

# THE RESERVES at EAGLE POINT

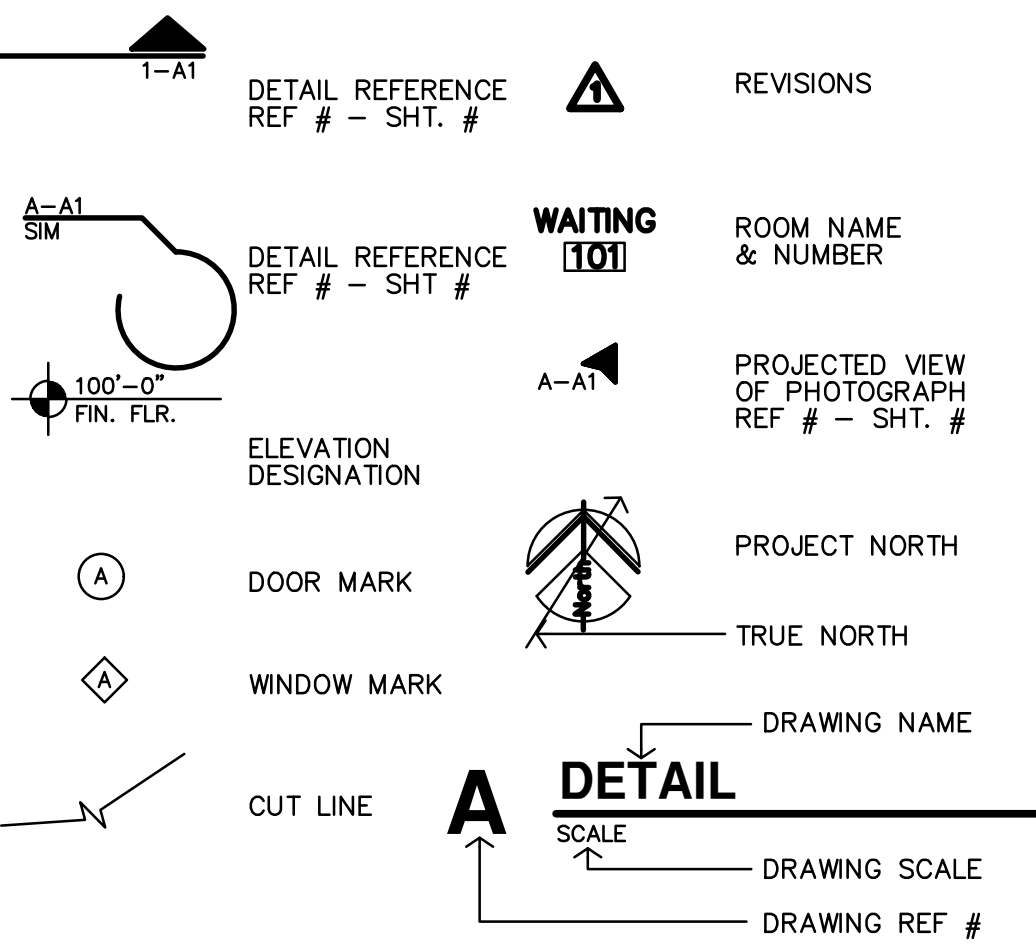
385 NORTH PICADILLY RD - BUILDING C

AURORA,

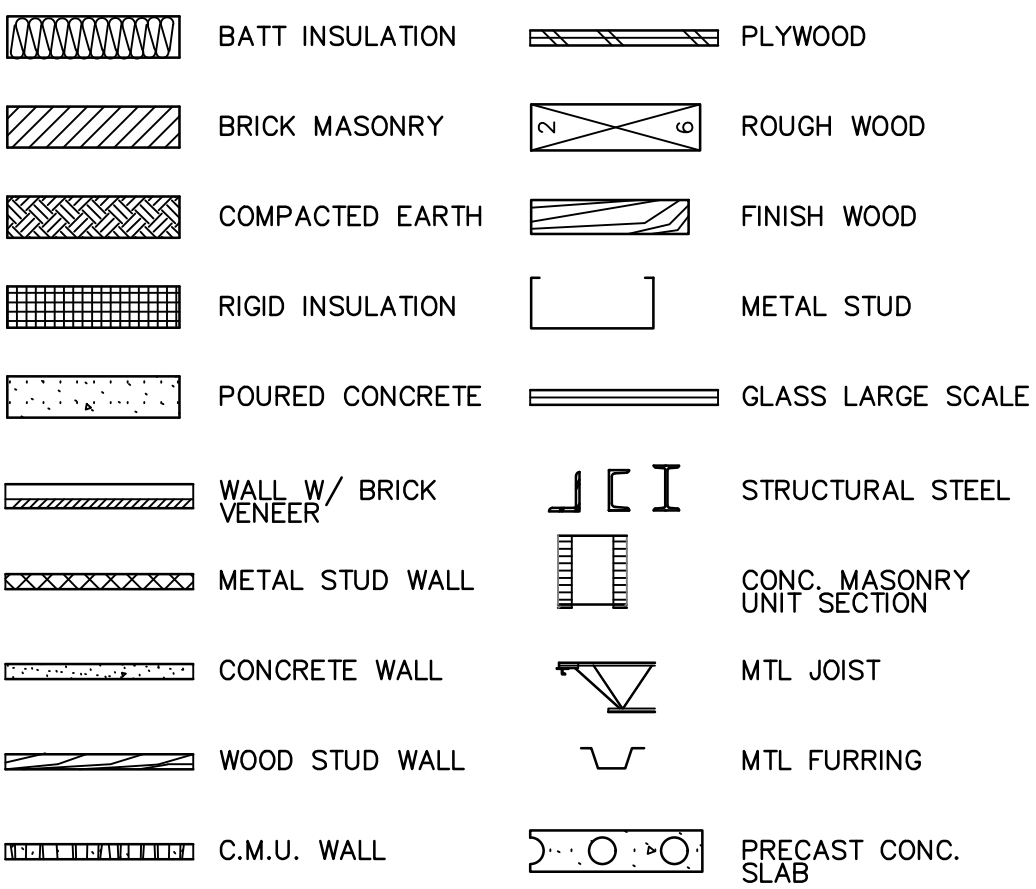
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COLORADO

## REFERENCE LEGEND



## MATERIAL LEGEND



## ABBREVIATIONS

&	AND	Cntr.	Counter	Exp.	Expansion	Hr.	Hour	N.I.C.	North	Reinf.	Reinforced	Temp.	Tempered
@	Angle	Col.	Column	Ext.	Exterior	Hgt.	Height	Not. In	Not In Contract	Req'd	Required	T.&G.	Tongue & Groove
∅	Centerline	Conc.	Concrete	F.A.	Fire Alarm	I.D.	Inside Diameter	No. or	Number	Resil.	Resilient	Thk.	Thick
#	Diameter or Round	C.T.	Ceramic Tile	F.D.	Floor Drain	Insul.	Insulation	Nom.	Nominal	Rm.	Room	T.O.M.	Top Of Masonry
	Pound or Number	CMU	Concrete Masonry Unit	Fdn.	Foundation	Int.	Interior	N.T.S.	Not To Scale	R.O.	Rough Opening	T.O.S.	Top Of Steel
Acous.	Acoustical	Det.	Detail	F.E.C.	Fire Extinguisher	Lab.	Laboratory	O/	On or Over	S.	South	T.P.D.	Toilet Paper Dispenser
Adj.	Adjustable	Dbl.	Double	F.F.	Finish	Lam.	Laminate	Obs.	Obscure	S.B.	Splash Block	T.V.	Television
A.F.F.	Above Finished Floor	D.F.	Drinking Fountain	Fl.	Flow line	Lav.	Lavatory	O.C.	On Center	S.C.	Solid Core	T.W.	Tackwall
Aggr.	Aggregate	Dia.	Diameter	Fl.	Flash	Lk.	Locker	O.D.	Diameter	Sched.	Schedule	Typ.	Typical
Al.	Aluminum	Dim.	Dimension	Ft.	Foot or feet	Lt.	Light	Off.	Office	S.D.	Soap Dispenser	Trd.	Tread
Approx.	Approximate	Dn.	Down	Ftg.	Footing	Opp.	Opposite	Opp.	Opening	Sect.	Section	U.O.N.	Unless Otherwise Noted
Arch.	Architect or Architectural	Dwg.	Drawing	Fur.	Furring	Shr.	Shower	P.	Paint	Shr.	Sheet	Ur.	Urinal
Asb.	Asbestos	Dwr.	Drawer	Fut.	Future	Sim.	Similar	Pi.	Plate	S.N.D.	Sanitary Napkin Disp.	V.C.T.	Vinyl Composition Tile
Asph.	Asphalt	(E)	Existing	Ga.	Gauge	P.Lam.	Plastic Laminate	P.L.	Plaster	S.N.R.	Sanitary Napkin Recep.	V.T.	Vinyl Tile
A.V.	Audio Visual	E.J.	Each	Galv.	Galvanized	Plywd.	Plywood	Pz.	Pair	Spec.	Specification	V.B.	Vapor Barrier
Bd.	Board	Ei.	Each	G.B.	Grab Bar	Pt.	Point	P.T.D.	Paper Towel Dispenser	Sq.	Square	Vert.	Vertical
Bitum.	Bituminous	Elev.	Elevation	Gd.	Glass	Ptn.	Partition	P.T.R.	Paper Towel Receptacle	Sst.	Stainless Steel	Vest.	Vestibule
Bldg.	Building	Eq.	Equipment	Gr.	Grade	Met.	Metal	Q.T.	Quarry Tile	Std.	Standard	Vyl.	Vinyl
Bldg.	Building	Exp.	Expansion Joint	Gyp.	Gypsum	Mfr.	Manufacturer	R.	Riser	Stor.	Storage	W.	West
Bldg.	Building	Equip.	Equipment	H.B.	Hose Bibb	Mh.	Manhole	Rad.	Radius	Str.	Structural	W/o	Without
Bot.	Bottom	Eq.	Equipment	H.C.	Hollow Core	Min.	Minimum	R.D.	Roof Drain	Susp.	Suspended	W.C.	Wall Covering
Brg.	Bearing	Exp.	Exposed	Hdwr.	Hardware	Mir.	Mirror	Ref.	Reference	Sym.	Symmetrical	Wd.	Wood
Brk.	Brick	Exst.	Existing	H.M.	Hollow Metal	Misc.	Miscellaneous			Tex.	Texture	Wp.	Waterproof
Cab.	Cabinet	Expo.	Exposed	Horiz.	Horizontal	M.O.	Masonry Opening			T.B.	Towel Bar	Wdw.	Window
Cig.	Ceiling					Mtd.	Mounted			T.Bd.	Tack Board	Wsc.	Wainscot
Cir.	Clear											Wt.	Weight



730 N. Ninth St. 1881 Main St, Ste 301  
Salina, KS 67401 Kansas City, MO 64108  
785.827.0386 jgr@jgrarchitects.com

## CONSULTANTS

Civil Engineer ;



541 E. Garden Drive, Unit N  
Winsor, CO 80550  
970.663.4552  
ridgetopeng.com

Mechanical & Electrical Engineer ;



LST Consulting Engineers, PA  
4809 Vue Du Lac Place, Suite 301  
Manhattan, KS 66503  
785.587.8042; FAX 785.587.8039  
mail@LSTengineers.com

Structural Engineer ;



Bob D. Campbell & Co., Inc.  
4338 Belleview  
Kansas City, MO 64111  
816.531.4144; FAX 816.531.8572  
info@bdc-engrs.com

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PERMIT SET 10-2-2023



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Assembly	Grps Area or Feature	Qty	Rate	Cost. Basis	Proposed Unit Price	Budget Unit Price
ECI, WH/ Wood Frame, 36in x 11, (Bldg. Use 1 - Tenant use Over Insulated Metal, Siding, (Bldg. Use 1 - Tenant use Cladboard)	124	20.0	6.0	0.04	0.04	0.01
Wood Vinyl Frame Panel, Not Spec'd, Product C Capacity Over Insulated Metal, Siding, (Bldg. Use 1 - Tenant use Cladboard)	221	—	—	0.370	0.370	0.01
WHSI, WH/ Wood Frame, 36in x 11, (Bldg. Use 1 - Tenant use Over Insulated Metal, Siding, (Bldg. Use 1 - Tenant use Cladboard)	183	—	—	0.380	0.380	0.01
WHSI, WH/ Wood Frame, 36in x 11, (Bldg. Use 1 - Tenant use Over Insulated Metal, Siding, (Bldg. Use 1 - Tenant use Cladboard)	648	20.0	6.0	0.04	0.04	0.01
WHSI, WH/ Frame Panel, Not Spec'd, Product C Capacity Over Insulated Metal, Siding, (Bldg. Use 1 - Tenant use Cladboard) (S)	141	—	—	0.380	0.380	0.01

(S) Budget Line-items are used for software bundle calculations ONLY, and are not code requirements.  
 (S) Production product performance must be certified in accordance with NRC and requires supporting documentation.  
 (S) On-Git-Ordn element and budget Effects shown in table are flags.

**Envelope Compliance Statement**  
 Compliance with the 2021 IRC requirements is represented in this document is consistent with the building permit jurisdiction. The proposed envelope design is based on the 2021 IRC requirements and is designed to meet the 2021 IRC requirements (California Version) (California) and to comply with the applicable mandatory minimum values in the respective Code.

Name - Title	Signature	Date

Project Title: The Residences At Enclave Park Outstation  
 Date Received: Report Date: 10/26/2023  
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**Interior Lighting PACE - Group 715, better than code**

**Statement**  
 Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, applicable codes, and the applicable standards with its permit application. The proposed interior lighting layout has been designed to meet the 2012 ICC requirements in COMBOKD except COMBOKD and to comply with any applicable regulatory requirements listed in the respective CHURCH.

Name: Tom Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Project Title: The Reserves at Eagle Point Clubhouse Report date: 06/18/20  
 Date Received: \_\_\_\_\_ Page: 4 of 20

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Quantity	System Type & Description
	<p>Falls Supply, Single-Zone W/W, 1125 CFM, 0.5 motor horsepower hp, 0.00 fan energy index, fan exception Single Fan &lt;= 100</p>
1	<p>per 1 Single Fan</p> <p>Split Systems Model Pump</p> <p>Rated Motor Capacity = 2.12 BHP</p> <p>Rated Motor Capacity = 1.51 HP</p> <p>Control Method = Capacity = 2.12 BHP, Required Efficiency = 1.51 HP/2</p> <p>Required Efficiency = 1.51 HP/2, Required Efficiency = 1.51 HP/2</p> <p>Project Fan EUI Efficiency = 0.00, Required Fan EUI Efficiency = 0.00</p> <p>Project Fan EUI Efficiency = 0.00, Required Fan EUI Efficiency = 0.00</p> <p>Project Fan EUI Efficiency = 0.00, Required Fan EUI Efficiency = 0.00</p> <p>Falls Fan A, Falls Fan Energy Index = 0.00, Required Fan Energy Index = 0.00</p> <p>Falls Supply, Multi-Zone W/W, 1125 CFM, 0.5 motor horsepower hp, 0.00 fan energy index, fan exception Single Fan &lt;= 100</p> <p>per 1 Electric Single Motor Motor, Capacity of 0.5 gallons at Circulation Pump</p> <p>No minimum efficiency requirement applies</p>
	<p><b>Compliance Statement</b></p> <p>The proposed mechanical design represented in this document is consistent with the building plans, specifications and energy conservation code requirements. The mechanical equipment complies with the applicable minimum requirements set forth in the International Mechanical Code and the International Energy Conservation Code. The mechanical equipment is consistent with the applicable minimum requirements set forth in the International Mechanical Code and the International Energy Conservation Code.</p>
Name: Title:	Signature: Date:

Project Title: The Reserves at Eagle Point Outback

Date Issued:

Report date: 03/08/23

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Section / Control	Feasibility / Possibilities Inspection	Comments/Assumptions
0001	Design inspection initiated per manufacturer's instructions.	Completion Requirement will be met.
0002		<input checked="" type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable
0003.1	Examine insulation protected against damage, including materials, workmanship and equipment maintenance activities.	<input type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable Requirement will be met.
0004		<input checked="" type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable
0005	Insulation on pre-pipe insulation tank and a vapor condenser on insulation specifications reported in plans and checkbook reports.	<input type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable See the Checklist Assembly table for notes.
0007		<input checked="" type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable
0008.1	See pipe insulation thickness; data requires entering any loss of insulation by measurement at the time of inspection.	<input type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable Requirement will be met.
0009		<input checked="" type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable
0010.1		<input checked="" type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable See the Checklist Assembly table for notes.
0013.1	Sealant testing system and freeze protection components have been installed in accordance with the manufacturer's configuration to limit service to the manufacturer's maximum design temperature.	<input type="checkbox"/> Complete <input type="checkbox"/> Does not <input type="checkbox"/> Not observable <input type="checkbox"/> Not applicable Exception: Requirement does not apply.
<b>Additional Comments/Assumptions:</b>		
<div> <div>High Impact (Tier 1)</div> <div>Medium Impact (Tier 2)</div> <div>Low Impact (Tier 3)</div> </div>		
Project Title: The Nurses at Eagle Point Childhood Data Source:		
		Report date: 05/08/2021
		Page: 10 of 26

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B. Risk ID		Comments/Assumptions	
C49.3	HWAC equipment, systems and system-to-system relationships have been tested to ensure proper operation.	C-Complete D-Not Complete	Requirement will be met.
J1037		C-Complete D-Not Complete	
C49.2.3	HWAC and service water heating control systems have been tested to ensure proper operation, testing and adjustment of controls.	C-Complete D-Not Complete	Requirement will be met.
J1037		C-Complete D-Not Complete	
C49.2.4	Preliminary commissioning report completed and verified to represent final condition of approved system.	C-Complete D-Not Complete	Requirement will be met.
J1037		C-Complete D-Not Complete	
C49.2.5	Final, as-built drawings submitted within 90 days of system acceptance.	C-Complete D-Not Complete	Requirement will be met.
J1037		C-Complete D-Not Complete	
C49.2.6	Finalized as-built drawings for HWAC system submitted within 90 days of system acceptance.	C-Complete D-Not Complete	Requirement will be met.
J1037		C-Complete D-Not Complete	
C49.2.7	As an end-of-system, system acceptance will be 90 days of system acceptance.	C-Complete D-Not Complete	Requirement will be met.
J1037		C-Complete D-Not Complete	
C49.2.8	Final commissioning report due to be submitted within 90 days of system acceptance.	C-Complete D-Not Complete	Requirement will be met.
J1037		C-Complete D-Not Complete	
C49.2.9	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	C-Complete D-Not Complete	Requirement will be met.
J1037		C-Complete D-Not Complete	

**Additional Comments/Assumptions:**

☐ Impact Item (Rer 1)    
 ☐ Medium Impact (Rer 2)    
 ☐ Low Impact (Rer 3)

Project Title: The Reservoirs at Eagle Point Outbound    
 Report date: 06/23/21

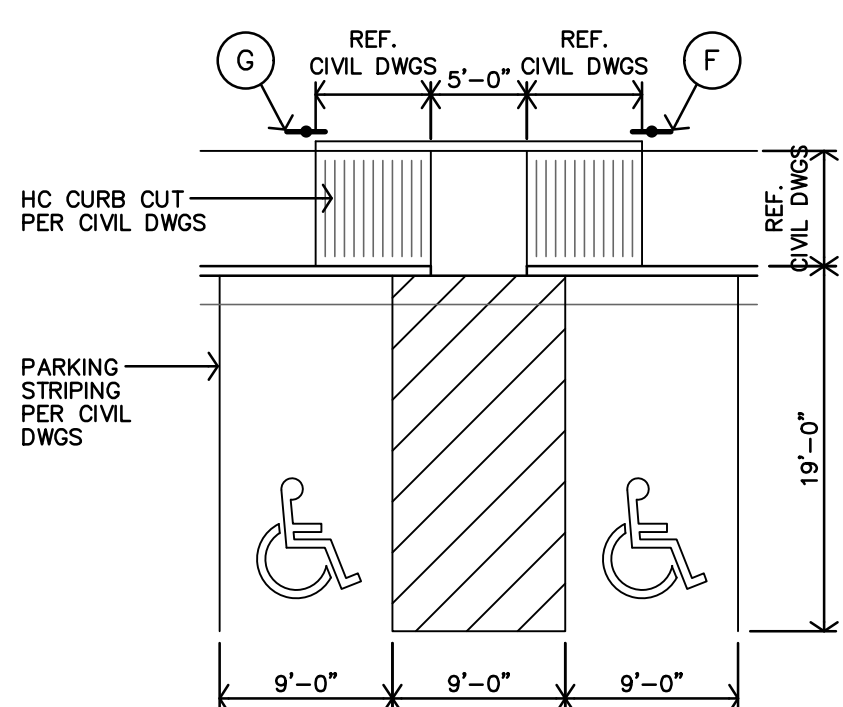
Data Reference:    
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SITE PLAN KEY NOTES

(A)	MONUMENT SIGN REF. SHEET A1.3
(B)	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
(C)	MECH. CLOSET REF. & COORDINATE W/ W/E DRAWINGS (TYP)
(D)	HC TRASH ENCLOSURE REF. SHEET A1.4
(E)	DASHED LINE INDICATES ACCESSIBLE PATH
(F)	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60'A.F.F. (TYP)
(G)	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60'A.F.F. (TYP)
(H)	PAINTED STRIPPING @ ACCESSIBLE ROUTE
(J)	BIKE RACK - 2 BIKES PER RACK. REF. SPEC. & DETAILS K.L/A1.3
(K)	72" HEIGHT BLACK SECURITY FENCE ALONG FULL LENGTH OF SOUTHERN PROPERTY LINE. REF. H/A1.4
(L)	PLAYGROUND - (1) BUMP SLIDE & (1) SWING SET. REF. ENLARGED PLAN ON SHEET A1.3
(M)	CONCRETE PAVER PLAZA. REF. EAGLE RIDGE DEVELOPMENT GUIDELINES & G/A1.4
(N)	BENCH - (10) PARK BENCHES REF. J/A1.3
(P)	TRASH RECEPT. - (3) TRASH RECEPTACLE PER MASTER PLAN GUIDELINES REF. A1.3
(Q)	MONUMENT SIGN - DESIGN PER EAGLE RIDGE MASTER PLAN

NOTE:  
CONC. SLOPE ACROSS SLABS NO MORE THAN 2% (1/8" PER 12") OVER 4" THICK GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE, PREP PER SOILS REPORT.



**B HANDICAPPED PARKING**  
1"=10'-0"

PARKING SUMMARY

2021 IBC - CODE REQUIRED	
TOTAL STALLS	203
STALLS PER ZONING .85/DWELLING UNIT	164
GUEST STALLS 1/2 DWELLING UNITS	39
ACCESSIBLE STALLS (IBC CH. 11)	14

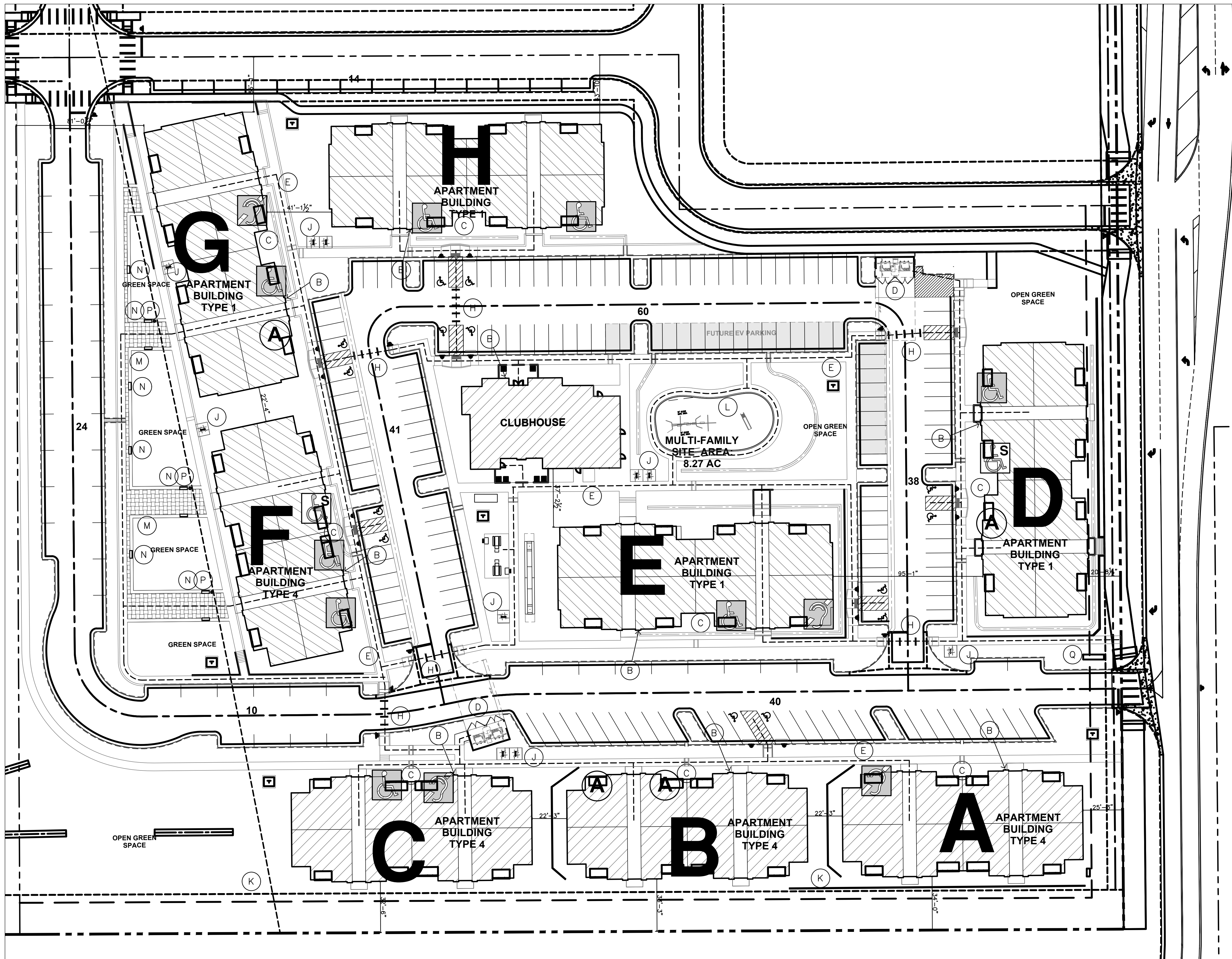
PROVIDED	
TOTAL STALLS	227
STANDARD STALLS	174
GUEST STALLS	39
ACCESSIBLE STALLS	14
PARKING RATIO (STALLS/UNITS)	1.18
BICYCLE PARKING SPACES	20

PARKING MEETS ZONING REQ'S. .85/DWELLING UNIT = 163.2

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (GSF FOOTPRINT)	LOT COVERAGE
8.26 ACRES	360,083 sf	80,848 sf	22.40%

UNIT SUMMARY

UNIT LABEL	UNIT TYPE	TOTAL NO. of UNITS
A	1-BED, 1-BATH	48
B	2-BED, 2-BATH	96
C	3-BED, 2-BATH	48
TOTAL		192



**A SITE PLAN**  
1"=30'-0"



## PROJECT SUMMARY

BUILDING LABEL	BUILDING TYPE	UNIT LABEL	BUILDING SQUARE FOOT	NO. of BUILDINGS	TOTAL PROJECT SF	GROSS PROJECT SF
CLUBHOUSE	CLUBHOUSE		HTD 4,980 sf	1	HTD 4,980 sf	4,980 SF
APT BLDG Type 1	3 FLOORS 12-2BR,12-3BR	B,C	HTD 27,408 sf UNH 4,982 sf	4	HTD 109,632 sf UNH 19,928 sf	129,560 sf
APT BLDG Type 4	3 FLOORS 12-1BR,12-2BR	A,B	HTD 22,656 sf UNH 5,318 sf	4	HTD 90,624 sf UNH 21,272 sf	111,896 sf
TOTAL				9		246,436 sf

UN-HEATED sf INCLUDES: MECHANICAL CLOSETS, EXTERIOR STORAGE, PATIOS, BALCONIES, &amp; BREEZEWAYS

APARTMENT BUILDINGS  
TYPE 1 SUMMARY

## FIRST FLOOR

UNIT LABEL	UNIT TYPE	HEATED SF PER UNIT	UNITS PER FLOOR	HEATED SF PER FLOOR
B	2-BED, 2-BATH	1,059 sf	4	4,236 sf
C	3-BED, 2-BATH	1,225 sf	4	4,900 sf
TOTAL			8	9,136 sf

UNIT LABEL	UNIT TYPE	UN-HTD SF PER UNIT	UNITS PER FLOOR	UN-HTD SF PER FLOOR
B	2-BED, 2-BATH	214 sf	3	642 sf
B	2-BED, 2-BATH	201 sf	1	228 sf
	MECHANICAL CLOSET	27 sf		
C	3-BED, 2-BATH	200 sf	4	800 sf
TOTAL			8	1,670 sf

## SECOND FLOOR

UNIT LABEL	UNIT TYPE	HEATED SF PER UNIT	UNITS PER FLOOR	HEATED SF PER FLOOR
2B	2-BED, 2-BATH	1,059 sf	4	4,236 sf
3B	3-BED, 2-BATH	1,225 sf	4	4,900 sf
TOTAL			8	9,136 sf

UNIT LABEL	UNIT TYPE	UN-HTD SF PER UNIT	UNITS PER FLOOR	UN-HTD SF PER FLOOR
B	2-BED, 2-BATH	214 sf	4	856 sf
C	3-BED, 2-BATH	200 sf	4	800 sf
TOTAL			8	1,656 sf

## THIRD FLOOR

UNIT LABEL	UNIT TYPE	HEATED SF PER UNIT	UNITS PER FLOOR	HEATED SF PER FLOOR
B	2-BED, 2-BATH	1,058 sf	4	4,236 sf
C	3-BED, 2-BATH	1,225 sf	4	4,900 sf
TOTAL			8	9,136 sf

UNIT LABEL	UNIT TYPE	UN-HTD SF PER UNIT	UNITS PER FLOOR	UN-HTD SF PER FLOOR
B	2-BED, 2-BATH	212 sf	4	856 sf
C	3-BED, 2-BATH	200 sf	4	800 sf
TOTAL			8	1,656 sf

## SUMMARY

	HEATED SF PER FLOOR	UN-HTD SF PER FLOOR	TOTAL SF PER BUILDING
FIRST FLOOR	9,136 sf	1,670 sf	10,806 sf
SECOND FLOOR	9,136 sf	1,656 sf	10,792 sf
THIRD FLOOR	9,136 sf	1,656 sf	10,792 sf
TOTAL	27,408 sf	4,982 sf	32,390 sf

UN-HEATED sf INCLUDES: MECHANICAL CLOSETS, EXTERIOR STORAGE, PATIOS, BALCONIES, &amp; BREEZEWAYS

APARTMENT BUILDINGS  
TYPE 4 SUMMARY

## FIRST FLOOR

UNIT LABEL	UNIT TYPE	HEATED SF PER UNIT	UNITS PER FLOOR	HEATED SF PER FLOOR
A	1-BED, 1-BATH	829 sf	4	3,316 sf
B	2-BED, 2-BATH	1,059 sf	4	4,236 sf
TOTAL			8	7,552 sf

UNIT LABEL	UNIT TYPE	UN-HTD SF PER UNIT	UNITS PER FLOOR	UN-HTD SF PER FLOOR
A	1-BED, 1-BATH	231 sf	2	462 sf
A	1-BED, 1-BATH	218 sf	1	218 sf
A	1-BED, 1-BATH	195 sf	1	222 sf
	MECHANICAL CLOSET	27 sf		
B	2-BED, 2-BATH	214 sf	4	856 sf
TOTAL			8	1,758 sf

## SECOND FLOOR

UNIT LABEL	UNIT TYPE	HEATED SF PER UNIT	UNITS PER FLOOR	HEATED SF PER FLOOR
A	1-BED, 1-BATH	829 sf	4	3,316 sf
B	2-BED, 2-BATH	1,059 sf	4	4,236 sf
TOTAL			8	7,552 sf

UNIT LABEL	UNIT TYPE	UN-HTD SF PER UNIT	UNITS PER FLOOR	UN-HTD SF PER FLOOR
A	1-BED, 1-BATH	231 sf	4	924 sf
B	2-BED, 2-BATH	214 sf	4	856 sf
TOTAL			8	1,780 sf

## THIRD FLOOR

UNIT LABEL	UNIT TYPE	HEATED SF PER UNIT	UNITS PER FLOOR	HEATED SF PER FLOOR
A	1-BED, 1-BATH	829 sf	4	3,316 sf
B	2-BED, 2-BATH	1,059 sf	4	4,236 sf
TOTAL			8	7,552 sf

UNIT LABEL	UNIT TYPE	UN-HTD SF PER UNIT	UNITS PER FLOOR	UN-HTD SF PER FLOOR
A	1-BED, 1-BATH	231 sf	4	924 sf
B	2-BED, 2-BATH	214 sf	4	856 sf
TOTAL			8	1,780 sf

## SUMMARY

	HEATED SF PER FLOOR	UN-HTD SF PER FLOOR	TOTAL SF PER BUILDING
FIRST FLOOR	7,552 sf	1,758 sf	9,310 sf
SECOND FLOOR	7,552 sf	1,780 sf	9,332 sf
THIRD FLOOR	7,552 sf	1,780 sf	9,332 sf
TOTAL	22,656 sf	5,318 sf	27,974 sf

UN-HEATED sf INCLUDES: MECHANICAL CLOSETS, EXTERIOR STORAGE, PATIOS, BALCONIES, &amp; BREEZEWAYS

## APARTMENT CHART

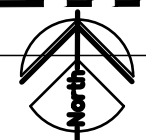
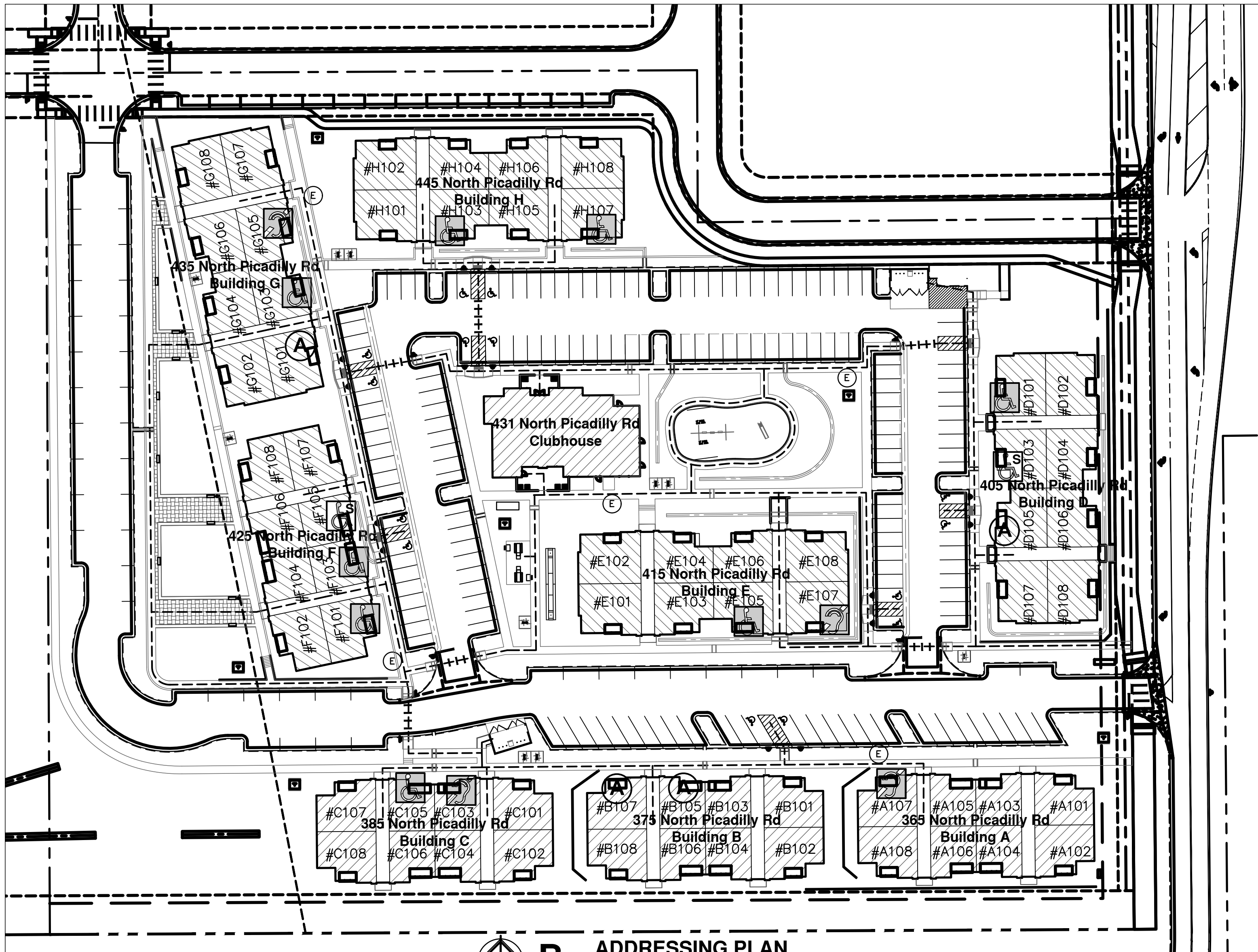
NOTE: UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY &amp; DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

TYPE OF APARTMENT	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	BLDG G	BLDG H	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)			C105	D101	E105	F101, F103	G103	H103, H107	8
ACCESSIBLE UNITS (ROLL-IN SHOWER)				D103		F105			2
HEARING/VISION IMPAIRED & ADAPTABLE UNITS	A107		C103		E107		G105		4
TYPE-A UNITS		B105, B107		D105			G101		4
TYPE-B UNITS									46
STANDARD UNITS									128
TOTAL	24	24	24	24	24	24	24	24	192

C105 - 1BED ACCESSIBLE  
F103 - 1BED ACCESSIBLE  
F101 - 2BED ACCESSIBLE  
E105 - 2BED ACCESSIBLE  
G103 - 2BED ACCESSIBLE  
H103 - 2BED ACCESSIBLE  
D101 - 3BED ACCESSIBLE  
H107 - 3BED ACCESSIBLEF105 - 1BED ACCESSIBLE (ROLL-IN)  
D103 - 2BED ACCESSIBLE (ROLL-IN)C103 - 1BED HEARING/VISION  
A107 - 2BED HEARING/VISION  
G105 - 2BED HEARING/VISION  
E107 - 3BED HEARING/VISIONB105 - 1BED TYPE-A  
B107 - 2BED TYPE-A  
D105 - 2BED TYPE-A  
G101 - 3BED TYPE-A

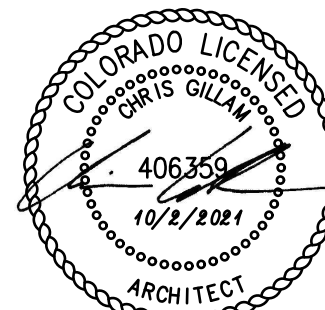
## COLORADO HOUSE BILL 03-1221

UNITS TYPES	UNITS #	POINTS
192 TOTAL UNITS = REQUIRED	84	
TYPE-A	14 (x8 points)	84
TYPE-B VISITABLE	50 (x1 points)	50
TOTAL POINTS PROVIDED		134



## ADDRESSING PLAN

1"=50'-0"



REVISION:

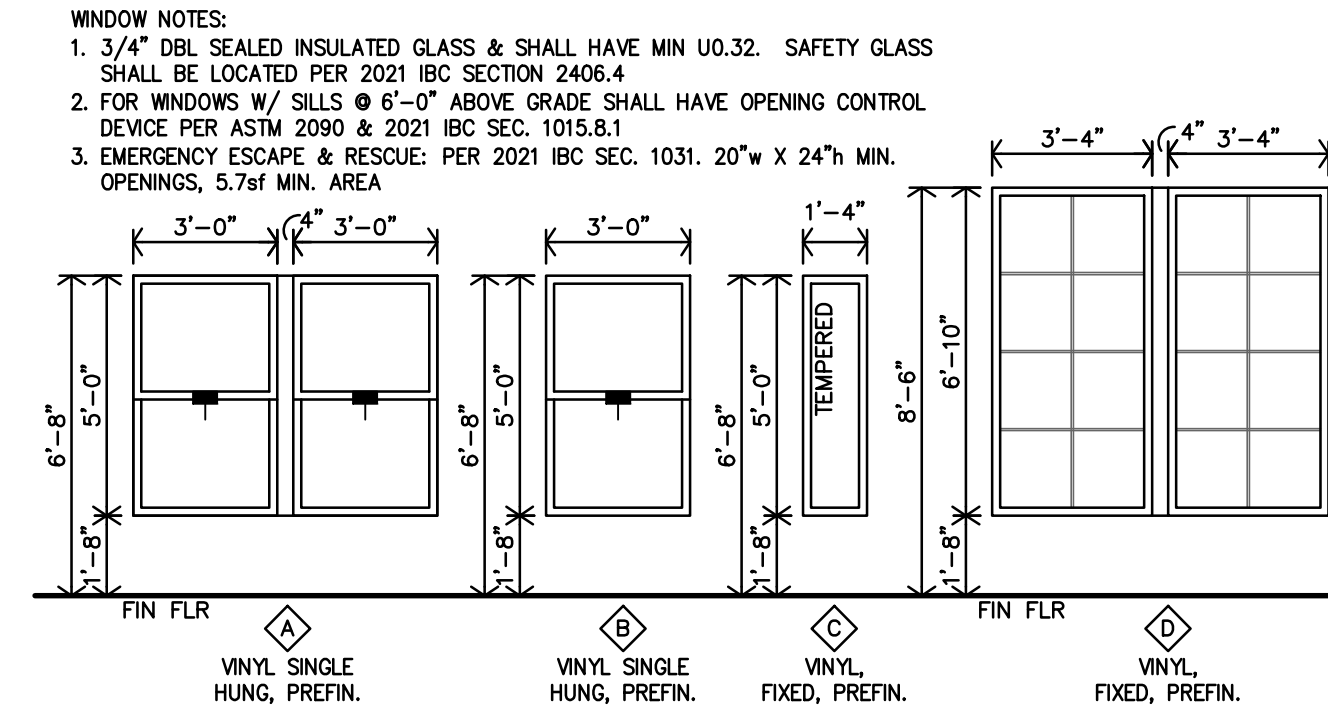
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JOB: 22-3219

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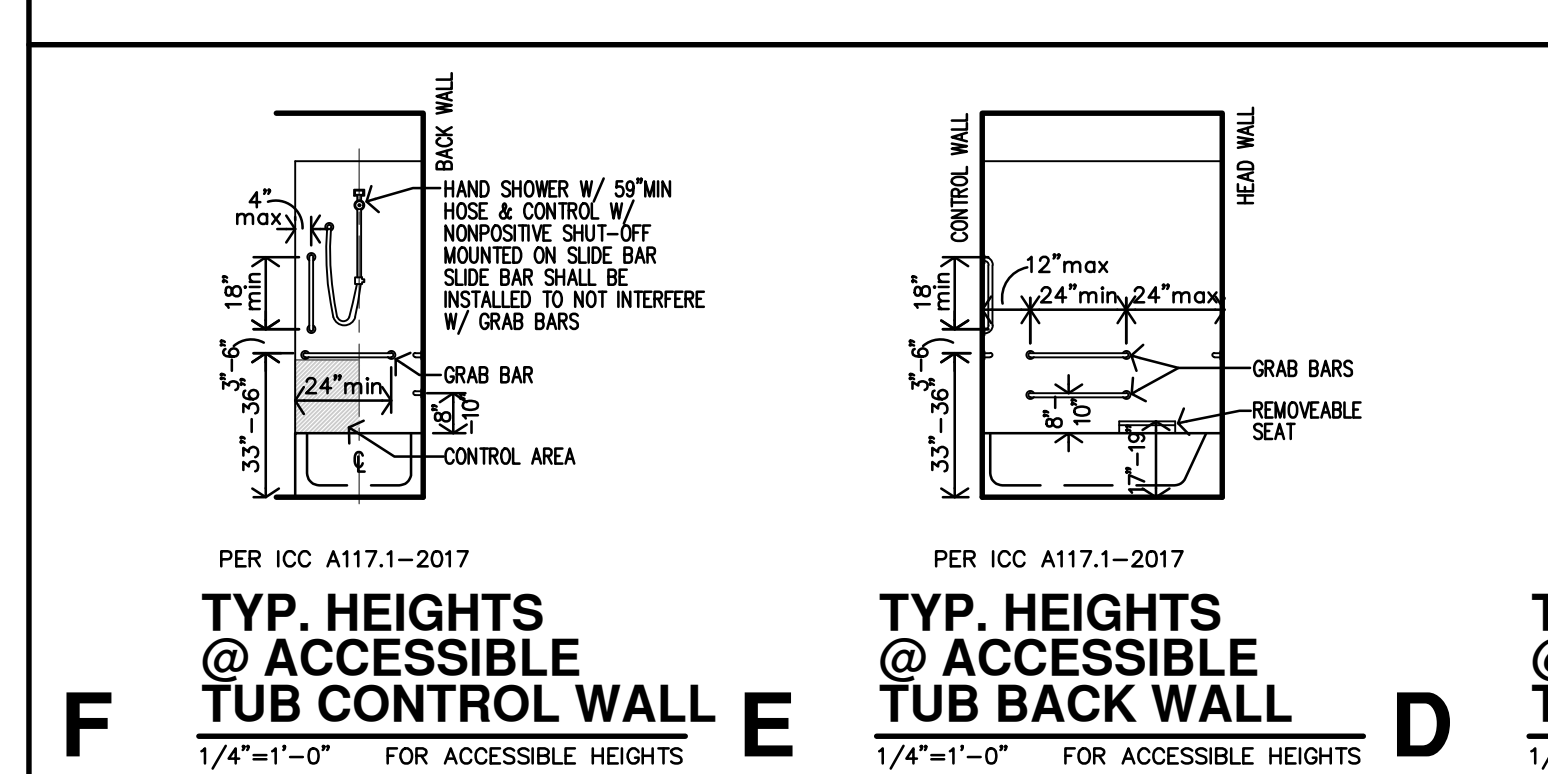
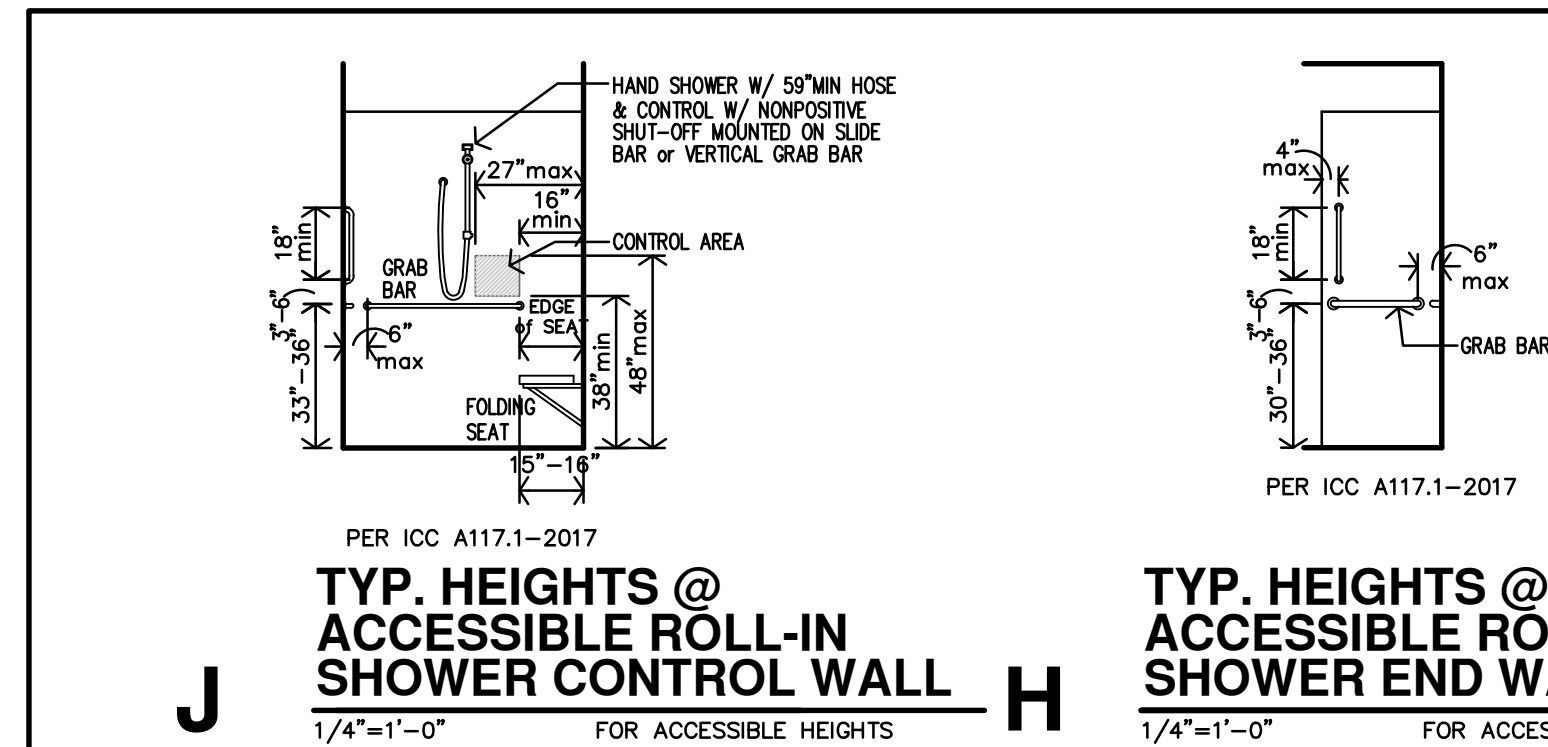


APARTMENT INTERIOR FINISH SCHEDULE										
FINISHES & INSTRUCTIONS										
P1 - LATEX ENAMEL		C1 - CARPET #1		V - VINYL PLANK FLR'G TILE						
P2 - LATEX ENAMEL		C2 - CARPET #2		ST - SPRAY TEXTURE						
CT - CERAMIC TILE		SV - SHEET VINYL		S - SMOOTH		T - TEXTURED LIGHT KNOCKDOWN				
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG	HGT.	NOTES
		VINYL PLANK FLOORING								
		CARPET								
		SEALED CONC.								
		2 1/2" WOOD								
		NONE								
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
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				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	
				5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	
				5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B.	5/			



## WINDOW SCHEDULE

1/4"=1'-0"



1/4"=1'-0"

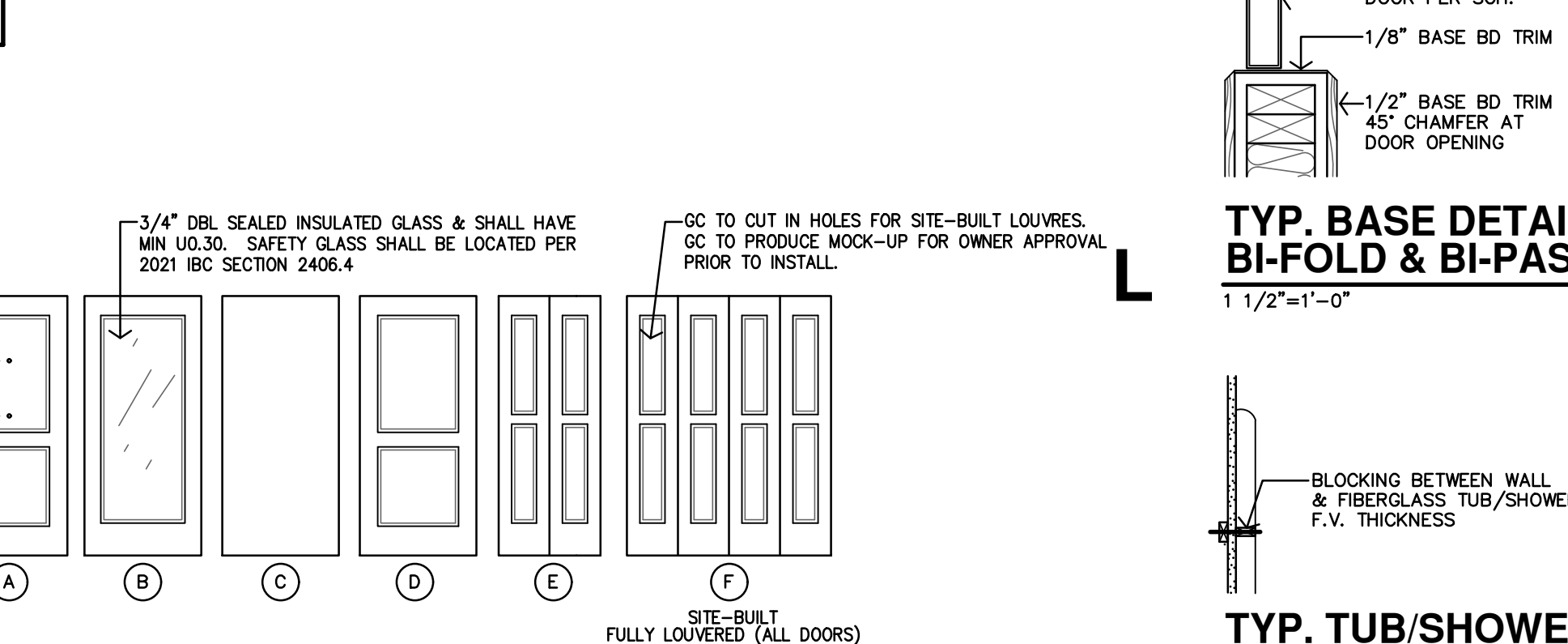
APARTMENT DOOR SCHEDULE									
MARK	DOOR			FRAME		RATING	NOTES	LOCATION	
	SIZE	MATERIAL	TYPE	FINISH	MAT'L	FINISH			
	W	H	T						
1	3'-0"	6'-8"	1 3/8"				45min	NOTES 1,2,3,4,6	ENTRY DOOR, LIVING ROOM #101
2	3'-0"	6'-8"	1 3/4"					NOTE 6	BALCONY DOOR, LIVING ROOM #101
3	3'-0"	6'-8"	1 3/8"					NOTES 7,8	BEDROOMS #111/116/118, BATHS #104/113, CLOSETS
4	PR3'-0"	6'-8"	1 3/8"					REF. E-A2.1	CLOSET
6	2'-0"	6'-8"	1 3/8"						CLOSET
7	NOT USED								
8	(2)1'-3"	6'-8"	1 3/8"					REF. E-A2.1	MECHANICAL #112
9	(4)1'-3"	6'-8"	1 3/4"					REF. E-A2.1	MECHANICAL #112
10	3'-0"	6'-8"	1 3/4"						OUTDOOR STORAGE #117

GENERAL NOTES:

- ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 9710.
- COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS W/ OWNER.
- UNDERCUT DOORS PER MECH DWGS.
- REF. SHEET A4.5 FOR DOOR DETAILS
- REF. SHEET A2.10 FOR BUILDING DOOR SCHEDULE (MECH CLOSET #122)

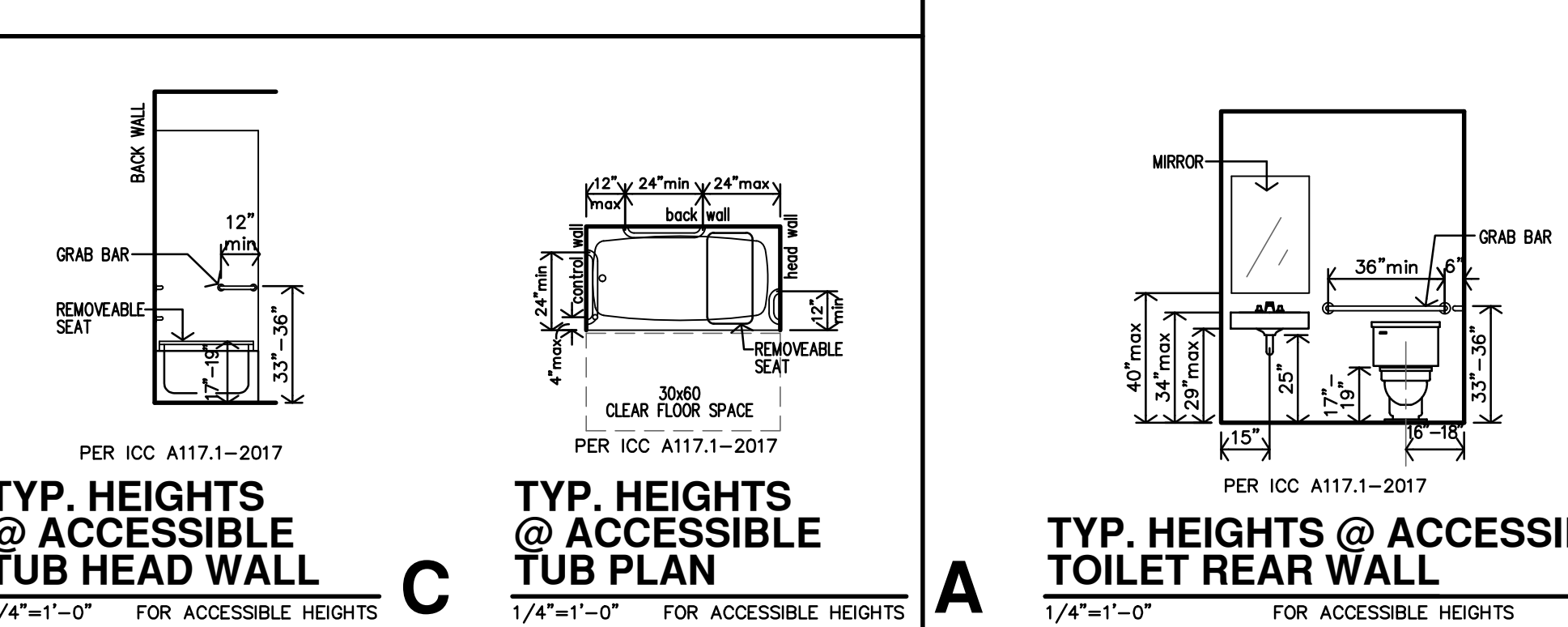
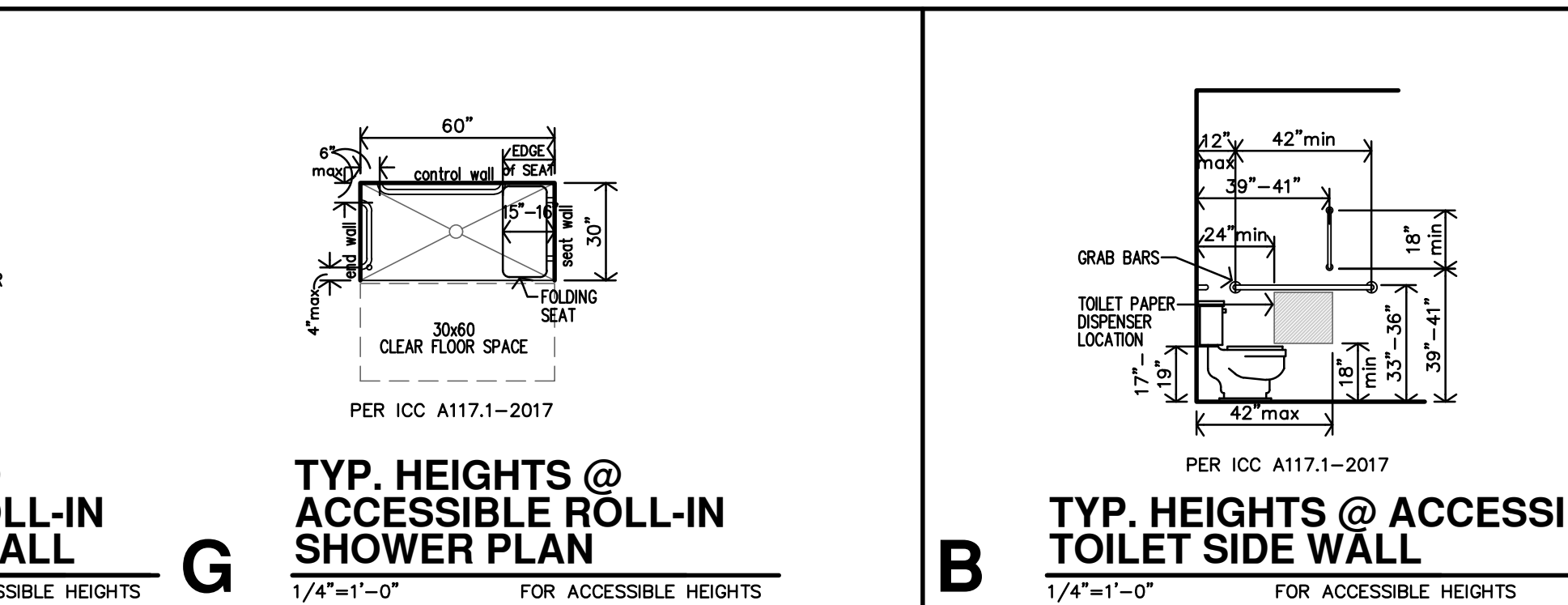
SPECIFIC NOTES:

- ENTRY DOOR - HARDWARE TO BE LEVER TYPE LATCH SETS, KEYS OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN. THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. WEATHER STRIPPING TO BE INSTALLED.
- ENTRY DOOR - AUTOMATIC CLOSER TO BE INSTALLED.
- ENTRY DOOR - PEEP HOLES AT TYPE-A/TYP-B UNITS: (1) 180° RANGE OF VIEW PEEP HOLE TO BE INSTALLED @ 60" AFF.
- ENTRY DOOR - PEEP HOLES AT ACCESSIBLE UNITS: (2) 180° RANGE OF VIEW PEEP HOLES TO BE INSTALLED @ 43" AFF & 60" AFF.
- ENTRY & BALCONY DOORS - WEATHER STRIPPING TO BE INSTALLED.
- BEDROOM & BATH DOORS - HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
- BEDROOM & BATH DOORS - UNDERCUT DOORS PER MECH DWGS.
- POCKET DOOR - 32" MIN CLEAR OPENING, W/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069. HANDLE TO EXTEND PAST TRIM (NOTH ±99").
- BL-PASS/BL-FOLD DOORS - VERIFY OPENING W/ SIZE OF DOOR HARDWARE.



## DOOR TYPES

1/4"=1'-0"



1/4"=1'-0"

## APARTMENT GENERAL NOTES

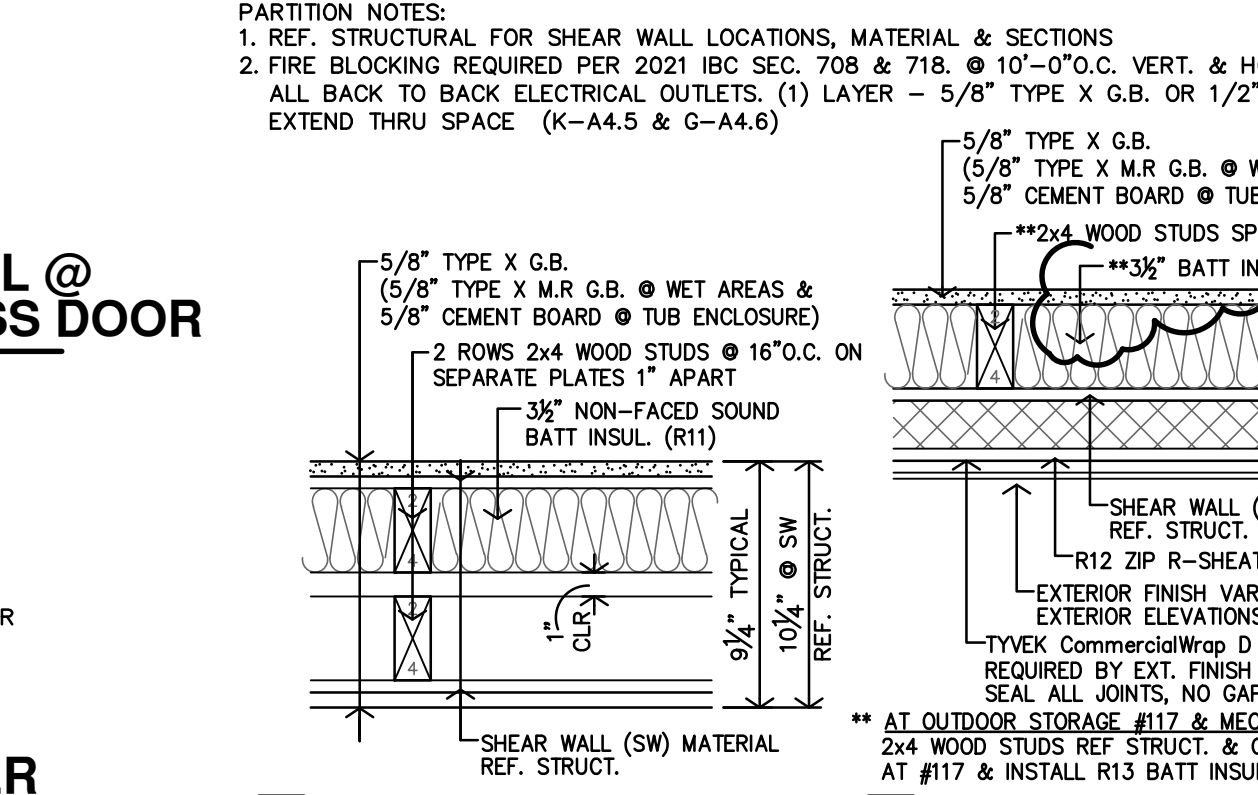
- REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
- CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
- CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- CONTRACTOR TO PROVIDE & INSTALL FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. VERT. & HORIZ. TYP. AND AT ALL BACK TO BACK ELECTRICAL OUTLETS PER 2021 IBC, SECTION 718.2.
- CONTRACTOR TO PROVIDE & INSTALL DRAFTSTOPS AT CONCEALED FLOOR SPACES PER 2021 IBC, SECTION 718.3.
- CONTRACTOR TO PROVIDE & INSTALL ATTIC DRAFTSTOPS PER 2021 IBC, SECTION 718.4. REF. ROOF PLANS FOR LOCATION IN ATTIC SPACES.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906. LOCATED PER CFP SHEET. FINAL LOCATION AS DIRECTED BY FIRE MARSHAL.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.7 FOR FIRE PENETRATION ASSEMBLIES.
- HOSE BIBS TO BE LOCATED 30" MIN ABV. FIN. FLOOR.
- NOT USED
- KITCHEN RECEPTACLES TO BE @ 44" MAX ABOVE FIN. FLR.
- SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- F.O.S. = FACE OF STUD
- HEARING/VISION IMPAIRED UNIT (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS): CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
- REF. ELECT. DWGS

## STANDARD/TYP-B UNIT NOTES

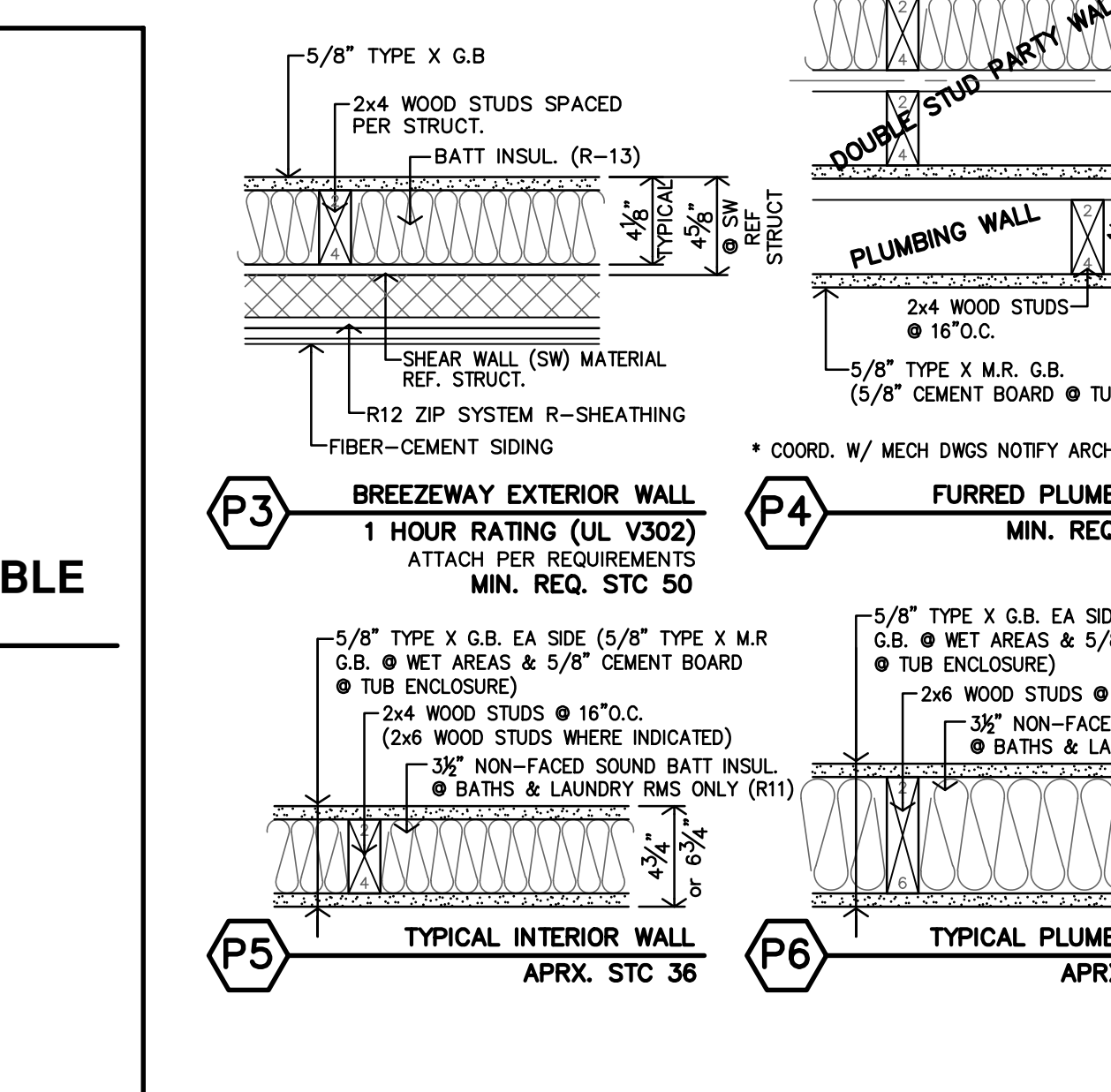
- STANDARD/TYP-B UNITS. (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS) CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR COUNTERTOP SUPPORTS & SHOWER SEATS.
- NO REMOVABLE CABINET FRONTS.

1/4"=1'-0"

## APARTMENT PARTITION SCHEDULE



1/4"=1'-0"



1/4"=1'-0"

APARTMENT CHART									
TYPE OF APARTMENT	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	BLDG G	BLDG H	TOTAL
ACCESSIBLE UNITS (W/ REMOVABLE TUB SEAT)			C105	D101	E105	F101, F103	G103	H103, H107	8
ACCESSIBLE UNITS (ROLL-IN SHOWER)				D103		F105			2
HEARING/VISION IMPAIRED & ADAPTABLE UNITS	A107		C103		E107		G105		4
TYPE-A UNITS		B105, B107		D105			G101		4
TYPE-B UNITS	REMAINING FIRST FLOOR UNITS								
STANDARD UNITS	ALL SECOND & THIRD FLOOR UNITS								
TOTAL	24	24	24	24	24	24	24	24	192

C105 - 1BED ACCESSIBLE F101 - 1BED ACCESSIBLE F103 - 2BED ACCESSIBLE E105 - 2BED ACCESSIBLE G103 - 2BED ACCESSIBLE H103 - 2BED ACCESSIBLE H107 - 3BED ACCESSIBLE	F105 - 1BED ACCESSIBLE (ROLL-IN) D103 - 2BED ACCESSIBLE (ROLL-IN)	C103 - 1BED HEARING/VISION A107 - 2BED HEARING/VISION G105 - 2BED HEARING/VISION E107 - 3BED HEARING/VISION	B105 - 1BED TYPE-A B107 - 2BED TYPE-A D105 - 2BED TYPE-A D105 - 2BED TYPE-A G101 - 3BED TYPE-A
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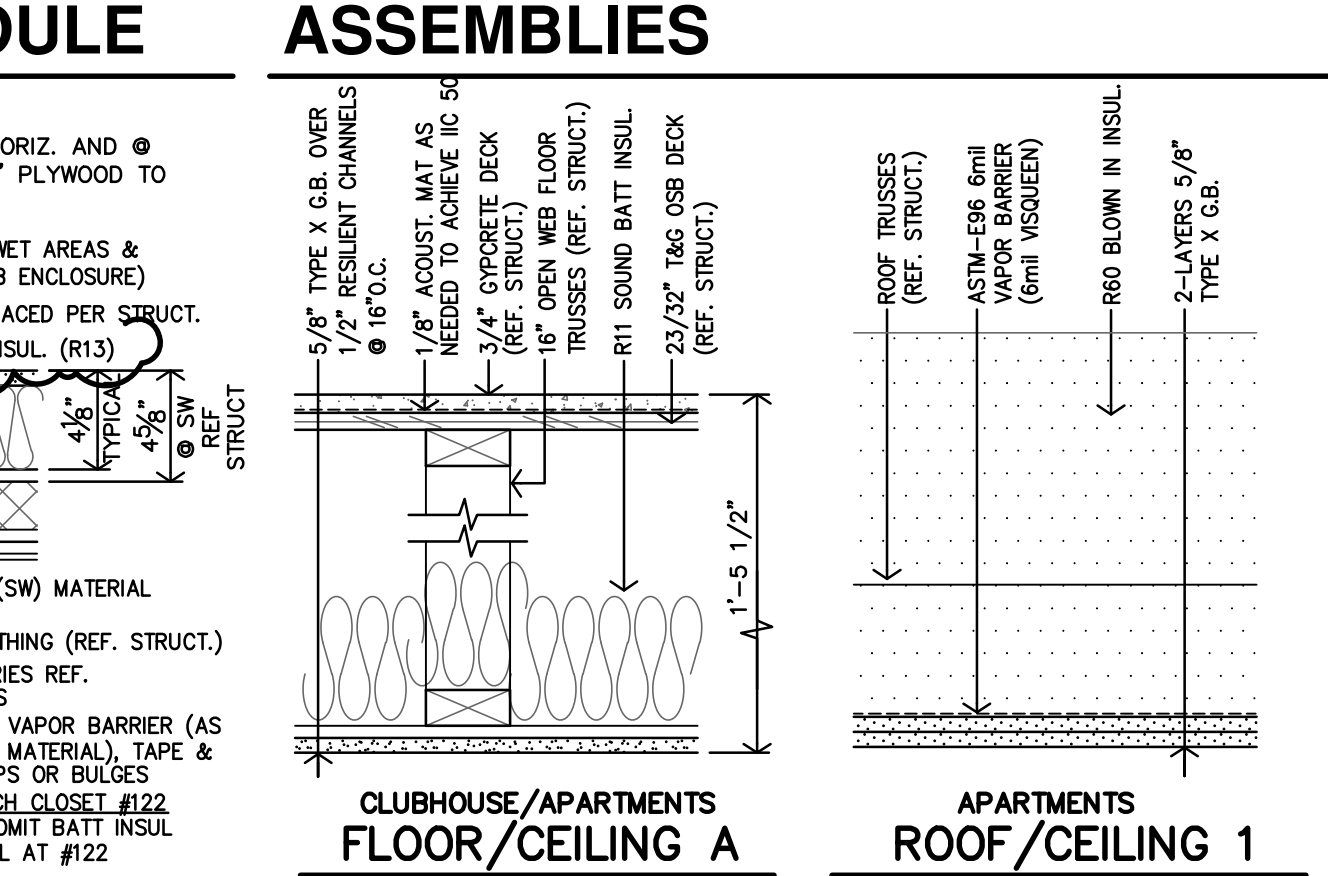
## ACCESSIBLE UNITS NOTES

- ACCESSIBLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS): REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
- 1-BEDROOM, CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET & TUB/SHOWER, WALL MOUNTED SEAT @ MASTER BATH #113, ALL COUNTERTOPS & ALL SHELVING.
- 2-BEDROOM, CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET & TUB/SHOWER, WALL MOUNTED SEAT @ MASTER BATH #113, ALL COUNTERTOPS & ALL SHELVING.
- 3-BEDROOM, CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET & TUB/SHOWER, WALL MOUNTED SEAT @ MASTER BATH #113, ALL COUNTERTOPS & ALL SHELVING.
- ALL UNITS, CONTRACTOR SHALL PROVIDE & INSTALL INSULATED COVERS @ ALL EXPOSED HOT WATER PIPES, DRAIN PIPES & DISPOSAL.
- TOILETS SHALL BE ADA COMPLIANT (17'-19" HIGH).
- 2x8 BLOCKING PER ICC/ANSI A117.1-2017

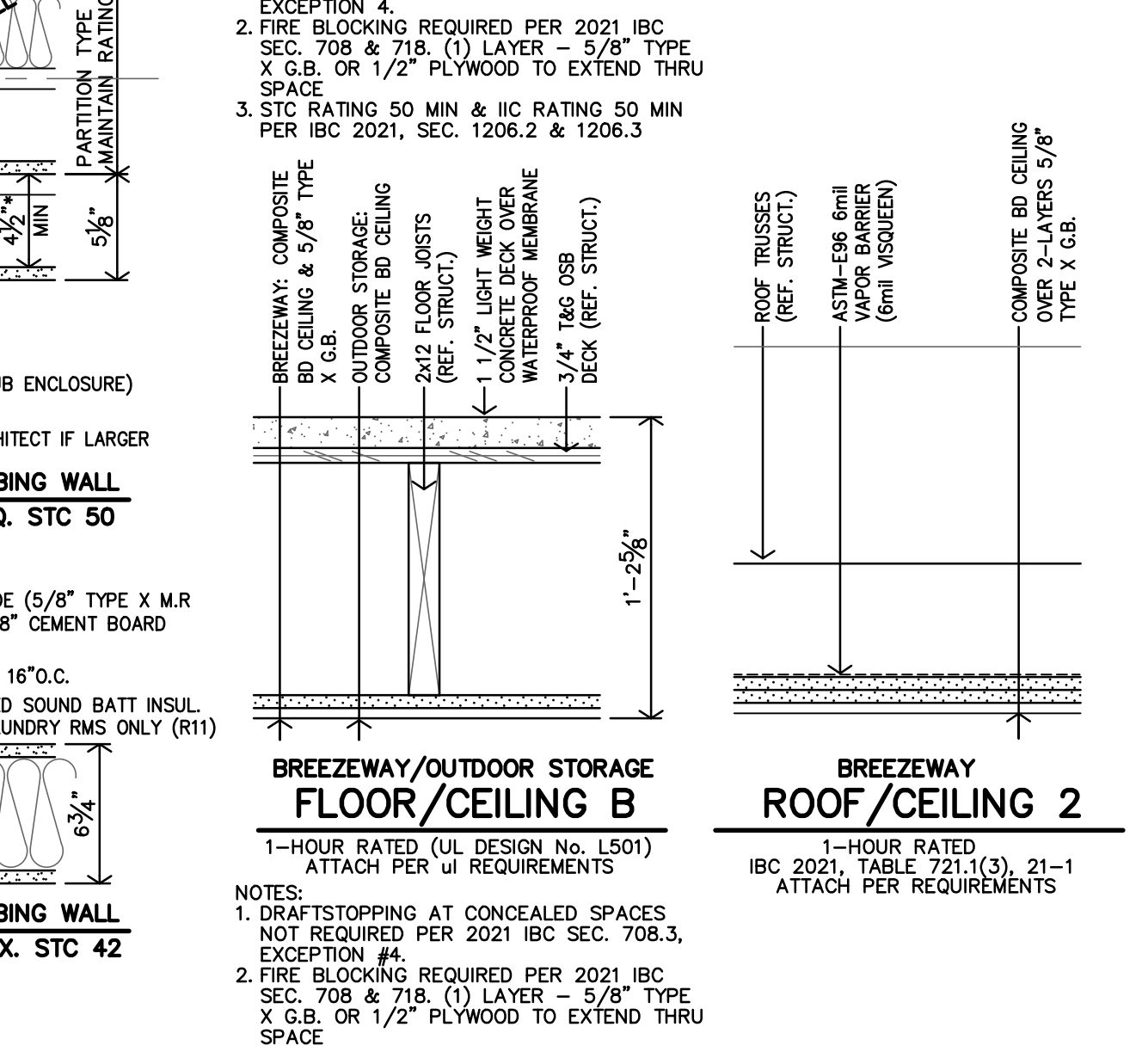
## TYPE-A UNIT NOTES

- TYPE-A UNITS. (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS) REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
- 1-BEDROOM, CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINET & 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS, TUB/SHOWERS, COUNTERTOPS & SHELVING.
- 2-BEDROOM, CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINETS AT MASTER BATH #113 & KITCHEN #103. INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ TOILET, TUB/SHOWER AT BATH #113, ALL COUNTERTOP & SHELVING.
- 3-BEDROOM, CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINETS AT MASTER BATH #113 & KITCHEN #103. INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ TOILET, TUB/SHOWER AT BATH #113, ALL COUNTERTOP & SHELVING.
- ALL UNITS, AT ALL REMOVABLE CABINETS, FLOORS & WALLS SHALL BE FINISHED. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED. CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES COVERS. OWNER SHALL INSTALL COVER AFTER CABINET FRONT IS REMOVED.
- TOILETS SHALL BE ADA COMPLIANT (17'-19" HIGH).
- 2x8 BLOCKING PER ICC/ANSI A117.1-2017

## ASSEMBLIES



1/4"=1'-0"



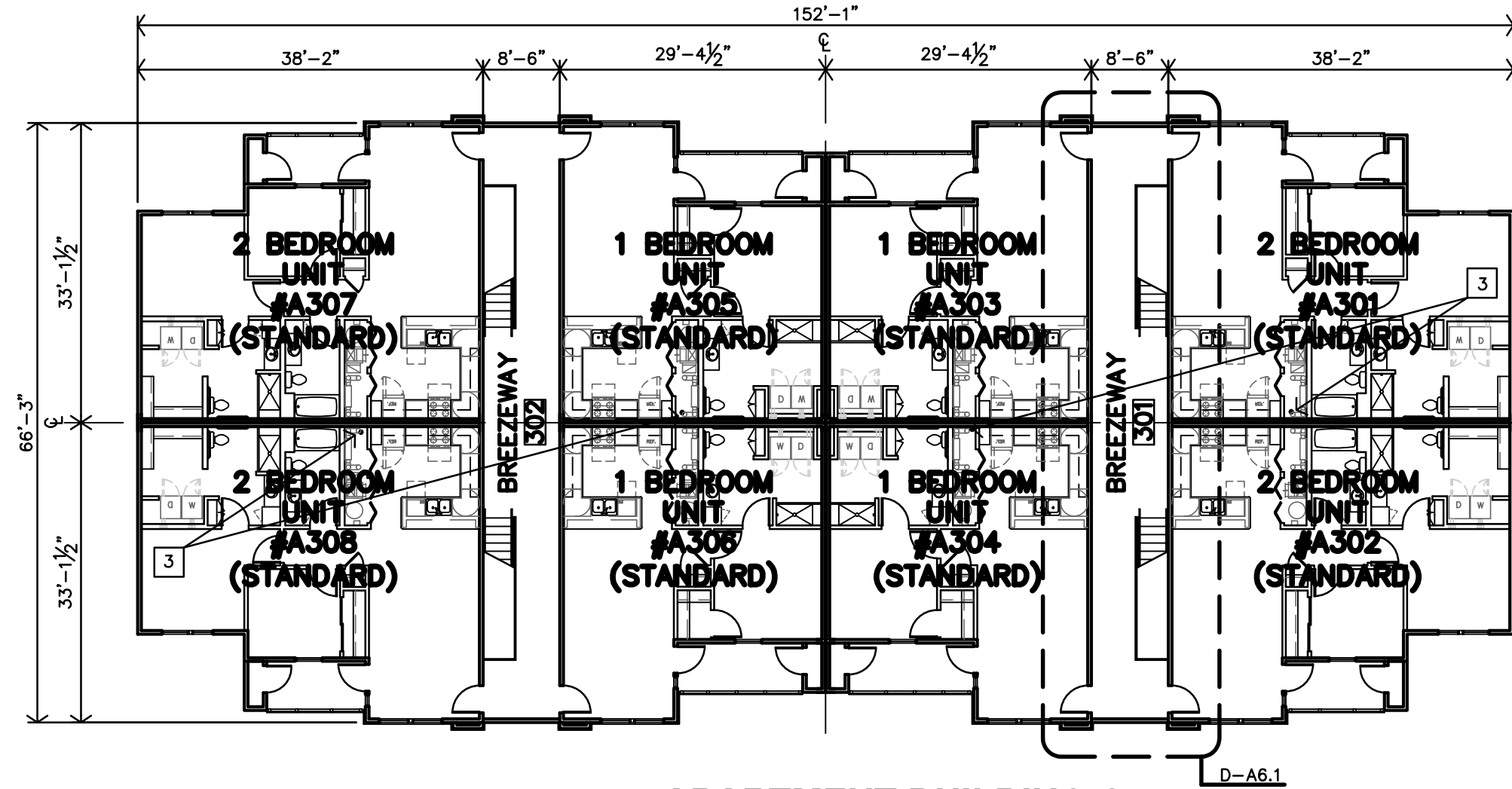
1/4"=1'-0"

APARTMENT CHART									
TYPE OF APARTMENT	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	BLDG G	BLDG H	TOTAL
ACCESSIBLE UNITS (W/ REMOVABLE TUB SEAT)			C105	D101	E105	F101, F103	G103	H103, H107	8
ACCESSIBLE UNITS (ROLL-IN SHOWER)				D103		F105			2
HEARING/VISION IMPAIRED & ADAPTABLE UNITS	A107		C103		E107		G105		4
TYPE-A UNITS		B105, B107		D105			G101		4
TYPE-B UNITS	REMAINING FIRST FLOOR UNITS								
STANDARD UNITS	ALL SECOND & THIRD FLOOR UNITS								
TOTAL	24	24	24	24	24	24	24	24	192

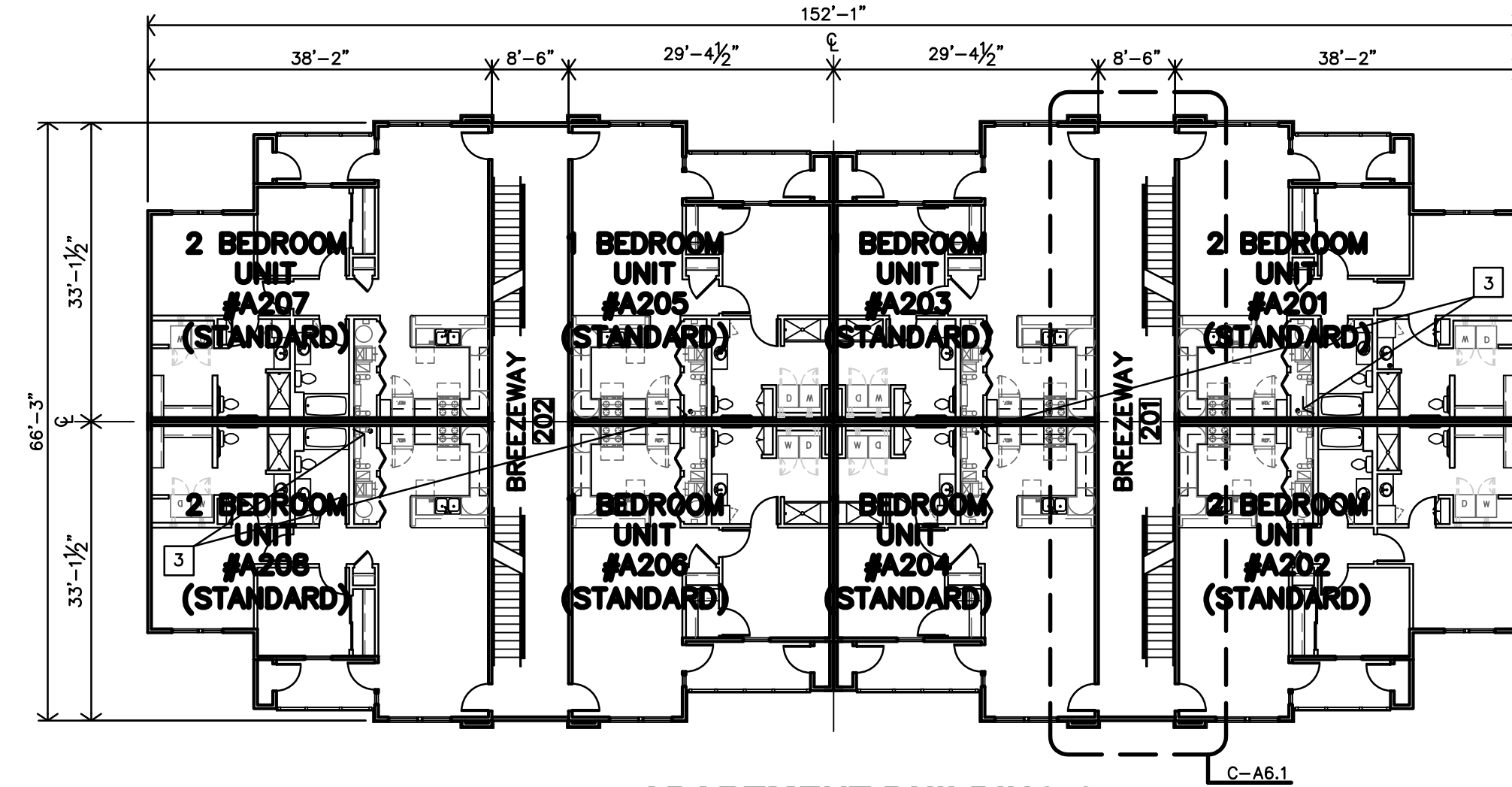
C105 - 1BED ACCESSIBLE F101 - 1BED ACCESSIBLE F103 - 2BED ACCESSIBLE E105 - 2BED ACCESSIBLE G103 - 2BED ACCESSIBLE H103 - 2BED ACCESSIBLE H107 - 3BED ACCESSIBLE	F105 - 1BED ACCESSIBLE (ROLL-IN) D103 - 2BED ACCESSIBLE (ROLL-IN)	C103 - 1BED HEARING/VISION A107 - 2BED HEARING/VISION G105 - 2BED HEARING/VISION E107 - 3BED HEARING/VISION	B105 - 1BED TYPE-A B107 - 2BED TYPE-A D105 - 2BED TYPE-A D105 - 2BED TYPE-A G101 - 3BED TYPE-A
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## UNIT ACCESSIBLE BATH DETAILS

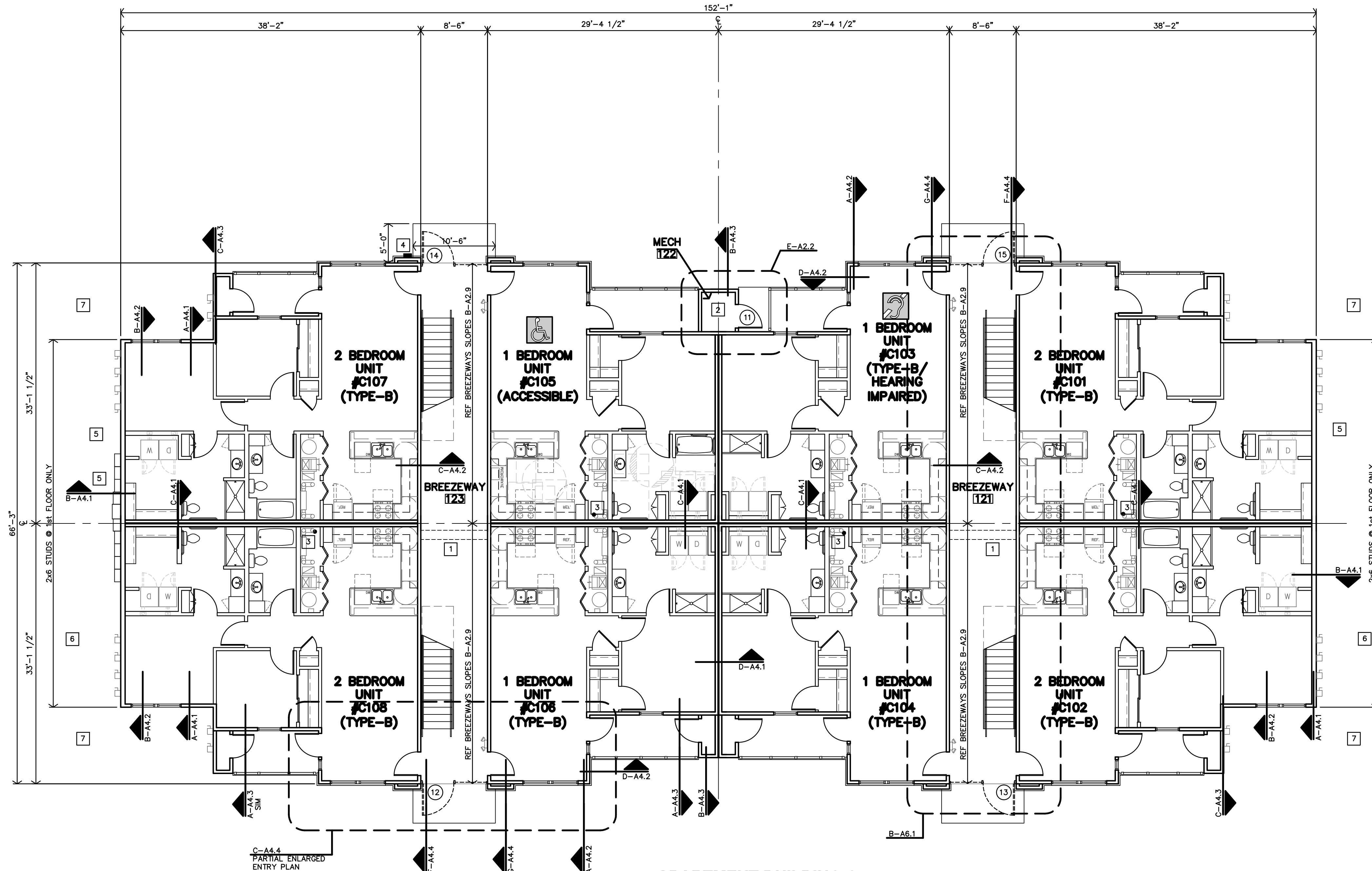




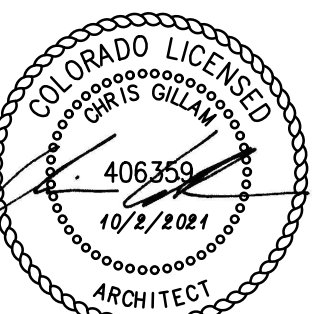
**C** APARTMENT BUILDING C  
THIRD FLOOR PLAN  
1/16"=1'-0" TYPE 4



**B** APARTMENT BUILDING C  
SECOND FLOOR PLAN  
1/16"=1'-0" TYPE 4



**A** APARTMENT BUILDING C  
FIRST FLOOR PLAN  
1/8"=1'-0" TYPE 4



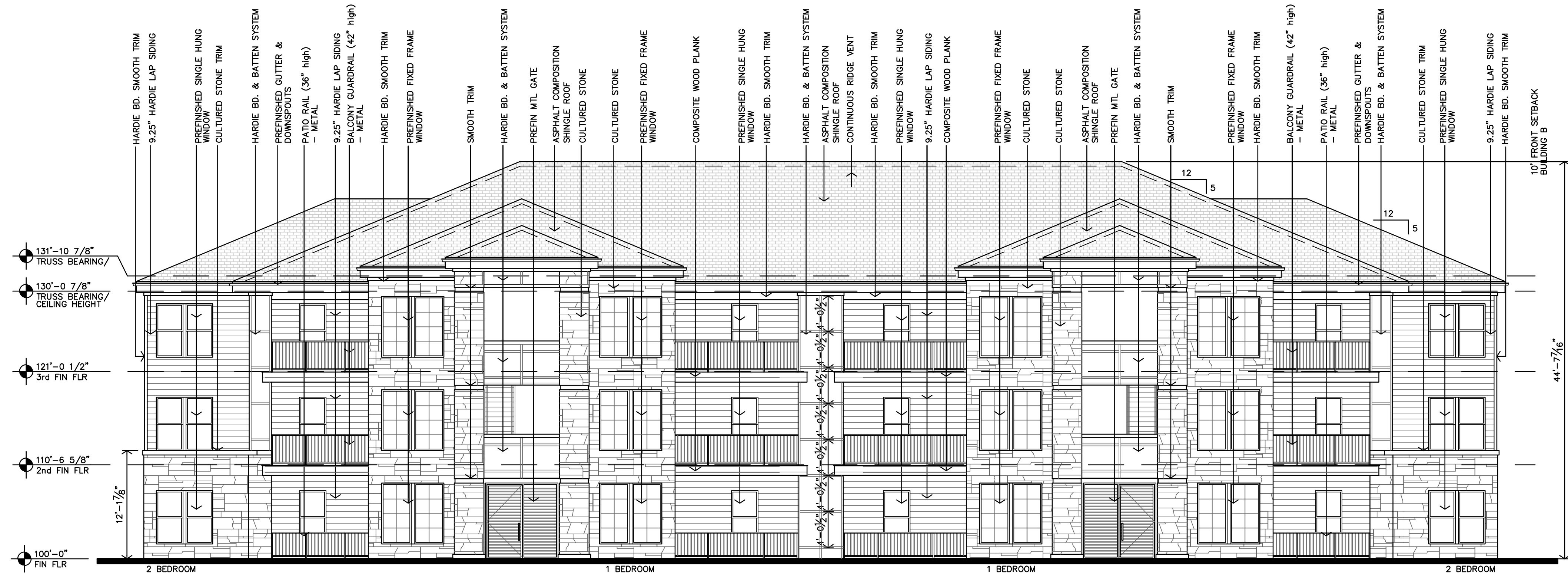
REVISION:

DATE: 10-2-2023

JOB: 22-3219

SHEET NO.:

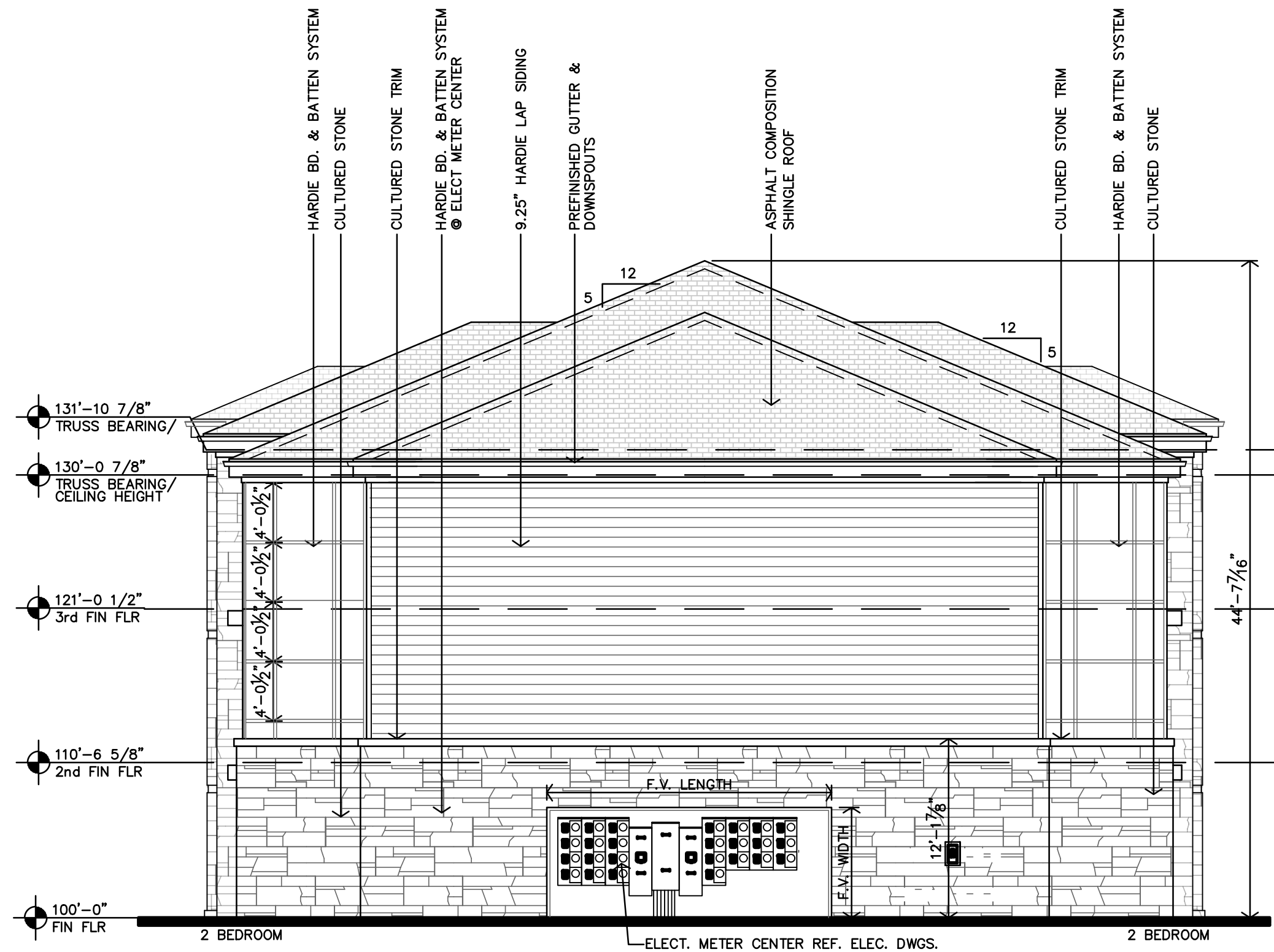




**A**

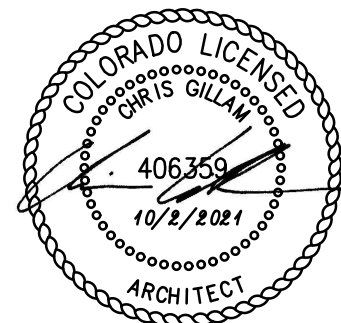
**APARTMENT BUILDINGS A/B/C/F (TYPE 4)  
FRONT & REAR ELEVATIONS**  
1/8"=1'-0"

EXTERIOR MATERIALS		
DESCRIPTION	CULTURED STONE	HARDI BOARD SIDING & TRIM
APARTMENTS	44%	56%
CLUBHOUSE	38%	62%
TOTAL	44%	56%



**B**

**APARTMENT BUILDINGS A/B/C/F (TYPE 4)  
SIDE ELEVATIONS**  
1/8"=1'-0"



REVISION:

DATE: 10-2-2023

JOB: 22-3219

SHEET NO.:

**A3.2**

**THE RESERVES at EAGLE POINT**

**AURORA,**

**385 NORTH PICADILLY RD**

**COLORADO**

**JGR** JonesGillamRenz  
730 N. Ninth  
Salina, KS 67401  
785.827.0386

1881 Main Street, Suite 3  
Kansas City, MO 6410  
jgr@jgarchitects.com



GENERAL NOTES - STRUCTURAL

1. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
2. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. All conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.

3. All design and construction work for this project shall conform to the requirements of the 2021 International Building Code, as amended by the City of Aurora, Colorado.

4. These drawings are for this specific project and no other use is authorized.

5. Structural Design Load Criteria:

- A. Dead Load: Roofs = 20 psf
- B. Live Load: Roofs = 25 psf  
Floors = 40 psf  
Maintenance Platform = 40 psf

- C. Snow:  $P_g = 40 \text{ psf}$ ,  $C_e = 1.0$

$P_f = 28 \text{ psf}$ ,  $P_s = 28 \text{ psf}$ ,  $P_m = 20 \text{ psf}$   
 $s = 1.0$ ,  $G_s = 1.0$ ,  $G_i = 1.0$

- D. Drift:  $\pm$  unbalanced snow loads per ASCE/SEI 1-16

- E. Lateral Loads: 1) Wind  $V = 115 \text{ mph}$ , exposure B,  $G_{cp1} = +/- 1.08$

- 2) Seismic:  $S = 5a = 0.188$ ,  $S_I = 0.054$ ,  $I_E = 1.0$
- Site Classification D
- Seismic Design Category B
- Basic Seismic Force-Resisting System: A1.7- Light-Framed Walls with Shear Panels of All Other Materials

- R=2, Omega = 2.1/2, Cd = 2.1, V = 0.100\*W

- E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2021 International Building Code.

6. Concrete:

- A. All concrete for foundations (walls, grade beams, and footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.

- B. All concrete for interior flat work shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 560 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5 gallons of water per 100 pounds of cement and not over 4 inches of slump.

- C. Concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.

- D. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.

- E. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.

- F. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 318 and meet requirements of ACI 318, current edition.

- G. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.

- H. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.

- I. No aluminum items shall be embedded in any concrete.

7. Reinforcing Steel:

- A. All reinforcing steel shall conform to the requirements of ASTM A615 or A-706 grade 60 steel. Reinforcing steel fabric shall be supplied in sheets and conform to the requirements of ASTM A185.

- B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:

Concrete placed against earth	3"
Formed concrete against earth	2"
Slabs	1"
Other	2"

- All coverage shall be nominal bar diameter minimum.

- C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 30" minimum unless noted otherwise).

- D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-6" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.

- E. Bars marked continuous shall be lapped 48 bar diameters (3'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.

- F. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.

- G. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way.

8. Structural Steel:

- A. All structural steel beams and columns shall be ASTM A492, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel. Hollow Structural Sections (HSS) shall be ASTM A500 grade B. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.

- B. All welding shall conform to the recommendations of the AWS.

- C. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Welded Beam Connections" for 40 kip reactions, and shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum.

- D. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise.

9. Foundations:

- A. The soil investigation was prepared by Cole Gomer Geotechnical, the report number is 25.22.006 and their telephone number is 303-946-2444.

- B. Spread footings and continuous wall footings are designed to bear on soil capable of safely sustaining 2500 psf.

- C. Contractor shall provide for dewatering at excavations from either surface water or seepage.

- D. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.

- E. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

10. Concrete Block Masonry

- A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2500 psi and laid up using type N mortar such that 1" is equal to 1800 psi. Mortar shall be laid in proportion based cement:lime:mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.

- B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.

- C. All concrete block shall have #1 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).

- D. Concrete block shall be reinforced as follows in 8" walls unless noted otherwise:

- 1) Vertical reinforcing shall be a minimum of 1 - #4 bar in 8" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" minimum.

- 2) Horizontal reinforcing

- A) Horizontal joint reinforcing as noted above.

- B) Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).

- E. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.

- F. Lintels over all openings in walls not otherwise covered shall be an 8" x 8" bond beam with 2 - #6 bars in the bottom of the bond beam.

11. Post-Installed Anchors:

- A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post-installed anchors.

- B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 308.2 and ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.

- C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.

12. Timber and Wood Framing:

- A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2021 International Building Code.

- B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 4000 psi minimum and an elastic modulus of 1,600,000 psi unless noted otherwise. All joist, truss members and headers to be No. 2 grade (min) (unless noted otherwise).

- C. Bridging of stud bearing walls and shear walls shall be solid matching sheathing joints.

- D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal strips. Spacing, in any case, shall not exceed 8'-0".

- E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2021 International Building Code. Floor sheathing shall be APA rated tongue and groove Suro-I-Floor, exposure 1, glued and nailed with 10d nails or #10 screws at 6" on center to supports at edges and 12" on center field. Sheathing of shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings.

- F. Sill plates shall be bolted to concrete slabs with 1/2" diameter bolts at 32" on center (N.O. Re: shearwall sched). Provide plate washers at sill plate anchors for shearnails per shearnail sched. Plates in direct contact with concrete or masonry shall be treated lumber.

- G. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design, provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "LUS" for wood application and "LB" for steel weld-on application. Roof truss ties shall be equal to "H25A" and tie the roof truss to the top plate (provide 2) "H25A" Diagonally across from each other when uplift load shown in truss shop submittal exceeds 600lbs). Roof girder ties shall be equal to a "L672", "L673" or "L674" tie (depends on number of piles) and tie the truss girder to the top plate. Provide "H4" at the top of each stud to top track when the top track has roof truss attached.

- H. Service condition - dry with moisture content at or below 19% in service.

- I. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,700 psi (reduced by size factor) and an elastic modulus (E) of 1,300,000 psi.

- J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 1,800,000 psi.

- K. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. (E) = 2,200,000 psi for members > 18").

- L. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TFP-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (NTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.

- M. Truss shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect / engineer for review prior to fabrication and/or erection. Calculations shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.

- N. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-4, booklet) and the latest edition of ANSI/TFP-1.

- O. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (NTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A624 galvanized coating designation G60.

- P. Provide truss space diaphragms shall be installed over HVAC closets. Refer to Architectural and MEP drawings for exact locations.

- Q. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as to not endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.

- R. Pre-Engineered Floor Trusses Design Criteria:

- Top Chord Dead Load = 30 psf  
Top Chord Live Load = Per General Note 5B  
Bottom Chord Dead Load = 10 psf  
Live Load Deflection = L/480; (1/2" max)  
Total Load Deflection = L/360

- S. Roof Truss Design Criteria:

- Top Chord Dead Load = 10 psf  
Top Chord Live Load = 25 psf (Plus Rooftop Equipment)  
Bottom Chord Snow Load = 28 psf plus Drift  
Bottom Chord Dead Load = 10 psf  
Bottom Chord Live Load = 5 psf  
Live Load Deflection = L/360  
Total Load Deflection = L/300

- T. Roof trusses shall be designed per IRC 2021 for net uplift resulting from wind loading as calculated using components and cladding loading.

- U. Construction bracing shall be provided by the contractor as required to keep the building and studs plumb.

- V. Structural members shall not be cut for pipes, etc., unless specifically detailed. Notching and boring of studs and top of plates shall conform to the provisions of section 2308.9.1.0 and 2308.9.1.1 of the IRC. Where top plates or sole plates are cut for pipes, a metal tension tie with minimum 0.058 inches thick and 1/2" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance section 2308.9.1.8 of the IRC.

- W. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. Alternate fasteners may be submitted as a substitution request. Submittal must show that alternative fasteners will not reduce the capacity of the connection.

- X. Shop Drawing Review:

- A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.

- B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:

- 1) Review each submittal for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.

- 2) Review and approve each submittal.

- 3) Stamp each submittal as approved.

- C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.

- D. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.

- 1) Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.

- 2) Reinforcing steel shop drawings including erection drawings, wall elevations (include all mesh openings) and bending details. Bar list will not be reviewed for correct quantities.

- 3) Structural steel shop drawings including erection drawings and piece details. Include connection submittals and miscellaneous framing.

- 4) Miscellaneous anchors shown on the structural drawings.

- 5) Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted.

- a) NOTE: Pre-engineered wood trusses to be deferred to submittal.

- 6) Construction and control joint plans and/or elevations.

- E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.

14. Structural Special Inspection:

- A. The structural design for this project is based on completion of special inspections during construction in accordance with chapter 17 of the 2021 International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.

- B. Special inspections shall be required for the items indicated below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.

- 1) Placement of Concrete
- 2) Testing of Concrete
- 3) Bolts in Concrete

- 4) Placement of Reinforcing Steel
- 5) Verification of Soil Bearing Capacities
- 6) High Strength Bolting
- 7) Drill & Epoxy Bolts
- 8) Structural Welding
- 9) Shear Wall Installation

- 10) Post-Installed Anchors
- 11) Wood shear walls and holdowns
- 12) Wood gravity framing and placement

- C. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.

- D. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.

- E. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.

15. Copyright and Disclaimer:

- A. All drawings in the structural set (5-series drawings) are the copyrighted work of Bob D. Campbell and company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.

- B. I, Jeff L. Wright, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.

- C. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-4, booklet) and the latest edition of ANSI/TFP-1.

- D. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (NTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A624 galvanized coating designation G60.

- E. Provide truss space diaphragms shall be installed over HVAC closets. Refer to Architectural and MEP drawings for exact locations.

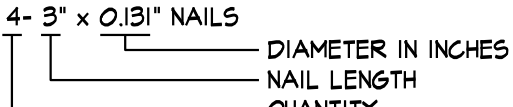
- F. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as to not endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.

NAILING SCHEDULE (REFER TO NOTES #1 and #2)

CONNECTION	ATTACHMENTS (REF NOTE #3 and #4)	
1 JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2 BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3 SOLE PLATE TO JOIST OR BLOCKING & TRUSS TO TOP P	3" x 0.131" NAILS AT 8"o.c.-TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 16"o.c.-BRACED WALL PANELS	16d BOX NAILS AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4 TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5 STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6 DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7 DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8 DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9 BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10 RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	10d NAILS AT 6"o.c. MAX.-TOENAIL
11 TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12 CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13 CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14 CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15 CEILING JOISTS LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16 CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17 RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18 1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19 BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20 BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM, STAGGERED ON OPPOSITE SIDES 2-20d NAILS AT ENDS AND EACH SPLICE
21 BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22 2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23 RIM BOARD TO TRUSS	2 - 3" x 0.131" FACE NAILS (17/8 @ EA TRUSS)	2-10d NAILS - FACE NAILS (17/8 @ EA TRUSS)
24 BUILT-UP STUD PACK COLUMNS	REFER TO DETAIL 6/S11	REFER TO DETAIL 6/S11

NOTES:

- 1) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
- 2) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
- 3) NAILING DESIGNATION:



- 4) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.
- 5) REFER TO SHEARNAIL SCHEDULE FOR ADDTL NAILING REQUIREMENTS

TYPICAL SYMBOL LEGEND:

- A - BEAM OR HEADER PER SCHED ON S11
- A-U - UPSET BEAM OR HEADER PER SCHED ON S11
- \* - FOOTING TYPE PER SCHED ON S11
- \* - SHEARNAIL HOLDDOWN TYPE PER SCHED ON S12
- SW - SHEARNAIL PER SCHED ON S12
- CJ - CONSTRUCTION JOINT PER 2/S10
- SJ - SAW JOINT PER S10
- - SPAN DIRECTION

JonesGillamRenz  
730 N. Ninth 1881 Main Street, Suite 301  
Solina, KS 67401 Kansas City, MO 64108  
jgr@jgrarchitects.com  
785.827.0386

THE RESERVES at EAGLE POINT

385 NORTH PICADILLY RD

AURORA,

COLORADO



REVISION:

DATE: 9-20-2023

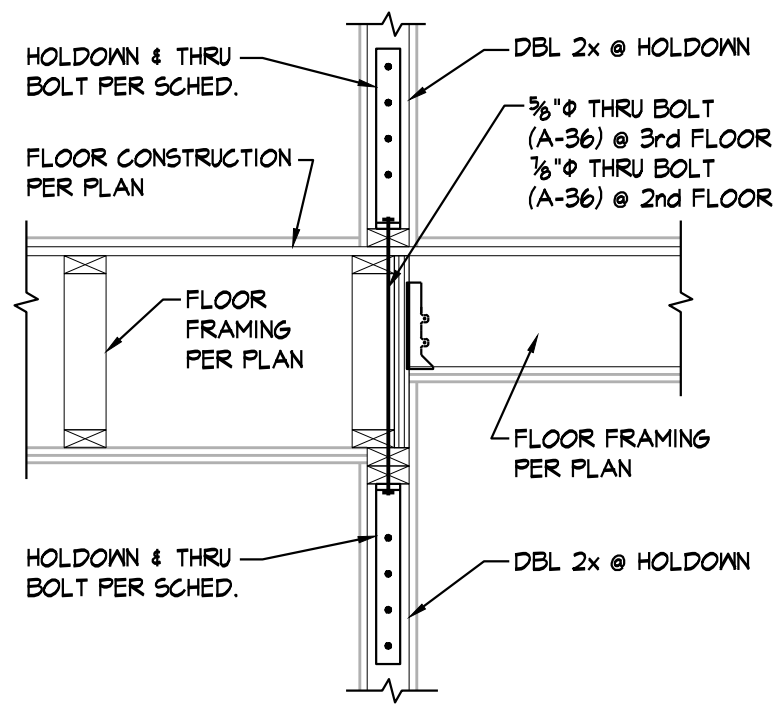
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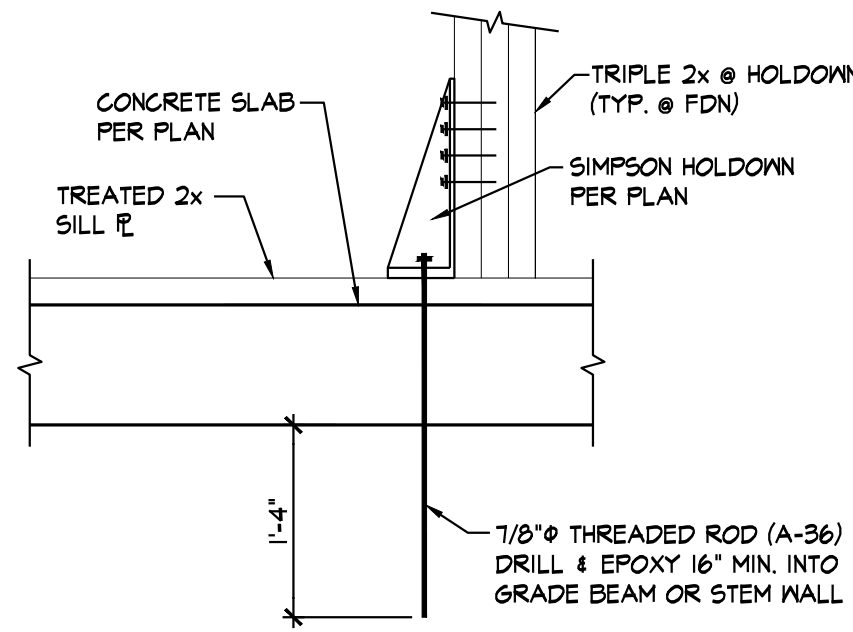
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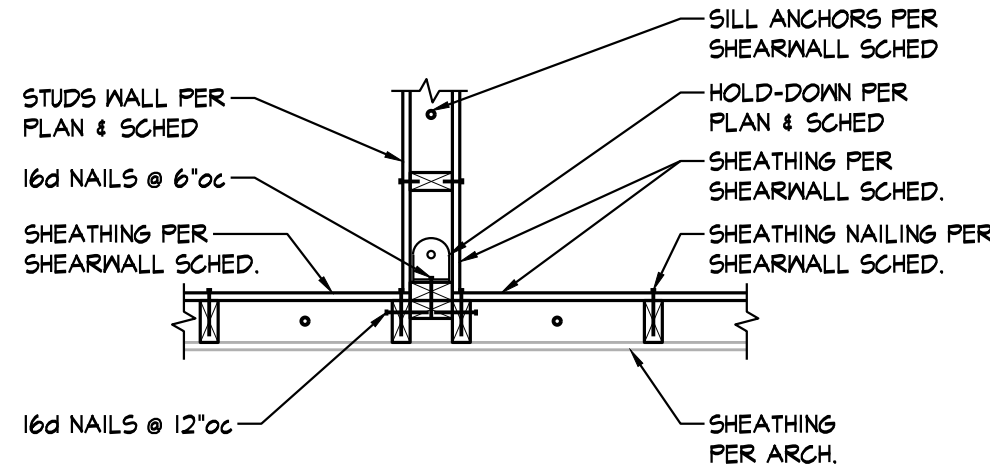
TYP HOLDOWN DETAIL

SECTION 2  
3/4" = 1'-0" S1.2



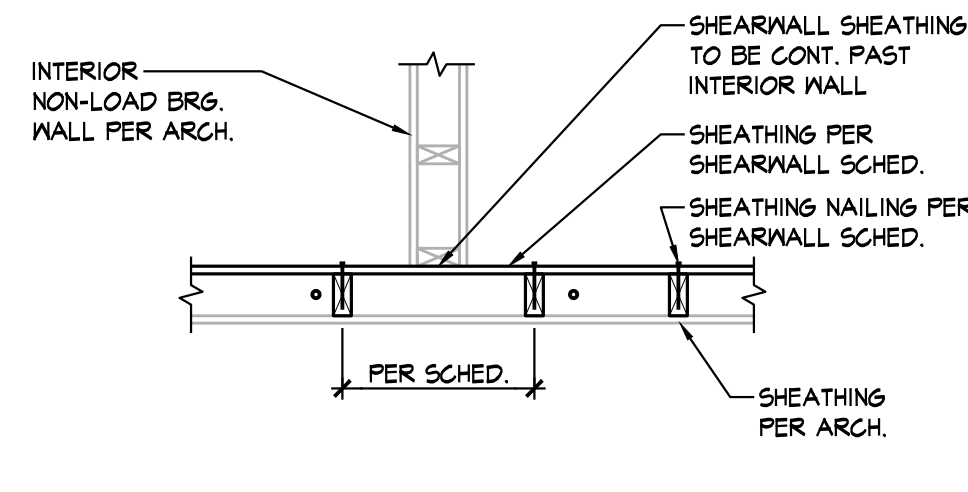
TYP HOLDOWN DETAIL

SECTION 3  
3/4" = 1'-0" S1.2



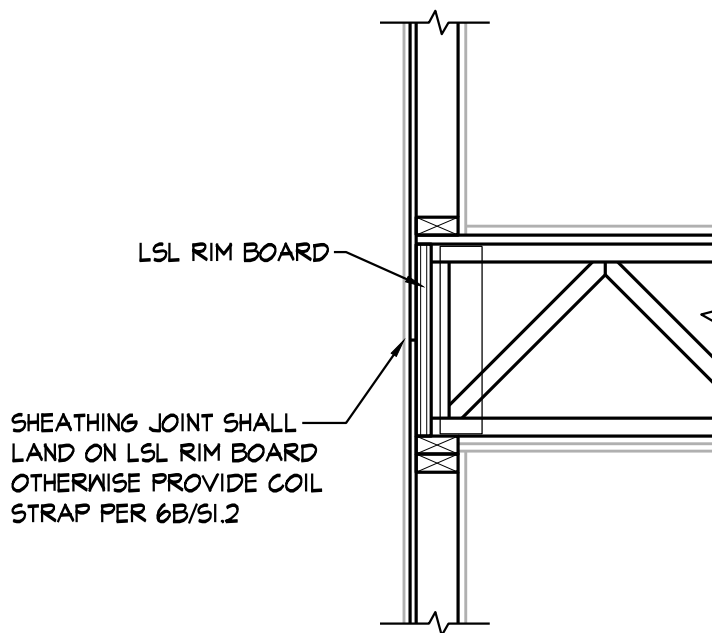
TYPICAL @ DISCONTINUOUS SHEARNALL SHEATHING

SECTION 4A  
3/4" = 1'-0" S1.2

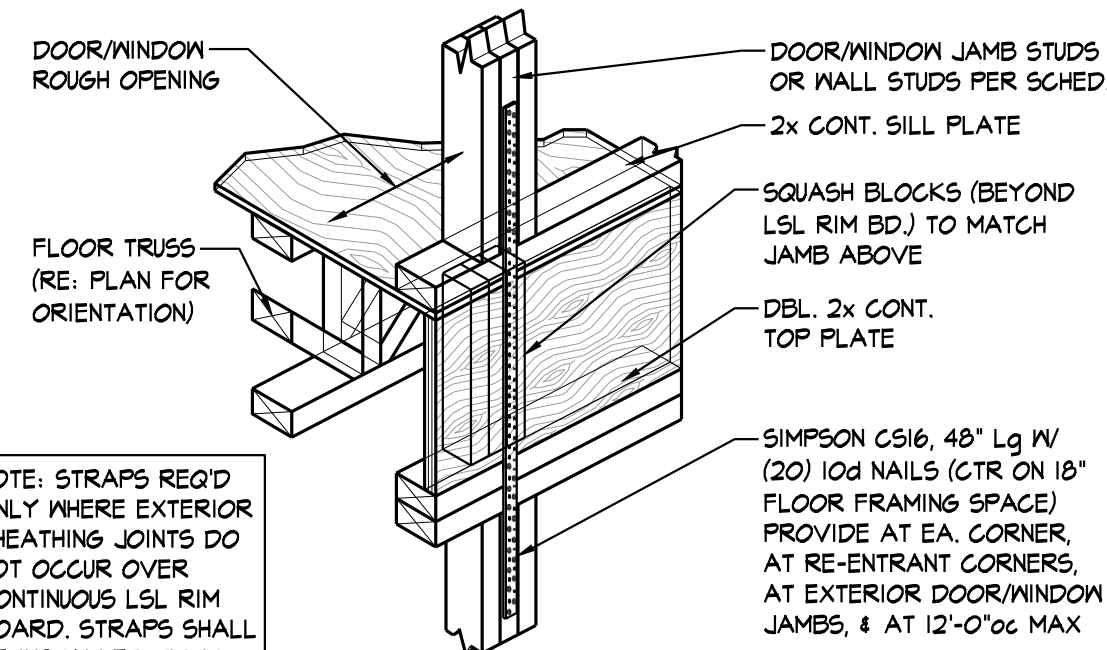


TYPICAL @ SHEARNALL CONTINUOUS PAST NON-LOAD BRG WALL

SECTION 4B  
3/4" = 1'-0" S1.2



TYPICAL EXTERIOR SHEATHING JOINT  
3/4" = 1'-0" 6A S1.2



NOTE: STRAPS REQ'D ONLY WHERE EXTERIOR SHEATHING JOINTS DO NOT OCCUR OVER CONTINUOUS LSL RIM BOARD. STRAPS SHALL BE INSTALLED TIGHT & W/OUT SLACK.

TYPICAL COIL STRAP @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF

DETAIL 6B  
3/4" = 1'-0" S1.2

HOLDOWN SCHEDULE			
MARK	FLOOR LEVEL (W/ APPLICABLE HOLDOWN TYPE PER FLOOR)		
	1st FLOOR	2nd FLOOR	3rd FLOOR
*	HDUB-SDS2.5	HDUB-SDS2.5	HDU5-SDS2.5

- NOTES:
- HOLDOWN TYPES ARE BASED UPON MANUFACTURER SIMPSON STRONG-TIE.
  - REFER TO SECTION DETAILS ON S1.2 FOR TYPICAL HOLDOWN DETAILS.
  - WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGER OF THE TWO HOLDOWNS SHOWN ON THE SHEAR WALL SCHEDULE.
  - ALL HOLDOWN POSTS TO BE (2) 2x3 (MIN) (UNO.) TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHEDULE. PROVIDE ADDITIONAL STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED.
  - REFER TO SECTIONS 2/S1.2, 3/S1.2, 4A/S1.2 & 4B/S1.2 FOR HOLDOWN ANCHOR REQUIREMENTS.

SHEARNALL SCHEDULE					
SHEARNALL LOCATION	SHEARNALL TYPE		FLOOR		NUMBER OF WALL STUDS AT HOLD-DOWN (RE: NOTE 4)
			1st FLOOR WALLS	2nd & 3rd FLOOR WALLS	
AT DEMISING WALLS	SM	MATERIAL & THICKNESS	1/2" PLYWOOD SHEATHING ONE SIDE, W/ EDGES BLOCKED	1/2" PLYWOOD SHEATHING ONE SIDE, W/ EDGES BLOCKED	
		NAIL SIZE & SPACING	8d NAILS 4/12	8d NAILS 6/12	
AT EXTERIOR WALLS	SM	MATERIAL & THICKNESS	2 1/2" ZIP R-12 SHEATHING ONE SIDE, W/ EDGES BLOCKED	2 1/2" ZIP R-12 SHEATHING ONE SIDE, W/ EDGES BLOCKED	
		NAIL SIZE & SPACING	0.131" SHANK NAILS W/ 1 1/2" MIN. PENETRATION INTO FRAMING, 3/12 SPACING	0.131" SHANK NAILS W/ 1 1/2" MIN. PENETRATION INTO FRAMING, 3/12 SPACING	

- NOTES:
- NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED.
  - HOLDOWNS PER PLAN & SCHEDULE.
  - WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLDDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGE OF THE TWO HOLDOWNS SHOWN IN THE SHEARNALL SCHEDULE. REFERENCE DETAILS 4A, 4B, 4C, AND 4D ON SHEET S1.2 FOR SHEATHING AND HOLDOWN ATTACHMENT AT PERPENDICULAR WALLS AND STUD WALL SIZE TRANSITIONS.
  - PROVIDE 2 WALL STUDS AT EACH HOLDDOWN UNLESS NOTED OTHERWISE IN SCHEDULE. AT LOCATIONS WHERE A SHEARNALL TERMINATES AT A OPENING JAMB, PROVIDE NUMBER OF STUDS PER JAMB SCHEDULE PLUS AN ADDITIONAL STUD FOR THE SHEARNALL. ATTACH ALL STUDS TOGETHER PER 6/S1.1. REFER TO DETAILS 8A & 8B ON S1.2.
  - NAIL SPACING SHOWN AS (N/I) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
  - TYPICAL SILL PLATE TO WOOD SHALL BE 20d COMMON NAILS (1.092x4") AT 12" OC UNLESS NOTED OTHERWISE IN SCHEDULE.
  - TYPICAL SILL PLATE TO CONCRETE SHALL BE 1/2" Ø ANCHORS:  
AT 2x4 WALLS SPACE AT 24" OC MAX WITH 1/2"x2 1/2"x2 1/2" PLATE WASHER OR SIMPSON BPS 1/2 - 3 @ CONTRACTORS OPTION  
PLATE WASHERS TO MAINTAIN MAX OF 1/2" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER
  - SHEARNALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL.
  - AT GYPSUM SHEARNALLS NO. 6 x 1 1/2" TYPE S OR W SCREWS CAN BE UTILIZED AS THE SAME SPACING AS SPECIFIED 8d NAILS.
  - NAILS @ WOOD STRUCTURE PANEL SHEAR WALLS SHALL BE GALVANIZED COMMON OF TYPE INDICATED IN SCHED.

BOB D. CAMPBELL & CO.  
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THE RESERVES at EAGLE POINT

AURORA,

385 NORTH PICADILLY RD

COLORDAO



REVISION:

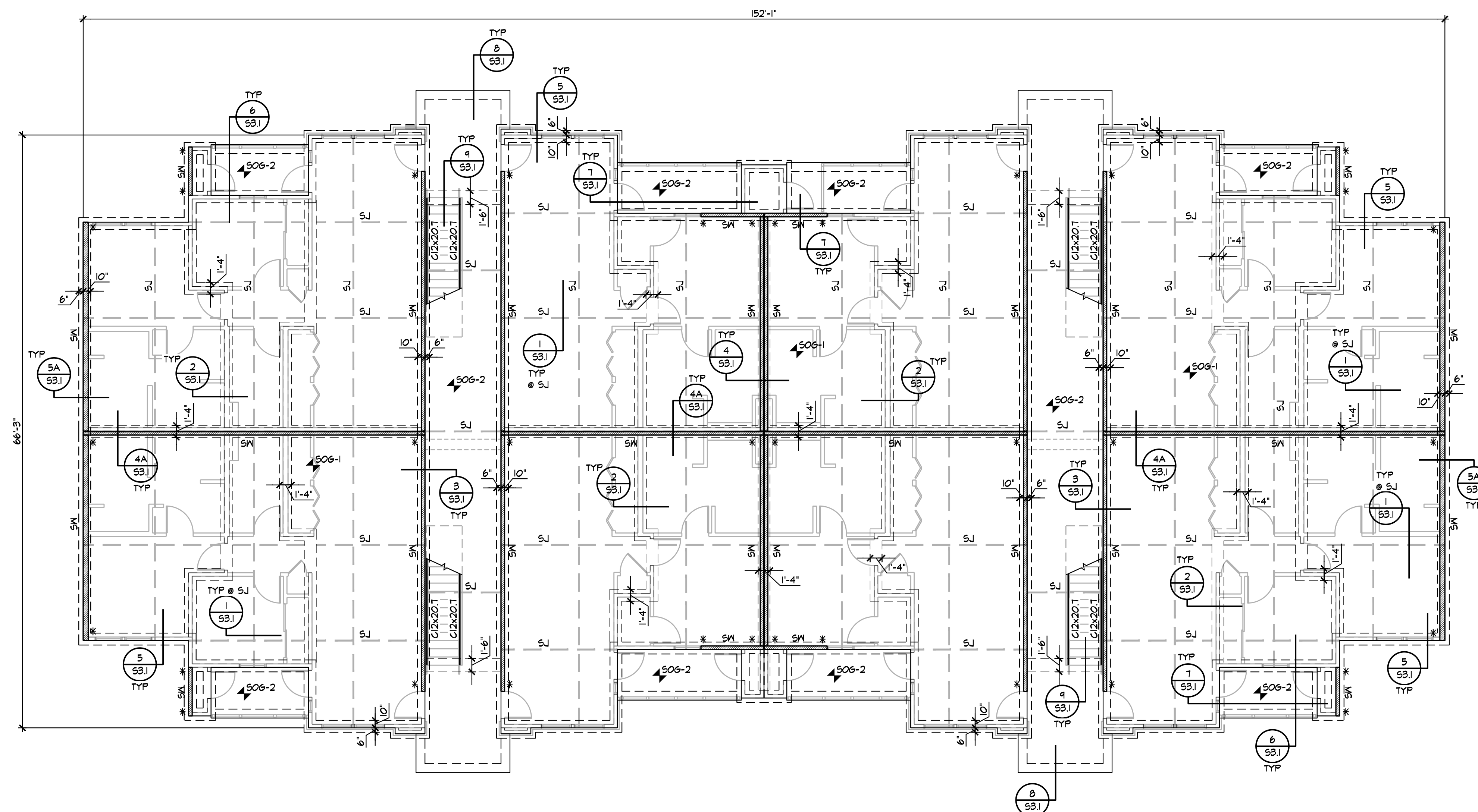
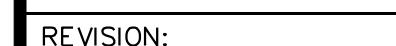
DATE: 9-20-2023  
JOB: 22-3219  
SHEET NO.:

S1.2

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JGR  
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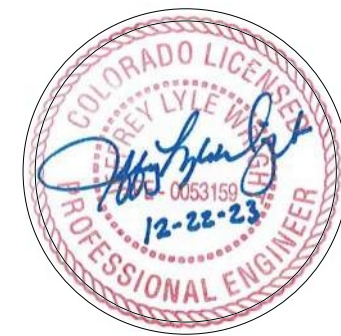
# BUILDING C FOUNDATION FRAMING PLAN

1/8" = 1'-0"

**NOTES:**

1. REFER TO GENERAL NOTES ON SHEET 51.0
2. REFER TO COLUMN & FOOTING SCHEDULE ON SHEET 51.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. REFER TO SHEET 52.4 FOR SHEARWALL AND HOLDOWN INFORMATION
5. REFER TO SECTION 3 ON SHEET 51.2 FOR HOLDOWN DETAIL AT THE FIRST FLOOR



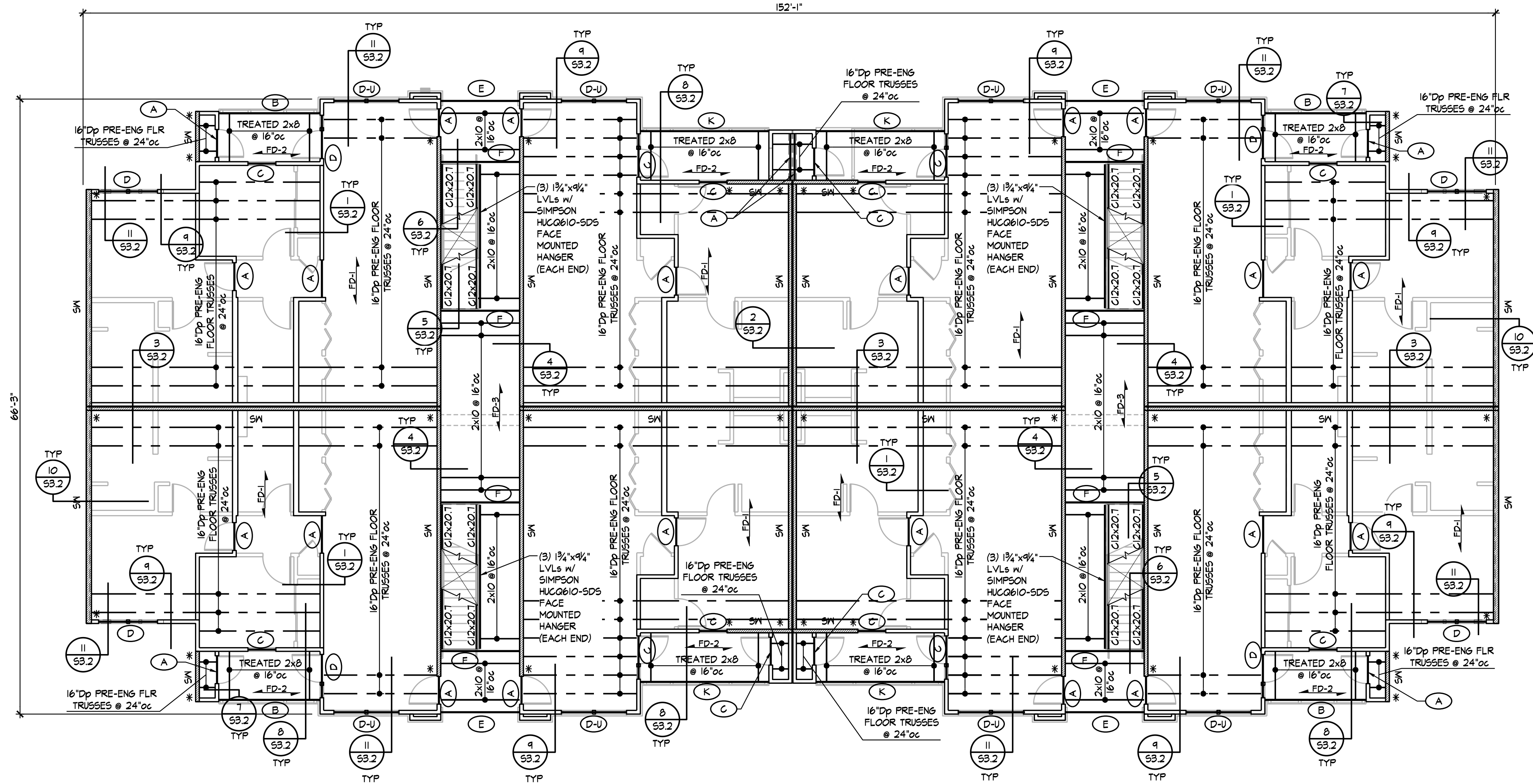


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DATE: 9-20-2023

JOB: 22-3219

SHEET NO.:



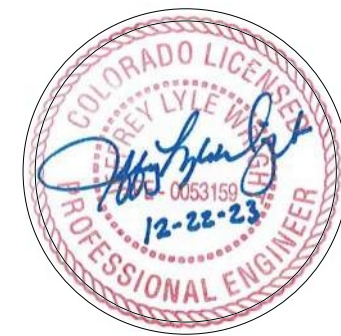
BUILDING C SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. REFER TO SHEET S2.14 FOR SHEARWALL AND HOLDOWN INFORMATION
5. REFER TO SECTIONS 2, 4A AND 4B ON SHEET S1.2 FOR HOLDOWN DETAILS AT THE SECOND FLOOR
6. REFER TO SHEETS S1.1 AND S1.2 FOR TYPICAL NAILING WOOD FRAMING DETAILS



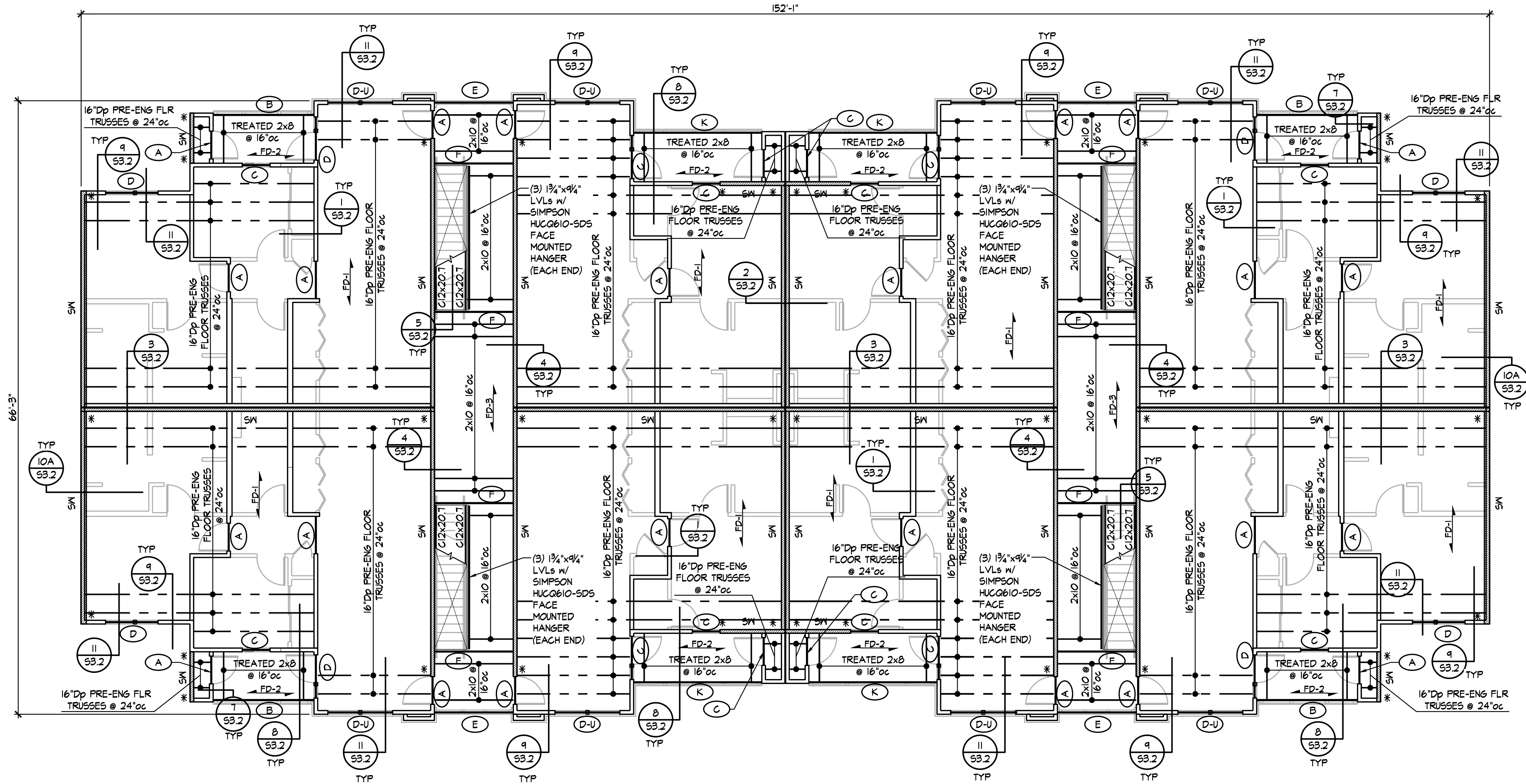


REVISION:

DATE: 9-20-2023

JOB: 22-3219

SHEET NO.:



BUILDING C THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. REFER TO SHEET S2.14 FOR SHEARNAIL AND HOLDOWN INFORMATION
5. REFER TO SECTIONS 2, 4A AND 4B ON SHEET S1.2 FOR HOLDOWN DETAILS AT THE THIRD FLOOR
6. REFER TO SHEETS S1.1 AND S1.2 FOR TYPICAL NAILING WOOD FRAMING DETAILS

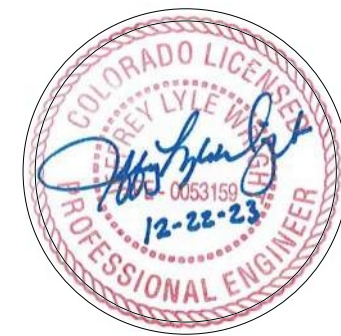


THE RESERVES at EAGLE POINT

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AURORA,

COLORADO

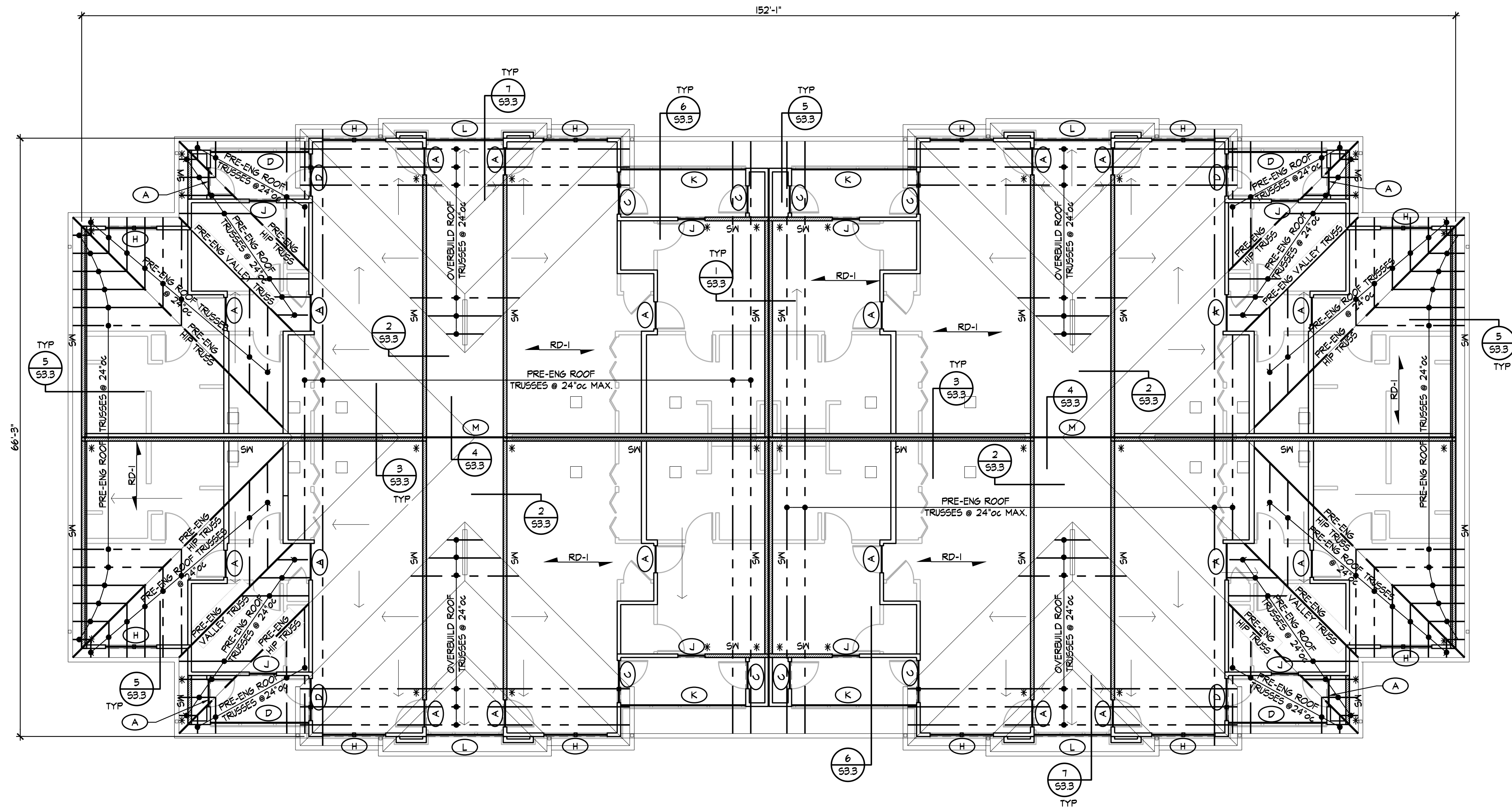


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JOB: 22-3219  
SHEET NO.:

S2.13

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BUILDING C ROOF FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. PROVIDE TRIPLE STUDS AT ALL PRE-ENG. TRUSS GIRDERS AND HIP/VALLEY TRUSSES
5. REFER TO SHEETS S1.1 AND S1.2 FOR TYPICAL NAILING WOOD FRAMING DETAILS



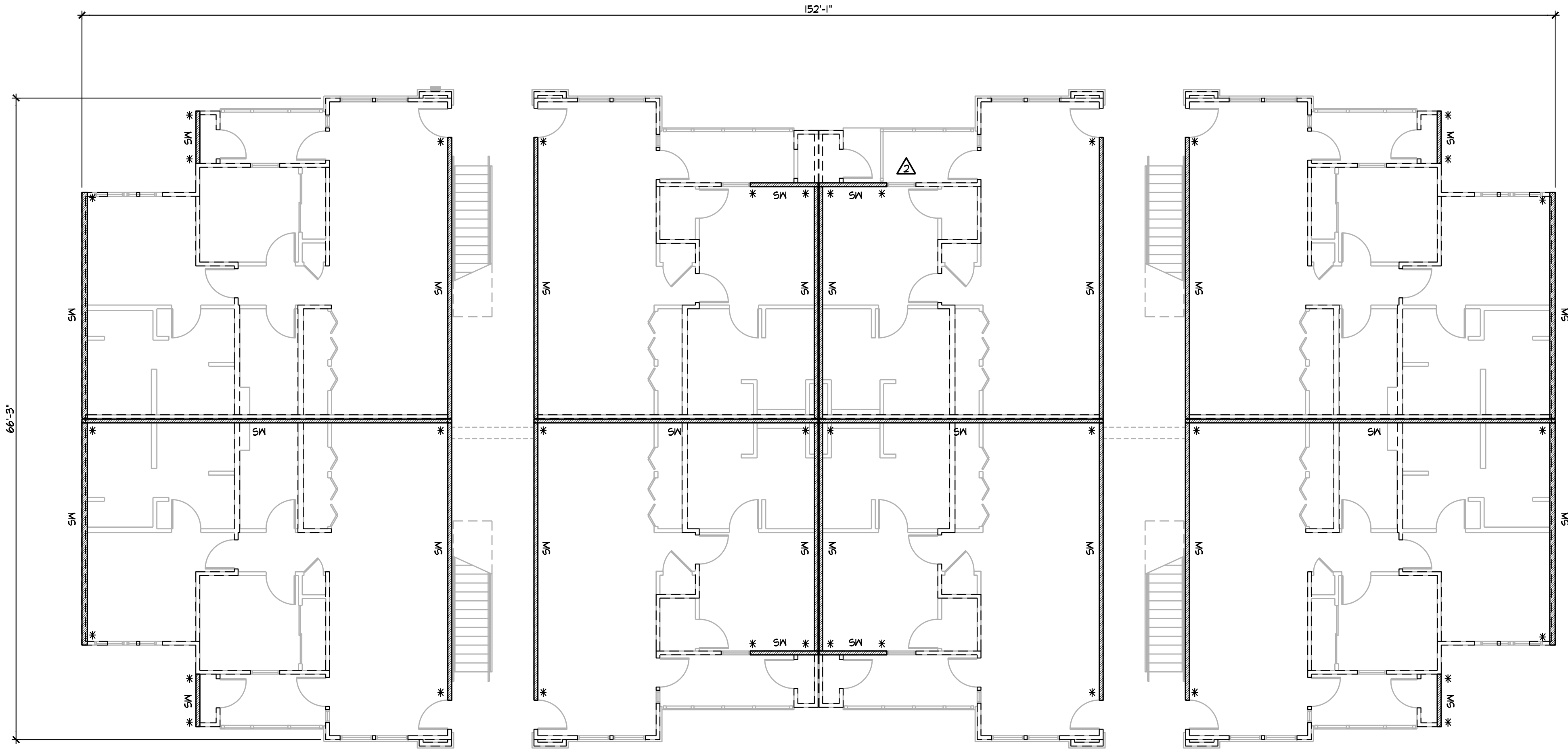


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DATE: 9-20-2023

JOB: 22-3219

SHEET NO.:



BUILDING C SHEARWALL PLAN

1/8" = 1'-0"

NOTES:

- 1) REFER TO GENERAL NOTES ON SHEET S1.0
- 2) REFER TO SHEARWALL & HOLDDOWN SCHEDULES ON SHEET S1.2
- 3) SHEARWALLS/HOLDDOWNS DESIGNATED AS FOLLOWS:

- SHEAR WALL EXTENTS INDICATED W/ HATCHED AREA
- HOLDDOWN TYPE MARK: (1) HOLDDOWN TYPICAL EACH END OF SHEARWALL PER HOLDDOWN ANCHOR SCHED.

- 4) REFER TO SECTIONS 2/S1.2 & 3/S1.2 FOR HOLDDOWNS AT END OF WALL





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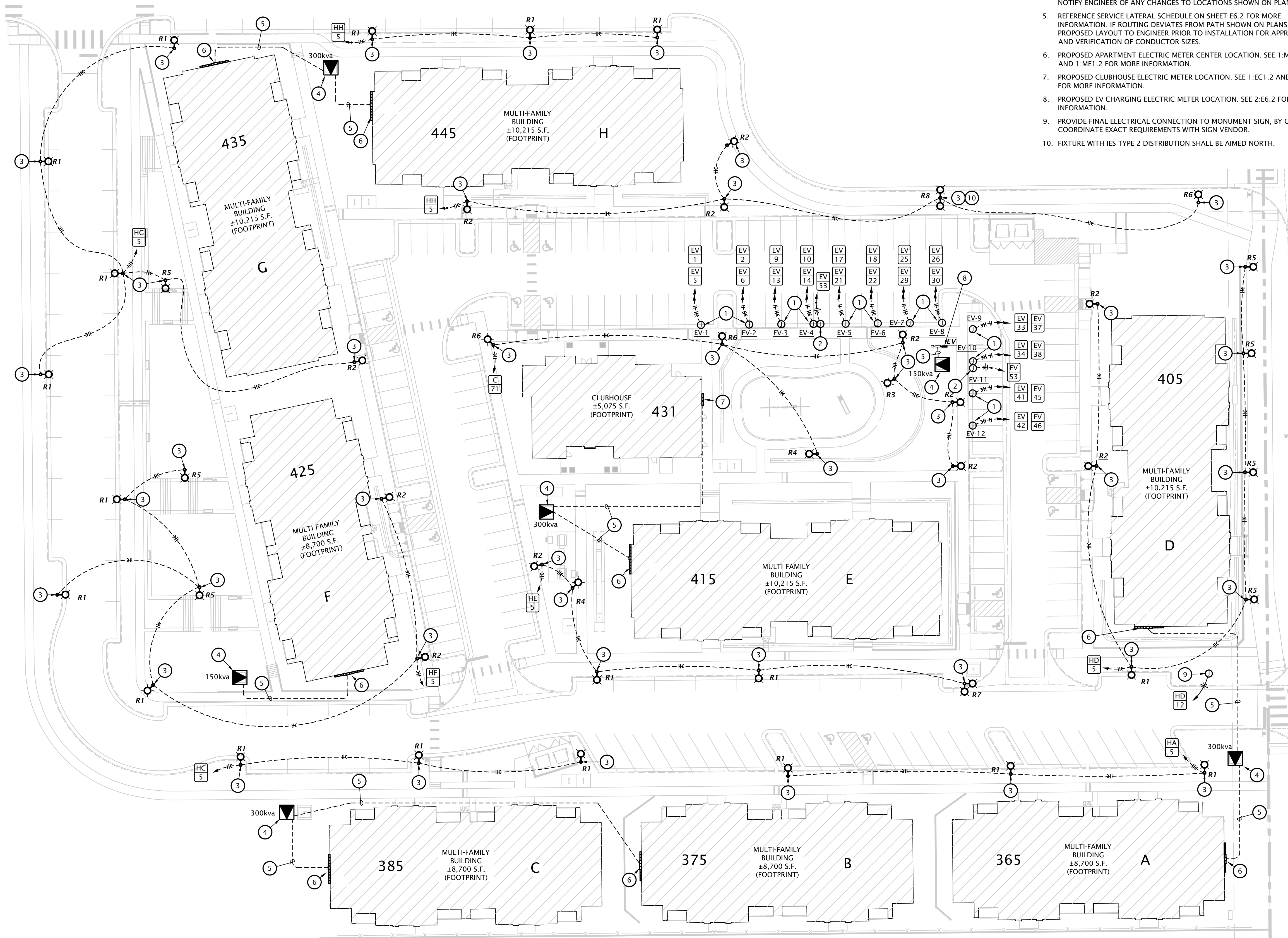
SHEET NO.:

ME1.0

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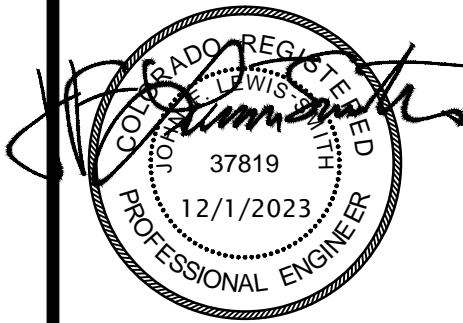
# SITE PLAN NOTES BY SYMBOL

1. PROVIDE (4)#6, #8G., IN 1" C. FOR FUTURE DUAL PORT EV CHARGING STATION. PROVIDE 6' EXTRA WIRING LENGTH IN WEATHERPROOF JUNCTION BOX. PROVIDE SAFE TERMINATION OF CONDUCTORS BY COVERING EXPOSED ENDS WITH WIRE NUT OR OTHER APPROVED METHOD.
2. PROVIDE ROUGH IN FOR FUTURE MAINTENANCE RECEPTACLE, PROVIDE 6' EXTRA WIRING LENGTH IN WEATHERPROOF JUNCTION BOX. PROVIDE SAFE TERMINATION OF CONDUCTORS BY COVERING EXPOSED ENDS WITH WIRE NUT OR OTHER APPROVED METHOD.
3. POLE MOUNTED AREA LIGHT, REFERENCE 1:E6.1 FOR MORE INFORMATION.
4. PROPOSED TRANSFORMER LOCATION. VERIFY EXACT LOCATION AND INSTALLATION REQUIREMENTS AND RESPONSIBILITIES WITH UTILITY COMPANY. NOTIFY ENGINEER OF ANY CHANGES TO LOCATIONS SHOWN ON PLANS.
5. REFERENCE SERVICE LATERAL SCHEDULE ON SHEET E6.2 FOR MORE INFORMATION. IF ROUTING DEVIATES FROM PATH SHOWN ON PLANS, SUBMIT PROPOSED LAYOUT TO ENGINEER PRIOR TO INSTALLATION FOR APPROVAL AND VERIFICATION OF CONDUCTOR SIZES.
6. PROPOSED APARTMENT ELECTRIC METER CENTER LOCATION. SEE 1:ME1.1 AND 1:ME1.2 FOR MORE INFORMATION.
7. PROPOSED CLUBHOUSE ELECTRIC METER LOCATION. SEE 1:EC1.2 AND 1:EC6.1 FOR MORE INFORMATION.
8. PROPOSED EV CHARGING ELECTRIC METER LOCATION. SEE 2:E6.2 FOR MORE INFORMATION.
9. PROVIDE FINAL ELECTRICAL CONNECTION TO MONUMENT SIGN, BY OTHERS. COORDINATE EXACT REQUIREMENTS WITH SIGN VENDOR.
10. FIXTURE WITH IES TYPE 2 DISTRIBUTION SHALL BE AIMED NORTH.



1 M/E SITE PLAN  
1" = 30'-0"





REVISION:

DATE: 10-2-2023

JOB: 22-3219

SHEET NO.:

ME1.1

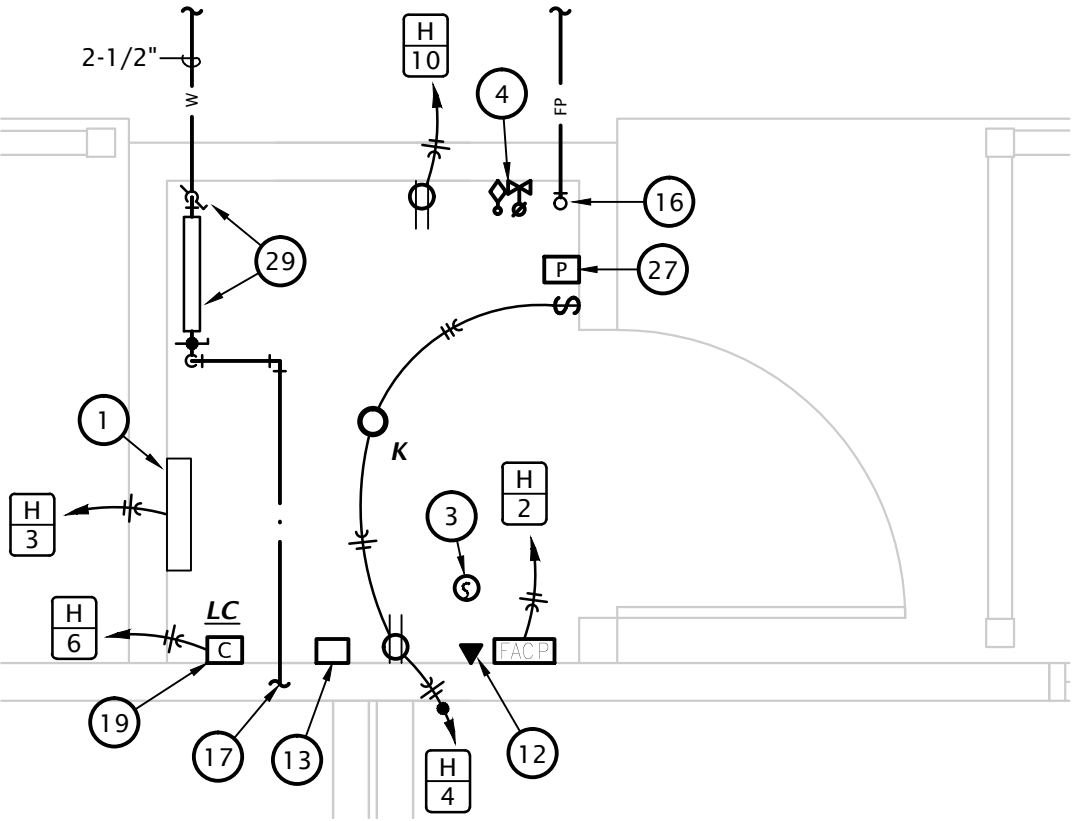
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# M/E NOTES BY SYMBOL

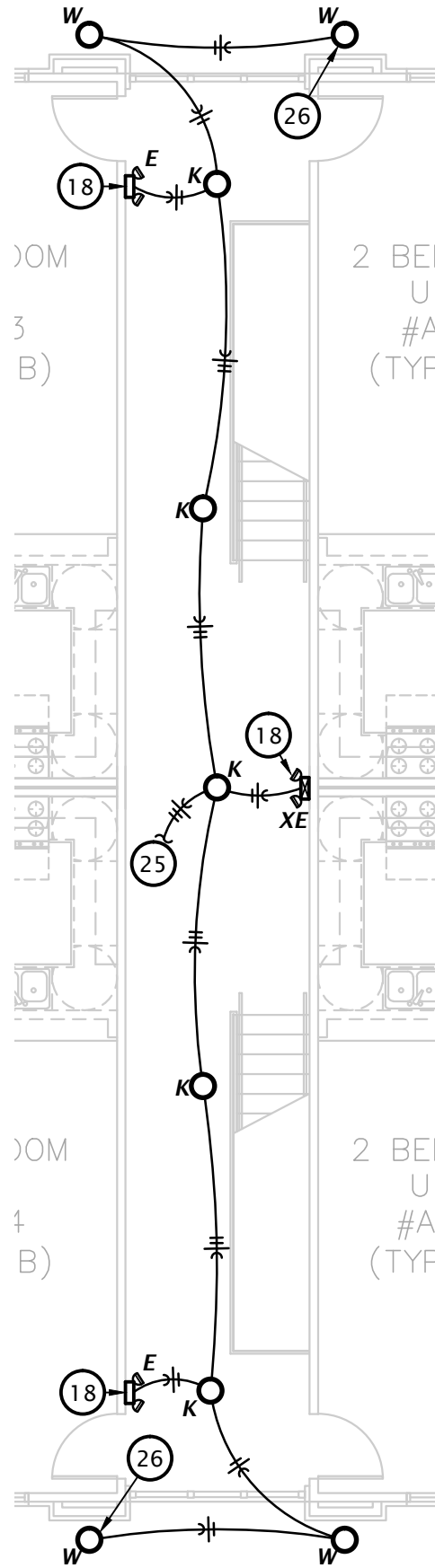
- WALL HEATER 'EWH' PROVIDED BY E.C.
- PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF BREEZEWAY AND BUILDING MOUNTED LIGHTS; SEE DETAIL 2:E6.1 FOR MORE INFORMATION.
- PROVIDE SMOKE DETECTOR ABOVE FACP AND CONNECT TO FIRE ALARM SYSTEM.
- CONNECT FIRE SPRINKLER FLOW AND TAMPER SWITCHES TO FIRE ALARM SYSTEM.
- FIRST FLOOR ONLY: ELECTRIC SERVICE AND METER. SEE RISER DIAGRAMS ON SHEET E6.1. SEE M/E SITE PLAN FOR EXACT LOCATION AT EACH BUILDING AND COORDINATE EXACT LOCATION WITH UTILITY COMPANY.
- HOUSE PANEL 'H'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR SYSTEM. THIS SPACE IT TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
- ROUTE 2" CONDUIT FROM CENTURY LINK SERVICE PEDESTAL TO 24x24x12 NEMA 3R TERMINATION BOX ADJACENT TO METER CENTER. COORDINATE METER CENTER LOCATION WITH SITE PLAN. COORDINATE EXACT PEDESTAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH UTILITY PROVIDER. SEE ENLARGED ELECTRICAL PLANS AND SHEET E6.1 FOR MORE INFORMATION. UTILITY CONTACT: JAYMES BUCKLEY - EMAIL: JAYMES.BUCKLEY@LUMEN.COM
- EXTERIOR FIRE ALARM BELL, CONNECT TO FIRE ALARM PANEL SYSTEM COORDINATE LOCATION WITH AUTHORITY HAVING JURISDICTION.
- MOUNT HEAT PUMP ON 18" STAND, EQUAL TO QUICKSLING, ON 3-1/2" THICK LEVEL CONCRETE PAD. COORDINATE EXACT LOCATION WITH UTILITY SERVICES AND SITE DRAINAGE, TYPICAL. COORDINATE ANY REQUIRED MODIFICATIONS WITH ARCHITECT AND ENGINEER.
- PROVIDE DISCONNECT SWITCH FOR HEAT PUMP AND CIRCUIT TO PANEL IN APARTMENT IT IS SERVING. MAKE FINAL CONNECTION WITH LIQUID TIGHT FLEXIBLE METAL CONDUIT, TYPICAL. LOCATE AS CLOSE TO HEAT PUMP AS POSSIBLE. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH OTHER TRADES.
- ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO MATCHING BLOWER COIL. PENETRATE WALL 18" ABOVE GRADE AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. COORDINATE LINE SIZE WITH MANUFACTURER. PROVIDE PIPE WALL PENETRATION SEAL EQUAL TO AIREX TITAN OUTLET.
- PROVIDE (2) PHONE LINES FOR MONITORING OF FIRE SPRINKLER SYSTEM. REFERENCE SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
- ROUTE (2) 2" CONDUITS FROM COMCAST SERVICE PEDESTAL TO 24x24x12 NEMA 3R TERMINATION BOX. LOCATE ONE BOX ON EACH END OF THE BUILDING. COORDINATE EXACT PEDESTAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH UTILITY PROVIDER. UTILITY CONTACT: TRAY WILLIAMS - EMAIL: TRAY.WILLIAMS@COMCAST.COM
- 4" PVC PIPE FOR FUTURE RADON SYSTEM BY OTHERS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT. PROVIDE OUTLET IN ATTIC NEAR RADON PIPE FOR FUTURE RADON FAN.
- CONNECT NON-FREEZE WALL HYDRANT WITH 1/2" CW BRANCH TO SERVICE PIPING AHEAD OF TENANT WATER METER AND PROVIDE SHUT-OFF VALVE ACCESSIBLE IN MECHANICAL CLOSET. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT AND COORDINATE WITH G.C. (TYPICAL)
- FIRE PROTECTION RISER - SEE DETAIL ON P6.1.
- SEE OVERALL PLAN ON THIS SHEET FOR CONTINUATION. COORDINATE FINAL ROUTING OF MAIN WATER PIPING WITH G.C. PRIOR TO ROUGHING IN. (TYPICAL)
- CONNECT EMERGENCY LIGHT TO UNSWITCHED CIRCUITRY SERVING LIGHTING IN BREEZEWAY.
- EXTERIOR LIGHTS TO BE CONTROLLED VIA PHOTOCELL AND CONTACTOR, SEE DETAIL 2:E6.1 FOR MORE INFORMATION.
- WHERE FIRE PROTECTION PIPING AND DOMESTIC WATER PIPING MUST CROSS HALLWAY, ROUTE IN SOFFIT. PROVIDE HEAT TRACE AND INSULATE PIPING IN SOFFIT PER HEAT TRACE MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL REQUIRED HEAT TRACE COMPONENTS AND CONTROLS FOR FREEZE PROTECTION OF WATER PIPING. COORDINATE WITH E.C.
- COLD WATER RISER, SEE RISER DIAGRAMS ON SHEET MS.1 FOR MORE INFORMATION.
- TO LIGHTS ON 2ND FLOOR BREEZEWAY.
- FROM LIGHTS ON 1ST FLOOR BREEZEWAY.
- TO LIGHTS ON 3RD FLOOR BREEZEWAY.
- FROM LIGHTS ON 2ND FLOOR BREEZEWAY.
- DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR. (TYPICAL)
- PROVIDE MANUAL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.
- COORDINATE EXACT LOCATION OF FIRE DEPARTMENT CONNECTION WITH AUTHORITY HAVING JURISDICTION.
- PROVIDE FULL-SIZED SHUTOFF VALVE, USC FCCCHR APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY AS REQUIRED BY AURORA WATER. BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY CITY OF AURORA PRIOR TO ORDERING. ALL WATER SERVICE PIPING FROM METER TO BACKFLOW PREVENTION DEVICE SHALL BE PER CITY OF AURORA WATER STANDARDS.
- MOUNT EXTERIOR WALL SCONCES IN STONE JUST BELOW 1x6 TRIM BAND AT 8'-6". COORDINATE EXACT REQUIREMENTS WITH ARCHITECT. (TYPICAL)
- PROVIDE 3/4" CONDUIT FROM PANEL TO ATTIC SPACE FOR FUTURE SOLAR CONDUCTORS. TERMINATE CONDUIT ABOVE INSULATION AND LABEL TO HOUSE PANEL.
- CONNECT HEAT TRACE FOR PIPING IN SOFFIT. COORDINATE REQUIREMENTS WITH OTHER TRADES

NOTE:  
ALL AREAS OF BUILDINGS TO BE PROTECTED WITH SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13R. FIRE PROTECTION CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO AHJ FOR APPROVAL. BREEZEWAYS, BALCONIES, AND OTHER UNHEATED AREAS ARE TO BE PROVIDED WITH FREEZE-PROOF HEADS AND PIPING.

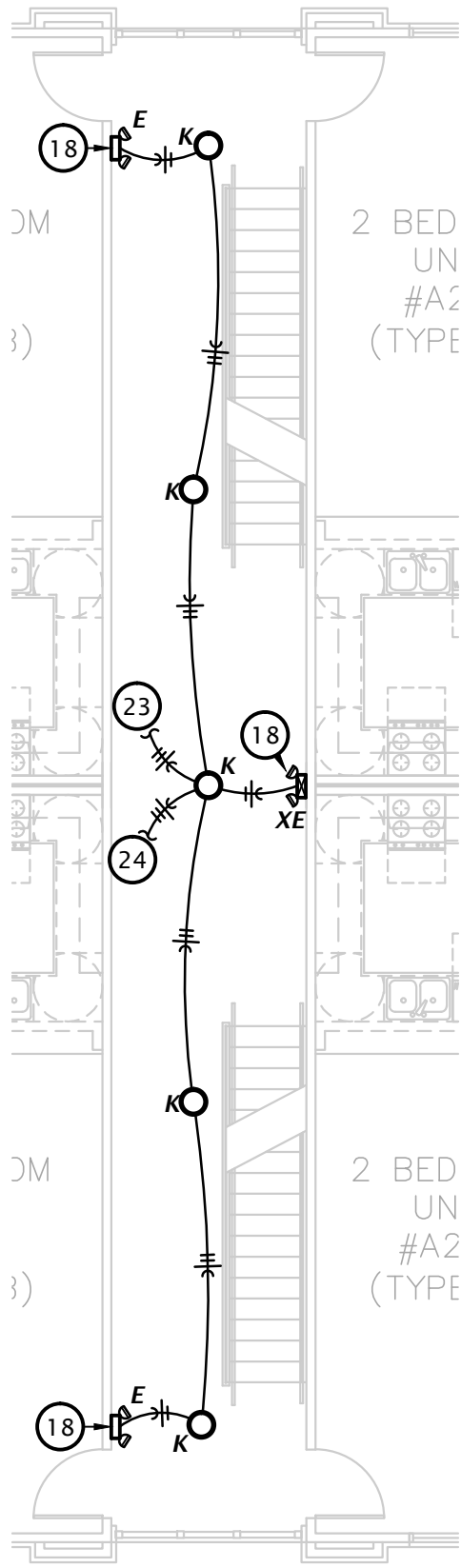
SEE SHEET P4.1 AND P4.3 FOR DOMESTIC WATER DISTRIBUTION IN INDIVIDUAL APARTMENTS.



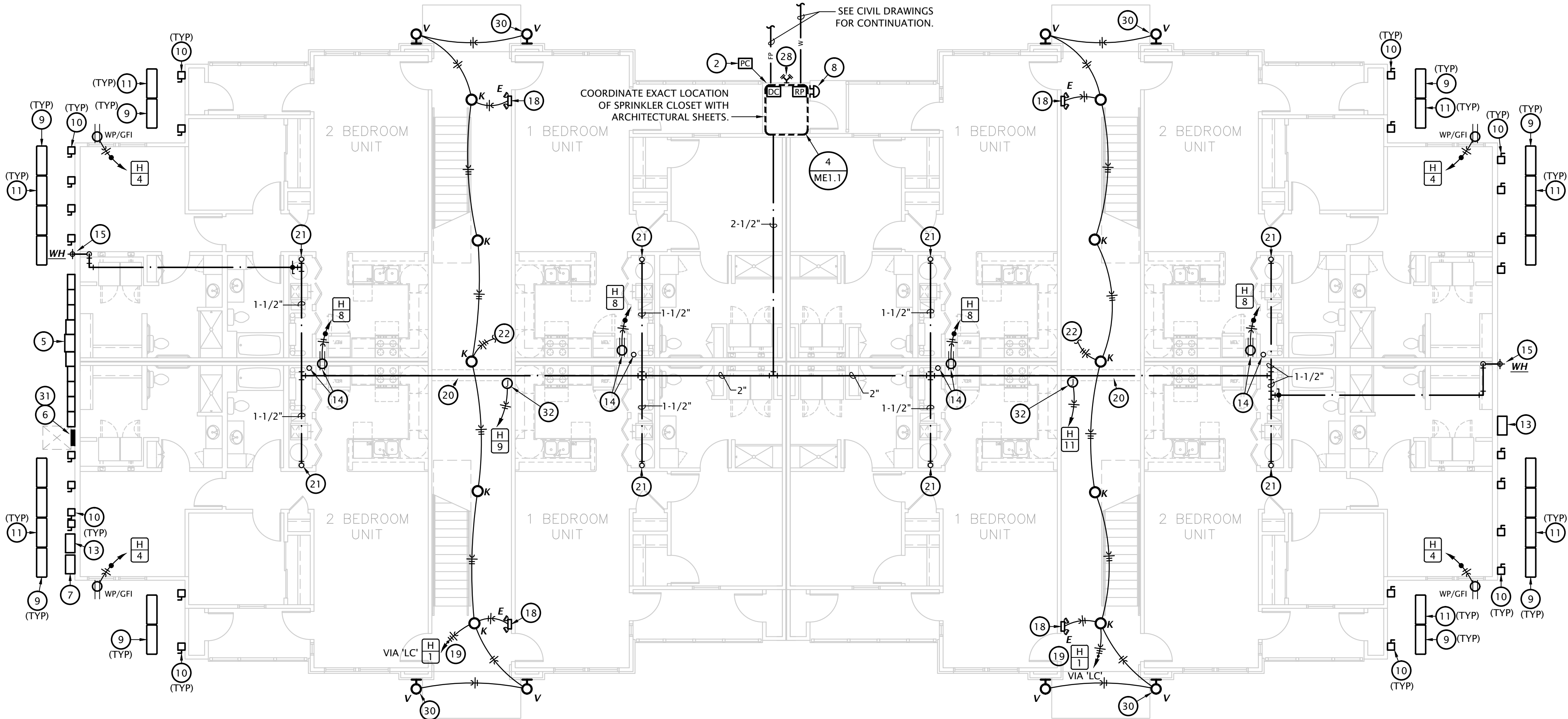
4 TYPICAL ENLARGED MECHANICAL ROOM PLAN  
1/2" = 1'-0"



3 TYPICAL 3RD FLOOR M/E BREEZEWAY PLAN  
1/8" = 1'-0"



2 TYPICAL 2ND FLOOR M/E BREEZEWAY PLAN  
1/8" = 1'-0"



1 APARTMENT BUILDING TYPE 4  
FIRST FLOOR M/E PLAN (A, B, C, F)  
1/8" = 1'-0"



# PANEL SCHEDULE NOTES BY SYMBOL

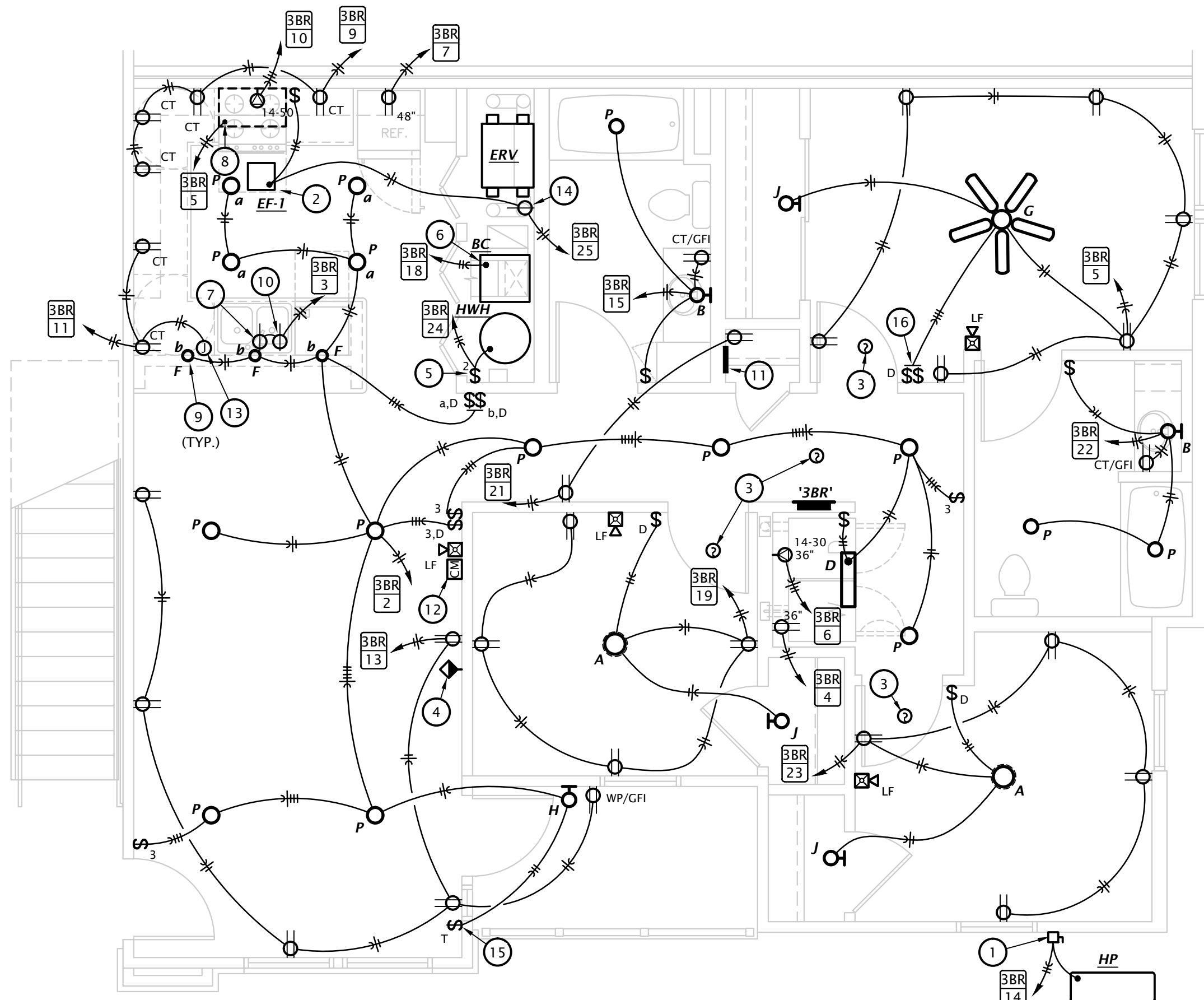
- ARC FAULT CIRCUIT INTERRUPTING (AFCI) TYPE BREAKER.
- CLASS 'A', 5mA RATED GROUND FAULT CIRCUIT INTERRUPTING (GFCI) TYPE BREAKER
- COMBINATION AFCI/GFCI TYPE BREAKER.

Panel Designation: 3BR APT #					Mounting: Flush			
Location: 3 Bedroom Apartment					Bus Amps: 125			
Voltage: 208/120V-1Ph-3W					MCB Amps: MLO			
Enclosure: NEMA 1					Other: 10 KAIC, unless noted otherwise			
Panel is typical for 3BR units								
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
3	1	SPACE ONLY	---	---	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	20 / 1	30 / 2	3#10, #10G, 3/4"C	CLOTHES DRYER	6
3	7	REFRIGERATOR	2#12, #12G, 1/2"C	20 / 1				8
3	9	COUNTER TOP RCPTS	2#12, #12G, 1/2"C	20 / 1	40 / 2	3#8, #10G, 1"C	RANGE	10
3	11	COUNTER TOP/PEN. RCPTS	2#12, #12G, 1/2"C	20 / 1				12
1	13	LIVING ROOM RCPTS	2#12, #12G, 1/2"C	20 / 1	25 / 2	2#10, #10G, 3/4"C	HEAT PUMP 'HP'	14
	15	BATHROOM	2#12, #12G, 1/2"C	20 / 1				16
1	17	MASTER BEDROOM	2#12, #12G, 1/2"C	20 / 1	45 / 2	2#6, #10G, 3/4"C	BLOWER COIL 'BC'	18
1	19	HALLWAY BEDROOM	2#12, #12G, 1/2"C	20 / 1				20
1	21	HALLWAY RCPTS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	MASTER BATHROOM	22
1	23	CORNER BEDROOM	2#12, #12G, 1/2"C	20 / 1	30 / 2	2#10, #10G, 3/4"C	WATER HEATER 'HW'	24
	25	'ERV'/ KITCHEN EXHAUST 'EF-1'	2#12, #12G, 1/2"C	20 / 1				26
	27	SPACE ONLY	---	---	---	---	SPACE ONLY	28
	29	SPACE ONLY	---	---	---	---	SPACE ONLY	30

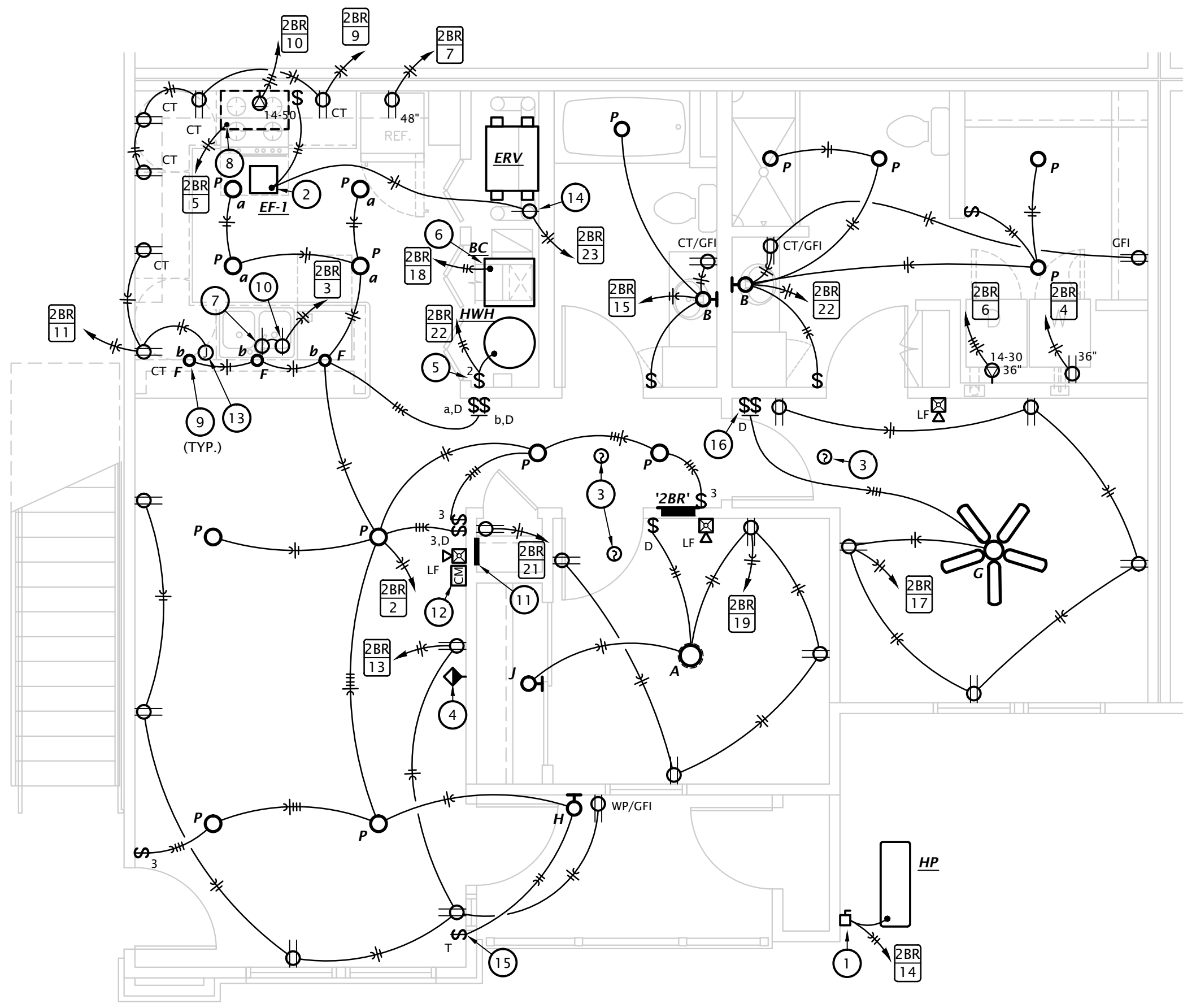
NOTE: PANELS 'D108', 'D208', 'E102', 'E202', 'E302', 'G108', 'G208', 'H102', 'H202', AND 'H302' SHALL BE 22 KAIC RATED.

Panel Designation: 2BR APT #				Mounting: Flush				
Location: 2 Bedroom Apartment				Bus Amps: 125				
Voltage: 208/120V-1Ph-3W				MCB Amps: MLO				
Enclosure: NEMA 1				Other: 10 KAIC				
Panel is typical for 2BR units								
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
3	1	SPACE ONLY	—	20 / 1	2#12, #12G, 1/2"	KITCHEN/LIVING/HALL LTS	2	
3	3	DISHWASHER/DISPOSAL	2# 12, # 12G, 1/2"	20 / 1	2# 12, # 12G, 1/2"	CLOTHES WASHER RCPT	4	
3	5	HOOD/MICROWAVE	2# 12, # 12G, 1/2"	20 / 1	3# 10, # 10G, 3/4"	CLOTHES DRYER	6	
3	7	REFRIGERATOR	2# 12, # 12G, 1/2"	20 / 1		8		
3	9	COUNTER TOP RCPTS	2# 12, # 12G, 1/2"	20 / 1	40 / 2	3# 8, # 10G, 1"	10	
3	11	COUNTER TOP/PEN. RCPTS	2# 12, # 12G, 1/2"	20 / 1			12	
1	13	LIVING ROOM RCPTS	2# 12, # 12G, 1/2"	20 / 1	25 / 2	2# 10, # 10G, 3/4"	14	
	15	BATHROOM	2# 12, # 12G, 1/2"	20 / 1			16	
1	17	MASTER BEDROOM	2# 12, # 12G, 1/2"	20 / 1	45 / 2	2# 6, # 10G, 3/4"	18	
1	19	HALLWAY BEDROOM	2# 12, # 12G, 1/2"	20 / 1			20	
1	21	HALLWAY RCPTS	2# 12, # 12G, 1/2"	20 / 1	20 / 1	2# 12, # 12G, 1/2"	MASTER BATHROOM	22
	23	ERV/ KITCHEN EXHAUST 'EF-1'	2# 12, # 12G, 1/2"	20 / 1	30 / 2	2# 10, # 10G, 3/4"	WATER HEATER 'HW'	24
	25	SPACE ONLY	—	—			26	
	27	SPACE ONLY	—	—			28	
	29	SPACE ONLY	—	—	—	SPACE ONLY	30	

Panel Designation: 1BR APT #					Mounting: Flush			
Location: 1 Bedroom Apartment					Bus Amps: 125			
Voltage: 208/120V-1Ph-3W					MCB Amps: MLO			
Enclosure: NEMA 1					Other: 10 KAIC			
Panel is typical for 1BR units								
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
3	1	SPACE ONLY	---	---	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	20 / 1	30 / 2	3#10, #10G, 3/4"C	CLOTHES DRYER	6
3	7	REFRIGERATOR	2#12, #12G, 1/2"C	20 / 1	40 / 2	3#8, #10G, 1"C	RANGE	8
3	9	COUNTER TOP RCPTS	2#12, #12G, 1/2"C	20 / 1				10
3	11	COUNTER TOP/PEN. RCPTS	2#12, #12G, 1/2"C	20 / 1				12
1	13	LIVING ROOM RCPTS	2#12, #12G, 1/2"C	20 / 1	25 / 2	2#10, #10G, 3/4"C	HEAT PUMP 'HP'	14
	15	BATHROOM	2#12, #12G, 1/2"C	20 / 1				16
1	17	MASTER BEDROOM	2#12, #12G, 1/2"C	20 / 1	45 / 2	2#6, #10G, 3/4"C	BLOWER COIL 'BC'	18
1	19	HALLWAY / DINING RCPTS	2#12, #12G, 1/2"C	20 / 1				20
	21	'ERV'/ KITCHEN EXHAUST 'EF-1'	2#12, #12G, 1/2"C	20 / 1	30 / 2	2#10, #10G, 3/4"C	WATER HEATER 'HW'	22
	23	SPACE ONLY	---	---				24



3 3 BEDROOM POWER PLAN  
1/4" = 1'-0"

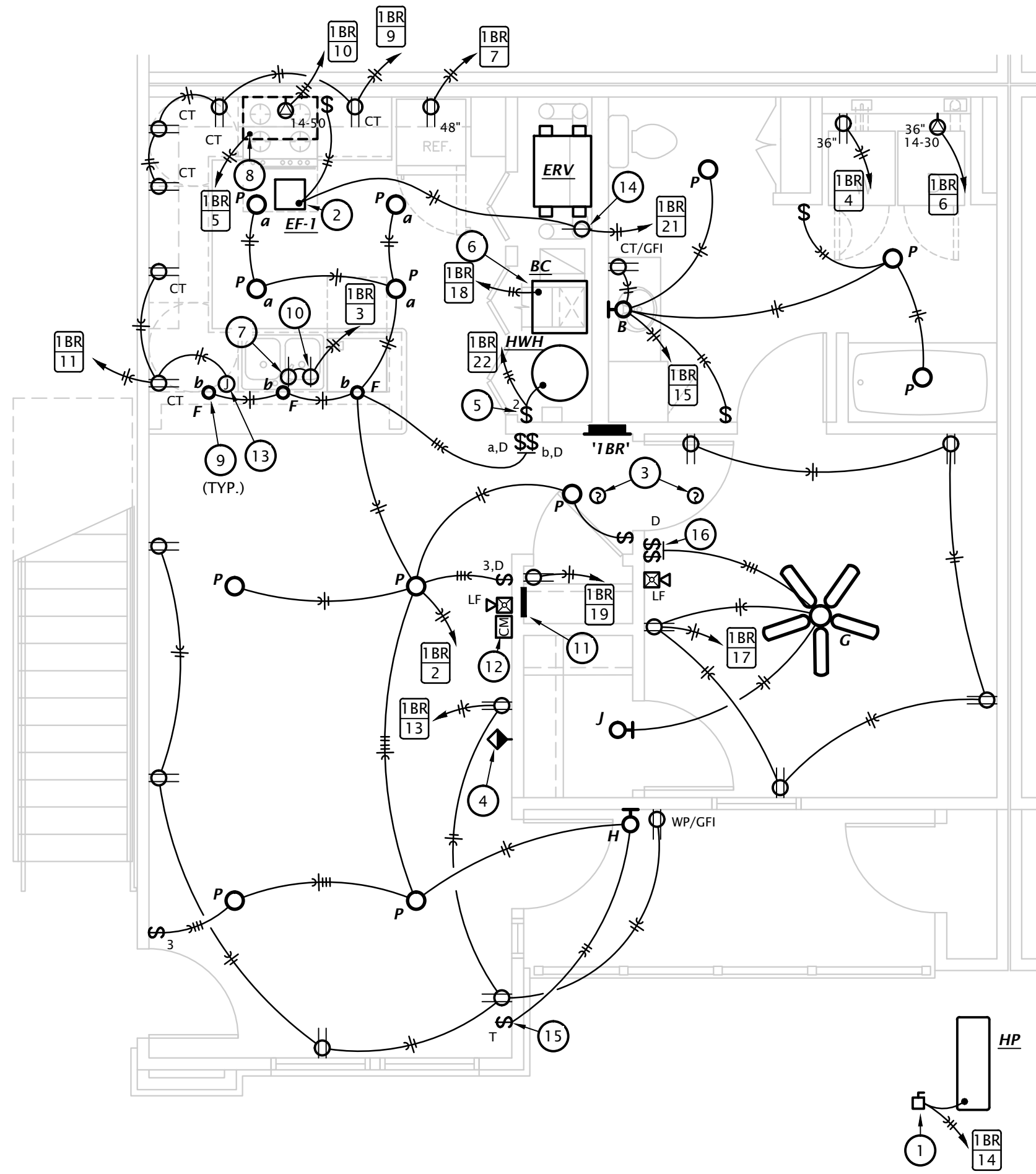


2 2 BEDROOM POWER PLAN  
1/4" = 1'-0"

# ELECTRICAL NOTES BY SYMBOL

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

- VERIFY EXACT LOCATIONS AND ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PROVIDED OR SELECTED BY OWNER.
  - PROVIDE TAMPER PROOF RECEPTACLES IN DWELLING UNITS PER NEC REQUIREMENTS.
- PROVIDE 30A/2P/240V NEMA 3R DISCONNECT SWITCH AND CONNECT HEAT PUMP. UTILIZE LIQUID TIGHT FLEXIBLE METAL CONDUIT BETWEEN DISCONNECT AND HEAT PUMP. SEE SHEETS ME.1 AND ME.1.2 FOR LOCATIONS. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH M.C.
  - CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
  - FIRE ALARM SYSTEM SMOKE DETECTOR.
  - COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER. SEE 3:E6.1 FOR MORE INFORMATION.
  - PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER.
  - MAKE CONNECTION TO BLOWER COIL. EQUIPMENT TO BE PROVIDED WITH INTEGRAL DISCONNECT SWITCH. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH M.C.
  - PROVIDE SWITCHED SIMPLEX RECEPTACLE BELOW COUNTER FOR DISPOSAL OPERATION. SWITCH SHALL BE COUNTERTOP MOUNTED. AIR ACTIVATED PUSH BUTTON TYPE, FINISH TO MATCH SINK. COORDINATE EXACT LOCATION OF PUSH BUTTON WITH ARCHITECT.
  - PROVIDE 120V CONNECTION TO MICROWAVE. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE.
  - INSTALL PENDANTS DIRECTLY ABOVE KNEE WALL BELOW. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT FIXTURE SPACING.
  - PROVIDE SIMPLEX RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED. RECEPTACLE SHALL BE LOCATED IN BASE CABINET ADJACENT TO DISHWASHER TO ALLOW ACCESS TO PLUG.
  - TELECOM DISTRIBUTION DEVICE. SEE DETAIL 3, SHEET E6.1. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
  - FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNIT'S NOTIFICATION APPLIANCE CIRCUIT. MODULE SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNIT'S NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 8'-0".
  - INSTALL JUNCTION BOX IN ACCESSIBLE LOCATION IN BASE CABINET OF PENINSULA TO MAKE PROVISIONS FOR FUTURE PENINSULA RECEPTACLE PER NEC 210.52(C)(2).
  - PROVIDE SIMPLEX RECEPTACLE FOR CORD AND PLUG CONNECTION OF ENERGY RECOVERY VENTILATOR 'ERV'.
  - PROVIDE DIGITAL WALL TIMER FOR DUSK TO DAWN OPERATION WITH MANUAL OVERRIDE FOR CONTROL OF EXTERIOR LIGHT.
  - SWITCH CEILING FAN AND LIGHT SEPARATELY.



1 1 BEDROOM POWER PLAN  
1/4" = 1'-0"





REVISION:

DATE: 10-2-2023

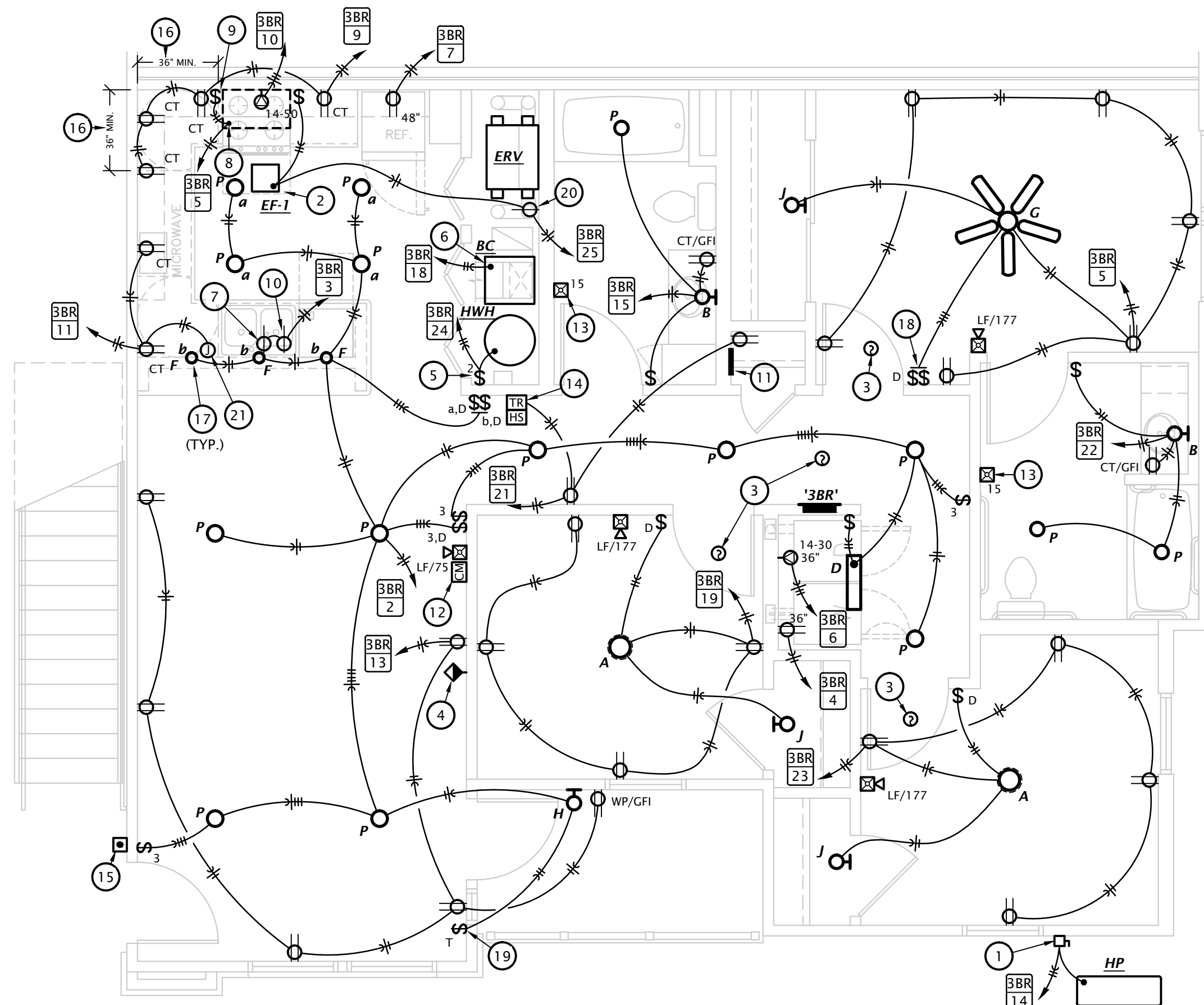
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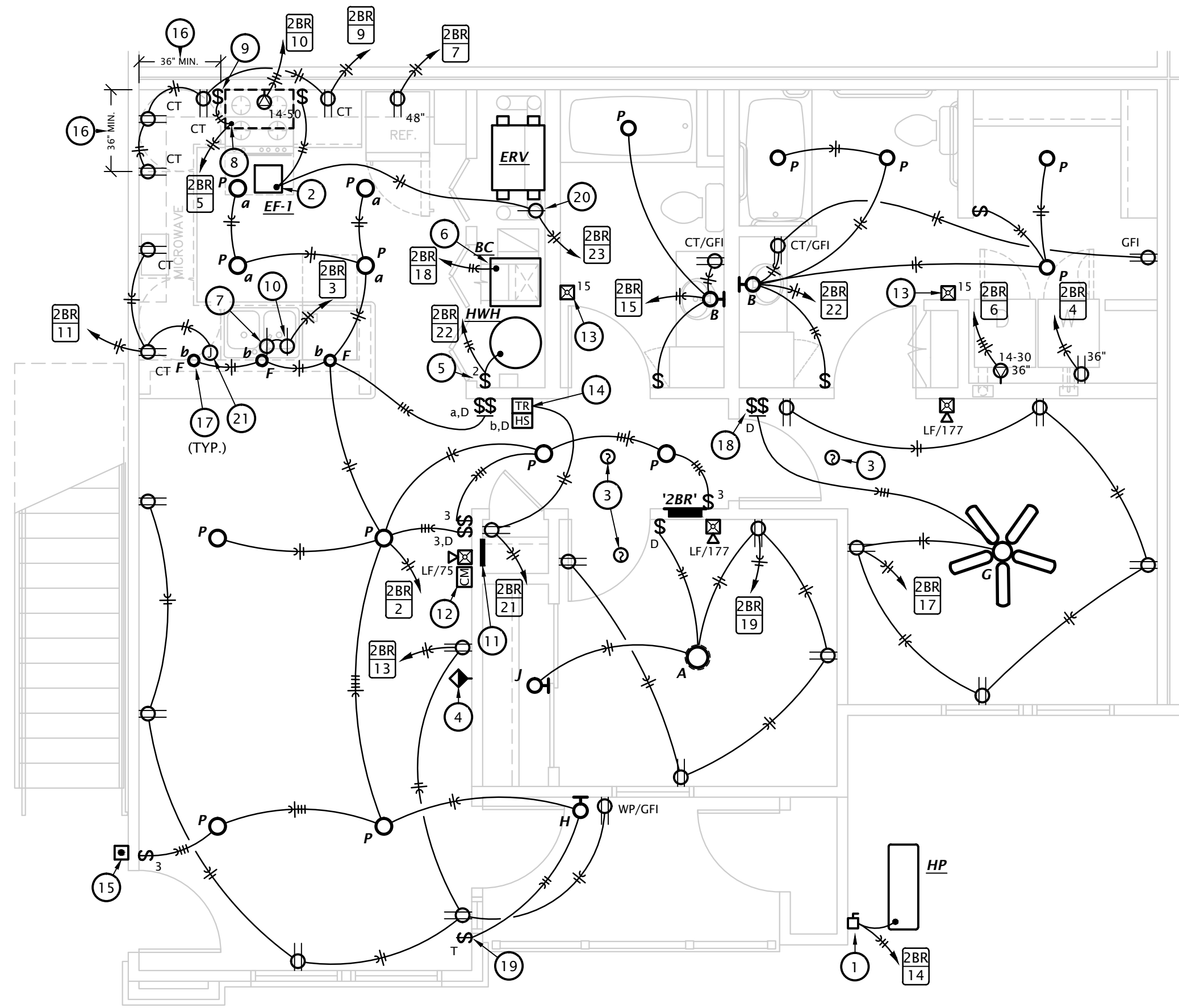
## ELECTRICAL NOTES BY SYMBOL

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

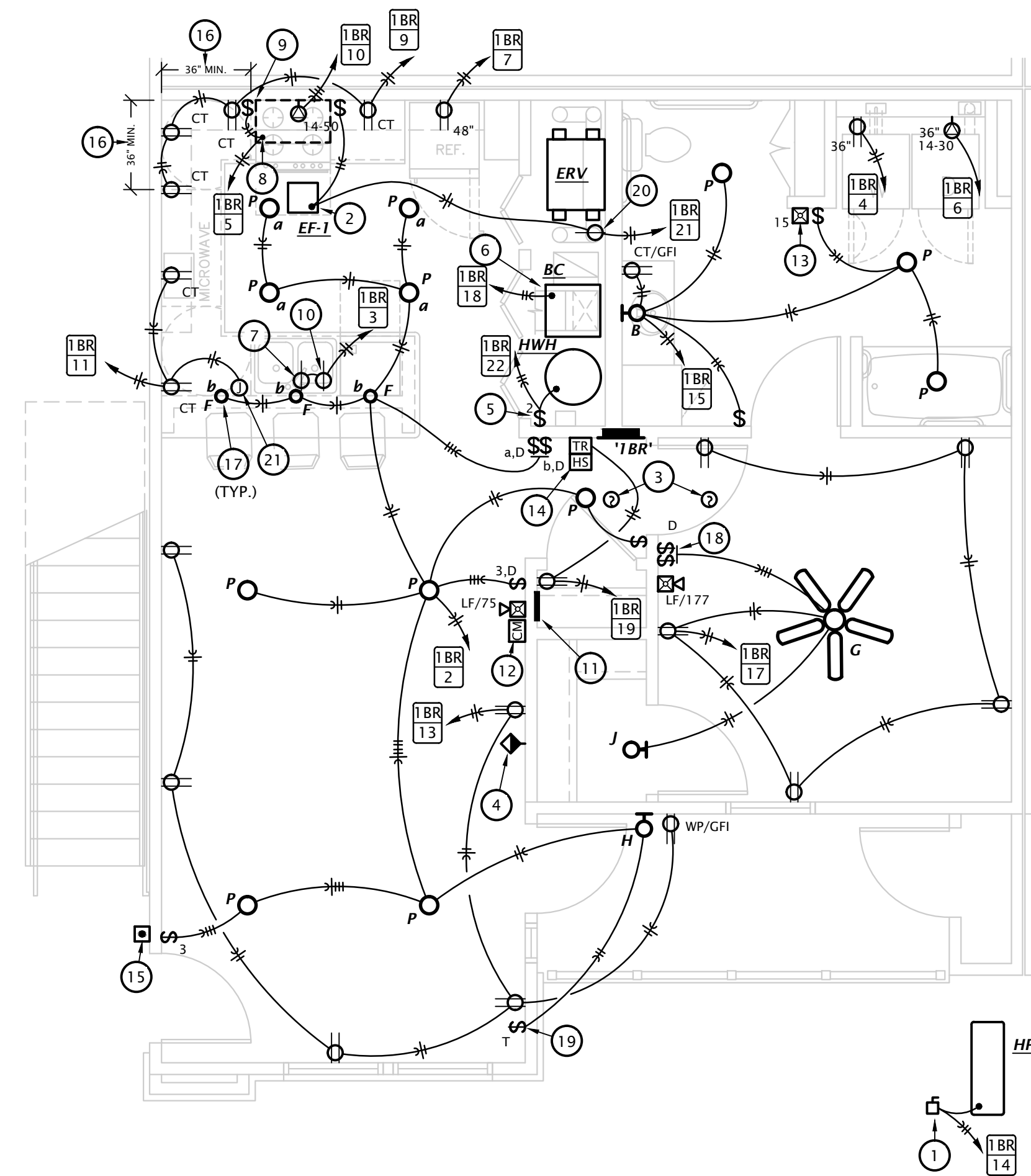
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- PROVIDE TAMPER PROOF RECEPTACLES IN DWELLING UNITS PER NEC REQUIREMENTS.
- PROVIDE 30A/2P/240V NEMA 3R DISCONNECT SWITCH AND CONNECT HEAT PUMP. UTILIZE LIQUID TIGHT FLEXIBLE METAL CONDUIT BETWEEN DISCONNECT AND HEAT PUMP. SEE SHEETS ME1.1 AND ME1.2 FOR LOCATIONS.
- CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
- FIRE ALARM SYSTEM SMOKE DETECTOR.
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- PROVIDE SWITCHED SIMPLEX RECEPTACLE BELOW COUNTER FOR DISPOSAL OPERATION. SWITCH SHALL BE COUNTERTOP MOUNTED, AIR ACTIVATED PUSH BUTTON TYPE, FINISH TO MATCH SINK. COORDINATE EXACT LOCATION OF PUSH BUTTON WITH ARCHITECT.
- PROVIDE 120V CONNECTION TO RANGE HOOD. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE.
- PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
- PROVIDE SIMPLEX RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED. RECEPTACLE SHALL BE LOCATED IN BASE CABINET ADJACENT TO DISHWASHER TO ALLOW ACCESS TO PLUG.
- TELECOM DISTRIBUTION DEVICE. SEE DETAIL 3, SHEET E6.1. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
- FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNIT'S NOTIFICATION APPLIANCE CIRCUIT. MODULE SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNIT'S NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 8'-0" AFF.
- IN HEARING IMPAIRED APARTMENT BATHROOMS, PROVIDE AUXILIARY STROBE AT 80" AFF.
- PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. INSTALL HORN/STROBE APPLIANCE AT 80" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 4, SHEET E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
- PROVIDE PUSH BUTTON AT 48" AFF FOR ANNUNCIATOR SYSTEM AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. REFER TO DETAIL 4, SHEET E6.1.
- IN ACCESSIBLE UNITS, INSTALL COUNTERTOP RECEPTACLES A MINIMUM 36" AWAY FROM CORNER PER FAIR HOUSING ACT DESIGN MANUAL CHAPTER 5 'SIDE REACH OVER AN OBSTRUCTION' REQUIREMENTS. WHERE AN OBSTRUCTION PREVENTS 36" DISTANCE REQUIREMENT, INSTALL RECEPTACLE AS FAR FROM CORNER AS POSSIBLE. PROVIDE ADDITIONAL OUTLETS WITHIN 36" OF CORNER TO ENSURE COMPLIANCE WITH NEC SPACING REQUIREMENTS.
- INSTALL PENDANTS DIRECTLY ABOVE KNEE WALL BELOW. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT FIXTURE SPACING.
- SWITCH CEILING FAN AND LIGHT SEPARATELY.
- PROVIDE DIGITAL WALL TIMER FOR DUSK TO DAWN OPERATION WITH MANUAL OVERRIDE FOR CONTROL OF EXTERIOR LIGHT.
- PROVIDE SIMPLEX RECEPTACLE FOR CORD AND PLUG CONNECTION OF ENERGY RECOVERY VENTILATOR 'ERV'.
- INSTALL JUNCTION BOX IN ACCESSIBLE LOCATION IN BASE CABINET OF PENINSULA TO MAKE PROVISIONS FOR FUTURE PENINSULA RECEPTACLE PER NEC 210.52(C)(2).



3 ACCESSIBLE 3 BEDROOM POWER PLAN  
1/4" = 1'-0"




2 ACCESSIBLE 2 BEDROOM POWER PLAN  
1/4" = 1'-0"



1 ACCESSIBLE 1 BEDROOM POWER PLAN  
1/4" = 1'-0"



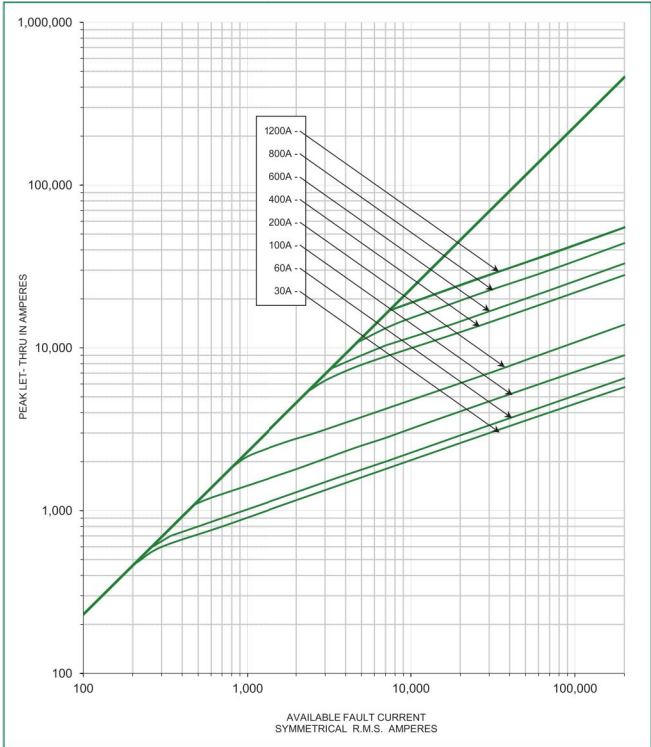
POWR-GARD® Fuse Datasheet



Expertise Applied | Answers Delivered

CLASS T – JLLN / JLLS SERIES FUSES

Peak Let-Thru Curve and Current-Limiting Effects of JLLN (300V) Fuses



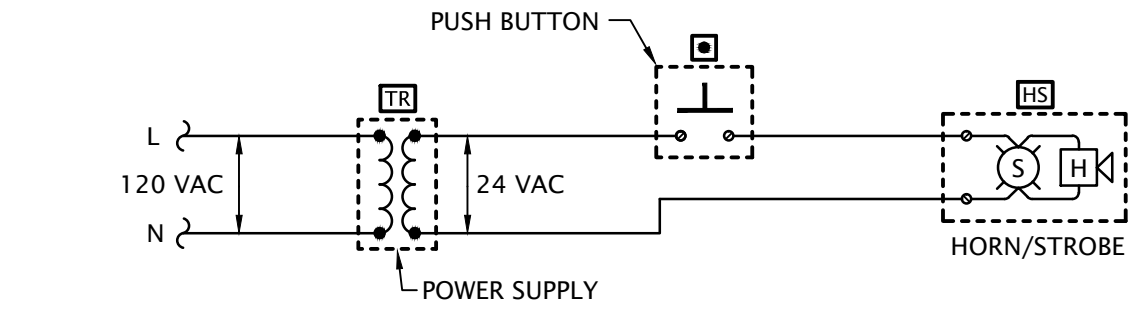
SHORT CIRCUIT CURRENT*	APPARENT RMS SYMMETRICAL CURRENT FOR VARIOUS FUSE RATINGS											
	30 A	60 A	100 A	200 A	400 A	600 A	800 A	1200 A	1500 A	2000 A	2500 A	3000 A
5,000	700	775	1,100	1,650	3,500	4,000	5,000	5,000				
10,000	900	1,000	1,400	2,100	4,400	5,100	6,750	8,250				
15,000	1,000	1,100	1,600	2,400	5,000	5,900	7,750	10,000				
20,000	1,100	1,250	1,800	2,700	5,500	6,500	8,750	11,000				
25,000	1,230	1,300	1,950	2,900	6,000	7,000	9,500	12,000				
30,000	1,300	1,475	2,050	3,100	6,400	7,500	10,000	12,500				
35,000	1,330	1,575	2,150	3,300	6,750	7,750	10,500	13,500				
40,000	1,430	1,600	2,300	3,500	7,000	8,000	11,000	14,000				
50,000	1,500	1,750	2,400	3,700	7,500	8,750	12,000	15,000				
60,000	1,700	1,900	2,700	4,000	8,000	9,500	12,500	16,000				
80,000	1,850	2,100	2,800	4,400	9,000	10,500	14,000	17,500				
100,000	2,000	2,250	3,100	4,800	9,750	11,500	15,000	18,500				
150,000	2,300	2,600	3,600	5,500	11,000	13,000	17,500	22,000				
200,000	2,600	2,900	3,900	6,000	12,000	14,500	19,500	24,000				

PER XCEL ENERGY STANDARDS, CURRENT LIMITING FUSES SHALL BE SELECTED TO LIMIT FAULTS TO 10,000 SYMMETRICAL RMS AMPS AT THE METER.

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7 of 8

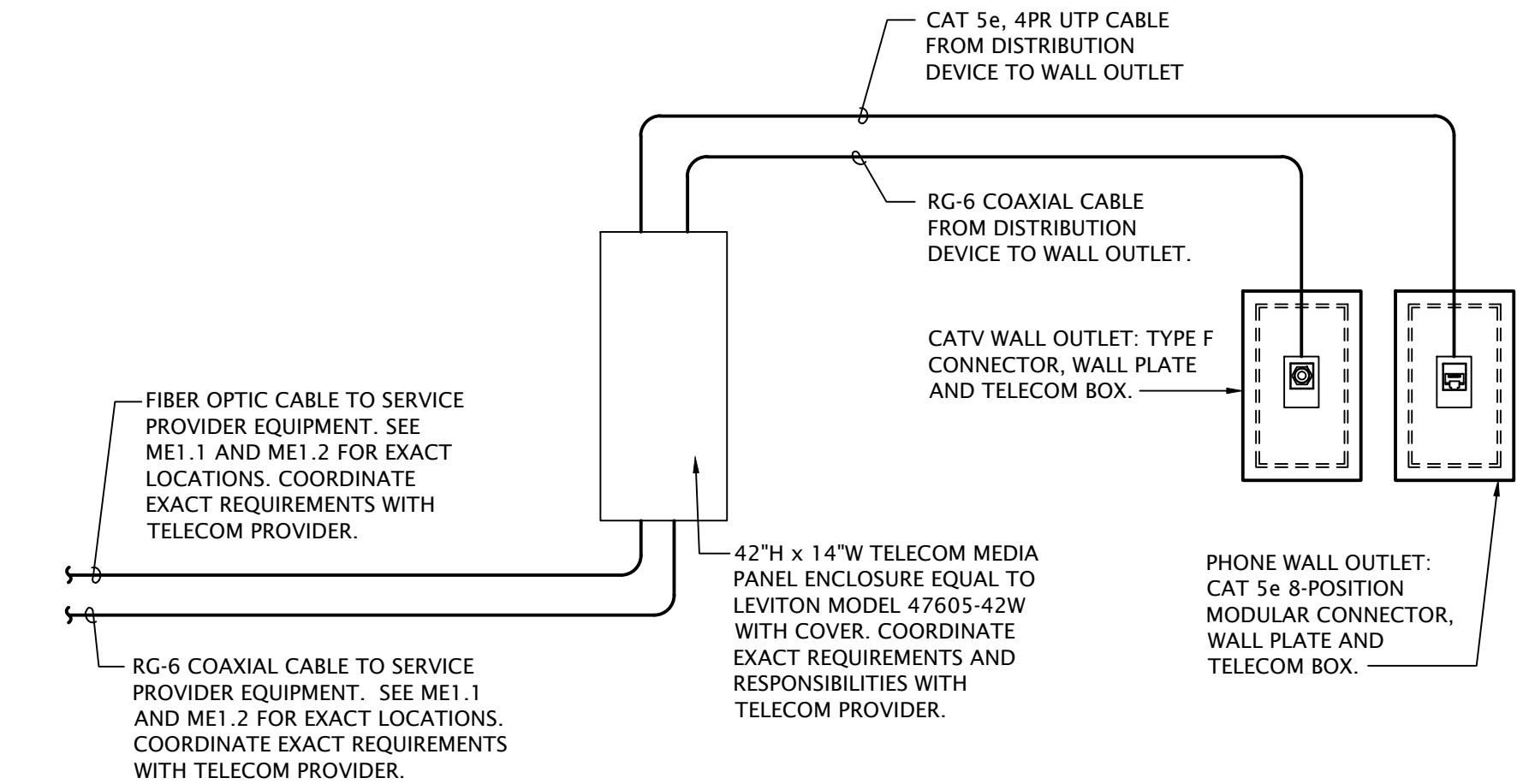
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- DOOR ALARM BUZZER SYSTEM NOTES
- PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S), POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH BUTTON IS DEPRESSED.
  - HORN/STROBE SHALL OPERATE AT 24VAC. HAVE A CLEAR LENS WITH 50cd STROBE AND HORN WITH 82dB AT 10', UL 1638 LISTED, EDWARDS #6536-G5. FLUSH MOUNT IN WALL AT 6'-8" AFF.
  - PUSH BUTTON SHALL BE WHITE WITH CHROME RIM, NON-ILLUMINATED, WITH N.O. MOMENTARY CONTACTS, RATED FOR 0.67 AMPS AT 24VAC, EDWARDS #620. PROVIDE WITH STAINLESS STEEL COVER PLATE, EDWARDS #147-10. MOUNT AT 48" AFF.
  - POWER SUPPLY SHALL BE A LOW VOLTAGE CLASS 2 TRANSFORMER WITH 120VAC PRIMARY AND 24VAC SECONDARY, 20VA, EDWARDS #598. FLUSH MOUNT IN 2-GANG WALL BOX WITH BLANK COVER PLATE, DIRECTLY ABOVE HORN/STROBE.
  - LOW VOLTAGE CLASS 2 CABLING SHALL BE MINIMUM 18 AWG UNSHIELDED.

#### 4 APARTMENT DOOR ANNUNCIATOR DIAGRAM

No Scale



#### 3 APARTMENT TELECOM WIRING SCHEMATIC

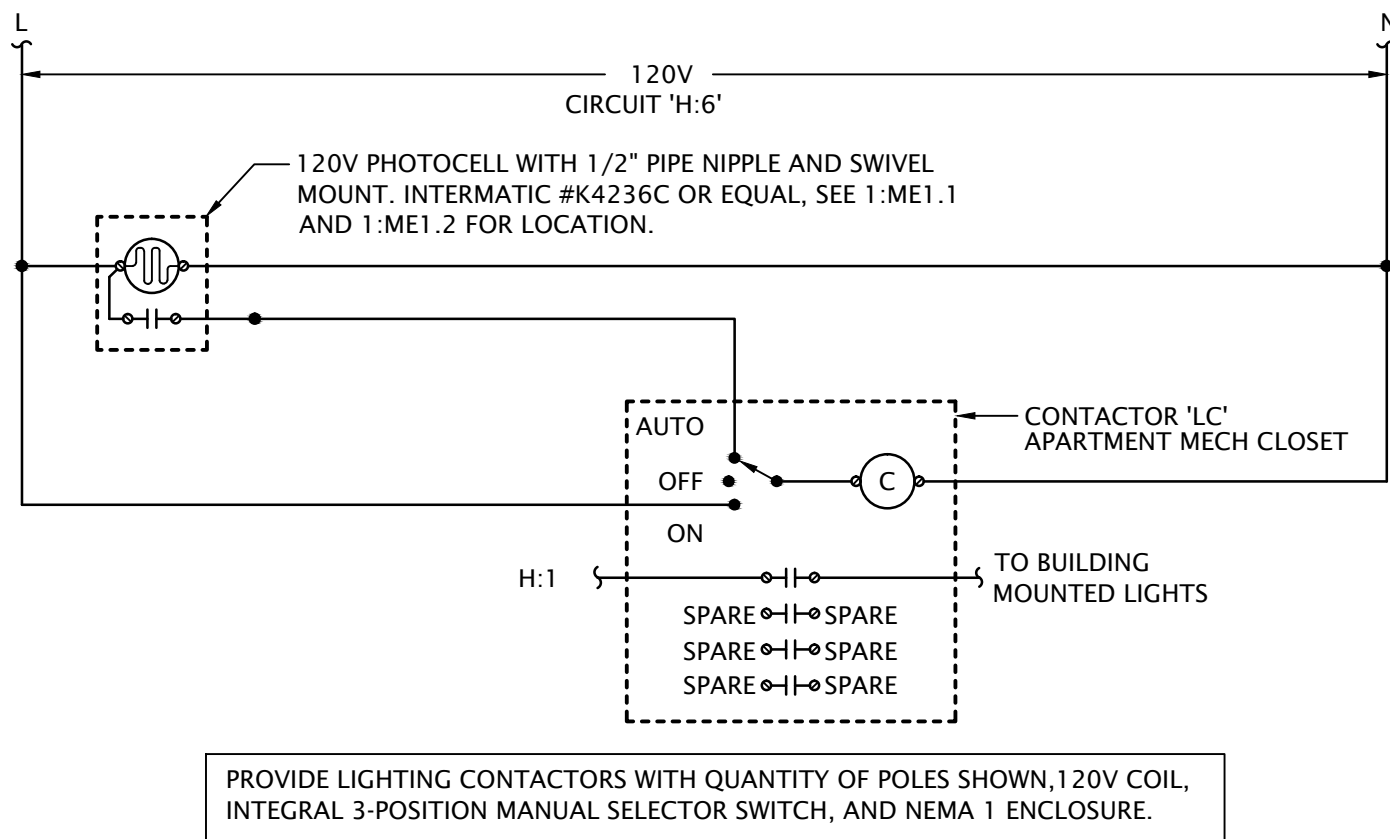
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#### APARTMENT LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL NUMBER	#	LAMP DATA	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
				TYPE					
A	LITHONIA	FMML-13-8-30	---	1900 LUMEN 28W LED	STANDARD	SURFACE	WHITE	13" ROUND LED FLUSH MOUNT	
B	SEAGULL	4423003EN3-710	3	9.5W LED	STANDARD	WALL	BURNT SIENNA	3 LAMP VANITY LIGHT	
D	SEAGULL	5913691S-15	---	26W LED	STANDARD	SURFACE	WHITE	2 FOOT LINEAR LED WITH ACRYLIC LENS	
E	LITHONIA	EU2-LED-M12	2	1W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT	6
F	N/A	SELECTED BY OWNER	---	200 LUMEN	STANDARD	PENDANT AT 6'6" AFF TO BOTTOM	OLD BRONZE	3'Ø x 12" HIGH DECORATIVE MINI-PENDANT	
G	SEAGULL	15030EN-829	2	10W LED	STANDARD	SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	
H	SEAGULL	89029EN3-12	1	20W LED	STANDARD	WALL AT 6'8" AFF TO CENTER MOUNT	BLACK	OUTDOOR WALL LANTERN WITH GLASS LENS	4,5
J	LITHONIA	FMML-24-810-PIR	---	1225 LUMEN 17W LED	STANDARD	WALL	WHITE	24" WALL MOUNTED LED CLOSET LIGHT	
K	LITHONIA	FMML-13-8-40-WL	---	1985 LUMEN 28W LED	STANDARD	SURFACE	WHITE	13" ROUND LED FLUSH MOUNT	4
P	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	SURFACE	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	3
R1	MCGRAW-EDISON	GLEON-SA2D-740-U-T2-HSS	---	15580 LUMEN 129W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE II DISTRIBUTION	1,4
R2	MCGRAW-EDISON	GLEON-SA2D-740-U-T3-HSS	---	15879 LUMEN 129W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE III DISTRIBUTION	1,4
R3	MCGRAW-EDISON	GLEON-SA1D-740-U-SL4-HSS	---	7719 LUMEN 67W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	7,4
R4	MCGRAW-EDISON	GLEON-SA1D-740-U-5WQ	---	8556 LUMEN 67W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD WITH IES TYPE V DISTRIBUTION	7,4
R5	MCGRAW-EDISON	GLEON-SA1D-740-U-T2-HSS	---	7972 LUMEN 67W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE II DISTRIBUTION	7,4
R6	MCGRAW-EDISON	GLEON-SA2D-740-U-5WQ	---	16723 LUMEN 129W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL IES TYPE IV DISTRIBUTION	1,4
R7	MCGRAW-EDISON	GLEON-SA2D-740-U-T2-HSS GLEON-SA2D-740-U-T3-HSS	---	15580 LUMEN 129W LED 15879 LUMEN 129W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, DUAL 90° HEAD FULL CUT-OFF WITH IES (1) TYPE II AND (1) TYPE III DISTRIBUTION	1,4
R8	MCGRAW-EDISON	GLEON-SA2D-740-U-T2-HSS GLEON-SA2D-740-U-T3-HSS	---	15580 LUMEN 129W LED 15879 LUMEN 129W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, DUAL 180° HEAD WITH IES (1) TYPE II AND (1) TYPE III DISTRIBUTION	1,4
V	BULLARD BOLLARDS	CDD2	---	600 LUMEN 6W LED	STANDARD	SURFACE WALL	BLACK	DECORATIVE LED WALL SCONCE	4
W	GOTHAM	ICO4-40/20/AR/LSS/20D	---	1900 LUMEN 21.5W LED	STANDARD	SURFACE	WHITE	4" DIAMETER LED WALL WASH DOWNLIGHT WITH 10° BEAM ANGLE	8

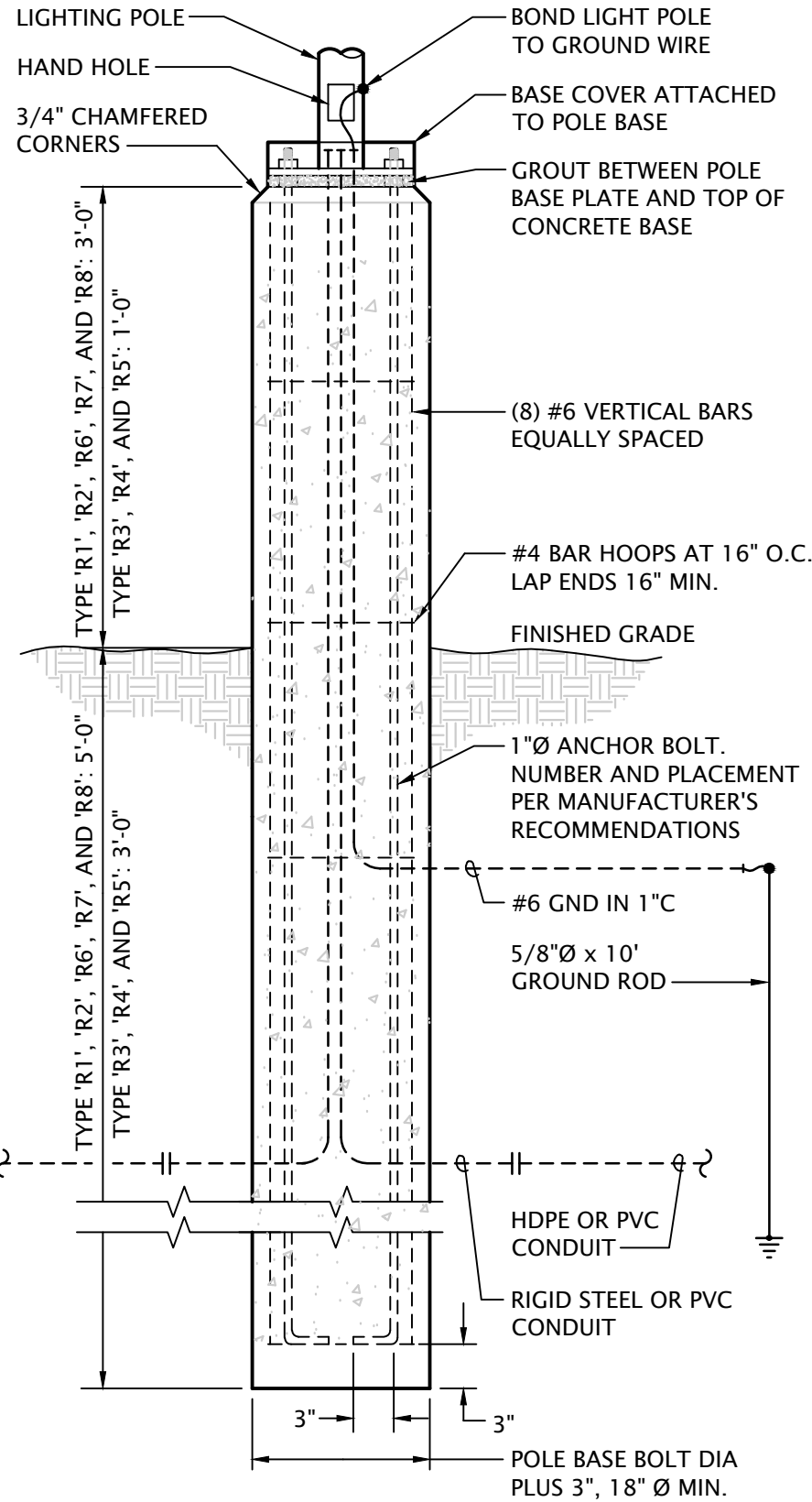
- GENERAL:
- Fixture/pole assemblies shall be rated for 100mph wind loads. Provide wind dampeners when recommended by the manufacturer.
  - All fixtures shall be provided with multi-volt driver capable of operating between 120V-277V
  - All exterior fixtures shall be 4000K color temperature
  - All interior fixtures shall be 3000K color temperature
  - All apartment light fixtures and ceiling fans shall be Energy Star rated

- NOTES:
- Provide fixture/pole assembly with 22' round straight steel pole, bronze to match fixture. Fixture height shall not exceed 25'-0" AFG.
  - Provide wall or ceiling mounted as required
  - Where installed above showers and tubs fixture shall be wet location listed.
  - Fixture shall be U.L. listed for wet locations.
  - Provide fixture dusk to dawn control in accordance with Green Community requirements. See note 16 on sheet E1.1 for more information.
  - Provide with test switch, status indicator and rechargeable nickel-cadmium battery for 90 minutes of emergency power.
  - Provide fixture/pole assembly with 10' round straight steel pole, bronze to match fixture. Fixture height shall not exceed 12'-0" AFG.
  - Fixture shall be U.L. listed for damp locations.



#### 2 EXTERIOR LIGHTING CONTROL DIAGRAM

No Scale



#### 1 CONCRETE POLE BASE DETAIL

No Scale



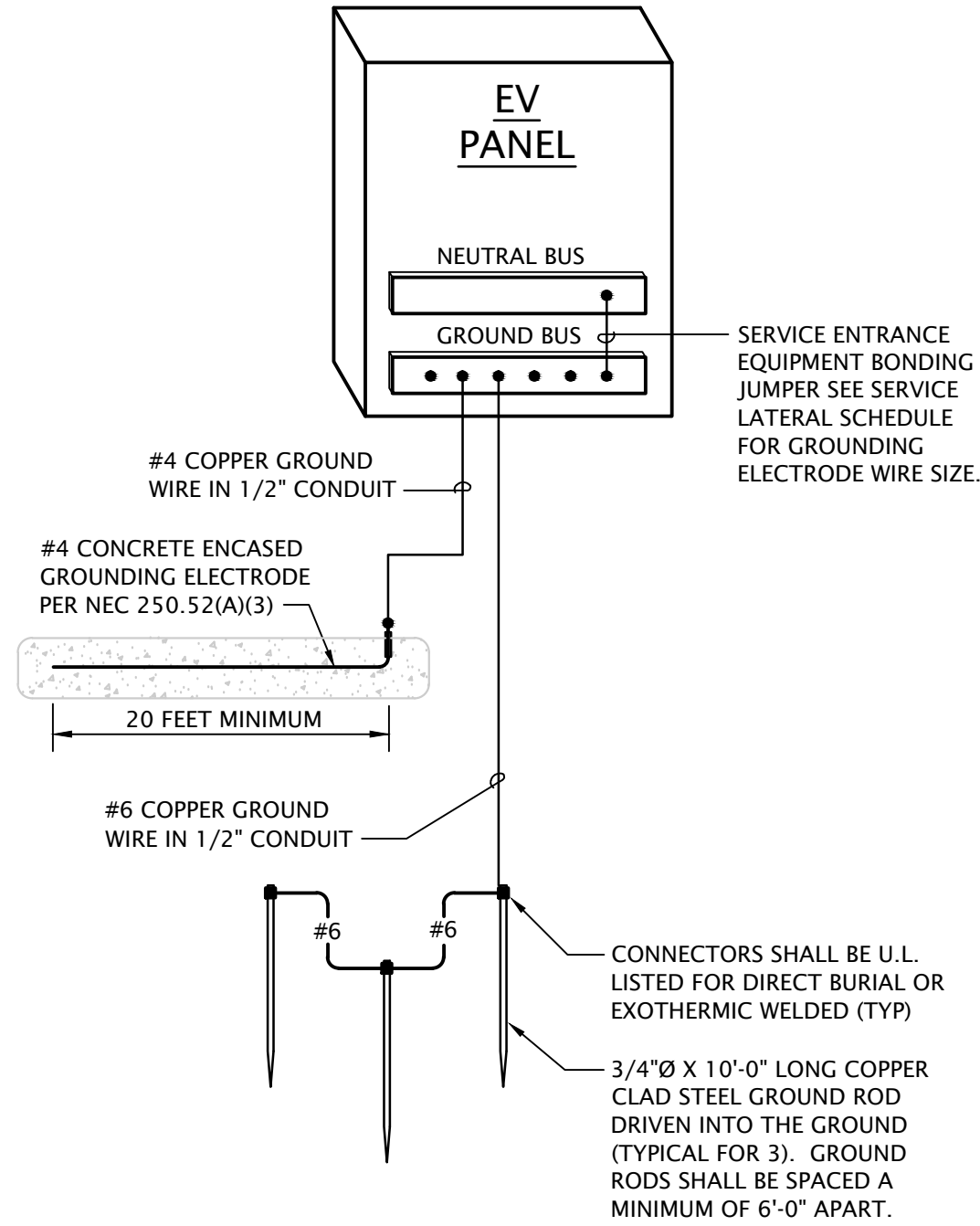
SERVICE LATERAL SCHEDULE			
SERVICE LOCATION	FEEDER SIZE (ALUMINUM)	SERVICE EQUIPMENT RATING	GROUNDING ELECTRODE (ALUM. OR COPPER-CLAD)
BUILDING A	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING B	4 SETS: (4) #300 KCMIL CU. IN 3" C. EACH	42 KAIC	250 KCMIL
BUILDING C	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING D	4 SETS: (4) #400 KCMIL AL. IN 4" C. EACH	42 KAIC	4/0
BUILDING E	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING F	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	22 KAIC	4/0
BUILDING G	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING H	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
CLUBHOUSE	2 SETS: (4) #250 KCM AL. IN 3" C. EACH	22 KAIC	3/0
EV	2 SETS: (4) #350 KCM AL. IN 3" C. EACH	22 KAIC	3/0

NOTES:  
1. VOLTAGE DROP HAS BEEN ACCOUNTED FOR IN SIZES INDICATED, FURTHER UP-SIZING IS NOT NECESSARY.

APARTMENT FEEDER SCHEDULE															
BUILDING A		BUILDING B		BUILDING C		BUILDING D		BUILDING E		BUILDING F		BUILDING G		BUILDING H	
APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE
A101	NOTE #3	B101	NOTE #3	C101	NOTE #1	D101	NOTE #3	E101	NOTE #1	F101	NOTE #1	G101	NOTE #3	H101	NOTE #1
A102	NOTE #3	B102	NOTE #3	C102	NOTE #1	D102	NOTE #4	E102	NOTE #1	F102	NOTE #1	G102	NOTE #4	H102	NOTE #1
A103	NOTE #2	B103	NOTE #2	C103	NOTE #1	D103	NOTE #2	E103	NOTE #2	F103	NOTE #1	G103	NOTE #2	H103	NOTE #2
A104	NOTE #2	B104	NOTE #2	C104	NOTE #1	D104	NOTE #3	E104	NOTE #1	F104	NOTE #1	G104	NOTE #3	H104	NOTE #1
A105	NOTE #1	B105	NOTE #1	C105	NOTE #2	D105	NOTE #1	E105	NOTE #3	F105	NOTE #2	G105	NOTE #1	H105	NOTE #3
A106	NOTE #1	B106	NOTE #1	C106	NOTE #2	D106	NOTE #2	E106	NOTE #2	F106	NOTE #2	G106	NOTE #2	H106	NOTE #2
A107	NOTE #1	B107	NOTE #1	C107	NOTE #3	D107	NOTE #1	E107	NOTE #4	F107	NOTE #3	G107	NOTE #1	H107	NOTE #4
A108	NOTE #1	B108	NOTE #1	C108	NOTE #3	D108	NOTE #1	E108	NOTE #3	F108	NOTE #3	G108	NOTE #1	H108	NOTE #3
A201	NOTE #3	B201	NOTE #3	C201	NOTE #1	D201	NOTE #3	E201	NOTE #1	F201	NOTE #1	G201	NOTE #3	H201	NOTE #1
A202	NOTE #3	B202	NOTE #3	C202	NOTE #1	D202	NOTE #4	E202	NOTE #1	F202	NOTE #1	G202	NOTE #4	H202	NOTE #1
A203	NOTE #2	B203	NOTE #2	C203	NOTE #1	D203	NOTE #2	E203	NOTE #2	F203	NOTE #1	G203	NOTE #2	H203	NOTE #2
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A302	NOTE #3	B302	NOTE #3	C302	NOTE #1	D302	NOTE #4	E302	NOTE #1	F302	NOTE #1	G302	NOTE #4	H302	NOTE #1
A303	NOTE #2	B303	NOTE #2	C303	NOTE #1	D303	NOTE #3	E303	NOTE #2	F303	NOTE #1	G303	NOTE #3	H303	NOTE #2
A304	NOTE #2	B304	NOTE #2	C304	NOTE #1	D304	NOTE #3	E304	NOTE #1	F304	NOTE #1	G304	NOTE #3	H304	NOTE #1
A305	NOTE #1	B305	NOTE #1	C305	NOTE #2	D305	NOTE #1	E305	NOTE #3	F305	NOTE #2	G305	NOTE #1	H305	NOTE #3
A306	NOTE #1	B306	NOTE #1	C306	NOTE #2	D306	NOTE #1	E306	NOTE #3	F306	NOTE #2	G306	NOTE #1	H306	NOTE #3
A307	NOTE #1	B307	NOTE #1	C307	NOTE #3	D307	NOTE #1	E307	NOTE #4	F307	NOTE #3	G307	NOTE #1	H307	NOTE #4
A308	NOTE #1	B308	NOTE #1	C308	NOTE #3	D308	NOTE #1	E308	NOTE #3	F308	NOTE #3	G308	NOTE #1	H308	NOTE #4

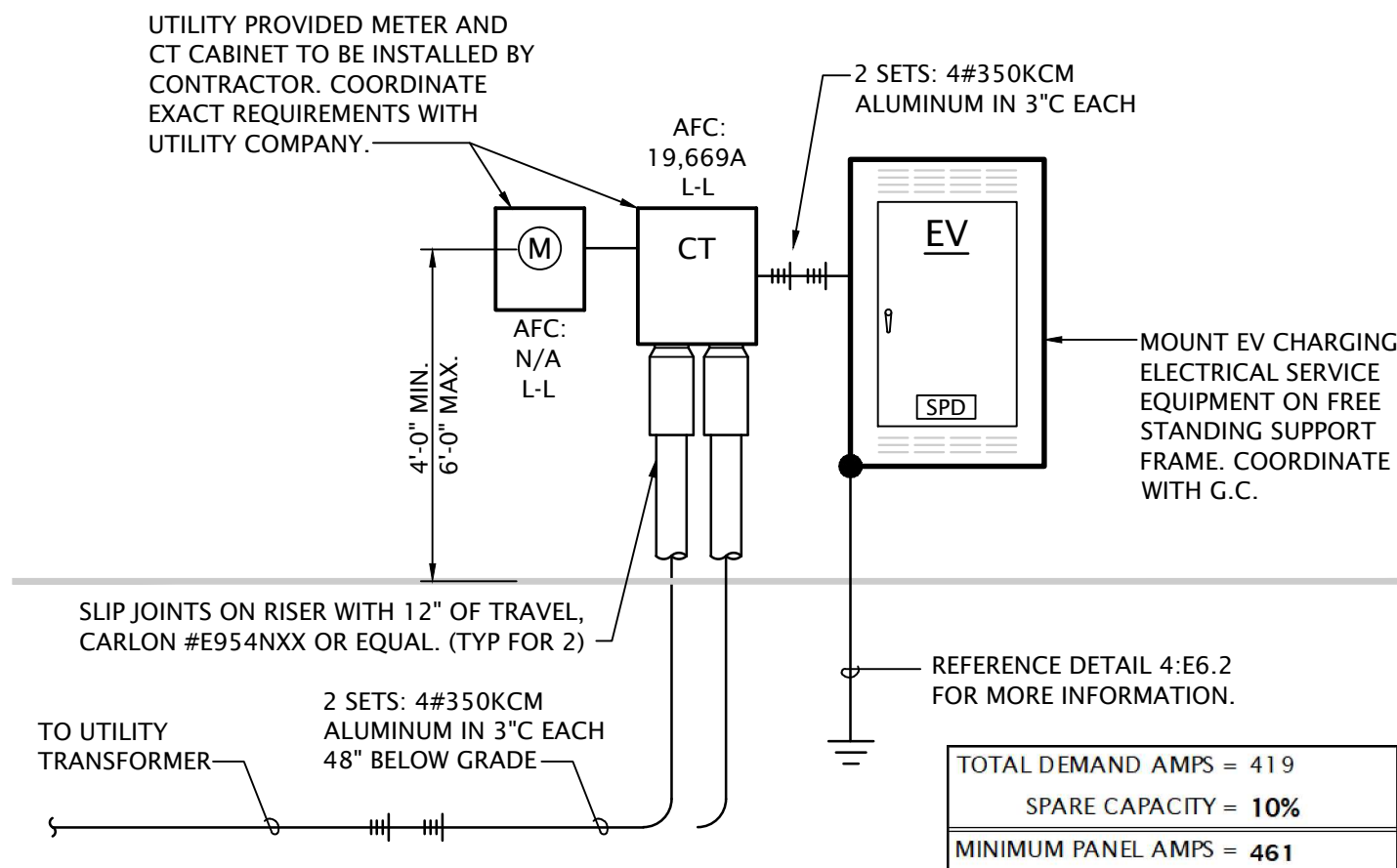
- FEEDER SIZING NOTES:
- BASE BID (COPPER): 3#2, #6G, 1-1/4" C OR MC CABLE  
ALTERNATE BID (ALUMINUM): 3#1/0, #2G, 1-1/2" C OR MC CABLE
  - BASE BID (COPPER): 3#1, #4G, 1-1/4" C OR MC CABLE  
ALTERNATE BID (ALUMINUM): 3#2/0, #1G, 2" C OR MC CABLE
  - BASE BID (COPPER): 3#2/0, #2G, 2" C OR MC CABLE  
ALTERNATE BID (ALUMINUM): 3#4/0, #1/0G, 2" C OR MC CABLE
  - BASE BID (COPPER): 3#3/0, #2G, 2" C OR MC CABLE  
ALTERNATE BID (ALUMINUM): 3#250, #2/0G, 2-1/2" C OR MC CABLE

- GENERAL NOTES:
- Voltage drop has been accounted for in sizes indicated, further up-sizing of feeders is not necessary.
  - Ensure panel lugs are adequately sized to handle up-sized feeders.



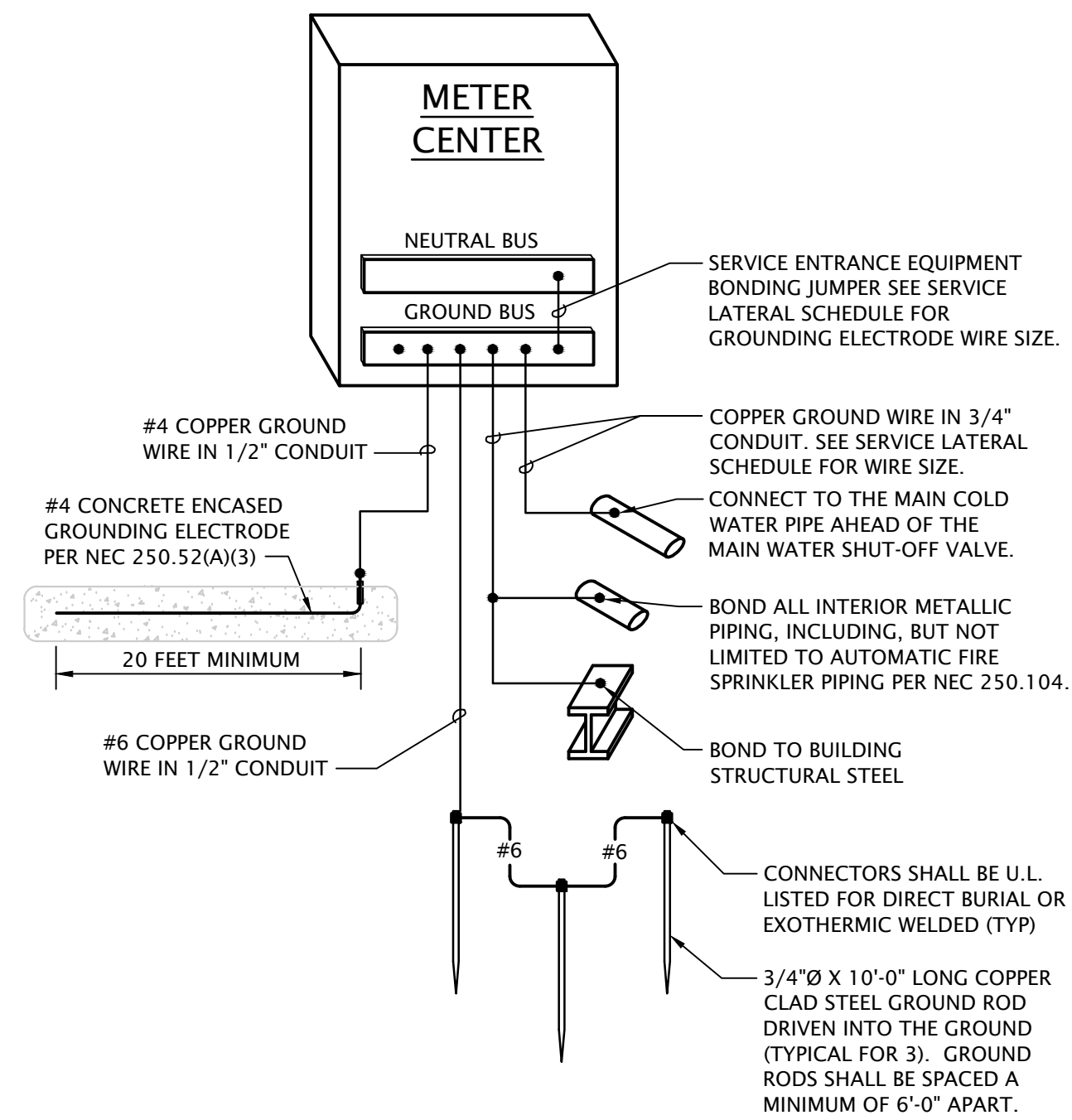
EV CHARGING PANEL  
SERVICE GROUNDING ELECTRODE SYSTEM

4 No Scale



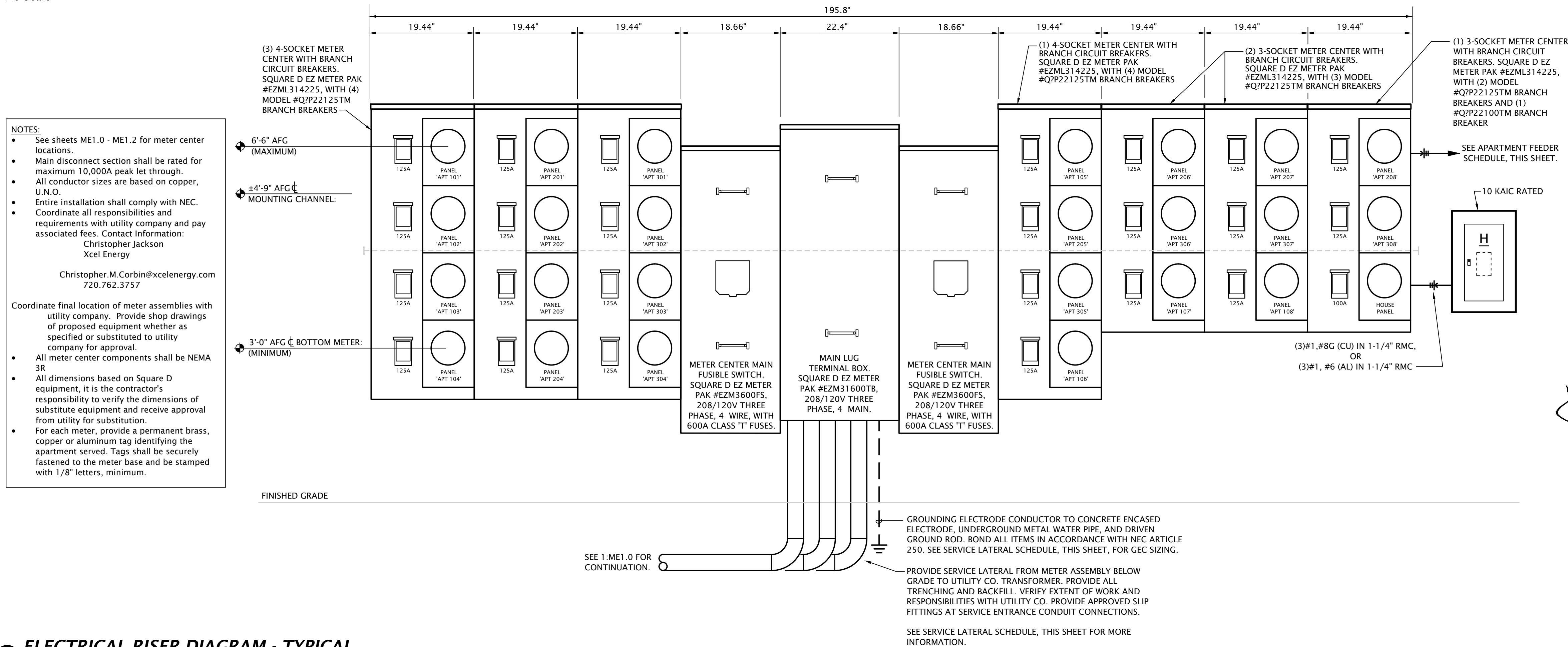
ELECTRICAL RISER DIAGRAM - EV CHARGING PANEL

2 No Scale



APARTMENT BUILDING  
SERVICE GROUNDING ELECTRODE SYSTEM

3 No Scale



ELECTRICAL RISER DIAGRAM - TYPICAL

1 No Scale



PANEL SCHEDULE NOTES BY SYMBOL

1. HEAT TRACE CIRCUITS SHALL HAVE GFCI TYPE BREAKERS.
2. DESIGNATED CIRCUIT ONLY REQUIRED FOR HOUSE PANEL 'D'.

Panel Designation: H*				Mounting: Surface			
Location: Exterior Wall				Bus Amps: 100			
Voltage: 208/120V-1Ph-3W				MCB Amps: MLO			
Enclosure: NEMA 3R				Other: 10 KAIC			
*Label panel with 'H' followed by building designation letter.				Equipment Ground Bar			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	BUILDING MOUNTED LIGHTS	(2)# 12,#12G, 1/2".	20 / 1	20 / 1	(2)# 12,#12G, 1/2".	FACP	2
3	WALL HEATER	(2)# 12,#12G, 1/2".	20 / 1	20 / 1	(2)# 12,#12G, 1/2".	RCPT	4
5	LTC -SITE	(2)# 10,# 10G, 3/4".	20 / 2	20 / 1	(2)# 12,# 12G, 1/2".	EXTERIOR LIGHTING CONTROLS	6
7				20 / 1	(2)# 10,# 10G, 3/4".	FUTURE RADON FANS	8
9	HEAT TRACE	(2)# 12,#12G, 1/2".	20 / 1	20 / 1	(2)# 12,# 12G, 1/2".	AIR COMPRESSOR	10
11	HEAT TRACE	(2)# 12,#12G, 1/2".	20 / 1	20 / 1	(2)# 10,# 10G, 3/4".	MONUMENT SIGN	12
13	SPACE	---	---	---	---	SPACE	14
15	SPACE	---	---	---	---	SPACE	16
17	SPACE	---	---	---	---	SPACE	18
19	SPACE	---	---	---	---	SPACE	20
21	SPACE	---	---	---	---	SPACE	22
23	SPACE	---	---	---	---	SPACE	24

3 Bed / 2 Bath Unit - Feeder Calculation				
Area	1216 SF			
			Connected Load (VA)	Demand Load (VA)
<b>Feeder &amp; Service Loads per NEC 220.82 Part IV</b>				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	1216 SF	3,648	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	5,000 VA/Circuit	1 ea	5,000	
f Refrigerator	1,200 VA/Circuit	1 ea	1,200	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (ERV Fan)	72 VA/Circuit	1 ea	72	
Motor (Blower Coil Fan)	687 VA/Circuit	1 ea	687	
Part (B) Connected Load Total			31,122	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				18,449
C3 65% Nameplate Rating of electric space heating (220.82 (C)(3))				
Blower Coil Electric Heat	6,000 VA/Circuit	1 ea	3,900	
Part (C.) Connected Load Total			3,900	
Part (C.) Demand Load				3,900
Total Dwelling Unit Demand Load				22,349
Total NEC Demand VA				22,349
Total Amps @ 120/208V-1Ph-3W				107
Provide 125A Load Center & Feed with 110A/2P Breaker				

2 Bed / 2 Bath Unit - Feeder Calculation			
Area	1037 SF		
		Connected Load (VA)	Demand Load (VA)
<b>Feeder &amp; Service Loads per NEC 220.82 Part IV</b>			
B1 General Loads (220.82 (B)(1))			
a Lighting & Receptacles	3 VA/SF	1037 SF	3,111
B2 Required Circuits (220.82 (B)(2))			
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000
B3 Nameplate Ratings of Equipment (220.82 (B)(3))			
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000
b Electric Range	8,000 VA/Circuit	1 ea	8,000
c Dishwasher	840 VA/Circuit	1 ea	840
d Microwave	1000 VA/Circuit	1 ea	1,000
e Disposal	1,175 VA/Circuit	1 ea	1,175
f Water Heater	5,000 VA/Circuit	1 ea	5,000
f Refrigerator	1,200 VA/Circuit	1 ea	1,200
B4 Nameplate Ratings of Motors (220.82 (B)(4))			
Motor (ERV Fan)	72 VA/Circuit	1 ea	72
Motor (Blower Coil Fan)	687 VA/Circuit	1 ea	687
Part (B) Connected Load Total			30,585
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)			18,234
C3 65% Nameplate Rating of electric space heating (220.82 (C)(3))			
Blower Coil Electric Heat	6,000 VA/Circuit	1 ea	3,900
Part (C.) Connected Load Total			3,900
Part (C.) Demand Load			3,900
Total Dwelling Unit Demand Load			22,134
Total NEC Demand VA			22,134
Total Amps @ 120/208V-1Ph-3W			106
Provide 125A Load Center & Feed with 110A/2P Breaker			

Panel Designation: EV					Mounting: Surface		
Location: Site					Bus Amps: 600		
Voltage: 208Y/120V-3Ph-4W					MCB Amps: MLO		
Enclosure: NEMA 3R					Other: 22 KAIC, Equipment Ground Bar		
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	EV CHARGING STATION EV1 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV2 - PORT A	2
3							4
5	EV CHARGING STATION EV1 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV2-PORT B	6
7							8
9	EV CHARGING STATION EV3 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV4 - PORT A	10
11							12
13	EV CHARGING STATION EV3 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV4 - PORT B	14
15							16
17	EV CHARGING STATION EV5 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV6 - PORT A	18
19							20
21	EV CHARGING STATION EV5 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV6 - PORT B	22
23							24
25	EV CHARGING STATION EV7 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV8 - PORT A	26
27							28
29	EV CHARGING STATION EV7 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV8 - PORT B	30
31							32
33	EV CHARGING STATION EV9 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV10 - PORT A	34
35							36
37	EV CHARGING STATION EV9 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV10 - PORT B	38
39							40
41	EV CHARGING STATION EV11 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV12 - PORT A	42
43							44
45	EV CHARGING STATION EV11 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0  NOTE #1	EV CHARGING STATION EV12 - PORT B	46
47							48
49	SPACE	—	—	—	—	SPACE	50
51	SPACE	—	—	—	—	SPACE	52
53	MAINTENANCE RECEPTACLE	(2)#10, 10G,, 3/4".	20 / 1	—	—	SPACE	54

1 Bed / 1 Bath Unit - Feeder Calculation			
Area	829 SF		
		Connected Demand	
		Load (VA)	Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV			
B1 General Loads (220.82 (B)(1))			
a Lighting & Receptacles	3 VA/SF	829 SF	2,487
B2 Required Circuits (220.82 (B)(2))			
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000
B3 Nameplate Ratings of Equipment (220.82 (B)(3))			
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000
b Electric Range	8,000 VA/Circuit	1 ea	8,000
c Dishwasher	840 VA/Circuit	1 ea	840
d Microwave	1000 VA/Circuit	1 ea	1,000
e Disposal	1,175 VA/Circuit	1 ea	1,175
f Water Heater	5,000 VA/Circuit	1 ea	5,000
f Refrigerator	1,200 VA/Circuit	1 ea	1,200
B4 Nameplate Ratings of Motors (220.82 (B)(4))			
Motor (ERV Fan)	72 VA/Circuit	1 ea	72
Motor (Blower Coil Fan)	687 VA/Circuit	1 ea	687
Part (B) Connected Load Total			29,961
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)			17,984
C3 65% Nameplate Rating of electric space heating (220.82 (C)(3))			
Blower Coil Electric Heat	6,000 VA/Circuit	1 ea	3,900
Part (C.) Connected Load Total			3,900
Part (C.) Demand Load			3,900
Total Dwelling Unit Demand Load			21,884
Total NEC Demand VA			21,884
Total Amps @ 120/208V-1Ph-3W			105
Provide 125A Load Center & Feed with 110A/2P Breaker			

Type 4 - Buildings A,B,C,F Electrical Service Calculation (12 total units + House)				
The Reserves at Eagle Point				
Area: 11,190 SF (Dwelling Units Only)			Connected Demand Load (VA)	Demand Load (VA)
<b>Feeder &amp; Service Loads per NEC 220.84 Part IV</b>				
C1	General Loads (220.84 (C)(1))			
	a Lighting & Receptacles	3 VA/SF	11190 SF	33,570
C2	Required Circuits (220.84 (C)(2))			
	a Laundry Circuits	1,500 VA/Circuit	12 Circuits	18,000
	b Kitchen Circuits	1,500 VA/Circuit	24 Circuits	36,000
C3	Nameplate Ratings of Equipment (220.84 (C)(3))			
	a1 Microwave	1,000 VA/Circuit	12 Circuits	12,000
	a2 Dishwasher	840 VA/Circuit	12 Circuits	10,080
	a3 Disposal	1175 VA/Circuit	12 Circuits	14,100
	a4 Refrigerator	1200 VA/Circuit	12 Circuits	14,400
	b Electric Range	8,000 VA/Circuit	12 Circuits	96,000
	c Electric Clothes Dryer	5,000 VA/Circuit	12 Circuits	60,000
	d Water Heater	5,000 VA/Circuit	12 ea	60,000
C4	Nameplate Ratings of Motors (220.84 (C)(4))			
	1BR Motor	687 VA/Circuit	6 Circuits	4,122
	2BR Motor	687 VA/Circuit	6 Circuits	4,122
	ERV Fan Motor	72 VA/Circuit	12 Circuits	864
C5	Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)			
	1BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000
	2BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000
			Connected Load Total	435,258
			Dwelling Unit Demand Load from Table 220.84: 41%	178,456
Dwelling Unit NEC Demand Load (VA) Sub-Total				178,456
House Panel NEC Demand Load (VA) Sub-Total				25,000
Total Building Service Demand Load (VA)				203,456
Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W				565
Provide 600A Meter Center				

Type 4 - Buildings A,B,C,F Electrical Service Calculation (12 total units)				
The Reserves at Eagle Point				
Area: 11,190 SF (Dwelling Units Only)			Connected Demand Load (VA)	Demand Load (VA)
<b>Feeder &amp; Service Loads per NEC 220.84 Part IV</b>				
C1	General Loads (220.84 (C)(1))			
	a Lighting & Receptacles	3 VA/SF	11190 SF	33,570
C2	Required Circuits (220.84 (C)(2))			
	a Laundry Circuits	1,500 VA/Circuit	12 Circuits	18,000
	b Kitchen Circuits	1,500 VA/Circuit	24 Circuits	36,000
C3	Nameplate Ratings of Equipment (220.84 (C)(3))			
	a1 Microwave	1,000 VA/Circuit	12 Circuits	12,000
	a2 Dishwasher	840 VA/Circuit	12 Circuits	10,080
	a3 Disposal	1175 VA/Circuit	12 Circuits	14,100
	a4 Refrigerator	1200 VA/Circuit	12 Circuits	14,400
	b Electric Range	8,000 VA/Circuit	12 Circuits	96,000
	c Electric Clothes Dryer	5,000 VA/Circuit	12 Circuits	60,000
	d Water Heater	5,000 VA/Circuit	12 ea	60,000
C4	Nameplate Ratings of Motors (220.84 (C)(4))			
	1BR Motor	687 VA/Circuit	6 Circuits	4,122
	2BR Motor	687 VA/Circuit	6 Circuits	4,122
	ERV Fan Motor	72 VA/Circuit	12 Circuits	864
C5	Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)			
	1BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000
	2BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000
			Connected Load Total	435,258
			Dwelling Unit Demand Load from Table 220.84: 41%	178,456
			Dwelling Unit NEC Demand Load (VA) Sub-Total	178,456
			Total Building Service Demand Load (VA)	178,456
			Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W	496
Provide 600A Meter Center				

Type 1 - Buildings D,E,G,H Electrical Service Calculation (12 total units + House)				
The Reserves at Eagle Point				
Area: 13,518 SF (Dwelling Units Only)			Connected Demand Load (VA)	Demand Load (VA)
<b>Feeder &amp; Service Loads per NEC 220.84 Part IV</b>				
C1 General Loads (220.84 (C)(1))				
a Lighting & Receptacles	3 VA/SF	13518 SF		40,554
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuits	1,500 VA/Circuit	12 Circuits		18,000
b Kitchen Circuits	1,500 VA/Circuit	24 Circuits		36,000
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	12 Circuits		12,000
a2 Dishwasher	840 VA/Circuit	12 Circuits		10,080
a3 Disposal	1175 VA/Circuit	12 Circuits		14,100
a4 Refrigerator	1200 VA/Circuit	12 Circuits		14,400
b Electric Range	8,000 VA/Circuit	12 Circuits		96,000
c Electric Clothes Dryer	5,000 VA/Circuit	12 Circuits		60,000
d Water Heater	5,000 VA/Circuit	12 ea		60,000
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
2BR Motor	687 VA/Circuit	6 Circuits		4,122
3BR Motor	687 VA/Circuit	6 Circuits		4,122
ERV Fan Motor	72 VA/Circuit	12 Circuits		864
C5 Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)				
2BR Electric Heat	6,000 VA/Circuit	6 Circuits		36,000
3BR Electric Heat	6,000 VA/Circuit	6 Circuits		36,000
			Connected Load Total	442,242
Dwelling Unit Demand Load from Table 220.84: 41%				181,319
Dwelling Unit NEC Demand Load (VA) Sub-Total				181,319
House Panel NEC Demand Load (VA) Sub-Total				25,000
Total Building Service Demand Load (VA)				206,319
Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W				573
Provide 600A Meter Center				

Type 1 - Buildings D,E,G,H Electrical Service Calculation (12 total units)				
The Reserves at Eagle Point				
Area: 13,518 SF (Dwelling Units Only)			Connected Demand Load (VA)	Load (VA)
<b>Feeder &amp; Service Loads per NEC 220.84 Part IV</b>				
C1	General Loads (220.84 (C)1(1))			
	a Lighting & Receptacles	3 VA/SF	13518 SF	40,554
C2	Required Circuits (220.84 (C)2(2))			
	a Laundry Circuits	1,500 VA/Circuit	12 Circuits	18,000
	b Kitchen Circuits	1,500 VA/Circuit	24 Circuits	36,000
C3	Nameplate Ratings of Equipment (220.84 (C)3(3))			
	a1 Microwave	1,000 VA/Circuit	12 Circuits	12,000
	a2 Dishwasher	840 VA/Circuit	12 Circuits	10,080
	a3 Disposal	1175 VA/Circuit	12 Circuits	14,100
	a4 Refrigerator	1200 VA/Circuit	12 Circuits	14,400
	b Electric Range	8,000 VA/Circuit	12 Circuits	96,000
	c Electric Clothes Dryer	5,000 VA/Circuit	12 Circuits	60,000
	d Water Heater	5,000 VA/Circuit	12 ea	60,000
C4	Nameplate Ratings of Motors (220.84 (C)4(1))			
	2BR Motor	687 VA/Circuit	6 Circuits	4,122
	3BR Motor	687 VA/Circuit	6 Circuits	4,122
	ERV Fan Motor	72 VA/Circuit	12 Circuits	864
C5	Electric Space Heat load (220.84 (C)5(5)) (Heat Pump with Electric Heat)			
	2BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000
	3BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000
			Connected Load Total	442,242
			Dwelling Unit Demand Load from Table 220.84: 41%	181,319
			Dwelling Unit NEC Demand Load (VA) Sub-Total	181,319
			Total Building Service Demand Load (VA)	181,319
			Total Building Service Demand Load (Ampere)s @ 208V-3Ph, 4W	504
			Provide 600A Meter Center	



REVISION:

DATE: 10-2-2023

JOB: 22-3219

SHEET NO.:

E6.4

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150 KVA Transformer Fault Current

Project Name: Reserves at Eagle Point  
Project Number: 23050  
Designed By: JGR  
Notes: Service Entrance SCC  
None

Calculation of Fault Current  
Fault SCA Source = Main Bus  
SCA Available = 20000  
Length Units = Feet  
System Phase = 3 Phase  
System Voltage = 208

AVAILABLE FAULT CURRENT FOR 150 KVA TRANSFORMER FOR ICS (NEC) STANDARD FOR ELECTRICAL INSTALLATION AND USE, TABLE II

PH	Size	PLV	Sec.V	NZ	SCA3PH
TA	150 KVA	3 PH		208	

Main Feeder

Feeder	Cond.	Cable	Size	Qty	Feet	SCA3PH	SCA AFTER FUSE
F1 BUILDING F	PVC	14AL	800	3	115	18,733	6,000
F2 FV	PVC	14AL	350	2	50	10,689	(CT METERED)

300 KVA Transformer Fault Current

Project Name: Reserves at Eagle Point  
Project Number: 23050  
Designed By: JGR  
Notes: SCC Clubhouse  
None

Calculation of Fault Current  
Fault SCA Source = Main Bus  
SCA Available = 50000  
Length Units = Feet  
System Phase = 3 Phase  
System Voltage = 208

AVAILABLE FAULT CURRENT FOR 300 KVA TRANSFORMER FOR ICS (NEC) STANDARD FOR ELECTRICAL INSTALLATION AND USE, TABLE II

PH	Size	PLV	Sec.V	NZ	SCA3PH
TA	300KVA	3 PH		208	

Main Feeder

Feeder	Cond.	Cable	Size	Qty	Feet	SCA3PH	SCA AFTER FUSE
F1 BUILDING D	PVC	14AL	400	4	150	27,698	7,500
F2 BUILDING A	PVC	14AL	300	3	100	31,580	7,750
F4 BUILDING C	PVC	14CU	300	4	250	22,440	7,000
F6 BUILDING E	PVC	14AL	400	3	75	34,528	7,750
F8 BUILDING G	PVC	14AL	300	3	75	34,528	7,750
F7 BUILDING B	PVC	14AL	300	3	100	31,580	7,750
F9 CLUB DISC	PVC	14AL	800	3	75	34,528	7,750
F10	PVC	14AL	250	2	140	13,717	5,000

CLUBHOUSE Fault Current

Project Name: Reserves at Eagle Point  
Project Number: 23050  
Designed By: JGR  
Notes: SCC Clubhouse  
None

Calculation of Fault Current  
Fault SCA Source = Main Bus  
SCA Available = 5000  
Length Units = Feet  
System Phase = 3 Phase  
System Voltage = 208

AVAILABLE FAULT CURRENT AT METER SOCKET

PH	Size	PLV	Sec.V	NZ	SCA3PH		
F1	PANEL C	EMT	14CU	300	1	50	3,335

File Name: Z:\23050 Reserves at Eagle Point\Design\Power\SCC BLDG D.dwg

Date Created: 8/26/2023 2:43:11 PM  
Date Modified: 10/2/2024 10:57:09 AM  
Source: EDR, Electrical Designer's Reference  
Software Version: 11.1 (Build 15), Based on the 2011 NEC®.  
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BUILDING A Fault Current

Project Name: Reserves at Eagle Point  
Project Number: 23050  
Designed By: JGR  
Notes: SCC Building A  
None

Calculation of Fault Current  
Fault SCA Source = Main Bus  
SCA Available = 7750  
Length Units = Feet  
System Phase = 1 Phase  
System Voltage = 208

AVAILABLE FAULT CURRENT AT METER SOCKET

PH	Size	PLV	Sec.V	NZ	SCA1-P		
F1	A101	None	14CU	20	1	167	4,152
F2	A102	None	14CU	20	1	167	4,152
F3	A103	None	14CU	1	1	118	3,849
F4	A104	PVC	14CU	1	1	118	3,873
F6	A105	None	14CU	1	1	118	3,873
F7	A106	None	14CU	2	1	91	4,081
F8	A106	None	14CU	2	1	91	4,081
F7	A107	None	14CU	2	1	90	3,961
F9	A108	None	14CU	2	1	90	3,961
F9	A201	None	14CU	2	1	90	3,961
F10	A202	None	14CU	20	1	167	4,152
F11	A203	None	14CU	20	1	167	4,152
F12	A204	None	14CU	1	1	118	3,873
F13	A205	None	14CU	1	1	118	3,873
F14	A206	None	14CU	2	1	91	4,081
F15	B201	None	14CU	2	1	91	4,081
F16	B201	None	14CU	2	1	90	3,961
F17	A207	None	14CU	2	1	90	3,961
F18	A208	None	14CU	2	1	90	3,961
F17	A301	None	14CU	20	1	173	3,997
F18	A302	None	14CU	20	1	173	3,997
F19	A303	None	14CU	20	1	173	4,067
F20	B301	None	14CU	1	1	124	3,885
F20	A304	None	14CU	1	1	124	3,885
F21	A305	None	14CU	2	1	97	3,928
F22	A306	None	14CU	2	1	97	3,928
F23	B307	None	14CU	2	1	97	3,928
F24	A308	None	14CU	2	1	96	3,981
F25	PANEL HA	PVC	14CU	1	1	5	8,972

File Name: Z:\23050 Reserves at Eagle Point\Design\Power\SCC BLDG A.dwg

Date Created: 8/26/2023 2:43:11 PM  
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BUILDING B Fault Current

Project Name: Reserves at Eagle Point  
Project Number: 23050  
Designed By: JGR  
Notes: SCC Building B  
None

Calculation of Fault Current  
Fault SCA Source = Main Bus  
SCA Available = 7750  
Length Units = Feet  
System Phase = 1 Phase  
System Voltage = 208

AVAILABLE FAULT CURRENT AT METER SOCKET

PH	Size	PLV	Sec.V	NZ	SCA1-P		
F1	B101	None	14CU	20	1	167	4,016
F2	B102	None	14CU	20	1	167	4,016
F3	B103	None	14CU	1	1	118	3,849
F4	B104	None	14CU	1	1	118	3,849
F6	B105	None	14CU	2	1	91	3,885
F8	B106	None	14CU	2	1	91	3,885
F7	B107	None	14CU	2	1	91	3,885
F9	B108	None	14CU	2	1	90	3,920
F8	B108	None	14CU	2	1	90	3,920
F9	B201	None	14CU	20	1	167	4,016
F10	B202	None	14CU	20	1	167	4,016
F11	B203	None	14CU	2	1	91	3,885
F12	B204	None	14CU	1	1	118	3,849
F13	B205	None	14CU	1	1	118	3,849
F14	B206	None	14CU	2	1	91	3,885
F15	B207	None	14CU	2	1	90	3,920
F16	B208	None	14CU	2	1	90	3,920
F17	B301	None	14CU	2	1	90	3,920
F18	B302	None	14CU	20	1	173	3,997
F19	B303	None	14CU	20	1	173	3,997
F20	B304	None	14CU	1	1	124	3,738
F21	B305	None	14CU	1	1	124	3,738
F22	B306	None	14CU	2	1	97	3,889
F23	B307	None	14CU	2	1	97	3,889
F24	B308	None	14CU	2	1	96	3,920
F25	PANEL HB	PVC	14CU	1	1	5	8,708

File Name: Z:\23050 Reserves at Eagle Point\Design\Power\SCC BLDG B.dwg

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BUILDING C Fault Current

Project Name: Reserves at Eagle Point  
Project Number: 23050  
Designed By: JGR  
Notes: SCC Building C  
None

Calculation of Fault Current  
Fault SCA Source = Main Bus  
SCA Available = 7750  
Length Units = Feet  
System Phase = 1 Phase  
System Voltage = 208

AVAILABLE FAULT CURRENT AT METER SOCKET

PH	Size	PLV	Sec.V	NZ	SCA1-P		
F1	C101	None	14CU	2	1	90	3,961
F2	C102	None	14CU	2	1	90	3,961
F3	C103	None	14CU	2	1	91	4,081
F4	C104	None	14CU	2	1	91	4,081
F6	C105	None	14CU	2	1	91	4,081
F8	C106	None	14CU	1	1	118	3,973
F7	C107	None	14CU	20	1	167	4,152
F9	C108	None	14CU	2	1	90	3,961
F10	C202	None	14CU	2	1	90	3,961
F11	C203	None	14CU	2	1	91	4,081
F12	C204	None	14CU	2	1	91	4,081
F13	C205	None	14CU	1	1	118	3,973
F14	C206	None	14CU	1	1	118	3,973
F15	C207	None	14CU	1	1	119	3,973
F16	C208	None	14CU	20	1	167	4,152
F17	C301	None	14CU	2	1	96	3,981
F18	C302	None	14CU	2	1	97	3,928
F19	C303	None	14CU	2	1	96	3,981
F20	C304	None	14CU	2	1	97	3,928
F21	C305	None	14CU	1	1	124	3,885
F22	C306	None	14CU	1	1	124	3,885
F23	C307	None	14CU	2	1	97	3,928
F24	C308	None	14CU	20	1	173	4,067
F25	HC	PVC	14CU	1	1	5	8,972

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BUILDING D Fault Current

Project Name: Reserves at Eagle Point  
Project Number: 23050  
Designed By: JGR  
Notes: SCC Building D  
None

Calculation of Fault Current  
Fault SCA Source = Main Bus  
SCA Available = 7750  
Length Units = Feet  
System Phase = 1 Phase  
System Voltage = 208

AVAILABLE FAULT CURRENT AT METER SOCKET

PH	Size	PLV	Sec.V	NZ	SCA1-P		
F1	D101	None	14CU	20	1	180	3,972
F2	D102	None	14CU	2	1	202	4,171
F3	D103	None	14CU	1	1	126	3,818
F4	D104	None	14CU	1	1	126	3,818
F6	D105	None	14CU	2	1	148	3,979
F8	D106	None	14CU	2	1	91	4,081
F7	D107	None	14CU	1	1	113	4,077
F9	D108	None	14CU	20	1	180	3,972
F10	D201	None	14CU	2	1	99	5,151
F11	D202	None	14CU	20	1	180	3,972
F12	D203	None	14CU	30	1	202	4,171
F13	D204	None	14CU	1	1	126	3,818
F14	D205	None	14CU	2	1	148	3,979



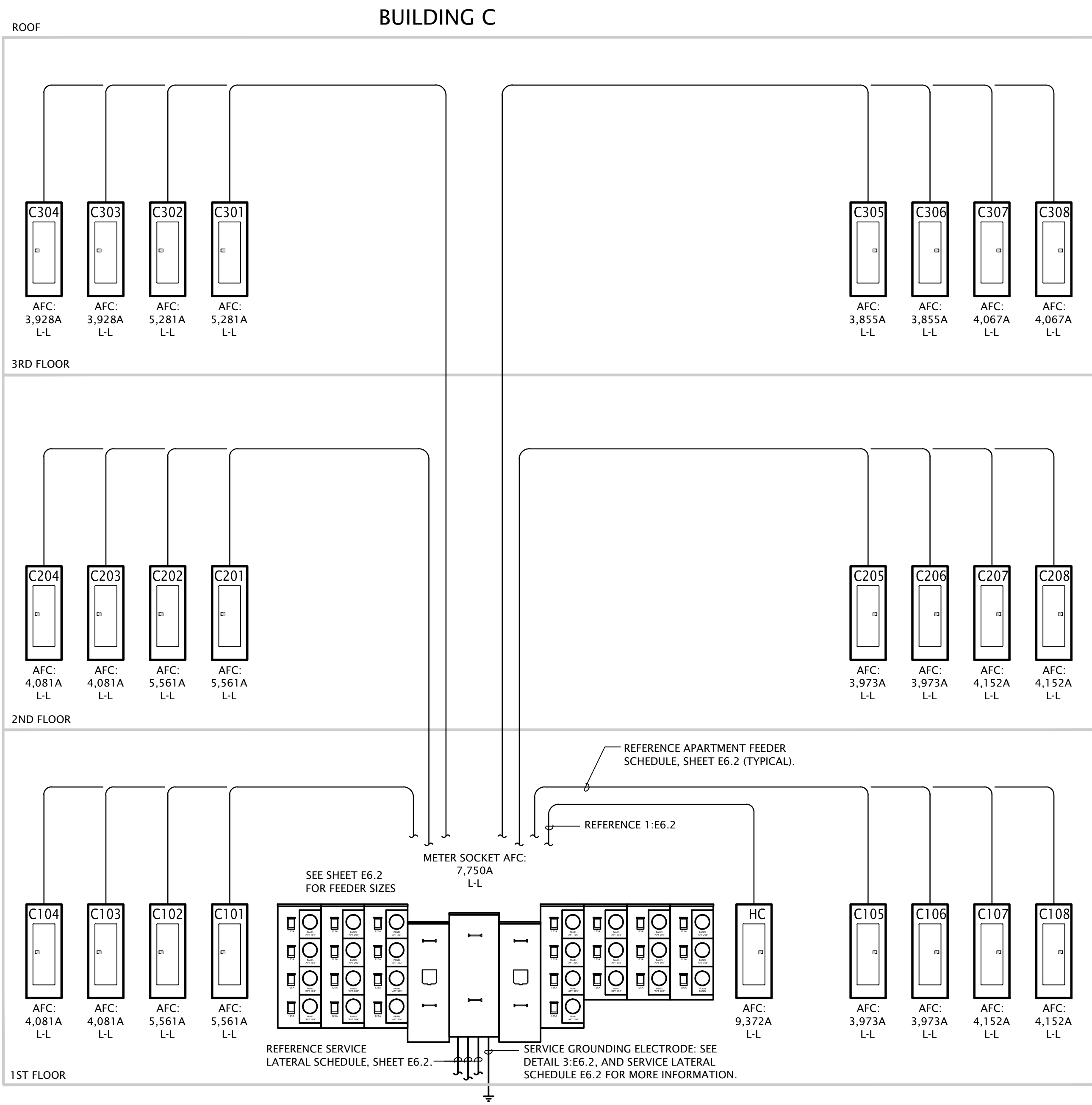


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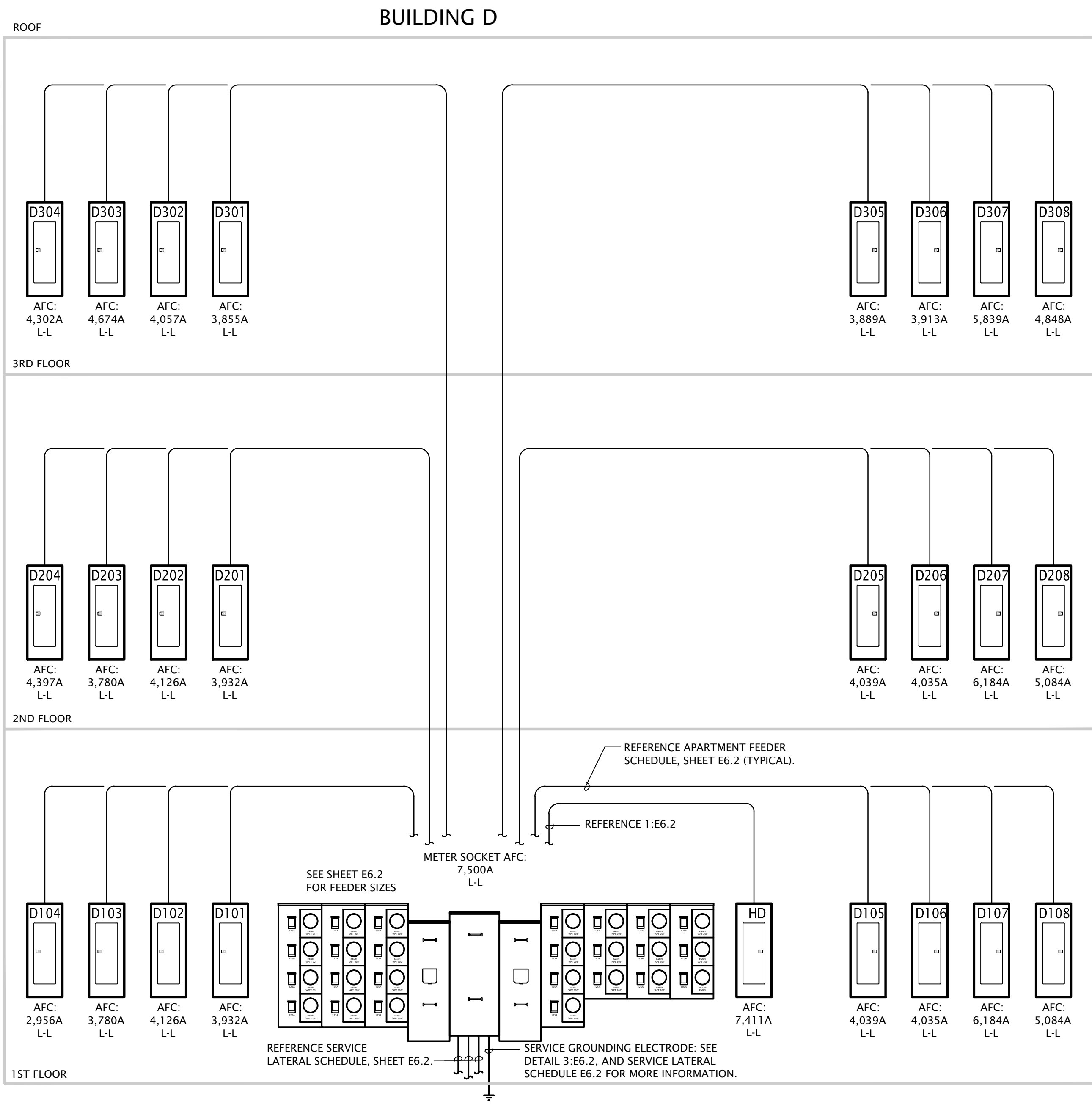
JOB: 22-3219

SHEET NO.:



1 BUILDING C ELECTRICAL RISER DIAGRAM

No Scale



2 BUILDING D ELECTRICAL RISER DIAGRAM

No Scale