

# THE RESERVES at EAGLE POINT

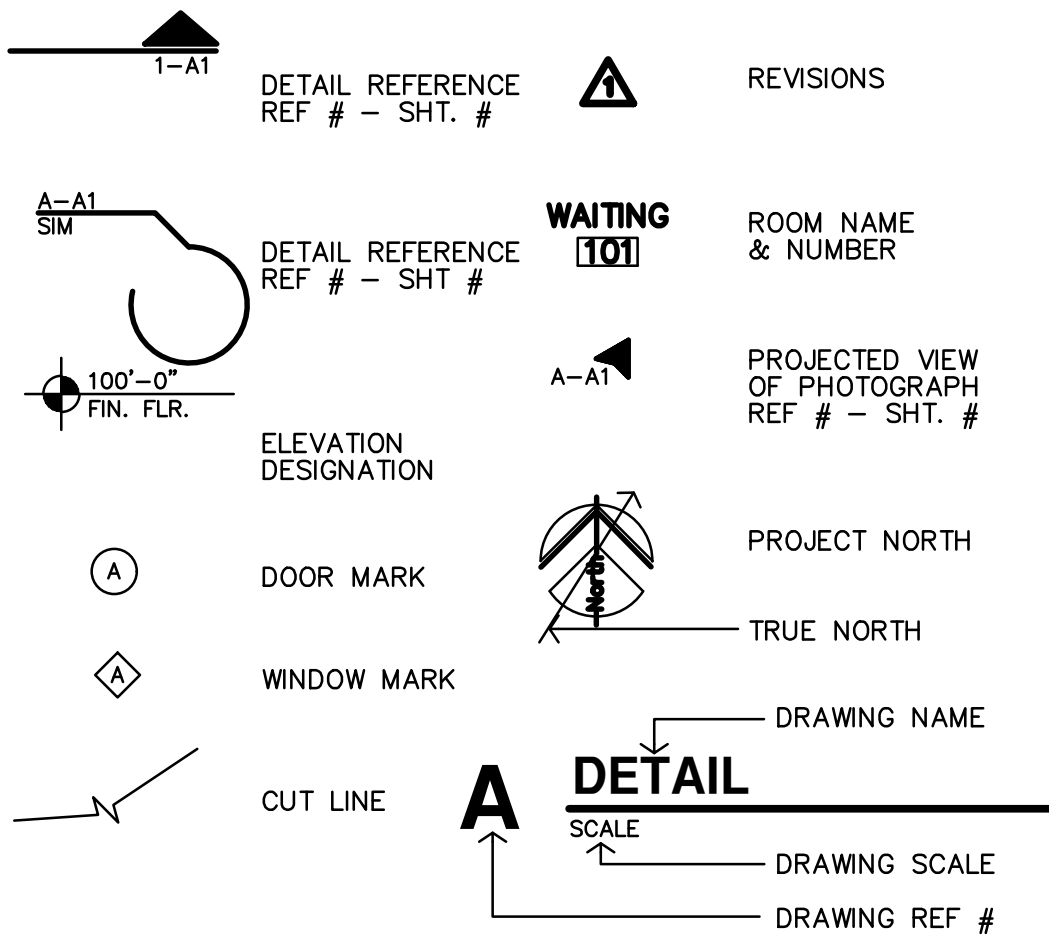
415 NORTH PICADILLY RD - BUILDING E

AURORA,

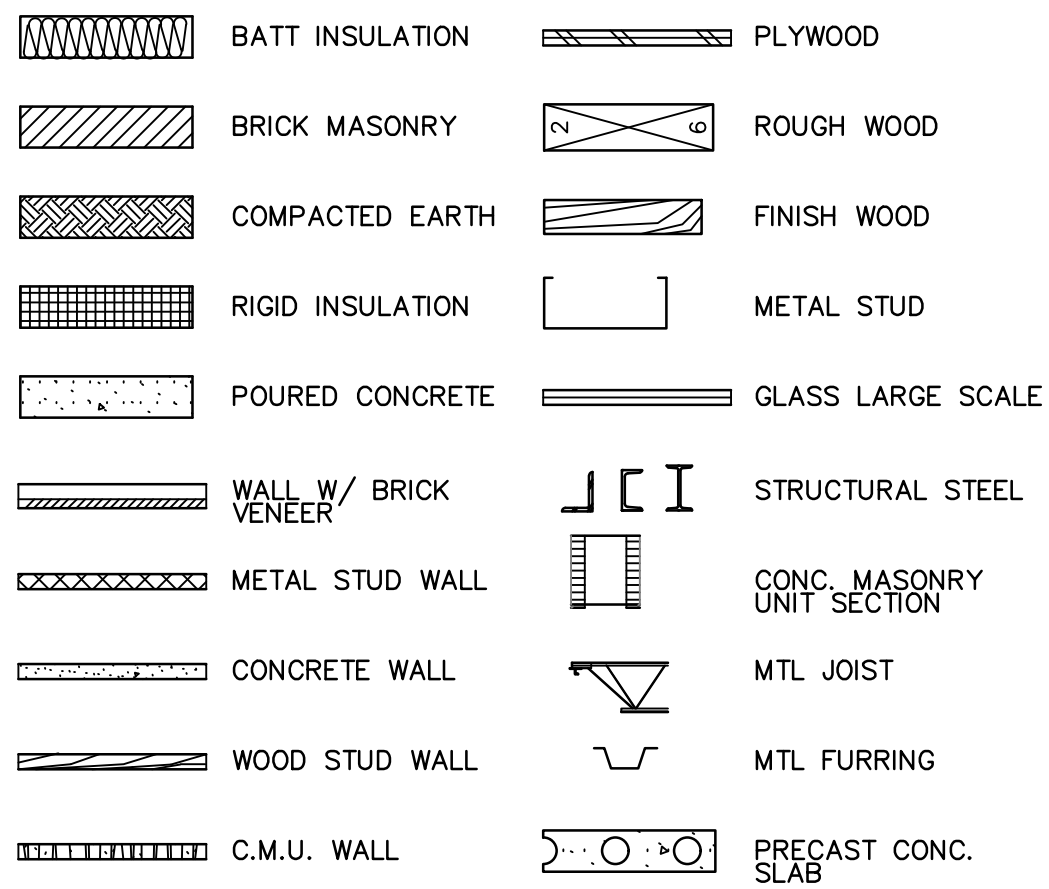
22-3219

COLORADO

## REFERENCE LEGEND



## MATERIAL LEGEND



## ABBREVIATIONS

& Z @ C S #	AND Angle At Centerline Diameter or Round Found or Number	Cntr. Col. Conc. C.T. CMU Ctr.	Counter Column Conc. Concrete Ceramic Tile Concrete Masonry Unit Center	Exp. Ext.	Expansion Exterior	Hr. Hgt.	Hour Height	N. N.I.C. No. or # Nom. N.T.S.	North Not In Contract Number Nominal Not To Scale	Reinf. Req'd Resil. Rm. R.O.	Reinforced Required Resilient Room Rough Opening	Temp. T.&G. Thk. T.O.M. T.O.S. T.P. T.P.D. T.V. Typ. Trd.	Tempered Tongue & Groove Thick Top Of Masonry Top Of Steel Top Of Pavement Toilet Paper Dispenser Television Tackwall Typical Tread
Acous. Adj. A.F.F. Aggr. Al. Approx. Arch. Asb. Asph. A.V.	Acoustical Adjustable Above Finished Floor Aggregate Aluminum Approximate Architect or Architectural Asbestos Asphalt Audio Visual	Dbl. Det. D.F. Dia. Dim. Dn. Dr. Dwg. Dwr.	Double Detail Drinking Fountain Diameter Dimension Down Door Downspout Drawing Drawer	Fl. Flash. Flt. Ftg. Furr. Fut.	F.E.C. F.E. F.C. F.E. F.C. F.E. F.C. F.E. F.C.	Jan Jt. Kit.	Janitor Joint Kitchen	O/ Obs. O.C. O.D. Off. Opp.	On or Over Obscure On Center Diameter Office Opening Opposite	S. S.B. S.C. Sched. S.D. Sect. Shr. Sheet Sim. S.N.D. S.N.R. Spec. Sq. Sst. Std. Steel	South Splash Block Solid Core Schedule Soap Dispenser Section Shower Shr. Sheet Similar Sanitary Napkin Disp. Sanitary Napkin Recep. Specification Square Stainless Steel Standard Steel	U.O.N. Ur.	Unless Otherwise Noted Urinal
Bd. Bitum. Bldg. Blk. Blk.g. Bm. Bot. Bot. Br. Brk.	Board Bituminous Building Block Blocking Beam Bottom Bottom Bearing Brick	(E) Exp. Each Each Elev. Elec. Elev. Equip. E.W. Exist. Expo.	Existing East or Existing Each Expansion Joint Elevation Electrical Elevator Equal Equipment Each Way Elec. Water Cooler Existing Exposed	Ga. Galv. G.B. Gr. Gnd. Gr. Gyp.	Gauge Galvanized Grab Bar Glass Ground Grade Gypsum	Mas. Max. M.C. Mech. Memb. Met. Mfr. Mn. Min. Mir. Misc. M.O. Mtd.	Masonry Maximum Medicine Cabinet Mechanical Membrane Metal Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Mounted	P. Pl. P.Lam. Plas. Plywd. Pz. Pt. P.T.D. P.T.R.	Paint Plate Plastic Laminate Plaster Plywood Pair Point Paper Towel Dispenser Partition Paper Towel Receptacle Quarry Tile	Reinforced Required Resilient Room Rough Opening S. S.B. S.C. Sched. S.D. Sect. Shr. Sheet Sim. S.N.D. S.N.R. Spec. Sq. Sst. Std. Steel	Tempered Tongue & Groove Thick Top Of Masonry Top Of Steel Top Of Pavement Toilet Paper Dispenser Television Tackwall Typical Tread	V.C.T. V.T. V.B. Vert. Vest. Vyl.	Vinyl Composition Tile Vinyl Tile Vapor Barrier Vertical Vestibule Vinyl
Cab. Cig. Cf.	Cabinet Ceiling Clear	W.C. Exist. Expo.	Water Existing Exposed	H.C. Hdw. Hdw. H.M. Horiz.	Hollow Core Hardware Hardware Hollow Metal Horizontal	R. Rad. R.D. Ref.	Riser Radius Roof Drain Reference	Reinforced Required Resilient Room Rough Opening S. S.B. S.C. Sched. S.D. Sect. Shr. Sheet Sim. S.N.D. S.N.R. Spec. Sq. Sst. Std. Steel	Riser Radius Roof Drain Reference	Tex. T.B. T.Bd.	Texture Towel Bar Tack Board	W. w/o w/c W.C. Wd. Wp. Wdw. Wsc. Wt.	West Without Wall Covering Wood Waterproof Window Wainscot Weight



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PERMIT SET 10-2-2023



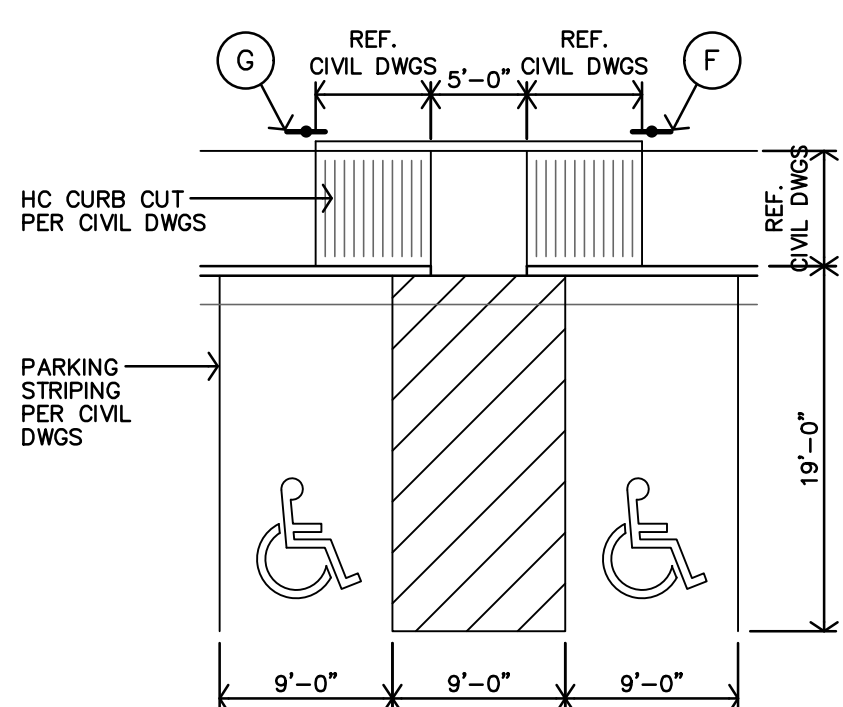




SITE PLAN KEY NOTES

(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

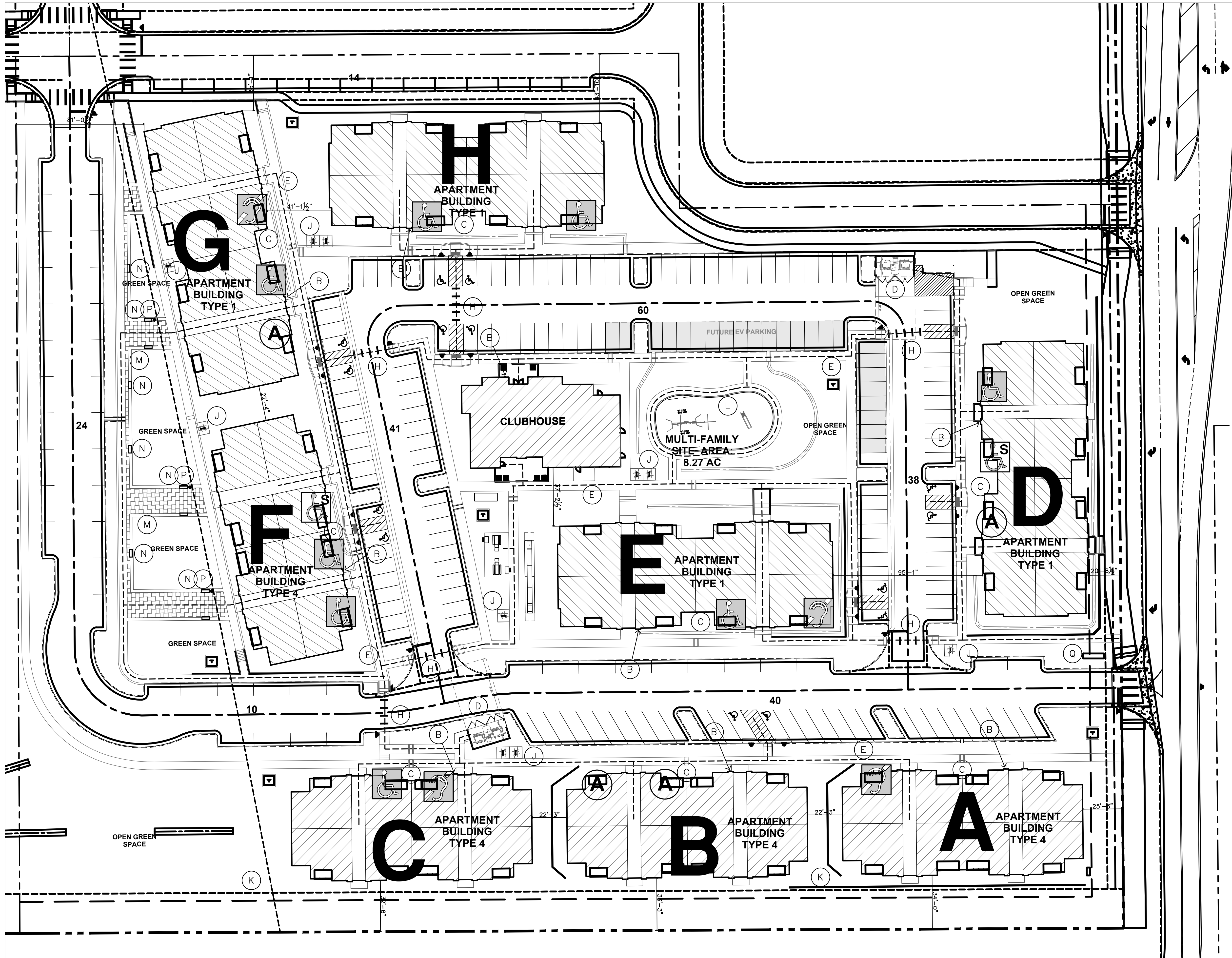
PROVIDED	
TOTAL STALLS	227
STANDARD STALLS	174
GUEST STALLS	39
ACCESSIBLE STALLS	14
PARKING RATIO (STALLS/UNITS)	1.18
BICYCLE PARKING SPACES	20

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

LOT COVERAGE		BLDG COVERAGE (GSF FOOTPRINT)	LOT COVERAGE
SITE ACRES	SITE SQUARE FOOT		
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

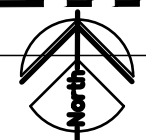
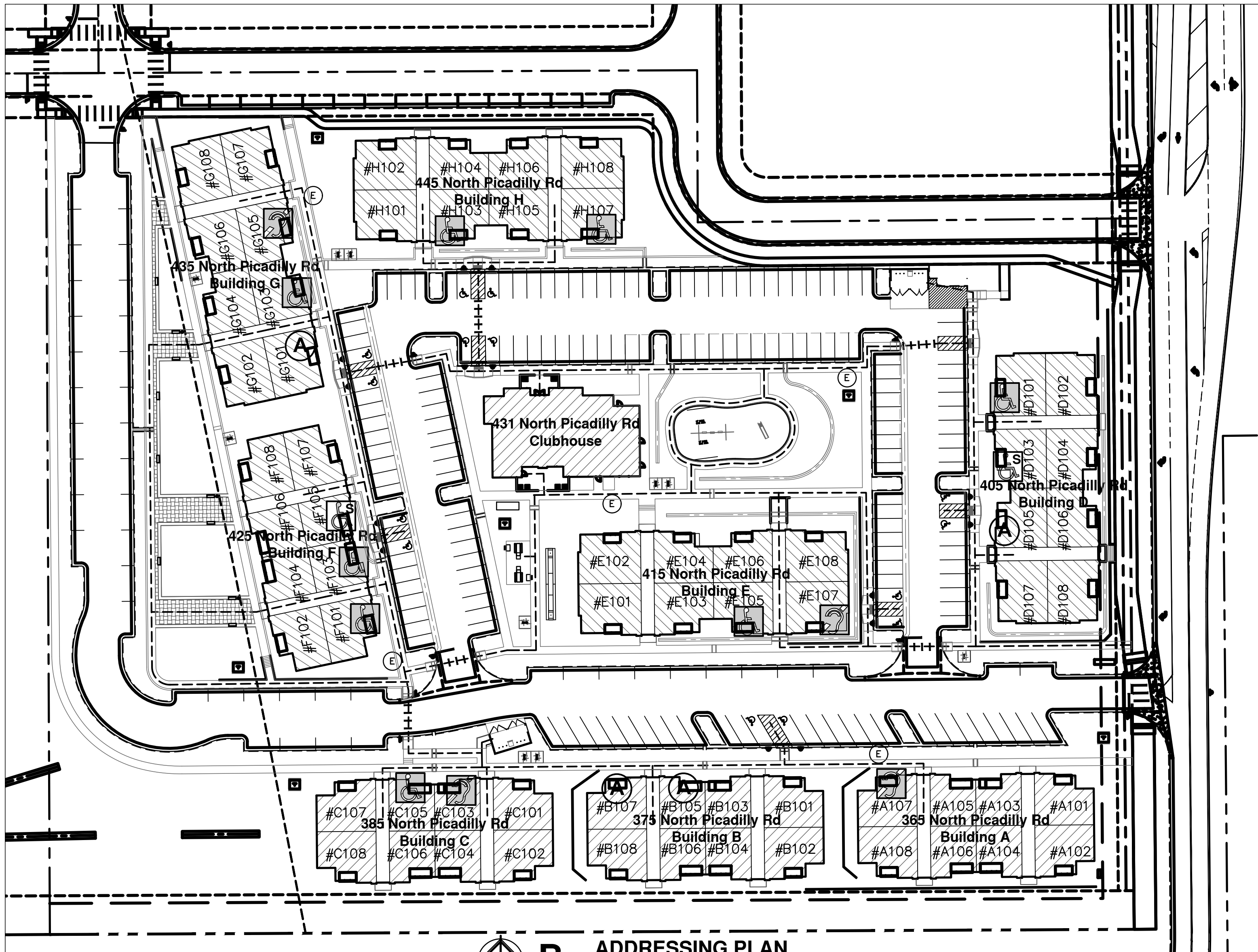
NOTE: UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY &amp; DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

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

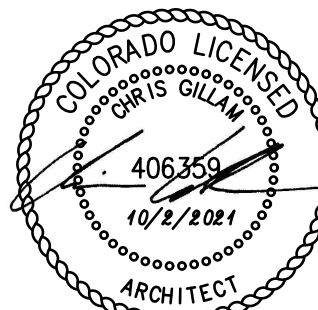
## COLORADO HOUSE BILL 03-1221

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



## B ADDRESSING PLAN

1"=50'-0"



REVISION:

DATE: 12-5-2023

JOB: 22-3219

SHEET NO.:



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.	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. STRUCTURE							
101	LIVING ROOM	V	P1					ST	9'-0"						
102	DINING	V	P1					ST	9'-0"						
103	KITCHEN	V	P1					ST	8'/9'	NOTE 1,2,5					
104	BATH	V	P1					ST	8'/9'	NOTE 1,2,3,5					
106	LAUNDRY	V	P1					ST	8'/9'	NOTE 2,5					
107	HALL	V	P1					ST	9'-0"						
108	CLOSET	V	P1					ST	8'/9'	NOTE 5					
109	CLOSET	V	P1					ST	9'-0"						
111	BEDROOM	V	P1					ST	9'-0"						
112	MECHANICAL	V	P1					ST	8'/9'	NOTE 5					
113	MASTER BATH	V	P1					ST	8'/9'	NOTE 1,2,3,5					
114	CLOSET	V	P1					ST	8'/9'						
116	MASTER BEDROOM	V	P1					ST	8'-0"	NOTE 5					
117	OUTSIDE STORAGE	V	P1					P1	±9'-0"						
118	BEDROOM	V	P1					ST	9'-0"						
119	CLOSET	V	P1					ST	9'-0"						

NOTES:

- AT ALL REMOVABLE CABINET FRONTS: WALLS AND FLOORS ARE TO BE FINISHED.
- INSTALL 5/8" TYPE X M.R. G.B. @ ALL WET AREAS.
- 5/8" CEMENT BOARD @ TUB ENCLOSURE
- REF SHEET A2.0 FOR BUILDING FINISH SCHEDULE.
- REF SHEET A2.3 CEILINGS PLANTS, NOTE 2ND FLR CLGS 8'-0", 2ND & 3RD DOWNWORK

APARTMENT DOOR SCHEDULE														
MARK	DOOR					FRAME					RATING	NOTES	LOCATION	
	SIZE	MATERIAL	TYPE	FINISH	MAT'L	FINISH								
	W	H	T	WOOD INSULATED WOOD I.L.C. WOOD LAMBER	TYPE BI-FOLD BI-PASS	PAINT PRE-PRIMED PRE-FINISHED	WOOD PAINT PRE-PRIMED GYP. BD. OPENING							
1	3'-0"	6'-8"	1 3/8"	●	A	●	●	●	●	●	●	45min	NOTES 1,2,3,4,6	ENTRY DOOR, LIVING ROOM #101
2	3'-0"	6'-8"	1 3/4"	●	B	●	●	●	●	●	●		NOTE 6	BALCONY DOOR, LIVING ROOM #101
3	3'-0"	6'-8"	1 3/8"	●	D	●	●	●	●	●	●		NOTES 7,8	BEDROOMS #111/116/118, BATHS #104/113, CLOSETS
4	PR3'-0"	6'-8"	1 3/8"	●	C	●	●	●	●	●	●		REF. E-A21	CLOSET
6	2'-0"	6'-8"	1 3/8"	●		●	●	●	●	●	●			
7	NOT USED					●	●	●	●	●	●			
8	(2)1'-3"	6'-8"	1 3/8"	●	E	●	●	●	●	●	●		REF. E-A21	MECHANICAL #112
9	(4)1'-3"	6'-8"	1 3/4"	●	F	●	●	●	●	●	●		REF. E-A21	MECHANICAL #112
10	3'-0"	6'-8"	1 3/4"	●	D	●	●	●	●	●	●			OUTDOOR STORAGE #117

**GENERAL NOTES:**

- ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE; PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8110.
- COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEY REQUIREMENTS W/ OWNER.
- UNDERCUT DOORS PER MECH DWGS.
- REF. SHEET A4.5 FOR DOOR DETAILS.
- REF. SHEET A12.0 FOR BUILDING DOOR SCHEDULE (MECH CLOSET #122)

**SPECIFIC NOTES:**

- ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYPED OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATING REQUIREMENTS WITH OWNER. WEATHER STRIPPING TO BE INSTALLED.
- ENTRY DOOR – AUTOMATIC CLOSER TO BE INSTALLED.
- ENTRY DOOR – PEEP HOLES at TYPE-A/TYPE-B UNITS: (1) 180° RANGE OF VIEW PEEP HOLE TO BE INSTALLED @ 60" OFF.
- 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 PRIVATE LEVER TYPE LATCH SET.
- BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS.
- DOCKET DOOR – 32" MIN CLEAR OPENING, W/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069. HANDLE TO EXTEND PAST TAIL (WITH 58").
- BI-PASS/BI-FOLD DOORS – VERIFY OPENING W/ SIZE OF DOOR HARDWARE.

1. REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH CITY DRAWINGS.
3. REFERENCE, SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE & INSTALL FIRE PROTECTING AT PARTY WALL AT 10'-0" O.C. VERT. & HORIZ.
7. CONTRACTOR TO PROVIDE & INSTALL DRAFTSTOPS AT CONCEALED FLOOR SPACES PER 2021 IBC, SECTION 718.3.
8. CONTRACTOR TO PROVIDE & INSTALL ATTIC DRAFTSTOPS PER 2021 IBC, SECTION 718.4, REF. ROOF PLANS FOR LOCATION IN ATTIC SPACES.
9. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 907.10.1. CONTRACTOR TO SELECT, FINISH & MAINTAIN AS REQUIRED BY THE CITY.
10. 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.
11. HOSE BIBBS TO BE LOCATED 30" MIN ABV. FIN. FLOOR.
12. not used
13. KITCHEN RECEPTACLES TO BE 4" MAX ABOVE FIN FLR.
14. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT MAY BE SOURCE OF VOLATILE ORGANIC COMPOUND SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
15. ALL INTERIOR WALLS & FENCES ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
16. F.O.B. = FACE OF BRICK
17. F.O.B. = FACE OF BRICK
18. 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. ELEC. DWGS

**20. ACCESSIBLE UNITS** (WHERE LISTED ON SHEET A11 AND INDICATED ON BUILDING PLANS):

- **REFERENCE** EXISTING 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, ALL COUNTERTOPS & SHELVING
  - **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**

21. **TYPE-A UNITS:** (WHERE LISTED ON SHEET A.1.1 AND INDICATED ON BUILDING PLANS)  
 --REFERENCE ENCLOSED PLANS AND DETAILS FOR ADDITIONAL INFORMATION  
 --**1-BEDROOM,**  
 CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINET & 2x8 BLOCKING IN WALLS FOR FUTURE BATH #113. ALL COUNTERTOPS & SHELVEING.  
 --**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 & SHELVEING.  
 --**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 & SHELVEING.  
 --**FULL UNITS:**  
 AT 1-BEDROOM, 2-BEDROOM & 3-BEDROOM UNITS, FINISHED, NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS OWNED.  
 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 ANS1 117.1.1-2017

19. **STANDARD/TYPE-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.

PARTITION NOTES:  
1. REF. STRUCTURAL FOR SHEAR WALL LOCATIONS, MATERIAL & SECTIONS  
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. ① 10"-0" O.C. VERT. & HORIZ. AND ② ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (K-A4.5 & G-A4.6)

The diagram illustrates a cross-section of a floor/ceiling assembly. On the left, a vertical dimension line indicates a height of 1'-5 1/2". The assembly consists of several layers and components labeled with arrows pointing to their respective parts:

- 5/8" TYPE X G.B. OVER 1/2" RESILIENT CHANNELS** (pointing to the top edge of the ceiling structure)
- 1/8" ADJUST. MAT AS REQUIRED TO ACHIEVE IC 50** (pointing to a thin layer below the resilient channels)
- 3/4" ASPH/FLT DECK** (pointing to a layer below the mat)
- 16" OPEN WEB FLOOR TRUSSES (REF. STRUCT.)** (pointing to the truss structure)
- R1 SOUND BATT INSUL.** (pointing to insulation within the truss bays)
- 23/32" TAG GSB DECK (REF. STRUCT.)** (pointing to a layer below the insulation)

Below the assembly, the text **CLUBHOUSE/APARTMENTS FLOOR/CEILING A** is displayed.

On the right, a similar cross-section is shown for **APARTMENTS FLOOR/CEILING 1**. The layers and components are labeled as follows:

- ROOF TRUSSES (REF. STRUCT.)** (pointing to the top truss structure)
- ASTH-FLT 6mil VAPOR BARRIER (6mil ISOQUEN)** (pointing to a thin layer below the trusses)
- R60 BLOWN IN INSUL.** (pointing to insulation within the truss bays)
- 2-LAYERS 5/8" TYPE X G.B.** (pointing to the bottom edge of the ceiling structure)

**N**  $1/4''=1'-0''$

**IM**  $1/4''=1'-0''$

## NTS

1/4" = 1'-0" FOR ACCESSIBLE HEIGHTS

— — 1/4" = 1'-0" FOR ACCESSIBLE HEIGHTS — — 1/4" = 1'-0" FOR ACCESSIBLE HEIGHTS

1/4" = 1'-0" FOR ACCESSIBLE HEIGHTS

1/4 = 1-0 FOR ACCESSIBLE HEIGHTS

$1/4" = 1' - 0"$  FOR ACCESSIBLE HEIGHTS

**1/4"=1'-0" FOR ACCESSIBLE HEIGHTS**

$1/4"=1'-0"$  FOR ACCESSIBLE HEIGHTS

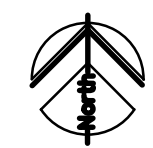
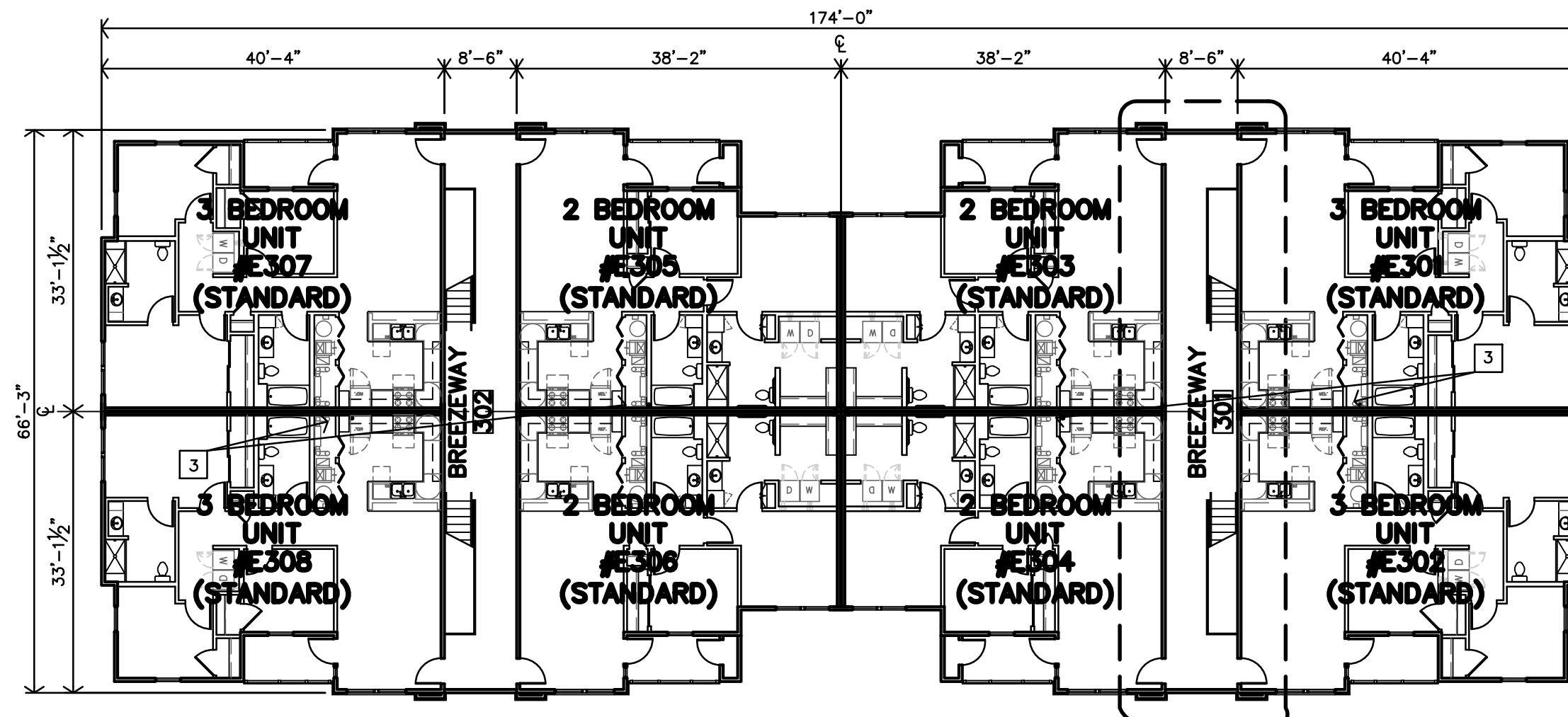
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

**A**  $1/4"=1'-0"$  FOR ACCESSIBLE HEIGHTS

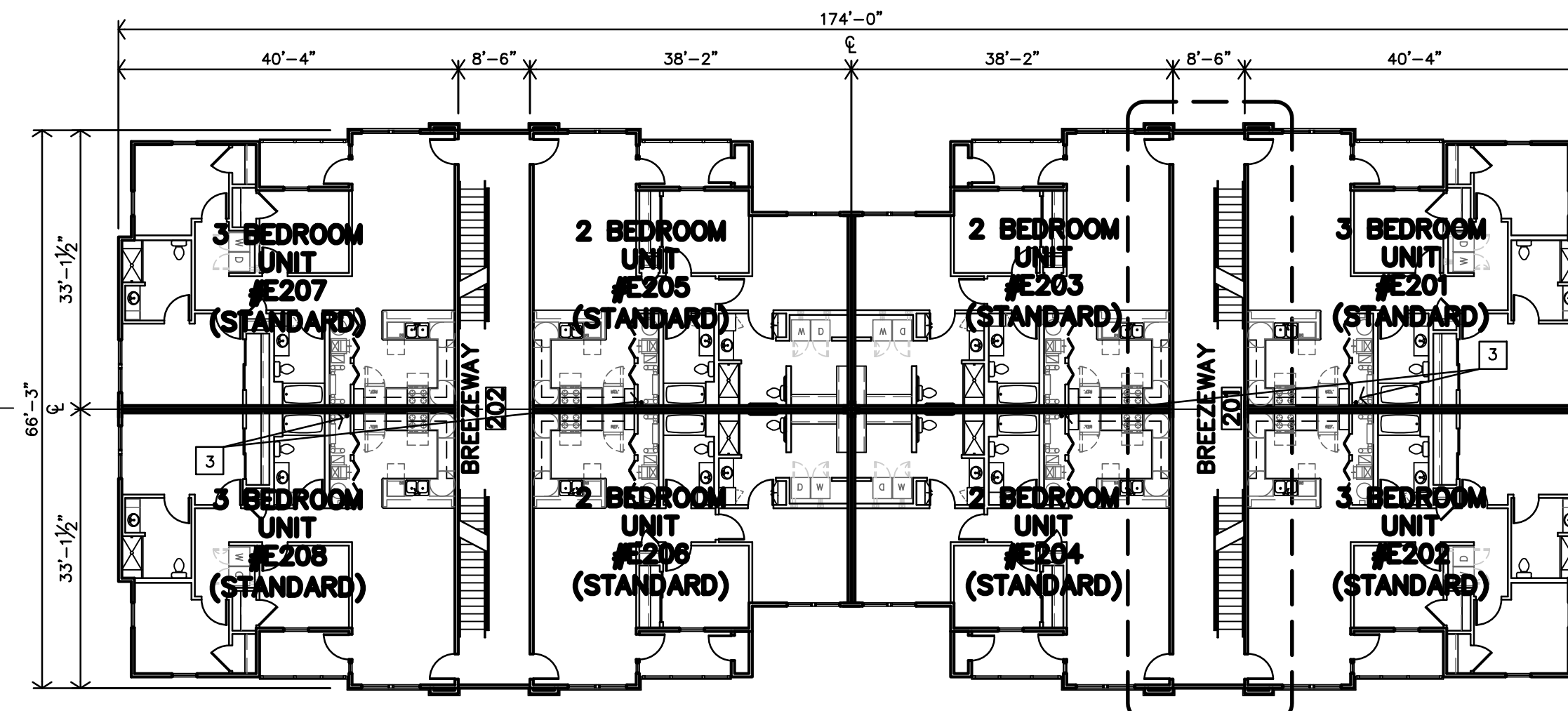
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## UNIT ACCESSIBLE BATH DETAILS

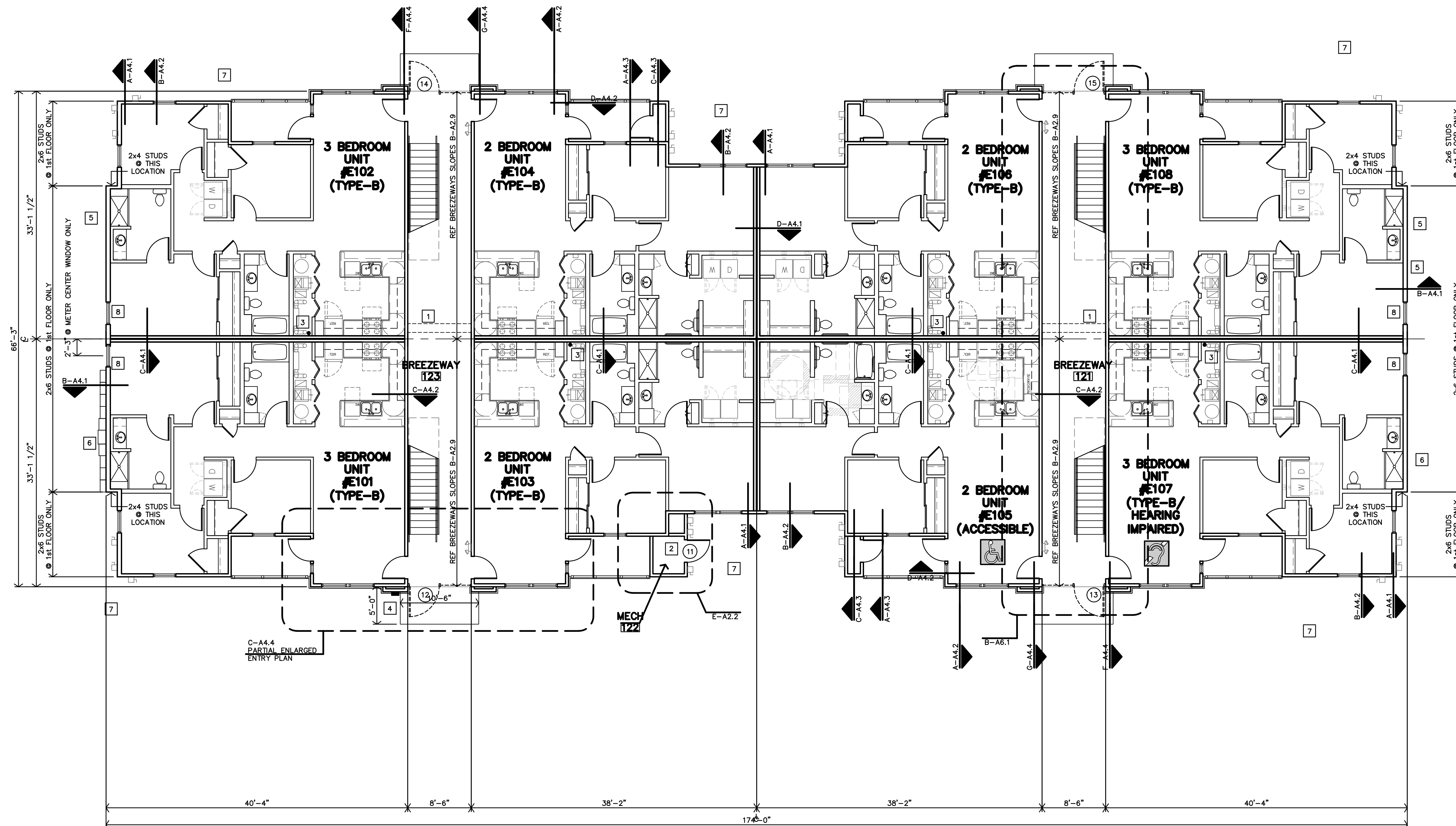




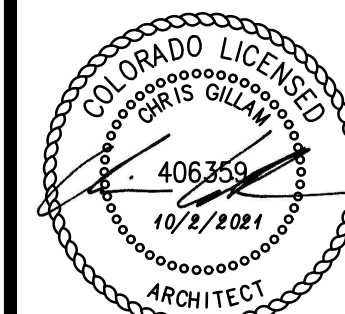
**C** APARTMENT BUILDING E  
THIRD FLOOR PLAN  
1/16"=1'-0" TYPE 1



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



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



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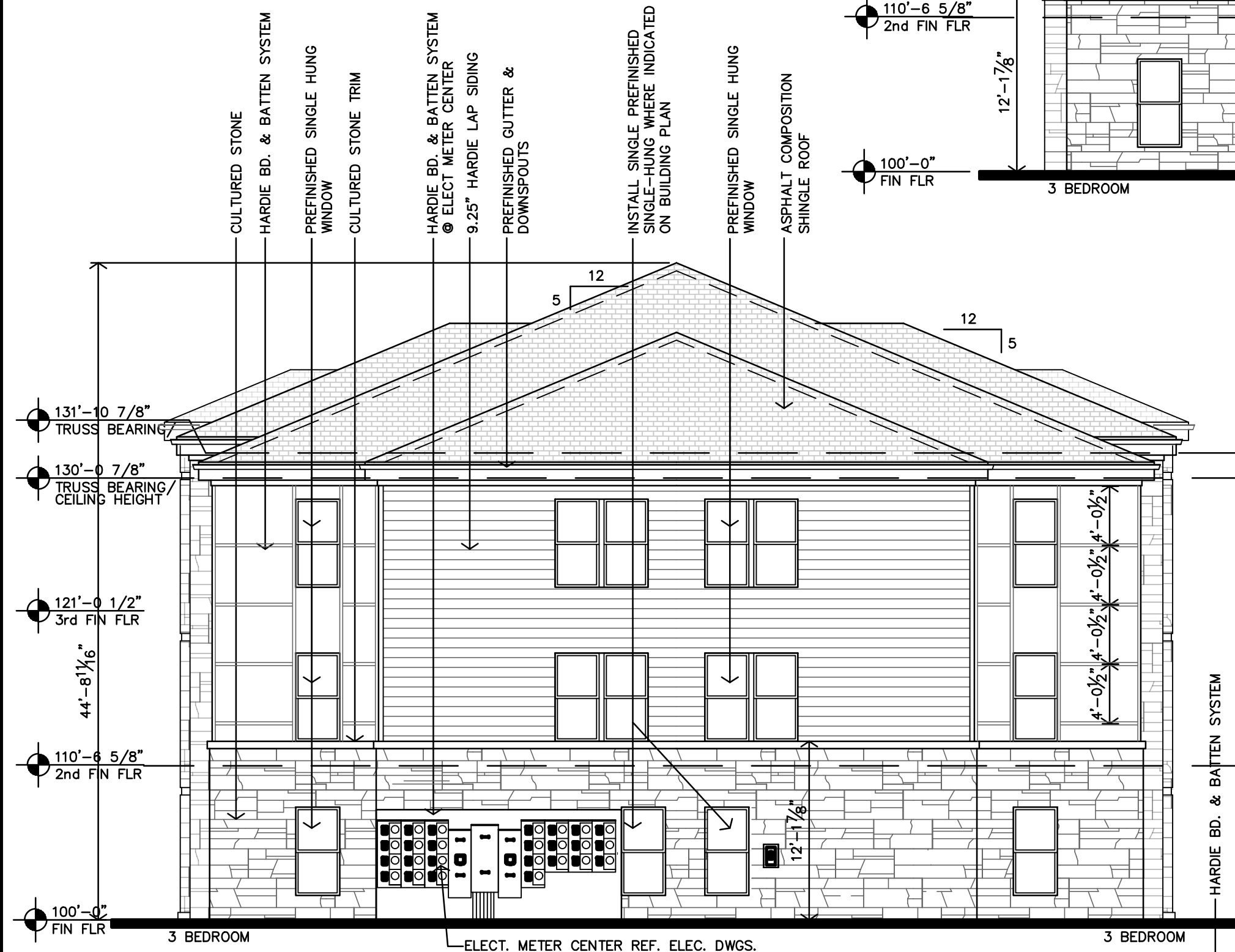
**THE RESERVES at EAGLE POINT**  
415 NORTH PICADILLY RD  
AURORA, COLORADO

**A2.15**

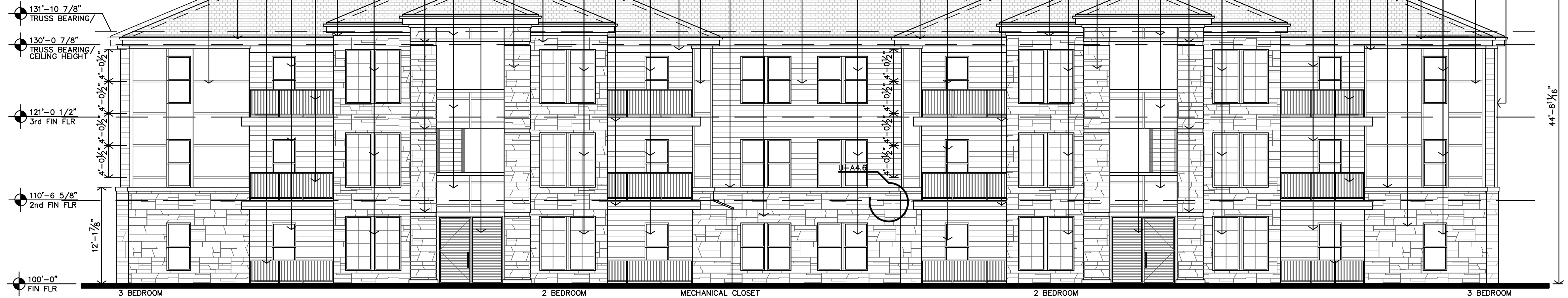
**JGR** Jones Gillam Renz  
1881 Main Street, Suite 3  
Salina, KS 67401  
785.827.0386  
jgr@jgarchitects.com

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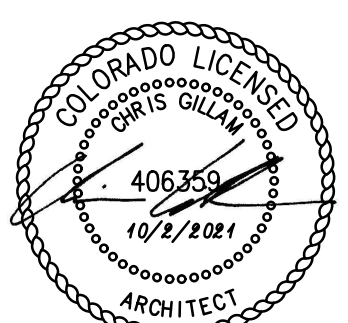
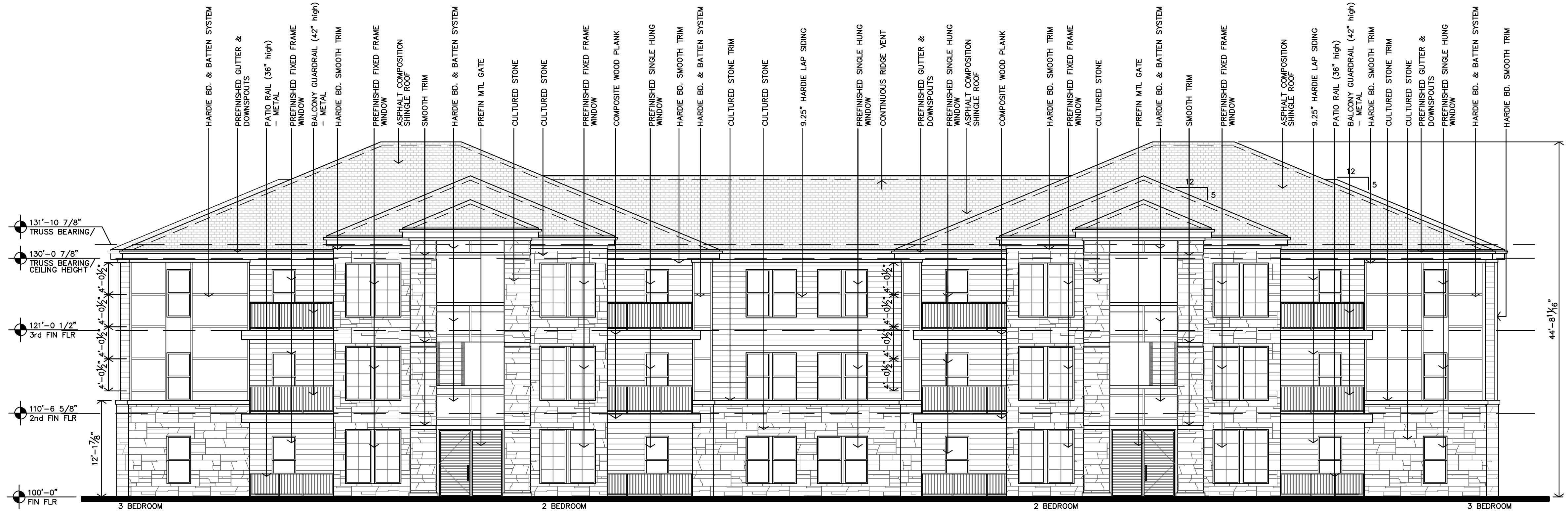
**C** APARTMENT BUILDINGS D/E/G/H (TYPE 1)  
SIDE ELEVATIONS  
1/8"=1'-0"



**A** APARTMENT BUILDINGS D/E/G/H (TYPE 1)  
FRONT ELEVATION (w/ MECH CLOSET)  
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 D/E/G/H (TYPE 1)  
REAR ELEVATION  
1/8"=1'-0"



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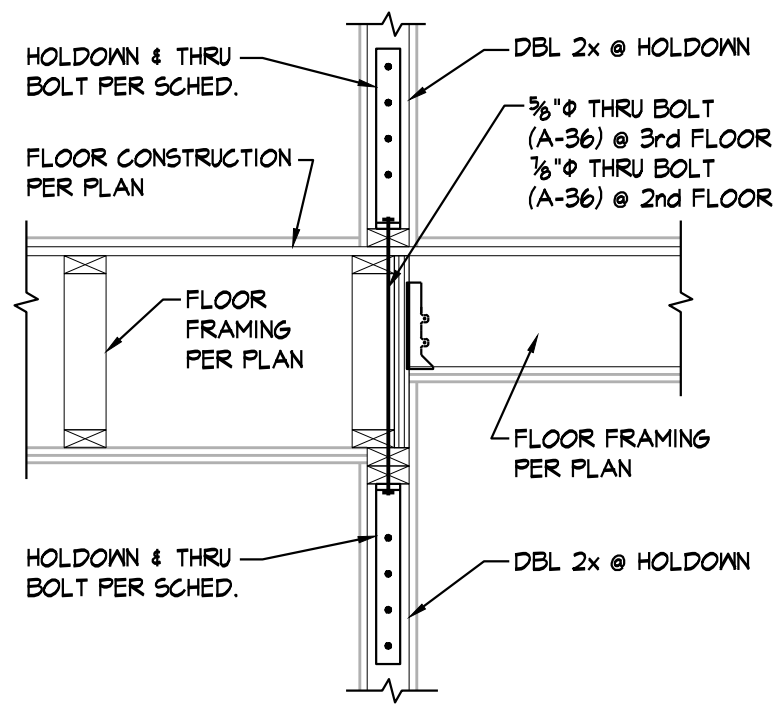
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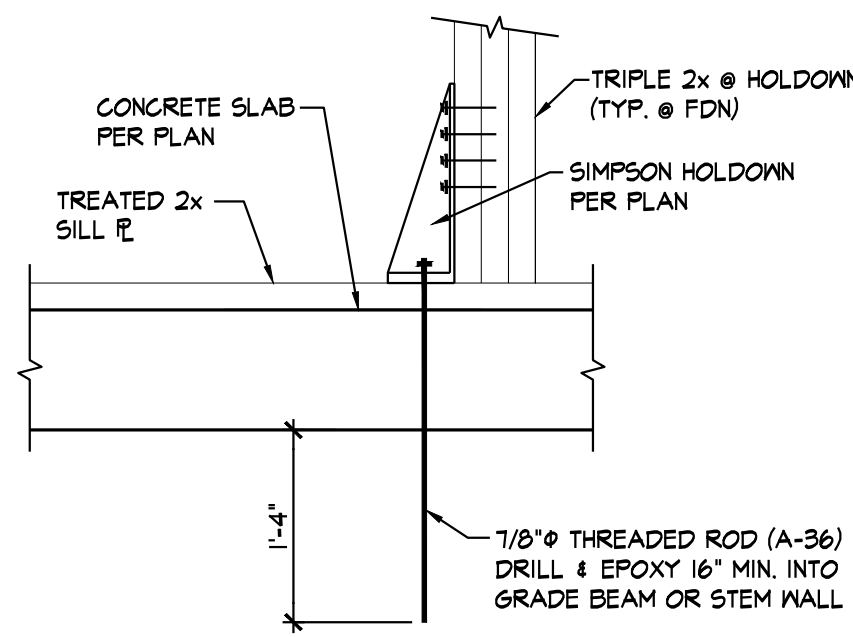






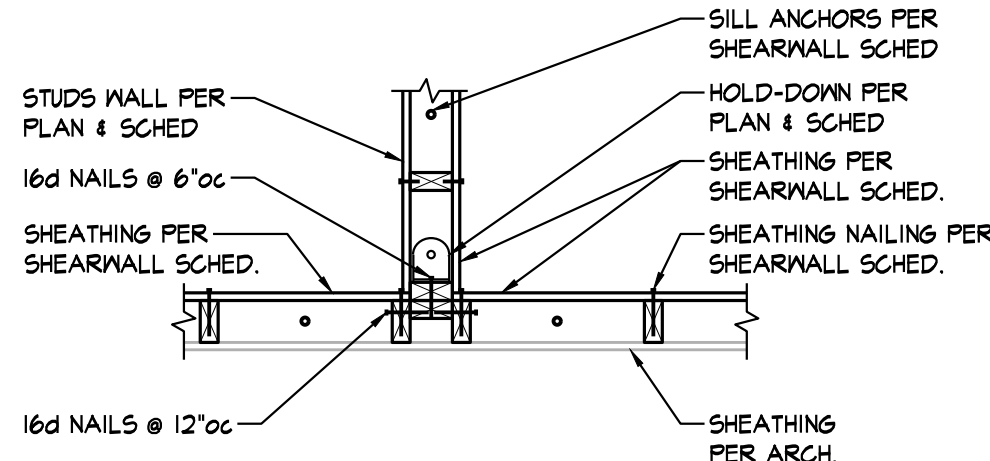
TYP HOLDOWN DETAIL

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



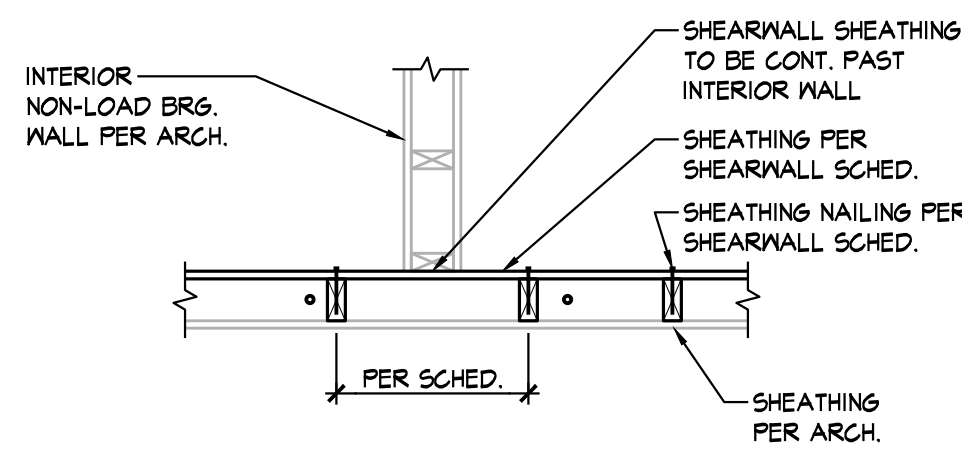
TYP HOLDOWN DETAIL

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



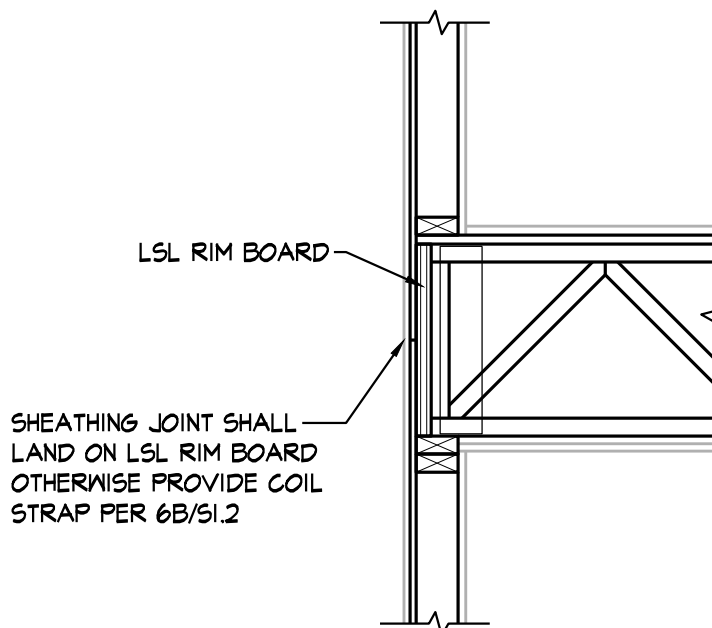
TYPICAL @ DISCONTINUOUS SHEARNALL SHEATHING

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

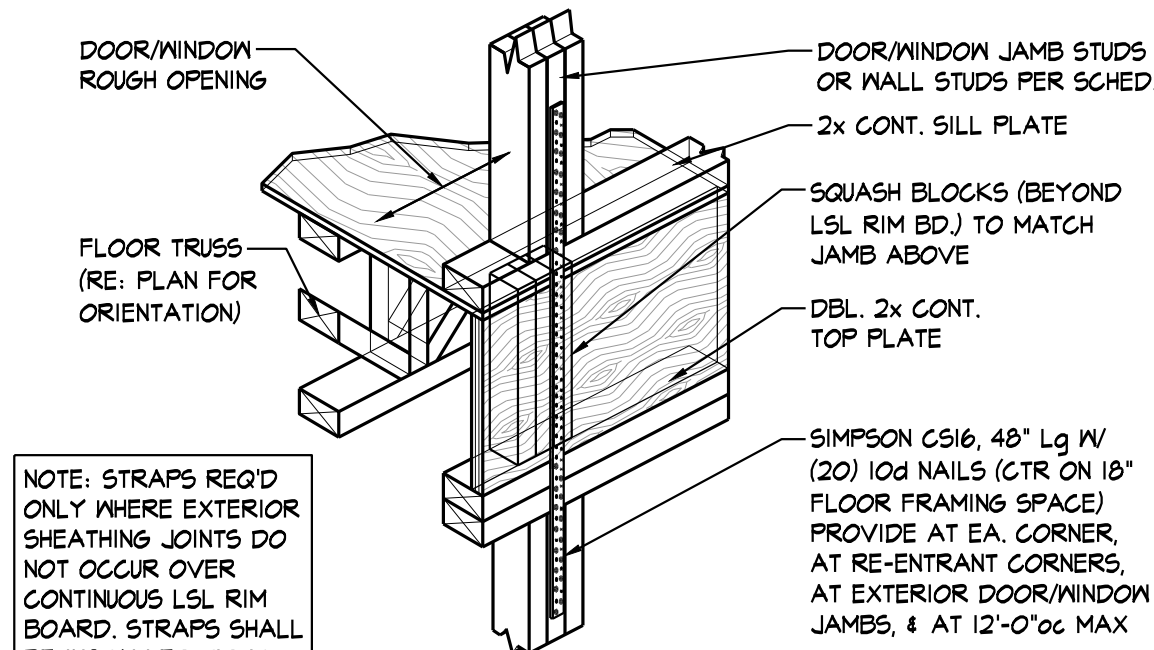


TYPICAL @ SHEARNALL CONTINUOUS PAST NON-LOAD BRG WALL

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



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



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) 2x's (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	MATERIAL & THICKNESS	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	

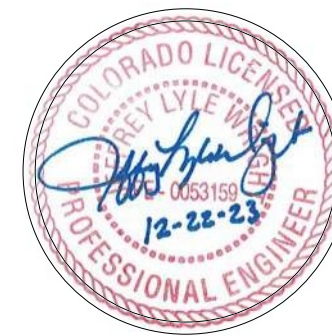
- NOTES:
- NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED.
  - HOLDOWNS PER PLAN & SCHEDULE.
  - WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLDDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGE OF THE TWO HOLDOWNS SHOWN 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 (1.0x2x4") AT 12" OC UNLESS NOTED OTHERWISE IN SCHEDULE.
  - NAIL SPACING SHOWN AS (N/I) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
  - 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.



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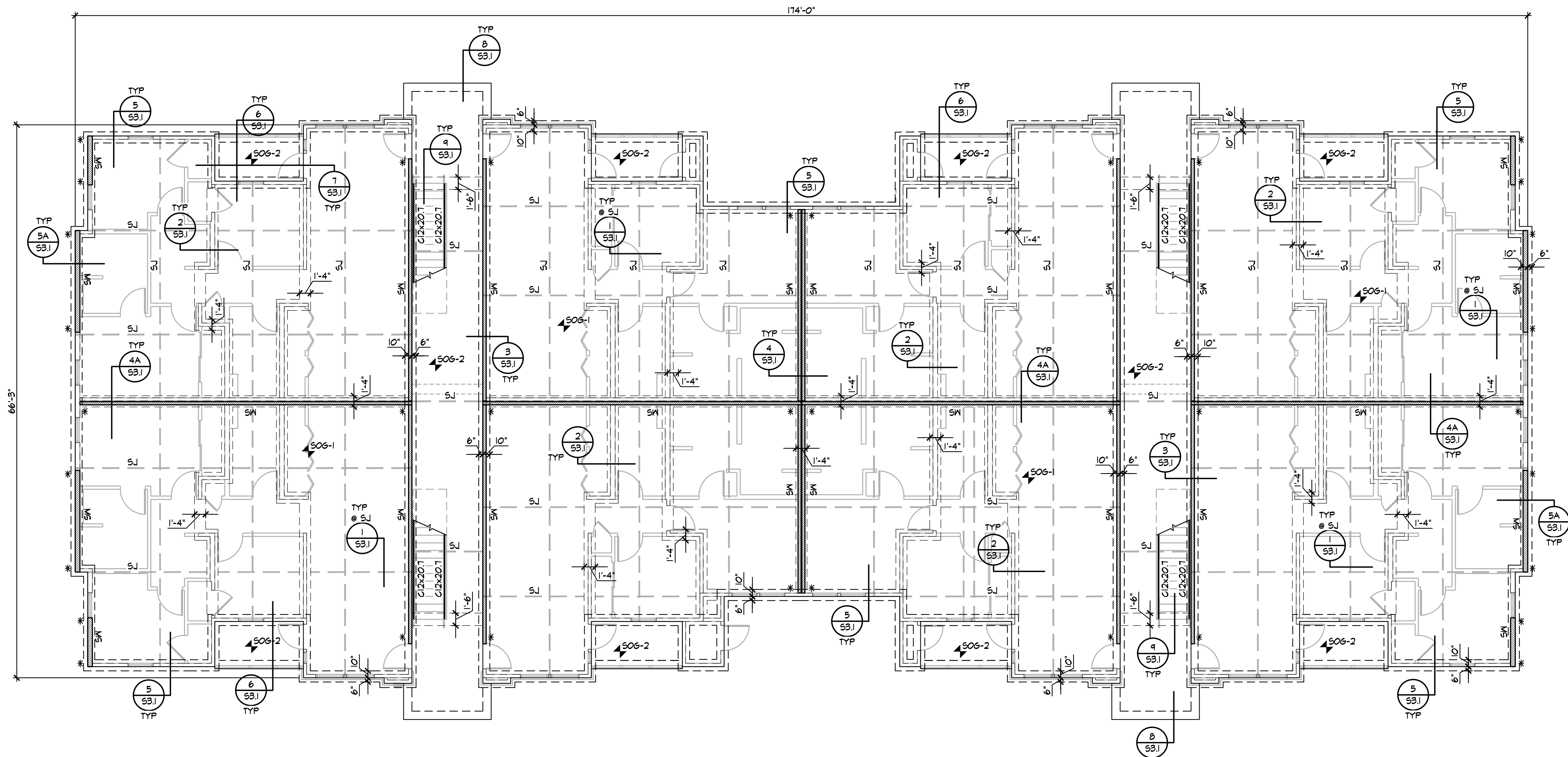


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S2.20

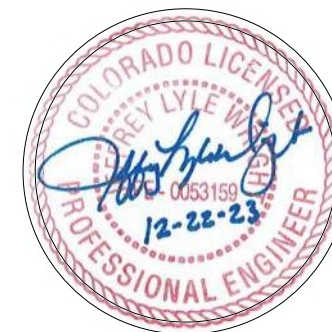
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BUILDING E FOUNDATION FRAMING PLAN  
1/8" = 1'-0"

- NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
  2. REFER TO COLUMN & FOOTING SCHEDULE ON SHEET S1.1
  3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
  4. REFER TO SHEET S2.24 FOR SHEARWALL AND HOLDOWN INFORMATION
  5. REFER TO SECTION 3 ON SHEET S1.2 FOR HOLDOWN DETAIL AT THE FIRST FLOOR



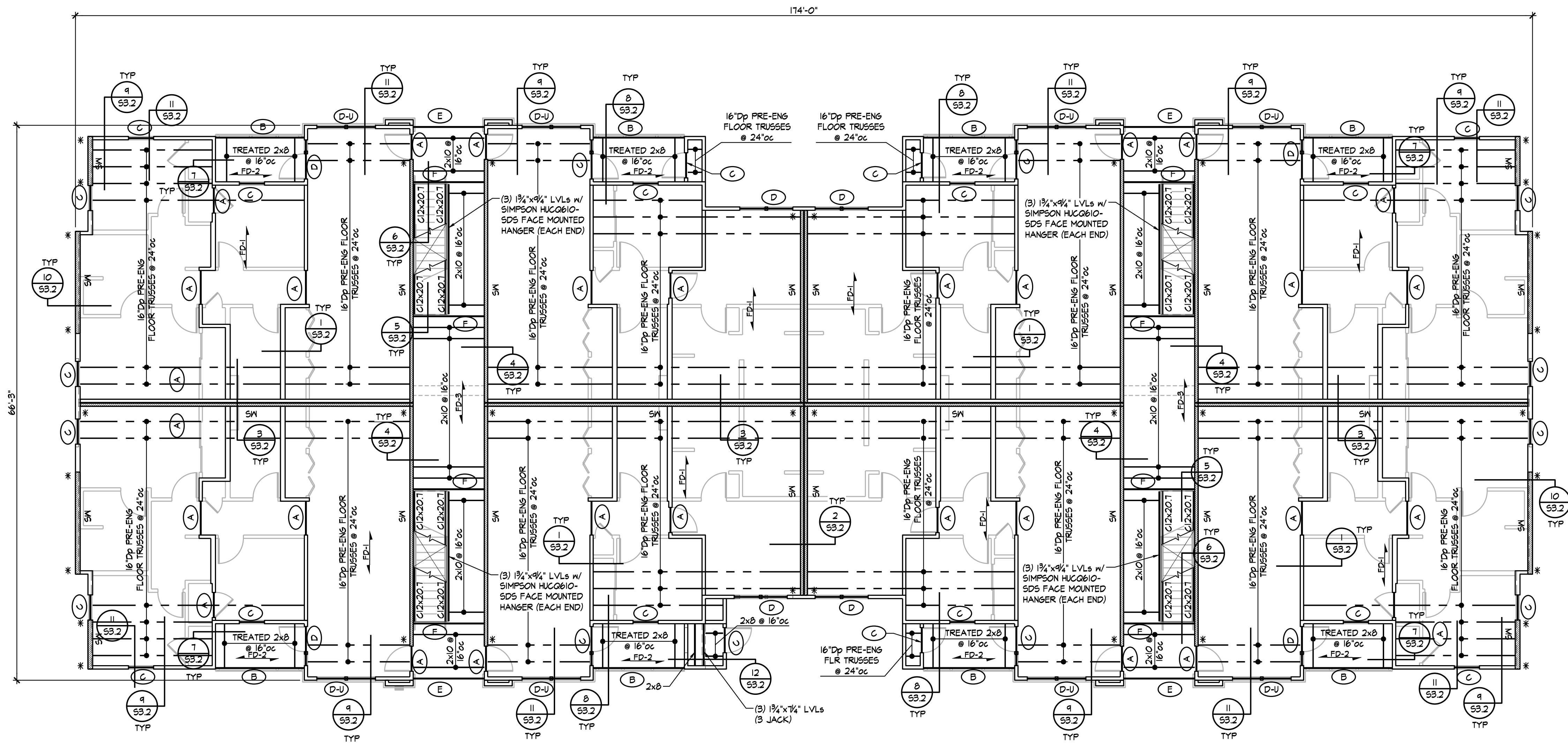


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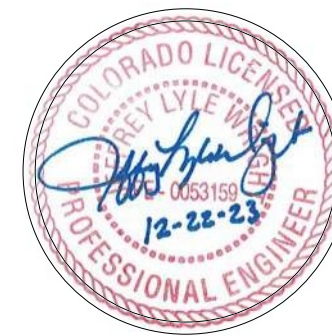
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BUILDING E SECOND FLOOR FRAMING PLAN  
1/8" = 1'-0"

- 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 S2.24 FOR SHEARMALL 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



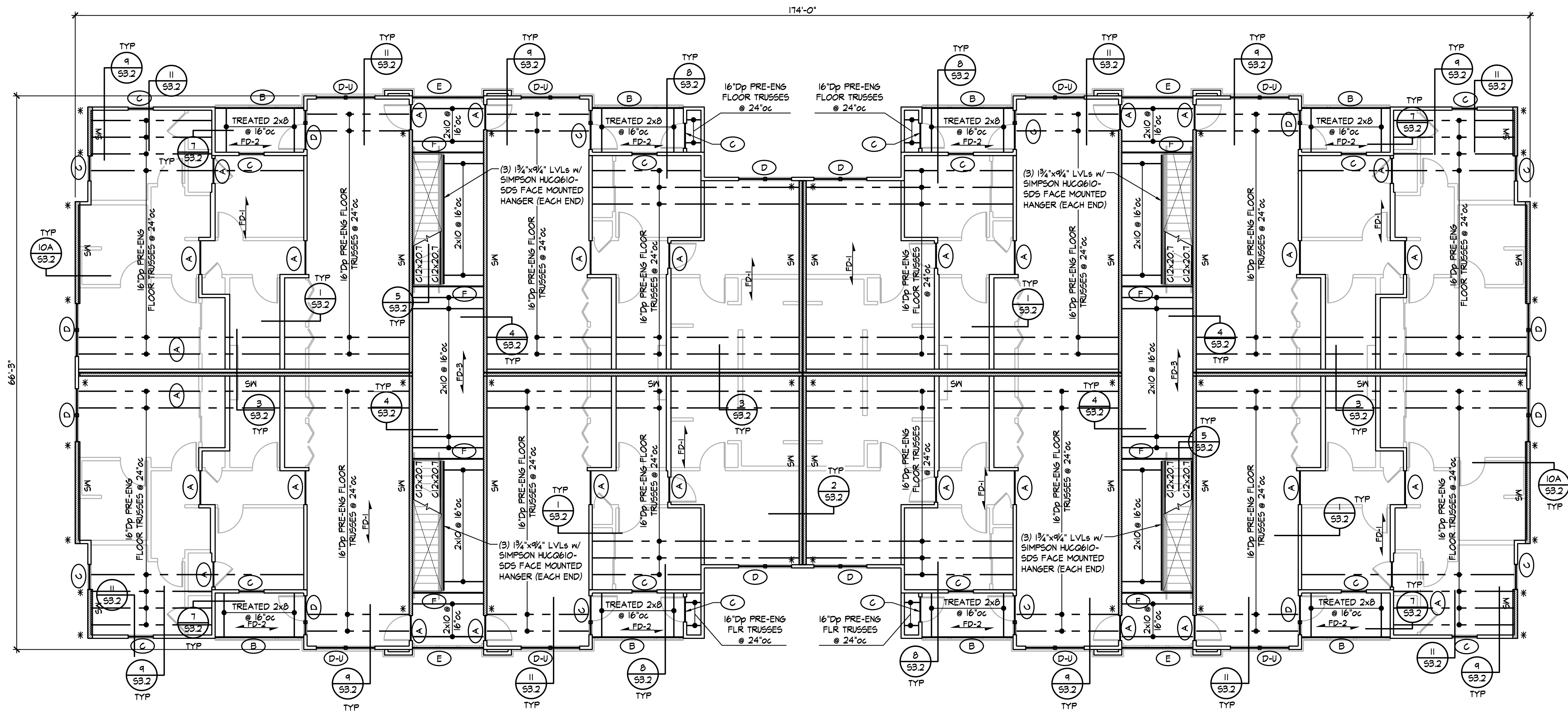


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S2.22

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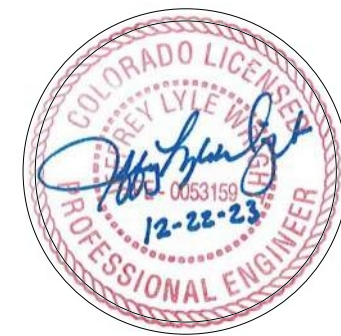


BUILDING E THIRD FLOOR FRAMING PLAN

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 S2.24 FOR SHEARWALL 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



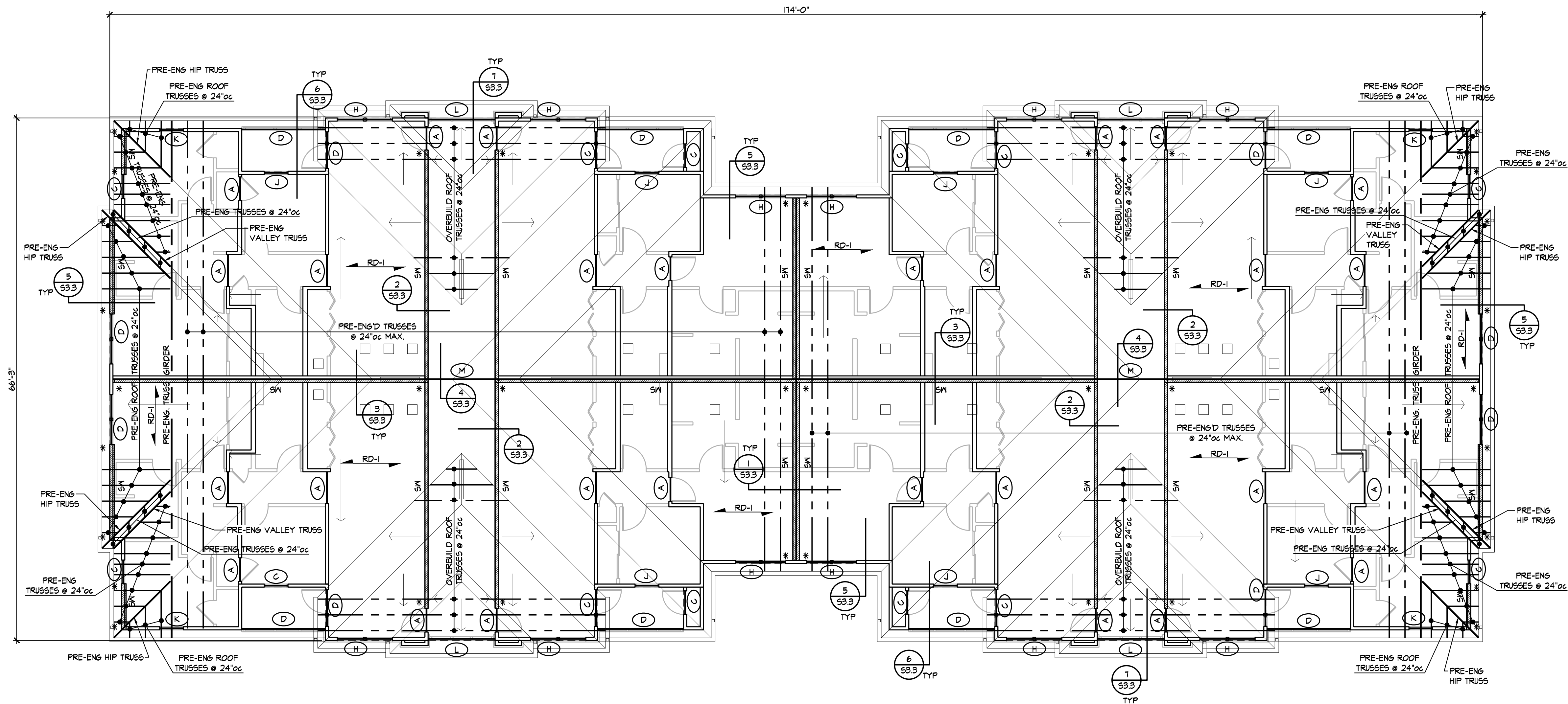


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BUILDING E ROOF FRAMING PLAN

1/8" = 1'-0"

NOTES:

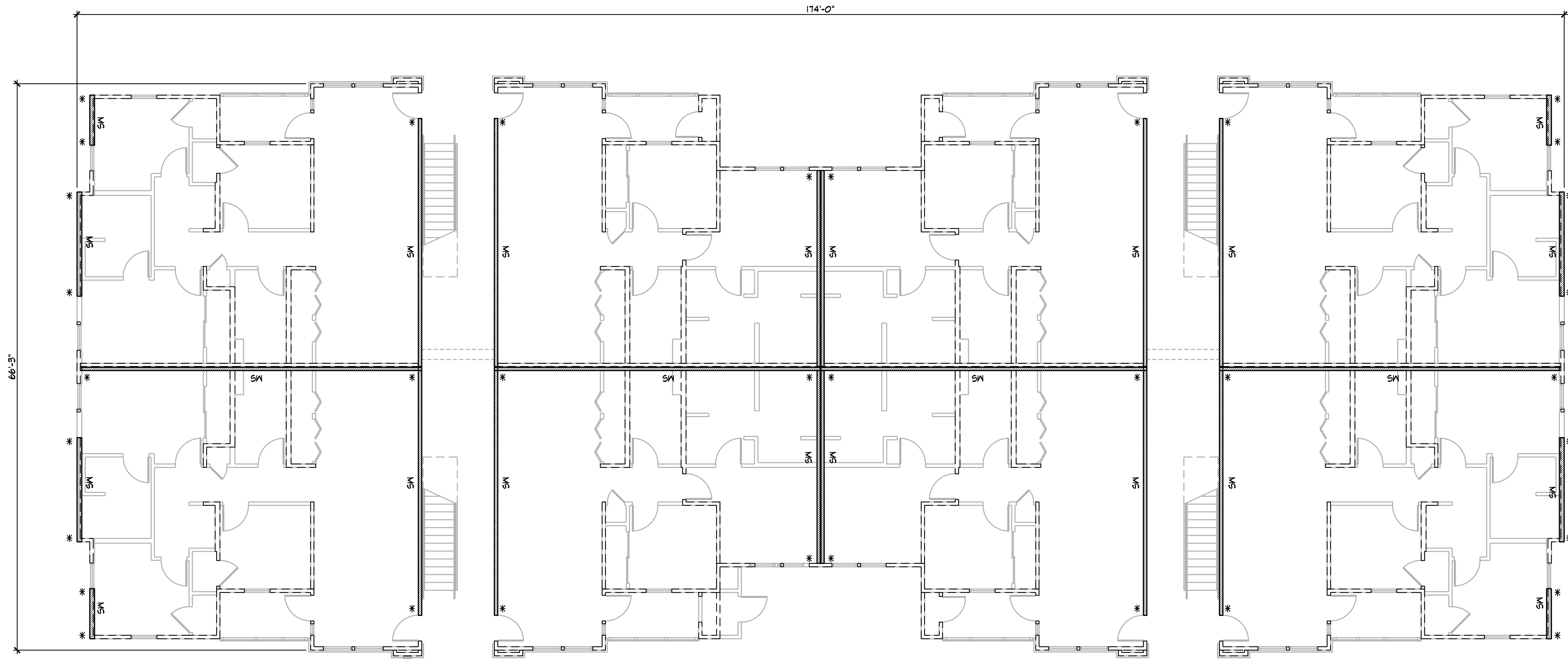
1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. PROVIDE TRIPLE STUDS AT ALL PRE-ENG. TRUSS GIRDERS AND HIP/VALLEY TRUSSES
5. REFER TO SHEETS S1.1 AND S1.2 FOR TYPICAL NAILING WOOD FRAMING DETAILS





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SHEET NO.:



### BUILDING E SHEARWALL PLAN

1/8" = 1'-0"

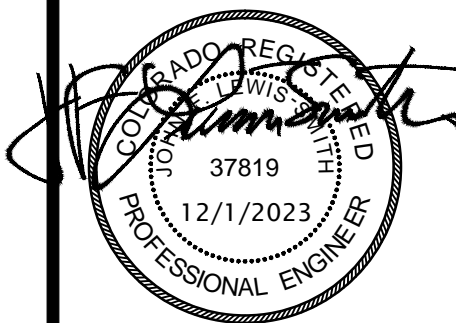
#### NOTES:

- 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 IN/ 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

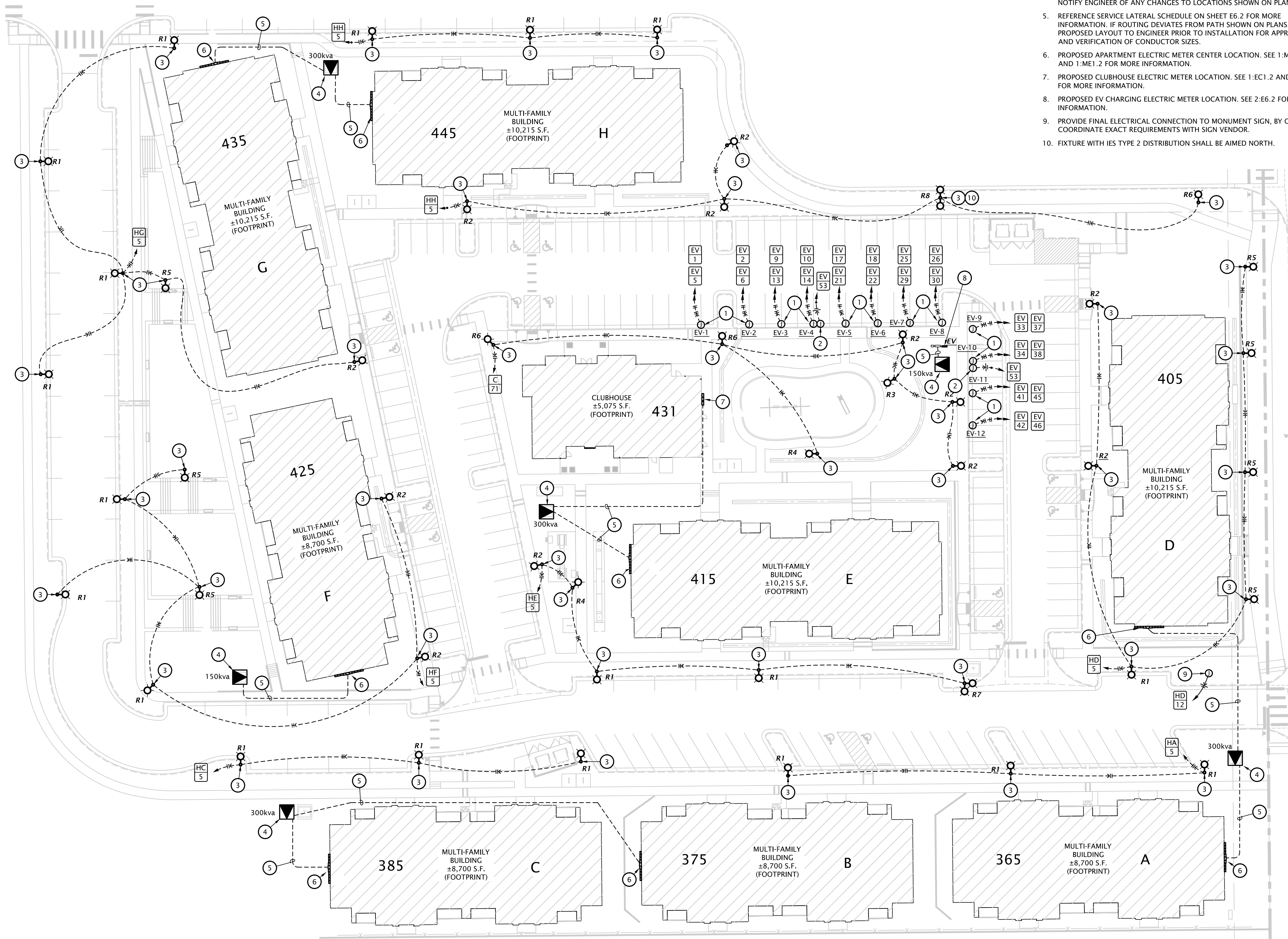




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JOB:	22-3219
SHEET NO.:	

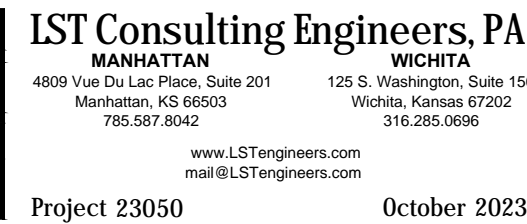
## ⑥ SITE PLAN NOTES BY SYMBOL

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"





October 2023

**THE RESERVES at EAGLE POINT**  
415 NORTH PICADILLY RD

REVISION:

JOB: 22-3219

SHEET NO.

## ME1.2

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1. WALL HEATER "EWH" PROVIDED BY E.C.
2. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF BREEZEWAY AND BUILDING MOUNTED LIGHTS, SEE DETAIL 2.E6.1 FOR MORE INFORMATION.
3. PROVIDE SMOKE DETECTOR ABOVE FACP AND CONNECT TO FIRE ALARM SYSTEM.
4. CONNECT FIRE SPRINKLER FLOW AND TAMPER SWITCHES TO FIRE ALARM SYSTEM.
5. 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.
6. 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.
7. 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
8. EXTERIOR FIRE ALARM BELL, CONNECT TO FIRE ALARM PANEL SYSTEM COORDINATE LOCATION WITH AUTHORITY HAVING JURISDICTION.
9. MOUNT HEAT PUMP ON 18" STAND, EQUAL TO QUICKSLON, 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.
10. 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.
11. 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.
12. PROVIDE (2) PHONE LINES FOR MONITORING OF FIRE SPRINKLER SYSTEM. REFERENCE SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
13. 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
14. 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.
15. 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)
16. FIRE PROTECTION RISER - SEE DETAIL ON P6.1.
17. SEE OVERALL PLAN ON THIS SHEET FOR CONTINUATION. COORDINATE FINAL ROUTING OF MAIN WATER PIPING WITH G.C. PRIOR TO ROUGHING IN. (TYPICAL)
18. CONNECT EMERGENCY LIGHT TO UNSWITCHED CIRCUITRY SERVING LIGHTING IN BREEZEWAY.
19. EXTERIOR LIGHTS TO BE CONTROLLED VIA PHOTOCELL AND CONTACTOR, SEE DETAIL 2.E6.1 FOR MORE INFORMATION.
20. 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.
21. COLD WATER RISER, SEE RISER DIAGRAMS ON SHEET MS.1 FOR MORE INFORMATION.
22. TO LIGHTS ON 2ND FLOOR BREEZEWAY.
23. FROM LIGHTS ON 1ST FLOOR BREEZEWAY.
24. TO LIGHTS ON 3RD FLOOR BREEZEWAY.
25. FROM LIGHTS ON 2ND FLOOR BREEZEWAY.
26. DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR. (TYPICAL)
27. PROVIDE MANUAL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.
28. COORDINATE EXACT LOCATION OF FIRE DEPARTMENT CONNECTION WITH AUTHORITY HAVING JURISDICTION.
29. 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.
30. MOUNT EXTERIOR WALL SCONCES IN STONE JUST BELOW 1x6 TRIM BAND AT 8'-6". COORDINATE EXACT REQUIREMENTS WITH ARCHITECT. (TYPICAL)
31. PROVIDE 3/4" CONDUIT FROM PANEL TO ATTIC SPACE FOR FUTURE SOLAR CONDUCTORS. TERMINATE CONDUIT ABOVE INSULATION AND LABEL TO HOUSE PANEL.
32. 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.



# PANEL SCHEDULE NOTES BY SYMBOL

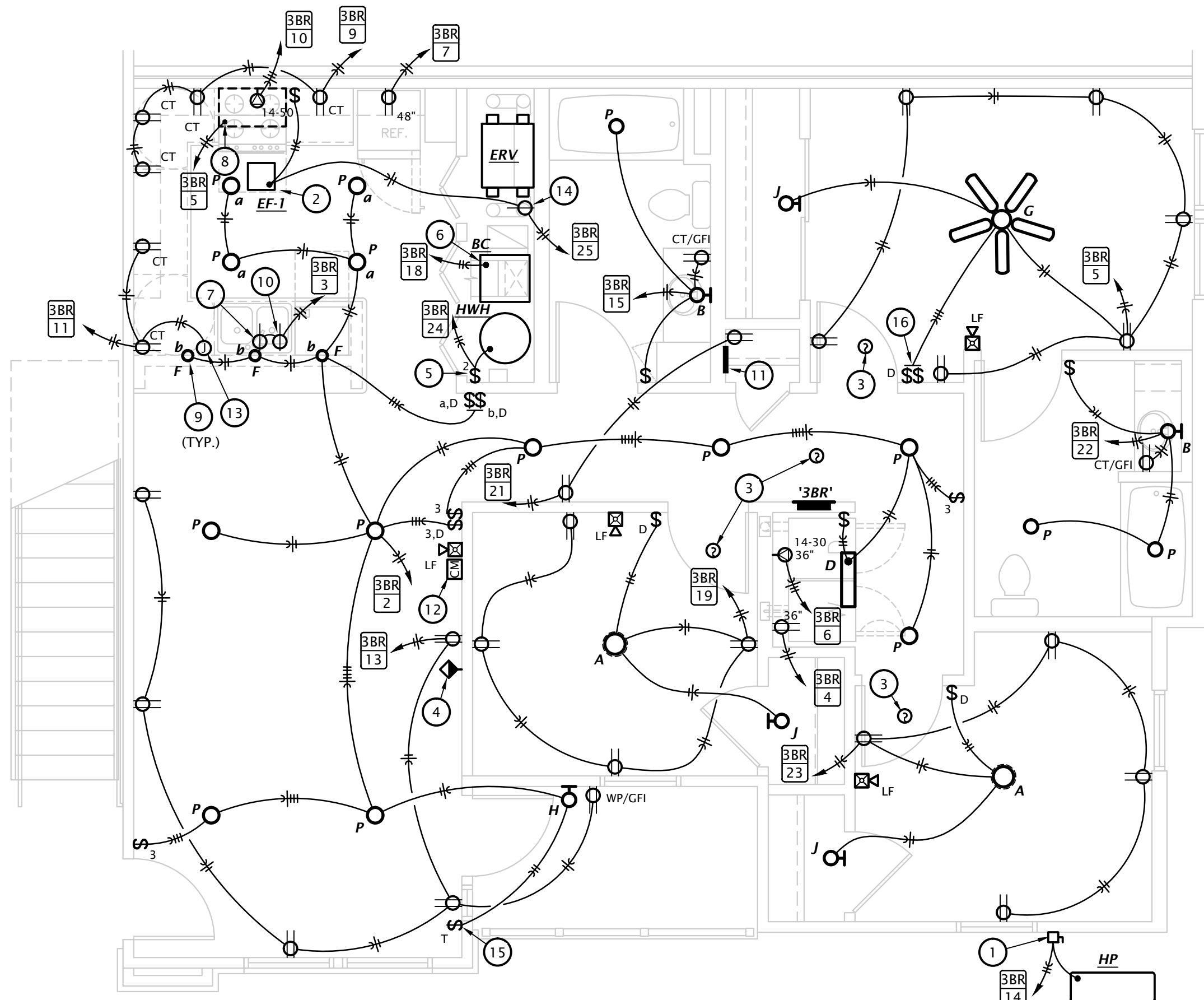
- ARC FAULT CIRCUIT INTERRUPTING (AFCI) TYPE BREAKER.
- CLASS 'A', 5mA RATED GROUND FAULT CIRCUIT INTERRUPTING (GFCI) TYPE BREAKER
- COMBINATION AFCI/GFCI TYPE BREAKER.

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

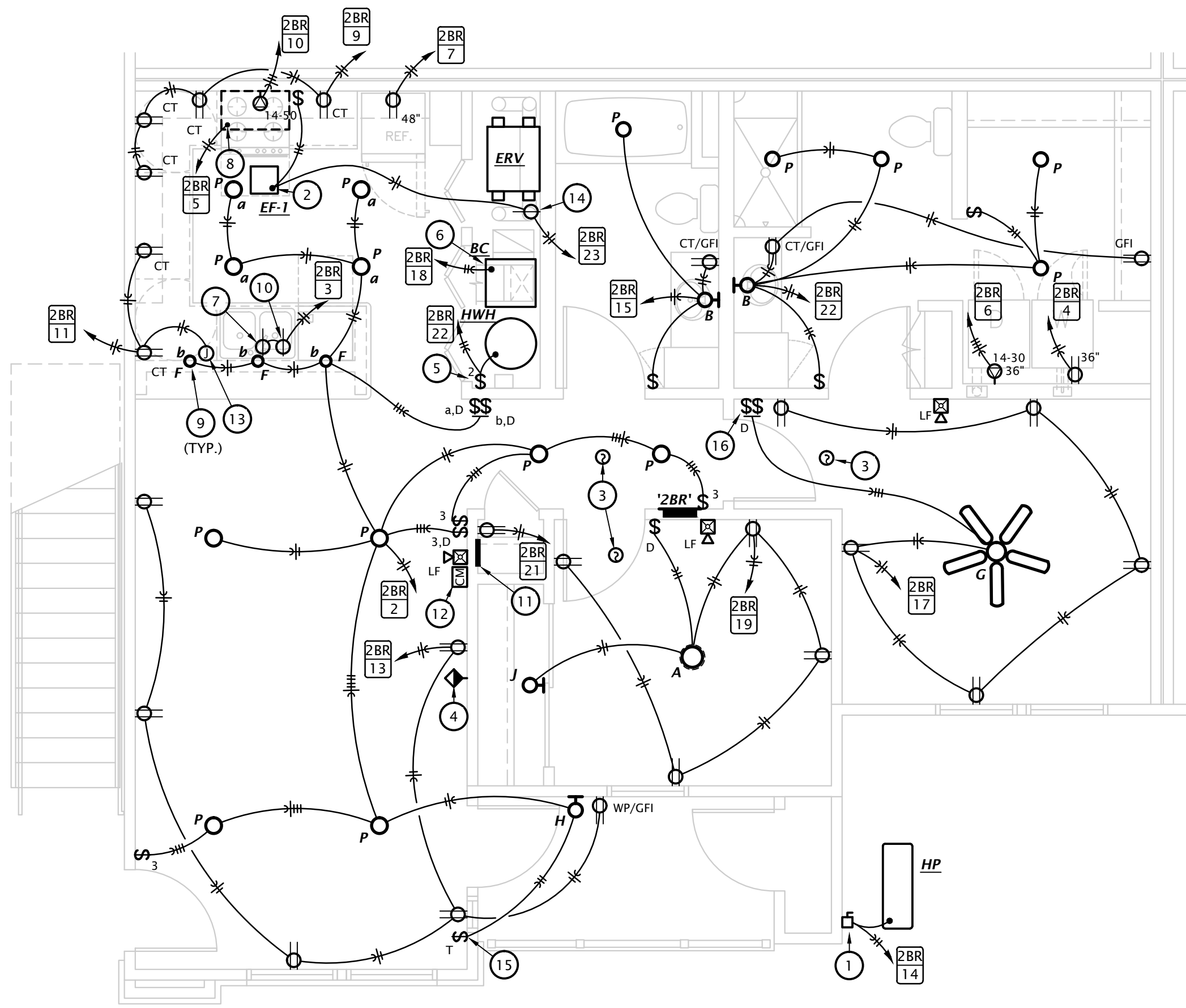
NOTE: PANELS 'D108', 'D208', 'E102', 'E202', 'E302', 'G108', 'G208', 'H102', 'H202', AND 'H302' SHALL BE 22 KAIC RATED.

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	—	—	—	—	SPACE ONLY	26
	27	SPACE ONLY	—	—	—	—	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				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 / 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"

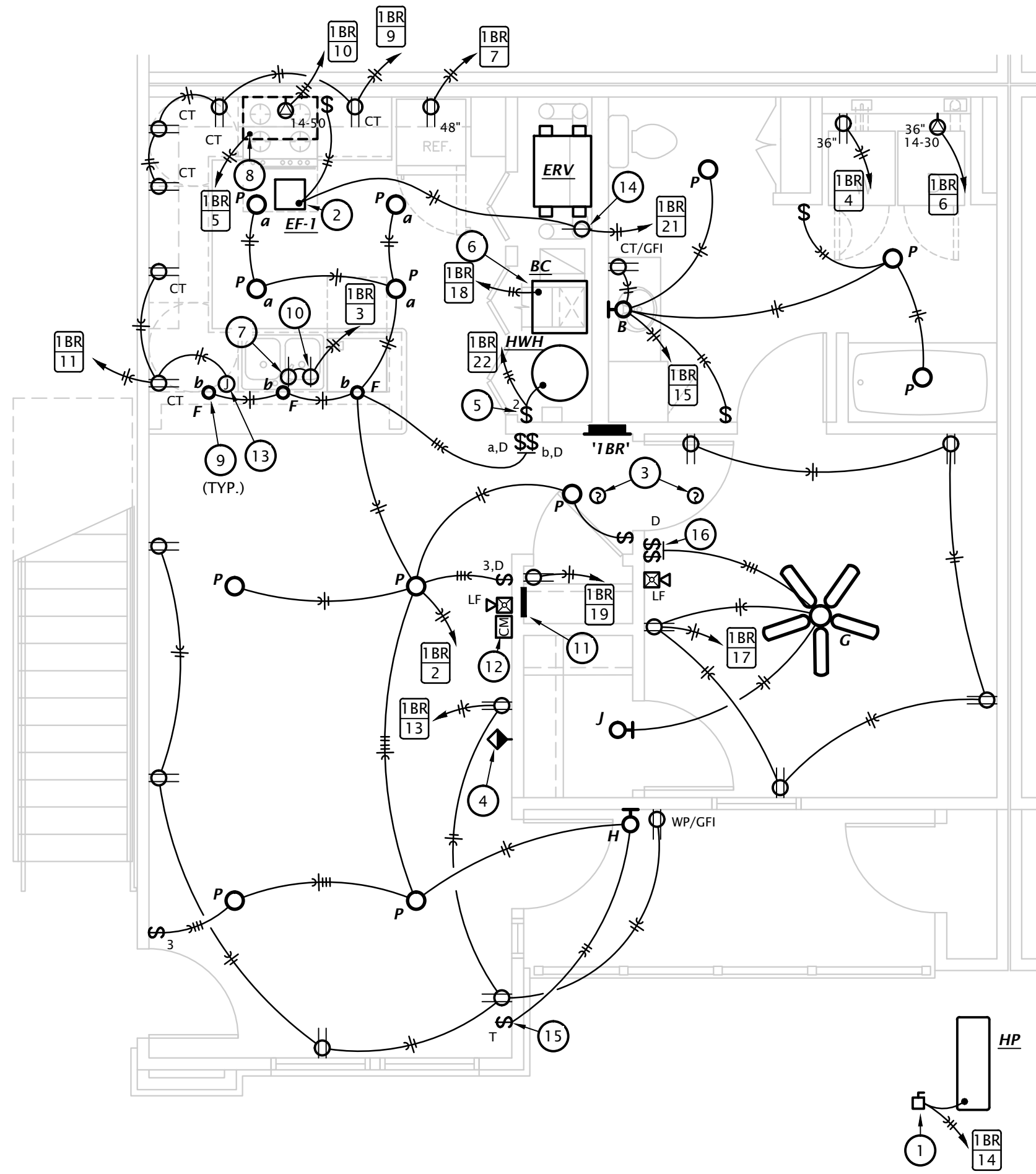


2 2 BEDROOM POWER PLAN  
1/4" = 1'-0"

# ELECTRICAL NOTES BY SYMBOL

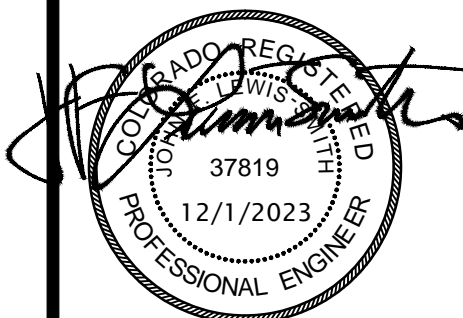
NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

- 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

JOB: 22-3219

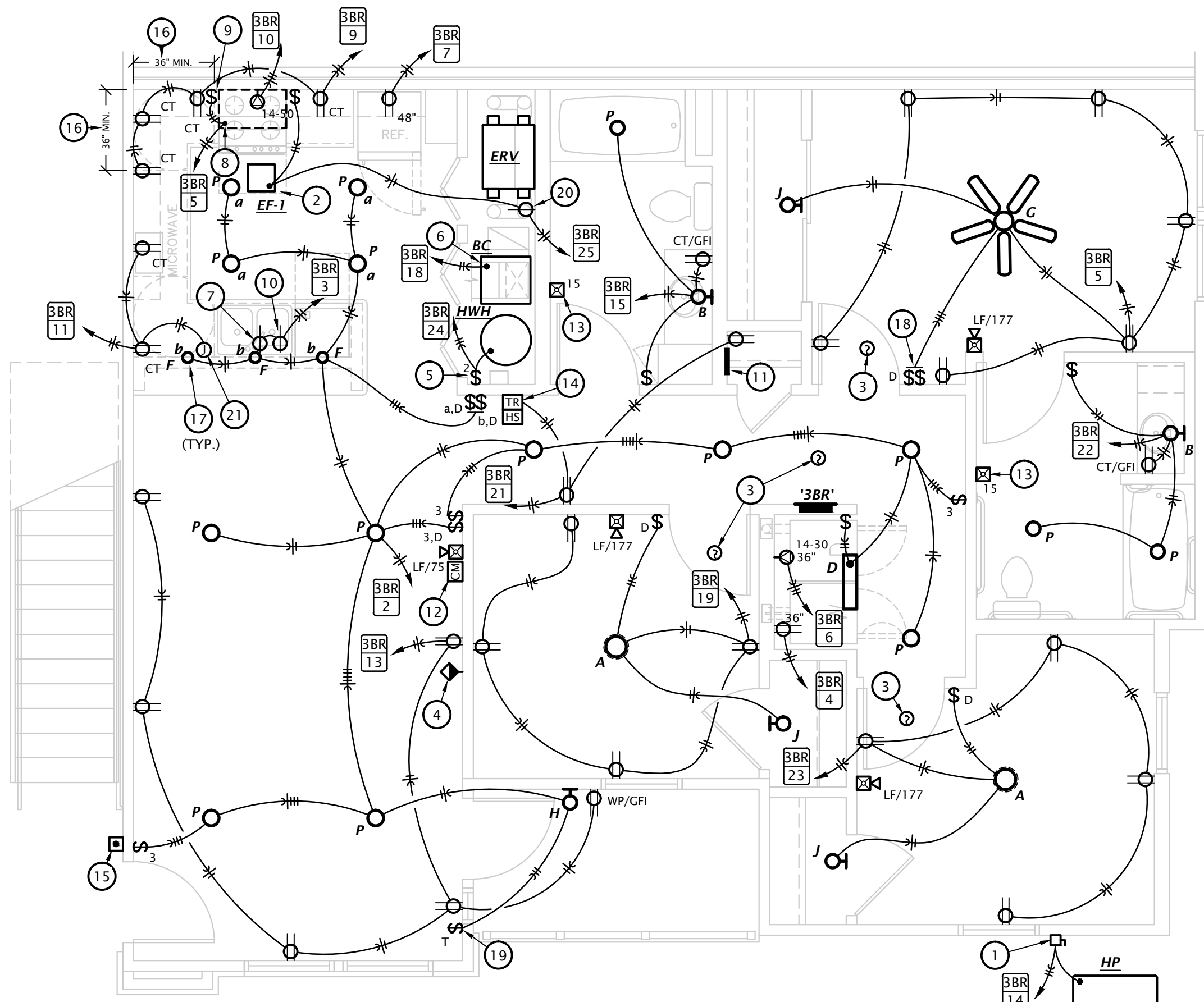
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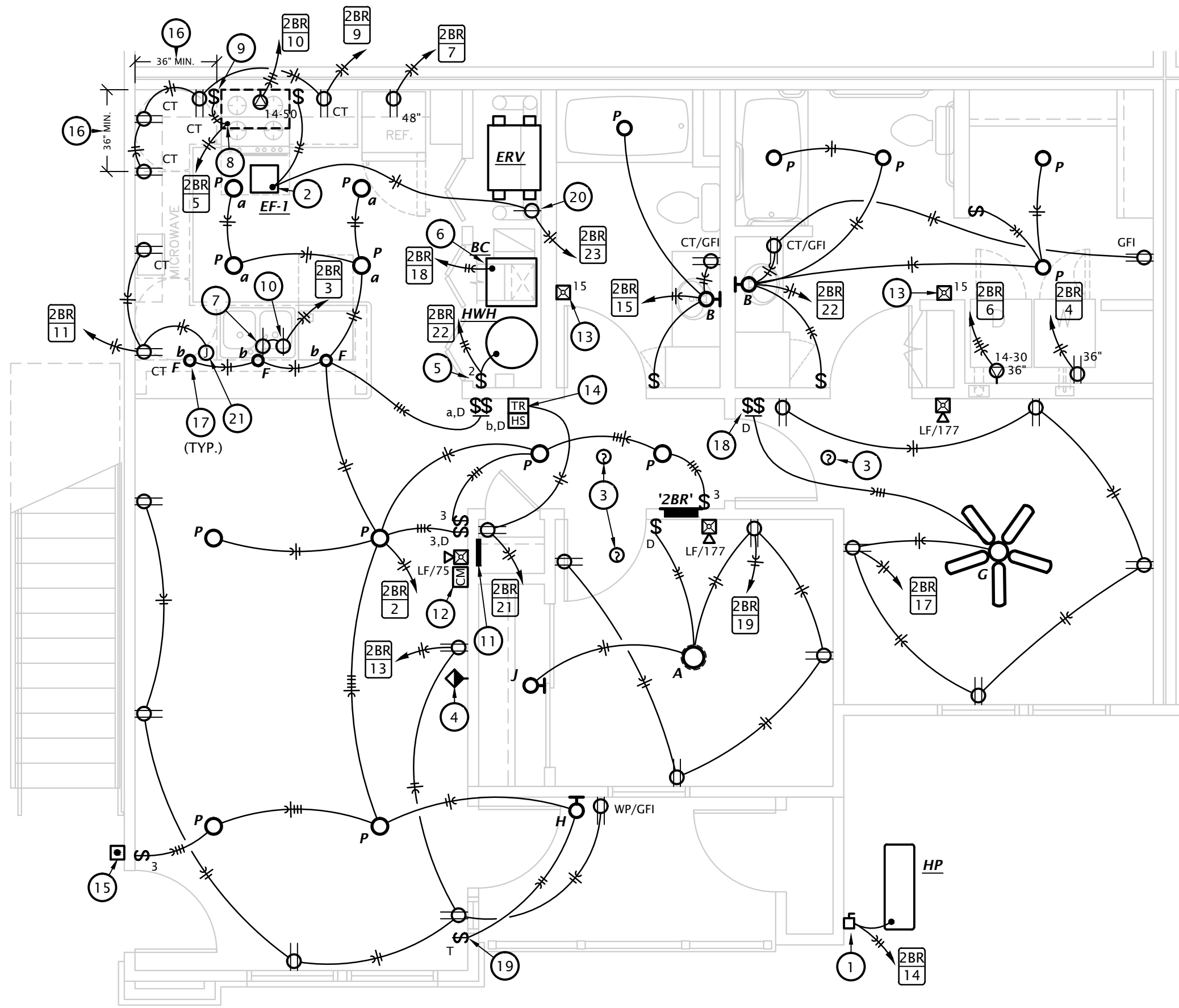
## ELECTRICAL NOTES BY SYMBOL

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

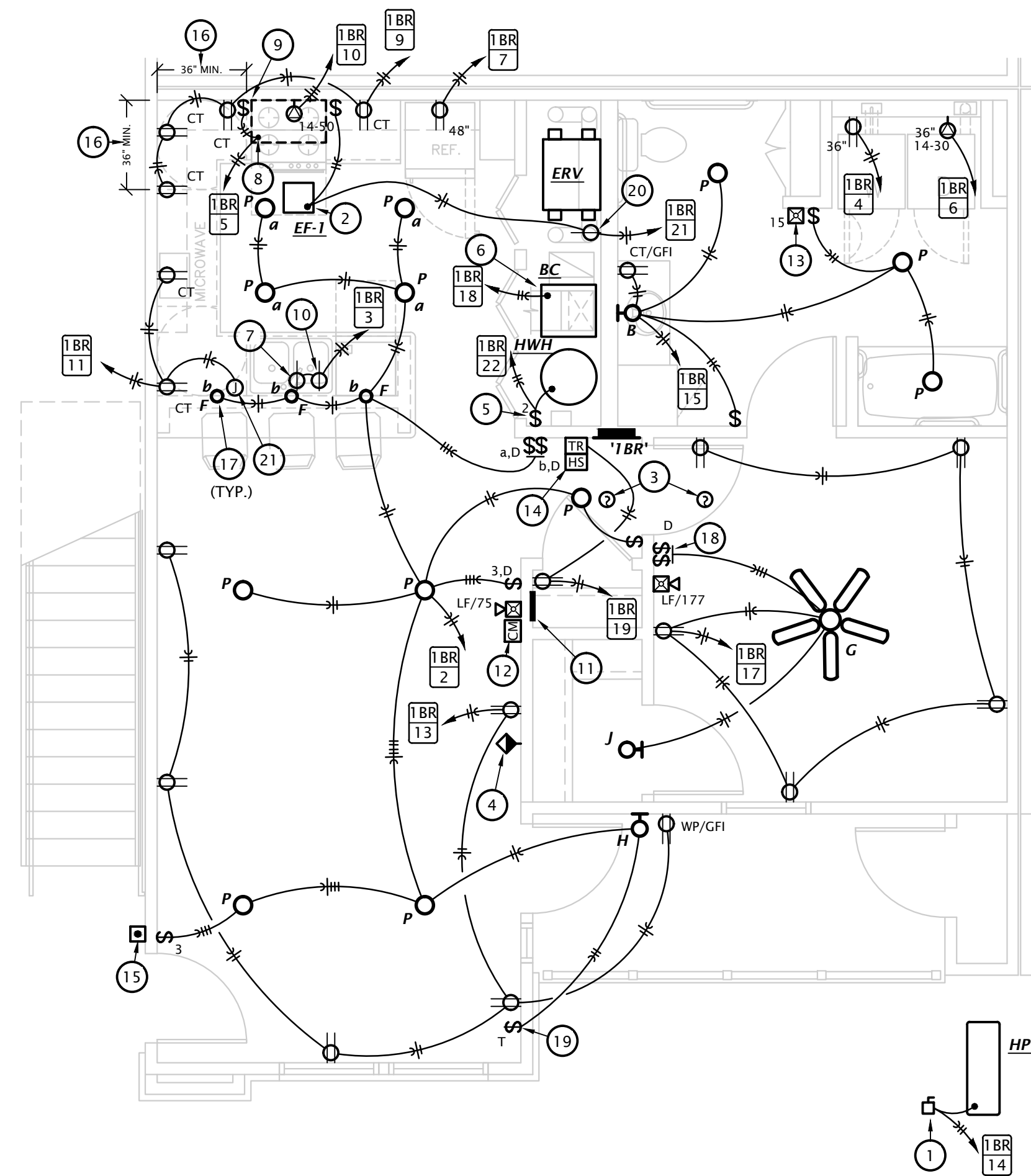
- VERIFY EXACT LOCATIONS AND ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PROVIDED OR SELECTED BY OWNER.
- PROVIDE TAMPER PROOF RECEPTACLES IN DWELLING UNITS PER NEC REQUIREMENTS.
- PROVIDE 30A/2P/240V NEMA 3R DISCONNECT SWITCH AND CONNECT HEAT PUMP. UTILIZE LIQUID TIGHT FLEXIBLE METAL CONDUIT BETWEEN DISCONNECT AND HEAT PUMP. SEE SHEETS ME1.1 AND ME1.2 FOR LOCATIONS.
- 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 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"

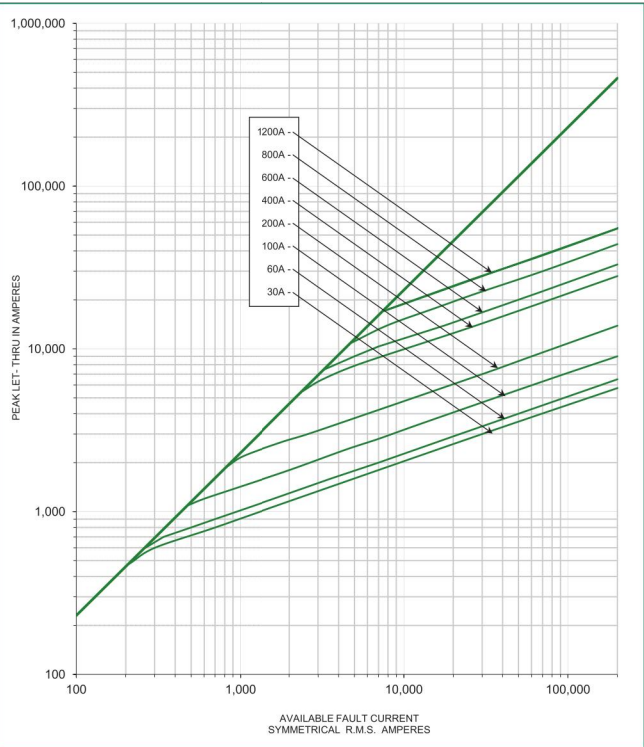


POWR-GARD® Fuse Datasheet

Littelfuse  
Expertise Applied | Answers Delivered

CLASS T – JLLN / JLLS SERIES FUSES

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



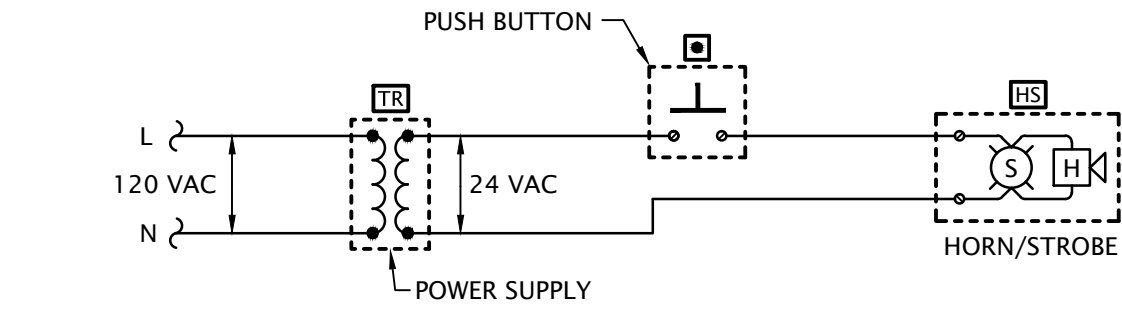
SHORT CIRCUIT CURRENT*	APPARENT RMS SYMMETRICAL CURRENT FOR VARIOUS FUSE RATINGS											
	30 A	60 A	100 A	200 A	400 A	600 A	800 A	1200 A	1500 A	2000 A	2500 A	3000 A
5,000	700	775	1,100	1,650	3,500	4,000	5,000	5,000				
10,000	900	1,000	1,400	2,100	4,400	5,100	6,750	8,250				
15,000	1,000	1,100	1,600	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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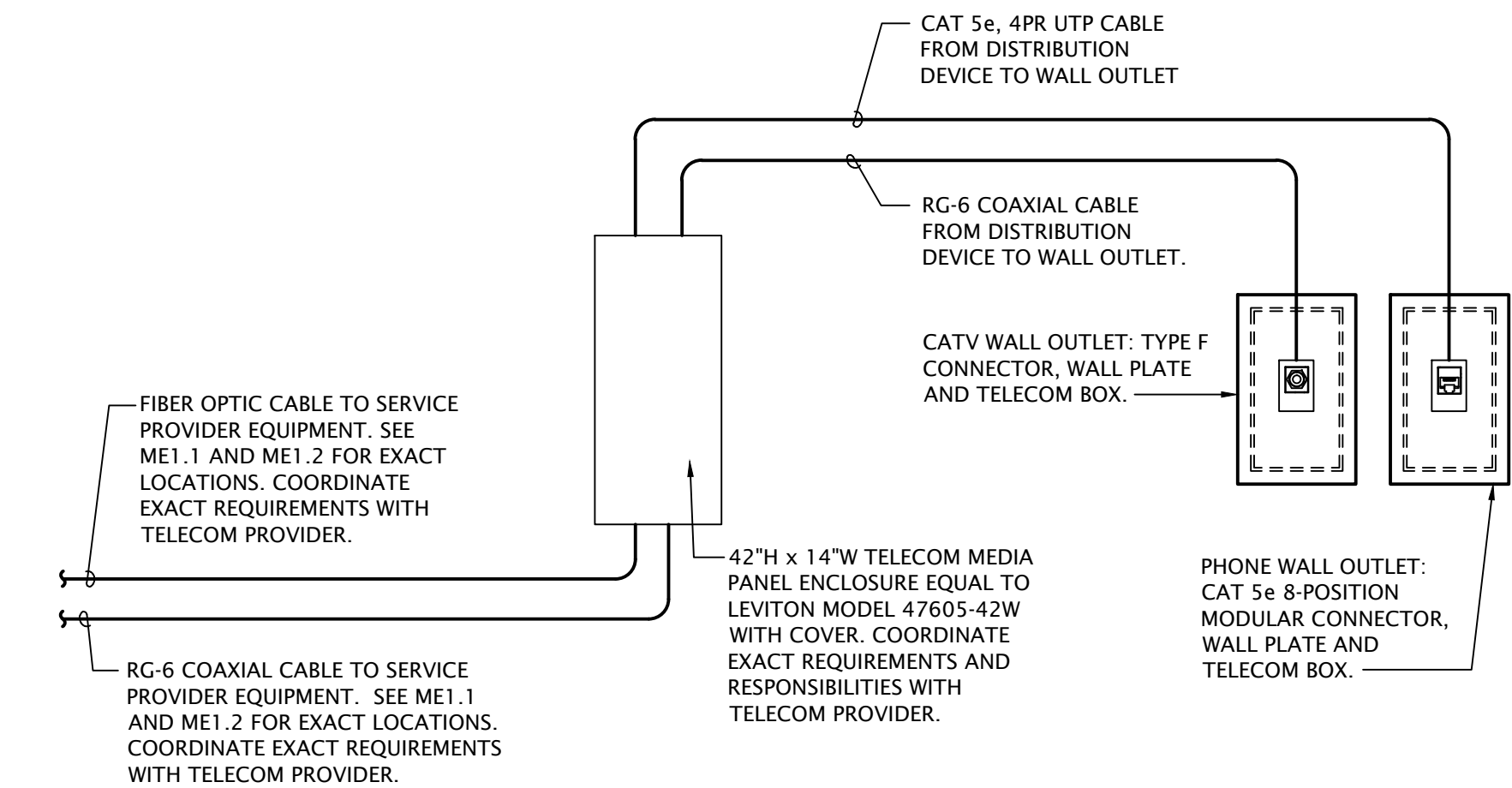


DOOR ALARM BUZZER SYSTEM NOTES

- 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

No Scale

APARTMENT LIGHT FIXTURE SCHEDULE

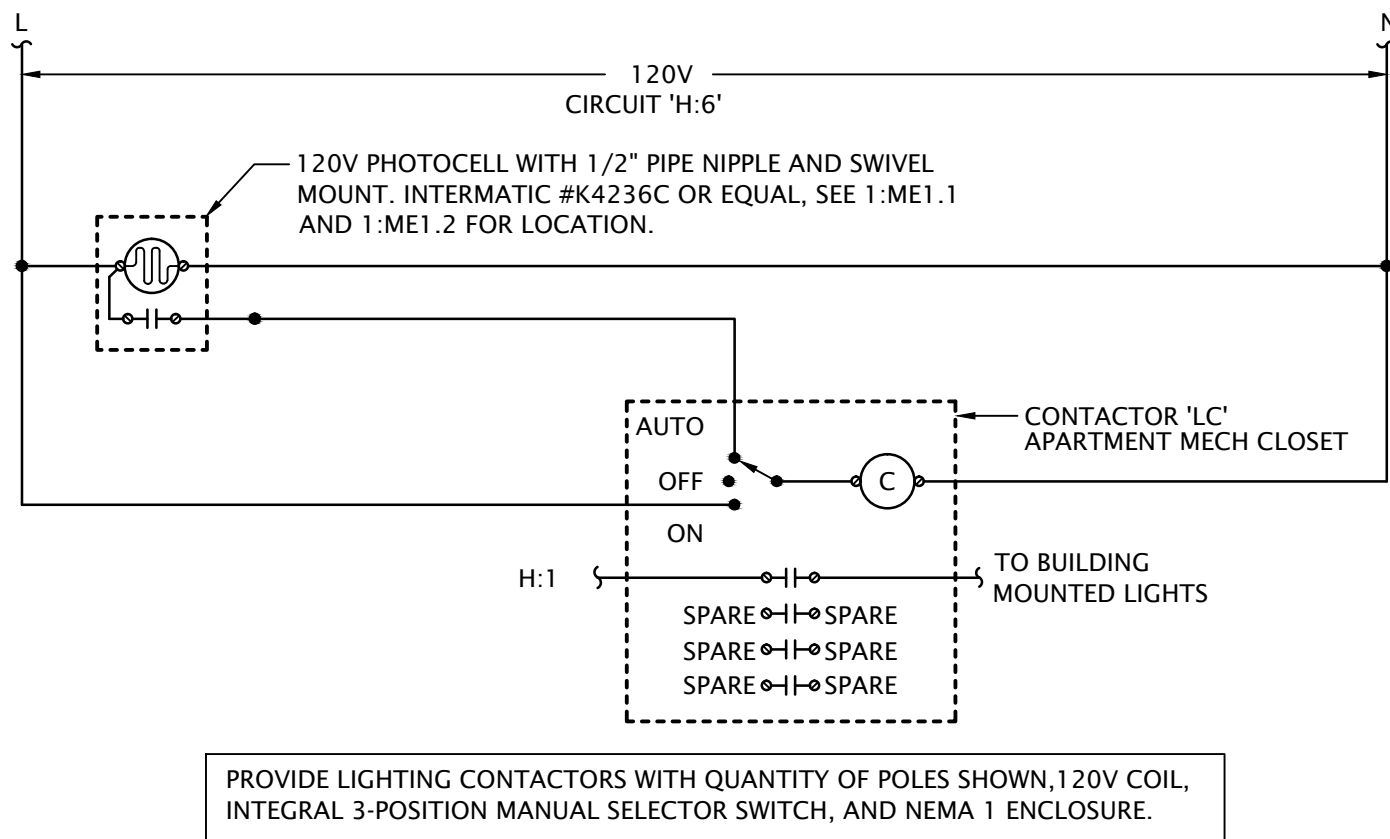
MARK	MANUF.	MODEL NUMBER	#	LAMP DATA	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
				TYPE					
A	LITHONIA	FMML-13-8-30	---	1900 LUMEN 28W LED	STANDARD	SURFACE	WHITE	13" ROUND LED FLUSH MOUNT	
B	SEAGULL	4423003EN3-710	3	9.5W LED	STANDARD	WALL	BURN'T SIENNA	3 LAMP VANITY LIGHT	
D	SEAGULL	5913691S-15	---	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

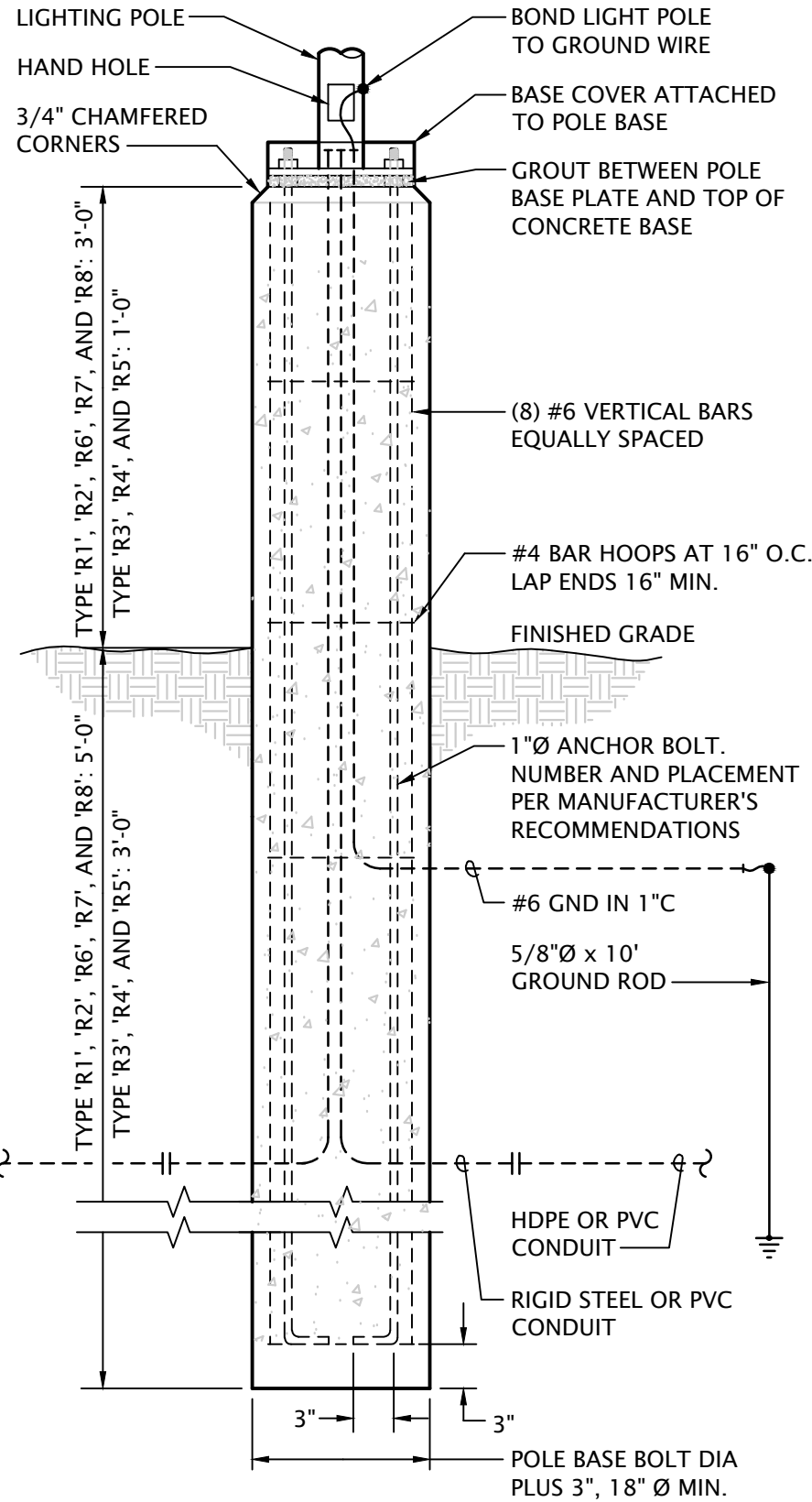
NOTES:

- 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

LST

IST Consulting Engineers, PA  
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785.587.8042  
www.LSTengineers.com  
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Project 23050

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October 2023

JonesGillamRenz

1881 Main Street, Suite 301  
Kansas City, MO 64108  
jgr@jgarchitects.com

730 N. Ninth  
Salina, KS 67401  
785.827.0386

THE RESERVES at EAGLE POINT

415 NORTH PICADILLY RD

AURORA,

COLORADO



REVISION:

DATE: 10-2-2023

JOB: 22-3219

SHEET NO.:

E6.1

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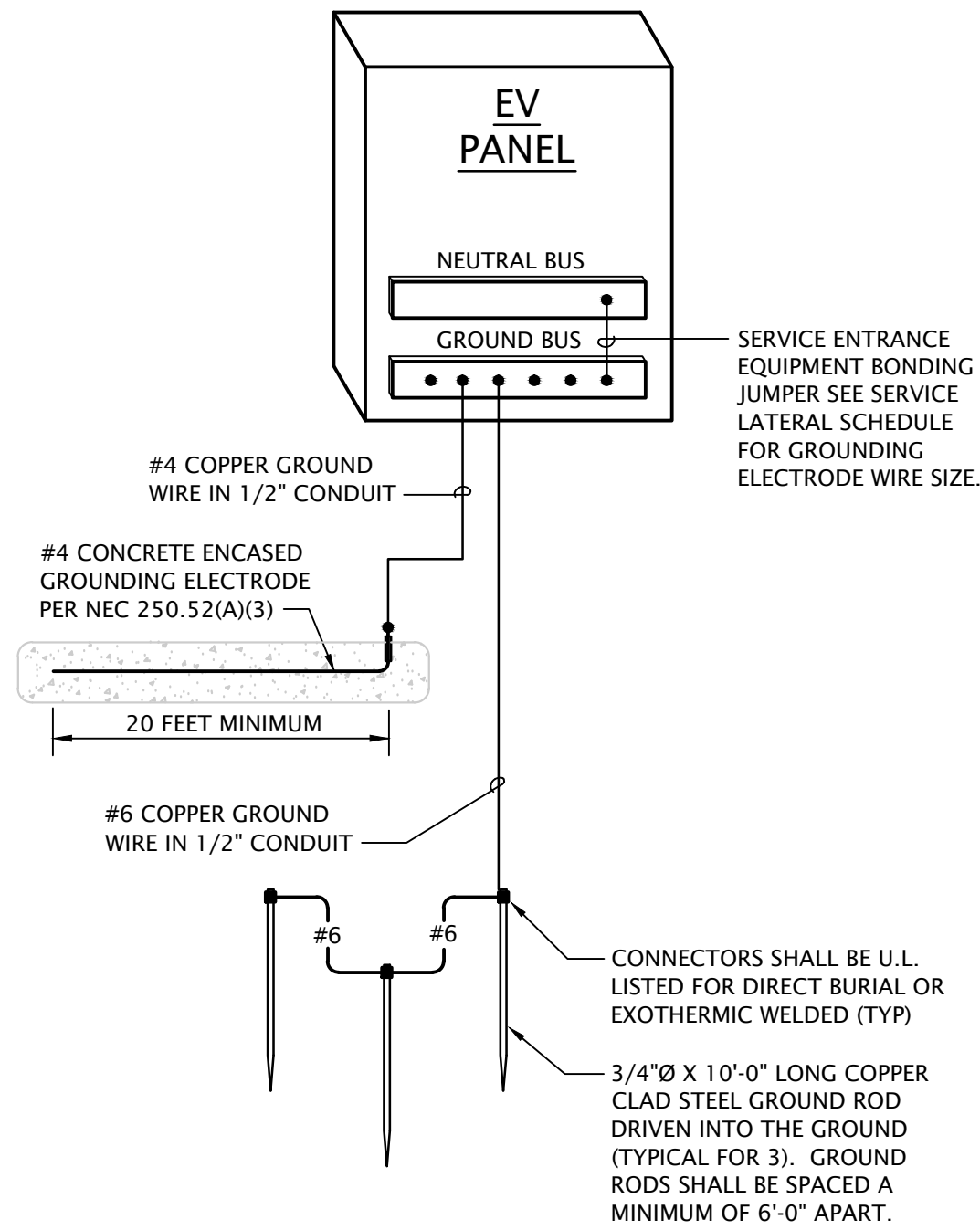
SERVICE LATERAL SCHEDULE			
SERVICE LOCATION	FEEDER SIZE (ALUMINUM)	SERVICE EQUIPMENT RATING	GROUNDING ELECTRODE (ALUM. OR COPPER-CLAD)
BUILDING A	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING B	4 SETS: (4) #300 KCMIL CU. IN 3" C. EACH	42 KAIC	250 KCMIL
BUILDING C	3 SETS: (4) #500 KCMIL 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
A204	NOTE #2	B204	NOTE #2	C204	NOTE #1	D204	NOTE #3	E204	NOTE #1	F204	NOTE #1	G204	NOTE #3	H204	NOTE #1
A205	NOTE #1	B205	NOTE #1	C205	NOTE #2	D205	NOTE #1	E205	NOTE #3	F205	NOTE #2	G205	NOTE #1	H205	NOTE #3
A206	NOTE #1	B206	NOTE #1	C206	NOTE #2	D206	NOTE #2	E206	NOTE #2	F206	NOTE #2	G206	NOTE #2	H206	NOTE #2
A207	NOTE #1	B207	NOTE #1	C207	NOTE #3	D207	NOTE #1	E207	NOTE #4	F207	NOTE #3	G207	NOTE #1	H207	NOTE #4
A208	NOTE #1	B208	NOTE #1	C208	NOTE #3	D208	NOTE #1	E208	NOTE #3	F208	NOTE #3	G208	NOTE #1	H208	NOTE #3
A301	NOTE #3	B301	NOTE #3	C301	NOTE #1	D301	NOTE #3	E301	NOTE #1	F301	NOTE #1	G301	NOTE #3	H301	NOTE #1
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

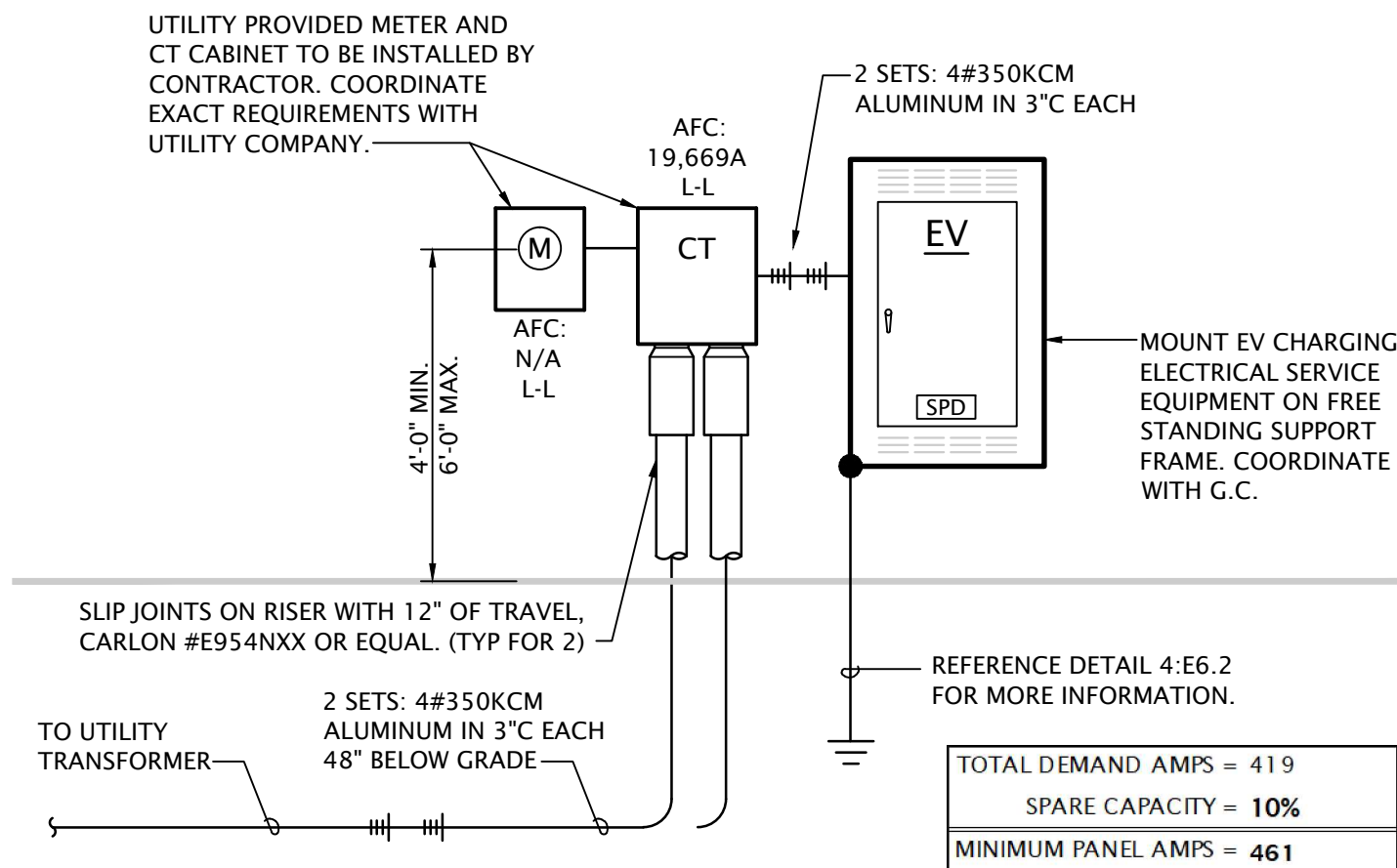
- FEEDER SIZING NOTES:
- BASE BID (COPPER): 3#2, #6G, 1-1/4" C OR MC CABLE  
ALTERNATE BID (ALUMINUM): 3#1/0, #2G, 1-1/2" C OR MC CABLE
  - BASE BID (COPPER): 3#1, #4G, 1-1/4" C OR MC CABLE  
ALTERNATE BID (ALUMINUM): 3#2/0, #1G, 2" C OR MC CABLE
  - BASE BID (COPPER): 3#2/0, #2G, 2" C OR MC CABLE  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



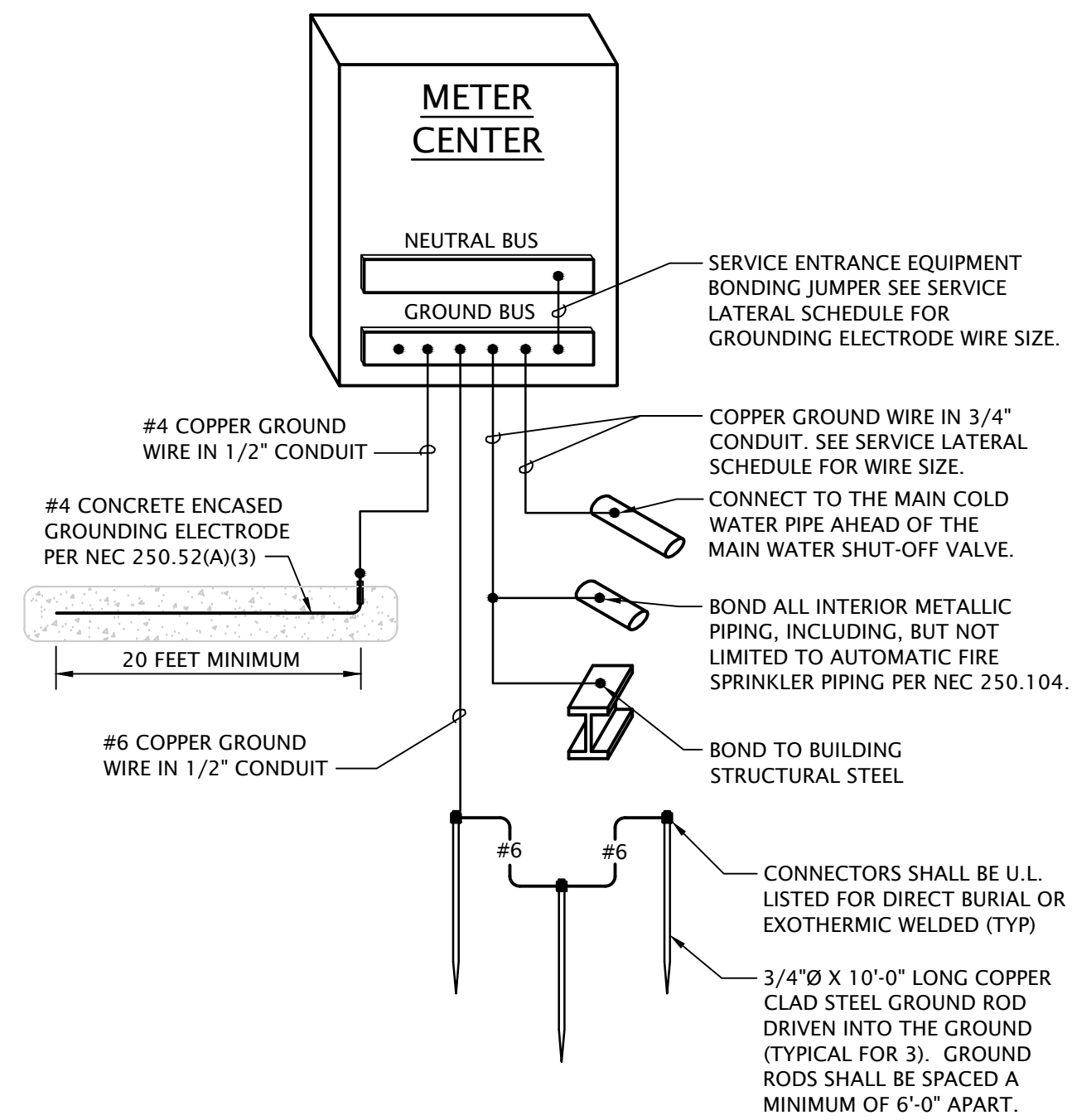
EV CHARGING PANEL  
SERVICE GROUNDING ELECTRODE SYSTEM

4 No Scale



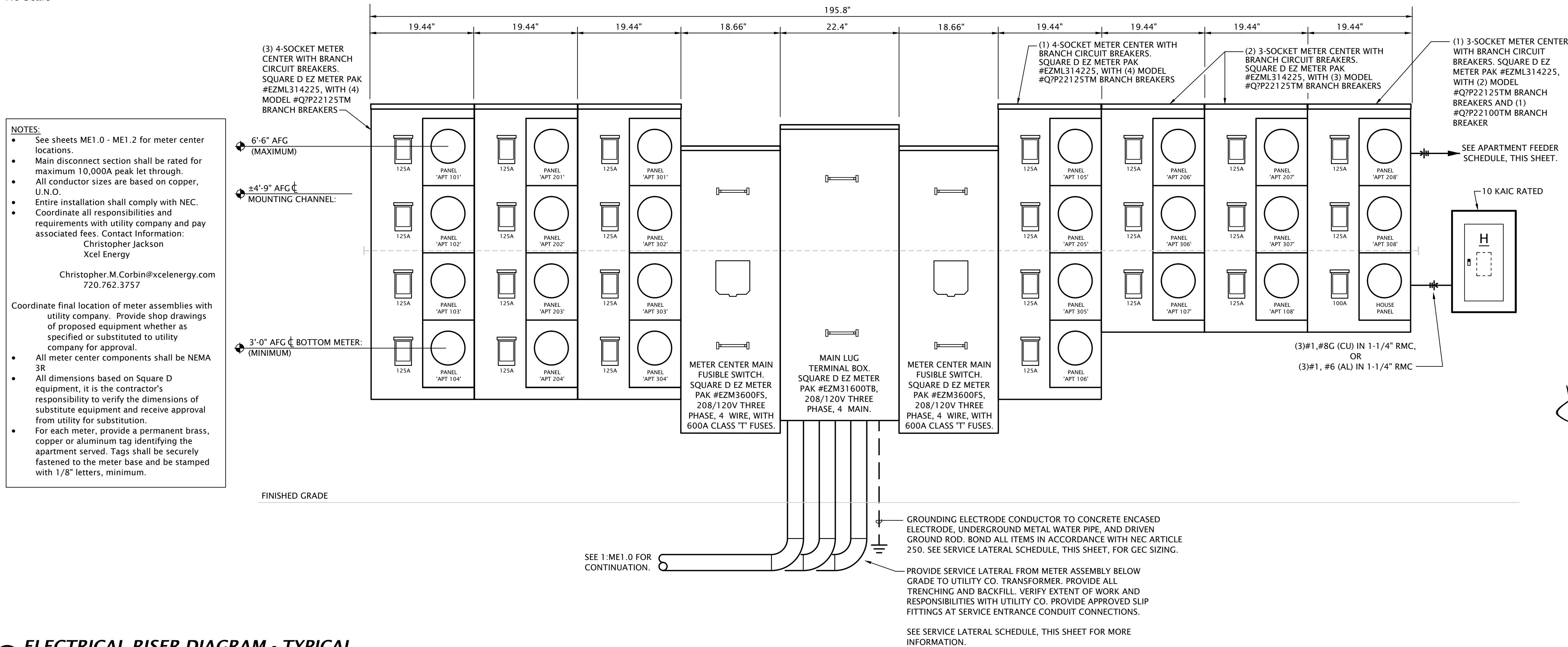
ELECTRICAL RISER DIAGRAM - EV CHARGING PANEL

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)
Feeder & Service Loads per NEC 220.84 Part IV				
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) @ 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 Voltage = 208						
System Phase = 3 Phase						
TRANSFORMER						
PH	Size	PLV	Sec.V	NZ	SCA3PH	
TA	150 KVA	3 PH		208		
Main-Feeder Name						
Cond	Cable	Size	Qty	Feet	SCA3PH	SCA AFTER
F1 BUILDING F	PVC	14-AL	800	3	115	18,733
F2 DV	PVC	14-AL	350	2	50	10,680 (CT METERED)

300 KVA Transformer Fault Current

Calculation of Fault Current						
Fault SCA Source = Main Bus						
SCA Available = 50000						
Length Units = Feet						
System Voltage = 208						
System Phase = 3 Phase						
TRANSFORMER						
PH	Size	PLV	Sec.V	NZ	SCA3PH	
TA	300KVA	3 PH		208		
Main-Feeder Name						
Cond	Cable	Size	Qty	Feet	SCA3PH	SCA AFTER
F1 BUILDING D	PVC	14-AL	400	4	150	27,698
F2 BUILDING A	PVC	14-AL	300	3	100	31,600
F3 BUILDING B	PVC	14-AL	300	4	250	22,440
F4 BUILDING C	PVC	14-AL	300	3	75	34,528
F5 BUILDING E	PVC	14-AL	300	3	75	34,528
F6 BUILDING G	PVC	14-AL	300	3	100	31,600
F7 BUILDING H	PVC	14-AL	300	3	75	34,528
F8 CLUB DISC	PVC	14-AL	250	2	140	13,767

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						
Motor Load = 25.4 FLA						
Motor SCA = 94						
Motor SCA Treatment = Motor SCA Added to Main Bus						
System Voltage = 208						
System Phase = 3 Phase						
MAIN FEEDER						
Name	Cond	Cable	Size	Qty	Feet	SCA3PH
F1 PANEL C	EMT	14-AL	300	1	50	3,335

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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 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 = 7500						
Length Units = Feet						
Motor Load = 63.1 KW						
Motor SCA = 2221						
Motor SCA Treatment = Motor SCA Added to Main Bus						
System Voltage = 208						
System Phase = 1 Phase						
MAIN FEEDER						
Name	Cond	Cable	Size	Qty	Feet	SCA-1
F1 D101	None	14-AL	20	1	180	3,932
F2 D102	None	14-AL	20	1	202	4,138
F3 D103	None	14-AL	1	1	128	3,780
F4 D104	None	14-AL	2	1	148	3,566
F5 D105	None	14-AL	2	1	91	3,659
F6 D106	None	14-AL	1	1	113	4,036
F7 D107	None	14-AL	2	1	37	6,144
F8 D108	None	14-AL	2	1	59	5,044
F9 D201	None	14-AL	2	1	138	3,932
F10 D202	None	14-AL	20	1	190	3,932
F11 D203	None	14-AL	20	1	202	4,138
F12 D204	None	14-AL	1	1	138	3,780
F13 D205	None	14-AL	20	1	148	4,207
F14 D206	None	14-AL	2	1	91	4,309
F15 D207	None	14-AL	1	1	113	4,036
F16 D208	None	14-AL	2	1	37	6,144
F17 D209	None	14-AL	2	1	59	5,044
F18 D210	None	14-AL	20	1	188	3,865
F19 D211	None	14-AL	20	1	208	4,067
F20 D212	None	14-AL	20	1	132	4,474
F21 D213	None	14-AL	20	1	154	4,262
F22 D214	None	14-AL	2	1	97	3,889
F23 D215	None	14-AL	1	1	119	3,913
F24 D216	None	14-AL	2	1	43	5,639
F25 D217	None	14-AL	2	1	65	4,446
F26 D218	PVC	14-AL	1	1	25	7,411

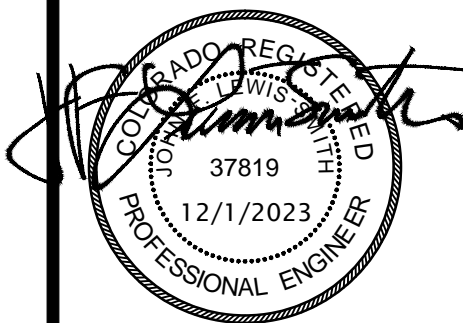
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Software Version: 11.1 (Build 15), Based on the 2011 NEC®.  
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BUILDING A Fault Current

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						
Motor Load = 63.1 KW						
Motor SCA = 2221						
Motor SCA Treatment = Motor SCA Added to Main Bus						
System Voltage = 208						
System Phase = 1 Phase						
AVAILABLE FAULT CURRENT AT METER SOCKET						
Main-Feeder Name						
Cond	Cable	Size	Qty	Feet	SCA-1	
F1 A101	None	14-AL	20	1	167	4,152
F2 A102	None	14-AL	20	1	167	4,152
F3 A103	None	14-AL	1	1	118	3,849
F4 A104	PVC	14-AL	1	1	118	3,843
F5 A105	None	14-AL	1	1	91	4,081
F6 A106	None	14-AL	2	1	91	4,081
F7 A107	None	14-AL	2	1	91	4,081
F8 A108	None	14-AL	2	1	91	4,081
F9 A109	None	14-AL	2	1	91	4,081
F10 A110	None	14-AL	2	1	91	4,081
F11 A111	None	14-AL	2	1	91	4,081
F12 A112	None	14-AL	2	1	91</	



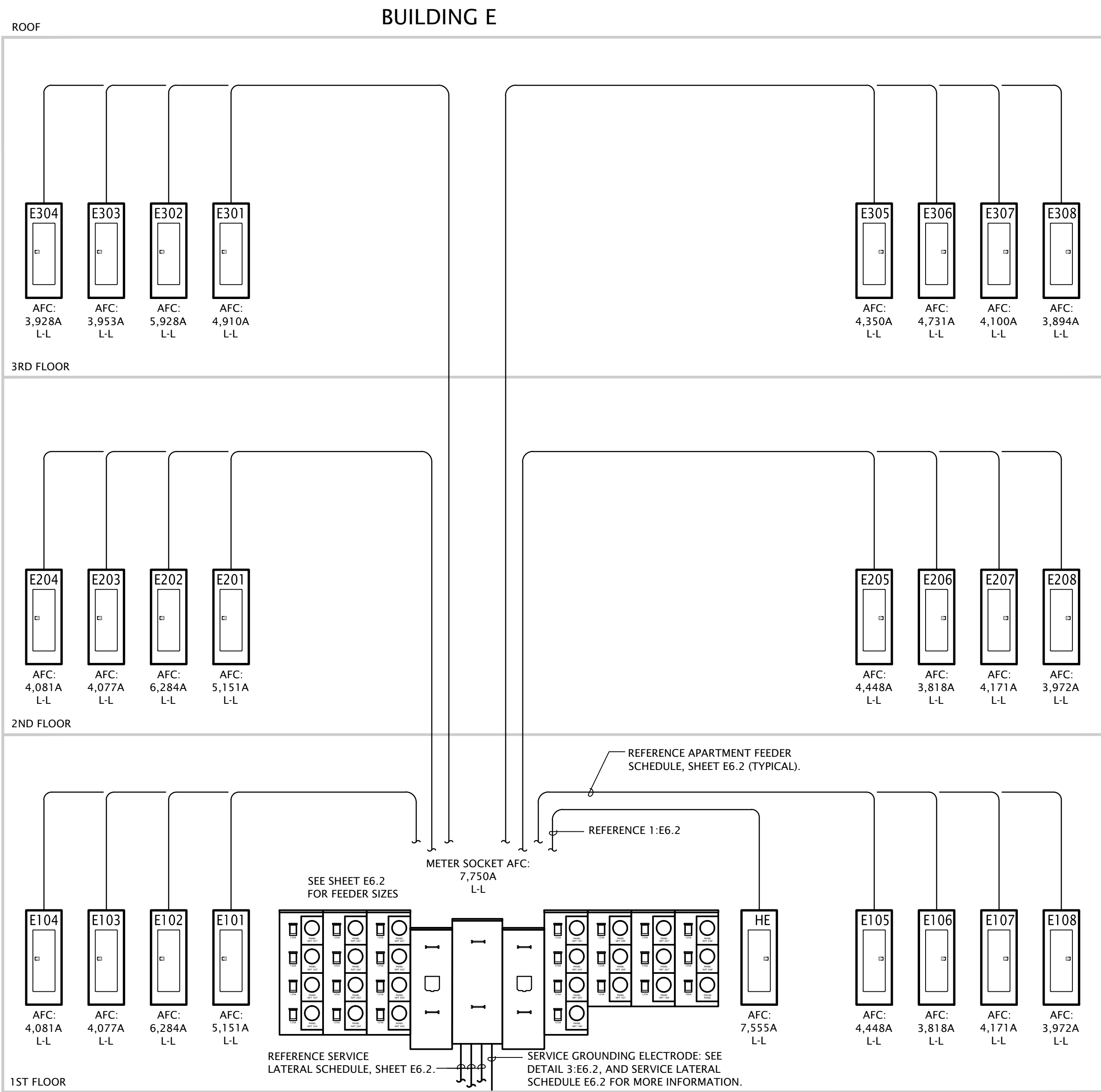


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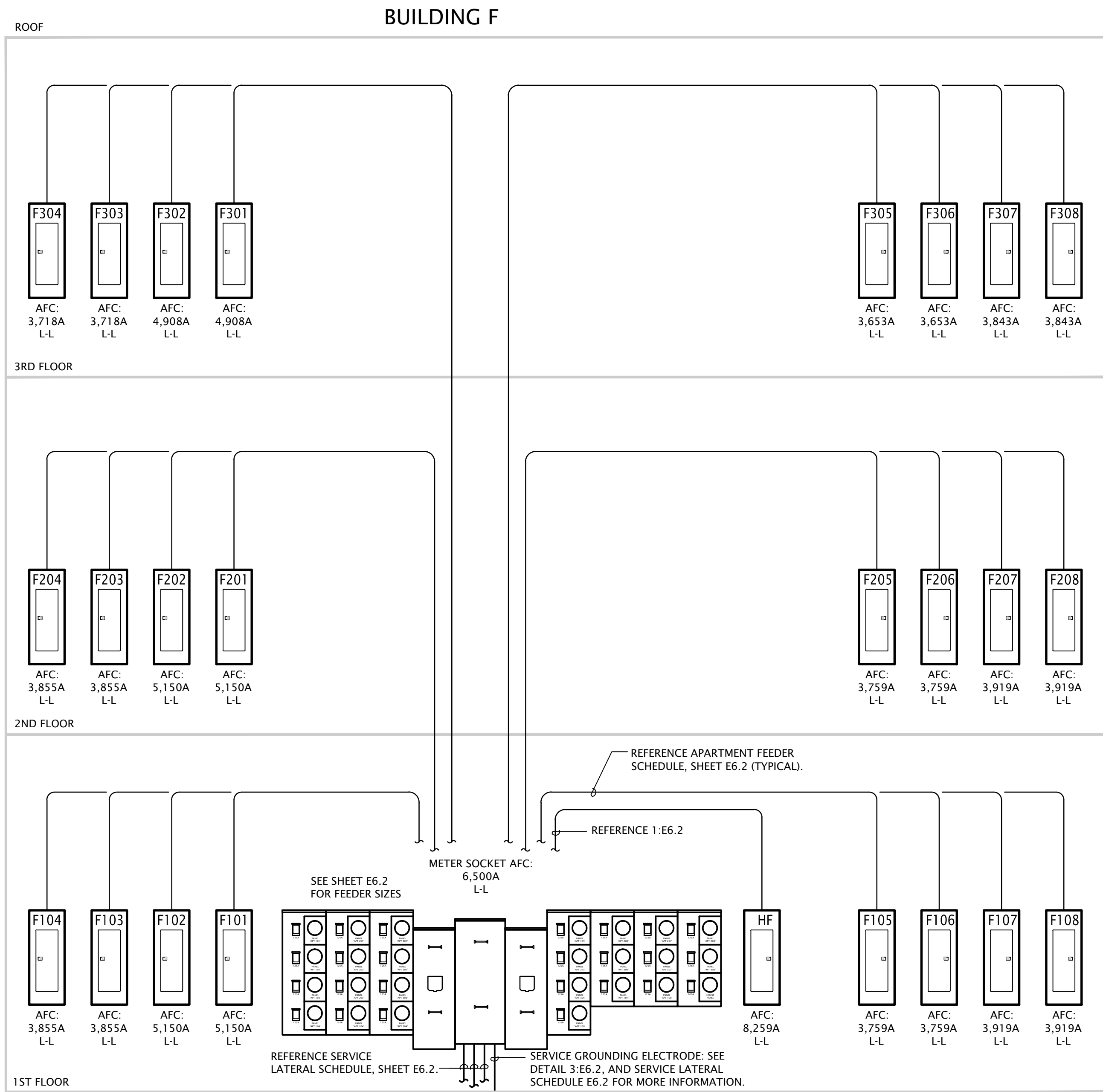
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SEE SHEET E6.4 FOR COMPLETE AVAILABLE FAULT CURRENT CALCULATIONS.

1 BUILDING E ELECTRICAL RISER DIAGRAM

No Scale



SEE SHEET E6.4 FOR COMPLETE AVAILABLE FAULT CURRENT CALCULATIONS.

2 BUILDING F ELECTRICAL RISER DIAGRAM

No Scale