

# THE RESERVES at EAGLE POINT

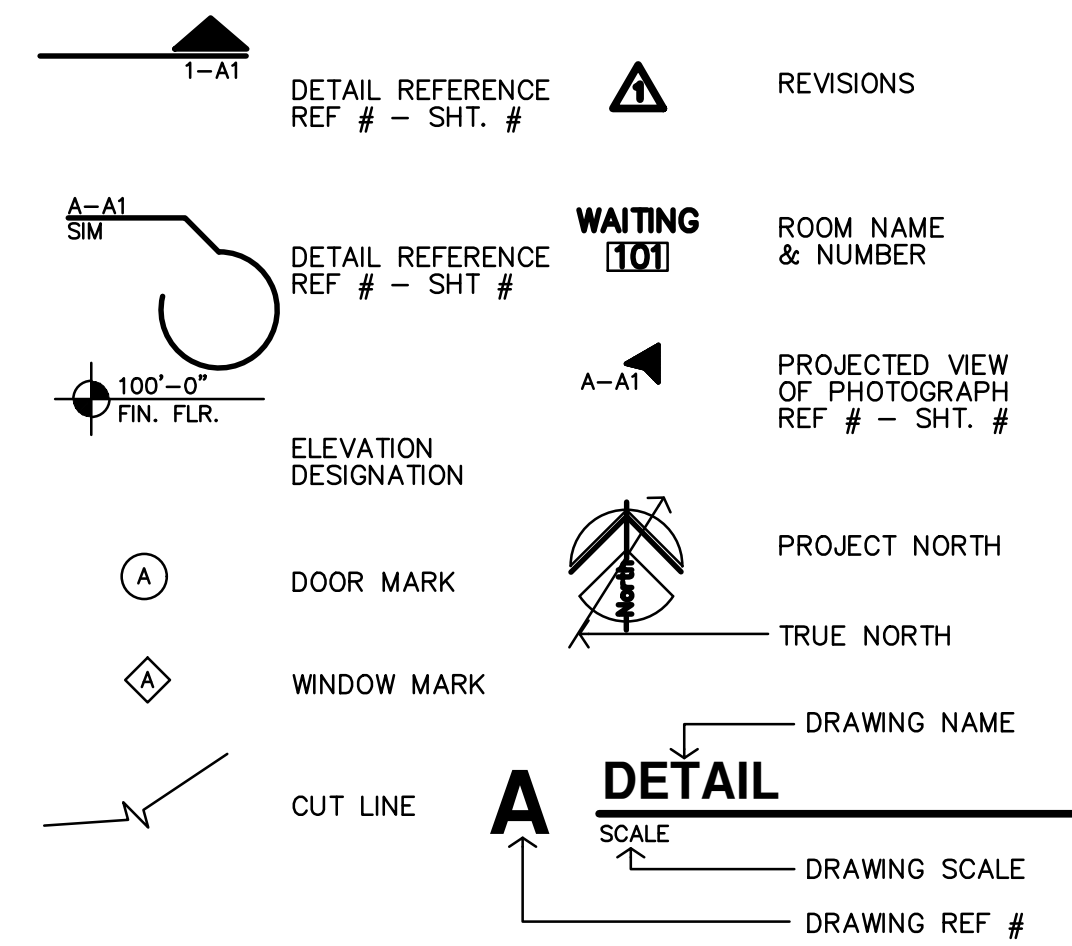
## 431 NORTH PICADILLY RD - CLUBHOUSE

AURORA,

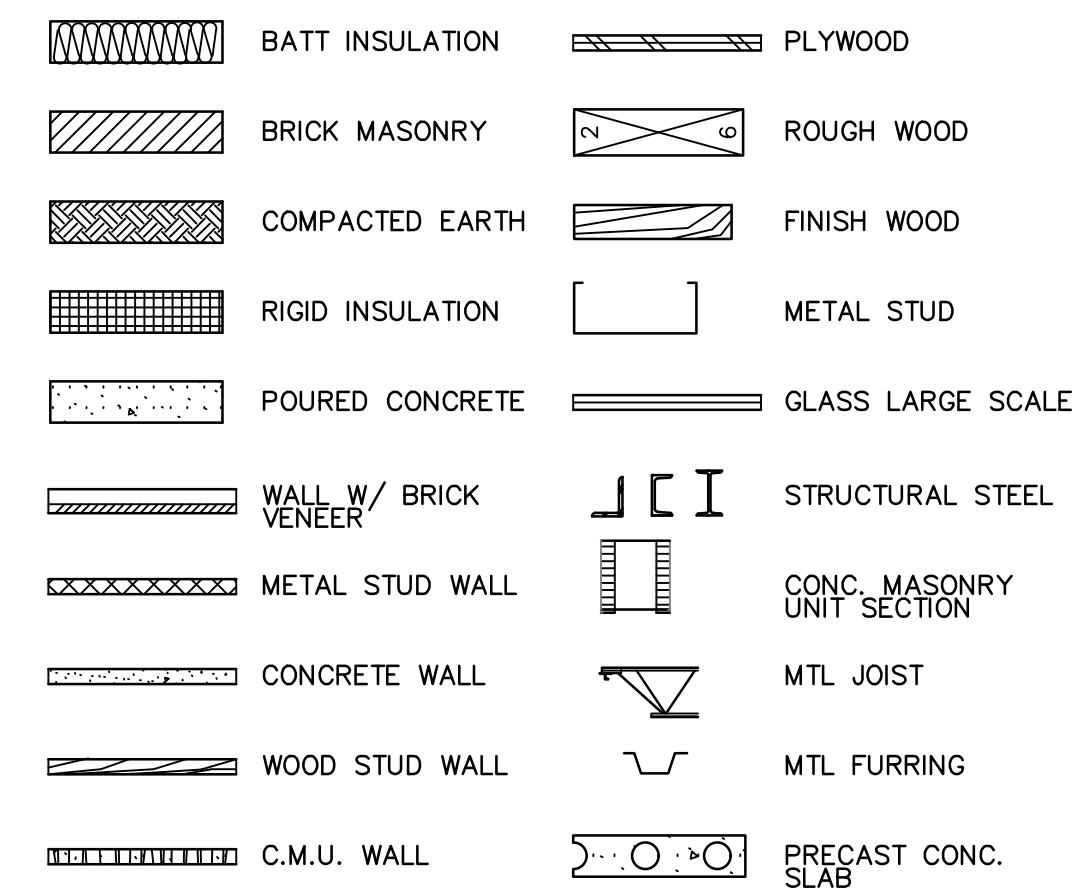
22-3219

COLORADO

### REFERENCE LEGEND



### MATERIAL LEGEND



### ABBREVIATIONS

&	AND	Cntr.	Center	Exp.	Expansion	Hr.	Hour	N.I.C.	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
@	Centerline	Conc.	Concrete	F.A.	Fire Alarm	I.D.	Inside Diameter	No. or #	Number	Resil.	Resilient	Thk.	Thick
⊕	Diameter or Round	C.T.	Ceramic Tile	F.D.	Floor Drain	Insul.	Insulation	Nom.	Nominal	Rm.	Room	I.O.M.	Top Of Masonry
#	Pound or Number	CMU	Concrete Masonry Unit	Fdn.	Foundation	Int.	Interior	N.T.S.	Not To Scale	R.O.	Rough Opening	I.D.S.	Top Of Steel
Acous.	Acoustical	Det.	Detail	F.E.	Fire Extinguisher	Jan	Janitor	O/	On or Over	S.	South	I.P.	Top Of Pavement
Adj.	Adjustable	Dbl.	Double	F.E.C.	F.F.E. Cabinet	Jt.	Joint	Obs.	Obscure	S.B.	Splash Block	T.P.D.	Toilet Paper Dispenser
A.F.F.	Above Finished Floor	Det.	Detail	Fl.	Finish	Kit.	Kitchen	O.C.	On Center	S.C.	Solid Core	T.V.	Television
Aggr.	Aggregate	D.F.	Drinking Fountain	Fl.	Flash	Lab.	Laboratory	Off.	Office	Sched.	Schedule	T.W.	Tackwall
Al.	Aluminum	Dim.	Dimension	Fl.	Flow line	Lam.	Laminate	Opp.	Opposite	S.D.	Soap Dispenser	Typ.	Typical
Arch.	Architect or Architectural	Dr.	Down	Ft.	Foot or feet	Lav.	Lavatory	Opp.	Opposite	Str.	Structure	Trd.	Tread
Asb.	Asbestos	Dwg.	Drawing	Fur.	Furring	Lckr.	Locker	P.	Paint	Sht.	Sheet	U.O.N.	Unless Otherwise Noted
Asph.	Asphalt	Dwr.	Drawer	Fut.	Future	Lt.	Light	Pi.	Plate	Sim.	Similar	Ur.	Urinal
A.V.	Audio Visual	(E)	Existing	Ga.	Gauge	Mas.	Masonry	P.Lam.	Plastic Laminate	S.N.D.	Sanitary Napkin Disp.	V.C.T.	Vinyl Composition Tile
Bd.	Board	Exp.	Expansion	Galv.	Galvanized	Max.	Maximum	Plas.	Plaster	S.N.R.	Sanitary Napkin Recep.	V.T.	Vinyl Tile
Bitum.	Bituminous	Ea.	Each	G.B.	Grab Bar	M.C.	Medicine Cabinet	Plywd.	Plywood	Spec.	Specification	V.B.	Vapor Barrier
Bldg.	Building	E.J.	Expansion Joint	Gr.	Grade	Mech.	Mechanical	Pt.	Partition	S.S.	Stainless Steel	Vert.	Vertical
Blk.	Block	Elev.	Elevation	Gyp.	Gypsum	Memb.	Membrane	P.T.R.	Paper Towel Dispenser	Std.	Standard	Vest.	Vestibule
Blk'g.	Blocking	Eq.	Equipment	H.B.	Hose Bibb	Met.	Metal	P.T.R.	Paper Towel Receptacle	Stor.	Storage	Vyl.	Vinyl
Bm.	Beam	Elev.	Elevator	H.C.	Hollow Core	Mfr.	Manufacturer	Q.T.	Quarry Tile	Str.	Structure	W/	West
Bot.	Bottom	Eq.	Equipment	H.C.	Hollow Core	Mir.	Mirror	R.	Riser	Susp.	Suspended	w/o	Without
Bot.	Bottom	Eq.	Equipment	H.C.	Hollow Core	Misc.	Miscellaneous	Rad.	Radius	Sheet	Sheet Vinyl	W.C.	Wall Covering
Bot.	Bottom	Eq.	Equipment	H.C.	Hollow Core	M.O.	Masonry Opening	R.D.	Roof Drain	Sym.	Symmetrical	Wd.	Wood
Brg.	Bearing	Exp.	Exposed	H.C.	Hollow Core	Mtd.	Mounted	Ref.	Reference	Tex.	Texture	Wp.	Waterproof
Brk.	Brick	Exp.	Exposed	H.C.	Hollow Core	Mtd.	Mounted	Ref.	Reference	T.B.	Towel Bar	Wdw.	Window
Cab.	Cabinet	Exp.	Exposed	H.C.	Hollow Core	Mtd.	Mounted	Ref.	Reference	T.Bd.	Towel Bar	Wsc.	Wainscot
Cg.	Ceiling	Exp.	Exposed	H.C.	Hollow Core	Mtd.	Mounted	Ref.	Reference			Wt.	Weight
Cf.	Clear	Exp.	Exposed	H.C.	Hollow Core	Mtd.	Mounted	Ref.	Reference				

PROVIDE A FULL-SIZE SET OF LEGIBLE APPROVED CONSTRUCTION DOCUMENTS PRINTED IN COLOR FOR REVIEW BY INSPECTOR

PLAN CHANGES WILL REQUIRE AN APPROVED REVISION BEFORE INSPECTION CAN BE APPROVED

Post directional signage indicating the route to the required public toilet facilities.  
2021 IBC 2902.4.1



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

### CONSULTANTS

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970.663.4552  
ridgetopeng.com

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

Structural Engineer ;



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

### SHEET INDEX

#### GENERAL

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- 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

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- AC4.4 WALL SECTIONS
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- ES.4 SCHEDULES & CALCULATIONS

Reviewed for Certificate of Occupancy. These documents DO provide sufficient information for Final Inspections to be requested from all required city departments. ALL Final city inspections must be completed and approved.



City of Aurora Building Division  
Project: CLUBHOUSE  
Address: 431 N PICADILLY RD  
Occupancy Group: IBC A-3  
Construction Type: IBC VB  
RSN: 1762373  
Permit: 23-2396786-CM



City of Aurora Building Division  
Reviewed for Code Compliance  
Approved as Noted: Matt A.  
Date: Feb 02, 2024  
2015 INTERNATIONAL CODES & 2020 NEC

RSN: 1762373  
Permit: 23-2396786-CM

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

Structural plan review is limited to a general survey for code compliance. No review is implied nor was undertaken to verify structural adequacy.

Field Inspection consultation is available upon request. Call 303-739-7420 to request a consultation.

Provide U.L. Class 2A40BC minimum rating fire extinguishers at a maximum 50'-0" travel distance prior to the Certificate of Occupancy issuance. 2021 IFC Table 906.3[1] and 2013 NFPA 10

Consultation for fire extinguisher placement is available upon request. Call 303-739-7420 prior to final Life Safety inspection to verify proposed locations.

This work must also comply with 2021 IECC.

This plan was reviewed for adopted codes and NOT for compliance with ADA or FHA accessibility requirements. Contact 800-949-4232 (ADA) and 303-894-7822 x 325 (FHA) for federal accessibility requirements that apply to your project.

Heating system shall be capable of maintaining 68 degrees F at 3'-0" above the floor.  
2021 IMC R 309.1, IRC 303.10, IBC 1203.1

PERMIT SET 10-2-2023

**PROJECT INFORMATION**

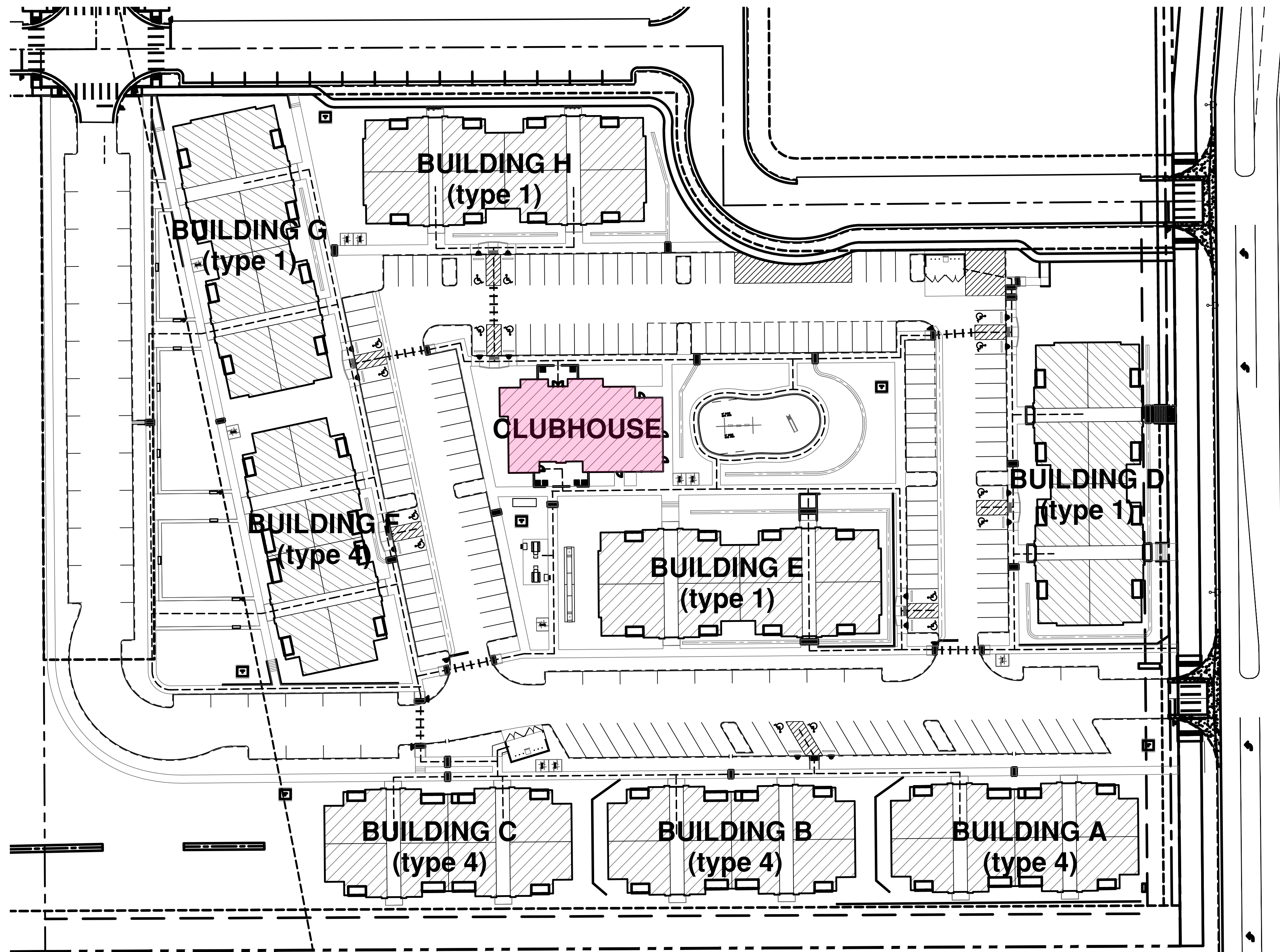
TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	THE RESERVES at EAGLE POINT
FACILITY ADDRESS	AURORA, COLORADO
COUNTY	DOUGLAS
LOCAL FIRE DEPARTMENT	CITY OF AURORA
WATER SUPPLY	CITY OF AURORA
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF AURORA
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST., 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		68'7/24.4" — 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 SEPARATIONS:	(NON-SEPARATED 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.
OCCUPANCY GROUPS:	A3 COMMUNITY ROOM B OFFICE	SPECIAL CONDITIONS:	EXIT & EMERGENCY LIGHTING PORTABLE FIRE EXTINGUISHERS
CONSTRUCTION TYPE:	V-B	FIRE ALARM REQUIREMENTS:	NOT REQUIRED
BASIC ALLOWABLE AREA:	A3 6,000 SF	AUTOMATIC FIRE SUPPRESSION SYSTEM:	NOT REQUIRED
ALLOWABLE AREA INCREASE:	(NON-SEPARATED USES PER IBC SEC. 508.3.2.2)	EMERGENCY POWER SOURCE:	EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP
BASE ALLOWABLE FRONTAGE AREA INCREASE (25%):	6,000 SF	HAZARDOUS MATERIALS: (PER IBC TABLE 307.7)	NONE
ALLOWABLE AREA (PER FLOOR):	1,500 SF	SMOKE PARTITIONS:	SMOKE CONTROL: NOT REQUIRED STANDPIPES: NOT REQUIRED
ACTUAL BUILDING AREA:	4,980 SF	TOTAL OCCUPANT LOAD:	148
BASIC ALLOWABLE STORIES:	1	EXITING:	REFERENCE PLAN
ACTUAL STORIES:	1	OCCUPANT LOAD FACTORS:	
BASIC ALLOWABLE HEIGHT:	40'	OCCUPANCY USE	LOAD FACTOR
ACTUAL HEIGHT:	26'	A3 LOUNGE	15 sf/OCCUPANT 49
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	V-B	A3 CLUB ROOM	15 sf/OCCUPANT 49
STRUCTURAL FRAME:	0 HOUR	B OFFICE	100 sf/OCCUPANT 49
INTERIOR BEARING WALLS:	0 HOUR	B EXERCISE	50 sf/OCCUPANT 49
INTERIOR NON-BEARING WALLS:	0 HOUR	S1 MAINTENANCE	300 sf/OCCUPANT 49
EXTERIOR BEARING WALLS:	0 HOUR		
EXTERIOR NON-BEARING WALLS:	0 HOUR		
FLOOR/CEILING:	0 HOUR		
CEILING/ROOF:	0 HOUR		
SHAFT ENCLOSURES:	1 HOUR		

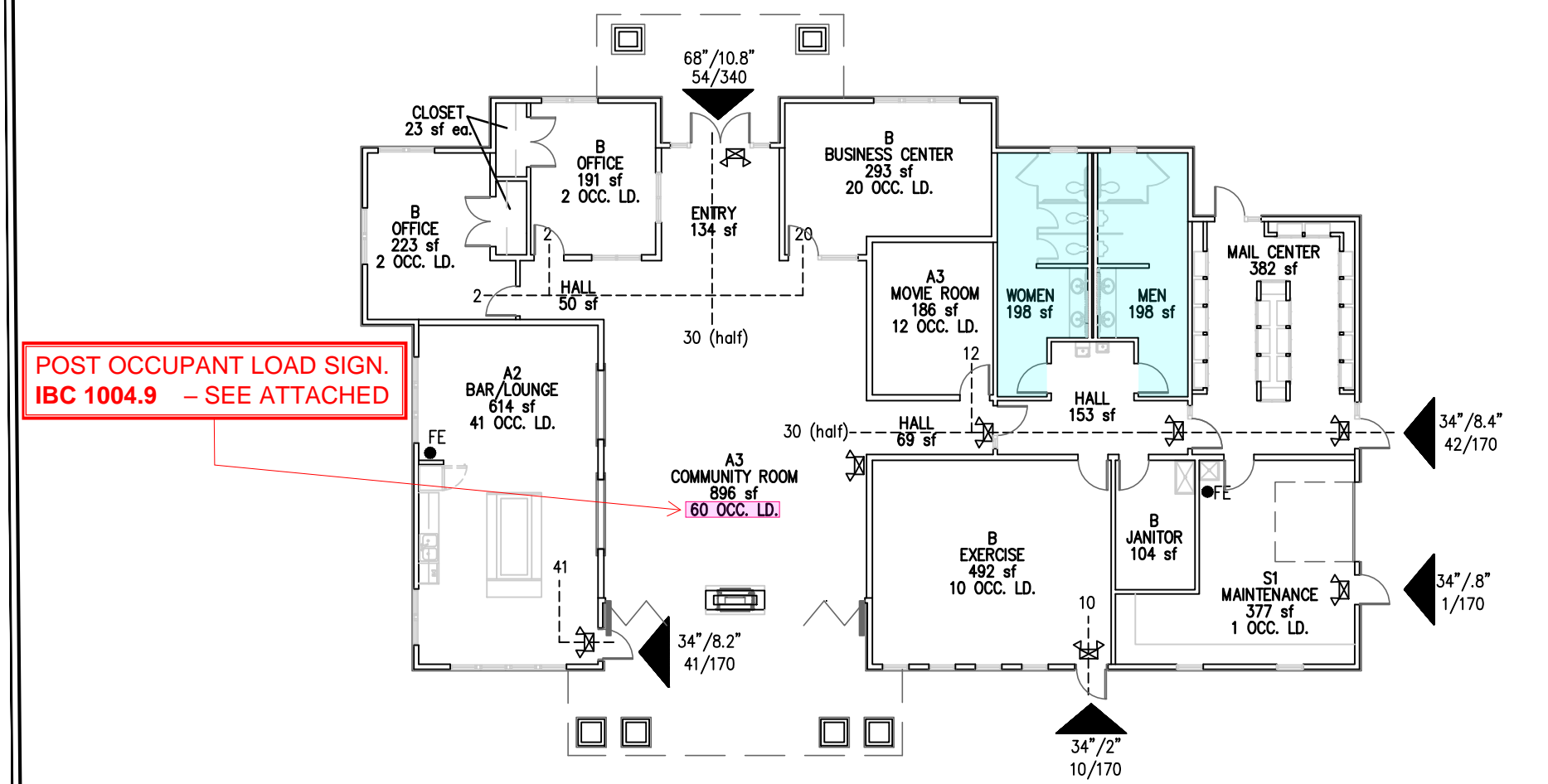


**B SITE PLAN**  
0 20' 40' 80'

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

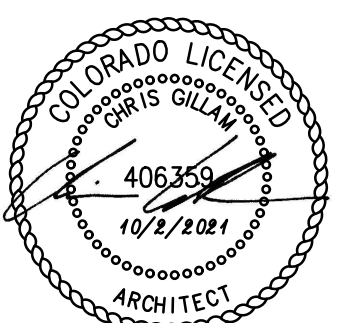
Provide a sign stating "EXIT" in raised, visual characters and braille and complying with ICC A117.1 adjacent to each door in an area of refuge, an exterior area for assisted rescue, an exit stairway or ramp, an exit passageway, a horizontal exit and the exit discharge.  
2021 IBC 1013.4

City of Aurora Building Division  
Reviewed for Code Compliance  
Approved as Noted: **Matt A.**  
Date: **Nov 15, 2023**  
2021 INTERNATIONAL CODES & 2023 NEC



**A CLUBHOUSE FLOOR PLAN**  
0 16' 32' 64'

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



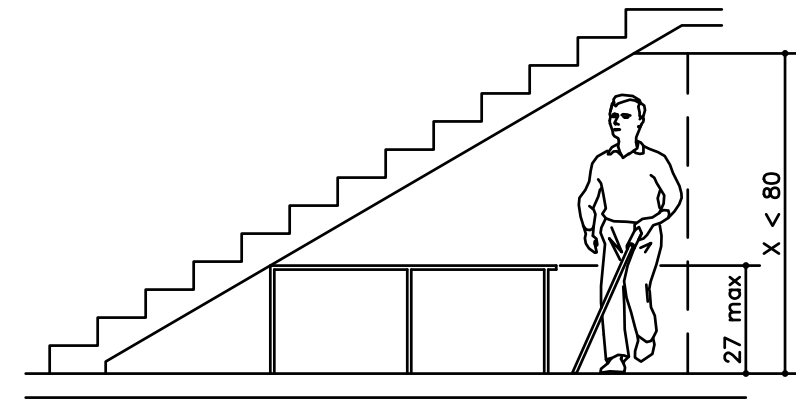
REVISION:  
DATE: 10-2-2023  
JOB: 22-3219  
SHEET NO.:

**CFP**

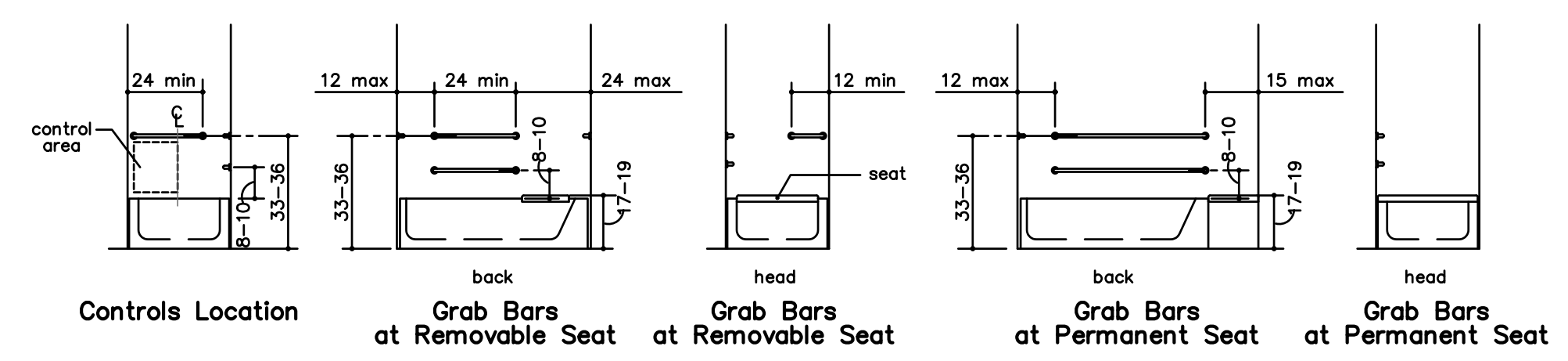
**JGR**  
Jones Gillam Renz  
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Kansas City, MO 6410  
Salina, KS 67401  
785.827.0386  
jgr@jgarchitects.com



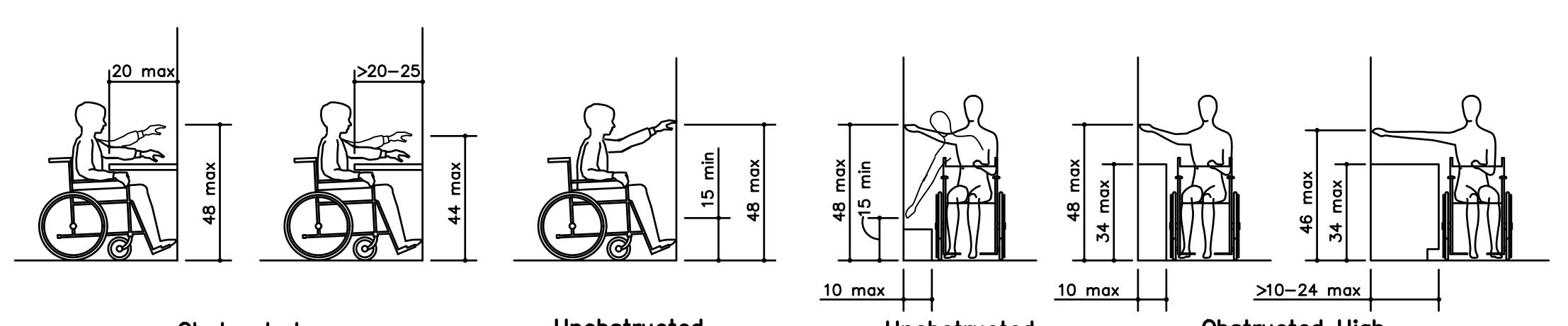
REVISION:  
DATE: 10-2-2023  
JOB: 22-3219  
SHEET NO.:



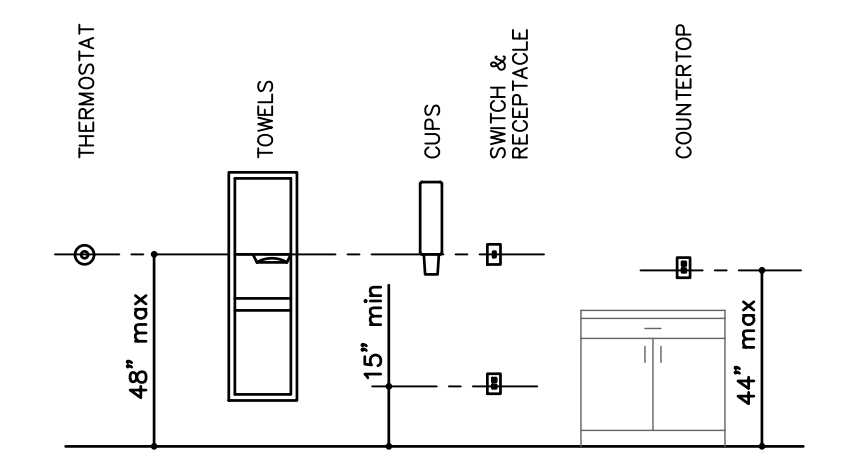
Vertical Clearance



Controls Location  
Grab Bars at Removable Seat  
Grab Bars at Permanent Seat

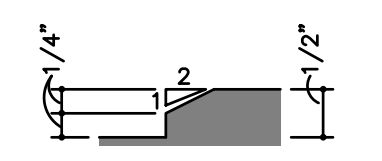


Obstructed High Forward Reach  
Unobstructed Forward Reach  
Unobstructed Side Reach  
Obstructed High Side Reach

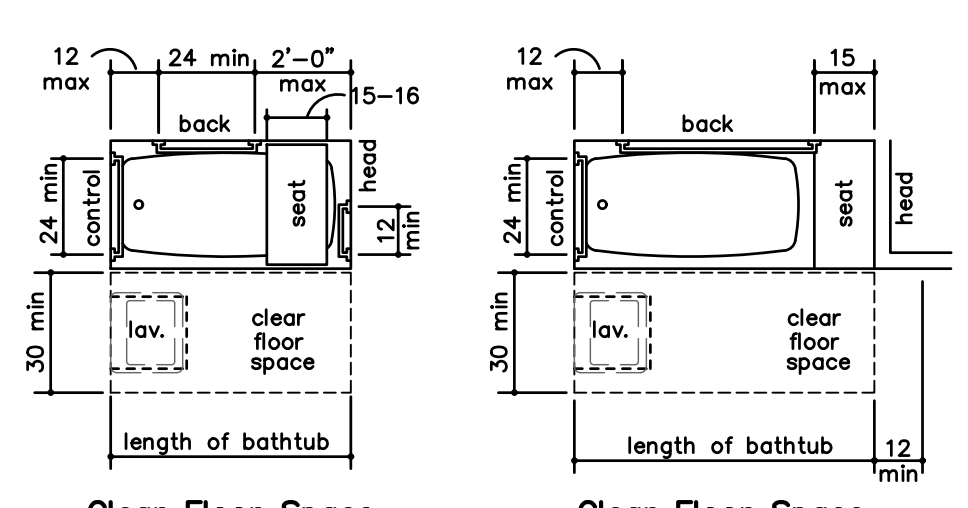


STANDARD CONTROL REACH LIMITATIONS DETAILS  
NO SCALE

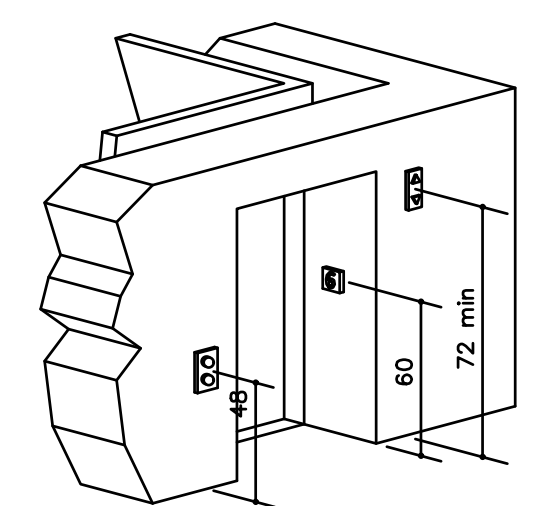
S STANDARD VERTICAL CLEARANCE  
NO SCALE



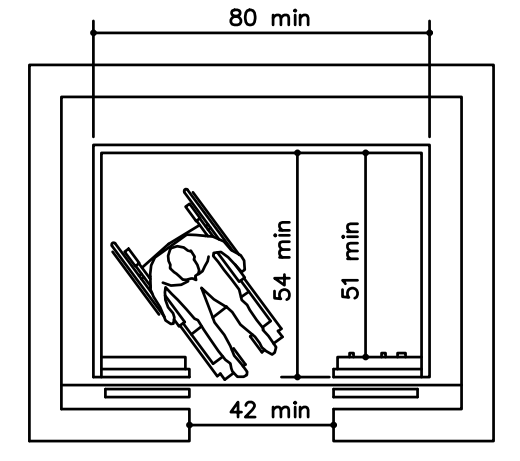
Beveled Change in Level



Clear Floor Space at Bathtub With Removable Seat  
Clear Floor Space at Bathtub With Permanent Seat

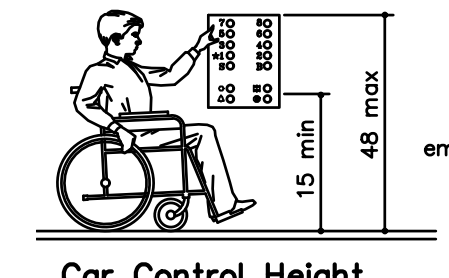


Hoistway and Elevator Entrances

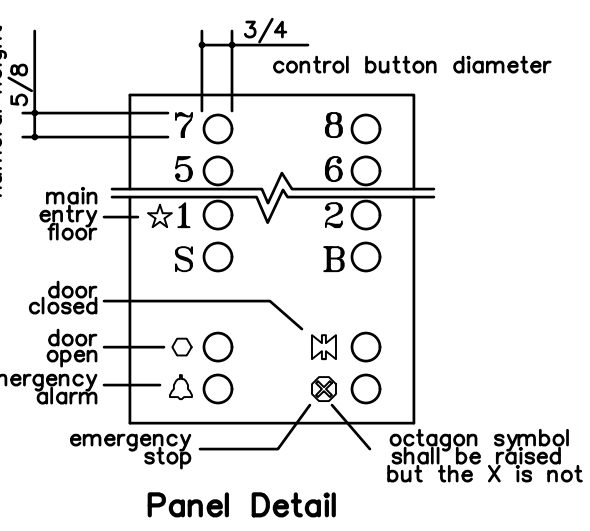


Minimum Dimensions for Elevator Car

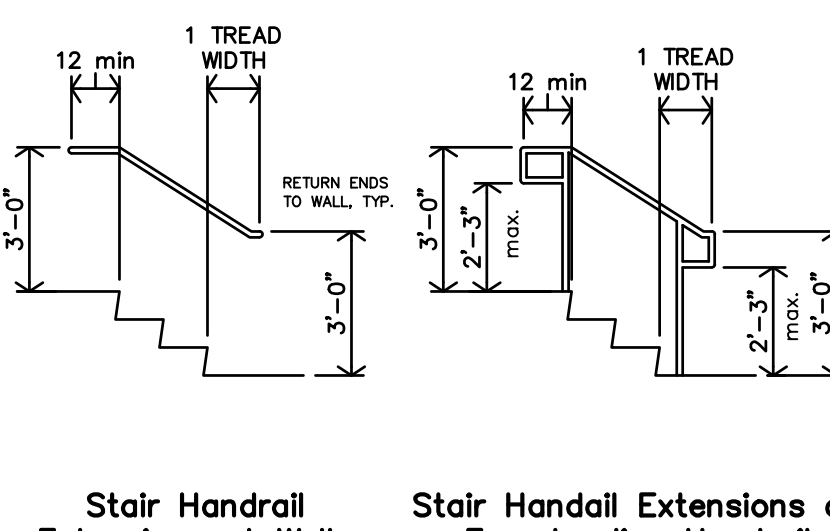
R STANDARD REACH ADA DIAGRAMS  
NO SCALE



Car Control Height

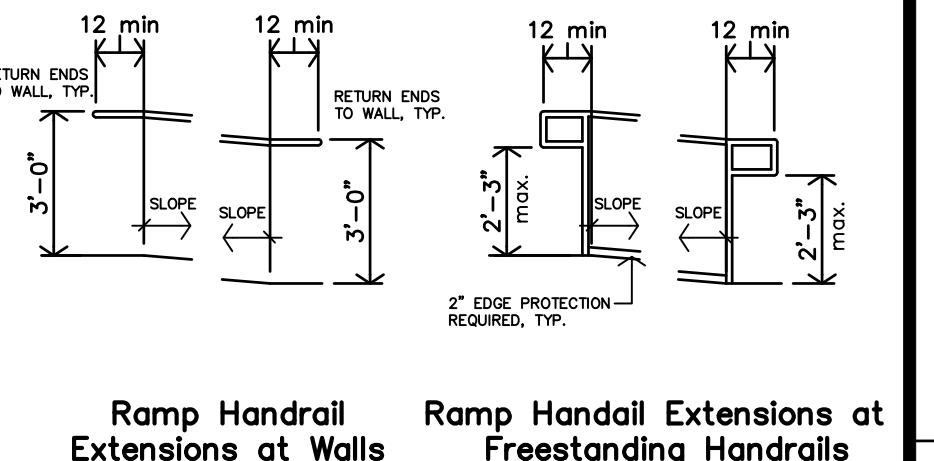


Panel Detail



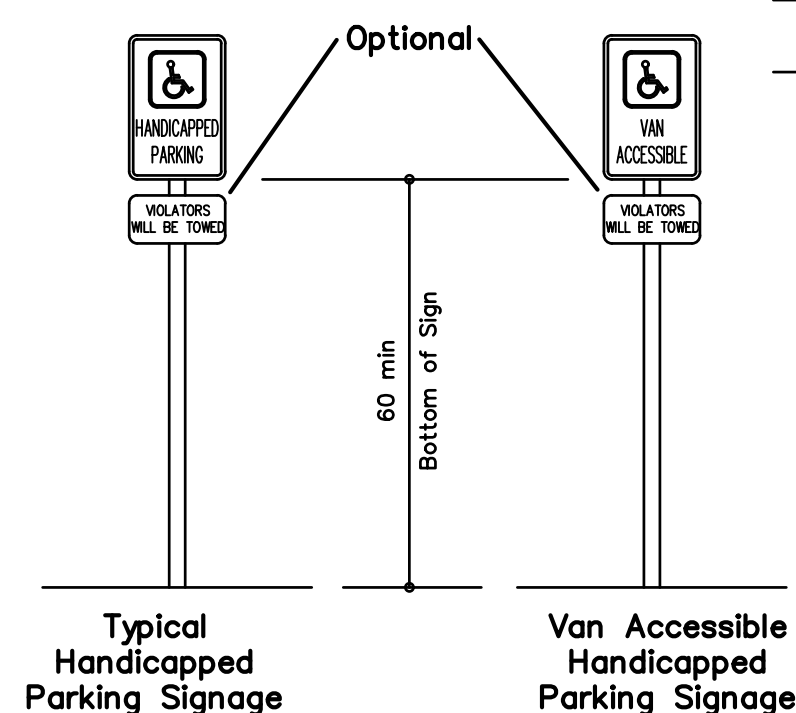
Stair Handrail Extensions at Walls  
Stair Handrail Extensions at Freestanding Handrails

Q STANDARD RAMP/STAIR HANDRAIL EXTENSIONS  
NO SCALE



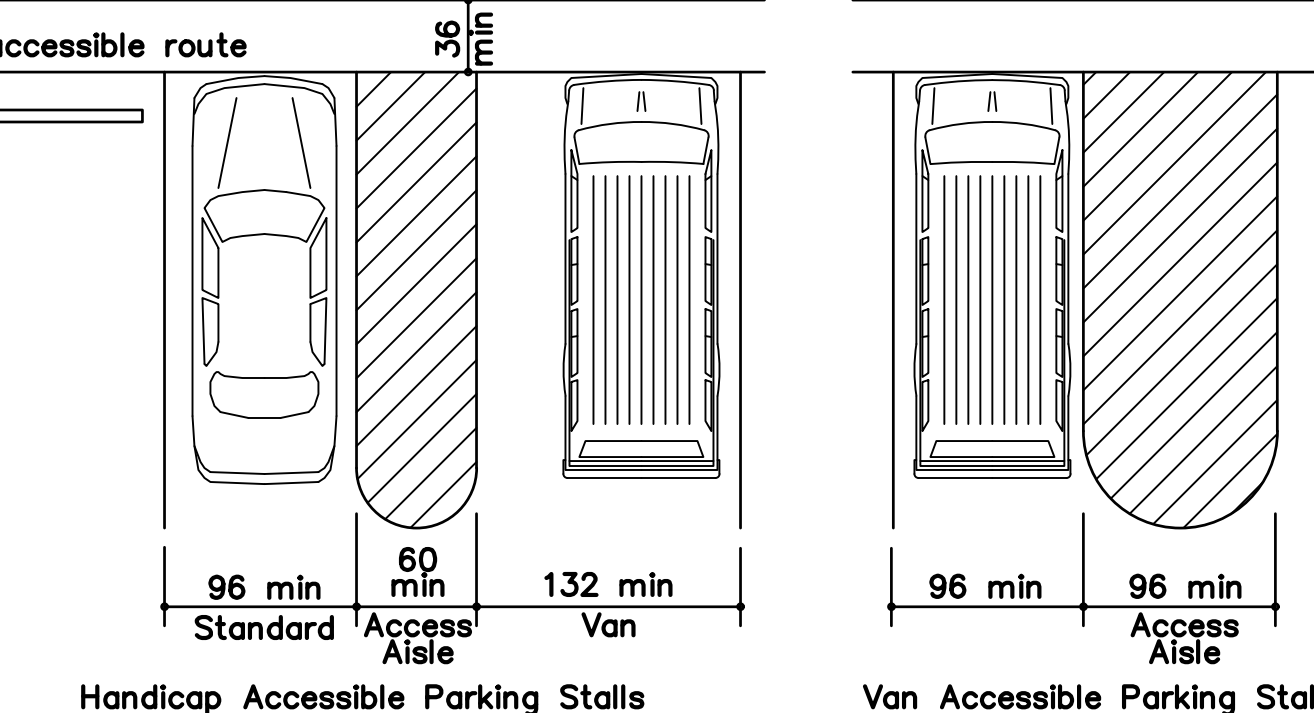
Ramp Handrail Extensions at Walls  
Ramp Handrail Extensions at Freestanding Handrails

P THRESHOLD ADA DIAGRAMS  
NO SCALE



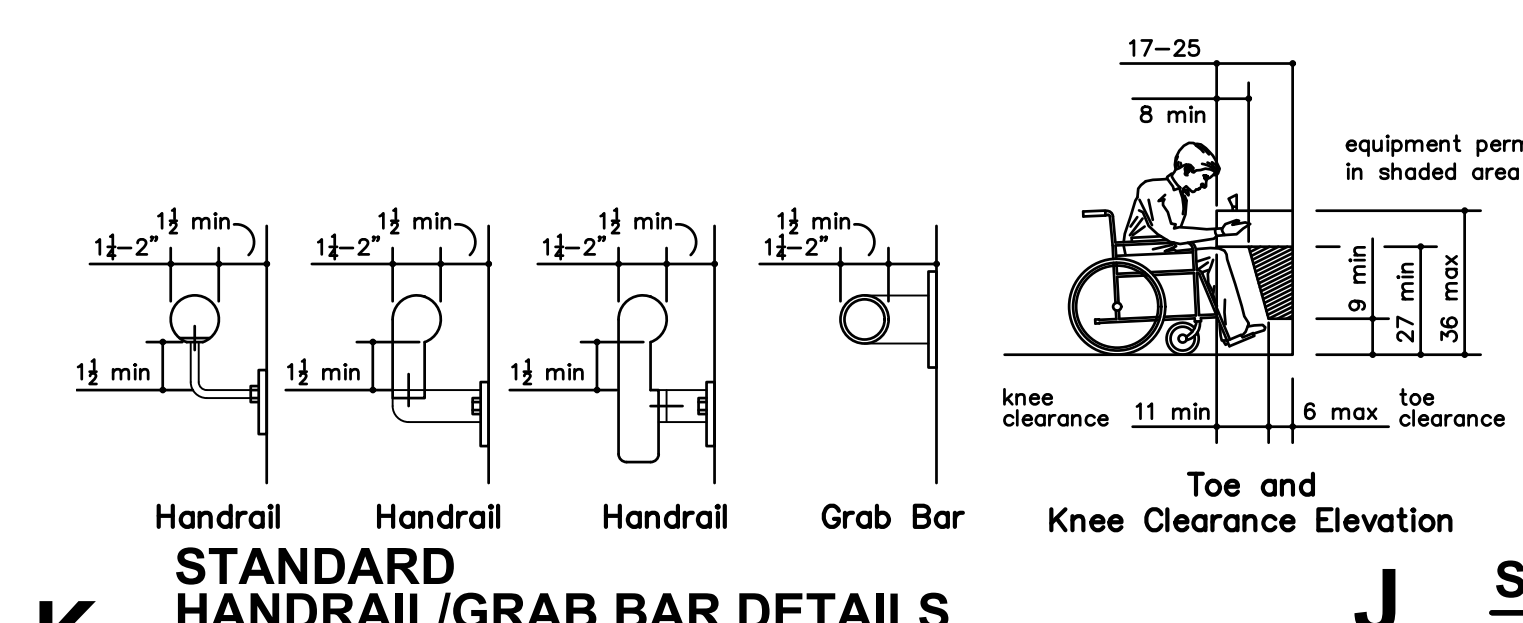
Typical Handicapped Parking Signage  
Van Accessible Handicapped Parking Signage

O STANDARD BATHROOM/TUB ADA DIAGRAMS  
NO SCALE



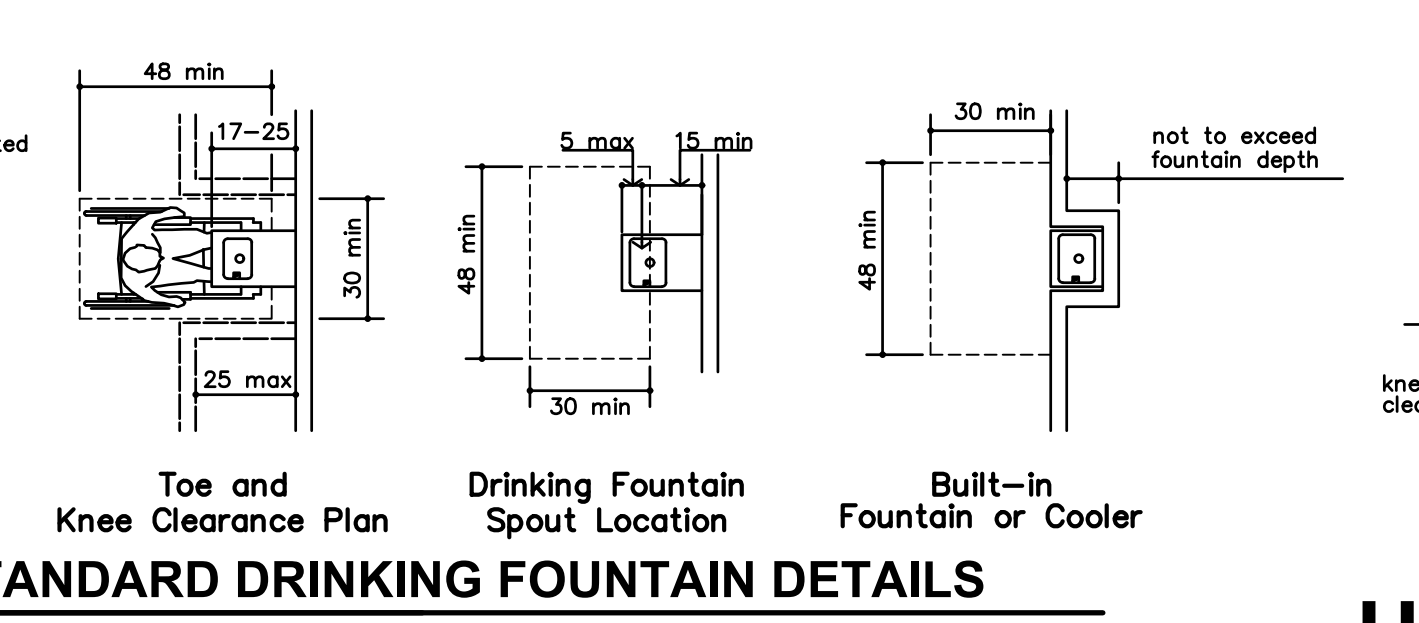
Handicap Accessible Parking Stalls  
Van Accessible Parking Stall (per 502.2 exception)

N STANDARD ELEVATOR ADA DIAGRAMS  
NO SCALE



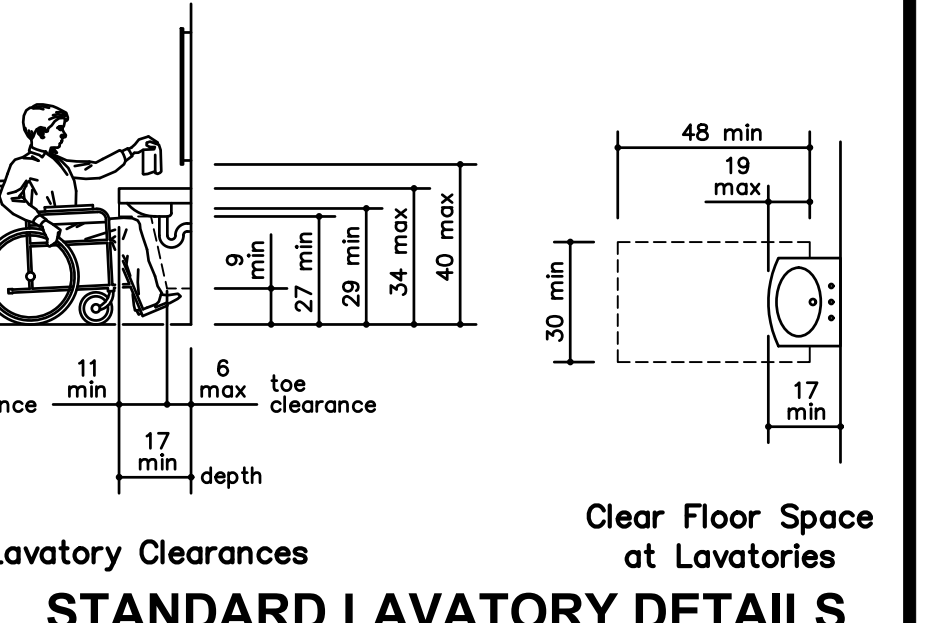
Handrail  
Handrail  
Handrail  
Grab Bar

M STANDARD DRINKING FOUNTAIN DETAILS  
NO SCALE



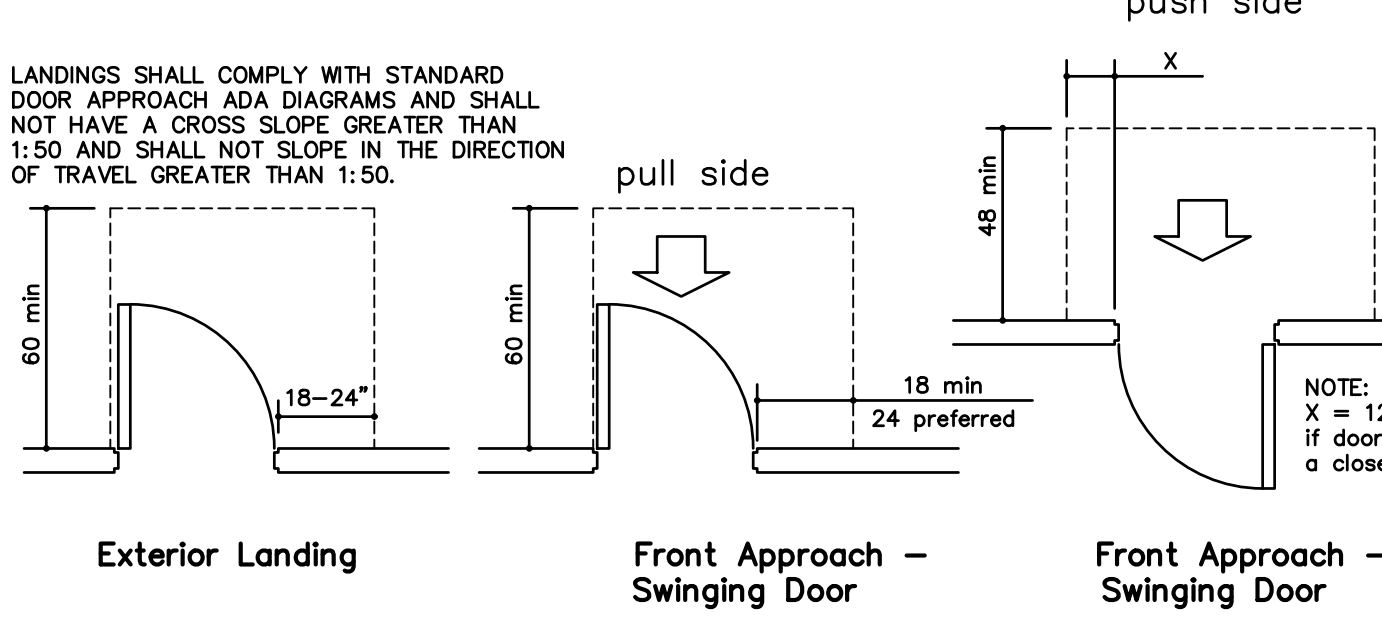
Drinking Fountain Spout Location  
Built-in Fountain or Cooler

H STANDARD LAVATORY DETAILS  
NO SCALE

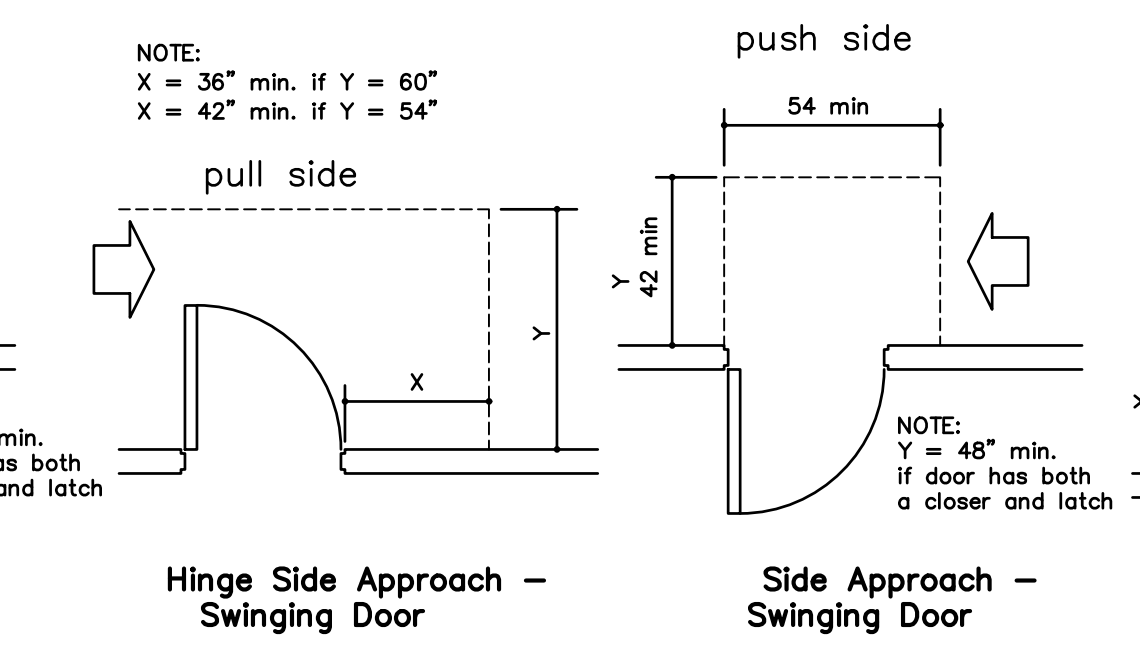


Lavatory Clearances  
Clear Floor Space at Lavatories

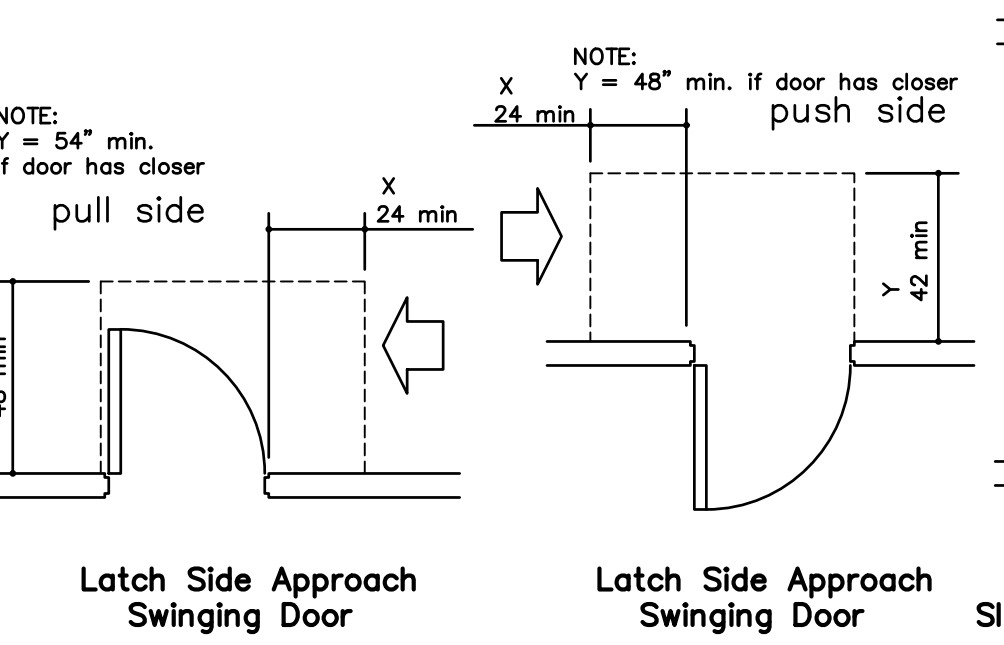
L STANDARD PARKING ADA DIAGRAMS  
NO SCALE



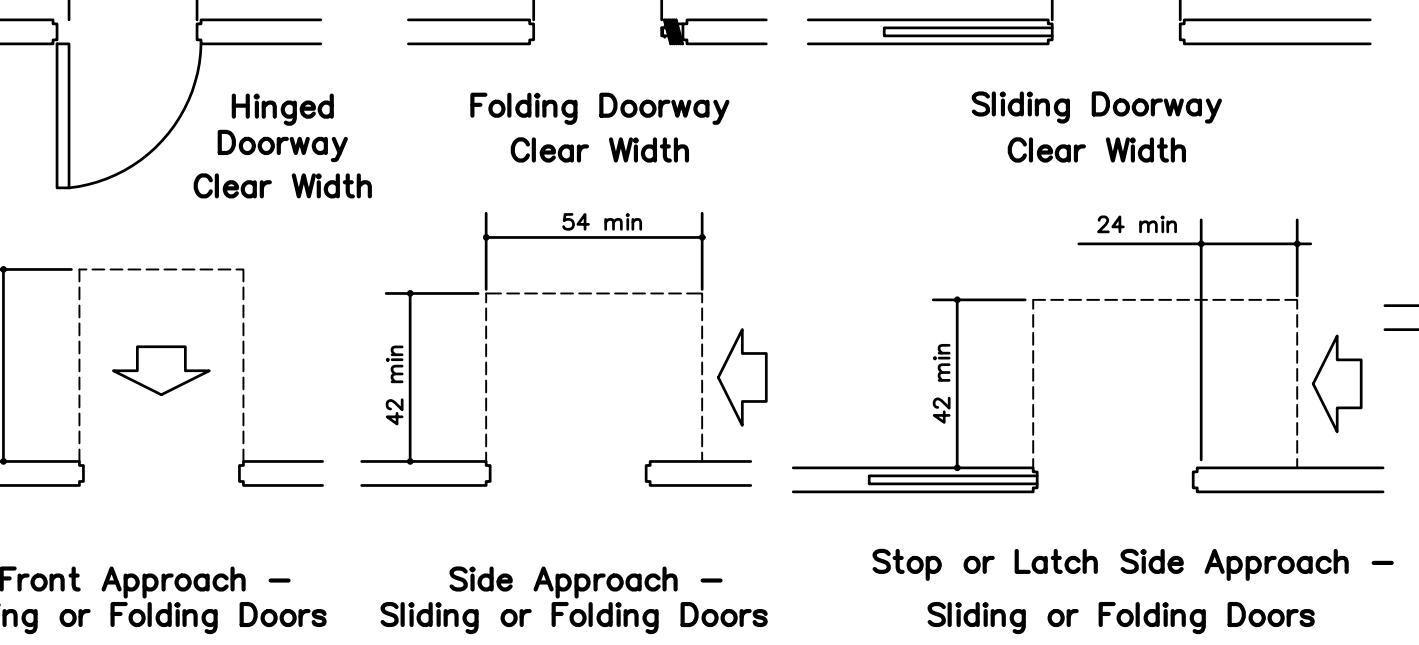
Exterior Landing  
Front Approach - Swinging Door



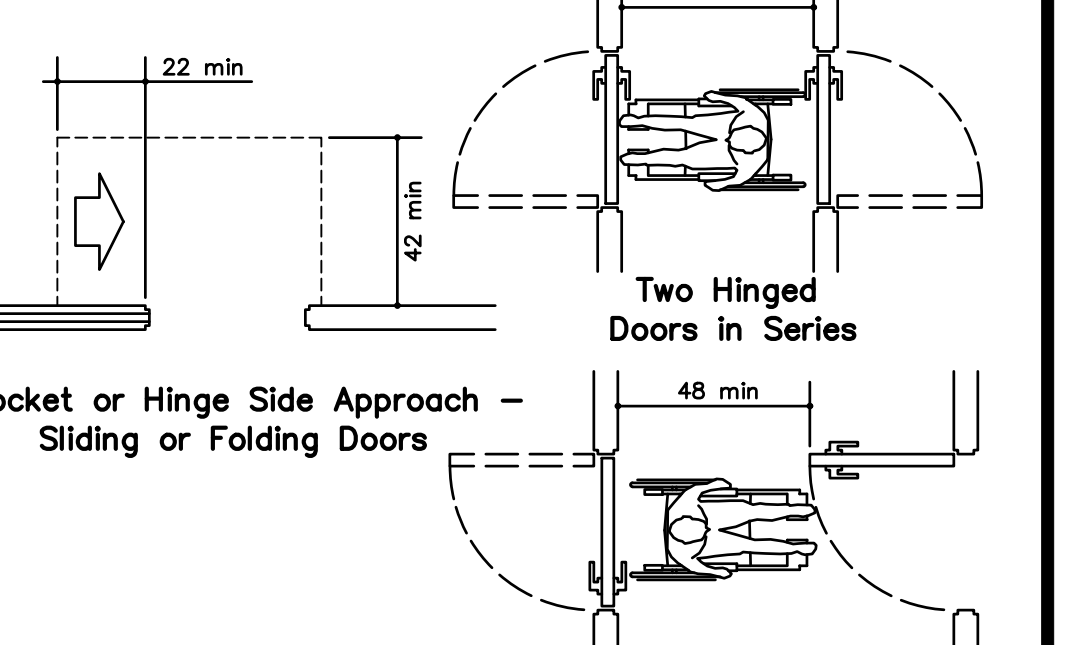
Front Approach - Swinging Door  
Hinge Side Approach - Swinging Door



Side Approach - Swinging Door  
Latch Side Approach - Swinging Door

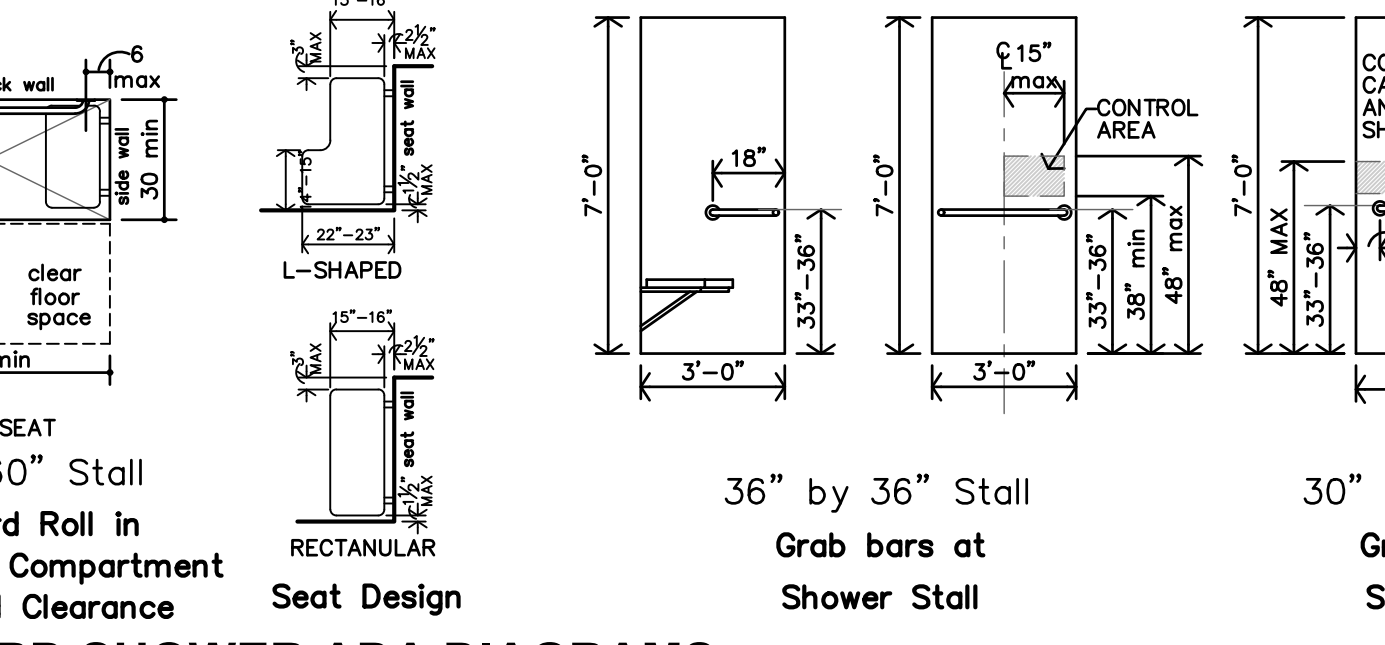


Front Approach - Sliding or Folding Doors  
Side Approach - Sliding or Folding Doors

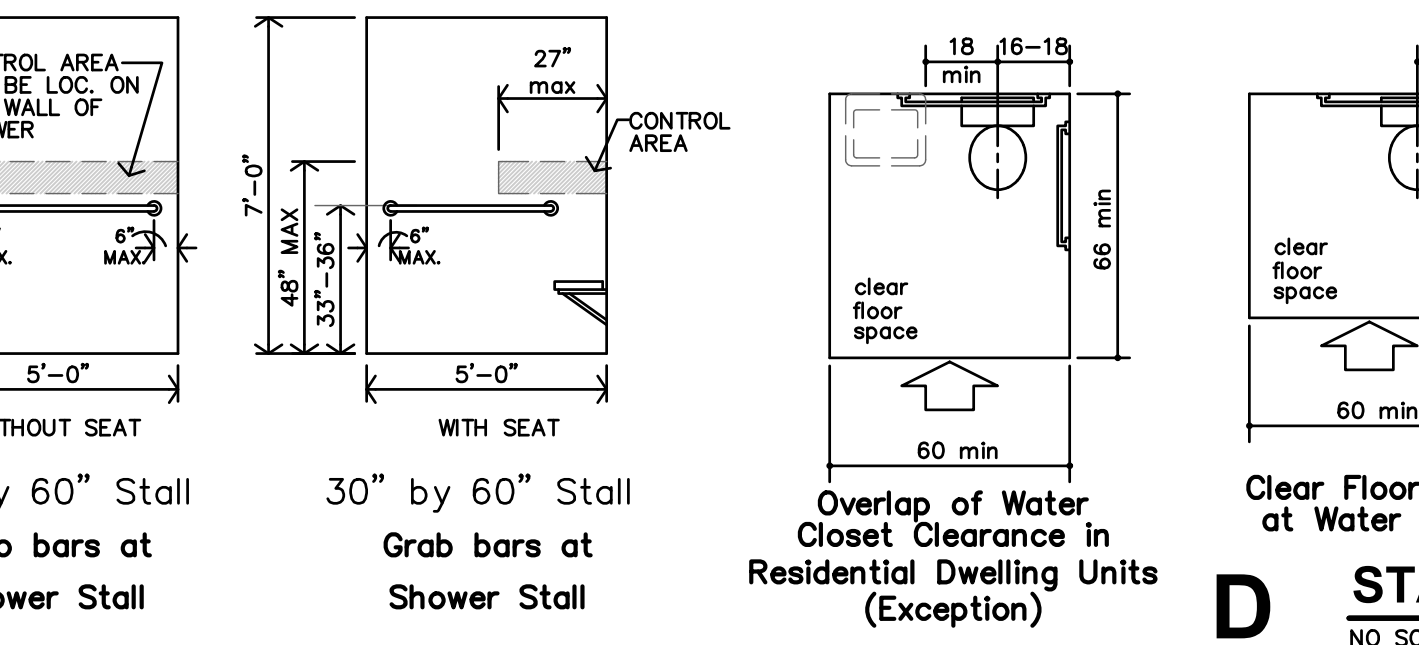


Stop or Latch Side Approach - Sliding or Folding Doors

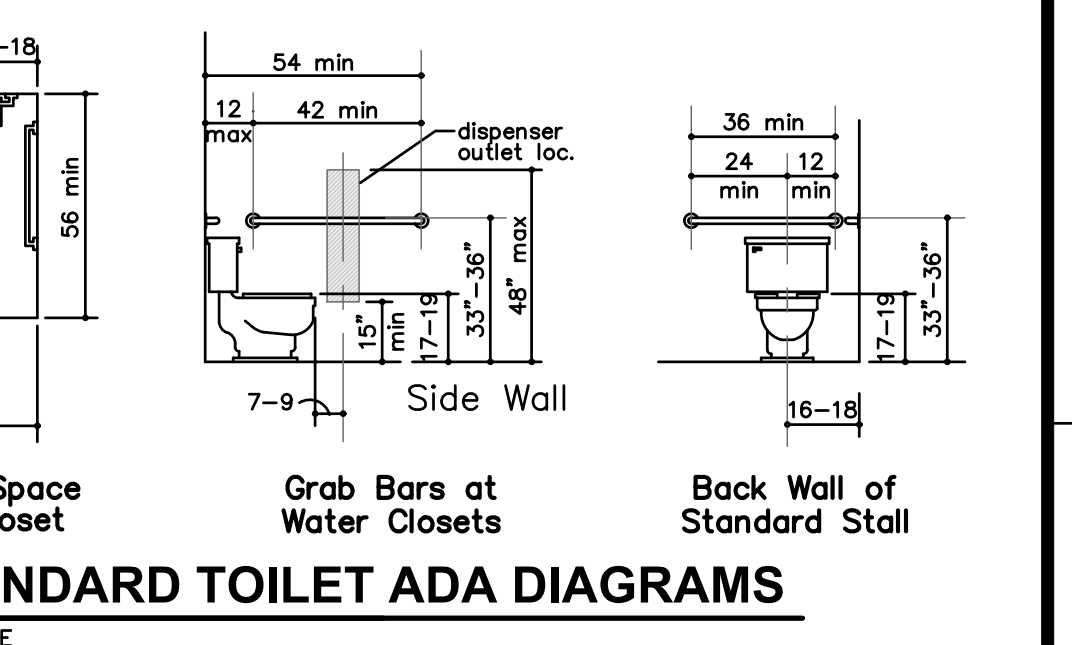
G STANDARD DOOR APPROACH ADA DIAGRAMS  
NO SCALE



RECTANGULAR Seat Design  
L-SHAPED Seat Design

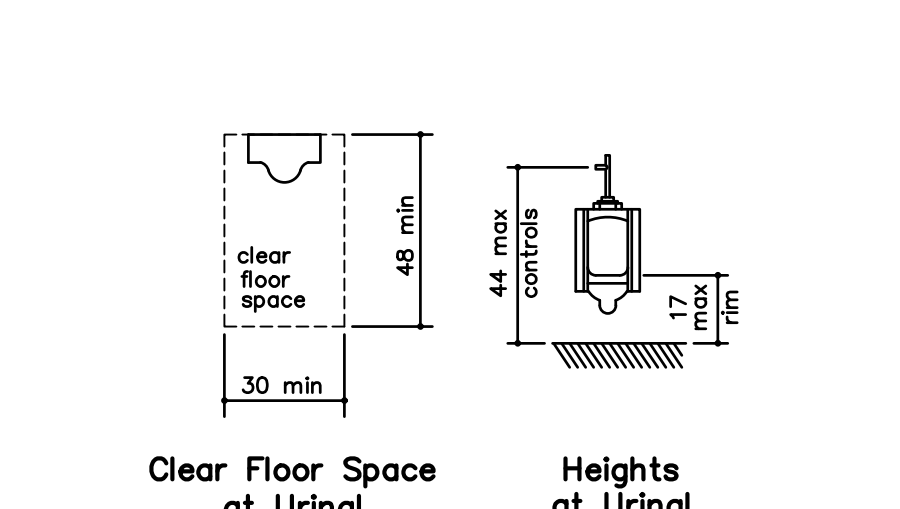


36" by 36" Stall  
30" by 60" Stall



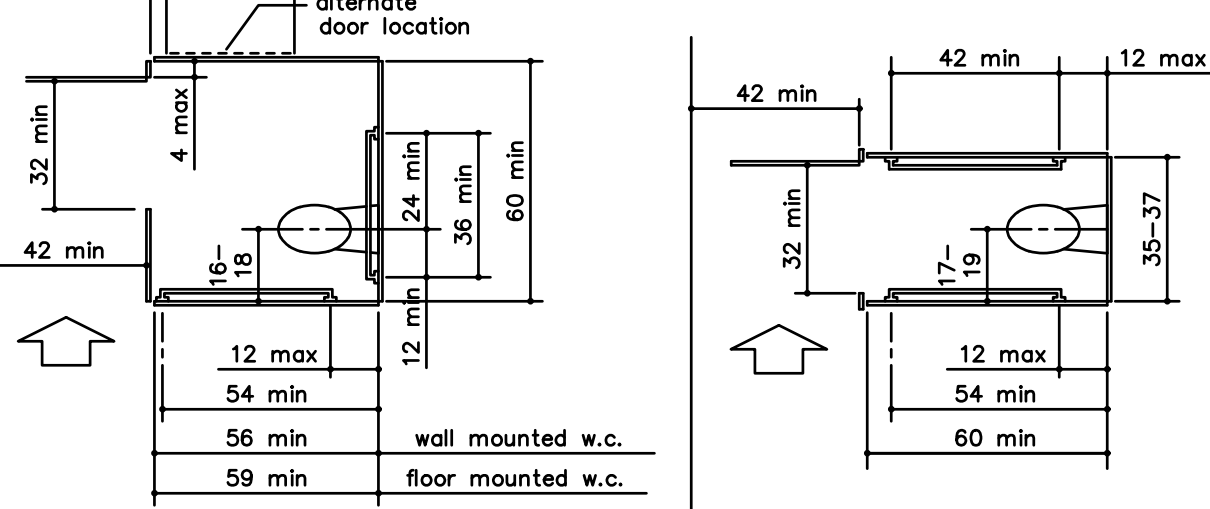
30" by 60" Stall  
30" by 60" Stall

F TACTILE SIGN DIAGRAM  
NO SCALE



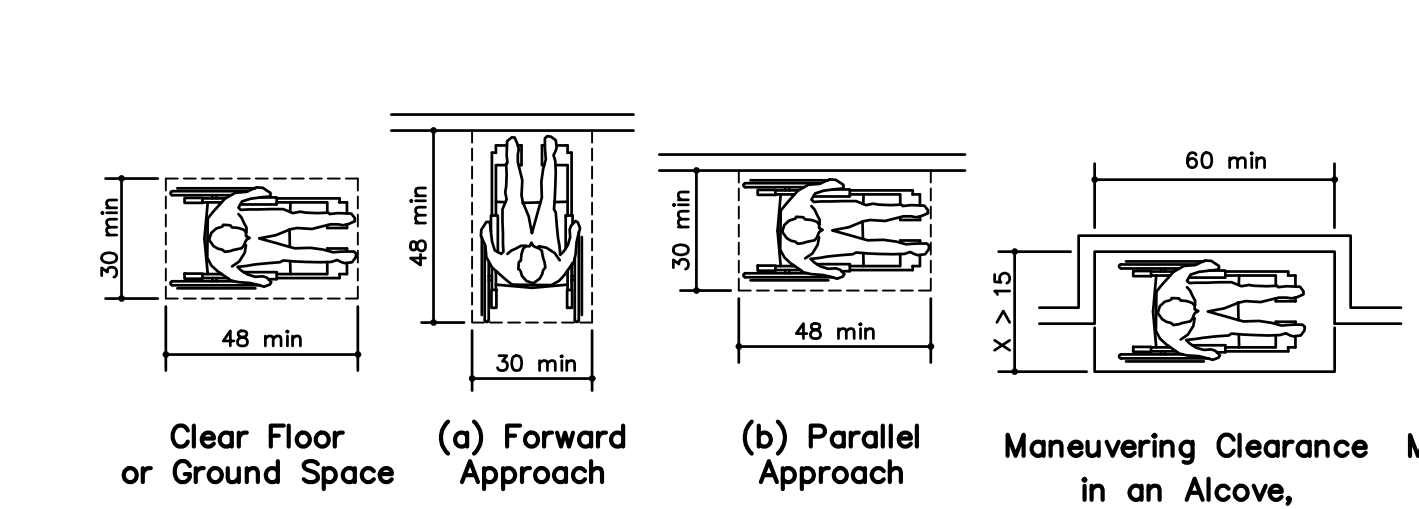
Location of Tactile Signs at Doors  
Heights of Tactile Signs above Finish Floors

E STANDARD SHOWER ADA DIAGRAMS  
NO SCALE



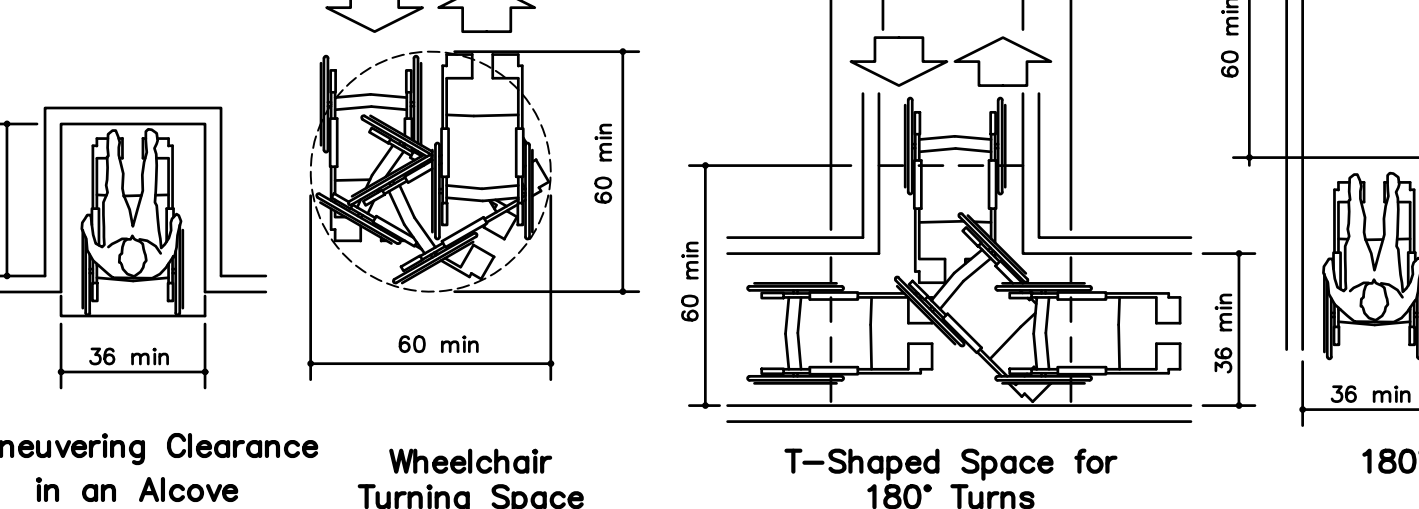
36" by 36" Stall  
30" by 60" Stall

D STANDARD TOILET ADA DIAGRAMS  
NO SCALE



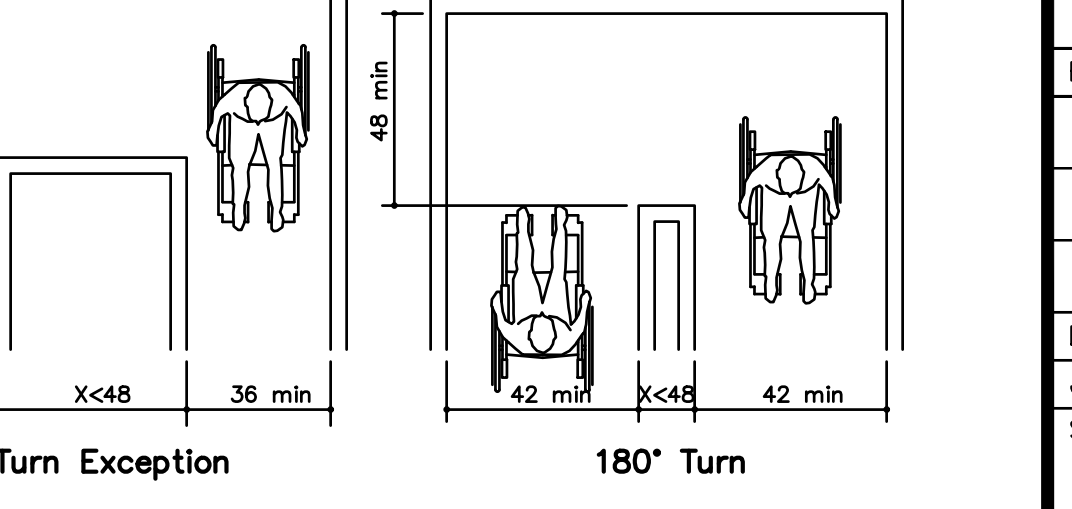
Clear Floor Space at Urinal  
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS  
NO SCALE



Wheelchair Accessible Toilet Compartment  
Ambulatory Accessible Toilet Compartment

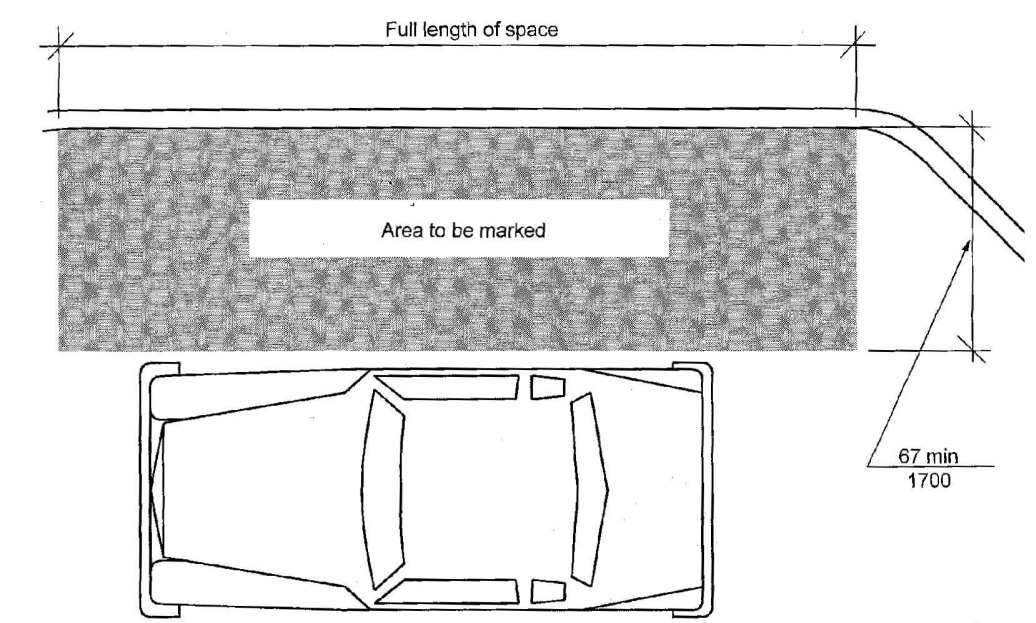
A STANDARD ADA DIAGRAMS  
NO SCALE



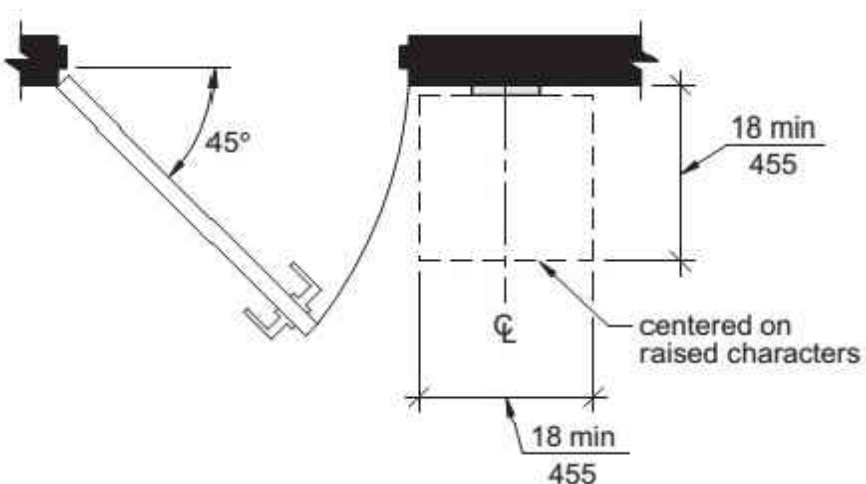
Maneuvering Clearance in an Alcove, Parallel Approach  
Maneuvering Clearance in an Alcove, Forward Approach  
Wheelchair Turning Space  
T-Shaped Space for 180° Turns  
180° Turn Exception  
180° Turn

This sheet of drawings has not been reviewed for code compliance.

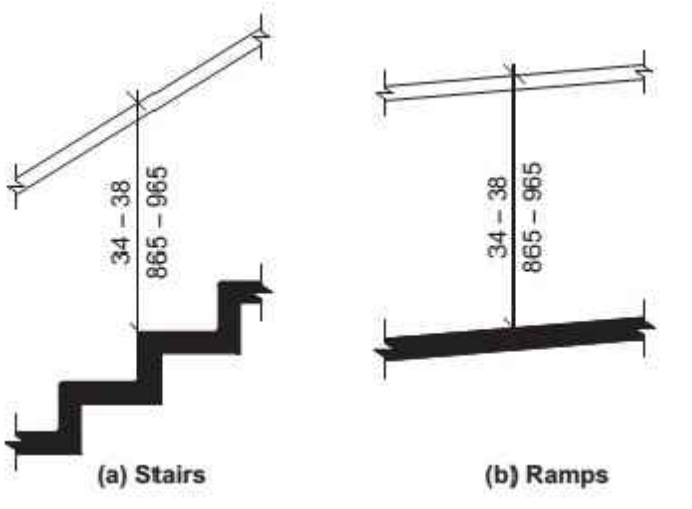
FOR REFERENCE ONLY



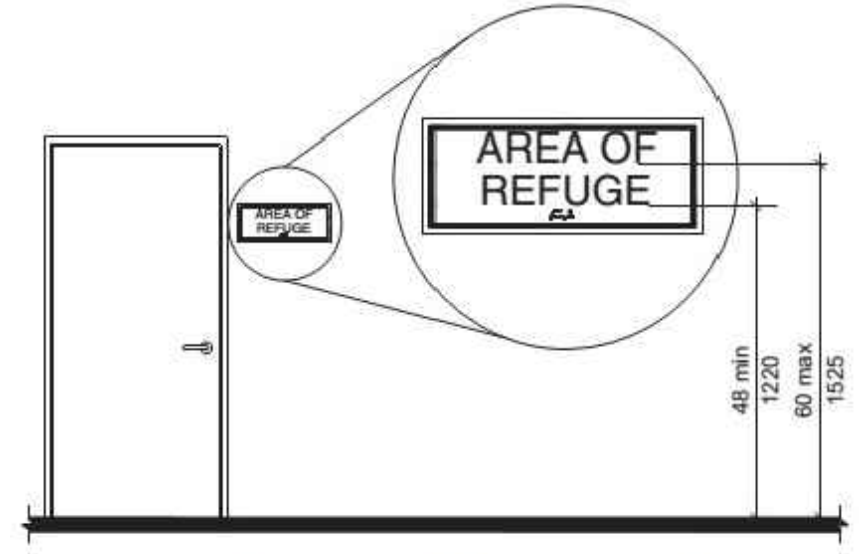
**P PASSENGER LOADING ZONE ACCESSIBLE - NEW BUILDINGS (Section 503)**  
NO SCALE



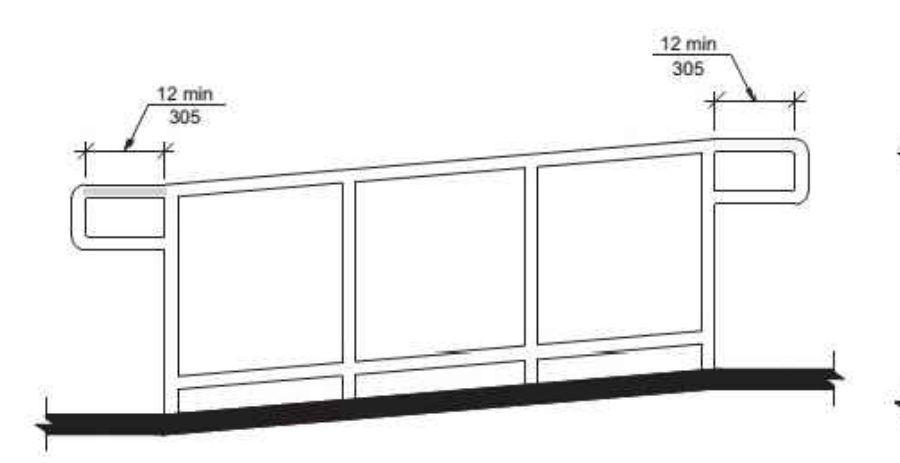
**U HANDRAIL CROSS SECTION (Section 505)**  
NO SCALE



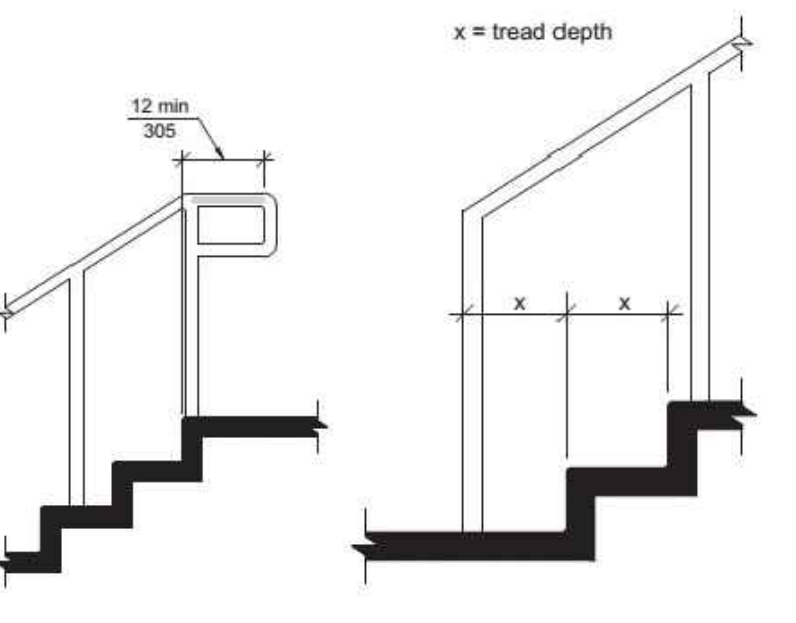
**S HANDRAIL HEIGHT (Section 505)**  
NO SCALE



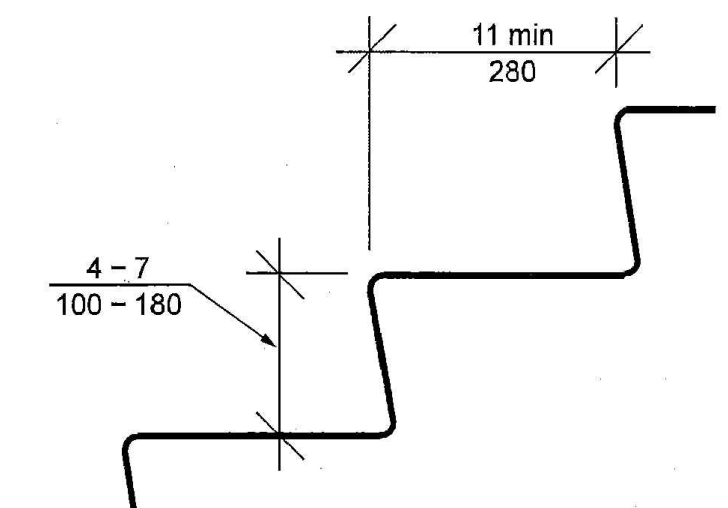
**V SIGNAGE (Section 703)**  
NO SCALE



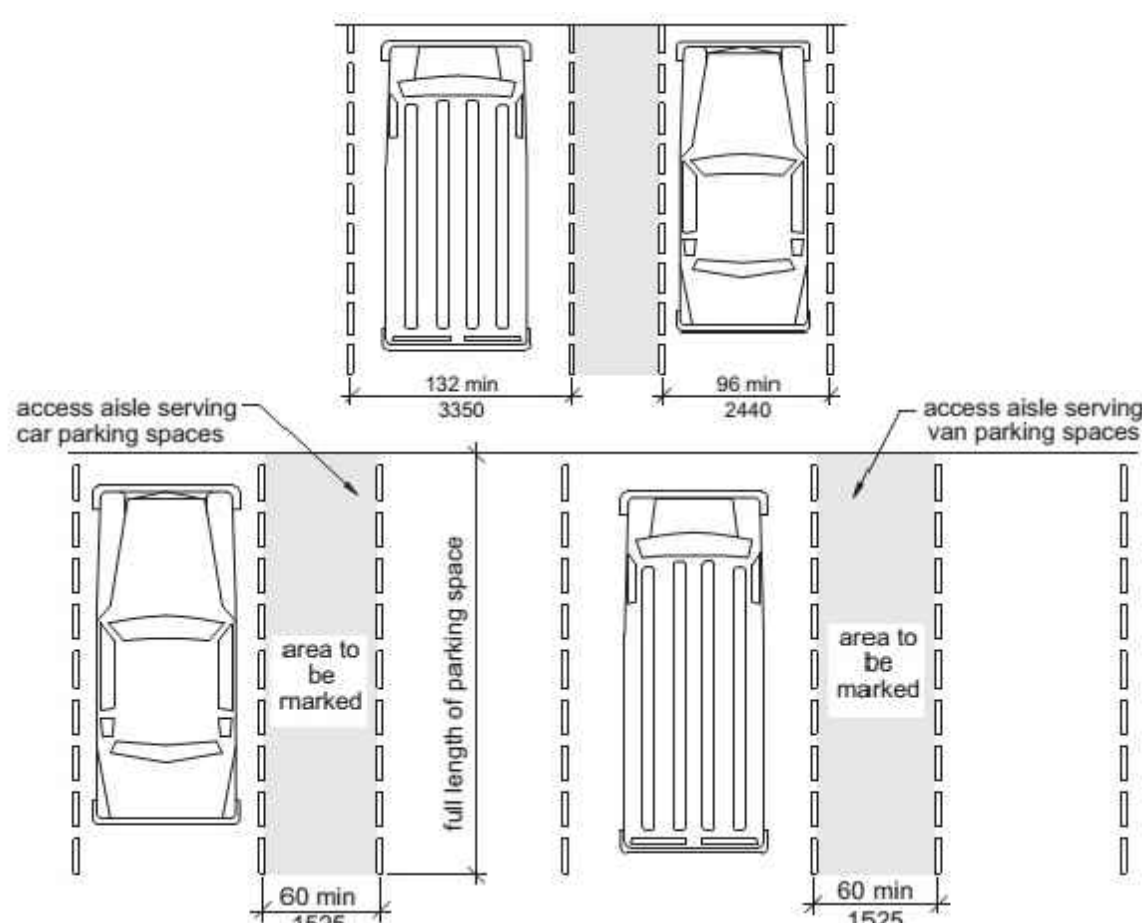
**T RAMP TOP & BOTTOM HANDRAIL EXTENSION (Section 505)**  
NO SCALE



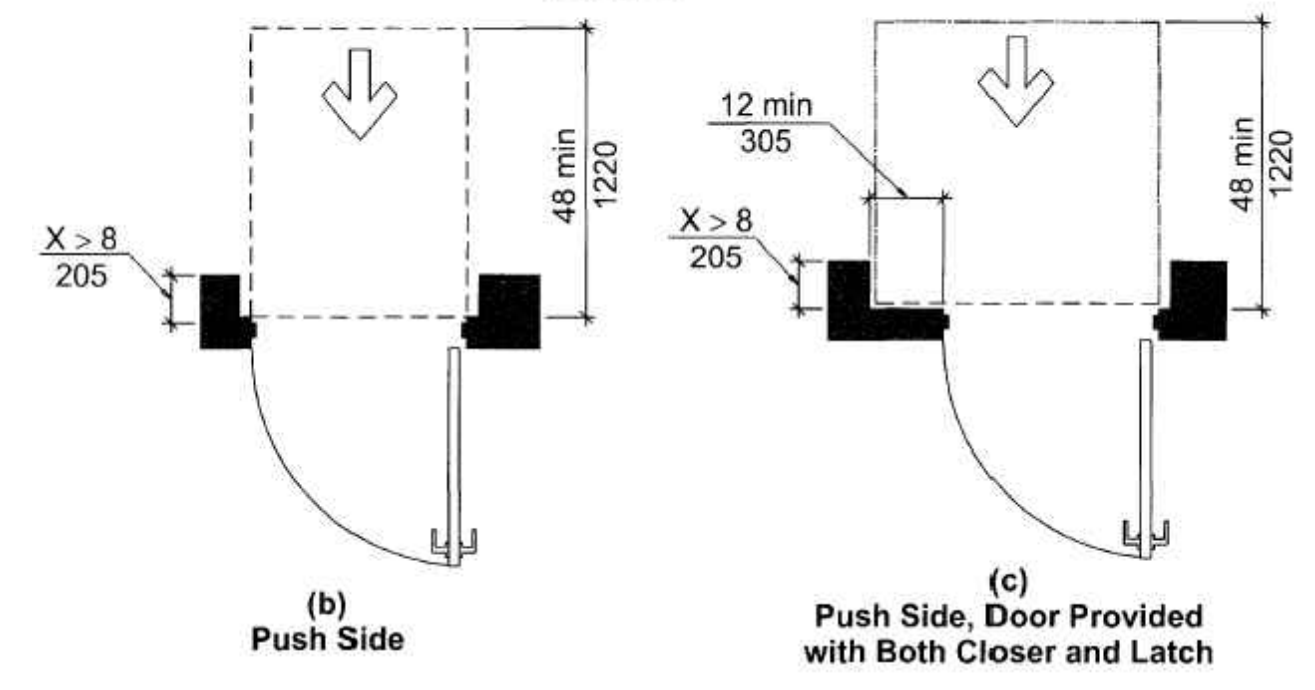
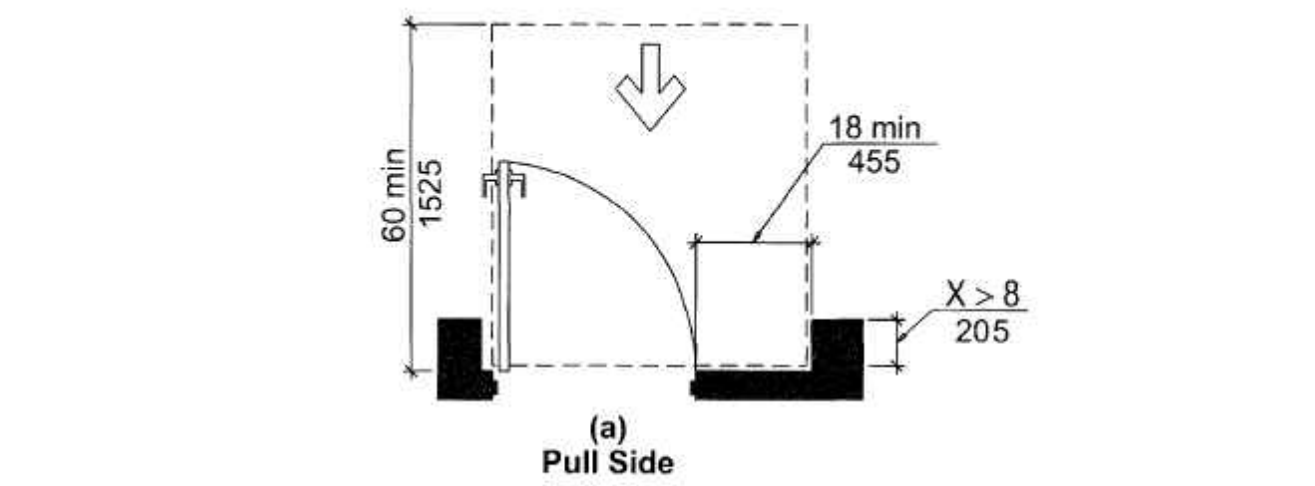
**R STAIR TOP & BOTTOM HANDRAIL EXTENSION (Section 505)**  
NO SCALE



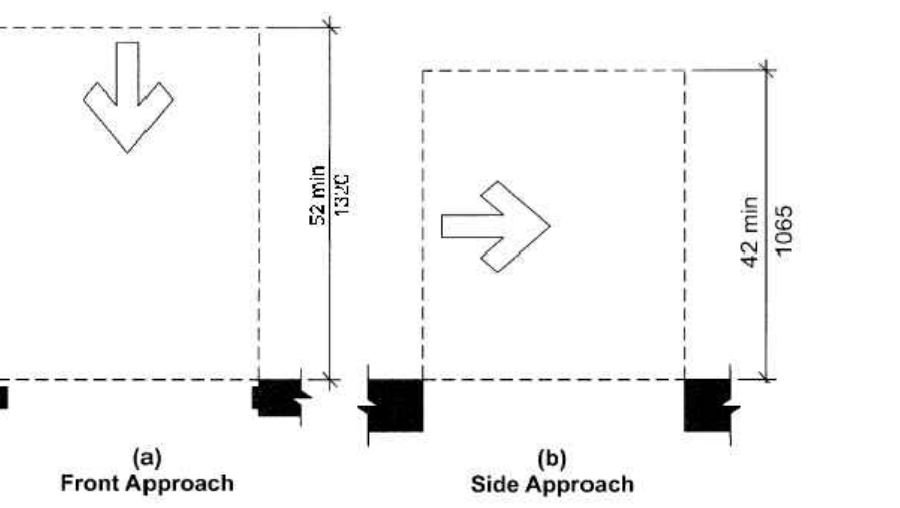
**Q STAIR TREAD & RISER (Section 504)**  
NO SCALE



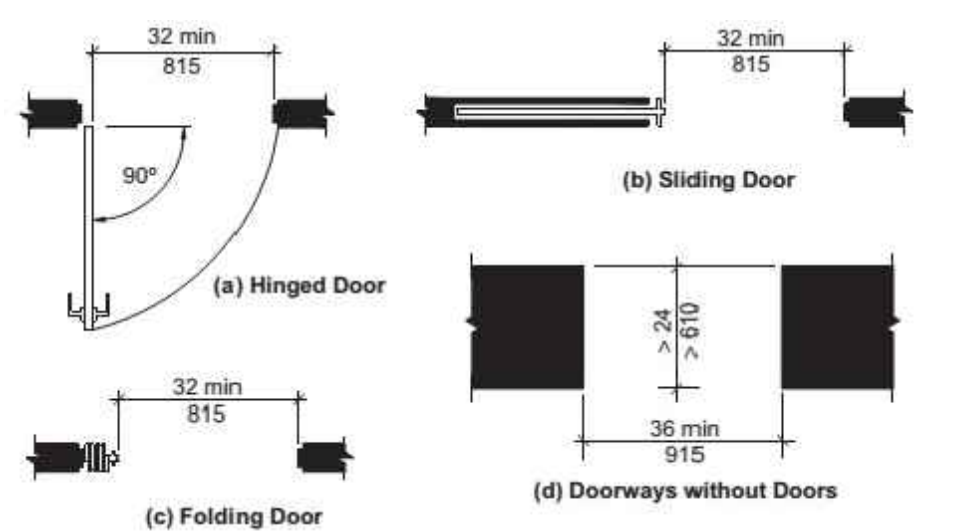
**O ACCESSIBLE PARKING SPACES (Section 502)**  
NO SCALE



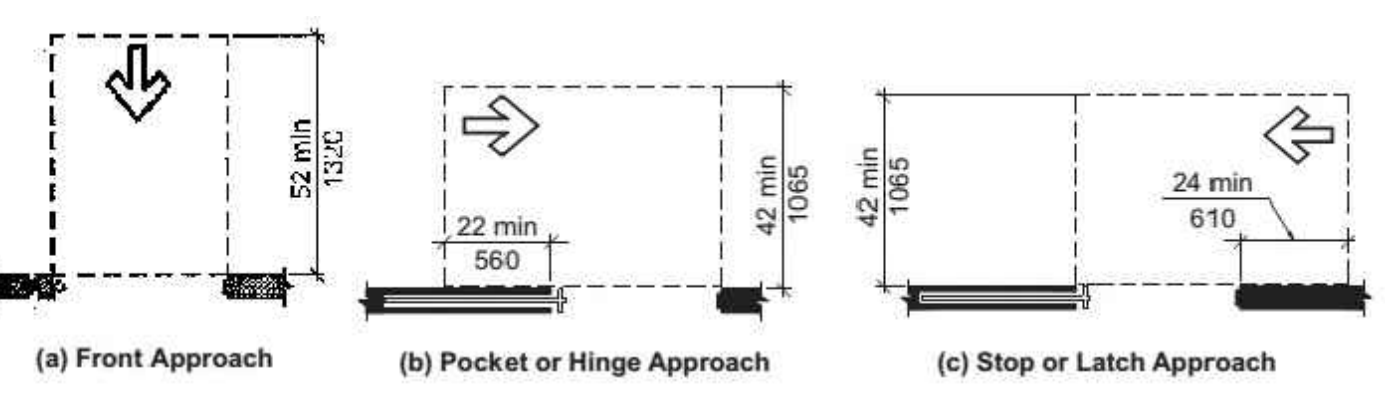
**N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)**  
NO SCALE



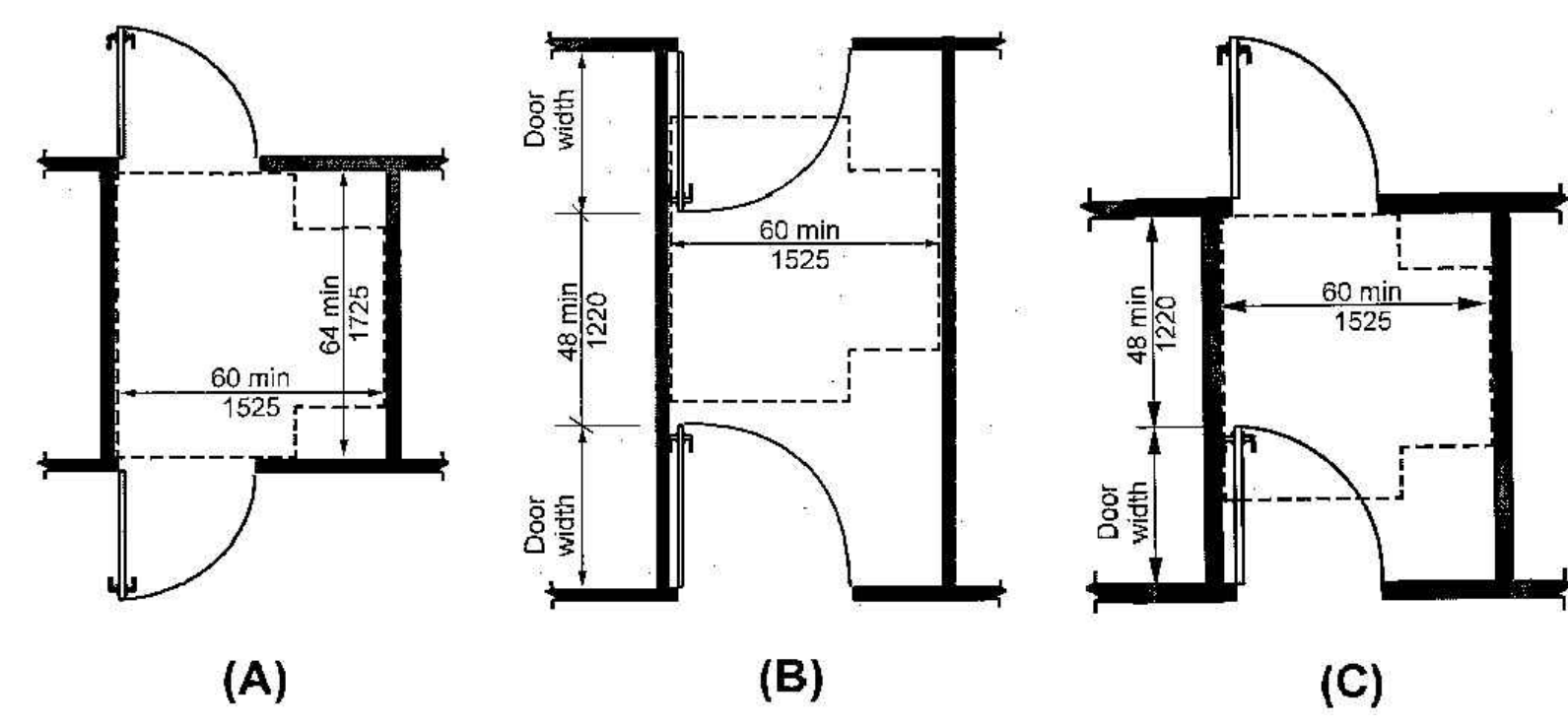
**M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)**  
NO SCALE



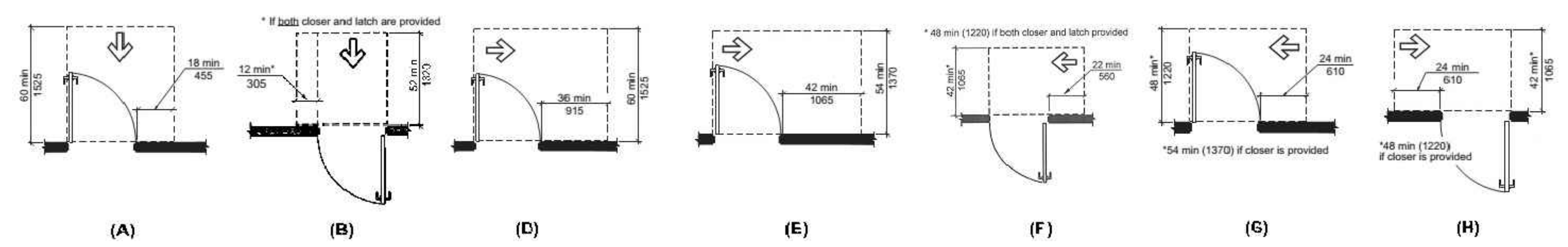
**L CLEAR WIDTH OF DOORWAYS (Section 404)**  
NO SCALE



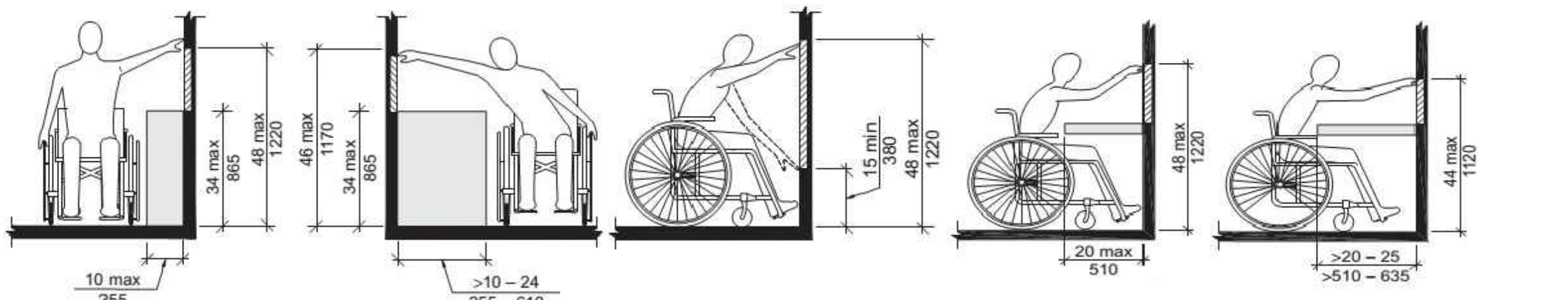
**K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)**  
NO SCALE



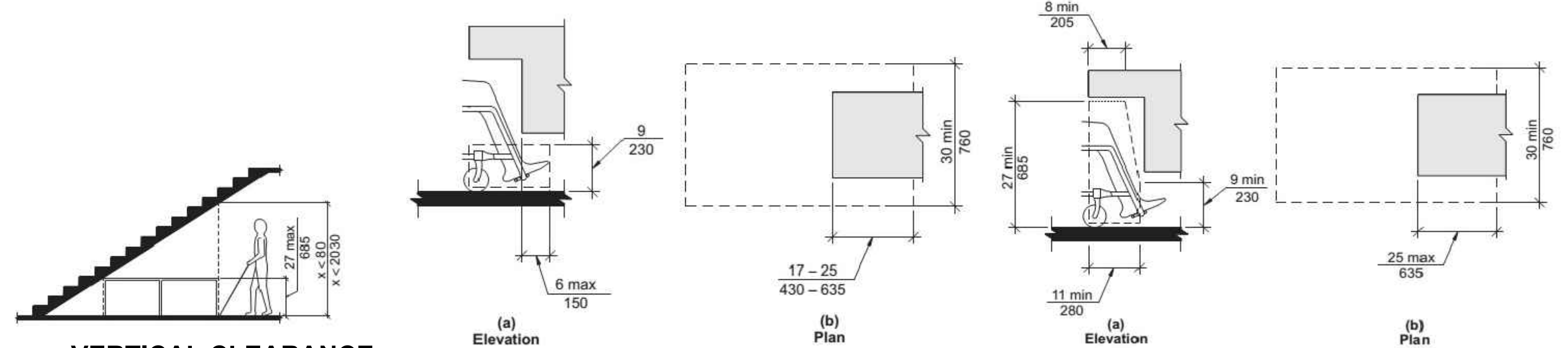
**J TWO DOORS IN SERIES (Section 404)**  
NO SCALE



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



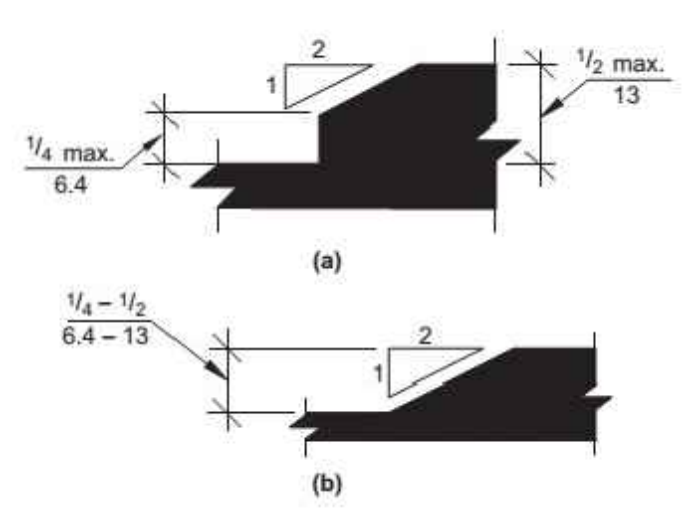
**G REACH CLEARANCES (Section 308)**  
NO SCALE



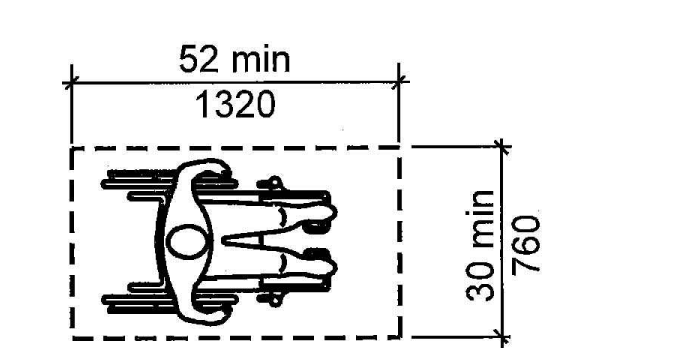
**F VERTICAL CLEARANCE (Section 307)**  
NO SCALE

**E TOE CLEARANCE (Section 306)**  
NO SCALE

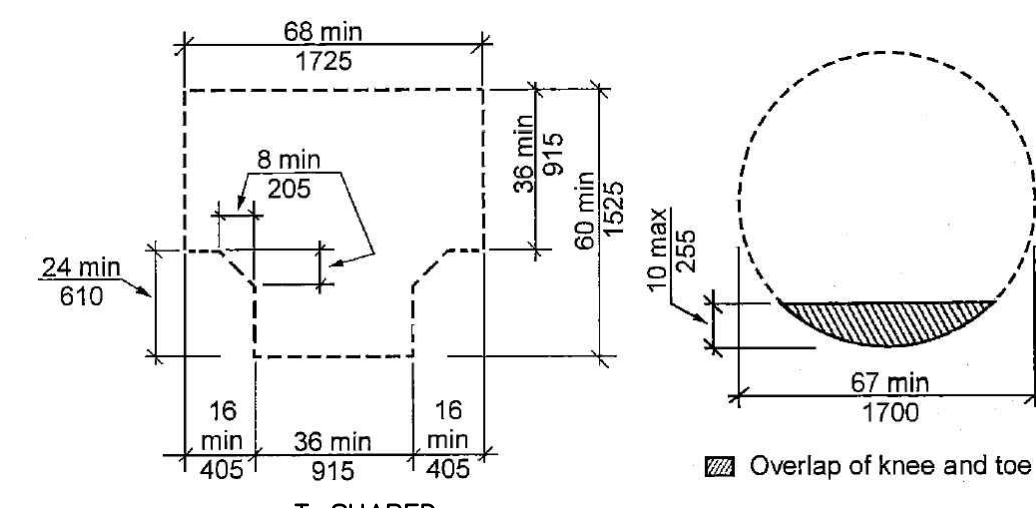
**D KNEE CLEARANCE (Section 306)**  
NO SCALE



**C CHANGES IN LEVEL (Section 303)**  
NO SCALE



**B CLEAR FLOOR SPACE (305)**  
NO SCALE



**A TURNING SPACE (304) CIRCULAR**  
NO SCALE

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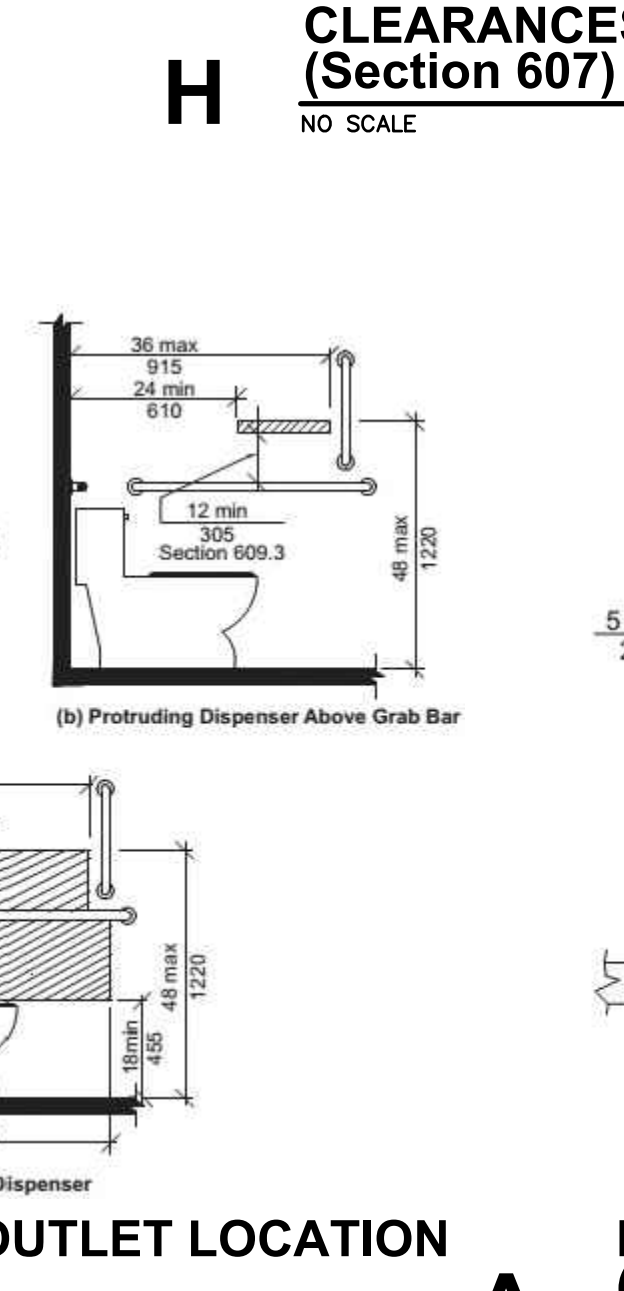
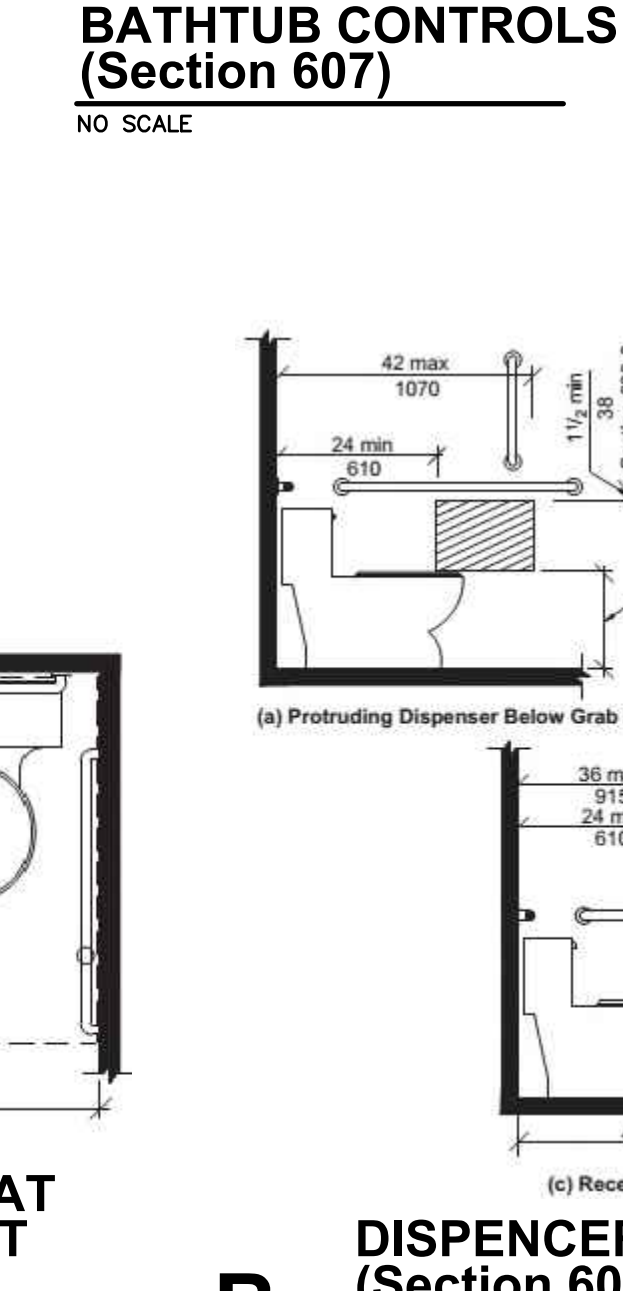
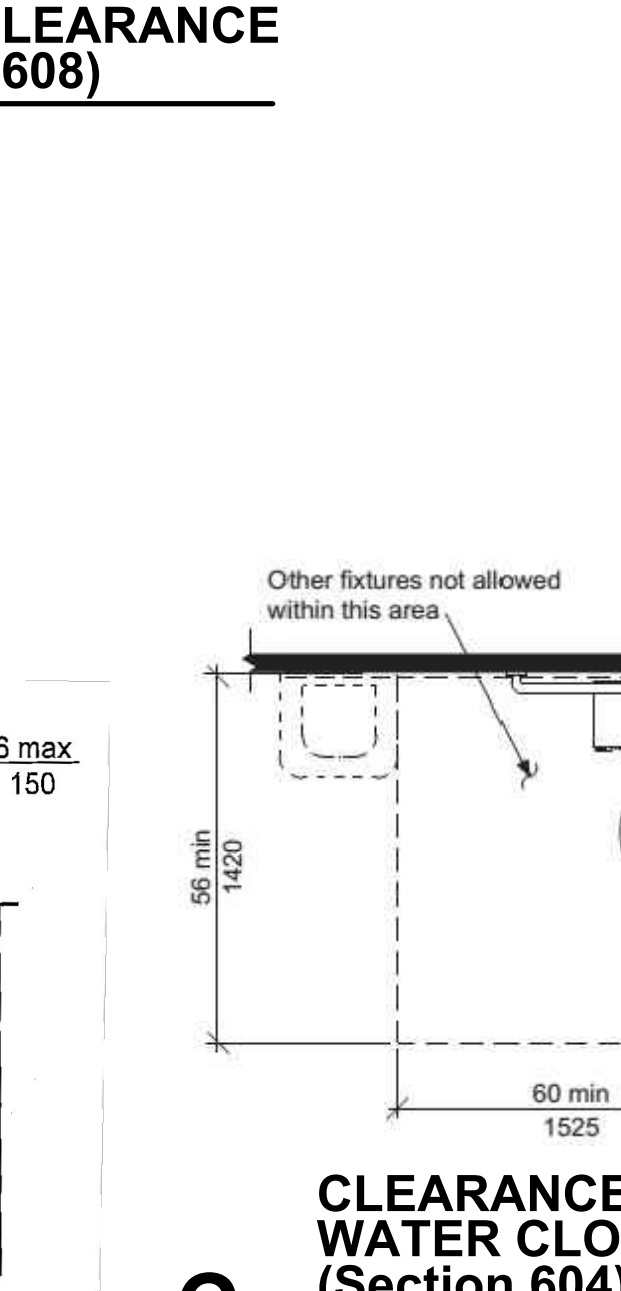
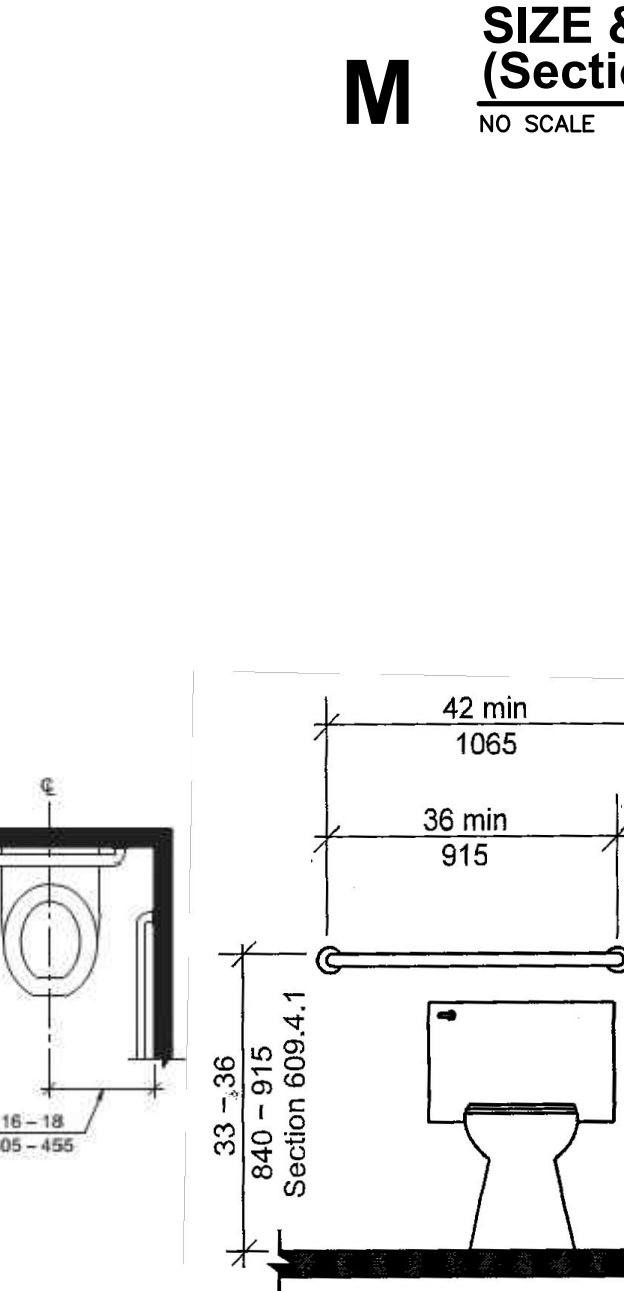
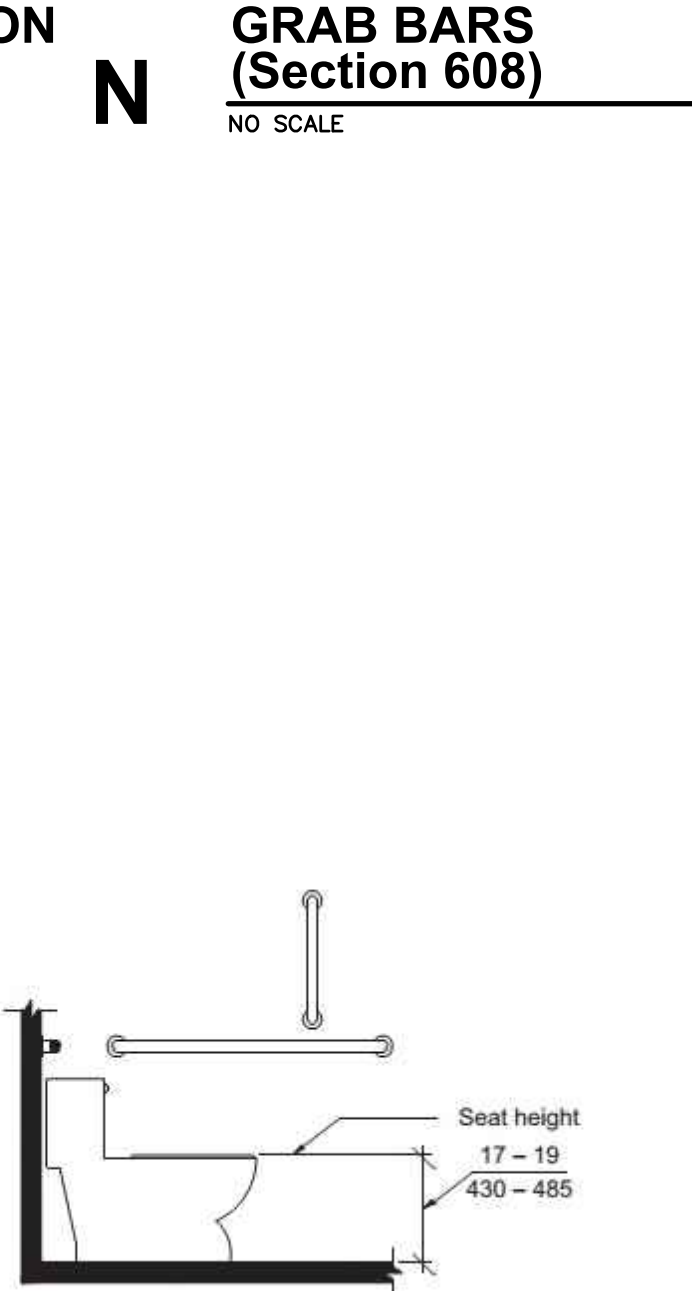
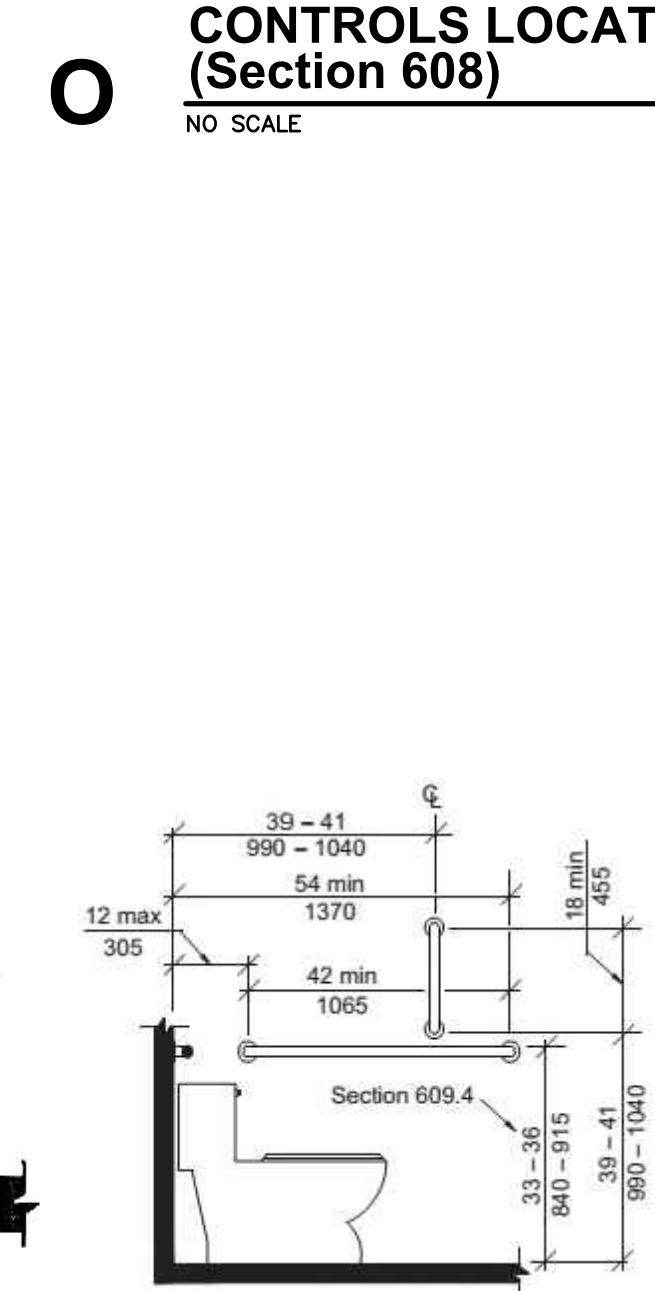
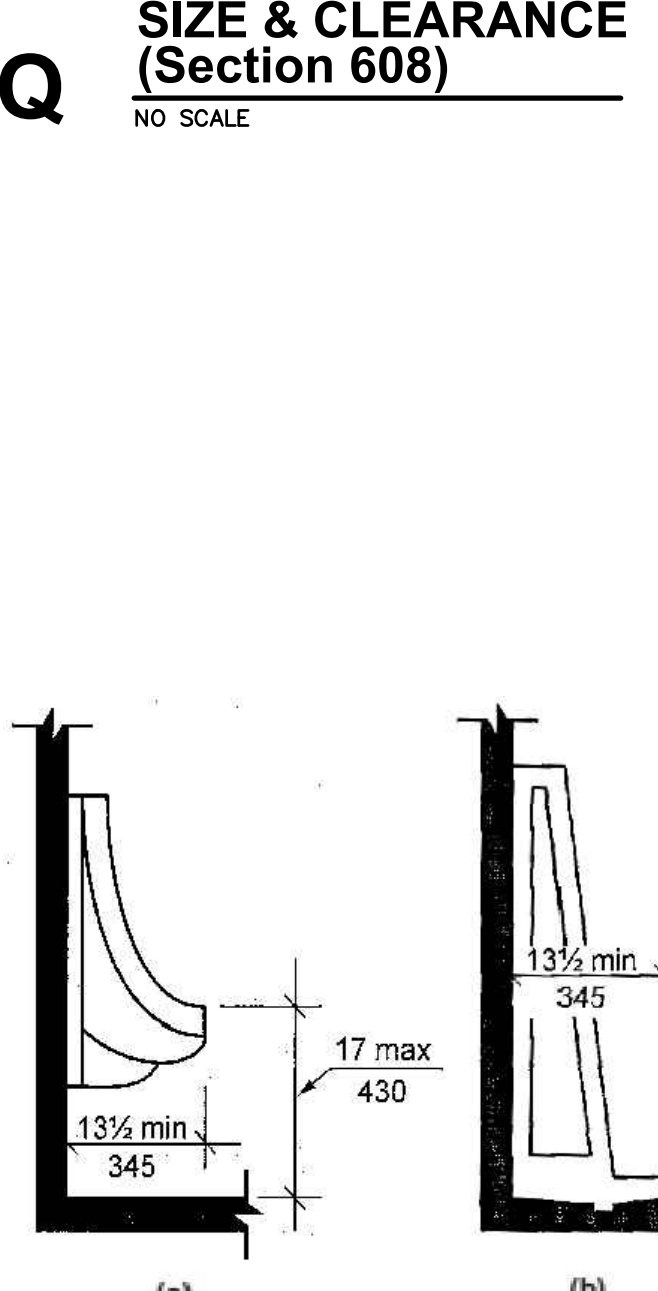
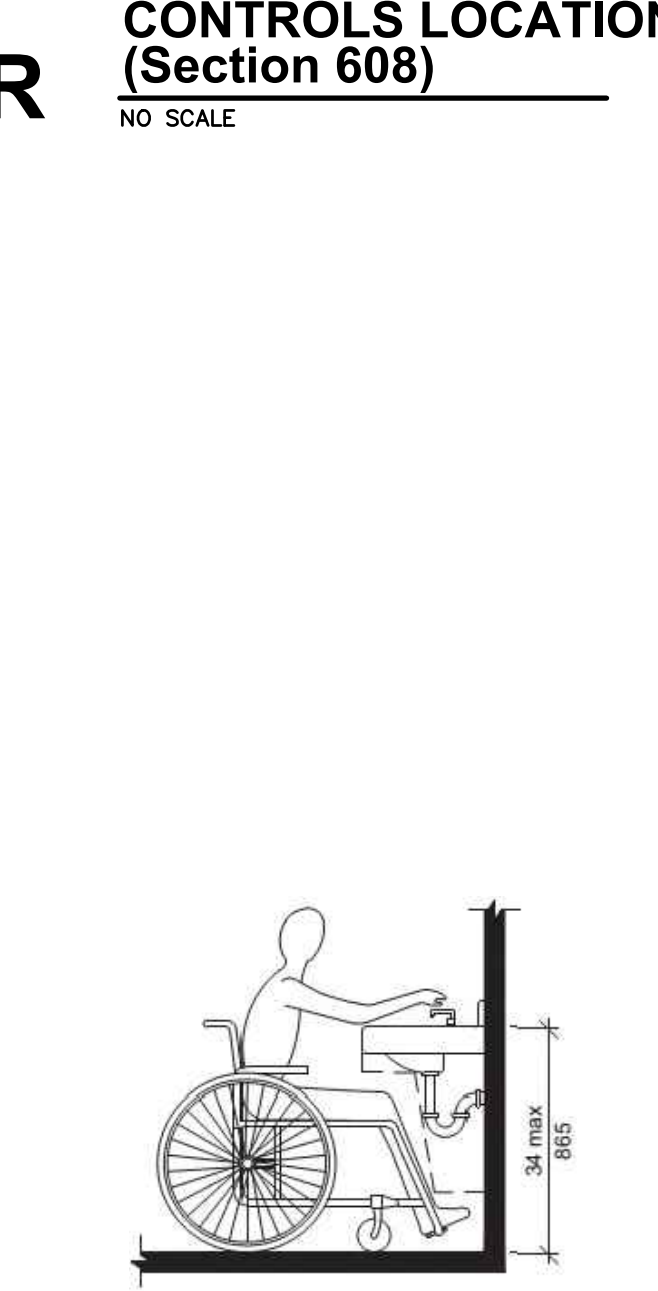
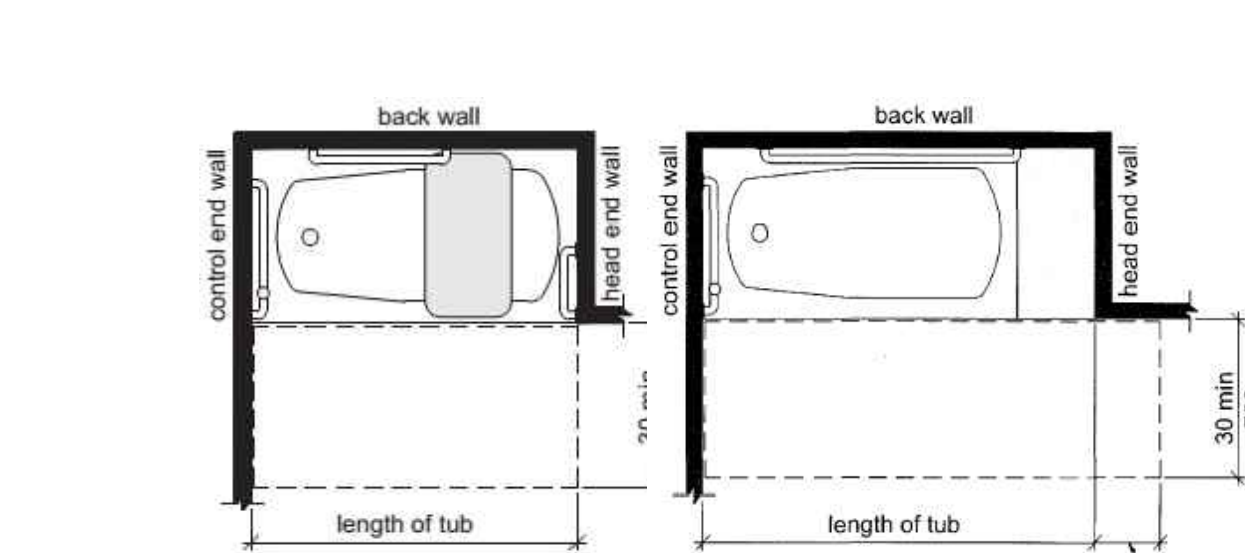
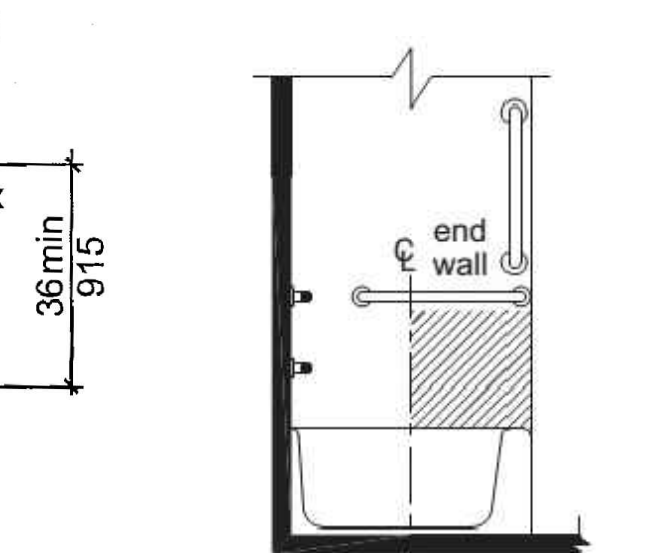
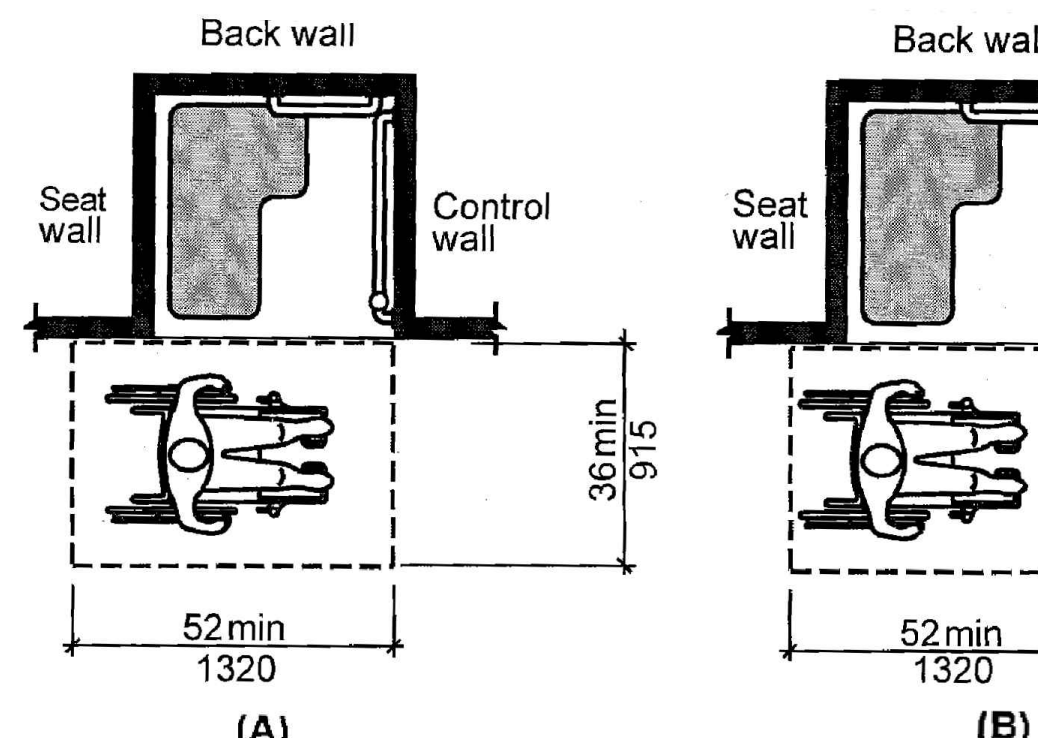
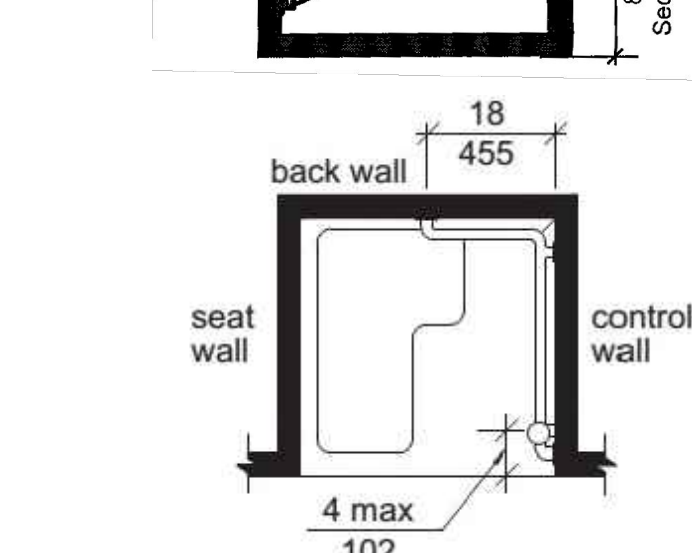
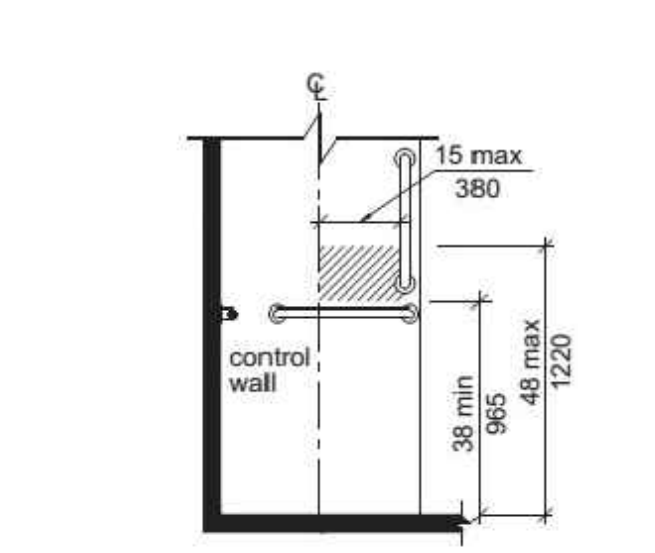
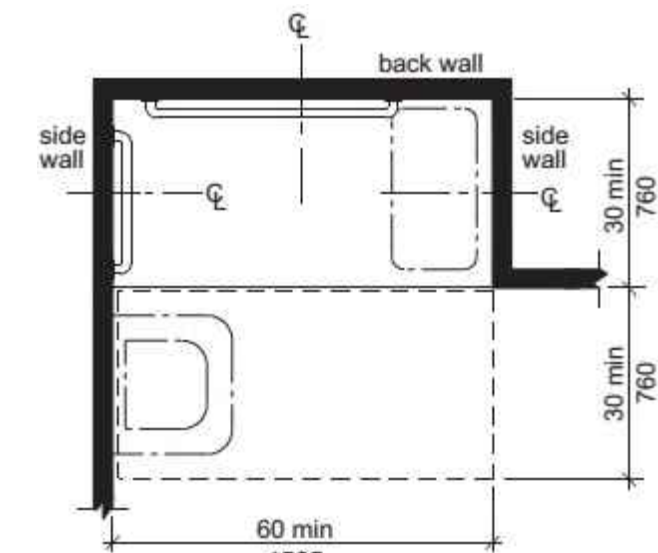
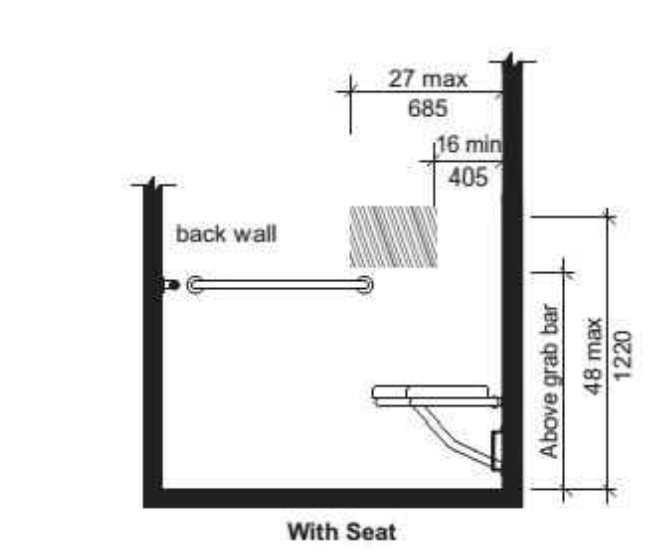
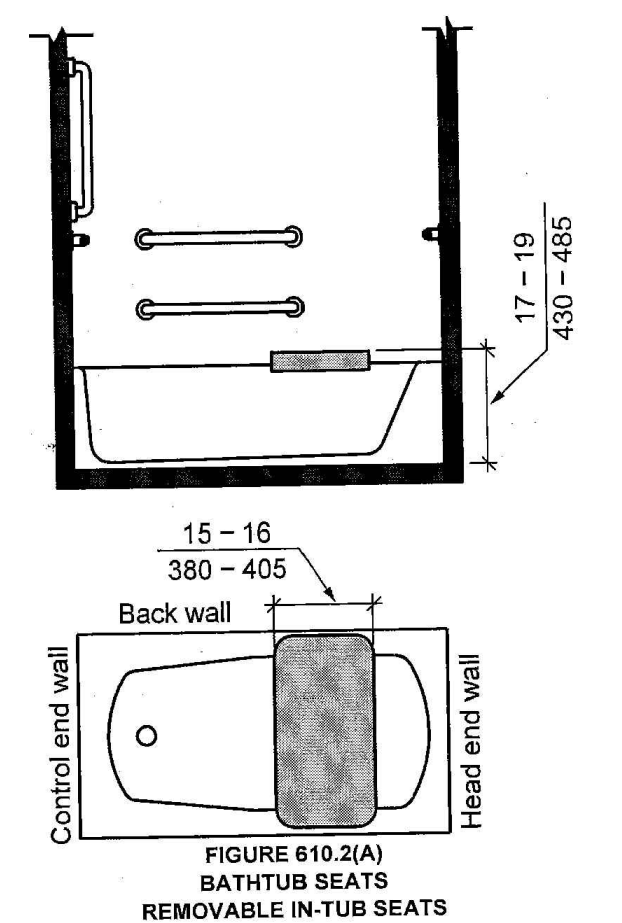
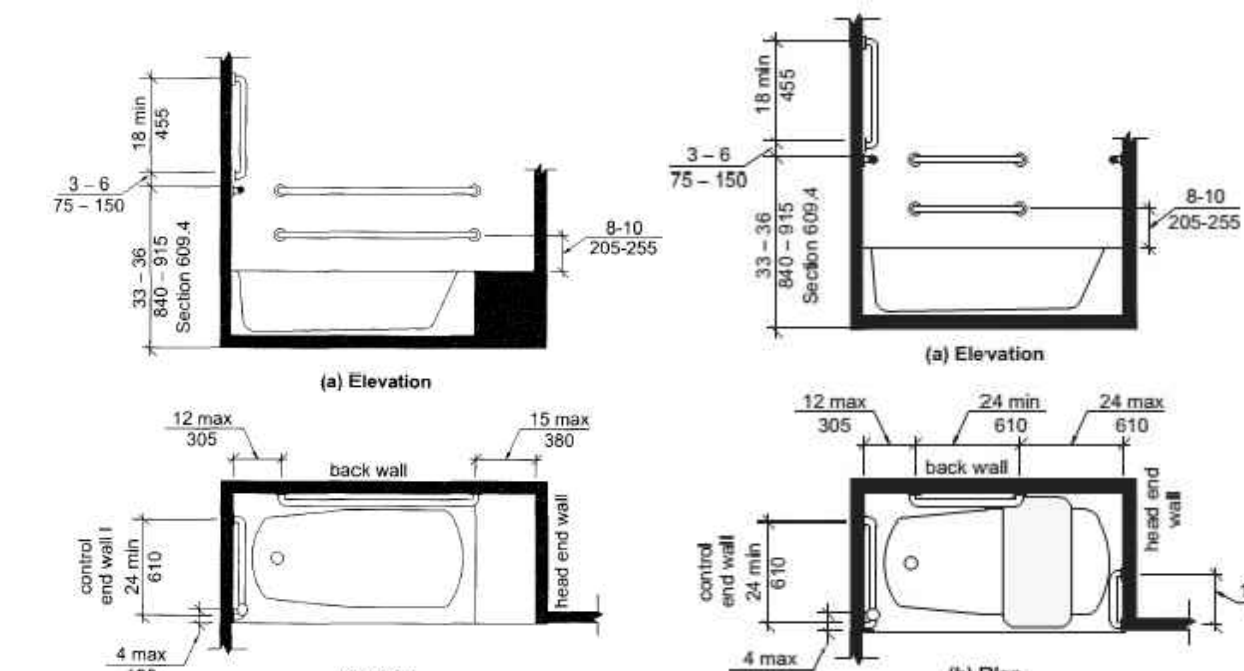
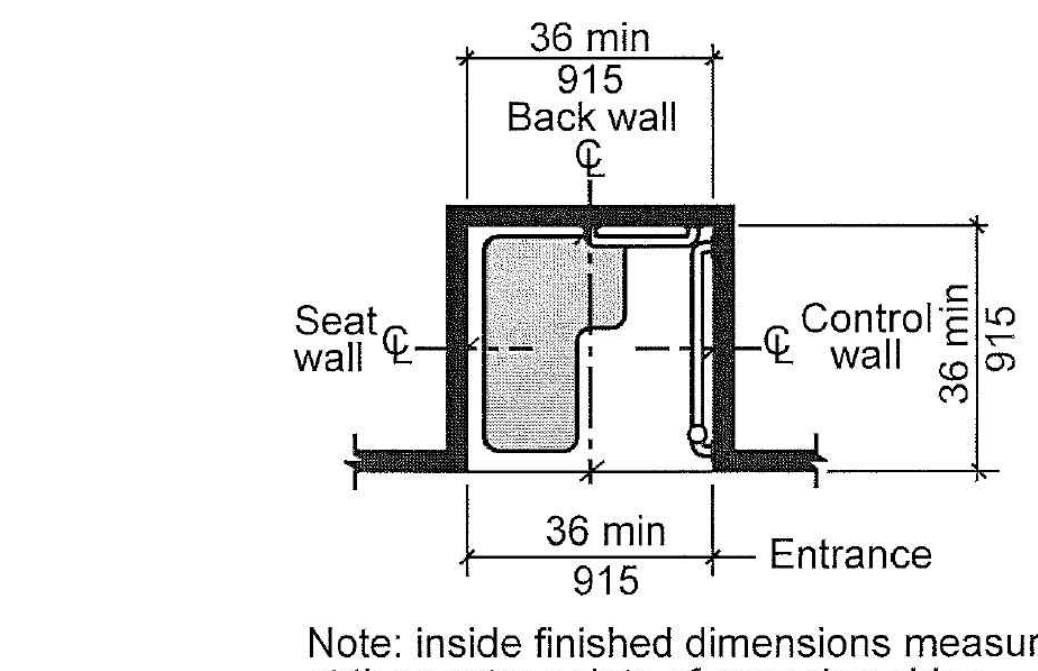
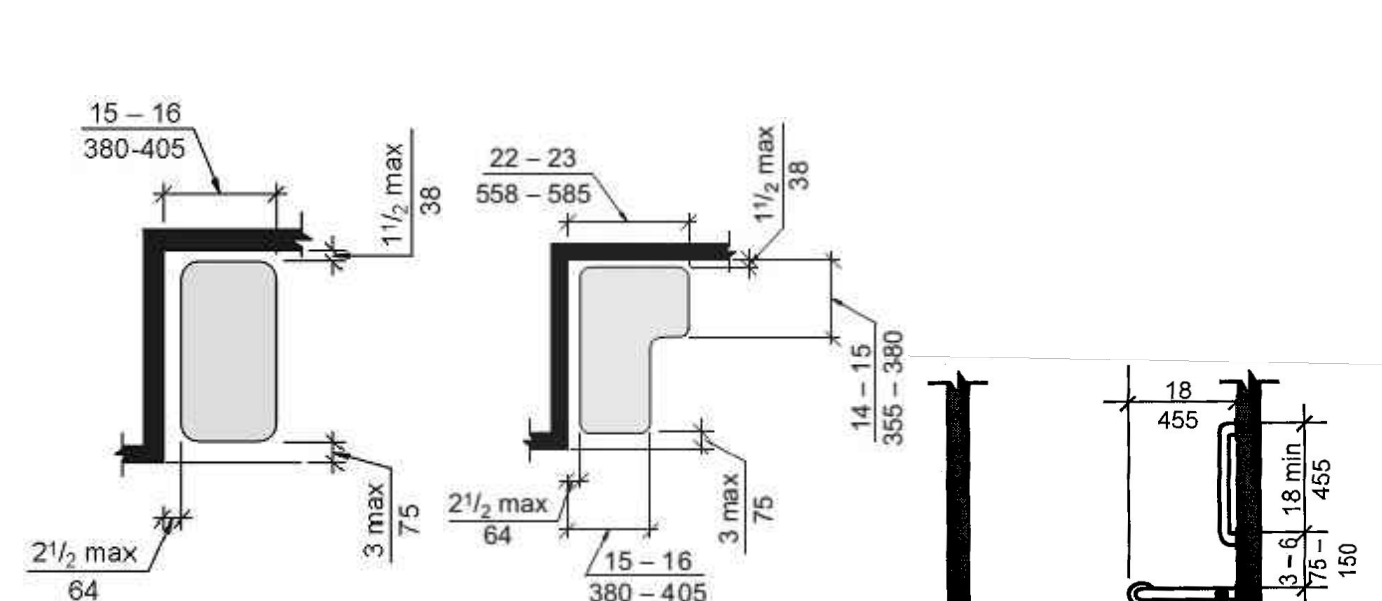
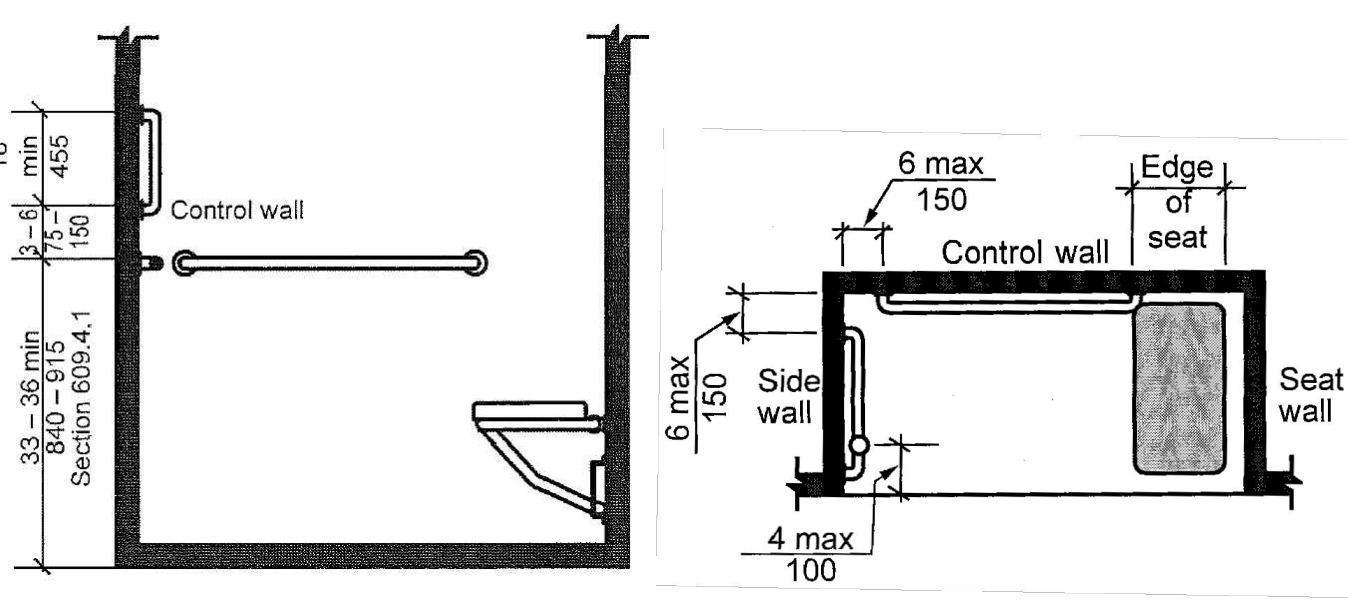
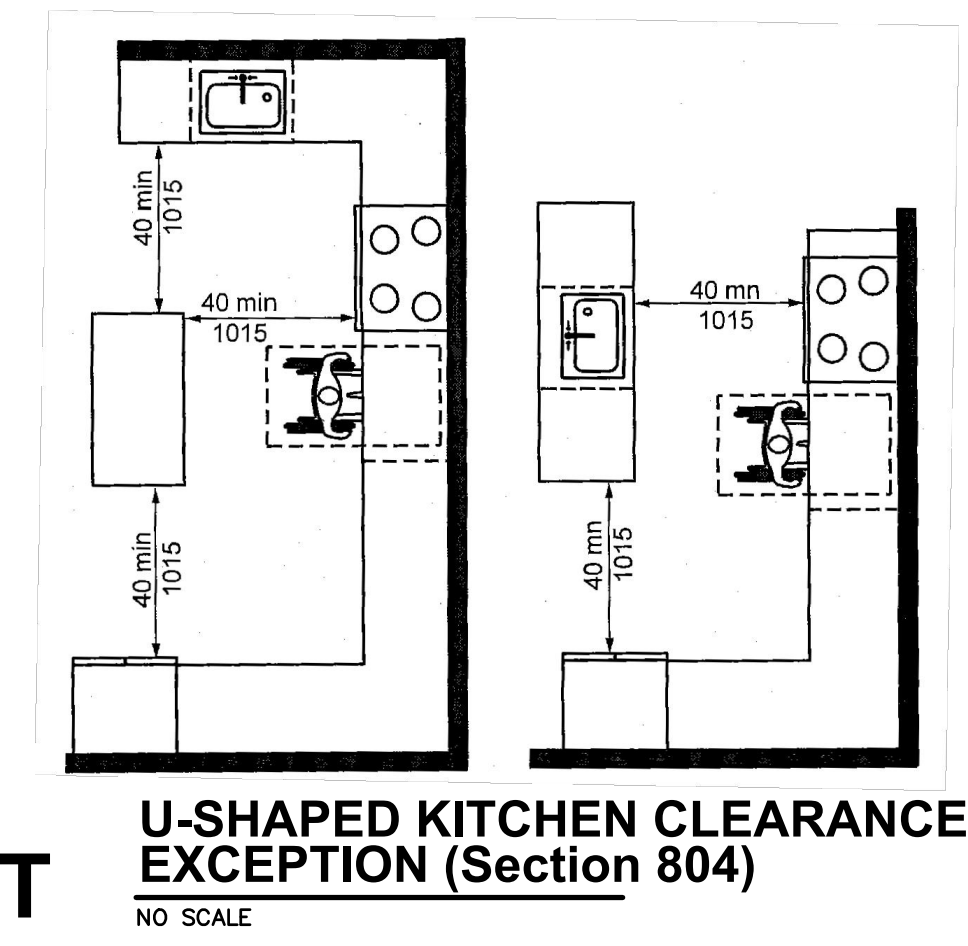
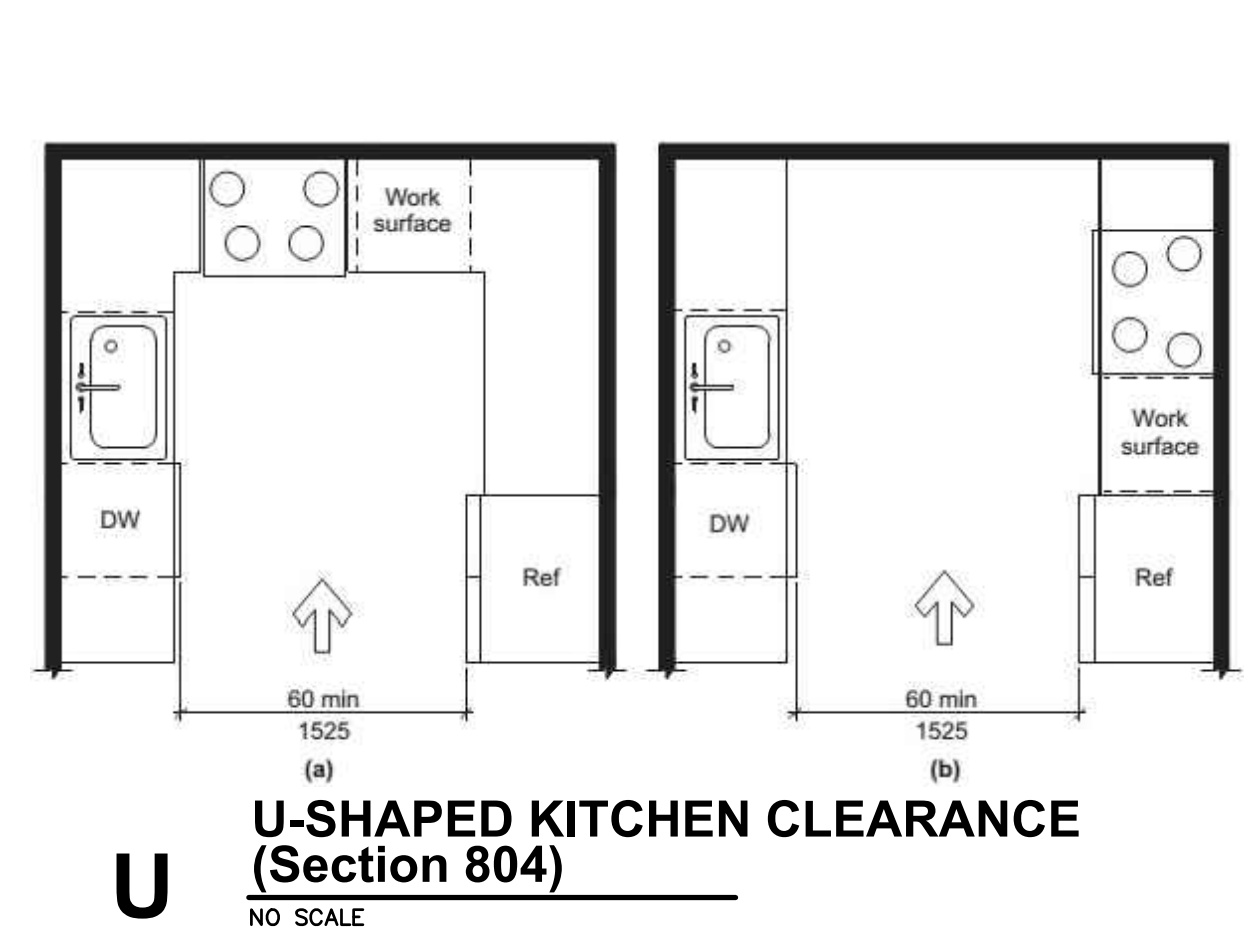
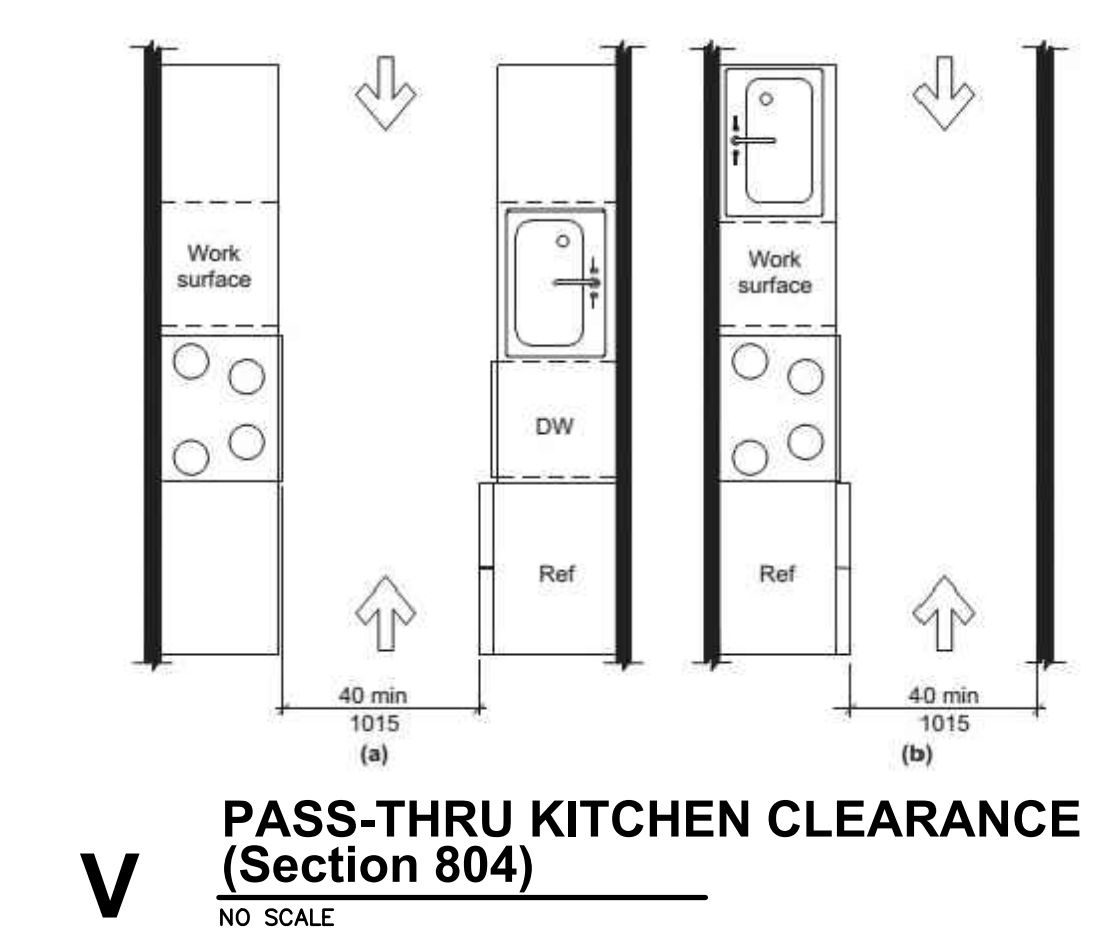


REVISION:  
DATE: 10-2-2023  
JOB: 22-3219  
SHEET NO.:

This sheet of drawings has not been reviewed for code compliance.



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



**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

**N** TRANSFER SHOWER GRAB BARS (Section 608) 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

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

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

**O** SHOWER SEATS (Section 610) 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

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

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

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

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

**U** U-SHAPED 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

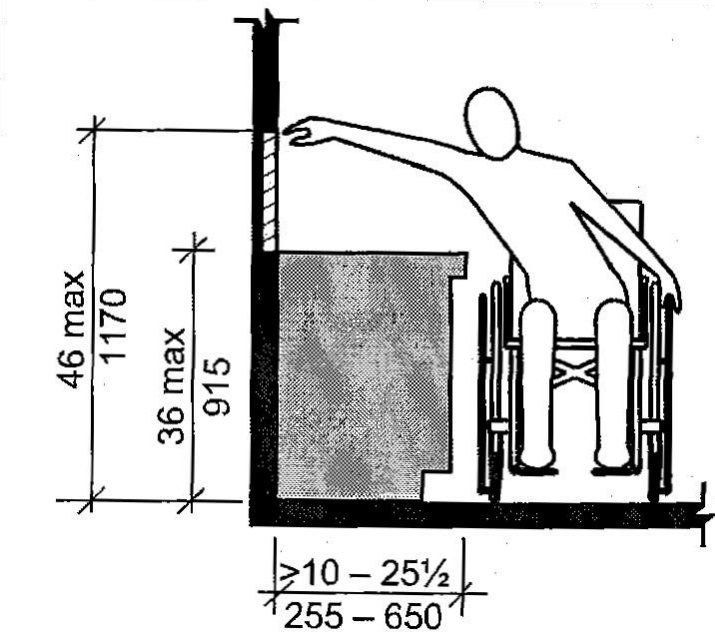
**J** BATHTUB CONTROLS (Section 607) NO SCALE

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

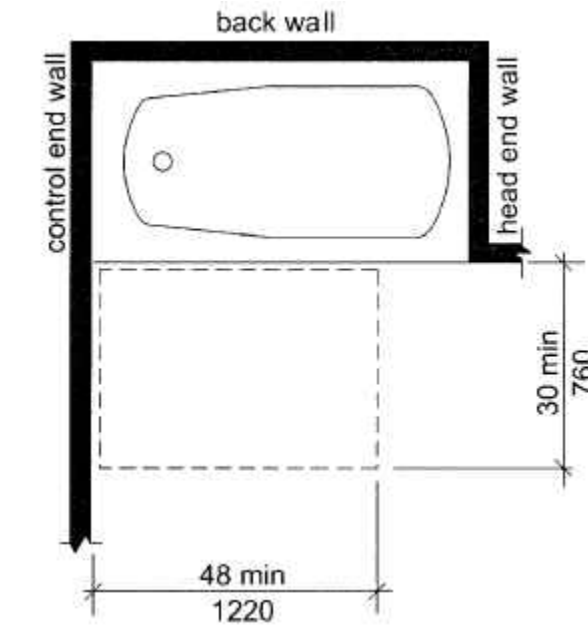
**K** BATHTUB SEAT (Section 610) NO SCALE

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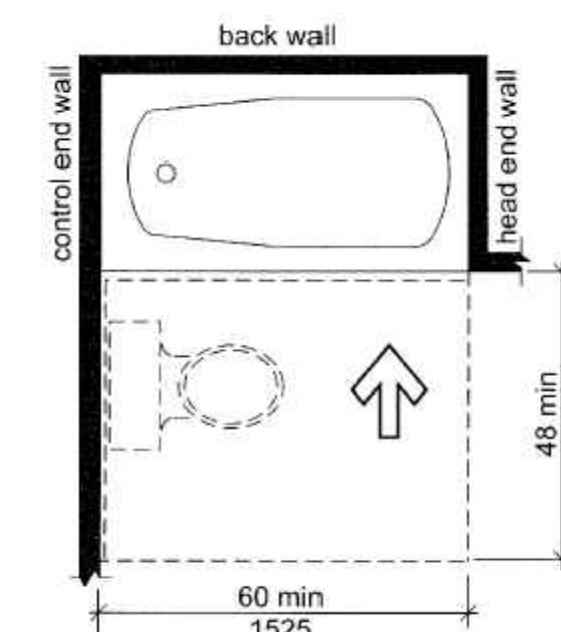
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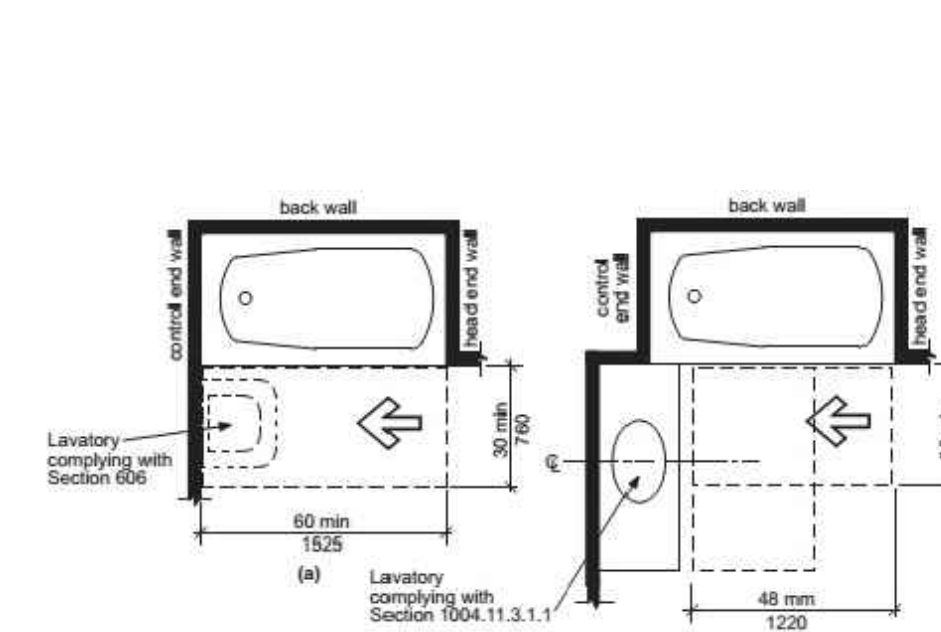
**P** REACH RANGE OVER KITCHEN or BATH CABINET - TYPE B UNITS (Section 1104)  
NO SCALE



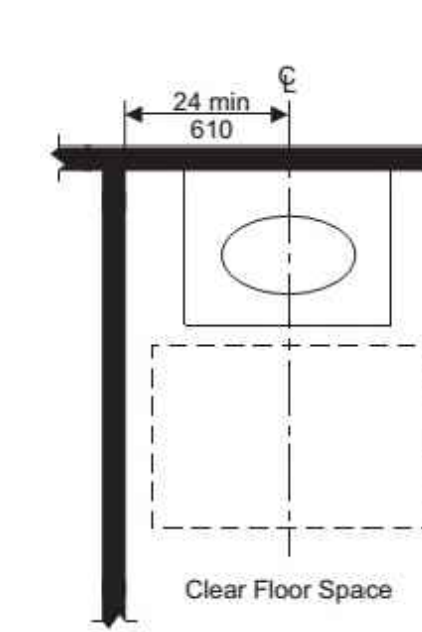
**O** BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)  
NO SCALE



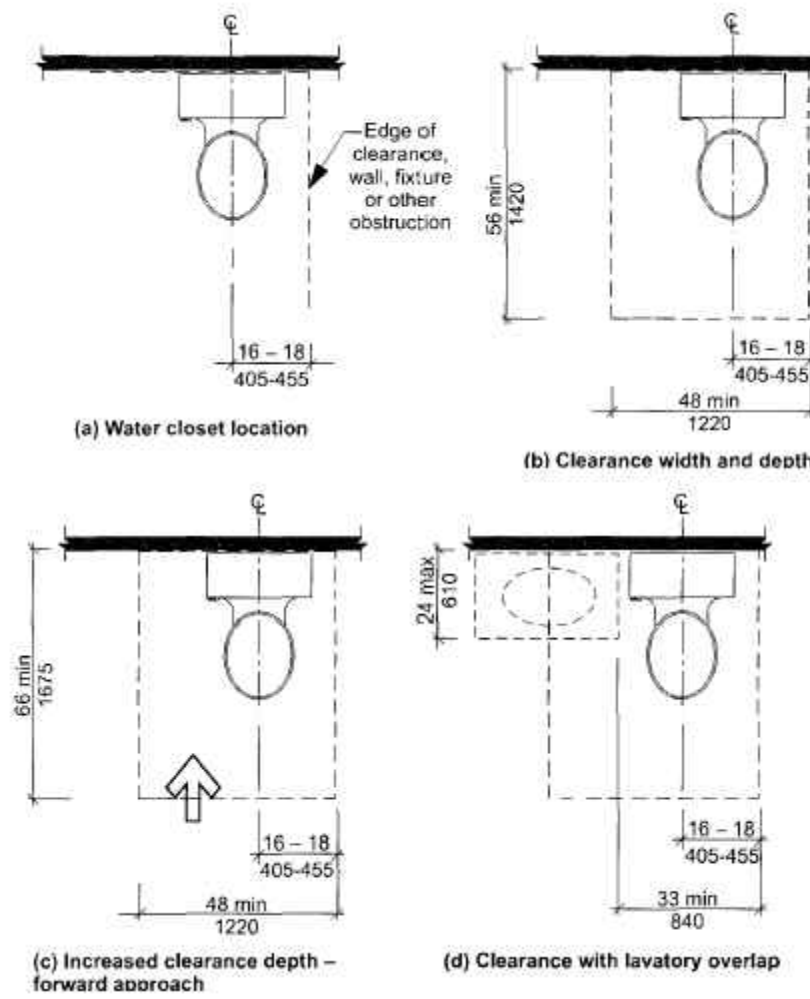
**N** BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)  
NO SCALE



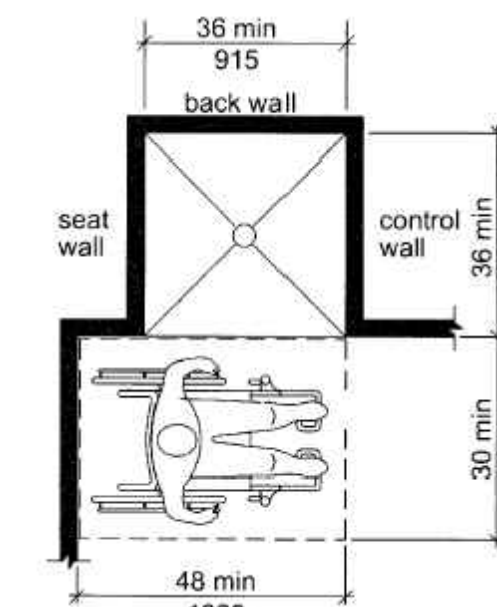
**M** BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)  
NO SCALE



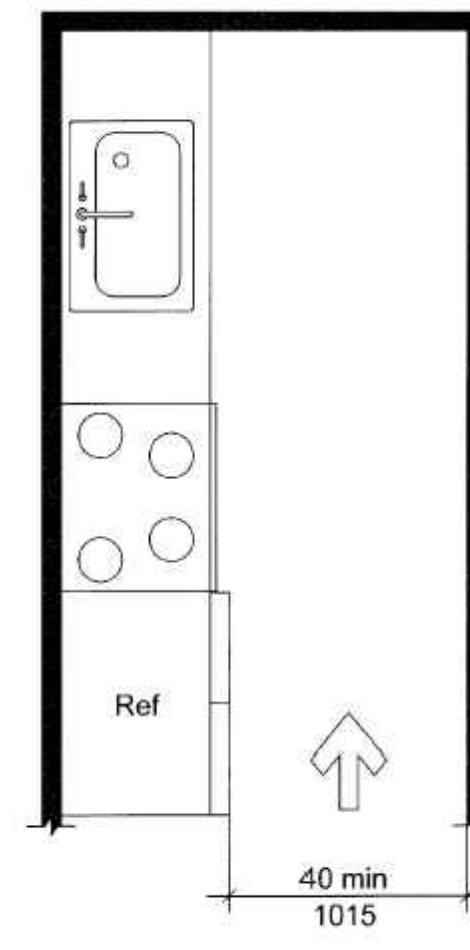
**L** LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)  
NO SCALE



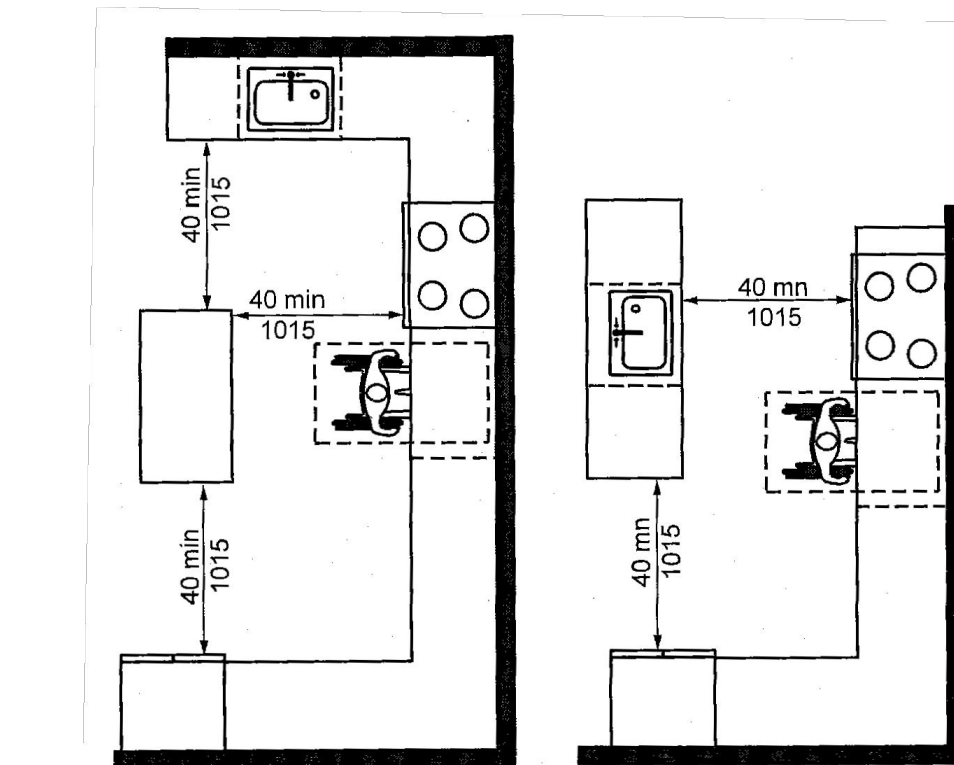
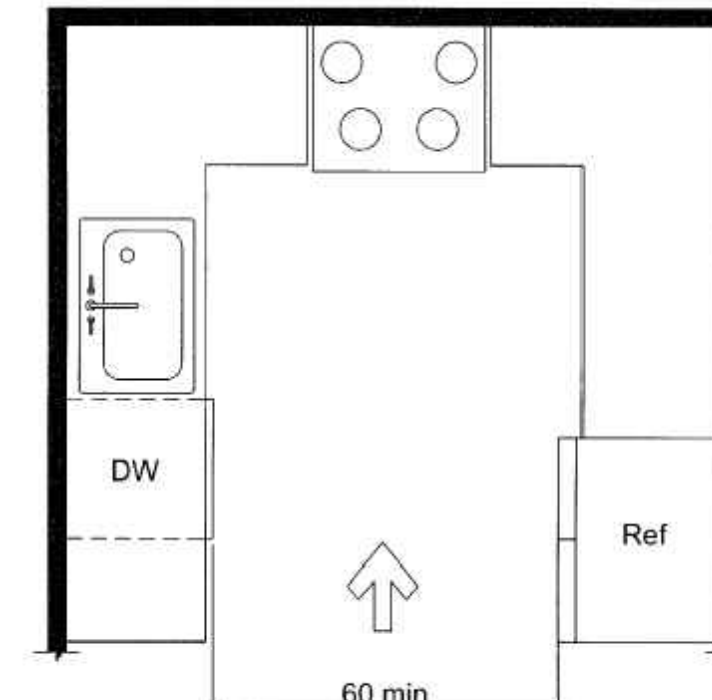
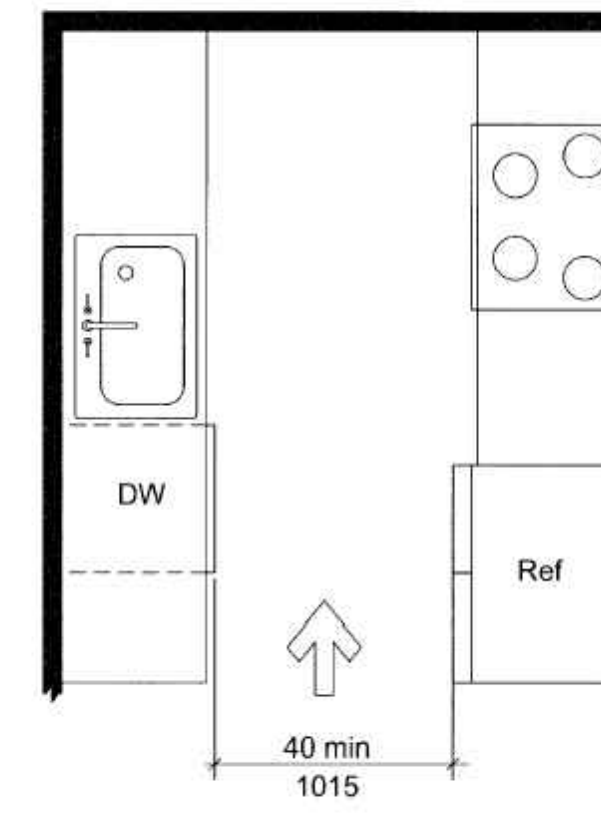
**K** WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)  
NO SCALE



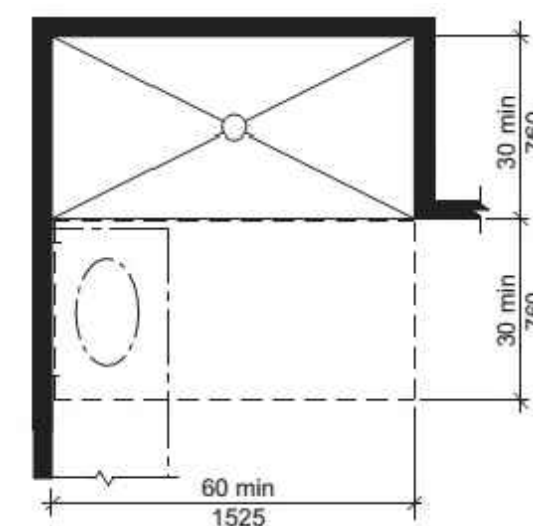
**J** TRANSFER SHOWER AT TYPE B UNITS (Section 1104)  
NO SCALE



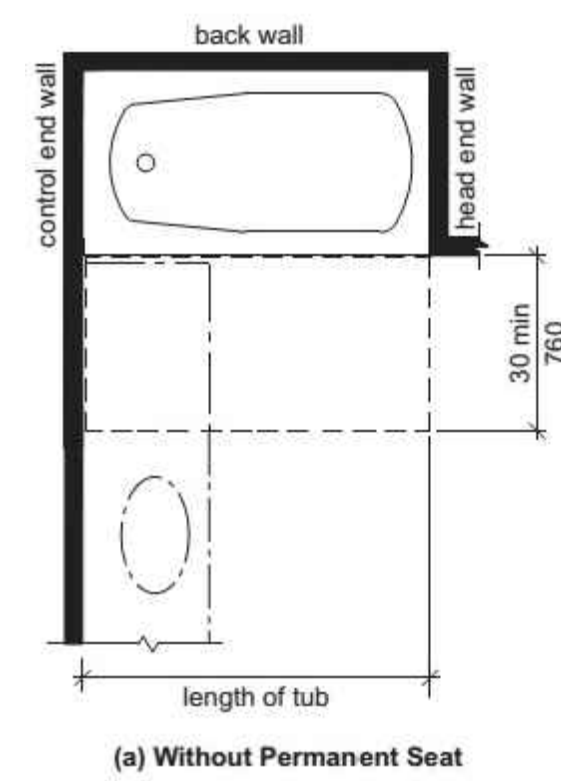
**H** MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)  
NO SCALE



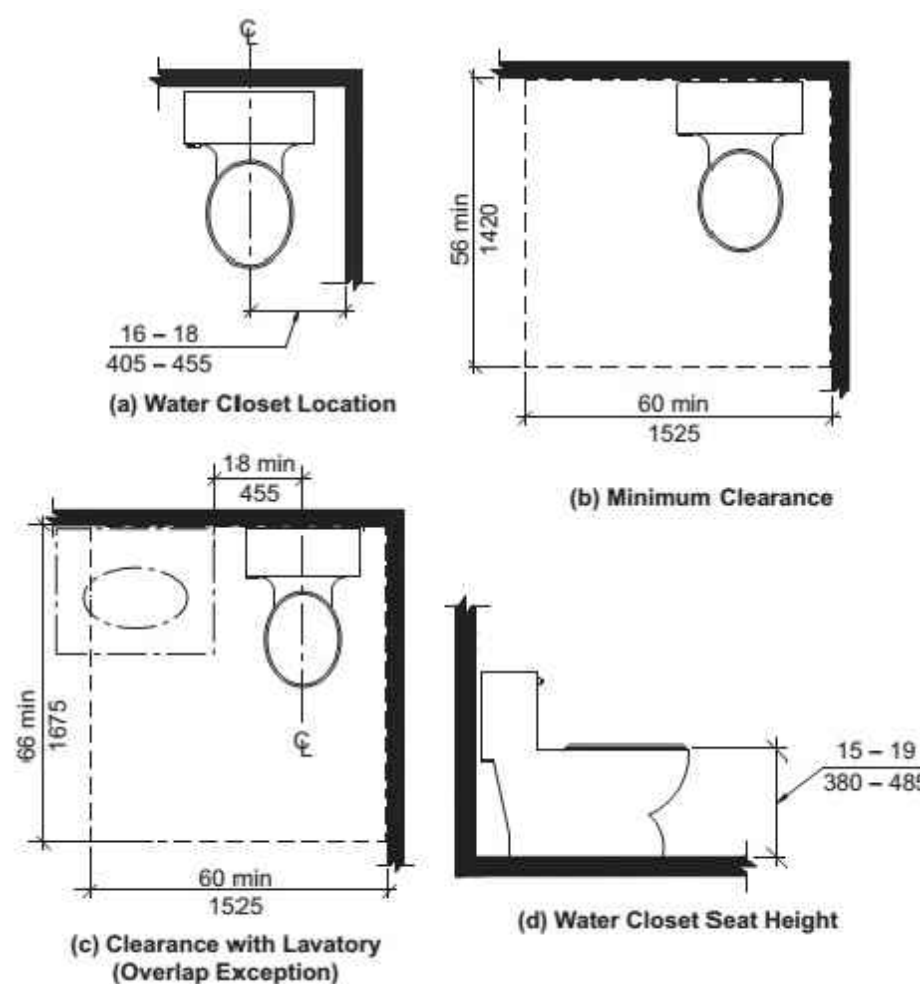
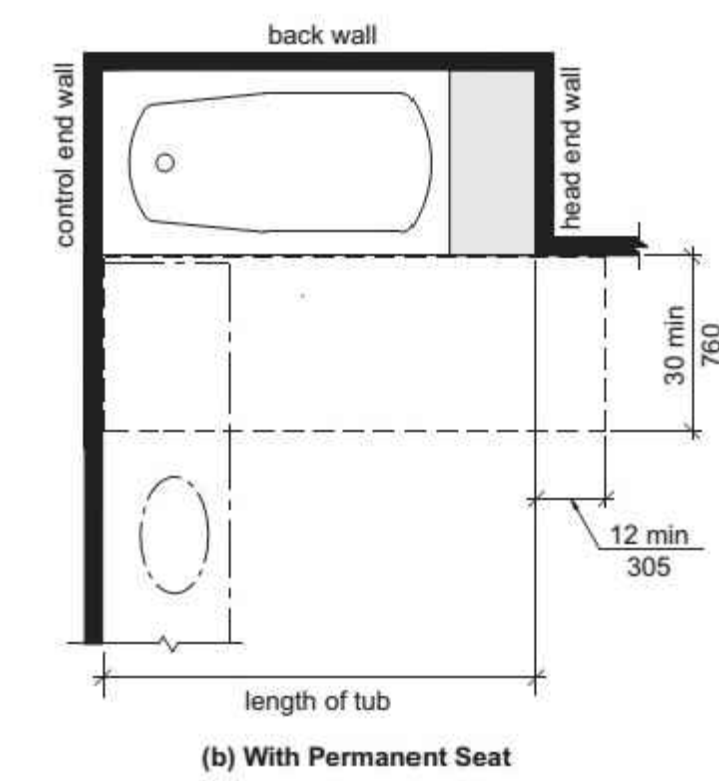
**G** U-SHAPED KITCHEN CLEARANCE - TYPE B UNITS - EXCEPTION (Section 1104)  
NO SCALE



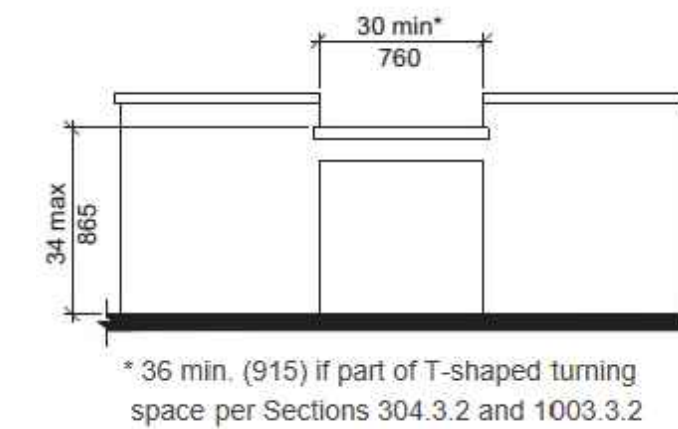
**F** ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)  
NO SCALE



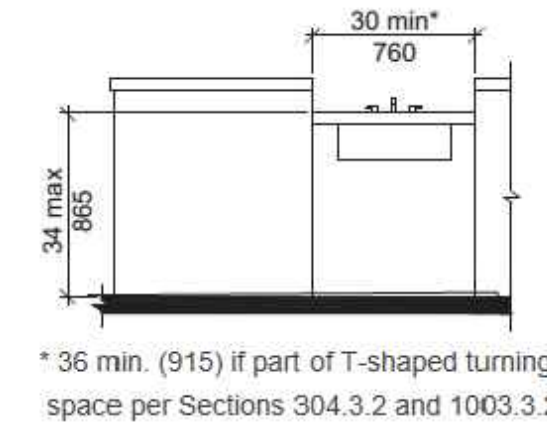
**E** BATHTUB CLEARANCES TYPE A UNITS (Section 1003)  
NO SCALE



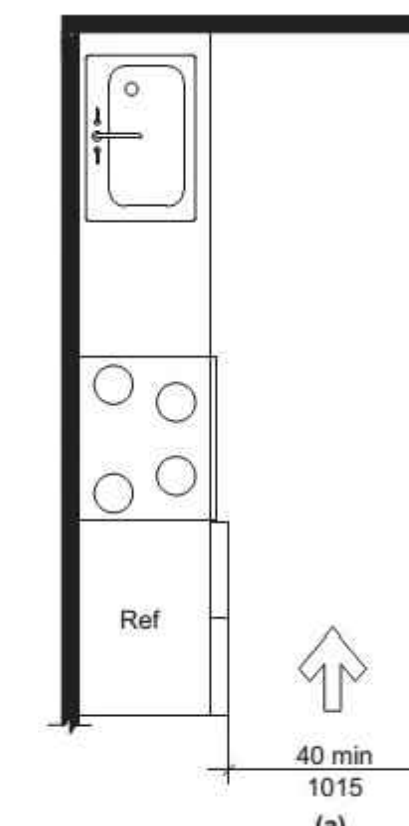
**D** WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)  
NO SCALE



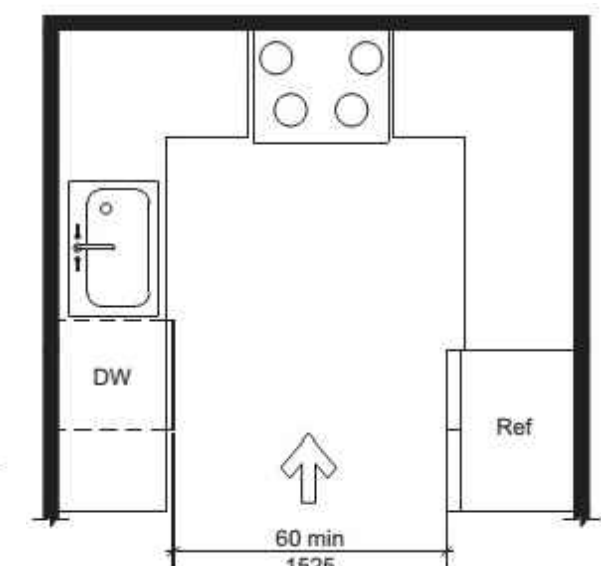
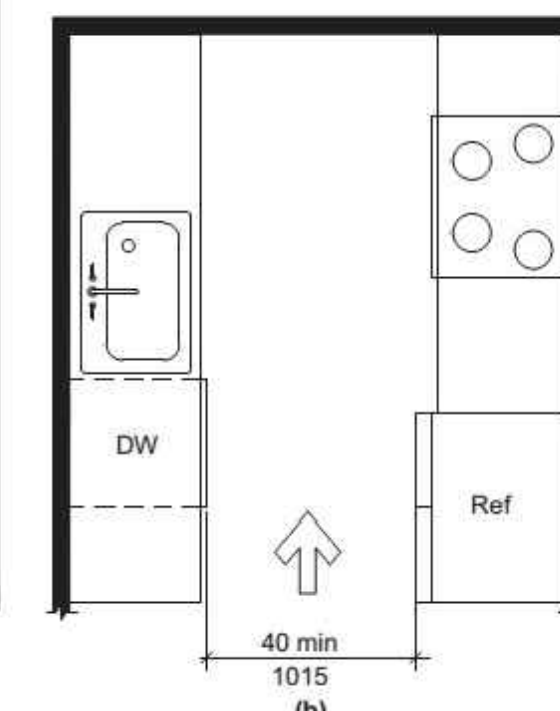
**C** WORK SURFACE - TYPE A UNITS (Section 1103)  
NO SCALE



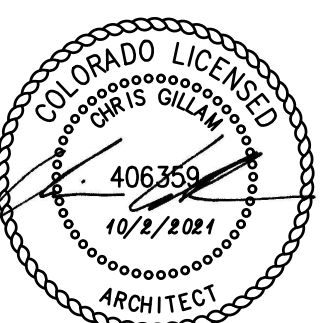
**B** KITCHEN SINK - TYPE A UNITS (Section 1103)  
NO SCALE



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

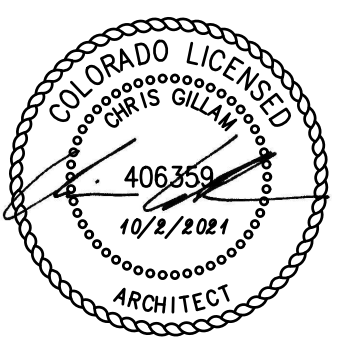


THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

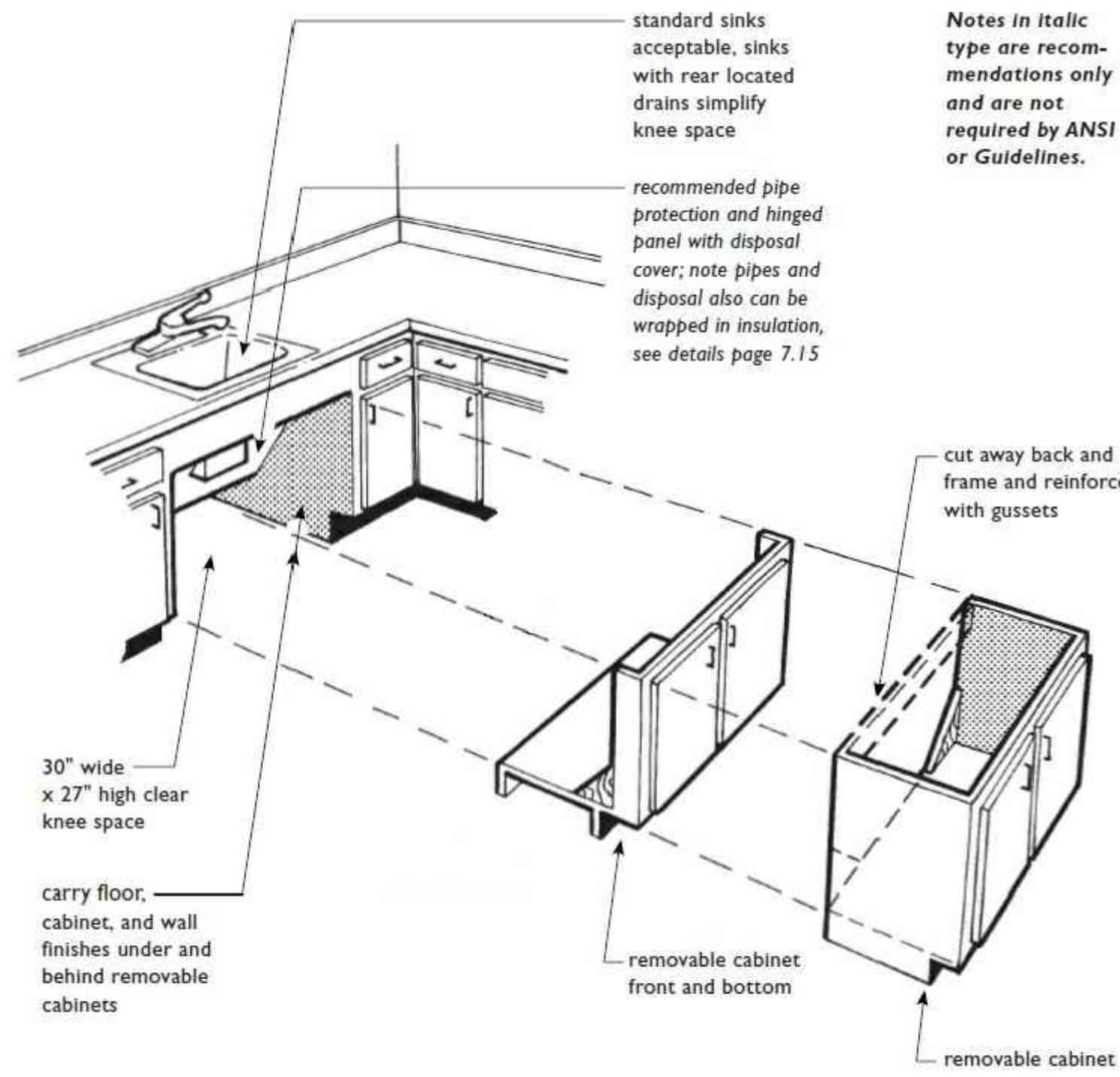
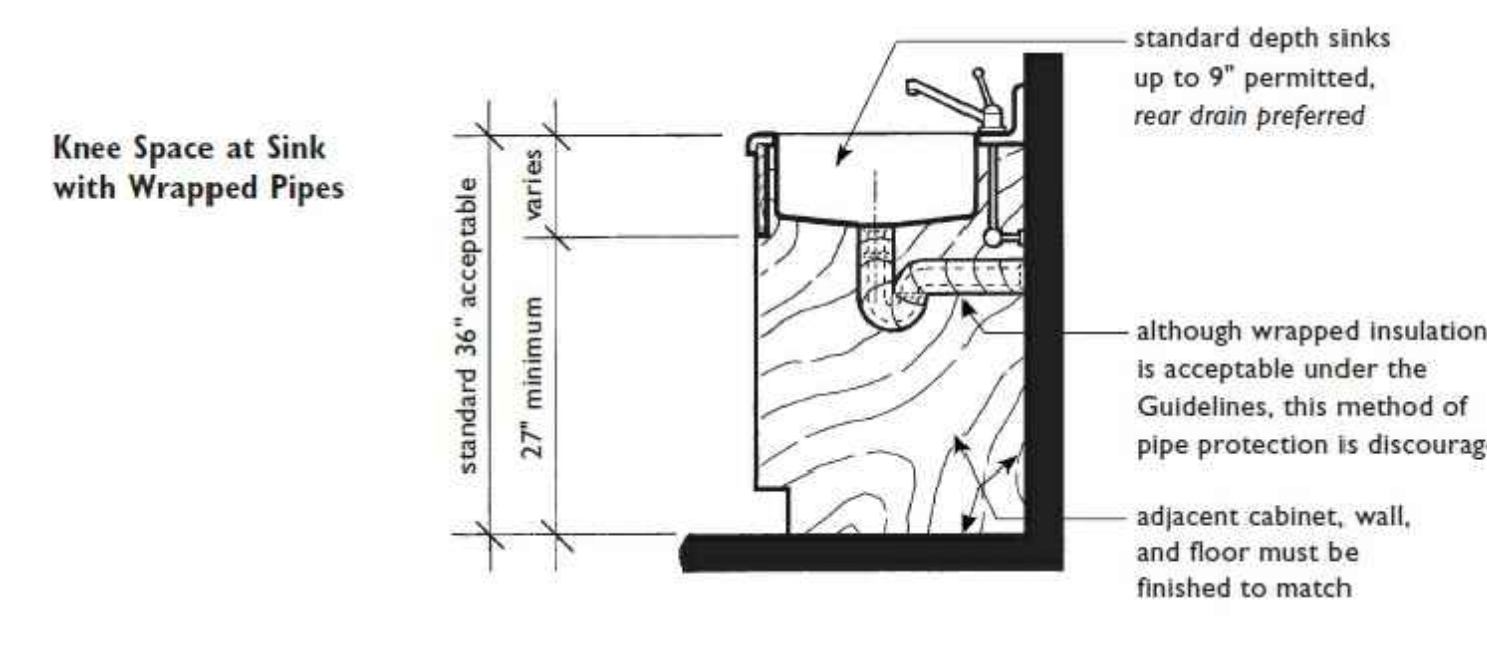
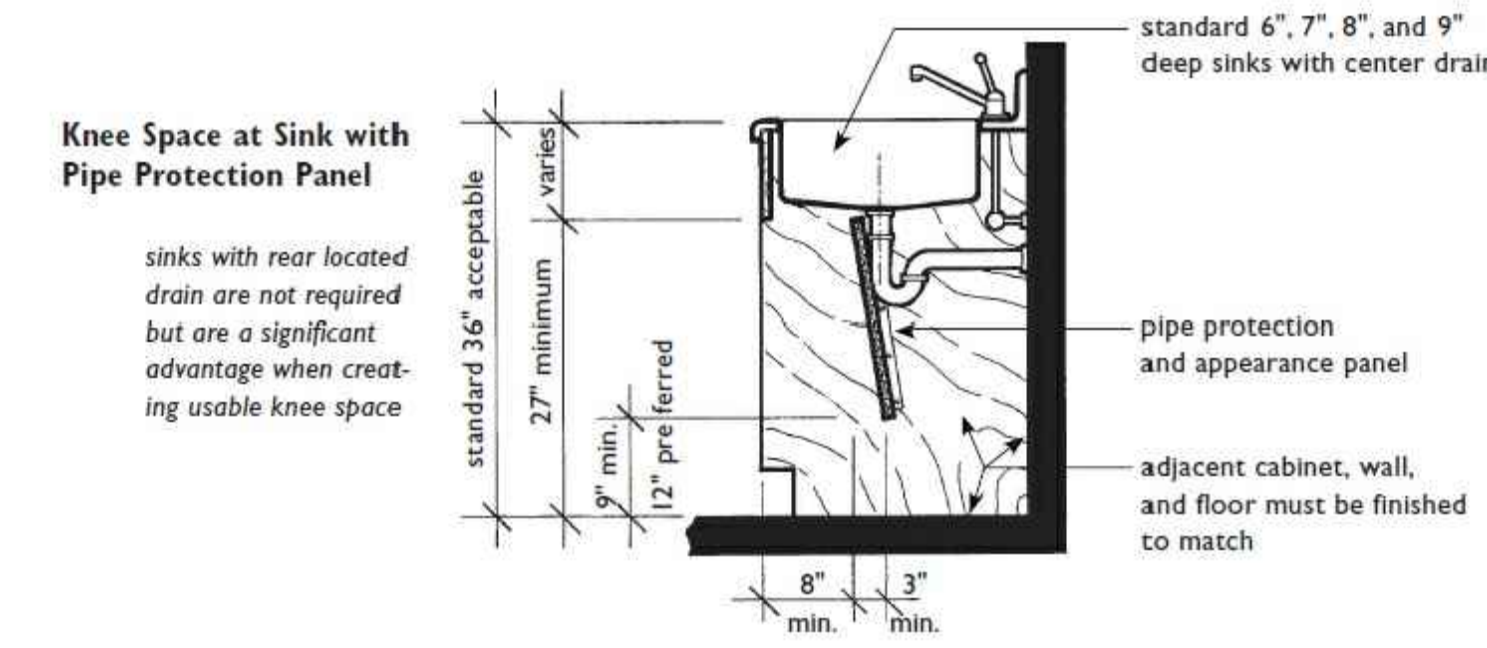
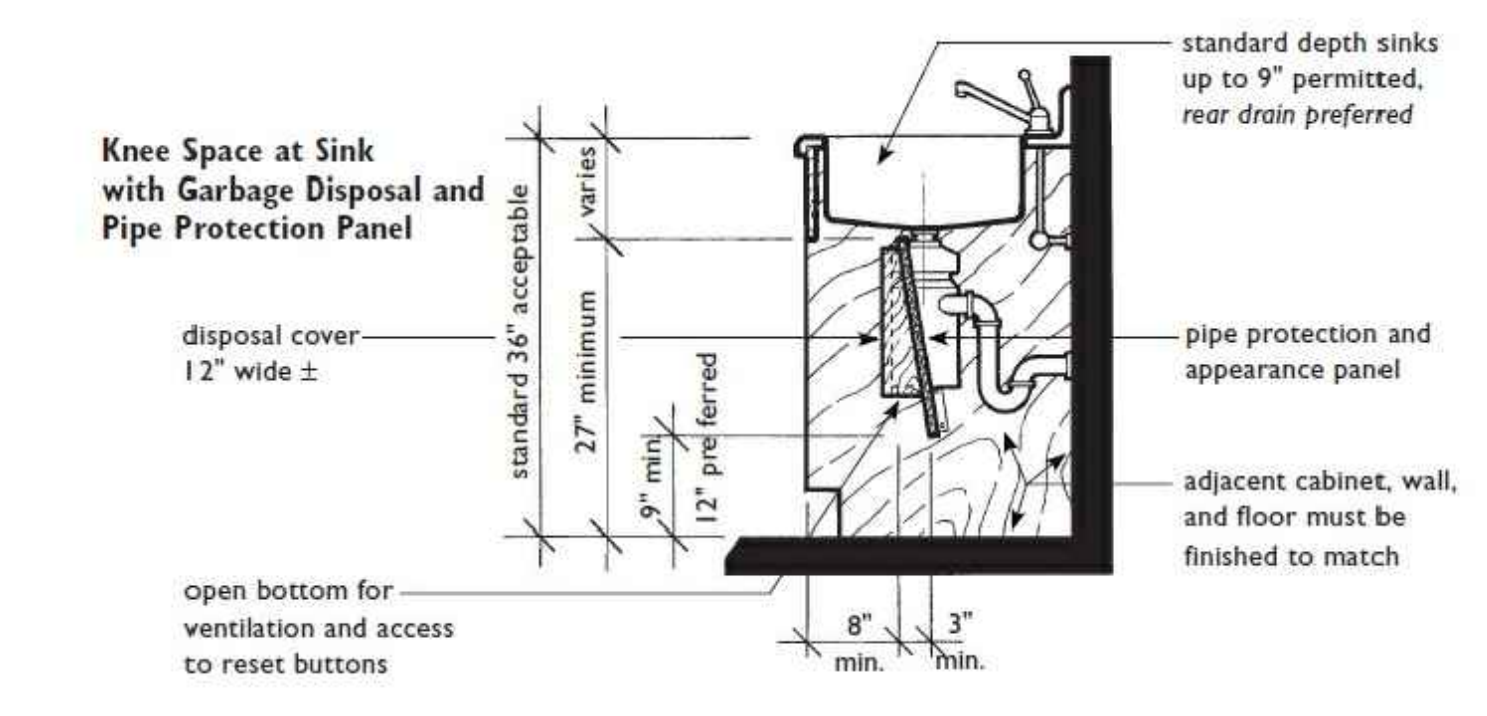


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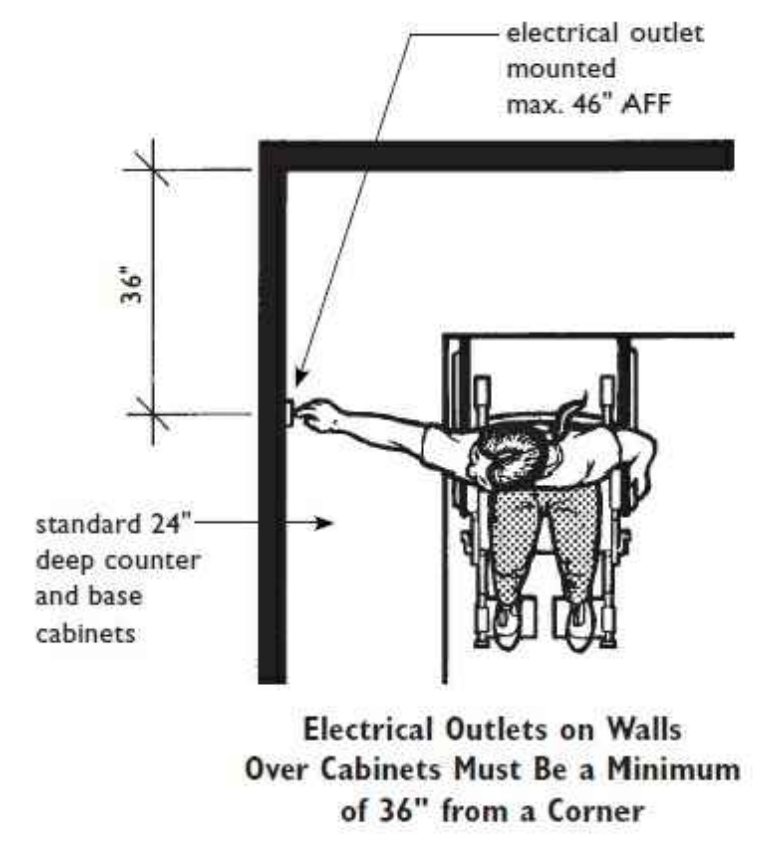
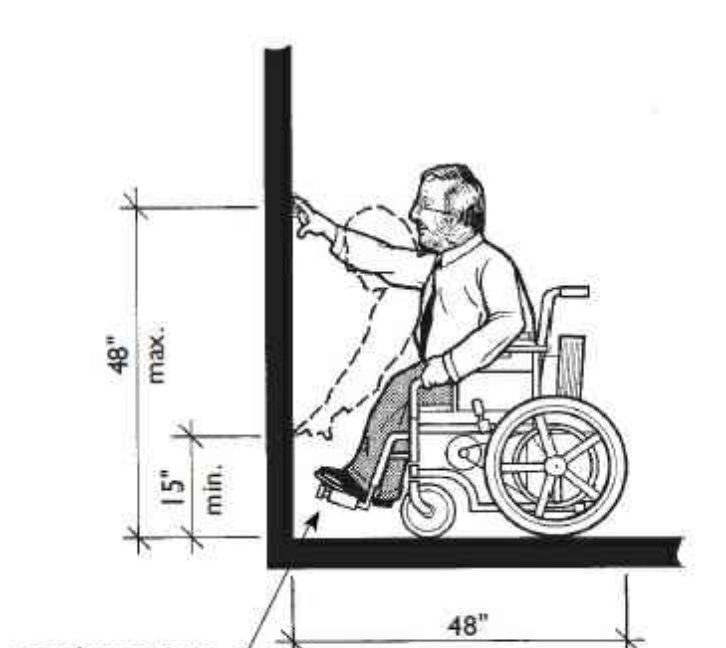
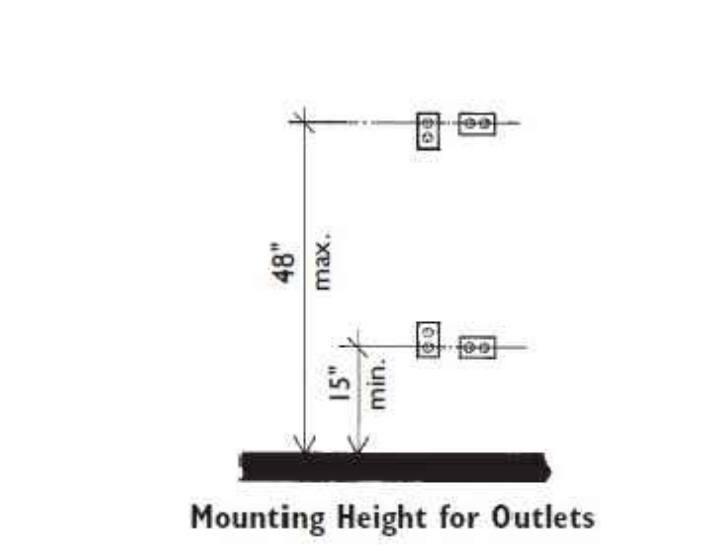
This sheet of drawings has not been reviewed for code compliance.



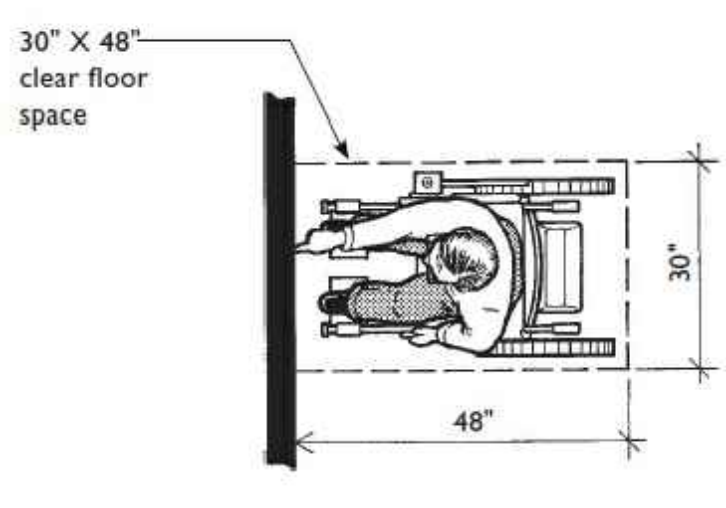
REVISION: \_\_\_\_\_  
 DATE: 10-2-2023  
 JOB: 22-3219  
 SHEET NO.: \_\_\_\_\_



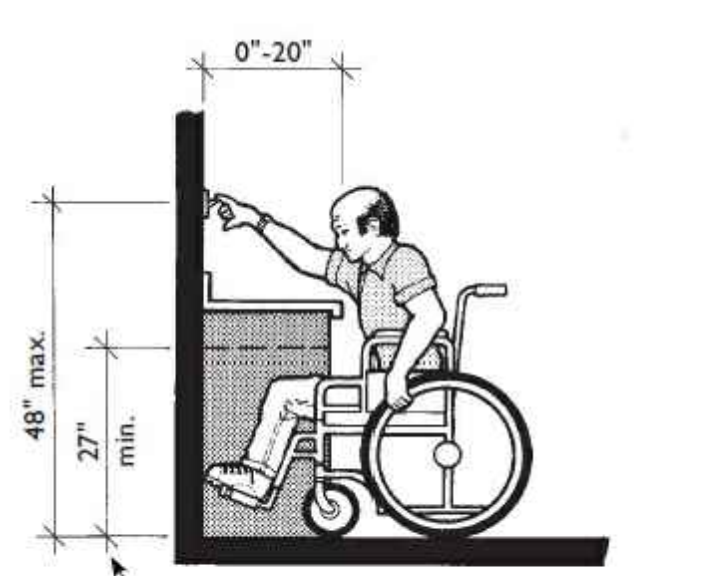
Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



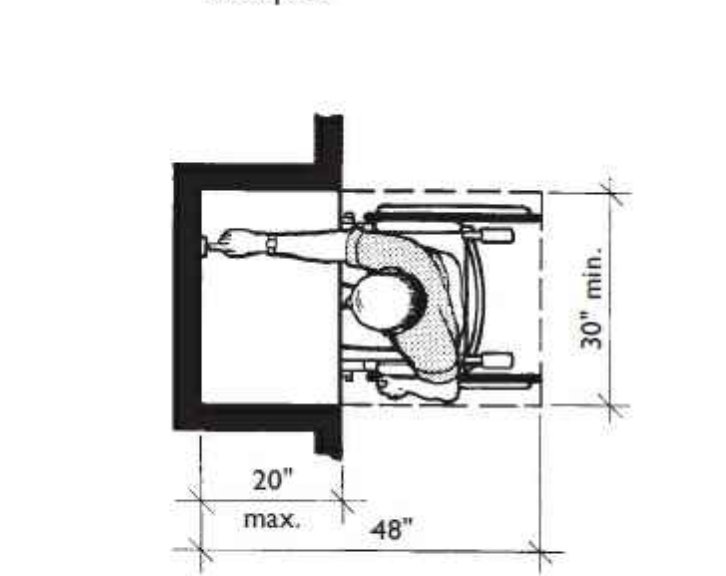
Countertop is shown at the typical kitchen height of 36". The drawing in the Guidelines (taken from ANSI Figure 6(c)), on which this drawing is based, gives this dimension as 34". The 34" dimension shown in the Guidelines is in no way intended to dictate counter heights in covered dwelling units.



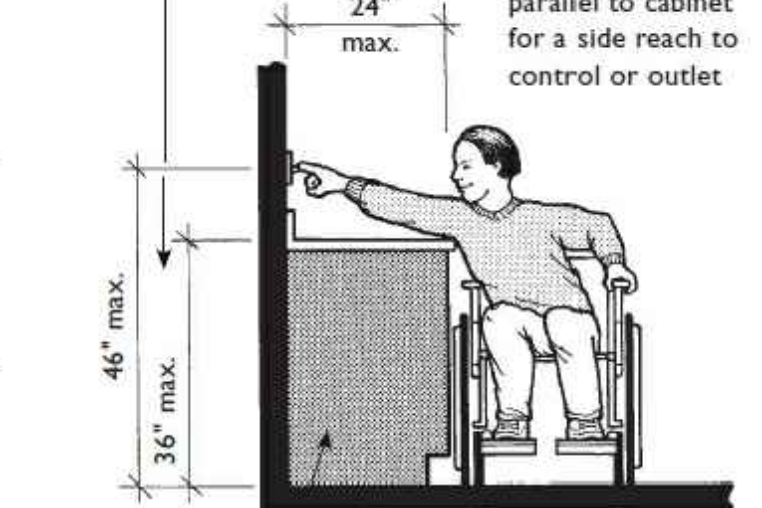
High and Low Forward Reach Limits From a Perpendicular Approach



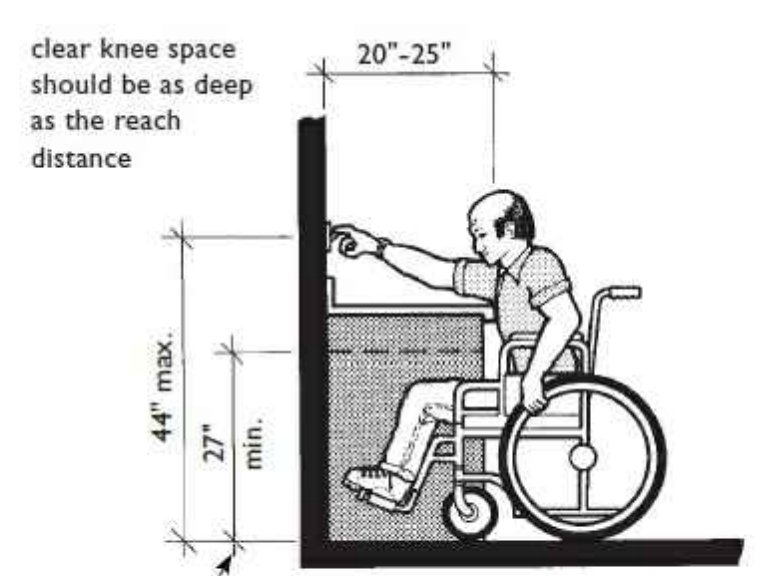
Maximum Side Reach (From a Parallel Approach) Over an Obstruction



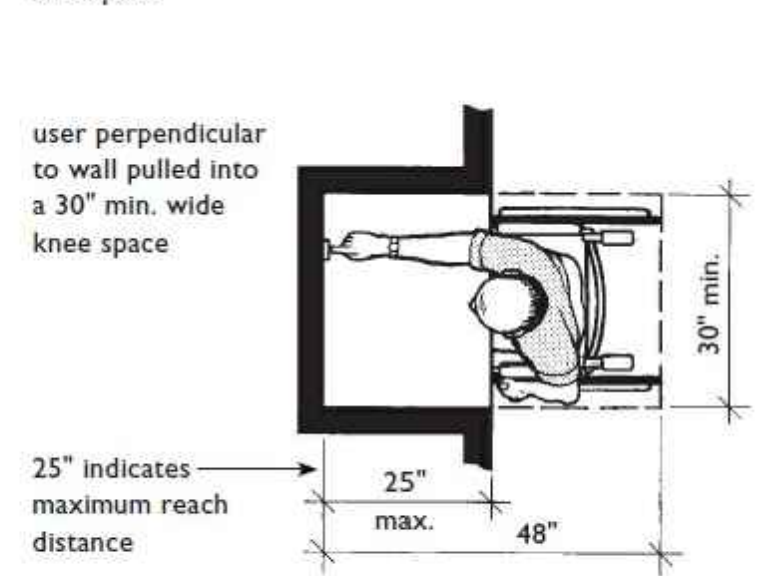
Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction



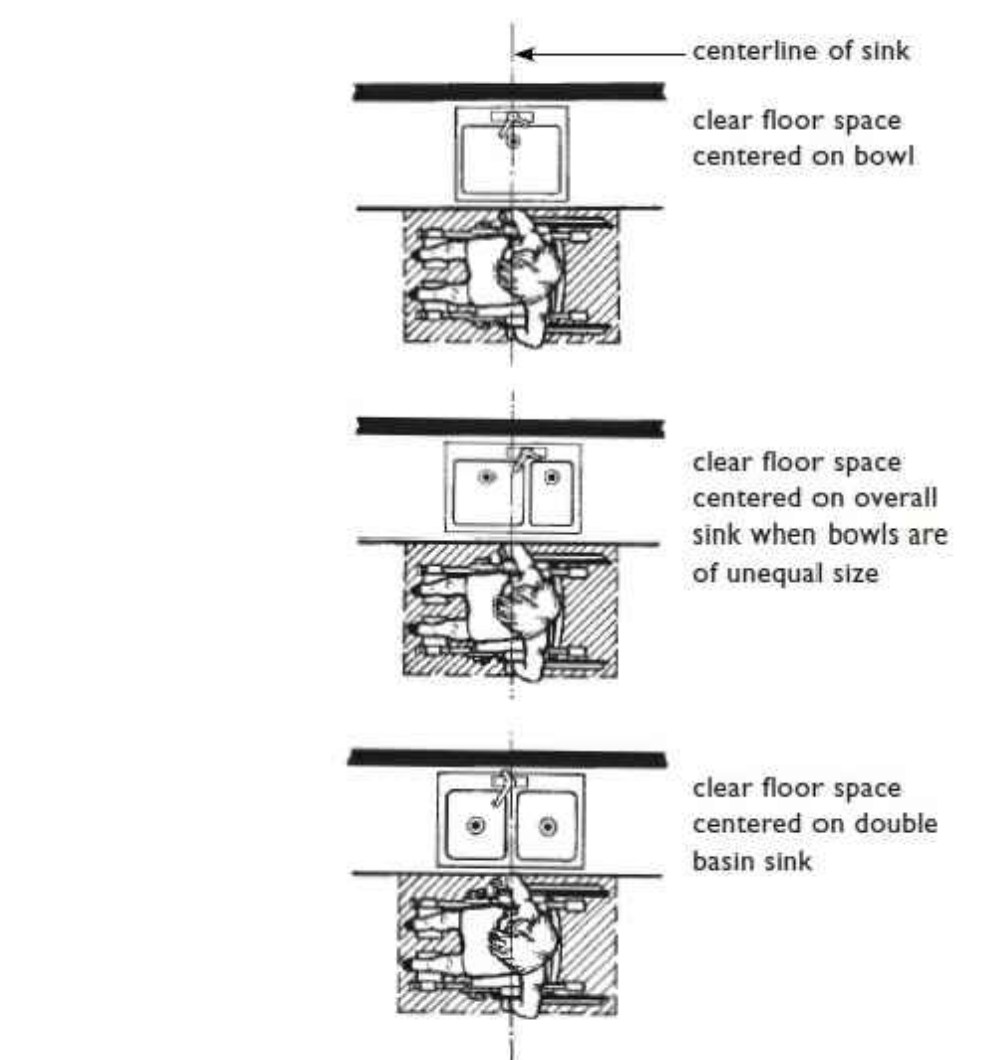
Maximum Side Reach (From a Parallel Approach) Over an Obstruction



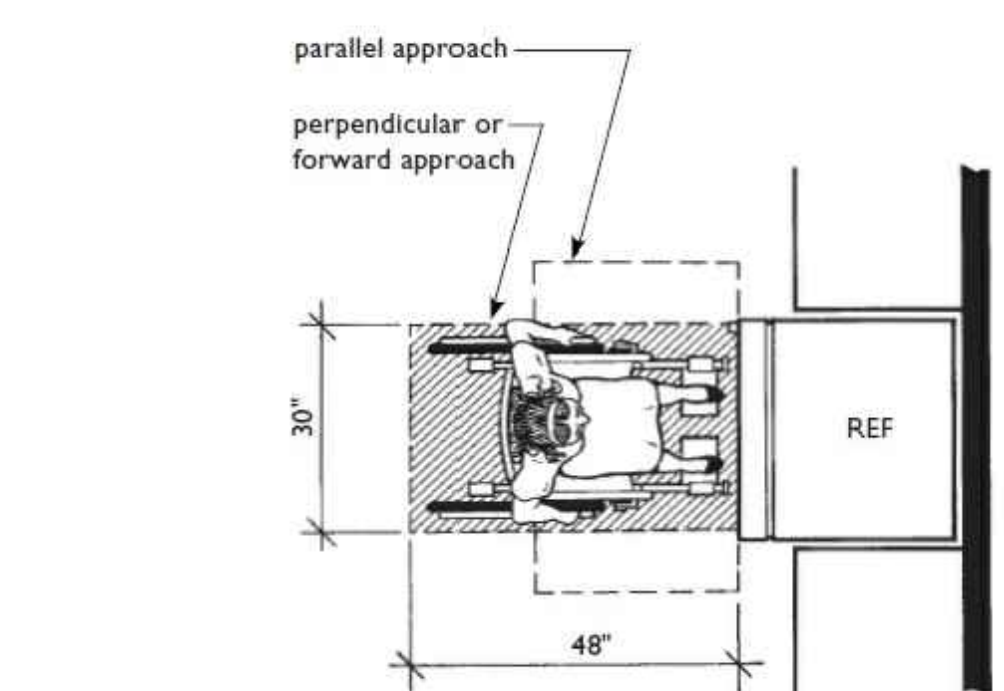
Clear Knee Space



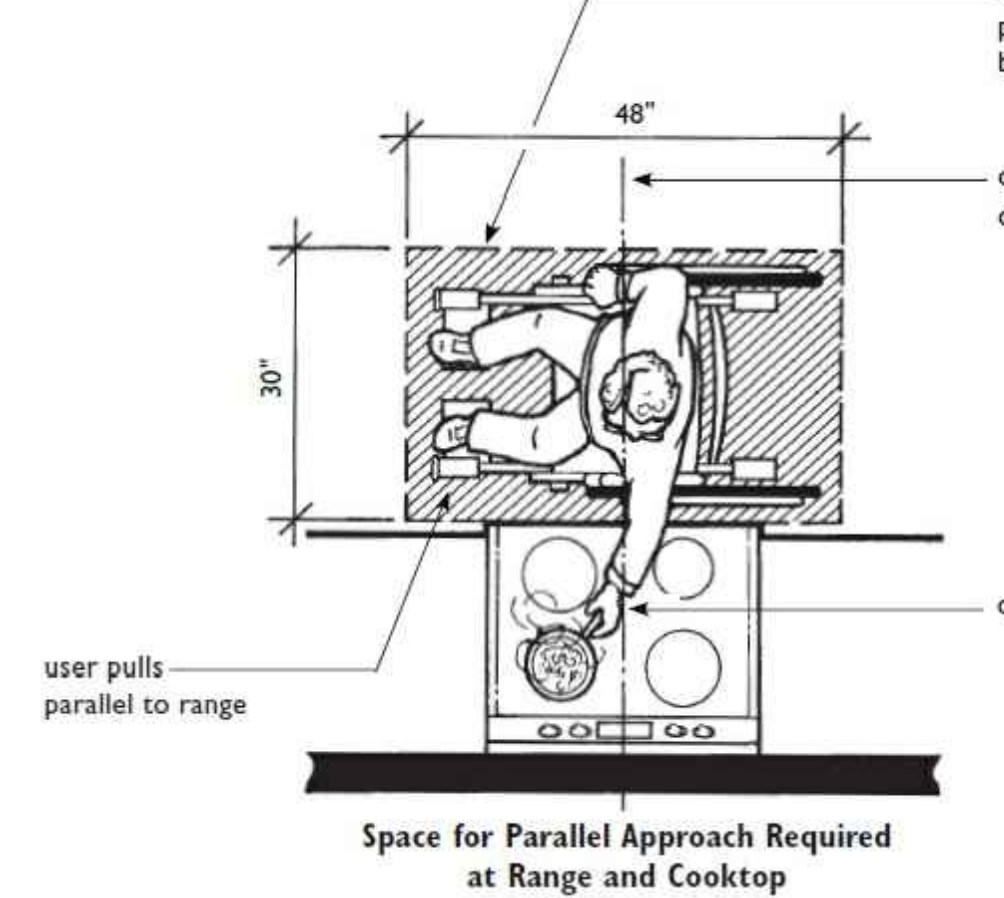
User Perpendicular to Wall



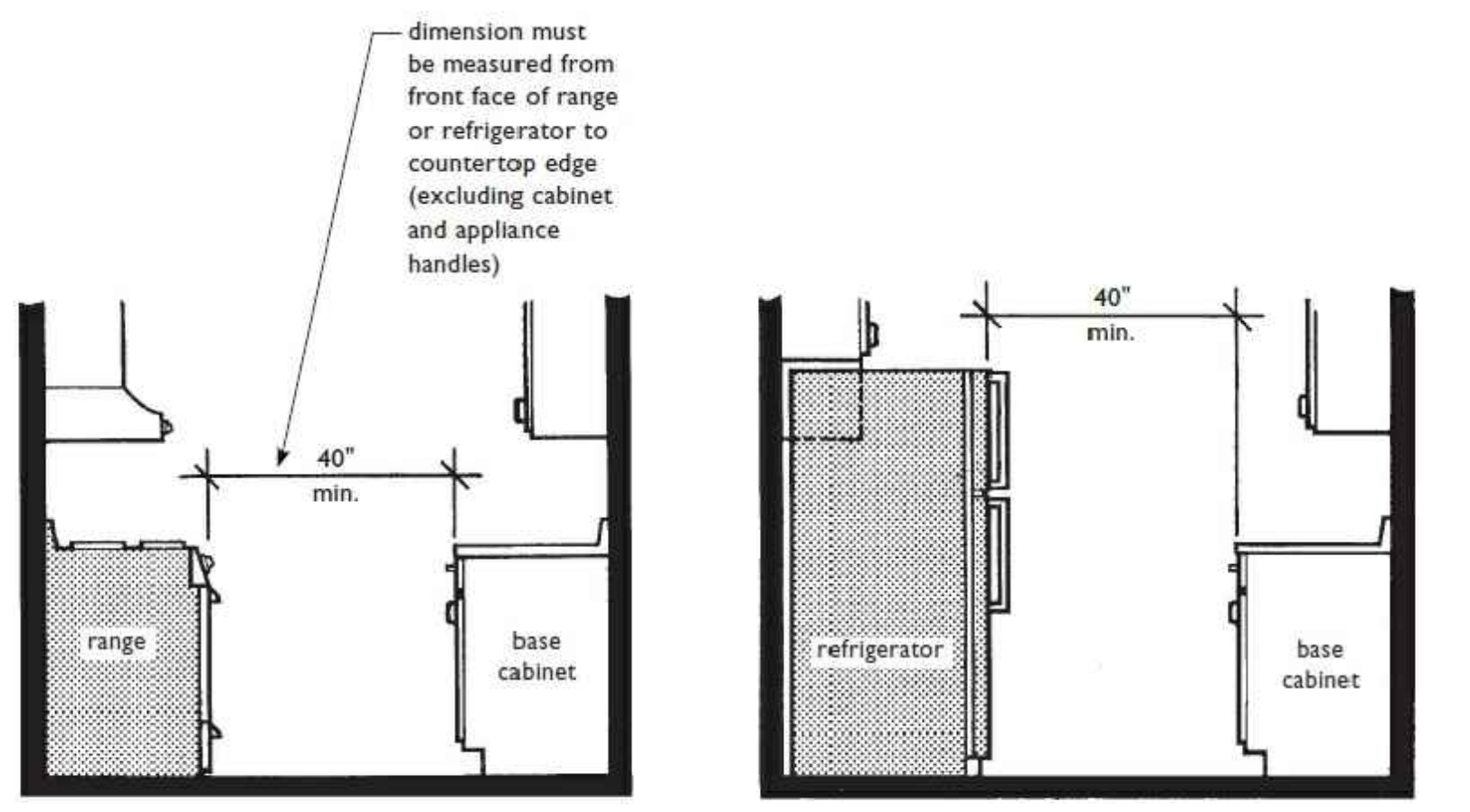
clear floor space for at least one type of approach (forward or parallel) must be centered on the refrigerator; this applies to side-by-side as well as over/under models



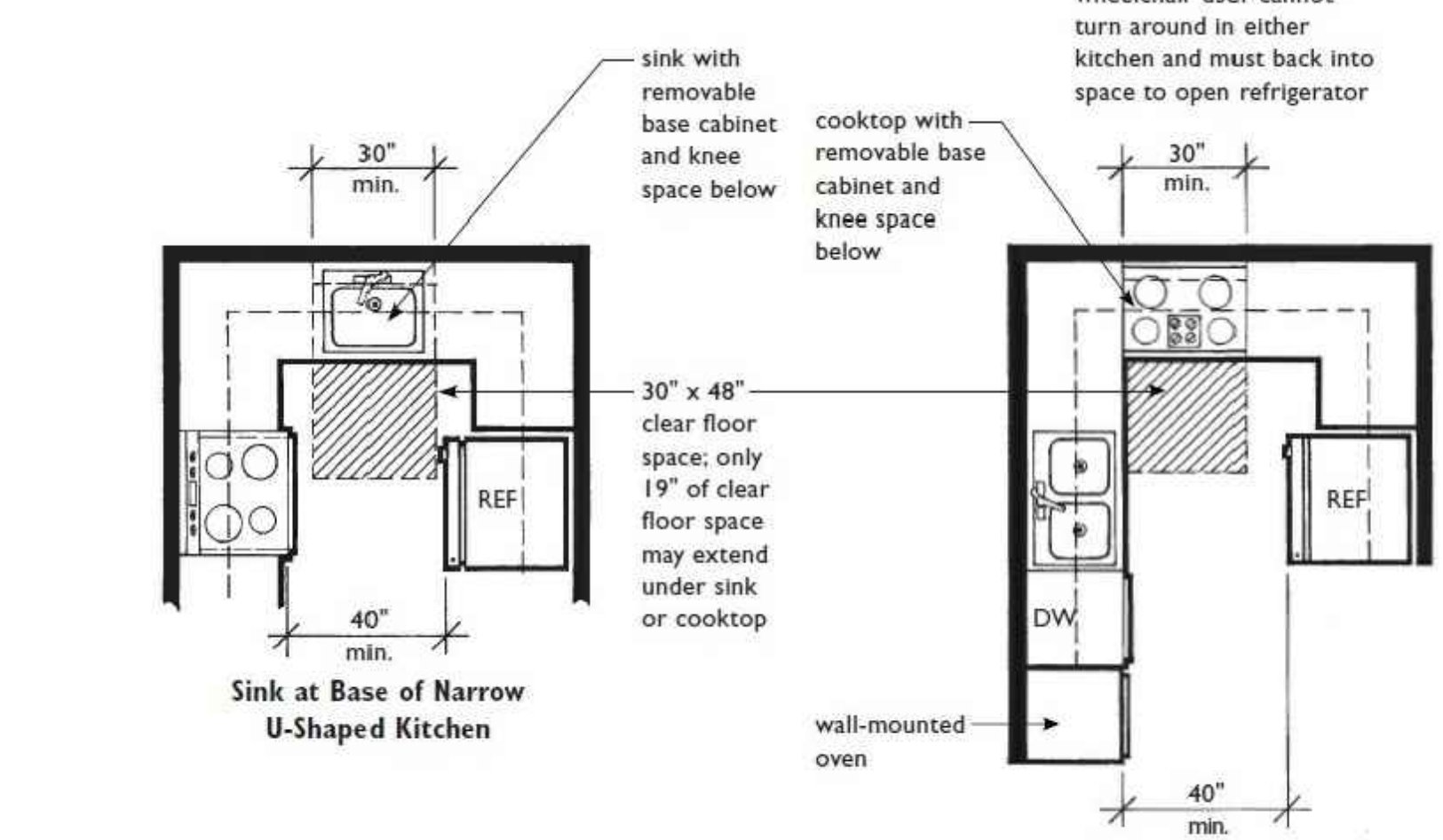
Space for Either a Forward or Parallel Approach Must be Provided



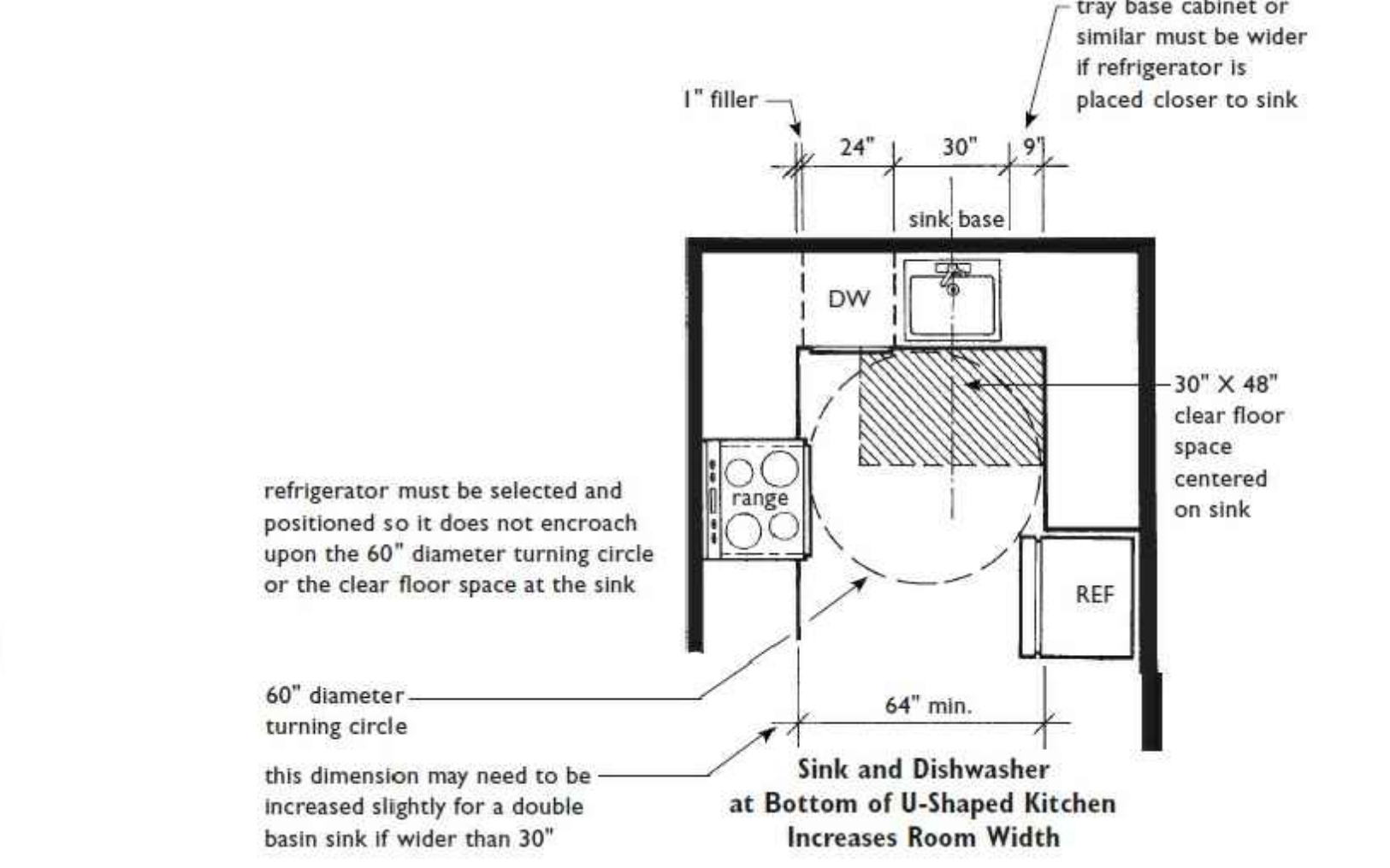
Space for Parallel Approach Required at Range and Cooktop



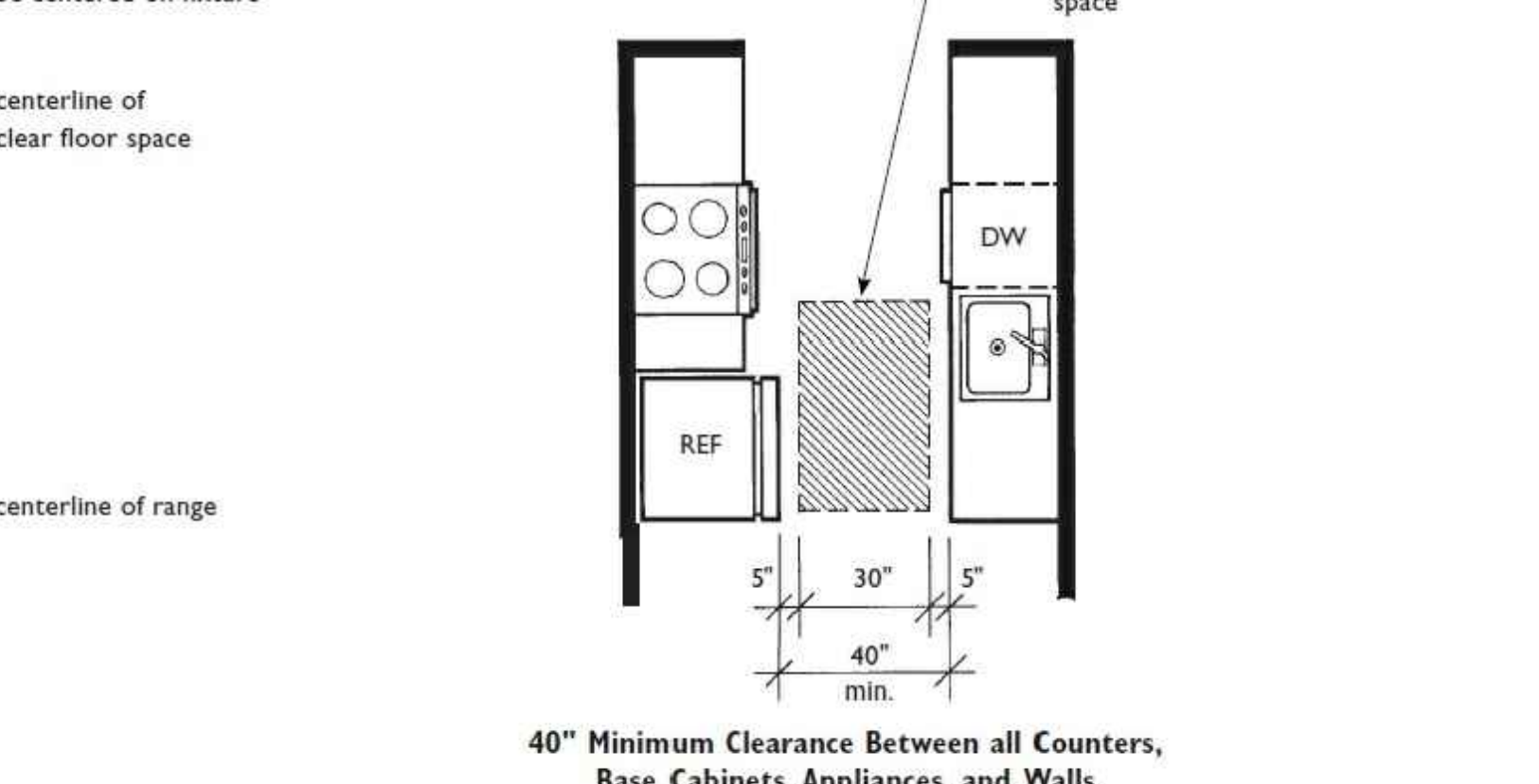
Minimum Clearance between Range and Opposing Base Cabinet / Minimum Clearance between Refrigerator and Opposing Base Cabinet



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



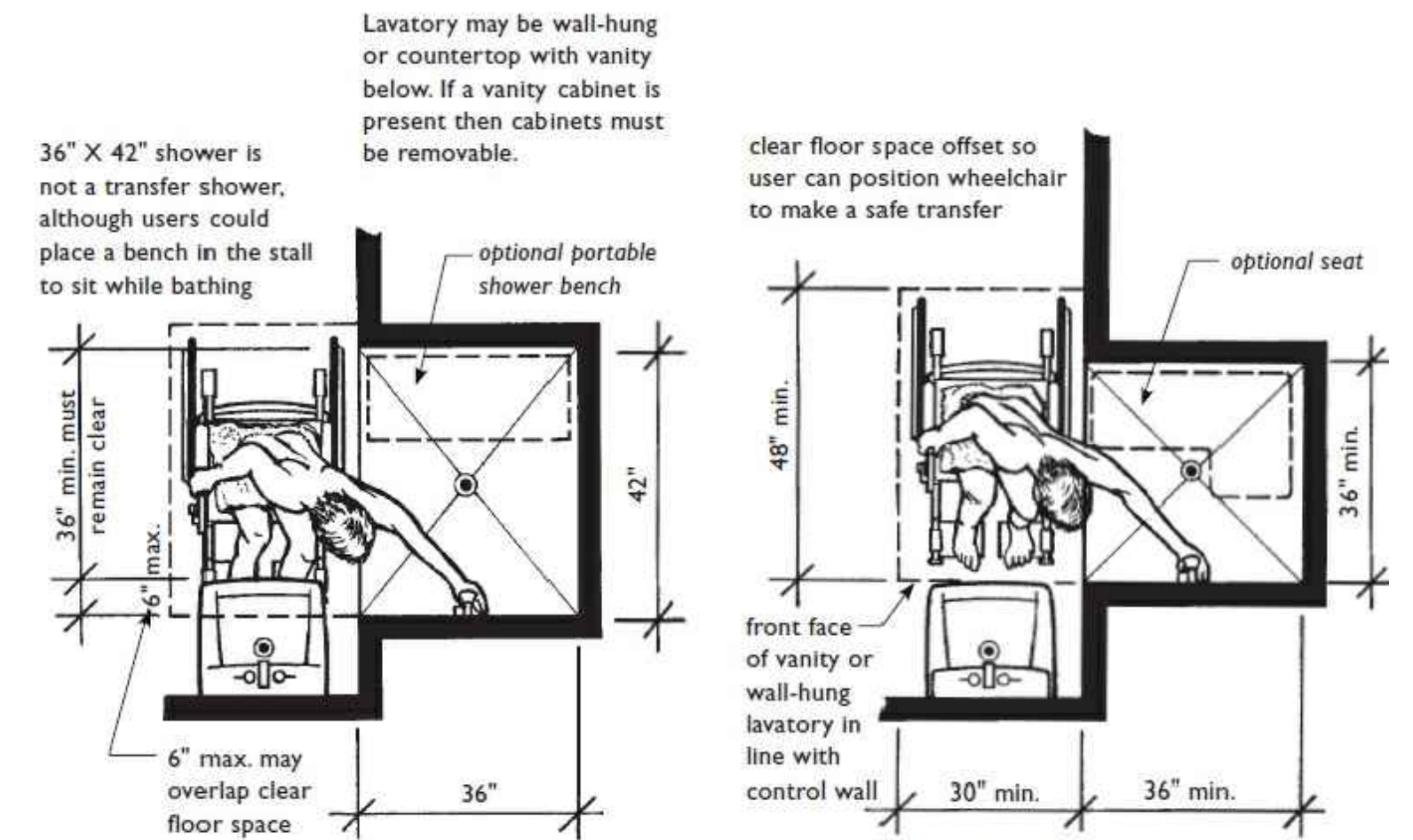
40" Minimum Clearance Between all Counters, Base Cabinets, Appliances, and Walls

This sheet of drawings has not been reviewed for code compliance.

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

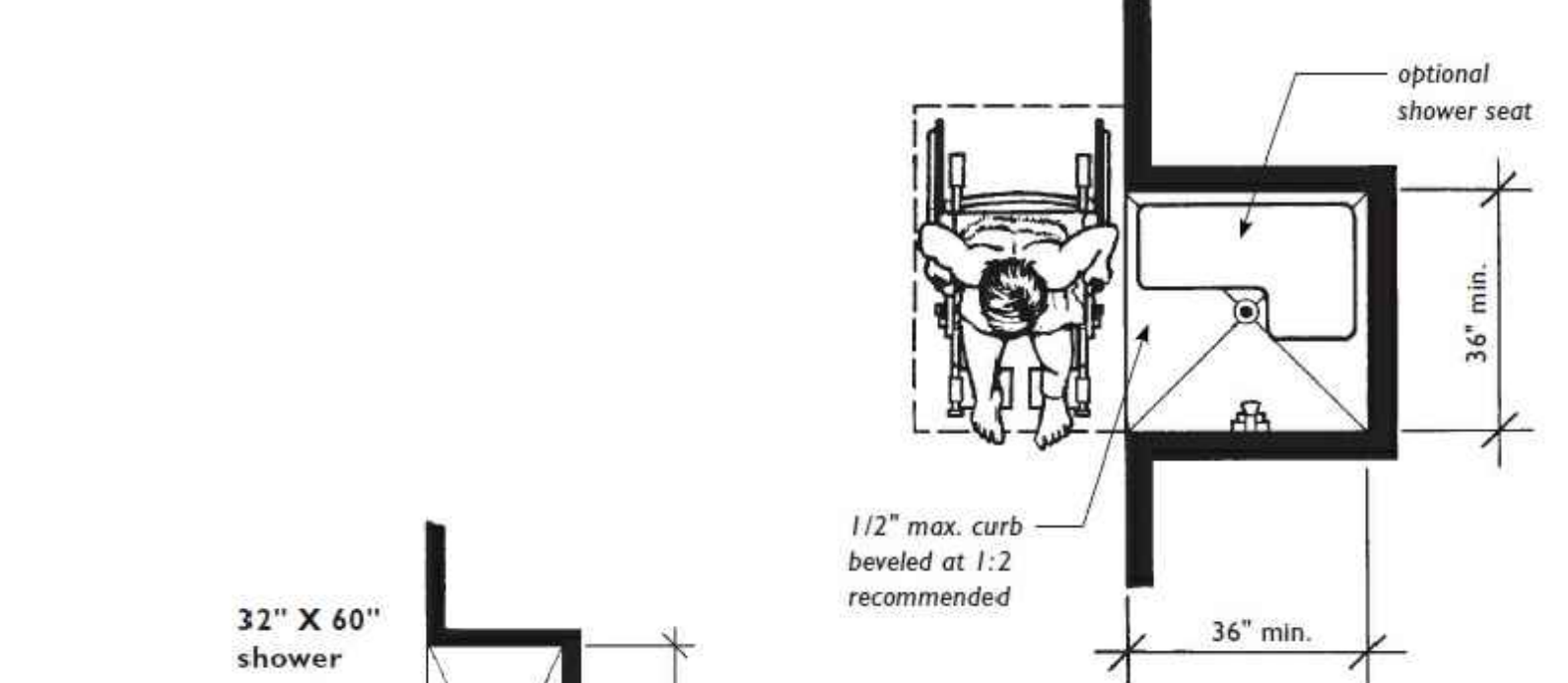
**Lavatory at 36-Inch X 36-Inch Shower**  
 Applicable in Specification A and B Bathrooms

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

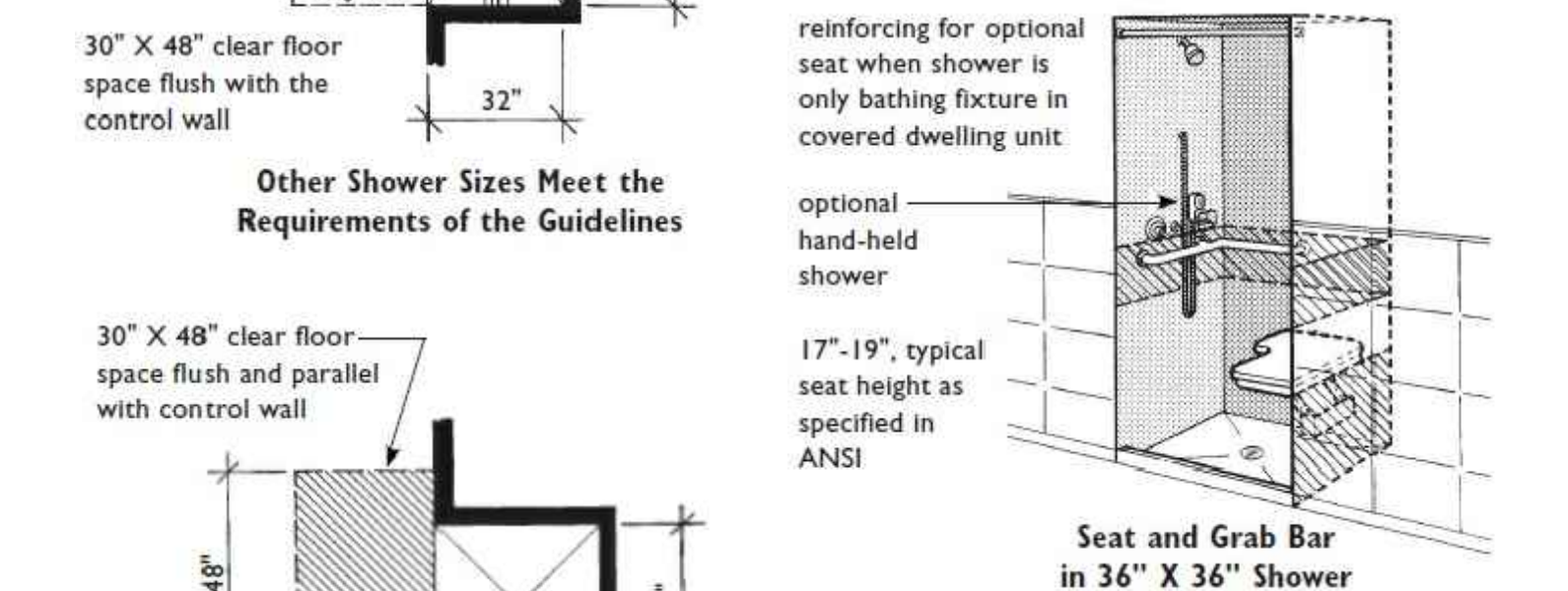
36" X 42" shower is not a transfer shower, although users could place a bench in the stall to sit while bathing.

clear floor space offset so user can position wheelchair to make a safe transfer

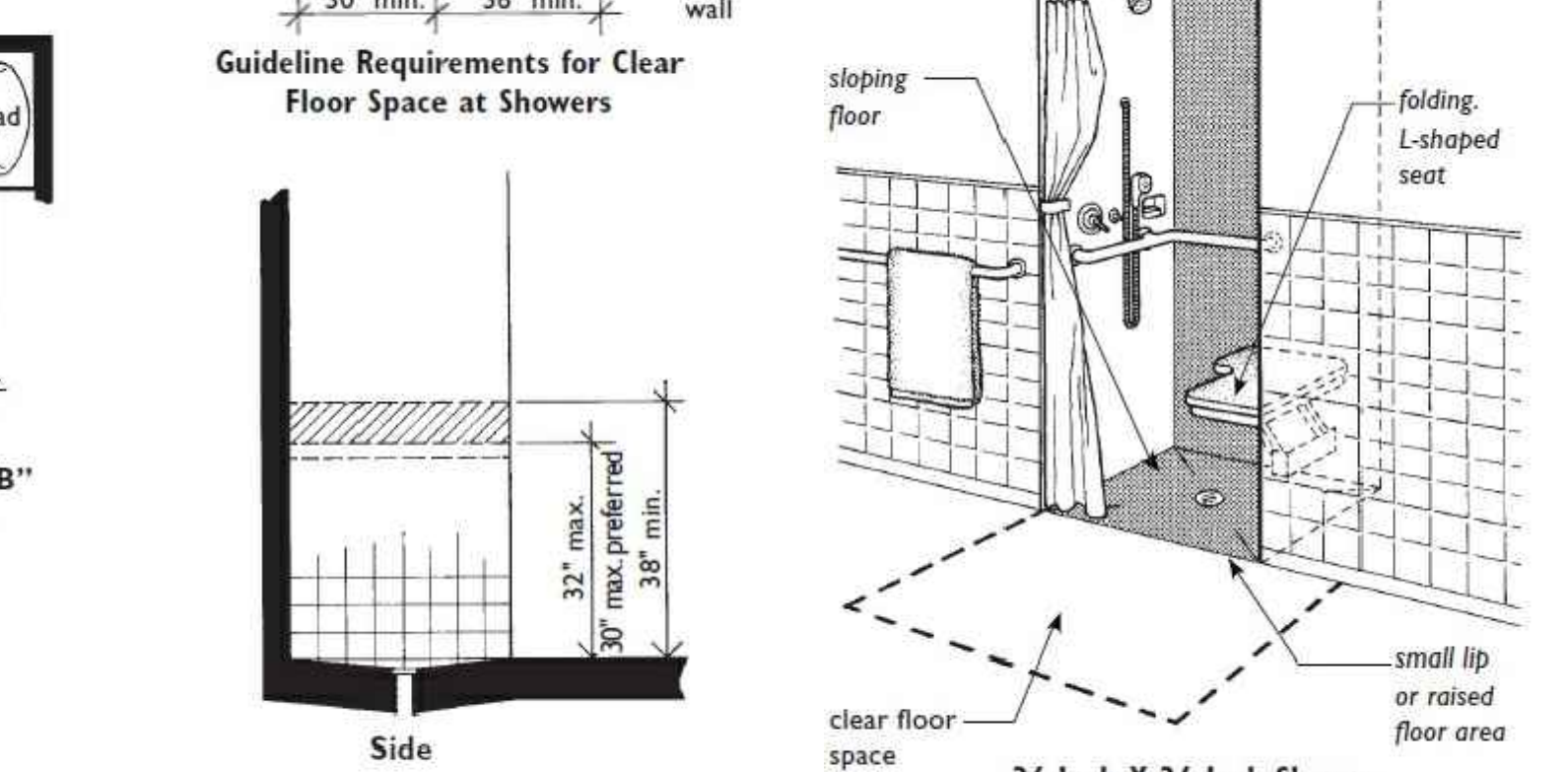
In Specification B bathrooms, when shower is only bathing fixture and is a nominal 36" X 36", it must have reinforcing for grab bars and a wall-mounted shower seat.



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

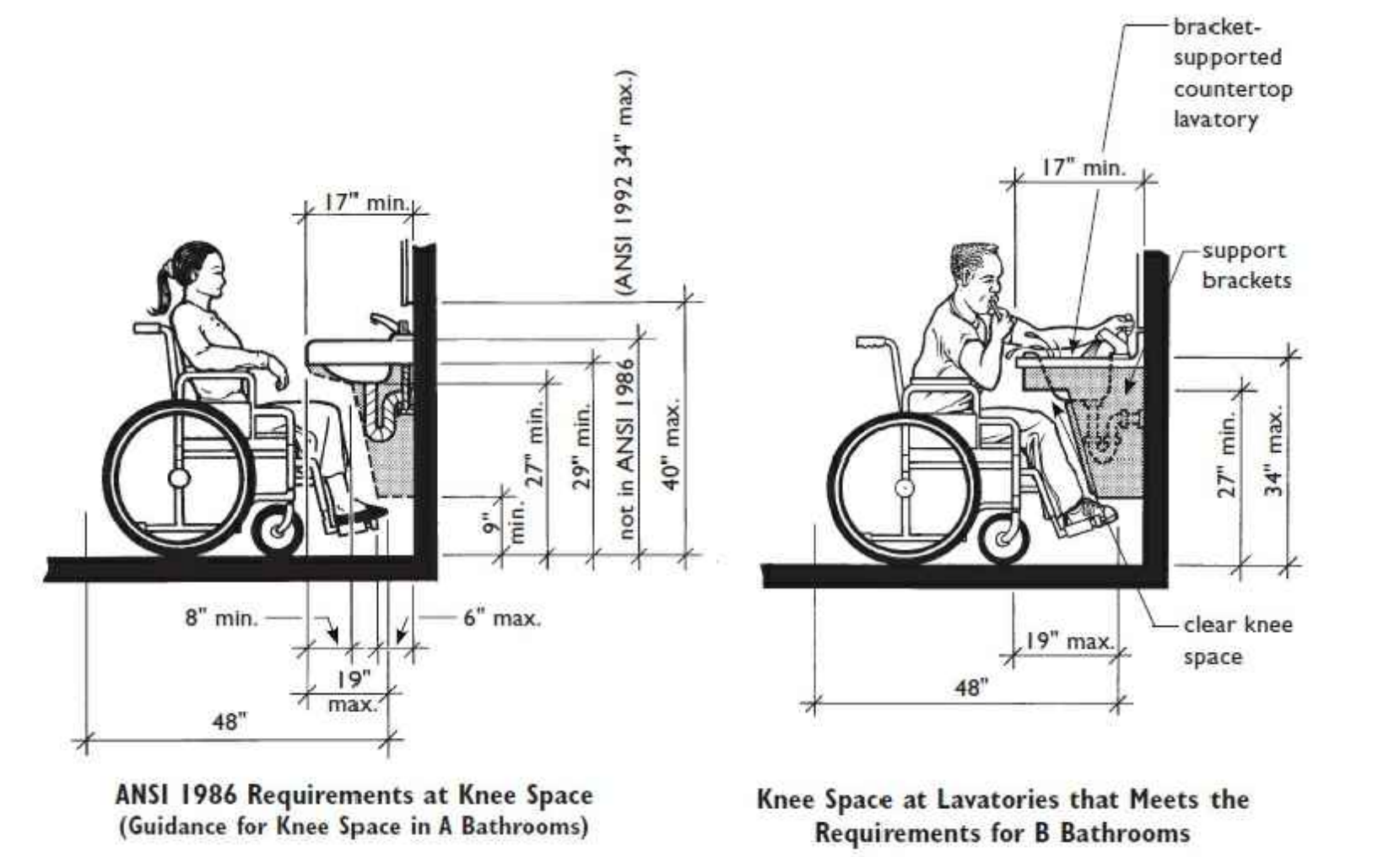


**Other Shower Sizes Meet the Requirements of the Guidelines**



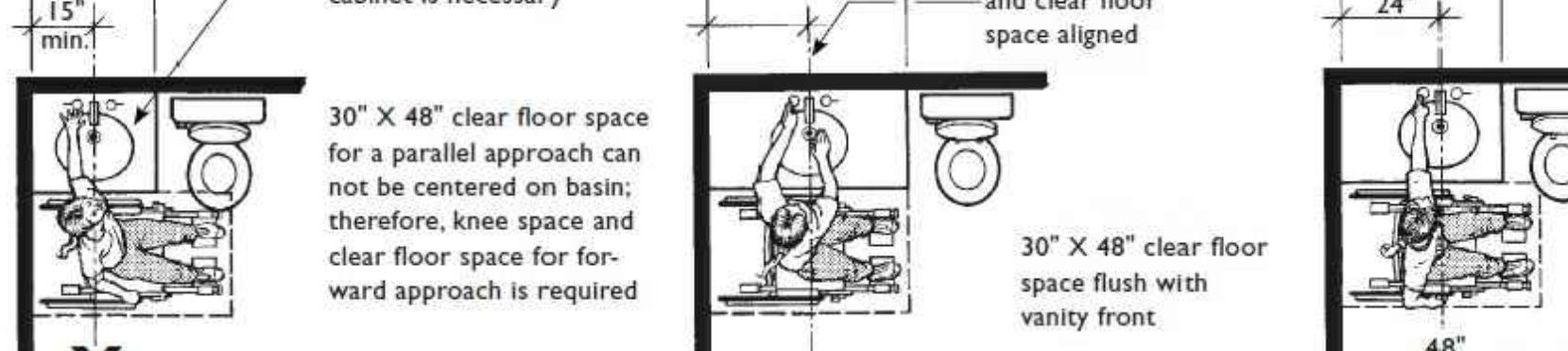
**Minimum Reinforcing for Grab Bars in Showers**

36-Inch X 36-Inch Shower with Folding Seat



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

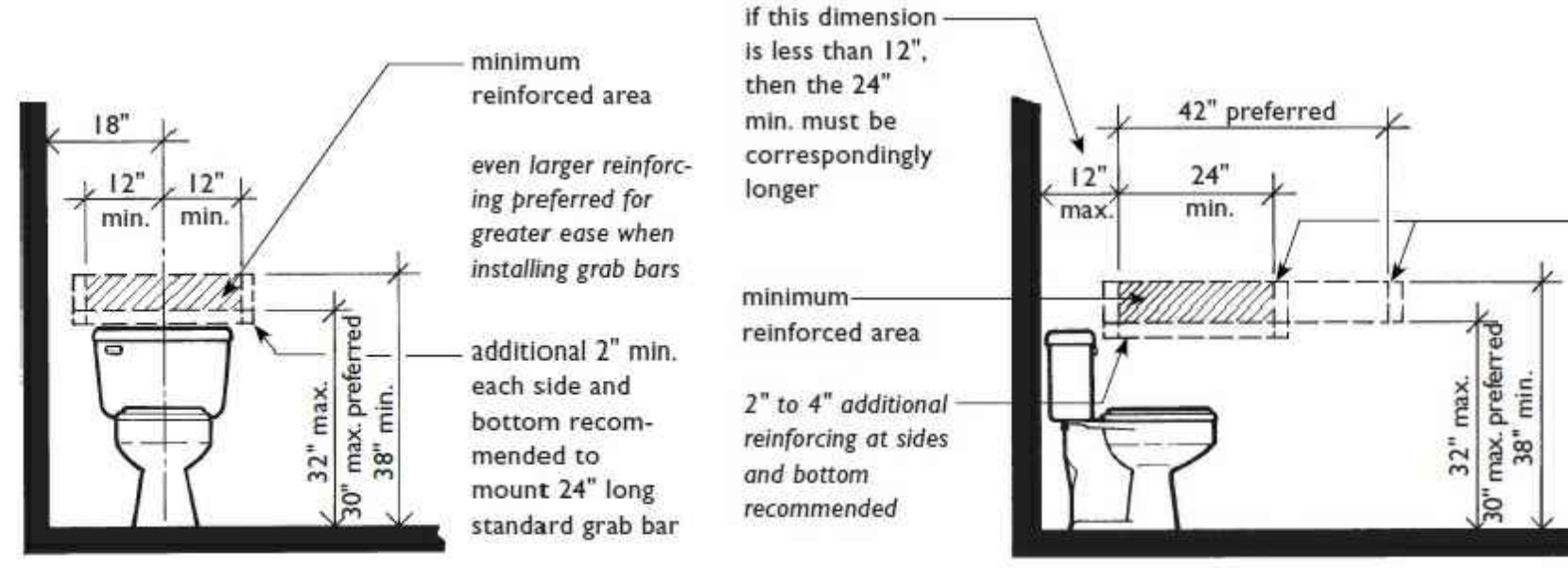
**Knee Space at Lavatories that Meets the Requirements for B Bathrooms**



**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)

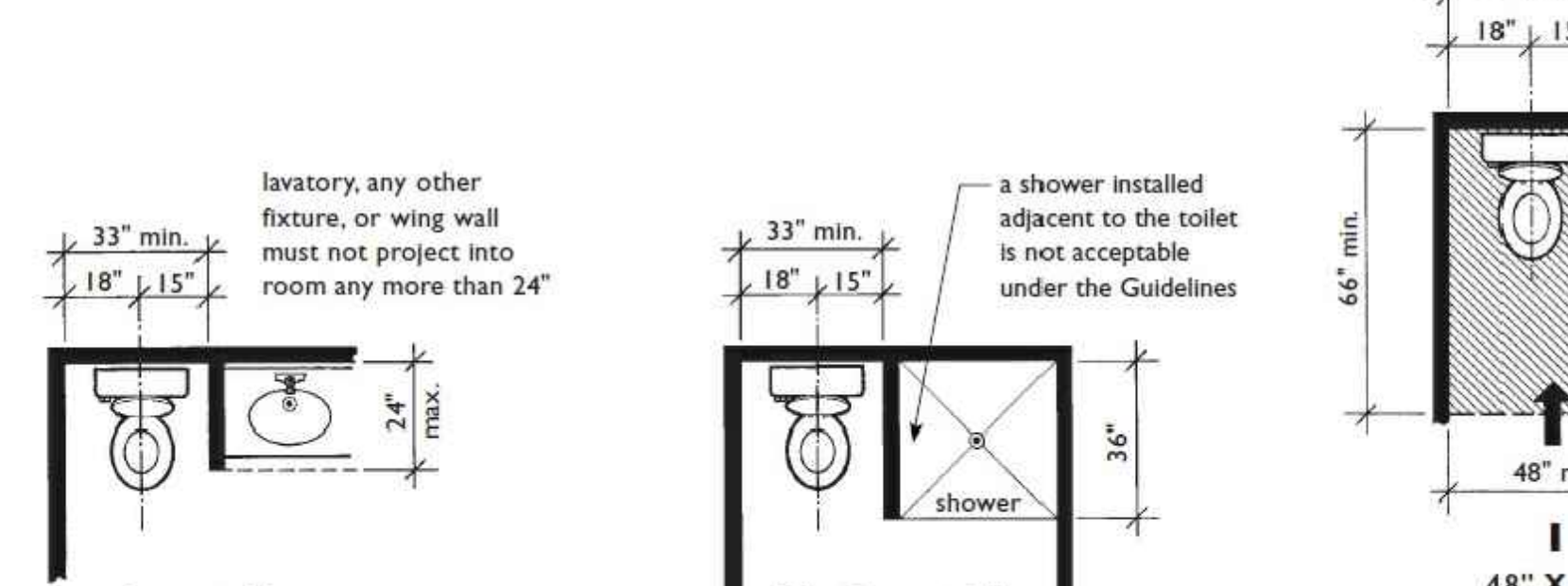
**Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin**  
 (Applicable in A and B Bathrooms)

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



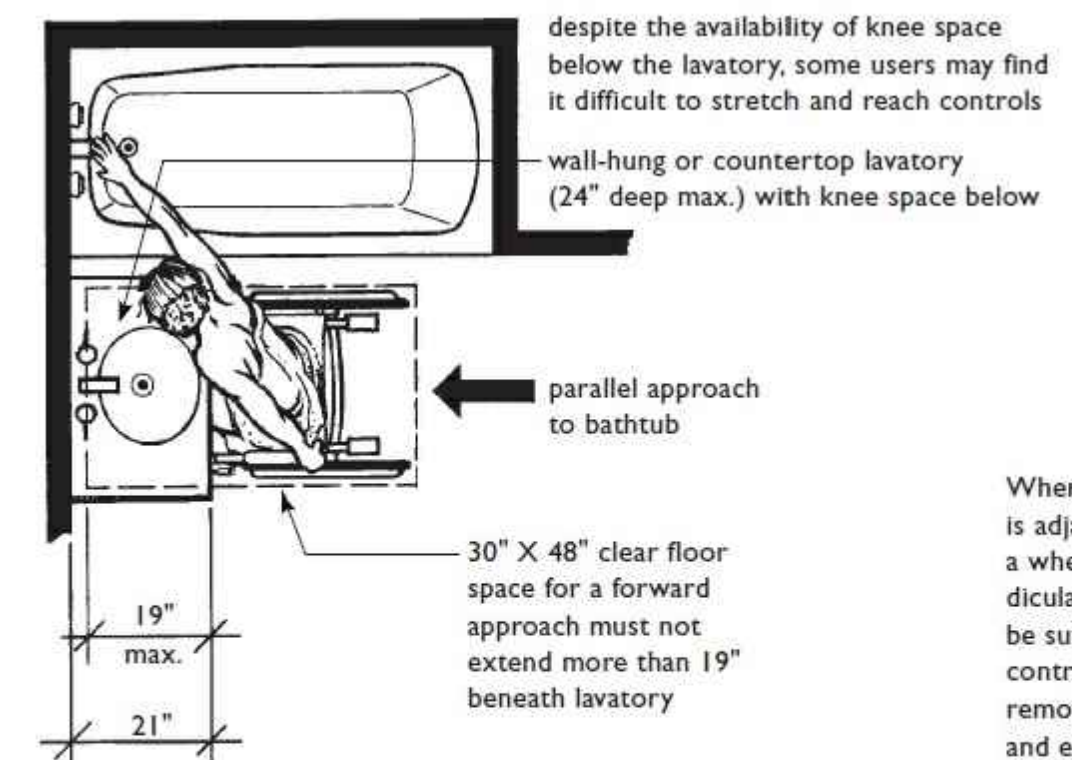
**Minimum Reinforcing Behind Toilets Located Beside a Wall**

**Minimum Reinforcing to the Side of Toilets**

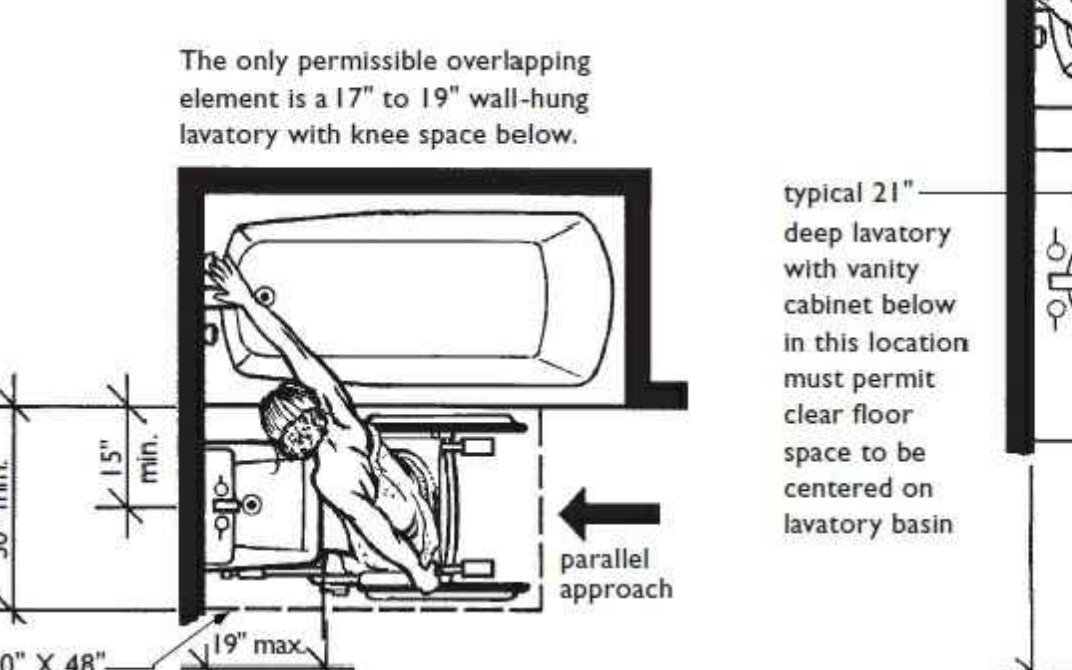


**Acceptable**  
 Some Features May Overlap Clear Floor Space at Toilet

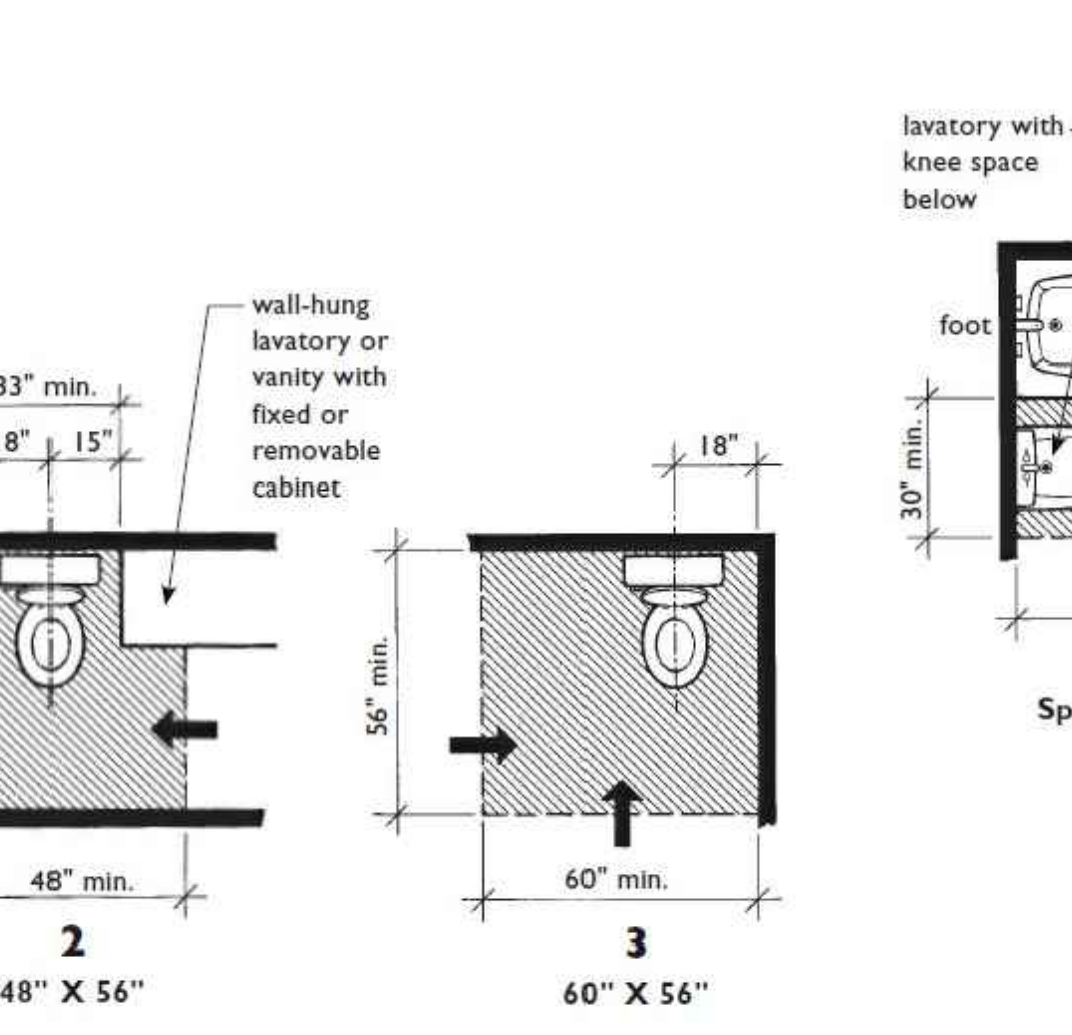
**Not Acceptable**  
 a shower installed adjacent to the toilet is not acceptable under the Guidelines



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



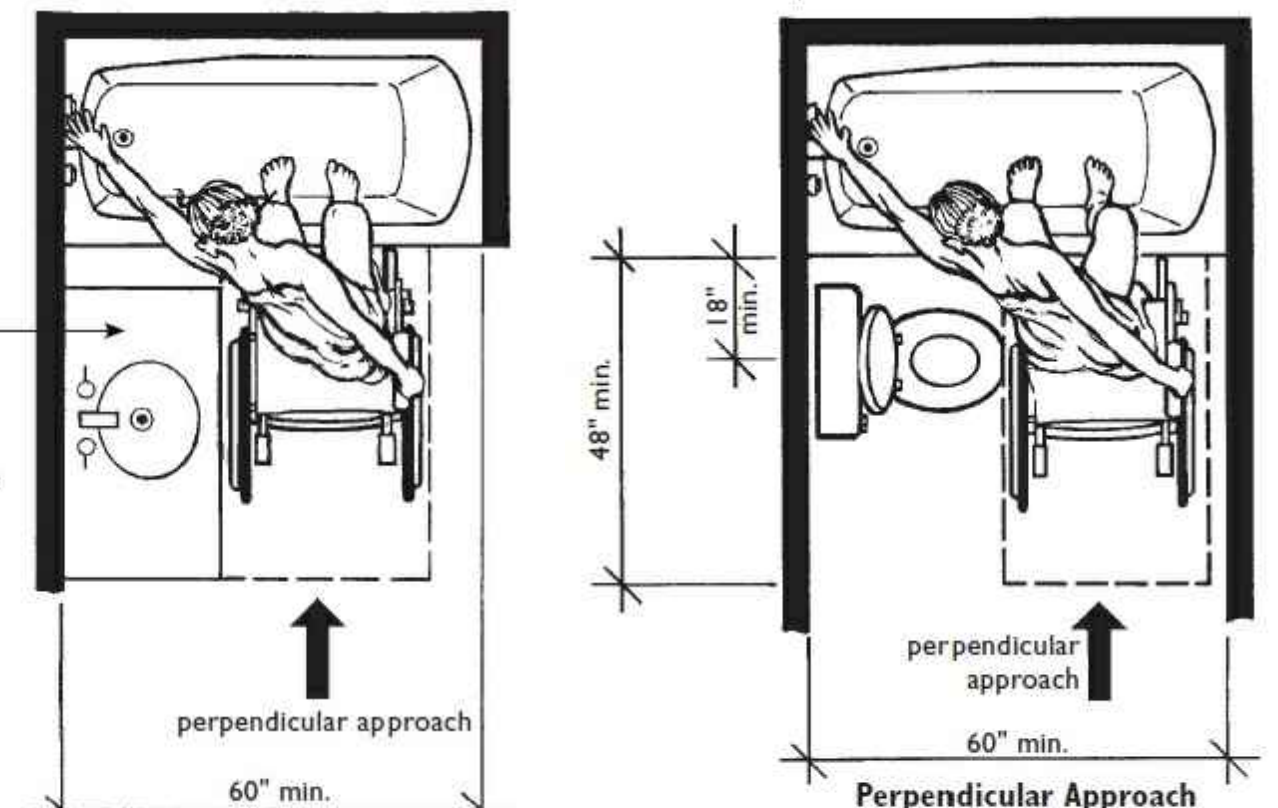
**Parallel Approach at Bathtub with Small Wall-Hung Lavatory Applies to Specification B Bathrooms Only**



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

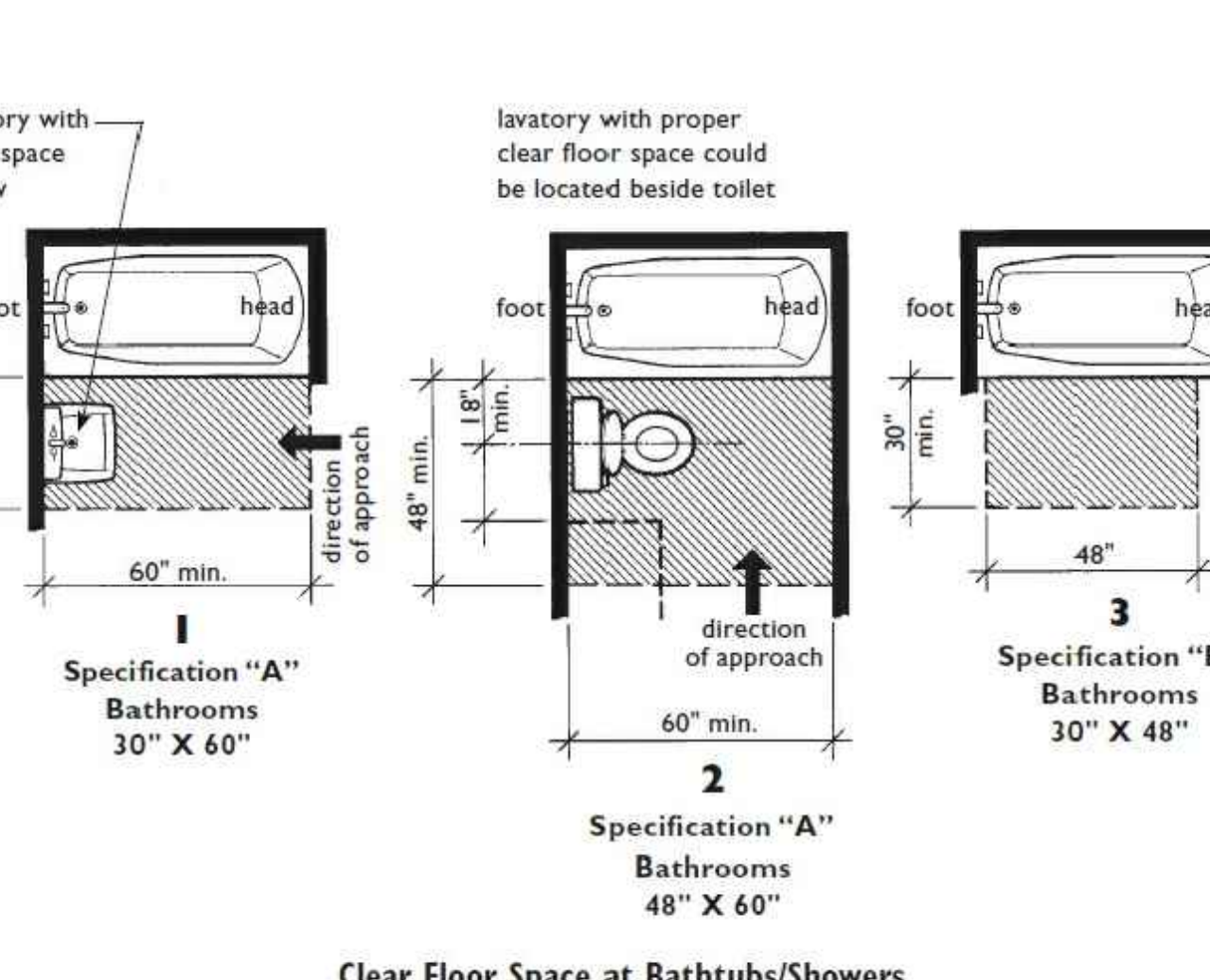
When a lavatory with vanity cabinet is adjacent to tub, a person using in a wheelchair must make a perpendicular approach to the tub rim to be sufficiently close to operate the controls. The user will have to remove footrests, place feet in tub, and execute a stretch which may be difficult for some people.

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 Vanity Cabinet Permitted in Specification A Bathrooms Only**

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

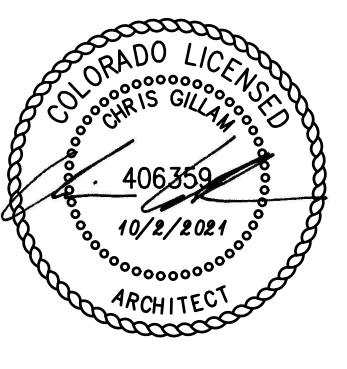


**Clear Floor Space at Bathtubs/Showers**  
 Shaded Areas Must Remain Unobstructed  
 (Taken from Guideline Figures 7(b) and 8)

This sheet of drawings has not been reviewed for code compliance.

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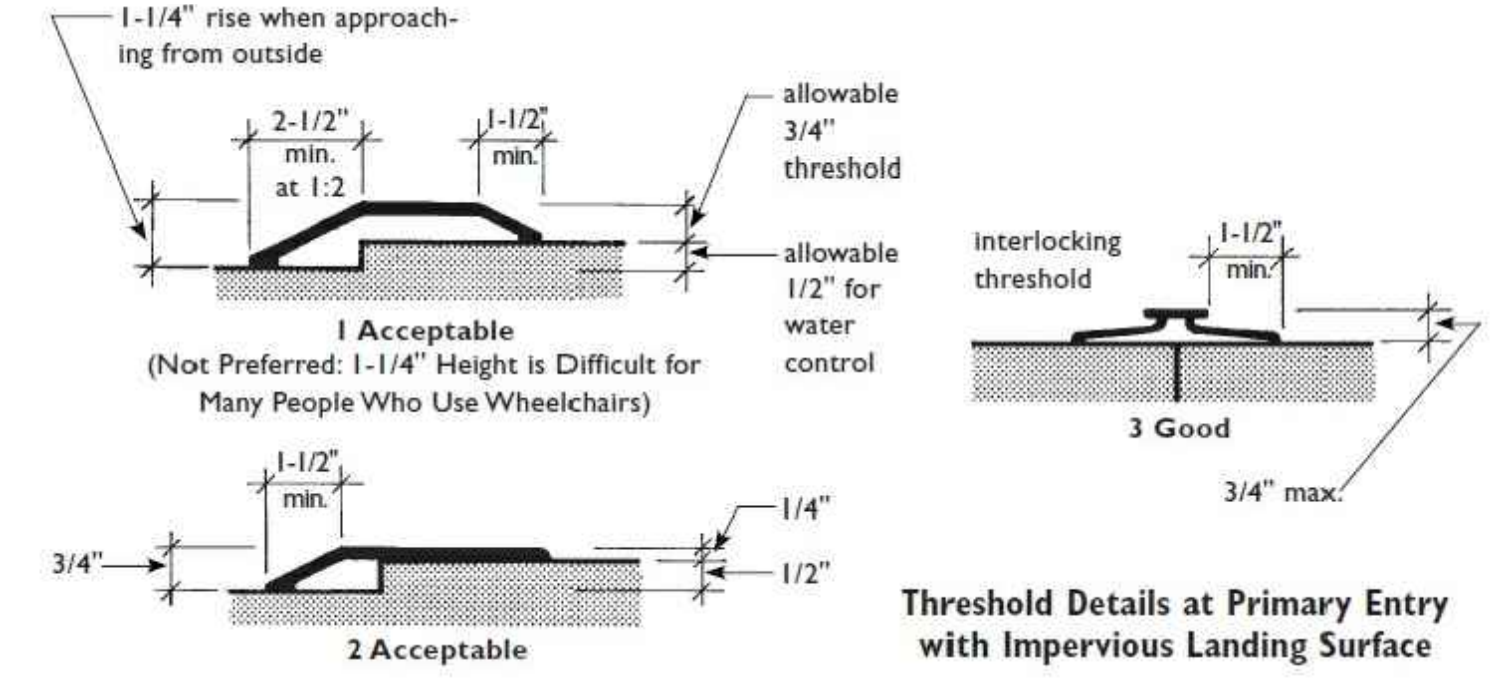
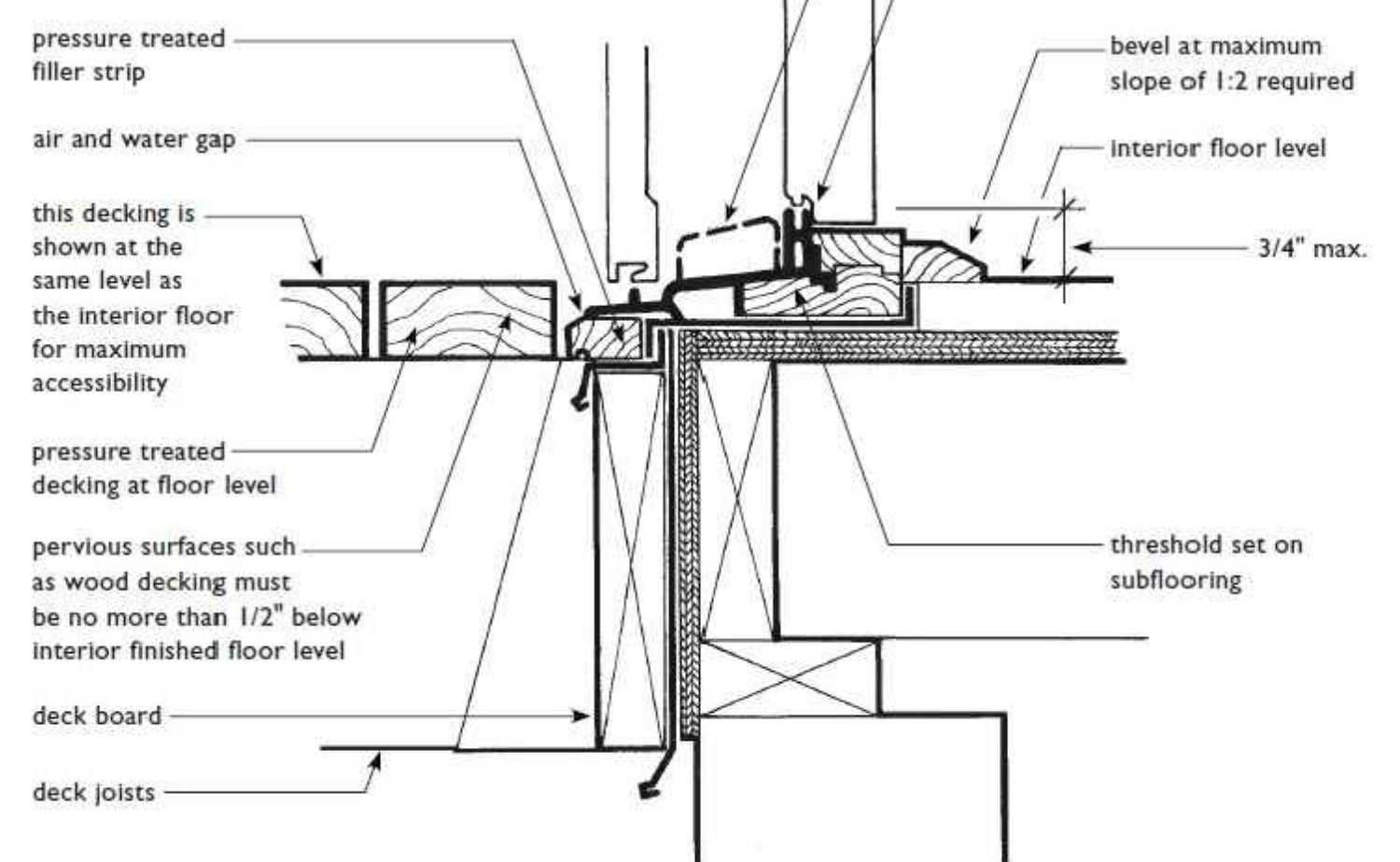




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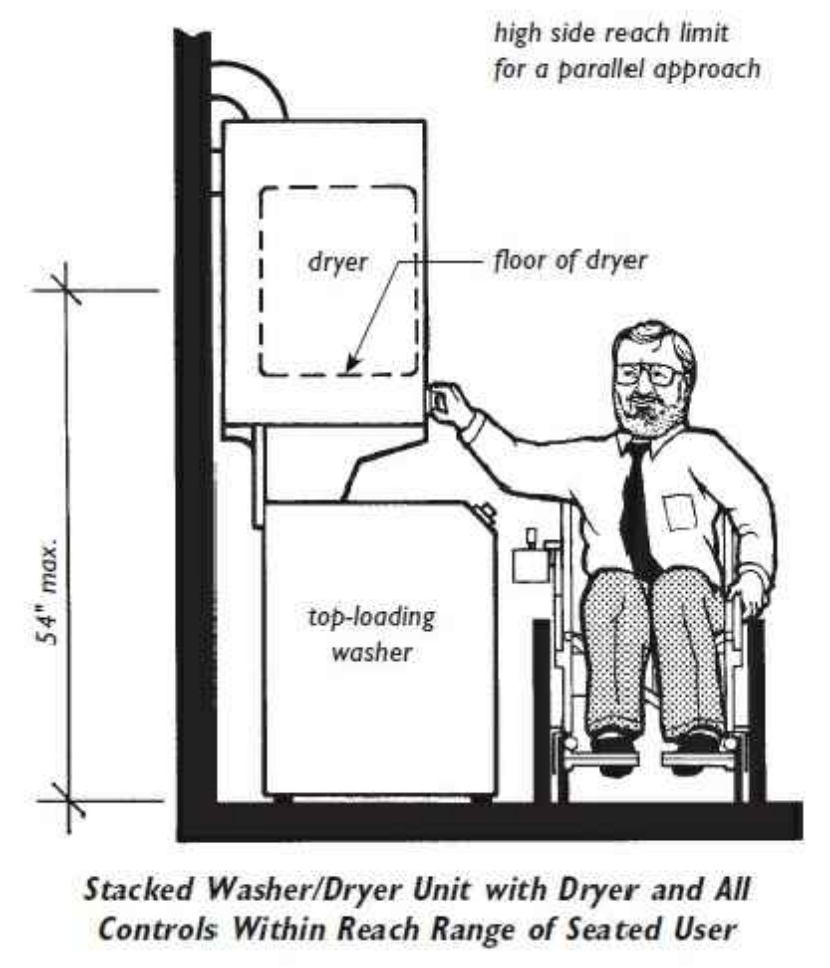
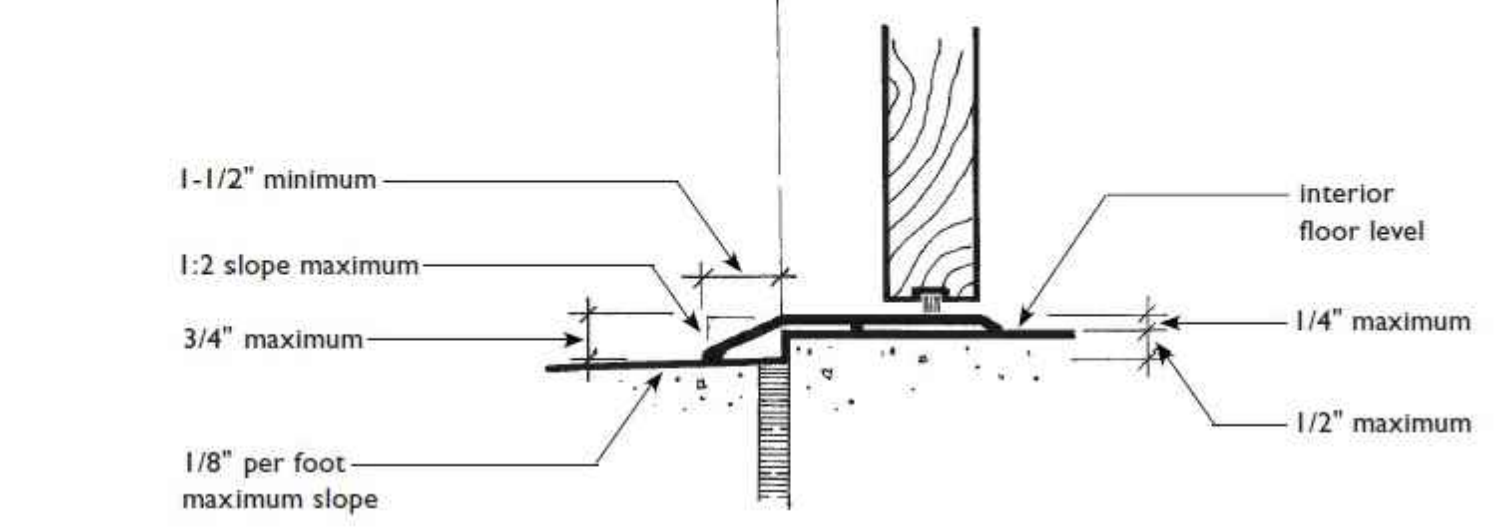
**Sliding Secondary Door at Wood Deck**

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



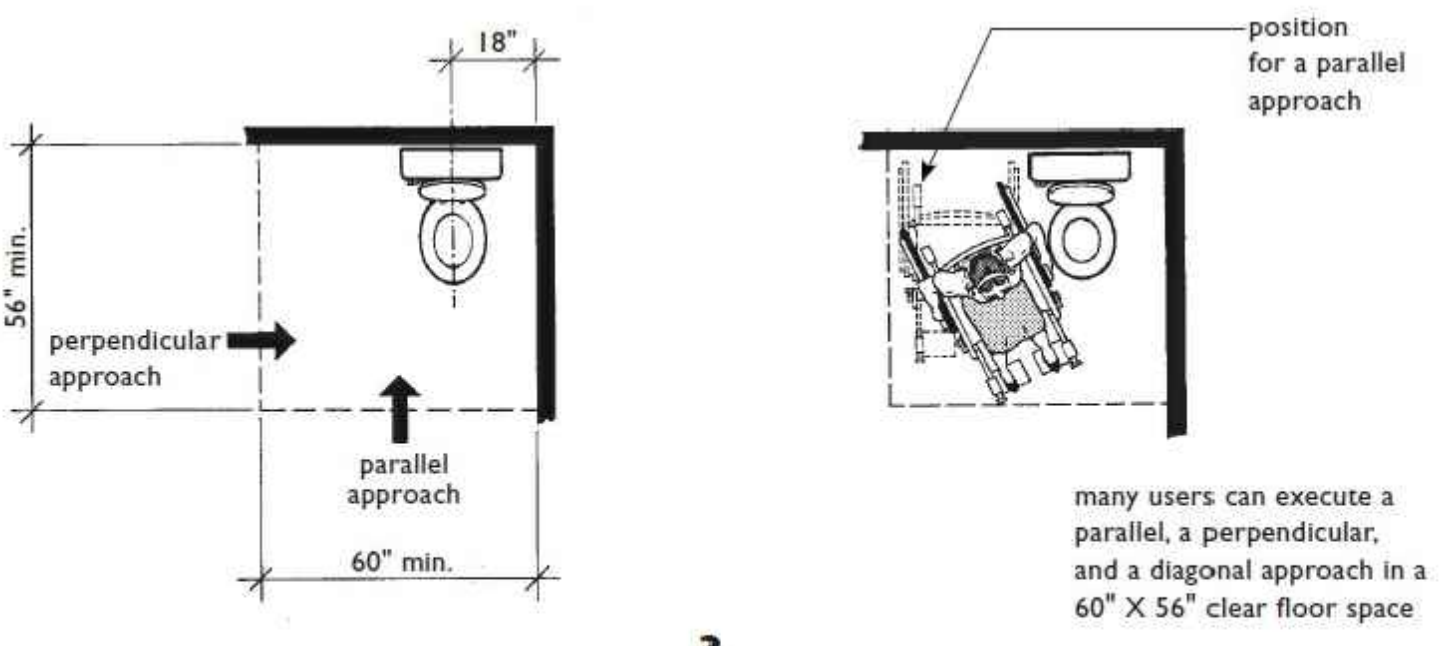
**Swinging Primary Entry Door at Concrete Landing**

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.

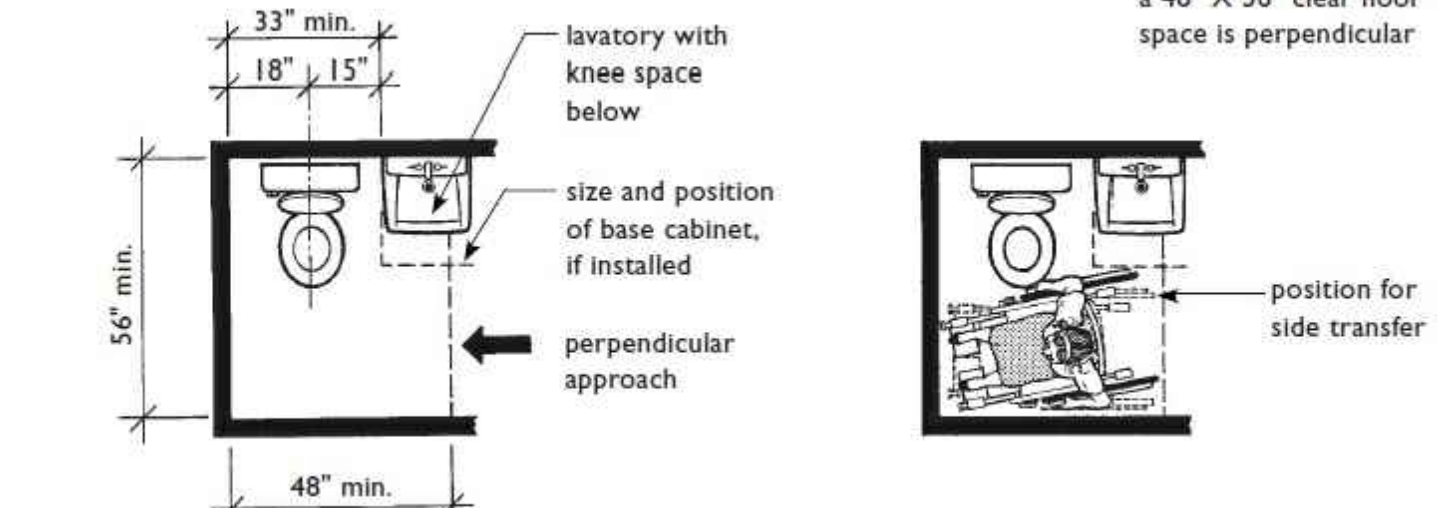


**Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User**

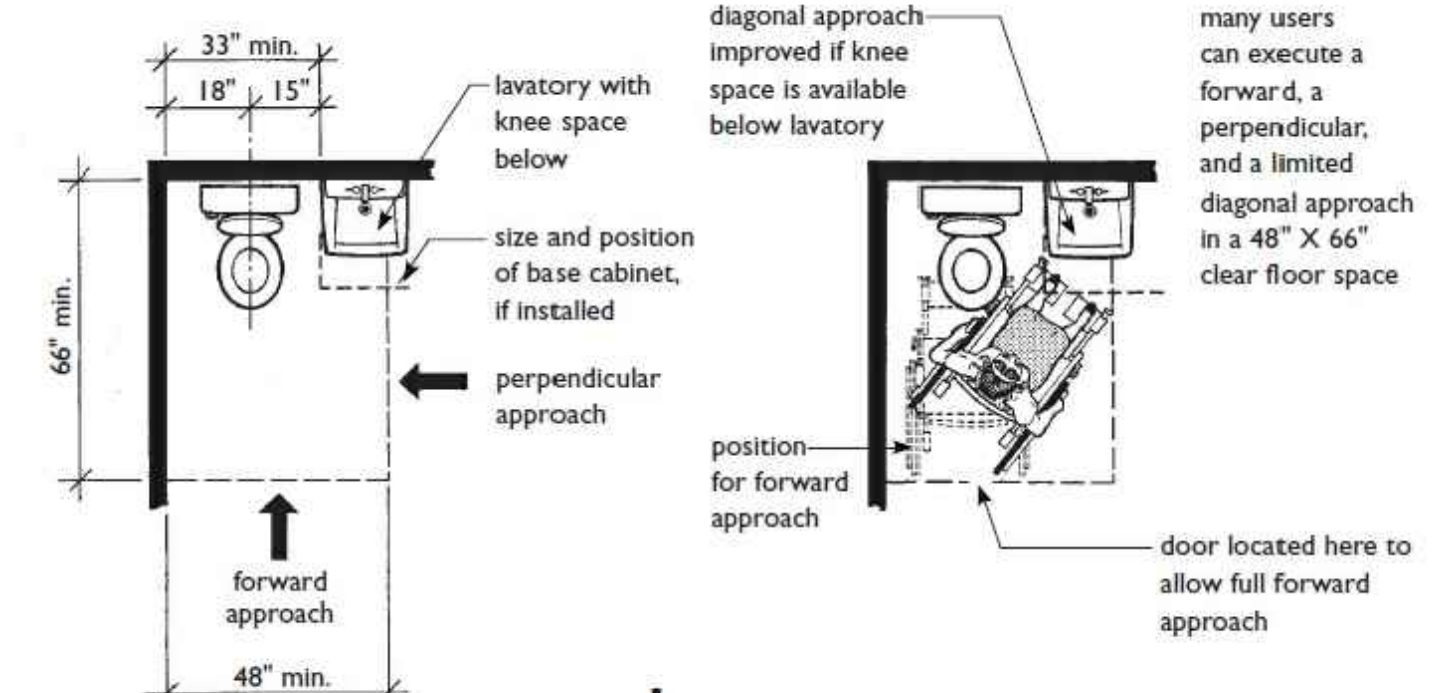
**3 60" X 56" Clear Floor Space (with No Overlapping Elements)**



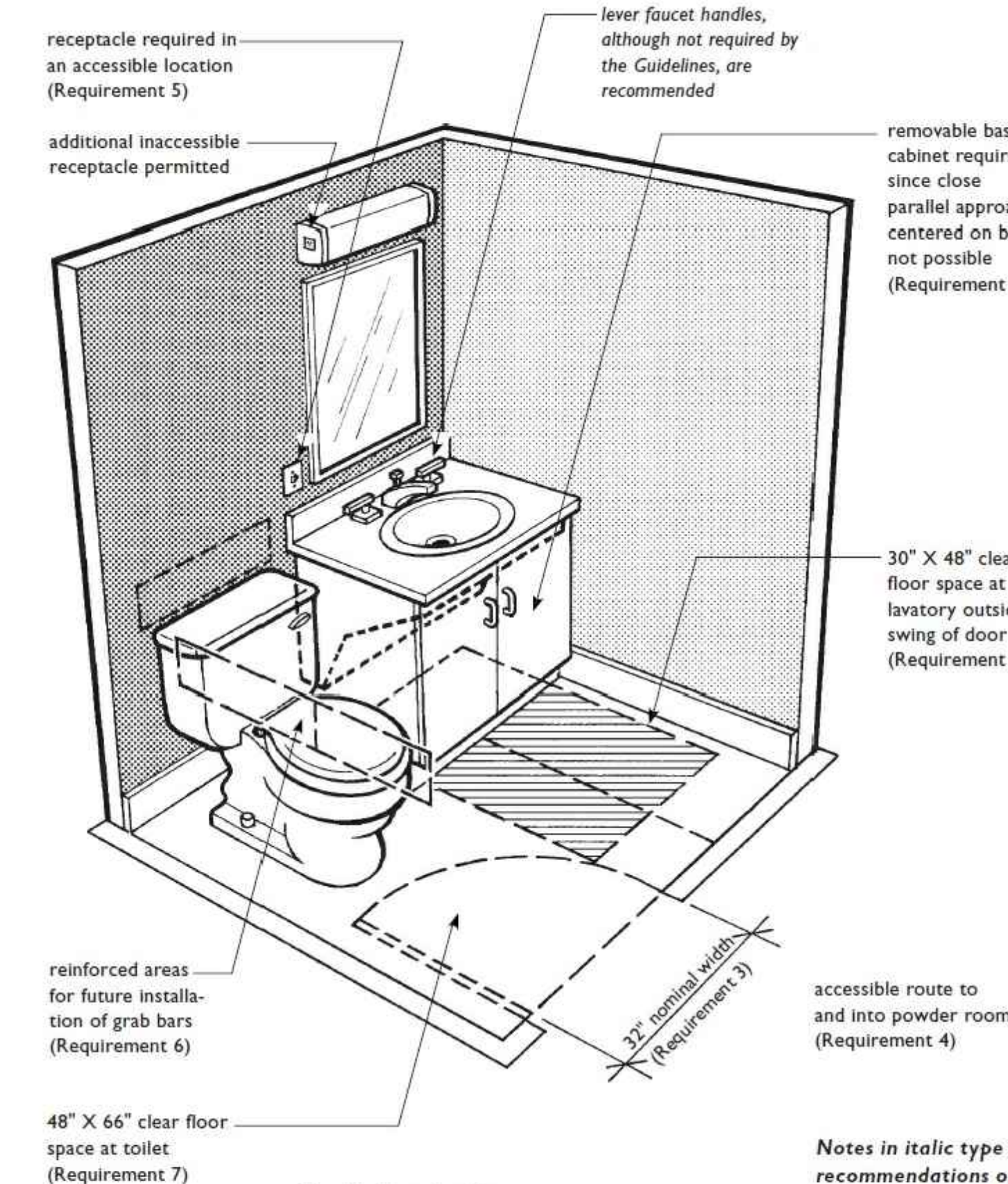
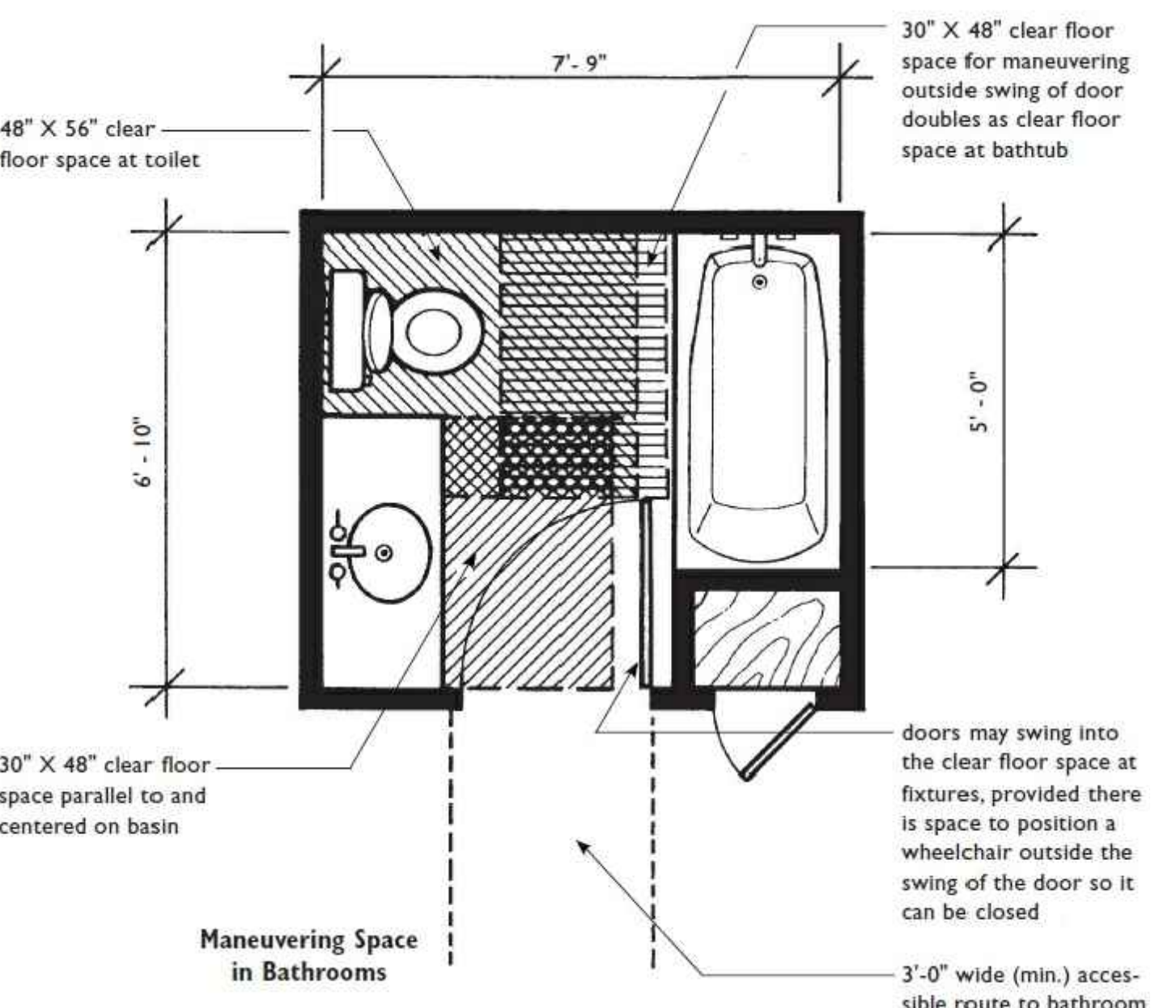
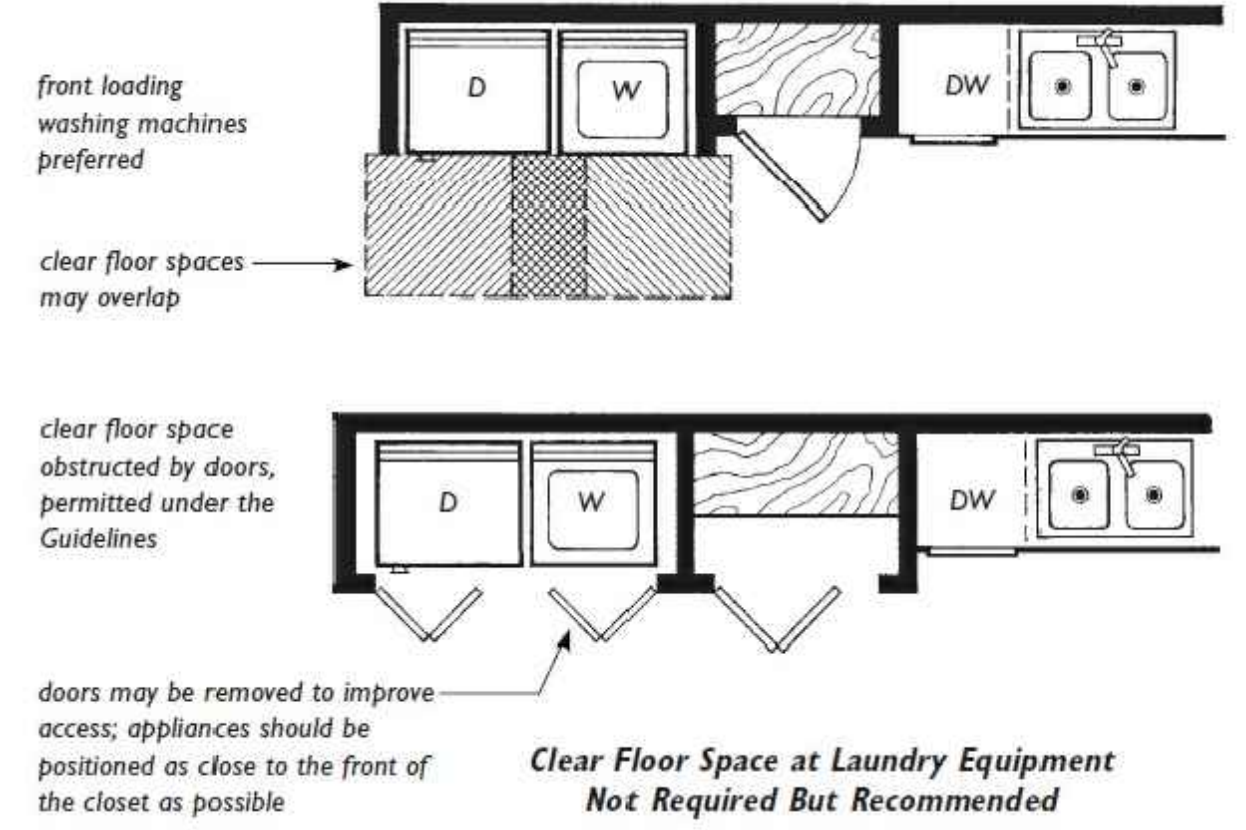
**2 48" X 56" Clear Floor Space (with Overlapping Elements)**



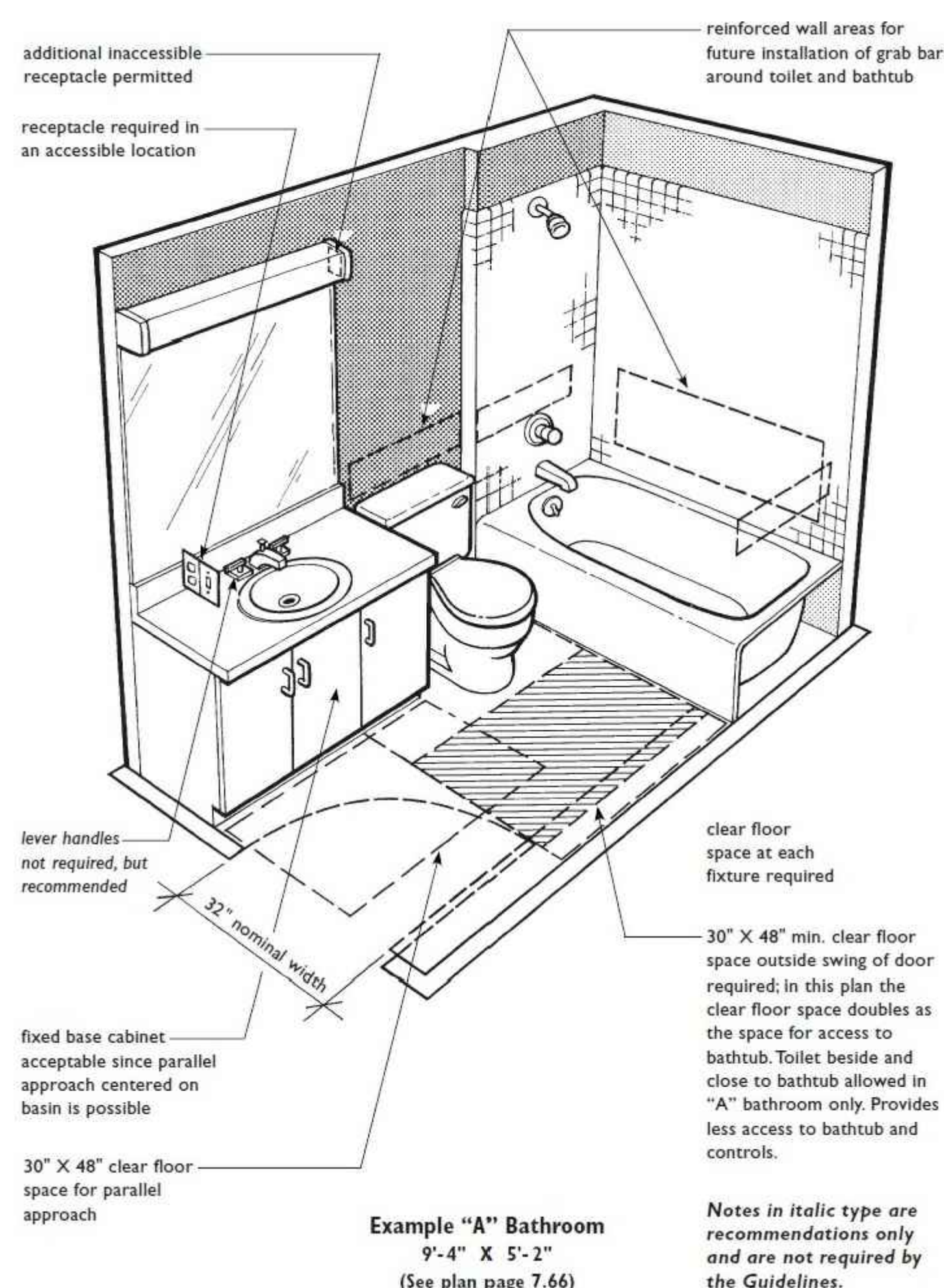
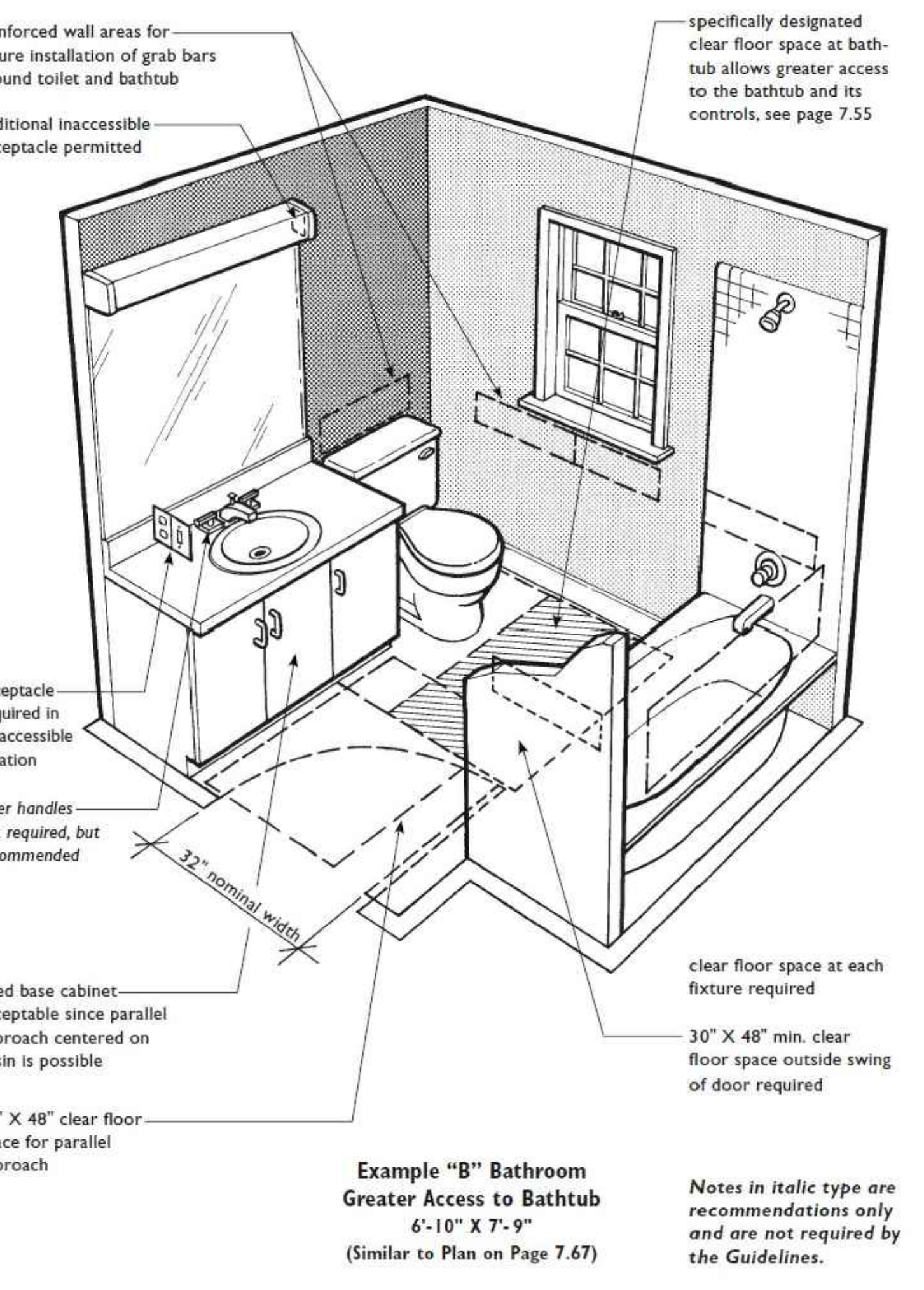
**1 48" X 66" Clear Floor Space (with Overlapping Lavatory)**



**Clear Floor Space at Laundry Equipment Not Required But Recommended**



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



This sheet of drawings has not been reviewed for code compliance.

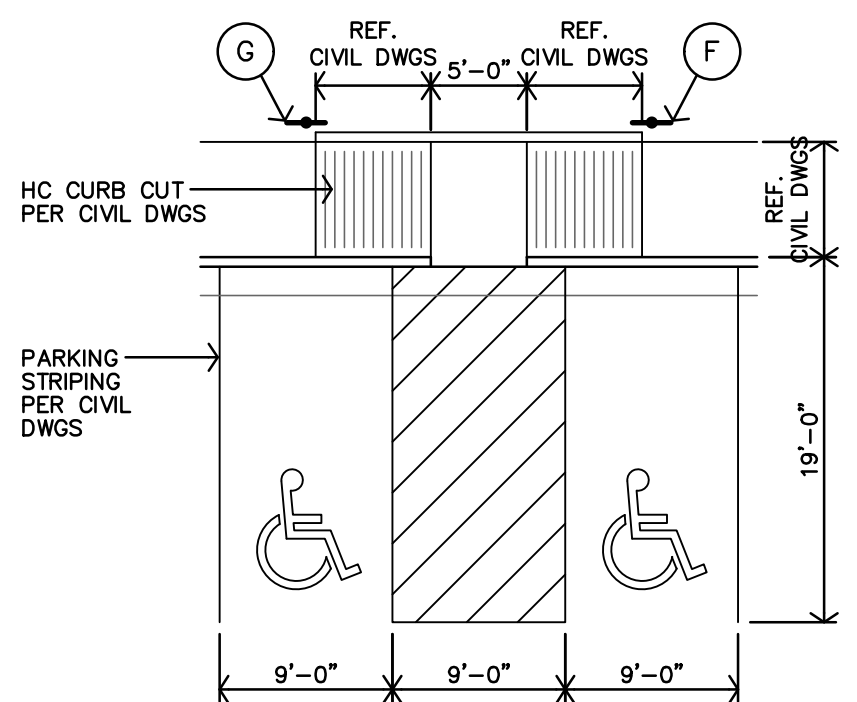
**FOR REFERENCE ONLY**



**SITE PLAN KEY NOTES**

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

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



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

**PARKING SUMMARY**

2021 IBC - CODE REQUIRED	
TOTAL STALLS	203
STALLS PER ZONING .85/DWELLING UNIT	164
GUEST STALLS 1/3 DWELLING UNITS	39
ACCESSIBLE STALLS IBC CH. 11	14

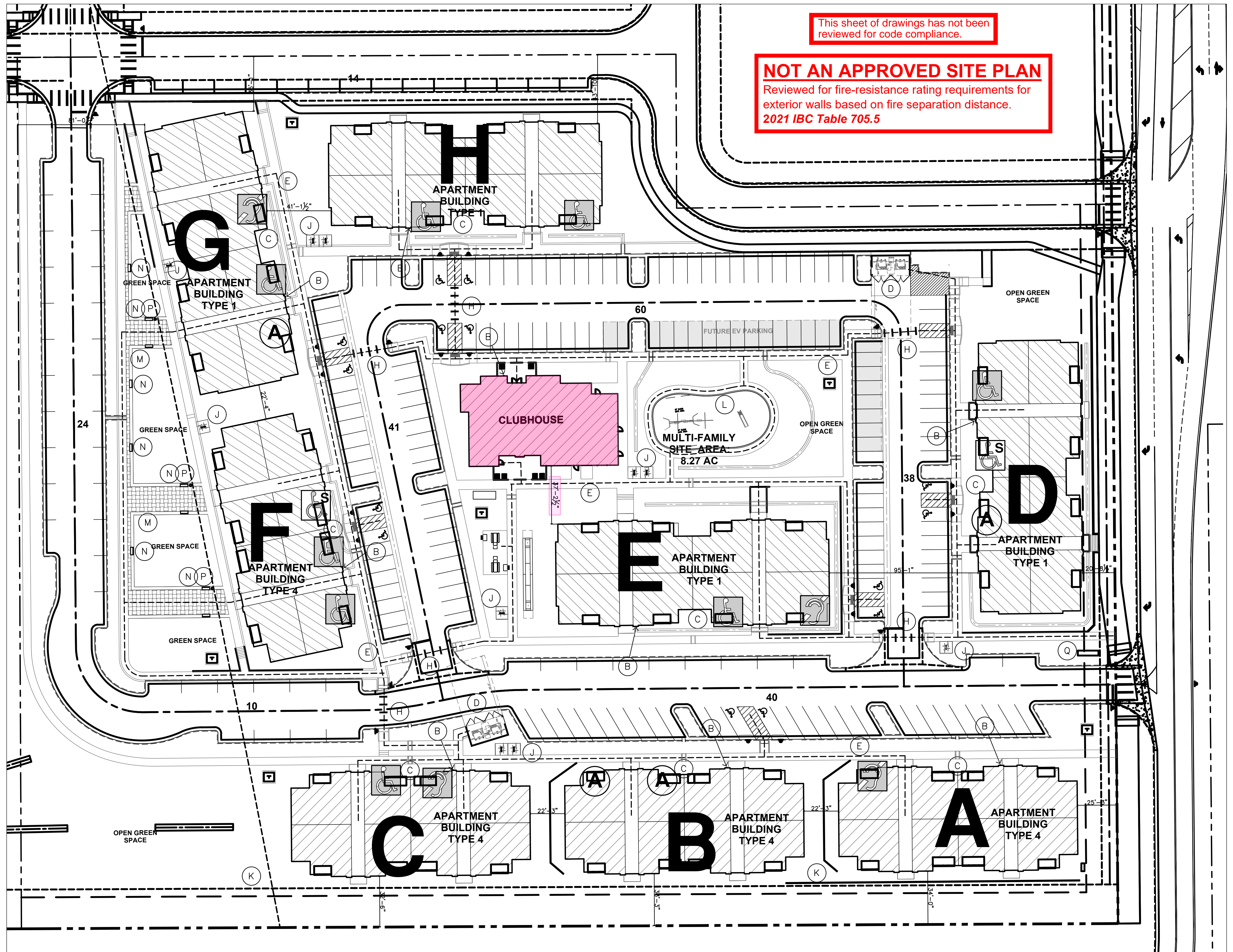
PROVIDED	
TOTAL STALLS	227
STANDARD STALLS	174
GUEST STALLS	39
ACCESSIBLE STALLS	14
PARKING RATIO (STALLS/UNITS)	1.18
BICYCLE PARKING SPACES	20

**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**

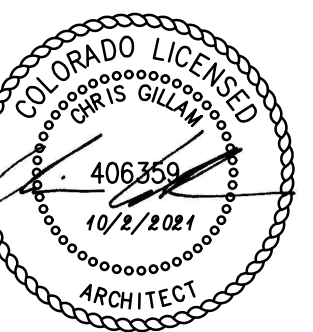
UNIT LABEL	UNIT TYPE	TOTAL NO. of UNITS
A	1-BED, 1-BATH	48
B	2-BED, 2-BATH	96
C	3-BED, 2-BATH	48
TOTAL		192



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785.827.0386 jgr@jgrarchitects.com



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



REVISION:

DATE: 12-5-2023

JOB: 22-3219

SHEET NO.:

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

**A1.1**

**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 UNH 4,982 sf	1	HTD 4,980 sf UNH 19,928 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		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

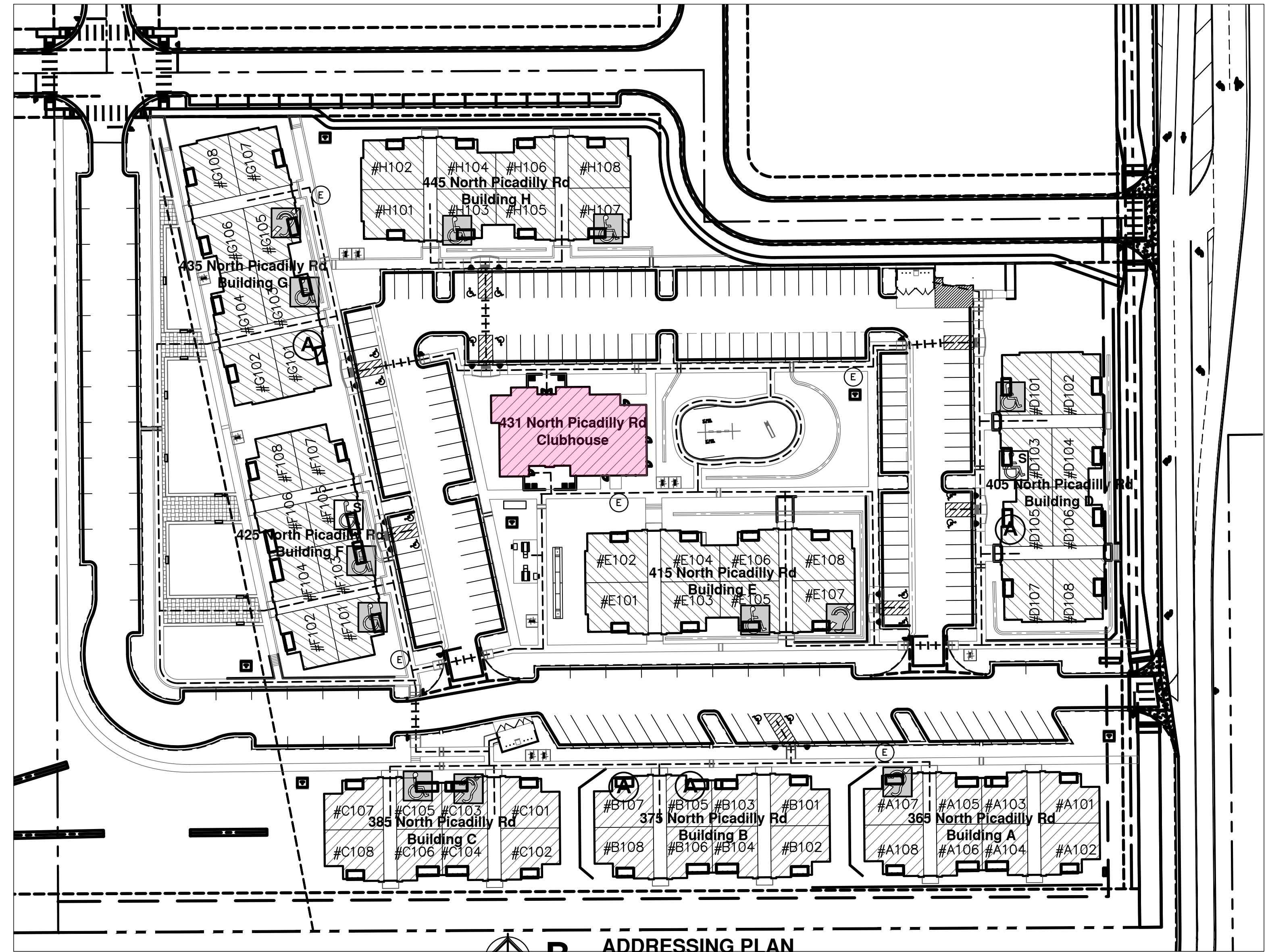
F105 - 1BED ACCESSIBLE (ROLL-IN)  
D103 - 2BED ACCESSIBLE (ROLL-IN)

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

B105 - 1BED TYPE-A  
B107 - 2BED TYPE-A  
G101 - 3BED TYPE-A

**COLORADO HOUSE BILL 03-1221**

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



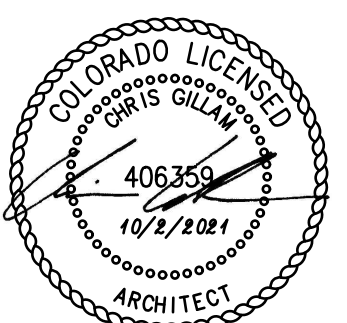
**B ADDRESSING PLAN**  
1"=50'-0"

This sheet of drawings has not been reviewed for code compliance.

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



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

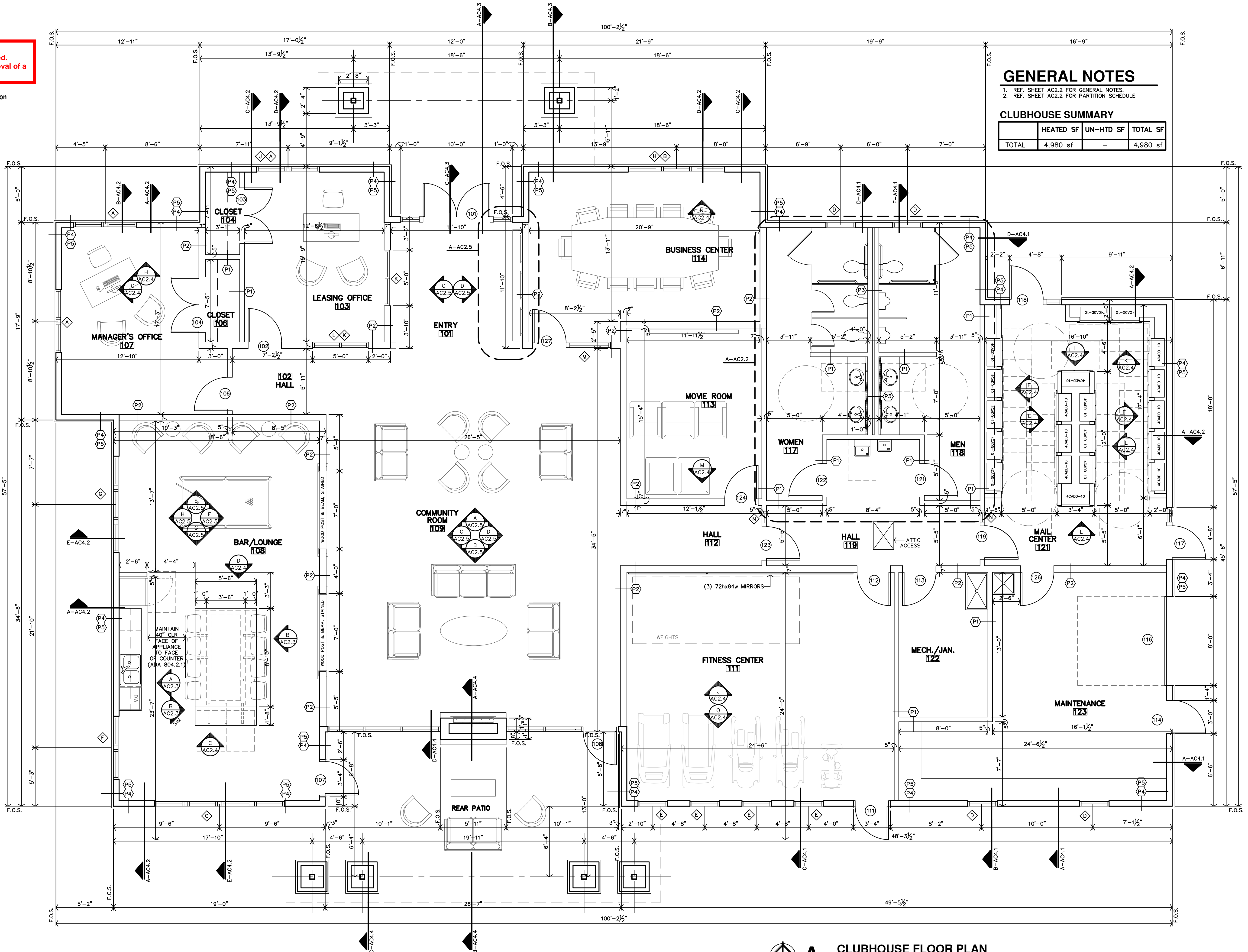


REVISION:  
DATE: 12-5-2023  
JOB: 22-3219  
SHEET NO.:

**A1.2**

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

City of Aurora Building Division  
Reviewed for Code Compliance  
Approved as Noted: **Matt A.**  
Date: **Nov 15, 2023**  
2021 INTERNATIONAL CODES & 2023 NEC



**GENERAL NOTES**

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

**CLUBHOUSE SUMMARY**

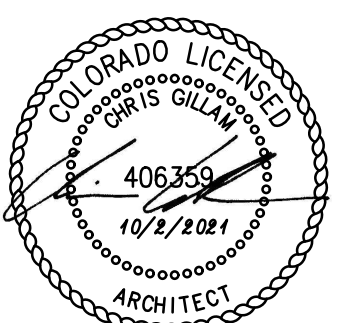
	HEATED SF	UN-HTD SF	TOTAL SF
TOTAL	4,980 sf	-	4,980 sf

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

**JonesGillamRenz**  
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**THE RESERVES at EAGLE POINT**  
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AURORA, COLORADO

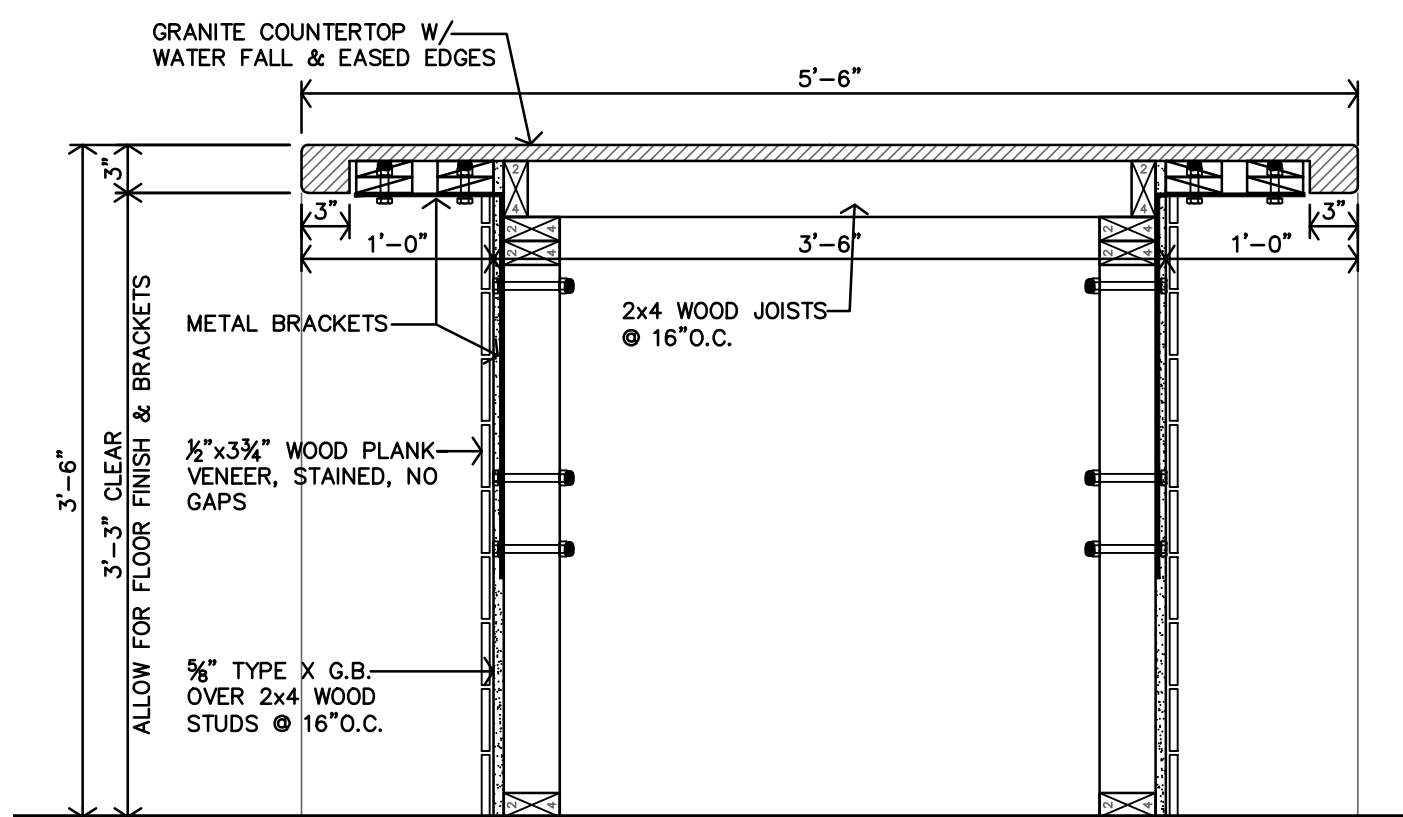


REVISION:  
  
DATE: 10-2-2023  
JOB: 22-3219  
SHEET NO.:

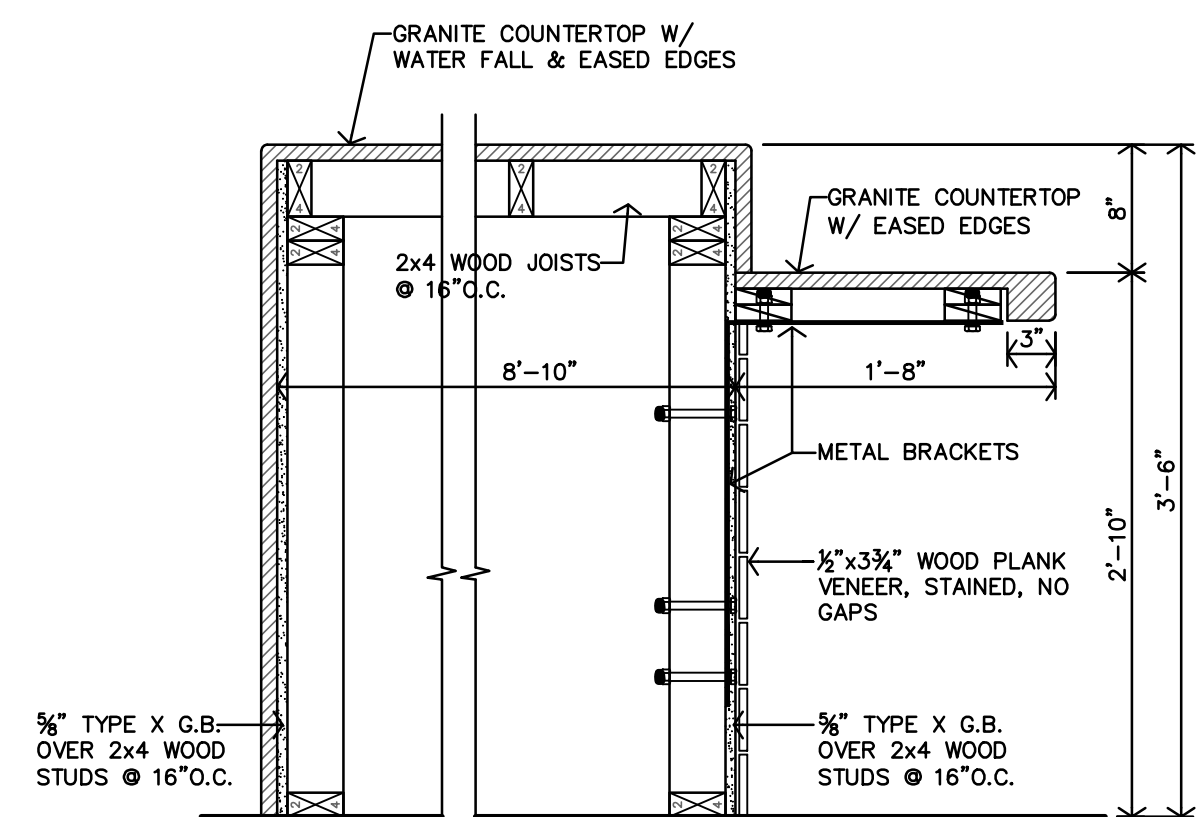
**AC2.1**

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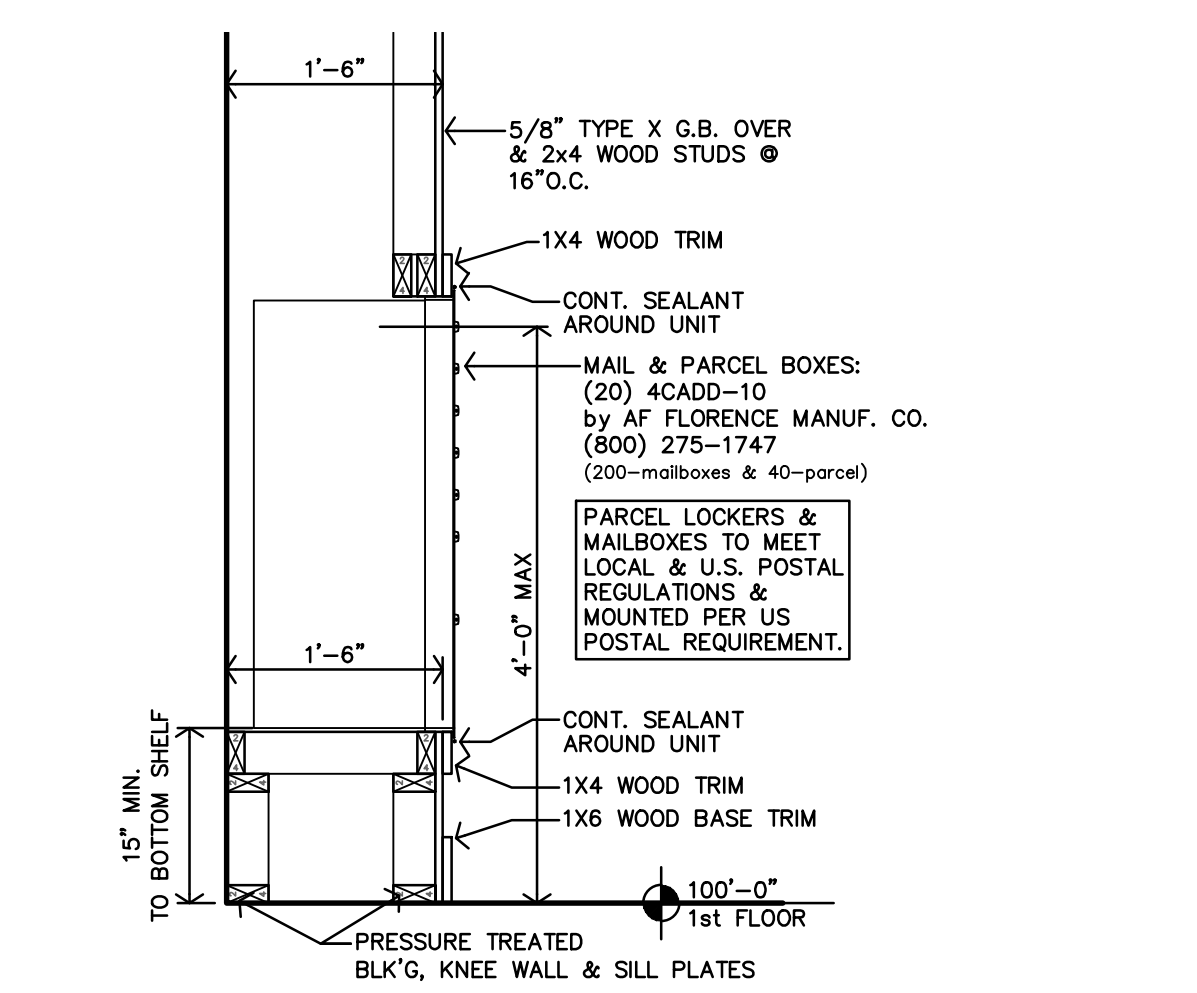




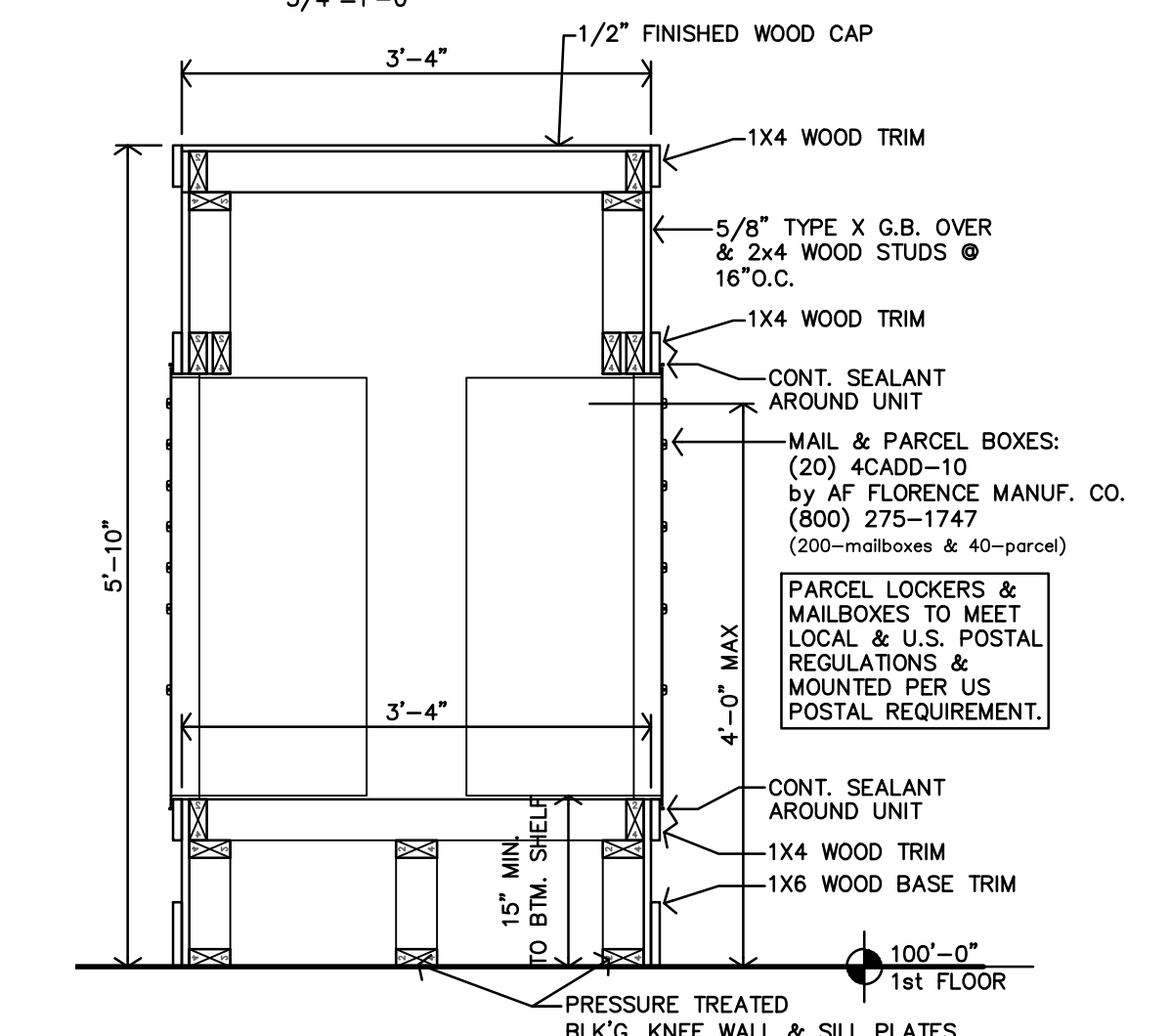
**F BAR/LOUNGE #108 CASEWORK SECTION**  
1"=1'-0"



**E BAR/LOUNGE #108 CASEWORK SECTION**  
1"=1'-0"



**D MAIL ROOM #121 CASEWORK SECTION**  
3/4"=1'-0"

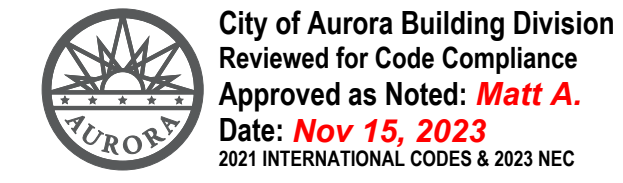


**C MAIL ROOM #121 ISLAND CASEWORK SECTION**  
3/4"=1'-0"

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

Provide lever or other approved hardware on all new and relocated doors. 2017 ICC/ANSI 117.7 309.4

Install Tempered or Safety Glazing at all Full Lite doors, and other locations as required by 2021 IBC, Section 2406

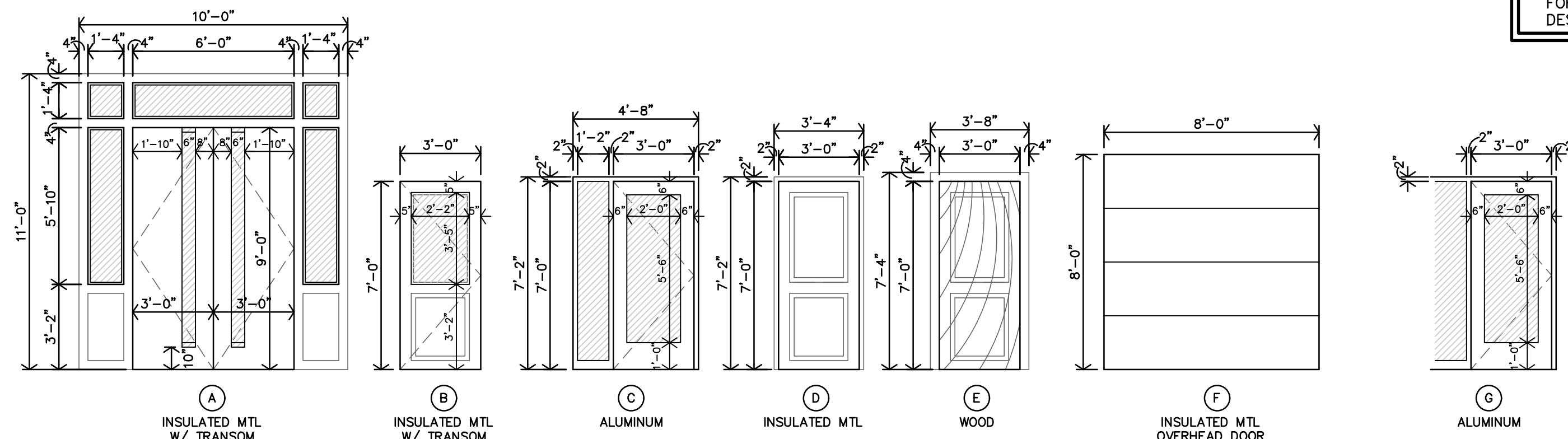


MARK	DOOR						FRAME		REMARKS
	SIZE			MATERIAL	FINISH	TYPE	MATERIAL	FINISH	
	W	H	T						
101	PR3'-0"	8'-0"	1 3/4"	MTL. INSULATED WOOD S.C.					
102	3'-0"	7'-0"	1 3/4"						
103	PR3'-0"	7'-0"	1 3/4"						
104	PR3'-0"	7'-0"	1 3/4"						
106	3'-0"	7'-0"	1 3/4"						
107	3'-0"	7'-0"	1 3/4"						
108	3'-0"	7'-0"	1 3/4"						
109	NOT USED								
111	3'-0"	7'-0"	1 3/4"						
112	3'-0"	7'-0"	1 3/4"						
113	3'-0"	7'-0"	1 3/4"						
114	3'-0"	7'-0"	1 3/4"						
116	8'-0"	8'-0"							
117	3'-0"	7'-0"	1 3/4"						
118	3'-0"	7'-0"	1 3/4"						
119	3'-0"	7'-0"	1 3/4"						
121	3'-0"	7'-0"	1 3/4"						
122	3'-0"	7'-0"	1 3/4"						
123	3'-0"	7'-0"	1 3/4"						
124	3'-0"	7'-0"	1 3/4"						
126	3'-0"	7'-0"	1 3/4"						
123	3'-0"	7'-0"	1 3/4"						

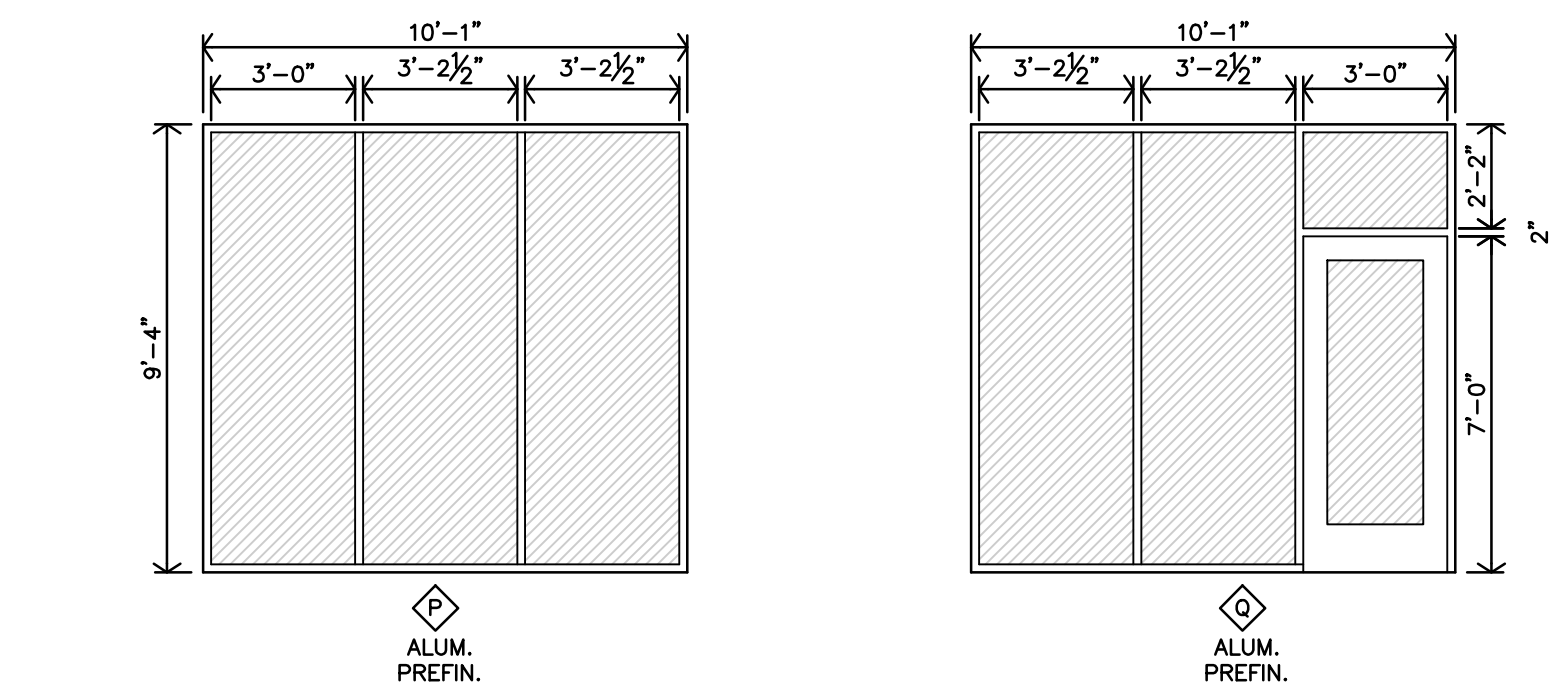
GENERAL NOTES:  
 1. FLUSH BOLTS AND SURFACE BOLTS PROHIBITED  
 2. KEYS LOCKSETS  
 3. SELF CLOSING HINGES AND PRIVACY LOCKSETS  
 4. ALL GLAZING IN DOORS TO BE SAFETY GLAZED  
 5. PROVIDE CLOSERS  
 6. PROVIDE ELECTRONIC KEYPAD DOOR HARDWARE AS INDICATED  
 7. ALL DOOR HARDWARE SHALL BE LEVER TYPE 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 LIGHT KNOCKDOWN
P2 - LATEX ENAMEL		PT - PORCELAIN TILE		V - VINYL PLANK FLOOR				CPT 2 - CARPET		S - SMOOTH	
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	HGT.	NOTES	
101	ENTRY										
102	HALL	PT									
103	LEASING OFFICE		WD								
104	CLOSET		WD								
106	CLOSET		WD								
107	MANAGER'S OFFICE		WD								
108	BAR/LOUNGE		WD								
109	COMMUNITY ROOM		PT								
111	FITNESS CENTER	CPT									
112	HALL		WD								
113	MOVIE ROOM	CPT									
114	BUSINESS CENTER		WD								
116											
117	WOMEN	PT		PT	PT	PT	PT			NOTE 2, 3	
118	MEN	PT		PT	PT	PT	PT			NOTE 2, 3	
119	HALL		WD							NOTE 2, 4	
121	MAIL CENTER	PT		P3	P1	P1	P1			NOTE 1	
122	MECH./JAN.										
123	MAINTENANCE									NOTE 1	

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



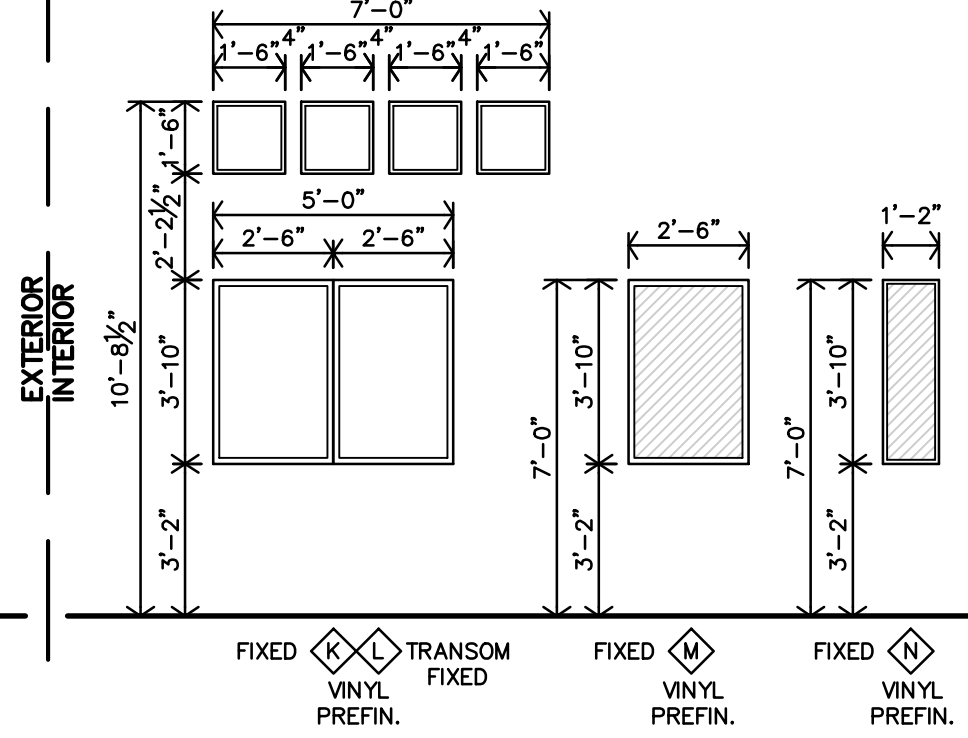
**B DOOR TYPES**  
1/4"=1'-0"



**A WINDOW SCHEDULE**  
1/4"=1'-0"

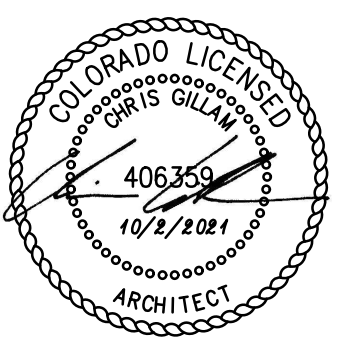
**EXTERIOR GLASS LEGEND**  
 [Hatched Box] 3/4" DBL SEALED INSULATED SAFETY GLASS, PER 2021 IBC SECTION 2406.4  
 [White Box] 3/4" DBL SEALED INSULATED GLASS.

**INTERIOR GLASS LEGEND**  
 [Hatched Box] 1/4" SAFETY GLASS, PER 2021 IBC SECTION 2406.4  
 [White Box] 1/4" GLASS



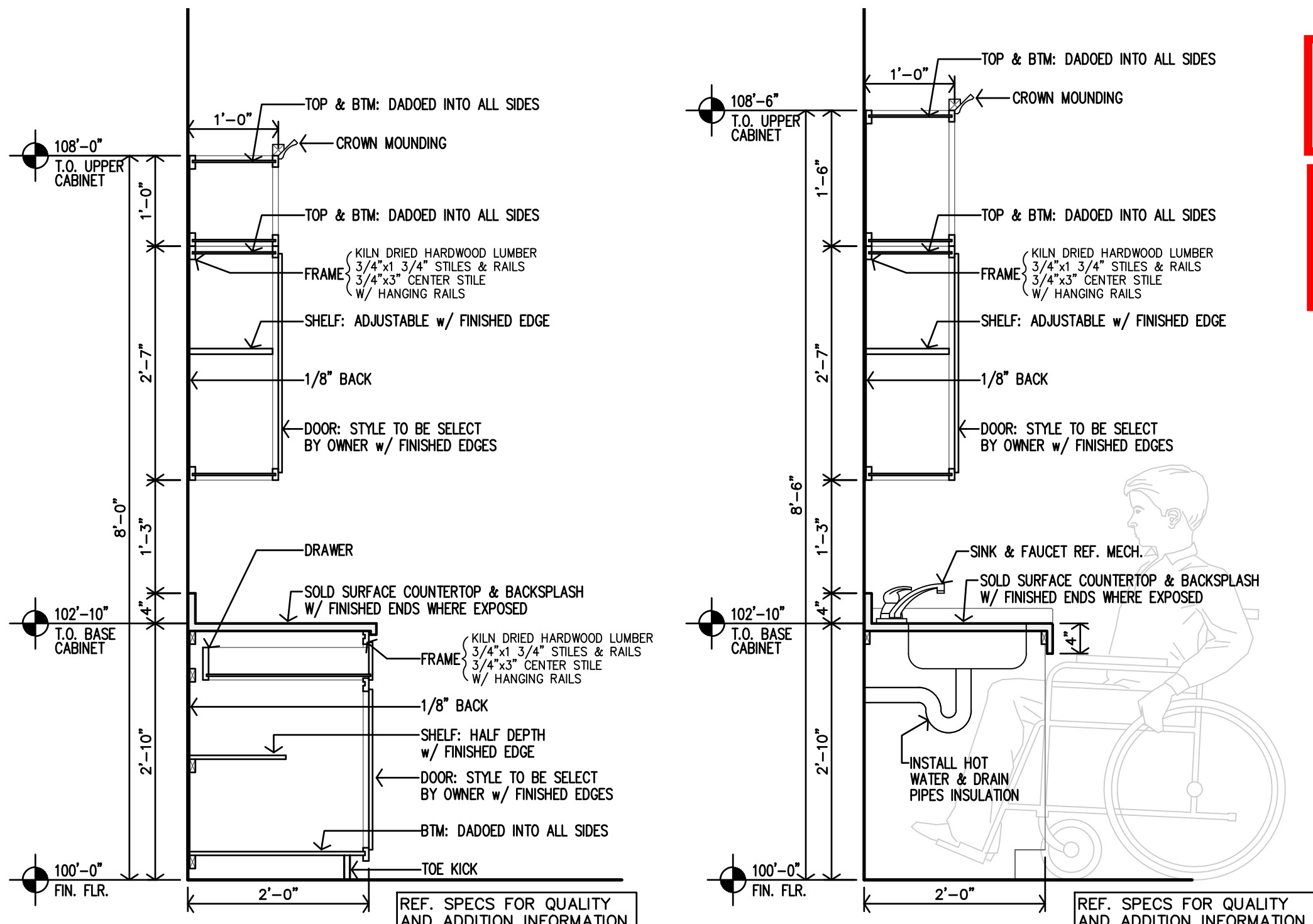
**JGR**  
 JonesGillamRenz  
 1881 Main Street, Suite 3  
 Salina, KS 67410  
 785.827.0386  
 jgr@jgarchitects.com

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



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**AC2.3**



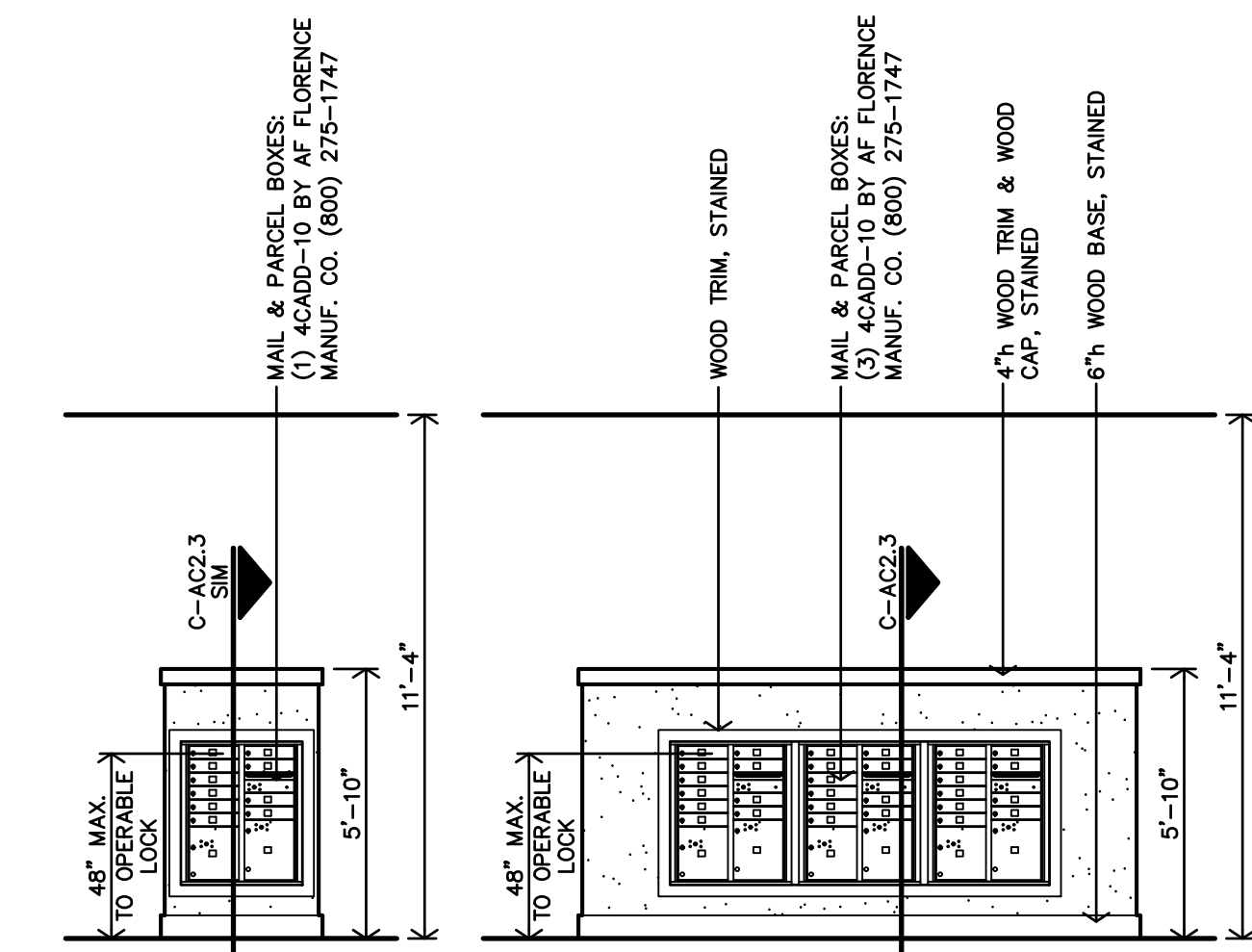
Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

SALES AND SERVICE COUNTERS AND WINDOWS SHALL COMPLY WITH A117.1-2017 SECTION 904.3 FOR ACCESSIBILITY REQUIREMENTS

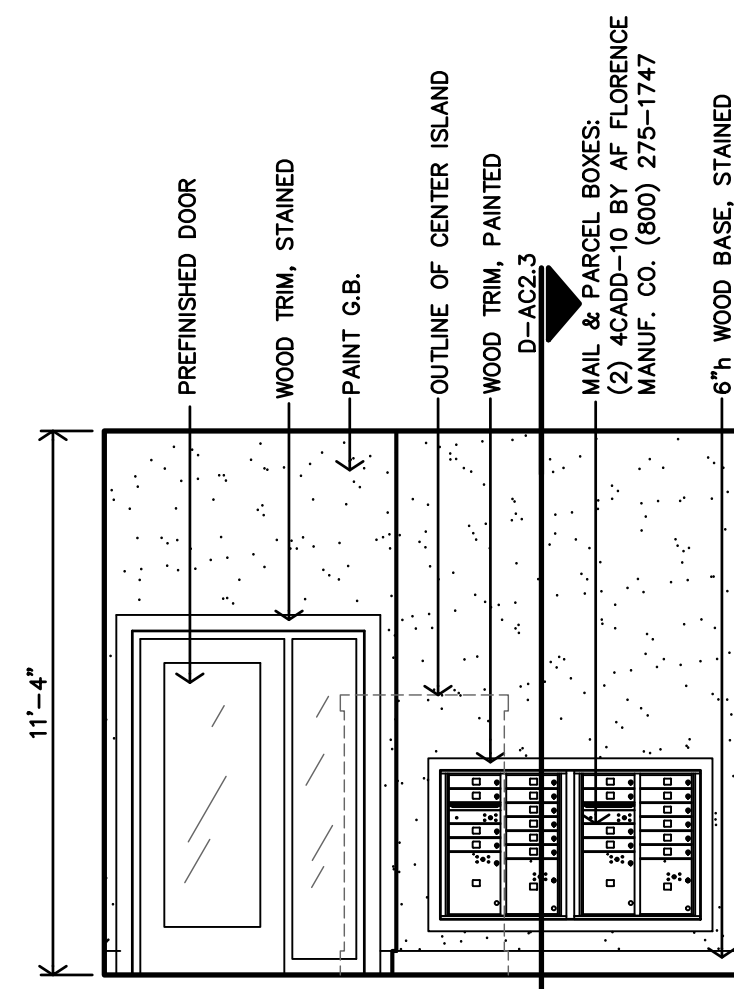
City of Aurora Building Division  
Reviewed for Code Compliance  
Approved as Noted: **Matt A.**  
Date: **Nov 15, 2023**  
2021 INTERNATIONAL CODES & 2023 NEC

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

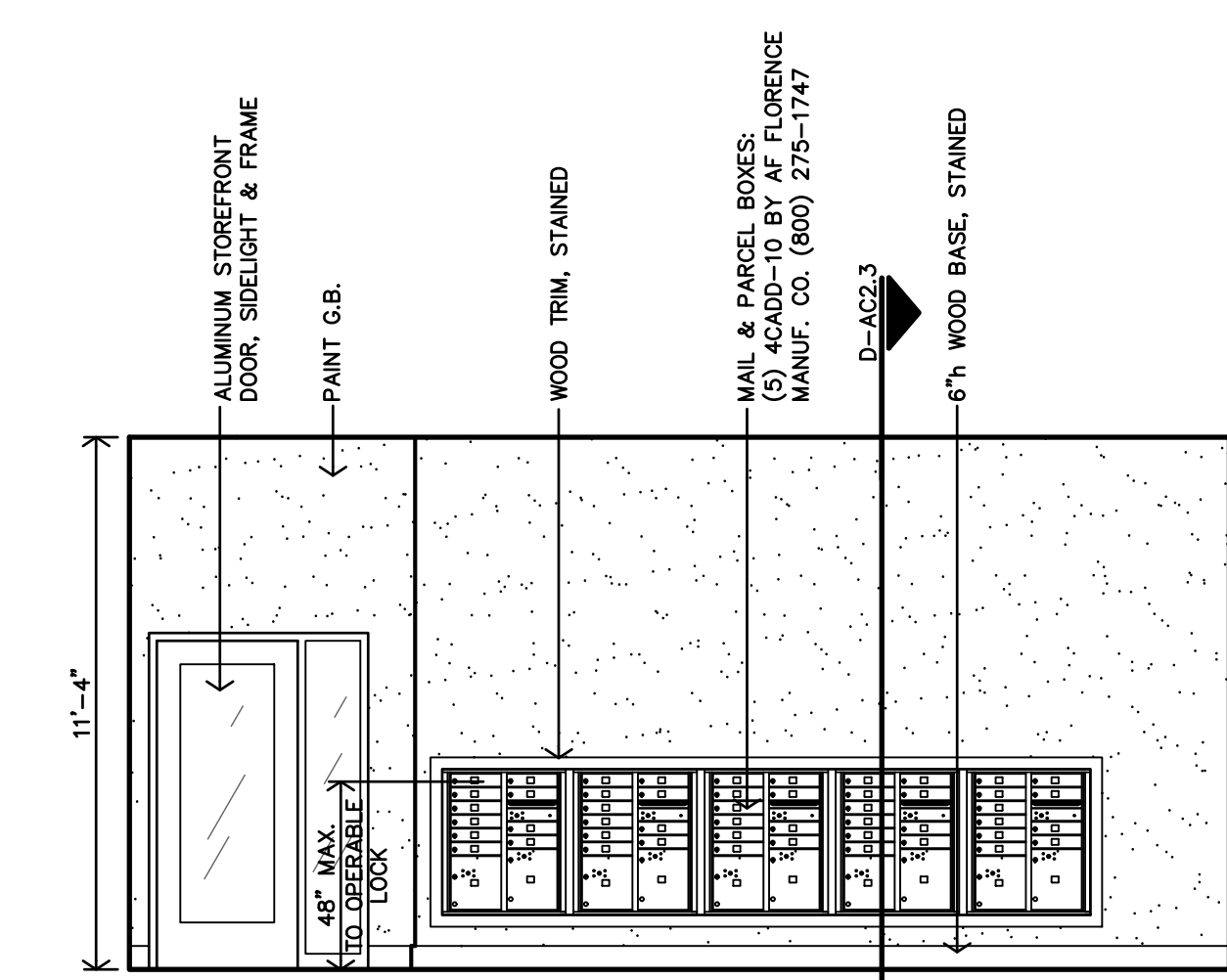
**P BAR/LOUNGE #108 CASEWORK SECTION**  
3/4"=1'-0"



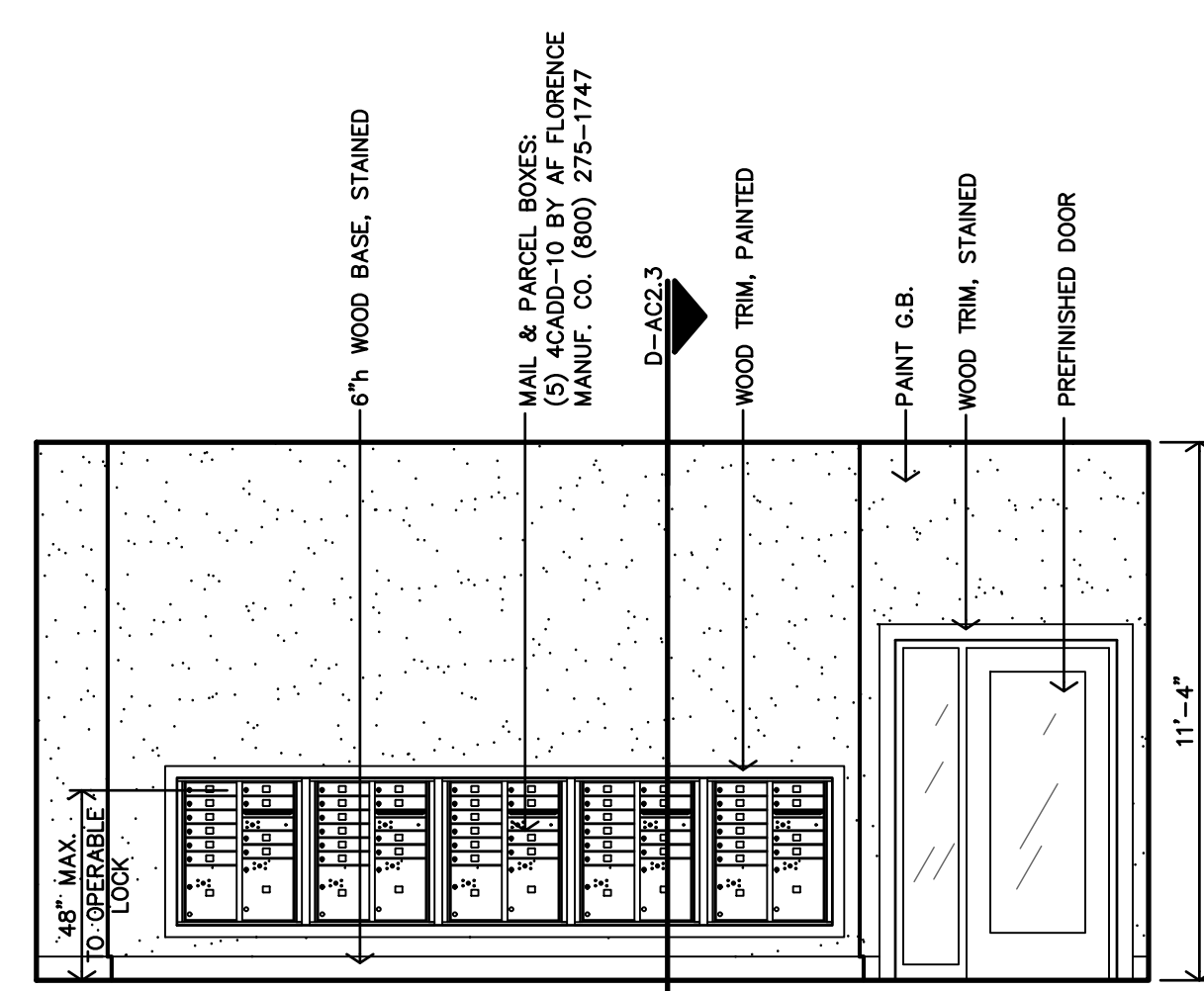
**L MAIL CENTER #121 ISLAND INTERIOR ELEVATION**  
1/4"=1'-0"



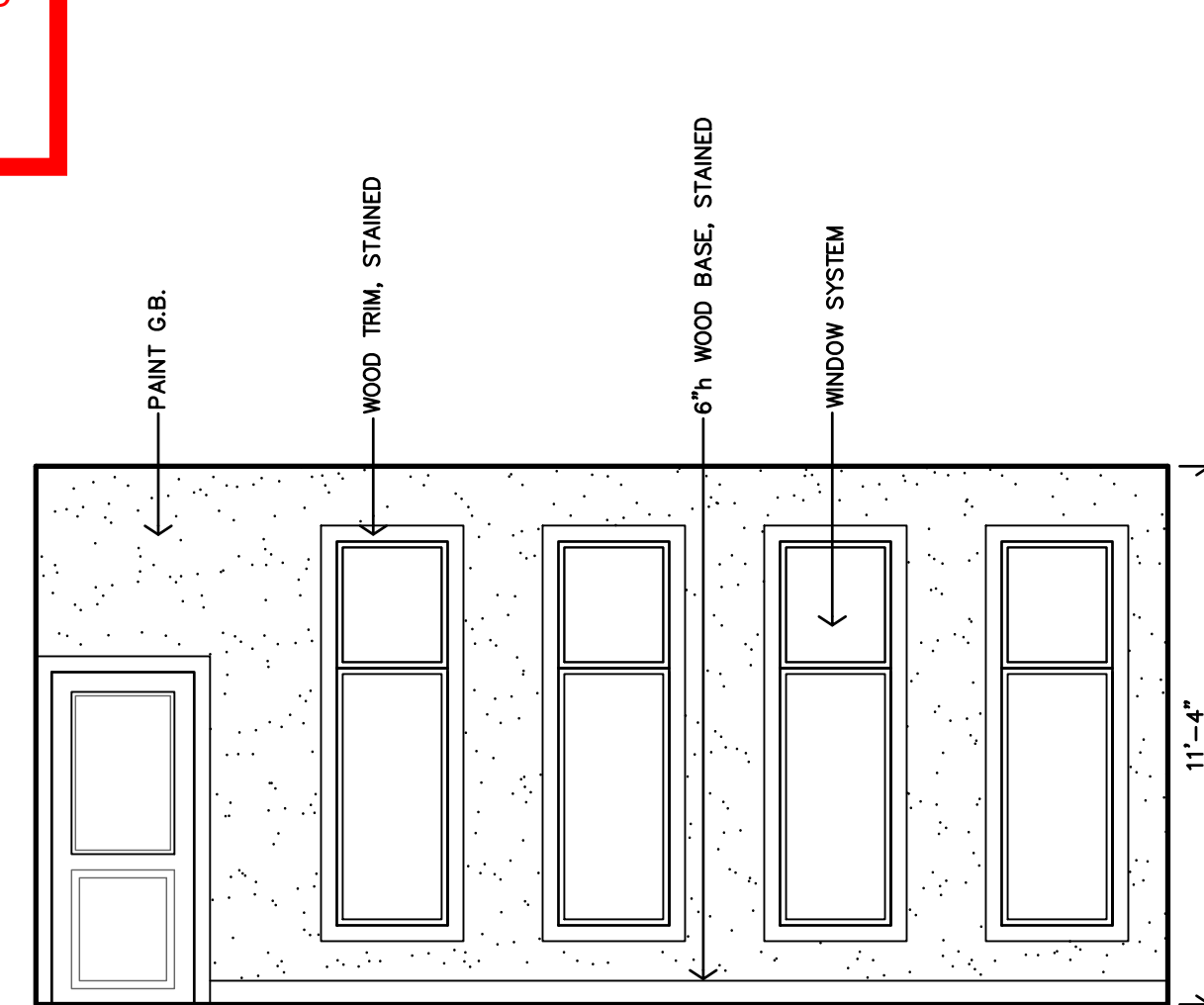
**K MAIL CENTER #121 INTERIOR ELEVATION**  
1/4"=1'-0"



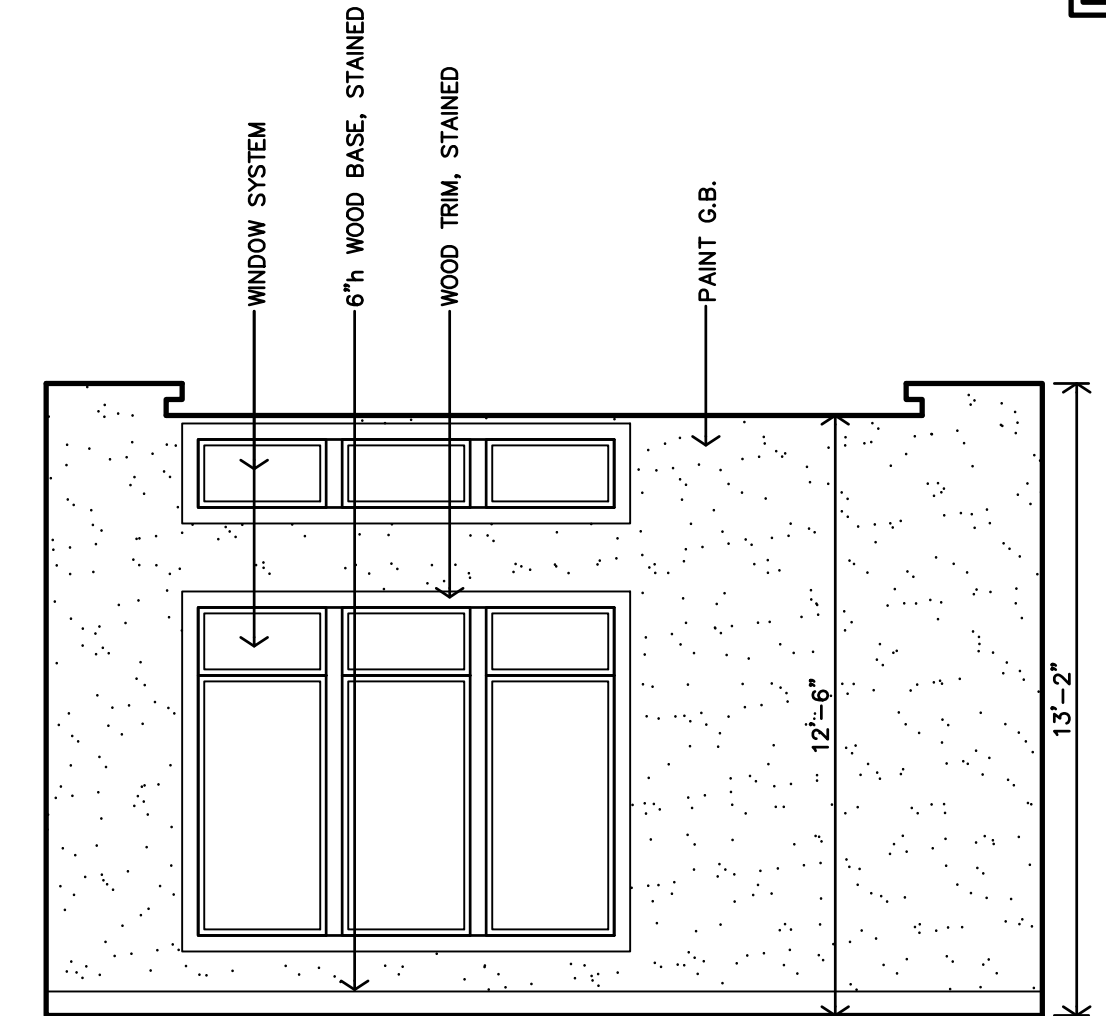
**F MAIL CENTER #121 INTERIOR ELEVATION**  
1/4"=1'-0"



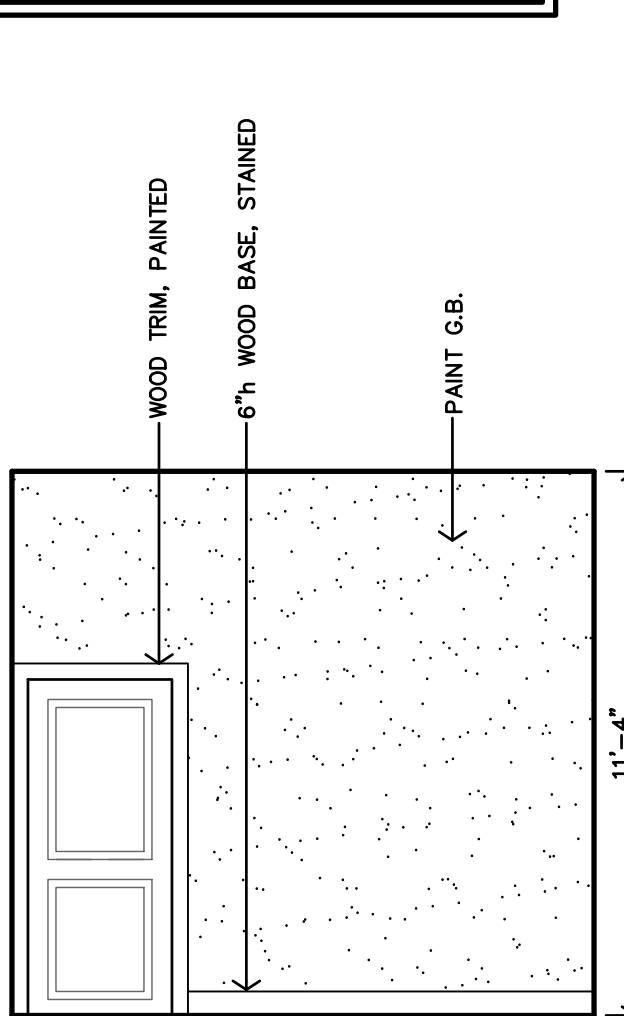
**E MAIL CENTER #121 INTERIOR ELEVATION**  
1/4"=1'-0"



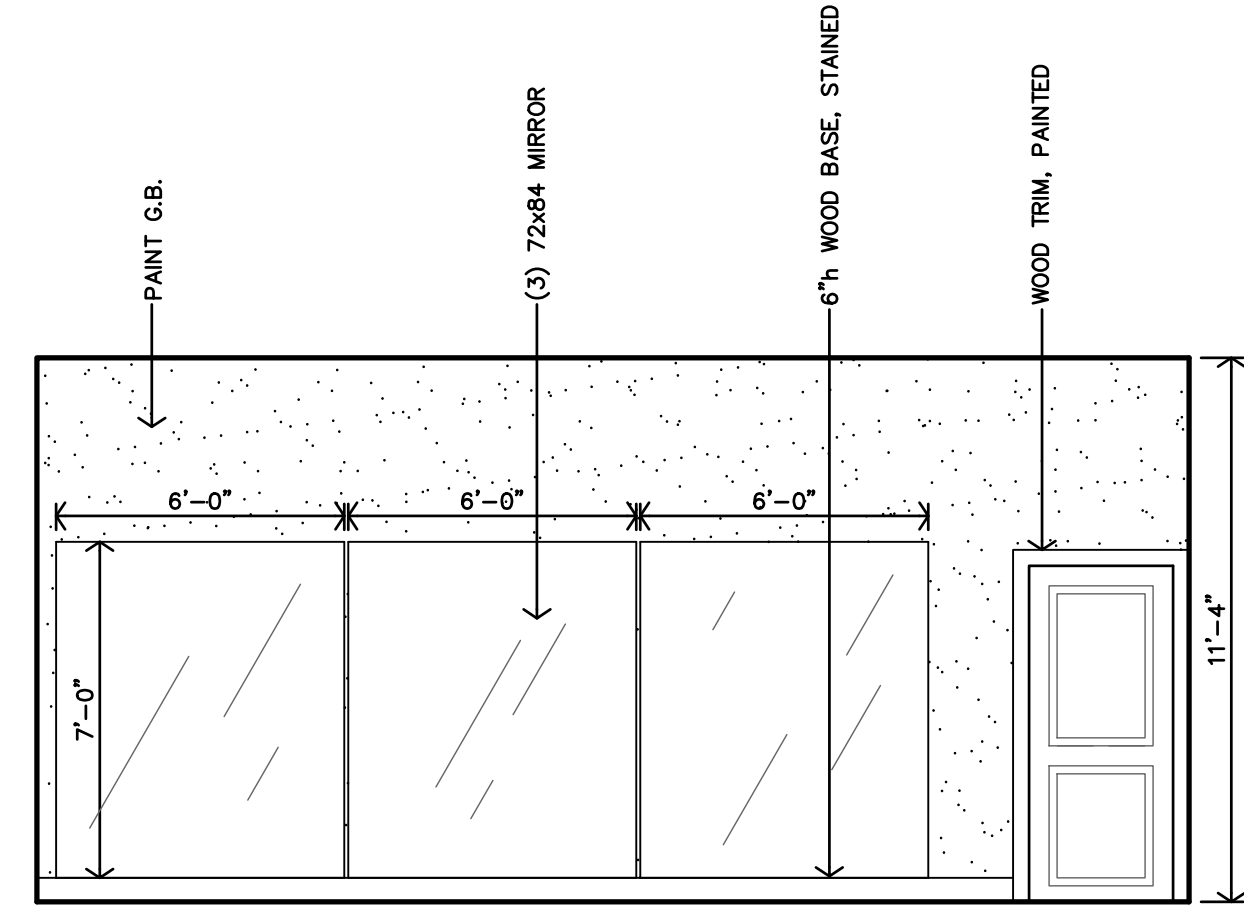
**O FITNESS CENTER #111 INTERIOR ELEVATION**  
1/4"=1'-0"



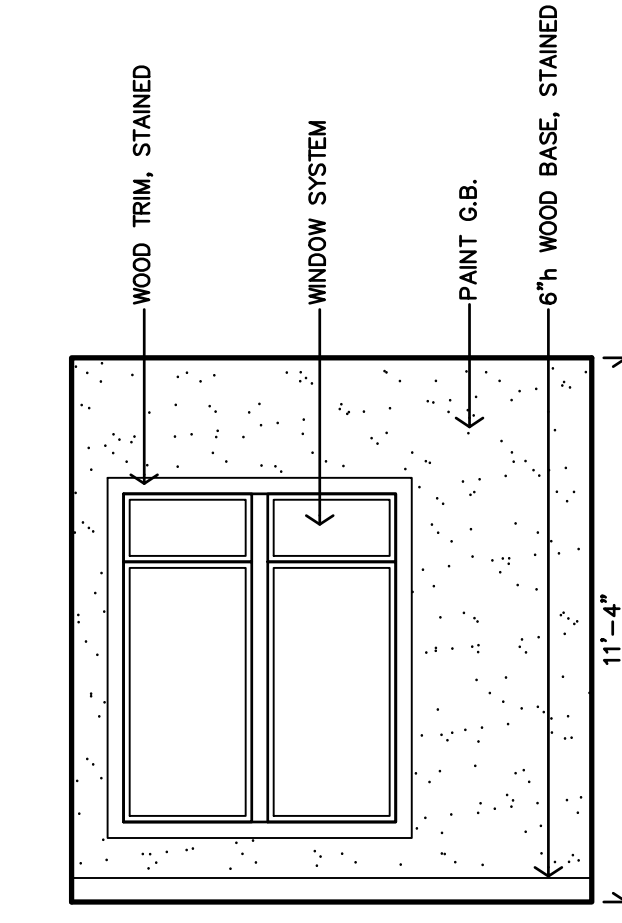
**N BUSINESS CENTER #114 INTERIOR ELEVATION**  
1/4"=1'-0"



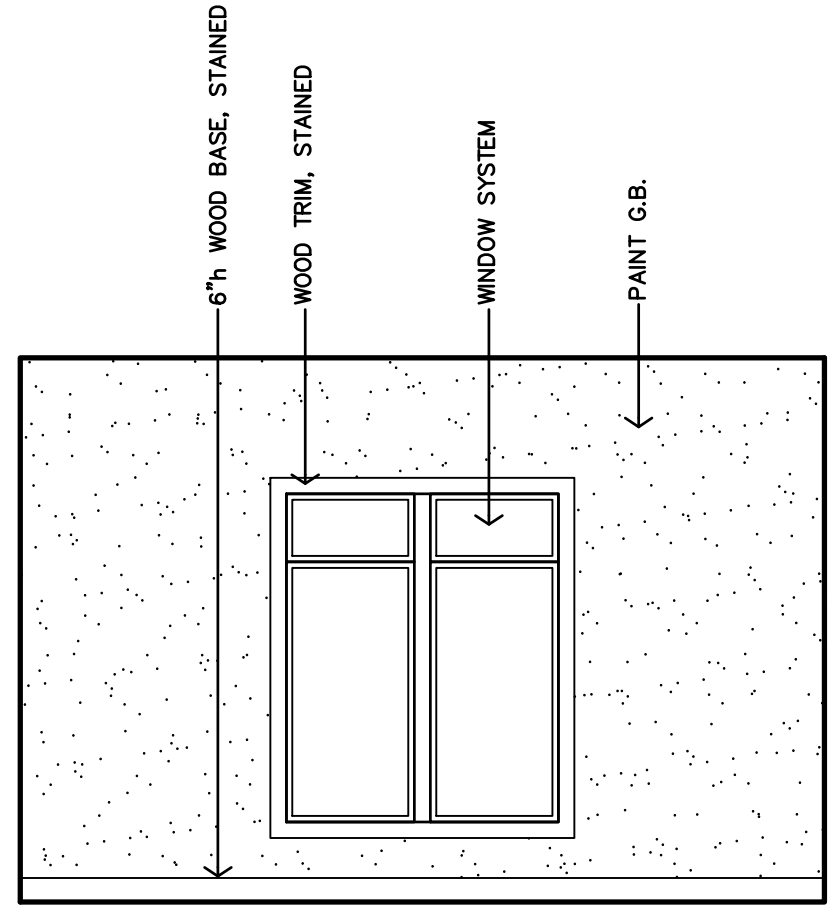
**M MOVIE ROOM #113 INTERIOR ELEVATION**  
1/4"=1'-0"



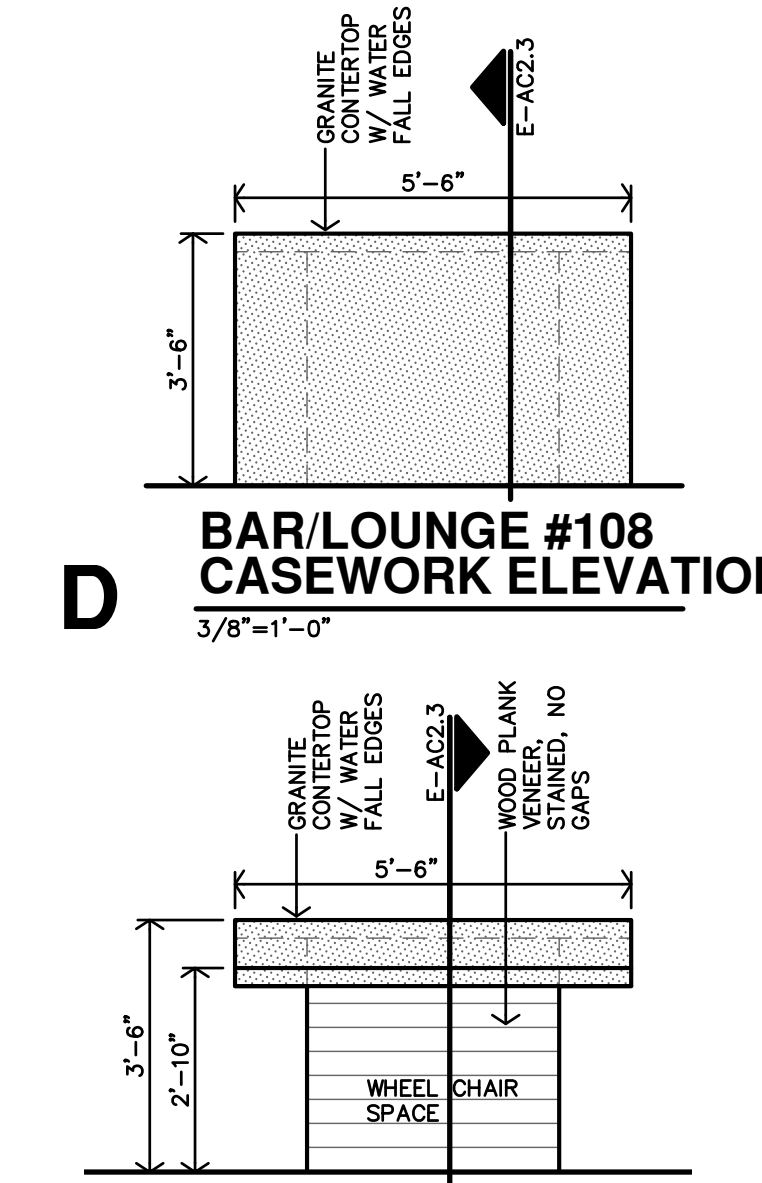
**J FITNESS CENTER #111 INTERIOR ELEVATION**  
1/4"=1'-0"



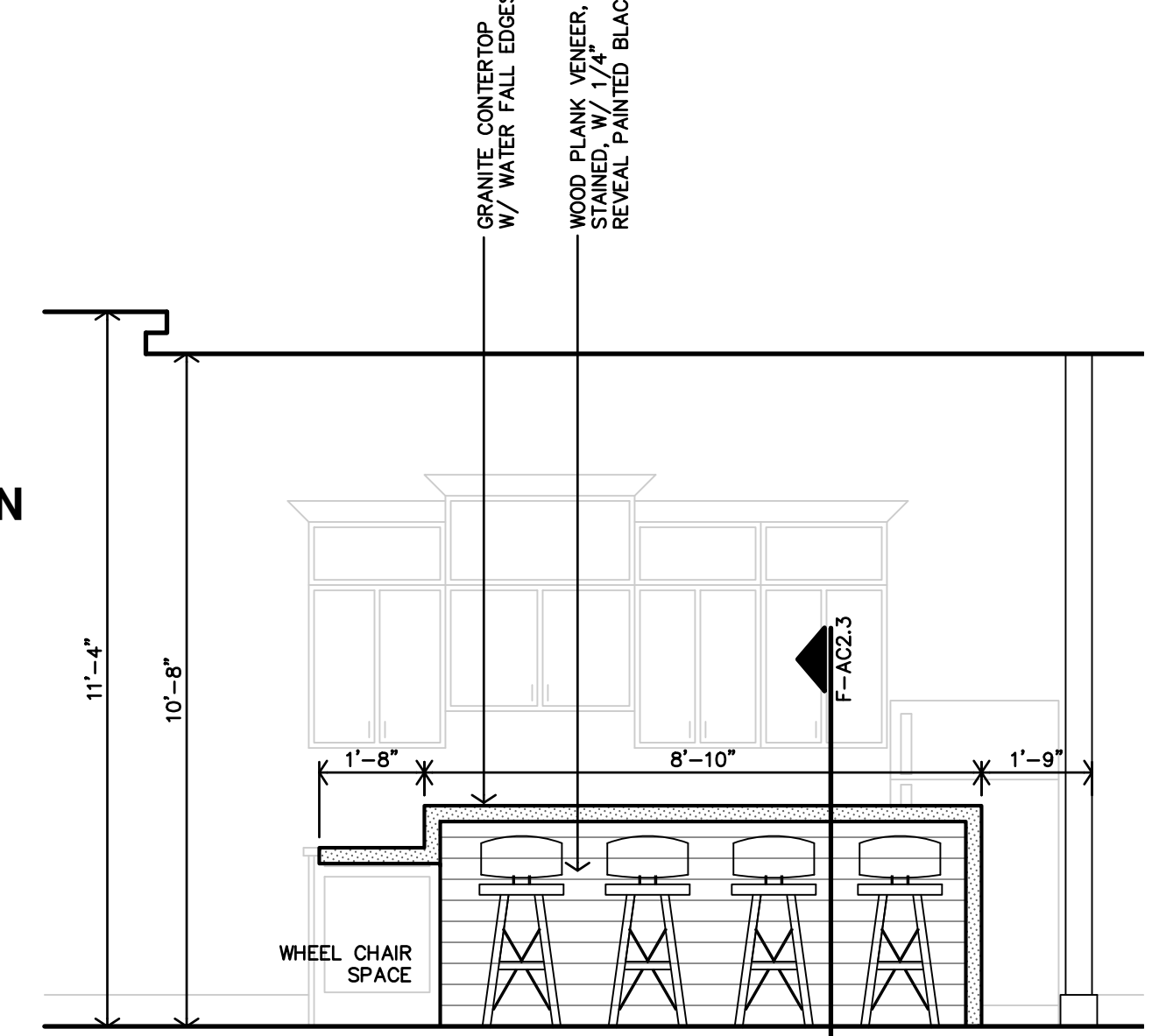
**H MANAGER'S OFFICE #107 INTERIOR ELEVATION**  
1/4"=1'-0"



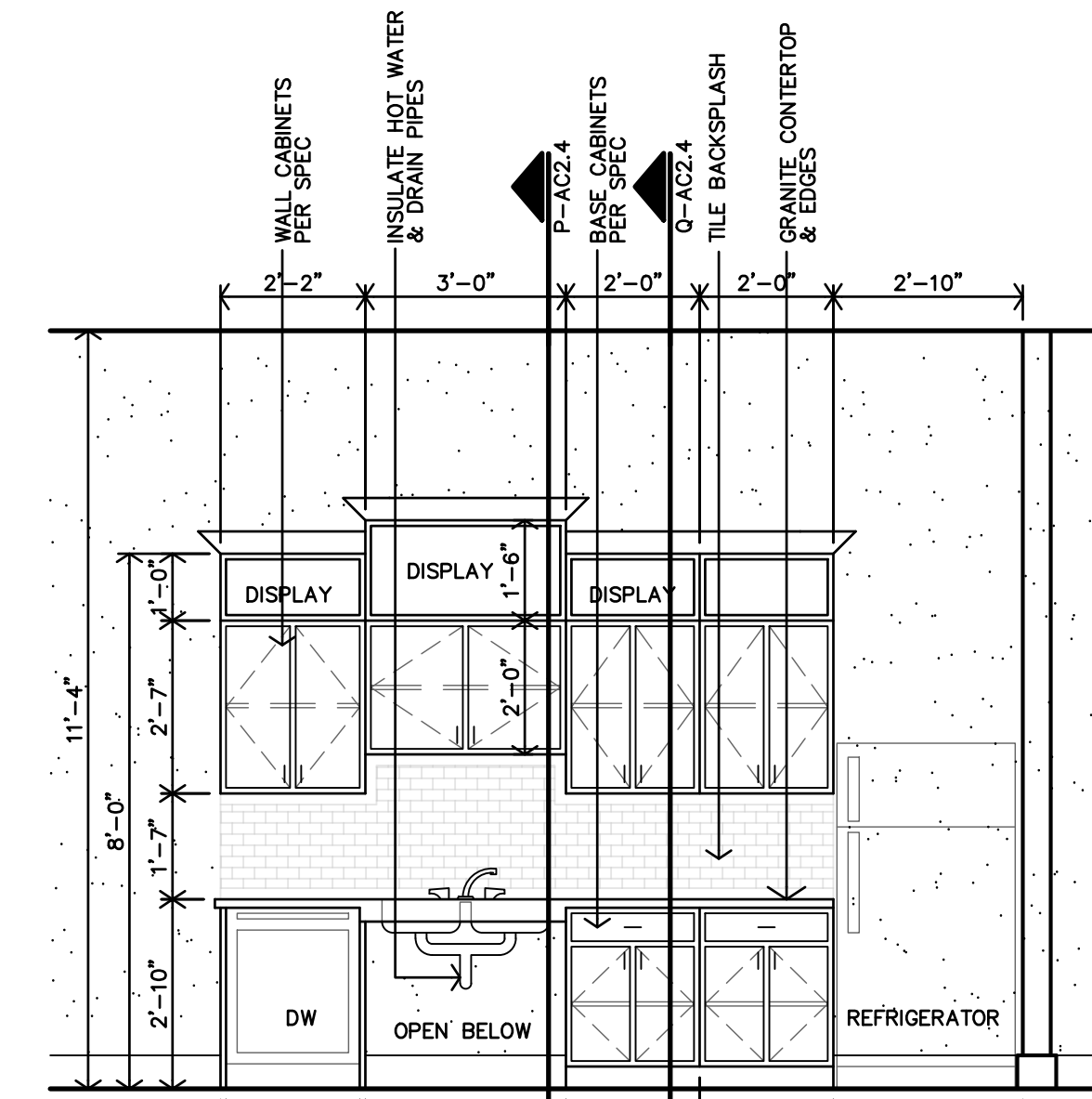
**G MANAGER'S OFFICE #107 INTERIOR ELEVATION**  
1/4"=1'-0"



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



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

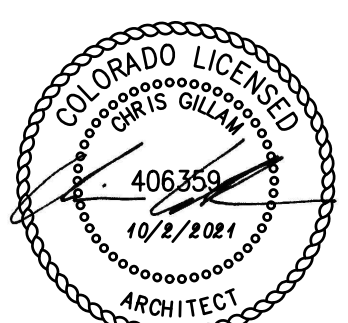


**A BAR/LOUNGE #108 CASEWORK ELEVATION**  
3/8"=1'-0"

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

**JGR** JonesGillamRenz  
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785.827.0386  
jgr@jgarchitects.com

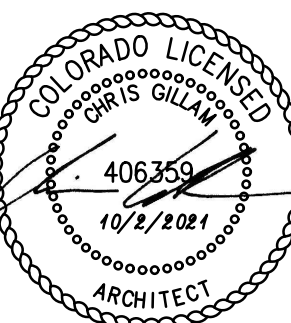
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AURORA, COLORADO



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

**AC2.4**



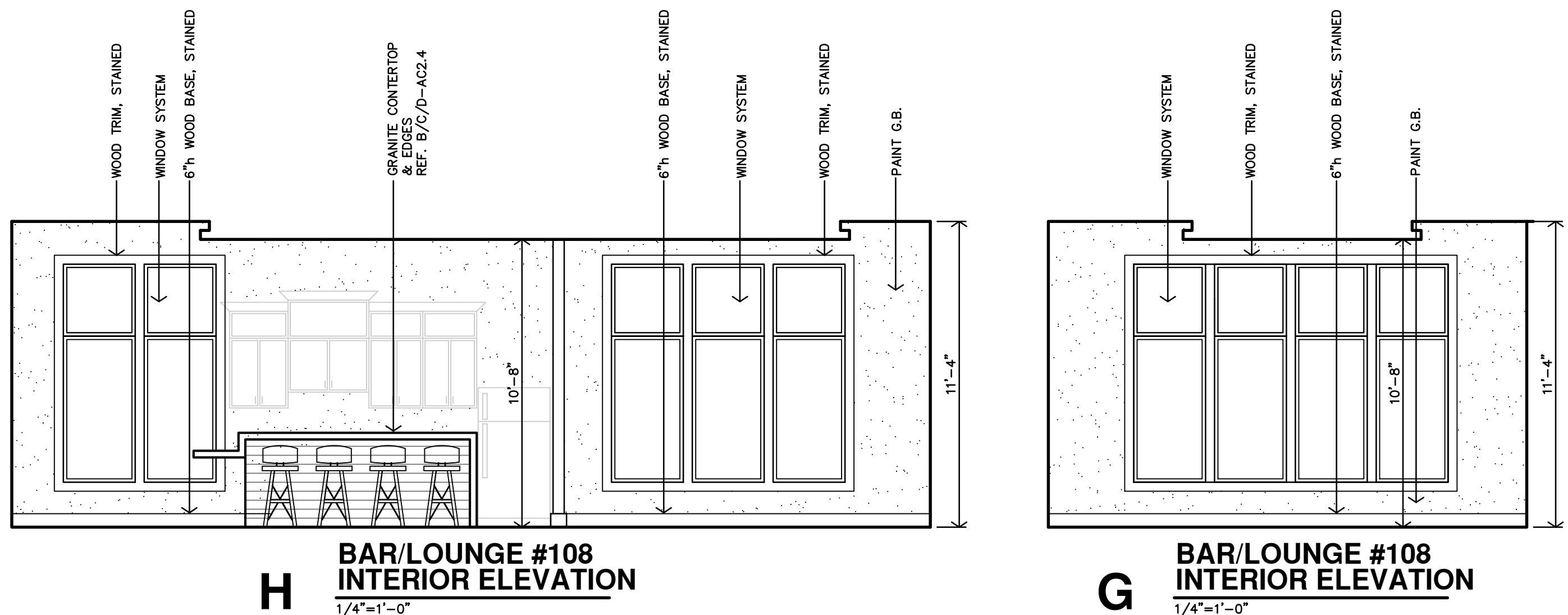
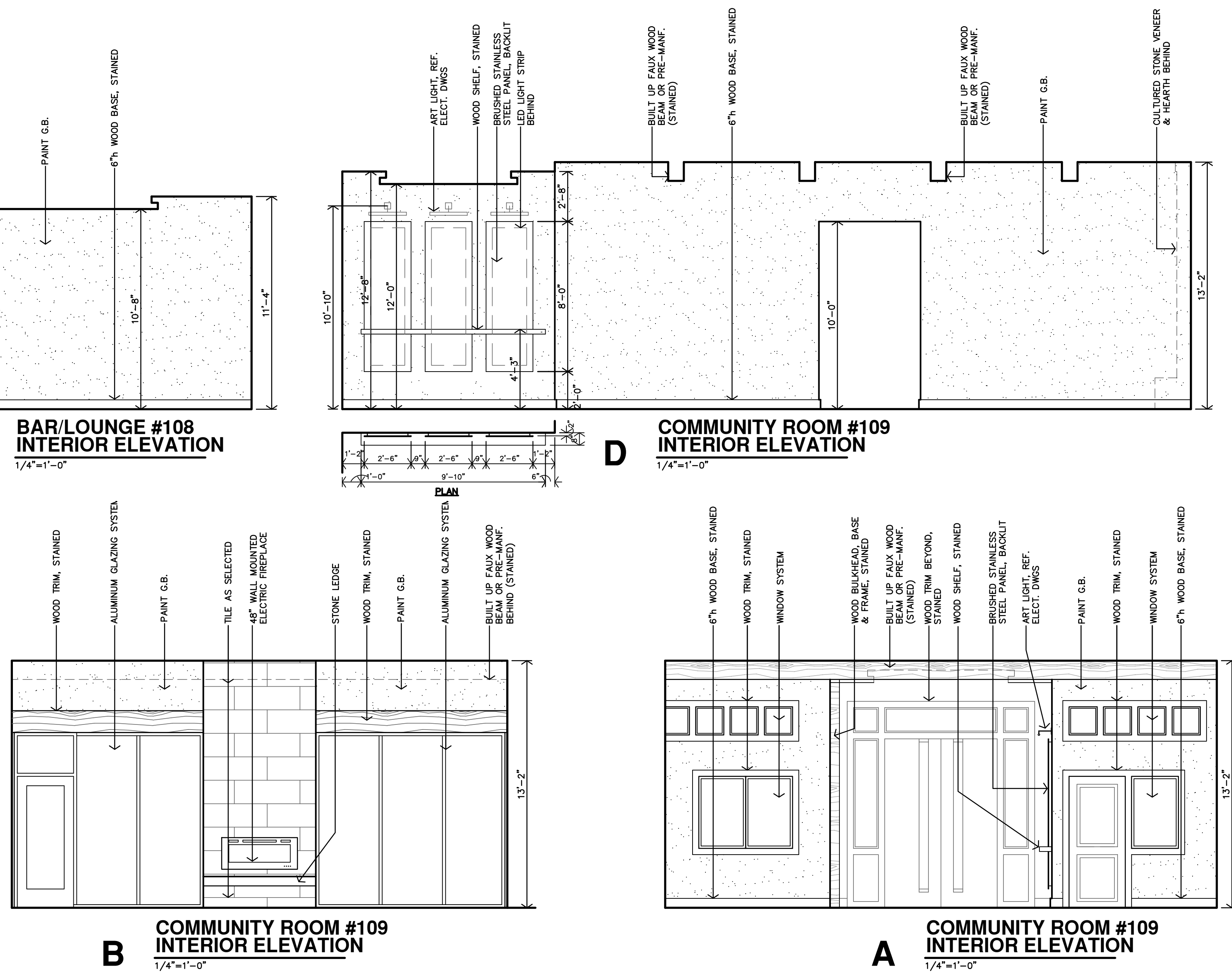
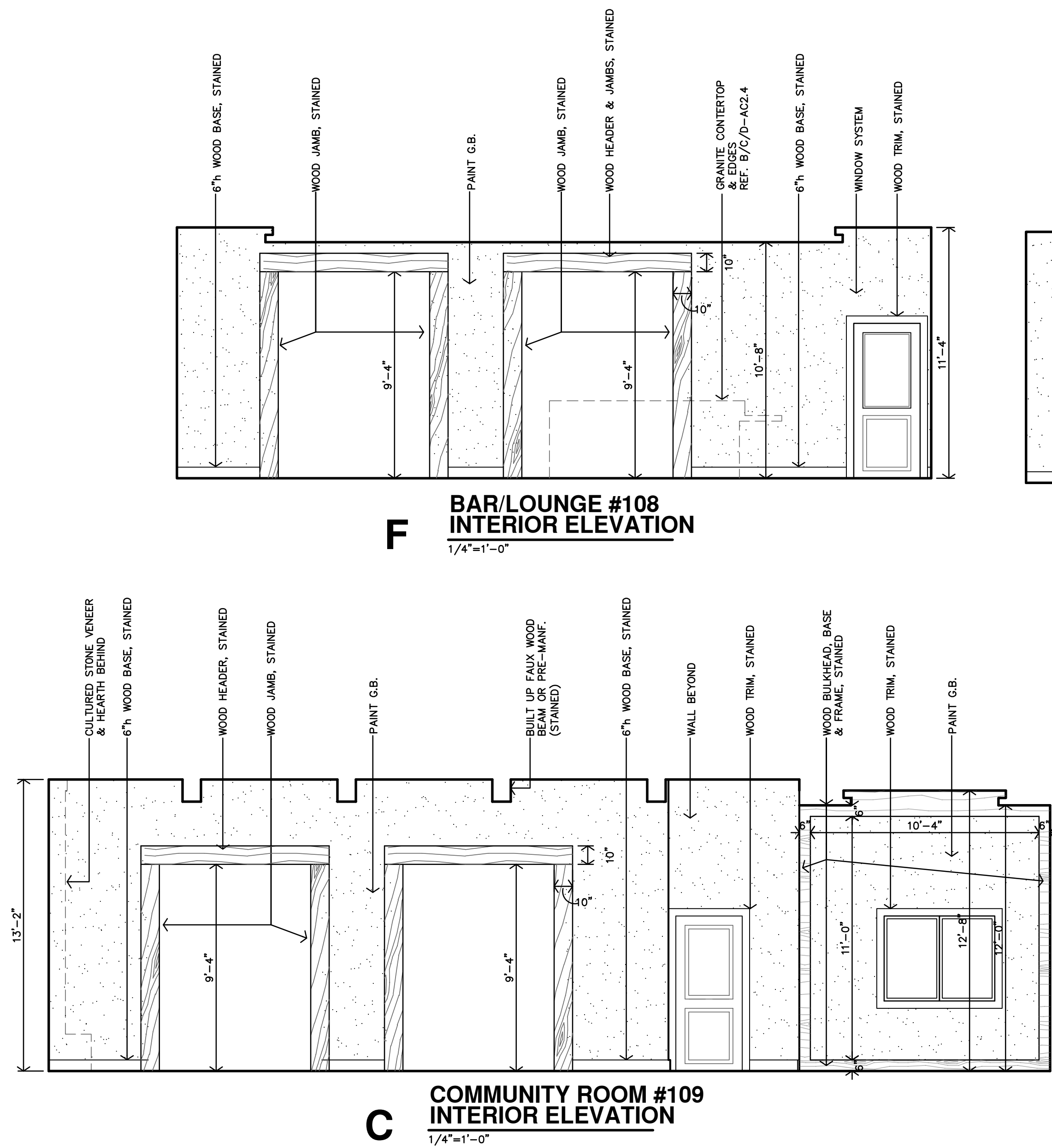


REVISION:	
DATE:	10-2-2023
JOB:	22-3219
SHEET NO.:	

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

City of Aurora Building Division  
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 Date: **Nov 15, 2023**  
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NOTE:  
 1. REFER TO INTERIOR DESIGN PACKAGE FOR SELECTIONS & INTENT OF INTERIOR DESIGN



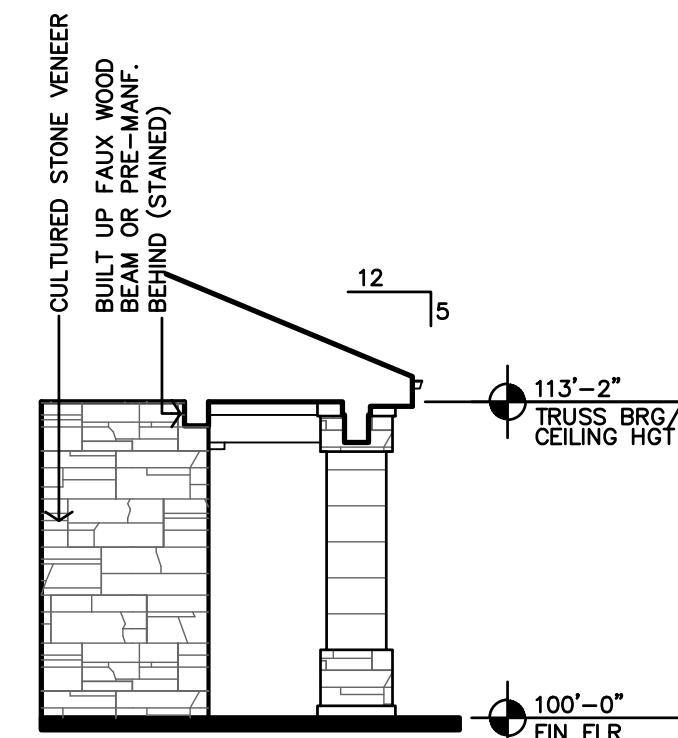
Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

New and existing buildings shall be provided with approved address identification. 2021 IBC 502.1

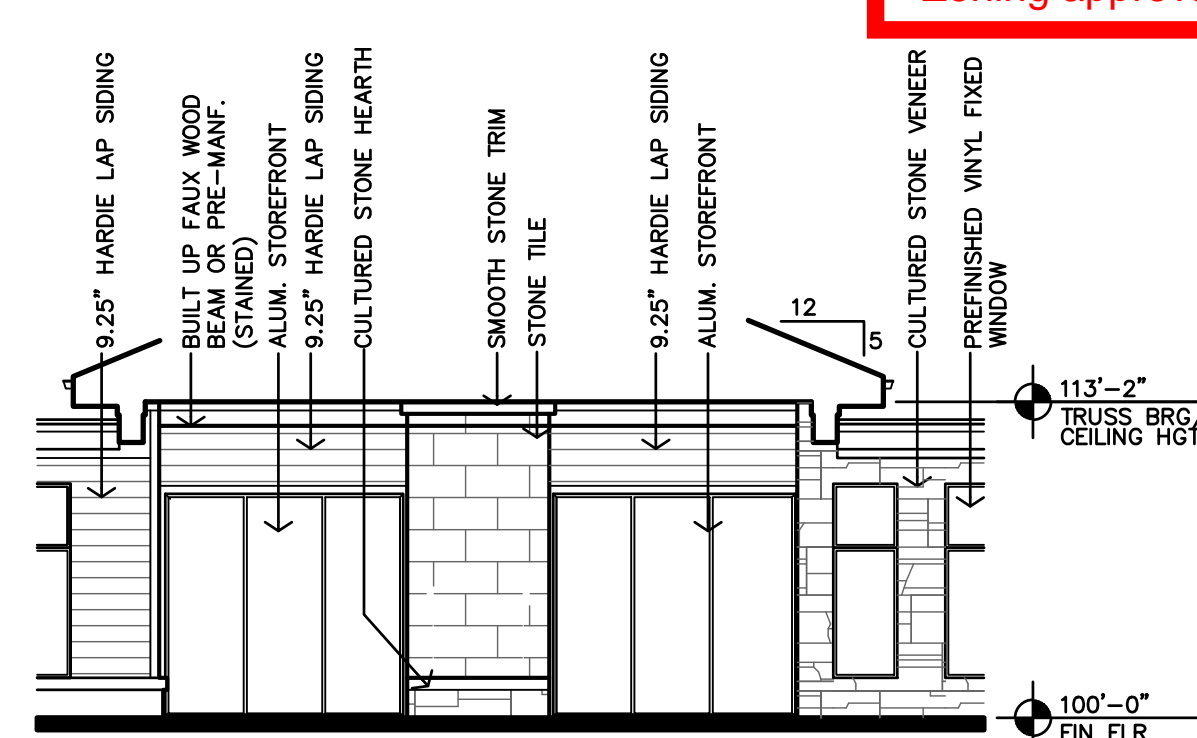
Elevation changes require separate Zoning approval

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2021 INTERNATIONAL CODES & 2022 NEC

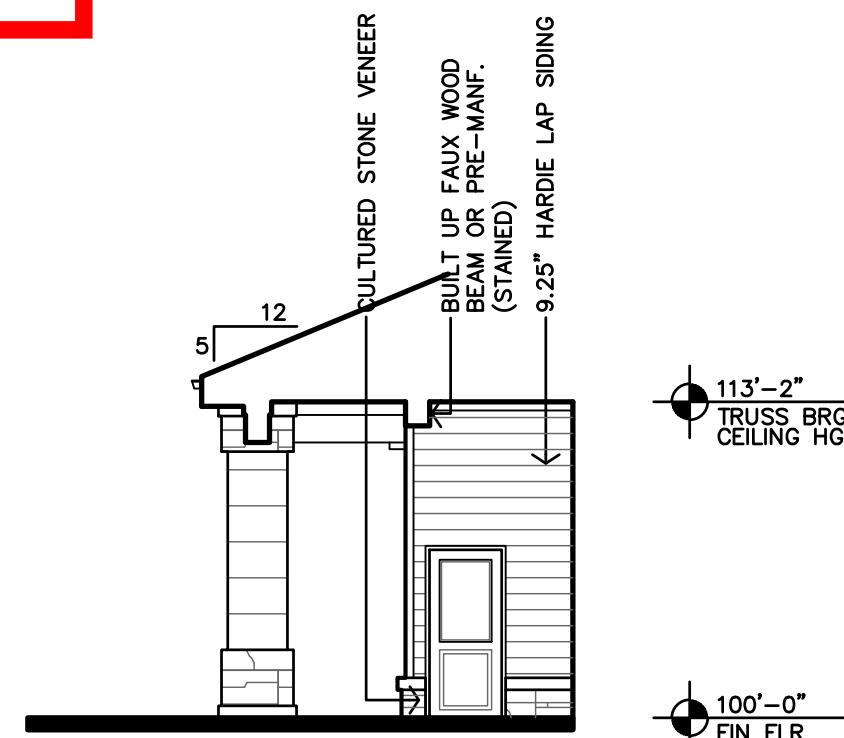
EXTERIOR MATERIALS		
DESCRIPTION	CULTURED STONE	HARDI BOARD SIDING & TRIM
APARTMENTS	44%	56%
CLUBHOUSE	38%	62%
TOTAL	44%	56%



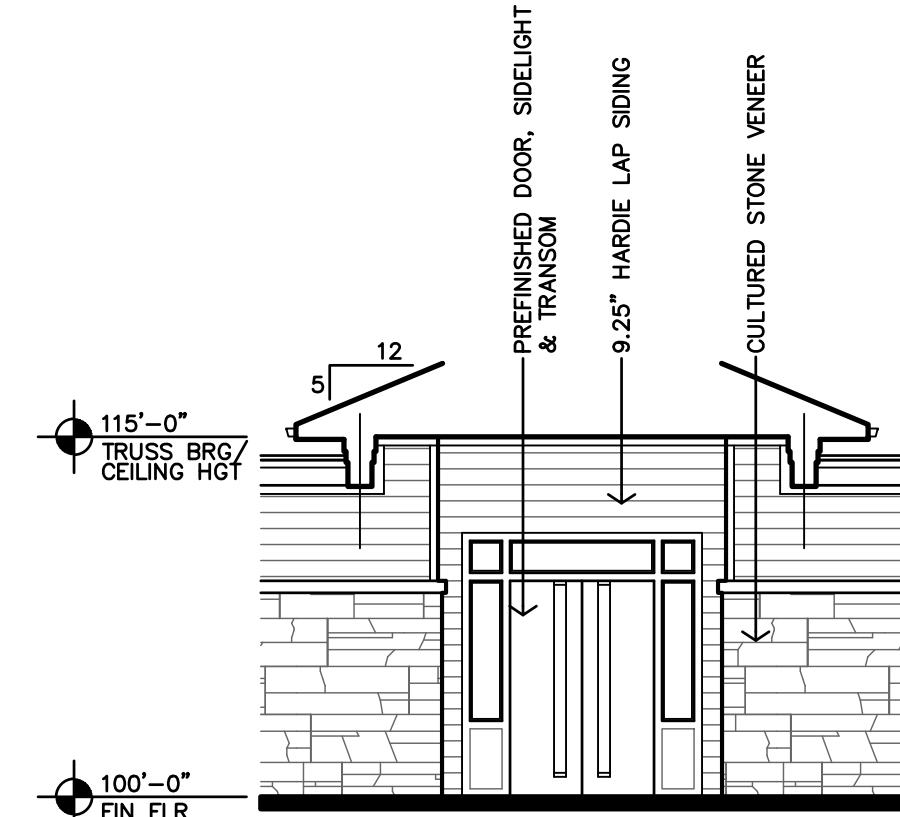
**G REAR PATIO PARTIAL ELEVATION**  
1/8"=1'-0"



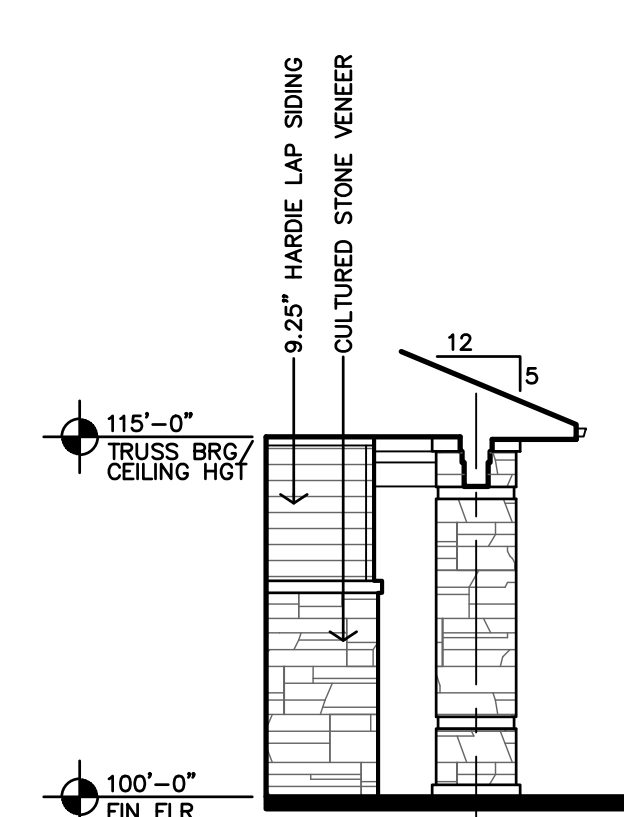
**G REAR PATIO PARTIAL ELEVATION**  
1/8"=1'-0"



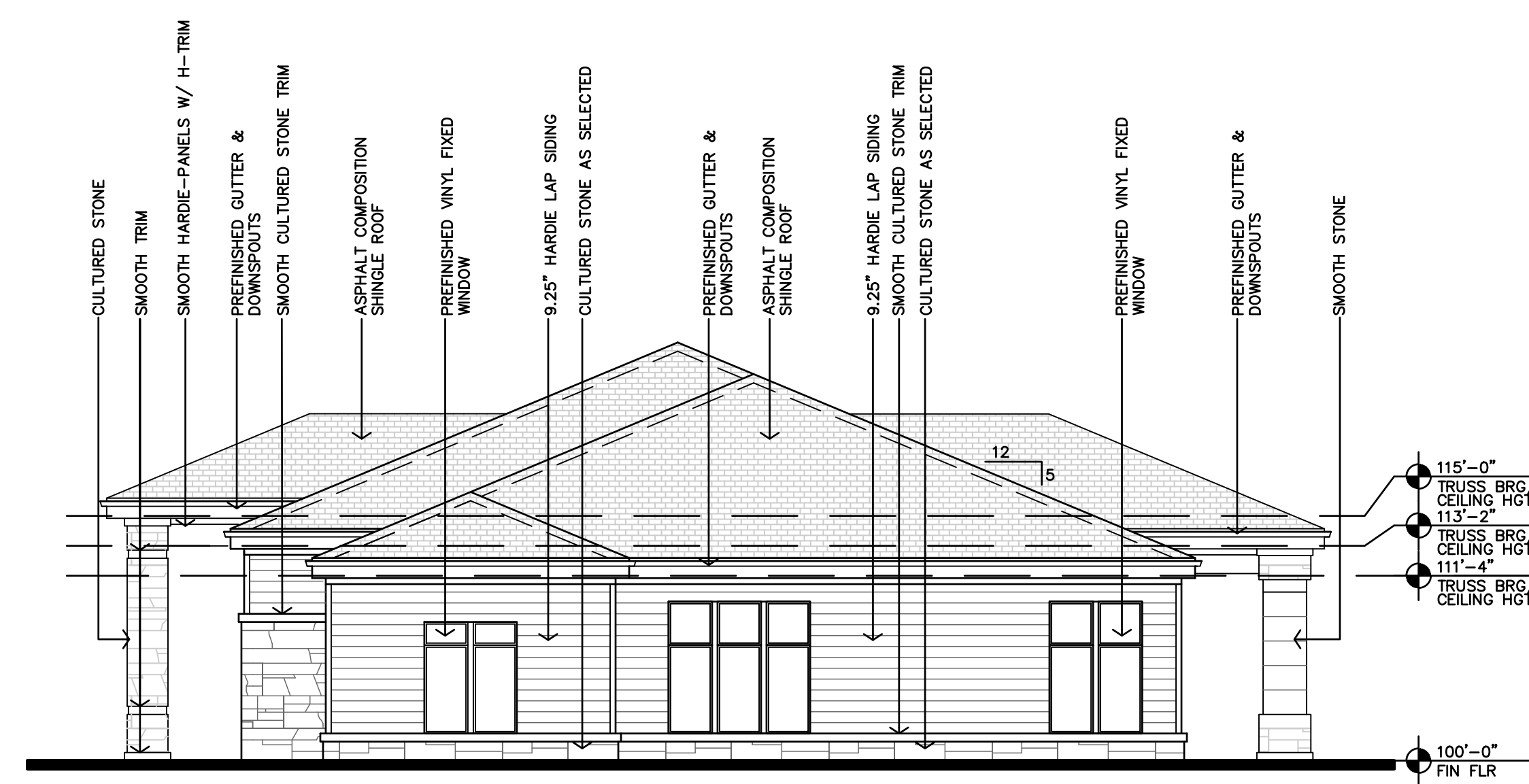
**F REAR PATIO PARTIAL ELEVATION**  
1/8"=1'-0"



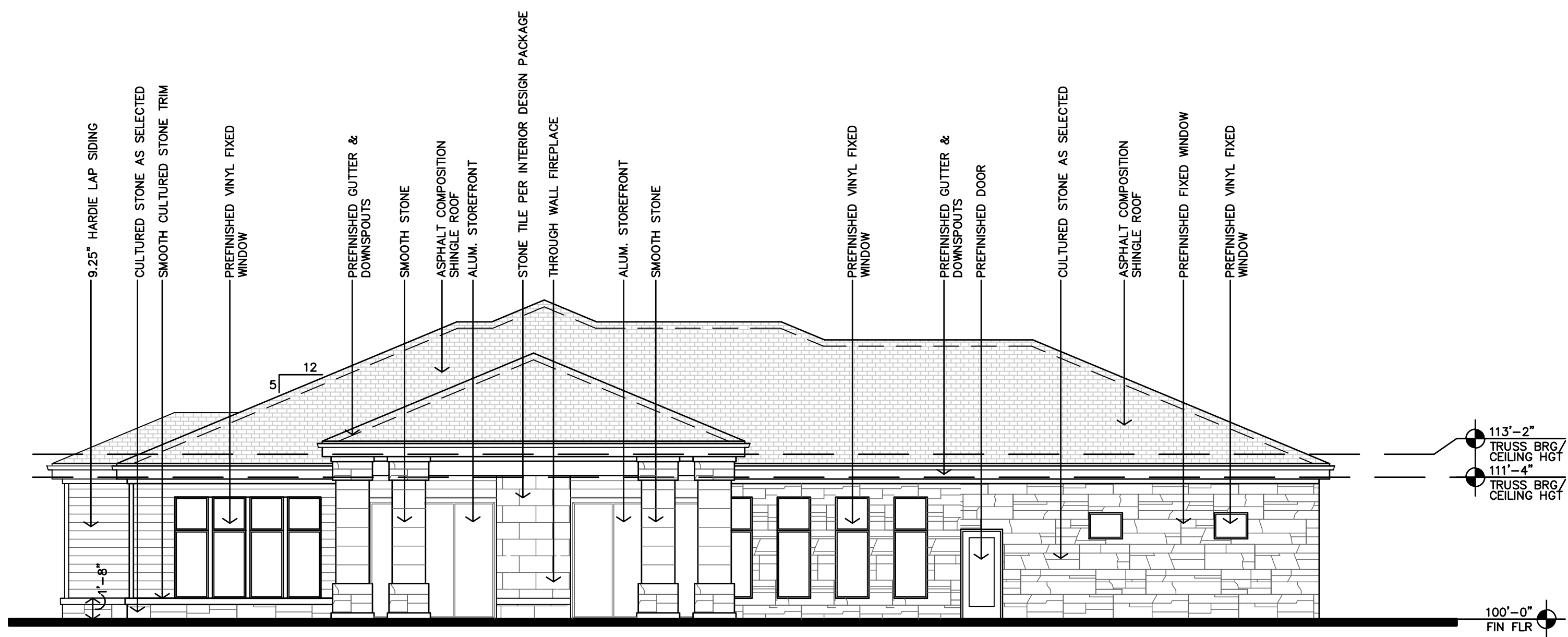
**E ENTRY PARTIAL ELEVATION**  
1/8"=1'-0"



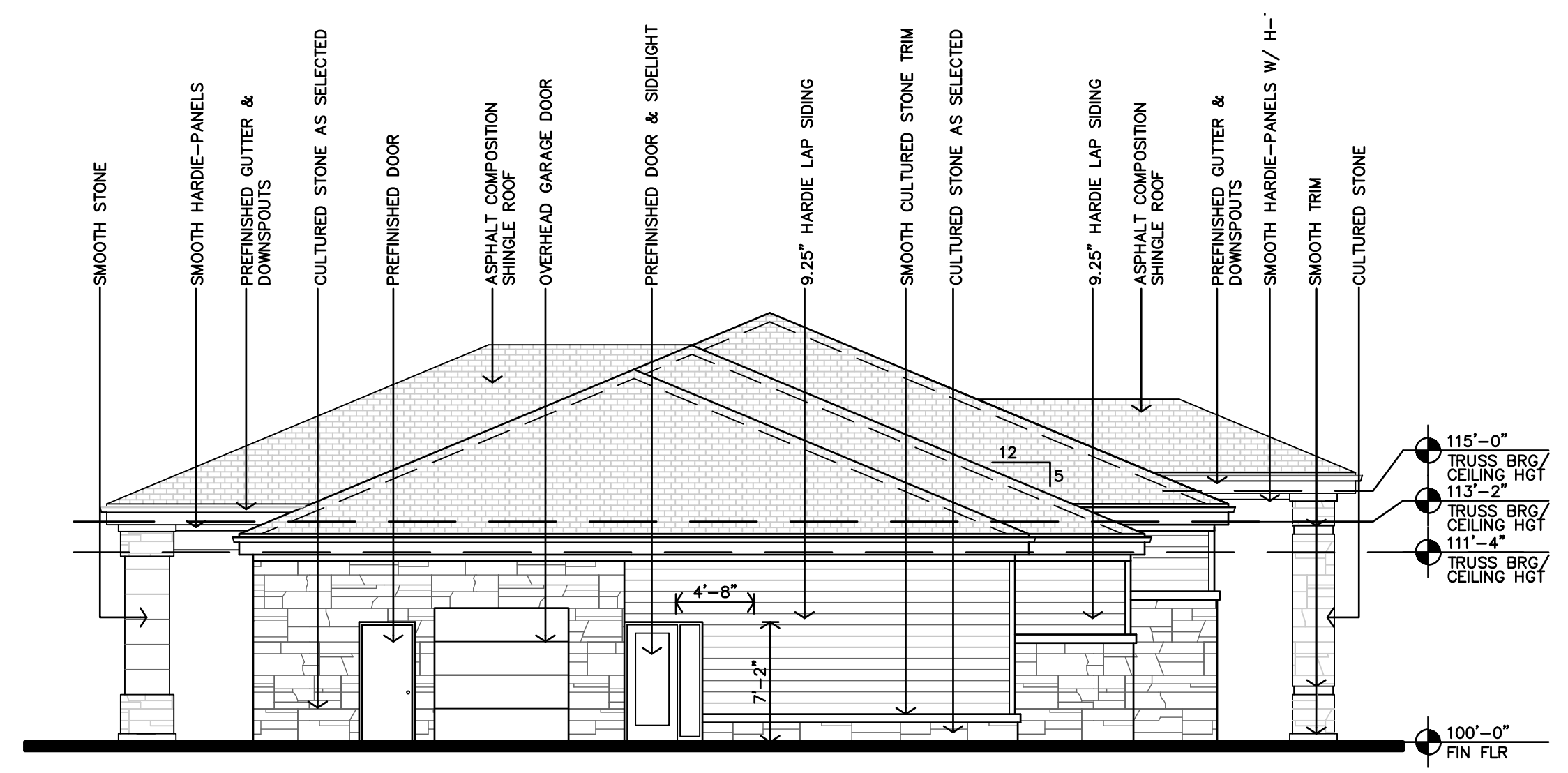
**E ENTRY PARTIAL ELEVATION**  
1/8"=1'-0"



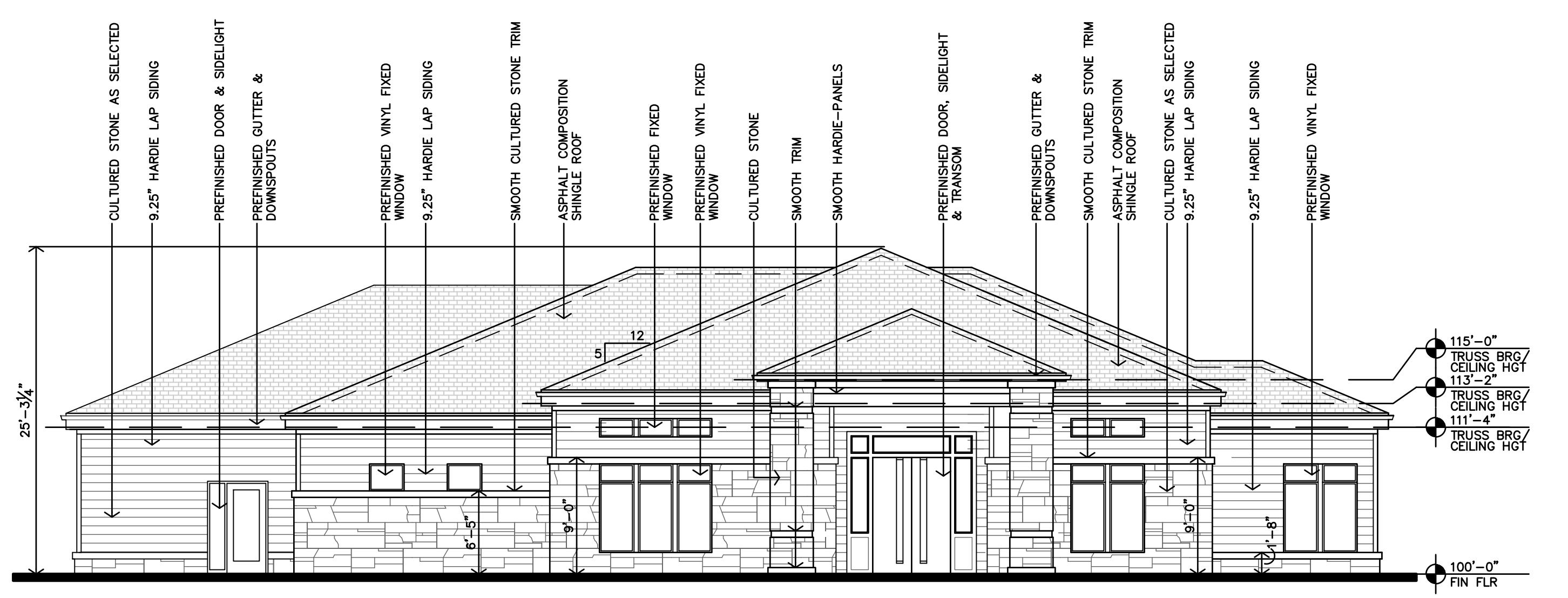
**D SIDE ELEVATION**  
1/8"=1'-0"



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



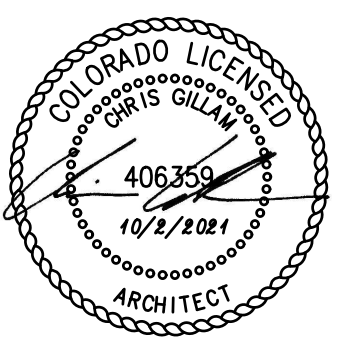
**C SIDE ELEVATION**  
1/8"=1'-0"



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

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

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



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

**AC3.1**

Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.

This work must also comply with 2021 IECC.

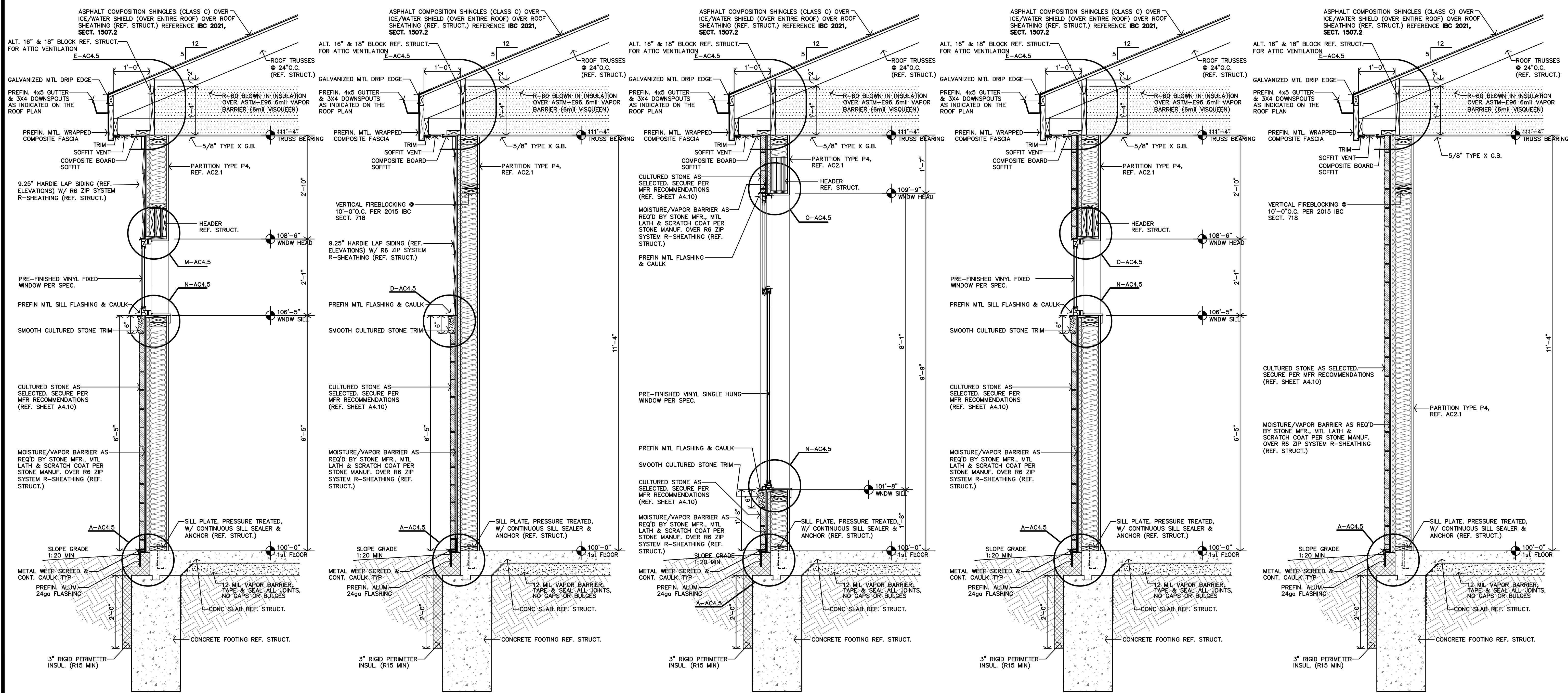
Masonry veneer shall be installed in accordance with 2021 IBC Section 1404.10 and the manufacturer's instructions.



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**WALL SECTION NOTES:**

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



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

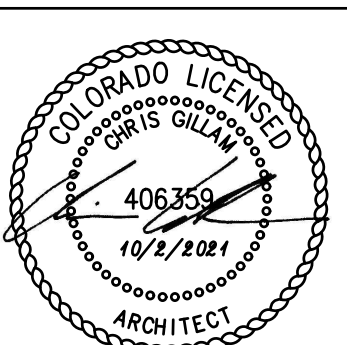
**D** TYPICAL WALL SECTION  
3/4"=1'-0"

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

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

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

**THE RESERVES at EAGLE POINT**  
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AURORA, COLORADO



REVISION:  
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**AC4.1**

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730 N. Ninth  
Salina, KS 67401  
785.827.0386

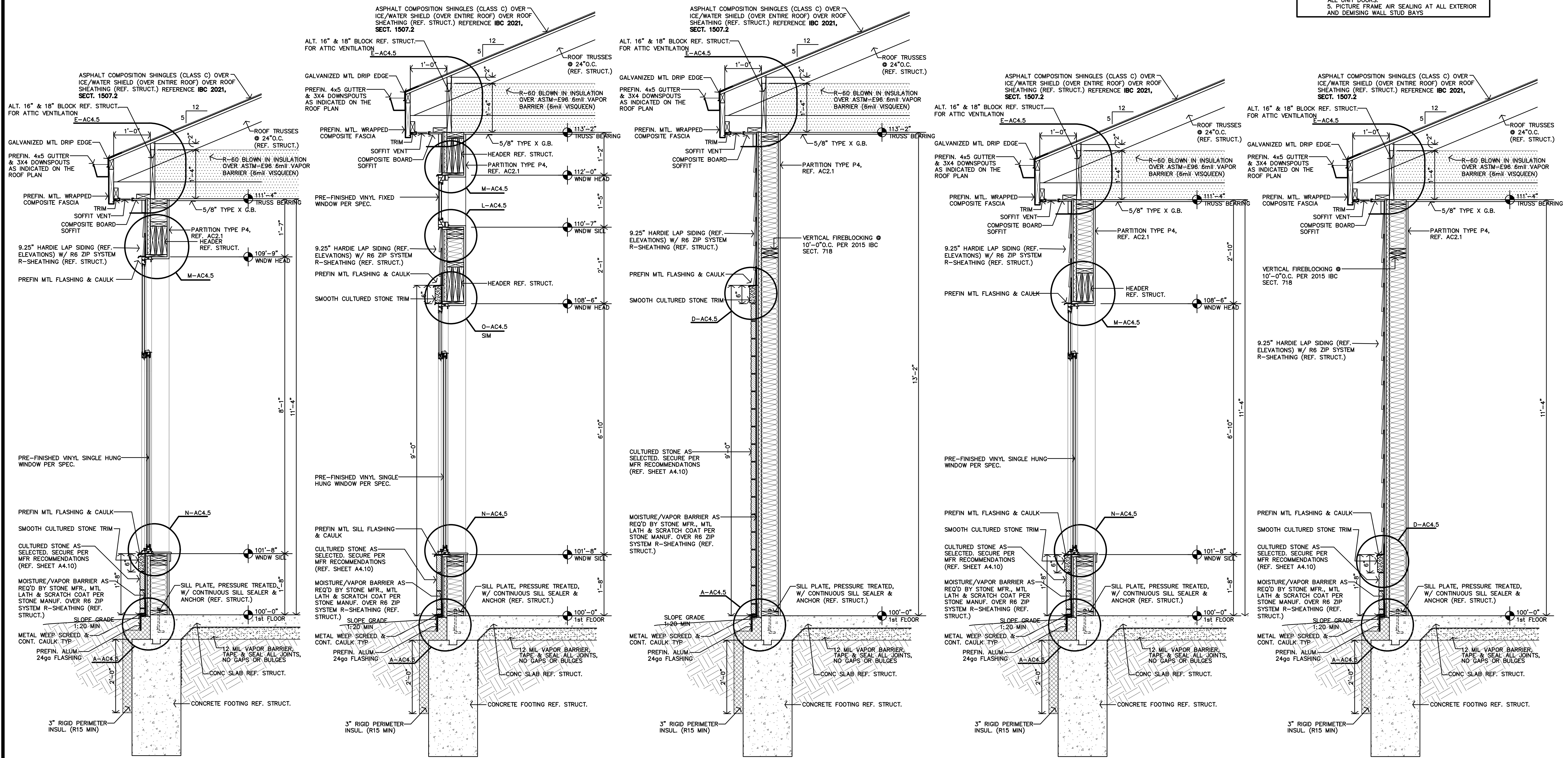
Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.



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

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

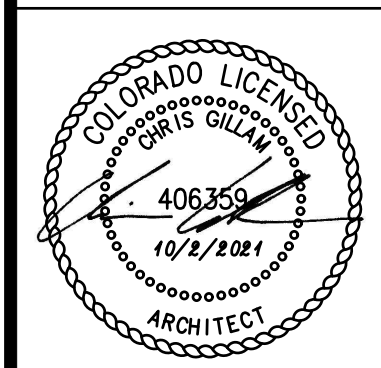
**C** TYPICAL WALL SECTION  
3/4"=1'-0"

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

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

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**AC4.2**

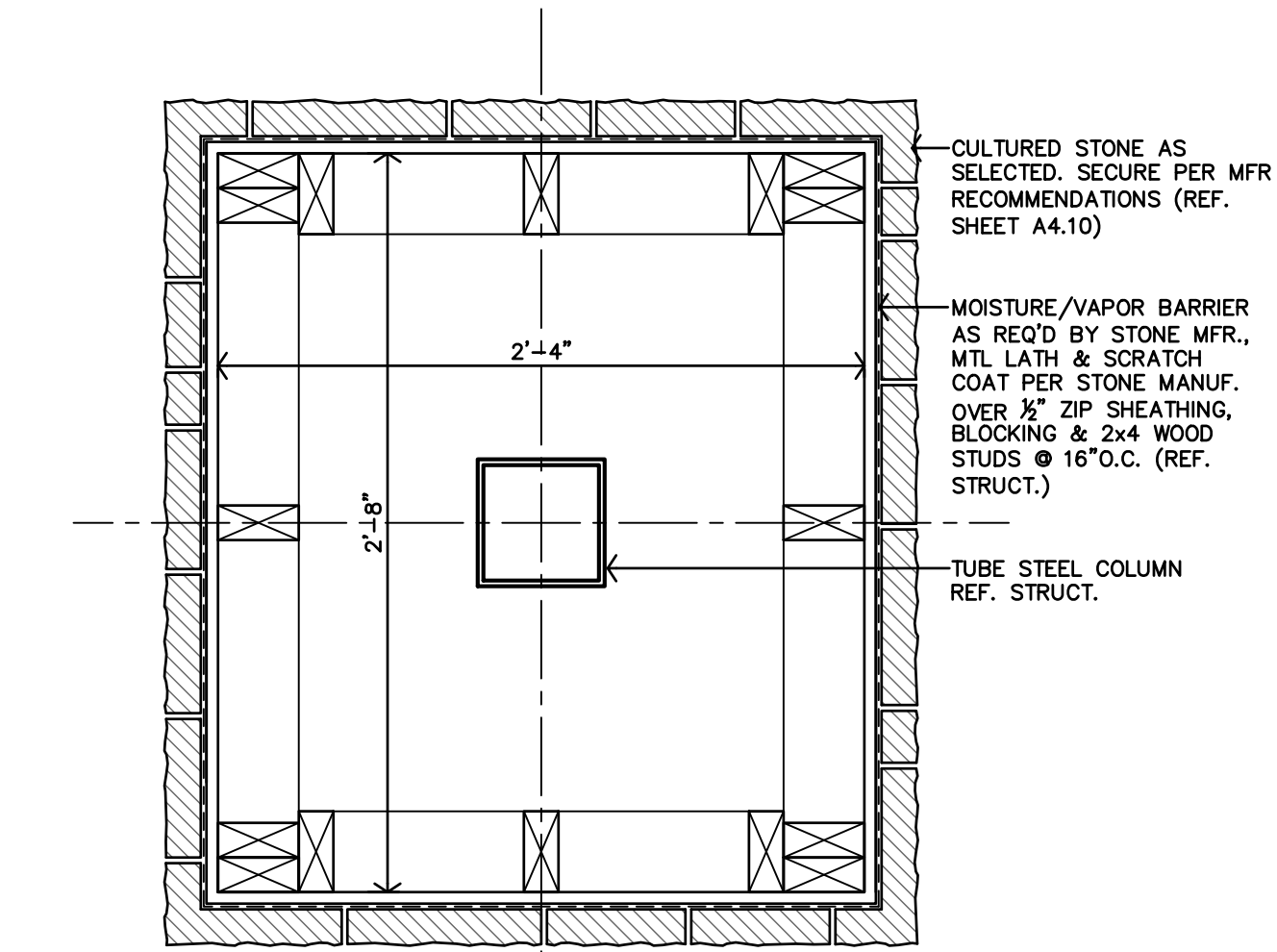
Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.



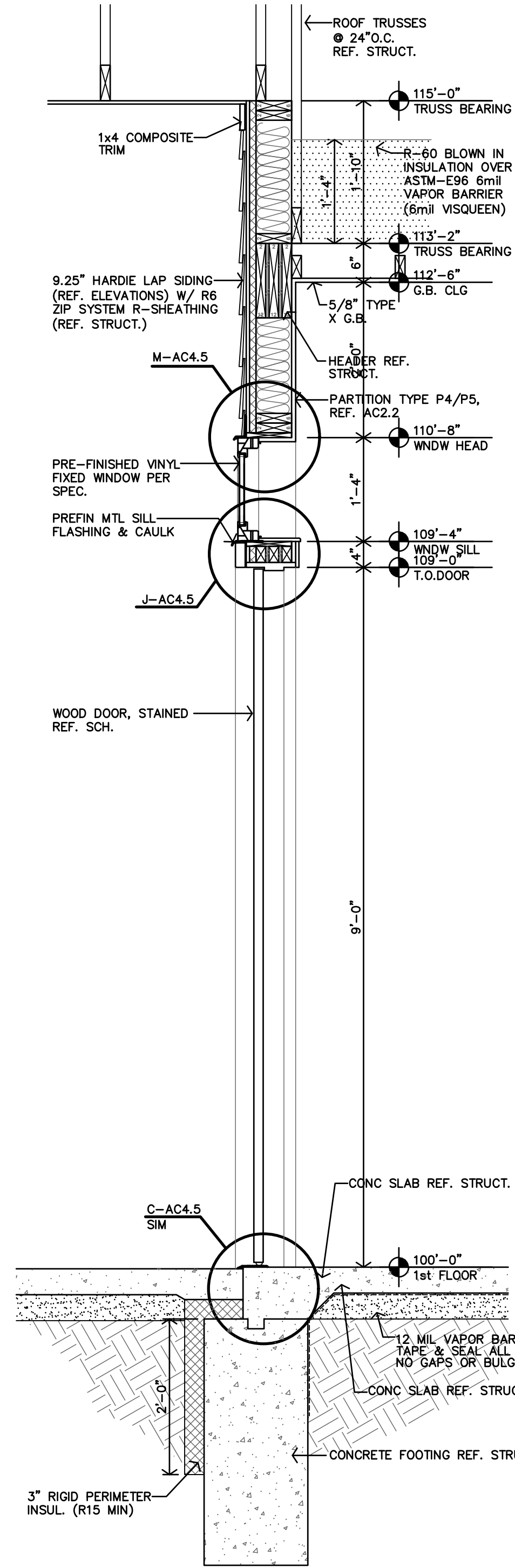
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**WALL SECTION NOTES:**

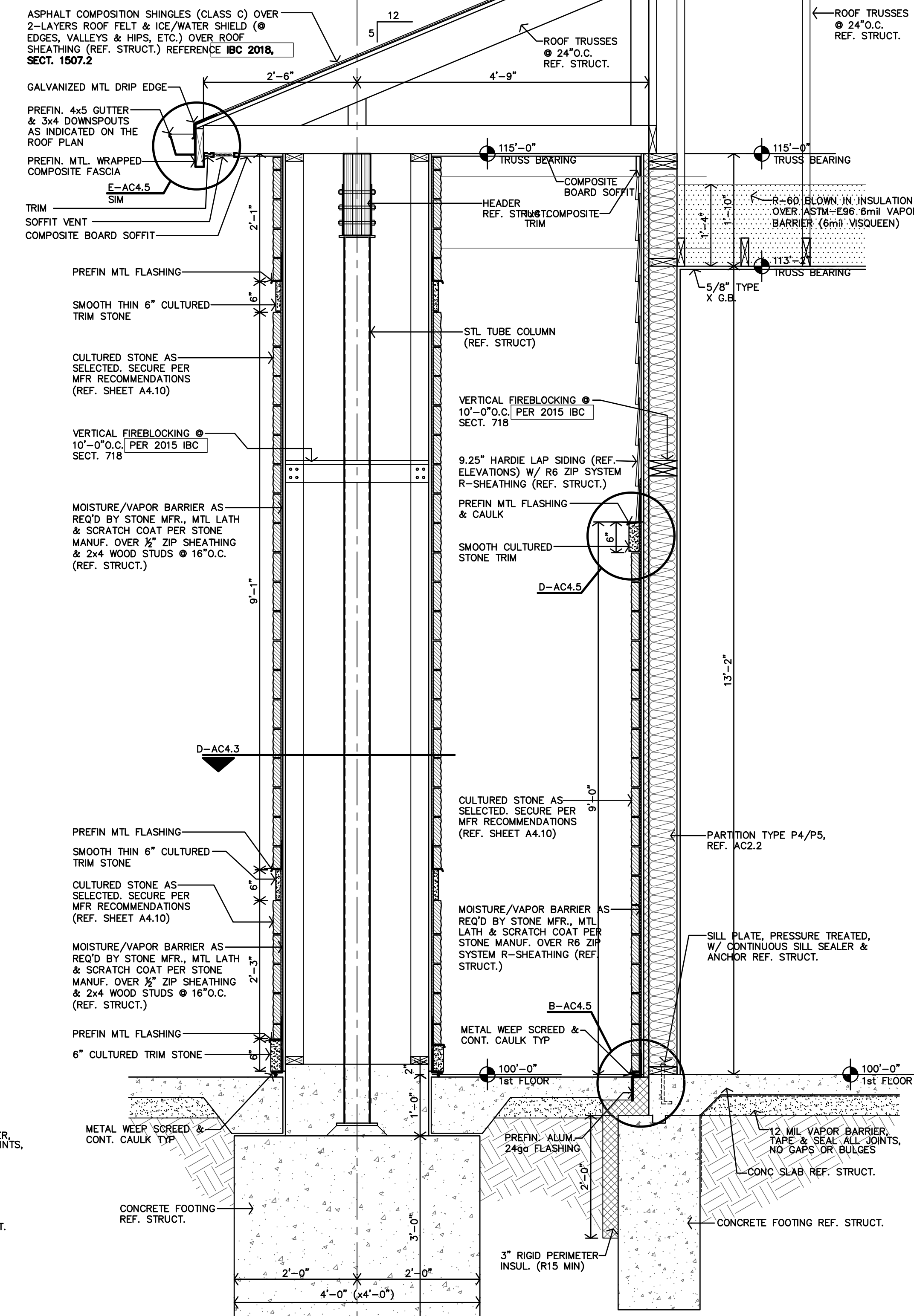
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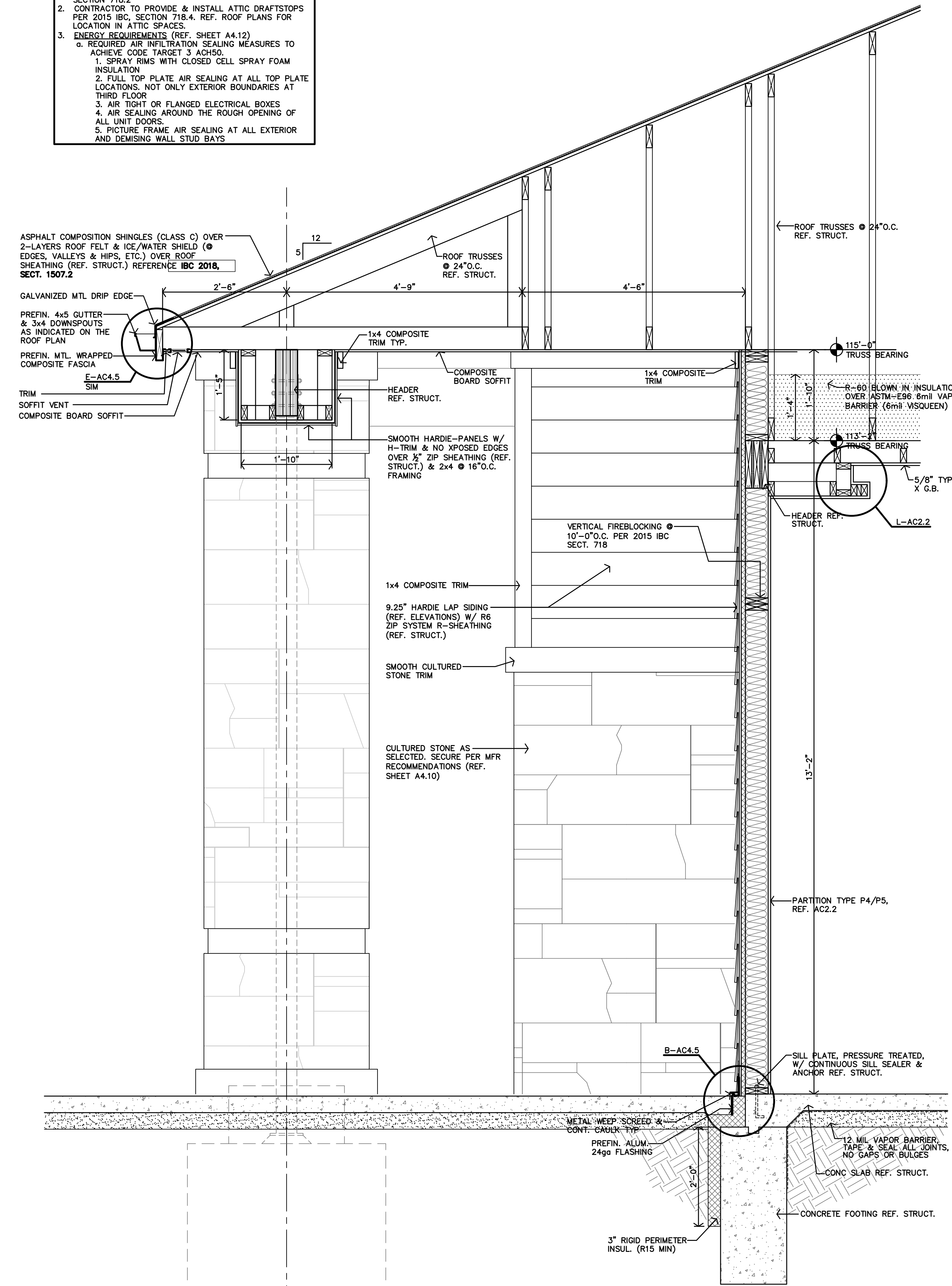
**D ENTRY COLUMN SECTION**  
3/4"=1'-0"



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



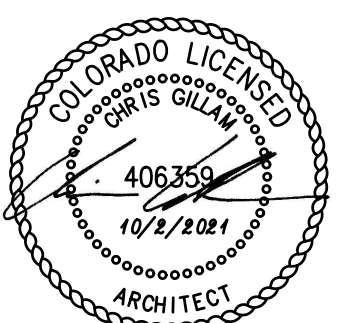
**B ENTRY WALL SECTION**  
3/4"=1'-0"



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

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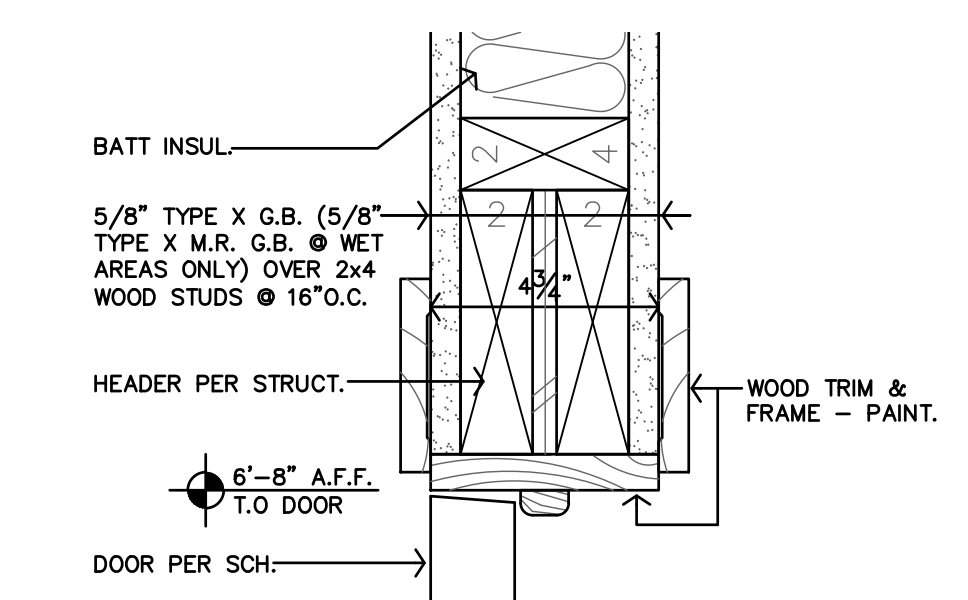
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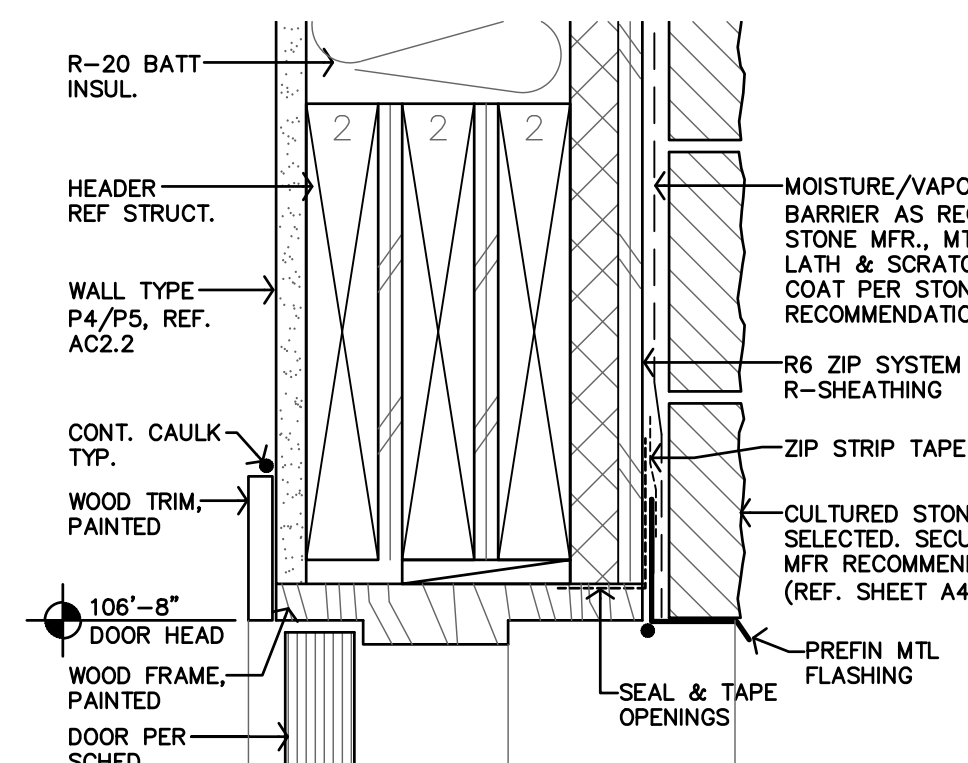
REVISION:  
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SHEET NO.:

**AC4.3**

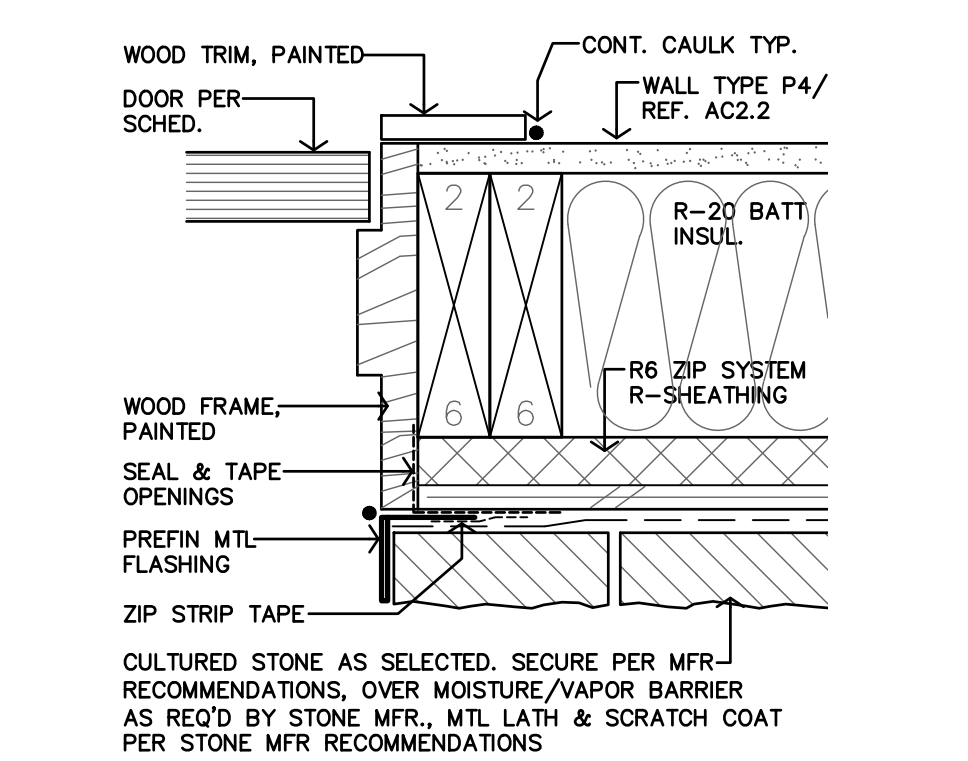




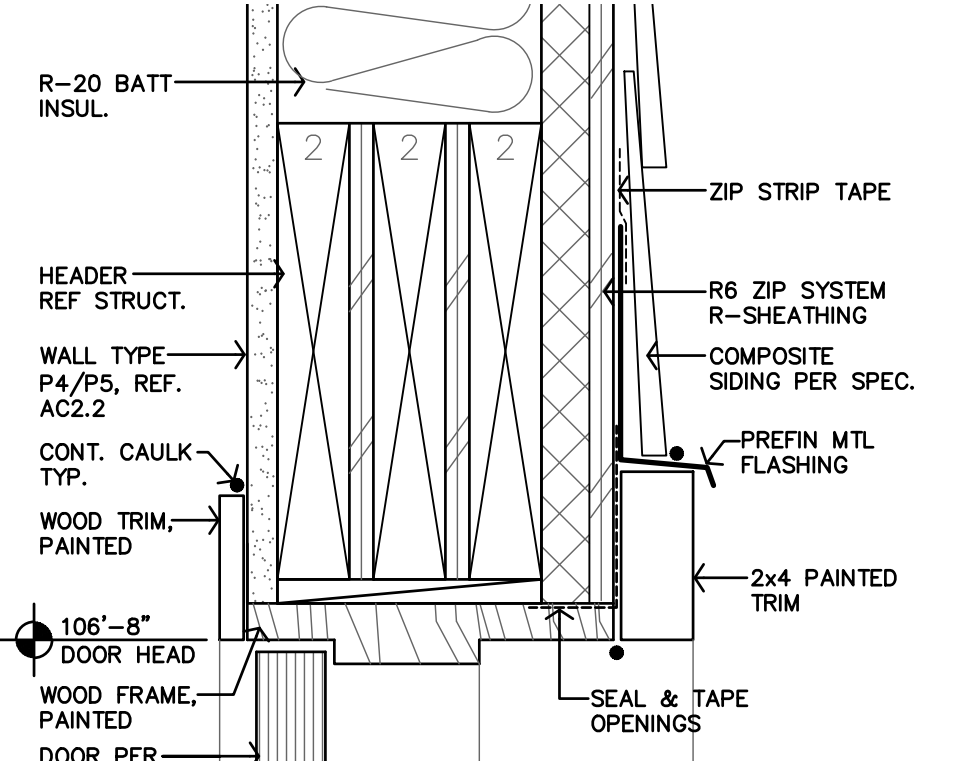
**U INT. DOOR HEAD DETAIL**  
3'-1"-0"



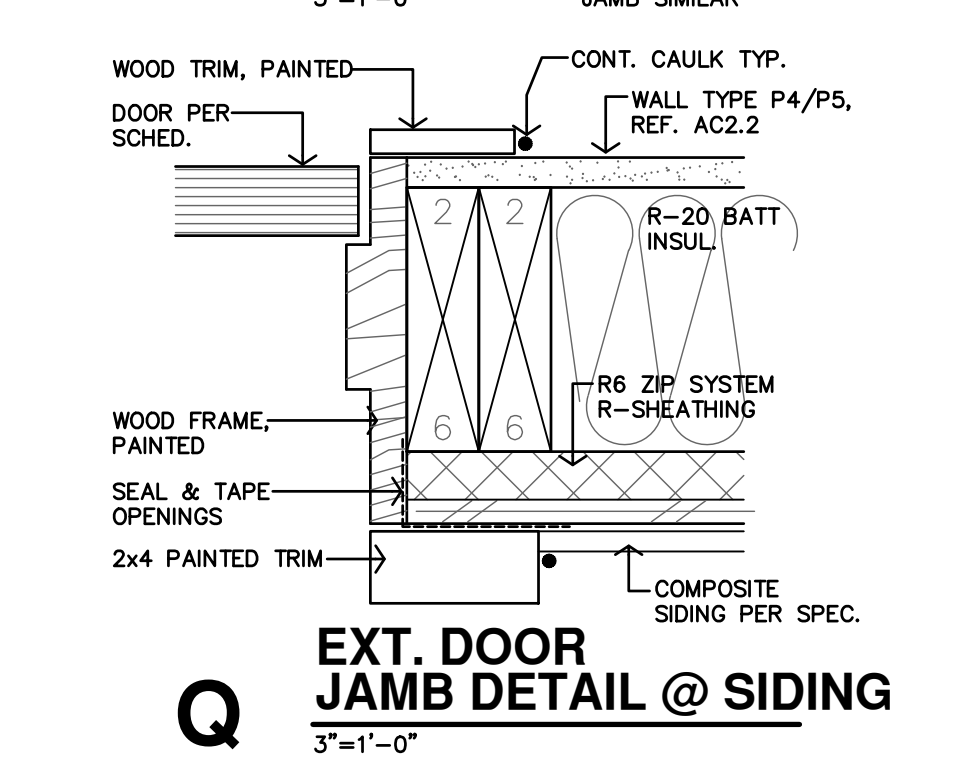
**T EXT. DOOR HEAD DETAIL @ STONE**  
3'-1"-0"



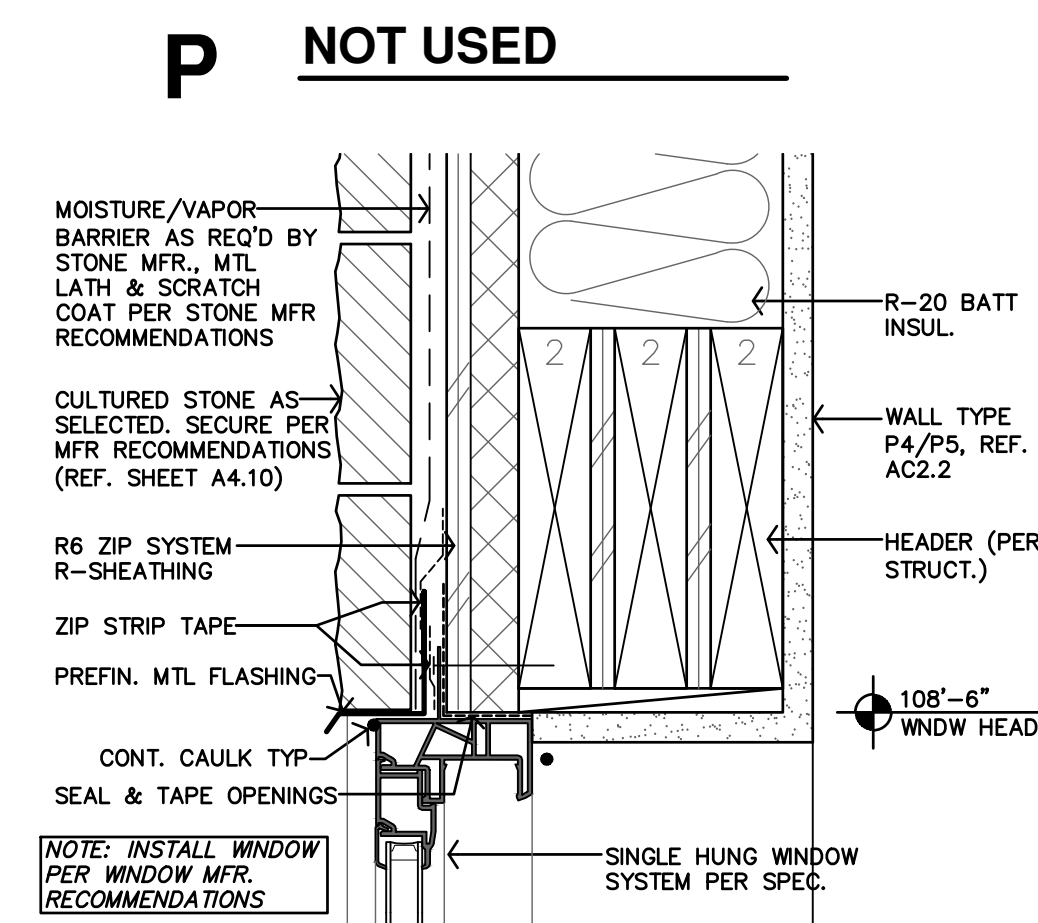
**S EXT. DOOR JAMB DETAIL @ STONE**  
3'-1"-0"



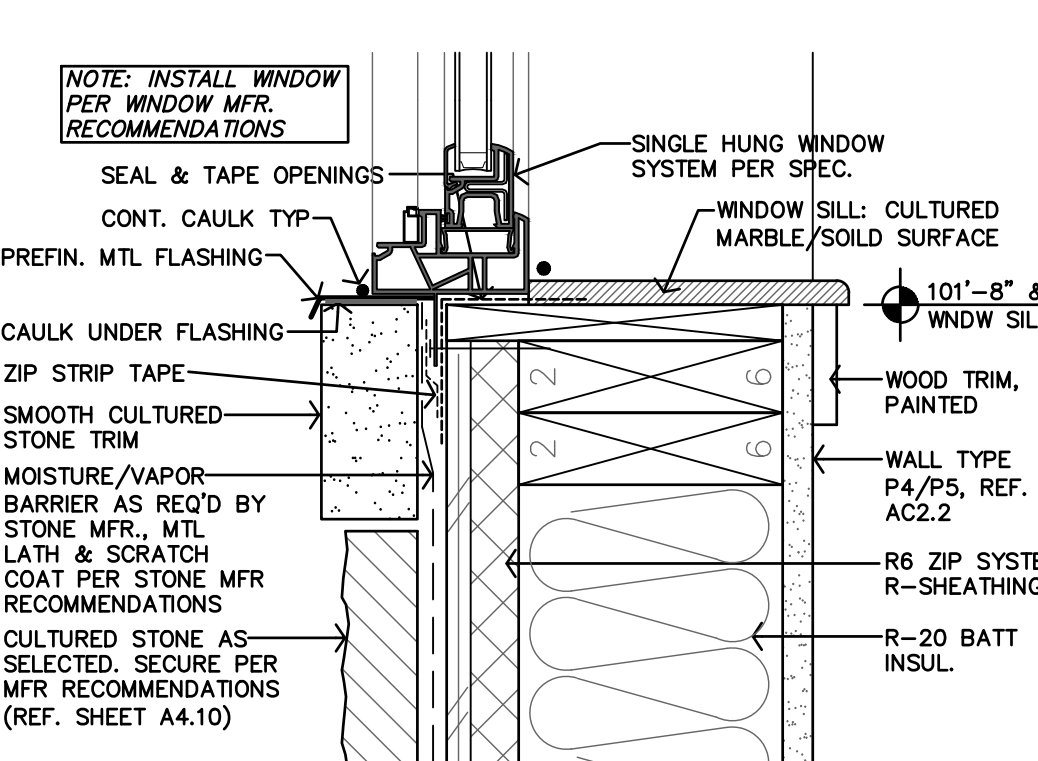
**R EXT. DOOR HEAD DETAIL @ SIDING**  
3'-1"-0"



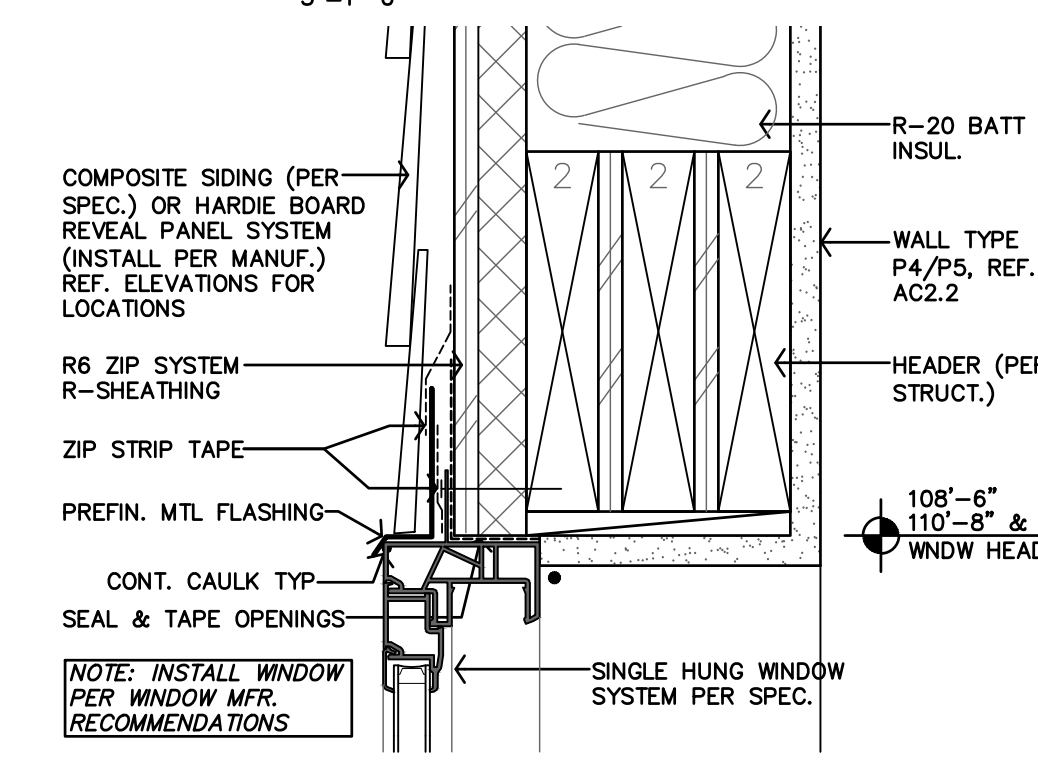
**Q EXT. DOOR JAMB DETAIL @ SIDING**  
3'-1"-0"



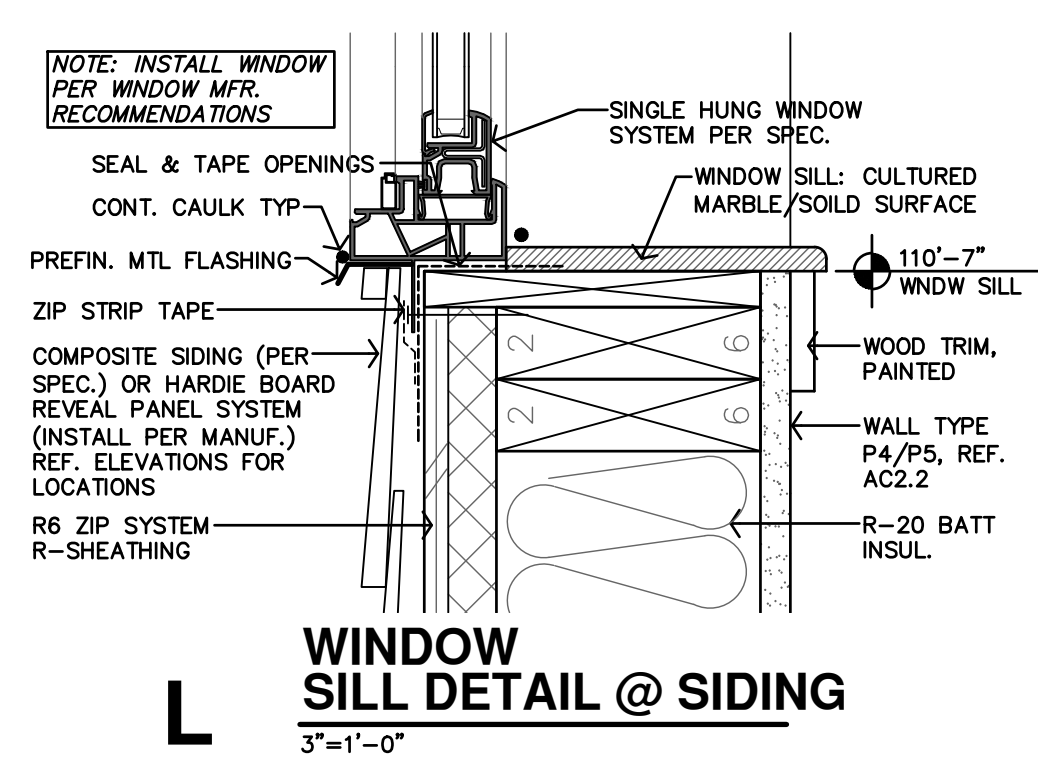
**P NOT USED**  
3'-1"-0"



**O WINDOW HEAD DETAIL @ STONE**  
3'-1"-0"



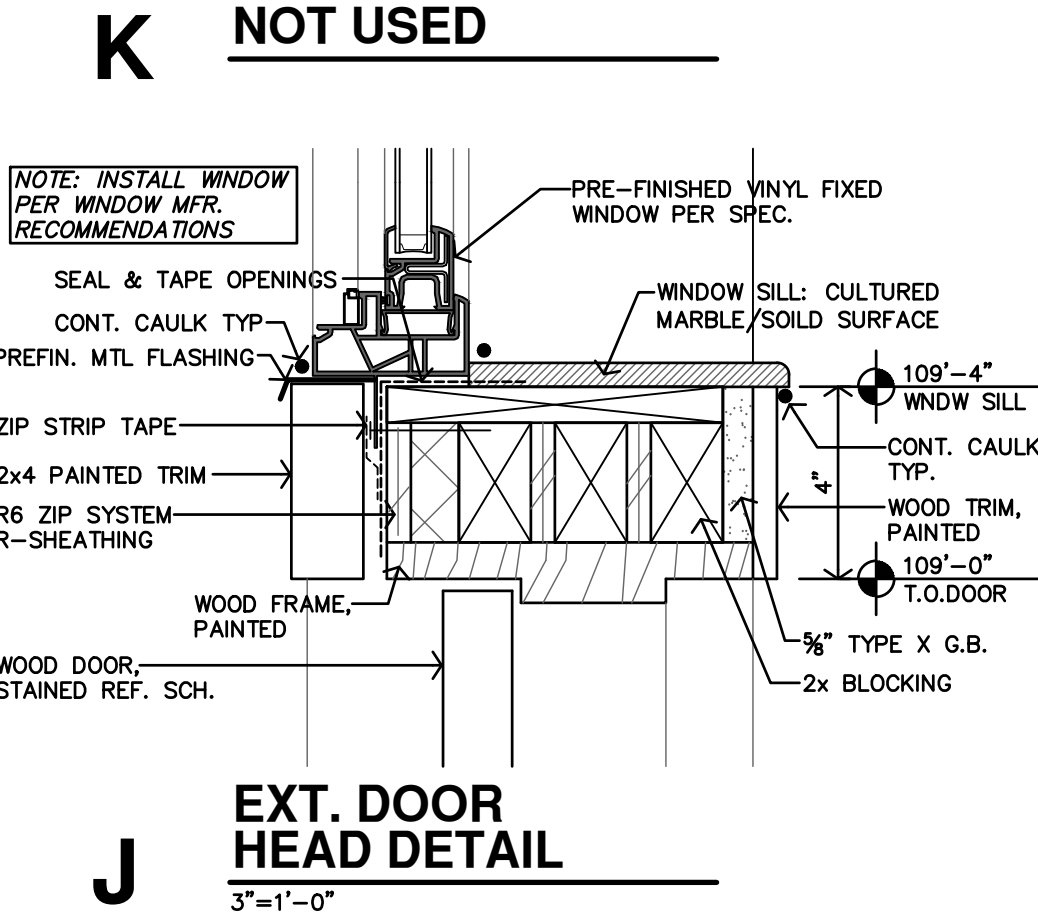
**N WINDOW SILL DETAIL @ STONE**  
3'-1"-0"



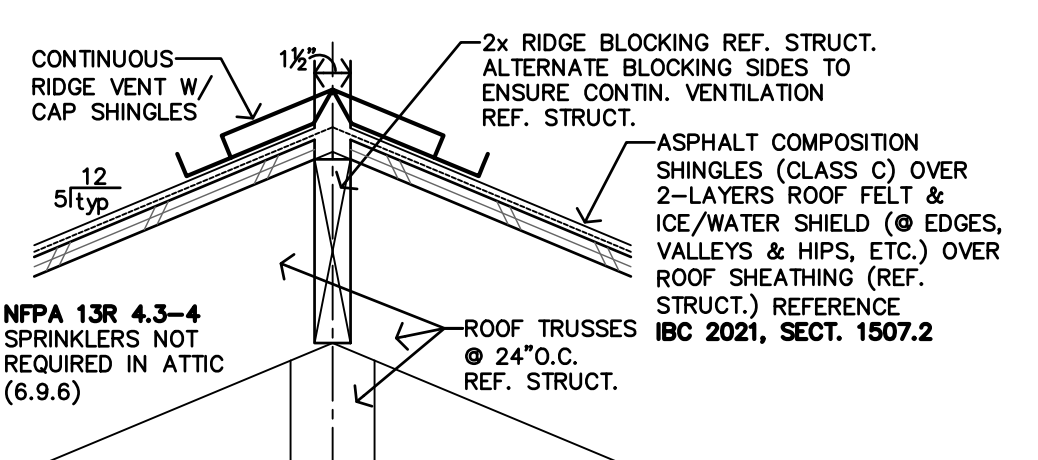
**M WINDOW HEAD DETAIL @ SIDING**  
3'-1"-0"

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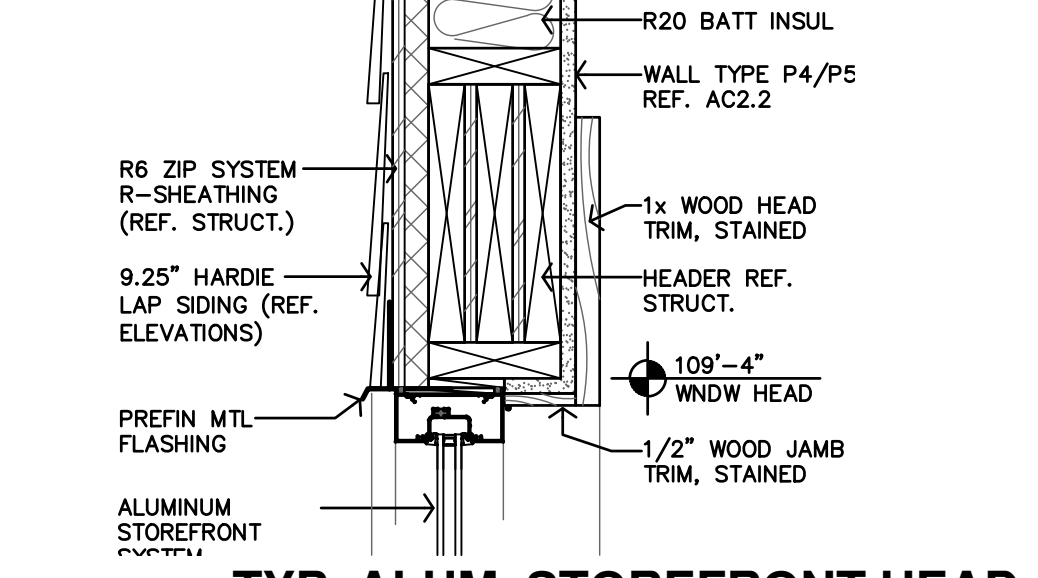
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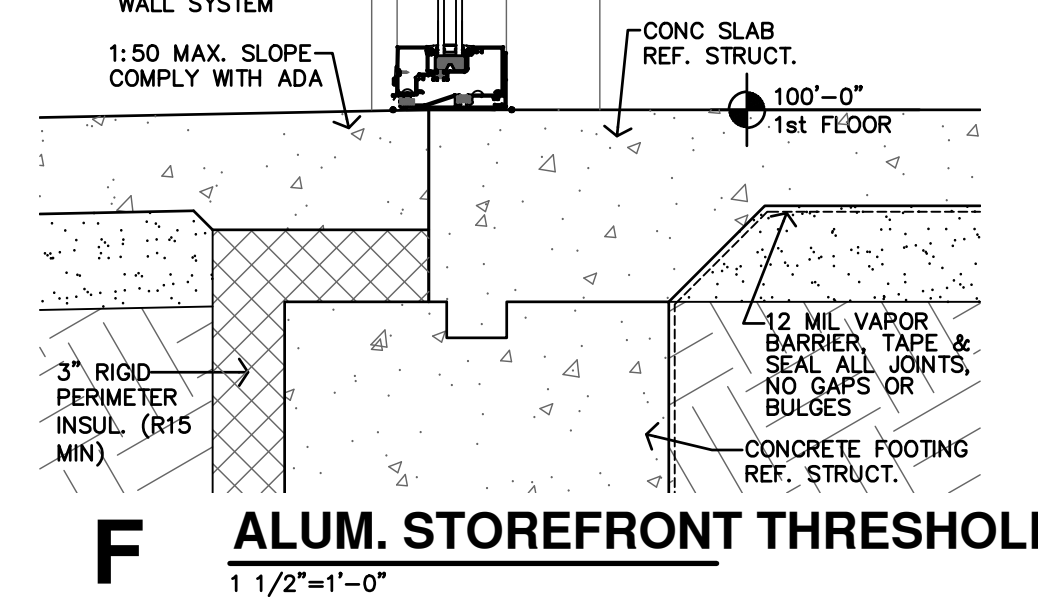
**J EXT. DOOR HEAD DETAIL**  
3'-1"-0"



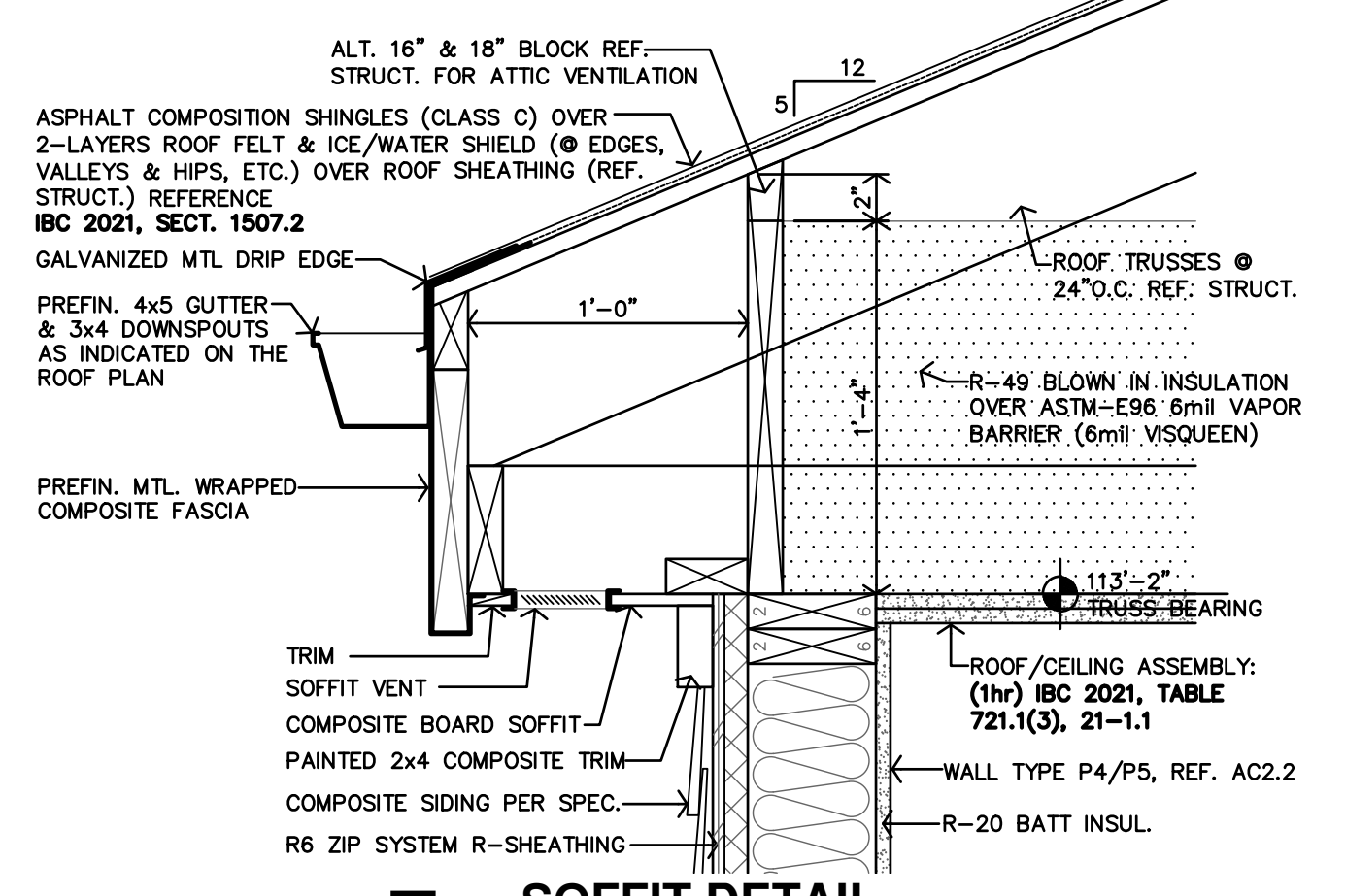
**H RIDGE DETAIL**  
1 1/2\"/>



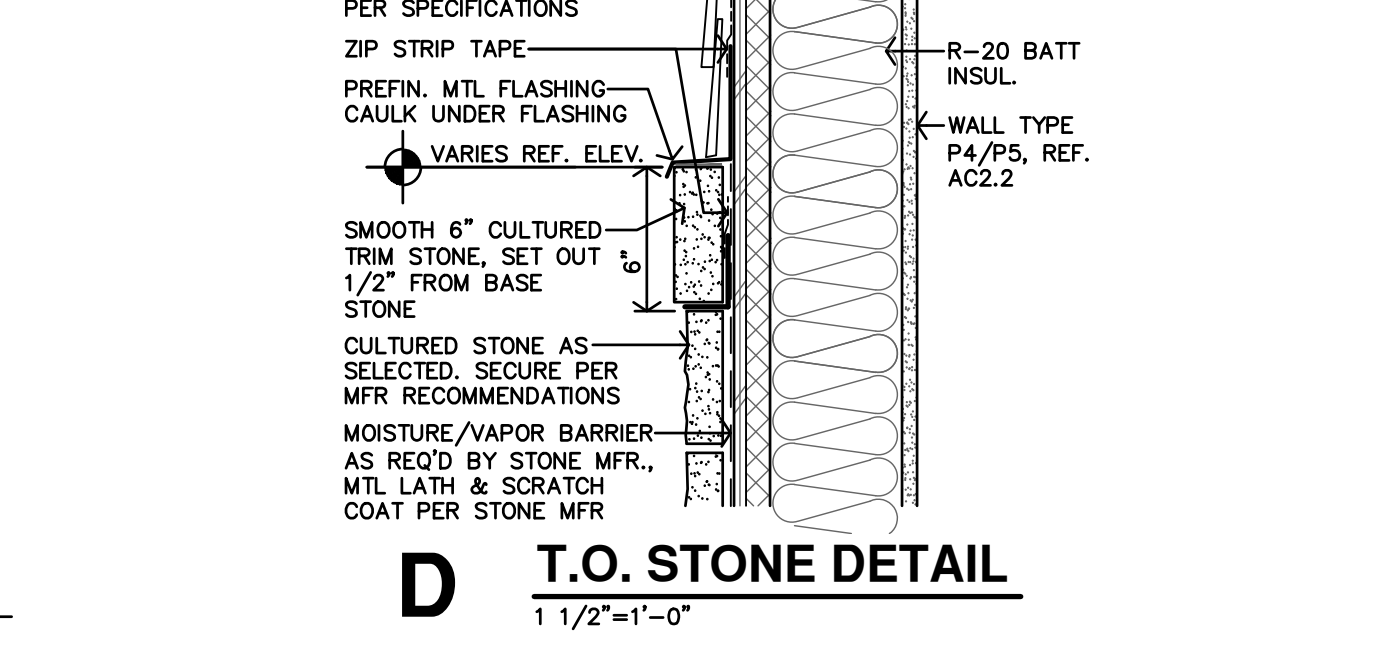
**G TYP. ALUM. STOREFRONT HEAD**  
1 1/2\"/>



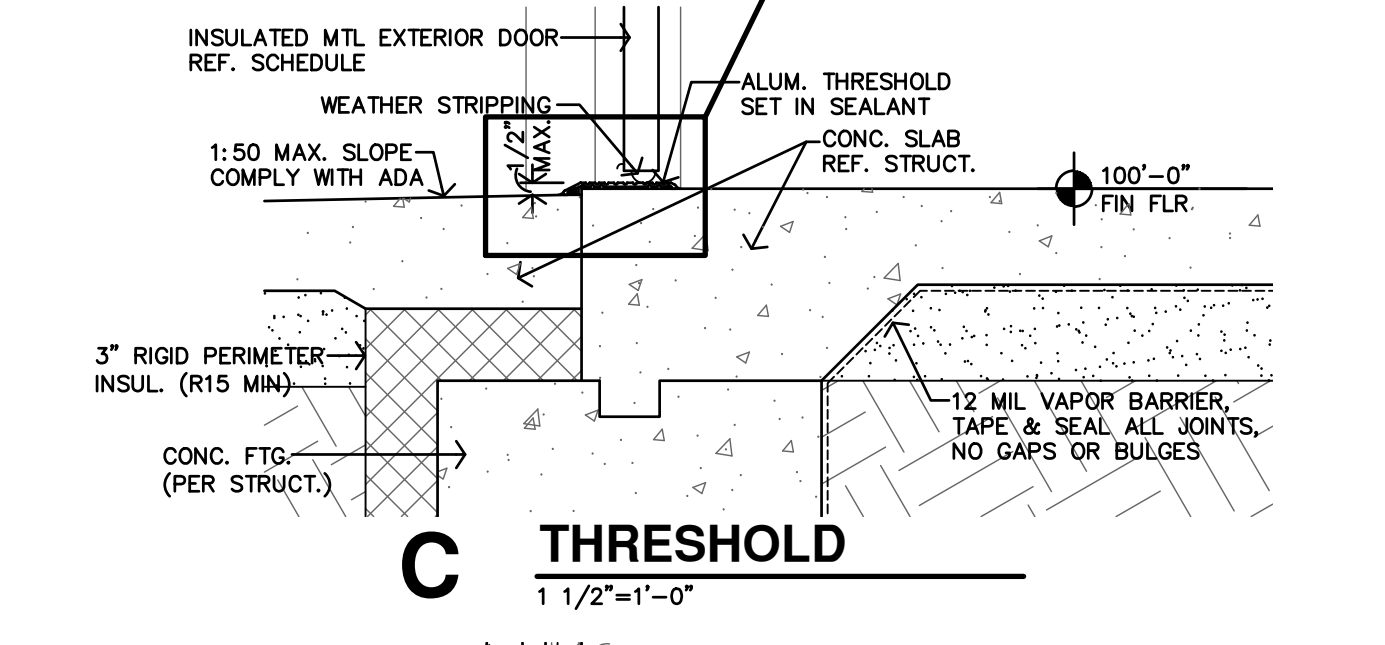
**F ALUM. STOREFRONT THRESHOLD**  
1 1/2\"/>



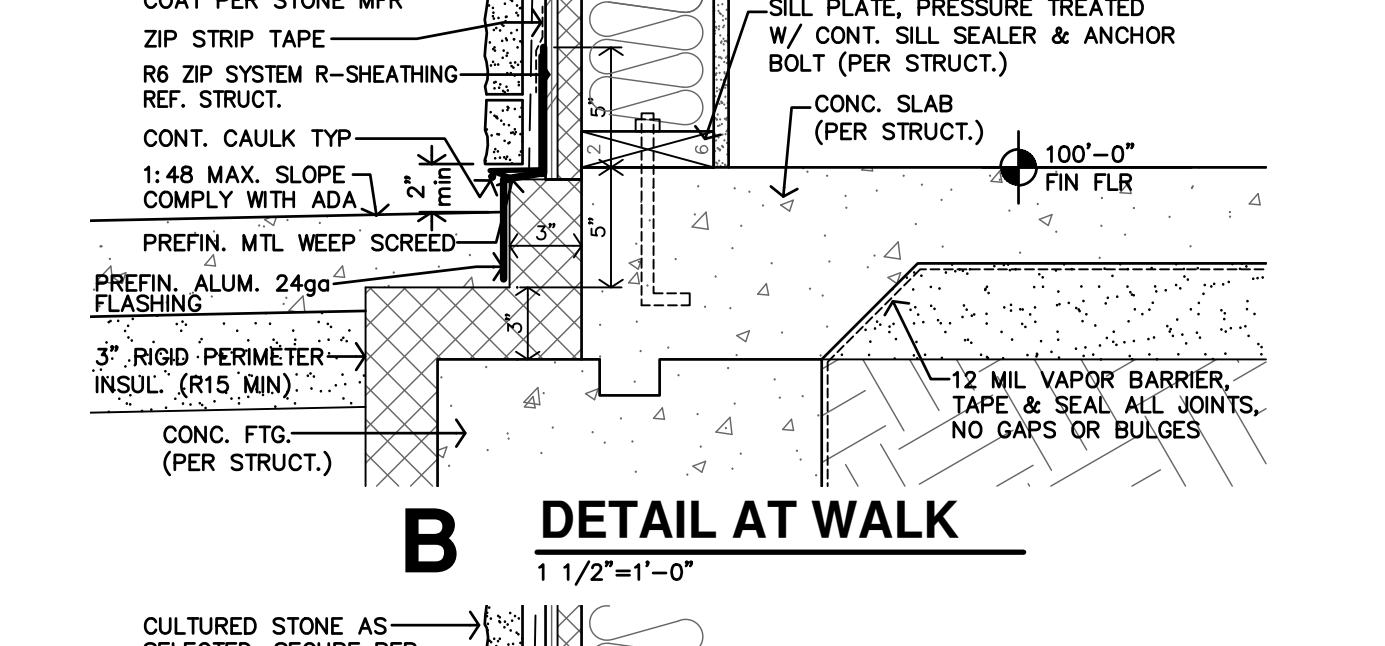
**E SOFFIT DETAIL**  
N.T.S.



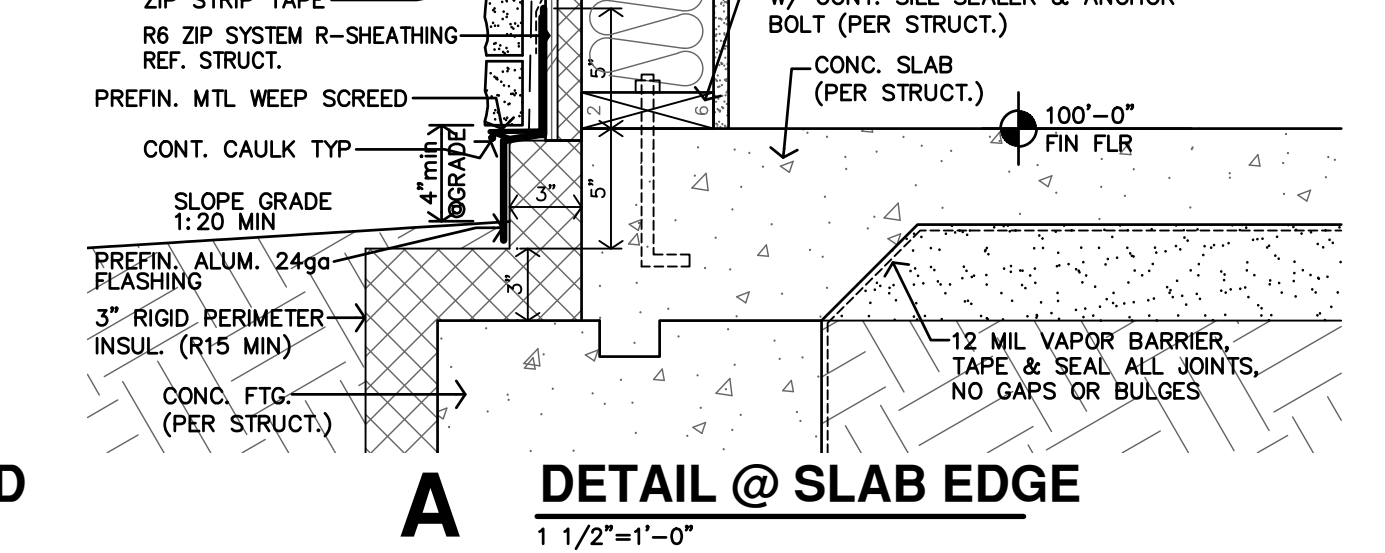
**D T.O. STONE DETAIL**  
1 1/2\"/>



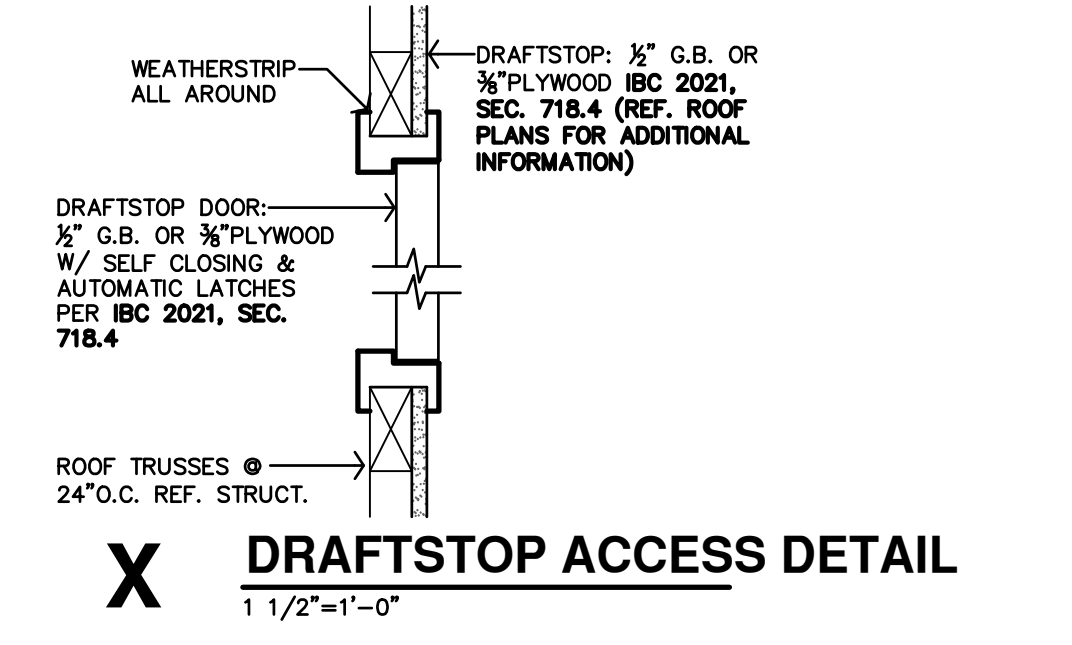
**C THRESHOLD**  
1 1/2\"/>



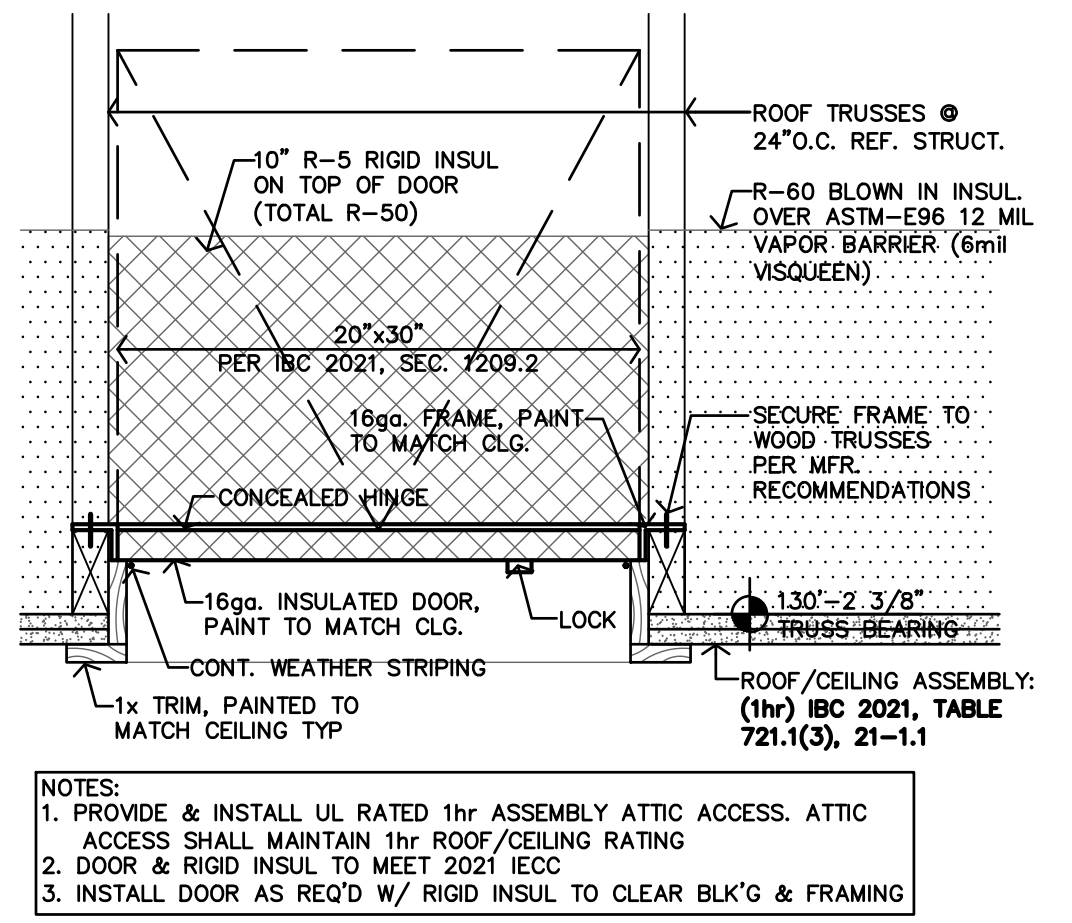
**B DETAIL AT WALK**  
1 1/2\"/>



**A DETAIL @ SLAB EDGE**  
1 1/2\"/>



**X DRAFTSTOP ACCESS DETAIL**  
1 1/2\"/>



**W ATTIC ACCESS DETAIL**  
1 1/2\"/>

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



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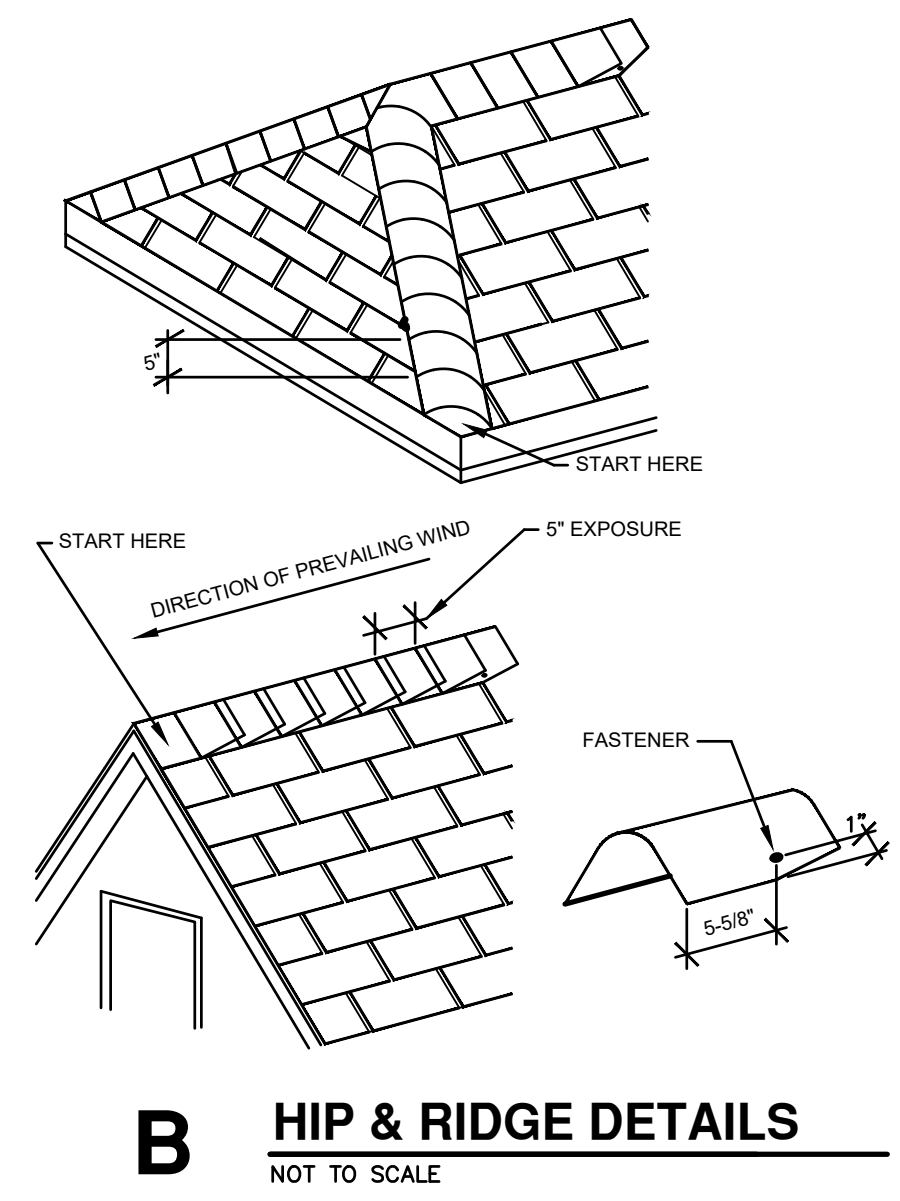
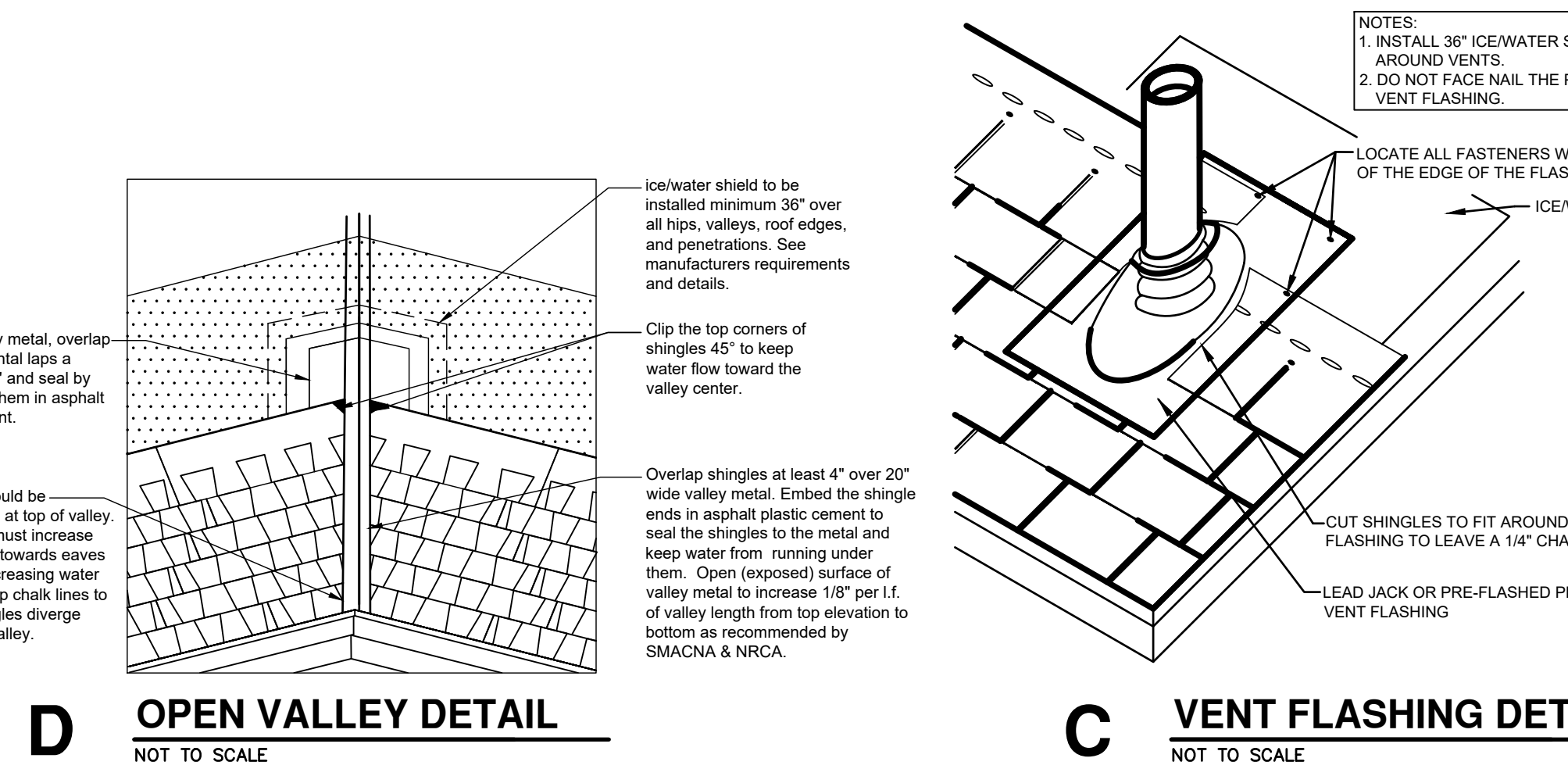
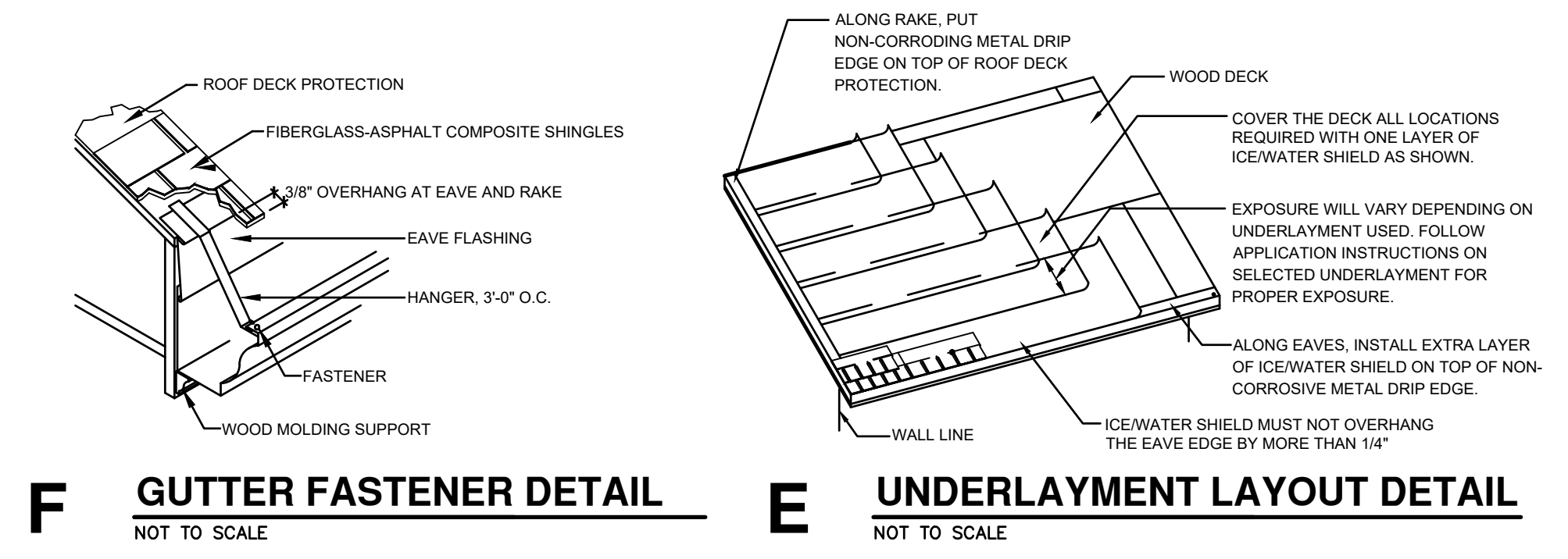
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**AC5.1**

**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**



**Code violations that are found during inspection are required to be corrected. Permit issuance does not grant approval of a code violation.**

**Roof drainage shall not drain over primary walkways. 2021 COA 22-148**

**In combustible construction where fire partitions do not extend to the underside of the floor or roof sheathing, deck or slab above, the space above and along the line of the fire partition shall be provided with Fireblocking or Draftstopping. 2021 IBC 708.4.2**

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**ROOF GENERAL NOTES**

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF 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 (E 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

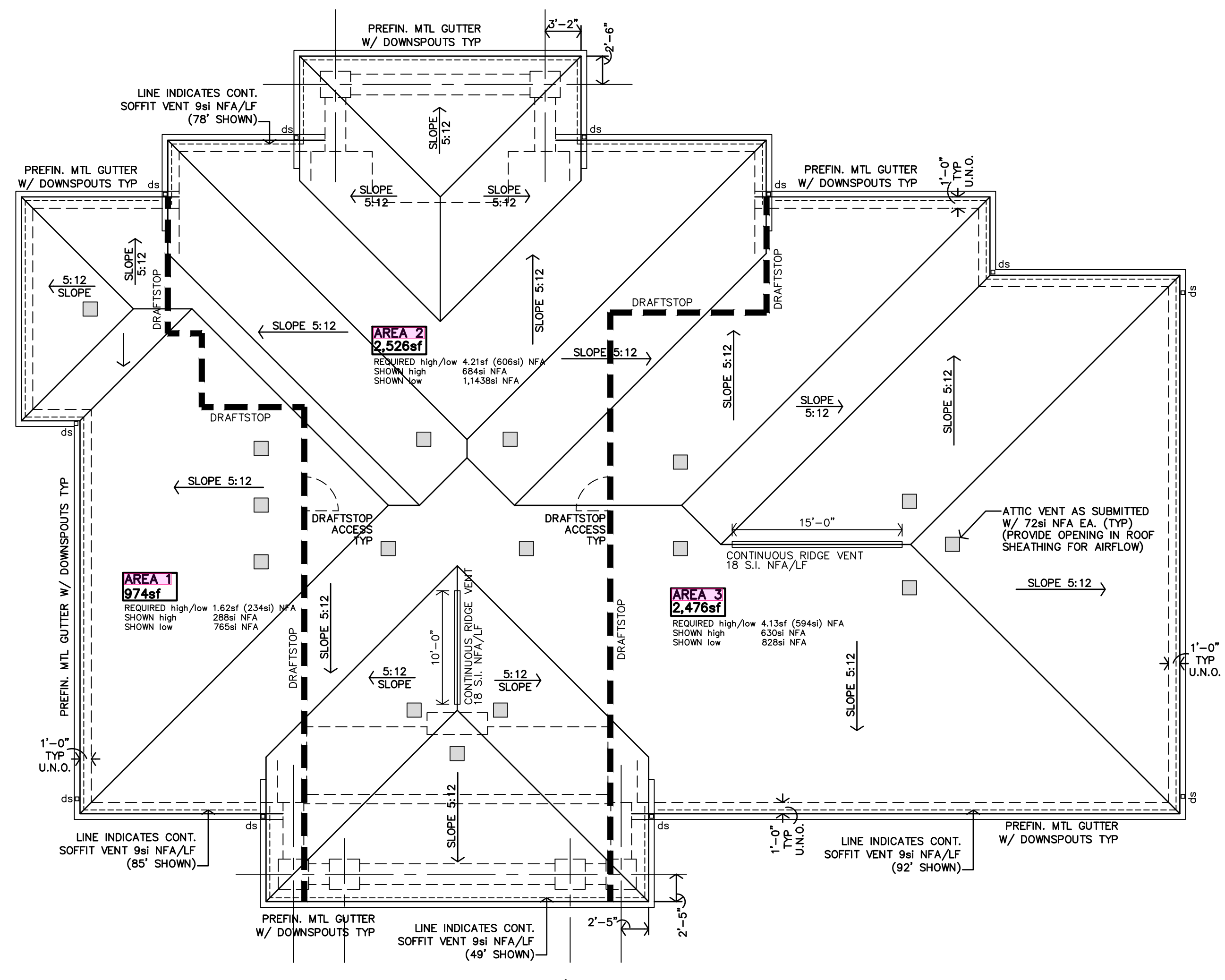
**ATTIC VENTILATION**

ATTIC VENTILATION PER IBC 2021, SECTION 1202.2.1, 1/300 W/ ASTM 598 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.

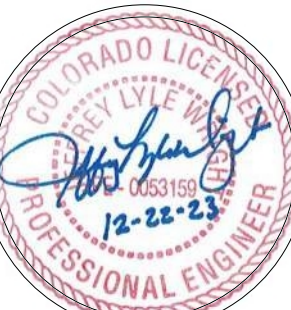
**AREA 1**  
 ATTIC AREA MUST PROVIDE  
 (974/300 = 3.25/2 = 1.62 HIGH & LOW)  
 1.62sf of NET FREE AREA @ THE RIDGE & SOFFITS.

**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.







REVISION:

DATE: 9-20-2023

JOB: 22-3219

SHEET NO.:

S1.0

NAILING SCHEDULE (REFER TO NOTES #1 and #2) Table with columns: CONNECTION, ATTACHMENTS (REF NOTE #3 and #4), and NAILING SCHEDULE. Rows include connections like JOIST TO SILL OR GIRDER, BRIDGING TO JOIST, SOLE PLATE TO JOIST, etc.

- NOTES: 1) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING. 2) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE. 3) NAILING DESIGNATION: 4-3" x 0.131" NAILS. 4) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX. 5) REFER TO SHEARWALL SCHEDULE FOR ADDTL. NAILING REQUIREMENTS

TYPICAL SYMBOL LEGEND:

- (A) - BEAM OR HEADER PER SCHED ON S11
(A+U) - UPSET BEAM OR HEADER PER SCHED ON S11
(F) - FOOTING TYPE PER SCHED ON S11
\* - SHEARWALL HOLDDOWN TYPE PER SCHED ON S12
SN - SHEARWALL PER SCHED ON S12
CJ - CONSTRUCTION JOINT PER 2/51/0
SJ - SAN JOINT PER 1/51/0
- - SPAN DIRECTION

Provide EOR reviewed engineered truss drawings and details, in accordance with 2021 IBC 2303.4, to inspector at time of rough frame inspection.

SPECIAL INSPECTIONS REQUIREMENTS - 2021 IBC 1704 Prior to the start of construction, the owner or owner's authorized agent shall employ one or more approved agencies to provide special inspections and tests during construction as required by the structural engineer in their statement of special inspections. The special inspector's qualifications and written reports shall be reviewed by the engineer of record and made available to the building inspector on the jobsite. The building division will only issue a certificate of occupancy after all special inspection reports, and the final special inspection report, have been submitted and accepted.

Structural plan review is limited to a general survey for code compliance. No review is implied nor was undertaken to verify structural adequacy.



City of Aurora Building Division Reviewed for Code Compliance Approved as Noted: D Anderson Date: Feb 21, 2024 2021 INTERNATIONAL CODES & 2023 NEC

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.
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
Live Loads:
Roofs = 25 psf
Floors = 40 psf
Maintenance Platform = 40 psf
C. Snow:
Pg = 40 psf, Ce = 1.0
Fp = 20 psf, Ps = 25 psf, Pn = 20 psf
D. Lateral Loads:
1) Wind V = 115 mph, exposure B, GcPt = +/- 1.0B
2) Seismic = Sa = 0.188, Si = 0.054, IE = 1.0
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.
7. Reinforcing Steel:
A. All reinforcing steel shall conform to the requirements of ASTM A63 or A706 grade 60 steel.
8. Foundations:
A. The soil investigation was prepared by Cole Garner Geotechnical, the report number is 25.22.006 and their telephone number is 303-946-2949.
B. Spread footings and continuous wall footings are designed to bear on soil capable of safely sustaining 2500 psf.
C. Contractor shall provide for denaturing 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.



HEADER SCHEDULE			
MARK	HEADER	JAMB STUDS	NOTES
A	(2) 2x10 w/ 1/2" PLYWOOD SPACER P	2 JACK / 1 KING	
B	(2) 2x12 TREATED	2 JACK / 2 KING	
C	(2) 2x10 w/ 1/2" PLYWOOD SPACER P	1 JACK / 2 KING	
D	(2) 2x12 w/ 1/2" PLYWOOD SPACER P	1 JACK / 3 KING	
E	(2) 2x10	1 JACK / 2 KING	
F	(3) 1 3/4"x9/4" LVLs	8 JACK	RE: DETAIL 13/53.2
H	(2) 1 3/4"x9/4" LVLs	3 JACK / 3 KING	EXTEND JAMB STUDS TO FOUNDATION
J	(2) 2x12 w/ 1/2" PLYWOOD SPACER P	2 JACK / 2 KING	
K	(2) 1 3/4"x11/4" LVLs	3 JACK / 2 KING	
L	(2) 1 3/4"x11/4" LVLs (UPSET)	3 JACK / 1 KING	
M	(3) 1 3/4"x11/4" LVLs (UPSET)	6 JACK	EXTEND JAMB STUDS TO FOUNDATION

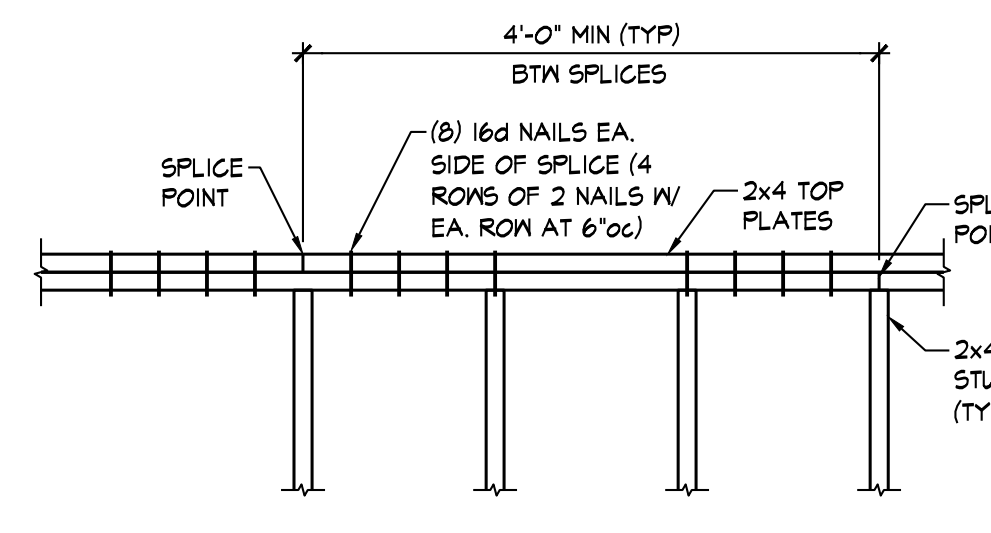
- NOTES:**
- JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS UNO.
  - WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
  - ALL EXTERIOR WALLS TO BE TREATED.
  - PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
  - PROVIDE 1/2" PLYWOOD SPACER PLS AT HEADERS CONSTRUCTED WITH 2x LUMBER.
  - AT CONTRACTOR'S OPTION PROVIDE GLULAM IN LIEU OF PLS.
  - REFER TO DTL 4/51.1 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS
  - ATTACH JAMB AND KING STUDS TOGETHER PER CONNECTION TYPE 24 IN NAILING SCHEDULE ON SHEET S1.0.
  - REFER TO DETAILS 9/50.04 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

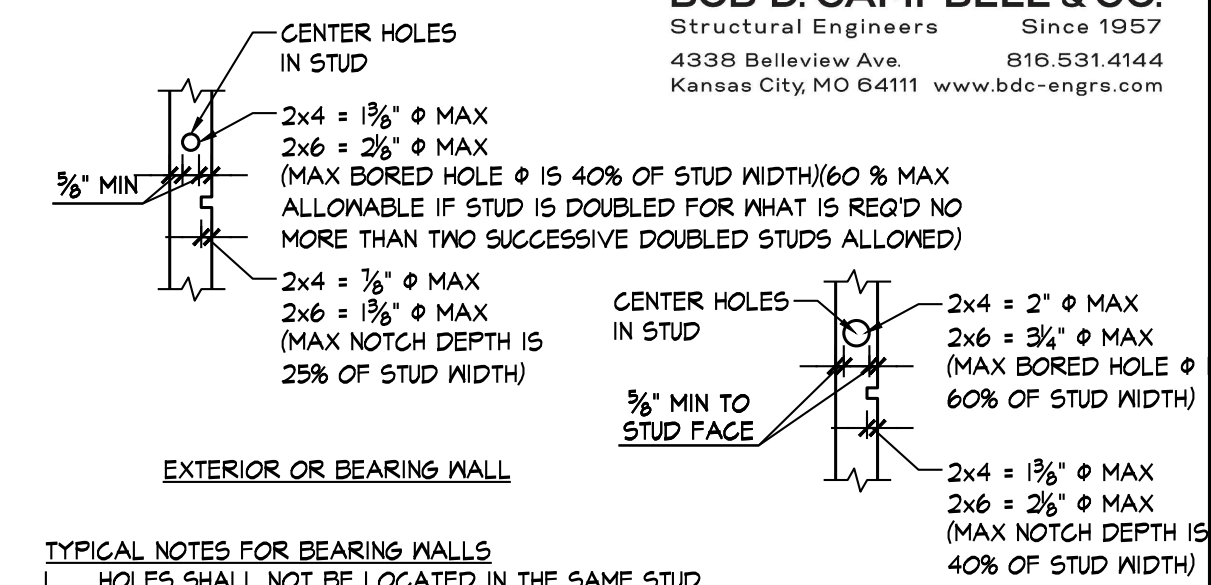
- NOTES:**
- PROVIDE 2x BLOCKING @ MID HEIGHT (5'-0" MAX) @ ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES AND ALL 2x8 WALLS.
  - ALL STUDS TO BE NO. 2 GRADE UNO.
  - RE: 6/51.1 FOR NAILING OF MULTIPLE STUDS. REFER TO ARCHITECT DRAWINGS FOR LOCATIONS OF FURRED OUT WALLS TO ACCOMMODATE PLUMBING OR 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	3/4" 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 ML 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:**
- FD = FLOOR DECK TYPE
  - RD = ROOF DECK TYPE
  - SOG = SLAB ON GRADE TYPE



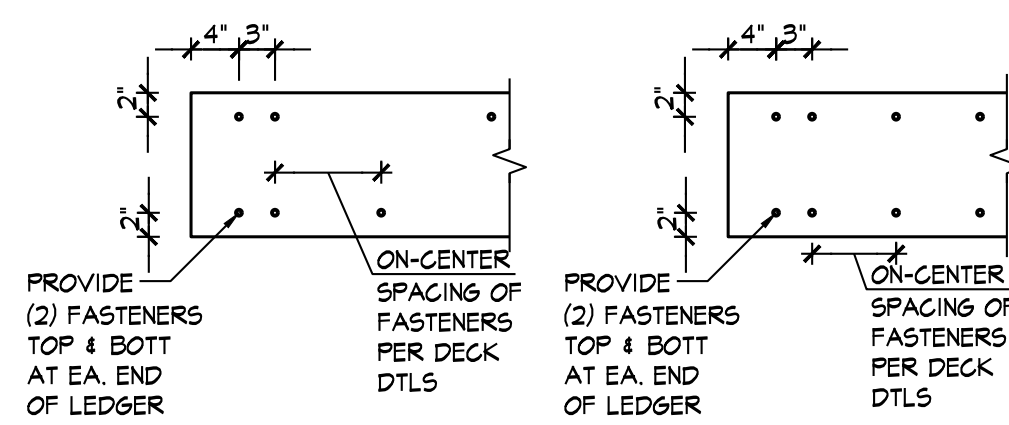
**(TYP) TOP PLATE SPLICE**  
3/8" = 1'-0" S1.1



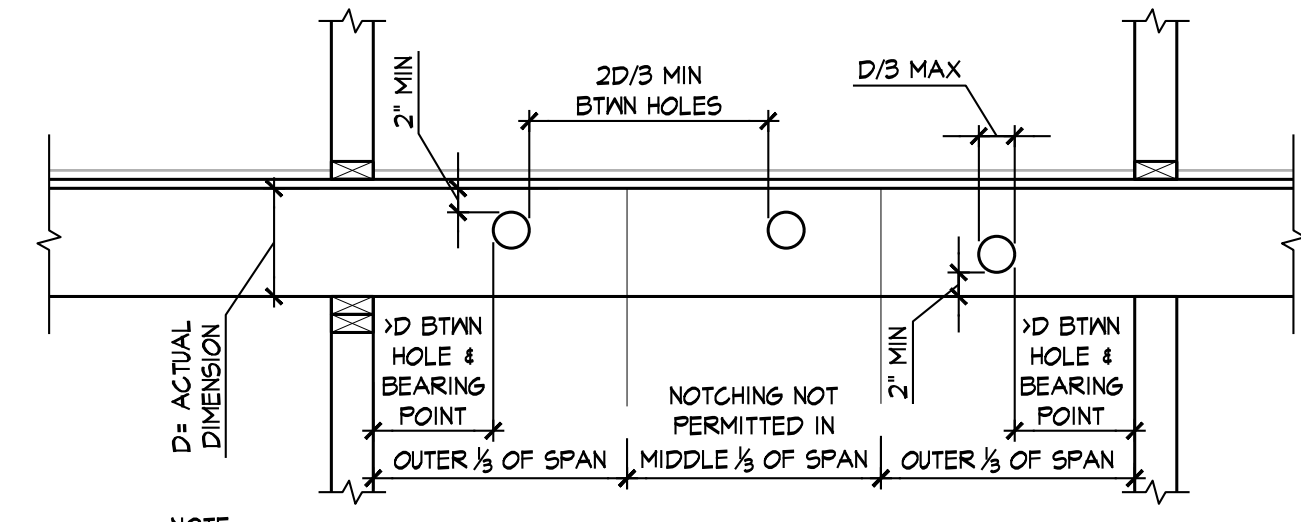
**TYPICAL NOTES FOR BEARING WALLS**

- Holes shall not be located in the same stud as a cut or notch.
- 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.
- Notches or holes not permitted in jacks, stud packs and at ends of shearwalls.

**SECTION 2**  
3/8" = 1'-0" S1.1



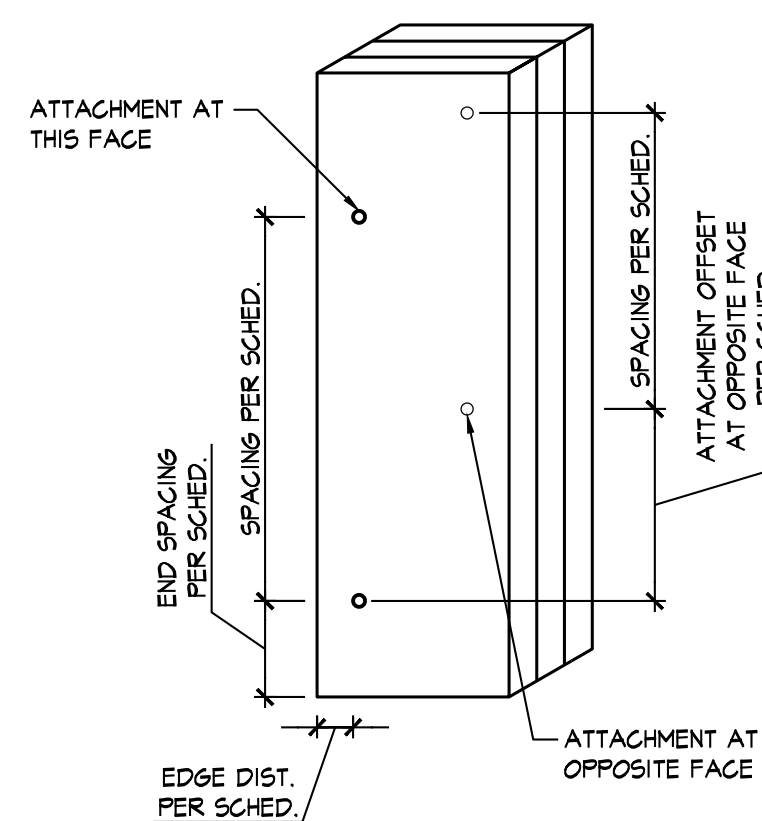
**TYPICAL LEDGER CONNECTION**  
3/8" = 1'-0" S1.1



- NOTE:**
- Contact architect prior to cutting joists to verify size and location.
  - Detail applies to 2x framing only. Refer to engineered or composite lumber manufacturer's recommendations at PSLs, LVLs, LSLs & GLULAM.

**SECTION 4**  
3/8" = 1'-0" S1.1

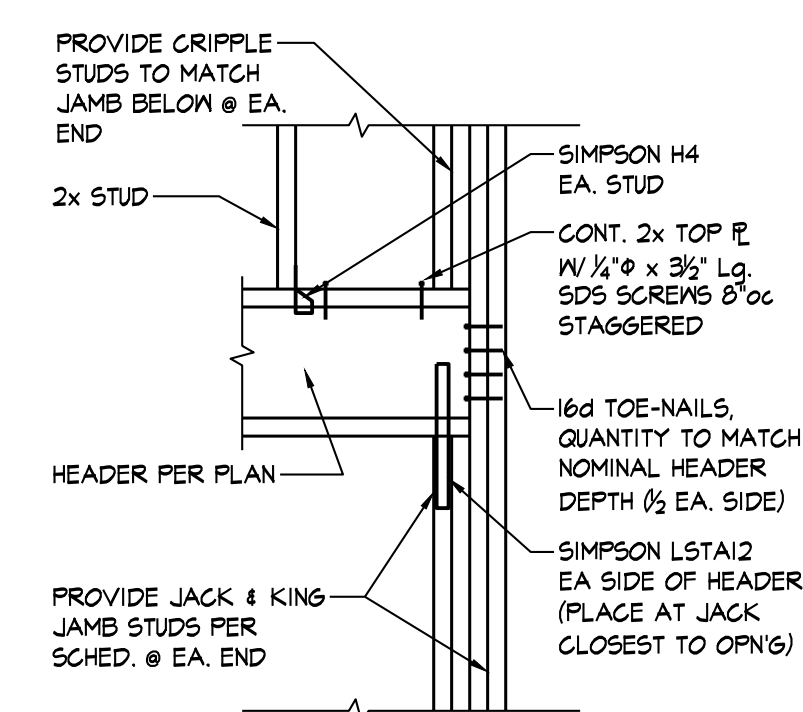
**TYPICAL MULTI-PLY BEAM CONNECTION**  
3/8" = 1'-0" S1.1



**TYPICAL MULTI-PLY STUD CONNECTION**  
1/2" = 1'-0" S1.1

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE		
NUMBER OF PLYS	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 6", @ 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"x5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 16"oc W/ FIRST SCREW 4" FROM EA. END	3 PLYS 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"x6" 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 PLYS 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"x8" 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 PLYS ATTACHED WITH 1/4"x5" 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:**
- ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVITIES.
  - EXTEND ALL STUD PACKS TO COLUMNS UNLESS NOTED OTHERWISE.
  - ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.

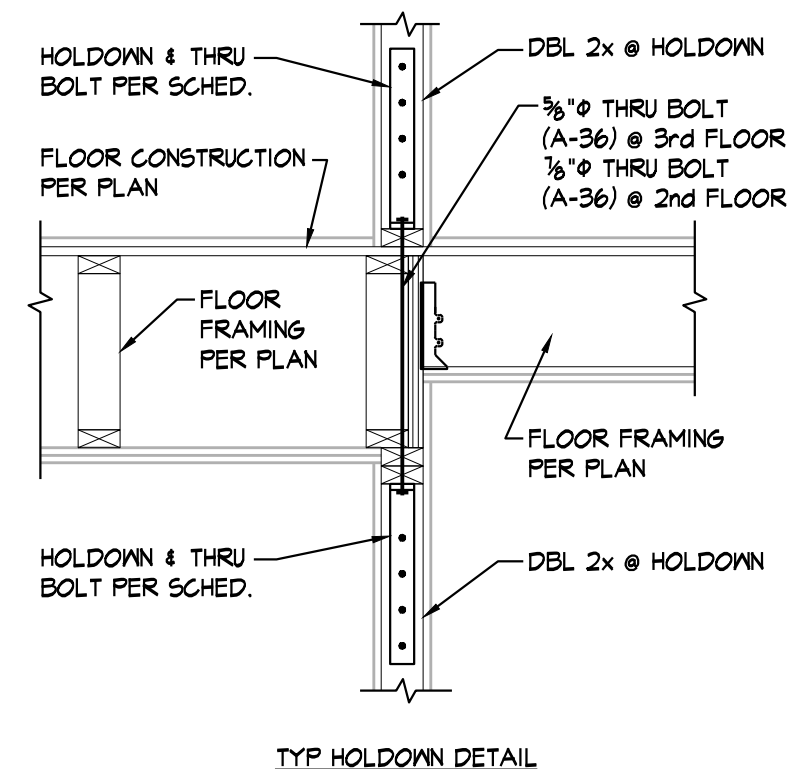


**SECTION 7**  
3/8" = 1'-0" S1.1

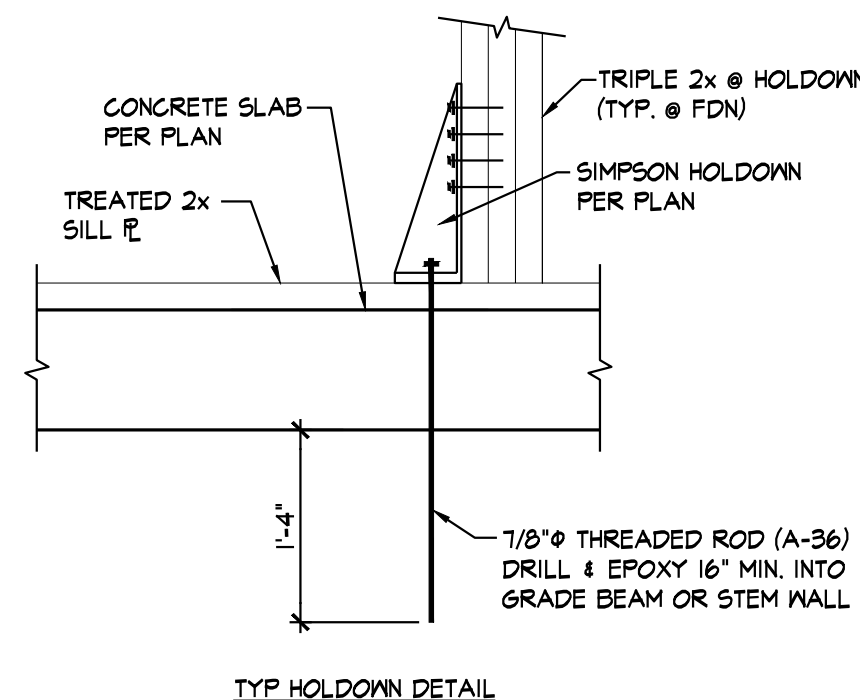
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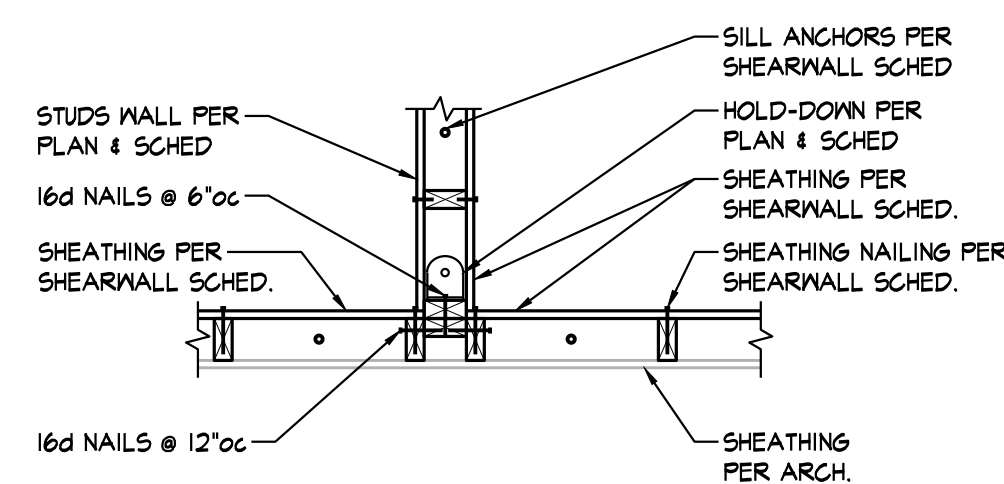
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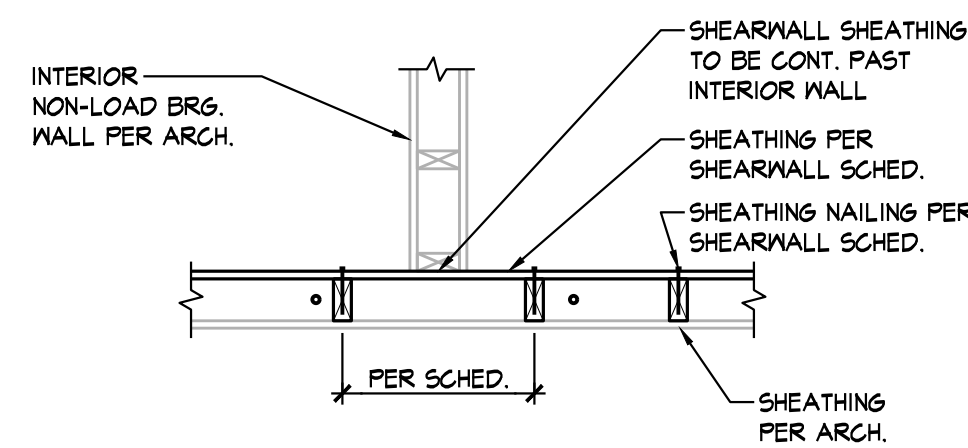
TYP HOLD-DOWN DETAIL  
**SECTION 2**  
3/4" = 1'-0" S1.2



TYP HOLD-DOWN DETAIL  
**SECTION 3**  
3/4" = 1'-0" S1.2



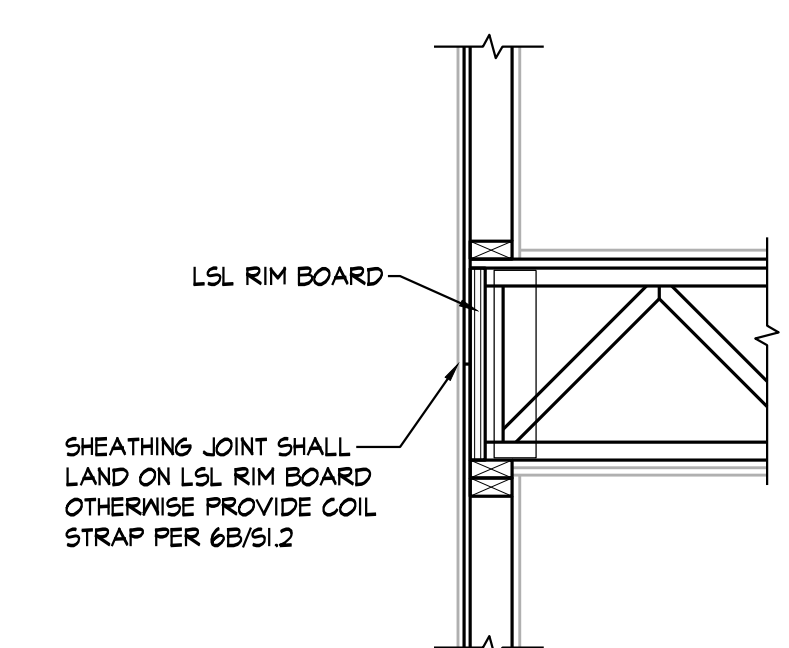
TYPICAL @ DISCONTINUOUS SHEARWALL SHEATHING  
**SECTION 4A**  
3/4" = 1'-0" S1.2



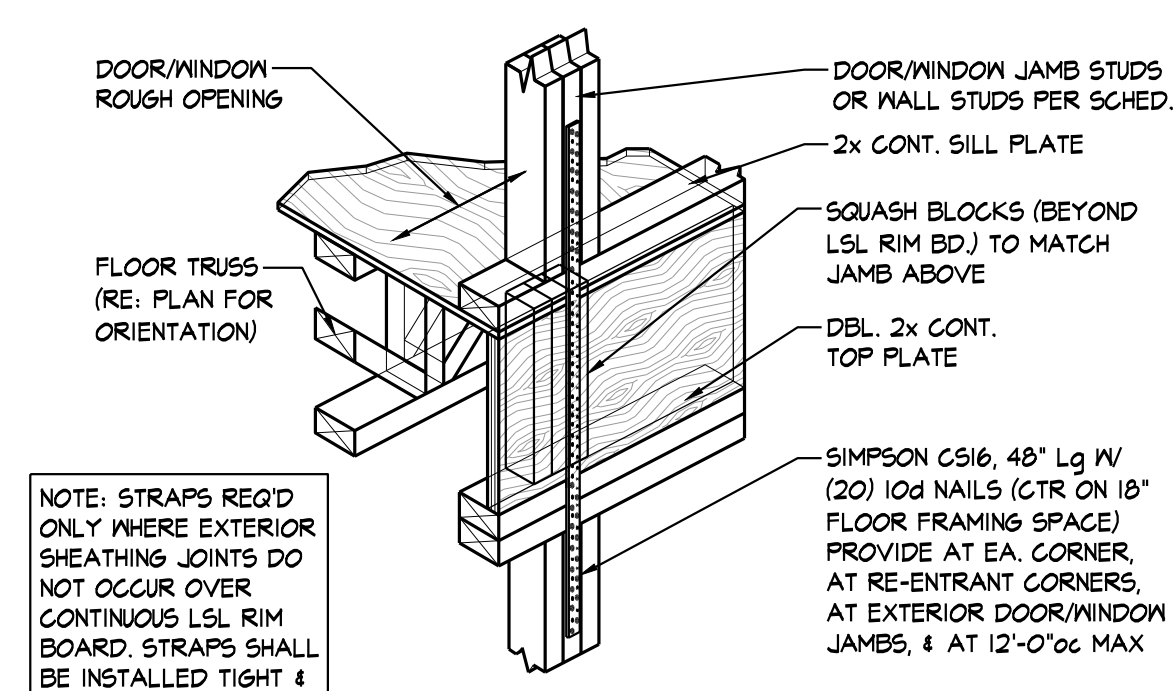
TYPICAL @ SHEARWALL CONTINUOUS PAST NON-LOAD BRG WALL  
**SECTION 4B**  
3/4" = 1'-0" S1.2

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

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



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



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

TYPICAL COIL STRAP @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF  
**6B**  
3/4" = 1'-0" S1.2

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 NAIL SIZE & SPACING		
AT EXTERIOR WALLS	SM MATERIAL & THICKNESS NAIL SIZE & SPACING	2 1/2" ZIP R-12 SHEATHING ONE SIDE, W/ EDGES BLOCKED O/131" SHANK NAILS W/ 1 1/2" MIN. PENETRATION INTO FRAMING, 3/12 SPACING	2 1/2" ZIP R-12 SHEATHING ONE SIDE, W/ EDGES BLOCKED O/131" SHANK NAILS W/ 1 1/2" MIN. PENETRATION INTO FRAMING, 3/12 SPACING		

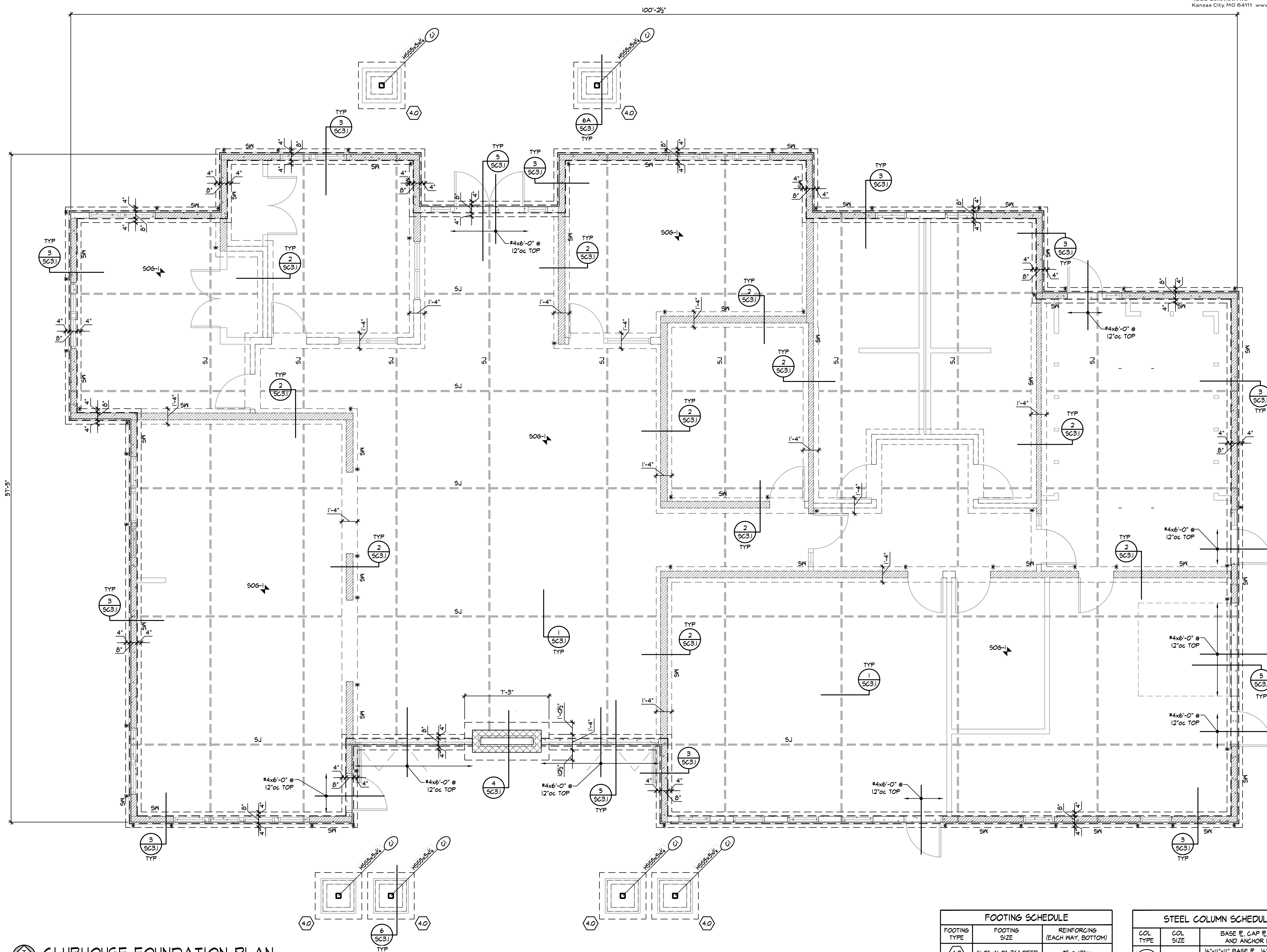
- NOTES:
- NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED.
  - HOLD-DOWNS PER PLAN & SCHEDULE.
  - WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLD-DOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGER OF THE TWO HOLD-DOWNS SHOWN IN THE SHEARWALL SCHEDULE. REFERENCE DETAILS 4A, 4B, 4C, AND 4D ON SHEET S1.2 FOR SHEATHING AND HOLD-DOWN ATTACHMENT AT PERPENDICULAR WALLS AND STUD WALL SIZE TRANSITIONS.
  - PROVIDE 2 WALL STUDS AT EACH HOLD-DOWN UNLESS NOTED OTHERWISE IN SCHEDULE. AT LOCATIONS WHERE A SHEARWALL TERMINATES AT AN 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.
  - NAIL SPACING SHOWN AS (N/N) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
  - TYPICAL SILL PLATE TO WOOD SHALL BE 20g COMMON NAILS (1.0x2x4") AT 12"oc UNLESS NOTED OTHERWISE IN SCHEDULE.
  - TYPICAL SILL PLATE TO CONCRETE SHALL BE 1/2" ANCHORS:  
AT 2x4 WALLS SPACE AT 24"oc MAX WITH 1/2"x2 1/2"x2 1/2" PLATE WASHER OR SIMPSON BPS 1/2 - 3 @ CONTRACTORS OPTION  
PLATE WASHERS TO MAINTAIN MAX OF 1/2" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER
  - SHEARWALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL
  - AT GYPSUM SHEARWALLS NO. 6 x 1 1/2" TYPE S OR W SCREWS CAN BE UTILIZED AS THE SAME SPACING AS SPECIFIED 6d NAILS.
  - NAILS @ WOOD-STRUCTURE PANEL SHEAR WALLS SHALL BE GALVANIZED COMMON OF TYPE INDICATED IN SCHED.

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**CLUBHOUSE FOUNDATION PLAN**

- 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.

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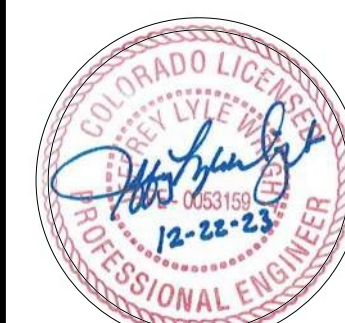
FOOTING SCHEDULE		
FOOTING TYPE	FOOTING SIZE	REINFORCING (EACH WAY, BOTTOM)
4.0	4'-0" x 4'-0" x 36" DEEP	#5 @ 12" OC

STEEL COLUMN SCHEDULE		
COL TYPE	COL SIZE	BASE P, CAP P, GROUT AND ANCHOR BOLTS
C1	H655x5x1/4	1/2"x11"x11" BASE P, 1/2" CAP P, 1 1/2" GROUT & (4) 3/4"x1'-0" Lg. ABs



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**SC2.0**

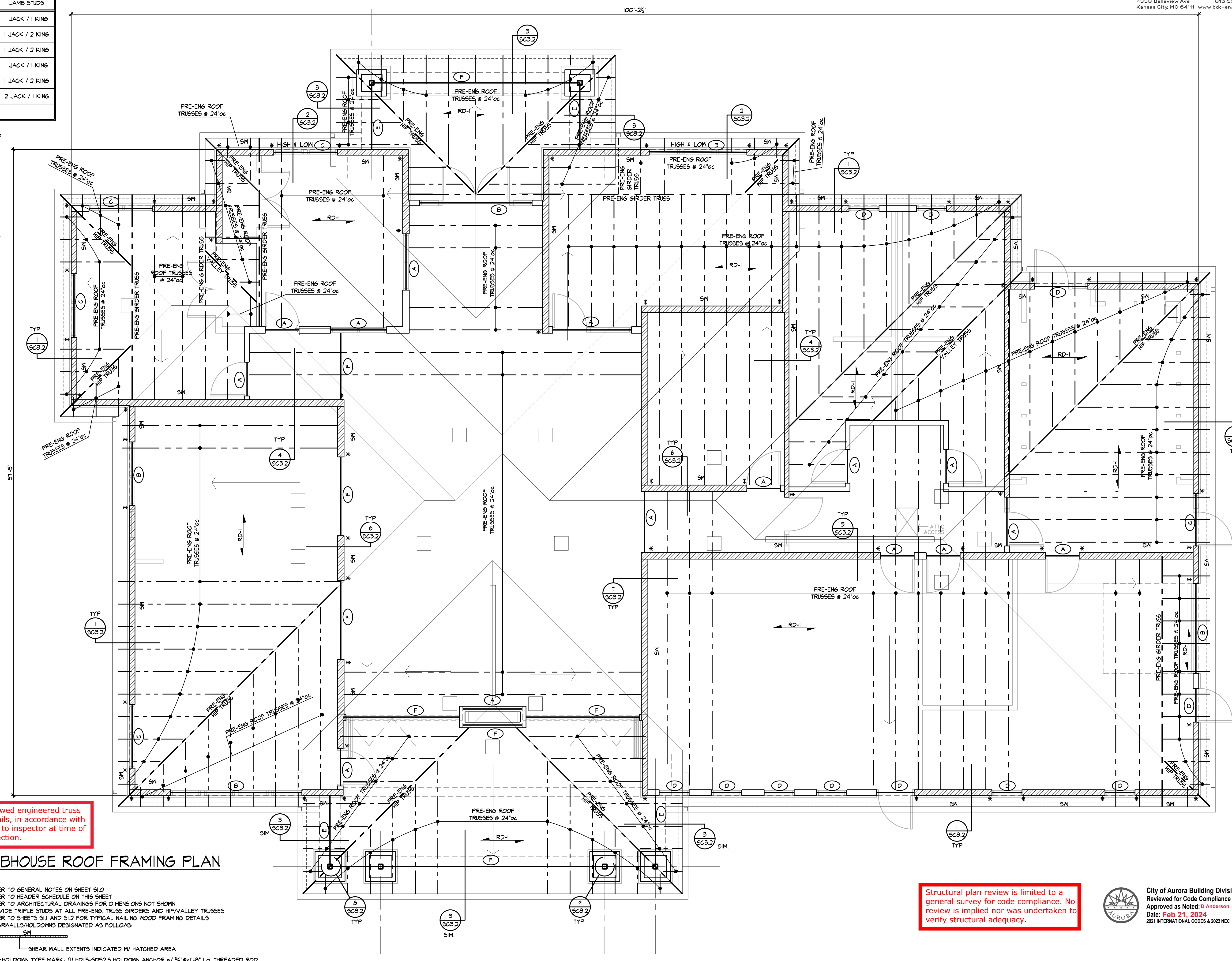


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SHEET NO.:	

City of Aurora Building Division  
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Date: Feb 21, 2024  
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HEADER SCHEDULE		
MARK	HEADER	JAMB STUDS
A	(3) 2x10 w/ (2) 1/2" PLYWOOD SPACER PLS	1 JACK / 1 KING
B	(3) 2x12 w/ (2) 1/2" PLYWOOD SPACER PLS	1 JACK / 2 KING
C	(3) 2x10 w/ (2) 1/2" PLYWOOD SPACER PLS	1 JACK / 2 KING
D	(3) 2x10 w/ (2) 1/2" PLYWOOD SPACER PLS	1 JACK / 1 KING
E	(3) 1 1/2"x16" LVLs	1 JACK / 2 KING
F	(3) 1 1/2"x14" LVLs	2 JACK / 1 KING

- NOTES:
- JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS UNO.
  - WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
  - ALL EXTERIOR LUMBER TO BE TREATED.
  - PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
  - PROVIDE 1/2" PLYWOOD SPACER PLS AT HEADERS CONSTRUCTED WITH 2x LUMBER.
  - AT CONTRACTOR'S OPTION-PROVIDE GULAM IN LIEU OF PSLs.
  - REFER TO DETL 4/S11 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
  - ATTACH JAMB AND KING STUDS TOGETHER PER CONNECTION TYPE 24 IN NAILING SCHEDULE ON SHEET S1.0.
  - REFER TO DETAILS 9/50/04 FOR TYPICAL HEADER CONDITIONS.



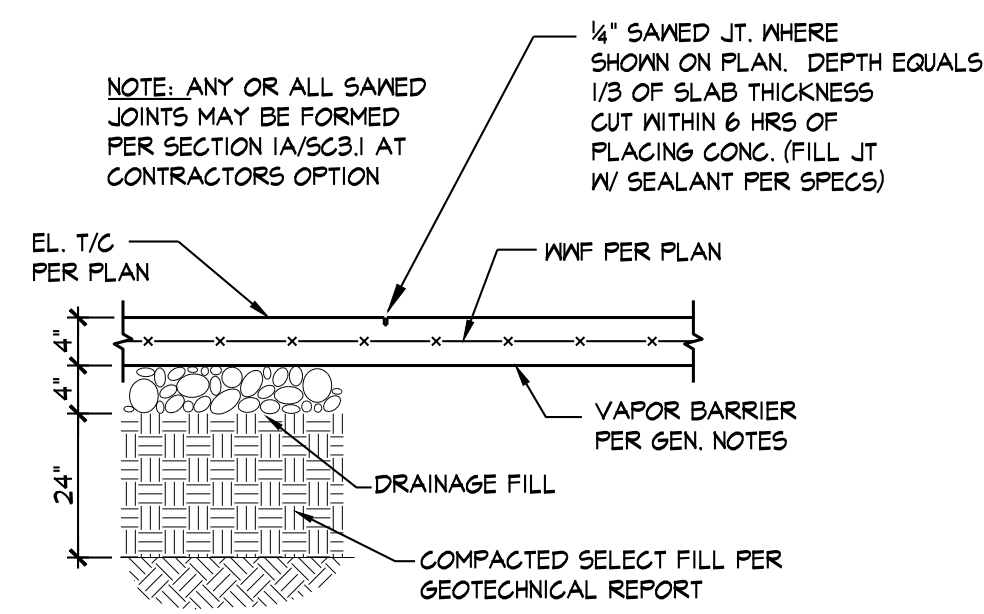
Provide EOR reviewed engineered truss drawings and details, in accordance with 2021 IBC 2303.4, to inspector at time of rough frame inspection.

Structural plan review is limited to a general survey for code compliance. No review is implied nor was undertaken to verify structural adequacy.

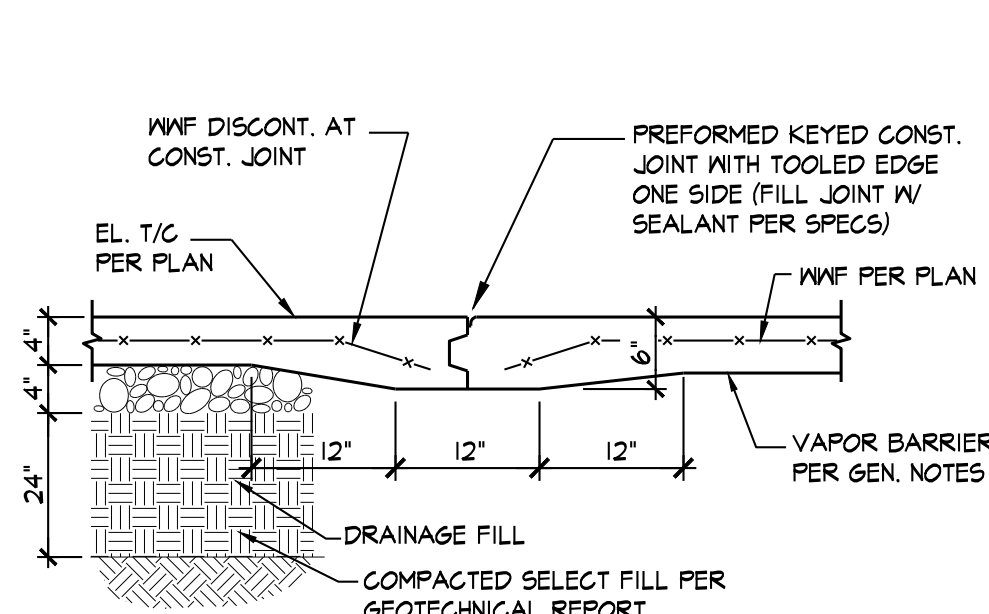
**CLUBHOUSE ROOF FRAMING PLAN**  
1/4" = 1'-0"

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

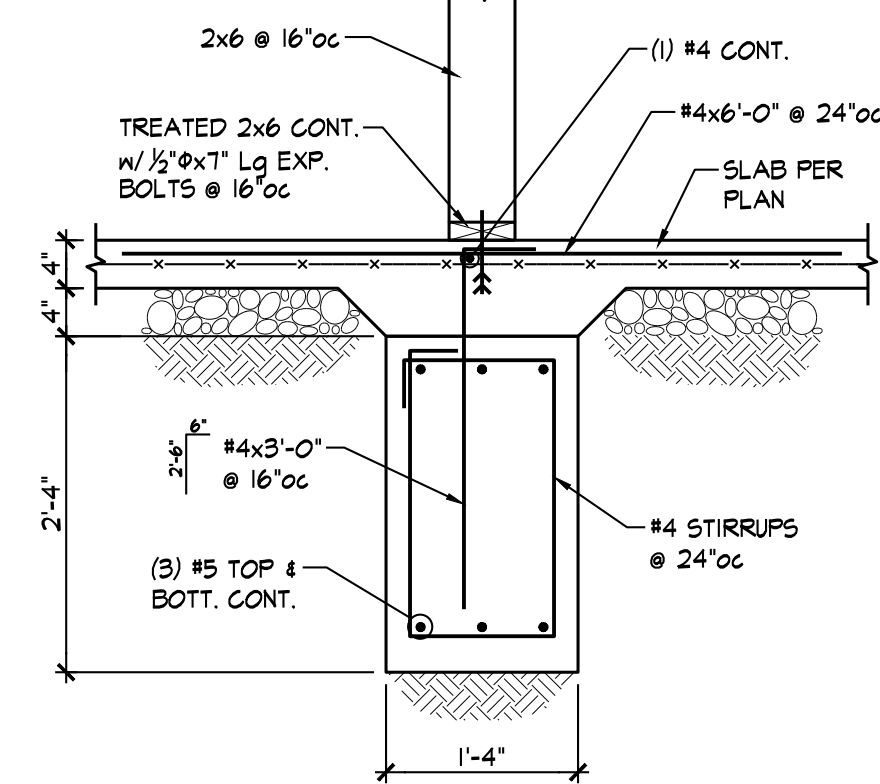
SHEAR WALL EXTENTS INDICATED W/ HATCHED AREA  
HOLDOWN TYPE MARK: (1) HDU5-SD525 HOLDOWN ANCHOR w/ 3/8"x1'-8" Lg. THREADED ROD, DRILL & EPOXY, 8" MIN. INTO FDN STEMWALL OR GRADEBEAM (TYP. EACH END OF SHEARWALL)



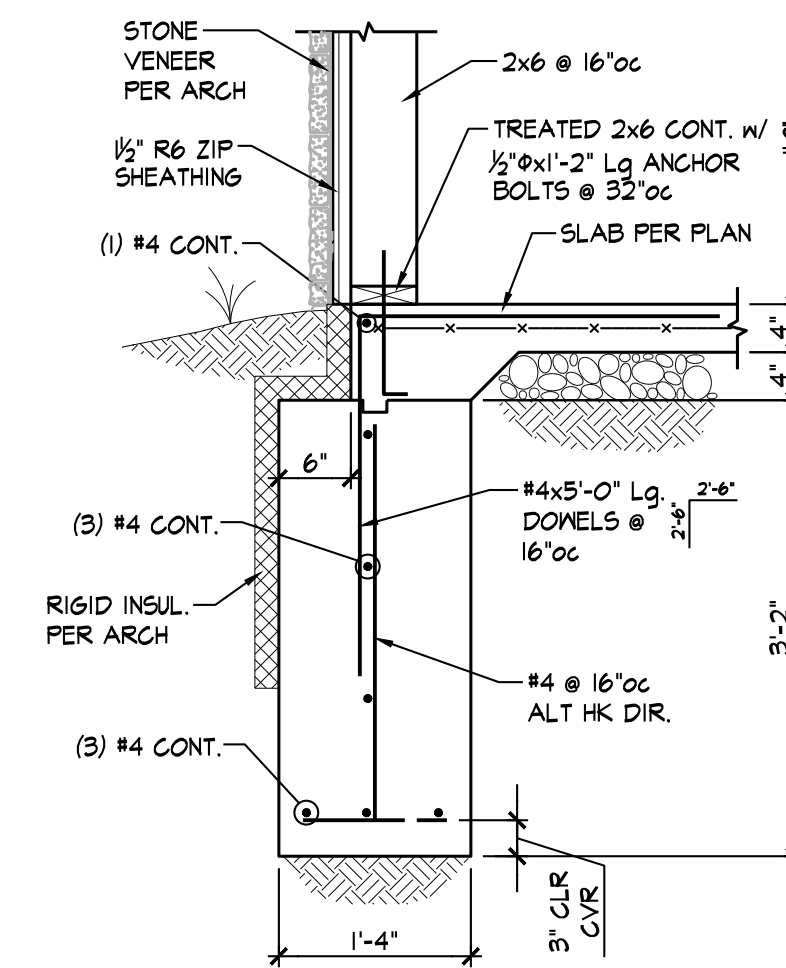
**SECTION 1**  
 3/4" = 1'-0" (SC3.1)



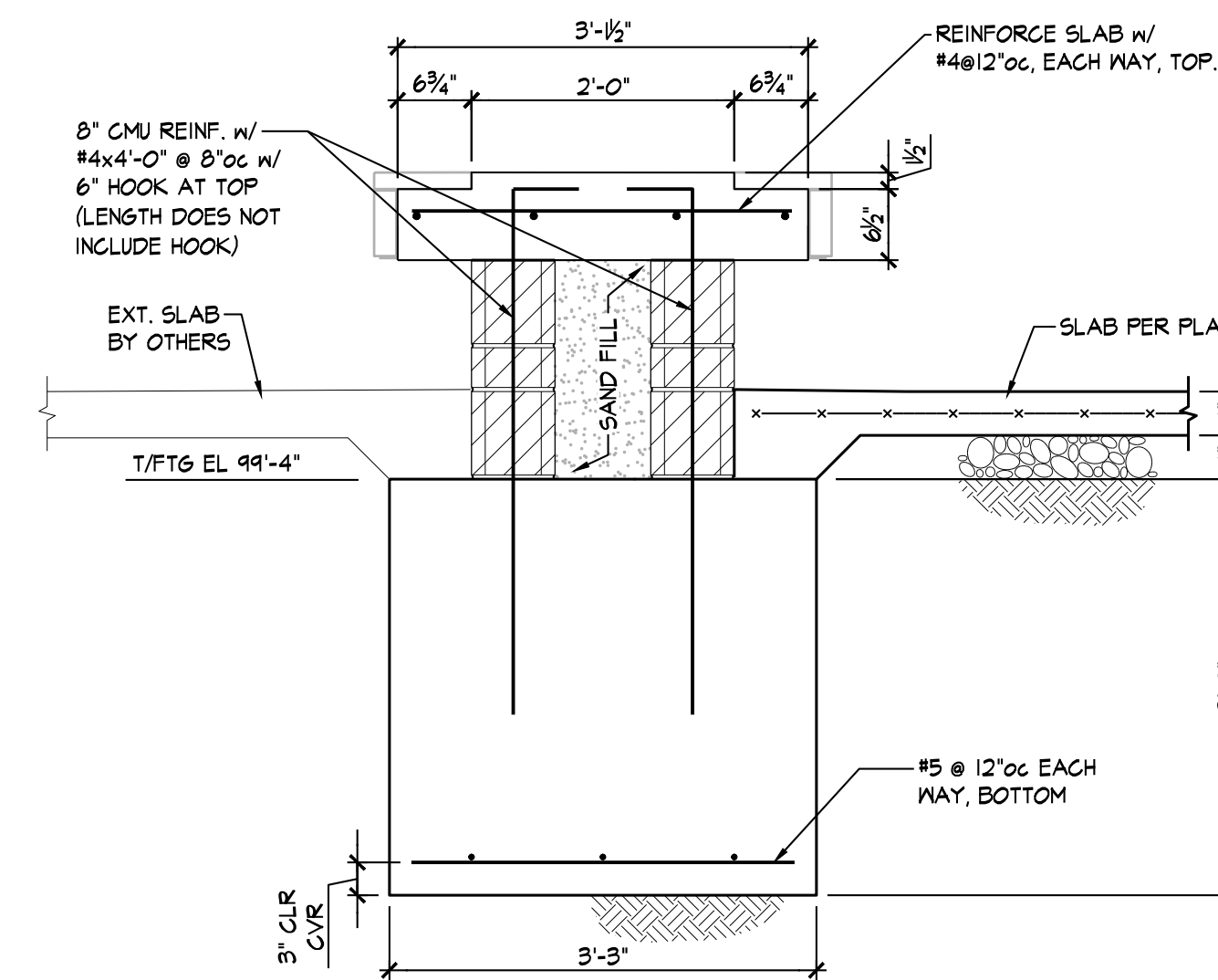
**SECTION 1A**  
 3/4" = 1'-0" (SC3.1)



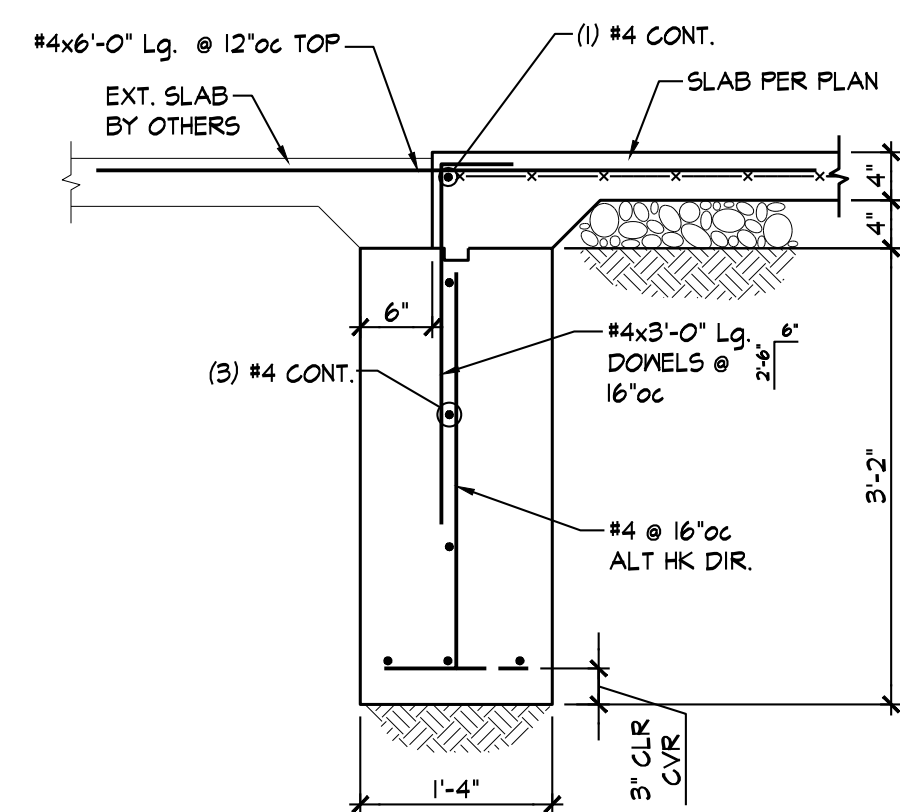
**SECTION 2**  
 3/4" = 1'-0" (SC3.1)



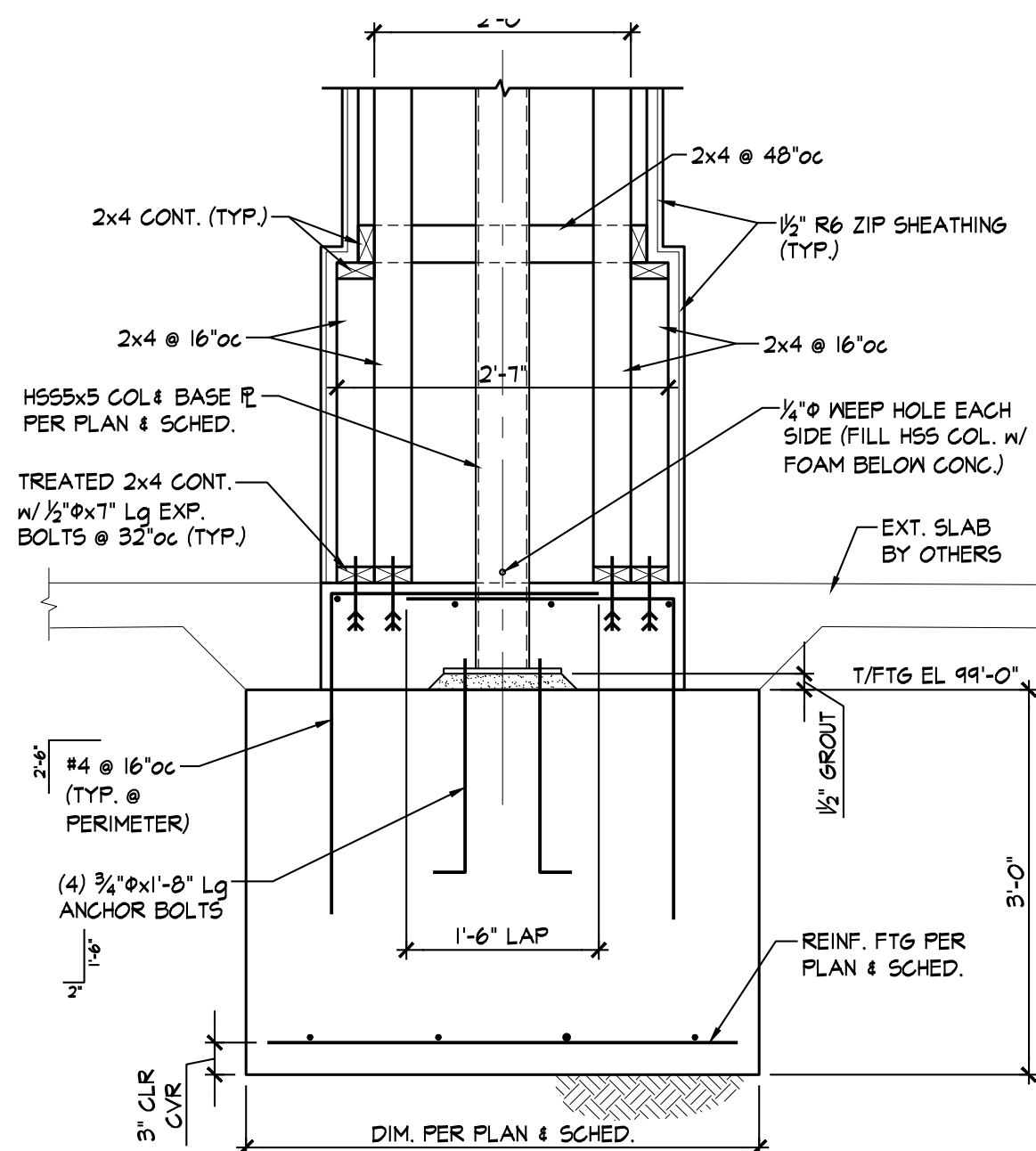
**SECTION 3**  
 3/4" = 1'-0" (SC3.1)



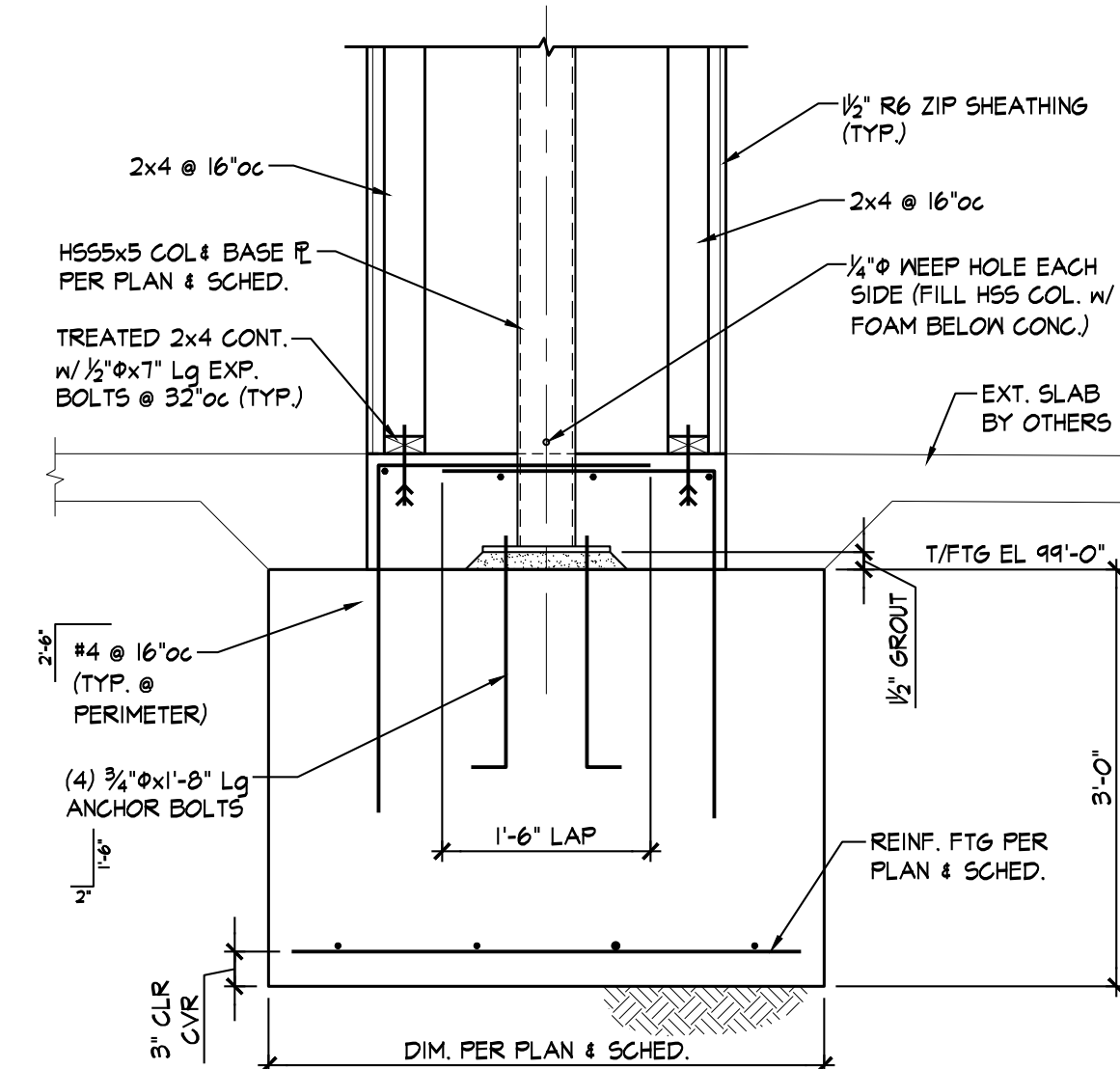
**SECTION 4**  
 3/4" = 1'-0" (SC3.1)



**SECTION 5**  
 3/4" = 1'-0" (SC3.1)



**SECTION 6**  
 3/4" = 1'-0" (SC3.1)

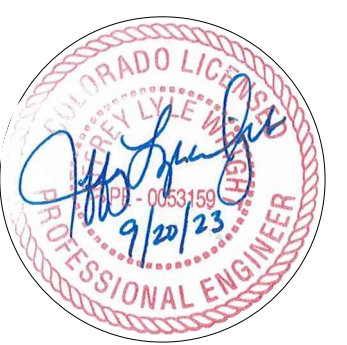


**SECTION 6A**  
 3/4" = 1'-0" (SC3.1)

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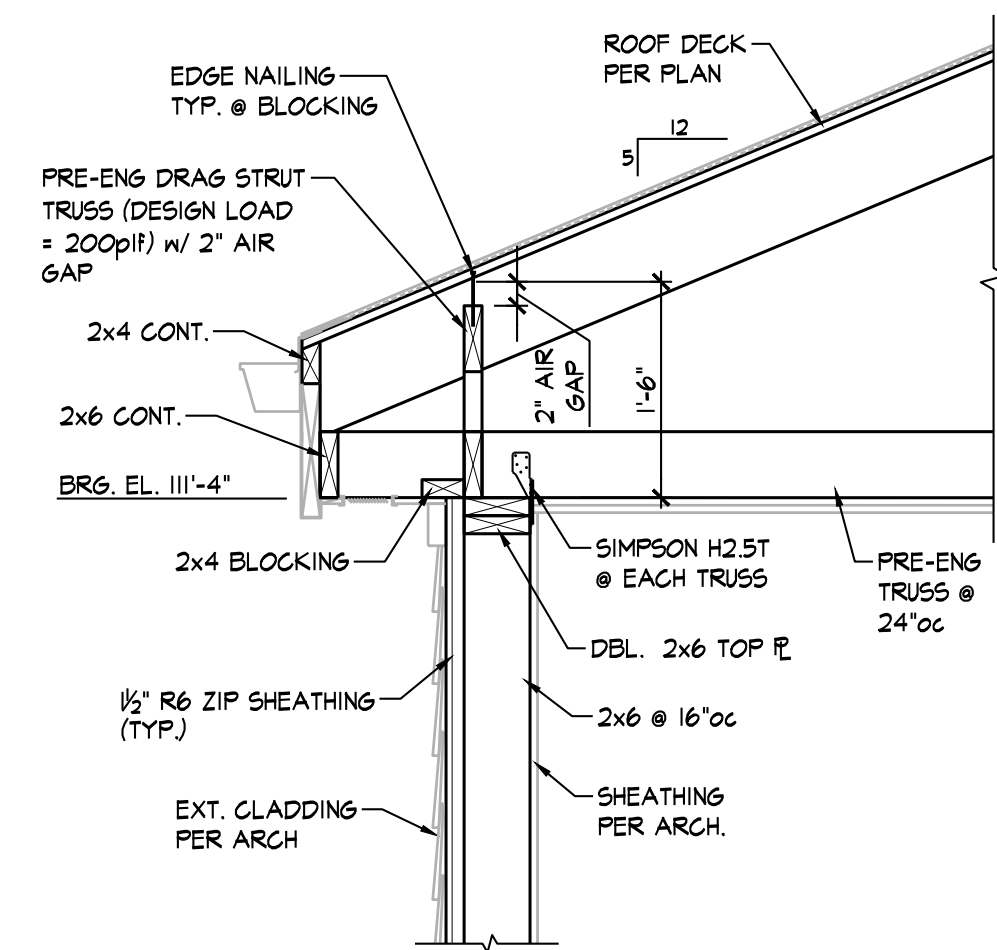


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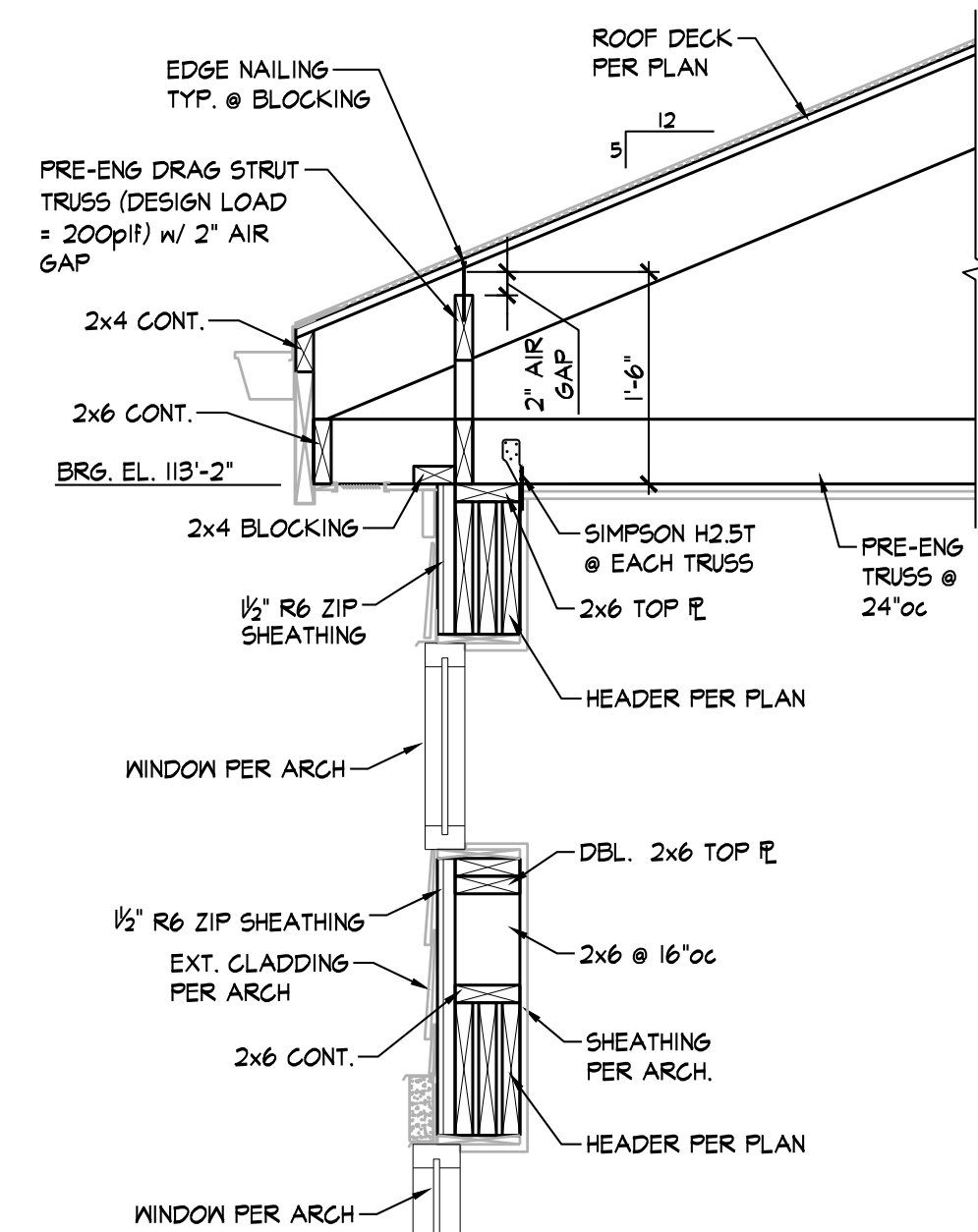


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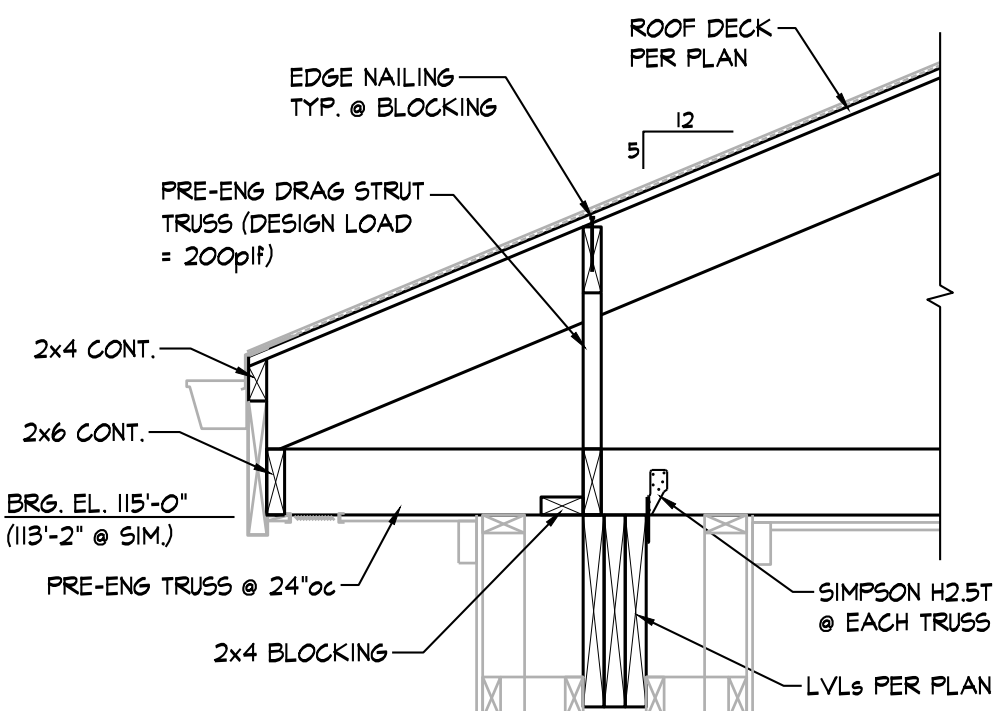
**SC3.1**



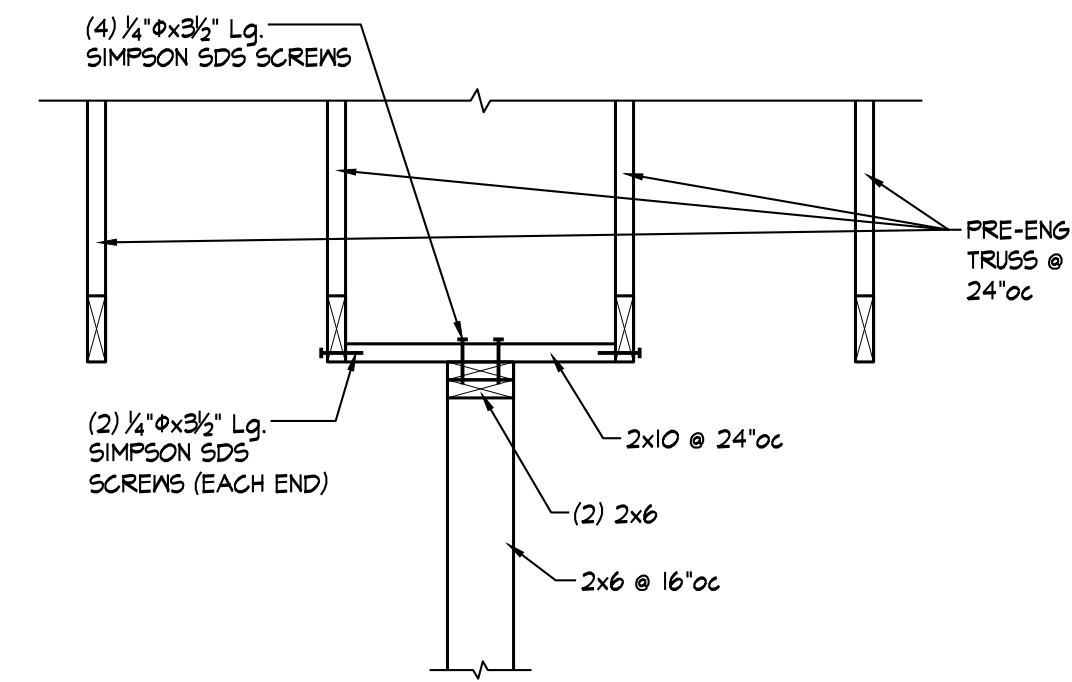
**SECTION 1**  
3/8" = 1'-0" SC3.2



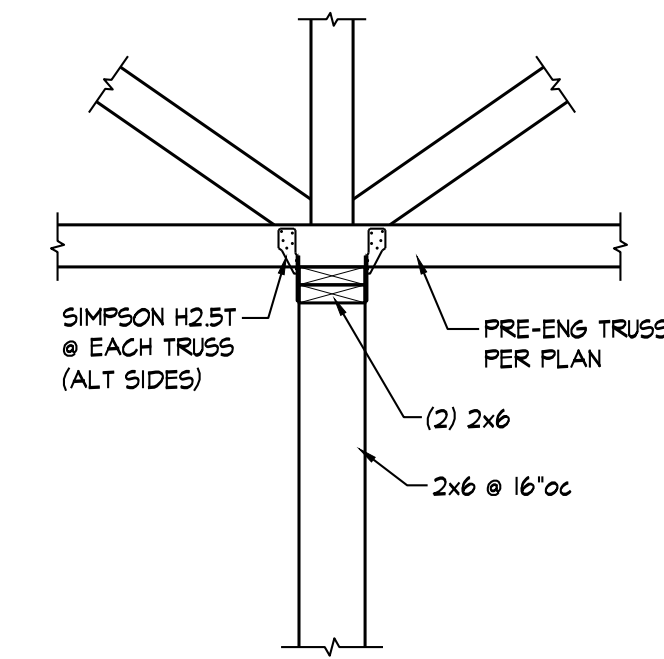
**SECTION 2**  
3/8" = 1'-0" SC3.2



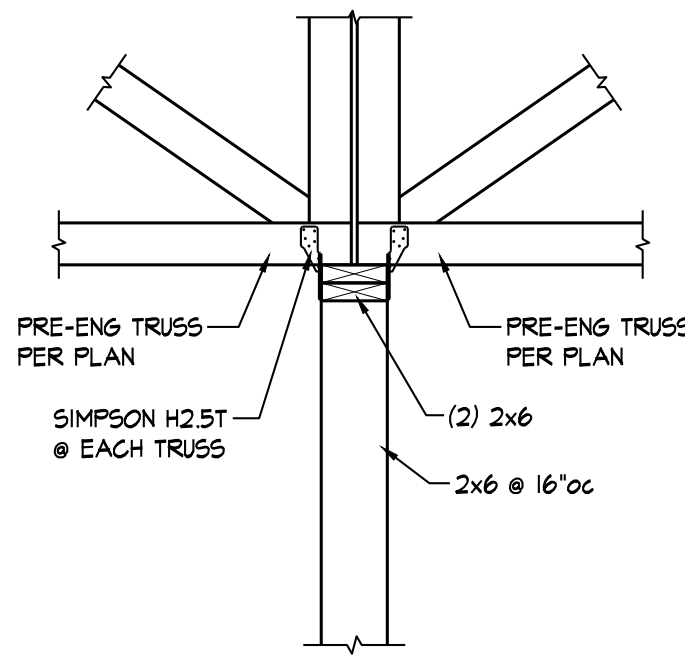
**SECTION 3**  
3/8" = 1'-0" SC3.2



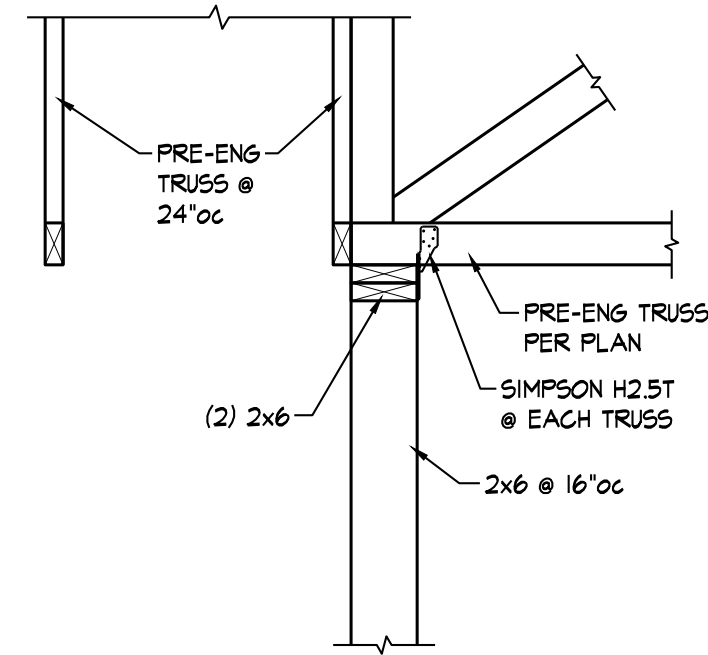
**SECTION 4**  
3/8" = 1'-0" SC3.2



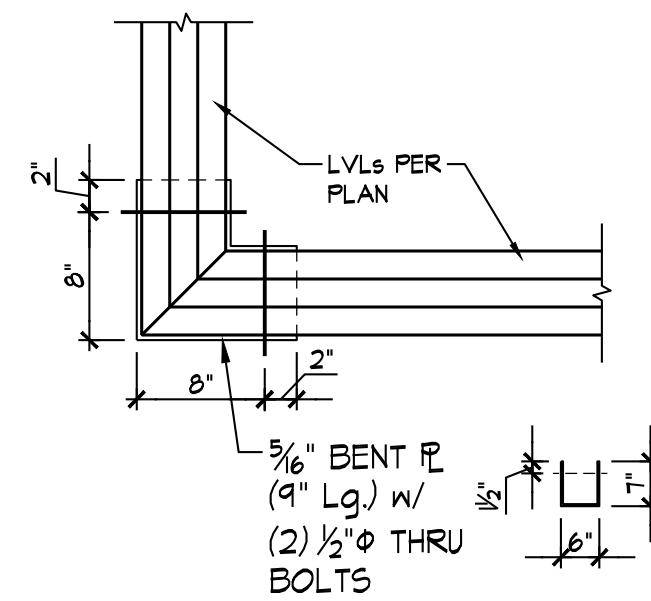
**SECTION 5**  
3/8" = 1'-0" SC3.2



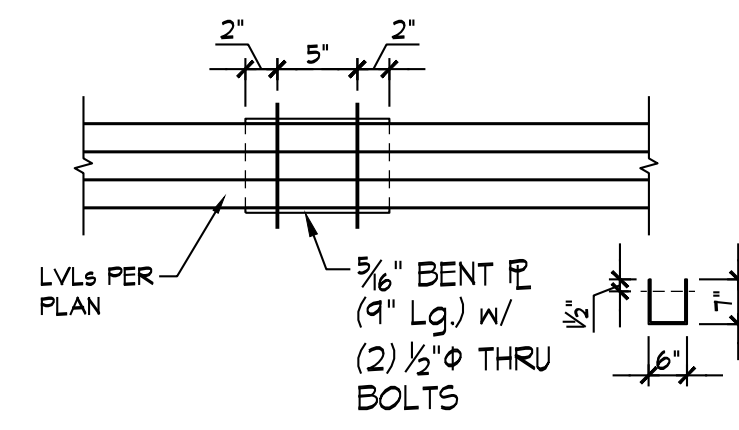
**SECTION 6**  
3/8" = 1'-0" SC3.2



**SECTION 7**  
3/8" = 1'-0" SC3.2



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



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

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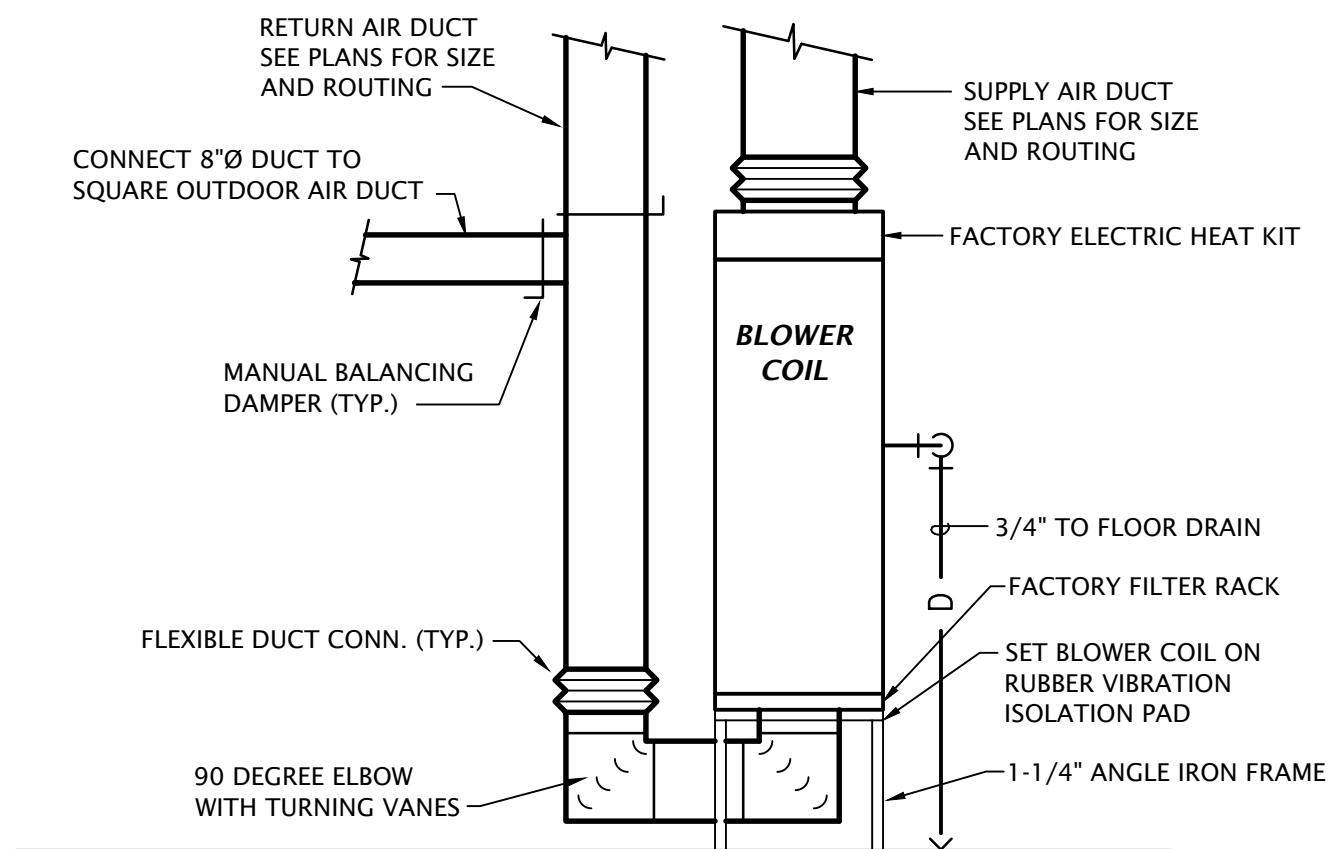
REVISION:

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





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.

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.

MECHANICAL SYMBOLS	
	THERMOSTAT
	SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
	SQUARE RETURN GRILLE - TYPE INDICATED
	MANUAL BALANCING DAMPER
	FLEXIBLE DUCTWORK - MAX. 5'
	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
	REFRIGERANT LIQUID
	REFRIGERANT SUCTION
	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.

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

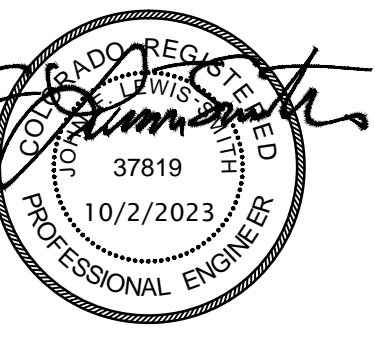
General Notes:  
 - Single point connection required, coordinate the exact electrical requirements of equipment provided with E.C., UNO  
 - 11.3 KW electric heater is a two circuit 208/1ph with circuit breaker. Coordinate exact requirements of equipment provided with E.C.  
 - Electric heater shall 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 Separate Power Kit. Coordinate exact requirements with equipment manufacturer.

City of Aurora Building Division  
 Reviewed for Code Compliance  
 Approved as Noted: *locke*  
 Date: Dec 05, 2023  
 2021 INTERNATIONAL CODES & 2023 NEC

*Amber*  
 10/2/2023  
 PROFESSIONAL ENGINEER

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

**MC6.1**

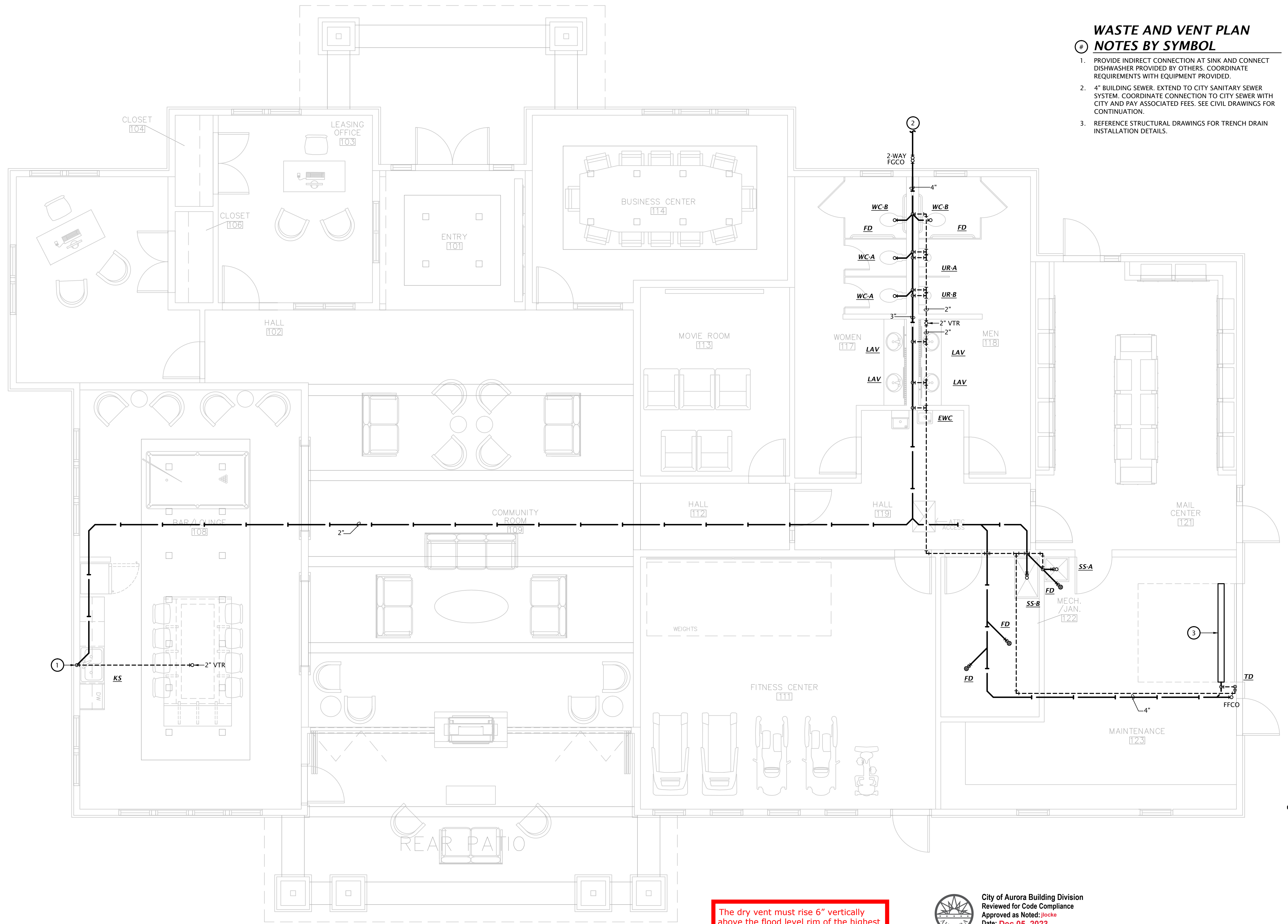


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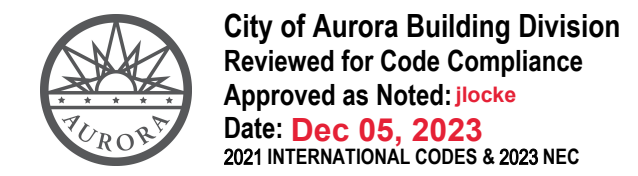
DATE:	10-2-2023
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**WASTE AND VENT PLAN**  
**NOTES BY SYMBOL**

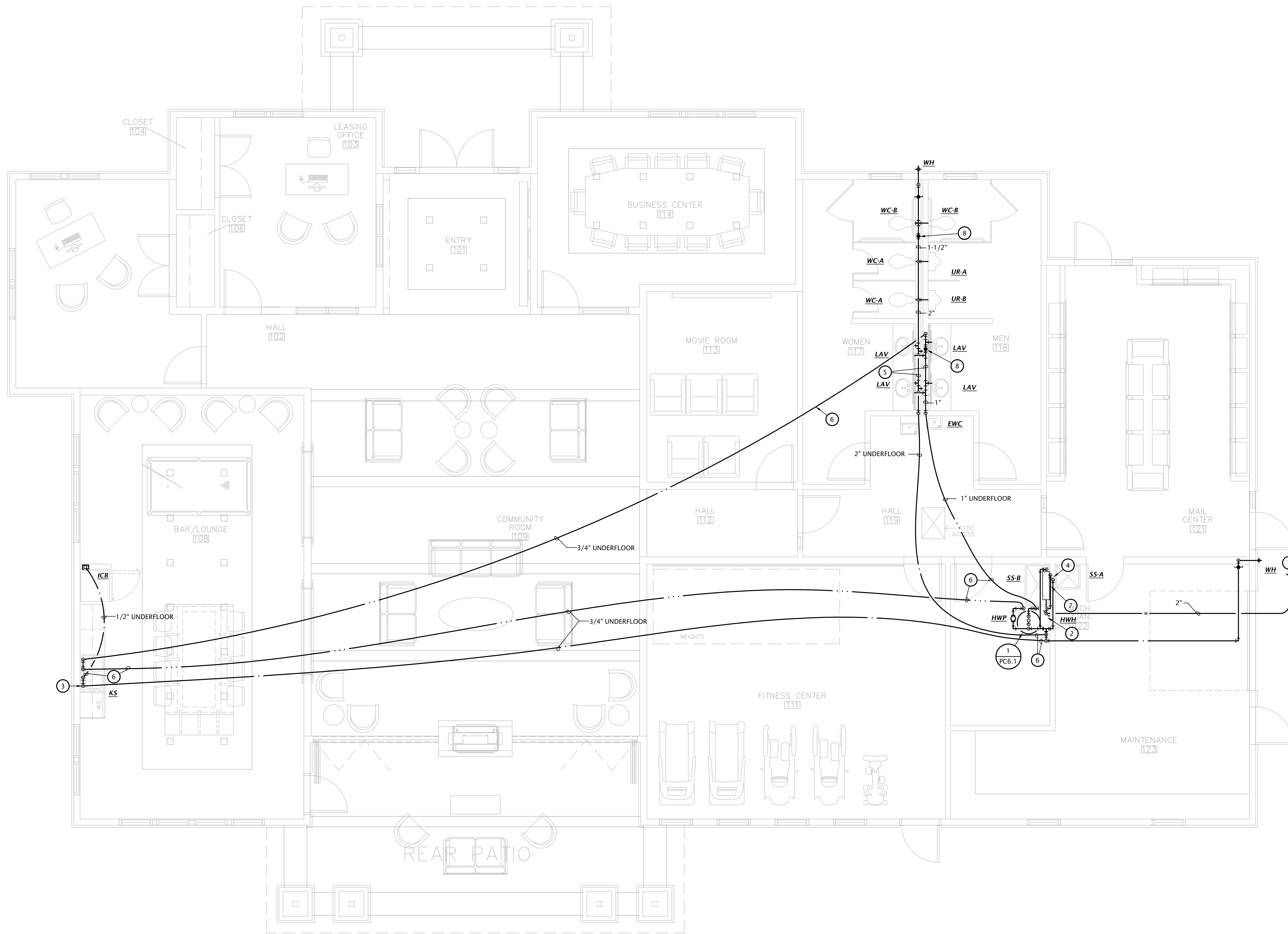
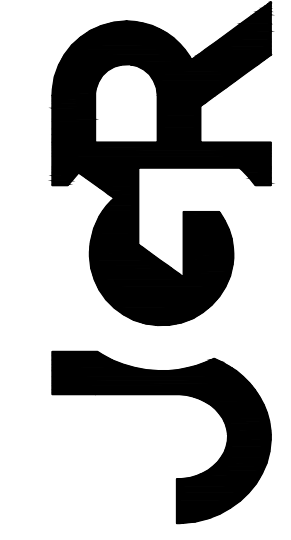
1. PROVIDE INDIRECT CONNECTION AT SINK AND CONNECT DISHWASHER PROVIDED BY OTHERS. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDED.
2. 4" BUILDING SEWER, EXTEND TO CITY SANITARY SEWER SYSTEM. COORDINATE CONNECTION TO CITY SEWER WITH CITY AND PAY ASSOCIATED FEES. SEE CIVIL DRAWINGS FOR CONTINUATION.
3.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



The dry vent must rise 6" vertically above the flood level rim of the highest trapped fixture being vented.  
**2021 IPC 905.4**



**1 CLUBHOUSE WASTE AND VENT PLAN**  
 1/4" = 1'-0"



**DOMESTIC WATER AND GAS PLAN NOTES BY SYMBOL**

- 2" WATER SERVICE. SEE CIVIL DRAWINGS FOR CONTINUATION. COORDINATE ALL REQUIREMENTS WITH CITY. PAY ALL ASSOCIATED FEES.
- 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.
- PROVIDE VALVED 1/2" HW BRANCH BELOW SINK AND CONNECT DISHWASHER.
- ROUTE 3/4" HW AND CW DOWN IN WALL AND CONNECT TO EACH SERVICE SINK.
- PIPING TO BE ROUTED IN WALL. PROVIDE FIXTURE BRANCHES TO EACH FIXTURE. SEE PLUMBING FIXTURE SCHEDULE FOR ROUGH-IN INFORMATION.
- 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.
- 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'.
- PROVIDE HAMMER ARRESTOR EQUAL TO SIOUX CHIEF 650 SERIES SIZED PER MANUFACTURER'S RECOMMENDATIONS.

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

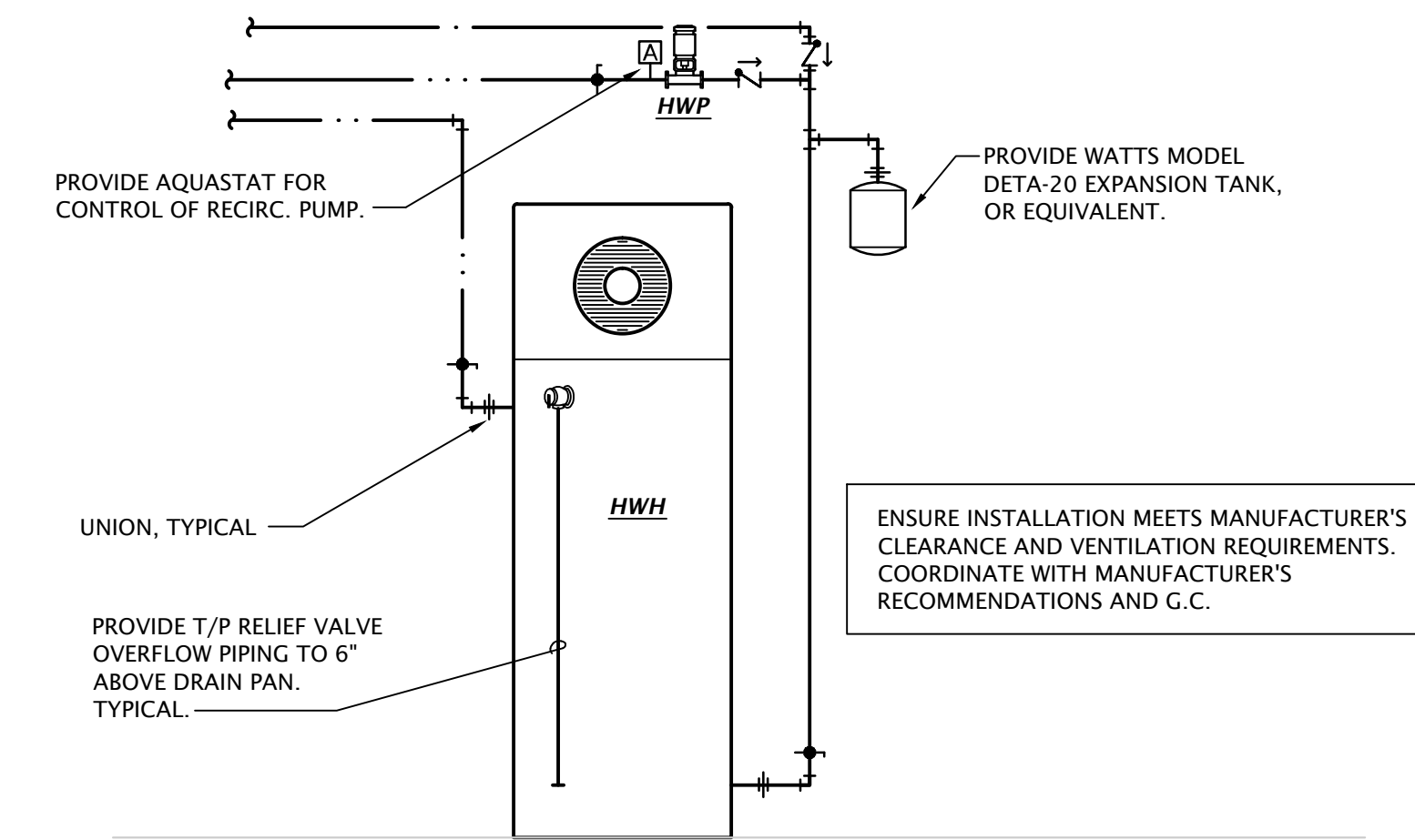


PLUMBING SYMBOLS	
—○—	PIPE TURNING UP
—○—	PIPE TURNING DOWN
— — — —	COLD WATER PIPING
— · — · —	HOT WATER PIPING
— — — —	WATER SERVICE PIPING
— — — —	FIRE PROTECTION SERVICE PIPING
— — — —	WASTE PIPING BELOW GRADE
— — — —	WASTE PIPING ABOVE GRADE
— — — —	VENT PIPING
— — — —	NATURAL GAS PIPING
— N —	CHECK VALVE
— G —	GATE VALVE
— B —	BALL VALVE
— U —	UNION
— R —	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.							

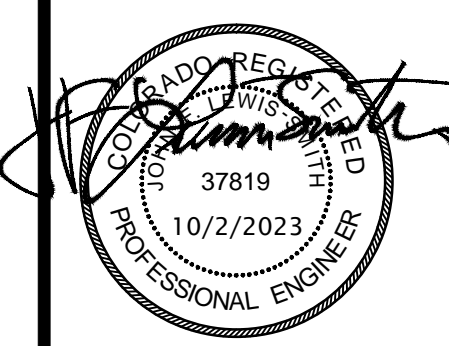
GENERAL:  
 · Provide fixtures with all trim necessary for complete installation

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

City of Aurora Building Division  
 Reviewed for Code Compliance  
 Approved as Noted: *locke*  
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 JOB: 22-3219  
 SHEET NO.:

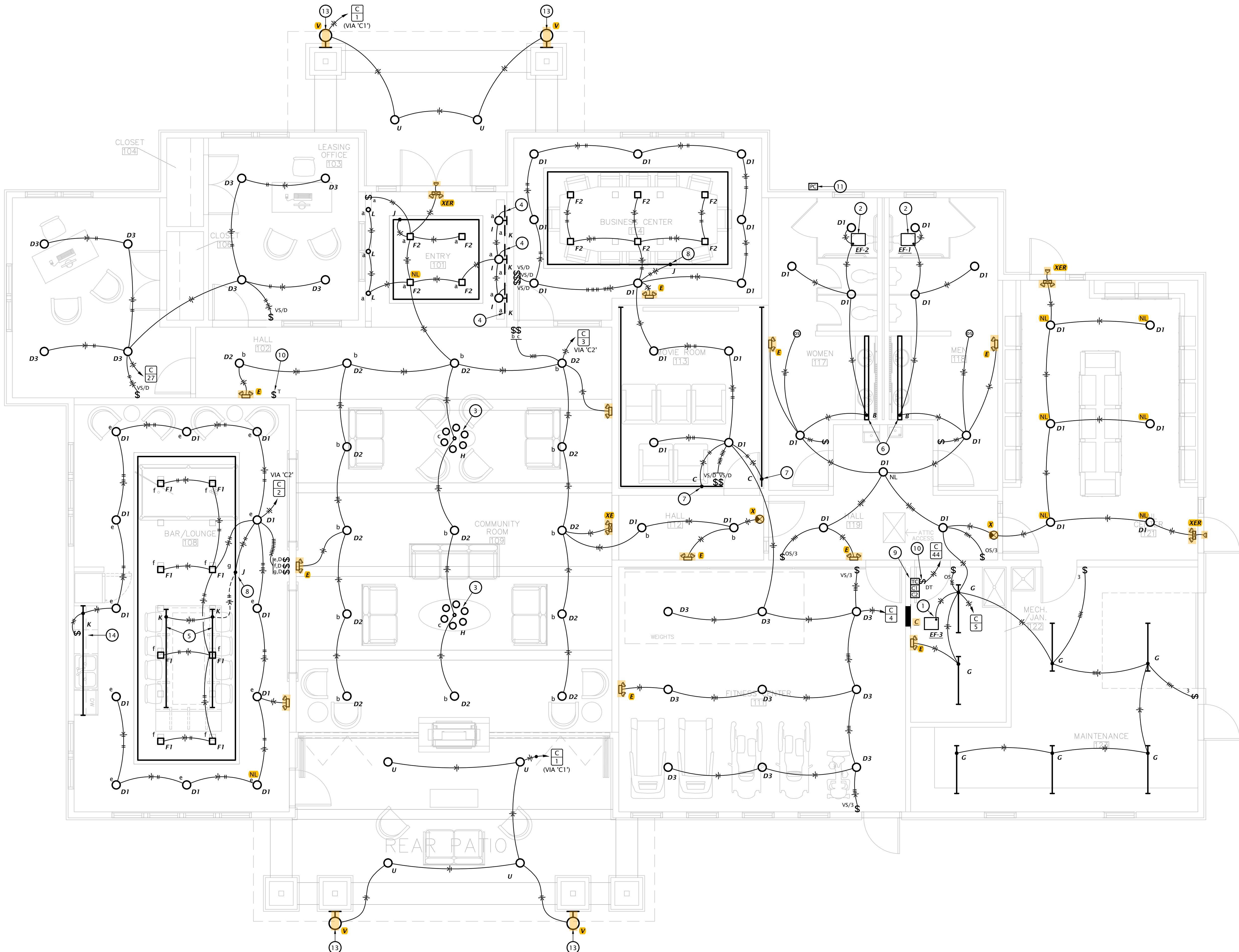
**PC6.1**

**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 'TC', 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 LUMINAIRE, 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.

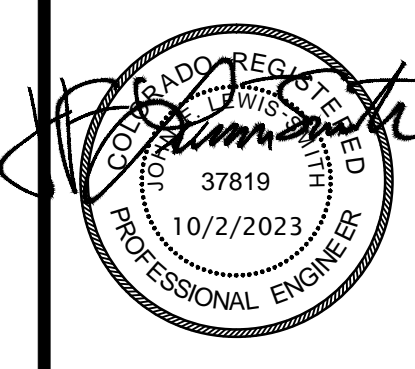


Provide Emergency Illumination that complies with 2023 NEC 700.16

Suspended Ceiling Systems and the Luminaires They support shall meet the requirements of 410.36(B) 2023 NEC

Wet and Damp Locations. Luminaires installed in wet or damp locations shall be installed such that water cannot enter or accumulate in Wiring compartments, lampholders, or other Electrical parts. All luminaires installed in wet Locations shall be marked, "Suitable for Wet Locations". All luminaires installed in damp Locations shall be marked, "Suitable for Damp Locations" or "Suitable for Wet Locations" Per 2023 NEC 410.10(A).

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



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

**EC1.1**

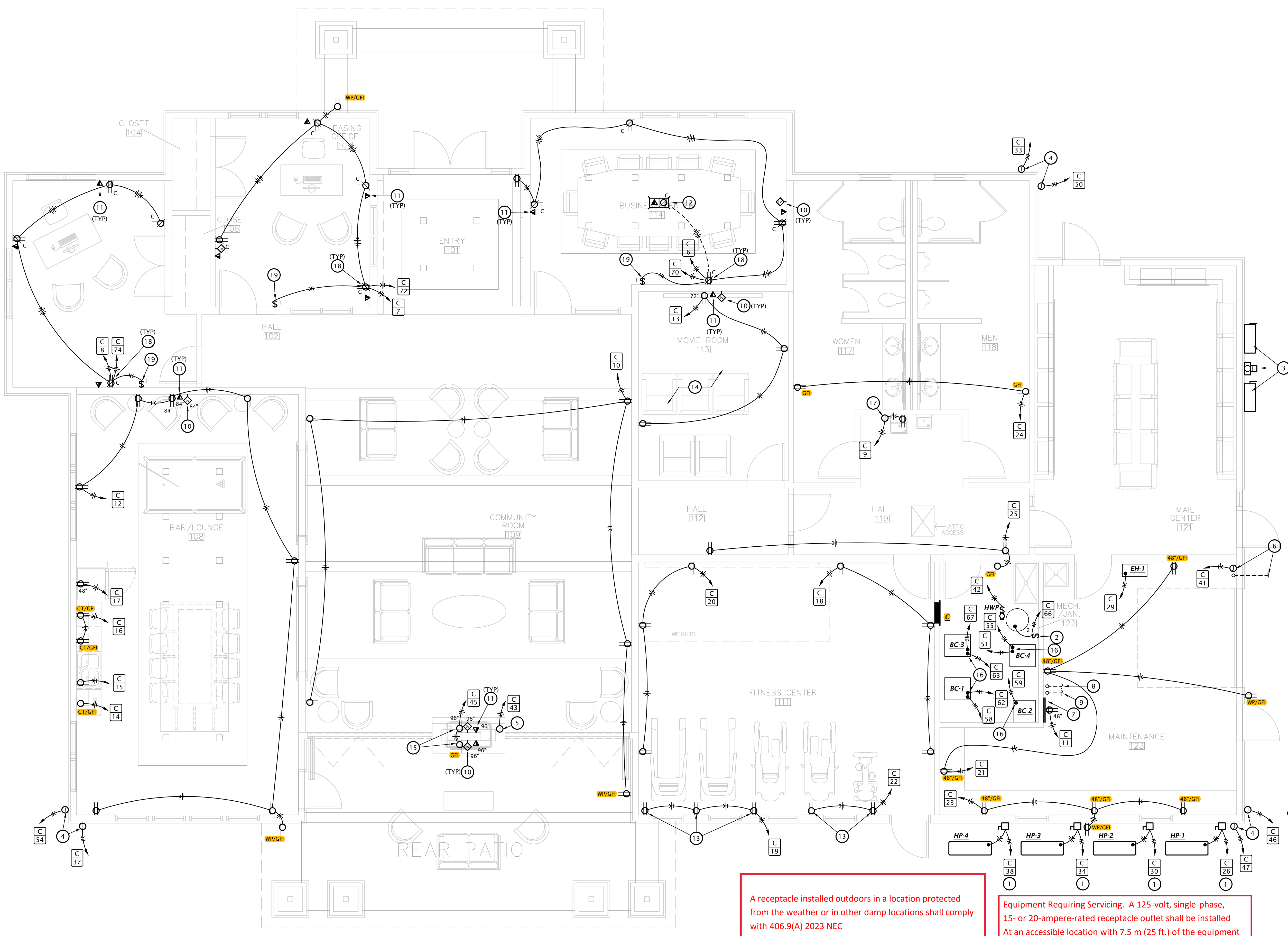


REVISION:

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

**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 WINTERGUARD 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 PROVIDE 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(B).
19. CONTROLLED RECEPTACLE TIMECLOCK OVERRIDE SWITCH. SEE DETAIL 3-EC6-1.



110.14. Identify disconnects per 2023 NEC 110.22 and provide working space and egress to and around electrical equipment per 2023 NEC 110.26

Service Equipment shall be permanently and legibly marked to show the available Fault current and date. 2023 NEC 110.24(A)(B)

Every circuit and circuit modification shall be provided with a legible and permanent description that complies with all of the following conditions as applicable (see 1-6). 2023 NEC 408.4

210.8(B) Other Than Dwelling Units. All 125-volt through 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, and all receptacles supplied by three-phase branch circuits rated 150 volts or less to ground, 100 amperes or less, installed in the locations specified in 210.8(B)(1) through (B)(12) shall have ground-fault circuit-interrupter protection for personnel.

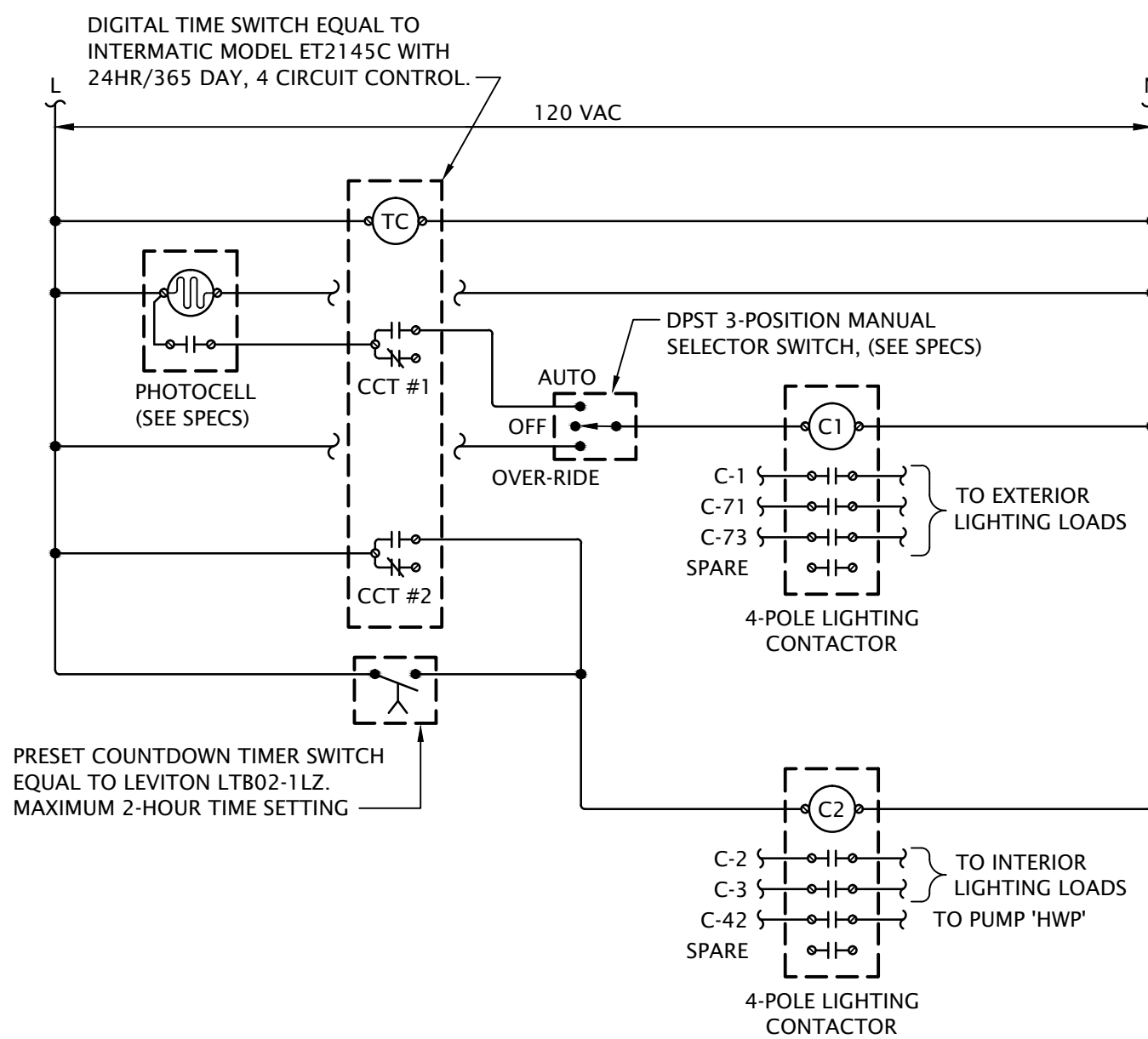
A receptacle installed outdoors in a location protected from the weather or in other damp locations shall comply with 406.9(A) 2023 NEC

Equipment Requiring Servicing. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed At an accessible location with 7.5 m (25 ft.) of the equipment As specified in 210.63(A) and (B). 2023 NEC

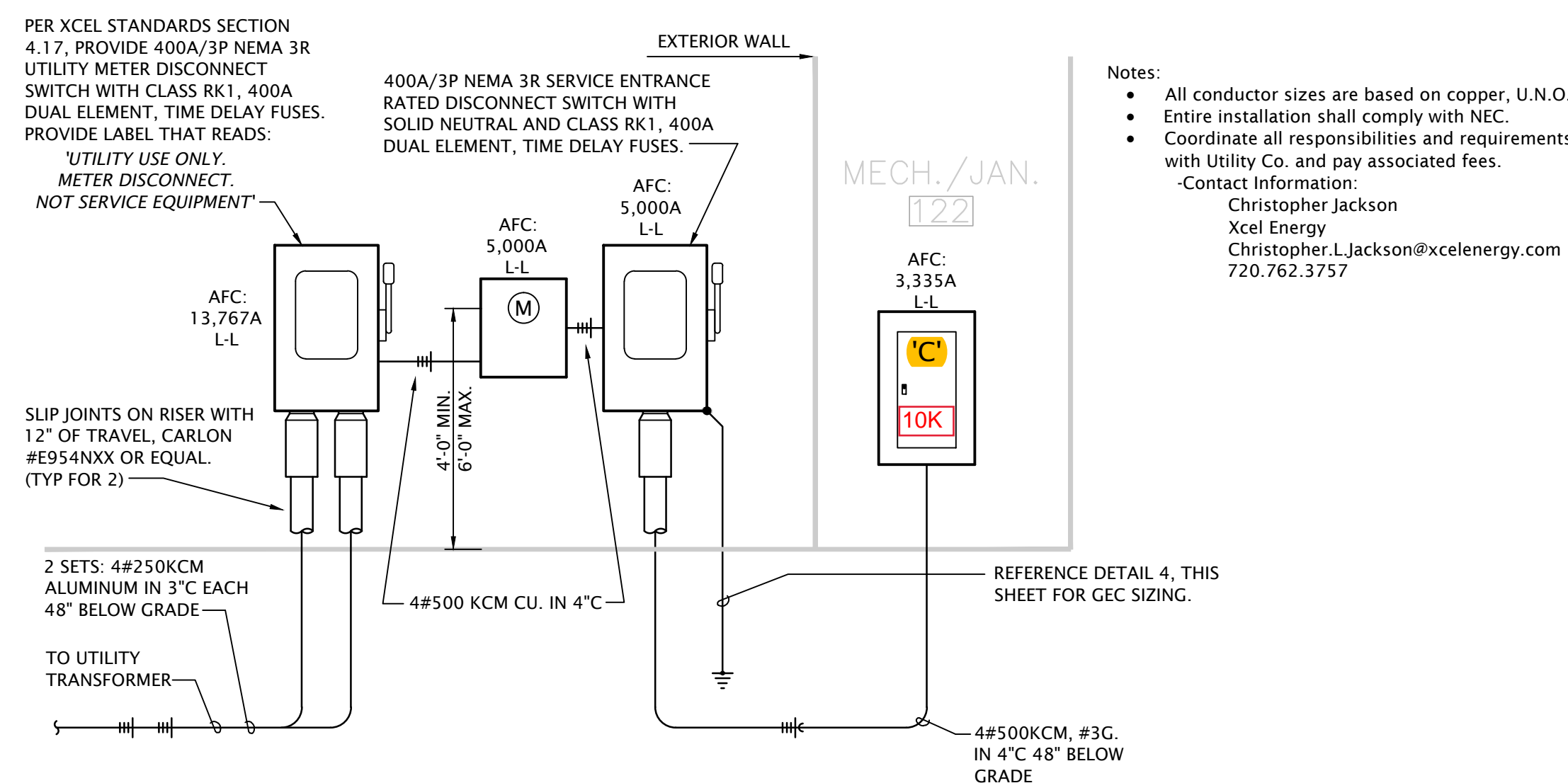
City of Aurora Building Division  
 Reviewed for Code Compliance  
 Approved as Noted: R. Lowman  
 Date: Feb 05, 2024  
 2021 INTERNATIONAL CODES & 2023 NEC

RSN: 1762373  
 Permit #: 23-2396786-CM

**1 CLUBHOUSE POWER PLAN**  
 1/4" = 1'-0"



2 LIGHTING CONTROL DIAGRAM  
 No Scale



1 ELECTRICAL RISER DIAGRAM  
 No Scale

PANEL SCHEDULE NOTES BY SYMBOL

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

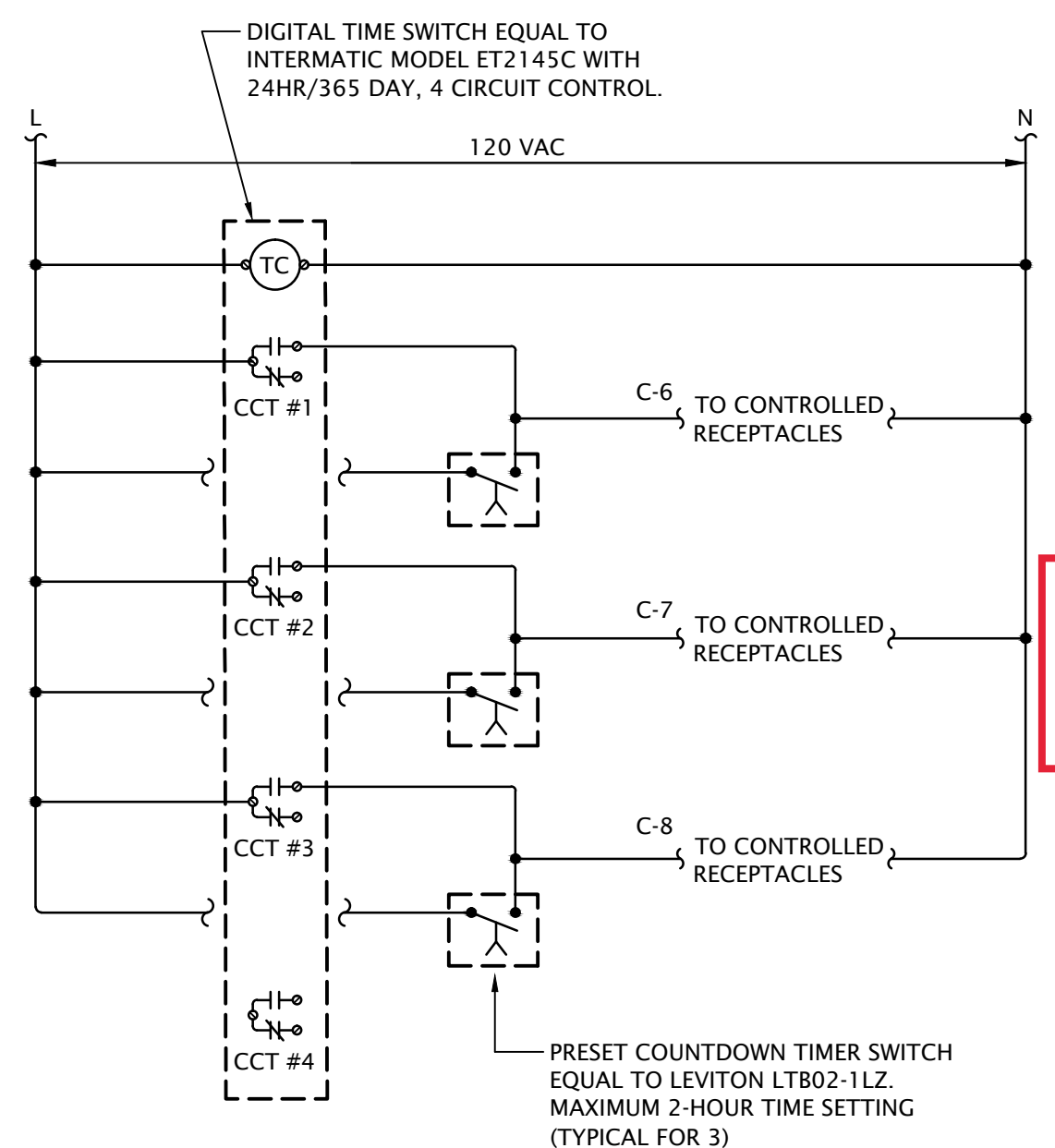
CLUBHOUSE ELECTRICAL SERVICE LOAD SUMMARY				
Load Types	Connected VA	VA/ft <sup>2</sup>	NEC Demand Factor	Demand VA
General Lighting	3,500	1.16	125%	4,375
Convenience Receptacles	13,180	4.37	100% of 1st 10 KVA, 50% of Remainder	11,590
Dedicated Outlets	8,500	2.82	100%	8,500
Motors	0	0.00	125%	0
Air Conditioning*	19,968	6.62	0%	0
Electric Space Heating*	62,558	20.75	125%	78,198
			Total NEC Demand VA	109,163
			Spare Capacity = 10%	10,916
			Total Service VA	120,079
			Minimum Ampacity at 208Y/120V-3Ph-4W	334
<b>Service Size = 400 A</b>				

\* Demand load incorporates greater of heating and A/C loads

Panel Designation: C  
 Location: West Exterior Wall  
 Voltage: 208Y/120V-3Ph-4W  
 Enclosure: NEMA 1  
 Mounting: Surface  
 Bus Amps: 400  
 MCB Amps: MLO  
 Other: 10 KAC, 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"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	LTC - 108	2
3	LTC - 101, 102, 109	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	LTC - 111, 112, 113, 114, 116	4
5	LTC - 117, 118, 119, 122, 123	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	MEETING RM RECEPTACLES	6
7	LEASING OFFICE RECEPTS	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	MANAGERS OFFICE RECEPTS	8
9	WATER COOLER	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	COMMUNITY RM RECEPT	10
11	TELECOM RECEPTACLE	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	BAR/LOUNGE RECEPTS	12
13	MOVIE ROOM RECEPTS	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	KITCHEN RECEPT	14
15	DISHWASHER	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	KITCHEN RECEPT	16
17	REFRIGERATOR	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	FITNESS RECEPT	18
19	FITNESS RECEPT	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	FITNESS RECEPT	20
21	MAINTENANCE RECEPT	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	FITNESS RECEPT	22
23	MAINTENANCE RECEPT	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	RESTROOM RECEPTS	24
25	HALL/MECH RECEPTS	(2)# 12,# 12G, 1/2"	20 / 1	40 / 2	(2)# 8,# 10G, 3/4"	HEAT PUMP 'HP-1'	26
27	LTC - 103, 107	(2)# 12,# 12G, 1/2"	20 / 1			MCA = 24	28
29	ELECTRIC HEATER 'EH-1'	(2)# 10,# 10G, 3/4"	30 / 2	40 / 2	(2)# 8,# 10G, 3/4"	HEAT PUMP 'HP-2'	30
31						MCA = 24	32
33	DE-ICING CABLE	(2)# 10,# 10G, 3/4"	30 / 2	40 / 2	(2)# 8,# 10G, 3/4"	HEAT PUMP 'HP-3'	34
35						MCA = 24	36
37	DE-ICING CABLE	(2)# 10,# 10G, 3/4"	30 / 2	40 / 2	(2)# 8,# 10G, 3/4"	HEAT PUMP 'HP-4'	38
39						MCA = 24	40
41	IRRIGATION CONTROLS	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	HOT WATER RECIRC. PUMP	42
43	FIREPLACE	(2)# 12,# 12G, 1/2"	20 / 1	20 / 1	(2)# 12,# 12G, 1/2"	LIGHTING CONTROLS	44
45	FIREPLACE RECEPT	(2)# 12,# 12G, 1/2"	20 / 1	30 / 2	(2)# 10,# 10G, 3/4"	DE-ICING CABLE	46
47	DE-ICING CABLE	(2)# 10,# 10G, 3/4"	30 / 2				48
49				30 / 2	(2)# 10,# 10G, 3/4"	DE-ICING CABLE	50
51	BLOWER COIL 'BC-1' (CIRCUIT # 1)	(2)# 8,# 10G, 3/4"	40 / 2				52
53	MCA = 39.5			30 / 2	(2)# 10,# 10G, 3/4"	DE-ICING CABLE	54
55	BLOWER COIL 'BC-1' (CIRCUIT # 2)	(2)# 8,# 10G, 3/4"	35 / 2				56
57	MCA = 33.9			40 / 2	(2)# 8,# 10G, 3/4"	BLOWER COIL 'BC-4' (CIRCUIT # 1)	58
59	BLOWER COIL 'BC-2'	(2)# 6,# 10G, 3/4"	50 / 2			MCA = 39.5	60
61	MCA = 49.3			35 / 2	(2)# 8,# 10G, 3/4"	BLOWER COIL 'BC-4' (CIRCUIT # 2)	62
63	BLOWER COIL 'BC-3' (CIRCUIT # 1)	(2)# 8,# 10G, 3/4"	40 / 2			MCA = 33.9	64
65	MCA = 39.5			30 / 2	(2)# 10,# 10G, 3/4"	WATER HEATER 'HWF'	66
67	BLOWER COIL 'BC-3' (CIRCUIT # 2)	(2)# 8,# 10G, 3/4"	35 / 2				68
69	MCA = 33.9			20 / 1	(2)# 12,# 12G, 1/2"	MEETING RM CONTROLLED RECEPTACLES	70
71	POLE MOUNTED LIGHTS	(2)# 10,# 10G, 3/4"	20 / 2	20 / 1	(2)# 12,# 12G, 1/2"	LEASING OFFICE CONTROLLED RECEPTS	72
73				20 / 1	(2)# 12,# 12G, 1/2"	MANAGERS OFFICE CONTROLLED RECEPTS	74
75	SPARE BREAKER		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 CABLE 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".



3 RECEPTACLE CONTROL DIAGRAM  
 No Scale

Provide a Grounding Electrode System bonded To the service equipment enclosure, grounded Conductors, and grounded electrode conductors Per 2023 NEC 250.50 and 250.104

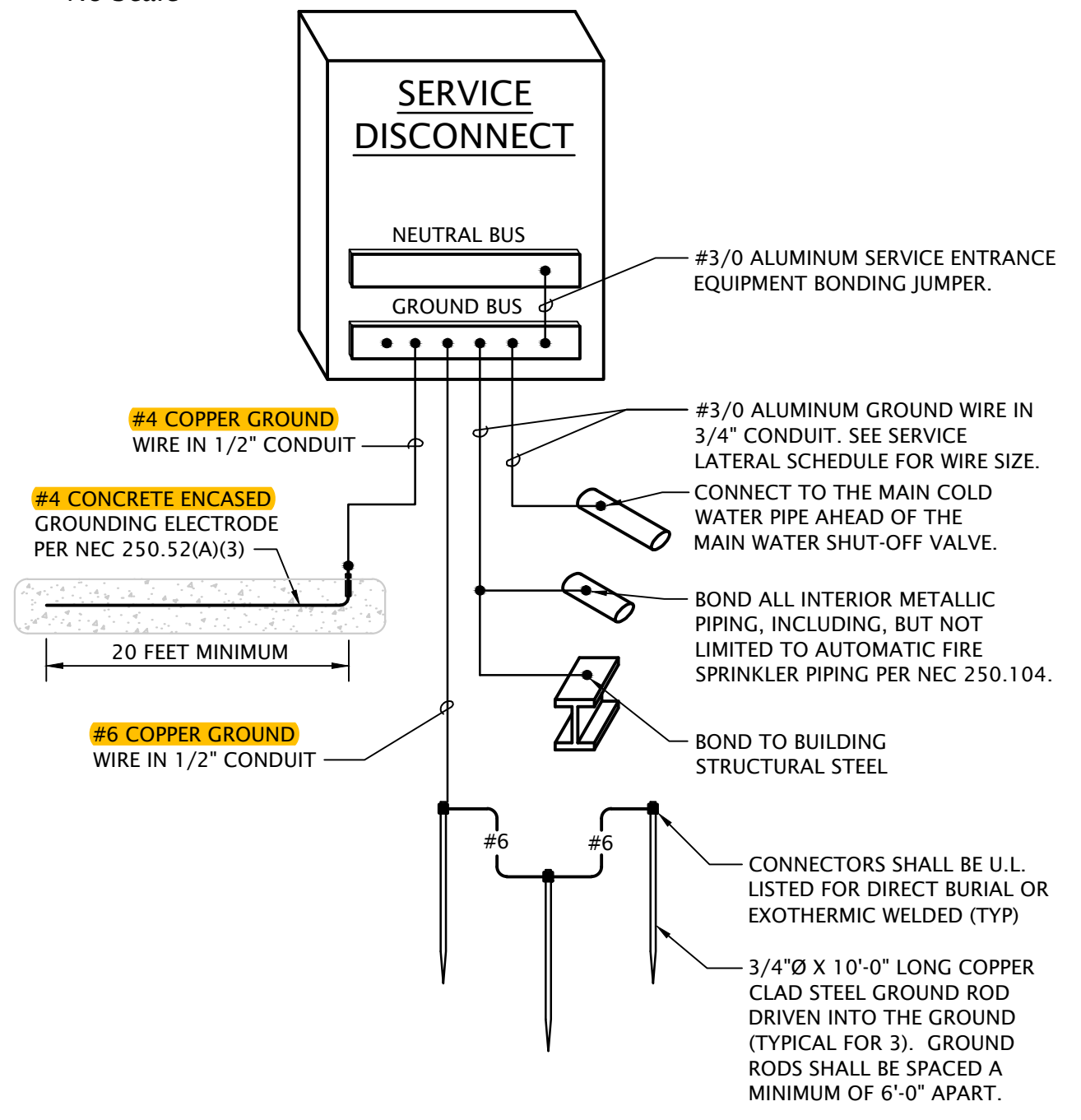
CLUBHOUSE LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL NUMBER	LAMP DATA		LED DRIVER/BALLAST	MOUNTING	DESCRIPTION	NOTES
			#	TYPE				
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 FINISH, FINISH SELECTED BY ARCH.	
D1	PRESCOLITE	LTR-6RD-H-SL10L-DM11C-LTR-6RD-T-SL30K8XWBC	1000	LUMEN 1.2W LED	0-10V DIMMING	RECESSED	6" RECESSED LED ROUND DOWNLIGHT, 3000K, BLACK CONE AND FLANGE, IC RATED	
D2	PRESCOLITE	LTR-6RD-H-ML20L-DM11C-LTR-6RD-T-ML30K8XWBC	2000	LUMEN 2.3W LED	0-10V DIMMING	RECESSED	6" RECESSED LED ROUND DOWNLIGHT, 3000K, BLACK CONE AND FLANGE, IC RATED	
D3	PRESCOLITE	LTR-6RD-H-ML25L-DM11C-LTR-6RD-T-ML30K8XWBC	2500	LUMEN 2.8W LED	0-10V DIMMING	RECESSED	6" 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-DM11C-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-DM11C-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	DSLED228-91	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	E1102F308Z	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 SCNCE	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

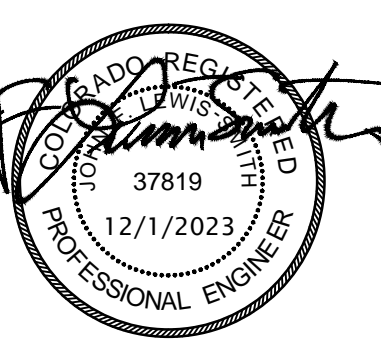
NOTES:  
 1. Provide with lead calcium battery with integral charger and self-diagnostics.  
 2. Provide wall or ceiling mounted as required, single or double face as indicated on plans.  
 3. Coordinate mounting height with Architect.  
 4. U.L. listed for 'wet location'  
 5. Coordinate exact mounting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

City of Aurora Building Division  
 Reviewed for Code Compliance  
 Approved as Noted: R. Lowman  
 Date: Feb 05, 2024  
 2021 INTERNATIONAL CODES & 2023 NEC  
 RSN: 1762373  
 Permit #: 23-2396786-CM



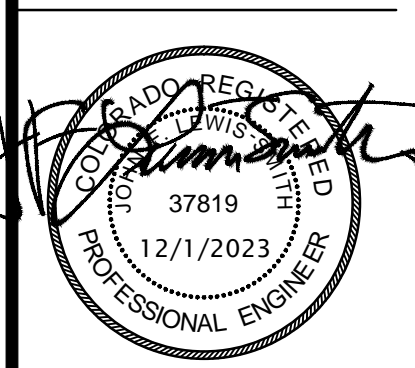
4 CLUBHOUSE SERVICE GROUNDING ELECTRODE SYSTEM  
 No Scale

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



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

EC6.1



REVISION:  
 DATE: 10-2-2023  
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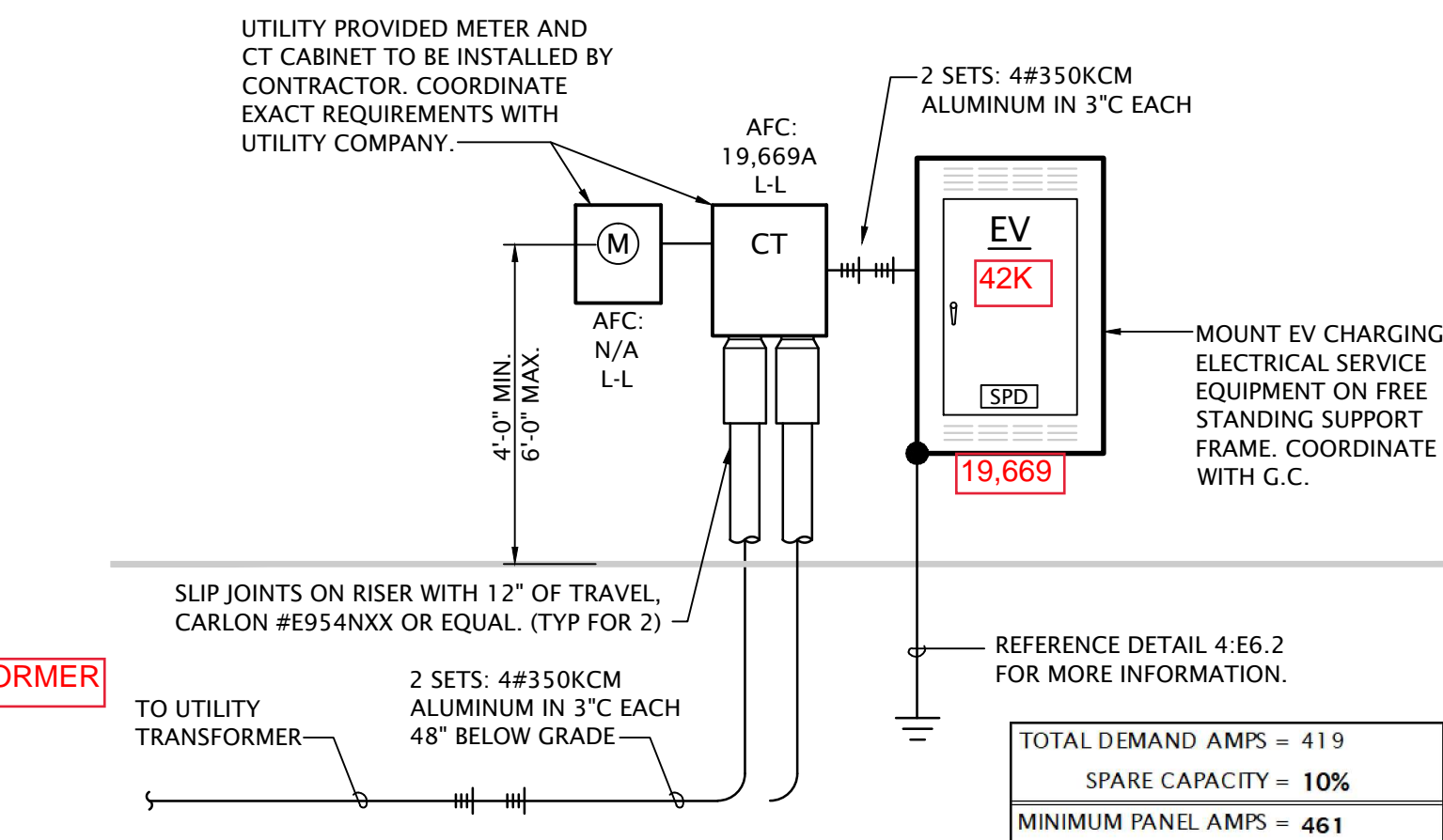
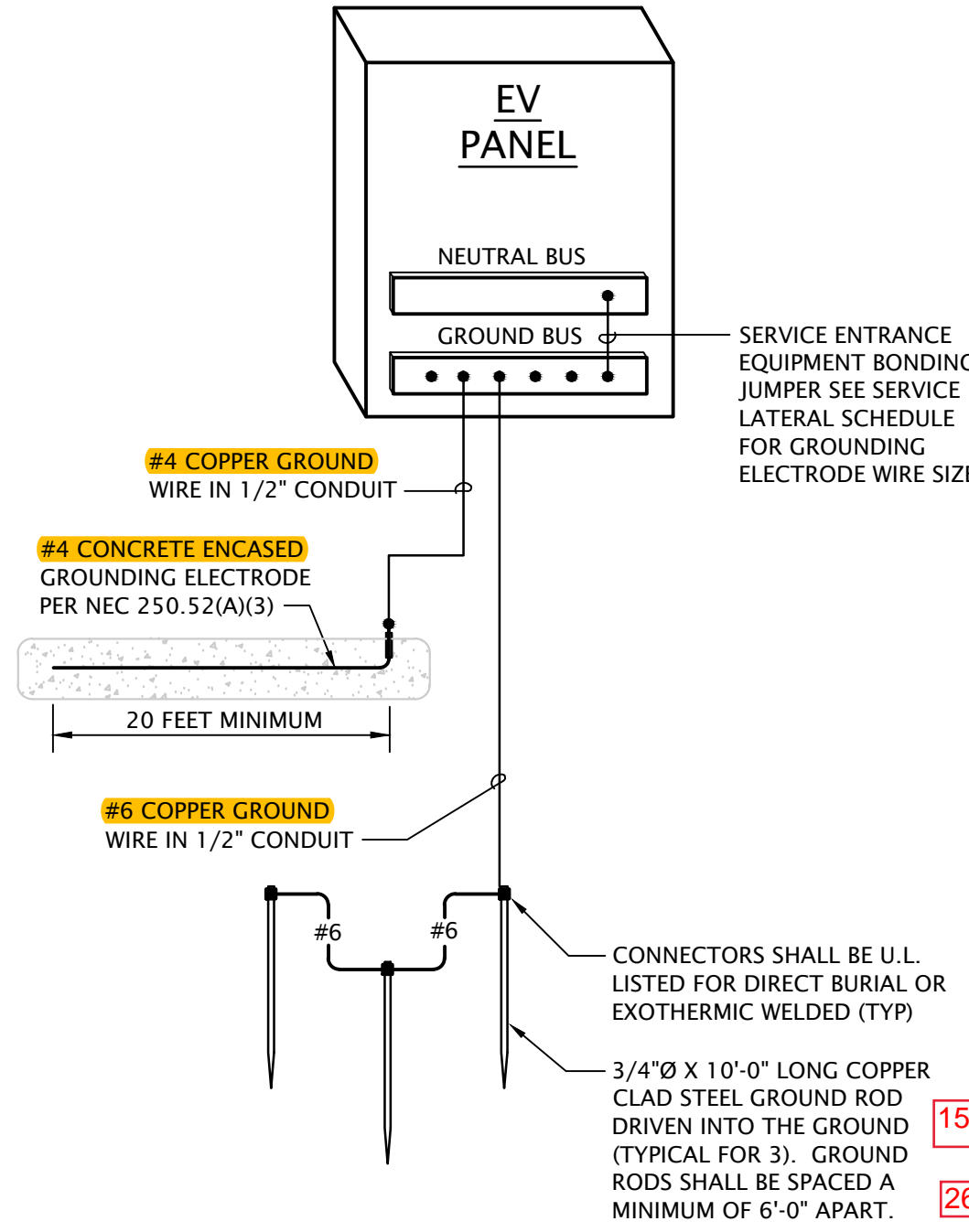
SERVICE LATERAL SCHEDULE			
SERVICE LOCATION	FEEDER SIZE (ALUMINUM)	SERVICE EQUIPMENT RATING	GROUNDING ELECTRODE (ALUM. OR COPPER-CLAD)
BUILDING A	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING B	4 SETS: (4) #300 KCMIL CU. IN 3" C. EACH	42 KAIC	250 KCMIL
BUILDING C	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING D	4 SETS: (4) #400 KCMIL AL. IN 4" C. EACH	42 KAIC	4/0
BUILDING E	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING F	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	22 KAIC	4/0
BUILDING G	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
BUILDING H	3 SETS: (4) #500 KCMIL AL. 4" C. EACH	42 KAIC	4/0
CLUBHOUSE	2 SETS: (4) #250 KCM AL. IN 3" C. EACH	22 KAIC	3/0
EV	2 SETS: (4) #350 KCM AL. IN 3" C. EACH	22 KAIC	3/0

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

APARTMENT FEEDER SCHEDULE															
BUILDING A		BUILDING B		BUILDING C		BUILDING D		BUILDING E		BUILDING F		BUILDING G		BUILDING H	
APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE	APARTMENT #	FEEDER SIZE
A101	NOTE #3	B101	NOTE #3	C101	NOTE #1	D101	NOTE #3	E101	NOTE #1	F101	NOTE #1	G101	NOTE #3	H101	NOTE #1
A102	NOTE #3	B102	NOTE #3	C102	NOTE #1	D102	NOTE #4	E102	NOTE #1	F102	NOTE #1	G102	NOTE #4	H102	NOTE #1
A103	NOTE #2	B103	NOTE #2	C103	NOTE #1	D103	NOTE #2	E103	NOTE #2	F103	NOTE #1	G103	NOTE #2	H103	NOTE #2
A104	NOTE #2	B104	NOTE #2	C104	NOTE #1	D104	NOTE #3	E104	NOTE #1	F104	NOTE #1	G104	NOTE #3	H104	NOTE #2
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 #1	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 #1	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

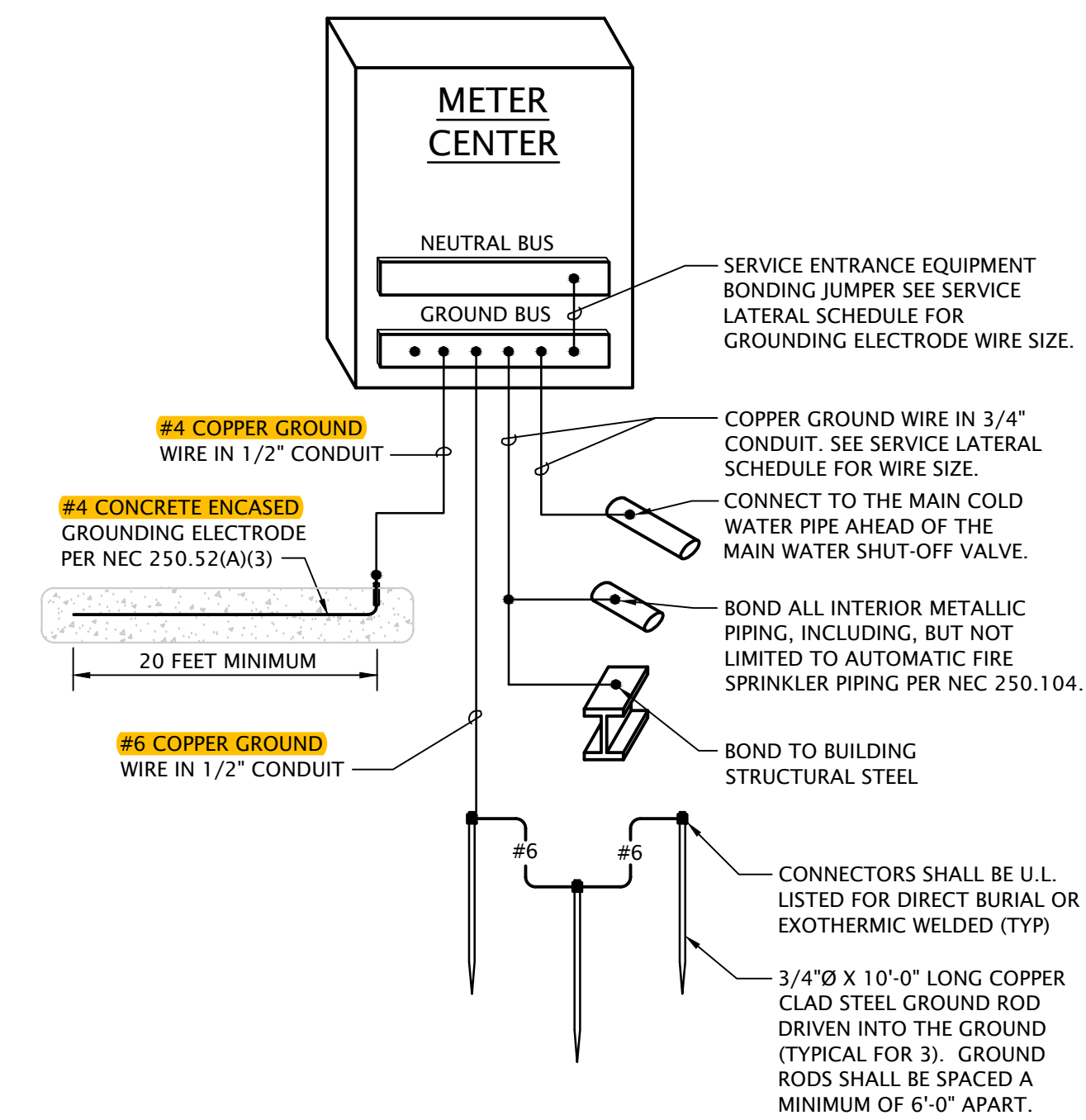
FEEDER SIZING NOTES:  
 1. BASE BID (COPPER): 3#2, #6G, 1-1/4" OR MC CABLE  
 ALTERNATE BID (ALUMINUM): 3#1/0, #2G, 1-1/2" OR MC CABLE  
 2. BASE BID (COPPER): 3#1, #4G, 1-1/4" OR MC CABLE  
 ALTERNATE BID (ALUMINUM): 3#2/0, #1G, 2" OR MC CABLE  
 3. BASE BID (COPPER): 3#2/0, #2G, 2" OR MC CABLE  
 ALTERNATE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

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



EV CHARGING PANEL SERVICE GROUNDING ELECTRODE SYSTEM  
 No Scale

ELECTRICAL RISER DIAGRAM - EV CHARGING PANEL  
 No Scale

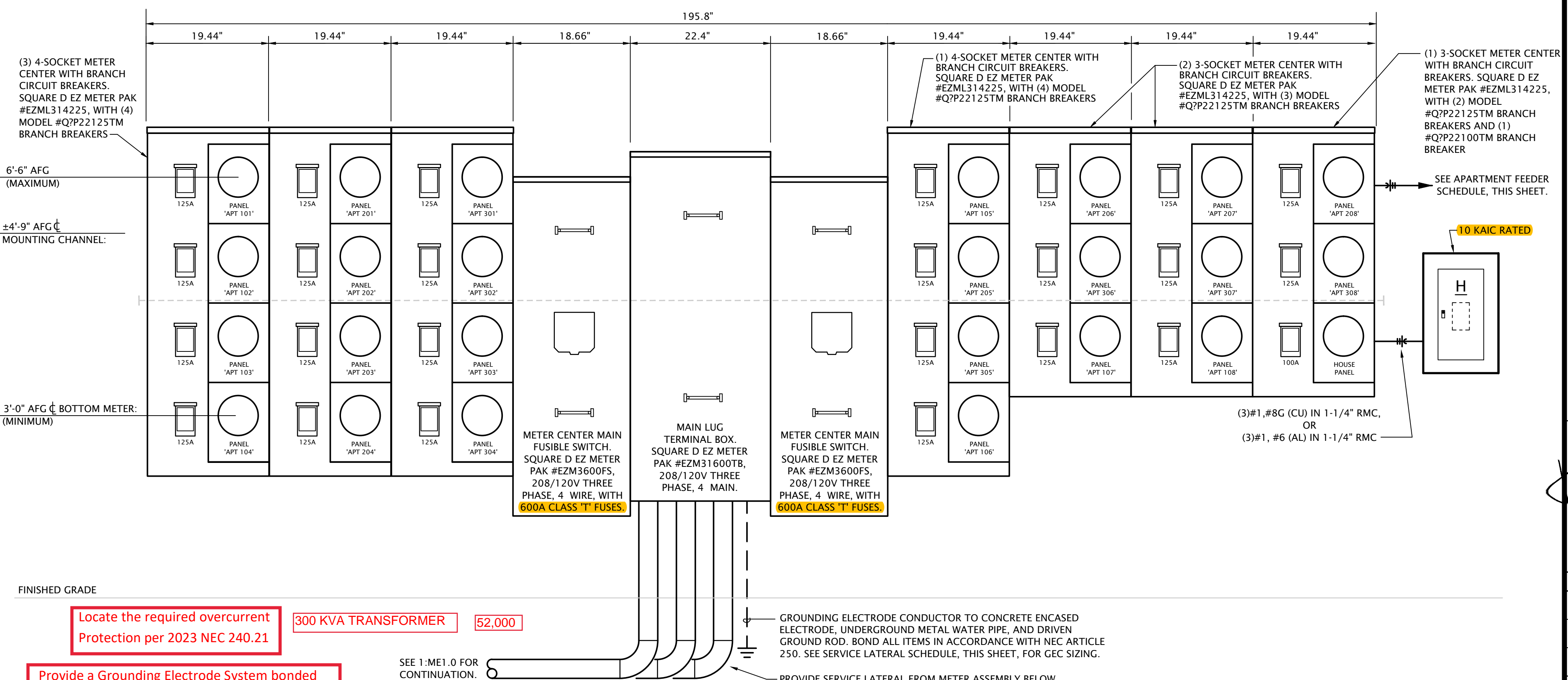


NOTES:  
 • See sheets ME1.0 - ME1.2 for meter center locations.  
 • Main disconnect section shall be rated for maximum 10,000A peak let through.  
 • All conductor sizes are based on copper, U.N.O.  
 • Entire installation shall comply with NEC.  
 • Coordinate all responsibilities and requirements with utility company and pay associated fees. Contact Information: Christopher Jackson Xcel Energy  
 Christopher.M.Corbin@xcelenergy.com 720.762.3757  
 Coordinate final location of meter assemblies with utility company. Provide shop drawings of proposed equipment whether as specified or substituted to utility company for approval.  
 • All meter center components shall be NEMA 3R  
 • All dimensions based on Square D equipment, it is the contractor's responsibility to verify the dimensions of substitute equipment and receive approval from utility for substitution.  
 • For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/8" letters, minimum.

110.14. Identify disconnects per 2023 NEC 110.22 and provide working space and egress to and around electrical equipment per 2023 NEC 110.26

Service Equipment shall be permanently And legibly marked to show the available Fault current and date. 2023 NEC 110.24(A)(B)

ELECTRICAL RISER DIAGRAM - TYPICAL  
 No Scale



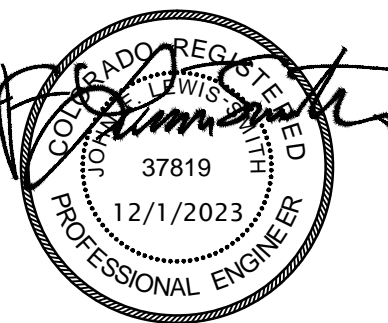
Locate the required overcurrent Protection per 2023 NEC 240.21

Provide a Grounding Electrode System bonded To the service equipment enclosure, grounded Conductors, and grounded electrode conductors Per 2023 NEC 250.50 and 250.104

APARTMENT BUILDING SERVICE GROUNDING ELECTRODE SYSTEM  
 No Scale

Same Vertical Section. Other than the required Interconnections and control wiring, only those conductors That are intended for termination in a vertical section of a switchboard or switchgear shall be located in that section. 408.3(A)(2) 2023 NEC





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

Building	Project Name	Project Number	Designer	Notes	Calculation of Fault Current	Available Fault Current at Meter Socket
BUILDING A	Reserves at Eagle Point	23050	Service Entrance SCC	None	150 KVA Transformer Fault Current Fault SCA Source = Main Bus SCA Available = 20000 Length Units = Feet System Voltage = 208 System Phase = 3 Phase	AVAILABLE FAULT CURRENT AT METER SOCKET
BUILDING B	Reserves at Eagle Point	23050	SCC Building A	None	Calculation of Fault Current Fault SCA Source = Main Bus SCA Available = 7700 Length Units = Feet Motor Load = 63.1 KW Motor SCA = 2221 Motor SCA Treatment = Motor SCA Added to Main Bus System Voltage = 208 System Phase = 1 Phase	AVAILABLE FAULT CURRENT AT METER SOCKET
BUILDING C	Reserves at Eagle Point	23050	SCC Building B	None	Calculation of Fault Current Fault SCA Source = Main Bus SCA Available = 7700 Length Units = Feet Motor Load = 63.1 KW Motor SCA = 2221 Motor SCA Treatment = Motor SCA Added to Main Bus System Voltage = 208 System Phase = 1 Phase	AVAILABLE FAULT CURRENT AT METER SOCKET
BUILDING D	Reserves at Eagle Point	23050	SCC Building D	None	CLUBHOUSE Fault Current Project Name: Reserves at Eagle Point Project Number: 23050 Designer: [Redacted] Notes: [Redacted]	AVAILABLE FAULT CURRENT AT METER SOCKET
BUILDING E	Reserves at Eagle Point	23050	SCC Building E	None	Calculation of Fault Current Fault SCA Source = Main Bus SCA Available = 7700 Length Units = Feet Motor Load = 63.1 KW Motor SCA = 2221 Motor SCA Treatment = Motor SCA Added to Main Bus System Voltage = 208 System Phase = 1 Phase	AVAILABLE FAULT CURRENT AT METER SOCKET
BUILDING F	Reserves at Eagle Point	23050	SCC Building F	None	Calculation of Fault Current Fault SCA Source = Main Bus SCA Available = 7700 Length Units = Feet Motor Load = 63.1 KW Motor SCA = 2221 Motor SCA Treatment = Motor SCA Added to Main Bus System Voltage = 208 System Phase = 1 Phase	AVAILABLE FAULT CURRENT AT METER SOCKET
BUILDING G	Reserves at Eagle Point	23050	SCC Building G	None	Calculation of Fault Current Fault SCA Source = Main Bus SCA Available = 7700 Length Units = Feet Motor Load = 63.1 KW Motor SCA = 2221 Motor SCA Treatment = Motor SCA Added to Main Bus System Voltage = 208 System Phase = 1 Phase	AVAILABLE FAULT CURRENT AT METER SOCKET
BUILDING H	Reserves at Eagle Point	23050	SCC Building H	None	Calculation of Fault Current Fault SCA Source = Main Bus SCA Available = 7700 Length Units = Feet Motor Load = 63.1 KW Motor SCA = 2221 Motor SCA Treatment = Motor SCA Added to Main Bus System Voltage = 208 System Phase = 1 Phase	AVAILABLE FAULT CURRENT AT METER SOCKET

CLUBHOUSE Fault Current  
Project Name: Reserves at Eagle Point  
Project Number: 23050  
Designer: [Redacted]  
Notes: [Redacted]

Calculation of Fault Current  
Fault SCA Source = Main Bus  
SCA Available = 5000  
Length Units = Feet  
Motor Load = 23.4 FLA  
Motor SCA = 84  
Motor SCA Treatment = Motor SCA Added to Main Bus  
System Voltage = 240  
System Phase = 3 Phase

AVAILABLE FAULT CURRENT AT METER SOCKET: 22K

AVAILABLE FAULT CURRENT AT METER SOCKET: 15,491