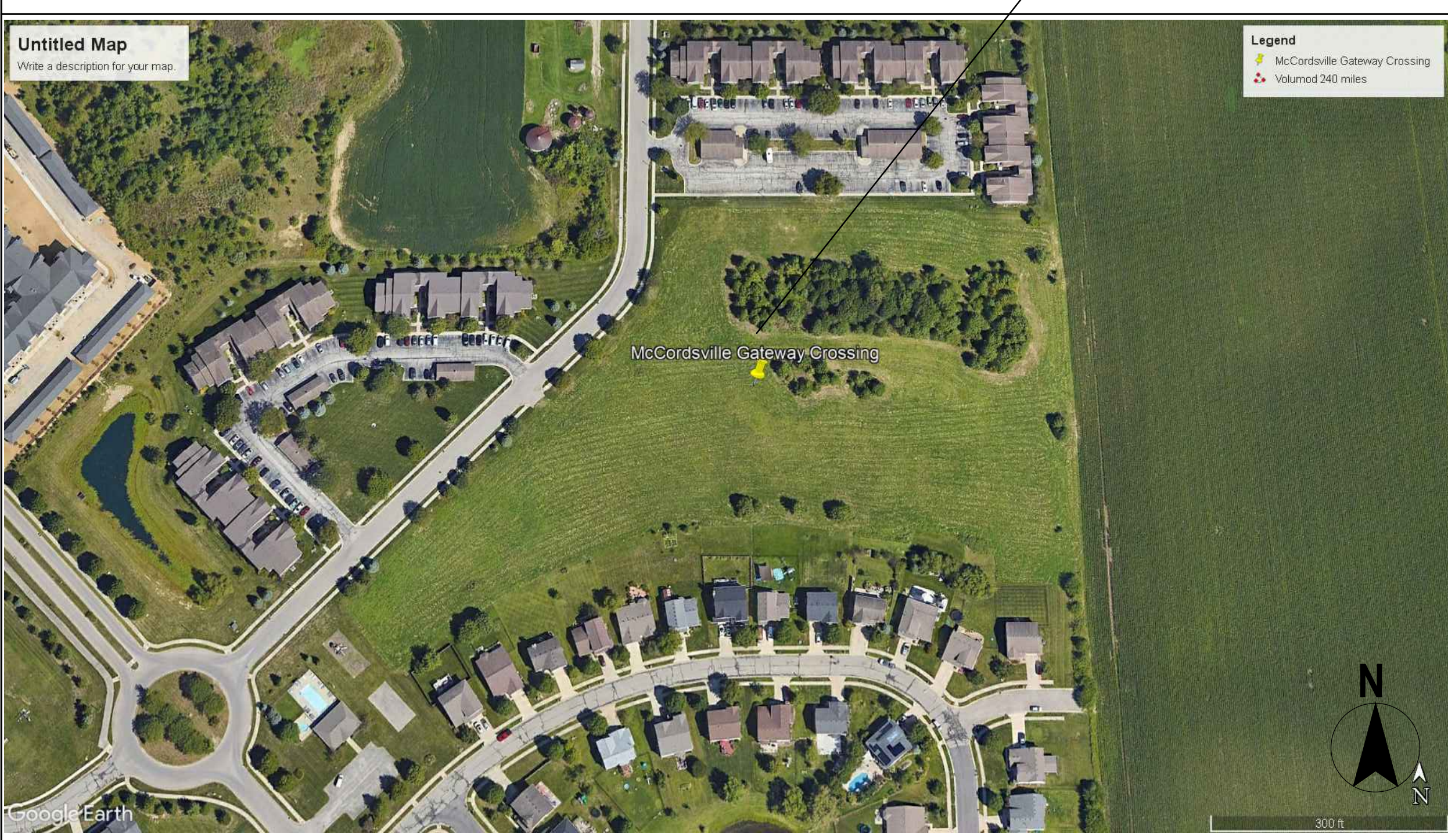


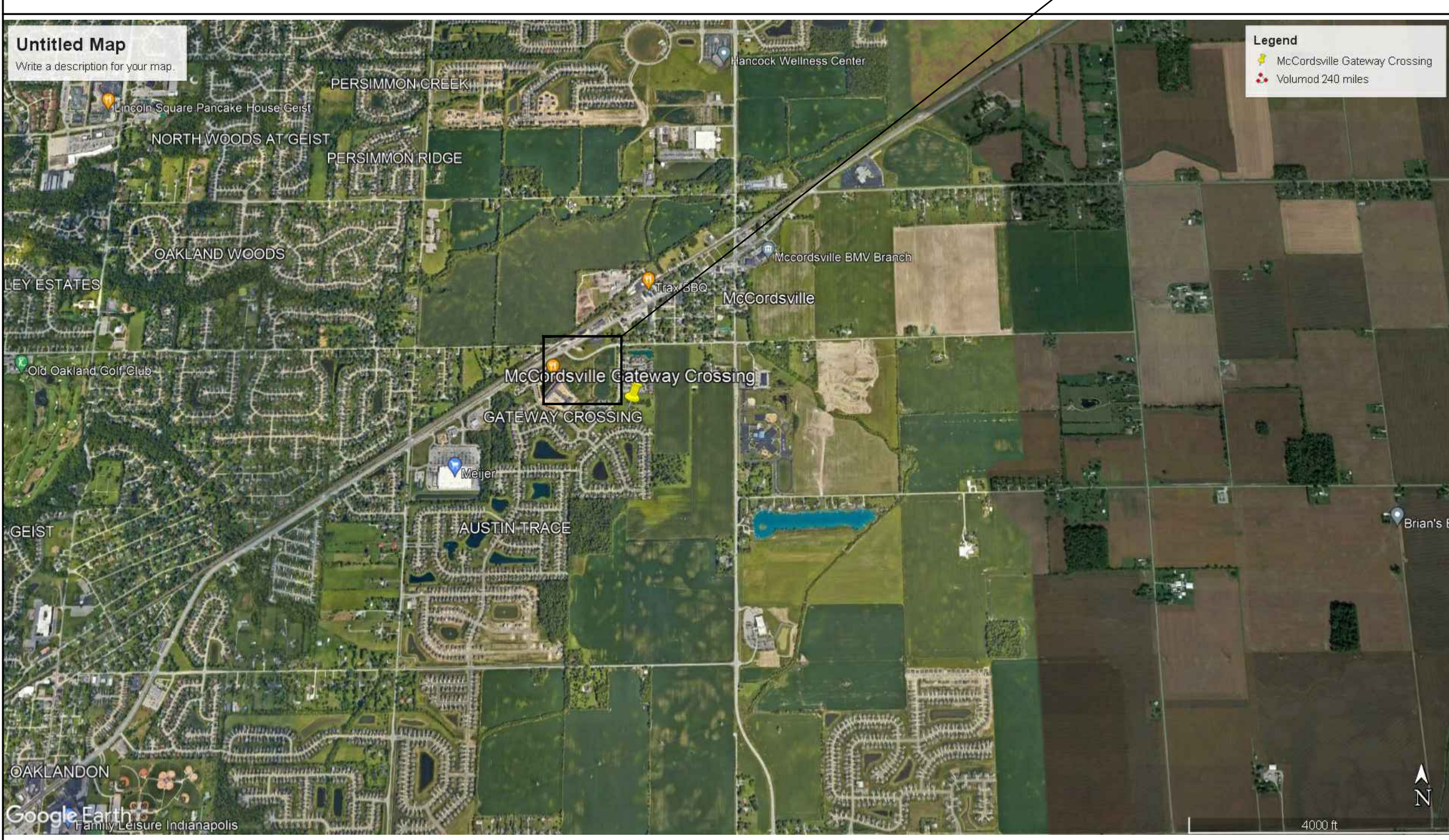
# KENNSINGTON GARDENS MCCORDSVILLE, IN 46055



SITE LOCATION MAP



SITE VICINITY MAP



## PROJECT TEAM

### DEVELOPER:

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### STRUCTURAL ENGINEER:



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### LANDSCAPE

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## CLIENT



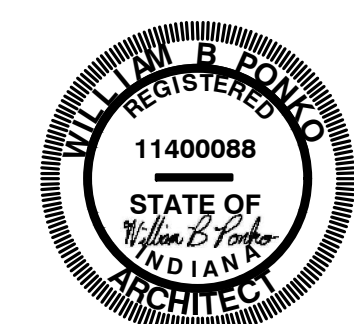
3225 S. HOYT AVENUE  
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## CONSULTANT



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## SEAL



## PROJECT TITLE

KENNSINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET - STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

REVISIONS		
MARK	DESCRIPTION	DATE

DATE: 3-1-2024

DRAWN BY: BP

CHECKED BY: BP

SHEET TITLE  
COVER

SHEET NUMBER

G000

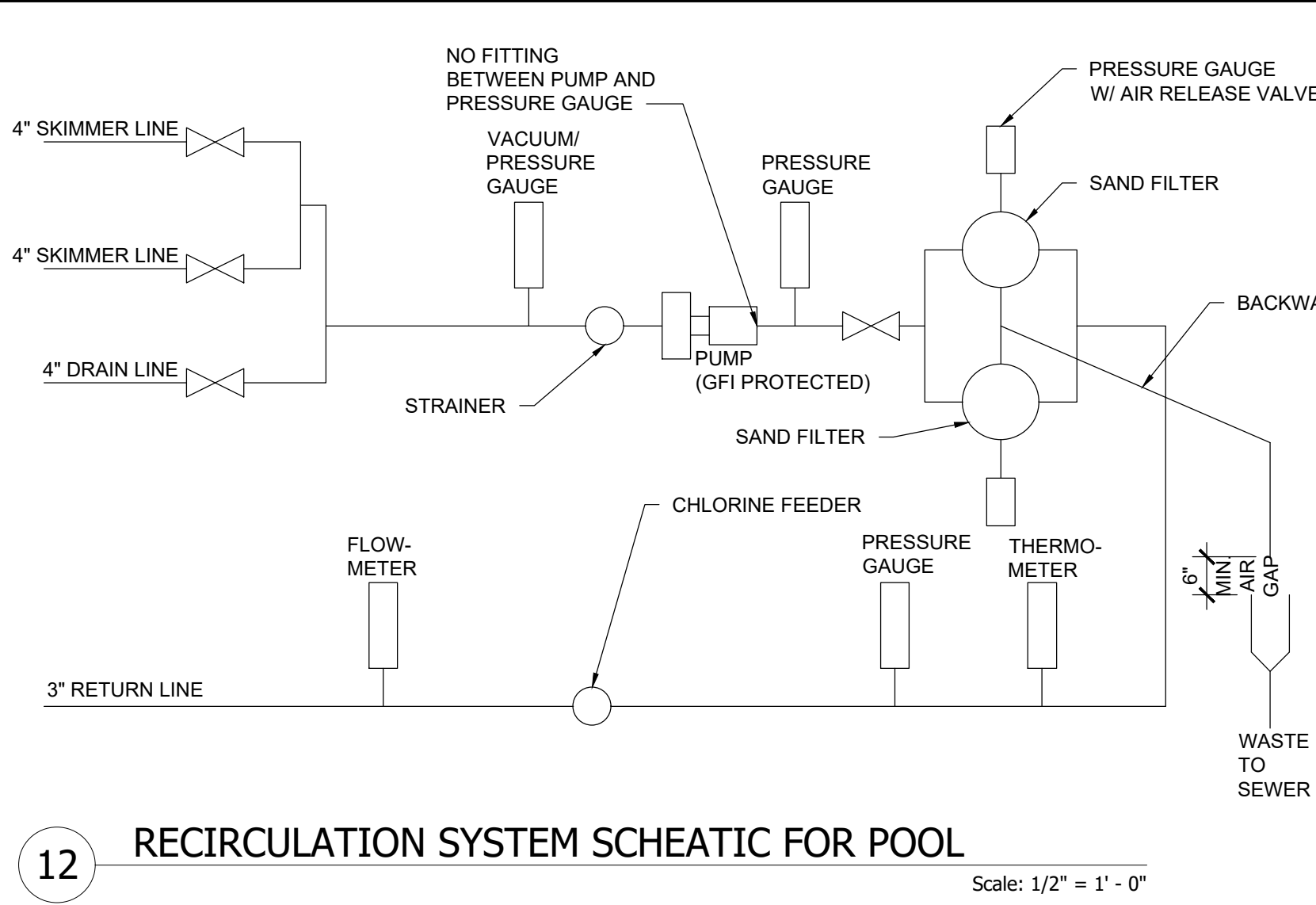


### Pool Filter Equipment List

1	Hayward	AquaRite 940	Salt Chlorine Generator
1	Pentair	TA 600 CP	High RateSand filter
1	Pentair	ec-011028	Intelliflo V5 variable speed pump
2	Pentair		Strainer basket 2 total
1	Pentair	Rainbow	back up chlorinator
1	Pentair	test kit	Salt water strips
1	Pentair	test kit	5 way
1	pentair	FM-1100	Shurflo flow meter
1	pentair	e120s	UV
AS REQUIRED		1 season worth of pool chemicals	
AS REQUIRED		gauges, valves, sight glasses, thermometers	

### Pool Equipment List

QTY.	MFG.	CAT NO.	DESCRIPTION
2	Aquastar	WAV9WRxxx	9" square wave grate and frame
3+	Pentair	Admiral S-20	Auto Skimmer
3+	Pentair	506162	Bermuda Equalizer cover
1	CMP	25504	Auto Water Leveler
10	Hayward	SP10225	1.5" Wall inlet
10	Hayward	SP1056	1.5" hydro static relief valve
2 min	Hayward	LFGUY1000	UCL Niches
2 min	Hayward	LPCUN11100	ColorLogic LED Pool
1	Hayward	LTBUY11300	Transformer
SR Smith	Custom		SEALED STEEL hand rail
SR SMITH	Custom		SEALED STEEL ladder
SR SMITH	Custom		SEALED STEEL escutcheons
2	Pentair	808-22	8-20" telescope pole
1	Pentair	902	Algae brush
1	Pentair	119	Skimmer/Leaf Rake
1	Maytronics	Dolphin wave 80	Robotic pool cleaner
1	Pentair	153	Safety pool hook
2	Penatir	143	Metal pool hangers, ADA compliant hanging.
1	Jim Buoy	gw-24	24" ring buoy, Wall hook to be included.
1	custom	25 person	First AID pool kit
1	Aqua Creek	aqc-fadmr1	Admiral pool lift 400lbs
1	aqua creek	aqc-f04cajp	Anchor set for ada lift



### POOL PLUMBING NOTES:

- THE FOLLOWING ARE MINIMUM PERFORMANCE REQUIREMENTS:
- SUCH THAT EITHER LOCATION CAN HANDLE 100% OF THE FLOW.
- PIPE LAYOUT SHOWN IS REPRESENTATIVE OF THE DESIRED PIPE ROUTING, WITH ALLOWANCES FOR MINOR ALIGNMENTS AS REQUIRED BY FIED CONDITIONS. PIPE SHALL BE INSTALLED WITH THE LEAST NUMBER OF FITTINGS.
- PIPING SHALL BE INSTALLED WITHOUT AIR ENTRAPPING HIGH POINTS FOR REVERSE SLOPES.
- PIPE TRENCHES SHALL BE EXCAVATED TO THE FULL WIDTH AND DEPTH REQUIRED FOR PROPER INSTALLATION AND IN ACCORDANCE TO THE REQUIREMENTS OF THE PIPE MANUFACTURER AND APPLICABLE CODES.
- PARALLEL PIPING RUNS SHALL BE INSTALLED IN A COMMON TRENCH.
- PIPE MATERIAL SHALL BE NSF PW SHEDULE 40 PIPE.
- ALL PIPING IN EQUIPMENT ROOM SHALL BE LABELED WITH DIRECTIONAL ARROWS.
- LABEL ALL HOSE BIBS FOR VALVES THAT ALLOW ACCESS TO WATER "NON-POTABLE".
- ALL PIPING SHALL BE PROPERLY SUPPORTED WHEN EXPOSED OR ENCASED IN CONCRETE FOR SUPPORT.
- USE TYPE 3 PIPE FOR EXHAUST GAS FROM POOL HEATERS, WHERE USED.

### POOL ELECTRICAL NOTES:

- THE FOLLOWING ARE MINIMUM PERFORMANCE REQUIREMENTS:
- UNDERWATER LIGHTING SHALL BE AT LEAST 0.5 WATTS OR 8.35 LUMENS / SQ. FT. OF POOL SURFACE.
- COMPLETE INSTALLATION SHALL COMPLY WITH ARTICLE 680 OF THE NEC AND APPLICABLE.
- ALL ELECTRICAL EQUIPMENT IN POOL AREA SHALL BE BONDED TOGETHER WITH #8 COPPER WIRE OR LARGER PER NEC 680.26.
- THE FOLLOWING ITEMS ARE REQUIRED TO BE BONDED WITH INSULATED #8 COPPER WIRE, AND GROUNDED WITH #12 INSULATED COPPER WIRE. REFER TO NEC AND EQUIPMENT MANUFACTURERS INSTRUCTIONS FOR ADDITIONAL REQUIREMENTS.
- ALL METALLIC PARTS OF THE POOL STRUCTURE, INCLUDING UN-ENCAPSULATED REINFORCING STEEL. IF ENCAPSULATED REINFORCING STEEL IS USED, A COPPER CONDUCTOR GRID MADE OF #8 BARE COPPER WIRE SHALL BE PROVIDED.
- PERIMETER SURFACES EXTENDING FOR 3 FT FROM INSIDE FACE OF THE POOL SURFACE MAY BE POURED CONCRETE OR PAVERS.
- ALL METALLIC POOL COMPONENTS.
- ALL UNDERWATER LIGHTING.
- METAL PARTS OF ALL EQUIPMENT ASSOCIATED WITH THE ELECTRICAL EQUIPMENT, POOL WATER CIRCULATION SYSTEM AND POOL COVER SYSTEM.
- ANY LIGHT FIXTURES ABOVE POOL WITHIN 5' OF POOL WALLS.
- ALL GROUNDING TO BE IN CONDUIT.
- ALL LIGHTING TO BE LED.

### POOL CIRCULATION SYSTEM NOTES:

- ENTIRE POOL (4) TIMES IN 24 HOURS. PUMPS TO BE SELF PRIMING.
- INCLUDE A VACUUM CLEANING SYSTEM WITH INTEGRAL PORTS LOCATED IN POOL WALLS BETWEEN 6"-18" FROM SURFACE. PORTS TO INCLUDE SELF CLOSING CAPS WHICH REQUIRE A TOOL TO OPEN.
- POOLS WITH SUCTION DRAINS SHALL BE PROVIDED WITH AT LEAST 2 MAIN DRAIN OUTLETS LOCATED IN THE DEEPEST SECTION OF THE POOL AND CONNECTED WITH "T"
- DRAINS TO MEET VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT (VGBA) & AMENDMENTS
- POOLS SHALL BE PROVIDED WITH A CONTINUOUS PERIMETER SURFACE OVERFLOW SYSTEM THAT IS INTEGRAL TO THE CIRCULATION SYSTEM. NOT REQUIRED AT STEPS AND LADDERS.
- THE FILTER SYSTEM SHOULD BE SAND AND GRAVEL TYPE AND BE EASILY ACCESSIBLE FOR CLEANING AND MAINTENANCE, AND INCLUDE:
  - ADEQUATE CLEARANCE FOR AIR CIRCULATION.
  - DISINFECTION METHOD SHALL BE LIQUID CHLORINE SOLUTION INJECTED INTO THE SYSTEM WITH A CHEMICAL PUMP.
  - THE ENTIRE SYSTEM SHALL BE SELF-DRAINING FOR EASE OF CLEANING AND WINTERIZATION.
  - PROVIDE SMALL CARTRIDGE FILTER IN LINE WITH WATER FEATURES IF REQUIRED BY WARRANTY.

### MISC POOL EQUIPMENT:

- NON-STATIONARY POOL LIFT IN COMPLIANCE WITH ADAAG 15.8.5 TO BE STORED IN POOL EQUIPMENT ROOM. VISIBLE SIGNAGE SHALL BE PROVIDED AT POOL AREA DESCRIBING POOL LIFTS AVAILABILITY UPON REQUEST.
- PROVIDE RANER LIFT WITH ANCHOR MODEL # F-409RPL-AT1 OR APPROVED EQUAL.
- MANUFACTURER: INNOVATIVE POOL PRODUCTS.
- PROVIDE AT LEAST A 12" BODY HOOK AND RING BUOY WITH ROPE.
- COVERS TO MEET VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT (VGBA) & AMENDMENTS.
- POOL SHALL BE CONSTRUCTED OF AN IMPERVIOUS WATER TIGHT, POURED CONCRETE THROUGHOUT OR GUNITE CONSTRUCTION WITH MARBLEIZED PLASTER FINISH.
- THE SWIMMING POOL SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND ALL ANTICIPATED LOADING FOR BOTH FULL AND EMPTY CONDITIONS. A HYDROSTATIC RELIEF VALVE AND/OR A SUITABLE UNDERDRAIN SYSTEM SHALL BE PROVIDED. THE DESIGNING ARCHITECT OR ENGINEER SHALL CERTIFY THE STRUCTURAL STABILITY AND THE SAFETY OF THE POOL IN BOTH FULL AND EMPTY CONDITIONS.
- CORNERS FORMED BY INTERSECTION OF WALLS OR FLOOR SHALL BE COVERED OR RADIUS.
- VERTICAL WALLS SHALL NOT EXCEED 11 DEGREES FROM PLUMB.
- IF USED, UNDERWATER BENCHES SHALL NOT EXCEED 18" FROM WALL OR HAVE A DEPTH GREATER THAN 24" FROM WATER SURFACE.
- IN AREAS OF THE POOL WITH DEPTH LESS THAN 5', THE BOTTOM SLOPE SHALL BE UNIFORM AT LESS THAN 1:10.
- IN AREAS OF THE POOL WITH DEPTH GREATER THAN 5', THE BOTTOM SLOPE SHALL NOT EXCEED 1:3.
- DO NOT INCLUDE DIVING EQUIPMENT.
- MINIMUM DEPTH SHALL BE 3' - 0".
- MAXIMUM DEPTH OF SHALLOW END SHALL BE 6'-0".
- (2) ROWS OF TILE AT THE WATER LINE AND CONCRETE COPING.
- FINISH COLOR SHALL BE WHITE OR LIGHT COLOR TO BE APPROVED BY OWNER.
- BOTTOM SURFACES TO BE SLIP RESISTANT IN AREAS WHERE THERE IS LESS THAN 30" OF WATER.
- POOL SHALL INCLUDE AN UNOBSTRUCTED DECK AREA 18" WIDE AROUND POOLS < 1,600 SQ. FT., AND 15" WIDE AROUND POOLS > 1,600 SQ. FT. MINIMUM.
- ALL DECK AREAS SHALL INCLUDE SLIP-RESISTANT IMPERVIOUS SURFACE.
- PROVIDE HOSE BIBS AROUND POOL AREA TO REACH ALL PORTIONS OF THE POOL AND DECK WITH A 100' HOSE.
- PROVIDE DECK AND POOL MARKINGS / SIGNAGE, ACCESS POINTS, LADDERS, AND STEPS AS REQUIRED PER CODE.
- BACKFILL MATERIAL SHALL BE SATISFACTORY SOIL FREE FROM CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSIONS, DEBRIS, WASTE, FROZEN MATERIALS, OR OTHER DELETERIOUS MATTER. FILL SHOULD BE PLACED IN LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM STANDARD PROCTOR DENSITY NEAR THE OPTIMUM MOISTURE CONTENT.
- ALL FILL MATERIAL FOR SUPPORT OF FLOOR SLABS SHALL BE COMPACTED TO 98% OF MAXIMUM STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE CONTENT.
- POOL DECKING SHALL SLOPE 1/4" PER FT. TO DECK DRAINS OR ADJACENT GRADE.
- ALL SEATS, STEPS, AND PROTRUDING FIXTURES SHALL HAVE 2" DARK CONTRASTING TILE SAFETY STRIP.

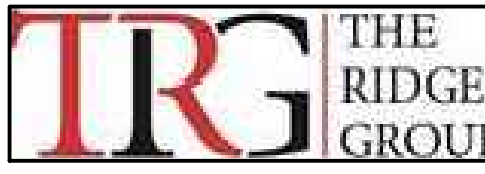
### PLAN KEY NOTES

- WATER FEATURE.
- POOL FURNITURE BY MANAGEMENT.
- 1 1/2" DIA. STAINLESS STEEL HANDRAIL.
- ADA POOL LIFT.
- 6'-0" HIGH STEEL FENCE WITH SQ. PICKETS AT 4" O.C.-TYP. 13/G131.
- LIGHT POSTS, SEE SITE LIGHTING PLANS.
- 2X2 LEADING EDGE TILE TO BE NATURALLY SLIP RESISTANT & CONTRASTING COLOR TO POOL.
- MAINTAIN 5' CLEAR DECK AROUND POOL. DO NOT ENCRORCH WITH FURNITURE.
- 3'-0" X 6'-0" SELF CLOSING SELF LATCHING, LOCKABLE GATE WITH PANIC DEVICE AND EXIT SIGN. GATE ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE.
- STRUCTURAL REINFORCING REBAR (TYPICAL).
- 1" RADIUS AT CORNERS, TYP.
- S.S. SLADDER
- SIGNAGE ON POOL DECK AND POOL WALLS.
- LINE OF RADIUS BETWEEN POOL WALL AND FLOOR.
- UNDERWATER LIGHT.
- #8 COPPER BOND WIRE TO PUMP.
- WEATHER PROOF EMERGENCY 911 PHONE MOUNTED ON FENCE NEXT TO GATE.
- CARD READER W/ 3/4" CONDUIT TO MECHANICAL ROOM CARD READER TO BE SET TO ALLOW SWIMMING ONLY FOR DESIGNATED TIMES
- 4" GATE POSTS IN CONCRETE, DO NOT ANCHOR TO SLAB.
- BOND TO POOL REINFORCING.
- #8 COPPER BOND WIRE

### COORDINATION W/ OTHER TRADES:

- PROVIDE A TELEPHONE WITH CAPABILITY TO DIRECT DIAL 911 EASILY ACCESSIBLE AND CLEARLY MARKED WITHIN THE POOL AREA.
- EQUIPMENT ROOM SHALL BE LOCKED WHEN NOT IN USE BY POOL OPERATOR.
- SLOPE FLOORS, OF POOL EQUIPMENT ROOM, 1/2" FT TO DRAIN.
- SWIMMING POOLS SHALL BE COMPLETE ENCLOSED BY A FENCE NOT LESS THAN 4' TALL OR WALLS OF A BUILDING, IBC 3109.3. FENCE AROUND POOL IS BY LANDSCAPE SUB-CONTRACTOR.
- LIGHTING AROUND POOL AREA, NOT CONNECTED TO THE POOL, SHALL BE BY THE ELECTRICAL SUB-CONTRACTOR.

CLIENT



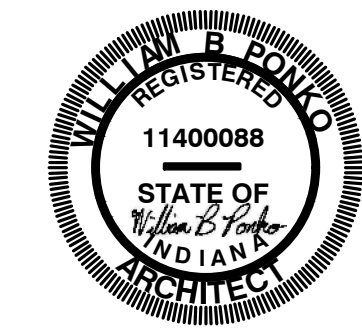
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SEAL



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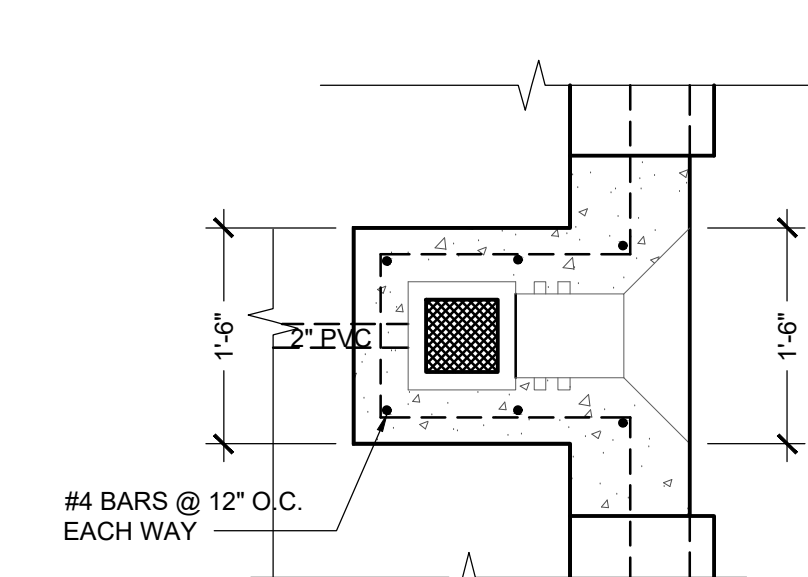
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SHEET TITLE  
**POOL SCOPE  
BASIS OF DESIGN  
ONLY**

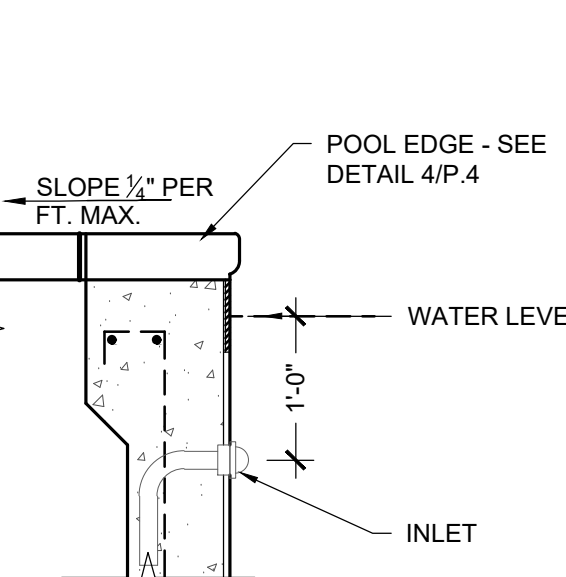
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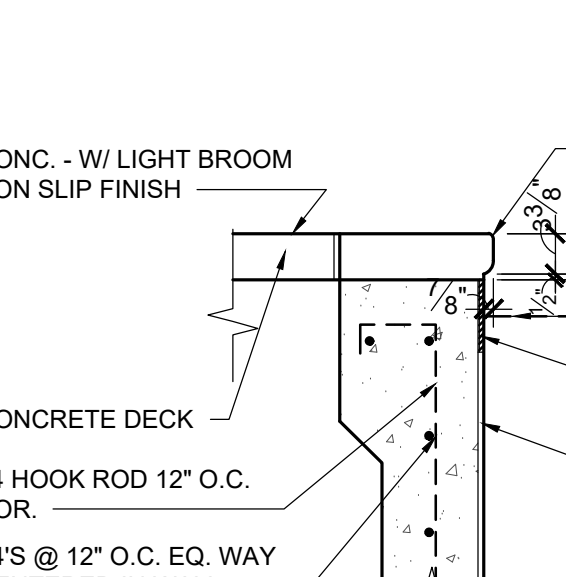
11 POOL SKIMMER PLAN

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



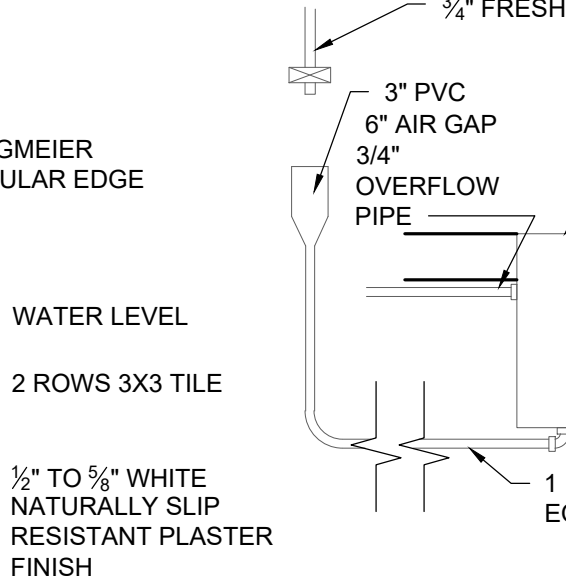
10 POOL RETURN DETIL

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



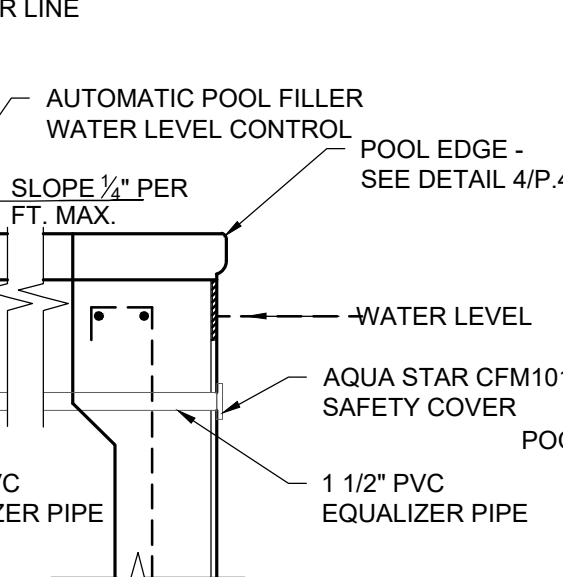
09 POOL EDGE DETIL

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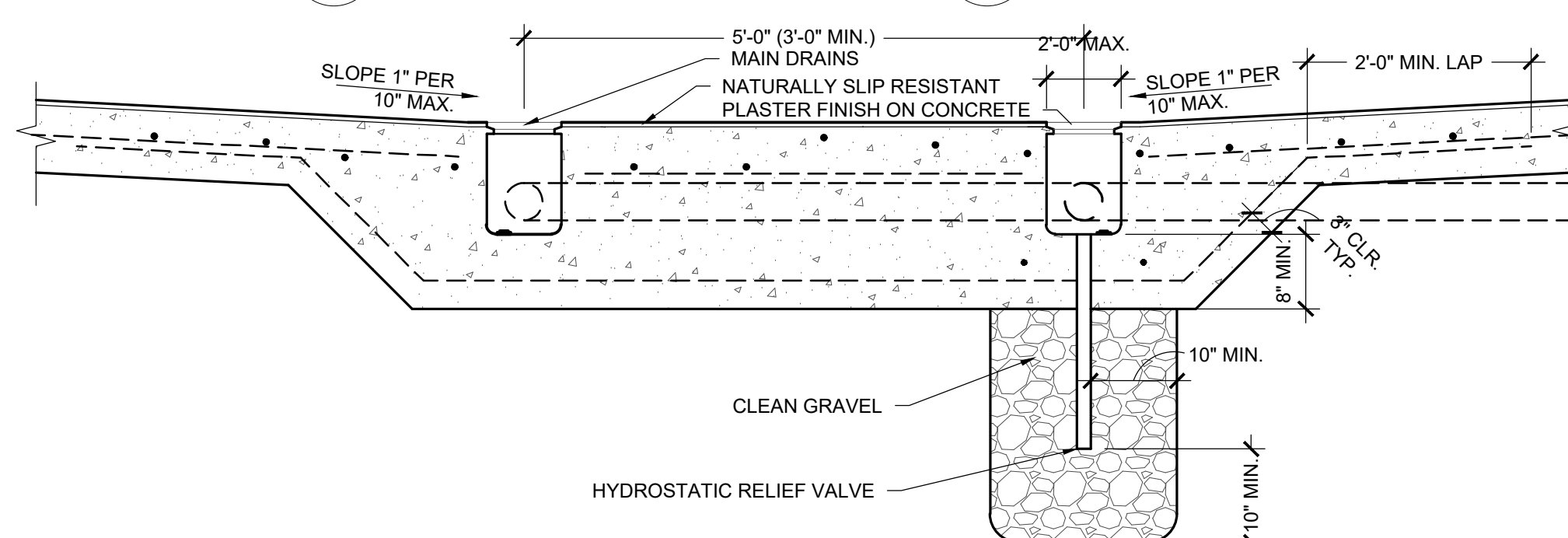
07 POOL FILL DETIL

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



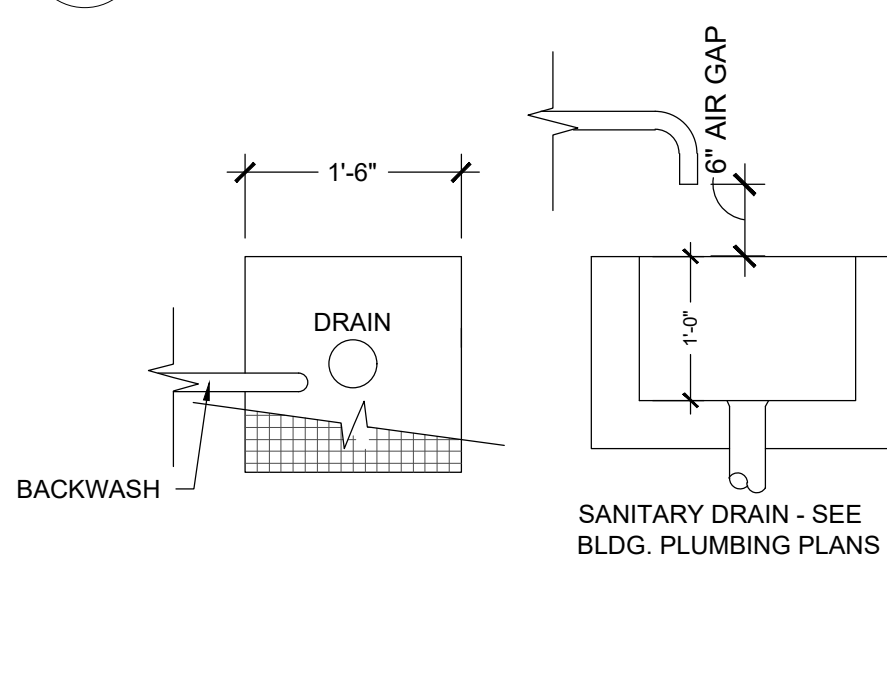
05 POOL FILL RETURN DETIL

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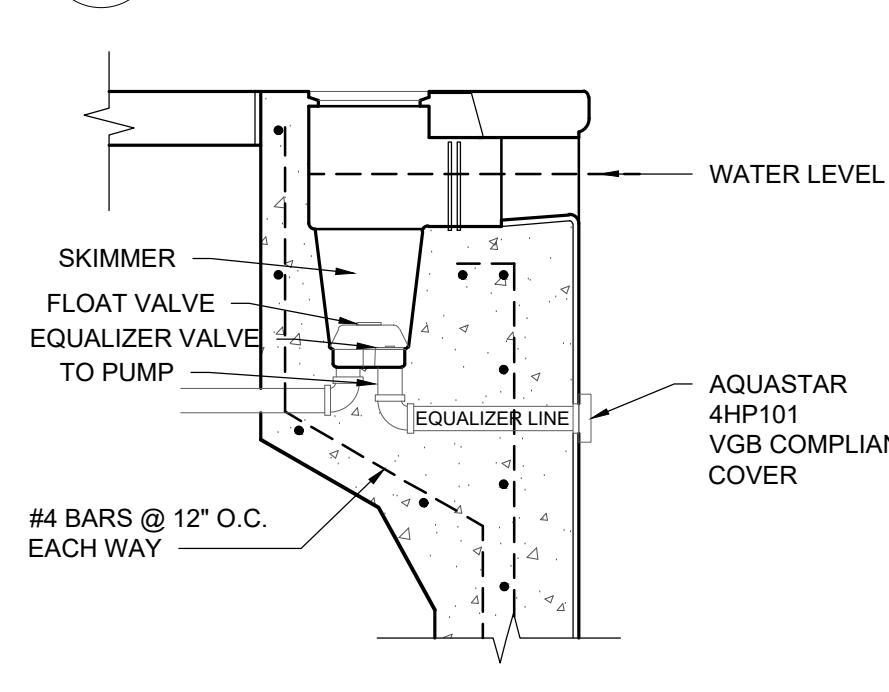
08 MAIN DRAIN DETAIL

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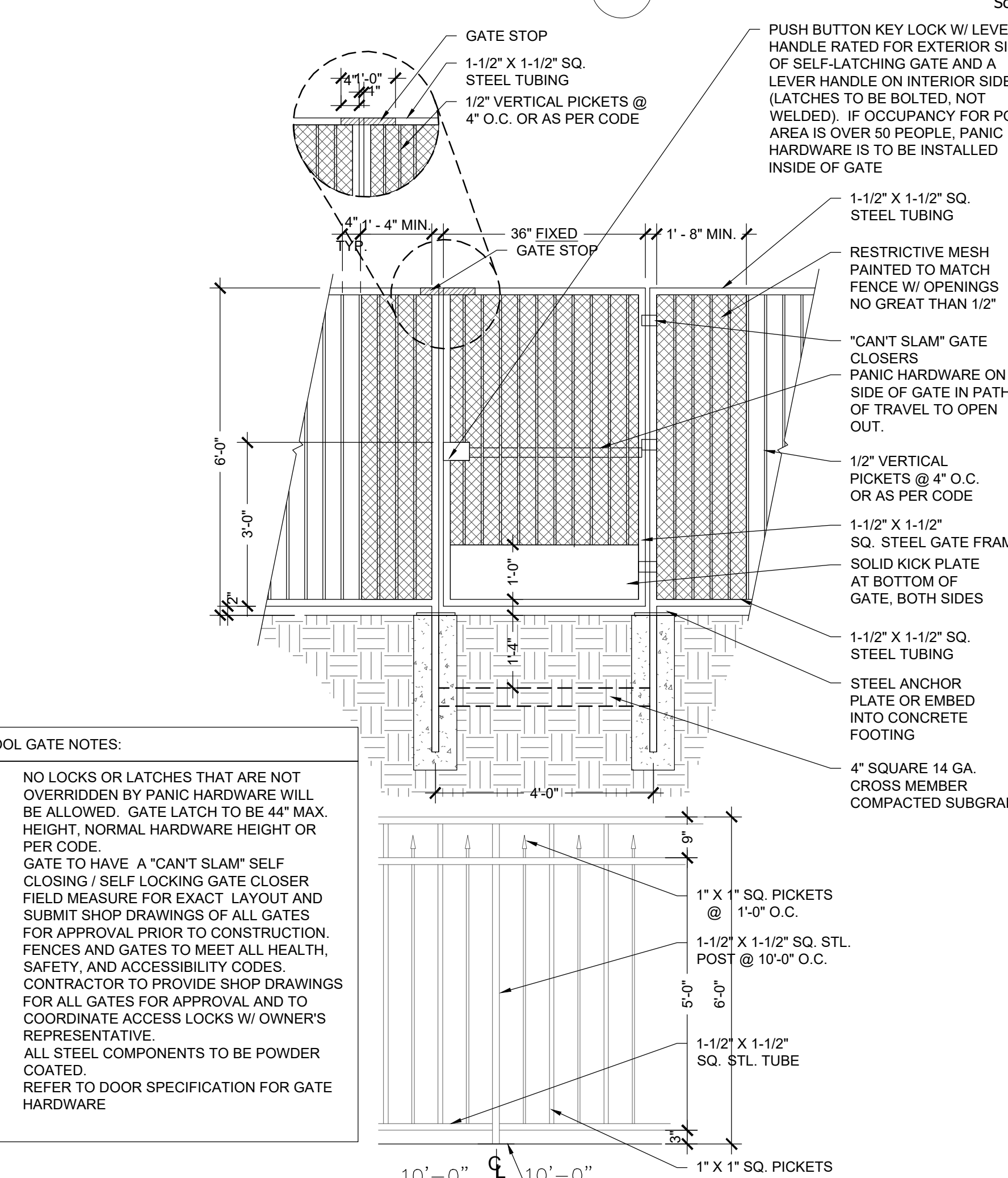
06 BACKWASH PIT DETAIL

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



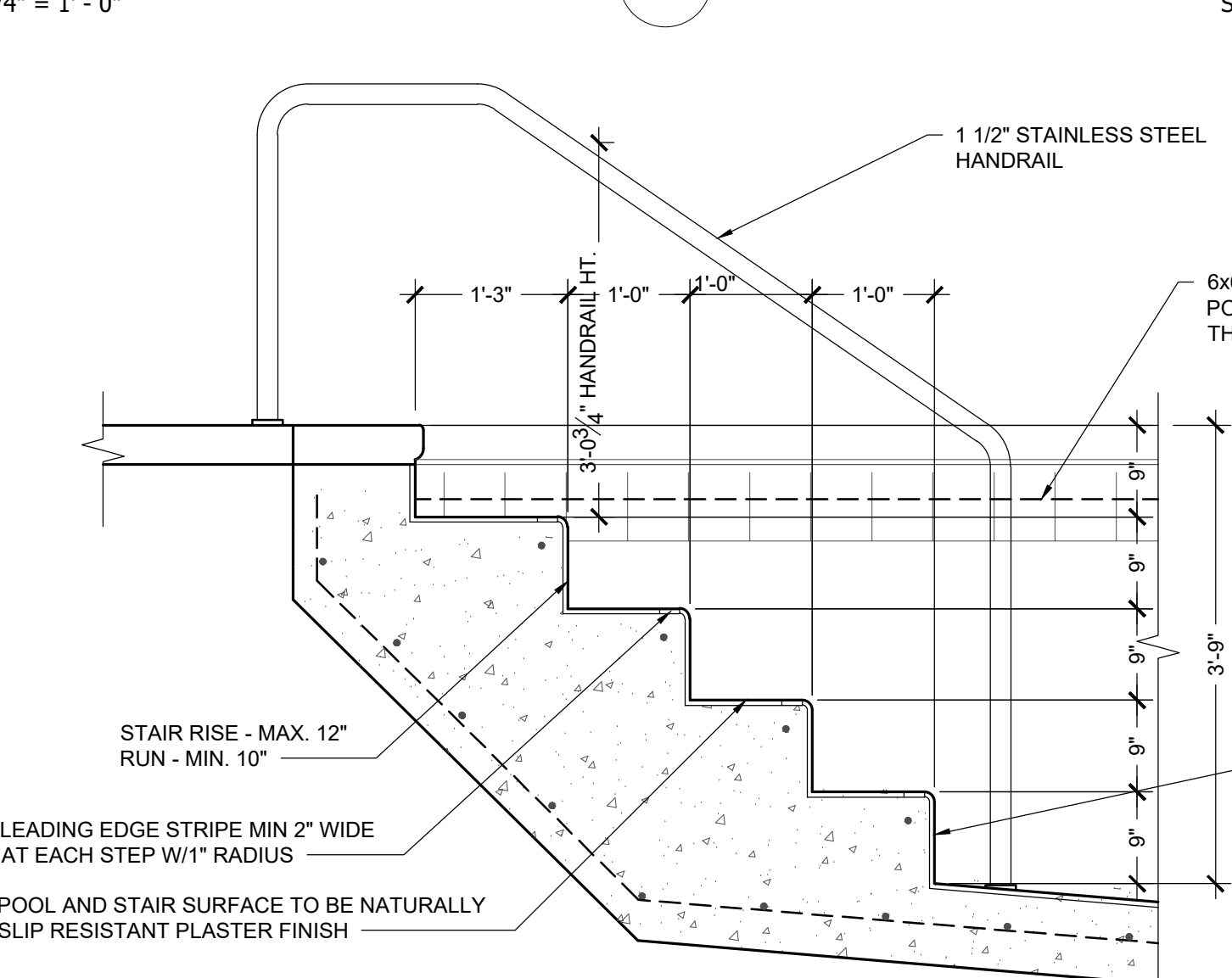
04 POOL SKIMMER SECTION

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



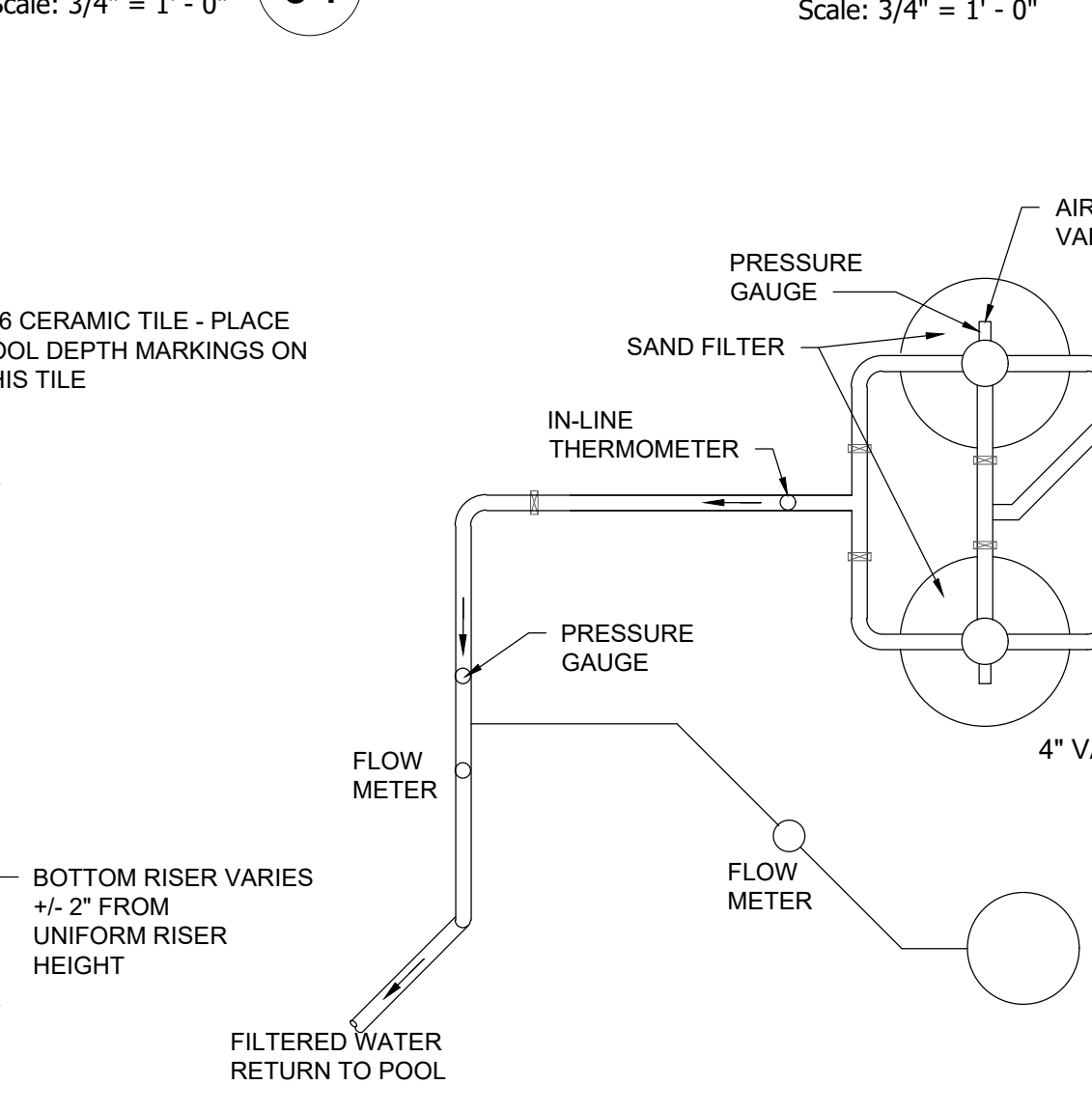
13 POOL FENCE

1/2" = 1' - 0"



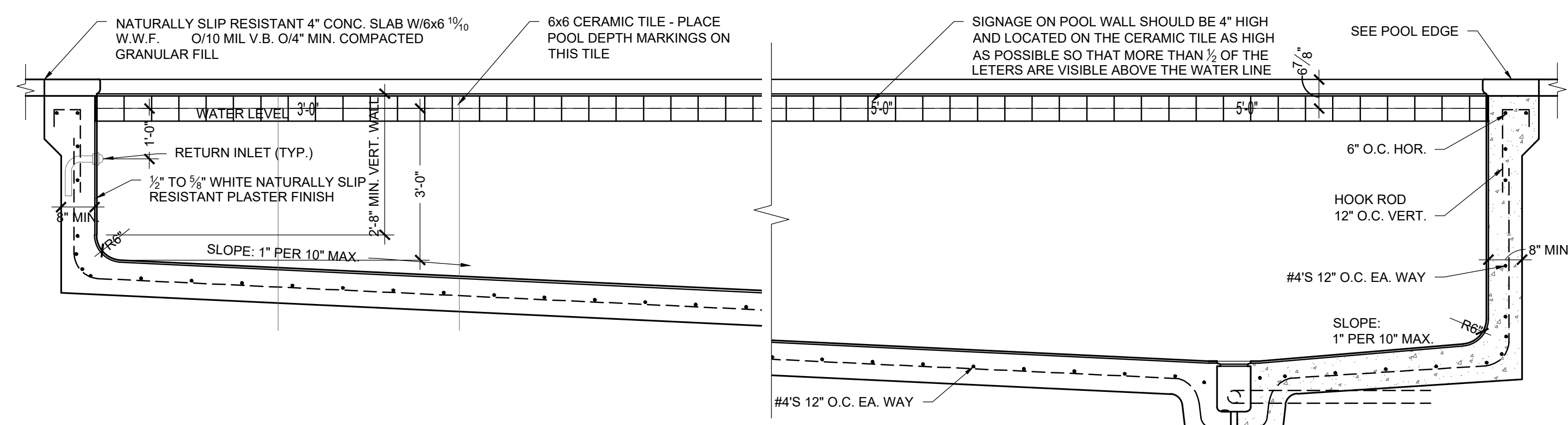
03 POOL STAIR SECTION

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



02 SCHEMATIC EQUIPMENT PLAN

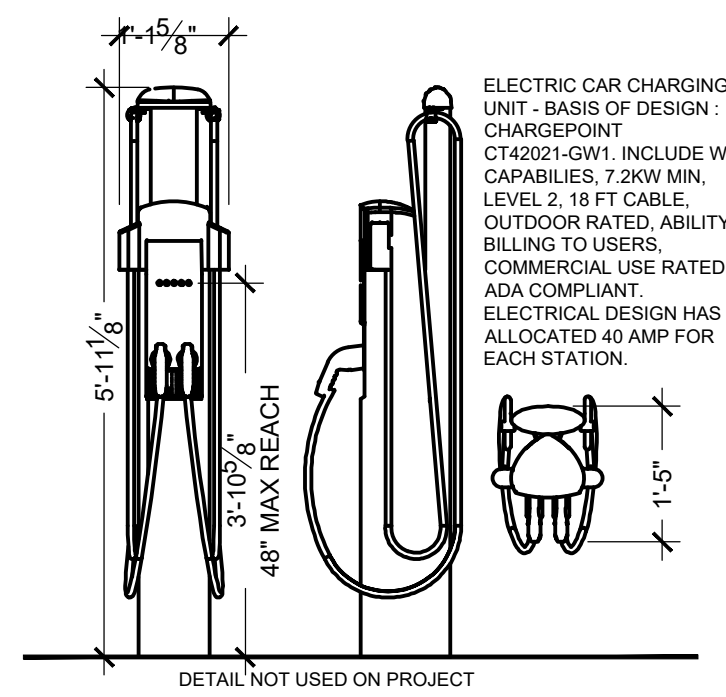
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01 POOL SECTION

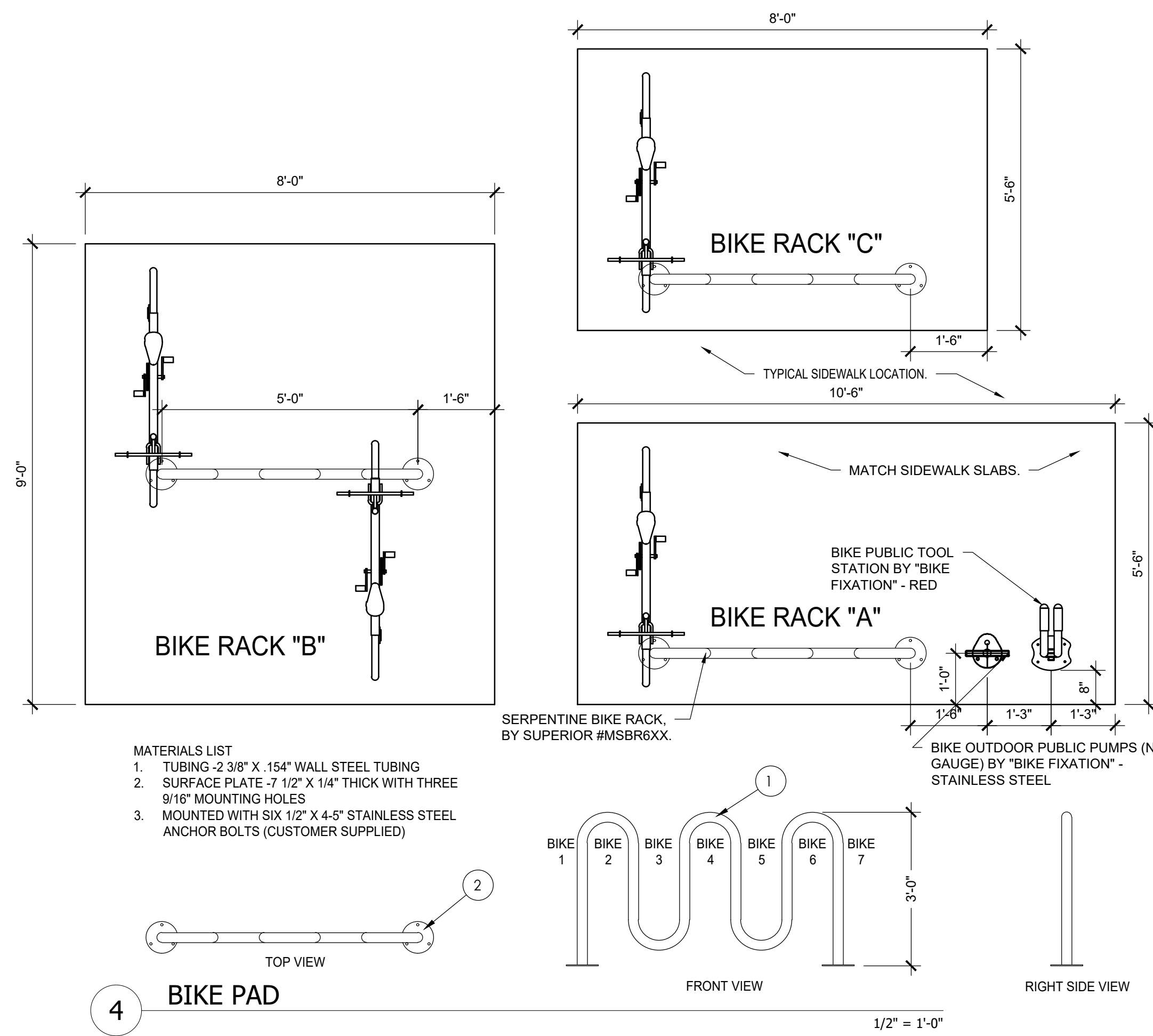
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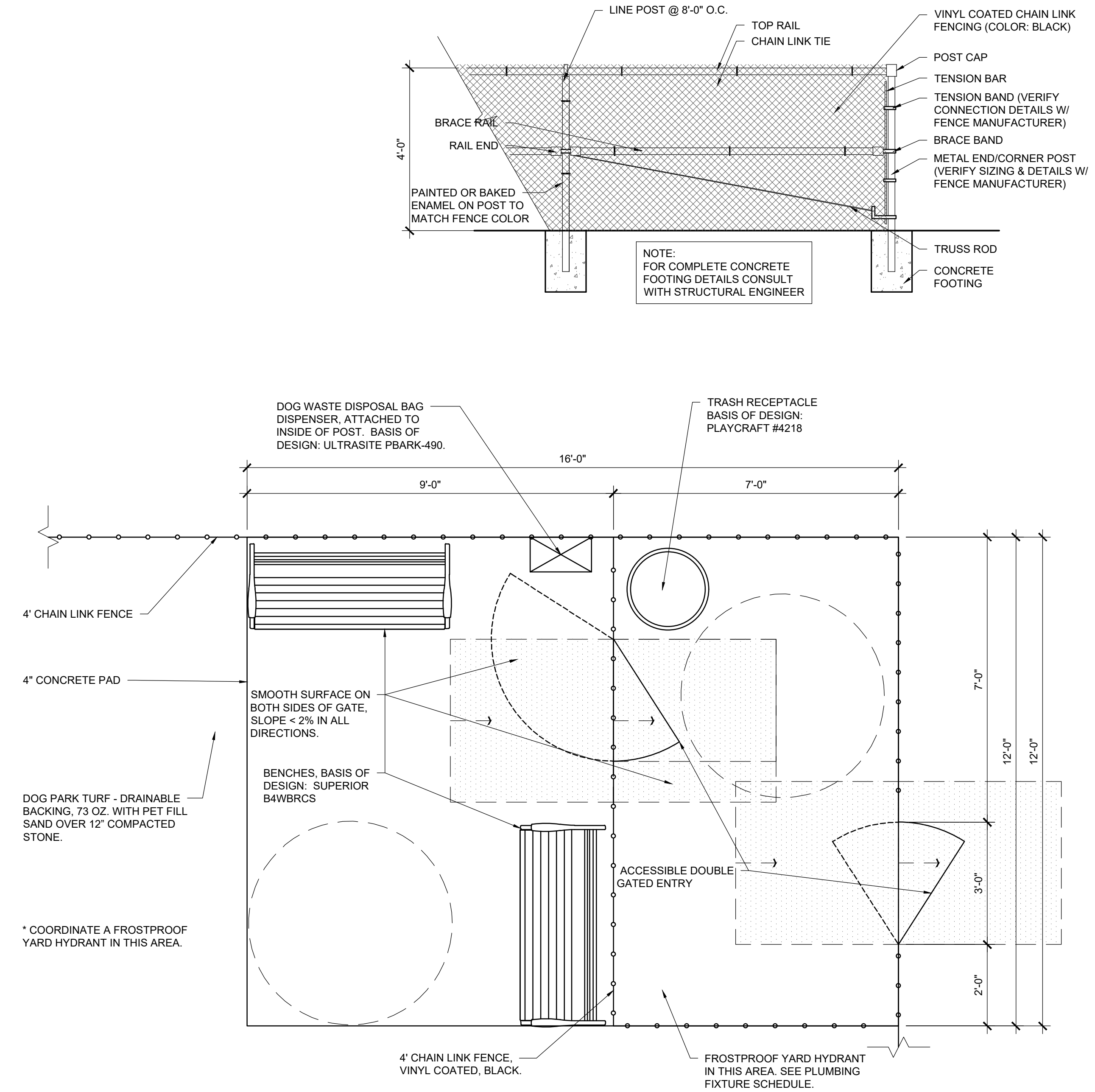


5 CAR CHARGING STATION  
1/2" = 1'-0"

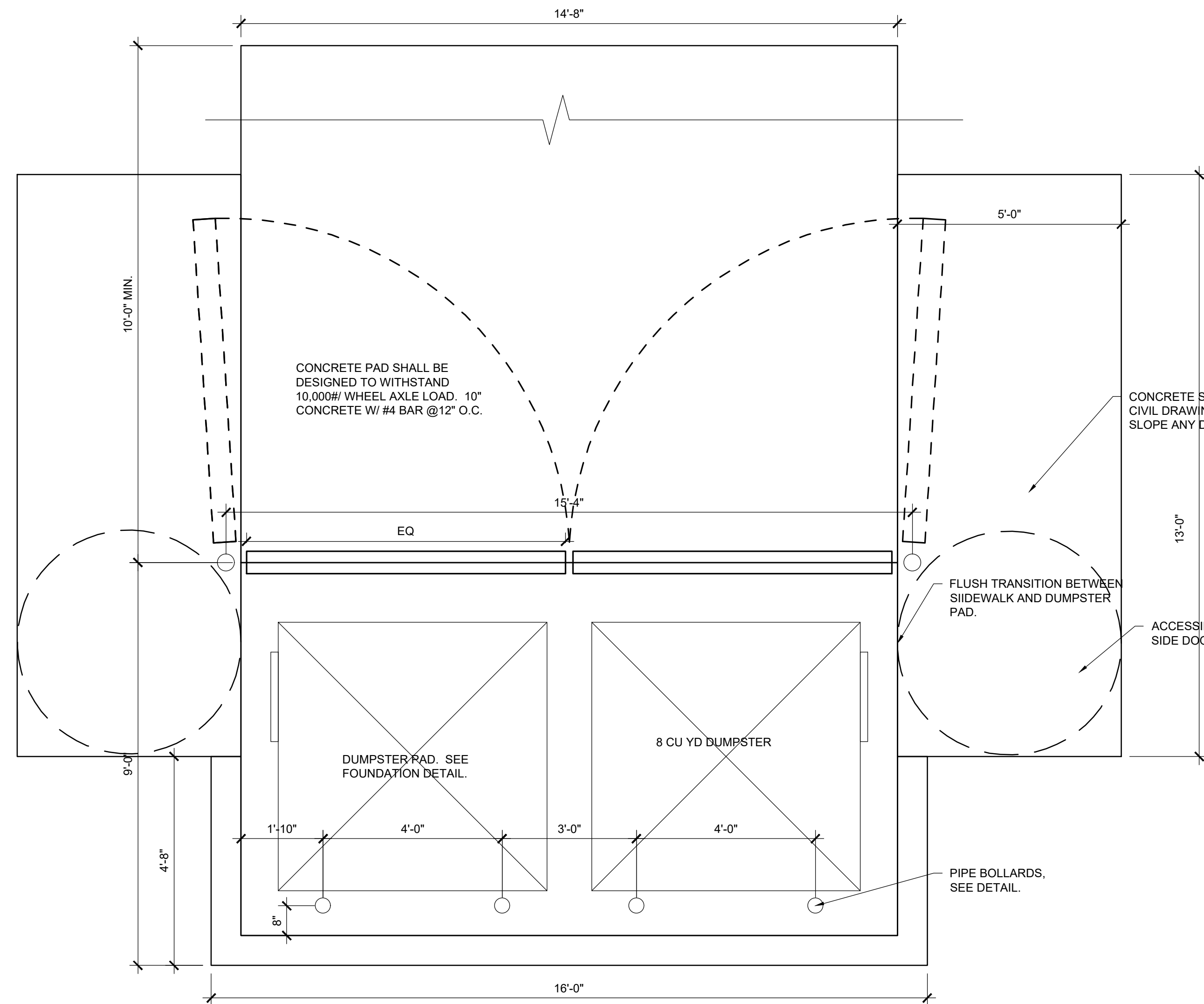
DETAIL NOT  
USED



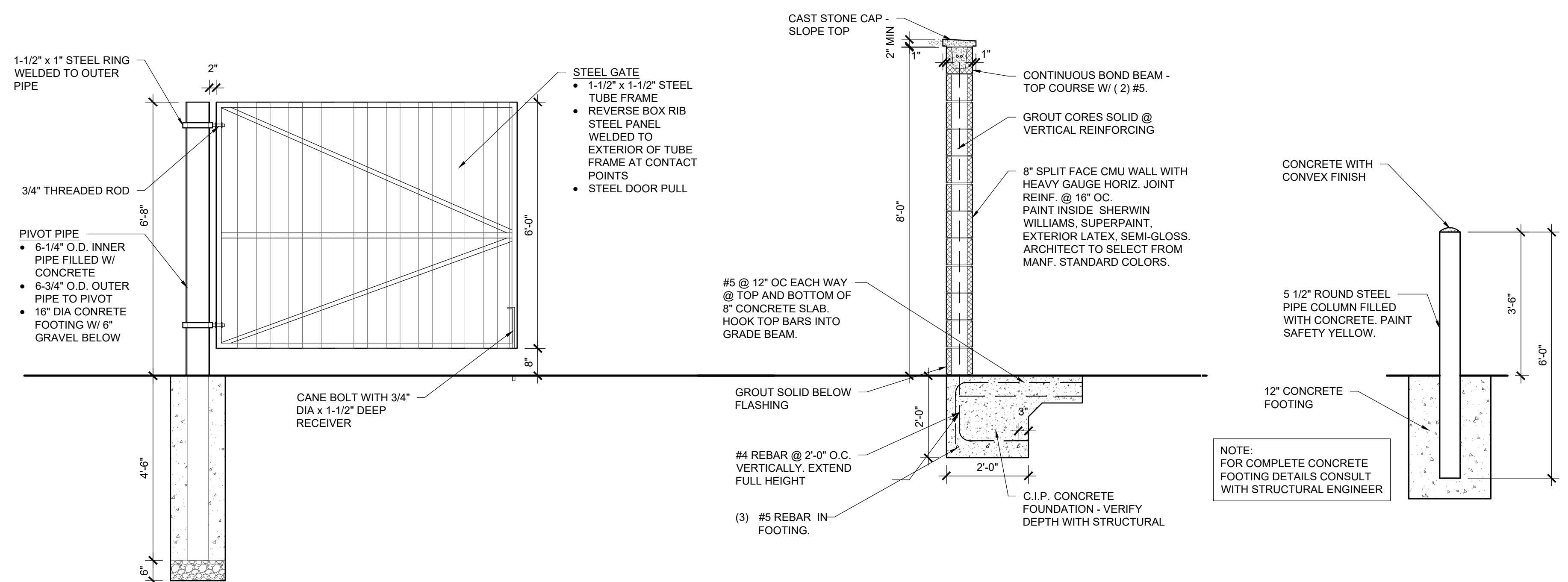
4 BIKE PAD  
1/2" = 1'-0"



2 DOG PARK DOUBLE ENTRY  
1/2" = 1'-0"



1 DUMPSTER ENCLOSURE  
1/2" = 1'-0"



CLIENT



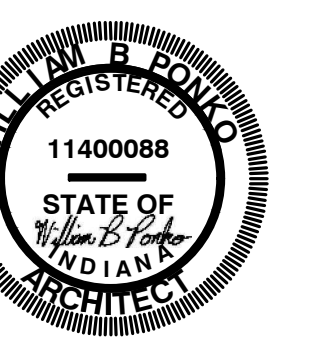
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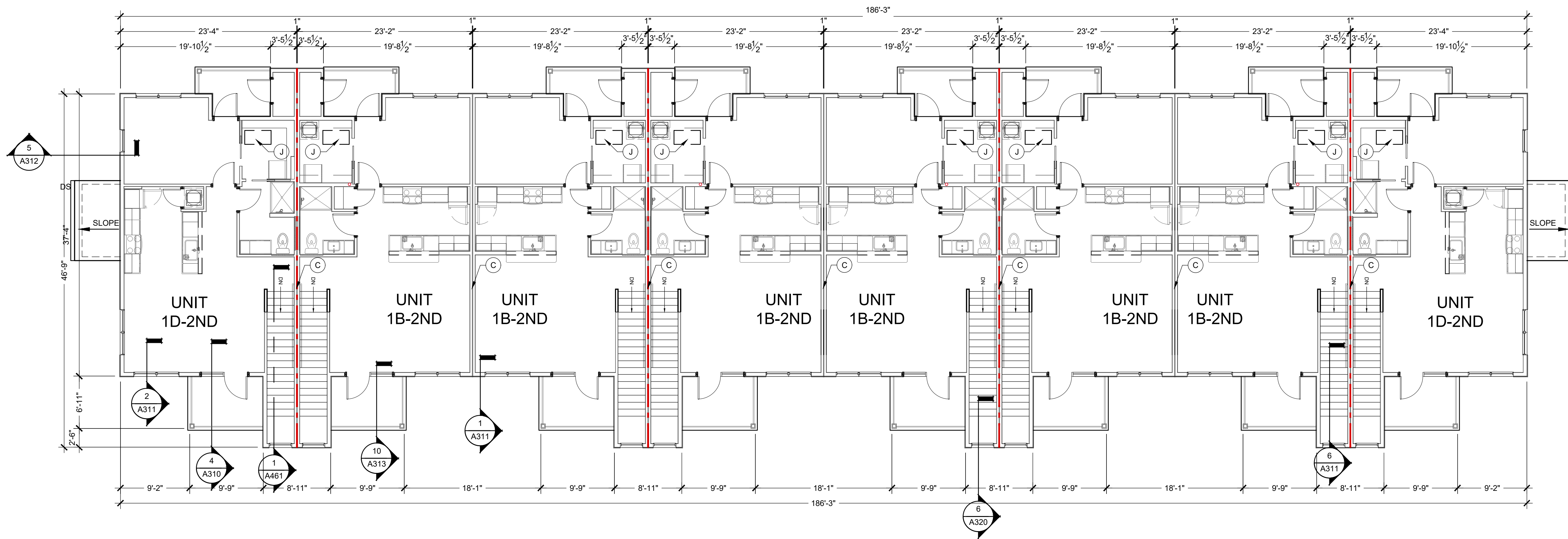
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SITE DETAILS

SHEET NUMBER

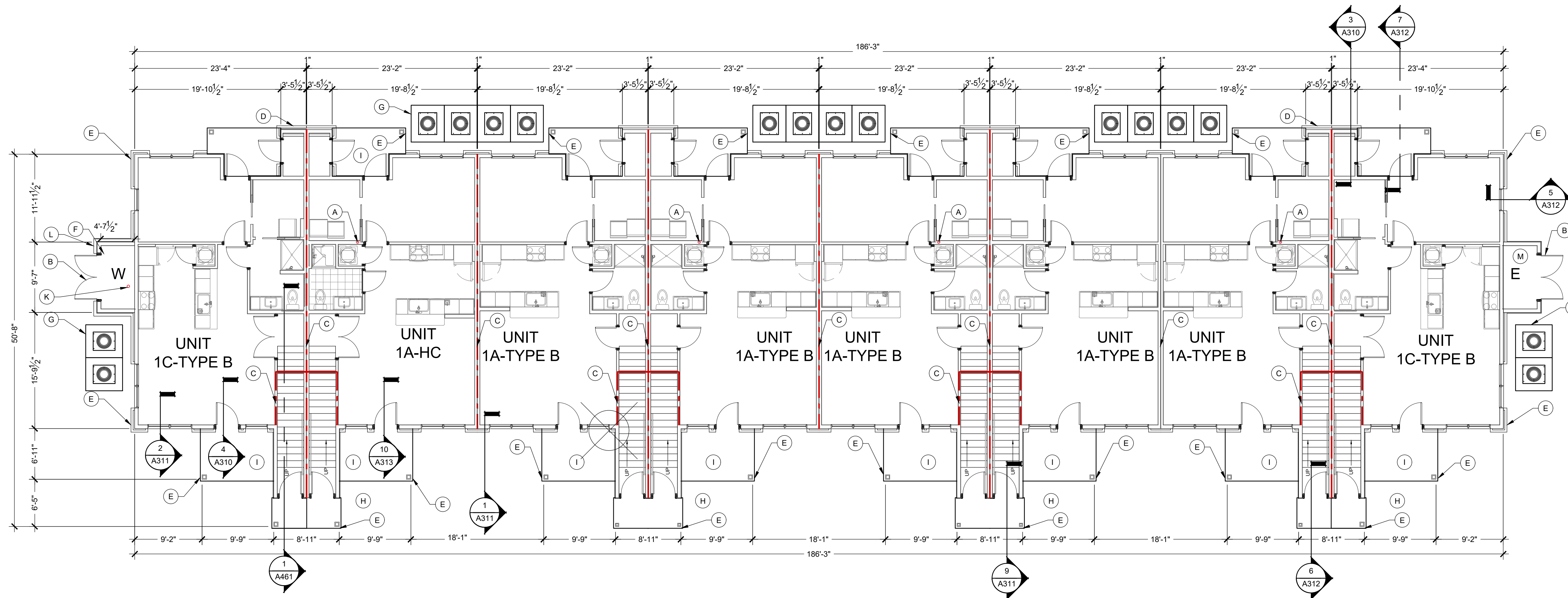
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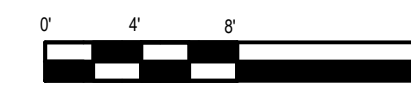
2 FLOOR PLAN BUILDING TYPE-A - LEVEL 2

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



1 FLOOR PLAN BUILDING TYPE-A - LEVEL 1

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



## GENERAL FLOOR PLAN NOTES

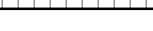





1. FLOOR TRUSSES ARE TO BE POSITIONED SO THEY DO NOT INTERFERE WITH PLUMBING AND HVAC. ADJUST SPACINGS AS NECESSARY. REFER TO SPECIFICATIONS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. DETAILED FLOOR AND ROOF TRUSS FRAMING DIAGRAMS ARE TO BE FURNISHED BY A STRUCTURAL ENGINEER LICENSED IN THE 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 CORNERS. 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. DETAILED 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. LOCATIONS ARE NOTED FOR NOTED FOR SHEARWALLS THIS PROJECT.
21. END LIST

 **FLOOR PLAN KEYED NOTES:**

- A. DUBON VENT. REFER TO G110 FOR ADDITIONAL INFORMATION.
- B. RAISE 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. CONNECT TO CITY STORM SYSTEM, PANT EXPOSED STORM EXTENSIONS TO MATCH DOWNSPOUTS.
- F. SPRINKLER CLOSET, ONLY OCCURS ON ONE END OF BUILDING. SEE SITE PLAN FOR LOCATION.
- G. MECHANICAL EQUIPMENT PAD, COORDINATE WITH SUPPLIER OF HVAC EQUIPMENT THE SIZE AND LOCATION.
- H. DRAINAGE TILE TO BE INSTALLED UNDER CONNECTING WALKWAY AT DOWNSPOUT, SEE SITE PLAN AND CIVIL DRAWINGS FOR LOCATION OF WALKWAY.
- I. SEE SLAB EDGE PLANS. TO BE FLUSH WITH INTERIOR SLAB AND SLOPE AWAY FROM BUILDING. NO STEP ALLOWED FROM SIDEWALK TO THE DOOR OF THE UNIT FOR FHA REQUIREMENTS.
- J. ATTIC ACCESS AT ALL TOP FLOOR UNITS SEE DETAIL 6A521.
- K. FLOOR DRAIN, SEE PLUMBING FOR COORDINATION OF BUILDING ORIENTATION ON SITE.
- L. DASH UNDER SHOWER 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. ELECTRICAL CLOSET, ONLY OCCURS ON ONE END OF BUILDING. SEE SITE PLAN FOR LOCATION.
- CLUBHOUSE ONLY:
  - N. MAINTAIN 18" KNEE CLEARANCE UNDER COUNTERTOP.
  - O. SEE INTERIORS FOR ADDITIONAL INFORMATION, FINISHES, ETC...
  - P. FIRE EXTINGUISHER CABINET, FULLY RECESSED
  - Q. FIRE EXTINGUISHER, BRACKET MOUNTED
  - R. DRINKING FOUNTAIN, LOW CONFIGURATION WITH BOTTLE FILLER.
  - S. GLASS GARAGE DOOR.
  - T. PROVIDE SOUND INSULATION AROUND ALL OFFICES, CLOSING ROOM, LEASING, RESTROOMS, FITNESS CENTER AND COMMUNITY ROOM.

### 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 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

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

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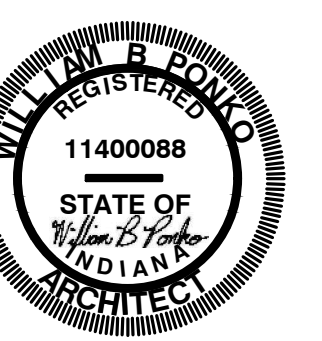
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SEAL



PROJECT TITLE

**KENNINGTON GARDENS**  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET- STATE CDR	2-23-2024
UTILITY ARC COMMENTS	3-1-2024

[illegible]

DATE: 3-1-2024

DRAWN BY: BP

CHECKED BY: BP

SHEET TITLE

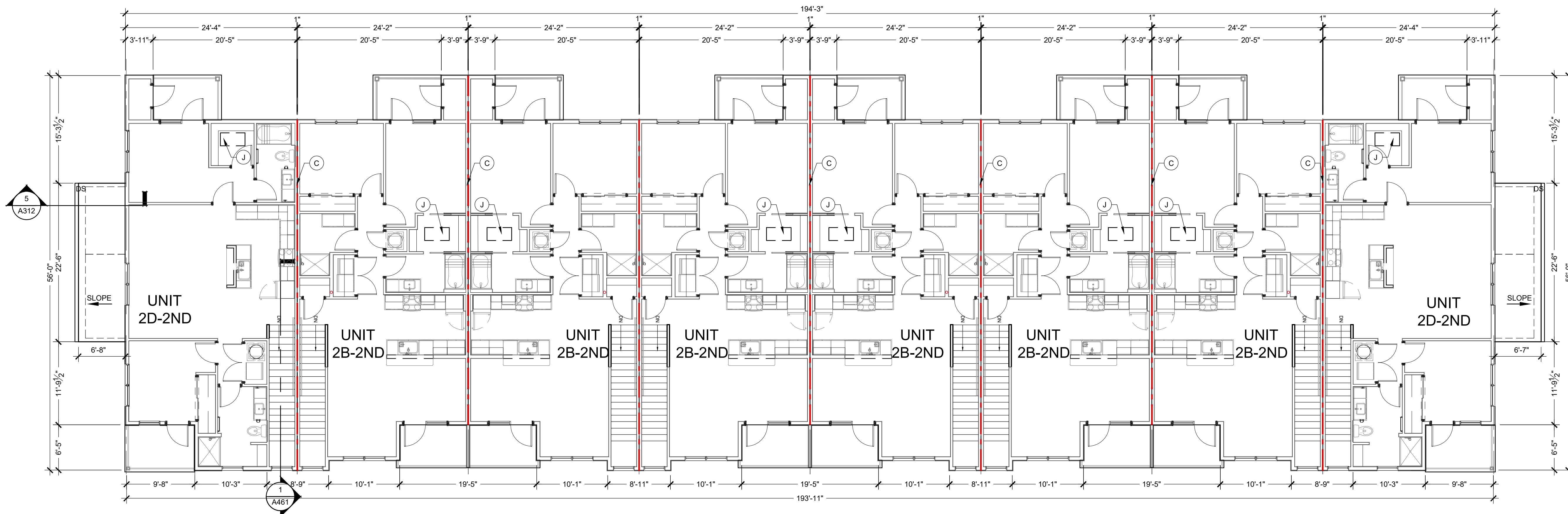
## OVERALL FLOOR PLANS

### LEVEL 1-2

SHEET NUMBER

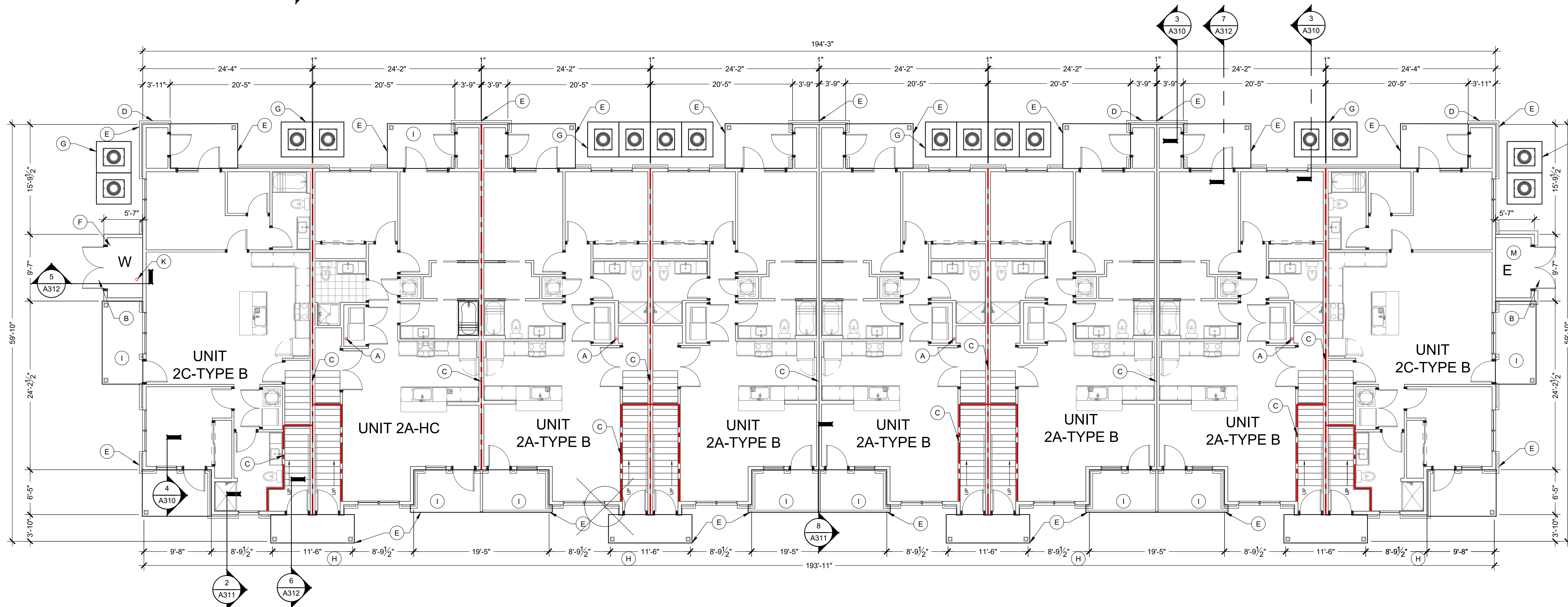
# A101





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







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 CORNERS. 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. SEE E307 FOR CALL OUTS, E308 FOR DETAILS AND DATATV. 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 E307 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. THATCH WHERE UNITS ARE ABOVE AREA MENUS. SEE STRUCTURAL SET SHEET FOR CALL OUTS.
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 DIFFERENTLY. SEE 6/5450 FOR DETAILS AND DATATV FOR LOCATIONS. CORRIDORS ARE NOT USED FOR SHEARWALLS THIS PROJECT.
21. END LIST

  **FLOOR PLAN KEYED NOTES:**

- A. DAUBEN VENT. REFER TO G110 FOR ADDITIONAL INFORMATION.
- B. RADIANT 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. CONNECT TO CIVIL STORM SYSTEM. PLAN EXPOSED STORM EXTENSIONS TO MATCH DOWNSPOUT.
- F. SPRINKLER CLOSET, ONLY OCCURS ON ONE END OF BUILDING. SEE SITE PLAN FOR LOCATION.
- G. MECHANICAL EQUIPMENT PAD, COORDINATE WITH SUPPLIER OF HVAC EQUIPMENT THE SIZE AND LOCATION.
- H. DRAINAGE TILE TO BE INSTALLED UNDER CONNECTING WALKWAY AT DOWNSPOUT. SEE SITE PLAN AND CIVIL DRAWINGS FOR LOCATION OF WALKWAY.
- I. SEE SLAB EDGE PLANS. TO BE FLUSH WITH INTERIOR SLAB AND SLOPE AWAY FROM BUILDING. SEE DRAINAGE DRAINAGE FROM SIDEWALK TO THE DOOR OF THE UNIT FOR FHA REQUIREMENTS.
- J. ATTIC ACCESS AT ALL FLOOR UNITS SEE DETAIL 6/A521.
- K. FLOOR DRAIN, SEE PLUMBING FOR COORDINATION OF BUILDING ORIENTATION ON SITE.
- L. DASH AND LINE SHOWS BRICK, WHICH VARIES FROM OTHER BUILDINGS. ADDITIONAL BRICK CURBED 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. ELECTRICAL CLOSET, ONLY OCCURS ON ONE END OF BUILDING. SEE SITE PLAN FOR LOCATION.
- CLUBHOUSE ONLY:
  - N. MAINTAIN 18" KNEE CLEARANCE UNDER COUNTERTOP.
  - O. SEE INTERIORS FOR ADDITIONAL INFORMATION, FINISHES, ETC...
  - P. FIRE EXTINGUISHER CABINET, FULLY RECESSED
  - Q. FIRE EXTINGUISHER, BRACKET MOUNTED
  - R. DRINKING FOUNTAIN, LOW CONFIGURATION WITH BOTTLE FILLER.
  - S. GLASS GARAGE DOOR.
  - T. PROVIDE SOUND INSULATION AROUND ALL OFFICES, CLOSING ROOM, LEAVING RESTROOMS, FITNESS CENTER AND COMMUNITY ROOM.

### 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 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

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

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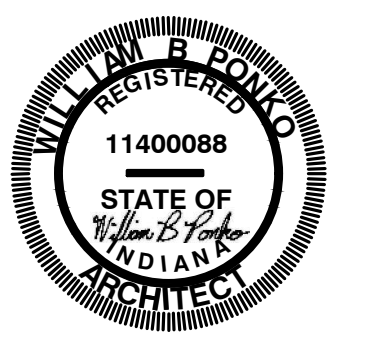
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SEAL



PROJECT TITLE

**KENNSINGTON GARDENS**  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET- STATE CDR	2-23-2024
UTILITY ARC COMMENTS	3-1-2024

[illegible]

DATE: 3-1-2024

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.

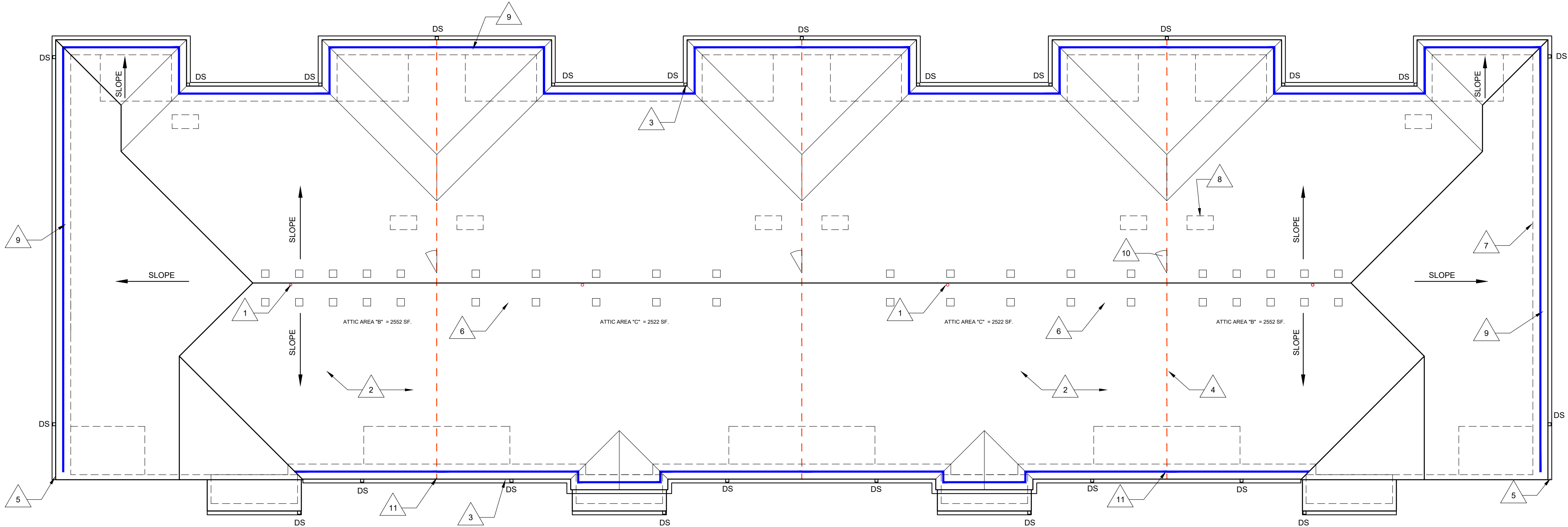
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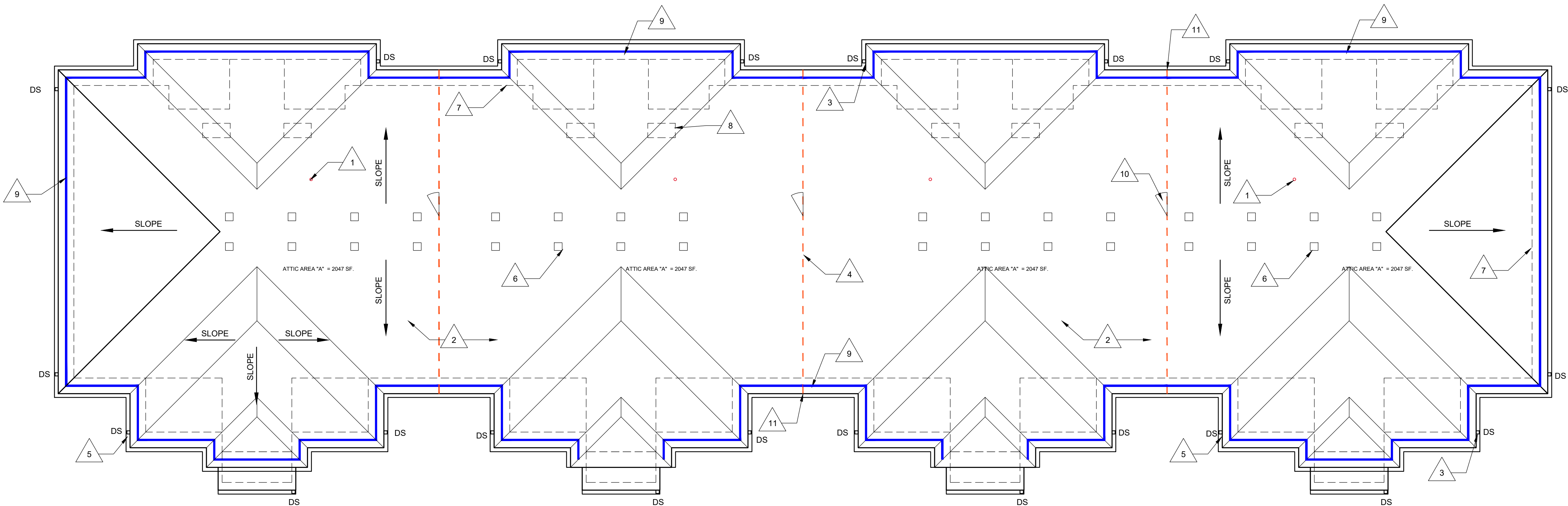
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SEAL



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. TYPICAL SLOPE: 6:12.
- DOWNSPOUTS TO BE 5" WIDE X 3" DEEP
- 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" 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. COORDINATE EXACT LOCATIONS WITH FRAMING BELOW.
- SOFFIT VENTS, 5 SQ. INCHES / FOOT MIN..
- DOOR THROUGH DRAFTSTOPPING COMPARTMENTS. SEE SHEET 8/A521.
- EXTEND DRAFT STOPPING TO EDGE OF OVERHANG IN THE ROOF ATTIC SPACE. ALIGN WITH UNIT DEMISING WALL BELOW.
- END LIST

ISSUED FOR:	DATE:
PERMIT SET-STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

REVISIONS	
MARK DESCRIPTION	DATE

DATE: 3-1-2024

DRAWN BY: BP

CHECKED BY: BP

SHEET TITLE  
ROOF PLANS

SHEET NUMBER

A103





CLIENT

TRG

THE  
RIDGE  
GROUP

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CONSULTANT

R3B

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SEAL

11400088

REGISTERED

STATE OF INDIANA

ARCHITECT

PROJECT TITLE

KENSINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE:
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

REVISIONS		
MARK	DESCRIPTION	DATE

DATE:

3-1-2024

DRAWN BY:

BP

CHECKED BY:

BP

SHEET TITLE

RENDERINGS

TYPE A

SHEET NUMBER

A201





CLIENT

TRG

THE  
RIDGE  
GROUP

3225 S. HOYT AVENUE  
MUNCIE, IN 47302  
765-282-3778

CONSULTANT


R3B

ARCHITECTURE, LLC

— design & service —

2056 N. ALABAMA ST.  
INDIANAPOLIS, IN 46202  
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574-850-2270

SEAL



PROJECT TITLE

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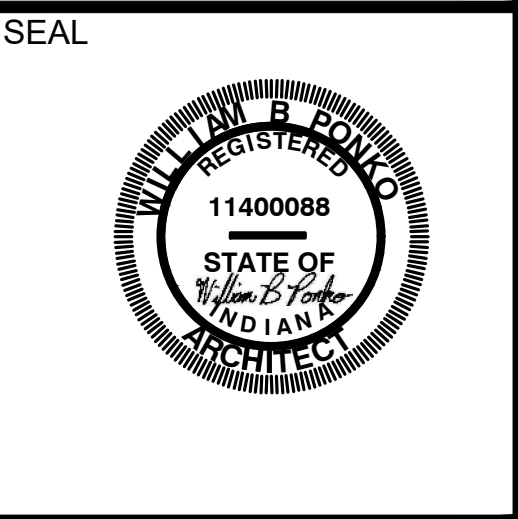
SHEET TITLE  
RENDERINGS  
TYPE B

SHEET NUMBER  
A202





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**TRG** THE RIDGE GROUP  
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SHEET TITLE  
**RENDERINGS**  
**CLUBHOUSE**

SHEET NUMBER  
**A203**





## 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.
- PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
- PAINT 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.
  1. SLOPED PRECAST SILL. ARCHITECT TO CHOOSE FROM SUPPLIERS STANDARD PROFILES. COLOR TO MATCH BRICK.
  2. SOLDIER COARSE OVER WINDOWS AND DOORS WITH PAINTED STEEL LINTEL AND VERTICAL WAFFER WEEPS. COLOR TO MATCH BRICK.
  3. 4" PRECAST BAND, OVERHANG BRICK 1" WITH INTEGRAL DRIP EDGE. ARCHITECT TO SELECT FROM SUPPLIERS TYPICAL PROFILES.
  4. 8" PRECAST BAND, OVERHANG BRICK 1" WITH INTEGRAL DRIP EDGE.
  5. SOLDIER COURSE AT TOP OF WALL.
  6. ELECTRIC METER BANK. TRIM OUT AREA FOR METERS AND FINISH WITH FLAT SIDING PANELS. PAINT TO MATCH ADJACENT BRICK.
  7. 5/4" TRIM BOARD. COLOR: HARDIE COBBLE STONE.
  8. 1/2" WIDE TRIM AROUND WINDOWS AND DOORS.
  9. 1/2" WIDE TRIM AT INSIDE & OUTSIDE CORNERS.
  10. 1/2" HORIZONTAL BASE TRIM ABOVE BRICK.
  11. 1/2" HORIZONTAL BAND BELOW OVERHANG / SOFFIT. SEE DETAILS.
  12. 1/2" TRIM ABOVE PATIO SLAB.
  13. 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.
  14. LIGHTING WALL PACK. SEE ADDITIONAL NOTES ON THE LIGHTING FIXTURES SCHEDULE. FULL CUT-OFF FIXTURES PER CITY REQUIREMENTS.
  15. ASPHALT ARCHITECTURAL SHINGLE ROOF. "30 YEAR WARRANTY" ON SYNTHETIC UNDERLAYMENT AND 5/8" OSB DECKING ON PRE-ENGINEERED WOOD TRUSSES. ROOF SLOPE 6:12. TYPICAL. COLOR DARK GRAY ARCHITECTURAL. SUBMIT COLORS FOR APPROVAL.
  16. EDGE OF ROOF WITH DRIP EDGE AND 5/4 X 6" TRIM, TYPICAL.
  17. SMOOTH SIDING PANEL AT GABLE, TYPICAL.
  18. ALUMINUM RAILING TYPICAL. SEE ADDITIONAL NOTES ON BALCONY FRAMING PLANS. NO RAILINGS REQUIRED ON GROUND FLOOR AT BALCONIES. COLOR: BLACK.
  19. COMPOSITE POST, 8X8 REAL POST - SMOOTH. PAINT HIGH GLOSS MATCH CANOPY NOTE 19". WRAP TOP OF COLUMN WITH 5/4X6" TRIM AND BOTTOM WITH 5/4X6" TRIM. PAINT COLOR: TO MATCH HARDIE IRON GRAY.
  20. BOARD & BATTEN FIBER CEMENT SIDING. COLOR: ARTIC WHITE.
  21. METAL ROOF COLOR: BLACK.
  22. LAP SIDING, FIBER CEMENT, 7" EXPOSURE. COLOR: DEEP OCEAN.
  23. PATIO WALL SCONCE. SEE LIGHTING SCHEDULE. FULL CUT-OFF "NIGHT SKY" COMPLIANT PER CITY COMMENTS.
  24. THIS UTILITY CLOSET VARIES FROM OTHER BUILDINGS. CITY REQUIRES ADDITIONAL BRICK IN LIEU OF LAP SIDING. SEE FLOOR PLAN. APPLIES TO ALL SIDES. SLAB EDGE PLAN AT TYPE B. BUILDING #2, TYPE A. BUILDING #5 & 9.
- CLUBHOUSE ONLY
- R. GLASS GARAGE DOOR TESTED IN ACCORDANCE WITH ANSI D358.105, REQUIRED PER COMM/CHECK.
- S. ALUMINUM STOREFRONT. DARK BRONZE ANODIZED. SEE A630 SERIES FOR MORE INFORMATION. PROVIDE SAMPLES FOR COMPARISON WITH THE TIMELY FAUX STOREFRONT FOR CONSISTENCY.
- T. METAL COPING. COLOR TO MATCH RENDERINGS. SEE SECTIONS FOR ADDITIONAL INFORMATION.
- U. COPING OVER BRICK AT OPENING. SLOPE TO DRAIN. PROVIDE 1" DRIP EDGE AND HEMMED EDGE. TURN UP WALL AND SET IN MORTAR JOINT.
- V. DECORATIVE CHANDELIER, NOT SHOWN, SEE INTERIORS AND ELECTRICAL PLANS.

CLIENT

**TRG** THE RIDGE GROUP

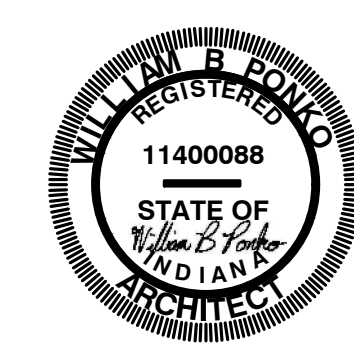
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SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER

**A210**





GENERAL ELEVATION NOTES

1. FOUNDATION SHOWN FOR REFERENCES ONLY. SEE STRUCTURAL.

2. SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIALS.

3. SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.

4. 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.

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 VERTICAL COVERAGE, MIN.

7. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.

8. PAINT ALL DRYER AND EXHAUST VENTS TO MATCH SIDING. SEE A500 SERIES FOR DRYER VENT DETAILS.

9. REFER TO DOOR AND WINDOW SCHEDULES FOR TYPES AND SIZES. SEE A600 SERIES.

10. ALL TRIM TO BE 5/4" UNLESS OTHERWISE NOTED.

11. 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.

12. ALL EXPOSED FLASHING TO BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.

13. 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.

14. ALL SOFFITS TO BE PAINTED TO MATCH THE FRONT FACE OF THE WALL THAT IT DIES INTO ABOVE IT.

15. PAINT LOOSE LINTELS AT THE BRICK TO MATCH ADJACENT BRICK COLOR.

16. ALL BALCONIES FRAMED WITH PRESSURE TREATED LUMBER EXPOSED FROM BELOW WITHOUT PAINTED FINISH.

17. SEE A600 SERIES FOR TYPICAL EXTERIOR DETAILS, FLASHING CONDITIONS, WALL PENETRATIONS, TRANSITION DETAILS, AND AIR & WATER BARRIER SYSTEM RECOMMENDED INSTALLATION DETAILS.

18. END LIST

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B. VINYL WINDOW, BLACK, TYPICAL.

C. BRICK DETAILS (WEEPS AT TOP AND BOTTOM OF WALL). COLOR: DARK BLACK / GRAY SIMILAR TO TERRE HAUTE DOMINO.

C.1. SLOPED PRECAST SILL. ARCHITECT TO CHOOSE FROM SUPPLIERS STANDARD PROFILES. COLOR TO MATCH BRICK.

C.2. SOLDIER COARSE OVER WINDOWS AND DOORS WITH PAINTED STEEL LINTEL AND VERTICAL WAFFER WEEPS. COLOR TO MATCH BRICK.

C.3. 4" PRECAST BAND, OVERHANG BRICK 1" WITH INTEGRAL DRIP EDGE. ARCHITECT TO SELECT FROM SUPPLIERS TYPICAL PROFILES.

C.4. 8" PRECAST BAND, OVERHANG BRICK 1" WITH INTEGRAL DRIP EDGE.

C.5. SOLDIER COURSE AT TOP OF WALL.

D. ELECTRIC METER BANK. TRIM OUT AREA FOR METERS AND FINISH WITH FLAT SIDING PANELS. PAINT TO MATCH ADJACENT BRICK.

E. 5/4" TRIM BOARD. COLOR: HARDIE COBBLE STONE.

E.1. X6" WIDE TRIM AROUND WINDOWS AND DOORS.

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M. BOARD & BATTEN FIBER CEMENT SIDING. COLOR: ARTIC WHITE.

N. METAL ROOF COLOR: BLACK.

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P. PATIO WALL SCIENCE. SEE LIGHTING SCHEDULE. FULL CUT-OFF "NIGHT SKY" COMPLIANT PER CITY COMMENTS.

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CLUHOUSE ONLY

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SEAL

REGISTERED ARCHITECT  
11400088  
STATE OF INDIANA

PROJECT TITLE

KENSINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

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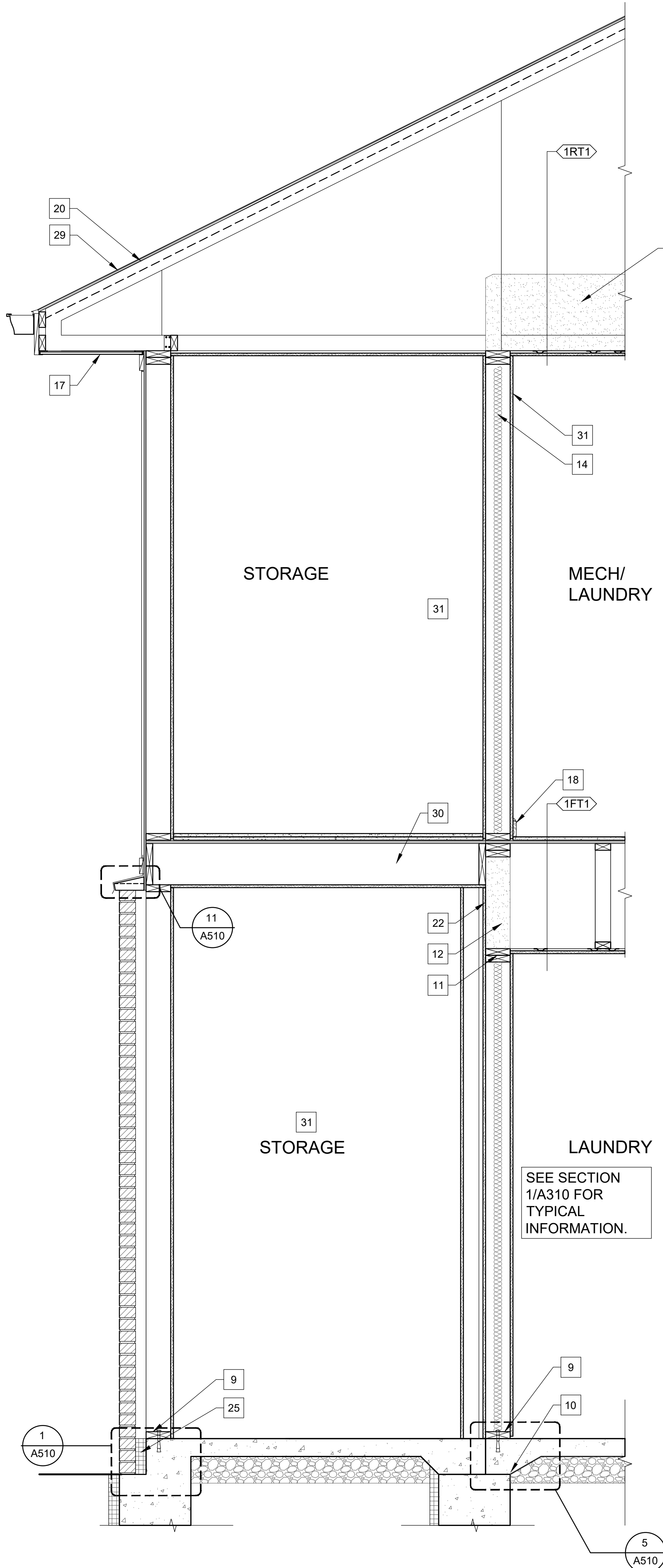
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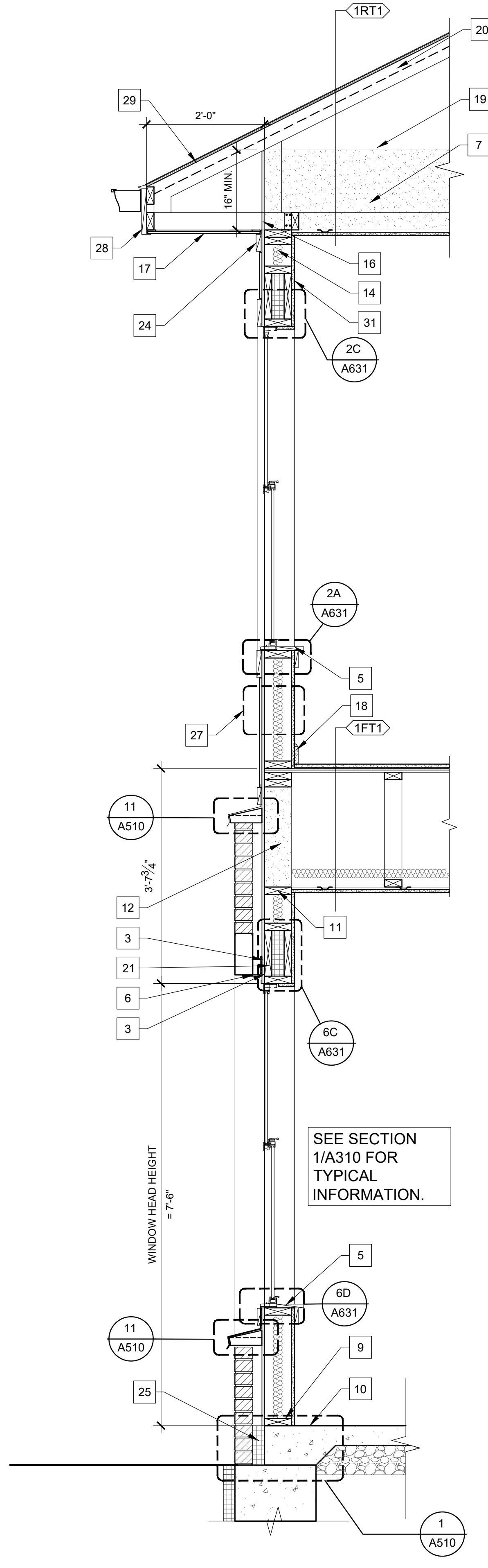
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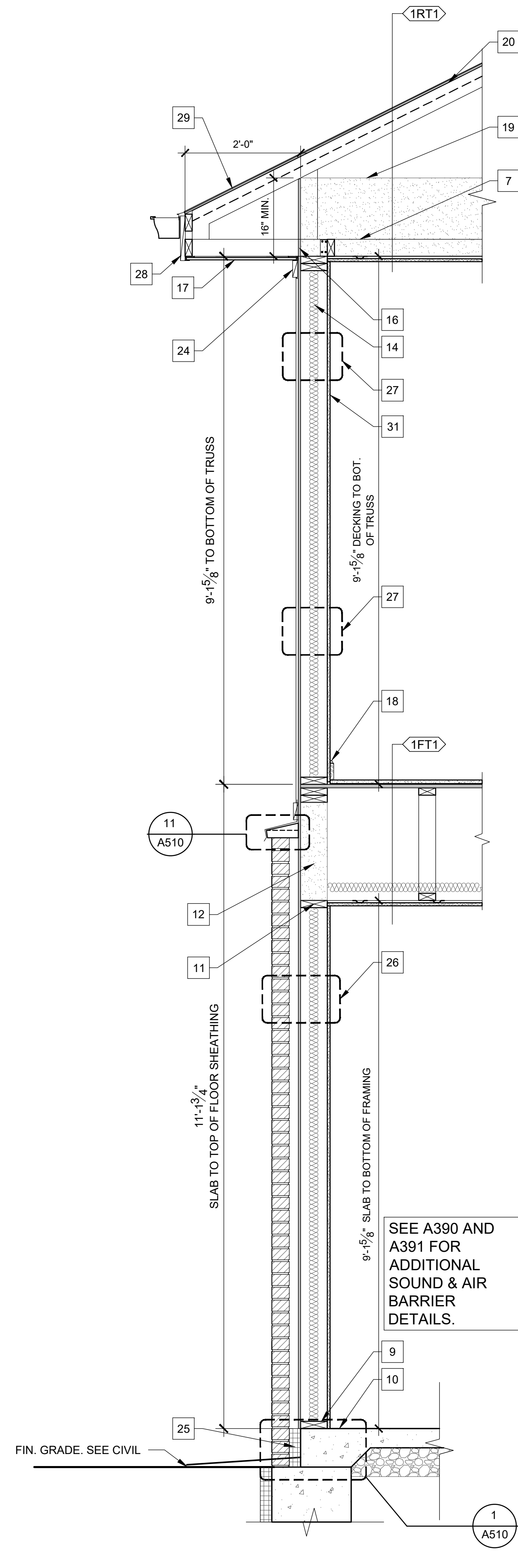
3 WALL SECTIONS

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



2 WALL SECTIONS

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



1 WALL SECTIONS

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

## GENERAL SECTION NOTES

- NOTES SHOWN AS TYPICAL APPLY TO ALL SIMILAR DETAILS, BUT MAY NOT BE SHOWN AT ALL LOCATIONS.
- ANY AND ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY/ AIR LOSS. SEE AIR SEALING DETAILS.
- SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON EVERY PLAN SHEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
- WEATHER RESISTANT BARRIER (WRB) REQUIRED AT ALL EXTERIOR WALLS TO FORM AN AIR TIGHT ENVELOPE AROUND EACH UNIT. OVERLAP AND TAPE ALL SEAMS IN ACCORDANCE WITH MANUF.
- USE WATER RESISTANT GYP. BOARD ON ALL "WET" WALLS (ADJACENT TO AND BEHIND ALL SINKS, SHOWERS, AND LAUNDRY EQUIPMENT) AND INTERIOR OF EXTERIOR STORAGE CLOSETS.
- USE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS, KITCHENS, MECHANICAL, AND LAUNDRY ROOMS.
- FIRE BLOCKING IS REQUIRED PER CODE AS FOLLOWS
  - WALL CAVITIES - PROVIDE MINERAL WOOL OR CONTINUOUS 2X FRAMING TO LIMIT ANY CAVITY TO LESS THAN 10" ANY DIRECTION.
  - WALL-TO-CEILING - PROVIDE 018" METAL COIL SET BELOW WOOD FLOOR TRUSSES TO LIMIT AIR PASSAGE. PACK FULL DEPTH OF DOUBLE HEADER WITH MINERAL WOOL.
  - FLOOR-TO-WALLS - AT 1 HOUR PARTITION MAINTAIN CONTINUOUS 3/4" PLYWOOD ACROSS JOINT. AT 2 HOUR PARTITION PROVIDE MINERAL WOOL OR CONTINUOUS 2X FRAMING.
  - FLOOR TO CEILING ASSEMBLY - PROVIDE CONTINUOUS 7/16" (MIN.) SHEATHING ACROSS TRUSSES.
- ALIGN ALL WINDOW HEAD HEIGHTS WITH HEAD HEIGHT OF THE EXTERIOR DOORS. SEE ELEVATIONS.
- ALL TRIM TO BE 5/4" WHEN ABUTTING TO SIDING. 3/4" MAY BE USED FOR WRAPPING CONDITIONS.
- STOP ALL TRIM AND EXTERIOR SIDING 1" MIN ( OR PER MANUFACTURERS RECOMMENDATION) ABOVE ROOF, FLOOR, GRADE, OR OTHER HORIZONTAL SURFACE.
- PROVIDE "VENT" STYLE WEEPS AT TOP AND BOTTOM OF BRICK WALL TO FULLY VENT CAVITY.
- SEE A390 & A391 AIR SEALING DETAILS FOR ADDITIONAL WALL REQUIREMENTS.
- IBC 718.3.1 - DRAFTSTOPPING, WHERE SHOWN, IS INTENDED TO STOP THE PASSAGE OF AIR. ACCEPTABLE DRAFTSTOPPING MATERIALS INCLUDE:
  - 3/8" GYPSUM BOARD
  - 3/8" WOOD STRUCTURAL PANELS
  - 3/8" PARTICLE BOARD
  - 1" NOMINAL LUMBER
  - CEMENT FIBERBOARD
  - MINERAL WOOL
- ALL STEEL COLUMNS AND BEAMS TO RECEIVE INTUMESCENT PAINT EQUIVALENT TO 1 HOUR RATING, UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE A500 AND A600 SERIES FOR INSTALLATION NOTES AND SEQUENCE INSTRUCTIONS FOR FLASHING AND WEATHER BARRIER. REFER TO THE SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- STC RATINGS AND TESTING INFORMATION LISTED FOR HORIZONTAL ASSEMBLIES PROVIDED BY:
  - MAXXON - FIRE AND SOUND MANUAL, VERSION 6.21, "EVALUATION REPORT R6477".

## SECTION KEYNOTES

- SET ENDURA ADAPTIVE ADA COMPLIANT DOOR THRESHOLD IN BED OF SEALANT ON METAL SILL FLASHING THAT EXTENDS OVER TOP OF BREEZEWAY JOISTS. TRANSITION FROM DECKING TO DOOR THRESHOLD = 1/4" TYPICAL.
- GUARDRAILS, TYPICAL. SEE ELEVATIONS. SEE DETAIL 21/A316 FOR DECORATIVE INFILL PANELS.
- WEATHER BARRIER AT ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURERS DIRECTIONS, SEE A600 SERIES. TYPICAL.
- 6X6 COMPOSITE COLUMN, REAL POST, BY WOODSTONE.
- PAINTED WOOD SILL AND APRON FRONT. TYPICAL.
- STEEL LINTEL. SEE STRUCTURAL. PAINT TO MATCH BRICK.
- PRE-ENGINEERED ROOF TRUSSES. PROFILE TRUSS. MAINTAIN BEARING ON EXTERIOR LOAD BEARING WALLS, PER STRUCTURAL TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL TRUSS CONFIGURATION PER SLOPES IDENTIFIED ON ELEVATIONS. INCLUDE ENERGY SEAL AS SHOWN.
- SEE A454 BALCONY FRAMING DETAILS FOR ADDITIONAL INFORMATION. FINISH FACE OF STRUCTURE WITH TRIM. MATCH DEPTH.
- SET SILL PLATES IN DOUBLE ROW OF CONTINUOUS BITUMINOUS SEALANT.
- REFER TO STRUCTURAL FOR FOUNDATION INFORMATION AND ANCHOR REQUIREMENTS.
- ALIGN BLOCKING AT CEILING PLANE.
- R-21 2# CLOSED CELL SPRAY FOAM.
- EXTERIOR WALL SHOWN BALLOON FRAMED, FRAMER CAN USE LADDER TRUSSES THAT ARE FULL WALL WIDTH.
- KRAFT FACED BATT INSULATION ACCEPTABLE AS AN ALTERNATE, WHERE TRUSSES ARE PARALLEL TO EXTERIOR WALL OR EXTERIOR WALL IS FULL HEIGHT "BALLOON FRAMED".
- PROVIDE BLOCKING, SHEATHING, OR OTHER MATERIAL BETWEEN TRUSSES TO STOP INSULATION.
- EXTEND WRB TO TOP OF WALL.
- PERFORATED SOFFIT. SEE ROOF PLAN VENTING DIAGRAMS FOR MINIMUM AIR FLOW REQUIREMENTS.
- BASE BOARD TYPICAL. SEE SPECIFICATIONS.
- BLOW-IN INSULATION. EXTEND OUT TO FACE OF EXT. WALL.
- MAINTAIN AIR GAP ALONG BOTTOM OF ROOF SHEATHING. INCLUDE BAFFLES ALONG EVE.
- INSULATED 2 X HEADERS. SEE STRUCTURAL FOR SIZE AND QUANTITY. TYPICAL ALL LOCATIONS.
- EXTEND WRB FULL HEIGHT OF WALL PRIOR TO FRAMING BALCONIES.
- R-10 INSULATION DOWN FACE OF FOUNDATION 24" MINIMUM.
- 4 x 5/4 FIBER CEMENT TRIM - ALIGN WITH TRIM UNDER MAIN ROOF SOFFIT 5/4 x 4 TRIM.
- FILL CAVITY BETWEEN FOUNDATION AND BACK OF MASONRY WITH RIGID INSULATION.
- TYPICAL MASONRY EXTERIOR WALL:
  - 3/8" GYPSUM BOARD
  - 2X6" WOOD STUD
  - R-21 BATT INSULATION
  - 3/8" OSB SHEATHING
  - AIR AND WATER RESISTANT BARRIER SYSTEM.
  - MASONRY SYSTEM.
- TYPICAL SIDING EXTERIOR WALL:
  - GYPSUM BOARD
  - 2X6" WOOD STUD
  - R21 BATT INSULATION
  - OSB SHEATHING
  - AIR AND WATER RESISTANT BARRIER SYSTEM.
  - FIBER CEMENT PANEL & SIDING. SEE ELEVATIONS.
- TRIM, SEE ELEVATIONS FOR SIZING.
- PROVIDE ICE AND WATER SHIELD FROM EAVE TO A POINT 24" FROM INSIDE FACE OF WALL CONSTRUCTION - TYP.
- BALCONY STORAGE ROOM FLOORS: 1-HR RATED FLOOR/ CLG ASSEMBLY BASED PER IBC 722.6.2.
  - MOISTURE RESISTANT GYPSUM BOARD (STORAGE ROOMS)
  - 2x10 JOISTS
  - 3/8" PLYWOOD DECKING X2 LAYERS.
  - VCT FLOORING.
- ALL WALLS THIS ROOM MOISTURE RESISTANT GYPSUM BOARD.

## RATED ASSEMBLIES NOTES

- THE FOLLOWING OUTLINES BASIC RATED WALL ASSEMBLIES FOR USE BY THE CONSTRUCTION TEAM. THIS IS FOR INFORMATION PURPOSES ONLY AND DOES NOT REPLACE WALLS SECTIONS, PLANS, OR NOTES ELSEWHERE IN THE SET. FOR FURTHER QUESTIONS CONTACT THE ARCHITECT.
- FIRE PARTITIONS - SEE IBC SECTION 708:
    - 708.1 - TYPICAL FOR SEPARATING UNITS, AND CORRIDOR WALLS.
    - 708.4 - WALLS TYPICALLY EXTEND BETWEEN RATED ASSEMBLIES, SUCH AS FLOOR SYSTEM TO CEILING SYSTEM.
  - REFER TO UL ASSEMBLIES ON G040 AND FIRE STOPPING DETAILS ON G041 AND G042.
  - PROVIDE FIRE SEALANT AROUND ALL PENETRATIONS THROUGH RATED ASSEMBLIES.
  - FILL ALL VOIDS, OPENINGS, AND GAPS AT PENETRATIONS IN ASSEMBLIES WITH APPROVED FIRE SAFING/FIRESTOP SYSTEMS. SEE G041. OPENINGS TOO LARGE FOR FIRE SAFING/FIRESTOP SHALL BE PATCHED WITH FIRE RATED GWB.
  - HEADERS AND JAMBS AT OPENINGS IN WALLS MUST BE PROTECTED BY THE SAME MEANS OF AND FIRE RATING AS THE WALL.
  - ALL DUCTWORK PENETRATIONS IN RATED WALLS AND CEILINGS SHALL HAVE FIRE DAMPERS. (COORDINATE WITH MECHANICAL).
  - REFER TO ALL FLOOR PLAN SHEETS FOR TYPICAL VERTICAL FIRE RATED ASSEMBLY TYPES AND LOCATIONS.
  - REFER TO SECTIONS FOR TYPICAL HORIZONTAL FIRE RATED ASSEMBLY TYPES AND LOCATIONS.
  - FIRE RATED WALL ASSEMBLIES MUST BE SEALED TO UNDERSIDE OF FLOOR DECK ABOVE AND SUBFLOOR BELOW.
  - END LIST.

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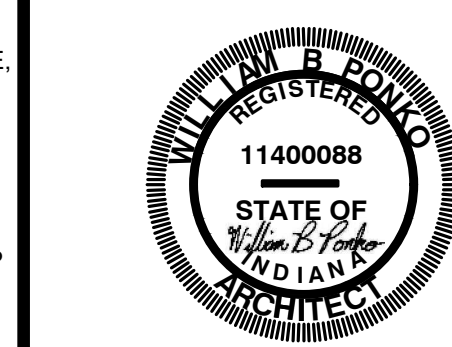


3225 S. HOYT AVENUE  
MUNCIE, IN 47302  
765-282-3778

CONSULTANT



SEAL



PROJECT TITLE

KENSINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE:
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

REVISIONS		DATE
MARK	DESCRIPTION	

DATE: 3-1-2024

DRAWN BY: BP

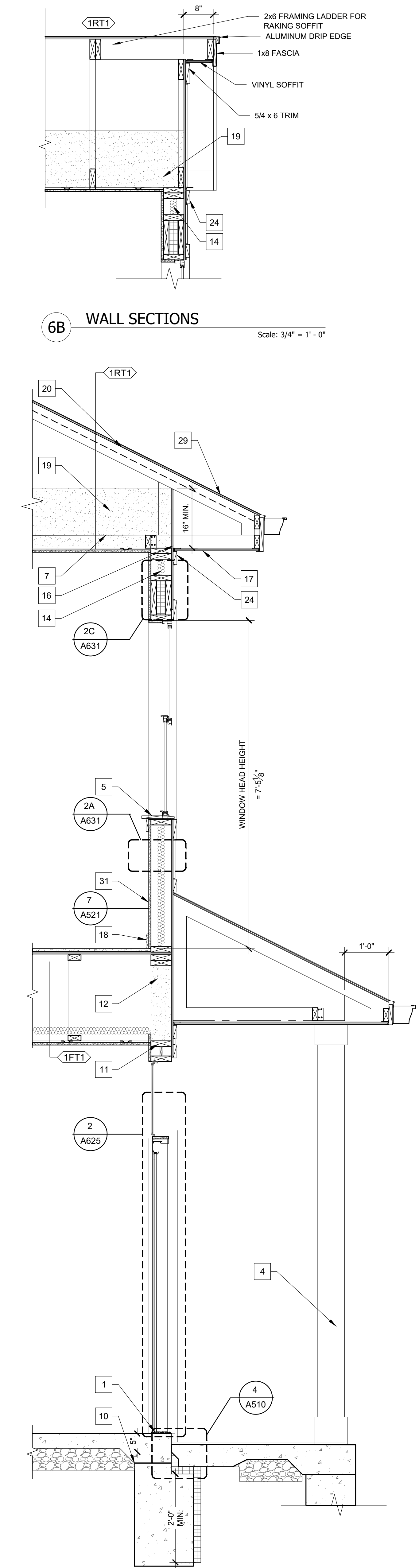
CHECKED BY: BP

SHEET TITLE  
WALL SECTIONS

SHEET NUMBER

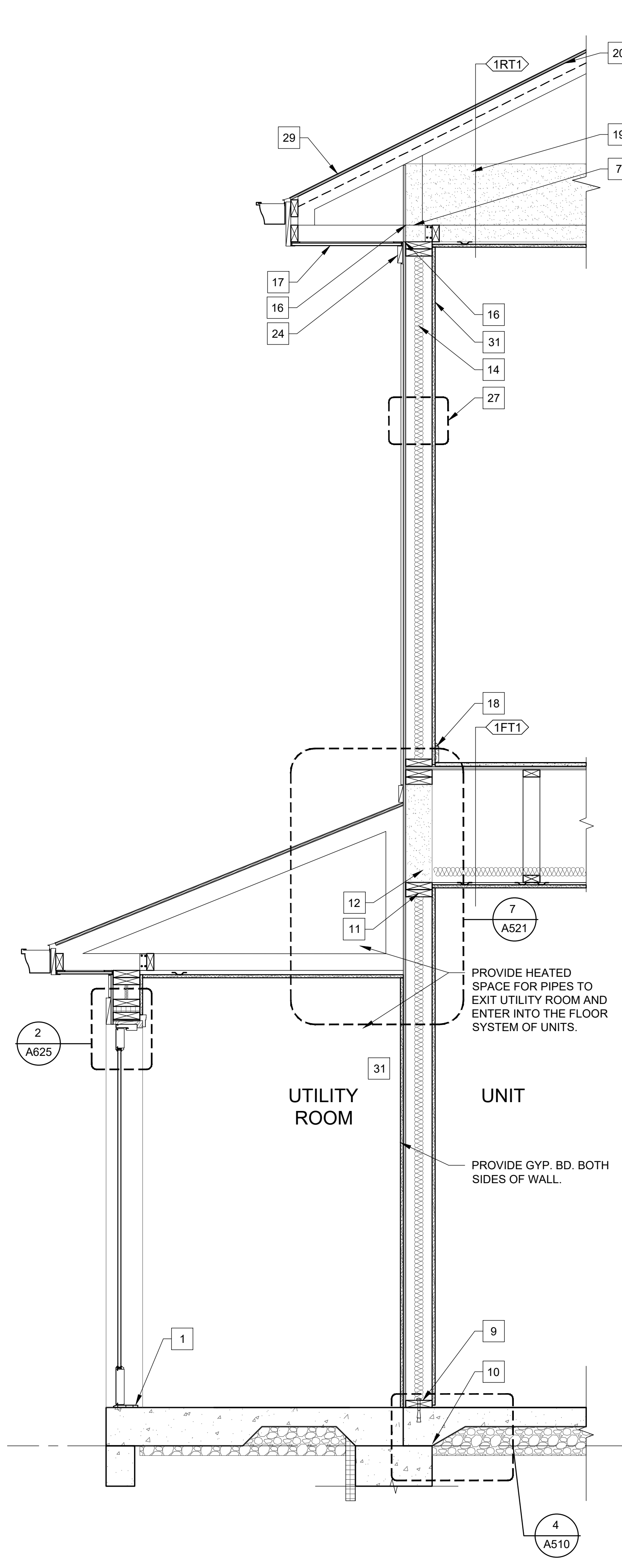
A310





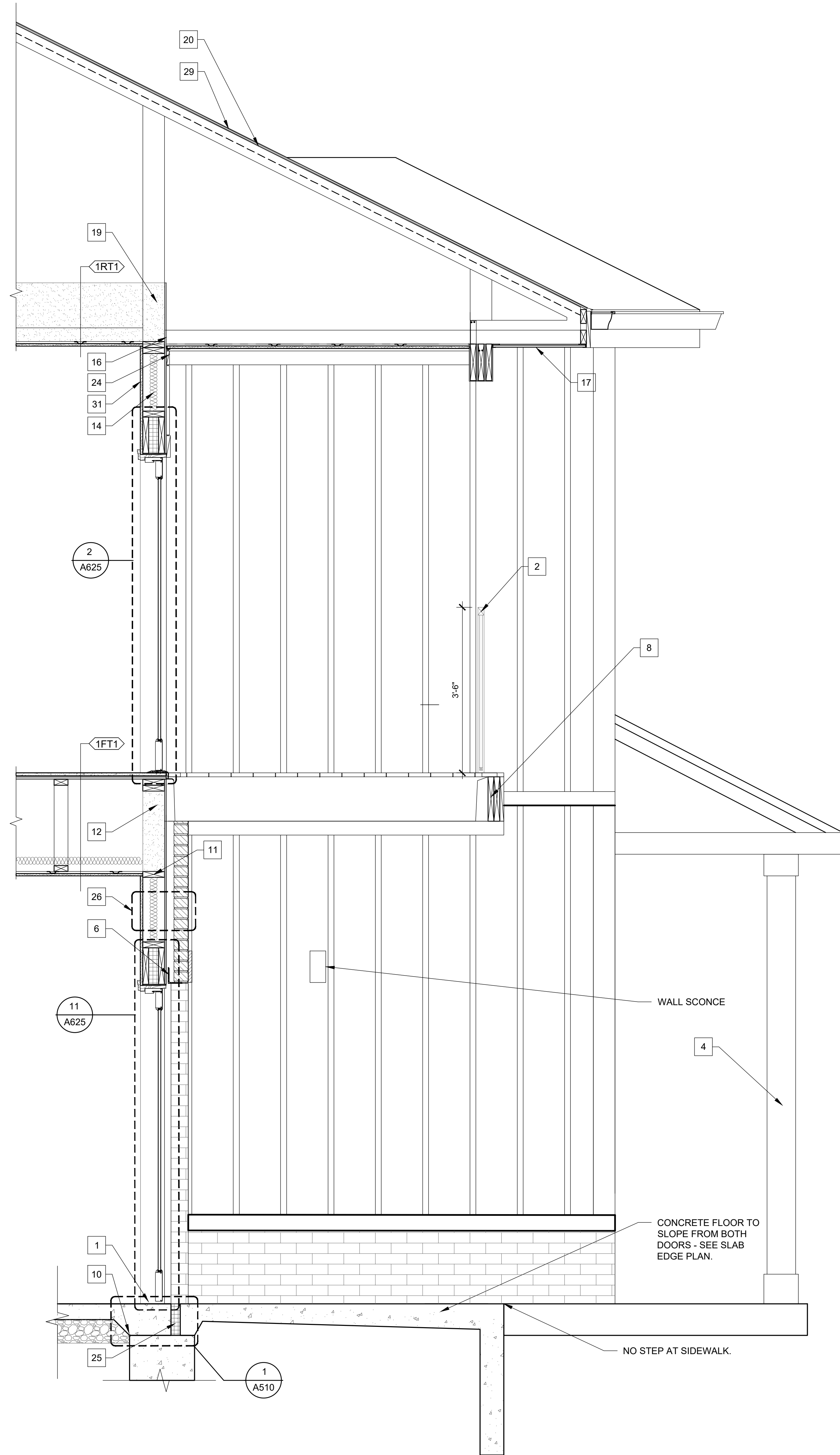
## 6B WALL SECTIONS

Scale:  $\frac{3}{4}'' = 1' - 0''$



## 5 WALL SECTIONS

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



## 1 WALL SECTIONS

Scale:  $\frac{3}{4}" = 1' - 0"$

## GENERAL SECTION NOTES

- |       |  |   |
|-------|--|---|
| 1.    | NOTES SHOWN AS TYPICAL APPLY TO ALL SIMILAR DETAILS, BUT MAY NOT BE SHOWN AT ALL LOCATIONS.  |   |
| 2.    | ANY AND ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF PENETRATIONS. SEE AIR SEALING DETAILS.   |   |
| 3.    | SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON EVERY PLAN SHEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE TYPICAL SECTIONS WHEN NOT SPECIFICALLY NOTED OTHERWISE.                     |   |
| 4.    | WEATHERRESISTANT BARRIER (WRB) REQUIRED AT ALL EXTERIOR WALLS TO FORM AN AIR TIGHT ENVELOPE AROUND EACH UNIT. OVERLAP AND TAPE ALL SEAMS IN ACCORDANCE WITH MANUF.                               |   |
| 5.    | USE WATER RESISTANT GYP. BOARD ON ALL "WET" WALLS (ADJACENT TO KITCHENS, BATHS, SHOWERS, AND LAUNDRY EQUIPMENT) AND INTERIOR OF EXTERIOR STORAGE CLOSETS.  |   |
| 6.    | USE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS, KITCHENS, MUD/REAR HALLS, AND LAUNDRY ROOMS.   | C |
| 7.    | FIRE BLOCKING IS REQUIRED PER CODE AS FOLLOWS  |   |
| a.    | WALL CAVITIES - PROVIDE MINERAL WOOL OR CONTINUOUS 2X FRAMING TO LIMIT ANY GAP TO LESS THAN 1" IN ANY DIRECTION.   |   |
| b.    | WALL-TO-CEILING - PROVIDE 1"X6" METAL COIL SET BELOW WOOD FLOOR JOISTS TO SEAL GAPS. PROVIDE 1/2" PACK FULL DEPTH OF DOUBLE BATTING WITH MINERAL WOOL.   |   |
| c.    | FLOOR-TO-WALLS - AT 1 HOUR PARTITION MAINTAIN CONTINUOUS 3/4" PLYWOOD ACROSS JOINT. AT 2 HOUR PARTITION PROVIDE MINERAL WOOL OR CONTINUOUS 2X FRAMING.   |   |
| d.    | FLOOR TO CEILING ASSEMBLY - PROVIDE CONTINUOUS 7/16" MIN. SHEATHING ACROSS TRUSSES.  |   |
| 8.    | ALIGN ALL WINDOW HEAD HEIGHTS WITH HEAD HEIGHT OF THE EXTERIOR DOORS. SEE CLIMATE PASSAGE ABOVE ROOF, FLOOR, GRADE, OR OTHER HORIZONTAL SURFACE.   |   |
| 9.    | ALL TRIM TO BE 5/4" WHEN ABUTTING TO SIDING. 3/4" MAY BE USED FOR TRIMMING AND EXTENSION.  |   |
| 10.   | STOP ALL WRAP AND EXTERIOR SIDING 1" MIN. (OR PER MANUFACTURER'S REQUIREMENTS) ABOVE ROOF, FLOOR, GRADE, OR OTHER HORIZONTAL SURFACE.  |   |
| 11.   | PROVIDE "VENT" STYLE WEEPS AT TOP AND BOTTOM OF BRICK WALL TO FULLY VENT CAVITY  |   |
| 12.   | SEE A300 & A301 AIR SEALING DETAILS FOR ADDITIONAL WALL REQUIREMENTS   |   |
| 13.   | IBC 718.3.1 - DRAFTSTOPPING, WHERE SHOWN, IS INTENDED TO STOP THE PASSAGE OF AIR. ACCEPTABLE DRAFTSTOPPING MATERIALS INCLUDE:  |   |
| 13.1. | 2" GYPSUM BOARD  |   |
| 13.2. | WOOD STRUCTURAL PANELS   |   |
| 13.3. | 2" PARTICLE BOARD  |   |
| 13.4. | 1" NOMINAL LUMBER  |   |
| 13.5. | CEMENT FIBERBOARD  |   |
| 13.6. | MINERAL WOOL   |   |
| 14.   | ALL STUD COLUMNS AND BEAMS TO RECEIVE INTUMESCENT PAINT EQUIVALENT TO 1 HOUR RATING, UNLESS SPECIFICALLY NOTED OTHERWISE.  |   |
| 15.   | SEE A500 AND A600 SERIES FOR INSTALLATION NOTES AND SEQUENCE OF INSTALLATION FOR STUD COLUMNS AND BEAMS. REFER TO THE SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS FOR ADDITIONAL INFORMATION. |   |
| 16.   | STC RATINGS AND TESTING INFORMATION LISTED FOR HORIZONTAL ASSEMBLIES PROVIDED BY:  |   |
| 16.1. | MAXXON - FIRE AND SOUND MANUAL, VERSION 6.21, "EVALUATION REPORT R6477."   | P |

## 1 SECTION KEYNOTES

2. SET ENDURAD ADAPTIVE ADA COMPLIANT DOOR THRESHOLD IN BED OF SEALANT ON METAL SILL, FLASHING THAT EXTENDS OVER TOP OF BRESOLINE JOISTS. TRANSITION FROM DECKING TO DOOR THRESHOLD < 1/4" . TYPICAL.
3. GUARDRAILS, TYPICAL. SEE ELEVATIONS. SEE DETAIL 21A316 FOR RECONSTRUCTION OF PANELS.
4. WEATHER BARRIER AT ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURERS DIRECTIONS. SEE A600 SERIES. TYPICAL.
5. 6X8 JOIST, DOWEL, BULLFIN, REAL POST, BY WOODONE.
6. PAINTED WOOD SILL AND APRON FRONT. TYPICAL.
7. STEEL, LINTEL, SEE STRUCTURAL. PAINT TO MATCH BRICK.
8. PRE-ENGINEERED FOR TRUSS SYSTEM. PROFILE TRUSSES MAINTAIN BEARING ON EXTERIOR LOAD BEARING WALLS. PER STRUCTURAL TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL TRUSS CONNECTIONS. PER TRUSS IDENTIFIED ON ELEVATIONS.
9. INCLUDE ENERGY SEAL AS SHOWN.
10. SEE A454 BALCONY FRAMING DETAILS FOR ADDITIONAL INFORMATION. FINISH FACE OF STRUCTURE WITH TRIM. MATCH DEPTH.
9. SET SILL PLATES IN DOUBLE ROW OF CONTINUOUS BITUMINOUS SEALANT.
10. REFER TO STRUCTURAL FOR FOUNDATION INFORMATION AND ANCHOR REQUIREMENTS.
11. ALIGN BLOCKING AT CEILING PLANE.
12. R-21 2" CLOSED CELL SPRAY FOAM.
13. EXTERIOR WALL, SHOWN BLOCK WALL FRAMED. FRAMER CAN USE LADDER TRUSSES THAT MATCH WALL WIDTH.
14. KRAFT BATED BATT INSULATION ACCEPTABLE AS AN ALTERNATE, WHERE TRUSSES ARE PARALLEL TO EXTERIOR WALL OR EXTERIOR WALL IS HEIGHT OF TRUSS. BLOCK FRAMED.
15. PROVIDE BLOCKING, SHEATHING, OR OTHER MATERIAL BETWEEN TRUSSES TO STOP INSULATION.
16. EXTEND WRG TO TOP OF WALL.
17. PERFORATED SOFFIT. SEE ROOF PLAN VENTING DIAGRAMS FOR MINIMUM AIR FLOW REQUIREMENTS.
18. BASE SOFFIT TYPICAL. SEE ELEVATIONS.
19. BLOW-IN INSULATION. EXTEND OUT TO FACE OF EXT. WALL.
20. MAINTAIN AIR GAP ALONG BOTTOM OF ROOF SHEATHING. INCLUDE AIR GAP INSULATION.
21. INSULATED 2" X HEADERS. SEE STRUCTURAL FOR SIZE AND QUANTITY. TYPICAL. ALL LOCATIONS.
22. EXTERIOR WALL, SHOWN BLOCK WALL. PRIORITY TO FRAMING BLOCKS.
23. R-10 INSULATION DOWN FACE OF FOUNDATION 2" MINIMUM.
24. 4 x 54 FIBER CEMENT TRIM . ALIGN WITH TRIM UNDER MAJOR SOFFIT.
25. FILL CAVEY BETWEEN FOUNDATION AND BACK OF MASONRY WITH RIGID INSULATION.
26. TYPICAL MASONRY EXTERIOR WALL:
  - 1. GYPSUM BOARD
  - 2. 2X6" WOOD STUD
  - 3. R-21 BATT INSULATION
  - 4. 2" OSB SHEATHING
  - 5. AIR AND WATER RESISTANT BARRIER SYSTEM.
  - 6. MASONRY SYSTEM
27. TYPICAL SIDING EXTERIOR WALL:
  - 1. GYPSUM BOARD
  - 2. 2X6" WOOD STUD
  - 3. R-21 BATT INSULATION
  - 4. OSB SHEATHING
  - 5. AIR AND WATER RESISTANT BARRIER SYSTEM.
  - 6. FINISH SIDING PANEL & SIDING. SEE ELEVATIONS.
28. TRIM. SEE ELEVATIONS FOR SIZING.
29. PROVIDE ICE AND WATER SHIELD FROM EDGE TO A POINT 24" FROM INSIDE FACE OF WALL. SEE DETAIL 21A316.
30. BALCONY STORAGE ROOM FLOORS: 1" HP RATED FLOOR/ CLG ASSEMBLY BASED PER IBC 722.7.2.
31. MOISTURE RESISTANT GYPSUM BOARD (STORAGE ROOMS)
  - 2x10 JOISTS
  - 3" PL W/WOOD DECKING 2x2 LAYERS
  - 1" VCT FLOORING
31. ALL WALLS THIS ROOM MOISTURE RESISTANT GYPSUM BOARD.

## RATED ASSEMBLIES NOTES

THE FOLLOWING OUTLINES BASIC RATED WALL ASSEMBLIES FOR USE BY THE CONSTRUCTION TEAM. THIS IS FOR INFORMATION PURPOSES ONLY AND DOES NOT REPLACE WALLS SECTIONS, PLANS, OR NOTES ELSEWHERE IN THE SET. FOR FURTHER QUESTIONS CONTACT THE ARCHITECT.

1. FIRE PARTITIONS - SEE IBC SECTION 708:
- 1.1. 708.1 - TYPE I FOR SEPARATING UNITS, AND CORRIDOR WALLS.
- 1.2. 708.4 - WALLS' TYPICAL EXTEND BETWEEN RATED ASSEMBLIES, TO EACH FLOOR SYSTEM TO CEILING SYSTEM.
- 1.3. REFER TO U/L ASSEMBLIES ON G040 AND FIRE STOPPING DETAILS ON G041 AND G042.
- 1.4. PROVIDE FIRE SEALANT AROUND ALL PENETRATIONS THROUGH RATED ASSEMBLIES.
- 1.5. FILL ALL VOIDS, OPENINGS, AND GAPS AT PENETRATIONS IN ASSEMBLIES WITH APPROVED FIRE SAFING/FIRESTOP SYSTEMS. SEE G044. OPENINGS TOO LARGE FOR FIRE SAFING/FIRESTOP SHALL BE PATCHED WITH FIRE RATED PATCH.
- 1.6. HEADERS AND JAMBS AT OPENINGS IN WALLS MUST BE PROTECTED BY THE SAME MEANS OF AND FIRE RATING AS THE WALL.
- 1.7. ALL DUCTWORK PENETRATIONS IN RATED WALLS AND CEILINGS SHALL HAVE FIRE DAMPERS (RATED AND MECHANICALLY OPERATED).
- 1.8. REFER TO ALL FLOOR PLAN SHEETS FOR TYPICAL VERTICAL FIRE RATED ASSEMBLY TYPES AND LOCATIONS.
- 1.9. REFER TO SECTIONS FOR TYPICAL HORIZONTAL FIRE RATED ASSEMBLY TYPES AND LOCATIONS.
- 1.10. FIRE RISER WALL ASSEMBLIES SHALL BE SEALED TO UNDERSIDE OF FLOOR DECK ABOVE AND SUBFLOOR BELOW.
- 1.11. END LIST.

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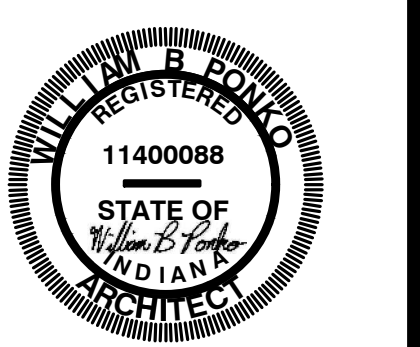


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CONSULTANT



EAL



PROJECT TITLE

**KENNSINGTON GARDENS**  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET- STATE CDR	2-23-2024
UTILITY ARC COMMENTS	3-1-2024

[illegible]

DATE: 3-1-2024

DRAWN BY: BP

CHECKED BY: BP

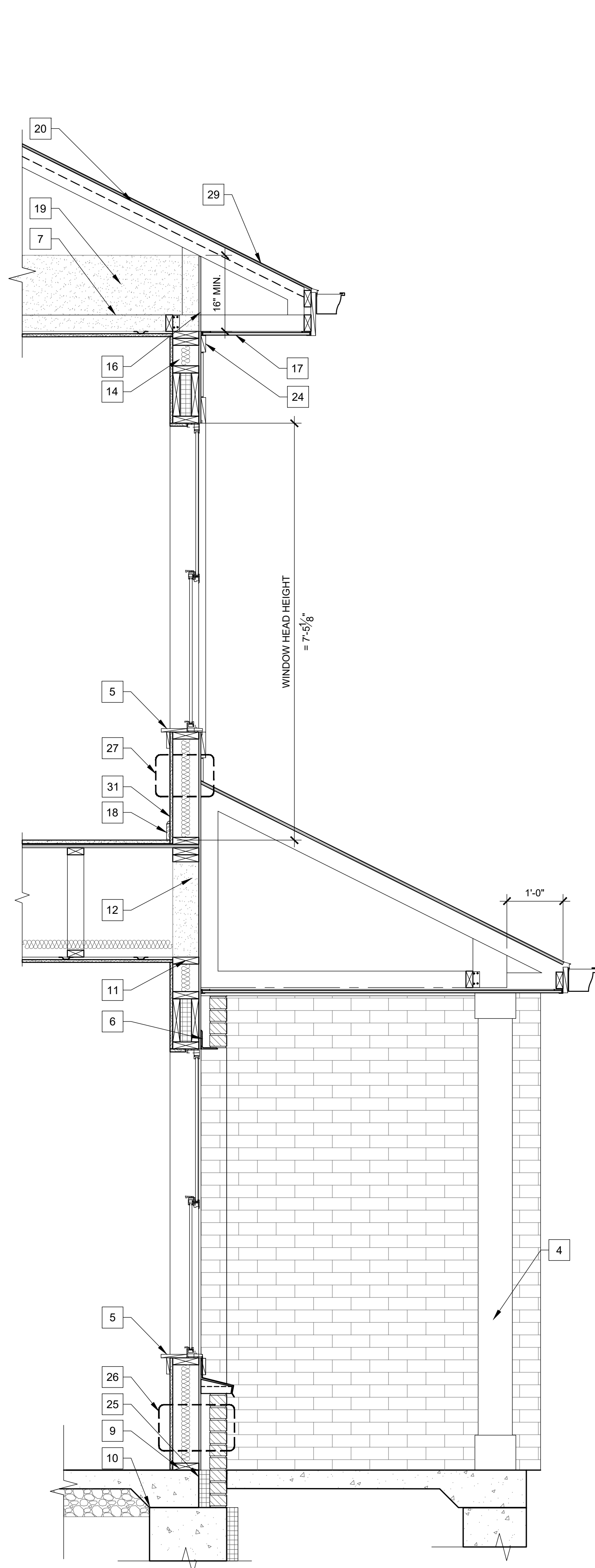
SHEET TITLE

## WALL SECTIONS

SHEET NUMBER

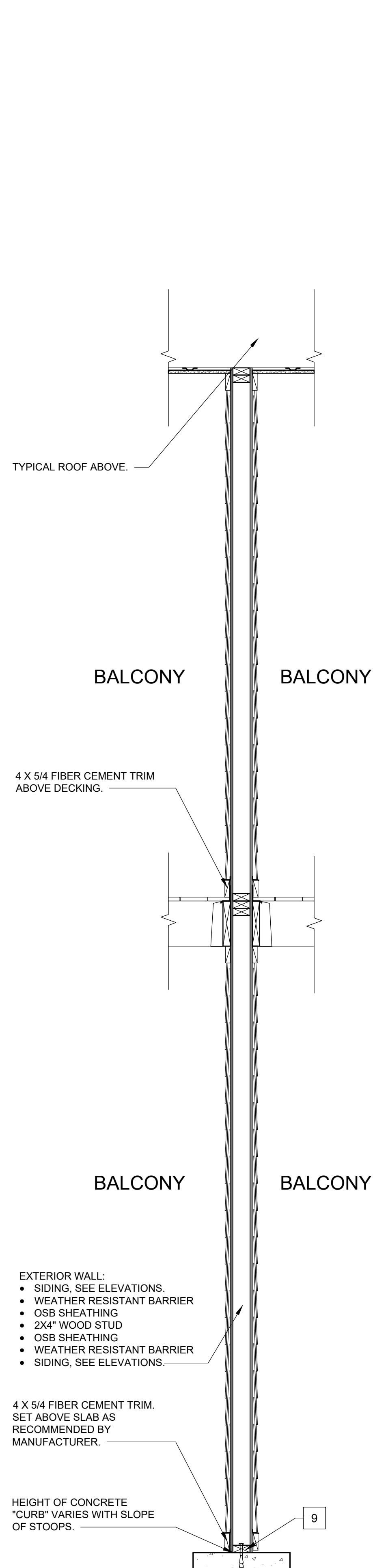
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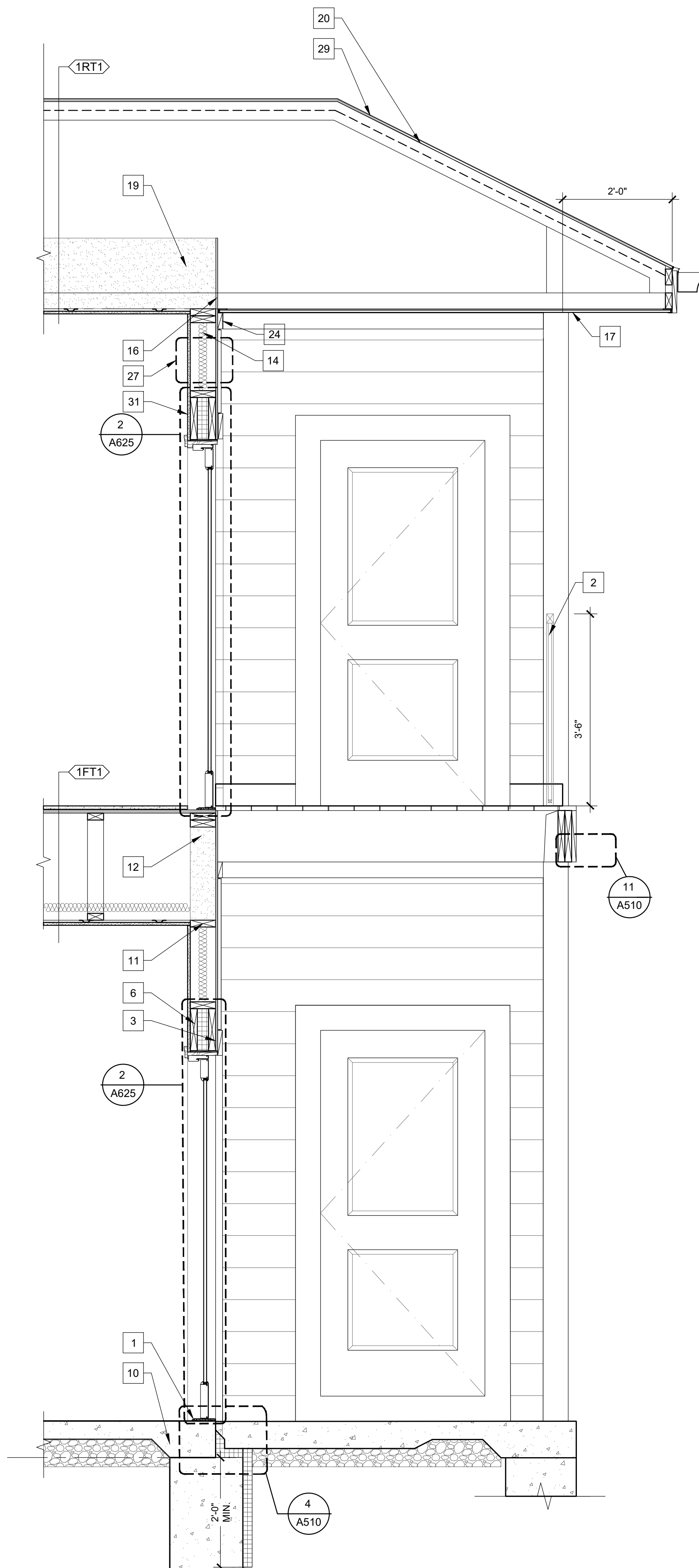
10 WALL SECTIONS

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



8 WALL SECTIONS

Scale:  $\frac{3}{4}'' = 1' - 0''$



## 7 WALL SECTIONS

Scale:  $\frac{3}{4}" = 1' - 0$

### GENERAL SECTION NOTES

- NOTES SHOWN AS TYPICAL APPLY TO ALL SIMILAR DETAILS, BUT MAY NOT BE SHOWN AT ALL LOCATIONS.
- ANY AND ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS, SEE AIR SEALING DETAILS.
- SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON EVERY PLAN SHEET. IT IS THE CONTRACTORS RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
- WEATHER RESISTANT BARRIER (WRB) REQUIRED AT ALL EXTERIOR WALLS. FORM AN AIR TIGHT ENVELOPE AROUND EACH UNIT. OVERLAP AND TAPE ALL SEAMS IN ACCORDANCE WITH MANUF. USE WATER RESISTANT GP. BOARD ON ALL "WET" WALLS (ADJACENT TO BATHS, ALL AIR TIGHT ENVELOPE AND LAUNDRY EQUIPMENT) AND INTERIOR OF EXTERIOR STORAGE CLOSETS.
- USE MOISTURE RESISTANT GP. BOARD IN ALL BATHROOMS, KITCHENS, MECHANICAL, AND LAUNDRY ROOMS.
- FIRE BLOCKING IS REQUIRED PER CODE AS FOLLOWS
- WALL CAVITIES - PROVIDE MINERAL WOOL OR CONTINUOUS 2X FRAMING TO LIMIT ANY CAVITY TO LESS THAN 1/8" ANY DIRECTION.
  - WALL-TO-CEILING - PROVIDE .018" METAL COIL. SET BELOW WOOD FLOOR TRUSSES TO LIMIT AIR PASSAGE. PACK FILL DEPTH OF DOUBLE HEADER WITH MINERAL WOOL.
  - FLOOR-TO-WALLS - AT 1/4" PARTITION MAINTAIN CONTINUOUS 3/4" PLYWOOD ACROSS JOINT. AT 2" HOUR PARTITION PROVIDE MINER. WOOL OR CONTINUOUS 2X FRAMING.
  - FLOOR TO CEILING ASSEMBLY - PROVIDE CONTINUOUS 7/16" (MIN) SHEATHING ACROSS TRUSSES.
- ALIGN ALL WINDOW HEAD HEIGHTS WITH HEAD HEIGHT OF THE EXTERIOR DOORS. SEE ELEVATIONS
- ALL TRIM SHALL BE 5/8" X 1 1/2" BUTTING TO SIDS. 3/4" MAY BE USED FOR WRAPPING CONDITIONS.
- STOP ALL TRIM AND EXTERIOR SIDING 1" MIN. (OR PER MANUFACTURERS RECOMMENDATION) ABOVE ROOF, FLOOR, GRADE, OR OTHER HORIZONTAL SURFACES.
- PROVIDE "VENT" STYLE WEEPS AT TOP AND BOTTOM OF BRICK WALL TO FULLY VENT CAVITY.
- SEE A308 & A301 AIR SEALING DETAILS FOR ADDITIONAL WALL REQUIREMENTS.
- IBC 703.1.1 - DRAFTSTOPPING, WHERE SHOWN, IS INTENDED TO STOP THE PASSAGE OF AIR. ACCEPTABLE DRAFTSTOPPING MATERIALS INCLUDE:
- 3/4" GYPSUM BOARD
  - 3/4" WOOD STRUCTURAL PANELS
  - 3/4" PARTICLE BOARD
  - 1" NOMINAL LUMBER
  - CEMENT FIBERBOARD
  - MINERAL WOOL
  - ALL STEEL COLUMNS AND BEAMS TO RECEIVE INTUMESCENT PANT EQUIVALENT TO 1 HOUR RATING, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - SEE A500 AND A600 SERIES FOR INSTALLATION NOTES AND SEQUENCE INSTRUCTIONS FOR FLASHING AND WEATHER BARRIER. REFER TO THE MANUFACTURERS MANUFACTURERS INSTRUCTIONS FOR ADDITIONAL INFORMATION.
  - STC RATINGS AND TESTING INFORMATION LISTED FOR HORIZONTAL ASSEMBLIES PROVIDED.
- 16.1. FIRE AND SOUND MANUAL, VERSION 6.21, "EVALUATION REPORT #847".

## 1 SECTION KEYNOTES

- SET ENDURA ADAPTIVE ADA COMPLIANT DROO THRESHOLD IN BED OF SEALANT ON METAL SILL FLASHING THAT EXTENDS OVER TOP OF BRICKS. JOISTS TRANSITION FROM DECKING TO DROO THRESHOLD - 4"14" TYPICAL.
- GUARDRAILS TYPICAL. SEE ELEVATIONS. SEE DETAIL 21A316 FOR DECKING DETAIL (NRL, DETAIL 21A316).
- WEATHER BARRIER AT ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURERS DIRECTIONS. SEE A600 SERIES. TYPICAL. 6X6 POSTS TO BE SET INTO CONCRETE. FINISH POST BY WOODSTONE.
- PAINTED WOOD COLUMN AND APRON FLOOR. TYPICAL.
- STEEL LINTEL. SEE STRUCTURAL. PAINT TO MATCH BRICK.
- PRE-ENGINEERED ROOF TRUSSES. PROFILE TRUSS. MAINTAIN BEARING ON EXTERIOR LOAD BEARING WALLS. PER STRUCTURAL TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL TRUSS BEARING PERFORMANCE. DETAILS IDENTIFIED ON ELEVATIONS. INCLUDE ENERGY SEAL AS SHOWN.
- SEE A454 BALCONY FRAMING DETAILS FOR ADDITIONAL INFORMATION. FINISH FACE OF STRUCTURE WITH TRIM. MATCH DETAIL.
- SET SILL PLATES IN DOUBLE ROW OF CONTINUOUS BITUMINOUS SEALANT.
- REFER TO STRUCTURAL FOR FOUNDATION INFORMATION AND ANCHOR REQUIREMENTS.
- ALIGN BLOCKING AT CEILING PLANE.
- R-21 R21 CLOSED CELL SPRAY FOAM.
- EXTERIOR WALL SHOWN BALCONY FRAMED. FRAMER CAN USE LADDER TRUSSES THAT ARE 16" WALL WIDTH.
- KRAFT FASB BATT INSULATION ACCEPTABLE AS AN ALTERNATE, WHERE TRUSSES ARE PARALLEL TO EXTERIOR WALL OR EXTERIOR WALL IS HEIGHT 16" OR LESS.
- PROVIDE BLOCKING, SHEATHING, OR OTHER MATERIAL BETWEEN TRUSSES TO STOP INSULATION.
- EXTEND WRB TO TOP OF WALL.
- PERFORATED SPOFF. SEE ROOF PLAN VENTING DIAGRAMS FOR MINIMUM AIR FLOW REQUIREMENTS.
- BASE BOARD TYPICAL. SEE DETAIL 21A316 FOR VENTATIONS.
- BLOW-IN INSULATION. EXTEND OUT TO FACE OF EXT. WALL.
- MAINTAIN AIR GAP ALONG BOTTOM OF ROOF SHEATHING. INCLUDE BATT INSULATION.
- INSULATED 2" HEADERS. SEE STRUCTURAL FOR SIZE AND QUANTITY. TYPICAL. ALL LOCATIONS.
- INSULATE FULL HEIGHT OF WALL. PRIOR TO FRAMING BALCONIES.
- 4" R-15 INSULATION DOWN FACE OF FOUNDATION 2" MINIMUM.
- 4" x 4" FIBER CEMENT TRIM - ALIGN WITH TRIM UNDER MAIN ROOF SLOPE. SEE TRIM DETAIL.
- FILL CAVITY BETWEEN FOUNDATION AND BACK OF MASONRY WITH RIGID INSULATION.
- TYPICAL MASONRY EXTERIOR WALL:
  - 1" GYPSUM BOARD
  - 2X6" WOOD STUD
  - R-21 BATT INSULATION
  - 2" OSB SHEATHING
  - AIR AND WATER RESISTANT BARRIER SYSTEM
  - MASONRY SYSTEM
- TYPICAL Siding EXTERIOR WALL:
  - GYPSUM BOARD
  - 2X6" WOOD STUD
  - R-21 5/8" INSULATION
  - OSB SHEATHING
  - AIR AND WATER RESISTANT BARRIER SYSTEM
  - FIBER CEMENT PANEL AND FINISH. SEE ELEVATIONS.
- TRIM. SEE ELEVATIONS FOR SIZING.
- PROVIDE ICE AND WATER SHEED FROM EAVE TO A POINT 2'4" FROM INSIDE FACE OF WALL AND 1'4" FROM EAVE.
- BALCONY STORAGE ROOM FLOORS. 1"HR RATED FLOOR CLG ASSEMBLY BASED PER IRC 722.6.2.
- MOISTURE RESISTANT GYPSUM BOARD (STORAGE ROOMS)
- 2X10 JOISTS
- 1"PLYWOOD DECKING 2" LAYERS.
- VOT FLOORING
- ALL WALLS THIS ROOM MOISTURE RESISTANT GYPSUM BOARD.

## RATED ASSEMBLIES NOTES

THE FOLLOWING OUTLINES BASIC RATED WALL ASSEMBLIES FOR USE BY THE CONSTRUCTION TEAM. THIS IS FOR INFORMATION PURPOSES ONLY AND DOES NOT REPLACE WALLS SECTIONS, PLANS, OR NOTES ELSEWHERE IN THE SET. FOR FURTHER QUESTIONS CONTACT THE ARCHITECT.

1. FIRE PARTITIONS - SEE IBC SECTION 708:
- 1.1. 708.1 - TYPICAL FOR SEPARATING UNITS AND CORRIDOR WALLS.
- 1.2. 708.4 - WALLS TYPICALLY EXTEND BETWEEN RATED ASSEMBLIES, SUCH AS FLOOR SYSTEM TO CEILING SYSTEM.
2. FIRE STOPPING
- 2.1. REFER TO U ASSEMBLIES ON G040 AND FIRE STOPPING DETAILS ON G041 AND G042.
3. PROVIDE FIRE SEALANT AROUND ALL PENETRATIONS THROUGH RATED ASSEMBLY.
4. FILL ALL GAPS, OPENINGS, AND GAPS AT PENETRATIONS IN ASSEMBLIES WITH APPROVED FIRE SAFING/FIRESTOP SYSTEMS. SEE G041. OPENINGS TOO LARGE FOR FIRE SAFING/FIRESTOP SHALL BE PROTECTED WITH FIRE RATED CURTAIN WALL SYSTEMS.
5. HEADERS AND JAMBS AT OPENINGS IN WALLS MUST BE PROTECTED BY THE SAME MEANS OF AND FIRE RATED AS THE WALL.
6. ALL DUCTWORK PENETRATIONS IN RATED WALLS AND CEILINGS SHALL HAVE FIRE DAMPERS. (COORDINATE WITH MECHANICAL)
7. REFER TO ALL FLOOR PLATE SHEETS FOR TYPICAL VERTICAL FIRE RATED ASSEMBLY TYPES AND LOCATIONS.
8. REFER TO SECTIONS FOR TYPICAL HORIZONTAL FIRE RATED ASSEMBLY TYPES AND LOCATIONS.
9. FIRE RATED WALL ASSEMBLIES MUST BE SEALED TO UNDERSIDE OF FLOOR DECK ABOVE AND SUBFLOOR BELOW.
10. END LIST.

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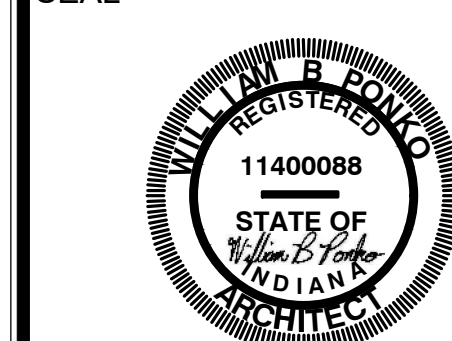
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574-850-2270

SEAL



PROJECT TITLE

**KENNINGTON GARDENS**  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

[illegible]

DATE: 3-1-2024

DRAWN BY: BP

CHECKED BY: BF

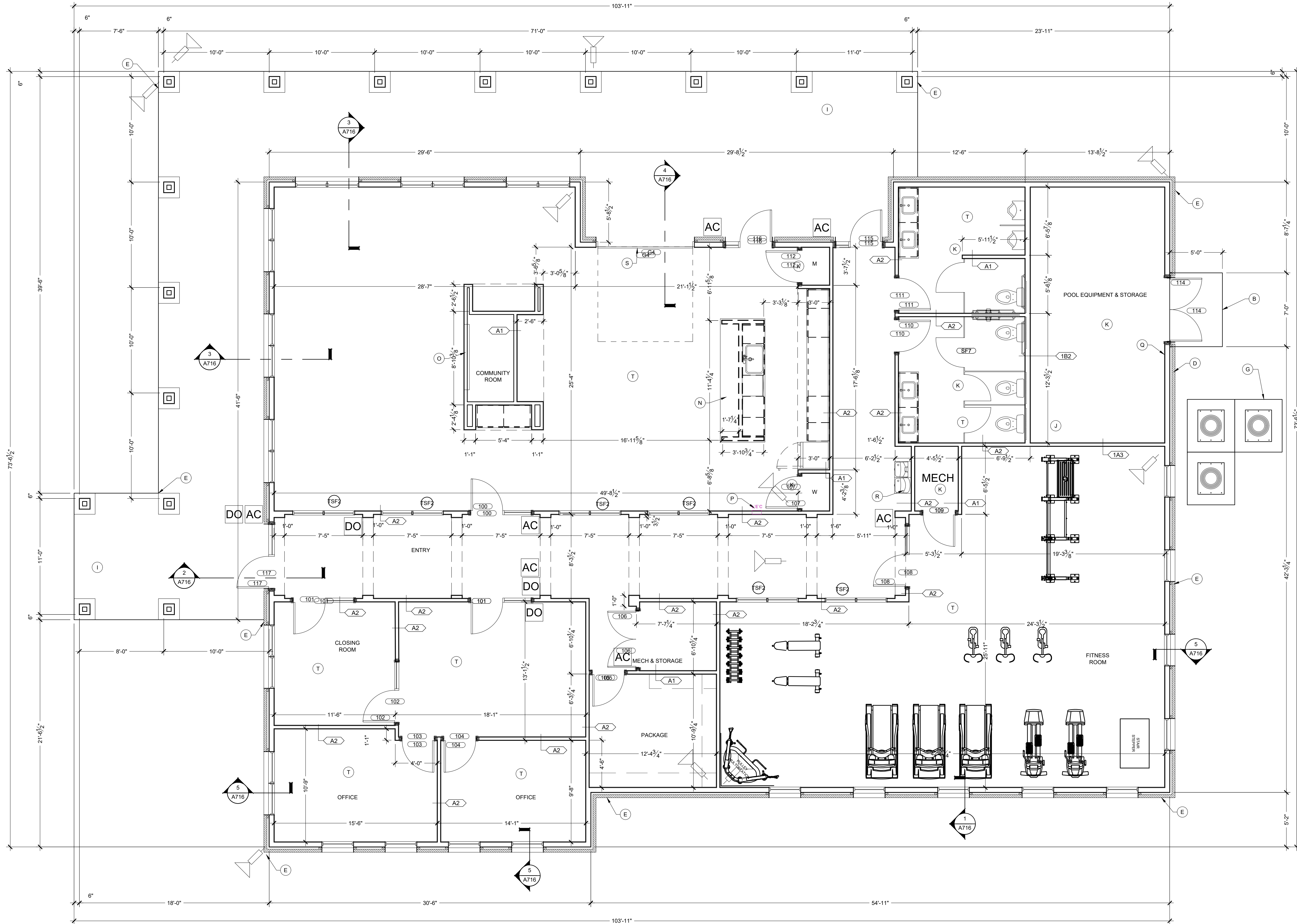
SHEET TITLE

## WALL SECTIONS

SHEET NUMBER

A312





1 CLUBHOUSE FLOOR PLAN

Scale: 1/4" = 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 UNITS. 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 6AS40. 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 A511 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. CONNECT TO CIVIL STORM SYSTEM. PAINT EXPOSED STORM EXTENSIONS TO MATCH DOWNSPOUTS.
- F. SPRINKLER CLOSET, ONLY OCCURS ON ONE END OF BUILDING. SEE SITE PLAN FOR LOCATION.
- G. MECHANICAL EQUIPMENT PAD, COORDINATE WITH SUPPLIER OF HVAC EQUIPMENT THE SIZE AND LOCATION.
- H. DRAINAGE TILE TO BE INSTALLED UNDER CONNECTING WALKWAY AT DOWNSPOUT, SEE SITE PLAN AND CIVIL DRAWINGS FOR LOCATION OF WALKWAY.
- I. SEE SLAB EDGE PLANS. TO BE FLUSH WITH INTERIOR SLAB AND SLOPE AWAY FROM BUILDING. NO STEP ALLOWS FROM SIDEWALK TO THE DOOR OF THE UNIT FOR FHA REQUIREMENTS.
- J. ATTIC ACCESS AT ALL TOP FLOOR UNITS. SEE DETAIL 6A521.
- 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. ELECTRICAL CLOSET, ONLY OCCURS ON ONE END OF BUILDING. SEE SITE PLAN FOR LOCATION.
- CLUBHOUSE ONLY:
- N. MAINTAIN 18" KNEE CLEARANCE UNDER COUNTERTOP.
- O. SEE INTERIORS FOR ADDITIONAL INFORMATION, FINISHES, ETC..
- P. FIRE EXTINGUISHER CABINET, FULLY RECESSED.
- Q. FIRE EXTINGUISHER, BRACKET MOUNTED.
- R. DRINKING FOUNTAIN, HI-LOW CONFIGURATION WITH BOTTLE FILLER.
- S. GLASS GARAGE DOOR.
- T. PROVIDE SOUND INSULATION AROUND ALL OFFICES, CLOSING ROOM, LEASING, RESTROOMS, FITNESS CENTER AND COMMUNITY ROOM.

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.

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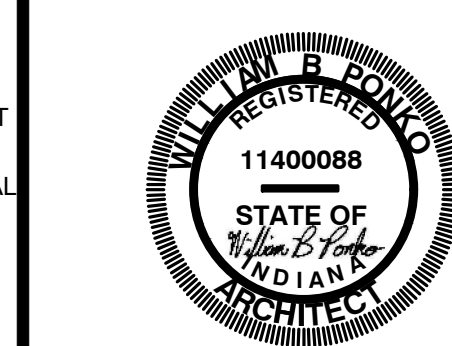
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SEAL



PROJECT TITLE

KENNINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE:
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

REVISIONS	DATE
MARK	DESCRIPTION

DATE: 3-1-2024

DRAWN BY: BP

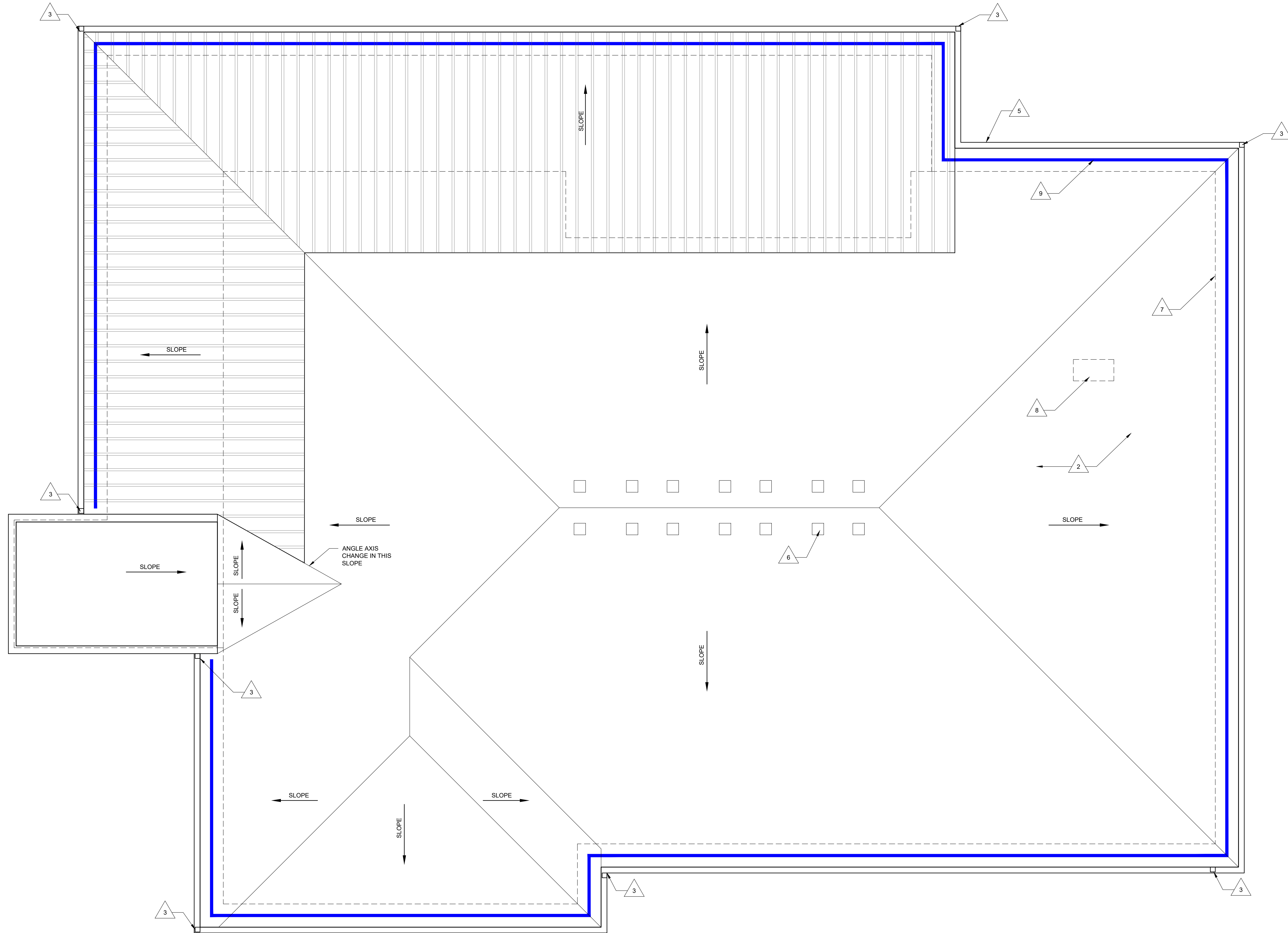
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SHEET TITLE  
CLUBHOUSE FLOOR  
PLAN

SHEET NUMBER

A710








### GENERAL NOTES - ROOF PLAN

1. DETAIL 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.
2. THE MANUFACTURER OF THE ROOF TRUSS SHALL PROVIDE A PERMANENT ROOF TRUSS BRACING AS REQUIRED BY THE CODE.
3. LOCATE HIGH-POINT OF GUTTER AT MID-SPAN IN BETWEEN DOWNSPOTS UNLESS INDICATED OTHERWISE ON THE ROOF PLAN. PROVIDE A MINIMUM OF TWO DOWNSPOTS PER HUNDRED FEET OF WATER DISCHARGES NO LESS THAN 6" FROM BUILDING FOUNDATION OR DIRECTLY INTO STORM SYSTEM.
4. PROVIDE DRAINAGE 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 LEAKS OR WATER IN THE ROOF, WALLS, ENVELOPE OR WATER LEAK FROM MECHANICAL AND/OR FIRE SPRINKLER SYSTEMS PRIOR TO ENCLOSING THE WALL, CEILING OR FLOOR.
5. ARROWS ON THE ROOF PLAN INDICATE WATER DRAINAGE DIRECTION.
6. FRAMING SUB-CONTRACTOR, PANEL MANUFACTURER, ROOFING SUPPLIERS, ROOF TRUSS MANUFACTURERS AND INSTALLERS SHALL BE RESPONSIBLE FOR PROVIDING THE FOLLOWING INFORMATION: RECOMMENDED CHANGES, UNLESS NOTED OTHERWISE, ROOFING SUPPLIERS, MANUFACTURERS AND INSTALLERS WILL BE ASSUMED TO HAVE REVIEWED AND APPROVED THE DETAILS SHOWN.
7. "DS" INDICATES DOWN SPOT, "RV" INDICATES RADON VENT.
8. PROVIDE FLASHING PER SUBS AT ALL CONDUIT AND HVAC LINES PENETRATING THE ROOF.
9. THE ROOF ASSEMBLY IS CONSIDERED A COMPLETE ROOF ASSEMBLY. IT INCLUDES FLASHINGS, TRANSITIONS, AND ALL OTHER 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 ROOF ASSEMBLY.
10. PROVIDE "ICE & WATER SHIELD" ALONG ALL PENETRATIONS, VALLEYS, AND ALONG EAVES. EXTEND 24" FROM FACE OF EAVE, WALL. PROVIDE A 2X4X8 MIN. OPENING TO ALL ROOF CAVITIES TO CONNECT TO THE DRAIN LINE OR TO THE VENTING AND ACCESS. RIDGE VENTS MAY BE USED AT GABLES ONLY.

## 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

1. RADON VENT. REFER TO G110 FOR ADDITIONAL INFORMATION.
- 1.1. OFFSET PIPE IN ROOF CAVEITY TO AVOID FIRE TREATED DECKING.
- 1.2. MINIMUM 1/2" AIR GAP ON SYNTHETIC UNDERLAYMENT. 30 YR WARRANTY, ENERGY STAR, ANTI-FUNGAL RATED. BASIS OF DESIGN: CORNING, OKADRIQUE, TYPICAL. SLOPE: 6:12.
- 1.3. DOWNSPOUTS 12" DIA. W/ 2" WIDE 2" DEEP.
- 1.4. DRAFTSTOPPING IN CEILING ROOF CAVEITY BELOW. ACCEPTABLE DRAFTSTOPPING MATERIALS INCLUDE:
  - 4.1. 2" GYPSUM BOARD
  - 4.2. 2" WOOD STRUCTURAL PANELS
  - 4.3. 2" PARTICULATE BOARD
  - 4.4. 1" NOMINAL LUMBER
  - 4.5. CEMENT FIBERBOARD
- 1.5. MINERAL WOOL
- 1.6. TYPICAL GUTTER. REFER TO ELEVATIONS FOR DOWNSPOUT LOCATIONS. GUTTERS TO BE 6" DEEP X 6" X DEEP. SLOPE TO BE 1/16" PER FOOT. SEE 12A/26/20
- 1.7. MIN. GUTTER 144 SQ. INCHES FIRE AREA MIN. TYPICAL SEE VENTILATION CHART.
2. LINE OF WALLS BELOW.
- 2.1. MINIMUM 1/2" AIR GAP IN CEILING AT TOP FLOOR. SIZE 20"x40" MINIMUM. COORDINATE EXACT LOCATIONS WITH FRAMING BELOW.
- 2.2. SOFFIT VENTS, 5 SQ. INCHES / FOOT MIN.
- 2.3. AIR THROUGH DRAFTSTOPPING COMPARTMENTS. SEE SHEET 8A/52.1
3. EXTEND DRAFT STOPPING TO EDGE OF OVERHANG IN THE ROOF.
- 3.1. DRAFT STOPPING ALIGN WITH DIM'ING WALL BELOW.
4. END LIST

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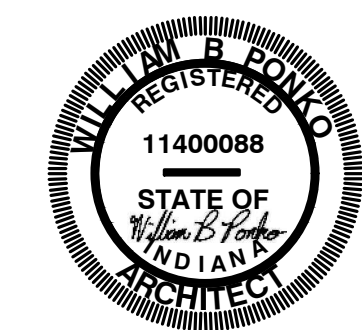
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SEAL



PROJECT TITLE

**KENNSINGTON GARDENS**  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

[illegible]

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CHECKED BY: BF

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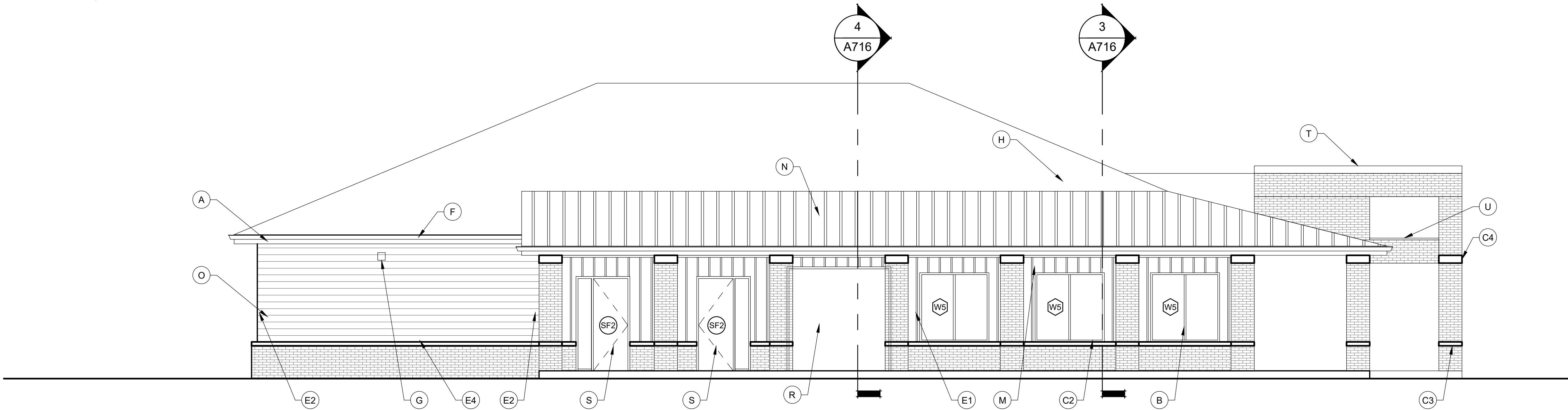
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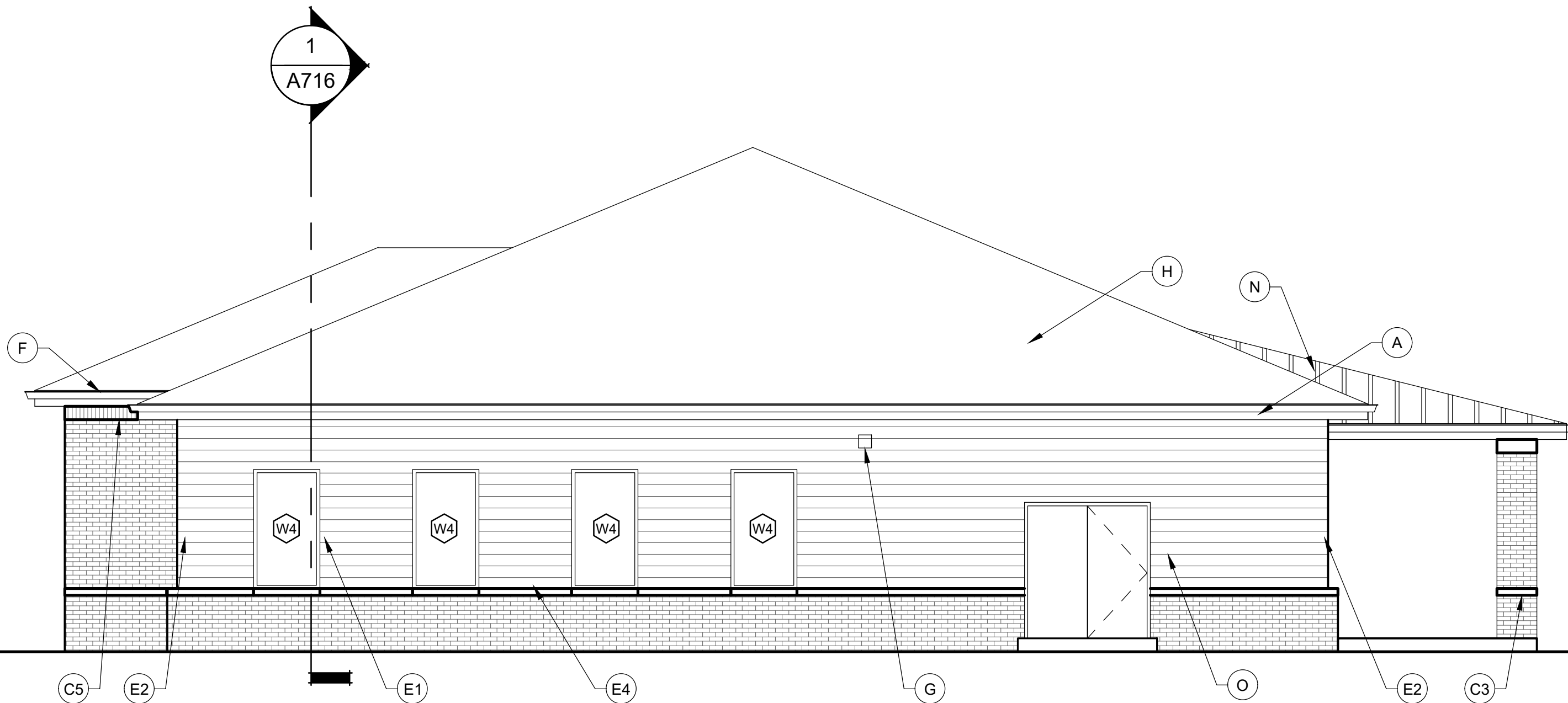
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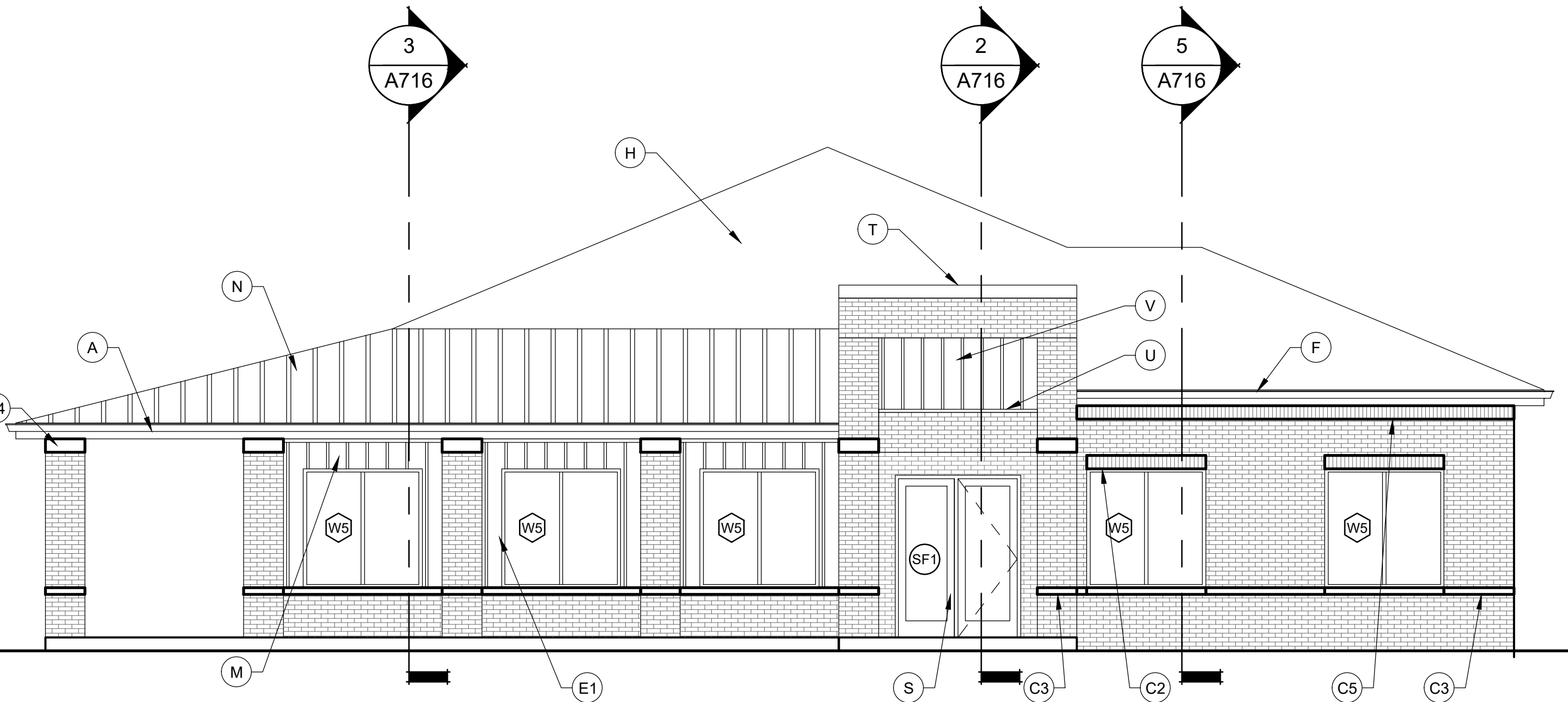
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SOUTH WEST	69%	701	0	701	498	180	318
NORTH WEST	87%	555	72	483	180	108	72
NORTH EAST	56%	436	43	393	515	206	309
SOUTH EAST	39%	254	10	244	491	110	381



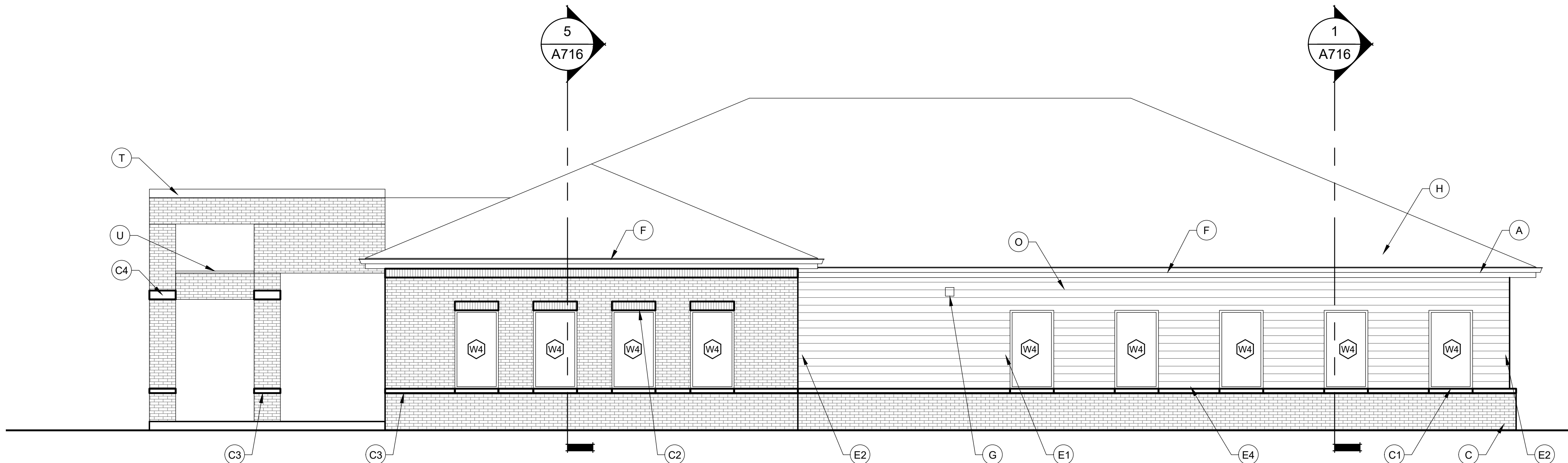
4 CLUBHOUSE ELEVATIONS - SOUTH EAST POOL SIDE



3 CLUBHOUSE ELEVATIONS - SOUTH WEST REAR



2 CLUBHOUSE ELEVATIONS - NORTH EAST FRONT



1 CLUBHOUSE ELEVATIONS - NORTH WEST POOL SIDE

### 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 ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
- PAIN 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.
- PAIN 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 (WEERS 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 AND DOORS WITH PAINTED STEEL LINTEL AND VERTICAL WAFFER WEEPS. COLOR TO MATCH BRICK.
- 4" PRECAST BAND, OVERHANG BRICK 1" WITH INTEGRAL DRIP EDGE. ARCHITECT TO SELECT FROM SUPPLIERS TYPICAL PROFILES.
- 8" PRECAST BAND, OVERHANG BRICK 1" WITH INTEGRAL DRIP EDGE. SOLDIER COARSE AT TOP OF WALL.
- 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 COBBLE STONE.
- X6" WIDE TRIM AROUND WINDOWS AND DOORS.
- X6" WIDE TRIM AT INSIDE & OUTSIDE CORNERS.
- X6" 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. FULL CUT-OFF FIXTURES PER CITY REQUIREMENTS.
- ASPHALT ARCHITECTURAL SHINGLE ROOF, "30 YEAR WARRANTY" ON SYNTHETIC UNDERLAYMENT AND 5/8" OSB DECKING ON PRE-ENGINEERED WOOD TRUSSES. ROOF SLOPE 6:12, TYPICAL. COLOR DARK GRAY ARCHITECTURAL. SUBMIT COLORS FOR APPROVAL.
- EDGE OF ROOF WITH DRIP EDGE AND 5/4 X 6" 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, 8x8 REAL POST - SMOOTH. PAINT HIGH GLOSS MATCH CANOPY NOTE 1". 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. FULL CUT-OFF "NIGHT SKY" COMPLIANT PER CITY COMMENTS.
- THIS UTILITY CLOSET VARIES FROM OTHER BUILDINGS. CITY REQUIRES ADDITIONAL BRICK IN LIEU OF LAP SIDING. SEE FLOOR PLAN. APPLIES TO ALL SIDES. SLAB EDGE PLAN AT TYPE B: BUILDING #2, TYPE A: BUILDING #5 & 9.

- CLUHOUSE ONLY
- GLASS GARAGE DOOR TESTED IN ACCORDANCE WITH ANSI D38A 105, REQUIRED PER COMMONWEALTH.
  - ALUMINUM STOREFRONT. DARK BRONZE ANODIZED. SEE A630 SERIES FOR MORE INFORMATION. PROVIDE SAMPLES FOR COMPARISON WITH THE TIMELY FAUX STOREFRONT FOR CONSISTENCY.
  - METAL COPING. COLOR TO MATCH RENDERINGS. SEE SECTIONS FOR ADDITIONAL INFORMATION.
  - COPING OVER BRICK AT OPENING. SLOPE TO DRAIN. PROVIDE 1" DRIP EDGE AND HEMMED EDGE. TURN UP WALL AND SET IN MORTAR JOINT.
  - DECORATIVE CHANDELIER, NOT SHOWN, SEE INTERIORS AND ELECTRICAL PLANS.

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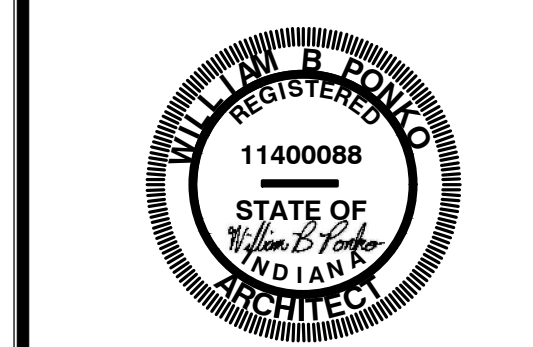
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SEAL



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EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

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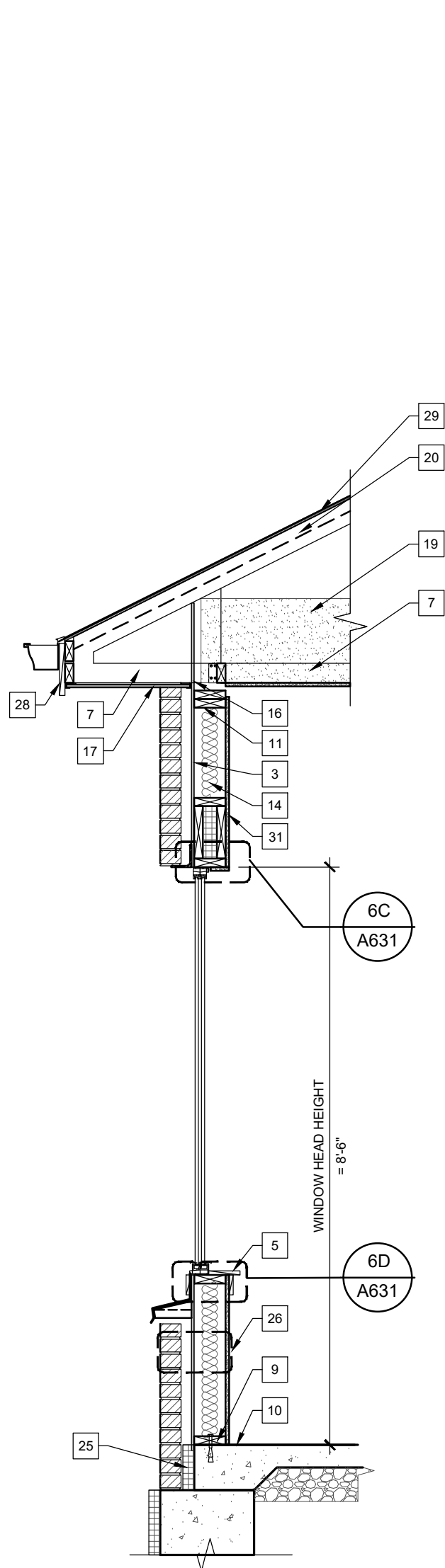
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CLUBHOUSE  
ELEVATIONS

SHEET NUMBER

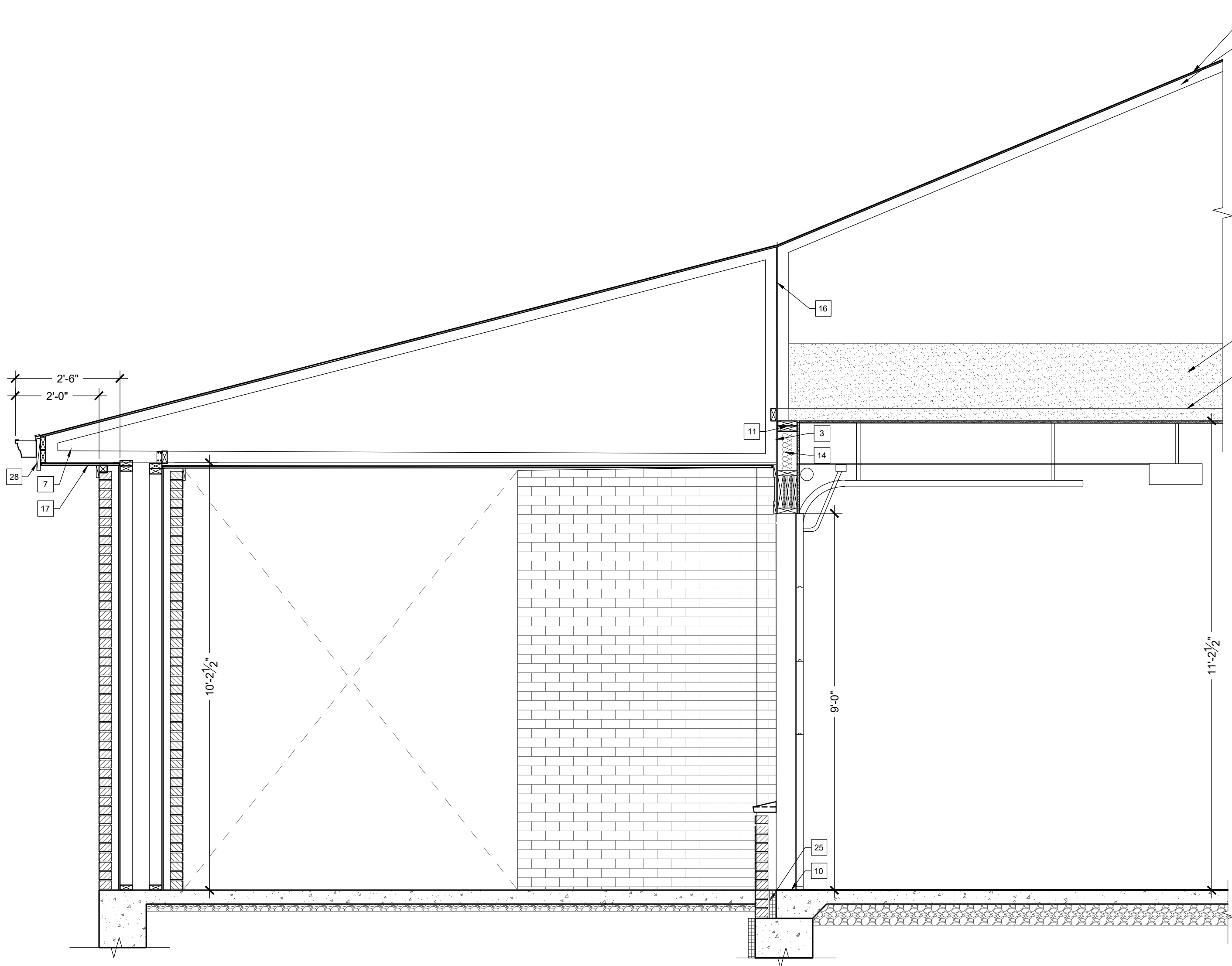
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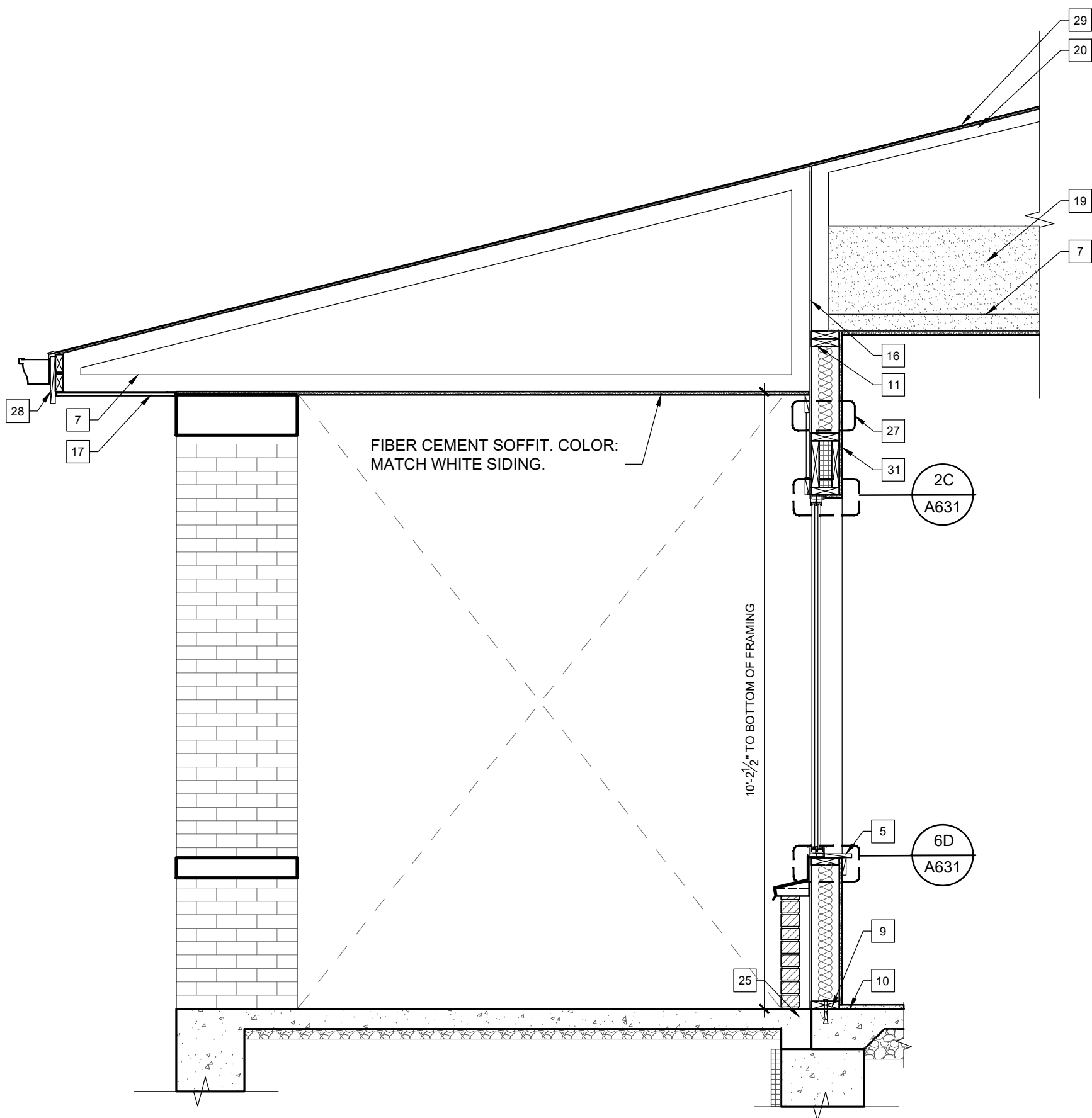
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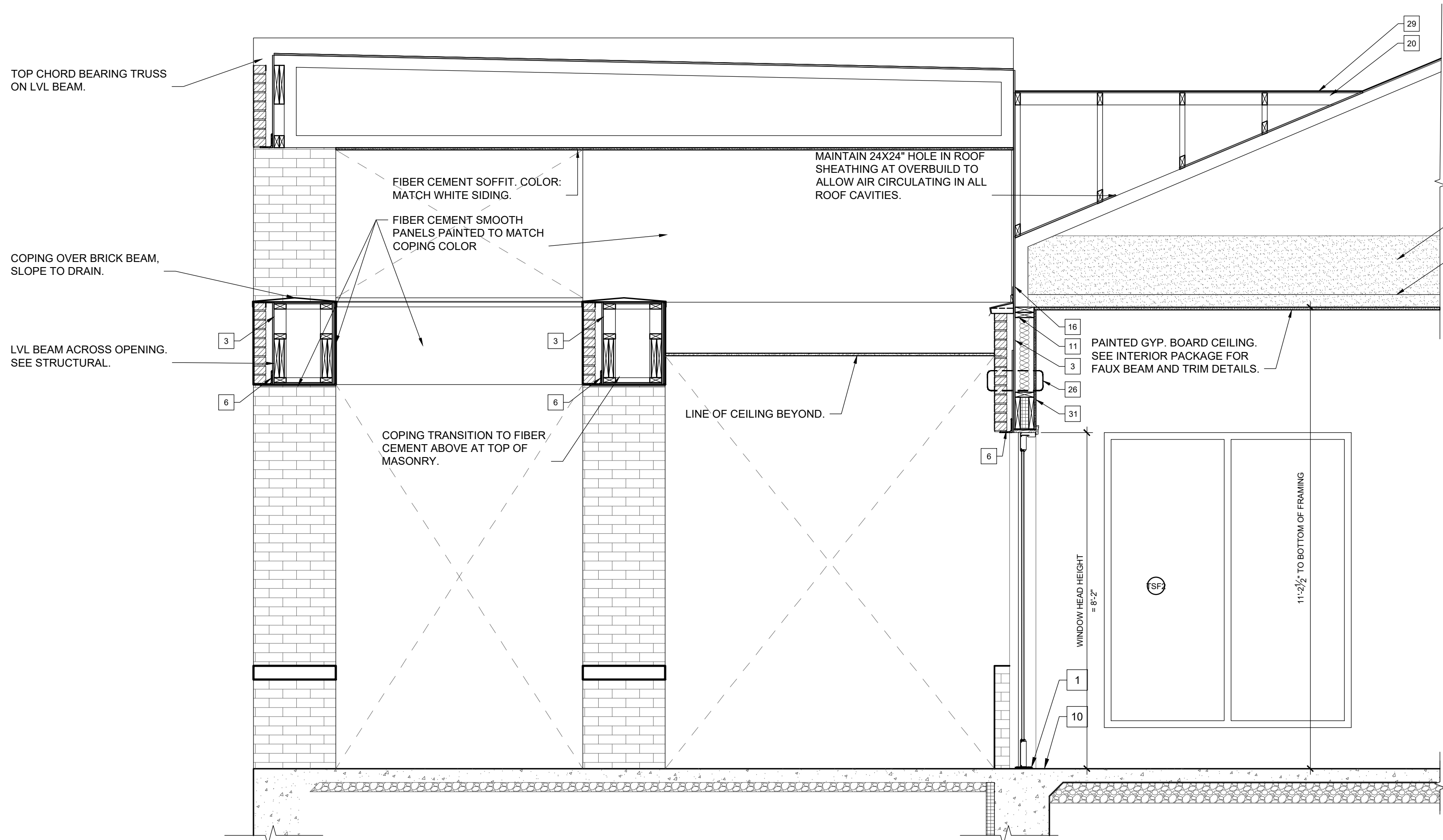
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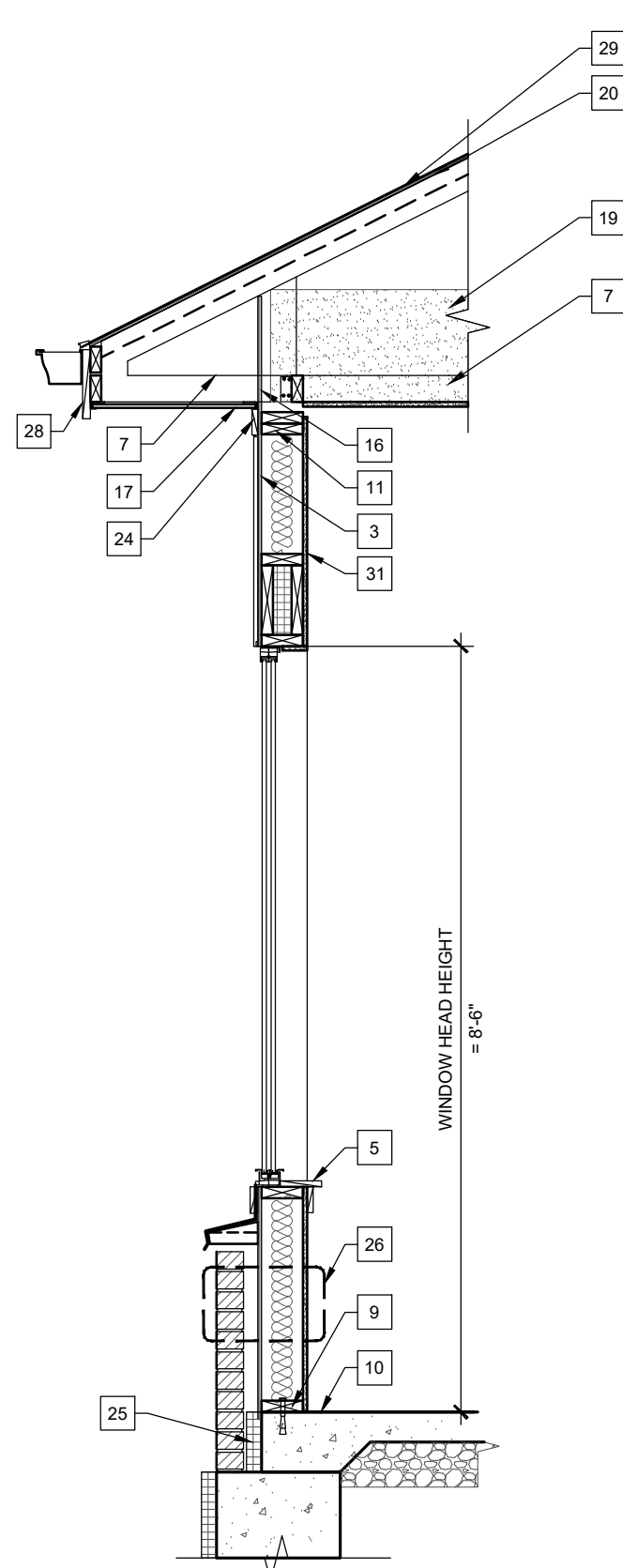
3 WALL SECTIONS

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



2 WALL SECTIONS

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



1 WALL SECTIONS

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

## GENERAL SECTION NOTES

- NOTES SHOWN AS TYPICAL APPLY TO ALL SIMILAR DETAILS, BUT MAY NOT BE SHOWN AT ALL LOCATIONS.
- ANY AND ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY/ AIR LOSS. SEE AIR SEALING DETAILS.
- SECTIONS INDICATED AS TYPICAL MAY NOT BE INDICATED ON EVERY PLAN SHEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE TYPICAL SECTIONS WHERE REQUIRED.
- WEATHER RESISTANT BARRIER (WRB) REQUIRED AT ALL EXTERIOR WALLS TO FORM AN AIR TIGHT ENVELOPE AROUND EACH UNIT. OVERLAP AND TAPE ALL SEAMS IN ACCORDANCE WITH MANUF.
- USE WATER RESISTANT GYP. BOARD ON ALL "WET" WALLS (ADJACENT TO AND BEHIND ALL SINKS, SHOWERS, AND LAUNDRY EQUIPMENT) AND INTERIOR OF EXTERIOR STORAGE CLOSETS.
- USE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS, KITCHENS, MECHANICAL, AND LAUNDRY ROOMS.
- FIRE BLOCKING IS REQUIRED PER CODE AS FOLLOWS
  - WALL CAVITIES - PROVIDE MINERAL WOOL OR CONTINUOUS 2X FRAMING TO LIMIT ANY CAVITY TO LESS THAN 10" ANY DIRECTION.
  - WALL-TO-CEILING - PROVIDE 018" METAL COIL SET BELOW WOOD FLOOR TRUSSES TO LIMIT AIR PASSAGE. PACK FULL DEPTH OF DOUBLE HEADER WITH MINERAL WOOL.
  - FLOOR-TO-WALLS - AT 1 HOUR PARTITION MAINTAIN CONTINUOUS 3/4" PLYWOOD ACROSS JOINT. AT 2 HOUR PARTITION PROVIDE MINERAL WOOL OR CONTINUOUS 2X FRAMING.
  - FLOOR TO CEILING ASSEMBLY - PROVIDE CONTINUOUS 7/16" (MIN.) SHEATHING ACROSS TRUSSES.
- ALIGN ALL WINDOW HEAD HEIGHTS WITH HEAD HEIGHT OF THE EXTERIOR DOORS. SEE ELEVATIONS.
- ALL TRIM TO BE 5/4" WHEN ABUTTING TO SIDING. 3/4" MAY BE USED FOR WRAPPING CONDITIONS.
- STOP ALL TRIM AND EXTERIOR SIDING 1" MIN ( OR PER MANUFACTURERS RECOMMENDATION) ABOVE ROOF, FLOOR, GRADE, OR OTHER HORIZONTAL SURFACE.
- PROVIDE "VENT" STYLING WEAPS AT TOP AND BOTTOM OF BRICK WALL TO FULLY VENT CAVITY.
- SEE A390 & A391 AIR SEALING DETAILS FOR ADDITIONAL WALL REQUIREMENTS.
- IBC 718.3.1 - DRAFTSTOPPING, WHERE SHOWN, IS INTENDED TO STOP THE PASSAGE OF AIR. ACCEPTABLE DRAFTSTOPPING MATERIALS INCLUDE:
  - 1/2" GYPSUM BOARD
  - 3/8" WOOD STRUCTURAL PANELS
  - 3/8" PARTICLE BOARD
  - 1" NOMINAL LUMBER
  - CEMENT FIBERBOARD
  - MINERAL WOOL
- ALL STEEL COLUMNS AND BEAMS TO RECEIVE INTUMESCENT PAINT EQUIVALENT TO 1 HOUR RATING, UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE A500 AND A600 SERIES FOR INSTALLATION NOTES AND SEQUENCE INSTRUCTIONS FOR FLASHING AND WEATHER BARRIER. REFER TO THE SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS FOR ADDITIONAL INFORMATION.
- STC RATINGS AND TESTING INFORMATION LISTED FOR HORIZONTAL ASSEMBLIES PROVIDED BY:
  1. MAXXON - FIRE AND SOUND MANUAL, VERSION 6.21, "EVALUATION REPORT R6477".

## SECTION KEYNOTES

- SET ENDURA ADAPTIVE ADA COMPLIANT DOOR THRESHOLD IN BED OF SEALANT ON METAL SILL FLASHING THAT EXTENDS OVER TOP OF BREEZEWAY JOISTS. TRANSITION FROM DECKING TO DOOR THRESHOLD = 1/4" TYPICAL.
- GUARDRAILS, TYPICAL. SEE ELEVATIONS. SEE DETAIL 21/A316 FOR DECORATIVE INFILL PANELS.
- WEATHER BARRIER AT ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURERS DIRECTIONS, SEE A600 SERIES, TYPICAL.
- 6X6 COMPOSITE COLUMN, REAL POST, BY WOODTONE.
- PAINTED WOOD SILL AND APRON FRONT, TYPICAL.
- STEEL LINTEL, SEE STRUCTURAL. PAINT TO MATCH BRICK.
- PRE-ENGINEERED ROOF TRUSSES. PROFILE TRUSS. MAINTAIN BEARING ON EXTERIOR LOAD BEARING WALLS. PER STRUCTURAL TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL TRUSS CONFIGURATION PER SLOPES IDENTIFIED ON ELEVATIONS. INCLUDE ENERGY SEAL AS SHOWN.
- SEE A454 BALCONY FRAMING DETAILS FOR ADDITIONAL INFORMATION. FINISH FACE OF STRUCTURE WITH TRIM. MATCH DEPTH.
- SET SILL PLATES IN DOUBLE ROW OF CONTINUOUS BITUMINOUS SEALANT.
- REFER TO STRUCTURAL FOR FOUNDATION INFORMATION AND ANCHOR REQUIREMENTS.
- ALIGN BLOCKING AT CEILING PLANE.
- R-21 2# CLOSED CELL SPRAY FOAM.
- EXTERIOR WALL SHOWN BALLOON FRAMED, FRAMER CAN USE LADDER TRUSSES THAT ARE FULL WALL WIDTH.
- KRAFT FACED BATT INSULATION ACCEPTABLE AS AN ALTERNATE, WHERE TRUSSES ARE PARALLEL TO EXTERIOR WALL OR EXTERIOR WALL IS FULL HEIGHT "BALLOON FRAMED".
- PROVIDE BLOCKING, SHEATHING, OR OTHER MATERIAL BETWEEN TRUSSES TO STOP INSULATION.
- EXTEND WRB TO TOP OF WALL.
- PERFORATED SOFFIT, SEE ROOF PLAN VENTING DIAGRAMS FOR MINIMUM AIR FLOW REQUIREMENTS.
- BASE BOARD TYPICAL. SEE SPECIFICATIONS.
- BLOW-IN INSULATION. EXTEND OUT TO FACE OF EXT. WALL.
- MAINTAIN AIR GAP ALONG BOTTOM OF ROOF SHEATHING. INCLUDE BAFFLES ALONG EVE.
- INSULATED 2 X HEADERS. SEE STRUCTURAL FOR SIZE AND QUANTITY, TYPICAL ALL LOCATIONS.
- EXTEND WRB FULL HEIGHT OF WALL PRIOR TO FRAMING BALCONIES.
- R-10 INSULATION DOWN FACE OF FOUNDATION 24" MINIMUM.
- 4 x 5/4 FIBER CEMENT TRIM - ALIGN WITH TRIM UNDER MAIN ROOF SOFFIT 5/4 x 4 TRIM.
- FILL CAVITY BETWEEN FOUNDATION AND BACK OF MASONRY WITH RIGID INSULATION.
- TYPICAL MASONRY EXTERIOR WALL:
  - 2X6" GYPSUM BOARD
  - 2X6" WOOD STUD
  - R-21 BATT INSULATION
  - OSB SHEATHING
  - AIR AND WATER RESISTANT BARRIER SYSTEM.
  - MASONRY SYSTEM.
- TYPICAL SIDING EXTERIOR WALL:
  - GYPSUM BOARD
  - 2X6" WOOD STUD
  - R21 BATT INSULATION
  - OSB SHEATHING
  - AIR AND WATER RESISTANT BARRIER SYSTEM.
  - FIBER CEMENT PANEL & SIDING, SEE ELEVATIONS.
- TRIM, SEE ELEVATIONS FOR SIZING.
- PROVIDE ICE AND WATER SHIELD FROM EAVE TO A POINT 24" FROM INSIDE FACE OF WALL CONSTRUCTION - TYP.
- BALCONY STORAGE ROOM FLOORS: 1-HR RATED FLOOR/ CLG ASSEMBLY BASED PER IBC 722.6.2.
  - MOISTURE RESISTANT GYPSUM BOARD (STORAGE ROOMS)
  - 2x10 JOISTS
  - 3/4" PLYWOOD DECKING X2 LAYERS.
  - VCT FLOORING.
- ALL WALLS THIS ROOM MOISTURE RESISTANT GYPSUM BOARD.

## RATED ASSEMBLIES NOTES

- THE FOLLOWING OUTLINES BASIC RATED WALL ASSEMBLIES FOR USE BY THE CONSTRUCTION TEAM. THIS IS FOR INFORMATION PURPOSES ONLY AND DOES NOT REPLACE WALLS SECTIONS, PLANS, OR NOTES ELSEWHERE IN THE SET. FOR FURTHER QUESTIONS CONTACT THE ARCHITECT.
- FIRE PARTITIONS - SEE IBC SECTION 708:
    - 1.1. 708.1 - TYPICAL FOR SEPARATING UNITS, AND CORRIDOR WALLS.
    - 1.2. 708.4 - WALLS TYPICALLY EXTEND BETWEEN RATED ASSEMBLIES, SUCH AS FLOOR SYSTEM TO CEILING SYSTEM.
  - REFER TO UL ASSEMBLIES ON G040 AND FIRE STOPPING DETAILS ON G041 AND G042.
  - PROVIDE FIRE SEALANT AROUND ALL PENETRATIONS THROUGH RATED ASSEMBLIES.
  - FILL ALL VOIDS, OPENINGS, AND GAPS AT PENETRATIONS IN ASSEMBLIES WITH APPROVED FIRE SAFING/FIRESTOP SYSTEMS. SEE G041. OPENINGS TOO LARGE FOR FIRE SAFING/FIRESTOP SHALL BE PATCHED WITH FIRE RATED GWB.
  - HEADERS AND JAMBS AT OPENINGS IN WALLS MUST BE PROTECTED BY THE SAME MEANS OF AND FIRE RATING AS THE WALL.
  - ALL DUCTWORK PENETRATIONS IN RATED WALLS AND CEILINGS SHALL HAVE FIRE DAMPERS. (COORDINATE WITH MECHANICAL).
  - REFER TO ALL FLOOR PLAN SHEETS FOR TYPICAL VERTICAL FIRE RATED ASSEMBLY TYPES AND LOCATIONS.
  - REFER TO SECTIONS FOR TYPICAL HORIZONTAL FIRE RATED ASSEMBLY TYPES AND LOCATIONS.
  - FIRE RATED WALL ASSEMBLIES MUST BE SEALED TO UNDERSIDE OF FLOOR DECK ABOVE AND SUBFLOOR BELOW.
  - END LIST.

CLIENT

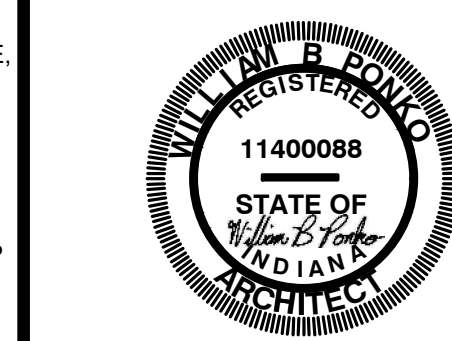


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CONSULTANT



SEAL



PROJECT TITLE

KENSINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR: DATE:  
PERMIT SET- STATE CDR 2-23-2024  
CITY ARC COMMENTS 3-1-2024

REVISIONS		
MARK	DESCRIPTION	DATE

DATE: 3-1-2024

DRAWN BY: BP

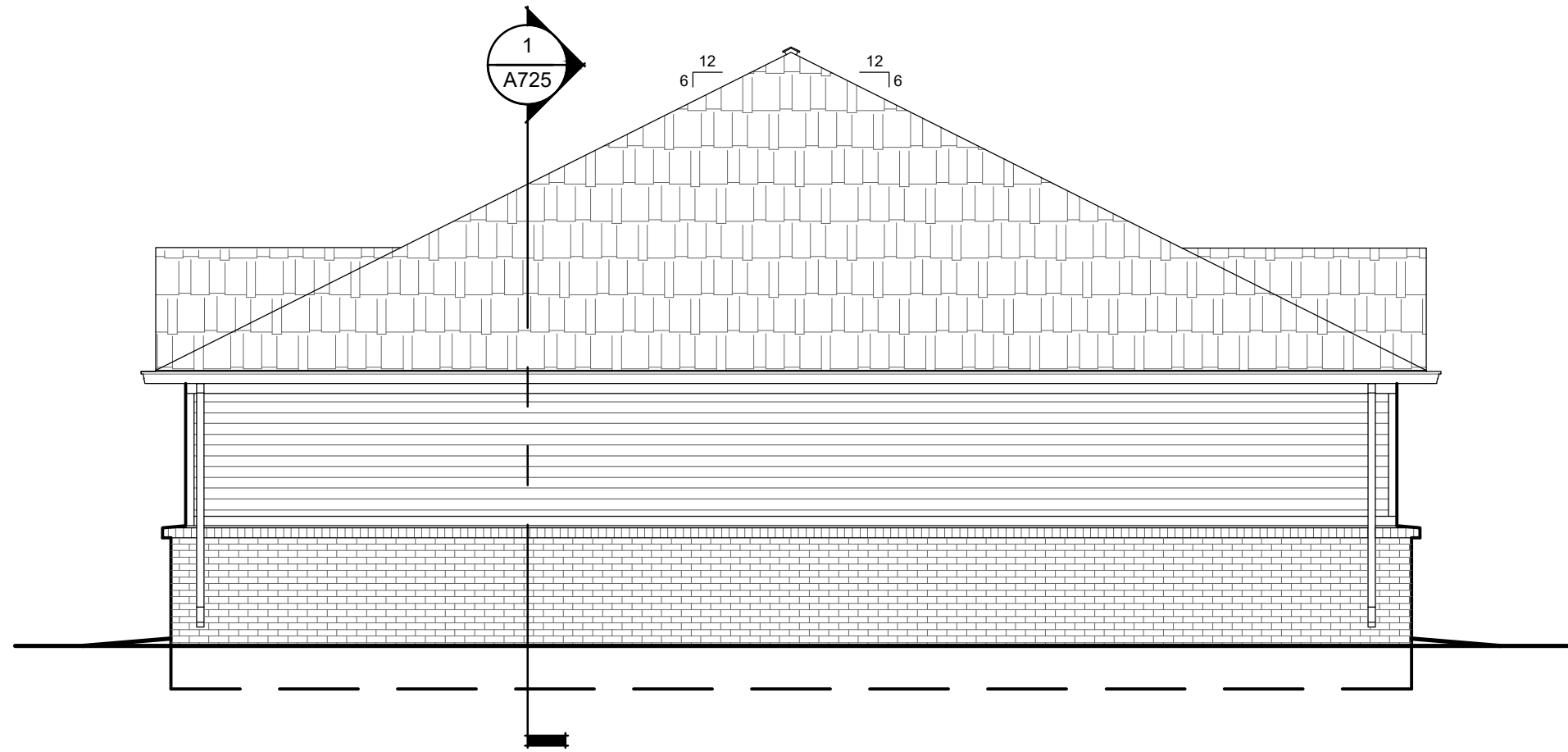
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SHEET TITLE  
**WALL SECTIONS  
CLUBHOUSE**

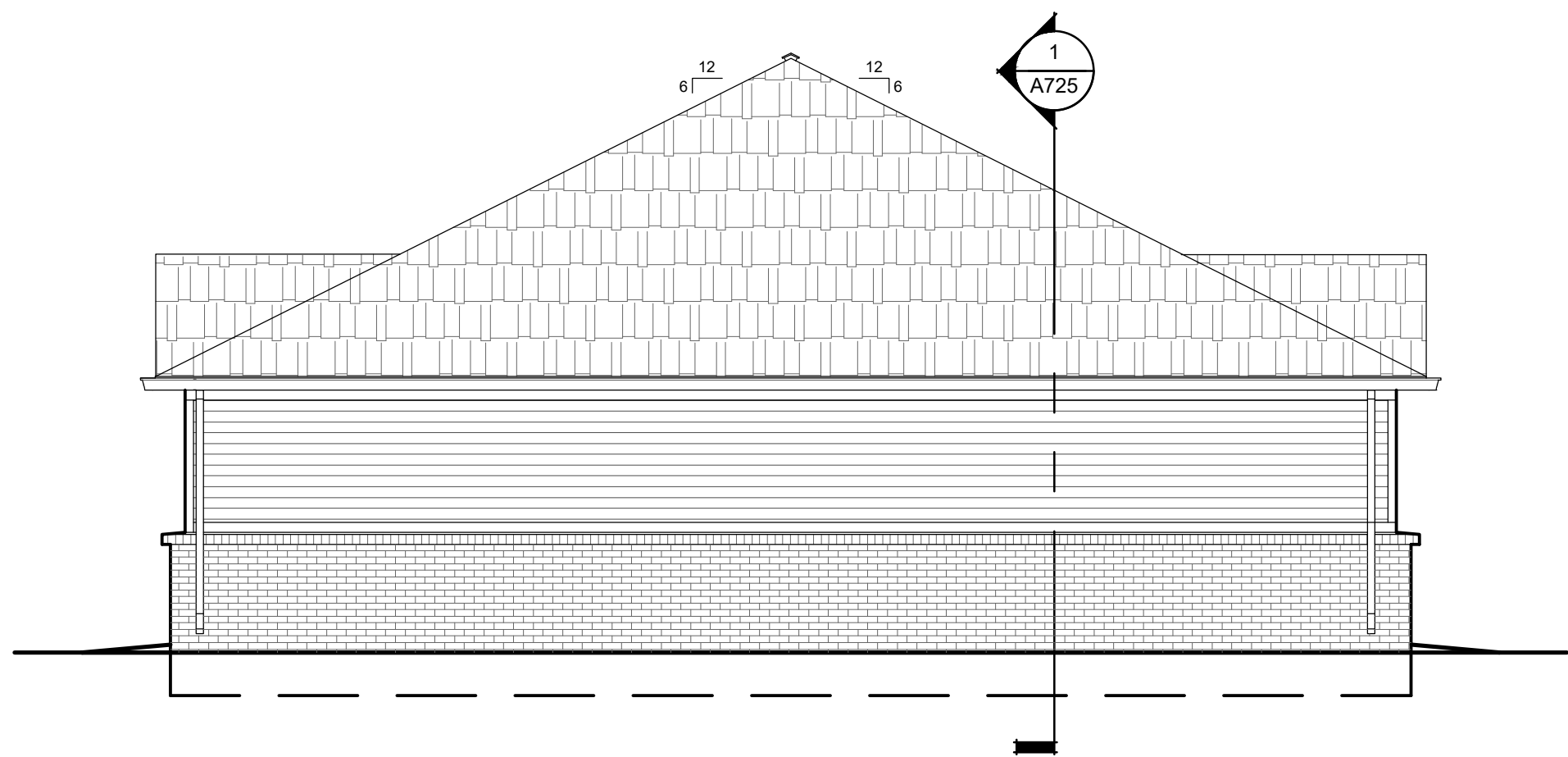
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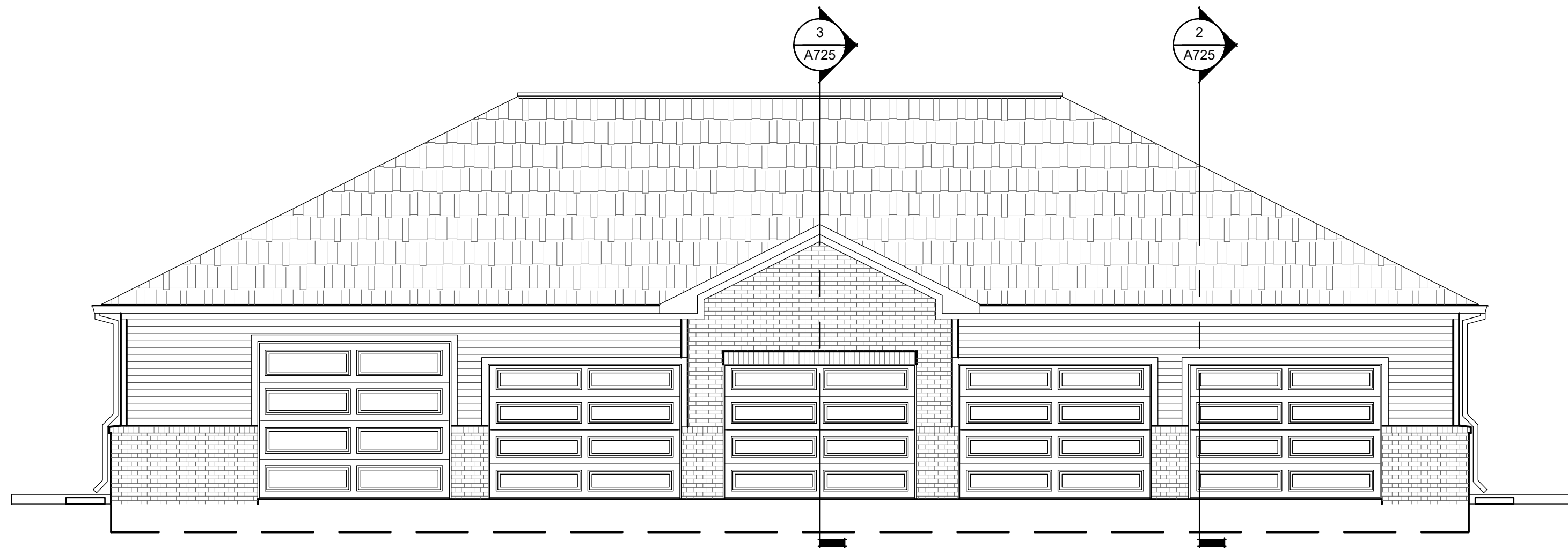




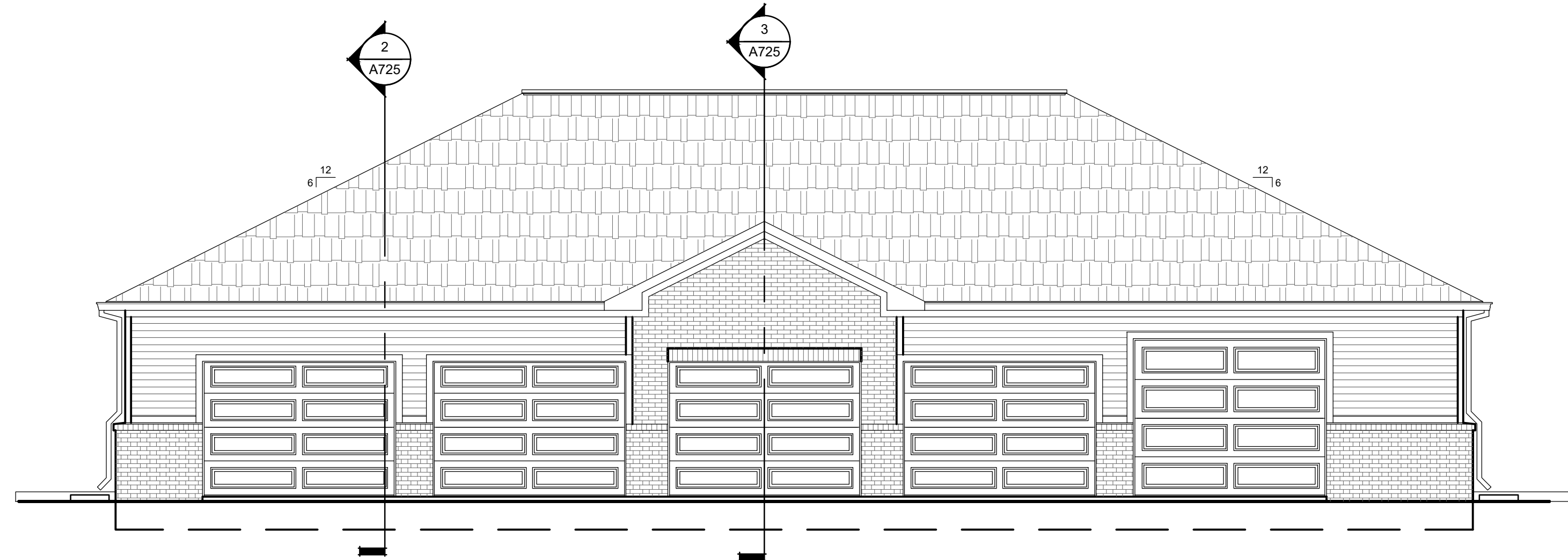
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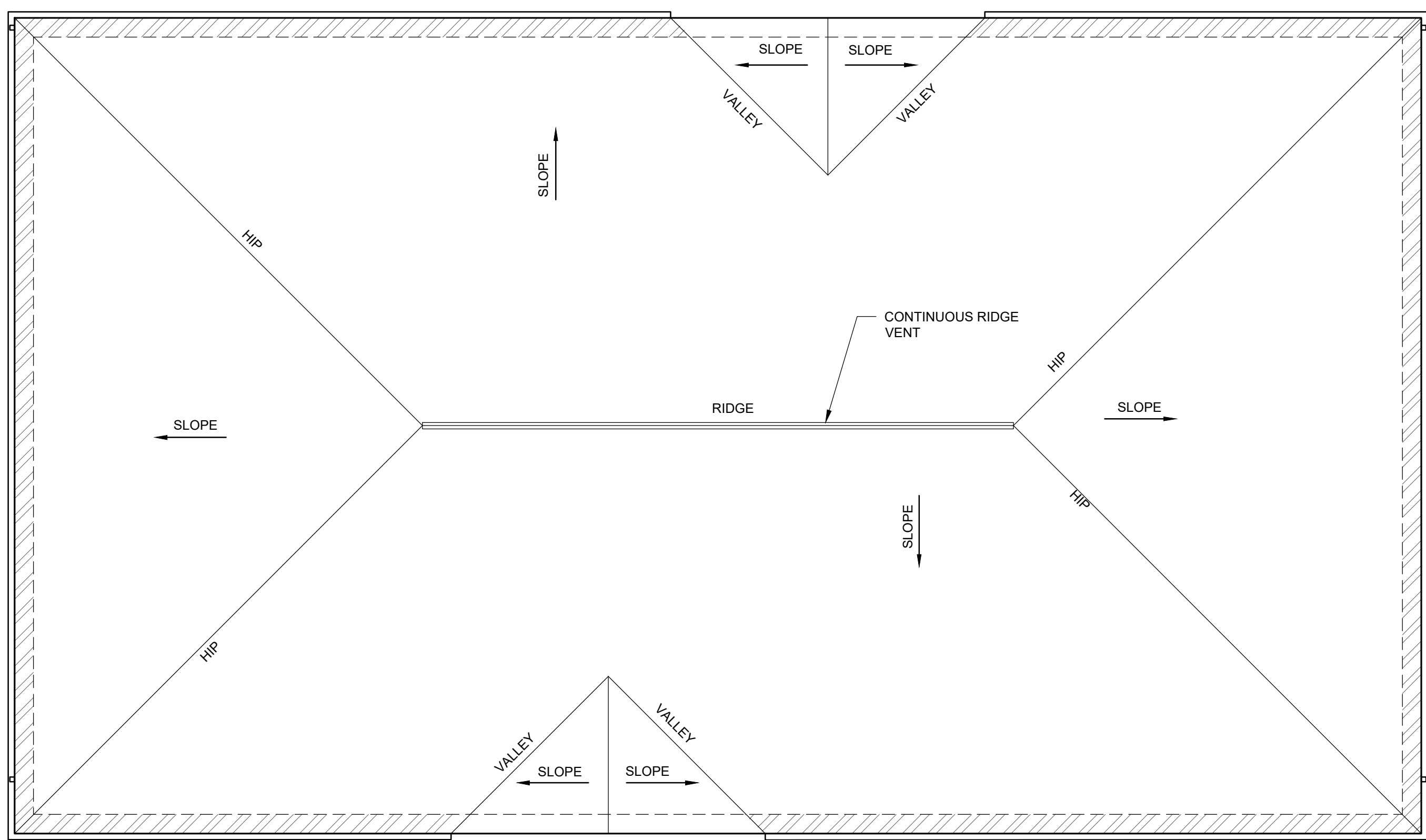
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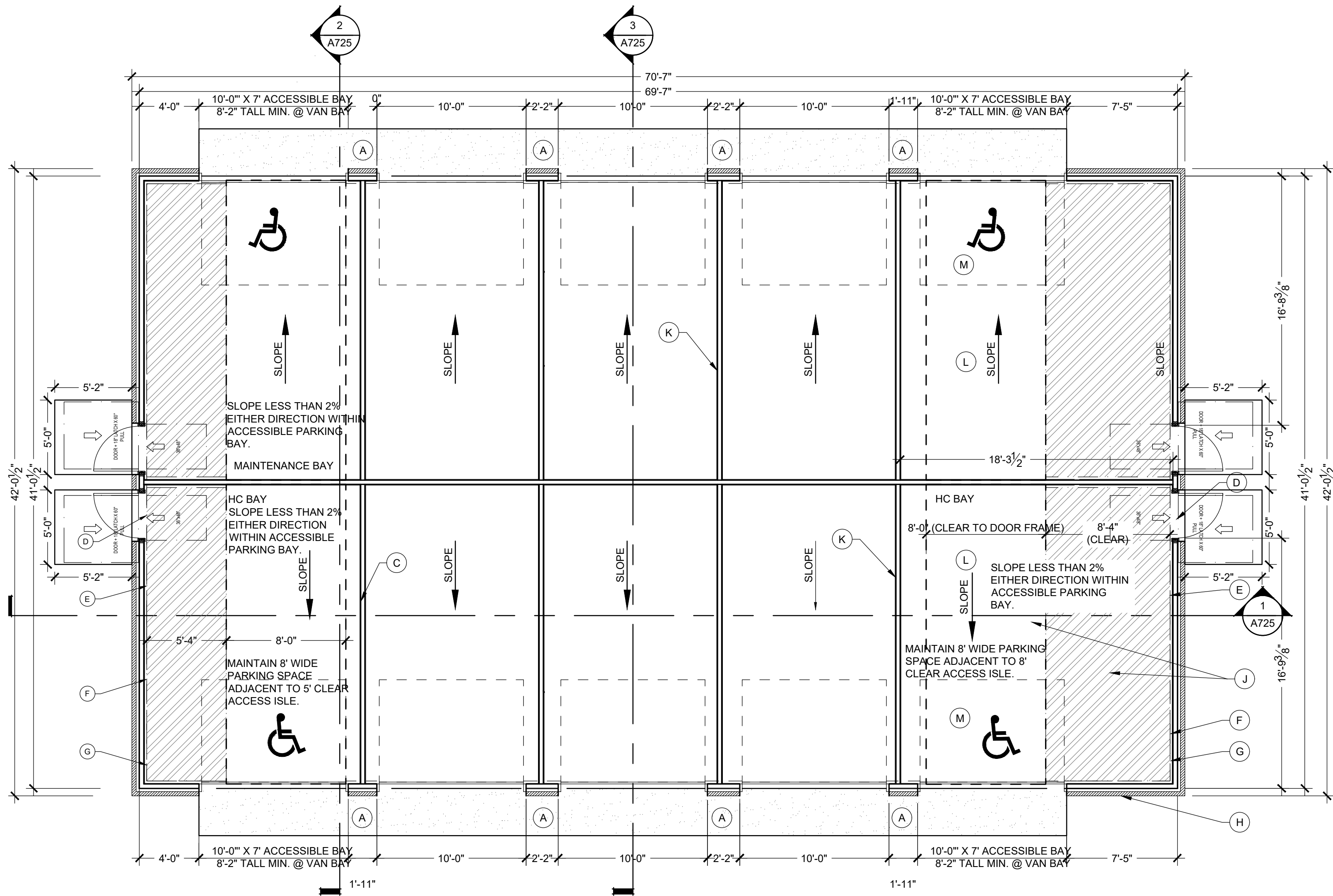
3 REAR ELEVATION Scale: 3/16" = 1'-0"



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



4 ROOF PLAN 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.  
B. MATCH MATERIALS OF PRIMARY STRUCTURE UNLESS SPECIFICALLY NOTED OTHERWISE.

#### 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.
- 1X6 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.
- 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, MATCH PRIMARY STRUCTURE.
- MASONRY CORNICE, PRECAST. MATCH PRIMARY STRUCTURE.
- 2X4 STUD @ 16" O.C.
- 7/16" O.S.B.
- MIN. SOFFIT OR F.C. LAP SIDING.
- 2x6 FASCIA WITH ALUM. WRAP.
- ARCHITECTURAL SHINGLES, MATCH PRIMARY STRUCTURE.
- 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
- NOT USED
- NOT USED
- METAL DOWNSPOUT: SEE GENERAL ROOF PLAN NOTES
- SEAMLESS METAL GUTTER: SEE GENERAL ROOF PLAN NOTES
- ROOF VENT WITH ONE SQ. FT. FREE AREA
- NOT USED
- 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 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



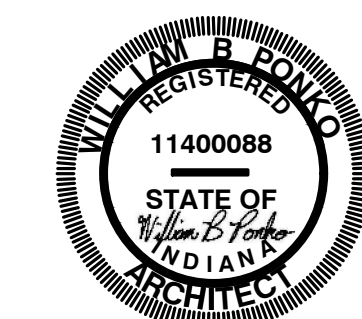
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BILLY@R3BARCHITECTURE.COM  
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SEAL



PROJECT TITLE

KENSINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

REVISIONS	DATE
MARK	DESCRIPTION

DATE: 3-1-2024

DRAWN BY: BP

CHECKED BY: BP

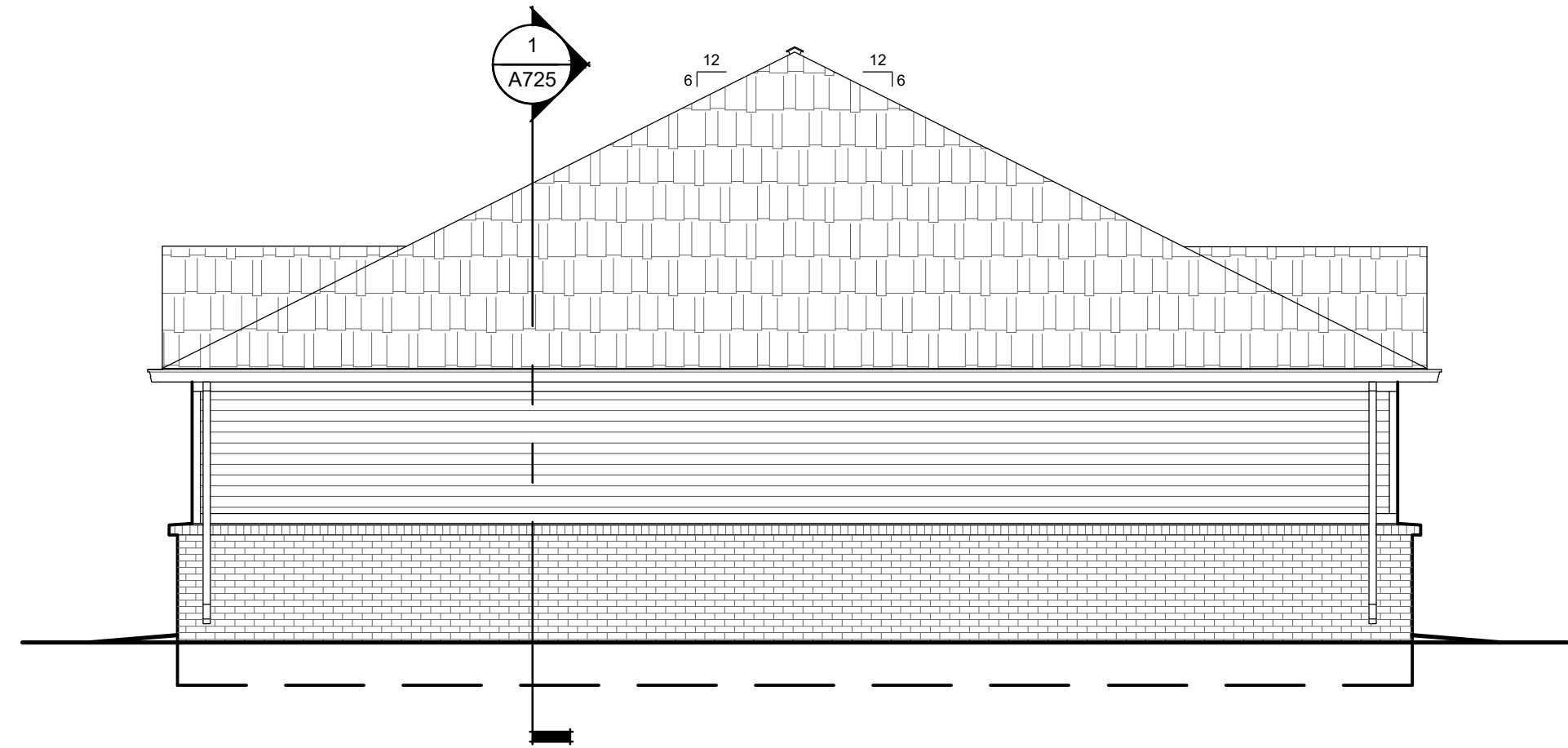
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DOUBLE 6 BAY  
GARAGE DETAILS

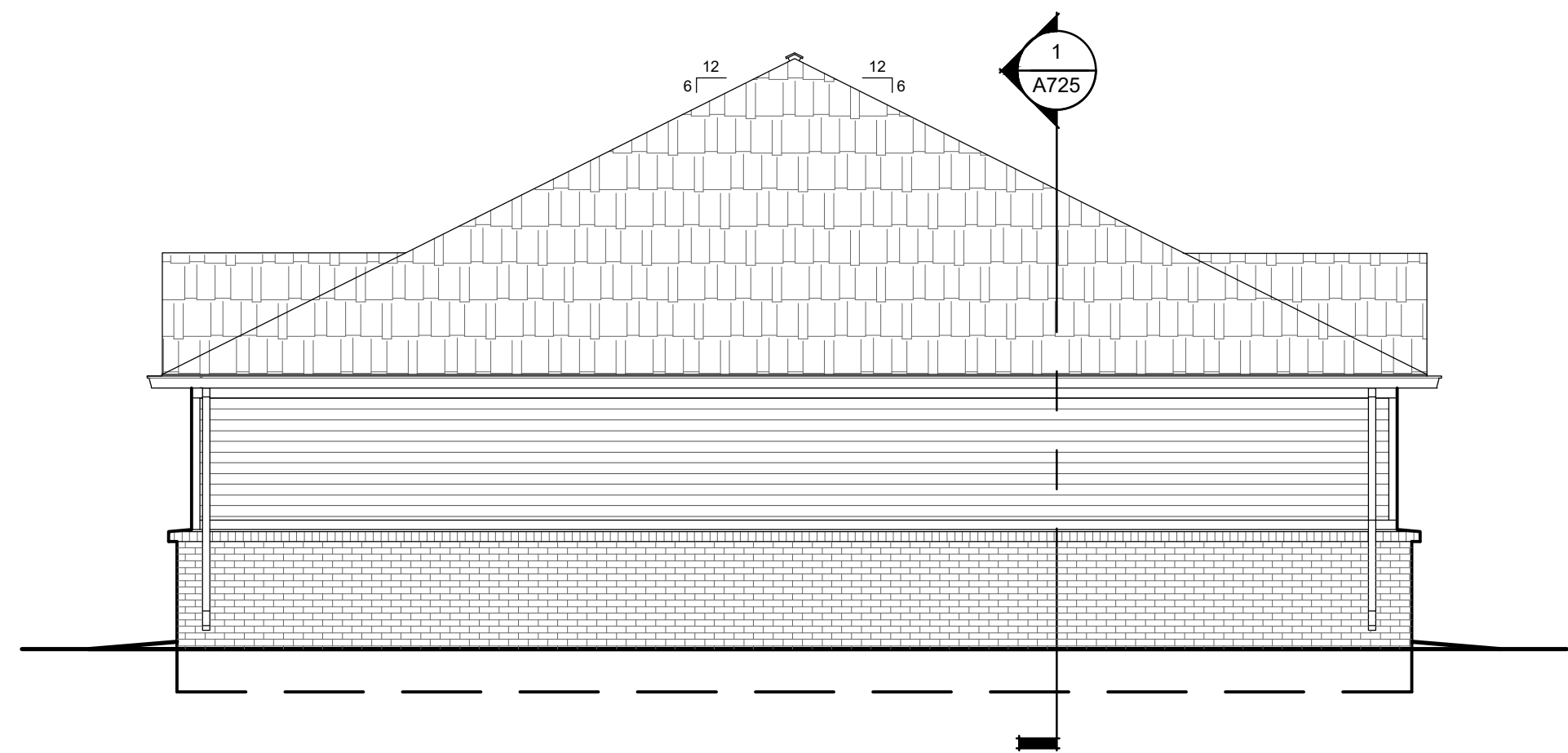
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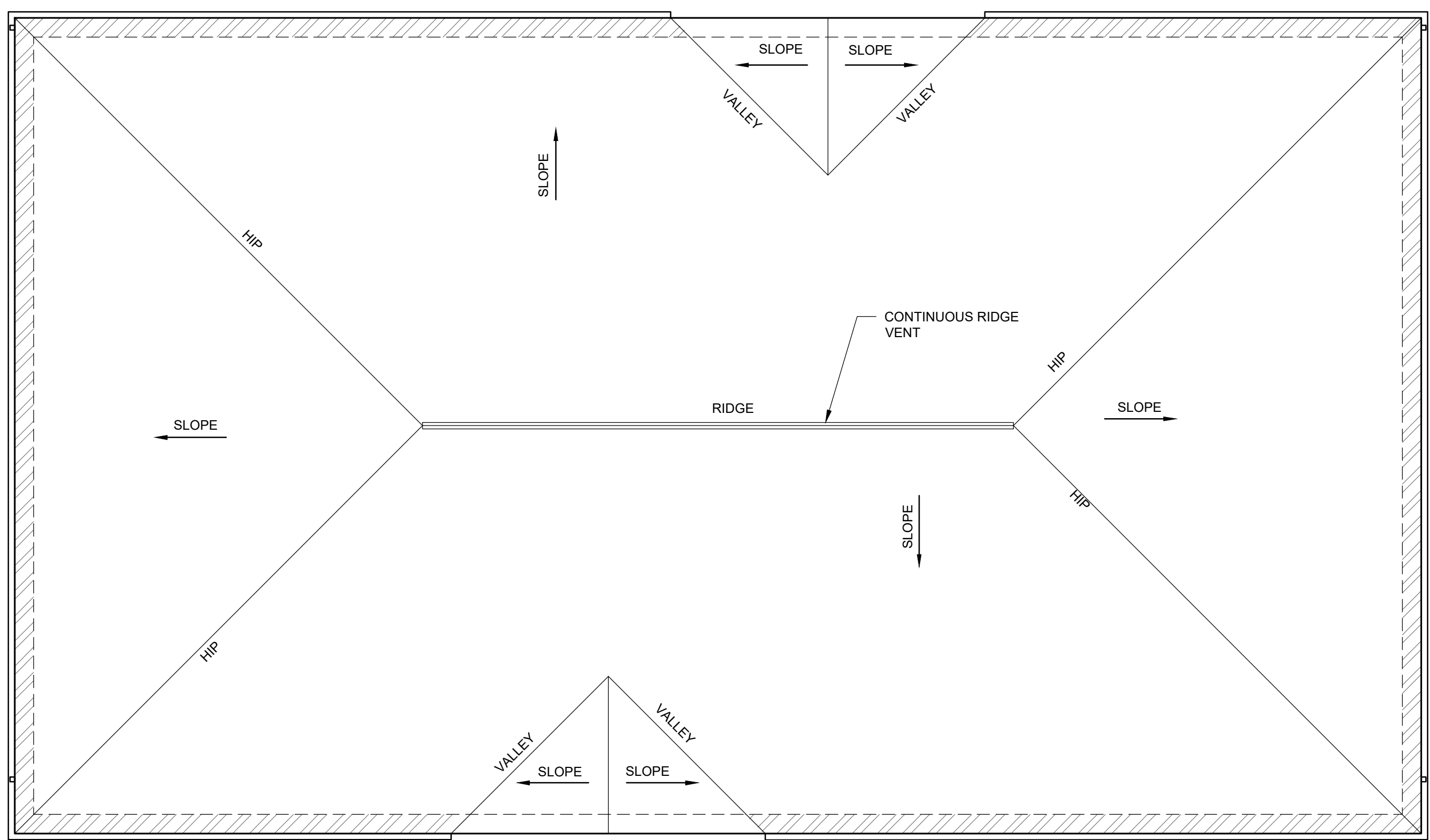




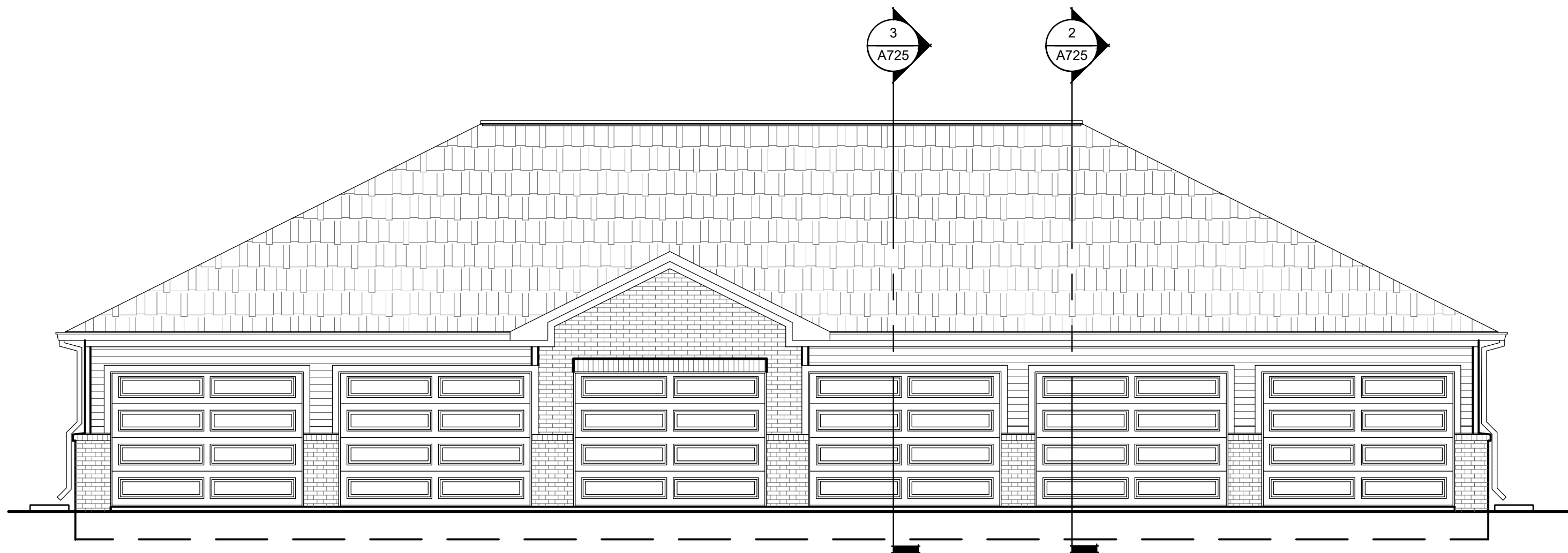
6 SIDE ELEVATION (RIGHT) Scale: 3/16" = 1'-0"



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



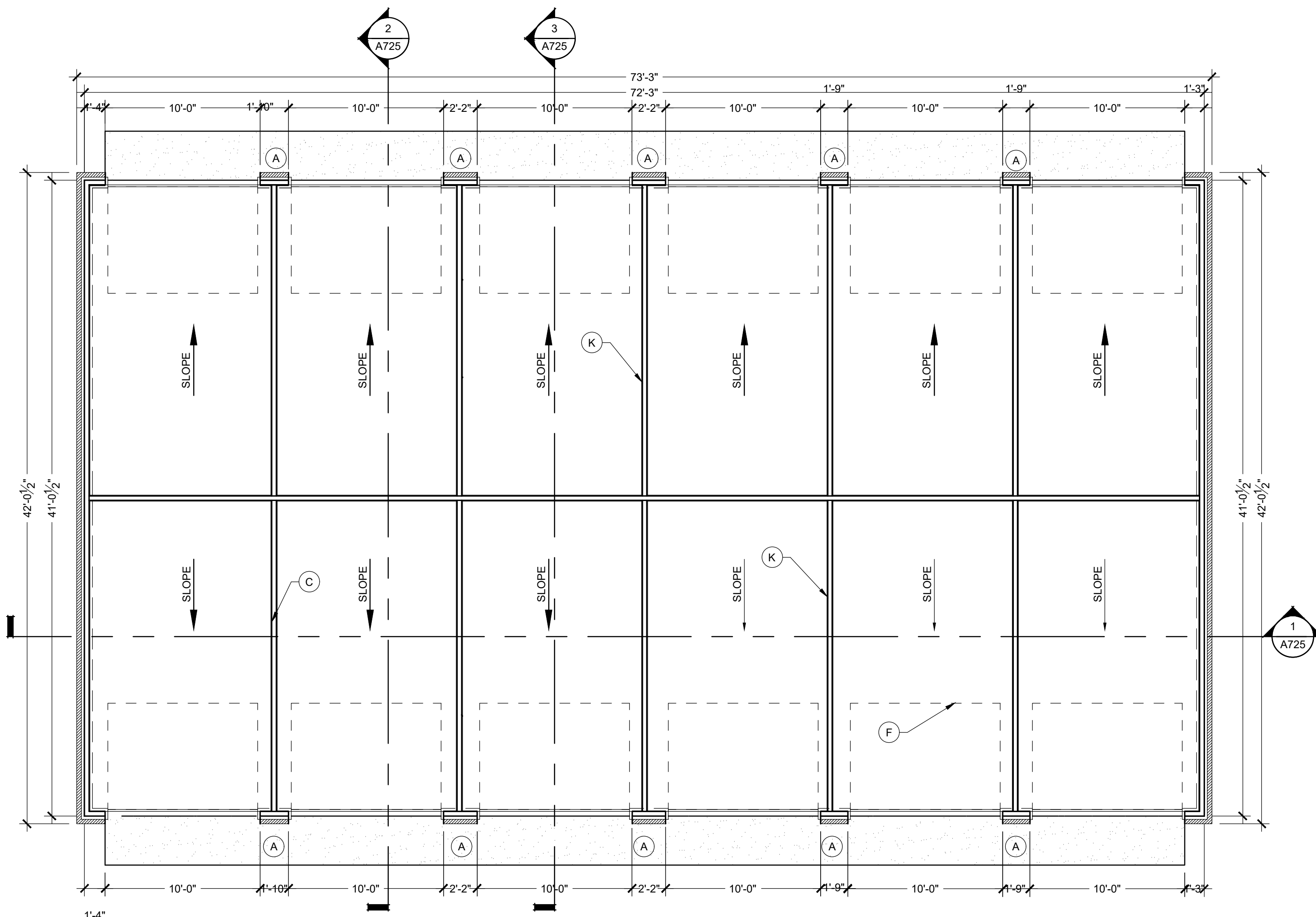
4 ROOF PLAN Scale: 3/16" = 1'-0"



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.  
B. MATCH MATERIALS OF PRIMARY STRUCTURE UNLESS SPECIFICALLY NOTED OTHERWISE.

#### 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.
- 1X6 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, MATCH PRIMARY STRUCTURE.
- MASONRY CORNICE, PRECAST. MATCH PRIMARY STRUCTURE.
- 2X4 STUD @ 16" O.C.
- 20.7/16" O.S.B.
21. WH/1 SOFFIT OR F.C. LAP SIDING.
22. 2x6 FASCIA WITH ALUM. WRAP.
23. ARCHITECTURAL SHINGLES. MATCH PRIMARY STRUCTURE.
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 NOT USED
- R4 NOT USED
- R5 NOT USED
- 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 NOT USED
- 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

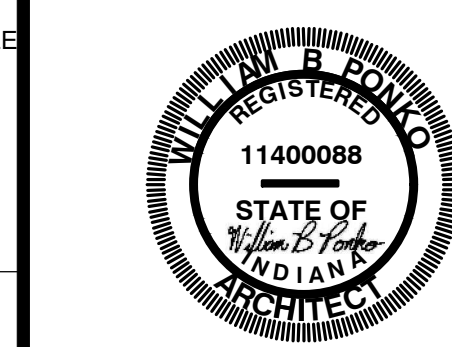


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CONSULTANT



SEAL



PROJECT TITLE

KENNINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

REVISIONS		
MARK	DESCRIPTION	DATE

DATE: 3-1-2024

DRAWN BY: BP

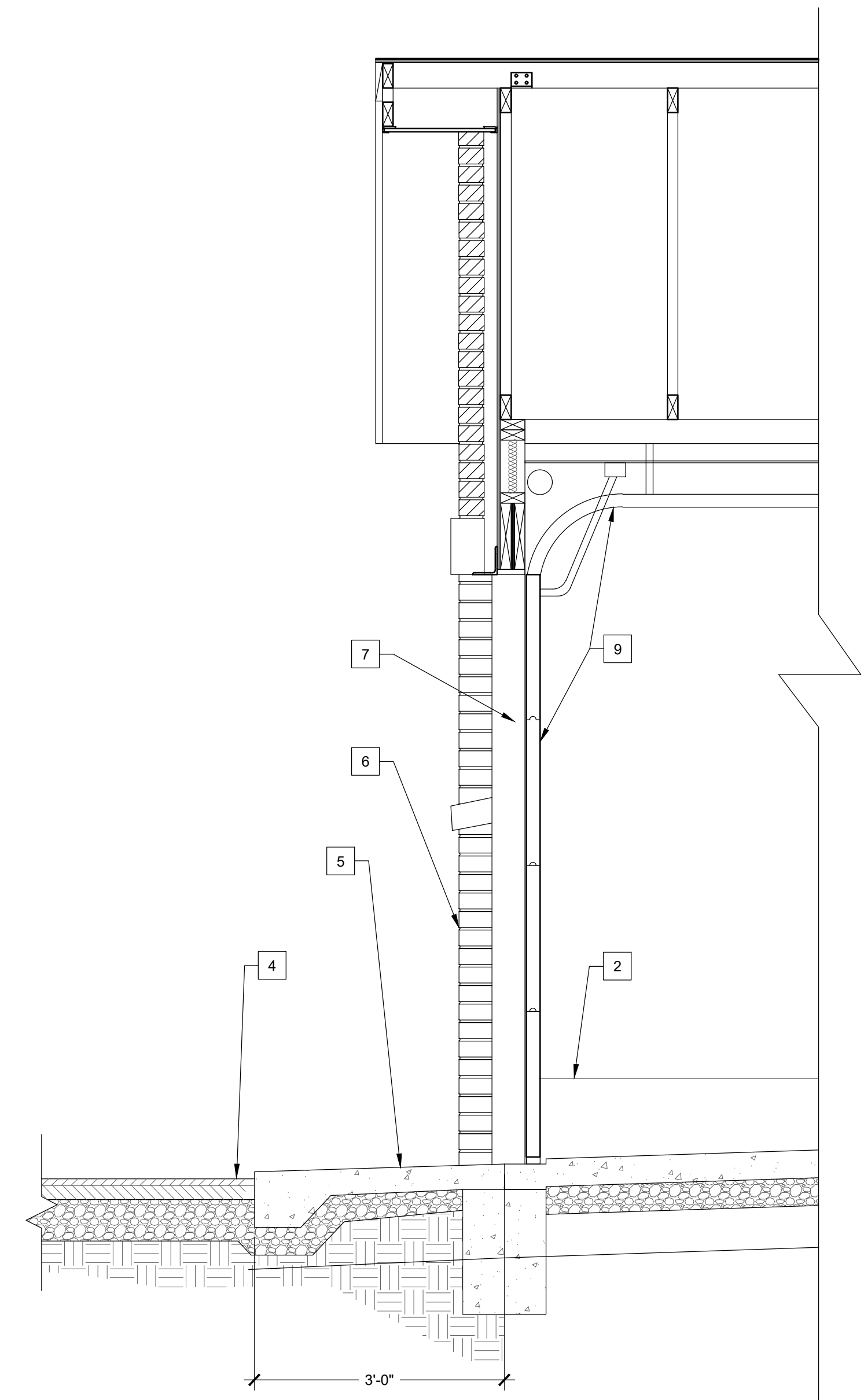
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SHEET TITLE  
**DOUBLE 6 BAY  
GARAGE DETAILS**

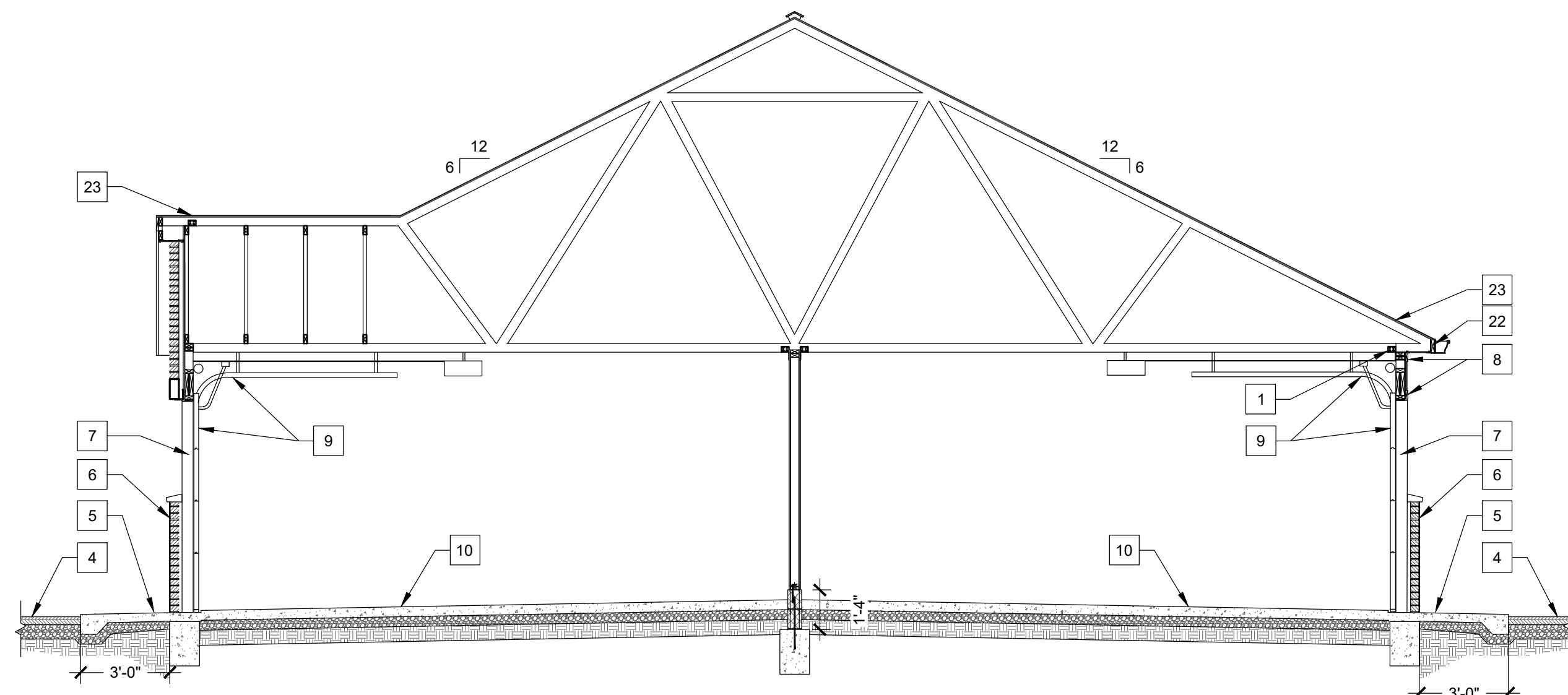
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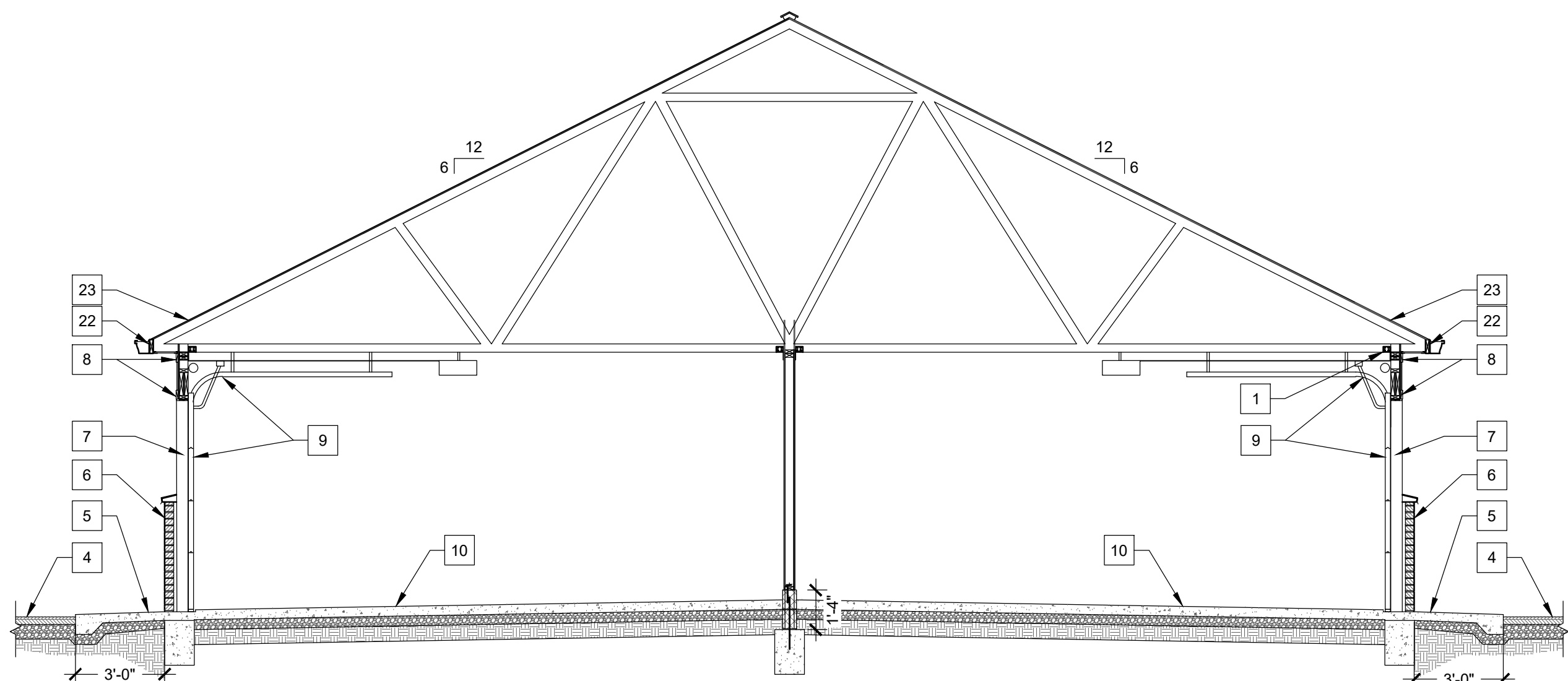




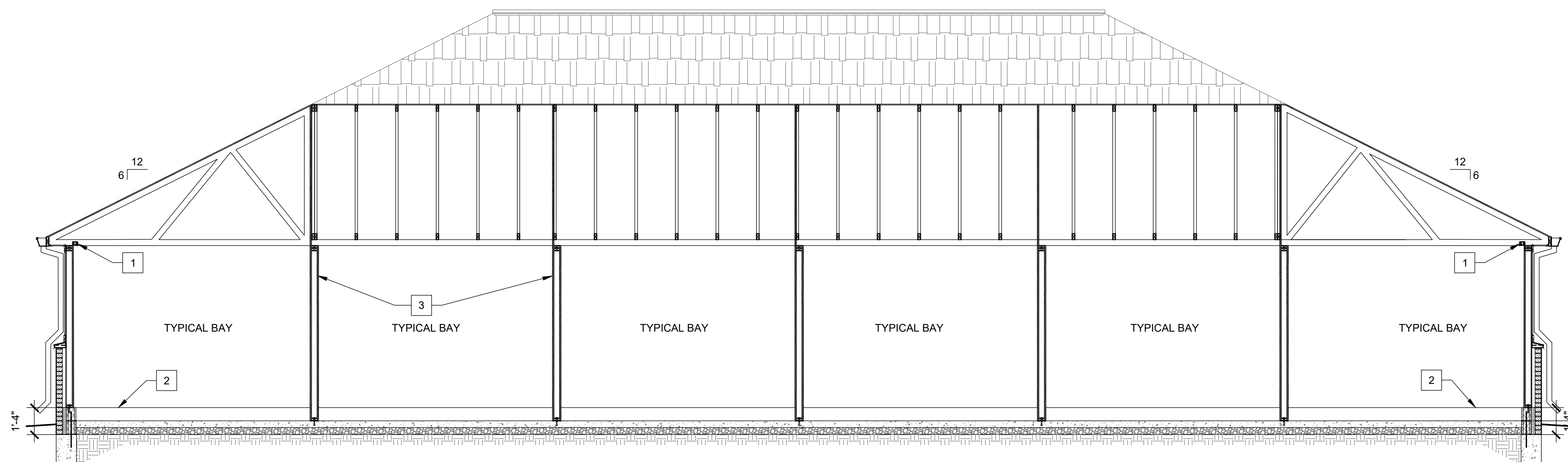
3 WALL SECTION  
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3 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



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.  
B. MATCH MATERIALS OF PRIMARY STRUCTURE UNLESS SPECIFICALLY NOTED OTHERWISE.

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. 2X4S @ 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. 1X6 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, MATCH PRIMARY STRUCTURE.  
18. MASONRY CORNICE, PRECAST. MATCH PRIMARY STRUCTURE.  
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. ARCHITECTURAL SHINGLES, MATCH PRIMARY STRUCTURE.  
24. 2% (1/4" 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 NOT USED  
R4 NOT USED  
R5 NOT USED  
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 NOT USED  
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

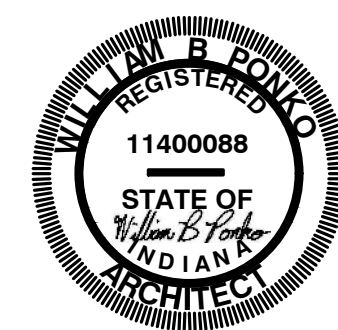


3225 S. HOYT AVENUE  
MUNCIE, IN 47302  
765-282-3778

CONSULTANT



SEAL



PROJECT TITLE

KENSINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

MARK	DESCRIPTION	DATE

DATE: 3-1-2024

DRAWN BY: BP

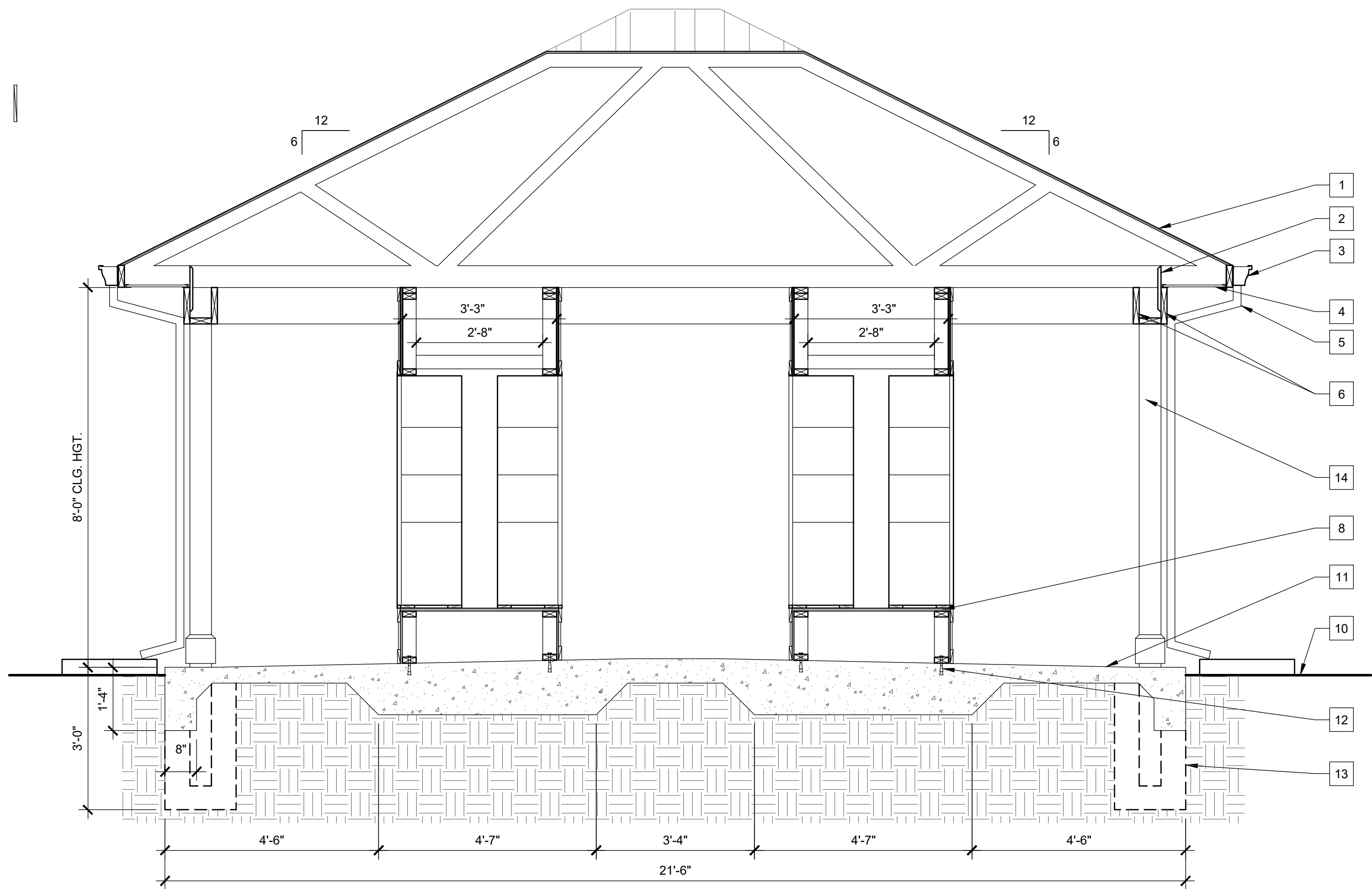
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SHEET TITLE  
GARAGE SECTION & DETAILS

SHEET NUMBER

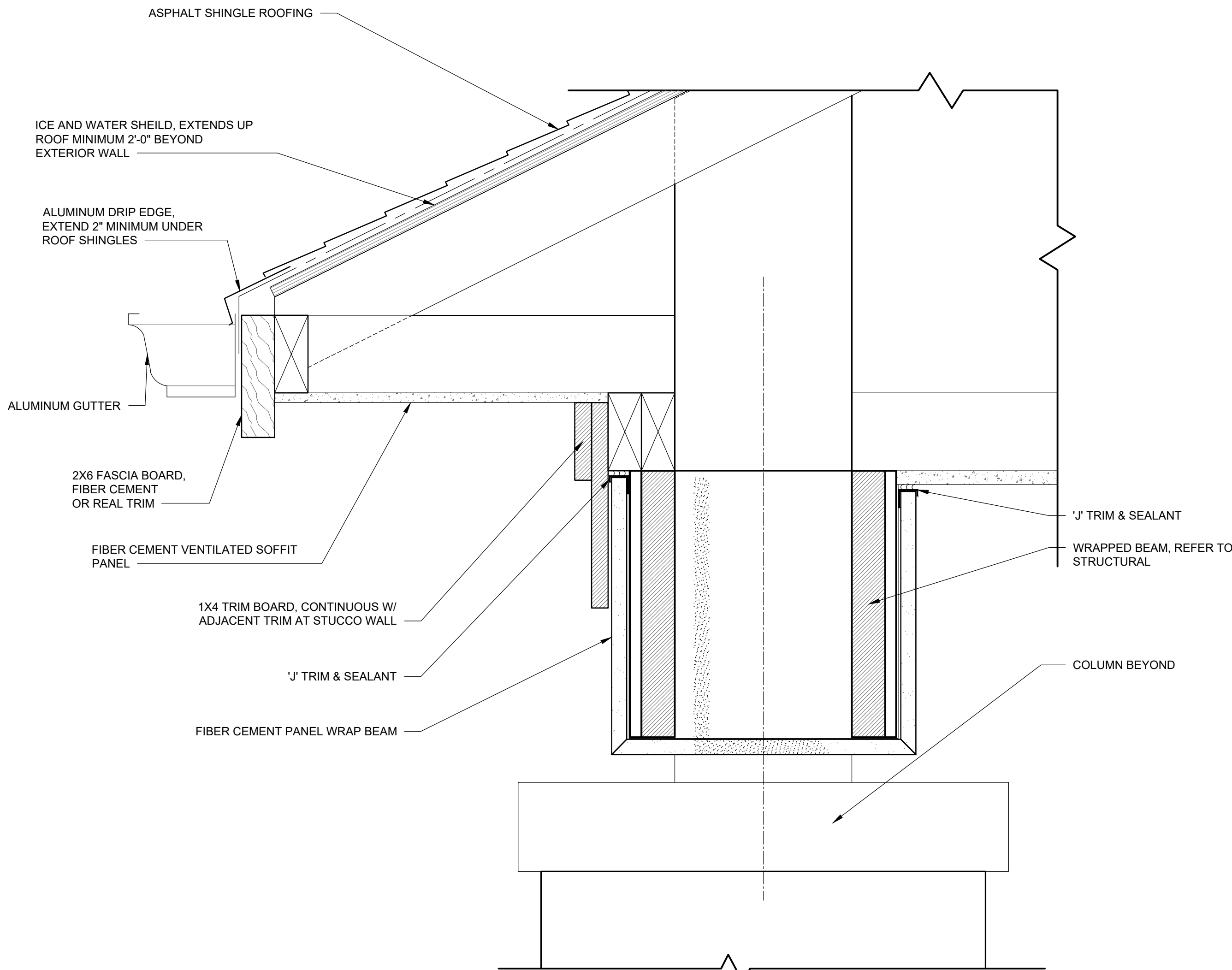
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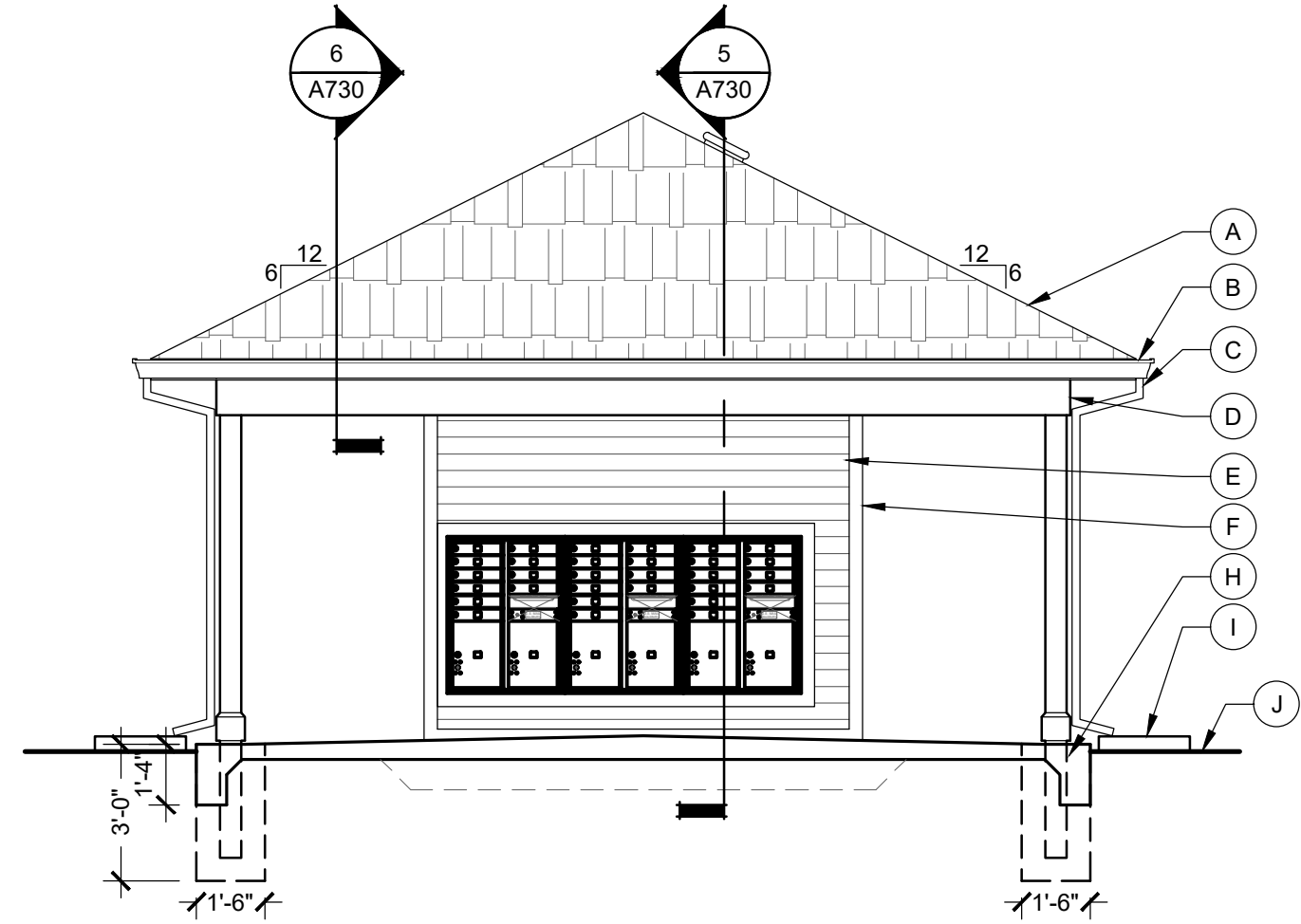
5 BUILDING SECTION

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



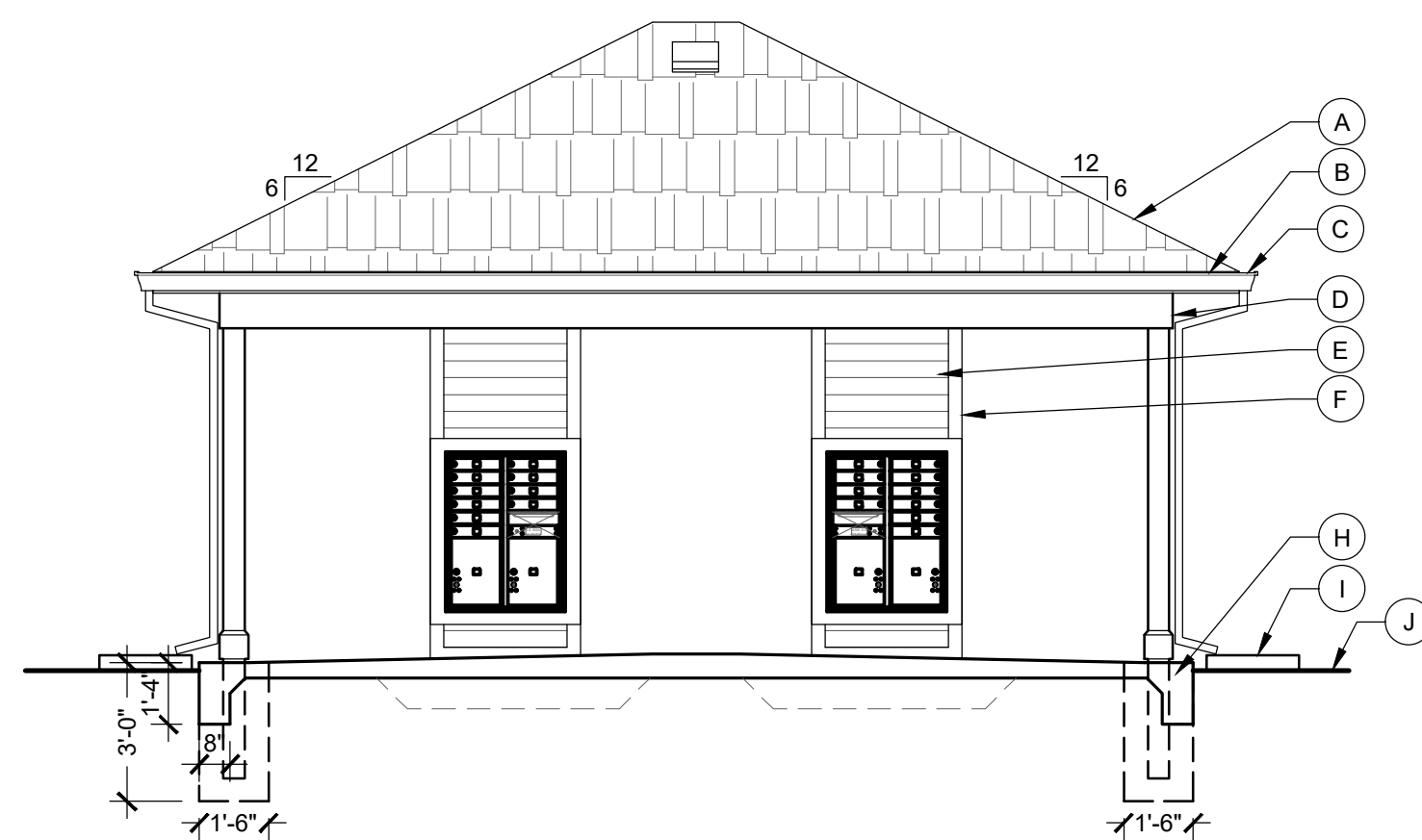
6 SOFIT & FACIA SECTIONAL DETAIL

Scale: 3" = 1'-0"



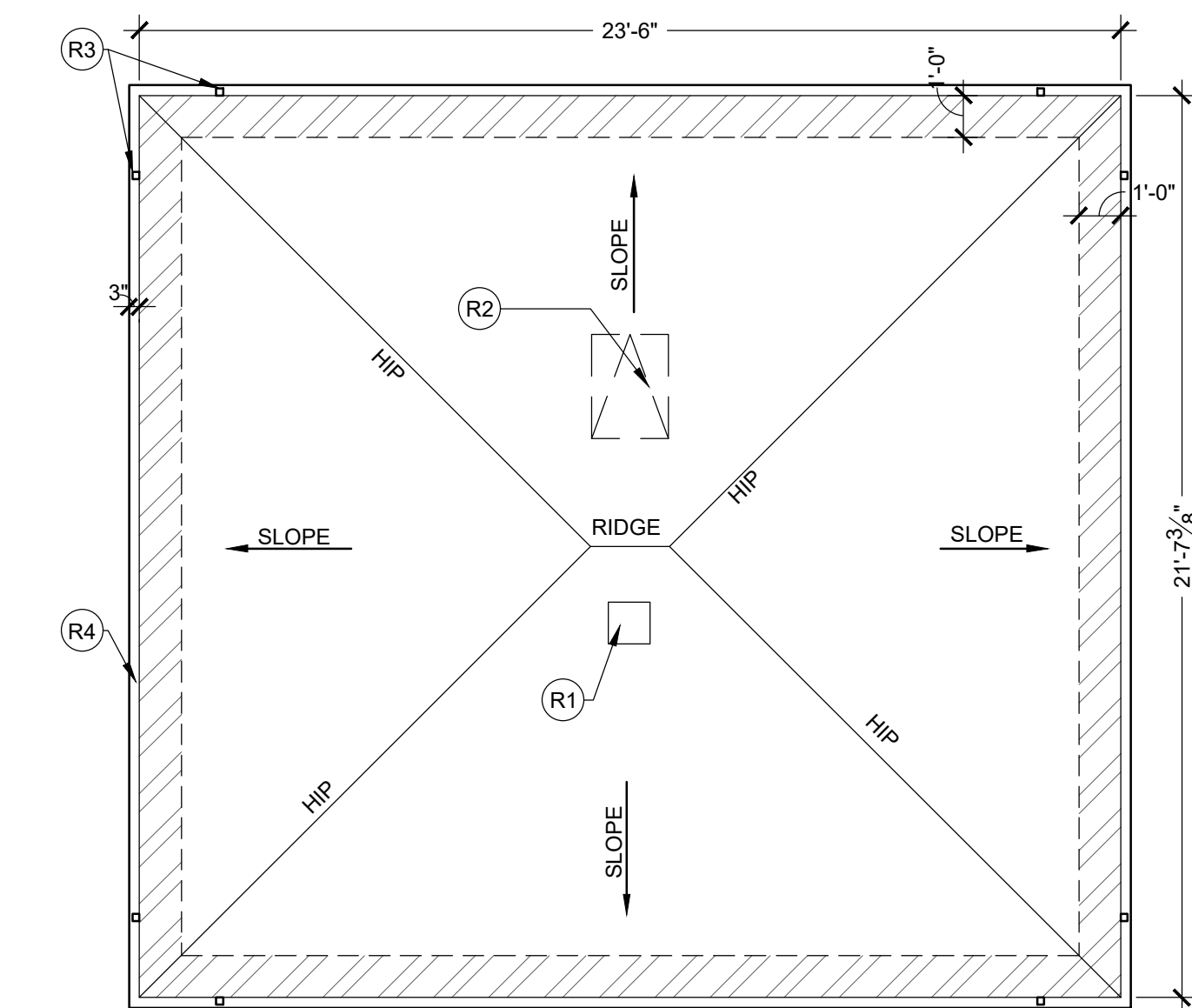
4 SIDE ELEVATION (LEFT)

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



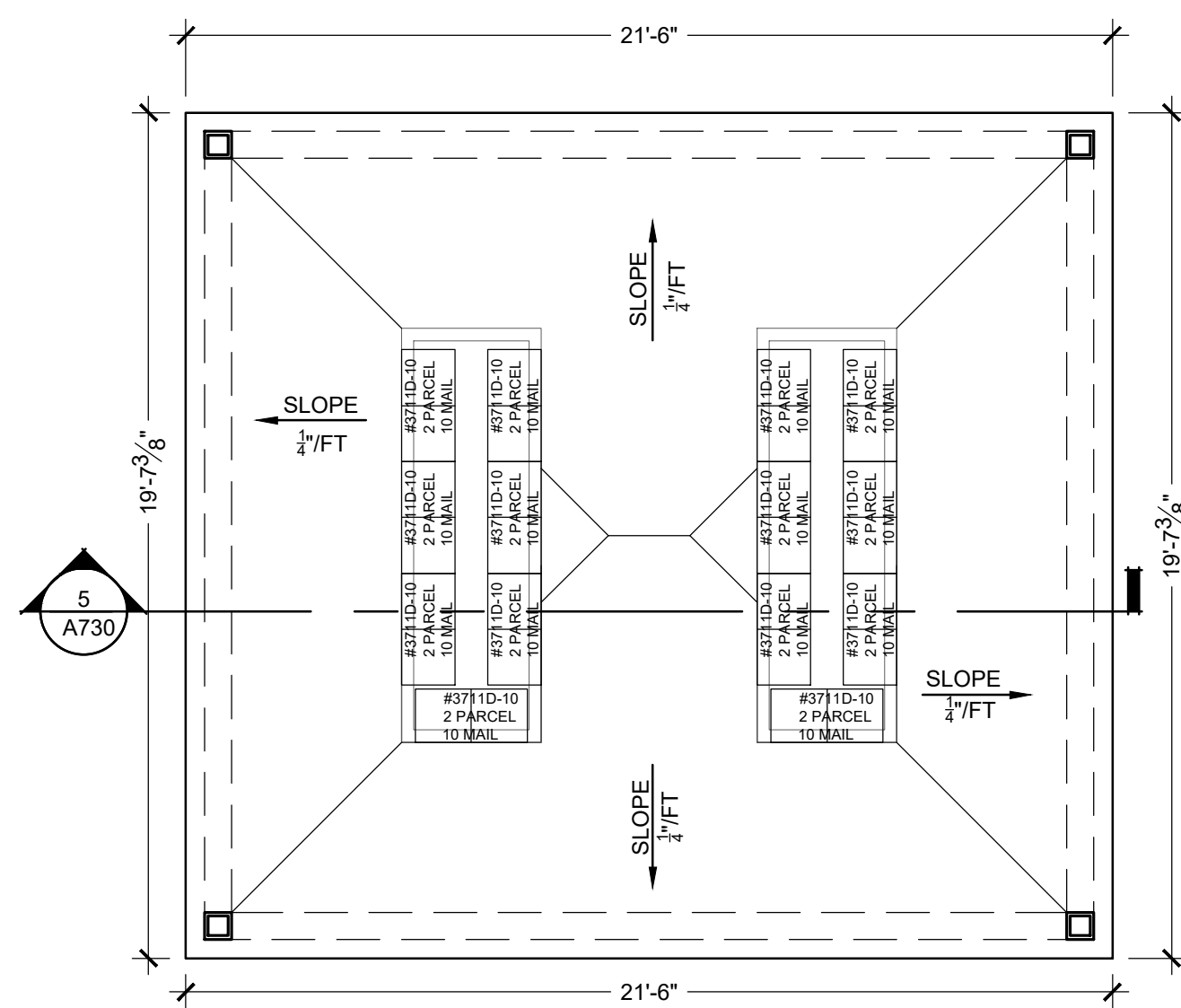
3 FRONT ELEVATION

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.  
B. MATCH MATERIALS OF PRIMARY STRUCTURE UNLESS SPECIFICALLY NOTED OTHERWISE.

## ELEVATION KEYED NOTES:

A. ARCHITECTURAL ASPHALT SHINGLES, MATCH PRIMARY STRUCTURE.  
B. ALUMINUM GUTTER.  
C. ALUMINUM DOWNSPOUT.  
D. 2X10 BEAM EACH SIDE OF POST THRU BOLTED W/ (3) 3/4" DIAMETER BOLTS AT EACH POST.  
E. FIBER CEMENT SIDING.  
F. FIBER CEMENT TRIM 5/4" X 6".  
G. 8"X8" REAL POST, SMOOTH.  
H. 4" CONC. SLAB W/ 6X6X10 W.W.F. ON 4" COMPACTED FILL.  
I. SPLASH BLOCK.  
J. GRADE.  
K. PRECAST CONCRETE CAP STONES.  
L. MASONRY - MATCH PRIMARY STRUCTURE.

## SECTION KEYED NOTES:

1. SHINGLES ON PRE-ENGINEERED ROOF TRUSS @ 24" O.C. MATCH PRIMARY STRUCTURES.  
2. ROOF TRUSS TIE DOWNS CLIPS.  
3. ALUMINUM GUTTER W/DRIP.  
4. PERFORATED VINYL SOFFIT AT PERIMETER.  
5. ALUMINUM DOWNSPOUT, BEYOND.  
6. 2X10 SMOOTH CEDAR BEAM EACH SIDE OF POST THRU BOLTED W/ (3) 3/4" DIAMETER BOLTS AT EACH POST, PROVIDE INTERMEDIATE BLOCKING.  
7. 14"X14" RS CEDAR POST.  
8. PRESSURE TREATED 3/4" OSB W/2X BLOCKING AS REQ'D.  
9. PRESSURE TREATED 2x6 @ 16" O.C. W/ 7/16" OSB AND BUILDING WRAP.  
10. LINE OF GRADE, SEE CIVIL.  
11. 4" CONCRETE SLAB W/ 6X6X10 W.W.F. ON 4" COMPACTED FILL. SEE STRUCTURAL.  
12. 3/4" DIA. ANCHOR BOLTS @ 48" O.C. 12" MAX. FROM ENDS.  
13. 1-6" DIAMETER CONC. PIER.  
14. 8"X 8" REAL POST.  
15. 2X6 SMOOTH CEDAR (SOFFIT) FLUSH WITH BOTTOM OF BEAMS.  
16. MASONRY - MATCH PRIMARY STRUCTURE.

## ROOF PLAN KEYED NOTES:

R1 ROOF VENT, 144 SQ. INCHES FREE AREA, MIN.  
R2 ATTIC ACCESS W/LOCK  
R3 DOWNSPOUT LOCATION  
R4 ALUMINUM GUTTER W/ DRIP

## 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.
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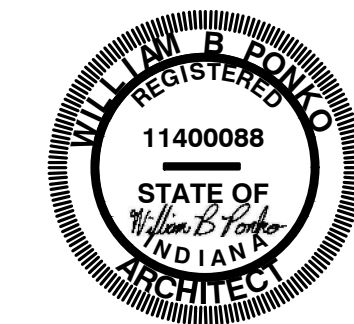


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## CONSULTANT



## SEAL



## PROJECT TITLE

KENNINGTON GARDENS  
EAST SIDE OF NORTH KENSINGTON  
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE:
PERMIT SET- STATE CDR	2-23-2024
CITY ARC COMMENTS	3-1-2024

REVISIONS	MARK	DESCRIPTION	DATE

DATE: 3-1-2024

DRAWN BY: BP

CHECKED BY: BP

## SHEET TITLE

MAIL KIOSK DETAILS  
140 MAIL BOXES, 28  
PARCEL BOXES

## SHEET NUMBER

A731