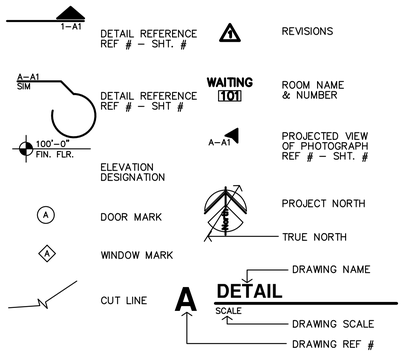
THE RESERVES at EAGLE POINT

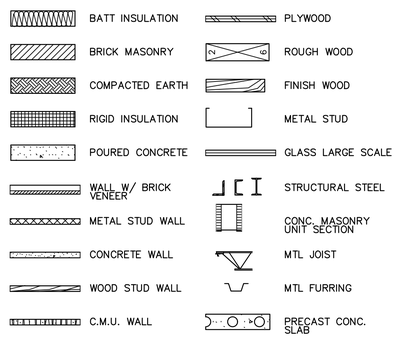
431 NORTH PICADILLY RD - CLUBHOUSE

AURORA, **22-3219** **COLORADO**

REFERENCE LEGEND



MATERIAL LEGEND



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ABBREVIATIONS

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

SHEET INDEX

GENERAL

	COVER & SHEET INDEX
CFP	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
EN3	COMCHECK REPORTS
EN4	COMCHECK REPORTS

ARCHITECTURAL

AC2.1	CLUBHOUSE FLOOR PLAN
AC2.2	FINISHED FLOOR PLAN & REFLECTED CEILING PLAN
AC2.3	DOOR/WINDOW/INTERIOR FINISH SCHEDULES
AC2.4	INTERIOR & CASEWORK ELEVATIONS
AC2.5	INTERIOR ELEVATIONS
AC3.1	EXTERIOR ELEVATIONS
AC4.1	WALL SECTIONS
AC4.2	WALL SECTIONS
AC4.3	WALL SECTIONS
AC4.4	WALL SECTIONS
AC4.5	DETAILS
AC5.1	ROOF PLAN

STRUCTURAL

S1.0	GENERAL NOTES
S1.1	SCHEDULES & DETAILS
S1.2	SCHEDULES & DETAILS
SC2.0	FOUNDATION FRAMING PLAN
SC2.1	SECOND FLOOR FRAMING PLAN
SC3.1	DETAILS
SC3.2	DETAILS

MECHANICAL

MC1.0	M/E SITE PLAN
MC1.1	FIRST FLOOR M/E PLAN
MC6.1	HVAC SCHEDULES & DETAILS
PC1.1	BUILDING WASTE & VENT PLAN
PC1.2	DOMESTIC WATER PLAN
PC6.1	PLUMBING SCHEDULES & DETAILS

ELECTRICAL

EC1.1	CLUBHOUSE LIGHTING PLAN
EC1.2	CLUBHOUSE POWER PLAN
EC6.1	FIXTURE SCHEDULES & DETAILS
E6.2	SCHEDULES
E6.4	SCHEDULES & CALCULATIONS

PERMIT SET 10-2-2023

PROJECT INFORMATION

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

LEGEND

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

0 HOUR CONSTRUCTION

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

EMERGENCY LIGHT

FIRE EXTINGUISHER — FE

FIRE HYDRANT — FH

CLUBHOUSE CODE INFORMATION

OCCUPANCY OVERALL: MIXED OCCUPANCY

OCCUPANCY GROUPS: A3 COMMUNITY ROOM; B OFFICE

CONSTRUCTION TYPE: V–B

BASIC ALLOWABLE AREA: A3 6,000 SF

ALLOWABLE AREA INCREASE: *(NON–SEPERATED USES, PER IBC SEC. 508.3.2.2)*

BASE ALLOWABLE	6,000 SF
FRONTAGE AREA INCREASE (25%)	1,500 SF
ALLOWABLE AREA (PER FLOOR)	7,500 SF

ACTUAL BUILDING AREA: 4,980 SF

BASIC ALLOWABLE STORIES: 1

ACTUAL STORIES: 1

BASIC ALLOWABLE HEIGHT: 40'

ACTUAL HEIGHT: 26'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

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

OCCUPANCY SEPARATIONS:
(NON–SEPERATED USES, PER IBC SEC. 508.3.2.2)
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS.

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING
PORTABLE FIRE EXTINGUISHERS

FIRE ALARM REQUIREMENTS:
NOT REQUIRED

AUTOMATIC FIRE SUPPRESSION SYSTEM:
NOT REQUIRED

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK–UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.7)*
NONE

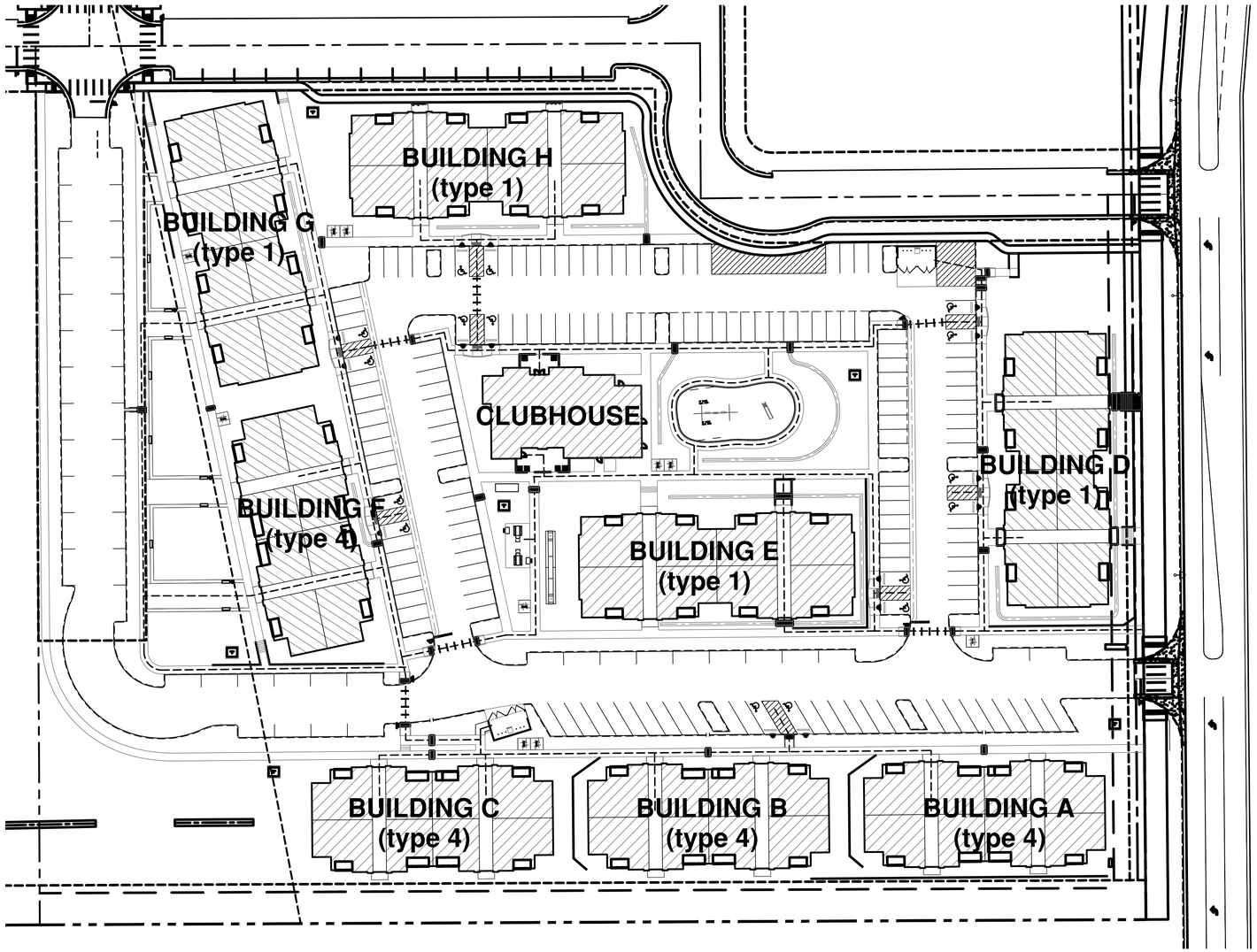
SMOKE PARTITIONS: NOT REQUIRED — SMOKE CONTROL: NOT REQUIRED — STANDPIPES: NOT REQUIRED

TOTAL OCCUPANT LOAD: 148

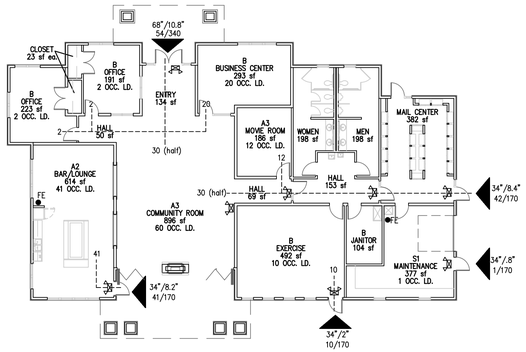
EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	OCCS= 2–EXITS
A3	LOUNGE	15 sf/OCCUPANT	49
A3	CLUB ROOM	15 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
B	EXERCISE	50 sf/OCCUPANT	49
S1	MAINTENANCE	300 sf/OCCUPANT	49



B SITE PLAN
0 20' 40' 80'



A CLUBHOUSE FLOOR PLAN
0 16' 32' 64'

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED
CHRIS GILLAM
406359
10/2/2023
ARCHITECT

REVISION:

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

CFP

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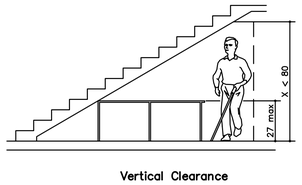
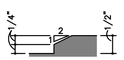


Vertical Clearance

S STANDARD VERTICAL CLEARANCE

NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

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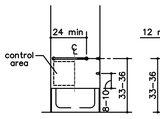

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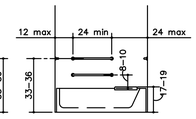
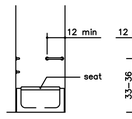


Grab Bars at Removable Seat



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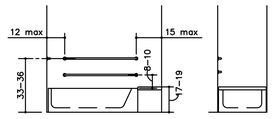
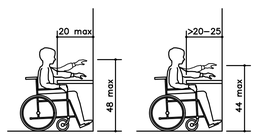
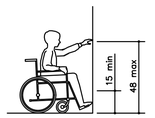


Grab Bars at Permanent Seat

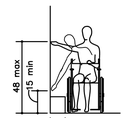
Grab Bars at Permanent Seat



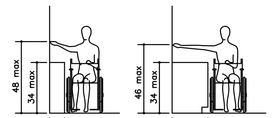
Obstructed High Forward Reach



Unobstructed Forward Reach



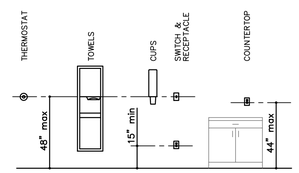
Unobstructed Side Reach



Obstructed High Side Reach

R STANDARD REACH ADA DIAGRAMS

NO SCALE



Q STANDARD CONTROL REACH LIMITATIONS DETAILS

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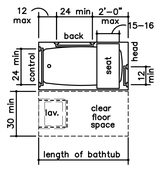
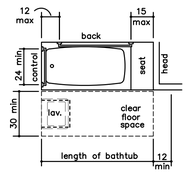


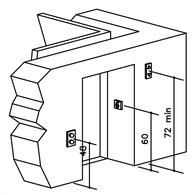
Clear Floor Space at Bathtub With Removable Seat



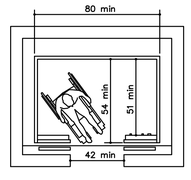
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

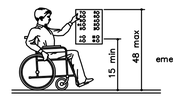
NO SCALE



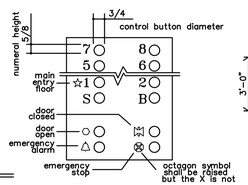
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

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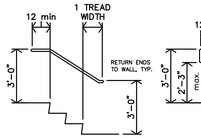
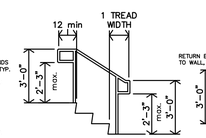
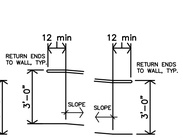


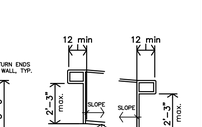
Stair Handrail Extensions at Walls



Stair Handail Extensions at Freestanding Handrails



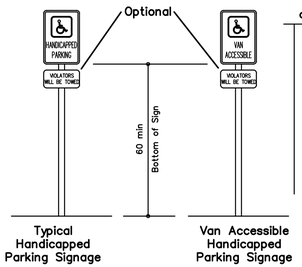
Ramp Handrail Extensions at Walls



Ramp Handail Extensions at Freestanding Handrails

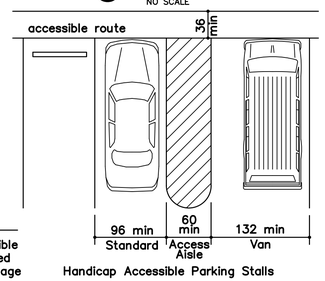
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

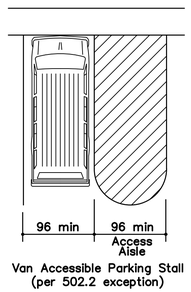


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



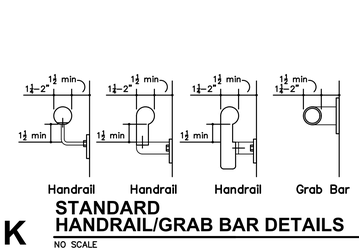
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

NO SCALE

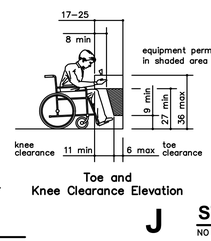


Handrail

Handrail

Handrail

Grab Bar



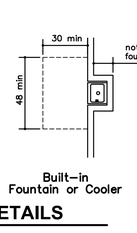
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



Drinking Fountain Spout Location



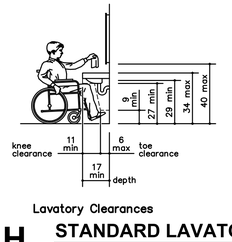
Built–in Fountain or Cooler

K STANDARD HANDRAIL/GRAB BAR DETAILS

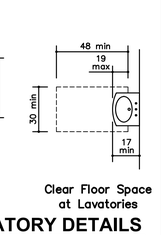
NO SCALE

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



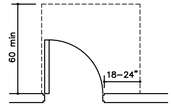
Lavatory Clearances



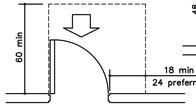
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

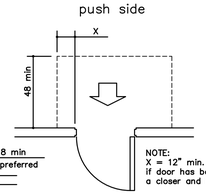
NO SCALE



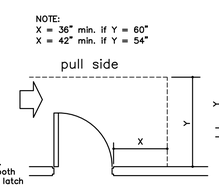
Exterior Landing



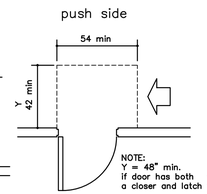
Front Approach – Swinging Door



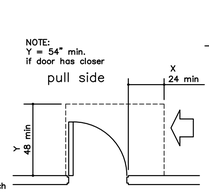
Front Approach – Swinging Door



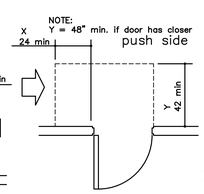
Hinge Side Approach – Swinging Door



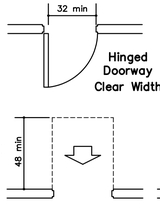
Side Approach – Swinging Door



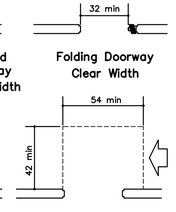
Latch Side Approach Swinging Door



Latch Side Approach Swinging Door



Front Approach – Sliding or Folding Doors



Side Approach – Sliding or Folding Doors

Stop or Latch Side Approach – Sliding or Folding Doors

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE

Location of Tactile Signs at Doors

Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE

36" by 36" Stall Shower Size and Clearances

WITHOUT SEAT

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

WITH SEAT

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

Seat Design

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

36" by 36" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

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

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

Clear Floor Space at Urinal

Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

FOR REFERENCE ONLY

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO LICENSED CHRIS GILLAM 406359 10/9/2023 ARCHITECT

REVISION:

DATE: 10–2–2023

JOB: 22–3219

SHEET NO.:

ADA

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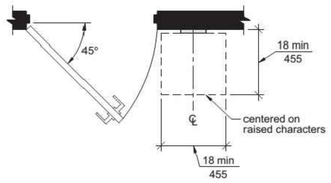
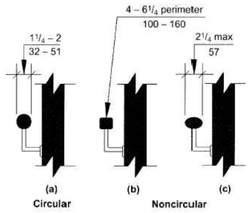
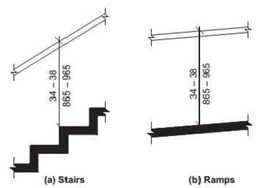


Note: For braille character mounting height see Section 703.4.5

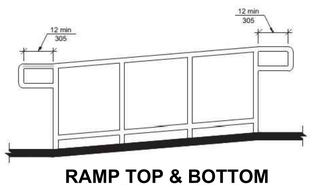
V SIGNAGE (Section 703)
NO SCALE



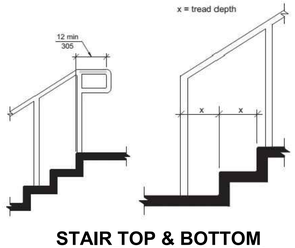
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



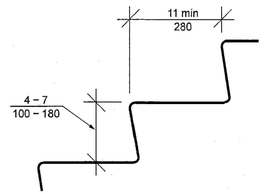
S HANDRAIL HEIGHT (Section 505)
NO SCALE



T RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



R STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



Q STAIR TREAD & RISER (Section 504)
NO SCALE

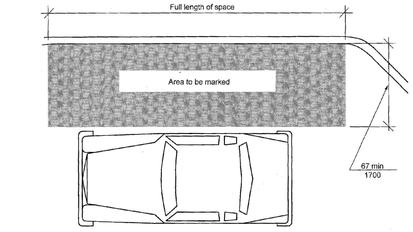
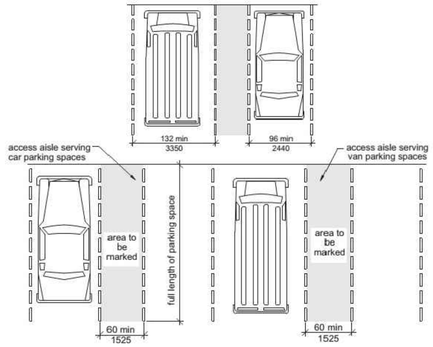
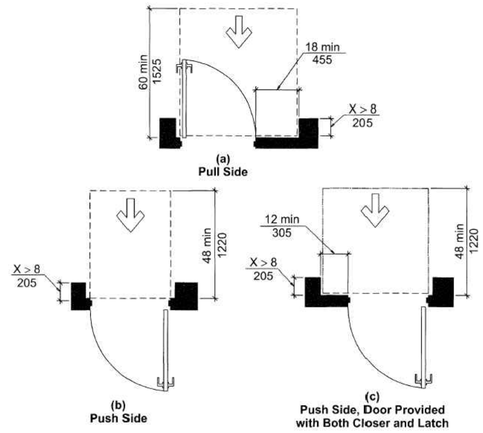


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

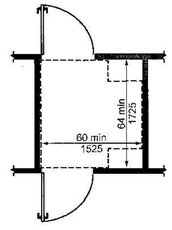
P PASSENGER LOADING ZONE (Section 503)
NO SCALE

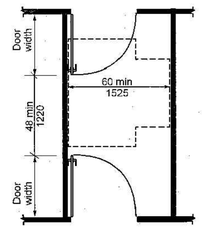


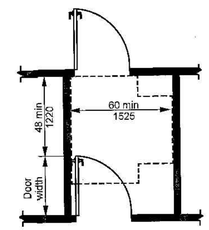
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



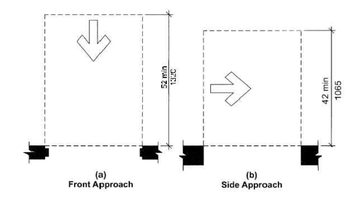
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



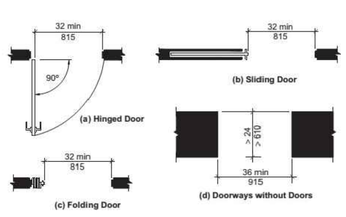




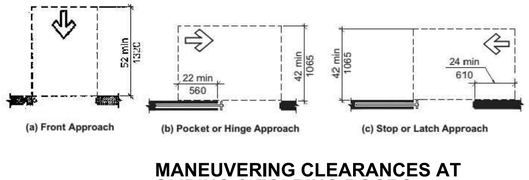
J TWO DOORS IN SERIES (Section 404)
NO SCALE



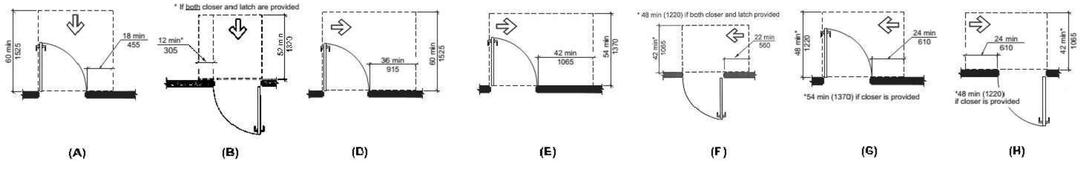
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



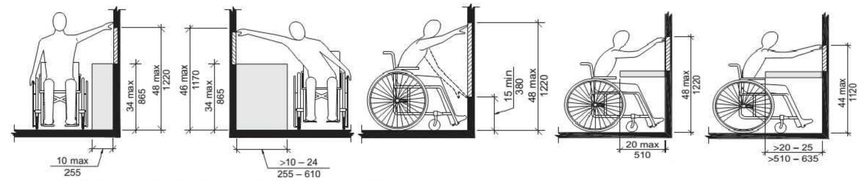
L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



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



G REACH CLEARANCES (Section 308)
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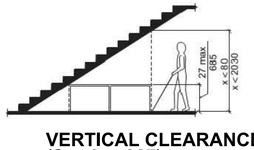
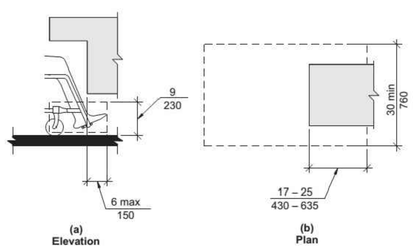
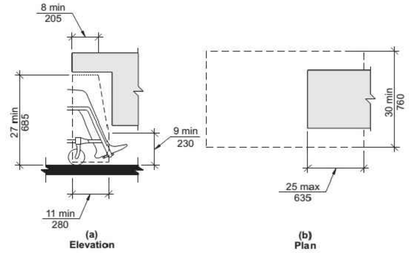


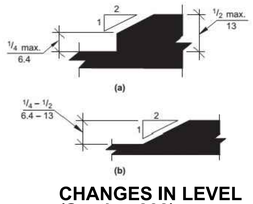
F VERTICAL CLEARANCE (Section 307)
NO SCALE



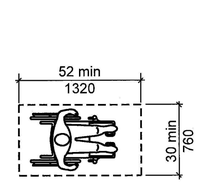
E TOE CLEARANCE (Section 306)
NO SCALE



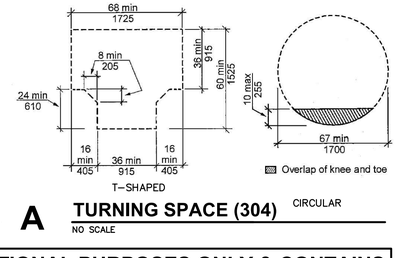
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B CLEAR FLOOR SPACE (305)
NO SCALE



A TURNING SPACE (304) CIRCULAR
NO SCALE

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

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THE RESERVES at EAGLE POINT

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COLORADO LICENSED
CHRIS GILLAM
406359
10/2/2023
ARCHITECT

REVISION:

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

ICC-1

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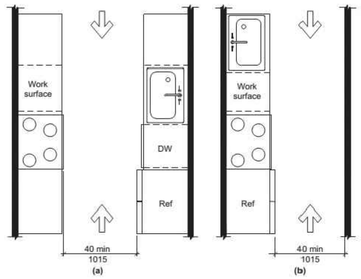
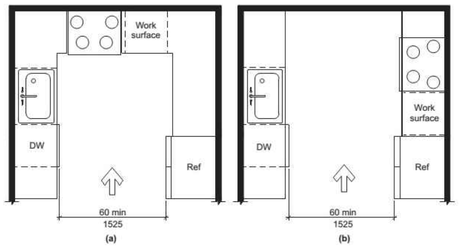
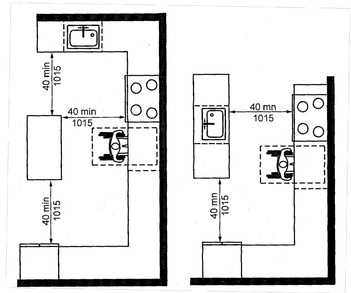


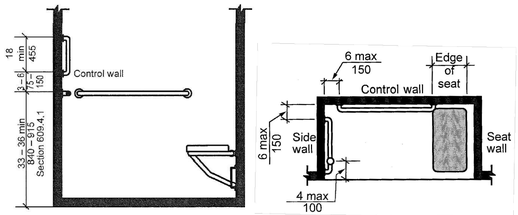
V **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



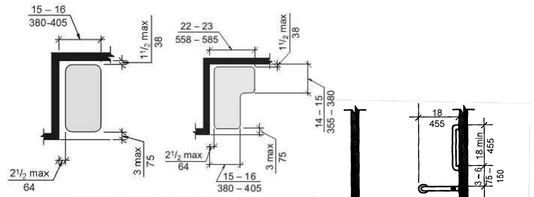
U **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



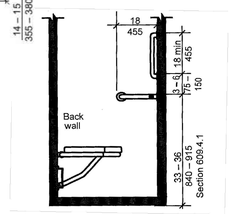
T **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
NO SCALE

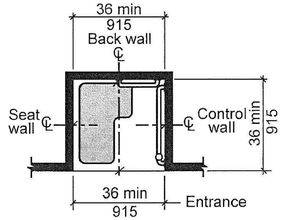


S **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE

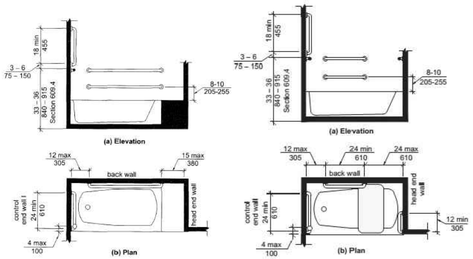


O **SHOWER SEATS (Section 610)**
NO SCALE





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



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

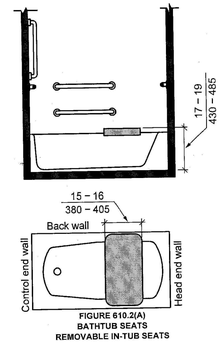
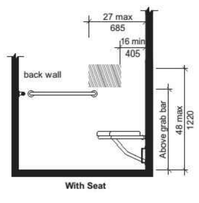
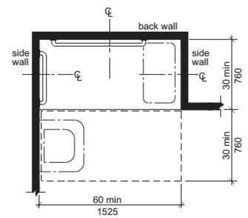


FIGURE 610.2(A)
BATHTUB SEATS
REMOVABLE IN-TUB SEATS

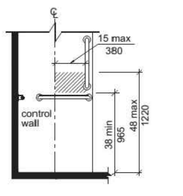
K **BATHTUB SEAT (Section 610)**
NO SCALE



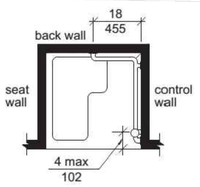
R **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



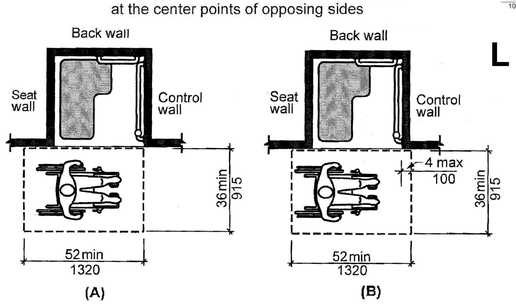
Q **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



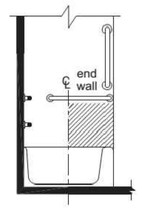
O **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



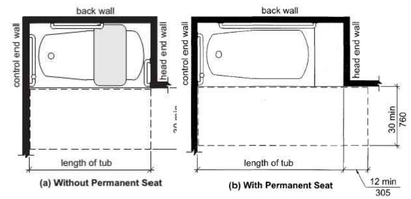
N **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



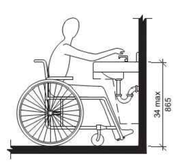
M **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



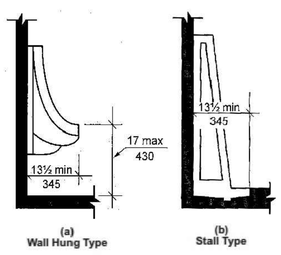
J **BATHTUB CONTROLS (Section 607)**
NO SCALE



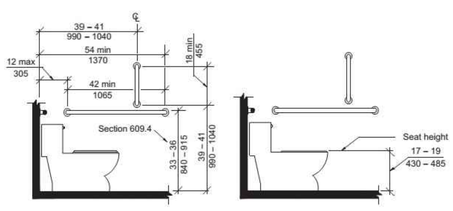
H **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



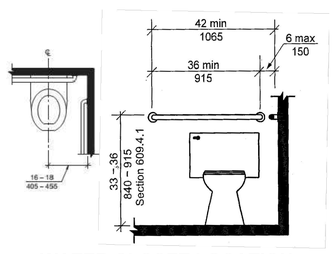
G **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



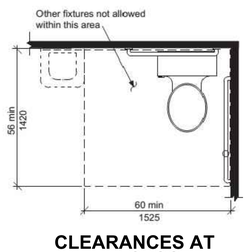
F **HEIGHT OF URINALS (Section 605)**
NO SCALE



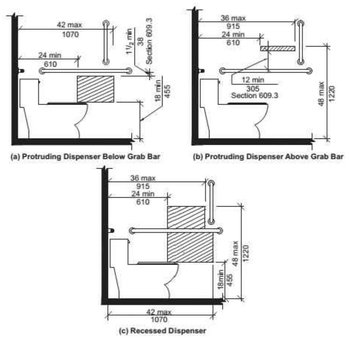
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



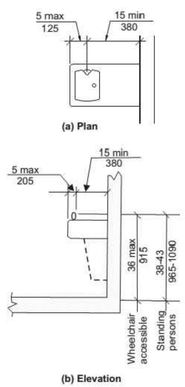
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



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



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



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

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

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ARCHITECT

REVISION:

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

ICC-2

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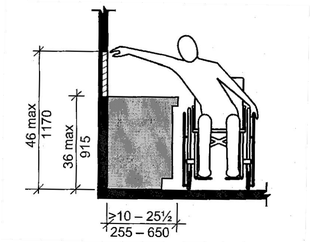
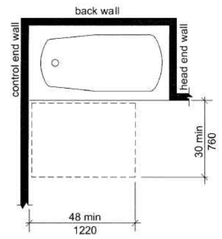
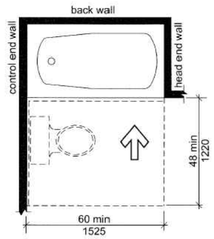


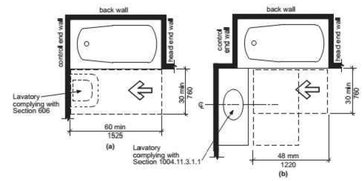
P **REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)**
NO SCALE



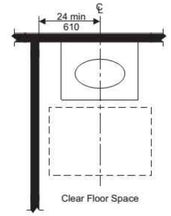
O **BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)**
NO SCALE



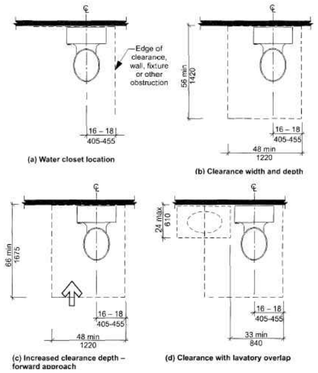
N **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



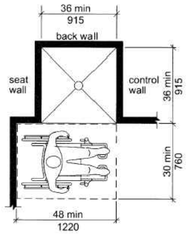
M **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



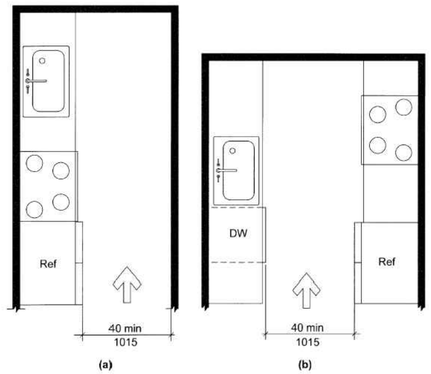
L **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



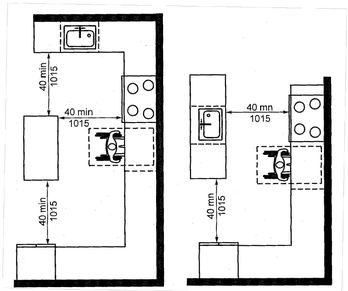
K **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**
NO SCALE



J **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**
NO SCALE



H **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)**
NO SCALE



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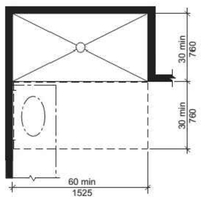
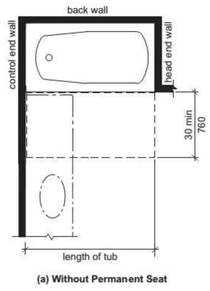
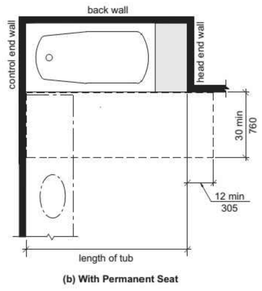
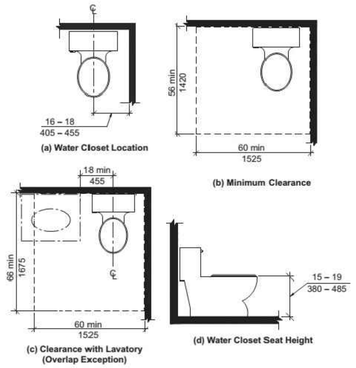


F **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE

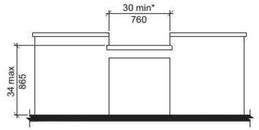




E **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE

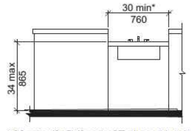


D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



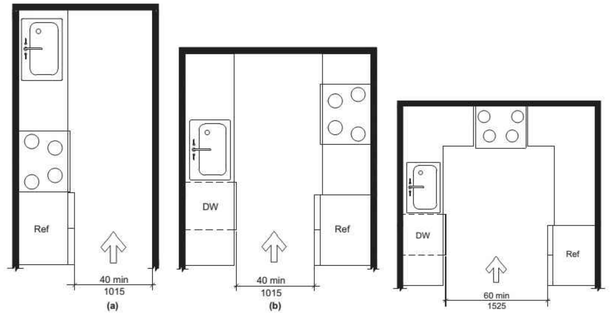
* 36 min. (915) if part of T-shaped turning space per Sections 304.3.2 and 1003.3.2

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



* 36 min. (915) if part of T-shaped turning space per Sections 304.3.2 and 1003.3.2

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



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

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JOB: 22-3219
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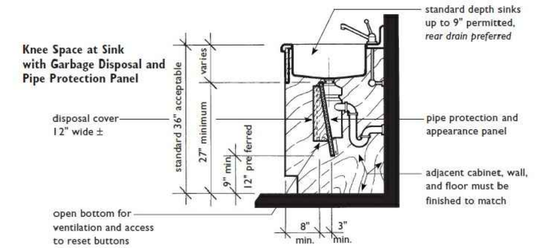
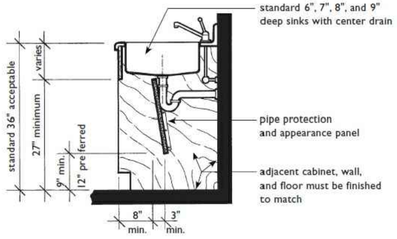
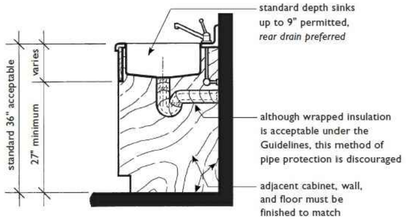


Knee Space at Sink with Garbage Disposal and Pipe Protection Panel

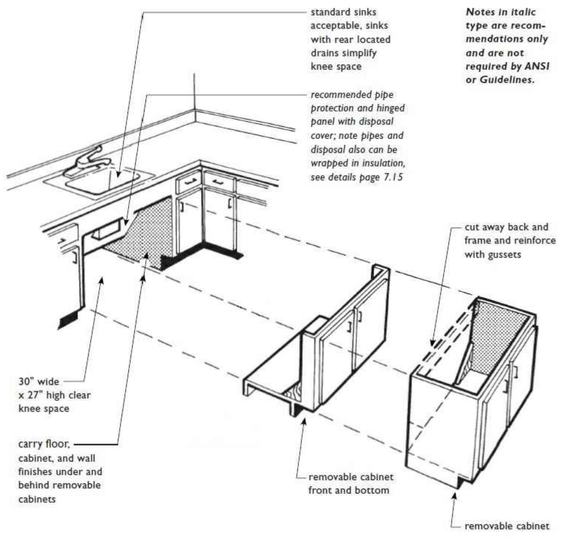


Knee Space at Sink with Pipe Protection Panel

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

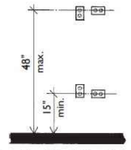


Knee Space at Sink with Wrapped Pipes

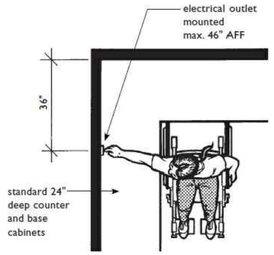


Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

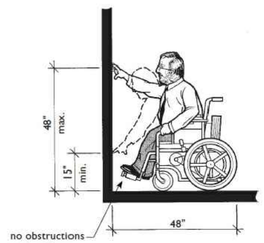
Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



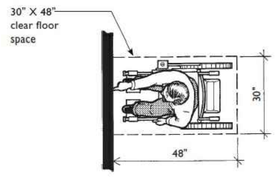
Mounting Height for Outlets



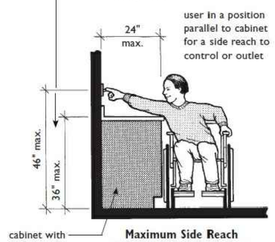
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



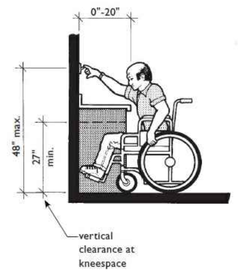
Countertop is shown at the typical kitchen height of 36". The drawing in the Guidelines (taken from ANSI Figure 6(c)), on which this drawing is based, gives this dimension as 34". The 34" dimension shown in the Guidelines is in no way intended to dictate counter heights in covered dwelling units.

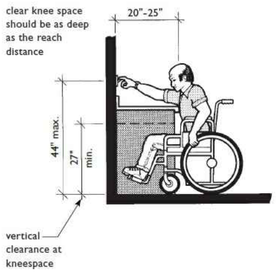


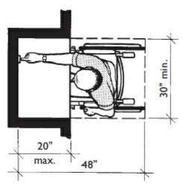
High and Low Forward Reach Limits From a Perpendicular Approach

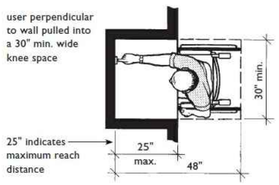


Maximum Side Reach (From a Parallel Approach) Over an Obstruction

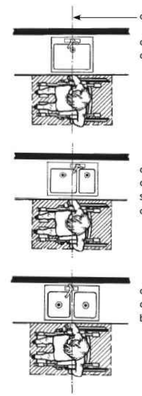




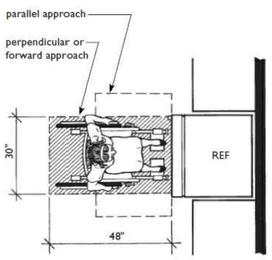




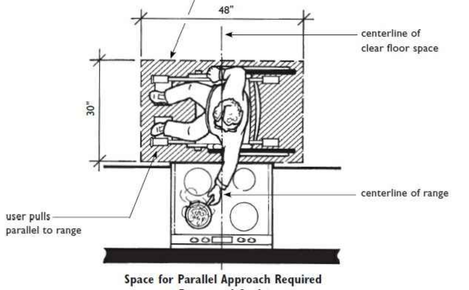
Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction



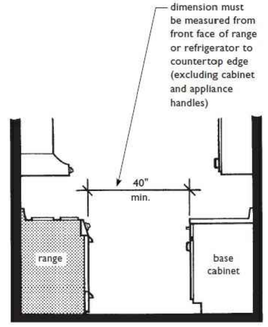
clear floor space for at least one type of approach (forward or parallel) must be centered on the refrigerator; this applies to side-by-side as well as over/under models



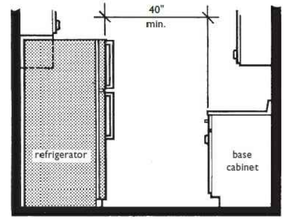
Space for Either a Forward or Parallel Approach Must be Provided



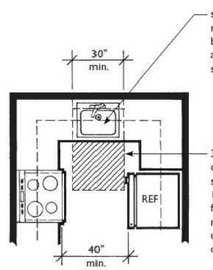
Space for Parallel Approach Required at Range and Cooktop



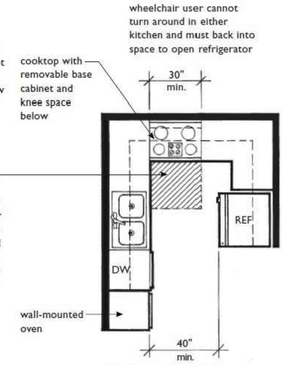
Minimum Clearance between Range and Opposing Base Cabinet



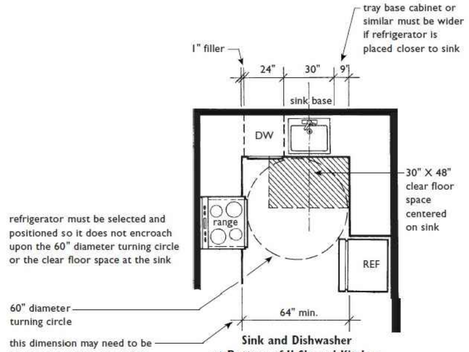
Minimum Clearance between Refrigerator and Opposing Base Cabinet



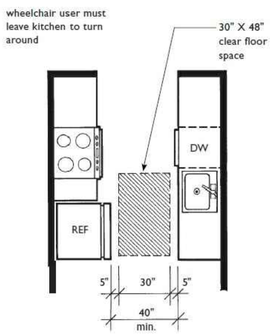
Sink at Base of Narrow U-Shaped Kitchen



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



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



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

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THE RESERVES at EAGLE POINT

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AURORA, COLORADO

COLORADO LICENSED ARCHITECT 406359 10/2/2021

REVISION:

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

FH1

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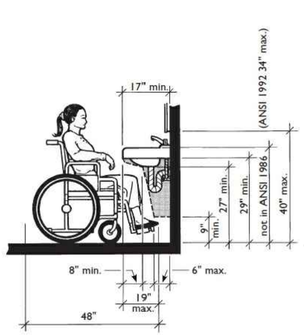
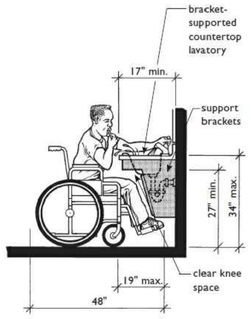
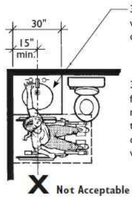


ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)



Knee Space at Lavatories that Meets the Requirements for B Bathrooms

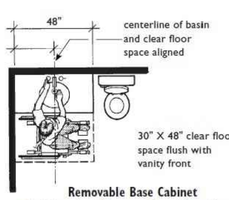


30" wide (min.) lavatory with removable vanity cabinet is necessary

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

X Not Acceptable for Parallel Approach

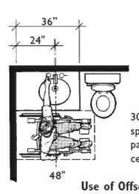
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



centerline of basin and clear floor space aligned

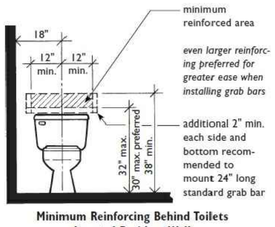
30" X 48" clear floor space flush with vanity front

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

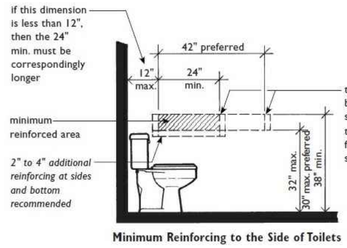


30" X 48" clear floor space permits a parallel approach centered on the basin

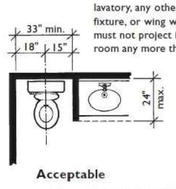
Use of Offset Basin to Reduce Lavatory Length
(Applicable in A and B Bathrooms)



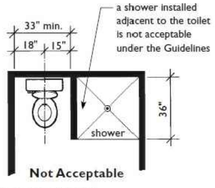
Minimum Reinforcing Behind Toilets Located Beside a Wall



Minimum Reinforcing to the Side of Toilets

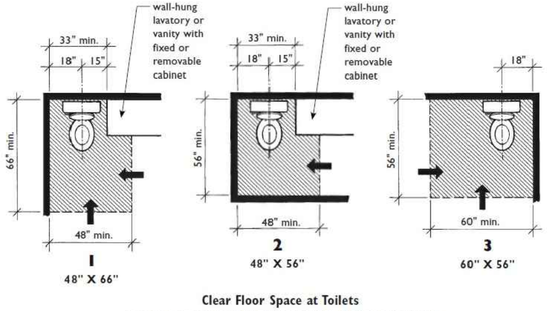


Acceptable

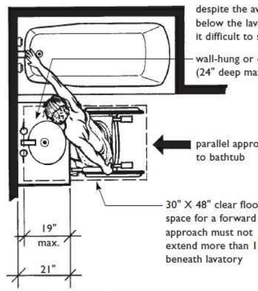


Not Acceptable

Some Features May Overlap Clear Floor Space at Toilet

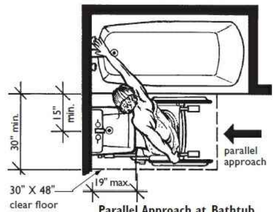


Clear Floor Space at Toilets
(One of the Three Must be Provided in "A" and "B" Bathrooms)



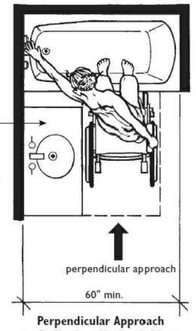
Parallel Approach to Bathtub at Lavatory with Knee Space Permitted in Specification A Bathrooms

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



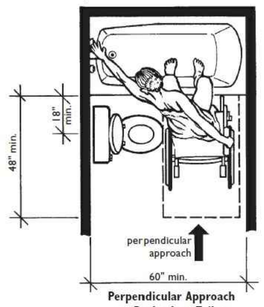
Parallel Approach at Bathtub with Small Wall-Hung Lavatory
Applies to Specification B Bathrooms Only

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

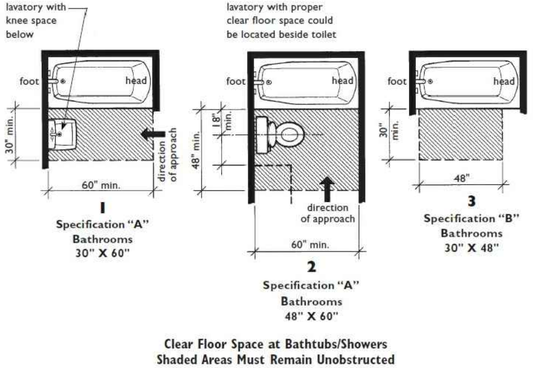


Perpendicular Approach to Bathtub at Vanity Cabinet
Permitted in Specification A Bathrooms Only

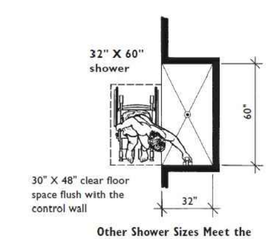
Toilets typically protrude into the room farther than vanity cabinets, making it necessary for a person using a wheelchair to perform, what may be for some people, a difficult stretch to operate tub controls.



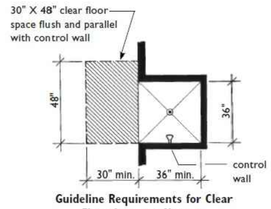
Perpendicular Approach to Bathtub at Toilet
Permitted in Specification A Bathrooms Only



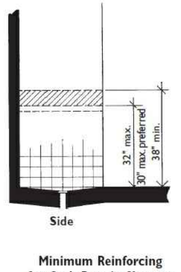
Clear Floor Space at Bathtubs/Showers
Shaded Areas Must Remain Unobstructed
(Taken from Guideline Figures 7(b) and 8)



Other Shower Sizes Meet the Requirements of the Guidelines



Guideline Requirements for Clear Floor Space at Showers



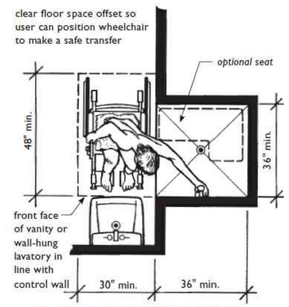
Side

Minimum Reinforcing for Grab Bars in Showers



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

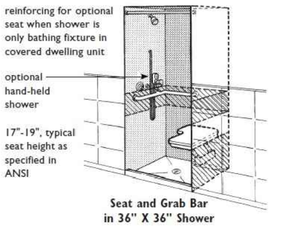
Lavatory at 36-Inch X 42-Inch Shower
Applicable in Specification A and B Bathrooms



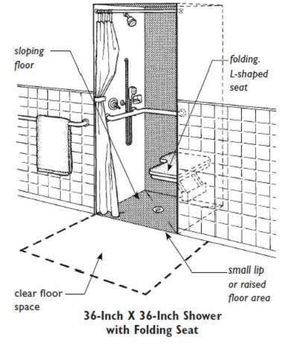
Lavatory at 36-Inch X 36-Inch Shower
Applicable in Specification A and B Bathrooms

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

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



Seat and Grab Bar in 36" X 36" Shower



36-Inch X 36-Inch Shower with Folding Seat

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THE RESERVES at EAGLE POINT
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COLORADO LICENSED CHRIS GILLAM 406359 10/2/2021 ARCHITECT

REVISION:

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

FH2

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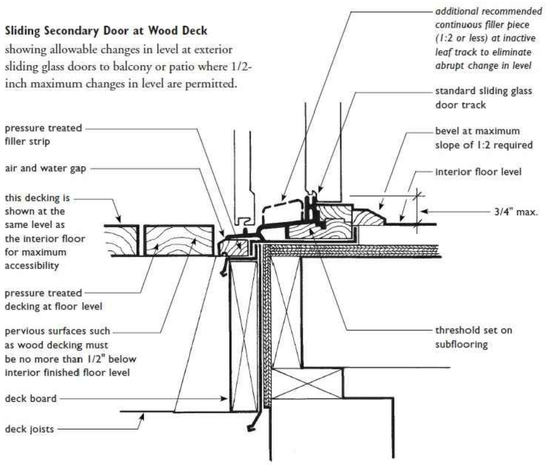
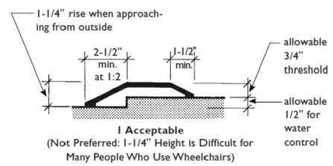
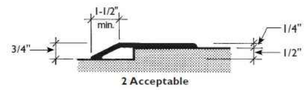
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

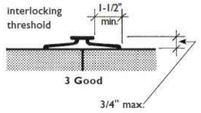




1 Acceptable
(Not Preferred: 1-1/4" Height is Difficult for Many People Who Use Wheelchairs)



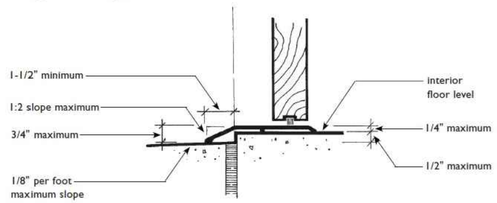
2 Acceptable

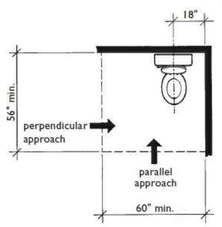


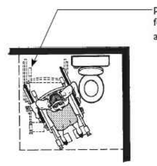
3 Good

Threshold Details at Primary Entry with Impervious Landing Surface

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

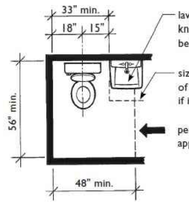


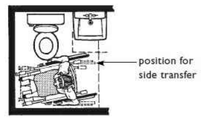




many users can execute a parallel, a perpendicular, and a diagonal approach in a 60" X 56" clear floor space

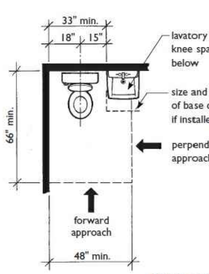
3
60" X 56" Clear Floor Space
(with No Overlapping Elements)

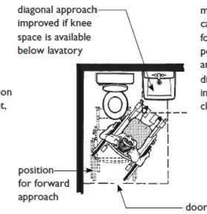




the primary approach that can be executed in a 48" X 56" clear floor space is perpendicular

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

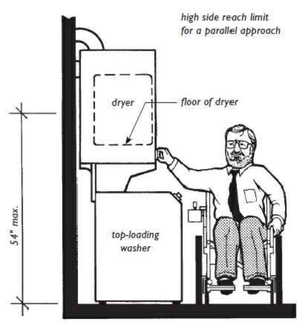




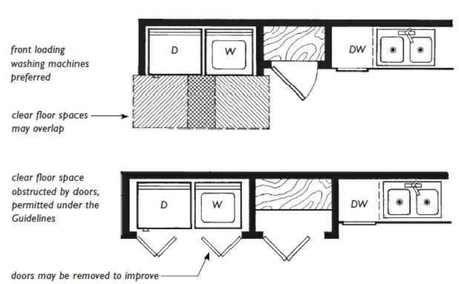
many users can execute a forward, a perpendicular, and a limited diagonal approach in a 48" X 66" clear floor space

door located here to allow full forward approach

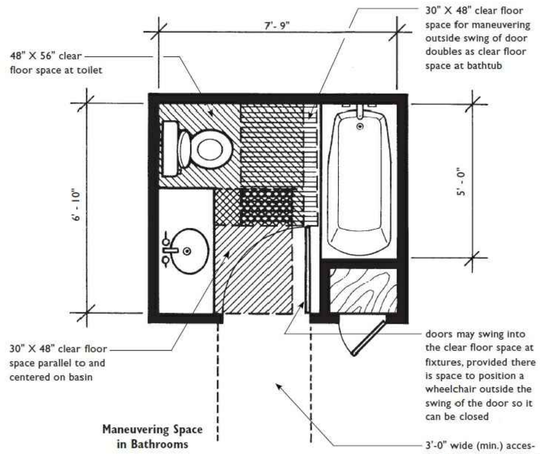
1
48" X 66" Clear Floor Space
(with Overlapping Lavatory)



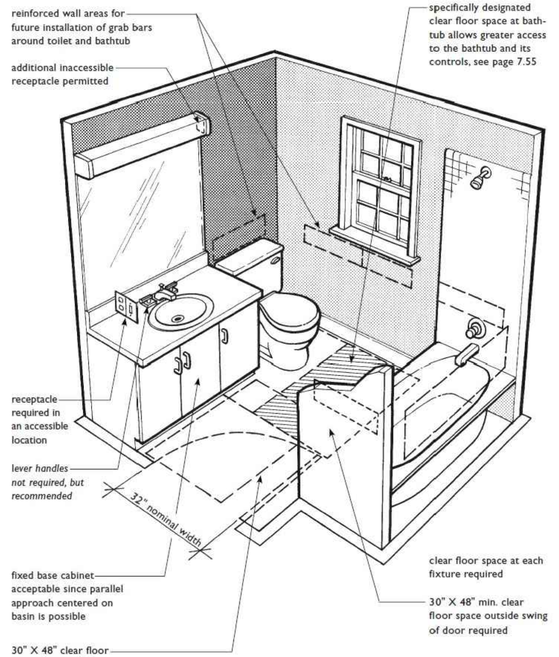
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Clear Floor Space at Laundry Equipment Not Required But Recommended

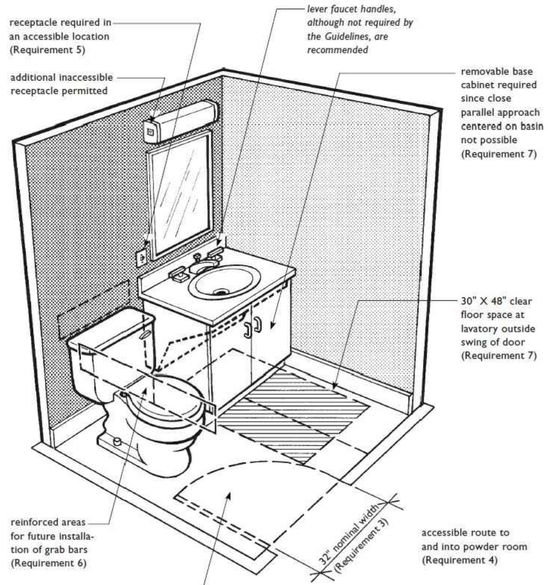


Maneuvering Space in Bathrooms



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

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

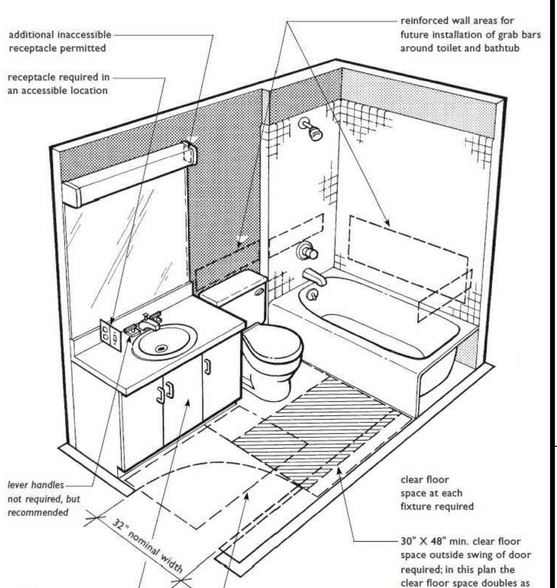


Usable Powder Room
5'-6" X 5'-8"
(See Plan Page 7.81)

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

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

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



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

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

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COLORADO LICENSED CHRIS GILLAM 406359 10/2/2021 ARCHITECT

REVISION:

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

FH3

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Envelope Compliance Certificate

Project Information

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

Construction Site: Stephen D. Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018
Owner/Agent: Overland Property Group
Designer/Contractor: John Lewis-Smith, P.E. 4809 Vue du Lac Place, Suite 201 Manhattan, Kansas 66503 785-587-8042

Additional Efficiency Package(s)

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

Building Area — **Floor Area**

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

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Floor: Unheated Slab-On-Grade, Vertical 2 ft., [Bldg. Use 1 - Tenant use Clubhouse] (0)	327	—	15.0	0.920	0.920
Roof: Wood Roof, Wood Joists, [Bldg. Use 1 - Tenant use Clubhouse]	337	49.0	0.0	0.021	0.021
NORTH					
Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Tenant use Clubhouse]	1255	20.0	6.0	0.044	0.051
Door: Wood, Swinging, [Bldg. Use 1 - Tenant use Clubhouse]	54	—	—	0.630	0.370
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Tenant use Clubhouse]	54	—	—	0.630	0.370
Window: Vinyl Frame: Fixed, Part. Type: Energy code default, Double Pane with Low-E, Clear , SHGC 0.38, [Bldg. Use 1 - Tenant use Clubhouse]	195	—	—	0.550	0.360
EAST					
Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Tenant use Clubhouse]	949	20.0	6.0	0.044	0.051
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Tenant use Clubhouse]	48	—	—	0.630	0.370
Door: Insulated Metal, Garage door 14ft glazing, [Bldg. Use 1 - Tenant use Clubhouse]	64	—	—	0.630	0.310
Window: Vinyl Frame: Fixed, Part. Type: Energy code default, Double Pane with Low-E, Clear , SHGC 0.70, [Bldg. Use 1 - Tenant use Clubhouse]	11	—	—	0.550	0.360
SOUTH					

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]	1727	20.0	6.0	0.044	0.051
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Tenant use Clubhouse]	224	—	—	0.630	0.370
Window: Vinyl Frame: Fixed, Part. Type: Energy code default, Double Pane with Low-E, Clear , SHGC 0.70, [Bldg. Use 1 - Tenant use Clubhouse]	163	—	—	0.550	0.360
WEST					
Ext. Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Tenant use Clubhouse]	649	20.0	6.0	0.044	0.051
Window: Vinyl Frame: Fixed, Part. Type: Energy code default, Double Pane with Low-E, Clear , SHGC 0.38, [Bldg. Use 1 - Tenant use Clubhouse]	143	—	—	0.550	0.360

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

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

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

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

Construction Site: Stephen D. Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018
Owner/Agent: Overland Property Group
Designer/Contractor: John Lewis-Smith, P.E. 4809 Vue du Lac Place, Suite 201 Manhattan, Kansas 66503 785-587-8042

Additional Efficiency Package(s)

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

Allowed Interior Lighting Power

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

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Tenant use Clubhouse (Office)				
LED: B: T12HO LED STRIP: Other:	1	24	4	96
LED: C: T12HO LED STRIP: Other:	1	26	2	78
LED: D1: LED DOWNLIGHT: Other:	1	43	12	516
LED: D2: LED DOWNLIGHT: Other:	1	14	23	322
LED: E: LED DOWNLIGHT: Other:	1	9	8	72
LED: F1: LED DOWNLIGHT: Other:	1	9	8	72
LED: F2: LED DOWNLIGHT: Other:	1	10	12	120
LED: G: LED STRIP: Other:	1	7	26	245
LED: H: LED STRIP: Other:	1	2	66	132
LED: I: LED SCONCE: Other:	1	12	4	48
LED: J: LED SCONCE: Other:	1	6	4	24
LED: K: LED SURFACE: Other:	1	96	2	192
LED: L: LED DOWN/SHT: Other:	1	5	6	30
		Total Proposed Watts =		2531

Interior Lighting PASSES: Design 21% better than code

Interior Lighting Compliance Statement

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

Name - Title — Signature — Date

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

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

Construction Site: Stephen D. Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018
Owner/Agent: Overland Property Group
Designer/Contractor: John Lewis-Smith, P.E. 4809 Vue du Lac Place, Suite 201 Manhattan, Kansas 66503 785-587-8042

Allowed Exterior Lighting Power

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

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

Proposed Exterior Lighting Power

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

Exterior Lighting PASSES: Design 80% better than code

Exterior Lighting Compliance Statement

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

Name - Title — Signature — Date

COMcheck Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

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

Construction Site: Stephen D. Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018
Owner/Agent: Overland Property Group
Designer/Contractor: John Lewis-Smith, P.E. 4809 Vue du Lac Place, Suite 201 Manhattan, Kansas 66503 785-587-8042

Additional Efficiency Package(s)

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

Mechanical Systems List

Quantity	System Type & Description
1	HP-1 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 27 kBtuh, Proposed Efficiency = 8.50 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 26 kBtuh, 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 kBtuh, Proposed Efficiency = 8.50 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 22 kBtuh, 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 kBtuh, Proposed Efficiency = 8.50 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 26 kBtuh, Proposed Efficiency = 18.20 SEER2, Required Efficiency = 14.30 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: BC:3 - Compliance (Motor nameplate HP and fan efficiency method) : Fails: FAN 3 / FAILS: Fan energy index for VAVs must be 0.95 or higher

Quantity	System Type & Description
1	HWH: Electric Storage Water Heater, Capacity: 40 gallons w/ Circulation Pump No minimum efficiency requirement applies

Mechanical Compliance Statement

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

Name - Title — Signature — Date

COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the COMcheck software
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user must select one of the following: Requirement will be met, Not Observable, Not Applicable. An exception is being claimed. Where compliance is itemized on 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 system 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 (PR8)?	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control zones.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.1 (PR10)?	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.3 (PR11)?	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 (PR14)?	In enclosed spaces > 2,500 ft2 and with ceiling heights > twice the height of the sensor, daylight responsive control for the primary general lighting in the daylight zone under skylights is <= half the floor area. (b) the skylight effective aperture is >= 0.6 percent with a skylight VT >= 0.40, or a minimum skylight effective aperture >= 1.0 percent.	☐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 (FO4)?	Slab edge insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.1 (FO6)?	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping or equipment maintenance activities.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C105 (FO3)?	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.4 (FO5)?	Slab edge insulation depth/length, R-value consistent with insulation R-value is covered by pavement or >= 10 inches of soil.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *See the Envelope Assemblies table for values.*
C403.11.1 (FO7)?	Snow/ice melting system and freeze protection systems have sensors and controls installed such that the slab or pavement temperature above 50F and outdoor temperature above 40F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

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

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 (FR10)?	Fenestration products rated U-factor, SHGC and VT determined in accordance with NFRC 100 and 200 and labeled or certificate provided. R-value and other relevant data. Brown or poured loose fill insulation exempt from labeling where the roof slope is <=3:10.?	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.4.3 (FR10)?	Vertical fenestration SHGC value.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.5, C402.4.6 (FR9)?	Installed vertical fenestration U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.4.5 (FR10)?	U-factor of opaque swinging and nonswinging doors associated with the building thermal envelope meets requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1, (FR10)?	The building envelope contains a continuous air barrier that is sealed in an approved manner and material permeability <= 0.004 dry/U. Air barrier penetrations are sealed in an approved manner.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C402.5.4 (FR10)?	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, (PR16)?	Heated water supply piping conforms. Pipe insulation thickness and requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.1, (PL10)?	Automatic time switches installed to control hot water pump for recirculating hot-water system or heat trace.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.8.3 (PL7)?	Pumps that circulate water between a heater and storage tank have controls that limit operation to not more than <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C404.6.1, (PL8)?	Demand recirculation water systems have controls that start the pump upon receiving a signal from the user and not more than 5 minutes after the appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

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

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.8 (ME14)?	Thermally ineffective panel surfaces of direct-fired make-up air units have insulation >= R-2.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.7 (ME58)?	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use. Maximum leakage rates. Check gravity dampers where allowed. Dampers accessible for maintenance and repair.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.4 (ME62)?	Motors for fans that are not less than 1/12 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.6 (ME14)?	Fans with motors greater than 5 kWs and other autotransformer cooling system with fans > 1/4 hp are provided with VFDs that operate airflow as a function of load and comply with detailed requirements of this section.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.9 (ME14)?	Fan systems with motors greater than 5 kWs shall be tested and labeled in accordance with AMCA 230.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.1 (ME15)?	HVAC equipment efficiency verified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.2 (ME59)?	Natural or mechanical ventilation is provided in accordance with International Mechanical Code requirements. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.7.1 (ME56)?	Demand control ventilation provided for spaces larger than 500 ft2 and people/1000 ft2 occupant density and served by systems with air side economizer, automatic modulating outdoor air damper control, or design airflow > 3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.2 (ME11)?	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 (ME14)?	HVAC systems serving guestrooms in Group R-1 occupancies, Group R-2 guestrooms. Each guestroom is provided with controls that accept user selection of 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 (ME116)?	Kitchen exhaust systems with cooking appliances sized over 5 kW supply air limitations, and satisfy heat rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Applicable	**Exception:** Requirement does not apply.
C403.4.3, (ME121)?	Closed-circuit cooling tower within the scope of this section is designed to bypass water or lower leakage positive closure dampers. Open-circuit tower with a separate heat exchanger piping valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger to isolate the cooling tower from the heat pump loop, and have isolation valves that shut down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Applicable	**Exception:** Requirement does not apply.
C403.4.1, (ME51)?	Heating for vestibules and air curtains is controlled by a thermostat in the automatic controls that shut off the heating system when outdoor air temperatures exceed the energy heating and cooling systems controlled by a thermostat in the space or return air stream with a > 60F and cooling setpoint >= 85F.	☐Complies ☐Does Not ☐Not Applicable	**Exception:** Requirement does not apply.
C408.2.2 (ME53)?	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.11.3 (ME54)?	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered evaporators with ECM motors, and C403.11.3.1 and refrigeration compressor systems that comply with C403.11.3.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

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

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, (EL11)?	Spaces required to have light reduction controls have manual control that allows the occupant to reduce the connected lighting load in accordance with C405.2.3 (multiple pattern <= 50 percent).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.3, (EL18)?	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, employee lunch and lounges/breakrooms, enclosed offices, open plan office areas, restrooms, locker/changing rooms, corridors, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1 for control functions in 1-2 person spaces and C405.2.3 and 3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.3, (EL19)?	Occupancy sensors control function in open plan office areas: Occupant sensing device shall reduce the lighting in aisleways and open areas is controlled with occupant sensors that are activated to reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensing device controls on each aisleway independently and do not control lighting beyond the occupancy sensor coverage. Wall 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.
C405.2.3, (EL20)?	Occupant sensor control function in open plan office areas: Occupant sensing devices in open plan office areas >= 300 sq.ft. have controls 1) configured so that general lighting can be independently controlled in all zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in each zone is controlled by an 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 all occupants leaving that control zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.2, C405.2.2, (EL21)?	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

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

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4, (EL22)?	Daylight zones provided with controls that automatically reduce the electric power in the daylight area lighting. See code section C405.2.3 for control requirements. Exterior daylight spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.5 (EL23)?	Additional interior lighting power allowance is used only for the approved lighting plans and is automatically controlled and separately from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.7 (EL26)?	Automatic lighting controls for uncontrolled lighting installed. Controls will be activated by occupancy sensor for a business operation time-of-day or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.5 (EL24)?	Interior lighting power illumination exceed the higher than maximum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.6 (EL27)?	Electric motors meet the minimum efficiency requirements of Tables C405.6(1) and C405.6(2). Motor efficiency verified through certification of an approved certification program. Motors that do not have efficiency ratings shall be provided by motor manufacturer as equivalent to the applicable standard requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.9.2, C405.9.2, (EL28)?	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce the escalator to minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable code when escalators not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.10 (EL29)?	Total voltage drop across the feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.1.2 (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, C405.2.1, (EL31)?	50% of 15/20 amp receptacles controlled in dwelling units, guest rooms, bread rooms, classrooms and workstations and 75% of receptacles in offices/work for modular furniture will have automatic receptacle control in accordance with C405.2.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 (IN3)?	Roof insulation installed per manufacturer's instructions and is labeled or certificate provided with certificate providing R-value and other relevant data. Brown or poured loose fill insulation exempt from where the roof slope is <=3:10.?	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C402.2.3 (IN20)?	Roof assembly meets minimal thermal resistance installed between roof framing, or continuous insulation over the roof assembly as stipulated in Table C402.1.3. Requirements for skylight curbs, thermal blocks, insulation thickness, suspended ceilings, staggered joints and skylight curbs (IN21)?	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.2 (IN7)?	Above-grade wall insulation installed per manufacturer's instructions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C105 (IN6)?	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.3 (IN8)?	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.2.6 (IN18)?	Radiant panels and associated components, designed for heat loss directly to the outdoors or to unconditioned or indirectly conditioned space are insulated with a minimum of R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C105 (IN2)?	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 at the framing inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
C402.5.1, (IN17)?	All sources of air leakage in the building thermal envelope are sealed. Joints and seams are sealed, caulked 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	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.3, (FI17)?	Furnished O&M instructions for mechanical systems provided to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.3, C408.2.3, (FI8)?	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C401.3 (FI

A CLUBHOUSE COMCHECK SHEETS

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

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

Construction Site:	Owner/Agent:	Designer/Contractor:
431 North Hogan Pkwy and Picadilly Rd Aurora, Colorado 80018	Overland Property Group	Jones Gillam Renz 4809 Roe du Lac Place, Suite 201 Manhattan, Kansas 66503 785-587-8042

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	93894 ft2	0.04	Yes	3756
Walkway >= 10 feet wide	2225 ft2	0.1	Yes	222
Walkway < 10 feet wide	5639 ft of	0.04	Yes	226
		Total Tradable Watts (a) =		6798
		Total Allowed Watts =		6798
		Total Allowed Supplemental Watts (b) =		400

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

Proposed Exterior Lighting Power

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

Exterior Lighting PASSES: Design 29% better than code

Exterior Lighting Compliance Statement

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

Name - Title

Signature

Date

COMcheck Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the COMcheck software

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

Section # & Req ID	Plan Review	Complies?	Comments/Assumptions
C405.2 (PR47)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the lighting, building and electrical systems and equipment and document where exceptions to the requirements are claimed. Information provided should include exterior lighting power calculations, wattage of lamps and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C406 (PR50)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

Section # & Req ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.7 (EI:29)	Automatic lighting controls for exterior lighting installed and set to turn off daylight controlled, set based on business operation time-of-day, or combination thereof per C405.2.7	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.7 (EI:26)	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.8.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.8 (EI:27)	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Motors have a nameplate specification under an approved certification program or the equipment efficiency is verified by manufacturer certification (manufacturer scheme certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.9.1 C405.9.2 (EI:28)	Escalators and moving walks comply with ASME A17.1/CSA B44 and have the capability to automatically slow or reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 when allowed by local code when not conveying passengers	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.10 (EI:29)	The voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.1 (EI:30)	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or >= 40 lm/W for 4-foot linear T-5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.11 C405.11.1 (EI:31)	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy areas, break rooms, classrooms, and laboratories and = 25% of branch circuit feeders installed to serve these areas are automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

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

Section # & Req ID	Final Inspection	Complies?	Comments/Assumptions
C405.3.1 (FI:97)	Exterior lighting power is consistent with what is shown on the approved plans. The installed wattages of proposed watts are less than or equal to allowed watts.	☑Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.2.1 (FI:57)	Building operations and maintenance documents will be provided to the owner. Documents will cover maintenance requirements, specifications, programming procedures and means of illustrating how systems are intended to operate systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO LICENSED
CHRIS GILLAM
406359
10/2/2024
ARCHITECT

REVISION:

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

EN4

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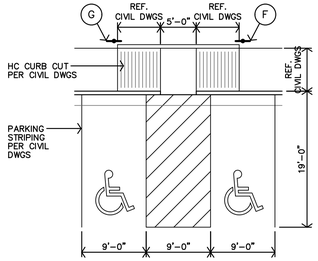
SITE PLAN KEY NOTES

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

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



B HANDICAPPED PARKING
1"=10'-0"

PARKING SUMMARY

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

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

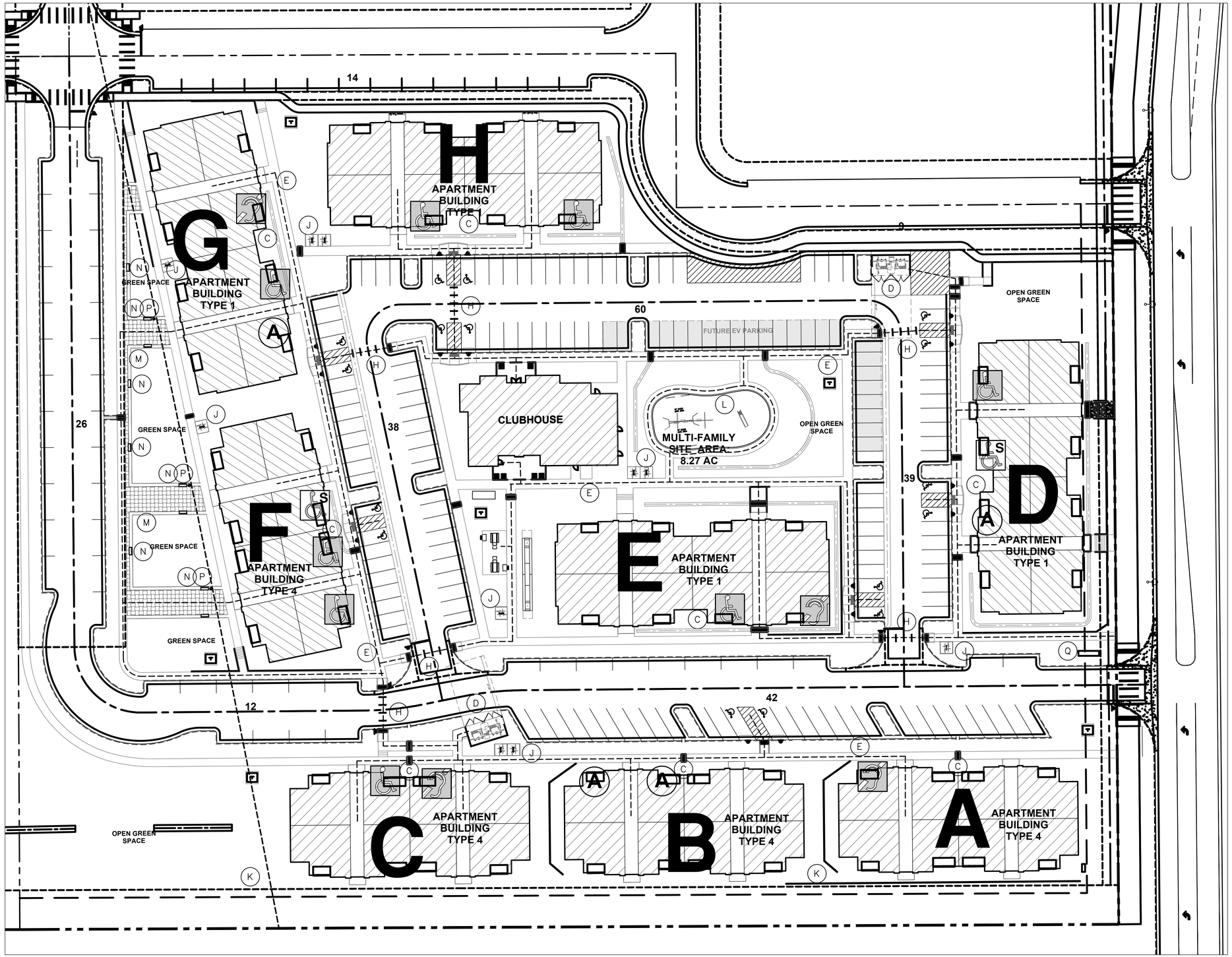
PARKING MEETS ZONING REQ'S. .85/DWELLING UNIT = 163

LOT COVERAGE

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

UNIT SUMMARY

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



A SITE PLAN
1"=30'-0"

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THE RESERVES at EAGLE POINT

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CHRIS GILLAM
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10/2/2023
ARCHITECT

REVISION:

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

A1.1

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PROJECT SUMMARY

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

UN–HEATED sf INCLUDES: MECHANICAL CLOSETS, EXTERIOR STORAGE, PATIOS, BALCONIES, & BREEZEWAYS

APARTMENT BUILDINGS TYPE 1 SUMMARY

FIRST FLOOR

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

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

SECOND FLOOR

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

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

THIRD FLOOR

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

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

SUMMARY

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

UN–HEATED sf INCLUDES: MECHANICAL CLOSETS, EXTERIOR STORAGE, PATIOS, BALCONIES, & BREEZEWAYS

APARTMENT BUILDINGS TYPE 4 SUMMARY

FIRST FLOOR

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

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

SECOND FLOOR

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

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

THIRD FLOOR

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

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

SUMMARY

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

UN–HEATED sf INCLUDES: MECHANICAL CLOSETS, EXTERIOR STORAGE, PATIOS, BALCONIES, & BREEZEWAYS

APARTMENT CHART

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

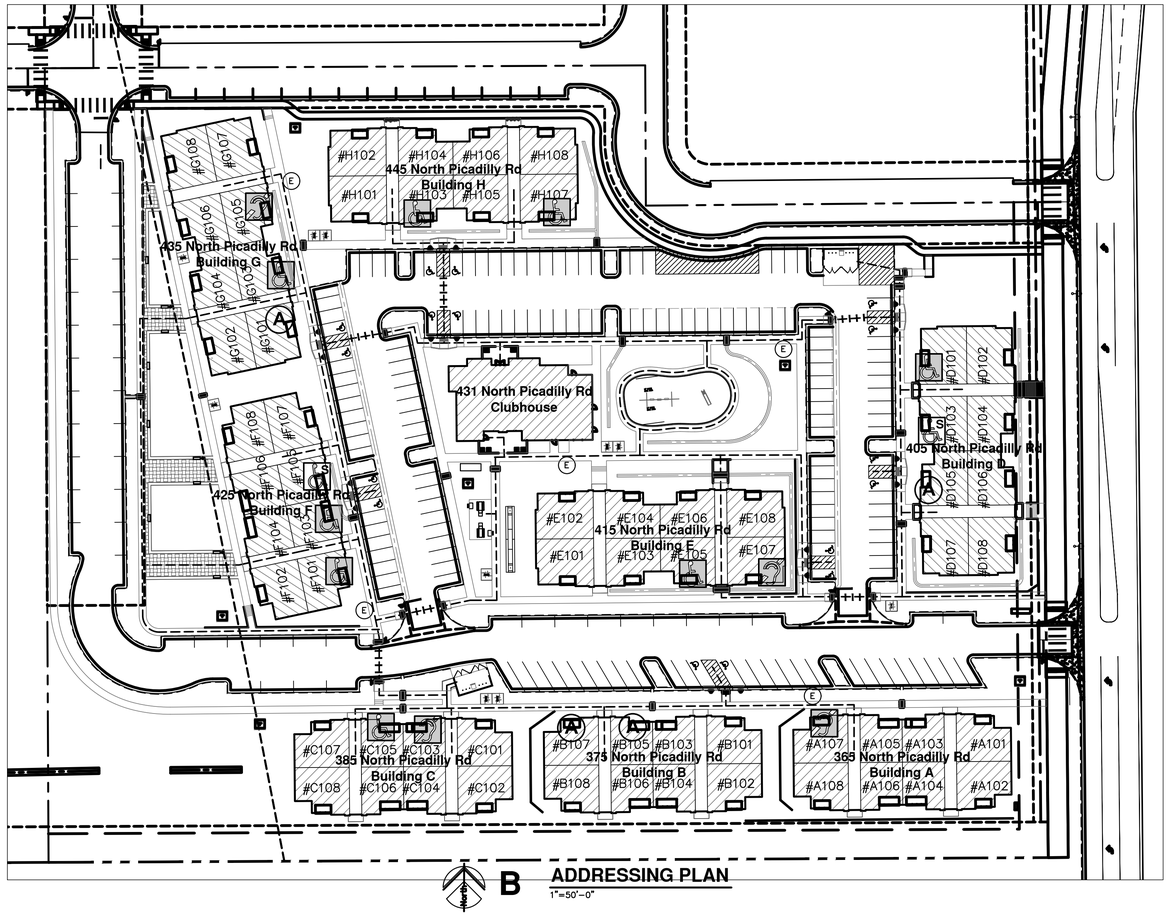
TYPE OF APARTMENT	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	BLDG G	BLDG H	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)			C105	D101	E105	F101, F103	G103	H103, H107	8
ACCESSIBLE UNITS (ROLL–IN SHOWER)				D103		F105			2
HEARING/VISION IMPAIRED & ADAPTABLE UNITS	A107		C103		E107		G105		4
TYPE–A UNITS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

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

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

C103 – 1BED HEARING/VISION
A107 – 2BED HEARING/VISION
G105 – 2BED HEARING/VISION
E107 – 3BED HEARING/VISION

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



B **ADDRESSING PLAN**
1"=50'–0"

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THE RESERVES at EAGLE POINT

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10/2/2021
ARCHITECT

REVISION:

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

A1.2

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GENERAL NOTES

1. REF. SHEET AC2.2 FOR GENERAL NOTES.
2. REF. SHEET AC2.2 FOR PARTITION SCHEDULE

CLUBHOUSE SUMMARY

	HEATED SF	UN-HTD SF	TOTAL SF
TOTAL	4,980 sf	–	4,980 sf

CLOSET 104
CLOSET 105
LEASING OFFICE 103
MANAGER'S OFFICE 107
102 HALL
ENTRY 101
BUSINESS CENTER 114
MOVIE ROOM 113
COMMUNITY ROOM 109
BAR/LOUNGE 108
REAR PATIO
FITNESS CENTER 111
HALL 112
HALL 119
ATTIC ACCESS
WOMEN 117
MEN 118
MAIL CENTER 121
MECH./JAN. 122
MAINTENANCE 123
(3) 72hx84w MIRRORS
WEIGHTS
MAINTAIN 40" CLR FACE OF APPLIANCE TO FACE OF COUNTER (ADA 804.2.1)
WOOD POST & BEAM, STAINED

A CLUBHOUSE FLOOR PLAN
1/4"=1'-0"

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

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

AC2.1

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REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

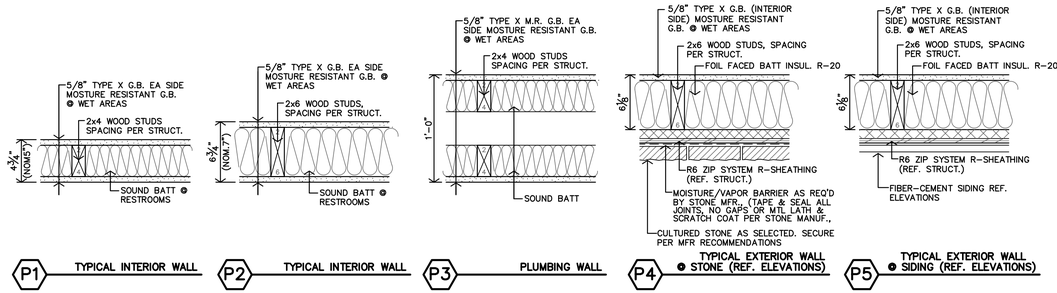
CEILING TYPES REFER SPECIFICATIONS	
GB	GYP BD (PAINTED)
TG	T&G WOOD PLANK (STAINED)

GB 8'-8" — CLG. TYPE / CLG. HEIGHT

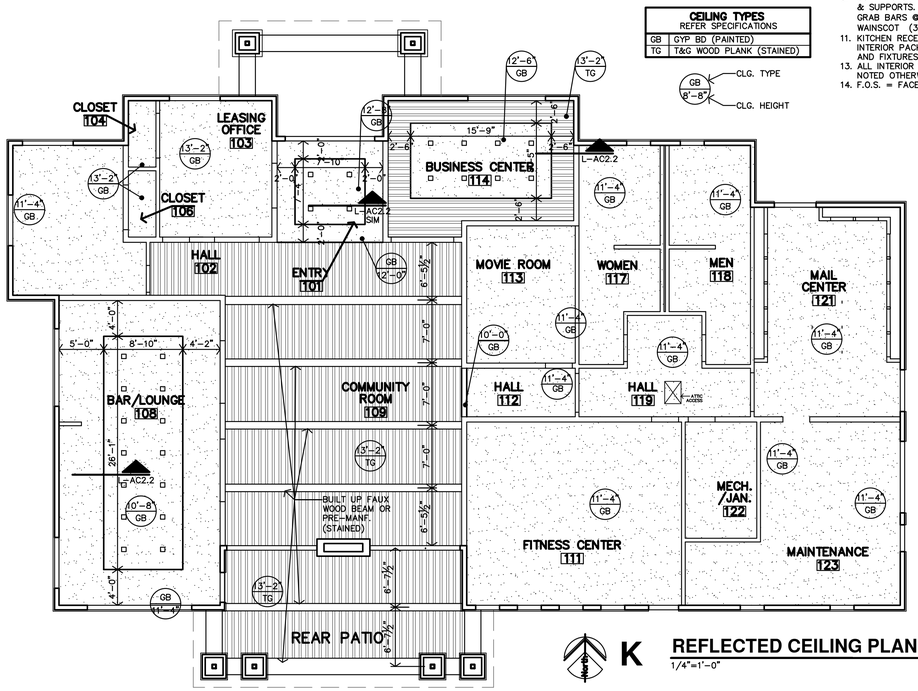
GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION W/ CIVIL DRAWINGS.
3. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION W/ MECHANICAL & PLUMBING DRAWINGS.
4. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
5. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & IBC 2021 SECTION 906. LOCATED PER CFP SHEET.
6. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
7. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS. COORDINATE W/ OWNER.
8. CONTRACTOR TO PROVIDE 2x BLK'G IN WALLS FOR ALL COUNTERTOPS & SUPPORTS. 9.CONTRACTOR TO PROVIDE 2x8 BLK'G IN WALL FOR GRAB BARS @ TOILET. 10. HOSE BIBS TO BE LOCATED 6"min. ABOVE WAINSCOT (30"MIN ABV. FIN. FLOOR).
11. KITCHEN RECEPTACLES TO BE @ 44"max A.F.F. 12. REFER TO INTERIOR PACKAGE FOR INTENT OF INTERIOR DESIGN, ALL FINISHES, AND FIXTURES.
13. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. F.O.S. = FACE OF STUD

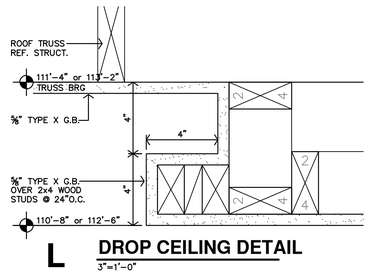
PARTITION SCHEDULE



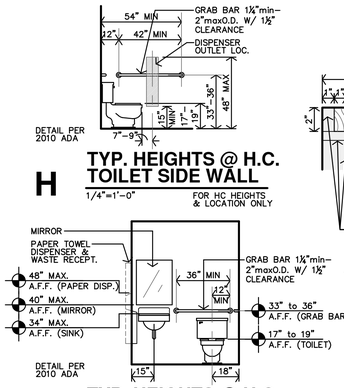
P1 TYPICAL INTERIOR WALL — P2 TYPICAL INTERIOR WALL — P3 PLUMBING WALL — P4 TYPICAL EXTERIOR WALL @ STONE (REF. ELEVATIONS) — P5 TYPICAL EXTERIOR WALL @ SIDING (REF. ELEVATIONS)



K REFLECTED CEILING PLAN
1/4"=1'-0"

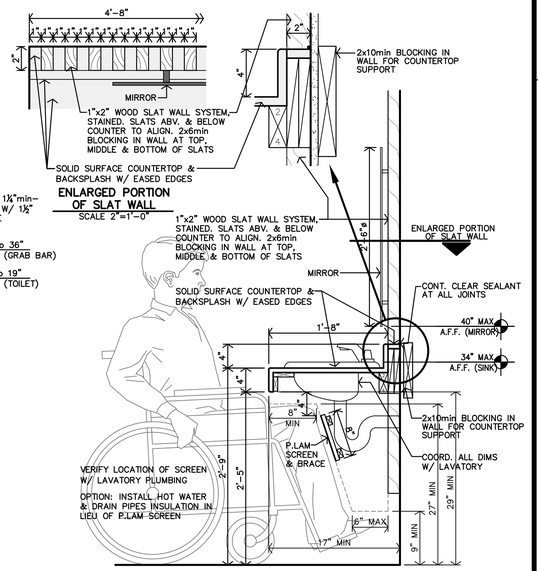


L DROP CEILING DETAIL
3"=1'-0"

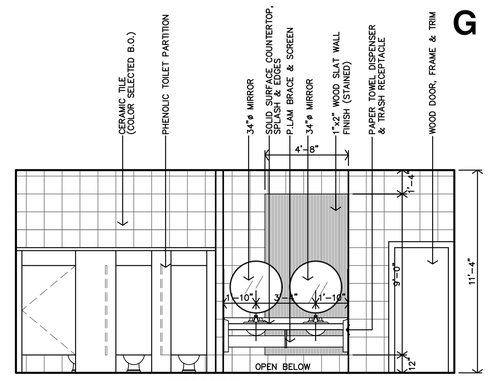


H TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY

G TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY

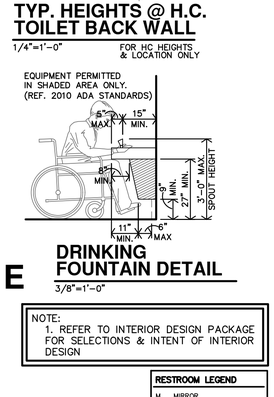


F VANITY SECTION
1"=1'-0"



D WOMEN #117 INTERIOR ELEVATION
1/4"=1'-0"

C MEN #118 INTERIOR ELEVATION
1/4"=1'-0"



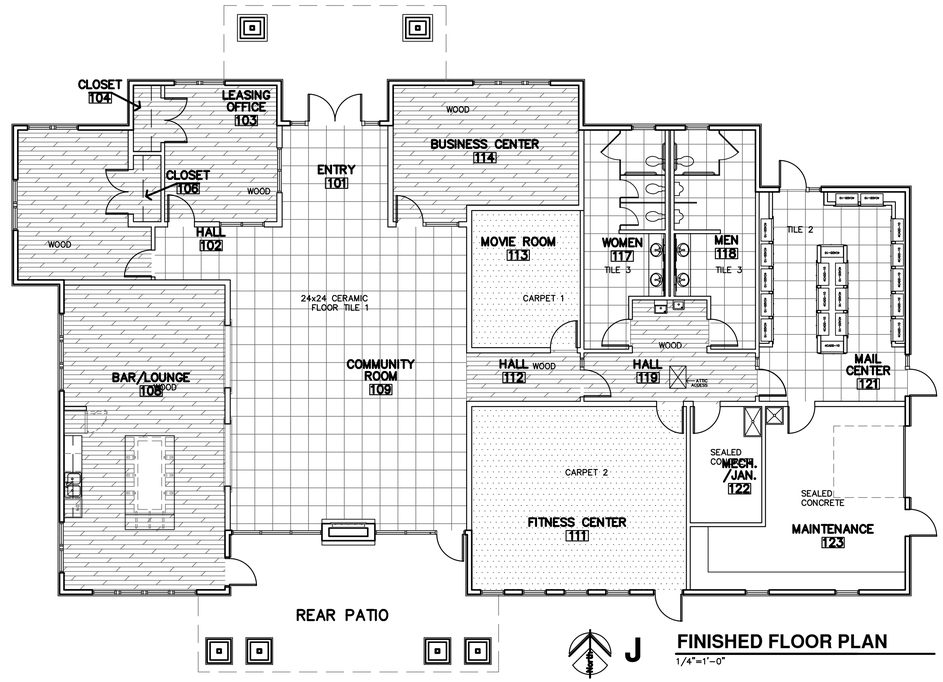
B HALL #119 INTERIOR ELEVATION
1/4"=1'-0"

E DRINKING FOUNDAIN DETAIL
3/8"=1'-0"

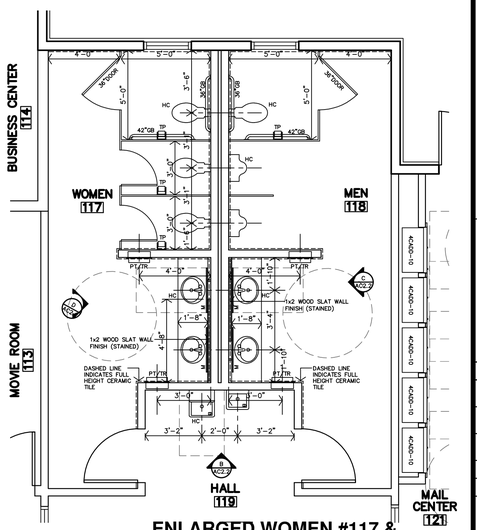
NOTE:
1. REFER TO INTERIOR DESIGN PACKAGE FOR SELECTIONS & INTENT OF INTERIOR DESIGN

RESTROOM LEGEND

M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
PT	PAPER TOWEL DISPENSER
TR	TRASH RECEPTOR



J FINISHED FLOOR PLAN
1/4"=1'-0"



A ENLARGED WOMEN #117 & MEN #118 FLOOR PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 3
Salina, KS 67401 Kansas City, MO 6410
785.827.0386 jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/31/2023 ARCHITECT

REVISION:	
DATE:	10-2-2023
JOB:	22-3219
SHEET NO.:	AC2.2

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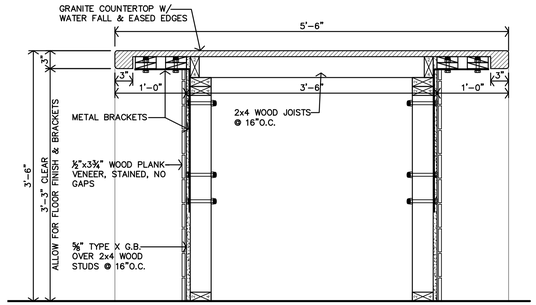
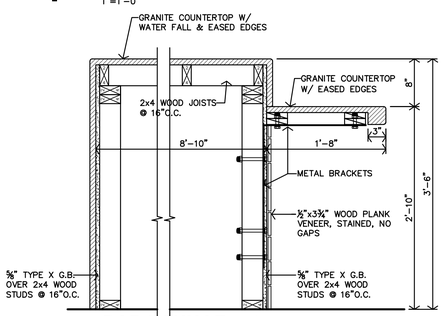


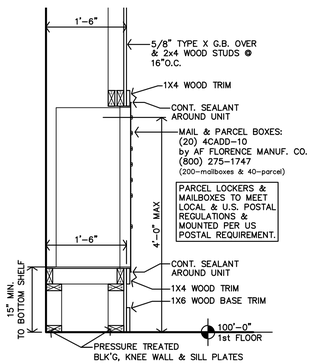
F BAR/LOUNGE #108 CASEWORK SECTION

1"=1'-0"



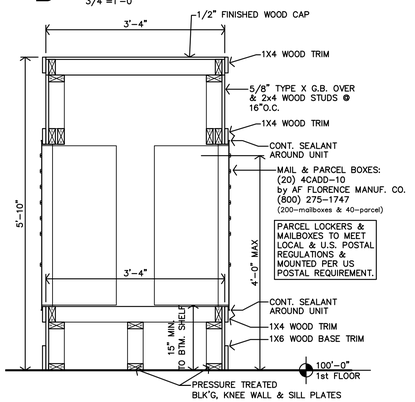
E BAR/LOUNGE #108 CASEWORK SECTION

1"=1'-0"



D MAIL ROOM #121 CASEWORK SECTION

3/4"=1'-0"



C MAIL ROOM #121 ISLAND CASEWORK SECTION

3/4"=1'-0"

DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL: MTL. INSULATED	DOOR MATERIAL: WOOD S.C.	DOOR FINISH: PAINT / STAIN	DOOR FINISH: PRE-PRIMED	DOOR FINISH: PREFINISHED	DOOR TYPE: EXTERIOR	DOOR TYPE: INTERIOR	DOOR TYPE: EXTERIOR OPERABLE	DOOR TYPE: OVERHEAD DOOR	FRAME MATERIAL: MTL. INSULATED	FRAME MATERIAL: WOOD	FRAME FINISH: PAINT	FRAME FINISH: PRE-PRIMED	FRAME FINISH: PREFINISHED	REMARKS
101	PR3'-0"	9'-0"	1 3/4"	●		●	●		A					●		●		8
102	3'-0"	7'-0"	1 3/4"		●	●	●			J				●		●		
103	PR3'-0"	7'-0"	1 3/4"		●	●	●			L				●		●		
104	PR3'-0"	7'-0"	1 3/4"		●	●	●			L				●		●		
106	3'-0"	7'-0"	1 3/4"		●	●	●			J				●		●		
107	3'-0"	7'-0"	1 3/4"	●		●	●		B					●		●		
108	3'-0"	7'-0"	1 3/4"	●		●	●		G					●		●		
109	NOT USED																	
111	3'-0"	7'-0"	1 3/4"	●		●	●		B					●		●		5
112	3'-0"	7'-0"	1 3/4"		●	●	●			E				●		●		
113	3'-0"	7'-0"	1 3/4"		●	●	●			E				●		●		
114	3'-0"	7'-0"	1 3/4"		●	●	●		D					●		●		
116	8'-0"	8'-0"						●			F						●	
117	3'-0"	7'-0"	1 3/4"	●		●	●		C					●		●		5, 6, 8
118	3'-0"	7'-0"	1 3/4"	●		●	●		C					●		●		5, 6, 8
119	3'-0"	7'-0"	1 3/4"	●		●	●			E				●		●		5, 8
121	3'-0"	7'-0"	1 3/4"		●	●	●			E				●		●		5
122	3'-0"	7'-0"	1 3/4"		●	●	●			E				●		●		5
123	3'-0"	7'-0"	1 3/4"		●	●	●			E				●		●		6, 8
124	3'-0"	7'-0"	1 3/4"		●	●	●			E				●		●		
126	3'-0"	7'-0"	1 3/4"		●	●	●			E				●		●		9
127	3'-0"	7'-0"	1 3/4"		●	●	●			E				●		●		3

GENERAL NOTES:
1. FLUSH BOLTS AND SURFACE BOLTS PROHIBITED
2. KEYED LOCKSETS
3. SELF CLOSING HINGES AND PRIVACY LOCKSETS
4. ALL GLAZING IN DOORS TO BE SAFETY GLAZED
5. PROVIDE CLOSERS
6. PROVIDE ELECTRONIC KEYPAD DOOR HARDWARE AS INDICATED
7. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE.PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710.
8. PANIC HARDWARE REQUIRED IN EGRESS DOORS
9. INSTALL SMOKE GASKET.

INTERIOR FINISH SCHEDULE

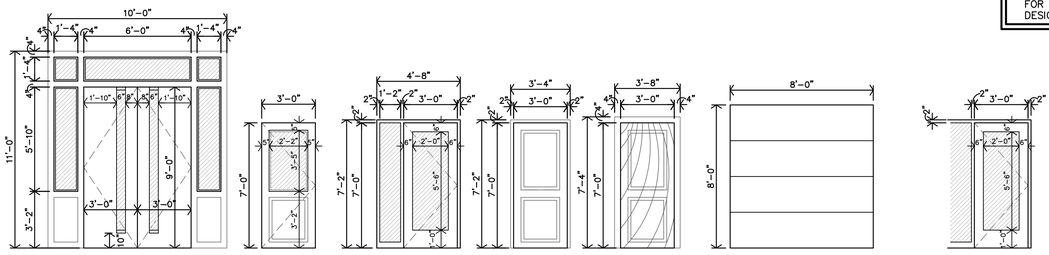
FINISHES & INSTRUCTIONS (REFER TO INTERIOR DESIGN PACKAGE FOR LOCATIONS & DESIGN)

P1 – LATEX ENAMEL P3 – LATEX ENAMEL PT2 – PORCELAIN TILE WD – WOOD CPT 1 – CARPET ST – SPRAY TEXTURE T – TEXTURED
P2 – LATEX ENAMEL PT – PORCELAIN TILE V – VINYL PLANK FLOOR CPT 2 – CARPET S – SMOOTH LIGHT KNOCKDOWN

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: PORCELAIN TILE	FLOOR: WOOD	FLOOR: SEALED CONC.	BASE: 6" WOOD	BASE: CERAMIC TILE	BASE: NONE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	HGT.	NOTES
									5/8" TYPE X G.B.	5/8" TYPE X M.R G.B.					
101	ENTRY		PT		P.3			P1	P1	P1	P1	P1	P3	REFERENCE REFLECTED CEILING PLAN	
102	HALL		PT		P.3			P1	P1	P1	P1	P1	P3		
103	LEASING OFFICE			WD	P.3			P1	P1	P1	P1	P1	P3		
104	CLOSET			WD	P.3			P1	P1	P1	P1	P1	P3		
106	CLOSET			WD	P.3			P1	P1	P1	P1	P1	P3		
107	MANAGER'S OFFICE			WD	P.3			P1	P1	P1	P1	P1	P3		
108	BAR/LOUNGE			WD	P.3			P1	P1	P1	P1	P1	P3		NOTE 2
109	COMMUNITY ROOM		PT		P.3			P1	P1	P1	P1	P1	P3		
111	FITNESS CENTER	CPT			P.3			P1	P1	P1	P1	P1	P3		
112	HALL			WD	P.3			P1	P1	P1	P1	P1	P3		
113	MOVIE ROOM	CPT			P.3			P1	P1	P1	P1	P1	P3		
114	BUSINESS CENTER			WD	P.3			P1	P1	P1	P1	P1	P3		
116															
117	WOMEN		PT				PT	PT P1/S	PT P1/S	PT P1/S	PT P1/S	PT P1/S	P/S		NOTE 2, 3
118	MEN		PT				PT	PT P1/S	PT P1/S	PT P1/S	PT P1/S	PT P1/S	P/S		NOTE 2, 3
119	HALL			WD	P.3			P1/S	P1/S	P1/S	P1/S	P1/S	P/S		NOTE 2, 4
121	MAIL CENTER		PT		P.3			P1/S	P1/S	P1/S	P1/S	P1/S	P/S		
122	MECH./JAN.				●		●	P1	P1	P1	P1	P1	P/S		NOTE 1
123	MAINTENANCE				●		●	P1	P1	P1	P1	P1	P/S		NOTE 1

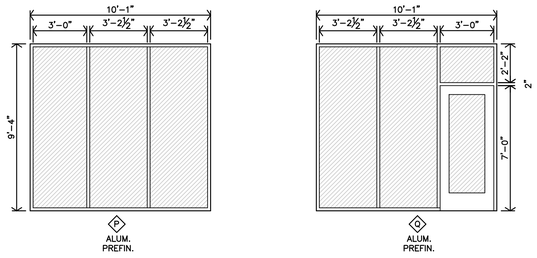
NOTES:
1. PROVIDE STAINLESS STEEL SURROUND AT MOP SINK. EXTEND 12"MIN BEYOND FACE OF MOP SINK.
2. INSTALL 5/8" TYPE X M.R G.B. ● ALL WET AREAS.
3. 72" HIGH CERAMIC WALL TILE WAINSCOT. REF. C/D-AC2.2
4. FULL HEIGHT CERAMIC WALL TILE AROUND DRINKING FOUNTAINS. REF. B-AC2.2

NOTE:
1. REFER TO INTERIOR DESIGN PACKAGE FOR SELECTIONS & INTENT OF INTERIOR DESIGN



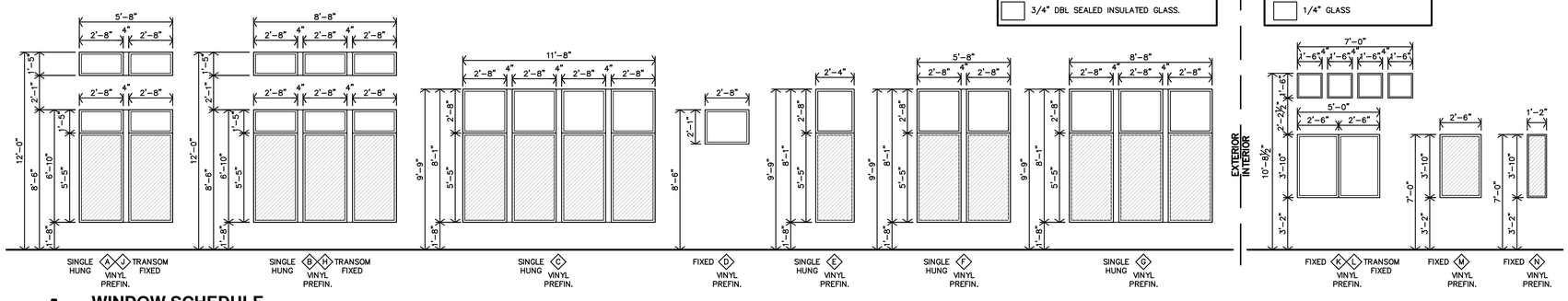
B DOOR TYPES

1/4"=1'-0"



EXTERIOR GLASS LEGEND
- 3/4" DBL SEALED INSULATED SAFTEY GLASS. PER 2021 IBC SECTION 2406.4
- 3/4" DBL SEALED INSULATED GLASS.

INTERIOR GLASS LEGEND
- 1/4" SAFTEY GLASS. PER 2021 IBC SECTION 2406.4
- 1/4" GLASS



A WINDOW SCHEDULE

1/4"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 3
Salina, KS 67401 Kansas City, MO 6410
785.827.0386 jgr@jgrarchitects.com

THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED
CHRIS GILLAM
406359
10/3/2023
ARCHITECT

REVISION:

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

AC2.3

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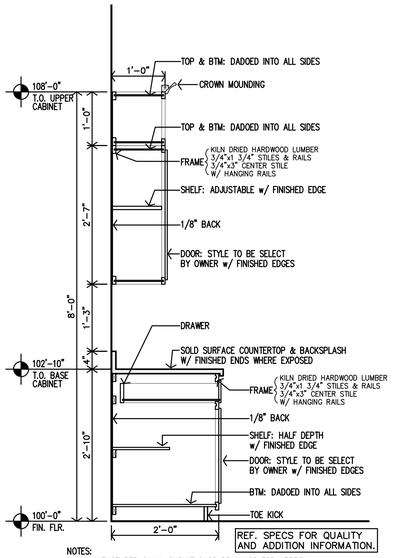
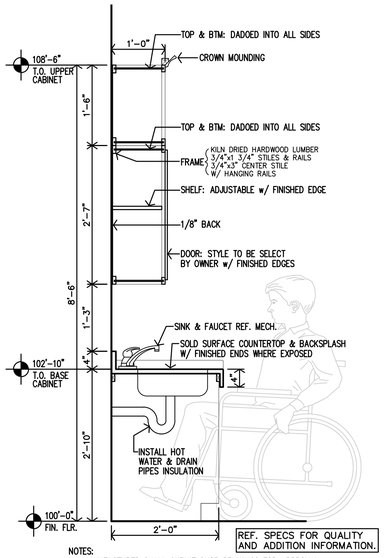


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

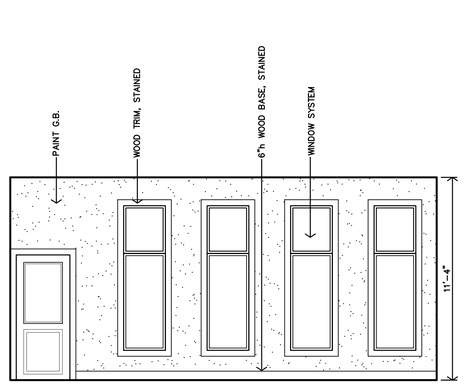
Q BAR/LOUNGE #108 CASEWORK SECTION
3/4"=1'-0"



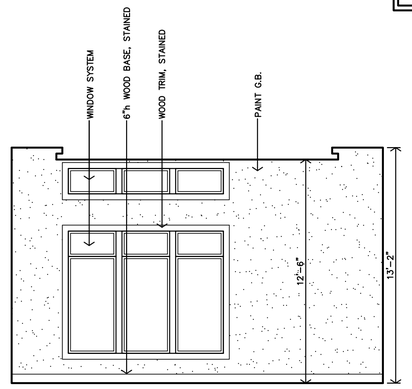
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

P BAR/LOUNGE #108 CASEWORK SECTION
3/4"=1'-0"

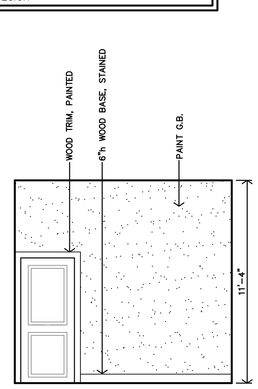
NOTE:
1. REFER TO INTERIOR DESIGN PACKAGE FOR SELECTIONS & INTENT OF INTERIOR DESIGN



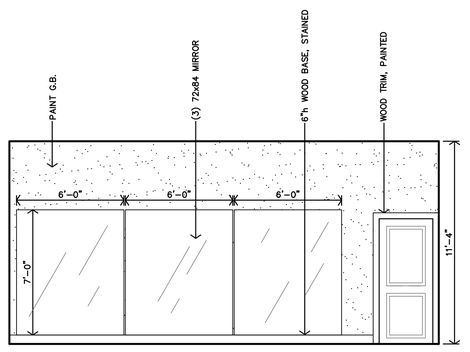
O FITNESS CENTER #111 INTERIOR ELEVATION
1/4"=1'-0"



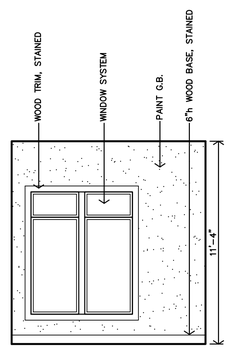
N BUSINESS CENTER #114 INTERIOR ELEVATION
1/4"=1'-0"



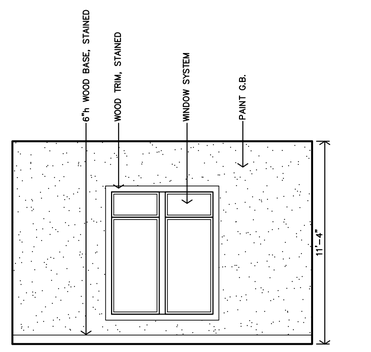
M MOVIE ROOM #113 INTERIOR ELEVATION
1/4"=1'-0"



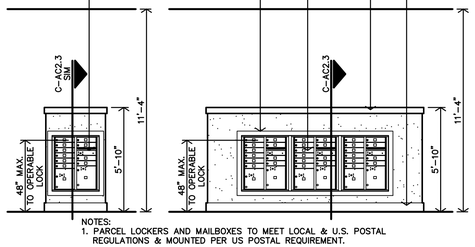
J FITNESS CENTER #111 INTERIOR ELEVATION
1/4"=1'-0"



H MANAGER'S OFFICE #107 INTERIOR ELEVATION
1/4"=1'-0"



G MANAGER'S OFFICE #107 INTERIOR ELEVATION
1/4"=1'-0"

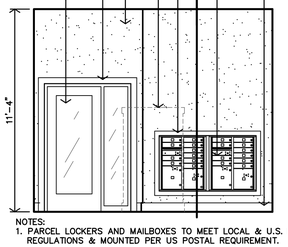


NOTES:
1. PARCEL LOCKERS AND MAILBOXES TO MEET LOCAL & U.S. POSTAL REGULATIONS & MOUNTED PER US POSTAL REQUIREMENT.

L MAIL CENTER #121 ISLAND INTERIOR ELEVATION
1/4"=1'-0"

NOTES:
1. PARCEL LOCKERS AND MAILBOXES TO MEET LOCAL & U.S. POSTAL REGULATIONS & MOUNTED PER US POSTAL REQUIREMENT.

K MAIL CENTER #121 INTERIOR ELEVATION
1/4"=1'-0"

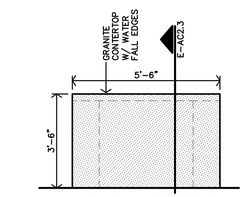


NOTES:
1. PARCEL LOCKERS AND MAILBOXES TO MEET LOCAL & U.S. POSTAL REGULATIONS & MOUNTED PER US POSTAL REQUIREMENT.

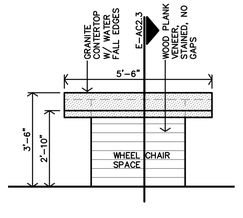
F MAIL CENTER #121 INTERIOR ELEVATION
1/4"=1'-0"

NOTES:
1. PARCEL LOCKERS AND MAILBOXES TO MEET LOCAL & U.S. POSTAL REGULATIONS & MOUNTED PER US POSTAL REQUIREMENT.

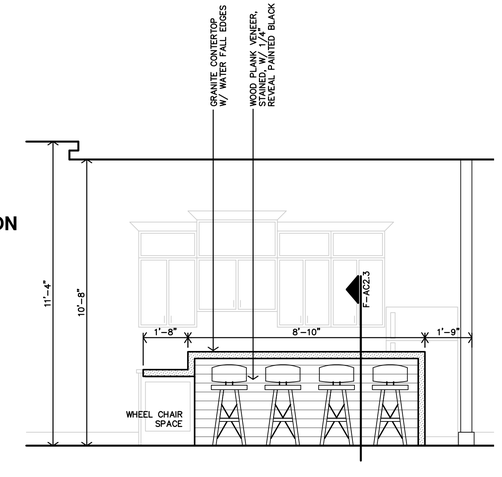
E MAIL CENTER #121 INTERIOR ELEVATION
1/4"=1'-0"



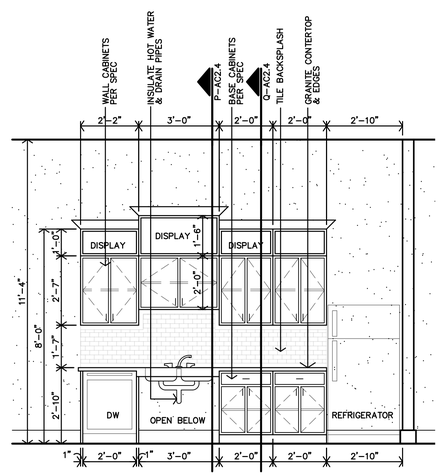
D BAR/LOUNGE #108 CASEWORK ELEVATION
3/8"=1'-0"



C BAR/LOUNGE #108 CASEWORK ELEVATION
3/8"=1'-0"



B BAR/LOUNGE #108 CASEWORK ELEVATION
3/8"=1'-0"



A BAR/LOUNGE #108 CASEWORK ELEVATION
3/8"=1'-0"

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

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

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

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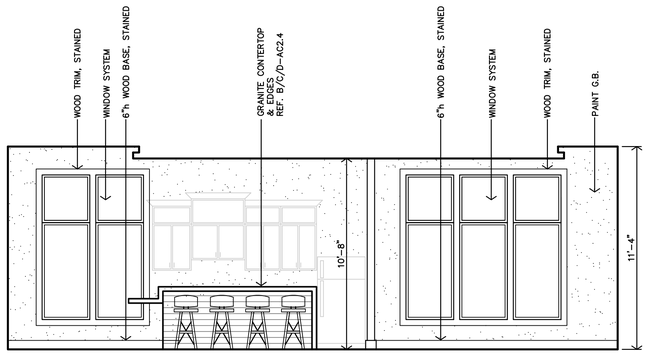
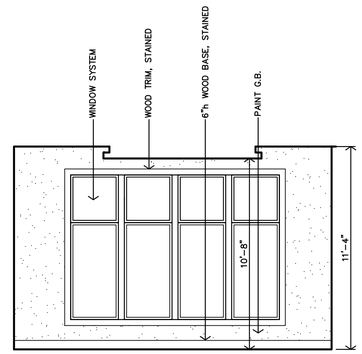
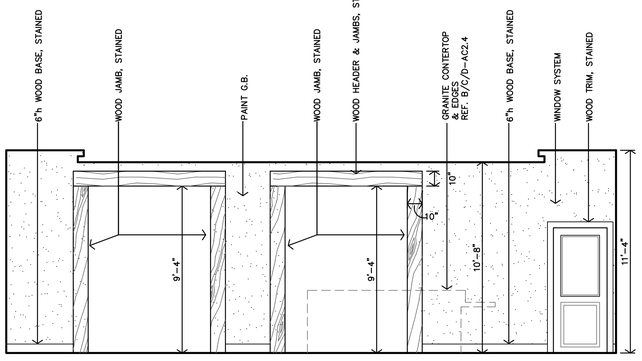


H BAR/LOUNGE #108 INTERIOR ELEVATION
1/4"=1'-0"

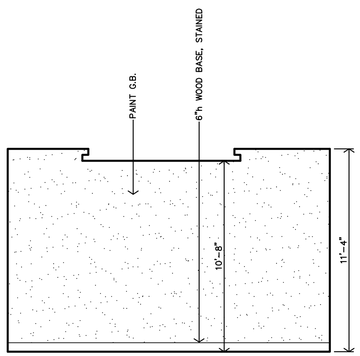


G BAR/LOUNGE #108 INTERIOR ELEVATION
1/4"=1'-0"

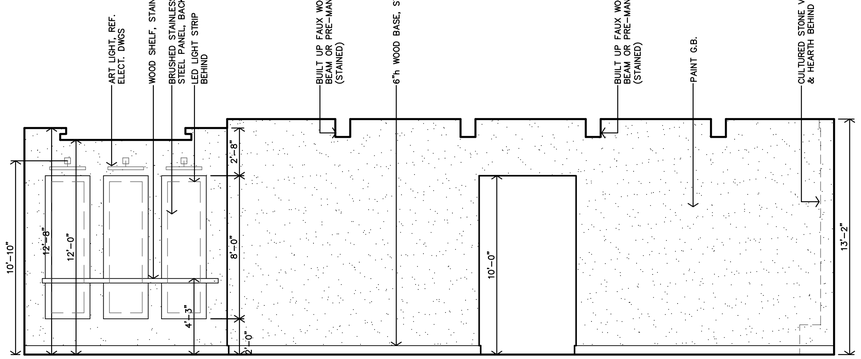
NOTE:
1. REFER TO INTERIOR DESIGN PACKAGE FOR SELECTIONS & INTENT OF INTERIOR DESIGN



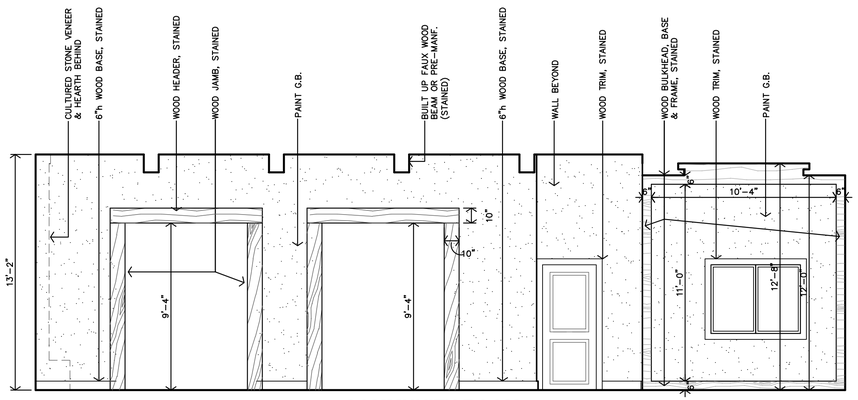
F BAR/LOUNGE #108 INTERIOR ELEVATION
1/4"=1'-0"



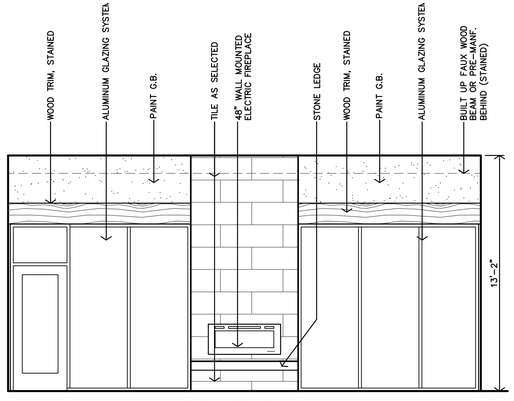
E BAR/LOUNGE #108 INTERIOR ELEVATION
1/4"=1'-0"



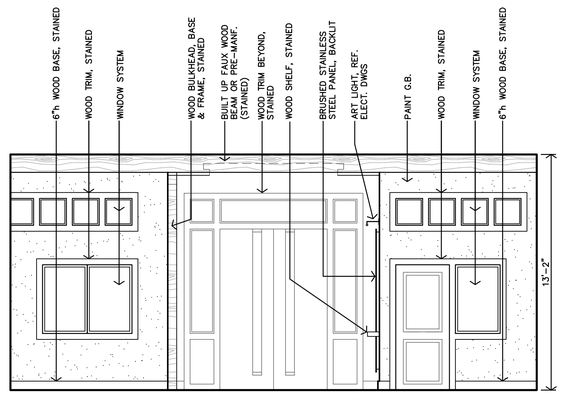
D COMMUNITY ROOM #109 INTERIOR ELEVATION
1/4"=1'-0"



C COMMUNITY ROOM #109 INTERIOR ELEVATION
1/4"=1'-0"



B COMMUNITY ROOM #109 INTERIOR ELEVATION
1/4"=1'-0"



A COMMUNITY ROOM #109 INTERIOR ELEVATION
1/4"=1'-0"

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406358 10/2/2023 ARCHITECT

REVISION:

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

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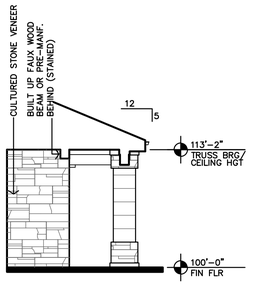
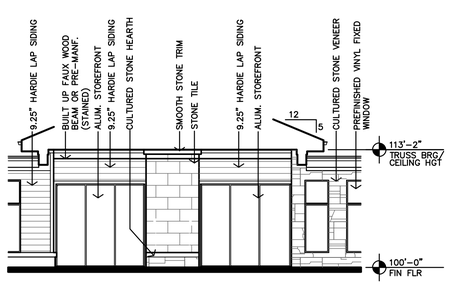
EXTERIOR MATERIALS

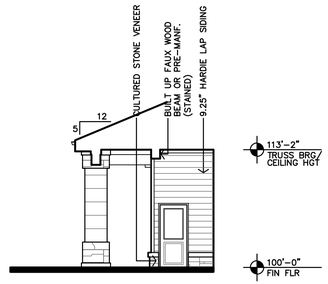
DESCRIPTION	CULTURED STONE	HARDI BOARD SIDING & TRIM
APARTMENTS	44%	56%
CLUBHOUSE	38%	62%
TOTAL	44%	56%



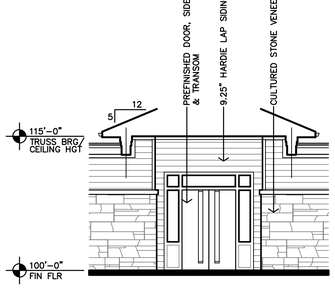
G REAR PATIO PARTIAL ELEVATION
1/8"=1'-0"



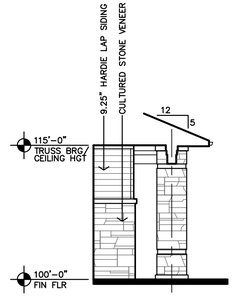
G REAR PATIO PARTIAL ELEVATION
1/8"=1'-0"



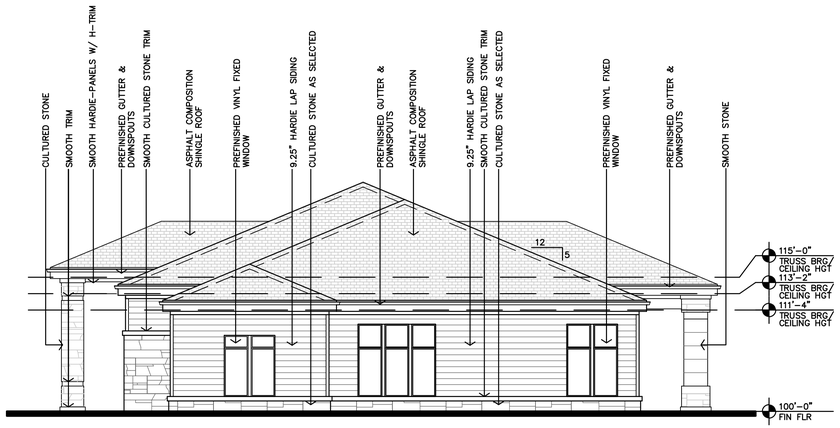
F REAR PATIO PARTIAL ELEVATION
1/8"=1'-0"



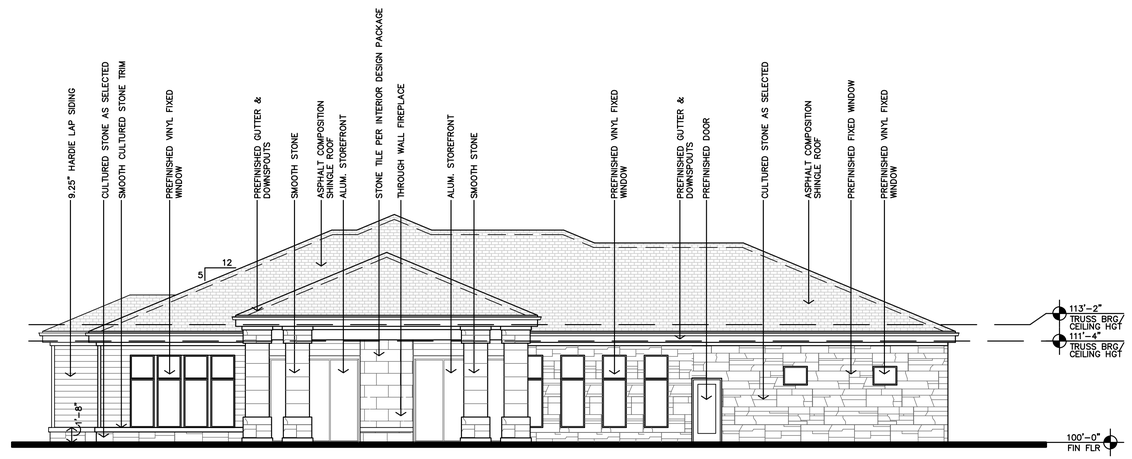
E ENTRY PARTIAL ELEVATION
1/8"=1'-0"



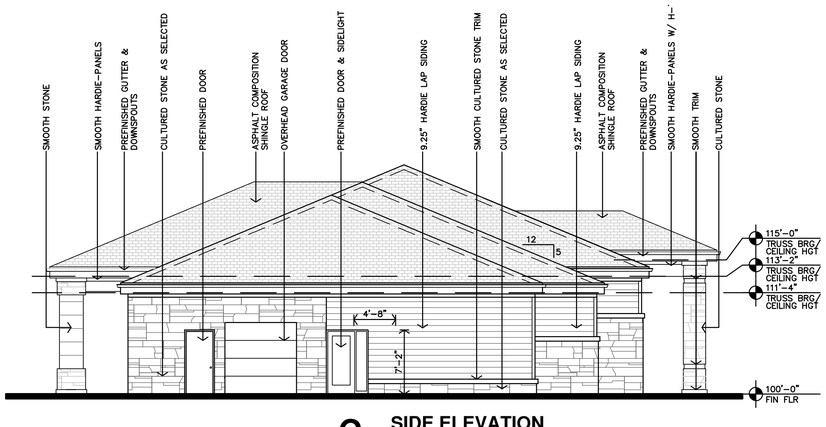
E ENTRY PARTIAL ELEVATION
1/8"=1'-0"



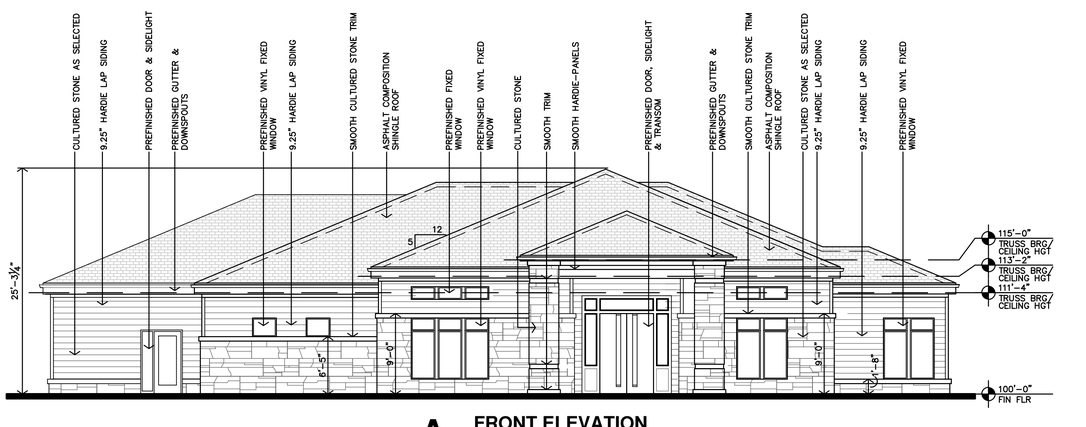
D SIDE ELEVATION
1/8"=1'-0"



B REAR ELEVATION
1/8"=1'-0"



C SIDE ELEVATION
1/8"=1'-0"



A FRONT ELEVATION
1/8"=1'-0"

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED
CHRIS GILLAM
406359
10/2/2024
ARCHITECT

REVISION:

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

AC3.1

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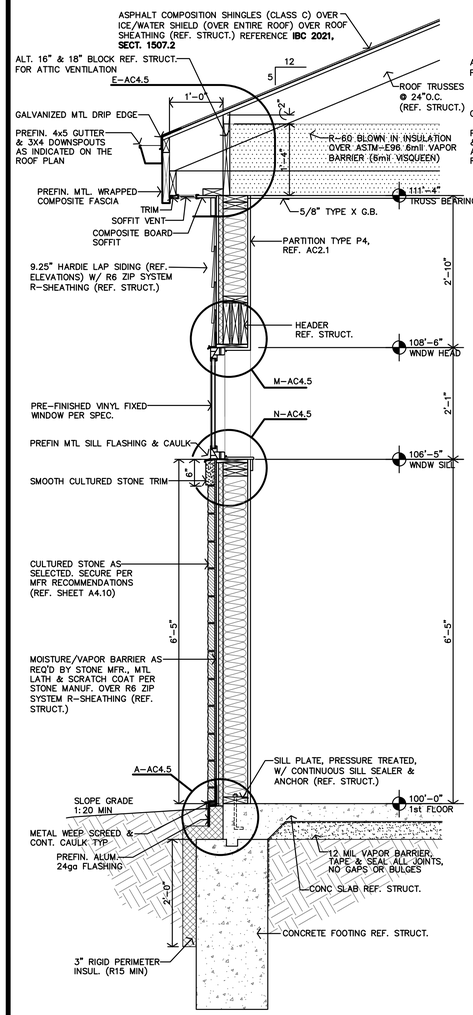
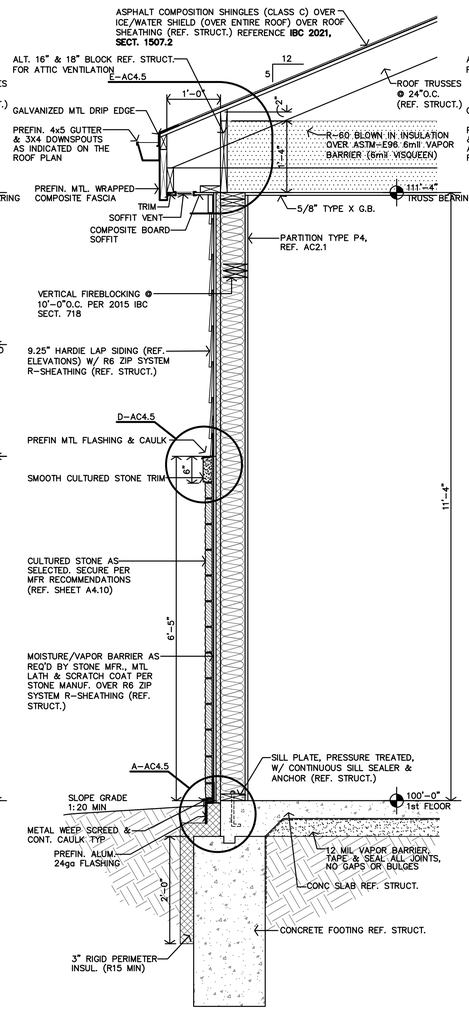
WALL SECTION NOTES:

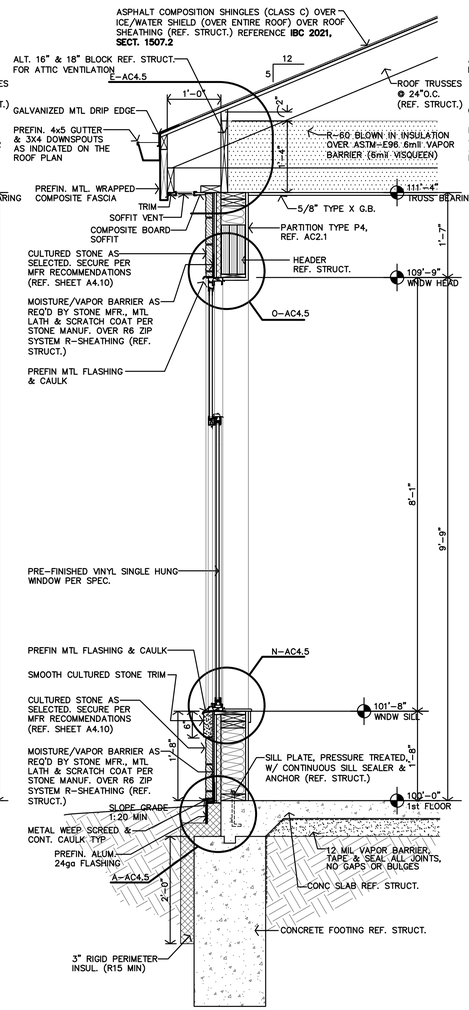
1. CONTRACTOR TO PROVIDE & INSTALL FIRE BLOCKING AT PARTY WALL AT 10'-0"O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS PER 2021 IBC, SECTION 718.2
2. CONTRACTOR TO PROVIDE & INSTALL ATTIC DRAFTSTOPS PER 2021 IBC, SECTION 718.4. REF. ROOF PLANS FOR LOCATION IN ATTIC SPACES.
3. ENERGY REQUIREMENTS (REF. SHEET A4.12)
   a. REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET 3 ACH50.
      1. SPRAY RIMS WITH CLOSED CELL SPRAY FOAM INSULATION
      2. FULL TOP PLATE AIR SEALING AT ALL TOP PLATE LOCATIONS, NOT ONLY EXTERIOR BOUNDARIES AT THIRD FLOOR
      3. AIR TIGHT OR FLANGED ELECTRICAL BOXES
      4. AIR SEALING AROUND THE ROUGH OPENING OF ALL UNIT DOORS.
      5. PICTURE FRAME AIR SEALING AT ALL EXTERIOR AND DEMISING WALL STUD BAYS



E TYPICAL WALL SECTION
3/4"=1'-0"



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



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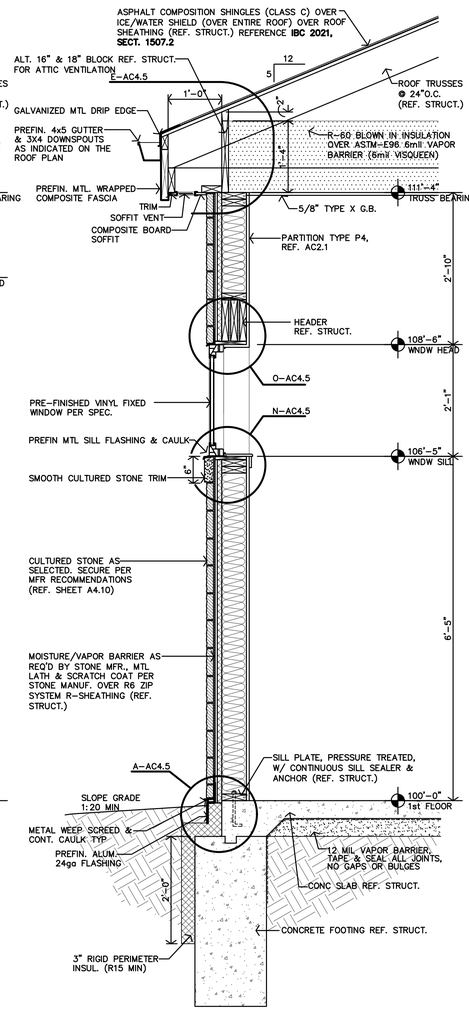
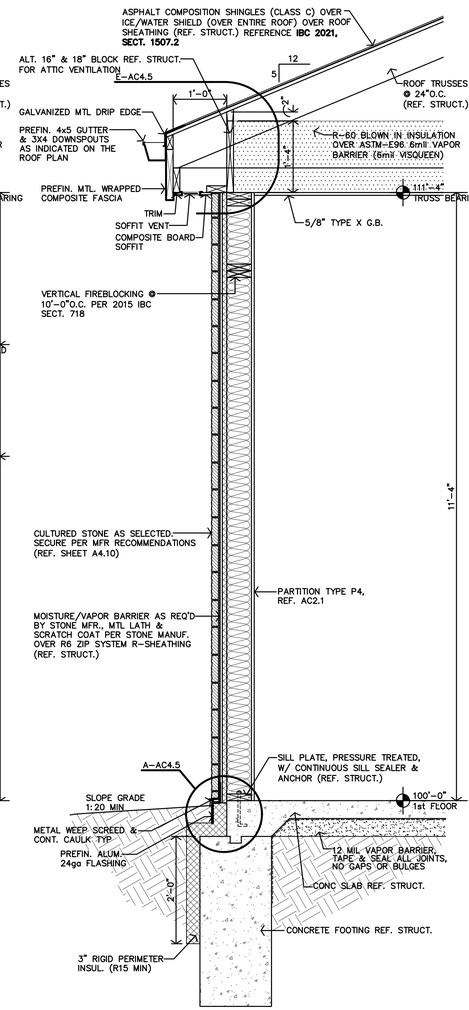
3/4"=1'-0"



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



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

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

DATE: 10-2-2023
JOB: 22-3219
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WALL SECTION NOTES:

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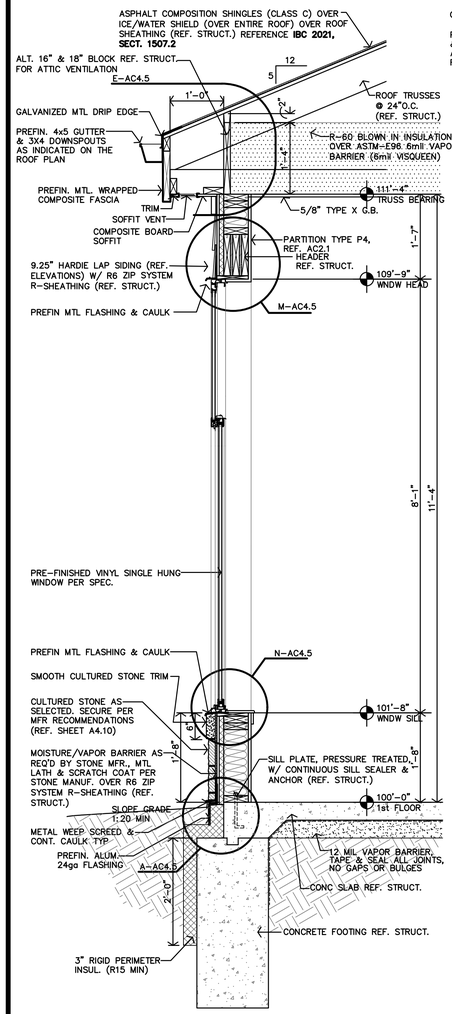

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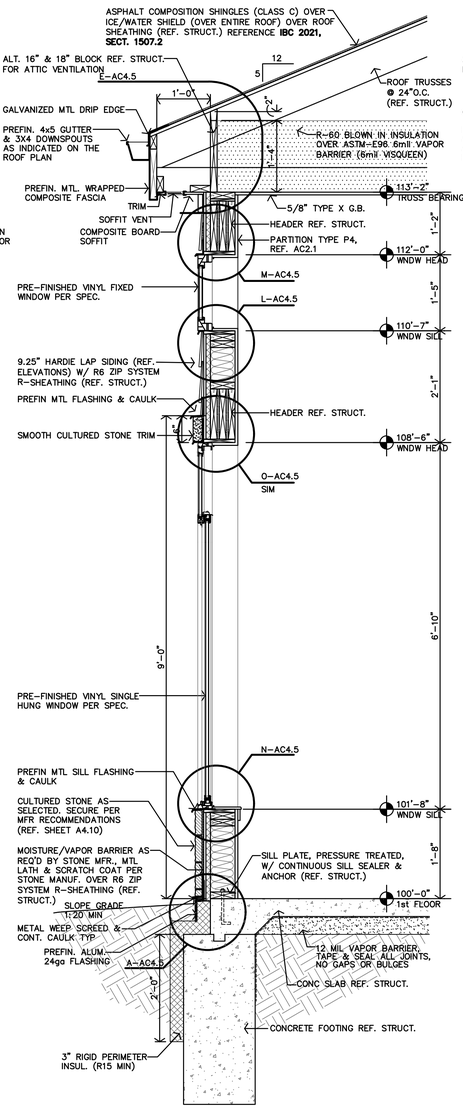
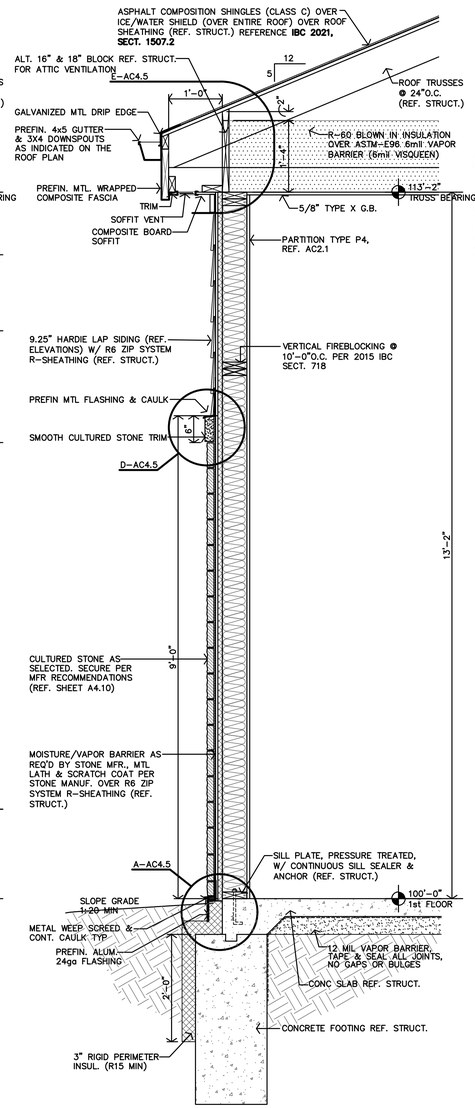
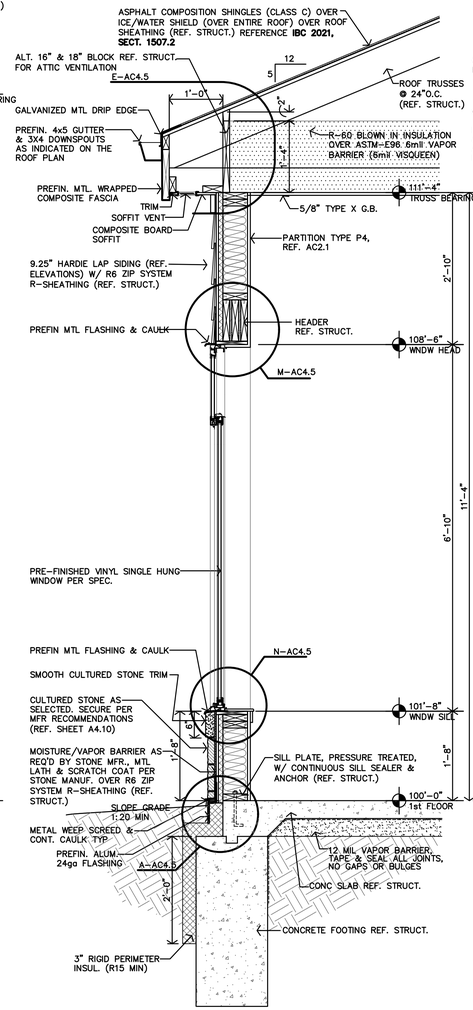


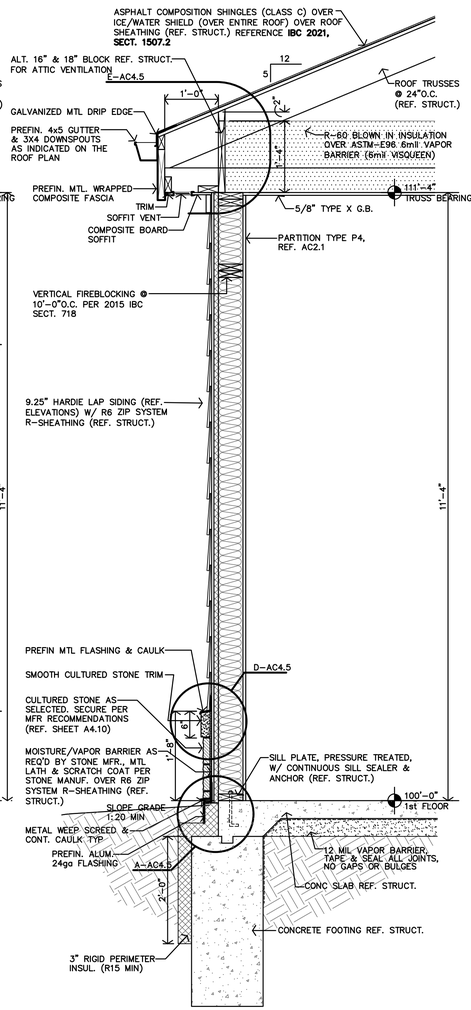
D TYPICAL WALL SECTION
3/4"=1'-0"



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



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



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3/4"=1'-0"

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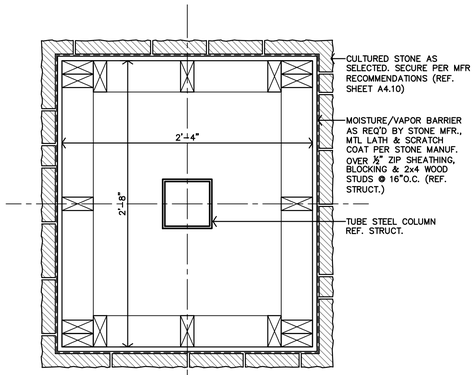

D ENTRY COLUMN SECTION
3/4"=1'-0"

WALL SECTION NOTES:

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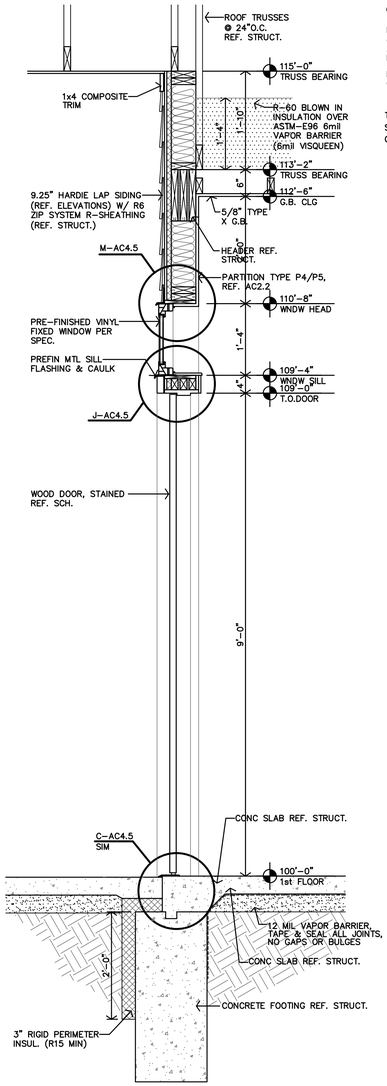
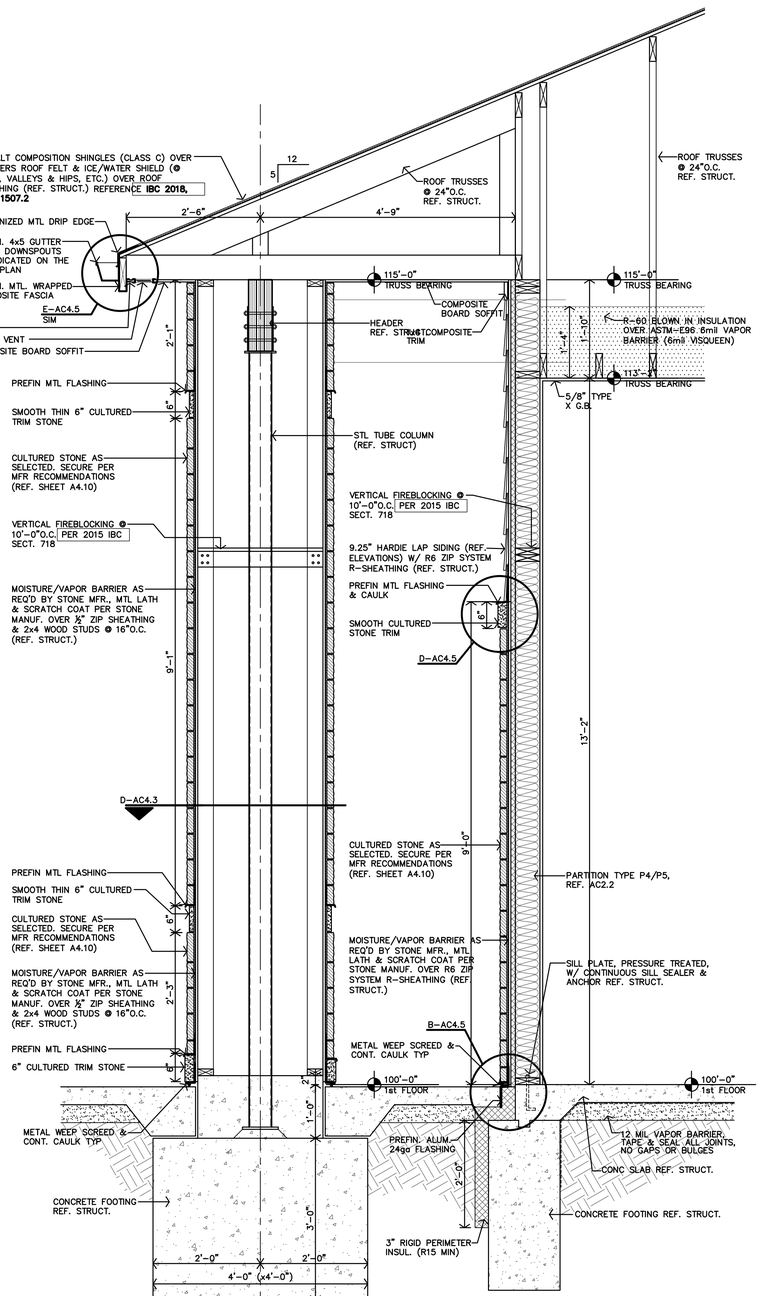
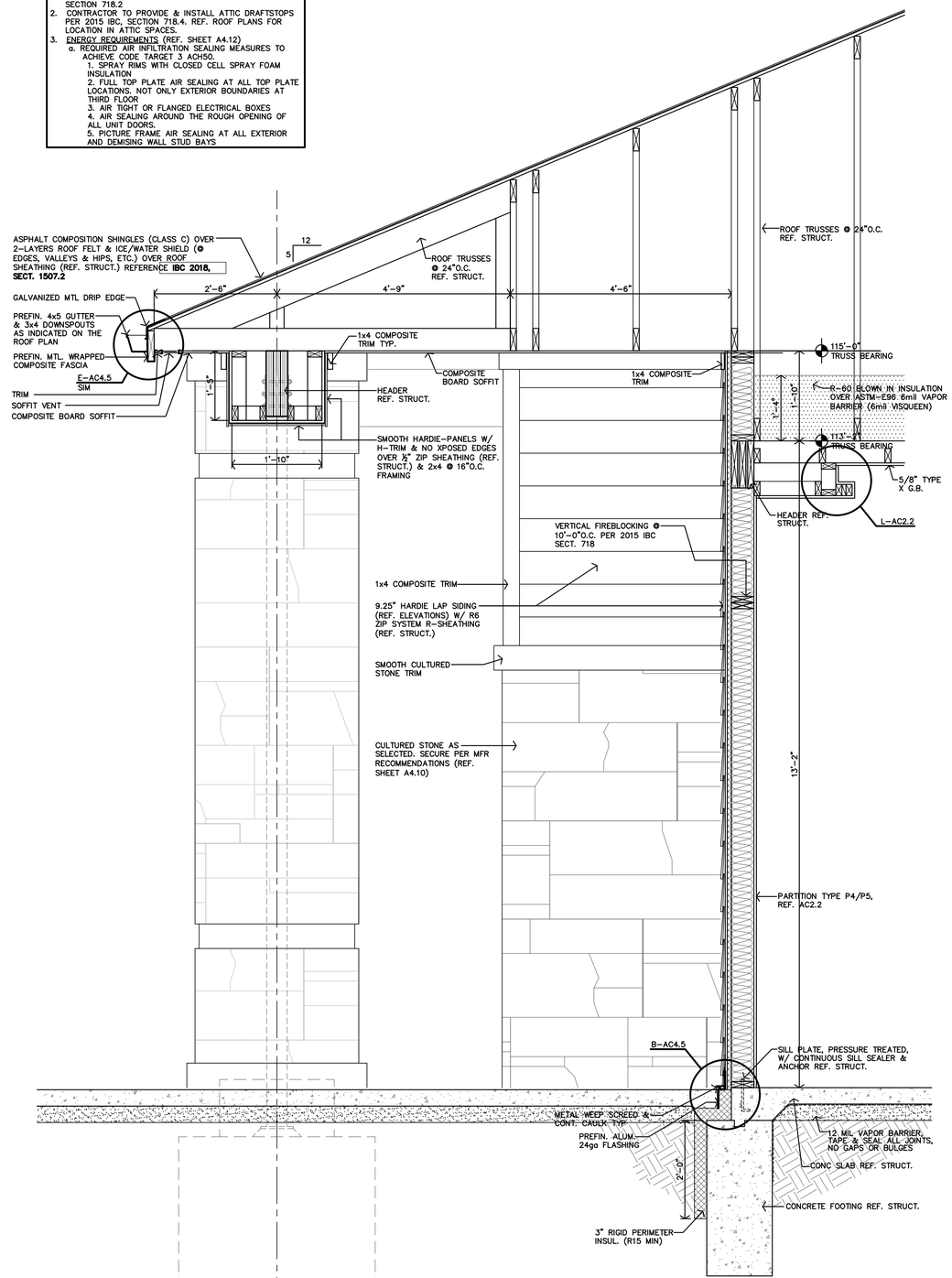


C ENTRY WALL SECTION
3/4"=1'-0"



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



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

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

REVISION:

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SHEET NO.:

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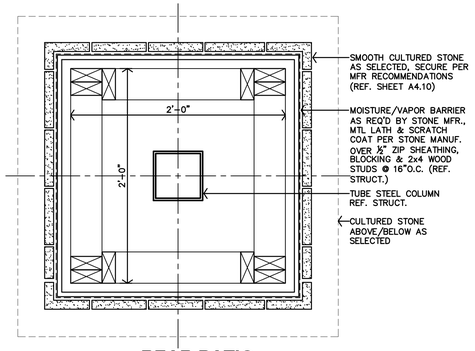
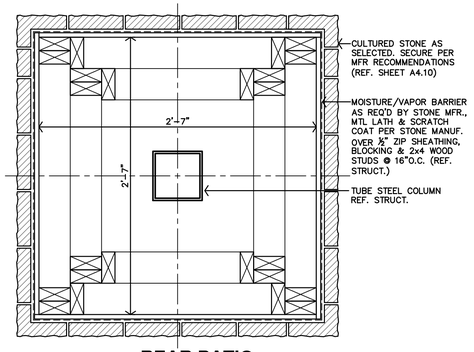


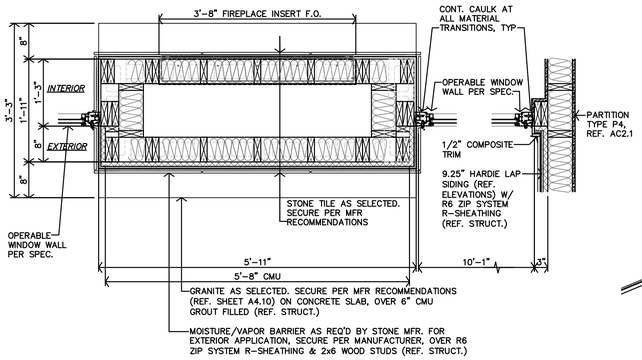
G REAR PATIO COLUMN PLAN SECTION

1 1/2"=1'-0"



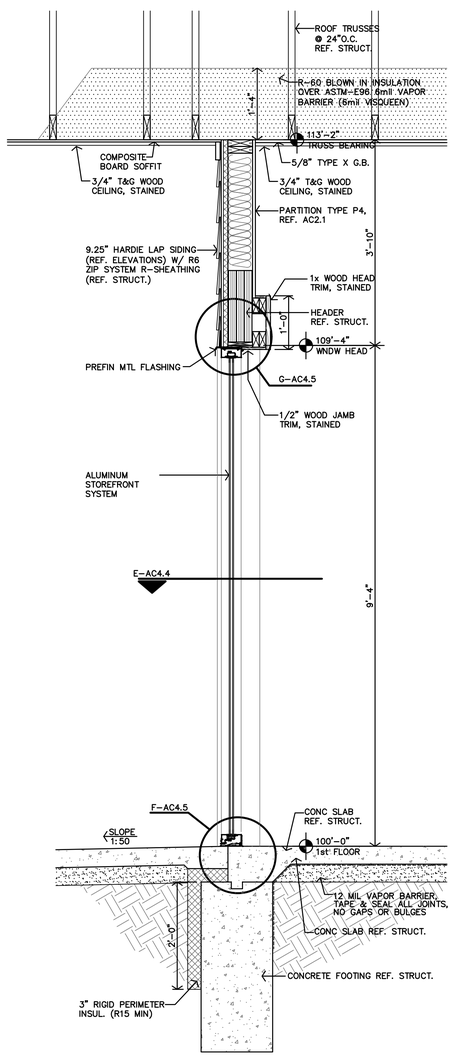
F REAR PATIO COLUMN PLAN SECTION

1 1/2"=1'-0"



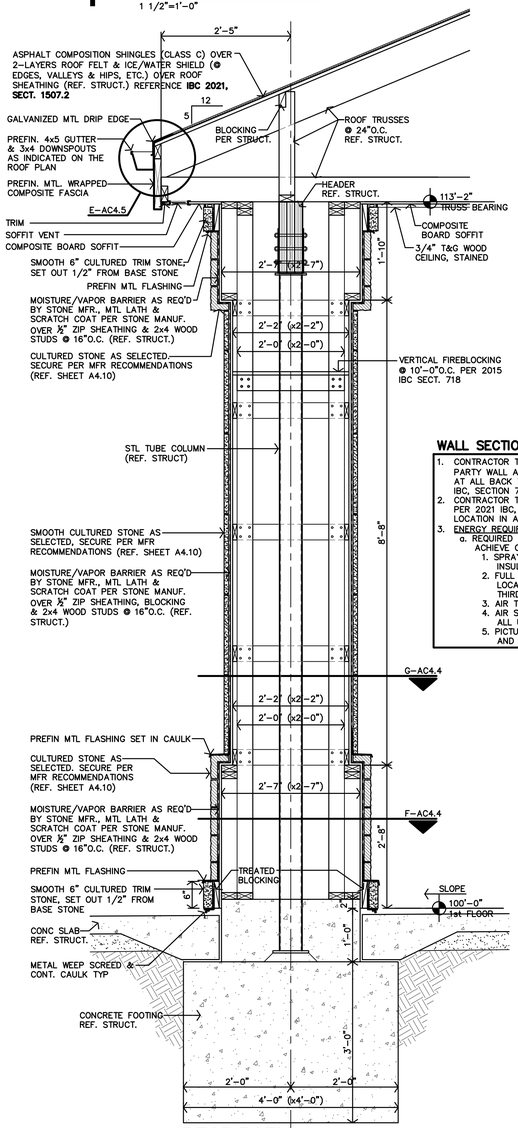
E FIRPLACE PLAN SECTION

3/4"=1'-0"



D REAR PATIO WALL SECTION

3/4"=1'-0"

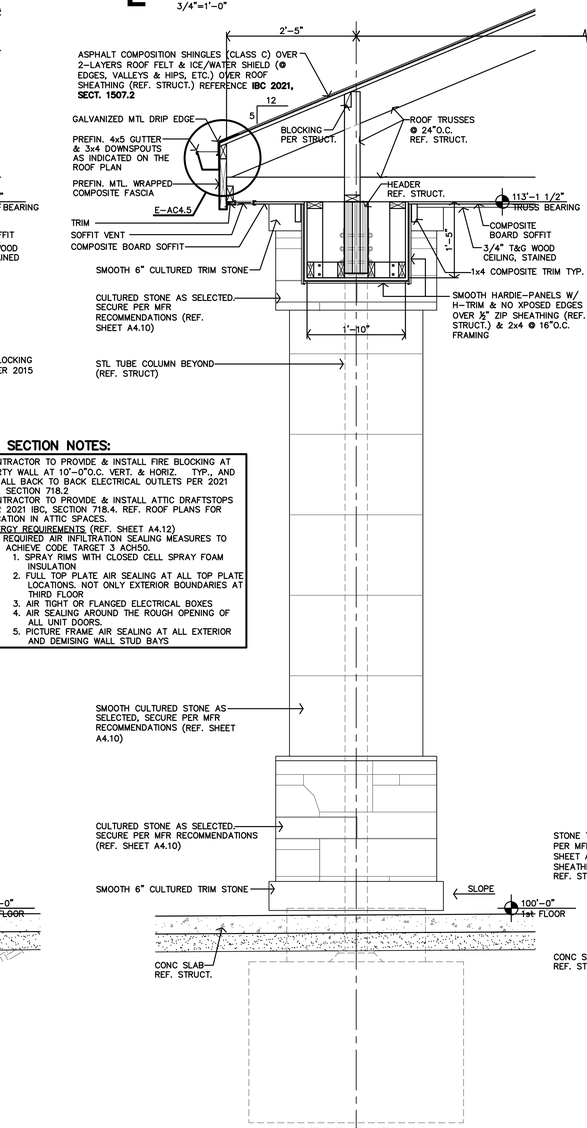


WALL SECTION NOTES:

1. CONTRACTOR TO PROVIDE & INSTALL FIRE BLOCKING AT PARTY WALL AT 10'-0"O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS PER 2021 IBC, SECTION 718.2
2. CONTRACTOR TO PROVIDE & INSTALL ATTIC DRAFTSTOPS PER 2021 IBC, SECTION 718.4. REF. ROOF PLANS FOR LOCATION IN ATTIC SPACES.
3. ENERGY REQUIREMENTS (REF. SHEET A4.12)
   a. REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET 3 ACH50.
      1. SPRAY RIMS WITH CLOSED CELL SPRAY FOAM INSULATION
      2. FULL TOP PLATE AIR SEALING AT ALL TOP PLATE LOCATIONS. NOT ONLY EXTERIOR BOUNDARIES AT THIRD FLOOR
      3. AIR TIGHT OR FLANGED ELECTRICAL BOXES
      4. AIR SEALING AROUND THE ROUGH OPENING OF ALL UNIT DOORS.
      5. PICTURE FRAME AIR SEALING AT ALL EXTERIOR AND DEMISING WALL STUD BAYS

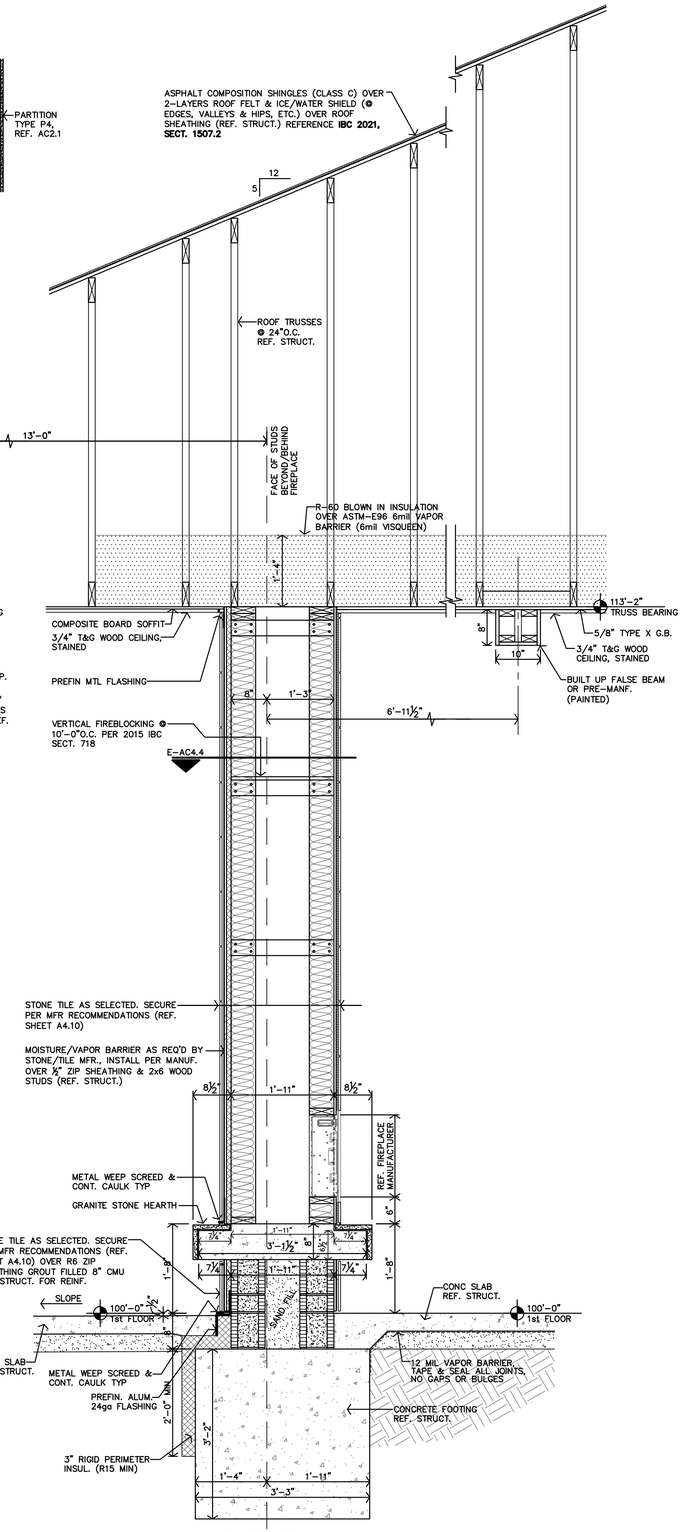
C REAR PATIO COLUMN SECTION

3/4"=1'-0"



B REAR PATIO WALL SECTION

3/4"=1'-0"



A FIREPLACE WALL SECTION

3/4"=1'-0"

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

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

AC4.4

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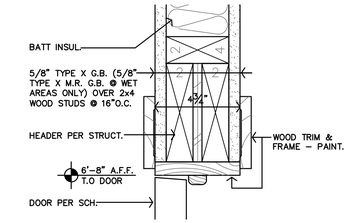
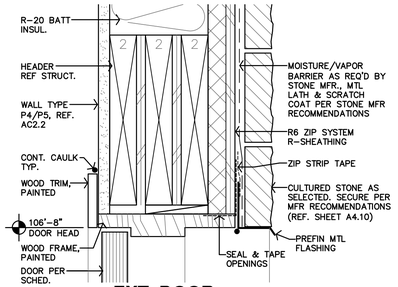


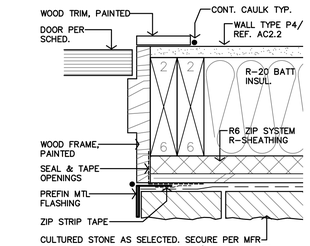
U INT. DOOR HEAD DETAIL

3"=1'-0" JAMB SIMILAR



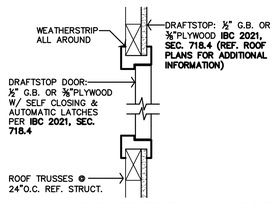
T EXT. DOOR HEAD DETAIL @ STONE

3"=1'-0" JAMB SIMILAR



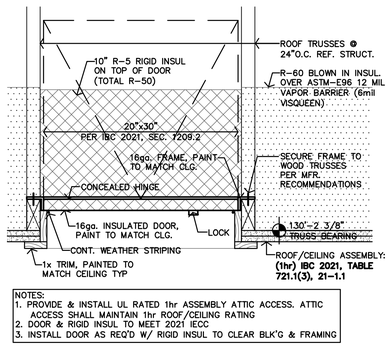
S EXT. DOOR JAMB DETAIL @ STONE

3"=1'-0"



X DRAFTSTOP ACCESS DETAIL

1 1/2"=1'-0"

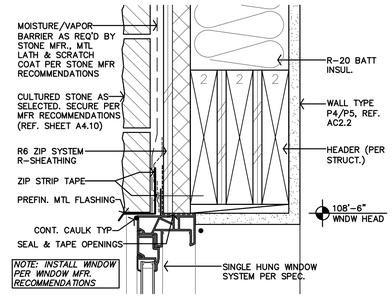


NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2021 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

W ATTIC ACCESS DETAIL

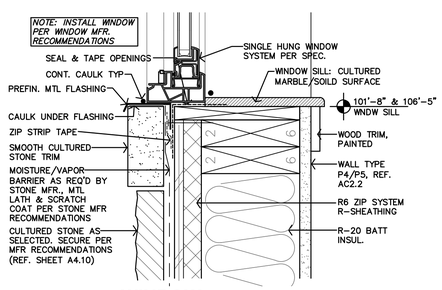
1 1/2"=1'-0"

P NOT USED



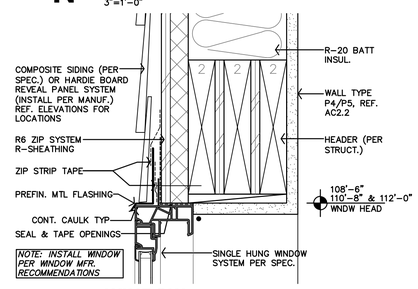
O WINDOW HEAD DETAIL @ STONE

3"=1'-0" JAMB SIMILAR



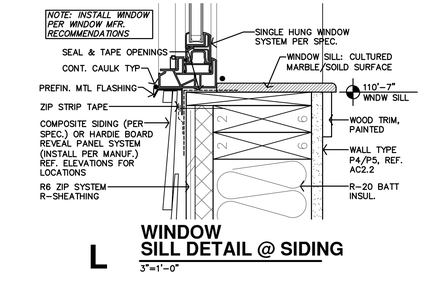
N WINDOW SILL DETAIL @ STONE

3"=1'-0"



M WINDOW HEAD DETAIL @ SIDING

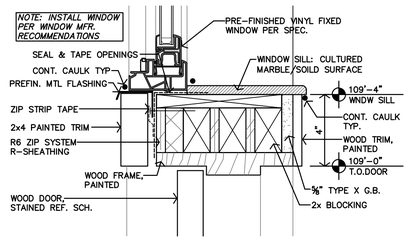
3"=1'-0" JAMB SIMILAR



L WINDOW SILL DETAIL @ SIDING

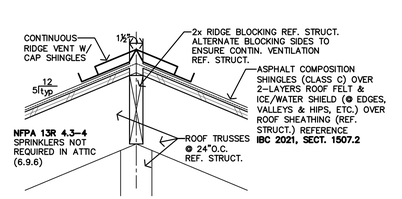
3"=1'-0"

K NOT USED



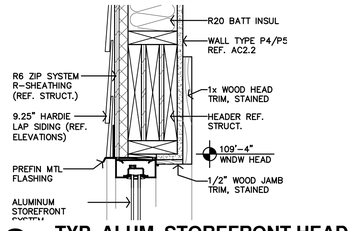
J EXT. DOOR HEAD DETAIL

3"=1'-0"



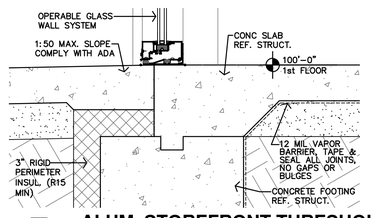
H RIDGE DETAIL

1 1/2"=1'-0"



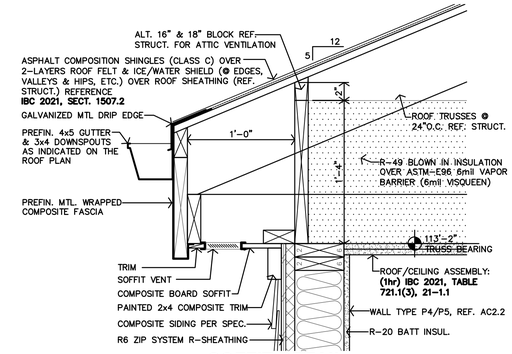
G TYP. ALUM. STOREFRONT HEAD

1 1/2"=1'-0"



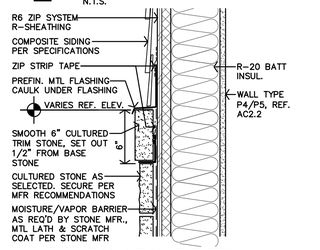
F ALUM. STOREFRONT THRESHOLD

1 1/2"=1'-0"



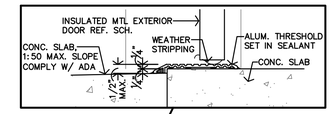
E SOFFIT DETAIL

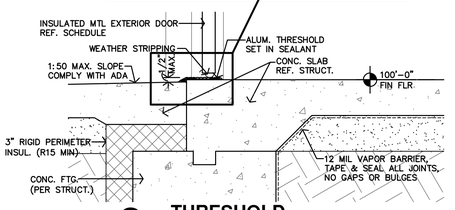
N.T.S.



D T.O. STONE DETAIL

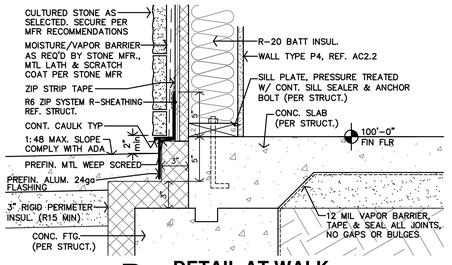
1 1/2"=1'-0"





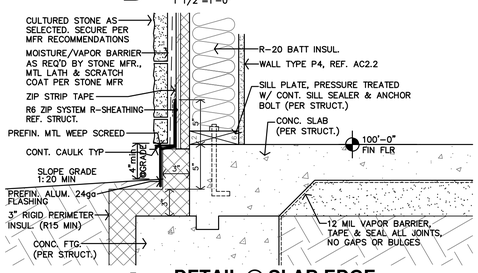
C THRESHOLD

1 1/2"=1'-0"



B DETAIL AT WALK

1 1/2"=1'-0"



A DETAIL @ SLAB EDGE

1 1/2"=1'-0"

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 40635 10/2/2023 ARCHITECT

REVISION:	
DATE:	10-2-2023
JOB:	22-3219
SHEET NO.:	AC4.5

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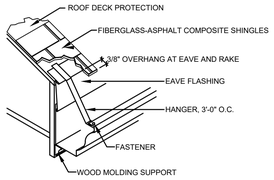
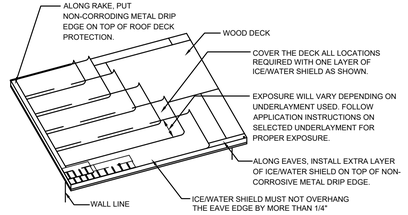


F GUTTER FASTENER DETAIL

NOT TO SCALE



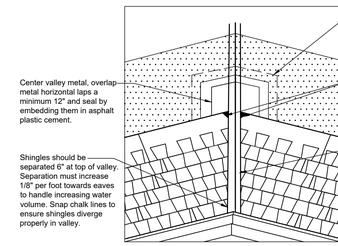
E UNDERLAYMENT LAYOUT DETAIL

NOT TO SCALE

ROOFING DETAIL NOTES

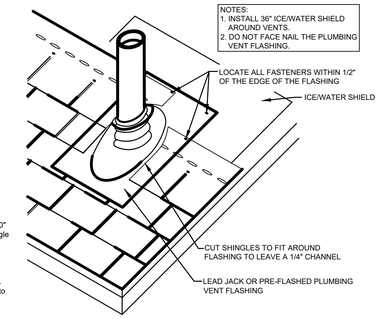
1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE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

MANUFACTURER'S—ROOFING DETAILS, CONDITIONS VARY



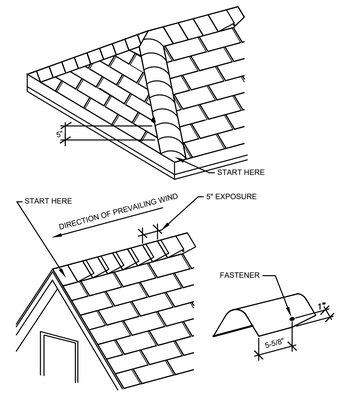
D OPEN VALLEY DETAIL

NOT TO SCALE



C VENT FLASHING DETAIL

NOT TO SCALE



B HIP & RIDGE DETAILS

NOT TO SCALE

ROOF GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
3. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS. PAINT TO MATCH ROOF.
4. INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2021 SECT. 1202.2.1
5. INSTALL ATTIC ACCESS PER DETAIL W–AC4.5. LOCATE PER ROOF PLAN
6. d.s. – INDICATES DOWNSPOUT LOCATIONS.
7. CONTRACTOR SHALL TIE–IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE. REFERENCE CIVIL DRAWINGS.
8. TYPICAL ROOF SLOPE IS 5:12 UNLESS NOTED OTHERWISE.
9. INSTALL 1 DRAFTSTOP DOOR IN EACH ATTIC COMPARTMENT AS INDICATED ON ROOF PLANS. DRAFTSTOP DOOR SHALL BE SELF CLOSING w/ AUTOMATIC LATCHES PER IBC 2021, SECTION 718.4. ALSO REF. DETAIL X–AC4.5
10. INSTALL ATTIC DRAFTSTOPS PER IBC 2021, SECTION 718.4. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS.
11. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
12. INSTALL FLASHINGS & VALLEYS, THEN INSTALL ASPHALT COMPOSITION SHINGLES (CLASS C) OVER 2–LAYERS ROOF FELT & ICE/WATER SHIELD (@ EDGES, VALLEYS & HIPS, ETC.) OVER ROOF SHEATHING.
13. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
14. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
15. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
16. ROOFING INSTALLATION: DETAILS INDICATED ON SHEET AC5.1 ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".
17. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
18. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS

TYPICAL SOFFIT MATERIAL

- CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)
- COMPOSITE BOARD CEILING TYP

MINIMUM GUTTER & DOWNSPOUT

GUTTER – 4x5
DOWNSPOUT – 3x4

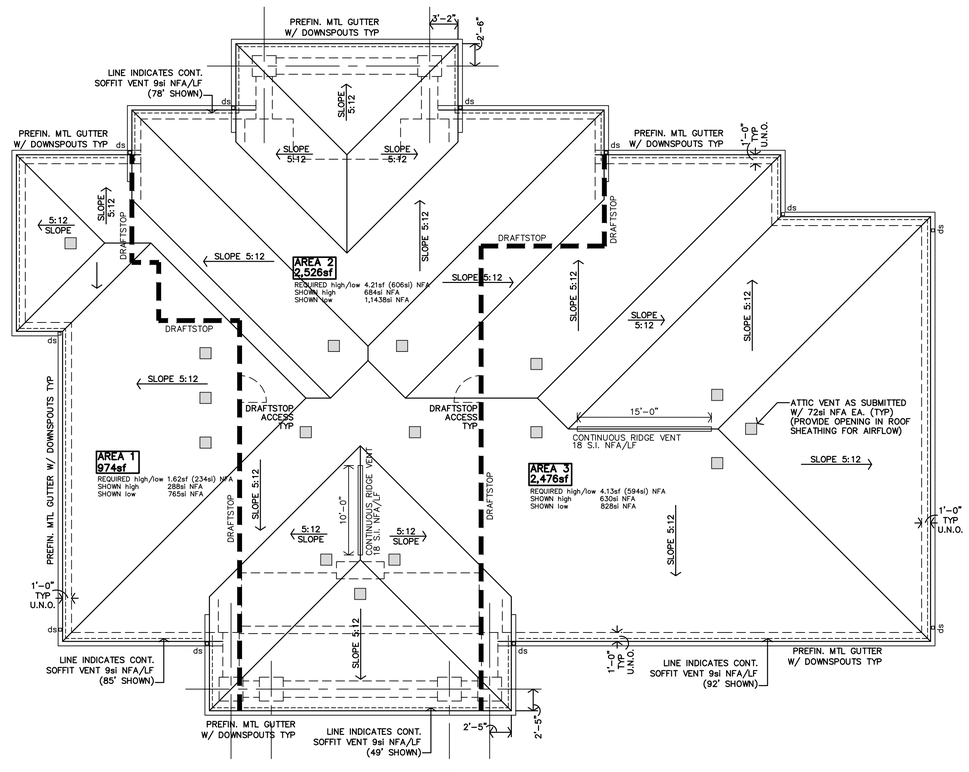
ATTIC VENTILATION

ATTIC VENTILATION PER IBC 2021, SECTION 1202.2.1, 1/300 W/ ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

AREA 1
ATTIC AREA MUST PROVIDE
(974/300 = 3.25/2 = 1.6.2 HIGH & LOW)
1.62sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 2
ATTIC AREA MUST PROVIDE
(2,526/300 = 8.42/2 = 4.21 HIGH & LOW)
4.21sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 3
ATTIC AREA MUST PROVIDE
(2,476/300 = 8.25/2 = 4.13 HIGH & LOW)
4.13sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



A ROOF PLAN

1/8"=1'-0"

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

COLORADO LICENSED CHRIS GILLAM 406359 10/2/2023 ARCHITECT

REVISION:

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

AC5.1

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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 = 35 psf, Ce = 1.0
      Pf = 25 psf, Ps = 25 psf, Pm = 20 sf
      Is = 1.0, Cs = 1.0, Ct = 1.0
      Drift & unbalanced snow loads per ASCE/SEI 7-16
   D. Lateral Loads:
      1.) Wind V = 115 mph, exposure B, GCpi = +/- 1.08
         Design wind pressures to be used for the deisgn of exterior components and cladding materials on the designated zones of walls and roof structures shall be per Section 30.1 and Table 30.1-2 of ASCE/SEI 7-16. Tabulated pressures shall be multiplied by effective are reduction factors, exposure adjustment factors, and topographic factors where applicable.
      2.) Seismic = Sds = 0.188, S1 = 0.054, IE = 1.0
         Site Classification D.
         Seismic Design Category B.
         Basic Seismic Force-Resisting System:
            A.1.7- Light-Framed Walls with Shear Panels of All Other Materials
            R=2, Omega = 2 1/2, Cd = 2, Vx = 0.028*W
   E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2021 International Building Code.

6. Concrete:
   A. All concrete for foundations (walls, grade beams, and footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   B. All concrete for interior flat work shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 560 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   C. Concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
   D. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
   E. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
   F. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
   G. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
   H. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
   I. No aluminum items shall be embedded in any concrete.

7. Reinforcing Steel:
   A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.
   B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:
      Concrete placed against earth 3"
      Formed concrete against earth 2"
      Slabs 1"
      Other 2"
      All coverage shall be nominal bar diameter minimum.
   C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 30" minimum unless noted otherwise).
   D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-6" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.
   E. Bars marked continuous shall be lapped 48 bar diameters (3'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
   F. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
   G. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way.

8. Structural Steel:
   A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel. Hollow Structural Sections (HSS) shall be ASTM A500 grade B. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.
   B. All welding shall conform to the recommendations of the AWS.
   C. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for 40 kip reactions, and, shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum.
   D. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise.

9. Foundations:
   A. The soil investigation was prepared by Cole Garner Geotechnical, the report number is 23.22.006 and their telephone number is 303-986-2998.
   B. Spread footings and continuous wall footings are designed to bear on soil capable of safely sustaining 2500 psf.
   C. Contractor shall provide for dewatering at excavations from either surface water or seepage.
   D. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
   E. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

10. Concrete Block Masonry
   A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2150 psi and laid up using type N mortar such that f'm equals 1500 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.
   B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.
   C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).
   D. Concrete block shall be reinforced as follows in 8" walls unless noted otherwise:
      1.) Vertical reinforcing shall be a minimum of 1 - #4 bar in 8" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" minimum.
      2.) Horizontal reinforcing:
         A.) Horizontal joint reinforcing as noted above.
         B.) Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).
   E. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.
   F. Lintels over all openings in walls not otherwise covered shall be an 8" x 8" bond beam with 2 - #6 bars in the bottom of the bond beam.

11. Post-Installed Anchors:
   A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post-installed anchors.
   B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.
   C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.

12. Timber and Wood Framing:
   A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2021 International Building Code.
   B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,600,000 psi unless noted otherwise. All joist, truss members and headers to be No. 2 grade (min.) (unless noted otherwise).
   C. Bridging of stud bearing walls and shear walls shall be solid, matching sheathing joints.
   D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8'-0".
   E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2021 International Building Code. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 10d nails or # 10 screws at 6" on center to supports at edges and 12" on center field. Sheathing of shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings.
   F. Sill plates shall be bolted to concrete slabs with ½" diameter bolts at 32" on center (UNO, Re: shearwall sched). Provide plate washers at sill plate anchors for shearwalls per shearwall sched. Plates in direct contact with concrete or masonry shall be treated lumber.
   G. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design, provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "LUS" for wood application and "LB" for steel weld-on application. Roof truss ties shall be equal to "H2.5A" and tie the roof truss to the top plate (provide (2) "H2.5A" Diagonally across from each other when uplift load shown in truss shop submittal exceeds 600lbs). Roof girder ties shall be equal to a "LGT2", "LGT3" or "LGT4" tie (dependent on number of plies) and tie the truss girder to the top plate. Provide "H4" at the top of each stud to top track when the top track has roof truss attached.
   H. Service condition - dry with moisture content at or below 19% in service.
   I. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,700 psi (reduced by size factor) and an elastic modulus (E) of 1,300,000 psi.
   J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi.
   K. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. ((E) = 2,200,000 psi for members > 18")
   L. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.
   M. Truss shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect / engineer for review prior to fabrication and/or erection. Calculations shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.
   N. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TPI-1.
   O. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation G60.
   P. Provide truss space directly above and centered over HVAC closets. Refer to Architectural and MEP drawings for exact locations.
   Q. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.
   R. Pre-Engineered Floor Trusses Design Criteria:
      Top Chord Dead Load = 30 psf
      Top Chord Live Load = Per General Note 5B
      Bottom Chord Dead Load = 10 psf
      Live Load Deflection = L/480; (½" max)
      Total Load Deflection = L/360
   S. Roof Truss Design criteria:
      Top Chord Dead Load = 10 psf
      Top Chord Live Load = 25 psf (Plus Rooftop Equipment)
      Top Chord Snow Load = 35 psf or 25 psf plus Drift
      Bottom Chord Dead Load = 10 psf
      Bottom Chord Live Load = 5 psf
      Live Load Deflection = L/360
      Total Load Deflection = L/300
   T. Roof trusses shall be designed per IBC 2021 for net uplift resulting from wind loading as calculated using components and cladding loading.
   U. Construction bracing shall be provided by the contractor as required to keep the building and studs plumb.
   V. Structural members shall not be cut for pipes, etc., unless specifically detailed. Notching and boring of studs and top of plates shall conform to the provisions of section 2308.9.10 and 2308.9.11 of the IBC. Where top plates or sole plates are cut for pipes, a metal tension tie with minimum 0.058 inches thick and ½" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance section 2308.9.9.b 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.

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

	CONNECTION	ATTACHMENTS (REF NOTE #3 and #4)	
1	JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2	BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING & TRUSS TO TOP TE	3" x 0.131" NAILS AT 8"o.c.-TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 16"o.c.-BRACED WALL PANELS	16d BOX NAILS AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	10d NAILS AT 6"o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TNO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPISITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM STAGGERED ON OPPSITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RIM BOARD TO TRUSS	2 - 3" x 0.131" FACE NAILS (IT/IB @ EA TRUSS)	2-10d NAILS - FACE NAILS (IT/IB @ EA TRUSS)
24	BUILT-UP STUD PACK COLUMNS	REFER TO DETAIL 6/S1.1	REFER TO DETAIL 6/S1.1

NOTES:
1.) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
3.) NAILING DESIGNATION:
   4- 3" x 0.131" NAILS
   - DIAMETER IN INCHES
   - NAIL LENGTH
   - 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

TYPICAL SYMBOL LEGEND:

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

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORDAO

REVISION:

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

S1.0

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HEADER SCHEDULE

MARK	HEADER	JAMB STUDS	NOTES
A	(2) 2x10 w/ ½" PLYWOOD SPACER PL	2 JACK / 1 KING	
B	(2) 2x12 TREATED	2 JACK / 2 KING	
C	(2) 2x10 w/ ½" PLYWOOD SPACER PL	1 JACK / 2 KING	
D	(2) 2x12 w/ ½" PLYWOOD SPACER PL	1 JACK / 3 KING	
E	(2) 2x10	1 JACK / 2 KING	
F	(3) 1¾"x9¼" LVLs	8 JACK	RE: DETAIL 13/S3.2
H	(2) 1¾"x9¼" LVLs	3 JACK / 3 KING	EXTEND JAMB STUDS TO FOUNDATION
J	(2) 2x12 w/ ½" PLYWOOD SPACER PL	2 JACK / 2 KING	
K	(2) 1¾"x11⅞" LVLs	3 JACK / 2 KING	
L	(2) 1¾"x11⅞" LVLs (UPSET)	3 JACK / 1 KING	
M	(3) 1¾"x11⅞" LVLs (UPSET)	6 JACK	EXTEND JAMB STUDS TO FOUNDATION

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

STUD BEARING WALL & SHEATHING SCHEDULE

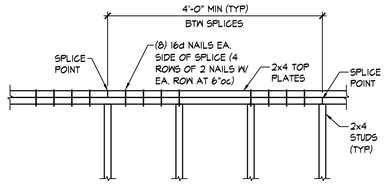
LOCATION	STUD SIZE AND SPACING
(TYP) EXT WALL	2x4 @ 16"oc DBL ALT STUDS (FIRST TO SECOND FLOOR) 2x4 @ 16"oc (SECOND FLOOR & ABOVE)
INT WALL (EXCEPT AT NON TRUSS BRG CORRIDORS)	2x4 @ 16"oc DBL ALT STUDS (FIRST TO SECOND FLOOR) 2x4 @ 16"oc (SECOND FLOOR & ABOVE)
INT WALL (AT NON TRUSS BRG WALLS)	2x4 @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

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

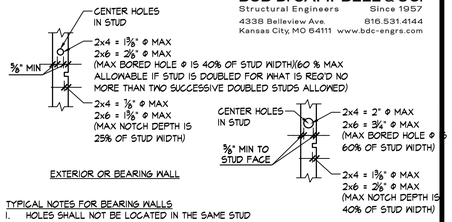
STRUCTURAL DECK & SLAB SCHEDULE

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

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

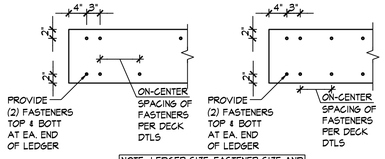


(TYP) TOP PLATE SLPICE 1/S1.1
¾" = 1'-0"

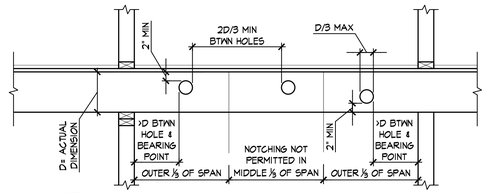


TYPICAL NOTES FOR BEARING WALLS
1. HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
2. CONTACT ENGINEER PRIOR TO CUTTING OR NOTCHING TO VERIFY SIZE AND LOCATION IF HOLES GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS
3. NOTCHES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

SECTION 2/S1.1
¾" = 1'-0"

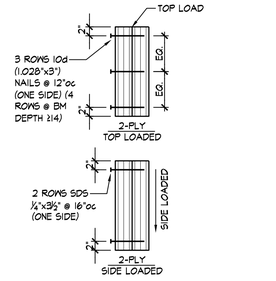


TYPICAL LEDGER CONNECTION 3/S1.1
¾" = 1'-0"

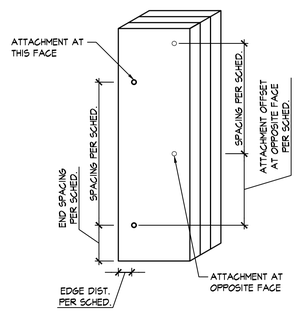


NOTE:
1. CONTACT ARCHITECT PRIOR TO CUTTING JOISTS TO VERIFY SIZE AND LOCATION
2. DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUFACTURER'S RECOMMENDATIONS AT PSLs, LVLs, LSLs & GLULAM

SECTION 4/S1.1
¾" = 1'-0"



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

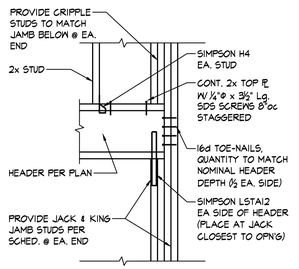


TYPICAL MULTI-PLY STUD CONNECTION 6/S1.1
1½" = 1'-0"

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE

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

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



TYP. HEADER DETAIL @ ROOF TRUSS BEARING LOCATIONS

SECTION 7/S1.1
¾" = 1'-0"

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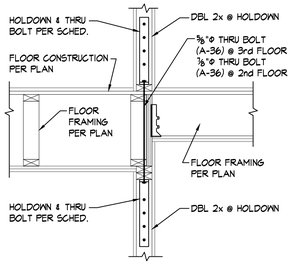
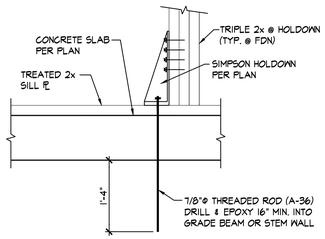


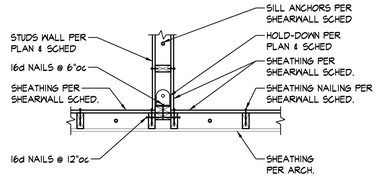
TYP HOLDOWN DETAIL

SECTION 2 S1.2
¾" = 1'-0"



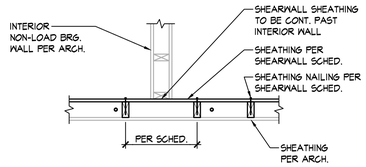
TYP HOLDOWN DETAIL

SECTION 3 S1.2
¾" = 1'-0"



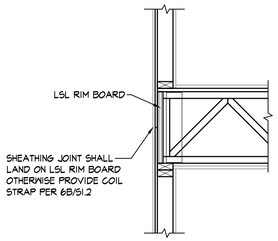
TYPICAL @ DISCONTINUOS SHEARWALL SHEATHING

SECTION 4A S1.2
¾" = 1'-0"

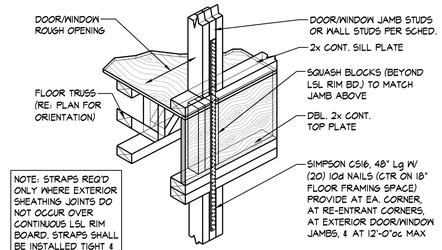


TYPICAL @ SHEARWALL CONTINUOS PAST NON-LOAD BRG WALL

SECTION 4B S1.2
¾" = 1'-0"



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"

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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.

SHEARWALL SCHEDULE

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

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

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S1.2

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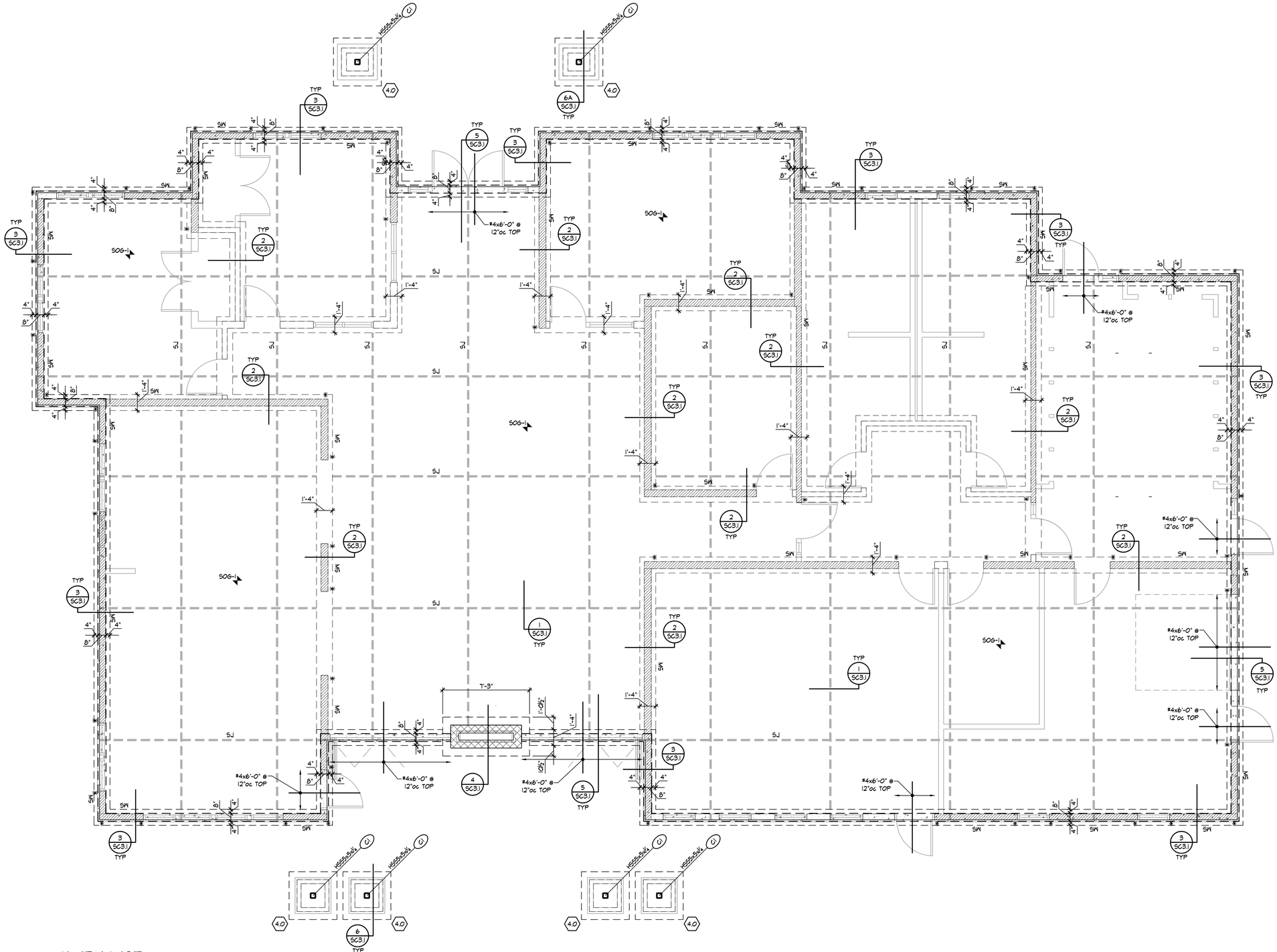

CLUBHOUSE FOUNDATION PLAN

NORTH

¼" = 1'-0"

NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO COLUMN & FOOTING SCHEDULE ON THIS SHEET
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. ✱ DENOTES HOLDDOWN PER SHEET SC3.1. DRILL & EPOXY 1'-4" MIN. INTO GRADE BEAM BELOW.

FOOTING SCHEDULE		
FOOTING TYPE	FOOTING SIZE	REINFORCING (EACH WAY, BOTTOM)
4.0	4'-0"x4'-0"x36" DEEP	#5 @ 12"oc

STEEL COLUMN SCHEDULE		
COL TYPE	COL SIZE	BASE PL, CAP PL, GROUT AND ANCHOR BOLTS
C1	HSS5x5x¼	½"x11"x11" BASE PL, ½" CAP PL, 1½" GROUT & (4) ¾"Øx1'-8" Lg. ABs

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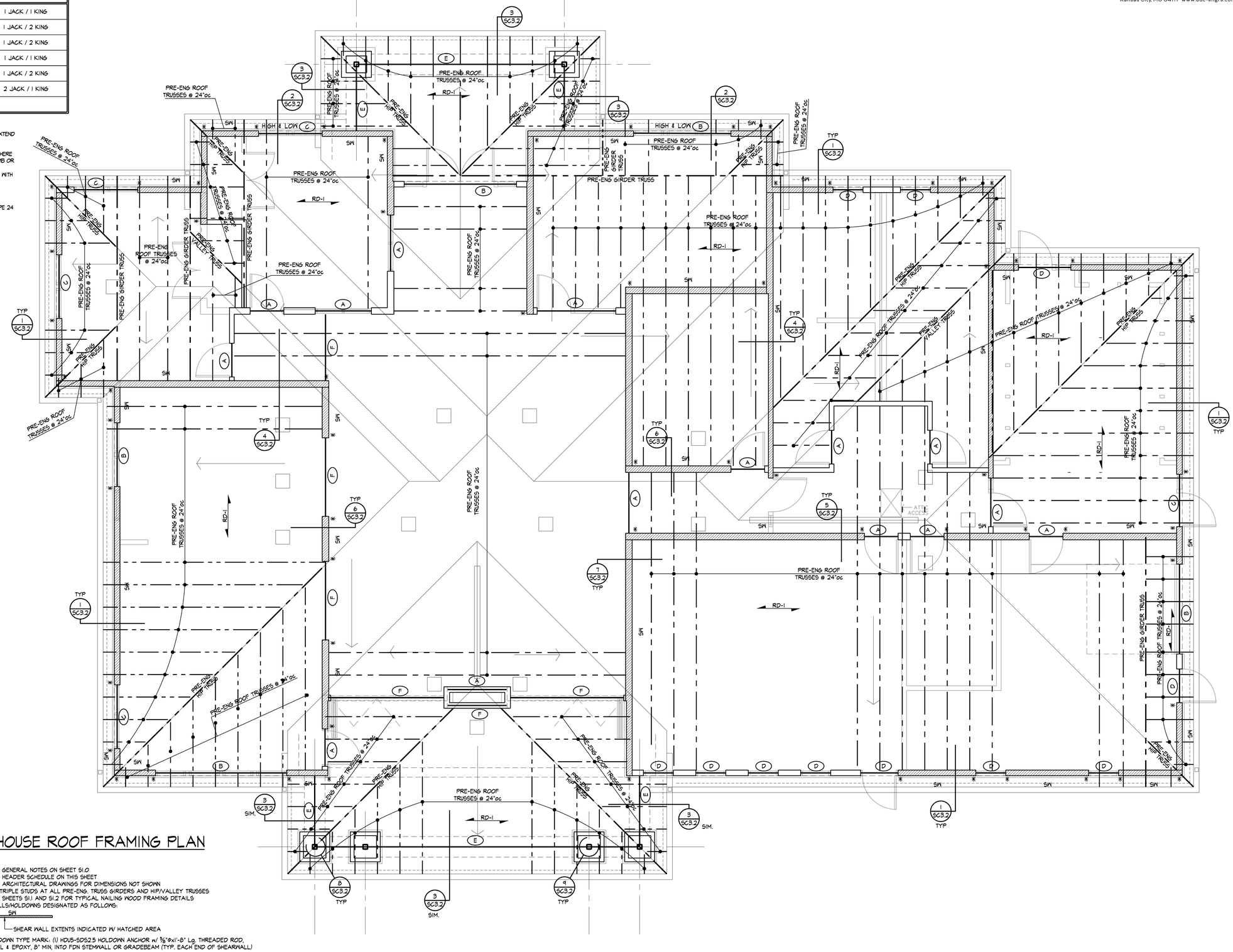
HEADER SCHEDULE

MARK	HEADER	JAMB STUDS
A	(3) 2x10 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 1 KING
B	(3) 2x12 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 2 KING
C	(3) 2x10 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 2 KING
D	(3) 2x10 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 1 KING
E	(3) 1¾"x16" LVLs	1 JACK / 2 KING
F	(3) 1¾"x11¾" LVLs	2 JACK / 1 KING

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



CLUBHOUSE ROOF FRAMING PLAN

¼" = 1'-0"

NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON THIS SHEET
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
6. SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:

SW — SHEAR WALL EXTENTS INDICATED W/ HATCHED AREA

HOLDOWN TYPE MARK. (1) HDU5-SDS2.5 HOLDOWN ANCHOR w/ ⅝"Ø x1'-8" Lg. THREADED ROD. DRILL & EPOXY, 8" MIN. INTO FDN STEMWALL OR GRADEBEAM (TYP. EACH END OF SHEARWALL)

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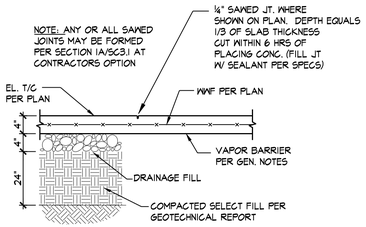
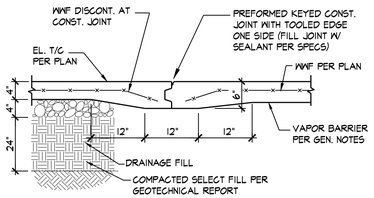


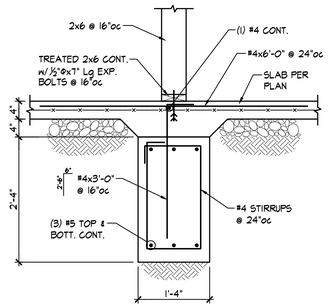
TYPICAL SAW JOINT
NOTED "SJ" ON PLAN

SECTION 1 / SC3.1
¾" = 1'-0"

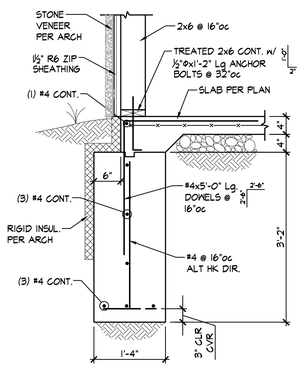


TYP. CONST JT. (C.J)
MAY BE SUBSTITUTED FOR SJ AT CONTRACTOR'S OPTION

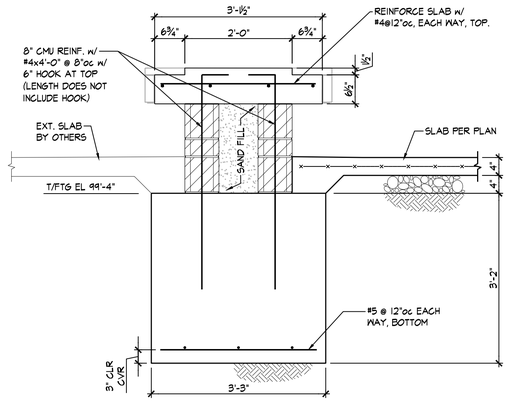
SECTION 1A / SC3.1
¾" = 1'-0"



SECTION 2 / SC3.1
¾" = 1'-0"



SECTION 3 / SC3.1
¾" = 1'-0"



SECTION 4 / SC3.1
¾" = 1'-0"

SECTION 5 / SC3.1
¾" = 1'-0"

SECTION 6 / SC3.1
¾" = 1'-0"

SECTION 6A / SC3.1
¾" = 1'-0"

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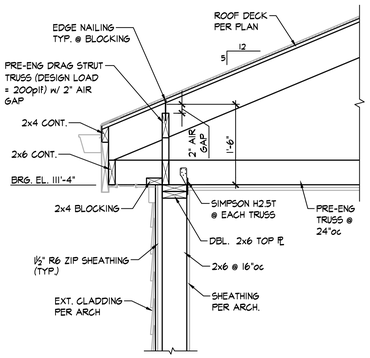
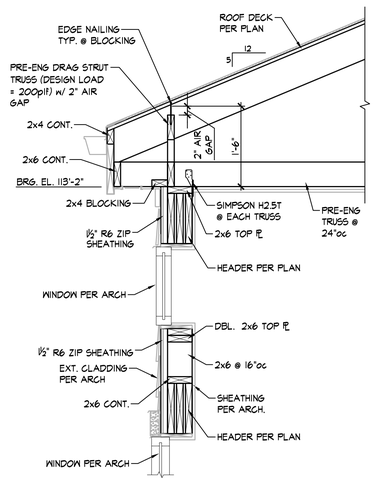
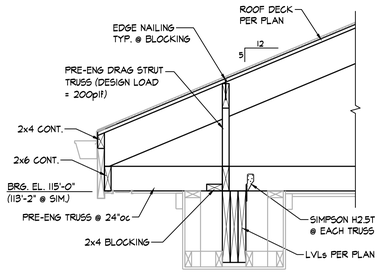


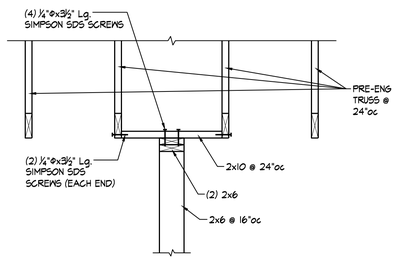
SECTION 1 SC3.2
3/4" = 1'-0"



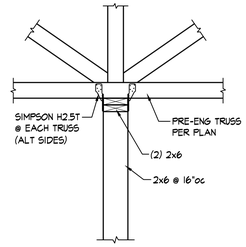
SECTION 2 SC3.2
3/4" = 1'-0"



SECTION 3 SC3.2
3/4" = 1'-0"



SECTION 4 SC3.2
3/4" = 1'-0"



SECTION 5 SC3.2
3/4" = 1'-0"

SECTION 6 SC3.2
3/4" = 1'-0"

SECTION 7 SC3.2
3/4" = 1'-0"

DETAIL 8 SC3.2
1" = 1'-0"

DETAIL 9 SC3.2
1" = 1'-0"

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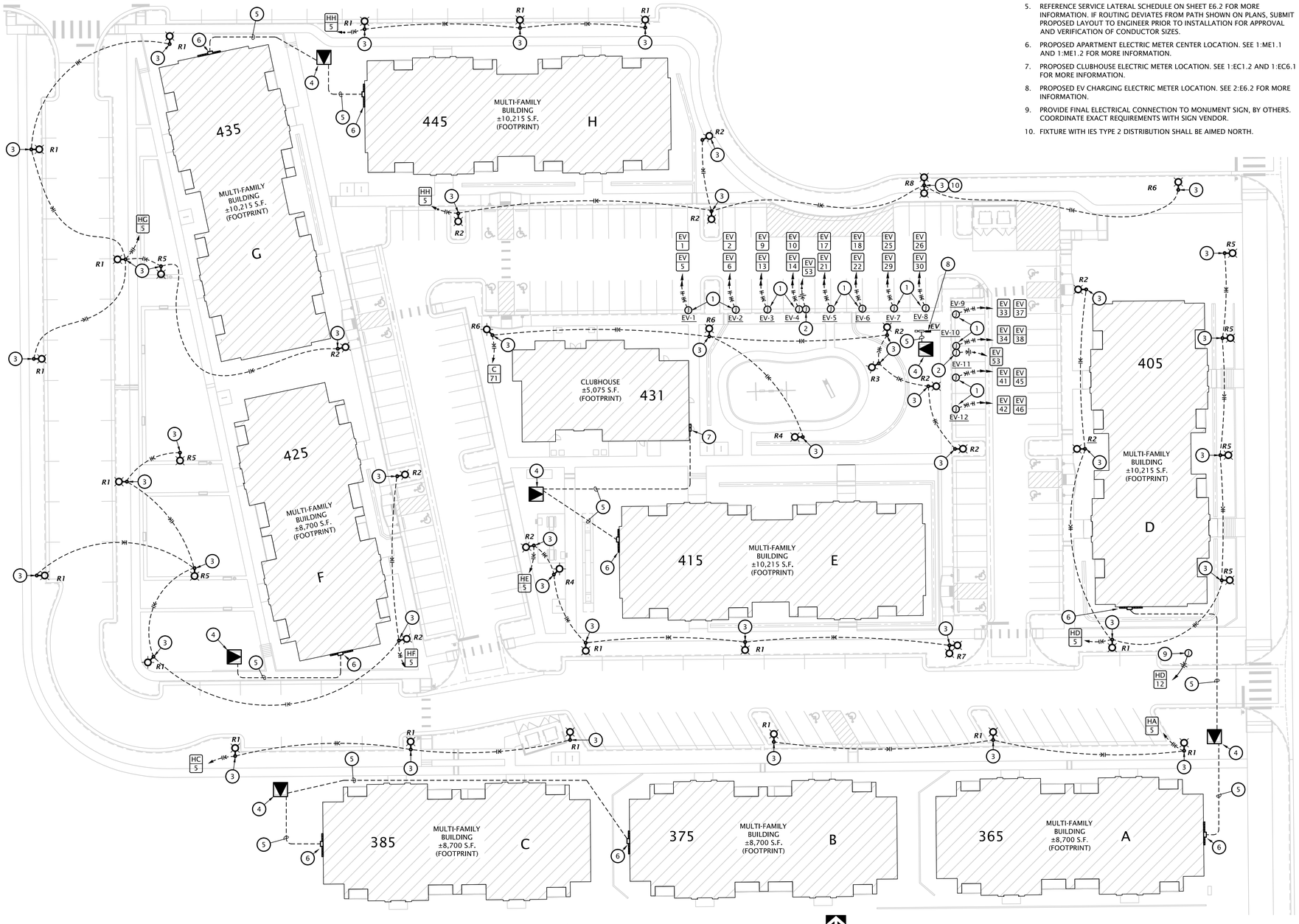
Project 23050 October 2023

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"

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

THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO REGISTERED PROFESSIONAL ENGINEER
JOHN C. LEWIS SMITH
37819
10/2/2023

REVISION:

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

ME1.0

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Wichita, Kansas 67202
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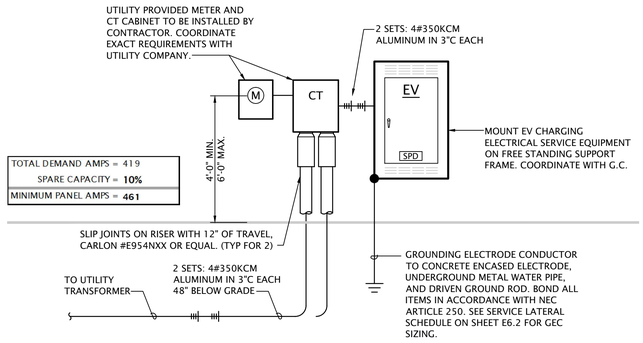
mail@LSTengineers.com

Project 23050 October 2023

SERVICE LATERAL SCHEDULE

SERVICE LOCATION	FEEDER SIZE (ALUMINUM)	SERVICE EQUIPMENT RATING	GROUNDING ELECTRODE (ALUM. OR COPPER-CLAD)
BUILDING A	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
BUILDING B	4 SETS: (4) #300 KCMIL CU. IN 3"C. EACH	42 KAIC	250 KCMIL
BUILDING C	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
BUILDING D	4 SETS: (4) #400 KCMIL AL. IN 4" C. EACH	42 KAIC	4/0
BUILDING E	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
BUILDING F	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
BUILDING G	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
BUILDING H	3 SETS: (4) #500 KCML AL. 4" C. EACH	42 KAIC	4/0
CLUBHOUSE	2 SETS: (4) #250 KCM AL. IN 3" C. EACH	42 KAIC	1/0
EV	2 SETS: (4) #350 KCM AL. IN 3" C. EACH	42 KAIC	3/0

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



② ELECTRICAL RISER DIAGRAM - EV CHARGING PANEL
No Scale

APARTMENT FEEDER SCHEDULE

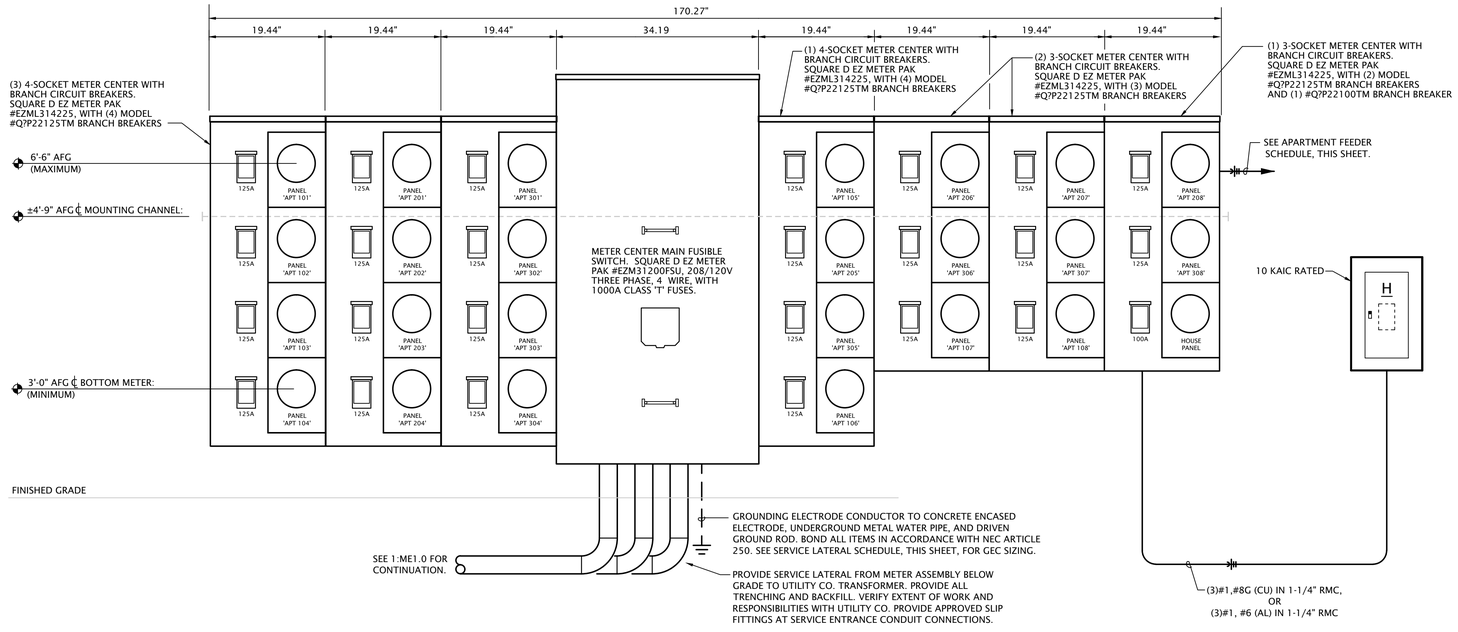
BUILDING A		BUILDING B		BUILDING C		BUILDING D		BUILDING E		BUILDING F		BUILDING G		BUILDING H	
APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE
A101	NOTE #3	B101	NOTE #3	C101	NOTE #1	D101	NOTE #3	E101	NOTE #1	F101	NOTE #1	G101	NOTE #3	H101	NOTE #1
A102	NOTE #3	B102	NOTE #3	C102	NOTE #1	D102	NOTE #4	E102	NOTE #1	F102	NOTE #1	G102	NOTE #4	H102	NOTE #1
A103	NOTE #2	B103	NOTE #2	C103	NOTE #1	D103	NOTE #2	E103	NOTE #2	F103	NOTE #1	G103	NOTE #2	H103	NOTE #2
A104	NOTE #2	B104	NOTE #2	C104	NOTE #1	D104	NOTE #3	E104	NOTE #1	F104	NOTE #1	G104	NOTE #3	H104	NOTE #1
A105	NOTE #1	B105	NOTE #1	C105	NOTE #2	D105	NOTE #1	E105	NOTE #3	F105	NOTE #2	G105	NOTE #1	H105	NOTE #3
A106	NOTE #1	B106	NOTE #1	C106	NOTE #2	D106	NOTE #2	E106	NOTE #2	F106	NOTE #2	G106	NOTE #2	H106	NOTE #2
A107	NOTE #1	B107	NOTE #1	C107	NOTE #3	D107	NOTE #1	E107	NOTE #4	F107	NOTE #3	G107	NOTE #1	H107	NOTE #4
A108	NOTE #1	B108	NOTE #1	C108	NOTE #3	D108	NOTE #1	E108	NOTE #3	F108	NOTE #3	G108	NOTE #1	H108	NOTE #3
A201	NOTE #3	B201	NOTE #3	C201	NOTE #1	D201	NOTE #3	E201	NOTE #1	F201	NOTE #1	G201	NOTE #3	H201	NOTE #1
A202	NOTE #3	B202	NOTE #3	C202	NOTE #1	D202	NOTE #4	E202	NOTE #1	F202	NOTE #1	G202	NOTE #4	H202	NOTE #1
A203	NOTE #2	B203	NOTE #2	C203	NOTE #1	D203	NOTE #2	E203	NOTE #2	F203	NOTE #1	G203	NOTE #2	H203	NOTE #2
A204	NOTE #2	B204	NOTE #2	C204	NOTE #1	D204	NOTE #3	E204	NOTE #1	F204	NOTE #1	G204	NOTE #3	H204	NOTE #1
A205	NOTE #1	B205	NOTE #1	C205	NOTE #2	D205	NOTE #1	E205	NOTE #3	F205	NOTE #2	G205	NOTE #1	H205	NOTE #3
A206	NOTE #1	B206	NOTE #1	C206	NOTE #2	D206	NOTE #2	E206	NOTE #2	F206	NOTE #2	G206	NOTE #2	H206	NOTE #2
A207	NOTE #1	B207	NOTE #1	C207	NOTE #3	D207	NOTE #1	E207	NOTE #4	F207	NOTE #3	G207	NOTE #1	H207	NOTE #4
A208	NOTE #1	B208	NOTE #1	C208	NOTE #3	D208	NOTE #1	E208	NOTE #3	F208	NOTE #3	G208	NOTE #1	H208	NOTE #3
A301	NOTE #3	B301	NOTE #3	C301	NOTE #1	D301	NOTE #3	E301	NOTE #1	F301	NOTE #1	G301	NOTE #3	H301	NOTE #1
A302	NOTE #3	B302	NOTE #3	C302	NOTE #1	D302	NOTE #4	E302	NOTE #1	F302	NOTE #1	G302	NOTE #4	H302	NOTE #1
A303	NOTE #2	B303	NOTE #2	C303	NOTE #1	D303	NOTE #3	E303	NOTE #2	F303	NOTE #1	G303	NOTE #3	H303	NOTE #2
A304	NOTE #2	B304	NOTE #2	C304	NOTE #1	D304	NOTE #3	E304	NOTE #1	F304	NOTE #1	G304	NOTE #3	H304	NOTE #1
A305	NOTE #1	B305	NOTE #1	C305	NOTE #2	D305	NOTE #1	E305	NOTE #3	F305	NOTE #2	G305	NOTE #1	H305	NOTE #3
A306	NOTE #1	B306	NOTE #1	C306	NOTE #2	D306	NOTE #2	E306	NOTE #3	F306	NOTE #2	G306	NOTE #2	H306	NOTE #3
A307	NOTE #1	B307	NOTE #1	C307	NOTE #3	D307	NOTE #1	E307	NOTE #4	F307	NOTE #3	G307	NOTE #1	H307	NOTE #4
A308	NOTE #1	B308	NOTE #1	C308	NOTE #3	D308	NOTE #1	E308	NOTE #3	F308	NOTE #3	G308	NOTE #1	H308	NOTE #3

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

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

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

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



① ELECTRICAL RISER DIAGRAM - TYPICAL
No Scale

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THE RESERVES at EAGLE POINT

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

REVISION:

DATE: 10-2-2023
JOB: 22-3219
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E6.2

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Project 23050 October 2023

SHORT CIRCUIT CALCULATIONS - BUILDING G

Fault Current

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

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

Transformers

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

Main-Feeders

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

File Name: Z:\23050 Reserves at Eagle Point\Design\Power\SCC BLDG G.edr

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SHORT CIRCUIT CALCULATIONS - BUILDING D

Fault Current

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

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

Transformers

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

Main-Feeders

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

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SHORT CIRCUIT CALCULATIONS - BUILDING A

Fault Current

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

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

Transformers

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

Main-Feeders

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

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SHORT CIRCUIT CALCULATIONS - BUILDING H

Fault Current

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

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

Transformers

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

Main-Feeders

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

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SHORT CIRCUIT CALCULATIONS - BUILDING E

Fault Current

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

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

Transformers

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

Main-Feeders

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

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SHORT CIRCUIT CALCULATIONS - BUILDING B

Fault Current

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

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

Transformers

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

Main-Feeders

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

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SHORT CIRCUIT CALCULATIONS - CLUBHOUSE

Fault Current

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

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

Transformers

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

Main-Feeders

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

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SHORT CIRCUIT CALCULATIONS - SERVICES

Fault Current

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

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

Transformers

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

Main-Feeders

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

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SHORT CIRCUIT CALCULATIONS - BUILDING F

Fault Current

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

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

Transformers

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

Main-Feeders

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

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SHORT CIRCUIT CALCULATIONS - BUILDING C

Fault Current

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

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

Transformers

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

Main-Feeders

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

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

COLORADO REGISTERED PROFESSIONAL ENGINEER
JOHN E. LEWIS SMITH
37819
10/2/2023

REVISION:

DATE: 10-2-2023
JOB: 22-3219
SHEET NO.:
E6.4

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GENERAL LIGHTING NOTES

A. CIRCUIT ALL EMERGENCY LIGHTS, NIGHT LIGHTS (NL) AND EXIT LIGHTS TO AN UN-SWITCHED HOT CONDUCTOR, UPSTREAM OF ALL CONTROLS.

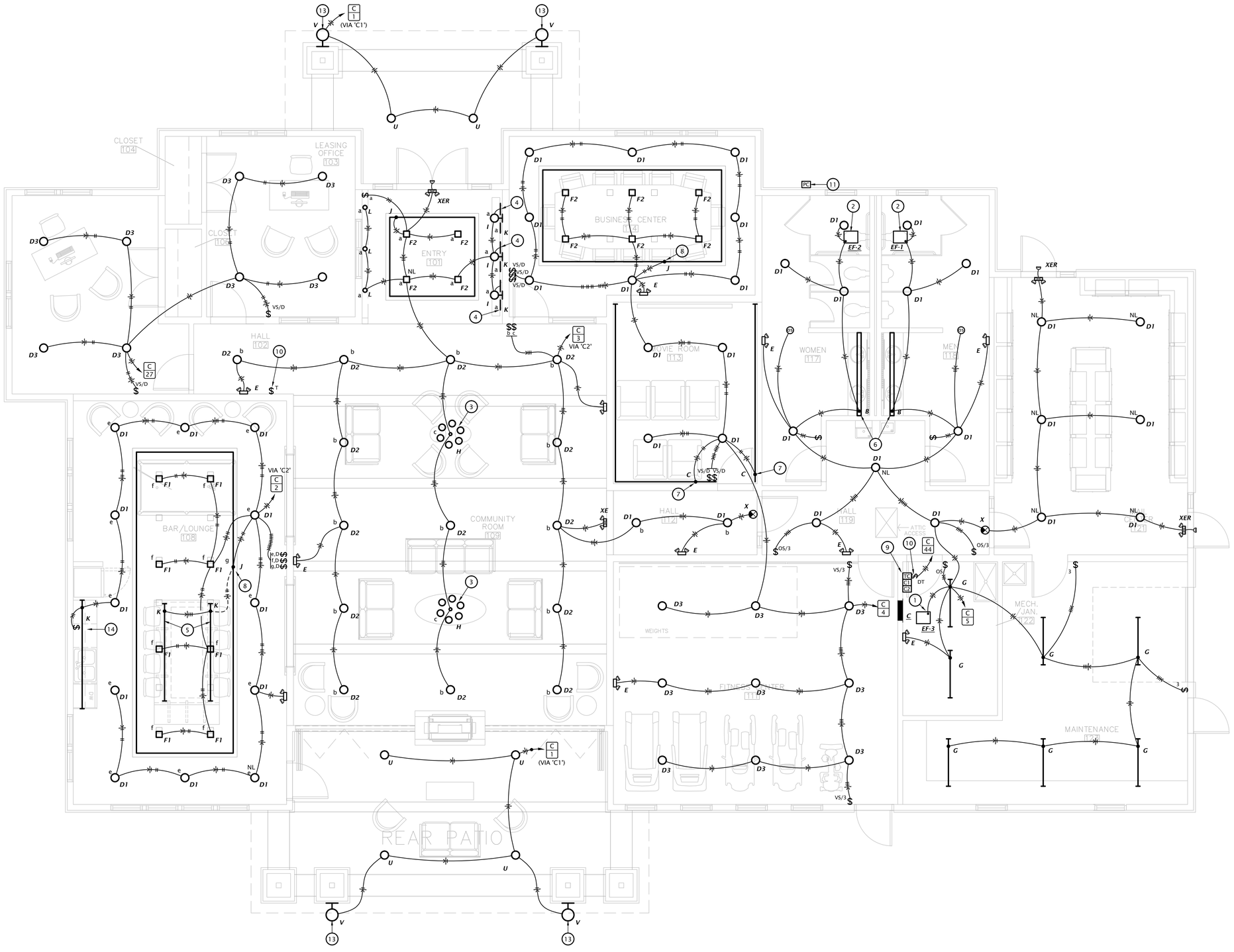
B. DIRECT CURRENT POWER WIRING TO EXTERIOR REMOTE EMERGENCY LIGHTING HEADS SHALL BE (2) #10 IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.

C. WALL BOX DIMMER SWITCHES SHALL BE 120/277VAC, PRESET TYPE WITH SLIDER, 1500 WATT RATED, AND SHALL PROVIDE DIRECT DIMMING AND SWITCHING CONTROL OF 0-10 VDC DIMMING DRIVERS WITHOUT THE USE OF AN EXTERNAL POWER PACK. SYNERGY #ISD-BC-120/277 OR EQUAL. COORDINATE COLOR OF DEVICES WITH ARCHITECT.

D. CONTROL CABLING FOR 0-10 VDC DIMMING SIGNAL CIRCUITS SHALL BE NEC TYPE 'FC', 18AWG/2C STRANDED COPPER, TWISTED, WITH FOIL SHIELD AND DRAIN WIRE, IN OVERALL PVC JACKET, RATED FOR 600V. CONTROL CIRCUITS SHALL BE NEC CLASS 1, ROUTED IN SAME RACEWAY WITH LIGHTING CIRCUIT POWER CONDUCTORS. WHERE MC-CABLE IS USED AS FINAL POWER CONNECTION TO LUMINAIRIE, FINAL 0-10 VDC DIMMING CIRCUIT CONNECTION SHALL BE INSTALLED IN SEPARATE 1/2" FMC.

(#) LIGHTING PLAN NOTES BY SYMBOL

1. CONNECT EXHAUST FAN TO UN-SWITCHED HOT FOR CONTINUOUS OPERATION.
2. SWITCH BATHROOM EXHAUST FANS WITH LIGHT FIXTURES.
3. COORDINATE EXACT TYPE AND LOCATION OF DECORATIVE FIXTURES WITH OWNER AND ARCHITECT.
4. INSTALL BACKLIGHT FOR WALL HANGING PANELS. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT AND INTERIOR DESIGNER.
5. INSTALL BACKLIGHT FOR TABLE. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT AND INTERIOR DESIGNER.
6. INSTALL FIXTURE IN CEILING AND DOWN WALL ON HALLWAY SIDE OF VANITY. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT AND INTERIOR DESIGNER. PROVIDE ALL COMPONENTS REQUIRED FOR COMPLETE INSTALLATION. INSTALL REMOTE DRIVERS IN ACCESSIBLE LOCATION.
7. INSTALL LIGHT FIXTURE LOW IN WALL. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT AND INTERIOR DESIGNER. PROVIDE ALL COMPONENTS REQUIRED FOR COMPLETE INSTALLATION. INSTALL REMOTE DRIVERS IN ACCESSIBLE LOCATION.
8. INSTALL LIGHT FIXTURE ABOVE CLOUD. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT AND INTERIOR DESIGNER. PROVIDE ALL COMPONENTS REQUIRED FOR COMPLETE INSTALLATION. INSTALL REMOTE DRIVERS IN ACCESSIBLE LOCATION.
9. INTERIOR/EXTERIOR LIGHTING CONTROLS, SEE DETAIL 2:EC6.1.
10. INTERIOR LIGHTING TIMECLOCK OVERRIDE SWITCH. SEE DETAIL 2:EC6.1.
11. EXTERIOR LIGHTING PHOTOCELL SEE DETAIL 2:EC6.1.
12. SWITCH ALL BUSINESS CENTER LIGHT FIXTURES DOWNSTREAM OF OCCUPANCY SENSOR.
13. VERIFY MOUNTING HEIGHT OF ALL WALL MOUNTED FIXTURES WITH ARCHITECT AND OWNER.
14. INSTALL UNDERCABINET LIGHTING. PROVIDE ALL COMPONENTS REQUIRED FOR COMPLETE INSTALLATION. INSTALL REMOTE DRIVERS IN ACCESSIBLE LOCATION



1 CLUBHOUSE LIGHTING PLAN
1/4" = 1'-0"

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Project 23050 October 2023

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO REGISTERED LEWIS M. SMITH 37819 10/2/2023 PROFESSIONAL ENGINEER

REVISION:
DATE: 10-2-2023
JOB: 22-3219
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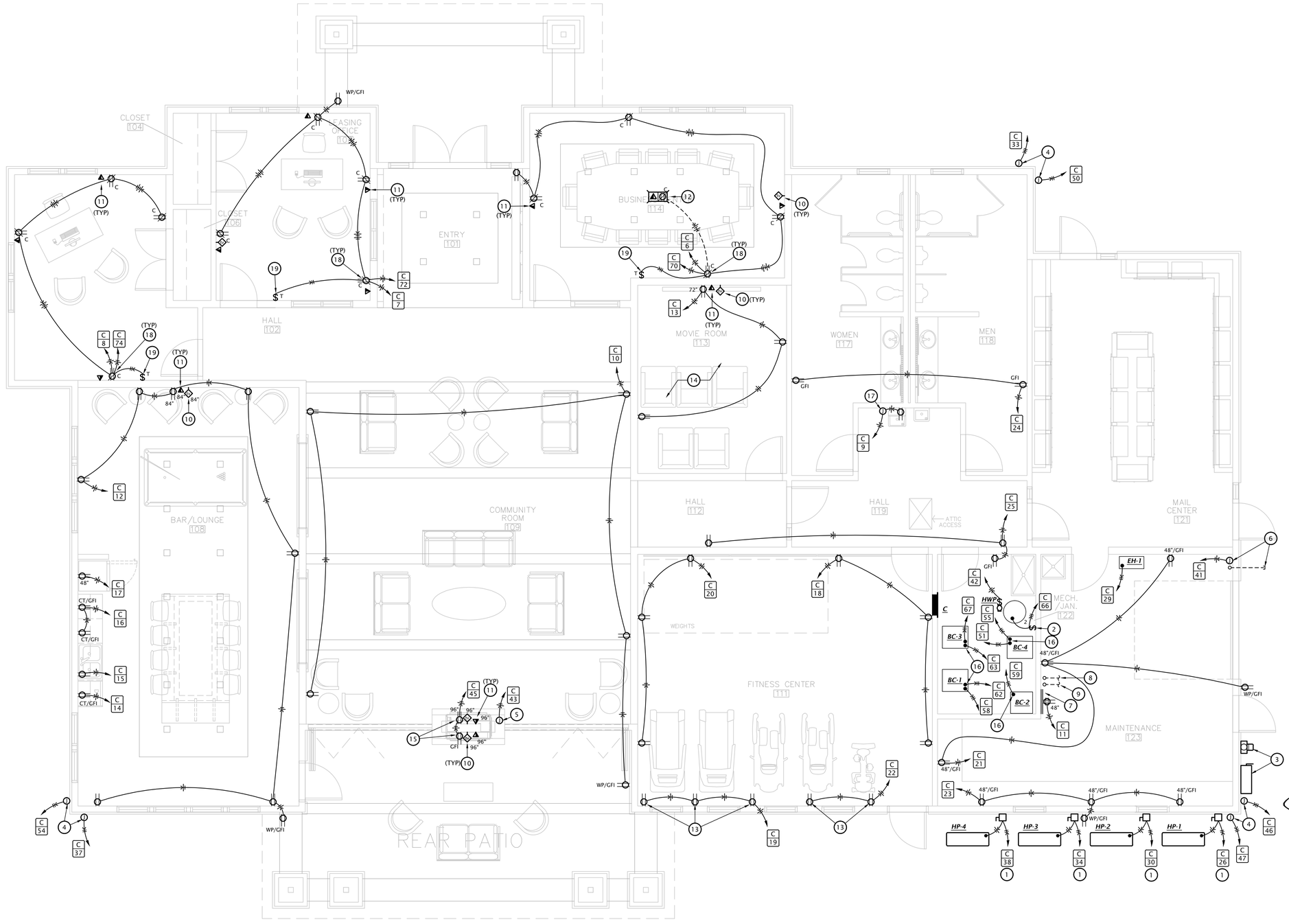
Project 23050 October 2023

ⓔ POWER PLAN NOTES BY SYMBOL

1. PROVIDE 60A/240V/2P NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE.
2. PROVIDE 30A/2P SNAP SWITCH AND CONNECT TO WATER HEATER.
3. SERVICE DISCONNECT SWITCH AND ELECTRIC METER, SEE RISER DIAGRAM 1:EC6.1.
4. PROVIDE ROOF AND GUTTER DE-ICING CABLE, PENTAIR WINTERGAURD WET OR EQUIVALENT, WITH 24" TRACE WIDTH ON ROOF AND CONTINUOUS TRACE AT GUTTERS AND DOWNSPOUTS. PROVIDE AUTOMATIC CONTROLS AND 208V/1Ø OPERATION. INSTALL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. COORDINATE EXACT CONFIGURATION AND QUANTITY OF CIRCUITS WITH MANUFACTURER. SUBMIT MANUFACTURER'S LAYOUT FOR REVIEW PRIOR TO INSTALLATION.
5. PROVIDE POWER CONNECTION TO FIREPLACE, COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED BY OTHERS.
6. PROVIDE DEDICATED CIRCUIT FOR IRRIGATION CONTROLS AND STUB 1" CAPPED CONDUIT OUTSIDE BUILDING, 24" BELOW GRADE FOR IRRIGATION CONTROL WIRING BY OTHERS. VERIFY EXACT LOCATION AND REQUIREMENTS WITH IRRIGATION CONTRACTOR.
7. 2"x2'x3/4" AC PLYWOOD TELECOMM BACKBOARD.
8. 2"C. WITH PULL CORD TO PROPERTY LINE FOR TELECOMM SERVICE CABLE BY OTHERS
9. PROVIDE 2" CONDUIT FOR FIBER OPTIC LINES BY OWNER. VERIFY REQUIREMENTS WITH OWNER.
10. COORDINATE FINAL LOCATIONS OF ALL CATV OUTLETS WITH OWNER. AT EACH DEVICE PROVIDE SINGLE GANG BOX WITH APPROPRIATE CABLE TO TELECOMM BACKBOARD. COORDINATE CABLE REQUIREMENTS WITH UTILITY PROVIDER.
11. COORDINATE FINAL LOCATIONS OF ALL DATA OUTLETS WITH OWNER. AT EACH DEVICE PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT WITH PULL STRING TO TELECOMM BACKBOARD. COORDINATE REQUIREMENTS WITH OWNER.
12. PROVIDE 2-COMPARTMENT FLOOR BOX WITH (1) POWER AND (1) DATA MOUNTING PLATE. COORDINATE EXACT DEVICE REQUIREMENTS AND EXACT LOCATION WITH OWNER. ROUTE 3/4" CONDUIT WITH PULL STRING FROM BOX TO TELECOMM BACKBOARD.
13. PROVIDE 1- COMPARTMENT FLOOR BOX WITH (1) POWER MOUNTING PLATE. COORDINATE EXACT DEVICE REQUIREMENTS AND EXACT LOCATION WITH OWNER.
14. VERIFY MOVIE ROOM REQUIREMENTS WITH OWNER AND PRVIDE ALL POWER AND CABLING REQUIRED FOR COMPLETE INSTALLATION OF A/V EQUIPMENT PROVIDED BY OTHERS.
15. MOUNT DEVICES ON WALL ABOVE FIREPLACE. COORDINATE EXACT LOCATION WITH OWNER.
16. MAKE CONNECTION TO BLOWER COIL. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDED.
17. PROVIDE WITH GFCI DEADFRONT IN ACCESSIBLE LOCATION NEXT TO WATER COOLERS.
18. PROVIDE SPLIT CONTROLLED RECEPTACLES PER 2021 IECC REQUIREMENTS. DEVICES SHALL BE IN ACCORDANCE WITH NEC 406.3(E).
19. CONTROLLED RECEPTACLE TIMECLOCK OVERRIDE SWITCH. SEE DETAIL 3:EC6.1.



① CLUBHOUSE POWER PLAN
1/4" = 1'-0"

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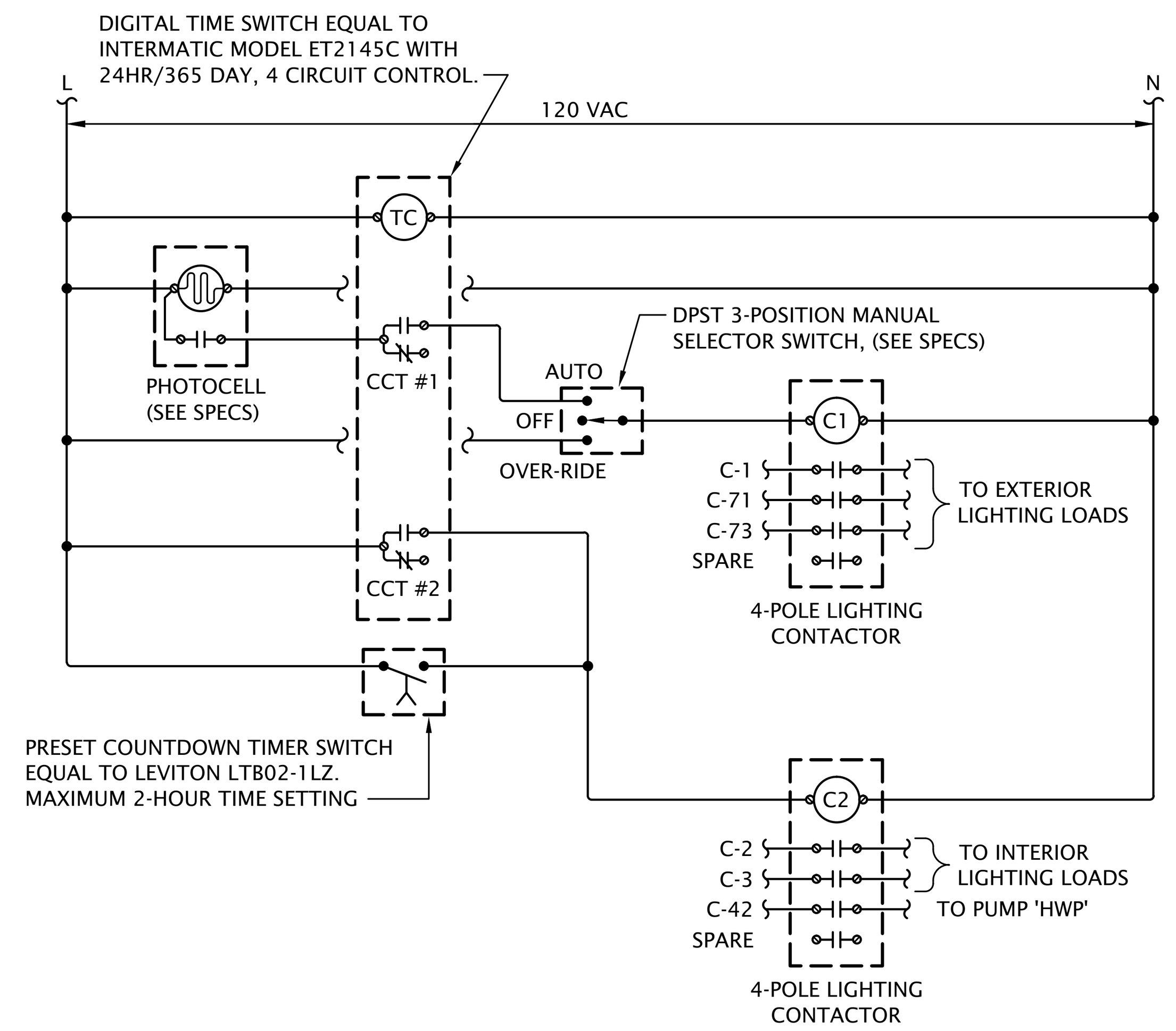
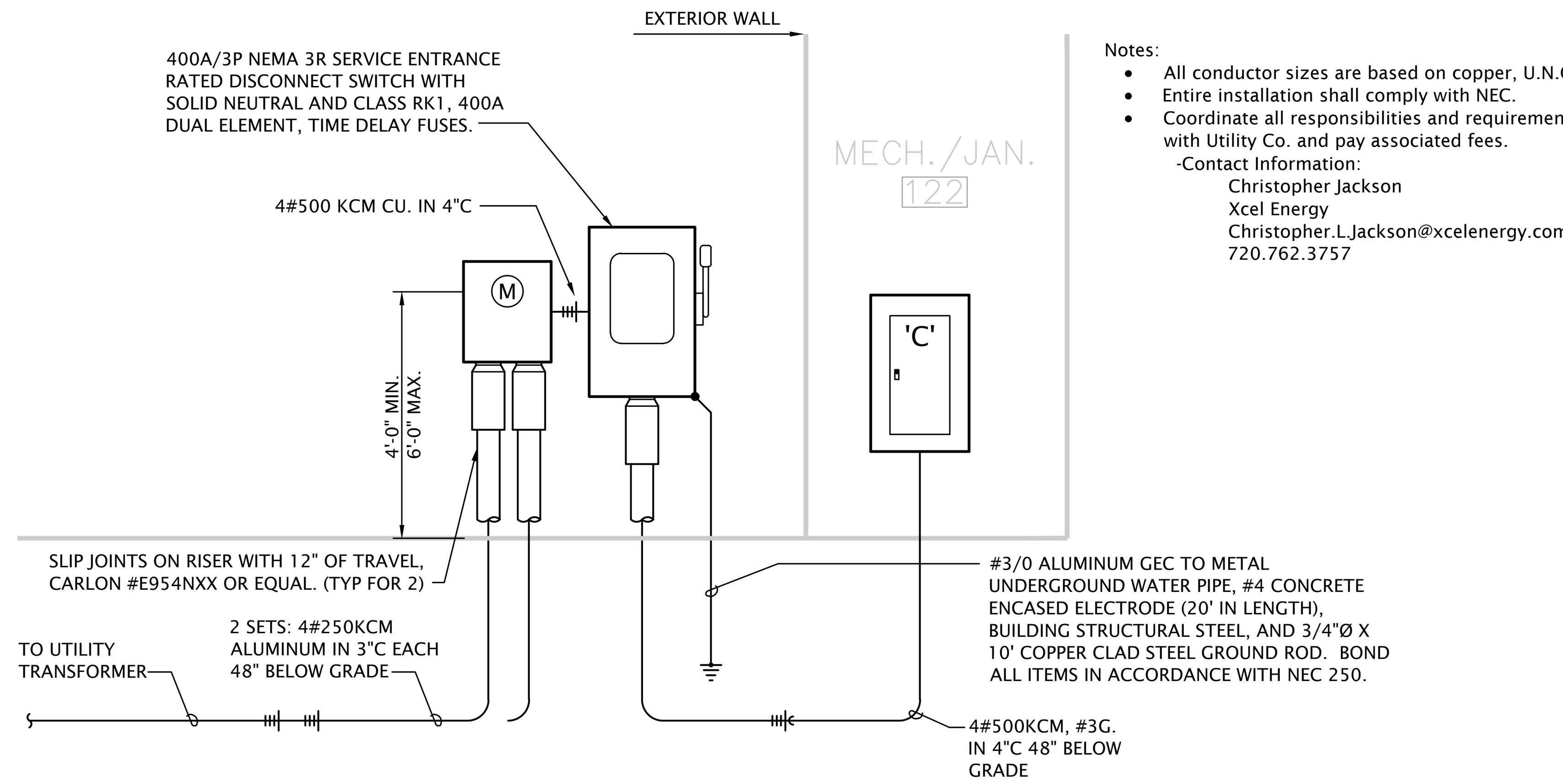
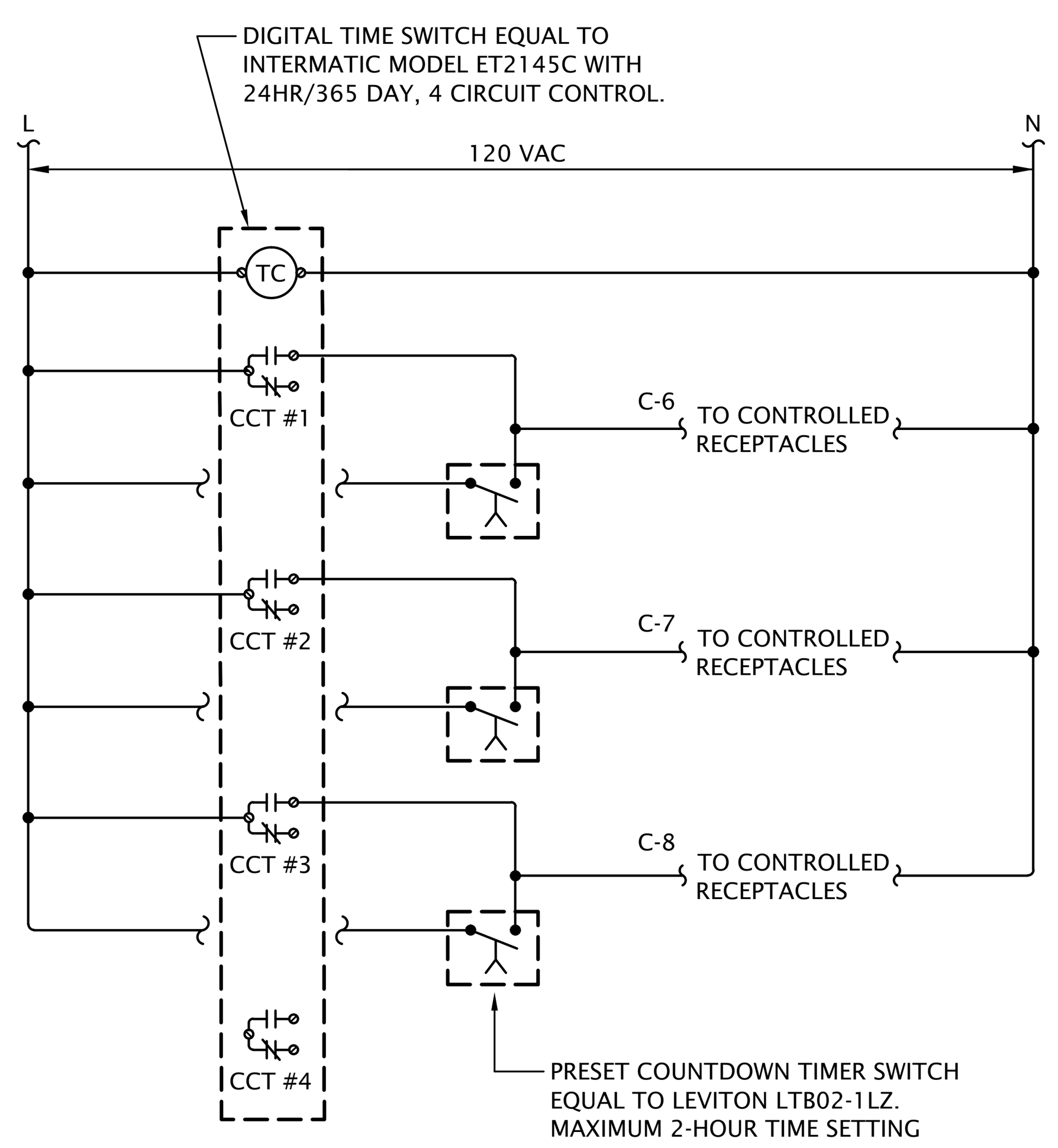


② LIGHTING CONTROL DIAGRAM
No Scale



Notes:
- All conductor sizes are based on copper, U.N.O.
- Entire installation shall comply with NEC.
- Coordinate all responsibilities and requirements with Utility Co. and pay associated fees.
  - -Contact Information:
    Christopher Jackson
    Xcel Energy
    Christopher.L.Jackson@xcelenergy.com
    720.762.3757

① ELECTRICAL RISER DIAGRAM
No Scale



③ RECEPTACLE CONTROL DIAGRAM
No Scale

OCCUPANCY SENSOR SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	SENSOR TYPE	COVERAGE	MOUNTING	DESCRIPTION	NOTES
^{VS}	SENSORWORX	SWX-123	DUAL TECHNOLOGY	36'x20' MINOR	WALL	120/277V WALL SWITCH VACANCY SENSOR	1
$^{VS/D}$	SENSORWORX	SWX-123-D	DUAL TECHNOLOGY	36'x20' MINOR	WALL	120/277V WALL SWITCH VACANCY SENSOR WITH 0-10V DIMMING	1
^{OS}	SENSORWORX	SWX-121	DUAL TECHNOLOGY	36'x20' MINOR	WALL	120/277V WALL SWITCH OCCUPANCY SENSOR	1
(OS)	SENSORWORX	SWX-221-2	DUAL TECHNOLOGY	500 SF	CEILING	LINE VOLTAGE 360° SENSOR	

GENERAL:
- Install and aim sensors as required to achieve optimum coverage.

NOTES:
1. Confirm color of wall mounted sensors with Architect.

CLUBHOUSE LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL NUMBER	LAMP DATA #	LAMP DATA TYPE	LED DRIVER/BALLAST	MOUNTING	DESCRIPTION	NOTES
B	AXIS LIGHTING	BBRLED-400-80-30-B30-	---	400 LUMEN/FT 3.6W/FT LED	STANDARD	RECESSED	LED MUD-IN STRIP LIGHT, 3000K	
C	CALIFORNIA ACCENT	ALS50T-MI-ASM-NA-3.0K-2W-10V-DRY-UNV	---	180 LUMEN/FT 2W/FT LED	0-10V DIMMING	RECESSED	LED MUD-IN STRIP LIGHT, 3000K, ASYMMETRIC LENS, FINISH SELECTED BY ARCH.	
D1	PRESCOLITE	LTR-6RD-H-SL10L-DM1IC-LTR-6RD-T-SL30K8XWBC	---	1000 LUMEN 12W LED	0-10V DIMMING	RECESSED	6"Ø RECESSED LED ROUND DOWNLIGHT, 3000K, BLACK CONE AND FLANGE, IC RATED	
D2	PRESCOLITE	LTR-6RD-H-ML20L-DM1IC-LTR-6RD-T-ML30K8XWBC	---	2000 LUMEN 23W LED	0-10V DIMMING	RECESSED	6"Ø RECESSED LED ROUND DOWNLIGHT, 3000K, BLACK CONE AND FLANGE, IC RATED	
D3	PRESCOLITE	LTR-6RD-H-ML25L-DM1IC-LTR-6RD-T-ML30K8XWBC	---	2500 LUMEN 28W LED	0-10V DIMMING	RECESSED	6"Ø RECESSED LED ROUND DOWNLIGHT, 3000K, BLACK CONE AND FLANGE, IC RATED	
E	LITHONIA	EU2-LED-M12	2	1W LED	STANDARD	WALL	LED EMERGENCY LIGHT	1
F1	PRESCOLITE	LTR-6SQD-H-SL06L-DM1IC-LTR-6SQD-T-SL30K8XWBC	---	600 LUMEN 8W LED	0-10V DIMMING	RECESSED	6" SQUARE LED ROUND DOWNLIGHT, 3000K, WHITE CONE AND FLANGE, IC RATED	
F2	PRESCOLITE	LTR-6SQD-H-SL10L-DM1IC-LTR-6SQD-T-SL30K8XWBC	---	1000 LUMEN 12W LED	0-10V DIMMING	RECESSED	6" SQUARE LED ROUND DOWNLIGHT, 3000K, WHITE CONE AND FLANGE, IC RATED	
G	LITHONIA	CDS-L48-MVOLT-DM-35K-80CRI-WH	---	4606 LUMEN 35W LED	STANDARD	SURFACE	4' LED STRIP	
H	ELK LIGHTING	16317/8+4	12	500 LUMEN 5.5W LED	STANDARD	SUSPENDED	12 LIGHT CHANDELIER PENDANT	5
I	HOUSE OF TROY	DSLEDZ28-91	---	720 LUMEN 8W LED	STANDARD	SURFACE WALL	WALL MOUNTED LED PICTURE LIGHT, MEDIUM OPTION, 3000K	5
J	CALIFORNIA ACCENT	LLED8200-L-SF-2W-10V-3.0K-DRY	---	216 LUMEN/FT 2W/FT LED	0-10V DIMMING	SURFACE	LED SURFACE STRIP LIGHT, 3000K, SEMI-FROSTED LENS	
K	CALIFORNIA ACCENT	LLED8200-L-F-2W-10V-3.0K-DRY	---	216 LUMEN/FT 2W/FT LED	0-10V DIMMING	SURFACE	LED SURFACE STRIP LIGHT, 3000K, FROSTED LENS	
L	ELCO LIGHTING	E1L02F30BZ	---	625 LUMEN 6.4W LED	STANDARD	RECESSED	1" ROUND RECESSED DOWNLIGHT, 3000K, FINISH SELECTED BY ARCH.	
U	HALO	SLD612840WH	---	1150 LUMEN 15W LED	STANDARD	SURFACE	6" ROUND SURFACE MOUNT DOWNLIGHT	4
V	BULLARD BOLLARDS	CDD2	---	600 LUMEN 6W LED	STANDARD	SURFACE WALL	DECORATIVE LED WALL SCONCE	3,4
X	DUAL-LITE	EVEUGWEI	---	LED	STANDARD	WALL/SURFACE	SINGLE FACE POLYCARBONATE LED EXIT GREEN LETTERS/WHITE BACKGROUND	1,2
XE	LITHONIA	ECG-LED-M6	2	1W LED	STANDARD	WALL/SURFACE	EXIT SIGN/EMERGENCY LIGHT COMBO GREEN LETTERS/WHITE BACKGROUND	1,2
XER	LITHONIA	ECR-LED-HO-M6-ELA-LED-M12	---	LED	STANDARD	WALL/SURFACE	EXIT/EMERGENCY LIGHT W/ REMOTE HEAD	1,2

GENERAL:
- All light fixtures shall be provided with universal drivers capable of operating at 120V UNO.
- Coordinate exact mounting locations with Architect.
- Verify finishes with Architect

NOTES:
1. Provide with lead calcium battery with integral charger and self-diagnostics.
2. Provide wall or ceiling mounted as required, single or double face as indicated on plans.
3. Coordinate mounting height with Architect.
4. U.L. listed for 'wet location'
5. Coordinate exact mounting height and location with Architect.

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PANEL SCHEDULE NOTES BY SYMBOL

1. DE-ICING CIRCUITS SHALL HAVE GFCI TYPE BREAKERS.

CLUBHOUSE ELECTRICAL SERVICE LOAD SUMMARY

Load Types	Connected VA	VA/ft²	NEC Demand Factor	Demand VA
General Lighting	3,500	1.16	125%	4,375
Convenience Receptacles	13,180	4.37	100% of 1st 10 KVA, 50% of Remainder	11,590
Dedicated Outlets	8,500	2.82	100%	8,500
Motors	0	0.00	125%	0
Air Conditioning*	19,968	6.62	0%	0
Electric Space Heating*	62,558	20.75	125%	78,198
* Demand load incorporates greater of heating and A/C loads			Total NEC Demand VA	109,163
			Spare Capacity = 10%	10,916
			Total Service VA	120,079
			Minimum Ampacity at 208Y/120V-3Ph-4W	334
			Service Size = 400 A	

Panel Designation: C
Location: West Exterior Wall
Voltage: 208Y/120V-3Ph-4W
Enclosure: NEMA 1
Mounting: Surface
Bus Amps: 400
MCB Amps: MLO
Other: 22 KAIC, Equipment Ground Bar

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	EXTERIOR BUILDING LIGHTS	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	LTG - 108	2
3	LTG - 101,102,109	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	LTG - 111,112,113,114,116	4
5	LTG - 117,118, 119, 122, 123	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	MEETING RM RECEPTACLES	6
7	LEASING OFFICE RECEPTS	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	MANAGERS OFFICE RECEPTS	8
9	WATER COOLER	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	COMMUNITY RM RECEPT	10
11	TELECOM RECEPTACLE	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	BAR/LOUNGE RECEPTS	12
13	MOVIE ROOM RECEPTS	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	KITCHEN RECEPT	14
15	DISHWASHER	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	KITCHEN RECEPT	16
17	REFRIGERATOR	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	FITNESS RECEPT	18
19	FITNESS RECEPT	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	FITNESS RECEPT	20
21	MAINTENANCE RECEPT	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	FITNESS RECEPT	22
23	MAINTENANCE RECEPT	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	RESTROOM RECEPTS	24
25	HALL/MECH RECEPTS	(2)#12,#12G,1/2"C	20/1	40/2	(2)#8,#10G,3/4"C	HEAT PUMP 'HP-1'	26
27	LTG - 103,107	(2)#12,#12G,1/2"C	20/1			MCA = 24	28
29	ELECTRIC HEATER 'EH-1'	(2)#10,#10G,3/4"C	30/2	40/2	(2)#8,#10G,3/4"C	HEAT PUMP 'HP-2'	30
31						MCA = 24	32
33	DE-ICING CABLE	(2)#10,#10G,3/4"C	30/2	40/2	(2)#8,#10G,3/4"C	HEAT PUMP 'HP-3'	34
35						MCA = 24	36
37	DE-ICING CABLE	(2)#10,#10G,3/4"C	30/2	40/2	(2)#8,#10G,3/4"C	HEAT PUMP 'HP-4'	38
39						MCA = 24	40
41	IRRIGATION CONTROLS	(2)#12,#12G,1/2"C	20/1	20/1	(2)#12,#12G,1/2"C	HOT WATER RECIRC. PUMP	42
43	FIREPLACE	(2)#12,#12G, 1/2"C.	20/1	20/1	(2)#12,#12G,1/2"C	LIGHTING CONTROLS	44
45	FIREPLACE RECEPT	(2)#12,#12G, 1/2"C.	20/1	30/2	(2)#10,#10G,3/4"C	DE-ICING CABLE	46 ①
① 47	DE-ICING CABLE	(2)#10,#10G,3/4"C	30/2				48
49				30/2	(2)#10,#10G,3/4"C	DE-ICING CABLE	50 ①
51	BLOWER COIL 'BC-1' (CIRCUIT #1)	(2)#8,#10G,3/4"C	40/2				52
53	MCA = 39.5			30/2	(2)#10,#10G,3/4"C	DE-ICING CABLE	54 ①
55	BLOWER COIL 'BC-1' (CIRCUIT #2)	(2)#8,#10G,3/4"C	35/2				56
57	MCA = 33.9			40/2	(2)#8,#10G,3/4"C	BLOWER COIL 'BC-4' (CIRCUIT #1)	58
59	BLOWER COIL 'BC-2'	(2)#6,#10G,3/4"C	50/2			MCA = 39.5	60
61	MCA = 49.3			35/2	(2)#8,#10G,3/4"C	BLOWER COIL 'BC-4' (CIRCUIT #2)	62
63	BLOWER COIL 'BC-3' (CIRCUIT #1)	(2)#8,#10G,3/4"C	40/2			MCA = 33.9	64
65	MCA = 39.5			30/2	(2)#10,#10G,3/4"C	WATER HEATER 'HWH'	66
67	BLOWER COIL 'BC-3' (CIRCUIT #2)	(2)#8,#10G,3/4"C	35/2				68
69	MCA = 33.9			20/1	(2)#12,#12G,1/2"C	MEETING RM CONTROLLED RECEPTACLES	70
71	POLE MOUNTED LIGHTS	(2)#10,#10G,3/4"C	20/2	20/1	(2)#12,#12G,1/2"C	LEASING OFFICE CONTROLLED RECEPTS	72
73				20/1	(2)#12,#12G,1/2"C	MANAGERS OFFICE CONTROLLED RECEPTS	74
75	SPARE BREAKER	--	20/1	20/1	--	SPARE BREAKER	76
77	SPACE ONLY	--	--	20/1	--	SPARE BREAKER	78
79	SPACE ONLY	--	--	20/1	--	SPARE BREAKER	80
81	SPACE ONLY	--	--	20/1	--	SPARE BREAKER	82
83	SPACE ONLY	--	--	20/1	--	SPARE BREAKER	84

NOTE: THIS PANELBOARD SHALL BE CONSTRUCTED AS A DOUBLE WIDE PANEL CONSISTING OF TWO PANELBOARD ENCLOSURES BUTTED SIDE BY SIDE. FIRST SECTION SHALL HAVE FULLY RATED FEED-THRU LUGS FOR CABLING TO SECOND SECTION. EACH ENCLOSURE SHALL CONFORM TO NEC ARTICLE 408.35 "NOT MORE THAN 42 OVERCURRENT DEVICES SHALL BE INSTALLED IN ANY ONE CABINET OR CUT-OUT BOX".

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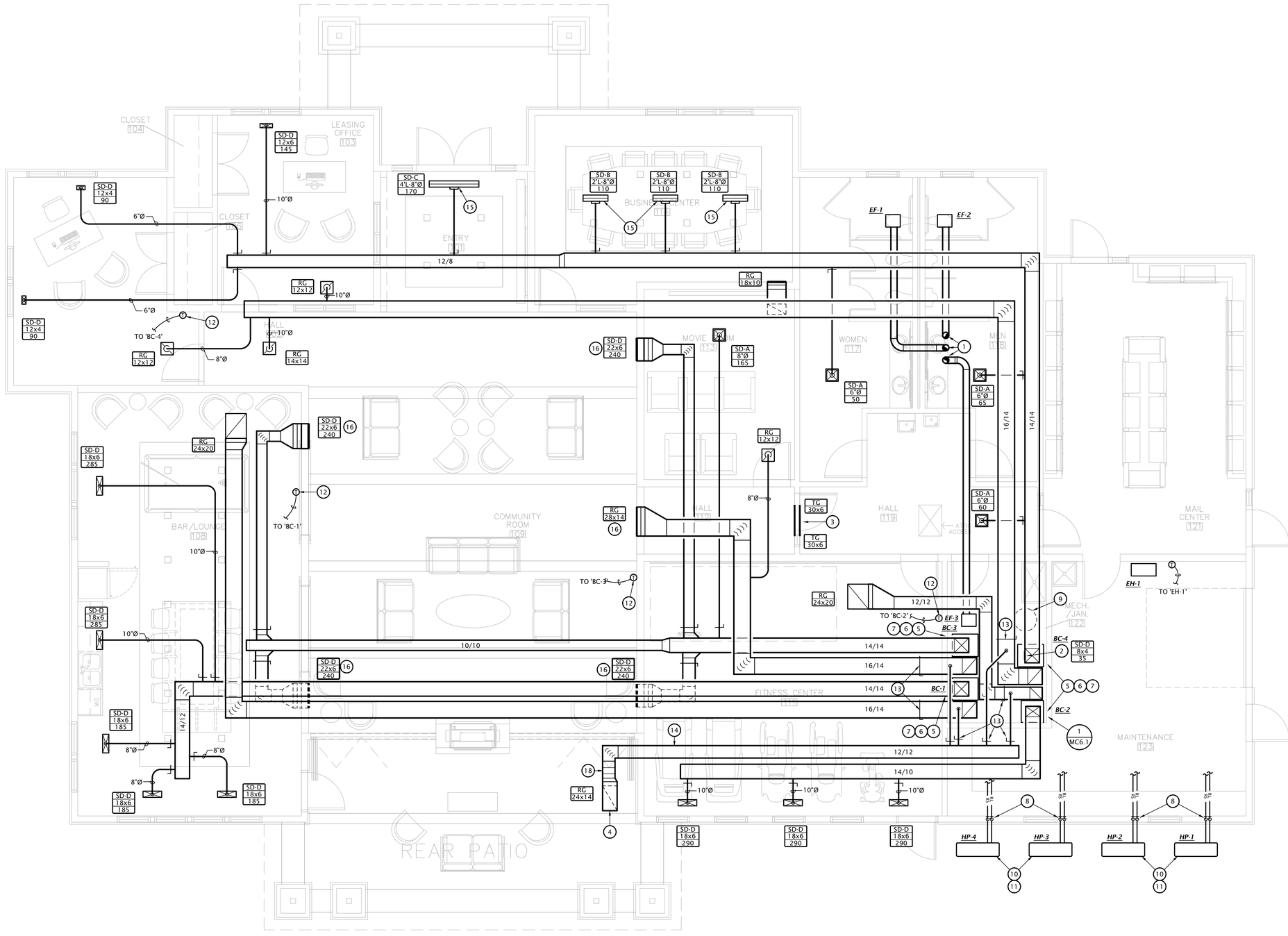

1 CLUBHOUSE HVAC PLAN
1/4" = 1'-0"

HVAC PLAN NOTES BY SYMBOL

1. ROUTE EXHAUST UP THROUGH ROOF. ALIGN EXHUAST CAPS ON ROOF. PAINT ROOF CAP TO MATCH ROOF, COORDINATE EXACT REQUIREMENTS WITH G.C.
2. PROVIDE SUPPLY GRILLE IN FACE OF DUCT TO SUPPLY AIR TO MECHANICAL ROOM. BALANCE AS INDICATED ON DRAWINGS.
3. INSTALL TRANSFER GRILLES CENTERED IN WALL BETWEEN TOP OF DOOR AND CEILING.
4. OUTDOOR AIR SOFFIT VENT WITH INSECT SCREEN.
5. PROVIDE FLEXIBLE DUCT CONNECTION ON SUPPLY AND RETURN AT FURNACE. INSTALL A MINIMUM 6" SHEET METAL COLLAR TO UNIT DUCT COLLARS AHEAD OF FLEX CONNECTION. EXTERNALLY INSULATE DUCT RECEIVER.
6. PROVIDE RETURN AIR PLENUM STAND FOR FURNACE CONSTRUCT STAND OF ANGLE IRON AND ENCLOSE WITH 1" INTERNALLY LINED SHEET METAL. STAND TO BE MINIMUM 16" HIGH WITH VIBRATION PAD BETWEEN UNIT AND STAND.
7. EXTEND CONDENSATE DRAIN FROM EVAPORATOR AND FURNACE TO FLOOR DRAIN. INSTALL DRAIN LINES WITH UNION AND P-TRAP AT UNIT. TERMINATE PIPING WITH AIR GAP BETWEEN END OF PIPE AND DRAIN RECEIVER.
8. ROUTE REFRIGERANT SUCTION AND LIQUID FROM HEAT PUMP UNIT TO MATCHING BLOWER COIL. ROUTE PIPING CONCEALED IN THE MOST DIRECT ROUTE. SIZE AND INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. PENETRATE EXTERIOR WALL 18" A.F.G. AND PROVIDE PIPE WALL PENETRATION SEAL EQUAL TO AIREX TITAN OUTLET.
9. WATER HEATER. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
10. SET HEAT PUMP UNIT ON 18" STAND, EQUAL TO QUICKSLING, ON CONCRETE PAD. PAD SHALL BE MINIMUM 6" LARGER EACH WAY THAN EQUIPMENT INSTALLED. PAD SHALL BE MINIMUM 4" THICK.
11. LOCATE UNIT WITH CLEARANCE FROM BUILDING TO MEET MANUFACTURER'S REQUIREMENTS. SET UNIT LEVEL IN ALL DIRECTIONS.
12. PROVIDE MANUFACTURER'S WIRED PROGRAMMABLE THERMOSTAT.
13. PROVIDE MANUAL BALANNCING DAMPER IN OUTDOOR AIR DUCT AND RETURN DUCT. MARK DAMPER POSITION WITH PERMANENT PEN. BALANCE INDIVIDUAL UNIT AS INDICATED BELOW:
    - BC-1: 110 CFM
    - BC-2: 115 CFM
    - BC-3: 160 CFM
    - BC-4: 160 CFM
14. EXTERNALLY INSULATE OUTDOOR AIR DUCT.
15. ADJUST DIFFUSER TO DIRECT THROW TOWARD EXTERIOR WALL.
16. COORDINATE DIFFUSER/GRILLE MOUNTING HEIGHT WITH ARCHITECT.
17. ROUTE FIREPLACE FLUE UP THROUGH ROOF. PROVIDE ALL REQUIRED COMPONENTS FOR COMPLETE INSTALLATION PER MANUFACTURER'S REQUIREMENTS.
18. PROVIDE 12X12 GRAVITY ACTUATED DAMPER IN OUTDOOR AIR INTAKE DUCTWORK PER IECC SECTION C403.2.4.3.

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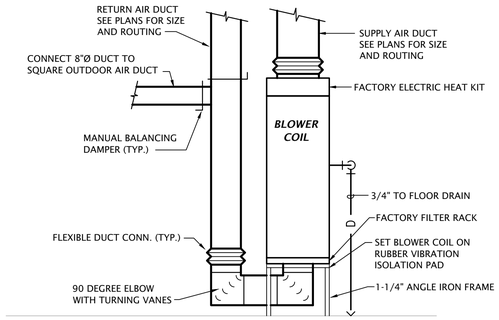
Ventilation Calculations

Room Name	Zone Area (Az)	# People (Pz)	Rp	Ra	Ez	Vbz Req.	Exhaust Provided
108 Bar/Lounge	614	10	5	0.06	0.8	109	—
System 'BC-1' Total Provided =						110	—
111 Fitness	492	3	20	0.06	0.8	112	—
System 'BC-2' Total Provided =						115	—
109 Community Room	1016	6	5	0.06	0.8	114	—
113 Movie Room	186	5	5	0.06	0.8	45	—
Total Required =						159	—
System 'BC-3' Total Provided =						160	—
103 Leasing Office	216	1	5	0.06	0.8	22	—
107 Manager Office	248	1	5	0.06	0.8	25	—
114 Business Center	293	12	5	0.06	0.8	97	—
117 Women's Restroom	196	0	0	0	0.8	0	150
118 Men's Restroom	196	0	0	0	0.8	0	150
119 Hall	154	0	0	0.06	0.8	12	—
122 Mechanical	104	0	0	0	0.8	0	50
Total Required =						156	—
System 'BC-4' Total Provided =						160	—



1 **CLUBHOUSE BLOWER COIL DETAIL**
NO SCALE

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP (" wg)	POWER	VOLTS/ PHASE
EF-1,2	COOK	GC-166	150	0.125"	50 W	120/1
EF-3	COOK	GC-126	50	0.125"	50 W	120/1

NOTES:
- Provide integral disconnect.
- Provide manufacturer's roof cap.
- Provide integral backdraft damper.

ELECTRIC HEATER SCHEDULE

MARK	MANUF.	MODEL	MOUNTING	WATTS	VOLTAGE/PHASE	DESCRIPTION
EH-1	BERKO	RUX500412	WALL	5,000	208/1	Explosion proof heater

Notes:
- Provide with 24V thermostat.
- Provide with mounting bracket as required.
- Provide with integral disconnect switch.
- Mount at 8'-0" AFF.

MECHANICAL SYMBOLS

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

AIR DEVICE SCHEDULE

MARK	MANUFACTURER	MODEL	APPLICATION				FINISH	MOUNTING	DAMPER	DESCRIPTION	NOTES
			SUPPLY	RETURN	EXHAUST	TRANSFER					
SD-A	PRICE	SMDA	•				WHITE	SURFACE	NO	12x12 Steel louvered face diffuser with adjustable air pattern	1,2,3
SD-B	PRICE	ASPI210	•				WHITE	SURFACE	NO	Steel adjustable slot diffuser with insulated plenum, (2) 1" slot width, length and neck as indicated on plans	1,2,3
SD-C	PRICE	ASPI210	•				WHITE	SURFACE	NO	Steel adjustable slot diffuser with insulated plenum, (1) 2" slot width, length and neck as indicated on plans	1,2,3
SD-D	PRICE	520	•				WHITE	SURFACE	NO	Steel louvered face double deflection supply grille, size as indicated on plans	1,2,3,5
RG	PRICE	530		•			WHITE	SURFACE	NO	Steel louvered face return grille, size as indicated on plans.	1,2,3,4

NOTES:
1. Provide mounting frame as required for ceiling type.
2. Maximum NC shall be 25.
3. Paint objects visible through grilles with flat black paint.
4. Neck size shall be same as face.
5. Provide round to square neck adapter as required for runout size indicated on plans.

HEAT PUMP SCHEDULE

MARK	MANUF.	MODEL	NOMINAL TONS	COOLING CAPACITY					HEATING CAPACITY			HSPF2	ELECTRICAL		
				OA DB	ENT AIR DB/WB	SENS MBH	TOT MBH	SEER2	OA DB	ENT AIR DB	TOT MBH		MCA	MOCP	V/PH
HP-1	MITSUBISHI	TRUZH0361KA00NA	3	95	80/67	25.5	26.8	18.2	47	70	27.2	10	24	40	208/1
HP-2	MITSUBISHI	TRUZH0301KA00NA	2.5	95	80/67	20.2	22.3	18.0	47	70	22.9	8.7	24	40	208/1
HP-3	MITSUBISHI	TRUZH0361KA00NA	3	95	80/67	25.5	26.8	18.2	47	70	27.2	10	24	40	208/1
HP-4	MITSUBISHI	TRUZH0361KA00NA	3	95	80/67	25.5	26.8	18.2	47	70	27.2	10	24	40	208/1

Notes:
1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length of run for each apartment. Provide suction accumulators, etc. as required.
2. Verify minimum energy rating requirements with local AHJ.
3. Provide wired 7-day programmable thermostat capable of meeting all requirements of the 2021 IECC.
4. Provide with R140a refrigerant.
5. Provide 2 sets of MERV-7 filters.

BLOWER COIL SCHEDULE

MARK	MANUF.	MODEL	FAN			HEATING KW	V/Ph	MOTOR FLA	MCA	MOCP
			CFM	ESP	SPEED					
BC-1	MITSUBISHI	TPVA0A0361AA70A	1,125	0.8	HIGH	11.3	208/1	4.4	39.5/33.9	40/35
BC-2	MITSUBISHI	TPVA0A0301AA70A	875	0.8	HIGH	7.5	208/1	3.3	49.3	50
BC-3	MITSUBISHI	TPVA0A0361AA70A	1,125	0.8	HIGH	11.3	208/1	4.4	39.5/33.9	40/35
BC-4	MITSUBISHI	TPVA0A0361AA70A	1,125	0.8	HIGH	11.3	208/1	4.4	39.5/33.9	40/35

General Notes:
- Single point connection required, coordinate the exact electrical requirements of equipment provided with E.C., UNO
- 11.3 KW electric heater is a two circuit 208/1ph with circuit breaker. Coordinate exact requirements of equipment provided with E.C.
- Electric heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.
- Blower coil shall be powered from Electric Heat Kit, provide Seperate Power Kit. Coordinate exact requirements with equipment manufacturer.

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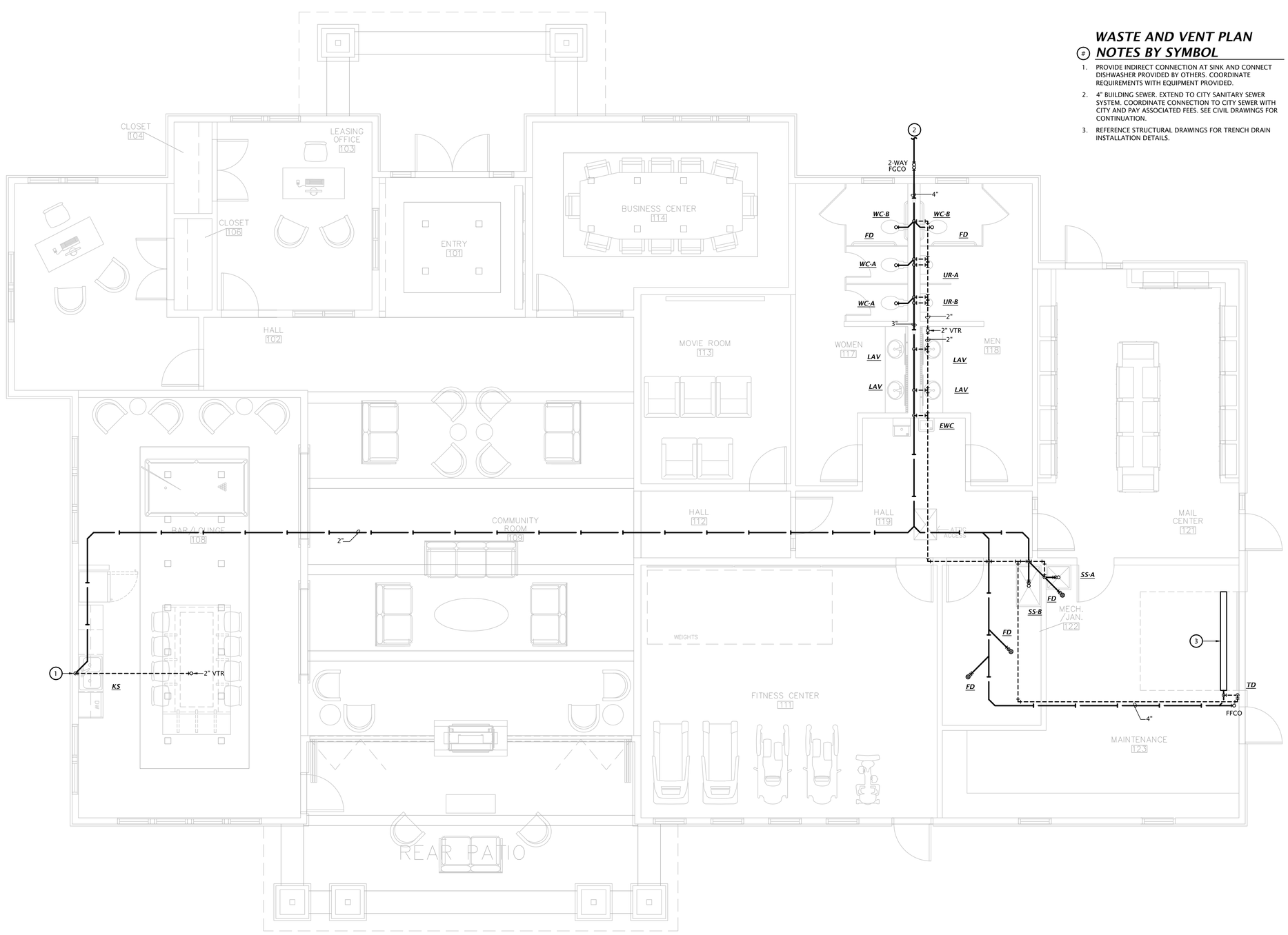
Project 23050 October 2023



WASTE AND VENT PLAN NOTES BY SYMBOL

(#)

1. PROVIDE INDIRECT CONNECTION AT SINK AND CONNECT DISHWASHER PROVIDED BY OTHERS. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDED.
2. 4" BUILDING SEWER. EXTEND TO CITY SANITARY SEWER SYSTEM. COORDINATE CONNECTION TO CITY SEWER WITH CITY AND PAY ASSOCIATED FEES. SEE CIVIL DRAWINGS FOR CONTINUATION.
3. REFERENCE STRUCTURAL DRAWINGS FOR TRENCH DRAIN INSTALLATION DETAILS.

1 CLUBHOUSE WASTE AND VENT PLAN

1/4" = 1'-0"

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THE RESERVES at EAGLE POINT

431 NORTH PICADILLY RD

AURORA, COLORADO

COLORADO REGISTERED PROFESSIONAL ENGINEER
37819
10/2/2023

REVISION:

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

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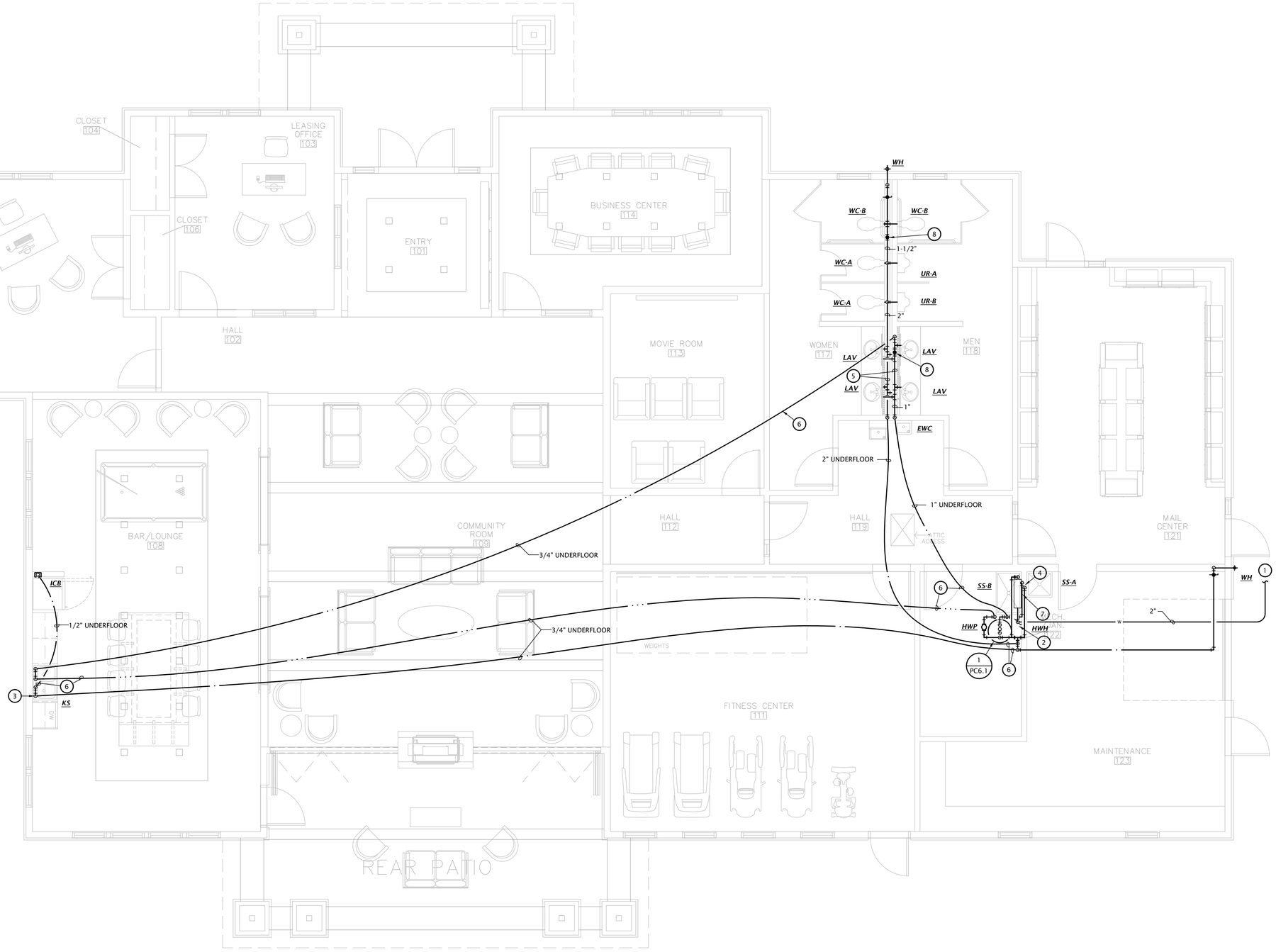

CLUBHOUSE DOMESTIC WATER PLAN

1/4" = 1'-0"

DOMESTIC WATER AND GAS PLAN NOTES BY SYMBOL

1. 2" WATER SERVICE. SEE CIVIL DRAWINGS FOR CONTINUATION. COORDINATE ALL REQUIREMENTS WITH CITY. PAY ALL ASSOCIATED FEES.
2. PROVIDE SHUT OFF VALVE AND PRV SET TO 80 PSI IN SERVICE RISER. OMIT PRV IF CITY PRESSURE IS LESS THAN 80 PSI. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER. ALL EXPOSED WATER PIPING IN MECHANICAL ROOM SHALL BE COPPER.
3. PROVIDE VALVED 1/2" HW BRANCH BELOW SINK AND CONNECT DISHWASHER.
4. ROUTE 3/4" HW AND CW DOWN IN WALL AND CONNECT TO EACH SERVICE SINK.
5. PIPING TO BE ROUTED IN WALL. PROVIDE FIXTURE BRANCHES TO EACH FIXTURE. SEE PLUMBING FIXTURE SCHEDULE FOR ROUGH-IN INFORMATION.
6. ROUTE DOMESTIC WATER PIPING BELOW SLAB. PROVIDE SHUT-OFF VALVE PRIOR TO DROPPING BELOW SLAB WITH ACCESS PANELS WHERE REQUIRED. SLEEVE PIPING THROUGH SLAB AND UTILIZE PEX PIPING WITHOUT FITTINGS BELOW SLAB.
7. PROVIDE FULL-SIZED SHUTOFF VALVE, USC FCCCHR APPROVED REDUCED PRESSURE BACKFLOW ASSEMBLY AS REQUIRED BY AURORA WATER. BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY CITY OF AURORA PRIOR TO ORDERING. ALL WATER SERVICE PIPING FROM METER TO BACKFLOW PREVENTION DEVICE SHALL BE PER CITY OF AURORA WATER STANDARDS. MOUNT BACKFLOW ASSEMBLY ON WALL ABOVE 'SS-B'.
8. PROVIDE HAMMER ARRESTOR EQUAL TO SIOUX CHIEF 650 SERIES SIZED PER MANUFACTURER'S RECOMMENDATIONS.

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PLUMBING SYMBOLS

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

CLUBHOUSE - PLUMBING FIXTURE SCHEDULE

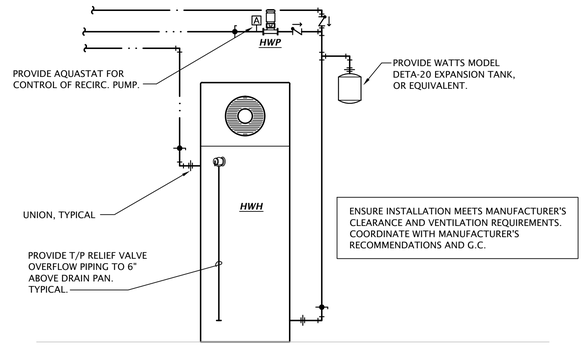
MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC-A	KOHLER	Model 4406-0 "Wellworth" floor mounted flush valve water closet, white vitreous china, top spud 1.28 GPF, 12" rough-in, elongated bowl 15" high bowl.	KOHLER	Model K-13516 piston type manual chrome plated flush valve, 1.28 GPF. Model 4731-C-0 white open front plastic seat.	4"	2"	1"	---	4
WC-B	KOHLER	Model 4405-0 "Highline" floor mounted flush valve water closet, white vitreous china, top spud 1.28 GPF, 12" rough-in, elongated 17-1/2" high bowl.	KOHLER	Model K-13516 piston type manual chrome plated flush valve, 1.28 GPF. Model 4731-C-0 white open front plastic seat.	4"	2"	1"	---	1,4
UR	KOHLER	Model K-4991-ET "Bardon" urinal, white vitreous china, flush valve wall-hung, 3/4" top spud, elongated flushing rim, washout flushing action, 0.5 GPF. Mount with rim at 17" AFF.	KOHLER	Model 13519-CP manual chrome plated flush valve, 0.5 GPF.	2"	2"	3/4"	---	1,4
LAV	KOHLER	Model 2196-4-0 self-rimming lavatory, white vitreous china, 20"W x 17", faucet holes on 4" centers.	DELTA	Model 591t1250 battery powered, sensor operated faucet with 0.5 GPM aerator. Provide point of use tempering valve.	2"	1-1/2"	1/2"	1/2"	1,2,4
KS	JUST	Model DL-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as req.	KOHLER	Model K-10412, 1.5 GPM, single handle kitchen sink faucet with hose spray attachment. Chrome finish. Provide basket strainer.	2"	1-1/2"	1/2"	1/2"	2,4
SS-A	FIAT	Model MSB-2424 one piece molded stone mop basin, 24" square, stainless steel integral drain body with caulk connection, stainless steel wall guards.	DELTA	Model 28T9 faucet with hose thread outlet, vacuum breaker, pail hook, wall brace, metal lever handles.	3"	1-1/2"	3/4"	3/4"	4
SS-B	FIAT	Model MSB-3624 one piece molded stone mop basin, 36" x 24", stainless steel integral drain body with caulk connection, stainless steel wall guards.	DELTA	Model 28T9 faucet with hose thread outlet, vacuum breaker, pail hook, wall brace, metal lever handles.	3"	1-1/2"	3/4"	3/4"	4
EWC	ELKAY	Model EMABFTLDDWSLK ADA compliant dual height, self-contained water cooler with stainless steel basin, front and side push bar actuator, lead-free, 120 volts. Provide unit with EZH20 bottle filling station, and model 98313C Accessory Apron.			2"	1-1/2"	1/2"	---	1
WH	WOODFORD	Model 25 frost proof wall hydrant with anti-siphon vacuum breaker, metal handle.			---	---	3/4"	---	
ICB	WATER TITE	Model W9700 ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection.			---	---	1/2"	---	
FD	WADE	Model 1102STD5 floor drain with satin nickel bronze strainer. Provide trap protection device equal to ProSet Trapguard.			2"	1-1/2"	---	---	
TD	J.R. SMITH	Model 9818 6" wide precast polymer concrete trench drain system with integral metal rail and model 9870-478-ADA ductile iron grate. Provide Model 9868 catch basin section with stainless steel trash bucket and foul air trap at outlet.							
HWH	RHEEM	Model PROPH40, 40 gallon hybrid water heater, 4,200 BTUH heat pump compressor, 4500 watts, 208 volts heating element, 26 GPH recovery @ 90°F temp rise, Energy Star rated. Supplied with temperature & pressure relief valve and brass drain valve.							
HWP	BELL & GOSSETT	Model NBF-36, three speed circulation pump, bronze body, 10 GPM @ 10' head, 120 VAC. Provide clamp-on aquastat for pump control.							

GENERAL:

- Provide fixtures with all trim necessary for complete installation

NOTES:

1. Fixture and installation to meet requirements of Americans with Disabilities Act.
2. Provide 1/4 turn angle stops with escutcheon plates, and chrome plated or braided stainless steel supplies, and 1-1/4" cast brass p-trap.
3. Insulate water and waste piping below lavatory. Utilize insulation kit equivalent to LavGuard by Truebro.
4. Trim shall be provided with polished chrome finish.



1 HEAT PUMP WATER HEATER DIAGRAM

SCALE: NOT TO SCALE

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