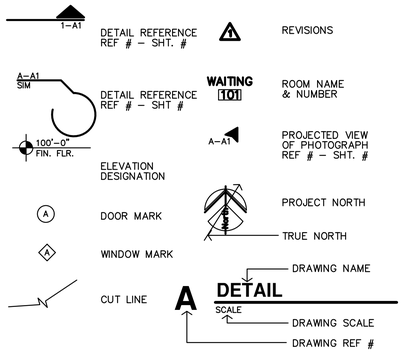
THE RESERVES at EAGLE POINT

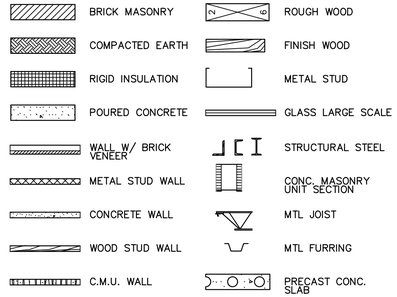
445 NORTH PICADILLY RD - BUILDING H

AURORA, 22-3219 COLORADO

REFERENCE LEGEND



MATERIAL LEGEND



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ABBREVIATIONS

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

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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
A2.11	APARTMENT BUILDING H (TYPE 1) FIRST, SECOND & THIRD FLOOR PLANS
A3.2	APARTMENT BUILDINGS D/E/G/H (TYPE 1) 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
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A4.11	MANUFACTURER STONE INSTALLATION DETAILS
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P1.16	BUILDING WASTE & VENT PLANS
P4.1	UNIT DOMESTIC WATER PLANS
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E6.8	ELECTRICAL RISER DIAGRAM

PERMIT SET 10-2-2023

COMcheck Software Version COMcheckWeb
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:	Owner/Agent:	Designer/Contractor:
Stephen D. Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018	Overland Property Group	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) (c)	337	—	15.0	0.520	0.520
Roof: Attic Roof, Wood joists, (Bldg. Use 1 - Tenant use Clubhouse)	4980	49.0	0.0	0.021	0.021
NORTH: Ext. 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)	21	—	—	0.370	0.370
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID Cascade vinyl, Quaker Manchester vinyl, SHGC 0.38, (Bldg. Use 1 - Tenant use Clubhouse) (b)	195	—	—	0.360	0.360
EAST: Ext. Wall: Wood-Framed, 16in. o.c., (Bldg. Use 1 - Tenant use Clubhouse)	649	20.0	6.0	0.044	0.051
Door: Insulated Metal, Swinging, (Bldg. Use 1 - Tenant use Clubhouse)	48	—	—	0.370	0.370
Door: Insulated Metal, Garage door 14% glazing, (Bldg. Use 1 - Tenant use Clubhouse)	64	—	—	0.370	0.370
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID Cascade vinyl, Quaker Manchester Vinyl, SHGC 0.38, (Bldg. Use 1 - Tenant use Clubhouse) (b)	11	—	—	0.360	0.360
SOUTH:					

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	—	—	0.370	0.370
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID Cascade vinyl, Quaker Manchester vinyl, SHGC 0.38, (Bldg. Use 1 - Tenant use Clubhouse) (b)	193	—	—	0.360	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, Perf. Specs.: Product ID Cascade vinyl, Quaker Manchester vinyl, SHGC 0.38, (Bldg. Use 1 - Tenant use Clubhouse) (b)	143	—	—	0.360	0.360

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Energy# PASS83: Design 8.3% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope 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
Interior Lighting Compliance Certificate

Project Information

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

Construction Site:	Owner/Agent:	Designer/Contractor:
Stephen D. Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018	Overland Property Group	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 (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Tenant use Clubhouse (Office)	4980	0.64	3187
		Total Allowed Watts =	3187

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps / Fixture	C # of Fixture	D Total Watt.	E (C X D)
1-Tenant use Clubhouse (Office)				
LED: B: 5/10W LED STRP: Other:	1	24	4	96
LED: C: FLUSH LED STRP: Other:	1	39	2	78
LED: D1: LED DOWNLIGHT: Other:	1	43	12	516
LED: D2: LED DOWNLIGHT: Other:	1	14	23	322
LED: E: LED STRP: Other:	1	78	4	312
LED: F1: LED DOWNLIGHT: Other:	1	9	8	72
LED: F2: LED DOWNLIGHT: Other:	1	10	12	120
LED: G: LED STRP: Other:	1	7	26	245
LED: H: LED STRP: Other:	1	2	66	132
LED: I: LED SCONCE: Other:	1	10	4	40
LED: J: LED SCONCE: Other:	1	5	8	24
LED: K: LED SURFACE: Other:	1	96	2	192
LED: L: LED DOWNLIGHT: Other:	1	5	6	19
		Total Proposed Watts =		2531

Exterior Lighting PASS83: 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:	Owner/Agent:	Designer/Contractor:
Stephen D. Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018	Overland Property Group	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	0.5 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

A 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 PASS83: 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:	Owner/Agent:	Designer/Contractor:
Stephen D. Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018	Overland Property Group	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 = 24 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 1 - 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
	FAN 3 Supply, Single-Zone VAV, 1125 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 = 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 to the user in the COMcheck Requirements screen. For each applicable requirement, the user must select one of the following: Requirement will be met, Exception, or Not Applicable. 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 (PR4)†	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 (PR5)†	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 lamps and ballasts, transformers, and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.1 (PR102)†	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 directly under a roof with ceiling heights >23.5 ft, and used as an office, lobby, atrium, concourse, corridor, dining area, conference room, recreation, convention center, automotive service, manufacturing, non-automotive retail sales, storage, transportation, or workship, the combined skylight area is <= (a) the daylight zone under skylights is >= half the floor area; (b) the skylight effective aperture is >= 1 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 0.62.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C406 (PR9)†	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	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 (FI04)†	Slab edge insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.1 (FI06)†	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping, equipment maintenance activities.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C105 (FI10)†	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 (FI07)†	Slab edge insulation depth/length, R-value consistent with insulation in the daylight zone under skylights is >= half the floor area; (b) the skylight effective aperture is >= 1 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 0.62.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Envelope Assemblies table for values.*
C403.13.2 (FI16)†	Snowmelt system and freeze protection systems have sensors and controls installed such that the air or pavement temperature above 50F and outdoor temperature above 40F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.13.3 (FI17)†	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during the framing inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.1 (FI13)†	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, or weatherstripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	☐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	Complies?	Comments/Assumptions
C303.1.3 (IN27)†	Fenestration products rated U-factor and SHGC consistent with the building envelope U-factor and SHGC requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.3 (FI10)†	Vertical fenestration SHGC value.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.3, C402.4.3.4 (FI09)†	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 (FI12)†	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, (FI13)†	The building envelope contains a continuous air barrier that is sealed 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 (FI15)†	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, C404.5.2 (PL02)†	Heated water supply piping conforms with the insulation thickness requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.1 (PL03)†	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 (PL77)†	Pumps that circulate water between a heater and storage tank have controls that limit operation of the pump to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C404.6.1, C404.6.2 (PL87)†	Demand recirculation water systems have controls that start the pump upon receiving a signal from the user, and shut off after the hot water 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.

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 (MI03)†	Thermally ineffective panel surfaces of direct heating panels have insulation >= R-2.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.7 (MI58)†	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use. Ventilation maximum leakage rates. Check gravity dampers where allowed. Dampers accessible for maintenance and operational devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.4 (MI12)†	Motors for fans that are not less than 1/12 hp and 1.76 kW are electronically commutated motors or have minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.6 (MI14)†	Fans with motors greater than 6 kWu and chiller waterside/refrigerant cooling system with fans > 14 hp are designed to operate at the lowest airflow as a function of load and controlled by detailed requirements of this section.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.9 (MI14)†	Hydronic heating and cooling systems shall be tested and labeled in accordance with AMCA 230.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.1 (MI15)†	HVAC equipment efficiency verified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.2 (MI04)†	Natural or mechanical ventilation is provided according to the International Mechanical Code Chapter 4. Mechanical ventilation has controls that allow the system to shut off to minimum per IMC Chapter 4.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.7.1 (MI56)†	Demand control ventilation provided for spaces > 500 ft2 and > 25 people/1000 ft2 occupant density and served by systems with air side economizer, automatic modulating air damper control, or design airflow > 3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.2 (MI116)†	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 (MI142)†	HVAC systems serving guestrooms in Group R-1 and Group R-2 occupancies. 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
C403.7.5 (MI118)†	Kitchen exhaust systems comply with the requirements for hood type, supply air limitations, and satisfy heat rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.4.3, C403.12.2 (MI121)†	Closed-circuit cooling tower within the heat pump loop is constructed to bypass valve or lower leakage positive closure dampers. Open-circuit tower within the heat pump loop is isolated via valve to bypass all heat pump water flow around the tower. Open or closed-circuit cooling towers have a separate heat exchanger to isolate fluid in the tower from the heat pump loop, and heat loss is controlled by shutting down the tower fan, pump or the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.4.1 (MI61)†	Heating for vestibules and air curtains have automatic controls that shut off the heating system when outdoor air temperatures are above the space heating and cooling systems controlled by a thermostat in the space or by an outdoor sensor in the RTF and cooling setpoint >= 85F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C408.2.2 (MI63)†	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 (MI65)†	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 condenser coils and comply with 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
C405.2.3, (EL13)†	Spaces required to have light reduction controls have manual control that allows the occupant to reduce the connected lighting load in a manner that provides illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.2, (EL18)†	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meetings/multipurpose rooms, employee lunch and lounges/breakrooms, enclosed offices, open plan office areas, restrooms, locker/changing rooms, lobbies, corridors, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.2.2 for control functions for spaces greater than 300 sqft. C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, (EL19)†	Occupancy sensors control function in classrooms/lecture/training rooms, lighting in aisleways and open areas is controlled with occupant sensors that shall reduce the lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupancy sensor shall control lighting in each aisleway independently and do not control lighting beyond the minimum required for egress. If the sensor Lights not turned off by occupant sensors is done so by time-clock.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.1, (EL20)†	Occupant sensor control function in open plan office areas: Occupant sensors installed in spaces 250 sqft >= 300 sq.ft. have controls b configured so that general lighting can be independently controlled in zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in open plan office areas, when no open occupancy in control zone, 3) automatically turn off general lighting within the control zone 20 minutes after all occupants have left the space, 4) are configured so that general lighting in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes after occupants leaving that control zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.2, C405.2.2.1, (EL21)†	Each area not served by occupancy sensors (C405.2.1) have time-switch control and it 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, C405.2.5, C405.2.6, (EL23)†	Daylight zones provided with controls that reduce electric light in the sights independent of general area lighting. See code section C405.2.3 for control requirements. Within daylight spaces, C405.2.5.1 Daylight responsive control function and section C405.2.5.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.5 (EL17)†	Additional interior lighting power (ILP) is provided only by the use of approved lighting zones and is automatically controlled and separately switched 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 set to automatically reduce, by business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.3 (EL26)†	Interior lighting power shall have a maximum wattage that does not exceed the minimum efficiency requirements of Table C405.6.	☐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) and C405.8(2). Motor efficiency verified through certification under an approved certification program or if no certification efficiency ratings shall be provided by motor manufacturer or nameplate certification.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.9.1, C405.9.2 (EL29)†	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce the operating speed in accordance with ASME A17.1/CSA B44 or applicable code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.10 (EL28)†	Total voltage drop across the 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 be high efficacy (>= 65 lm/W for luminaires with efficacy >= 45 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 kitchens, family rooms, conference rooms, copy rooms, break rooms, classrooms and workstations shall be controlled. Controlled receptacles for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

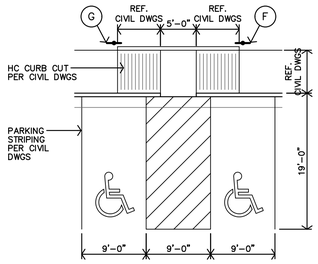
1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 (IN37)†	Roof insulation installed per manufacturer's instructions and is labeled with R-value or insulation certificate providing R-value and other required information. Where insulation is installed over the roof deck, the roof slope is <=3 in 12.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.2.1 (IN20)†	Roof assembly meets minimal thermal resistance installed between roof framing or on top of roof deck and the

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

2021 IBC – CODE REQUIRED		
TOTAL STALLS		203
STALLS PER ZONING	.85/DWELLING UNIT	164
GUEST STALLS	1/5 DWELLING UNITS	39
ACCESSIBLE STALLS	IBC CH. 11	14

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

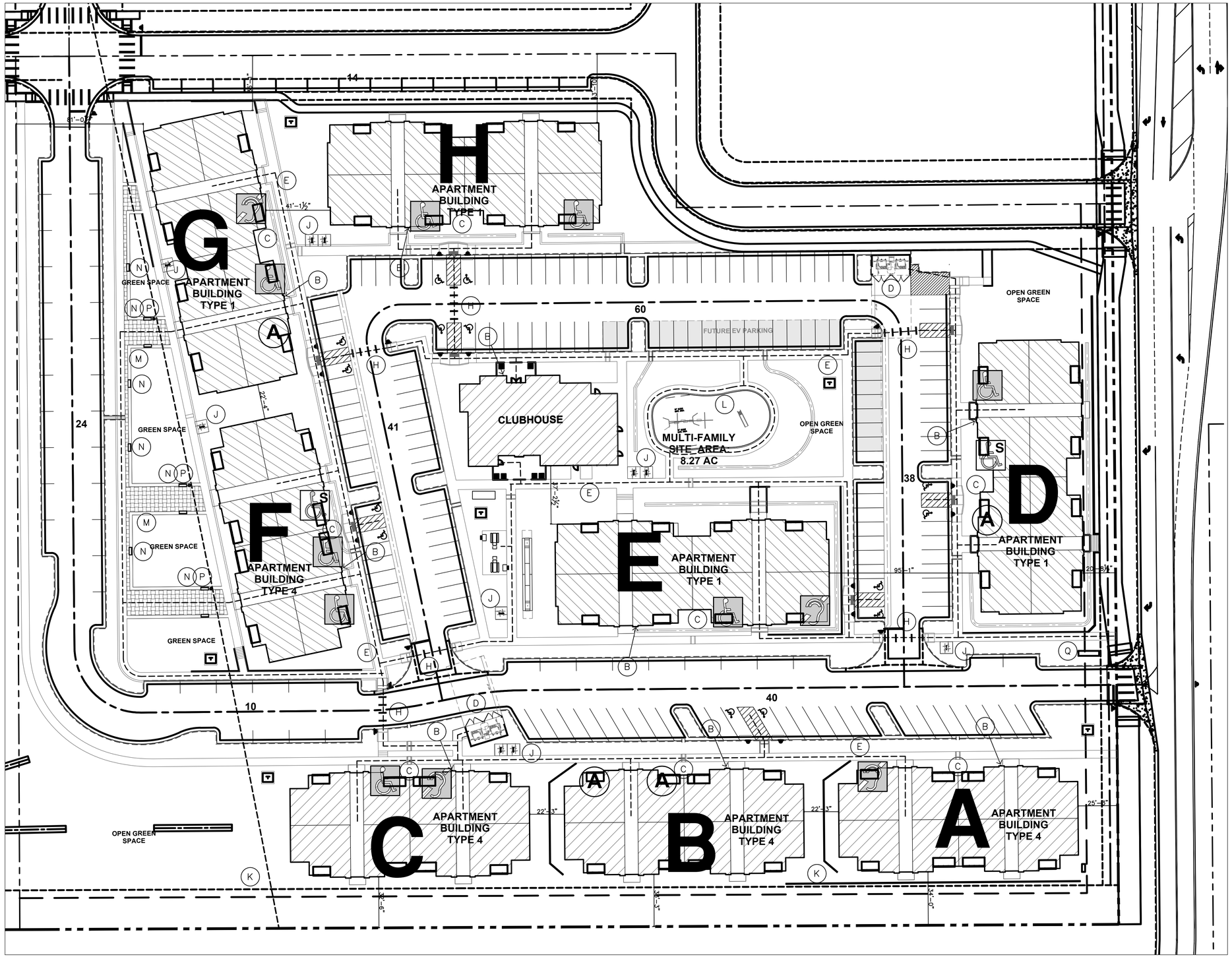
PARKING MEETS ZONING REQ'S: .85/DWELLING UNIT = 163.2

LOT COVERAGE

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"

JonesGillamRenz
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THE RESERVES at EAGLE POINT

445 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO LICENSED
CHRIS GILLAM
406359
10/3/2024
ARCHITECT

REVISION:	
DATE:	12–5–2023
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

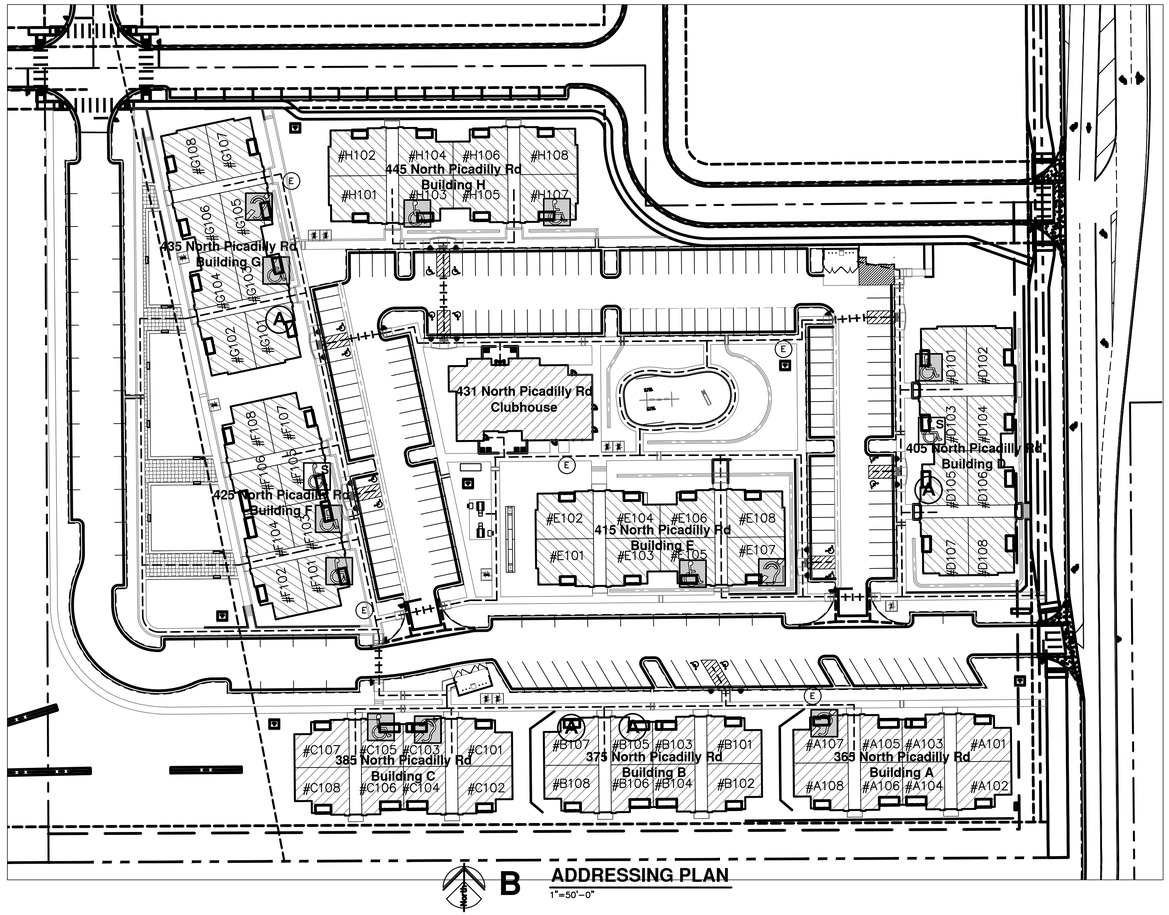
F105 – 1BED ACCESSIBLE (ROLL–IN)
D103 – 2BED ACCESSIBLE (ROLL–IN)

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

COLORADO HOUSE BILL 03–1221

UNITS TYPES	UNITS #	POINTS
192 TOTAL UNITS = REQUIRED		84
TYPE–A	14 (x6 points)	84
TYPE–B VISITABLE	50 (x1 points)	50
TOTAL POINTS PROVIDED		134



B **ADDRESSING PLAN**
1"=50'–0"

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

THE RESERVES at EAGLE POINT

445 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2021 ARCHITECT

REVISION:

DATE: 12–5–2023
JOB: 22–3219
SHEET NO.:

A1.2

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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 G.B.		5/8" TYPE X G.B.		5/8" TYPE X G.B.		5/8" TYPE X G.B.		
									5/8" TYPE X M.R. G.B.		5/8" TYPE X M.R. G.B.		5/8" TYPE X M.R. G.B.		5/8" TYPE X M.R. G.B.	STRUCTURE		
101	LIVING ROOM	V			P1			P2/S		P2/S		P2/S		P2/S		ST	9'–0"	
102	DINING	V			P1			P2/S		P2/S		P2/S		P2/S		ST	9'–0"	
103	KITCHEN	V			P1			P2/S		P2/S		P2/S		P2/S		ST	8'/9'	NOTE 1,2,5
104	BATH	V			P1			P2/S	P2/T	P2/S	P2/T	P2/S	P2/T	P2/S	P2/T	ST	8'/9'	NOTE 1,2,3,5
106	LAUNDRY	V			P1			P2/S		P2/S		P2/S		P2/S		ST	8'/9'	NOTE 2,5
107	HALL	V			P1			P2/S		P2/S		P2/S		P2/S		ST	9'–0"	
108	CLOSET	V			P1			P2/S		P2/S		P2/S		P2/S		P1/S	8'/9'	NOTE 5
109	CLOSET	V			P1			P2/S		P2/S		P2/S		P2/S		P1/S	9'–0"	
111	BEDROOM	V			P1			P2/S		P2/S		P2/S		P2/S		ST	9'–0"	
112	MECHANICAL	V			P1			P2/S		P2/S		P2/S		P2/S		P1/S	8'/9'	NOTE 5
113	MASTER BATH	V			P1			P2/S	P2/T	P2/S	P2/T	P2/S	P2/T	P2/S	P2/T	ST	8'/9'	NOTE 1,2,3,5
114	CLOSET	V			P1			P2/S		P2/S		P2/S		P2/S		P1/S	8'/9'	NOTE 5
116	MASTER BEDROOM	V			P1			P2/S		P2/S		P2/S		P2/S		ST	8'/9'	NOTE 5
117	OUTSIDE STORAGE		●			●		P2		P2		P2		P2		P1	±9'–0"	
118	BEDROOM	V			P1			P2/S		P2/S		P2/S		P2/S		ST	9'–0"	
119	CLOSET	V			P1			P2/S		P2/S		P2/S		P2/S		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	TYPE: BI-FOLD	TYPE: BI-PASS	FINISH: PAINT	FINISH: PRE-PRIMED	FINISH: PRE-FINISHED	FRAME MAT'L: WOOD	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.

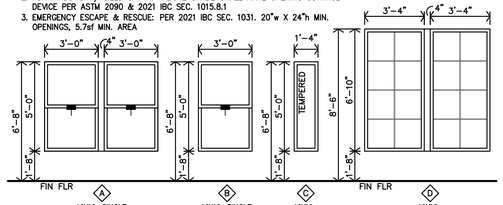
ACCESSIBLE UNITS NOTES

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

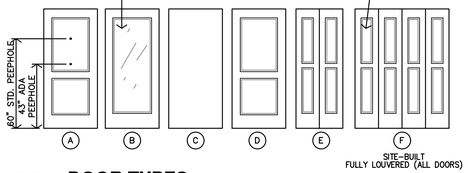
TYPE-A UNIT NOTES

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, 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,
    - *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

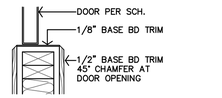
WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN U0.32. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
2. FOR WINDOWS W/ SILLS @ 6'–0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1015.8.1
3. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1031.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



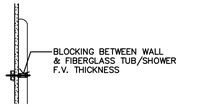
N WINDOW SCHEDULE 1/4"=1'–0"



M DOOR TYPES 1/4"=1'–0"



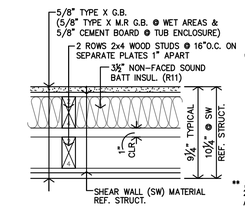
L TYP. BASE DETAIL @ BI-FOLD & BI-PASS DOOR 1 1/2"=1'–0"



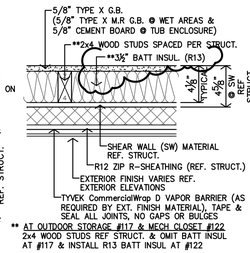
K TYP. TUB/SHOWER SURROUND BLOCKING NTS

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)

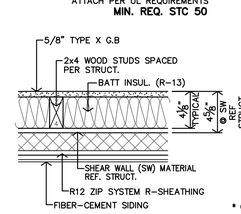


P1 DOUBLE STUD PARTY WALL
1 HOUR RATING (UL U341)
ATTACH PER UL REQUIREMENTS
MIN. REQ. STC 50

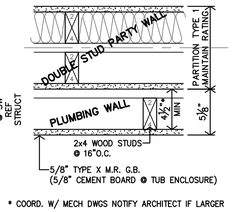


** AT OUTDOOR STORAGE #117 & MECH CLOSET #122 2x4 WOOD STUDS REF STRUCT. & OMIT BATT INSUL AT #117 & INSTALL R13 BATT INSUL AT #122

P2 TYPICAL EXTERIOR WALL
APRX. STC 36–58

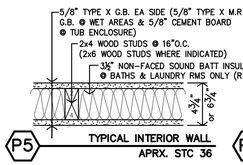


P3 BREEZEWAY EXTERIOR WALL
1 HOUR RATING (UL V302)
ATTACH PER REQUIREMENTS
MIN. REQ. STC 50

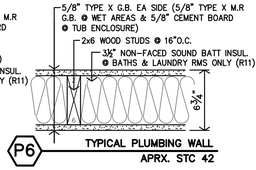


* COORD. W/ MECH DWGS NOTIFY ARCHITECT IF LARGER

P4 FURRED PLUMBING WALL
MIN. REQ. STC 50

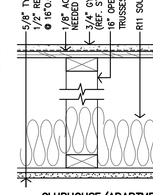


P5 TYPICAL INTERIOR WALL
APRX. STC 36



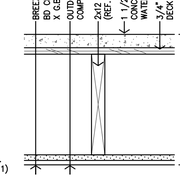
P6 TYPICAL PLUMBING WALL
APRX. STC 42

ASSEMBLIES



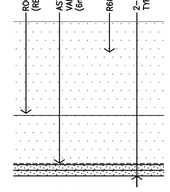
CLUBHOUSE/APARTMENTS
FLOOR/CEILING A
1–HOUR RATED (UL DESIGN No. L528)
ATTACH PER ul REQUIREMENTS

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

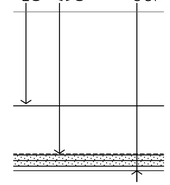


BREEZEWAY/OUTDOOR STORAGE
FLOOR/CEILING B
1–HOUR RATED (UL DESIGN No. L501)
ATTACH PER ul REQUIREMENTS

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

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

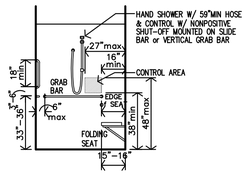
C105 – 1BED ACCESSIBLE
F103 – 1BED ACCESSIBLE
F101 – 2BED ACCESSIBLE
E105 – 2BED ACCESSIBLE
G103 – 2BED ACCESSIBLE
H103 – 2BED ACCESSIBLE
D101 – 3BED ACCESSIBLE
H107 – 3BED ACCESSIBLE

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

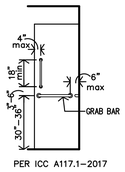
B105 – 1BED TYPE–A
B107 – 2BED TYPE–A
D105 – 2BED TYPE–A
G101 – 3BED TYPE–A

UNIT ACCESSIBLE BATH DETAILS



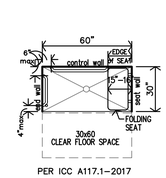
PER ICC A117.1–2017

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



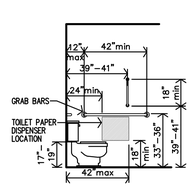
PER ICC A117.1–2017

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



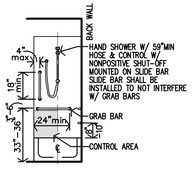
PER ICC A117.1–2017

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



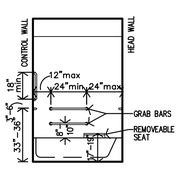
PER ICC A117.1–2017

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



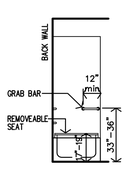
PER ICC A117.1–2017

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



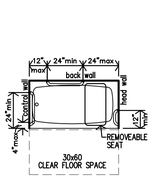
PER ICC A117.1–2017

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



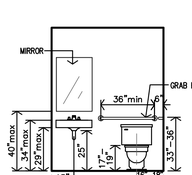
PER ICC A117.1–2017

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

JonesGillamRenz

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785.827.0386 jgr@jgrarchitects.com

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

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:
REV: 11–20–2023

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

A2.0

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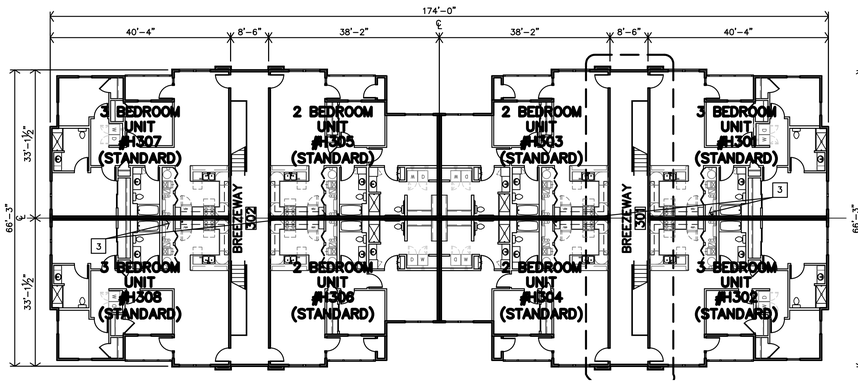
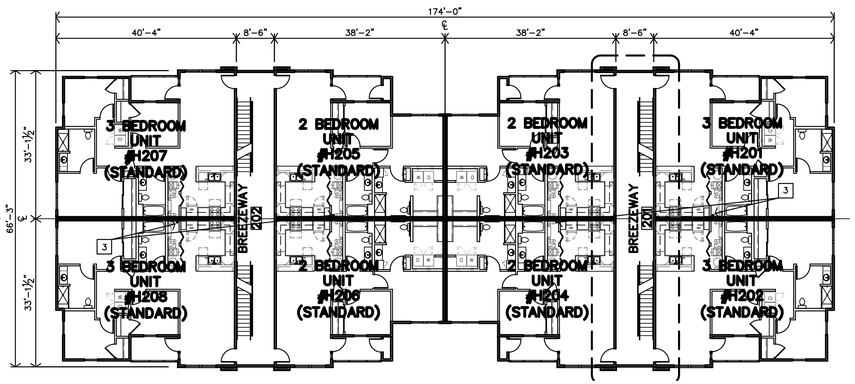
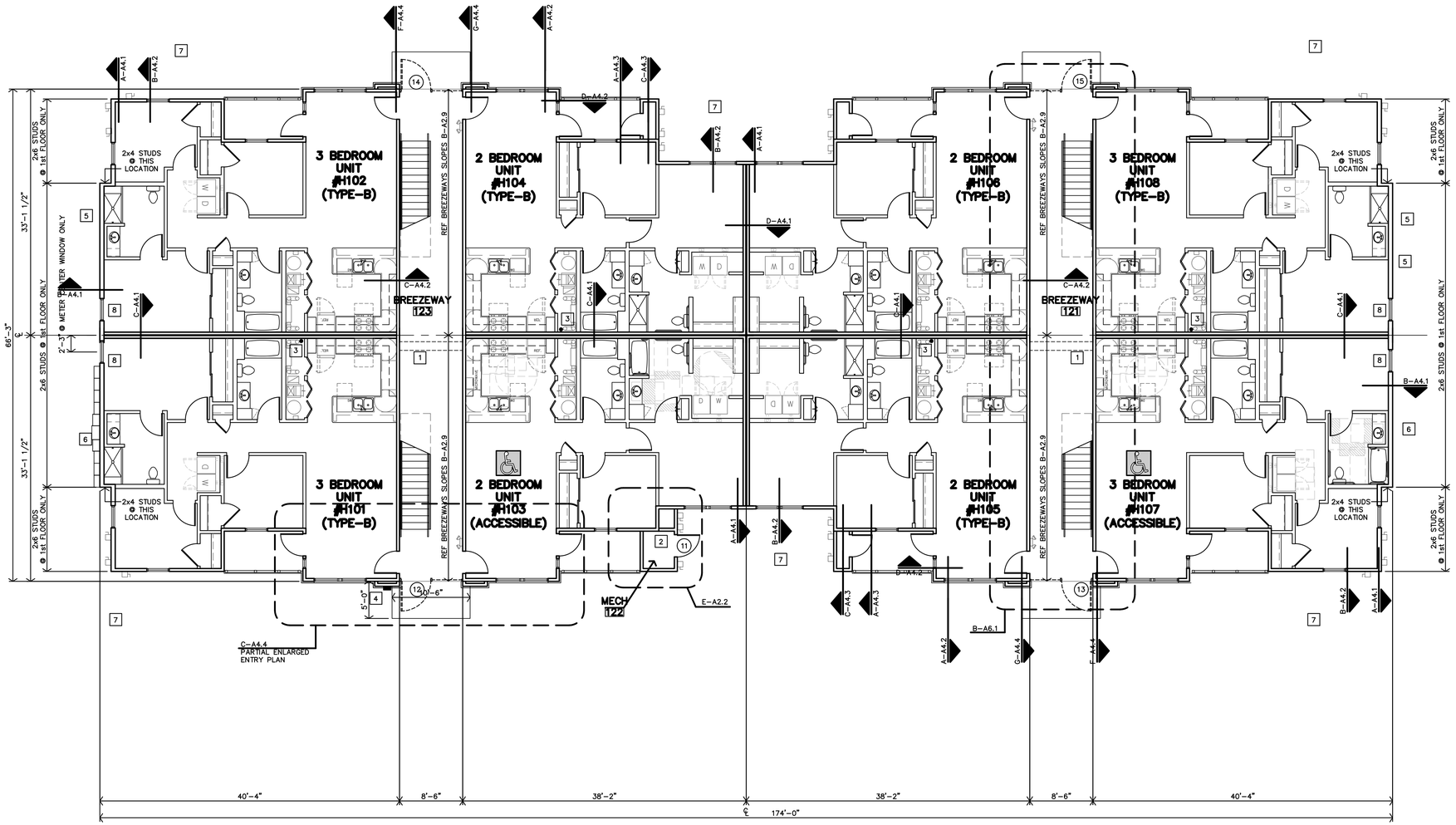


C **APARTMENT BUILDING H**
THIRD FLOOR PLAN
1/16"=1'-0" TYPE 1



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



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

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THE RESERVES at EAGLE POINT

445 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:	
DATE:	10-2-2023
JOB:	22-3219
SHEET NO.:	A2.18

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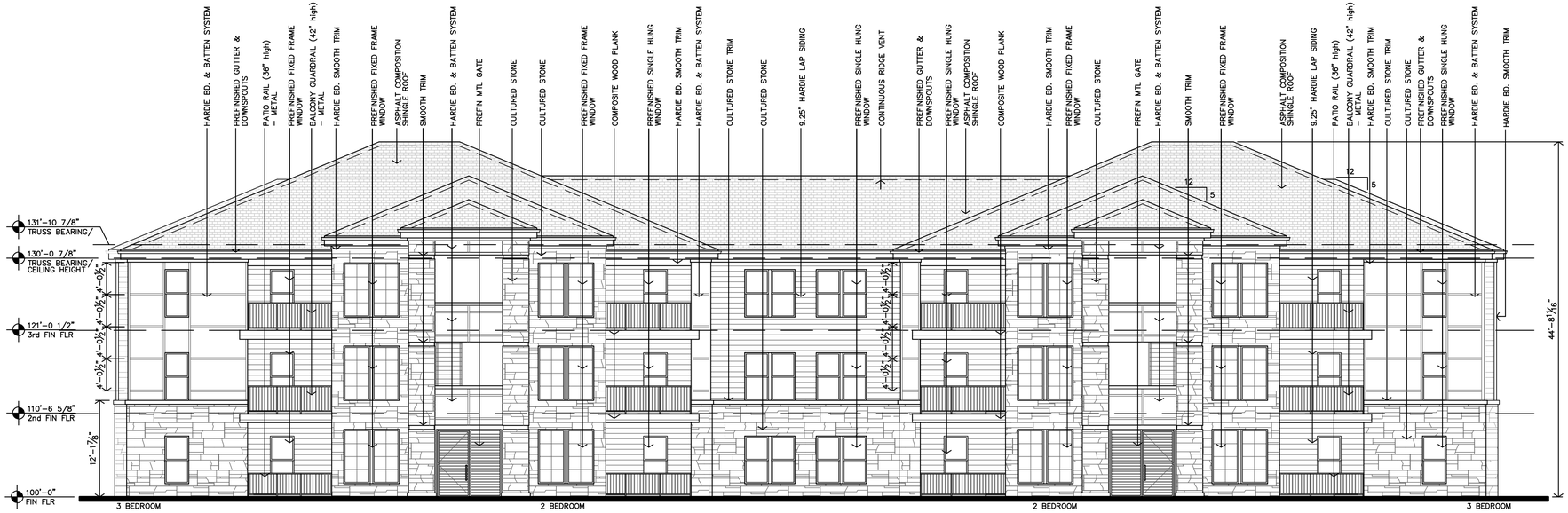
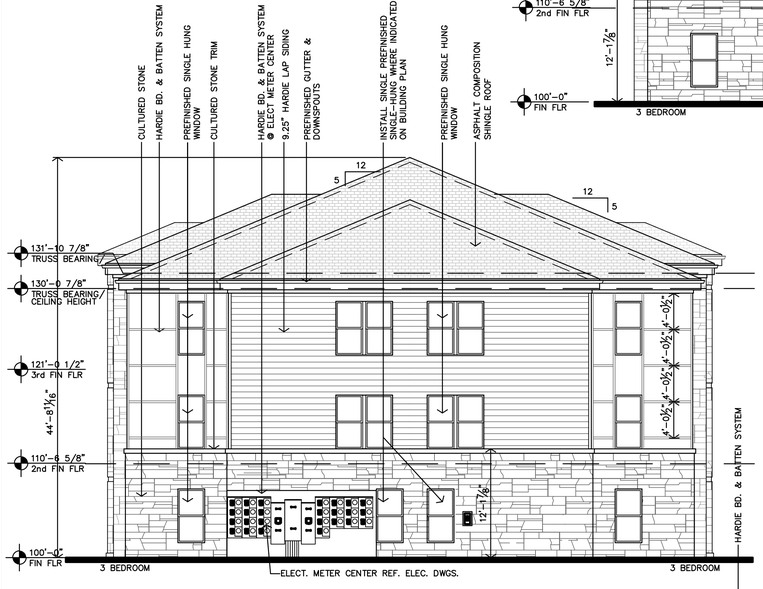


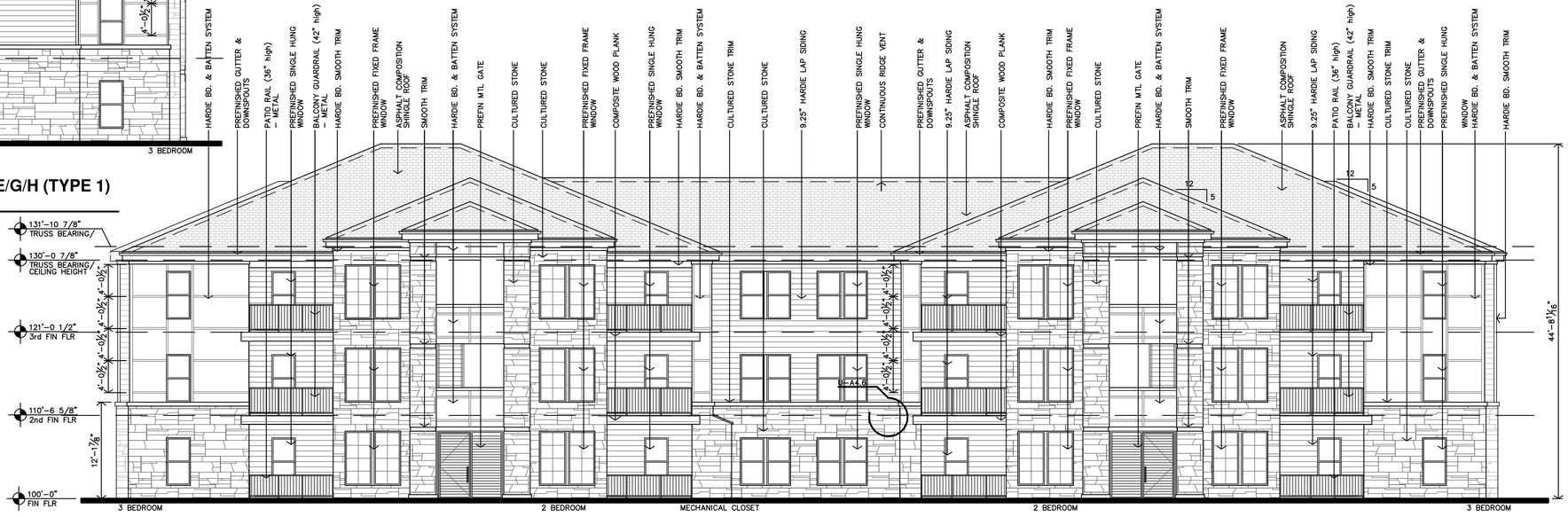
B **APARTMENT BUILDINGS D/E/G/H (TYPE 1)**
REAR ELEVATION
1/8"=1'-0"

EXTERIOR MATERIALS

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



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



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

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THE RESERVES at EAGLE POINT

445 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED
CHRIS GILLAM
406359
10/2/2023
ARCHITECT

REVISION:

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

A3.1

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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 = 40 psf, Ce = 1.0
      Pf = 28 psf, Ps = 28 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 30.7 and Table 30.7-2 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.17- Light-Framed Walls with Shear Panels of All Other Materials
      R=2, Omega = 2 1/2, Cd = 2, V= 0.100*W (1)
   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 303-996-2999.
   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.) <u>Vertical reinforcing</u> 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.) <u>Horizontal reinforcing</u>:
         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 = 28 psf plus Drift
      Bottom Chord Dead Load = 10 psf
      Bottom Chord Live Load = 5 psf
      Live Load Deflection = L/360
      Total Load Deflection = L/300
   T. Roof trusses shall be designed per 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 1½" 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.
   W. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. Alternate fasteners may be submitted as a substitution request. Submittal must show that alternative fasteners will not reduce the capacity of the connection.

13. 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.
   B. I, Jeff L. Wright, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

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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 PL	3" x 0.131" NAILS AT 8"o.c.-TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 16"o.c.-BRACED WALL PANELS	16d BOX NAILS AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	10d NAILS AT 6"o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPISOTE 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 (1T/1B @ EA TRUSS)	2-10d NAILS - FACE NAILS (1T/1B @ 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
   0.131" — DIAMETER IN INCHES
   3" — NAIL LENGTH
   4 — QUANTITY
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

<u>TYPICAL SYMBOL LEGEND:</u>

- (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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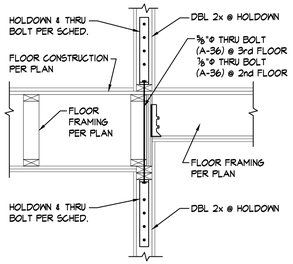
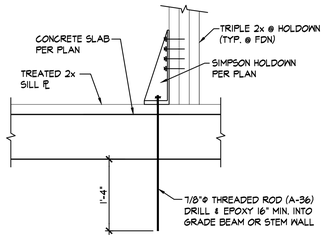


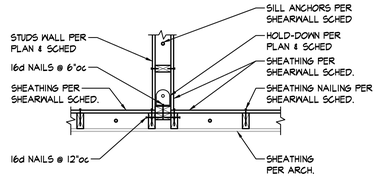
TYP HOLDOWN DETAIL

SECTION 2 S1.2
¾" = 1'-0"



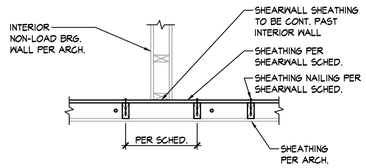
TYP HOLDOWN DETAIL

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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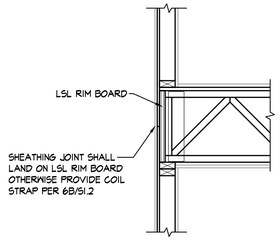
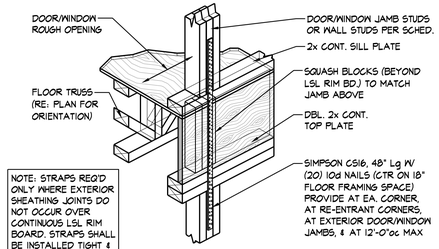
HOLDOWN SCHEDULE

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		
AT EXTERIOR WALLS	SM	MATERIAL & THICKNESS	2 ½" ZIP R-12 SHEATHING ONE SIDE, W/ EDGES BLOCKED	2 ½" ZIP R-12 SHEATHING ONE SIDE, W/ EDGES BLOCKED		
		NAIL SIZE & SPACING	0.131" SHANK NAILS W/ 1 ½" MIN. PENETRATION INTO FRAMING, 3/12 SPACING	0.131" SHANK NAILS W/ 1 ½" MIN. PENETRATION INTO FRAMING, 3/12 SPACING		

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 2½"x2½"x2½" PLATE WASHER OR SIMPSON BPS ½ - 3 @ 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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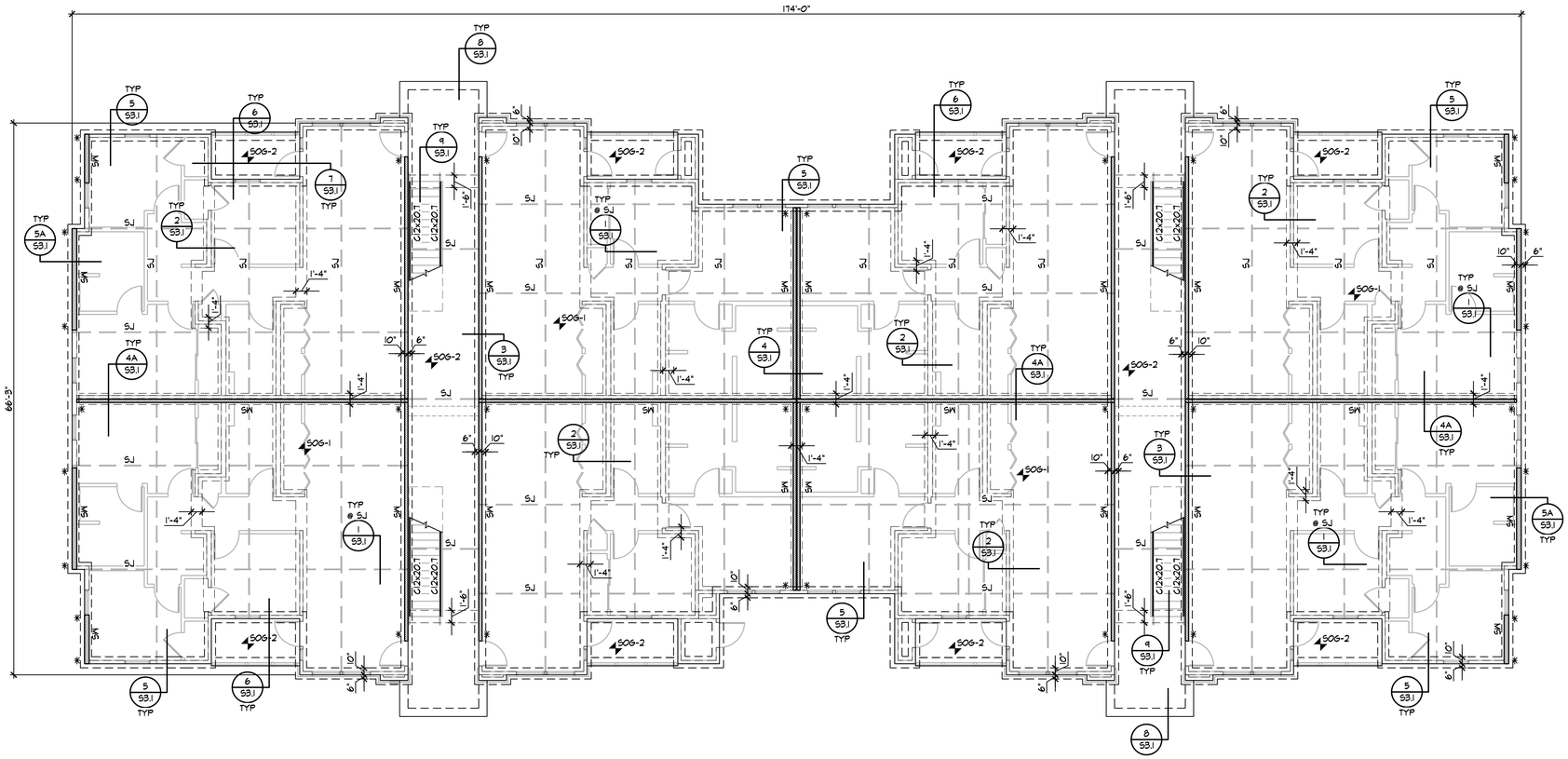

BUILDING H FOUNDATION FRAMING PLAN

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 S2.3A 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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BUILDING H SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. REFER TO SHEET S2.3A 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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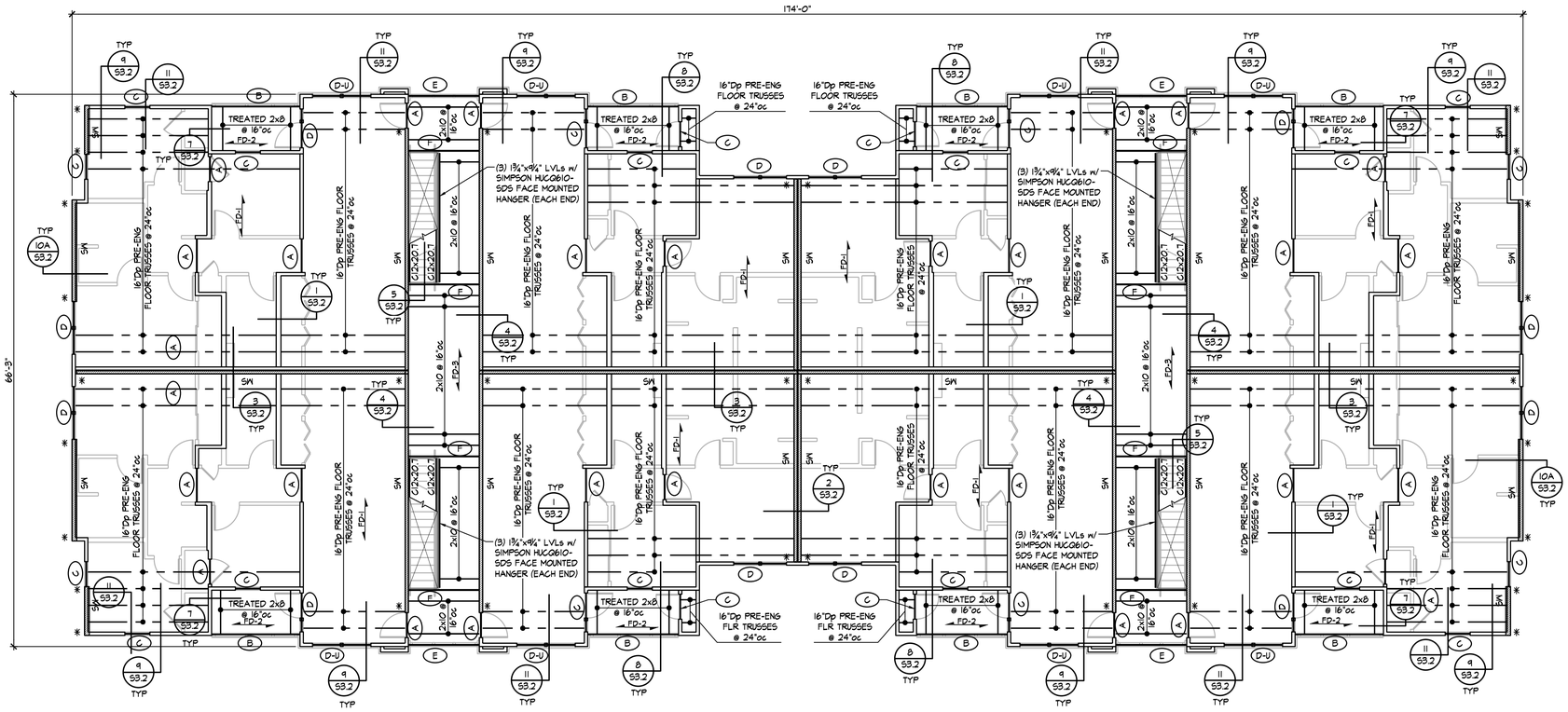

NORTH

BUILDING H 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 S2.39 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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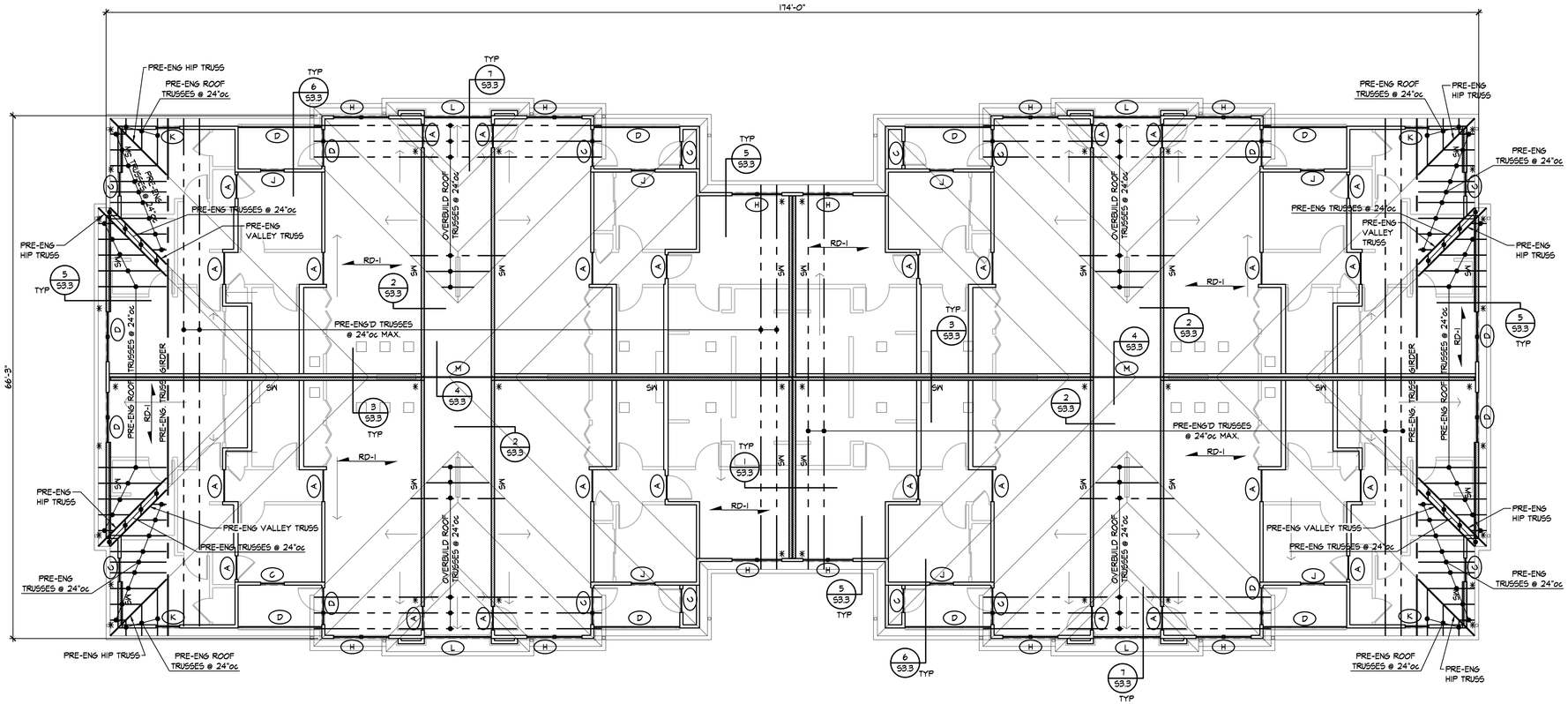

BUILDING H ROOF FRAMING PLAN

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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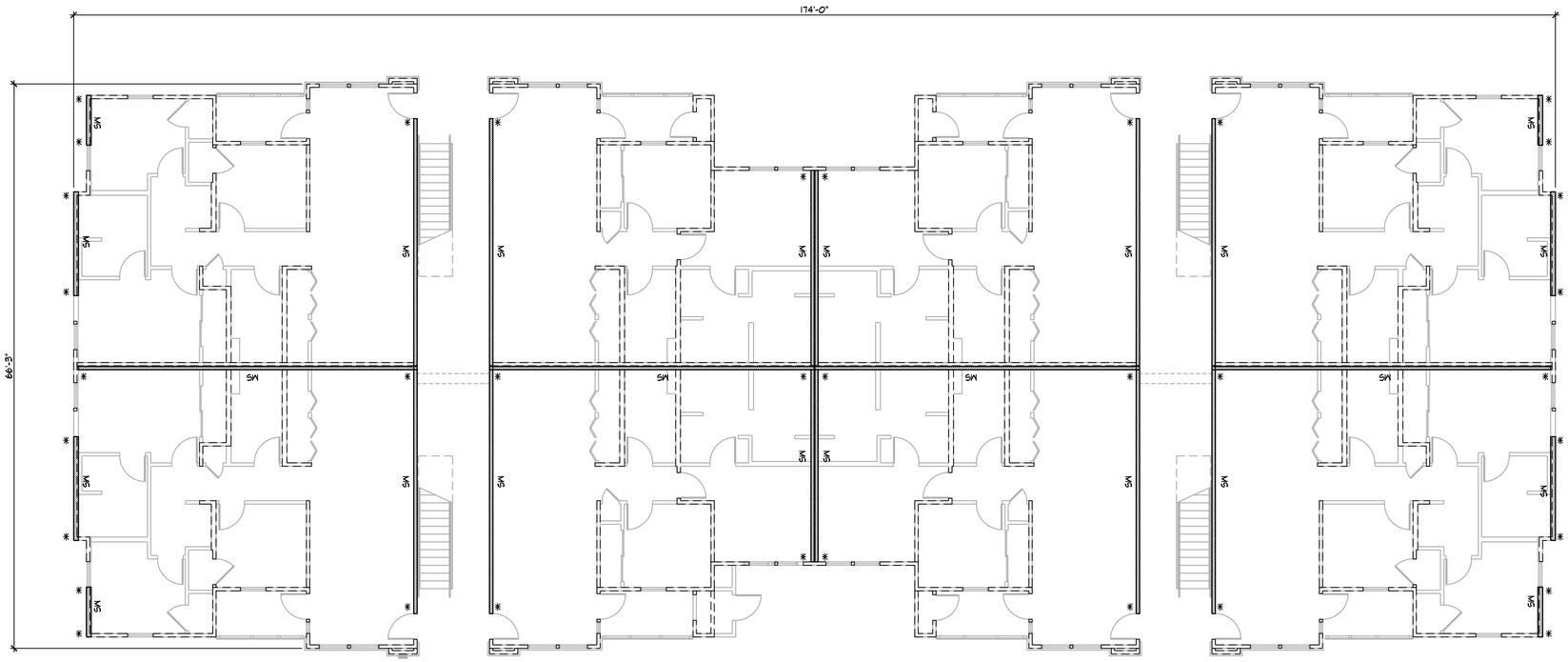

BUILDING H SHEARWALL PLAN

NORTH

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:

SW

SHEAR WALL EXTENTS INDICATED W/ HATCHED AREA

HOLDOWN TYPE MARK: (1) HOLDOWN TYPICAL EACH END OF SHEARWALL PER HOLDDOWN ANCHOR SCHED.

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

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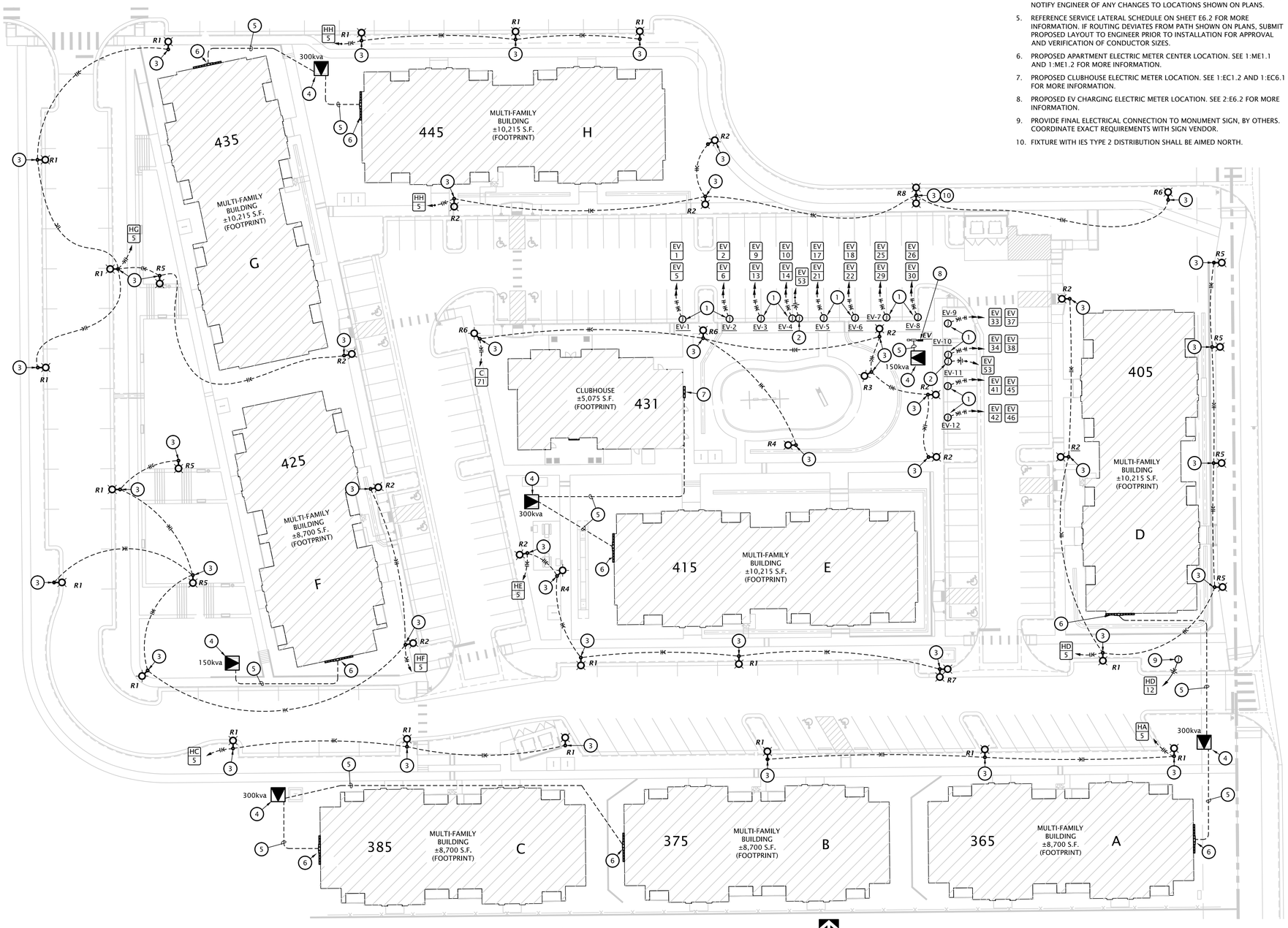
Project 23050 October 2023

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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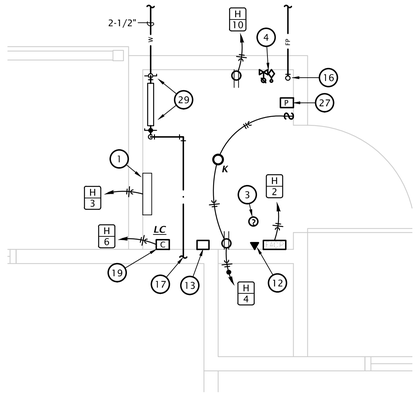
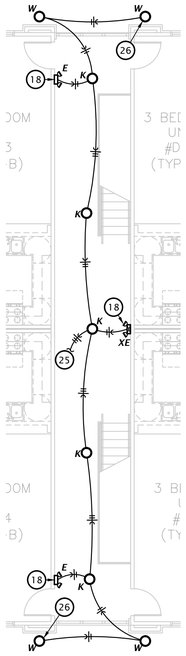
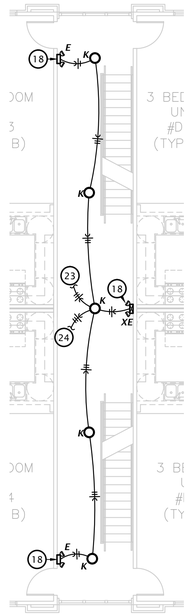
Project 23050 October 2023



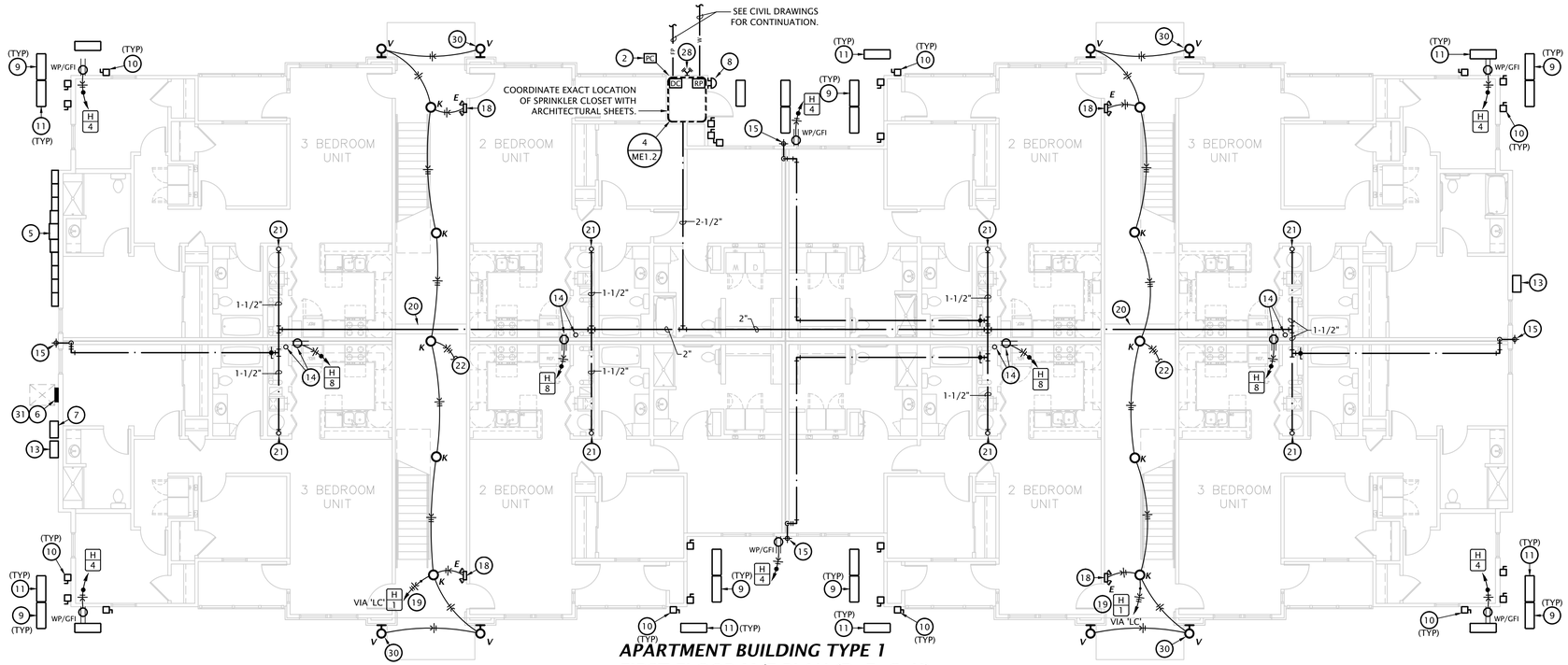
4 TYPICAL ENLARGED MECHANICAL ROOM PLAN
1/2" = 1'-0"



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



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



1 APARTMENT BUILDING TYPE 1 FIRST FLOOR M/E PLAN (D, E, G, H)
1/8" = 1'-0"

M/E NOTES BY SYMBOL

1. WALL HEATER 'EWH' PROVIDED BY E.C.
2. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF BREEZEWAY AND BUILDING MOUNTED LIGHTS, SEE DETAIL 2:E6.1 FOR MORE INFORMATION.
3. PROVIDE SMOKE DETECTOR ABOVE FACP AND CONNECT TO FIRE ALARM SYSTEM.
4. CONNECT FIRE SPRINKLER FLOW AND TAMPER SWITCHES TO FIRE ALARM SYSTEM.
5. FIRST FLOOR ONLY: ELECTRIC SERVICE AND METER. SEE RISER DIAGRAMS ON SHEET E6.1. SEE M/E SITE PLAN FOR EXACT LOCATION AT EACH BUILDING AND COORDINATE EXACT LOCATION WITH UTILITY COMPANY.
6. HOUSE PANEL 'H'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR SYSTEM. THIS SPACE IT TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
7. ROUTE 2" CONDUIT FROM CENTURY LINK SERVICE PEDESTAL TO 24x24x12 NEMA 3R TERMINATION BOX ADJACENT TO METER CENTER. COORDINATE METER CENTER LOCATION WITH SITE PLAN. COORDINATE EXACT PEDESTAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH UTILITY PROVIDER. SEE ENLARGED ELECTRICAL PLANS AND SHEET E6.1 FOR MORE INFORMATION. UTILITY CONTACT: JAYMES BUCKLEY - EMAIL: JAYMES.BUCKLEY@LUMEN.COM
8. EXTERIOR FIRE ALARM BELL, CONNECT TO FIRE ALARM PANEL SYSTEM COORDINATE LOCATION WITH AUTHORITY HAVING JURISDICTION.
9. MOUNT HEAT PUMP ON 18" STAND, EQUAL TO QUICKSLING, ON 3-1/2" THICK LEVEL CONCRETE PAD. COORDINATE EXACT LOCATION WITH UTILITY SERVICES AND SITE DRAINAGE, TYPICAL. COORDINATE ANY REQUIRED MODIFICATIONS WITH ARCHITECT AND ENGINEER.
10. PROVIDE DISCONNECT SWITCH FOR HEAT PUMP AND CIRCUIT TO PANEL IN APARTMENT IT IS SERVING. MAKE FINAL CONNECTION WITH LIQUID TIGHT FLEXIBLE METAL CONDUIT, TYPICAL. LOCATE AS CLOSE TO HEAT PUMP AS POSSIBLE. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH OTHER TRADES.
11. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO MATCHING BLOWER COIL. PENETRATE WALL 18" ABOVE GRADE AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. COORDINATE LINE SIZE WITH MANUFACTURER. PROVIDE PIPE WALL PENETRATION SEAL EQUAL TO AIREX TITAN OUTLET.
12. PROVIDE (2) PHONE LINES FOR MONITORING OF FIRE SPRINKLER SYSTEM. REFERENCE SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
13. ROUTE (2) 2" CONDUITS FROM COMCAST SERVICE PEDESTAL TO 24x24x12 NEMA 3R TERMINATION BOX. LOCATE ONE BOX ON EACH END OF THE BUILDING. COORDINATE EXACT PEDESTAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH UTILITY PROVIDER. UTILITY CONTACT: TRAY WILLIAMS - EMAIL: TRAY_WILLIAMS@COMCAST.COM
14. 4" PVC PIPE FOR FUTURE RADON SYSTEM BY OTHERS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT. PROVIDE OUTLET IN ATTIC NEAR RADON PIPE FOR FUTURE RADON FAN.
15. CONNECT NON-FREEZE WALL HYDRANT WITH 1/2" CW BRANCH TO SERVICE PIPING AHEAD OF TENANT WATER METER AND PROVIDE SHUT-OFF VALVE ACCESSIBLE IN MECHANICAL CLOSET. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT AND COORDINATE WITH G.C. (TYPICAL)
16. FIRE PROTECTION RISER - SEE DETAIL ON P6.1.
17. SEE OVERALL PLAN ON THIS SHEET FOR CONTINUATION. COORDINATE FINAL ROUTING OF MAIN WATER PIPING WITH G.C. PRIOR TO ROUGHING IN. (TYPICAL)
18. CONNECT EMERGENCY LIGHT TO UNSWITCHED CIRCUITRY SERVING LIGHTING IN BREEZEWAY.
19. EXTERIOR LIGHTS TO BE CONTROLLED VIA PHOTOCELL AND CONTACTOR, SEE DETAIL 2:E6.1 FOR MORE INFORMATION.
20. WHERE FIRE PROTECTION PIPING AND DOMESTIC WATER PIPING MUST CROSS HALLWAY, ROUTE IN SOFFIT. PROVIDE HEAT TRACE AND INSULATE PIPING IN SOFFIT PER HEAT TRACE MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL REQUIRED HEAT TRACE COMPONENTS AND CONTROLS FOR FREEZE PROTECTION OF WATER PIPING. COORDINATE WITH E.C.
21. COLD WATER RISER, SEE RISER DIAGRAMS ON SHEET M5.1 FOR MORE INFORMATION.
22. TO LIGHTS ON 2ND FLOOR BREEZEWAY.
23. FROM LIGHTS ON 1ST FLOOR BREEZEWAY.
24. TO LIGHTS ON 3RD FLOOR BREEZEWAY.
25. FROM LIGHTS ON 2ND FLOOR BREEZEWAY.
26. DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR. (TYPICAL)
27. PROVIDE MANUAL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.
28. COORDINATE EXACT LOCATION OF FIRE DEPARTMENT CONNECTION WITH AUTHORITY HAVING JURISDICTION.
29. PROVIDE FULL-SIZED SHUTOFF VALVE, USC FCCCHR APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY AS REQUIRED BY AURORA WATER. BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY CITY OF AURORA PRIOR TO ORDERING. ALL WATER SERVICE PIPING FROM METER TO BACKFLOW PREVENTION DEVICE SHALL BE PER CITY OF AURORA WATER STANDARDS.
30. MOUNT EXTERIOR WALL SCONCES IN STONE JUST BELOW 1x6 TRIM BAND AT 8'-6". COORDINATE EXACT REQUIREMENTS WITH ARCHITECT. (TYPICAL)
31. PROVIDE 3/4" CONDUIT FROM PANEL TO ATTIC SPACE FOR FUTURE SOLAR CONDUCTORS. TERMINATE CONDUIT ABOVE INSULATION AND LABEL TO HOUSE PANEL.
32. CONNECT HEAT TRACE FOR PIPING IN SOFFIT. COORDINATE REQUIREMENTS WITH OTHER TRADES

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

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

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THE RESERVES at EAGLE POINT
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AURORA, COLORDAO

COLORADO REGISTERED 37819 12/1/2023 PROFESSIONAL ENGINEER

REVISION:

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

ME1.2

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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. RECPTS	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
1	23	CORNER BEDROOM	2#12, #12G, 1/2"C	20 / 1	30 / 2	2#10,#10G, 3/4"C	WATER HEATER 'HWH'	24	
	25	'ERV'/ KITCHEN EXHAUST 'EF-1'	2#12, #12G, 1/2"C	20 / 1				26	
	27	SPACE ONLY	---	---	---	---	SPACE ONLY	28	
	29	SPACE ONLY	---	---	---	---	SPACE ONLY	30	

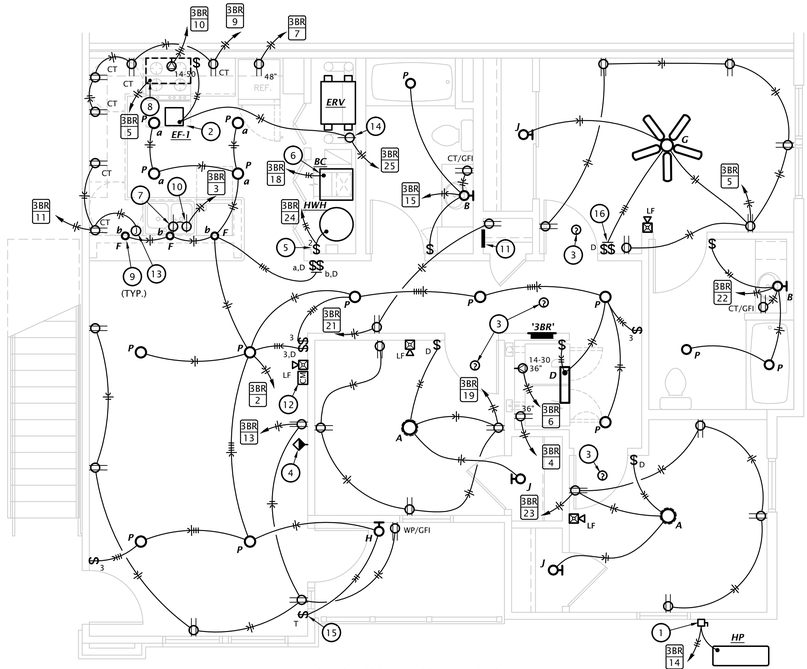
NOTE: PANELS 'D108', 'D208', 'E102', 'E202', 'E302', 'G108', 'G208', 'H102', 'H202', AND 'H302' SHALL BE 22 KAIC RATED.

Panel Designation: 2BR APT # **Mounting:** Flush
Location: 2 Bedroom Apartment **Bus Amps:** 125
Voltage: 208/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 10 KAIC
Panel is typical for 2BR units

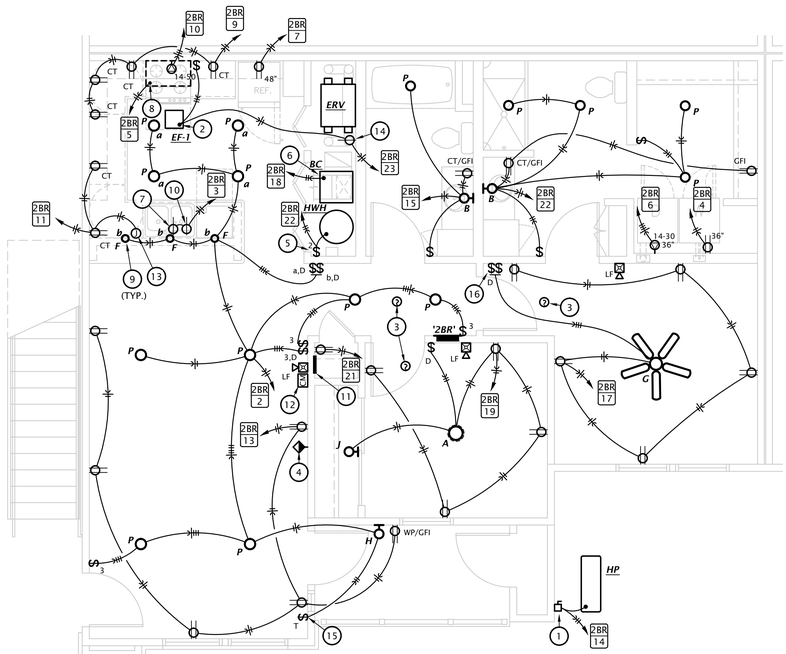
	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
3	1	SPACE ONLY	---	---	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2	1
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4	3
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C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

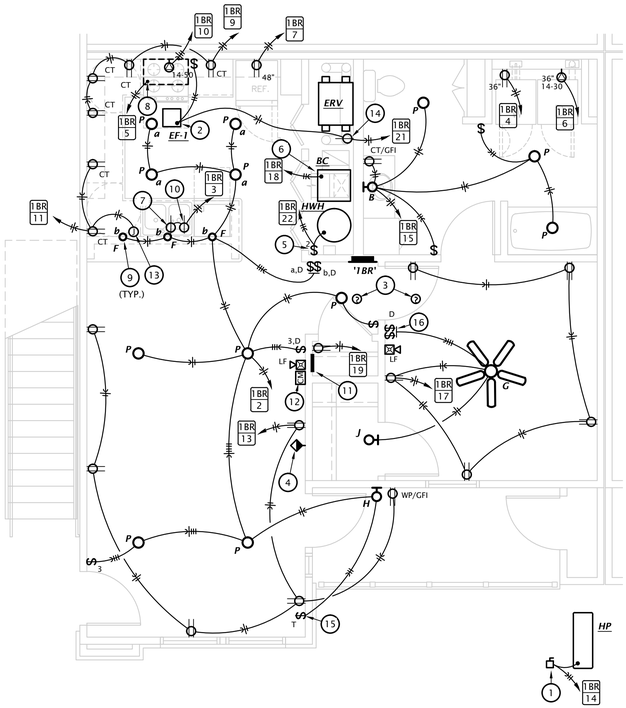
	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
3	1	SPACE ONLY	---	---	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2	1
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4	3
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	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. INSTALL JUNCTION BOX IN ACCESSIBLE LOCATION IN BASE CABINET OF PENINSULA TO MAKE PROVISIONS FOR FUTURE PENINSULA RECEPTACLE PER NEC 210.52(C)(2).
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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Project 23050 October 2023

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THE RESERVES at EAGLE POINT

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AURORA, COLORDAO

COLORADO REGISTERED WITH PROFESSIONAL ENGINEER 37819 12/1/2023

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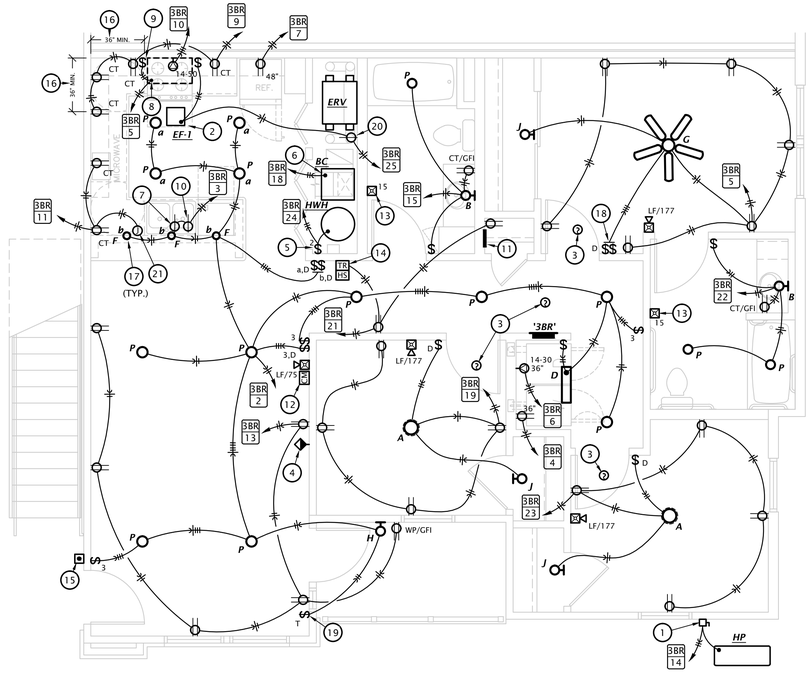
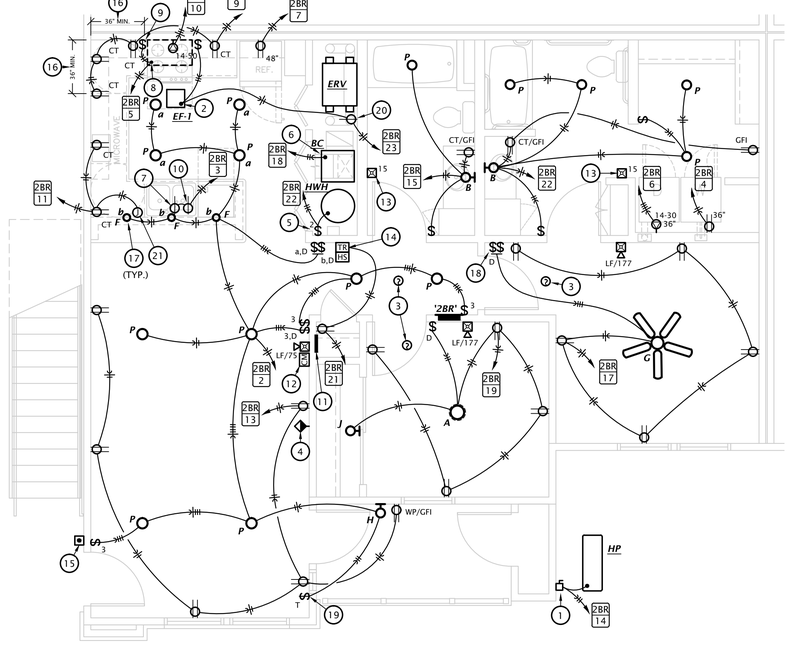
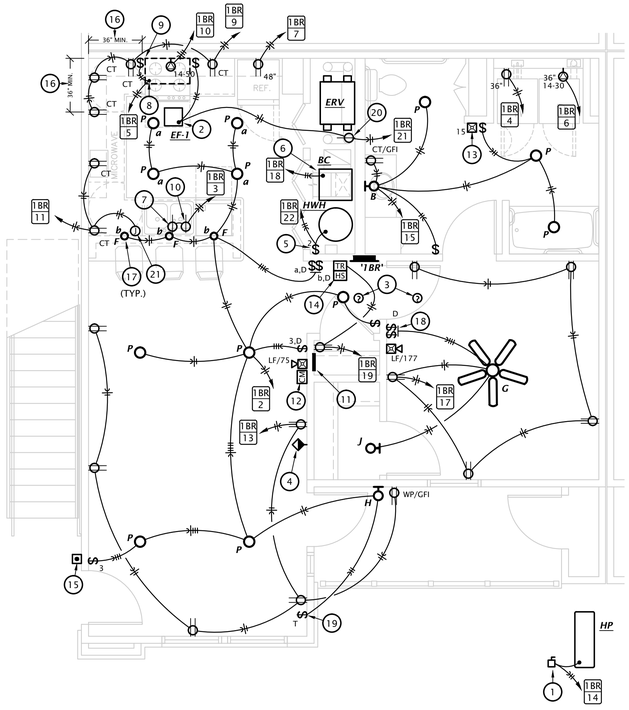


3 ACCESSIBLE 3 BEDROOM POWER PLAN
1/4" = 1'-0"



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. INSTALL JUNCTION BOX IN ACCESSIBLE LOCATION IN BASE CABINET OF PENINSULA TO MAKE PROVISIONS FOR FUTURE PENINSULA RECEPTACLE PER NEC 210.52(C)(2).

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445 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO REGISTERED WITH PROFESSIONAL ENGINEER
37819
12/1/2023

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

E4.2

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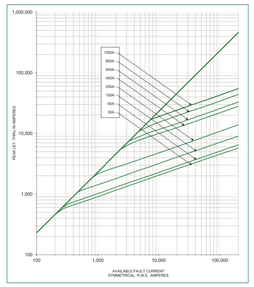
POWR-GARD® Fuse Datasheet

Littelfuse
Expertise Applied | Answers Delivered

CLASS T – JLLN / JLLS SERIES FUSES

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



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

*Prospective RMS Symmetrical Amperes Short-Circuit Current
Note: Data Derived from Peak Let-Thru Curves

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

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APARTMENT LIGHT FIXTURE SCHEDULE

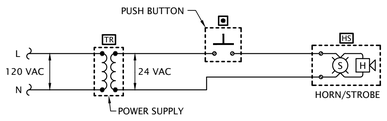
MARK	MANUF.	MODEL NUMBER	LAMP DATA #	LAMP DATA TYPE	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A	LITHONIA	FMML-13-8-30	---	1900 LUMEN 28W LED	STANDARD	SURFACE	WHITE	13" ROUND LED FLUSH MOUNT	
B	SEAGULL	4423003EN3-710	3	9.5W LED	STANDARD	WALL	BURNT SIENNA	3 LAMP VANITY LIGHT	
D	SEAGULL	5913691S-15	---	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"Ø x 12" HIGH DECORATIVE MINI-PENDANT	
G	SEAGULL	15030EN-829	2	10W LED	STANDARD	SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	
H	SEAGULL	89029EN3-12	1	20W LED	STANDARD	WALL AT 6'8" AFF TO CENTER MOUNT	BLACK	OUTDOOR WALL LANTERN WITH GLASS LENS	4,5
J	LITHONIA	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 90° HEAD FULL CUT-OFF WITH IES (1) TYPE II AND (1) TYPE III DISTRIBUTION	1,4
R8	MCGRAW-EDISON	GLEON-SA2D-740-U-T2-HSS GLEON-SA2D-740-U-T3-HSS	---	15580 LUMEN 129W LED 15879 LUMEN 129W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, DUAL 180° HEAD WITH IES (1) TYPE II AND (1) TYPE III DISTRIBUTION	1,4
V	BULLARD BOLLARDS	CDD2	---	600 LUMEN 6W LED	STANDARD	SURFACE WALL	BLACK	DECORATIVE LED WALL SCONCE	4
W	GOTHAM	ICO4-40/20/AR/LSS/20D	---	1900 LUMEN 21.5W LED	STANDARD	SURFACE	WHITE	4" DIAMETER LED WALL WASH DOWNLIGHT WITH 10° BEAM ANGLE	8

GENERAL:

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

NOTES:

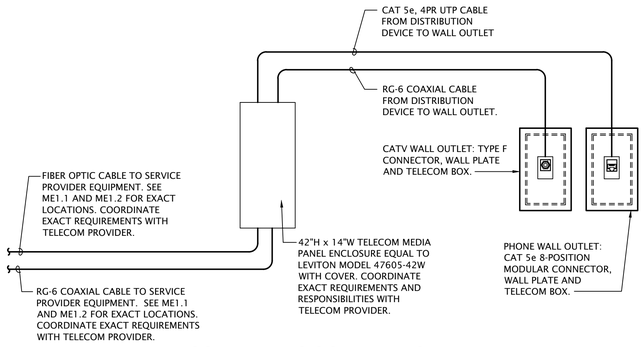
1. Provide fixture/pole assembly with 22' round straight steel pole, bronze to match fixture. Fixture height shall not exceed 25'-0" AFG.
2. Provide wall or ceiling mounted as required
3. Where installed above showers and tubs fixture shall be wet location listed.
4. Fixture shall be U.L. listed for 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.



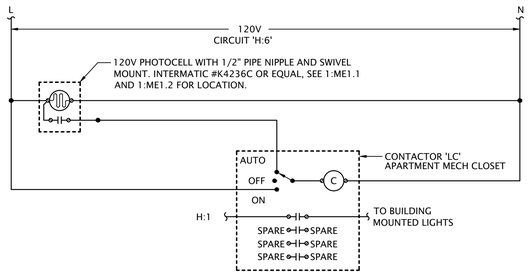
DOOR ALARM BUZZER SYSTEM NOTES

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

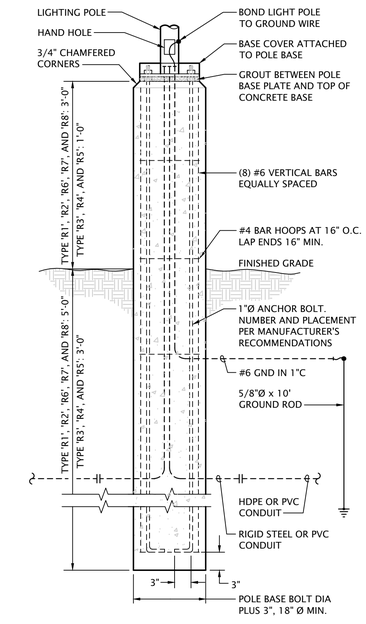


3 APARTMENT TELECOM WIRING SCHEMATIC
No Scale



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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E6.1

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SERVICE LATERAL SCHEDULE

SERVICE LOCATION	FEEDER SIZE (ALUMINUM)	SERVICE EQUIPMENT RATING	GROUNDING ELECTRODE (ALUM. OR COPPER-CLAD)
BUILDING A	3 SETS: (4) #500 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	22 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	22 KAIC	3/0
EV	2 SETS: (4) #350 KCM AL. IN 3"C. EACH	22 KAIC	3/0

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

APARTMENT FEEDER SCHEDULE

BUILDING A		BUILDING B		BUILDING C		BUILDING D		BUILDING E		BUILDING F		BUILDING G		BUILDING H	
APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE
A101	NOTE #3	B101	NOTE #3	C101	NOTE #1	D101	NOTE #3	E101	NOTE #1	F101	NOTE #1	G101	NOTE #3	H101	NOTE #1
A102	NOTE #3	B102	NOTE #3	C102	NOTE #1	D102	NOTE #4	E102	NOTE #1	F102	NOTE #1	G102	NOTE #4	H102	NOTE #1
A103	NOTE #2	B103	NOTE #2	C103	NOTE #1	D103	NOTE #2	E103	NOTE #2	F103	NOTE #1	G103	NOTE #2	H103	NOTE #2
A104	NOTE #2	B104	NOTE #2	C104	NOTE #1	D104	NOTE #3	E104	NOTE #1	F104	NOTE #1	G104	NOTE #3	H104	NOTE #1
A105	NOTE #1	B105	NOTE #1	C105	NOTE #2	D105	NOTE #1	E105	NOTE #3	F105	NOTE #2	G105	NOTE #1	H105	NOTE #3
A106	NOTE #1	B106	NOTE #1	C106	NOTE #2	D106	NOTE #2	E106	NOTE #2	F106	NOTE #2	G106	NOTE #2	H106	NOTE #2
A107	NOTE #1	B107	NOTE #1	C107	NOTE #3	D107	NOTE #1	E107	NOTE #4	F107	NOTE #3	G107	NOTE #1	H107	NOTE #4
A108	NOTE #1	B108	NOTE #1	C108	NOTE #3	D108	NOTE #1	E108	NOTE #3	F108	NOTE #3	G108	NOTE #1	H108	NOTE #3
A201	NOTE #3	B201	NOTE #3	C201	NOTE #1	D201	NOTE #3	E201	NOTE #1	F201	NOTE #1	G201	NOTE #3	H201	NOTE #1
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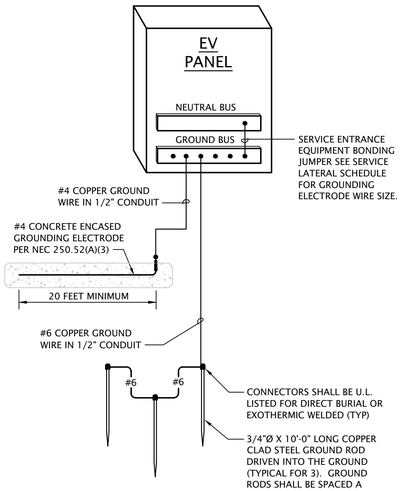
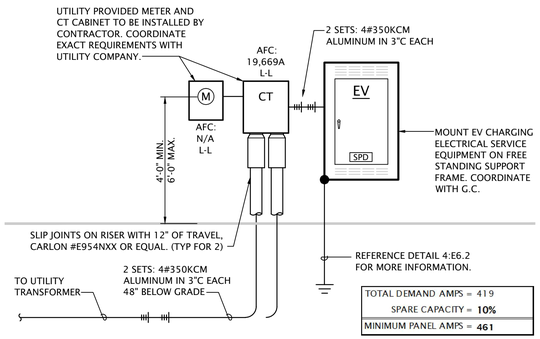
A307	NOTE #1	B307	NOTE #1	C307	NOTE #3	D307	NOTE #1	E307	NOTE #4	F307	NOTE #3	G307	NOTE #1	H307	NOTE #4
A308	NOTE #1	B308	NOTE #1	C308	NOTE #3	D308	NOTE #1	E308	NOTE #3	F308	NOTE #3	G308	NOTE #1	H308	NOTE #3

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

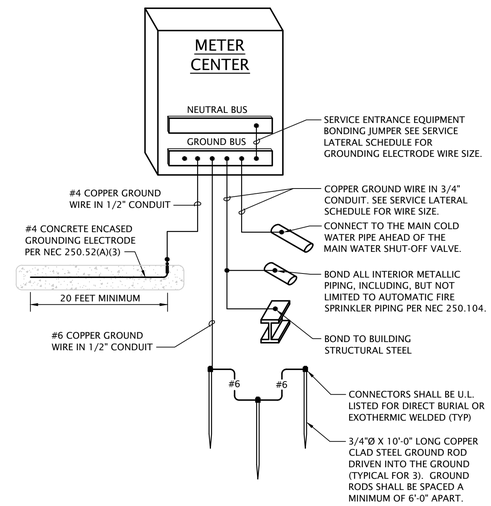
GENERAL NOTES:
- Voltage drop has been accounted for in sizes indicated, further up-sizing of feeders is not necessary.
- Ensure panel lugs are adequately sized to handle up-sized feeders.



4 EV CHARGING PANEL SERVICE GROUNDING ELECTRODE SYSTEM
No Scale



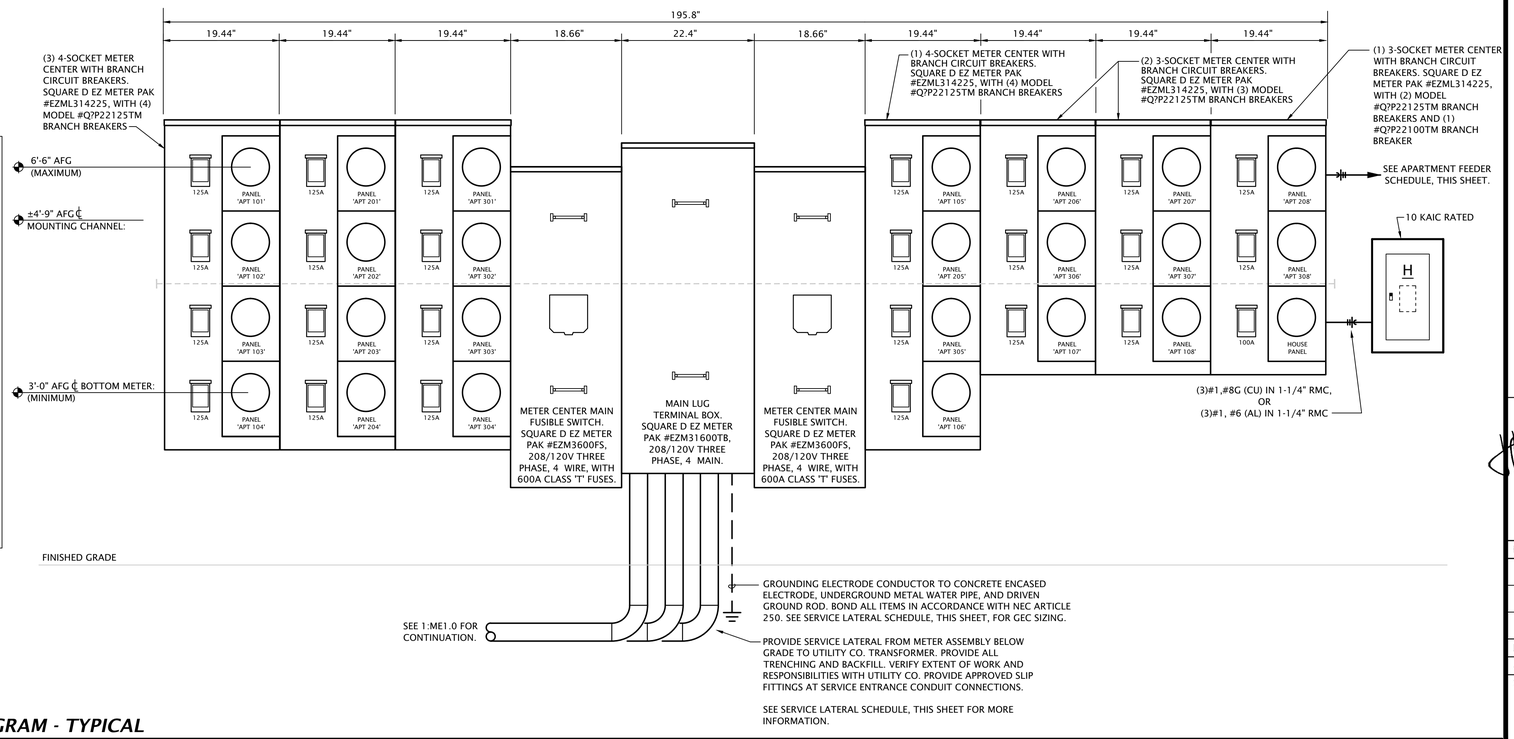
2 ELECTRICAL RISER DIAGRAM - EV CHARGING PANEL
No Scale



3 APARTMENT BUILDING SERVICE GROUNDING ELECTRODE SYSTEM
No Scale

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

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



REVISION:

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

E6.2

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⓪ PANEL SCHEDULE NOTES BY SYMBOL

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

Panel Designation: H* | **Mounting:** Surface
Location: Exterior Wall | **Bus Amps:** 100
Voltage: 208/120V-1Ph-3W | **MCB Amps:** MLO
Enclosure: NEMA 3R | **Other:** 10 KAIC
*Label panel with 'H' followed by building designation letter. | Equipment Ground Bar

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	BUILDING MOUNTED LIGHTS	(2)#12,#12G, 1/2"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

Panel Designation: EV | **Mounting:** Surface
Location: Site | **Bus Amps:** 600
Voltage: 208Y/120V-3Ph-4W | **MCB Amps:** MLO
Enclosure: NEMA 3R | **Other:** 22 KAIC, Equipment Ground Bar

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	EV CHARGING STATION EV1 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV2 - PORT A	2
3					NOTE #1		4
5	EV CHARGING STATION EV1 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV2-PORT B	6
7					NOTE #1		8
9	EV CHARGING STATION EV3 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV4 - PORT A	10
11					NOTE #1		12
13	EV CHARGING STATION EV3 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV4 - PORT B	14
15					NOTE #1		16
17	EV CHARGING STATION EV5 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV6 - PORT A	18
19					NOTE #1		20
21	EV CHARGING STATION EV5 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV6 - PORT B	22
23					NOTE #1		24
25	EV CHARGING STATION EV7 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV8 - PORT A	26
27					NOTE #1		28
29	EV CHARGING STATION EV7 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV8 - PORT B	30
31					NOTE #1		32
33	EV CHARGING STATION EV9 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV10 - PORT A	34
35					NOTE #1		36
37	EV CHARGING STATION EV9 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV10 - PORT B	38
39					NOTE #1		40
41	EV CHARGING STATION EV11 - PORT A	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV12 - PORT A	42
43					NOTE #1		44
45	EV CHARGING STATION EV11 - PORT B	SEE SHEET ME1.0 NOTE #1	40 / 2	40 / 2	SEE SHEET ME1.0	EV CHARGING STATION EV12 - PORT B	46
47					NOTE #1		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 (12 total units + House)

The Reserves at Eagle Point

Area: 11,190 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	11190 SF	33,570	
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuits	1,500 VA/Circuit	12 Circuits	18,000	
b Kitchen Circuits	1,500 VA/Circuit	24 Circuits	36,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	12 Circuits	12,000	
a2 Dishwasher	840 VA/Circuit	12 Circuits	10,080	
a3 Disposal	1175 VA/Circuit	12 Circuits	14,100	
a4 Refrigerator	1200 VA/Circuit	12 Circuits	14,400	
b Electric Range	8,000 VA/Circuit	12 Circuits	96,000	
c Electric Clothes Dryer	5,000 VA/Circuit	12 Circuits	60,000	
d Water Heater	5,000 VA/Circuit	12 ea	60,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
1BR Motor	687 VA/Circuit	6 Circuits	4,122	
2BR Motor	687 VA/Circuit	6 Circuits	4,122	
ERV Fan Motor	72 VA/Circuit	12 Circuits	864	
C5 Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)				
1BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000	
2BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000	
Connected Load Total			435,258	
Dwelling Unit Demand Load from Table 220.84: 41%				178,456
Dwelling Unit NEC Demand Load (VA) Sub-Total				**178,456**
House Panel NEC Demand Load (VA) Sub-Total				**25,000**
Total Building Service Demand Load (VA)				**203,456**
Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W				**565**

Provide 600A Meter Center

Type 1 - Buildings D,E,G,H Electrical Service Calculation (12 total units + House)

The Reserves at Eagle Point

Area: 13,518 SF (Dwelling Units Only)			Connected 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	13518 SF	40,554	
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuits	1,500 VA/Circuit	12 Circuits	18,000	
b Kitchen Circuits	1,500 VA/Circuit	24 Circuits	36,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	12 Circuits	12,000	
a2 Dishwasher	840 VA/Circuit	12 Circuits	10,080	
a3 Disposal	1175 VA/Circuit	12 Circuits	14,100	
a4 Refrigerator	1200 VA/Circuit	12 Circuits	14,400	
b Electric Range	8,000 VA/Circuit	12 Circuits	96,000	
c Electric Clothes Dryer	5,000 VA/Circuit	12 Circuits	60,000	
d Water Heater	5,000 VA/Circuit	12 ea	60,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
2BR Motor	687 VA/Circuit	6 Circuits	4,122	
3BR Motor	687 VA/Circuit	6 Circuits	4,122	
ERV Fan Motor	72 VA/Circuit	12 Circuits	864	
C5 Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)				
2BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000	
3BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000	
Connected Load Total			442,242	
Dwelling Unit Demand Load from Table 220.84: 41%				181,319
Dwelling Unit NEC Demand Load (VA) Sub-Total				**181,319**
House Panel NEC Demand Load (VA) Sub-Total				**25,000**
Total Building Service Demand Load (VA)				**206,319**
Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W				**573**

Provide 600A Meter Center

Type 4 - Buildings A,B,C,F Electrical Service Calculation (12 total units)

The Reserves at Eagle Point

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

Provide 600A Meter Center

Type 1 - Buildings D,E,G,H Electrical Service Calculation (12 total units)

The Reserves at Eagle Point

Area: 13,518 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	13518 SF	40,554	
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuits	1,500 VA/Circuit	12 Circuits	18,000	
b Kitchen Circuits	1,500 VA/Circuit	24 Circuits	36,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	12 Circuits	12,000	
a2 Dishwasher	840 VA/Circuit	12 Circuits	10,080	
a3 Disposal	1175 VA/Circuit	12 Circuits	14,100	
a4 Refrigerator	1200 VA/Circuit	12 Circuits	14,400	
b Electric Range	8,000 VA/Circuit	12 Circuits	96,000	
c Electric Clothes Dryer	5,000 VA/Circuit	12 Circuits	60,000	
d Water Heater	5,000 VA/Circuit	12 ea	60,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
2BR Motor	687 VA/Circuit	6 Circuits	4,122	
3BR Motor	687 VA/Circuit	6 Circuits	4,122	
ERV Fan Motor	72 VA/Circuit	12 Circuits	864	
C5 Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)				
2BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000	
3BR Electric Heat	6,000 VA/Circuit	6 Circuits	36,000	
Connected Load Total			442,242	
Dwelling Unit Demand Load from Table 220.84: 41%				181,319
Dwelling Unit NEC Demand Load (VA) Sub-Total				**181,319**
Total Building Service Demand Load (VA)				**181,319**
Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W				**504**

Provide 600A Meter Center

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THE RESERVES at EAGLE POINT

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12/1/2023

REVISION:

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Project 23050 October 2023

150 KVA Transformer 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 = 26000
Length Units = Feet
System Voltage = 208
System Phase = 3 Phase
AVAILABLE FAULT CURRENT FOR 150 KVA TRANSFORMER PER NCEL ENERGY STANDARD FOR ELECTRICAL INSTALLATION AND USE, TABLE II

Transformers

		PH	Size	Ph.V	Sec.V	%Z	SCA,3PH
TA	**150 KVA**	3-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,3PH	SCA AFTER FUSE
F1	BUILDING F							N/A
F2	EV	PVC	1/c,AL	500	3	115	18,733	6,500
		PVC	1/c,AL	350	2	50	19,669	(CT METERED)

300 KVA Transformer Fault Current

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 52000
Length Units = Feet
System Voltage = 208
System Phase = 3 Phase
AVAILABLE FAULT CURRENT FOR 300 KVA TRANSFORMER PER NCEL ENERGY STANDARD FOR ELECTRICAL INSTALLATION AND USE, TABLE II

Transformers

		PH	Size	Ph.V	Sec.V	%Z	SCA,3PH
TA	**300KVA**	3-PH			208		

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,3PH	SCA AFTER FUSE
F1	BUILDING D	PVC	1/c,AL	400	4	150	27,698	7,500
F2	BUILDING A	PVC	1/c,AL	500	3	100	31,050	7,750
F3	BUILDING B	PVC	1/c,CU	300	4	250	22,640	7,000
F4	BUILDING C	PVC	1/c,AL	500	3	75	34,528	7,750
F5	BUILDING E	PVC	1/c,AL	500	3	75	34528	7,750
F6	BUILDING G	PVC	1/c,AL	500	3	100	31,050	7,750
F7	BUILDING H	PVC	1/c,AL	500	3	75	34,528	7,750
F8	CLUB DISC.	PVC	1/c,AL	250	2	140	13,767	5,000

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 = 5000
Length Units = Feet
Motor Load = 23.4 FLA
Motor SCA = 94
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 240
System Phase = 3 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,3PH
F1	PANEL C	EMT	1/c,CU	500	1	50	3,335

File Name: Z:\23050 Reserves at Eagle Point\Design\Power\Building Service 3-Phase Transformer.edr

Date Created: 8/25/2023 2:43:11 PM
Date Modified: 1/26/2024 10:57:08 AM

Source: EDR, Electrical Designer's Reference
Software Version: 11.1 (Build 17) Based on the 2011 NEC®.
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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 = 7750
Length Units = Feet
Motor Load = 63.1 KW
Motor SCA = 2221
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	A101	None	1/c,CU	2/0	1	167	4,152
F2	A102	None	1/c,CU	2/0	1	167	4,152
F3	A103	None	1/c,CU	2/0	1	167	4,152
F4	A104	None	1/c,CU	1	1	118	3,973
F5	A105	None	1/c,CU	1	1	118	3,973
F6	A106	None	1/c,CU	2	1	91	4,081
F7	A107	None	1/c,CU	2	1	91	4,081
F8	A108	None	1/c,CU	2	1	50	5,561
F9	A201	None	1/c,CU	2	1	50	5,561
F10	A202	None	1/c,CU	2/0	1	167	4,152
F11	A203	None	1/c,CU	2/0	1	167	4,152
F12	A204	None	1/c,CU	1	1	118	3,973
F13	A205	None	1/c,CU	2	1	91	4,081
F14	A206	None	1/c,CU	2	1	91	4,081
F15	A207	None	1/c,CU	2	1	50	5,561
F16	A208	None	1/c,CU	2	1	50	5,561
F17	A301	None	1/c,CU	2/0	1	173	4,067
F18	A302	None	1/c,CU	2/0	1	173	4,067
F19	A303	None	1/c,CU	1	1	124	3,855
F20	A304	None	1/c,CU	1	1	124	3,855
F21	A305	None	1/c,CU	2	1	97	3,928
F22	A306	None	1/c,CU	2	1	97	3,928
F23	A307	None	1/c,CU	2	1	56	5,281
F24	A308	None	1/c,CU	2	1	56	5,281
F25	PANEL HA	PVC	1/c,CU	1	1	5	9,372

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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 = 7000
Length Units = Feet
Motor Load = 63.1 KW
Motor SCA = 2221
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	B101	None	1/c,CU	2/0	1	167	4,016
F2	B102	None	1/c,CU	2/0	1	167	4,016
F3	B103	None	1/c,CU	2/0	1	167	4,016
F4	B104	None	1/c,CU	1	1	118	3,849
F5	B105	None	1/c,CU	1	1	118	3,849
F6	B106	None	1/c,CU	2	1	91	3,950
F7	B107	None	1/c,CU	2	1	91	3,950
F8	B108	None	1/c,CU	2	1	50	5,330
F9	B201	None	1/c,CU	2	1	50	5,330
F10	B202	None	1/c,CU	2/0	1	167	4,016
F11	B203	None	1/c,CU	2/0	1	167	4,016
F12	B204	None	1/c,CU	1	1	118	3,849
F13	B205	None	1/c,CU	1	1	118	3,849
F14	B206	None	1/c,CU	2	1	91	3,950
F15	B207	None	1/c,CU	2	1	91	3,950
F16	B208	None	1/c,CU	2	1	50	5,330
F17	B301	None	1/c,CU	2/0	1	173	3,937
F18	B302	None	1/c,CU	2/0	1	173	3,937
F19	B303	None	1/c,CU	1	1	124	3,738
F20	B304	None	1/c,CU	1	1	124	3,738
F21	B305	None	1/c,CU	2	1	97	3,806
F22	B306	None	1/c,CU	2	1	97	3,806
F23	B307	None	1/c,CU	2	1	56	5,063
F24	B308	None	1/c,CU	2	1	56	5,063
F25	PANEL HB	PVC	1/c,CU	1	1	5	8,706

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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 = 7750
Length Units = Feet
Motor Load = 63.1 KW
Motor SCA = 2221
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	C101	None	1/c,CU	2	1	50	5,561
F2	C102	None	1/c,CU	2	1	50	5,561
F3	C103	None	1/c,CU	2	1	91	4,081
F4	C104	None	1/c,CU	2	1	91	4,081
F5	C105	None	1/c,CU	1	1	118	3,973
F6	C106	None	1/c,CU	1	1	118	3,973
F7	C107	None	1/c,CU	2/0	1	167	4,152
F8	C108	None	1/c,CU	2/0	1	167	4,152
F9	C201	None	1/c,CU	2	1	50	5,561
F10	C202	None	1/c,CU	2	1	50	5,561
F11	C203	None	1/c,CU	2	1	91	4,081
F12	C204	None	1/c,CU	2	1	91	4,081
F13	C205	None	1/c,CU	1	1	118	3,973
F14	C206	None	1/c,CU	1	1	118	3,973
F15	C207	None	1/c,CU	2/0	1	167	4,152
F16	C208	None	1/c,CU	2/0	1	167	4,152
F17	C301	None	1/c,CU	2	1	56	5,281
F18	C302	None	1/c,CU	2	1	56	5,281
F19	C303	None	1/c,CU	2	1	97	3,928
F20	C304	None	1/c,CU	2	1	97	3,928
F21	C305	None	1/c,CU	2	1	97	3,928
F22	C306	None	1/c,CU	1	1	124	3,855
F23	C307	None	1/c,CU	2/0	1	173	4,067
F24	C308	None	1/c,CU	2/0	1	173	4,067
F25	HC	PVC	1/c,CU	1	1	5	9,372

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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 = 7500
Length Units = Feet
Motor Load = 63.1 KW
Motor SCA = 2221
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	D101	None	1/c,CU	2/0	1	180	3,932
F2	D102	None	1/c,CU	3/0	1	202	4,126
F3	D103	None	1/c,CU	1	1	126	3,780
F4	D104	None	1/c,CU	2	1	148	2,956
F5	D105	None	1/c,CU	2	1	91	4,039
F6	D106	None	1/c,CU	1	1	113	4,035
F7	D107	None	1/c,CU	2	1	37	6,184
F8	D108	None	1/c,CU	2	1	59	5,094
F9	D201	None	1/c,CU	2/0	1	180	3,932
F10	D202	None	1/c,CU	3/0	1	202	4,126
F11	D203	None	1/c,CU	1	1	126	3,780
F12	D204	None	1/c,CU	2	1	148	4,397
F13	D205	None	1/c,CU	2	1	91	4,039
F14	D206	None	1/c,CU	1	1	113	4,035
F15	D207	None	1/c,CU	2	1	37	6,184
F16	D208	None	1/c,CU	2	1	59	5,094
F17	D301	None	1/c,CU	2/0	1	186	3,855
F18	D302	None	1/c,CU	3/0	1	208	4,057
F19	D303	None	1/c,CU	2/0	1	132	4,674
F20	D304	None	1/c,CU	2/0	1	154	4,302
F21	D305	None	1/c,CU	2	1	97	3,889
F22	D306	None	1/c,CU	1	1	119	3,913
F23	D307	None	1/c,CU	2	1	43	5,839
F24	D308	None	1/c,CU	2	1	65	4,848
F25	PANEL HD	PVC	1/c,CU	1	1	25	7,411

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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 = 7750
Length Units = Feet
Motor Load = 63.1 KW
Motor SCA = 2221
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	E101	None	1/c,CU	2	1	59	5,151
F2	E102	None	1/c,CU	2	1	37	6,284
F3	E103	None	1/c,CU	1	1	113	4,077
F4	E104	None	1/c,CU	2	1	91	4,081
F5	E105	None	1/c,CU	2/0	1	148	4,448
F6	E106	None	1/c,CU	1	1	126	3,818
F7	E107	None	1/c,CU	3/0	1	202	4,171
F8	E108	None	1/c,CU	2/0	1	180	3,972
F9	E201	None	1/c,CU	2	1	59	5,151
F10	E202	None	1/c,CU	2	1	37	6,284
F11	E203	None	1/c,CU	1	1	113	4,077
F12	E204	None	1/c,CU	2	1	91	4,081
F13	E205	None	1/c,CU	2/0	1	148	4,448
F14	E206	None	1/c,CU	1	1	126	3,818
F15	E207	None	1/c,CU	3/0	1	202	4,171
F16	E208	None	1/c,CU	2/0	1	180	3,972
F17	E301	None	1/c,CU	2	1	65	4,910
F18	E302	None	1/c,CU	2	1	43	5,928
F19	E303	None	1/c,CU	1	1	119	3,953
F20	E304	None	1/c,CU	2	1	97	3,928
F21	E305	None	1/c,CU	2/0	1	154	4,350
F22	E306	None	1/c,CU	2/0	1	132	4,731
F23	E307	None	1/c,CU	3/0	1	208	4,100
F24	E308	None	1/c,CU	2/0	1	186	3,894
F25	PANEL HE	PVC	1/c,CU	1	1	25	7,555

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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 = 6500
Length Units = Feet
Motor Load = 63.1 KW
Motor SCA = 2221
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	F106	None	1/c,CU	2/0	1	167	3,919
F2	F107	None	1/c,CU	2/0	1	167	3,919
F3	F106	None	1/c,CU	1	1	118	3,759
F4	F105	None	1/c,CU	1	1	118	3,759
F5	F104	None	1/c,CU	2	1	91	3,855
F6	F103	None	1/c,CU	2	1	91	3,855
F7	F102	None	1/c,CU	2	1	50	5,150
F8	F101	None	1/c,CU	2	1	50	5,150
F9	F208	None	1/c,CU	2/0	1	167	3,919
F10	F207	None	1/c,CU	2/0	1	167	3,919
F11	F206	None	1/c,CU	2	1	37	6,284
F12	F205	None	1/c,CU	1	1	118	3,759
F13	F204	None	1/c,CU	2	1	91	3,855
F14	F203	None	1/c,CU	2	1	91	3,855
F15	F202	None	1/c,CU	2	1	50	5,150
F16	F201	None	1/c,CU	2	1	50	5,150
F17	F308	None	1/c,CU	2/0	1	173	3,843
F18	F307	None	1/c,CU	2	1	43	5,928
F19	F306	None	1/c,CU	1	1	124	3,653
F20	F305	None	1/c,CU	1	1	124	3,653
F21	F304	None	1/c,CU	2	1	97	3,718
F22	F303	None	1/c,CU	2	1	97	3,718
F23	F302	None	1/c,CU	2	1	56	4,908
F24	F301	None	1/c,CU	2	1	56	4,908
F25	PANEL HF	PVC	1/c,CU	1	1	5	8,259

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BUILDING G Fault Current

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

Calculation of Fault Current
Fault SCA Source = Main Bus
SCA Available = 7750
Length Units = Feet
Motor Load = 63.1 KW
Motor SCA = 2221
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	G101	None	1/c,CU	2/0	1	180	3,972
F2	G103	None	1/c,CU	3/0	1	202	4,171
F3	G103	None	1/c,CU	1	1	126	3,818
F4	G104	None	1/c,CU	2	1	148	2,979
F5	G105	None	1/c,CU	2	1	91	4,081
F6	G106	None	1/c,CU	1	1	113	4,077
F7	G107	None	1/c,CU	2	1	37	6,284
F8	G108	None	1/c,CU	2	1	59	5,151
F9	G201	None	1/c,CU	2/0	1	180	3,972
F10	G202	None	1/c,CU	3/0	1	202	4,171
F11	G203	None	1/c,CU	2	1	59	5,151
F12	G204	None	1/c,CU	1	1	126	3,818
F13	G205	None	1/c,CU	2	1	148	4,448
F14	G206	None	1/c,CU	2	1	91	4,081
F15	G207	None	1/c,CU	2/0	1	167	4,152
F16	G208	None	1/c,CU	2/0	1	167	4,152
F17	G301	None	1/c,CU	2	1	37	6,284
F18	G302	None	1/c,CU	2	1	59	5,151
F19	G303	None	1/c,CU	3/0	1	208	4,100
F20	G304	None	1/c,CU	2/0	1	132	4,731
F21	G305	None	1/c,CU	2/0	1	154	4,350
F22	G306	None	1/c,CU	1	1	119	3,953
F23	G307	None	1/c,CU	2	1	43	5,928
F24	G308	None	1/c,CU	2	1	65	4,910
F25	PANEL HG	PVC	1/c,CU	1	1	25	7,555

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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 = 7750
Length Units = Feet
Motor Load = 63.1 KW
Motor SCA = 2221
Motor SCA Treatment = Motor SCA Added to Main Bus
System Voltage = 208
System Phase = 1 Phase
AVAILABLE FAULT CURRENT AT METER SOCKET

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L
F1	H101	None	1/c,CU	2	1	59	5,151
F2	H102	None	1/c,CU	2	1	37	6,284
F3	H103	None	1/c,CU	1	1	113	4,077
F4	H104	None	1/c,CU	2	1	91	4,081
F5	H105	None	1/c,CU	2/0	1	148	4,448
F6	H106	None	1/c,CU	1	1	126	3,818
F7	H107	None	1/c,CU	3/0	1	202	4,171
F8	H108	None	1/c,CU	2/0	1	180	3,972
F9	H201	None	1/c,CU	2	1	59	5,151
F10	H202	None	1/c,CU	2	1	37	6,284
F11	H203	None	1/c,CU	1	1	113	4,077
F12	H204	None	1/c,CU	2	1	91	4,081
F13	H205	None	1/c,CU	2/0	1	148	4,448
F14	H206	None	1/c,CU	1	1	126	3,818
F15	H207	None	1/c,CU	3/0	1	202	4,171
F16	H208	None	1/c,CU	2/0	1	180	3,972
F17	H301	None	1/c,CU	2	1	65	4,910
F18	H302	None	1/c,CU	2	1	43	5,928
F19	H303	None	1/c,CU	1	1	119	3,953
F20	H304	None	1/c,CU	2	1	97	3,928
F21	H305	None	1/c,CU	2/0	1	154	4,350
F22	H306	None	1/c,CU	2/0	1	132	4,731
F23	H307	None	1/c,CU	3/0	1	208	4,100
F24	H308	None	1/c,CU	2/0	1	186	3,894
F25	PANEL HH	PVC	1/c,CU	1	1	25	7,555

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THE RESERVES at EAGLE POINT

445 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO REGISTERED PROFESSIONAL ENGINEER
37819
12/1/2023

REVISION:

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

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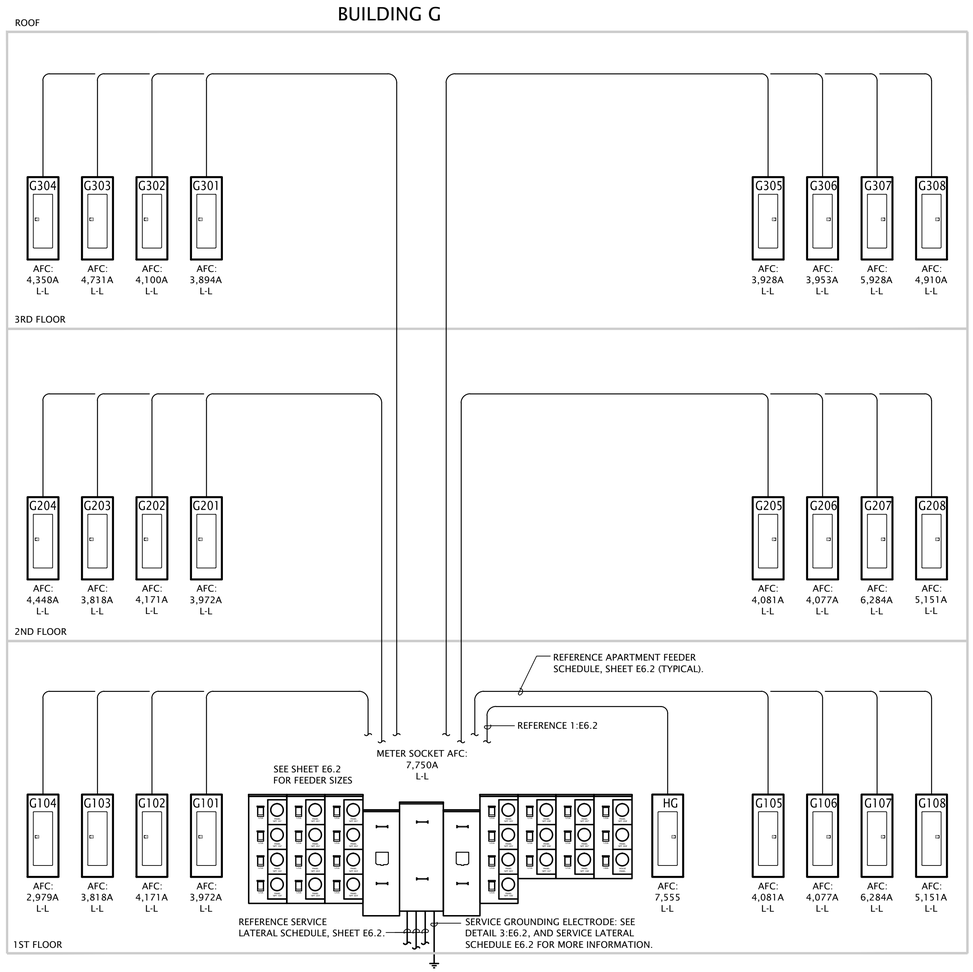
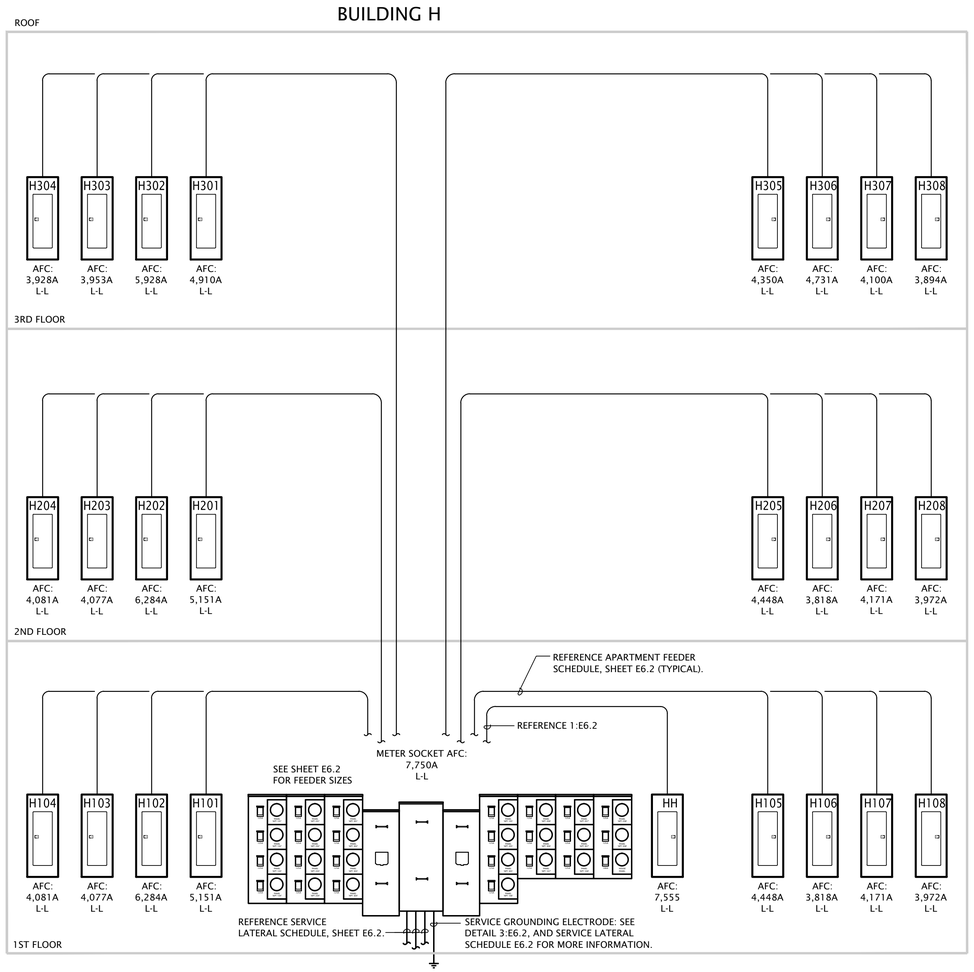
Project 23050 October 2023



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

1 BUILDING G ELECTRICAL RISER DIAGRAM

No Scale



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

2 BUILDING H ELECTRICAL RISER DIAGRAM

No Scale

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THE RESERVES at EAGLE POINT

445 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO REGISTERED JOHN C. LEWIS SMITH 37819 12/1/2023 PROFESSIONAL ENGINEER

REVISION:

DATE: 10-2-2023
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