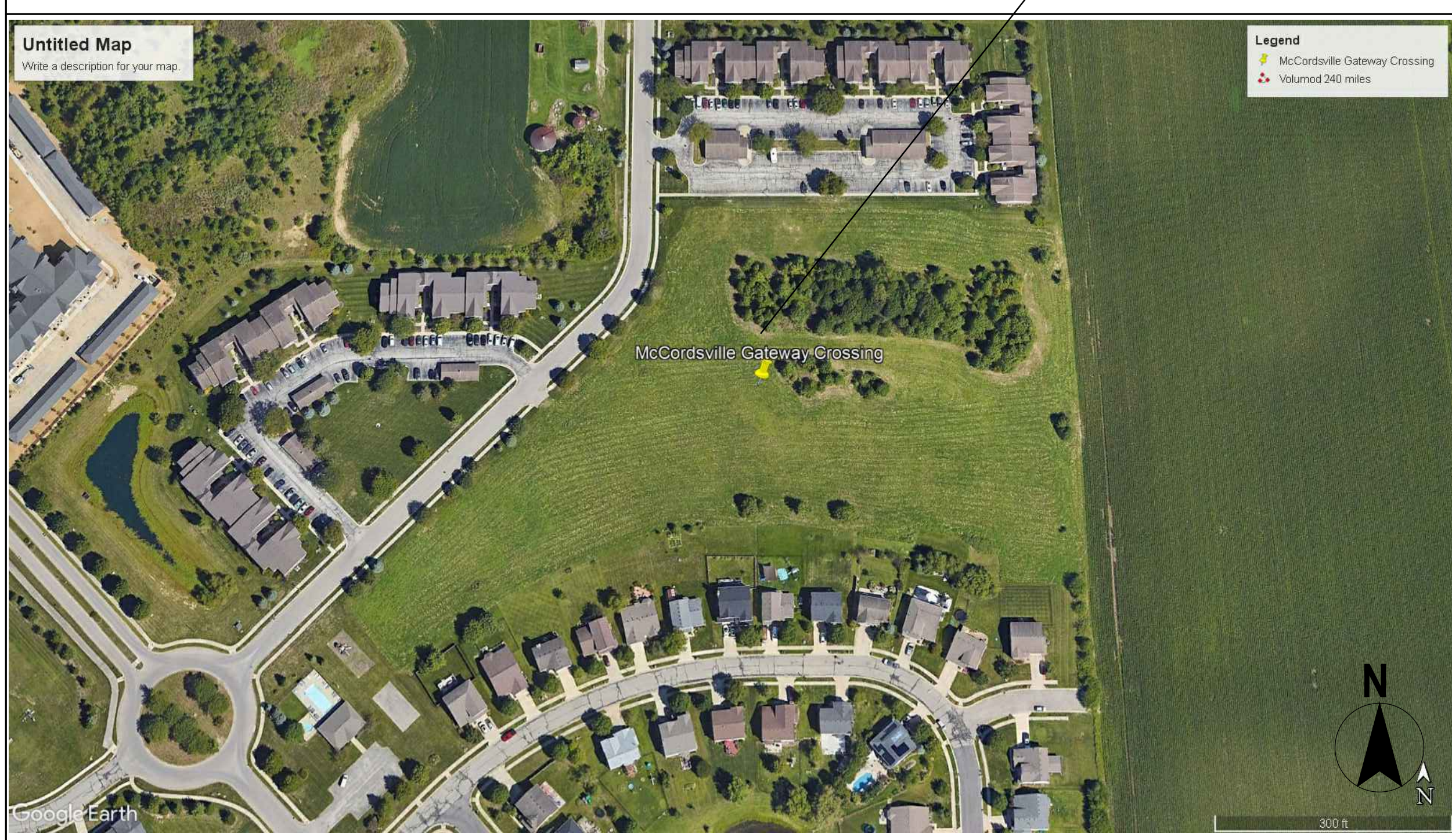


# KENNSINGTON WAY MCCORDSVILLE, IN 46055



SITE LOCATION MAP



SITE VICINITY MAP



## PROJECT TEAM

### DEVELOPER:

**THE RIDGE GROUP**  
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### STRUCTURAL ENGINEER:



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### MECH., PLUMBING & ELEC. ENGINEER:



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### CIVIL ENGINEER:

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### LANDSCAPE

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### CONSTRUCTION:

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### INTERIOR DESIGNER:

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## CONSULTANT



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## SEAL

## PROJECT TITLE

KENNSINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE

REVISIONS		
MARK	DESCRIPTION	DATE

DATE: 2-6-2024

DRAWN BY: BP

CHECKED BY: BP

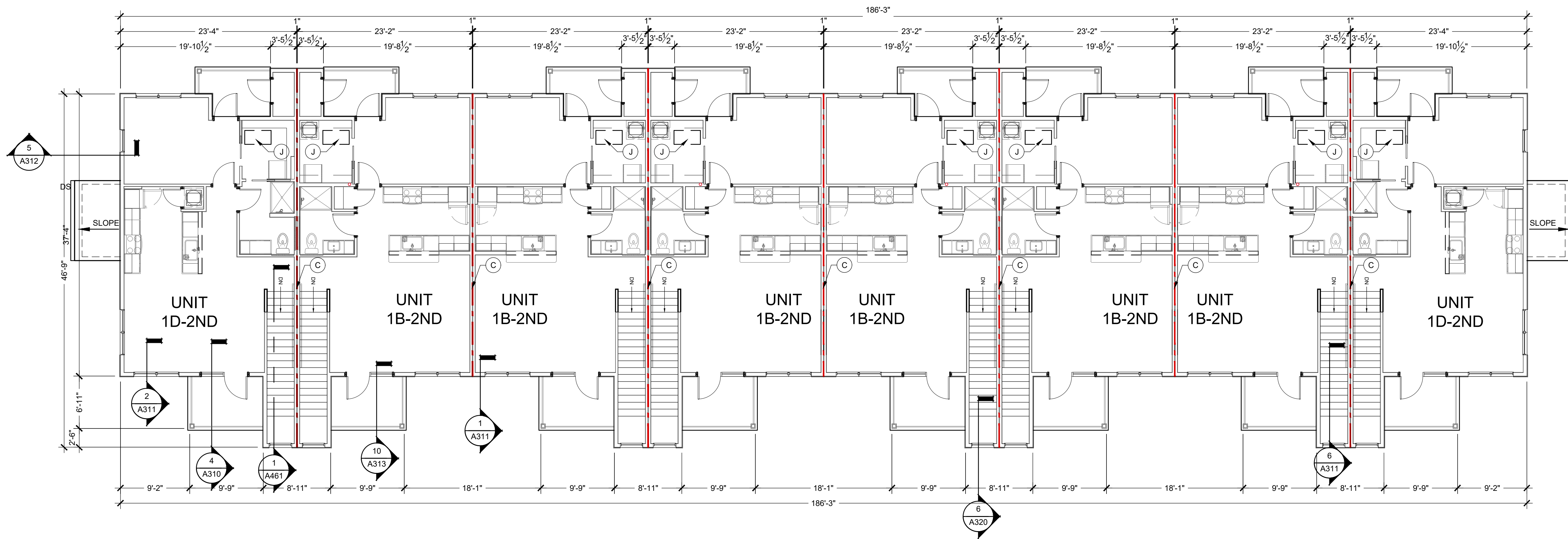
## SHEET TITLE

COVER

## SHEET NUMBER

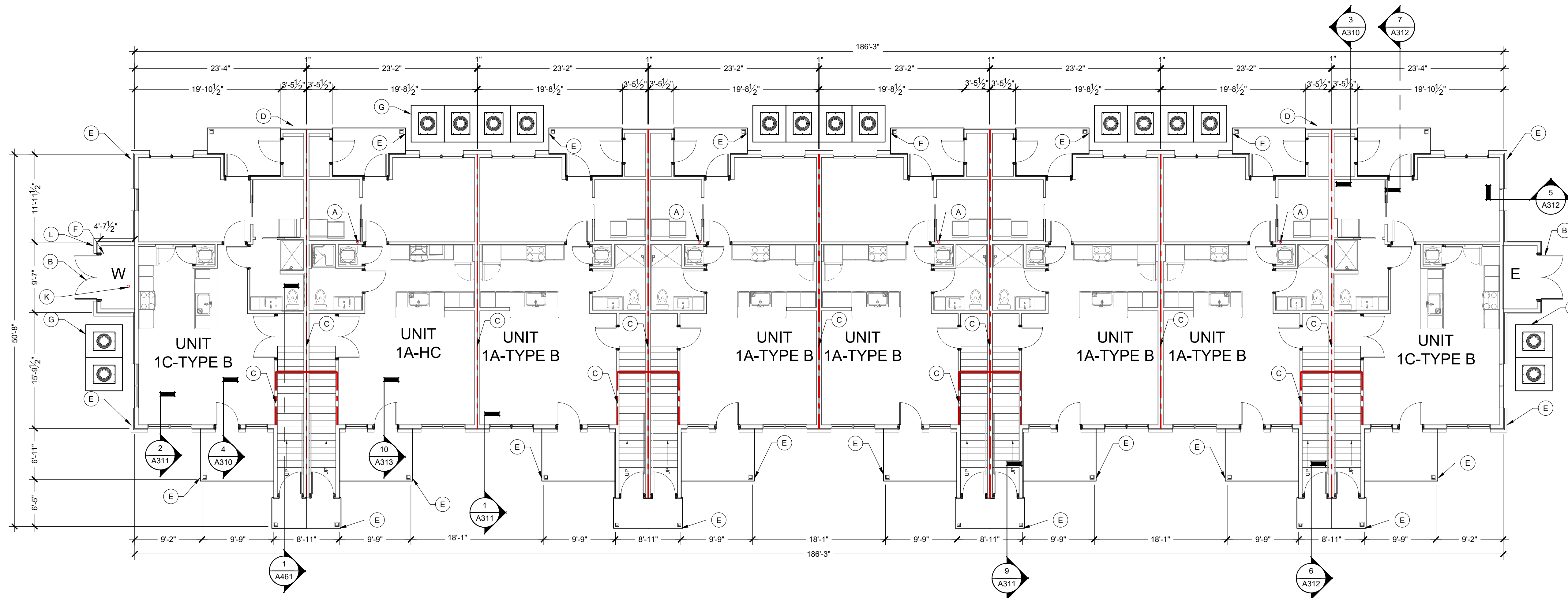
G000





2 FLOOR PLAN BUILDING TYPE-A - LEVEL 2

Scale: 1/8" = 1' - 0"



1 FLOOR PLAN BUILDING TYPE-A - LEVEL 1

Scale:  $1/8" = 1' - 0"$

## GENERAL FLOOR PLAN NOTES







1. FLOOR TRUSSES ARE TO BE POSITIONED SO THEY DO NOT INTERFERE WITH PLUMBING AND HVAC. ADJUST SPACINGS AS NECESSARY. REFER TO SPECIFICATIONS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. DETAILED FLOOR AND ROOF TRUSS FRAMING DIAGRAMS ARE TO BE FURNISHED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE.
3. ROUGH OPENINGS IN EXTERIOR WALLS SHALL BE UP SIZE APPROXIMATELY 1/8" TO ACCOMMODATE SHRINKAGE AT GROUND FLOOR OF WOOD BUILDINGS 3-4 STORIES AND GREATER FOR 5 STORIES.
4. ALL DIMENSIONS ARE TO FACE OF STUDS.
5. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK WITH ALL DISCIPLINES TO AVOID CONFLICTS. SEE MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC DRAWINGS FOR COORDINATION REGARDING SIZE AND QUANTITY OF OPENINGS, SLAB REQUIREMENTS AND LINTELS. INCLUDE FIRE PROTECTION NOT SHOWN ON PLANS.
6. SEAL AROUND ALL PENETRATIONS TO INSURE TIGHT BUILDING ENVELOPE. SEE A390 AND A391 FOR ADDITIONAL INFORMATION.
7. PROVIDE FIRE SEALANT AROUND ALL PENETRATIONS THROUGH RAISED WALLS.
8. ALL WALLS ARE PAINTED UNLESS NOTED OTHERWISE.
9. COORDINATE BUILDING STEP LOCATIONS WITH FLOOR ELEVATIONS SHOWN ON ARCHITECTURAL AND CIVIL SITE PLANS.
10. PATIO SLOPE SHALL BE 1/4" PER FOOT MAX. AWAY FROM UNIT AND DOORS.
11. PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AS RECOMMENDED BY MANUFACTURER. PROVIDE CJ IN CEILINGS SO NO DIMENSION EXCEEDS 50 FT. IN EITHER DIRECTION WHERE THERE IS PERIMETER RELIEF. PROVIDE PERIMETER RELIEF AT ALL PERIMETER PERIMETER RELIEF. DO NOT SEPARATE SUSPENSION SYSTEM, CAULK JOINT AND PAINT TO MATCH.
12. REFER TO G100 SERIES DRAWINGS FOR ADDITIONAL INFORMATION ON ACCESSIBILITY. SHEETS ARE INCLUDED FOR REFERENCE ONLY. CONTRACT SHOULD NOT MAKE ADJUSTMENTS TO THE PLANS WITHOUT APPROVAL FROM ARCHITECT.
13. REFER TO ELECTRICAL DRAWINGS AND E307 AND E308 FOR ADDITIONAL INFORMATION AND CLARIFICATION OF DESIGN-BUILD SCOPE FOR ACCESS CONTROLS, 5000 SERIES OF CALL BOXES, AND DATA TV. ICONS AND SYMBOLS SHOWN ON FLOOR PLANS FOR COORDINATION ACROSS DESIGN DISCIPLINES.
14. REFER TO WALL SECTIONS A300 SERIES FOR UL ASSEMBLIES FOR HORIZONTAL ASSEMBLIES. SEE A300 FOR ADDITIONAL INFORMATION.
15. PROVIDE DEFLECTION CLIPS AT ALL NON-BEARING WALLS WHERE THE WALLS DO NOT STACK VERTICALLY THROUGH THE BUILDING. SEE 6/5450. (TYPICAL WHERE UNITS ARE ABOVE AREA) AREAS. SEE STRUCTURAL SET SHEET FOR CALL BOX LOCATIONS.
16. HANDRAILS AT BALCONIES ON FLOORS 2 AND UP. NOT SHOWN ON FLOOR PLANS.
17. REFER TO A400 FOR MOUNTING DETAILS FOR ACCESS CONTROLS, DOOR OPENERS, CALL BOXES, AND PEDESTALS AT ENTRY DOORS.
18. REFER TO A510 FOR ADDITIONAL SPRINKLER ENTRY DETAILS WHERE INSULATION MAY BE REQUIRED TO BE ABOVE TOP OF DECK. TO BE COORDINATED WITH FINAL SPRINKLER INSTALLER.
19. REFER TO A531 FOR ADDITIONAL PLAN DETAILS FOR "FIRE WALLS".
20. ALL CORRIDOR WALLS ARE TO BE WALL TYPE 1C1 WITH RO-DELUXE RESILIENT CHANNEL ON THE CORRIDOR SIDE, UNLESS NOTED DIFFERENT. ALL CORRIDOR WALLS ARE TO BE TYPE 1C1 WITH RO-DELUXE CORRIDOR ARE NOT USED FOR SHEARWALLS THIS PROJECT.
21. END LIST

 **FLOOR PLAN KEYED NOTES:**

- A. RADON VENT. REFER TO G110 FOR ADDITIONAL INFORMATION.
- B. DOUBLE 3" DOORS, INSULATED, SEE DOOR SCHEDULE #B01.
- C. 1 HOUR DEMISING WALL.
- D. METER CENTER, SEE ELECTRICAL DRAWINGS, PROVIDE DOUBLE WALL CLOSSET. COORDINATE DOUBLE WALLS AS NEEDED FOR ELECTRICAL GEAR AND WIRING.
- E. DOWNSPOUT, SEE ROOF PLANS FOR MORE INFORMATION.
- F. SPRINKLER CLOSET, ONLY OCCURS ON ONE END OF BUILDING, SEE SITE PLAN FOR LOCATION.
- G. MECHANICAL EQUIPMENT PAD, SEE FOUNDATION PLANS FOR SIZE AND LOCATION.
- H. PERFORATED TILE TO BE INSTALLED UNDER CONNECTING WALKWAY AT DOWNSPOUT. SEE SITE PLAN AND CIVIL DRAWINGS FOR LOCATION OF WALKWAY.
- I. CONCRETE MECHANICAL EQUIPMENT PADS, COORDINATE SIZE AND CLEARANCE WITH MECHANICAL EQUIPMENT.
- J. ATTIC ACCESS AT ALL FLOOR UNITS SEE DETAIL 6/AS21.
- K. FLOOR DRAIN, SEE PLUMBING FOR COORDINATION OF BUILDING ORIENTATION ON SITE.
- L. DASHED LINE SHOWS BRICK, WHICH VARIES FROM OTHER BUILDINGS. ADDITIONAL BRICK REQUIRED AT MEP CLOSET IN LIEU OF LAP SIDING, SEE SLAB EDGE PLANS, AND ELEVATIONS AT TYPE B- BUILDING #2, TYPE A- BUILDING # 5 & 9.

### WALL LEGEND





(NOT ALL RATING LINE TYPES ARE  
NECESSARILY USED IN THIS PROJECT)

- |   |   |
|---|---|
|  | LOAD BEARING WALL OVERLAY<br>REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.              |
|  | 30 MINUTE RATED "FIRE PARTITION" AT<br>CORRIDORS.                                     |
|  | 1 HR RATED "FIRE PARTITION" WALL<br>EXTENDS FROM RATED ASSEMBLY TO<br>RATED ASSEMBLY. |
|  | 1 HR RATED "FIRE BARRIER" WALL<br>EXTENDS THROUGH INTERSECTING<br>ASSEMBLIES.         |
|  | 2 HR RATED "FIRE BARRIER" WALL<br>EXTENDS THROUGH INTERSECTING<br>ASSEMBLIES.         |
|  | 2 HR RATED "FIRE WALL" CONTINUOUS<br>WITHOUT INTERRUPTION.                            |

NOTES:

- SEE STRUCTURAL FOR ALL SHEAR WALL LOCATIONS.
- SEE WALL ASSEMBLY ON G030 AND G040 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.
- RATED WALLS INSIDE UNITS ARE FIRE RATED DUE TO CONSTRUCTION TYPE OF BUILDING AND FIRE RATING REQUIRED FOR CERTAIN ELEMENTS IN ACCORDANCE WITH TABLE 601.

### LOW VOLTAGE LEGEND

- |   |  |
|---|--|
|  | ACCESS CONTROLS  |
|  | SECURITY CAMERA. SEE E020 AND E021 FOR ADDITIONAL INFORMATION. |
|  | AUTOMATIC DOOR OPENER  |
|  | INTERCOM CALL BOX  |
|   | SEE E307 AND E308 FOR ADDITIONAL INFORMATION.                  |

CLIENT



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574-850-2270

## REAL

PROJECT TITLE

**KENNINGTON WAY**  
MCCORDSVILLE, IN 46055

SUED FOR:

E

## REVISIONS

MARK	DESCRIPTION

ATE

DATE: 2-6-2024

RAWN BY: BP

HECKED BY: BP

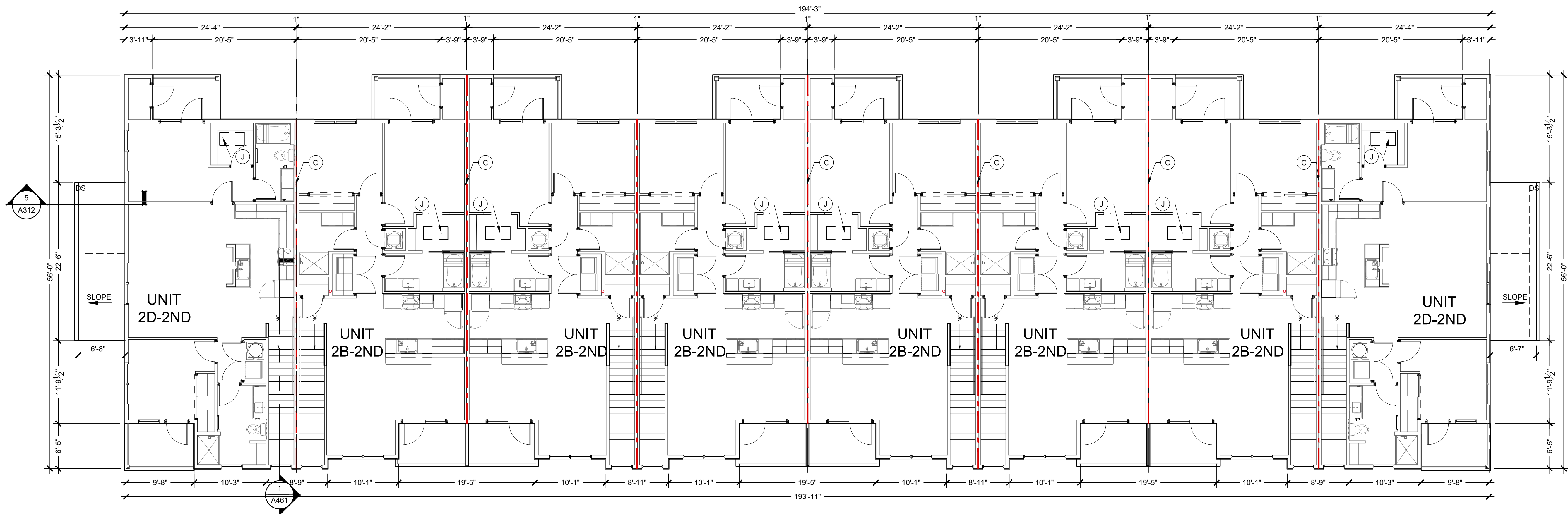
HEET TITLE

**OVERALL FLOOR  
PLANS  
LEVEL 1-2**

SHEET NUMBER

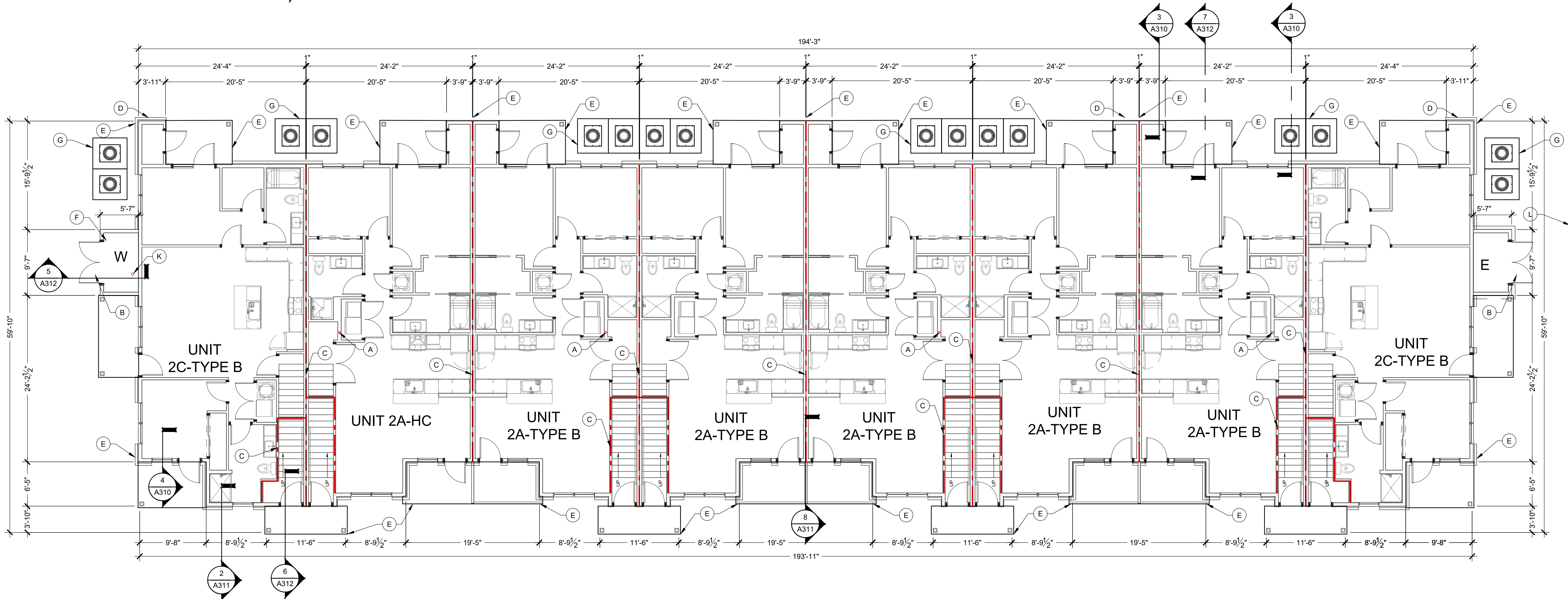
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2 FLOOR PLAN BUILDING TYPE-B- LEVEL 2

Scale: 1/8" = 1' - 0"



1 FLOOR PLAN BUILDING TYPE-B- LEVEL 1

Scale: 1/8" = 1' - 0"

GENERAL FLOOR PLAN NOTES

- FLOOR TRUSSES ARE TO BE POSITIONED SO THEY DO NOT INTERFERE WITH PLUMBING AND HVAC. ADJUST SPACING AS NECESSARY. REFER TO SPECIFICATIONS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- DETAILED FLOOR AND ROOF TRUSS FRAMING DIAGRAMS ARE TO BE FURNISHED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE.
- ROUGH OPENINGS IN EXTERIOR WALLS SHALL BE UPSIZE APPROXIMATELY 1/2" TO ACCOMMODATE SHRINKAGE AT GROUND FLOOR OF WOOD BUILDINGS 3-4 STORIES AND GREATER FOR 5 STORIES.
- ALL DIMENSIONS ARE TO FACE OF STUDS.
- ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK WITH ALL DISCIPLINES TO AVOID CONFLICTS. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SIZE AND QUANTITY OF OPENINGS, SLAB REQUIREMENTS AND LINTELS. INCLUDE FIRE PROTECTION NOT SHOWN ON PLANS.
- SEAL AROUND ALL PENETRATIONS TO INSURE TIGHT BUILDING ENVELOPE. SEE A390 AND A391 FOR ADDITIONAL INFORMATION.
- PROVIDE FIRE SEALANT AROUND ALL PENETRATIONS THROUGH RATED WALLS.
- ALL WALLS ARE PAINTED UNLESS NOTED OTHERWISE.
- COORDINATE BUILDING STEP LOCATIONS WITH FLOOR ELEVATIONS SHOWN ON ARCHITECTURAL AND CIVIL SITE PLANS.
- PATIO SLOPES SHALL BE 1/4" PER FOOT MAX. AWAY FROM UNIT AND DOORS.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AS RECOMMENDED BY MANUFACTURER. PROVIDE CJ IN CEILINGS SO NO DIMENSION EXCEEDS 50 FT. IN EITHER DIRECTION WHERE THERE IS PERIMETER RELIEF OR 30 FT. IN EITHER DIRECTION WITHOUT PERIMETER RELIEF. DO NOT SEPARATE SUSPENSION SYSTEM. CAULK JOINT AND PAINT TO MATCH.
- REFER TO G100 SERIES DRAWINGS FOR ADDITIONAL INFORMATION ON ACCESSIBILITY. SHEETS ARE INCLUDED FOR REFERENCE ONLY. CONTRACT SHOULD NOT MAKE ADJUSTMENTS TO THE PLANS WITHOUT APPROVAL FROM ARCHITECT.
- REFER TO ELECTRICAL DRAWINGS AND E307 AND E308 FOR ADDITIONAL INFORMATION AND CLARIFICATION OF DESIGN-BUILD SCOPE FOR ACCESS CONTROLS, SECURITY CAMERAS, DOOR OPERATORS, AND DATA/TV. ICONS AND SYMBOLS SHOWN ON FLOOR PLANS FOR COORDINATION ACROSS DESIGN DISCIPLINES.
- REFER TO WALL SECTIONS A300 SERIES FOR UL ASSEMBLIES FOR HORIZONTAL ASSEMBLIES AND EXTERIOR WALL INFORMATION.
- PROVIDE DEFLECTION CLIPS AT ALL NON-BEARING WALLS WHERE THE WALLS DO NOT STACK VERTICALLY THROUGH THE BUILDING. SEE 6/A540. TYPICAL WHERE UNITS ARE ABOVE AMENITY AREAS. SEE STRUCTURAL SET S310 FOR DETAIL.
- HANDRAILS AT BALCONIES ON FLOORS 2 AND UP. NOT SHOWN ON FLOOR PLANS.
- REFER TO A400 FOR MOUNTING DETAILS FOR ACCESS CONTROLS, DOOR OPENERS, CALL BOXES, AND PEDESTALS AT ENTRY DOORS.
- REFER TO A510 FOR ADDITIONAL SPRINKLER DETAILS WHERE INSULATION MAY BE REQUIRED BELOW TOP OF ROOF DECK. TO BE COORDINATED WITH FINAL SPRINKLER INSTALLER.
- REFER TO A531 FOR ADDITIONAL PLAN DETAILS FOR "FIRE WALLS".
- ALL CORRIDOR WALLS ARE TO BE WALL TYPE 1C1 WITH RC-DELUXE RESILIENT CHANNEL ON THE CORRIDOR SIDE, UNLESS NOTED DIFFERENTLY. SEE STRUCTURAL FOR SHEARWALL LOCATIONS. CORRIDORS ARE NOT USED FOR SHEARWALLS THIS PROJECT.
- END LIST

FLOOR PLAN KEYED NOTES:

- A. RADON VENT. REFER TO G110 FOR ADDITIONAL INFORMATION.  
B. DOUBLE 36" DOORS, INSULATED, SEE DOOR SCHEDULE #B01.  
C. 1 HOUR DEMISING WALL.  
D. METER CENTER, SEE ELECTRICAL DRAWINGS. PROVIDE DOUBLE WALL CLOSET. COORDINATE DOUBLE WALLS AS NEEDED FOR ELECTRICAL GEAR AND METERS.  
E. DOWNSPOUT, SEE ROOF PLANS FOR MORE INFORMATION.  
F. SPRINKLER CLOSET, ONLY OCCURS ON ONE END OF BUILDING. SEE SITE PLAN FOR LOCATION.  
G. MECHANICAL EQUIPMENT PAD, SEE FOUNDATION PLANS FOR SIZE AND LOCATION.  
H. PERFORATED TILE TO BE INSTALLED UNDER CONNECTING WALKWAY AT DOWNSPOUT, SEE SITE PLAN AND CIVIL DRAWINGS FOR LOCATION OF WALKWAY.  
I. CONCRETE MECHANICAL EQUIPMENT PADS, COORDINATE SIZE AND CLEARANCE WITH MECHANICAL EQUIPMENT.  
J. ATTIC ACCESS AT ALL TOP FLOOR UNITS. SEE DETAIL 6/A521.  
K. FLOOR DRAIN, SEE PLUMBING FOR COORDINATION OF BUILDING ORIENTATION ON SITE.  
L. DASHED LINE SHOWS BRICK, WHICH VARIES FROM OTHER BUILDINGS. ADDITIONAL BRICK REQUIRED AT MEP CLOSET IN LIEU OF LAP SIDING, SEE SLAB EDGE PLANS, AND ELEVATIONS AT TYPE B: BUILDING #2, TYPE A: BUILDING # 5 & 9.  
M.

WALL LEGEND

- (NOT ALL RATING LINE TYPES ARE NECESSARILY USED IN THIS PROJECT)
- LOAD BEARING WALL OVERLAY  
REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.  
30 MINUTE RATED "FIRE PARTITION": AT CORRIDORS.
- 1 HR RATED "FIRE PARTITION": WALL EXTENDS FROM RATED ASSEMBLY TO RATED ASSEMBLY.
- 1 HR RATED "FIRE BARRIER": WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
- 2 HR RATED "FIRE BARRIER": WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
- 2 HR RATED "FIRE WALL": CONTINUOUS WITHOUT INTERRUPTION.

- NOTES:
- SEE STRUCTURAL FOR ALL SHEAR WALL LOCATIONS.
  - SEE WALL ASSEMBLY ON G030 AND G040 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.
  - RATED WALLS INSIDE UNITS ARE FIRE RATED DUE TO CONSTRUCTION TYPE OF BUILDING AND FIRE RATING REQUIRED FOR CERTAIN ELEMENTS IN ACCORDANCE WITH TABLE 601.

LOW VOLTAGE LEGEND

- AC ACCESS CONTROLS
- SECURITY CAMERA. SEE E020 AND E021 FOR ADDITIONAL INFORMATION.
- DO AUTOMATIC DOOR OPENER
- CB INTERCOM CALL BOX
- SEE E307 AND E308 FOR ADDITIONAL INFORMATION.

CLIENT



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SEAL

PROJECT TITLE

KENNINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR: DATE

REVISIONS		DATE
MARK	DESCRIPTION	

DATE: 2-6-2024

DRAWN BY: BP

CHECKED BY: BP

SHEET TITLE  
OVERALL FLOOR  
PLANS  
LEVEL 1-2

SHEET NUMBER

A102



ROOF VENTILATION REQUIREMENTS								
MCCORDS VILLE				UPDATED	2/5/2024			
BOX VENT BASIS OF DESIGN FREE VENTILATION AREA.								
SOFFIT VENT BASIS OF DESIGN "HARDIESOFFIT, FREE VENTILATION AREA/ LINEAR FT.							X=	144
BOX VENTS =		80%	SOFFIT VENTS =		40%	X= 5		
IBC 1203.2 NET FREE VENTILATION AREA SHALL BE > 1/X OF THE AREA. Exception #1 - The net free area shall be reduced to 1/300 provided that 50% < x > 80% of the ventilators are positioned in the upper portion of the space > 3 ft above the soffit vents.							X=	300
ZONE	ATTIC AREA (SQ. FT.)	TOTAL FREE AREA (TVA) (SQ. INCHES)	BOX VENT AREA (SQ. INCHES) (NFVA / 2)	# OF BOX VENTS REQUIRED, MINIMUM.	Box Vents Provided	SOFFIT VENT REQUIRED (SQ. INCHES) (NFVA / 2)	SOFFIT LENGTH REQUIRED, MINIMUM.	Soffit Length Provided
A	2047	983	786	5.5	8.0	393	78.6	106
B	2552	1225	980	6.8	10.0	490	98.0	136
C	2522	1211	968	6.7	10.0	484	96.8	111
CLUB	6300	3024	2419	16.8	14.0	1210	241.9	320

ROOF DRAINAGE CALCULATIONS					
UPDATED		12/22/2023			
Rainfall Intensity:		3.10	inches / hr / sf		
Reference Location:		Indianapolis			
=		0.2583	cub ft / hr / sf		
=		1.9323	gph / sqft		
=		0.0322	gpm / sqft		
Actual Roof Area		1000			
ROOF PITCH FACTOR:		1.00			
Calculated Roof Area		1000			
Roof Area Flow Rate		32.21	gpm to gutter.		
Notes					
Roof Pitch Factors.		Gutter Sizing 1/4" / foot		Downspout Sizing	
12:12+	1.3	4" dia.	39	2 1/2" x 3"	92
9:12 - 11:12	1.2	5" dia.	74	3 1/2" x 4"	192
6:12 - 8:12	1.1	6" dia.	110	4" x 5"	360
4:12 - 5:12	1.05	3" x 5"	157	5 x 6"	563
Flat - 3:12	1.0	4 1/2" x 6"	348		
		IBC 1106.6		IBC 1106.3	

- GENERAL NOTES - ROOF PLAN**
- DETAILED FLOOR AND ROOF TRUSS FRAMING DIAGRAMS ARE TO BE FURNISHED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS TO BE LOCATED.
  - THE TRUSS MANUFACTURER SHALL PROVIDE ENGINEERED PERMANENT ROOF TRUSS BRACING AS REQUIRED BY THE CODE.
  - LOCATE HIGH-POINT OF GUTTER AT MID-SPAN IN BETWEEN DOWNSPOUTS UNLESS INDICATED OTHERWISE ON THE ROOF PLAN. DOWNSPOUTS TO BE PROVIDED WITH EXTENSIONS TO ENSURE ALL WATER DISCHARGES NO LESS THAN 6' FROM BUILDING FOUNDATION OR DIRECTLY INTO STORM SYSTEM.
  - THE ENTIRE BUILDING ENVELOPE INCLUDING ROOF, WALLS, & FLOORS TO BE DRIED IN PRIOR TO THE STORAGE AND INSTALLATION OF INTERIOR FINISH MATERIALS. IN ADDITION, THE OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR VERIFYING THAT THERE HAS BEEN NO EVIDENCE OF WATER PENETRATING THE BUILDING ENVELOPE OR WATER LEAK FROM MECHANICAL AND/OR FIRE SPRINKLER SYSTEMS PRIOR TO ENCLOSING THE WALL, CEILING OR ROOF CAVITIES.
  - ARROWS ON THE ROOF PLAN INDICATE WATER DRAINAGE DIRECTION.
  - FRAMING SUB-CONTRACTOR, PANEL MANUFACTURER, ROOFING SUPPLIERS, ROOF TRUSS MANUFACTURERS AND INSTALLERS SHALL REVIEW ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. UNLESS NOTED OTHERWISE, ROOFING SUPPLIERS, MANUFACTURERS AND INSTALLERS WILL BE ASSUMED TO HAVE REVIEWED AND APPROVED THE DETAILS SHOWN.
  - PRIME ALL METAL TO BE IN CONTACT WITH ROOFING MATERIALS.
  - "DS" INDICATES DOWN SPOUT. "RV" INDICATES RADON VENT.
  - PROVIDE FLASHING PER DETAILS AT ALL CONDUIT AND HVAC LINES PENETRATING THE ROOF.
  - CONTRACTOR AND ALL SUB-TRADES SHALL BE AWARE AND EXERCISE THE NECESSARY CARE TO PREVENT DAMAGE TO OR PUNCTURE OF THE ROOF. THIS SHALL INCLUDE ALL SHARP MATERIALS, TOOLS, MATERIAL SCRAPS OR MATERIALS HAVING A DELETERIOUS AFFECT ON THE ROOFING MATERIAL.
  - PROVIDE SOFFIT DRAFTSTOPPING AT 20" MAX. INTERVALS.
  - SEPARATE DISSIMILAR METALS AS THEY OCCUR PER MANUFACTURER'S RECOMMENDATIONS. REVIEW MATERIALS AND METHODS WITH ARCHITECT.
  - THE ROOF ASSEMBLY IS CONSIDERED A COMPLETE ROOF ASSEMBLY. ARCHITECTS DRAWINGS DO NOT INCLUDE ALL ACCESSORIES, FLASHING, TRANSITIONS, AND INSTALLATION DETAILS AS REQUIRED BY MANUFACTURER. OMISSIONS OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE G.C. OR SUB-CONTRACTOR FROM PROVIDING A COMPLETE SYSTEM.
  - PROVIDE "ICE & WATER SHIELD" AROUND ALL PENETRATIONS, VALLEYS, AND ALONG EAVES. EXTEND 24" FROM FACE OF EXT. WALL. PROVIDE A 24X36 MIN. OPENING TO ALL ROOF CAVITIES TO CONNECT TO THE MAIN VOLUME OF SPACE FOR VENTING AND ACCESS. RIDGE VENTS MAY BE USED AT GABLES ONLY.

CLIENT

**TRG** THE RIDGE GROUP

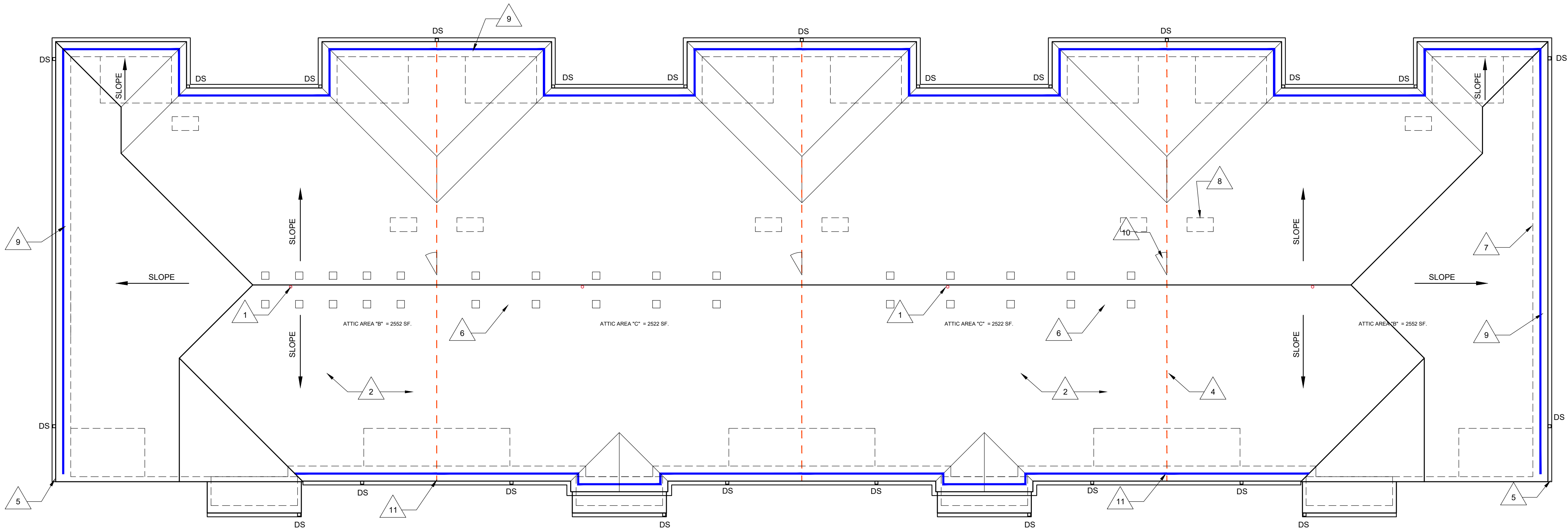
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765-282-3778

CONSULTANT

**R3B** ARCHITECTURE, LLC

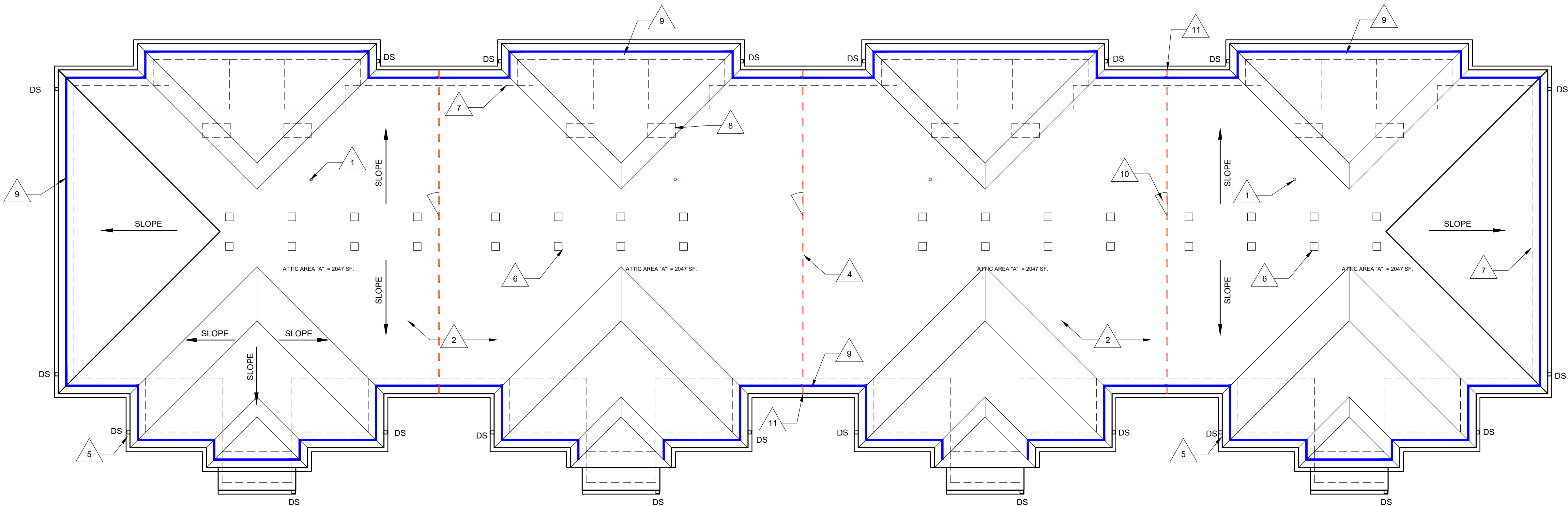
2056 N. ALABAMA ST.  
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574-850-2270

SEAL



1 ROOF PLAN BUILDING TYPE B

Scale: 1/8" = 1' - 0"



1 ROOF PLAN BUILDING TYPE A

Scale: 1/8" = 1' - 0"

**ROOF LEGEND** (NOT ALL RATING LINE TYPES ARE NECESSARILY USED IN THIS PROJECT)

- 2 HR RATED "FIRE WALL" CONTINUOUS WITHOUT INTERRUPTION.
- 1 HR RATED "FIRE BARRIER" WALL. EXTENDS FROM RATED ASSEMBLY TO RATED ASSEMBLY.
- DRAFT STOPPING - ALIGN WITH DEMISING WALLS. LIMIT CAVITY TO 3000 SQ. FT OR (2) UNITS (WHAT EVER IS LESS). ALIGN WITH 1" SIDE OF THE CORRIDOR. IBC 718.3.1 - DRAFTSTOPPING, WHERE SHOWN, IS INTENDED TO STOP THE PASSAGE OF AIR. ALIGN WITH FIRE RATED WALLS ("FIRE BARRIERS") BELOW.

**ROOF PLAN KEYED NOTES**

- RADON VENT. REFER TO G110 FOR ADDITIONAL INFORMATION.
  - OFFSET PIPE IN ROOF CAVITY TO AVOID FIRE TREATED DECKING.
- ASPHALTIC ROOF SHINGLES ON SYNTHETIC UNDERLAYMENT, 30 YEAR WARRANTY, ENERGY STAR, ANTI-FUNGAL RATED. BASIS OF DESIGN - OWENS CORNING, OAKRIDGE.
- not used
- DRAFTSTOPPING IN CEILING-ROOF CAVITY BELOW. ACCEPTABLE DRAFTSTOPPING MATERIALS INCLUDE:
  - 1/2" GYPSUM BOARD
  - 1/2" WOOD STRUCTURAL PANELS
  - 1/2" PARTICLE BOARD
  - 1" NOMINAL LUMBER
  - CEMENT FIBERBOARD
  - MINERAL WOOL
- TYPICAL GUTTER. REFER TO ELEVATIONS FOR DOWNSPOUT LOCATIONS. GUTTERS TO BE 6" WIDE X 6" DEEP. SLOPE TO BE 1/16" PER 1'-0". DOWNSPOUTS TO BE 5" WIDE X 5" DEEP. SEE 12/A520.
- ROOF VENT, 144 SQ. INCHES FREE AREA, MIN. TYPICAL SEE VENTILATION CHART.
- LINE OF WALLS BELOW.
- ATTIC ACCESS HATCH IN CEILING AT TOP FLOOR. SIZE 20"x40" MINIMUM.
- SOFFIT VENTS, 5 SQ. INCHES / FOOT MIN..
- DOOR THROUGH DRAFTSTOPPING COMPARTMENTS. SEE SHEET B/A521.
- EXTEND DRAFT STOPPING TO EDGE OF OVERHANG IN THE ROOF ATTIC SPACE. ALIGN WITH UNIT DEMISING WALL BELOW.
- END LIST

ISSUED FOR: DATE:

REVISIONS

MARK	DESCRIPTION	DATE

DATE: 2-6-2024

DRAWN BY: BP

CHECKED BY: BP

SHEET TITLE

ROOF PLANS


SHEET NUMBER

A103





CLIENT



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SEAL

PROJECT TITLE

KENNINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE

REVISIONS		
MARK	DESCRIPTION	DATE

DATE: 2-6-2024  
DRAWN BY: BP  
CHECKED BY: BP

SHEET TITLE  
RENDERINGS  
TYPE A

SHEET NUMBER  
A201





CLIENT

TRG

THE  
RIDGE  
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SEAL

PROJECT TITLE

KENNINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE

REVISIONS		
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DATE: 2-6-2024  
DRAWN BY: BP  
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SHEET TITLE  
RENDERINGS  
TYPE B

SHEET NUMBER  
A202





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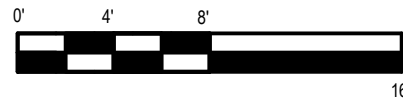
SEAL

PROJECT TITLE

**KENNINGTON WAY**  
MCCORDSVILLE, IN 46055

ISSUED FOR:		DATE
REVISIONS		
MARK	DESCRIPTION	DATE
DATE:		2-6-2024
DRAWN BY:		BP
CHECKED BY:		BP
SHEET TITLE		
<b>RENDERINGS</b>		
<b>CLUBHOUSE</b>		
SHEET NUMBER		
<b>A203</b>		





1. FOUNDATION SHOWS FOR REFERENCES ONLY. SEE STRUCTURAL.
2. SEAL ALL PENETRATION WITH SEALANT TO MATCH ADJACENT MATERIALS.
3. REMOVE ALL DEBRIS FROM ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
4. ALL SIDING AND TRIM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. TOUCH UP WITH PRIMER AT ALL CUTS WHERE COMPOSITE WOOD FIBERS ARE USED.
5. REVIEW ALL PENETRATIONS THROUGH SHEARWALL WITH STRUCTURAL. ANY PENETRATION NOT IN APPROVED ZONES SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY.
6. PROVIDE FLASHING CUT INTO BRICK WHERE ROOF OR CANOPY TERMINATES INTO BRICK WALL. PROVIDE 1" FULL COARSE VERICAL COVERAGE, MIN. 2" FULL COARSE VERICAL COVERAGE, MIN. 2" FULL COARSE VERICAL COVERAGE TO RECEIVE A FACTORY FINISH.
7. PAINT ALL DRYER AND EXHAUST VENTS TO MATCH SIDING. SEE A600 SERIES FOR DRYER VENT DETAILS.
8. REFER TO DOOR AND WINDOW SCHEDULES FOR TYPES AND SIZES. SEE A600 SERIES.
9. ALL TRIM TO BE 5/4" UNLESS OTHERWISE NOTED.
10. SIDEWALKS AT BUILDING AND STRUCTURES ON AN ACCESSIBLE ROUTE TO BE 48" HIGH WITH FINISH FLOOR TO MATCH EXISTING SIDEWALK FINISH IN ACCORDANCE WITH ADA STANDARDS.
11. ALL EXPOSED FLASHING TO BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER WITH WATER WASHABLE FINISH.
12. ARCHITECTURAL FINISH FLOOR ELEVATION OF 0'-0" IS EQUAL TO THE HIGHEST GROUND FLOOR ELEVATION AT EACH BUILDING LISTED ON THE CIVIL PLAN. SEE CIVIL PLAN FOR EXISTING FINISH FLOOR ELEVATIONS.
13. ALL SFFITS TO BE PAINTED TO MATCH THE FRONT FACE OF THE WALL THAT IT TIES INTO ABOVE IT.
14. PAINT LOUZE LINEETS AT PRESSURE TO MATCH ADJACENT BRICK COLOR.
15. BALCONY FRAMES WITH BRICK SURFACES TREATED LUMEN EXPOSED FROM BELOW UNPAINTED FINISH.
16. SEE A600 SERIES FOR TYPICAL EXTERIOR DETAILS, FLASHING CONDITIONS, WALL PENETRATIONS, TRANSITION DETAILS, AIR & WATER BARRIER SYSTEMS AND RECOMMENDED INSTALLATION DETAILS.
17. END LIST!

SEAL

**KENNSINGTON WAY**  
MCCORDSVILLE, IN 46055

B. 5/4" X 10" FASCIA BOARD WITH GUTTER. COLOR: DARK GRAY AND BLACK. SEE SPECIFICATIONS FOR MATERIAL AND PROFILE.  
 C. B. BRICK DETAILS (WEEPS AT TOP AND BOTTOM OF WALL). COLOR: DARK BLACK (GRAY SIMILAR TO TERRAZZO HAUTE DOMINO).  
 D. SLOPE: 1/4" PER FOOT. CO. STONE SHALL BE ORDERED FROM SUPPLIER. STANDARD PROFILES. COLOR TO MATCH BRICK.  
 E. SOLDIER COURSE OVER WINDOWS WITH PATTERNED STEEL LINTE.  
 F. ELECTRIC METER PANEL. TRIM OUT AREA FOR METERS AND FINISH WITH FLAT SIDING PANELS. PAINT TO MATCH ADJACENT BRICK.  
 G. 1. 6" X 6" TRIM AROUND WINDOWS AND DOORS.  
 E. 1. 6" X 6" WIDE TRIM AROUND WINDOWS AND DOORS.  
 E. 2. 6" X 6" WIDE TRIM AT INSIDE & OUTSIDE CORNERS.  
 E. 3. 4" X 6" HORIZONTAL BASE TRIM ABOVE BRICK.  
 E. 4. 6" X 6" HORIZONTAL TRIM ABOVE CHIMNEY / SOFFIT. SEE DETAILS.  
 E. 5. 6" X 6" TRIM ABOVE PATIO SLAB.  
 F. GUTTERS & DOWNSPOUTS. MATCH ADJACENT GUTTER / SIDING COLOR. SEE CIVIL PLANS. PAINT EXPOSED PVC TO MATCH DOWNSPOUTS. COLOR TO BE SELECTED FROM SAMPLES.  
 G. LIGHTING WALL PANEL. ADD ADDITIONAL NOTES ON THE LIGHTING FIXTURES SCHEDULE.  
 H. ASPHALT SHINGLE ROOF. 30-YEAR WARRANTY ON SYNTHETIC UNDERLAYMENT AND 50-YEAR WARRANTY ON PRE-ENGINEERED WOOD TRUSSES. COLOR DARK GRAY ARCHITECTURAL. SUBMIT COLORS FOR APPROVAL.  
 I. E. 1. TRIM OF SIDING WITH DRIP EDGE AND 4" TRIM. TYPICAL.  
 F. SMOOTH SIDING PANEL AT GABLE. TYPICAL.  
 G. ALUMINUM RAILING SYSTEM. SEE ADDITIONAL NOTES ON BALCONY RAILING. PLACEMENT OF NO RAILINGS REQUIRED ON GROUND FLOOR AT BALCONIES. COLOR: BLACK.  
 H. COMPOSITE POST. REAL POST - SMOOTH. PAINT HIGH GLOSS MATTE BLACK. 1 1/2" DIA. 8' LONG. 4" DIA. 8' LONG. 4" DIA. 8' LONG. 4" DIA. 8' LONG. BOTTOM WITH 5/4" X 6" TRIM. PAINT COLOR TO MATCH HARDI IRON GRAY.  
 I. BOARD & BATTEN FIBER CEMENT SIDING. COLOR: ARTIC WHITE.  
 N. METAL ROOF COLOR: BLACK.  
 O. LAP SIDING, FIBER CEMENT, 7" EXPOSURE. COLOR: DEEP OCEAN BLUE.  
 P. THIS AREA VARIES FROM OTHER BUILDINGS. ADDITIONAL BRICK REQUIRED AT MEP CLOSET IN LIEU OF LAP SIDING. SEE FLOOR PLAN. ADDITIONAL BRICK REQUIRED AT MEP CLOSET IN LIEU OF LAP SIDING. SEE FLOOR PLAN.  
 R. END L.

ISSUED FOR: \_\_\_\_\_ | DATE: \_\_\_\_\_

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DATE: 2-6-2024

DRAWN BY: BP

CHECKED BY: BE

**SHEET TITLE**  
**ELEVATIONS**

SHEET NUMBER

# A210

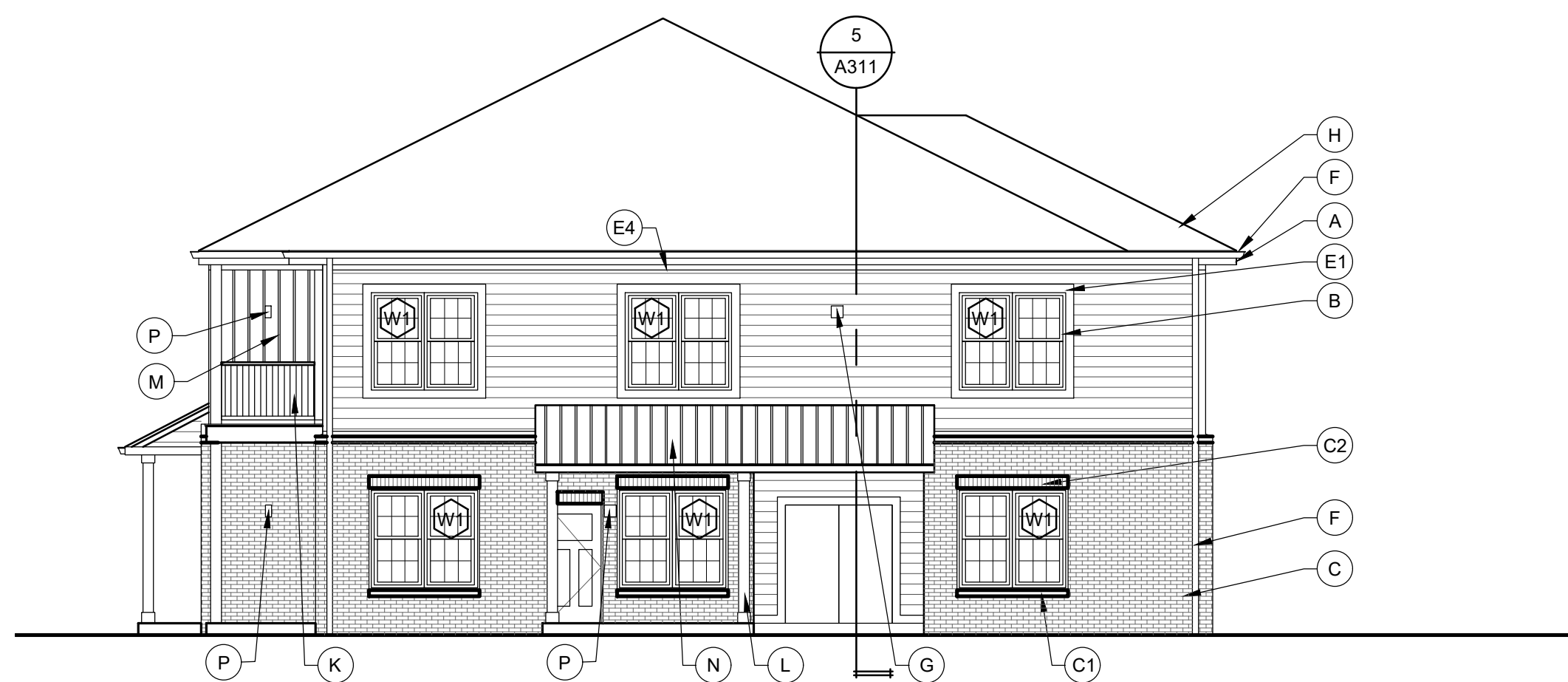




5 ELEVATION - TYPE B - SIDE - BUILDING 2  
Scale: 1/8" = 1' - 0"



4 ELEVATION - TYPE B - SIDE  
Scale: 1/8" = 1' - 0"



3 ELEVATION - TYPE B - SIDE  
Scale: 1/8" = 1' - 0"



2 ELEVATION - TYPE B - REAR OVERALL  
Scale: 1/8" = 1' - 0"



1 ELEVATION - TYPE B - FRONT OVERALL  
Scale: 1/8" = 1' - 0"

GENERAL ELEVATION NOTES

- FOUNDATION SHOWN FOR REFERENCES ONLY. SEE STRUCTURAL.
- SEAL ALL PENETRATION WITH SEALANT TO MATCH ADJACENT MATERIALS.
- SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
- ALL SIDING AND TRIM TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. TOUCH UP PAINT AND PRIMER AT ALL CUTS WHERE COMPOSITE WOOD FIBERS ARE USED.
- REVIEW ALL PENETRATIONS THROUGH SHEARWALL WITH STRUCTURAL. ANY PENETRATION NOT IN APPROVED ZONES SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY.
- PROVIDE FLASHING CUT INTO BRICK WHERE ROOF OR CANOPY TERMINATES INTO BRICK WALL. PROVIDE 1 FULL COARSE VERTICAL COVERAGE, MIN.
- PAIN'T ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
- PAIN'T ALL DRYER AND EXHAUST VENTS TO MATCH SIDING. SEE A500 SERIES FOR DRYER VENT DETAILS.
- REFER TO DOOR AND WINDOW SCHEDULES FOR TYPES AND SIZES. SEE A600 SERIES.
- ALL TRIM TO BE 5/4" UNLESS OTHERWISE NOTED.
- SIDEWALKS AT BUILDING AND STRUCTURES ON AN ACCESSIBLE ROUTE TO BE FLUSH WITH FINISH FLOOR AT DOORS AND MUST SLOPE AWAY IN ACCORDANCE WITH ADA STANDARDS.
- ALL EXPOSED FLASHING TO BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.
- ARCHITECTURAL FINISH FLOOR ELEVATION OF 0'-0" IS EQUAL TO THE HIGHEST GROUND FLOOR ELEVATION AT EACH BUILDING LISTED ON THE CIVIL FINISH FLOOR ELEVATIONS. SEE CIVIL DRAWINGS.
- ALL SOFFITS TO BE PAINTED TO MATCH THE FRONT FACE OF THE WALL THAT IT DIES INTO ABOVE IT.
- PAINT LOOSE LINTELS AT THE BRICK TO MATCH ADJACENT BRICK COLOR.
- ALL BALCONIES FRAMED WITH PRESSURE TREATED LUMBER EXPOSED FROM BELOW WITHOUT PAINTED FINISH.
- SEE A600 SERIES FOR TYPICAL EXTERIOR DETAILS, FLASHING CONDITIONS, WALL PENETRATIONS, TRANSITION DETAILS, AND AIR & WATER BARRIER SYSTEM RECOMMENDED INSTALLATION DETAILS.
- END LIST

ELEVATION KEYED NOTES

- 5/4" X 10" FASCIA BOARD WITH GUTTER. COLOR GUTTER AND FASCIA WHITE. SEE SPECIFICATIONS FOR MATERIAL AND PROFILE.
- VINYL WINDOW, BLACK, TYPICAL.
- BRICK DETAILS (WEEPS AT TOP AND BOTTOM OF WALL). COLOR: DARK BLACK / GRAY SIMILAR TO TERRE HAUTE DOMINO.
- SLOPED PRECAST SILL. ARCHITECT TO CHOOSE FROM SUPPLIERS STANDARD PROFILES. COLOR TO MATCH BRICK.
- SOLDIER COARSE OVER WINDOWS WITH PAINTED STEEL LINTEL AND VERTICAL WAFFER WEEPS. COLOR TO MATCH BRICK.
- ELECTRIC METER BANK. TRIM OUT AREA FOR METERS AND FINISH WITH FLAT SIDING PANELS. PAINT TO MATCH ADJACENT BRICK.
- 5/4" TRIM BOARD. COLOR: HARDIE CORBELL STONE.
- X6" WIDE TRIM AROUND WINDOWS AND DOORS.
- X6" WIDE TRIM AT INSIDE & OUTSIDE CORNERS.
- X4" HORIZONTAL BASE TRIM ABOVE BRICK.
- X6" HORIZONTAL BAND BELOW OVERHANG / SOFFIT. SEE DETAILS.
- X6" TRIM ABOVE PATIO SLAB.
- GUTTERS & DOWNSPOUTS. MATCH ADJACENT COPING / SIDING COLOR. TIE INTO STORM SYSTEM. SEE CIVIL PLANS. PAINT EXPOSED PVC TO MATCH DOWNSPOUTS. COLOR TO BE SELECTED FROM SAMPLES.
- LIGHTING WALL PACK. SEE ADDITIONAL NOTES ON THE LIGHTING FIXTURES SCHEDULE.
- ASPHALT SHINGLE ROOF. "30 YEAR WARRANTY" ON SYNTHETIC UNDERLAYMENT AND 5/8" OSB DECKING ON PRE-ENGINEERED WOOD TRUSSES. COLOR: DARK GRAY ARCHITECTURAL. SUBMIT COLORS FOR APPROVAL.
- EDGE OF ROOF WITH DRIP EDGE AND 4" TRIM, TYPICAL.
- SMOOTH SIDING PANEL AT GABLE, TYPICAL.
- ALUMINUM RAILING TYPICAL. SEE ADDITIONAL NOTES ON BALCONY FRAMING PLANS. NO RAILINGS REQUIRED ON GROUND FLOOR AT BALCONIES. COLOR: BLACK.
- COMPOSITE POST, REAL POST - SMOOTH, PAINT HIGH GLOSS MATCH CANOPY NOTE "P". WRAP TOP OF COLUMN WITH 5/4"X6" TRIM AND BOTTOM WITH 5/4"X8" TRIM. PAINT COLOR TO MATCH HARDIE IRON GRAY.
- BOARD & BATTEN FIBER CEMENT SIDING. COLOR: ARTIC WHITE.
- METAL ROOF COLOR: BLACK.
- LAP SIDING, FIBER CEMENT, 7" EXPOSURE. COLOR: DEEP OCEAN.
- PATIO WALL SCIENCE. SEE LIGHTING SCHEDULE.
- THIS AREA VARIES FROM OTHER BUILDINGS. ADDITIONAL BRICK REQUIRED AT MEQ CLOSET IN LIEU OF LAP SIDING. SEE FLOOR PLAN. SLAB EDGE PLAN AT TYPE B, BUILDING #2, TYPE A, BUILDING #5 & 9.
- END LIST

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SEAL

PROJECT TITLE

KENSINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE

REVISIONS		DATE
MARK	DESCRIPTION	

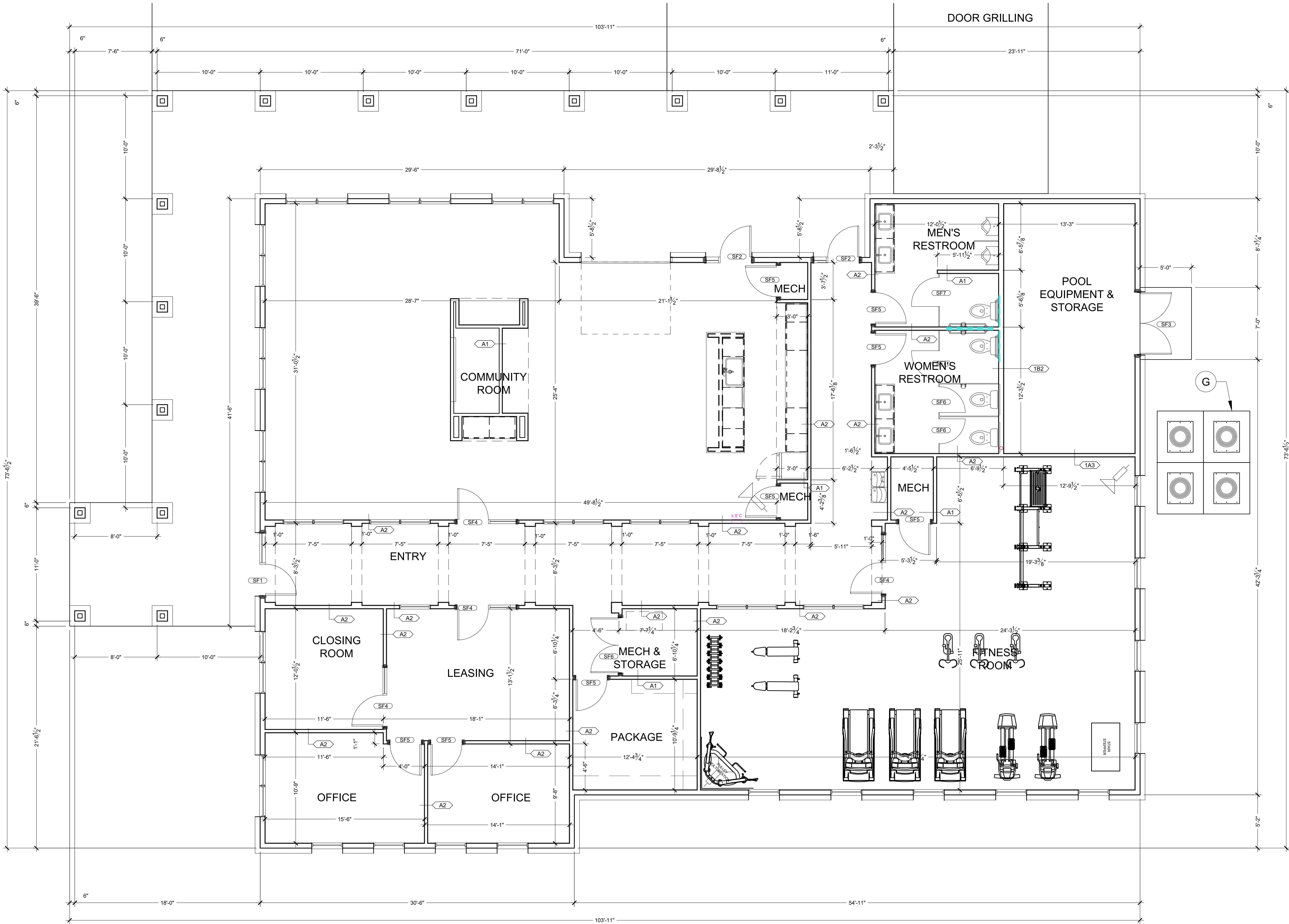
DATE: 2-6-2024  
DRAWN BY: BP  
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SHEET TITLE  
ELEVATIONS

SHEET NUMBER

A220





1 CLUBHOUSE FLOOR PLAN

Scale: 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

A. SEE TYPICAL PLAN SHEETS FOR GENERAL NOTES.

GENERAL ELEVATION NOTES:

A. SEE TYPICAL ELEVATION SHEETS FOR GENERAL NOTES.

FLOOR PLAN KEYED NOTES:

- SLOPE APRON BETWEEN DOORS AS SHOWN PER POINT GRADES ON CIVIL DRAWINGS.
- PROVIDE VERTICAL 2X BLOCKING.
- OSB PANELS 1 SIDE OF DEMISING WALLS ONLY.
- ADA COMPLIANT THRESHOLD, NO STEP GREATER THAN 1/4" EITHER SIDE OF DOOR.
- LINE OF CMU CURB.
- WOOD FRAMING, NO INTERIOR WALL PANELS.
- CONTROLS AT ALL ACCESSIBLE PARKING BAYS TO BE < 48".
- SEMI RECESSED FIRE EXTINGUISHER AND CABINET. MOUNT < 48".
- 3/4" STEP AT DOOR.
- MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CAR SERVICE AISLE.
- 1 HR ASSEMBLY, EXTENDED TO UNDERSIDE OF DECK.
- SLOPE LESS THAN 2% EITHER DIRECTION WITHIN ACCESSIBLE PARKING BAY.
- MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CLEAR ACCESS ISLE.
- END LIST.

SECTION KEYED NOTES:

- PROVIDE H1 TRUSS CLIPS @ EACH END.
- TOP OF CMU BEYOND FOUND AT PERIMETER.
- 2X4'S @ 16" O.C. W/ 7/16 OSB ON ONE SIDE ONLY. EXTEND TO UNDERSIDE OF ROOF DECKING.
- TOP OF PAVEMENT REFER TO CIVIL.
- TOP OF CONC. APRON COORDINATE WITH CIVIL.
- BRICK BEYOND.
- RETURN 1X5 F.C. TRIM BOARD.
- 1X4 F.C. TRIM BOARD.
- SECTIONAL OVERHEAD DOOR TRACK AND ELECT MOTOR.
- 4" CONC. SLAB W/ 6X6" #10/10 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" GRANULAR FILL.
- ADJUST SLOPE AT DOOR TO MAINTAIN <2% SLOPE AND ALLOW FOR ADA THRESHOLD.
- PROVIDE # 4 REBAR @ 4'-0" O.C. MIN. 8" EMBEDDED INTO CONCRETE.
- GROUT CAVITY SOLID.
- FINISHED GRADE VARIES WITHIN THIS AREA, REFER TO CIVIL.
- 2 COURSES OF 8" CMU INCH WIDE W/ CELLS GROUTED SOLID.
- TREATED 2X4 SILL W/ 12" ANCH. BOLT @ 4'-0" O.C. AND 12" FROM CORNER.
- BRICK.
- BRICK ROWLOCK 15 DEGREE MIN.
- 2X4 STUD @ 16" O.C.
- 20/716" O.S.B.
- VINYL SOFFIT OR F.C. LAP SIDING.
- 2X6 FASCIA WITH ALUM. WRAP.
- FIBERGLASS SHINGLES ON 15# FELT OVER 7/16" OSB DECKING, ON PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C.
- 2% (1" PER FOOT) SLOPE MAX
- END LIST.

ROOF PLAN KEYED NOTES:

- Rx
- R1
- R2
- R3
- R4
- R5
- R6
- R7
- R8
- R9
- R10
- ATTIC DRAFTSTOP: EXTEND WALL GYP. BOARD TO CEILING AND TAPE AND SEAL JOINTS PER A500 SERIES AIR SEALANT DETAILS PRIOR TO FRAMING BULKHEADS.
- FR SHEATHING: AREA OF FIRE RETARDANT PLYWOOD SHEATHING, CENTERED ABOVE 2-HR ASSEMBLY, NO VENTS OR PENETRATIONS PERMITTED IN THIS AREA. STAGGER JOINTS.
- 2 HR WALL ASSEMBLY, EXTEND TO UNDERSIDE OF ROOF DECK
- ROOF ANCHOR
- ATTIC ACCESS FROM BELOW
- METAL DOWNSPOUT: SEE GENERAL ROOF PLAN NOTES
- SEAMLESS METAL GUTTER: SEE GENERAL ROOF PLAN NOTES
- ROOF VENT WITH ONE SQ. FT. FREE AREA
- ATTIC ACCESS THROUGH DRAFTSTOPPING MAY VARY ALONG WALL. SEE DETAILS: 16/A501
- RIDGE VENT

EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	STANDING SEAM METAL ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

WALL LEGEND

	(NOT ALL RATING LINE TYPES ARE NECESSARILY USED IN THIS PROJECT)
	LOAD BEARING WALL OVERLAY REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
	30 MINUTE RATED "FIRE PARTITION", AT CORRIDORS.
	1 HR RATED "FIRE PARTITION", WALL EXTENDS FROM RATED ASSEMBLY TO RATED ASSEMBLY.
	1 HR RATED "FIRE BARRIER", WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE BARRIER", WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE WALL" CONTINUOUS WITHOUT INTERRUPTION.

- NOTES:
- SEE STRUCTURAL FOR ALL SHEAR WALL LOCATIONS.
  - SEE WALL ASSEMBLY ON G303 AND G304 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.
  - RATED WALLS INSIDE UNITS ARE FIRE RATED DUE TO CONSTRUCTION TYPE OF BUILDING AND FIRE RATING REQUIRED FOR CERTAIN ELEMENTS IN ACCORDANCE WITH TABLE 601.

CLIENT



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SEAL

PROJECT TITLE

KENSINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR:

DATE

REVISIONS

MARK DESCRIPTION

DATE

DATE: 2-6-2024

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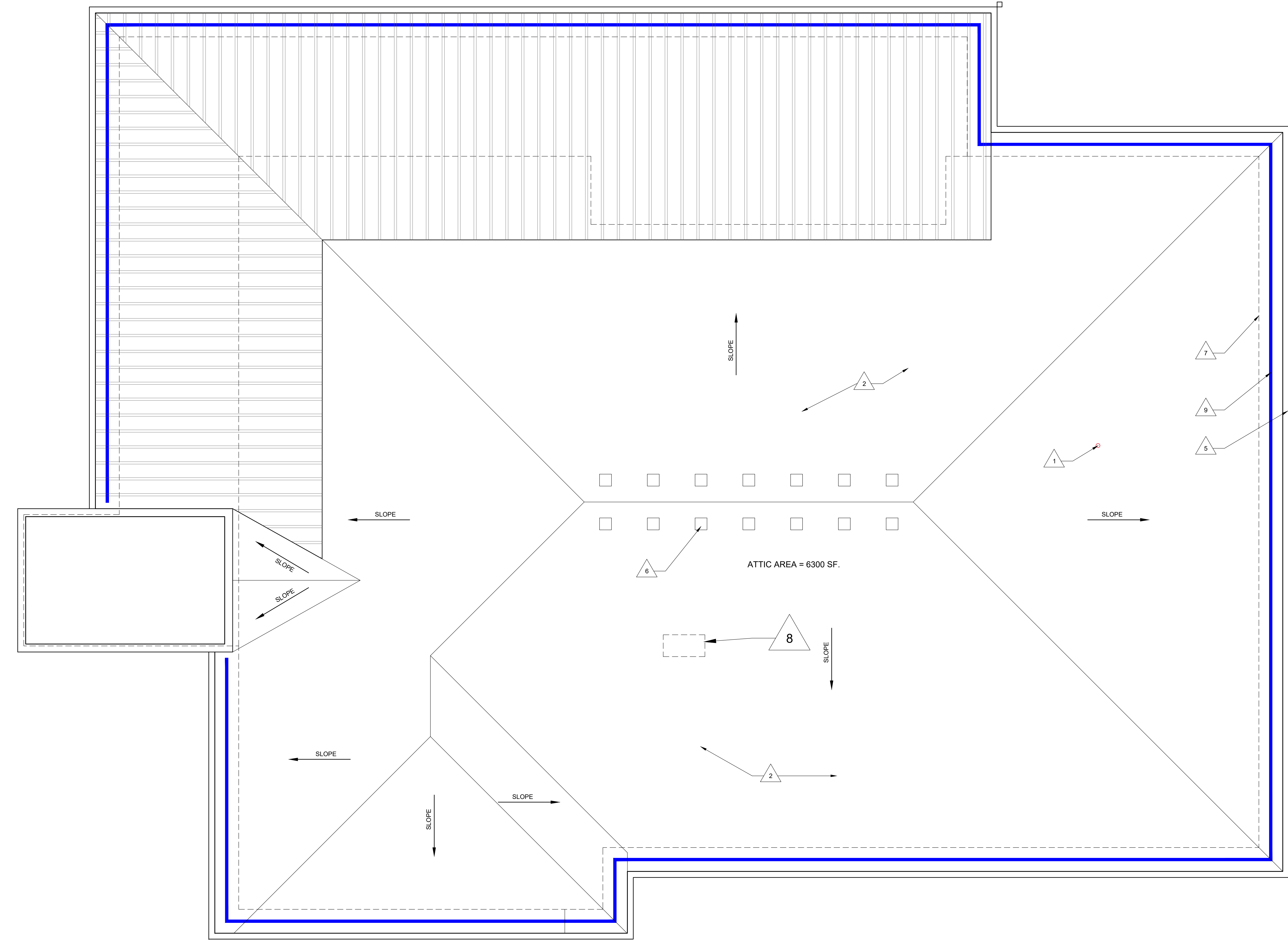
SHEET TITLE

CLUBHOUSE FLOOR  
PLAN

SHEET NUMBER

A710





1 CLUBHOUSE ROOF PLAN

Scale: 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

A. SEE TYPICAL PLAN SHEETS FOR GENERAL NOTES.

GENERAL ELEVATION NOTES:

A. SEE TYPICAL ELEVATION SHEETS FOR GENERAL NOTES.

FLOOR PLAN KEYED NOTES:

- A. SLOPE APRON BETWEEN DOORS AS SHOWN PER POINT GRADES ON CIVIL DRAWINGS.  
B. PROVIDE VERTICAL 2X BLOCKING.  
C. OSB PANELS 1 SIDE OF DEMISING WALLS ONLY.  
D. ADA COMPLIANT THRESHOLD, NO STEP GREATER THAN 1/4" EITHER SIDE OF DOOR.  
E. LINE OF CMU CURB.  
F. WOOD FRAMING, NO INTERIOR WALL PANELS.  
G. CONTROLS AT ALL ACCESSIBLE PARKING BAYS TO BE < 48".  
H. SEMI RECESSED FIRE EXTINGUISHER AND CABINET. MOUNT < 48".  
I. 3/4" STEP AT DOOR.  
J. MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CAR SERVICE AISLE.  
K. 1 HR ASSEMBLY, EXTENDED TO UNDERSIDE OF DECK.  
L. SLOPE LESS THAN 2% EITHER DIRECTION WITHIN ACCESSIBLE PARKING BAY.  
M. MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CLEAR ACCESS ISLE.  
N. END LIST.

SECTION KEYED NOTES:

1. PROVIDE H1 TRUSS CLIPS @ EACH END.  
2. TOP OF CMU BEYOND FOUND AT PERIMETER.  
3. 2X4'S @ 16" O.C. W/ 7/16 OSB ON ONE SIDE ONLY. EXTEND TO UNDERSIDE OF ROOF DECKING.  
4. TOP OF PAVEMENT REFER TO CIVIL.  
5. TOP OF CONC. APRON COORDINATE WITH CIVIL.  
6. BRICK BEYOND.  
7. RETURN 1X5 F.C. TRIM BOARD.  
8. 1X4 F.C. TRIM BOARD.  
9. SECTIONAL OVERHEAD DOOR TRACK AND ELECT MOTOR.  
10. 4" CONC. SLAB W/ 6"X6" #10/10 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" GRANULAR FILL.  
11. ADJUST SLOPE AT DOOR TO MAINTAIN <2% SLOPE AND ALLOW FOR ADA THRESHOLD.  
12. PROVIDE # 4 REBAR @ 4'-0" O.C. MIN. 8" EMBEDDED INTO CONCRETE.  
13. GROUT CAVITY SOLID.  
14. FINISHED GRADE VARIES WITHIN THIS AREA, REFER TO CIVIL.  
15. 2 COURSES OF 8" CMU INCH WIDE W/ CELLS GROUTED SOLID.  
16. TREATED 2X4 SILL W/ 12" ANCH. BOLT @ 4'-0" O.C. AND 12" FROM CORNER.  
17. BRICK.  
18. BRICK ROWLOCK 15 DEGREE MIN.  
19. 2X4 STUD @ 16" O.C.  
20. 7/16" O.S.B.  
21. VINYL SOFFIT OR F.C. LAP SIDING.  
22. 2x6 FASCIA WITH ALUM. WRAP.  
23. FIBERGLASS SHINGLES ON 15# FELT OVER 7/16" OSB DECKING, ON PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C.  
24. 2% (1" PER FOOT) SLOPE MAX  
25. END LIST.

ROOF PLAN KEYED NOTES:

- Rx ATTIC DRAFTSTOP: EXTEND WALL GYP. BOARD TO CEILING AND TAPE AND SEAL JOINTS PER A500 SERIES AIR SEALANT DETAILS PRIOR TO FRAMING BULKHEADS.  
R1 FR SHEATHING: AREA OF FIRE RETARDANT PLYWOOD SHEATHING, CENTERED ABOVE 2-HR ASSEMBLY, NO VENTS OR PENETRATIONS PERMITTED IN THIS AREA. STAGGER JOINTS.  
R2 2 HR WALL ASSEMBLY, EXTEND TO UNDERSIDE OF ROOF DECK  
R3 ROOF ANCHOR  
R4 ATTIC ACCESS FROM BELOW  
R5 METAL DOWNSPOUT: SEE GENERAL ROOF PLAN NOTES  
R6 SEAMLESS METAL GUTTER: SEE GENERAL ROOF PLAN NOTES  
R7 ROOF VENT WITH ONE SQ. FT. FREE AREA  
R8 ATTIC ACCESS THROUGH DRAFTSTOPPING MAY VARY ALONG WALL. SEE DETAILS: 16/A501  
R9 RIDGE VENT

EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	STANDING SEAM METAL ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

WALL LEGEND (NOT ALL RATING LINE TYPES ARE NECESSARILY USED IN THIS PROJECT)

	LOAD BEARING WALL OVERLAY REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
	30 MINUTE RATED "FIRE PARTITION", AT CORRIDORS.
	1 HR RATED "FIRE PARTITION", WALL EXTENDS FROM RATED ASSEMBLY TO RATED ASSEMBLY.
	1 HR RATED "FIRE BARRIER", WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE BARRIER", WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE WALL" CONTINUOUS WITHOUT INTERRUPTION.

- NOTES:  
• SEE STRUCTURAL FOR ALL SHEAR WALL LOCATIONS.  
• SEE WALL ASSEMBLY ON G303 AND G340 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.  
• RATED WALLS INSIDE UNITS ARE FIRE RATED DUE TO CONSTRUCTION TYPE OF BUILDING AND FIRE RATING REQUIRED FOR CERTAIN ELEMENTS IN ACCORDANCE WITH TABLE 601.

CLIENT



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SEAL

PROJECT TITLE

KENSINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE

REVISIONS		
MARK	DESCRIPTION	DATE

DATE: 2-6-2024

DRAWN BY: BP

CHECKED BY: BP

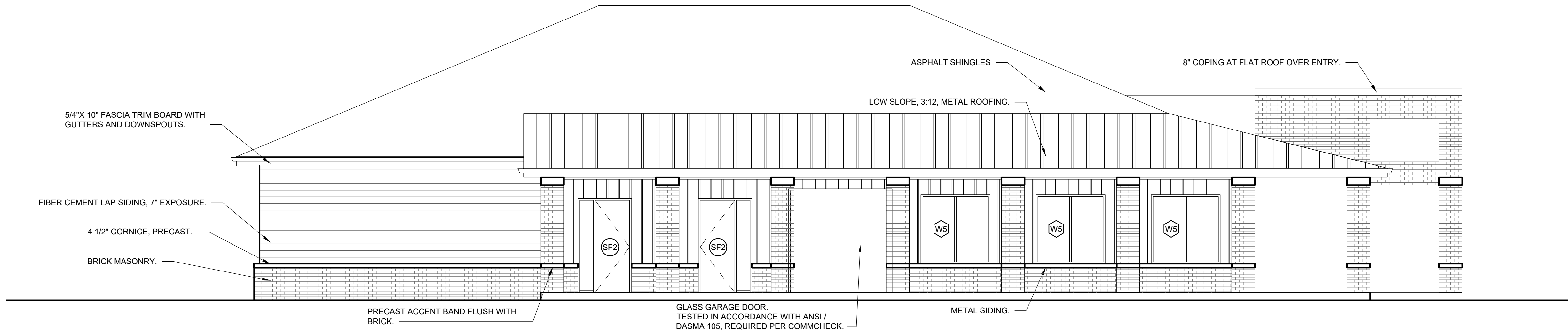
SHEET TITLE  
CLUBHOUSE ROOF  
PLAN

SHEET NUMBER

A711

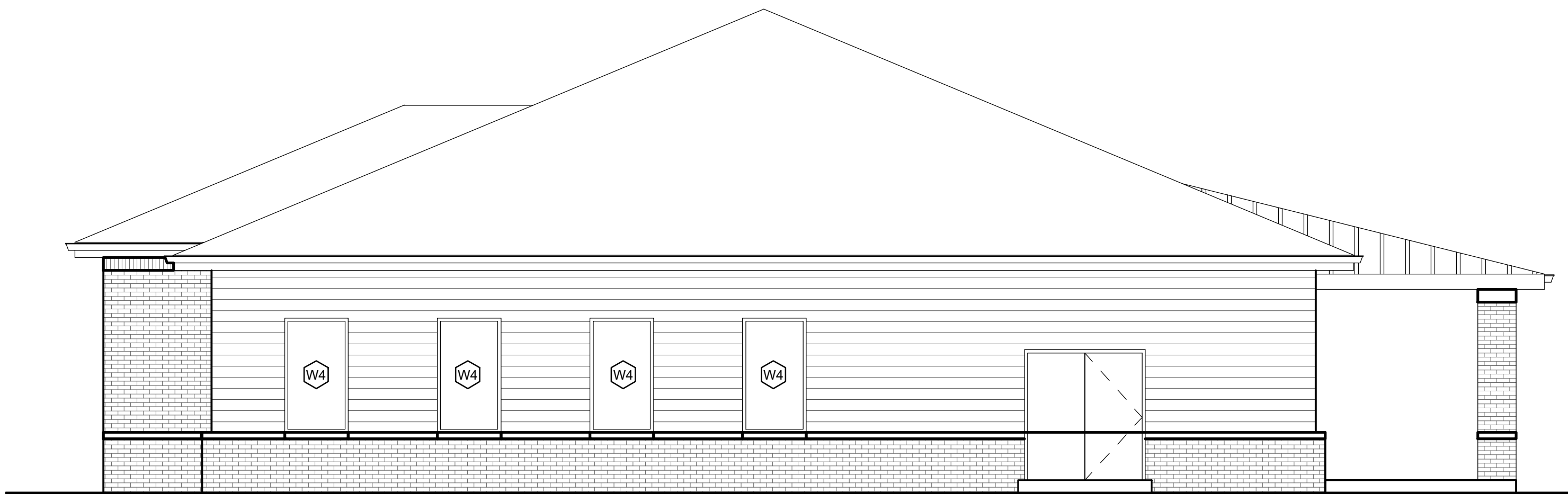


	MASONRY	MASONRY	GLAZING	NET	SIDING	GLAZING	NET
NORTH WEST	61%	701	80	621	498	100	398
NORTH EAST	75%	475	72	403	240	108	132
SOUTH EAST	45%	359	0	359	615	184	431
SOUTH WEST	40%	254	0	254	491	107	384



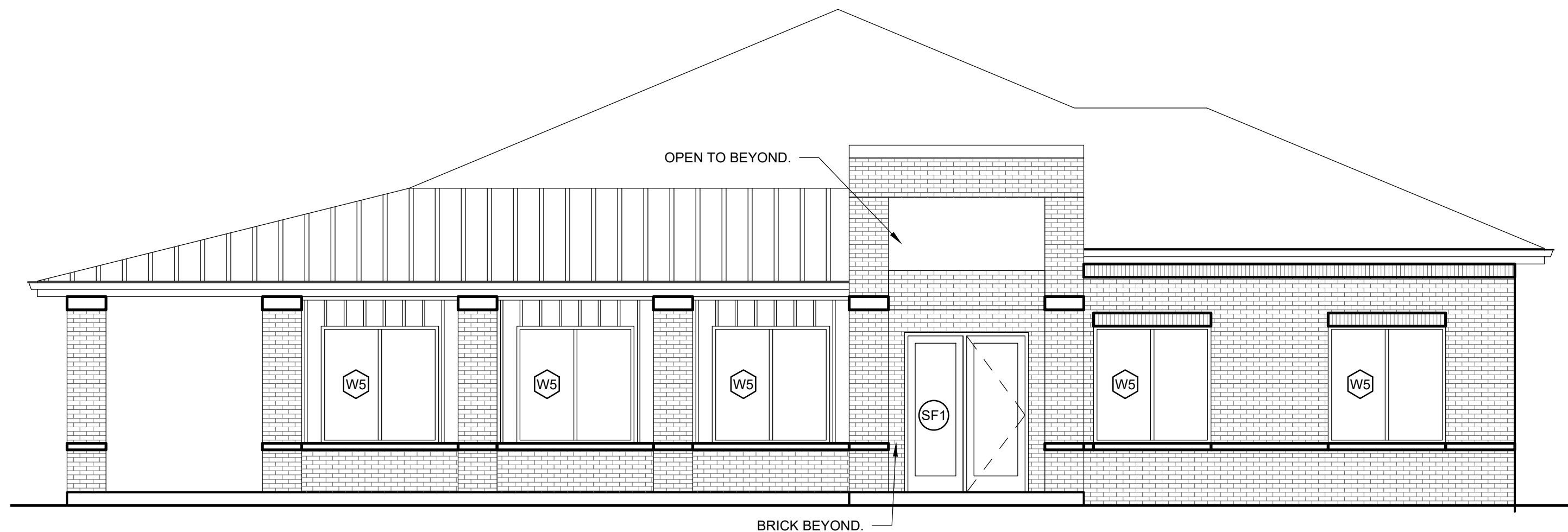
4 CLUBHOUSE ELEVATIONS - SOUTH EAST POOL SIDE

Scale: 3/16" = 1'-0"



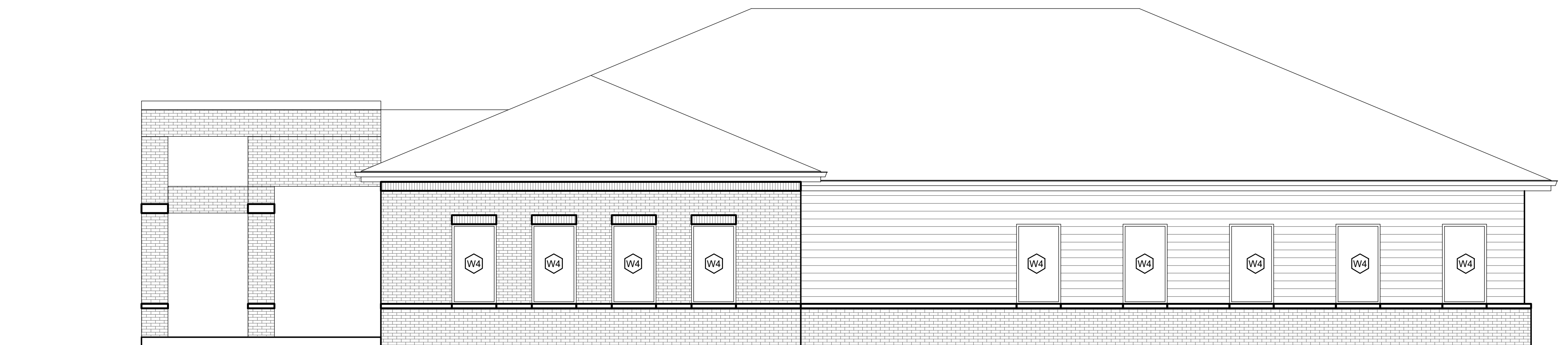
3 CLUBHOUSE ELEVATIONS - SOUTH WEST REAR

Scale: 3/16" = 1'-0"



2 CLUBHOUSE ELEVATIONS - NORTH EAST FRONT

Scale: 3/16" = 1'-0"



1 CLUBHOUSE ELEVATIONS - NORTH WEST POOL SIDE

Scale: 3/16" = 1'-0"

## GENERAL FLOOR PLAN NOTES:

A. SEE TYPICAL PLAN SHEETS FOR GENERAL NOTES.

## GENERAL ELEVATION NOTES:

A. SEE TYPICAL ELEVATION SHEETS FOR GENERAL NOTES.

## FLOOR PLAN KEYED NOTES:

- SLOPE APRON BETWEEN DOORS AS SHOWN PER POINT GRADES ON CIVIL DRAWINGS.
- PROVIDE VERTICAL 2X BLOCKING.
- OSB PANELS 1 SIDE OF DEMISING WALLS ONLY.
- ADA COMPLIANT THRESHOLD, NO STEP GREATER THAN 1/4" EITHER SIDE OF DOOR.
- LINE OF CMU CURB.
- WOOD FRAMING, NO INTERIOR WALL PANELS.
- CONTROLS AT ALL ACCESSIBLE PARKING BAYS TO BE < 48".
- SEMI RECESSED FIRE EXTINGUISHER AND CABINET. MOUNT < 48".
- 3/4" STEP AT DOOR.
- MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CAR SERVICE AISLE.
- 1 HR ASSEMBLY, EXTENDED TO UNDERSIDE OF DECK.
- SLOPE LESS THAN 2% EITHER DIRECTION WITHIN ACCESSIBLE PARKING BAY.
- MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CLEAR ACCESS ISLE.
- END LIST.

## SECTION KEYED NOTES:

- PROVIDE H1 TRUSS CLIPS @ EACH END.
- TOP OF CMU BEYOND FOUND AT PERIMETER.
- 2X12 @ 16" O.C. W/ 7/16 OSB ON ONE SIDE ONLY. EXTEND TO UNDERSIDE OF ROOF DECKING.
- TOP OF PAVEMENT REFER TO CIVIL.
- TOP OF CONC. APRON COORDINATE WITH CIVIL.
- BRICK BEYOND.
- RETURN 1X5 F.C. TRIM BOARD.
- 1X4 F.C. TRIM BOARD.
- SECTIONAL OVERHEAD DOOR TRACK AND ELECT MOTOR.
- 4" CONC. SLAB W/ 6"X6" #10/10 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" GRANULAR FILL.
- ADJUST SLOPE AT DOOR TO MAINTAIN <2% SLOPE AND ALLOW FOR ADA THRESHOLD.
- PROVIDE # 4 REBAR @ 4'-0" O.C. MIN. 8" EMBEDDED INTO CONCRETE.
- GROUT CAVITY SOLID.
- FINISHED GRADE VARIES WITHIN THIS AREA, REFER TO CIVIL.
- 2 COURSES OF 8" CMU INCH WIDE W/ CELLS GROUTED SOLID.
- TREATED 2X4 SILL W/ 12" ANCH. BOLT @ 4'-0" O.C. AND 12" FROM CORNER.
- BRICK.
- BRICK ROWLOCK 15 DEGREE MIN.
- 2X4 STUD @ 16" O.C.
- 20.7/16" O.S.B.
- VINYL SOFFIT OR F.C. LAP SIDING.
- 2x6 FASCIA WITH ALUM. WRAP.
- FIBERGLASS SHINGLES ON 15# FELT OVER 7/16" OSB DECKING, ON PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C.
- 2.2% (1" PER FOOT) SLOPE MAX
- END LIST.

## ROOF PLAN KEYED NOTES:

- Rx ATTIC DRAFTSTOP: EXTEND WALL GYP. BOARD TO CEILING AND TAPE AND SEAL JOINTS PER A500 SERIES AIR SEALANT DETAILS PRIOR TO FRAMING BULKHEADS.
- R2 FR SHEATHING: AREA OF FIRE RETARDANT PLYWOOD SHEATHING, CENTERED ABOVE 2-HR ASSEMBLY, NO VENTS OR PENETRATIONS PERMITTED IN THIS AREA. STAGGER JOINTS.
- R3 2 HR WALL ASSEMBLY. EXTEND TO UNDERSIDE OF ROOF DECK
- R4 ROOF ANCHOR
- R5 ATTIC ACCESS FROM BELOW
- R6 METAL DOWNSPOUT: SEE GENERAL ROOF PLAN NOTES
- R7 SEAMLESS METAL GUTTER: SEE GENERAL ROOF PLAN NOTES
- R8 ROOF VENT WITH ONE SQ. FT. FREE AREA
- R9 ATTIC ACCESS THROUGH DRAFTSTOPPING MAY VARY ALONG WALL. SEE DETAILS: 16/A501
- R10 RIDGE VENT

## EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	STANDING SEAM METAL ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

## WALL LEGEND

	LOAD BEARING WALL OVERLAY REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
	30 MINUTE RATED "FIRE PARTITION". AT CORRIDORS.
	1 HR RATED "FIRE PARTITION". WALL EXTENDS FROM RATED ASSEMBLY TO RATED ASSEMBLY.
	1 HR RATED "FIRE BARRIER". WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE BARRIER". WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE WALL" CONTINUOUS WITHOUT INTERRUPTION.

- NOTES:
- SEE STRUCTURAL FOR ALL SHEAR WALL LOCATIONS.
  - SEE WALL ASSEMBLY ON G300 AND G340 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.
  - RATED WALLS INSIDE UNITS ARE FIRE RATED DUE TO CONSTRUCTION TYPE OF BUILDING AND FIRE RATING REQUIRED FOR CERTAIN ELEMENTS IN ACCORDANCE WITH TABLE 601.

## CLIENT



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765-282-3778

## CONSULTANT



## SEAL

## PROJECT TITLE

KENSINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE

REVISIONS	DATE
MARK DESCRIPTION	

DATE: 2-6-2024

DRAWN BY: BP

CHECKED BY: BP

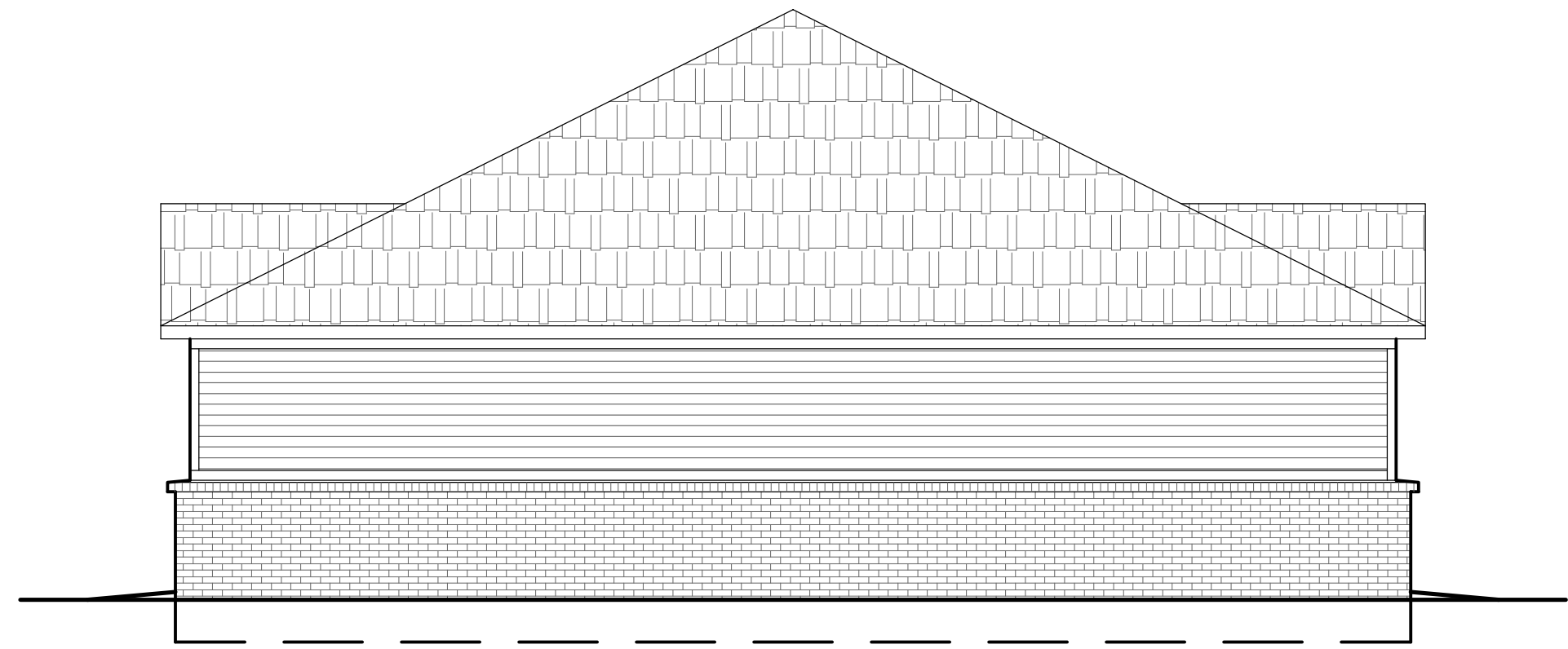
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CLUBHOUSE  
ELEVATIONS

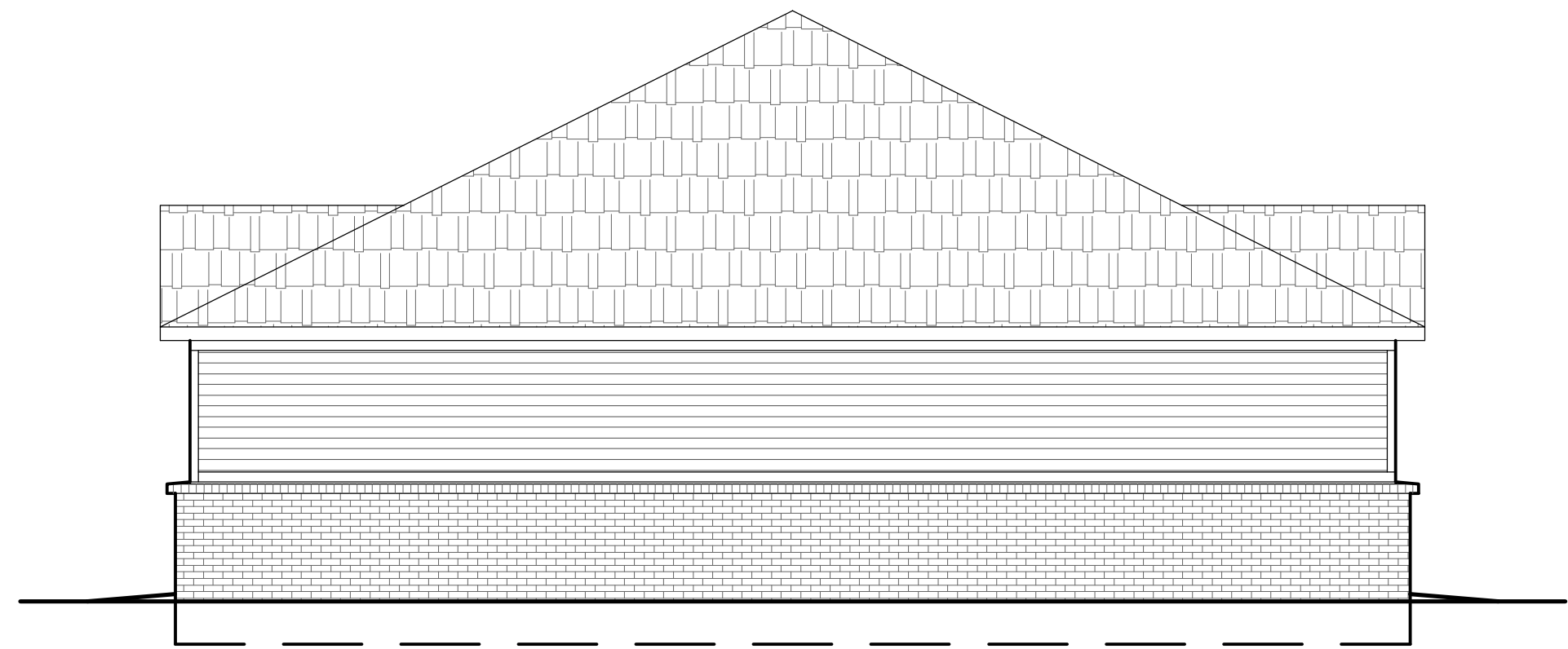
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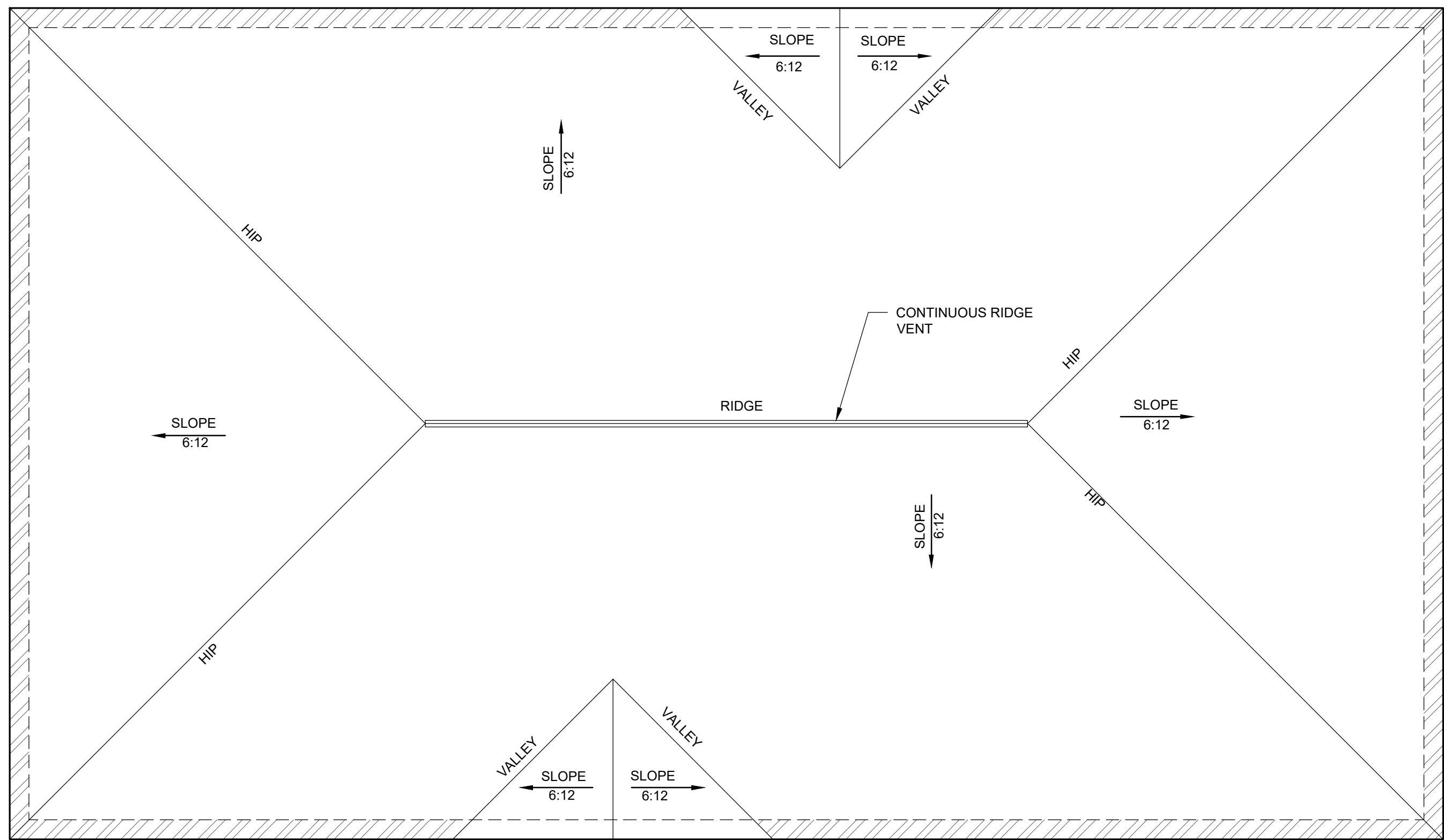




6 SIDE ELEVATION (RIGHT) Scale: 3/16" = 1'-0"



5 SIDE ELEVATION (LEFT) Scale: 3/16" = 1'-0"



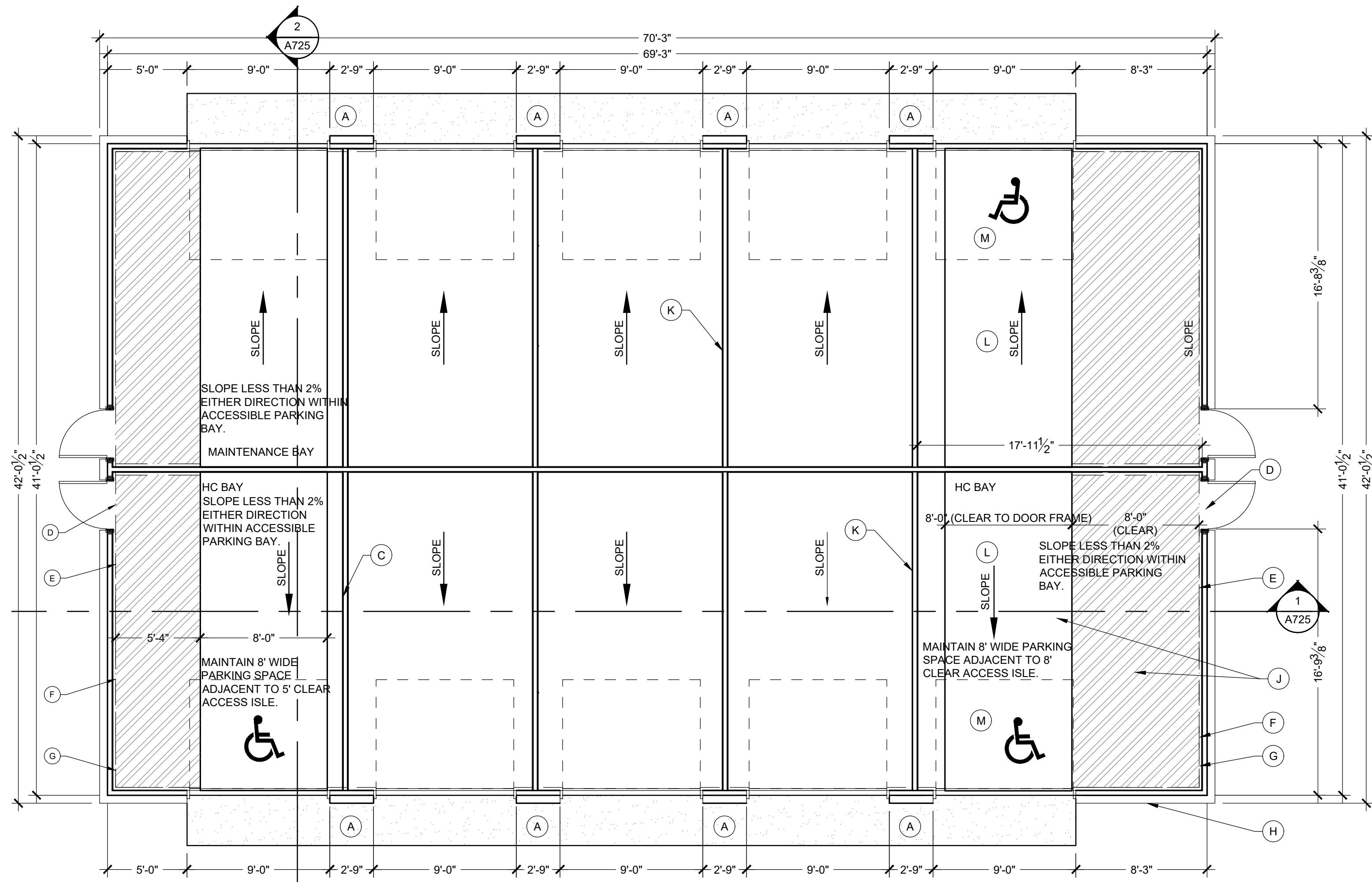
4 ROOF PLAN Scale: 3/16" = 1'-0"



3 REAR ELEVATION Scale: 3/16" = 1'-0"



2 FRONT ELEVATION Scale: 3/16" = 1'-0"



1 FLOOR PLAN-6 BAY DOUBLE Scale: 3/16" = 1'-0"

### GENERAL FLOOR PLAN NOTES:

A. SEE TYPICAL PLAN SHEETS FOR GENERAL NOTES.

### GENERAL ELEVATION NOTES:

A. SEE TYPICAL ELEVATION SHEETS FOR GENERAL NOTES.

### FLOOR PLAN KEYED NOTES:

- SLOPE APRON BETWEEN DOORS AS SHOWN PER POINT GRADES ON CIVIL DRAWINGS.
- PROVIDE VERTICAL 2X BLOCKING.
- OSB PANELS 1 SIDE OF DEMISING WALLS ONLY.
- ADA COMPLIANT THRESHOLD, NO STEP GREATER THAN 1/4" EITHER SIDE OF DOOR.
- LINE OF CMU CURB.
- WOOD FRAMING, NO INTERIOR WALL PANELS.
- CONTROLS AT ALL ACCESSIBLE PARKING BAYS TO BE < 48".
- SEMI RECESSED FIRE EXTINGUISHER AND CABINET. MOUNT < 48".
- 3/4" STEP AT DOOR.
- MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CAR SERVICE AISLE.
- 1 HR ASSEMBLY, EXTENDED TO UNDERSIDE OF DECK.
- SLOPE LESS THAN 2% EITHER DIRECTION WITHIN ACCESSIBLE PARKING BAY.
- MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CLEAR ACCESS ISLE.
- END LIST.

### SECTION KEYED NOTES:

- PROVIDE H1 TRUSS CLIPS @ EACH END.
- TOP OF CMU BEYOND FOUND AT PERIMETER.
- 2X4'S @ 16" O.C. W/ 7/16 OSB ON ONE SIDE ONLY. EXTEND TO UNDERSIDE OF ROOF DECKING.
- TOP OF PAVEMENT REFER TO CIVIL.
- TOP OF CONC. APRON COORDINATE WITH CIVIL.
- BRICK BEYOND.
- RETURN 1X5 F.C. TRIM BOARD.
- 1X4 F.C. TRIM BOARD.
- SECTIONAL OVERHEAD DOOR TRACK AND ELECT MOTOR.
- 4" CONC. SLAB W/ 5'X6" #10/10 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" GRANULAR FILL.
- ADJUST SLOPE AT DOOR TO MAINTAIN <2% SLOPE AND ALLOW FOR ADA THRESHOLD.
- PROVIDE # 4 REBAR @ 4'-0" O.C. MIN. 8" EMBEDDED INTO CONCRETE.
- GROUT CAVITY SOLID.
- FINISHED GRADE VARIES WITHIN THIS AREA. REFER TO CIVIL.
- 2 COURSES OF 8" CMU INCH WIDE W/ CELLS GROUTED SOLID.
- TREATED 2X4 SILL W/ 1/2" ANCH. BOLT @ 4'-0" O.C. AND 12" FROM CORNER.
- BRICK.
- BRICK ROWLOCK 15 DEGREE MIN.
- 2X4 STUD @ 16" O.C.
- 20/16" O.S.B.
- MIN. SOFFIT OR F.C. LAP SIDING.
- 2x6 FASCIA WITH ALUM. WRAP.
- FIBERGLASS SHINGLES ON 15# FELT OVER 7/16" OSB DECKING, ON PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C.
- 2.2% (1" PER FOOT) SLOPE MAX
- END LIST.

### ROOF PLAN KEYED NOTES:

- ATTIC DRAFTSTOP: EXTEND WALL GYP. BOARD TO CEILING AND TAPE AND SEAL JOINTS PER A500 SERIES AIR SEALANT DETAILS PRIOR TO FRAMING BULKHEADS.
- FR SHEATHING: AREA OF FIRE RETARDANT PLYWOOD SHEATHING, CENTERED ABOVE 2-HR ASSEMBLY, NO VENTS OR PENETRATIONS PERMITTED IN THIS AREA. STAGGER JOINTS.
- 2 HR WALL ASSEMBLY, EXTEND TO UNDERSIDE OF ROOF DECK
- ROOF ANCHOR
- ATTIC ACCESS FROM BELOW
- METAL DOWNSPOUT: SEE GENERAL ROOF PLAN NOTES
- SEAMLESS METAL GUTTER: SEE GENERAL ROOF PLAN NOTES
- ROOF VENT WITH ONE SQ. FT. FREE AREA
- ATTIC ACCESS THROUGH DRAFTSTOPPING MAY VARY ALONG WALL, SEE DETAILS:16/A501
- RIDGE VENT

### EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	STANDING SEAM METAL ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

### WALL LEGEND

	LOAD BEARING WALL OVERLAY REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
	30 MINUTE RATED "FIRE PARTITION". AT CORRIDORS.
	1 HR RATED "FIRE PARTITION". WALL EXTENDS FROM RATED ASSEMBLY TO RATED ASSEMBLY.
	1 HR RATED "FIRE BARRIER". WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE BARRIER". WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE WALL" CONTINUOUS WITHOUT INTERRUPTION.

NOTES:  
• SEE STRUCTURAL FOR ALL SHEAR WALL LOCATIONS.  
• SEE WALL ASSEMBLY ON G300 AND G340 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.  
• RATED WALLS INSIDE UNITS ARE FIRE RATED DUE TO CONSTRUCTION TYPE OF BUILDING AND FIRE RATING REQUIRED FOR CERTAIN ELEMENTS IN ACCORDANCE WITH TABLE 601.

CLIENT



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CONSULTANT



SEAL

PROJECT TITLE

KENSINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR: DATE

REVISIONS

MARK	DESCRIPTION	DATE

DATE: 2-6-2024

DRAWN BY: BP

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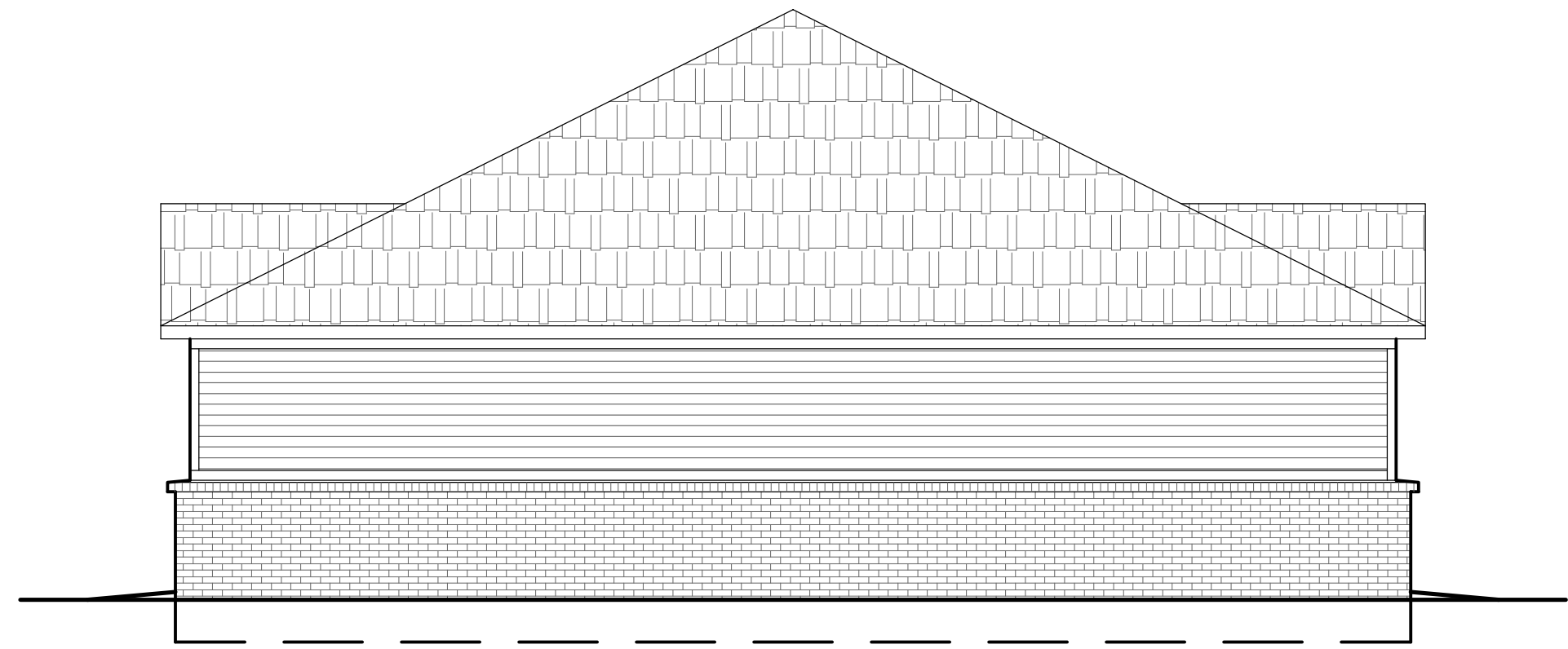
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DOUBLE 6 BAY  
GARAGE DETAILS

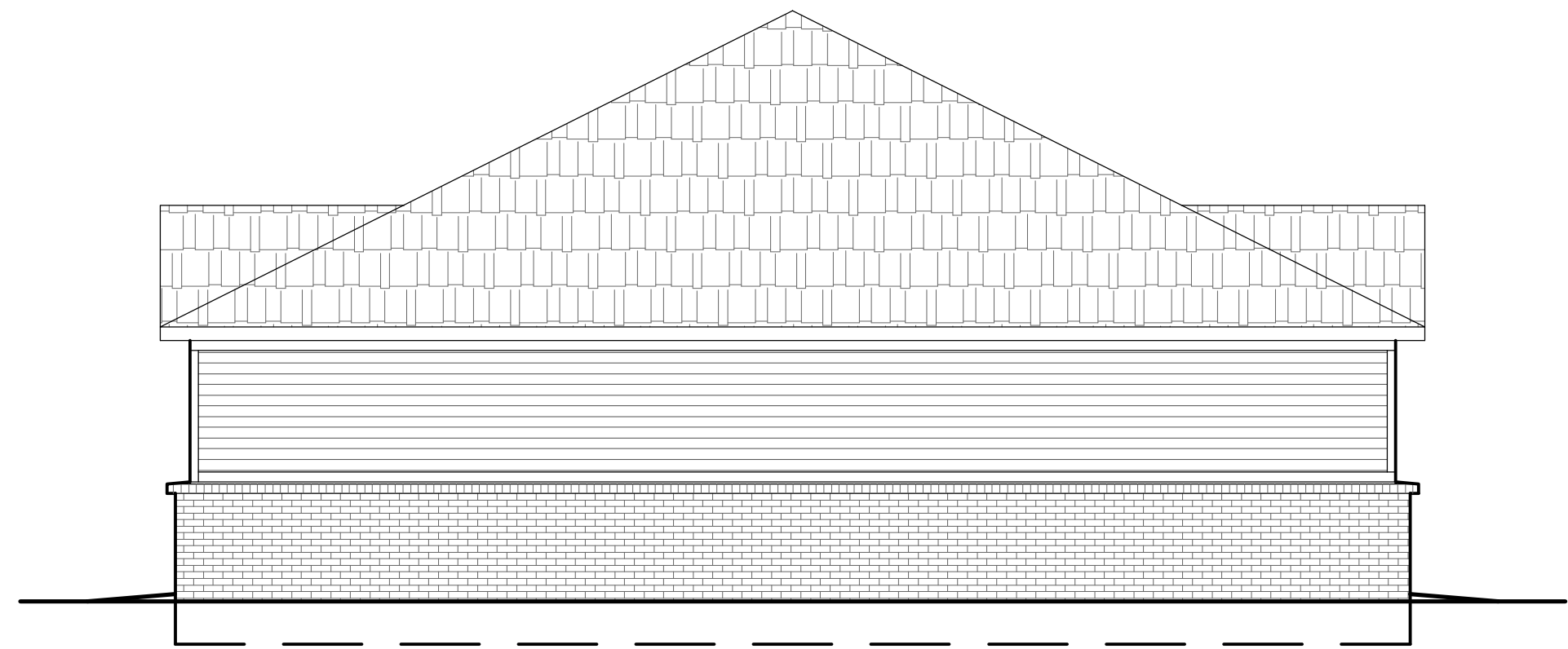
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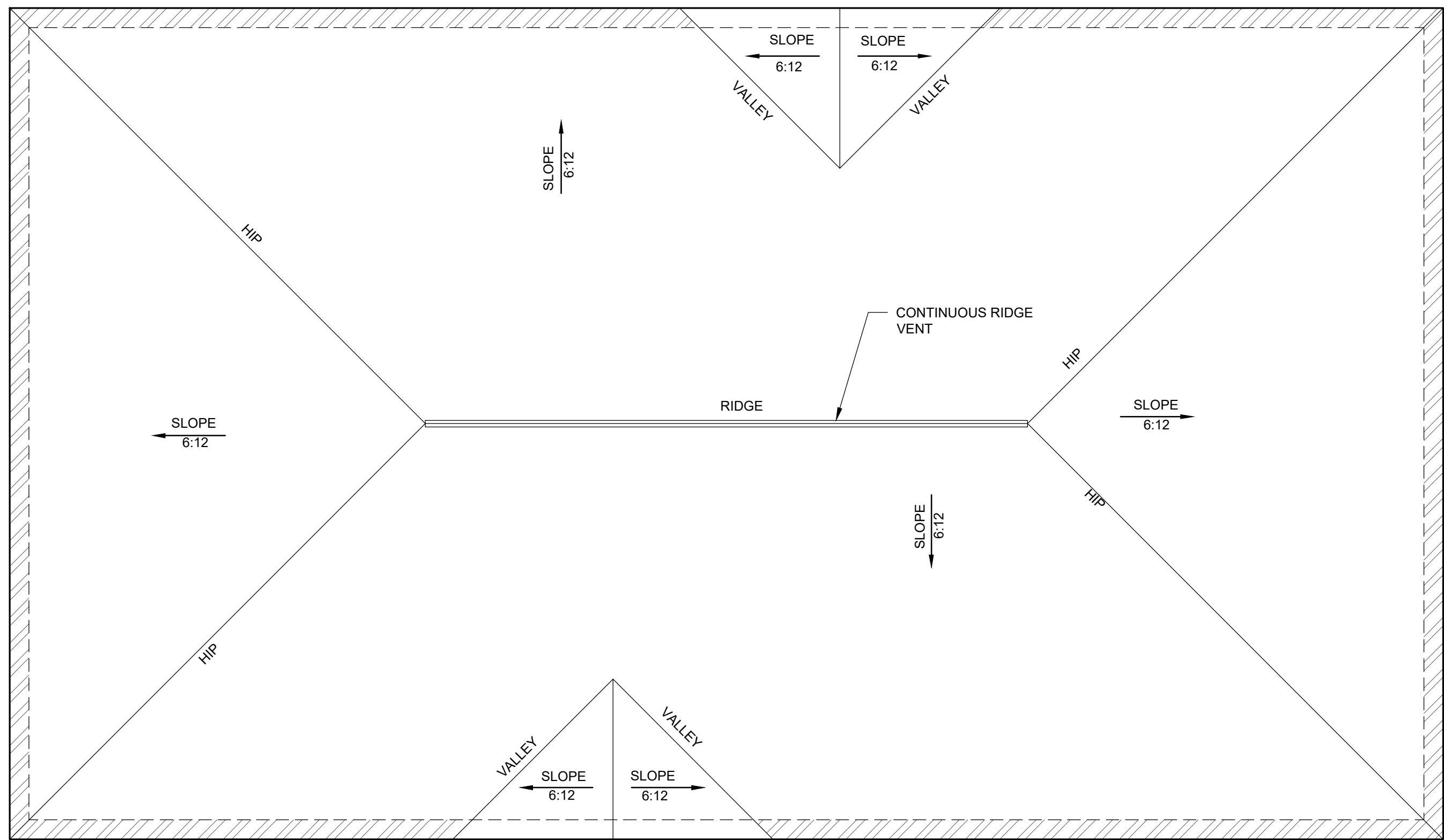




6 SIDE ELEVATION (RIGHT) Scale: 3/16" = 1'-0"



5 SIDE ELEVATION (LEFT) Scale: 3/16" = 1'-0"



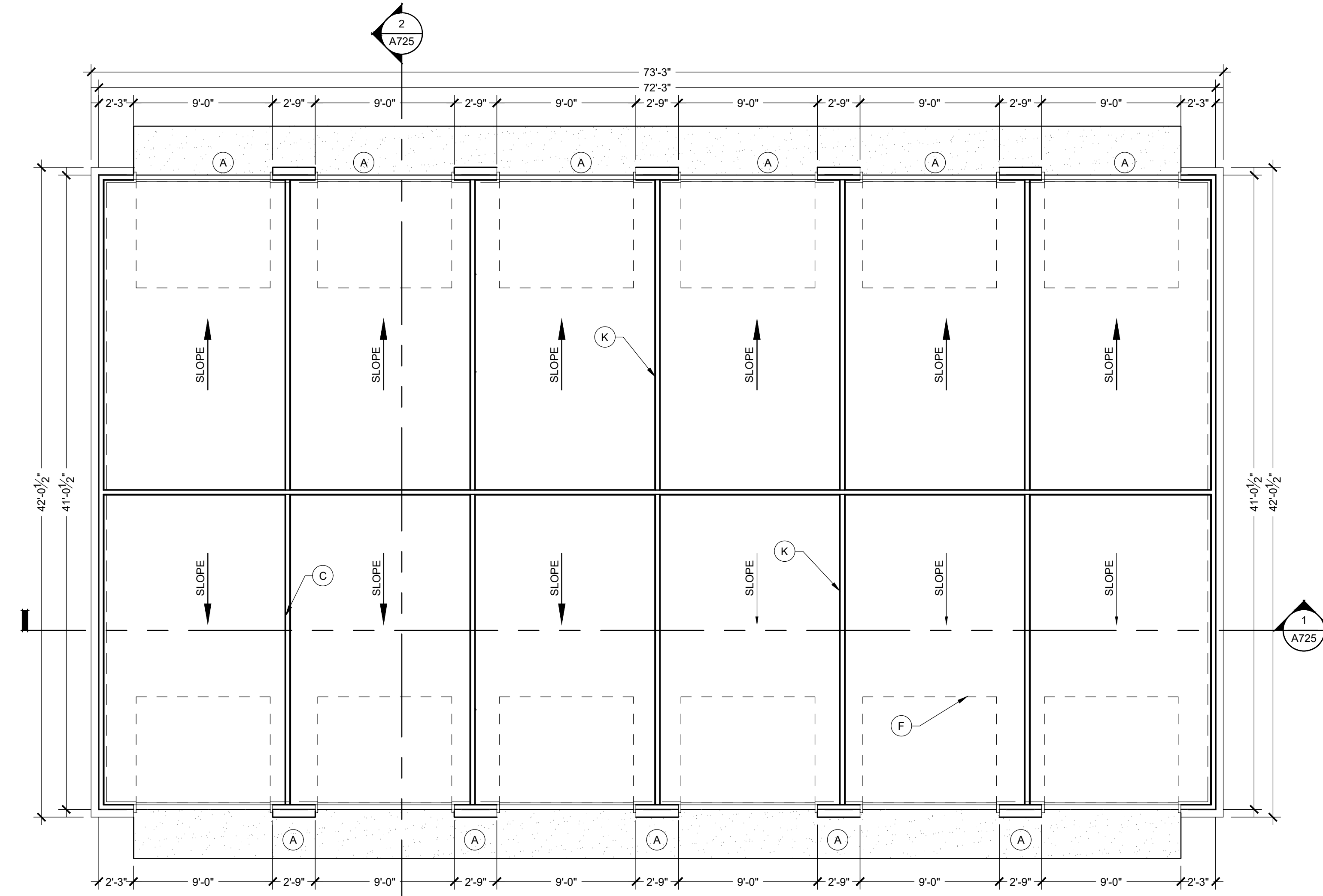
4 ROOF PLAN Scale: 3/16" = 1'-0"



3 REAR ELEVATION Scale: 3/16" = 1'-0"



2 FRONT ELEVATION Scale: 3/16" = 1'-0"



1 FLOOR PLAN-6 BAY DOUBLE Scale: 3/16" = 1'-0"

### GENERAL FLOOR PLAN NOTES:

A. SEE TYPICAL PLAN SHEETS FOR GENERAL NOTES.

### GENERAL ELEVATION NOTES:

A. SEE TYPICAL ELEVATION SHEETS FOR GENERAL NOTES.

### FLOOR PLAN KEYED NOTES:

- SLOPE APRON BETWEEN DOORS AS SHOWN PER POINT GRADES ON CIVIL DRAWINGS.
- PROVIDE VERTICAL 2X BLOCKING.
- OSB PANELS 1 SIDE OF DEMISING WALLS ONLY.
- ADA COMPLIANT THRESHOLD, NO STEP GREATER THAN 1/4" EITHER SIDE OF DOOR.
- LINE OF CMU CURB.
- WOOD FRAMING, NO INTERIOR WALL PANELS.
- CONTROLS AT ALL ACCESSIBLE PARKING BAYS TO BE < 48".
- SEMI RECESSED FIRE EXTINGUISHER AND CABINET. MOUNT < 48".
- 3/4" STEP AT DOOR.
- MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CAR SERVICE AISLE.
- 1 HR ASSEMBLY, EXTENDED TO UNDERSIDE OF DECK.
- SLOPE LESS THAN 2% EITHER DIRECTION WITHIN ACCESSIBLE PARKING BAY.
- MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CLEAR ACCESS ISLE.
- END LIST.

### SECTION KEYED NOTES:

- PROVIDE H1 TRUSS CLIPS @ EACH END.
- TOP OF CMU BEYOND FOUND AT PERIMETER.
- 2X4'S @ 16" O.C. W/ 7/16 OSB ON ONE SIDE ONLY. EXTEND TO UNDERSIDE OF ROOF DECKING.
- TOP OF PAVEMENT REFER TO CIVIL.
- TOP OF CONC. APRON COORDINATE WITH CIVIL.
- BRICK BEYOND.
- RETURN 1X5 F.C. TRIM BOARD.
- 1X4 F.C. TRIM BOARD.
- SECTIONAL OVERHEAD DOOR TRACK AND ELECT MOTOR.
- 4" CONC. SLAB W/ 6"X6" #10/10 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" GRANULAR FILL.
- ADJUST SLOPE AT DOOR TO MAINTAIN <2% SLOPE AND ALLOW FOR ADA THRESHOLD.
- PROVIDE # 4 REBAR @ 4'-0" O.C. MIN. 8" EMBEDDED INTO CONCRETE.
- GROUT CAVITY SOLID.
- FINISHED GRADE VARIES WITHIN THIS AREA. REFER TO CIVIL.
- 2 COURSES OF 8" CMU INCH WIDE W/ CELLS GROUTED SOLID.
- TREATED 2X4 SILL W/ 1/2" ANCH. BOLT @ 4'-0" O.C. AND 12" FROM CORNER.
- BRICK.
- BRICK ROWLOCK 15 DEGREE MIN.
- 2X4 STUD @ 16" O.C.
- 20/716" O.S.B.
- MIN. SOFFIT OR F.C. LAP SIDING.
- 2x6 FASCIA WITH ALUM. WRAP.
- FIBERGLASS SHINGLES ON 15# FELT OVER 7/16" OSB DECKING, ON PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C.
- 2.2% (1" PER FOOT) SLOPE MAX
- END LIST.

### ROOF PLAN KEYED NOTES:

- ATTIC DRAFTSTOP: EXTEND WALL GYP. BOARD TO CEILING AND TAPE AND SEAL JOINTS PER A500 SERIES AIR SEALANT DETAILS PRIOR TO FRAMING BULKHEADS.
- FR SHEATHING: AREA OF FIRE RETARDANT PLYWOOD SHEATHING, CENTERED ABOVE 2-HR ASSEMBLY, NO VENTS OR PENETRATIONS PERMITTED IN THIS AREA. STAGGER JOINTS.
- 2 HR WALL ASSEMBLY, EXTEND TO UNDERSIDE OF ROOF DECK
- ROOF ANCHOR
- ATTIC ACCESS FROM BELOW
- METAL DOWNSPOUT: SEE GENERAL ROOF PLAN NOTES
- SEAMLESS METAL GUTTER: SEE GENERAL ROOF PLAN NOTES
- ROOF VENT WITH ONE SQ. FT. FREE AREA
- ATTIC ACCESS THROUGH DRAFTSTOPPING MAY VARY ALONG WALL, SEE DETAILS:16/A501
- RIDGE VENT

### EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	STANDING SEAM METAL ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

### WALL LEGEND (NOT ALL RATING LINE TYPES ARE NECESSARILY USED IN THIS PROJECT)

	LOAD BEARING WALL OVERLAY REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
	30 MINUTE RATED "FIRE PARTITION". AT CORRIDORS.
	1 HR RATED "FIRE PARTITION". WALL EXTENDS FROM RATED ASSEMBLY TO RATED ASSEMBLY.
	1 HR RATED "FIRE BARRIER". WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE BARRIER". WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE WALL" CONTINUOUS WITHOUT INTERRUPTION.

NOTES:  
• SEE STRUCTURAL FOR ALL SHEAR WALL LOCATIONS.  
• SEE WALL ASSEMBLY ON 0309 AND 0340 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.  
• RATED WALLS INSIDE UNITS ARE FIRE RATED DUE TO CONSTRUCTION TYPE OF BUILDING AND FIRE RATING REQUIRED FOR CERTAIN ELEMENTS IN ACCORDANCE WITH TABLE 601.

CLIENT



3225 S. HOYT AVENUE  
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CONSULTANT



SEAL

PROJECT TITLE

KENSINGTON WAY  
MCCORDSVILLE, IN 46055

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DATE: 2-6-2024

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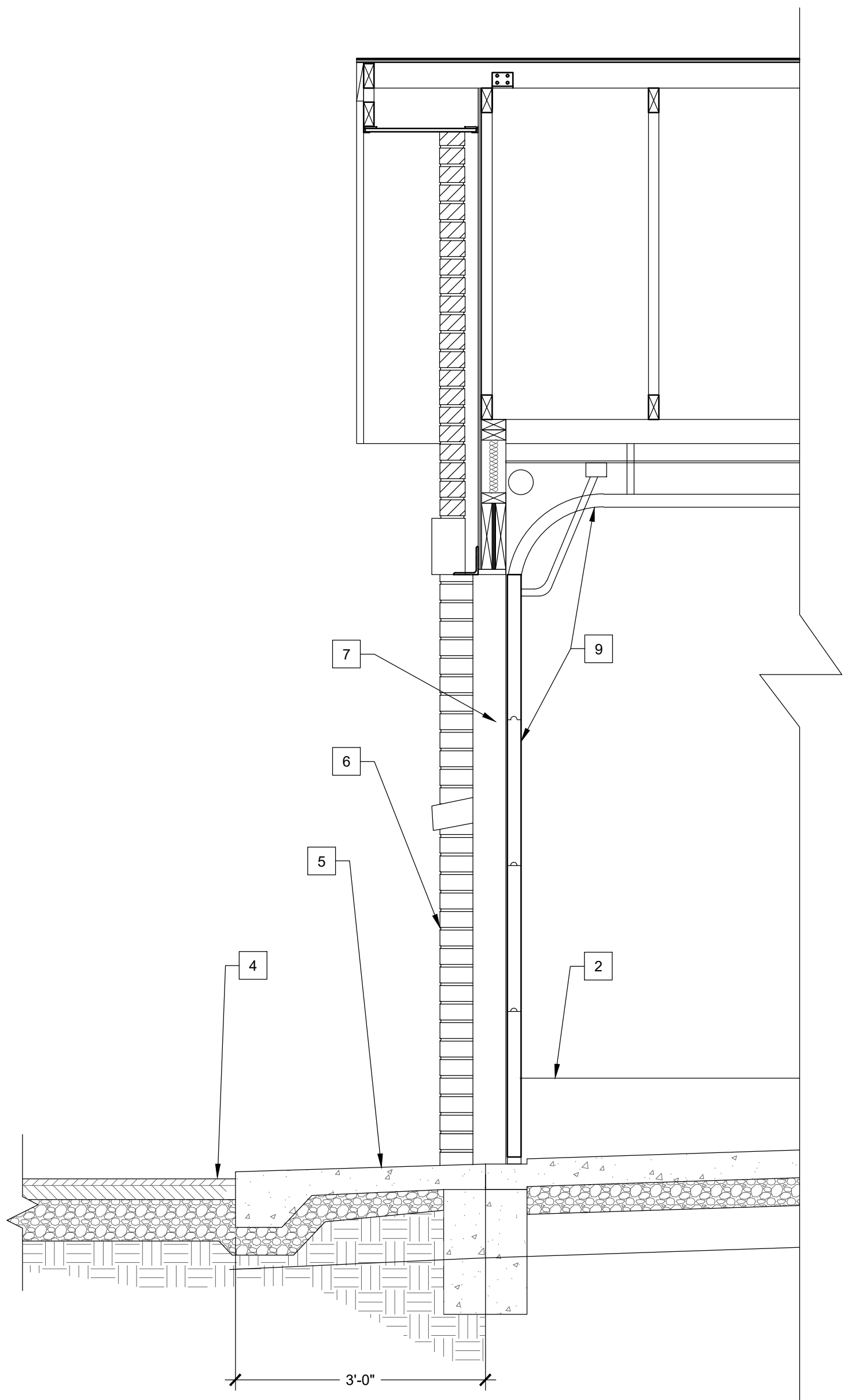
SHEET TITLE

DOUBLE 6 BAY  
GARAGE DETAILS

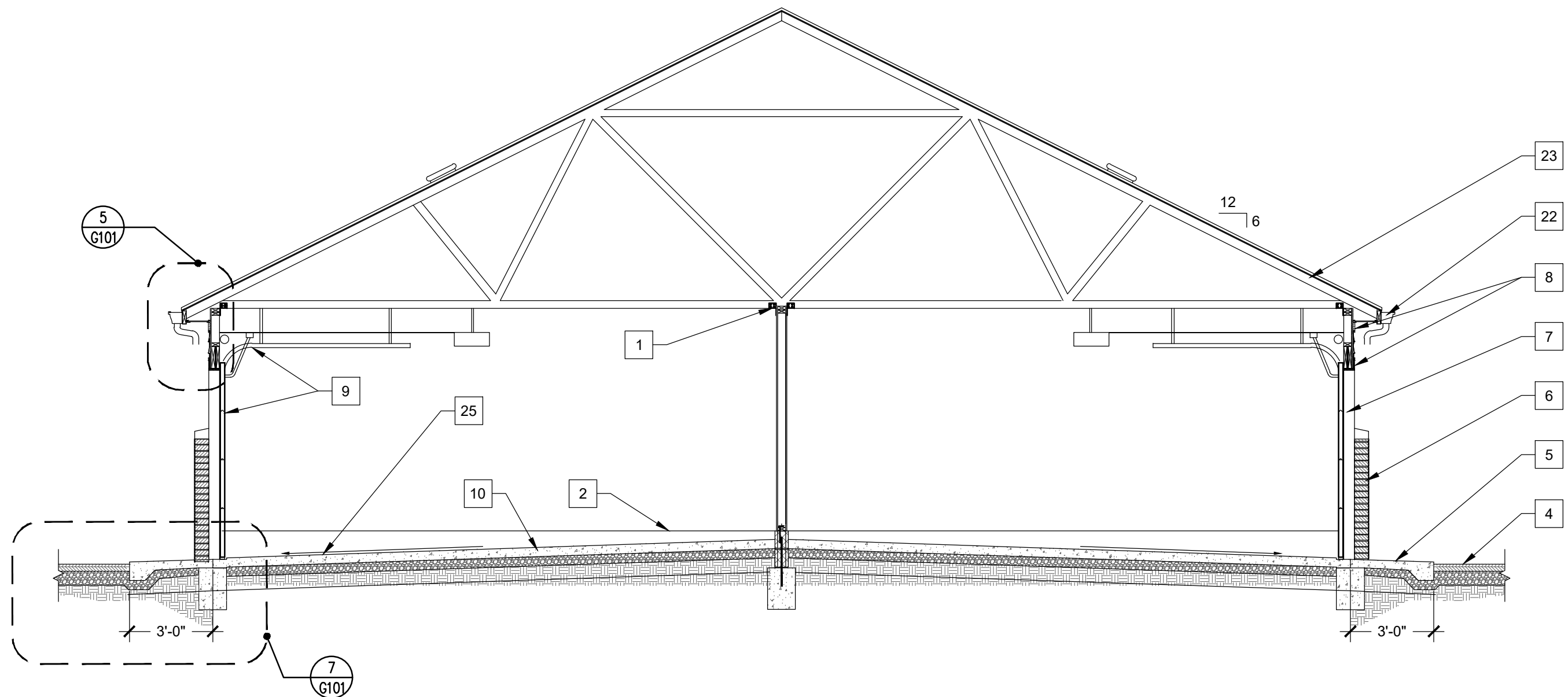
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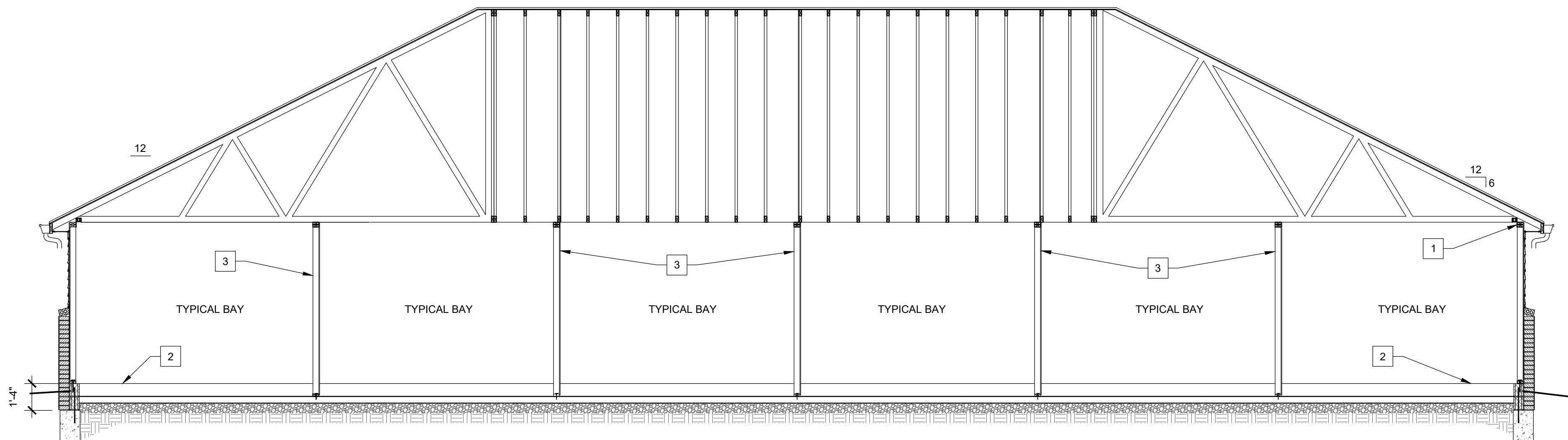




3 WALL SECTION  
Scale: 3/4" = 1'-0"



2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

A. SEE TYPICAL PLAN SHEETS FOR GENERAL NOTES.

GENERAL ELEVATION NOTES:

A. SEE TYPICAL ELEVATION SHEETS FOR GENERAL NOTES.

FLOOR PLAN KEYED NOTES:

- A. SLOPE APRON BETWEEN DOORS AS SHOWN PER POINT GRADES ON CIVIL DRAWINGS.  
B. PROVIDE VERTICAL 2X BLOCKING.  
C. OSB PANELS 1 SIDE OF DEMISING WALLS ONLY.  
D. ADA COMPLIANT THRESHOLD, NO STEP GREATER THAN 1/4" EITHER SIDE OF DOOR.  
E. LINE OF CMU CURB.  
F. WOOD FRAMING, NO INTERIOR WALL PANELS.  
G. CONTROLS AT ALL ACCESSIBLE PARKING BAYS TO BE < 48".  
H. SEMI RECESSED FIRE EXTINGUISHER AND CABINET. MOUNT < 48".  
I. 3/4" STEP AT DOOR.  
J. MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CAR SERVICE AISLE.  
K. 1 HR ASSEMBLY, EXTENDED TO UNDERSIDE OF DECK.  
L. SLOPE LESS THAN 2% EITHER DIRECTION WITHIN ACCESSIBLE PARKING BAY.  
M. MAINTAIN 8' WIDE PARKING SPACE ADJACENT TO 8' CLEAR ACCESS ISLE.  
N. END LIST.

SECTION KEYED NOTES:

1. PROVIDE H1 TRUSS CLIPS @ EACH END.  
2. TOP OF CMU BEYOND FOUND AT PERIMETER.  
3. 2X4'S @ 16" O.C. W/ 7/16 OSB ON ONE SIDE ONLY. EXTEND TO UNDERSIDE OF ROOF DECKING.  
4. TOP OF PAVEMENT REFER TO CIVIL.  
5. TOP OF CONC. APRON COORDINATE WITH CIVIL.  
6. BRICK BEYOND.  
7. RETURN 1X5 F.C. TRIM BOARD.  
8. 1X4 F.C. TRIM BOARD.  
9. SECTIONAL OVERHEAD DOOR TRACK AND ELECT MOTOR.  
10. 4" CONC. SLAB W/ 6'X6" #10/10 W.W.F. ON 6 MIL VAPOR BARRIER OVER 4" GRANULAR FILL.  
11. ADJUST SLOPE AT DOOR TO MAINTAIN <2% SLOPE AND ALLOW FOR ADA THRESHOLD.  
12. PROVIDE # 4 REBAR @ 4'-0" O.C. MIN. 8" EMBEDDED INTO CONCRETE.  
13. GROUT CAVITY SOLID.  
14. FINISHED GRADE VARIES WITHIN THIS AREA, REFER TO CIVIL.  
15. 2 COURSES OF 8" CMU INCH WIDE W/ CELLS GROUTED SOLID.  
16. TREATED 2X4 SILL W/ 1/2" ANCH. BOLT @ 4'-0" O.C. AND 12" FROM CORNER.  
17. BRICK.  
18. BRICK ROWLOCK 15 DEGREE MIN.  
19. 2X4 STUD @ 16" O.C.  
20. 7/16" O.S.B.  
21. VINYL SOFFIT OR F.C. LAP SIDING.  
22. 2x6 FASCIA WITH ALUM. WRAP.  
23. FIBERGLASS SHINGLES ON 15# FELT OVER 7/16" OSB DECKING, ON PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C.  
24. 2% (1" PER FOOT) SLOPE MAX  
25. END LIST.

ROOF PLAN KEYED NOTES:

- Rx ATTIC DRAFTSTOP: EXTEND WALL GYP. BOARD TO CEILING AND TAPE AND SEAL JOINTS PER A500 SERIES AIR SEALANT DETAILS PRIOR TO FRAMING BULKHEADS.  
R1 FR SHEATHING: AREA OF FIRE RETARDANT PLYWOOD SHEATHING, CENTERED ABOVE 2-HR ASSEMBLY. NO VENTS OR PENETRATIONS PERMITTED IN THIS AREA. STAGGER JOINTS.  
R2 2 HR WALL ASSEMBLY. EXTEND TO UNDERSIDE OF ROOF DECK  
R3 ROOF ANCHOR  
R4 ATTIC ACCESS FROM BELOW  
R5 METAL DOWNSPOUT: SEE GENERAL ROOF PLAN NOTES  
R6 SEAMLESS METAL GUTTER: SEE GENERAL ROOF PLAN NOTES  
R7 ROOF VENT WITH ONE SQ. FT. FREE AREA  
R8 ATTIC ACCESS THROUGH DRAFTSTOPPING MAY VARY ALONG WALL. SEE DETAILS: 16/A501  
R9 RIDGE VENT

EXTERIOR MATERIAL LEGEND

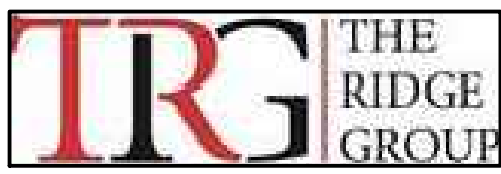
	COMPOSITION ROOF
	STANDING SEAM METAL ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

WALL LEGEND (NOT ALL RATING LINE TYPES ARE NECESSARILY USED IN THIS PROJECT)

	LOAD BEARING WALL OVERLAY REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
	30 MINUTE RATED "FIRE PARTITION". AT CORRIDORS.
	1 HR RATED "FIRE PARTITION". WALL EXTENDS FROM RATED ASSEMBLY TO RATED ASSEMBLY.
	1 HR RATED "FIRE BARRIER". WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE BARRIER". WALL EXTENDS THROUGH INTERSECTING ASSEMBLIES.
	2 HR RATED "FIRE WALL" CONTINUOUS WITHOUT INTERRUPTION.

- NOTES:  
• SEE STRUCTURAL FOR ALL SHEAR WALL LOCATIONS.  
• SEE WALL ASSEMBLY ON G300 AND G340 SERIES SHEETS FOR SPECIFIC ASSEMBLY REQUIREMENTS.  
• RATED WALLS INSIDE UNITS ARE FIRE RATED DUE TO CONSTRUCTION TYPE OF BUILDING AND FIRE RATING REQUIRED FOR CERTAIN ELEMENTS IN ACCORDANCE WITH TABLE 601.

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SEAL

PROJECT TITLE

KENSINGTON WAY  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE

REVISIONS		
MARK	DESCRIPTION	DATE

DATE: 2-6-2024

DRAWN BY: BP

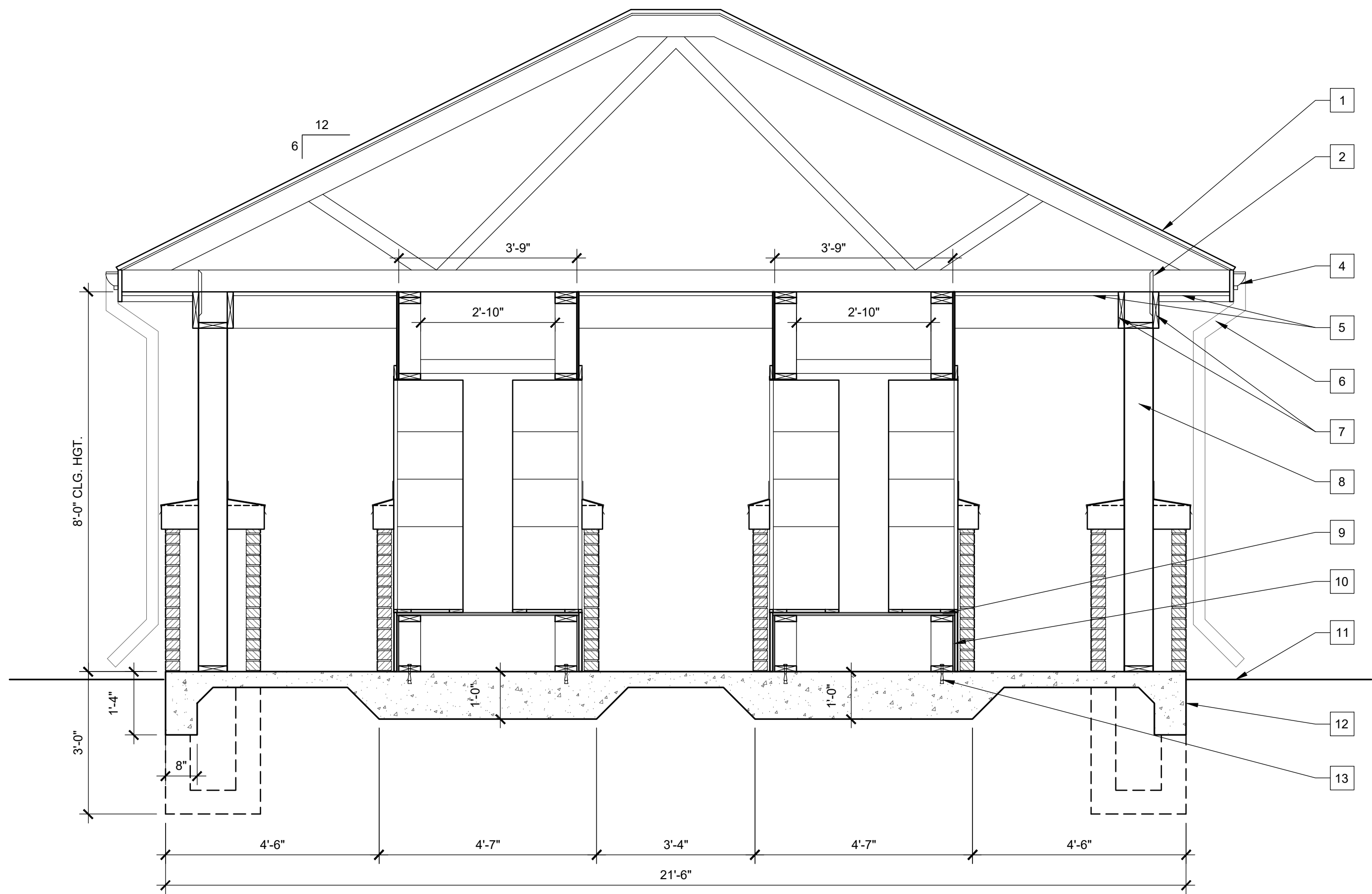
CHECKED BY: BP

SHEET TITLE  
GARAGE SECTION & DETAILS

SHEET NUMBER

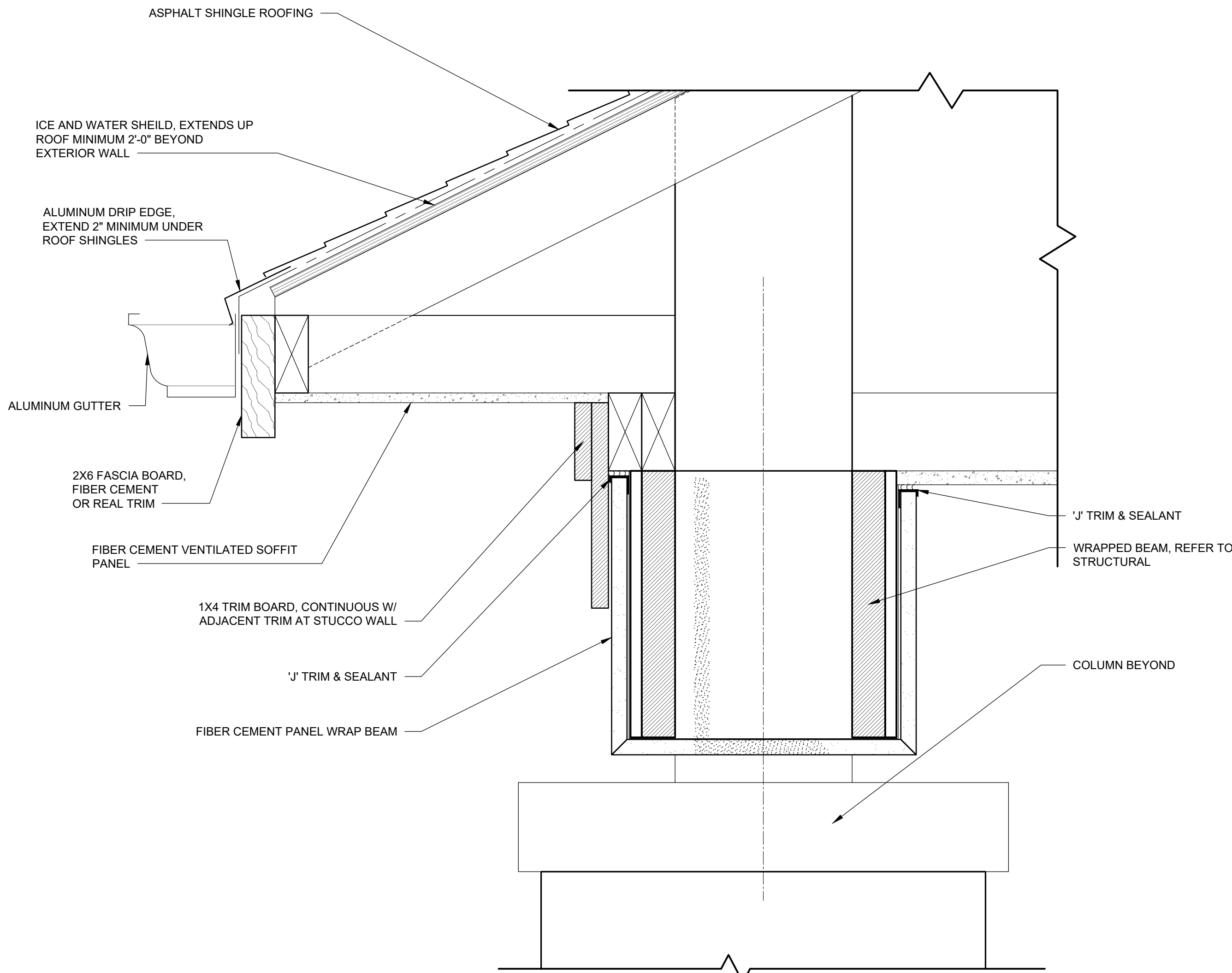
A725





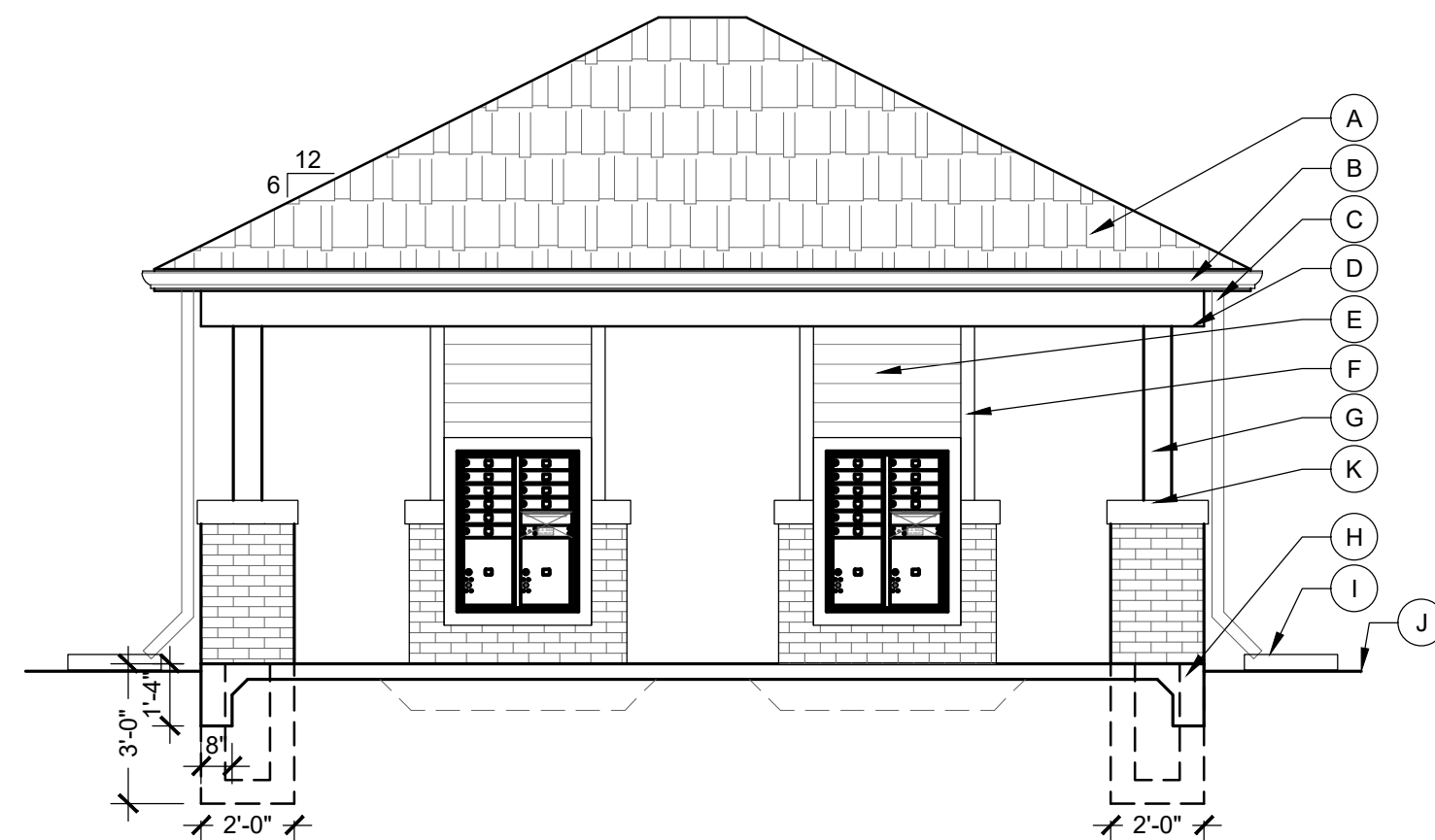
5 BUILDING SECTION

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



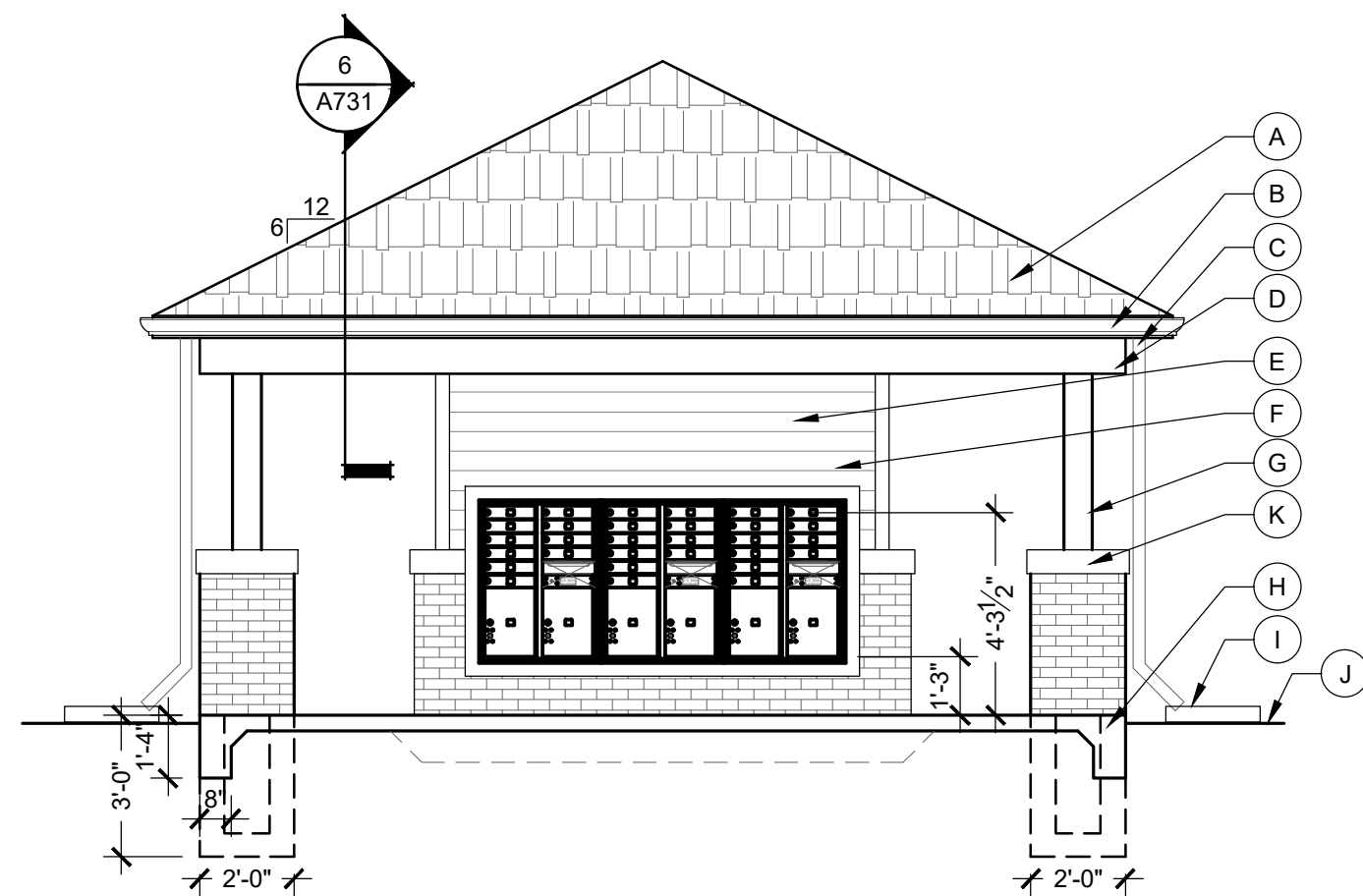
6 SOFIT & FACIA SECTIONAL DETAIL

Scale: 3" = 1'-0"



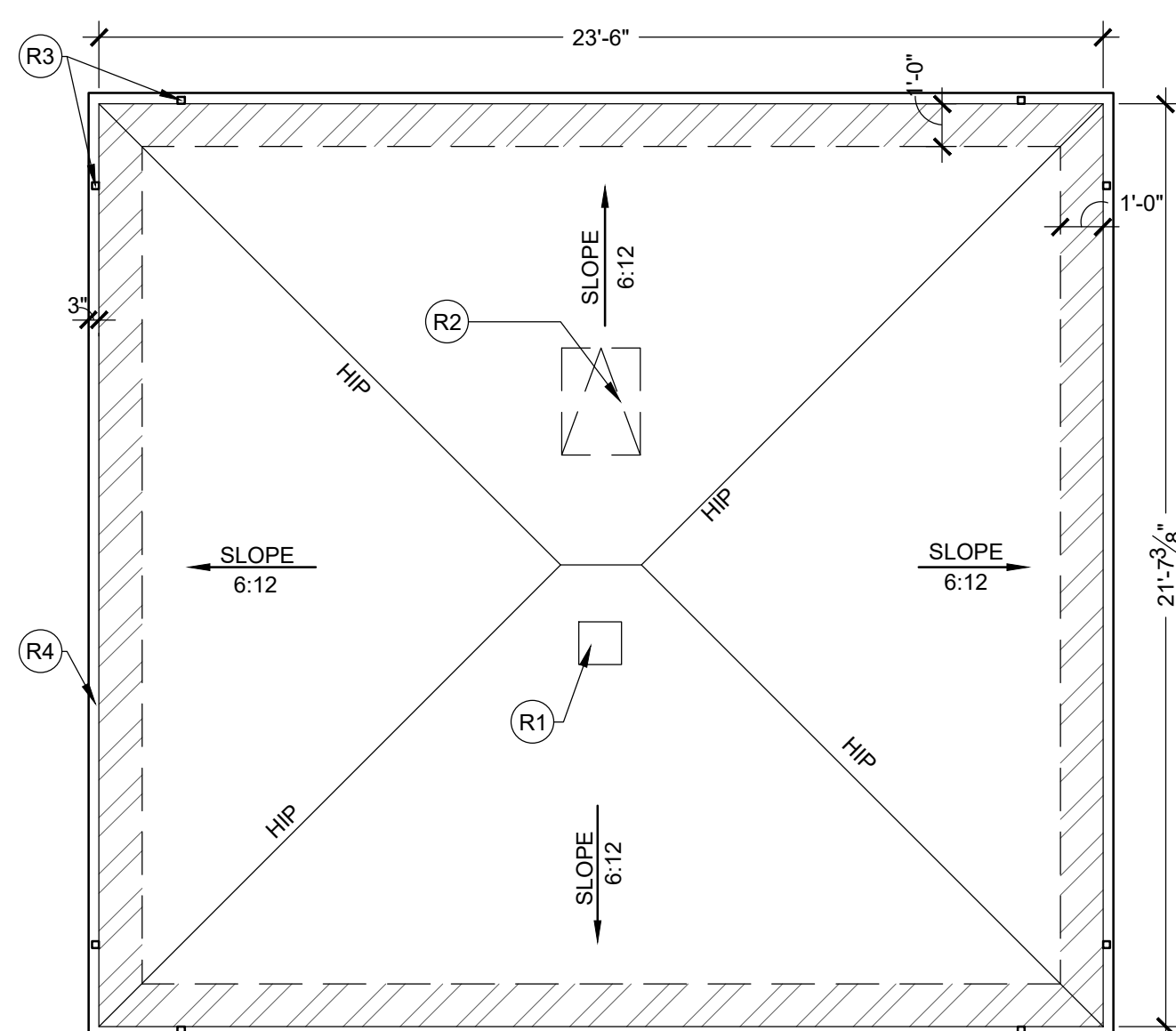
4 SIDE ELEVATION (LEFT)

Scale: 1/4" = 1'-0"



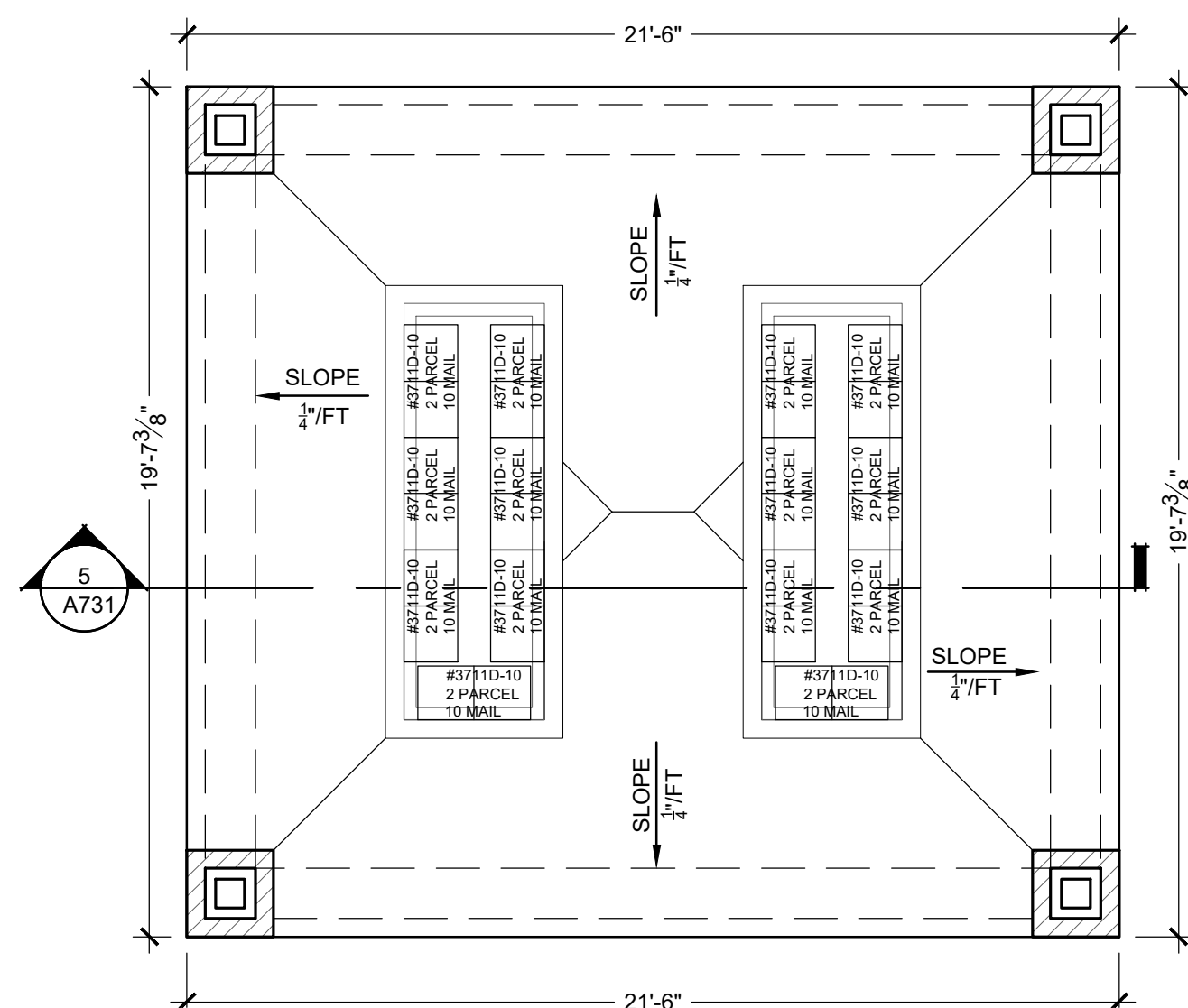
3 FRONT ELEVATION

Scale: 1/4" = 1'-0"



2 ROOF PLAN

Scale: 1/4" = 1'-0"



1 FLOOR PLAN

Scale: 1/4" = 1'-0"

## GENERAL FLOOR PLAN NOTES:

A. SEE TYPICAL PLAN SHEETS FOR GENERAL NOTES.

## GENERAL ELEVATION NOTES:

A. SEE TYPICAL ELEVATION SHEETS FOR GENERAL NOTES.

## ELEVATION KEYED NOTES:

- DIMENSIONAL ASPHALT SHINGLES
- ALUMINUM GUTTER
- ALUMINUM DOWNSPOUT
- 2X10 BEAM EACH SIDE OF POST THRU BOLTED W/ (3) 3/4" DIAMETER BOLTS AT EACH POST
- FIBER CEMENT SIDING
- FIBER CEMENT TRIM
- 8"X8" REAL POST, SMOOTH CEDAR
- 4" CONC. SLAB W/ 6X6X10 W.W.F. ON 4" COMPACTED FILL
- SPLASH BLOCK
- GRADE
- PRECAST CONCRETE CAP STONES
- END LIST

## SECTION KEYED NOTES:

- CLASS A FIBERGLASS SHINGLES ON 5LB. FELT PAPER ON 1/2" OSB SHTG. ON PRE-ENGINEERED ROOF TRUSS @ 24" O.C.
- ROOF TRUSS TIE DOWNS CLIPS
- ALUMINUM GUTTER W/DRIP
- PERFORATED VINYL SOFFIT AT PERIMETER
- ALUMINUM DOWNSPOUT, BEYOND
- 2X10 CEDAR BEAM EACH SIDE OF POST THRU BOLTED W/ (3) 3/4" DIAMETER BOLTS AT EACH POST, PROVIDE INTERMEDIATE BLOCKING
- 14"X14" RS CEDAR POST
- PRESSURE TREATED 3" OSB W/2X BLOCKING AS REQ'D
- PRESSURE TREATED 2x6 @ 16" O.C. W/ 7/16" OSB AND BUILDING WRAP
- GRADE
- 4" CONC. SLAB W/ 6X6X10 W.W.F. ON 4" COMPACTED FILL
- 3" DIA. ANCHOR BOLTS @ 48" O.C. 12" MAX. FROM ENDS
- 1.5" DIA. CONC. PIER
- 6"X6" RS CEDAR POST
- 2X8 CEDAR (SOFFIT) FLUSH WITH BOTTOM OF BEAMS
- END LIST

## ROOF PLAN KEYED NOTES:

- ROOF VENT, 144 SQ. INCHES FREE AREA, MIN.
- ATTIC ACCESS W/LOCK
- DOWNSPOUT LOCATION
- ALUMINUM GUTTER W/ DRIP

## EXTERIOR MATERIAL LEGEND

	COMPOSITION ROOF
	STANDING SEAM METAL ROOF
	BRICK VENEER
	FIBER CEMENT SIDING

## WALL LEGEND

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## SEAL

## PROJECT TITLE

KENNINGTON WAY  
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ISSUED FOR: DATE

REVISIONS

MARK DESCRIPTION DATE

DATE: 2-6-2024

DRAWN BY: BP

CHECKED BY: BP

## SHEET TITLE

MAIL KIOSK DETAILS  
140 MAIL BOXES, 28  
PARCEL BOXES

## SHEET NUMBER

A731