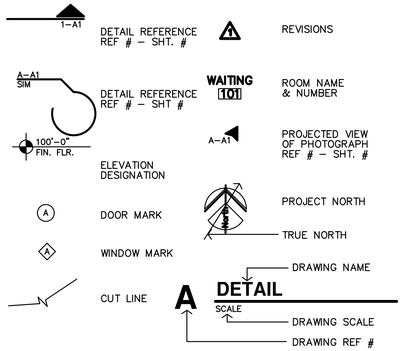
THE RESERVES at EAGLE POINT

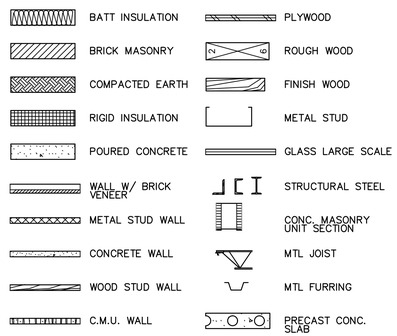
425 NORTH PICADILLY RD - BUILDING F

AURORA, 22-3219 COLORADO

REFERENCE LEGEND



MATERIAL LEGEND



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ABBREVIATIONS

&	AND	Cntr.	Counter	Exp.	Expansion	Hr.	Hour	N.	North	Reinf.	Reinforced	Temp.	Tempered
∠	Angle	Col.	Column	Ext.	Exterior	Hgt.	Height	N.I.C.	Not In Contract	Req'd	Required	T.&G.	Tongue & Groove
@	At	Conc.	Conc. Concrete					No. or #	Number	Resil.	Resilient	Thk.	Thick
℄	Centerline	C.T.	Ceramic Tile	F.A.	Fire Alarm	I.D.	Inside Diameter	Nom.	Nominal	Rm.	Room	T.O.M.	Top Of Masonry
ø	Diameter or Round	CMU	Concrete Masonry Unit	F.D.	Floor Drain	Insul.	Insulation	N.T.S.	Not To Scale	R.O.	Rough Opening	T.O.S.	Top Of Steel
#	Pound or Number	Ctr.	Center	Fdn.	Foundation	Int.	Interior					T.P.	Top Of Pavement
				F.E.	Fire Extinguisher			O/	On or Over	S.	South	T.P.D.	Toilet Paper Dispenser
Acous.	Acoustical	Dbl.	Double	F.E.C.	F.E. Cabinet	Jan	Janitor	Obs.	Obscure	S.B.	Splash Block	T.V.	Television
Adj.	Adjustable	Det.	Detail	Fin.	Finish	Jt.	Joint	O.C.	On Center	S.C.	Solid Core	T.W.	Tackwall
A.F.F.	Above Finished Floor	D.F.	Drinking Fountain	Fl.	Floor			O.D.	Diameter	Sched.	Schedule	Typ.	Typical
Aggr.	Aggregate	Dia.	Diameter	Flash.	Flashing	Kit.	Kitchen	Off.	Office	S.D.	Soap Dispenser	Trd.	Tread
Al.	Aluminum	Dim.	Dimension	fl	Flow line			Opng.	Opening	Sect.	Section		
Approx.	Approximate	Dn.	Down	Ft.	Foot or feet	Lab.	Laboratory	Opp.	Opposite	Shr.	Shower	U.O.N.	Unless Otherwise Noted
Arch.	Architect or Architectural	Dr.	Door	Ftg.	Footing	Lam.	Laminate			Sht.	Sheet	Ur.	Urinal
Asb.	Asbestos	Ds.	Downspout	Furr.	Furring	Lav.	Lavatory	P.	Paint	Sim.	Similar		
Asph.	Asphalt	Dwg.	Drawing	Fut.	Future	Lkr.	Locker	Pl.	Plate	S.N.D.	Sanitary Napkin Disp.	V.C.T.	Vinyl Composition Tile
A.V.	Audio Visual	Dwr.	Drawer			Lt.	Light	P.Lam.	Plastic Laminate	S.N.R.	Sanitary Napkin Recep.	V.T.	Vinyl Tile
				Ga.	Gauge			Plas.	Plaster	Spec.	Specification	V.B.	Vapor Barrier
Bd.	Board	(E)	Existing	Galv.	Galvanized	Mas.	Masonry	Plywd.	Plywood	Sq.	Square	Vert.	Vertical
Bitum.	Bituminous	E.	East or Existing	G.B.	Grab Bar	Max.	Maximum	Pr.	Pair	SST.	Stainless Steel	Vest.	Vestibule
Bldg.	Building	Ea.	Each	Gl.	Glass	M.C.	Medicine Cabinet	Pt.	Point	Std.	Standard	Vyl.	Vinyl
Blk.	Block	E.J.	Expansion Joint	Gnd.	Ground	Mech.	Mechanical	P.T.D.	Paper Towel Dispenser	St.	Steel		
Blk'g.	Blocking	El.	Elevation	Gr.	Grade	Memb.	Membrane	Ptn.	Partition	Stor.	Storage	W.	West
Bm.	Beam	Elec.	Electrical	Gyp.	Gypsum	Met.	Metal	P.T.R.	Paper Towel Receptacle	Strl.	Structural	w/	With
Bot.	Bottom	Elev.	Elevator			Mfr.	Manufacturer			Susp.	Suspended	w/o	Without
BO	BY OWNER	Eq.	Equal	H.B.	Hose Bibb	Mh.	Manhole	Q.T.	Quarry Tile	S.V.	Sheet Vinyl	W.C.	Wall Covering
Brg.	Bearing	Equip.	Equipment	H.C.	Hollow Core	Min.	Minimum			Sym.	Symmetrical	Wd.	Wood
Brk.	Brick	E.W.	Each Way	Hdwd.	Hardwood	Mir.	Mirror	R.	Riser			Wp.	Waterproof
		E.W.C.	Elec. Water Cooler	Hdwr.	Hardware	Misc.	Miscellaneous	Rad.	Radius	Tex.	Texture	Wdw.	Window
Cab.	Cabinet	Exist.	Existing	H.M.	Hollow Metal	M.O.	Masonry Opening	R.D.	Roof Drain	T.B.	Towel Bar	Wsct.	Wainscot
Clg.	Ceiling	Expo.	Exposed	Horiz.	Horizontal	Mtd.	Mounted	Ref.	Reference	T.Bd.	Tack Board	Wt.	Weight

SHEET INDEX

GENERAL

	COVER & SHEET INDEX
CFP1	CODE FOOTPRINT
ADA	ADA DIAGRAMS
ICC 1	ICC A117.1–2017 DETAILS AND SECTIONS
ICC 2	ICC A117.1–2017 DETAILS AND SECTIONS
ICC 3	ICC A117.1–2017 DETAILS AND SECTIONS
FH1	FAIR HOUSING
FH2	FAIR HOUSING
FH3	FAIR HOUSING
EN1	RESCHECK REPORTS
EN2	RESCHECK REPORTS
EN3	COMCHECK REPORTS
EN4	COMCHECK REPORTS

ARCHITECTURAL

A1.1	SITE PLAN
A1.2	BUILDING ADDRESSING PLAN
A1.3	ENLARGED SITE PLANS AND DETAILS
A1.4	TRASH ENCLOSURE PLANS AND SECTIONS
A2.0	APARTMENT GENERAL NOTES, SCHEDULES & DETAILS
A2.1	STANDARD/TYPE–B APARTMENTS FLOOR PLANS
A2.2	STANDARD/TYPE–B ENLARGED BATH PLANS
A2.3	STANDARD/TYPE–B INTERIOR & CASEWORK ELEVATIONS
A2.4	ACCESSIBLE/TYPE–A APARTMENTS FLOOR PLANS
A2.5	ACCESSIBLE/TYPE–A ENLARGED BATH PLANS
A2.6	ACCESSIBLE/TYPE–A INTERIOR & CASEWORK ELEVATIONS
A2.7	ACCESSIBLE ROLL–IN SHOWER APARTMENTS FLOOR PLANS & ENLARGED BATH PLANS
A2.8	ACCESSIBLE ROLL–IN SHOWER INTERIOR & CASEWORK ELEVATIONS
A2.9	REFLECTED CEILING PLANS, TYPICAL ALL UNITS
A2.10	APARTMENT BUILDING GENERAL NOTES, SCHEDULES & DETAILS
A2.12	APARTMENT BUILDING F (TYPE 4) FIRST, SECOND & THIRD FLOOR PLANS
A3.2	APARTMENT BUILDINGS A/B/C/F (TYPE 4) EXTERIOR ELEVATIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A4.4	ENTRY WALL SECTIONS AND DETAILS
A4.5	DETAILS
A4.6	DETAILS
A4.7	FIRE PENTRATION DETAILS
A4.8	MANUFACTURER HARDIE LAP SIDING INSTALLATION DETAILS
A4.9	MANUFACTURER HARDIE PANEL SIDING INSTALLATION DETAILS
A4.10	MANUFACTURER HARDIE REVEAL PANEL SIDING INSTALLATION DETAILS
A4.11	MANUFACTURER STONE INSTALLATION DETAILS
A4.12	MANUFACTURER STONE INSTALLATION DETAILS
A4.13	ENERGY FRAMING & AIR FILTRATION DETAILS
A5.1	BUILDINGS A/B/C/F (TYPE 4) ROOF PLANS
A5.2	DETAILS & STAIR DETAILS
A6.1	STAIR SECTION & ENLARGED PLANS

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S1.1	SCHEDULES & DETAILS
S1.2	SCHEDULES & DETAILS
S2.25	FOUNDATION FRAMING PLAN
S2.26	SECOND FLOOR FRAMING PLAN
S2.27	THIRD FLOOR FRAMING PLAN
S2.28	ROOF FRAMING PLAN
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S3.2	DETAILS
S3.3	DETAILS

MECHANICAL

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M4.1	FIRST FLOOR UNIT HVAC PLANS
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M6.1	HVAC SCHEDULES & DETAILS
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P1.12	BUILDING WASTE & VENT PLANS
P4.1	UNIT DOMESTIC WATER PLANS
P4.2	UNIT DOMESTIC WATER PLANS
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P5.2	DOMESTIC WATER RISER DIAGRAMS
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ELECTRICAL

E4.1	UNIT POWER PLANS
E4.2	UNIT POWER PLANS
E6.1	FIXTURE SCHEDULES & DETAILS
E6.2	SCHEDULES
E6.3	SCHEDULES
E6.4	SCHEDULES & CALCULATIONS

PERMIT SET 10-2-2023

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	THE RESERVES at EAGLE POINT
FACILITY ADDRESS	AURORA, COLORADO
COUNTY	DOUGLAS
LOCAL FIRE DEPARTMENT	CITY OF AURORA
WATER SUPPLY	CITY OF AURORA
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF AURORA
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2017 ICC/ANSI A117.1 2010 ADA STANDARDS for ACCESSIBLE DESIGN

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" — EXIT WIDTH (ACTUAL/REQUIRED); 122/340 — OCCUPANT LOAD (ACTUAL/ALLOWED)

0 HOUR CONSTRUCTION

FIRE PARTITION/UNIT SEPARATION: 1 HOUR CONSTRUCTION W/ 45 MIN PROTECTED OPENINGS

EMERGENCY LIGHT

FIRE EXTINGUISHER — FE

FIRE HYDRANT — FH

APARTMENT BUILDINGS CODE INFORMATION

OCCUPANCY GROUPS: R2 APARTMENTS

BUILDINGS: A/B/C/D/E/F/G/H

CONSTRUCTION TYPE: V–B

BASIC ALLOWABLE AREA: R2 7,000 SF

BUILDINGS A/B/C/F Type 4

ALLOWABLE AREA INCREASE:

BASE ALLOWABLE	7,000 SF
FRONTAGE AREA INCREASE (42%)	2,940 SF
ALLOWABLE AREA (PER FLOOR)	9,940 SF
ALLOWABLE AREA (PER BLDG)	29,820 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	8,791 SF
SECOND FLOOR	8,791 SF
THIRD FLOOR	8,791 SF
TOTAL ACTUAL BUILDING AREA	26,373 SF

BASIC ALLOWABLE STORIES:	2
SPRINKLER INCREASE	1
ALLOWABLE STORIES	3
ACTUAL STORIES:	3
BASIC ALLOWABLE HEIGHT:	40'
SPRINKLER INCREASE	20'
ALLOWABLE HEIGHT	60'
ACTUAL HEIGHT:	45'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

	V–B
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON–BEARING WALLS:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
EXTERIOR NON–BEARING WALLS:	0 HOUR
FLOOR/CEILING:	1 HOUR
CEILING/ROOF:	1 HOUR
SHAFT ENCLOSURES:	1 HOUR

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING
PORTABLE FIRE EXTINGUISHERS

FIRE ALARM REQUIREMENTS:
SPRINKLER MONITOR (REF ELECTRICAL SHEETS)

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED PER NFPA 13R

EMERGENCY POWER SOURCE:
NOT REQUIRED

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NONE

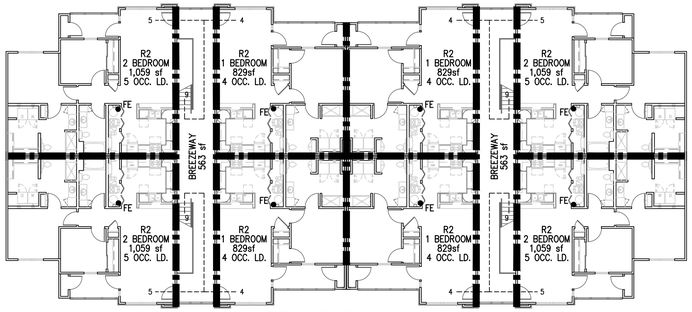
SMOKE PARTITIONS: NOT REQUIRED
SMOKE CONTROL: NOT REQUIRED
STANDPIPES: NOT REQUIRED

TOTAL OCCUPANT LOAD: 132 (TYPE 1), 108 (TYPE 4)

EXITING: REFERENCE PLANS

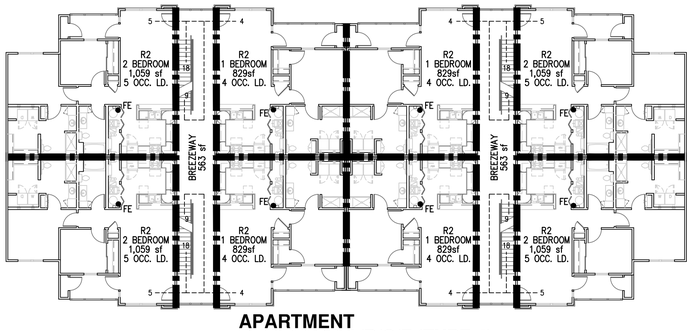
OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	OCCS= 2–EXITS
R2	APARTMENTS	200 sf/OCCUPANT	10



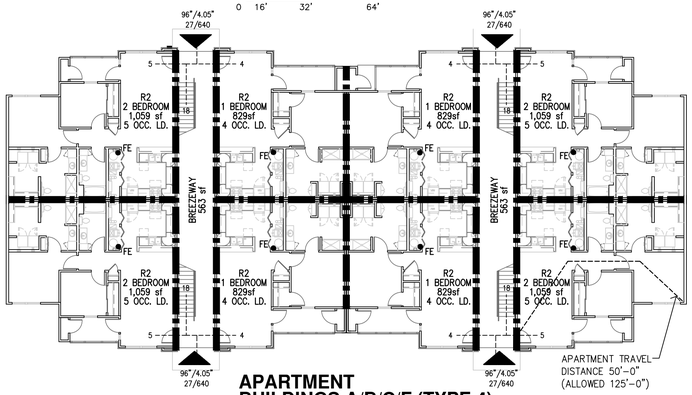
F APARTMENT BUILDINGS A/B/C/F (TYPE 4) THIRD FLOOR PLAN

0 16' 32' 64'

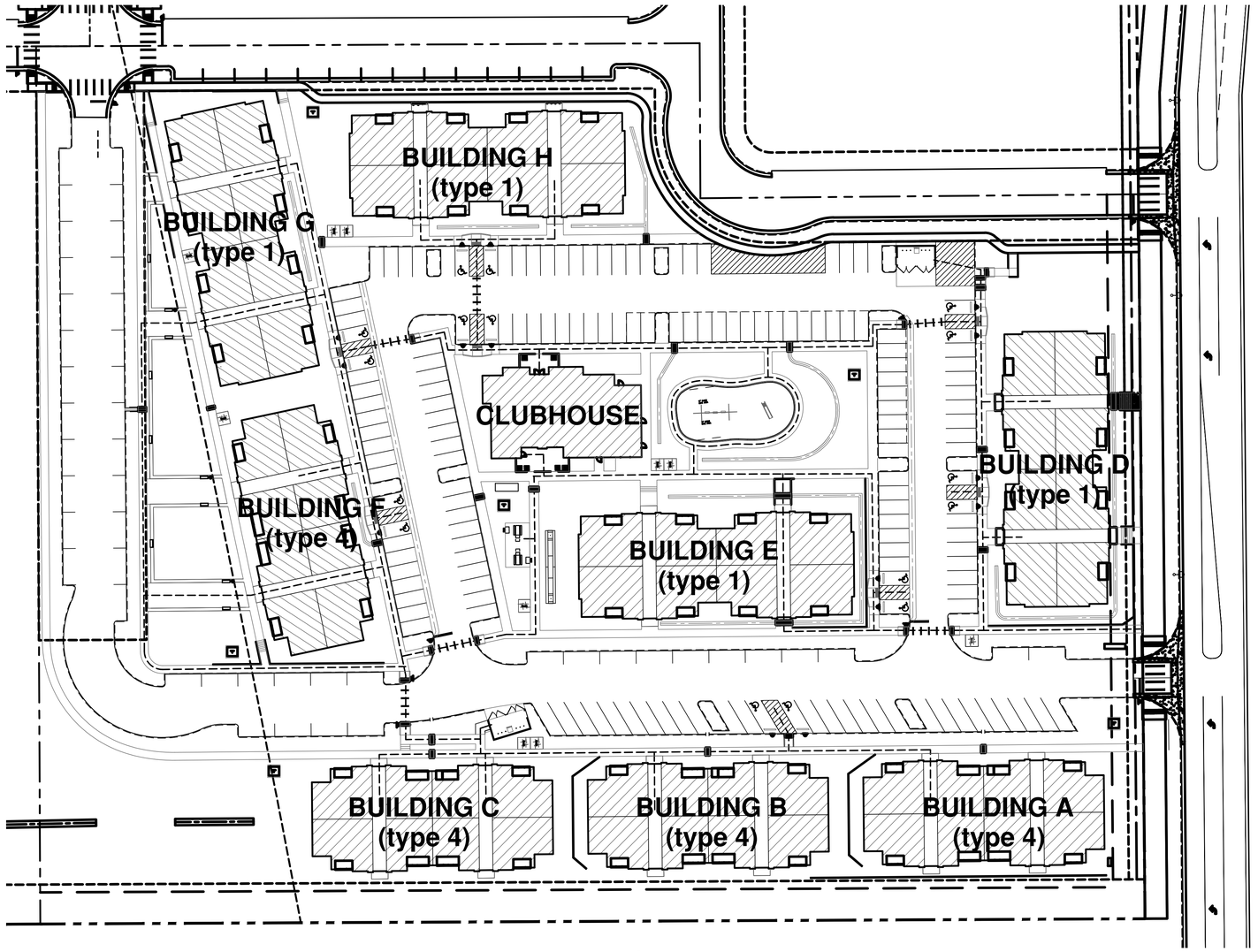


E APARTMENT BUILDINGS A/B/C/F (TYPE 4) SECOND FLOOR PLAN

0 16' 32' 64'



D APARTMENT BUILDINGS A/B/C/F (TYPE 4) FIRST FLOOR PLAN



A SITE PLAN

0 20' 40' 80'

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:	
DATE:	10–2–2023
JOB:	22–3219
SHEET NO.:	

CFP

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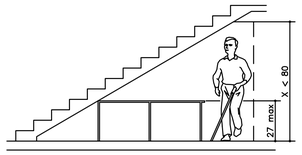
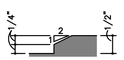


Vertical Clearance

S STANDARD VERTICAL CLEARANCE

NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

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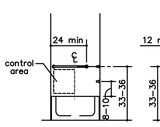
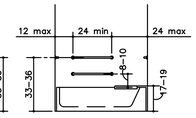
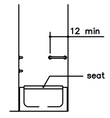


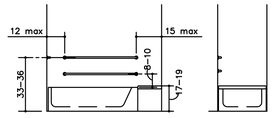
Controls Location



Grab Bars at Removable Seat

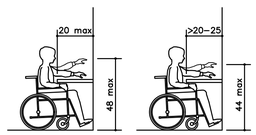


Grab Bars at Removable Seat

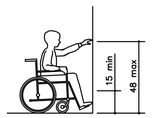


Grab Bars at Permanent Seat

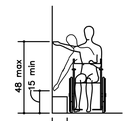
Grab Bars at Permanent Seat



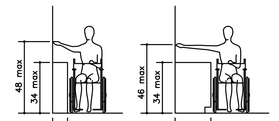
Obstructed High Forward Reach



Unobstructed Forward Reach



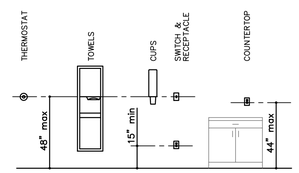
Unobstructed Side Reach



Obstructed High Side Reach

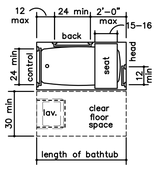
R STANDARD REACH ADA DIAGRAMS

NO SCALE

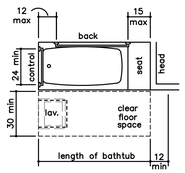


Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE



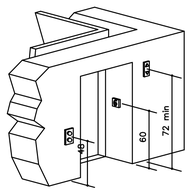
Clear Floor Space at Bathtub With Removable Seat



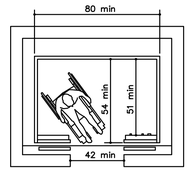
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

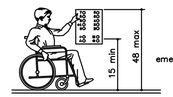
NO SCALE



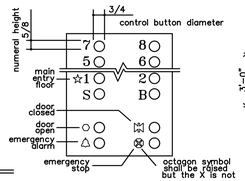
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

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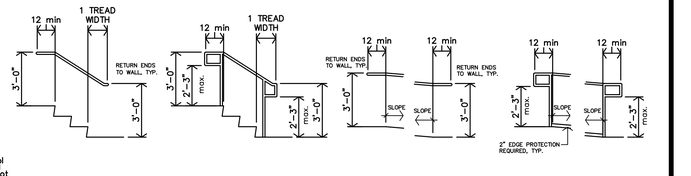


Stair Handrail Extensions at Walls

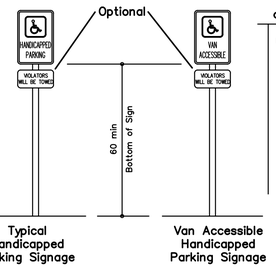
Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

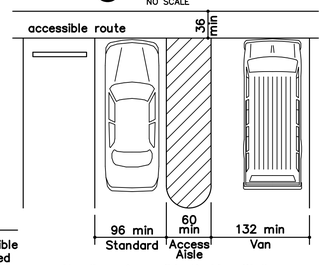
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

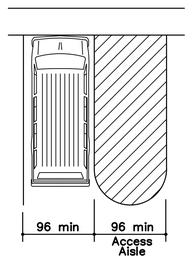


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



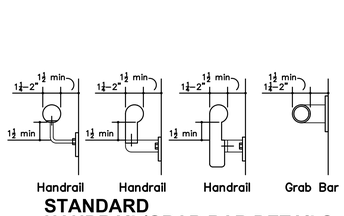
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

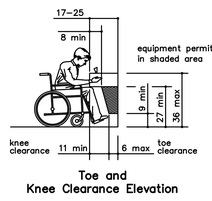
L STANDARD PARKING ADA DIAGRAMS

NO SCALE

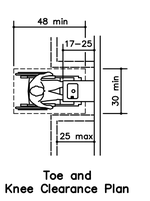


K STANDARD HANDRAIL/GRAB BAR DETAILS

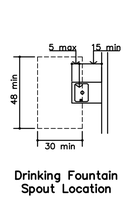
NO SCALE



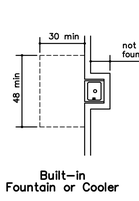
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



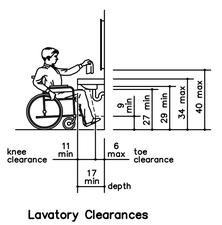
Drinking Fountain Spout Location



Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE

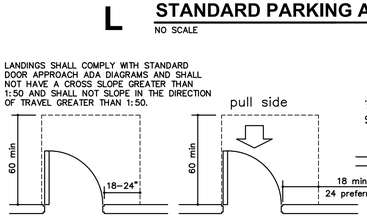


Lavatory Clearances

Clear Floor Space at Lavatories

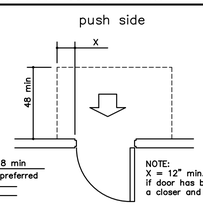
H STANDARD LAVATORY DETAILS

NO SCALE

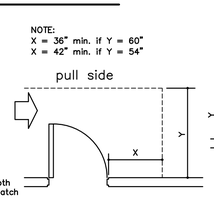


Exterior Landing

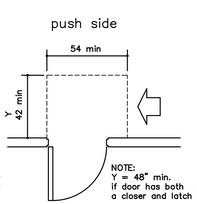
Front Approach – Swinging Door



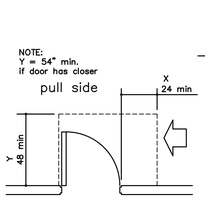
Front Approach – Swinging Door



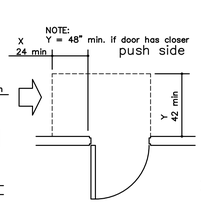
Hinge Side Approach – Swinging Door



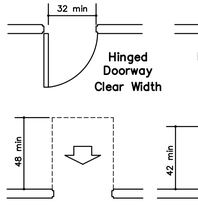
Side Approach – Swinging Door



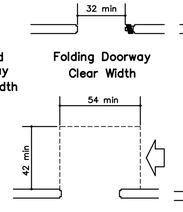
Latch Side Approach Swinging Door



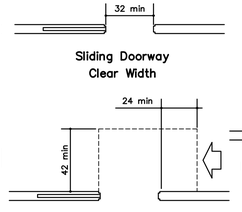
Latch Side Approach Swinging Door



Front Approach – Sliding or Folding Doors



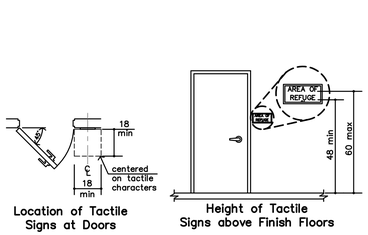
Side Approach – Sliding or Folding Doors



Stop or Latch Side Approach – Sliding or Folding Doors

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE

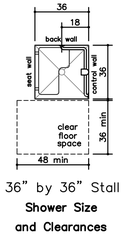


Location of Tactile Signs at Doors

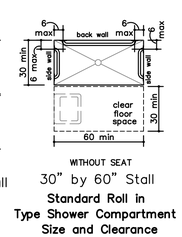
Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE



36" by 36" Stall Shower Size and Clearances



WITHOUT SEAT

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

WITH SEAT

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

Seat Design

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

36" by 36" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

Clear Floor Space at Urinal

Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

FOR REFERENCE ONLY

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO LICENSED CHRIS GILLAM 406359 10/9/2023 ARCHITECT

REVISION:

DATE: 10–2–2023

JOB: 22–3219

SHEET NO.:

ADA

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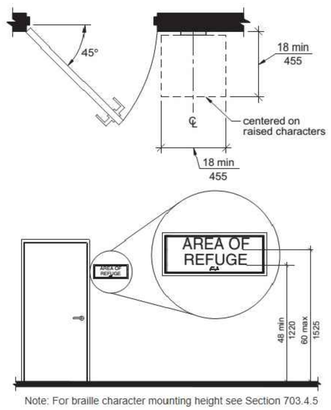
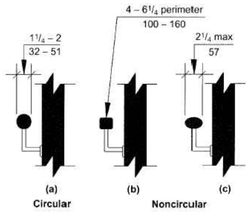


Note: For braille character mounting height see Section 703.4.5

V SIGNAGE (Section 703)
NO SCALE



U HANDRAIL CROSS SECTION (Section 505)
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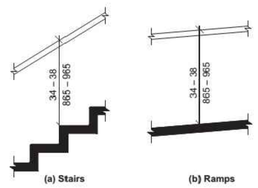

S HANDRAIL HEIGHT (Section 505)
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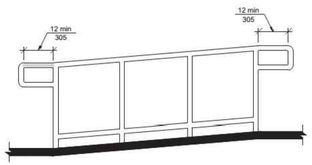

T RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
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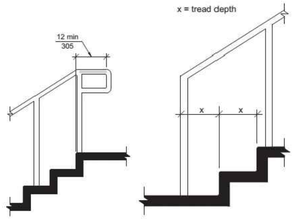

R STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
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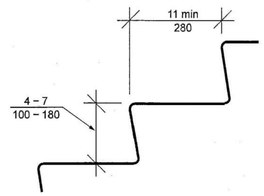

Q STAIR TREAD & RISER (Section 504)
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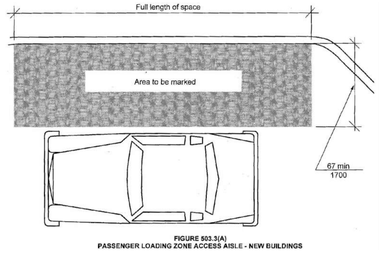
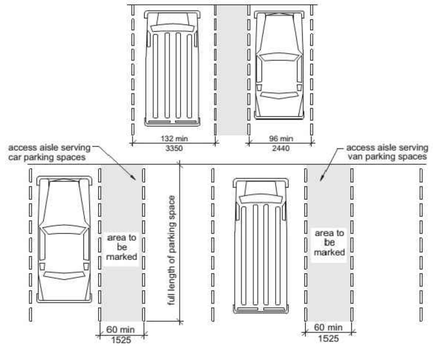
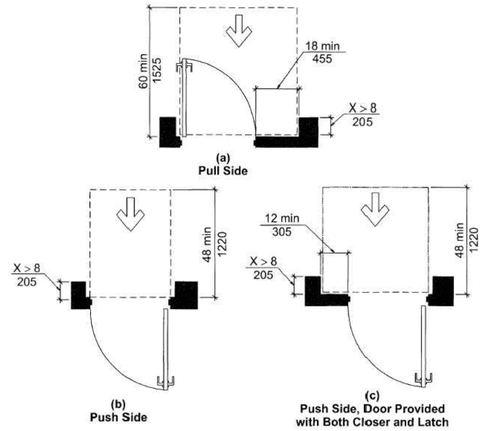


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

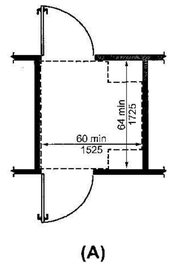
P PASSENGER LOADING ZONE (Section 503)
NO SCALE

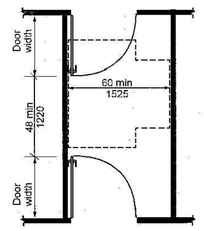


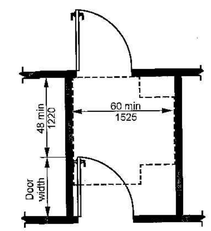
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



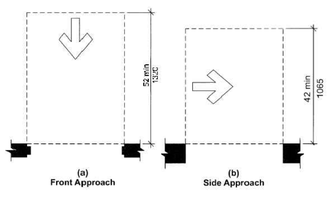
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



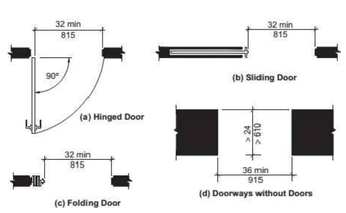




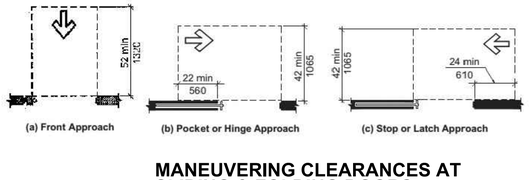
J TWO DOORS IN SERIES (Section 404)
NO SCALE



M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
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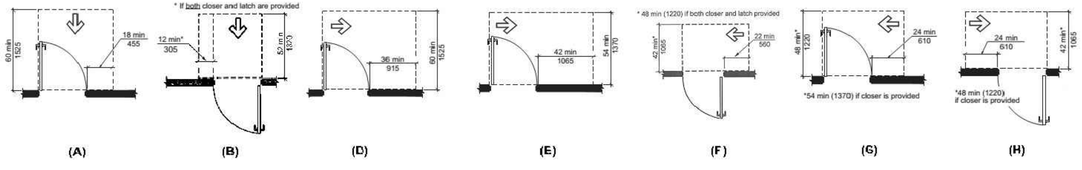
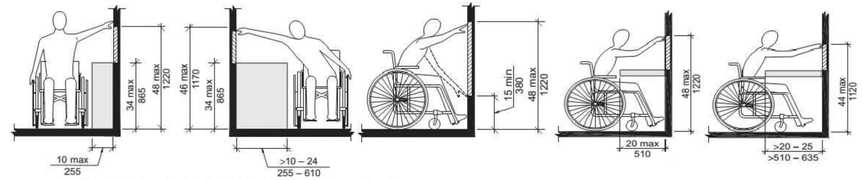


H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



G REACH CLEARANCES (Section 308)
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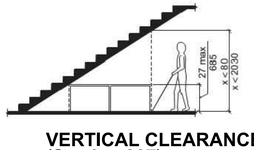
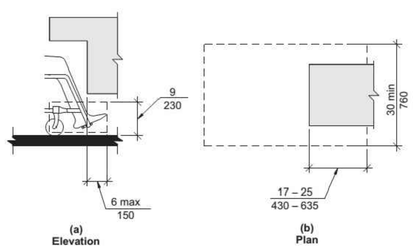


F VERTICAL CLEARANCE (Section 307)
NO SCALE



E TOE CLEARANCE (Section 306)
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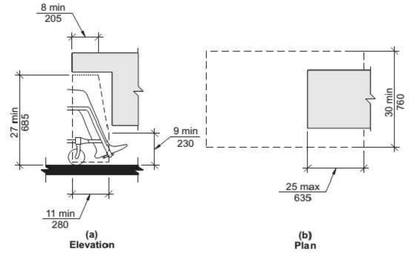
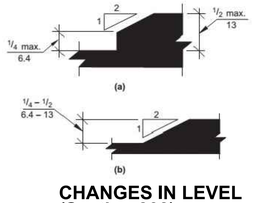
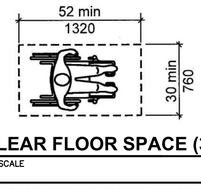


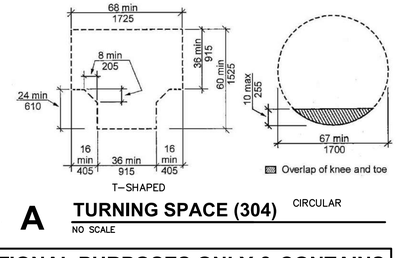
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B CLEAR FLOOR SPACE (305)
NO SCALE



A TURNING SPACE (304)
NO SCALE

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2021 ARCHITECT

REVISION:

DATE: 10–2–2023
JOB: 22–3219
SHEET NO.:

ICC-1

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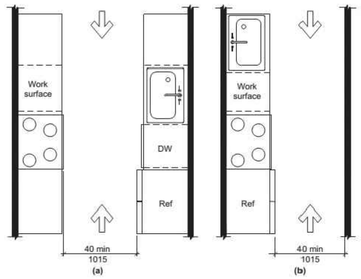
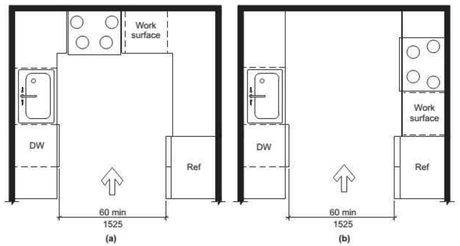
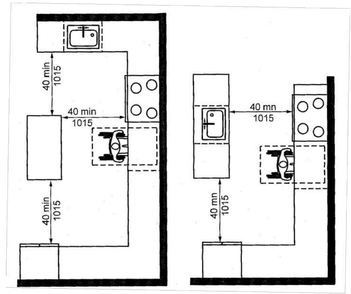


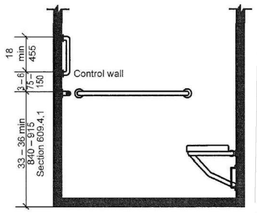
V **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE

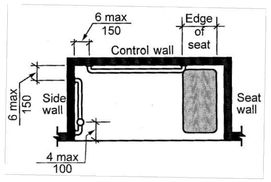


U **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE

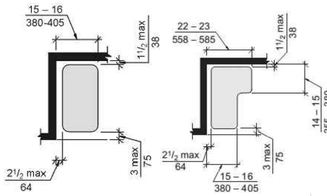


T **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
NO SCALE

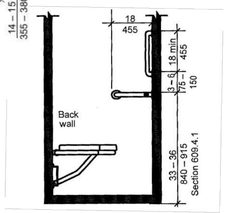


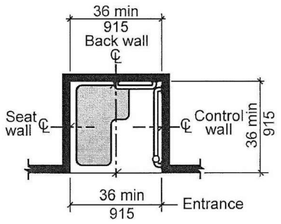


S **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE

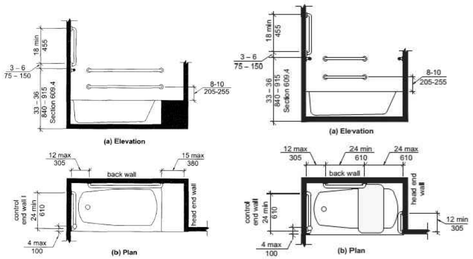


O **SHOWER SEATS (Section 610)**
NO SCALE





Note: inside finished dimensions measured at the center points of opposing sides



L **GRAB BARS FOR BATHTUBS (Section 607)**
NO SCALE

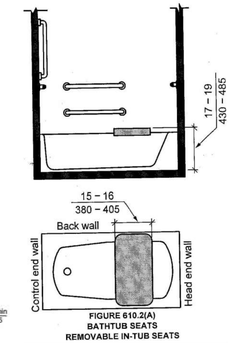
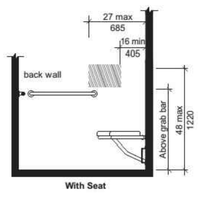
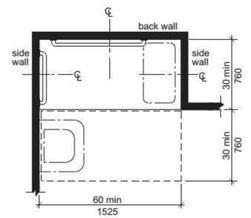


FIGURE 610.2(A)
BATHTUB SEATS
REMOVABLE IN-TUB SEATS

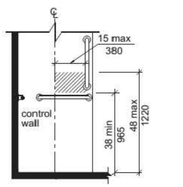
K **BATHTUB SEAT (Section 610)**
NO SCALE



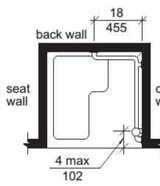
R **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



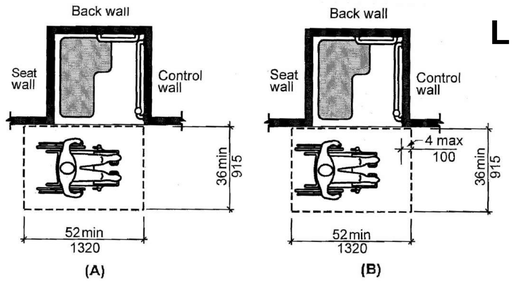
Q **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



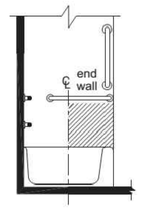
O **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



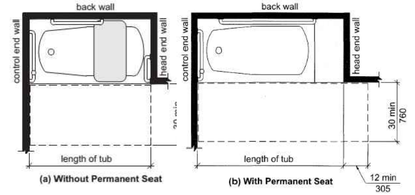
N **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



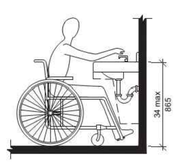
M **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



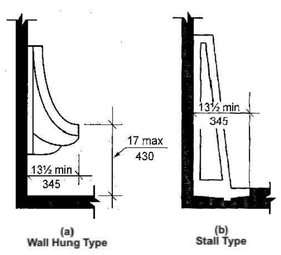
J **BATHTUB CONTROLS (Section 607)**
NO SCALE



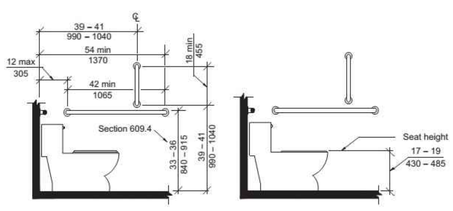
H **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



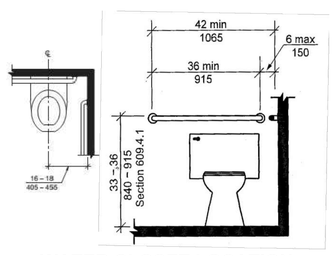
G **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



F **HEIGHT OF URINALS (Section 605)**
NO SCALE



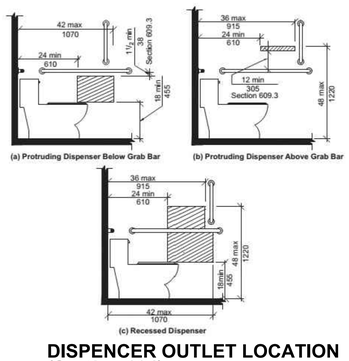
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



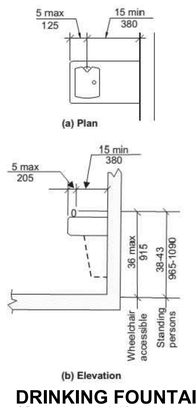
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



C **CLEARANCES AT WATER CLOSET (Section 604)**
NO SCALE



B **DISPENSER OUTLET LOCATION (Section 604)**
NO SCALE



A **DRINKING FOUNTAIN (Section 602)**
NO SCALE

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COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

ICC-2

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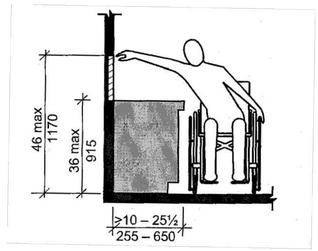
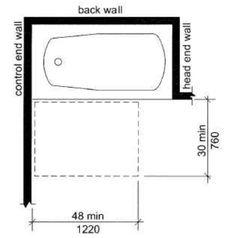
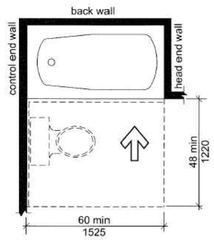


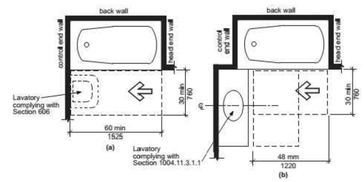
P **REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)**
NO SCALE



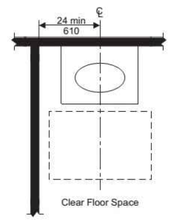
O **BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)**
NO SCALE



N **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



M **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



L **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**
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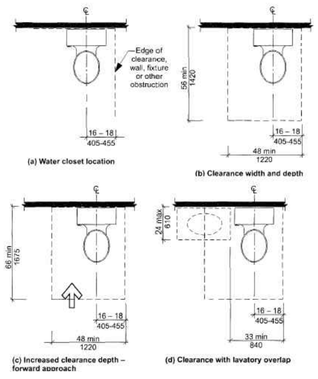

K **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**
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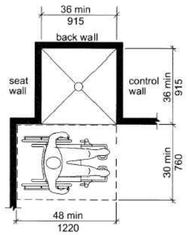

J **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**
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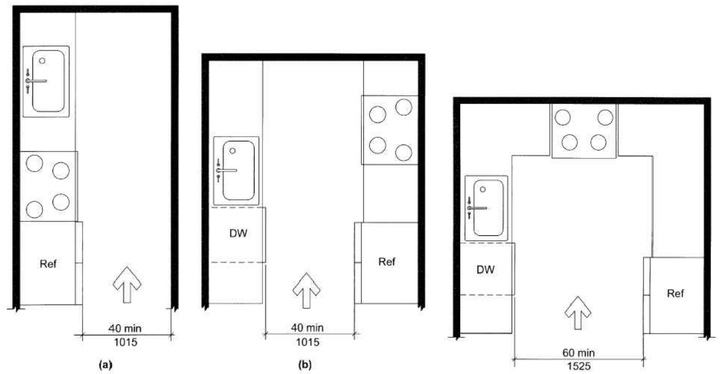

H **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)**
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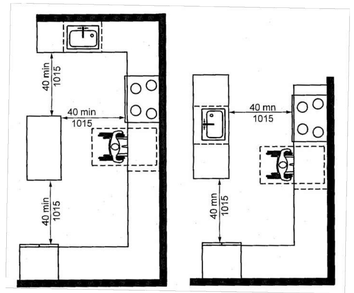

G **U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)**
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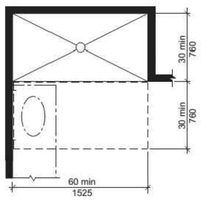
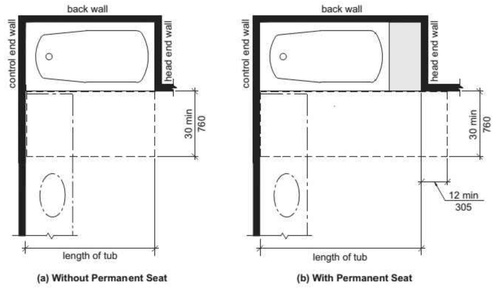


F **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



E **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
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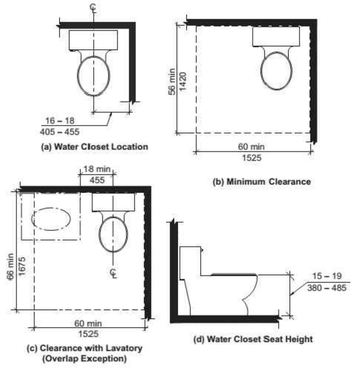
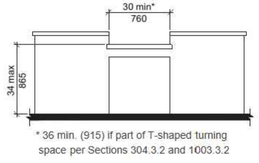
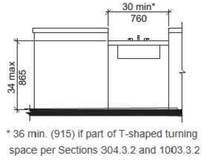


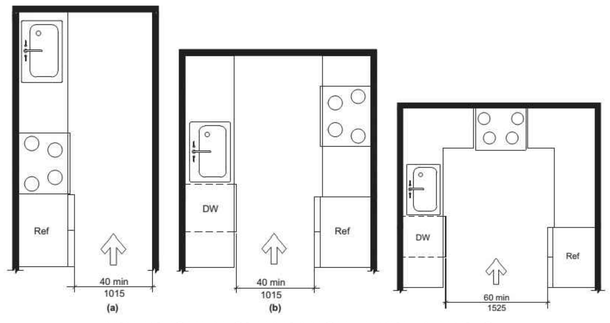
D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



C **WORK SURFACE - TYPE A UNITS (Section 1103)**
NO SCALE



B **KITCHEN SINK - TYPE A UNITS (Section 1103)**
NO SCALE



A **MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1103)**
NO SCALE

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JOB: 22-3219
SHEET NO.:

ICC-3

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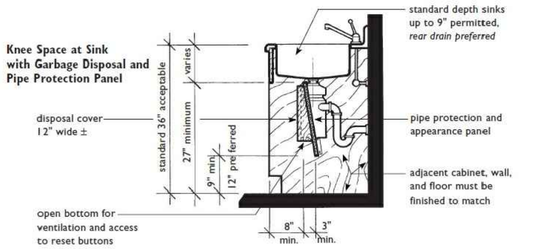
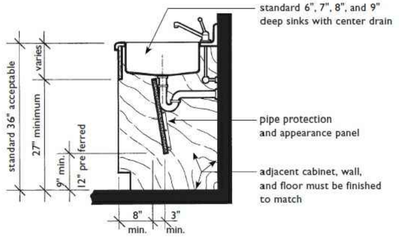
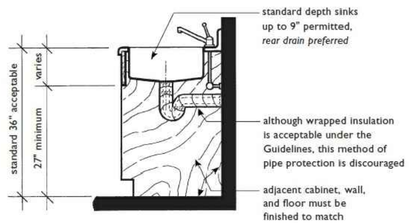


Knee Space at Sink with Garbage Disposal and Pipe Protection Panel

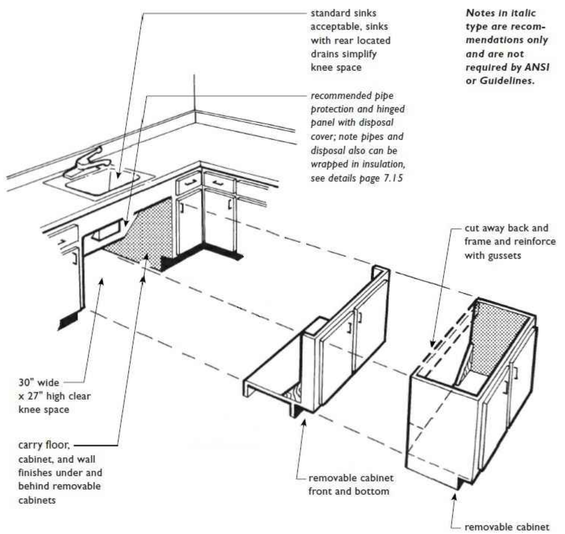


Knee Space at Sink with Pipe Protection Panel

sinks with rear located drain are not required but are a significant advantage when creating usable knee space

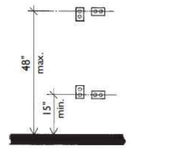


Knee Space at Sink with Wrapped Pipes

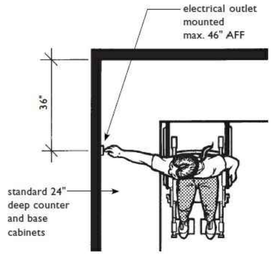


Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

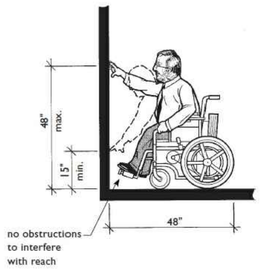
Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens

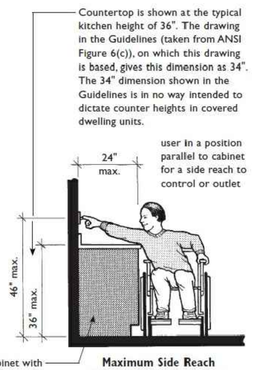


Mounting Height for Outlets



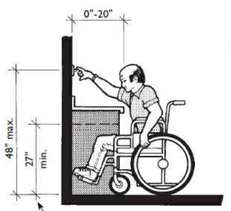
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner

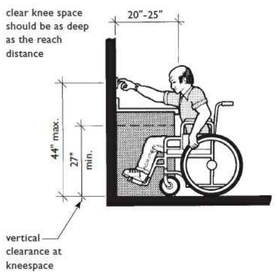


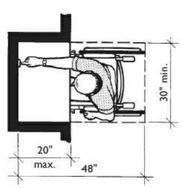


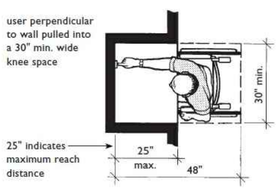
High and Low Forward Reach Limits From a Perpendicular Approach

Maximum Side Reach (From a Parallel Approach) Over an Obstruction

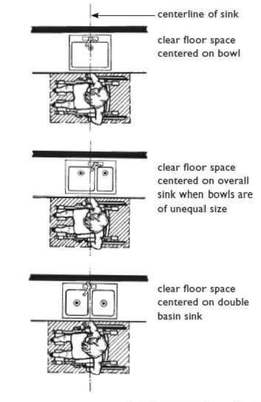


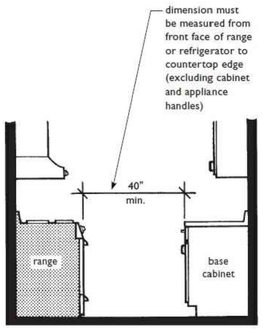




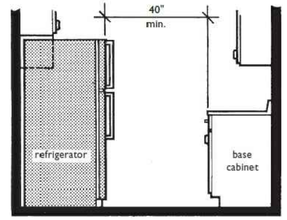


Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction

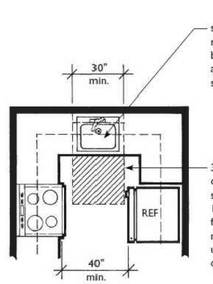




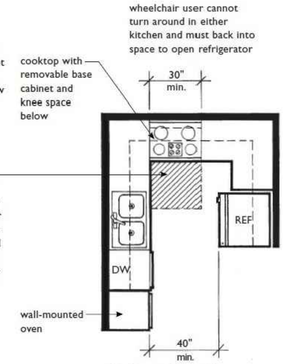
Minimum Clearance between Range and Opposing Base Cabinet



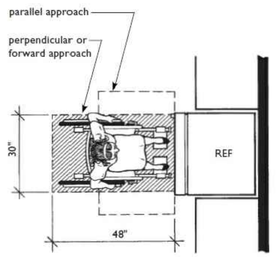
Minimum Clearance between Refrigerator and Opposing Base Cabinet



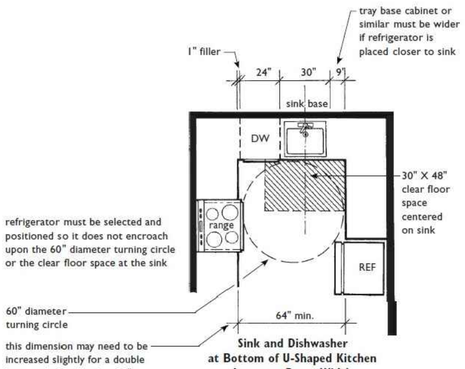
Sink at Base of Narrow U-Shaped Kitchen



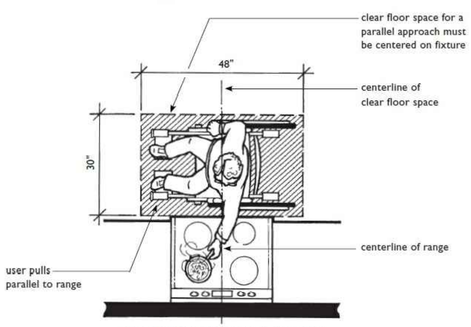
Cooktop at Base of Narrow U-Shaped Kitchen (Not Allowed for a Range)



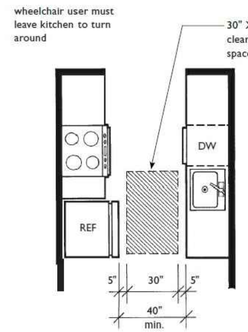
Space for Either a Forward or Parallel Approach Must be Provided



Sink and Dishwasher at Bottom of U-Shaped Kitchen Increases Room Width



Space for Parallel Approach Required at Range and Cooktop



40" Minimum Clearance Between all Counters, Base Cabinets, Appliances, and Walls

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COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

FH1

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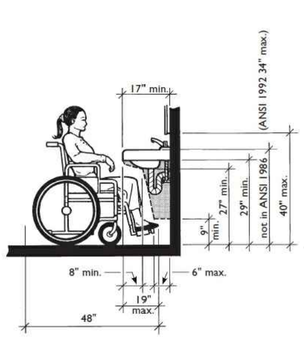
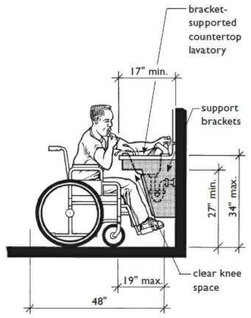
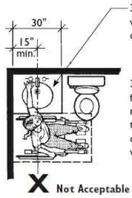


ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)



Knee Space at Lavatories that Meets the Requirements for B Bathrooms

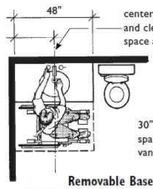


30" wide (min.) lavatory with removable vanity cabinet is necessary

30" X 48" clear floor space for a parallel approach can not be centered on basin; therefore, knee space and clear floor space for forward approach is required

X Not Acceptable for Parallel Approach

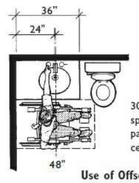
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



centerline of basin and clear floor space aligned

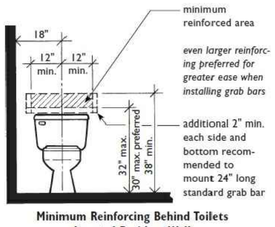
30" X 48" clear floor space flush with vanity front

Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin
(Applicable in A and B Bathrooms)

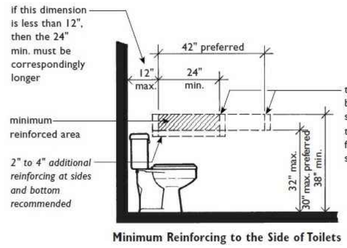


30" X 48" clear floor space permits a parallel approach centered on the basin

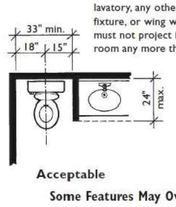
Use of Offset Basin to Reduce Lavatory Length
(Applicable in A and B Bathrooms)



Minimum Reinforcing Behind Toilets Located Beside a Wall



Minimum Reinforcing to the Side of Toilets

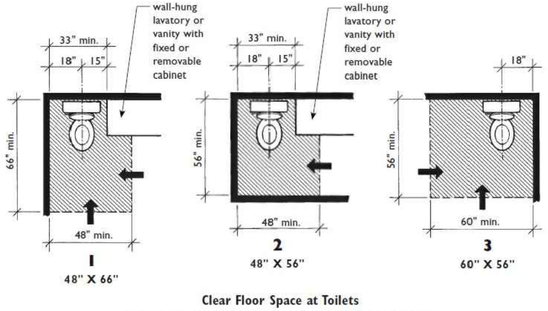


Acceptable

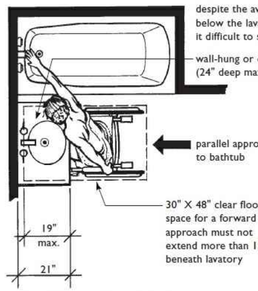


Not Acceptable

Some Features May Overlap Clear Floor Space at Toilet

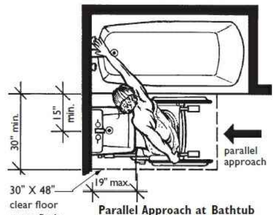


Clear Floor Space at Toilets
(One of the Three Must be Provided in "A" and "B" Bathrooms)



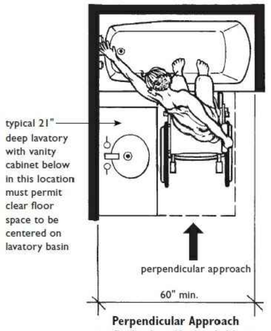
Parallel Approach to Bathtub at Lavatory with Knee Space Permitted in Specification A Bathrooms

The only permissible overlapping element is a 17" to 19" wall-hung lavatory with knee space below.



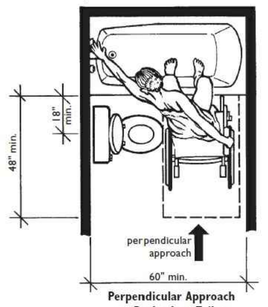
Parallel Approach at Bathtub with Small Wall-Hung Lavatory
Applies to Specification B Bathrooms Only

When a lavatory with vanity cabinet is adjacent to tub, a person using in a wheelchair must make a perpendicular approach to the tub rim to be sufficiently close to operate the controls. The user will have to remove footrests, place feet in tub, and execute a stretch which may be difficult for some people.

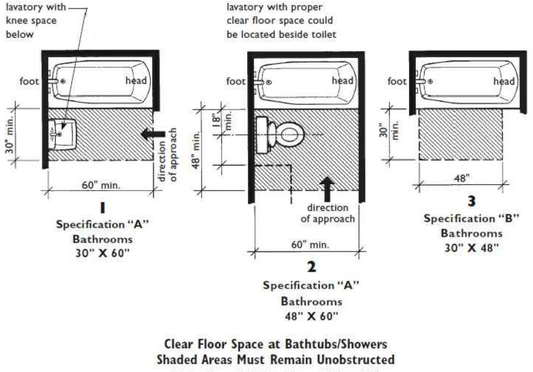


Perpendicular Approach to Bathtub at Vanity Cabinet
Permitted in Specification A Bathrooms Only

Toilets typically protrude into the room farther than vanity cabinets, making it necessary for a person using a wheelchair to perform, what may be for some people, a difficult stretch to operate tub controls.

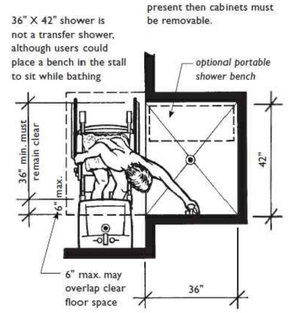


Perpendicular Approach to Bathtub at Toilet
Permitted in Specification A Bathrooms Only

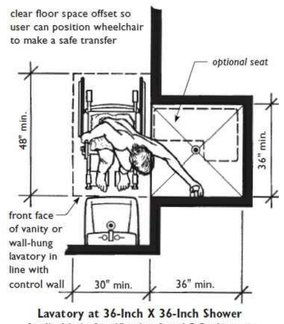


Clear Floor Space at Bathtubs/Showers
Shaded Areas Must Remain Unobstructed
(Taken from Guideline Figures 7(b) and 8)

Lavatory may be wall-hung or countertop with vanity below. If a vanity cabinet is present then cabinets must be removable.

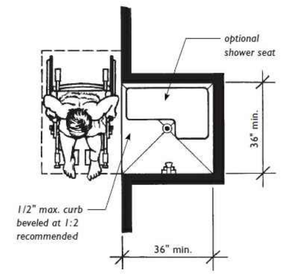


Lavatory at 36-Inch X 42-Inch Shower
Applicable in Specification A and B Bathrooms



Lavatory at 36-Inch X 36-Inch Shower
Applicable in Specification A and B Bathrooms

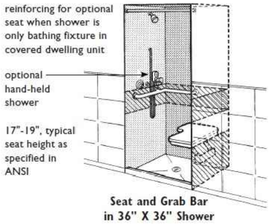
In Specification B bathrooms, when shower is only bathing fixture and is a nominal 36" X 36", it must have reinforcing for grab bars and a wall-mounted shower seat.



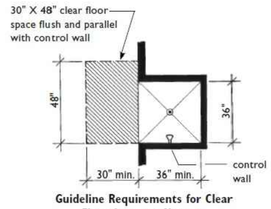
When Shower Stall Is the Only Bathing Fixture It Must Be at Least 36 Inches X 36 Inches



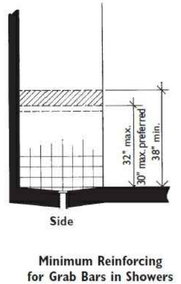
Other Shower Sizes Meet the Requirements of the Guidelines



Seat and Grab Bar in 36" X 36" Shower

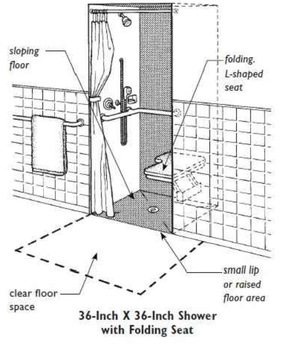


Guideline Requirements for Clear Floor Space at Showers



Side

Minimum Reinforcing for Grab Bars in Showers



36-Inch X 36-Inch Shower with Folding Seat

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COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

FH2

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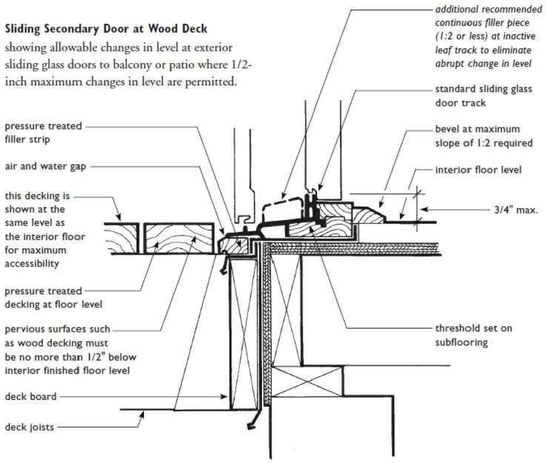
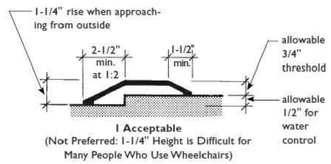
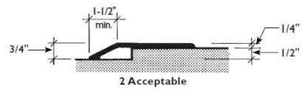
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

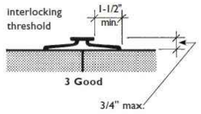




1 Acceptable
(Not Preferred: 1-1/4" Height is Difficult for Many People Who Use Wheelchairs)



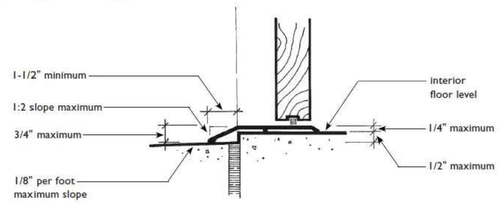
2 Acceptable

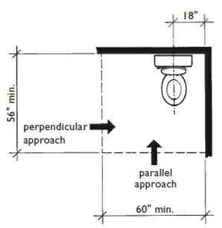


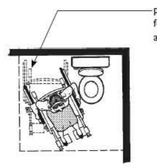
3 Good

Threshold Details at Primary Entry with Impervious Landing Surface

Swinging Primary Entry Door at Concrete Landing
showing allowable changes in level at primary entry doors with direct exterior access onto concrete or other impervious landing surface where 1/2-inch maximum changes in level are permitted.

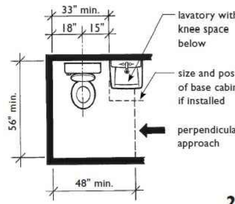


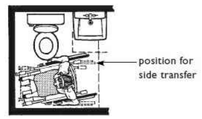




many users can execute a parallel, a perpendicular, and a diagonal approach in a 60" X 56" clear floor space

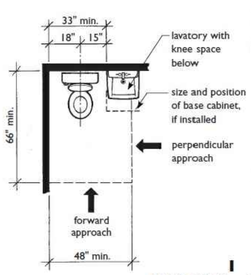
3
60" X 56" Clear Floor Space
(with No Overlapping Elements)

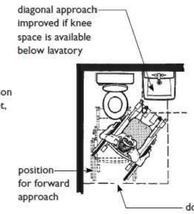




the primary approach that can be executed in a 48" X 56" clear floor space is perpendicular

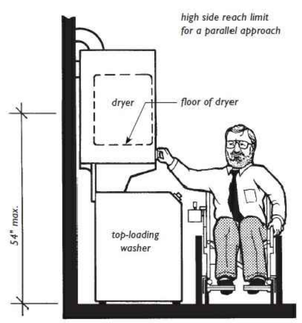
2
48" X 56" Clear Floor Space
(with Overlapping Lavatory)



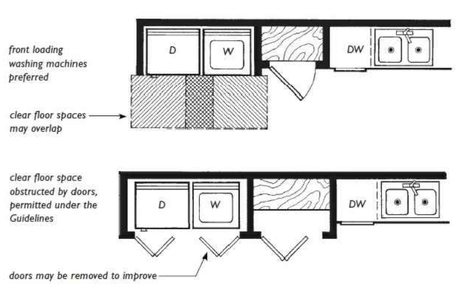


many users can execute a forward, a perpendicular, and a limited diagonal approach in a 48" X 66" clear floor space

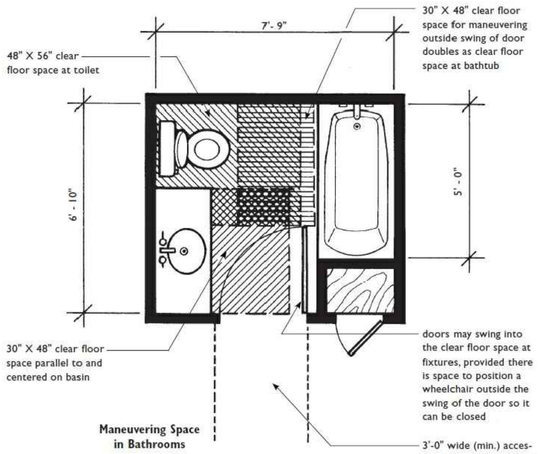
1
48" X 66" Clear Floor Space
(with Overlapping Lavatory)



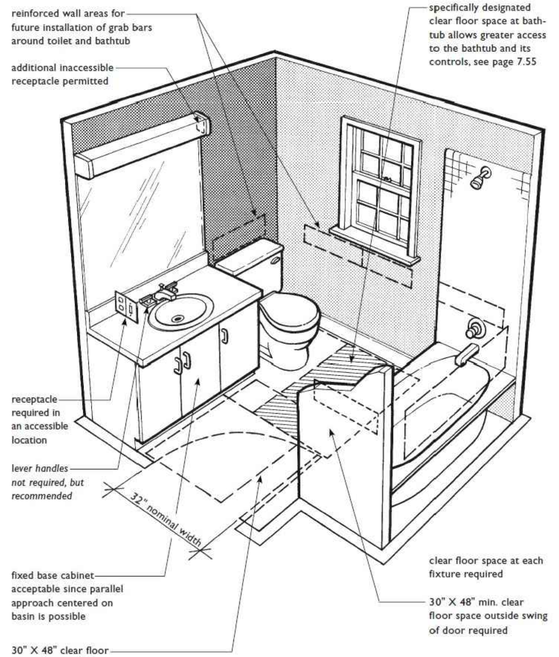
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Clear Floor Space at Laundry Equipment Not Required But Recommended

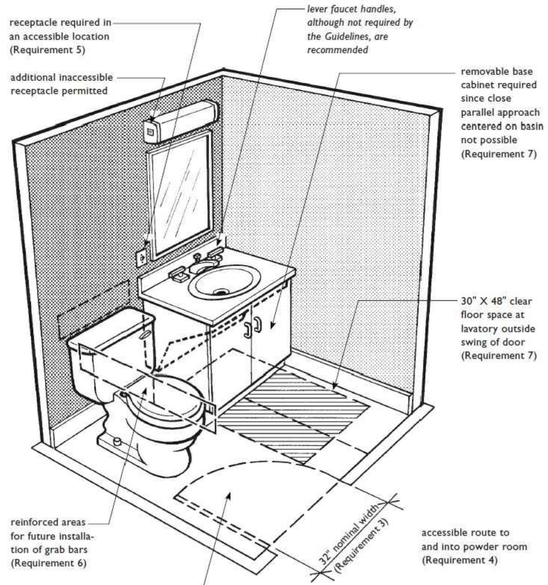


Maneuvering Space in Bathrooms



Example "B" Bathroom
Greater Access to Bathtub
6'-10" X 7'-9"
(Similar to Plan on Page 7.67)

Notes in italic type are recommendations only and are not required by the Guidelines.

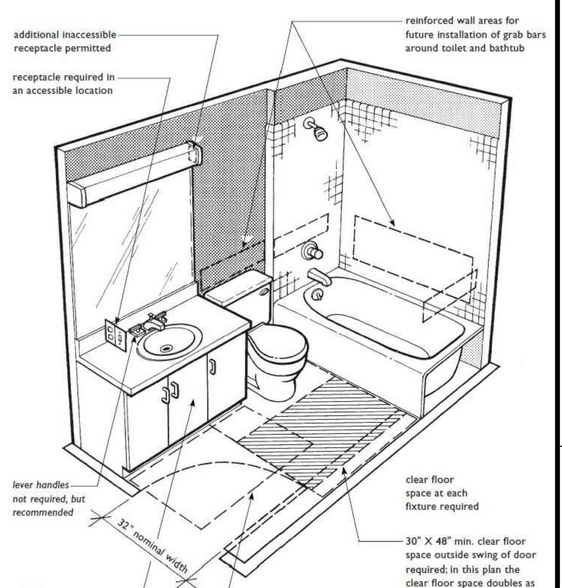


Usable Powder Room
5'-6" X 5'-8"
(See Plan Page 7.81)

Notes in italic type are recommendations only and are not required by the Guidelines.

Powder Room in Single-Story Dwelling Unit Must Meet Only Requirements 3, 4, and 5

Powder Room Must Meet Requirements 3, 4, 5, 6, and 7 When It Is the Only Toilet Facility on the Entry Level of a Multistory Unit in a Building with One or More Elevators



Example "A" Bathroom
9'-4" X 5'-2"
(See plan page 7.66)

Notes in italic type are recommendations only and are not required by the Guidelines.

FOR REFERENCE ONLY

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THE RESERVES at EAGLE POINT
425 NORTH PICADILLY RD
AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2021 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

FH3

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Compliance Certificate

Project Eagle Point_Aurora CO (Type 1)

Energy Code:	**2021 IECC**
Location:	**Aurora, Colorado**
Construction Type:	**Multi-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**26,406 ft2**
Glazing Area	**13%**
Climate Zone:	**5 (6020 HDD)**
Permit Date:	
Permit Number:	

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **7.8% Better Than Code** Maximum UA: **1885** Your UA: **1738**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	7,263	60.0	0.0	0.024	0.024	174	174
Wall: Wood Frame, 16" o.c.	20,975	13.0	12.0	0.040	0.045	728	819
Door: Glass Door (over 50% glazing)	480			0.300	0.320	144	154
Window: Vinyl Frame	1,080			0.300	0.320	324	346
Window 1: Vinyl Frame	1,089			0.300	0.320	327	348
Window 2: Vinyl Frame	136			0.300	0.320	41	44
Floor: Slab-On-Grade (Unheated) Insulation depth: 4.0' Insulation position: Vertical Insulation	606		10.0	0.480	0.480	0	0

Additional Efficiency Package(s)

Required: 1 Proposed: 1

Description	Credits
Efficient Air Sealing and Ventilation Performance	1.0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title ______ Signature ______ Date ______

RES*check* Software Version : REScheck-Web
Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope and energy compliance path represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** Drawings, and REScheck reports included in drawings set (RES sheets)
103.1, 103.2, 403.8 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
302.1, 403.7 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr_____ Cooling: Btu/hr_____	Heating: Btu/hr_____ Cooling: Btu/hr_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1][1]	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.10 [FO2][1]	Slab edge insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.2 [FO3][1]	Slab edge insulation depth/length.	____ ft	____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.9 [FO12][2]	Snow and ice-melting system controls installed to shut off system when pavement temperature > 50F and no precipitation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Ducts located completely inside the building envelope.
403.3.4 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.7 [FR15][3]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2 [FR28][3]	Ducts declared to be within the conditioned space are either 1) completely within the continuous air barrier and within the building thermal envelope, 2) buried within ceiling insulation in accordance with Section R403.3.6 and the air handler is located completely within the continuous air barrier and within the building thermal envelope and the duct leakage is <= 1.5 cfm / 100 square feet of conditioned floor area served by the duct system, or 3) the ceiling insulation R-value installed against and above the insulated duct >= to the proposed ceiling insulation R-value, less the R-value of the insulation on the			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.6 [FR29][3]	Electrical and communication boxes installed in the thermal boundary of the envelope sealed to limit air leakage between conditioned and unconditioned spaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.2 [FR18][2]	Hot water pipes are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts for mechanical ventilation systems.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6.1 [FR30][2]	Ventilation systems in climate zones 7 & 8 shall utilize heat or energy recovery			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.3 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** Reference Wall sections
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** Reference details/sections ARCH sheets
402.4.1.3 [FI17][1]	Blower door test @ 50 Pa. <=5.0 ach in Climate Zones 1-2, and <=3.0 ach in Climate Zones 3-8.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.5 [FI27][1]	Ducts are pressure tested in accordance with ANEI/RESNET/ICC 380 or ASTME1554 to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.6 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. Duct tightness <= 8 cfm/100 ft2 for ducts within thermal envelope. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.4.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.2 [FI26][2]	Hot water boilers supplying heat through one- or two-pipe heating systems have automatic outdoor setback control to lower boiler water temperature based on outdoor temperature, indoor temperature or water temperature sensing.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.3 [FI31][2]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6.2 [FI25][2]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.2.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6.3 [FI33][2]	Mechanical ventilation systems tested and verified to meet the minimum flow rates required by Section R403.6.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1.1.1 [FI32][2]	Demand recirculation water systems have automatic controls to start pump when hot water is requested.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
404.1 [FI6][1]	100% of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1.2 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
404.1.1 [FI35][3]	Exterior lighting for multifamily buildings shall comply with Section C405.4.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.2 [FI36][3]	Permanent interior lighting shall be controlled with either a dimmer, occupancy sensor or other control built into the fixture.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.3 [FI37][3]	Exterior lighting >= 30 watts shall have the following controls: manual on/off switch with automatic shut-off, automatic shut-off in daylight hours, and controls that override automatic shutoff that returns to automatic control within 24 hours.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
401.3 [FI7][2]	Compliance certificate posted with building specifications and compliance path and results.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
408.2.5 [FI42][3]	Improved Air Sealing: Air leakage <= 3.0 ACH50 combined with an Energy Recovery Ventilator >= Latent Recovery /Moisture Transfer (LRMT) or Heat Recovery Ventilator with >= 75% Sensible Recovery Efficiency (SRE).			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

2021 IECC Energy Efficiency Certificate

Insulation Rating	R-Value	
Above-Grade Wall	25.00	
Below-Grade Wall	0.00	
Floor	10.00	
Ceiling / Roof	60.00	
Ductwork (unconditioned spaces):	_____	
Glass & Door Rating	**U-Factor**	**SHGC**
Window	0.30	
Door	0.30	
Heating & Cooling Equipment	**Efficiency**	
Heating System:__________	_____	
Cooling System:__________	_____	
Water Heater:__________	_____	

Name: ____________ **Date:** ________

Comments

A **BUILDING TYPE 1 APARTMENT RESCHECK SHEETS**

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2021 ARCHITECT

REVISION:

DATE: 10-2-2023

JOB: 22-3219

SHEET NO.:

EN1

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Compliance Certificate

Project Eagle Point_Aurora CO (Type 4)

Energy Code:	**2021 IECC**
Location:	**Aurora, Colorado**
Construction Type:	**Multi-family**
Project Type:	**New Construction**
Conditioned Floor Area:	**21,789 ft2**
Glazing Area	**13%**
Climate Zone:	**5 (6020 HDD)**
Permit Date:	
Permit Number:	

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **7.8% Better Than Code** Maximum UA: **1769** Your UA: **1631**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

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Envelope Assemblies

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Wall: Wood Frame, 16" o.c.	19,727	13.0	12.0	0.040	0.045	686	772
Door: Glass Door (over 50% glazing)	480			0.300	0.320	144	154
Window: Vinyl Frame	1,953			0.300	0.320	586	625
Window 1: Vinyl Frame	136			0.300	0.320	41	44
Floor: Slab-On-Grade (Unheated) Insulation depth: 4.0' Insulation position: Vertical Insulation	536		10.0	0.480	0.480	0	0

Additional Efficiency Package(s)

Required: 1 Proposed: 1

Description	Credits
Efficient Air Sealing and Ventilation Performance	1.0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title Signature Date

RES*check* Software Version : REScheck-Web
Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

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103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope and energy compliance path represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** Drawing details, and REScheck reports have been included in drawing set
103.1, 103.2, 403.8 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
302.1, 403.7 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr_____ Cooling: Btu/hr_____	Heating: Btu/hr_____ Cooling: Btu/hr_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1][1]	Slab edge insulation R-value.	R-_____ ☐ Unheated ☐ Heated	R-_____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.10 [FO2][1]	Slab edge insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.2 [FO3][1]	Slab edge insulation depth/length.	_____ ft	_____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.9 [FO12][2]	Snow and ice-melting system controls installed to shut off system when pavement temperature > 50F and no precipitation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-_____	U-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Ducts located completely inside the building envelope.
403.3.4 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.7 [FR15][3]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2 [FR28][3]	Ducts declared to be within the conditioned space are either 1) completely within the continuous air barrier and within the building thermal envelope, 2) buried within ceiling insulation in accordance with Section R403.3.6 and the air handler is located completely within the continuous air barrier and within the building thermal envelope and the duct leakage is <= 1.5 cfm / 100 square feet of conditioned floor area served by the duct system, or 3) the ceiling insulation R-value installed against and above the insulated duct >= to the proposed ceiling insulation R-value, less the R-value of the insulation on the			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.6 [FR29][3]	Electrical and communication boxes installed in the thermal boundary of the envelope sealed to limit air leakage between conditioned and unconditioned spaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.2 [FR18][2]	Hot water pipes are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts for mechanical ventilation systems.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6.1 [FR30][2]	Ventilation systems in climate zones 7 & 8 shall utilize heat or energy recovery			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-_____ ☐ Wood ☐ Steel	R-_____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.3 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** Wall sections @ roof/attic exterior
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** K/A4.6
402.4.1.3 [FI17][1]	Blower door test @ 50 Pa. <=5.0 ach in Climate Zones 1-2, and <=3.0 ach in Climate Zones 3-8.	ACH 50 =_____	ACH 50 =_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.5 [FI27][1]	Ducts are pressure tested in accordance with ANEI/RESNET/ICC 380 or ASTME1554 to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	_____ cfm/100 ft²	_____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.6 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. Duct tightness <= 8 cfm/100 ft2 for ducts within thermal envelope. For rough-in tests, verification may need to occur during Framing Inspection.	_____ cfm/100 ft²	_____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.4.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.2 [FI26][2]	Hot water boilers supplying heat through one- or two-pipe heating systems have automatic outdoor setback control to lower boiler water temperature based on outdoor temperature, indoor temperature or water temperature sensing.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.3 [FI31][2]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.6.2 [FI25][2]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.2.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6.3 [FI33][2]	Mechanical ventilation systems tested and verified to meet the minimum flow rates required by Section R403.6.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1.1.1 [FI32][2]	Demand recirculation water systems have automatic controls to start pump when hot water is requested.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
404.1 [FI6][1]	100% of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1.2 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
404.1.1 [FI35][3]	Exterior lighting for multifamily buildings shall comply with Section C405.4.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.2 [FI36][3]	Permanent interior lighting shall be controlled with either a dimmer, occupancy sensor or other control built into the fixture.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.3 [FI37][3]	Exterior lighting >= 30 watts shall have the following controls: manual on/off switch with automatic shut-off, automatic shut-off in daylight hours, and controls that override automatic shutoff that returns to automatic control within 24 hours.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
401.3 [FI7][2]	Compliance certificate posted with building specifications and compliance path and results.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
408.2.5 [FI42][3]	Improved Air Sealing: Air leakage <= 3.0 ACH50 combined with an Energy Recovery Ventilator >= Latent Recovery /Moisture Transfer (LRMT) or Heat Recovery Ventilator with >= 75% Sensible Recovery Efficiency (SRE).			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

2021 IECC Energy Efficiency Certificate

Insulation Rating	R-Value	
Above-Grade Wall	25.00	
Below-Grade Wall	0.00	
Floor	10.00	
Ceiling / Roof	60.00	
Ductwork (unconditioned spaces):	_____	
Glass & Door Rating	**U-Factor**	**SHGC**
Window	0.30	
Door	0.30	
Heating & Cooling Equipment	**Efficiency**	
Heating System:__________________	_____	
Cooling System:__________________	_____	
Water Heater:__________________	_____	

Name: ____________________ **Date:**__________

Comments

A BUILDING TYPE 4 APARTMENT RESCHECK SHEETS

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

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2021 ARCHITECT

REVISION:

DATE: 10-2-2023

JOB: 22-3219

SHEET NO.:

EN2

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Envelope Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: The Reserves at Eagle Point Clubhouse
Location: Aurora, Colorado
Climate Zone: 5b
Project Type: New Construction
Vertical Glazing / Wall Area: 14%

Construction Site:
Stephen D. Hogan Pkwy and Picadilly Rd
Aurora, Colorado 80018

Owner/Agent:
Overland Property Group

Designer/Contractor:
John Lewis-Smith, P.E.
4809 Vue du Lac Place, Suite 201
Manhattan, Kansas 66503
785-587-8042

Additional Efficiency Package(s)

Credits: 10.0 Required 22.5 Proposed
Reduced lighting power: 16.0 credit
10% cooling efficiency improvement, 5.5 credit
10% heating efficiency improvement, 1.0 credit

Building Area — **Floor Area**

1-Tenant use Clubhouse (Office) : Nonresidential — 4980

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Floor: Unheated Slab-On-Grade, Vertical 2 ft., [Bldg. Use 1 - Tenant use Clubhouse] (S)	327	—	15.0	0.920	0.920
Roof: Metal Roof: Wood Joists, [Bldg. Use 1 - Tenant use Clubhouse]	337	49.0	0.0	0.021	0.021
NORTH					
Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Tenant use Clubhouse]	1255	20.0	6.0	0.044	0.051
Door: Wood, Swinging, [Bldg. Use 1- Tenant use Clubhouse]	54	—	—	0.630	0.370
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Tenant use Clubhouse]	54	—	—	0.630	0.370
Window: Vinyl Frame: Fixed, Pvet, Type: Energy code default, Double Pane with Low-E, Clear , SHGC 0.38, [Bldg. Use 1 - Tenant use Clubhouse]	195	—	—	0.550	0.360
EAST					
Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Tenant use Clubhouse]	949	20.0	6.0	0.044	0.051
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Tenant use Clubhouse]	40	—	—	0.630	0.370
Door: Insulated Metal, Garage door 14% glazing, [Bldg. Use 1 - Tenant use Clubhouse]	64	—	—	0.630	0.310
Window: Vinyl Frame: Fixed, Pvet, Type: Energy code default, Double Pane with Low-E, Clear , SHGC 0.70, [Bldg. Use 1 - Tenant use Clubhouse]	11	—	—	0.550	0.360
SOUTH					

COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Tenant use Clubhouse]	1121	20.0	6.0	0.044	0.051
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Tenant use Clubhouse]	224	—	—	0.630	0.370
Window: Vinyl Frame: Fixed, Pvet, Type: Energy code default, Double Pane with Low-E, Clear , SHGC 0.70, [Bldg. Use 1 - Tenant use Clubhouse]	163	—	—	0.550	0.360
WEST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Tenant use Clubhouse]	649	20.0	6.0	0.044	0.051
Window: Vinyl Frame: Fixed, Pvet, Type: Energy code default, Double Pane with Low-E, Clear , SHGC 0.38, [Bldg. Use 1 - Tenant use Clubhouse]	143	—	—	0.550	0.360

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope TBD: Total linear feet of slab perimeter must be less than total roof area (sq.ft.).

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: The Reserves at Eagle Point Clubhouse
Project Type: New Construction

Construction Site:
Stephen D. Hogan Pkwy and Picadilly Rd
Aurora, Colorado 80018

Owner/Agent:
Overland Property Group

Designer/Contractor:
John Lewis-Smith, P.E.
4809 Vue du Lac Place, Suite 201
Manhattan, Kansas 66503
785-587-8042

Additional Efficiency Package(s)

Credits: 10.0 Required 22.5 Proposed
Reduced lighting power: 16.0 credit
10% cooling efficiency improvement, 5.5 credit
10% heating efficiency improvement, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (SQ)	C Allowed Watts / SQ	D Allowed Watts
1-Tenant use Clubhouse (Office)	4980	0.64	3187
		Total Allowed Watts =	3187

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A Lamps/ Fixture	C # Fixtures	D Watts	E (C X D)
1-Tenant use Clubhouse (Office)				
LED: B: 5/6IN LED STRIP: Other:	1	24	4	96
LED: C: FLUSH LED STRIP: Other:	1	30	2	60
LED: D1: LED DOWNLIGHT: Other:	1	43	12	516
LED: D2: LED DOWNLIGHT: Other:	1	14	23	322
LED: E: LED DOWNLIGHT: Other:	1	9	16	144
LED: F1: LED DOWNLIGHT: Other:	1	9	8	72
LED: F2: LED DOWNLIGHT: Other:	1	10	12	120
LED: G: LED STRIP: Other:	1	7	26	245
LED: H: LED STRIP: Other:	1	2	46	132
LED: I: LED SCONCE: Other:	1	12	4	48
LED: J: LED SCONCE: Other:	1	6	4	24
LED: K: LED SURFACE: Other:	1	96	2	192
LED: L: LED DOWNLIGHT: Other:	1	3	6	18
		Total Proposed Watts =		2531

Interior Lighting PASSES: Design 21% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title — Signature — Date

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: The Reserves at Eagle Point Clubhouse
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district (LZ2))

Construction Site:
Stephen D. Hogan Pkwy and Picadilly Rd
Aurora, Colorado 80018

Owner/Agent:
Overland Property Group

Designer/Contractor:
John Lewis-Smith, P.E.
4809 Vue du Lac Place, Suite 201
Manhattan, Kansas 66503
785-587-8042

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Pedestrian and vehicular entrances and exits	6 ft of door	14	Yes	84
		Total Tradable Watts (a) =		198
		Total Allowed Watts =		198
		Total Allowed Supplemental Watts (b) =		400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Pedestrian and vehicular entrances and exits (6 ft of door width): Tradable Wattage				
LED: U: LED DOWNLIGHT: Other:	1	8	15	90
LED: V: LED SCONCE: Other:	1	4	6	24
Walkway >= 10 feet wide (725 ft2): Tradable Wattage				
		Total Tradable Proposed Watts =		114

Exterior Lighting PASSES: Design 80% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title — Signature — Date

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: The Reserves at Eagle Point Clubhouse
Location: Aurora, Colorado
Climate Zone: 5b
Project Type: New Construction

Construction Site:
Stephen D. Hogan Pkwy and Picadilly Rd
Aurora, Colorado 80018

Owner/Agent:
Overland Property Group

Designer/Contractor:
John Lewis-Smith, P.E.
4809 Vue du Lac Place, Suite 201
Manhattan, Kansas 66503
785-587-8042

Additional Efficiency Package(s)

Credits: 10.0 Required 22.5 Proposed
Reduced lighting power: 16.0 credit
10% cooling efficiency improvement, 5.5 credit
10% heating efficiency improvement, 1.0 credit

Mechanical Systems List

Quantity	System Type & Description
1	HP-1 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 27 kBtu/h, Proposed Efficiency = 8.50 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 26 kBtu/h, Proposed Efficiency = 18.20 SEER2, Required Efficiency = 14.30 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: BC 1 – Compliance (Motor nameplate HP and fan efficiency method) : Fails: FAN 1 / FAILS: Fan energy index for VAVs must be 0.95 or higher Fans: FAN 1 Supply, Single-Zone VAV, 1125 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan <= 5HP
1	HP-2 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 22 kBtu/h, Proposed Efficiency = 8.50 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 22 kBtu/h, Proposed Efficiency = 18.00 SEER2, Required Efficiency = 14.30 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: BC 1 – Compliance (Motor nameplate HP and fan efficiency method) : Fails: FAN 2 / FAILS: Fan energy index for VAVs must be 0.95 or higher Fans: FAN 2 Supply, Single-Zone VAV, 875 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan <= 5HP
1	HP-3 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 27 kBtu/h, Proposed Efficiency = 8.50 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 26 kBtu/h, Proposed Efficiency = 18.20 SEER2, Required Efficiency = 14.30 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: BC 3 – Compliance (Motor nameplate HP and fan efficiency method) : Fails: FAN 3 / FAILS: Fan energy index for VAVs must be 0.95 or higher

Quantity	System Type & Description
1	FAN 3 Supply, Single-Zone VAV, 1125 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan <= 5HP HP-4 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 27 kBtu/h, Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 26 kBtu/h, Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2 Fan System: BC 4 – Compliance (Motor nameplate HP and fan efficiency method) : Fails: FAN 4 / FAILS: Fan energy index for VAVs must be 0.95 or higher Fans: FAN 4 Supply, Multi-Zone VAV, 1125 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan <= 5HP
1	HWH: Electric Storage Water Heater, Capacity: 40 gallons w/ Circulation Pump No minimum efficiency requirement applies

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title — Signature — Date

COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the COMcheck software
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user must select whether it complies, does not comply, or is not observable. If no selection is made, an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 (PR1)*	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 (PR2)*	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical and service water heating systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering procedures and handbooks. Hot water sized per manufacturer's sizing guide.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 (PR3)*	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of lamps and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 (PR4)*	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.1 (PR101)*	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.1 (PR111)*	The skylight area <= 3 percent of the gross roof area.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C402.4.2 (PR142)*	In enclosed spaces > 2,500 ft2 and with ceiling heights > 2x the average mounting height, and used as an office, lobby, atrium, concourse, corridor, storage room, lounge, or break room, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, dist/industry/mfg area, transportation, or workshop, the lighting power density is reduced in the daylight zone under skylights is >= half the floor area; (b) the skylight effective aperture is >= 0.6 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1.2 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C406 (PR9)*	Additional efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 (FO4)*	Slab edge insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.1 (FO6)*	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping, equipment, and service maintenance activities.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C105 (FO3)*	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.4 (FO5)*	Slab edge insulation depth/length, R-value consistent with specifications. The building is covered by pavement or >= 10 inches of soil.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Envelope Assemblies table for values.*
C403.11.1 (FO7)*	Snowmelt system and freeze protection systems have sensors and controls installed such that the only the pavement temperature above 50F and outdoor temperature above 40F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1 (FR107)*	Fenestration products rated U-factor and SHGC consistent with worst case and as in performance labels or certificates provided.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.3 (FR108)*	Vertical fenestration SHGC value.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.3, C402.4.3.a (FR9)*	Installed vertical fenestration U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.5 (FR110)*	U-factor of opaque swinging and nonswinging doors associated with the building thermal envelope meets requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1, (FR10)*	The building envelope contains a continuous air barrier that is joined in an approved manner and material permeability <= 0.004 cfm/ft2. Air barrier penetrations are sealed in an approved manner.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.4 (FR102)*	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1 (PR107)*	Heated water supply piping conforms. Heated water supply piping meets requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.1, C404.6.1.1 (PL3)*	Automatic time switches installed to control hot water pump for recirculating hot water system or heat trace.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.8.3 (PL7)*	Pumps that circulate water between a heater and storage tank have controls that prevent operation when there is no demand.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C404.6.1, C404.6.1.1 (PL8)*	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of the circulation appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 (PR147)*	Thermally ineffective panel surfaces of direct-fired make-up air units have insulation >= R-2.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.7 (ME58)*	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use. Maximum leakage rates. Check gravity dampers where allowed. Dampers accessible for maintenance and operational details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.4 (ME127)*	Motors for fans that are not less than 1/12 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors are not required to adjust motor speed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.6 (ME123)*	Fans that are powered by 5 kW or more and other autotransformer cooling system with fans > 1/4 hp are powered by electronically commutated motors or by motors rated at not less than the applicable energy efficiency index (EEI) specified in detailed requirements of this section.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.9 (ME144)*	Heating for vestibules and air curtains have controls that limit operation in accordance with ANSI/ASHRAE/IES Standard 90.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.1 (ME55)*	HVAC equipment efficiency verified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.2 (ME59)*	Natural or mechanical ventilation is provided in accordance with International Mechanical Code requirements for occupancy ventilation rate, capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.7.1 (ME56)*	Demand control ventilation provided for spaces > 500 ft2 and with design occupancy for max occupant density per 1000 ft2 occupant density and served by systems with air side economizer, auto modulating outdoor air damper control, or design airflow > 3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.2 (ME115)*	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.6 (ME142)*	HVAC systems serving guestrooms in Group R-1 occupancies, Group R-2 guestrooms. Each guestroom is provided with controls that maintain the temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.4 (ME57)*	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C408.2.3.1 (FI102)*	Kitchen exhaust system verified to comply with requirements for makeup air limitations, and satisfy heat rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.3, C403.12.2 (ME121)*	Closed-circuit cooling tower within the scope of this section is designed to bypass water or lower leakage positive closure dampers. Open-circuit tower systems that operate with an economizer valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting off all fans, pumps, and water flow. Cooling tower loop. Open- or closed-circuit cooling towers used with a heat exchanger to isolate the cooling tower from the heat pump loop, and shall be valved to allow for draining down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.4.4.1 (ME63)*	Heating for vestibules and air curtains have controls that limit operation in accordance with ANSI/ASHRAE/IES Standard 90.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C408.2.2 (ME53)*	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.11.3 (ME54)*	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condenders with EC motors, and C403.11.3.1 and refrigeration compressor systems that comply with C403.11.3.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 (EL22)*	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounge/breakrooms, enclosed offices, restrooms, locker rooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces 300 ft2 or less that are enclosed by floor-to-ceiling height partitions. Reference section language for C405.2.1.3 for warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.1.3 (EL158)*	Occupancy sensors control function in open plan office areas. Occupancy sensors in aisleways and open areas of conference and occupant rooms that are controlled with occupant sensors that shall reduce the lighting power in each aisleway by 50% or more within 20 minutes of when occupants leave the space. Each aisleway independently and do not turn off lighting in adjacent aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met,
C405.2.1.3 (EL159)*	Occupancy sensor control function in open plan office areas. Occupant sensor controls in open office spaces >= 300 ft2 are initially configured so that general lighting can be controlled separately in control zones that are no larger than 600 ft2 within the space. 2) general lighting in each zone permitted to turn on upon occupant detection, 3) shall automatically turn off general lighting in all control zones within 20 minutes after occupants leave the space, 4) are configured so that general lighting power in each control zone is reduced by at least 50% and zone general lighting power within 20 minutes of all occupants leaving that control zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.2, C405.2.2.1 (EL151)*	Each area not served by occupancy sensors (per C405.2.1) have time-switch control function as functions detailed in sections C405.2.2.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

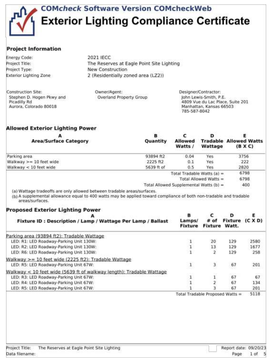
Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4.1 (EL20)*	Daylight zones provided with individual controls that control the daylight responsive lighting in those zones. See code section C405.2.3 Daylight responsive controls for additional requirements. See C405.2.4 for responsive control function and section C405.2.5.2 Toilet zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.7 (EL27)*	Lighting in stairwells, where allowed for special functions per the approved lighting plans and is separately controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.7 (EL28)*	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set-backed, motion sensor controlled, and/or to reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.7 (EL26)*	Low-voltage dry-type distribution transformers comply with minimum efficiency requirements of Table C405.8.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.8 (EL27)*	Electric motors meet the minimum efficiency requirements of Tables C405.8(1), C405.8(2), or C405.8(3). Efficiency verified through certification under an approved certification program or, if no certification program exists, ratings shall be provided by motor manufacturer (where certification program does not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.9.1, C405.9.2 (EL28)*	Escalators and moving walks comply with ASME A17.1/CSA B44 and have controls that reduce the speed down to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.10 (EL29)*	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.1.1 (EL30)*	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaire efficacy >= 65 lm/W, or comply with C405.2.4 or C405.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.11, C405.11.1 (EL31)*	50% of 15/20 amp receptacles installed in kitchen, family, dining, conference rooms, copy rooms, break rooms, classrooms and workstations shall be part of an automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met,

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 (IN32)*	Roof insulation installed per manufacturer's instructions and is labeled with an R-value identification certificate providing R-value and other relevant data. Blown or poured loose fill insulation is identified by depth where roof slope is <=3:12.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.2.1 (IN29)*	Roof assembly meets minimal thermal resistance requirements where framing or in a continuous fashion at the roof assembly as stipulated in C402.2.1 and C402.2.2 exceptions for above-deck insulation, minimum thickness, suspended ceilings, skylight curbs and skylight curbs will be met.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.2 (IN27)*	Above-grade wall insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C105 (IN6)*	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.3 (IN8)*	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.6 (IN18)*	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the space, insulated to reduce heat loss to insulated with a minimum of R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C105 (IN3)*	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling applications, insulation shall not occur during Framing Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1, (IN17)*	All sources

A CLUBHOUSE COMCHECK SHEETS



COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: The Reserves at Eagle Point Site Lighting
Project Type: New Construction
Exterior Lighting Zone: 2 (Residentially zoned area (LZ2))

Construction Site:
425 North Hogan Pkwy and Picadilly Rd
Aurora, Colorado 80018

Owner/Agent:
Overland Property Group

Designer/Contractor:
Jones Gillam Renz
4809 Vue du Lac Place, Suite 201
Manhattan, Kansas 66503
785-587-8042

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	93894 ft2	0.04	Yes	3756
Walkway >= 10 feet wide	2225 ft2	0.1	Yes	222
Walkway < 10 feet wide	5639 ft of	0.04	Yes	226
		Total Tradable Watts (a) =		4760
		Total Allowed Watts =		4798
		Total Allowed Supplemental Watts (b) =		400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) Additional supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Parking area (93894 ft2): Tradable Wattage				
LED: R1: LED Roadway Parking Unit 100W:	1	20	129	2580
LED: R2: LED Roadway Parking Unit 130W:	1	13	129	1677
LED: R6: LED Roadway Parking Unit 130W:	1	2	129	258
Walkway >= 10 feet wide (2225 ft2): Tradable Wattage				
LED: R5: LED Roadway Parking Unit 67W:	1	3	67	201
Walkway < 10 feet wide (5639 ft of walkway length): Tradable Wattage				
LED: R3: LED Roadway Parking Unit 67W:	1	1	67	67
LED: R4: LED Roadway Parking Unit 67W:	1	2	67	134
LED: R5: LED Roadway Parking Unit 67W:	1	1	67	201
		Total Tradable Proposed Watts =		5118



Exterior Lighting PASSES: Design 29% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to comply with the lighting power densities of 2021 IECC. I certify that I will comply with any applicable mandatory requirements listed in the Inspection Checklist.

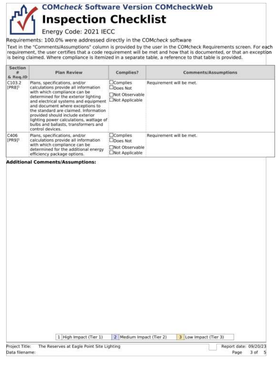
John Liams-Swan, PE

Name - Title

Signature

9/27/23

Date



COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

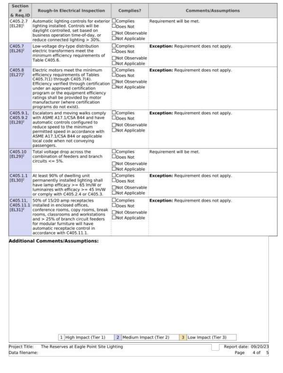
Requirements: 100.0% were addressed directly in the COMcheck software

Text in the 'Comments/Assumptions' column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req ID	Plan Review	Complies?	Comments/Assumptions
C403.2 (R407)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the lighting, building and electrical systems and equipment and document where exceptions to the requirements are claimed. Information provided should include exterior lighting power calculations, wattage of lighting equipment, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C406 (R407)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

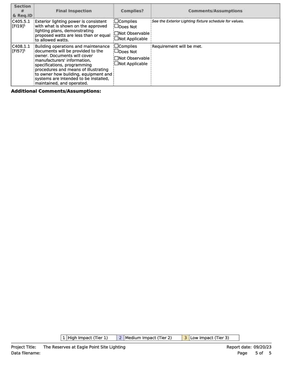
1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)



Section # & Req ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2 (R1202	Automatic lighting controls for exterior lighting shall be capable of turning off daylight controlled, set based on business operation time-of-day, or combination thereof. C405.2.1	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.7 (R1267	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.8.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.8 (R1277	Electric motors meet the minimum efficiency requirements of Table C405.7(1) through C405.7(4).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.9.1 C405.9.2 (R1287	Escalators and moving walks comply with ASME A17.1/CSA B44 and have the capability to automatically reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 when allowed by local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.10 (R1297	The voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.1 (R1307	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W in accordance with C405.1 Exc 5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.11 C405.11.1 (R1317	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms, and similar areas and = 25% of branch circuit feeders installed to serve these areas are automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)



Section # & Req ID	Final Inspection	Complies?	Comments/Assumptions
C405.3.1 (R1197	Exterior lighting power is consistent with what is shown on the approved plans. The installed wattage of proposed exits are less than or equal to allowed.	☑Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C408.2.1 (R1727	Building operations and maintenance documents will be provided to the owner. Documents will cover mechanical equipment, lighting specifications, programming procedures and means of illustrating how to operate the building and its systems are intended to be installed, maintained, and operated.	☑Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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THE RESERVES at EAGLE POINT
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AURORA, COLORADO

COLORADO LICENSED
CHRIS GILLAM
406358
10/2/2024
ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

EN4

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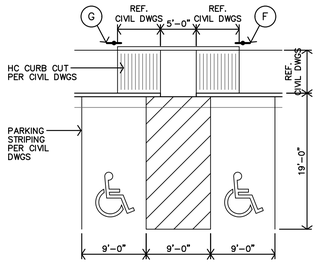
SITE PLAN KEY NOTES

(A)	MONUMENT SIGN REF. SHEET A1.3
(B)	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
(C)	MECH. CLOSET REF. & COORDINATE W/ M/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

CODE REQUIRED		
TOTAL STALLS		203
STALLS PER ZONING	.85/DWELLING UNIT	164
GUEST STALLS	1/5 DWELLING UNITS	39
HANDICAP STALLS	IBC CH. 11	14

PROVIDED	
TOTAL STALLS	220
STANDARD STALLS	167
GUEST STALLS	39
HANDICAP STALLS	14
PARKING RATIO (STALLS/UNITS)	1.15
BICYCLE PARKING SPACES	20

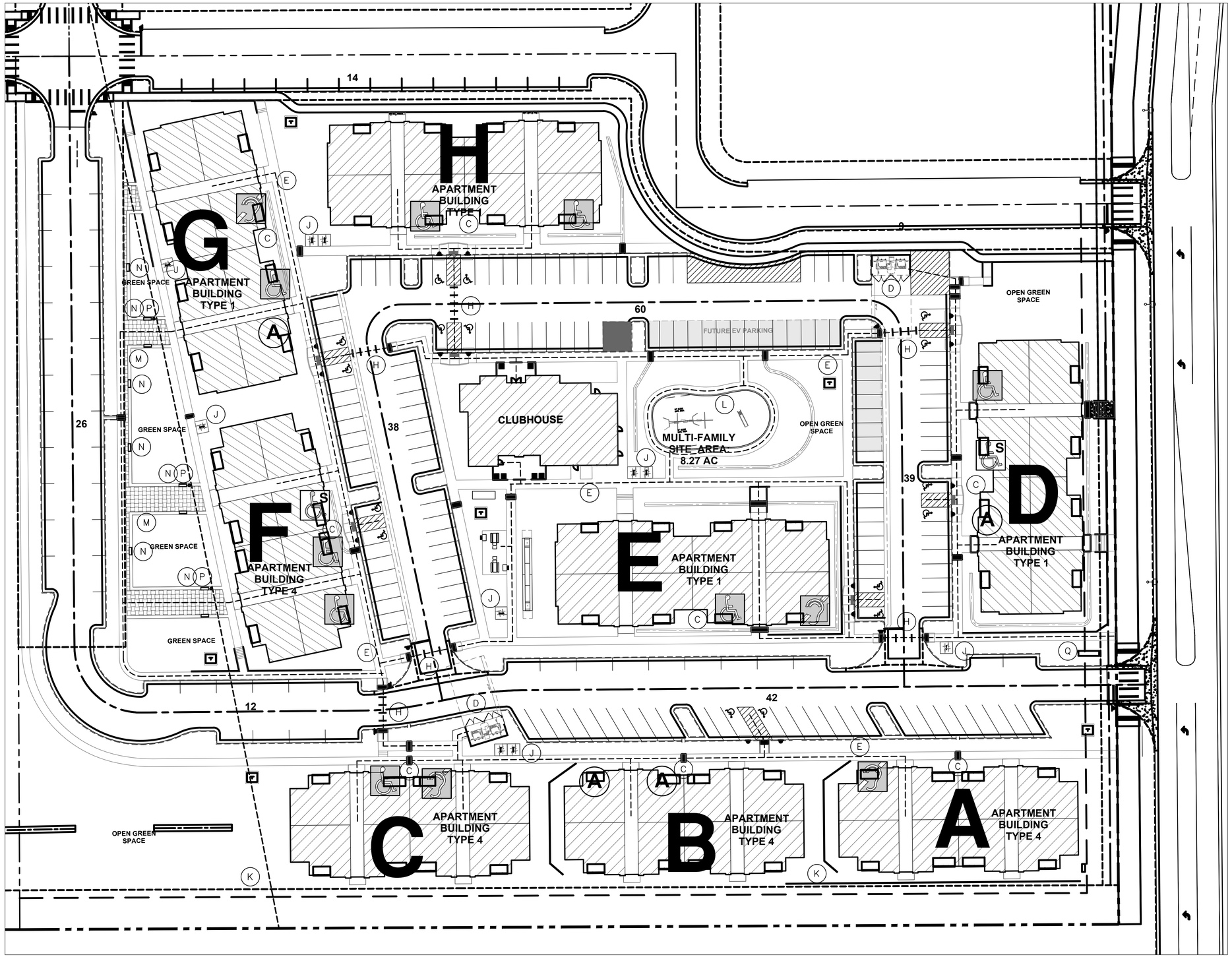
PARKING MEETS ZONING REQ'S. .85/DWELLING UNIT = 163

LOT COVERAGE

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"

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2024 ARCHITECT

REVISION:	
DATE:	10–2–2023
JOB:	22–3219
SHEET NO.:	A1.1

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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, & 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, & 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, & BREEZEWAYS

APARTMENT CHART

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

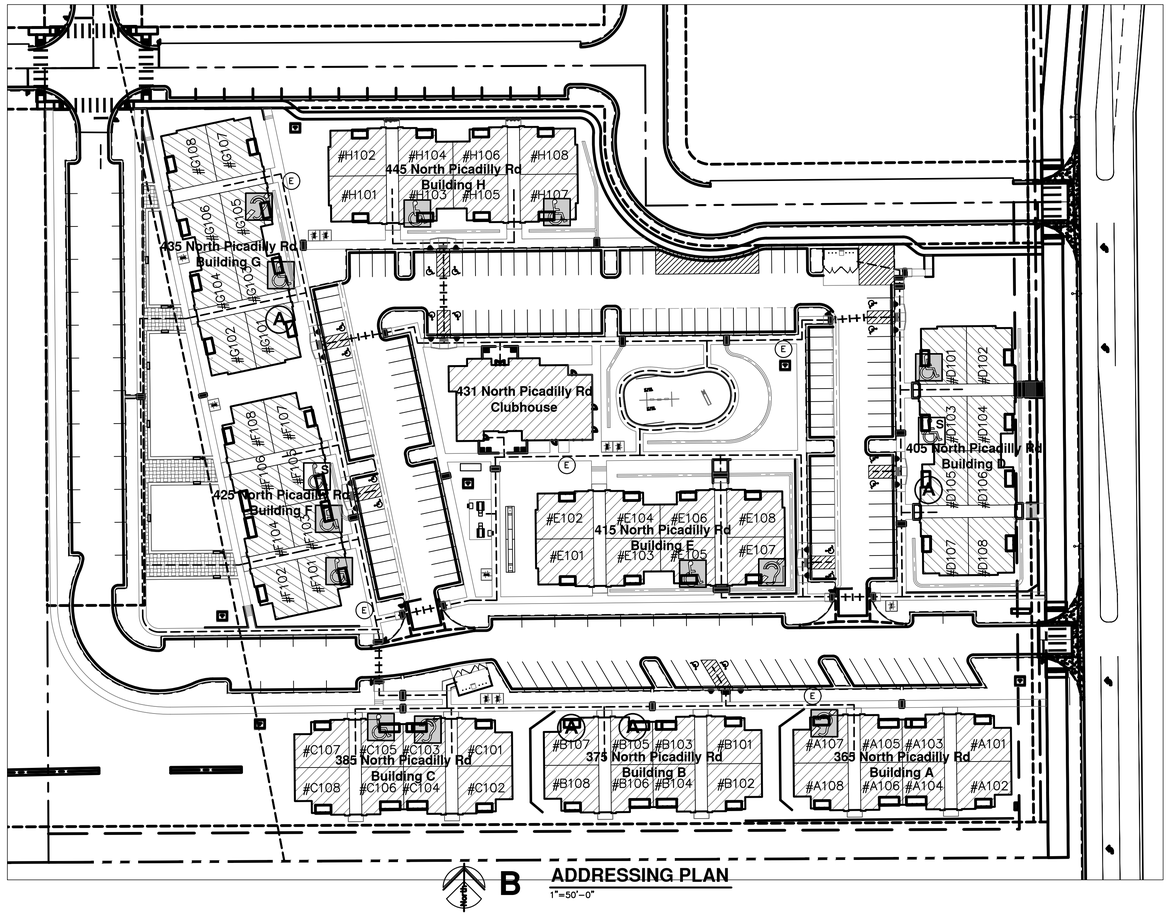
TYPE OF APARTMENT	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	BLDG G	BLDG H	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)			C105	D101	E105	F101, F103	G103	H103, H107	8
ACCESSIBLE UNITS (ROLL–IN SHOWER)				D103		F105			2
HEARING/VISION IMPAIRED & ADAPTABLE UNITS	A107		C103		E107		G105		4
TYPE–A UNITS (A)		B105, B107		D105			G101		4
TYPE–B UNITS	REMAINING FIRST FLOOR UNITS								46
STANDARD UNITS	ALL SECOND & THIRD FLOOR 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 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
G101 – 3BED TYPE–A



B **ADDRESSING PLAN**
1"=50'–0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10–2–2023
JOB: 22–3219
SHEET NO.:

A1.2

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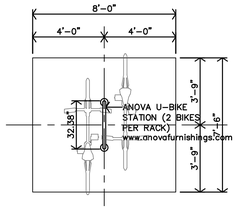
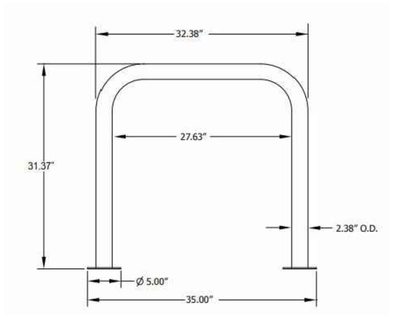


L **BIKE RACK PLAN**
1/4"=1'-0"



K **BIKE RACK**

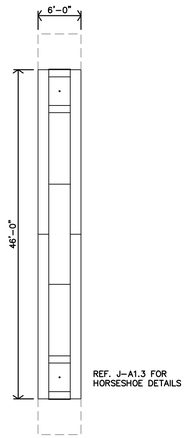


ANOVA U-BIKE STATION, STATION MOUNT
COLOR: TEXTURED BLACK



RENDEZVOUS 6' CONTOUR BENCH
COLOR: TEXTURED BLACK

J **OUTDOOR BENCH**
NO SCALE



REF. J-A1.3 FOR HORSESHOE DETAILS

H **HORSESHOE PLAN**
1"=10'-0"



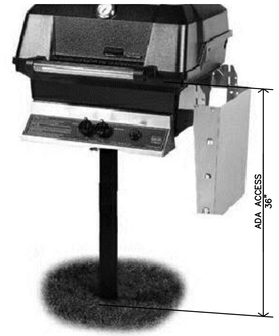
(1) EVEREST SERIES 6'-0" HEAVY DUTY PICNIC TABLE
(www.theparkcatalog.com) (item no.595-6005)
COLOR TO BE DETERMINED BY ARCHITECT/OWNER

G **PICNIC TABLE**
NO SCALE



(1) EVEREST SERIES 8'-0" HEAVY DUTY ADA
SINGLE SIDED PICNIC TABLE
(www.theparkcatalog.com) (item no.595-6007)

F **ACCESSIBLE PICNIC TABLE**
NO SCALE



MHP PROPANE GAS GRILL WITH STAINLESS STEEL SHELVES
AND STAINLESS GRIDS ON IN-GROUND POST
(www.bbqguys.com) (item no.1516308 model no. JNR4DD-P)

E **BBQ GRILL**
NO SCALE



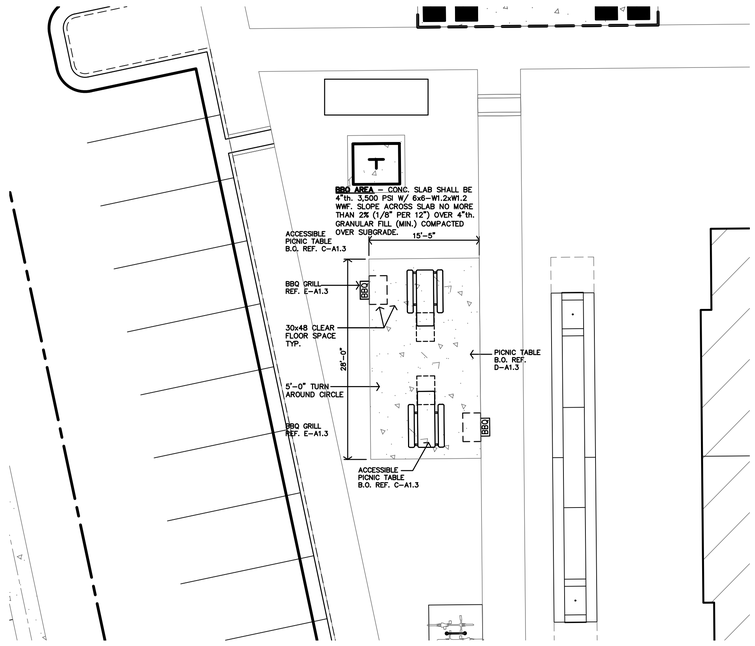
STATE OF PLAY 6' WAVE SLIDE

D **(1) WAVE SLIDE**
NO SCALE

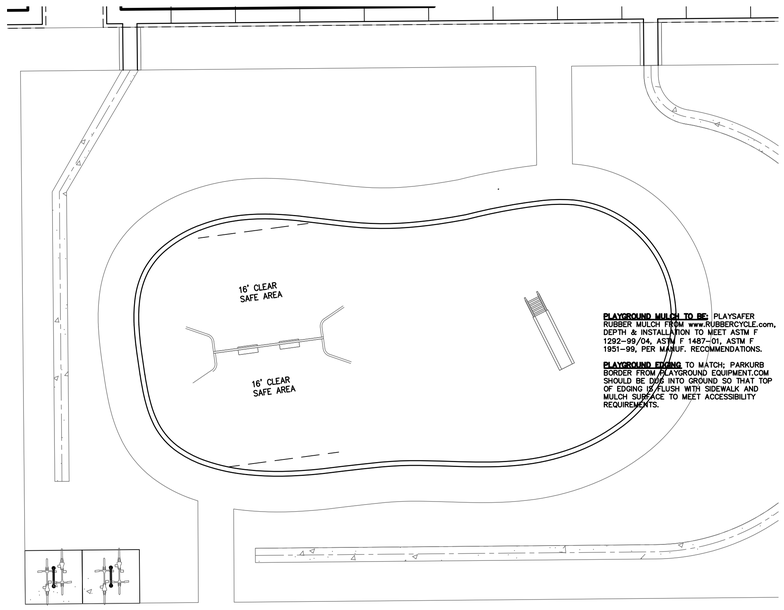


STATE OF PLAY PRIMARY BI-POD 8' SWING

C **(1) SWING SET**
NO SCALE



B **ENLARGED BBQ**
1"=10'-0"



A **ENLARGED PLAYGROUND**
1"=10'-0"

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1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com
785.827.0386

THE RESERVES at EAGLE POINT
425 NORTH PICADILLY RD
AURORA, COLORDAO

COLORADO LICENSED
CHRIS GILLAM
406359
10/2/2023
ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

A1.3

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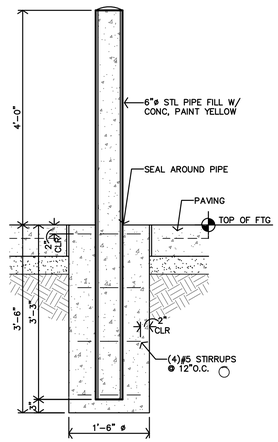
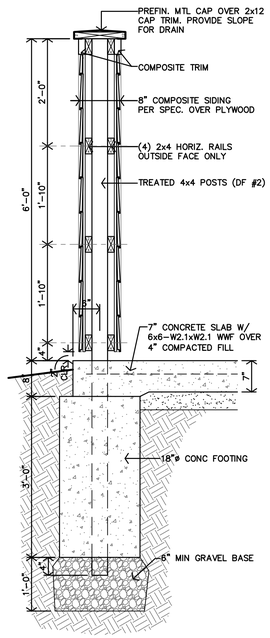
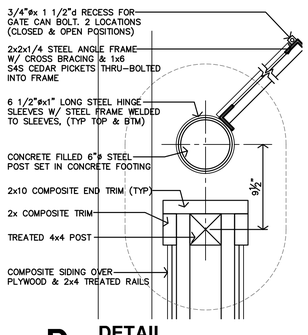


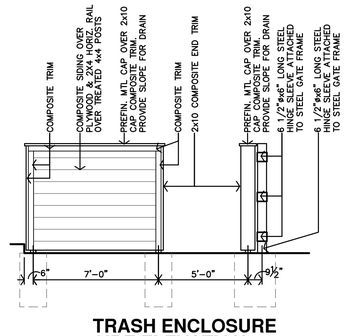
F **TRASH ENCLOSURE BOLLARD SECTION**
3/4"=1'-0"



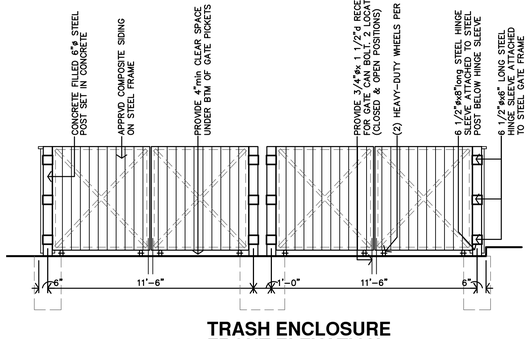
E **TRASH ENCLOSURE SECTION**
3/4"=1'-0"



D **DETAIL**
1 1/2"=1'-0"



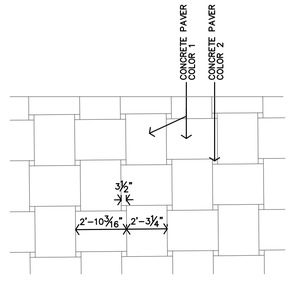
C **TRASH ENCLOSURE SIDE ELEVATION**
1/4"=1'-0"



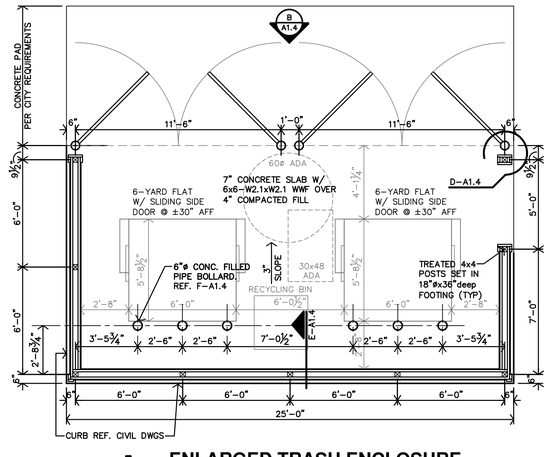
B **TRASH ENCLOSURE FRONT ELEVATION**
1/4"=1'-0"



H **TYPICAL IMAGE OF 72" tall ALUM. PERIMETER FENCE**
NO SCALE



G **PAVER PLAZA ENLARGED PATTERN/PLAN**
1/4"=1'-0"



A **ENLARGED TRASH ENCLOSURE**
1/4"=1'-0"

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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.	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			P2/T		P2/T		P2/T		P2/T		ST	9'–0"	
102	DINING	V			P1			P2/T		P2/T		P2/T		P2/T		ST	9'–0"	
103	KITCHEN	V			P1			P2/T		P2/T		P2/T		P2/T		ST	8'/9'	NOTE 1,2,5
104	BATH	V			P1			P2/T		P2/T		P2/T		P2/T		ST	8'/9'	NOTE 1,2,3,5
106	LAUNDRY	V			P1			P2/T		P2/T		P2/T		P2/T		ST	8'/9'	NOTE 2,5
107	HALL	V			P1			P2/T		P2/T		P2/T		P2/T		ST	9'–0"	
108	CLOSET	V			P1			P2/T		P2/T		P2/T		P2/T		P1/S	8'/9'	NOTE 5
109	CLOSET	V			P1			P2/T		P2/T		P2/T		P2/T		P1/S	9'–0"	
111	BEDROOM	V			P1			P2/T		P2/T		P2/T		P2/T		ST	9'–0"	
112	MECHANICAL	V			P1			P2/T		P2/T		P2/T		P2/T		P1/S	8'/9'	NOTE 5
113	MASTER BATH	V			P1			P2/T		P2/T		P2/T		P2/T		ST	8'/9'	NOTE 1,2,3,5
114	CLOSET	V			P1			P2/T		P2/T		P2/T		P2/T		P1/S	8'/9'	NOTE 5
116	MASTER BEDROOM	V			P1			P2/T		P2/T		P2/T		P2/T		ST	8'/9'	NOTE 5
117	OUTSIDE STORAGE		●			●		P2		P2		P2		P2		P1	±9'–0"	
118	BEDROOM	V			P1			P2/T		P2/T		P2/T		P2/T		ST	9'–0"	
119	CLOSET	V			P1			P2/T		P2/T		P2/T		P2/T		P1/S	9'–0"	

NOTES:
1. AT ALL REMOVABLE CABINET FRONTS: WALLS AND FLOORS ARE TO BE FINISHED.
2. INSTALL 5/8" TYPE X M.R. G.B. ❂ ALL WET AREAS.
3. 5/8" CEMENT BOARD ❂ TUB ENCLOSURE
4. REF. SHEET A2.10 FOR BUILDING FINISH SCHEDULE.
5. REF SHEET A2.9 CEILING PLANS, NOTE 2ND FLR GLOS 8'–0", 2ND & 3RD DUCTWORK

APARTMENT DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	MATERIAL: MTL. INSULATED	MATERIAL: WOOD H.C.	MATERIAL: WOOD LOUVER	TYPE	TYPE: BI-FOLD	TYPE: BI-PASS	FINISH: PAINT	FINISH: PRE-PRIMED	FINISH: PRE-FINISHED	FRAME MAT'L	FRAME FINISH: PAINT	FRAME FINISH: PRE-PRIMED	FRAME FINISH: GYP. BD. OPENING	RATING	NOTES	LOCATION
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–A2.1	CLOSET
6	2'–0"	6'–8"	1 3/8"		●		C			●			●						CLOSET
7	NOT USED																		
8	(2)1'–3"	6'–8"	1 3/8"	●					E			●				●		REF. E–A2.1	MECHANICAL #112
9	(4)1'–3"	6'–8"	1 3/4"	●					F			●				●		REF. E–A2.1	MECHANICAL #112
10	3'–0"	6'–8"	1 3/4"	●			D			●	●		●	●	●				OUTDOOR STORAGE #117

GENERAL NOTES:
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE.PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710.
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS W/ OWNER.
C. UNDERCUT DOORS PER MECH DWGS.
D. REF. SHEET A4.5 FOR DOOR DETAILS
E. REF. SHEET A2.10 FOR BUILDING DOOR SCHEDULE (MECH CLOSET #122)

SPECIFIC NOTES:
1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED 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.
2. ENTRY DOOR – AUTOMATIC CLOSER TO BE INSTALLED.
3. ENTRY DOOR – PEEP HOLES at TYPE–A/TYPE–B UNITS: (1) 180° RANGE OF VIEW PEEP HOLE TO BE INSTALLED ❂ 60"AFF.
4. ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) 180° RANGE OF VIEW PEEP HOLES TO BE INSTALLED ❂ 43"AFF & 60"AFF.
6. ENTRY & BALCONY DOORS – WEATHER STRIPPING TO BE INSTALLED.
7. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
8. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS.
9. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069. HANDLE TO EXTEND PAST TRIM. (WIDTH ±9¾")
10. BI–PASS/BI–FOLD DOORS – VERIFY OPENING w/ SIZE OF DOOR HARDWARE.

APARTMENT GENERAL NOTES

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 SITE CIVIL 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 BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. 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
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 906. LOCATED PER CFP SHEET. FINAL LOCATION AS DIRECTED BY FIRE MARSHALL.
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 BIBS TO BE LOCATED 30"MIN ABV. FIN. FLOOR.
12. not used
13. KITCHEN RECEPTACLES TO BE ❂ 44"max ABOVE FIN FLR.
14. 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.
15. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
16. F.O.S. = FACE OF STUD
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. ELECT. DWGS

STANDARD/TYPE-B UNIT NOTES

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.

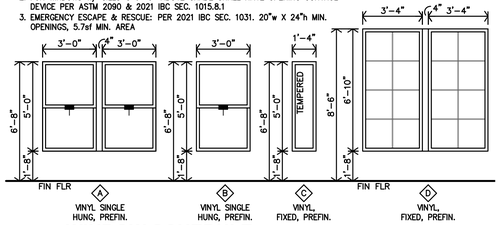
ACCESSIBLE UNITS NOTES

20. 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, ALL COUNTERTOPS & 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

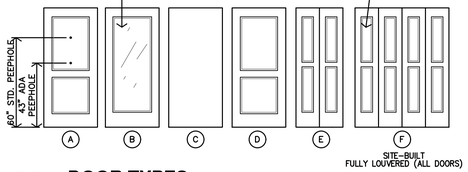
TYPE-A UNIT NOTES

21. 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

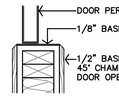
WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN U0.32. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
2. FOR WINDOWS W/ SILLS ❂ 6'–0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1015.8.1
3. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1031. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA



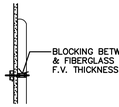
N WINDOW SCHEDULE
1/4"=1'–0"



M DOOR TYPES
1/4"=1'–0"



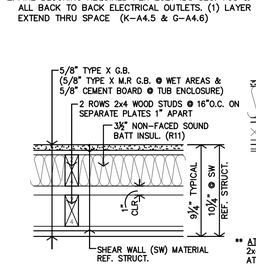
L TYP. BASE DETAIL @ BI-FOLD & BI-PASS DOOR
1 1/2"=1'–0"



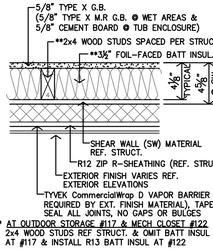
K TYP. TUB/SHOWER SURROUND BLOCKING
NTS

APARTMENT PARTITION SCHEDULE

PARTITION NOTES:
1. REF. STRUCTURAL FOR SHEAR WALL LOCATIONS, MATERIAL & SECTIONS
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. ❂ 10'–0"O.C. VERT. & HORIZ. AND ❂ 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)

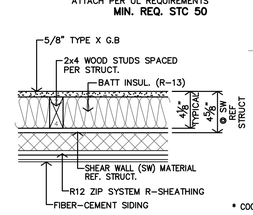


P1 DOUBLE STUD PARTY WALL
1 HOUR RATING (UL U341)
ATTACH PER UL REQUIREMENTS
MIN. REQ. STC 50

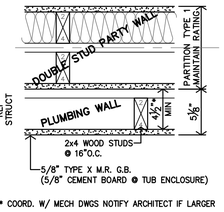


** AT OUTDOOR STORAGE #117 & MECH CLOSET #122 2x4 WOOD STUDS REF STRUCT. & OMIT BATT INSUL AT #117 & INSTALL R13 BATT INSUL AT #122

P2 TYPICAL EXTERIOR WALL
APRX. STC 36–58

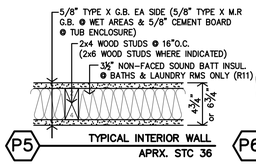


P3 BREEZEWAY EXTERIOR WALL
1 HOUR RATING (UL V302)
ATTACH PER REQUIREMENTS
MIN. REQ. STC 50

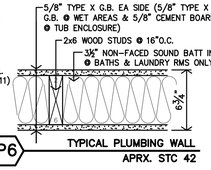


* COORD. W/ MECH DWGS NOTIFY ARCHITECT IF LARGER

P4 FURRED PLUMBING WALL
MIN. REQ. STC 50

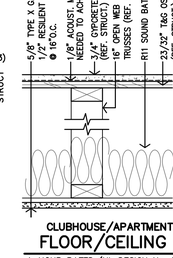


P5 TYPICAL INTERIOR WALL
APRX. STC 36



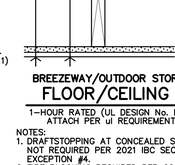
P6 TYPICAL PLUMBING WALL
APRX. STC 42

ASSEMBLIES



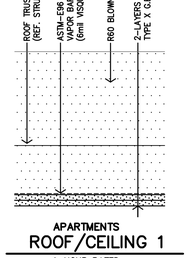
CLUBHOUSE/APARTMENTS
FLOOR/CEILING A
1–HOUR RATED (UL DESIGN No. L528)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 708.4.2, EXCEPTION 4.
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. STC RATING 50 MIN & IIC RATING 50 MIN PER IBC 2021, SEC. 1206.2 & 1206.3



BREEZEWAY/OUTDOOR STORAGE
FLOOR/CEILING B
1–HOUR RATED (UL DESIGN No. L501)
ATTACH PER ul REQUIREMENTS

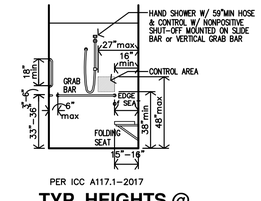
NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 708.3, EXCEPTION #4.
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE



APARTMENTS
ROOF/CEILING 1
1–HOUR RATED
IBC 2021, TABLE 721.1(3), 21–1
ATTACH PER REQUIREMENTS

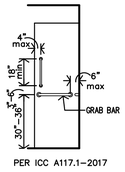


BREEZEWAY
ROOF/CEILING 2
1–HOUR RATED
IBC 2021, TABLE 721.1(3), 21–1
ATTACH PER REQUIREMENTS



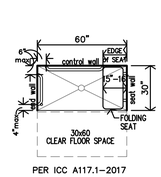
PER ICC A117.1–2017

J TYP. HEIGHTS @ ACCESSIBLE ROLL–IN SHOWER CONTROL WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



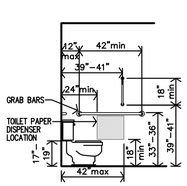
PER ICC A117.1–2017

H TYP. HEIGHTS @ ACCESSIBLE ROLL–IN SHOWER END WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



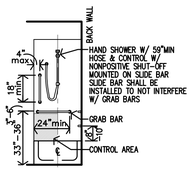
PER ICC A117.1–2017

G TYP. HEIGHTS @ ACCESSIBLE ROLL–IN SHOWER PLAN
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



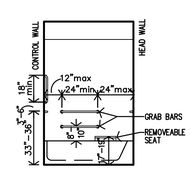
PER ICC A117.1–2017

B TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



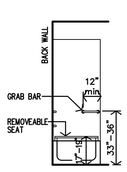
PER ICC A117.1–2017

F TYP. HEIGHTS @ ACCESSIBLE TUB CONTROL WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



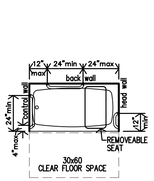
PER ICC A117.1–2017

E TYP. HEIGHTS @ ACCESSIBLE TUB BACK WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



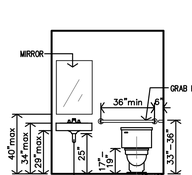
PER ICC A117.1–2017

D TYP. HEIGHTS @ ACCESSIBLE TUB HEAD WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



PER ICC A117.1–2017

C TYP. HEIGHTS @ ACCESSIBLE TUB PLAN
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



PER ICC A117.1–2017

A TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS

UNIT ACCESSIBLE BATH DETAILS

APARTMENT CHART

NOTE: UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & 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 (A)		B105, B107		D105			G101		4
TYPE–B UNITS	REMAINING FIRST FLOOR UNITS								46
STANDARD UNITS	ALL SECOND & THIRD FLOOR 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 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
G101 – 3BED TYPE–A

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THE RESERVES at EAGLE POINT
425 NORTH PICADILLY RD
AURORA, COLORDAO

COLORADO LICENSED CURTIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10–2–2023
JOB: 22–3219
SHEET NO.:

A2.0

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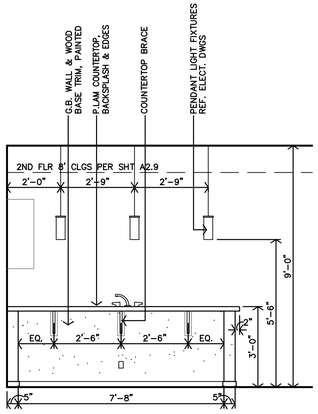
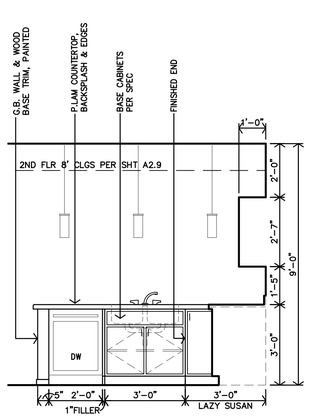


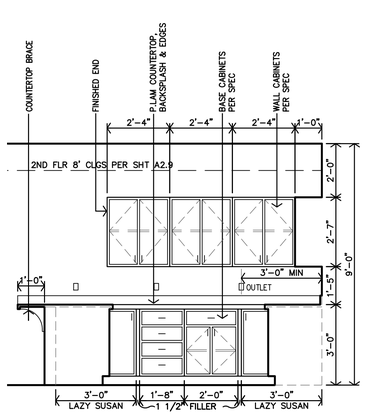
G STANDARD/TYPE-B 1BDRM/2BDRM/3BDRM KITCHEN #103 CASEWORK ELEVATION

3/8"=1'-0"



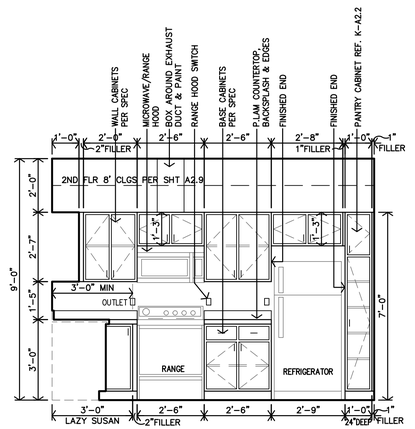
F STANDARD/TYPE-B 2BDRM/3BDRM KITCHEN #103 CASEWORK ELEVATION

3/8"=1'-0"



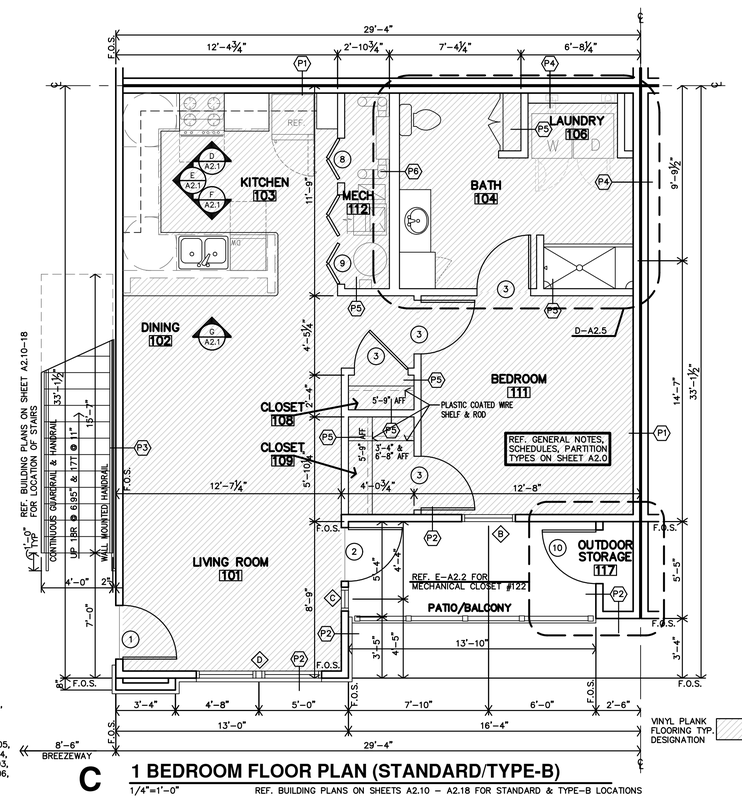
E STANDARD/TYPE-B 1BDRM/2BDRM/3BDRM KITCHEN #103 CASEWORK ELEVATION

3/8"=1'-0"



D STANDARD/TYPE-B 1BDRM/2BDRM/3BDRM KITCHEN #103 CASEWORK ELEVATION

3/8"=1'-0"



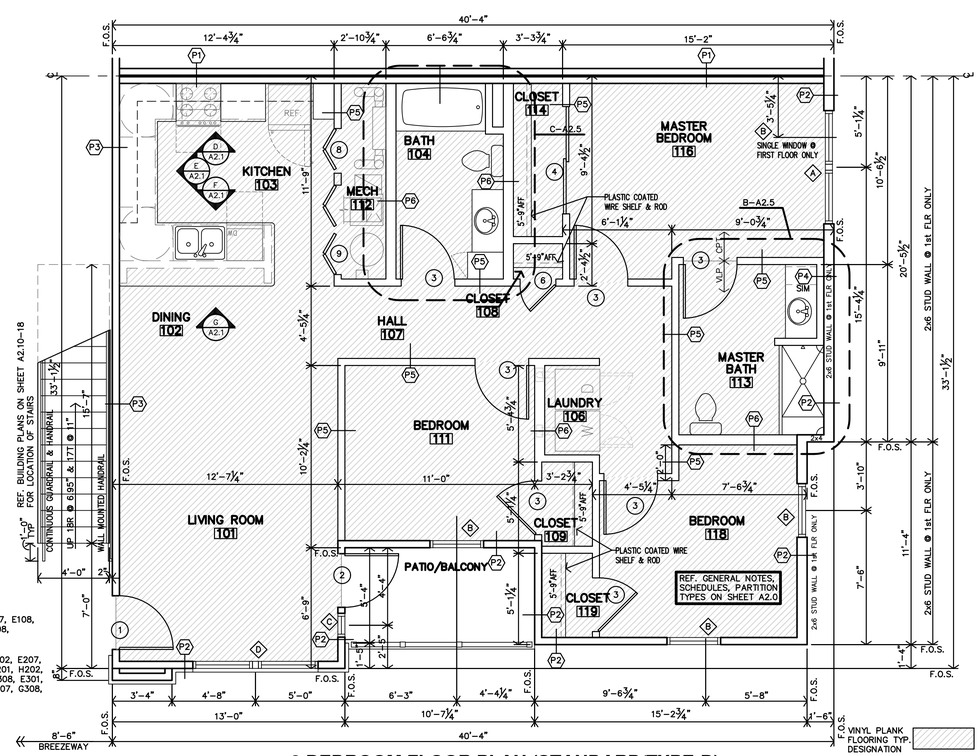
C 1 BEDROOM FLOOR PLAN (STANDARD/TYPE-B)

1/4"=1'-0"

REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR STANDARD & TYPE-B LOCATIONS

TYPE– B UNITS:
A103, A104, A105, A106, B103, B104, B106, C103, C104, C106, F104, F106

STANDARD UNITS:
A203, A204, A205, A206, B203, B204, B205, B206, C203, C204, C205, C206, F203, F204, F205, F206, A303, A304, A305, A306, B303, B304, B305, B306, C303, C304, C305, C306, F303, F304, F305, F306



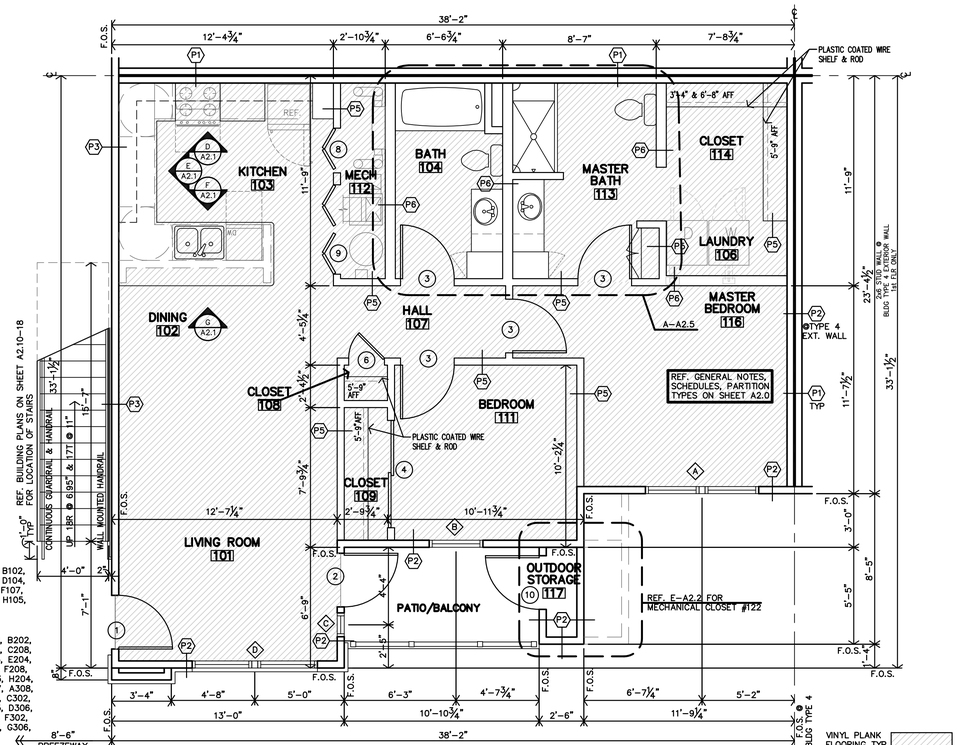
B 3 BEDROOM FLOOR PLAN (STANDARD/TYPE-B)

1/4"=1'-0"

REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR STANDARD & TYPE-B LOCATIONS

TYPE– B UNITS:
D102, D107, D108, E101, E102, E107, E108, G102, G107, G108, H101, H102, H108,

STANDARD UNITS:
D201, D202, D207, D208, E201, E202, E207, E208, G201, G202, G207, G208, H201, H202, H207, H208, D301, D302, D307, D308, E301, E302, E307, E308, G301, G302, G307, G308, H301, H302, H307, H308,



A 2 BEDROOM FLOOR PLAN (STANDARD/TYPE-B)

1/4"=1'-0"

REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR STANDARD & TYPE-B LOCATIONS

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jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

STANDARD & TYPE-B APARTMENTS

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10–2–2023
JOB: 22–3219
SHEET NO.:

A2.1

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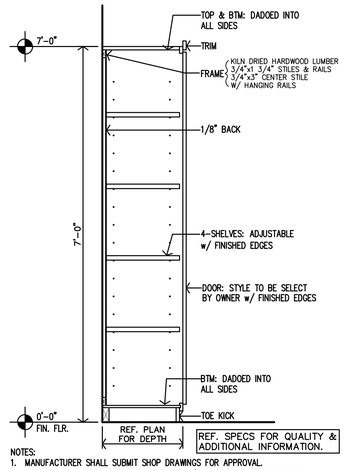
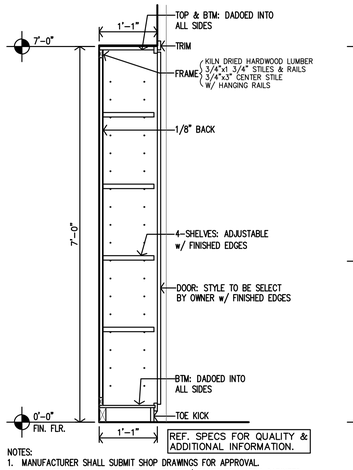


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

K ACCESSIBLE/TYPE-A/ STANDARD/TYPE-B PANTRY/LINEN CASEWORK SECTION

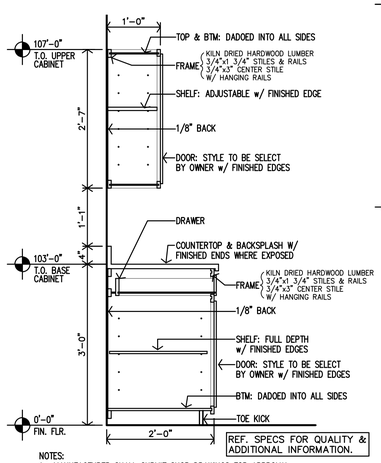
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

J ACCESSIBLE/TYPE-A/ STANDARD/TYPE-B LINEN CASEWORK SECTION

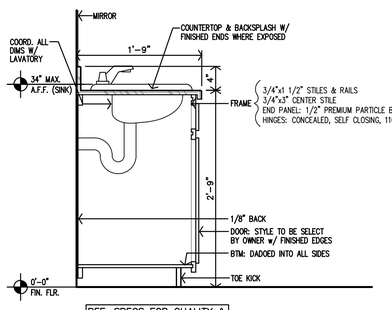
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

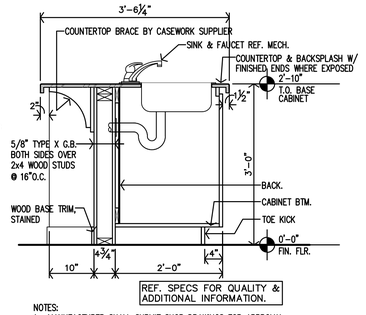
H STANDARD/TYPE-B CASEWORK SECTION

3/4"=1'-0"



G STANDARD/TYPE-B VANITY DETAIL

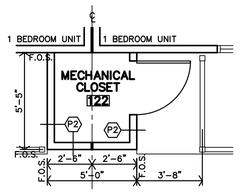
1"=1'-0"



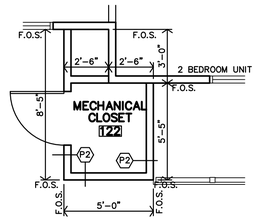
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

F STANDARD/TYPE-B CASEWORK SECTION

3/4"=1'-0"



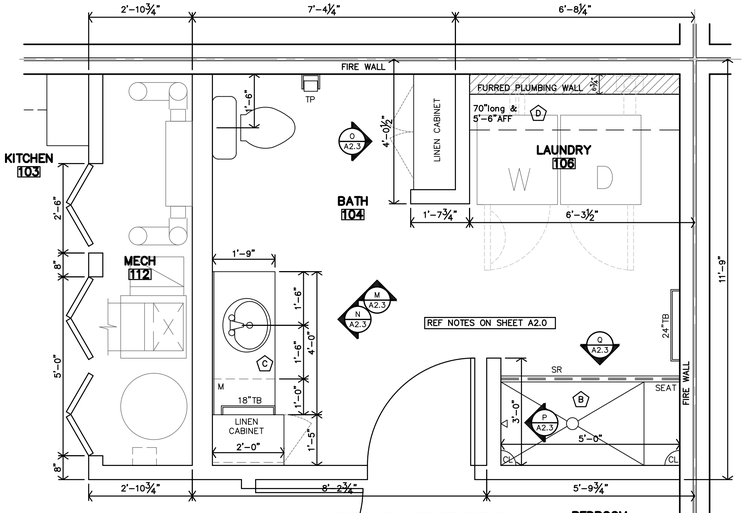
1 BEDROOM/1 BEDROOM
CONFIRM LOCATION W/ SITE PLAN



2 BEDROOM
CONFIRM LOCATION W/ SITE PLAN

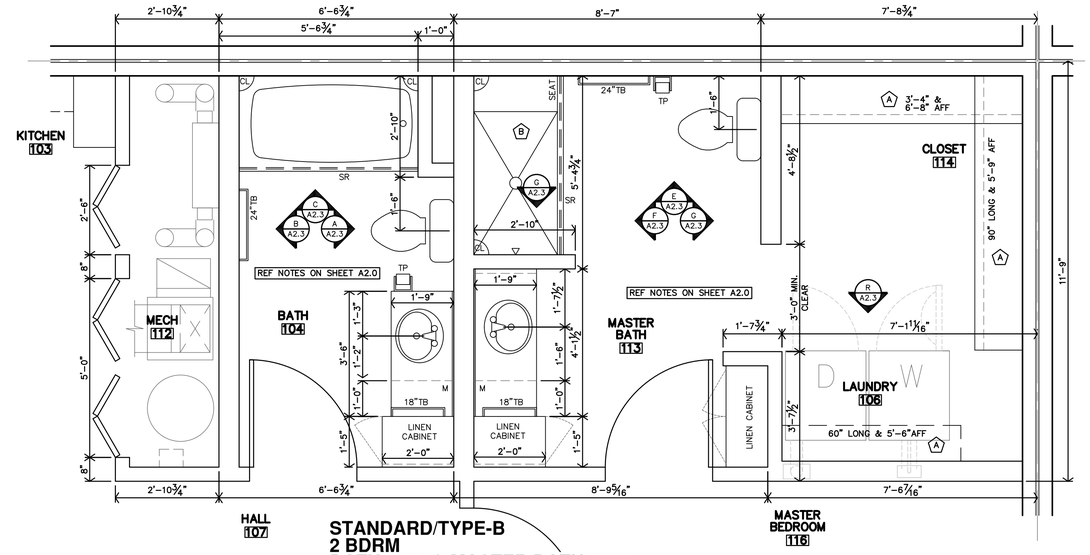
E MECHANICAL CLOSET #122 PLAN

1/4"=1'-0"



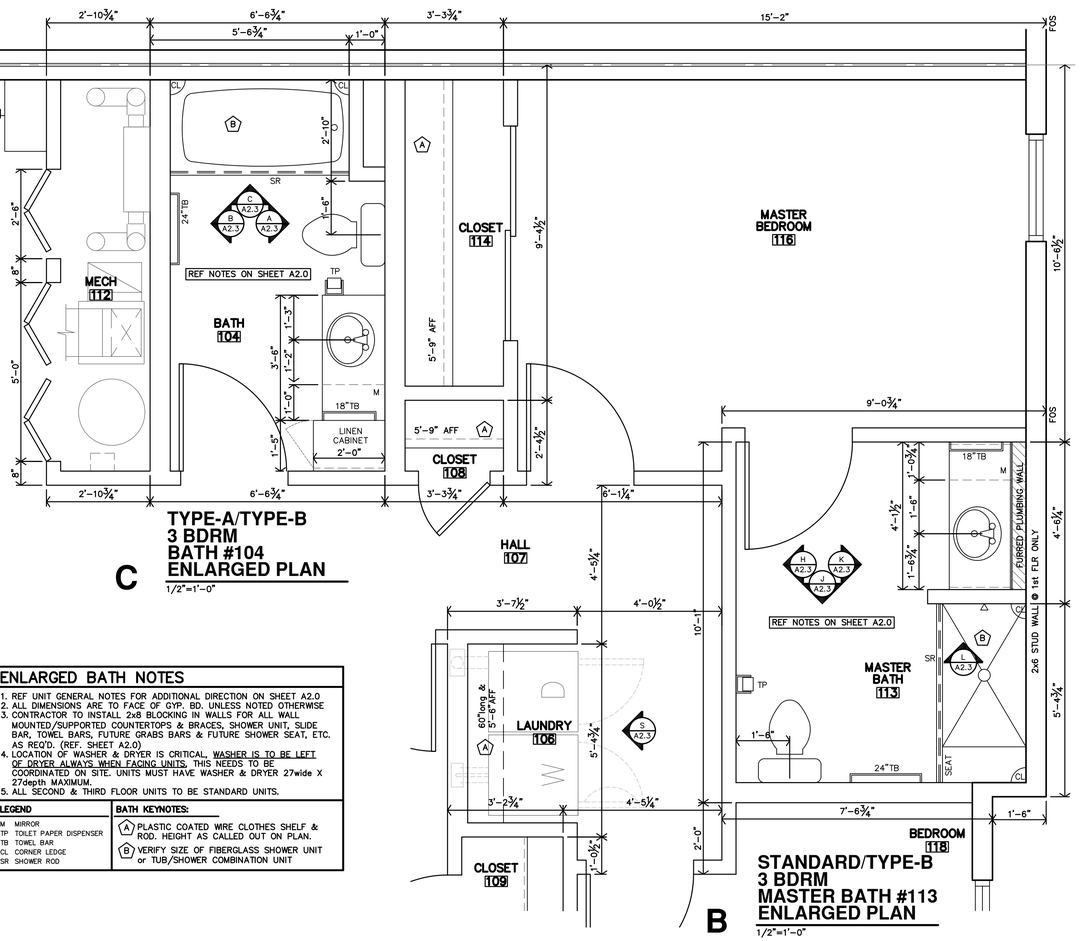
D STANDARD/TYPE-B 1 BDRM BATH #104 ENLARGED PLAN

1/2"=1'-0"



A STANDARD/TYPE-B 2 BDRM BATH #104 & MASTER BATH #113 ENLARGED PLAN

1/2"=1'-0"



C TYPE-A/TYPE-B 3 BDRM BATH #104 ENLARGED PLAN

1/2"=1'-0"

B STANDARD/TYPE-B 3 BDRM MASTER BATH #113 ENLARGED PLAN

1/2"=1'-0"

ENLARGED BATH NOTES

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.0)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER ALWAYS WHEN FACING UNITS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS MUST HAVE WASHER & DRYER 27wide X 27depth MAXIMUM.
5. ALL SECOND & THIRD FLOOR UNITS TO BE STANDARD UNITS.

LEGEND	
M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
CL	CORNER LEDGE
SR	SHOWER ROD

BATH KEYNOTES:	
A	PLASTIC COATED WIRE CLOTHES SHELF & ROD. HEIGHT AS CALLED OUT ON PLAN.
B	VERIFY SIZE OF FIBERGLASS SHOWER UNIT or TUB/SHOWER COMBINATION UNIT

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

STANDARD & TYPE-B APARTMENTS

COLORADO LICENSED CHRIS GILLAM 406359 10/8/2021 ARCHITECT

REVISION:	
DATE:	10-2-2023
JOB:	22-3219
SHEET NO.:	A2.2

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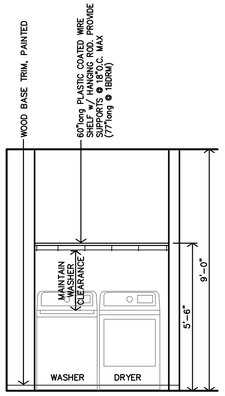
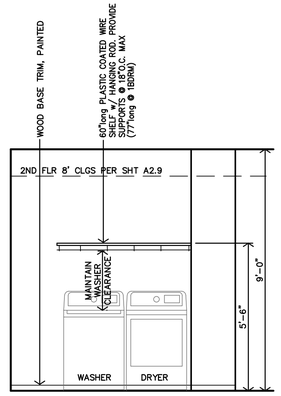


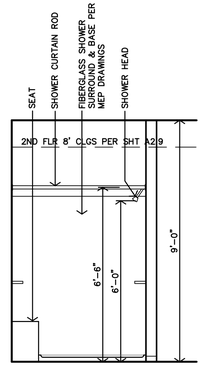
S STANDARD/TYPE-B 3BDRM LAUNDRY #106 INTERIOR ELEVATION

3/8"=1'-0"



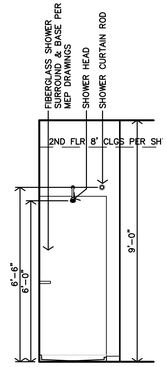
R STANDARD/TYPE-B 2BDRM LAUNDRY #106 INTERIOR ELEVATION

3/8"=1'-0"



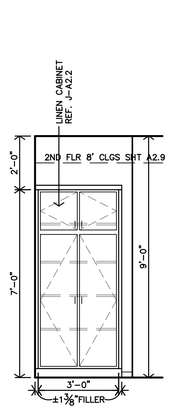
Q STANDARD/TYPE-B 1BDRM BATH #104 INTERIOR ELEVATION

3/8"=1'-0"



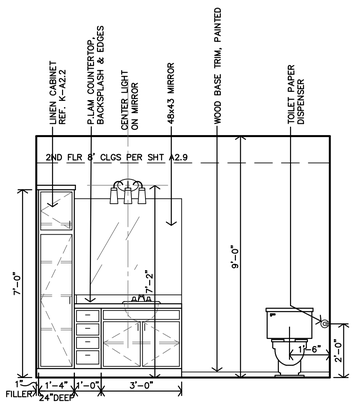
P STANDARD/TYPE-B 1BDRM BATH #104 INTERIOR ELEVATION

3/8"=1'-0"



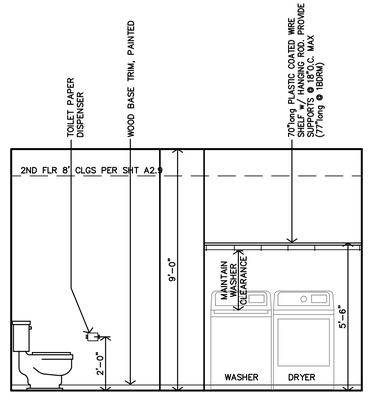
O STANDARD/TYPE-B 1BDRM BATH #104 INTERIOR ELEVATION

3/8"=1'-0"



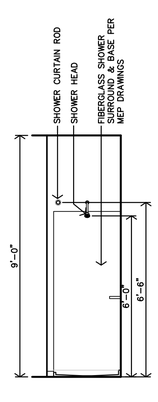
N STANDARD/TYPE-B 1BDRM BATH #104 INTERIOR ELEVATION

3/8"=1'-0"



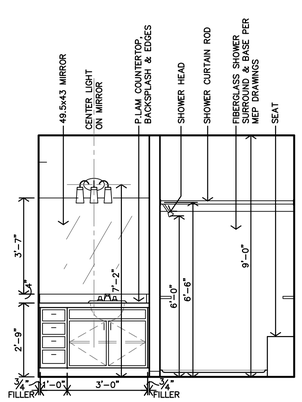
M STANDARD/TYPE-B 1BDRM BATH #104 INTERIOR ELEVATION

3/8"=1'-0"



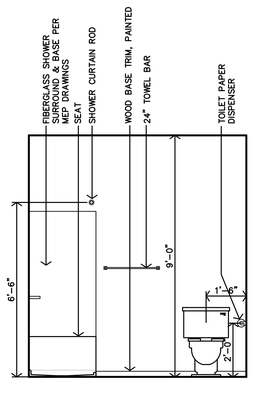
L STANDARD/TYPE-B 3BDRM MASTER BATH #113 INTERIOR ELEVATION

3/8"=1'-0"



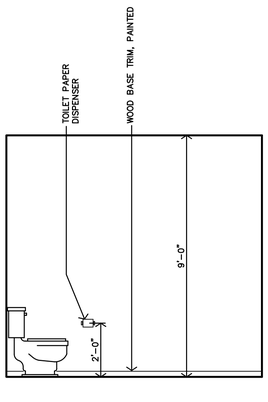
K STANDARD/TYPE-B 3BDRM MASTER BATH #113 INTERIOR ELEVATION

3/8"=1'-0"



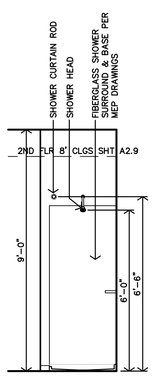
J STANDARD/TYPE-B 3BDRM MASTER BATH #113 INTERIOR ELEVATION

3/8"=1'-0"



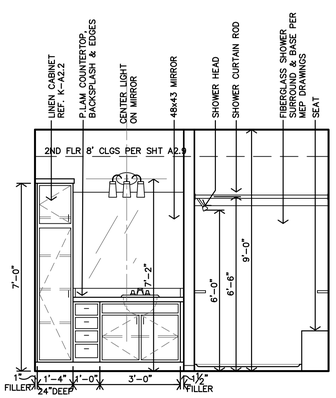
H STANDARD/TYPE-B 3BDRM MASTER BATH #113 INTERIOR ELEVATION

3/8"=1'-0"



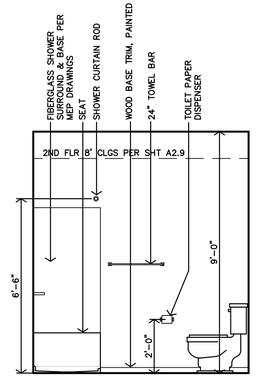
G STANDARD/TYPE-B 2BDRM MASTER BATH #113 INTERIOR ELEVATION

3/8"=1'-0"



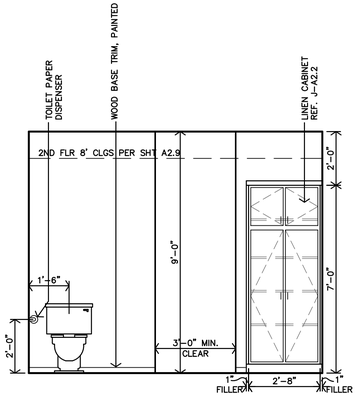
F STANDARD/TYPE-B 2BDRM MASTER BATH #113 INTERIOR ELEVATION

3/8"=1'-0"



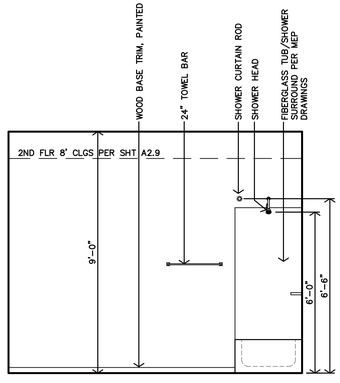
E STANDARD/TYPE-B 2BDRM MASTER BATH #113 INTERIOR ELEVATION

3/8"=1'-0"



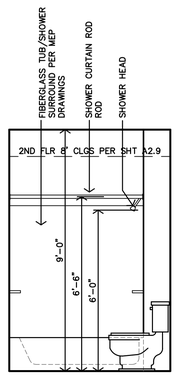
D STANDARD/TYPE-B 2BDRM MASTER BATH #113 INTERIOR ELEVATION

3/8"=1'-0"



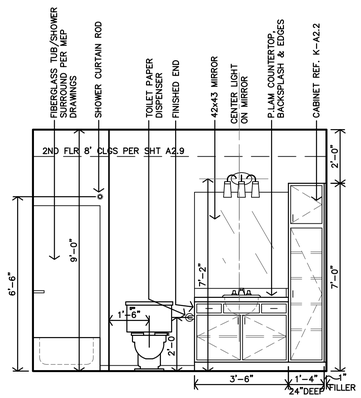
C STANDARD/TYPE-B 2BDRM/3BDRM BATH #104 INTERIOR ELEVATION

3/8"=1'-0"



B STANDARD/TYPE-B 2BDRM/3BDRM BATH #104 INTERIOR ELEVATION

3/8"=1'-0"



A STANDARD/TYPE-B 2BDRM/3BDRM BATH #104 INTERIOR ELEVATION

3/8"=1'-0"

STANDARD & TYPE-B APARTMENTS

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

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED ARCHITECT 406359 10/5/2021

REVISION:
DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

A2.3

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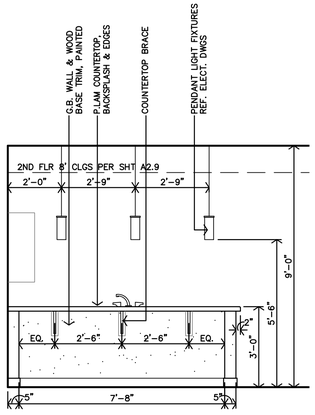
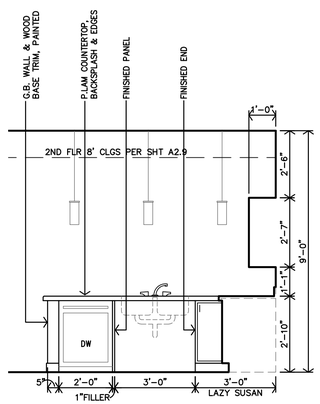


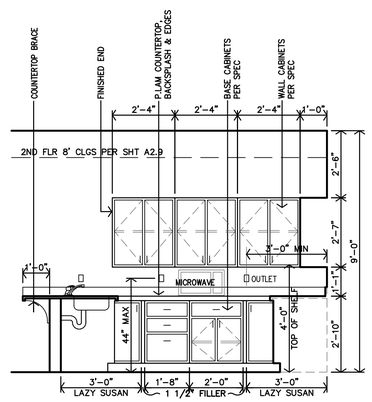
ACCESSIBLE/TYPE-A 1BDRM/2BDRM/3BDRM KITCHEN #103 CASEWORK ELEVATION

G 3/8"=1'-0"



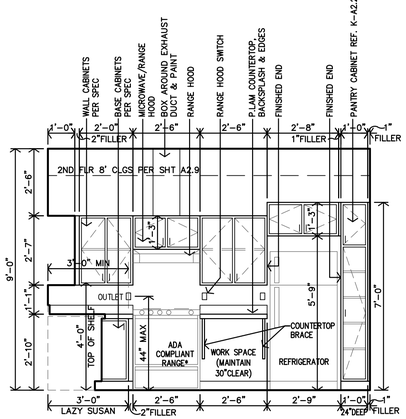
ACCESSIBLE/TYPE-A 1BDRM/2BDRM/3BDRM KITCHEN #103 CASEWORK ELEVATION

F 3/8"=1'-0"



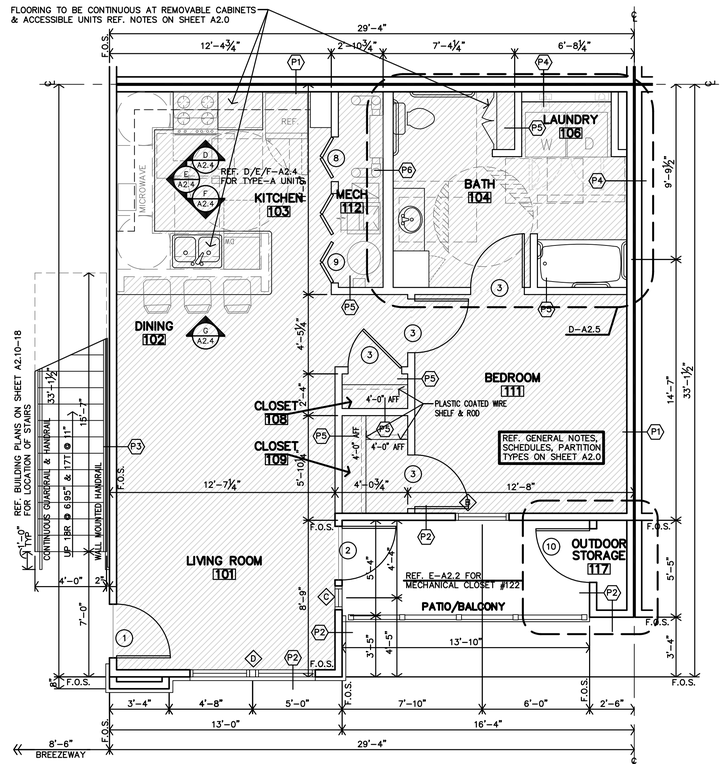
ACCESSIBLE/TYPE-A 1BDRM/2BDRM/3BDRM KITCHEN #103 CASEWORK ELEVATION

E 3/8"=1'-0"



ACCESSIBLE/TYPE-A 1BDRM/2BDRM/3BDRM KITCHEN #103 CASEWORK ELEVATION

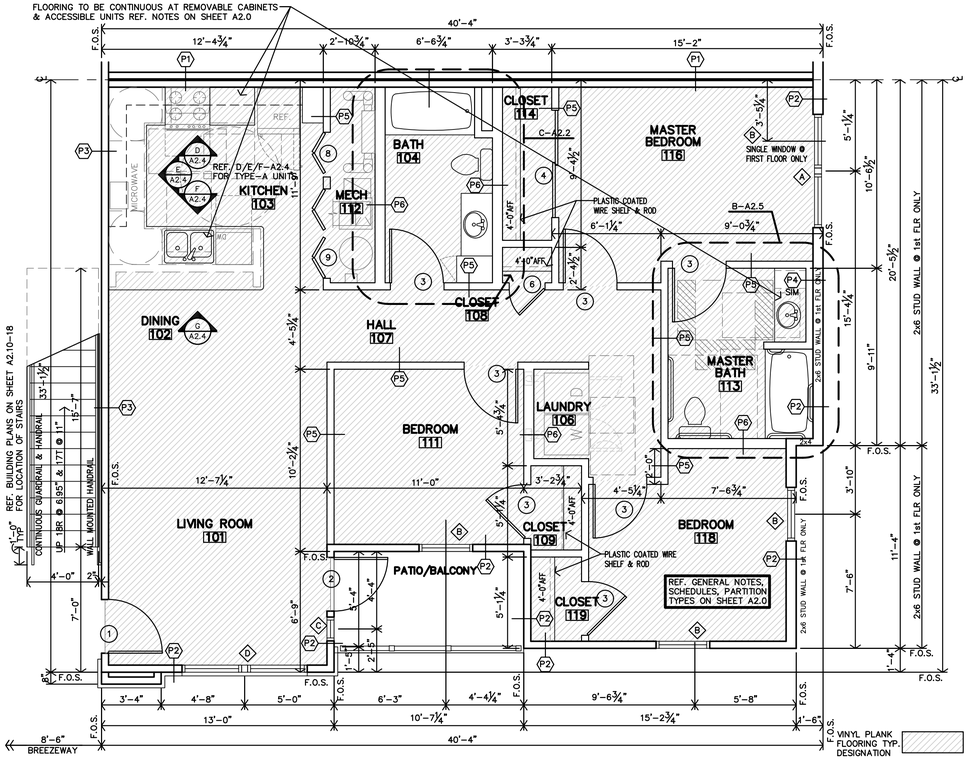
D 3/8"=1'-0"



ACCESSIBLE UNITS: C105, F103
TYPE-A UNITS: B105

C 1/4"=1'-0" — REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR ACCESSIBLE LOCATIONS

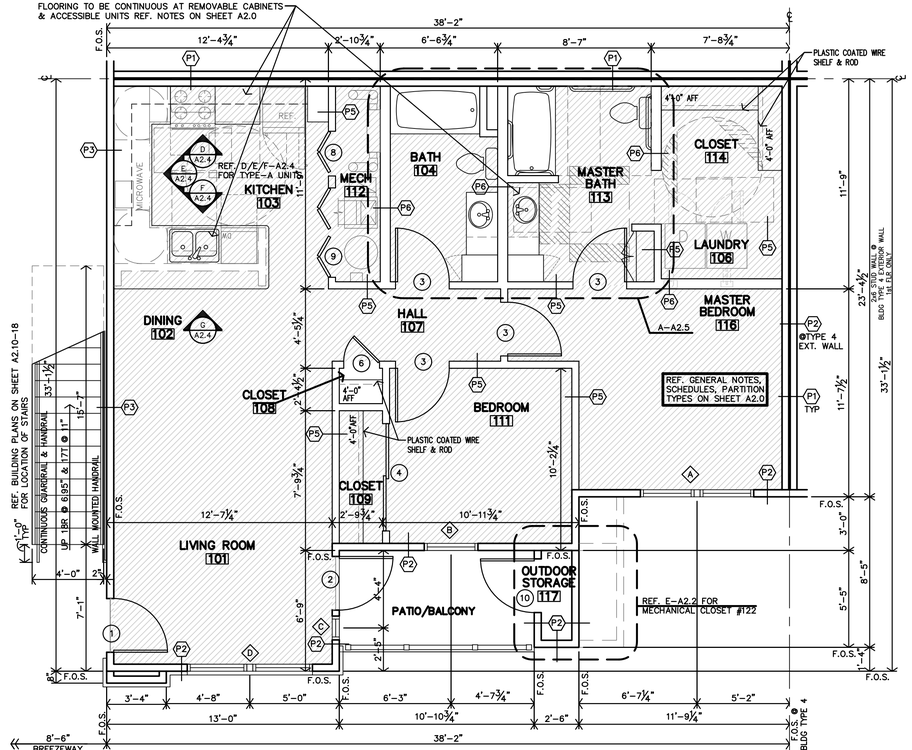
ACCESSIBLE/TYPE-A 1 BEDROOM FLOOR PLAN (W/ TUB)



ACCESSIBLE UNITS: D101, H107
TYPE-A UNITS: G101

B 1/4"=1'-0" — REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR ACCESSIBLE LOCATIONS

ACCESSIBLE/TYPE-A 3 BEDROOM FLOOR PLAN (w/ TUB)



ACCESSIBLE UNITS: E104, F101, G103, H103
TYPE-A UNITS: B107, D105

A 1/4"=1'-0" — REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR ACCESSIBLE LOCATIONS

ACCESSIBLE/TYPE-A 2 BEDROOM FLOOR PLAN (w/ TUB)

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

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORADO

ACCESSIBLE/TYPE-A APARTMENTS

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

A2.4

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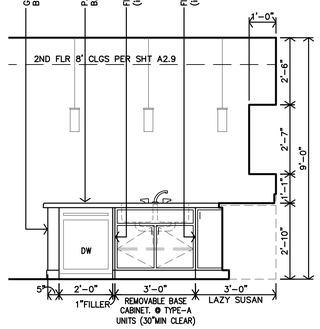
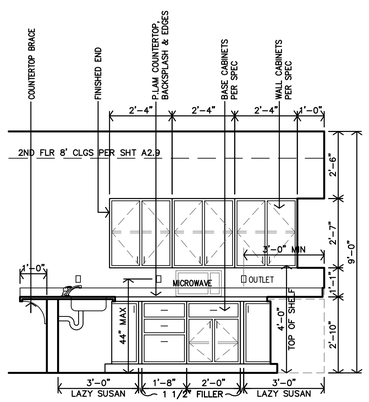


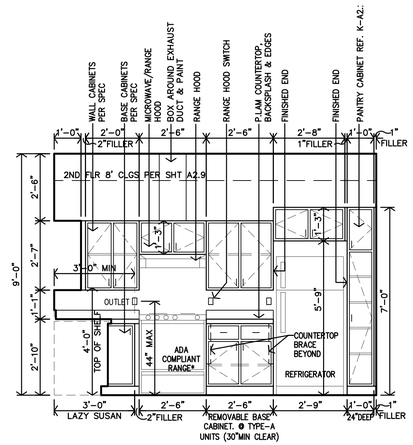
TYPE-A
1BDRM/2BDRM/3BDRM
KITCHEN #103
CASEWORK ELEVATION

F 3/8"=1'-0"



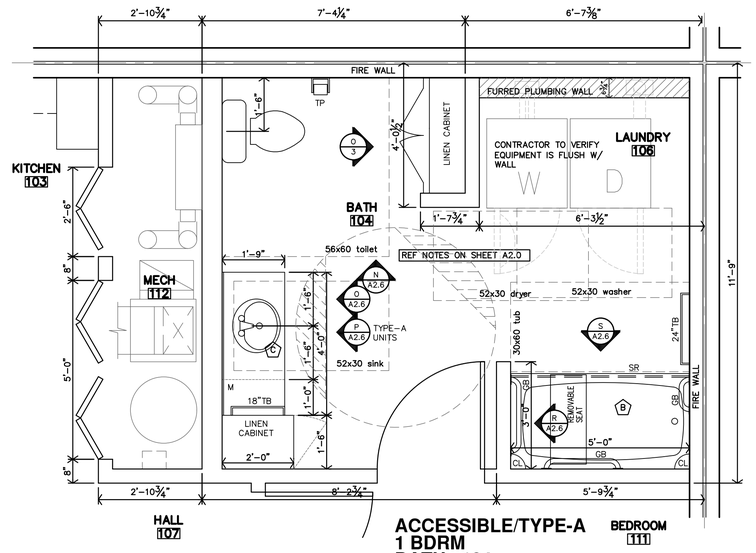
ACCESSIBLE/TYPE-A
1BDRM/2BDRM/3BDRM
KITCHEN #103
CASEWORK ELEVATION

E 3/8"=1'-0"



TYPE-A
1BDRM/2BDRM/3BDRM
KITCHEN #103
CASEWORK ELEVATION

D 3/8"=1'-0"



ACCESSIBLE/TYPE-A
1 BDRM
BATH #104
ENLARGED PLAN

D 1/2"=1'-0"

ENLARGED BATH NOTES

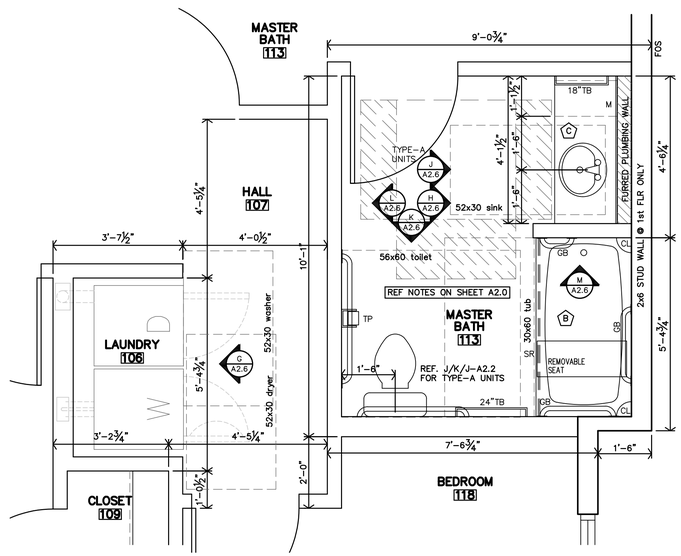
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, GRABS BARS & SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.0)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER ALWAYS WHEN FACING UNITS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS MUST HAVE WASHER & DRYER 27wide X 30depth MAX.

LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

BATH KEYNOTES:

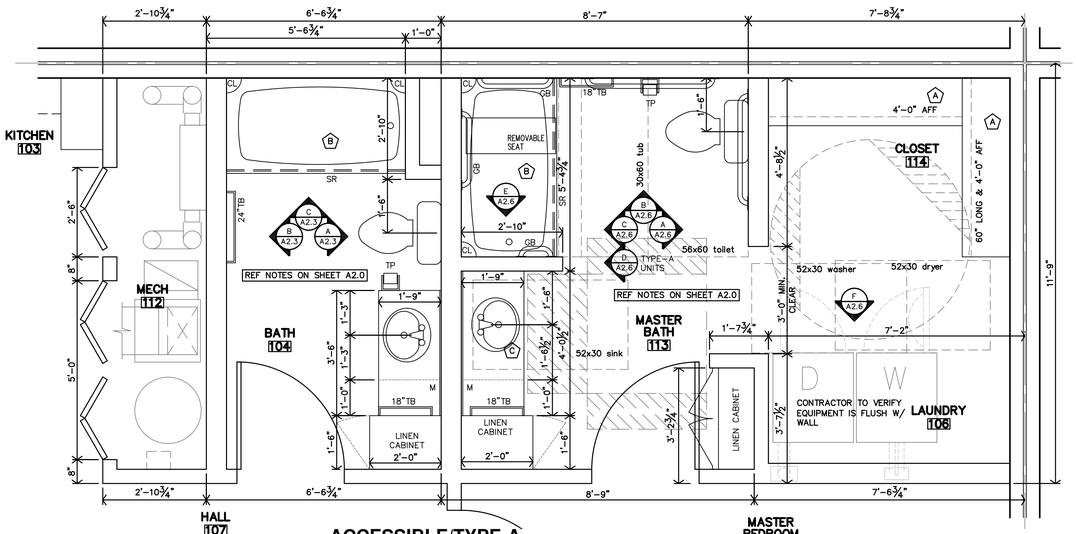
(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD. HEIGHT AS CALLED OUT ON PLAN.
(B) VERIFY SIZE OF FIBERGLASS TUB/SHOWER COMBINATION UNIT
(C) TYPE-A UNITS: FLOORING & WALL FINISH TO BE CONTINUOUS @ REMOVABLE CABINETS



ACCESSIBLE/TYPE-A
3 BDRM
MASTER BATH #113
ENLARGED PLAN

B 1/2"=1'-0"

C NOT USED



ACCESSIBLE/TYPE-A
2 BDRM
BATH #104 & MASTER BATH #113
ENLARGED PLAN

A 1/2"=1'-0"

JonesGillamRenz
730 N. Ninth
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785.827.0386
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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED ARCHITECT 406359 10/2/2021

REVISION:	
DATE:	10-2-2023
JOB:	22-3219
SHEET NO.:	A2.5

ACCESSIBLE/TYPE-A APARTMENTS

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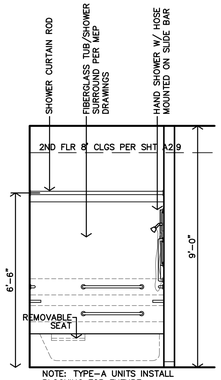
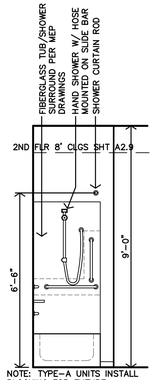


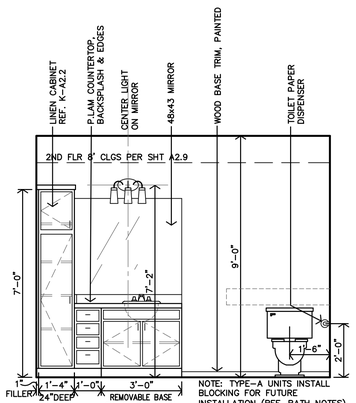
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

S **ACCESSIBLE/TYPE-A 1BDRM BATH #104 INTERIOR ELEVATION**
3/8"=1'-0"



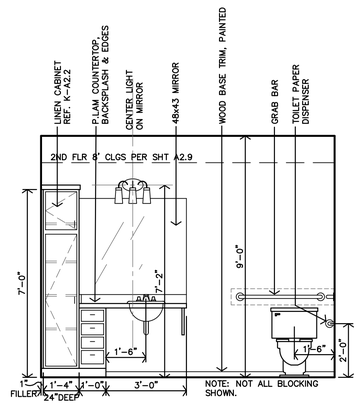
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

R **ACCESSIBLE/TYPE-A 1BDRM BATH #104 INTERIOR ELEVATION**
3/8"=1'-0"



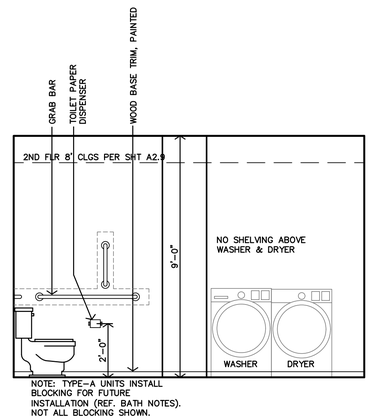
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

P **TYPE-A 1BDRM BATH #104 INTERIOR ELEVATION**
3/8"=1'-0"



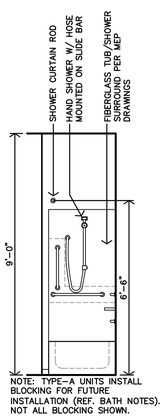
NOTE: NOT ALL BLOCKING SHOWN.

O **ACCESSIBLE/TYPE-A 1BDRM BATH #104 INTERIOR ELEVATION**
3/8"=1'-0"



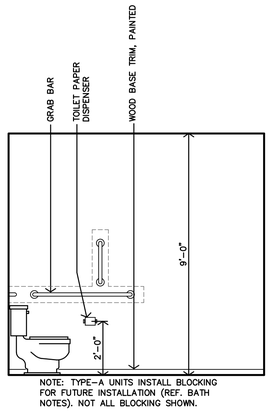
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

N **ACCESSIBLE/TYPE-A 1BDRM BATH #104 INTERIOR ELEVATION**
3/8"=1'-0"



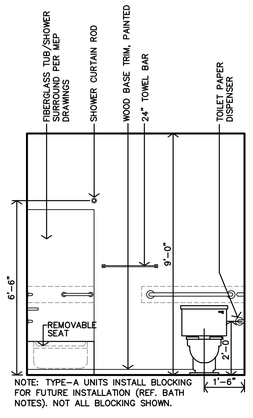
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

M **ACCESSIBLE/TYPE-A 3BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"



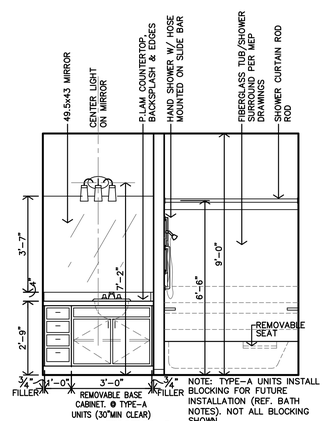
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

L **ACCESSIBLE/TYPE-A 3BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"



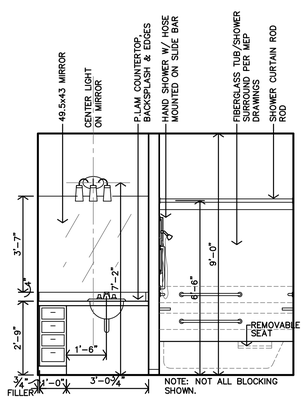
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

K **ACCESSIBLE/TYPE-A 3BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"



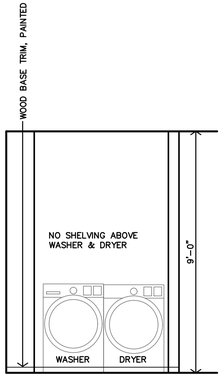
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

J **TYPE-A 3BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"

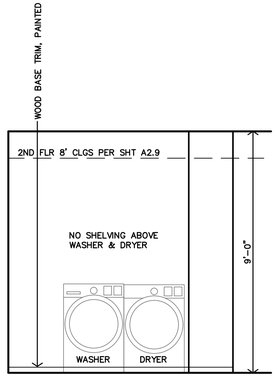


NOTE: NOT ALL BLOCKING SHOWN.

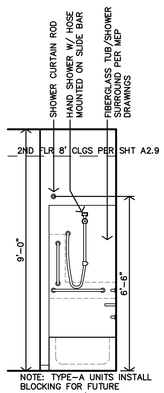
H **ACCESSIBLE/TYPE-A 3BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"



G **ACCESSIBLE/TYPE-A 3BDRM LAUNDRY #106 INTERIOR ELEVATION**
3/8"=1'-0"

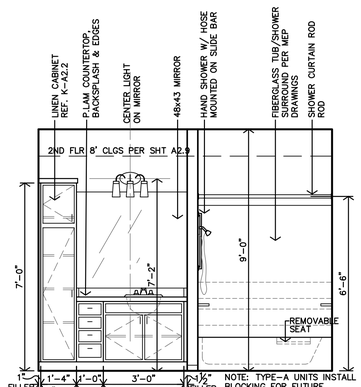


F **ACCESSIBLE/TYPE-A 2BDRM LAUNDRY #106 INTERIOR ELEVATION**
3/8"=1'-0"



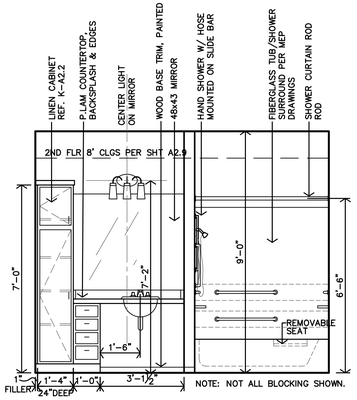
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

E **ACCESSIBLE/TYPE-A 2BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"



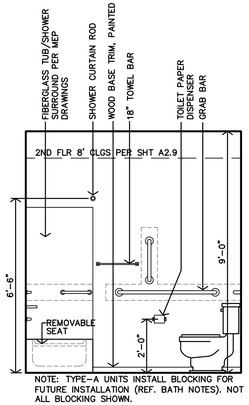
NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

D **TYPE-A 2BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"



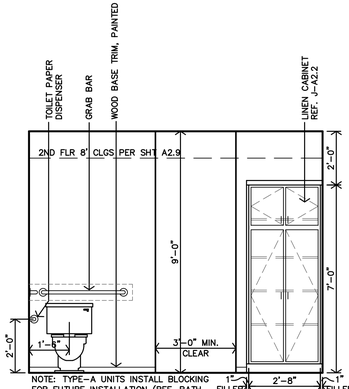
NOTE: NOT ALL BLOCKING SHOWN.

C **ACCESSIBLE/TYPE-A 2BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"



NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

B **ACCESSIBLE 2BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"



NOTE: TYPE-A UNITS INSTALL BLOCKING FOR FUTURE INSTALLATION (REF. BATH NOTES). NOT ALL BLOCKING SHOWN.

A **ACCESSIBLE/TYPE-A 2BDRM MASTER BATH #113 INTERIOR ELEVATION**
3/8"=1'-0"

ACCESSIBLE/TYPE-A APARTMENTS

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

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

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

A2.6

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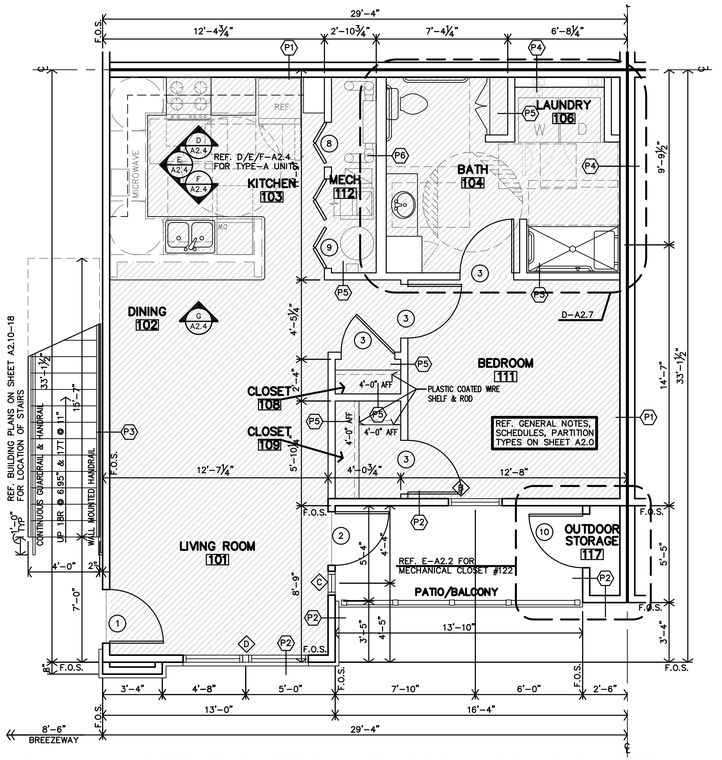
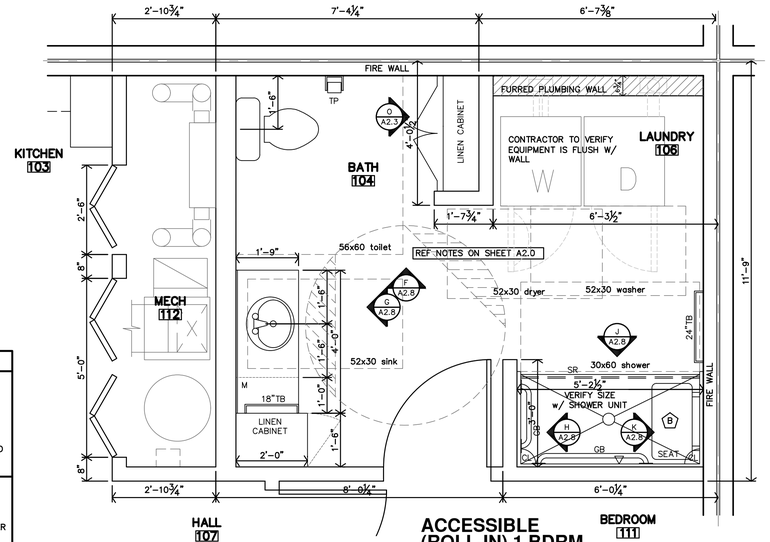


UNITS: F105

B ACCESSIBLE 1 BEDROOM FLOOR PLAN ROLL-IN SHOWER

1/4"=1'-0" REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR ACCESSIBLE (ROLL-IN) LOCATIONS



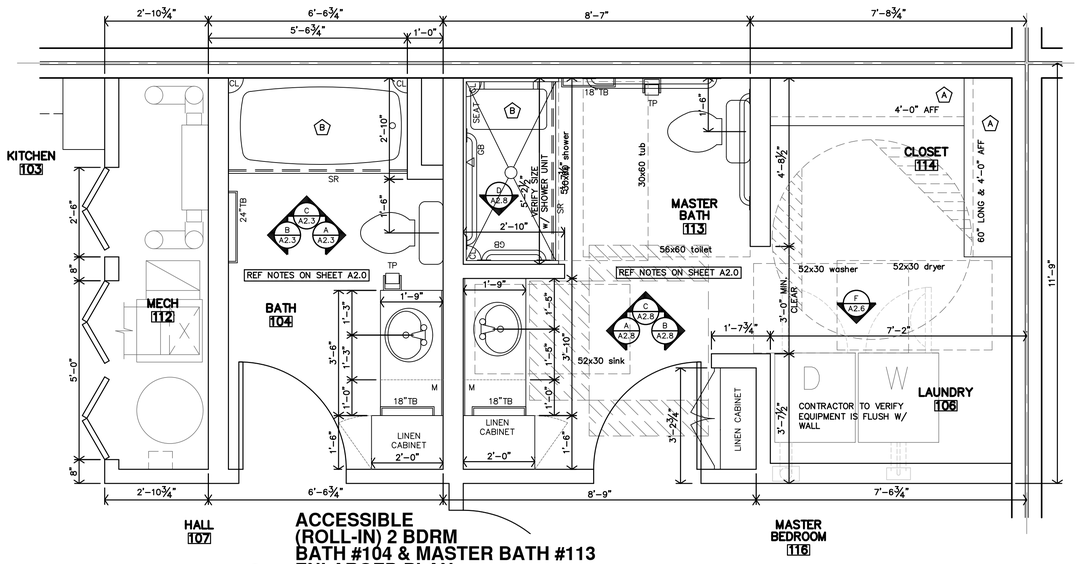
D ACCESSIBLE (ROLL-IN) 1 BDRM BATH #104 ENLARGED PLAN

1/2"=1'-0"

ENLARGED BATH NOTES

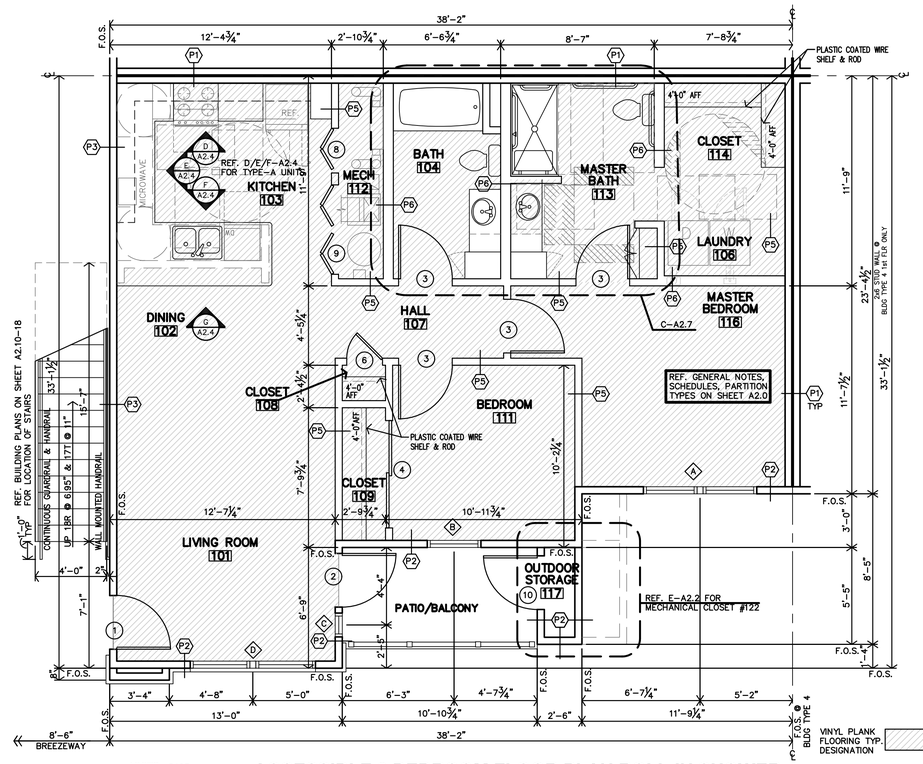
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, GRABS BARS & SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.0)
4. LOCATION OF WASHER & DRYER IS CRITICAL, WASHER IS TO BE LEFT OF DRYER ALWAYS WHEN FACING UNITS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS MUST HAVE WASHER & DRYER 27wide X 30depth MAX.

LEGEND	BATH KEYNOTES:
M MIRROR TP TOILET PAPER DISPENSER TB TOWEL BAR CL CORNER LEDGE SR SHOWER ROD	(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD. HEIGHT AS CALLED OUT ON PLAN. (B) VERIFY SIZE w/ FIBERGLASS ROLL-IN SHOWER UNIT or TUB/SHOWER COMBINATION UNIT



C ACCESSIBLE (ROLL-IN) 2 BDRM BATH #104 & MASTER BATH #113 ENLARGED PLAN

1/2"=1'-0"



UNITS: D103

A ACCESSIBLE 2 BEDROOM FLOOR PLAN ROLL-IN SHOWER

1/4"=1'-0" REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR ACCESSIBLE (ROLL-IN) LOCATIONS

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Salina, KS 67401
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Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORADO

ACCESSIBLE (ROLL-IN) APARTMENTS

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:	
DATE:	10-2-2023
JOB:	22-3219
SHEET NO.:	A2.7

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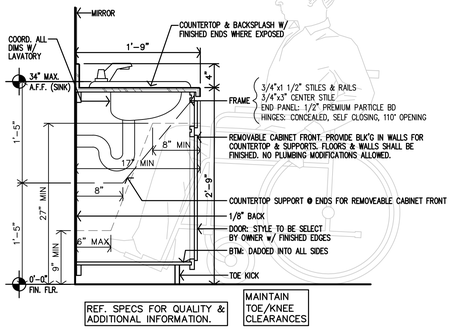
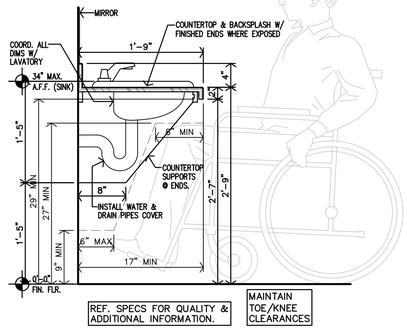
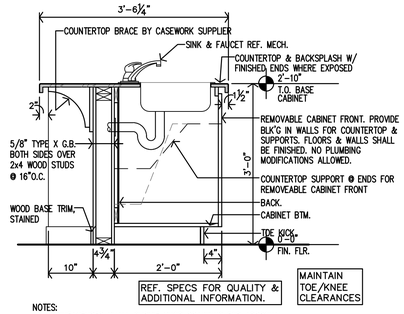


P TYPE-A VANITY DETAIL
1"=1'-0"

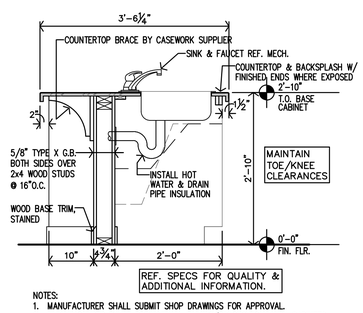


O ACCESSIBLE VANITY DETAIL
1"=1'-0"



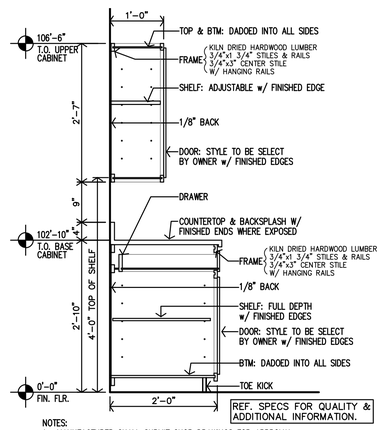
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

N TYPE-A CASEWORK SECTION
1/2"=1'-0"



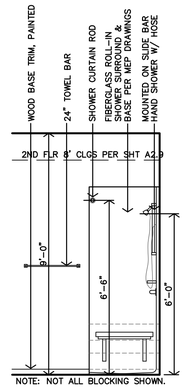
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

M ACCESSIBLE CASEWORK SECTION
1/2"=1'-0"

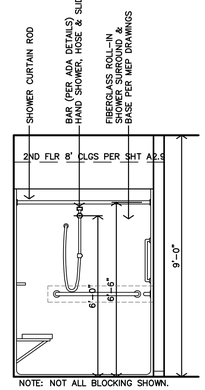


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

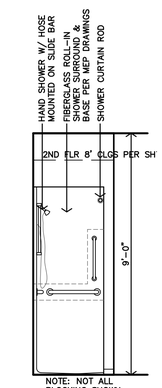
L ACCESSIBLE CASEWORK SECTION
1/2"=1'-0"



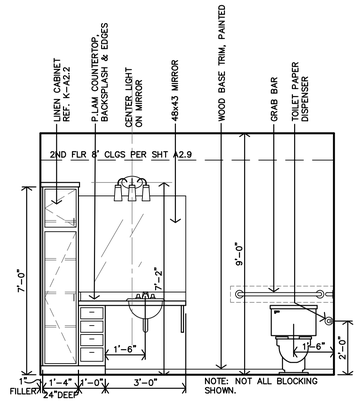
K ACCESSIBLE (ROLL-IN) 1BDRM BATH #104 INTERIOR ELEVATION
3/8"=1'-0"



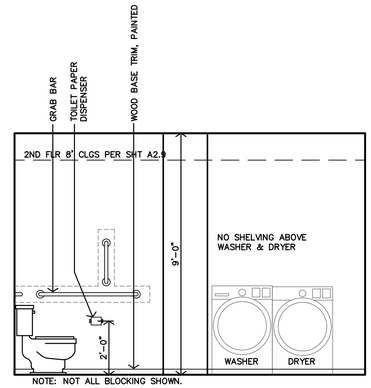
J ACCESSIBLE (ROLL-IN) 1BDRM BATH #104 INTERIOR ELEVATION
3/8"=1'-0"



H ACCESSIBLE (ROLL-IN) 1BDRM BATH #104 INTERIOR ELEVATION
3/8"=1'-0"



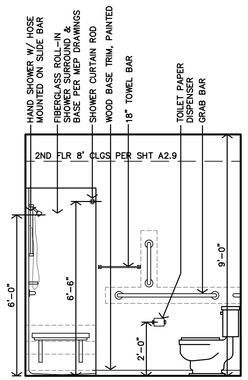
G ACCESSIBLE (ROLL-IN) 1BDRM BATH #104 INTERIOR ELEVATION
3/8"=1'-0"



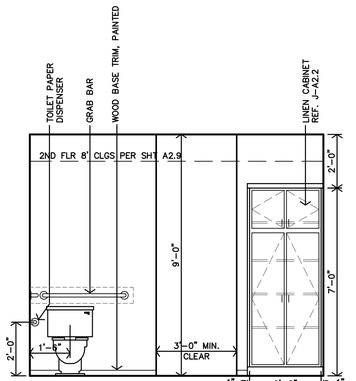
F ACCESSIBLE (ROLL-IN) 1BDRM BATH #104 INTERIOR ELEVATION
3/8"=1'-0"

E NOT USED

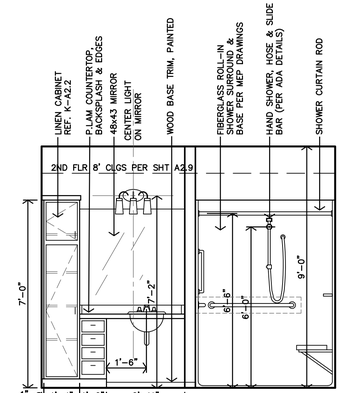
D ACCESSIBLE (ROLL-IN) 2BDRM BATH #113 INTERIOR ELEVATION
3/8"=1'-0"



C ACCESSIBLE (ROLL-IN) 2BDRM BATH #113 INTERIOR ELEVATION
3/8"=1'-0"



B ACCESSIBLE (ROLL-IN) 2BDRM BATH #113 INTERIOR ELEVATION
3/8"=1'-0"



A ACCESSIBLE (ROLL-IN) 2BDRM BATH #113 INTERIOR ELEVATION
3/8"=1'-0"

ACCESSIBLE (ROLL-IN) APARTMENTS

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THE RESERVES at EAGLE POINT
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COLORADO LICENSED
CHRISTOPHER GILLAM
406359
10/2/2023
ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:
A2.8

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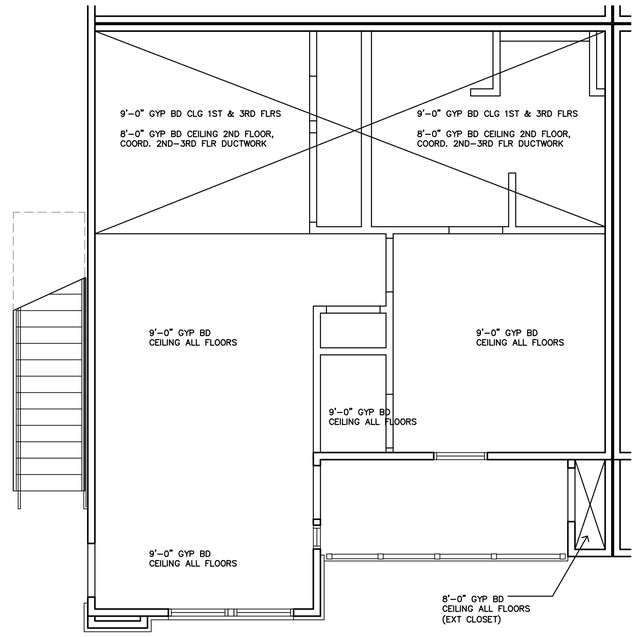
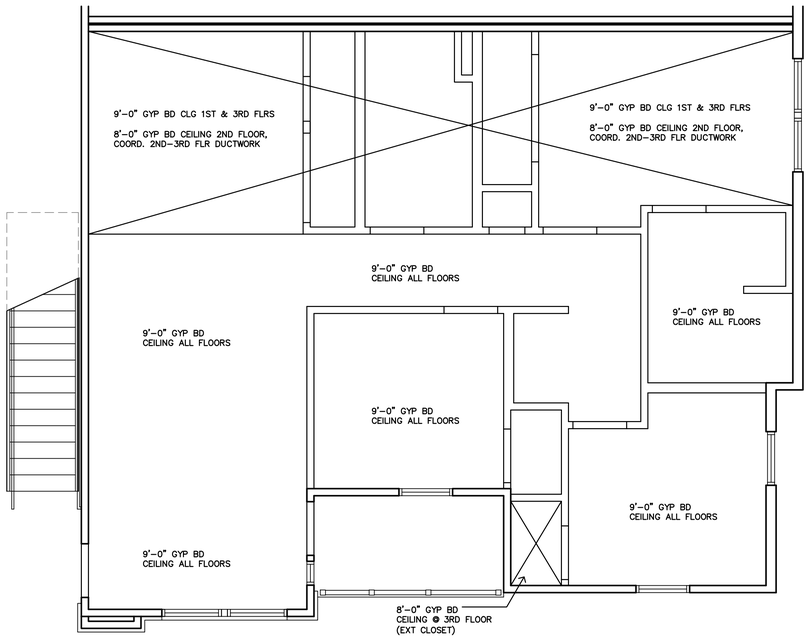
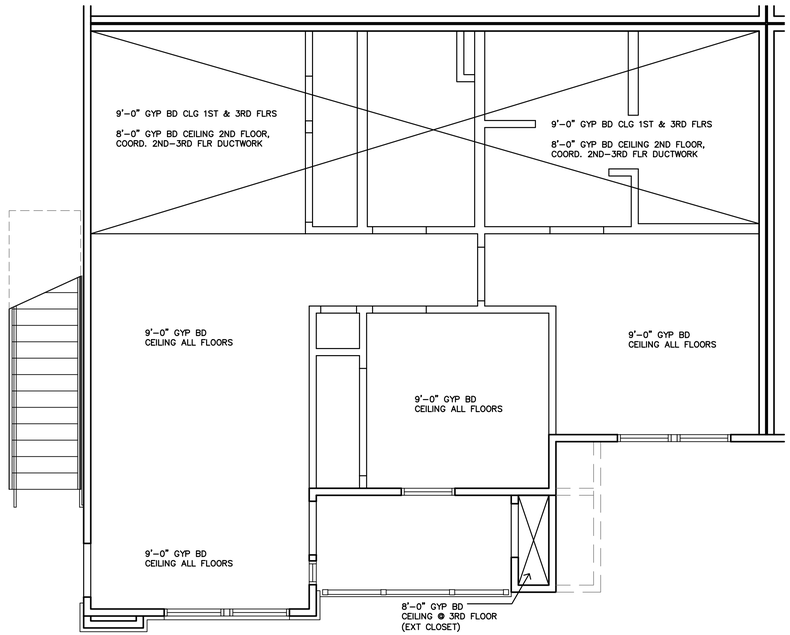


C **1 BEDROOM CEILING PLAN TYPICAL ALL UNITS**
1/4"=1'-0" REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR STANDARD & TYPE-B LOCATIONS



B **3 BEDROOM CEILING PLAN TYPICAL ALL UNITS**
1/4"=1'-0" REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR STANDARD & TYPE-B LOCATIONS



A **2 BEDROOM CEILING PLAN TYPICAL ALL UNITS**
1/4"=1'-0" REF. BUILDING PLANS ON SHEETS A2.10 – A2.18 FOR STANDARD & TYPE-B LOCATIONS

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

STANDARD & TYPE-B APARTMENTS

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
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SHEET NO.:

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APARTMENT BUILDING TYPE 1 SUMMARY

	HEATED SF PER FLOOR	UN–HTD SF			GROSS SF PER BUILDING
		EXT. STOR.	PATIO/ BALCONY	BREEZEWAY	
FIRST FLOOR	9,133 sf	52sf	532sf	1,126sf	10,843 sf
SECOND FLOOR	9,160 sf	52sf	484sf	1,126sf	10,822 sf
THIRD FLOOR	9,160 sf	52sf	484sf	1,126sf	10,822 sf
TOTAL	27,357 sf	5,034 sf			32,487 sf

APARTMENT BUILDING TYPE 4 SUMMARY

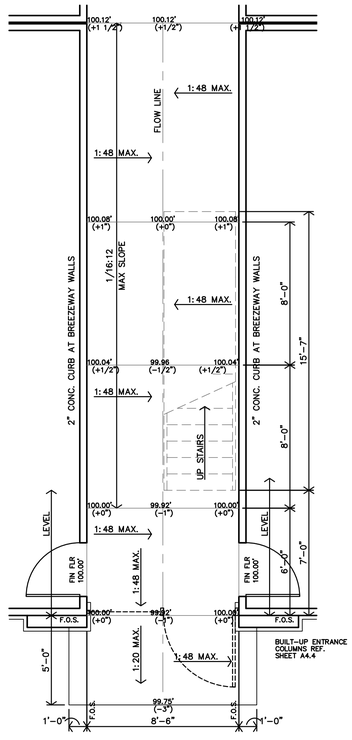
	HEATED SF PER FLOOR	UN–HTD SF			GROSS SF PER BUILDING
		EXT. STOR.	PATIO/ BALCONY	BREEZEWAY	
FIRST FLOOR	7,581 sf	106sf	556sf	1,126sf	9,369 sf
SECOND FLOOR	7,585 sf	104sf	556sf	1,126sf	9,371 sf
THIRD FLOOR	7,585 sf	104sf	556sf	1,126sf	9,371 sf
TOTAL	22,751 sf	5,360 sf			28,111 sf

GENERAL NOTES

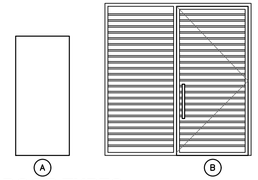
1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A1.1 FOR LOCATION OF ACCESSIBLE UNITS W/ REMOVABLE STUB SEATS, TYPE–A ACCESSIBLE UNITS, HEARING/VISION IMPAIRED UNIT, TYPE–A AND TYPE–B UNITS.
3. F.O.S. = FACE OF STUD
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'–0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
6. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
7. CONTRACTOR TO PROVIDE & INSTALL FIRE BLOCKING AT PARTY WALL AT 10'–0"O.C. VERT. & HORIZ., TYP. & AT ALL BACK TO BACK ELECTRICAL OUTLETS PER 2021 IBC, SECTION 718.2.
8. CONTRACTOR TO PROVIDE & INSTALL ATTIC DRAFTSTOPS PER 2021 IBC, SECTION 718.4. REF. ROOF PLANS FOR LOCATIONS.
9. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906. LOCATED PER CFP SHEET.
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

KEY NOTES

1	FIRE LINE IN INSULATED BULKHEAD ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2	MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
3	RADON PIPE THROUGH ROOF REF. B–A4.13 & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR LOCATION
5	ELECTRICAL METERS, REF. ELECT. DWGS
6	HEAT PUMP DISCONNECT SWITCHES, REF. MECH/ELECT DWGS
7	CONDENSING UNITS, REF. ELECT. DWGS
8	SINGLE WINDOW AS REQUIRED. REF. MECH/ELECT. DWGS



B BREEZEWAY SLOPES
1/4"=1'–0"



A DOOR TYPES
1/4"=1'–0"

BUILDING FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 – LATEX ENAMEL — EP – EXTERIOR PAINT

NO.	DESCRIPTION	FLOOR	BASE		N. WALL		E. WALL		S. WALL		W. WALL		CLG		HGT.
		SEALED CONC.	NONE	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	COMPOSITE TRIM/SIDING	
FIRST FLOOR															
121	BREEZEWAY	●		EP		EP		EP		EP		EP		EP	±9'–0"
122	MECHANICAL CLOSET	●	●		P1		P1		P1		P1		P1		±9'–0"
123	BREEZEWAY	●		EP		EP		EP		EP		EP		EP	±9'–0"
SECOND FLOOR															
201	BREEZEWAY	●		EP		EP		EP		EP		EP		EP	±9'–0"
202	BREEZEWAY	●		EP		EP		EP		EP		EP		EP	±9'–0"
THIRD FLOOR															
301	BREEZEWAY	●		EP		EP		EP		EP		EP		EP	±9'–0"
302	BREEZEWAY	●		EP		EP		EP		EP		EP		EP	±9'–0"

BUILDING DOOR SCHEDULE

MARK	DOOR SIZE W	H	T	MATERIAL: MTL. INSULATED	PREFAB. MTL.	TYPE	FINISH: PAINT	PRE–PRIMED	FRAME MAT'L: MTL.	WOOD	FINISH: PAINT	PRE–PRIMED	NOTES	LOCATION
11	3'–0"	6'–8"	1 3/4"	●		A	●	●		●	●	●	1.	MECH CLOSET #122
12	4'–0"	8'–4"			●	B	●	●	●		●	●	2	BREEZEWAY ENTRY
13	4'–0"	8'–4"			●	B	●	●	●		●	●	2	BREEZEWAY ENTRY
14	4'–0"	8'–4"			●	B	●	●	●		●	●	2	BREEZEWAY ENTRY
15	4'–0"	8'–4"			●	B	●	●	●		●	●	2	BREEZEWAY ENTRY

GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS. PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 87108.

SPECIFIC NOTES:
1. WEATHER STRIPPING TO BE INSTALLED.
2. PROVIDE KEY CARD ACCESS (CONSULT OWNER)

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THE RESERVES at EAGLE POINT

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CHRIS GILLAM
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ARCHITECT

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DATE: 10–2–2023
JOB: 22–3219
SHEET NO.:

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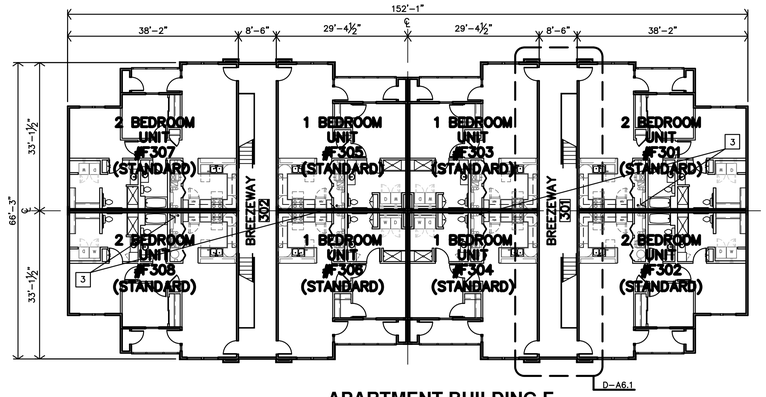
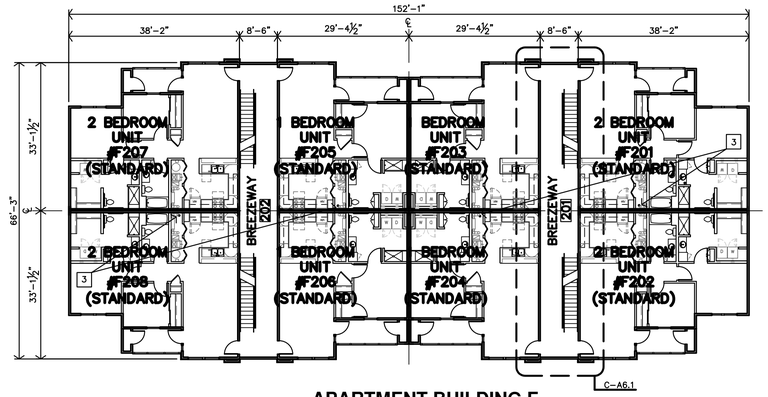
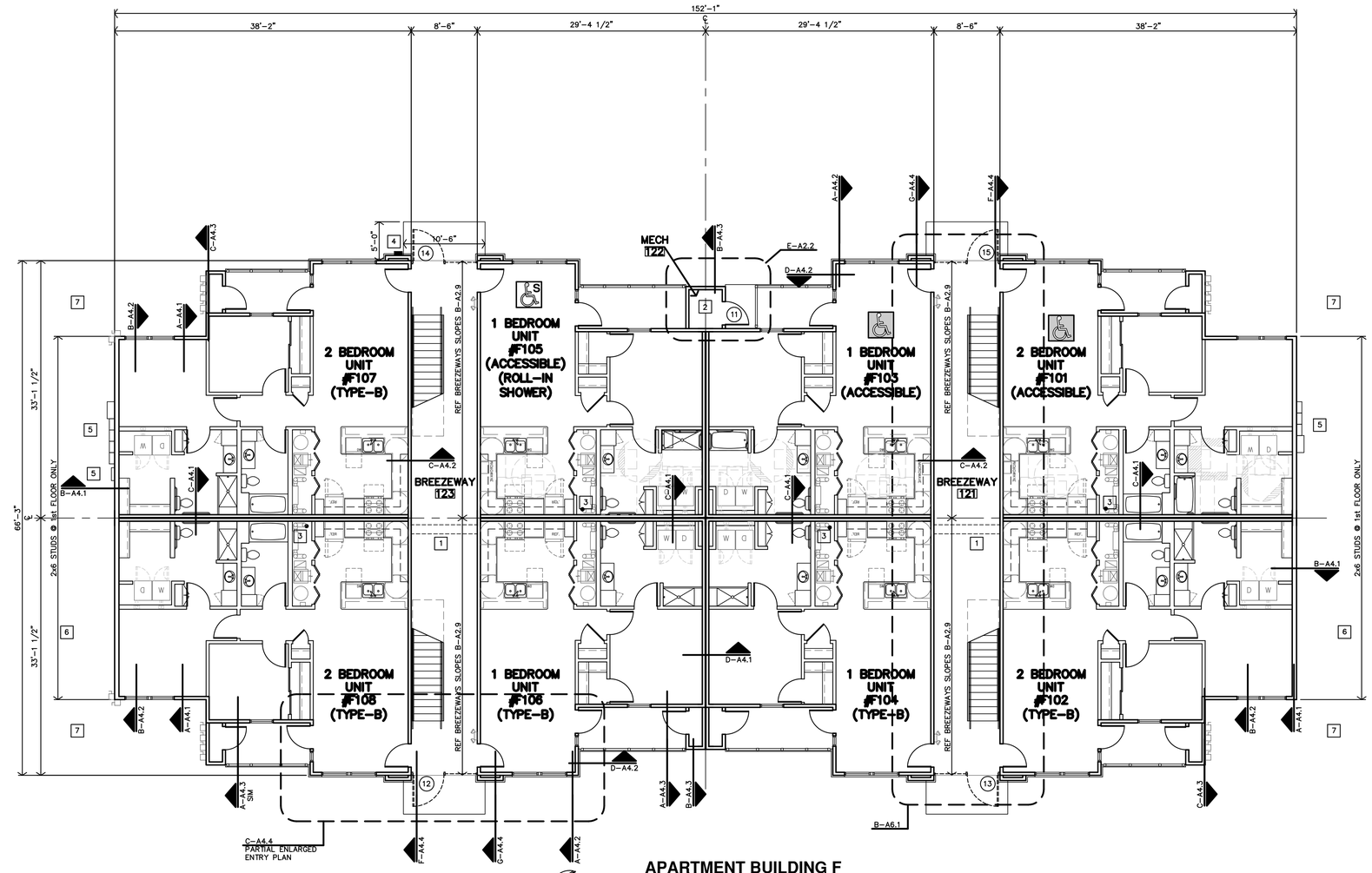


C **APARTMENT BUILDING F THIRD FLOOR PLAN**
1/16"=1'-0" TYPE 4



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



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

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

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COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

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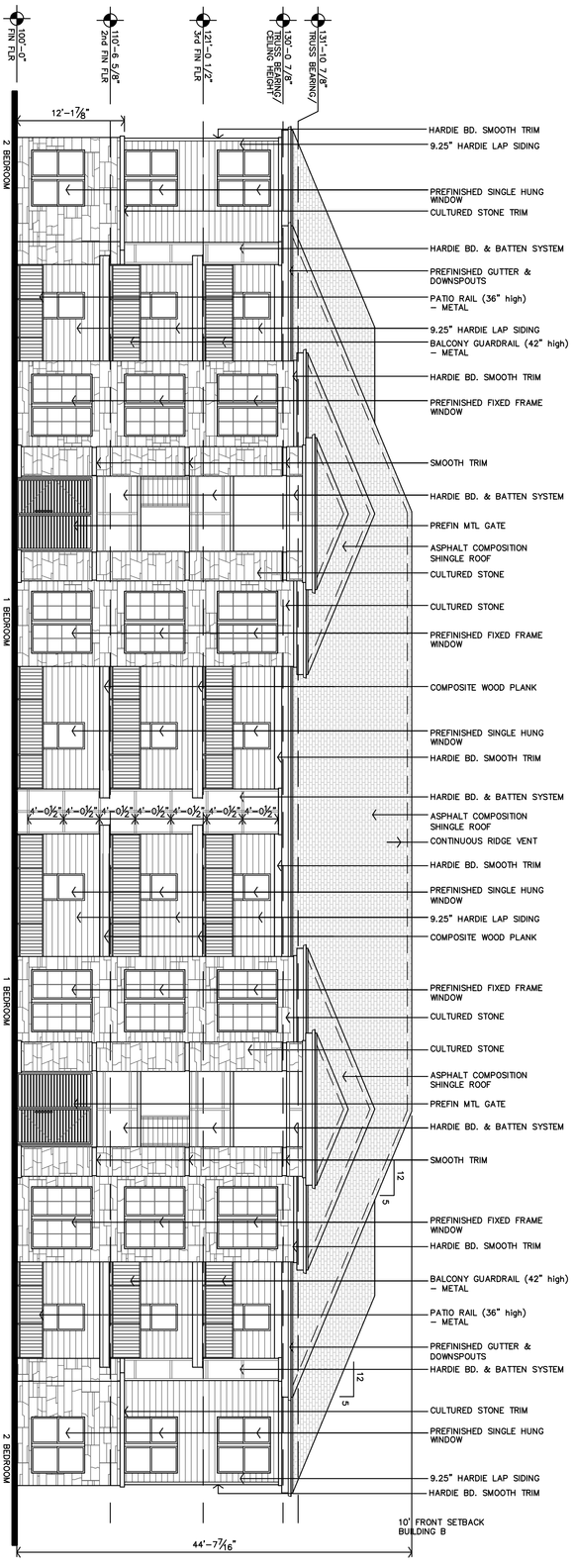


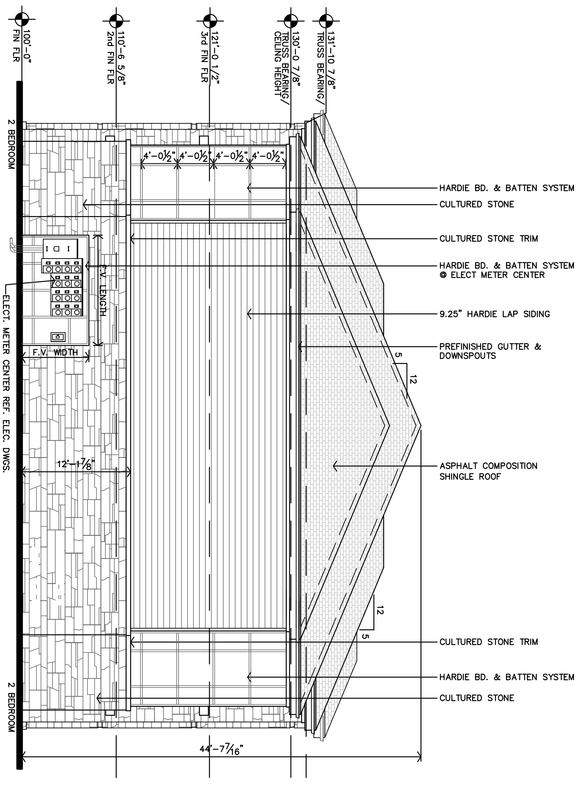
A

APARTMENT BUILDINGS A/B/C/F (TYPE 4) FRONT & REAR ELEVATIONS

1/8"=1'-0"

EXTERIOR MATERIALS

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



B

APARTMENT BUILDINGS A/B/C/F (TYPE 4) SIDE ELEVATIONS

1/8"=1'-0"

THE RESERVES at EAGLE POINT

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COLORADO LICENSED ARCHITECT 405450 07/31/24 Registered Architect

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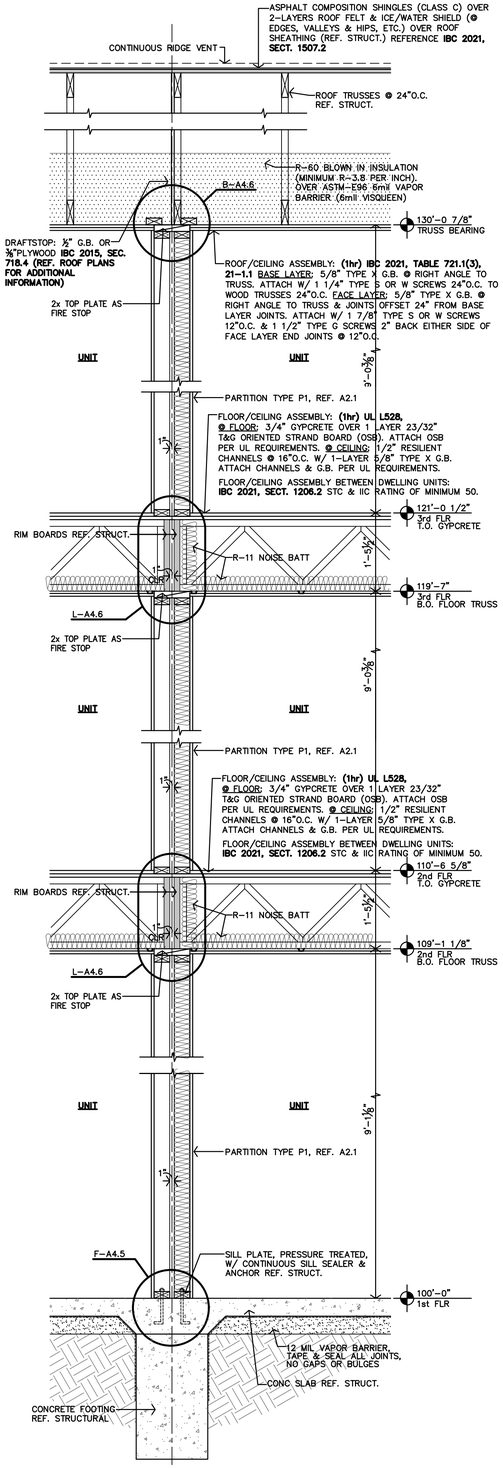
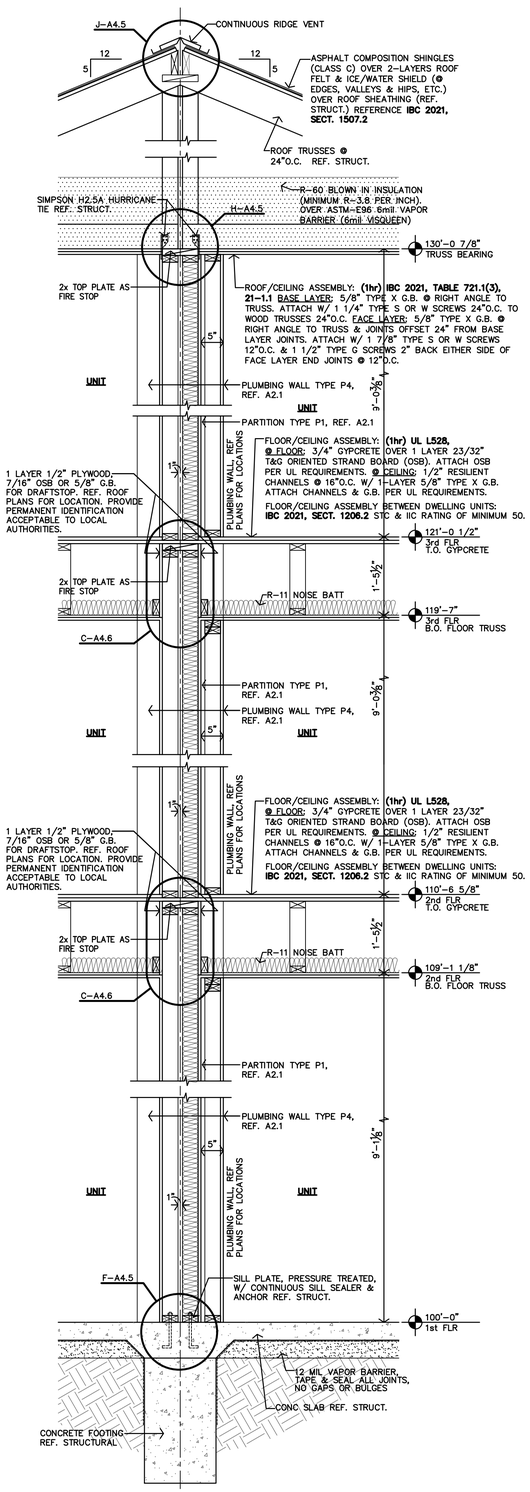


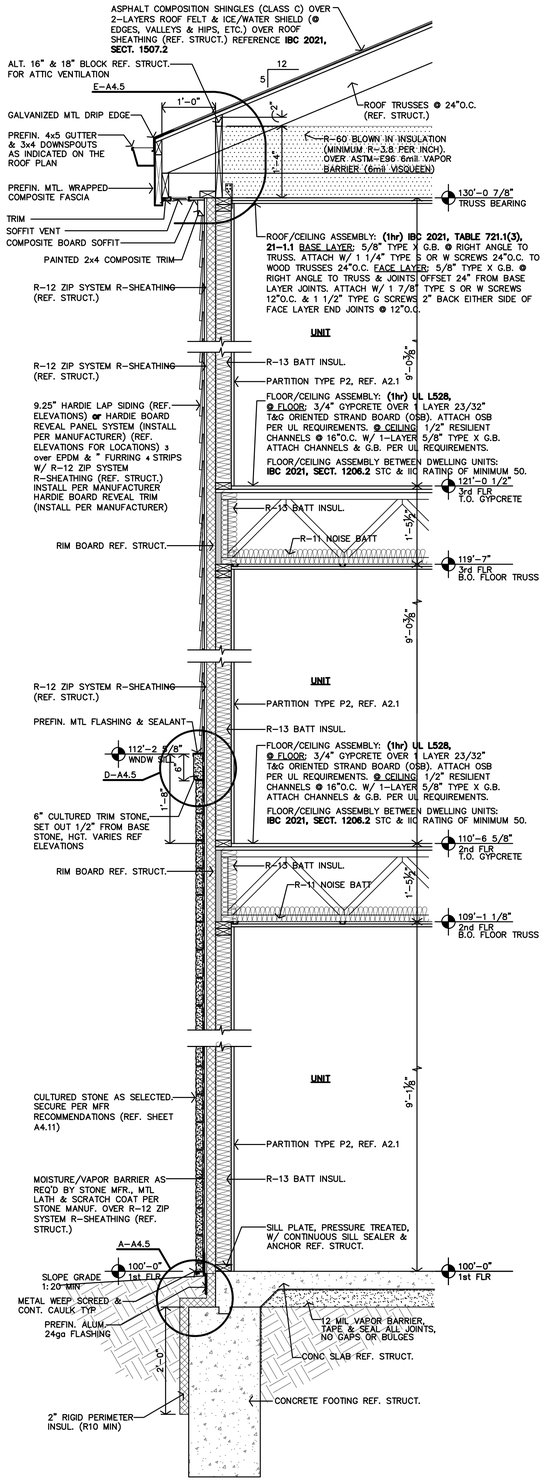
D PARTY WALL SIDE to SIDE WALL SECTION

3/4"=1'-0"



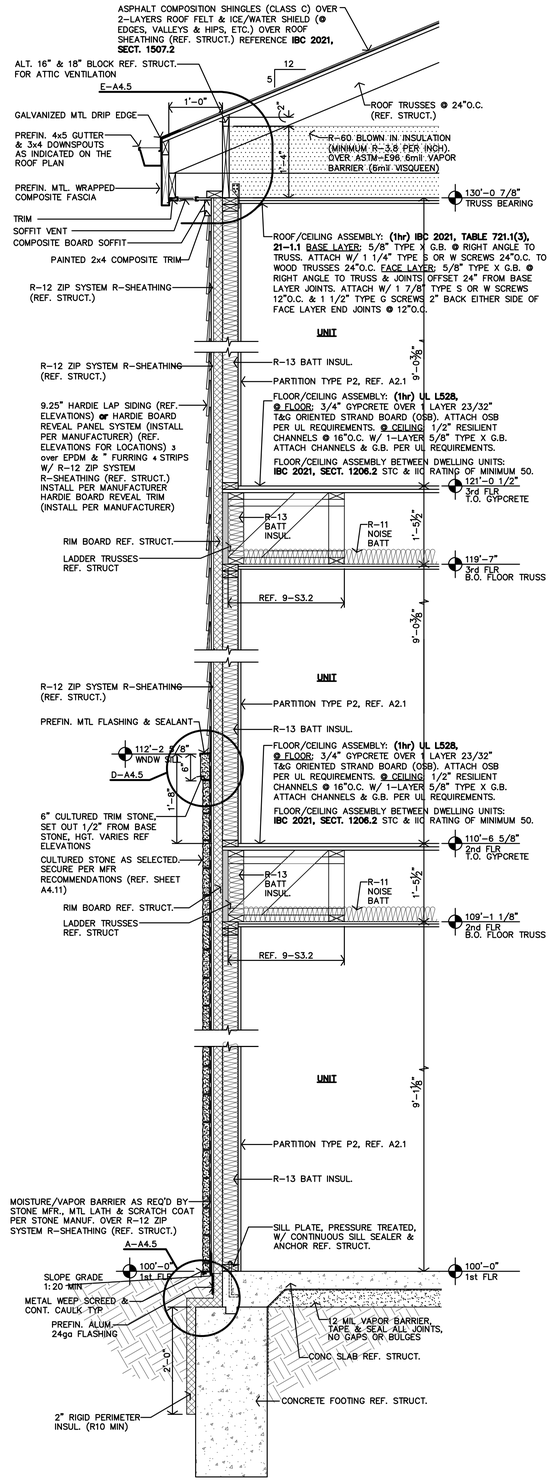
C PARTY WALL BACK to BACK WALL SECTION

3/4"=1'-0"



B TYPICAL WALL SECTION

3/4"=1'-0"



A TYPICAL WALL SECTION

3/4"=1'-0"

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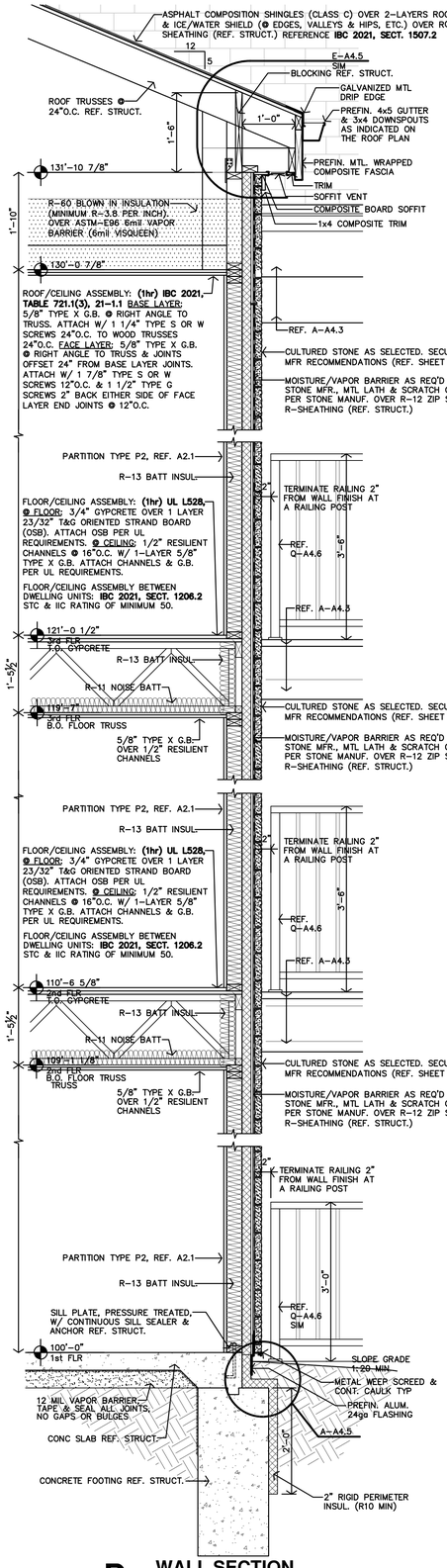
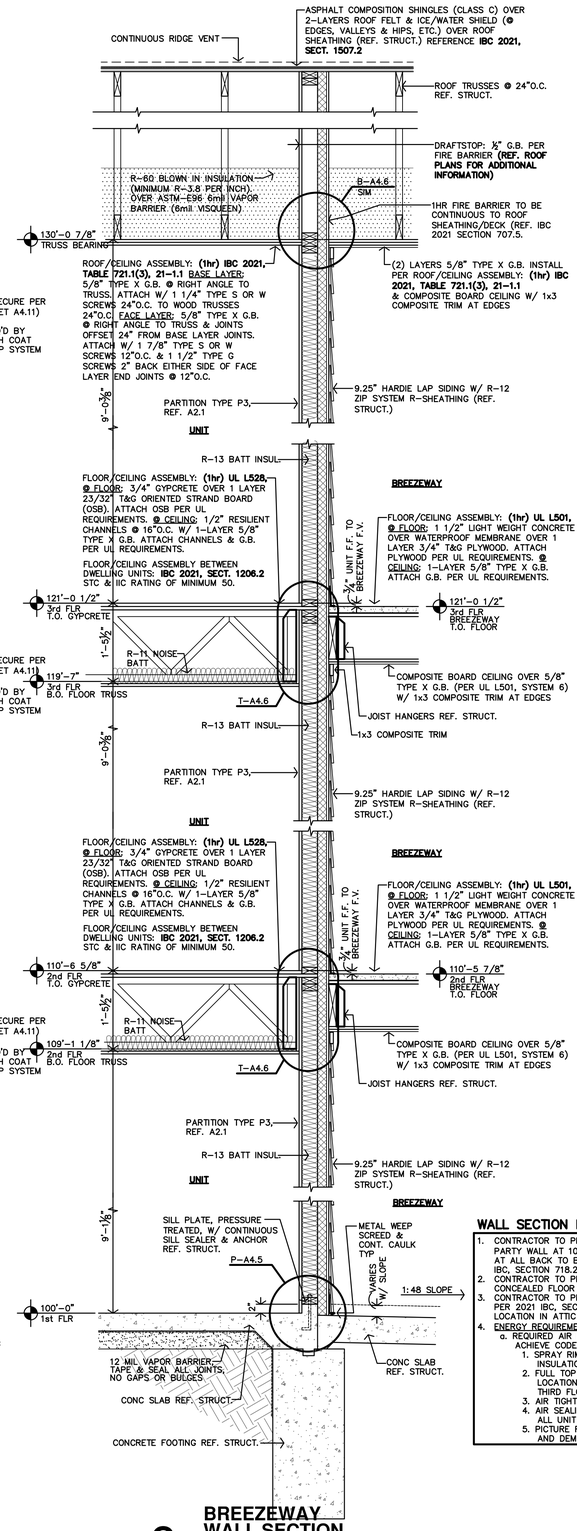
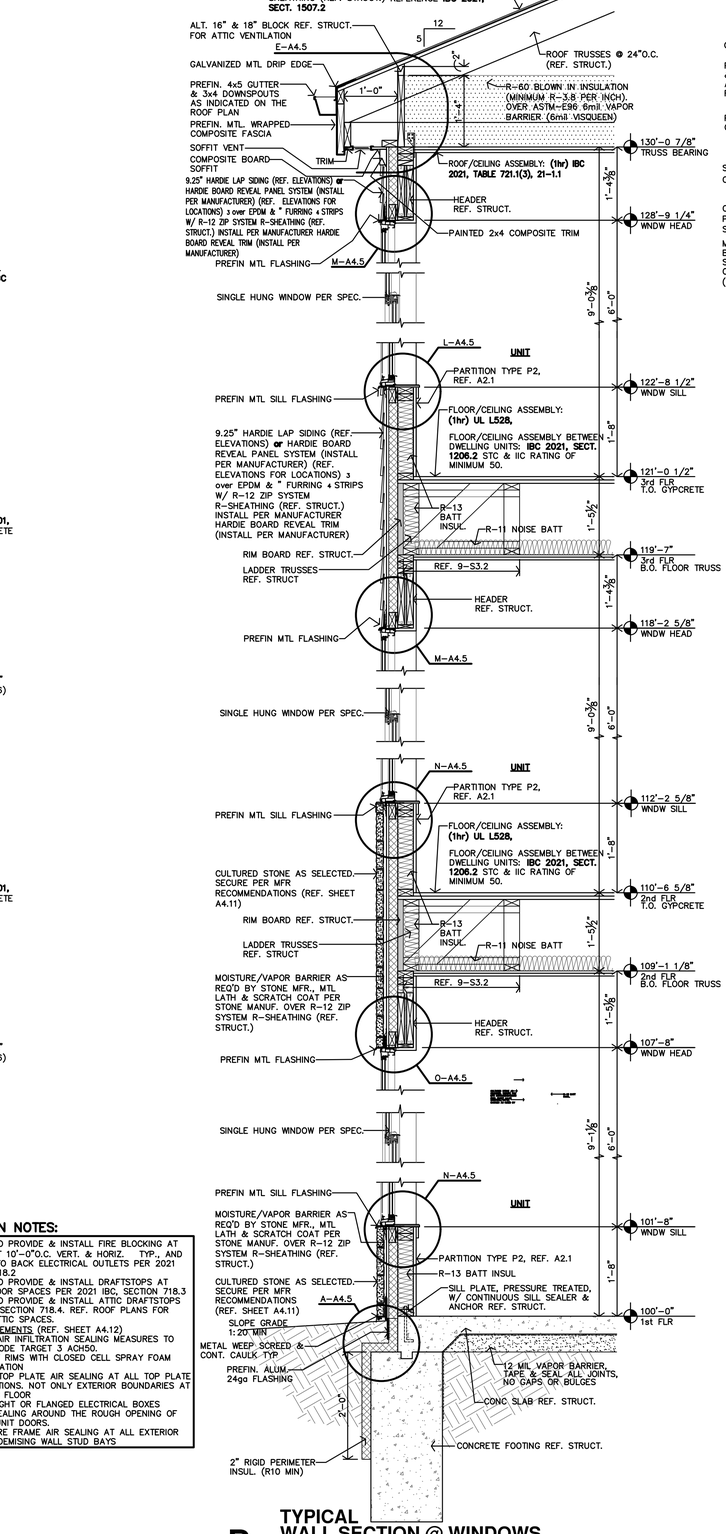


D WALL SECTION
3/4"=1'-0"



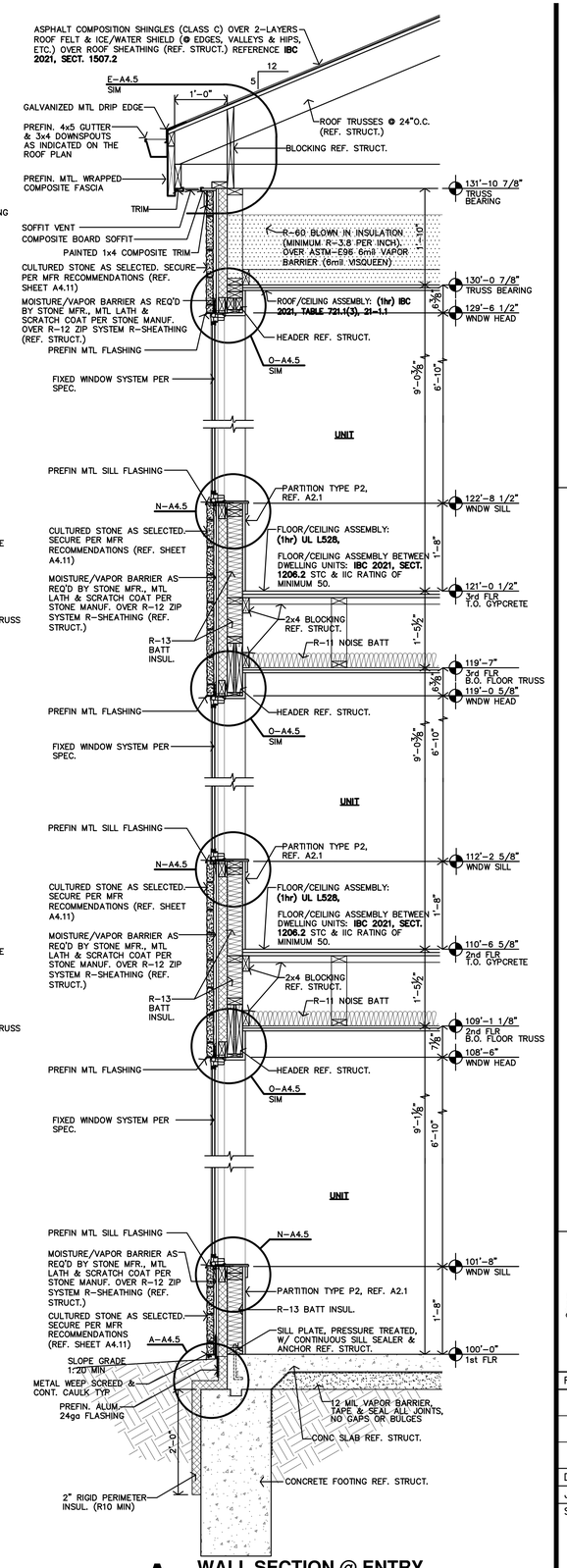
C BREEZEWAY WALL SECTION
3/4"=1'-0"



WALL SECTION NOTES:

1. 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
2. CONTRACTOR TO PROVIDE & INSTALL DRAFTSTOPS AT CONCEALED FLOOR SPACES PER 2021 IBC, SECTION 718.3
3. CONTRACTOR TO PROVIDE & INSTALL ATTIC DRAFTSTOPS PER 2021 IBC, SECTION 718.4. REF. ROOF PLANS FOR LOCATION IN ATTIC SPACES.
4. ENERGY REQUIREMENTS (REF. SHEET A4.12)
   a. REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET 3 ACH50.
      1. SPRAY RIMS WITH CLOSED CELL SPRAY FOAM INSULATION
      2. FULL TOP PLATE AIR SEALING AT ALL TOP PLATE LOCATIONS. NOT ONLY EXTERIOR BOUNDARIES AT THIRD FLOOR
      3. AIR TIGHT OR FLANGED ELECTRICAL BOXES
      4. AIR SEALING AROUND THE ROUGH OPENING OF ALL UNIT DOORS.
      5. PICTURE FRAME AIR SEALING AT ALL EXTERIOR AND DEMISING WALL STUD BAYS

B TYPICAL WALL SECTION @ WINDOWS
3/4"=1'-0"



A WALL SECTION @ ENTRY
3/4"=1'-0"

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425 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:
DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

A4.2

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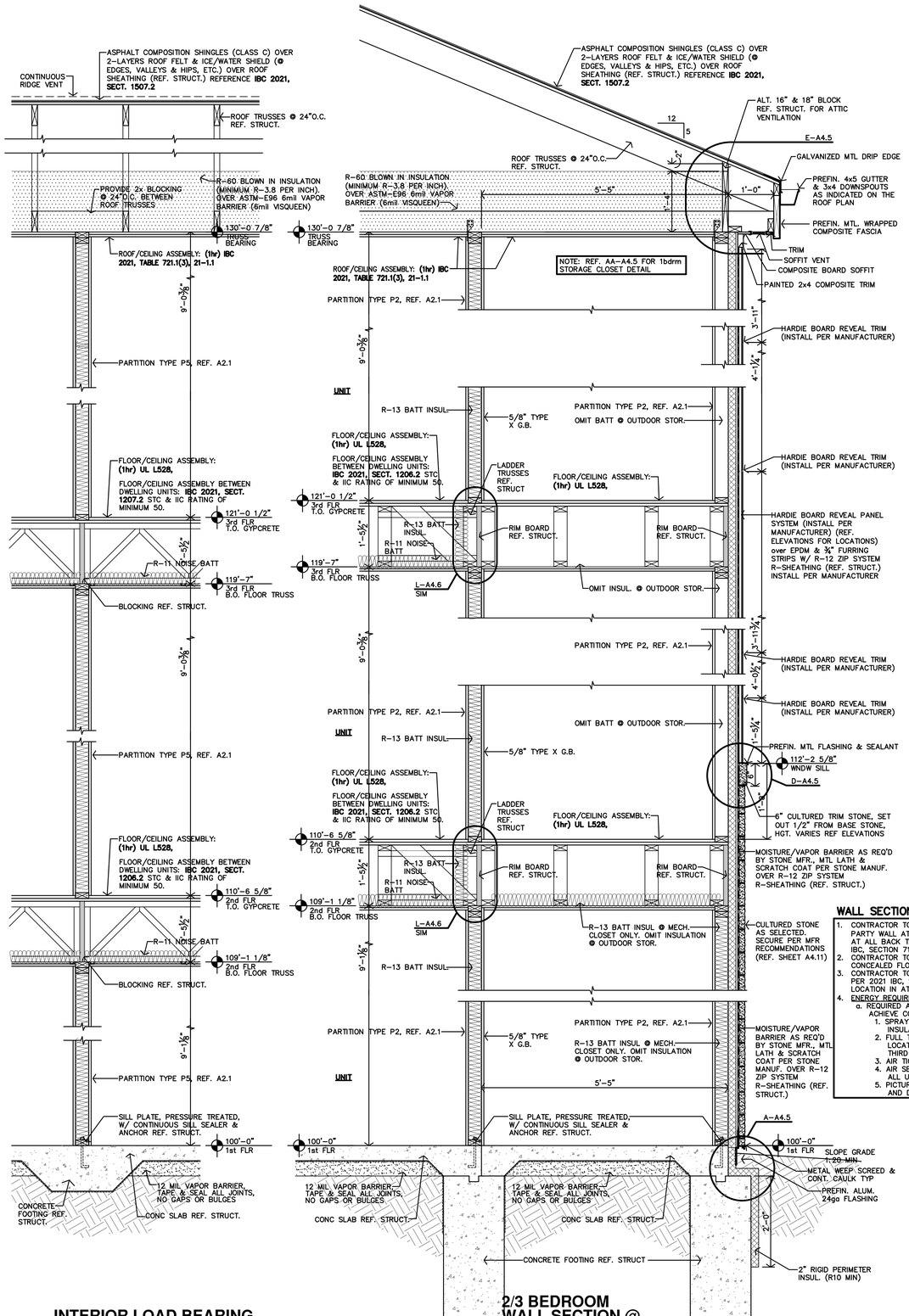
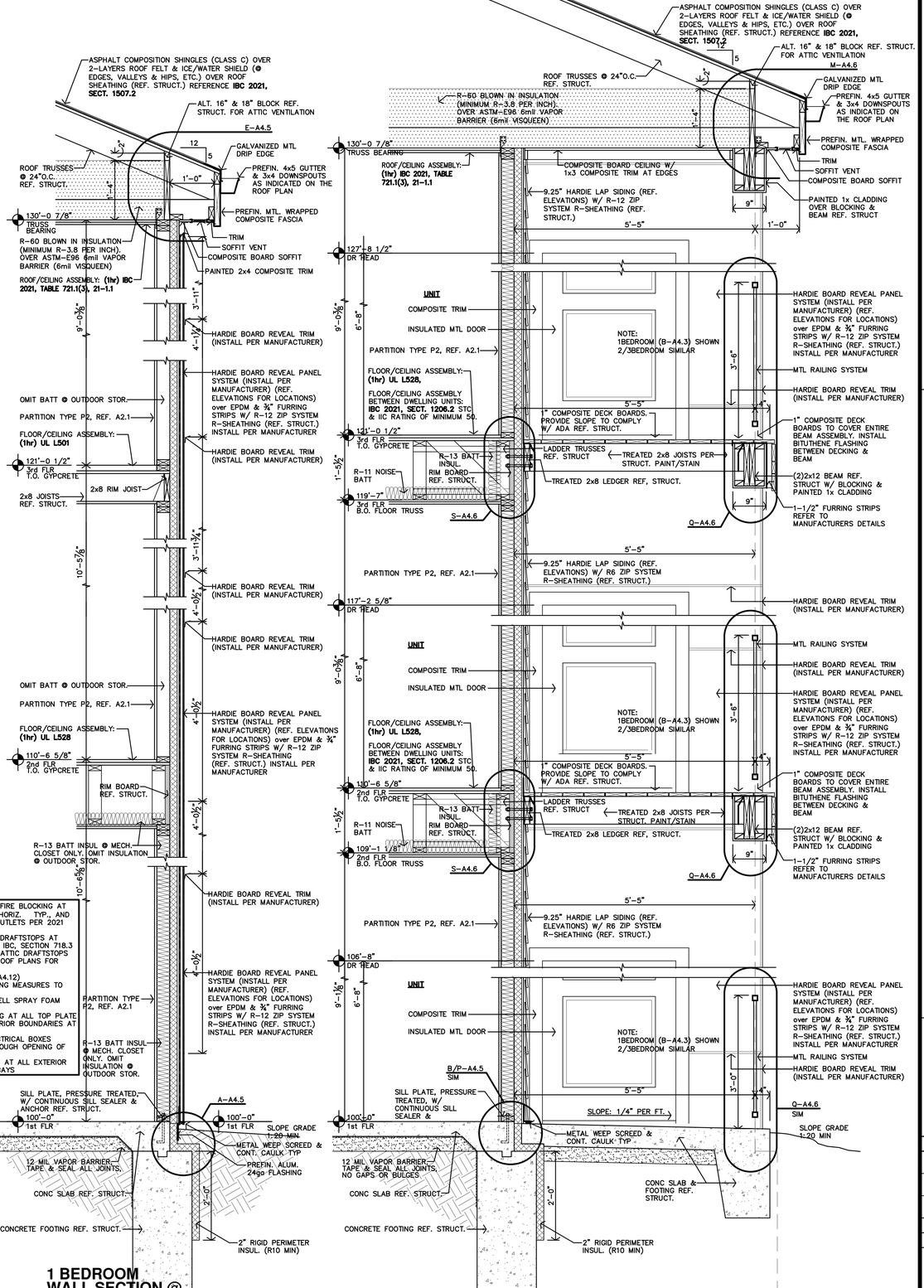


WALL SECTION NOTES:

1. 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
2. CONTRACTOR TO PROVIDE & INSTALL DRAFTSTOPS AT CONCEALED FLOOR SPACES PER 2021 IBC, SECTION 718.3
3. CONTRACTOR TO PROVIDE & INSTALL ATTIC DRAFTSTOPS PER 2021 IBC, SECTION 718.4. REF. ROOF PLANS FOR LOCATION IN ATTIC SPACES.
4. ENERGY REQUIREMENTS (REF. SHEET A4.12)
   a. REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET 3 ACH50.
      1. SPRAY RIMS WITH CLOSED CELL SPRAY FOAM INSULATION
      2. FULL TOP PLATE AIR SEALING AT ALL TOP PLATE LOCATIONS. NOT ONLY EXTERIOR BOUNDARIES AT THIRD FLOOR
      3. AIR TIGHT OR FLANGED ELECTRICAL BOXES
      4. AIR SEALING AROUND THE ROUGH OPENING OF ALL UNIT DOORS.
      5. PICTURE FRAME AIR SEALING AT ALL EXTERIOR AND DEMISING WALL STUD BAYS



D INTERIOR LOAD BEARING WALL SECTION
3/4"=1'-0" REF. STRUCT. DWGS. FOR LOCATIONS

C 2/3 BEDROOM WALL SECTION @ OUTDOOR STORAGE/MECH. CLOSET
3/4"=1'-0"

B 1 BEDROOM WALL SECTION @ OUTDOOR STORAGE/MECH. CLOSET
3/4"=1'-0"

A WALL SECTION @ BALCONIES/PATIO
3/4"=1'-0"

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM ARCHITECT 406359 10/2/2023

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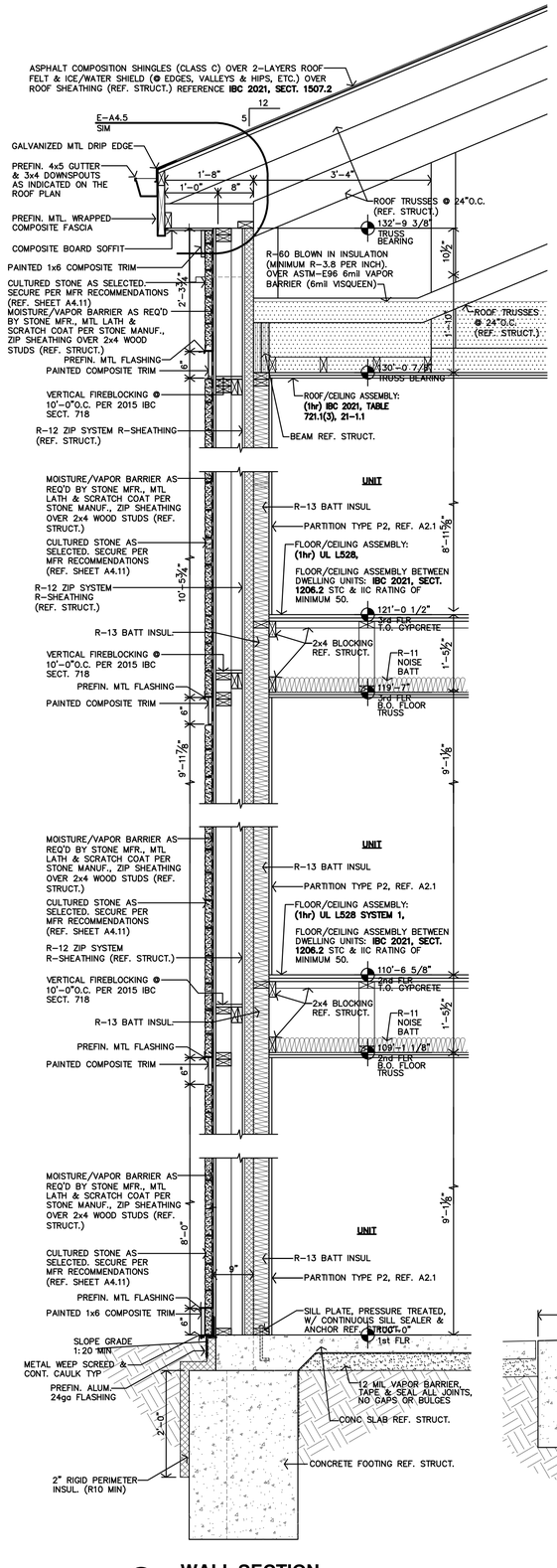
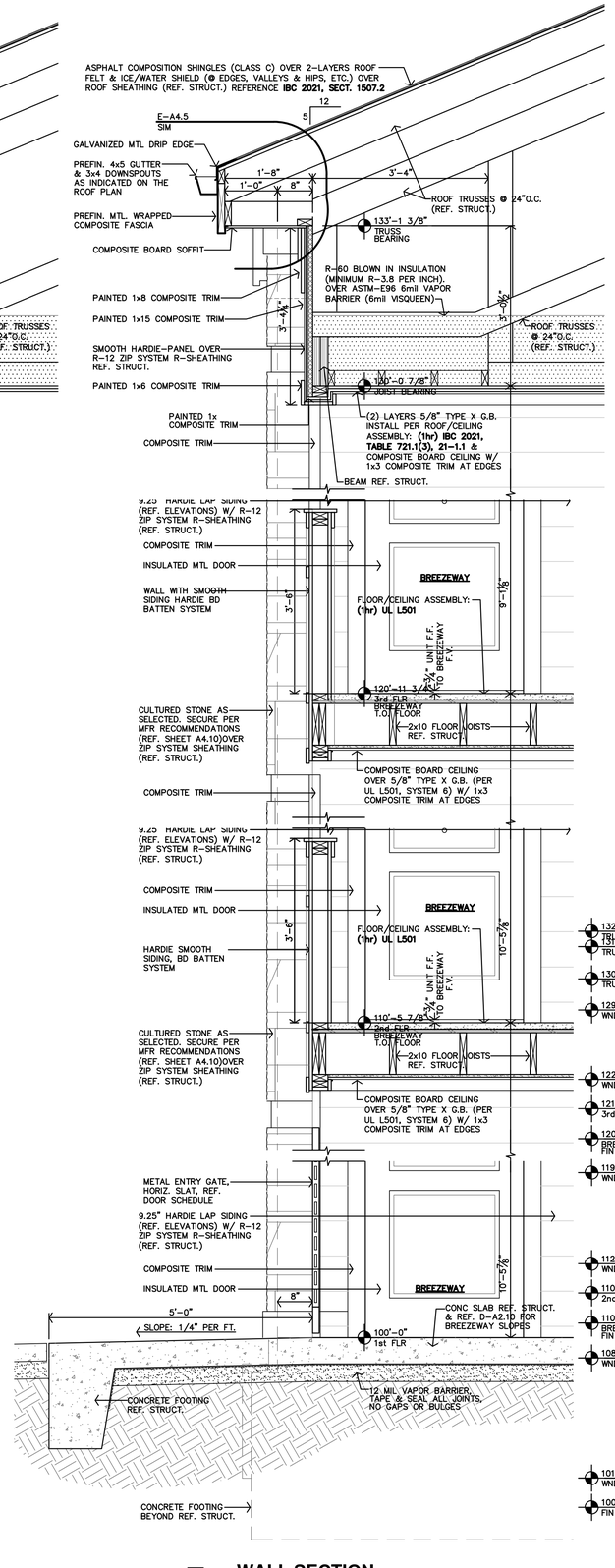
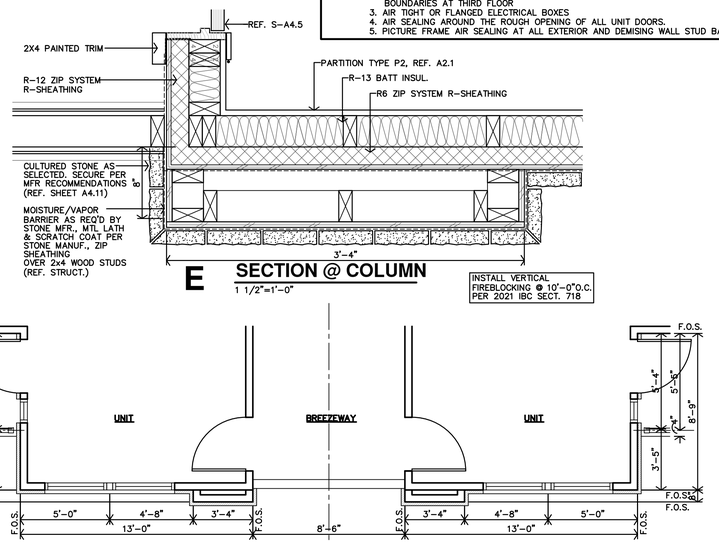


G WALL SECTION
3/4"=1'-0"

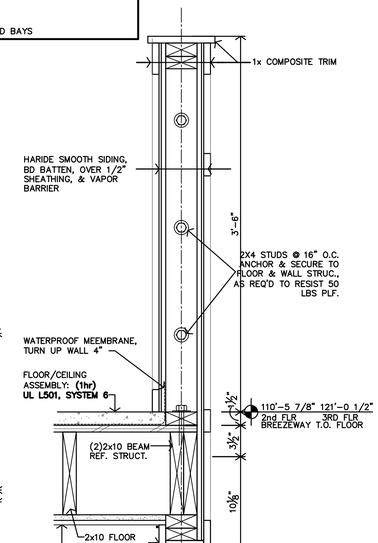


F WALL SECTION
3/4"=1'-0"

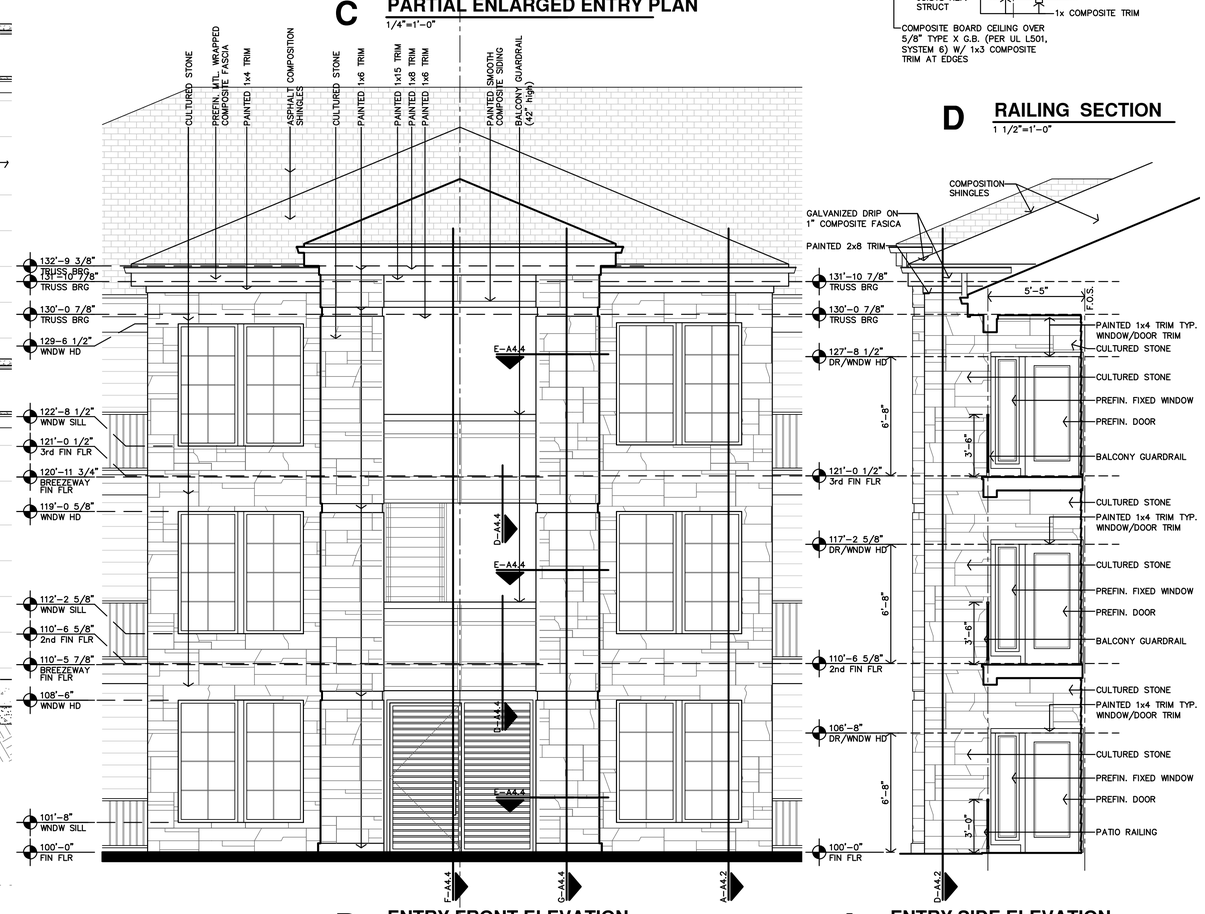


E SECTION @ COLUMN
1 1/2"=1'-0"

C PARTIAL ENLARGED ENTRY PLAN
1/4"=1'-0"



D RAILING SECTION
1 1/2"=1'-0"



B ENTRY FRONT ELEVATION
1/4"=1'-0"

A ENTRY SIDE ELEVATION
1/4"=1'-0"

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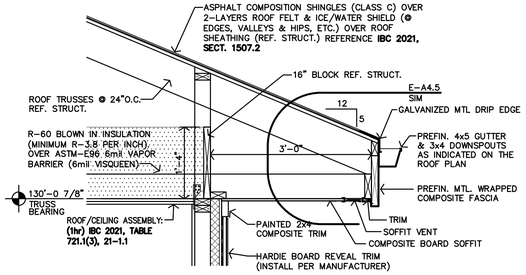
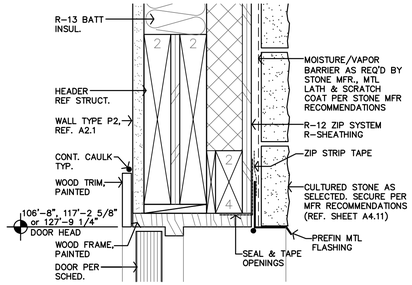
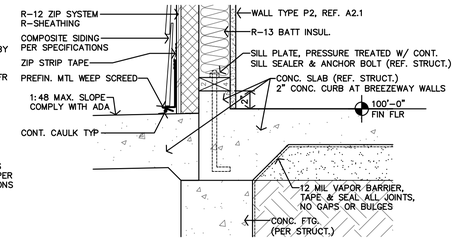


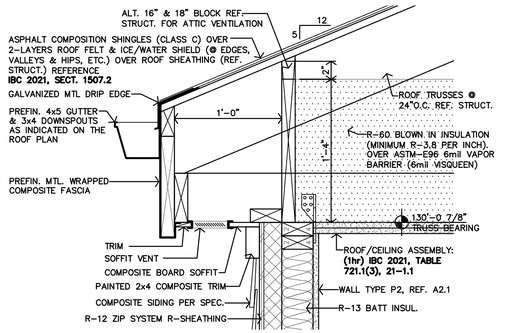
AA STOR CLOSET @ 1bdrm BLDG TYPE 4
3/4"=1'-0"



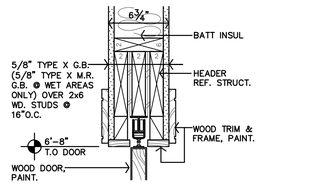
T TYP EXT. DOOR HEAD DETAIL @ STONE
3"=1'-0" JAMB SIMILAR



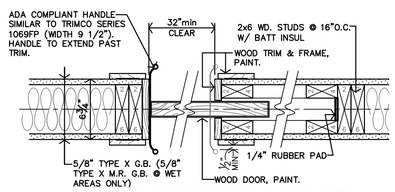
P DETAIL @ BREEZEWAY
1 1/2"=1'-0"



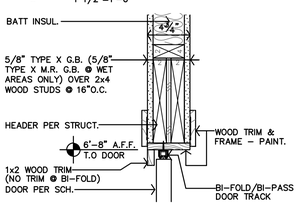
E SOFFIT DETAIL
N.T.S.



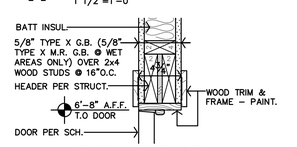
Z POCKET DOOR HEAD DTL.
1 1/2"=1'-0"



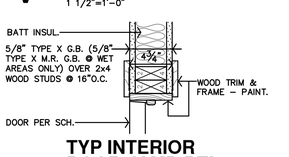
Y POCKET DOOR JAMB DTL.
1 1/2"=1'-0"



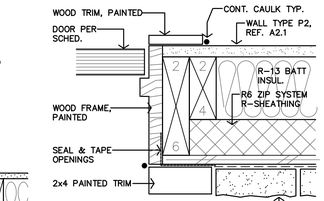
W BI-FOLD/BI-PASS DOOR HEAD DTL.
1 1/2"=1'-0"



V TYP INTERIOR DOOR HEAD DTL.
1 1/2"=1'-0"



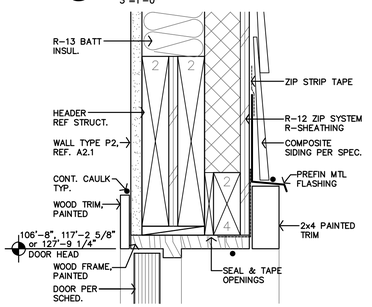
U TYP INTERIOR DOOR JAMB DTL.
1 1/2"=1'-0"



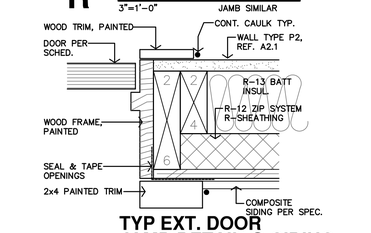
STONE W/ METAL TRIM

CULTURED STONE AS SELECTED. SECURE PER MFR RECOMMENDATIONS, OVER MOISTURE/VAPOR BARRIER AS REQ'D BY STONE MFR., MTL LATH & SCRATCH COAT PER STONE MFR RECOMMENDATIONS OVER R-12 ZIP SYSTEM R-SHEATHING (REF. STRUCT.)

S TYP EXT. DOOR JAMB DETAIL @ STONE
3"=1'-0"

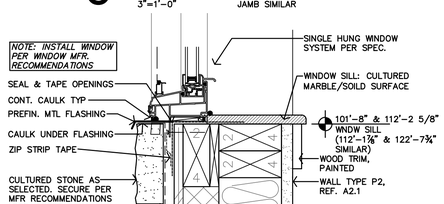


R TYP EXT. DOOR HEAD DETAIL @ SIDING
3"=1'-0" JAMB SIMILAR

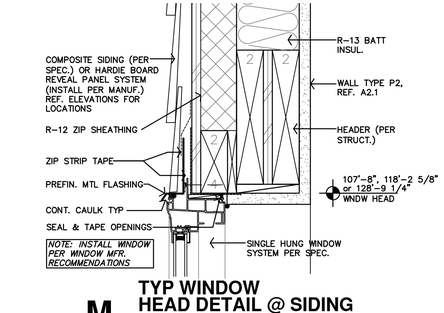


Q TYP EXT. DOOR JAMB DETAIL @ SIDING
3"=1'-0"

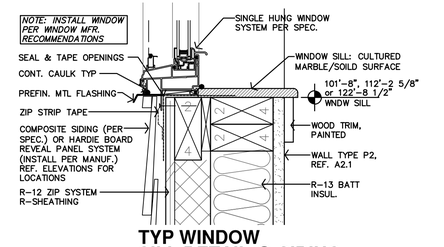
STONE W/ WOOD TRIM



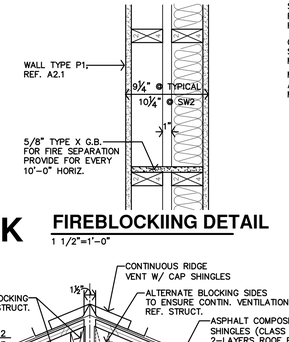
O TYP WINDOW HEAD DETAIL @ STONE
3"=1'-0" JAMB SIMILAR



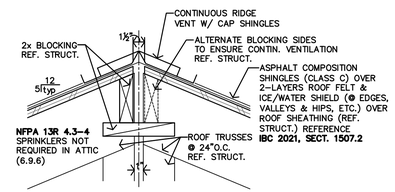
N TYP WINDOW SILL DETAIL @ STONE
3"=1'-0"



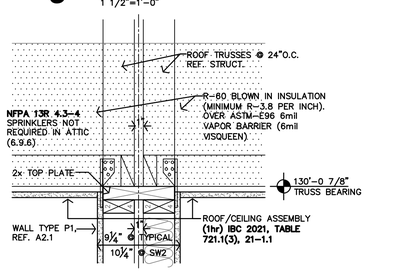
L TYP WINDOW SILL DETAIL @ SIDING
3"=1'-0"



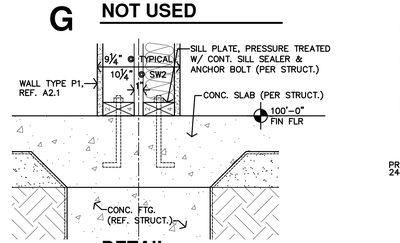
K FIREBLOCKIING DETAIL
1 1/2"=1'-0"



J RIDGE DETAIL
1 1/2"=1'-0"

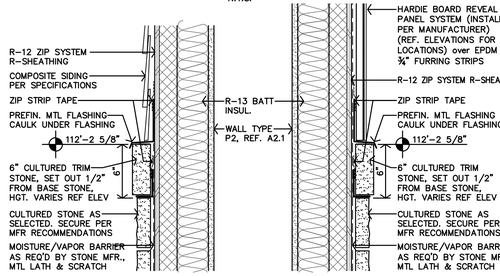


H DETAIL
1 1/2"=1'-0"

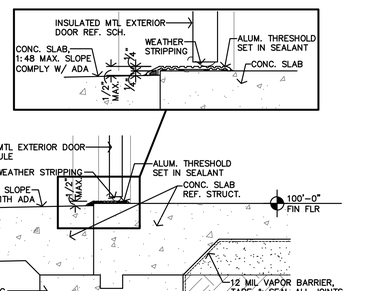


G NOT USED

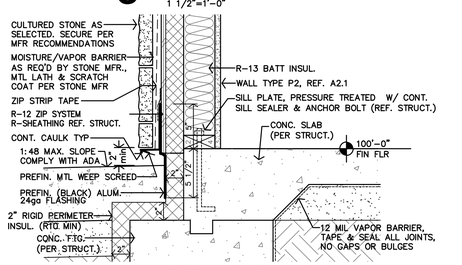
F DETAIL
1 1/2"=1'-0"



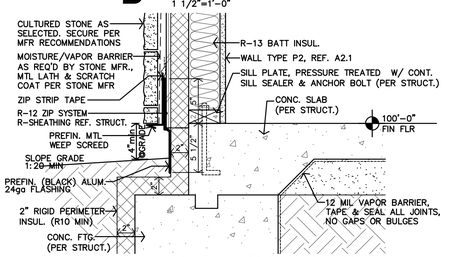
D T.O. STONE DETAIL
1 1/2"=1'-0"



C THRESHOLD
1 1/2"=1'-0"



B DETAIL AT WALK
1 1/2"=1'-0"



A DETAIL @ SLAB EDGE
1 1/2"=1'-0"

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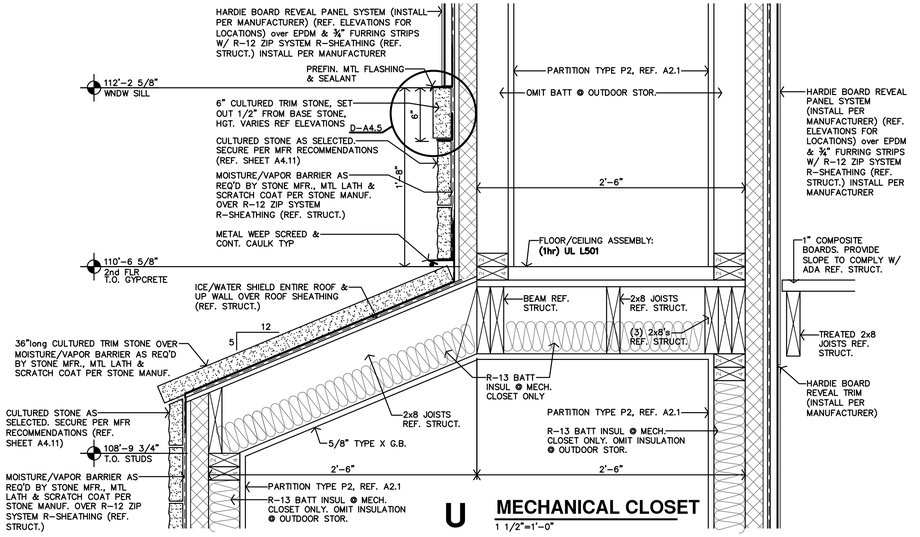
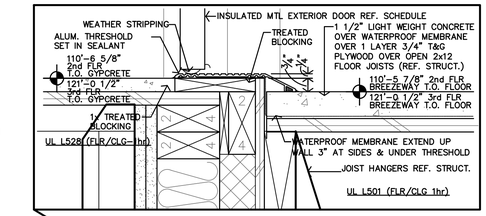
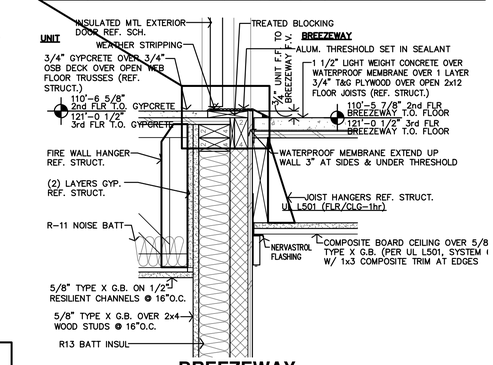
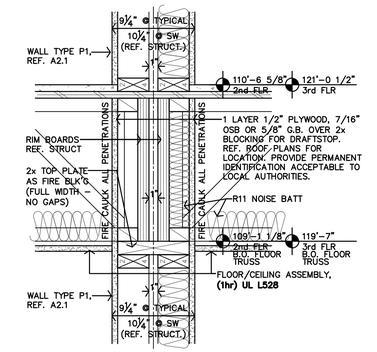


U MECHANICAL CLOSET
1 1/2"=1'-0"

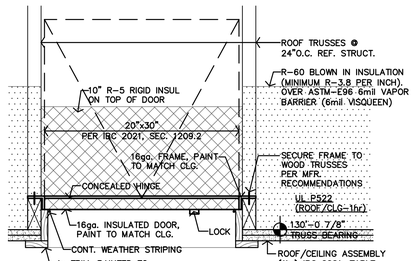




P BREEZEWAY THRESHOLD DETAIL
1 1/2"=1'-0"

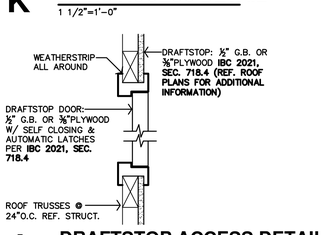


L PARTY WALL (SIDE-SIDE) FIRE STOP
1 1/2"=1'-0"



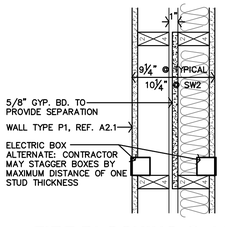
NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2015 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

K ATTIC ACCESS DETAIL
1 1/2"=1'-0"

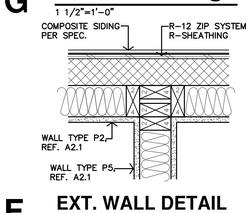


J DRAFTSTOP ACCESS DETAIL
1 1/2"=1'-0"

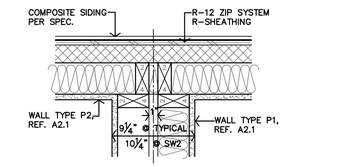
H NOT USED



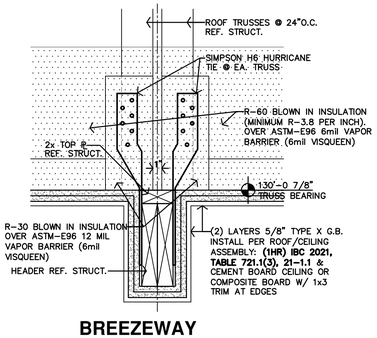
G FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



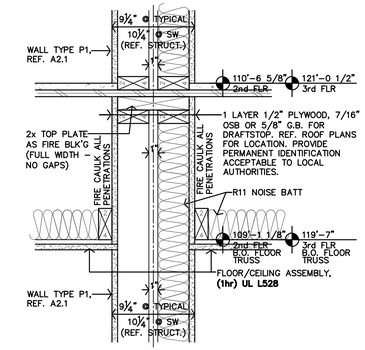
F EXT. WALL DETAIL
1 1/2"=1'-0"



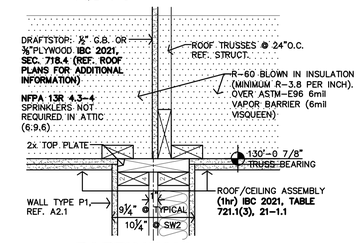
E WALL CAVITY PLAN DETAIL
1 1/2"=1'-0"



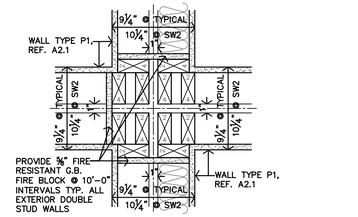
D BREEZEWAY ROOF BEAM DETAIL
1 1/2"=1'-0"



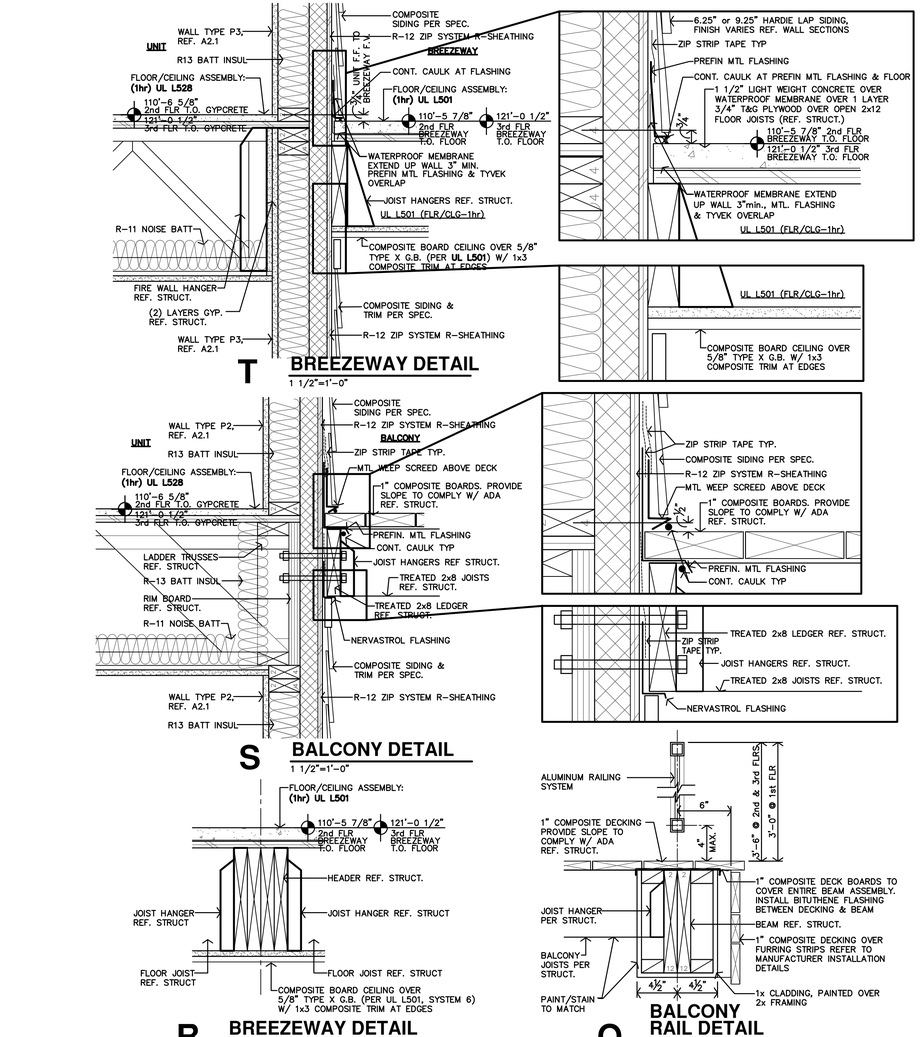
C PARTY WALL (BACK-BACK) FIRE STOP
1 1/2"=1'-0"



B PARTY WALL (SIDE-SIDE) FIRE STOP
1 1/2"=1'-0"



A PARTY WALL INTERSECTION FIRE BLOCKING DETAIL
1 1/2"=1'-0"

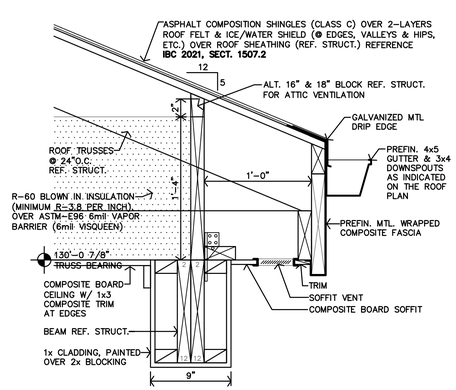


T BREEZEWAY DETAIL
1 1/2"=1'-0"

S BALCONY DETAIL
1 1/2"=1'-0"

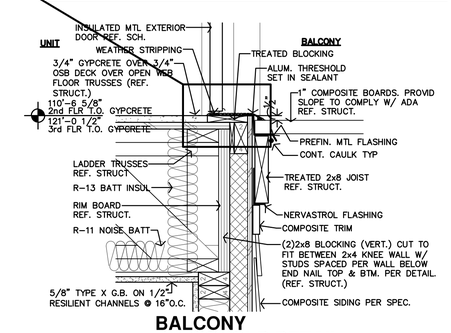
R BREEZEWAY DETAIL
1 1/2"=1'-0"

Q BALCONY RAIL DETAIL
1 1/2"=1'-0" 1st FLR SIMILAR



M SOFFIT DETAIL
1 1/2"=1'-0"

P BREEZEWAY THRESHOLD DETAIL
1 1/2"=1'-0"



O BALCONY THRESHOLD DETAIL
1 1/2"=1'-0"

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.: A4.6

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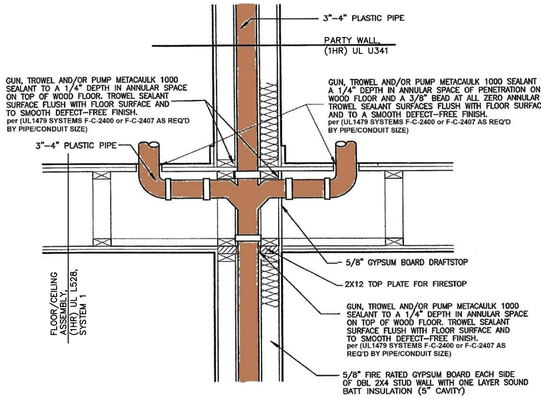
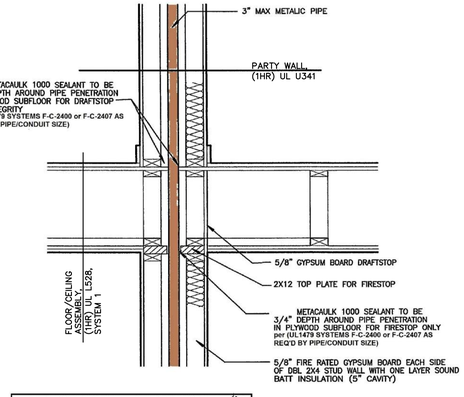


PENETRATION ASSEMBLY #1



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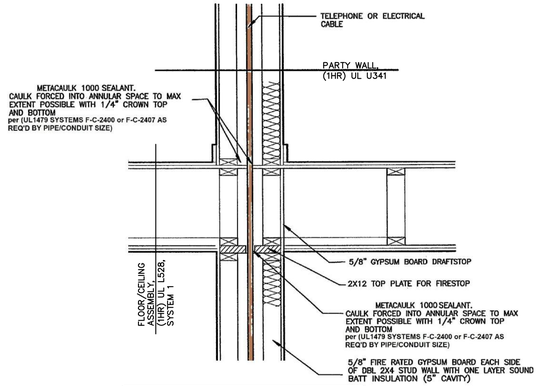

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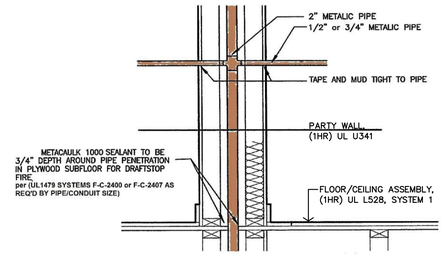

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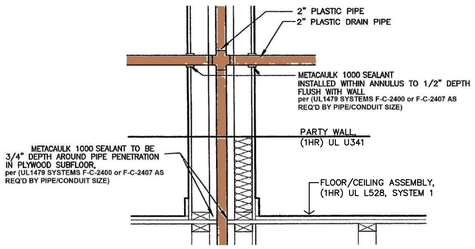

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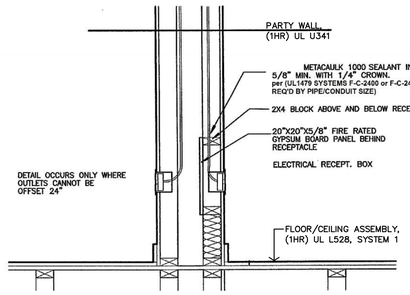

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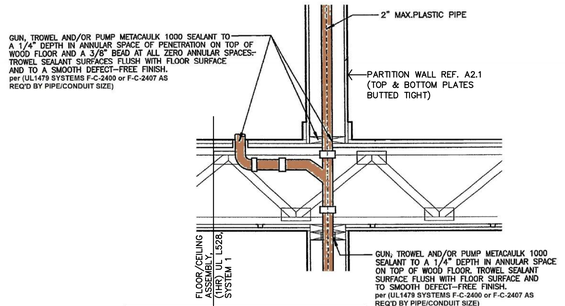

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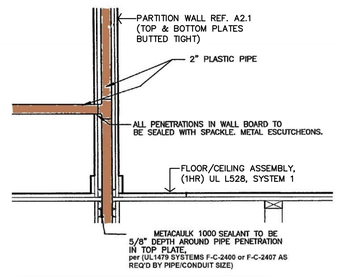

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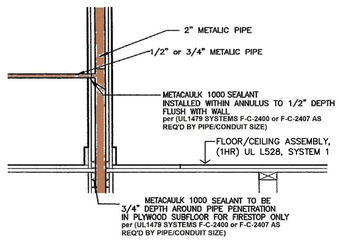

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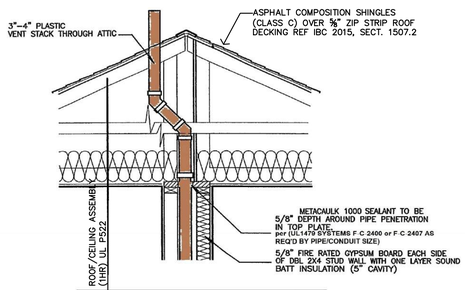

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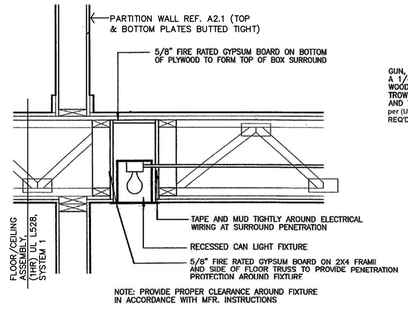

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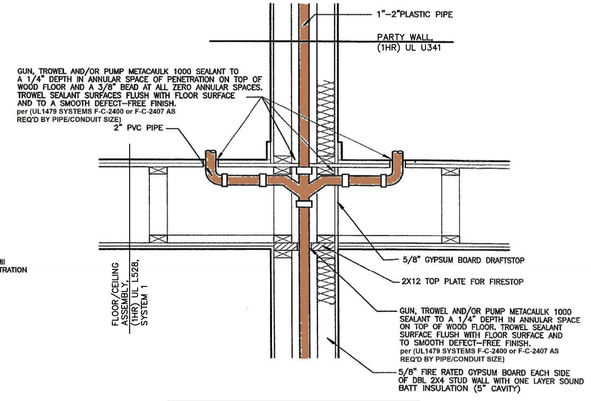
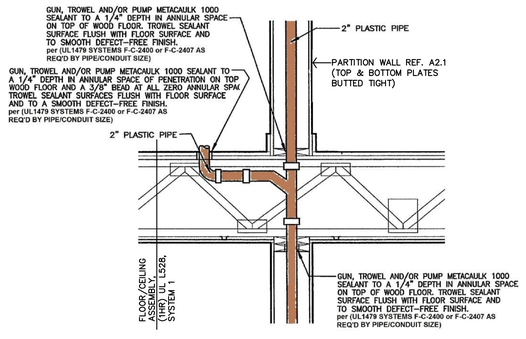
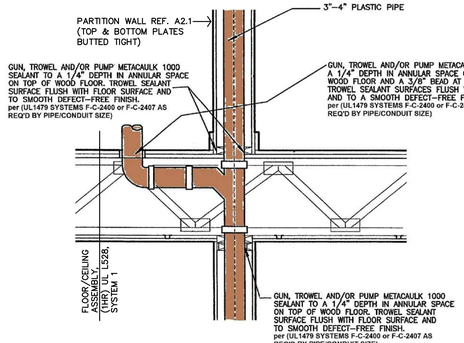


PENETRATION ASSEMBLY #12



PENETRATION ASSEMBLY #13



PENETRATION ASSEMBLY #14

USE PLUMBING PLANS FOR LOCATIONS WITHIN WALLS

FIRE PENETRATION ASSEMBLIES FOR REFERENCE ONLY

NOT TO SCALE

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2021 ARCHITECT

REVISION:

DATE: 10–2–2023

JOB: 22–3219

SHEET NO.:

A4.7

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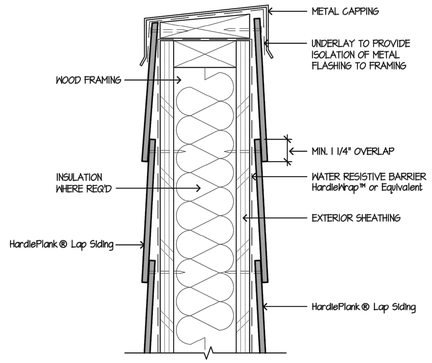
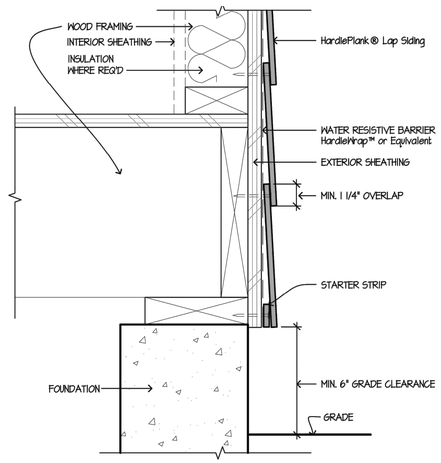


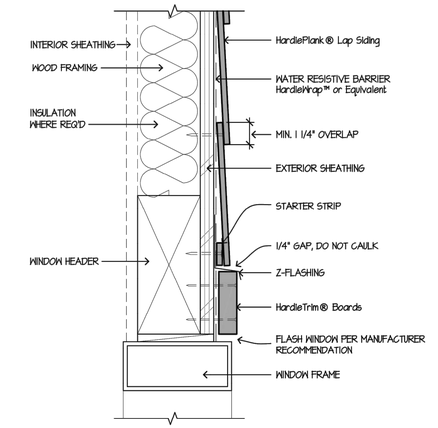
9 PARAPET

SCALE: 3"=1'-0"



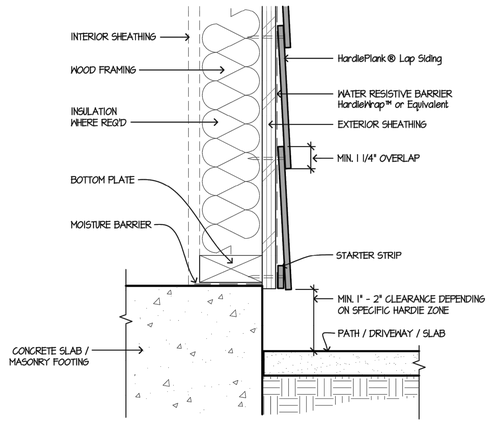
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



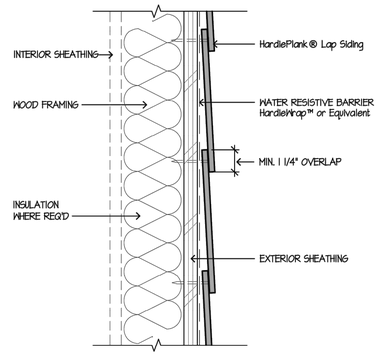
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



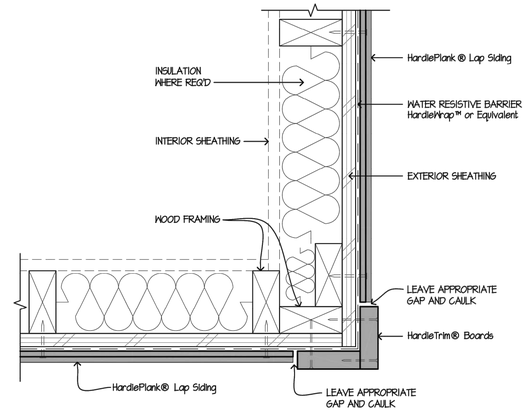
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

SCALE: 1/2"=1'-0"



5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



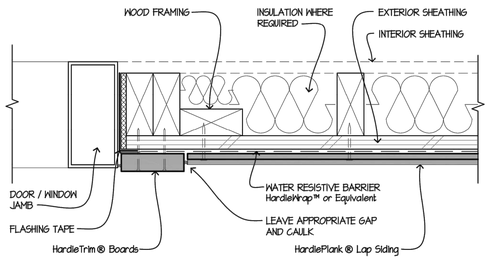
2 OUTSIDE CORNER

SCALE: 3"=1'-0"

HARDIE LAP SIDING

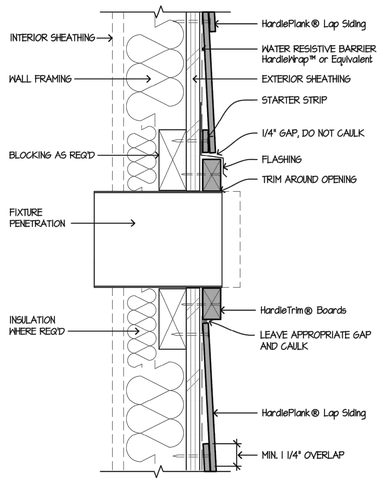
Manufacturers Installation Details, Contractor to install as indicated Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



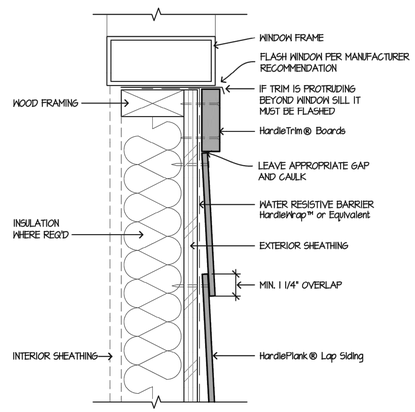
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



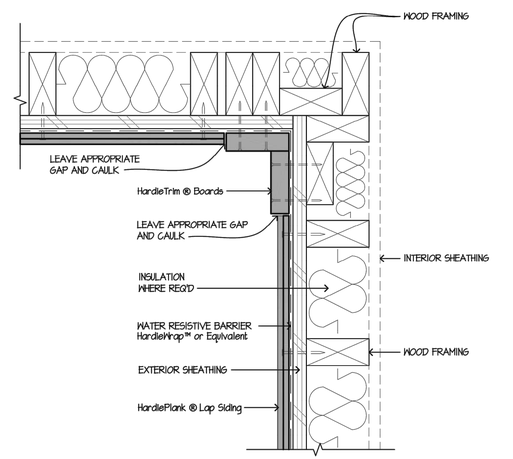
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED
CHRIS GILLAM
406359
10/5/2021
ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

A4.8

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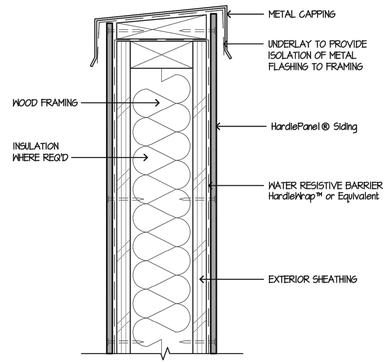
HARDIE PANEL SIDING

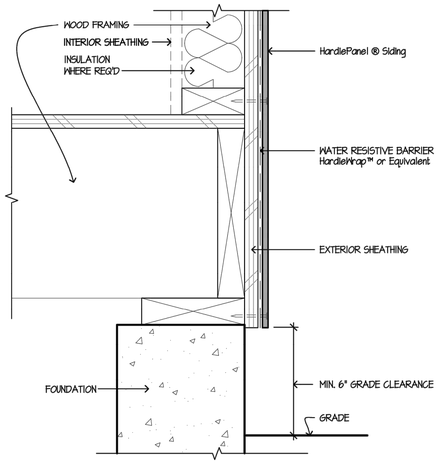
Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



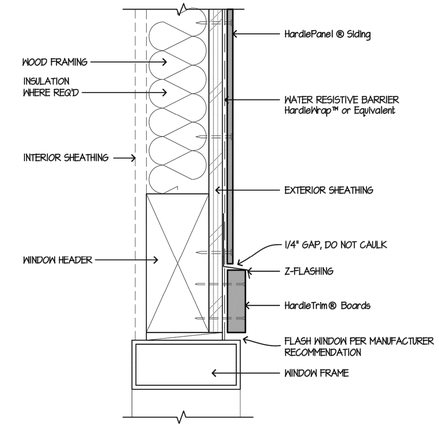
9 PARAPET

SCALE: 3"=1'-0"



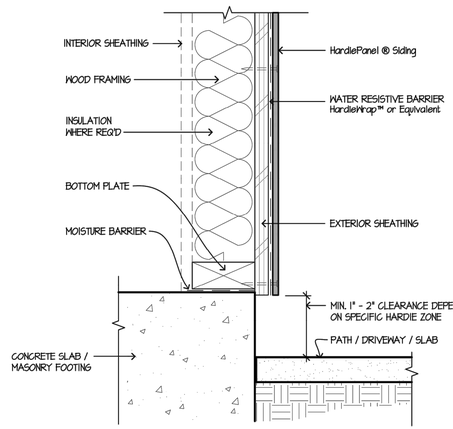
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD

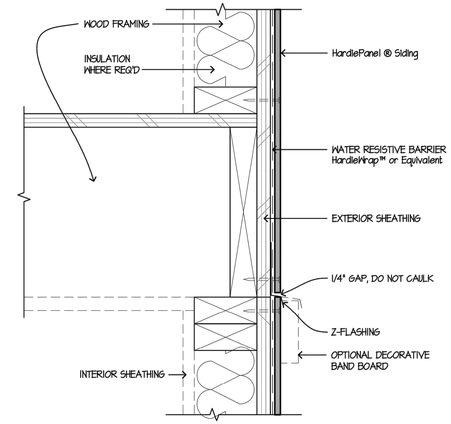
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

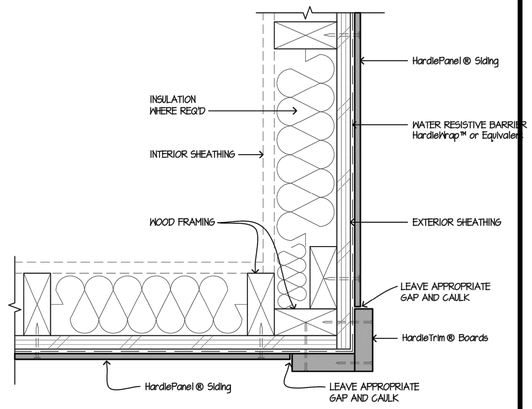
8

SCALE: 1/2"=1'-0"



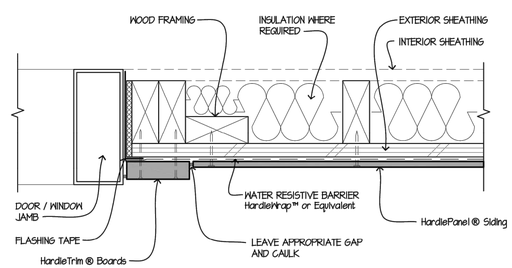
5 HORIZONTAL VIEW

SCALE: 3"=1'-0"



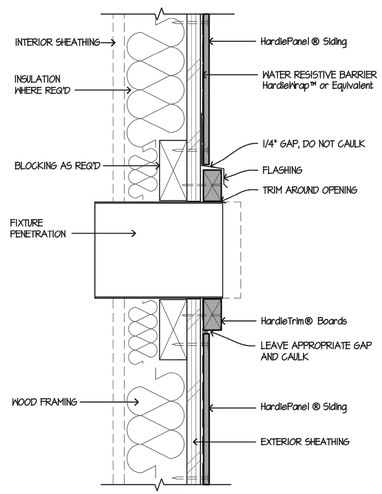
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



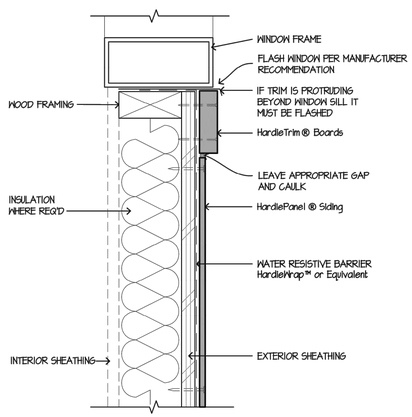
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



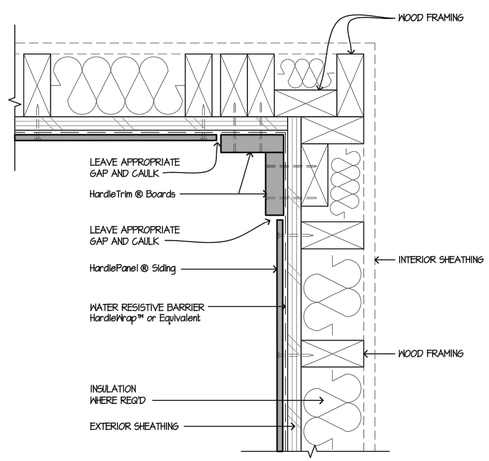
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED
CHRIS GILLAM
406359
10/2/2023
ARCHITECT

REVISION:	
DATE:	10-2-2023
JOB:	22-3219
SHEET NO.:	A4.9

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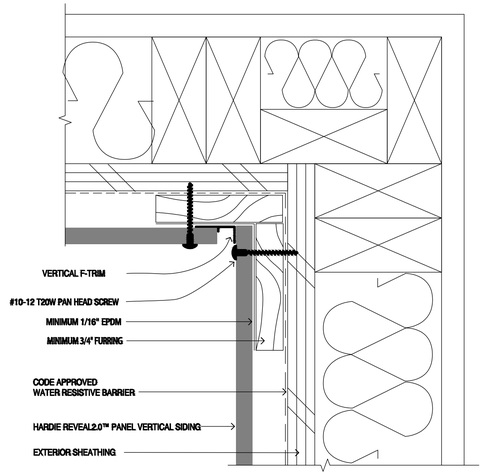
HARDIE REVEAL PANEL SYSTEM

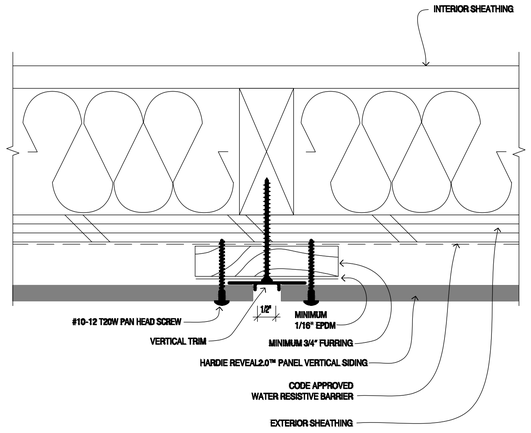
Manufacturers Installation Details, Contractor to install as indicated Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



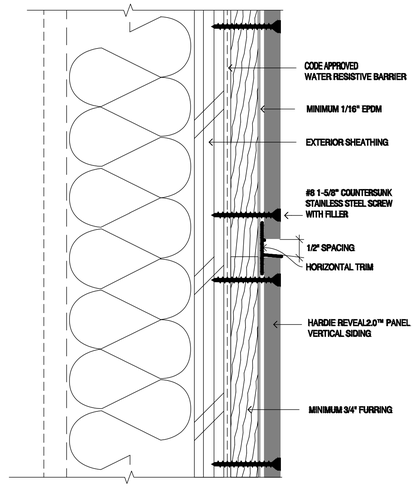
6 **INSIDE CORNER TRIM**

NTS



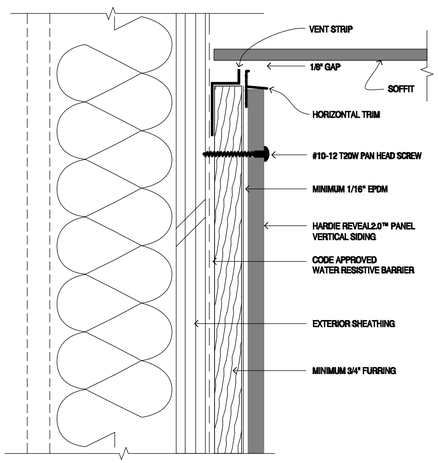
4 **PANEL with VERTICAL TRIM**

NTS



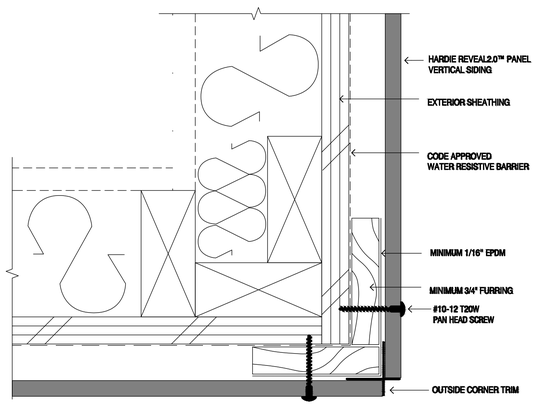
2 **PANEL with HORIZONTAL TRIM**

NTS



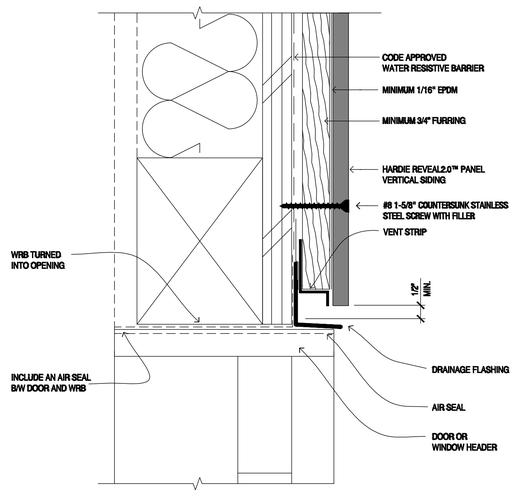
7 **WALL & SOFFIT for VENTED RAINSCREEN**

NTS



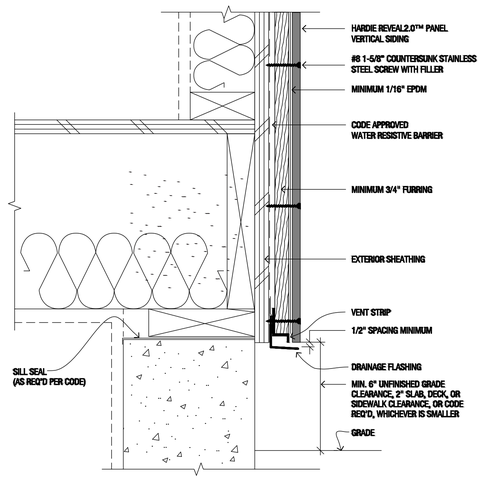
5 **OUTSIDE CORNER TRIM**

NTS



3 **DOOR HEADER @ INTERSECTION**

NTS



1 **FOUNDATION @ GRADE**

NTS

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Kansas City, MO 64108
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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

A4.10

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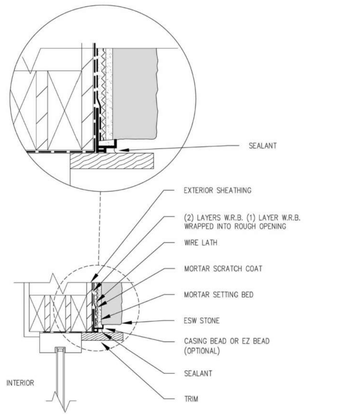
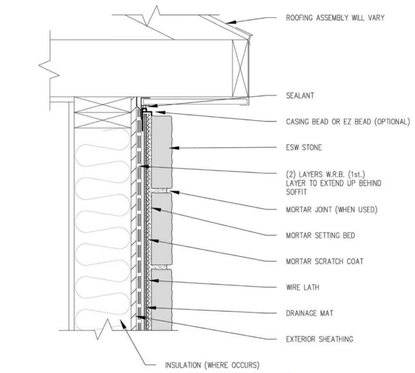


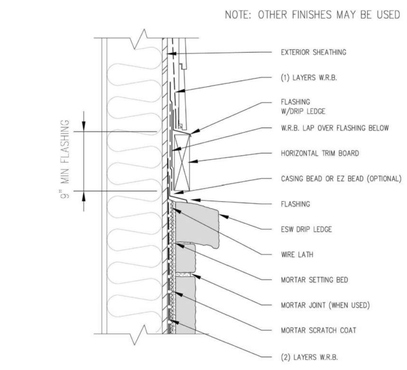
18 Commercial window jamb with trim

NO SCALE



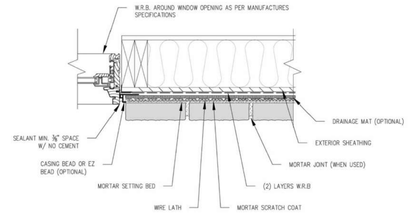
14 Top of wall with drainage mat

NO SCALE



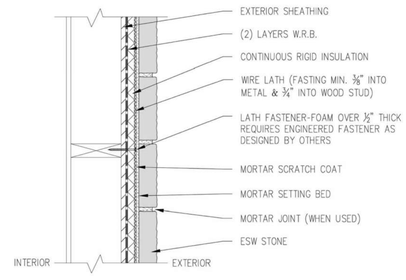
13 Horizontal transition with stone drip ledge

NO SCALE



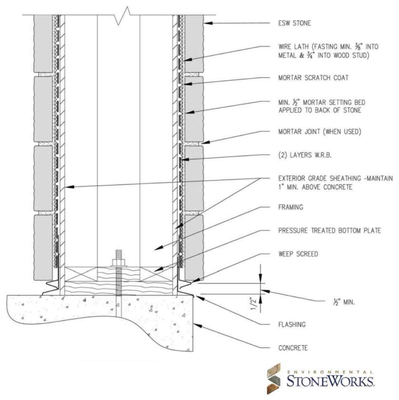
12 Window jamb optional drainage mat

NO SCALE



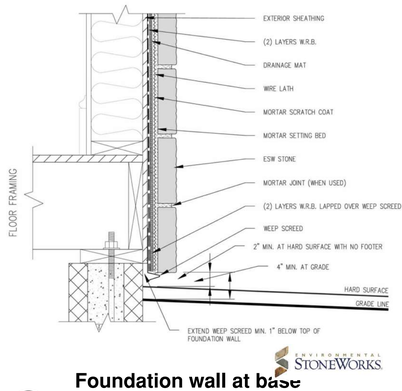
11 Wall over continuous rigid insulation

NO SCALE



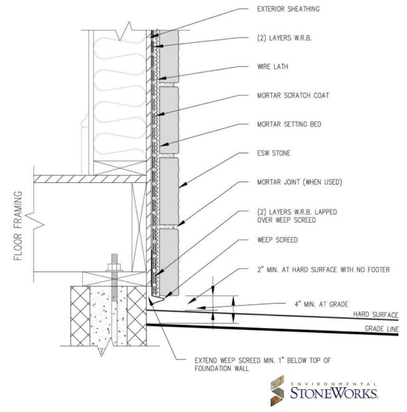
10 Wood column base

NO SCALE



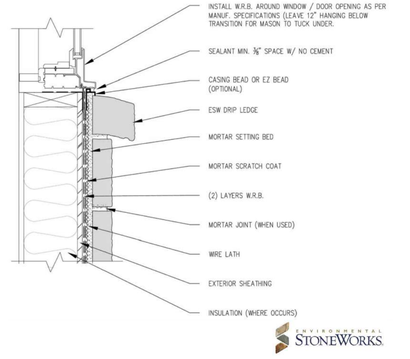
9 Foundation wall at base with (optional) drainage mat

NO SCALE



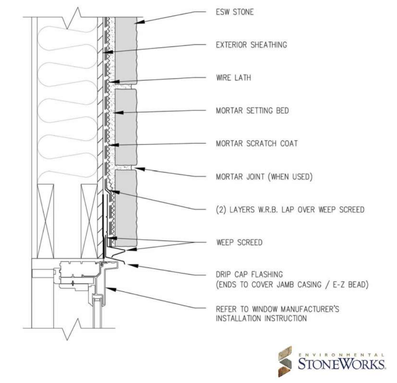
8 Foundation wall at base

NO SCALE



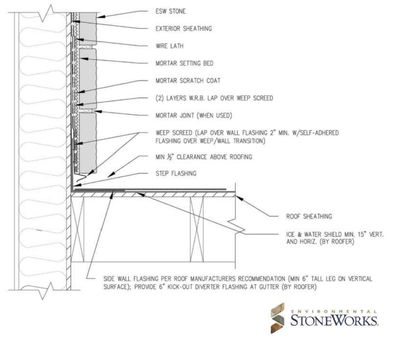
7 Window Sill with stone drip edge

NO SCALE



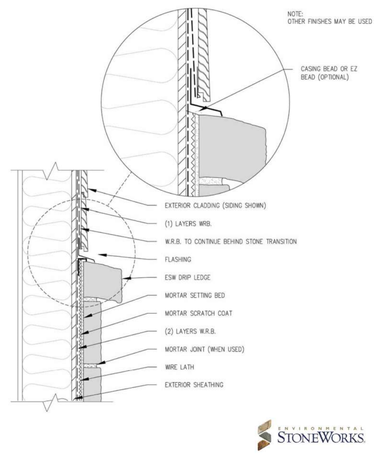
6 Window head

NO SCALE



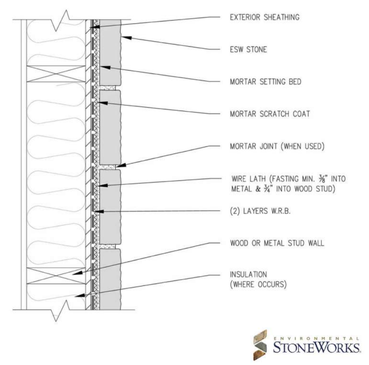
5 Side wall flashing at roof

NO SCALE



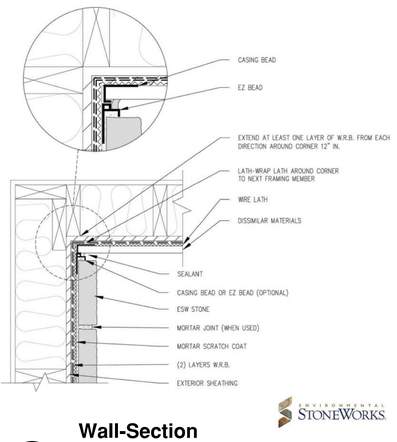
4 Stone below cladding

NO SCALE



3 Typical wood or metal stud wall

NO SCALE



2 Wall-Section inside corner with stucco

NO SCALE

MANUFACTURED STONE

Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE

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CHRIS GILLAM
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ARCHITECT

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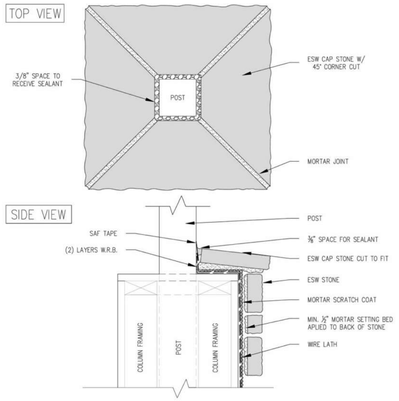
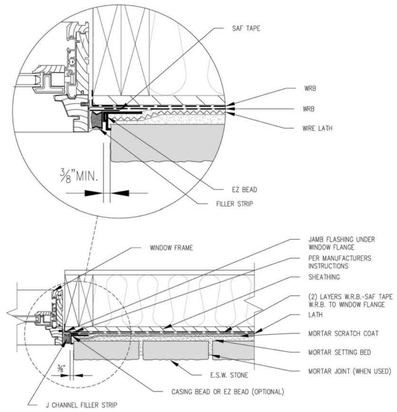


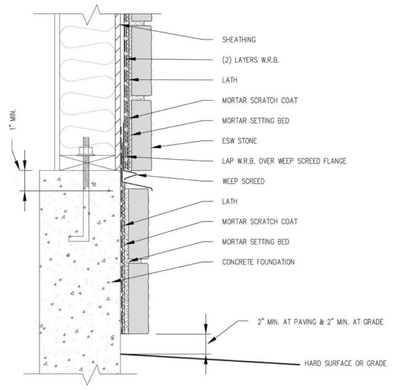
32 **Column top with support post**

NO SCALE



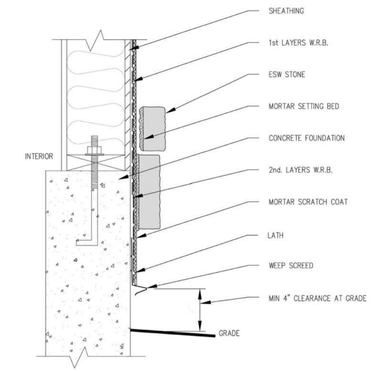
30 **Window jamb integrated J-Channel**

NO SCALE



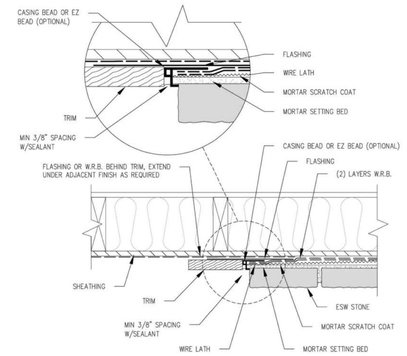
29 **Stone/Foundation continue over foundation, weep screed at sill plate**

NO SCALE



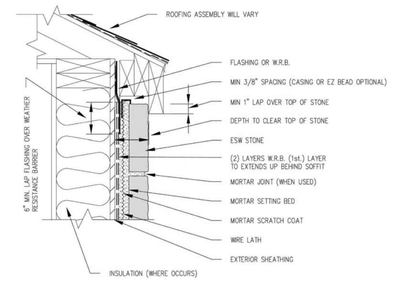
28 **Stone/Foundation continue over foundation, weep screed at grade**

NO SCALE



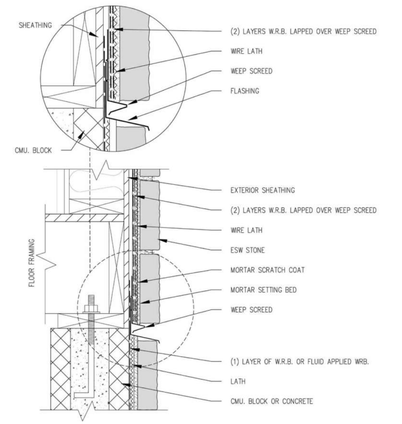
27 **Vertical transition at dissimilar material**

NO SCALE



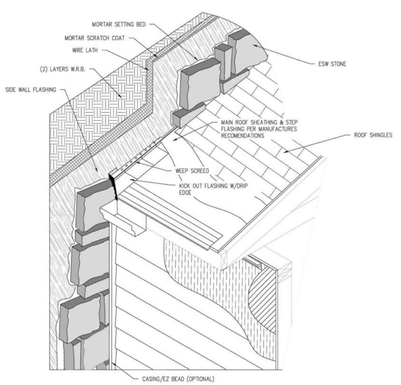
25 **Stone under straight overhang**

NO SCALE



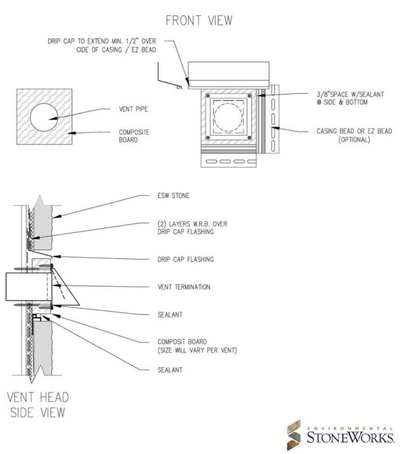
23 **Multi-Story masonry wall to framed wall control joint**

NO SCALE



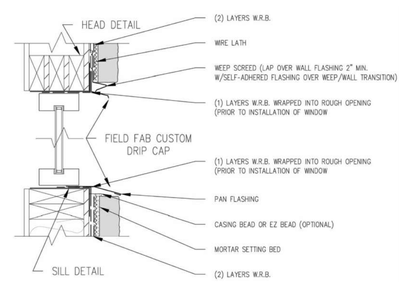
21 **Isometric View Diverter/Kick-out flashing detail**

NO SCALE



20 **Dryer Vent**

NO SCALE



19 **Commercial window header and sill**

NO SCALE

MANUFACTURED STONE

Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE

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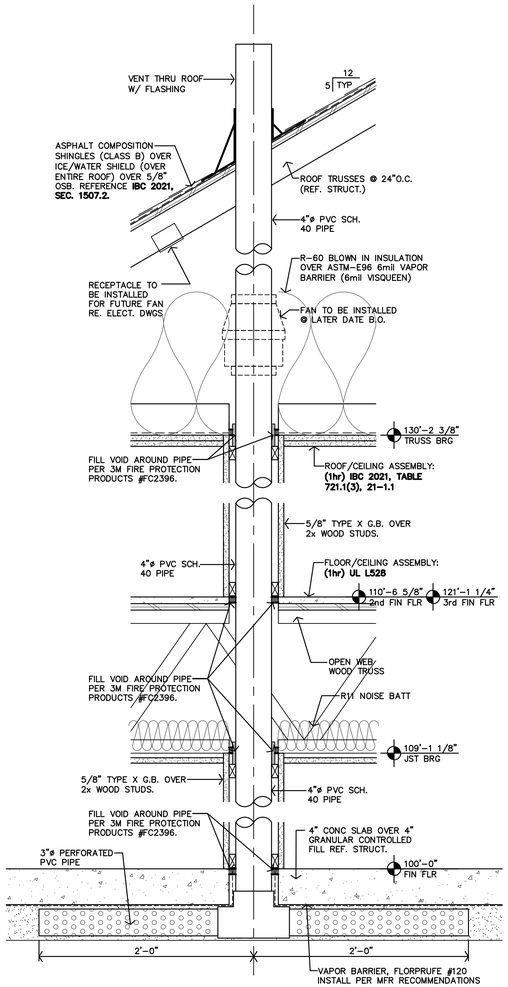
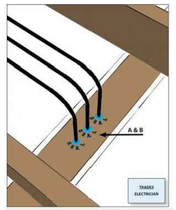


B **RADON PIPE DETAIL**
1 1/2"=1'-0"

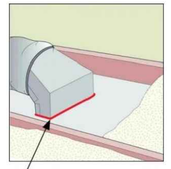
REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET 5 ACH50.

- SPRAY RIMS WITH CLOSED CELL SPRAY FOAM INSULATION
- FULL TOP PLATE AIR SEALING AT ALL TOP PLATE LOCATIONS. NOT ONLY EXTERIOR BOUNDARIES AT THIRD FLOOR
- AIR TIGHT OR FLANGED ELECTRICAL BOXES
- AIR SEALING AROUND THE ROUGH OPENING OF ALL UNIT DOORS.
- PICTURE FRAME AIR SEALING AT ALL EXTERIOR AND DEMISING WALL STUD BAYS



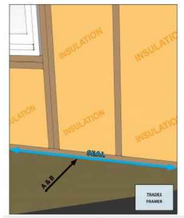
Air seal around all wiring installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

ELECTRICAL PENETRATION



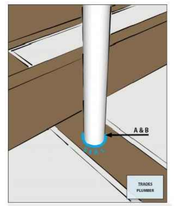
Caulk air seals the boot to the ceiling

DUCT BOOTS AIR SEALING



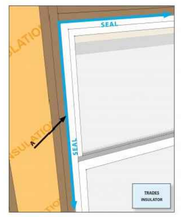
Air seal above-grade sill plates adjacent to conditioned space to minimize air leakage.

BOTTOM PLATE



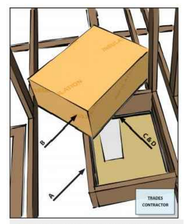
Air seal around all plumbing and piping installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

PLUMBING AND PIPING PENETRATION



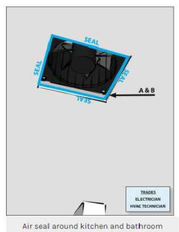
Air seal the rough opening around doors and windows to minimize air leakage.

WINDOW & DOOR ROUGH OPENING



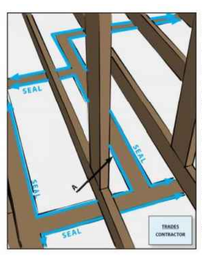
Air seal attic access panels and drop-down stairs to minimize air leakage.

ATTIC HATCH



Air seal around kitchen and bathroom exhaust fans to keep conditioned air from leaking into unconditioned space.

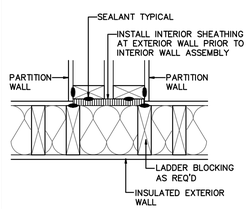
EXHAUST FAN PENETRATION



Air seal drywall to top plates at all attic/wall interfaces to minimize air leakage.

Install drywall then seal the seam from the attic side with caulk, foam, or drywall adhesive (but not other construction adhesives).
OR
Before installing drywall, install caulk or other sealant or a foam gasket to the face of the top plate then install the drywall. If this method is used, make sure the sealant or gasket remains intact during the drywall installation.

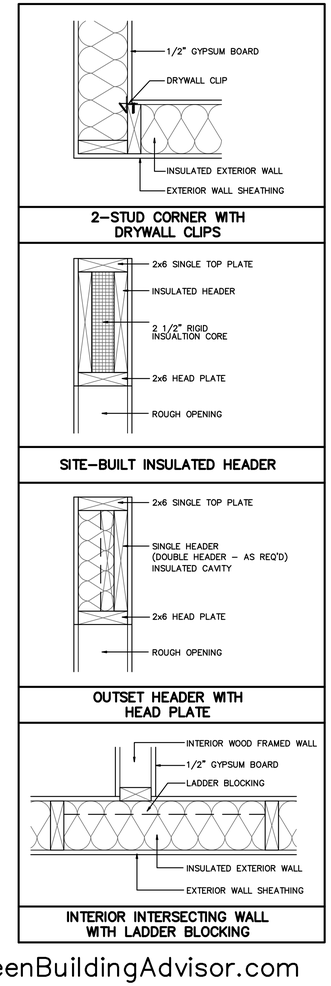
TOP PLATE



PARTITION WALL

A **ENERGY FRAMING AND AIR INFILTRATION**
1 1/2"=1'-0"

DETAILS FROM GreenBuildingAdvisor.com



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REVISION:

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SHEET NO.:

A4.13

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ROOF GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
3. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS. PAINT TO MATCH ROOF.
4. INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2021 SECT. 1202.2.1
5. INSTALL ATTIC ACCESS PER DETAIL K-A4.6. LOCATE PER ROOF PLAN
6. d.s. — INDICATES DOWNSPOUT LOCATIONS.
7. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE. AS INDICATED REFERENCE CIVIL DRAWINGS.
8. TYPICAL ROOF SLOPE IS 5:12 UNLESS NOTED OTHERWISE.
9. INSTALL 1 DRAFTSTOP DOOR IN EACH ATTIC COMPARTMENT AS INDICATED ON ROOF PLANS. DRAFTSTOP DOOR SHALL BE SELF CLOSING w/ AUTOMATIC LATCHES PER IBC 2021, SECTION 718.4.1.1 ALSO REF. DETAIL J-A4.6
10. INSTALL DRAFTSTOPS PER IBC 2021, SECTION 718.4. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS.
11. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
12. INSTALL FLASHINGS & VALLEYS, THEN INSTALL ASPHALT COMPOSITION SHINGLES (CLASS C) OVER 2-LAYERS ROOF FELT & ICE/WATER SHIELD (@ EDGES, VALLEYS & HIPS, ETC.) OVER ROOF SHEATHING OVER ENTIRE ROOF AREA.
13. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
14. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
15. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
16. ROOFING INSTALLATION: DETAILS INDICATED ON SHEET A5.3 ARE GENERIC/GENERAL CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".
17. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
18. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS

TYPICAL SOFFIT MATERIAL

CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)

COMPOSITE BOARD CEILING OVER (2) LAYERS 5/8" TYPE X G.B. INSTALL PER ROOF/CEILING ASSEMBLY: (1HR) IBC 2021, TABLE 721.1(3), 21-1.1 & COMPOSITE BOARD CEILING typ.

COMPOSITE BOARD CEILING TYP

MINIMUM GUTTER & DOWNSPOUT

GUTTER – 4x5
DOWNSPOUT – 3x4 (CONNECT TO STORM DRAIN REF. L/A5.2)

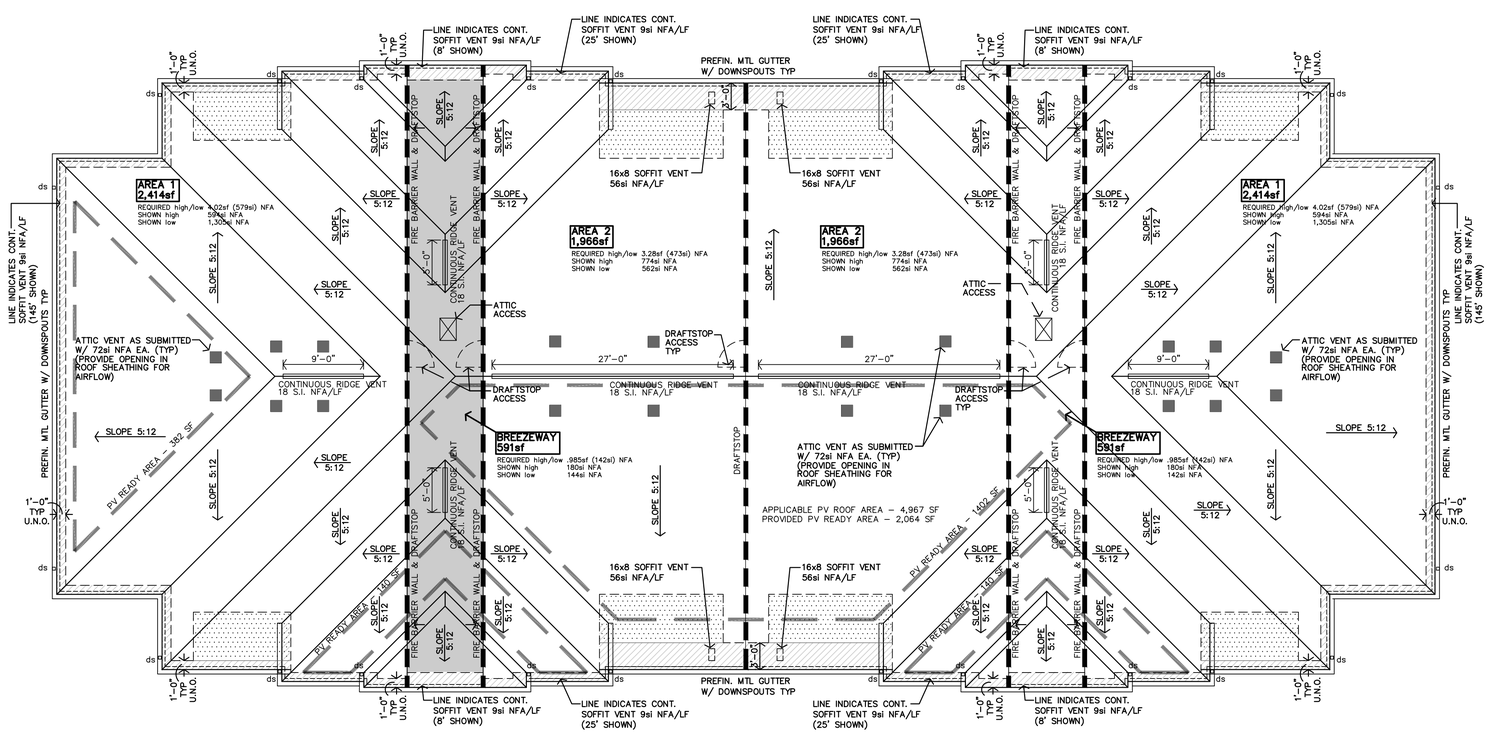
APARTMENT BUILDINGS A/B/C/F (TYPE 4) ATTIC VENTILATION

ATTIC VENTILATION PER IBC 2015, SECTION 102.2.1, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITONAL AND OPTIONAL VENTS MUST BE INSTALLED.

AREA 1 – (2) 2-BDRM UNITS (2 THUS)
ATTIC AREA MUST PROVIDE
(2,414/300 = 8.05/2 = 4.02 HIGH & LOW)
4.02sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 2 – (2) 1-BDRM UNITS
ATTIC AREA MUST PROVIDE
(1,966/300 = 6.55/2 = 3.28 HIGH & LOW)
3.28sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

BREEZEWAY (2 THUS)
ATTIC AREA MUST PROVIDE
(591/300 = 1.97/2 = .985 HIGH & LOW)
.985sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



B APARTMENT BUILDINGS A/B/C/F (TYPE 4) ROOF PLAN
1/8"=1'-0"

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THE RESERVES at EAGLE POINT
425 NORTH PICADILLY RD
AURORA, COLORDAO

COLORADO LICENSED
CHRIS GILLAM
406359
10/2/2023
ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

A5.1

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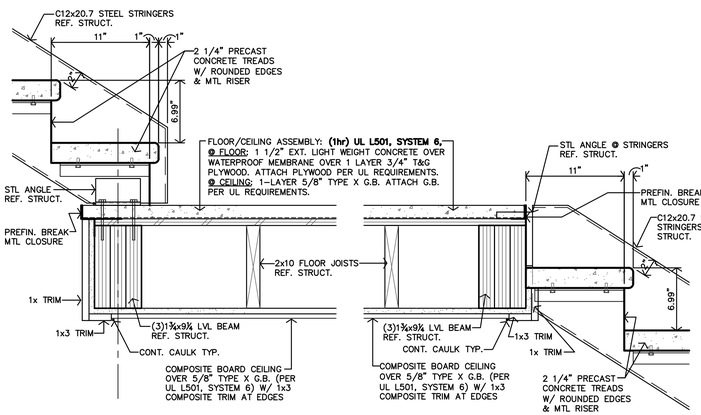
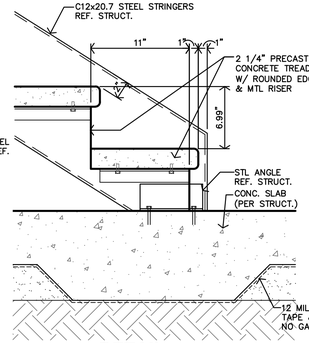
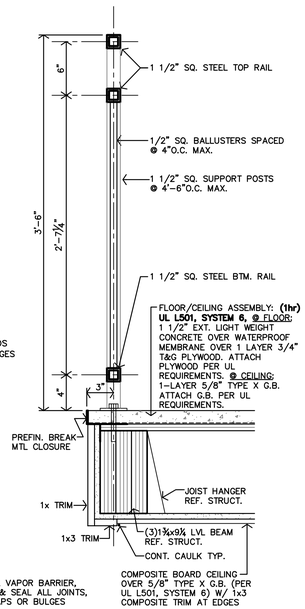


K DETAIL
1 1/2"=1'-0"

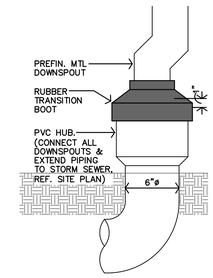
J DETAIL
1 1/2"=1'-0"



H DETAIL
1 1/2"=1'-0"



G DETAIL
1 1/2"=1'-0"

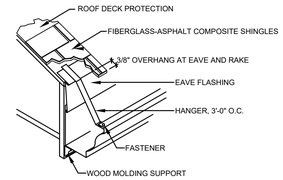


L DOWNSPOUT HUB DETAIL
1 1/2"=1'-0"

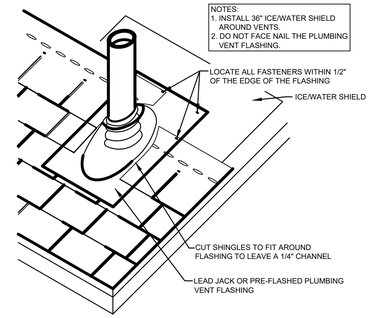
ROOFING DETAIL NOTES

1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18"O.C.

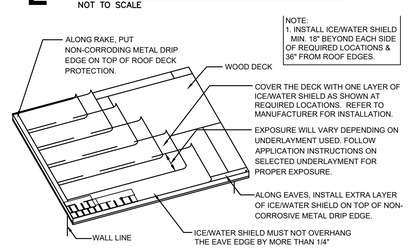
MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY



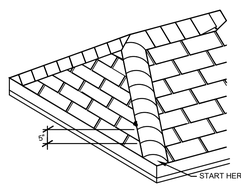
E GUTTER FASTENER DETAIL
NOT TO SCALE

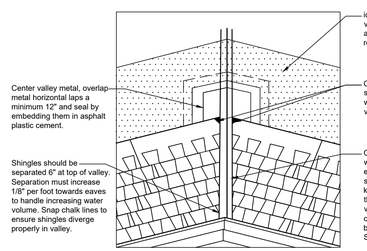


B VENT FLASHING DETAIL
NOT TO SCALE

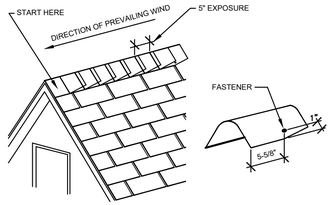


D UNDERLAYMENT LAYOUT DETAIL
NOT TO SCALE





C OPEN VALLEY DETAIL
NOT TO SCALE



A HIP & RIDGE DETAILS
NOT TO SCALE

F DETAIL
1 1/2"=1'-0"

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425 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

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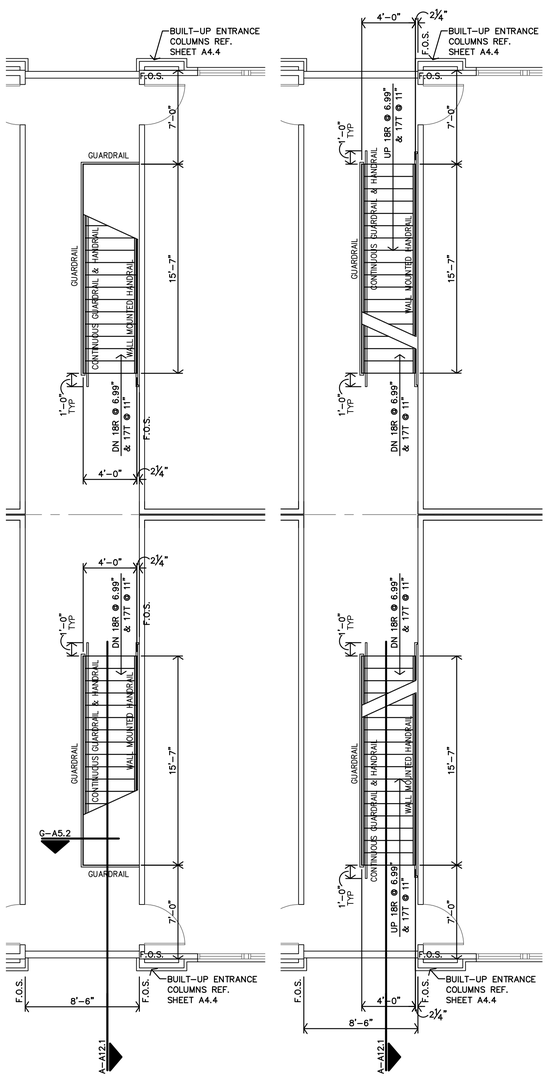
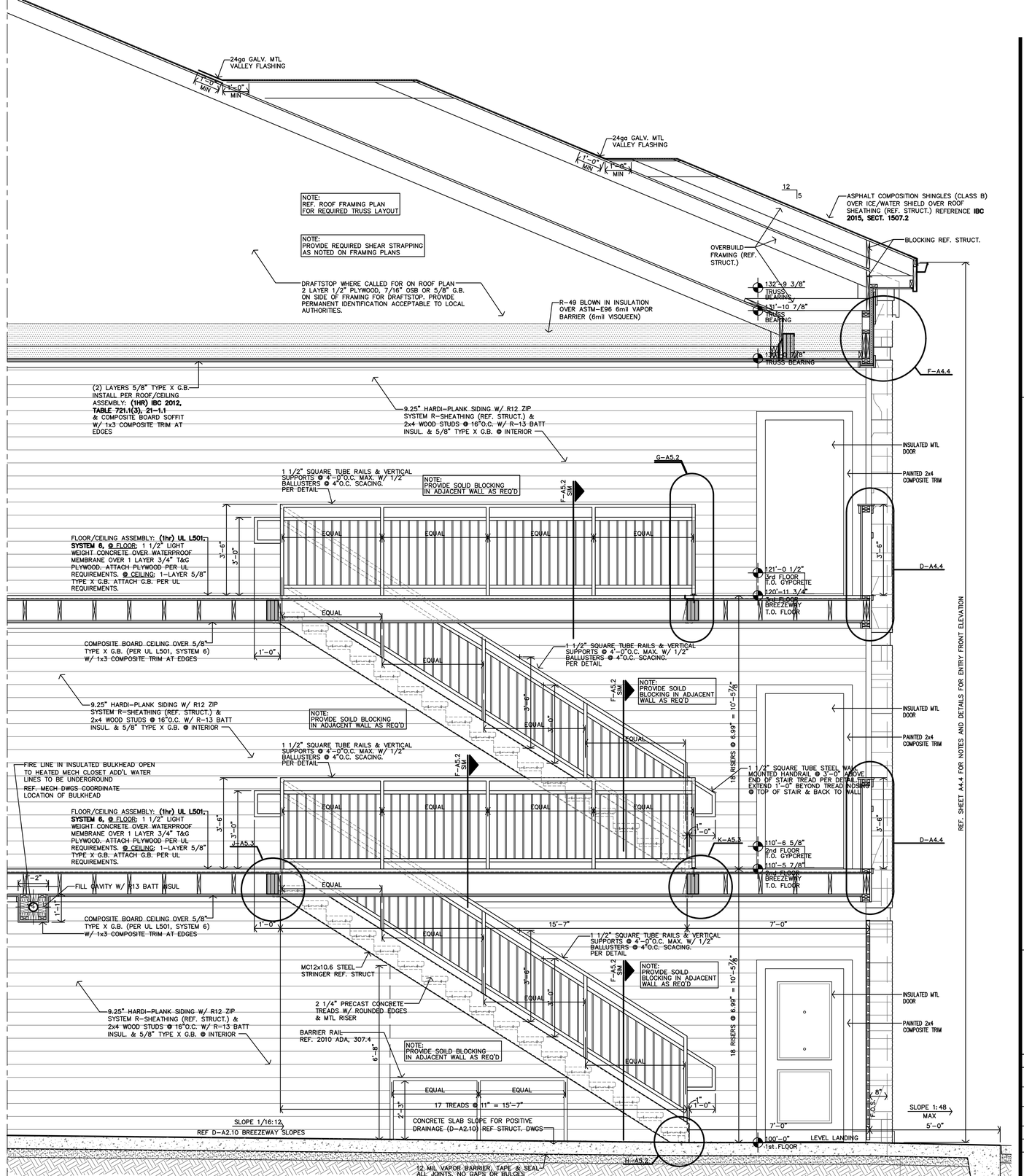


D **TYPICAL THIRD FLOOR PLAN**
3/16"=1'-0"

C **TYPICAL SECOND FLOOR PLAN**
3/16"=1'-0"

B **TYPICAL FIRST FLOOR PLAN**
3/16"=1'-0"



A **TYPICAL STAIR SECTION**
1/2"=1'-0"

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425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
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SHEET NO.:

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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:
     - Pg = 35 psf, Ce = 1.0
     - Pf = 25 psf, Ps = 25 psf, Pm = 20 sf
     - Is = 1.0, Cs = 1.0, Ct = 1.0
     - Drift & unbalanced snow loads per ASCE/SEI 7-16
   - D. Lateral Loads:
     1.) Wind V = 115 mph, exposure B. GCpi = +/- 1.08
     Design wind pressures to be used for the deisgn of exterior components and cladding materials on the designated zones of walls and roof structures shall be per Section 30.1 and Table 30.1-2 of ASCE/SEI 7-16. Tabulated pressures shall be multiplied by effective are reduction factors, exposure adjustment factors, and topographic factors where applicable.
     2.) Seismic = Ss = 0.188, S1 = 0.054, IE = 1.0
     Site Classification D.
     Seismic Design Category B.
     Basic Seismic Force-Resisting System:
     A.1.T- Light-Framed Walls with Shear Panels of All Other Materials
     R=2, Omega = 2 1/2, Cd = 2, Vx = 0.098*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 315 and meet requirements of ACI 318, current editions.
   - 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 A706 grade 60 steel. Welded plain wire 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 A992, 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 "Framed 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 Garner Geotechnical, the report number is 23.22.006 and their telephone number is 303-986-2998.
   - 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 2150 psi and laid up using type N mortar such that f'm equals 1500 psi. Mortar shall be volume 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 9 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 355.2 and ICC-ES AC193. 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 900 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 straps. 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 Sturd-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 ½" diameter bolts at 32" on center (UNO, Re: shearwall sched). Provide plate washers at sill plate anchors for shearwalls per shearwall 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 "H2.5A" and tie the roof truss to the top plate (provide (2) "H2.5A" Diagonally across from each other when uplift load shown in truss shop submittal exceeds 600lbs). Roof girder ties shall be equal to a "LGT2", "LGT3" or "LGT4" tie (dependent on number of plies) 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 1,900,000 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/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). 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-91, booklet) and the latest edition of ANSI/TPI-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 (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation G60.
    - P. Provide truss space directly above and centered 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 not to 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; (½" 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)
      - Top Chord Snow Load = 35 psf or 25 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 IBC 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 2308.9.10 and 2308.9.11 of the IBC. Where top plates or sole plates are cut for pipes, a metal tension tie with minimum 0.058 inches thick and ½" 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 2308.9.8 of the IBC.

13. 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.

14. 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 submission 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 submission.
      3.) Stamp each submission 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 mech. 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 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 (S-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.
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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 TE	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, TNO 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 OPPISITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM STAGGERED ON OPPSITE 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 (IT/IB @ EA TRUSS)	2-10d NAILS - FACE NAILS (IT/IB @ EA TRUSS)
24	BUILT-UP STUD PACK COLUMNS	REFER TO DETAIL 6/S1.1	REFER TO DETAIL 6/S1.1

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- 3" x 0.131" NAILS
- 4 = QUANTITY
- 3" = NAIL LENGTH
- 0.131" = DIAMETER IN INCHES

4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.
5.) REFER TO SHEARWALL SCHEDULE FOR ADDT'L NAILING REQUIREMENTS

TYPICAL SYMBOL LEGEND:
- (A) - BEAM OR HEADER PER SCHED ON S1.1
- (A-U) - UPSET BEAM OR HEADER PER SCHED ON S1.1
- (#) - FOOTING TYPE PER SCHED ON S1.1
- # - SHEARWALL HOLDDOWN TYPE PER SCHED ON S1.2
- SW - SHEARWALL PER SCHED ON S1.2
- CJ - CONSTRUCTION JOINT PER 2/S1.0
- SJ - SAW JOINT PER 1/S1.0
- ——→ - SPAN DIRECTION

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HEADER SCHEDULE

MARK	HEADER	JAMB STUDS	NOTES
A	(2) 2x10 w/ ½" PLYWOOD SPACER PL	2 JACK / 1 KING	
B	(2) 2x12 TREATED	2 JACK / 2 KING	
C	(2) 2x10 w/ ½" PLYWOOD SPACER PL	1 JACK / 2 KING	
D	(2) 2x12 w/ ½" PLYWOOD SPACER PL	1 JACK / 3 KING	
E	(2) 2x10	1 JACK / 2 KING	
F	(3) 1¾"x9¼" LVLs	3 JACK	RE: DETAIL 13/S3.2
H	(2) 1¾"x9¼" LVLs	3 JACK / 3 KING	EXTEND JAMB STUDS TO FOUNDATION
J	(2) 2x12 w/ ½" PLYWOOD SPACER PL	2 JACK / 2 KING	
K	(2) 1¾"x11¼" LVLs	3 JACK / 2 KING	
L	(2) 1¾"x11¼" LVLs (UPSET)	3 JACK / 1 KING	
M	(3) 1¾"x11¼" LVLs (UPSET)	6 JACK	EXTEND JAMB STUDS TO FOUNDATION

NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS UNO.
2. WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. ALL EXTERIOR LUMBER TO BE TREATED.
4. PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE ½" PLYWOOD SPACER PLs AT HEADERS CONSTRUCTED WITH 2x LUMBER.
6. AT CONTRACTOR'S OPTION-PROVIDE GLULAM IN LIEU OF PSLs.
7. REFER TO DTL 4/S1.1 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS
8. ATTACH JAMB AND KING STUDS TOGETHER PER CONNECTION TYPE 24 IN NAILING SCHEDULE ON SHEET S1.0.
9. REFER TO DETAILS 9/S0.04 FOR TYPICAL HEADER CONDITIONS.

STUD BEARING WALL & SHEATHING SCHEDULE

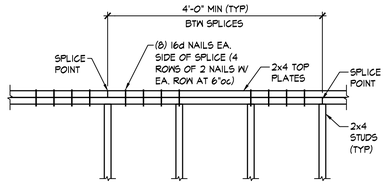
LOCATION	STUD SIZE AND SPACING
(TYP) EXT WALL	2x4 @ 16"oc DBL ALT STUDS (FIRST TO SECOND FLOOR) 2x4 @ 16"oc (SECOND FLOOR & ABOVE)
INT WALL (EXCEPT AT NON TRUSS BRG CORRIDORS)	2x4 @ 16"oc DBL ALT STUDS (FIRST TO SECOND FLOOR) 2x4 @ 16"oc (SECOND FLOOR & ABOVE)
INT WALL (AT NON TRUSS BRG WALLS)	2x4 @ 16"oc

NOTES:
1. PROVIDE 2x BLOCKING @ MID HEIGHT (5'-0" MAX) @ ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES AND ALL 2x8 WALLS.
2. ALL STUDS TO BE No. 2 GRADE U.N.O.
3. RE: 6/S1.1 FOR NAILING OF MULTIPLE STUDS.
4. REFER TO ARCH/MEP DRAWING FOR LOCATIONS OF FURRED OUT WALLS TO ACCOMMODATE PLUMBING OR MEP ITEMS.

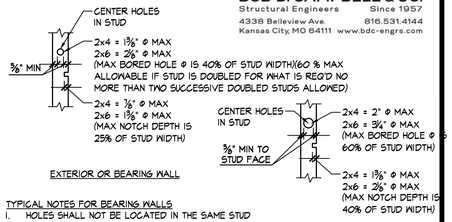
STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
FD-1	3/4" PLYWOOD SHEATHING ATTACH w/ 8d NAILS @ 6"oc AT EDGES AND 12"oc AT FIELD.
FD-2	TREATED 2x6 DECKING
FD-3	¾" MARINE-GRADE PLYWOOD SHEATHING
RD-1	5/8" ZIP STRIP ROOF SHEATHING ATTACH w/ 8d NAILS @ 6"oc AT EDGES AND 12"oc AT FIELD.
SOG-1	4" CONCRETE SLAB ATOP 15 MIL VAPOR BARRIER ATOP 4" GRAVEL ATOP 24" MOISTURE-CONDITIONED SUBGRADE PREPARED IN AGREEMENT WITH PROJECT SOILS REPORT, REINF. w/ 6x6-6/6 WWF. EL. T/C = 100'-0".
SOG-2	6" CONCRETE SLAB ATOP 4" GRAVEL ATOP 22" MOISTURE-CONDITIONED SUBGRADE PREPARED IN AGREEMENT WITH PROJECT SOILS REPORT, REINF. w/ #4 @ 12"oc, EACH WAY.

NOTES:
1. FD = FLOOR DECK TYPE
2. RD = ROOF DECK TYPE
3. SOG = SLAB ON GRADE TYPE

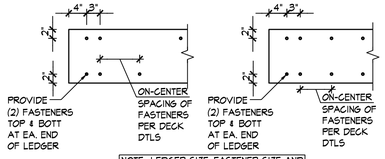


(TYP) TOP PLATE SLPICE 1 S1.1
¾" = 1'-0"

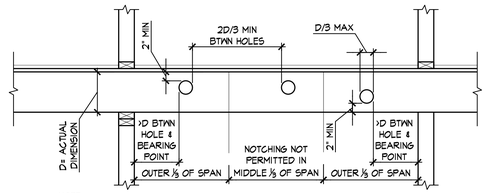


TYPICAL NOTES FOR BEARING WALLS
1. HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
2. CONTACT ENGINEER PRIOR TO CUTTING OR NOTCHING TO VERIFY SIZE AND LOCATION IF HOLES GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS
3. NOTCHES OR HOLES NOT PERMITTED IN JAMBS, STUD PACKS AND AT ENDS OF SHEARWALLS

SECTION 2 S1.1
¾" = 1'-0"

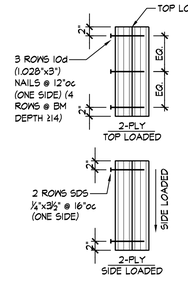


TYPICAL LEDGER CONNECTION 3 S1.1
¾" = 1'-0"

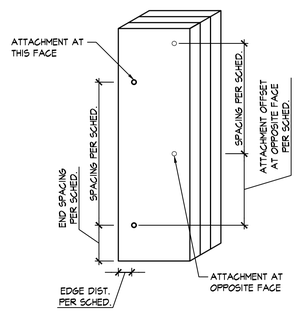


NOTE:
1. CONTACT ARCHITECT PRIOR TO CUTTING JOISTS TO VERIFY SIZE AND LOCATION
2. DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUFACTURER'S RECOMMENDATIONS AT PSLs, LVLs, LSLs & GLULAM

SECTION 4 S1.1
¾" = 1'-0"



TYPICAL MULTI-PLY BEAM CONNECTION 5 S1.1
¾" = 1'-0"

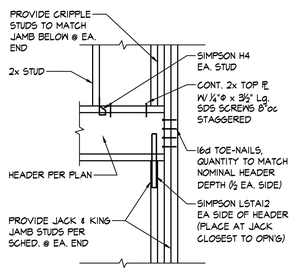


TYPICAL MULTI-PLY STUD CONNECTION 6 S1.1
1½" = 1'-0"

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE

NUMBER OF PLIES	ATTACHMENT AT COLUMN STUD PACKS SUPPORTING BEAMS	ATTACHMENT AT WALL STUD PACKS SUPPORTING TRUSSES
2-PLY MEMBERS	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END
3-PLY MEMBERS	20d NAILS AT 16"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc W/ FIRST NAIL 3" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END
4-PLY MEMBERS	1/4"0x5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc W/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH PLY ATTACHED WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"
5-PLY MEMBERS	1/4"0x6" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH & 5TH PLY ATTACHED AT OPPOSITE SIDES WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"
6-PLY MEMBERS	1/4"0x8" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST SCREW 4" FROM EA. END	3-PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH PLY ATTACHED WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6" AND 5TH AND 6TH PLIES ATTACHED WITH 1/4"0x5" SIMPSON SDS SCREWS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"oc W/ FIRST SCREW 4" FROM EA. END

NOTES:
1. ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVITIES.
2. EXTEND ALL STUD PACKS TO COLUMNS UNLESS NOTED OTHERWISE.
3. ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.



TYP. HEADER DETAIL @ ROOF TRUSS BEARING LOCATIONS

SECTION 7 S1.1
¾" = 1'-0"

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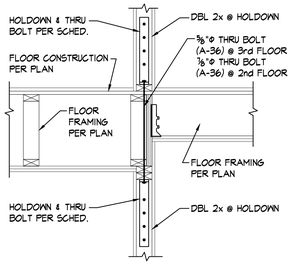
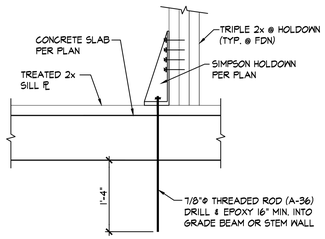


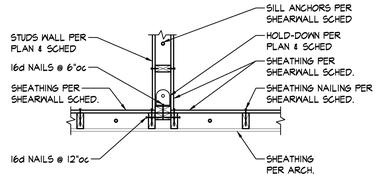
TYP HOLDOWN DETAIL

SECTION 2 S1.2
¾" = 1'-0"



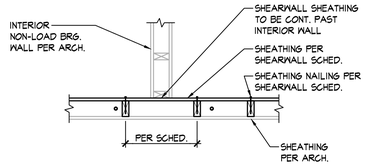
TYP HOLDOWN DETAIL

SECTION 3 S1.2
¾" = 1'-0"



TYPICAL @ DISCONTINUOUS SHEARWALL SHEATHING

SECTION 4A S1.2
¾" = 1'-0"



TYPICAL @ SHEARWALL CONTINUOUS PAST NON-LOAD BRG WALL

SECTION 4B S1.2
¾" = 1'-0"

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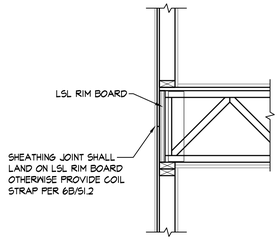
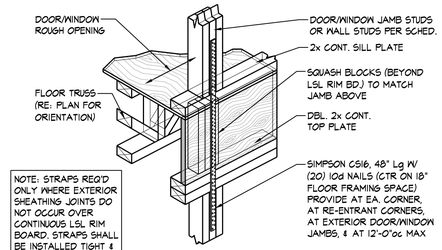
HOLDOWN SCHEDULE

MARK	FLOOR LEVEL (W/ APPLICABLE HOLDOWN TYPE PER FLOOR)		
	1st FLOOR	2nd FLOOR	3rd FLOOR
✳	HDU8-SDS2.5	HDU8-SDS2.5	HDU5-SDS2.5

NOTES:
1. HOLDOWN TYPES ARE BASED UPON MANUFACTURER SIMPSON STRONG-TIE.
2. REFER TO SECTION DETAILS ON S1.2 FOR TYPICAL HOLDOWN DETAILS.
3. 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.
4. ALL HOLDOWN POSTS TO BE (2) 2x's (MIN.) (U.N.O.) TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHEDULE. PROVIDE ADDITIONAL STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED.
5. REFER TO SECTIONS 2/S1.2, 3/S1.2, 4A/S1.2 & 4B/S1.2 FOR HOLDOWN ANCHOR REQUIREMENTS.



TYPICAL EXTERIOR SHEATHING JOINT 6A S1.2
¾" = 1'-0"



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

DETAIL 6B S1.2
¾" = 1'-0"

SHEARWALL SCHEDULE

SHEARWALL LOCATION	SHEARWALL TYPE		FLOOR		SILL PLATE CONNECTION (RE: NOTES 6 & 7)	NUMBER OF WALL STUDS AT HOLD-DOWN (RE: NOTE 4)
			1st FLOOR WALLS	2nd & 3rd FLOOR WALLS		
AT DEMISING WALLS	SM	MATERIAL & THICKNESS	½" PLYWOOD SHEATHING ONE SIDE, W/ EDGES BLOCKED	½" PLYWOOD SHEATHING ONE SIDE, W/ EDGES BLOCKED		
		NAIL SIZE & SPACING	8d NAILS 4/12	8d NAILS 6/12		

NOTES:
1. NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED.
2. HOLDOWNS PER PLAN & SCHEDULE.
3. WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLDDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULEA AND USE LARGE OF THE TWO HOLDDOWNS SHOWN IN THE SHEARWALL 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.
4. PROVIDE 2 WALL STUDS AT EACH HOLDDOWN UNLESS NOTED OTHERWISE IN SCHEDULE. AT LOCATIONS WHERE A SHEARWALL TERMINATES AT A OPENING JAMB, PROVIDE NUMBER OF STUDS PER JAMB SCHEDULE PLUS AN ADDITIONAL STUD FOR THE SHEARWALL. ATTACH ALL STUDS TOGETHER PER 6/S1.1. REFER TO DETAILS 8A & 8B ON S1.2.
5. NAIL SPACING SHOWN AS (#/#) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
6. TYPICAL SILL PLATE TO WOOD SHALL BE 20d COMMON NAILS (1.092x4") AT 12"oc UNLESS NOTED OTHERWISE IN SCHEDULE.
7. TYPICAL SILL PLATE TO CONCRETE SHALL BE ½"ø ANCHORS:
   AT 2x4 WALLS SPACE AT 24"oc MAX WITH 1½"x2½"x2½" PLATE WASHER OR SIMPSON BPS ½ - 3 ø CONTRACTORS OPTION
   PLATE WASHERS TO MAINTAIN MAX OF ½" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER
8. SHEARWALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL
9. AT GYPSUM SHEARWALLS NO. 6 x 1¼" TYPE S OR W SCREWS CAN BE UTILIZED AS THE SAME SPACING AS SPECIFIED 6d NAILS.
10. NAILS @ WOOD STRUCTURE PANEL SHEAR WALLS SHALL BE GALVANIZED COMMON OF TYPE INDICATED IN SCHED.

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S1.2

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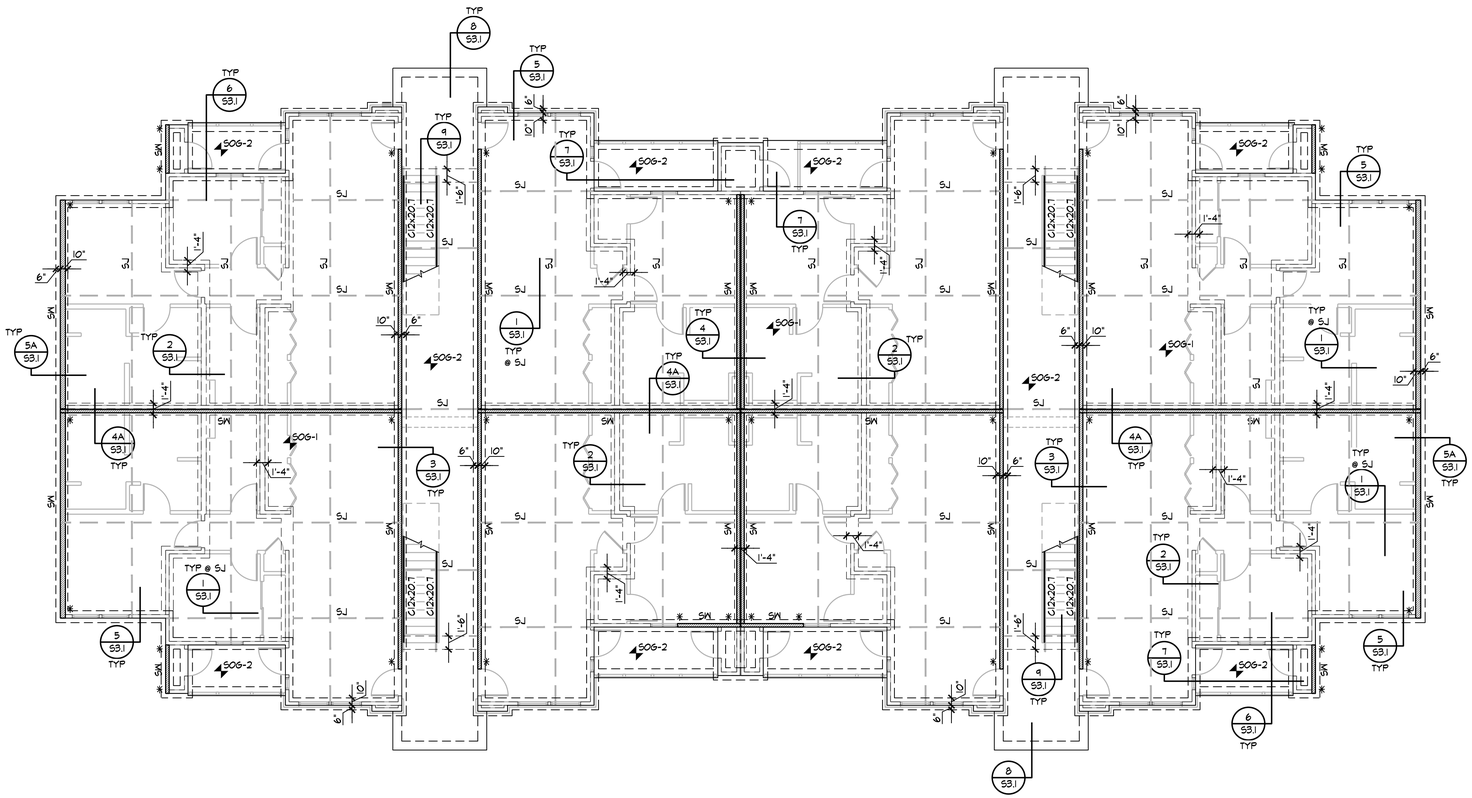

BUILDING F FOUNDATION FRAMING PLAN

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 S2.29 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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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

REVISION:

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

S2.25

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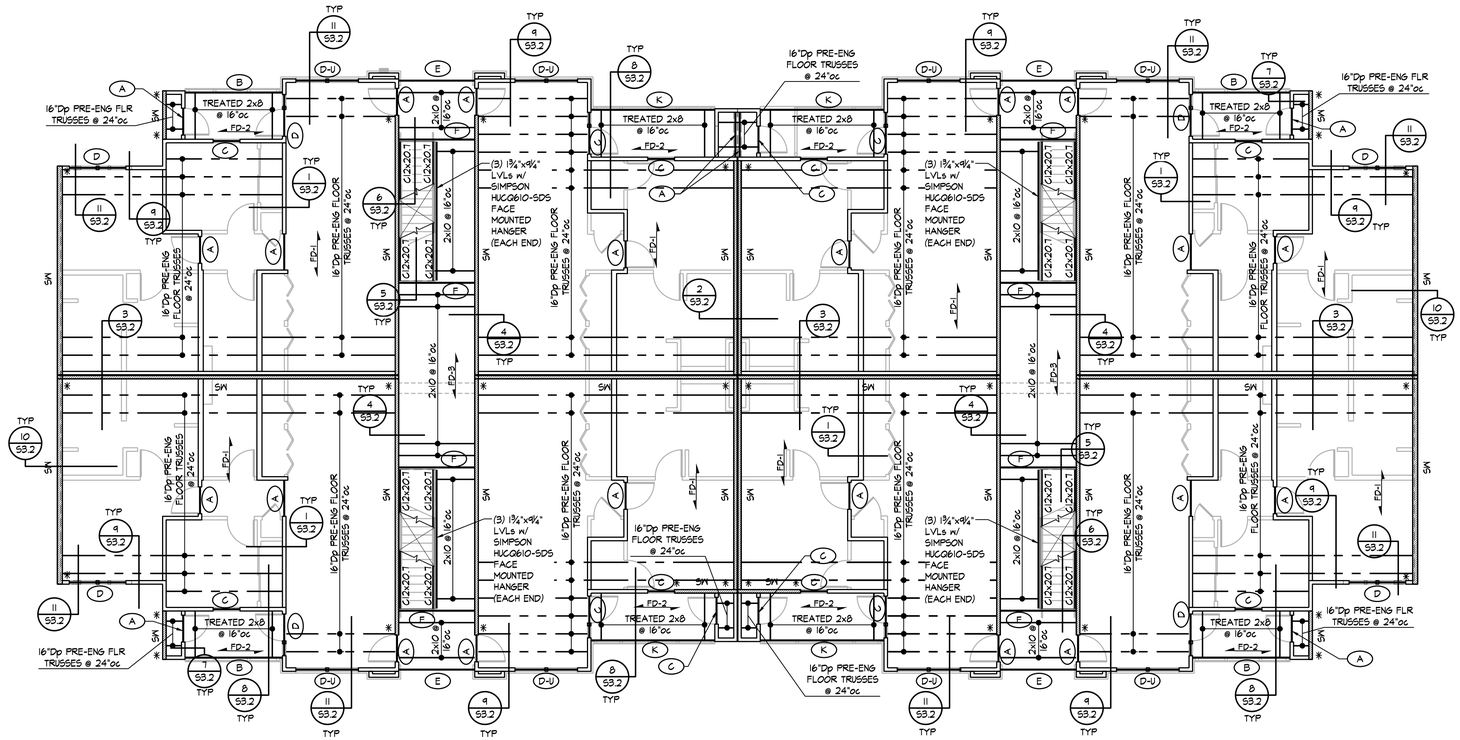

BUILDING F SECOND FLOOR FRAMING PLAN

⅛" = 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 S2.2A 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

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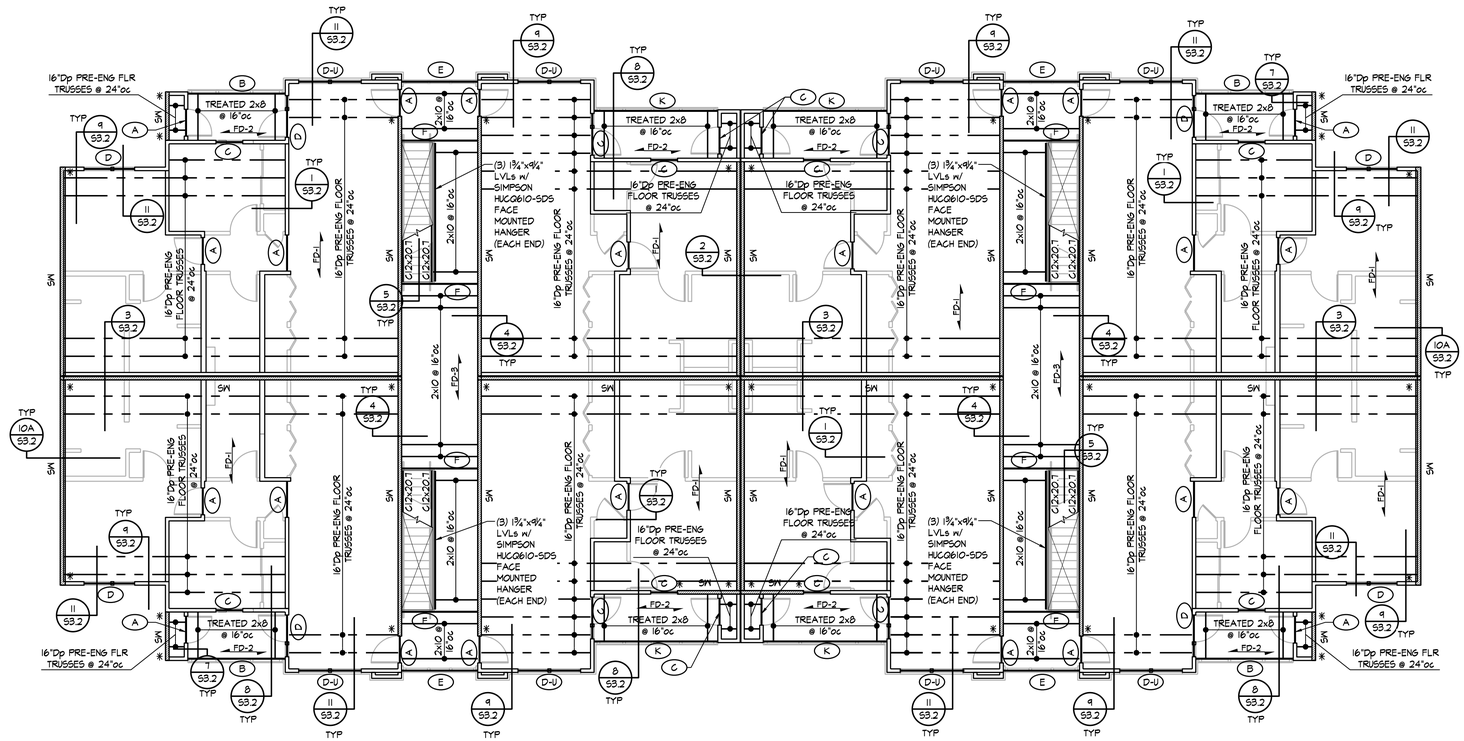

BUILDING F THIRD FLOOR FRAMING PLAN

⅛" = 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 S2.2A 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 F 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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AURORA, COLORDAO

COLORADO LICENSED
JEFFREY LYNN GILLAM
9/20/23
PROFESSIONAL ENGINEER

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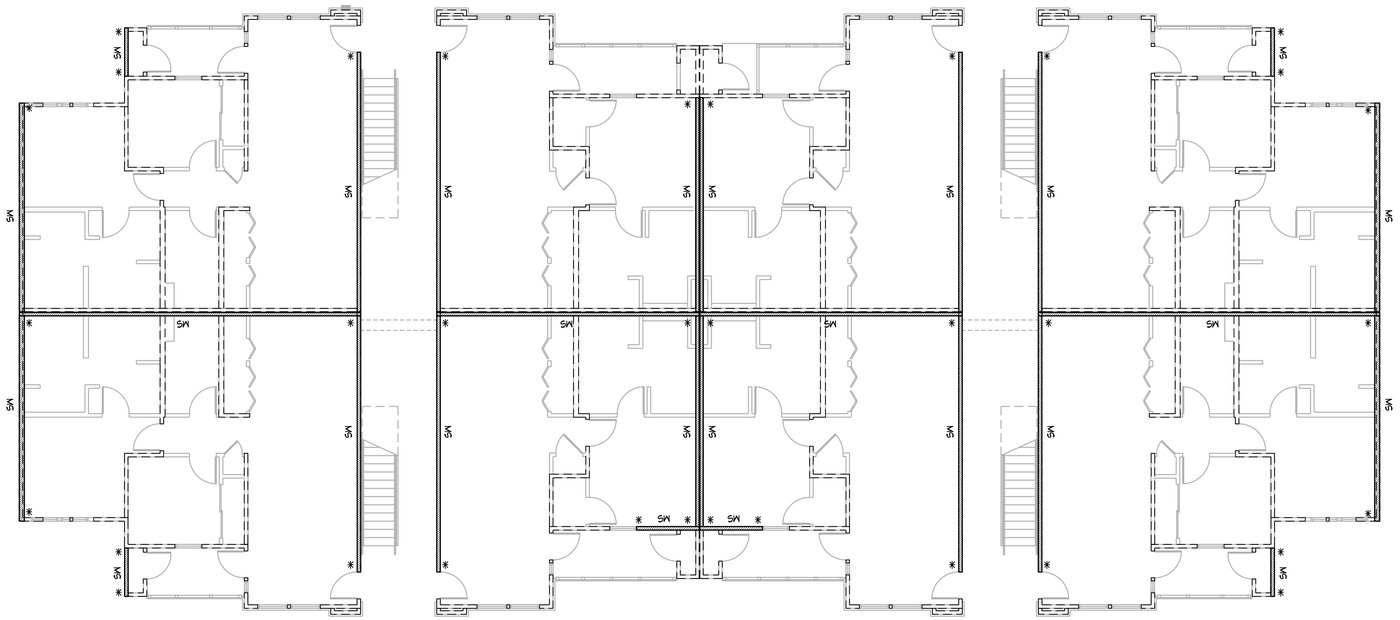
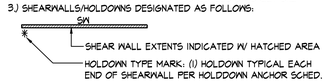


NORTH

BUILDING F SHEARWALL PLAN

1/8" = 1'-0"

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



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

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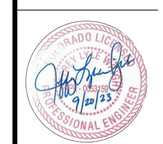
THE RESERVES at EAGLE POINT

AURORA, 425 NORTH PICADILLY RD COLORDAO



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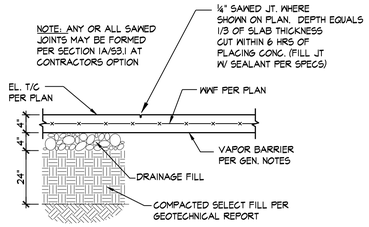
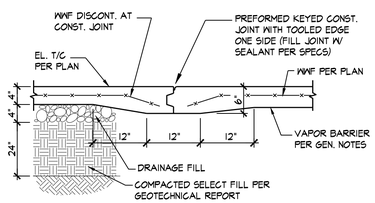


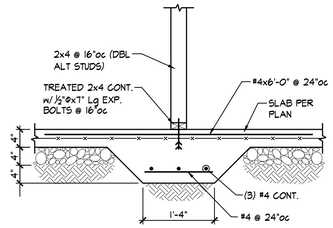
TYPICAL SAW JOINT
NOTED "SJ" ON PLAN

SECTION 1 — ¾" = 1'-0" — S3.1

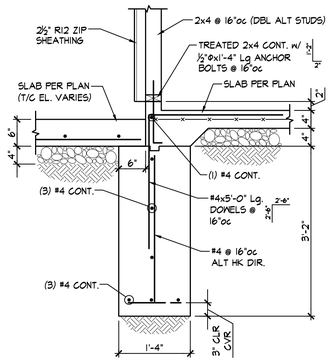


TYP. CONST JT. (CJ)
MAY BE SUBSTITUTED FOR SJ AT CONTRACTOR'S OPTION

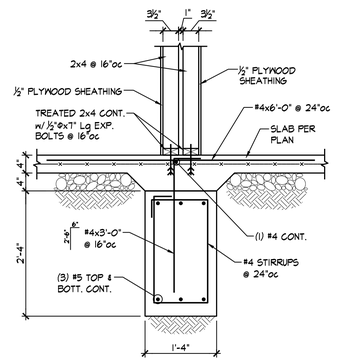
SECTION 1A — ¾" = 1'-0" — S3.1



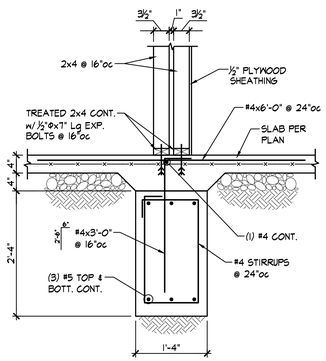
SECTION 2 — ¾" = 1'-0" — S3.1



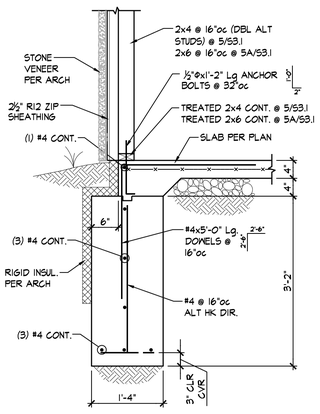
SECTION 3 — ¾" = 1'-0" — S3.1



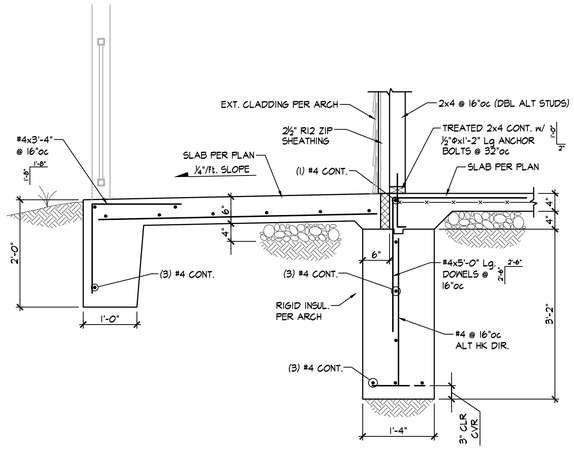
SECTION 4 — ¾" = 1'-0" — S3.1



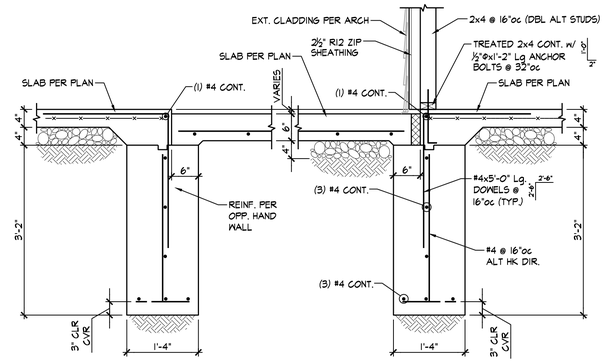
SECTION 4A — ¾" = 1'-0" — S3.1



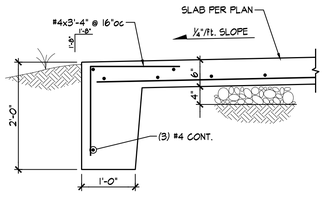
SECTION 5 5A — ¾" = 1'-0" — S3.1



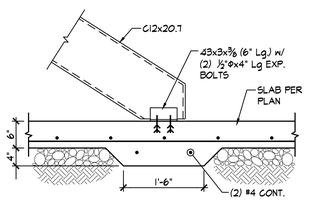
SECTION 6 — ¾" = 1'-0" — S3.1



SECTION 7 — ¾" = 1'-0" — S3.1



SECTION 8 — ¾" = 1'-0" — S3.1



SECTION 9 — ¾" = 1'-0" — S3.1

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED
JEFFREY L. GILLAM
9/20/23
PROFESSIONAL ENGINEER

REVISION:

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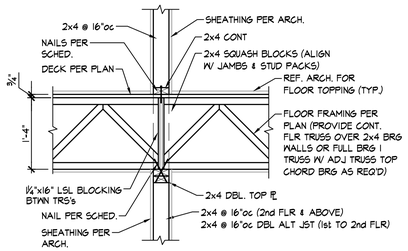
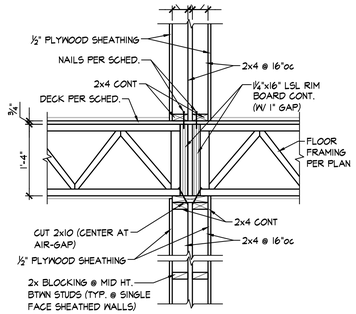
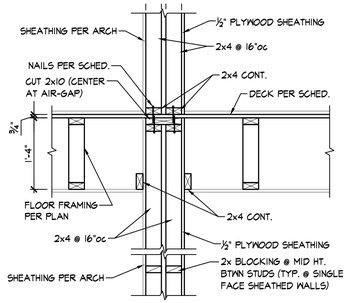


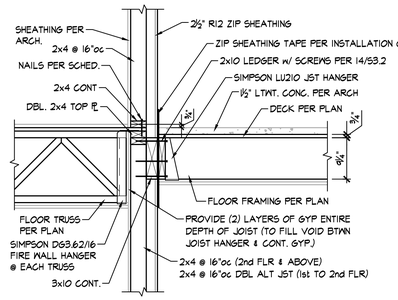
SECTION 1 — 3/4" = 1'-0" — 53.2



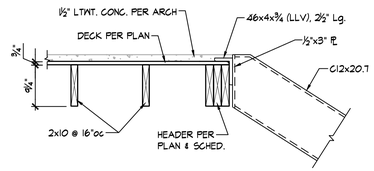
SECTION 2 — 3/4" = 1'-0" — 53.2



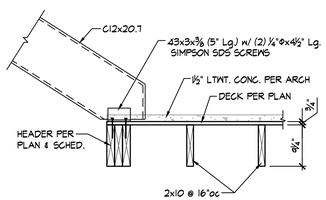
SECTION 3 — 3/4" = 1'-0" — 53.2



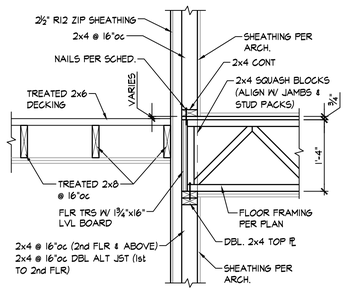
SECTION 4 — 3/4" = 1'-0" — 53.2



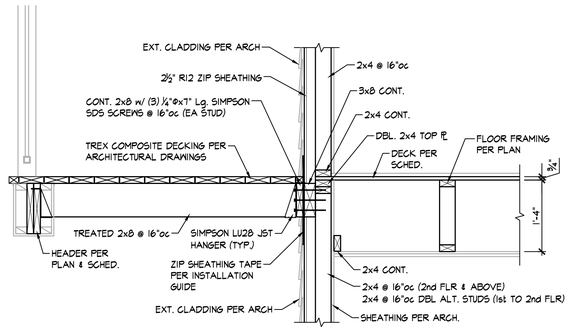
SECTION 5 — 3/4" = 1'-0" — 53.2



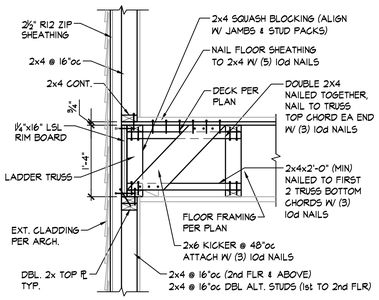
SECTION 6 — 3/4" = 1'-0" — 53.2



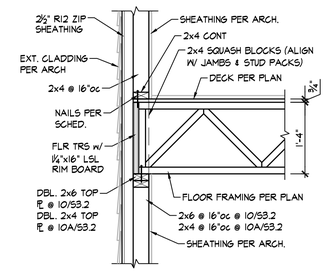
SECTION 7 — 3/4" = 1'-0" — 53.2



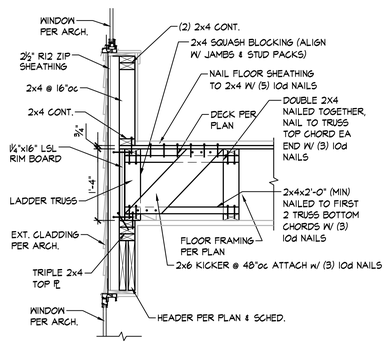
SECTION 8 — 3/4" = 1'-0" — 53.2



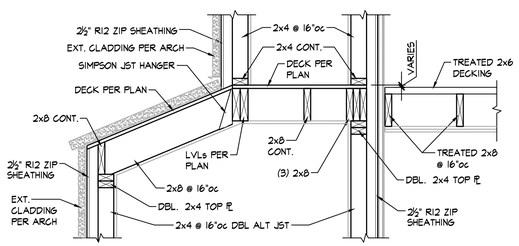
SECTION 9 — 3/4" = 1'-0" — 53.2



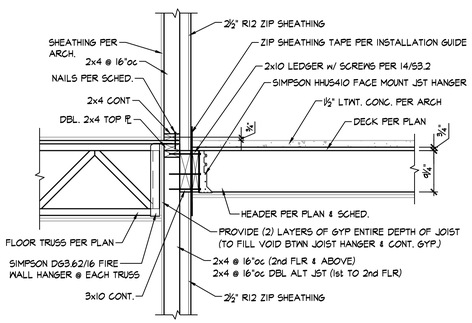
SECTION 10 10A — 3/4" = 1'-0" — 53.2 53.2



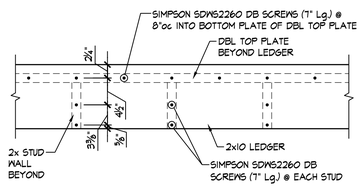
SECTION 11 — 3/4" = 1'-0" — 53.2



SECTION 12 — 3/4" = 1'-0" — 53.2



DETAIL 13 — 3/4" = 1'-0" — 53.2



SECTION 14 — 1" = 1'-0" — 53.2

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED PROFESSIONAL ENGINEER 9/20/23

REVISION:

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

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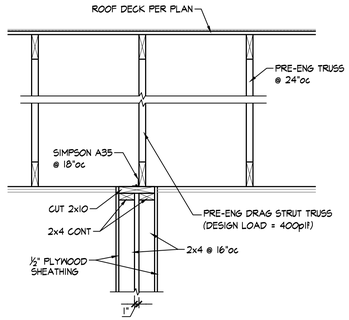
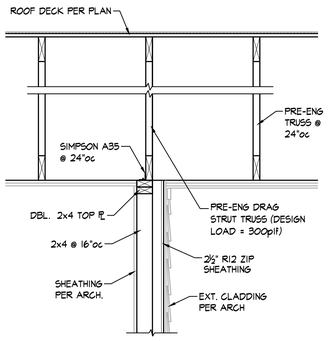
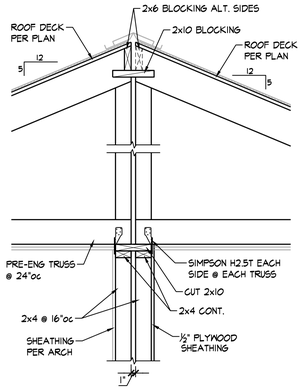


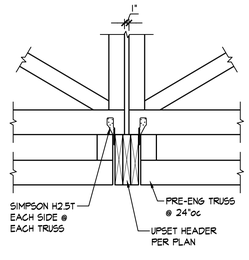
SECTION 1 — 3/4" = 1'-0" — S3.3



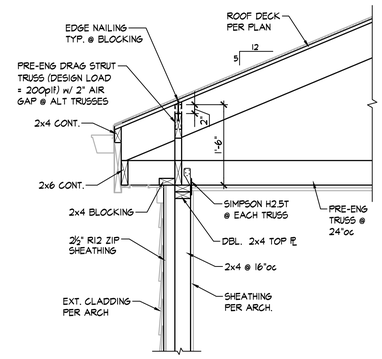
SECTION 2 — 3/4" = 1'-0" — S3.3



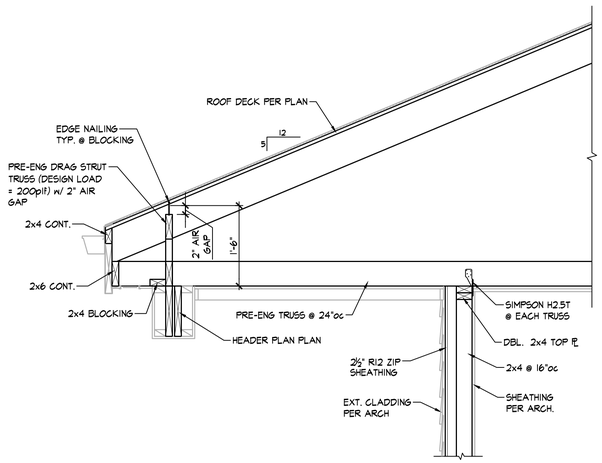
SECTION 3 — 3/4" = 1'-0" — S3.3



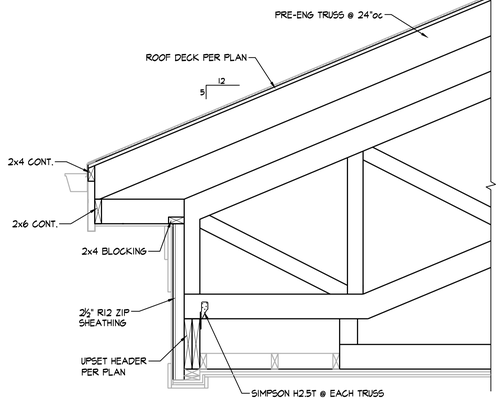
SECTION 4 — 3/4" = 1'-0" — S3.3



SECTION 5 — 3/4" = 1'-0" — S3.3



SECTION 6 — 3/4" = 1'-0" — S3.3



SECTION 7 — 3/4" = 1'-0" — S3.3

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425 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED ARCHITECT PROFESSIONAL ENGINEER 9/20/23

REVISION:

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

S3.3

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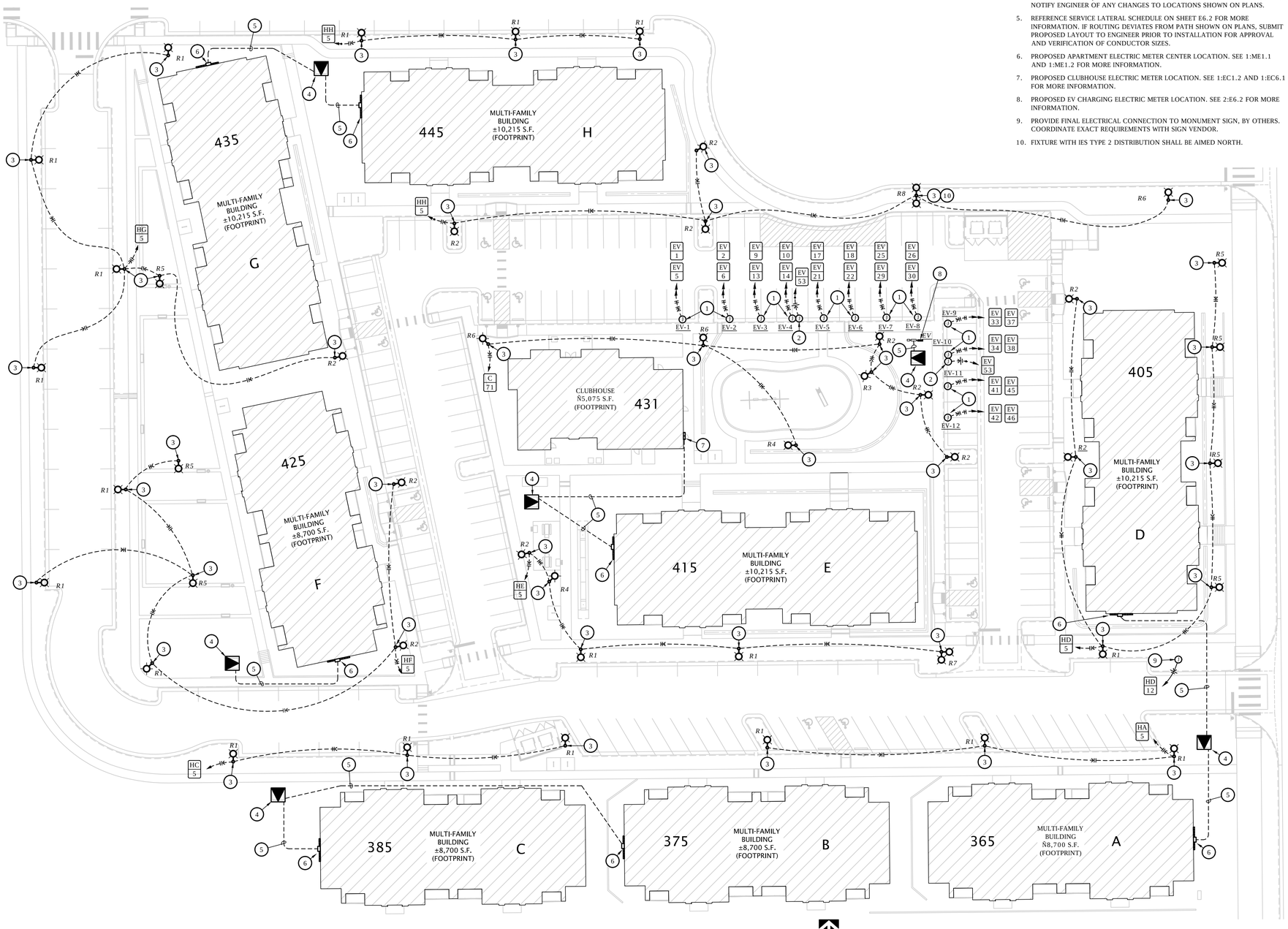
Project 23050 October 2023

⊛ 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"

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THE RESERVES at EAGLE POINT

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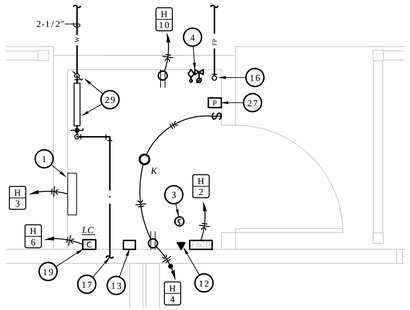
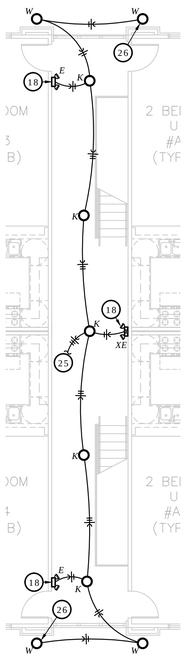
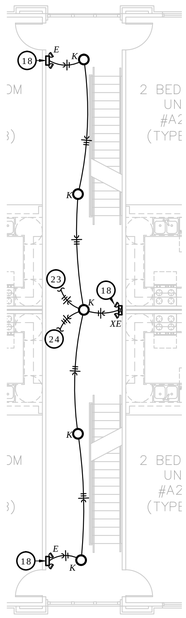


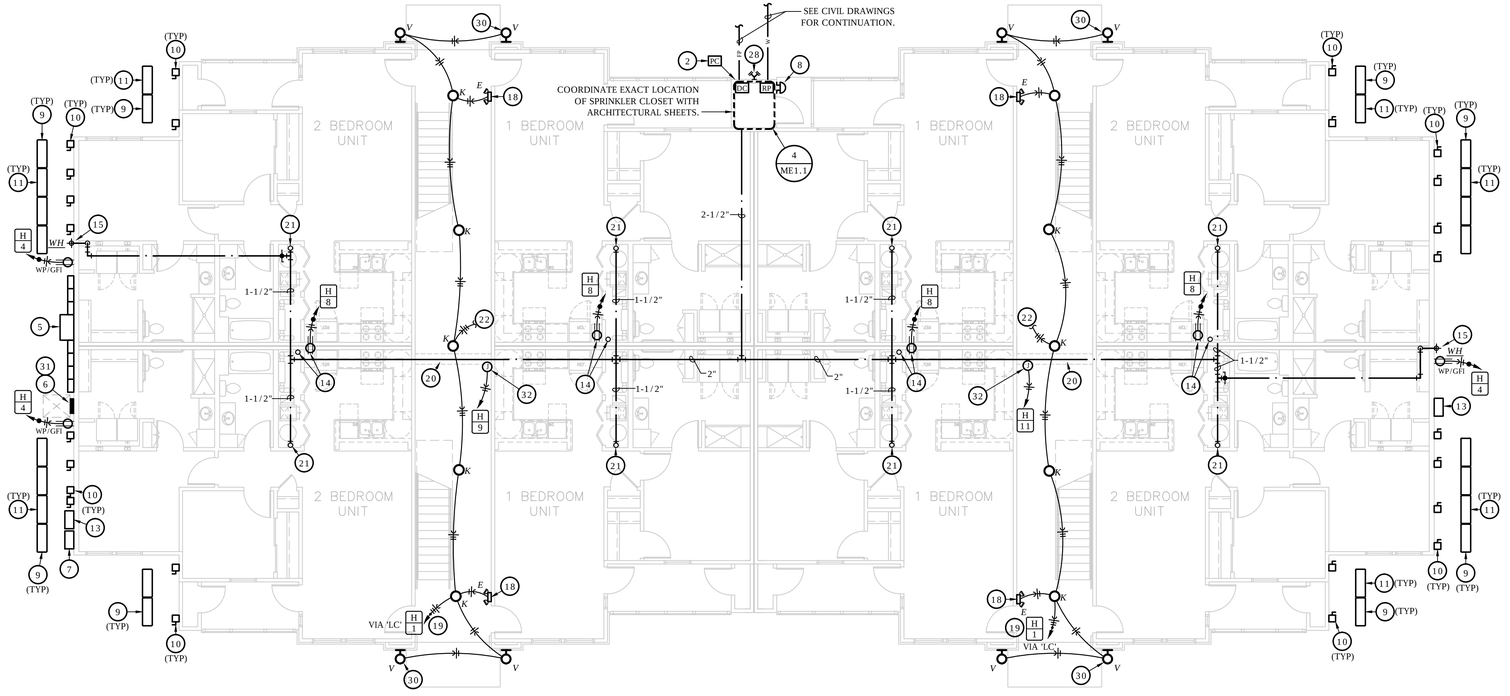
4 *TYPICAL ENLARGED MECHANICAL ROOM PLAN*
1/2" = 1'-0"



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



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


SEE CIVIL DRAWINGS FOR CONTINUATION.
COORDINATE EXACT LOCATION OF SPRINKLER CLOSET WITH ARCHITECTURAL SHEETS.
4 ME1.1
2-1/2"
2" MIN.
2" MIN.
2" MIN.
2" MIN.
1-1/2"
2" MIN.
2" MIN.
2" MIN.
2" MIN.

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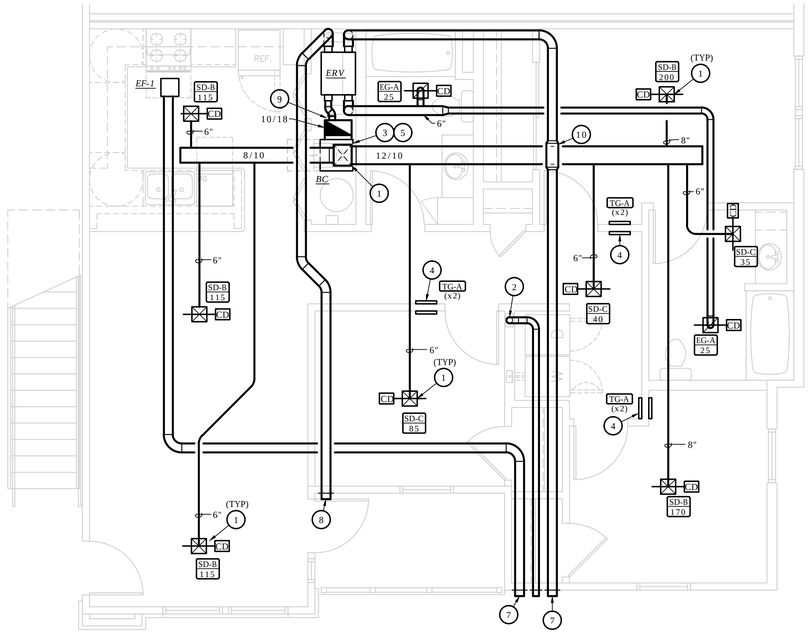
4 MECHANICAL NOTES BY SYMBOL

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

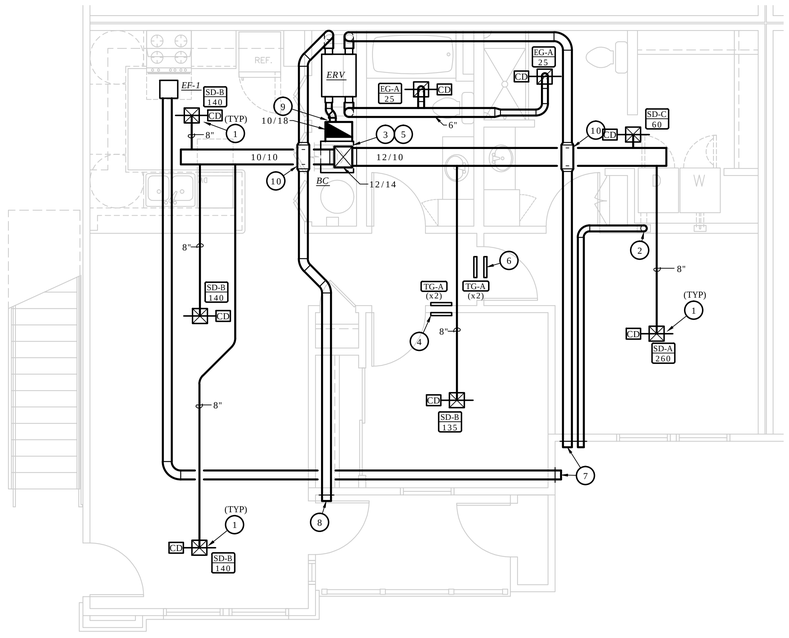
1. PROVIDE ALL SUPPLY AIR PENETRATIONS OF CEILING WITH U.L. LISTED RADIATION DAMPER, GREENHECK CRD OR EQUIVALENT.
2. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ï DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. MANUFACTURER'S MAXIMUM ALLOWABLE DUCT LENGTH = 45' WITH TWO 90¡ ELBOW. COORDINATE EXACT REQUIREMENTS WITH EQUPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

   NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
3. ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO MATCHING HEAT PUMP CONCEALED ABOVE CEILINGS AND IN WALLS. SEE 'ME' SHEETS FOR HEAT PUMP LOCATIONS.
4. MOUNT TRANSFER GRILLE IN BEDROOM 6" BELOW CEILING AND MOUNT TRANSFER GRILLE ON OPPOSITE SIDE OF WALL 6" ABOVE FINISHED FLOOR. LINE STUD CAVITY WITH SHEET METAL.
5. PROVIDE AUXILIARY DRAIN PAN BELOW BLOWER COIL, AND PIPE OVERFLOW DRAIN TO FLOOR DRAIN.
6. MOUNT RETURN GRILLES ON BOTH SIDES OF WALL. CENTER RETURN GRILLE BETWEEN CEILING AND TOP OF DOOR. PROVIDE TRANSFER DUCT BETWEEN GRILLES.
7. ROUTE 6"Ï EXHAUST DUCT TO WALL CAP WITH BIRD SCREEN AND BACKDRAFT DAMPER.
8. ROUTE 6"Ï OUTDOOR AIR INTAKE TO WALL CAP WITH BIRD SCREEN. ENSURE OUTDOOR AIR INTAKE IS A MINIMUM OF 10'-0" FROM EXHAUST TERMINATIONS.
9. CONNECT 6"Ï SUPPLY AIR FROM 'ERV' TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS, SEE DETAIL 1:M6.1 FOR MORE INFORMATION.
10. TRANSITION FROM 6"Ï DUCT TO 8"x4" BACK TO 6"Ï DUCT TO CROSS 10" DEEP DUCT.

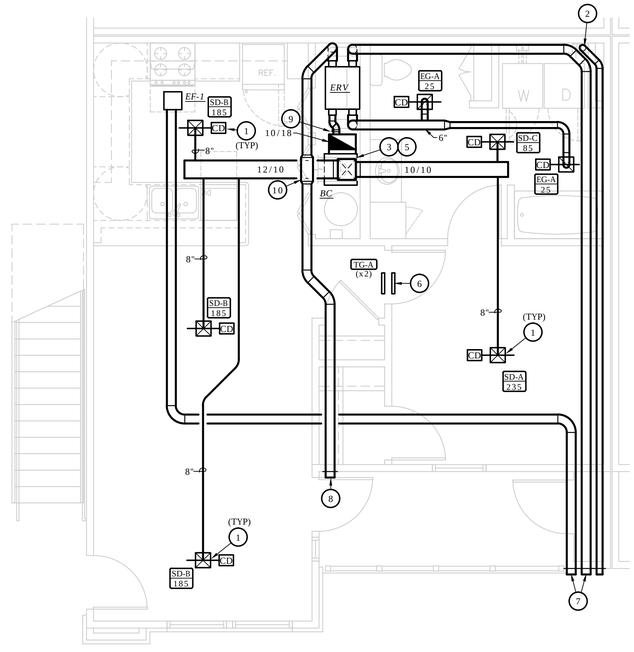
NOTES:
- ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.
- ALL DUCTWORK SHALL BE SEALED PER ENERGY STAR REQUIREMENTS. COORDINATE REQUIREMENTS WITH ENERGY RATER.
- DUCTWORK AT SUPPLY, RETURN, AND TRANSFER AIR REGISTERS SHALL BE SEALED TO FLOOR, WALL, OR CEILING USING HVAC TAPE.



3 FIRST FLOOR 3 BEDROOM HVAC PLAN
1/4" = 1'-0"



2 FIRST FLOOR 2 BEDROOM HVAC PLAN
1/4" = 1'-0"



1 FIRST FLOOR 1 BEDROOM HVAC PLAN
1/4" = 1'-0"

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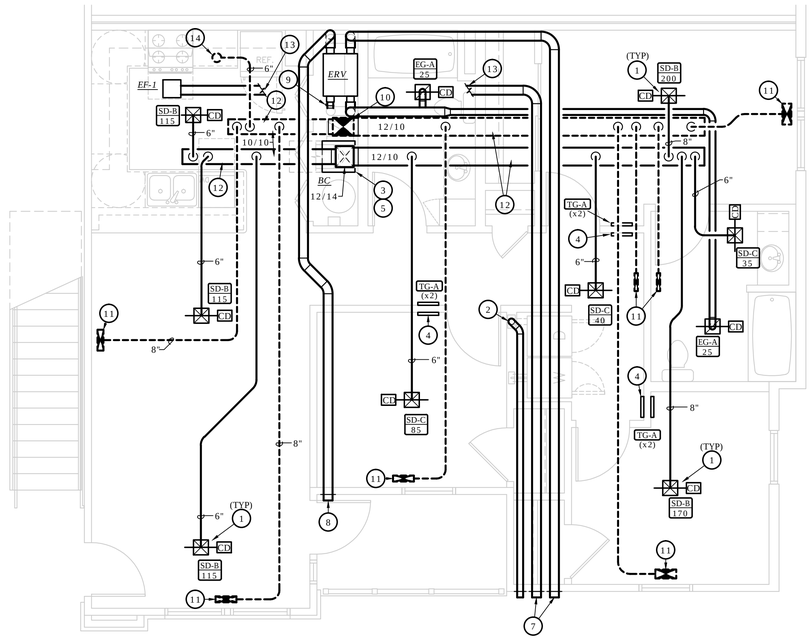
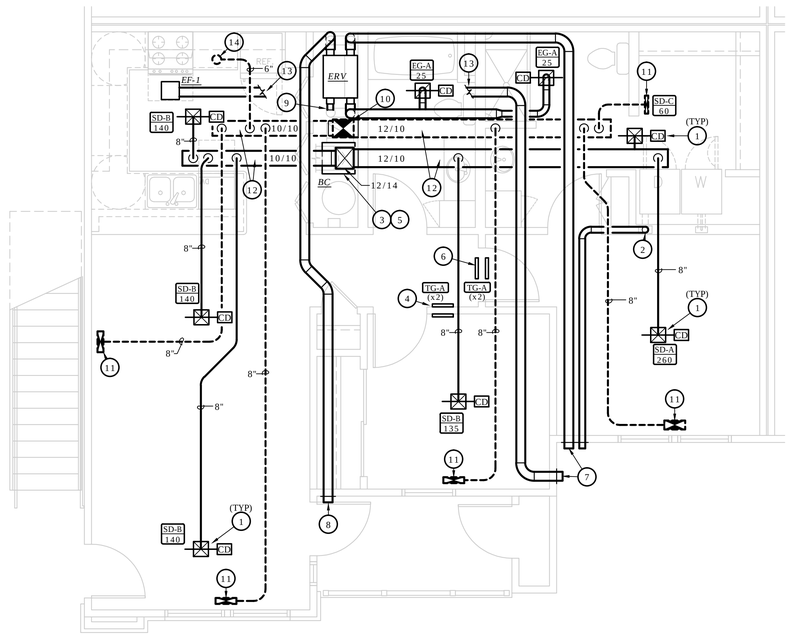
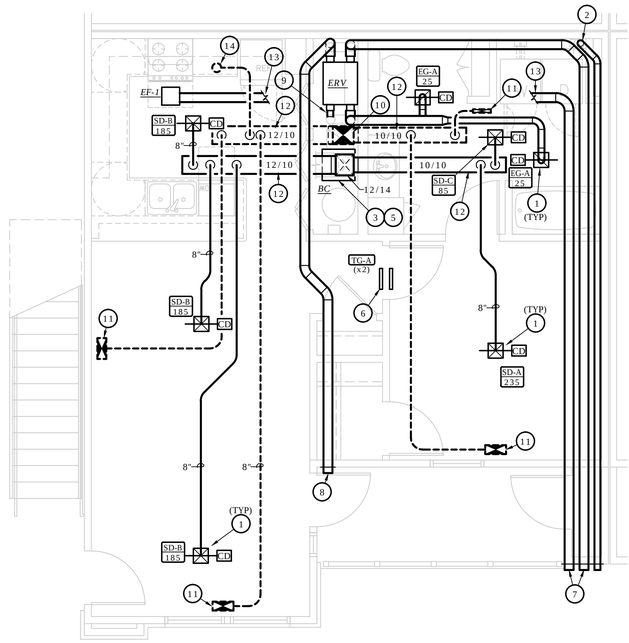


3 *SECOND FLOOR 3 BEDROOM HVAC PLAN*
1/4" = 1'-0"



2 *SECOND FLOOR 2 BEDROOM HVAC PLAN*
1/4" = 1'-0"



1 *SECOND FLOOR 1 BEDROOM HVAC PLAN*
1/4" = 1'-0"

NOTES:
- ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.
- ALL DUCTWORK SHALL BE SEALED PER ENERGY STAR REQUIREMENTS. COORDINATE REQUIREMENTS WITH ENERGY RATER.
- DUCTWORK AT SUPPLY, RETURN, AND TRANSFER AIR REGISTERS SHALL BE SEALED TO FLOOR, WALL, OR CEILING USING HVAC TAPE.
- ENSURE ACCESS POINTS ARE PROVIDED FOR MEASUREMENT OF OUTDOOR AIR QUANTITIES AND ACCESSIBLE TO ENERGY RATER. COORDINATE WITH G.C. AND ENERGY RATER.

(#) *MECHANICAL NOTES BY SYMBOL*

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

1. PROVIDE ALL SUPPLY AIR PENETRATIONS OF CEILING WITH U.L. LISTED RADIATION DAMPER, GREENHECK CRD OR EQUIVALENT.
2. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4" Ï DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. MANUFACTURER'S MAXIMUM ALLOWABLE DUCT LENGTH = 45' WITH TWO 90¡ ELBOW. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504. PROVIDE APPLIANCE CUT SHEET TO ENGINEER FOR REVIEW.

   NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
3. ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO MATCHING HEAT PUMP CONCEALED ABOVE CEILINGS AND IN WALLS. SEE 'ME' SHEETS FOR HEAT PUMP LOCATIONS.
4. MOUNT TRANSFER GRILLE IN BEDROOM 6" BELOW CEILING AND MOUNT TRANSFER GRILLE ON OPPOSITE SIDE OF WALL 6" ABOVE FINISHED FLOOR. LINE STUD CAVITY WITH SHEET METAL.
5. PROVIDE AUXILIARY DRAIN PAN BELOW BLOWER COIL, AND PIPE OVERFLOW DRAIN TO FLOOR DRAIN.
6. MOUNT RETURN GRILLES ON BOTH SIDES OF WALL. CENTER RETURN GRILLE BETWEEN CEILING AND TOP OF DOOR. PROVIDE TRANSFER DUCT BETWEEN GRILLES.
7. ROUTE 6" Ï EXHAUST DUCT TO WALL CAP WITH BIRD SCREEN AND BACKDRAFT DAMPER.
8. ROUTE 6" Ï OUTDOOR AIR INTAKE TO WALL CAP WITH BIRD SCREEN. ENSURE OUTDOOR AIR INTAKE IS A MINIMUM OF 10'-0" FROM EXHAUST TERMINATIONS.
9. CONNECT 6" Ï SUPPLY AIR FROM 'ERV' TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS, SEE DETAIL 1:M6.1 FOR MORE INFORMATION.
10. DUCTWORK FROM FLOOR ABOVE. SEE SHEET M4.3.
11. DUCTWORK ROUTE UP TO SUPPLY GRILLE AT FLOOR ABOVE.
12. DUCT TO BE ROUTED IN LOWERED CEILING. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
13. ROUTE KITCHEN EXHAUST DUCT THROUGH JOIST SPACE.
14. UP TO FLOOR ABOVE, SEE THIRD FLOOR PLAN FOR CONTINUATION.

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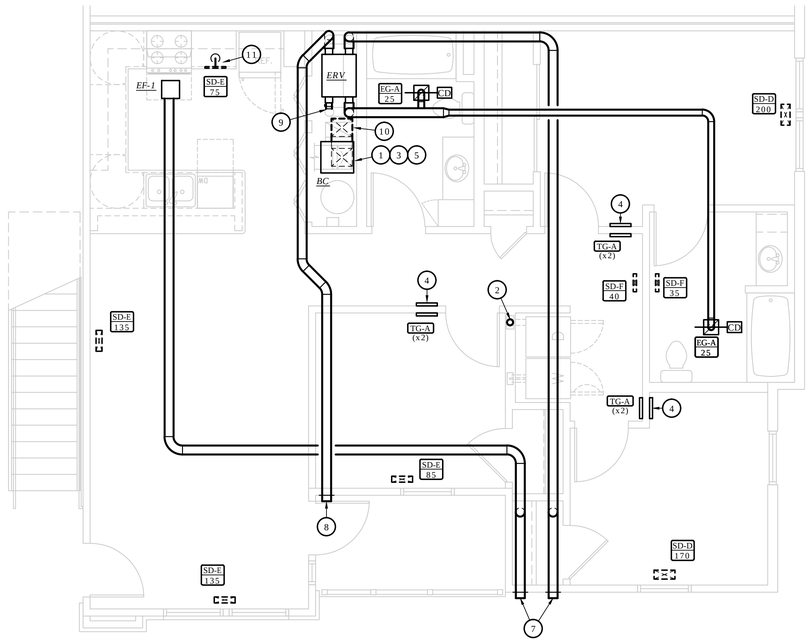
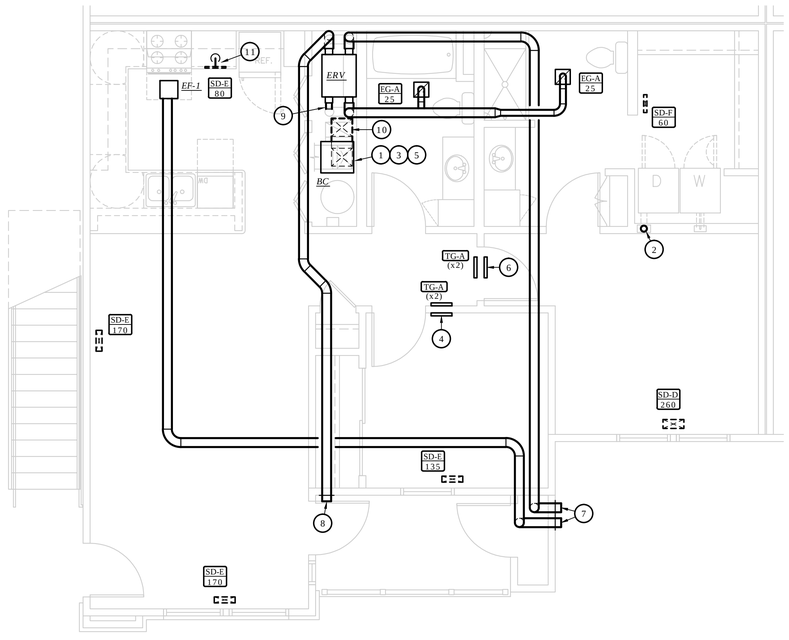
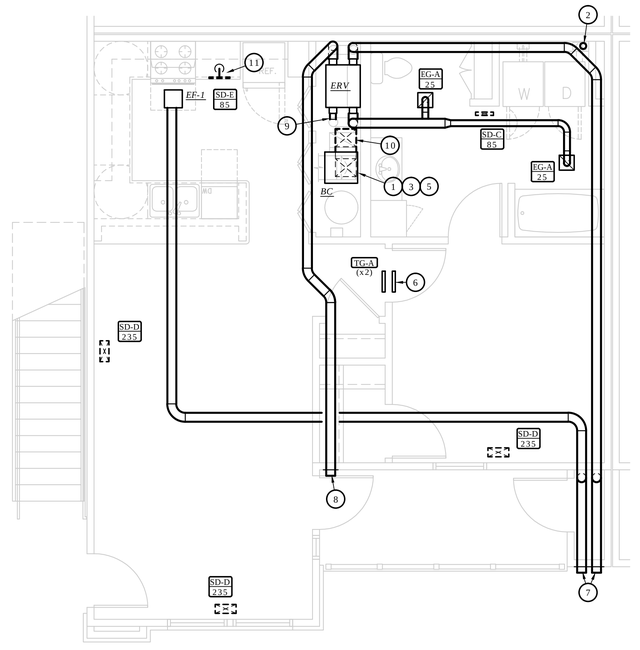


3 *THIRD FLOOR 3 BEDROOM HVAC PLAN*
1/4" = 1'-0"



2 *THIRD FLOOR 2 BEDROOM HVAC PLAN*
1/4" = 1'-0"



1 *THIRD FLOOR 1 BEDROOM HVAC PLAN*
1/4" = 1'-0"

6 *MECHANICAL NOTES BY SYMBOL*

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

1. PROVIDE BLOWER COIL WITH CONDENSATE OVERFLOW SHUTDOWN SWITCH.
2. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ï DRYER EXHAUST DUCT BELOW FLOOR TO WALL CAP WITH BACKDRAFT DAMPER. MANUFACTURER'S MAXIMUM ALLOWABLE DUCT LENGTH = 45' WITH TWO 90Ú ELBOW. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

   NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
3. ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO MATCHING HEAT PUMP CONCEALED ABOVE CEILINGS AND IN WALLS. SEE 'ME' SHEETS FOR HEAT PUMP LOCATIONS.
4. MOUNT TRANSFER GRILLE IN BEDROOM 6" BELOW CEILING AND MOUNT TRANSFER GRILLE ON OPPOSITE SIDE OF WALL 6" ABOVE FINISHED FLOOR. LINE STUD CAVITY WITH SHEET METAL.
5. BLOWER COIL TO BE DOWNFLOW TYPE. SEE M4.2 FOR SUPPLY DUCT ROUTING.
6. MOUNT RETURN GRILLES ON BOTH SIDES OF WALL. CENTER RETURN GRILLE BETWEEN CEILING AND TOP OF DOOR. PROVIDE TRANSFER DUCT BETWEEN GRILLES.
7. ROUTE 6"Ï EXHAUST DUCT TO WALL CAP WITH BIRD SCREEN AND BACKDRAFT DAMPER.
8. ROUTE 6"Ï OUTDOOR AIR INTAKE TO SOFFIT VENT WITH BIRD SCREEN. ENSURE OUTDOOR AIR INTAKE IS A MINIMUM OF 10'-0" FROM EXHAUST TERMINATIONS.
9. CONNECT 6"Ï SUPPLY AIR FROM 'ERV' TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS, SEE DETAIL 1:M6.1 FOR MORE INFORMATION.
10. DUCT TO FLOOR BELOW, SEE SECOND FLOOR PLANS FOR CONTINUATION.
11. MAKE TRANSITION FROM 6"Ï DUCT FROM BELOW TO 14"x2" SUPPLY GRILLE IN TOE KICK.

NOTES:
- ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.
- ALL DUCTWORK SHALL BE SEALED PER ENERGY STAR REQUIREMENTS. COORDINATE REQUIREMENTS WITH ENERGY RATER.
- DUCTWORK AT SUPPLY, RETURN, AND TRANSFER AIR REGISTERS SHALL BE SEALED TO FLOOR, WALL, OR CEILING USING HVAC TAPE.

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EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP (" wg)	POWER	VOLTS/ PHASE	NOTES
EF-1	BROAN	QTXE1100150DC	110	0.45"	21 W	120 / 1	1,2,3,4,5,6

NOTES:

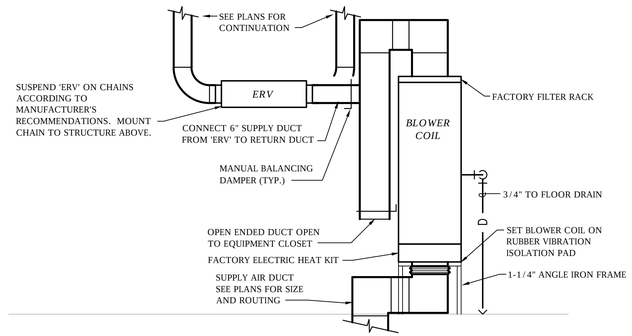
1. Fixture shall be Energy Star listed.
2. Fixture shall operate at <1 SONE
3. Provide with integral disconnect.
4. Provide manufacturer's wall cap or roof jack, see plans.
5. Provide integral backdraft damper.
6. Provide with manufacturer's ceiling radiation damper. Omit radiation dampers where rated ceilings are not present, coordinate with Arch.

MECHANICAL SYMBOLS

T	THERMOSTAT
	SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
	SQUARE RETURN GRILLE - TYPE INDICATED
	MANUAL BALANCING DAMPER
	FLEXIBLE DUCTWORK - MAX. 5'
XX-X / XXX	DIFFUSER DESIGNATION AIRFLOW INDICATED
	RECTANGULAR RETURN OR RELIEF AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT DOWN
	RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
	WALL DIFFUSER
	ROUND DUCT UP
	PIPE TURNING UP
	PIPE TURNING DOWN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
CD	CEILING RADIATION DAMPER
	CONTROL CABLE, VERIFY TYPE WITH EQUIPMENT MANUFACTURER

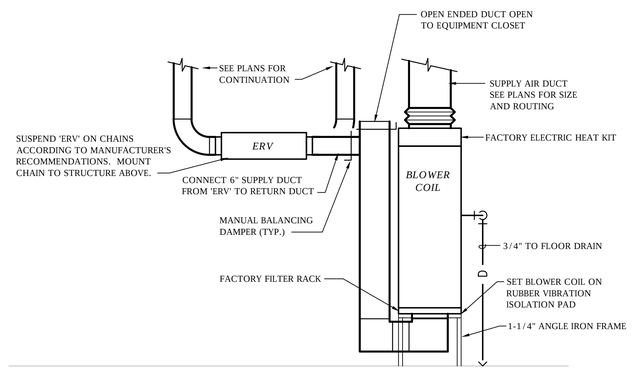
AIR DEVICE SCHEDULE

MARK	MANUFACTURER	MODEL	FACE SIZE	NECK SIZE
SD-A	HART & COOLEY	621	12"x12"	SEE PLANS
SD-B	HART & COOLEY	621	10"x10"	SEE PLANS
SD-C	HART & COOLEY	621	8"x8"	SEE PLANS
SD-D	HART & COOLEY	411	14"x6"	SEE PLANS
SD-E	HART & COOLEY	411	14"x4"	SEE PLANS
SD-F	HART & COOLEY	411	14"x2-1/4"	SEE PLANS
SD-G	HART & COOLEY	420	14"x2"	SEE PLANS
EG-A	HART & COOLEY	650	8"x8"	SEE PLANS
TG-A	HART & COOLEY	650	14"x12"	SEE PLANS



2 APARTMENT BLOWER COIL DETAIL (3RD FLOOR)

NO SCALE



1 APARTMENT BLOWER COIL DETAIL (1ST AND 2ND FLOORS)

NO SCALE

HEAT PUMP SCHEDULE

MARK	MANUF.	MODEL	NOMINAL TONS	COOLING CAPACITY					HEATING CAPACITY			MIN HSPF	ELECTRICAL		
				OA DB	ENT AIR DB/WB	SENS MBH	TOT MBH	MIN SEER	OA DB	ENT AIR DB	TOT MBH		MCA	MOCP	V/PH
HP	MITSUBISHI	TRUZH0241HA10NA	2	93	75/62	17.14	17.86	16	43	70	18.62	9.5	17	25	208/1

Notes:

1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length of run for each apartment. Provide suction accumulators, etc. as required.
2. Verify minimum energy rating requirements with local AHJ.
3. Provide 7-day programmable thermostat.
4. Provide with R140a refrigerant.
5. Provide 2 sets of MERV-7 filters.

BLOWER COIL SCHEDULE

MARK	MANUF.	MODEL	FAN			HEATING KW	V/Ph	MOTOR FLA	MCA	MOCP
			CFM	ESP	SPEED					
BC	MITSUBISHI	TPVA0A0241AA70A	875	0.8	HIGH	6.0	208/1	3.3	40.2	45

General Notes:

- Single point connection required, coordinate the exact electrical requirements of equipment provided with E.C., UNO
- Electric heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.
- Blower coil shall be powered from Electric Heat Kit, provide Seperate Power Kit. Coordinate exact requirements with equipment manufacturer.

ENERGY RECOVERY VENTILATOR SCHEDULE

MARK	MANUFATURER	MODEL NUMBER	TYPE	AIRFLOW		E.S.P. ("W.C.)	MOTOR (W)		FILTERS	MCA	MOCP	VOLTAGE/PHASE	WEIGHT (LBS.)
				SUPPLY	EXHAUST		SUPPLY	EXHAUST					
ERV	PANASONIC	FV-10VEC2	ENTHALPY STATIC PLATE	50	50	0.4	29	N/A	SA: MERV 8 EA: MERV 8	0.75	15	120V/1 PH	57

NOTES:

1. ERV FANS TO HAVE A MINIMUM EFFICACY OF 1.2 CFM/WATT PER 2021 IECC.

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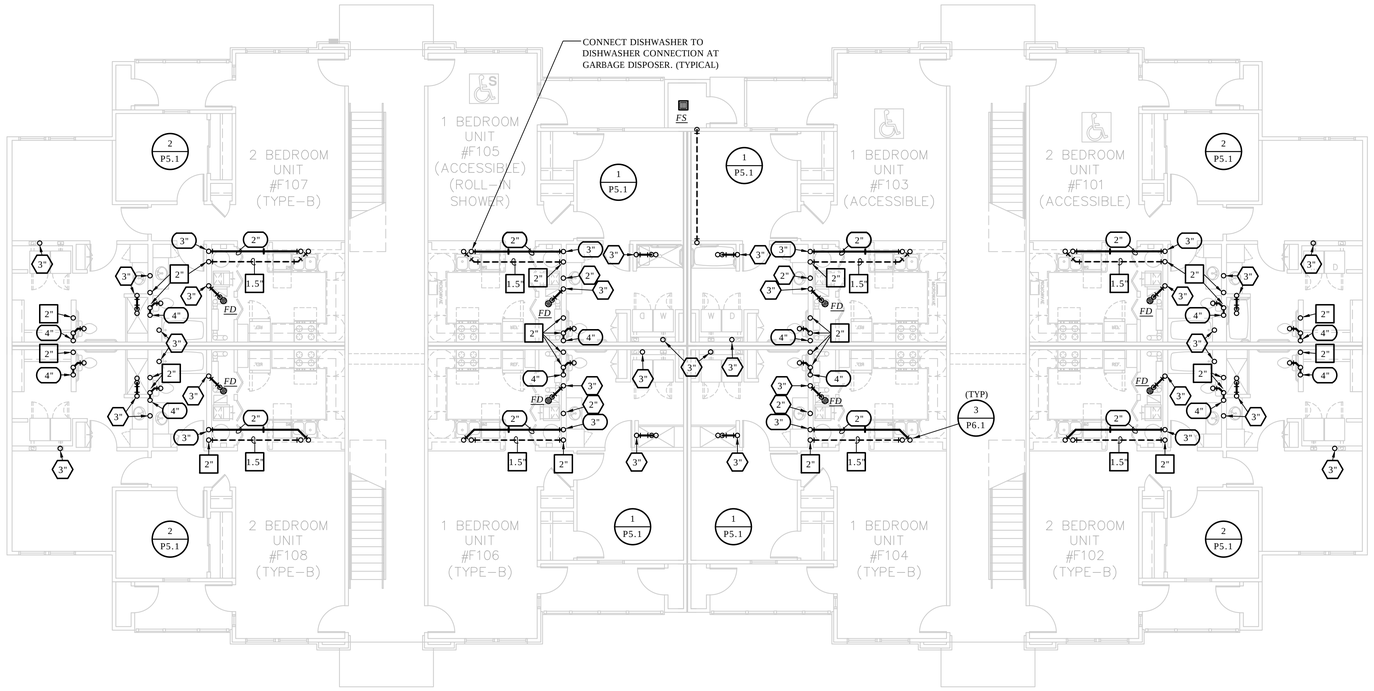
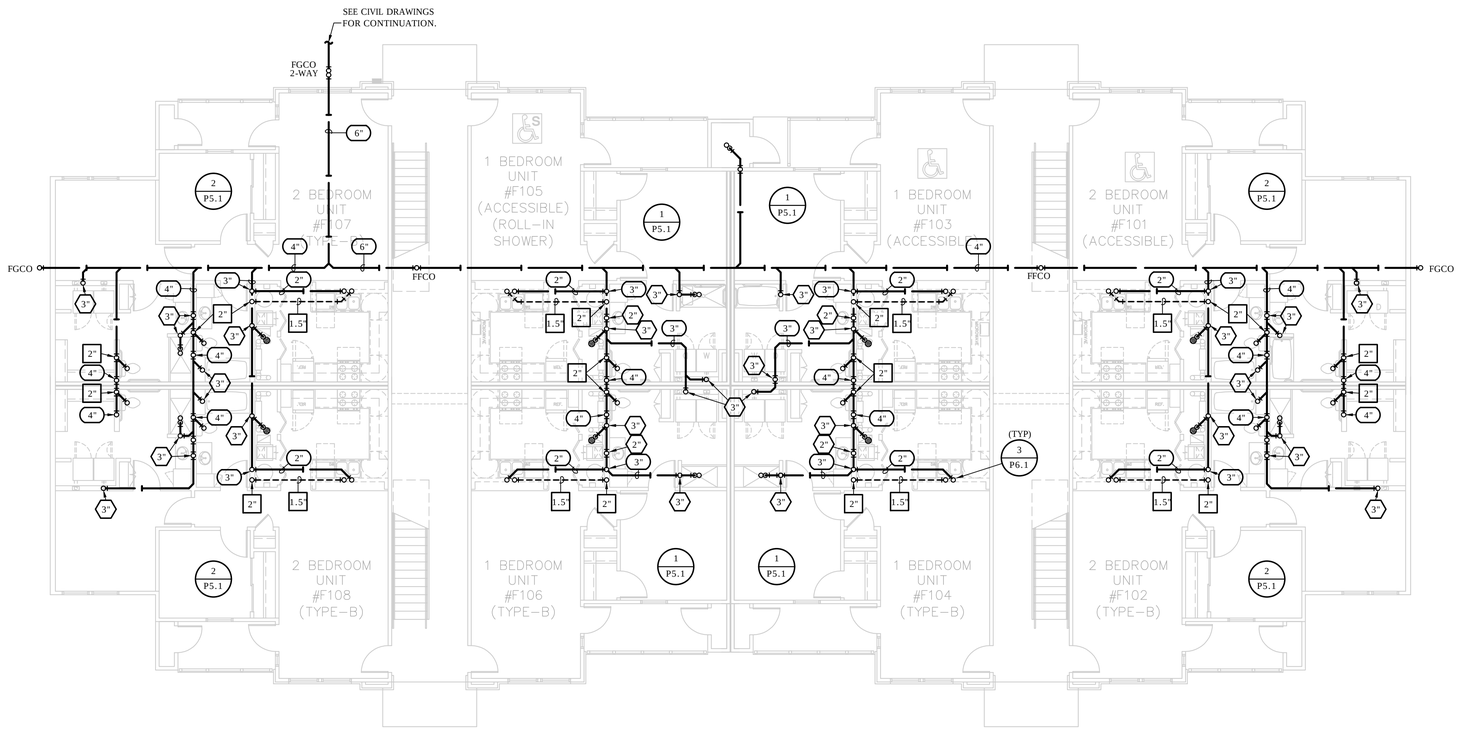


APARTMENT BUILDING F
FIRST FLOOR WASTE AND VENT PLAN
2
1/8" = 1'-0"



APARTMENT BUILDING F
UNDER FLOOR WASTE AND VENT PLAN
1
1/8" = 1'-0"

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October 2023

NOTES:
- SEE ROUGH-IN REQUIREMENTS IN PLUMBING SCHEDULE ON SHEET P6.1 FOR ADDITIONAL INFORMATION.
- SEE SHEET P4.1-P4.2 FOR FIXTURE TYPES
- SEE WASTE AND VENT ISOMETRICS ON SHEET P5.1 FOR ADDITIONAL INFORMATION.
- PIPING SHALL NOT BE ROUTED VERTICALL IN FIREWALLS SEPARATING UNITS. ALL PIPING SHALL BE ROUTED VERTICALLY IN FURRED OUT WALL AS INDICATED ON PLANS.
- WHERE PIPING PENETRATES FIRE RATED ASSEMBLIES, INSTALL PER DETAILS ON A4.7.

PLUMBING SIZING SYMBOLS	
X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)
X"	WASTE STACK VENT (X = SIZE)

WASTE STACK VENT NOTE:
ALL OFFSETS ARE PROHIBITED BETWEEN LOWEST AND HIGHEST FIXTURE DRAIN CONNECTION TO WASTE STACK VENT (IPC 913.2)

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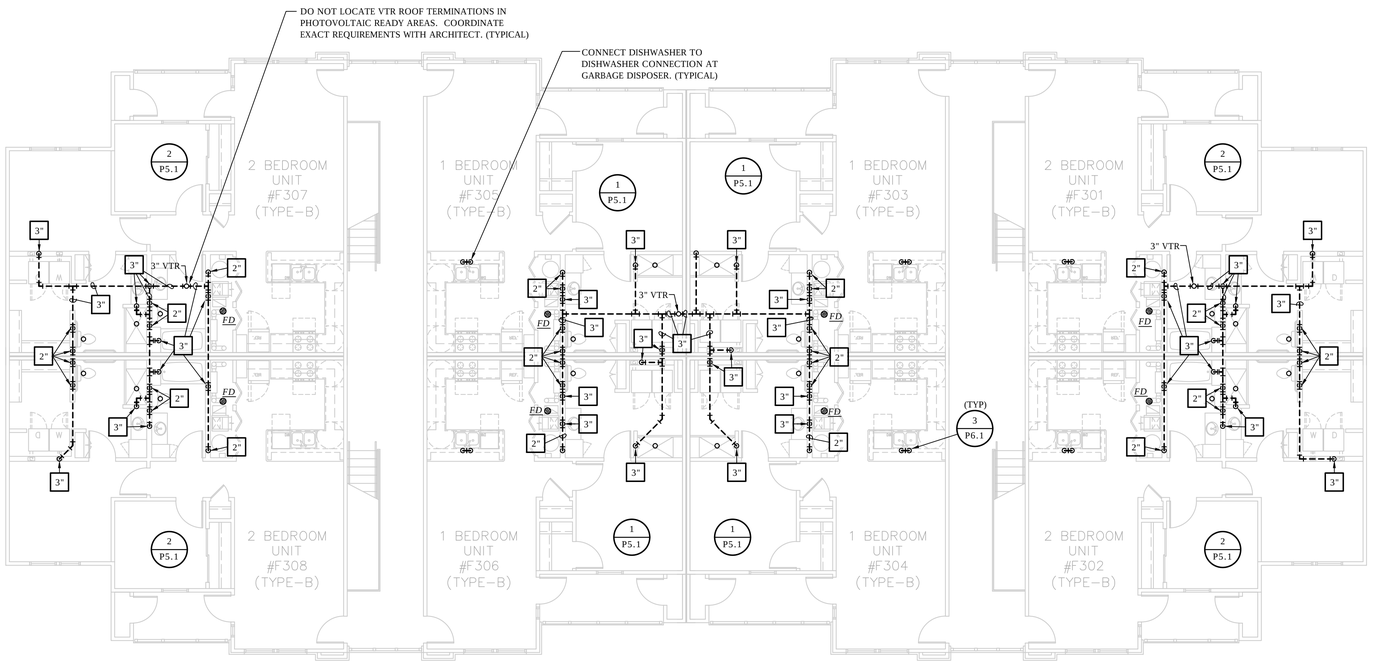
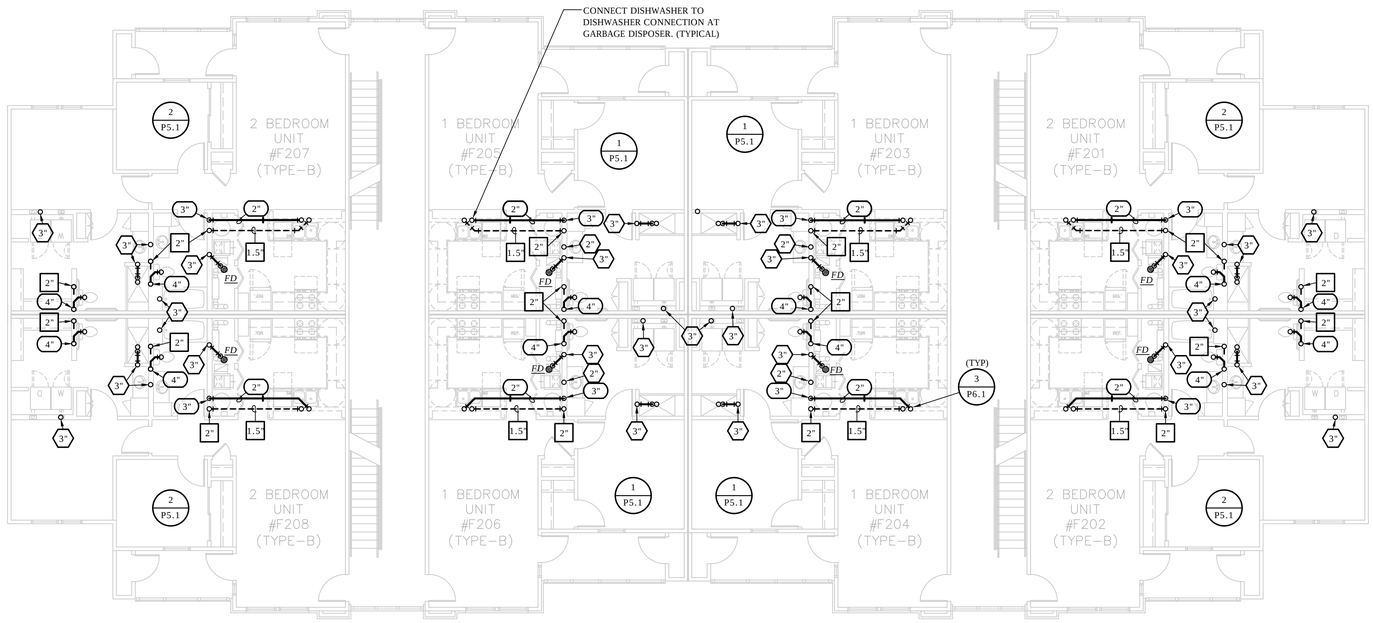


APARTMENT BUILDING F
THIRD FLOOR WASTE AND VENT PLAN

2 1/8" = 1'-0"



APARTMENT BUILDING F
SECOND FLOOR WASTE AND VENT PLAN

1 1/8" = 1'-0"

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- SEE SHEET P4.1-P4.2 FOR FIXTURE TYPES
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- WHERE PIPING PENETRATES FIRE RATED ASSEMBLIES, INSTALL PER DETAILS ON A4.7.

PLUMBING SIZING SYMBOLS	
X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)
X"	WASTE STACK VENT (X = SIZE)

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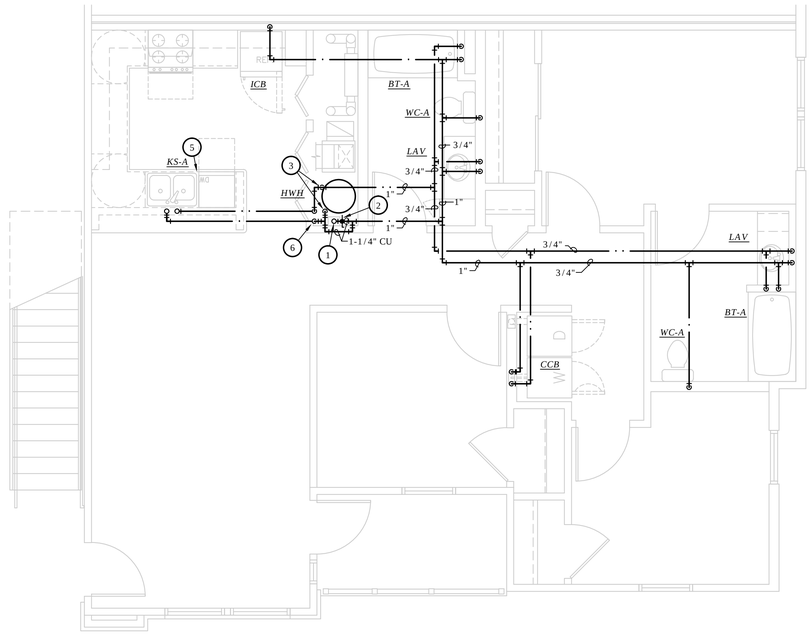
NOTE: PIPE SIZING AND ROUTING IS DESIGNED TO MEET MINIMUM HOT WATER VOLUME REQUIREMENTS. PIPE SIZES ARE BASED ON PEX PIPING UNLESS NOTED OTHERWISE. ROUTE PIPING DIRECT AS POSSIBLE TO MINIMIZE LENGTH OF HOT WATER PIPING.

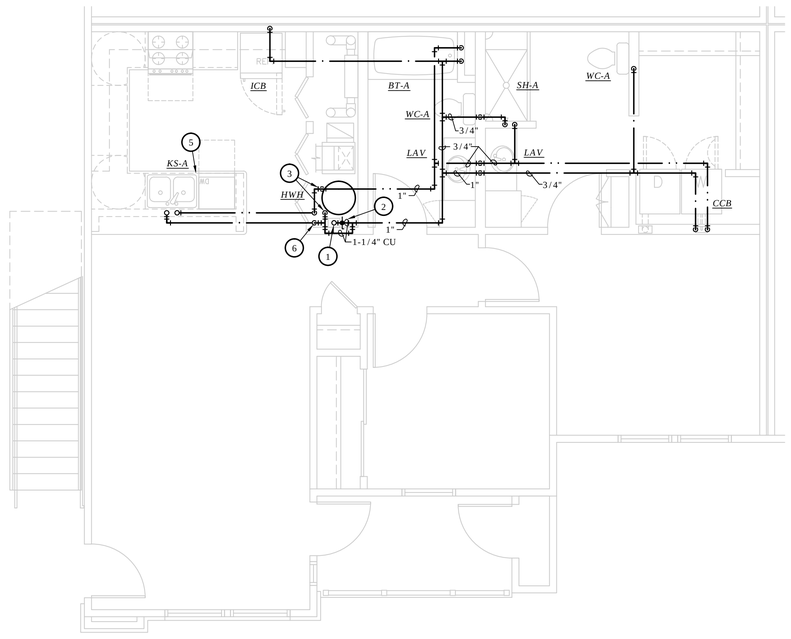
NOTES:
- PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS.
- COORDINATE INSTALLATION OF PIPING IN MECHANICAL CLOSET W/ M.C. & E.C.
- SEE PLUMBING FIXTURE SCHEDULE ON SHEET P6.1 FOR FIXTURE ROUGH-IN INFORMATION.
- ROUTE PIPING BELOW FLOOR FOR 3RD FLOOR APARTMENTS AND WHERE NOTED ON OVERALL PLAN. DO NOT ROUTE PIPING ABOVE CEILING IN UNCONDITIONED ATTIC/ PLENUM SPACES EXPOSED TO EXTERIOR.
- INSULATE ALL HW PIPING PER SPECIFICATIONS.
- ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.

(#) ENLARGED PLAN NOTES BY SYMBOL

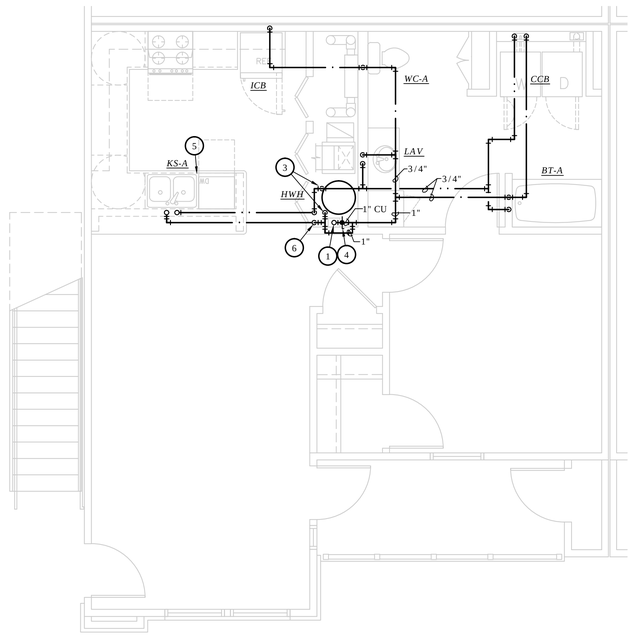
1. SEE OVERALL DOMESTIC WATER PLANS FOR CONTINUATION.
2. PROVIDE 1-1/4" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE. SEE DOMESTIC WATER RISER DIAGRAMS ON SHEET P5.2 FOR ADDITIONAL INFO.
3. CONNECT 1" CW AND HW TO WATER HEATER. SEE DETAIL 2:P6.1
4. PROVIDE 1" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE. SEE DOMESTIC WATER RISER DIAGRAMS ON SHEET P5.2 FOR ADDITIONAL INFO.
5. PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY, COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.
6. ROUTE 1/2" HOT AND COLD WATER DOWN WALL AND BELOW FLOOR TO 'KS-A/KS-B'. PROVIDE SHUT-OFF VALVES ACCESSIBLE FROM MECHANICAL CLOSET.



3 *3 BEDROOM DOMESTIC WATER PLAN*
1/4" = 1'-0"



2 *2 BEDROOM DOMESTIC WATER PLAN*
1/4" = 1'-0"



1 *1 BEDROOM DOMESTIC WATER PLAN*
1/4" = 1'-0"

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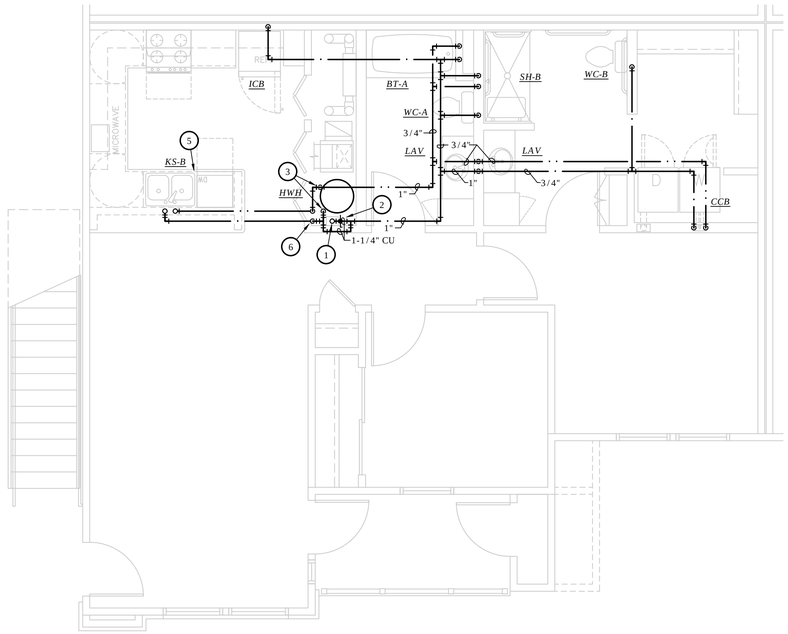
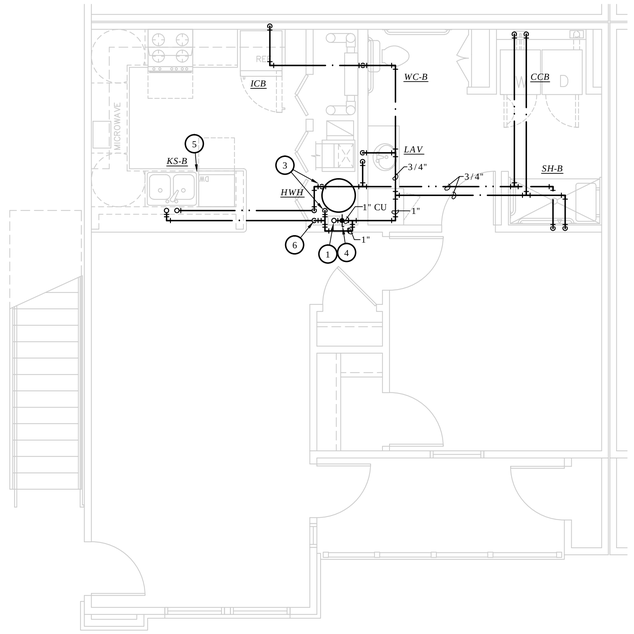
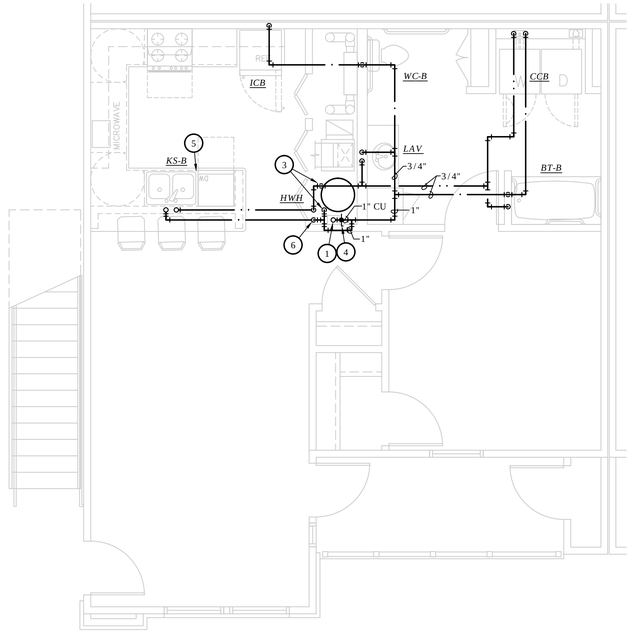


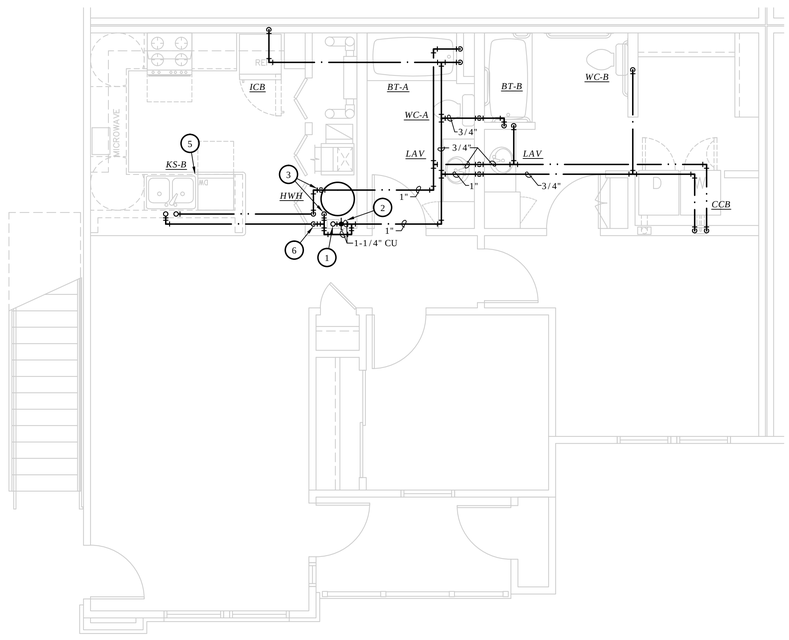
5 ACCESSIBLE (ROLL-IN) 2 BEDROOM DOMESTIC WATER PLAN
1/4" = 1'-0"



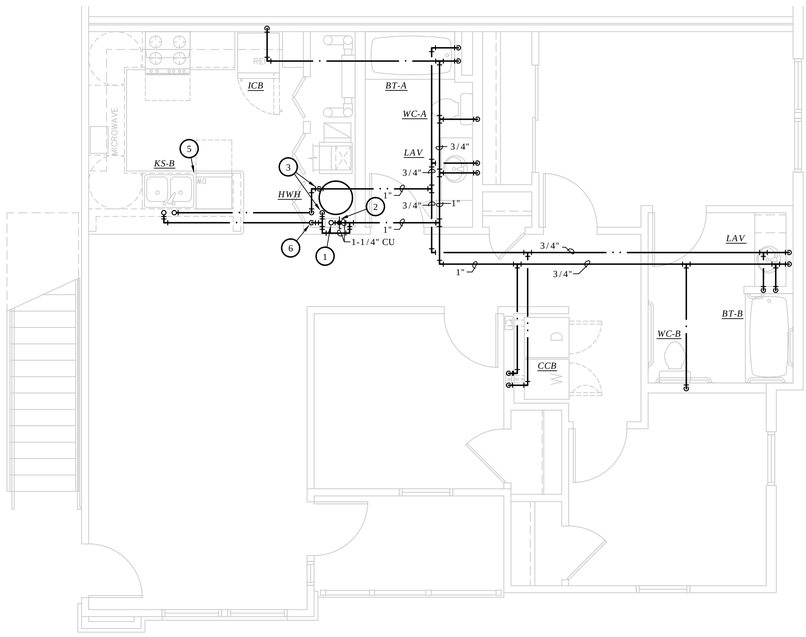
4 ACCESSIBLE (ROLL-IN) 1 BEDROOM DOMESTIC WATER PLAN
1/4" = 1'-0"



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



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



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

NOTE: PIPE SIZING AND ROUTING IS DESIGNED TO MEET MINIMUM HOT WATER VOLUME REQUIREMENTS. PIPE SIZES ARE BASED ON PEX PIPING UNLESS NOTED OTHERWISE. ROUTE PIPING DIRECT AS POSSIBLE TO MINIMIZE LENGTH OF HOT WATER PIPING.

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ENLARGED PLAN NOTES BY SYMBOL

1. SEE OVERALL DOMESTIC WATER PLANS FOR CONTINUATION.
2. PROVIDE 1-1/4" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE. SEE DOMESTIC WATER RISER DIAGRAMS ON SHEET P5.2 FOR ADDITIONAL INFO.
3. CONNECT 1" CW AND HW TO WATER HEATER. SEE DETAIL 2:P6.1
4. PROVIDE 1" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE. SEE DOMESTIC WATER RISER DIAGRAMS ON SHEET P5.2 FOR ADDITIONAL INFO.
5. PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY, COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.
6. ROUTE 1/2" HOT AND COLD WATER DOWN WALL AND BELOW FLOOR TO 'KS-A/KS-B'. PROVIDE SHUT-OFF VALVES ACCESSIBLE FROM MECHANICAL CLOSET.

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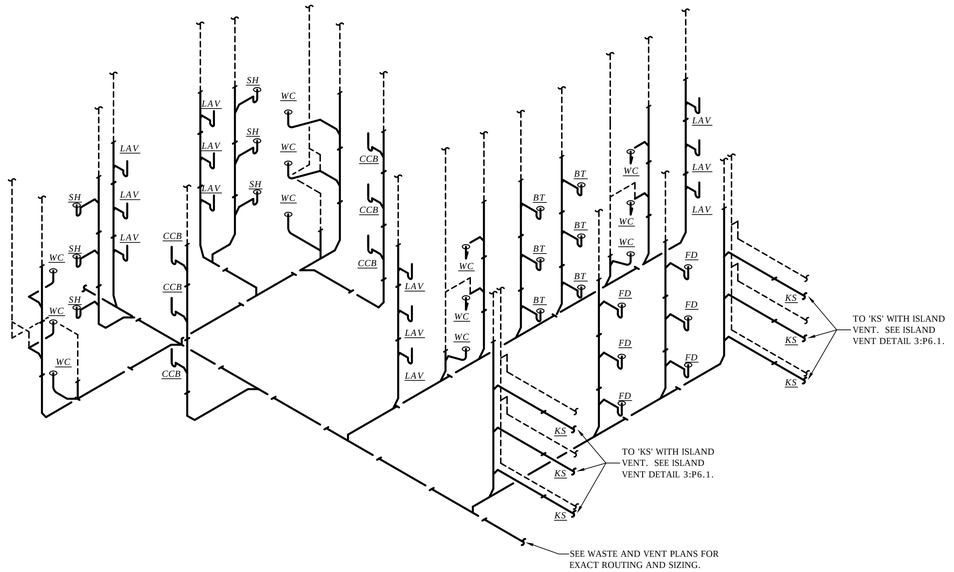
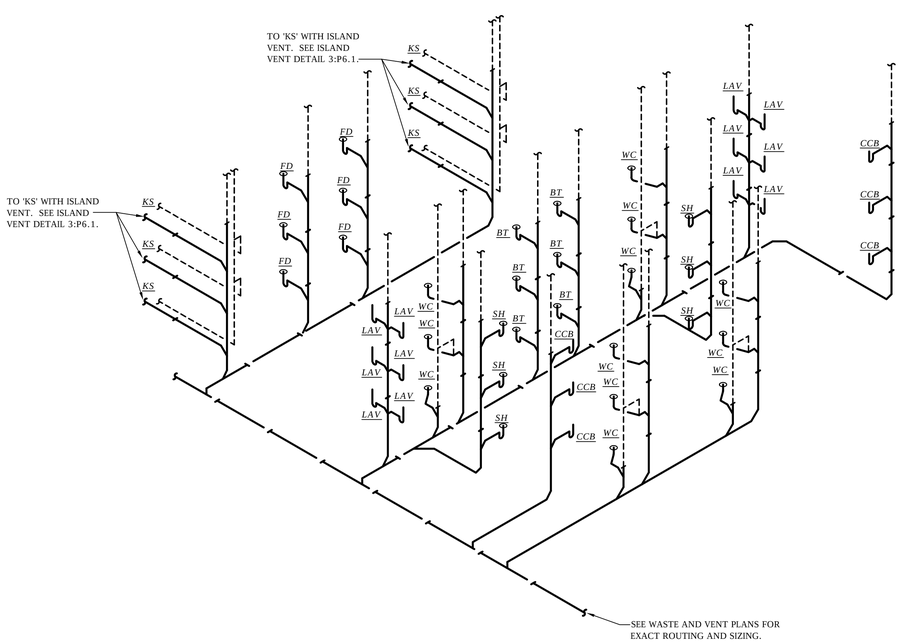
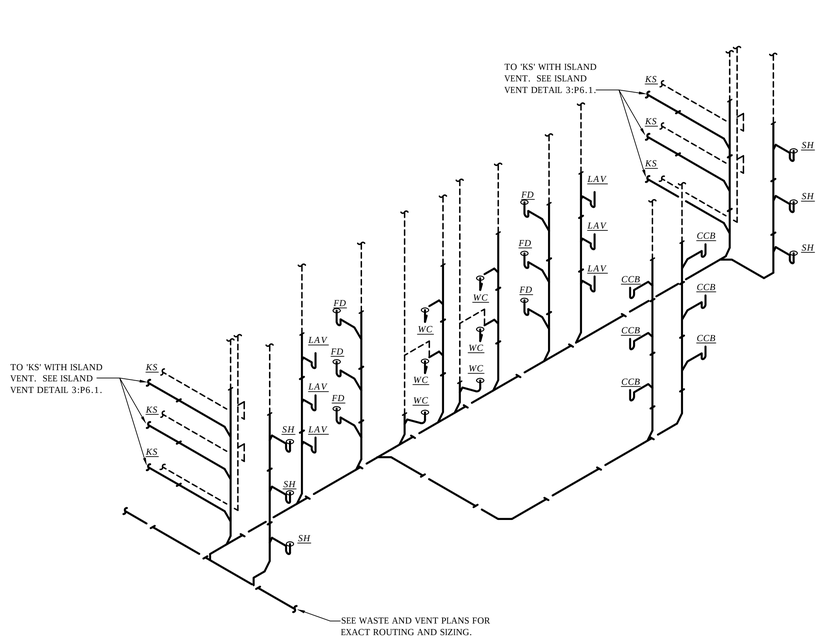


3 *TYPICAL 3 BEDROOM - WASTE AND VENT ISOMETRIC*
No Scale



2 *TYPICAL 2 BEDROOM - WASTE AND VENT ISOMETRIC*
No Scale



1 *TYPICAL 1 BEDROOM - WASTE AND VENT ISOMETRIC*
No Scale

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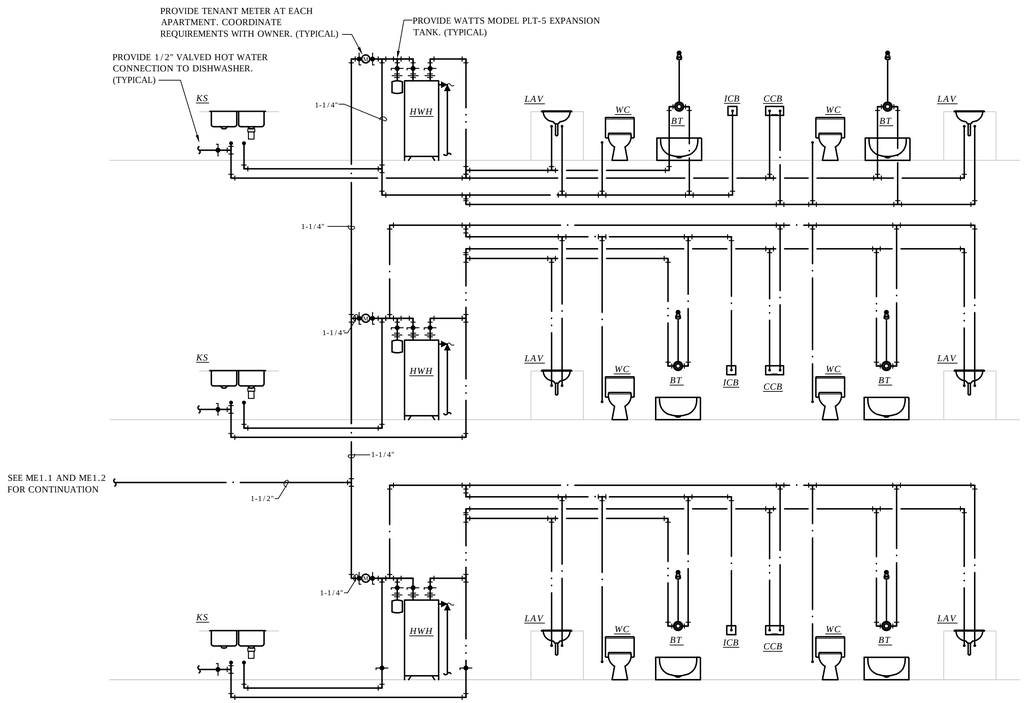
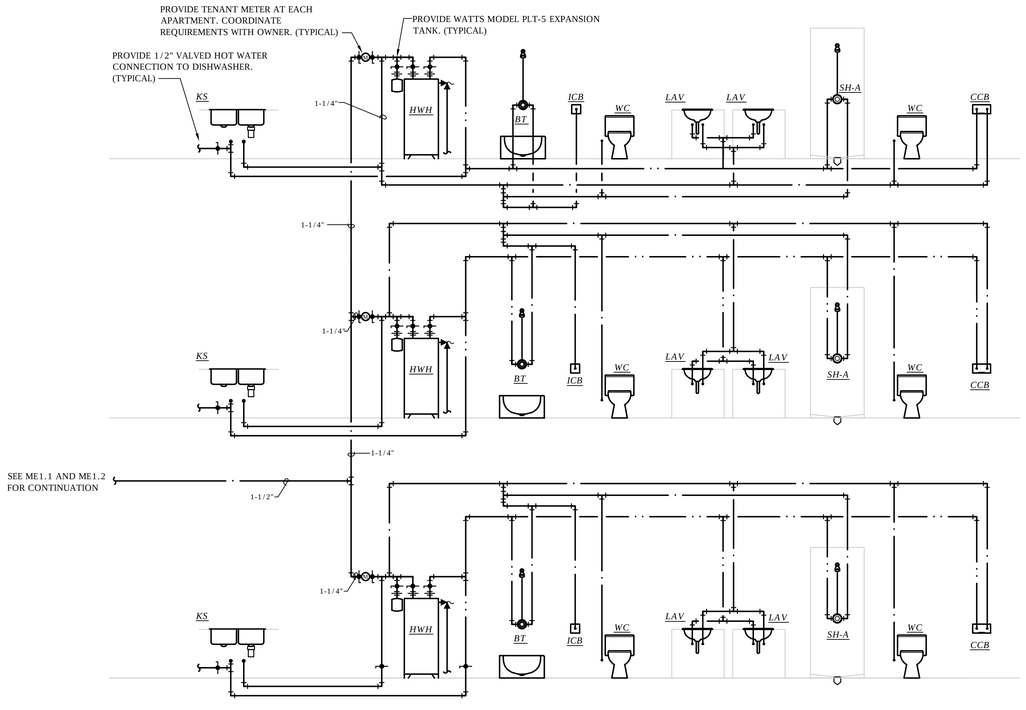
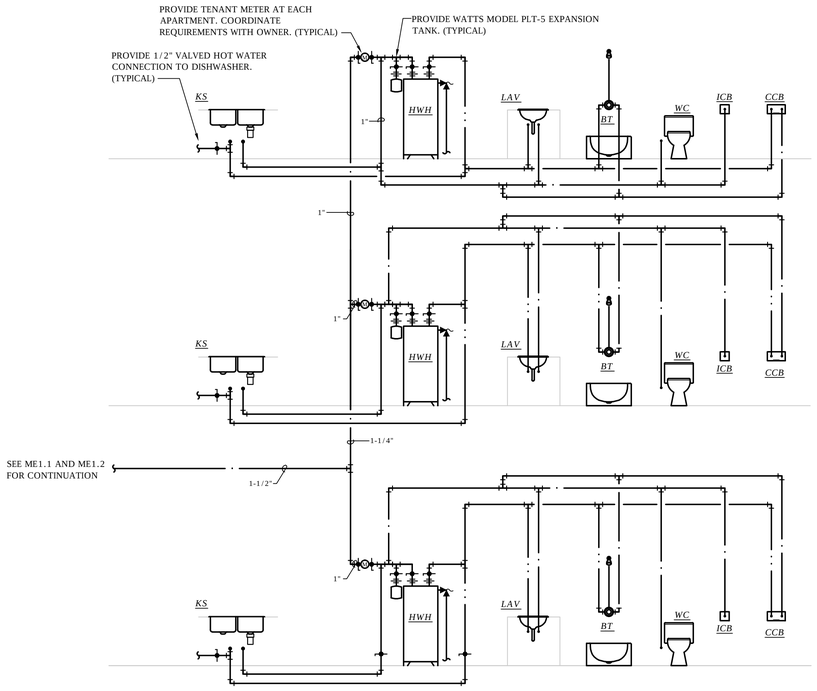


3 *3 BEDROOM DOMESTIC WATER RISER DIAGRAM*
Not to Scale



2 *2 BEDROOM DOMESTIC WATER RISER DIAGRAM*
Not to Scale



1 *1 BEDROOM DOMESTIC WATER RISER DIAGRAM*
Not to Scale

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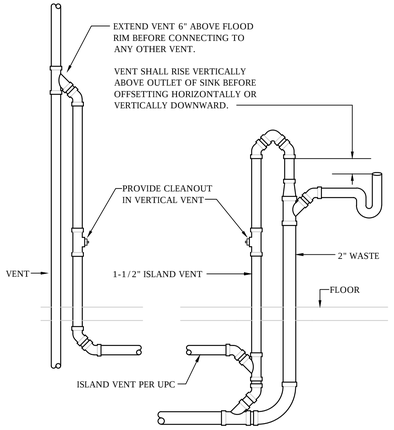
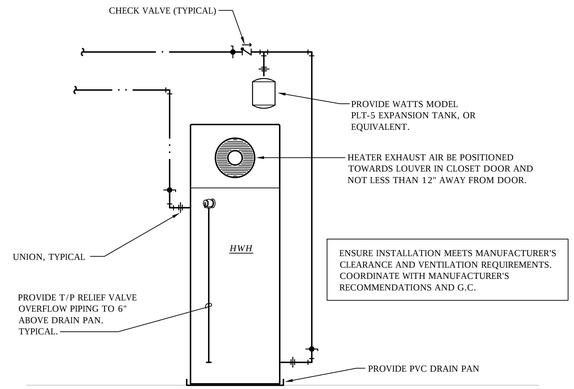
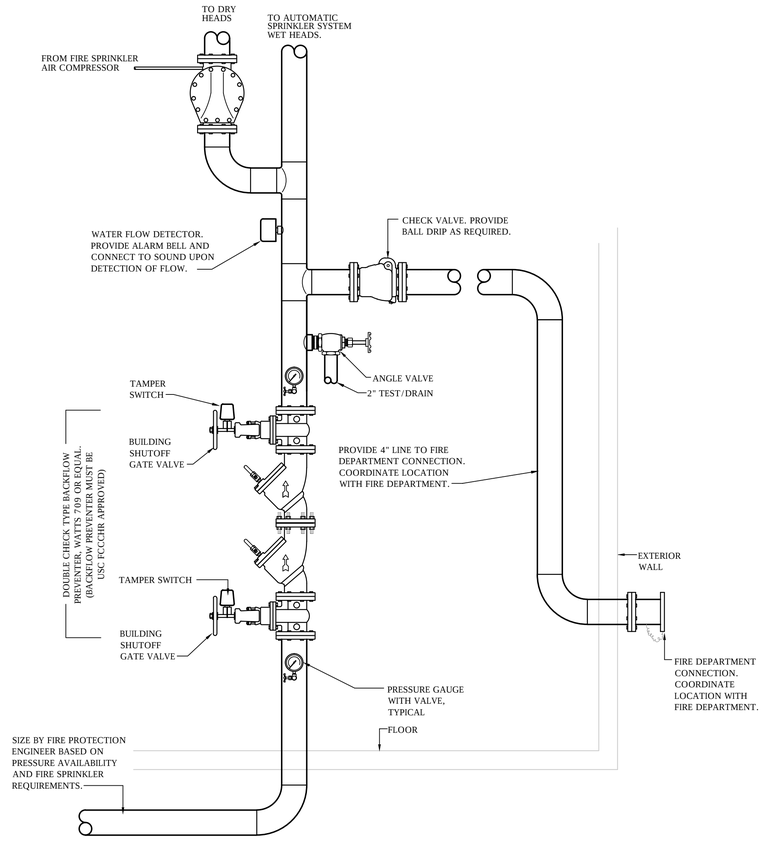


3 *ISLAND VENT DETAIL*
NO SCALE



2 *APARTMENT WATER HEATER DIAGRAM*
SCALE: NOT TO SCALE



1 *FIRE PROTECTION RISER DIAGRAM*
NO SCALE

PLUMBING SYMBOLS

	PIPE TURNING UP
	PIPE TURNING DOWN
— · —	COLD WATER PIPING
— · · —	HOT WATER PIPING
— W —	WATER SERVICE PIPING
— FP —	FIRE PROTECTION SERVICE PIPING
	WASTE PIPING BELOW GRADE
	WASTE PIPING ABOVE GRADE
	VENT PIPING
— G —	NATURAL GAS PIPING
	CHECK VALVE
	GATE VALVE
	BALL VALVE
	UNION
	T/P RELIEF VALVE

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC-A	KOHLER	Model 5296 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	K-5588 Purefresh white, elongated closed front seat and cover	4"	2"	1/2"	---	
WC-B	KOHLER	Model 5296 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	K-5588 Purefresh white, elongated closed front seat and cover	4"	2"	1/2"	---	1
LAV	KOHLER	Model 2196-4-0 self-rimming lavatory, white vitreous china, 20"W x 17", faucet holes on 4" centers.	KOHLER	Model 15199-4NDRA, 0.5 GPM, single handle faucet. Provide grid drain. Provide point of use tempering valve.	2"	1-1/2"	1/2"	1/2"	2,4,5
KS-A	JUST	Model DL-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as req.	KOHLER IN-SINK-ERATOR	Model K-10412, 1.5 GPM, single handle kitchen sink faucet with hose spray attachment. Chrome finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	2,4
KS-B	JUST	Model DL-ADA-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x5"D inside, fully undercoated, faucet holes as req., and drain holes center rear.	KOHLER IN-SINK-ERATOR	Model K-10412, 1.5 GPM, single handle kitchen sink faucet with hose spray attachment. Chrome finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	1,3,2,4
BT-A	AQUARIUS	Model G 6063 TS reinforced fiberglass tub/shower, 60"W x35-3/4"D x76-1/2"H, with integral soap/toiletry shelves, right or left hand rough-in as required, white finish.	DELTA	Model R10000-UNWS/T13H232 single handle pressure-balancing valve with metal tub filler with pull diverter, 1.5 GPM push-clean showerhead and pop-up drain with overflow.	2"	1-1/2"	1/2"	1/2"	2,4,5
BT-B	AQUARIUS	Model S 6000 TS OT reinforced fiberglass ADA tub/shower, 60"W x33"D x82"H, with integral soap/toiletry shelves and grab bars in accordance with ADA requirements, seat at end of tub, right or left hand rough-in as required, white finish.	DELTA	Model R10000-UNWS/T13H252 pressure balancing tub/shower valve with non-positive shut-off control and temperature control to ensure maximum 120¡ water with single metal lever handle, 1.5 GPM handshower with double check valves, flexible hose, 24" stainless steel slide bar, metal lever handshower, diverter valve, and shower head with arm.	2"	1-1/2"	1/2"	1/2"	1,2,4,5
SH-A	AQUARIUS	Model G-3260-SH-4P-IS reinforced fiberglass shower, 60"W x32"D x77-1/2"H, with integral soap/toiletry shelves, integral seat, right or left hand rough-in as required, white finish.	DELTA	Model R10000-UNWS/T13H132 single handle pressure-balancing valve, 1.5 GPM push-clean showerhead.	2"	1-1/2"	1/2"	1/2"	1,5
SH-B	AQUARIUS	Model G-6233-BF-.75 reinforced fiberglass ADA roll-in shower, 60"W x33"D x73-3/4"H, with integral soap/toiletry shelves and grab bars in accordance with ADA requirements, fold-up seat, collapsible water dam, right or left hand rough-in as required, white finish.	DELTA	Model R10000-UNWS/T13220-H2OT pressure balancing shower valve with integral temperature limits, single metal lever handle, 1.5 GPM handshower with double check valves, flexible hose, and 24" stainless steel slide bar.	2"	1-1/2"	1/2"	1/2"	1,5
WH	WOODFORD	Model 25 frost proof wall hydrant with anti-siphon vacuum breaker, metal handle.			---	---	3/4"	---	
CCB	IPS CORP.	Model W4700 recessed washing machine box with 2"PVC/ABS drain coupling and knockout test cap. Two, 1/4 turn adaptor ball valves, sweat connection.			2"	2"	1/2"	1/2"	
ICB	IPS CORP.	Model FRIB12 ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection.			---	---	1/2"	---	
FD	SIOUX CHIEF	Series 833 adjustable floor drain with nickel bronze strainer. Provide Proset Trapguard trap protection device.			2"	---	---	---	
FS	SIOUX CHIEF	Series 861 PVC floor sink with PVC strainer. Provide Proset Trapguard trap protection device.			4"	---	---	---	
HWH	RHEEM	Model PROPH40, 40 gallon hybrid water heater, 4,200 BTUH heat pump compressor, 4500 watts, 208 volts heating element, 26 GPH recovery @ 90ìF temp rise, EnergyStar rated. Supplied with temperature & pressure relief valve and brass drain valve.							

GENERAL:

Â Provide fixtures with all trim necessary for complete installation

NOTES:

1. Fixture and installation to meet requirements of the Fair Housing Act.
2. Provide Dearborn supplies with stops and escutcheon plate, 1-1/4" cast brass p-trap.
3. Insulate water and waste piping below lavatory. Utilize insulation kit equivalent to LavGuard by Truebro.
4. Trim shall be provided with polished chrome finish.
5. Fixture shall be WaterSense labeled.

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THE RESERVES at EAGLE POINT
425 NORTH PICADILLY RD
AURORA, COLORADO

COLORADO REGISTERED 37819 10/2/2023 PROFESSIONAL ENGINEER

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

P6.1

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PANEL SCHEDULE NOTES BY SYMBOL

1. ARC FAULT CIRCUIT INTERRUPTING (AFCI) TYPE BREAKER.
2. CLASS 'A', 5mA RATED GROUND FAULT CIRCUIT INTERRUPTING (GFCI) TYPE BREAKER.
3. 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	1
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
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	2
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	2
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	'ERV'/ KITCHEN EXHAUST 'EF-1'	2#12, #12G, 1/2"C	20 / 1	30 / 2	2#10,#10G, 3/4"C	WATER HEATER 'HWH'	24	
	25	SPACE ONLY	—	—				26	
	27	SPACE ONLY	—	—	—	—	SPACE ONLY	28	
	29	SPACE ONLY	—	—	—	—	SPACE ONLY	30	

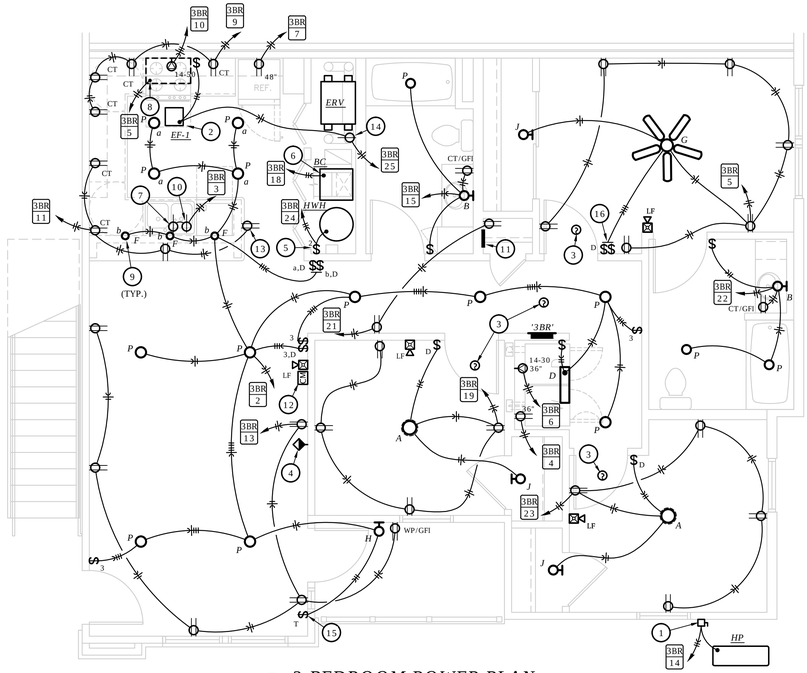
NOTE: PANELS 'D108', 'D208', 'E102', 'E202', 'E302', 'G108', 'G208', 'H102', 'H202', AND 'H302' SHALL BE 22 KAIC RATED.

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

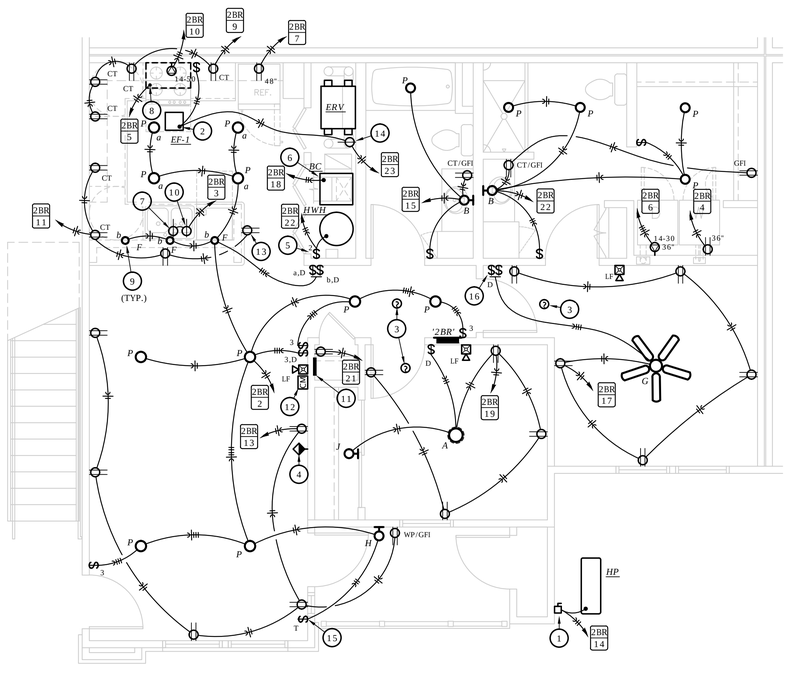
	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
3	1	SPACE ONLY	—	—	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2	1
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4	3
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	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	2
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	2
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	'ERV'/ KITCHEN EXHAUST 'EF-1'	2#12, #12G, 1/2"C	20 / 1	30 / 2	2#10,#10G, 3/4"C	WATER HEATER 'HWH'	24	
	25	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

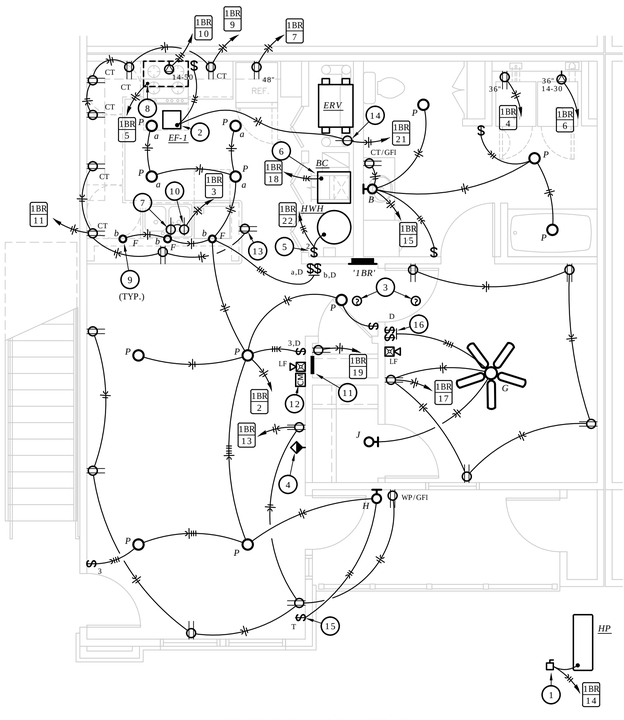
	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
3	1	SPACE ONLY	—	—	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2	1
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4	3
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	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	2
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	2
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 'HWH'	22	
	23	SPACE ONLY	—	—				24	



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



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



1 *1 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.

1. 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. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH M.C.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
3. FIRE ALARM SYSTEM SMOKE DETECTOR.
4. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER. SEE 3:E6.1 FOR MORE INFORMATION.
5. PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER.
6. MAKE CONNECTION TO BLOWER COIL. EQUIPMENT TO BE PROVIDED WITH INTEGRAL DISCONNECT SWITCH. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH M.C.
7. 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.
8. 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.
9. INSTALL PENDANTS DIRECTLY ABOVE KNEE WALL BELOW. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT FIXTURE SPACIN G.
10. 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.
11. TELECOM DISTRIBUTION DEVICE. SEE DETAIL 3, SHEET E6.1. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
12. 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".
13. MOUNT RECEPTACLE 6" BELOW COUNTER TOP.
14. PROVIDE SIMPLEX RECEPTACLE FOR CORD AND PLUG CONNECTION OF ENERGY RECOVERY VENTILATOR 'ERV'..
15. PROVIDE DIGITAL WALL TIMER FOR DUSK TO DAWN OPERATION WITH MANUAL OVERRIDE FOR CONTROL OF EXTERIOR LIGHT..
16. SWITCH CEILING FAN AND LIGHT SEPARATELY.

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THE RESERVES at EAGLE POINT

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AURORA, COLORADO

COLORADO REGISTERED 37819 PROFESSIONAL ENGINEER 10/2/2023

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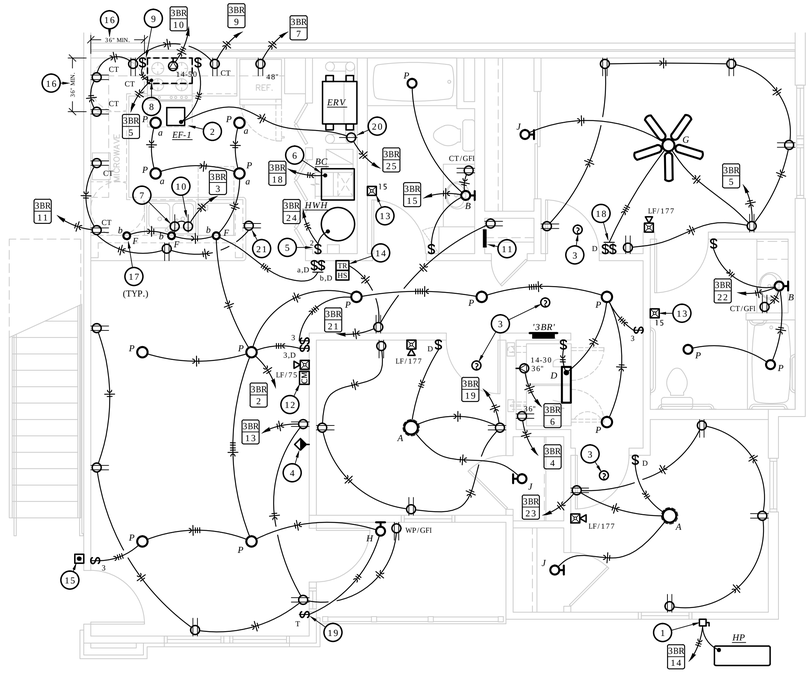
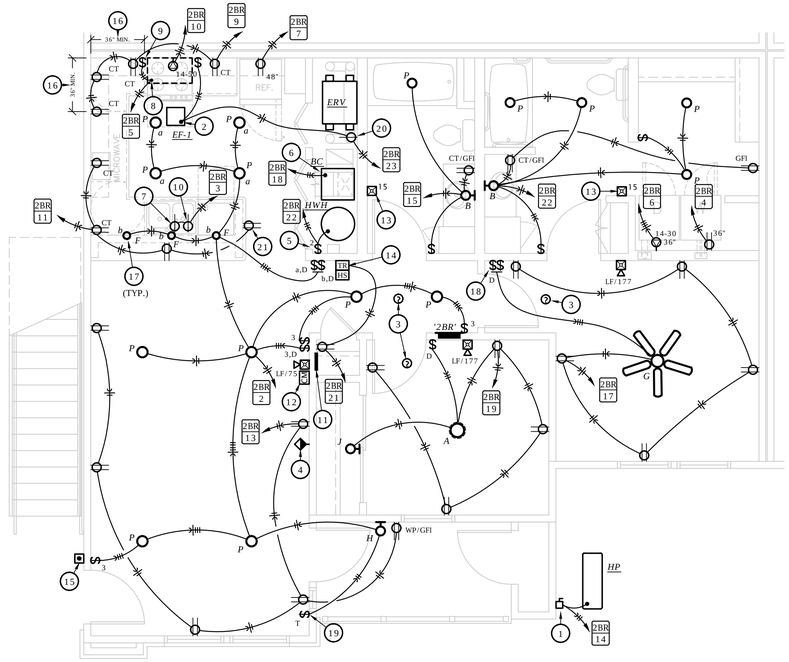
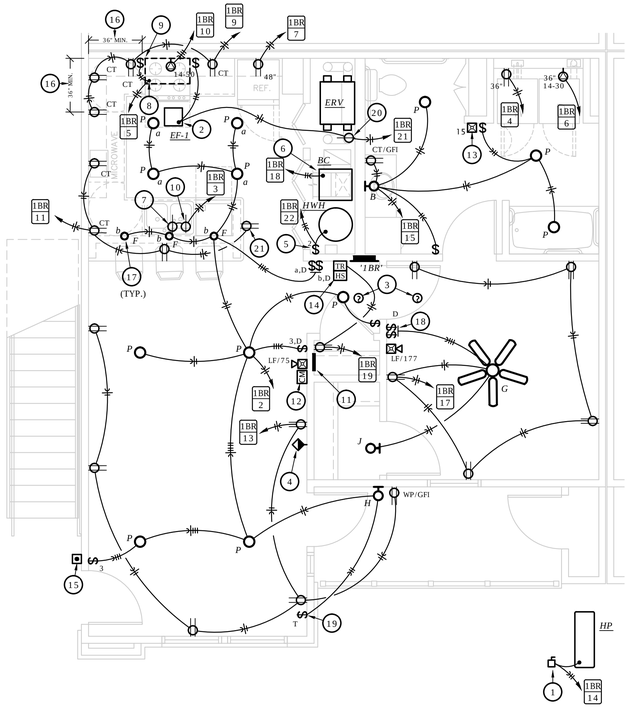


3 *ACCESSIBLE 3 BEDROOM POWER PLAN*
1/4" = 1'-0"



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



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

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.

1. 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.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
3. FIRE ALARM SYSTEM SMOKE DETECTOR.
4. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER. SEE 3:E6.1 FOR MORE INFORMATION.
5. PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER.
6. MAKE CONNECTION TO BLOWER COIL. EQUIPMENT TO BE PROVIDED WITH INTEGRAL DISCONNECT SWITCH. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH M.C.
7. 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.
8. 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.
9. PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
10. 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.
11. TELECOM DISTRIBUTION DEVICE. SEE DETAIL 3, SHEET E6.1. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
12. 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.
13. IN HEARING IMPAIRED APARTMENT BATHROOMS, PROVIDE AUXILIARY STROBE AT 80" AFF.
14. 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".
15. 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.
16. 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.
17. INSTALL PENDANTS DIRECTLY ABOVE KNEE WALL BELOW. REFERENCE ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT FIXTURE SPACING.
18. SWITCH CEILING FAN AND LIGHT SEPARATELY.
19. PROVIDE DIGITAL WALL TIMER FOR DUSK TO DAWN OPERATION WITH MANUAL OVERRIDE FOR CONTROL OF EXTERIOR LIGHT.
20. PROVIDE SIMPLEX RECEPTACLE FOR CORD AND PLUG CONNECTION OF ENERGY RECOVERY VENTILATOR 'ERV'.
21. MOUNT RECEPTACLE 6" BELOW COUNTER TOP.

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Project 23050 October 2023

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APARTMENT LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL NUMBER	LAMP DATA #	LAMP DATA TYPE	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
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"Ī 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	FMMCL-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 90i 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 180i 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 10i 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

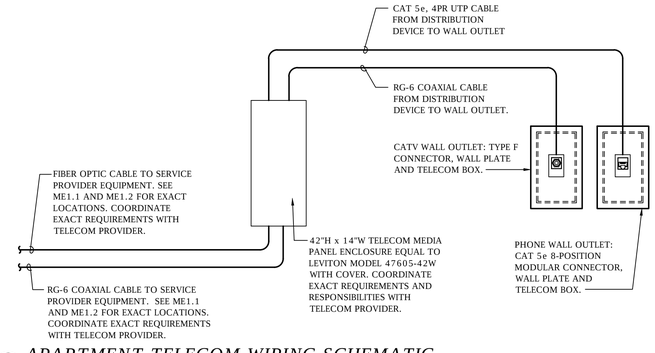
NOTES:

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

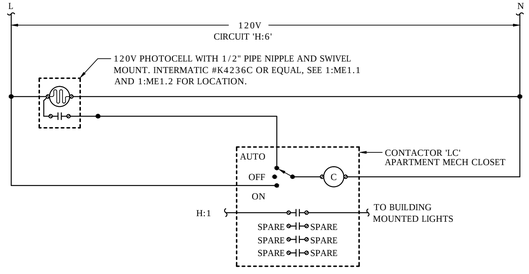
DOOR ALARM BUZZER SYSTEM NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. LOW VOLTAGE CLASS 2 CABLING SHALL BE MINIMUM 18 AWG UNSHIELDED.

4 APARTMENT DOOR ANNUNCIATOR DIAGRAM
No Scale

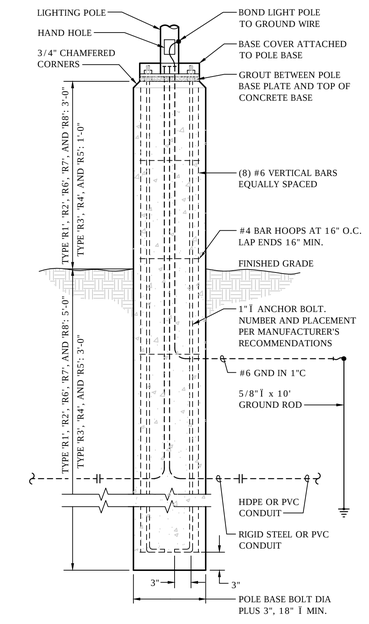


3 APARTMENT TELECOM WIRING SCHEMATIC
No Scale



PROVIDE LIGHTING CONTACTORS WITH QUANTITY OF POLES SHOWN,120V COIL, INTEGRAL 3-POSITION MANUAL SELECTOR SWITCH, AND NEMA 1 ENCLOSURE.

2 EXTERIOR LIGHTING CONTROL DIAGRAM
No Scale



1 CONCRETE POLE BASE DETAIL
No Scale

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Project 23050 October 2023

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THE RESERVES at EAGLE POINT
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AURORA, COLORADO

COLORADO REGISTERED 37819 PROFESSIONAL ENGINEER 10/2/2023

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

E6.1

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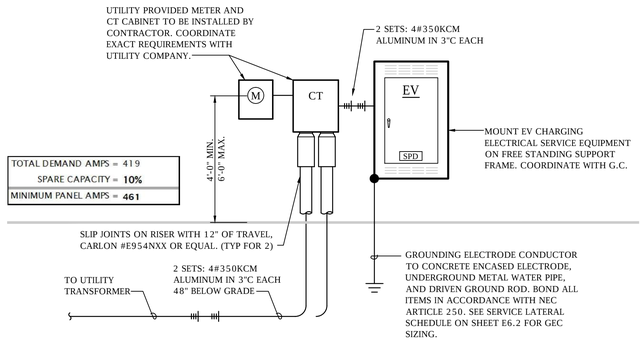
Project 23050 October 2023

SERVICE LATERAL SCHEDULE

SERVICE LOCATION	FEEDER SIZE (ALUMINUM)	SERVICE EQUIPMENT RATING	GROUNDING ELECTRODE (ALUM. OR COPPER-CLAD)
BUILDING A	3 SETS: (4) #500 KCML 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 KCML 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 KCML AL. 4" C. EACH	42 KAIC	4/0
BUILDING F	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
BUILDING G	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
BUILDING H	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
CLUBHOUSE	2 SETS: (4) #250 KCM AL. IN 3" C. EACH	42 KAIC	1/0
EV	2 SETS: (4) #350 KCM AL. IN 3" C. EACH	42 KAIC	3/0

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



2 *ELECTRICAL RISER DIAGRAM - EV CHARGING PANEL*
No Scale

APARTMENT FEEDER SCHEDULE

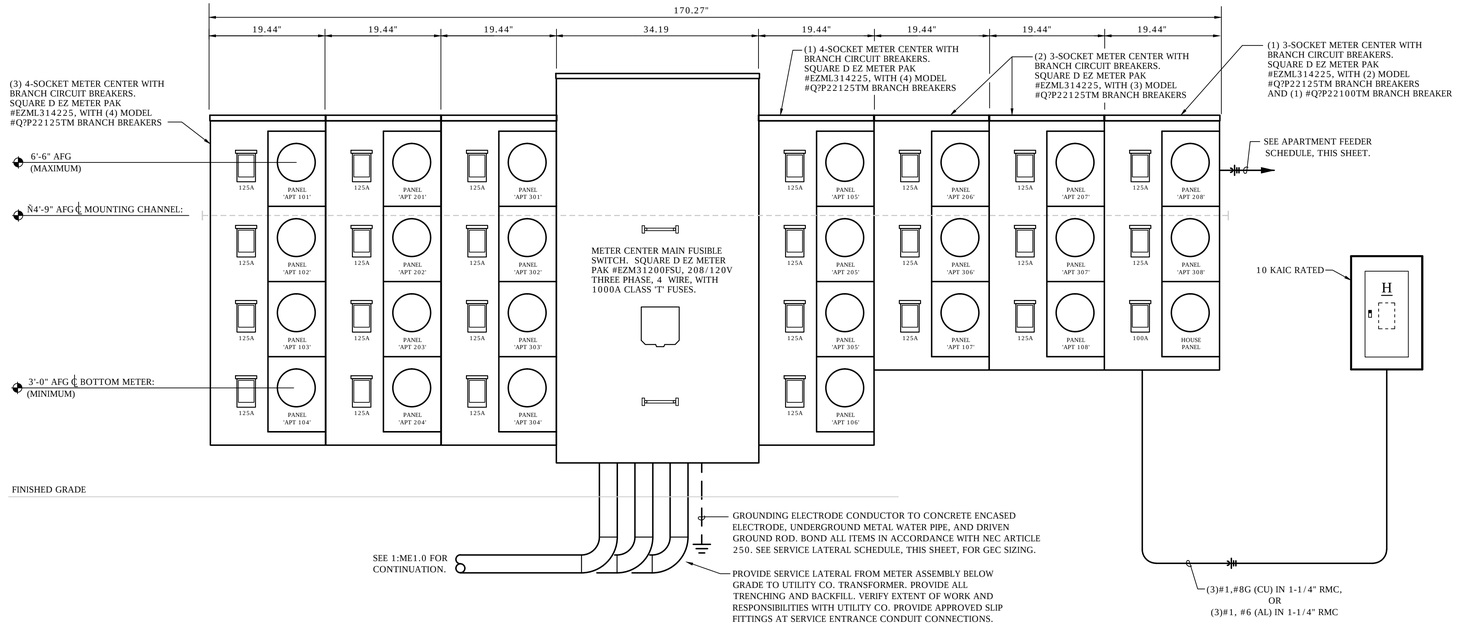
BUILDING A		BUILDING B		BUILDING C		BUILDING D		BUILDING E		BUILDING F		BUILDING G		BUILDING H	
APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE
A101	NOTE #3	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 #2	E306	NOTE #3	F306	NOTE #2	G306	NOTE #2	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 #3

FEEDER SIZING NOTES:
1: 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
2: 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
3: 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
4: 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.

NOTES:
- See sheets ME1.0 - ME1.2 for meter center locations.
- Main disconnect section shall be rated for maximum 10,000A peak let through.
- All conductor sizes are based on copper, U.N.O.
- Entire installation shall comply with NEC.
- Coordinate all responsibilities and requirements with utility company and pay associated fees. Contact Information:
  Christopher Jackson
  Xcel Energy
  Christopher.M.Corbin@xcelenergy.com
  720.762.3757

Coordinate final location of meter assemblies with utility company. Provide shop drawings of proposed equipment whether as specified or substituted to utility company for approval.
- All meter center components shall be NEMA 3R
- All dimensions based on Square D equipment, it is the contractor's responsibility to verify the dimensions of substitute equipment and receive approval from utility for substitution.
- For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/8" letters, minimum.



1 *ELECTRICAL RISER DIAGRAM - TYPICAL*
No Scale

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THE RESERVES at EAGLE POINT

425 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO REGISTERED TIMOTHY J. SMITH 37819 10/2/2023 PROFESSIONAL ENGINEER

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:

E6.2

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(#) *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:** 42 KAIC, unless noted otherwise
*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"C.	20 / 1	20 / 1	(2)#12,#12G, 1/2"C.	FACP	2
3	WALL HEATER	(2)#12,#12G, 1/2"C.	20 / 1	20 / 1	(2)#12,#12G, 1/2"C.	RCPT	4
5	LTG - SITE	(2)#10,#10G, 3/4"C	20 / 2	20 / 1	(2)#12,#12G, 1/2"C	EXTERIOR LIGHTING CONTROLS	6
7				20 / 1	(2)#10,#10G, 3/4"C	FUTURE RADON FANS	8
(1) 9	HEAT TRACE	(2)#12,#12G, 1/2"C.	20 / 1	20 / 1	(2)#12,#12G, 1/2"C	AIR COMPRESSOR	10
(1) 11	HEAT TRACE	(2)#12,#12G, 1/2"C.	20 / 1	20 / 1	(2)#10,#10G, 3/4"C	MONUMENT SIGN	12 (2)
13	SPACE	---	---	---	---	SPACE	14
15	SPACE	---	---	---	---	SPACE	16
17	SPACE	---	---	---	---	SPACE	18
19	SPACE	---	---	---	---	SPACE	20
21	SPACE	---	---	---	---	SPACE	22
23	SPACE	---	---	---	---	SPACE	24

NOTE: PANELS 'HD', 'HE', 'HG', AND 'HH' MAY BE 22 KAIC RATED.

Panel Designation: EV **Mounting:** Surface
Location: Site **Bus Amps:** 600
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 3R **Other:** 42 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"C.	20 / 1	---	---	SPACE	54

3 Bed / 2 Bath Unit - Feeder Calculation
Area 1216 SF

			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
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)
Feeder & Service Loads per NEC 220.82 Part IV				
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

1 Bed / 1 Bath Unit - Feeder Calculation
Area 829 SF

			Connected Load (VA)	Demand 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 (24 total units)
The Reserves at Eagle Point

Area: 22,380 SF (Dwelling Units Only)			Connected 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	22380 SF	67,140	
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuits	1,500 VA/Circuit	24 Circuits	36,000	
b Kitchen Circuits	1,500 VA/Circuit	48 Circuits	72,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	24 Circuits	24,000	
a2 Dishwasher	840 VA/Circuit	24 Circuits	20,160	
a3 Disposal	1175 VA/Circuit	24 Circuits	28,200	
a4 Refrigerator	1200 VA/Circuit	24 Circuits	28,800	
b Electric Range	8,000 VA/Circuit	24 Circuits	192,000	
c Electric Clothes Dryer	5,000 VA/Circuit	24 Circuits	120,000	
d Water Heater	5,000 VA/Circuit	24 ea	120,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
1BR Motor	687 VA/Circuit	12 Circuits	8,244	
2BR Motor	687 VA/Circuit	12 Circuits	8,244	
ERV Fan Motor	72 VA/Circuit	24 Circuits	1,728	
C5 Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)				
1BR Electric Heat	6,000 VA/Circuit	12 Circuits	72,000	
2BR Electric Heat	6,000 VA/Circuit	12 Circuits	72,000	
Connected Load Total			870,516	
Dwelling Unit Demand Load from Table 220.84: 35%				304,681
Dwelling Unit NEC Demand Load (VA) Sub-Total				**304,681**
House Panel NEC Demand Load (VA) Sub-Total				**25,000**
Total Building Service Demand Load (VA)				**329,681**
Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W				**916**

Provide 1000A Meter Center

Type 1 - Buildings D,E,G,H Electrical Service Calculation (24 total units)
The Reserves at Eagle Point

Area: 27,036 SF (Dwelling Units Only)			Connected 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	27036 SF	81,108	
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuits	1,500 VA/Circuit	24 Circuits	36,000	
b Kitchen Circuits	1,500 VA/Circuit	48 Circuits	72,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	24 Circuits	24,000	
a2 Dishwasher	840 VA/Circuit	24 Circuits	20,160	
a3 Disposal	1175 VA/Circuit	24 Circuits	28,200	
a4 Refrigerator	1200 VA/Circuit	24 Circuits	28,800	
b Electric Range	8,000 VA/Circuit	24 Circuits	192,000	
c Electric Clothes Dryer	5,000 VA/Circuit	24 Circuits	120,000	
d Water Heater	5,000 VA/Circuit	24 ea	120,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
2BR Motor	687 VA/Circuit	12 Circuits	8,244	
3BR Motor	687 VA/Circuit	12 Circuits	8,244	
ERV Fan Motor	72 VA/Circuit	24 Circuits	1,728	
C5 Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)				
2BR Electric Heat	6,000 VA/Circuit	12 Circuits	72,000	
3BR Electric Heat	6,000 VA/Circuit	12 Circuits	72,000	
Connected Load Total			884,484	
Dwelling Unit Demand Load from Table 220.84: 35%				309,569
Dwelling Unit NEC Demand Load (VA) Sub-Total				**309,569**
House Panel NEC Demand Load (VA) Sub-Total				**25,000**
Total Building Service Demand Load (VA)				**334,569**
Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W				**929**

Provide 1000A Meter Center

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Project 23050 October 2023

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Project 23050 October 2023

SHORT CIRCUIT CALCULATIONS - BUILDING G

Fault Current

Project Name: -NONE-
Project Number: -NONE-
Designed By: -NONE-
Item Name: -NONE-
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 31067
Length Units = Feet
Motor Load = 84.9 KW
Motor SCA = 2988
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Meter Center	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	G101	None	1/c,CU	2/0	1	180	5,529
F2	G102	None	1/c,CU	3/0	1	202	5,922
F3	G103	None	1/c,CU	1	1	126	5,235
F4	G104	None	1/c,CU	2	1	148	3,777
F5	G105	None	1/c,CU	2	1	91	5,743
F6	G106	None	1/c,CU	1	1	113	5,735
F7	G107	None	1/c,CU	2	1	37	11,335
F8	G108	None	1/c,CU	2	1	59	8,116
F9	G201	None	1/c,CU	2/0	1	180	5,529
F10	G202	None	1/c,CU	3/0	1	202	5,922
F11	G203	None	1/c,CU	1	1	126	5,235
F12	G204	None	1/c,CU	2/0	1	148	6,497
F13	G205	None	1/c,CU	2	1	91	5,743
F14	G206	None	1/c,CU	1	1	113	5,735
F15	G207	None	1/c,CU	2	1	37	11,335
F16	G208	None	1/c,CU	2	1	59	8,116
F17	G301	None	1/c,CU	2/0	1	186	5,379
F18	G302	None	1/c,CU	3/0	1	208	5,780
F19	G303	None	1/c,CU	2/0	1	132	7,120
F20	G304	None	1/c,CU	2/0	1	154	6,290
F21	G305	None	1/c,CU	2	1	97	5,445
F22	G306	None	1/c,CU	1	1	119	5,493
F23	G307	None	1/c,CU	2	1	43	10,228
F24	G308	None	1/c,CU	2	1	65	7,532
F25	PANEL HG	PVC	1/c,CU	1	1	25	16,275

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SHORT CIRCUIT CALCULATIONS - BUILDING D

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: SCC Building D
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 27711
Length Units = Feet
Motor Load = 84.9 KW
Motor SCA = 2988
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Meter Center	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	D101	None	1/c,CU	2/0	1	180	5,433
F2	D102	None	1/c,CU	3/0	1	202	5,812
F3	D103	None	1/c,CU	1	1	126	5,148
F4	D104	None	1/c,CU	2	1	148	3,731
F5	D105	None	1/c,CU	2	1	91	5,639
F6	D106	None	1/c,CU	1	1	113	5,632
F7	D107	None	1/c,CU	2	1	37	10,937
F8	D108	None	1/c,CU	2	1	59	7,910
F9	D201	None	1/c,CU	2/0	1	180	5,433
F10	D202	None	1/c,CU	3/0	1	202	5,812
F11	D203	None	1/c,CU	1	1	126	5,148
F12	D204	None	1/c,CU	2/0	1	148	6,364
F13	D205	None	1/c,CU	2	1	91	5,639
F14	D206	None	1/c,CU	1	1	113	5,632
F15	D207	None	1/c,CU	2	1	37	10,937
F16	D208	None	1/c,CU	2	1	59	7,910
F17	D301	None	1/c,CU	2/0	1	186	5,288
F18	D302	None	1/c,CU	3/0	1	208	5,675
F19	D303	None	1/c,CU	2/0	1	132	6,961
F20	D304	None	1/c,CU	2/0	1	154	6,166
F21	D305	None	1/c,CU	2	1	97	5,351
F22	D306	None	1/c,CU	1	1	119	5,398
F23	D307	None	1/c,CU	2	1	43	9,903
F24	D308	None	1/c,CU	2	1	65	7,354
F25	PANEL HD	PVC	1/c,CU	1	1	25	15,467

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SHORT CIRCUIT CALCULATIONS - BUILDING A

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: SCC Building A
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 31352
Length Units = Feet
Motor Load = 84.9 KW
Motor SCA = 2988
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Meter Center	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	A101	None	1/c,CU	2/0	1	167	5,894
F2	A102	None	1/c,CU	2/0	1	167	5,894
F3	A103	PVC	1/c,CU	1	1	118	5,539
F4	A104	None	1/c,CU	1	1	118	5,539
F5	A105	None	1/c,CU	2	1	91	5,751
F6	A106	None	1/c,CU	2	1	91	5,751
F7	A107	None	1/c,CU	2	1	50	9,203
F8	A108	None	1/c,CU	2	1	50	9,203
F9	A201	None	1/c,CU	2/0	1	167	5,894
F10	A202	None	1/c,CU	2/0	1	167	5,894
F11	A203	None	1/c,CU	1	1	118	5,539
F12	A204	None	1/c,CU	1	1	118	5,539
F13	A205	None	1/c,CU	2	1	91	5,751
F14	A206	None	1/c,CU	2	1	91	5,751
F15	A207	None	1/c,CU	2	1	50	9,203
F16	A208	None	1/c,CU	2	1	50	9,203
F17	A301	None	1/c,CU	2/0	1	173	5,724
F18	A302	None	1/c,CU	2/0	1	173	5,724
F19	A303	None	1/c,CU	1	1	124	5,313
F20	A304	None	1/c,CU	1	1	124	5,313
F21	A305	None	1/c,CU	2	1	97	5,452
F22	A306	None	1/c,CU	2	1	97	5,452
F23	A307	None	1/c,CU	2	1	56	8,460
F24	A308	None	1/c,CU	2	1	56	8,460
F25	PANEL HA	PVC	1/c,CU	1	1	5	28,140

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SHORT CIRCUIT CALCULATIONS - BUILDING H

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: SCC Building H
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 34548
Length Units = Feet
Motor Load = 84.9 KW
Motor SCA = 2988
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Meter Center	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	H101	None	1/c,CU	2	1	59	8,299
F2	H102	None	1/c,CU	2	1	37	11,696
F3	H103	None	1/c,CU	1	1	113	5,826
F4	H104	None	1/c,CU	2	1	91	5,834
F5	H105	None	1/c,CU	2/0	1	148	6,614
F6	H106	None	1/c,CU	1	1	126	5,310
F7	H107	None	1/c,CU	3/0	1	202	6,019
F8	H108	None	1/c,CU	2/0	1	180	5,614
F9	H201	None	1/c,CU	2	1	59	8,299
F10	H202	None	1/c,CU	2	1	37	11,696
F11	H203	None	1/c,CU	1	1	113	5,826
F12	H204	None	1/c,CU	2	1	91	5,834
F13	H205	None	1/c,CU	2/0	1	148	6,614
F14	H206	None	1/c,CU	1	1	126	5,310
F15	H207	None	1/c,CU	3/0	1	202	6,019
F16	H208	None	1/c,CU	2/0	1	180	5,614
F17	H301	None	1/c,CU	2	1	65	7,690
F18	H302	None	1/c,CU	2	1	43	10,521
F19	H303	None	1/c,CU	1	1	119	5,576
F20	H304	None	1/c,CU	2	1	97	5,527
F21	H305	None	1/c,CU	2/0	1	154	6,400
F22	H306	None	1/c,CU	2/0	1	132	7,260
F23	H307	None	1/c,CU	3/0	1	208	5,873
F24	H308	None	1/c,CU	2/0	1	186	5,459
F25	PANEL HH	PVC	1/c,CU	1	1	25	17,030

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SHORT CIRCUIT CALCULATIONS - BUILDING E

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: SCC Building E
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 34548
Length Units = Feet
Motor Load = 84.9 KW
Motor SCA = 2988
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Meter Center	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	E101	None	1/c,CU	2	1	59	8,299
F2	E102	None	1/c,CU	2	1	37	11,696
F3	E103	None	1/c,CU	1	1	113	5,826
F4	E104	None	1/c,CU	2	1	91	5,834
F5	E105	None	1/c,CU	2/0	1	148	6,614
F6	E106	None	1/c,CU	1	1	126	5,310
F7	E107	None	1/c,CU	3/0	1	202	6,019
F8	E108	None	1/c,CU	2/0	1	180	5,614
F9	E201	None	1/c,CU	2	1	59	8,299
F10	E202	None	1/c,CU	2	1	37	11,696
F11	E203	None	1/c,CU	1	1	113	5,826
F12	E204	None	1/c,CU	2	1	91	5,834
F13	E205	None	1/c,CU	2/0	1	148	6,614
F14	E206	None	1/c,CU	1	1	126	5,310
F15	E207	None	1/c,CU	3/0	1	202	6,019
F16	E208	None	1/c,CU	2/0	1	180	5,614
F17	E301	None	1/c,CU	2	1	65	7,690
F18	E302	None	1/c,CU	2	1	43	10,521
F19	E303	None	1/c,CU	1	1	119	5,576
F20	E304	None	1/c,CU	2	1	97	5,527
F21	E305	None	1/c,CU	2/0	1	154	6,400
F22	E306	None	1/c,CU	2/0	1	132	7,260
F23	E307	None	1/c,CU	3/0	1	208	5,873
F24	E308	None	1/c,CU	2/0	1	186	5,459
F25	PANEL HE	PVC	1/c,CU	1	1	25	17,030

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SHORT CIRCUIT CALCULATIONS - BUILDING B

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: SCC Building B
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 35588
Length Units = Feet
Motor Load = 84.9 KW
Motor SCA = 2988
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Meter Center	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	B101	None	1/c,CU	2/0	1	167	6,007
F2	B102	None	1/c,CU	2/0	1	167	6,007
F3	B103	None	1/c,CU	1	1	118	5,639
F4	B104	None	1/c,CU	1	1	118	5,639
F5	B105	None	1/c,CU	2	1	91	5,859
F6	B106	None	1/c,CU	2	1	91	5,859
F7	B107	None	1/c,CU	2	1	50	9,482
F8	B108	None	1/c,CU	2	1	50	9,482
F9	B201	None	1/c,CU	2/0	1	167	6,007
F10	B202	None	1/c,CU	2/0	1	167	6,007
F11	B203	None	1/c,CU	1	1	118	5,639
F12	B204	None	1/c,CU	1	1	118	5,639
F13	B205	None	1/c,CU	2	1	91	5,859
F14	B206	None	1/c,CU	2	1	91	5,859
F15	B207	None	1/c,CU	2	1	50	9,482
F16	B208	None	1/c,CU	2	1	50	9,482
F17	B301	None	1/c,CU	2/0	1	173	5,830
F18	B302	None	1/c,CU	2/0	1	173	5,830
F19	B303	None	1/c,CU	1	1	124	5,405
F20	B304	None	1/c,CU	1	1	124	5,405
F21	B305	None	1/c,CU	2	1	97	5,549
F22	B306	None	1/c,CU	2	1	97	5,549
F23	B307	None	1/c,CU	2	1	56	8,695
F24	B308	None	1/c,CU	2	1	56	8,695
F25	PANEL HB	PVC	1/c,CU	1	1	5	30,923

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SHORT CIRCUIT CALCULATIONS - CLUBHOUSE

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: SCC Clubhouse
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 15591
Length Units = Feet
Motor Load = 23.4 FLA
Motor SCA = 94
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Service Disconnect	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	PANEL C	EMT	1/c,CU	500	1	50	11,707

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SHORT CIRCUIT CALCULATIONS - SERVICES

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: Service Entrance SCC
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 52000
Length Units = Feet
Motor Load = None
Motor SCA = None
Motor SCA Treatment = Motor SCA Not Included
System Voltage = 208
System Phase = 3 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,3PH
TA		3-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,3PH
F1	BUILDING D	PVC	1/c,AL	400	4	150	27,698
F2	BUILDING A	PVC	1/c,AL	500	3	100	31,050
F3	BUILDING B	PVC	1/c,CU	300	4	250	22,640
F4	BUILDING C	PVC	1/c,AL	500	3	75	34,528
F5	BUILDING F	PVC	1/c,AL	500	3	115	29,281
F6	BUILDING G	PVC	1/c,AL	500	3	100	31,050
F7	BUILDING H	PVC	1/c,AL	500	3	75	34,528
F8	CLUB DISC.	PVC	1/c,AL	250	2	140	15,493
F9	BUILDING E	PVC	1/c,AL	500	3	75	34,528
F10	EV	PVC	1/c,AL	350	2	50	31,634

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SHORT CIRCUIT CALCULATIONS - BUILDING F

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: SCC Building F
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 29295
Length Units = Feet
Motor Load = 84.9 KW
Motor SCA = 2988
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Meter Center	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	F108	None	1/c,CU	2/0	1	167	5,830
F2	F107	None	1/c,CU	2/0	1	167	5,830
F3	F106	None	1/c,CU	1	1	118	5,483
F4	F105	None	1/c,CU	1	1	118	5,483
F5	F104	None	1/c,CU	2	1	91	5,690
F6	F103	None	1/c,CU	2	1	91	5,690
F7	F102	None	1/c,CU	2	1	50	9,049
F8	F101	None	1/c,CU	2	1	50	9,049
F9	F208	None	1/c,CU	2/0	1	167	5,830
F10	F207	None	1/c,CU	2/0	1	167	5,830
F11	F206	None	1/c,CU	1	1	118	5,483
F12	F205	None	1/c,CU	1	1	118	5,483
F13	F204	None	1/c,CU	2	1	91	5,690
F14	F203	None	1/c,CU	2	1	91	5,690
F15	F202	None	1/c,CU	2	1	50	9,049
F16	F201	None	1/c,CU	2	1	50	9,049
F17	F308	None	1/c,CU	2/0	1	173	5,663
F18	F307	None	1/c,CU	2/0	1	173	5,663
F19	F306	None	1/c,CU	1	1	124	5,261
F20	F305	None	1/c,CU	1	1	124	5,261
F21	F304	None	1/c,CU	2	1	97	5,397
F22	F303	None	1/c,CU	2	1	97	5,397
F23	F302	None	1/c,CU	2	1	56	8,329
F24	F301	None	1/c,CU	2	1	56	8,329
F25	PANEL HF	PVC	1/c,CU	1	1	5	26,744

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SHORT CIRCUIT CALCULATIONS - BUILDING C

Fault Current

Project Name: Reserves at Eagle Point
Project Number: 23050
Designed By:
Item Name: SCC Building C
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 34545
Length Units = Feet
Motor Load = 84.9 KW
Motor SCA = 2988
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L
TA	Meter Center	1-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	C101	None	1/c,CU	2	1	50	9,418
F2	C102	None	1/c,CU	2	1	50	9,418
F3	C103	None	1/c,CU	2	1	91	5,834
F4	C104	None	1/c,CU	2	1	91	5,834
F5	C105	None	1/c,CU	1	1	118	5,616
F6	C106	None	1/c,CU	1	1	118	5,616
F7	C107	None	1/c,CU	2/0	1	167	5,981
F8	C108	None	1/c,CU	2/0	1	167	5,981
F9	C201	None	1/c,CU	2	1	50	9,418
F10	C202	None	1/c,CU	2	1	50	9,418
F11	C203	None	1/c,CU	2	1	91	5,834
F12	C204	None	1/c,CU	2	1	91	5,834
F13	C205	None	1/c,CU	1	1	118	5,616
F14	C206	None	1/c,CU	1	1	118	5,616
F15	C207	None	1/c,CU	2/0	1	167	5,981
F16	C208	None	1/c,CU	2/0	1	167	5,981
F17	C301	None	1/c,CU	2	1	56	8,641
F18	C302	None	1/c,CU	2	1	56	8,641
F19	C303	None	1/c,CU	2	1	97	5,527
F20	C304	None	1/c,CU	2	1	97	5,527
F21	C305	None	1/c,CU	1	1	124	5,384
F22	C306	None	1/c,CU	1	1	124	5,384
F23	C307	None	1/c,CU	2/0	1	173	5,806
F24	C308	None	1/c,CU	2/0	1	173	5,806
F25	HC	PVC	1/c,CU	1	1	5	30,249

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