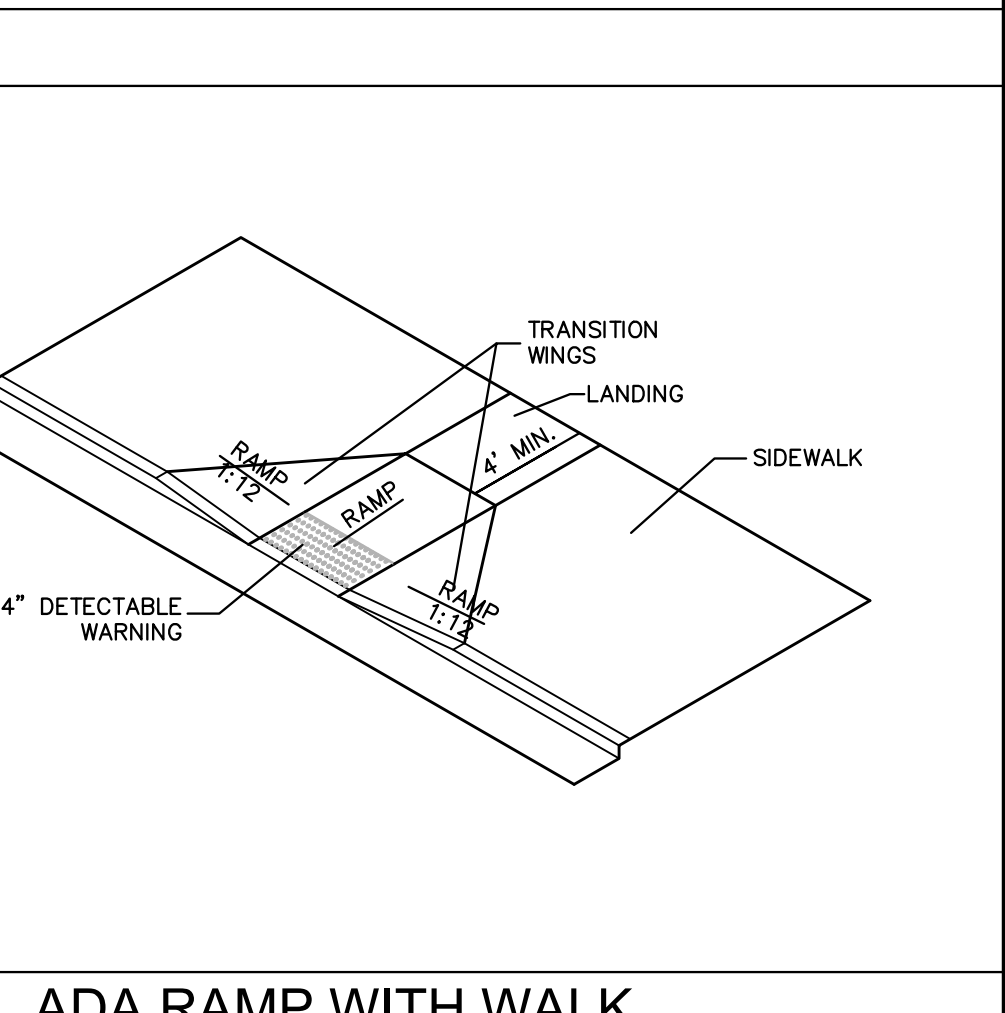
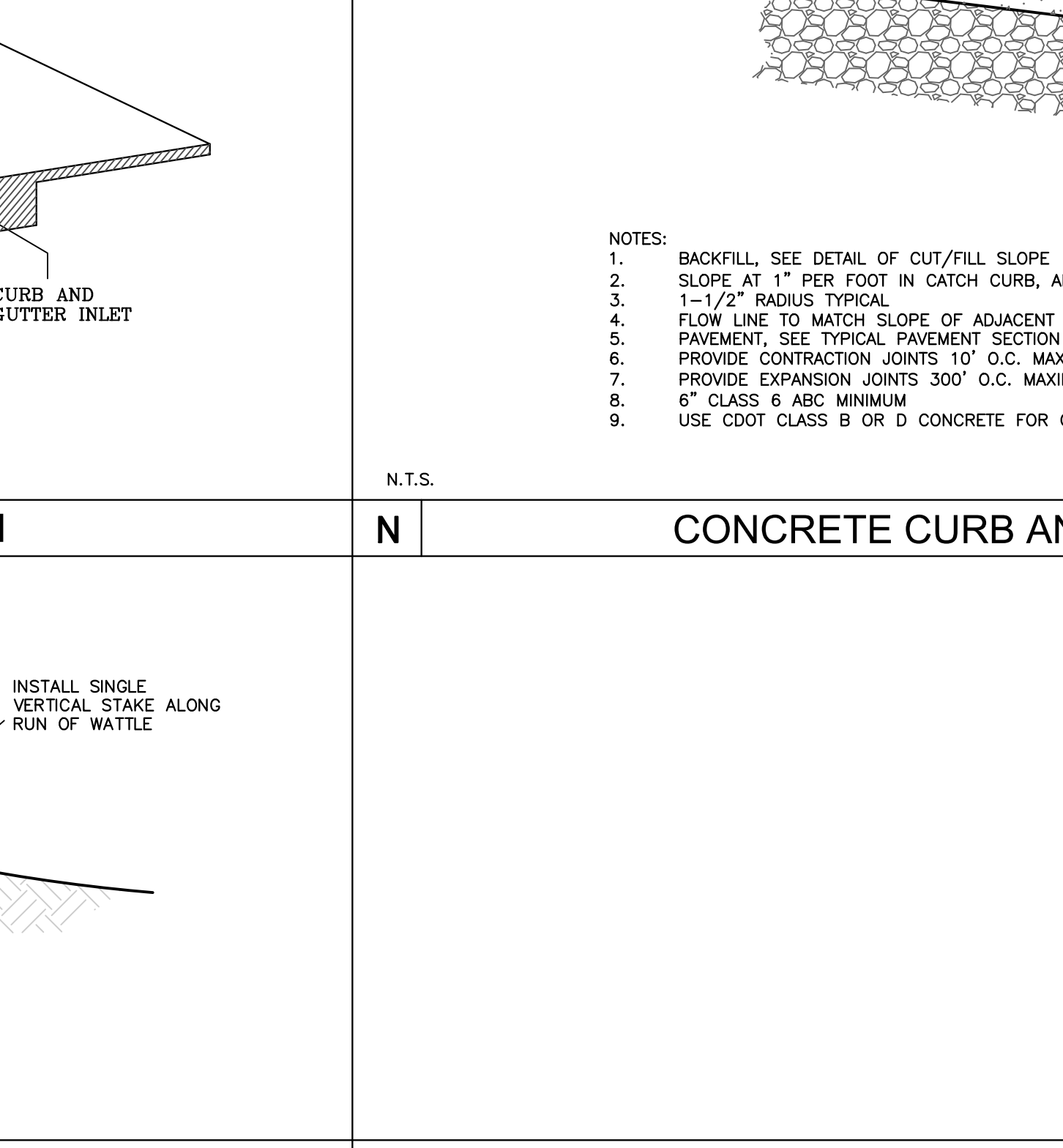
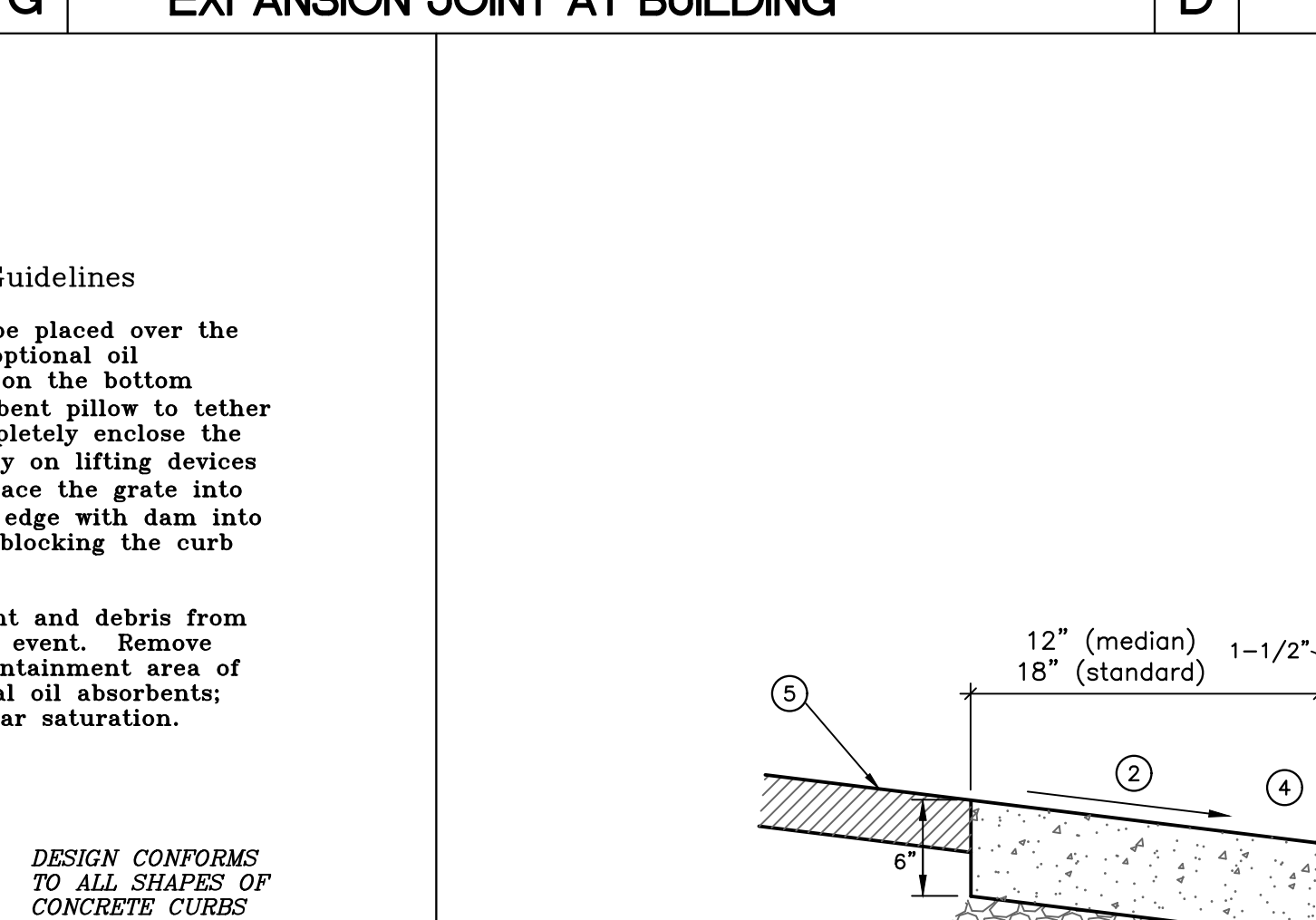
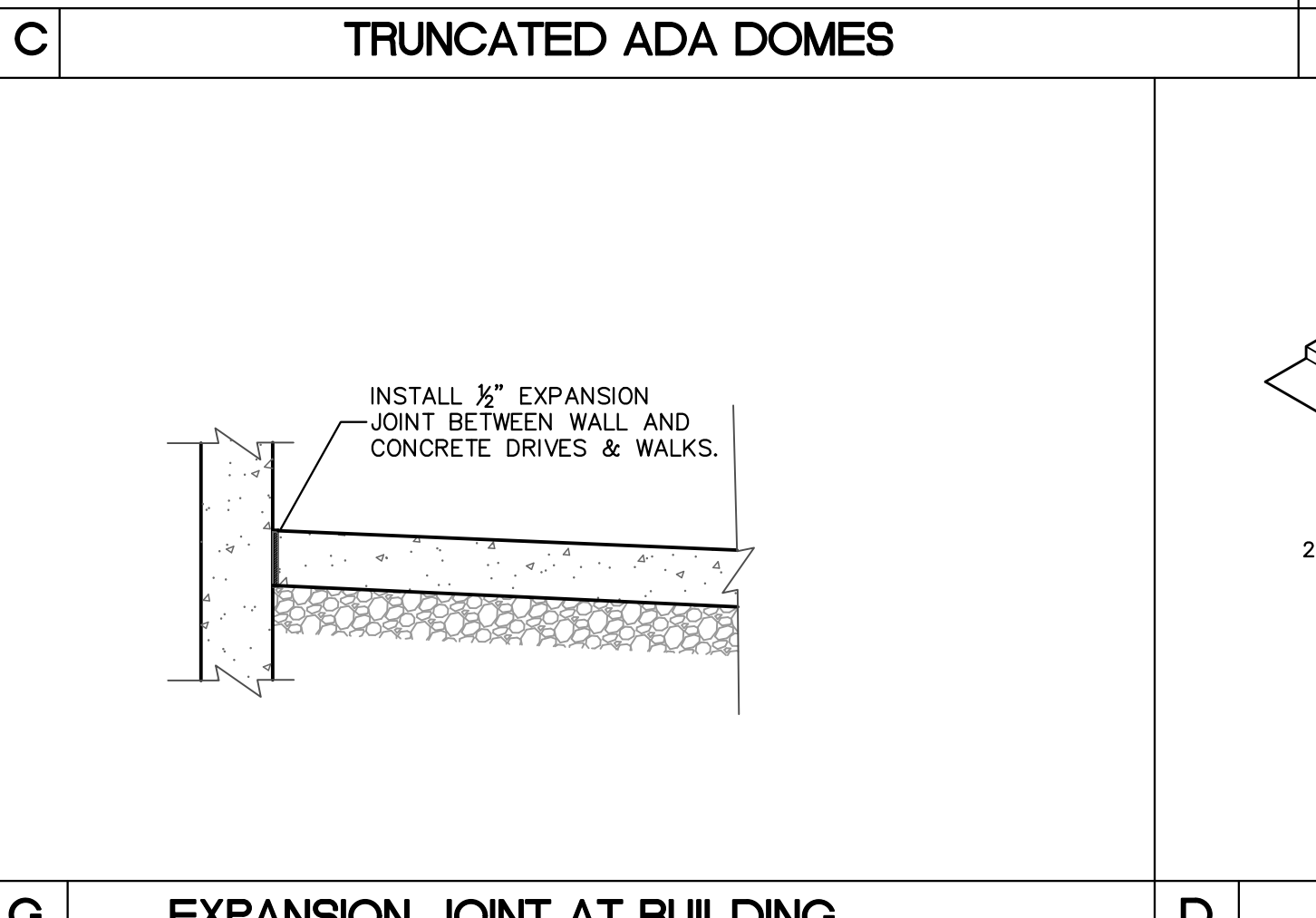
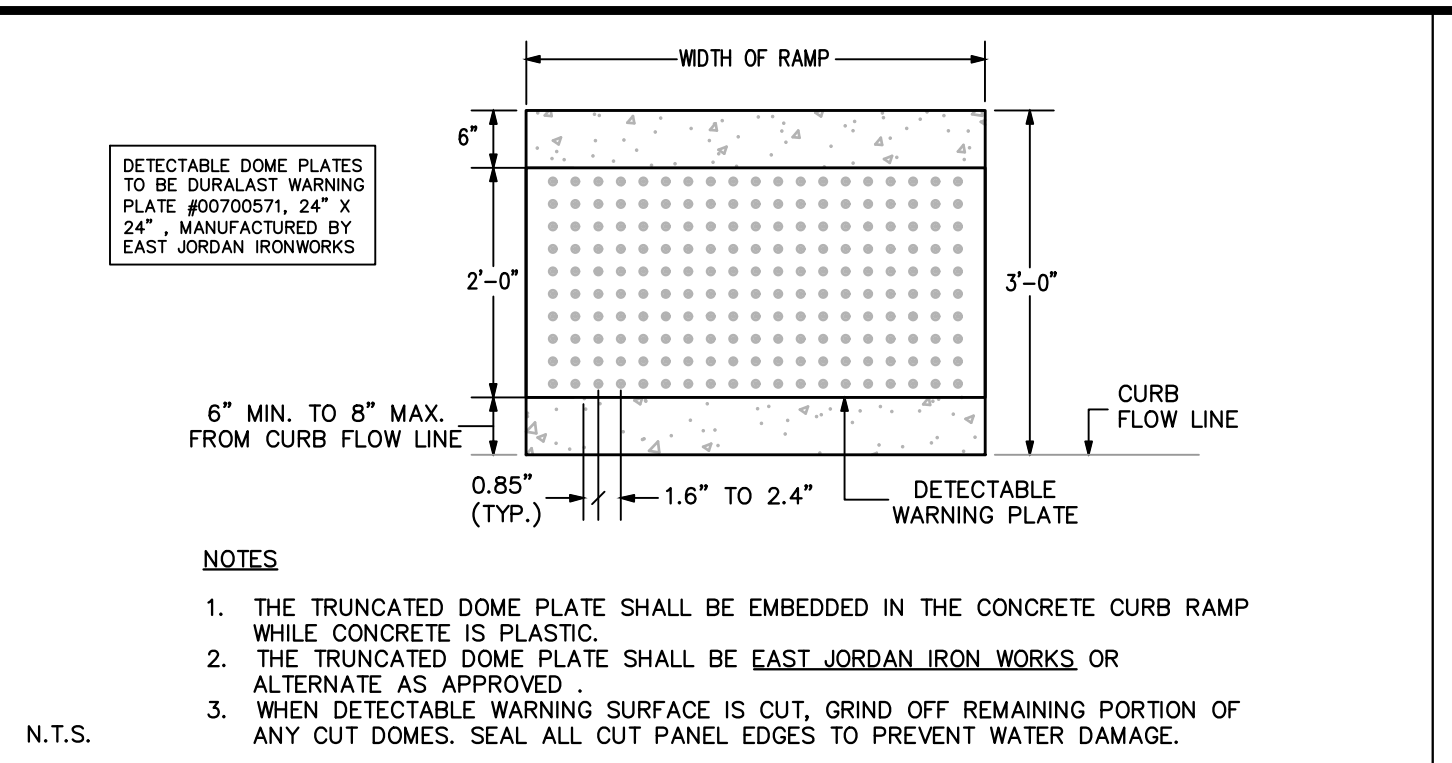
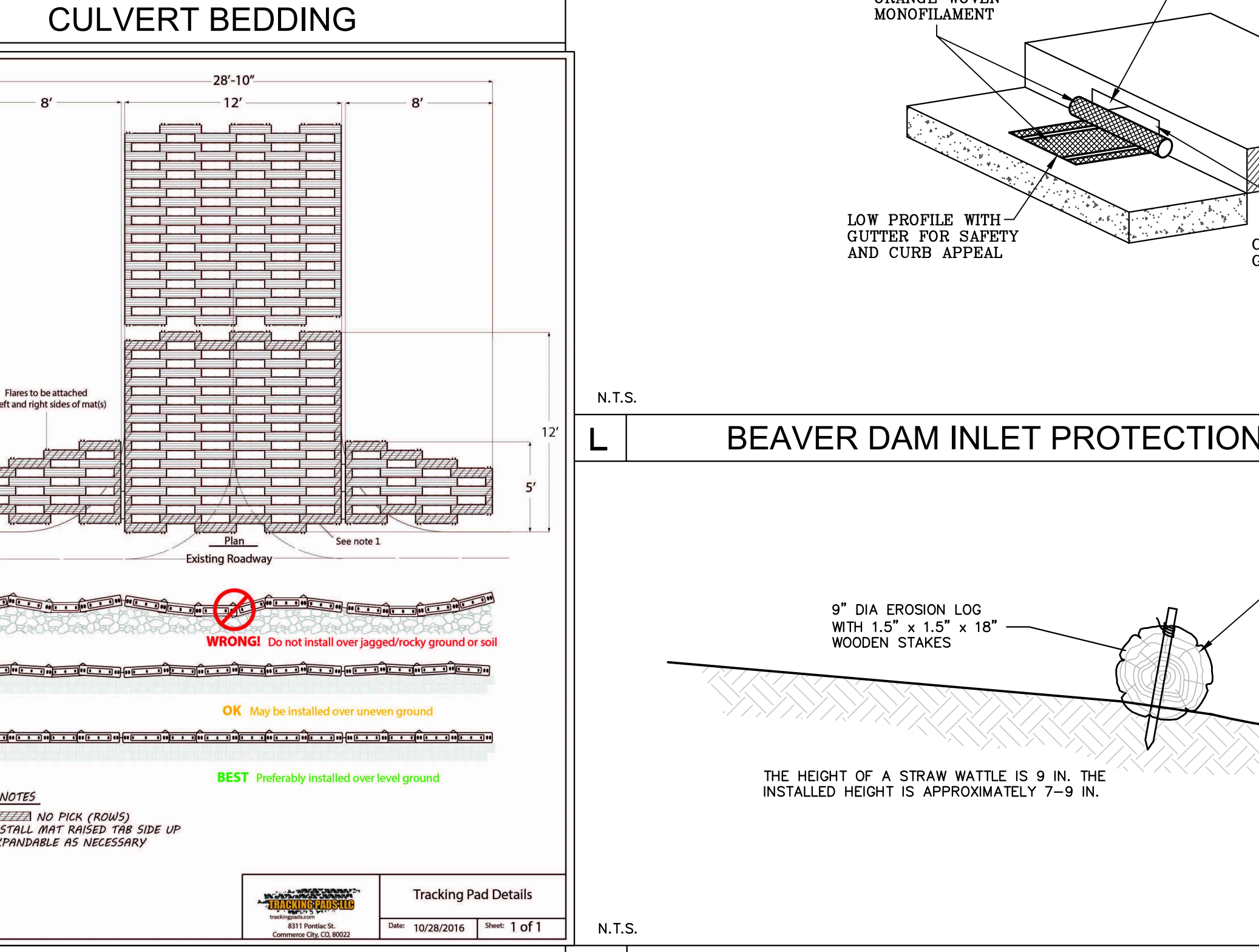
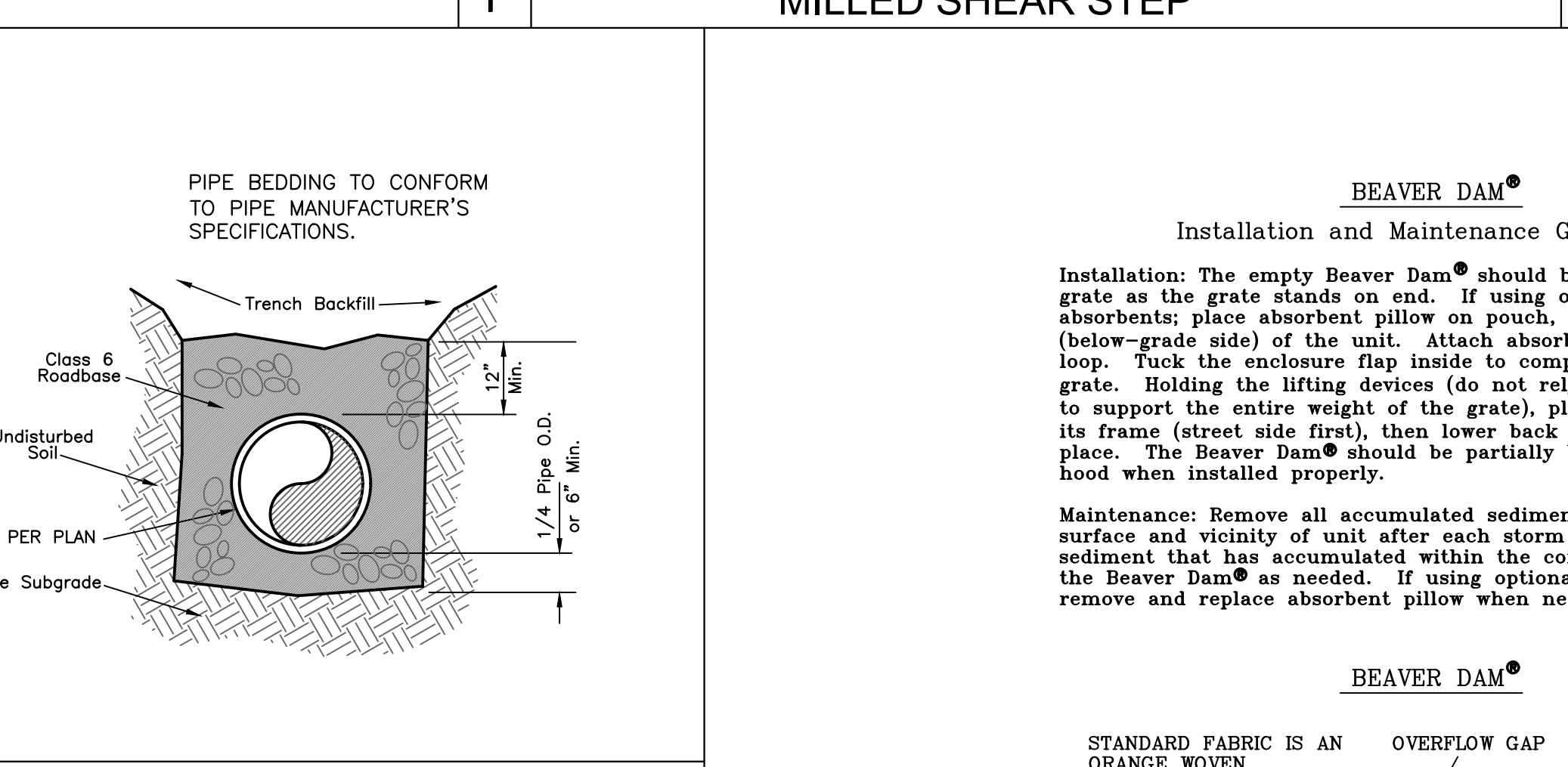
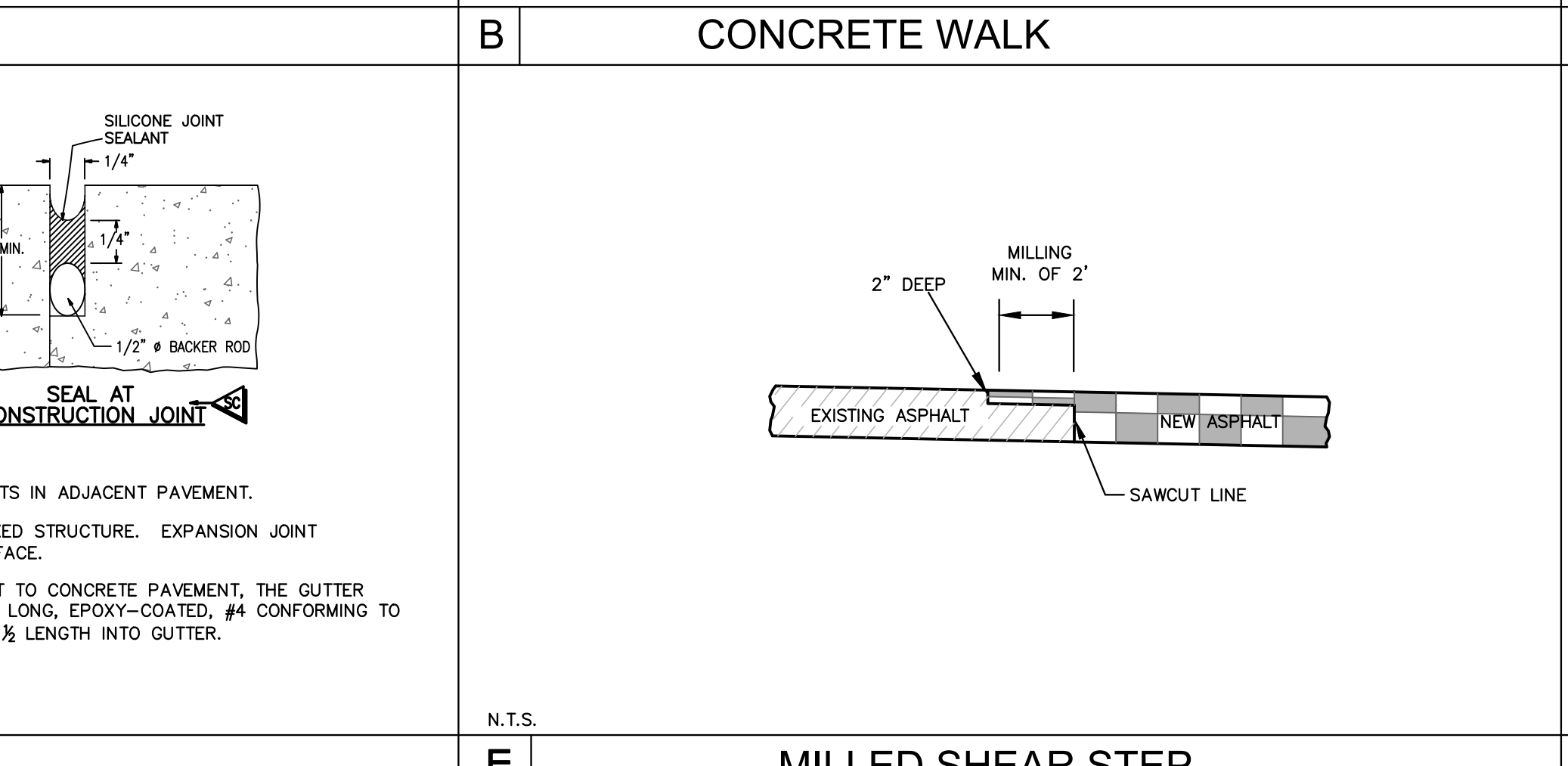
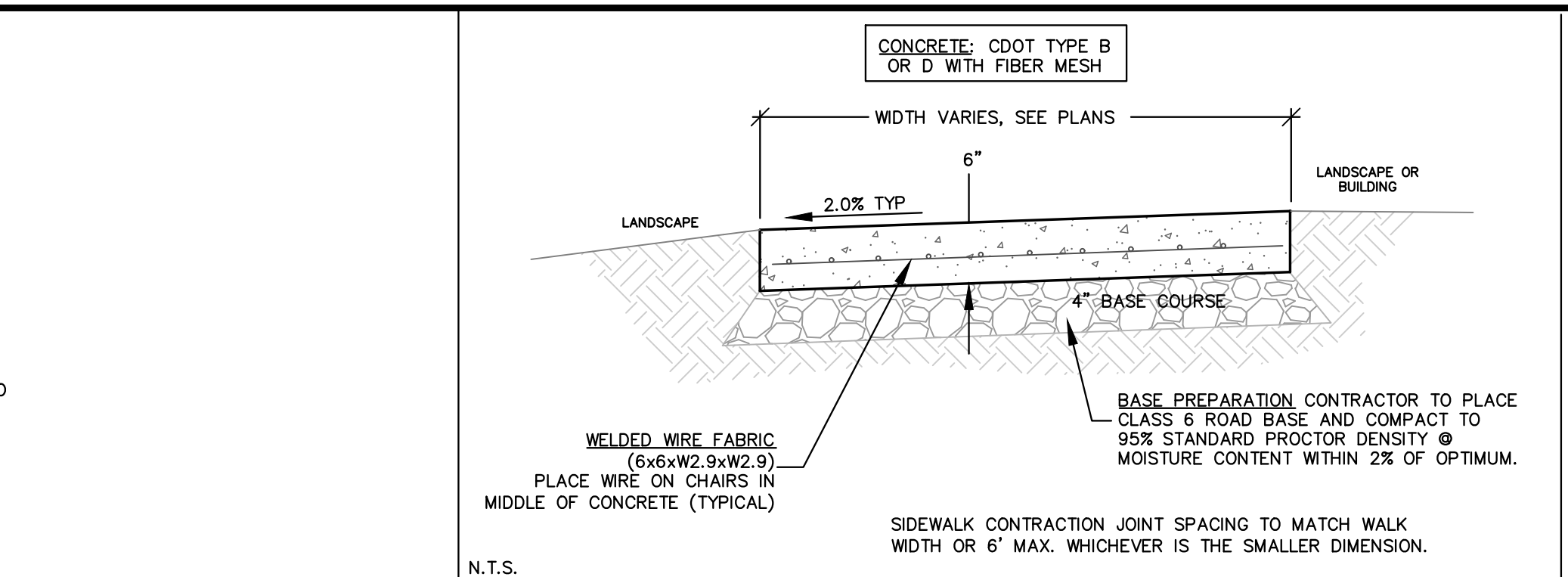
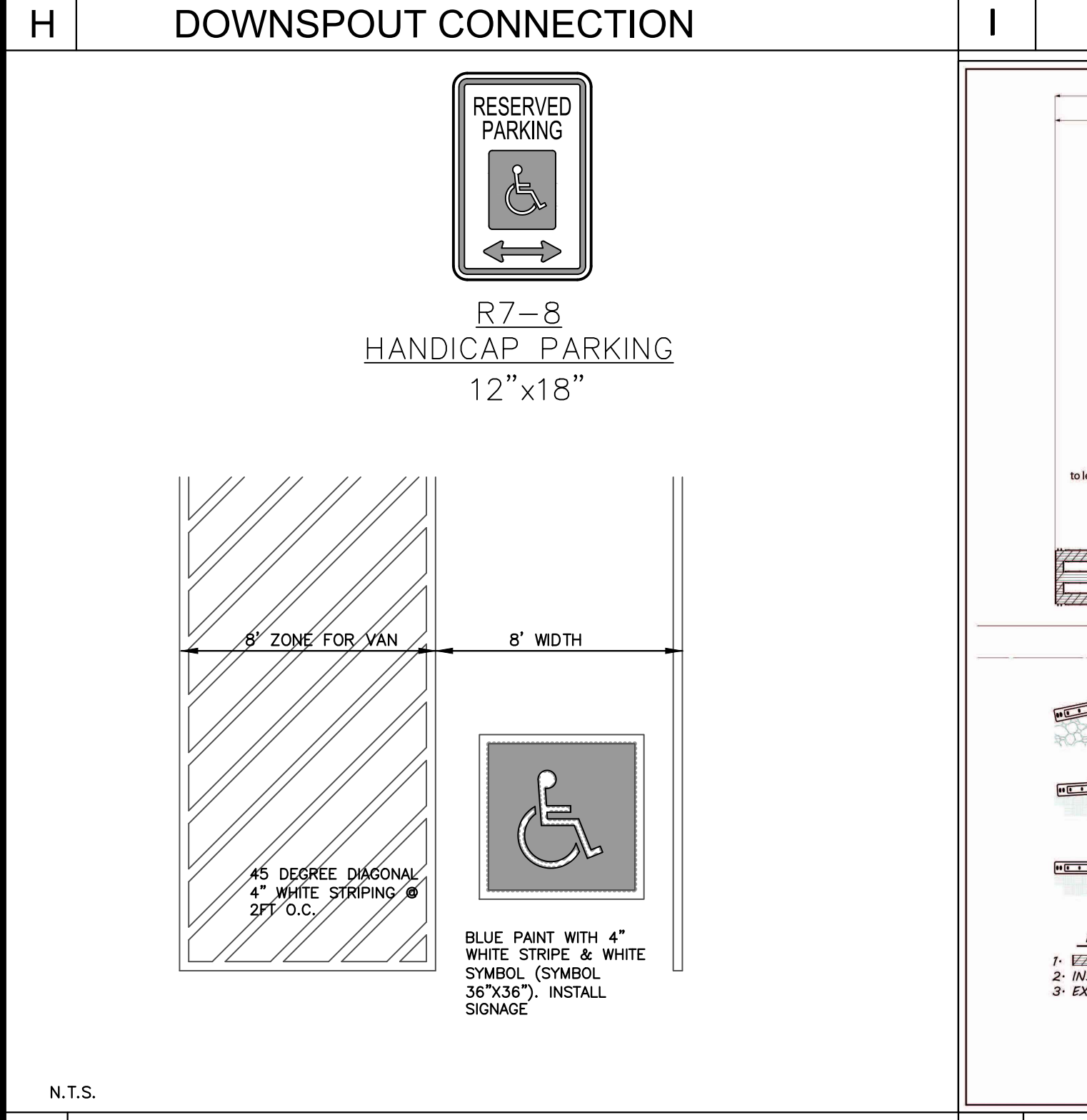
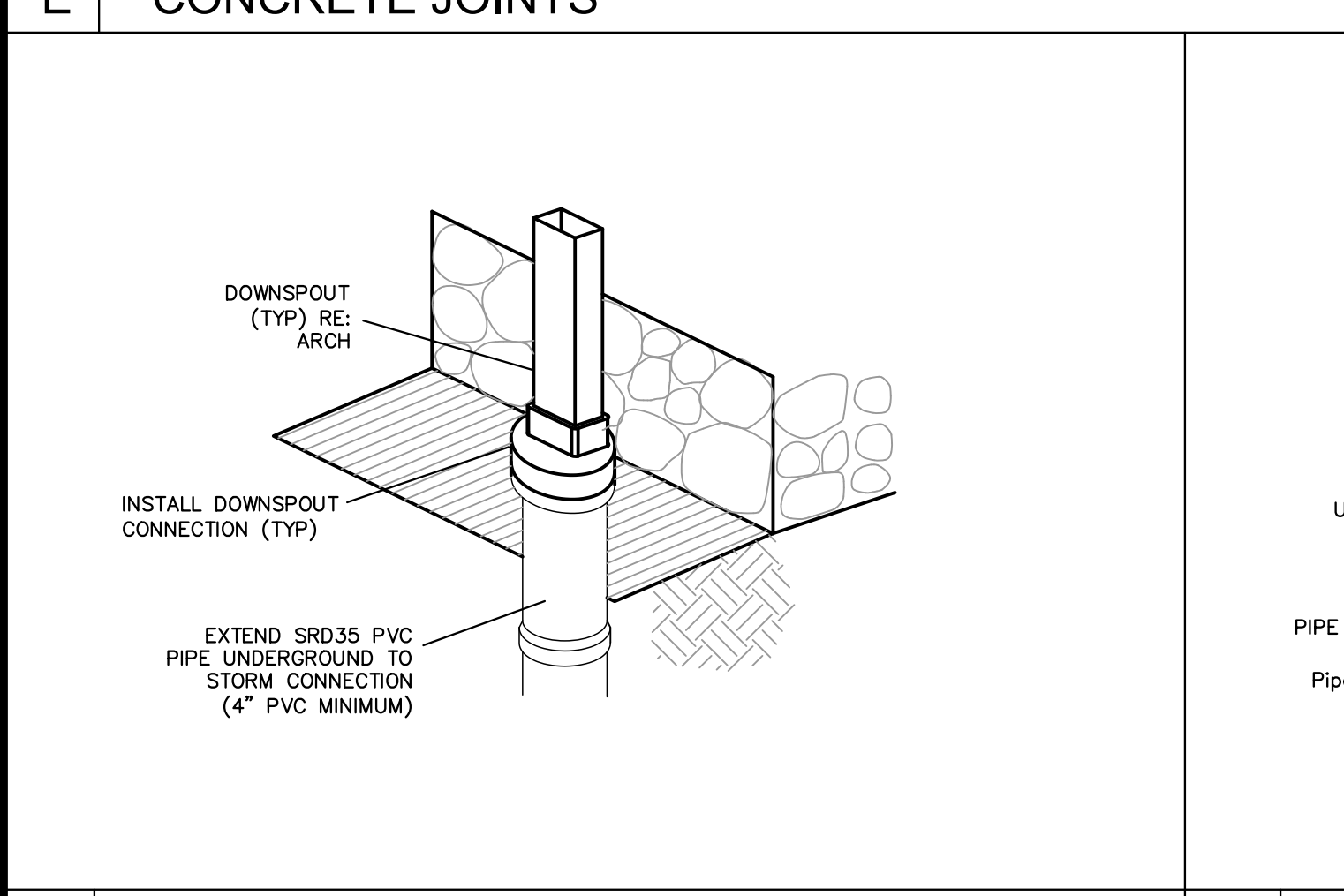
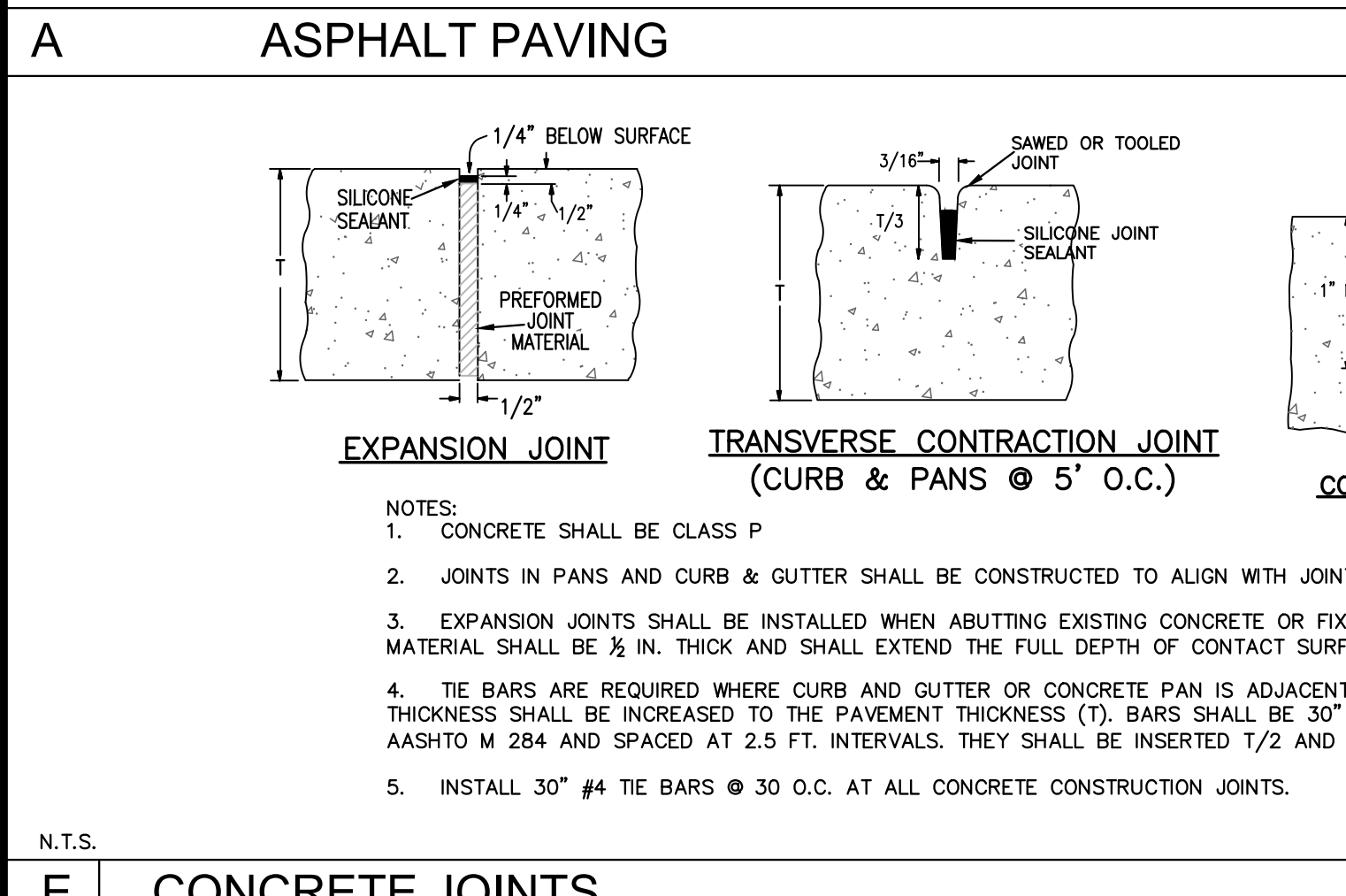
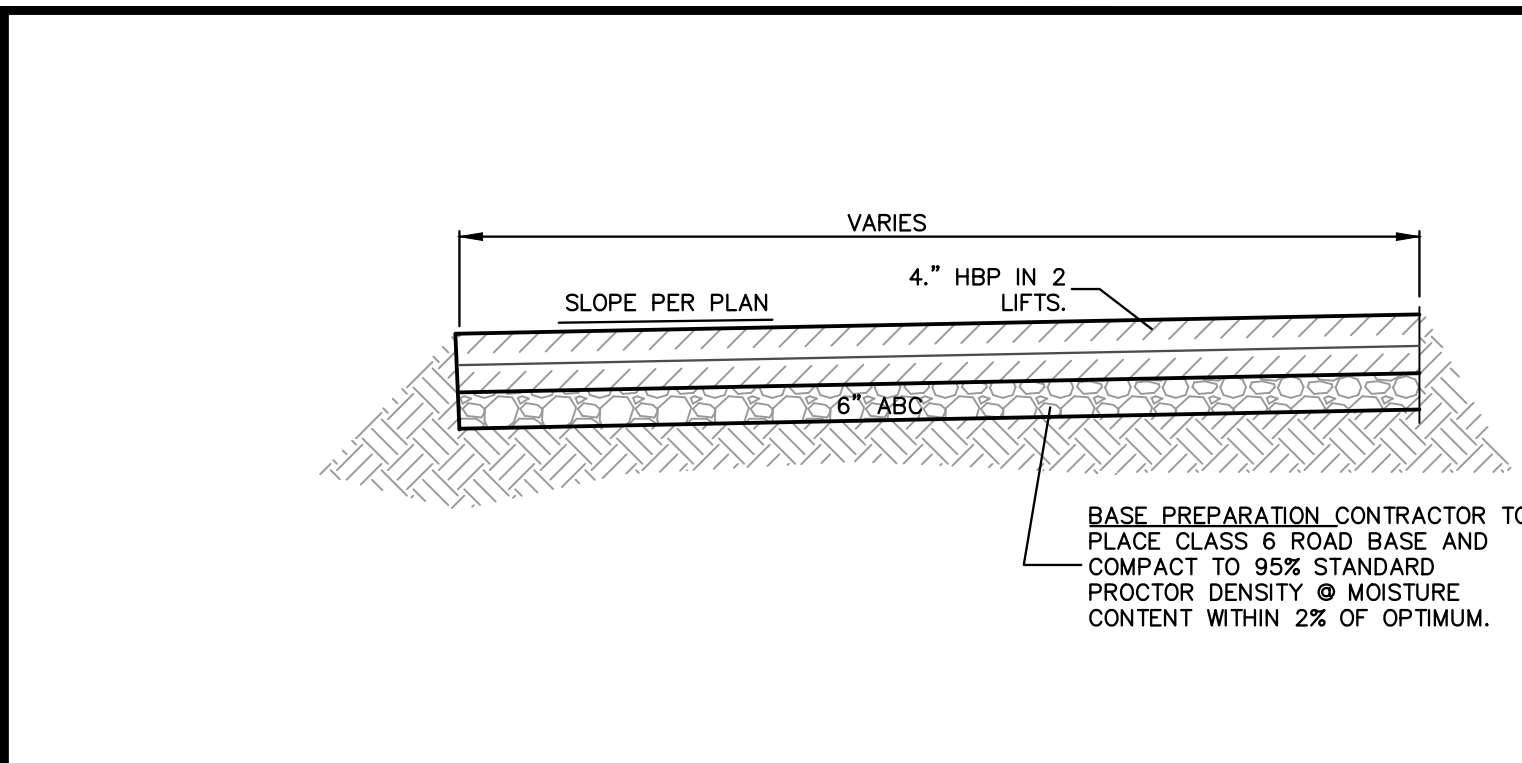
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JOB NO.			

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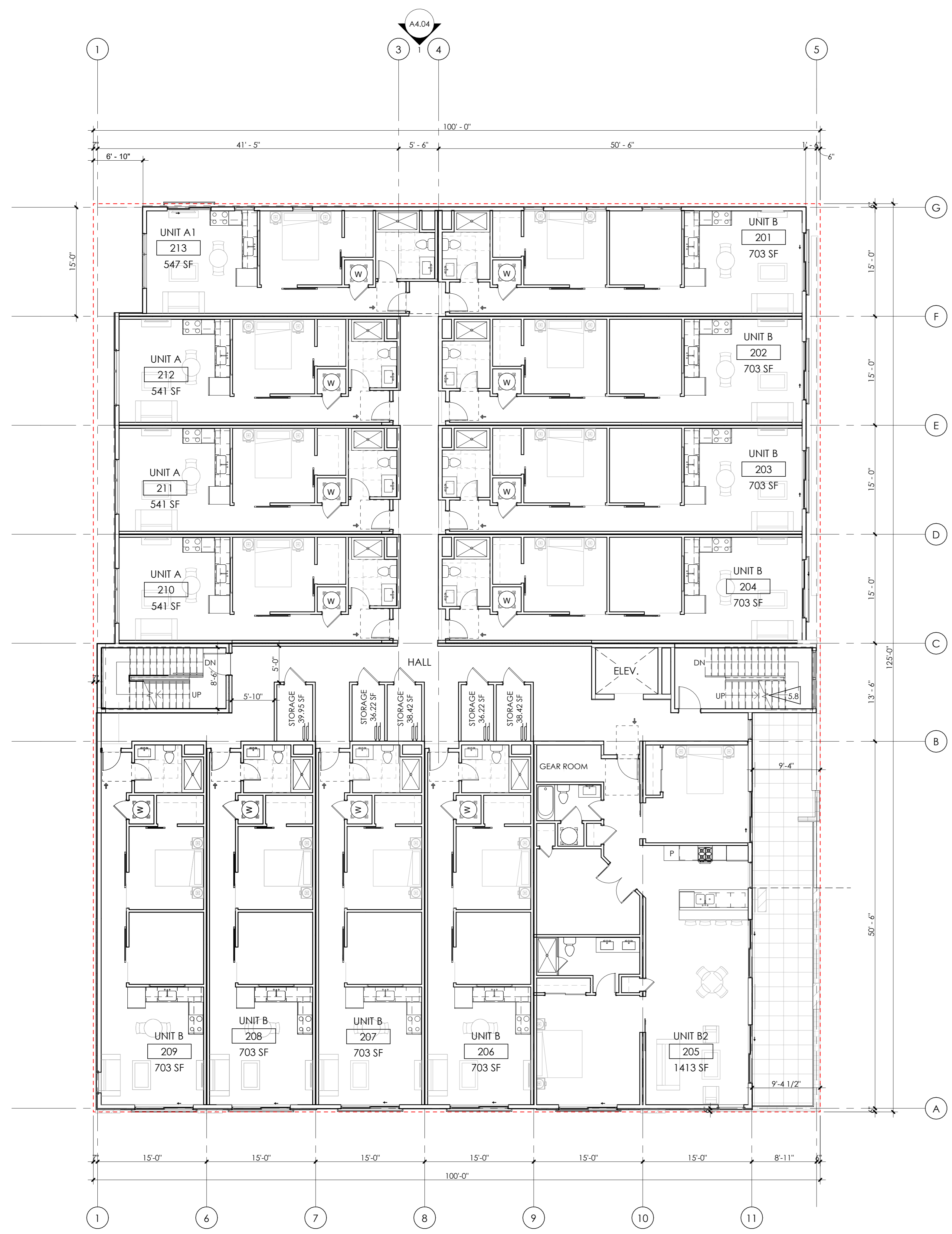
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NO.	DATE	REVISIONS	BY
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DRAWN	MCW		
CHECKED	MCW		
JOB NO.			
DATE	05/26/2021		

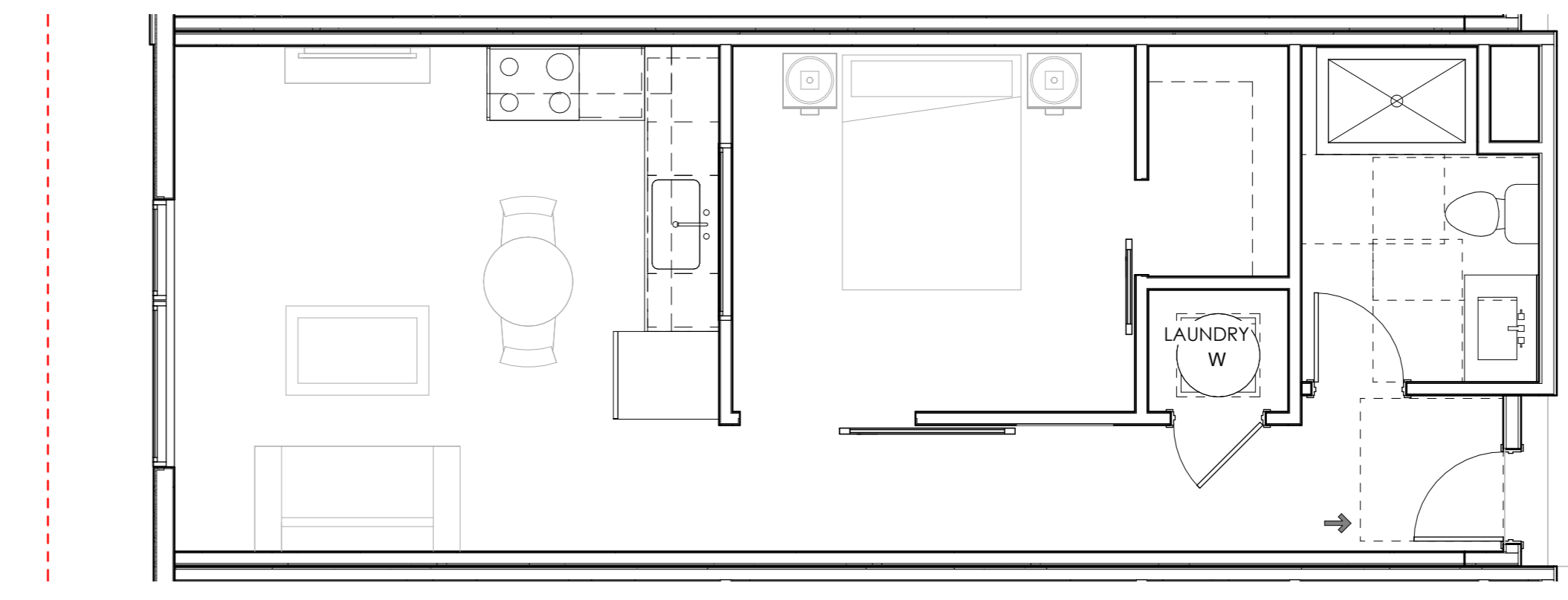


FLAGNOTES PER SHEET

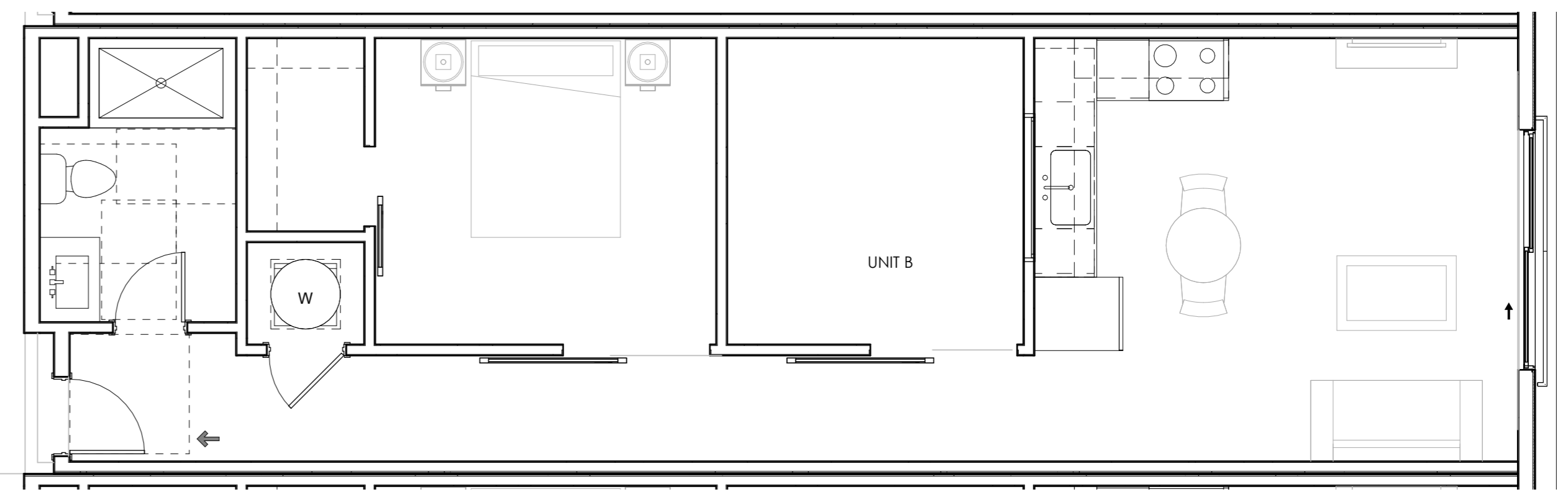
5.8 METAL PAN STAIR W/ CONCRETE TREADS. PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL. SUPPORT AT STRINGERS ONLY.



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



2 TYPICAL UNIT A PLAN
1/4" = 1'-0"



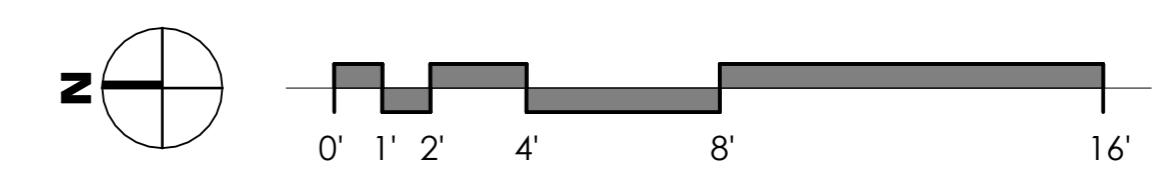
3 TYPICAL UNIT B PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES

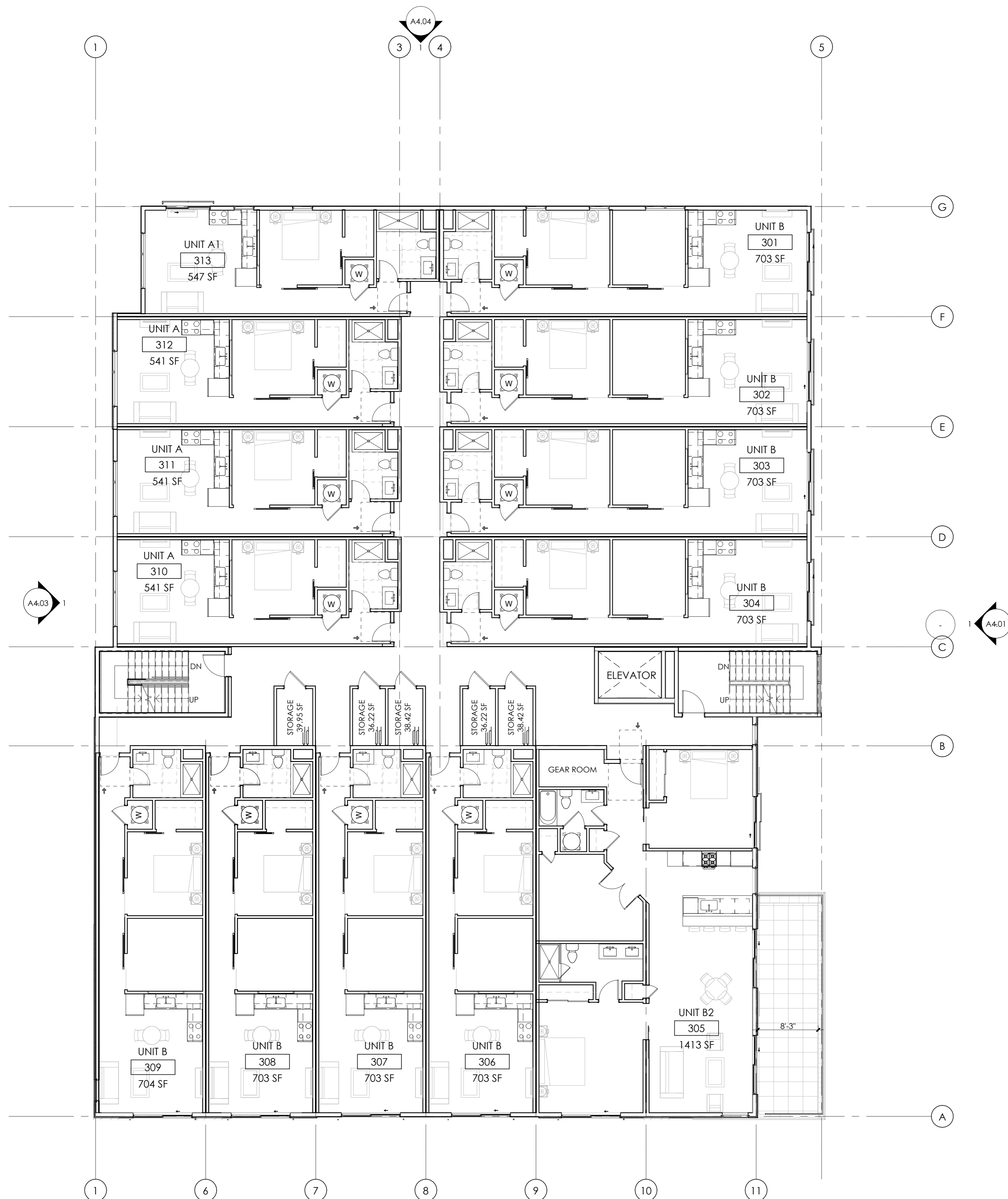
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PARTITION TYPES

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|---|--|
| <p>INTERIOR FURRING PARTITION</p> <p>14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD</p> <p>INTERIOR WALL:</p> <p>22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.</p> <p>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</p> <p>26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.</p> <p>28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.</p> <p>DEMISING WALL: MODULAR WALL SYSTEM</p> <p>5 1/2" TYPE 'X' G.B., 2X4 @ 16", 3-1/2" BATT INSULATION, 1/2" OSB, 1" AIR SPACE, 1/2" OSB, 3-1/2" BATT INSULATION, 2X4 @ 16" O.C., 1/2" TYPE 'X' G.B.</p> | <p>EXTERIOR WALL:</p> <p>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</p> <p>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.</p> <p>SHAFT WALL: 2-HOUR:</p> <p>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.</p> <p>FIRE BARRIER: 2-HOUR:</p> <p>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.</p> |
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GENERAL PLAN NOTES

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446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

PROJ. NO. 24-12
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 02/27/2026
REVISIONS

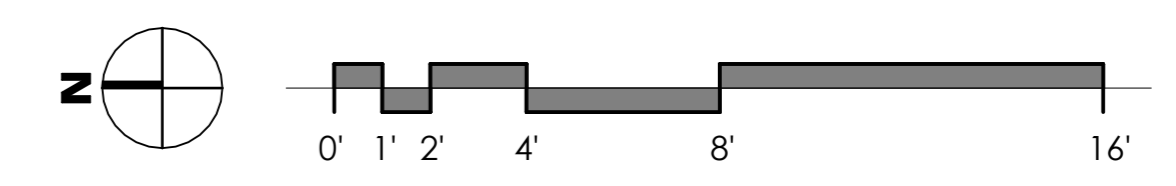
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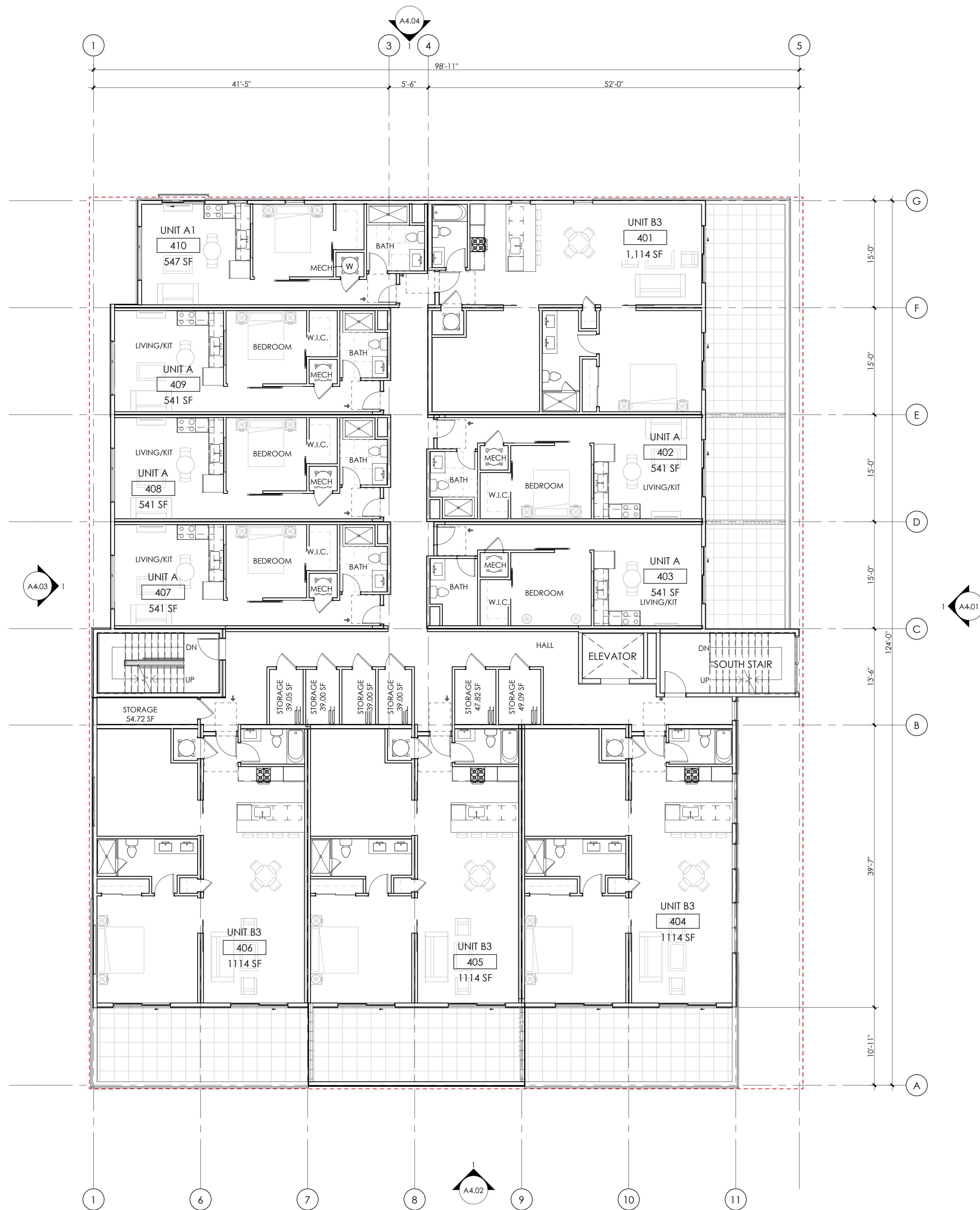
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SHEET TITLE: LEVEL 3 FLOOR PLAN

A2.03

2 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"





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- | | |
|---|---|
| <p>INTERIOR FURRING PARTITION</p> <p>14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD</p> <p>INTERIOR WALL:</p> <p>22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.</p> <p>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</p> <p>26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD. 1 - HOUR FIRE RATED PER WP3510.</p> <p>28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.</p> <p>DEMISING WALL: MODULAR WALL SYSTEM</p> <p>5 1/2" TYPE 'X' G.B., 2X4 @ 16", 3-1/2" BATT INSULATION, 1/2" OSB, 1" AIR SPACE, 1/2" OSB, 3-1/2" BATT INSULATION, 2X4 @ 16" O.C., 1/2" TYPE 'X' G.B.</p> | <p>EXTERIOR WALL:</p> <p>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.</p> <p>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.</p> <p>SHAFT WALL: 2-HOUR:</p> <p>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.</p> <p>FIRE BARRIER: 2-HOUR:</p> <p>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.</p> |
|---|---|

446 BROADWAY
446 BROADWAY, EAGLE, COLORADO

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DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 02/27/2026
REVISIONS

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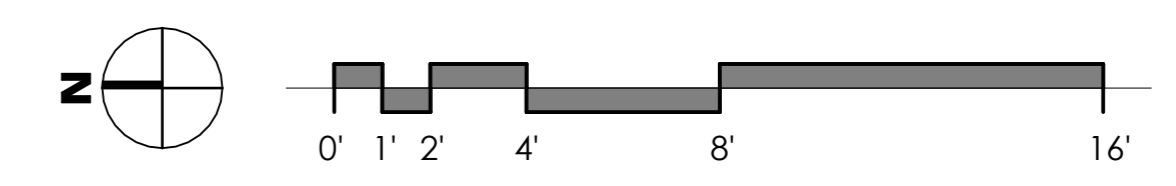
SCALE: 1/8" = 1'-0"

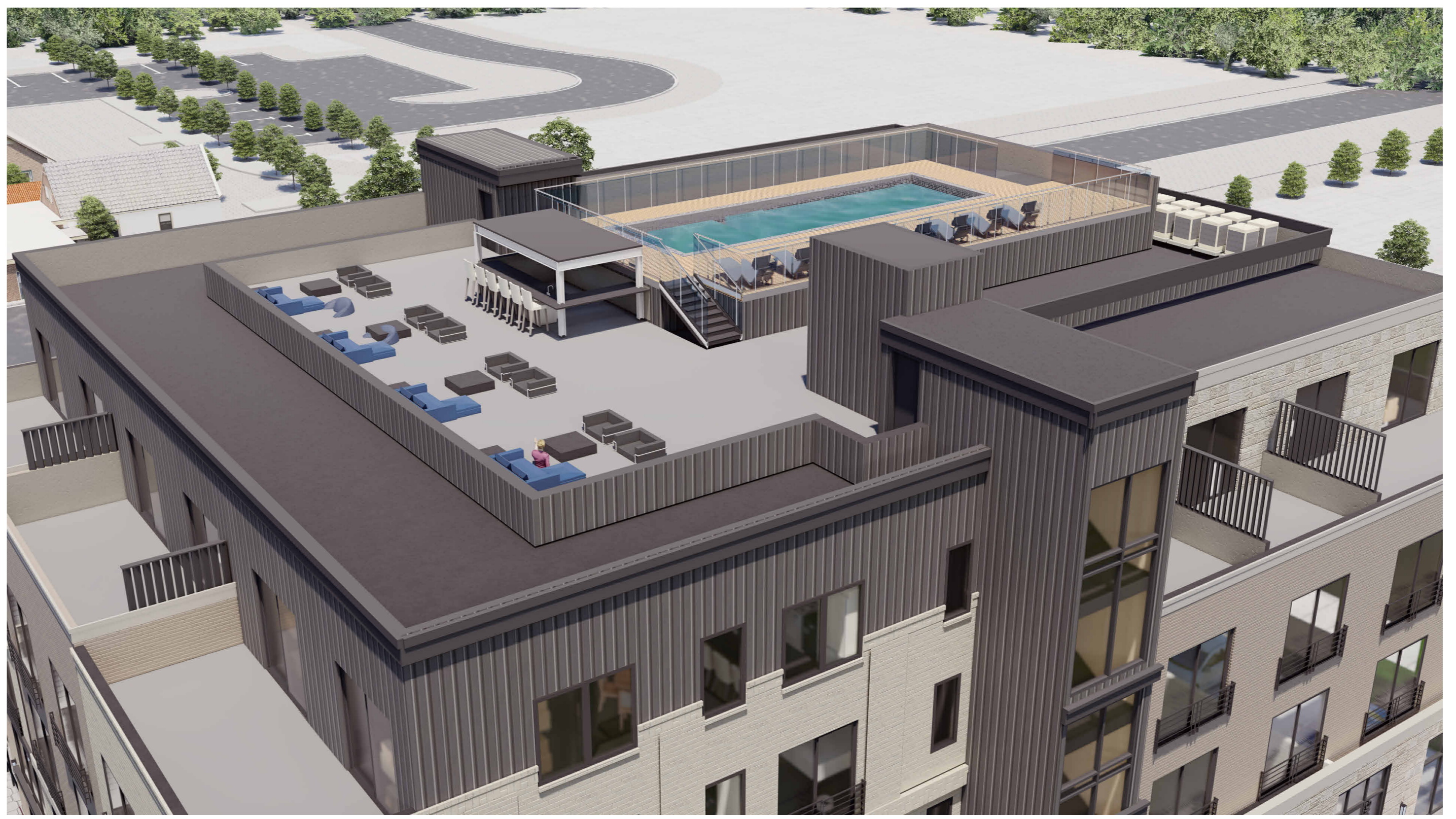
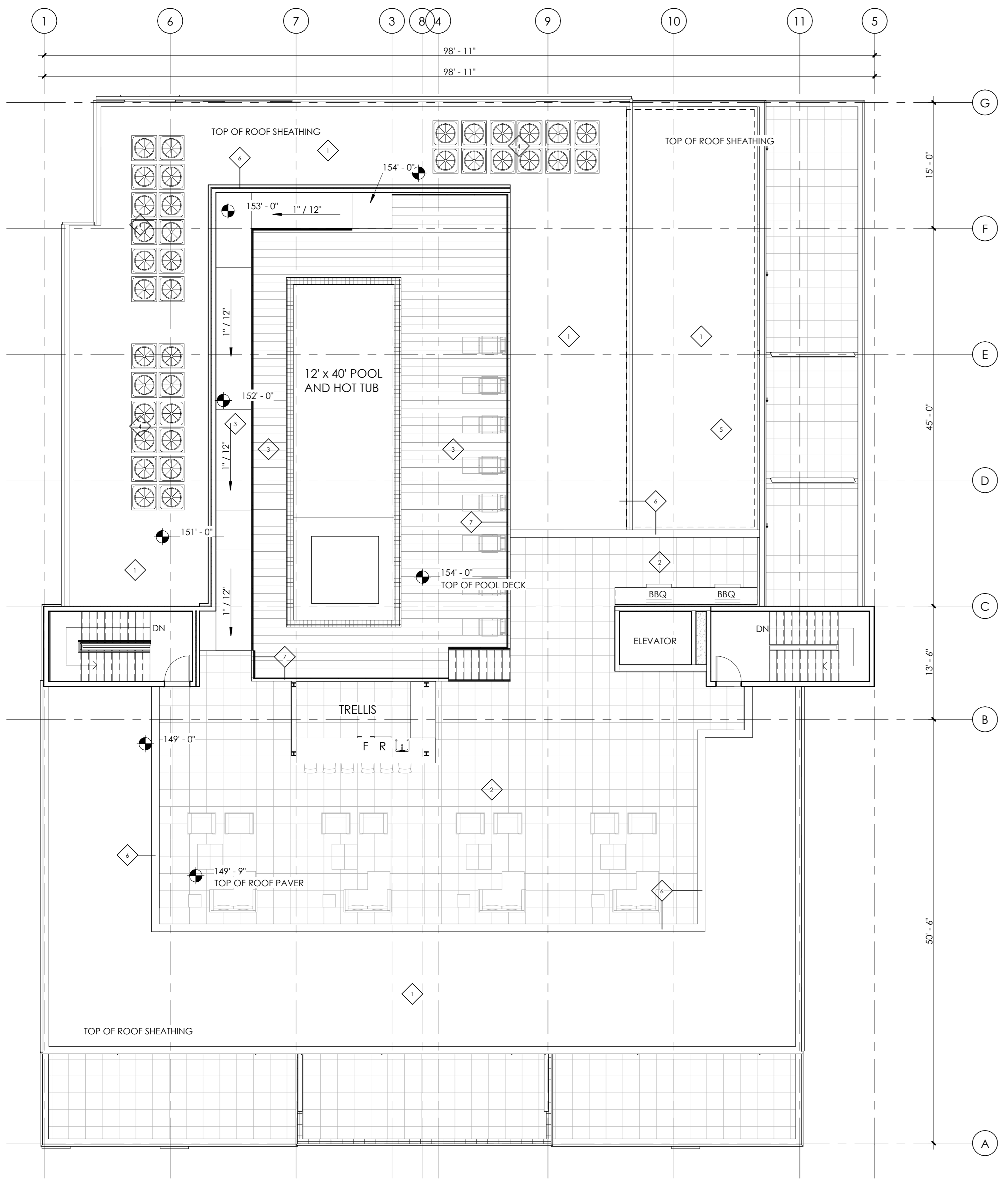
SHEET TITLE: LEVEL 4 FLOOR PLAN

A2.04

2/27/2026 7:55:30 AM

1 LEVEL 4 FLOOR PLAN
1/8" = 1'-0"





1 ROOF PLAN - POOL
1/8" = 1'-0"

GENERAL PLAN NOTES

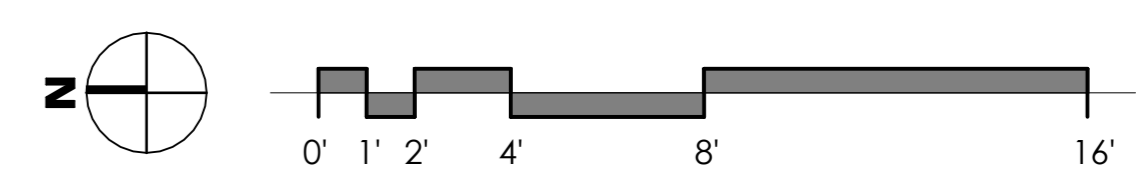
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING/FACE OF FOUNDATION WALL U.N.O.
- FURNITURE IS N.I.C. U.N.O.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. CONTRACTOR RESPONSIBLE TO SECURE ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- FIRE SUPPRESSION/DETECTION DESIGNED & INSTALLED BY GENERAL CONTRACTOR.
- DIM. FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O.
- TYPICAL EXTERIOR WALL TO BE TYPE '34', TYPICAL INTERIOR WALL TO BE TYPE '22' U.N.O.
- ALL UNIT DEMISING PARTITION STUDS ARE CENTERED ON THE GRIDLINE U.N.O. DEMISING WALLS TO BE TYPE 5 (TYP)
- ALL BEDROOMS TO HAVE EGRESS WINDOWS AS REQUIRED BY CODE. PROVIDE TEMPERED GLASS AT WINDOWS AND DOORS AS REQUIRED BY CODE.
- SEE A4.00 SHEETS (EXTERIOR ELEVATIONS) FOR WINDOW TYPES, AND SIZING.
- SEE A8.01 & A8.11 FOR DOOR & WINDOW WINDOW FLASHING DETAILS/INFORMATION. LET ARCHITECT KNOW IF MFR INSTALLATION DIFFERS FROM DETAILS.
- PROVIDE WATER RESISTANT GYP. BD. AT ALL WET WALLS AND DENSGLASS OR EQUAL AT ALL SHOWER ENCLOSURES.
- FOAM PLASTIC INSULATION SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 IN ACCORDANCE WITH ASTM E 84. FOAM PLASTIC INSULATION TO COMPLY WITH ICC-ES EVALUATION REPORT: ESR-3072.
- PROVIDE SOUND INSULATION AT ALL PLUMBING WALLS TYP.
- PROVIDE PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C. TO EACH DWELLING UNIT PER IBC 906.1.1 EXCEPTION 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" MATTE BLACK CAST ALUMINUM NUMBERING - PROVIDE SUBMITTAL FOR REVIEW.
- ALL NEW GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE LEVEL-3 TEXTURED FINISH - PROVIDE ALTERNATE PRICE FOR A LEVEL-4 FINISH AT LEVEL 1 LOBBY ONLY

PARTITION TYPES

- INTERIOR FURRING PARTITION**
14 2 X 4 STUD, 1/2" GYPSUM WALL BOARD
- INTERIOR WALL:**
22 5/8" GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD.
- 24 5/8" TYPE X GYP. BD., 2 X 4 STUD (RE: STRUCTURE FOR SPACING), 5/8" TYPE X GYP. BD., 1 - HOUR FIRE RATED PER WP3510
- 26 5/8" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 5/8" GYP. BD., 1 - HOUR FIRE RATED PER WP3510.
- 28 1/2" GYP. BD., 2 X 6 STUD (RE: STRUCTURE FOR SPACING), 1/2" GYP. BD.
- DEMISING WALL: MODULAR WALL SYSTEM**
5 1/2" TYPE X' G.B., 2X4 @ 16", 3-1/2" BATT INSULATION, 1/2" OSB, 1" AIR SPACE, 1/2" OSB, 3-1/2" BATT INSULATION, 2X4 @ 16" O.C., 1/2" TYPE X' G.B.
- EXTERIOR WALL:**
34 TYPICAL EXTERIOR WALL: EXTERIOR MATERIAL (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS); CONTINUOUS WEATHER BARRIER, 1/2" OSB SHEATHING, 2 X 4 STUD (RE: STRUCTURE FOR SPACING); R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER, 5/8" GYP. BD.
34 - COMPOSITE SIDING, 34.1 - BRICK VENEER, 34.2 - METAL SIDING
36 1-HOUR FIRE RATED EXTERIOR WALL: (SEE ELEVATION FOR EXTERIOR MATERIAL LOCATIONS) AIR SPACE, CONTINUOUS WEATHER BARRIER, 5/8" TYPE X' G.B., 2 X 6 STUD @ 16" O.C. W/ R-27 INSULATION IN CAVITY, CLASS 1 VAPOR BARRIER, 5/8" TYPE X' GYP. BD., 1-HOUR RATED PER U364.
62 **SHAFT WALL: 2-HOUR:**
2 LAYERS 5/8" FIRE SHIELD GYP. BD., 2 1/2" SCAFCO 1-STUDS (RE: STRUCTURAL FOR SPACING); GLASS FIBER BATT INSULATION, 1" FIRE SHIELD SHAFT LINER - 2-HOUR RATED PER U428.
46 **FIRE BARRIER: 2-HOUR:**
2 LAYERS 5/8" TYPE X GYP. BD., 2 X 6 STUD (RE: STRUCTURAL FOR SPACING), R-19 GLASS FIBER INSULATION IN CAVITY, 1/2" RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE X GYP. BD. - 2-HOUR FIRE RATED PER UL U301 WITH STC OF 55.

ROOF PLAN KEY

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



446 BROADWAY
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APPROVED: Approver
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REVISIONS

ISSUED FOR: FINAL SITE PACKAGE
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SCALE: As indicated
SHEET TITLE: ROOF TOP DECK

A2.05



1 SOUTH ELEVATION

3/16" = 1'-0"



FLAGNOTES PER SHEET

IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2018 IECC

1. THERMAL ENVELOPE:
 - A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
 - B. EXTERIOR WALLS: R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION CMU: R-12.5 CONTINUE RIGID CONCRETE: R-12.5 CONTINUE RIGID 0.41
 - C. DEMISING WALLS: NONE
 - D. WINDOW U-FACTOR: 0.29 STOREFRONT U-FACTOR: 0.32
 - E. EXTERIOR DOORS U-FACTOR: 0.32 GARAGE DOOR U-FACTOR: 0.125
 - F. SLAB R-VALUE: R-10 FOR 24"
 - G. WINDOWS & DOORS SHGC: STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27
2. BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

WINDOW AND DOOR NOTES

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

MATERIAL LEGEND

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

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

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CHECKED: Checker
APPROVED: Approver
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SCALE: As indicated

SHEET TITLE: EXTERIOR ELEVATIONS

A4.01



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

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SCALE: As indicated

SHEET TITLE: EXTERIOR ELEVATIONS
A4.02

FLAGNOTES PER SHEET

IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2018 IECC

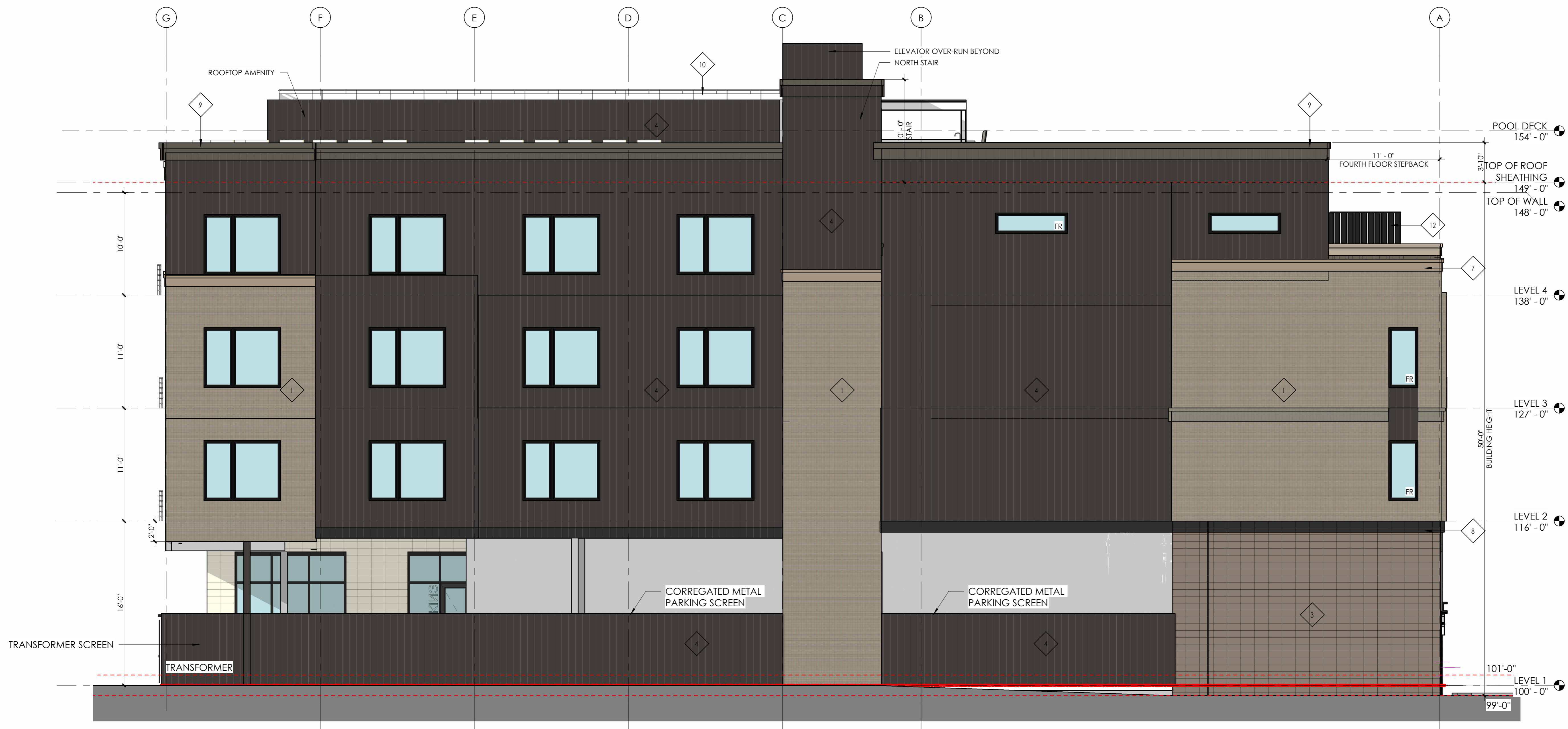
- THERMAL ENVELOPE:
 - A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOW-IN FIBERGLASS (FILL CAVITY)
 - B. EXTERIOR WALLS: R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION CMU: R-12.5 CONTINUE RIGID CONCRETE: R-12.5 CONTINUE RIGID 0.41
 - C. DEMISING WALLS: NONE
 - D. WINDOW U-FACTOR: 0.29 STOREFRONT U-FACTOR: 0.32
 - E. EXTERIOR DOORS U-FACTOR: 0.32 GARAGE DOOR U-FACTOR: 0.125
 - F. SLAB R-VALUE: R-10 FOR 24"
 - G. WINDOWS & DOORS SHGC: STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27
- BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

WINDOW AND DOOR NOTES

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

MATERIAL LEGEND

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



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



FLAGNOTES PER SHEET

IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2018 IECC

1. THERMAL ENVELOPE:
 - A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
 - B. EXTERIOR WALLS:
 - R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION
 - CMU: R-12.5 CONTINUE RIGID
 - CONCRETE: R-12.5 CONTINUE RIGID 0.41
 - C. DEMISING WALLS: NONE
 - D. WINDOW U-FACTOR: 0.29
STOREFRONT U-FACTOR: 0.32
 - E. EXTERIOR DOORS U-FACTOR: 0.32
GARAGE DOOR U-FACTOR: 0.125
 - F. SLAB R-VALUE: R-10 FOR 24"
 - G. WINDOWS & DOORS SHGC:
 - STOREFRONT SHGC: 0.41
 - WINDOW SHGC: 0.27
2. BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

WINDOW AND DOOR NOTES

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3. SEE ELEVATIONS FOR WINDOW SYSTEM FUNCTION. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
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MATERIAL LEGEND

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

446 BROADWAY

446 BROADWAY, EAGLE, COLORADO

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

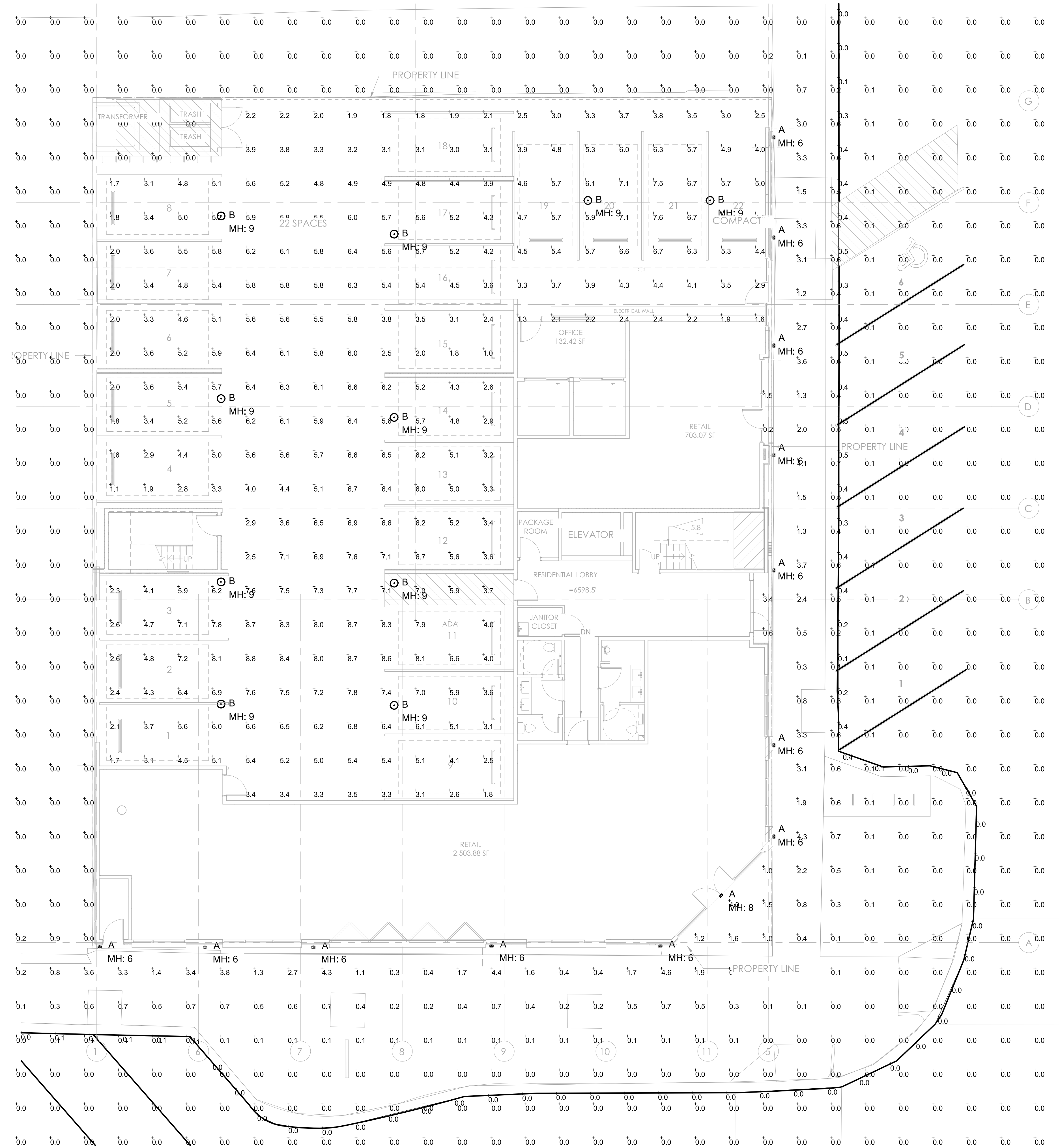
ISSUED FOR: CONSTRUCTION

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SCALE:

SHEET TITLE:
PHOTOMETRIC PLAN

PM1



LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG	BUG
⌈	13	A	20.4	703	0.900	700OWPIT19B-LED930	B0-U0-G0
⊙	10	B	39.2	5273	0.900	TT-D2-740-U-WQ	B3-U0-G2

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

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

