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# PERMIT SET

# BROAD ACRE

W 600 North and Mt. Comfort Rd.  
McCordsville, IN

Cityscape Residential

7 March 2024

## Project Team Directory

<b>Owner/Developer:</b> Archview Properties 10 W. Carmel Drive Suite 200 Carmel, IN 40632 Phone: 317-374-7802 Fax: - - -	<b>Contact: Jennifer Sewell</b> <b>E-mail:</b> <a href="mailto:jsewell@cityscaperesidential.com">jsewell@cityscaperesidential.com</a>
<b>General Contractor:</b> Cityscape Residential Construction 10 W. Carmel Drive Suite 200 Carmel, IN 40632 Phone: 317-574-1600 Fax: - - -	<b>Contact: Mike Patarino</b> <b>E-mail:</b> <a href="mailto:mpatarino@cityscaperesidential.com">mpatarino@cityscaperesidential.com</a>
<b>Architect:</b> SGN+A, Inc. 315 West Ponce de Leon Avenue Suite 755 Decatur, Georgia 30030 Phone: 404-373-7370 Fax: 404-373-7372	<b>Contact: Daniel Ajiboye</b> <b>E-mail:</b> <a href="mailto:dajiboye@sgnplusa.com">dajiboye@sgnplusa.com</a>
<b>Landscape Consultant:</b> SGN+A, Inc. 315 West Ponce de Leon Avenue Suite 755 Decatur, Georgia 30030 Phone: 404-373-7370 Fax: 404-373-7372	<b>Contact: Brian Nonemaker</b> <b>E-mail:</b> <a href="mailto:bnonemaker@sgnplusa.com">bnonemaker@sgnplusa.com</a>
<b>Structural Engineer:</b> Bob D. Campbel & Co. Structural Engineers 4338 Belleview Ave. Kansas City, MO 64111 Phone: 816-531-4144 Fax: - - -	<b>Contact: Chris Beverlin</b> <b>E-mail:</b> <a href="mailto:CBeverlin@bdc-engrs.com">CBeverlin@bdc-engrs.com</a>
<b>Mechanical, Electrical, and Plumbing Engineer:</b> Latimer Sommers & Associates, P.A. 8625 College Boulevard Suite 102 Overland Park, KS 66210 Phone: (785-806-7967 Fax: - - -	<b>Contact: Richard Bearmore</b> <b>E-mail:</b> <a href="mailto:rbeardmore@lsapa.com">rbeardmore@lsapa.com</a>
<b>Direct Consultants to the Owner:</b>	
<b>Civil Engineer:</b> Kimley-Horn 250 East 96th Street Suite 580 Indianapolis, Indiana 46240 Phone: 317-218-9563 Fax: - - -	<b>Contact: Bryan Sheward</b> <b>E-mail:</b> <a href="mailto:bryan.sheward@kimley-horn.com">bryan.sheward@kimley-horn.com</a>
<b>Interior Designer:</b> Mitsch Design 200 South Rangeline Road Suite 213 Carmel, Indiana 46032 Phone: 317-573-2222 Fax: 317-573-2230	<b>Contact: Richard Bunnell</b> <b>E-mail:</b> <a href="mailto:rbunnell@mitschdesign.com">rbunnell@mitschdesign.com</a>

## Project Code Information

<b>Project Location:</b>	W 600 North and Mt. Comfort Rd. (assigned street address tbd) McCordsville, IN
<b>Project Scope:</b>	11 Residential Apartment Buildings 1 Resident Amenity Building: Leasing Office & Clubhouse 1 Maintenance Building 1 Trash Enclosure structure
<b>Applicable Building Code(s):</b>	Town of McCordsville Local Codes and Zoning Ordinances Article 13 - Building Codes: 1. Fire and Building Safety Standards; and 2. State Building Code. Article 14 - Indiana Residential Code; Article 16 - Indiana Plumbing Code; Article 17 - Indiana Electrical Code; Article 18 - Indiana Mechanical Code; Article 19 - Indiana Energy Conservation Code; Article 20 - Indiana Swimming Pool Code; Article 22 - Indiana Fire Code Article 25 - Indiana Fuel Gas Code
<b>Base Code Standards</b>	2012 International Building Code 2018 International Mechanical Code 2018 International Plumbing Code 2017 NFPA 70 National Electric Code 2018 International Fuel Gas Code 2007 ASHRA 90.1 2018 International Energy Conservation Code 2018 International Residential Code 2021 International Fire Code

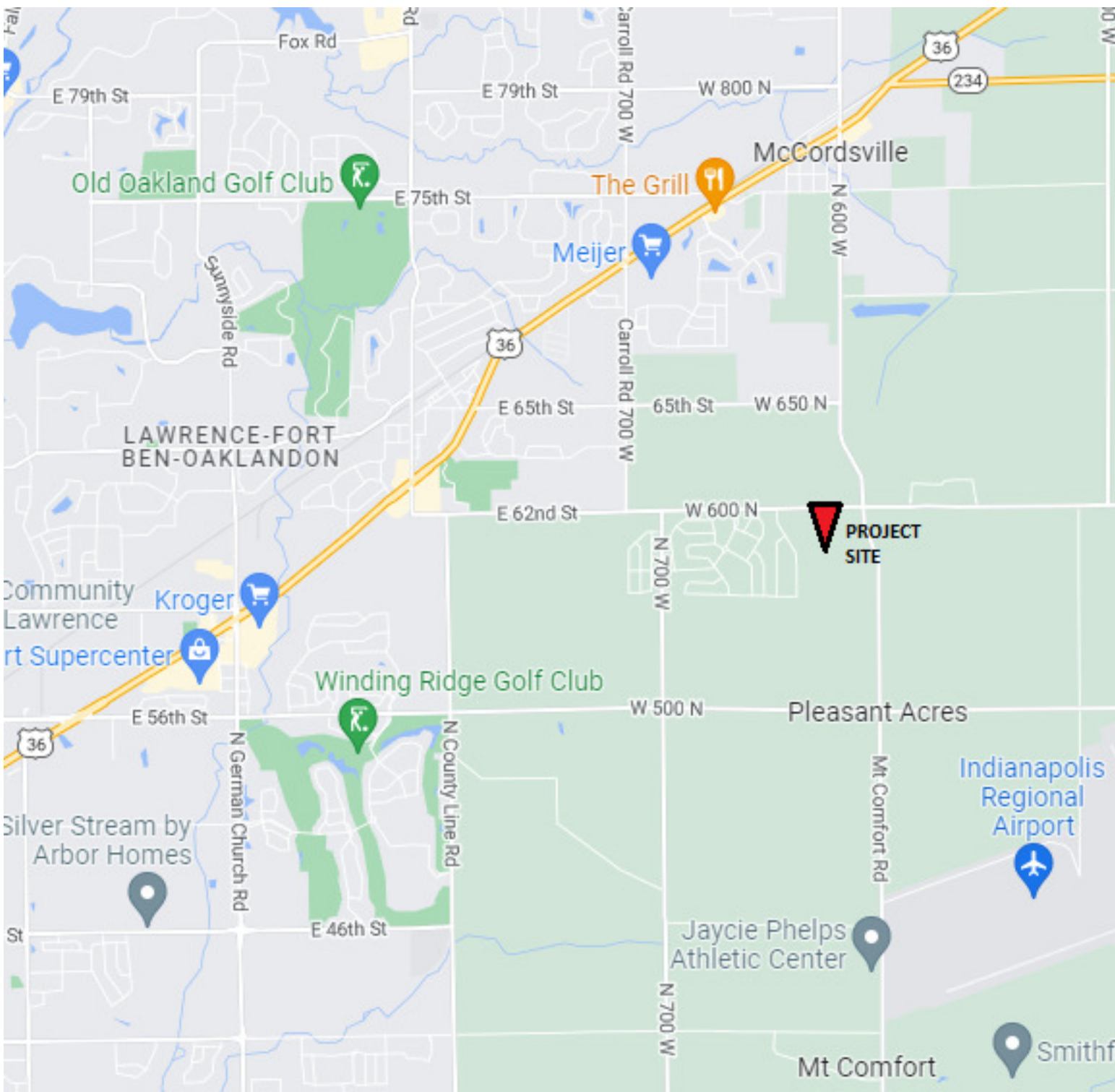
**Construction Type Classifications:** --

**IBC Chapter 5 Area Calculations:** --

**Deferred Submittals:**  
THE FOLLOWING DRAWINGS SHALL BE SUBMITTED BY THE SUB-CONTRACTOR. SEE THE PROJECT MANUAL FOR DESIGN CRITERIA

- \*\*FIRE SPRINKLER SHOP DRAWINGS TO BE SUBMITTED AND TO APPROVED BY INDIANA STATE FIRE MARSHAL OR LOCAL FIRE CHEIF PRIOR TO FABRICATION AND INSTALLATION.\*\* (SEE PRESCRIPTIVE FIRE PROTECTION SPECIFICATIONS ON SHEET FP1.0)
- FIRE SPRINKLER SYSTEM TO HAVE THIRD-PARTY MONITORED CONNECTED FLOW-SWITCH ALARM. THIRD-PARTY DOCUMENTATION TO BE PROVIDED PRIOR TO SPRINKLER INSTALLATION.
- FIRE ALARM DESIGN SYSTEM TO BE SUBMITTED AND TO APPROVED BY INDIANA STATE FIRE MARSHAL OR LOCAL FIRE CHEIF TO INSTALLATION.
- PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES
- IRRIGATION SYSTEM SHOP DRAWINGS -SEE SPECIFICATIONS AND CIVIL DWGS
- "ERRS", BI-DIRECTIONAL RADIO ATTENNA BUILDING-INTEGRATED COMMUNICATIONS SYSTEM (IF APPLICABLE FOR LOCAL EMERGENCY RESPONSE)

## Vicinity Map



McCordsville, Indiana      **BROAD ACRE Unit and Building Area Matrix**      1.20.2023

Bldg. Number	Bldg. Type	Unit Type	A1	A2	A2.1	A3	A3.1	B2	B2.1	B5	B5.1	C1	TOTALS
Net heated			668	772	792	735	807	1026	1058	1078	1086	1288	
Gross SF			780	900	915	845	920	1193	1188	1219	1222	1437	
1	I	2 story										8	8
2	I	2 story										8	8
3	III	2 story						8	8				16
4	II	2 story		8	8								16
5	III	2 story						8	8				16
6	II	2 story		8	8								16
7	II	2 story		8	8								16
8	III	2 story						8	8				16
9	IV	4 story	16			8	8			8	8		48
10	IV	4 story	16			8	8			8	8		48
11	IV	4 story	16			8	8			8	8		48
			48	24	24	24	24	24	24	24	24	16	256
		<b>Unit Mix</b>	I		144		I		96		I	16	
					56.3%				37.5%			6.3%	
Total Unit Net heated SF			32,064	18,528	19,008	17,640	19,368	24,624	25,392	25,872	26,064	20,608	229,168
Total Unit Gross SF			37,440	21,600	21,960	20,280	22,080	28,632	28,512	29,256	29,328	22,992	262,080
Average Unit Net SF													895

<b>Leasing Center - Clubhouse</b>	<b>NET HEATED</b> 7,182 SF	<b>GROSS AREA</b> 7,379 SF
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	Res. Building GSF	Res. Building Covered GSF
11997	11997	12774
11997	11997	12774
19822	19822	21216
15456	15456	16728
19822	19822	21216
15456	15456	16728
19822	19822	21216
15456	15456	16728
50496	50496	54120
50496	50496	54120
50496	50496	54120

Building Type I	23,994	25,548
Building Type II	46,368	50,184
Building Type III	59,466	63,648
Building Type IV	151,488	162,360

<b>Total Residential Building GSF</b>	<b>281,316</b>	<b>301,740</b>
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<b>Maintenance Bldg.</b> 499 GSF
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**SGN+A, Inc.**  
315 West Ponce de Leon Avenue  
Suite 755  
Decatur, Georgia 30030  
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Fax: 404.373.7372  
[www.sgnplusa.com](http://www.sgnplusa.com)



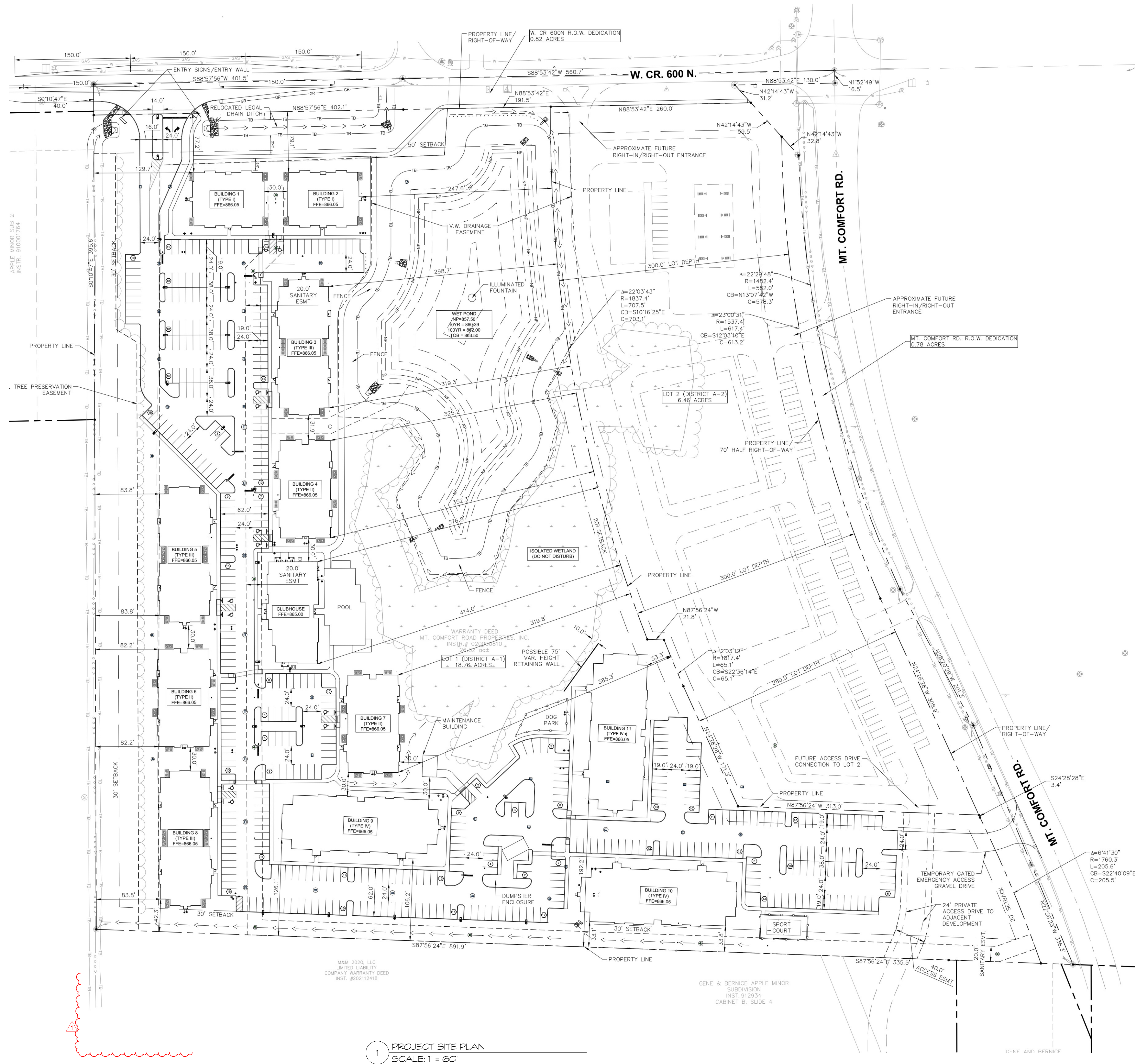
# BROAD ACRE

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7 MARCH 2024

## A1.1



1 PROJECT SITE PLAN  
SCALE: 1" = 60'



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BROAD  
ACRE

McCordsville, IN

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Sheet Title:  
BUILDING FLOOR  
PLANS

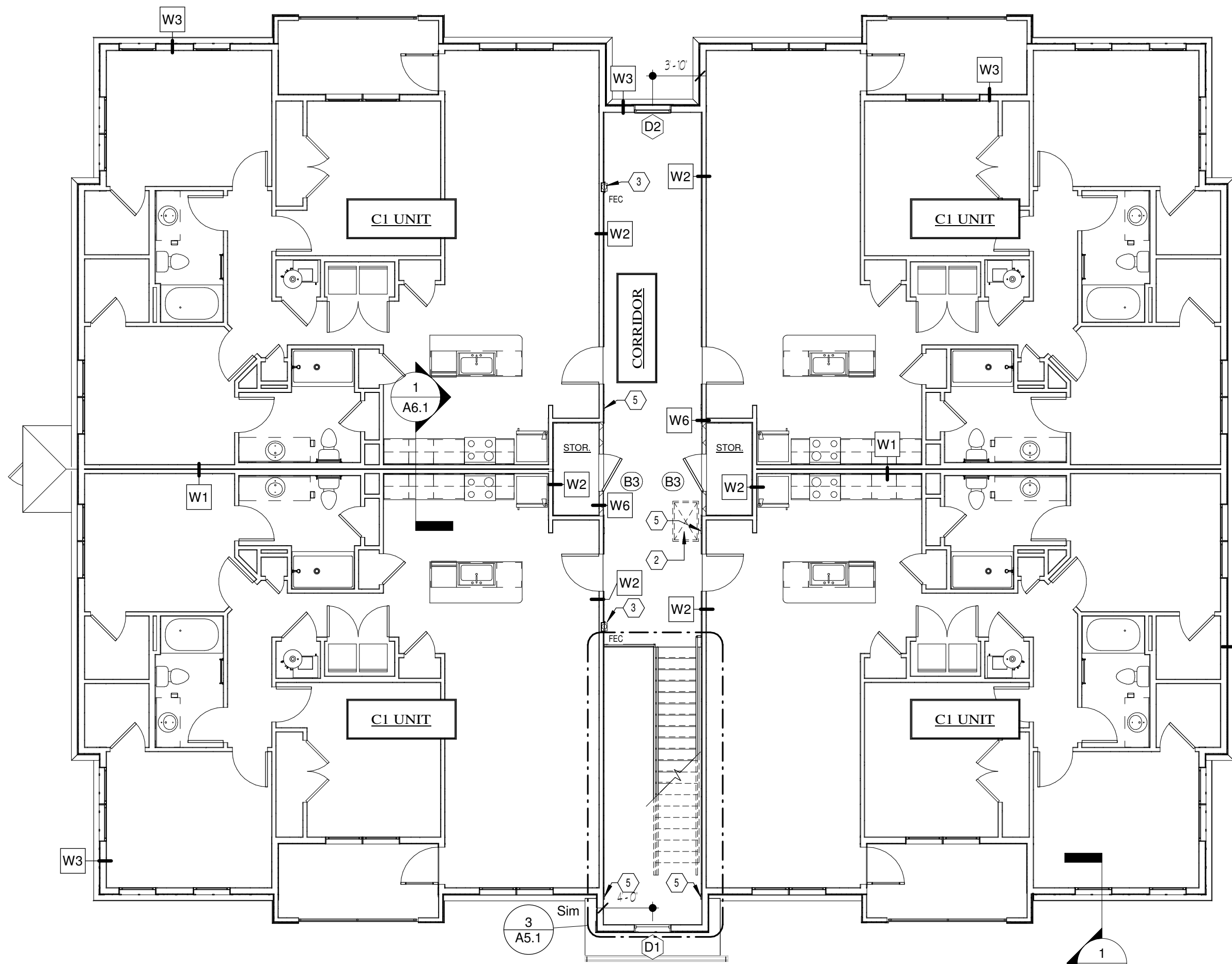
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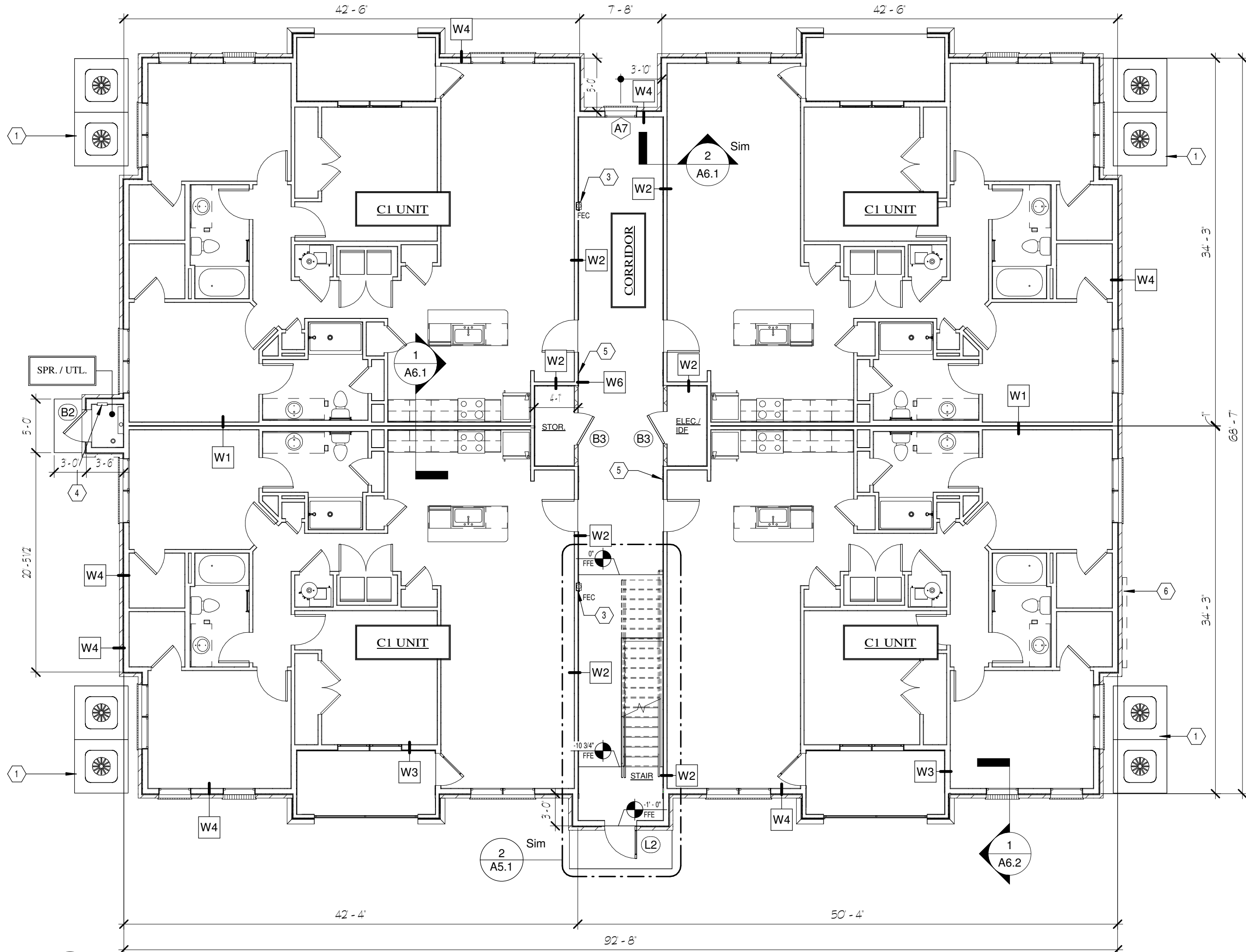
A2.1

WALL ASSEMBLY LEGEND		NOTE: SEE WALL FRAMING SCHEDULE ON STRUCTURAL DRAWINGS FOR STUD SPACING OF STRUCTURAL BEARING WALLS	
TENANT SEP. WALL W1 THR UL US41		1. 2x4 WOOD STUDS, 16" O.C., SPACED WITH 1/2" BATT INSULATION, INTERLAP STUDS WITH 10" OVERLAP DRAPED TOPS & BOTTOMS OF STUDS 2. 1/2" PRECAST Gypsum WALLBOARD 3. 1/2" PRECAST Gypsum WALLBOARD	
CORRIDOR / TENANT WALL W2 THR UL US11		1. 2x4 WOOD STUDS, 16" O.C., SPACED WITH 1/2" BATT INSULATION 2. 1/2" PRECAST Gypsum WALLBOARD 3. 1/2" PRECAST Gypsum WALLBOARD	
EXTERIOR WALL W3 THR UL US36		1. 2x4 WOOD STUDS, 16" O.C., SPACED WITH 1/2" BATT INSULATION 2. 1/2" PRECAST Gypsum WALLBOARD 3. 1/2" PRECAST Gypsum WALLBOARD	
EXTERIOR WALL W4 THR UL US36		1. 2x4 WOOD STUDS, 16" O.C., SPACED WITH 1/2" BATT INSULATION 2. 1/2" PRECAST Gypsum WALLBOARD 3. 1/2" PRECAST Gypsum WALLBOARD	
STAIRWELL / ELEVATOR SHAFT WALL W5 THR UL US01		1. 2x4 WOOD STUDS, 16" O.C., SPACED WITH 1/2" BATT INSULATION 2. 1/2" PRECAST Gypsum WALLBOARD 3. 1/2" PRECAST Gypsum WALLBOARD	
INT. BEARING / SEP. WALL W6 THR UL US06		1. 2x4 WOOD STUDS, 16" O.C., SPACED WITH 1/2" BATT INSULATION 2. 1/2" PRECAST Gypsum WALLBOARD 3. 1/2" PRECAST Gypsum WALLBOARD	
PARTITION WALL W7 (NON-BEARING)		1. 1/2" PRECAST Gypsum WALLBOARD 2. 1/2" PRECAST Gypsum WALLBOARD	

PLAN KEYNOTES	
1	CONCRETE CONCRETE PADS AND CONCRETE UNITS. SEE FOUNDATION PLANS AND MECHANICAL PLANS. COORDINATE WITH CIVIL AND LANDSCAPE DESIGN PLANS.
2	1/2" PRE-RATED ATTIC ACCESS HATCH, 22" W X 36" L.
3	FIRE EXTINGUISHER CABINET, RECESSED. WALL MOUNT AT 48" AFF. MAX TO TOP CABINET HANDLE.
4	FIRE ALARM ANNUNCIATOR PANEL. REF. FIRE ALARM DESIGN DRAWINGS.
5	1/2" PRECAST Gypsum WALLBOARD AT CORRIDOR WALL TRANSITION OF UNEVEN VENEER BOARD.
6	ELECTRICAL SERVICE METER BANK LOCATION. COORDINATE WITH ELECTRICAL LAYOUTS AND UTILITY PLANS.
7	52" X 64" 1/4" NOM. PREMANUF. ROOF ACCESS HATCH AND PREMANUF. STAINLESS STEEL ALTERNATING-TREAD METAL LADDER TO REACH 12'-6" ROOF SURFACE HEIGHT. INSTALLED PER MANUF. INSTRUCTIONS.

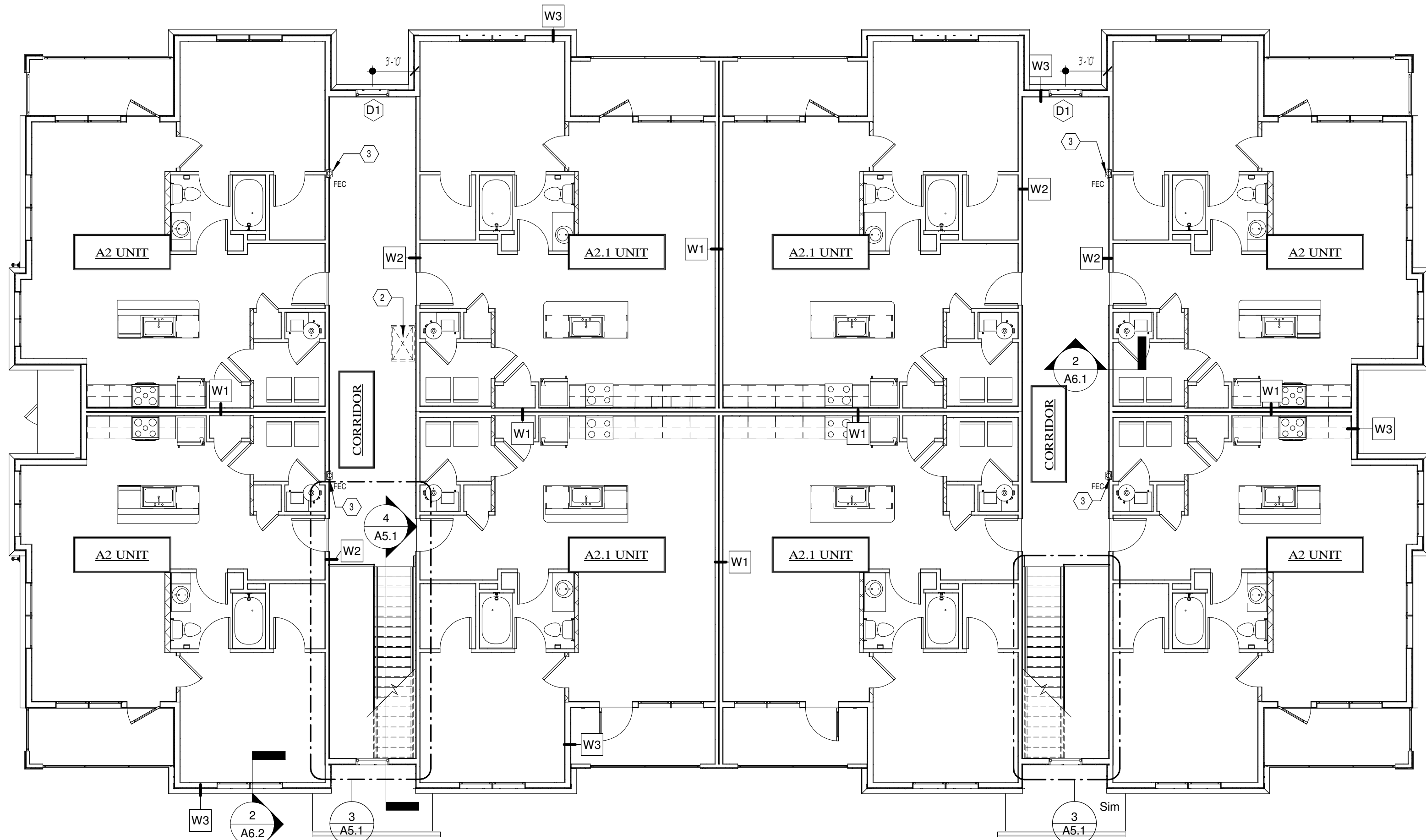


2 BUILDING TYPE I FLOOR PLAN - SECOND LEVEL  
1/8" = 1'-0"

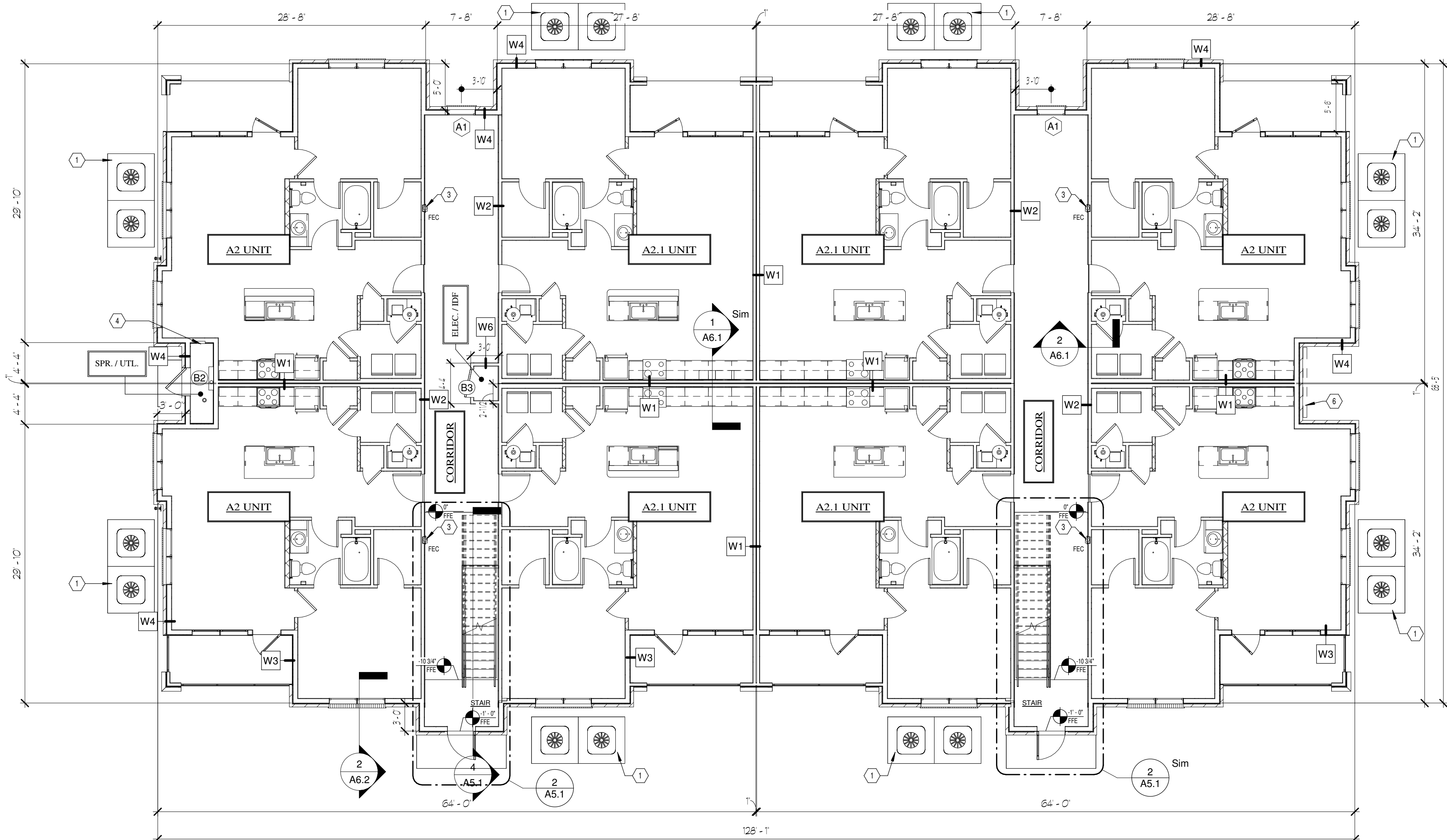


1 BUILDING TYPE I FLOOR PLAN - FIRST LEVEL  
1/8" = 1'-0"





2 BUILDING TYPE II FLOOR PLAN - SECOND LEVEL  
1/8" = 1'-0"



1 BUILDING TYPE II FLOOR PLAN - FIRST LEVEL  
1/8" = 1'-0"

WALL ASSEMBLY LEGEND

NOTE: SEE WALL FRAMING SCHEDULE ON STRUCTURAL DRAWINGS FOR STUD SPACING OF STRUCTURAL BEARING WALLS

TENANT SEP. WALL  
W1  
THR  
UL U341

1/8" PREPARED GYPSUM WALLBOARD  
2x4 WOOD STUD LVL, SPACED @ 16" O.C. WITH 1/2" BATT INSULATION  
1/2" GYPSUM BOARD ON BOTH SIDES  
1/2" GYPSUM BOARD ON BOTH SIDES

CORRIDOR / TENANT WALL  
W2  
THR  
UL U311

1/8" PREPARED GYPSUM WALLBOARD  
2x4 WOOD STUD LVL, SPACED @ 16" O.C. WITH 1/2" BATT INSULATION  
1/2" GYPSUM BOARD ON BOTH SIDES  
1/2" GYPSUM BOARD ON BOTH SIDES

EXTERIOR WALL  
W3  
THR  
UL U356

1/8" PREPARED GYPSUM WALLBOARD  
2x4 WOOD STUD LVL, SPACED @ 16" O.C. WITH 1/2" BATT INSULATION  
1/2" GYPSUM BOARD ON BOTH SIDES  
1/2" GYPSUM BOARD ON BOTH SIDES

EXTERIOR WALL  
W4  
THR  
UL U356

1/8" PREPARED GYPSUM WALLBOARD  
2x4 WOOD STUD LVL, SPACED @ 16" O.C. WITH 1/2" BATT INSULATION  
1/2" GYPSUM BOARD ON BOTH SIDES  
1/2" GYPSUM BOARD ON BOTH SIDES

STAIRWELL / ELEVATOR SHAFT WALL  
W5  
THR  
UL U301

1/8" PREPARED GYPSUM WALLBOARD  
2x4 WOOD STUD LVL, SPACED @ 16" O.C. WITH 1/2" BATT INSULATION  
1/2" GYPSUM BOARD ON BOTH SIDES  
1/2" GYPSUM BOARD ON BOTH SIDES

INT. BEARING SEP. WALL  
W6  
THR  
UL U305

1/8" PREPARED GYPSUM WALLBOARD  
2x4 WOOD STUD LVL, SPACED @ 16" O.C. WITH 1/2" BATT INSULATION  
1/2" GYPSUM BOARD ON BOTH SIDES  
1/2" GYPSUM BOARD ON BOTH SIDES

PARTITION WALL  
W7  
NON-BEARING

1/2" GYPSUM WALLBOARD  
2x4 WOOD STUD SPACED @ 24" O.C. WITH LVL  
1/2" GYPSUM WALLBOARD

PLAN KEYNOTES

1

CONCRETE CONDENSER PADS AND CONDENSER UNITS. SEE FOUNDATION PLANS AND MECHANICAL PLANS. COORDINATE WITH CIVIL AND LANDSCAPE DESIGN PLANS.

2

1/8" PREPARED ATTIC ACCESS HATCH. 22" W X 36" L.

3

FIRE EXTINGUISHER CABINET, RECESSED. WALL MOUNT AT 48" AFF. MAX TO TOP CABINET HANDLE.

4

FIRE ALARM ANNUNCIATOR PANEL. REF. FIRE ALARM DESIGN DRAWINGS.

5

1/8" PREPARED CEMENT TRIM BOARD AT CORRIDOR WALL TRANSITION OF UNEVEN VENEER BOARD.

6

ELECTRICAL SERVICE METER BANK LOCATION. COORDINATE WITH ELECTRICAL LAYOUTS AND UTILITY PLANS.

7

52" W X 64" NOM. PREMANUF. ROOF ACCESS HATCH AND PREMANUF. STAINLESS STEEL ALTERNATING-THREAD METAL LADDER TO REACH 12'-8" ROOF SURFACE HEIGHT. INSTALLED PER MANUF. INSTRUCTIONS.

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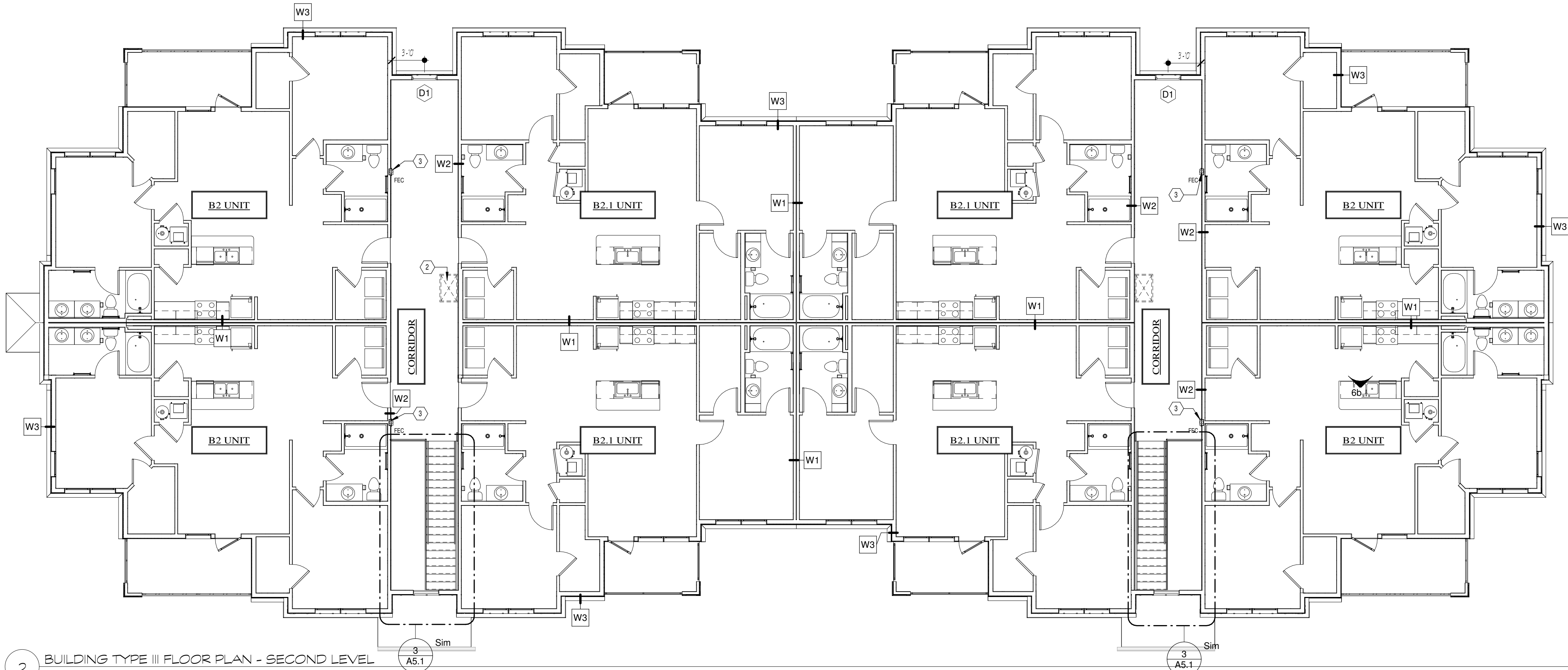
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BUILDING FLOOR PLANS

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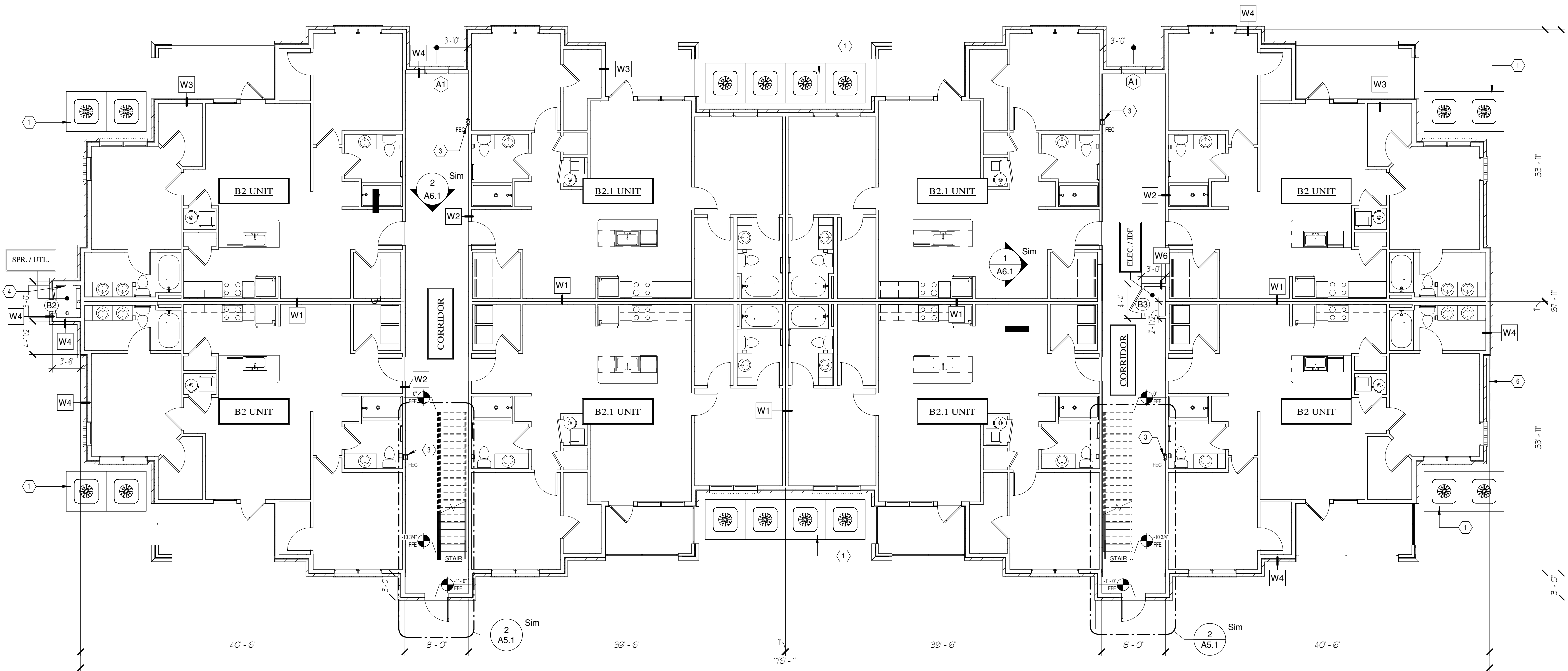
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WALL ASSEMBLY LEGEND		NOTE: SEE WALL FRAMING SCHEDULE ON STRUCTURAL DRAWINGS FOR STUD BRACING OF STRUCTURAL BEARING WALLS	
TENANT SEP. WALL W1 THR UL US41		5/8 PRECAST EPS/PM WALLBOARD 2x4 WOOD STUDS @ 16" ON CENTER 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides	
CORRIDOR / TENANT WALL W2 THR UL US11		5/8 PRECAST EPS/PM WALLBOARD 2x4 WOOD STUDS @ 16" ON CENTER 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides	
EXTERIOR WALL W3 THR UL US56		5/8 PRECAST EPS/PM WALLBOARD 2x4 WOOD STUDS @ 16" ON CENTER 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides	
EXTERIOR WALL W4 THR UL US56		5/8 PRECAST EPS/PM WALLBOARD 2x4 WOOD STUDS @ 16" ON CENTER 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides	
STAIRWELL / ELEVATOR SHAFT WALL W5 THR UL US31		2 LAYERS OF 5/8 PRECAST EPS/PM WALLBOARD TYPE 1, BOTH SIDES 2x4 WOOD STUDS @ 16" ON CENTER 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides	
INT. BEARING / SEP. WALL W6 THR UL US05		5/8 PRECAST EPS/PM WALLBOARD (12 GA. 14" X 14" REINFORCED) 2x4 WOOD STUDS @ 16" ON CENTER 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides	
PARTITION WALL W7 WORK BEARING		1/2" EPS/PM WALLBOARD 2x4 WOOD STUDS @ 16" ON CENTER 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides 1/2" Gypsum Board on both sides	
PLAN KEYNOTES			
1	CONCRETE CONDENSER PADS AND CONDENSER UNITS. SEE FOUNDATION PLANS AND MECHANICAL PLANS. COORDINATE WITH CIVIL AND LANDSCAPE DESIGN PLANS.		
2	1/2" PRE-RATED ATTIC ACCESS HATCH. 22" W X 36" L.		
3	FIRE EXTINGUISHER CABINET. RECESSED. WALL MOUNT AT 48" AFF. MAX. TO TOP CABINET HANDLE.		
4	FIRE ALARM ANNUNCIATOR PANEL. REF. FIRE ALARM DESIGN DRAWINGS.		
5	1/2" PRE-CAST TRIM BOARD AT CORRIDOR WALL TRANSITION OF UNEVEN VENEER BOARD.		
6	ELECTRICAL SERVICE METER BANK LOCATION. COORDINATE WITH ELECTRICAL LAYOUTS AND UTILITY PLANS.		
7	52" X 64" NOM. PREMANUF. ROOF ACCESS HATCH AND PREMANUF. STAINLESS STEEL ALTERNATING-THREAD METAL LADDER TO REACH 12-8" ROOF SURFACE HEIGHT. INSTALLED PER MANUF. INSTRUCTIONS.		



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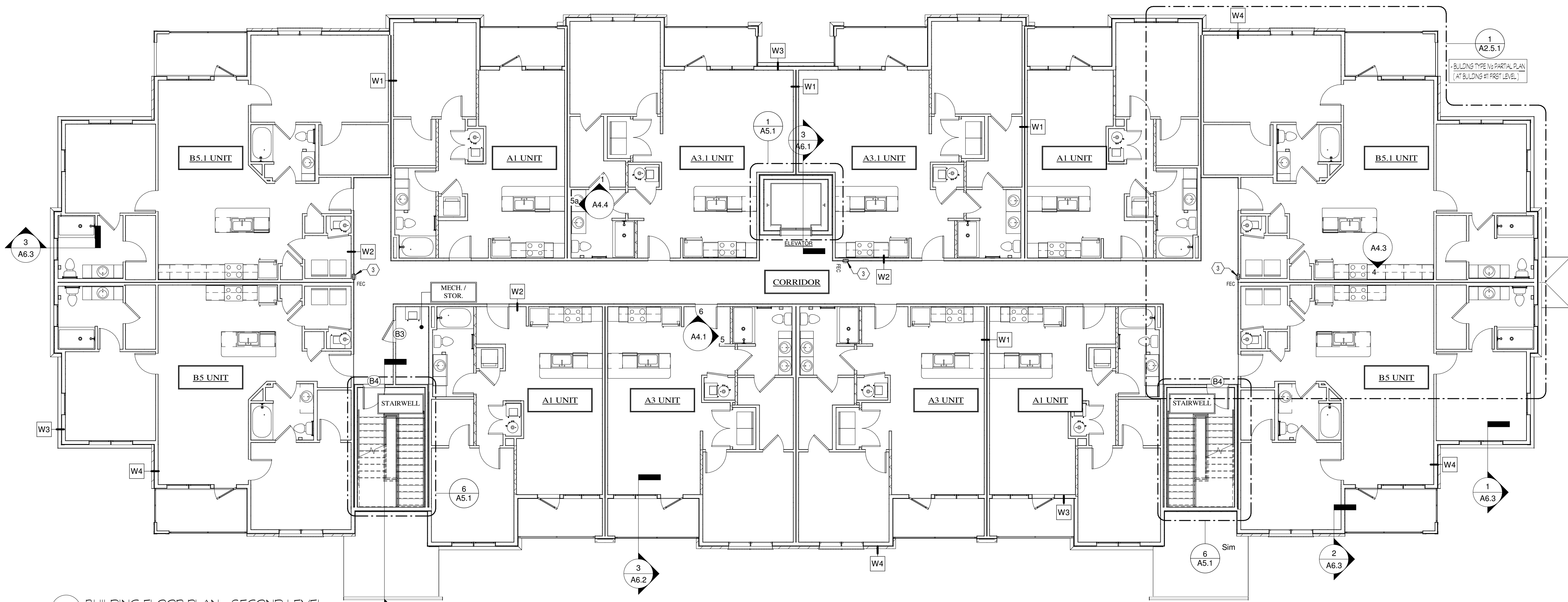
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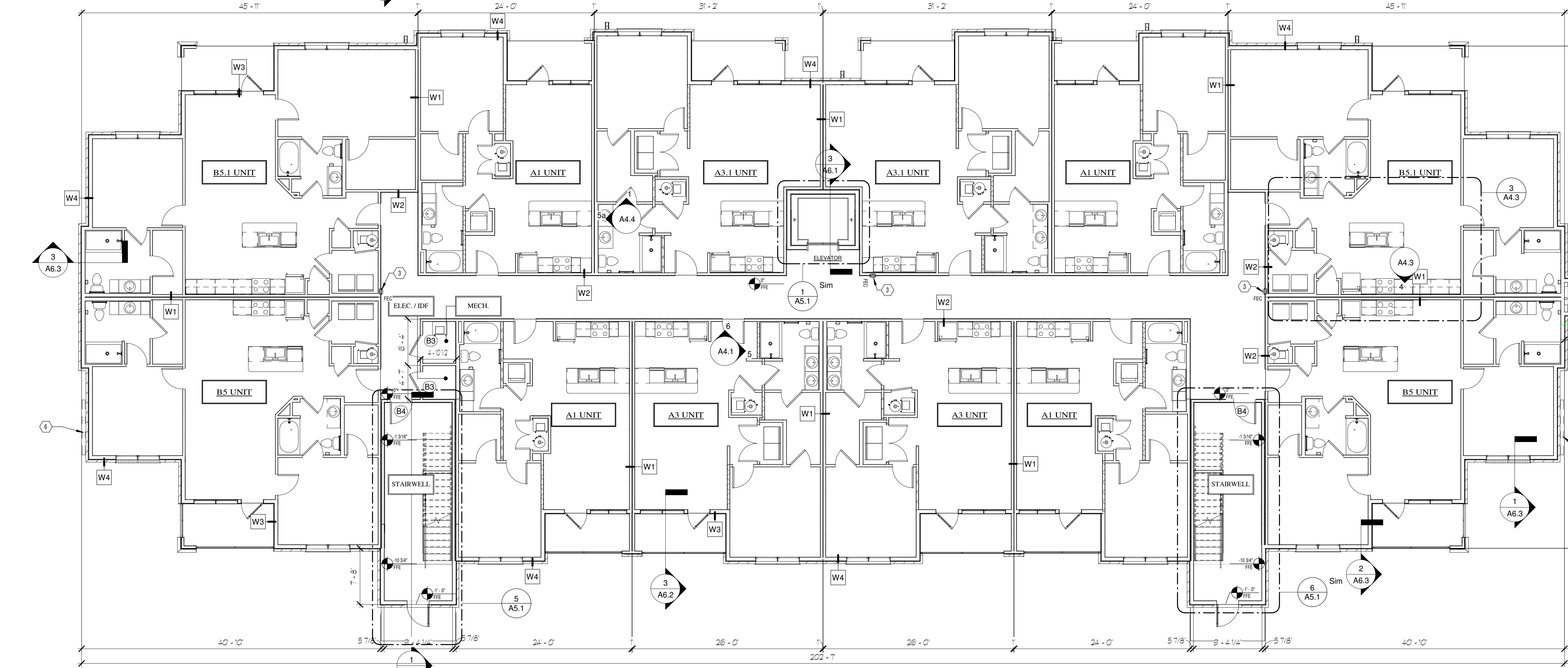
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WALL ASSEMBLY LEGEND		NOTE: SEE WALL RAYING SCHEDULE ON STRUCTURAL DRAWINGS FOR STUD SPACING OF STRUCTURAL BEARING WALLS	
TENANT SEP. WALL W1 THR UL U341		2x10 WOOD STUDS, LVL, STAGGERED WITH #4 BATT INSULATION, INTERLOCK STUDS WITH 1/2" GIBBS DOWELS TO TOP OF STUDS	1/2" GIBBS DOWELS TO TOP OF STUDS
CORRIDOR / TENANT WALL W2 THR UL U311		1/2" GIBBS DOWELS TO TOP OF STUDS	1/2" GIBBS DOWELS TO TOP OF STUDS
EXTERIOR WALL W3 THR UL U356		2x10 WOOD STUDS, LVL, STAGGERED WITH #4 BATT INSULATION, INTERLOCK STUDS WITH 1/2" GIBBS DOWELS TO TOP OF STUDS	1/2" GIBBS DOWELS TO TOP OF STUDS
EXTERIOR WALL W4 THR UL U356		2x10 WOOD STUDS, LVL, STAGGERED WITH #4 BATT INSULATION, INTERLOCK STUDS WITH 1/2" GIBBS DOWELS TO TOP OF STUDS	1/2" GIBBS DOWELS TO TOP OF STUDS
STAIRWELL / ELEVATOR SHAFT WALL W5 THR UL U301		2x10 WOOD STUDS, LVL, STAGGERED WITH #4 BATT INSULATION, INTERLOCK STUDS WITH 1/2" GIBBS DOWELS TO TOP OF STUDS	1/2" GIBBS DOWELS TO TOP OF STUDS
INT. BEARING SEP. WALL W6 THR UL U305		2x10 WOOD STUDS, LVL, STAGGERED WITH #4 BATT INSULATION, INTERLOCK STUDS WITH 1/2" GIBBS DOWELS TO TOP OF STUDS	1/2" GIBBS DOWELS TO TOP OF STUDS
PARTITION WALL W7 (NON-BEARING)		1/2" GIBBS DOWELS TO TOP OF STUDS	1/2" GIBBS DOWELS TO TOP OF STUDS

PLAN KEYNOTES	
1	CONCRETE CORRIDOR PADS AND CONDENSOR UNITS. SEE FOUNDATION PLANS AND MECHANICAL PLANS COORDINATE WITH CIVIL AND LANDSCAPE DESIGN PLANS.
2	1/2" GIBBS DOWELS TO TOP OF STUDS
3	PRE-EXTINGUISHER CABINET, RECESSED, WALL MOUNT AT 48" AFF. MAX TO TOP CABINET HANDLE.
4	PRE-ALARM ANNUNCIATOR PANEL, REF. PRE-ALARM DESIGN DRAWINGS.
5	2x6 F.C. TRIM BOARD AT CORRIDOR WALL TRANSITION OF ADJACENT VESTIBULE BOARD.
6	ELECTRICAL SERVICE METER BANK LOCATION, COORDINATE WITH ELECTRICAL LAYOUTS AND UTILITY PLANS.
7	52" X 64" NOM. PRE-HANG F. ROOF ACCESS HATCH AND PRE-HANG F. STAINLESS STEEL ALTERNATING TREAD METAL LADDER TO REACH 12' 8" ROOF SURFACE HEIGHT. INSTALLED PER MANUF. INSTRUCTIONS.



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**BUILDING FLOOR PLANS**

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**A2.4**





ELEVATION KEYNOTES	
1	CONTINUOUS ROOF EAVE, HOLD BACK IN FROM ARCHITECT DRAINAGING LOCATIONS
2	30 YEAR ARCHITECTURAL WITH PAINTED ROOF SHINGLES
3	LOCATION OF ARCHITECT DRAINAGE 3" OR 3/8" SLOPING ONE SIDE AT ROOF TILES, ALIGN WITH OUTSIDE FACES OF EXTERIOR WALL. SEE SEPT ROOF VIEW PLANS AND SECTIONS
4	PERFECT PANEL BOARD WITH 1/2" X 3" BATTING 1/8" O.C. HORIZONTALLY
5	FUNCTIONAL PREFABRICATED FIBERGLASS 22"X TRIANGULAR SHAPE VENT, PIPON CODE 8, FIBERGLASS OR EQUAL
6	BROCK ROOFER STANCHION MODULE, COLOR: PINKISH TONE
7	BROCK ROOFER ROOFER COARSE PROJECTS 1/2" O.C. COLOR: PINKISH TONE
8	BROCK ROOFER ROOFER COARSE PROJECTS 1/2" O.C. COLOR: PINKISH TONE
9	PERFECT PANEL BOARD WITH SEAMS AND REVEALS AT SEAM PATTERN
10	FIBER CEMENT SIDING 2" EXPOSURE, COLOR: RED
11	FIBER CEMENT VERTICAL FIBER OR SHIP-LAP SIDING, COLOR: RED
12	1/4" FIBER CEMENT TBM
13	1/8" FIBER CEMENT FASCIA OR SLAT COVERBOARD
14	1/8" FIBER CEMENT FASCIA OR TBM FIBER BOARD
15	1/4" FIBER CEMENT FASCIA PRESS BOARD OR BEAM WRAP
16	ROOF MECHANICAL WALL LINE OF STRUCTURAL DECK AND VERTICAL ROOF TILES FINISHING, SEE ROOF PLAN FOR MECHANICAL DIMENSIONS
17	SINGLE-PANE VINYL WINDOW, SEE DOOR AND WINDOW SCHEDULE SHEET
18	1/8" FIBER CEMENT TBM BOARD
19	1/8" FIBER CEMENT TBM
20	8" PREFABRICATED DECORATIVE BRACKET, PIPON CODE 8 OR EQUAL
21	FIBERGLASS OR PVC SQUARE COLUMN SURROUND IN STRUCTURAL, END PT. PIPON CODE 8 OR EQUAL
22	FIBERGLASS OR PVC SQUARE COLUMN SURROUND IN STRUCTURAL, END PT. PIPON CODE 8 OR EQUAL
23	FIBERGLASS OR PVC SQUARE COLUMN SURROUND IN STRUCTURAL, END PT. PIPON CODE 8 OR EQUAL
24	AND DECORATIVE VALENCE, P.C. BOARD WRAP ON 2"X2" VALANCE, CAP TOP SURFACE WITH PREFINISHED ALUM. FINISHING, SEE DETAILS
25	2"X4" PREFINISHED ALUM. FINISHING, SEE ROOF VIEW PLAN, LOCATIONS AT BUILDING FRONT, REAR AND SIDE ELEVATIONS, SEE DETAILS
26	2"X4" PREFINISHED ALUM. FINISHING, SEE ROOF VIEW PLAN, LOCATIONS AT BUILDING FRONT, REAR AND SIDE ELEVATIONS, SEE DETAILS
27	2"X4" PREFINISHED ALUM. FINISHING, SEE ROOF VIEW PLAN, LOCATIONS AT BUILDING FRONT, REAR AND SIDE ELEVATIONS, SEE DETAILS
28	2"X4" PREFINISHED ALUM. FINISHING, SEE ROOF VIEW PLAN, LOCATIONS AT BUILDING FRONT, REAR AND SIDE ELEVATIONS, SEE DETAILS
29	ELECTRICAL METER BANK LOCATIONS TO COORDINATE WITH BUILDING ELECTRICAL PLAN AND CIVIL UTILITY PLAN
30	---
31	STEEL PORCH RAILING SYSTEM, BLACK POWDERCOAT FINISH
32	---
33	ALUMINUM SUPPORT BRACING SYSTEM, SEE DETAIL AND IN SCHEDULE
34	1/4" FIBER CEMENT TBM
35	BACK AND FRONT EXHAUST VENTS LOCATED AT EXTERIOR WALL, LOCATIONS SHOWN AS NEEDED, SEE PERFECT PLANNING, LAYOUTS FOR PROPOSED ROOFING WITH FLOOR OR ROOF DECK DRAINAGE

## PLAN KEYNOTES

1. CONCRETE CEILING AND CONCRENDER UNITS. SEE FOUNDATION PLANS AND MECHANICAL PLANS FOR CHILING AND CONCRENDER UNITS.
2. 1/8" FIRE RATED ATTIC ACCESS HATCH, 22" X 31" 3/4"
3. FIRE EXTINGUISHER CABINET. RECESSED. WALL MOUNT AT 47" AFF TO TOP CABINET PANELS.
4. FIRE ALARM RAUNCHION PANEL. REF. FIRE ALARM DESIGN DRAWINGS.
5. 2X8 C.F. TRIM BOARD AT CORRIDOR WALL TRANSITION@ UNEVEN ELEC. BOARD.
6. ELECTRICAL SERVICE METER BANK LOCATION. COORDINATE WITH ELECTRICAL LAYOUTS AND UTILITIES PLANS.
7. 7'-0" X 4' NON PREMIUM. ROOF ACCESS HATCH AND PREMIUM. STAINLESS STEEL ALTERNATING TREAD METAL DECK. REACH 2" X 4" ROOF. STAINLESS STEEL HANDRAIL. METAL DECK W/ RAMP. INSTRUCTIONS.
8. 48" X 60" CASED OPENING IN TYPICAL STJO WALL.
9. 1-1/2" DIA. GRASPABLE METAL HANDRAIL @ 30% CONTIGUOUS BOTH SIDES.
10. 4" CONCRETE FLOOR SLAB. SLOPES 1/8" TO 1/2" TO RUNOFF. U.O.N. SEE STRUCTURAL FOUNDATION PLANS.





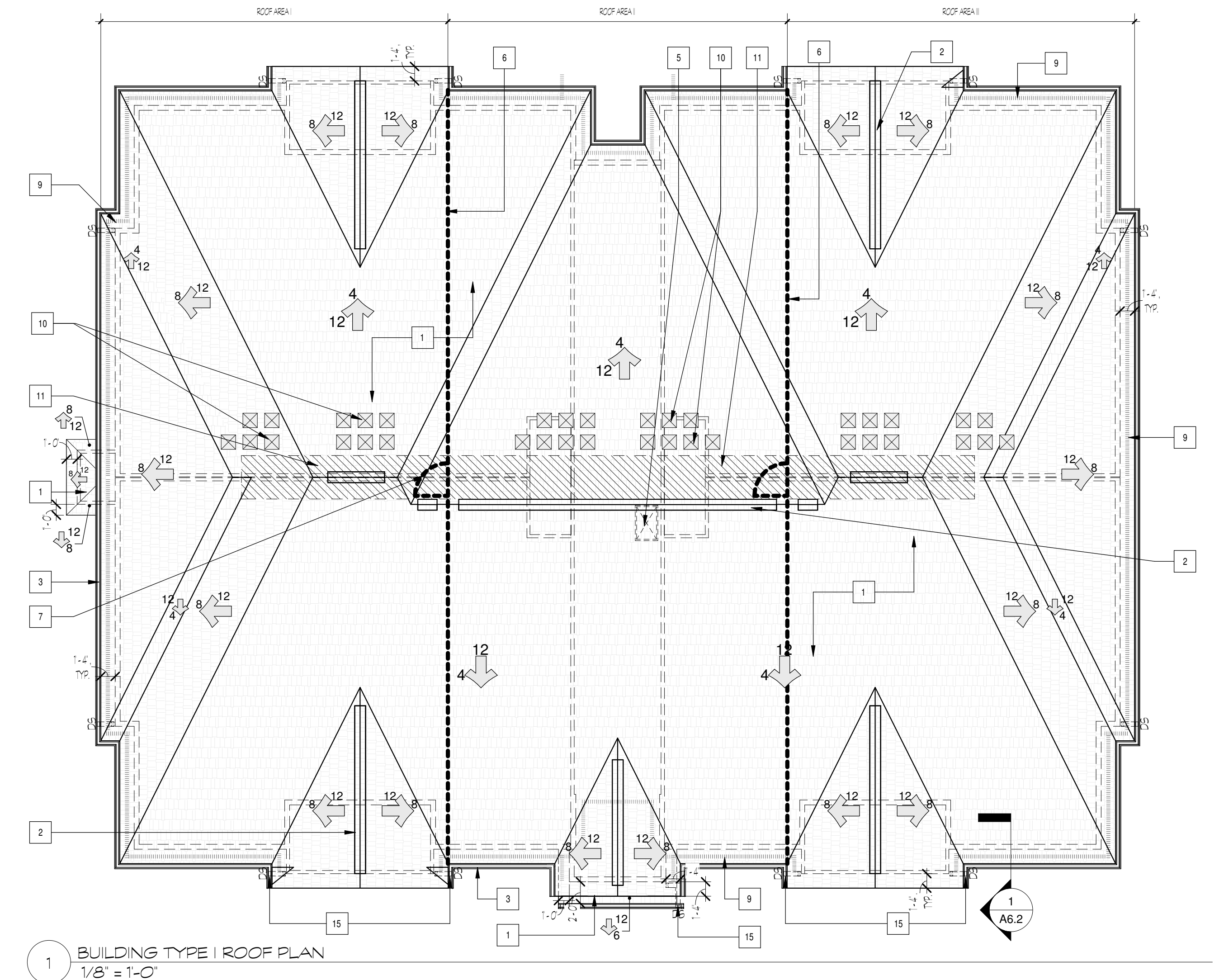
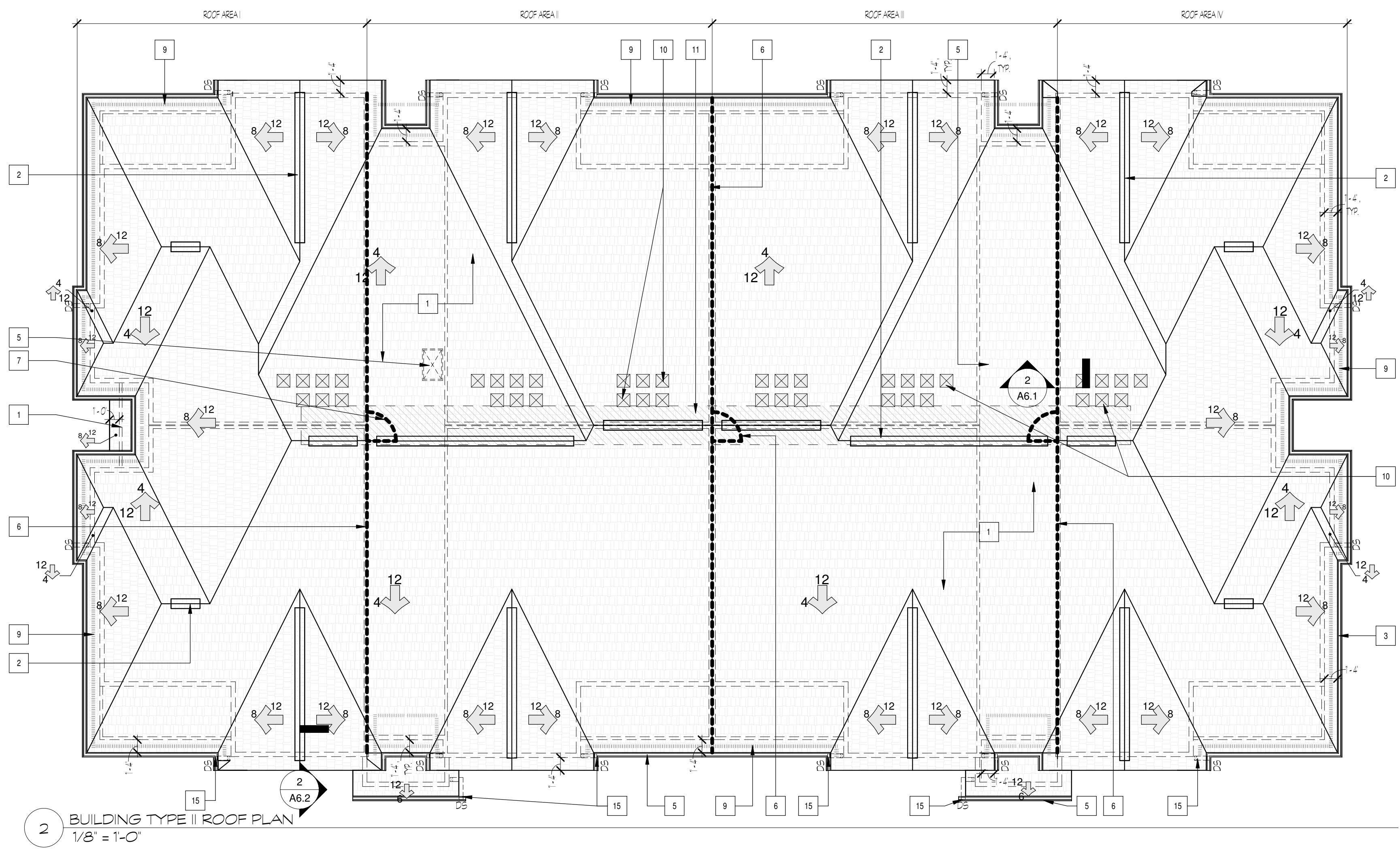
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Landscape Architecture

**SGN+A, Inc.**  
315 West Ponce de Leon Avenue  
Suite 755  
Decatur, Georgia 30030  
Tel: 404.373.7370  
Fax: 404.373.7372  
[www.sgnplusa.com](http://www.sgnplusa.com)

## A2.5







ROOF PLAN KEYNOTES	
1	30 YEAR ARCHITECTURAL ANTIFUNGAL ROOF SHINGLES
2	CONTINUOUS ROOF VENT, INSTALL PER MANUFACTURER INSTRUCTIONS TO PROVIDE 4.5 SQ IN MIN OF NET FREE-AIR VENTILATION PER LINEAR FT.
3	PREFINISHED 2 BEAMLESS ALUMINUM GUTTER AND DOWNSPOUTS. SEE ELEVATIONS. COORDINATE DOWNSPOUTS WITH STORMWATER DRAINAGE CONNECTIONS. SEE DTL DRAWINGS.
4	CONDENSOR UNITS FOR MECHANICAL HVAC SYSTEMS MOUNTED ATOP P.T. TIMBERS SET ON LOW SLOPE ROOF SURFACE. SEE DETAILS.
5	1HR FIRE RATED ATTIC ACCESS HATCH, 22W X 36L.
6	LOCATION OF ATTIC DRAFTSTOPPING, 3/8 OSB SHEATHING ONE SIDE AT ROOF TRUSSES, ALIGN WITH OUTSIDE FACE OF TENANT WALL. SEE SHEET A6.1.
7	ACCESS DOOR THROUGH DRAFTSTOPPING. SEE DTL W/ A6.10.
8	SINGLE PLY TPO ROOF MEMBRANE AT LOW SLOPE ROOF PLANE.
9	PERFORATED 3/16 PEBB GRIENT SOFFIT VENT LOCATIONS TO PROVIDE 1.5 SQ IN MIN OF NET FREE-AIR VENTILATION PER LINEAR FT.
10	PREMANUFACTURED SURFACE MOUNTED ROOF VENTS TO PROVIDE 14.5 SQ IN MIN OF NET FREE-AIR VENTILATION EA. PROVIDE QUANTITY AS INDICATED BY ROOF AREA VENTILATION CALCULATIONS.
11	4" WIDE BUILT UP WALK IN ATTIC, 5/8 APA BRAN RATED PLYWOOD FASTENED OVER BOTTOM CHORDS OF ROOF TRUSSES. NAILERS AND BLOCKING AS NEEDED.
12	4" ROOF DRAIN AND OVERFLOW DRAIN, RAINWATER DRAIN PIPES ROUTED THRU ROOF TRUSS CAVITY AT 1/2 MIN SLOPE, TYP.
13	ROOF DRAIN DOWNSPE IN EXT. STUD WALL. SEE BUILDING ELEVATIONS FOR OUTLET LOCATIONS AT BOT. OF EXT. WALL.
14	ROOF DRAIN OVERFLOW OUTLET AT ROOF SOFFIT.
15	DOWNSPOUTS AT FRONT OF BUILDING ONLY TO UNDERGROUND STORMWATER MGMT SYSTEM. OTHERWISE TYPICALLY SPILL OUT ON PREPARED PERFORATED SPASH BLOCKS ON FINISHED GRADE.
--- FACE OF STUD BEARING WALL AND/OR BEAM BELOW ROOF	

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SGN+A, Inc.  
315 West Ponce de Leon Avenue  
Suite 755  
Decatur, Georgia 30030  
Tel: 404.373.7370  
Fax: 404.373.7372  
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## BROAD ACRE

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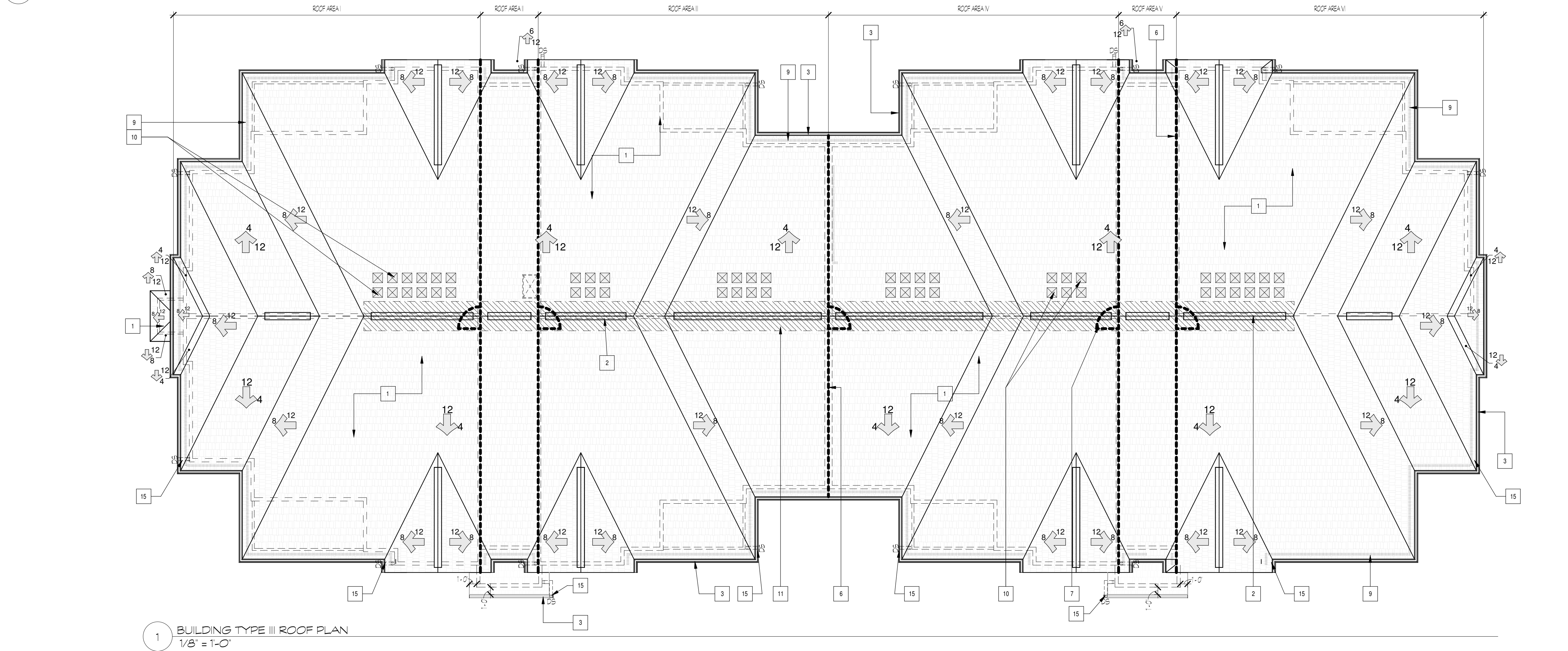
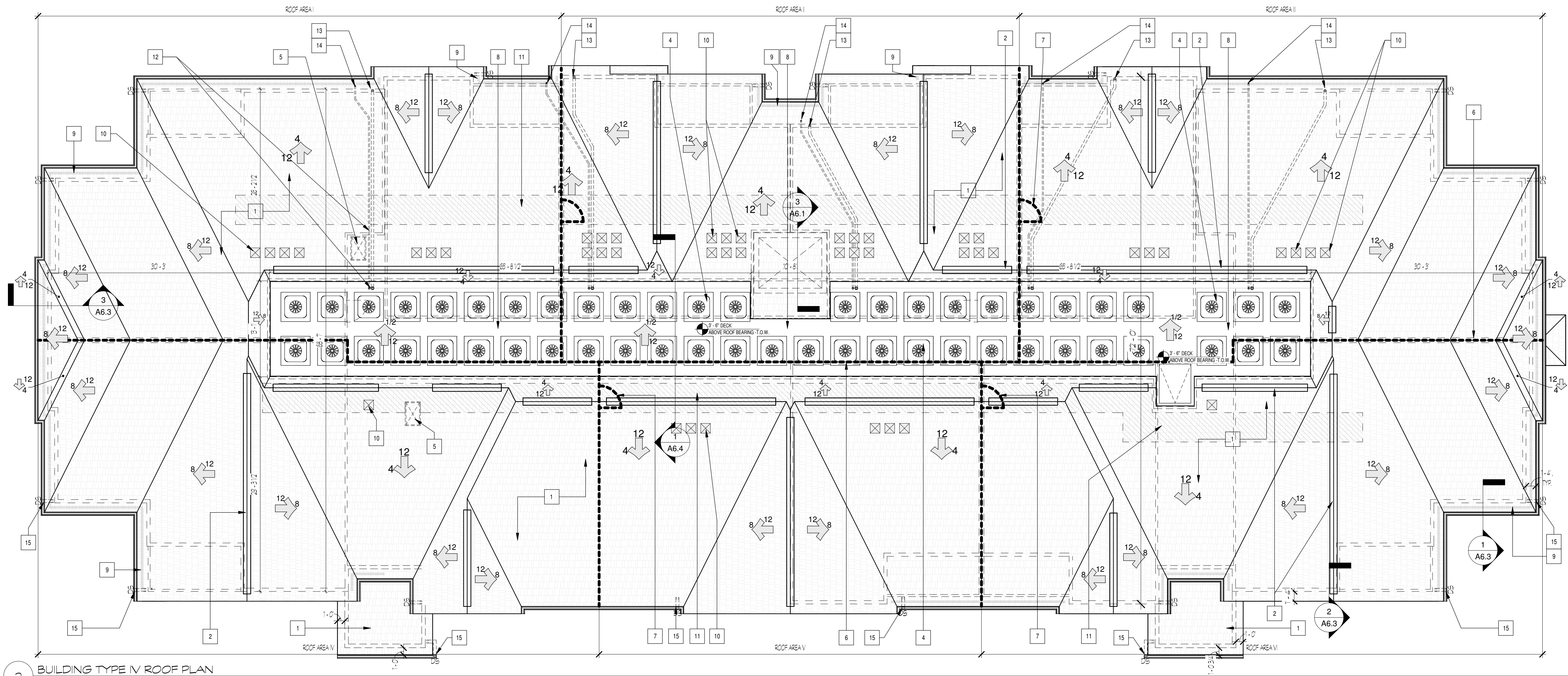
Sheet Title:  
ROOF PLANS

Date:  
7 MARCH 2024

Sheet Number:

A2.6





ROOF PLAN KEYNOTES	
1	30 YEAR ARCHITECTURAL ANTI-RINGAL ROOF SHINGLES
2	CONTINUOUS ROSE VENT. INSTALL PER MANUFACTURER INSTRUCTIONS TO PROVIDE 14.8 SQ IN MIN OF NET FREE-AIR VENTILATION PER LINEAR FT.
3	PREFINISHED 5 BEAMLESS ALUMINUM BUTTER AND DOWNSPOUTS. SEE ELEVATIONS. COORDINATE DOWNSPOUTS WITH STORMWATER DRAINAGE CONNECTIONS. SEE CIVIL DRAWINGS.
4	CONDENSATOR UNITS FOR MECHANICAL HVAC SYSTEMS MOUNTED ATOP P11 TIMBERS SET ON LOW SLOPE ROOF SURFACE. SEE DETAILS.
5	1/2" PRE-RATED ATTIC ACCESS HATCH, 22" W X 36" L.
6	LOCATION OF ATTIC DRAFTSTOPPING. 3/8" OSB SHEATHING ONE SIDE AT ROOF TRUSSES. ALIGN WITH OUTSIDE FACE OF TENANT WALL. SEE SHEET A6.1.
7	ACCESS DOOR THROUGH DRAFTSTOPPING. SEE DETAIL A6.10.
8	SINGLE PLY TPO ROOF MEMBRANE AT LOW SLOPE ROOF PLANE.
9	PERFORATED 3/16" FIBER CEMENT SCOFF VENT. LOCATIONS TO PROVIDE 15.5 SQ IN MIN OF NET FREE-AIR VENTILATION PER LINEAR FT.
10	PREMANUFACTURED SURFACE MOUNTED ROOF VENTS. TO PROVIDE 14.8 SQ IN MIN OF NET FREE-AIR VENTILATION EA. PROVIDE QUANTITY AS INDICATED BY ROOF AREA VENTILATION CALCULATIONS.
11	4" WIDE BUILT UP WALK IN ATTIC. 5/8" APA SPAN RATED PLYWOOD FASTENED OVER BOTTOM CHORDS OF ROOF TRUSSES. NAILERS AND BLOCKING AS NEEDED.
12	4" ROOF DRAIN AND OVERFLOW DRAIN. RAINWATER DRAIN PIPES ROUTED THRU ROOF TRUSS CAVITY AT 1/2 MIN SLOPE, TYP.
13	ROOF DRAIN DOWNPIPES IN EXT. STUD WALL. SEE BUILDING ELEVATIONS FOR OUTLET LOCATIONS AT BOT. OF EXT. WALL.
14	ROOF DRAIN OVERFLOW OUTLET AT ROOF SCOFFIT.
15	DOWNSPOUTS AT FRONT OF BUILDING ONLY TIE TO UNDERGROUND STORMWATER MGMT SYSTEM. OTHERWISE TYPICALLY SPILL OUT ON PREFAB. FIBERGLASS SPLASH BLOCKS ON FINISHED GRADE.
--- FACE OF STUD BEARING WALL AND/OR BEAM BELOW ROOF	

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SGN+A, Inc.  
315 West Ponce de Leon Avenue  
Suite 755  
Decatur, Georgia 30030  
Tel: 404.373.7370  
Fax: 404.373.7372  
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ROOF PLANS

Date:  
7 MARCH 2024

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A2.7



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Sheet Title:  
BUILDING  
ELEVATIONS,  
TYPE I

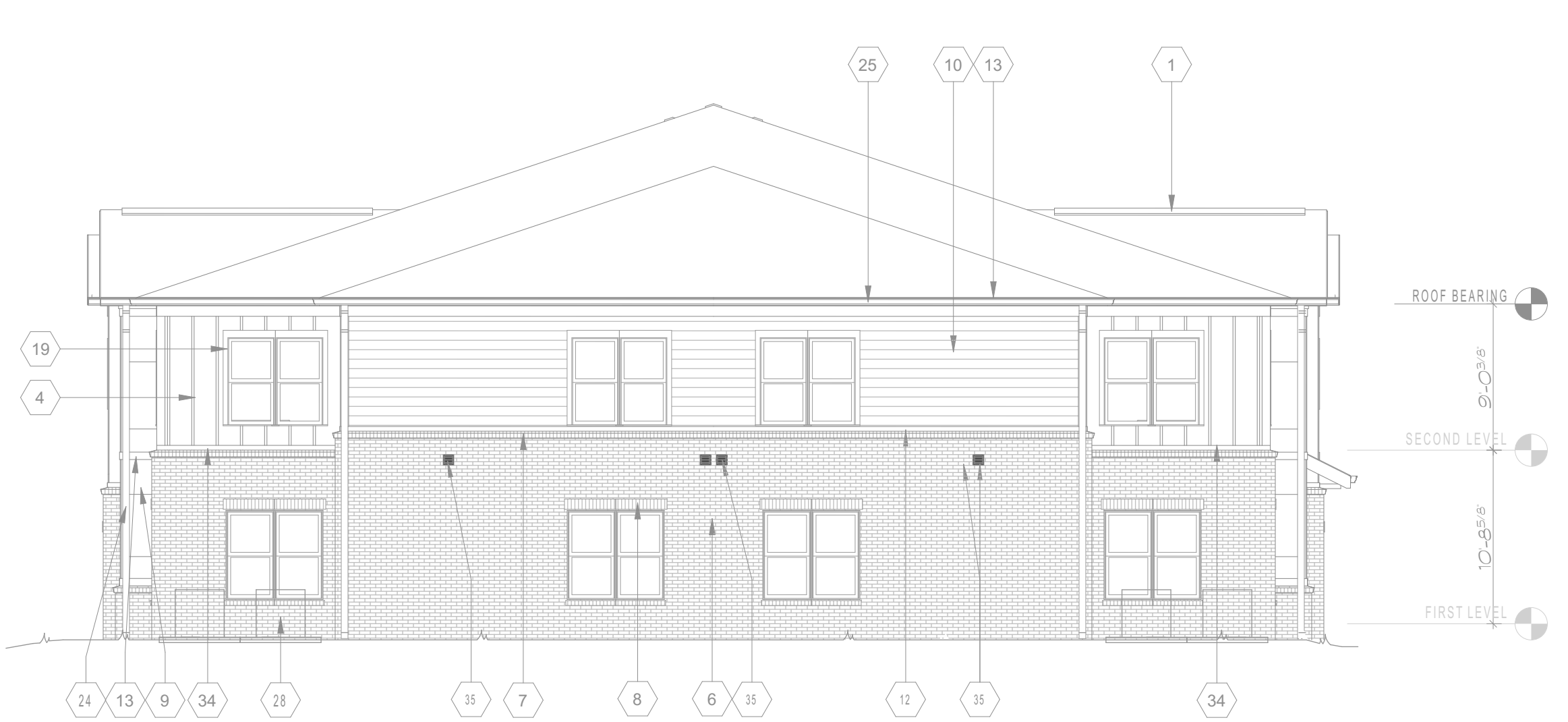
Date:  
7 MARCH 2024

Sheet Number:

A3.1

Released for Construction

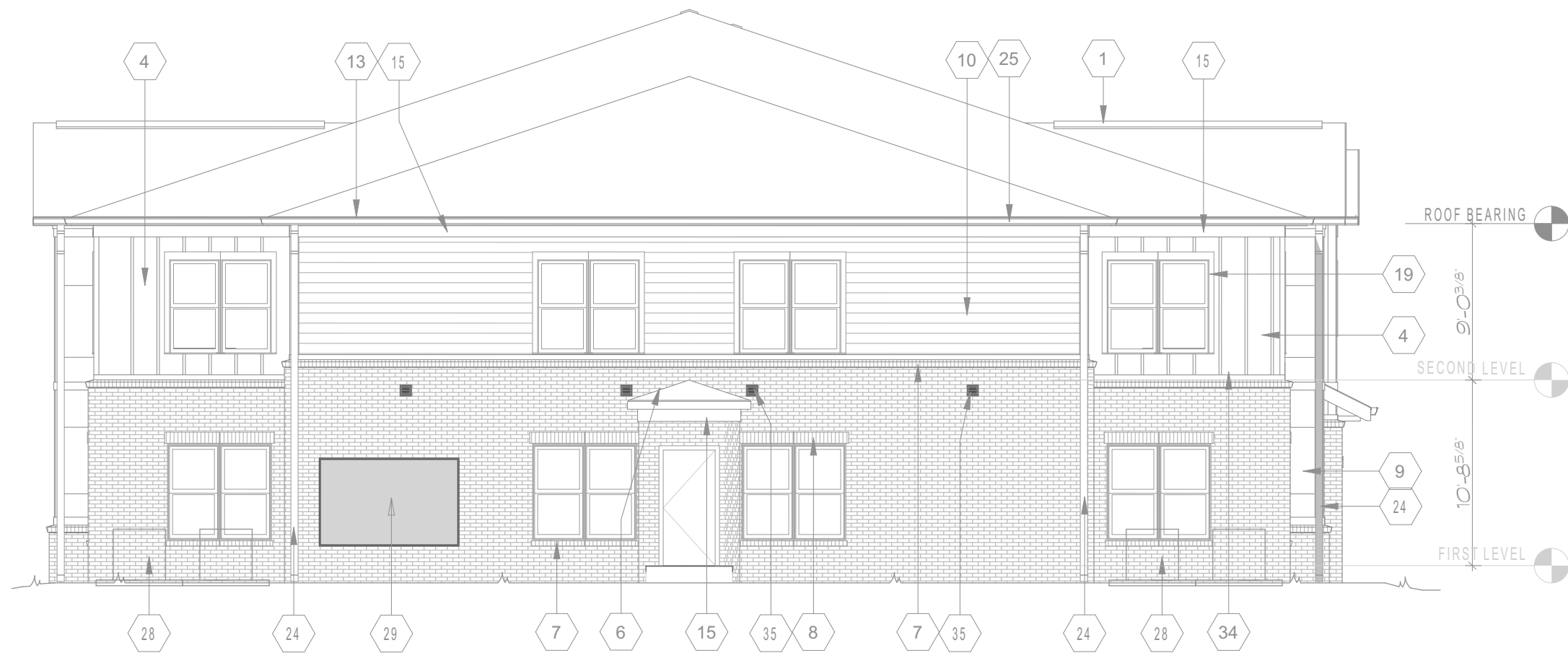
ELEVATION KEYNOTES	
1	CONTINUOUS ROOF VENT. HOLD BACK 1/2" MIN. FROM ATTIC DRAFTSTOPPING LOCATIONS.
2	30 YEAR ARCHITECTURAL ANTI-RUSTAL ROOF SHINGLES.
3	LOCATION OF ATTIC DRAFTSTOPPING 3/8" DSB BEARING AND SIDE AT ROOF TRUSSES. ALIGN WITH OUTSIDE FACE OF TYPICAL WALL. SEE SHEET ROOF VIEW PLANS AND SECTIONS.
4	FEER CEMENT PANEL BOARD AND VERT. 1/2" F.C. BATTENS 8" B.C.C. HORIZONTALLY.
5	FUNCTIONAL, PREPARED/CEMENT FIBERGLASS 2"X"TRUSSEL SHALE VENT. PROPOSED MODEL, 4" TRUSSEL, 2" D.S.E.
6	BRICK VENEER STANDARD MODULE. COLOR: FINISH-TED.
7	BRICK ROWLOCK ACENT COARSE PROJECTS 1/2" LOG. COLOR: FINISH-TED.
8	BRICK SOLIDER ACENT COARSE PROJECTS 1/2" LOG. COLOR: FINISH-TED.
9	FEER CEMENT PANEL BOARD WITH BEAMS AND REVEALS AT BEAM PATTERN.
10	FEER CEMENT SONG T BRICKS. COLOR: TED.
11	FEER CEMENT 1" VERTICAL FLUSH OR SHIP-LAP BOARD. COLOR: TED.
12	1X4 FEER CEMENT TRIM.
13	1X6 FEER CEMENT FASCIA OR SHIP-LAP CORNERBOARD.
14	1X6 FEER CEMENT FASCIA OR TRIM-FRIZE BOARD.
15	1X10 FEER CEMENT FASCIA FREE BOARD OR BEAM WRAP.
16	ROOF MECHANICAL WELL LINE OF STRUCTURAL, DECK AND VERTICAL ROOF TRUSSES. SEE ROOF PLAN FOR MECHANICAL WELL DIMENSIONS.
17	SHINGLE AND VINT. WINDOW. SEE DOOR AND WINDOW SCHEDULE SHEET.
18	1X12 FEER CEMENT TRIM BOARD.
19	1X4 FEER CEMENT TRIM.
20	6" PREMANUFACTURED DECORATIVE BRACKET. PROPOSED, OR EQUAL.
21	FEERGLASS OR PVC SQUARE COLUMN SURROUND W/ STRUCTURAL BRACKET POST. PROPOSED, OR EQUAL. SEE DETAILS.
22	FEERGLASS OR PVC SQUARE COLUMN SURROUND W/ STRUCTURAL BRACKET POST. PROPOSED, OR EQUAL. PROPOSED BRACKET SURROUND. SEE DETAILS.
23	4"X4 DECORATIVE VALANCE. F.C. BOARD WRAP ON 2"X2" VALANCE. CAP TOP SURFACE WITH WITH PREPARED ALUM. FLASHING. SEE DETAILS.
24	3"X4 PREPARED ALUM. DOWNPOUT. SEE ROOF VIEW PLAN. LOCATIONS AT BUILDING PROXIES TO 15' TO 20' FROM BUILDING. SEE DETAILS.
25	PREPARED 3" BEAMLESS ALUM. BUTTER.
26	PREMANUFACTURED DECORATIVE SHALE PREPARED FASTENED TO ROOF RAISE.
27	3"X4 PREPARED ALUM. DOWNPOUT. SEE ROOF VIEW PLAN. LOCATIONS AT BUILDING PROXIES AND BEAMS. SEE ONLY TO PREPARED FEERGLASS BRACKET.
28	4"X4 CONCRETE UNIT ON CONCRETE PAD. SEE MECH. PLANS.
29	ELECTRICAL METER BANK LOCATIONS TO COORDINATE WITH BUILDING ELECTRICAL PLAN AND CIVILITY PLAN.
30	***
31	STEEL PORCH RAILING SYSTEM. BLACK POWDER COAT FINISH.
32	***
33	ALUMINUM STOREFRONT GLASS SYSTEM. SEE DR AND WIN. SCHEDULE.
34	1/4" FEER CEMENT TRIM.
35	BATH AND DRYER EXHAUST VENT. LOCATIONS AT EXTERIOR WALL. LOCATIONS SHIFTER AS NEEDED. SEE MECH. ENLARGED LAYOUTS FOR PROPOSED ROUTING WITHIN FLOOR OR ROOF TRUSSES CAVITY.



3 BUILDING TYPE I RIGHT SIDE ELEVATION at BLDG. 2  
Scale: 1/8" = 1'-0"  
LEFT SIDE ELEVATION BLDG. 1



2 BUILDING TYPE I REAR ELEVATION  
Scale: 1/8" = 1'-0"



4 BUILDING TYPE I LEFT SIDE ELEVATION at BLDG. 2  
Scale: 1/8" = 1'-0"  
RIGHT SIDE ELEVATION AT BLDG. 1



1 BUILDING TYPE I FRONT ELEVATION  
Scale: 1/8" = 1'-0"





ELEVATION KEYNOTES	
1	CONTINUOUS ROOF VENT HOLD BACK ON ATTIC DRAFTSTOPPING LOCATIONS
2	30 YEAR ARCHITECTURAL ANTI-RUST ROOF FINISHES
3	LOCATION OF ATTIC DRAFTSTOPPING IS OBSERVING ONE SIDE AT ROOF TRUSSES ALIGN WITH OUTSIDE FACE OF TRIMT WALL. SEE ROOF VENT PLANS AND SECTIONS
4	FEER CENTRAL PANEL BOUND WITH BEAM 8" X 8" BATTENS @ 8" O.C. HORIZONTALLY
5	FUNCTIONAL, REHABILITATED FIBERGLASS 22H TRIANGULAR SABLE VENT ON ROOF RIDGE. A FIBERGLASS OR EQUAL
6	BLACK VINYL STANCHION MODULE COLOR FINISH-TOP
7	BLACK KNOCK KLOCK COARSE PROJECTIONS 1/2 IN. COLOR FINISH-TOP
8	BLACK SOLID ROOF COARSE PROJECTIONS 1/2 IN. COLOR FINISH-TOP
9	FEER CENTRAL PANEL BOUND WITH BEAMS AND REVEALS AT BEAM PATTERN
10	FEER CENTRAL BEAMS 2" SQUARE COLOR TPO
11	FEER CENTRAL 1/2 VERTICAL FLUSH OR SHIP-LAP BEAMS COLOR TPO
12	1 1/8 FEER CENTRAL TRIM
13	1 1/8 FEER CENTRAL ROOF SABLE OR BROWN FINISH-TOP
14	1 1/8 FEER CENTRAL ROOF TRIM PRESS BOARD
15	1 1/2 FEER CENTRAL TRIM PRESS BOARD OR BEAM WRAP
16	ROOF MECHANICAL WELL IN STRUCTURAL TRUSS AND VERTICAL ROOF TRUSSES BEARING ROOF PLANK FOR MECHANICAL WELL DETAIL
17	SINGLE-HUNG VINYL WINDOW. SEE DOOR AND WINDOW SCHEDULE SHEET
18	1 1/8 FEER CENTRAL TRIM BOARD
19	1 1/8 FEER CENTRAL TRIM
20	8" REHABILITATED DECORATIVE BRACKET PRON CO. OR EQUAL
21	FEER SABLE OR PHO SABLE COLUMN SURROUND IN STRUCTURAL BUILT UP POST PRON CO. OR EQUAL SEE DETAIL
22	FEER SABLE OR PHO SABLE COLUMN SURROUND IN STRUCTURAL BUILT UP POST PRON CO. OR EQUAL POST BRACK SABLE SURROUND SEE DETAIL
23	WALL DECORATIVE FINISHES. 3/4 BOARD WOOD ON 2X10 WALLS. CAP TOP SURFACE WITH PREPARED ALUM. CLADDING. SEE DETAIL
24	3/4 PREPARED ALUM. DOWNSTOP AT ROOF EAVE PLANS. SEE ROOF VENT PLANS LOCATIONS AT BUILDING FRONT. SEE DETAIL
25	PREPARED 3/4 BEAMLESS ALUM. PLATE AT ROOF EAVE PLANS. SEE DETAIL
26	REHABILITATED DECORATIVE BRACKET PREPARED TO ROOF TRUSSES
27	3/4 PREPARED ALUM. DOWNSTOP AT ROOF EAVE PLANS LOCATIONS AT BUILDING SIDES AND BEARS BUILT UP TO PREPARED FEER SABLE OR BROWN FINISH-TOP
28	WALL DOWNSTOP ON CONCRETE PHO. SEE DETAIL
29	ELECTRICAL METER BANK LOCATIONS TO COORDINATE WITH BUILDING ELECTRICAL PLAN AND OCCUPANCY PLAN
30	---
31	STEEL ROOF RAILS SYSTEM. BLACK POWDER COAT FINISH
32	---
33	ALUMINUM EXPANDED GLAZING SYSTEM. SEE DR AND WIND SCHEDULE
34	1/4 FEER CENTRAL TRIM
35	3/4 PREPARED ALUM. DOWNSTOP AT ROOF EAVE PLANS LOCATIONS AT BUILDING SIDES AND BEARS BUILT UP TO PREPARED FEER SABLE OR BROWN FINISH-TOP



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BUILDING  
ELEVATIONS,  
TYPE III

Date:  
7 MARCH 2024

Sheet Number:

A3.3

ELEVATION KEYNOTES	
1	CONTINGUS ROOF VENT. HOLD BACK 1/2" MIN FROM ATTIC DRAFTSTOPPING LOCATIONS.
2	30 YEAR ARCHITECTURAL ANTI-RUNAL ROOF SHINGLES.
3	LOCATION OF ATIC DRAFTSTOPPING 3/8" DSB SHINGLES DIE SIDE AT ROOF TUSSELS. ALIGN WITH OUTSIDE FACE OF TOWNT WALL. SEE SHEET ROOF VIEW PLANS AND SECTIONS.
4	PERCENT PANEL, BOARD AND VERT 1/2" P.C. BATTENS 8" B.C. HORIZONTALLY.
5	FUNCTIONAL, PREPARED PRESSURE TREATED 2X4 TRUSSELS SHALE VENT.
6	BRICK VENEER STANDARD MODULE. COLOR: FINISH-TED.
7	BRICK SOLID ACENT COARSE PROJECTS 10" LOGN, COLOR: FINISH-TED.
8	BRICK SOLID ACENT COARSE PROJECTS 10" LOGN, COLOR: FINISH-TED.
9	PERCENT PANEL, BOARD WITH BEAMS AND REVEALS AT BEAM PATTERN.
10	PERCENT SONG 1" BRICKS. COLOR: TED.
11	PERCENT 10" VERTICAL FLUSH OR SHIP-LAP BOARD. COLOR: TED.
12	1X4 PERCENT TRIM.
13	1X6 PERCENT FASCIA OR SHALE CORNERBOARD.
14	1X6 PERCENT FASCIA OR TRIM PRESSURE BOARD.
15	1X10 PERCENT FASCIA PRESSURE BOARD, OR BEAM WRAP.
16	ROOF MECHANICAL WALL LINE OF STRUCTURAL, DEAD AND VERTICAL ROOF TRUSSES FRAMING. SEE ROOF PLAN FOR MECHANICAL WALL DIMENSIONS.
17	SHINGLE AND VINT WINDOW. SEE DOOR AND WINDOW SCHEDULE SHEET.
18	1X2 PERCENT TRIM BOARD.
19	1X6 PERCENT TRIM.
20	6X1 PREMANUFACTURED DECORATIVE BRACKET. PIPON CO. OR EQUAL.
21	PERMANUFACTURED DECORATIVE BRACKET. PIPON CO. OR EQUAL.
22	PERMANUFACTURED DECORATIVE BRACKET. PIPON CO. OR EQUAL.
23	PERMANUFACTURED DECORATIVE BRACKET. PIPON CO. OR EQUAL.
24	3/4" PREMANUFACTURED ALUMINUM DOWNPOUT. SEE ROOF VIEW PLAN. LOCATIONS AT BUILDING PROXIES TO 10' FROM EXTERIOR WALLS. SEE SHEET ROOF VIEW PLANS AND SECTIONS.
25	PREMANUFACTURED DECORATIVE SHALE RIDGENT FASTENED TO ROOF RAISE.
26	3/4" PREMANUFACTURED ALUMINUM DOWNPOUT. SEE ROOF VIEW PLAN. LOCATIONS AT BUILDING PROXIES TO 10' FROM EXTERIOR WALLS. SEE SHEET ROOF VIEW PLANS AND SECTIONS.
27	3/4" PREMANUFACTURED ALUMINUM DOWNPOUT. SEE ROOF VIEW PLAN. LOCATIONS AT BUILDING PROXIES TO 10' FROM EXTERIOR WALLS. SEE SHEET ROOF VIEW PLANS AND SECTIONS.
28	HVAC CONDENSOR UNIT ON CONCRETE PAD. SEE MECH PLANS.
29	ELECTRICAL METER BANK LOCATIONS TO COORDINATE WITH BUILDING ELECTRICAL PLAN AND CIVILITY PLAN.
30	***
31	STEEL PORCH RAILING SYSTEM. BLACK POWDER COAT FINISH.
32	***
33	ALUMINUM STORMDOOR GLASS SYSTEM. SEE DR AND WIN SCHEDULE.
34	1/4" PERCENT TRIM.
35	BATH AND DRYER EXHAUST VENT. LOCATIONS AT EXTERIOR WALL. LOCATIONS SHIFTED AS NEEDED. SEE MECH UNLASED LAYOUTS FOR PROPOSED ROUTING WITHIN FLOOR OR ROOF TRUSSES CAVITY.



4 BUILDING TYPE III LEFT SIDE ELEVATION

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



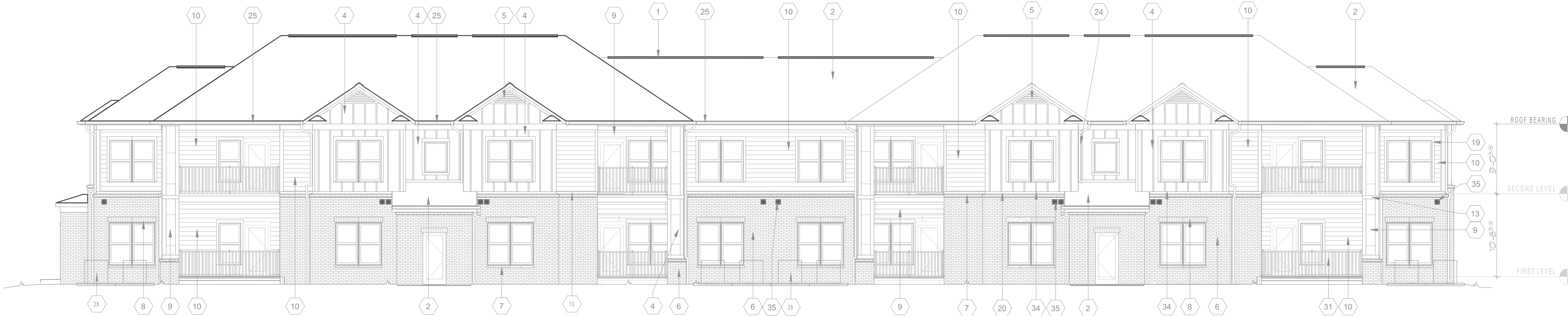
3 BUILDING TYPE III RIGHT SIDE ELEVATION

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



2 BUILDING TYPE III REAR ELEVATION

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



1 BUILDING TYPE III FRONT ELEVATION

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





ELEVATION KEYNOTES	
1	CONTINUOUS ROOF VENT: 10" BACK TO 18" FROM ATTIC DRAFFING SPRING LOCATIONS
2	30 YEAR ARCHITECTURAL ANTI-RUNOFF ROOF SHINGLES
3	LOCATION OF ATTIC DRAFFING SPRINGS 3/8" DIA. SHOWING ONE SIDE AT ROOF TRUSSESS ALONG WITH OUTSIDE FACE OF TRUSS WALL. SEE SHEET ROOF VENT PLANS AND SECTIONS
4	FIBER CEMENT PANEL BOARD AND 1/2" X 1/2" F.C. EXTENDING 8" O.C. "HORIZONTAL"
5	FUNCTIONAL, PREPARED/PAINTED FIBERGLASS 2X4 TRIANGULAR SABLE VENT
6	PROVIDE 4" MODUL 4" FIBERGLASS VENT
6	BROCK/LOWE'S STANDARD MODULE COLOR FINISH/TEXT
7	BROCK/LOWE'S ACCEST COLOR PROECTS 7/16" O.D. COLOR FINISH/TEXT
8	BROCK/LOWE'S ACCEST COLOR PROECTS 7/16" O.D. COLOR FINISH/TEXT
9	FIBER CEMENT PANEL BOARD WITH SHIMS AND REVEALS AT 26" MAX PATTERN
10	FIBER CEMENT SIDING 2" SHIMS/SLATS COLOR TEXT
11	FIBER CEMENT 1/2" VERTICAL FIBER CEMENT SHIM/SLAT SIDING COLOR TEXT
12	1 X 4 FIBER CEMENT TRIM
13	1 X 6 FIBER CEMENT FASCIA OR SLATS COORDINATE BOARD
14	1 X 6 FIBER CEMENT FASCIA OR TRIM PREPARED BOARD
15	1 X 12 FIBER CEMENT FASCIA PREPARED BOARD OR BEAM/WRAP
16	ROOF MECHANICAL WALL LINE OF STRUCTURAL DECK AND VERTICAL ROOF FINISH FRAMING SEE ROOF PLAN FOR MECHANICAL WALL DIMENSIONS
17	SINGLE-HUNG VINT WINDOW. SEE DOOR AND WINDOW SCHEDULE SHEET
18	1 X 2 FIBER CEMENT TRIM BOARD
19	1 X 6 FIBER CEMENT TRIM
20	2X PREPARED/PAINTED DECORATIVE BRACKET: PIPPOON CO. OR EQUAL SEE DETAILS
21	FIBERGLASS OR PVC SQUARE COLOR BOUNDARY W/ STRUCTURAL BULK HEAD POST: PIPPOON CO. OR EQUAL SEE DETAILS
22	2X SQUARE COLOR BOUNDARY W/ STRUCTURAL BULK HEAD POST: PIPPOON CO. OR EQUAL SEE DETAILS
23	AND DECORATIVE BALANCE 3/4" BOUNDARY W/ 1/2" DIA. WALLS. CAP TOP SURFACE WITH WITH PREPARED/PAINT ALUM. PLATING. SEE DETAILS
24	2X PREPARED/PAINT ALUMINUM DOWNPOUT. SEE ROOF VENT PLAN LOCATIONS AT BUILDING FRONT/REAR TIE INTO SITE DRAINAGE. PREPARED/PAINT ALUM. VENT/CLIP DRAINAGE
25	PREPARED/PAINT 2X 1/2" ALUMINUM GUTTER
26	PREPARED/PAINTED DECORATIVE SABLE PREPARED FASTENED TO ROOF RAILS
27	2X PREPARED/PAINT ALUMINUM DOWNPOUT. SEE ROOF VENT PLAN LOCATIONS AT BUILDING SIDING AND REAR SLOPE. TO PREPARED/PAINT ALUM. SEE DETAILS
28	HVAC CONDENSATE DRAIN TO COLLECTOR PAN. SEE ROOF PLAN
29	ELECTRICAL METER BAY LOCATIONS TO COORDINATE WITH BUILDING ELECTRICAL PLAN AND CIVIL UTILITY PLAN
30	***
31	5/8" RATCH-BOLTS SYSTEM: BLACK POWDER COAT FINISH
32	***
33	ALUMINUM STORM/RAIN GARDEN SYSTEM: SEE SILL AND WIN. SCHEDULE
34	W/ FIBER CEMENT TRIM
35	BACK AND OTHER SHIMS/SLATS LOCATED AT OTHER WALL LOCATIONS SHOWN IN DETAILS
36	SEE SHEET SHIM/SLAT SYSTEM FOR PROFILES AND 1/2" WITHIN 6" GUTTER ROOF TRUSSES CAP

**IGN+A, Inc.**  
115 West Ponce de Leon Avenue  
Suite 755  
Decatur, Georgia 30030  
Tel: 404.373.7370  
Fax: 404.373.7372

Date: Description:

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# BROAD ACRE

McCordsville, IN

A Residential Development by  
**Cityscape Residential**

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Sheet Title:  
BUILDING  
ELEVATIONS,  
TYPE IV

Date:

7 MARCH 2024

Sheet Number:

### A3.4

Released for Construction



Revisions:

Date:	Description:

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BROAD  
ACRE

McCordsville, IN

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Sheet Title:  
BUILDING  
ELEVATIONS,  
TYPE IV,  
BUILDINGS 10 &  
11  
Date:

7 MARCH 2024

Sheet Number:

A3.5

Released for Construction

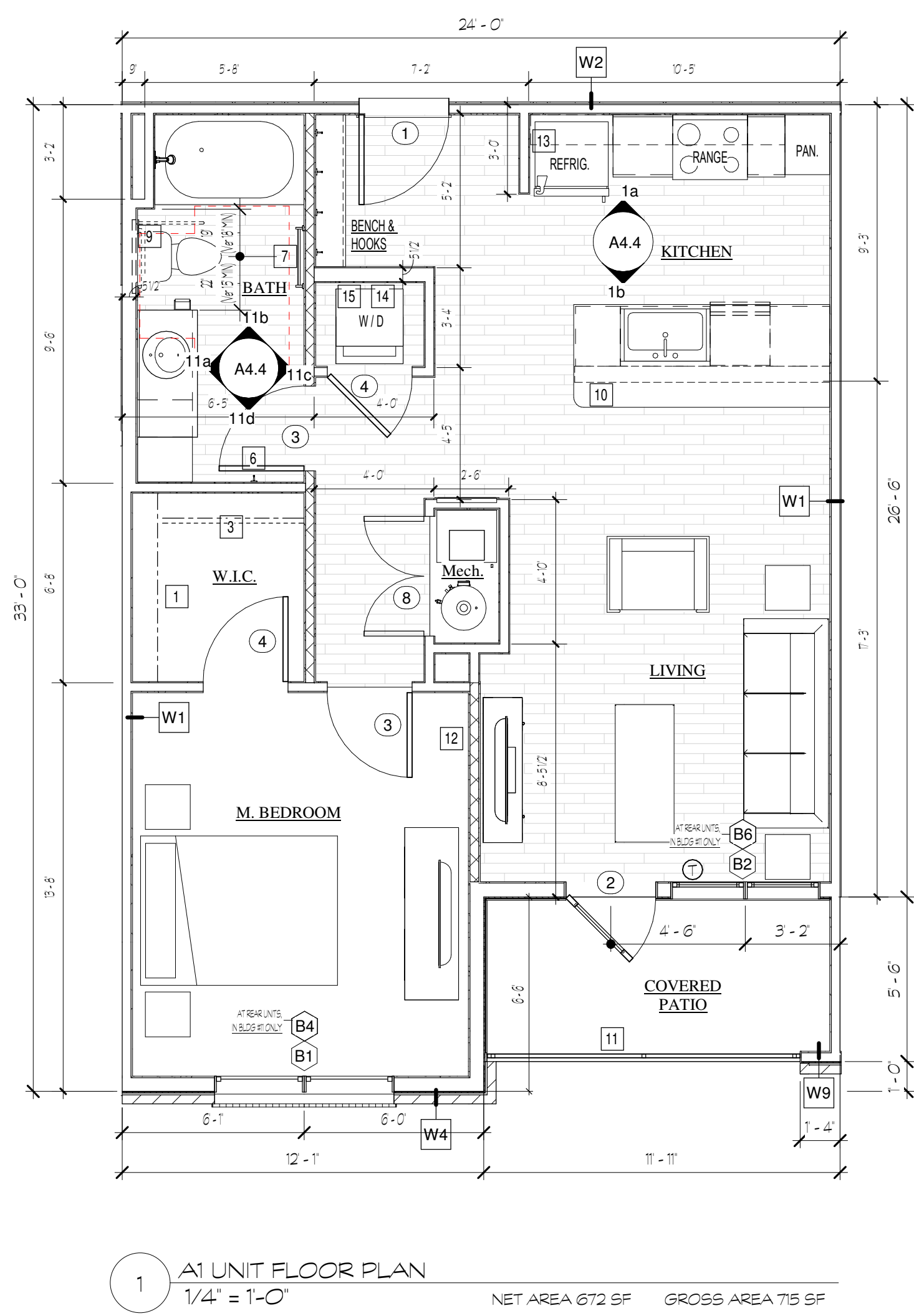
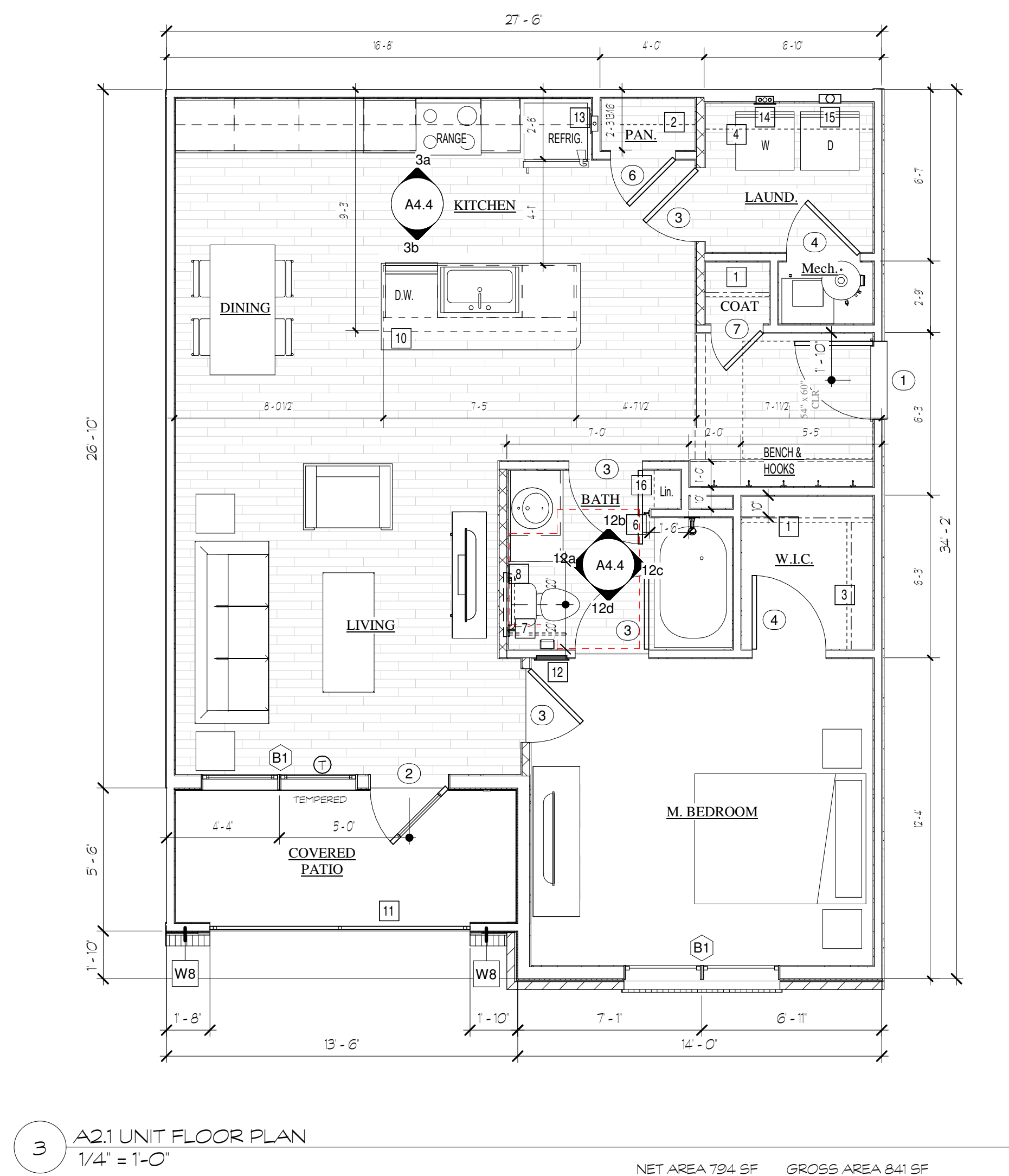
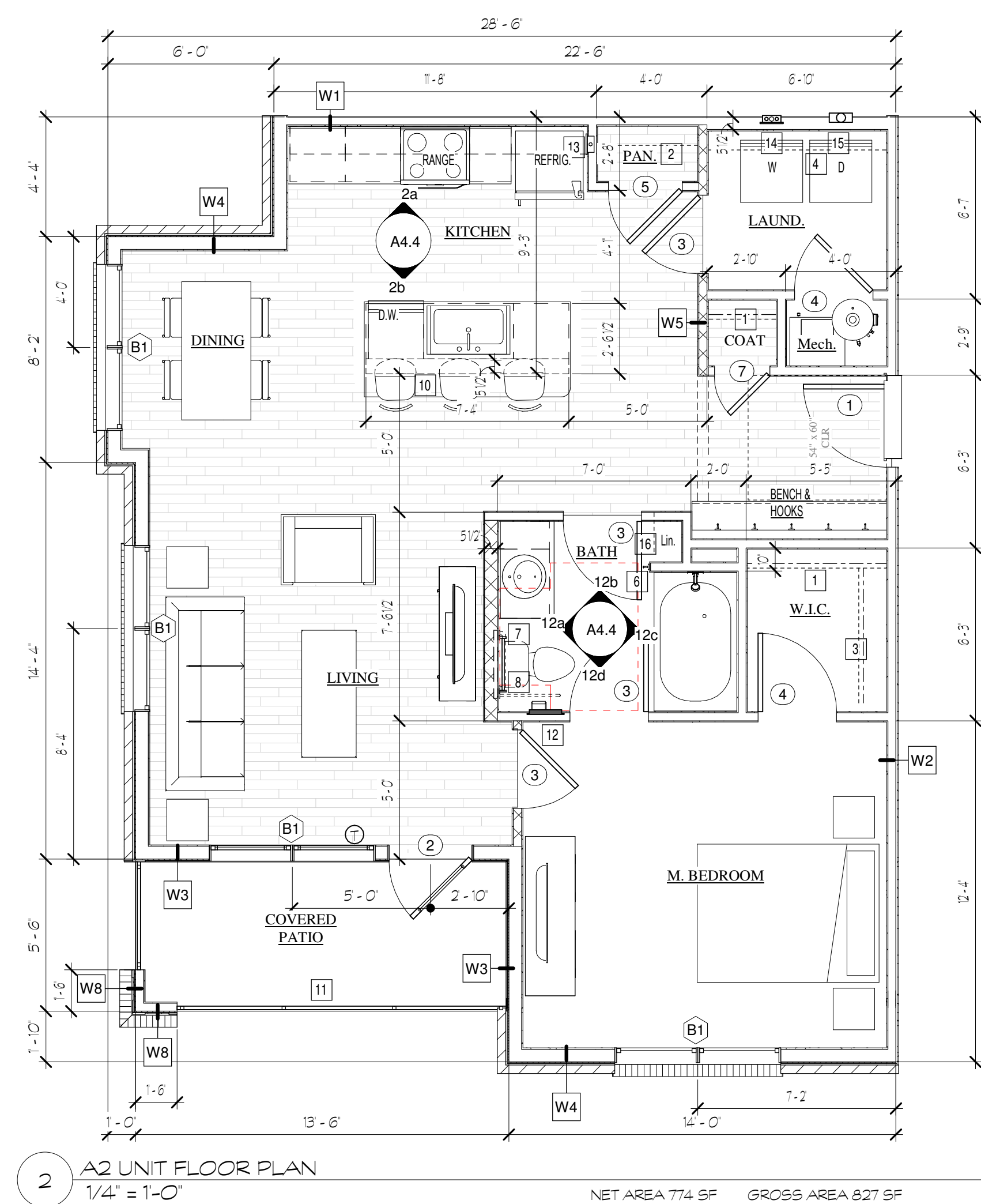
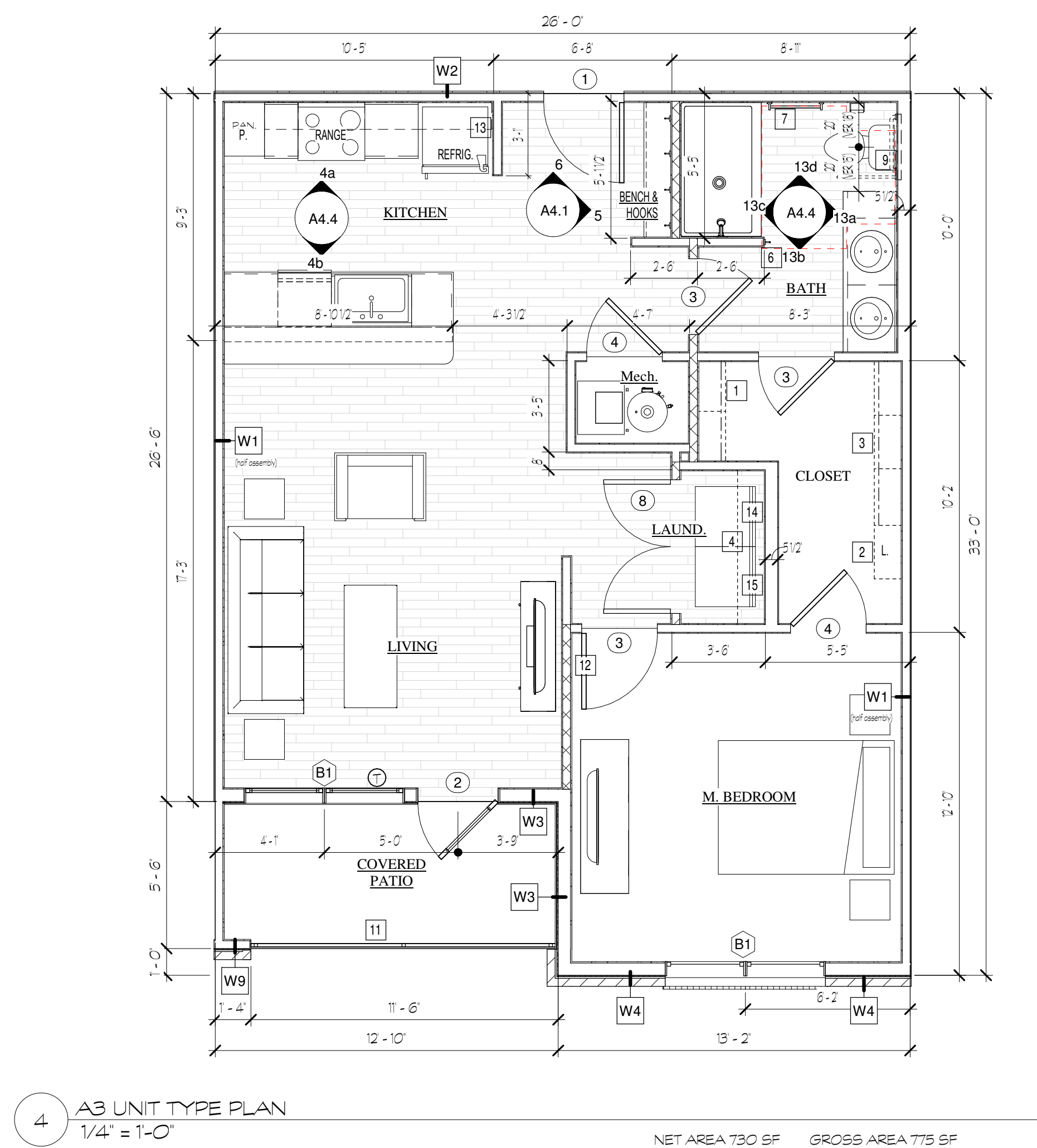


2 BUILDING TYPE IV LEFT SIDE ELEVATION, BUILDING 10  
Scale: 3/32" = 1'-0"

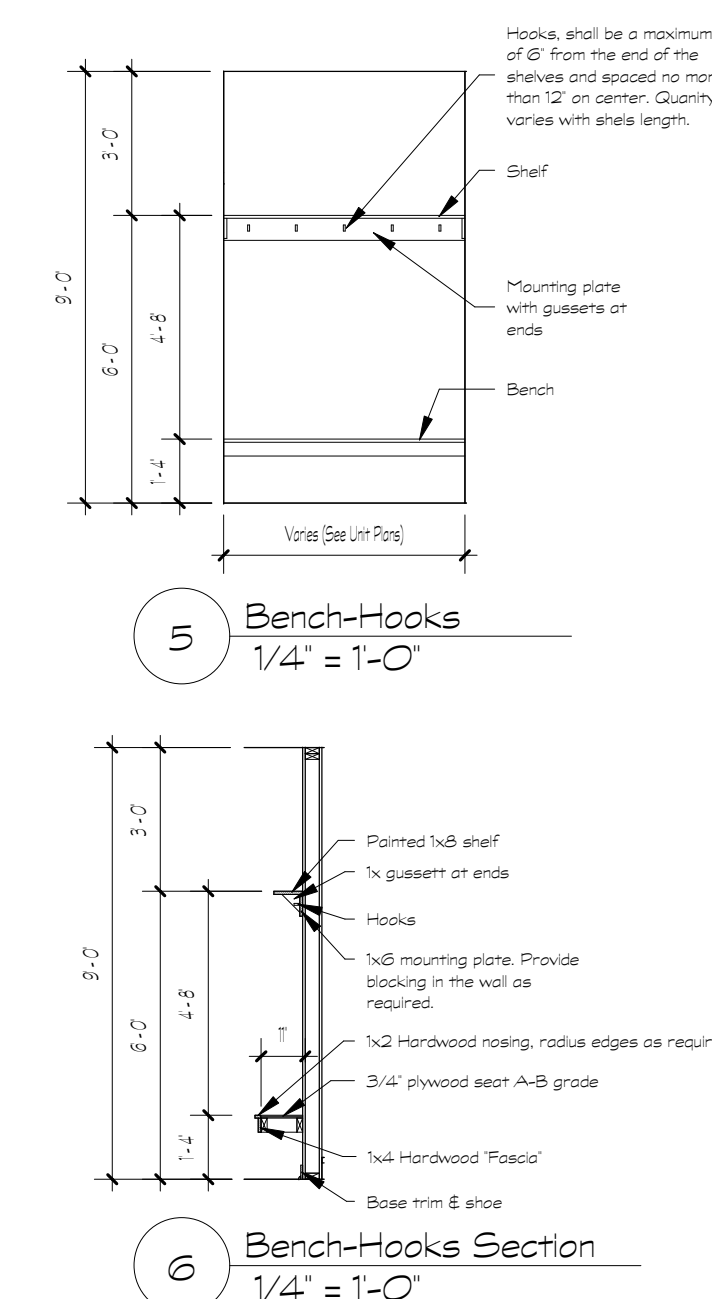


1 BUILDING TYPE IV REAR ELEVATION, BUILDING 11  
Scale: 3/32" = 1'-0"





WALL ASSEMBLY LEGEND		NOTE SEE WALL FRAMING SCHEDULE ON STRUCTURAL DRAWINGS FOR STUD OF STRUCTURAL BEARING WALLS	
TENANT SEP. WALL W1 THR UL U341		<ul style="list-style-type: none"><li>2x10 PRE-DRILLED STUDS @ 16" O.C.</li><li>2x10 WOOD STUDS 1/2" SPACED @ 24" O.C. VERTICAL SPACING WITH THE 2x10 WALL DRAPING EVERY 1/2" VERTICALLY</li><li>1" RIGID FOAM INSULATION AT BACK OF STUDS ONLY</li><li>1/2" PRE-DRILLED GYPSUM WALLBOARD</li></ul>	
CORRIDOR / TENANT WALL W2 THR UL U311		<ul style="list-style-type: none"><li>2x10 PRE-DRILLED STUDS @ 16" O.C.</li><li>2x10 WOOD STUDS 1/2" SPACED @ 24" O.C. VERTICAL SPACING WITH THE 2x10 WALL DRAPING EVERY 1/2" VERTICALLY</li><li>1" RIGID FOAM INSULATION AT BACK OF STUDS ONLY</li><li>1/2" PRE-DRILLED GYPSUM WALLBOARD</li></ul>	
EXTERIOR WALL W3 THR UL U336		<ul style="list-style-type: none"><li>2x10 PRE-DRILLED STUDS @ 16" O.C.</li><li>2x10 WOOD STUDS 1/2" SPACED @ 24" O.C. VERTICAL SPACING WITH THE 2x10 WALL DRAPING EVERY 1/2" VERTICALLY</li><li>1" RIGID FOAM INSULATION AT BACK OF STUDS ONLY</li><li>1/2" PRE-DRILLED GYPSUM WALLBOARD</li></ul>	
EXTERIOR WALL W4 THR UL U336		<ul style="list-style-type: none"><li>2x10 PRE-DRILLED STUDS @ 16" O.C.</li><li>2x10 WOOD STUDS 1/2" SPACED @ 24" O.C. VERTICAL SPACING WITH THE 2x10 WALL DRAPING EVERY 1/2" VERTICALLY</li><li>1" RIGID FOAM INSULATION AT BACK OF STUDS ONLY</li><li>1/2" PRE-DRILLED GYPSUM WALLBOARD</li></ul>	
STAIRWELL / ELEVATOR SHAFT WALL W5 THR UL U301		<ul style="list-style-type: none"><li>2x10 PRE-DRILLED STUDS @ 16" O.C.</li><li>2x10 WOOD STUDS 1/2" SPACED @ 24" O.C. VERTICAL SPACING WITH THE 2x10 WALL DRAPING EVERY 1/2" VERTICALLY</li><li>1" RIGID FOAM INSULATION AT BACK OF STUDS ONLY</li><li>1/2" PRE-DRILLED GYPSUM WALLBOARD</li></ul>	
INT. BEARING / SEP. WALL W6 THR UL U305		<ul style="list-style-type: none"><li>2x10 PRE-DRILLED STUDS @ 16" O.C.</li><li>2x10 WOOD STUDS 1/2" SPACED @ 24" O.C. VERTICAL SPACING WITH THE 2x10 WALL DRAPING EVERY 1/2" VERTICALLY</li><li>1" RIGID FOAM INSULATION AT BACK OF STUDS ONLY</li><li>1/2" PRE-DRILLED GYPSUM WALLBOARD</li></ul>	
PARTITION WALL W7 (NON-BEARING) EXTERIOR WALL W8 THR UL U336		<ul style="list-style-type: none"><li>2x10 PRE-DRILLED STUDS @ 16" O.C.</li><li>2x10 WOOD STUDS 1/2" SPACED @ 24" O.C. VERTICAL SPACING WITH THE 2x10 WALL DRAPING EVERY 1/2" VERTICALLY</li><li>1" RIGID FOAM INSULATION AT BACK OF STUDS ONLY</li><li>1/2" PRE-DRILLED GYPSUM WALLBOARD</li></ul>	
EXTERIOR WALL W9 THR UL U336		<ul style="list-style-type: none"><li>2x10 PRE-DRILLED STUDS @ 16" O.C.</li><li>2x10 WOOD STUDS 1/2" SPACED @ 24" O.C. VERTICAL SPACING WITH THE 2x10 WALL DRAPING EVERY 1/2" VERTICALLY</li><li>1" RIGID FOAM INSULATION AT BACK OF STUDS ONLY</li><li>1/2" PRE-DRILLED GYPSUM WALLBOARD</li></ul>	
PLAN KEYNOTES			
1	1/2 SHELF S ROD @ 68"		
2	1/2 SHELVES @ 16", 22", 42", 55", 68" HEIGHTS		
3	DBL. 1/2 ROD @ SHELF @ 55" DBL HEIGHTS		
4	1/2 SHELF @ 68"		
5	1/2 SHELF @ 55" @ 68"		
6	BATH ROSE HOOK @ 68"		
7	24 TOWEL BAR @ 24" AFF		
8	2X10 BLOCKING BEHIND TOILET FOR FUTURE BRAB BARS		
9	2X10 BLOCKING BEHIND TOILET FOR FUTURE BRAB BARS		
10	COUNTER TOP CONTROLS FINISHED MATERIAL PROJECTS TO NOTES NOMINAL FAST SINK KNEE WALL AT FINISH BAR SEE FINISH SCHEDULE		
11	STEEL PORCH RAILING SYSTEM BLACK POWDERCOAT FINISH AT ALL UPPER FLOOR UNITS AND ALL BUILDING FRONT 1ST FLOOR UNITS SEE BUILDING ELEVATIONS TO CONFIRM LOCATIONS		
12	ELECTRICAL POWER PANEL MOUNT 48" AFF MAX TO PANEL CENTER		
13	REFRIGERATER WATER SUPPLY BOX		
14	WASHER WATER SUPPLY BOX RECESSED USE PRE RATED BOX WHEN INSTALLED AT THR PRE RATED WALL SET IN PRE CLACK		
15	DRYER BOX TO EVALUATE DUCT SEE MECH NOTES USE PRE RATED BOX WHEN INSTALLED AT THR PRE RATED WALL SET IN PRE CLACK		
16	PAINTED WOOD 1/2 SHELVES @ 16", 22", 42", 55", 68" HEIGHTS		



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Planning • Architecture  
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**SGN+A, Inc.**  
315 West Ponce de Leon Avenue  
Suite 755  
Decatur, Georgia 30030  
Tel: 404.373.7370  
Fax: 404.373.7372  
[www.sgnplusa.com](http://www.sgnplusa.com)

Revisions:

Date:                      Description:

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# BROAD ACRE

**McCordsville, IN**

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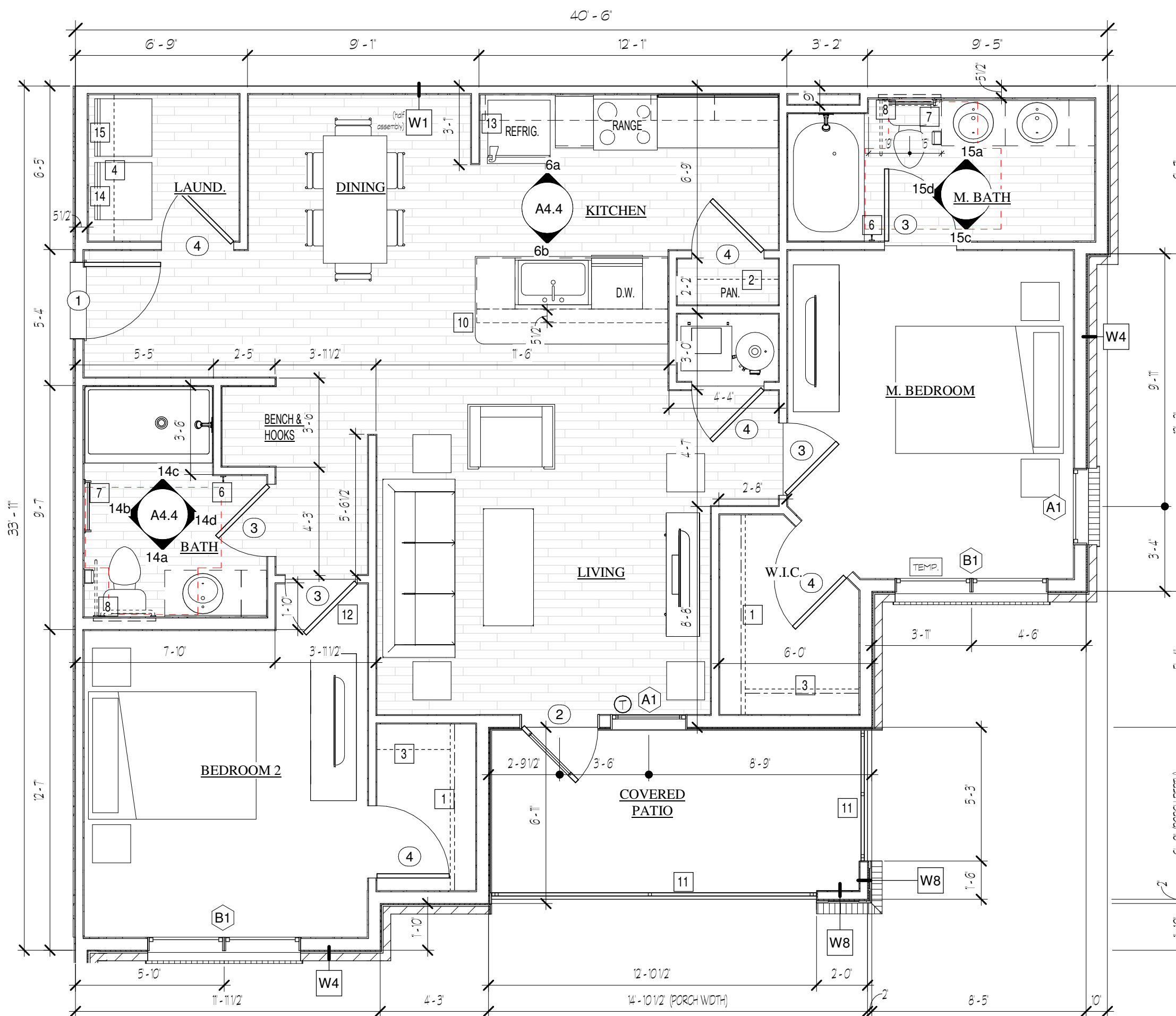
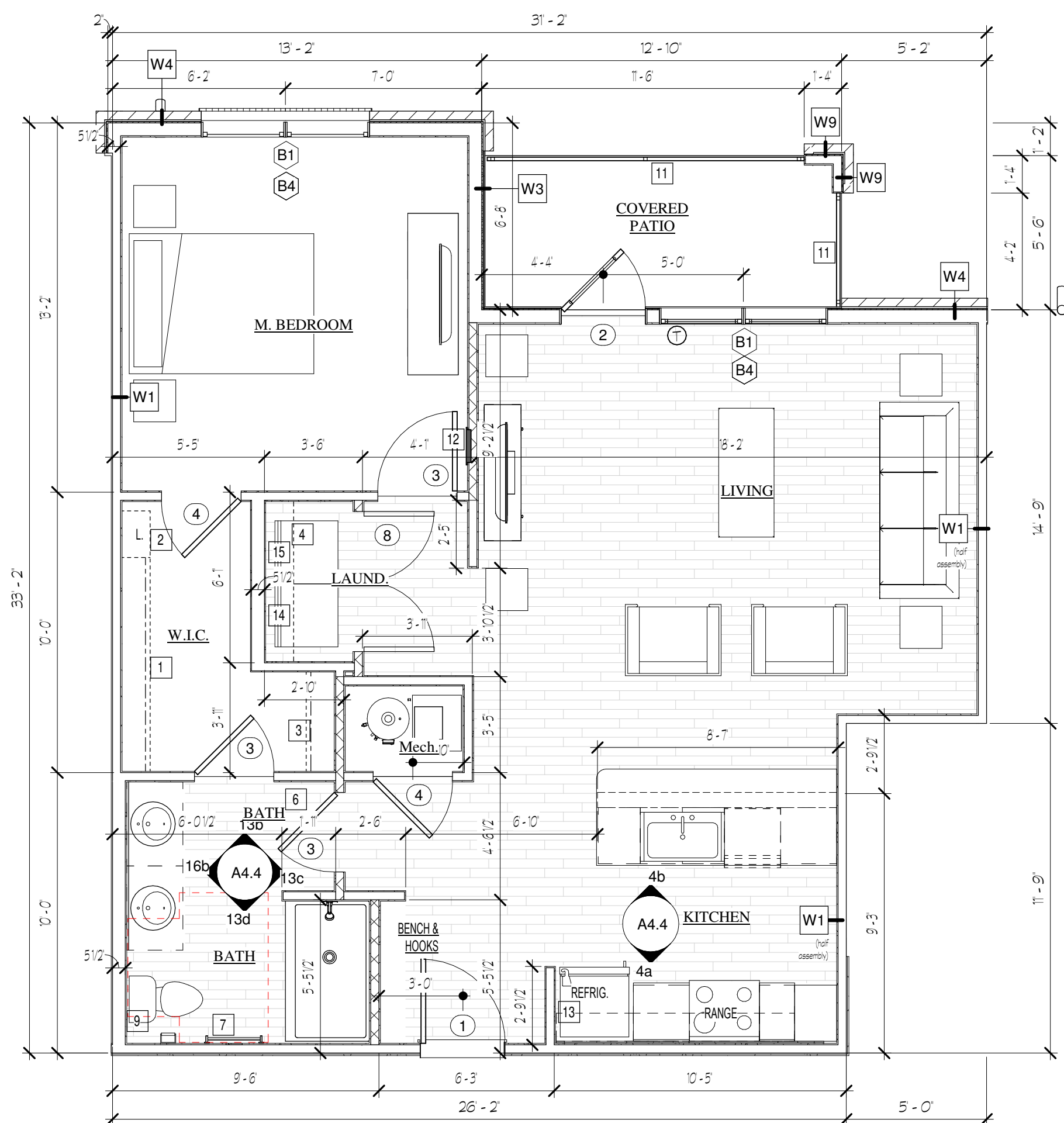
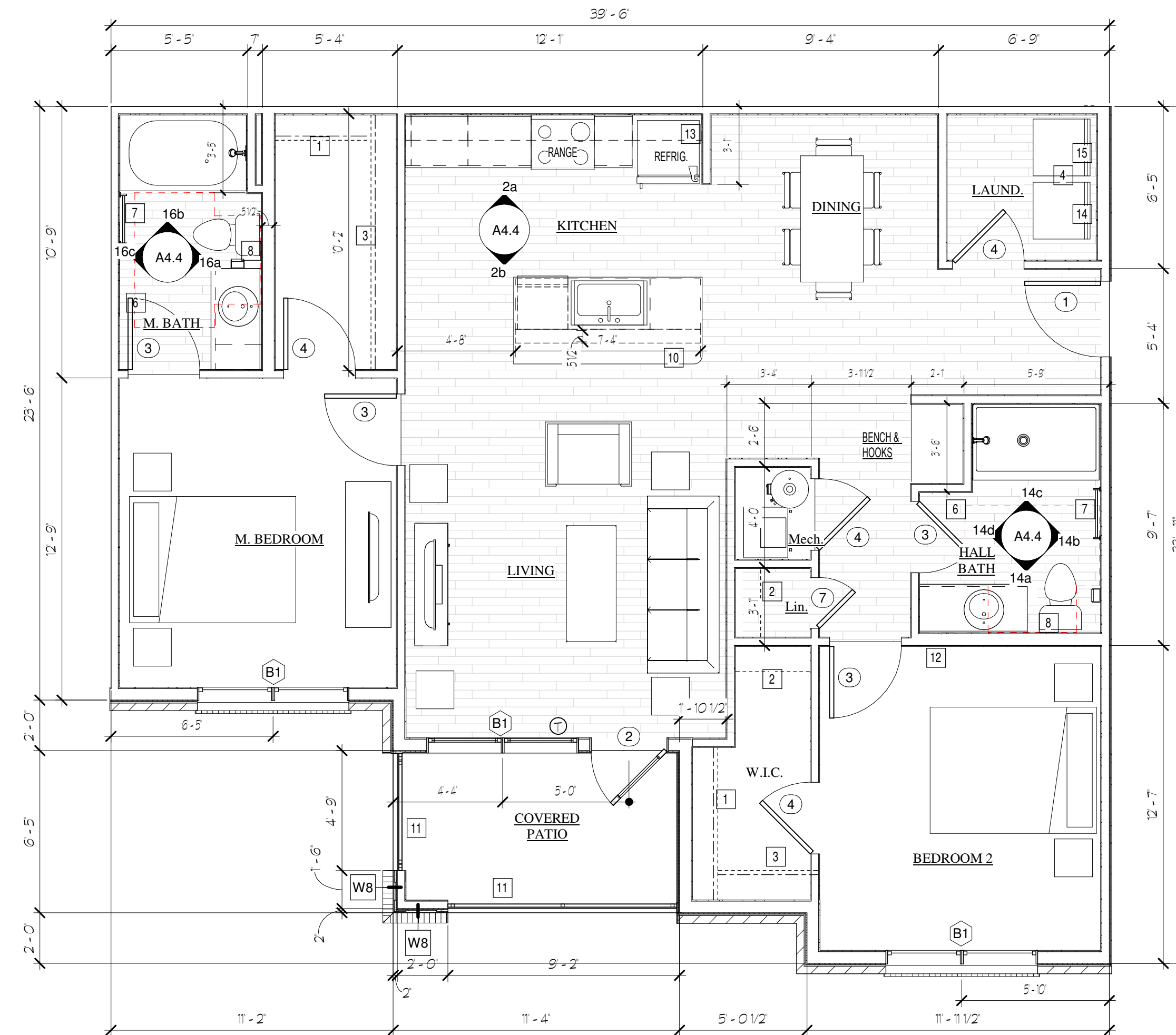
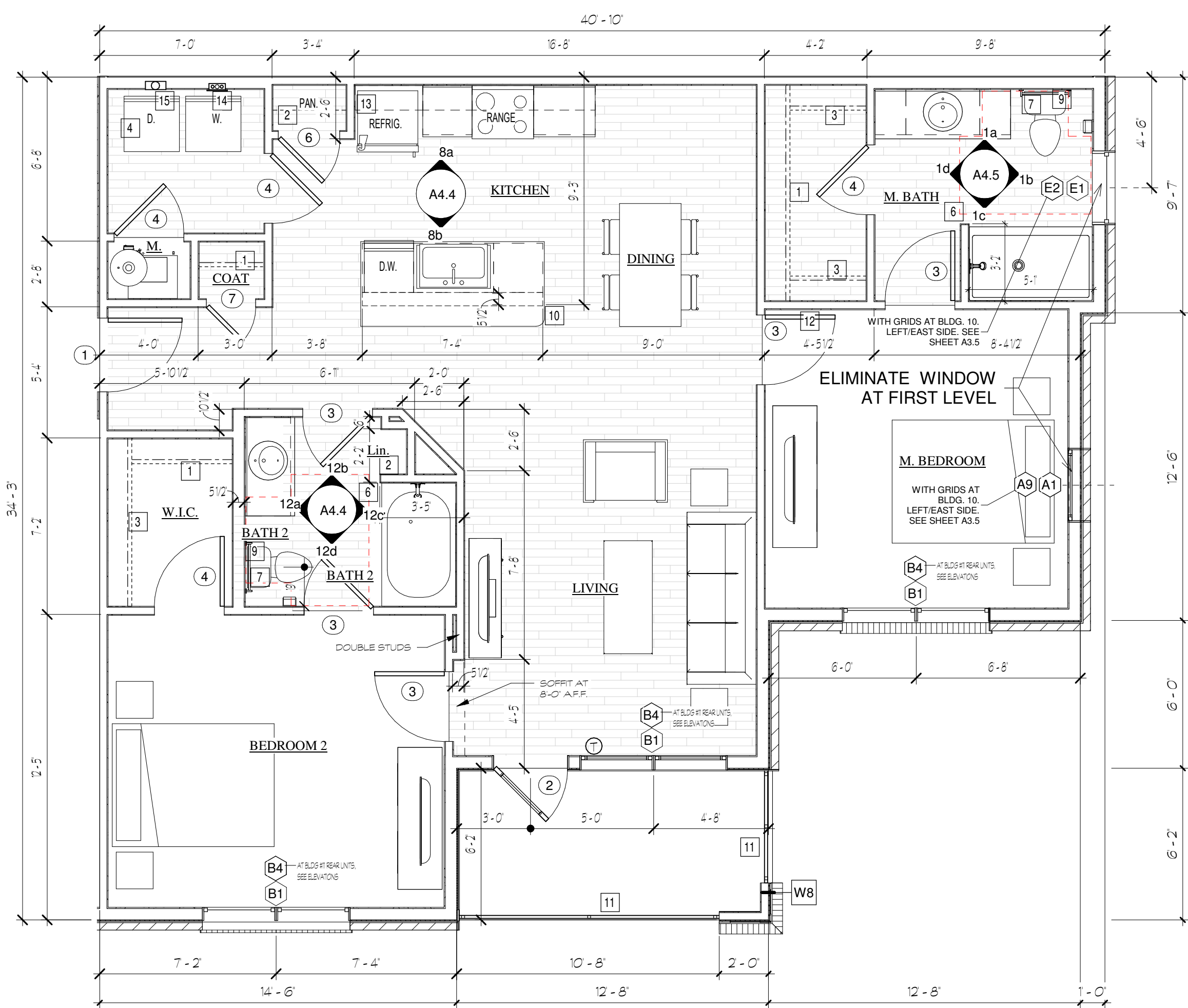
Sheet Title:  
UNIT FLOOR PLANS

Date:  
7 MARCH 2024

Sheet Number:

### A4.1



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**SGN+A, Inc.**  
315 West Ponce de Leon Avenue  
Suite 755  
Decatur, Georgia 30030  
Tel: 404.373.7370  
Fax: 404.373.7372  
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Sheet Title:  
UNIT FLOOR PLANS

Date:  
7 MARCH 2024

Sheet Number:

## A4.2



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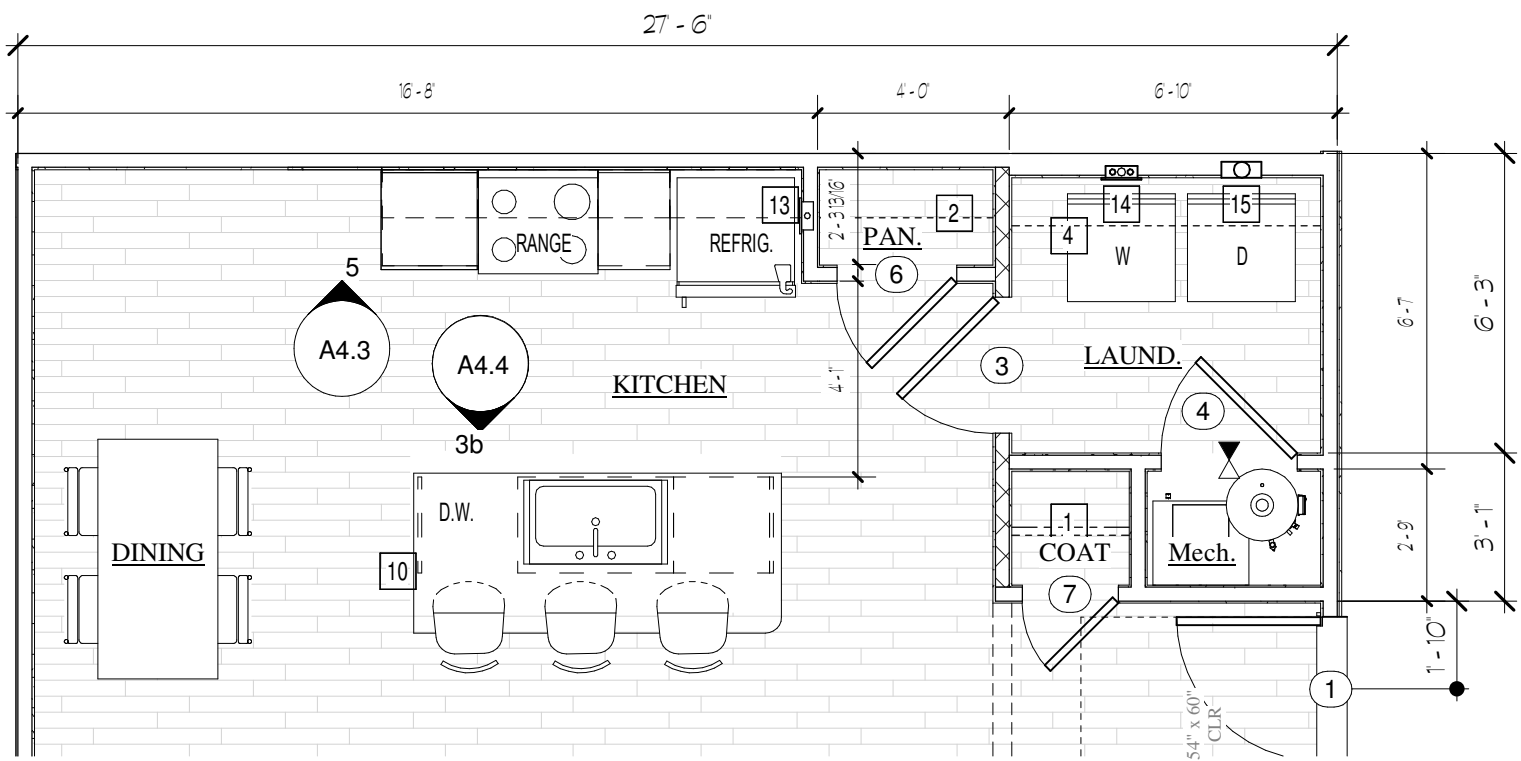
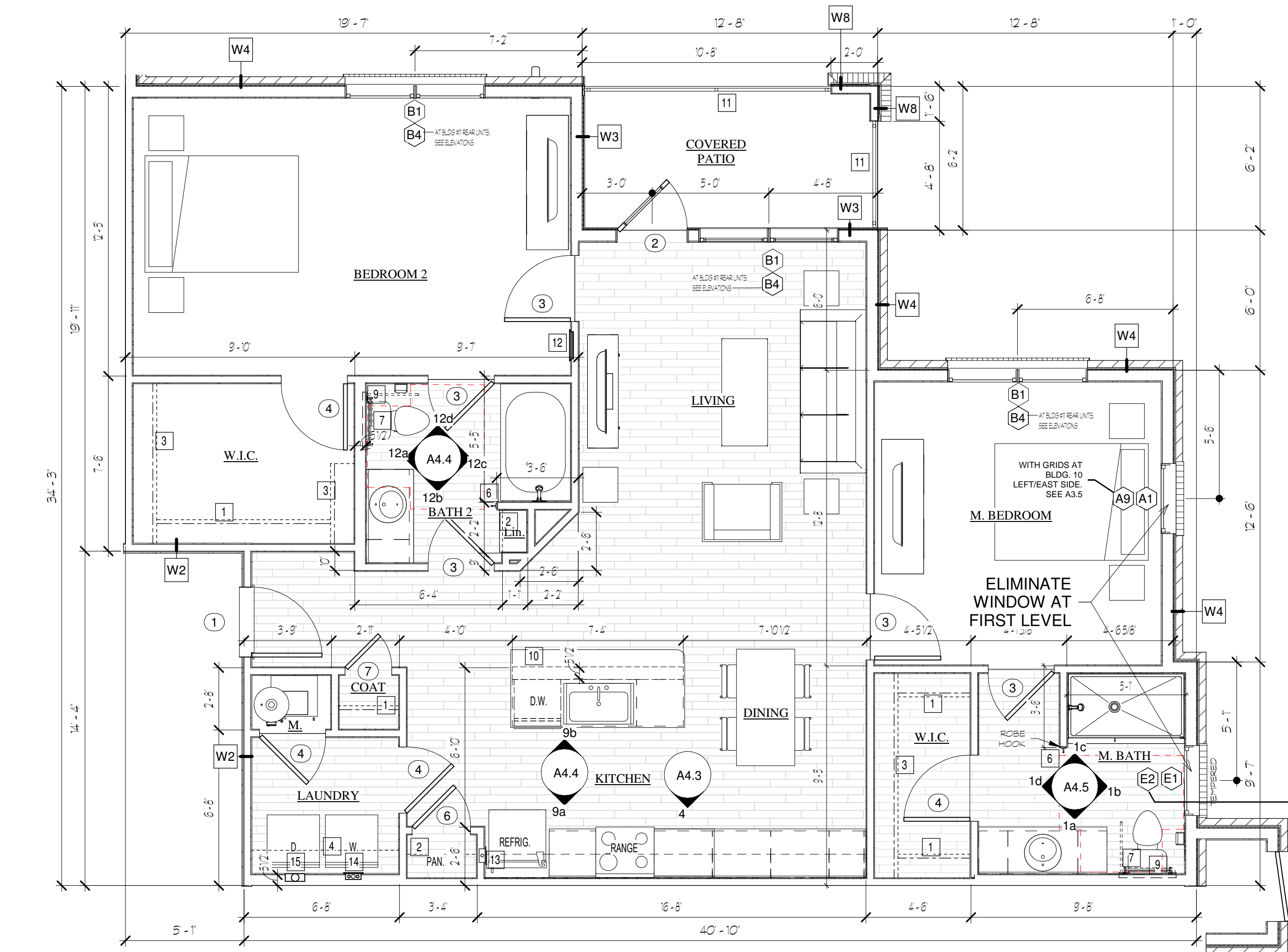
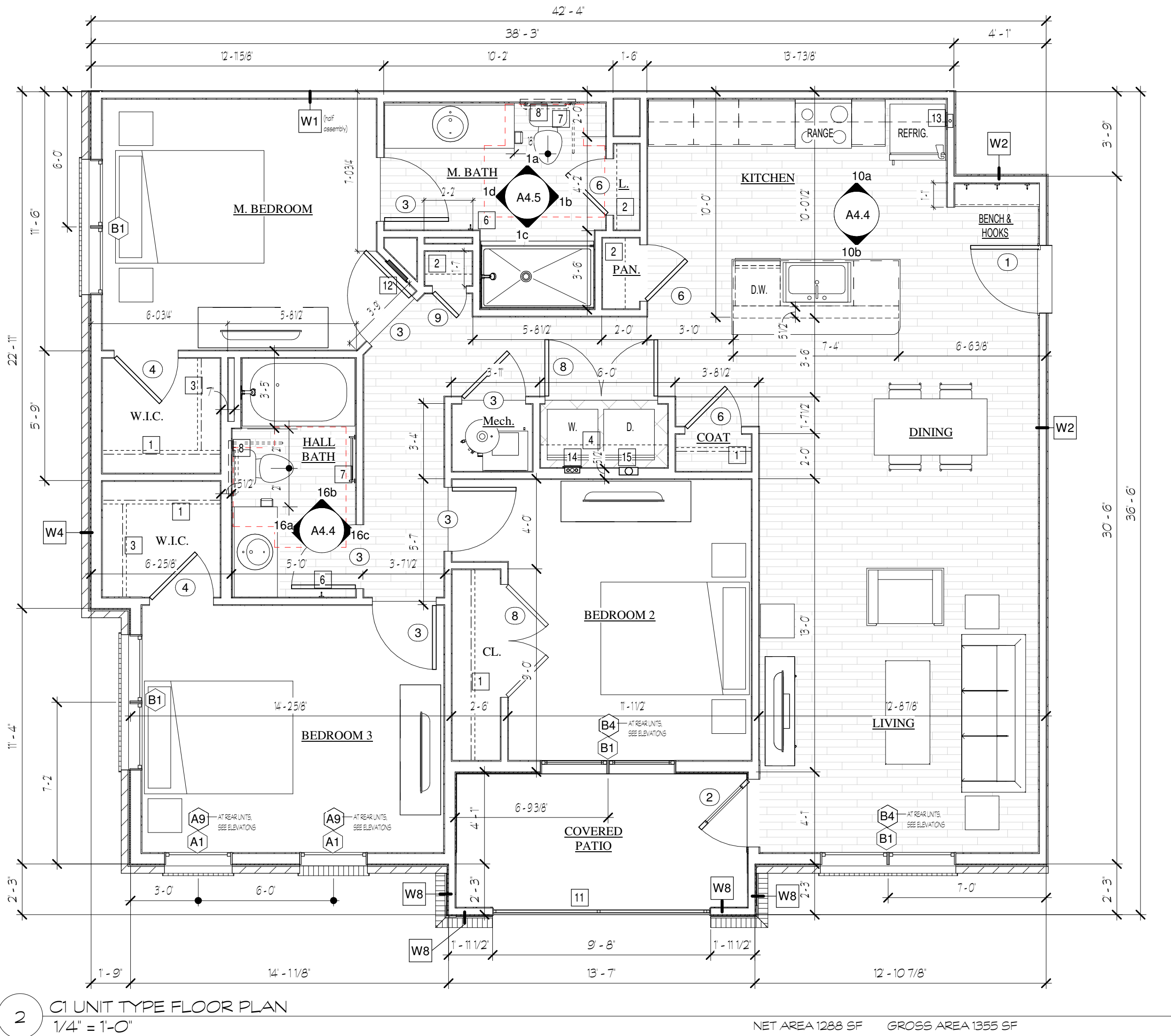
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UNIT FLOOR PLANS

Date:  
7 MARCH 2024

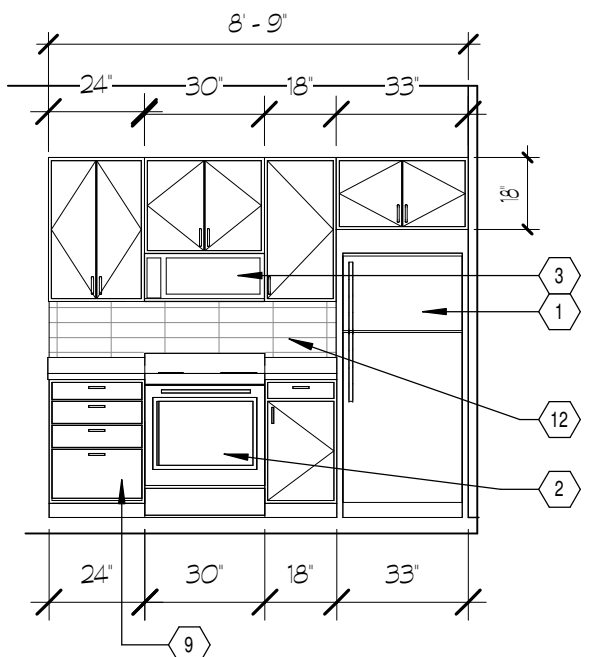
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A4.3

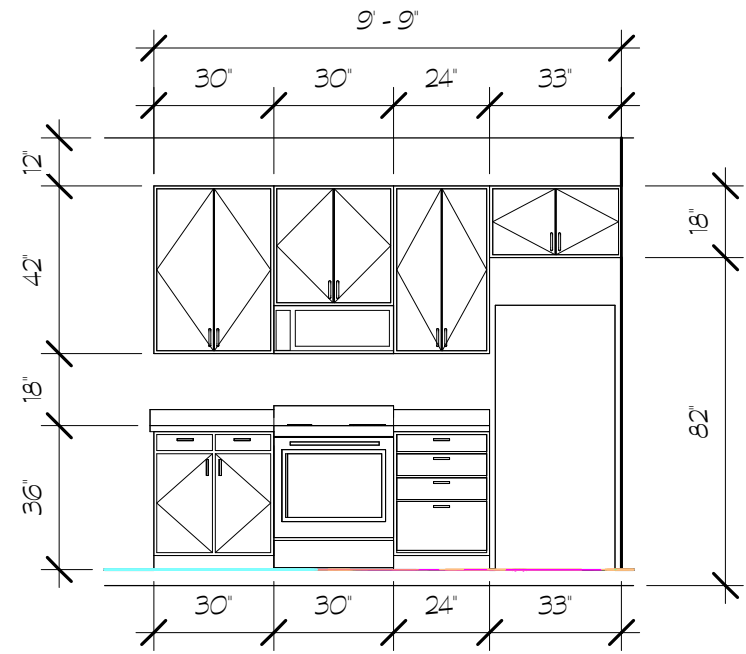
WALL ASSEMBLY LEGEND		NOTE: SEE WALL FINISH SCHEDULE ON STRUCTURAL DRAWINGS FOR STUD SPACING OF STRUCTURAL BEARING WALLS
TENANT SEP. WALL W1 THR UL US41		2x4 WOOD STUD, LION, SPACED WITH 4x4 BATT INSUL. EACH SIDE, INTERRUPT STUDS WITH 1/2" GIBBS OR DRAFTSTOP & BAY OF 10' MAX
CORRIDOR / TENANT WALL W2 THR UL US11		1/2" PRECAST EPS/PMWALBOARD 2x4 WOOD STUD, LION, WITH 4x4 FIBERGLASS BATT INSULATION
EXTERIOR WALL W3 THR UL US36		1/2" PRECAST EPS/PMWALBOARD 2x4 WOOD STUD, LION, WITH 4x4 FIBERGLASS BATT INSULATION 1/2" GIBBS OR DRAFTSTOP & BAY OF 10' MAX
EXTERIOR WALL W4 THR UL US36		1/2" PRECAST EPS/PMWALBOARD 2x4 WOOD STUD, LION, WITH 4x4 FIBERGLASS BATT INSULATION 1/2" GIBBS OR DRAFTSTOP & BAY OF 10' MAX
STAIRWELL / ELEVATOR SHAFT WALL W5 THR UL US31		2 LAYERS OF 5/8" PRECAST EPS/PMWALBOARD TYPE A, BOTH SIDES 2x4 WOOD STUD, LION, WITH 4x4 FIBERGLASS BATT INSULATION
INT. BEARING SEP. WALL W6 THR UL US35		1/2" PRECAST EPS/PMWALBOARD (1/2" GIBBS AT 10' MAX) 2x4 WOOD STUD, LION, WITH 4x4 FIBERGLASS BATT INSULATION
PARTITION WALL W7 (NON-BEARING)		1/2" EPS/PMWALBOARD 2x4 WOOD STUD SPACED @ 24" O.C. MAX, LION
EXTERIOR WALL W8 THR UL US36		1/2" PRECAST EPS/PMWALBOARD 2x4 WOOD STUD, LION, WITH 4x4 FIBERGLASS BATT INSULATION 1/2" GIBBS OR DRAFTSTOP & BAY OF 10' MAX
EXTERIOR WALL W9 THR UL US36		1/2" PRECAST EPS/PMWALBOARD 2x4 WOOD STUD, LION, WITH 4x4 FIBERGLASS BATT INSULATION 1/2" GIBBS OR DRAFTSTOP & BAY OF 10' MAX
PLAN KEYNOTES		
1	1/2" SHELF @ 66"	
2	1/2" SHELF @ 16", 20", 42", 55" & 66" HEIGHTS	
3	Dbl. 1/2" ROD & SHELF @ 55", 64" HEIGHTS	
4	1/2" SHELF @ 66"	
5	1/2" SHELF @ 55" & 66"	
6	BATH ROBE HOOK @ 66"	
7	24" TOWEL BAR @ 54" AFF	
8	2x10 BLOCKING BEHIND TOILET FOR FUTURE GRAB BARS FOR UNIT TYPES A2, A21, B2, B21 & C1 INSTALL BLOCKING FOR SET PLANTS ONLY. SEE INTERIOR ELEVATIONS.	
9	2x10 BLOCKING BEHIND TOILET FOR FUTURE GRAB BARS FOR UNIT TYPES A1, A3, A31, B3, & B31 INSTALL BLOCKING ALL FLOORS. SEE INTERIOR ELEVATIONS.	
10	COUNTERTOP CONTIGUOUS FINISH MATERIAL PROJECTS 10 INCHES NOMINAL PAST SINK KNEE WALL AT FLUSH BAR. SEE FINISH SCHEDULES.	
11	STEEL PORCH RAILING SYSTEM BLACK POWDERCOAT FINISH AT ALL UPPER FLOOR UNITS AND ALL BUILDING FRONT 1ST FLOOR UNITS. SEE BUILDING ELEVATIONS TO CONFIRM LOCATIONS.	
12	ELECTRICAL POWER PANEL, MOUNT 48" AFF MAX TO PANEL OPENER.	
13	REFRIGERATOR WATER SUPPLY BOX.	
14	WASHER WATER SUPPLY BOX, RECESSED. USE FREE RATED BOX WHEN INSTALLED AT THE FREE RATED WALL, SET IN FREE CHALK.	
15	DRYER BOX TO EXHAUST DUCT, SEE MECH NOTES. USE FREE RATED BOX WHEN INSTALLED AT THE FREE RATED WALL, SET IN FREE CHALK.	
16	PAINTED WOOD 1/2" SHELF @ 16", 20", 42", 55" & 66" HEIGHTS	



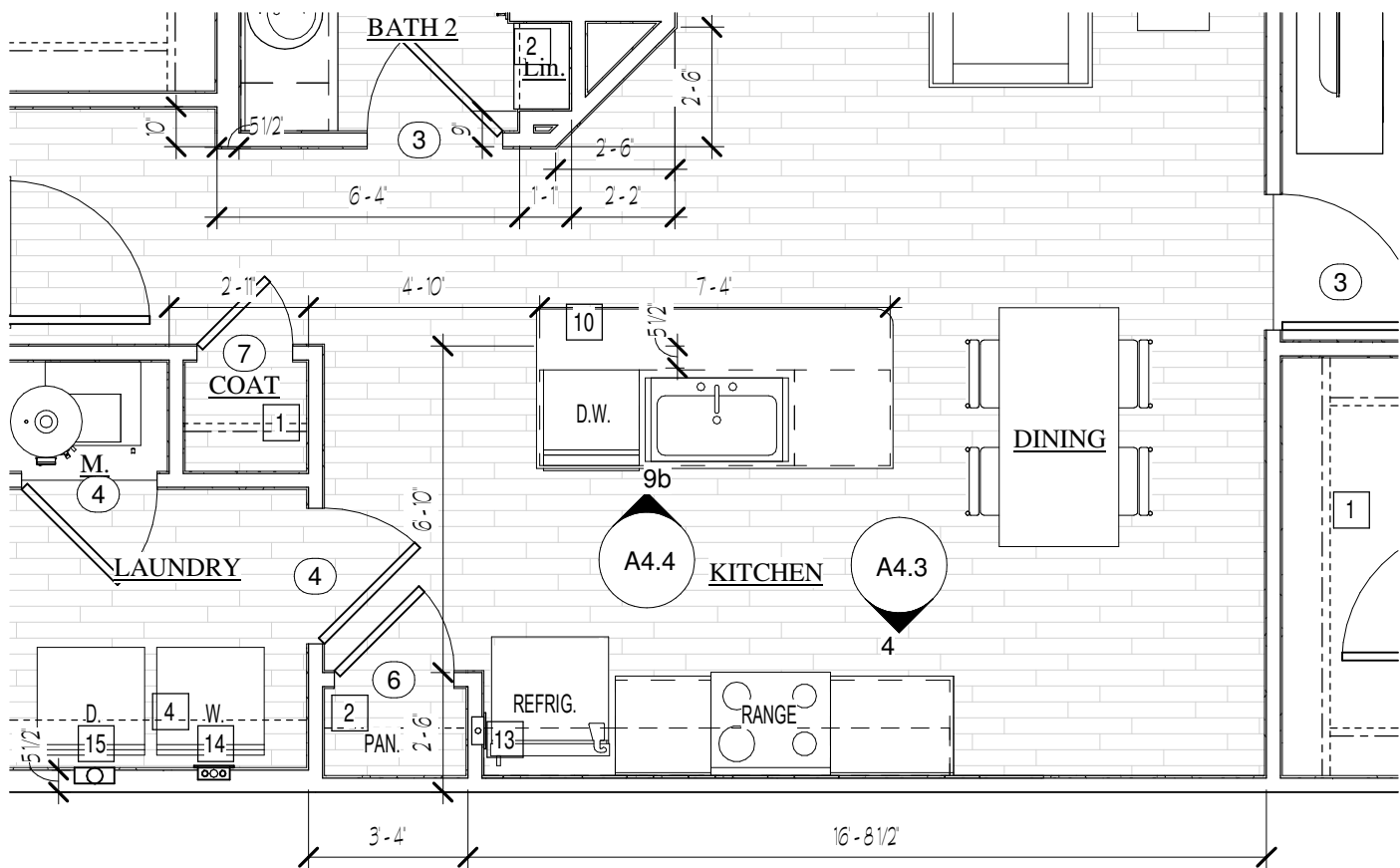
6 A2.1 UNIT FLOOR PLAN @ BLDGS. 10 & 11  
1/4" = 1'-0"



5 A2.1 KITCHEN @ BLDGS. 10 & 11  
1/4" = 1'-0"



4 B5.1 KITCHEN @ BLDGS. 10 & 11  
1/4" = 1'-0"



3 B5.1 UNIT TYPE FLOOR PLAN @ BLDGS. 10 & 11  
1/4" = 1'-0"

1 B5.1 UNIT TYPE FLOOR PLAN  
1/4" = 1'-0"