

Sutton's Landing

AA (10) Highway, Maysville, KY 41065

Developed By:

Model Group

1826 RACE STREET
CINCINNATI, OHIO 45202

Revision List

NO.	DATE	DESCRIPTION
△	8.18.23	Addendum 1

Project Data

CODE DATA

Code: 2018 Kentucky Building Code
 Occupancy/Use: R-2 Apartments
 Construction Type: 5B
 Common Wall Rating: 1 Hour
 Parapet Wall: N/A
 Area/Floor (Non-Sprinkler): 2 stories, 7,000 SF allowed

SITE DATA

Site Area: 12.6 Acres
 Parking, Total: 94 Spaces (14 Accessible)

COMPLIANCE WITH DESIGN REQUIREMENTS

KHC Minimum Design, 2020
 ANSI - A117.1(2009)
 Fair Housing

Building Type	First floor	Second floor	Building Area	Storage			OLM	Building Area Total**	Number of buildings	Total Sq. Ft.
				No. of storage units	Area (S.F.)	Storage Total (S.F.)				
Type I	4,183.00	0.00	4,183.00					4,183.00	6.00	25,098.00
Type II	3,895.00	0.00	3,895.00					3,895.00	2.00	7,790.00
Type III	2,434.00	0.00	2,434.00					2,434.00	1.00	2,434.00
Clubhouse	3,694.00		3,694.00					3,694.00	1.00	3,694.00
Project total									10.00	39,016.00

Net Conditioned

Type	Net Sq.Ft.	No. of bedrooms	No. of units	Total number of bedrooms	Total Net Sq.Ft.
A - 3 BR Typ.	1,104.00	3.00	5.00	15.00	5,520.00
B - 1 BR Typ.	652.00	1.00	20.00	20.00	13,040.00
C - 2 BR Typ. *	886.00	2.00	11.00	22.00	9,746.00
Clubhouse	3,431.00			0.00	3,431.00
A - 3 BR Accessible	1,104.00	3.00	1.00	3.00	1,104.00
B - 1 BR Accessible	652.00	1.00	2.00	2.00	1,304.00
C - 2 BR Accessible	886.00	2.00	1.00	2.00	886.00
Total			40.00	64.00	35,031.00

* INDICATES 1 SIGHT/HEARING IMPAIRED UNIT.

⁽¹⁾ **Gross Conditioned** - enclosed floor area (square feet) within the insulated building envelope (a.k.a., conditioned). Measured to the outside edge of exterior wall structural members (i.e., outside edge of wall studs). Does not include exterior covered floor area (e.g., covered porches, balconies, and exterior stairwells), parking garages, or unconditioned attic / basement space. For rental projects, includes unit(s) and common areas.

⁽²⁾ **Net Unconditioned** - Enclosed area within the building envelope (but not typically insulated) that is not conditioned (e.g., unfinished basements), and exterior storage closets.

⁽³⁾ **Covered Exterior** - Includes exterior covered porches, covered balconies, covered exterior stairwells, and covered breezeways. Also includes vehicle parking areas in parking garages.

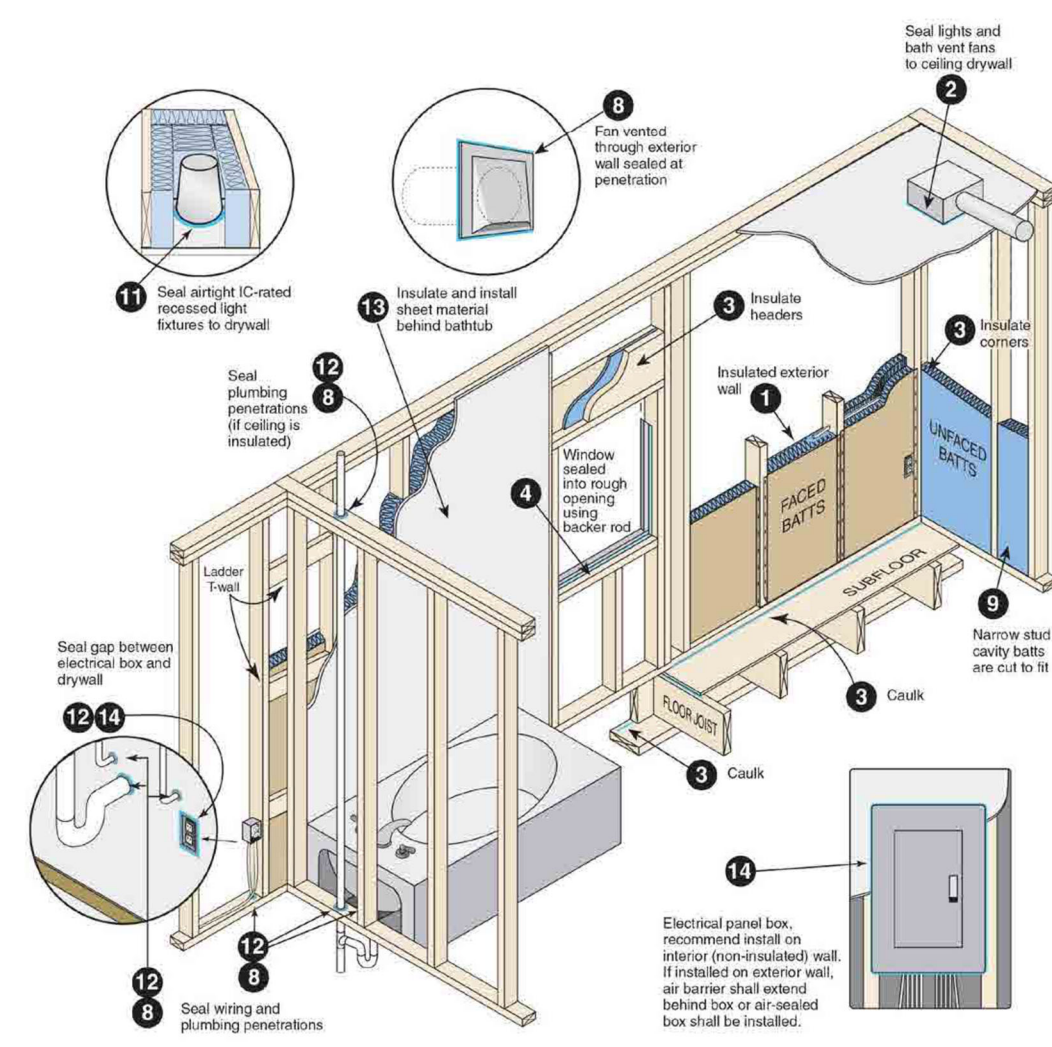
⁽⁴⁾ **Total Under Roof** - Sum of all floor area (gross conditioned, net unconditioned, and covered exterior), which is covered by the roof. Not to be mistaken with total ground cover, the total under roof includes the floor areas for multiple floors (stories), while ground cover would only include the ground floor area.



103 WIND HAVEN DR, STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



AA (10) Highway, MAYSVILLE, KY 41065

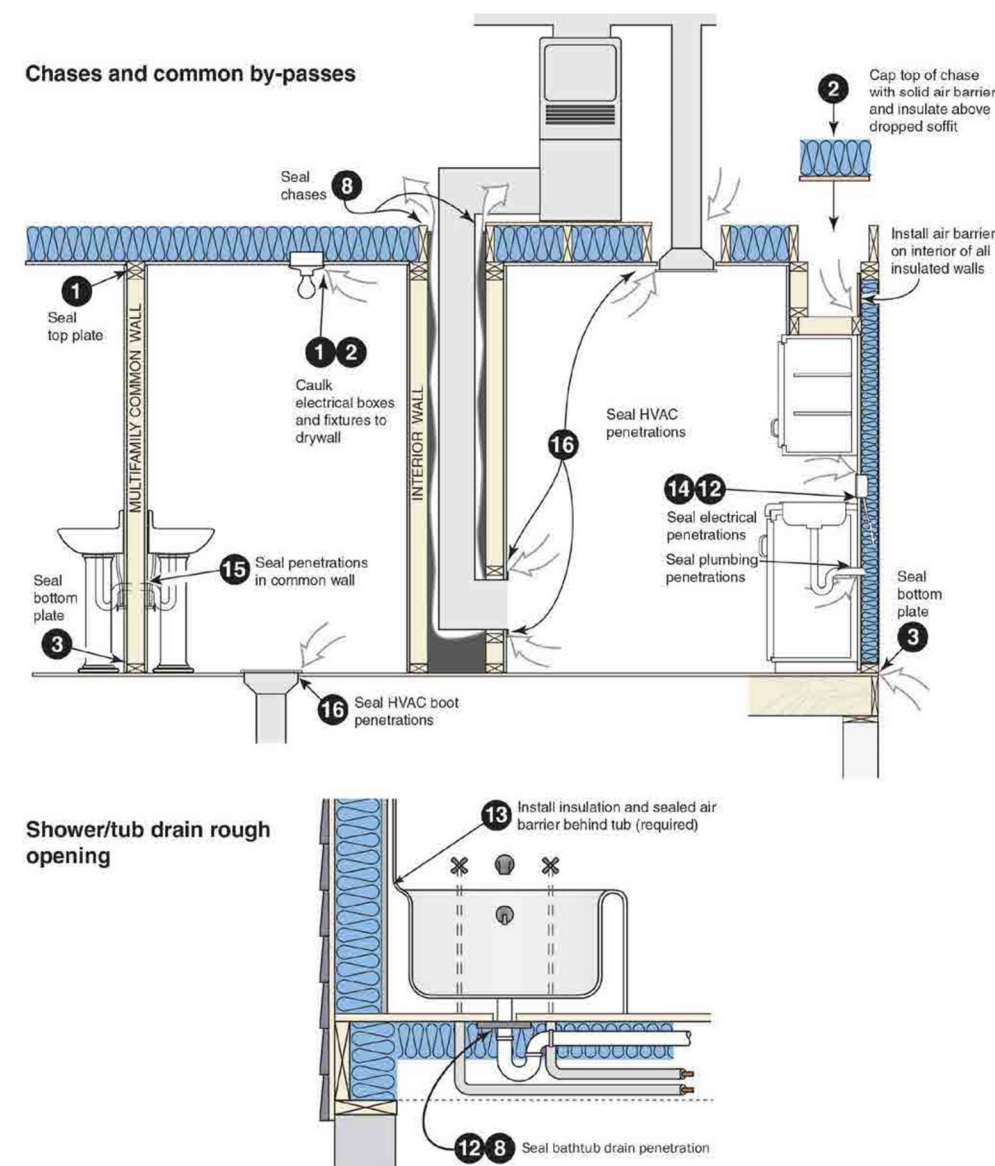


NOTE: THIS DIAGRAM IS ONLY TO BE USED IN REFERENCE TO AIR SEALING LOCATIONS AND DETAILS. REFER TO WALL SECTIONS AND PLANS FOR ACTUAL PROJECT CONDITIONS.

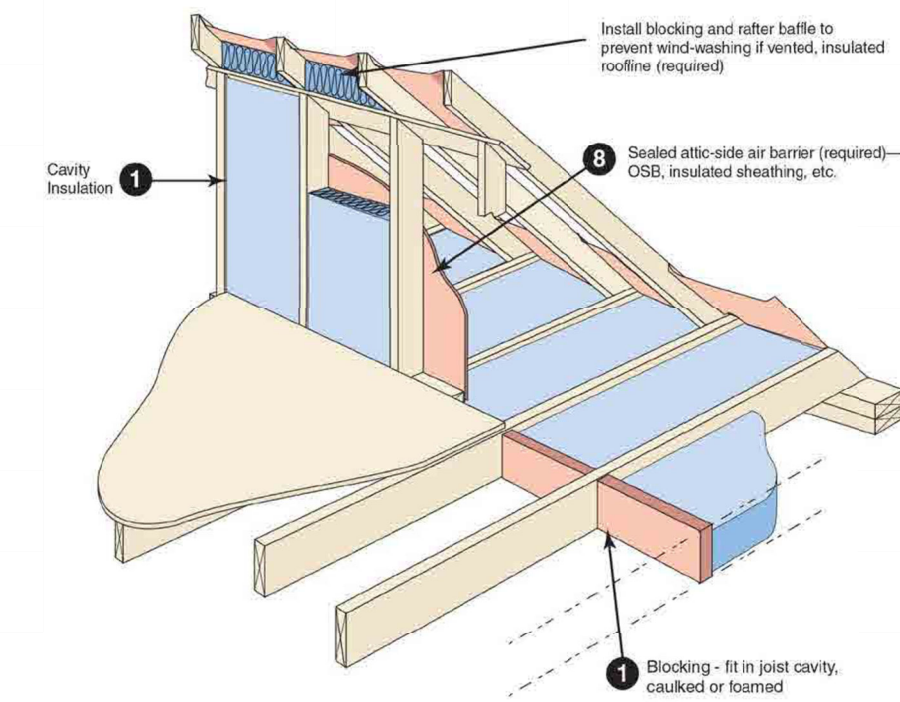
Air Sealing Key Points
NOT TO SCALE

- Cap and seal all chases, including chases for grouped utility lines and radon vents.
- Seal penetrations in mechanical closet, including penetrations for the:
 - supply plenum
 - outside air ventilation
 - refrigerant line
 - plumbing
 - electrical
 - gas fuel
- Seal band area at exterior sheathing side and all penetrations through band.
- Air-seal at drywall finishing for any wall adjacent to stairwell or elevator. Air-seal this gap at every change in floor level.
- Seal miscellaneous clustered penetrations through building envelope (e.g., refrigerant lines).

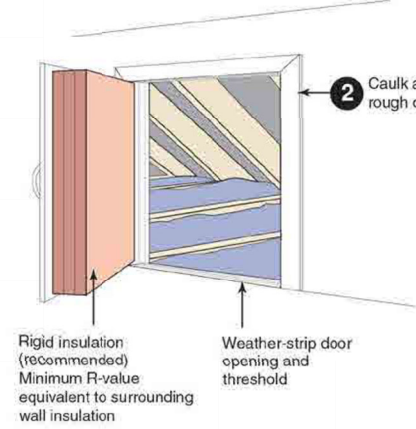
Air Sealing Key Points - Penetrations
NOT TO SCALE



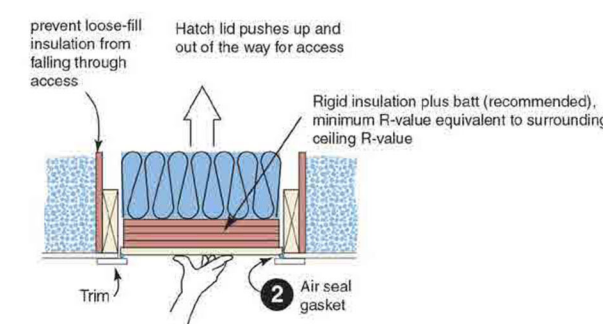
Air Sealing Key Points - Chases
NOT TO SCALE



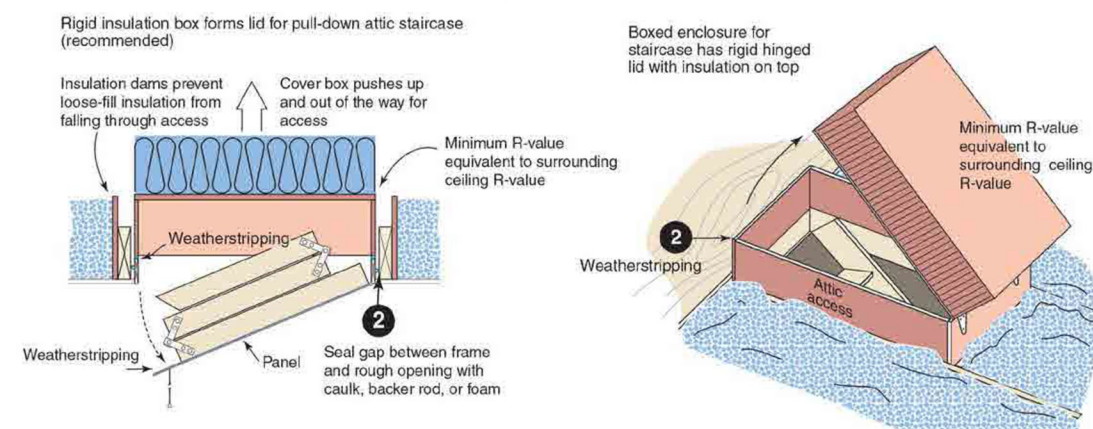
Attic knee-walls



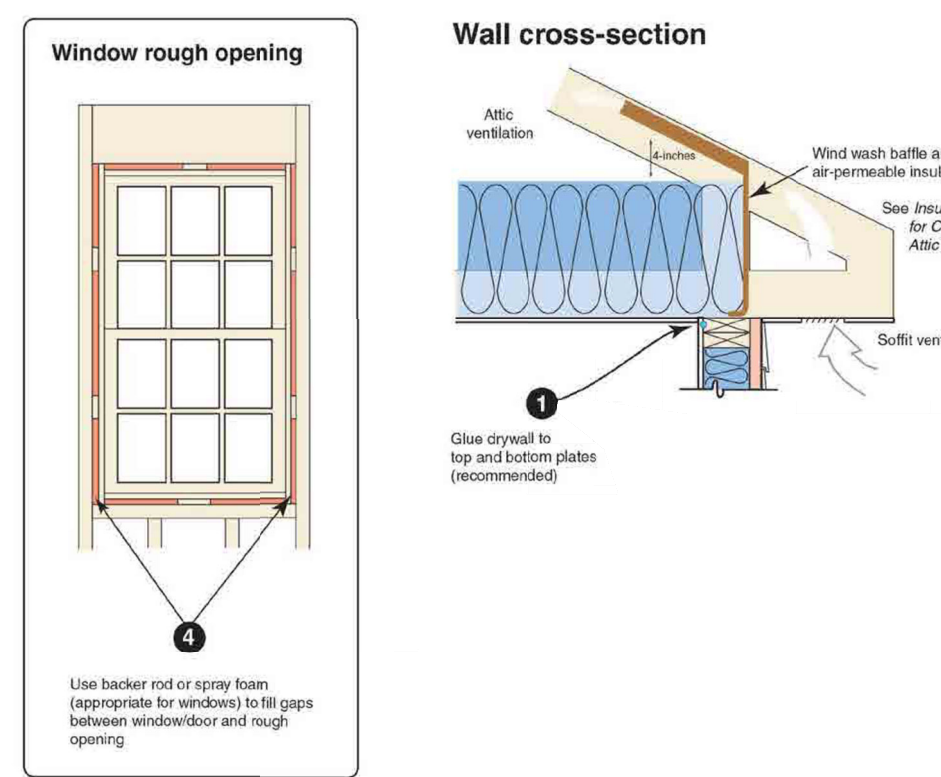
Air Sealing Key Points - Attic Knee-Walls
NOT TO SCALE



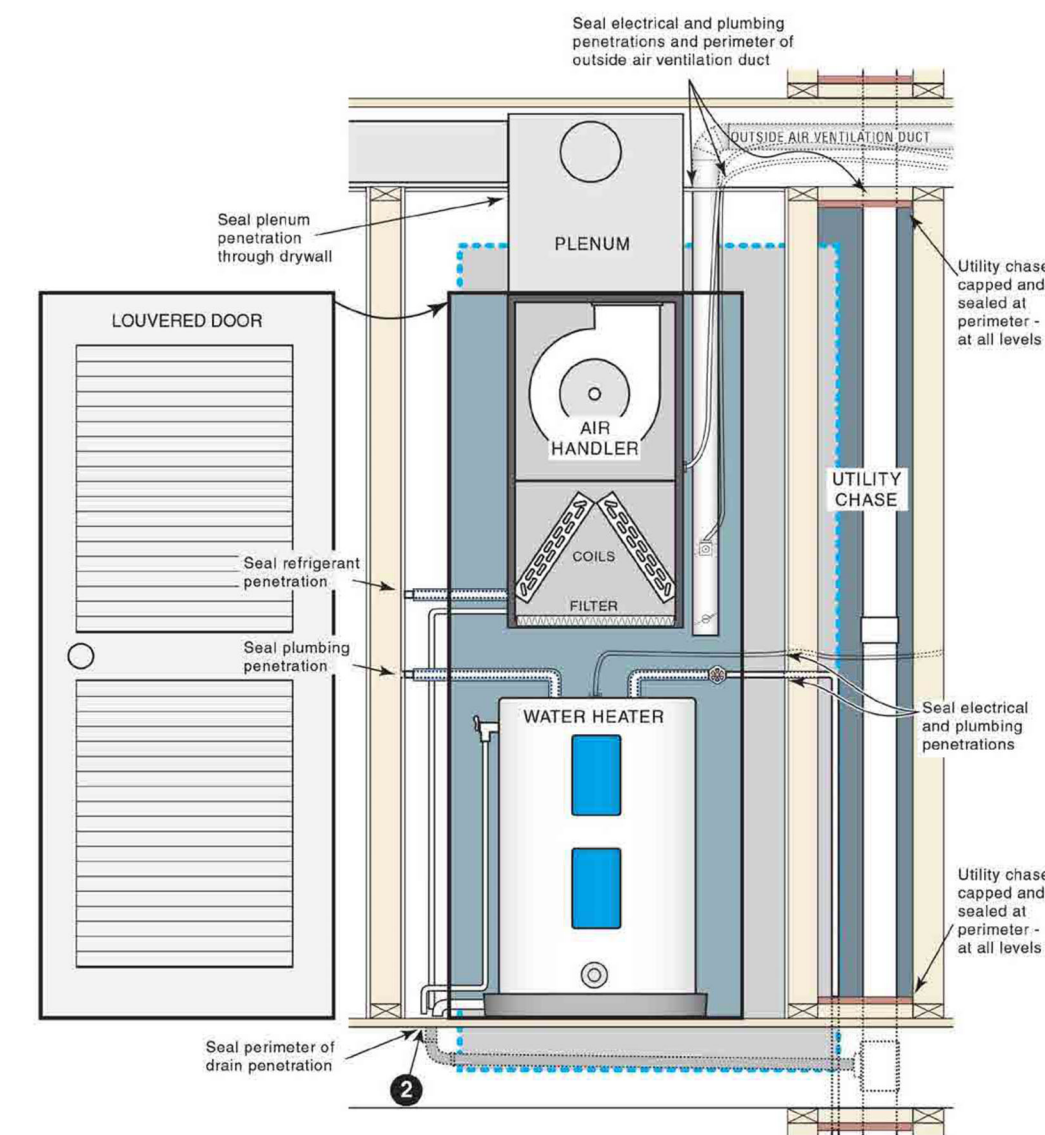
Attic pull-down stairs



Air Sealing Key Points - Attic Access
NOT TO SCALE



Air Sealing Key Points - Walls and Windows
NOT TO SCALE



NOTE: THIS DIAGRAM IS ONLY TO BE USED IN REFERENCE TO AIR SEALING LOCATIONS AND DETAILS. SEE UNIT AND TYPE PLANS FOR ACTUAL HVAC AND WATER HEATER LOCATIONS AND CONFIGURATIONS.

Air Sealing Key Points - HVAC AND DHW
NOT TO SCALE

Building Envelope Air Barrier /Air Sealing and Insulation Notes

- INSULATION/AIR BARRIER:**
 - EXTERIOR INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE BUILDING ENVELOPE AIR BARRIER.
 - AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
 - AIR-PERMEABLE INSULATION SHALL BE INSTALLED INSIDE OF THE AIR BARRIER.
 - BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE FILLED OR REPAIRED.
- CEILING:**
 - INSTALL AIR BARRIER AT INTERIOR SURFACE OF CEILINGS. INCLUDE BARRIER AT THE INTERIOR EDGE OF THE ATTIC USING WIND BAFFLE TO THE FULL HEIGHT OF THE ATTIC INSULATION.
 - INSTALL AIR BARRIERS IN ANY INSULATED DROPPED CEILING OR SOFFIT. AIR BARRIER SHALL BE SUBSTANTIALLY ALIGNED WITH INSULATION AND GAPS SEALED.
 - SEAL ATTIC ACCESS (EXCEPT UNVENTED ATTIC)
- WALLS:**
 - INSTALL AIR BARRIER AT BOTH INTERIOR AND EXTERIOR SURFACE OF EXTERIOR WALLS
 - INSTALL HOUSE WRAP SHINGLED AT HORIZONTAL JOINTS AND SEALED OR TAPED AT ALL JOINTS.
 - INSULATED CORNERS AND HEADERS.
 - SEAL JUNCTION OF FOUNDATION AND GILL FLATES.
- SHAFTS AND PENETRATIONS:**
 - SEAL ALL DUCT SHAFTS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS THAT OPEN TO EXTERIOR OR UNCONDITIONED SPACE.
 - ALL PENETRATIONS TO UNCONDITIONED SPACES SHALL BE FULLY SEALED WITH SOLID BLOCKING OR FLASHING AS NEEDED AND GAPS SEALED WITH CAULK OR FOAM.
- NARROW CAVITIES:**
 - BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR CAVITIES TO BE FILLED WITH SPRAYED OR BLOWN INSULATION.
- PLUMBING AND WIRING:**
 - INSTALL INSULATION BETWEEN THE OUTSIDE AND PIPES.
 - CUT TO FIT INSULATION AROUND WIRING AND PLUMBING OR SPRAY OR BLOW IN INSULATION BEHIND THE PIPING AND WIRING.
- SHOWER/TUB ON EXTERIOR WALL:**
 - INSTALL INSULATION AND AN AIR BARRIER TO SEPARATE TUB OR SHOWER FROM THE EXTERIOR WALL.
- ELECTRICAL/PHONE BOXES:**
 - EXTEND AIR BARRIER BEHIND THE BOXES OR PROVIDE AIR-SEALED TYPE BOXES IN EXTERIOR WALLS
 - SPRAY FOAM BEHIND BOXES, OUTLETS AND PANELS ON EXTERIOR WALLS.
- COMMON WALLS:**
 - INSTALL AIR BARRIER IN COMMON WALL BETWEEN DWELLING UNITS.
 - INSTALL SPRAY FOAM BEHIND BOXES, OUTLETS AND PANELS AT COMMON WALL BETWEEN DWELLING UNITS.
 - SEAL ALL PENETRATIONS IN THE WALLS CEILINGS AND FLOORS OF RESIDENTIAL UNITS AND VERTICAL CHASES ADJACENT TO DWELLING UNITS.
- DOORS AND WINDOWS:**
 - SEAL SPACE BETWEEN THE WINDOW OR DOOR UNIT AND THE FRAMING WITH CAULK OR FOAM.
 - APPLY WEATHER STRIPPING TO ALL EXTERIOR DOORS.
- HVAC REGISTER BOOTS:**
 - ALL HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
- FOUNDATIONS:**
 - SEAL WITH POLYURETHANE CAULK OR EQUIVALENT AT SLAB OPENINGS, PENETRATIONS, AND CONTROL OR EXPANSION JOINTS.



103 WIND HAVEN DR, STE 101
NICHOLASVILLE KY 40356
859.523.1500

REVISION	DATE

Permit Set
04/15/2023

PROJECT NUMBER
MG SL

DRAWN BY: RB, JH

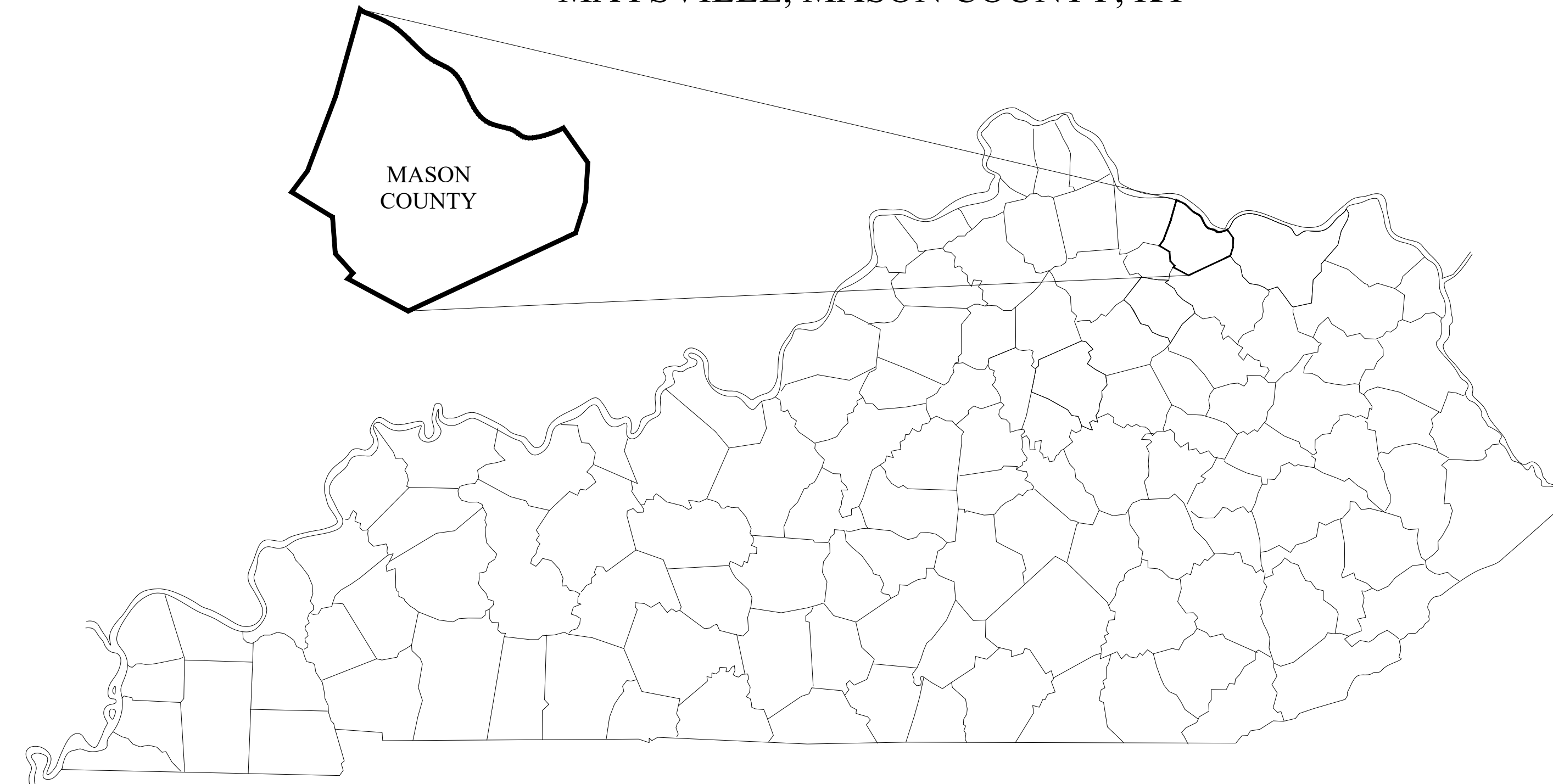
Sutton Landing
AA (10) Highway, Maysville, KY
Building Envelope: Air Barrier/Air Sealing/Insulation Details

SHEET NUMBER

G103

THE MODEL GROUP SUTTON'S LANDING

MAYSVILLE, MASON COUNTY, KY



APRIL 2023 IMPROVEMENT PLAN

UTILITY CONTACTS:

WATER AND SEWER
MAYSVILLE UTILITY COMMISSION
216 BRIDGE STREET
MAYSVILLE, KY 41056
CONTACT: MARK JULIAN
606-564-3531

ELECTRIC
KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
CONTACT: CHRIS COBBLER
800-961-0600

EAST KY POWER CO-OP, INC.
3184 SOUTH RIPLEY ROAD
MAYSVILLE, KY 41056
606-883-3411

TELEPHONE
WINDSTREAM
130 W. NEW CIRCLE ROAD - SUITE 170
LEXINGTON, KY 40505
CONTACT: STEVE GOSS
859-357-8603

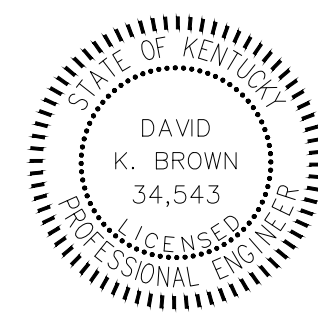
GAS
COLUMBIA GAS
2001 MERCER ROAD
LEXINGTON, KY 40512
CONTACT: AUTUMN DMYTREWYCZ
859-361-1589

FIBER
METRONET
3250 BLAZER PARKWAY - SUITE 100
LEXINGTON, KY 40509
CONTACT: MARY NGUYEN
859-407-3084

FIRE
MAYSVILLE FIRE DEPARTMENT
216 BRIDGE STREET
MAYSVILLE, KY 41056
CONTACT: KEVIN DOYLE
606-564-2541

SHEET INDEX:

C0.0 - EXISTING CONDITIONS
C1.0 - SITE PLAN
C2.0 - GRADING PLAN
C2.1 - DRAINAGE PLAN
C2.2 - ESC PLAN
C3.0 - UTILITIES PLAN
C4.0 - OFFSITE IMPROVEMENTS - ROAD
C4.1 - OFFSITE IMPROVEMENTS - WATER
C5.0 - DETAILS
C5.1 - DETAILS
C5.2 - DETAILS
C5.3 - DETAILS
C5.4 - NOTES



DAVID K. BROWN, P.E.
KENTUCKY REGISTRATION NO. 34543

Plans Prepared By:



3 HMB Circle (502)695-9800
Frankfort, Kentucky Fax (502)695-9810

BEFORE YOU DIG

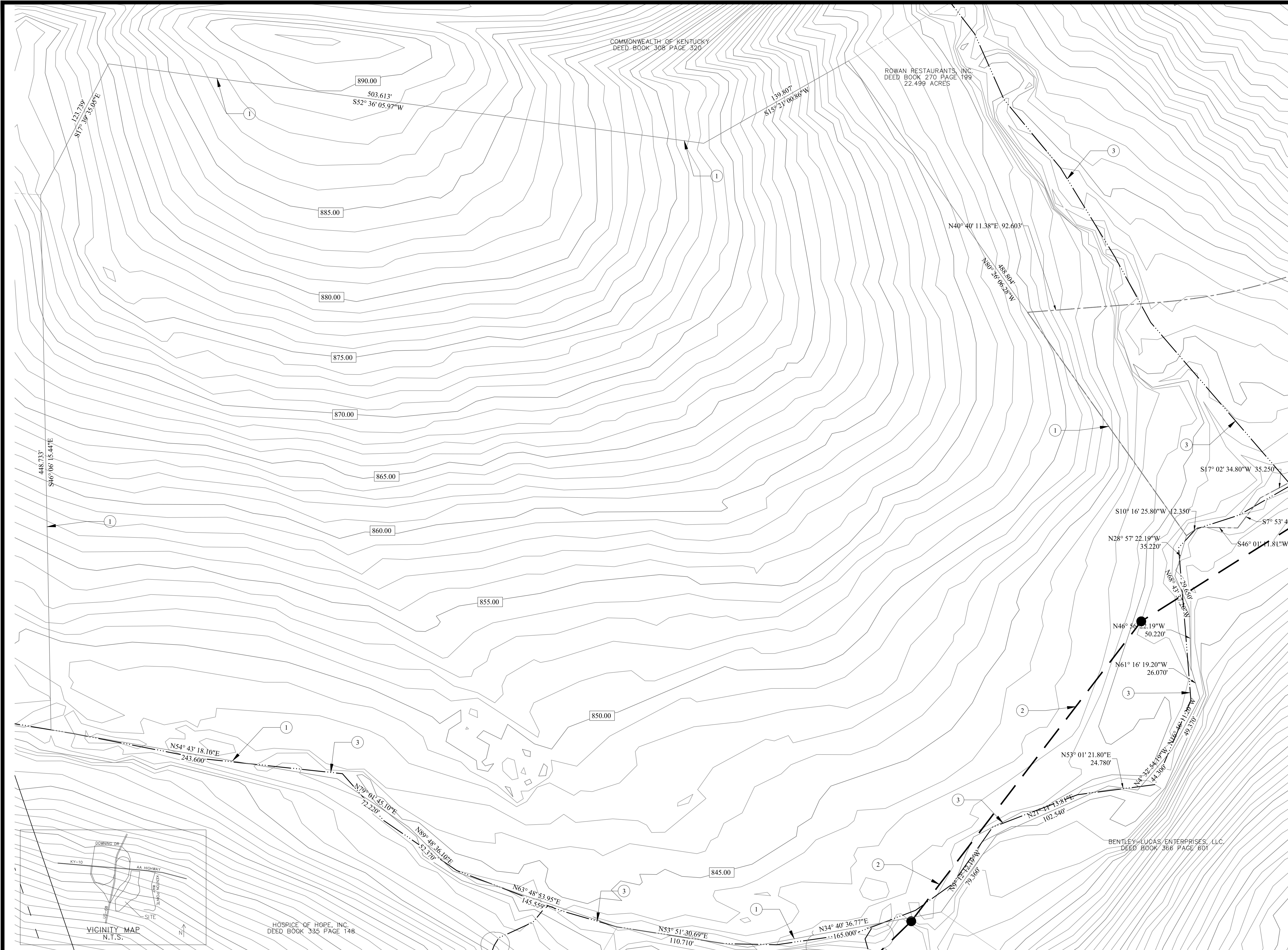
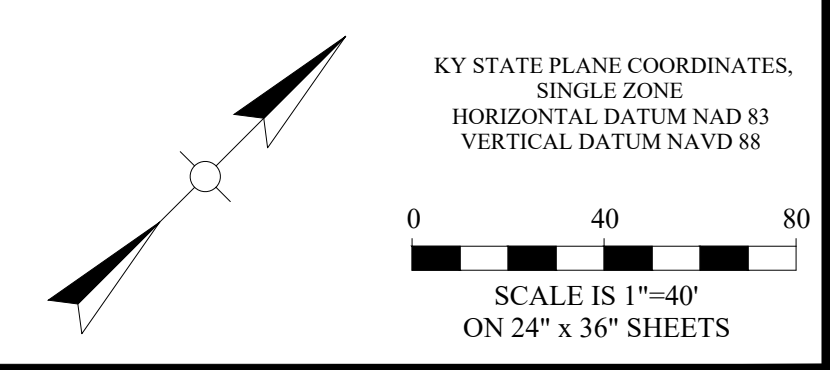
The contractor is instructed to call 1-800-752-6607 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE PROJECT LIMITS FOR ANY SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL WORK WITHIN THE LIMITS OF THE WORK AS DESIGNATED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ENCROACHMENT BEYOND THE LIMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS, PERMISSIONS, EASEMENTS, ETC TO UTILIZE AREAS BEYOND THE PROJECT LIMITS.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO DEMOLITION WORK EITHER BY UTILIZATION OF B.U.D. OR A 3RD PARTY UTILITY LOCATE COMPANY. COSTS FOR ESTABLISHING THE LOCATION OF EXISTING UTILITIES SHALL BE THE COST OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL ESTABLISH TRAFFIC CONTROL AND SIGNING AS REQUIRED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PROVIDE TEMPORARY BARRICADES, TRAFFIC BARRELS, FLAGGERS AS NECESSARY FOR CREW AND MOTORIST SAFETY AND PER THE MAINTENANCE OF TRAFFIC/TEMPORARY TRAFFIC CONTROL PLAN INCLUDED IF INCLUDED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY STREET CLOSURES, DETOURS, ETC. WITH AUTHORITIES HAVING JURISDICTION AND GOVERNING AGENCIES OF STREETS AND ROADS.
4. DURING CONSTRUCTION, THE WORK AREA SHALL BE KEPT CLEAR OF DEBRIS. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. CONTRACTOR SHALL PAY ALL HAULING AND LANDFILL EXPENSES AND OBTAIN ANY NECESSARY PERMITS TO DO SO. CONTRACTOR TO PROTECT EXISTING TREES OUTSIDE OF CONSERVATION LIMITS. NO MATERIAL IS TO BE STORED WITHIN A TREE DRIP LINE.
5. PROVIDE TREE PROTECTION FENCING FOR ALL EXISTING TREES THAT ARE NOT DESIGNATED TO BE REMOVED WITHIN THE CONSTRUCTION LIMITS.
6. SAWCUT EDGES OF PAVEMENT TO REMAIN IN CLEAN STRAIGHT LINES. COORDINATE SAWCUTS WITH PROPOSED LAYOUT PLAN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY OVERHEAD UTILITY LINES THAT MAY CONFLICT WITH ANY ASPECT OF THE SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR SAFE OPERATION OF EQUIPMENT AND PERSONNEL THAT MAY CONFLICT WITH ANY OVERHEAD UTILITY SERVICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL NOISE ORDINANCES THAT MAY RESTRICT THE TYPE OF EQUIPMENT OR TIMES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT, IF ANY, OF LOCAL NOISE ORDINANCES ASSOCIATED WITH CONSTRUCTION OR DEMOLITION ACTIVITIES.
9. DIMENSIONS ARE NOT TO BE SCALED. SHOULD DISCREPANCIES OCCUR WITH DIMENSIONS ON THESE PLANS, NOTIFY ENGINEER FOR CLARIFICATION.
10. PRIOR TO CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES SO THAT NEW CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING UTILITY LINES. SHOULD DAMAGE OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE SAID DAMAGE AT THE CONTRACTOR'S EXPENSE.
11. ALL PAVEMENT MARKING LINES SHALL BE 4" PAINTED AND MEASURED CENTER TO CENTER U.N.O.
12. ALL WORK, CONSTRUCTION REQUIREMENTS, AND PERFORMANCE STANDARDS SHALL COMPLY WITH LOCAL AND STATE STANDARDS.
13. EXISTING BUILDINGS, PAVEMENTS, SIDEWALKS, AND OTHER SITE IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THEIR CONDITIONS SHALL BE PHOTOGRAPHICALLY DOCUMENTED PRIOR TO CONSTRUCTION. DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA JOBSITE REQUIREMENTS.
15. ALL PAVED AREAS INCLUDING SIDEWALKS, PARKING AREAS, SERVICE AREAS, ETC. ARE SPECIFIED WITH MATERIALS FOR THE INTENDED FINAL USE OF EACH AREA. THE AREAS ARE NOT SPECIFIED TO BE USED FOR TEMPORARY CONSTRUCTION TRAFFIC. SHOULD THE CONTRACTOR INSTALL OR CONSTRUCT THE PAVED AREA AS SPECIFIED AND THE USE FOR TEMPORARY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL (AT NO COST TO THE OWNER) REPAIR AND/OR RECONSTRUCT THE AREAS WITH REGARDS TO MEETING MATERIAL SPECIFICATIONS, SUBSEQUENT STABILIZATION, AND GRADING PRIOR TO CONSTRUCTION OF FINAL PAVEMENT SURFACES.
16. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINE STANDARDS AND REGULATIONS. CONTRACTOR SHALL SCHEDULE ANY REQUIRED INSPECTIONS WITH LOCAL/STATE INSPECTORS.

KEYNOTES:

- ① PROPERTY BOUNDARY, APPROX. 12.58 ACRES
- ② ——— EXISTING SANITARY SEWER
- ③ ——— EXISTING WATERCOURSE CENTERLINE

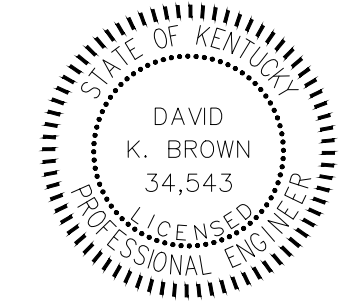


NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE

PROJECT: 4364.01		DATE: APR 2023	
DESIGNED BY	NAME	DATE	
DRAWN BY	DKB	4/2023	
CHECKED BY	BGB	4/2023	
RECORD DWGS.			



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

EXISTING CONDITIONS

SHEET

C0.0

BEFORE YOU DIG

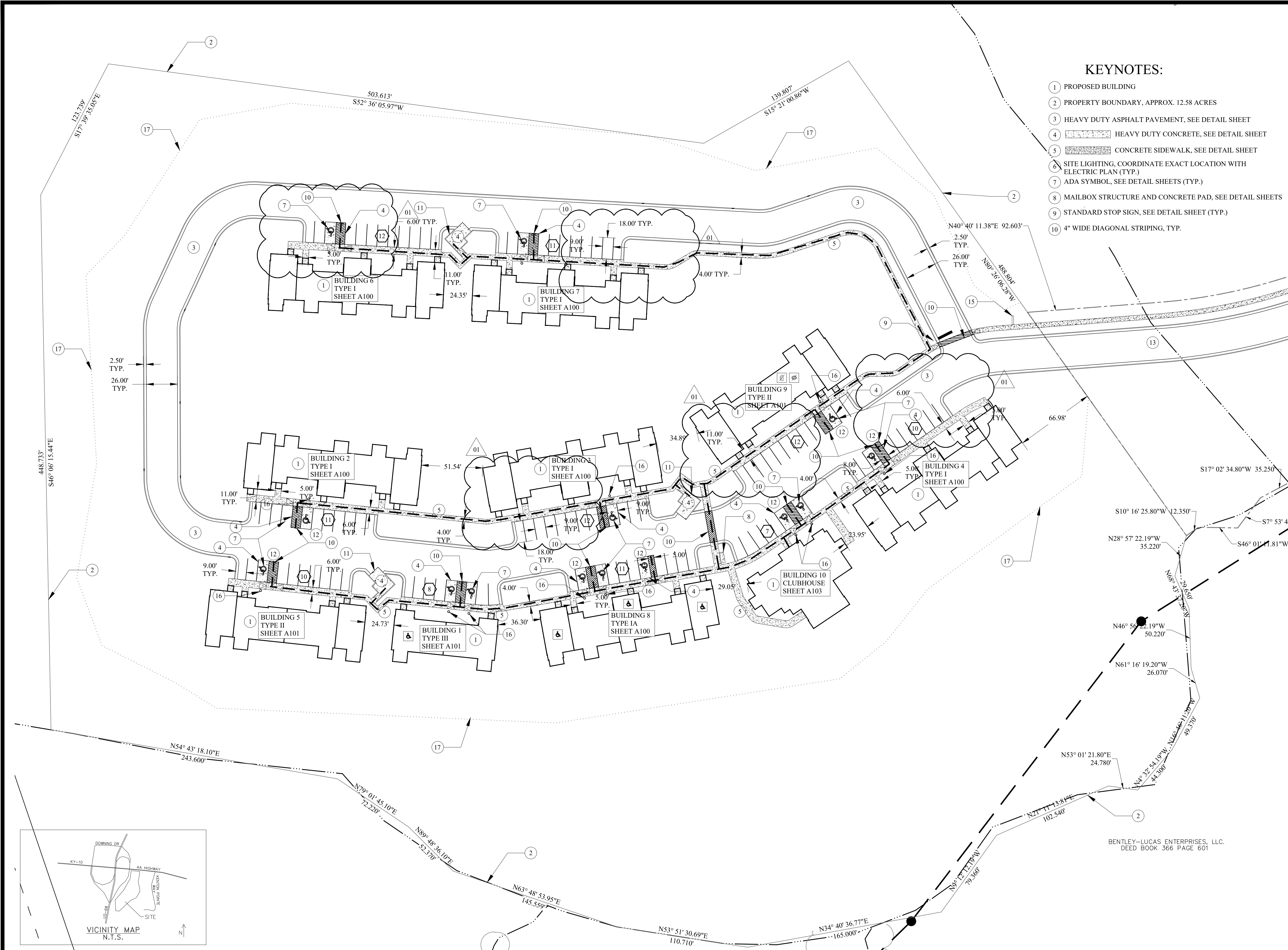
The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call service. The contractor must coordinate excavation with the utility owners, including those who do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

KEYNOTES:

- 1 PROPOSED BUILDING
- 2 PROPERTY BOUNDARY, APPROX. 12.58 ACRES
- 3 HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET
- 4 HEAVY DUTY CONCRETE, SEE DETAIL SHEET
- 5 CONCRETE SIDEWALK, SEE DETAIL SHEET
- 6 SITE LIGHTING, COORDINATE EXACT LOCATION WITH ELECTRIC PLAN (TYP.)
- 7 ADA SYMBOL, SEE DETAIL SHEETS (TYP.)
- 8 MAILBOX STRUCTURE AND CONCRETE PAD, SEE DETAIL SHEETS
- 9 STANDARD STOP SIGN, SEE DETAIL SHEET (TYP.)
- 10 4' WIDE DIAGONAL STRIPING, TYP.
- 11 ACCESSIBLE DUMPSTER ENCLOSURE, SEE DETAIL SHEETS
- 12 ALL ADA PARKING SPACES AND ACCESS AISLES TO MAIVE MAXIMUM 2% SLOPE ANY DIRECTION, SEE DETAIL SHEETS (TYP.)
- 13 SEE PUBLIC IMPROVEMENT PLAN FOR ROADWAY EXTENSION
- 14 ADA ACCESSIBLE ROUTE NOT TO EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE
- 15 PROJECT MONUMENT SIGN, SEE DETAIL SHEETS
- 16 VAN ACCESSIBLE ADA PARKING SPACE SIGN, SEE DETAIL SHEETS
- 17 LIMITS OF DISTURBANCE = 8.07 AC
- # = NUMBER OF PARKING SPACES

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE PROJECT LIMITS FOR ANY SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL WORK WITHIN THE LIMITS OF THE WORK AS DESIGNATED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ENCROACHMENT BEYOND THE LIMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS, PERMISSIONS, EASEMENTS, ETC TO UTILIZE AREAS BEYOND THE PROJECT LIMITS.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO DEMOLITION WORK EITHER BY UTILIZATION OF B.U.I.D. OR A 3RD PARTY UTILITY LOCATE COMPANY. COSTS FOR ESTABLISHING THE LOCATION OF EXISTING UTILITIES SHALL BE THE COST OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL ESTABLISH TRAFFIC CONTROL AND SIGNING AS REQUIRED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PROVIDE TEMPORARY BARRICADES, TRAFFIC BARRELS, FLAGGERS AS NECESSARY FOR CREW AND MOTORIST SAFETY AND PER THE MAINTENANCE OF TRAFFIC/TEMPORARY TRAFFIC CONTROL PLAN INCLUDED IF INCLUDED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY STREET CLOSURES, DETOURS, ETC. WITH AUTHORITIES HAVING JURISDICTION AND GOVERNING AGENCIES OF STREETS AND ROADS.
4. DURING CONSTRUCTION, THE WORK AREA SHALL BE KEPT CLEAR OF DEBRIS. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. CONTRACTOR SHALL PAY ALL HAULING AND LANDFILL EXPENSES AND OBTAIN ANY NECESSARY PERMITS TO DO SO.
5. CONTRACTOR TO PROTECT EXISTING TREES OUTSIDE OF CONSERVATION LIMITS. NO MATERIAL IS TO BE STORED WITHIN A TREE DRIP LINE.
6. PROVIDE TREE PROTECTION FENCING FOR ALL EXISTING TREES THAT ARE NOT DESIGNATED TO BE REMOVED WITHIN THE CONSTRUCTION LIMITS.
7. SAWCUT EDGES OF PAVEMENT TO REMAIN IN CLEAN STRAIGHT LINES. COORDINATE SAWCUTS WITH PROPOSED LAYOUT PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY OVERHEAD UTILITY LINES THAT MAY CONFLICT WITH ANY ASPECT OF THE SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR SAFE OPERATION OF EQUIPMENT AND PERSONNEL THAT MAY CONFLICT WITH ANY OVERHEAD UTILITY SERVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL NOISE ORDINANCES THAT MAY RESTRICT THE TYPE OF EQUIPMENT OR TIMES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT, IF ANY, OF LOCAL NOISE ORDINANCES ASSOCIATED WITH CONSTRUCTION OR DEMOLITION ACTIVITIES.
10. DIMENSIONS ARE NOT TO BE SCALED. SHOULD DISCREPANCIES OCCUR WITH DIMENSIONS ON THESE PLANS, NOTIFY ENGINEER FOR CLARIFICATION.
11. PRIOR TO CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES SO THAT NEW CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING UTILITY LINES. SHOULD DAMAGE OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE SAID DAMAGE AT THE CONTRACTOR'S EXPENSE.
12. ALL PAVEMENT MARKING LINES SHALL BE 4" PAINTED AND MEASURED CENTER TO CENTER U.N.O.
13. ALL WORK, CONSTRUCTION REQUIREMENTS, AND PERFORMANCE STANDARDS SHALL COMPLY WITH LOCAL AND STATE STANDARDS.
14. EXISTING BUILDINGS, PAVEMENTS, SIDEWALKS, AND OTHER SITE IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THEIR CONDITIONS SHALL BE PHOTOGRAPHICALLY DOCUMENTED PRIOR TO CONSTRUCTION. DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA JOBSITE REQUIREMENTS.
16. ALL PAVED AREAS INCLUDING SIDEWALKS, PARKING AREAS, SERVICE AREAS, ETC. ARE SPECIFIED WITH MATERIALS FOR THE INTENDED FINAL USE OF EACH AREA. THE AREAS ARE NOT SPECIFIED TO BE USED FOR TEMPORARY CONSTRUCTION TRAFFIC. SHOULD THE CONTRACTOR INSTALL OR CONSTRUCT THE PAVED AREA AS SPECIFIED AND THE USE FOR TEMPORARY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL (AT NO COST TO THE OWNER) REPAIR AND/OR RECONSTRUCT THE AREAS WITH REGARDS TO MEETING MATERIAL SPECIFICATIONS, SUBSEQUENT STABILIZATION, AND GRADING PRIOR TO CONSTRUCTION OF FINAL PAVEMENT SURFACES.
17. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINE STANDARDS AND REGULATIONS. CONTRACTOR SHALL SCHEDULE ANY REQUIRED INSPECTIONS WITH LOCAL/STATE INSPECTORS.

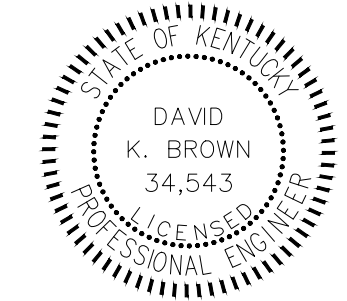


NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE
01	8/18/23	SITE AND DETAILS	BGB	DKB	8/18/23

PROJECT: 4364.01	DATE: AUG 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	DKB	4/2023
RECORD DWGS.	BGB	4/2023



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

SITE PLAN

SHEET

C1.0

BEFORE YOU DIG

The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call system. The contractor must coordinate excavation with the utility owners, including those who do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

NOTES:

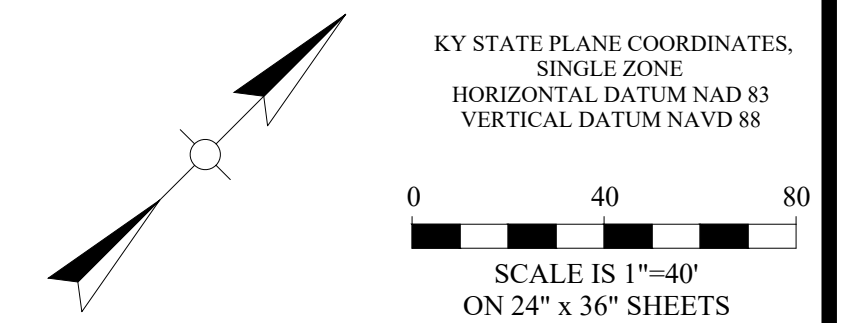
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE PROJECT LIMITS FOR ANY SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL WORK WITHIN THE LIMITS OF THE WORK AS DESIGNATED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ENCROACHMENT BEYOND THE LIMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS, PERMISSIONS, EASEMENTS, ETC TO UTILIZE AREAS BEYOND THE PROJECT LIMITS.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO DEMOLITION WORK EITHER BY UTILIZATION OF B.U.D. OR A 3RD PARTY UTILITY LOCATE COMPANY. COSTS FOR ESTABLISHING THE LOCATION OF EXISTING UTILITIES SHALL BE THE COST OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL ESTABLISH TRAFFIC CONTROL AND SIGNING AS REQUIRED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PROVIDE TEMPORARY BARRICADES, TRAFFIC BARRELS, FLAGGERS AS NECESSARY FOR CREW AND MOTORIST SAFETY AND PER THE MAINTENANCE OF TRAFFIC/TEMPORARY TRAFFIC CONTROL PLAN INCLUDED IF INCLUDED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY STREET CLOSURES, DETOURS, ETC. WITH AUTHORITIES HAVING JURISDICTION AND GOVERNING AGENCIES OF STREETS AND ROADS.
4. DURING CONSTRUCTION, THE WORK AREA SHALL BE KEPT CLEAR OF DEBRIS. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. CONTRACTOR SHALL PAY ALL HAULING AND LANDFILL EXPENSES AND OBTAIN ANY NECESSARY PERMITS TO DO SO.
5. CONTRACTOR TO PROTECT EXISTING TREES OUTSIDE OF CONSERVATION LIMITS. NO MATERIAL IS TO BE STORED WITHIN A TREE DRIP LINE.
6. PROVIDE TREE PROTECTION FENCING FOR ALL EXISTING TREES THAT ARE NOT DESIGNATED TO BE REMOVED WITHIN THE CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY OVERHEAD UTILITY LINES THAT MAY CONFLICT WITH ANY ASPECT OF THE SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR SAFE OPERATION OF EQUIPMENT AND PERSONNEL THAT MAY CONFLICT WITH ANY OVERHEAD UTILITY SERVICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL NOISE ORDINANCES THAT MAY RESTRICT THE TYPE OF EQUIPMENT OR TIMES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT, IF ANY, OF LOCAL NOISE ORDINANCES ASSOCIATED WITH CONSTRUCTION OR DEMOLITION ACTIVITIES.
9. PRIOR TO CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES SO THAT NEW CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING UTILITY LINES. SHOULD DAMAGE OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE SAID DAMAGE AT THE CONTRACTOR'S EXPENSE.
10. ALL WORK, CONSTRUCTION REQUIREMENTS, AND PERFORMANCE STANDARDS SHALL COMPLY WITH LOCAL AND STATE STANDARDS.
11. ALL PAVED AREAS INCLUDING SIDEWALKS, PARKING AREAS, SERVICE AREAS, ETC. ARE SPECIFIED WITH MATERIALS FOR THE INTENDED FINAL USE OF EACH AREA. THE AREAS ARE NOT SPECIFIED TO BE USED FOR TEMPORARY CONSTRUCTION TRAFFIC. SHOULD THE CONTRACTOR INSTALL OR CONSTRUCT THE PAVED AREA AS SPECIFIED AND THE USE FOR TEMPORARY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL AT NO COST TO THE OWNER REPAIR AND/OR RECONSTRUCT THE AREAS WITH REGARDS TO MEETING MATERIAL SPECIFICATIONS, SUBSEQUENT STABILIZATION, AND GRADING PRIOR TO CONSTRUCTION OF FINAL PAVEMENT SURFACES.
12. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINE STANDARDS AND REGULATIONS. CONTRACTOR SHALL SCHEDULE ANY REQUIRED INSPECTIONS WITH LOCAL STATE INSPECTORS.
13. SPOT ELEVATIONS DESIGNATE FINISHED SURFACE ELEVATION.
14. ANY MATERIAL RESULTED FROM A NET CUT OF THE SITE IS TO BE REMOVED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
15. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDRESSED FOR THE ENTIRETY OF THE DISTURBED AREA SHOWN.
16. CONTRACTOR TO PROVIDE COMPACTION TESTING FROM A LICENSED GEOTECHNICAL ENGINEERING FIRM AT THE CONTRACTOR'S EXPENSE.
17. ALL ROCK ENCOUNTERED SHALL BE UNDERCUT BY 12" BELOW SUBGRADE U.O. ALL EXCAVATION IS UNCLASSIFIED.
18. ALL GRADING SHALL RESULT IN WATER BEING DIRECTED AWAY FROM STRUCTURES, NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
19. CONTRACTOR MUST COMPLY WITH ALL ADA REQUIREMENTS AND SPECIFICATIONS INCLUDING MAX 2% CROSS SLOPE FOR ADA ROUTES AND MAX 2% SLOPE ON LANDING AND RAMP. CONTRACTOR MUST VERIFY ADA COMPLIANT GRADES PRIOR TO PAVING AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
20. ANY FILL MATERIAL MUST BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER AS SUITABLE STRUCTURAL FILL MATERIAL.
21. RIM ELEVATIONS OF ALL STRUCTURES SHALL BE FLUSH WITH SURROUNDING GRADE U.O.
22. TOPSOIL SHALL BE MINIMUM 4" DEEP IN GRASS AREAS AND 12" DEEP IN LANDSCAPED AREAS.
23. FINISH GRADING MUST BE INSPECTED AND APPROVED BY ENGINEER AND MUST BE FREE OF OBSTACLES, DEPRESSIONS, OR OTHER INCONSISTENCIES. ANY REGRADING EFFORTS MUST BE COMPLETED AT CONTRACTOR'S EXPENSE.
24. REFER TO ARCHITECTURAL PLANS FOR ALL TIE-INS WITH BUILDING UTILITIES AND RAIN WATER LEADERS. NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
25. STORM PIPING BACKFILL TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION, BUT MUST NOT BE LESS THAN 12" OVER PIPING IN TURF AREAS AND FULL DEPTH UNDER PAVEMENT.
26. CONTRACTOR SHALL COMPLETE ANY DEWATERING ACTIVITIES AT THE CONTRACTOR'S EXPENSE. DEWATERING MUST BE PERFORMED IN THE PRESENCE OF GROUNDWATER INTRUSION.
27. ANY SUMPS IN STORMWATER STRUCTURES SHALL BE FILLED WITH CONCRETE TO INVERT ELEVATION SPECIFIED.

KEYNOTES:

- ① LIMITS OF DISTURBANCE = 8.07 AC



BENTLEY-LUCAS ENTERPRISES, LLC
DEED BOOK 366 PAGE 601



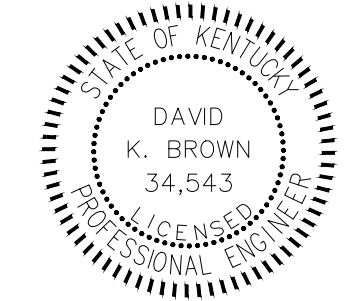
KY STATE PLANE COORDINATES,
SINGLE ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88

NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE

PROJECT: 4364.01	DATE: APR 2023
DESIGNED BY: DKB	NAME: DKB
DRAWN BY: DKB	DATE: 4/2023
CHECKED BY: BGB	DATE: 4/2023
RECORD DWGS.	



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

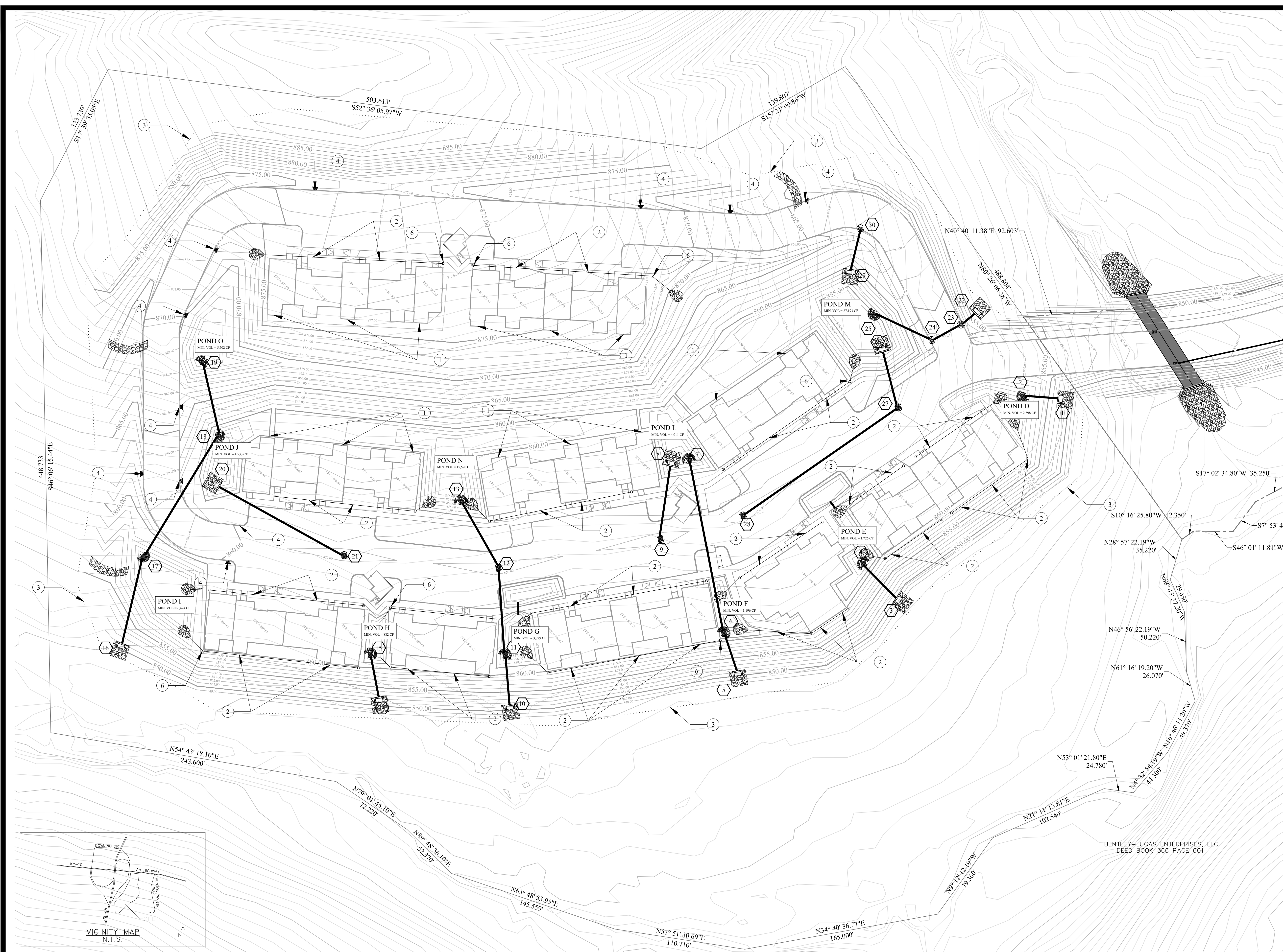
GRADING PLAN

SHEET

C2.0

BEFORE YOU DIG

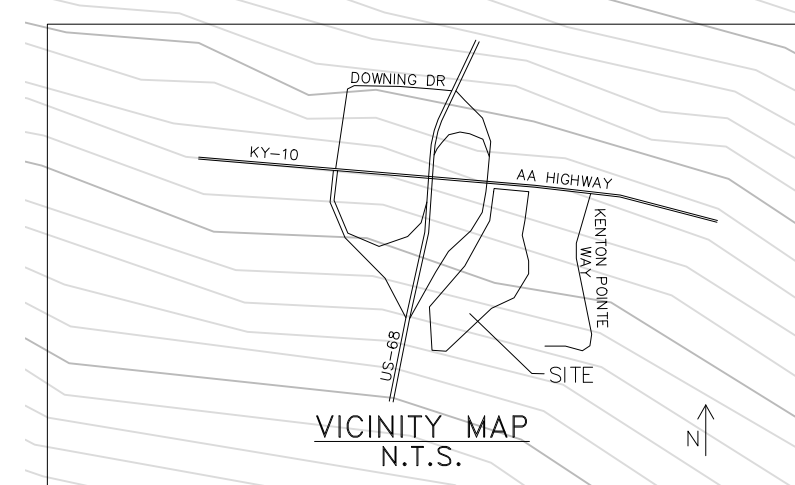
The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call before-dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.



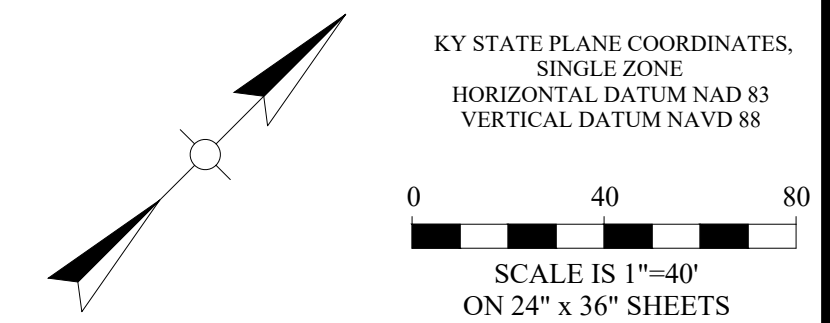
Proposed Storm Structure Table			
Number	Type	Rim	Invert
1	Endwall		852.00
2	Overflow Structure	857.67	852.42
3	Endwall		850.00
4	Overflow Structure	859.67	850.42
5	Endwall		850.00
6	Overflow Structure	859.67	853.60
7	Overflow Structure	859.67	855.04
8	Endwall		856.00
9	Grated Area Inlet	858.75	856.60
10	Endwall		850.00
11	Overflow Structure	859.67	853.20
12	Grated Area Inlet	858.75	853.90
13	Overflow Structure	859.67	854.52
14	Endwall		852.00
15	Overflow Structure	859.67	855.80
16	Endwall		850.00
17	Overflow Structure	859.67	852.16
18	Overflow Structure	859.67	853.32
19	Overflow Structure	869.00	864.42
20	Endwall		855.00
21	Grated Area Inlet	858.75	856.16
22	Endwall		853.00
23	Curb Inlet	858.75	853.14
24	Curb Inlet	858.75	853.42
25	Overflow Structure	859.67	853.96
26	Endwall		854.00
27	Grated Area Inlet	858.75	854.48
28	Grated Area Inlet	858.75	856.04
29	Endwall		859.00
30	Curb Inlet	862.80	859.36

Proposed Storm Pipe Table				
Structures	Size	Material	LF	Slope
2-1	12"	ADS N12	42	1.00%
4-3	12"	ADS N12	42	1.00%
6-5	15"	ADS N12	36	10.00%
7-6	12"	ADS N12	144	1.00%
9-8	12"	ADS N12	60	1.00%
11-10	15"	ADS N12	40	8.00%
12-11	12"	ADS N12	70	1.00%
13-12	12"	ADS N12	62	1.00%
15-14	12"	ADS N12	38	10.00%
17-16	15"	ADS N12	54	4.00%
18-17	15"	ADS N12	116	1.00%
19-18	12"	ADS N12	74	15.00%
21-20	12"	ADS N12	116	1.00%
23-22	15"	ADS N12	14	1.00%
24-23	15"	ADS N12	28	1.00%
25-24	15"	ADS N12	54	1.00%
27-26	12"	ADS N12	48	1.00%
28-27	12"	ADS N12	156	1.00%
30-29	12"	ADS N12	36	1.00%

- KEYNOTES:**
- 1 ROOF DRAIN SPLASH TO GRADE WITH STONE END TREATMENT. SEE DETAIL SHEET
 - 2 ROOF DRAIN TO TIE TO MIN. 6" SDR-35 @ 0.5% SLOPE AND DAYLIGHT TO POND WITH STONE END TREATMENT. SEE DETAIL SHEET
 - 3 LIMITS OF DISTURBANCE = 8.07 AC
 - 4 2" CURB CUT FOR DRAINAGE WITH RIP RAP SPLASH BLOCK, SEE DETAIL SHEET. TAPER CURB FROM 6" TO FLUSH OVER 1"
 - 5 6" SDR-35 SLEEVE TO CONNECT BOTH SIDES OF POND THROUGH SIDEWALK
 - 6 ROOF DRAIN CLEANOUT (TYP.), SEE DETAIL SHEET



BENTLEY-LUCAS ENTERPRISES, LLC.
DEED BOOK 366 PAGE 601

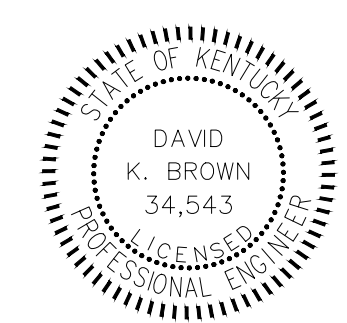


NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE
01	8/18/23	SITE AND DETAILS	BGB	DKB	8/18/23

PROJECT: 4364.01	DATE: AUG 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	DKB	4/2023
RECORD DWGS.	BGB	4/2023



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

DRAINAGE PLAN

SHEET
C2.1

BEFORE YOU DIG

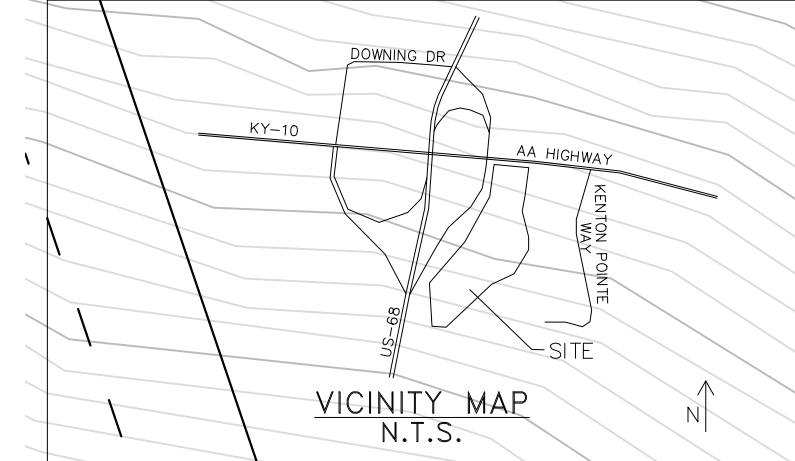
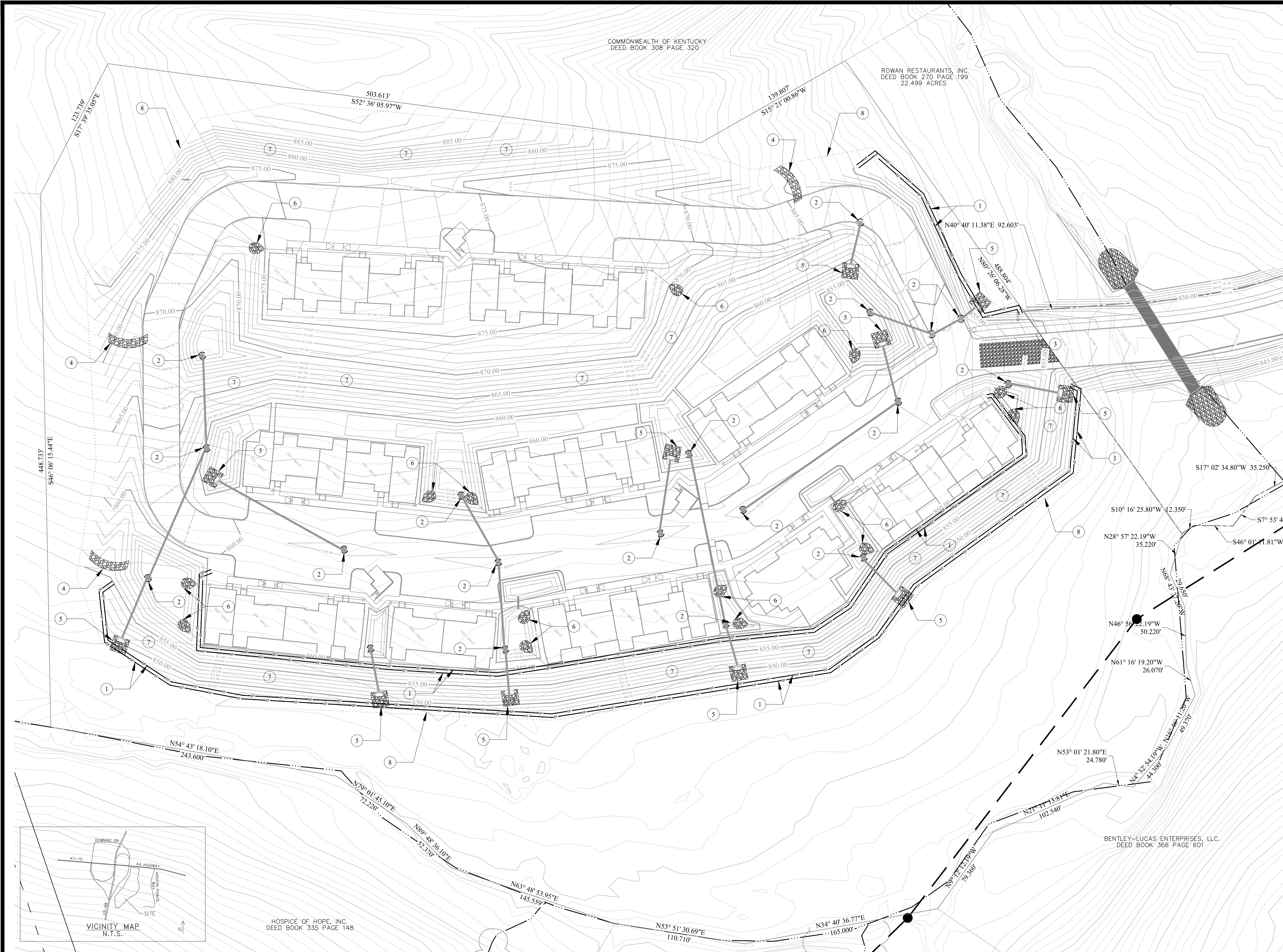
The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call before-use (BU) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

KEYNOTES:

- ① ——— INDICATES SILT FENCE, SEE DETAIL SHEET
- ② () INDICATES INLET PROTECTION, SEE DETAIL SHEET
- ③ [] CONSTRUCTION ENTRANCE, SEE DETAIL SHEET
- ④ [] ROCK CHECK DAM, SEE DETAIL SHEET
- ⑤ [] RIP RAP OUTLET PROTECTION, SEE DETAIL SHEET
- ⑥ [] STONE END TREATMENT, SEE DETAIL SHEET
- ⑦ [] EROSION CONTROL MATTING REQUIRED ON ALL SLOPES 4:1 OR GREATER, SEE DETAIL SHEET
- ⑧ [] LIMITS OF DISTURBANCE = 8.07 AC

NOTES:

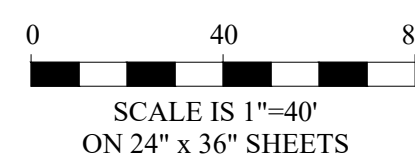
1. NO VEGETATION OR CONSTRUCTION DEBRIS SHALL BE BURIED ON SITE AND NO BURNING PITS SHALL BE PLACED IN FUTURE RIGHT - OF - WAY OR LIKELY BUILDING LOCATIONS OR SANITARY SEWER EASEMENTS.
2. ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR MORE THAN 21 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES AS SOON AS PRACTICABLE, BUT IN NO CASES MORE THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
3. WHEN CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY, OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED, UNTIL SUCH TIME AS CONDITIONS PERMIT.
4. INSTALL SILT FENCES FOR CURB INLET PROTECTION AS INDICATED ON SITE PLAN PRIOR TO ANY OTHER DISTURBANCES.
5. SILT FENCE SHALL BE CLEANED/REPAIRED WHEN SILT BUILDUP REACHES 1/3 SILT FENCE HEIGHT.
6. PERFORM ROUGH GRADING OPERATION AS INDICATED ON CONSTRUCTION DRAWINGS.
7. REDISTRIBUTE TOPSOIL AND SOW GRASS SEED IMMEDIATELY AFTER SPREADING TOPSOIL.
8. MAINTAIN ALL EROSION CONTROL DEVICES IN FULLY FUNCTIONAL CONDITION UNTIL 90% OF THE CONTRIBUTING WATERSHED IS BUILT OUT AND/OR VEGETATIVE IS ACHIEVED. AT SUCH TIME THAT ALL SILT FENCE MUST BE REMOVED, PROPERLY REGRADE AND SEED THESE AREAS.
9. ALL INSTALLED BMP MEASURES MUST BE INSPECTED EVERY 7 DAYS AND / OR WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN 0.5". AN INSPECTION LOG SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR REVIEW.
10. THE FOLLOW GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:
 - AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB
 - PRODUCTS AND MATERIALS WILL BE STORED AWAY FROM THE SURFACE DRAINAGE SYSTEM.
 - ALL MATERIALS STORED ONSITE WILL BE SORTED IN A NEAT, ORDERLY MANNER IN THEIR IN THEIR APPROPRIATE CONTAINER AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
 - PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
 - SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
 - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
 - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USED AND DISPOSAL OF MATERIALS ONSITE.
 - DUST WILL BE CONTROLLED BY WATER SPRAYED FROM A TANKER TRUCK AS NEEDED DURING DRY WEATHER.
 - ANY NEEDED DEWATERING SHALL BE FILTERED PRIOR TO RELEASE ON THE SURFACE.



HOSPICE OF HOPE, INC.
DEED BOOK 335 PAGE 148

BENTLEY-LUCAS ENTERPRISES, LLC.
DEED BOOK 366 PAGE 601

KY STATE PLANE COORDINATES,
SINGLE ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88

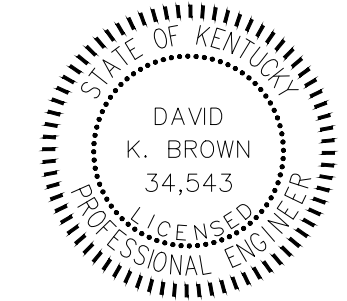


NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE

PROJECT: 4364.01	DATE: APR 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	BGB	4/2023
RECORD DWGS.		



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

ESC PLAN

SHEET

C2.2

BEFORE YOU DIG

The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call before-a-dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

KEYNOTES:

- 1 PROPOSED BUILDING
- 2 PROPERTY BOUNDARY, APPROX. x ACRES
- 3 8" VALVE AND DEAD CAP FOR RESIDUAL PARCEL'S USE
- 4 6" FIRE PROTECTION LINE
- 5 2" DOMESTIC WATER LINE
- 6 DUAL SERVICE VAULT, SEE DETAIL SHEETS
- 7 8" SANITARY SEWER LINE
- 8 6" SANITARY SEWER LATERAL
- 9 PROPOSED FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEETS
- 10 4" DIAMETER SEWER MANHOLE, SEE DETAIL SHEETS
- 11 2" GATE VALVE
- 12 6" GATE VALVE
- 13 6" x 6" x 6" TEE
- 14 2" x 2" x 2" TEE
- 15 CONNECT PROPOSED 8" SANITARY SEWER TO EXISTING 8" SANITARY SEWER WITH DOGHOUSE MANHOLE, SEE DETAIL SHEETS
- 16 EXISTING 8" SANITARY SEWER
- 17 PROPOSED 20" PUBLIC WATER LINE EASEMENT
- 18 APPROX 50 LF ENCASED CREEK CROSSING, SEE DETAIL SHEET
- 19 PROPOSED SANITARY SEWER CLEANOUT, SEE DETAIL SHEET
- 20 PROPOSED UNDERGROUND ELECTRIC SERVICE, COORDINATE WITH MEP PLANS
- 21 WATER/SEWER SEPARATION MUST BE MIN. 18" VERTICAL
- 22 PUBLIC WATER LINE EXTENSION, SEE SHEET C4.1

UTILITY CONTACTS:

WATER AND SEWER
 MAYSVILLE UTILITY COMMISSION
 216 BRIDGE STREET
 MAYSVILLE, KY 41056
 CONTACT: MARK JULIAN
 606-564-3531

ELECTRIC
 KENTUCKY UTILITIES
 500 STONE ROAD
 LEXINGTON, KY 40503
 CONTACT: CHRIS COBBLER
 800-961-0600

EAST KY POWER CO-OP, INC.
 3184 SOUTH RIPLEY ROAD
 MAYSVILLE, KY 41056
 606-883-3411

TELEPHONE
 WINDSTREAM
 130 W. NEW CIRCLE ROAD - SUITE 170
 LEXINGTON, KY 40505
 CONTACT: STEVE GOSS
 859-357-8603

GAS
 COLUMBIA GAS
 2001 MERCER ROAD
 LEXINGTON, KY 40512
 CONTACT: AUTUMN DMYTREWYCZ
 859-361-1589

FIBER
 METRONET
 3250 BLAZER PARKWAY - SUITE 100
 LEXINGTON, KY 40509
 CONTACT: MARY NGUYEN
 859-407-3084

FIRE
 MAYSVILLE FIRE DEPARTMENT
 216 BRIDGE STREET
 MAYSVILLE, KY 41056
 CONTACT: KEVIN DOYLE
 606-564-2541

KY STATE PLANE COORDINATES,
 SINGLE ZONE
 HORIZONTAL DATUM NAD 83
 VERTICAL DATUM NAVD 88

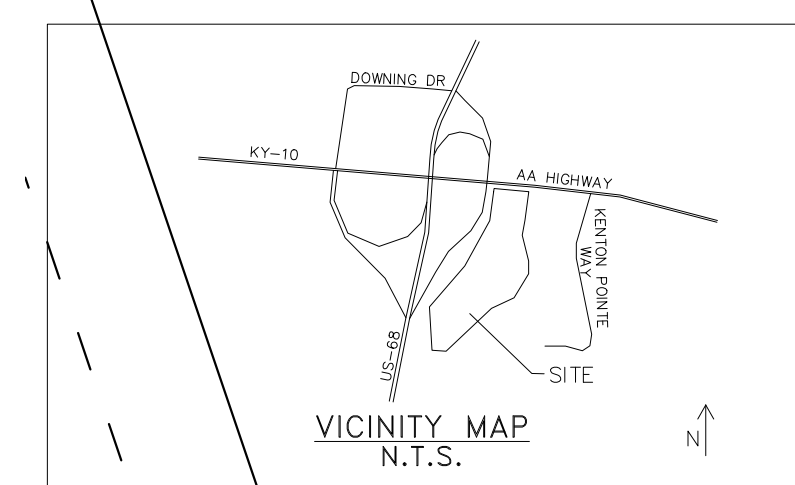
0 40 80
 SCALE IS 1"=40'
 ON 24" x 36" SHEETS

COMMONWEALTH OF KENTUCKY
 DEED BOOK 308 PAGE 320

ROWAN RESTAURANTS, INC.
 DEED BOOK 270 PAGE 199
 22.499 ACRES

BENTLEY-LUCAS ENTERPRISES, LLC.
 DEED BOOK 366 PAGE 601

HOSPICE OF HOPE, INC.
 DEED BOOK 335 PAGE 148

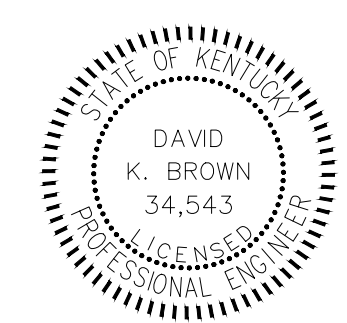


NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE

PROJECT: 4364.01	DATE: APR 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	BGB	4/2023
RECORD DWGS.		



3 HMB CIRCLE
 FRANKFORT, KY
 (502) 695-9800
 (502) 695-9810 FAX



THE MODEL GROUP
 SUTTON'S LANDING
 MARTIN LUTHER KING HWY

UTILITIES PLAN

SHEET

C3.0

ROWAN RESTAURANTS, INC.
DEED BOOK 270 PAGE 199
22.499 ACRES

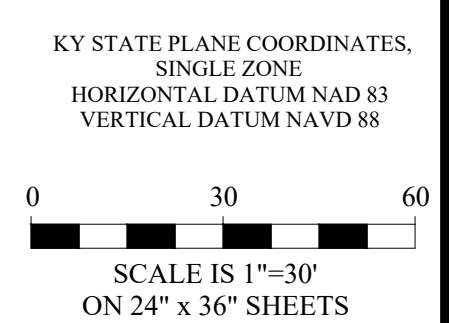
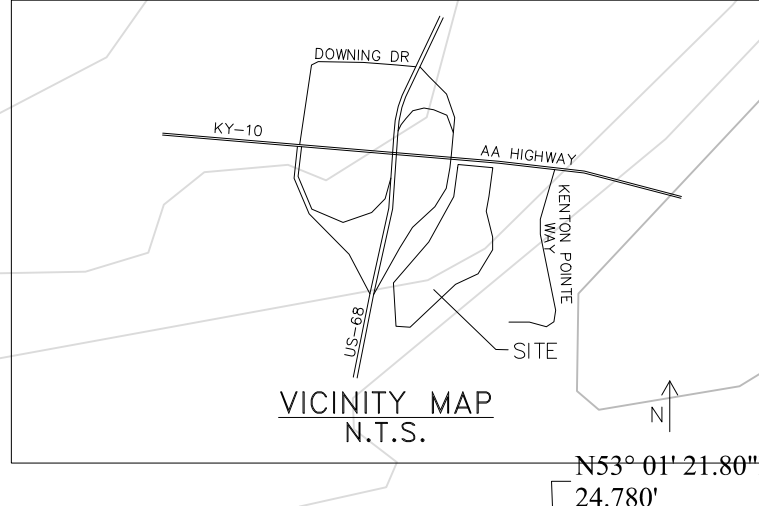
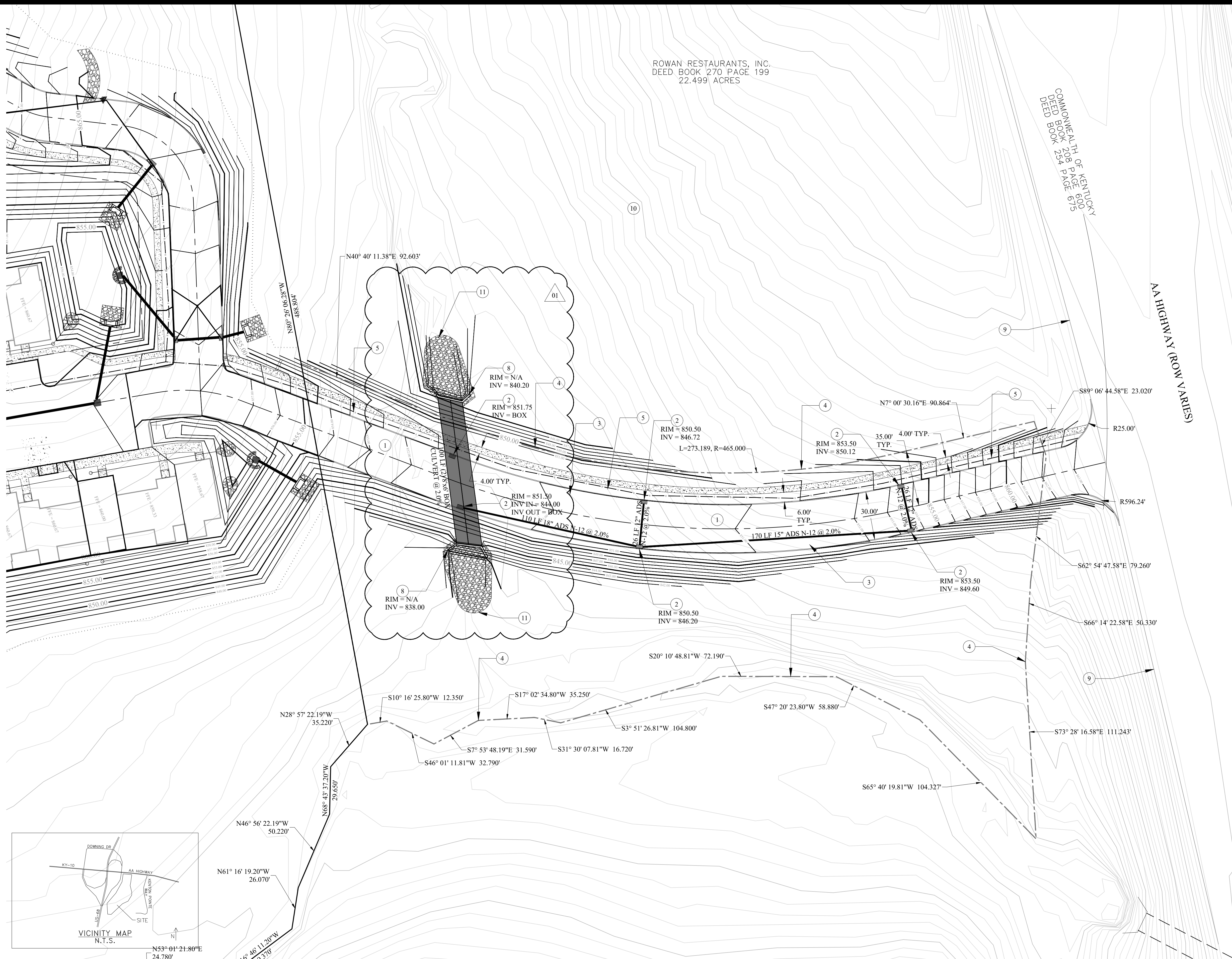
BEFORE YOU DIG
The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of 72 and no more than 100 business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

KEYNOTES:

- 1 PROPOSED PUBLIC ROADWAY (26' PAVEMENT WIDTH MAX. 10% SLOPE)
- 2 PROPOSED CURB INLET, SEE DETAIL SHEET
- 3 HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET
- 4 TO BE DEDICATED PUBLIC ROW (WIDTH VARIES)
- 5 PROPOSED UNDERGROUND ELECTRIC, SEE ELECTRICAL PLANS
- 6 CONCRETE SIDEWALK, SEE DETAIL SHEET
- 7 PROPOSED 10' x 4' BOX CULVERT, SEE DETAIL SHEET
- 8 PROPOSED HEADWALL/ENDWALL, SEE DETAIL SHEET
- 9 EXISTING PAVEMENT EDGE
- 10 RESIDUAL PROPERTY, SEE PROPERTY PLAT
- 11 RIP RAP INLET/OUTLET PROTECTION, SEE DETAIL SHEET

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE PROJECT LIMITS FOR ANY SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR MAINTAINING ANY AND ALL WORK WITHIN THE LIMITS OF THE WORK AS DESIGNATED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ENCROACHMENT BEYOND THE LIMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS, PERMISSIONS, EASEMENTS, ETC TO UTILIZE AREAS BEYOND THE PROJECT LIMITS.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO DEMOLITION WORK EITHER BY UTILIZATION OF B.U.D. OR A 3RD PARTY UTILITY LOCATE COMPANY. COSTS FOR ESTABLISHING THE LOCATION OF EXISTING UTILITIES SHALL BE THE COST OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL ESTABLISH TRAFFIC CONTROL AND SIGNING AS REQUIRED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PROVIDE TEMPORARY BARRICADES, TRAFFIC BARRELS, FLAGGERS AS NECESSARY FOR CREW AND MOTORIST SAFETY AND PER THE MAINTENANCE OF TRAFFIC/TEMPORARY TRAFFIC CONTROL PLAN INCLUDED IF INCLUDED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY STREET CLOSURES, DETOURS, ETC. WITH AUTHORITIES HAVING JURISDICTION AND GOVERNING AGENCIES OF STREETS AND ROADS.
4. DURING CONSTRUCTION, THE WORK AREA SHALL BE KEPT CLEAR OF DEBRIS. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. CONTRACTOR SHALL PAY ALL HAULING AND LANDFILL EXPENSES AND OBTAIN ANY NECESSARY PERMITS TO DO SO.
5. CONTRACTOR TO PROTECT EXISTING TREES OUTSIDE OF CONSERVATION LIMITS. NO MATERIAL IS TO BE STORED WITHIN A TREE DRIP LINE.
6. PROVIDE TREE PROTECTION FENCING FOR ALL EXISTING TREES THAT ARE NOT DESIGNATED TO BE REMOVED WITHIN THE CONSTRUCTION LIMITS.
7. SAWCUT EDGES OF PAVEMENT TO REMAIN IN CLEAN STRAIGHT LINES. COORDINATE SAWCUTS WITH PROPOSED LAYOUT PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY OVERHEAD UTILITY LINES THAT MAY CONFLICT WITH ANY ASPECT OF THE SITE DEMOLITION AND SHALL BE RESPONSIBLE FOR SAFE OPERATION OF EQUIPMENT AND PERSONNEL THAT MAY CONFLICT WITH ANY OVERHEAD UTILITY SERVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL NOISE ORDINANCES THAT MAY RESTRICT THE TYPE OF EQUIPMENT OR TIMES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT, IF ANY, OF LOCAL NOISE ORDINANCES ASSOCIATED WITH CONSTRUCTION OR DEMOLITION ACTIVITIES.
10. DIMENSIONS ARE NOT TO BE SCALED. SHOULD DISCREPANCIES OCCUR WITH DIMENSIONS ON THESE PLANS, NOTIFY ENGINEER FOR CLARIFICATION.
11. PRIOR TO CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES SO THAT NEW CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING UTILITY LINES. SHOULD DAMAGE OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE SAID DAMAGE AT THE CONTRACTOR'S EXPENSE.
12. ALL PAVEMENT MARKING LINES SHALL BE 4" PAINTED AND MEASURED CENTER TO CENTER U.N.O.
13. ALL WORK, CONSTRUCTION REQUIREMENTS, AND PERFORMANCE STANDARDS SHALL COMPLY WITH LOCAL AND STATE STANDARDS.
14. EXISTING BUILDINGS, PAVEMENTS, SIDEWALKS, AND OTHER SITE IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THEIR CONDITIONS SHALL BE PHOTOGRAPHICALLY DOCUMENTED PRIOR TO CONSTRUCTION. DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA JOBSITE REQUIREMENTS.
16. ALL PAVED AREAS INCLUDING SIDEWALKS, PARKING AREAS, SERVICE AREAS, ETC. ARE SPECIFIED WITH MATERIALS FOR THE INTENDED FINAL USE OF EACH AREA. THE AREAS ARE NOT SPECIFIED TO BE USED FOR TEMPORARY CONSTRUCTION TRAFFIC. SHOULD THE CONTRACTOR INSTALL OR CONSTRUCT THE PAVED AREA AS SPECIFIED AND THE USE FOR TEMPORARY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL (AT NO COST TO THE OWNER) REPAIR AND/OR RECONSTRUCT THE AREAS WITH REGARDS TO MEETING MATERIAL SPECIFICATIONS, SUBSEQUENT STABILIZATION, AND GRADING PRIOR TO CONSTRUCTION OF FINAL PAVEMENT SURFACES.
17. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINE STANDARDS AND REGULATIONS. CONTRACTOR SHALL SCHEDULE ANY REQUIRED INSPECTIONS WITH LOCAL STATE INSPECTORS.

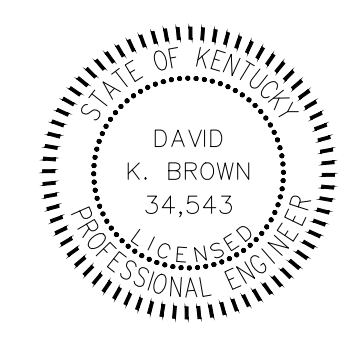


NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE
01	8/18/23	SITE AND DETAILS	BGB	DKB	8/18/23

PROJECT: 4364.01	DATE: AUG 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	DKB	4/2023
RECORD DWGS	BGB	4/2023



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY
OFFSITE IMPROVEMENTS - ROAD

SHEET
C4.0

BEFORE YOU DIG

The contractor is instructed to call 1-800-752-6007 to reach KY 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the KY 811 one-call before-a-dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KY 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

KEYNOTES:

- ① EXISTING 8" WATER LINE
- ② EXISTING 12" WATER LINE
- ③ PROPOSED 8" SDR-21 CLASS 200 PVC WATER LINE
- ④ 12" x 8" TAPPING SLEEVE AND VALVE, SEE DETAIL SHEET
- ⑤ EXISTING 10' UTILITY EASEMENT
- ⑥ PROPOSED 20' PUBLIC WATER LINE EASEMENT, SEE SHEET C3.0
- ⑦ EXISTING EAST KY POWER COOP EASEMENT
- ⑧ EXISTING STRUCTURE
- ⑨ EXISTING FIRE HYDRANT ASSEMBLY
- ⑩ EXISTING PROPERTY LINE
- ⑪ EXISTING PUBLIC ROADWAY
- ⑫ EXISTING SANITARY SEWER LINE, WATER/SEWER SEPARATION MUST BE MIN. 18" VERTICAL
- ⑬ APPROX. 50 LF CREEK CROSSING WITH 16" STEEL ENCASEMENT, SEE DETAIL SHEET
- ⑭ 8" PUBLIC WATER LINE CONTINUES ON "SUTTON'S LANDING" PROPERTY, SEE SHEET C3.0 FOR CONTINUATION
- ⑮ PROPOSED 8" GATE VALVE

UTILITY CONTACTS:

WATER AND SEWER
 MAYSVILLE UTILITY COMMISSION
 216 BRIDGE STREET
 MAYSVILLE, KY 41056
 CONTACT: MARK JULIAN
 606-564-3531

ELECTRIC
 KENTUCKY UTILITIES
 500 STONE ROAD
 LEXINGTON, KY 40503
 CONTACT: CHRIS COBBLER
 800-961-0600

EAST KY POWER CO-OP, INC.
 3184 SOUTH RIPLEY ROAD
 MAYSVILLE, KY 41056
 606-883-3411

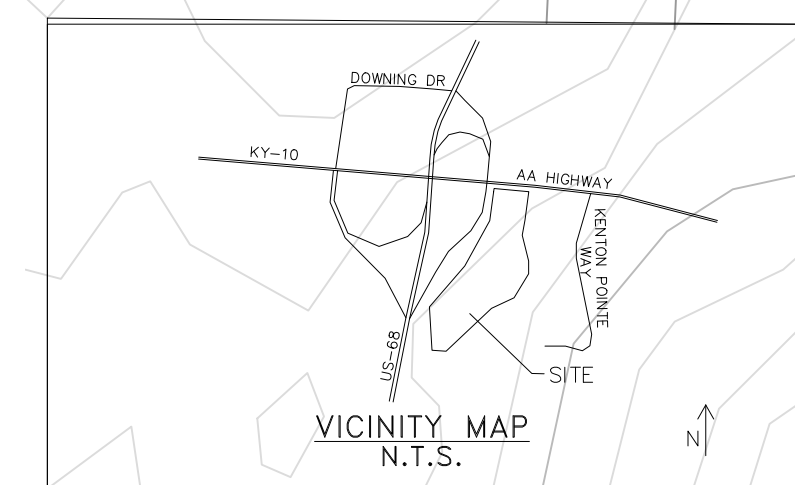
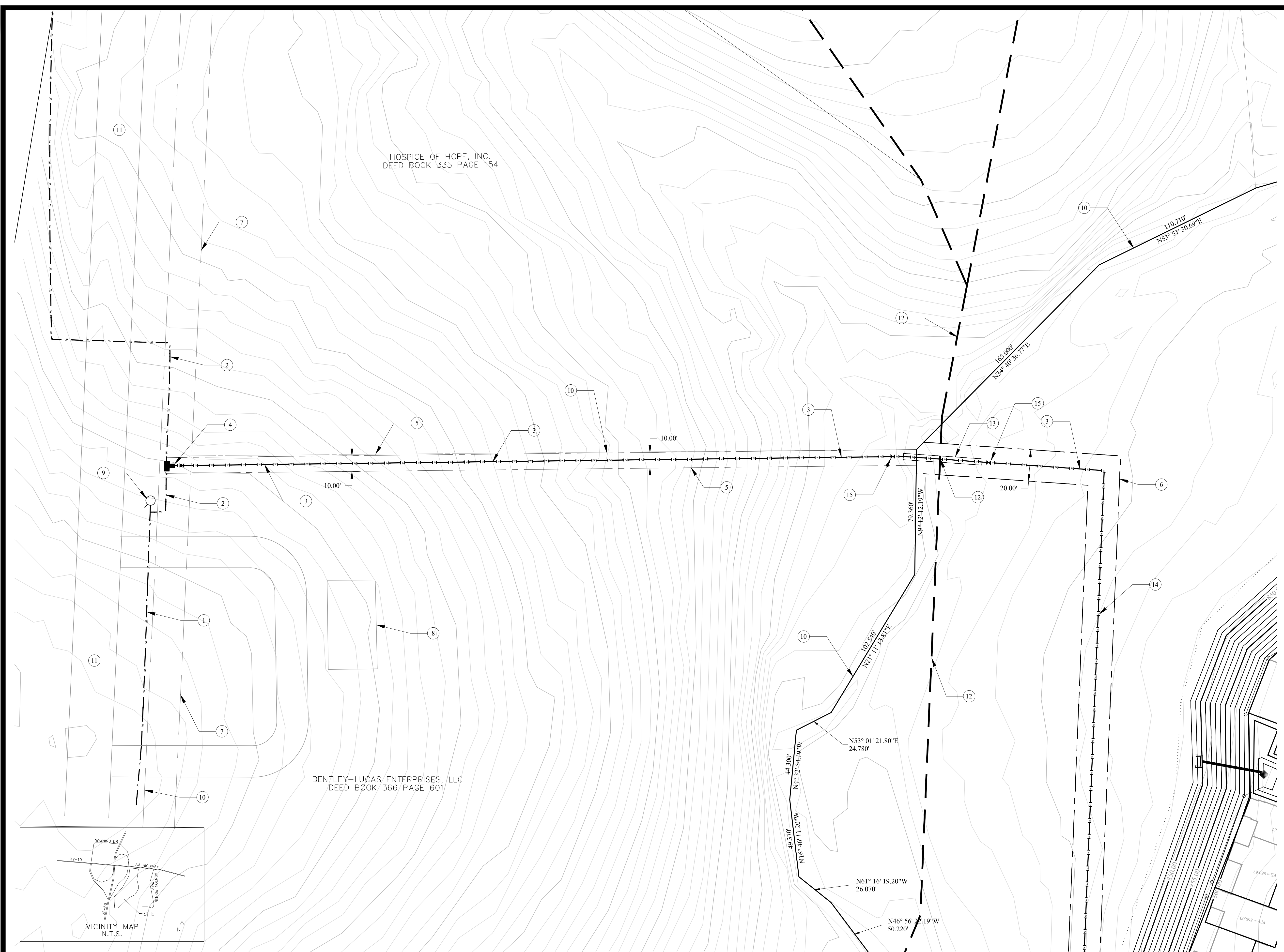
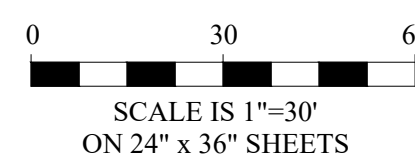
TELEPHONE
 WINDSTREAM
 130 W. NEW CIRCLE ROAD - SUITE 170
 LEXINGTON, KY 40505
 CONTACT: STEVE GOSS
 859-357-8603

GAS
 COLUMBIA GAS
 2001 MERCER ROAD
 LEXINGTON, KY 40512
 CONTACT: AUTUMN DMYTREWYCZ
 859-361-1589

FIBER
 METRONET
 3250 BLAZER PARKWAY - SUITE 100
 LEXINGTON, KY 40509
 CONTACT: MARY NGUYEN
 859-407-3084

FIRE
 MAYSVILLE FIRE DEPARTMENT
 216 BRIDGE STREET
 MAYSVILLE, KY 41056
 CONTACT: KEVIN DOYLE
 606-564-2541

KY STATE PLANE COORDINATES,
 SINGLE ZONE
 HORIZONTAL DATUM NAD 83
 VERTICAL DATUM NAVD 88

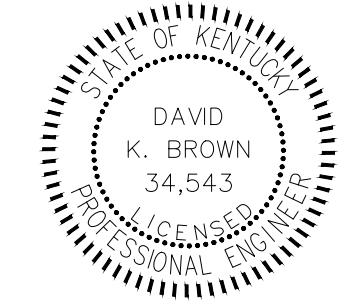


NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE

PROJECT: 4364.01	DATE: APR 2023	
DESIGNED BY	NAME	DATE
DRAWN BY	DKB	4/2023
CHECKED BY	BGB	4/2023
RECORD DWGS.		



3 HMB CIRCLE
 FRANKFORT, KY
 (502) 695-9800
 (502) 695-9810 FAX

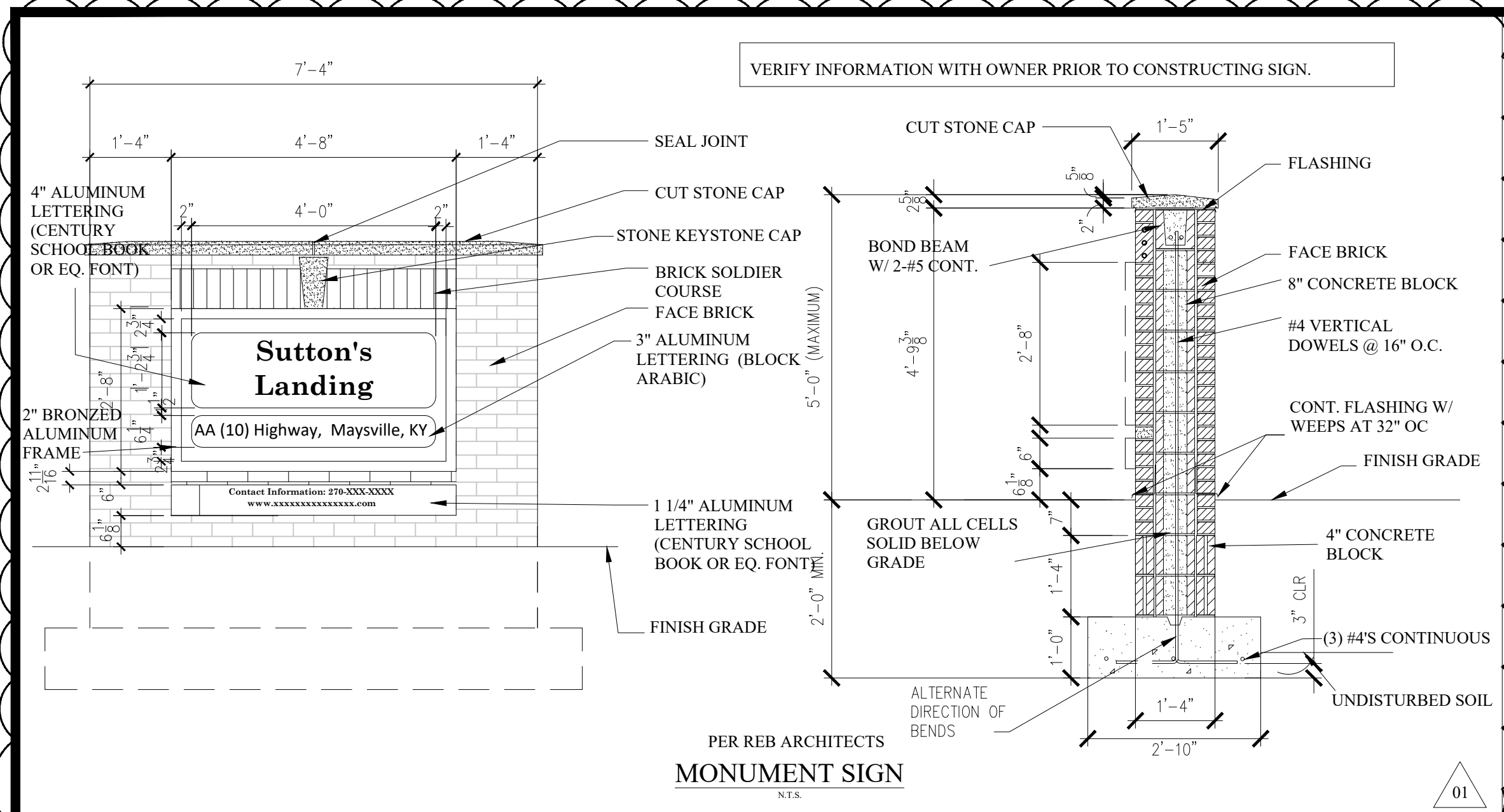


THE MODEL GROUP
 SUTTON'S LANDING
 MARTIN LUTHER KING HWY

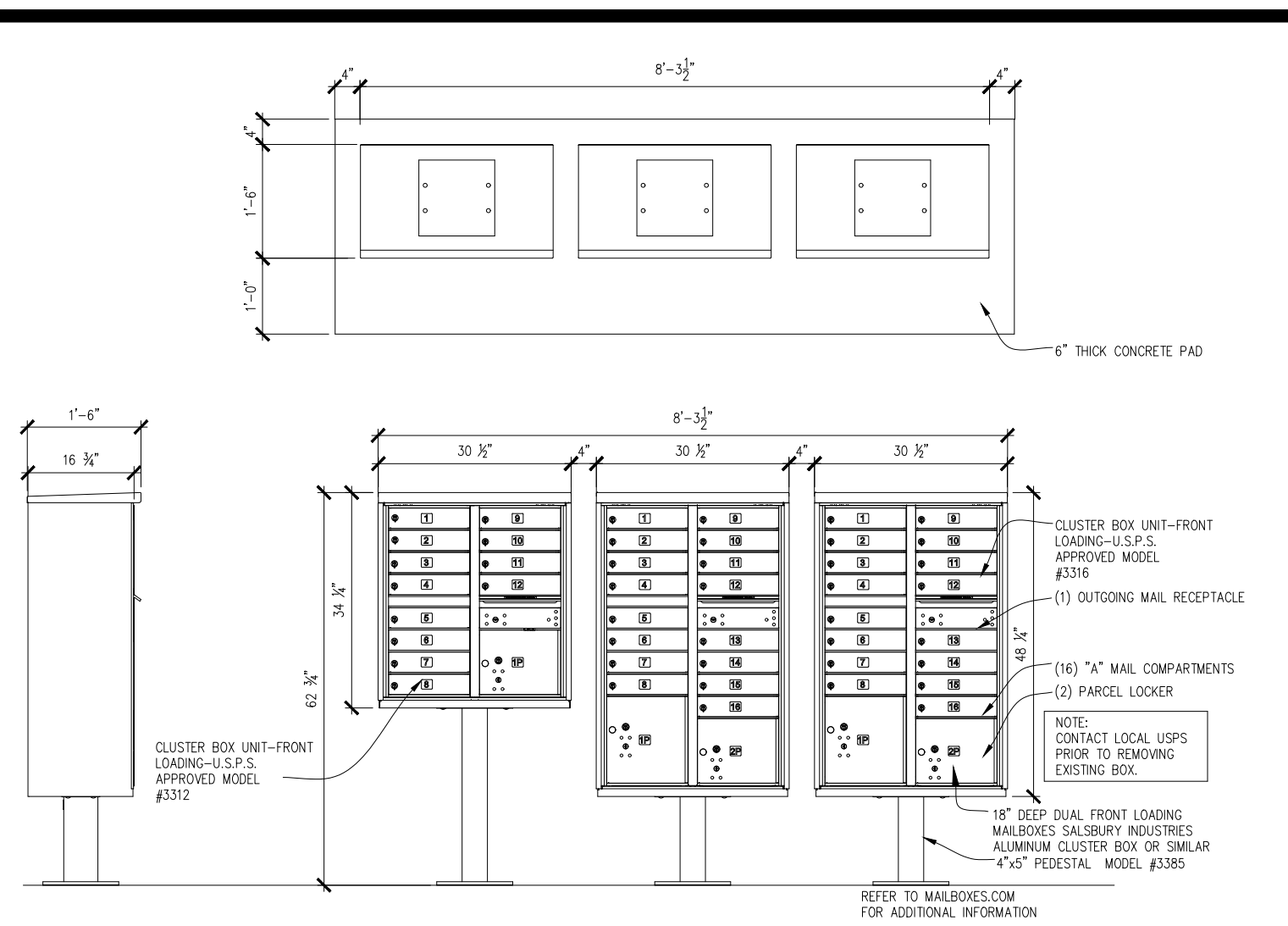
OFFSITE IMPROVEMENTS - WATER

SHEET

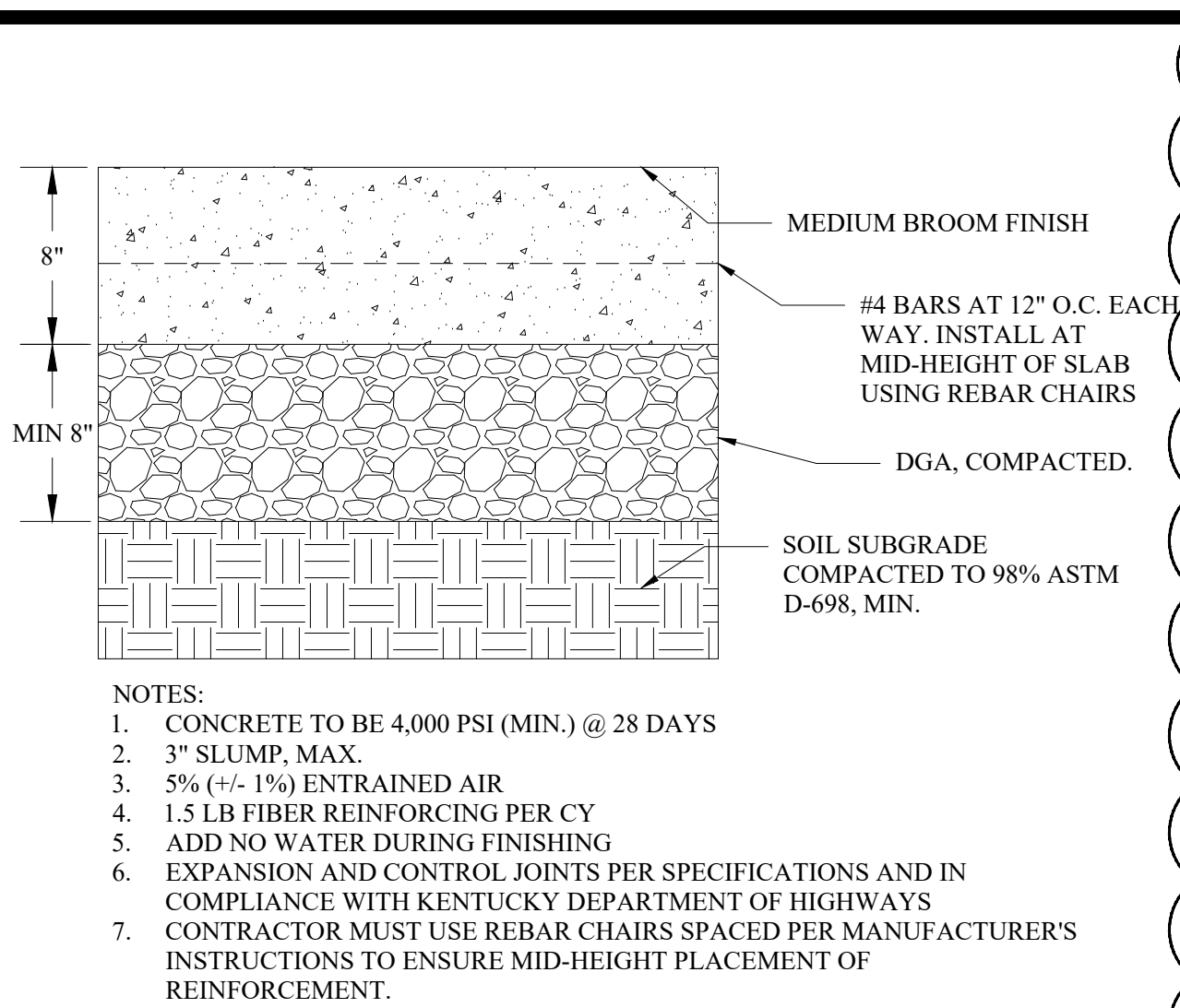
C4.1



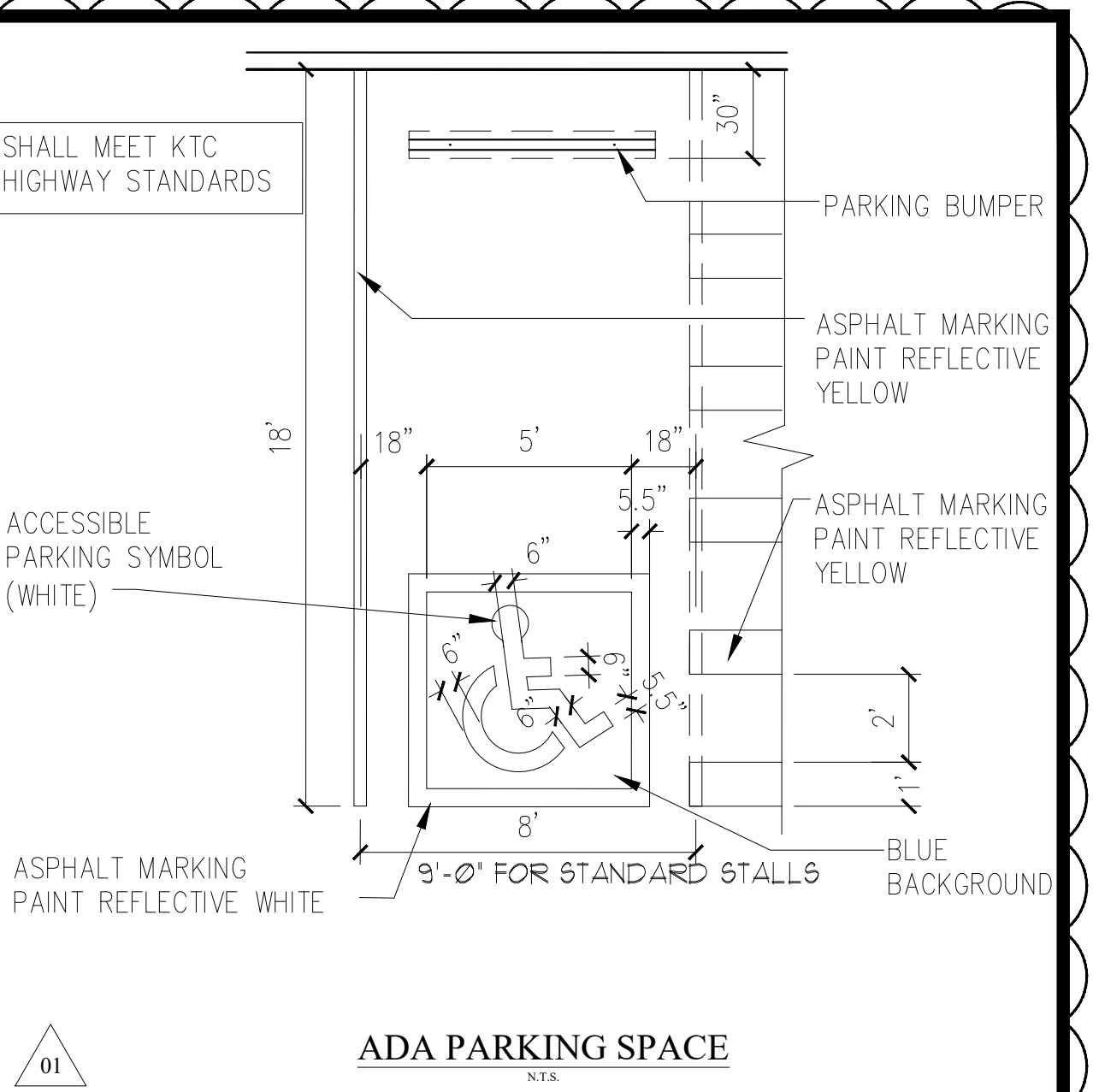
MONUMENT SIGN
N.T.S.



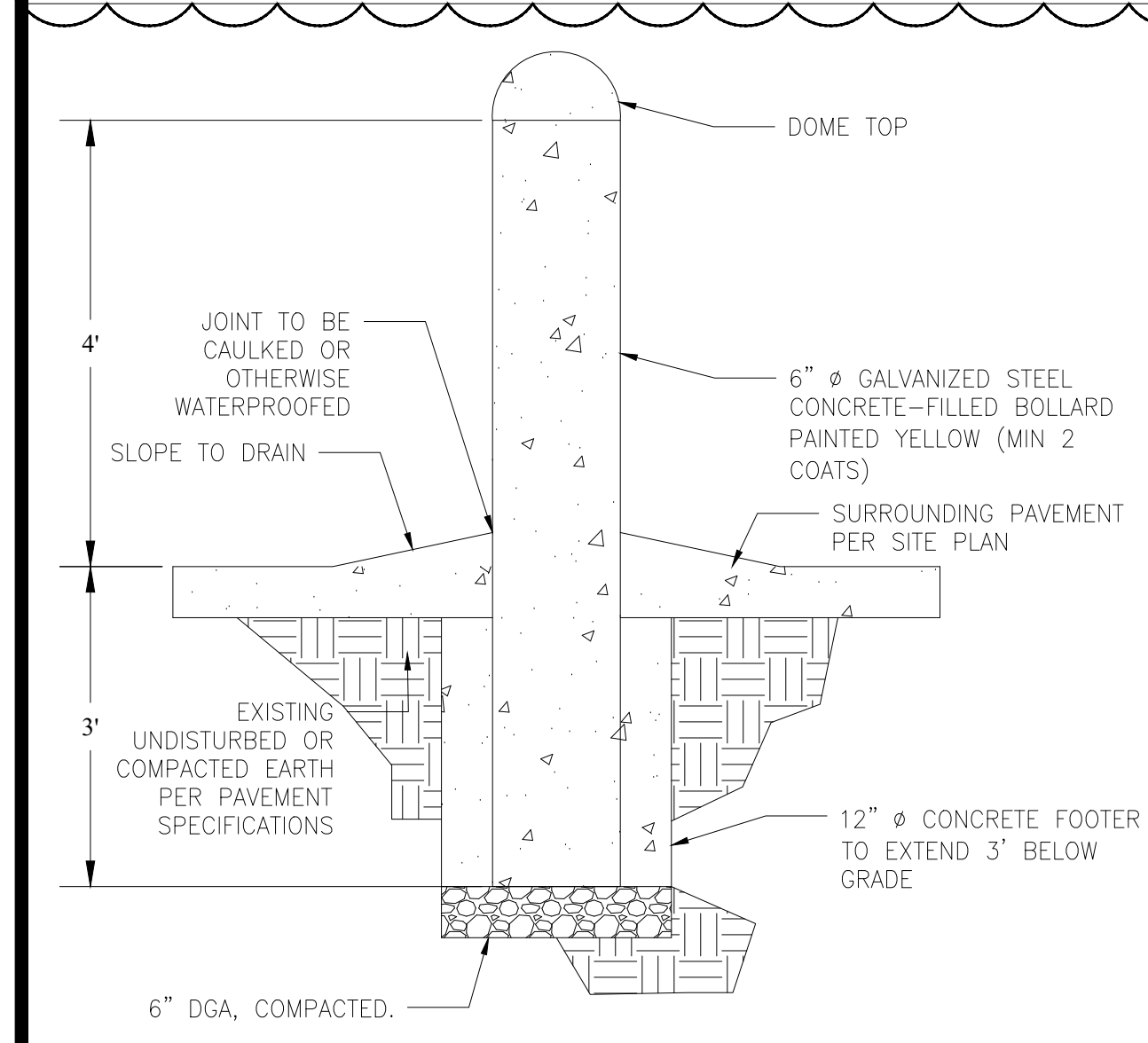
MAILBOXES
N.T.S.



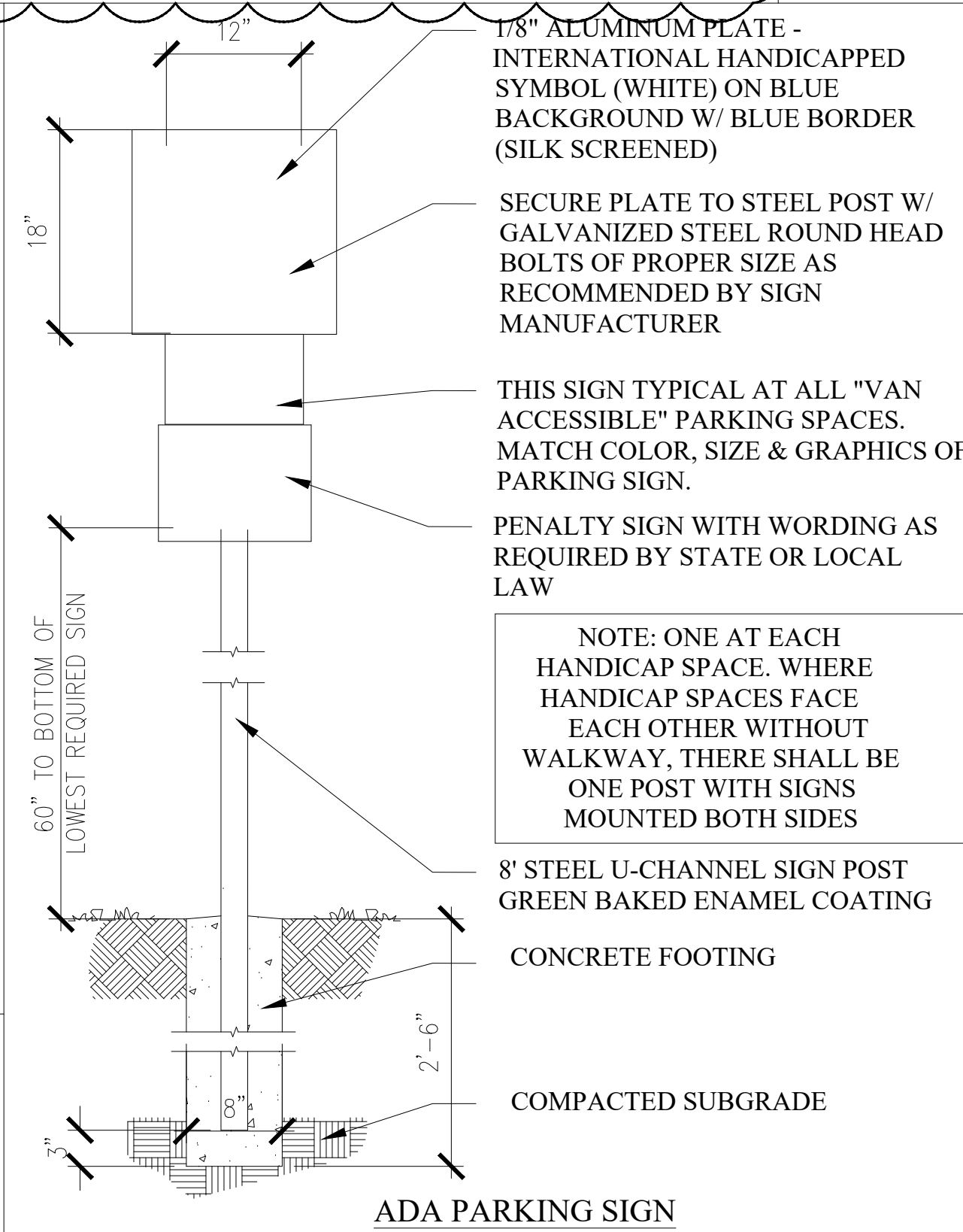
HEAVY DUTY CONCRETE
N.T.S.



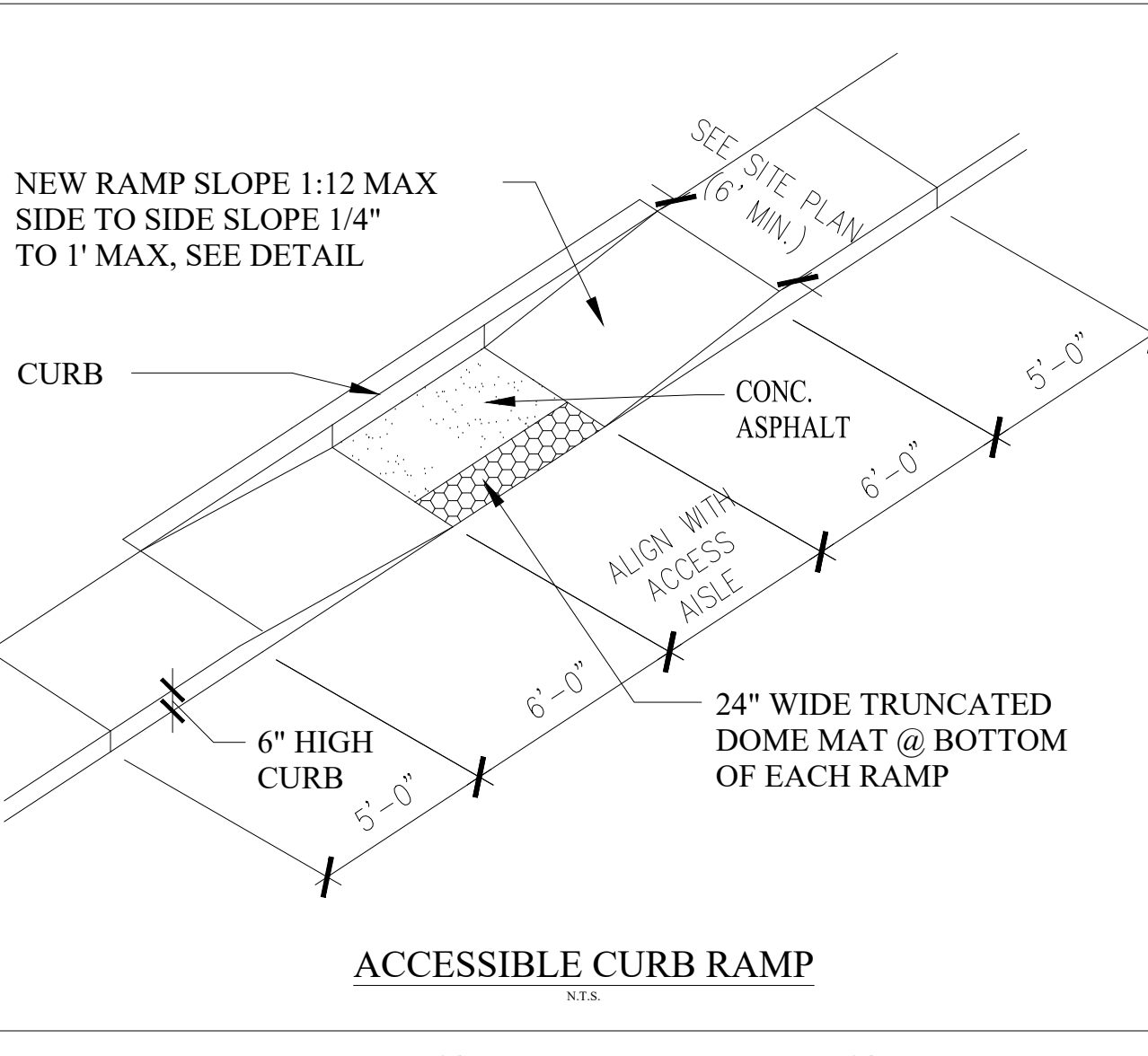
ADA PARKING SPACE
N.T.S.



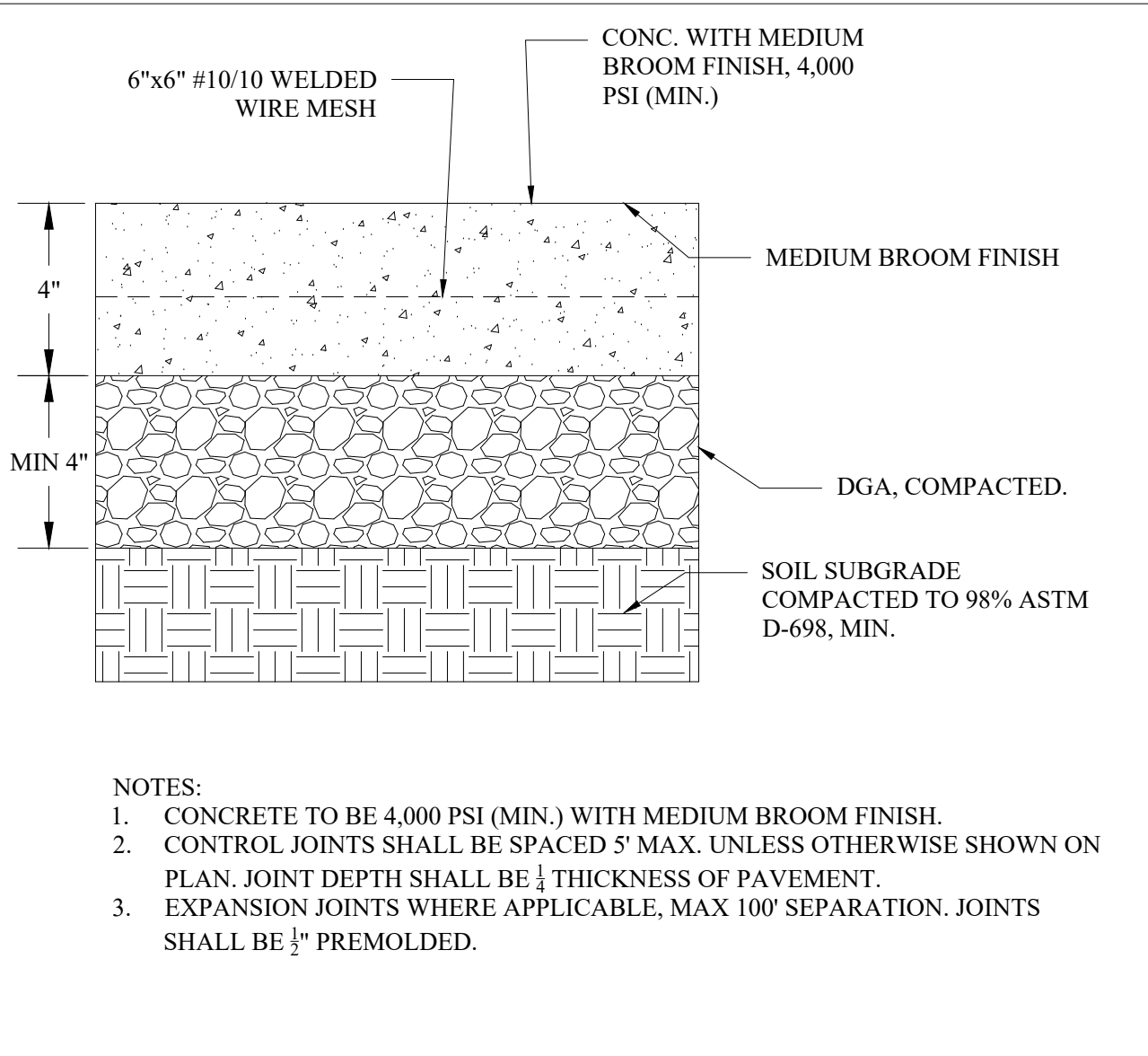
BOLLARD DETAIL
N.T.S.



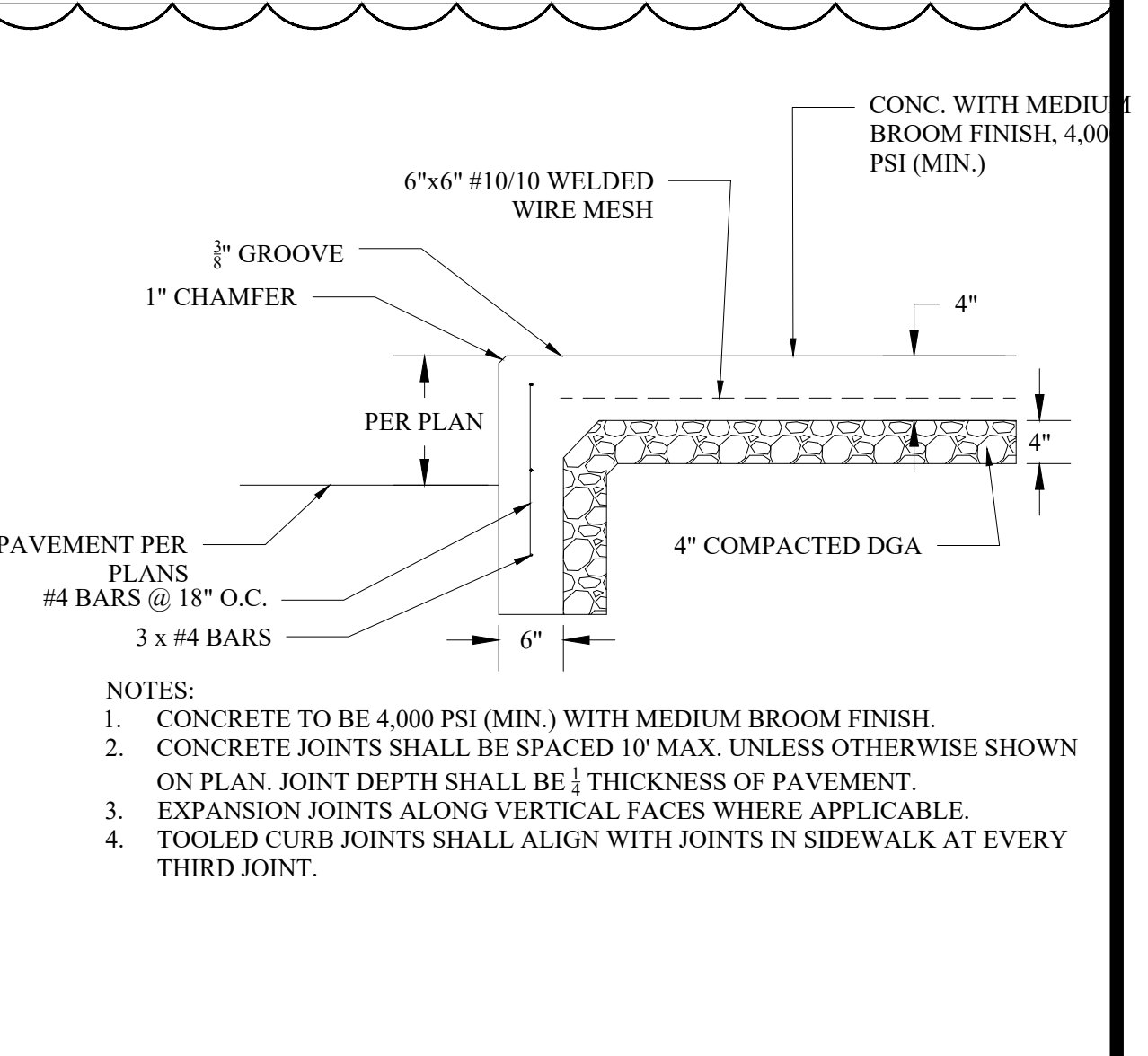
ADA PARKING SIGN
N.T.S.



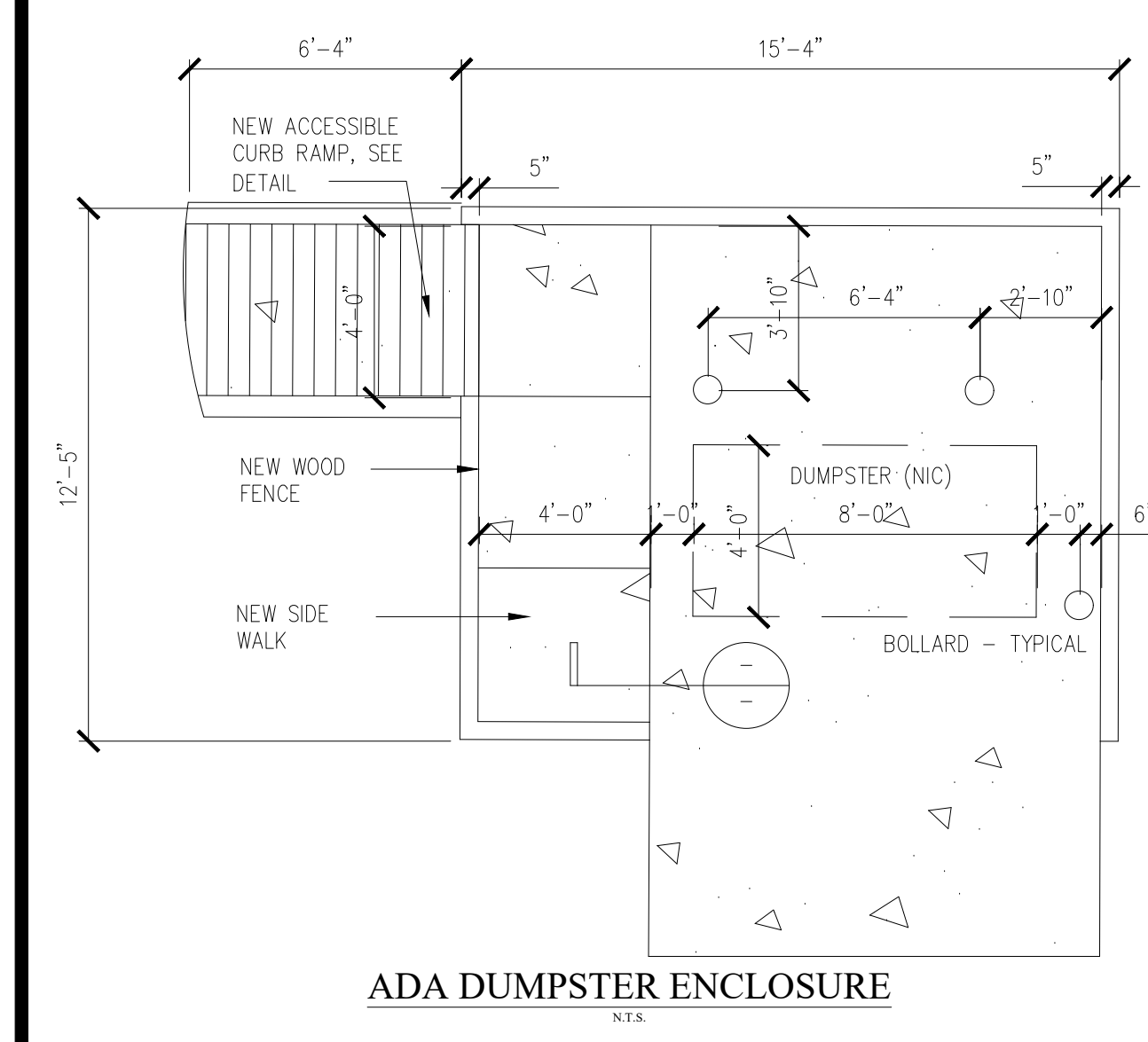
ACCESSIBLE CURB RAMP
N.T.S.



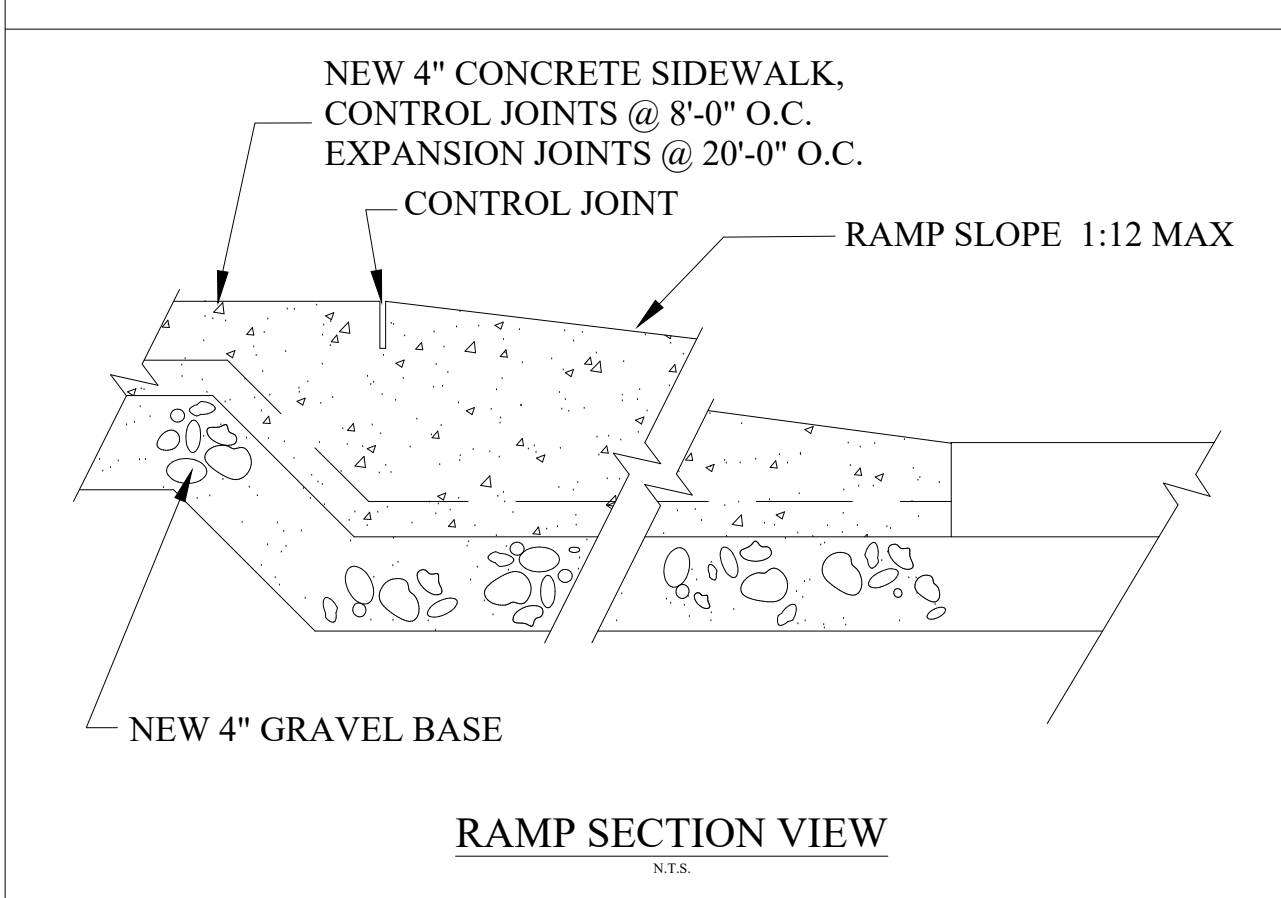
CONCRETE SIDEWALK
N.T.S.



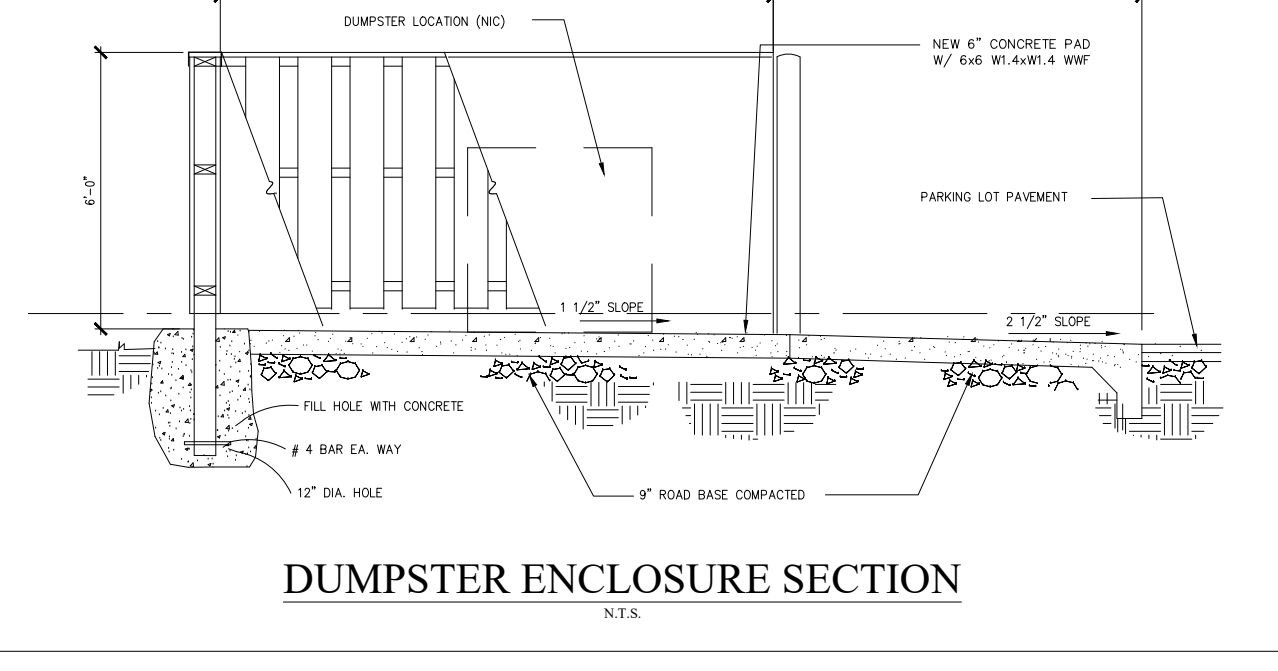
INTEGRAL CURB AND WALK
N.T.S.



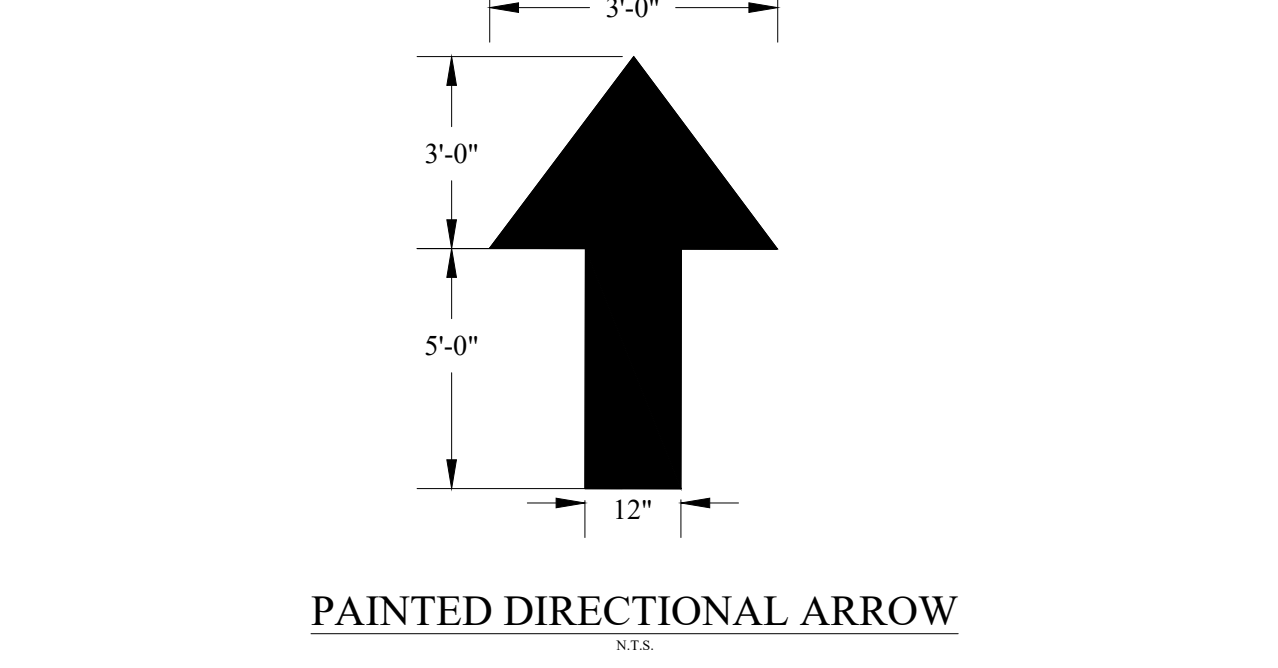
ADA DUMPSTER ENCLOSURE
N.T.S.



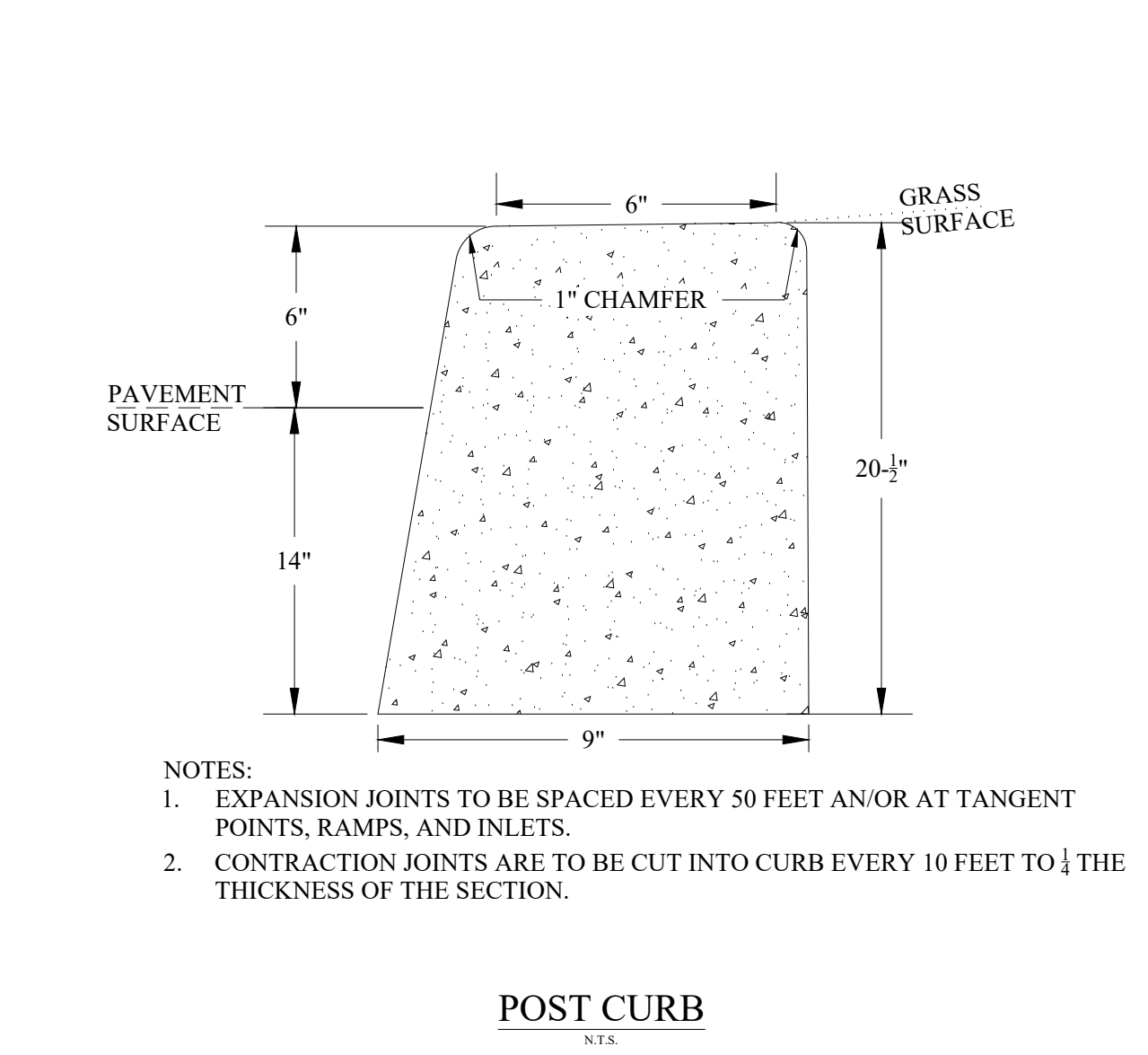
RAMP SECTION VIEW
N.T.S.



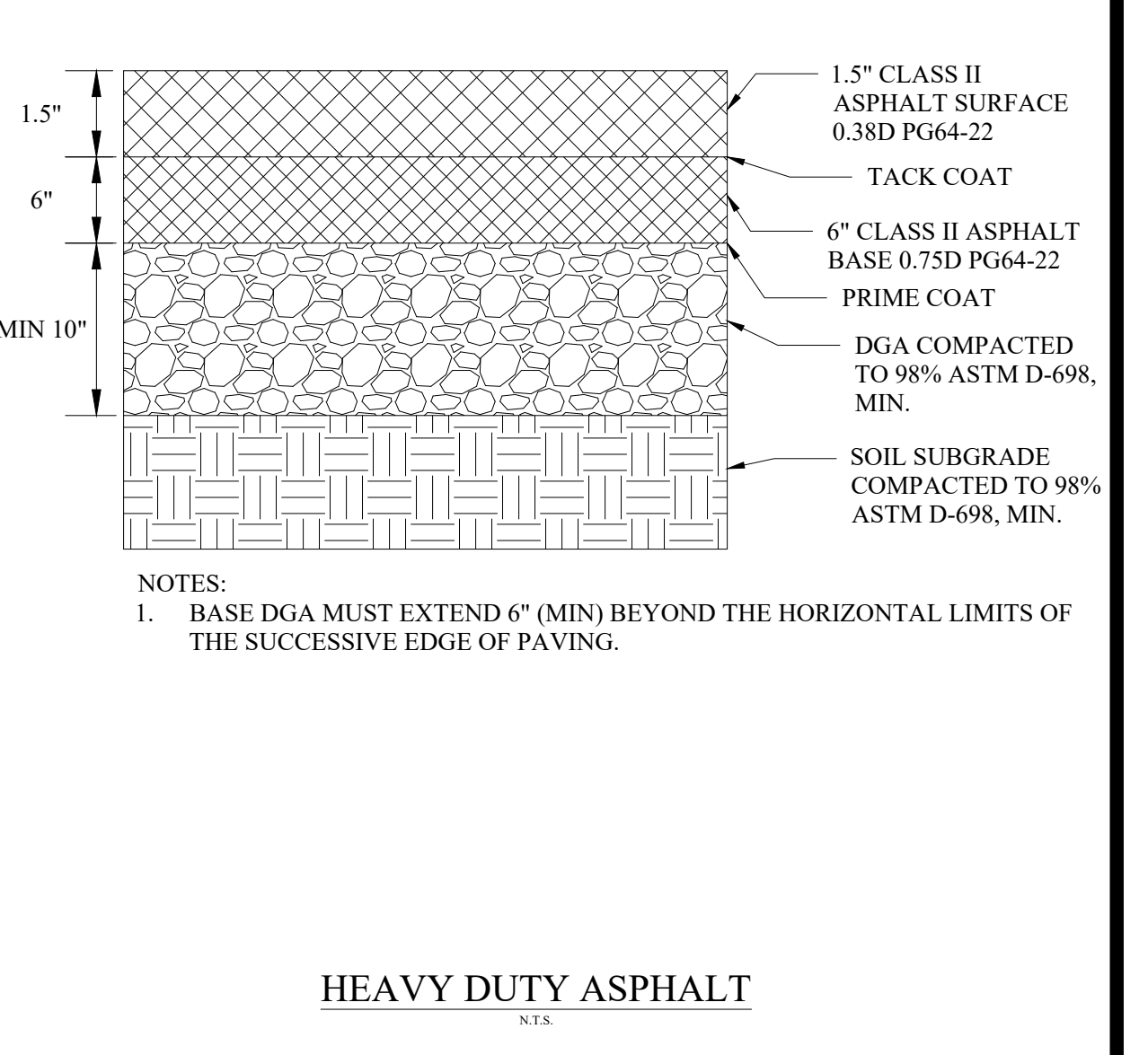
DUMPSTER ENCLOSURE SECTION
N.T.S.



PAINTED DIRECTIONAL ARROW
N.T.S.



POST CURB
N.T.S.



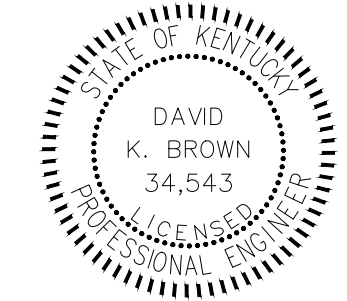
HEAVY DUTY ASPHALT
N.T.S.

NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE
01	8/18/23	SITE AND DETAILS	BGB	DKB	8/18/23

PROJECT: 4364.01	DATE: AUG 2023
DESIGNED BY: DKB	DATE: 4/2023
DRAWN BY: DKB	DATE: 4/2023
CHECKED BY: BGB	DATE: 4/2023
RECORD DWGS.	

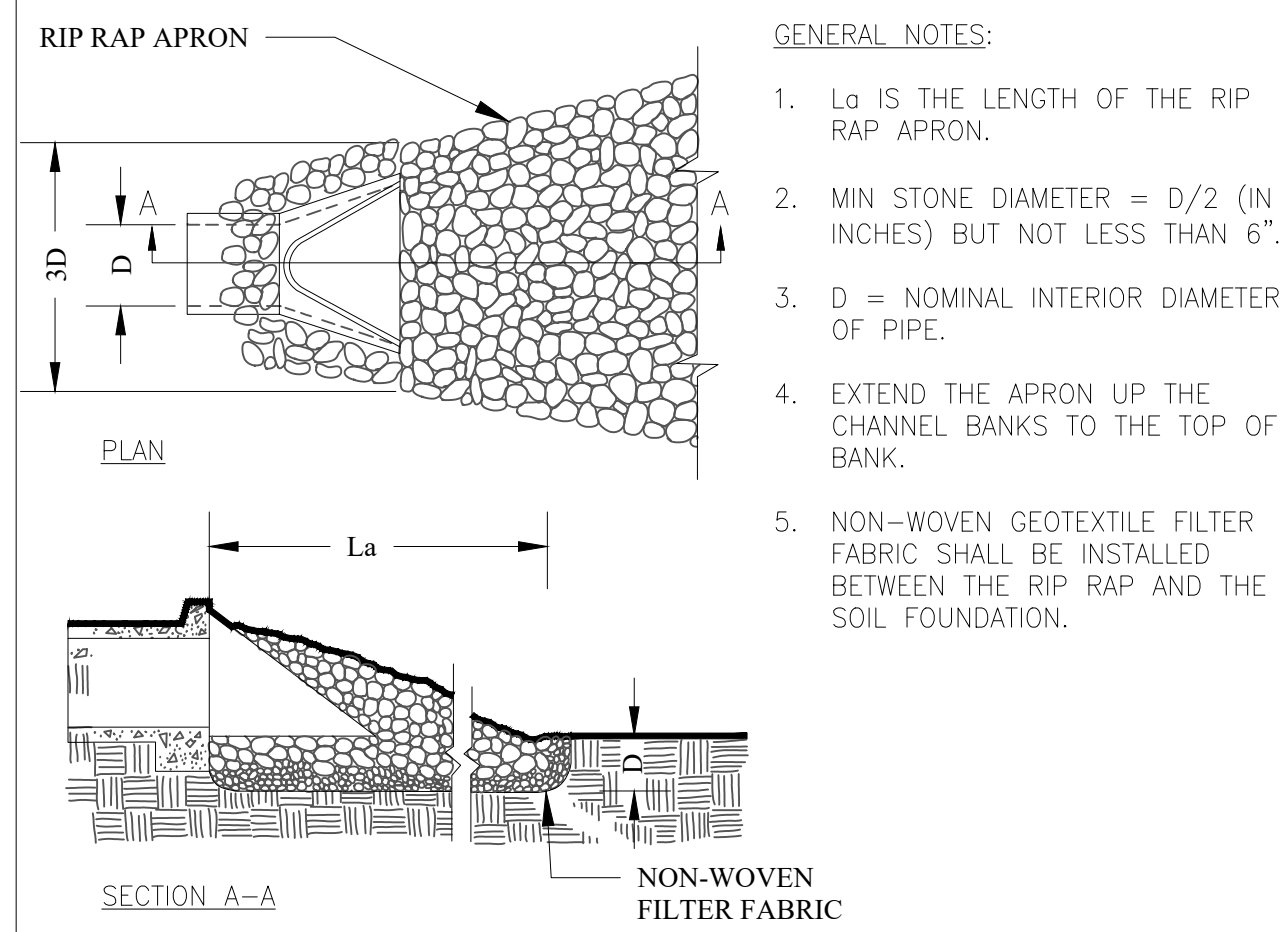


3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX

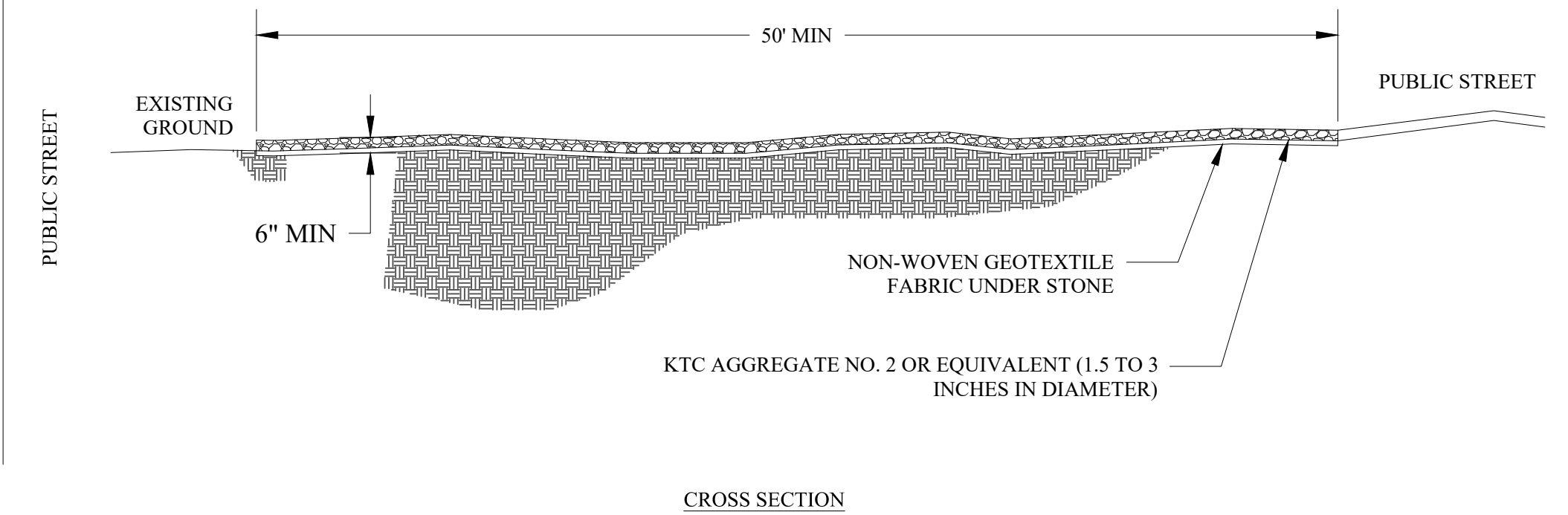
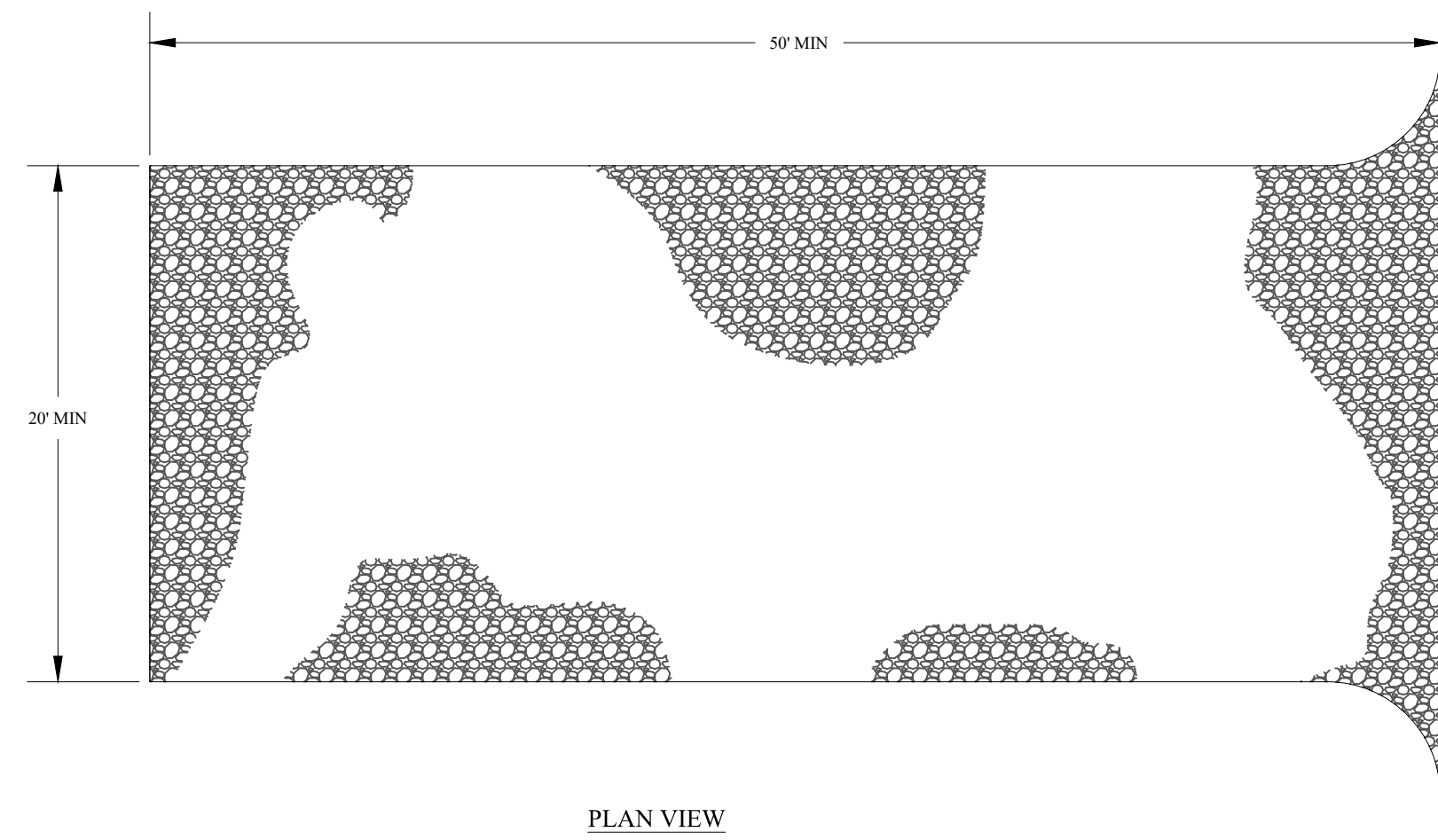


THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY
DETAILS

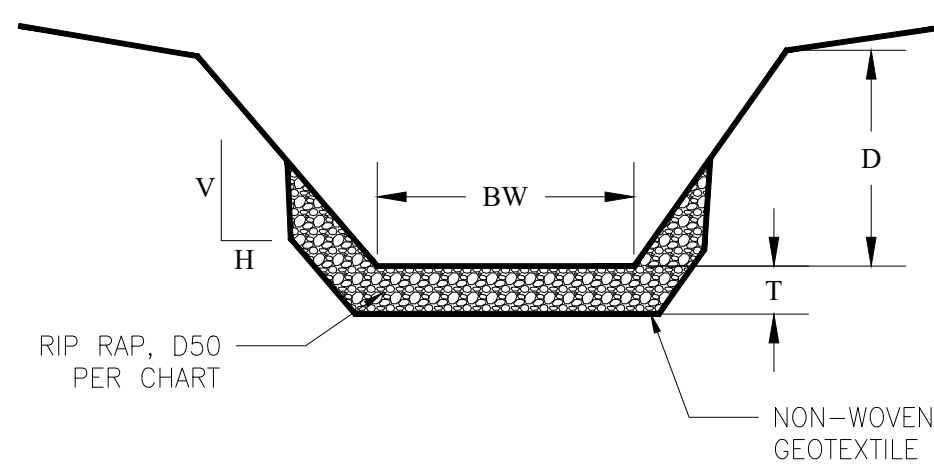
SHEET
C5.0



RIP RAP OUTLET PROTECTION
STONE END TREATMENT
N.T.S.



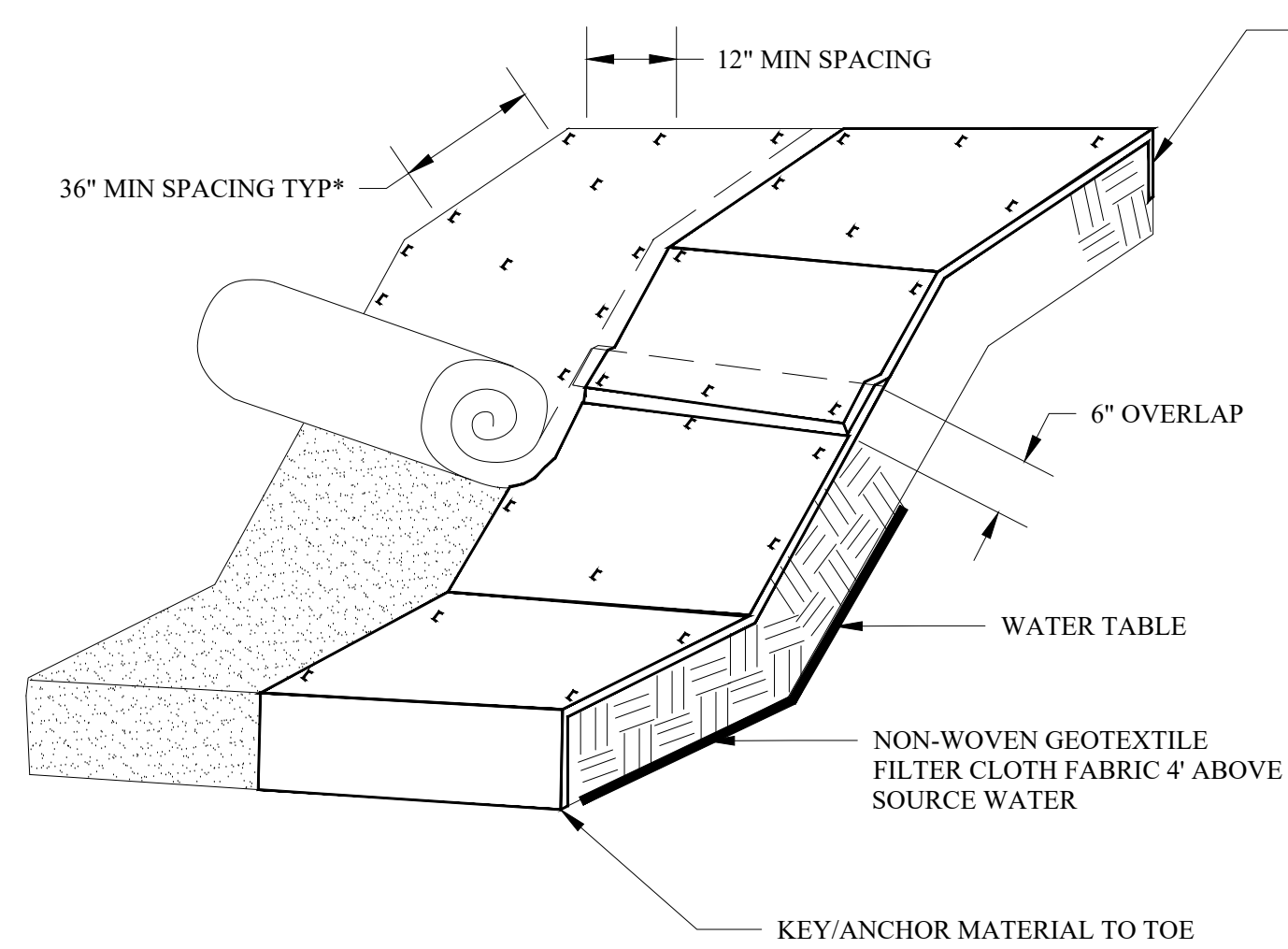
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



RIP RAP SPLASH BLOCK							
NAME	BW	H-V LEFT	H-V RIGHT	D50	T	D	MIN. SLOPE
SPLASH BLOCK	N/A	N/A	N/A	3 IN	6 IN	N/A	N/A

NOTES:
1. RIP RAP LINING AND NON-WOVEN GEOTEXTILE ENVELOPE SHALL BE EXTENDED MINIMUM HALFWAY UP CHANNEL SIDES OR BEYOND SPLASH BLOCK. GEOTEXTILE SHALL BE KEYED INTO CHANNEL BANKS MIN. 2T INCHES.

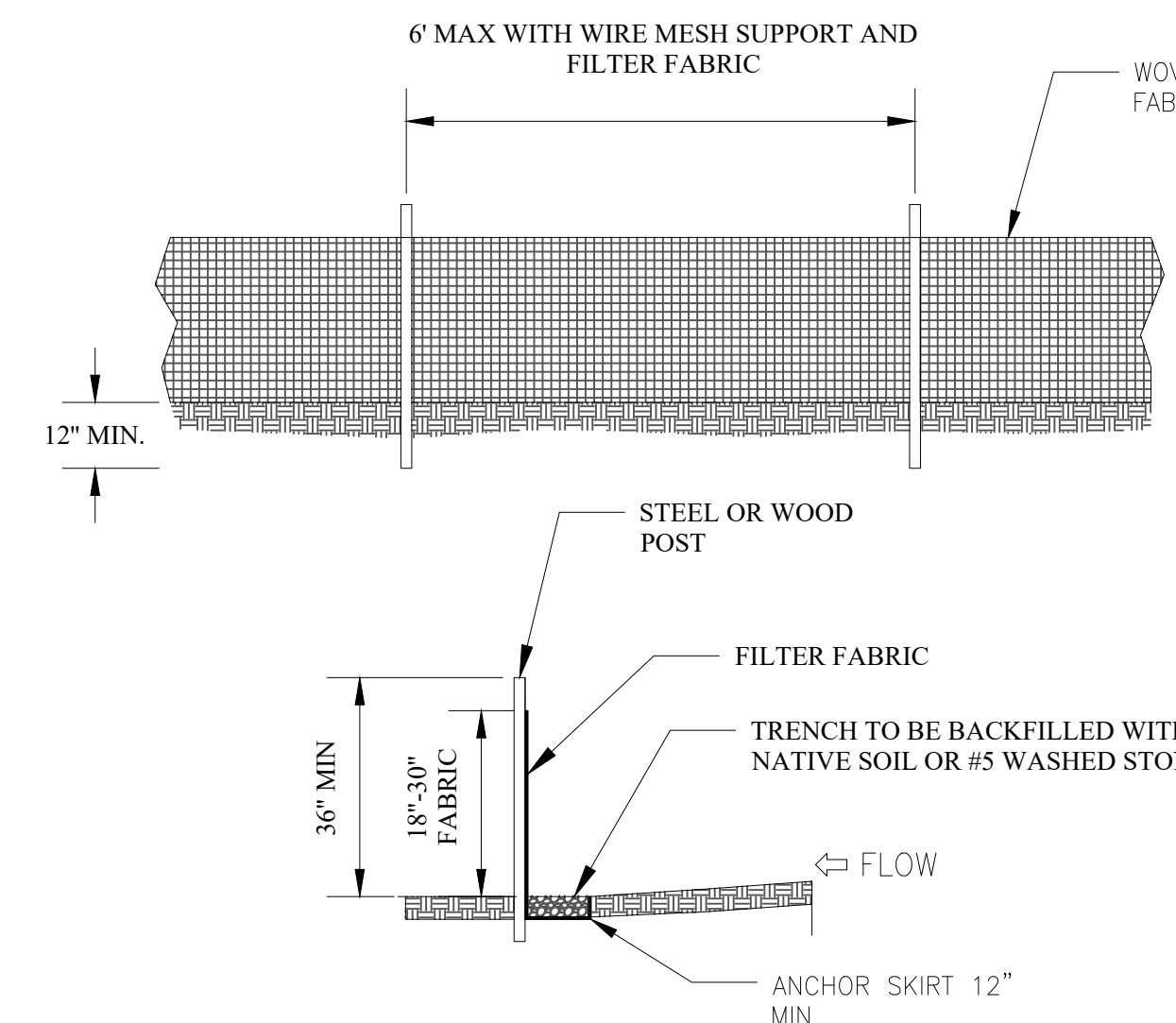
RIP RAP SPLASH BLOCK
N.T.S.



GENERAL NOTES:

1. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
2. * DIMENSIONS SHOWN ARE MINIMUM. MANUFACTURED PRODUCTS MAY HAVE ADDITIONAL REQUIREMENTS THAT MUST BE MET.
3. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS, GRASS. MAT/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. THE DETAIL SHOWN IS FOR SLOPE MATTING. NOT FOR CHANNEL OR PIPE OUTFALL MATTING SPECIFICATIONS.

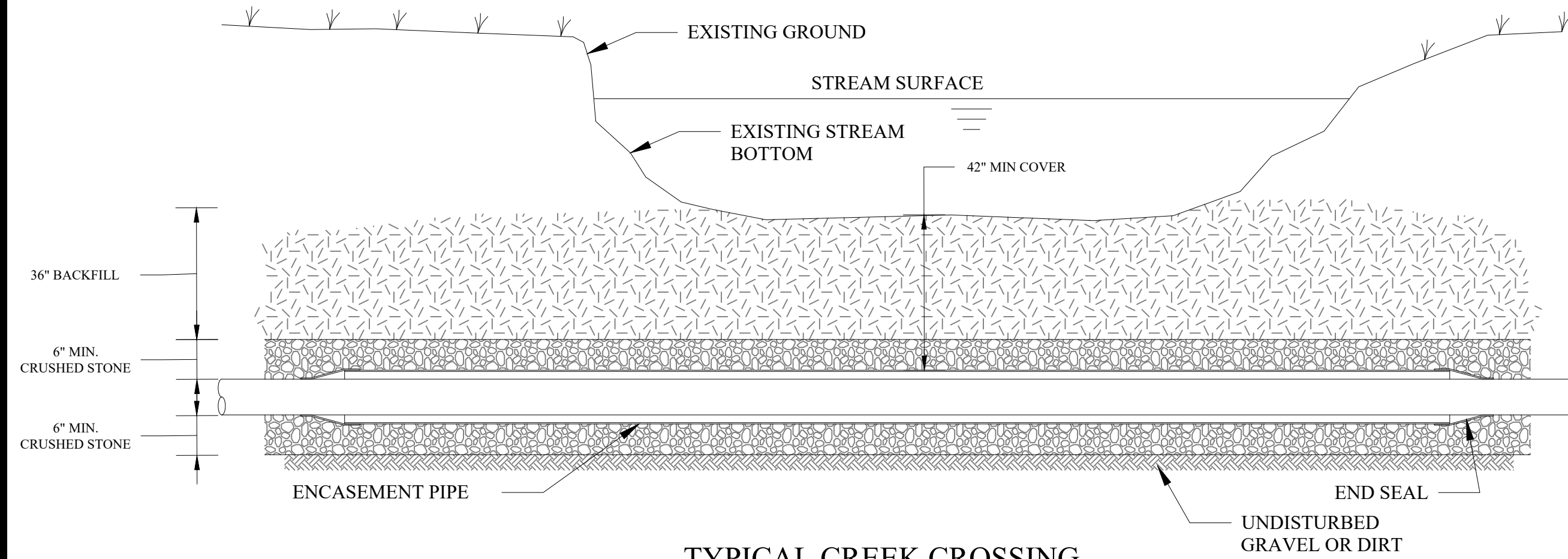
EROSION CONTROL MATTING
N.T.S.



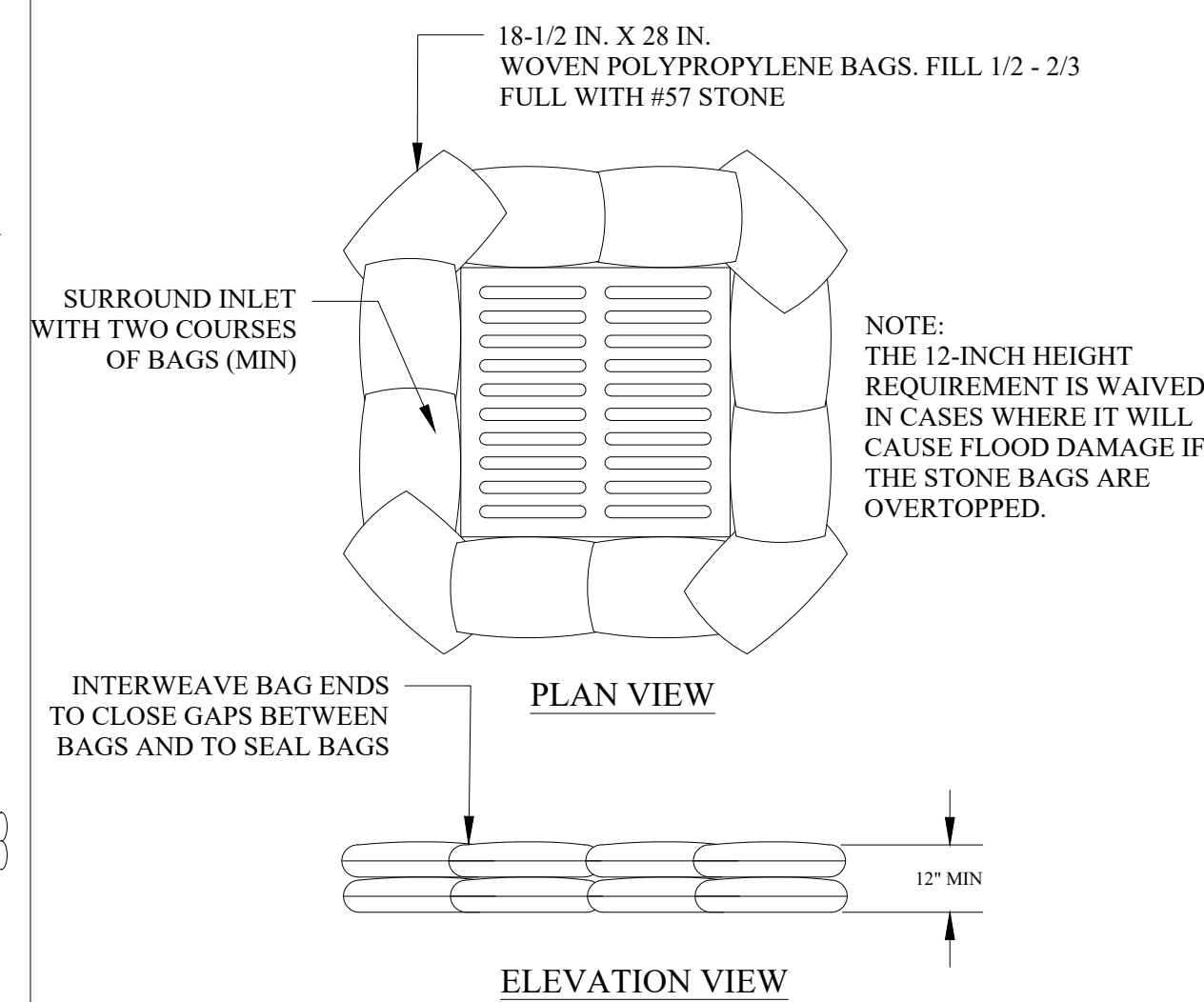
GENERAL NOTES:

1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS CANNOT BE AVOIDED, FILTER FABRIC SHALL BE SPICED TOGETHER ONLY AT A POST WITH 3 FOOT MIN. OVERLAP, AND SECURELY SEALED.
2. POSTS SHALL BE SPACED AT 6 FOOT INTERVALS IN AREAS OF RAPID RUNOFF.
3. POSTS SHALL BE AT LEAST 5 FEET IN LENGTH.
4. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE AND FABRIC.
5. WOOD POSTS SHALL BE 2 INCHES BY 2 INCHES OR EQUIVALENT. STEEL POSTS SHALL BE 1.33 LBS PER LINEAR FOOT.
6. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH IN LENGTH, WIRE TIES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXCEED MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. WASHED STONE SHALL BE USED TO BURY KIRT WHEN SILT FENCE IS USED ADJACENT TO A CHANNEL, CREEK, OR POND.
8. TURN SILT FENCE UP SLOPE AT ENDS.

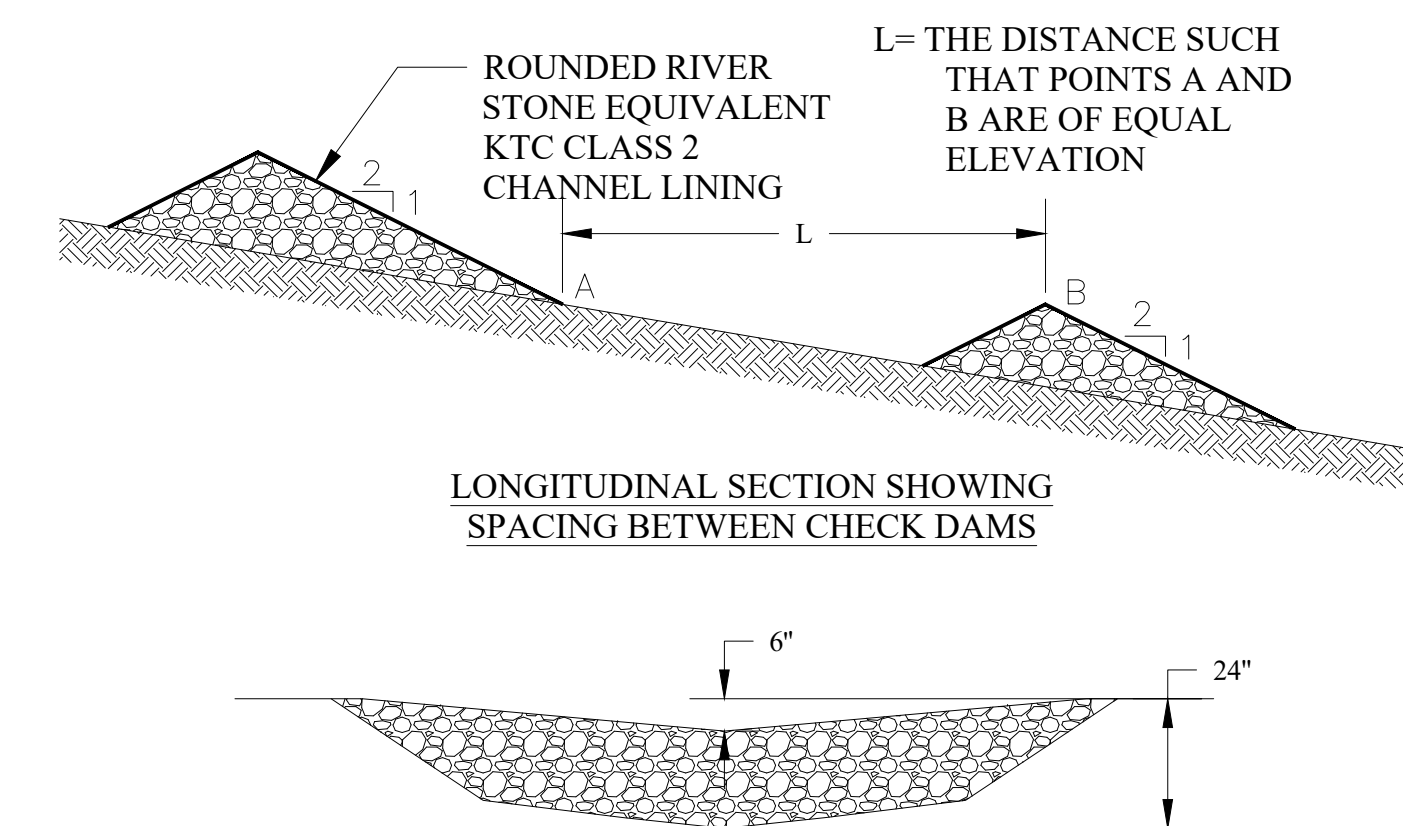
TEMPORARY SILT FENCE
N.T.S.



TYPICAL CREEK CROSSING
N.T.S.



INLET PROTECTION
N.T.S.



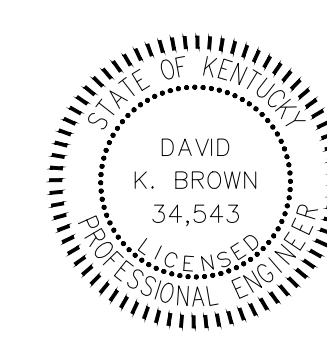
ROCK CHECK DAM
N.T.S.

NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE
01	8/18/23	SITE AND DETAILS	BGB	DKB	8/18/23

PROJECT:	4364.01	DATE:	AUG 2023
DESIGNED BY	NAME: DKB	DATE:	4/2023
DRAWN BY	DKB		4/2023
CHECKED BY	BGB		4/2023
RECORD DWGS.			



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX

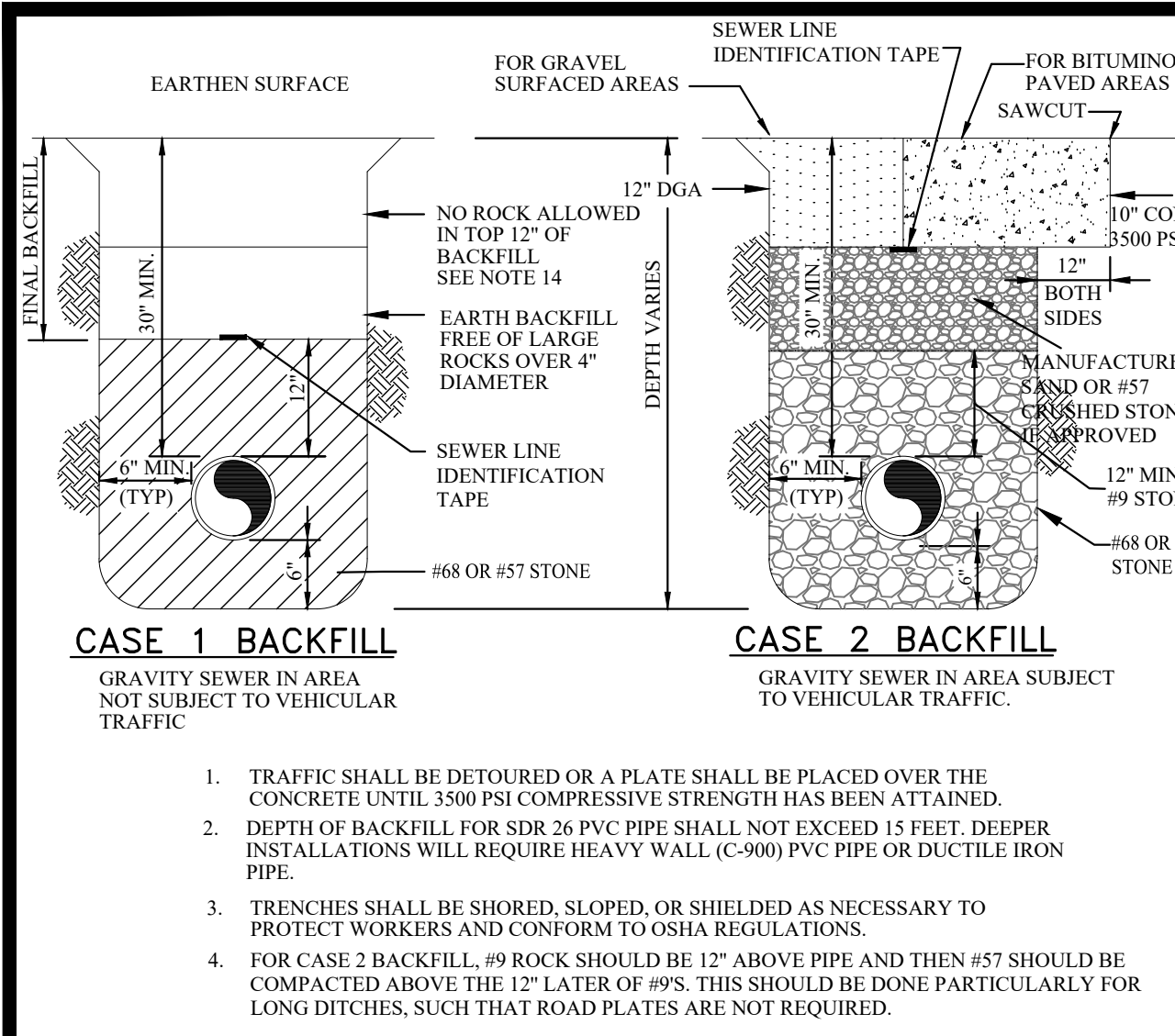


THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

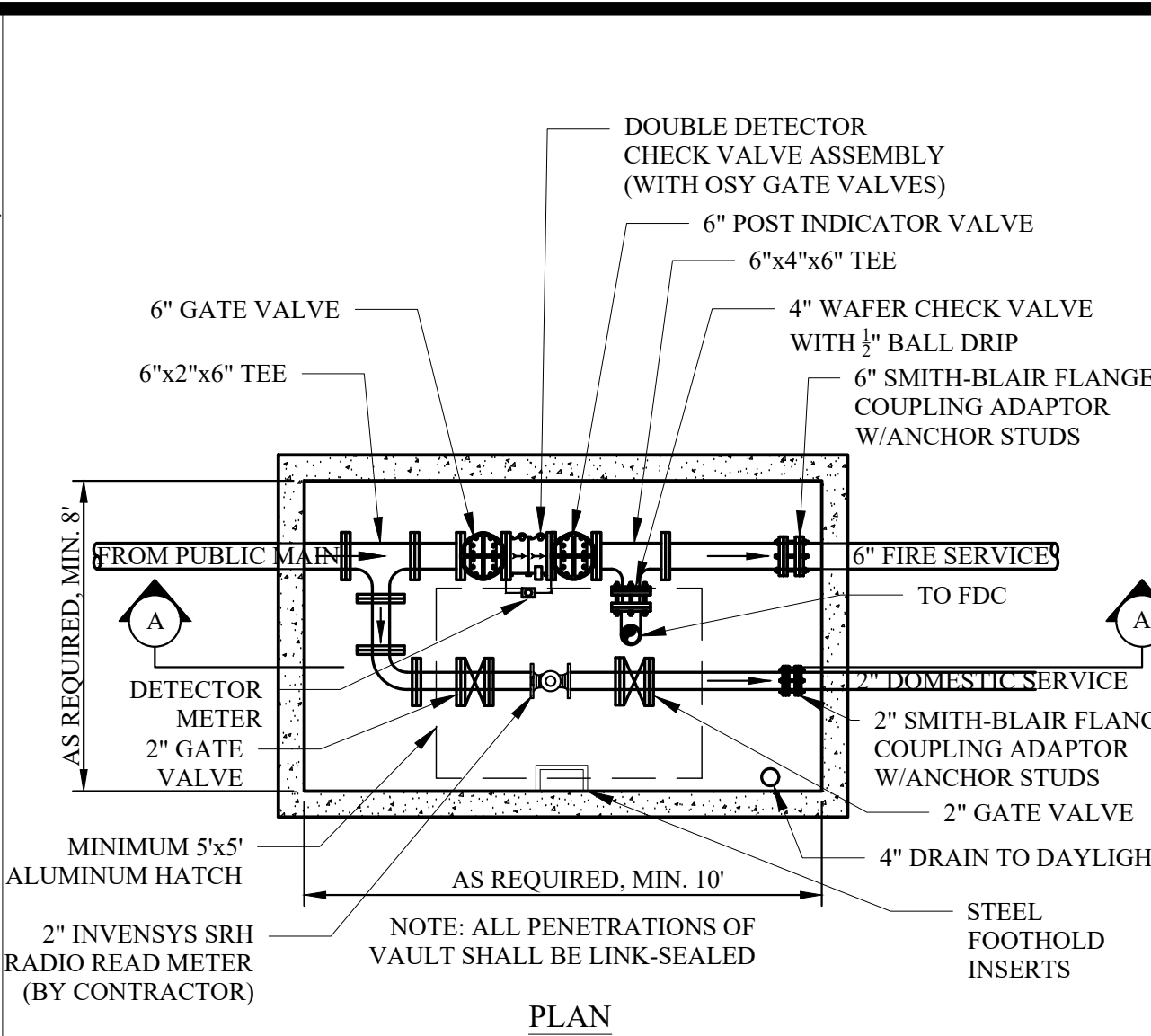
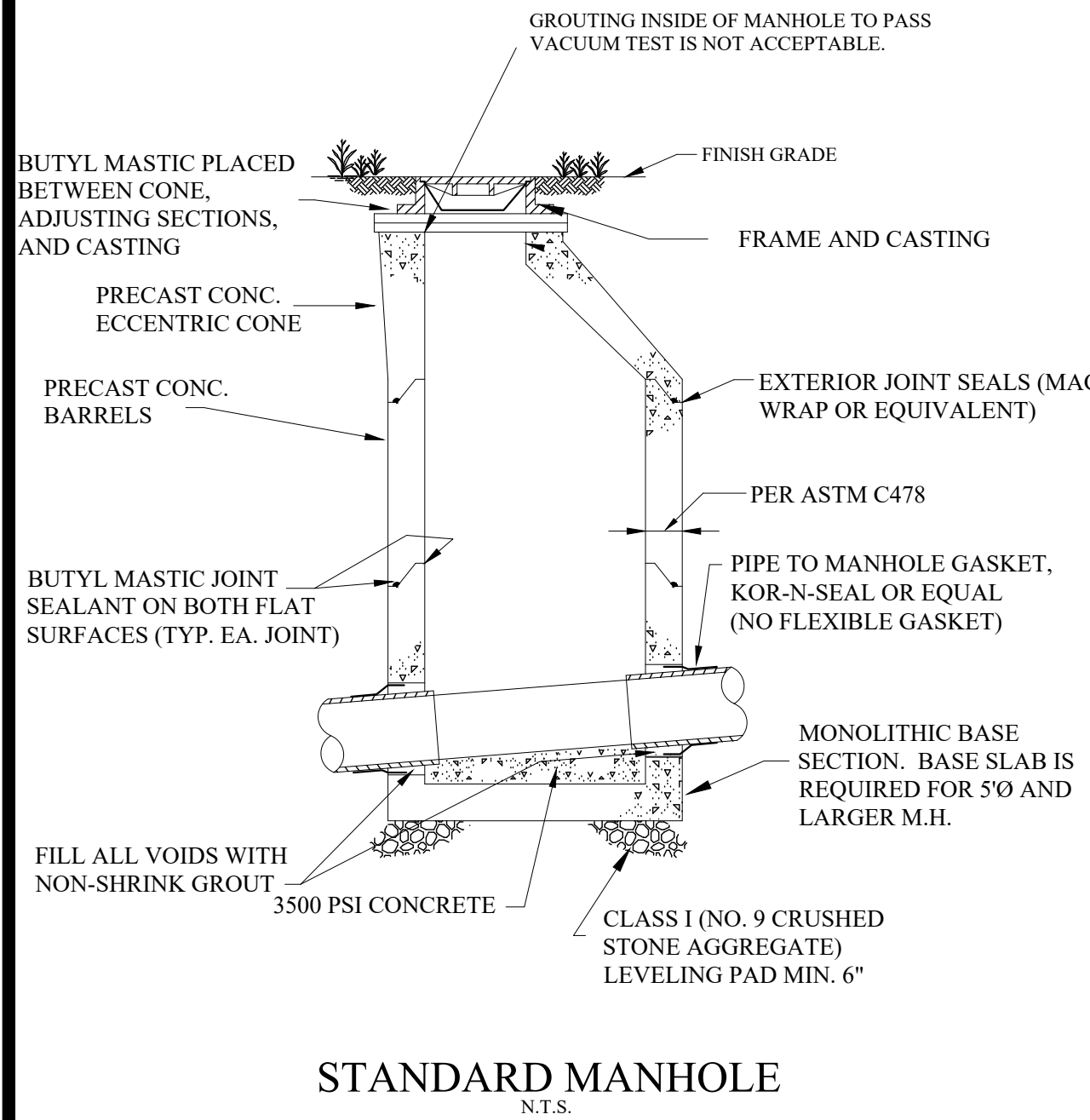
DETAILS

SHEET

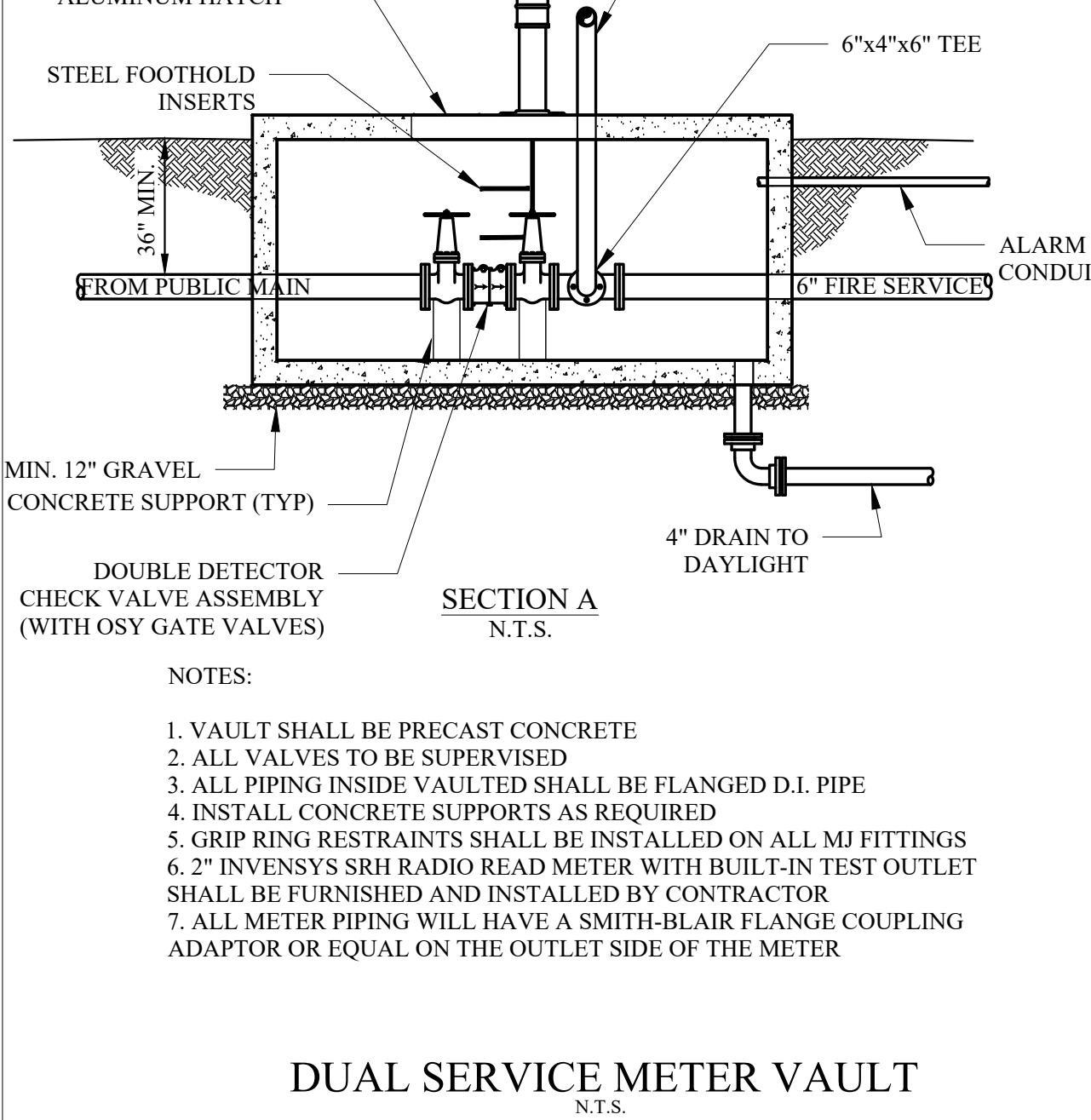
C5.1



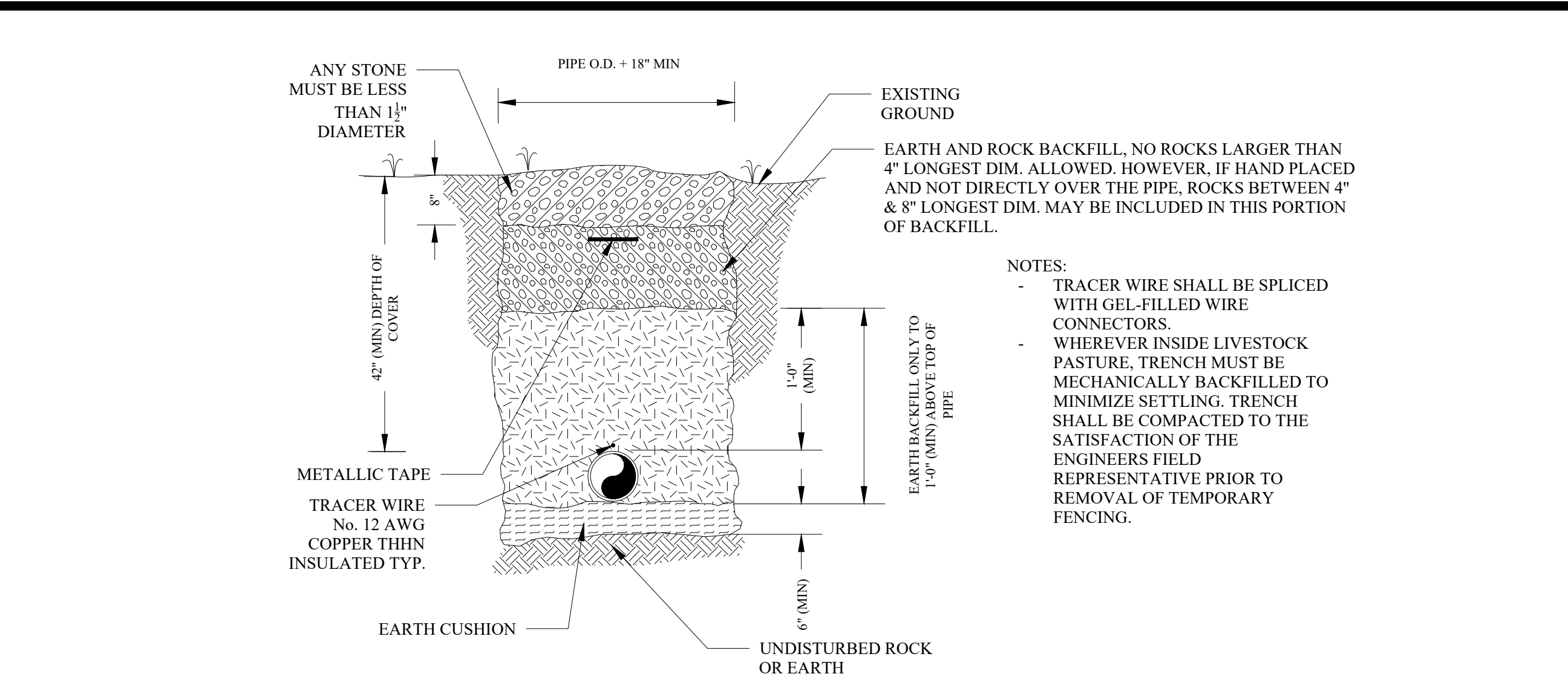
SEWER TRENCHING AND BACKFILLING
N.T.S.



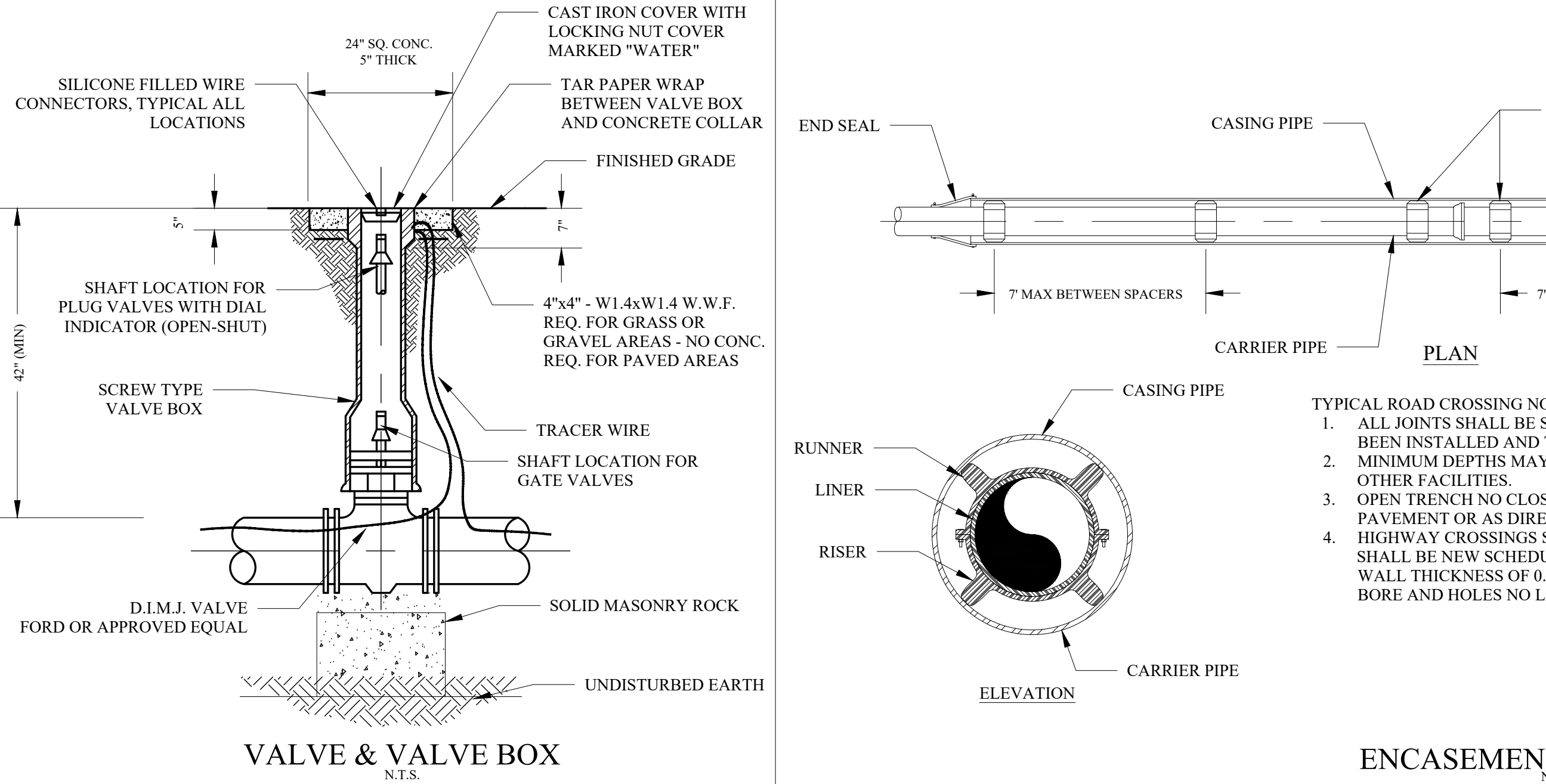
DUAL SERVICE METER VAULT
N.T.S.



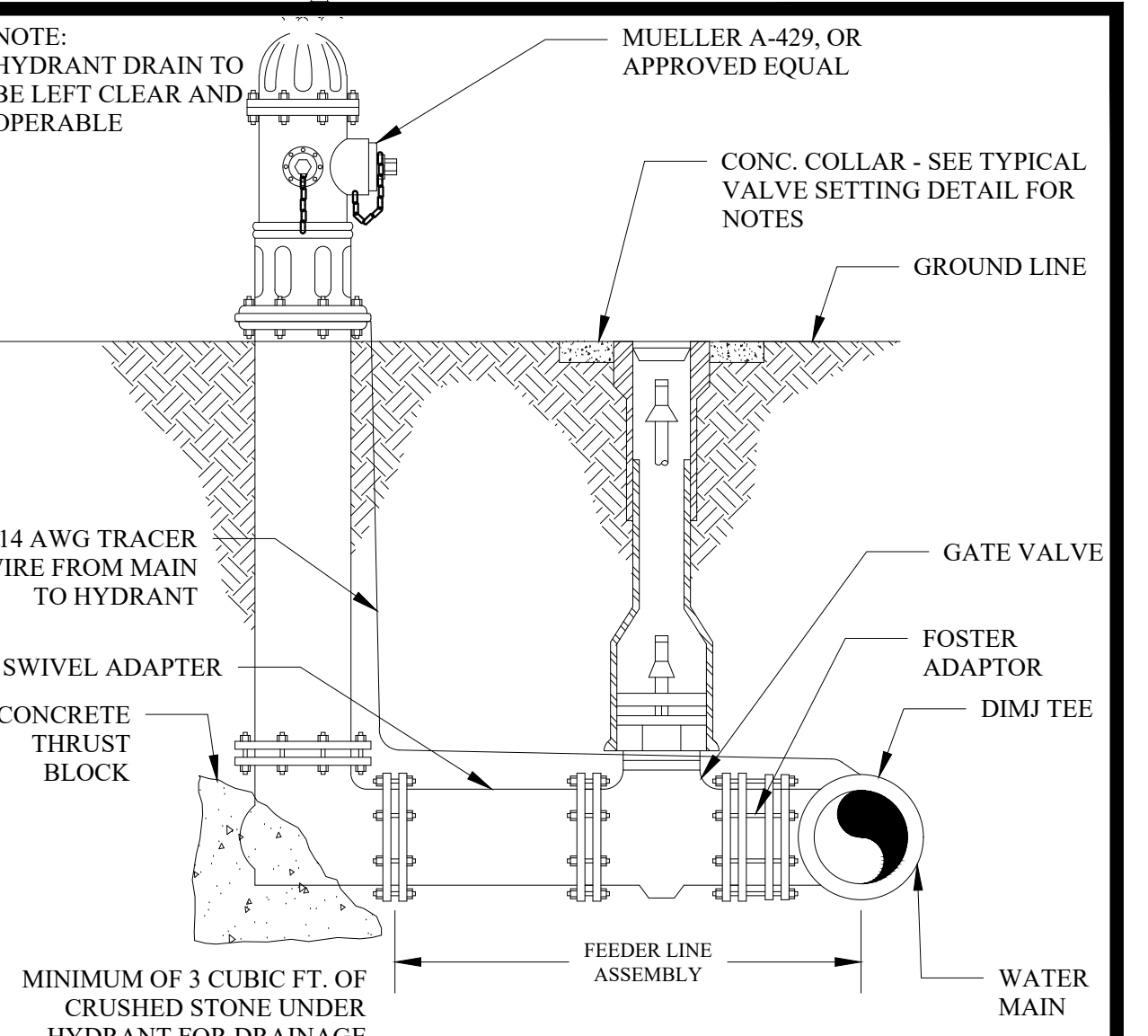
VALVE & VALVE BOX
N.T.S.



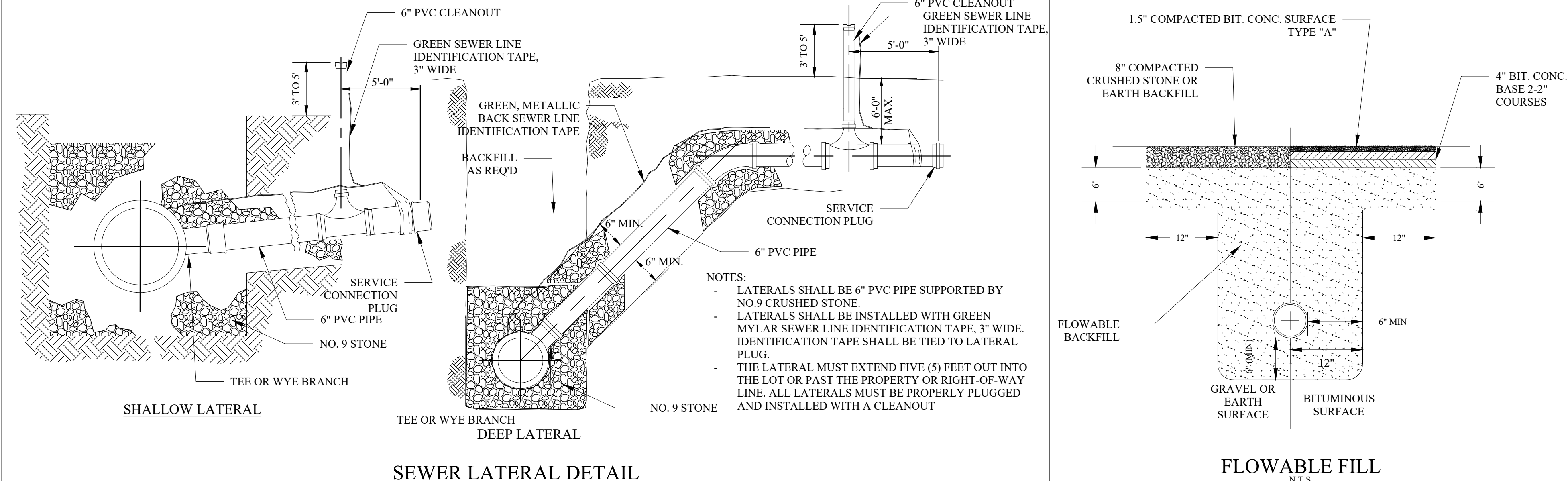
WATER BEDDING/BACKFILL
N.T.S.



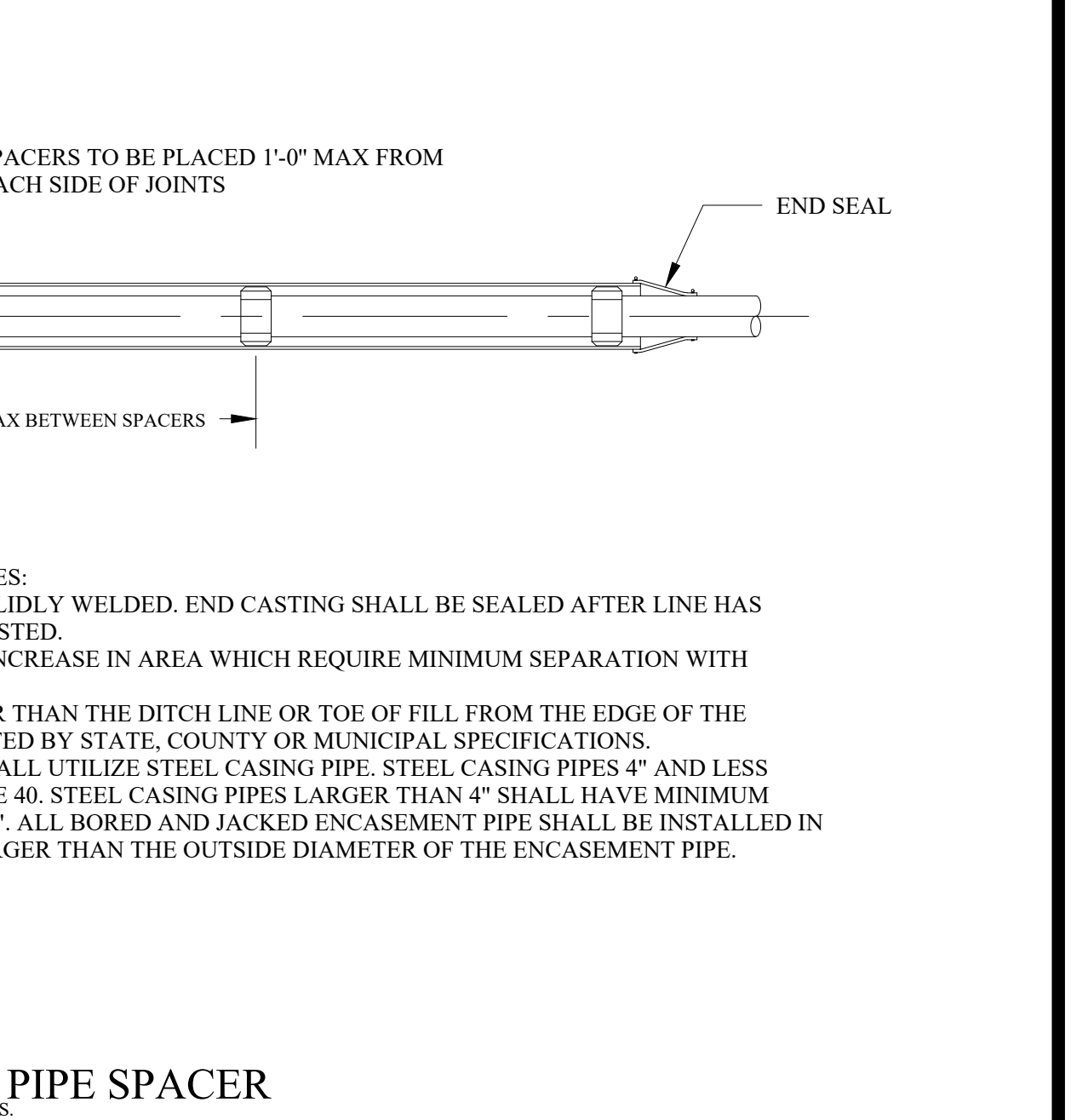
ENCASEMENT PIPE SPACER
N.T.S.



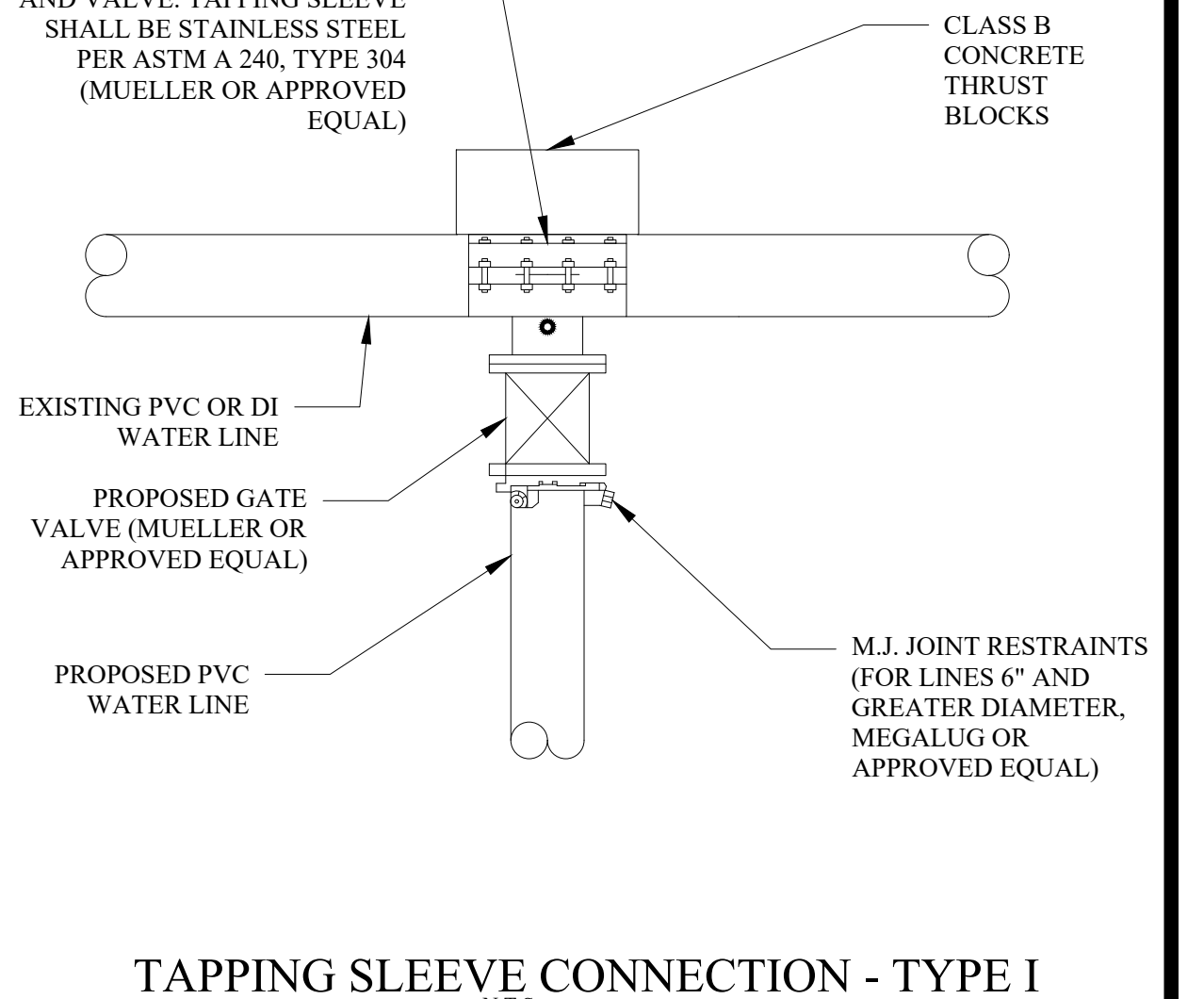
FIRE HYDRANT
N.T.S.



SEWER LATERAL DETAIL
N.T.S.



FLOWABLE FILL
N.T.S.



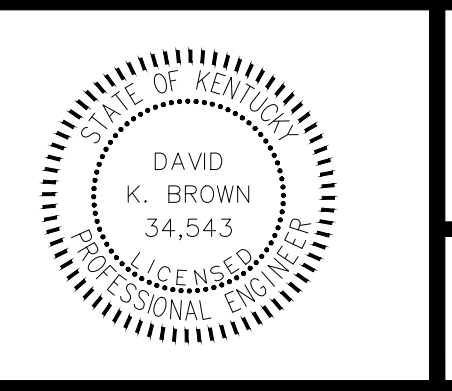
TAPPING SLEEVE CONNECTION - TYPE I
N.T.S.

NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE

PROJECT: 4364.01	DATE: APR 2023
DESIGNED BY: DKB	DATE: 4/2023
DRAWN BY: DKB	DATE: 4/2023
CHECKED BY: BGB	DATE: 4/2023
RECORD DWGS.	



3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

DETAILS

SHEET
C5.3

ACCESSIBILITY NOTES:

GENERAL NOTES:

- SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG), UFAS, ANSI A117.1-2003, KENTUCKY BUILDING CODE (KBC) AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.
- IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. REB ARCHITECTS HAS DEVELOPED THESE NOTES AND DETAILS TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE POINT IN TIME WHEN THEY ARE BIDDING THE PROJECT. IN ADDITION, REB ARCHITECTS HAS MADE A POINT IN THESE NOTES AND DETAILS, AS WELL AS IN OUR DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE ADAAG, OBC AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS. IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.
- THE CONTRACTOR SHALL NOTIFY REB ARCHITECTS IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY REB ARCHITECTS OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).
- THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBLE ROUTE NOTES:

- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS OR SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
- WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
- ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMP OR CURB RAMP.
- TRANSITIONS BETWEEN RAMP, WALK, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL).
- FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-TWO (32) INCHES FOR A ROUTE SEGMENT LENGTH LESS THAN TWENTY-FOUR (24) INCHES. CONSECUTIVE SEGMENTS OF THIRTY-TWO (32) INCHES IN WIDTH MUST BE SEPARATED BY A ROUTE SEGMENT FORTY-EIGHT (48) INCHES MINIMUM IN LENGTH AND THIRTY-SIX (36) INCHES MINIMUM IN WIDTH.
- THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-SIX (36) INCHES FOR A ROUTE SEGMENT LENGTH GREATER THAN TWENTY-FOUR (24) INCHES.
- WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH, CLEAR WIDTH SHALL BE FORTY-TWO (42) INCHES MINIMUM APPROACHING THE TURN, FORTY-EIGHT (48) INCHES MINIMUM DURING THE TURN, AND FORTY-TWO (42) INCHES MINIMUM LEAVING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE THIRTY-SIX (36) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM.
- AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SIXTY (60) INCH MINIMUM BY SIXTY (60) INCH MINIMUM SPACE, OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.
- DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH ADAAG AND ANY OTHER APPLICABLE CODE OR JURISDICTION REQUIREMENTS.
- DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
- WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE IN THE EVENT THAT A DRAINAGE INLET MUST BE LOCATED ON AN ACCESSIBLE ROUTE, THE GRATE SHALL COMPLY WITH ADAAG REQUIREMENTS.

RAMP NOTES:

- ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP.
- THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
- THE CLEAR WIDTH OF A RAMP RUN SHALL BE THIRTY-SIX (36) INCHES MINIMUM. WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.
- THE RISE FOR ANY RAMP RUN SHALL BE THIRTY (30) INCHES MAXIMUM.
- LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMP. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMP THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.
- RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES OR A HORIZONTAL PROJECTION GREATER THAN SEVENTY-TWO (72) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES COMPLYING WITH ADAAG AND BC REQUIREMENTS.
- FLOOR SURFACES OF RAMP AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- EDGE PROTECTION COMPLYING WITH ADAAG AND BC REQUIREMENTS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.
- WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING MANEUVERING CLEARANCES REQUIRED BY ADAAG AND BC REQUIREMENTS SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. WHERE DOORS THAT ARE SUBJECT TO LOCKING ARE ADJACENT TO A RAMP LANDING, LANDINGS SHALL BE SIZED TO PROVIDE A COMPLIANT TURNING SPACE.

ACCESSIBLE ENTRANCE NOTES:

- ACCESSIBLE ENTRANCES SHALL BE PROVIDED AS REQUIRED BY UFAS 4 ANSI A117.1-2003 AND OTHER APPLICABLE JURISDICTION REQUIREMENTS.
- ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH UFAS 4 ANSI A117.1-2003 AND OTHER APPLICABLE JURISDICTION REQUIREMENTS AND SHALL BE ON AN ACCESSIBLE ROUTE.

CURB RAMP NOTES:

- THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
- COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMP TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
- THE CLEAR WIDTH OF A CURB RAMP SHALL BE SIXTY (60) INCHES MINIMUM, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.
- LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMP. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.
- WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10%. IF THE CLEAR LENGTH OF THE LANDING IS LESS THAN FORTY-EIGHT (48) INCHES THAN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 8.33%.
- CURB RAMP AND THE FLARED SIDES OF CURB RAMP SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESSIBLE AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
- CURB RAMP SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
- CURB RAMP SHALL HAVE A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH ADAAG, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT, ORIENTATION AND NOTES.
- FLOOR SURFACES OF CURB RAMP SHALL BE DEEP GROOVED, 1/8 INCH WIDE BY 1/4 INCH DEEP, ONE (1) INCH CENTERS TRANSVERSE TO THE RAMP.
- WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB RAMP.
- WHERE PROVIDED, PEDESTRIAN ACTIVATED SIGNALS SHALL BE LOCATED ADJACENT TO THE SIDEWALK AND NOT ON THE SIDEWALK.
- WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMP AND NOT IN THE RAMP AREA.
- CURB RAMP TYPE AND LOCATION ARE PER PLAN.

PARKING SPACE NOTES:

- ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTES OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
- ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES SHALL BE AT LEAST NINETY-SIX (96) INCHES WIDE. WHERE PARKING SPACES AND ACCESSIBLE AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS. WHERE PARKING SPACES OR ACCESSIBLE AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESSIBLE AISLES, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESSIBLE AISLE.
- PARKING ACCESSIBLE AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROUTES. MARKED CROSSINGS SHALL BE PROVIDED WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC LANES. WHERE POSSIBLE, IT IS PREFERABLE THAT THE ACCESSIBLE ROUTE NOT PASS BEHIND PARKED VEHICLES.
- TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESSIBLE AISLE.
- ACCESSIBLE AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.
- ACCESSIBLE AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
- ACCESSIBLE AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESSIBLE AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESSIBLE AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
- FLOOR SURFACES OF PARKING SPACES AND ACCESSIBLE AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESSIBLE AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
- PARKING SPACES AND ACCESSIBLE AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
- PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
- 1/6 ACCESSIBLE PARKING SPACES MUST BE DIMENSIONED FOR VANS AND PROVIDE ACCESSIBLE AISLES THAT ARE EITHER EIGHT (8) FEET IN WIDTH ADJACENT TO AN EIGHT (8) FOOT WIDE SPACE OR FIVE (5) FEET IN WIDTH ADJACENT TO AN ELEVEN (11) FOOT WIDE SPACE. VEHICULAR ROUTES SERVING VAN ACCESSIBLE SPACES SHALL PROVIDE A VERTICAL CLEARANCE OF NINETY-EIGHT (98) INCHES MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.
- EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE AISLE SHALL BE PROVIDED WITH SIGNAGE READING 'NO PARKING ANYTIME'. SIGNS SHALL BE INSTALLED AT A MINIMUM CLEAR HEIGHT OF SEVENTY-TWO (72) INCHES (OR PER APPLICABLE JURISDICTION REQUIREMENTS) AND EIGHTY-FOUR (84) INCHES ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESSIBLE AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION.
- ACCESSIBLE PARKING SPACE, ACCESSIBLE AISLE STRIPING (PAINT WHITE), AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED TO CONTRAST FROM THE PAVEMENT.

PASSENGER LOADING ZONE NOTES:

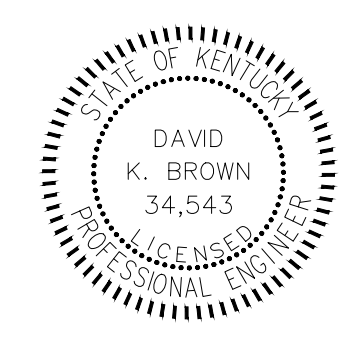
- PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE NINETY-SIX (96) INCHES WIDE MINIMUM AND TWENTY (20) FEET LONG MINIMUM.
- PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESSIBLE AISLE THAT IS SIXTY (60) INCHES WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.
- ACCESSIBLE AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.
- VEHICLE PULL-UP SPACES AND ACCESSIBLE AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE SLOPES NO EXCEEDING 2.0% IN ALL DIRECTIONS. ACCESSIBLE AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
- FLOOR SURFACES OF VEHICLE PULL-UP SPACES AND ACCESSIBLE AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- VEHICLE PULL-UP SPACES, ACCESSIBLE AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM, SHALL PROVIDE A VERTICAL CLEARANCE OF ONE HUNDRED FOURTEEN (114) INCHES MINIMUM.

NO.	DATE	REVISIONS	CHK'D	APPR'D	DATE

PROJECT: 4364.01		DATE: APR 2023	
DESIGNED BY	NAME	DATE	
DRAWN BY	DKB	4/2023	
CHECKED BY	BGB	4/2023	
RECORD DWGS.			



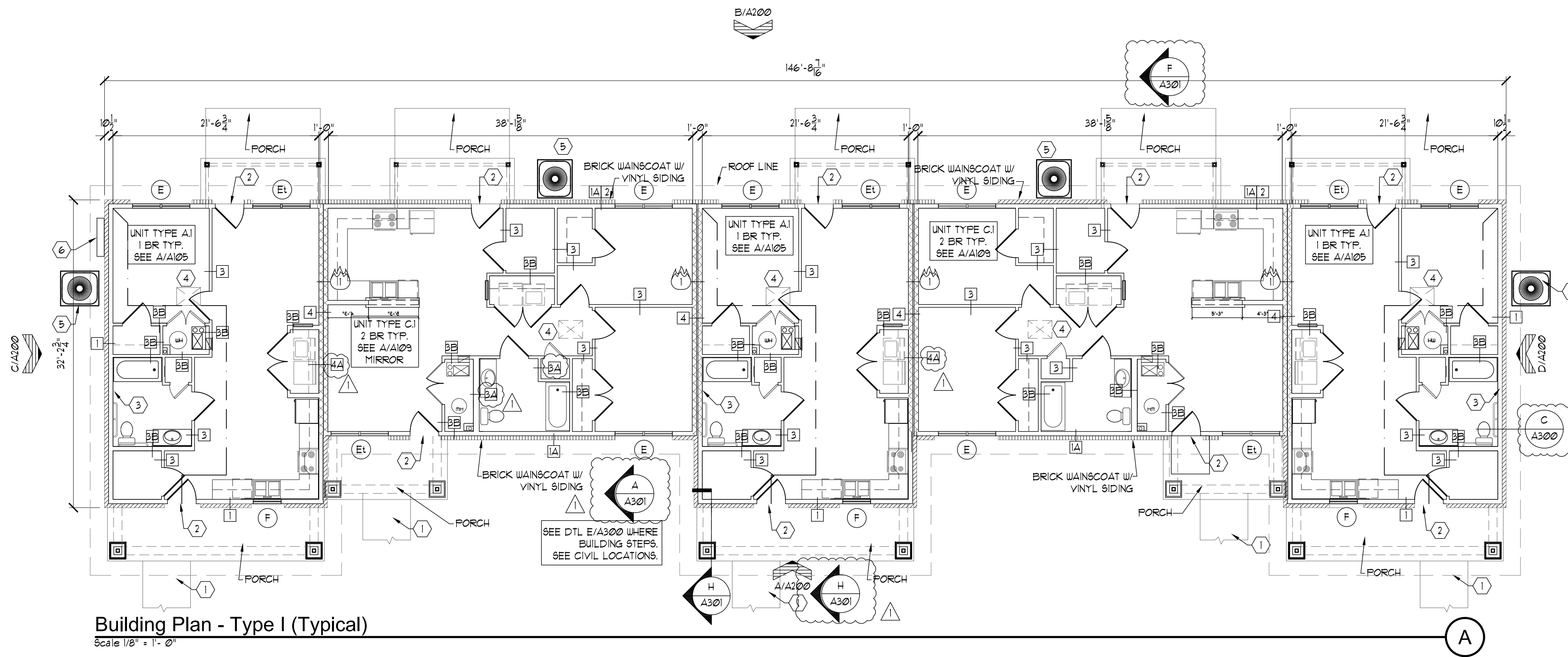
3 HMB CIRCLE
FRANKFORT, KY
(502) 695-9800
(502) 695-9810 FAX



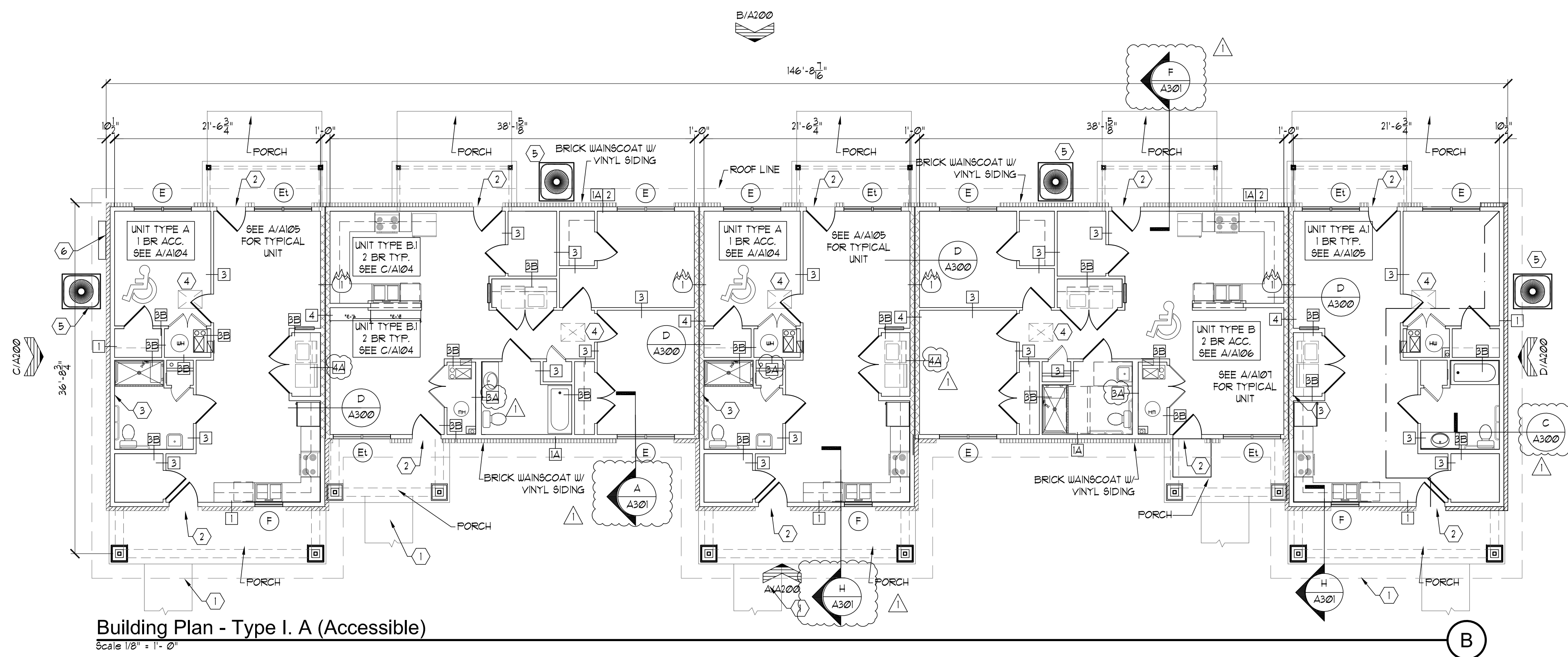
THE MODEL GROUP
SUTTON'S LANDING
MARTIN LUTHER KING HWY

NOTES

SHEET
C5.4



Building Plan - Type I (Typical)
Scale 1/8" = 1'-0"



Building Plan - Type I.A (Accessible)
Scale 1/8" = 1'-0"

Residential Building General Notes

- A. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- B. FOR WALL TYPES [] REF TO SHEET G104.
- C. BUILDING EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- D. INTERIOR WALL STUDS SHALL BE 2x4 STUDS UNLESS OTHERWISE NOTED.
- E. TYPICAL INTERIOR PARTY WALLS SHALL BE 12" THICK - (2) 2x6 STUD WALLS W/ 1" AIR GAP UNLESS OTHERWISE NOTED. INSTALL SOUND ATTENUATION BATTS.
- F. PROVIDE MOISTURE RESISTANT GYP. BD. AT WET WALLS. WET WALL LOCATIONS INCLUDE BATHROOM WALLS AND CEILING, WALLS BEHIND AND ADJACENT TO WASHER/DRYER AND BEHIND SINKS AND MECHANICAL ROOM WALLS. DO NOT INSTALL FOIL BACKING OR VAPOR BARRIER AT TUBS.
- G. WHERE INTERIOR WET WALLS ARE ON RATED WALLS, INSTALL RATED GYP. BD. WITH AN ADDITIONAL LAYER OF 1/2" WATER RESISTANT GYP. BD. REF. WALL TYPES SHEET G104.
- H. NOT USED.
- I. REFER TO UNIT PLANS FOR ADDITIONAL DIMENSIONS AND DOOR AND WINDOW OPENINGS.
- J. RADON VENTING LOCATIONS: REFER TO UNIT PLANS.
- K. SEE G102-103 FOR AIR SEALING DETAILS AND DETAIL N/A300 FOR FRAMING OF EXTERIOR WALLS.
- L. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
- M. VERIFY ALL CONDITIONS, DIMENSIONS AND THE LIKE PRIOR TO BEGINNING WORK.
- N. VERIFY EXACT LOCATION OF ALL EQUIPMENT AND DEVICES PRIOR TO INSTALLATION.
- O. SEE MEP SHEETS FOR MORE INFORMATION.
- P. SEE STRUCTURAL FOUNDATION & FRAMING SHEETS FOR MORE INFORMATION.

Sensory Impaired Unit

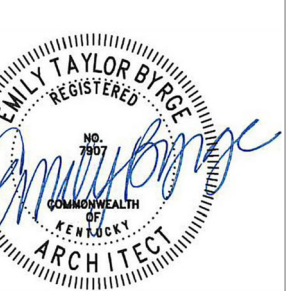
SENSORY IMPAIRED UNIT:
ONE (1) BR. SENSORY-IMPAIRED UNIT SHALL BE PROVIDED AS LOCATED ON THE SITE AND BUILDING PLANS AND NOTED IN THE UNIT PLANS.

Residential Building Coded Notes

- 1. CONCRETE WALK: REFER TO SITE PLAN.
- 2. NO STEP AT THRESHOLD, REF. DTL. L/A400.
- 3. ADDITIONAL LAYER OF 1/2" WATER RESISTANT GYP. BD. ON RATED WALL. REF. WALL TYPE 4A/B SHEET G104.
- 4. ATTIC ACCESS LOCATION: MIN. 20"x30" CLEAR ATTIC ACCESS LOCATION. VERIFY 30" MIN. HEADROOM CLEARANCE ABOVE OPENING. REF. C/A500.
- 5. CONDENSER UNIT, TYP.
- 6. ELECTRIC METER: REFER TO SITE PLANS AND MPE SHEETS FOR ADDITIONAL INFORMATION.

Symbol Legend

	FACE BRICK FULL HEIGHT		WALL TYPE, SEE SHEET G104
	BRICK WANSKOAT WITH LAP SIDING ABOVE, TYP.		1 HOUR FIRE RATED WALL
	1 HOUR RATED PARTY WALL		ACCESSIBLE UNIT, SEE SITE PLAN FOR EXACT LOCATION
	VINYL SIDING		SENSORY-IMPAIRED UNIT, SEE SITE PLAN FOR EXACT LOCATION



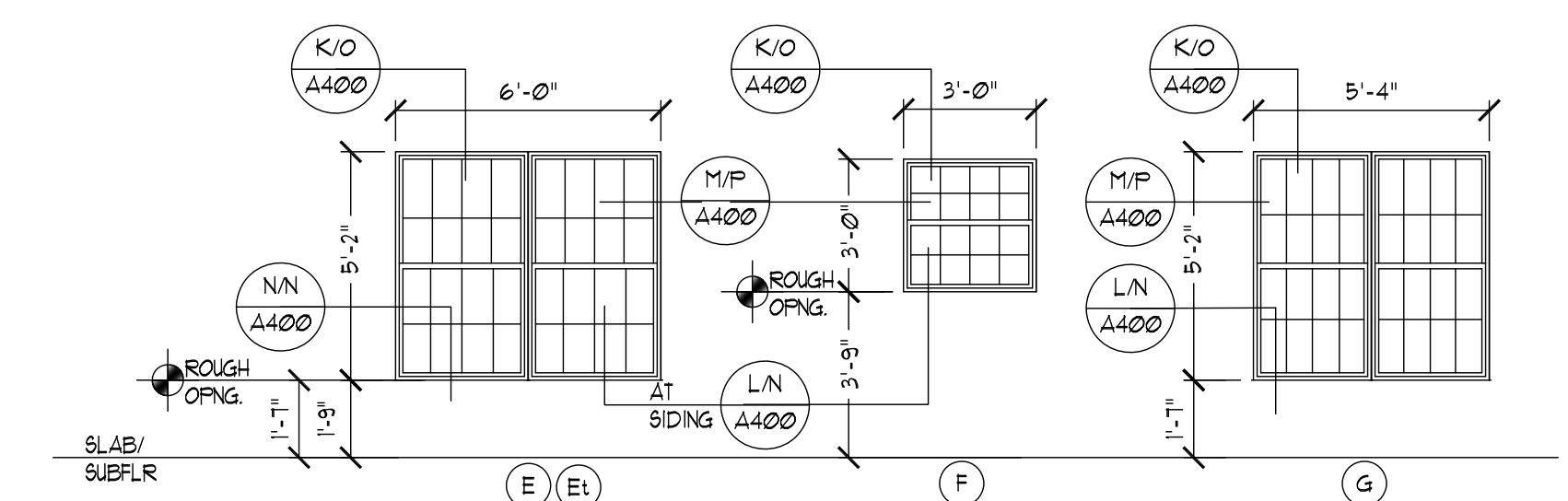
103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500

REVISION	DATE
ADDENDUM NO. 1	6/8/23

Permit Set
04/15/2023

PROJECT NUMBER
MG SL

DRAWN BY: RB, JH



Window Schedule
(E) AT BRICK: E, F & G/A400
(E1) 1x TEMPERED
(F) AT SIDING: A, B/A401 & C/A400 (WANSKOAT CONDITION)

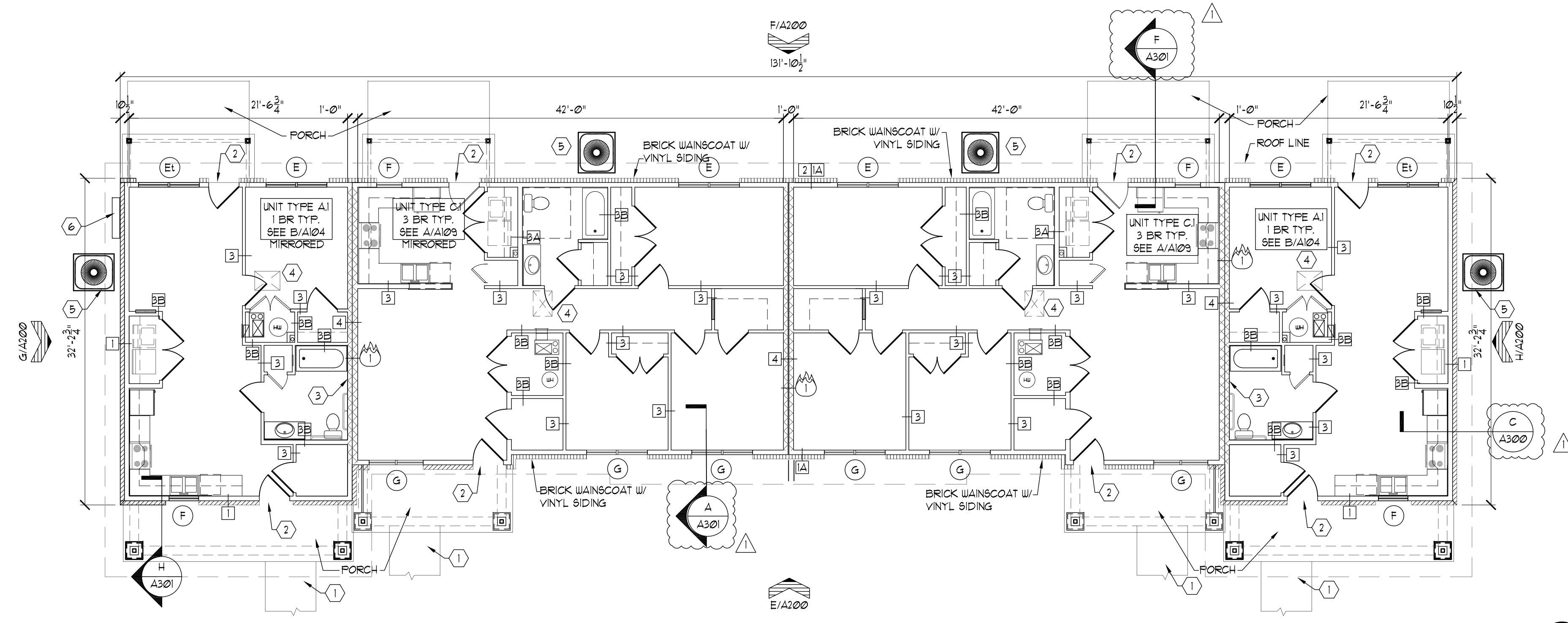
Window General Notes

- A. WINDOWS INSTALLED ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE IS SHALL BE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE TEMPERED.
 - a. EXCEPTIONS:
 - i. GLASS IS DECORATIVE
 - ii. WHERE A WALL IS BETWEEN THE DOOR AND WINDOW
 - iii. WHERE THE WINDOW IS LOCATED IN A CLOSET WHICH IS 3 FT OR LESS IN DEPTH.
- B. WINDOWS WHICH MEET ALL OF THE FOLLOWING SHOULD BE TEMPERED:
 - a. EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF.
 - b. BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
 - c. TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR.
 - d. ONE OR MORE WALKING SURFACES ARE WITHIN 36" INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE PLAN OF THE GLAZING.
- C. OPENING OF BEDROOM WINDOW MUST MEET KBC REQUIREMENTS FOR EGRESS.

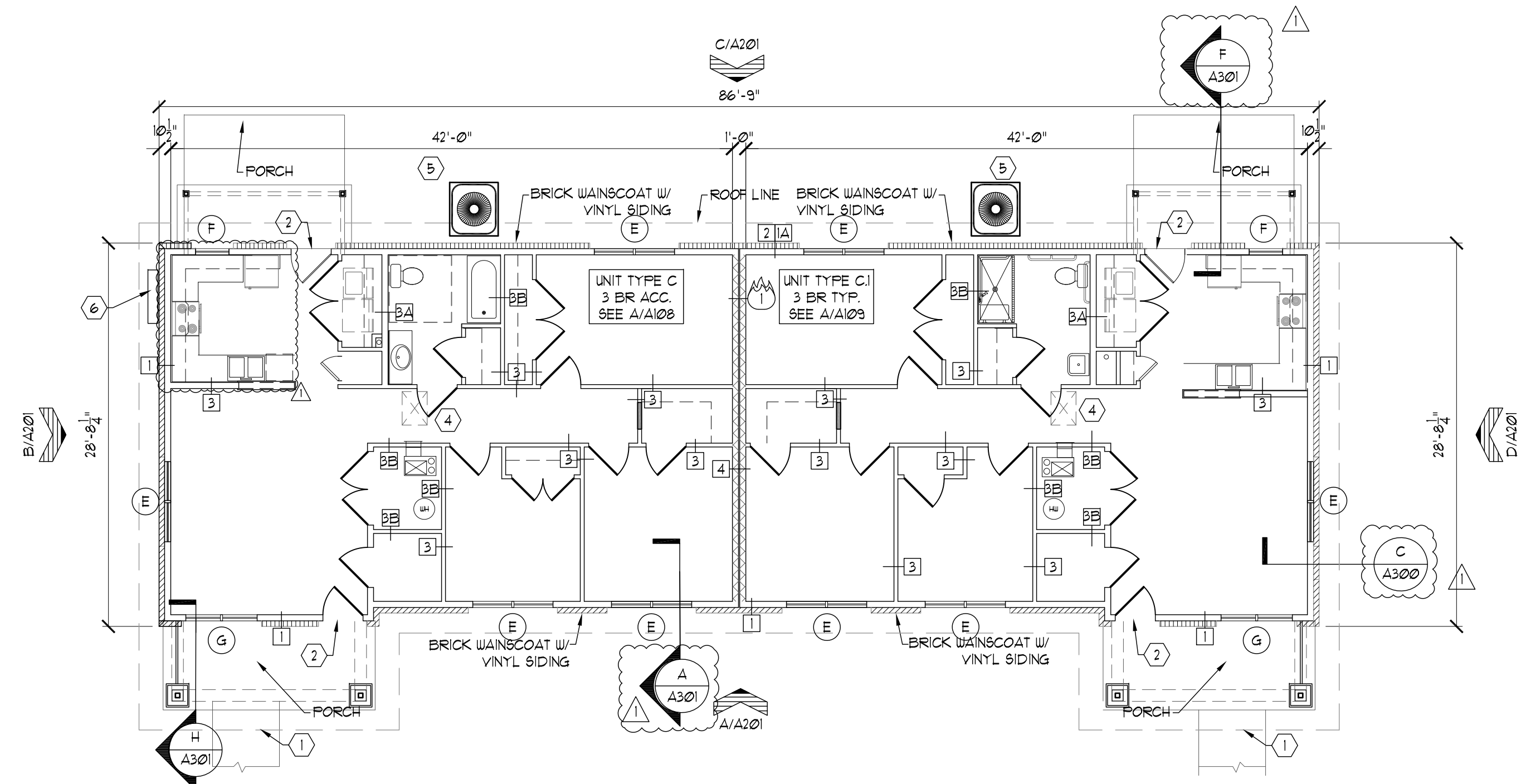
Sutton Landing
AA (10) Highway, Maysville, KY
Building Plans - Type I & I.A

SHEET NUMBER

A100



Building Plan - Type II
Scale 1/8" = 1'-0"



Building Plan - Type III
Scale 1/8" = 1'-0"

Residential Building General Notes

- A. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- B. FOR WALL TYPES [] REF TO SHEET G104.
- C. BUILDING EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- D. INTERIOR WALL STUDS SHALL BE 2x4 STUDS UNLESS OTHERWISE NOTED.
- E. TYPICAL INTERIOR PARTY WALLS SHALL BE 12" THICK - (2) 2x6 STUD WALLS W/ 1" AIR GAP UNLESS OTHERWISE NOTED. INSTALL SOUND ATTENUATION BATTS.
- F. PROVIDE MOISTURE RESISTANT GYP. BD. AT JET WALLS. JET WALL LOCATIONS INCLUDE BATHROOM WALLS AND CEILINGS, WALLS BEHIND AND ADJACENT TO WASHER/DRYER AND BEHIND SINKS AND MECHANICAL ROOM WALLS. DO NOT INSTALL FOIL BACKING OR VAPOR BARRIER AT TUBS.
- G. WHERE INTERIOR JET WALLS ARE ON RATED WALLS, INSTALL RATED GYP. BD. WITH AN ADDITIONAL LAYER OF 1/2" WATER RESISTANT GYPSUM BD. REF. WALL TYPES, SHEET G104.
- H. NOT USED.
- I. REFER TO UNIT PLANS FOR ADDITIONAL DIMENSIONS AND DOOR AND WINDOW OPENINGS.
- J. RADON VENTING LOCATIONS: REFER TO UNIT PLANS.
- K. SEE G102-103 FOR AIR SEALING DETAILS AND DETAIL N/A500 FOR FRAMING OF EXTERIOR WALLS.
- L. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
- M. VERIFY ALL CONDITIONS, DIMENSIONS AND THE LIKE PRIOR TO BEGINNING WORK.
- N. VERIFY EXACT LOCATION OF ALL EQUIPMENT AND DEVICES PRIOR TO INSTALLATION.
- O. SEE MEP SHEETS FOR MORE INFORMATION.
- P. SEE STRUCTURAL FOUNDATION & FRAMING SHEETS FOR MORE INFORMATION.

Sensory Impaired Unit

SENSORY IMPAIRED UNIT:
ONE (1 BR) SENSORY IMPAIRED UNIT SHALL BE PROVIDED AS LOCATED ON THE SITE AND BUILDING PLANS AND NOTED IN THE UNIT PLANS.

Residential Building Coded Notes

- 1. CONCRETE WALK, REFER TO SITE PLAN.
- 2. NO STEP AT THRESHOLD, REF. DTL. L/A400.
- 3. ADDITIONAL LAYER OF 1/2" WATER RESISTANT GYPSUM BOARD ON RATED WALL, REF. WALL TYPE 4A/B, SHEET G104.
- 4. ATTIC ACCESS LOCATION: MIN. 20"x30" CLEAR. ATTIC ACCESS LOCATION: VERIFY 30" MIN. HEADROOM CLEARANCE ABOVE OPENING, REF. C/A500.
- 5. CONDENSER UNIT, TYP.
- 6. ELECTRIC METER, REFER TO SITE PLANS AND PIPE SHEETS FOR ADDITIONAL INFORMATION.

Symbol Legend

	FACE BRICK FULL HEIGHT		WALL TYPE, SEE SHEET G104
	BRICK WAJNSCOATING WITH LAP SIDING ABOVE, TYP.		1 HOUR FIRE RATED WALL
	1 HOUR RATED PARTY WALL		ACCESSIBLE UNIT, SEE SITE PLAN FOR EXACT LOCATION
	VINYL SIDING		SENSORY IMPAIRED UNIT, SEE SITE PLAN FOR EXACT LOCATION



103 WIND HAVEN DR, STE 101
NICHOLASVILLE KY 40356
859.523.1500

REVISION	DATE
ADDENDUM NO. 1	8/8/23

Permit Set
04/15/2023

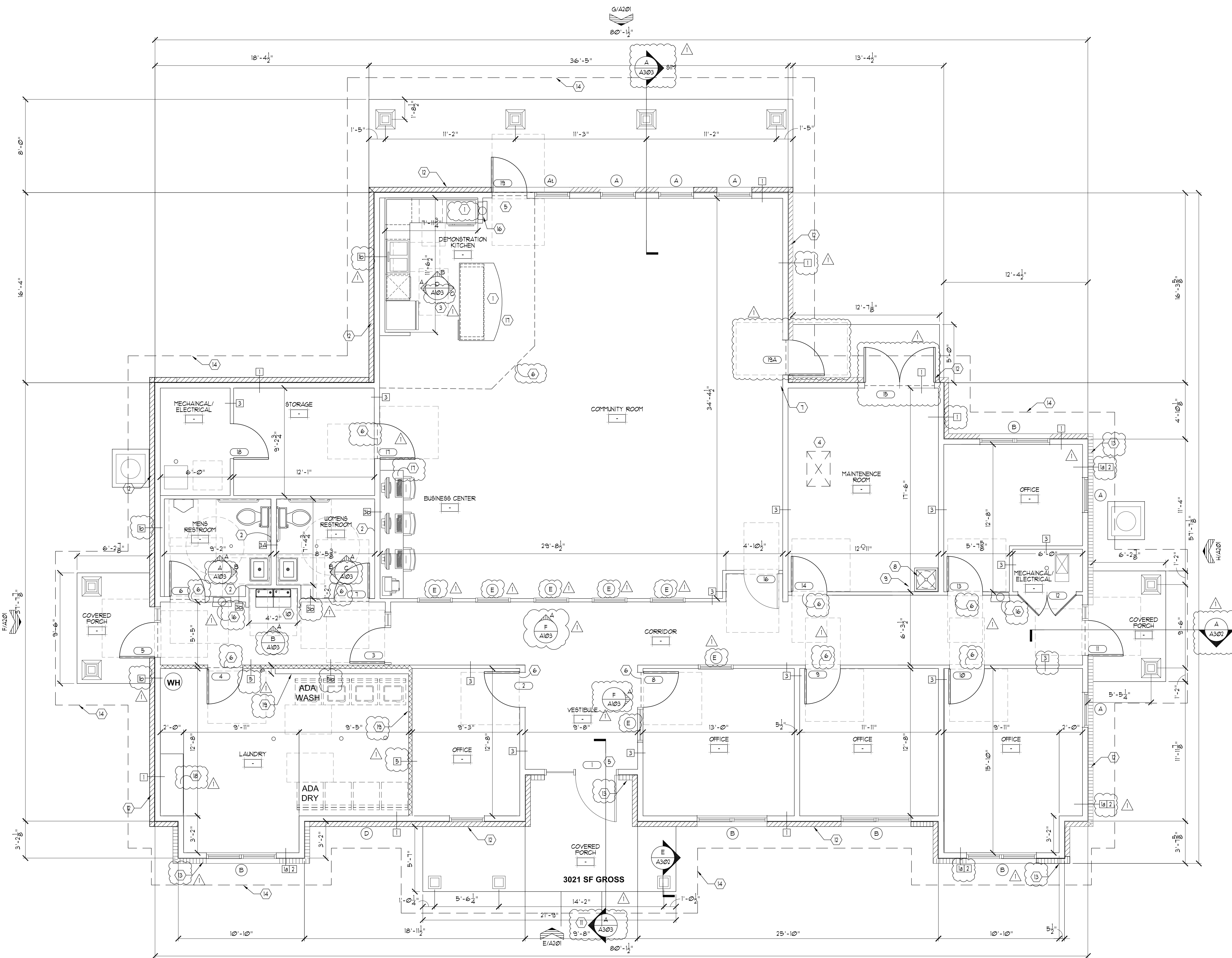
PROJECT NUMBER
MG SL

DRAWN BY: RB, JH

Sutton Landing
AA (10) Highway, Maysville, KY
Building Plans - Type II & III

SHEET NUMBER

A101



- ### Clubhouse General Notes
- A. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
 - B. BUILDING EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
 - C. INTERIOR WALL STUDS SHALL BE 2x4 STUDS, UNLESS OTHERWISE NOTED.
 - D. INTERIOR SHEAR WALLS SHALL BE 2x4 WALLS AT 16" O.C. UNLESS NOTED OTHERWISE. SEE WALL TYPES G103.
 - E. NON-RATED INTERIOR WALLS SHALL RECEIVE 1/2" GYP. BD. UNLESS NOTED OTHERWISE.
 - F. EXTERIOR AND RATED INTERIOR WALLS SHALL RECEIVE 5/8" F.G. GYP. BD. UNLESS NOTED OTHERWISE.
 - G. PROVIDE SOLID BLOCKING IN WALLS AT ALL DOOR STOPS, GRAB BARS, LAVATORY BRACKETS, TOILET ACCESSORIES, CABINETS AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS.
 - H. (NOT USED)
 - I. INSULATE ALL EXTERIOR WALLS AND TOILET ROOM WALLS
 - J. PROVIDE MOISTURE RESISTANT GYP. BD. AT WET WALLS. WET WALL LOCATIONS INCLUDE BATHROOM WALLS AND CEILING, WALLS BEHIND AND ADJACENT TO WASHER/DRYER 4 BEHIND SINKS AND MECHANICAL ROOM WALLS AND WITHIN 6 FT. OF ANY WATER SOURCE. DO NOT INSTALL FOIL BACKING OR VAPOUR BARRIER AT TUBS.
 - K. FOR FOUNDATION 4 PLUMBING REQUIREMENTS: REFER TO MPE DRAWING SHEETS FOR CLUBHOUSE BUILDING.
 - L. ROOFING REQUIREMENTS: SHEET A111.
 - M. MECHANICAL REQUIREMENTS: REFER TO SHEET MECH SHEETS.
 - N. FLOOR AND LIGHTING REQUIREMENTS: REFER TO SHEET F1-1E15.
 - O. MINI-BLINDS SHALL BE PROVIDED AND INSTALLED AS PART OF THIS CONTRACT. OVER ALL WINDOWS. PROVIDE BLOCKING FOR BLINDS.
 - P. SEE DET. N/A500 FOR FRAMING OF EXTERIOR WALLS TO ACHIEVE ENERGY STAR RATING.
 - Q. FOR WALL TYPES, REF. TO SHEET G104.
 - R. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
 - S. VERIFY ALL CONDITIONS, DIMENSIONS AND THE LIKE PRIOR TO BEGINNING WORK.
 - T. VERIFY EXACT LOCATION OF ALL EQUIPMENT AND DEVICES PRIOR TO INSTALLATION.
 - U. RATED WALLS ARE SHOWN ON PLAN (HATCHED) [Symbol]
 - V. DRIVALL RETURNS AROUND WINDOWS SHALL BE WATER RESISTANT GYP. BD.
 - W. SEE INTERIOR ELEVATIONS SHEET A103.

- ### Coded Notes - Floor Plan
- 1. RANGE / RANGE HOOD 4 ENERGY STAR REFRIGERATOR PROVIDED 4 INSTALLED BY GC. ALL APPLIANCES MUST MEET ACCESSIBILITY REQUIREMENTS. SEE INTERIOR ELEVATIONS.
 - 2. INSULATE WALLS AROUND RESTROOMS.
 - 3. NOT USED.
 - 4. ATTIC ACCESS DOOR. SEE DETAIL C/A500.
 - 5. NO STEP AT THRESHOLD. SEE DETAIL L/A400.
 - 6. TRANSITION STRIP. TYPICAL.
 - 7. INTERIOR STRUCTURAL WALL. REFER TO STRUCTURAL WALL NOTES SHEET S01 ADDITIONAL INFORMATION.
 - 8. MOP SINK. TYPICAL. SEE PLUMBING PLAN FOR ADDITIONAL INFORMATION.
 - 9. 3" RADON VENT. SEE DETAIL A/A500.
 - 10. DUAL WATER COOLER (1 ACCESSIBLE/ CONV. SIDEWALK. REF. SITE DRAWINGS).
 - 11. FULL HEIGHT BRICK.
 - 12. VINYL LAP SIDING WITH BRICK WAINGSOT.
 - 13. ROOF LINE ABOVE.
 - 14. NOT USED.
 - 15. FIRE EXTINGUISHER CABINET. SEE DETAILS F 4 B/A500.
 - 16. COUNTERTOP. SEE DETAIL H/A500.
 - 17. LAUNDRY COUNTER. SEE DETAIL H/A500.
 - 18. CONSTRUCT 1 HR FIRE BARRIER TO EXTEND TO THE ROOF DECK. SEE G104.

Symbol Legend

[Symbol]	FACE BRICK FULL HEIGHT
[Symbol]	BRICK WAINGSOTING WITH LAP SIDING ABOVE, TYP.
[Symbol]	RATED WALL
[Symbol]	FIRE RATING
[Symbol]	WALL TYPE, SEE SHEET G103

103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500

REVISION	DATE
ADDENDUM NO. 1	8/18/23

Permit Set
 04/15/2023
 PROJECT NUMBER
 MG SL
 DRAWN BY: RB, JH

Clubhouse - Floor Plan
 1/4" = 1'-0" A

Sutton Landing
 AA (10) Highway, Maysville, KY
 Clubhouse Building Plan

SHEET NUMBER
A102



REVISION	DATE
ADDENDUM NO. 1	8/18/23

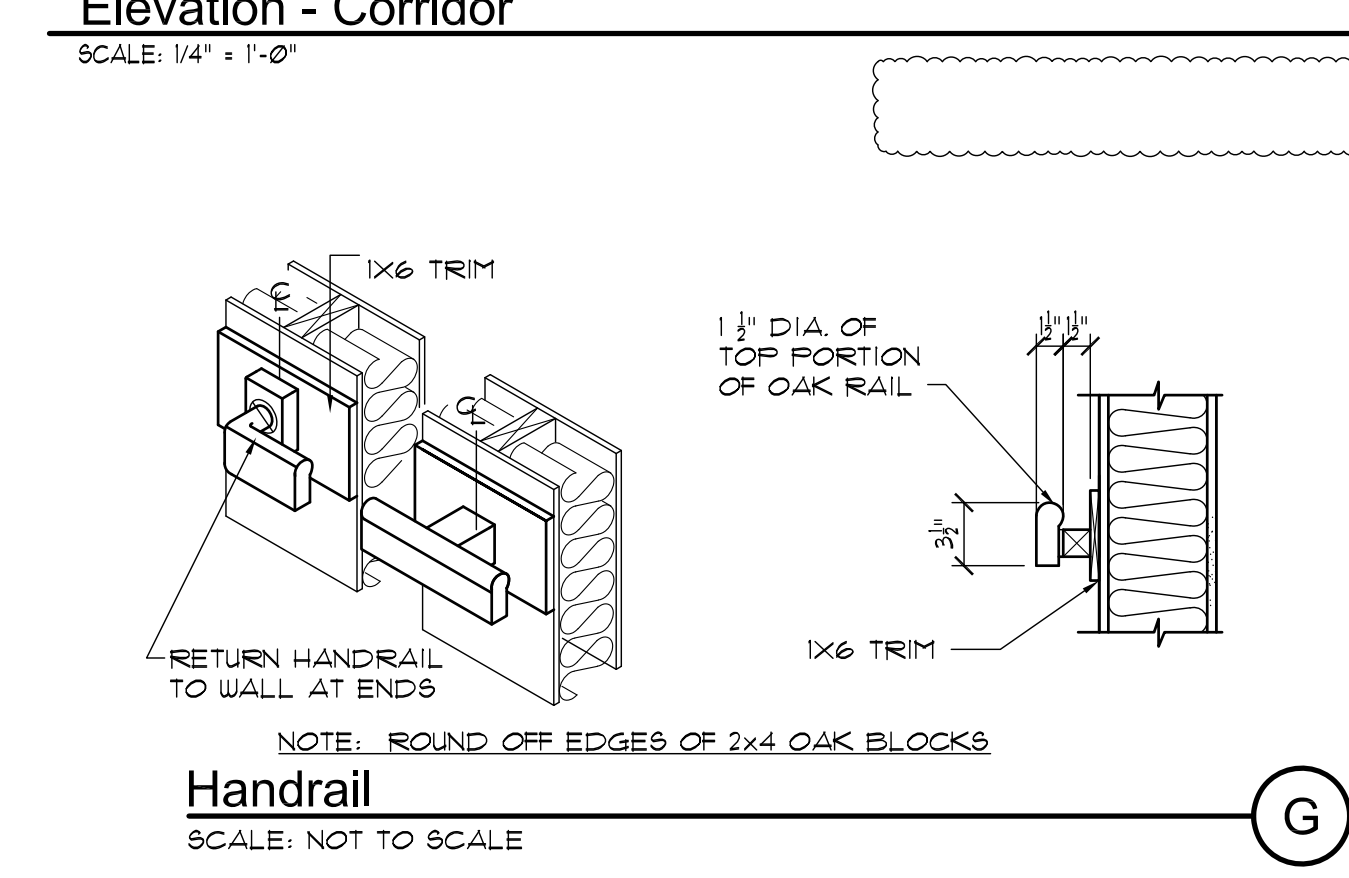
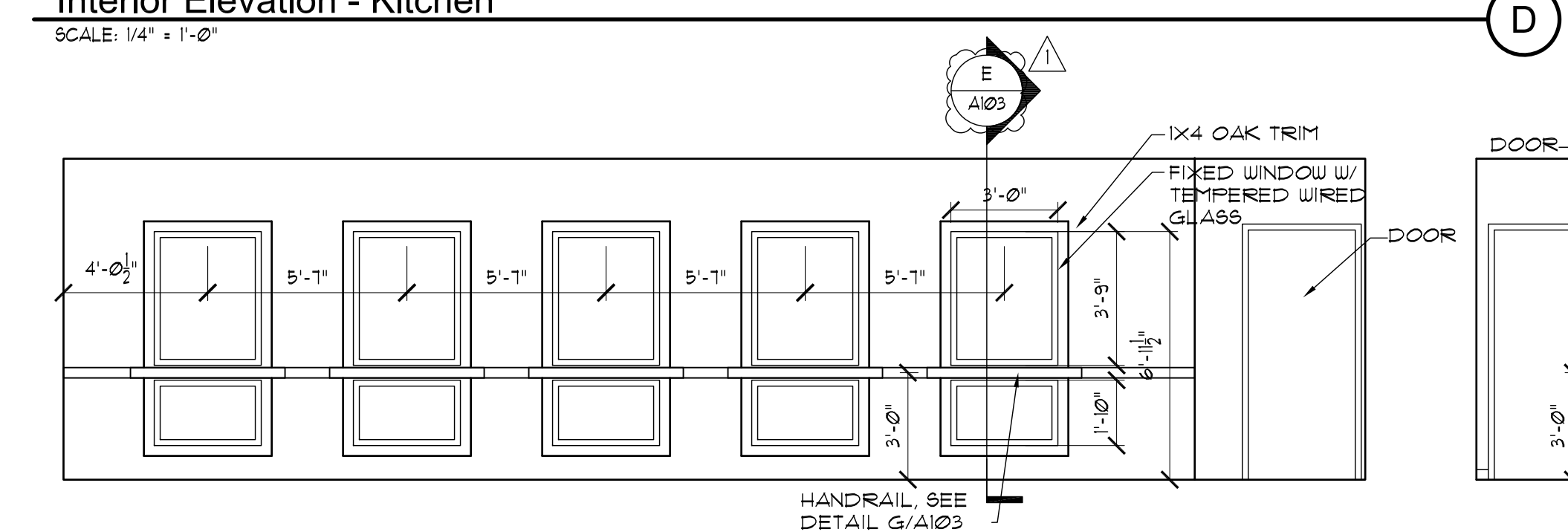
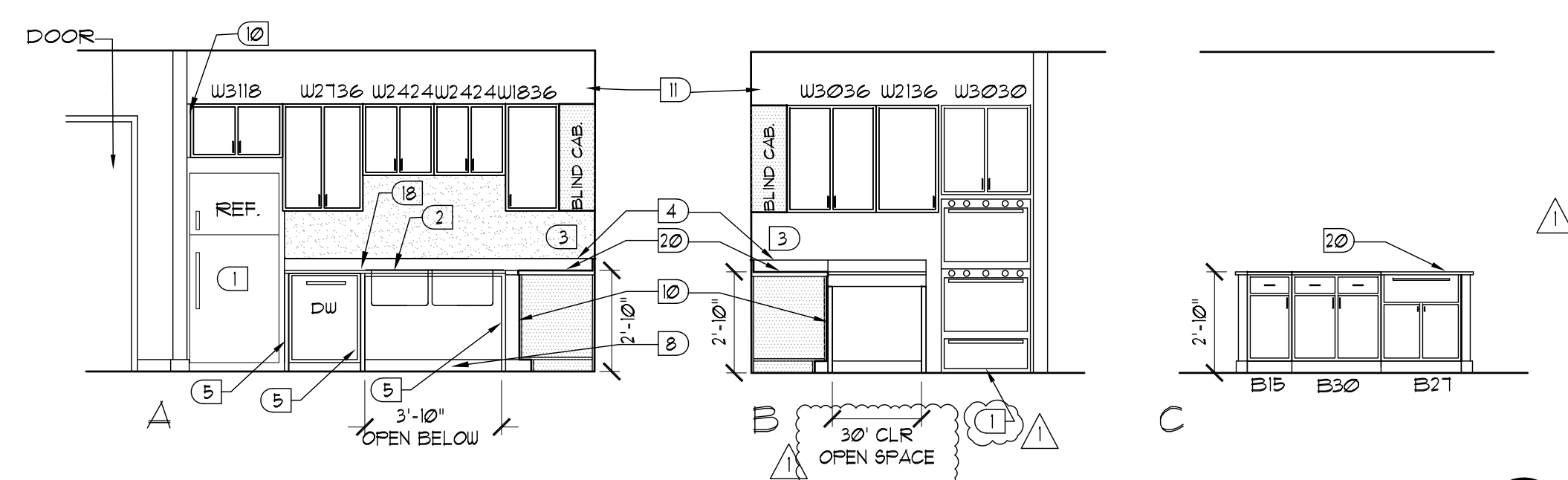
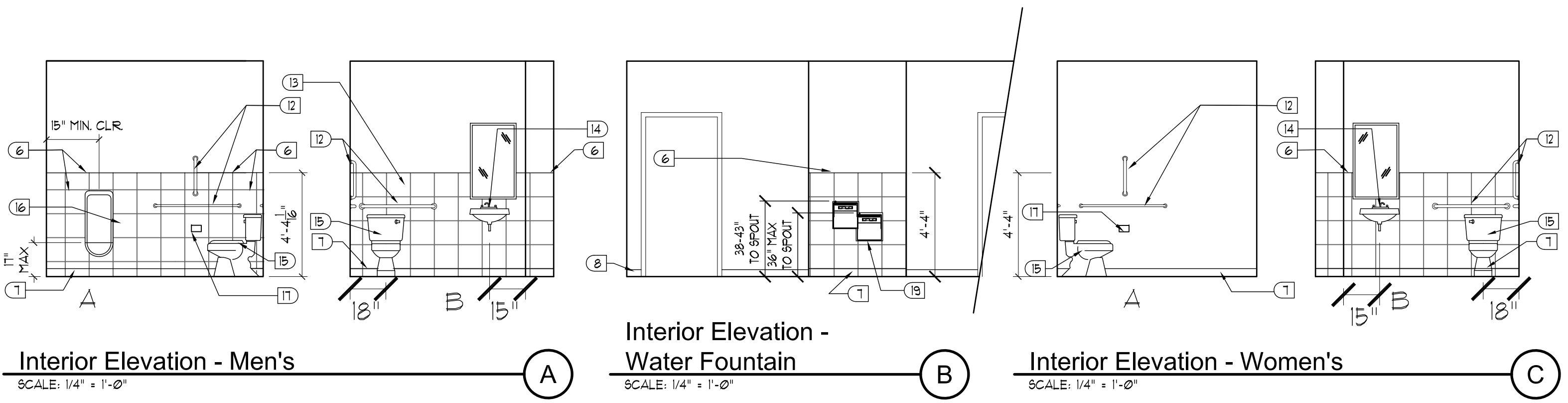
Permit Set
04/15/2023

PROJECT NUMBER
MG SL

DRAWN BY: RB, JH

Sutton Landing
AA (10) Highway, Maysville, KY
Clubhouse Building Plan - Details

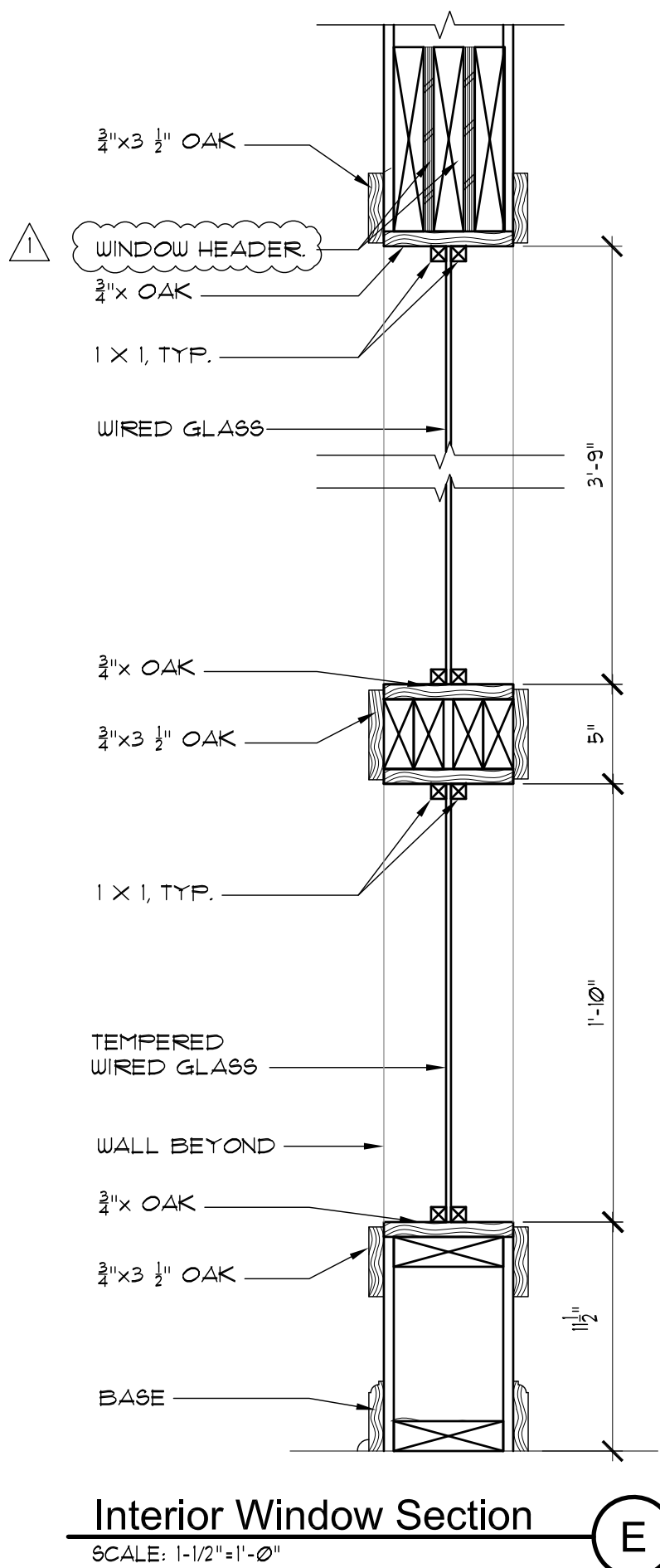
SHEET NUMBER
A103



- Coded Notes - Interior Elevations**
- WALL OVEN AND REFRIGERATOR PROVIDED & INSTALLED BY G.C. ALL APPLIANCES MUST MEET ACCESSIBILITY REQUIREMENTS.
 - KITCHEN SINK MUST MEET ACCESSIBILITY REQUIREMENTS. INSULATE DRAIN & WATER LINES. NO CABINETS BENEATH SINK & WORKSPACE. SEE DETAIL J/A103.
 - PLASTIC LAMINATE PANEL.
 - 4" BACK SPLASH, CAULK TOP AS REQUIRED.
 - 1 1/2" END PANEL.
 - 12" X 12" CERAMIC TILE. BULLNOSE AT EXPOSED EDGES.
 - CERAMIC TILE BASE.
 - WOOD BASE, TYP.
 - ACCESSIBLE SWITCH FOR RANGE HOOD FAN/ LIGHT, FILLER, TYP.
 - SOFFIT BEYOND, SEE DETAIL L/A500.
 - ACCESSIBLE GRAB BARS, PROVIDE BLOCKING IN WALLS.
 - SEE DETAIL E/A104.
 - WALL MOUNTED MIRROR TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104.
 - WALL-HUNG LAVATORY SHALL MEET ACCESSIBILITY REQUIREMENTS. PROVIDE INSULATING PIPE COVER OVER DRAIN & HOT WATER SUPPLY. SEE DETAIL E/A104.
 - WATER CLOSET TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104.
 - WALL-HUNG URINAL, TYP.
 - BATHROOM ACCESSORIES: TOILET PAPER/ PAPER TOWEL DISPENSER TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104.
 - ACCESSIBLE COUNTER TOP, SEE DETAIL D/A500.
 - DRINKING FOUNTAIN SHALL MEET ACCESSIBILITY REQUIREMENTS.
 - SOLID SURFACE COUNTERTOP WITH EURO EDGE.

Room Finish Schedule - Club House

Room Name	Floor	Base		Walls					Remarks	Ceiling
		Wood Base	Tile Base	N	E	S	W			
100 COMMUNITY ROOM	VINYL PLANK II	●		●	●	●	●			9'-0" SMOOTH
101 DEMO. KITCHEN	LUX VINYL TILE	●		●	●	●	●			9'-0" SMOOTH
102 STORAGE	SEALED CONC.			●	●	●	●			9'-0" SMOOTH
103 MECH. / ELECT.	SEALED CONC.			●	●	●	●			9'-0" SMOOTH
104 MENS	CERAMIC TILE		●	●	●	●	●	C. T. WALL		9'-0" SMOOTH
105 WOMENS	CERAMIC TILE		●	●	●	●	●	C. T. WALL		9'-0" SMOOTH
106 BUSINESS CENTER	VINYL PLANK II	●		●	●	●	●			9'-0" SMOOTH
107 CORRIDOR	VINYL PLANK II	●		●	●	●	●			9'-0" SMOOTH
108 LAUNDRY	VCT	●		●	●	●	●			9'-0" SMOOTH
109 VESTIBULE	CERAMIC TILE			●	●	●	●			9'-0" SMOOTH
110 CORRIDOR	VINYL PLANK II	●		●	●	●	●			9'-0" SMOOTH
111 OFFICE	CARPET	●		●	●	●	●			9'-0" SMOOTH
112 OFFICE	CARPET	●		●	●	●	●			9'-0" SMOOTH
113 OFFICE	CARPET	●		●	●	●	●			9'-0" SMOOTH
114 OFFICE	CARPET	●		●	●	●	●			9'-0" SMOOTH
115 OFFICE	CARPET	●		●	●	●	●			9'-0" SMOOTH
116 MECH.	SEALED CONC.			●	●	●	●			9'-0" SMOOTH
117 MAINTENANCE	SEALED CONC.			●	●	●	●			9'-0" SMOOTH



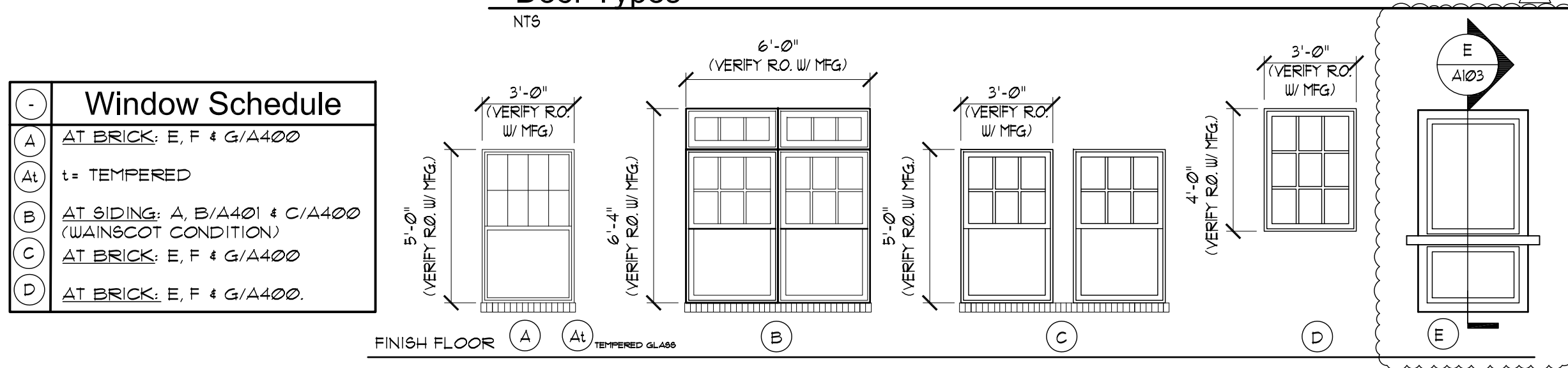
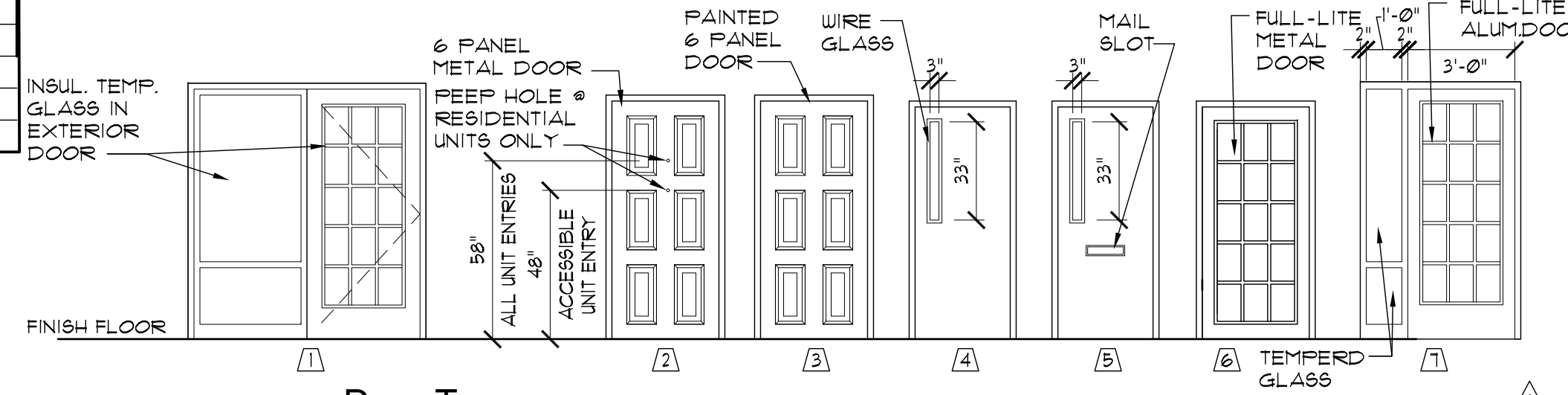
Door Schedule - Clubhouse

Size	Type	Core	Details	Fire-Rating	Frame	Hardware Gr.	Dr Type
001 3'-6" x 6'-8"	ALU.		A4B/A401 L/A400			8	1
002 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD	14	4
003 3'-0" x 6'-8"	WD.		K/A400		WD.	14	7
004 3'-0" x 6'-8"	WD.	SOLID	K/A400	45 min.	WD.	14	3
005 3'-0" x 6'-8"	ALU.		F 4 R/A400		ALU.	12	7
006 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	10	3
007 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	10	3
008 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	11	4
009 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	11	4
010 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	11	4
011 3'-0" x 6'-8"	ALU.		F 4 R/A400		ALU.	12	7
012 3'-0" x 6'-8" (FR)	WD.	SOLID	I, J 4 L/A400		WD.	9	3
013 3'-0" x 6'-8"	WD.	SOLID	I, J 4 L/A400		MTL.	11	4
014 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	11	4
015 3'-0" x 6'-8" (FR)	MTL.	INSULAT.	F 4 R/A400		WD.	9	3
016 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	14	4
017 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	11	3
018 3'-0" x 6'-8"	WD.	SOLID	K/A400		WD.	11	3
019 3'-0" x 6'-8"	ALU.	SOLID	F 4 R/A400		WD.	12	6
020 3'-0" x 6'-8"	ALU.	SOLID	F 4 R/A400		WD.	12	6

NOTE: PAINT DOORS AND DOOR FRAMES, INCLUDING TOPS AND BOTTOMS OF DOORS. ENTRY DOOR MUST HAVE ADA COMPLIANT THRESHOLD, SEE DETAIL L/A400.

- Hardware Groups**
- GROUP 8 EXTERIOR ENTRANCE DOOR**
3 FR EACH - HINGES 4 X 4, US26D, NRP
1 - EXIT DEVICE (INTERIOR) LEVER (EXTERIOR)
1 - DEADBOLT, KEY OUT, THUMB TURN IN, US26D
1 - CLOSER
1 EACH - WALL STOP, US26D
1 EACH - THRESHOLD (BUMPER SEAL TYPE), AL, ADA
1 EACH - SET OF Q-LON WEATHERSTRIP
1 EACH - DOOR SWEEP
- GROUP 12 EXTERIOR SIDE DOOR (ALUMINUM)**
1 FR EACH - PIVOT
1 - EXIT DEVICE (INTERIOR) LEVER (EXTERIOR)
1 - DEADBOLT, KEY OUT, THUMB TURN IN, US26D
1 EACH - WALL STOP, US26D
1 EACH - THRESHOLD (BUMPER SEAL TYPE), AL, ADA
1 EACH - SET OF Q-LON WEATHERSTRIP
1 EACH - DOOR SWEEP
- GROUP 13 EXTERIOR MECH/SPRINKLER DOOR**
3 FR EACH - HINGES 4 X 4, US26D, NRP
1 - PASSAGE SET, CYLINDRICAL LEVER, US26D
1 - DEADBOLT, KEY OUT, THUMB TURN IN, US26D
1 EACH - WALL STOP, US26D
1 EACH - THRESHOLD (BUMPER SEAL TYPE), AL, ADA
1 EACH - SET OF Q-LON WEATHERSTRIP
1 EACH - DOOR SWEEP / RAIN DRIP
1 - SURFACE BOLT (TOP AND BOTTOM OF INACTIVE LEAF)
- GROUP 9 MECH. ROOM DOOR**
3 FR - HINGES 4x4, US26D, NRP
1-ENTRANCE LOCK, CYLINDRICAL LEVER, US26D
1 EACH - DEADBOLT, KEY OUT, THUMB TURN IN, US26D
1 EACH - FLOOR OR HINGE STOP
1 EACH - THRESHOLD (BUMPER SEAL TYPE), AL, ADA
1 SET - Q-LON WEATHERSTRIP
1 EACH - DOOR SWEEP
1 EACH - KICK PLATE, METAL, ADA US26D
1 - SURFACE BOLT (TOP AND BOTTOM OF INACTIVE LEAF)
- GROUP 14 INTERIOR DOOR**
1/2 FR EACH - HINGES 4 X 4, US26D, NRP
1 - EXIT DEVICE, LEVER, US26D
1 - DEADBOLT, KEY OUT, THUMB TURN IN, US26D
1 EACH - WALL STOP, US26D
1 - CLOSER
- GROUP 10 - TOILET ROOM DOORS**
1 1/2 FR EACH - 3 1/2 X 3 1/2, US26D
1 EACH - PRIVACY FUNCTION, CYLINDRICAL LEVER, US26D
1 EACH - WALL STOP, US26D OR HINGE STOP
- GROUP 11 - OFFICE/SECURE STORAGE DOORS**
1/2 FR - 3 1/2 X 3 1/2, US26D
1-PASSAGE SET, CYLINDRICAL LEVER, US26D
1 - DEADBOLT, KEY OUT, THUMB TURN IN, US26D
1 EACH - WALL STOP OR HINGE STOP
1 EACH - THRESHOLD (BUMPER SEAL TYPE), AL, ADA
1 SET - Q-LON WEATHERSTRIP
1 EACH - DOOR SWEEP
- GROUP 15 INTERIOR DOOR CORRIDOR**
1 FR EACH - PIVOT
1 - PUSH / PULL
1 - DEADBOLT, KEY OUT, THUMB TURN IN, US26D
1 EACH - WALL STOP, US26D
1 - CLOSER

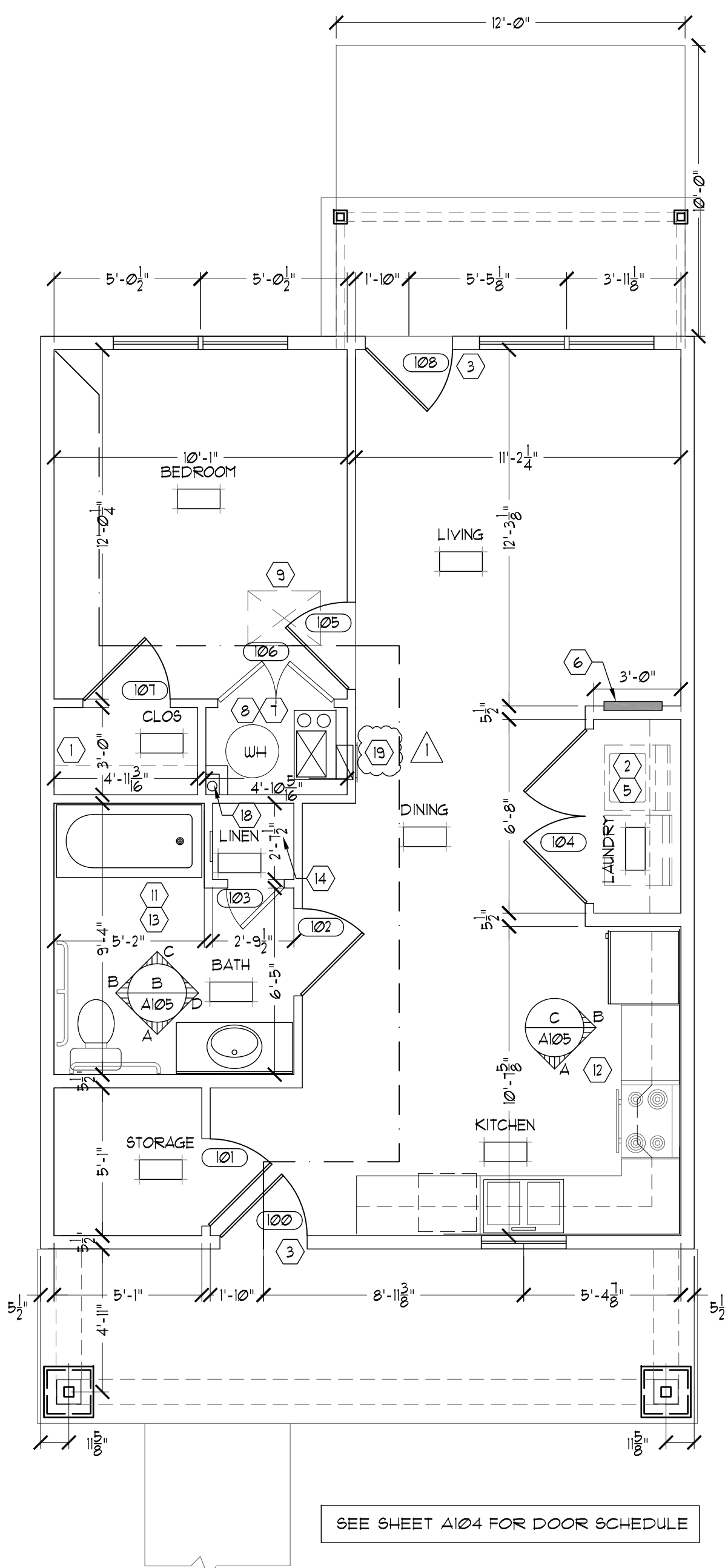
- Door & Frame General Notes**
- REFER TO SHEET A400 FOR DETAILS & TYPICAL THRESHOLD CONDITIONS.
 - PROVIDE BLKG. BEHIND ALL GYP. BD. FOR MOUNTING DOOR STOPS, 2X6 BLKG. ANCHOR TO STUDS AT GYP. BD. AND STUD PARTITIONS.
 - INSTALL 10 GA CHANNEL REINFORCING IN HEAD OF ALL HM FRAME WORKING 6"-0" WIDE AND GREATER.
 - ALL WOOD DOORS SHALL BE STAINED/PAINTED, COLOR TO BE SELECTED BY ARCHITECT.
 - HEADERS ABOVE NON-LOAD BEARING WALLS SHOULD BE 2X6 MEMBERS OR 2X8 MEMBERS WHERE OPENING EXCEEDS 4'-0". REFER TO SHEET S01 FOR ADDITIONAL HEADER INFORMATION.
 - REFER TO WALL TYPES FOR RATED AND WATER RESISTANT TYPE GYP. BD. LOCATIONS.



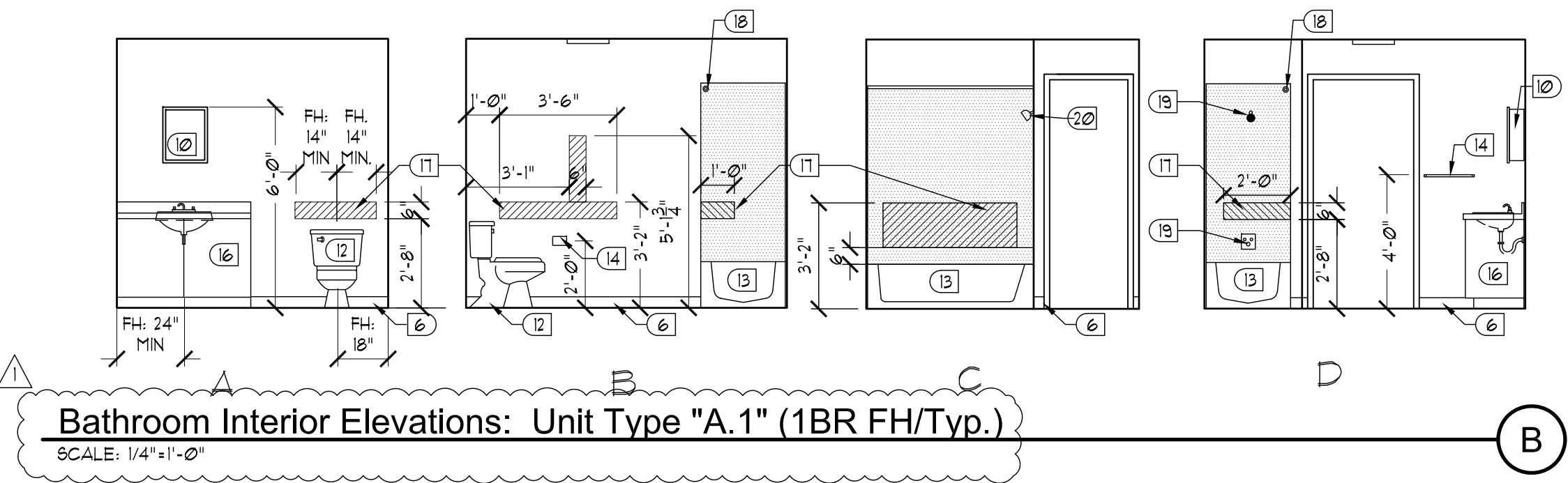
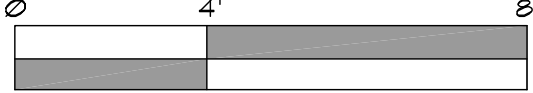
Window Schedule

A	AT BRICK; E, F & G/A400
AL	1 - TEMPERED
B	AT SIDING; A, B/A401 & C/A400 (WAINSCOT CONDITION)
C	AT BRICK; E, F & G/A400
D	AT BRICK; E, F & G/A400.

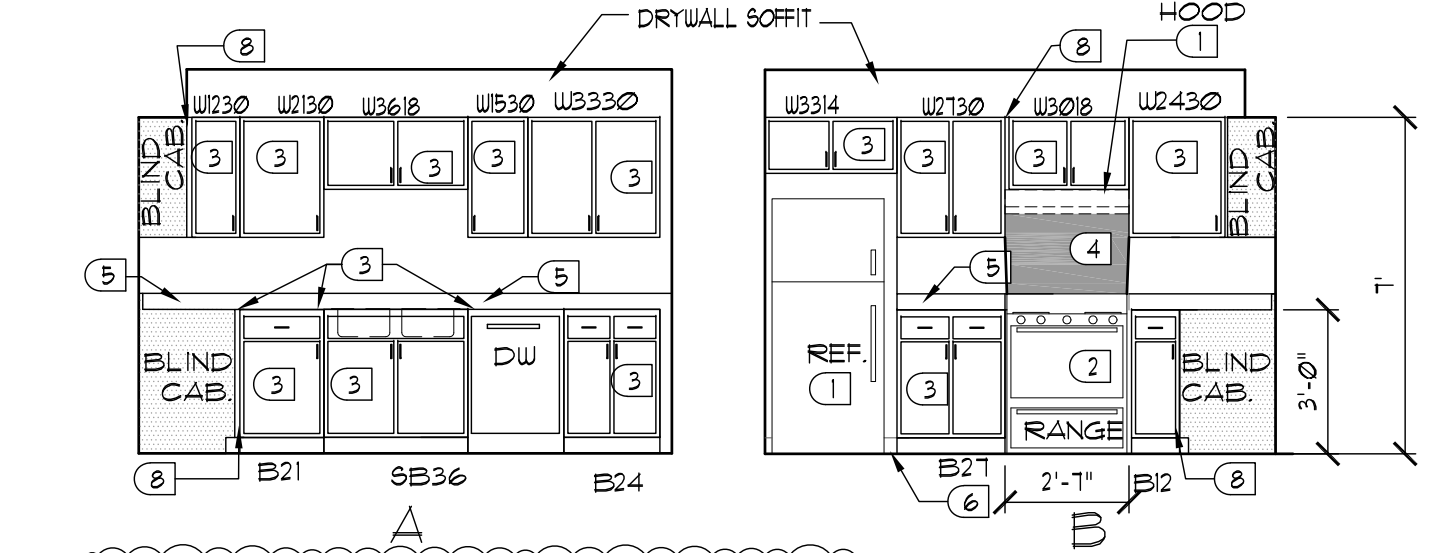
- Window General Notes**
- WINDOWS INSTALLED ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE IS SHALL BE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE TEMPERED.
 - EXCEPTIONS:
 - GLASS IS DECORATIVE
 - WHERE A WALL IS BETWEEN THE DOOR AND WINDOW
 - WHERE THE WINDOW IS LOCATED IN A CLOSET WHICH IS 3 FT OR LESS IN DEPTH.
 - WINDOWS WHICH MEET ALL OF THE FOLLOWING SHOULD BE TEMPERED:
 - EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SQ.
 - BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
 - TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE PLAN OF THE GLAZING.
 - UNIT WINDOWS MUST MEET EGRESS REQUIREMENTS OF THE IBC FIRST FLOOR OCCUPANCY.



Unit Type "A.1" - 1 BR Fair Housing/Typical
SCALE: 1/4" = 1'-0"



Bathroom Interior Elevations: Unit Type "A.1" (1BR FH/Typ.)
SCALE: 1/4" = 1'-0"



Kitchen Interior Elevations: Unit Type "A.1" (1BR F.H./Typ.)
SCALE: 1/4" = 1'-0"

Unit Plans General Notes

- A. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- B. BUILDING EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- C. INTERIOR WALL STUDS SHALL BE 2x4 STUDS UNLESS OTHERWISE NOTED. ALL INTERIOR UNIT WALLS SHALL BE TYPE I UNLESS NOTED OTHERWISE.
- D. TYPICAL INTERIOR PARTY WALLS ARE 1 HOUR WALLS TO UNDERSIDE OF THE ROOF DECK. PARTY WALLS VARY. SEE BUILDING PLANS FOR WALL TYPES. SEE WALL SOUND ATTENUATION BATS.
- E. REFER TO BUILDING PLANS FOR PARTY WALL AND EXTERIOR WALL TYPES. FIRE RATED WALL LOCATIONS AND LOCATIONS OF EXTERIOR MASONRY. PROVIDE MOISTURE RESISTANT GYP. BD. AT WET WALLS. WET WALL LOCATIONS INCLUDE BATHROOM WALLS AND CEILING, WALLS BEHIND AND ADJACENT TO WASHER/DRYER AND BEHIND SINKS AND MECHANICAL ROOM WALLS. DO NOT INSTALL FOIL BACKING OR VAPOR BARRIER AT TUBS. EXTEND GYP. BD. ON EXTERIOR WALLS AND PARTY WALLS BEHIND TUBS AND PROVIDE ADDITIONAL LAYER OF 1/2" MR. GYP. BD. OVER TUB FLANGES AND FULL LENGTH OF WALL.
- F. SEE MEP AND FOUNDATION AND FRAMING SHEETS FOR MORE INFORMATION.
- G. FOR LOCATIONS OF DUCTS IN WALLS SEE MECHANICAL SHEETS.
- H. PROVIDE SOLID BLOCKING IN WALLS AT ALL DOOR STOPS, GRAB BARS, LAVATORY BRACKETS, TOILET ACCESSORIES, CABINETS AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS. SEE INTERIOR ELEVATIONS.
- I. FOR RETURNS AROUND WINDOWS SEE B/A100. UNLESS NOTED OTHERWISE.
- J. REFER TO SHEET A104 FOR DOOR TYPES AND A100 FOR WINDOW TYPES AND INFORMATION.
- K. ALL UNIT ROOMS SHALL BE PROVIDED WITH THE FOLLOWING FINISHES: FLOORS (ADA BATH): CERAMIC TILE
FLOORS: VINYL PLANK BASE: VINYL WALLS: GYP. BD. PAINTED DOORS AND FRAMES: PAINTED CEILING: TEXTURED GYP. BD. PAINTED TRIM: PAINTED
- L. KITCHEN SINK BASE AND BATHROOM VANITY BASE CABINET SHALL HAVE REMOVAL FRONTS AT FAIR HOUSING UNITS. RUN FLOOR FINISHES UNDER CABINETS.

Coded Floor Plan Notes

1. 1'-0" WIDE CLOSET SHELF WITH ROD. SEE DETAIL G/A500.
2. 16" LAUNDRY SHELF. SEE DETAIL P/A500.
3. NO STEP AT THRESHOLD IN ACCESSIBLE AND FAIR HOUSING UNITS. SEE DETAIL L/A400.
4. RADON VENT LOCATION. SEE DETAIL J/A500.
5. WASHER & DRYER HOOK-UPS ONLY. REFER TO MPE DRAWINGS.
6. ELECTRIC PANEL. SEE ELECTRICAL DRAWINGS. ACCESSIBLE UNITS MOUNT TOP BREAKER @ 48" AFF.
7. HVAC UNIT LOCATION. REFER TO MECHANICAL DRAWINGS FOR INFORMATION.
8. WATER HEATER LOCATION. REFER TO PLUMBING DRAWINGS FOR INFORMATION.
9. LOCKABLE ACCESS OPENING TO ABOVE CEILING. SEE C/A500.
10. ACCESSIBLE BATHROOM LAYOUT IN ACCESSIBLE UNIT. PROVIDE FIELD-BUILT ROLL-IN TILE SHOWER. INSTALL FLOOR DRAIN CENTERED IN SHOWER AREA. BATHROOM SHALL RECEIVE TILE FLOOR AND BASE ON RECESSED SLAB. SEE FOUNDATION PLAN. INSTALL TRENCH DRAIN FLUSH TO SHOWER AND TO EXTEND FULL LENGTH OF SHOWER. REFER TO PLUMBING PLANS, INTERIOR ELEVATIONS AND DTL N/A500 AND D/A104 FOR ADDITIONAL INFORMATION.
11. PROVIDE BATH EXHAUST FAN. REFER TO MECHANICAL DRAWINGS FOR INFORMATION.
12. ACCESSIBLE UNIT KITCHEN CABINETS AND MOUNTING REQUIREMENTS. SEE INTERIOR ELEVATIONS & E/A104.
13. BATHROOMS AT TYPICAL (FAIR HOUSING) UNITS SHALL RECEIVE BLOCKING IN WALLS FOR FUTURE GRAB BARS. SEE INTERIOR ELEVATIONS.
14. 16" D LINEN SHELVING. REF. DTL G-1/A500.
15. 12" D LINEN SHELVING. REF. DTL G-1/A500.
16. LAMINATE CAP ON KNEE WALL. SEE INTERIOR ELEVATIONS AND J/A500.
17. 16" DEEP CLOSET SHELF WITH ROD AT THIS LOCATION. SEE DETAILS G/A500.
18. CHASE FOR RADON VENT. SEE MEP-H-DIGGS.
19. R/A GRILLER IN CEILING. REF. MEP-H-PLANS.
20. NOT USED.
21. LAMINATE CAP ON KNEE WALL. SEE DETAIL P/A500.

Coded Interior Elevations Notes

1. RANGE/ RANGE HOOD AND REFRIGERATOR PROVIDED & INSTALLED BY G.C. ALL APPLIANCES MUST MEET ACCESSIBILITY REQUIREMENTS IN ACCESSIBLE UNITS AND FAIR HOUSING REQUIREMENTS IN FAIR HOUSING UNITS.
2. FAIR HOUSING UNITS SHALL HAVE A STANDARD RANGE. REF. MECH/ELECT DUGS.
3. KITCHEN CABINETS, COUNTER TOP & SINK. AT TYPICAL (FAIR HOUSING) UNITS CABINETS SHALL BE INSTALLED THAT PROVIDES A 48" WIDE CLEAR SPACE IN FRONT OF AND CENTERED ON SINK. AT ACCESSIBLE UNITS: ALL BASE CABINETS SHALL BE 2'-10" H. W/ 9" TOE KICK & COUNTERTOP AND SINK MUST MEET ACCESSIBILITY REQUIREMENTS W/ INSULATED DRAIN & WATER LINES AND NO CABINETS BENEATH SINK & WORKSPACE. REF. DTL D & K/A500.
4. STAINLESS STEEL PANEL, BELOW RANGE HOOD. SEE DETAIL E/A500.
5. 4" BACK SPLASH CAULK TOP AS REQUIRED.
6. VINYL BASE TYP.
7. ACCESSIBLE SWITCH FOR RANGE HOOD FAN/ LIGHT IN ACCESSIBLE UNITS.
8. FILLER TYP.
9. GRAB BARS TYPICAL OF ACCESSIBLE BATHROOM LOCATIONS (OF ACCESSIBLE UNITS) PROVIDE BLOCKING IN WALLS. SEE DETAIL D & F/A104.
10. 16"x20" WALL MOUNTED MIRROR/MEDICINE CABINET. FOR ACCESSIBLE BATHROOMS INSTALL TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104. LAVATORY CLEARANCES.
11. WALL-HUNG LAVATORY IN ACCESSIBLE BATHROOM SHALL MEET ACCESSIBILITY REQUIREMENTS. PROVIDE INSULATING PIPE COVER OVER DRAIN & HOT WATER SUPPLY. SEE DETAIL E/A104. LAVATORY CLEARANCES.
12. WATER CLOSET FIXTURE. ACCESSIBLE BATHROOM AT ACCESSIBLE UNITS TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAILS F/A104.
13. TUB FIXTURE. PROVIDE BLOCKING AT FIRST FLOOR TUBS FOR FUTURE GRAB BARS (ACCESSIBLE BATHROOM AT ACCESSIBLE UNITS TO RECEIVE ROLL-IN SHOWERS WERE SHOWN IN THE PLANS).
14. BATHROOM ACCESSORIES: TOILET PAPER DISPENSER & 24" TOILET BAR. ACCESSORIES FOR FIRST FLOOR BATHROOMS IN ACCESSIBLE UNIT TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104.
15. 1-1/2" END OR SUPPORT PANEL, TYP.
16. 21"x48" VANITY CABINET WITH CULTURED MARBLE TOP. PROVIDE A 48" WIDE CLEARANCE IN FRONT OF SINK BASE, CENTERED ON SINK.
17. PROVIDE BLOCKING FOR FUTURE GRAB BARS FOR FIRST FLOOR BATHROOMS IN FAIR HOUSING UNITS.
18. SHOWER ROD, BOLTED TYPE.
19. PERMANENT FOLD-UP SEAT IN ACCESSIBLE BATHROOMS.
20. TUB CONTROL & SHOWER HEAD.
21. SHOWER HEAD & CONTROL AREA IN ACCESSIBLE BATHROOM: PROVIDE ROLL IN TUB W/ SHOWER HEAD WITH 60" HOSE TO MEET ACCESSIBILITY REQUIREMENTS. LOCATED WITHIN CONTROL AREA. SEE DETAIL D/A104 FOR ADDITIONAL INFORMATION.
22. ROLL-IN SHOWER AT ACCESSIBLE BATHROOM: REF. D/A104. ROLL-IN SHOWER SHALL BE 30" CLEAR x 60" CLEAR WITH SHOWER DRAIN CENTERED IN SHOWER AREA AT ACCESSIBLE UNITS. INSTALL TILE WALL AND FLOORS WITHIN THE SHOWER AREA. INSTALL ADDITIONAL TRENCH DRAIN THE FULL WIDTH OF THE SHOWER AT EDGE OF SHOWER. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
23. PROVIDE TILE FLOORING & BASE IN ACCESSIBLE BATHROOM. SLAB SHALL BE RECESSED AND TILE FINISH SHALL BE FLUSH WITH ADJACENT FLOOR FINISHES AT DOOR ENTRANCES AND SLOPED TO TRENCH DRAIN.
24. OPEN BELOW SINK AND WORKSPACE. 29" MIN. TO BOTTOM OF COUNTERTOP SUPPORT.
25. 5' LONG TRENCH DRAIN. REF. PLUMB. PLANS.
26. SHOWER DRAIN. REF. PLUMBING PLANS.
27. KNEE WALL EXTEND COUNTER TOP OVER TOP OF WALL SEE J/A500.
28. ACCESSIBLE BASE CABINET SHALL HAVE A 9" TOE KICK.
29. DRYWALL SOFFIT ABOVE CABINETS. REF. DTL L/A500.

NOTE:
ALL LIGHT SWITCHES & THERMOSTATS @ 48" AFF. TO CENTER OF THE BOX, TYPICAL, UNLESS NOTED OTHERWISE. ALL ELECTRICAL OUTLETS AT 15" MIN. AFF. TO CENTER OF BOTTOM OUTLET, TYPICAL, UNLESS NOTED OTHERWISE. OVER THE COUNTER SWITCHES AND RECEPTICALS SHALL BE 44" AFF. (SEE ELECTRICAL SHEETS)

Sensory Impaired Unit Notes

- PAINT ALL DOOR FRAMES A CONTRASTING COLOR.
- INSTALL CONTRASTING SWITCH & RECEPTACLE COVERS.
- INSTALL A STROBE LIGHT ON ALL SMOKE DETECTORS.
- CONNECT THE DOOR BELL TO STROBE/HORN LIGHT.

* (1) 1-BR, (1) 2-BR, (1) 3-BR & (1) 4-BR UNIT WILL BE EQUIPPED FOR SENSORY IMPAIRED. REFER TO BUILDING PLANS AND SITE PLAN FOR EXACT LOCATIONS.

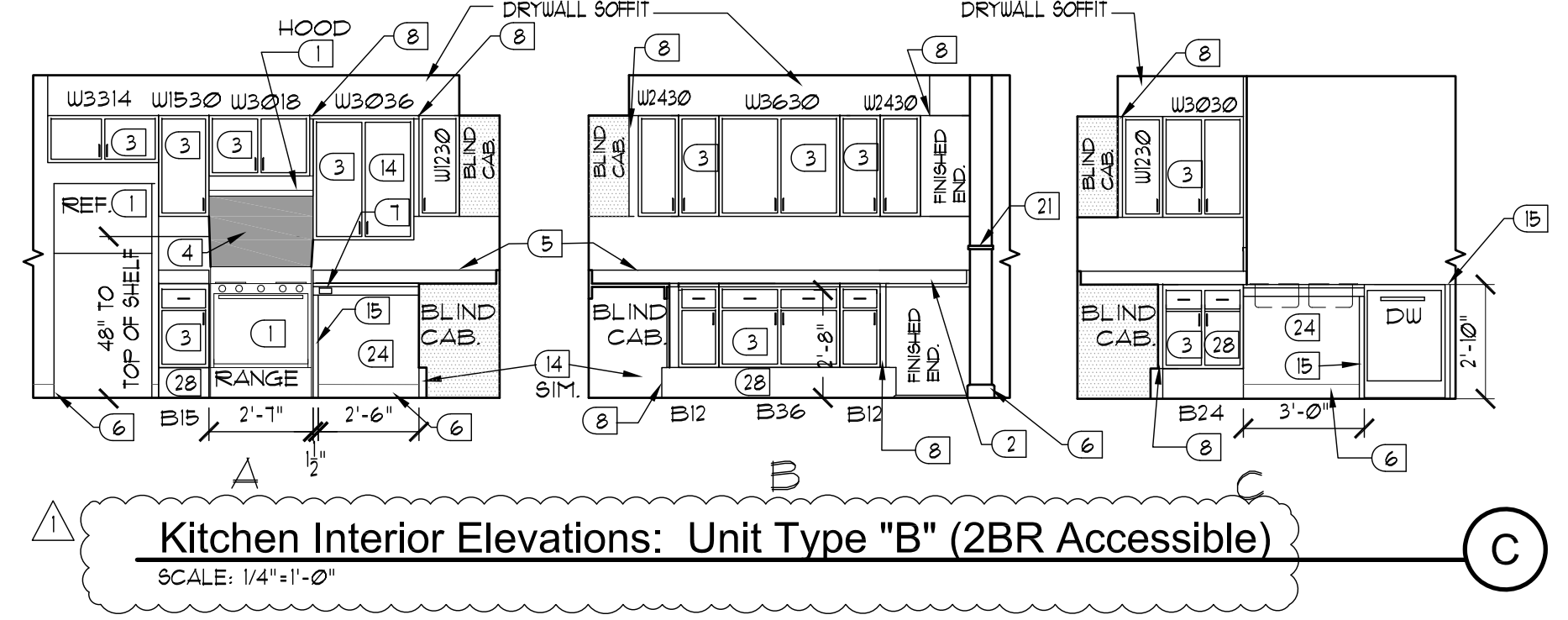
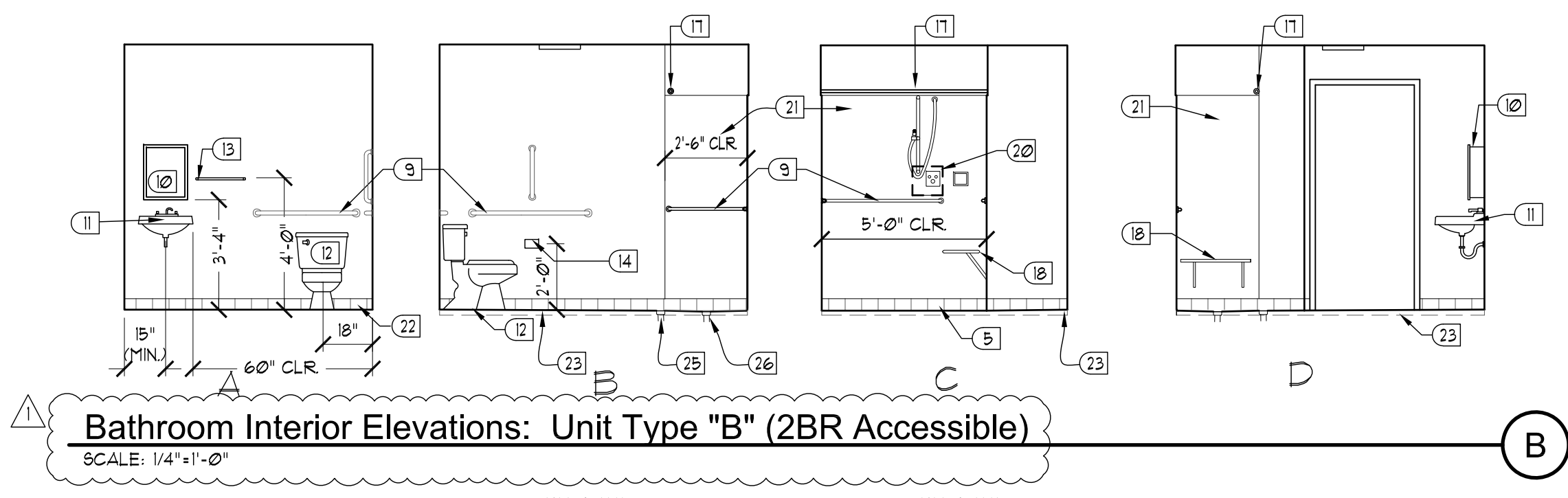
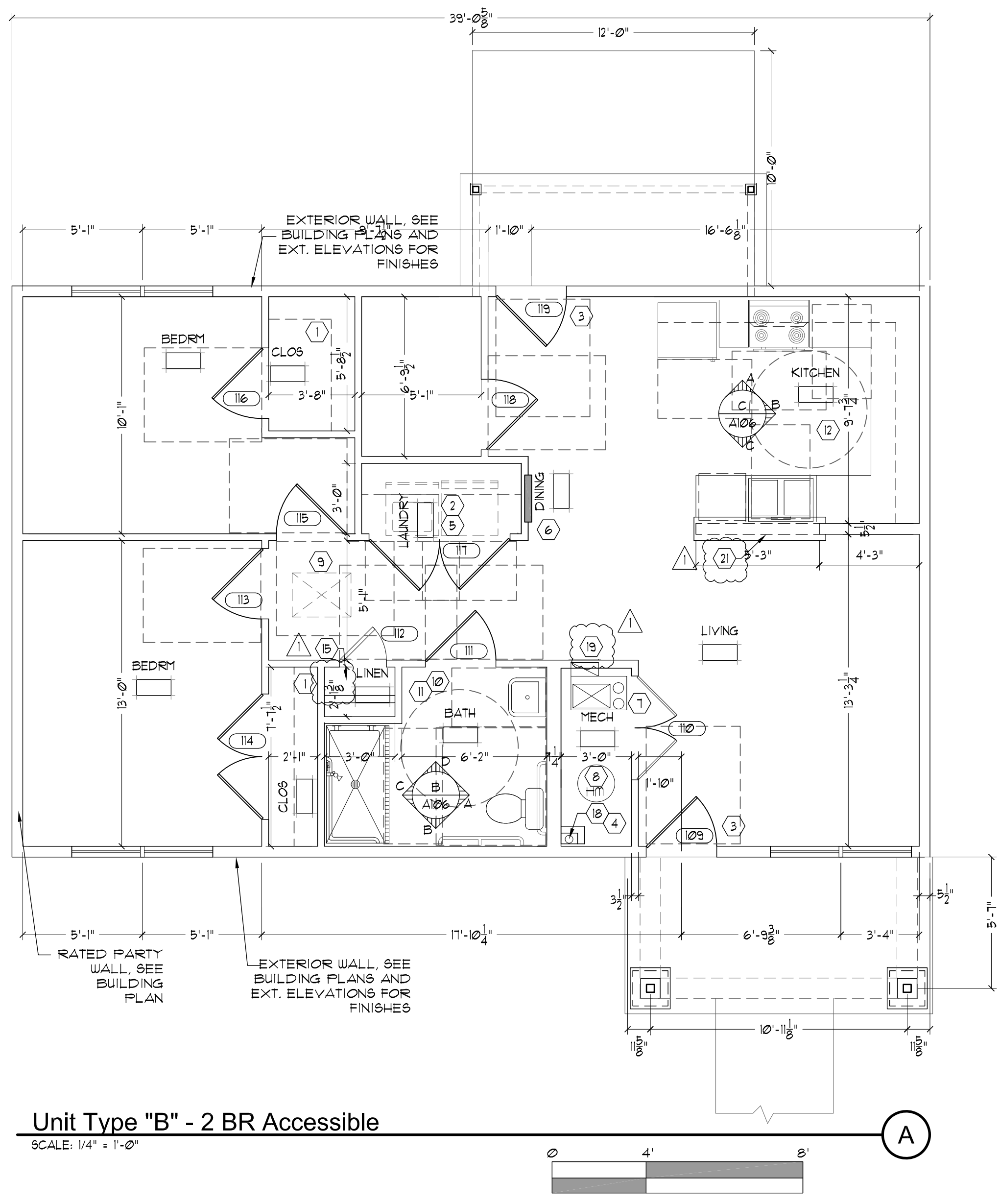

REB ARCHITECTS
 103 WIND HAVEN DR, STE 101
 NICHOLASVILLE KY 40356
 859.523.1500

REVISION	DATE
1	8/16/23

Permit Set
 04/15/2023
 PROJECT NUMBER
 MG SL
 DRAWN BY: RB, JH

Sutton Landing
 AA (10) Highway, Maysville, KY
Unit Type "A.1" - 1 BR Fair Housing/Typical

SHEET NUMBER
A105



Door Schedule - Unit "B.1" (2 BR Fair Hs'g) / Unit "B" (2BR Access)

Door #	Size	Type	Core	Detail	Label	Frame	Hardware	Door Type
109	3'-0" x 6'-8"	MTL	INSULAT.	P. R. L / A400		MTL	1	(B)
110	3'-0" x 6'-8" FR	WD.	HOLLOW	K/A400		WD.	2A	(A)
111	3'-0" x 6'-8"	WD.	HOLLOW	K/A400		WD.	4	(A)
112	1'-6" x 6'-8"	WD.	HOLLOW	K/A400		WD.	5	(A)
113	3'-0" x 6'-8"	WD.	HOLLOW	K/A400		WD.	3	(A)
114	3'-0" x 6'-8" FR	WD.	HOLLOW	K/A400		WD.	2	(A)
115	3'-0" x 6'-8"	WD.	HOLLOW	K/A400		WD.	3	(A)
116	3'-0" x 6'-8"	WD.	HOLLOW	K/A400		WD.	5	(A)
117	2'-0" x 6'-8" FR	WD.	HOLLOW	K/A400		WD.	2	(A)
118	3'-0" x 6'-8"	WD.	HOLLOW	K/A400		WD.	5	(A)
119	3'-0" x 6'-8"	MTL	INSULAT.	P. R. L / A400		MTL	1	(B)

UNDERCUT INTERIOR DOORS 1" TO ALLOW FOR HVAC RETURN.
 *DOOR TYPES: REFER TO SHEET A104 FOR DOOR TYPES INFORMATION
 **ENTRY DOORS: MUST HAVE ADA COMPLIANT THRESHOLD AND KICK PLATE.
 ***HARDWARE: REFER TO SHEET A104 FOR DOOR HARDWARE SETS

Unit Plans General Notes

- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- BUILDING EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- INTERIOR WALL STUDS SHALL BE 2x4 STUDS UNLESS OTHERWISE NOTED. ALL INTERIOR UNIT WALLS SHALL BE TYPE [3] UNLESS NOTED OTHERWISE.
- TYPICAL INTERIOR PARTY WALLS ARE 1 HOUR WALLS TO UNDERSIDE OF THE ROOF DECK. PARTY WALLS VARY. SEE BUILDING PLANS FOR WALL TYPES. ALL WALL SOUND ATTENUATION BATS.
- REFER TO BUILDING PLANS FOR PARTY WALL AND EXTERIOR WALL TYPES. FIRE RATED WALL LOCATIONS AND LOCATIONS OF EXTERIOR MASONRY. PROVIDE MOISTURE RESISTANT GYP. BD. AT WET WALLS. WET WALL LOCATIONS INCLUDE BATHROOM WALLS AND CEILING, WALLS BEHIND AND ADJACENT TO WASHER/DRYER AND BEHIND SINKS AND MECHANICAL ROOM WALLS. DO NOT INSTALL FOIL BACKING OR VAPOR BARRIER AT TUBS. EXTEND GYP. BD. ON EXTERIOR WALLS AND PARTY WALLS BEHIND TUBS AND PROVIDE ADDITIONAL LAYER OF 1/2" MR. GYP. BD. OVER TUB FLANGES AND FULL LENGTH OF WALL.
- SEE REF AND FOUNDATION AND FRAMING SHEETS FOR MORE INFORMATION.
- FOR LOCATIONS OF DUCTS IN WALLS SEE MECHANICAL SHEETS.
- PROVIDE SOLID BLOCKING IN WALLS AT ALL DOOR STOPS, GRAB BARS, LAVATORY BRACKETS, TOILET ACCESSORIES, CABINETS AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS. SEE INTERIOR ELEVATIONS.
- FOR RETURN AIRWAYS SEE B/A400 UNLESS NOTED OTHERWISE.
- REFER TO SHEET A104 FOR DOOR TYPES AND A100 FOR WINDOW TYPES AND INFORMATION.
- ALL UNIT ROOMS SHALL BE PROVIDED WITH THE FOLLOWING FINISHES:
 FLOORS (ADA BATH): CERAMIC TILE
 CEILING: TEXTURED GYP. BD. PAINTED
 WALLS: GYP. BD. PAINTED
 DOORS AND FRAMES: PAINTED
 KITCHEN SINK BASE AND BATHROOM VANITY BASE CABINET SHALL HAVE REMOVAL FRONTS AT FAIR HOUSING UNITS. RUN FLOOR FINISHES UNDER CABINETS.

Coded Floor Plan Notes

- 1'-0" WIDE CLOSET SHELF WITH ROD. SEE DETAIL G/A500.
- 16" LAUNDRY SHELF. SEE DETAIL P/A500.
- NO STEP AT THRESHOLD IN ACCESSIBLE AND FAIR HOUSING UNITS. SEE DETAIL L/A400.
- RADON VENT LOCATION. SEE DETAIL A/A500.
- WASHER & DRYER HOOK-UPS ONLY. REFER TO MPE DRAWINGS.
- ELECTRIC PANEL. SEE ELECTRICAL DRAWINGS. ACCESSIBLE UNITS MOUNT TOP BREAKER @ 48" AFF.
- HVAC UNIT LOCATION. REFER TO MECHANICAL DRAWINGS FOR INFORMATION.
- WATER HEATER LOCATION. REFER TO PLUMBING DRAWINGS FOR INFORMATION.
- LOOKABLE ACCESS OPENING TO ABOVE CEILING. SEE C/A500.
- ACCESSIBLE BATHROOM LAYOUT IN ACCESSIBLE UNIT. PROVIDE FIELD-BUILT ROLL-IN TILE SHOWER. INSTALL FLOOR DRAIN CENTERED IN SHOWER AREA. BATHROOM SHALL RECEIVE TILE FLOOR AND BASE ON RECESSED SLAB. SEE FOUNDATION PLAN. INSTALL TRENCH DRAIN FLUSH TO SHOWER AND TO EXTEND FULL LENGTH OF SHOWER. REFER TO PLUMBING PLANS, INTERIOR ELEVATIONS AND DTL N/A500 AND D/A104 FOR ADDITIONAL INFORMATION.
- PROVIDE BATH EXHAUST FAN. REFER TO MECHANICAL DRAWINGS FOR INFORMATION.
- ACCESSIBLE UNIT KITCHEN CABINETS AND MOUNTING REQUIREMENTS. SEE INTERIOR ELEVATIONS E/A104.
- BATHROOMS AT TYPICAL (FAIR HOUSING) UNITS SHALL RECEIVE BLOCKING IN WALLS FOR FUTURE GRAB BARS. SEE INTERIOR ELEVATIONS.
- 16" D LINEN SHELVING. REF. DTL G-1 / A500.
- 12" D LINEN SHELVING. REF. DTL G-1 / A500.
- LAMINATE CAP ON KNEE WALL. SEE INTERIOR ELEVATIONS AND J/A500.
- 16" DEEP CLOSET SHELF WITH ROD AT THIS LOCATION. SEE DETAILS G/A500.
- CHASE FOR RADON VENT. SEE MECH. PLANS.
- R/A GRILLER IN CEILING. REF. MECH. PLANS.
- NOT USED.
- LAMINATE CAP ON KNEE WALL. SEE DETAIL P/A500.

Coded Interior Elevations Notes

- RANGE RANGE HOOD AND REFRIGERATOR PROVIDED & INSTALLED BY G.C. ALL APPLIANCES MUST MEET ACCESSIBILITY REQUIREMENTS IN ACCESSIBLE UNITS AND FAIR HOUSING UNITS.
- FAIR HOUSING UNITS SHALL HAVE A STANDARD RANGE. REF. MECH/ELECT DUGS.
- KITCHEN CABINETS, COUNTER TOP & SINK. AT TYPICAL (FAIR HOUSING) UNITS CABINETS SHALL BE INSTALLED THAT PROVIDES A 48" WIDE CLEAR SPACE IN FRONT OF AND CENTERED ON SINK. AT ACCESSIBLE UNITS, ALL BASE CABINETS SHALL BE 2'-10" H. W/ 9" TOE KICK & COUNTERTOP AND SINK MUST MEET ACCESSIBILITY REQUIREMENTS W/ INSULATED DRAIN & WATER LINES AND NO CABINETS BENEATH SINK & WORKSPACE. REF. DTL D & K/A500.
- STAINLESS STEEL PANEL, BELOW RANGE HOOD. SEE DETAIL E/A500.
- 4" BACK SPLASH CAULK TOP AS REQUIRED.
- VINYL BASE TYP.
- ACCESSIBLE SWITCH FOR RANGE HOOD FAN/ LIGHT IN ACCESSIBLE UNITS.
- FILLER TYP.
- GRAB BARS TYPICAL OF ACCESSIBLE BATHROOM LOCATIONS (OF ACCESSIBLE UNITS). PROVIDE BLOCKING IN WALLS. SEE DETAIL D & F/A104.
- 16"x20" WALL MOUNTED MIRROR/MEDICINE CABINET. FOR ACCESSIBLE BATHROOMS INSTALL TO MEET ACCESSIBLE REQUIREMENTS. SEE DETAIL E/A104. LAVATORY CLEARANCES.
- WALL/HUNG LAVATORY IN ACCESSIBLE BATHROOM SHALL MEET ACCESSIBILITY REQUIREMENTS. PROVIDE INSULATING PIPE COVER OVER DRAIN & HOT WATER SUPPLY. SEE DETAIL E/A104. LAVATORY CLEARANCES.
- WATER CLOSET FIXTURE. ACCESSIBLE BATHROOM AT ACCESSIBLE UNITS TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAILS F/A104.
- TUB FIXTURE. PROVIDE BLOCKING AT FIRST FLOOR TUBS FOR FUTURE GRAB BARS (ACCESSIBLE BATHROOM AT ACCESSIBLE UNITS TO RECEIVE ROLL-IN SHOWERS WHERE SHOWN IN THE PLANS).
- BATHROOM ACCESSORIES: TOILET PAPER DISPENSER (24" TOILET BAR. ACCESSORIES FOR FIRST FLOOR BATHROOMS IN ACCESSIBLE UNIT TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104).
- 1-1/2" END OR SUPPORT PANEL, TYP.
- 21"x48" VANITY CABINET WITH CULTURED MARBLE TOP. PROVIDE A 48" WIDE CLEARANCE IN FRONT OF SINK BASE, CENTERED ON SINK.
- PROVIDE BLOCKING FOR FUTURE GRAB BARS FOR FIRST FLOOR BATHROOMS IN FAIR HOUSING UNITS.
- SHOWER ROD, BOLTED TYPE.
- PERMANENT FOLD-UP SEAT IN ACCESSIBLE BATHROOMS.
- TUB CONTROL & SHOWER HEAD.
- SHOWER HEAD & CONTROL AREA IN ACCESSIBLE BATHROOM: PROVIDE ROLL IN TUB W/ SHOWER HEAD WITH 60" HOSE TO MEET ACCESSIBILITY REQUIREMENTS LOCATED WITHIN CONTROL AREA. SEE DETAIL D/A104 FOR ADDITIONAL INFORMATION.
- ROLL-IN SHOWER AT ACCESSIBLE BATHROOM: REF. D/A104. ROLL-IN SHOWER SHALL BE 30" CLEAR x 60" CLEAR WITH SHOWER DRAIN CENTERED IN SHOWER AREA AT ACCESSIBLE UNITS. INSTALL TILE WALL AND FLOORS WITHIN THE SHOWER AREA. INSTALL ADDITIONAL TRENCH DRAIN THE FULL WIDTH OF THE SHOWER AT EDGE OF SHOWER. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE TILE FLOORING & BASE IN ACCESSIBLE BATHROOM. SLAB SHALL BE RECESSED AND TILE FINISH SHALL BE FLUSH WITH ADJACENT FLOOR FINISHES AT DOOR ENTRANCES AND SLOPED TO TRENCH DRAIN.
- OPEN BELOW SINK AND WORKSPACE 29" MIN. TO BOTTOM OF COUNTERTOP SUPPORT.
- 5' LONG TRENCH DRAIN. REF. PLUMB. PLANS.
- SHOWER DRAIN. REF. PLUMBING PLANS.
- KNEE WALL EXTEND COUNTER TOP OVER TOP OF WALL SEE J/A500.
- ACCESSIBLE BASE CABINET SHALL HAVE A 9" TOE KICK.
- DRYWALL SOFFIT ABOVE CABINETS. REF. DTL L/A500.

Sensory Impaired Unit Notes

- PAINT ALL DOOR FRAMES A CONTRASTING COLOR.
- INSTALL CONTRASTING SWITCH & RECEPTACLE COVERS.
- INSTALL A STROBE LIGHT ON ALL SMOKE DETECTORS.
- CONNECT THE DOOR BELL TO STROBE/HORN LIGHT.

(1) 1-BR, (1) 2-BR, (1) 3-BR & (1) 4-BR UNIT WILL BE EQUIPPED FOR SENSORY IMPAIRED. REFER TO BUILDING PLANS AND SITE PLAN FOR EXACT LOCATIONS.

EMILY TAYLOR BIVONA ARCHITECTS
 REB ARCHITECTS
 103 WIND HAVEN DR, STE 101
 NICHOLASVILLE KY 40356
 859.523.1500

REVISION	DATE
1	8/18/23

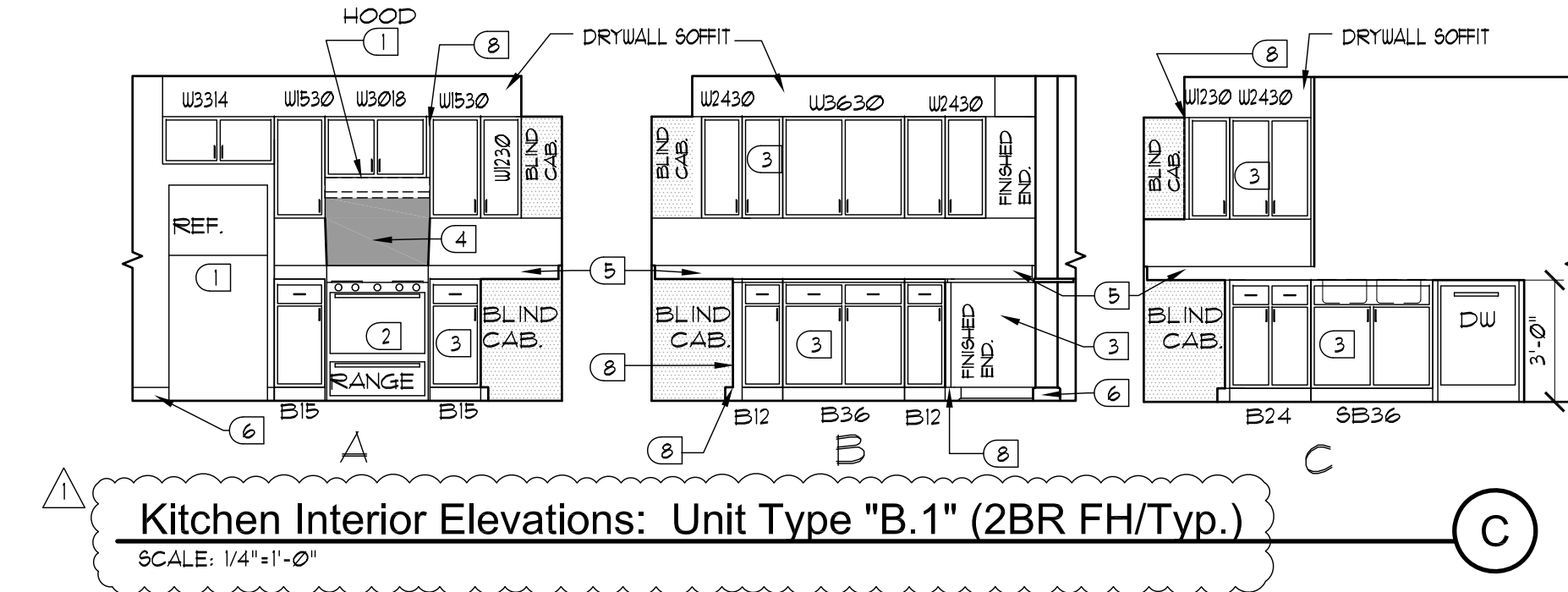
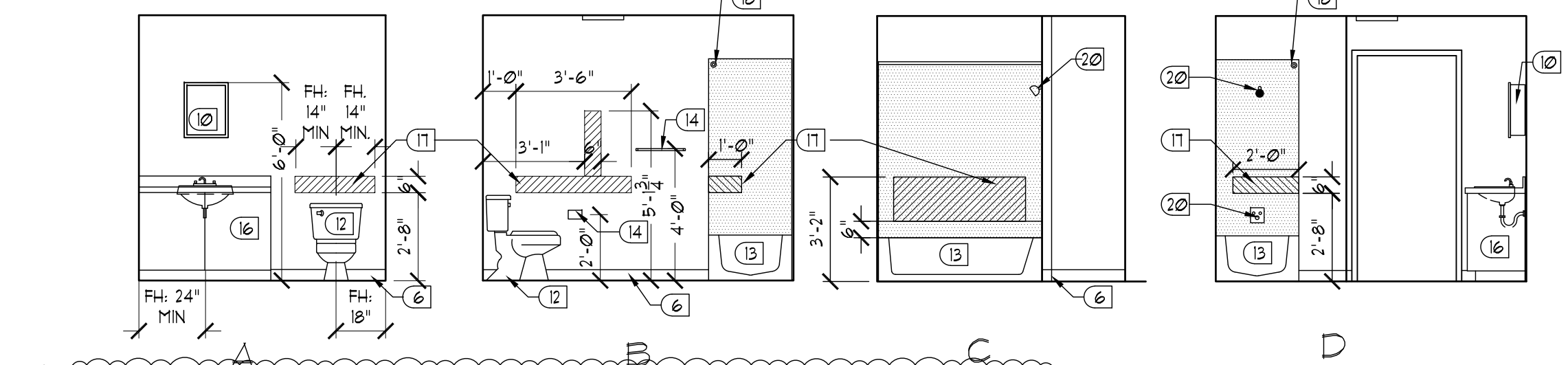
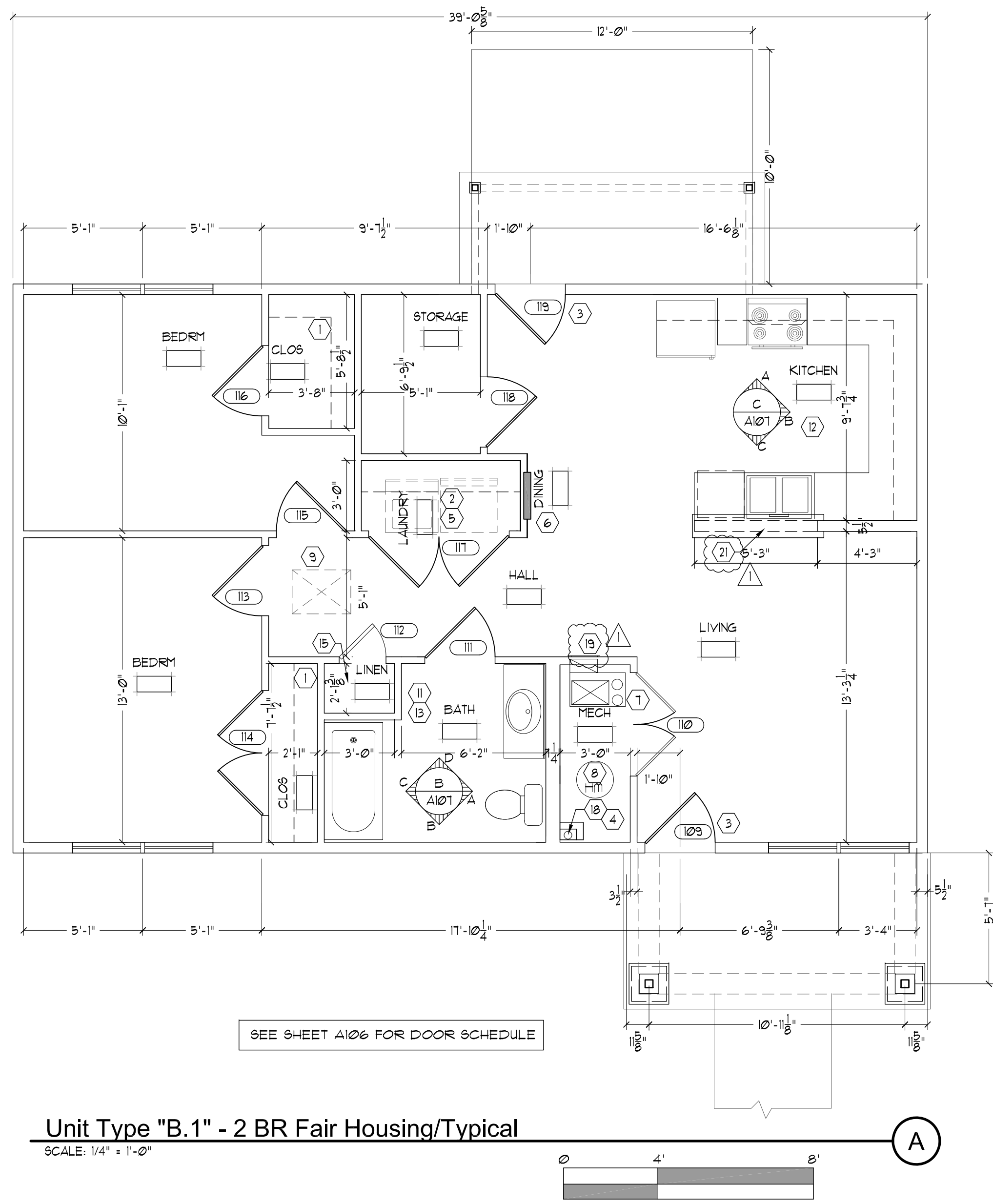
Permit Set
04/15/2023

PROJECT NUMBER
MG SL

DRAWN BY: RB, JH

Sutton Landing
 AA (10) Highway, Maysville, KY
 Unit Type "B" - 2 BR Accessible

SHEET NUMBER
A106

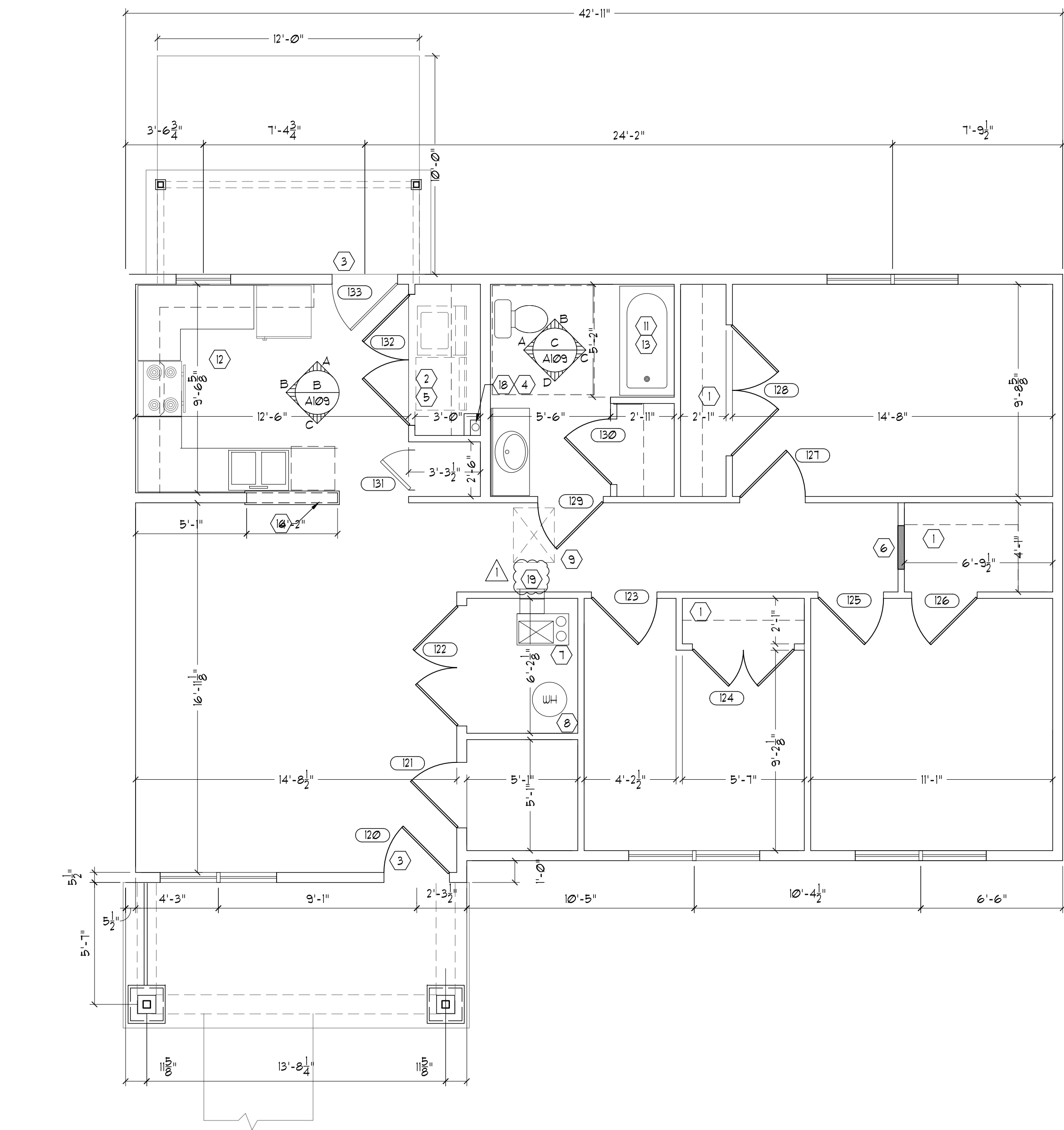


Unit Plans General Notes	
A.	DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
B.	BUILDING EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C., UNLESS NOTED OTHERWISE.
C.	INTERIOR WALL STUDS SHALL BE 2x4 UNLESS OTHERWISE NOTED. ALL INTERIOR UNIT WALLS SHALL BE TYPE 13 UNLESS NOTED OTHERWISE.
D.	TYPICAL INTERIOR PARTY WALLS ARE 1 HOUR WALLS TO UNDERSIDE OF THE ROOF DECK. PARTY WALLS VARY. SEE BUILDING PLANS FOR WALL TYPES. INSTALL SOUND ATTENUATION BATS.
E.	REFER TO BUILDING PLANS FOR PARTY WALL AND EXTERIOR WALL TYPES, FIRE RATED WALL LOCATIONS AND LOCATIONS OF EXTERIOR MASONRY. PROVIDE MOISTURE RESISTANT GYP. BD. AT WET WALLS. WET WALL LOCATIONS INCLUDE BATHROOM WALLS AND CEILING, WALLS BEHIND AND ADJACENT TO WASHER/DRYER AND BEHIND SINKS AND MECHANICAL ROOM WALLS. DO NOT INSTALL FOIL BACKING OR VAPOR BARRIER AT TUBS. EXTEND GYP. BD. ON EXTERIOR WALLS AND PARTY WALLS BEHIND TUBS AND PROVIDE ADDITIONAL LAYER OF 1/2" MR. GYP. BD. OVER TUB FLANGES AND FULL LENGTH OF WALL.
G.	SEE REF AND FOUNDATION AND FRAMING SHEETS FOR MORE INFORMATION.
H.	FOR LOCATIONS OF DUCTS IN WALLS SEE MECHANICAL SHEETS.
I.	PROVIDE SOLID BLOCKING IN WALLS AT ALL DOOR STOPS, GRAB BARS, LAVATORY BRACKETS, TOILET ACCESSORIES, CABINETS AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS. SEE INTERIOR ELEVATIONS.
J.	FOR RETURNING AROUND WINDOWS SEE E/A1000. UNLESS NOTED OTHERWISE.
K.	REFER TO SHEET A104 FOR DOOR TYPES AND A100 FOR WINDOW TYPES AND INFORMATION.
L.	ALL UNIT ROOMS SHALL BE PROVIDED WITH THE FOLLOWING FINISHES: FLOORS (ADA BATH): CERAMIC TILE FLOORS: VINYL PLANK BASE: VINYL WALLS: GYP. BD, PAINTED CEILING: TEXTURED GYP. BD, PAINTED DOORS AND FRAMES: PAINTED KITCHEN SINK BASE AND BATHROOM VANITY BASE CABINET SHALL HAVE REMOVAL FRONTS AT FAIR HOUSING UNITS. RUN FLOOR FINISHES UNDER CABINETS.
Coded Floor Plan Notes	
1.	1'-0" WIDE CLOSET SHELF WITH ROD. SEE DETAIL G/A500.
2.	16" LAUNDRY SHELF. SEE DETAIL P/A500.
3.	NO STEP AT THRESHOLD IN ACCESSIBLE AND FAIR HOUSING UNITS. SEE DETAIL L/A400.
4.	RADON VENT LOCATION. SEE DETAIL A/A500.
5.	WASHER & DRYER HOOK-UPS ONLY. REFER TO PIPE DRAWINGS.
6.	ELECTRIC PANEL. SEE ELECTRICAL DRAWINGS. ACCESSIBLE UNITS MOUNT TOP BREAKER @ 48" AFF.
7.	HVAC UNIT LOCATION. REFER TO MECHANICAL DRAWINGS FOR INFORMATION.
8.	WATER HEATER LOCATION. REFER TO PLUMBING DRAWINGS FOR INFORMATION.
9.	LOOKABLE ACCESS OPENING TO ABOVE CEILING. SEE C/A500.
10.	ACCESSIBLE BATHROOM LAYOUT IN ACCESSIBLE UNIT. PROVIDE FIELD-BUILT ROLL-IN TILE SHOWER. INSTALL FLOOR DRAIN CENTERED IN SHOWER AREA. BATHROOM SHALL RECEIVE TILE FLOOR AND BASE ON RECESSED SLAB. SEE FOUNDATION PLAN. INSTALL TRENCH DRAIN FLUSH TO SHOWER AND TO EXTEND FULL LENGTH OF SHOWER. REFER TO PLUMBING PLANS, INTERIOR ELEVATIONS AND DTL E/A500 AND D/A104 FOR ADDITIONAL INFORMATION.
11.	PROVIDE BATH EXHAUST FAN. REFER TO MECHANICAL DRAWINGS FOR INFORMATION.
12.	ACCESSIBLE UNIT KITCHEN CABINETS AND MOUNTING REQUIREMENTS. SEE INTERIOR ELEVATIONS E/A104.
13.	BATHROOMS AT TYPICAL (FAIR HOUSING) UNITS SHALL RECEIVE BLOCKING IN WALLS FOR FUTURE GRAB BARS. SEE INTERIOR ELEVATIONS.
14.	16" D LINEN SHELVING. REF. DTL G-1/A500.
15.	12" D LINEN SHELVING. REF. DTL G-2/A500.
16.	LAMINATE CAP ON KNEE WALL. SEE INTERIOR ELEVATIONS AND J/A500.
17.	16" DEEP CLOSET SHELF WITH ROD AT THIS LOCATION. SEE DETAILS G/A500.
18.	CHASE FOR RADON VENT. SEE MECH. PLANS.
19.	R/A GRILLER IN CEILING. REF. MECH. PLANS.
20.	NOT USED.
21.	LAMINATE CAP ON KNEE WALL. SEE DETAIL P/A500.
Coded Interior Elevations Notes	
1.	RANGE / RANGE HOOD AND REFRIGERATOR PROVIDED & INSTALLED BY G.C. ALL APPLIANCES MUST MEET ACCESSIBILITY REQUIREMENTS IN ACCESSIBLE UNITS AND FAIR HOUSING REQUIREMENTS IN FAIR HOUSING UNITS.
2.	FAIR HOUSING UNITS SHALL HAVE A STANDARD RANGE. REF. MECH/ELECT DUGS.
3.	KITCHEN CABINETS, COUNTER TOP & SINK. AT TYPICAL (FAIR HOUSING) UNITS CABINETS SHALL BE INSTALLED THAT PROVIDES A 48" WIDE CLEAR SPACE IN FRONT OF AND CENTERED ON SINK. AT ACCESSIBLE UNITS: ALL BASE CABINETS SHALL BE 2'-10" H. W/ 9" TOE KICK. COUNTERTOP AND SINK MUST MEET ACCESSIBILITY REQUIREMENTS W/ INSULATED DRAIN & WATER LINES AND NO CABINETS BENEATH SINK & WORKSPACE. REF. DTL D & K/A500.
4.	STAINLESS STEEL PANEL, BELOW RANGE HOOD. SEE DETAIL E/A500.
5.	4" BACK SPLASH CAULK TOP AS REQUIRED.
6.	VINYL BASE, TYP.
7.	ACCESSIBLE SWITCH FOR RANGE HOOD FAN / LIGHT IN ACCESSIBLE UNITS.
8.	FILLER, TYP.
9.	GRAB BARS TYPICAL OF ACCESSIBLE BATHROOM LOCATIONS (OF ACCESSIBLE UNITS). PROVIDE BLOCKING IN WALLS. SEE DETAIL D & F/A104.
10.	16"x20" WALL MOUNTED MIRROR / MEDICINE CABINET. FOR ACCESSIBLE BATHROOMS INSTALL TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104. LAVATORY CLEARANCES.
11.	WALL-HUNG LAVATORY IN ACCESSIBLE BATHROOM SHALL MEET ACCESSIBILITY REQUIREMENTS. PROVIDE INSULATING PIPE COVER OVER DRAIN & HOT WATER SUPPLY. SEE DETAIL E/A104. LAVATORY CLEARANCES.
12.	WATER CLOSET FIXTURE. ACCESSIBLE BATHROOM AT ACCESSIBLE UNITS TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAILS F/A104.
13.	TUB FIXTURE. PROVIDE BLOCKING AT FIRST FLOOR TUBS FOR FUTURE GRAB BARS (ACCESSIBLE BATHROOM AT ACCESSIBLE UNITS TO RECEIVE ROLL-IN SHOWERS WHERE SHOWN IN THE PLANS).
14.	BATHROOM ACCESSORIES: TOILET PAPER DISPENSER (24" TOILET BAR. ACCESSORIES FOR FIRST FLOOR BATHROOMS IN ACCESSIBLE UNIT TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104).
15.	1-1/2" END OR SUPPORT PANEL, TYP.
16.	21"x48" VANITY CABINET WITH CULTURED MARBLE TOP. PROVIDE A 48" WIDE CLEARANCE IN FRONT OF SINK BASE, CENTERED ON SINK.
17.	PROVIDE BLOCKING FOR FUTURE GRAB BARS FOR FIRST FLOOR BATHROOMS IN FAIR HOUSING UNITS.
18.	SHOWER ROD, BOLTED TYPE.
19.	PERMANENT FOLD-UP SEAT IN ACCESSIBLE BATHROOMS.
20.	TUB CONTROL & SHOWER HEAD.
21.	SHOWER HEAD & CONTROL AREA IN ACCESSIBLE BATHROOM: PROVIDE ROLL IN TUB W/ SHOWER HEAD WITH 60" HOSE TO MEET ACCESSIBILITY REQUIREMENTS. LOCATED WITHIN CONTROL AREA. SEE DETAIL D/A104 FOR ADDITIONAL INFORMATION.
22.	ROLL-IN SHOWER AT ACCESSIBLE BATHROOM: REF. D/A104. ROLL-IN SHOWER SHALL BE 30" CLEAR x 60" CLEAR WITH SHOWER DRAIN CENTERED IN SHOWER AREA. AT ACCESSIBLE UNITS. INSTALL TILE WALL AND FLOORS WITHIN THE SHOWER AREA. INSTALL ADDITIONAL TRENCH DRAIN THE FULL WIDTH OF THE SHOWER AT EDGE OF SHOWER. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
23.	PROVIDE TILE FLOORING & BASE IN ACCESSIBLE BATHROOM. SLAB SHALL BE RECESSED AND TILE FINISH SHALL BE FLUSH WITH ADJACENT FLOOR FINISHES AT DOOR ENTRANCES AND SLOPED TO TRENCH DRAIN.
24.	OPEN BELOW SINK AND WORKSPACE 29" MIN. TO BOTTOM OF COUNTERTOP SUPPORT.
25.	5' LONG TRENCH DRAIN. REF. PLUMB. PLANS.
26.	SHOWER DRAIN. REF. PLUMBING PLANS.
27.	KNEE WALL EXTEND COUNTER TOP OVER TOP OF WALL SEE J/A500.
28.	ACCESSIBLE BASE CABINET SHALL HAVE A 9" TOE KICK.
29.	DRYWALL SOFFIT ABOVE CABINETS. REF. DTL L/A500.
NOTE: ALL LIGHT SWITCHES & THERMOSTATS AT 48" AFF. TO CENTER OF THE BOX, TYPICAL, UNLESS NOTED OTHERWISE. ALL ELECTRICAL OUTLETS AT 15" MIN. AFF. TO CENTER OF BOTTOM OUTLET, TYPICAL, UNLESS NOTED OTHERWISE. OVER THE COUNTER SWITCHES AND RECEPTICALS SHALL BE 44" AFF (SEE ELECTRICAL SHEETS).	
Sensory Impaired Unit Notes	
<ul style="list-style-type: none"> PAINT ALL DOOR FRAMES A CONTRASTING COLOR. INSTALL CONTRASTING SWITCH & RECEPTACLE COVERS. INSTALL A STROBE LIGHT ON ALL SMOKE DETECTORS. CONNECT THE DOOR BELL TO STROBE/HORN LIGHT. 	
<ul style="list-style-type: none"> (1) 1-BR, (1) 2-BR, (1) 3-BR & (1) 4-BR UNIT WILL BE EQUIPPED FOR SENSORY IMPAIRED. REFER TO BUILDING PLANS AND SITE PLAN FOR EXACT LOCATIONS. 	

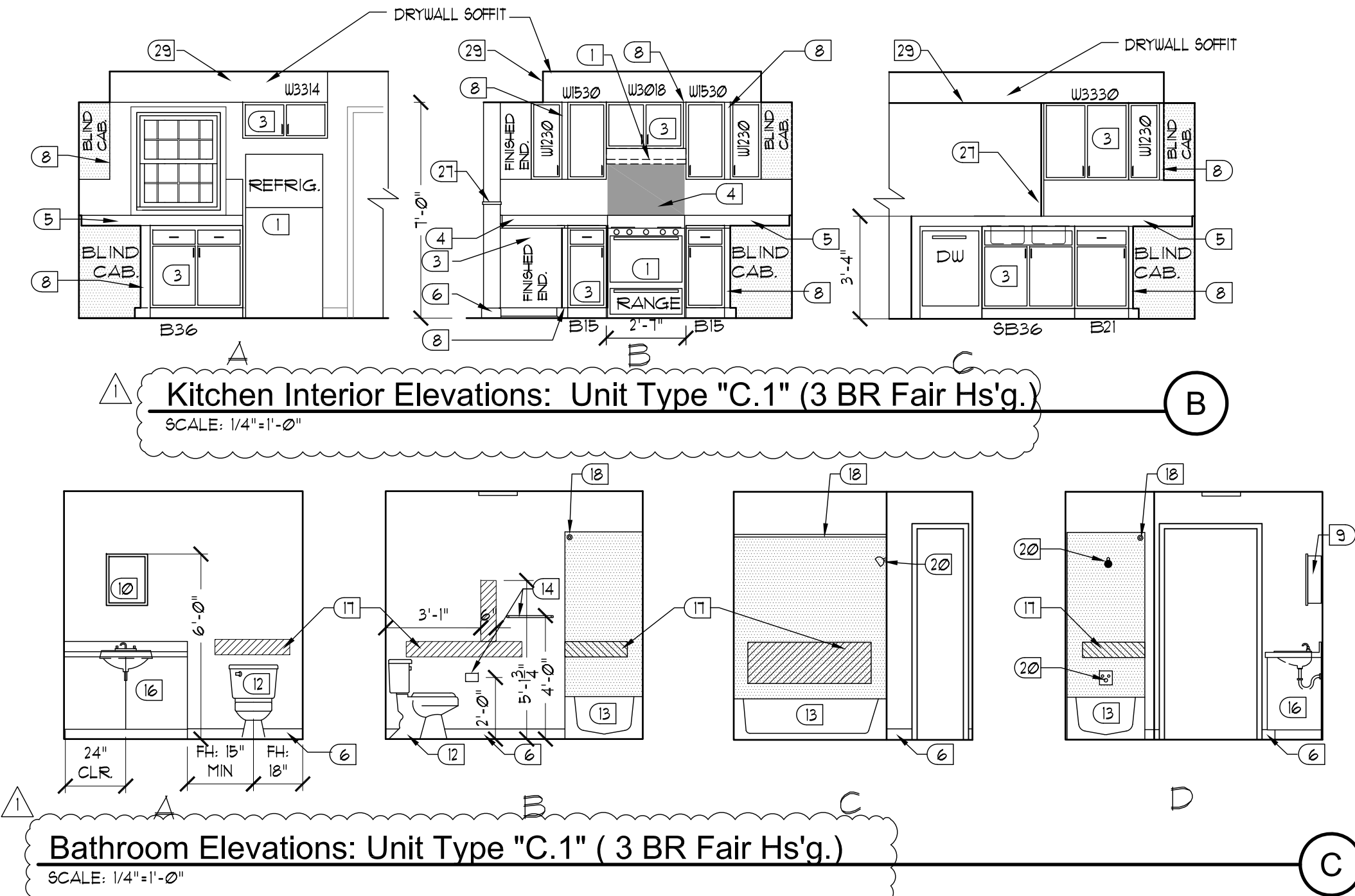
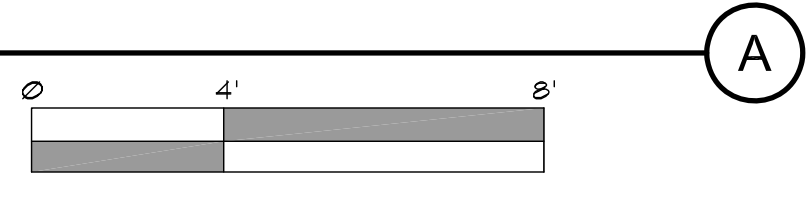
REVISION	DATE
1	8/18/23
Permit Set 04/15/2023	
PROJECT NUMBER MG SL	
DRAWN BY: RB, JH	

Sutton Landing
AA (10) Highway, Maysville, KY
Unit Type "B.1" - 2 BR Fair Housing/Typical

SHEET NUMBER
A107



Unit Type "C.1" - 3 Fair Housing/Typical
SCALE: 1/4" = 1'-0"



Kitchen Interior Elevations: Unit Type "C.1" (3 BR Fair Hs'g.)
SCALE: 1/4" = 1'-0"
Bathroom Elevations: Unit Type "C.1" (3 BR Fair Hs'g.)
SCALE: 1/4" = 1'-0"

Unit Plans General Notes

- A. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- B. BUILDING EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- C. INTERIOR WALL STUDS SHALL BE 2x4 STUDS UNLESS OTHERWISE NOTED. ALL INTERIOR UNIT WALLS SHALL BE TYPE [3] UNLESS NOTED OTHERWISE.
- D. TYPICAL INTERIOR PARTY WALLS ARE 1-HOUR WALLS TO UNDERSIDE OF THE ROOF DECK. PARTY WALLS VARY, SEE BUILDING PLANS FOR WALL TYPES. INSTALL SOUND ATTENUATION BATTS.
- E. REFER TO BUILDING PLANS FOR PARTY WALL, AND EXTERIOR WALL TYPES, FIRE RATED WALL LOCATIONS AND LOCATIONS OF EXTERIOR MASONRY.
- F. PROVIDE MOISTURE RESISTANT GYP. BD. AT WET WALLS. WET WALL LOCATIONS INCLUDE BATHROOM WALLS AND CEILING BEHIND AND ADJACENT TO WASHER/DRYER AND BEHIND SINKS AND MECHANICAL ROOM WALLS. DO NOT INSTALL FOIL BACKING OR VAPOR BARRIER AT TUBS. EXTEND GYP. BD. ON EXTERIOR WALLS AND PARTY WALLS BEHIND TUBS AND PROVIDE ADDITIONAL LAYER OF 1/2" MR. GYP. BD. OVER TUB FLANGES AND FULL LENGTH OF WALL.
- G. SEE MEP AND FOUNDATION AND FRAMING SHEETS FOR MORE INFORMATION.
- H. FOR LOCATIONS OF DUCTS IN WALLS SEE MECHANICAL SHEETS.
- I. PROVIDE SOLID BLOCKING IN WALLS AT ALL DOOR STOPS, GRAB BARS, LAVATORY BRACKETS, TOILET ACCESSORIES, CABINETS AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS. SEE INTERIOR ELEVATIONS.
- J. FOR RETURNS AROUND WINDOWS SEE E/A4000 UNLESS NOTED OTHERWISE.
- K. REFER TO SHEET A104 FOR DOOR TYPES AND A100 FOR WINDOW TYPES AND INFORMATION.
- L. "ALL UNIT ROOMS SHALL BE PROVIDED WITH THE FOLLOWING FINISHES:
FLOORS: VINYL PLANK
CEILING: TEXTURED GYP. BD., PAINTED
WALLS: GYP. BD., PAINTED
DOORS AND FRAMES: PAINTED
FLOORS (ADA BATH): CERAMIC TILE
- M. KITCHEN SINK BASE AND BATHROOM VANITY BASE CABINET SHALL HAVE REMOVAL FRONTS AT FAIR HOUSING UNITS. RUN FLOOR FINISHES UNDER CABINETS.

Coded Floor Plan Notes

- 1. 1'-0" WIDE CLOSET SHELF WITH ROD, SEE DETAIL G/A500.
- 2. 16" LAUNDRY SHELF, SEE DETAIL H/A500.
- 3. NO STEP AT THRESHOLD IN ACCESSIBLE AND FAIR HOUSING UNITS, SEE DETAIL L/A4000.
- 4. RADON VENT LOCATION, SEE DETAIL A/A500.
- 5. WASHER & DRYER HOOK-UPS ONLY, REFER TO MPE DRAWINGS.
- 6. ELECTRIC PANEL, SEE ELECTRICAL DRAWINGS, ACCESSIBLE UNITS MOUNT TOP BREAKER @ 48" AFF.
- 7. HVAC UNIT LOCATION. REFER TO MECHANICAL DRAWINGS FOR INFORMATION.
- 8. WATER HEATER LOCATION. REFER TO PLUMBING DRAWINGS FOR INFORMATION.
- 9. LOCKABLE ACCESS OPENINGS TO ABOVE CEILING, SEE C/A500.
- 10. ACCESSIBLE BATHROOM LAYOUT IN ACCESSIBLE UNIT. PROVIDE FIELD-BUILT ROLL-IN TILE SHOWER. INSTALL FLOOR DRAIN CENTERED IN SHOWER AREA. BATHROOM SHALL RECEIVE TILE FLOOR AND BASE ON RECESSED SCAB. SEE FOUNDATION PLAN. INSTALL TRENCH DRAIN FLUSH TO SHOWER AND TO EXTEND FULL LENGTH OF SHOWER. REFER TO PLUMBING PLANS, INTERIOR ELEVATIONS AND DTL. N/A5000 AND D/A104 FOR ADDITIONAL INFORMATION.
- 11. PROVIDE BATH EXHAUST FAN. REFER TO MECHANICAL DRAWINGS FOR INFORMATION.
- 12. ACCESSIBLE UNIT KITCHEN CABINETRY AND MOUNTING REQUIREMENTS. SEE INTERIOR ELEVATIONS & E/A104.
- 13. BATHROOMS AT TYPICAL (FAIR HOUSING) UNITS SHALL RECEIVE BLOCKING IN WALLS FOR FUTURE GRAB BARS. SEE INTERIOR ELEVATIONS.
- 14. 16" D LINEN SHELVE, REF. DTL G-1/A500.
- 15. 12" D LINEN SHELVE, REF. DTL G-1/A500.
- 16. LAMINATE CAP ON KNEE WALL, SEE INTERIOR ELEVATIONS AND J/A500.
- 17. 16" DEEP CLOSET SHELF WITH ROD AT THIS LOCATION, SEE DETAILS G/A500.
- 18. CHASE FOR RADON VENT, SEE MECH-DWG'S.
- 19. R/A GRILLE IN CEILING, REF. MECH-PLANS.
- 20. (NOT USED)
- 21. 1/2" LAMINATE CAP ON KNEE WALL, SEE DETAIL P/A500.

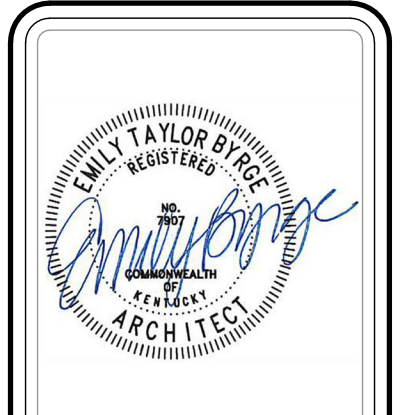
Coded Interior Elevations Notes

- 1. RANGE/RANGE HOOD AND REFRIGERATOR PROVIDED & INSTALLED BY GC. ALL APPLIANCES MUST MEET ACCESSIBILITY REQUIREMENTS IN ACCESSIBLE UNITS AND FAIR HOUSING REQUIREMENTS IN FAIR HOUSING UNITS.
- 2. FAIR HOUSING UNITS SHALL HAVE A STANDARD RANGE, REF. MECH/ELECT DWGS.
- 3. KITCHEN CABINETRY, COUNTER TOP & SINK. AT TYPICAL (FAIR HOUSING) UNITS CABINETS SHALL BE INSTALLED THAT PROVIDES A 48" WIDE CLEAR SPACE IN FRONT OF AND CENTERED ON SINK. AT ACCESSIBLE UNITS: ALL BASE CABINETRY SHALL BE 2'-10" H W/ 9" TOE KICK. & COUNTERTOP AND SINK MUST MEET ACCESSIBILITY REQUIREMENTS W/ INSULATED DRAIN & WATER LINES AND NO CABINETRY BENEATH SINK & WORKSPACE, REF. DTL. D-1/K/A500.
- 4. STAINLESS STEEL PANEL, BELOW RANGE HOOD, SEE DETAIL E/A500.
- 5. 4" BACK SPLASH, CAULK TOP AS REQUIRED.
- 6. VINYL BASE, TYP.
- 7. ACCESSIBLE SWITCH FOR RANGE HOOD FAN/ LIGHT IN ACCESSIBLE UNITS.
- 8. FILLER, TYP.
- 9. GRAB BARS TYPICAL OF ACCESSIBLE BATHROOM LOCATIONS (OF ACCESSIBLE UNITS) PROVIDE BLOCKING IN WALLS, SEE DETAIL D & F/A104.
- 10. 16"x20" WALL MOUNTED MIRROR/MEDICINE CABINET. FOR ACCESSIBLE BATHROOMS INSTALL TO MEET ACCESSIBILITY REQUIREMENTS, SEE DETAIL E/A104, LAVATORY CLEARANCES.
- 11. WALL-HUNG LAVATORY IN ACCESSIBLE BATHROOM SHALL MEET ACCESSIBILITY REQUIREMENTS. PROVIDE INSULATING PIPE COVER OVER DRAIN & HOT WATER SUPPLY. SEE DETAIL E/A104, LAVATORY CLEARANCES.
- 12. WATER CLOSET FIXTURE. ACCESSIBLE BATHROOM AT ACCESSIBLE UNITS TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAILS F/A104.
- 13. TUB FIXTURE. PROVIDE BLOCKING AT FIRST FLOOR TUBS FOR FUTURE GRAB BARS (ACCESSIBLE BATHROOM AT ACCESSIBLE UNITS TO RECEIVE ROLL-IN SHOWERS WHERE SHOWN IN THE PLANS).
- 14. BATHROOM ACCESSORIES: TOILET PAPER DISPENSER & 24" TOILET BAR ACCESSORIES FOR FIRST FLOOR BATHROOMS IN ACCESSIBLE UNIT TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL E/A104.
- 15. 1-1/2" END OR SUPPORT PANEL, TYP.
- 16. 21"x48" VANITY CABINET WITH CULTURED MARBLE TOP. PROVIDE A 48" WIDE CLEARANCE IN FRONT OF SINK BASE, CENTERED ON SINK.
- 17. PROVIDE BLOCKING FOR FUTURE GRAB BARS FOR FIRST FLOOR BATHROOMS IN FAIR HOUSING UNITS.
- 18. SHOWER ROD, BOLTED TYPE.
- 19. PERMANENT FOLD-UP SEAT IN ACCESSIBLE BATHROOMS.
- 20. TUB CONTROL & SHOWER HEAD.
- 21. SHOWER HEAD & CONTROL AREA IN ACCESSIBLE BATHROOM: PROVIDE ROLL IN TUB W/ SHOWER HEAD WITH 60" HOSE TO MEET ACCESSIBILITY REQUIREMENTS, LOCATED WITHIN CONTROL AREA, SEE DETAIL D/A104 FOR ADDITIONAL INFORMATION.
- 22. ROLL-IN SHOWER AT ACCESSIBLE BATHROOM: REF. D/A104. ROLL-IN SHOWER SHALL BE 30" CLEAR x 60" CLEAR WITH SHOWER DRAIN CENTERED IN SHOWER AREA. AT ACCESSIBLE UNITS. INSTALL TILE WALL AND FLOORS WITHIN THE SHOWER AREA. INSTALL ADDITIONAL TRENCH DRAIN THE FULL WIDTH OF THE SHOWER AT EDGE OF SHOWER. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 23. PROVIDE TILE FLOORING & BASE IN ACCESSIBLE BATHROOM. SLAB SHALL BE RECESSED AND TILE FINISH SHALL BE FLUSH WITH ADJACENT FLOOR FINISHES AT DOOR ENTRANCES, AND BOTTOM TO TRENCH DRAIN.
- 24. OPEN BELOW SINKS AND WORKSPACE, 29" MIN. TO BOTTOM OF COUNTERTOP SUPPORT.
- 25. 5' LONG TRENCH DRAIN, REF. PLUMB PLANS.
- 26. SHOWER DRAIN, REF. PLUMB PLANS.
- 27. KNEE WALL EXTEND COUNTER TOP OVER TOP OF WALL, SEE J/A500.
- 28. ACCESSIBLE BASE CABINET SHALL HAVE A 3" TOE KICK.
- 29. DRYWALL SOFFIT ABOVE CABINETS, REF. DTL. L/A500.

NOTE:
ALL LIGHT SWITCHES & THERMOSTATS AT 48" AFF. TO CENTER OF THE BOX, TYPICAL, UNLESS NOTED OTHERWISE. ALL ELECTRICAL OUTLETS AT 15" MIN. AFF. TO CENTER OF BOTTOM OUTLET, TYPICAL, UNLESS NOTED OTHERWISE. OVER THE COUNTER SWITCHES AND RECEPTICALS SHALL BE 44" AFF (SEE ELECTRICAL SHEETS).

Sensory Impaired Unit Notes

- PAINT ALL DOOR FRAMES A CONTRASTING COLOR.
- INSTALL CONTRASTING SWITCH & RECEPTACLE COVERS.
- INSTALL A STROBE LIGHT ON ALL SMOKE DETECTORS.
- CONNECT THE DOOR BELL TO STROBE/HORN LIGHT.
- * (1) 1-BR, (1) 2-BR, (1) 3-BR & (1) 4-BR UNIT WILL BE EQUIPPED FOR SENSOY IMPAIRED. REFER TO BUILDING PLANS AND SITE PLAN FOR EXACT LOCATIONS.



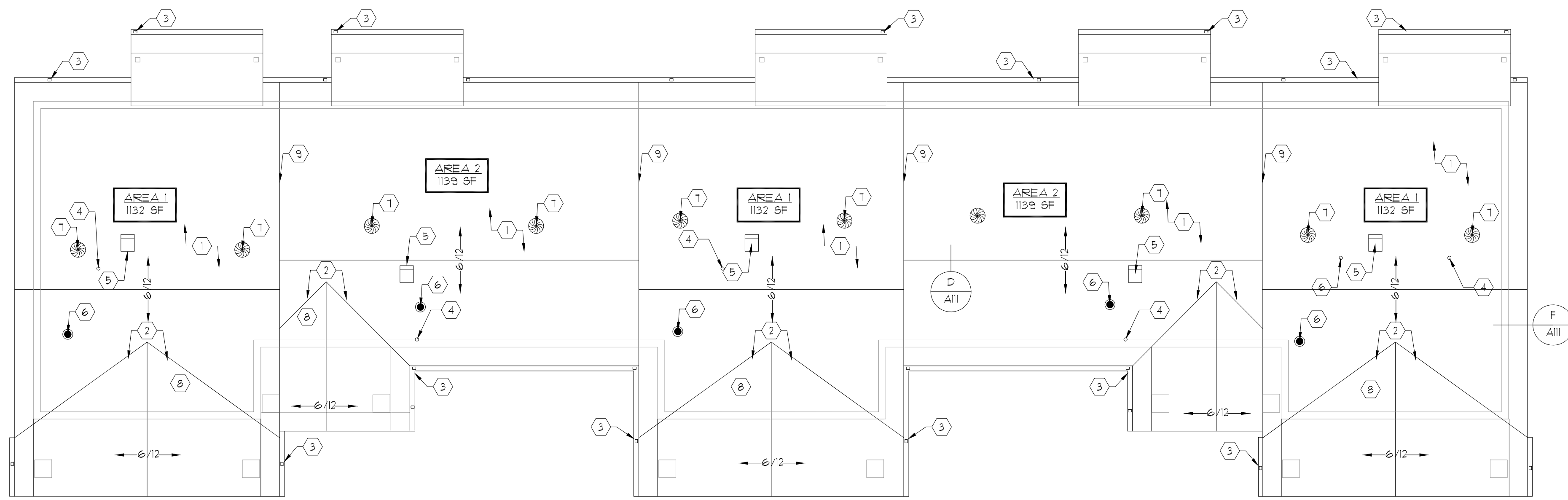
REVISION	DATE
ADDENDUM NO. 1	8/8/23

Permit Set
04/15/2023

PROJECT NUMBER
MG SL

DRAWN BY: RB, JH

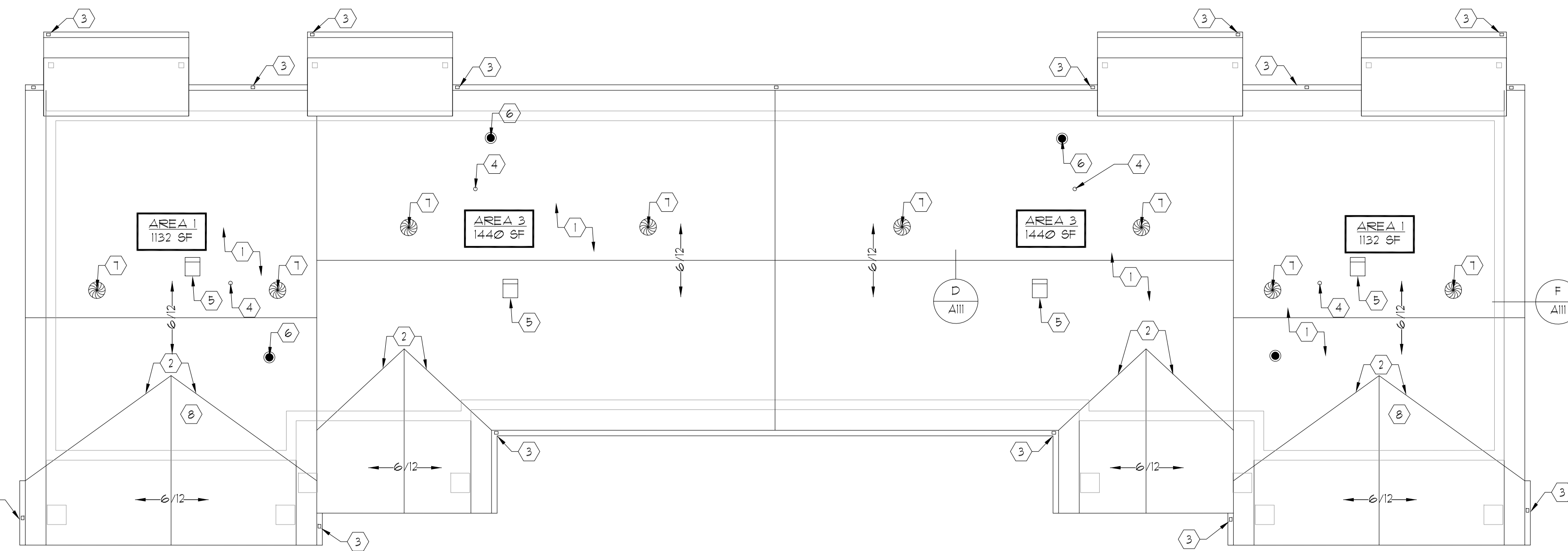
Sutton Landing
 AA (10) Highway, Maysville, KY
 Unit Type "C.1" - 3 Fair Housing/Typical



Building Type I & 1.A - Roof Plan

1/8"=1'-0"

A



Building Type II - Roof Plan

1/8"=1'-0"

B

Roof Plan General Notes

- A. "VENTILATOR QUANTITY CALCULATIONS ARE BASED ON MANUFACTURER'S VENTILATION SELECTION GUIDE. "LOMIANCO"
- B. ROOF TOP TURBINE VENTILATORS TO BE SPACED AT EQUAL TYPICAL DISTANCE APART AT 24" BELOW CENTERLINE OF RIDGE OR DRAFTWALL. REFER TO MANUFACTURER'S SPECIFICATIONS.
- C. REFER TO SHEET AIII FOR ROOF PLAN DETAILS.
- D. REFER TO PIPE DRAWINGS FOR ALL VTR AND ROOF PENETRATION DRAWINGS AND DETAILS.
- E. FOR OVERHANG DIMENSIONS REFER TO WALL SECTIONS STARTING AT SHEET A300.
- F. REFER TO WALL SECTIONS FOR INFORMATION ON RATED AND NON RATED SOFFITS AND EXTERIOR PORCH CEILING'S STARTING AT SHEET A300.
- G. PROVIDE DRAFTSTOP IN ATTIC, WITH 2x FRAMING @ 24" O.C. MAX. AND 1/2" GYP. BD. AS REQ'D. SEAL ALL PERIMETERS. PROVIDE ACCESS OPENINGS TO EACH COMPARTMENTAL IGIN DRAFTSTOP W/ PARTY WALLS BELOW IN LOCATIONS SHOWN ON THE ROOF PLAN. REF. WALL SECTIONS FOR ADDITIONAL INFORMATION STARTING AT SHEET A300.

Roof Plan Coded Notes

- 1. ASPHALT SHINGLE ROOFING. REFER TO DETAILS ON SHEET AIII FOR ADDITIONAL INFORMATION.
- 2. ROOF VALLEY. SEE DETAIL (17/21)
- 3. ALUMINUM GUTTER AND DOWNSPOUT.
- 4. RADON VENT. TYP. SEE DETAIL A/A500 4C/AIII.
- 5. BATHROOM EXHAUST VENT ON ROOF. TYP.
- 6. VENT THRU ROOF. SEE DETAIL C/AIII.
- 7. ROOF TURBINE VENTILATOR. TYP. SEE DETAIL E/AIII.
- 8. PROVIDE OPENING THROUGH SHEATHING FOR VENTILATION FROM PORCH ROOF TO ROOF BELOW.
- 9. DRAFTSTOPPING IN ROOF PER 2 UNITS.

Symbol Legend

- NEW PLUMBING VTR
- NEW RADON VENT
- NEW MECHANICAL VENT
- ⊙ NEW WIND TURBINE

Ventilation Calculations - Building Type I & 1.A

AREA 1: 1132 SF - DRAFTSTOPPED
 VENTILATION REQ'D:
 $\frac{1132}{132} \times 0.0066 = 0.0066$
 $1132 \times 0.0066 = 1.4$ SF
 3.7 SF @ VENTILATORS
 3.7 SF REQ'D @ SOFFIT
 VENTILATION PROVIDED:
 SOFFIT - 10 81/ 144 81 (1 SF) @ 0.069444
 135 SF SOFFIT x 0.06944 = 9.3 SF
 STATIC EXHAUST VENT = 35 SF EA x 2 VENT

AREA 2: 1139 SF - DRAFTSTOPPED
 VENTILATION REQ'D:
 $\frac{1139}{132} \times 0.0066 = 0.0066$
 $1139 \times 0.0066 = 1.5$ SF
 3.6465 SF @ VENTILATORS
 3.6465 SF REQ'D @ SOFFIT
 VENTILATION PROVIDED:
 SOFFIT - 10 81/ 144 81 (1 SF) @ 0.069444
 124.09 SF SOFFIT x 0.06944 = 12.15 SF
 WHIRLYBIRD VENTILATORS BIB-12 = 2 UNIT **

Ventilation Calculations - Building Type II

AREA 1: 1132 SF - DRAFTSTOPPED
 VENTILATION REQ'D:
 $\frac{1132}{132} \times 0.0066 = 0.0066$
 $1132 \times 0.0066 = 1.4$ SF
 3.7 SF @ VENTILATORS
 3.7 SF REQ'D @ SOFFIT
 VENTILATION PROVIDED:
 SOFFIT - 10 81/ 144 81 (1 SF) @ 0.069444
 135 SF SOFFIT x 0.06944 = 9.3 SF
 STATIC EXHAUST VENT = 35 SF EA x 2 VENT

AREA 2: 1165 SF - DRAFTSTOPPED
 VENTILATION REQ'D:
 $\frac{1165}{132} \times 0.0066 = 0.0066$
 $1165 \times 0.0066 = 1.5$ SF
 3.8445 SF @ VENTILATORS
 3.8445 SF REQ'D @ SOFFIT
 VENTILATION PROVIDED:
 SOFFIT - 10 81/ 144 81 (1 SF) @ 0.069444
 124.15 SF SOFFIT x 0.06944 = 8.624 SF
 WHIRLYBIRD VENTILATORS BIB-12 = 2 UNIT **



103 WIND HAVEN DR, STE 101
 NICHOLASVILLE KY 40356
 859.523.1500

REVISION	DATE
ADDENDUM NO. 1	8/8/23

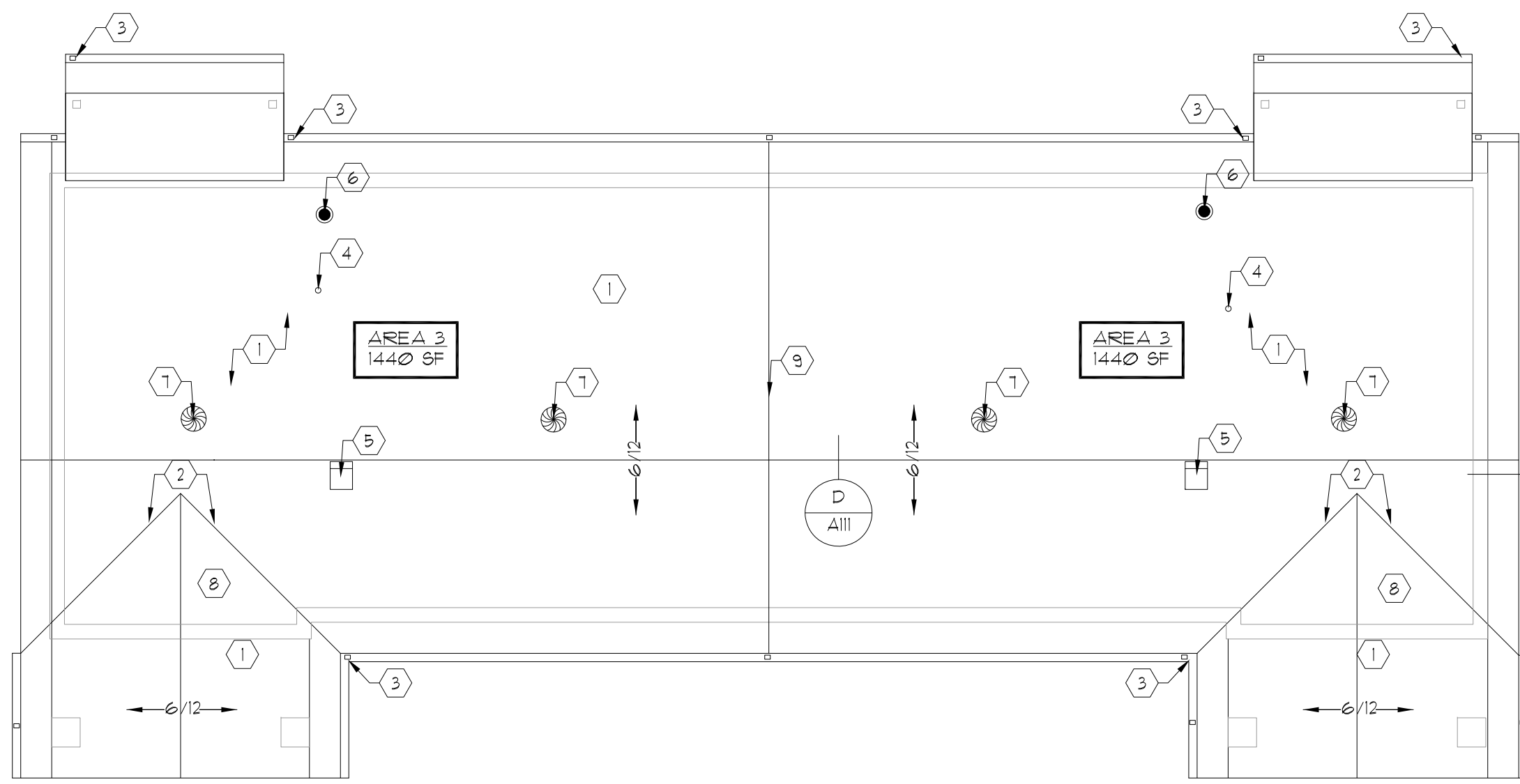
Permit Set
 04/15/2023

PROJECT NUMBER
 MG SL

DRAWN BY: RB, JH

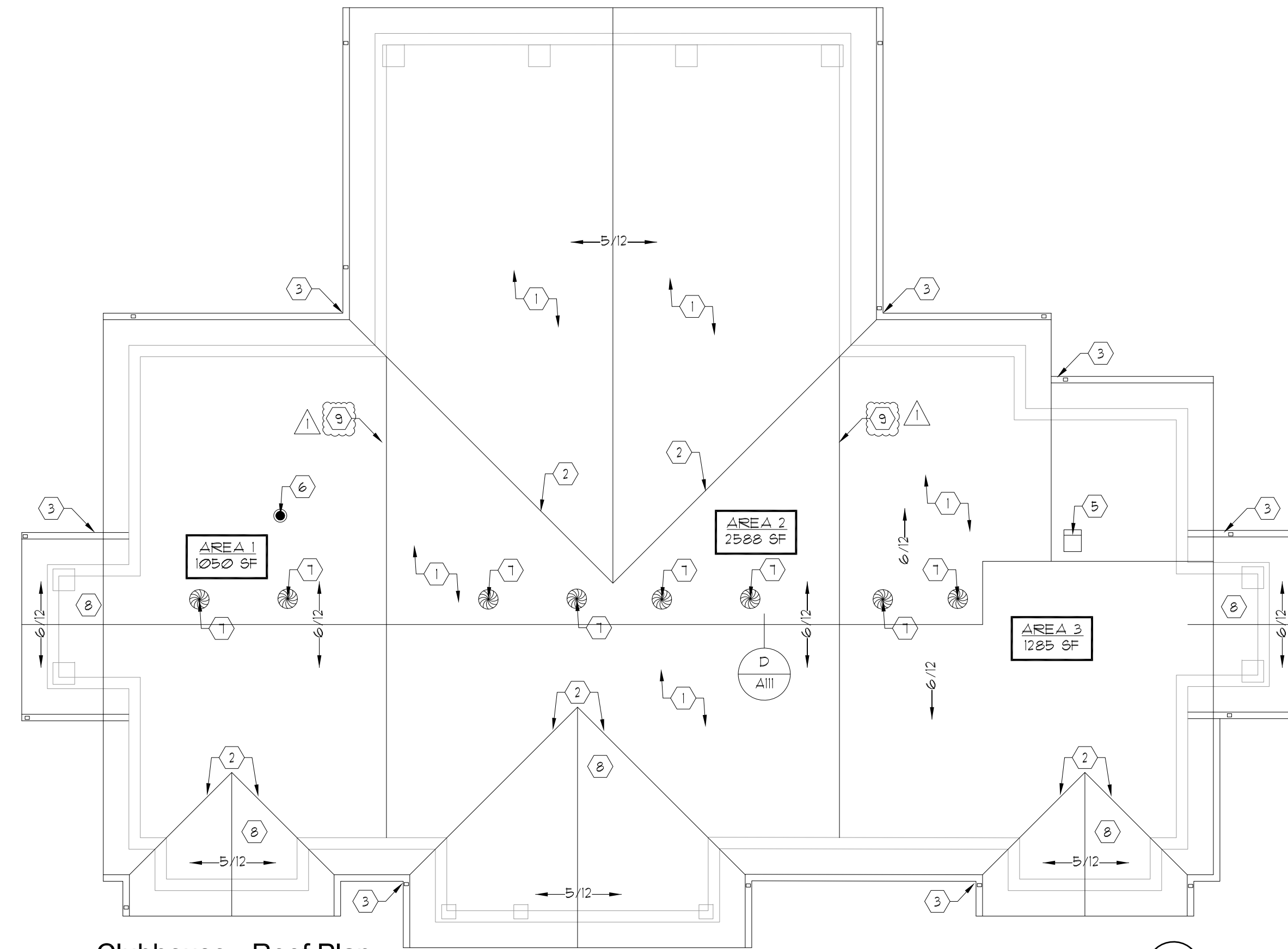
Sutton Landing
 AA (10) Highway, Maysville, KY
 Building Roof Plans

SHEET NUMBER
 A110



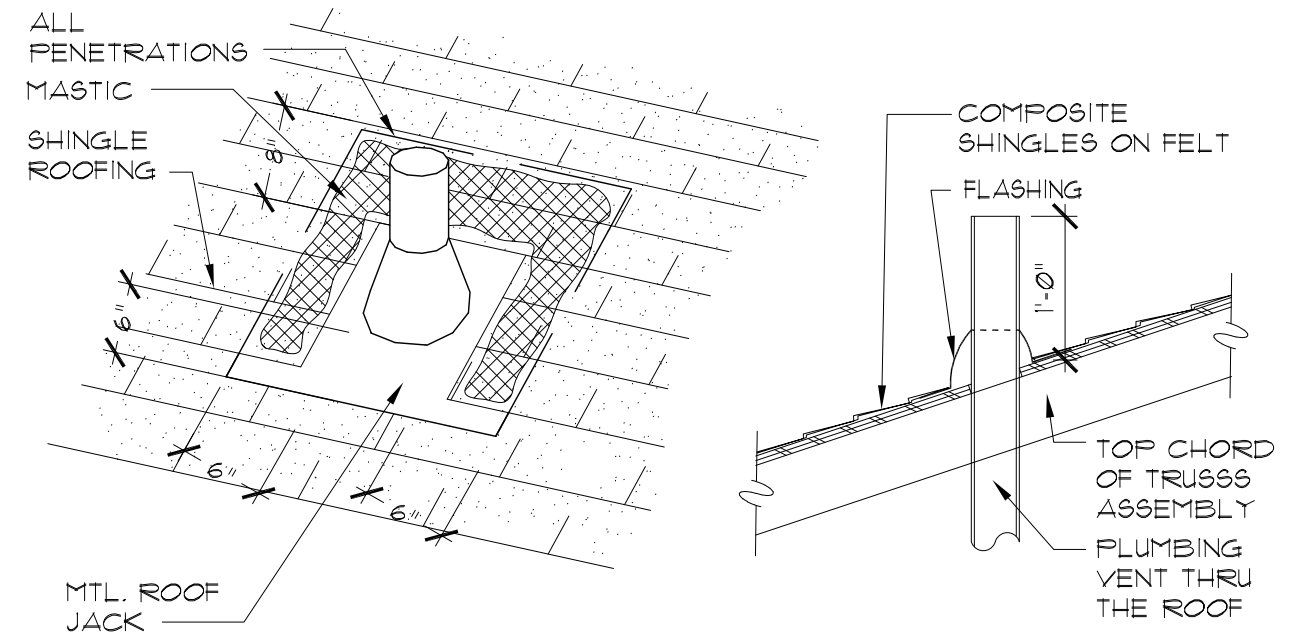
Building Type III - Roof Plan
1/8" = 1'-0"

(A)



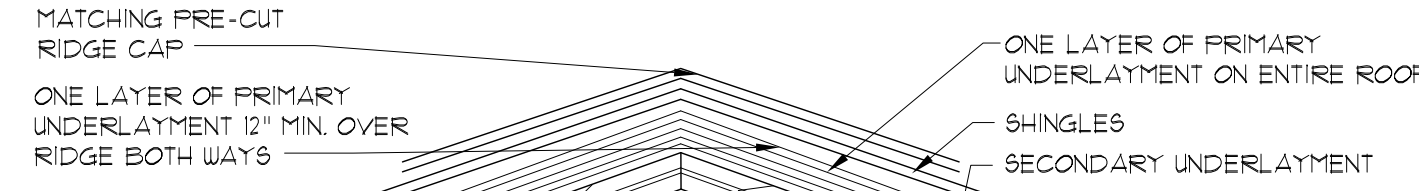
Clubhouse - Roof Plan
1/8" = 1'-0"

(B)



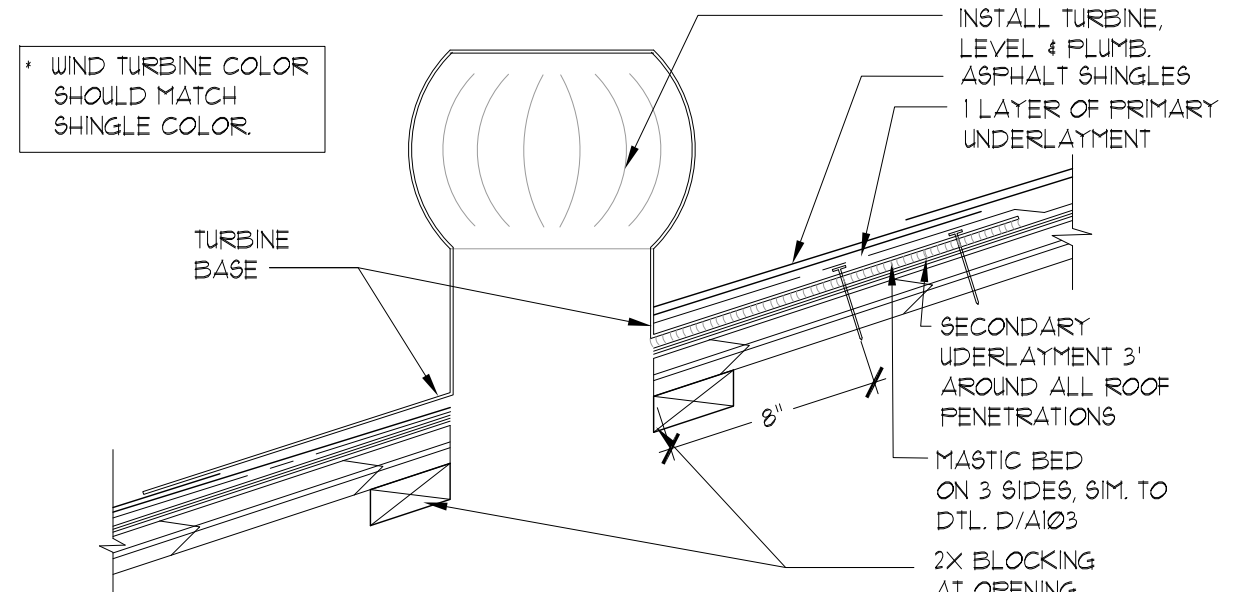
Pipe Jack Detail
SCALE: 1-1/2" = 1'-0"

(C)



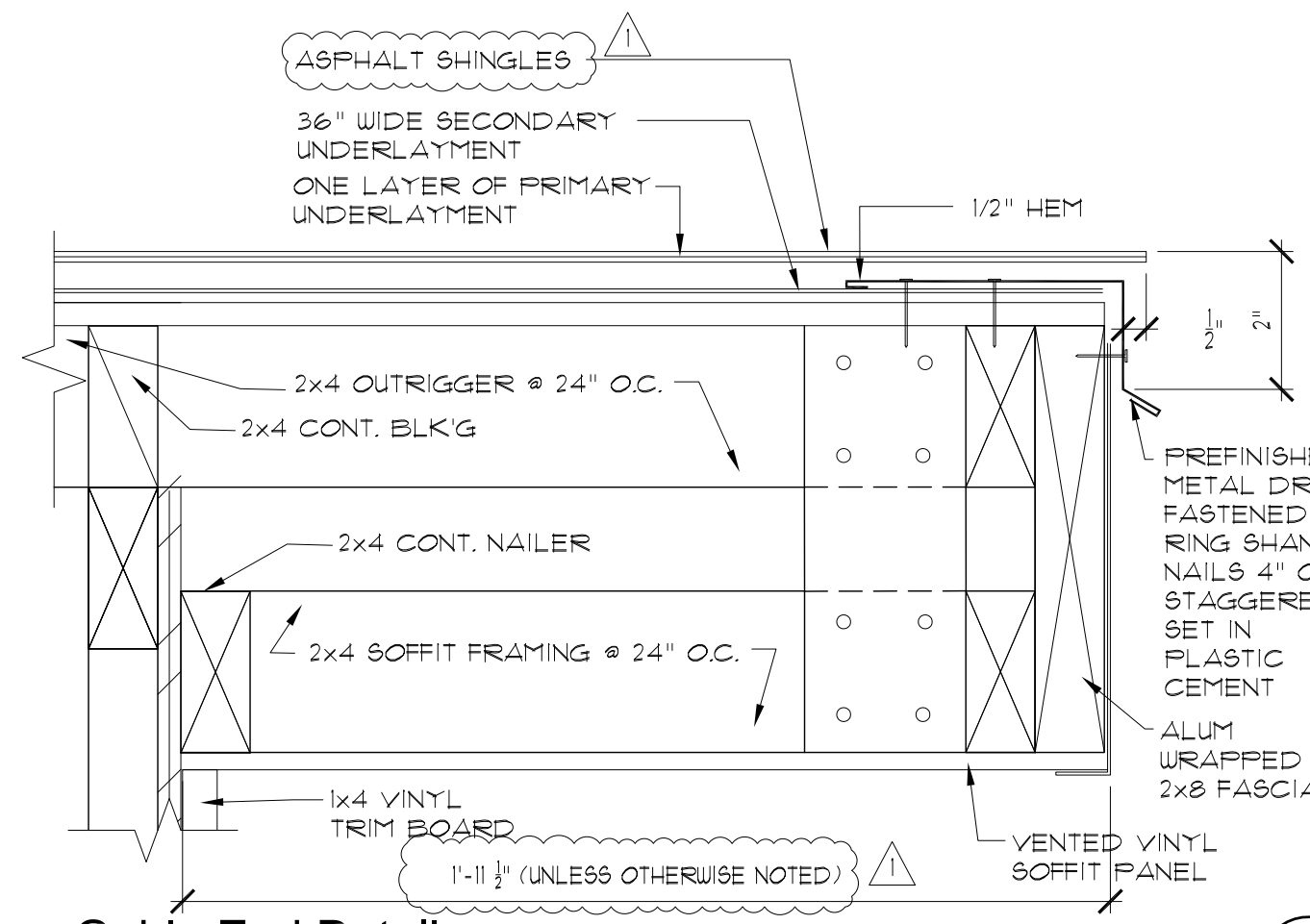
Roof Ridge Detail
NOT TO SCALE

(D)



Wind Turbine Detail, Typ.
SCALE: N.T.S.

(E)

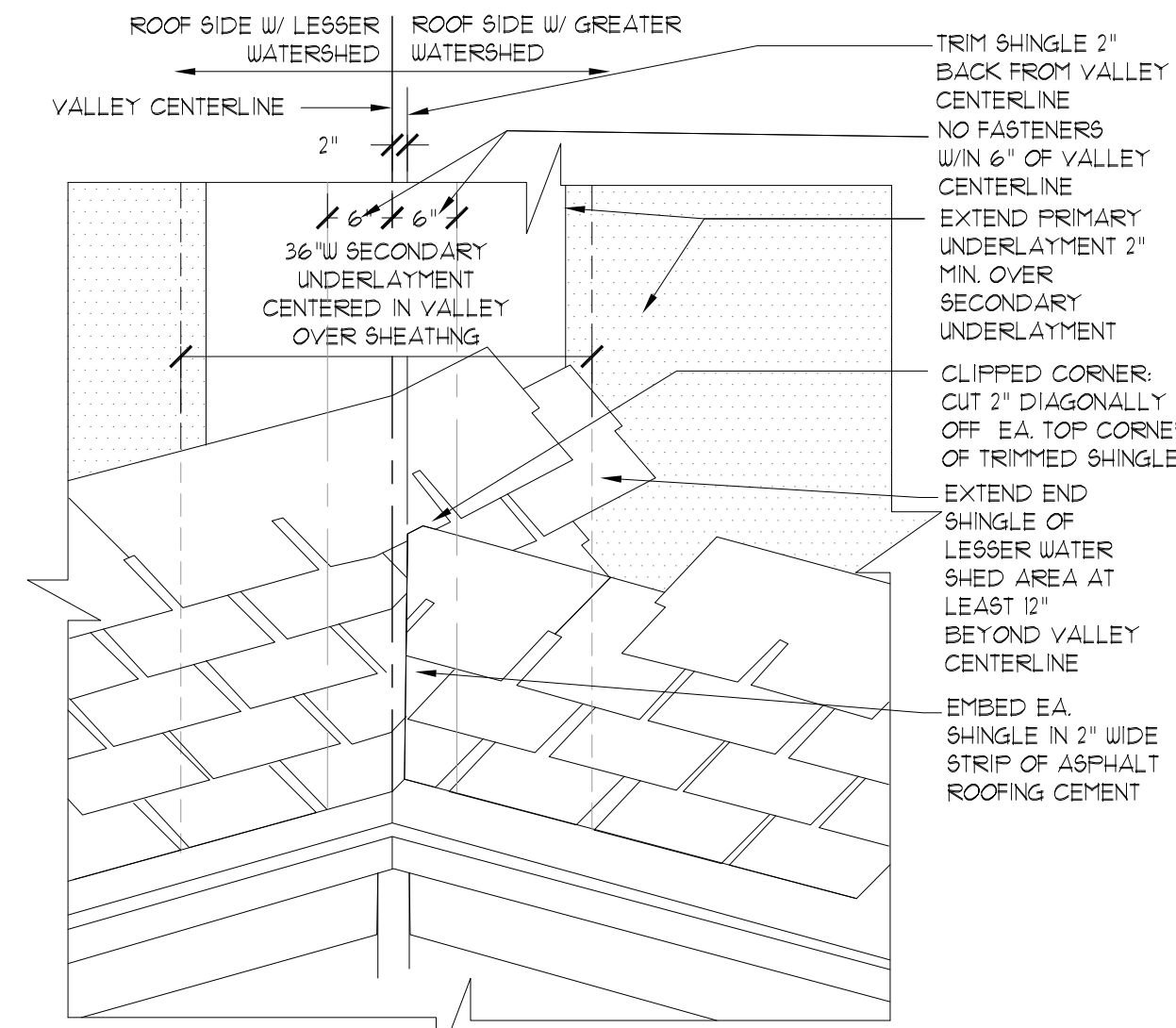


Gable End Detail
3\"/>

(F)

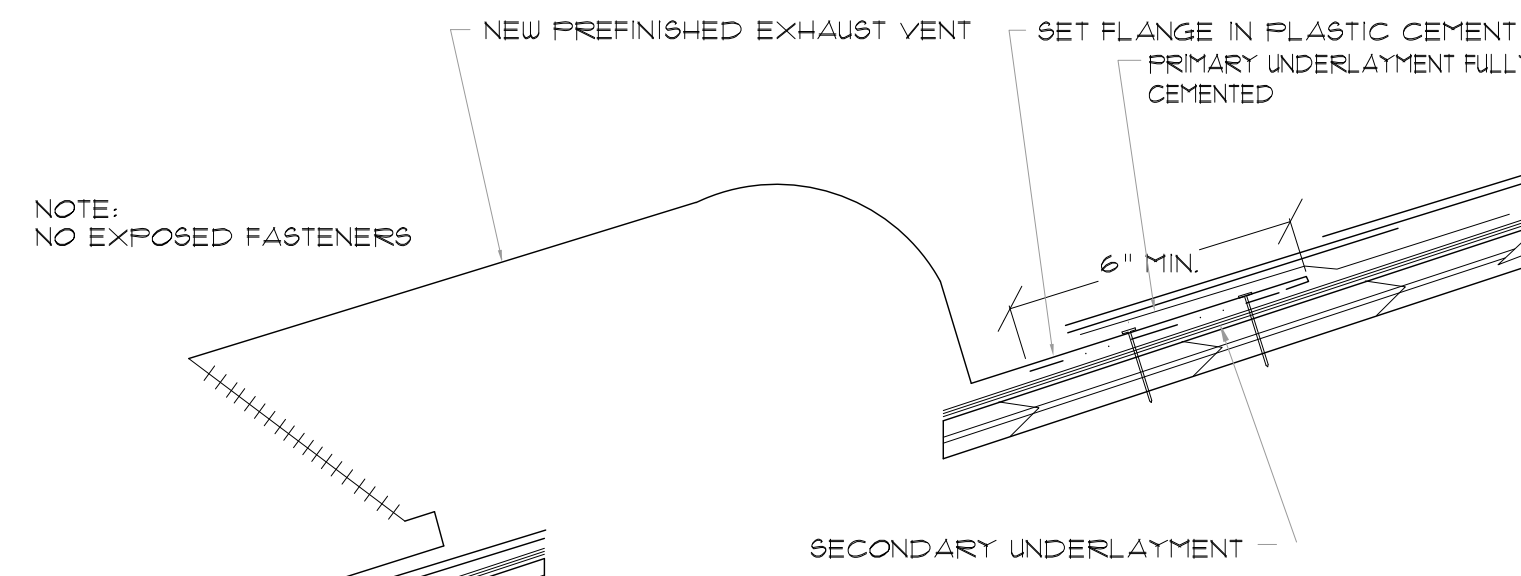
Underlayment Detail
SCALE: NONE

(G)



Closed Valley Detail
SCALE: NONE

(H)



Static Vent Detail
SCALE: None

(I)

Roof Plan General Notes

- A. "VENTILATOR QUANTITY CALCULATIONS ARE BASED ON MANUFACTURER'S VENTILATION SELECTION GUIDE, 'LOMANCO' ROOF TOP TURBINE VENTILATORS TO BE SPACED AT EQUAL TYPICAL DISTANCE APART AT 24" BELOW CENTERLINE OF RIDGE OR DRAFTWALL REFER TO MANUFACTURER'S SPECIFICATIONS.
- B. REFER TO SHEET A111 FOR ROOF PLAN DETAILS.
- C. REFER TO PIPE DRAWINGS FOR ALL VTR AND ROOF PENETRATION DRAWINGS AND DETAILS.
- D. FOR OVERHANG DIMENSIONS REFER TO WALL SECTIONS STARTING AT SHEET A300.
- E. REFER TO WALL SECTIONS FOR INFORMATION ON RATED AND NON RATED SOFFITS AND EXTERIOR PORCH CEILING STARTING AT SHEET A300.
- F. PROVIDE DRAFTSTOP IN ATTIC, WITH 2x FRAMING @ 24" O.C. MAX. AND 1/2" GYP. BD. AS REQ'D. SEAL ALL PERIMETERS. PROVIDE ACCESS OPENINGS TO EACH COMPARTMENTAL I/GN DRAFTSTOP W/ PARTY WALLS BELOW IN LOCATIONS SHOWN ON THE ROOF PLAN. REF. WALL SECTIONS FOR ADDITIONAL INFORMATION STARTING AT SHEET A300.

Roof Plan Coded Notes

1. ASPHALT SHINGLE ROOFING. REFER TO DETAILS ON SHEET A111 FOR ADDITIONAL INFORMATION.
2. ROOF VALLEY. SEE DETAIL (17/21)
3. ALUMINUM GUTTER AND DOWNSPOUT.
4. RADON VENT, TYP. SEE DETAIL A/A500 1C/A111.
5. BATHROOM EXHAUST VENT ON ROOF, TYP.
6. VENT THRU ROOF. SEE DETAIL C/A111.
7. ROOF TURBINE VENTILATOR, TYP. SEE DETAIL E/A111.
8. PROVIDE OPENING THROUGH SHEATHING FOR VENTILATION FROM PORCH ROOF TO ROOF BELOW.
9. DRAFTSTOPPING IN ROOF PER 2 UNITS.

Symbol Legend

- NEW PLUMBING VTR
- NEW RADON VENT
- NEW MECHANICAL VENT
- ⊙ NEW WIND TURBINE

Ventilation Calculations - Building Type III

AREA 3: 1440 SF - DRAFTSTOPPED

VENTILATION REQ'D:

150 (W/ VAPOR BARRIER) = 0.0066
1440 x 0.0066 = 1.623 SF

3.81 SF @ VENTILATORS
3.81 SF REQ'D @ SOFFIT

VENTILATION PROVIDED:

SOFFIT - 10 8/1 144 8/1 (1 8/8) = 0.069444
123.95 SF SOFFIT x 0.06944 = 8.6018F

WHIRLYBIRD VENTILATORS BIB-12 = 2 UNITS **

Ventilation Calculations - Club House

AREA 1: 1050 SF - DRAFTSTOPPED

VENTILATION REQ'D:

150 (W/ VAPOR BARRIER) = 0.0066
1050 x 0.0066 = 1.4944 SF

3.24 SF @ VENTILATORS
3.24 SF REQ'D @ SOFFIT

VENTILATION PROVIDED:

SOFFIT - 10 8/1 144 8/1 (1 8/8) = 0.069444
189 SF SOFFIT x 0.06944 = 13.45 SF

WHIRLYBIRD VENTILATORS BIB-12 = 2 UNITS **

AREA 2: 2588 SF - DRAFTSTOPPED

VENTILATION REQ'D:

150 (W/ VAPOR BARRIER) = 0.0066
2588 x 0.0066 = 17.25 SF

1.626 SF @ VENTILATORS
1.626 SF REQ'D @ SOFFIT

VENTILATION PROVIDED:

SOFFIT - 10 8/1 144 8/1 (1 8/8) = 0.069444
276 SF SOFFIT x 0.06944 = 14.921 SF

WHIRLYBIRD VENTILATORS BIB-12 = 4 UNITS **

AREA 3: 1285 SF - DRAFTSTOPPED

VENTILATION REQ'D:

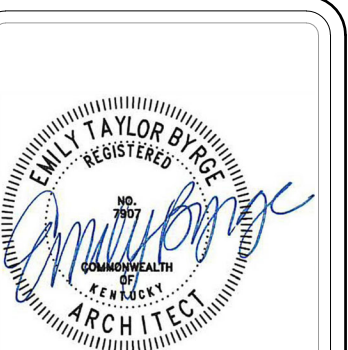
150 (W/ VAPOR BARRIER) = 0.0066
1285 x 0.0066 = 4.89 SF

2.44 SF @ VENTILATORS
2.44 SF REQ'D @ SOFFIT

VENTILATION PROVIDED:

SOFFIT - 10 8/1 144 8/1 (1 8/8) = 0.069444
181 SF SOFFIT x 0.069444 = 3.91 SF

WHIRLYBIRD VENTILATORS BIB-12 = 1 UNITS **



103 WIND HAVEN DR, STE 101
NICHOLASVILLE KY 40356
859.523.1500

REVISION DATE

REVISION	DATE
ADDENDUM NO. 1	8/8/23

Permit Set
04/15/2023

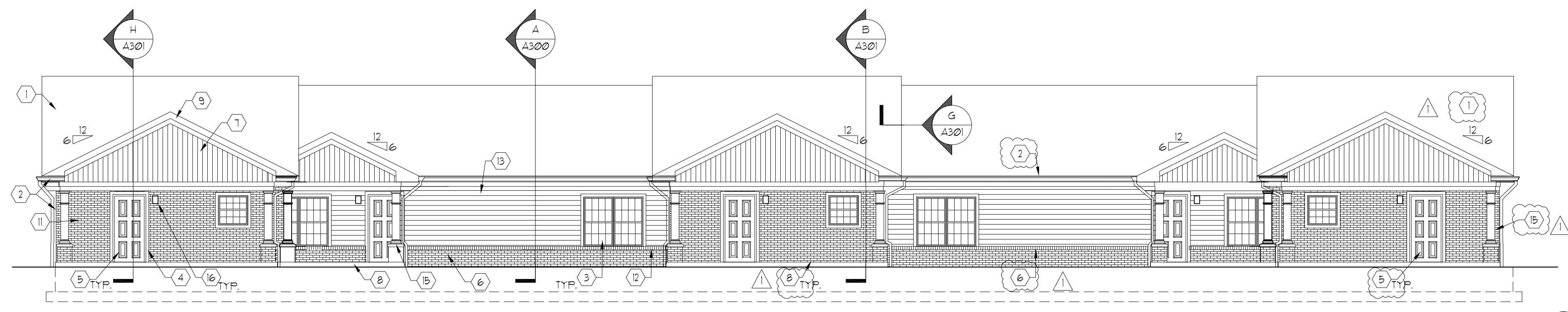
PROJECT NUMBER
MG SL

DRAWN BY: RB, JH

Sutton Landing
AA (10) Highway, Maysville, KY
Building Roof Plans & Details

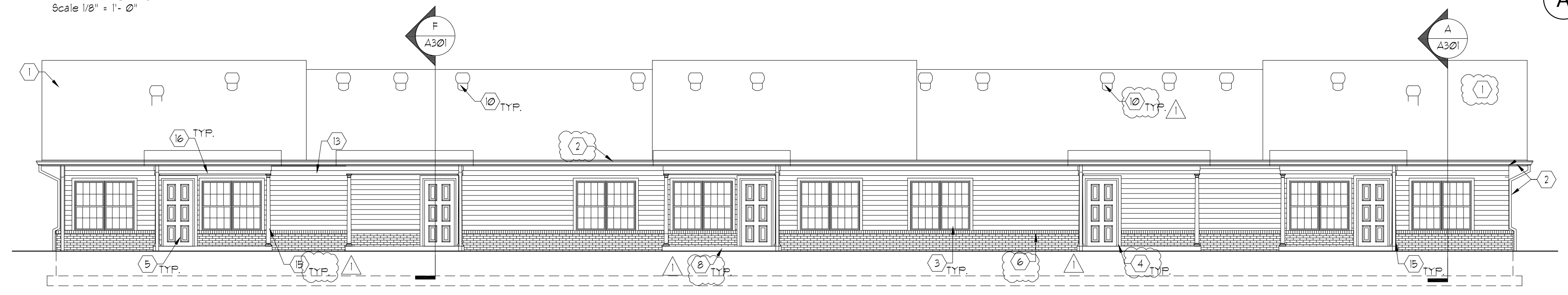
SHEET NUMBER

A111



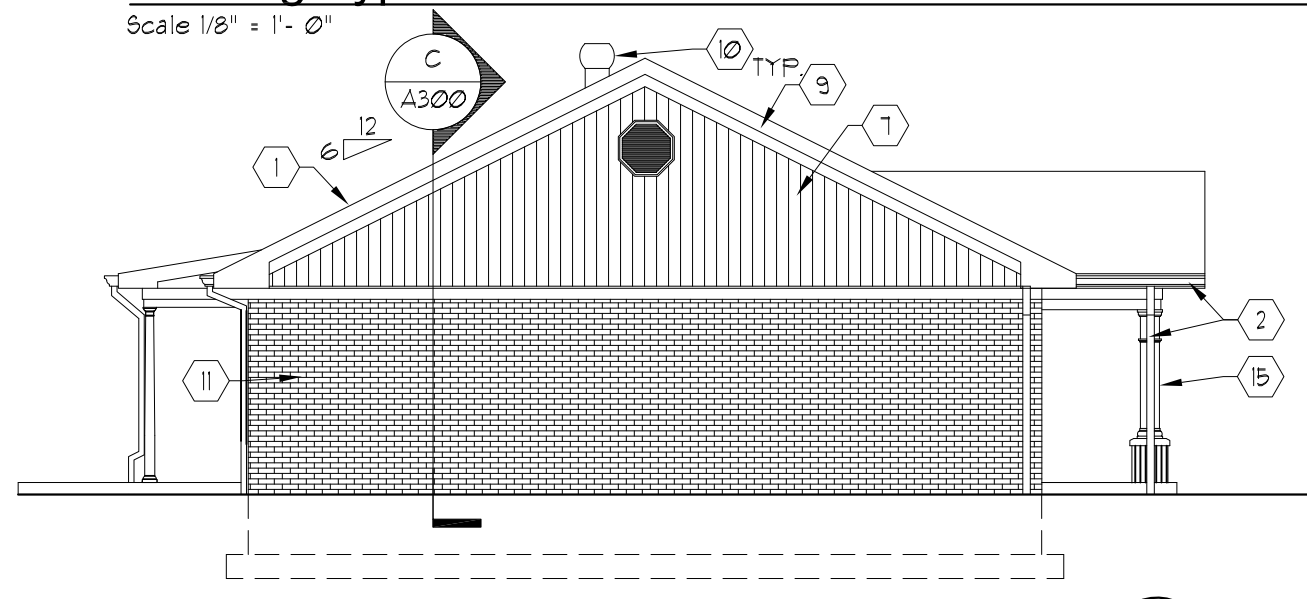
Building Type I - Front Elevation

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



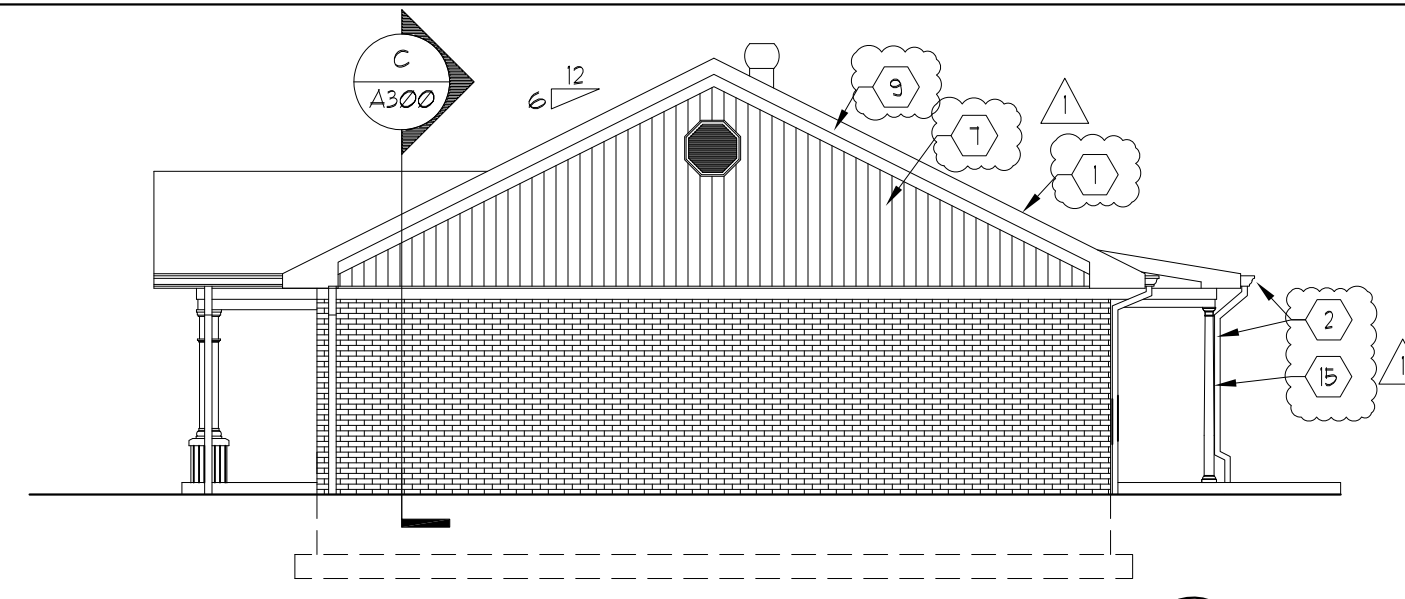
Building Type I - Rear Elevation

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



Building Type I - Left Elevation

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

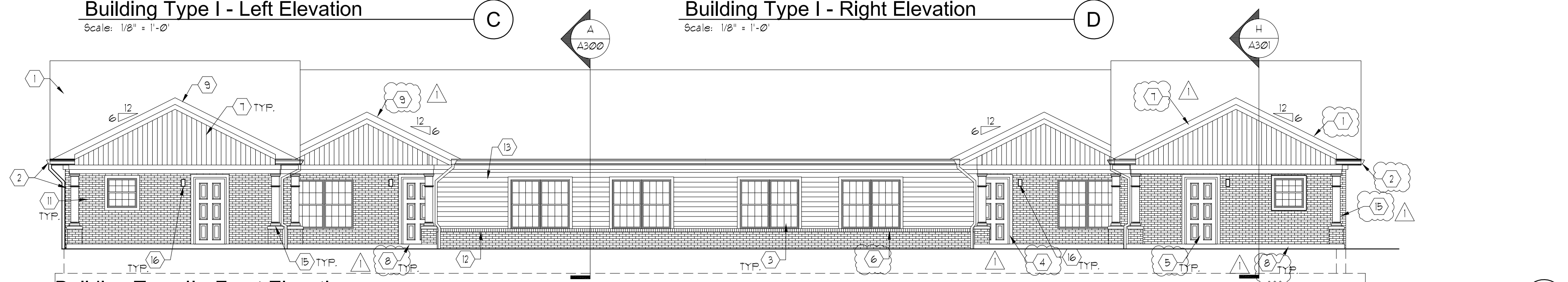


Building Type I - Right Elevation

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

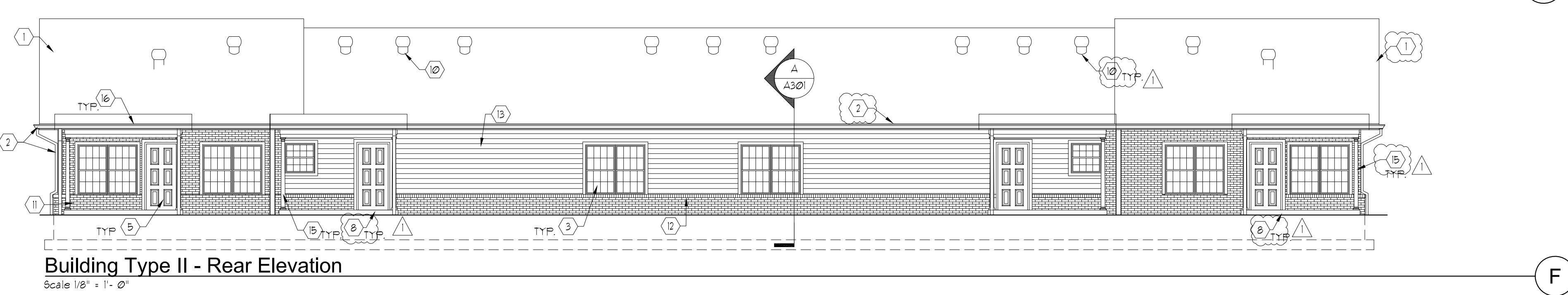
Exterior Finishes Calculations (Sq.Ft.)

BUILDING TYPE I EXTERIOR FINISHES SQUARE FOOTAGES (EXCLUDING DOORS/WINDOWS):
 FACE BRICK: 1301 SF (51%)
 VINYL SIDING: 618 SF (43%)



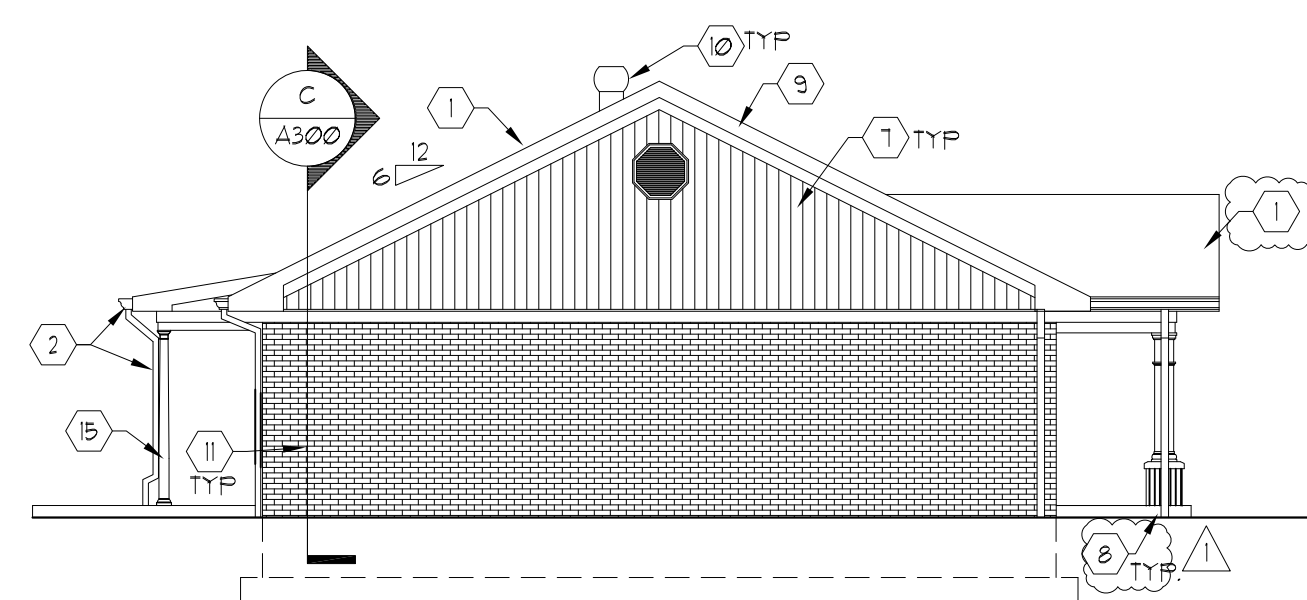
Building Type II - Front Elevation

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



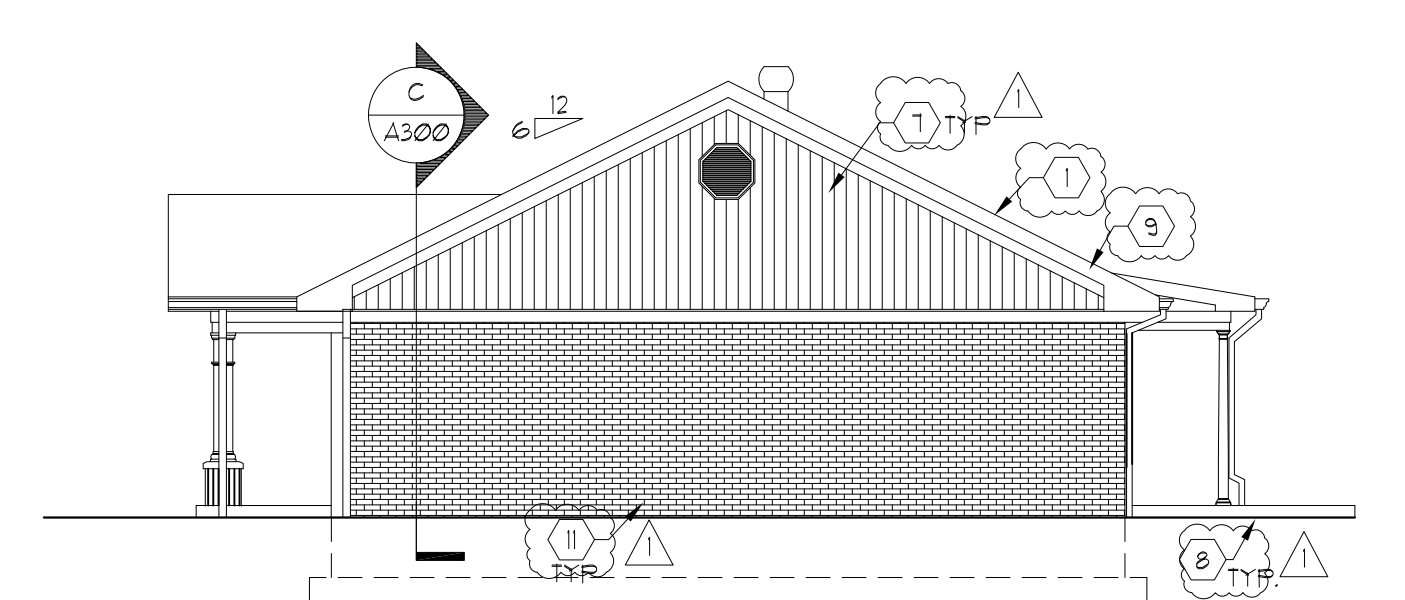
Building Type II - Rear Elevation

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



Building Type II - Left Elevation

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



Building Type II - Right Elevation

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

Exterior Finishes Calculations (Sq.Ft.)

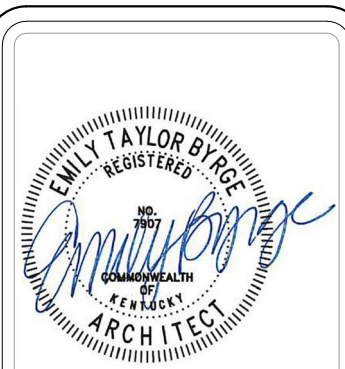
BUILDING TYPE II EXTERIOR FINISHES SQUARE FOOTAGES (EXCLUDING DOORS/WINDOWS):
 FACE BRICK: 1196 SF (51%)
 VINYL SIDING: 1032 SF (49%)

General Notes

- A. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- B. EXTERIOR WALL STUDS SHALL BE 5 1/2", UNLESS OTHERWISE NOTED.
- C. INTERIOR WALL STUDS SHALL BE 3 1/2", UNLESS OTHERWISE NOTED.
- D. TYPICAL INTERIOR PARTY WALL SHALL BE 8" THICK - (2) 2x4 STUD WALLS w/ 1" AIR GAP. INSTALL SOUND ATTENUATION BATT'S, UNLESS OTHERWISE NOTED.
- E. REFER TO UNIT PLANS FOR LOCATIONS OF DOOR AND WINDOW OPENINGS.
- F. REFER TO UNIT PLANS FOR ADDITIONAL DIMENSIONS.
- G. SEE UNIT PLANS FOR LOCATION OF RADON VENTING.
- H. SEE UNIT PLANS FOR LOCATION OF ATTIC ACCESS.
- I. STORAGE AREAS: REFER TO DOOR SCHEDULE 4 FINISH SCHEDULE ON SHEETS A103 FOR DOOR AND ROOM FINISH INFORMATION.
- J. SEE DETAIL A/A301 FOR FRAMING OF EXTERIOR WALLS FOR ENERGY RATINGS.
- K. INSTALL FIRE CODE DRYWALL AND ADDITIONAL LAYER OF 1/2" WATER RESISTANT GYPSUM BOARD BEHIND TUBS, WHEN LOCATED ON PARTY WALL.

Exterior Elevation Coded Notes

- 1. ASPHALT SHINGLE ROOFING, TYP. SEE ROOF PLANS. - COLOR WEATHERED WOOD.
- 2. ALUMINUM GUTTER 4 DOWNSPOUTS. SEE ROOF PLANS.
- 3. VINYL WINDOW, TYP.
- 4. ALUMINUM-FACED TRIM, TYP. COLOR WHITE.
- 5. METAL DOOR, TYP. COLOR WHITE.
- 6. BRICK WAINSCOT WITH ROWLOCK CAP, TYP.
- 7. VERTICAL VINYL SIDING.
- 8. CONCRETE PORCH STOOP. COORDINATE STOOP HEIGHT, GRADING 4 SIDEWALK. PROVIDE LEVEL CONDITIONS AT ALL UNITS.
- 9. METAL FASCIA, SEE ROOF PLANS.
- 10. WIND TURBINE, SEE ROOF PLANS FOR ADDITIONAL INFORMATION.
- 11. FACE BRICK, FULL HEIGHT.
- 12. FULL ROWLOCK SILL, TYP.
- 13. HORIZONTAL VINYL SIDING.
- 14. FULL-LITE GLASS ENTRANCE DOOR. SEE SCHEDULE FOR ADDITIONAL INFORMATION.
- 15. 6" FIBER GLASS COLUMN.
- 16. EXTERIOR LIGHT, BUILDING-MOUNTED, SEE ELECTRICAL PLANS.



103 WIND HAVEN DR, STE 101
 NICHOLASVILLE KY 40356
 859.523.1500

REVISION	DATE
ADDENDUM NO. 1	8/8/23

Permit Set
 04/15/2023

PROJECT NUMBER
 MG SL

DRAWN BY: RB, JH

Sutton Landing
 AA (10) Highway, Maysville, KY
 Elevations: Buildings I & II

SHEET NUMBER
A200



103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500

General Notes

- A. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- B. EXTERIOR WALL STUDS SHALL BE 5 1/2" , UNLESS OTHERWISE NOTED.
- C. INTERIOR WALL STUDS SHALL BE 3 1/2" , UNLESS OTHERWISE NOTED.
- D. TYPICAL INTERIOR PARTY WALL SHALL BE 8" THICK - (2) 2x4 STUD WALLS W/ 1" AIR GAP. INSTALL SOUND ATTENUATION BATT'S , UNLESS OTHERWISE NOTED.
- E. REFER TO UNIT PLANS FOR LOCATIONS OF DOOR AND WINDOW OPENINGS
- F. REFER TO UNIT PLANS FOR ADDITIONAL DIMENSIONS.
- G. SEE UNIT PLANS FOR LOCATION OF RADON VENTING.
- H. SEE UNIT PLANS FOR LOCATION OF ATTIC ACCESS.
- I. STORAGE AREAS: REFER TO DOOR SCHEDULE & FINISH SCHEDULE ON SHEETS A109 FOR DOOR AND ROOM FINISH INFORMATION.
- J. SEE DETAIL A/A301 FOR FRAMING OF EXTERIOR WALLS FOR ENERGY RATINGS.
- K. INSTALL FIRE CODE DRYWALL AND ADDITIONAL LAYER OF 1/2" WATER RESISTANT GYPSUM BOARD BEHIND TUBS. WHEN LOCATED ON PARTY WALL.

Exterior Elevation Coded Notes

- 1. ASPHALT SHINGLE ROOFING, TYP. SEE ROOF PLANS. - COLOR WEATHERED WOOD
- 2. ALUMINUM GUTTER & DOWNSPOUTS. SEE ROOF PLANS.
- 3. VINYL WINDOW, TYP.
- 4. ALUMINUM-FACED TRIM, TYP. COLOR WHITE
- 5. METAL DOOR, TYP. COLOR WHITE
- 6. BRICK WAINSCOT WITH ROWLOCK CAP, TYP.
- 7. VERTICAL VINYL SIDING.
- 8. CONCRETE PORCH STOOP. COORDINATE STOOP HEIGHT, GRADING & SIDEWALK. PROVIDE LEVEL CONDITIONS AT ALL UNITS.
- 9. METAL FASCIA. SEE ROOF PLANS.
- 10. WIND TURBINE. SEE ROOF PLANS FOR ADDITIONAL INFORMATION.
- 11. FACE BRICK FULL HEIGHT.
- 12. FULL ROWLOCK SILL, TYP.
- 13. HORIZONTAL VINYL SIDING.
- 14. FULL-LITE GLASS ENTRANCE DOOR. SEE SCHEDULE FOR ADDITIONAL INFORMATION.
- 15. 6" FIBER GLASS COLUMN.
- 16. EXTERIOR LIGHT, BUILDING-MOUNTED. SEE ELECTRICAL PLANS.

REVISION	DATE
ADDENDUM NO. 1	8/8/23

Permit Set
04/15/2023

PROJECT NUMBER
MG SL

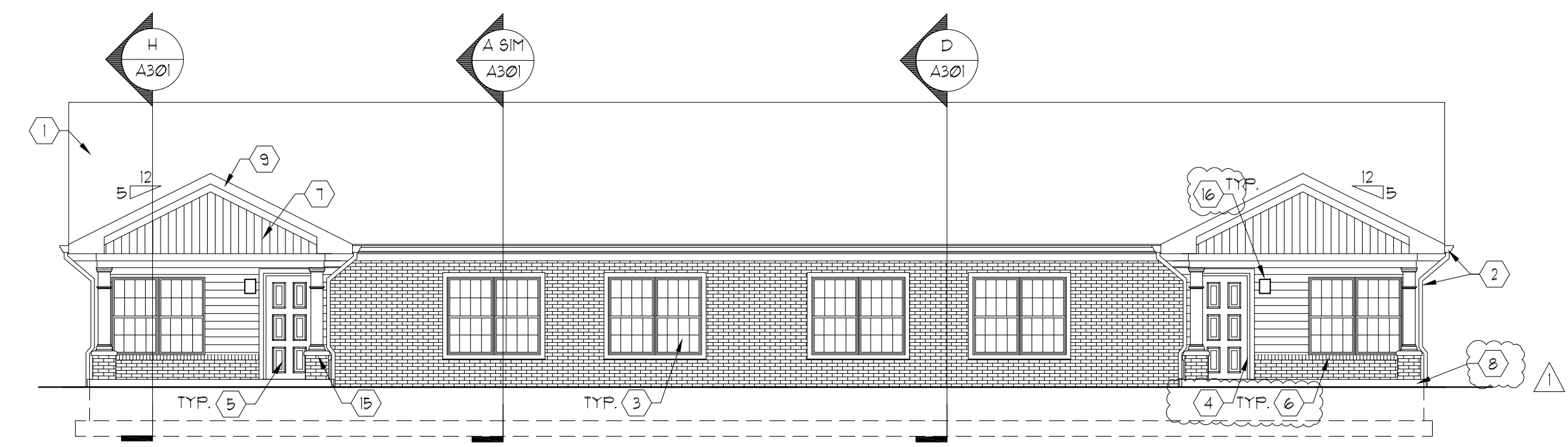
DRAWN BY: RB, JH

Sutton Landing
AA (10) Highway, Maysville, KY

Elevations: Building III & Clubhouse

SHEET NUMBER

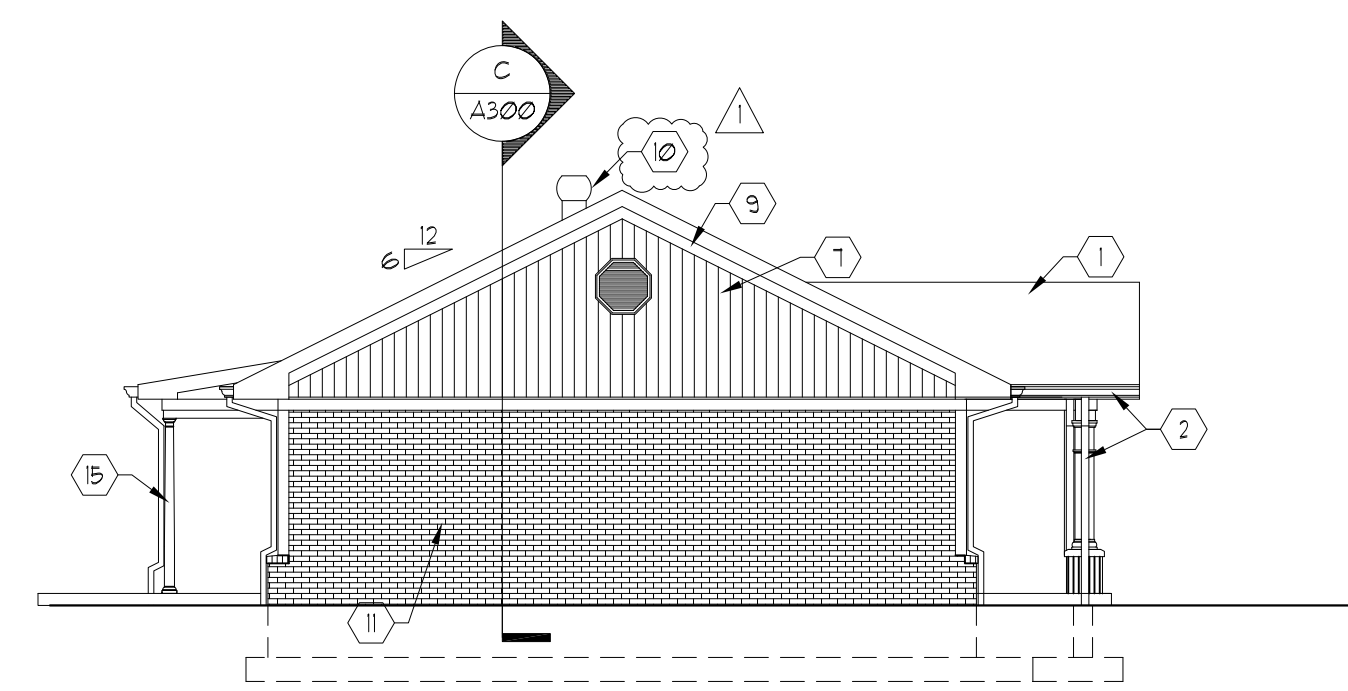
A201



Building Type III - Front Elevation

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

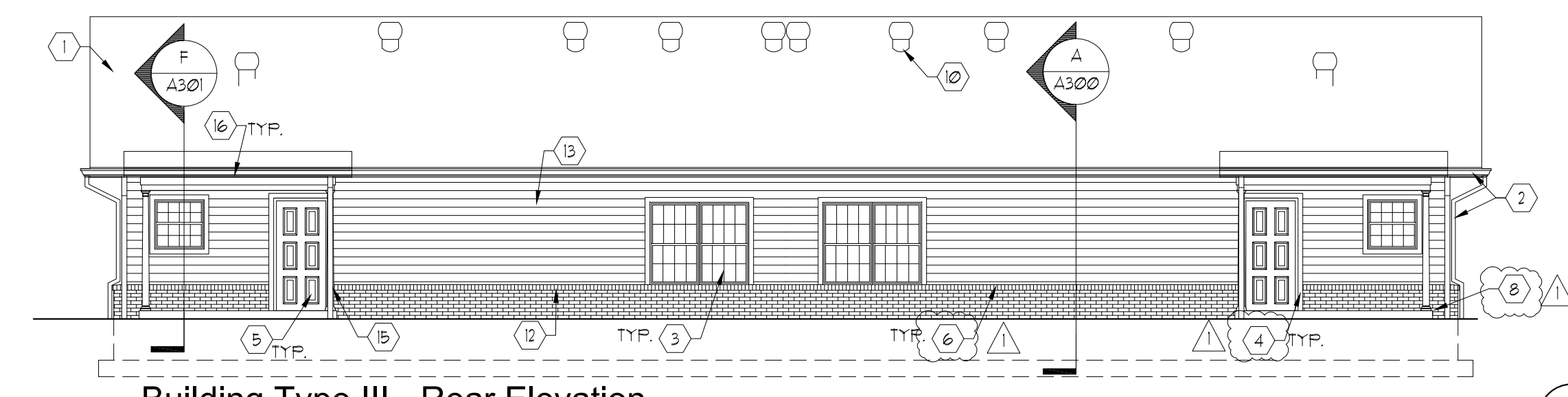
A



Building Type III - Left Elevation

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

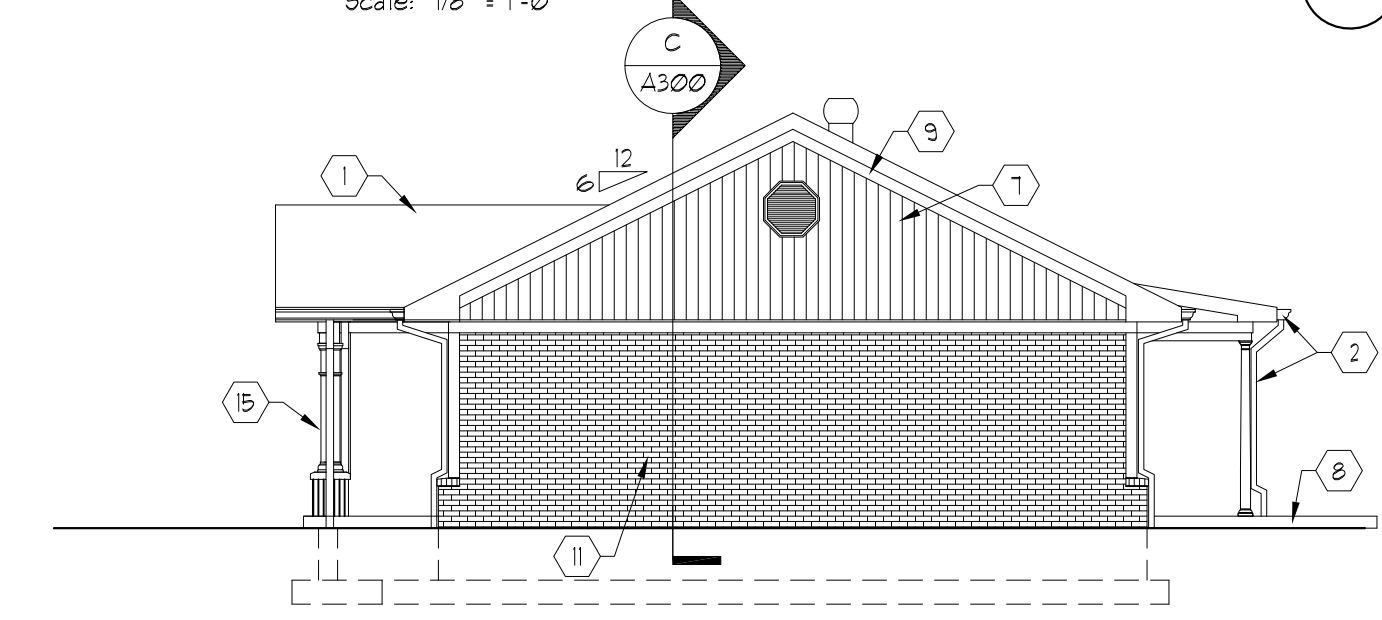
B



Building Type III - Rear Elevation

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

C



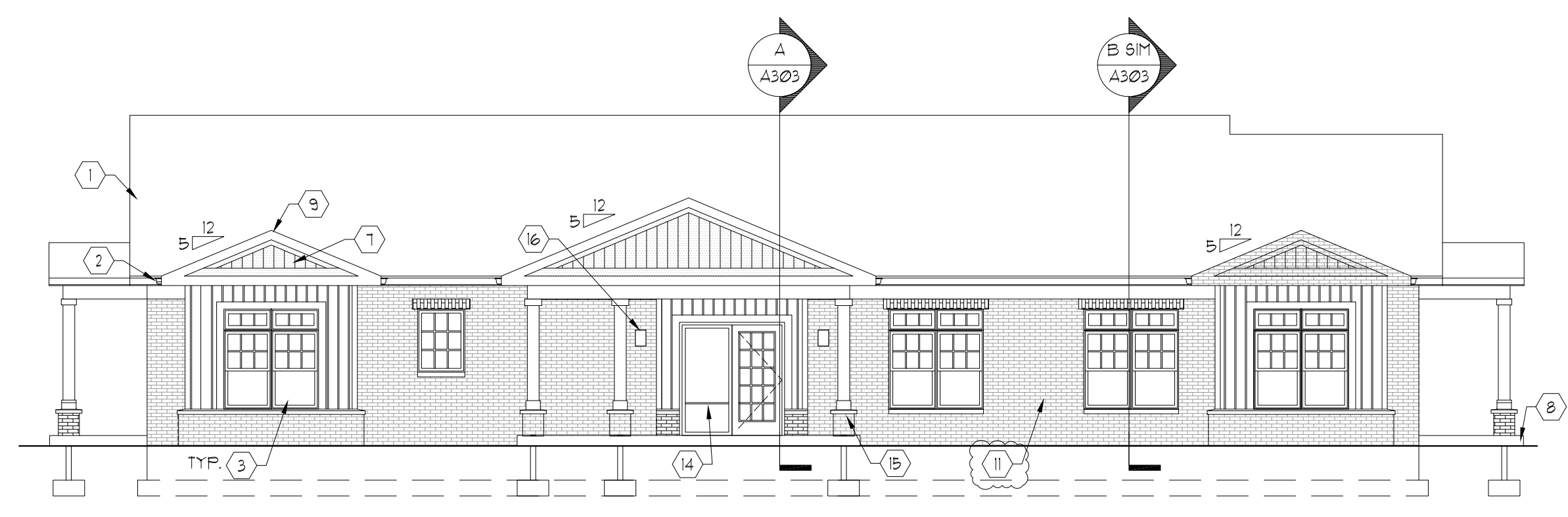
Building Type III - Right Elevation

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

D

Exterior Finishes Calculations (Sq.Ft.)

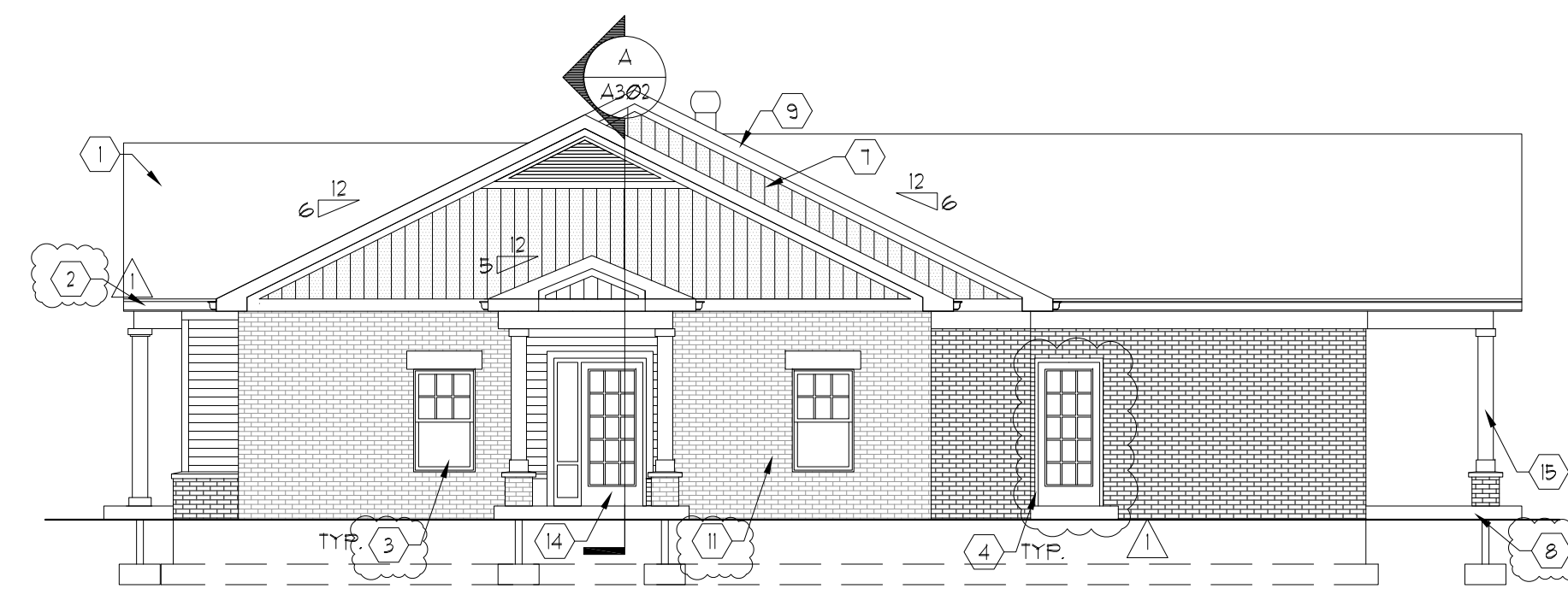
BUILDING TYPE III EXTERIOR FINISHES SQUARE FOOTAGES (EXCLUDING DOORS/WINDOWS):
FACE BRICK: 866 SF (56%)
VINYL SIDING: 612 SF (44%)



Club House - Front Elevation

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

E



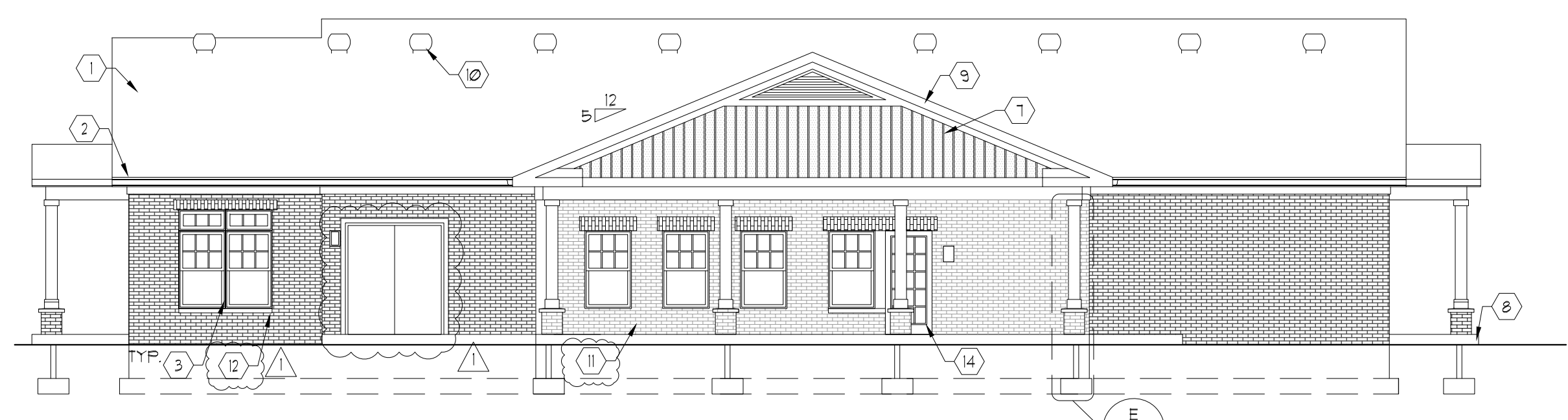
Club House - Left Elevation

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

F

Exterior Finishes Calculations (Sq.Ft.)

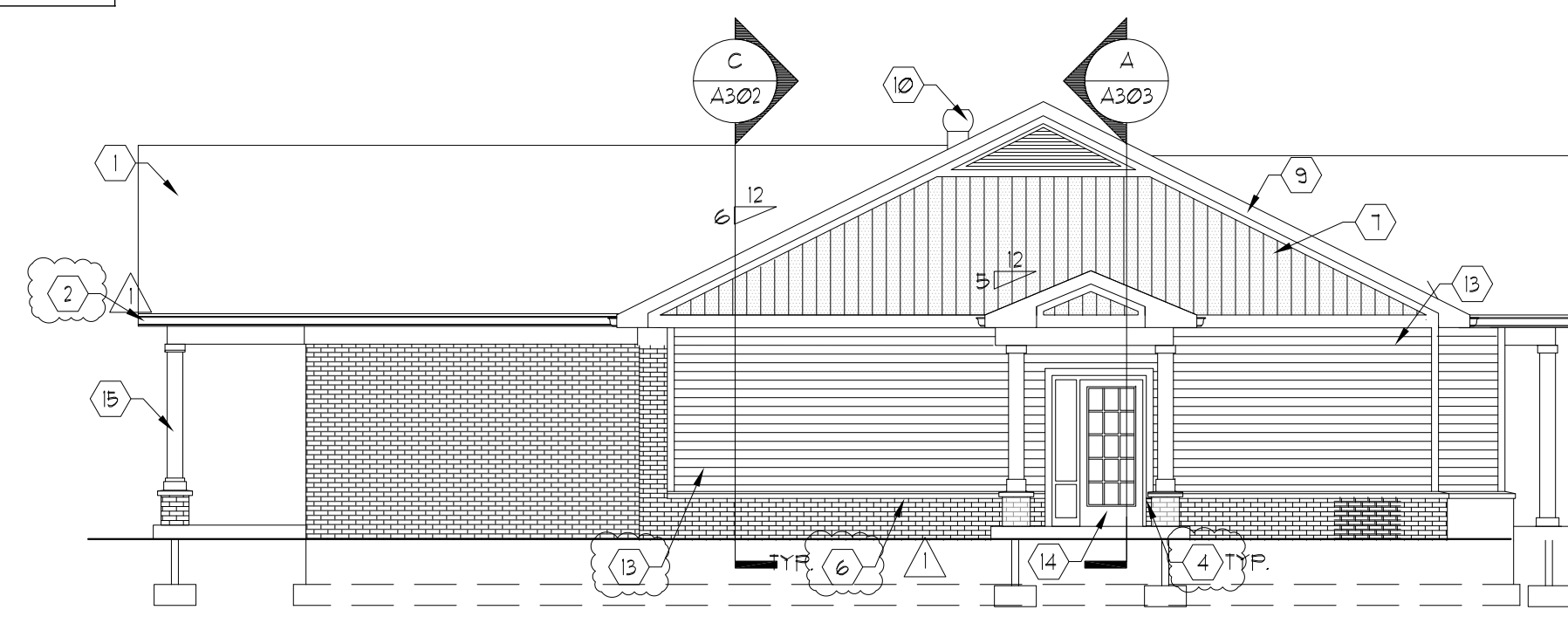
CLUBHOUSE BUILDING EXTERIOR FINISHES SQUARE FOOTAGES (EXCLUDING DOORS/WINDOWS):
FACE BRICK: 1469 SF (67%)
VINYL SIDING: 720 SF (33%)



Club House - Rear Elevation

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

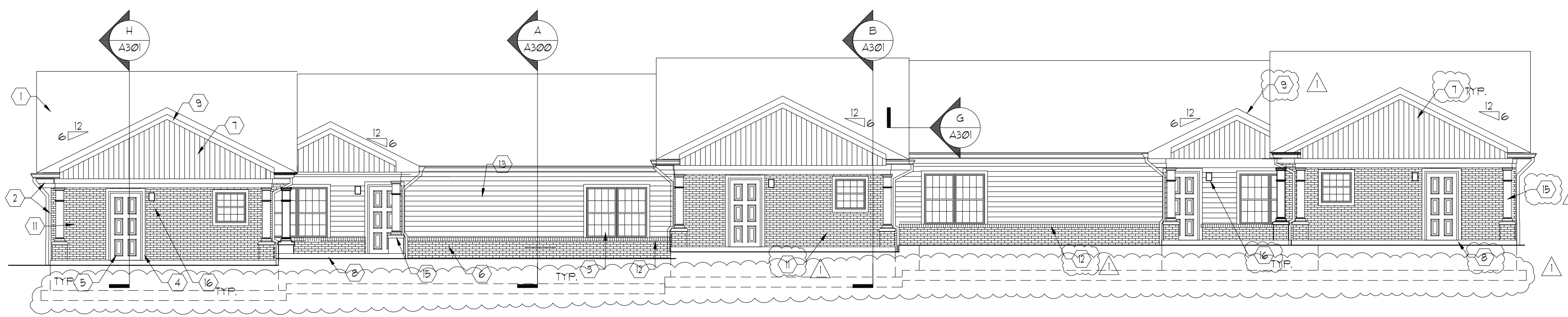
G



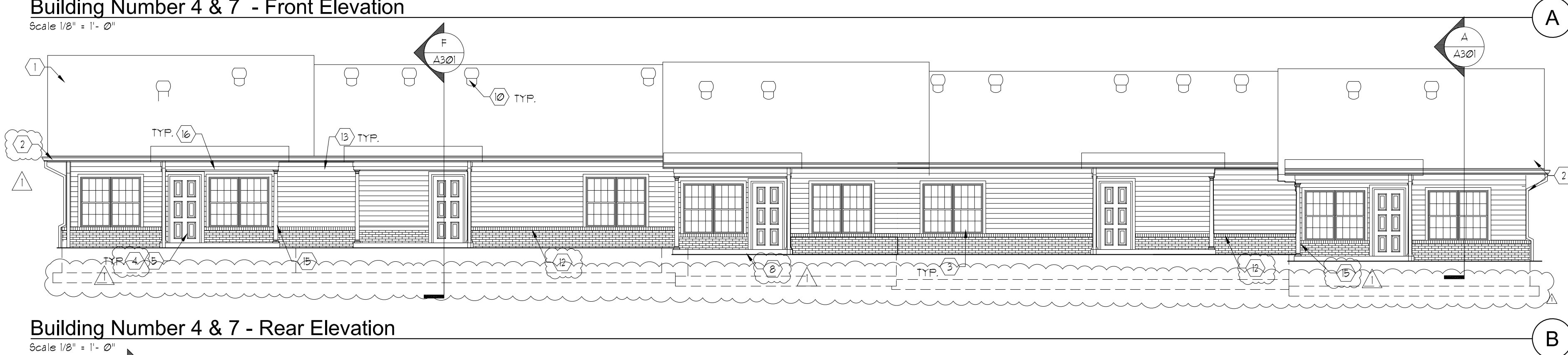
Club House - Right Elevation

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

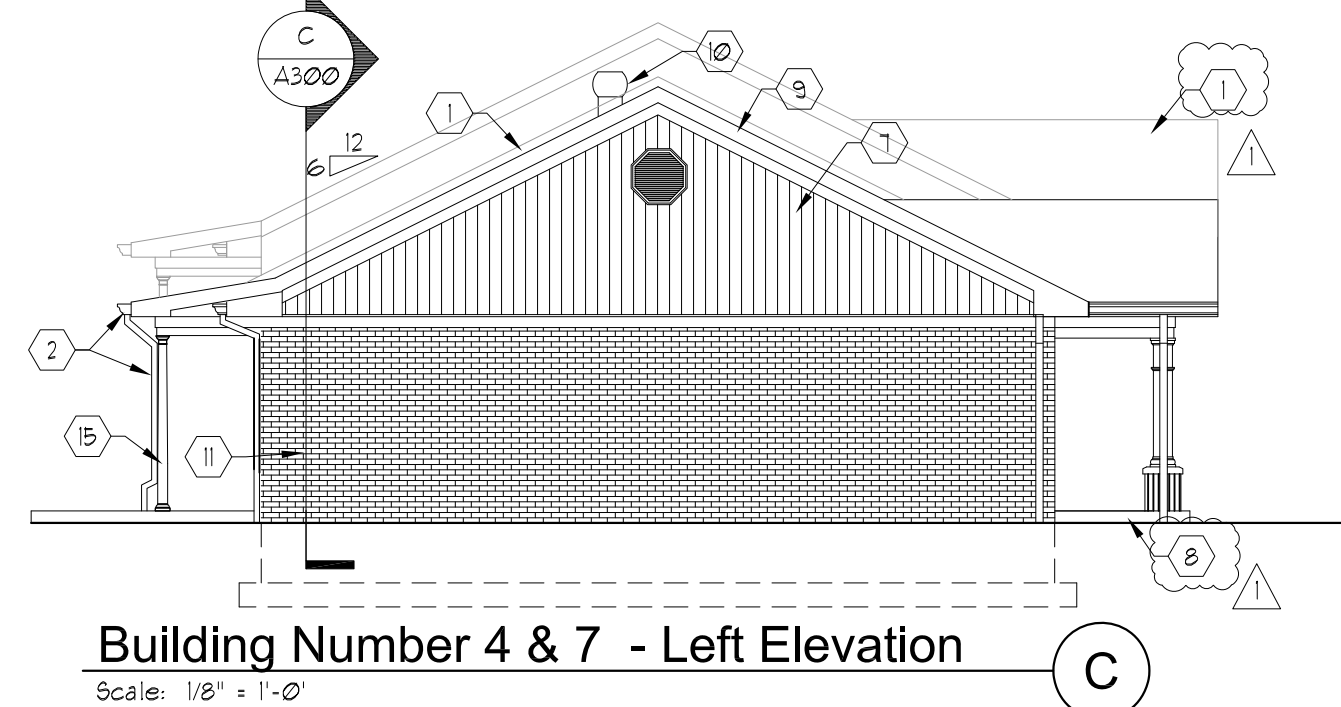
H



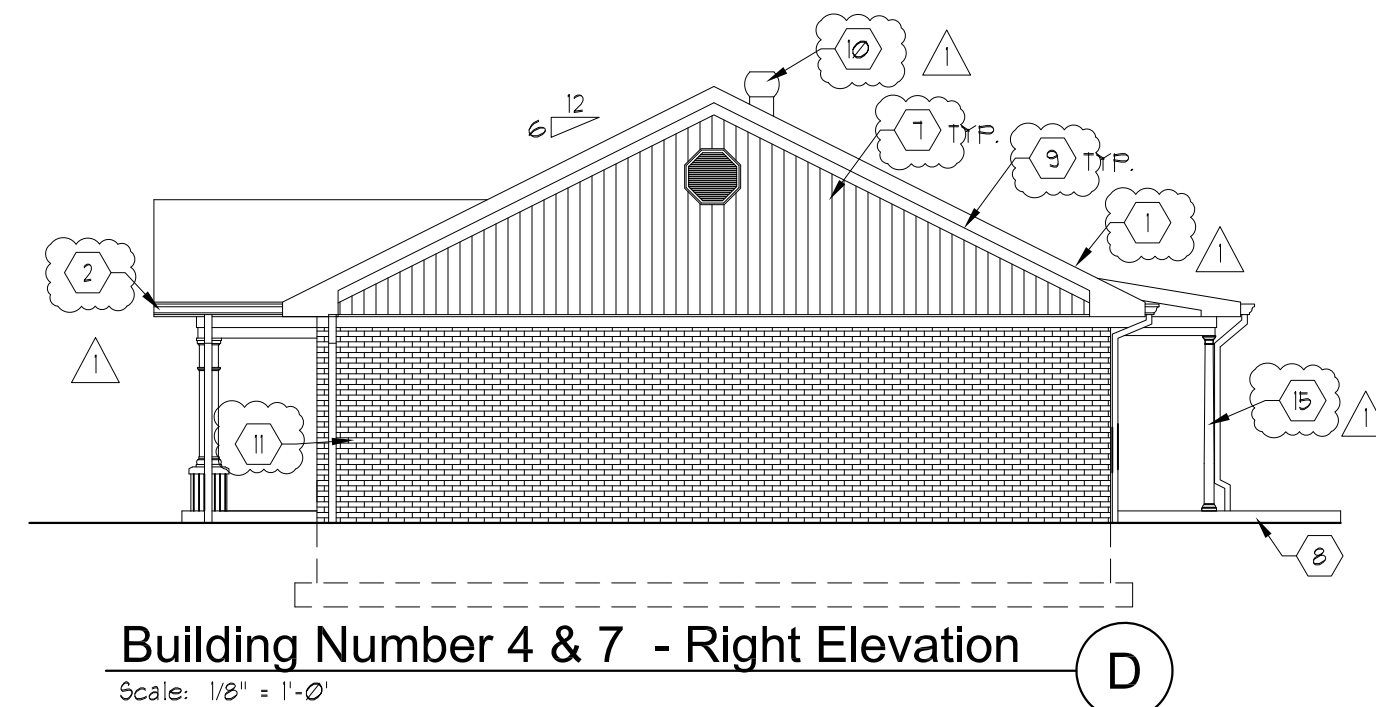
Building Number 4 & 7 - Front Elevation
Scale: 1/8" = 1'-0"



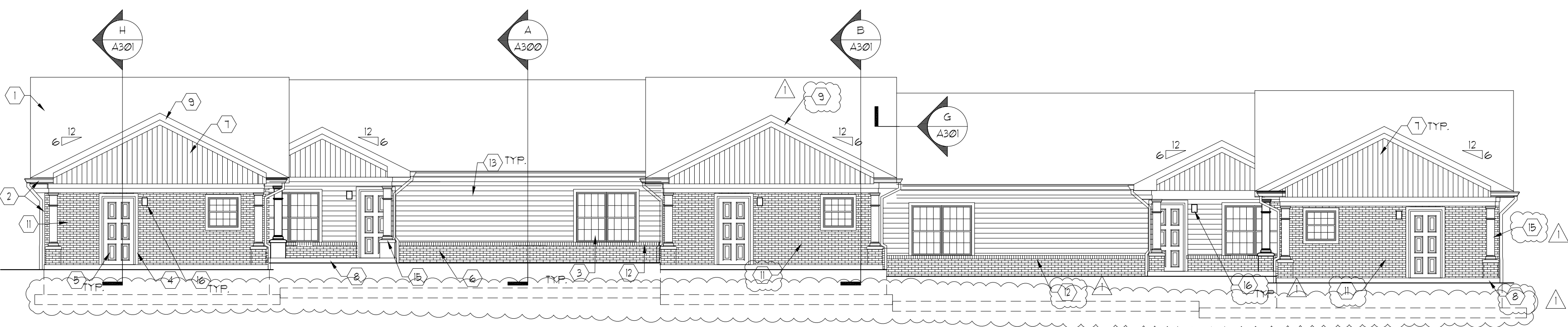
Building Number 4 & 7 - Rear Elevation
Scale: 1/8" = 1'-0"



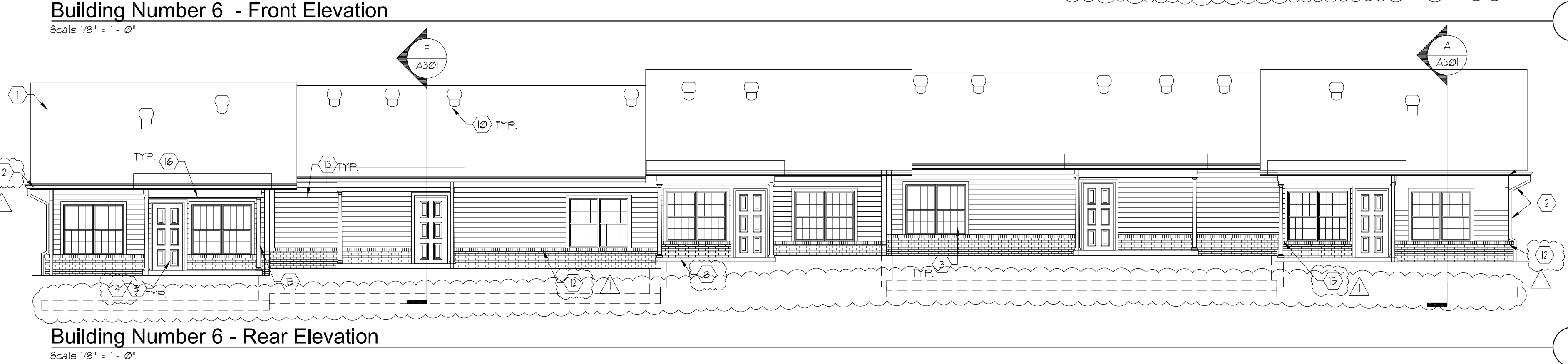
Building Number 4 & 7 - Left Elevation
Scale: 1/8" = 1'-0"



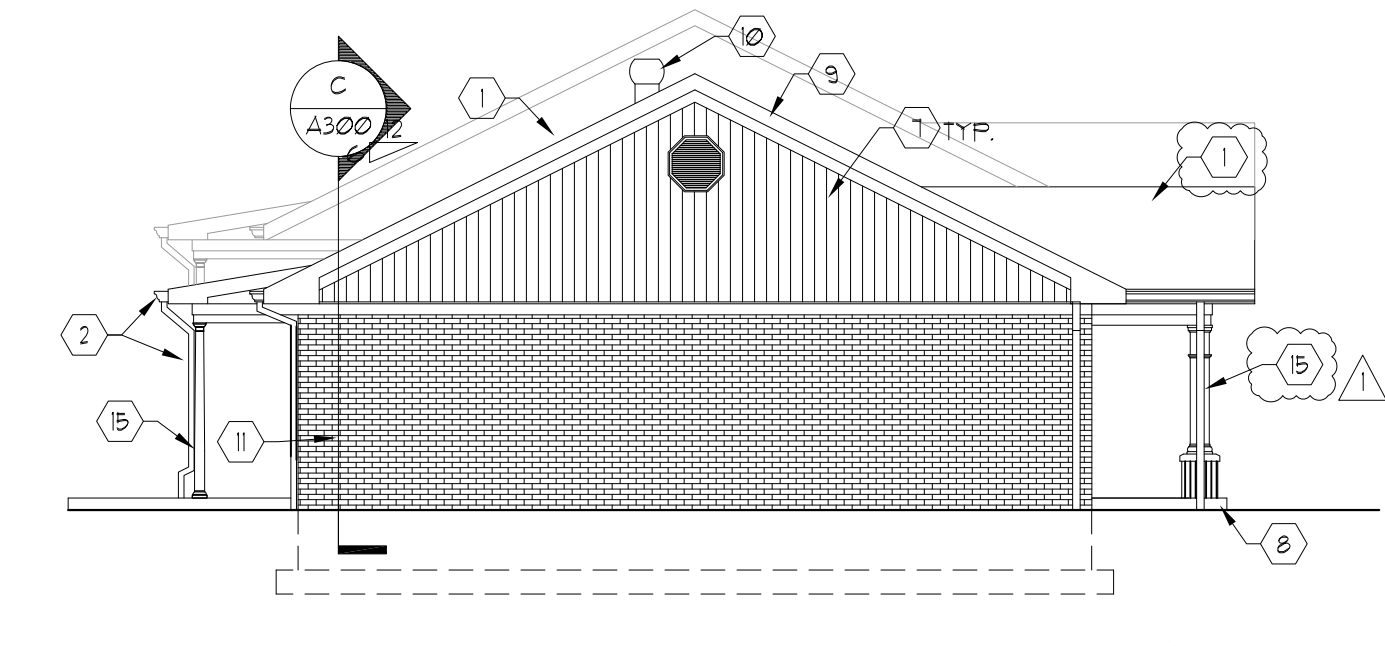
Building Number 4 & 7 - Right Elevation
Scale: 1/8" = 1'-0"



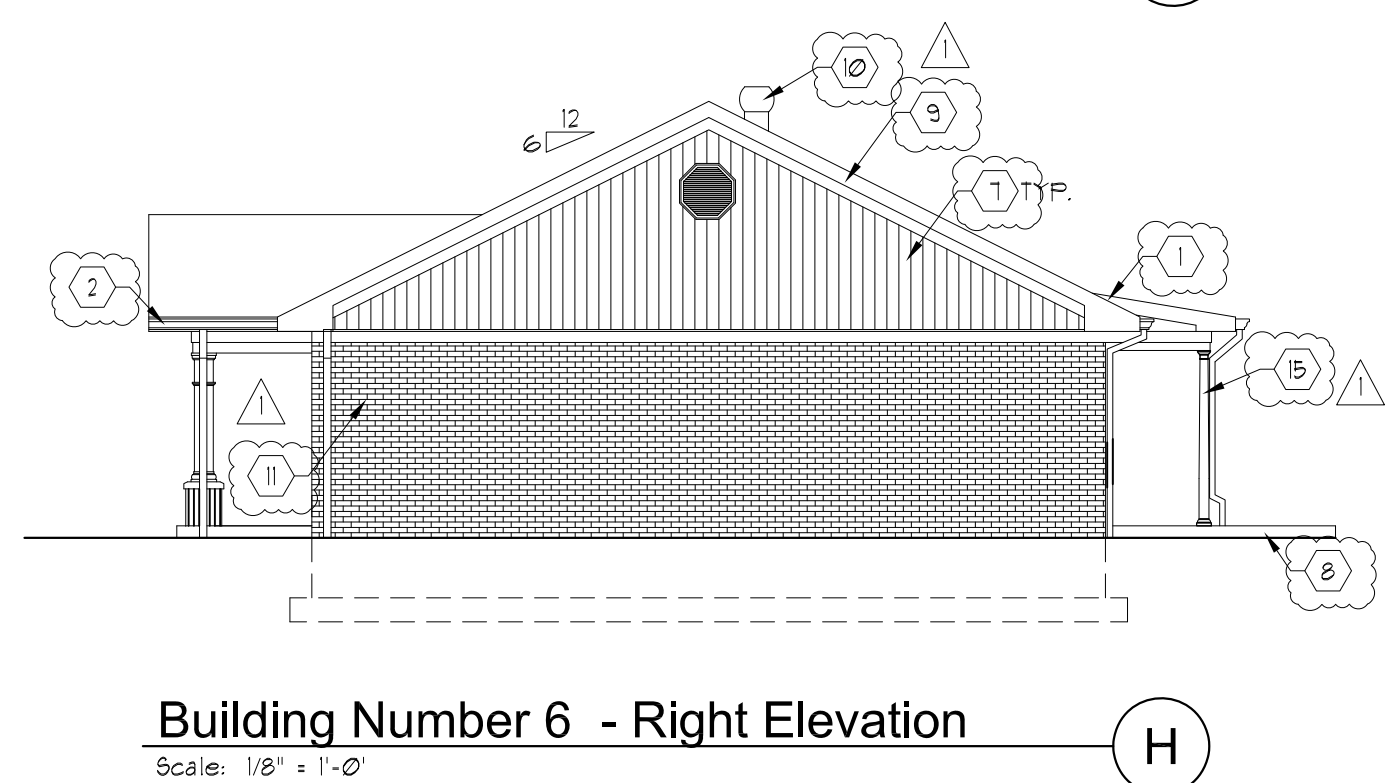
Building Number 6 - Front Elevation
Scale: 1/8" = 1'-0"



Building Number 6 - Rear Elevation
Scale: 1/8" = 1'-0"



Building Number 6 - Left Elevation
Scale: 1/8" = 1'-0"



Building Number 6 - Right Elevation
Scale: 1/8" = 1'-0"

General Notes	
A.	DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
B.	EXTERIOR WALL STUDS SHALL BE 5 1/2" , UNLESS OTHERWISE NOTED.
C.	INTERIOR WALL STUDS SHALL BE 3 1/2", UNLESS OTHERWISE NOTED.
D.	TYPICAL INTERIOR PARTY WALL SHALL BE 8" THICK- (2) 2x4 STUD WALLS W/ 1" AIR GAP. INSTALL SOUND ATTENUATION BATTS , UNLESS OTHERWISE NOTED.
E.	REFER TO UNIT PLANS FOR LOCATIONS OF DOOR AND WINDOW OPENINGS.
F.	REFER TO UNIT PLANS FOR ADDITIONAL DIMENSIONS.
G.	SEE UNIT PLANS FOR LOCATION OF RADON VENTING.
H.	SEE UNIT PLANS FOR LOCATION OF ATTIC ACCESS.
I.	STORAGE AREAS: REFER TO DOOR SCHEDULE 4 FINISH SCHEDULE ON SHEETS A103 FOR DOOR AND ROOM FINISH INFORMATION.
J.	SEE DETAIL A/A301 FOR FRAMING OF EXTERIOR WALLS FOR ENERGY RATINGS.
K.	INSTALL FIRE CODE DRYWALL AND ADDITIONAL LAYER OF 1/2" WATER RESISTANT GYPSUM BOARD BEHIND TUBS, WHEN LOCATED ON PARTY WALL.

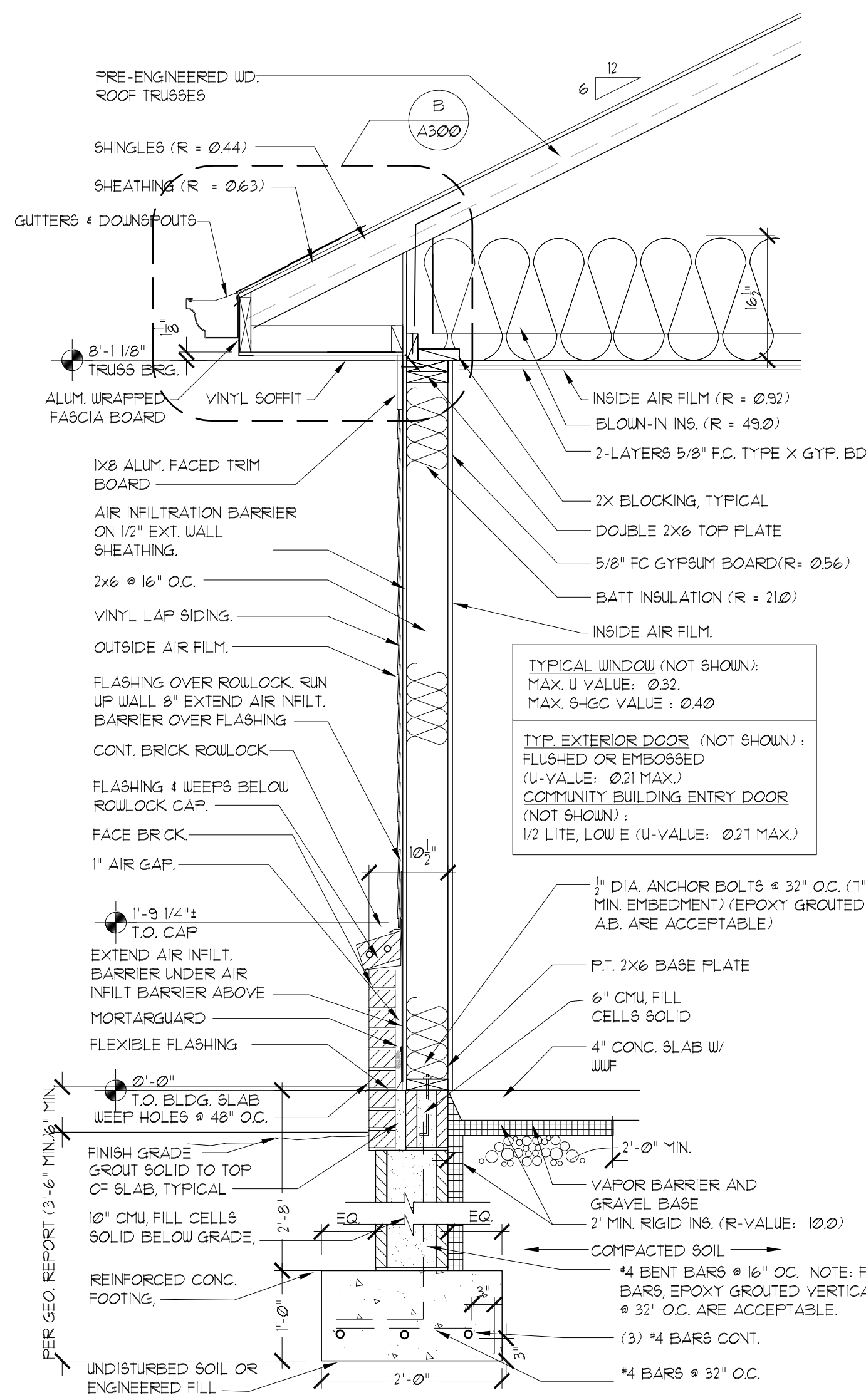
Exterior Elevation Coded Notes	
1.	ASPHALT SHINGLE ROOFING, TYP. SEE ROOF PLANS. - COLOR - WEATHERED WOOD
2.	ALUMINUM GUTTER 4 DOWNSPOUTS. SEE ROOF PLANS.
3.	VINYL WINDOW, TYP.
4.	ALUMINUM-FACED TRIM, TYP. COLOR WHITE
5.	METAL DOOR, TYP. COLOR WHITE
6.	BRICK WAJNSCOT WITH ROWLOCK CAP, TYP.
7.	VERTICAL VINYL SIDING.
8.	CONCRETE PORCH STOOP. COORDINATE STOOP HEIGHT, GRADING 4 SIDEWALK. PROVIDE LEVEL CONDITIONS AT ALL UNITS.
9.	METAL FASCIA, SEE ROOF PLANS.
10.	WIND TURBINE, SEE ROOF PLANS FOR ADDITIONAL INFORMATION.
11.	FACE BRICK, FULL HEIGHT.
12.	FULL ROWLOCK GILL, TYP.
13.	HORIZONTAL VINYL SIDING.
14.	FULL-LITE GLASS ENTRANCE DOOR. SEE SCHEDULE FOR ADDITIONAL INFORMATION.
15.	6" FIBER GLASS COLUMN.
16.	EXTERIOR LIGHT, BUILDING-MOUNTED, SEE ELECTRICAL PLANS.



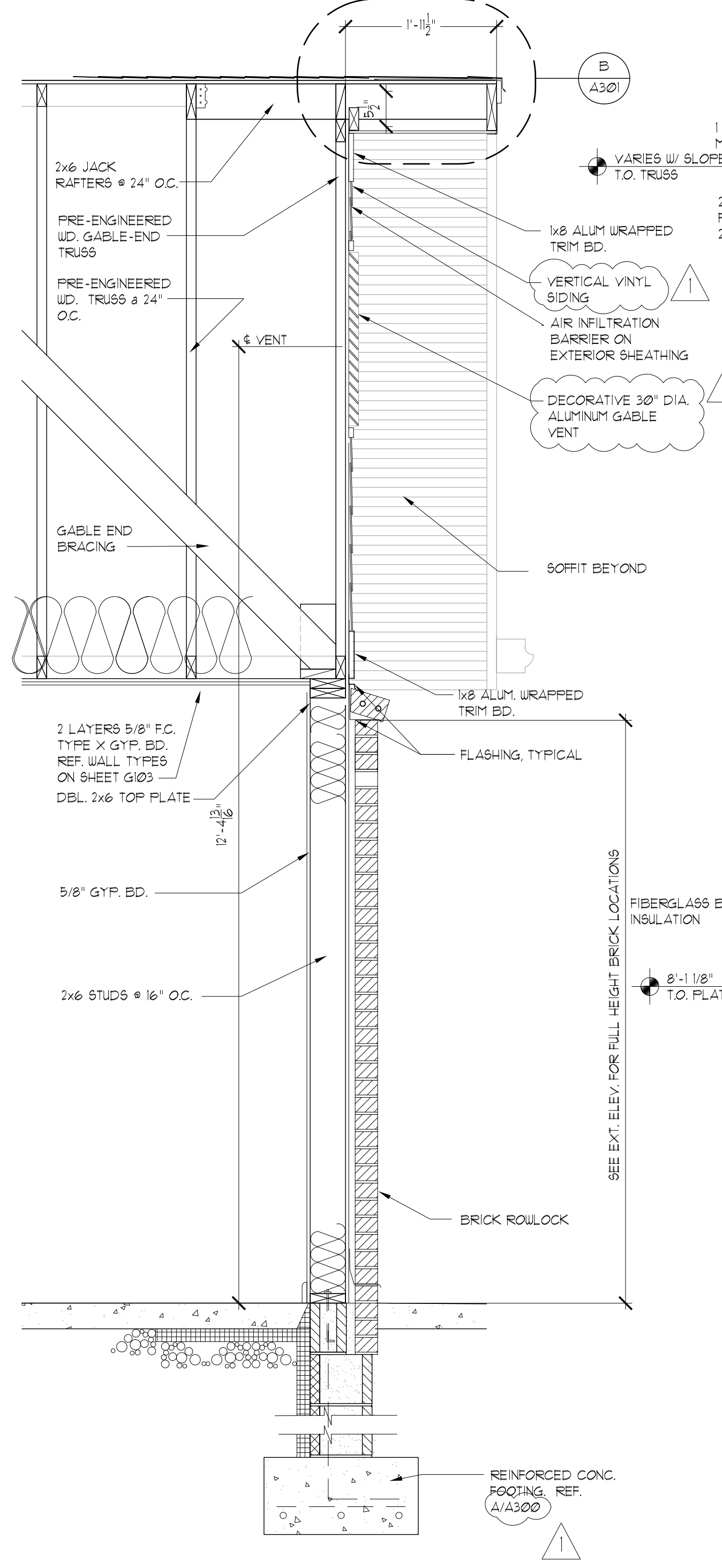
REVISION	DATE
A	ADDDUMJ NO. 1
	8/8/23

Permit Set	04/15/2023
PROJECT NUMBER	MG SL
DRAWN BY:	RB, JH

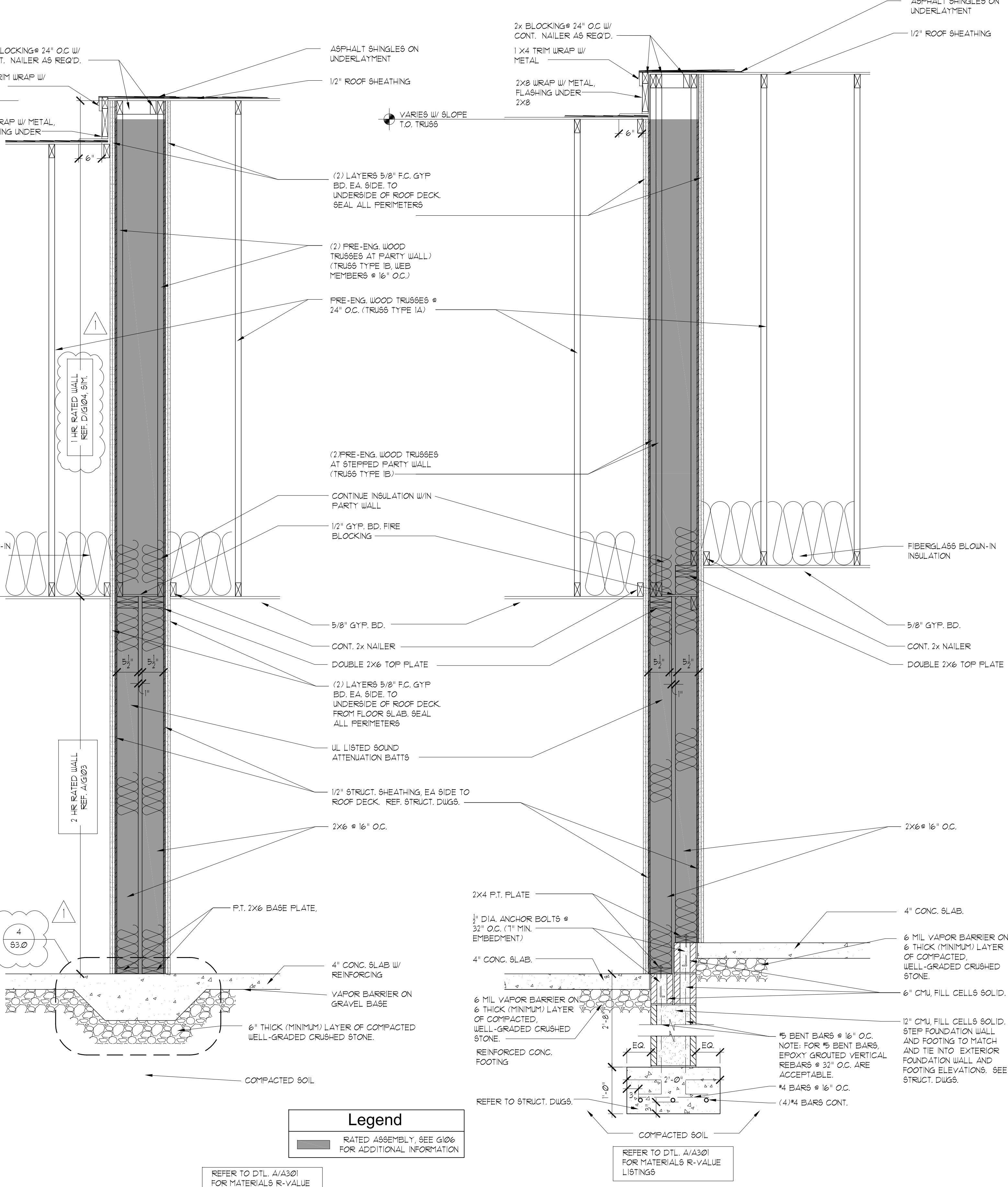
Sutton Landing
 AA (10) Highway, Maysville, KY
 Elevations: Stepped Buildings 4, 6 & 7



Typical Exterior Wall Section - Wainscot/Siding + R/U Values
SCALE: 3/4" = 1'-0"

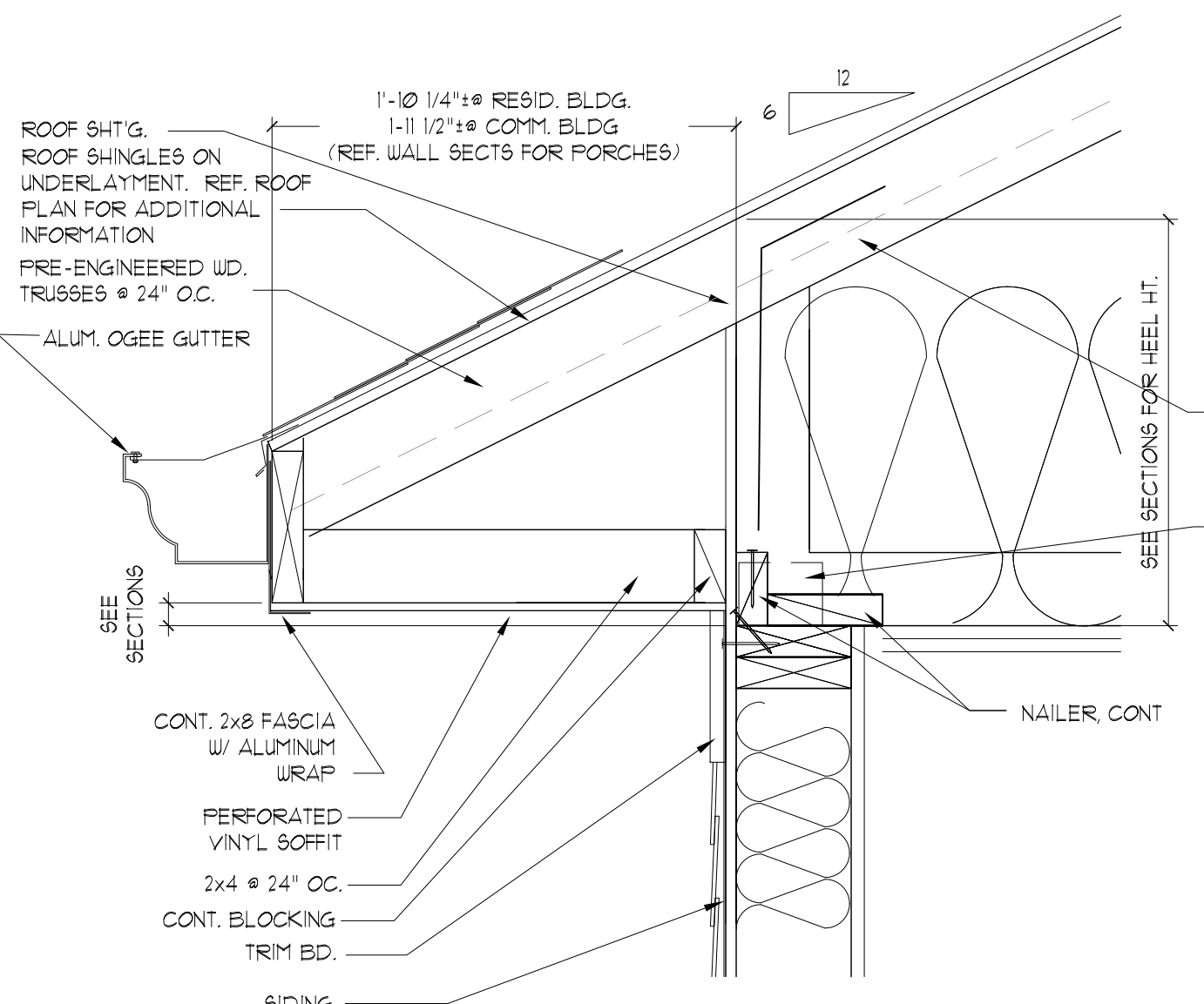


Wall Section Through Side Wall
SCALE: 3/4" = 1'-0"



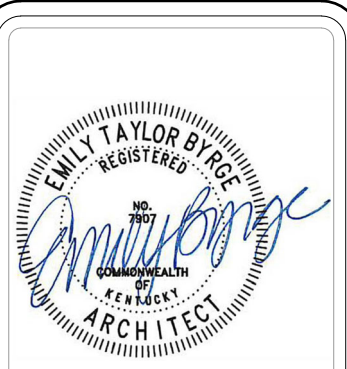
Typical Party Wall
SCALE: 3/4" = 1'-0"

Typical Stepped Party Wall
SCALE: 3/4" = 1'-0"



Typical Fascia Detail @ Siding (Brick Similar)
SCALE: 1 1/2" = 1'-0"

Legend	
	RATED ASSEMBLY, SEE G106 FOR ADDITIONAL INFORMATION



103 WIND HAVEN DR, STE 101
NICHOLASVILLE KY 40356
859.523.1500

REVISION	DATE
ADDENDUM NO. 1	8/8/23

Permit Set
04/15/2023

PROJECT NUMBER
MG SL
DRAWN BY: RB, JH

Sutton Landing
AA (10) Highway, Maysville, KY
Wall Sections

SHEET NUMBER

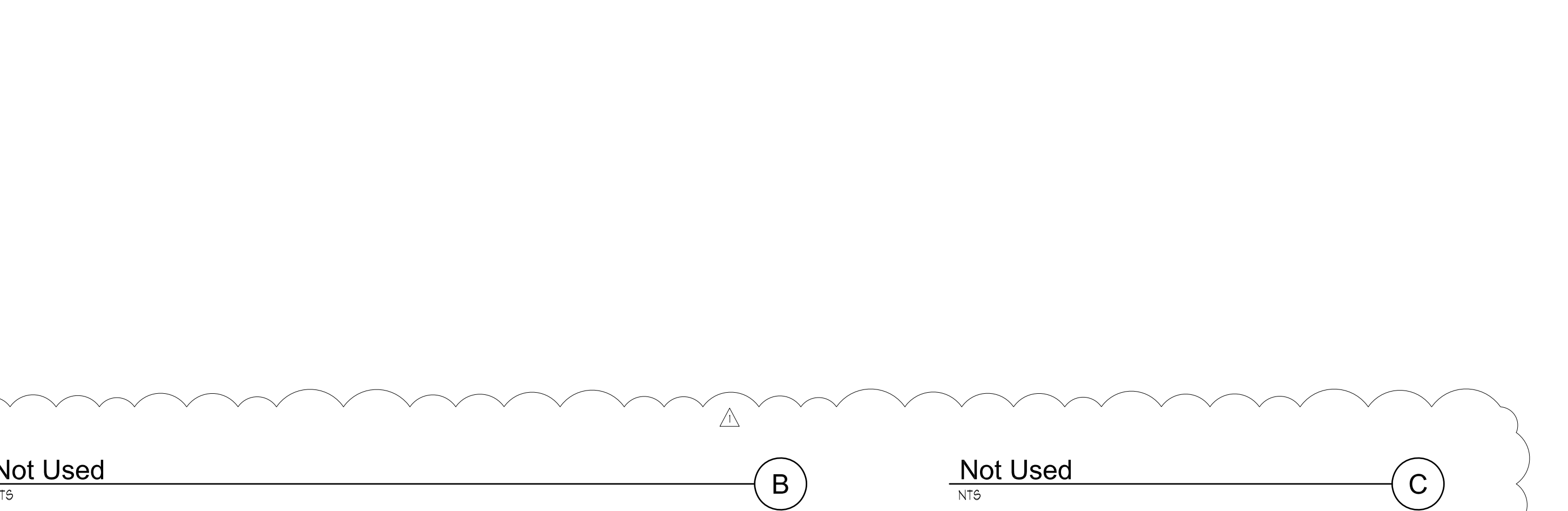
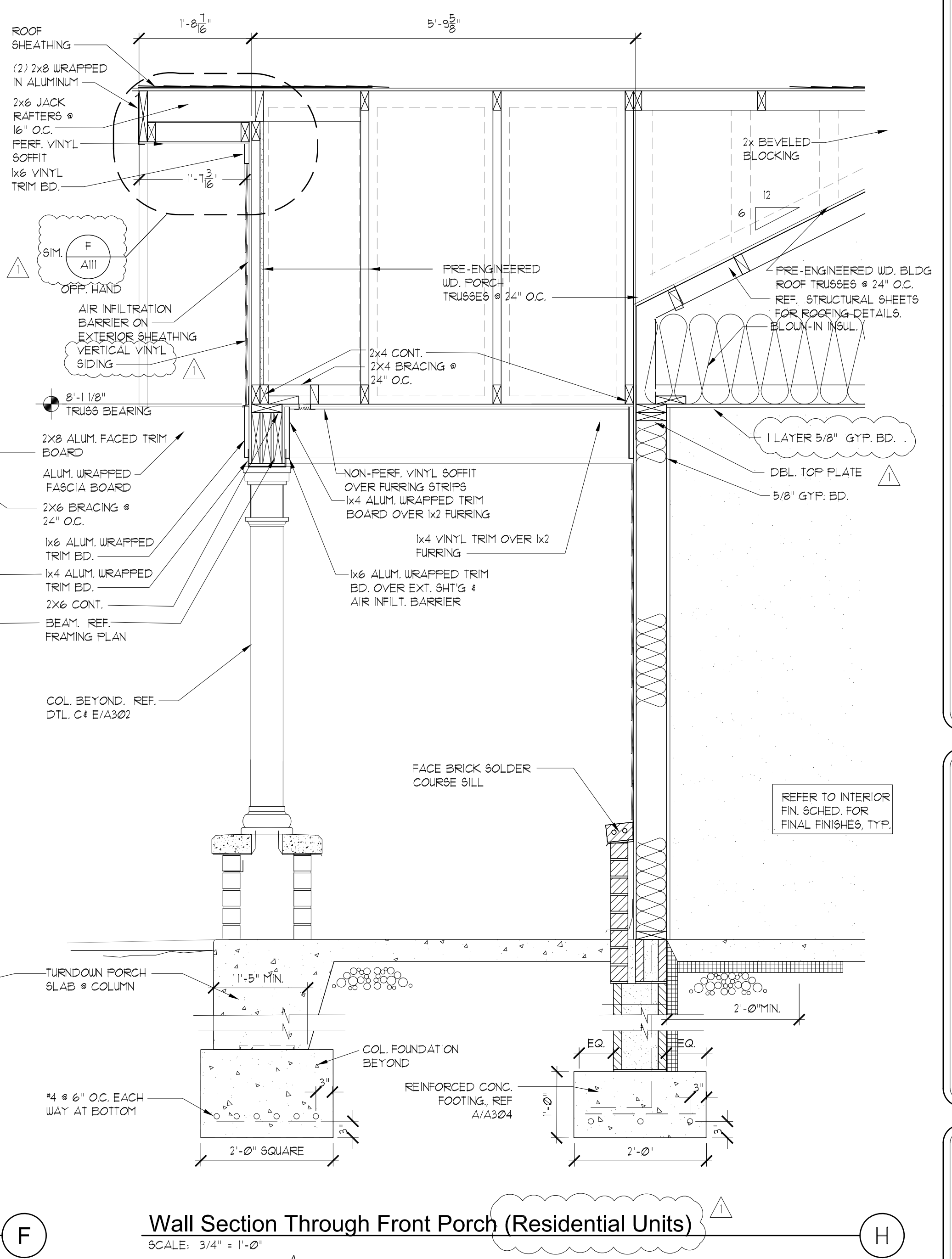
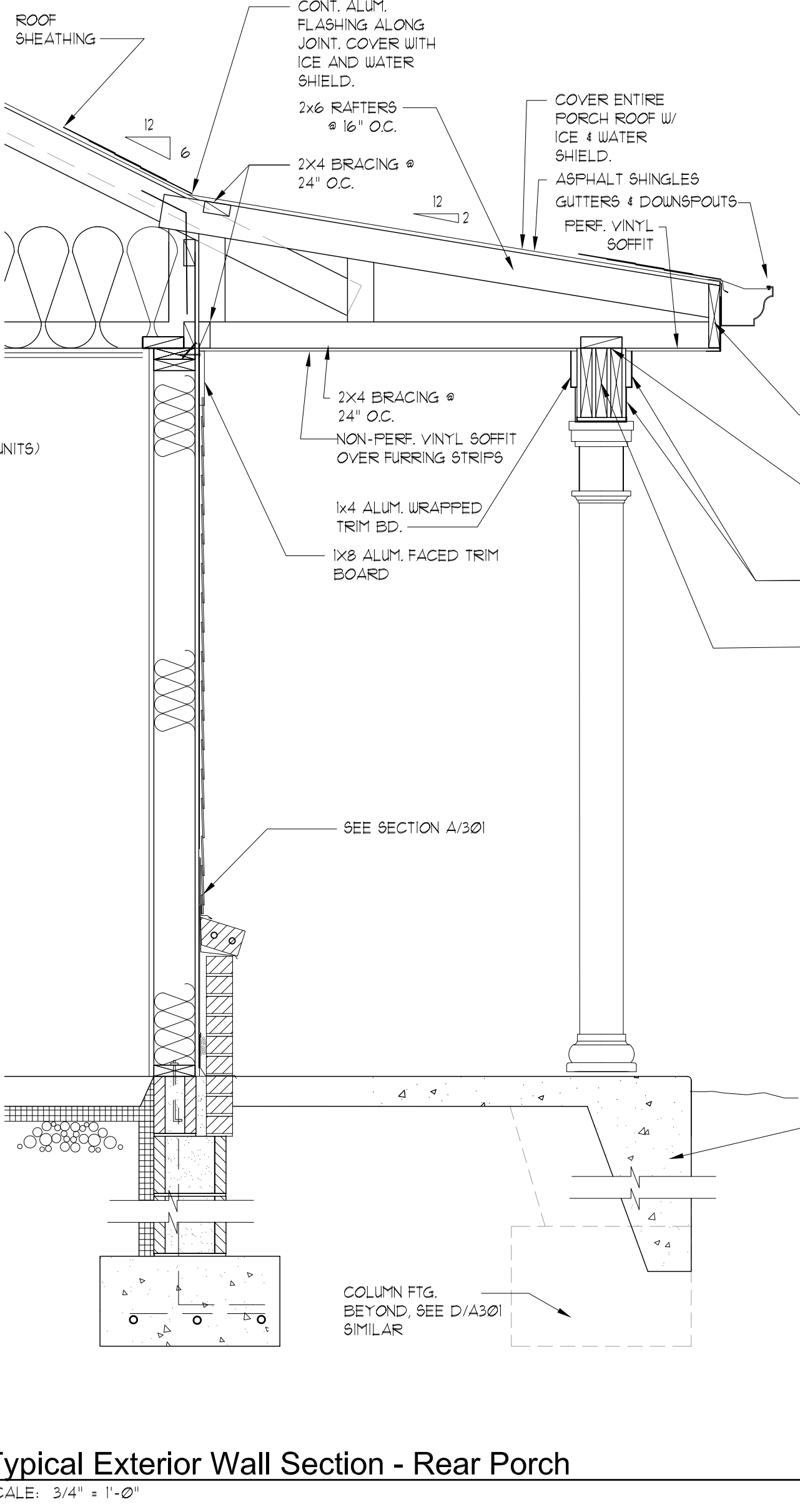
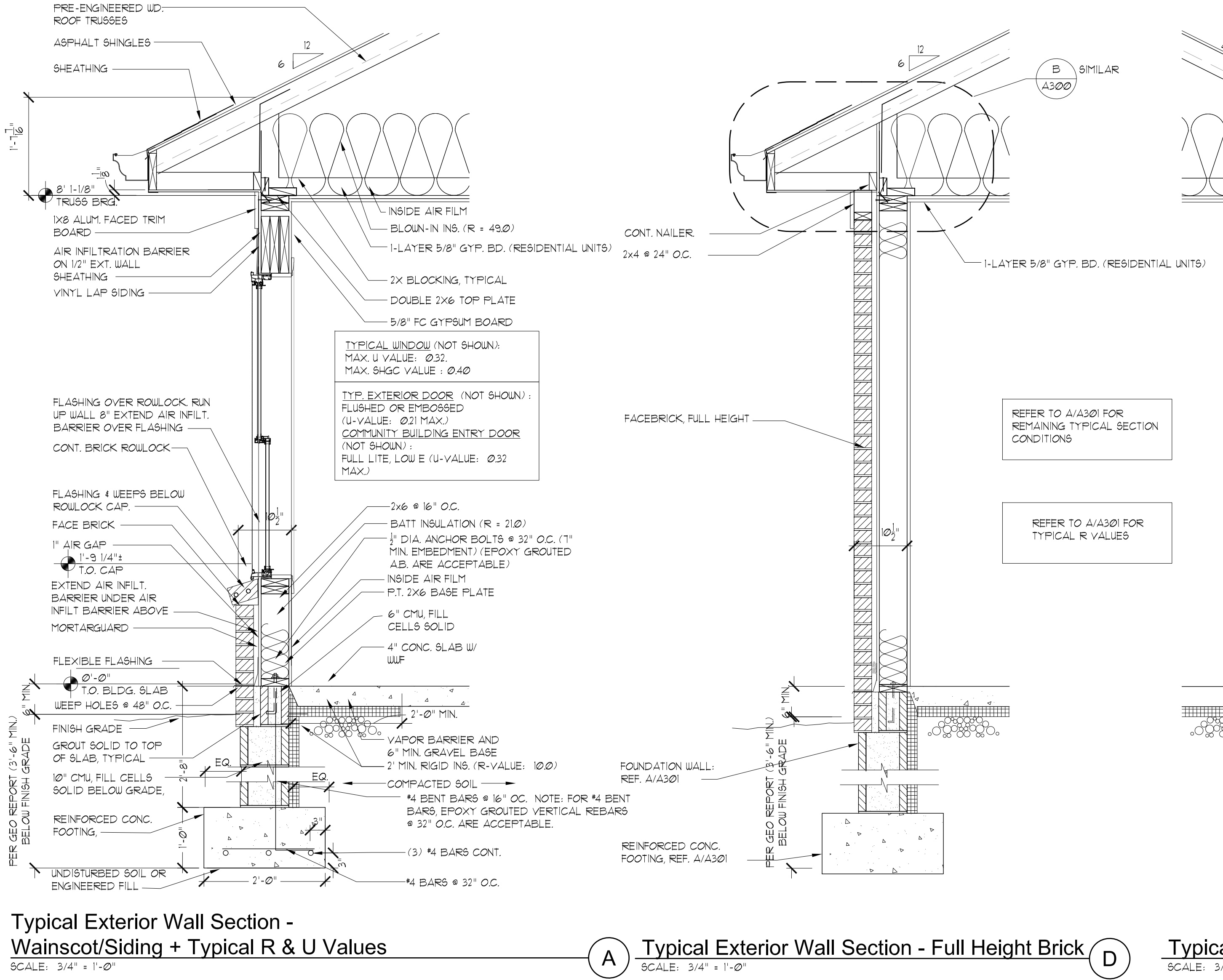
A300

REVISION	DATE
ADDENDUM NO. 1	8/8/23

Permit Set
04/15/2023

PROJECT NUMBER
MG SL

DRAWN BY: RB, JH



Not Used
NTS

B

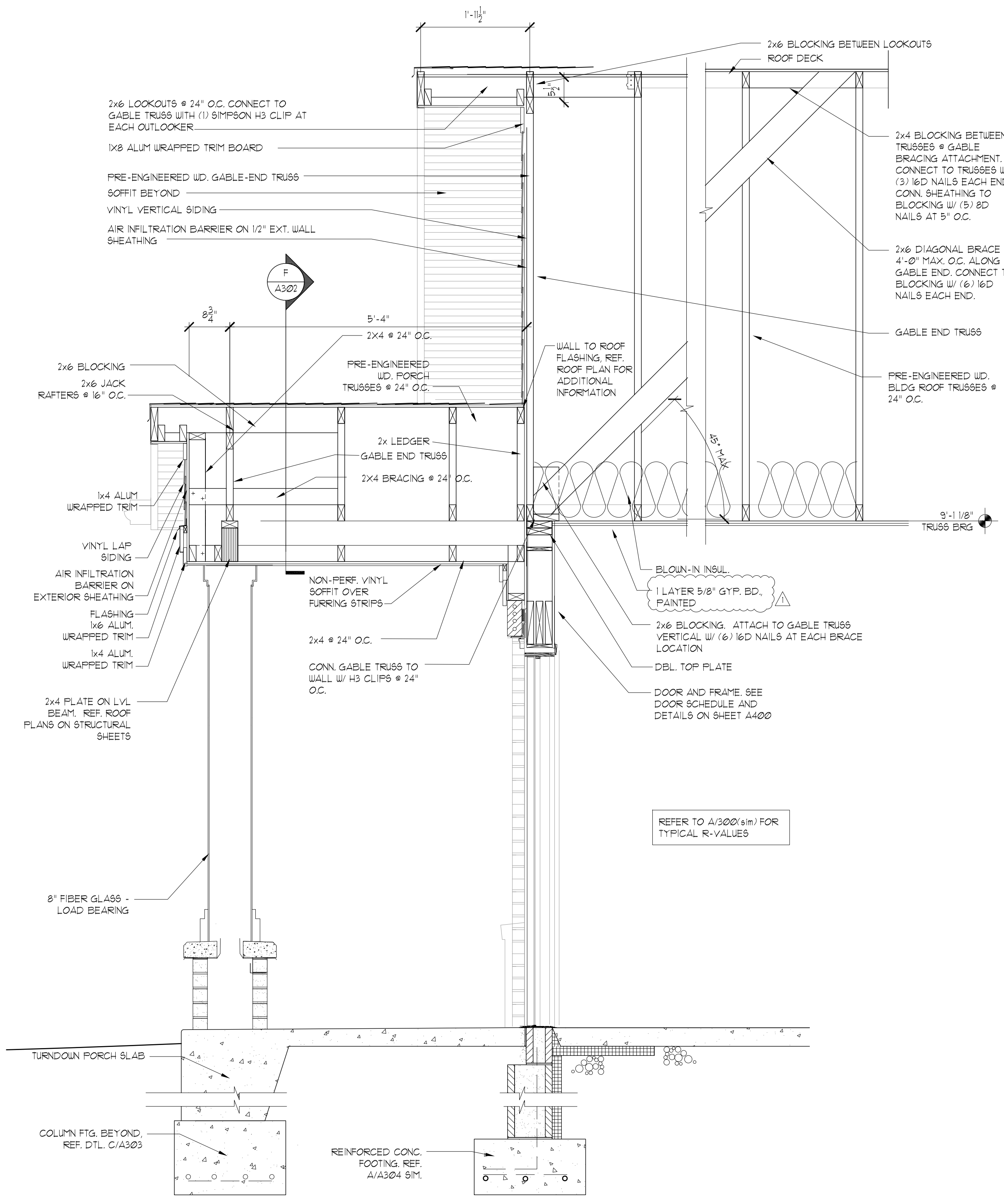
Not Used
NTS

C

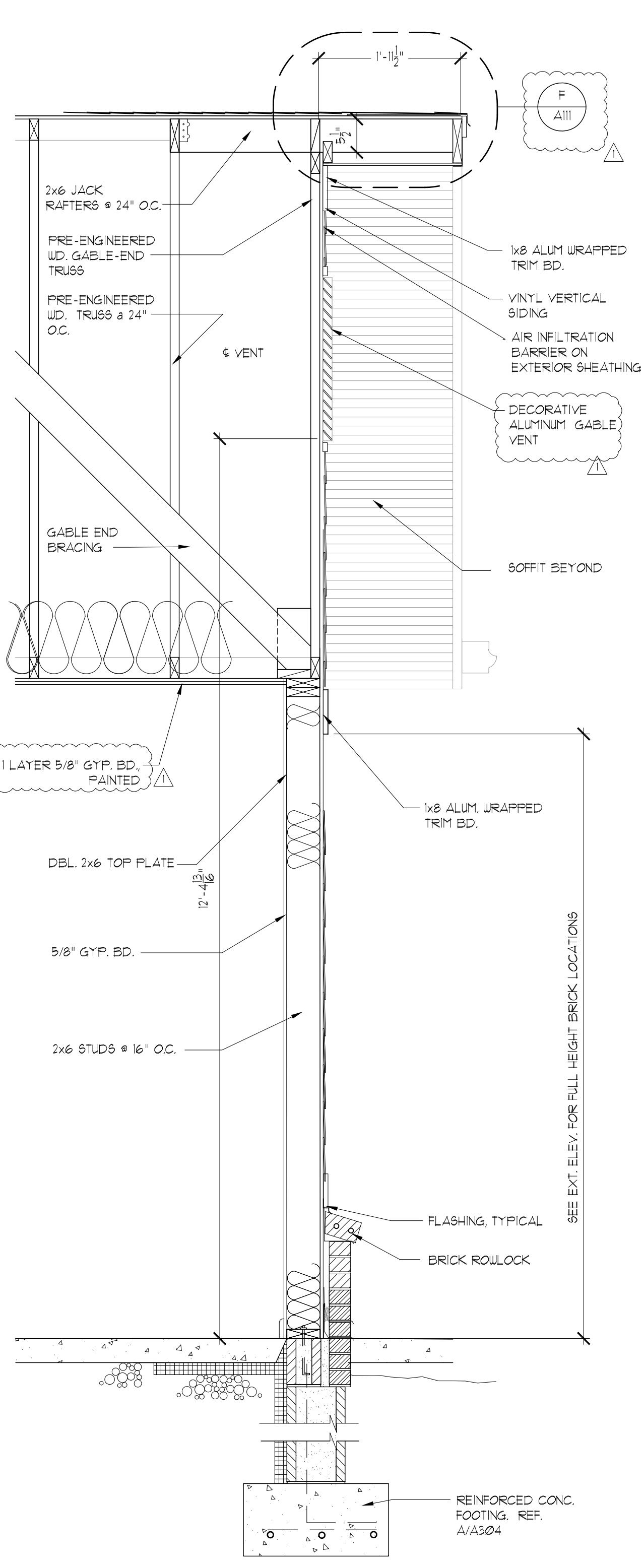
E

Roof to Wall Detail
NTS

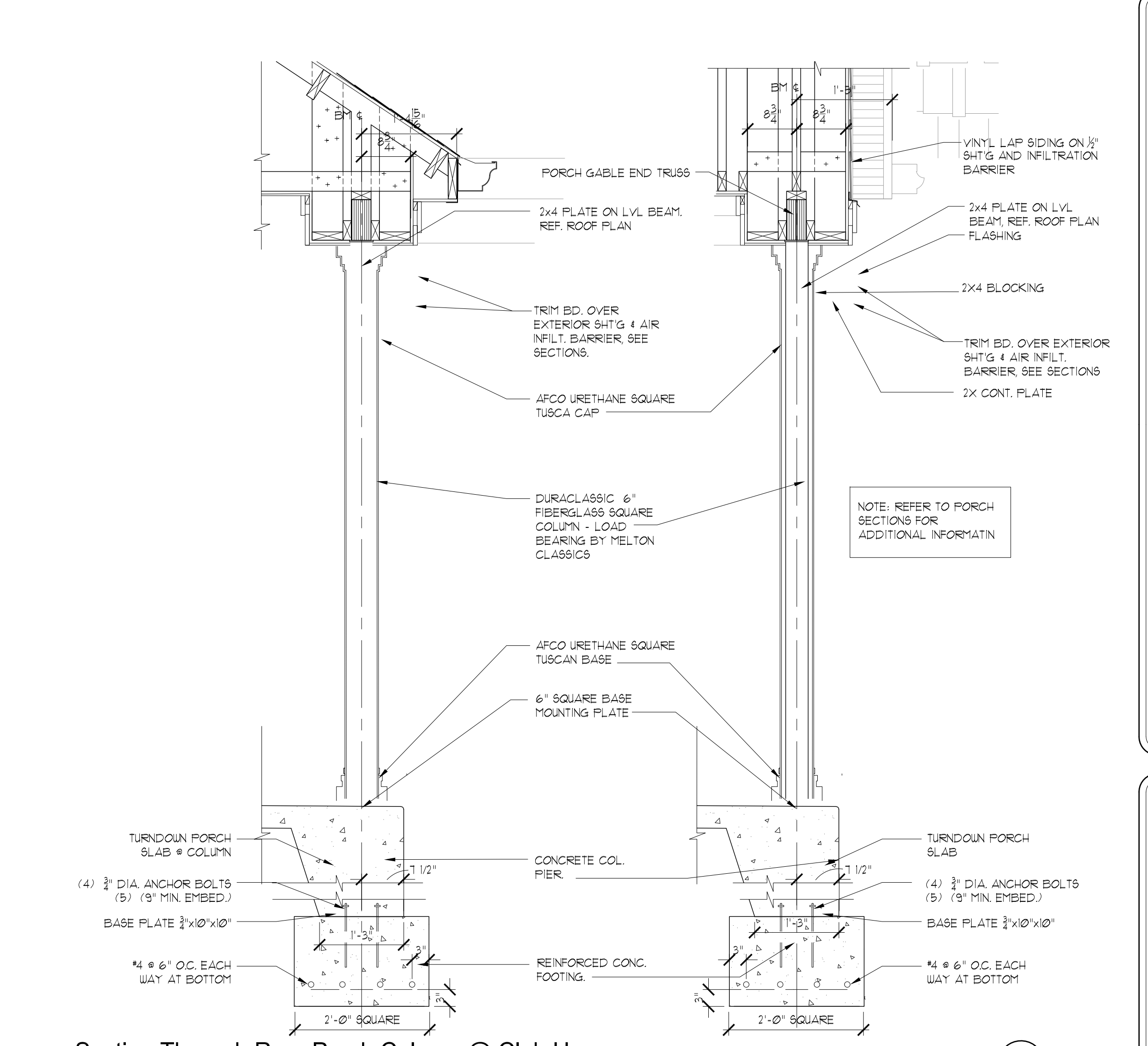
G



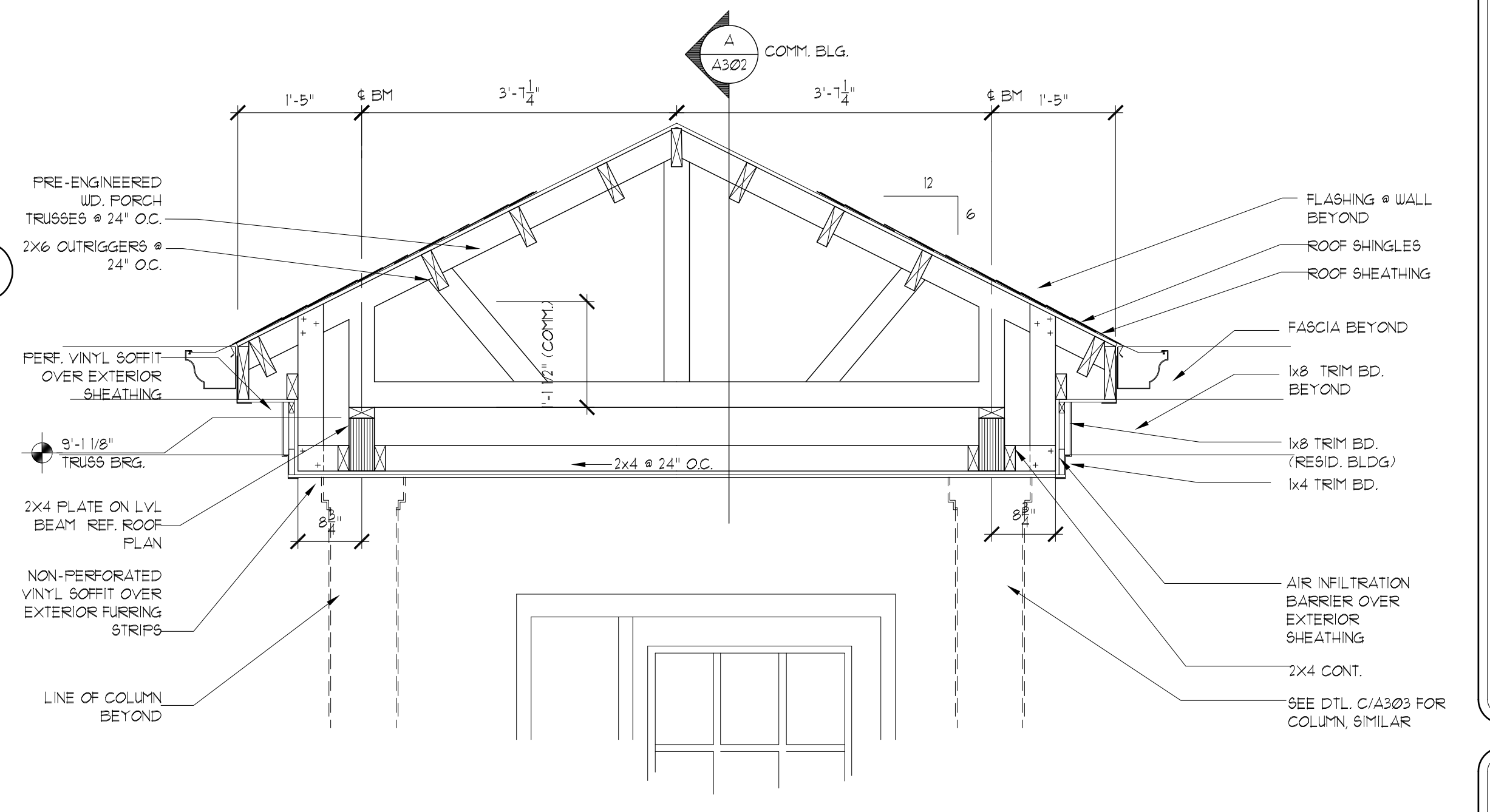
Clubhouse Building
Wall Section Through Side Porch
SCALE: 3/4" = 1'-0"



Clubhouse Building
Wall Section Through Side Wall
SCALE: 3/4" = 1'-0"



Section Through Rear Porch Column @ Club House
SCALE: 3/4" = 1'-0"

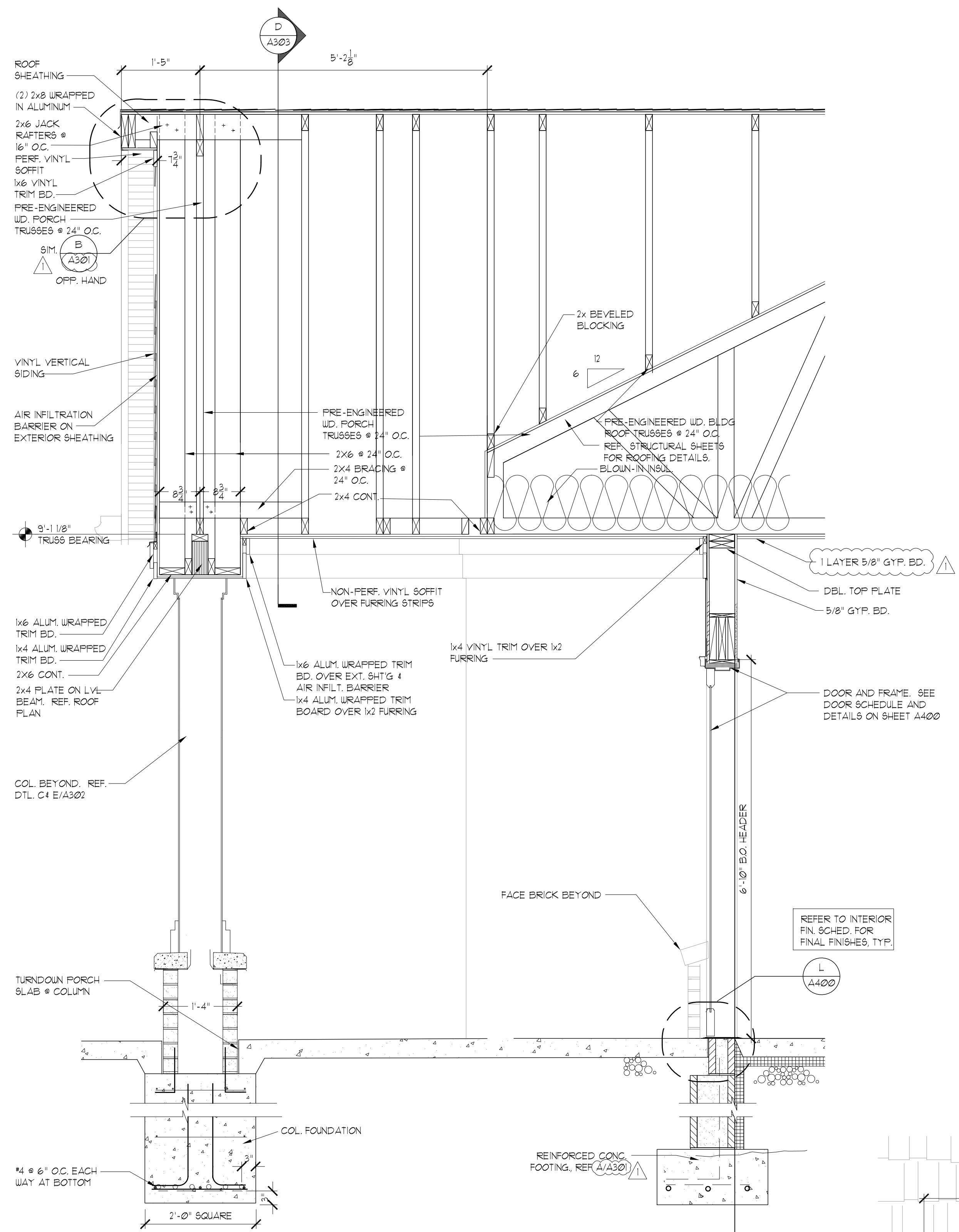


Wall Section Through Clubhouse Side Porch, Sim
SCALE: 3/4" = 1'-0"

Not Used
NTS

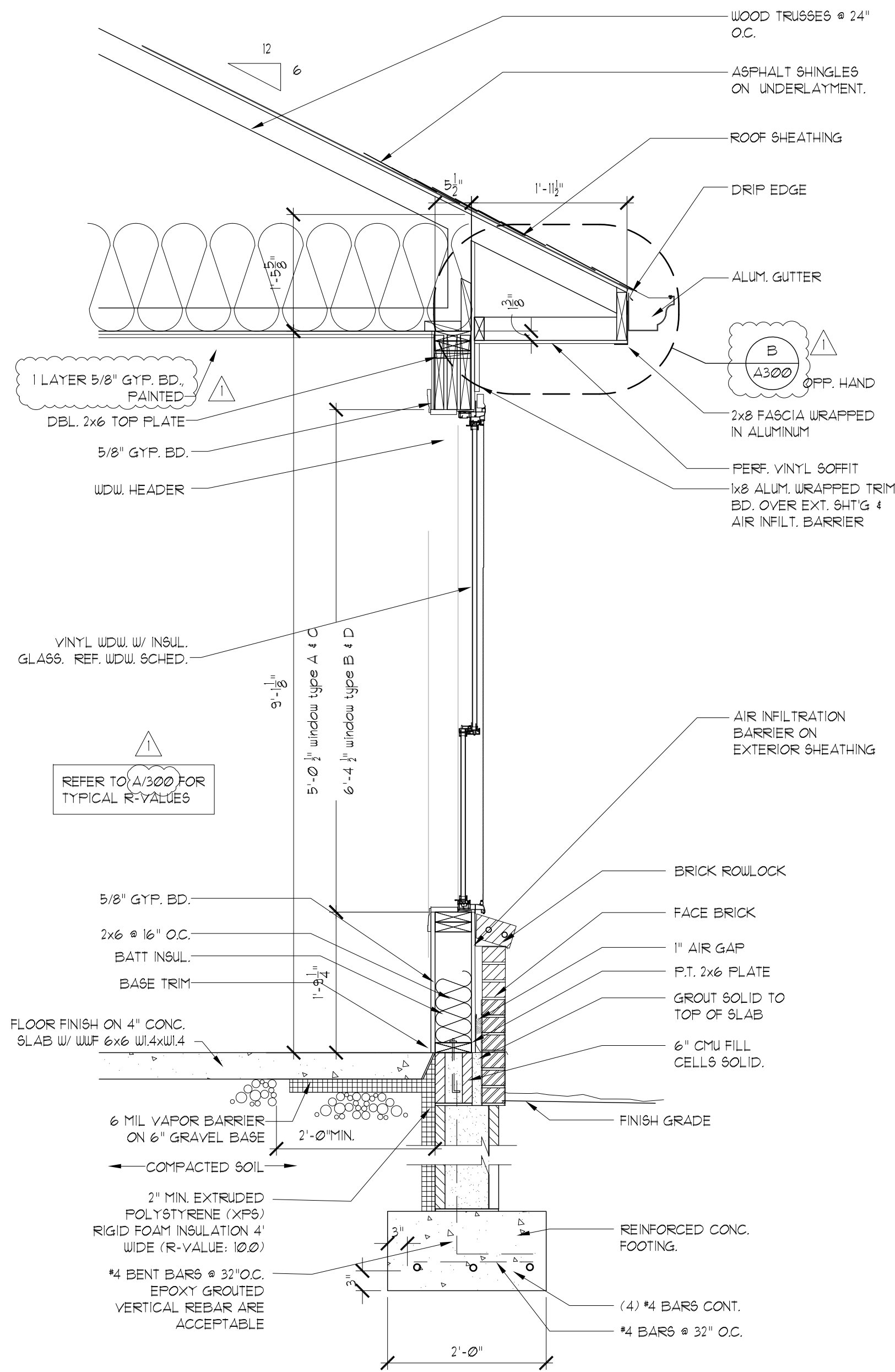
B

F



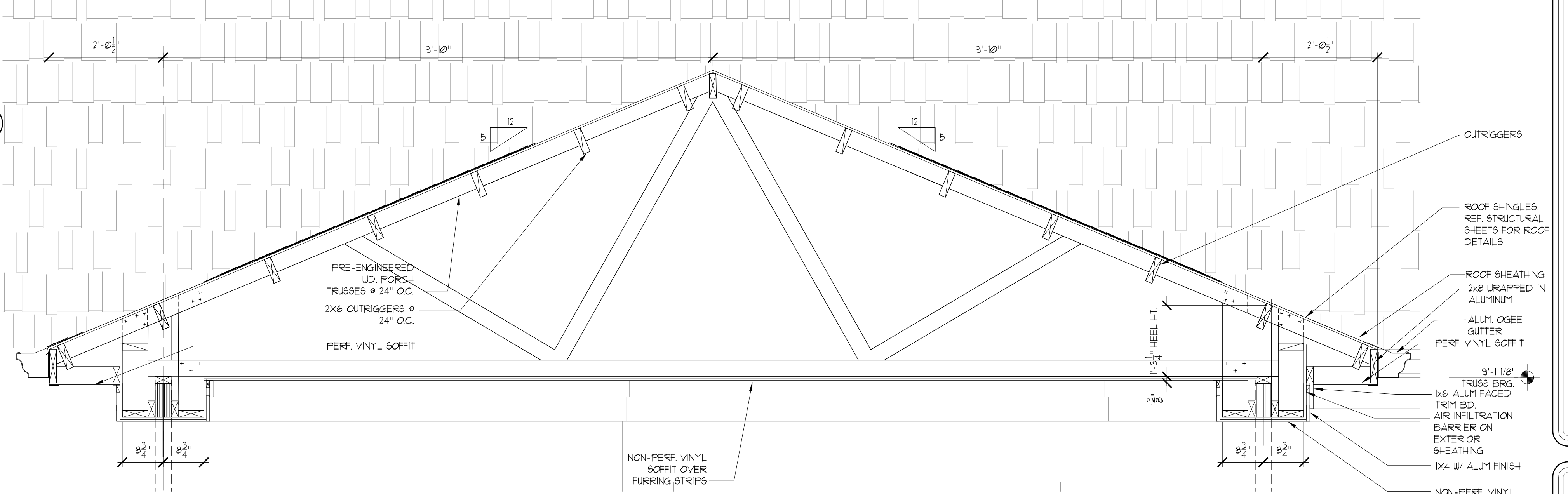
Clubhouse Building: Wall Section Through Front Porch

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



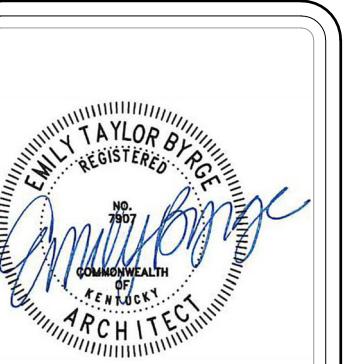
Clubhouse Building Wall Section

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



Clubhouse Building: Front Porch Section

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



103 WIND HAVEN DR, STE 101
NICHOLASVILLE KY 40356
859.523.1500

REVISION	DATE
ADDENDUM NO 1	8/8/23

Permit Set
04/15/2023

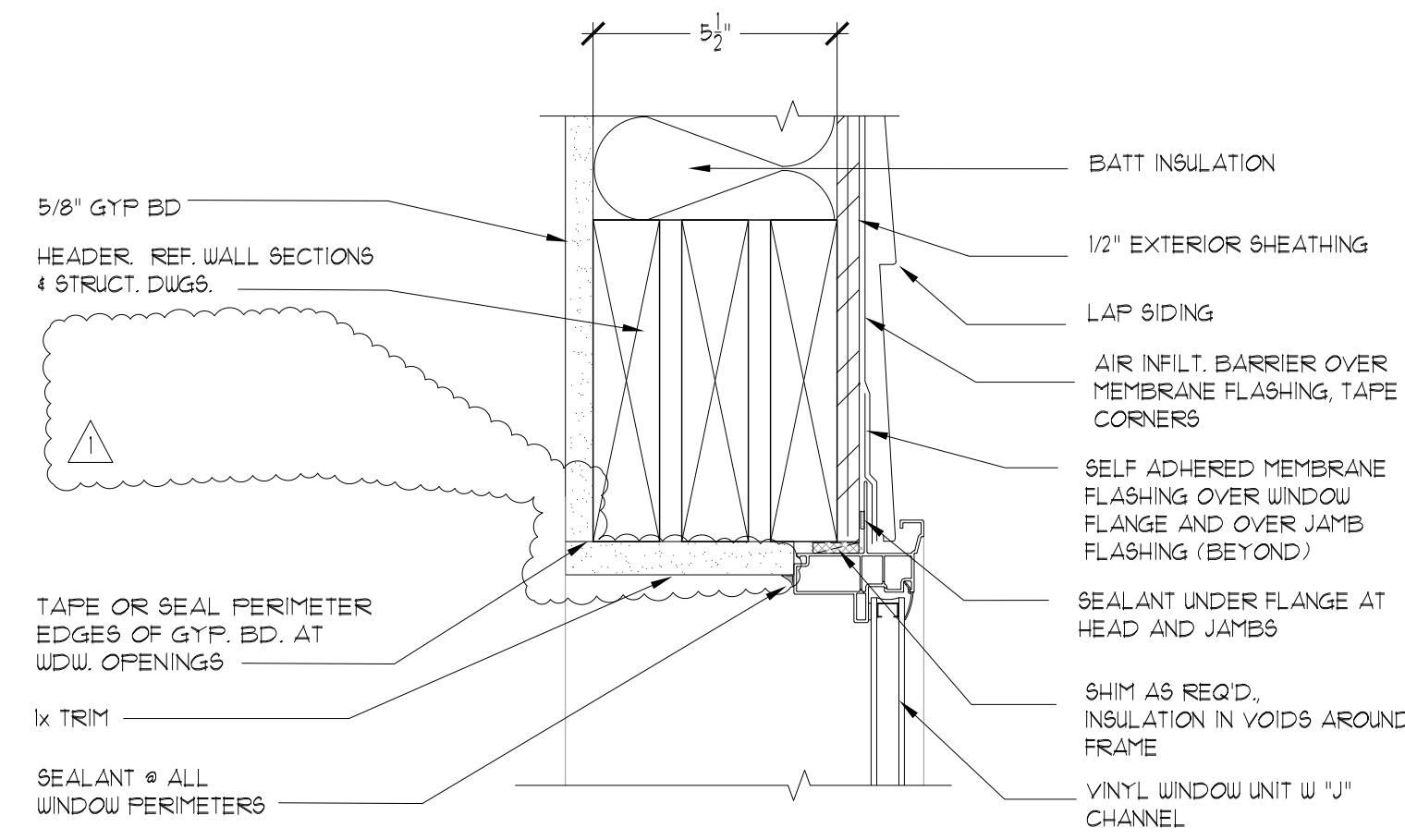
PROJECT NUMBER
MG SL

DRAWN BY: RB, JH

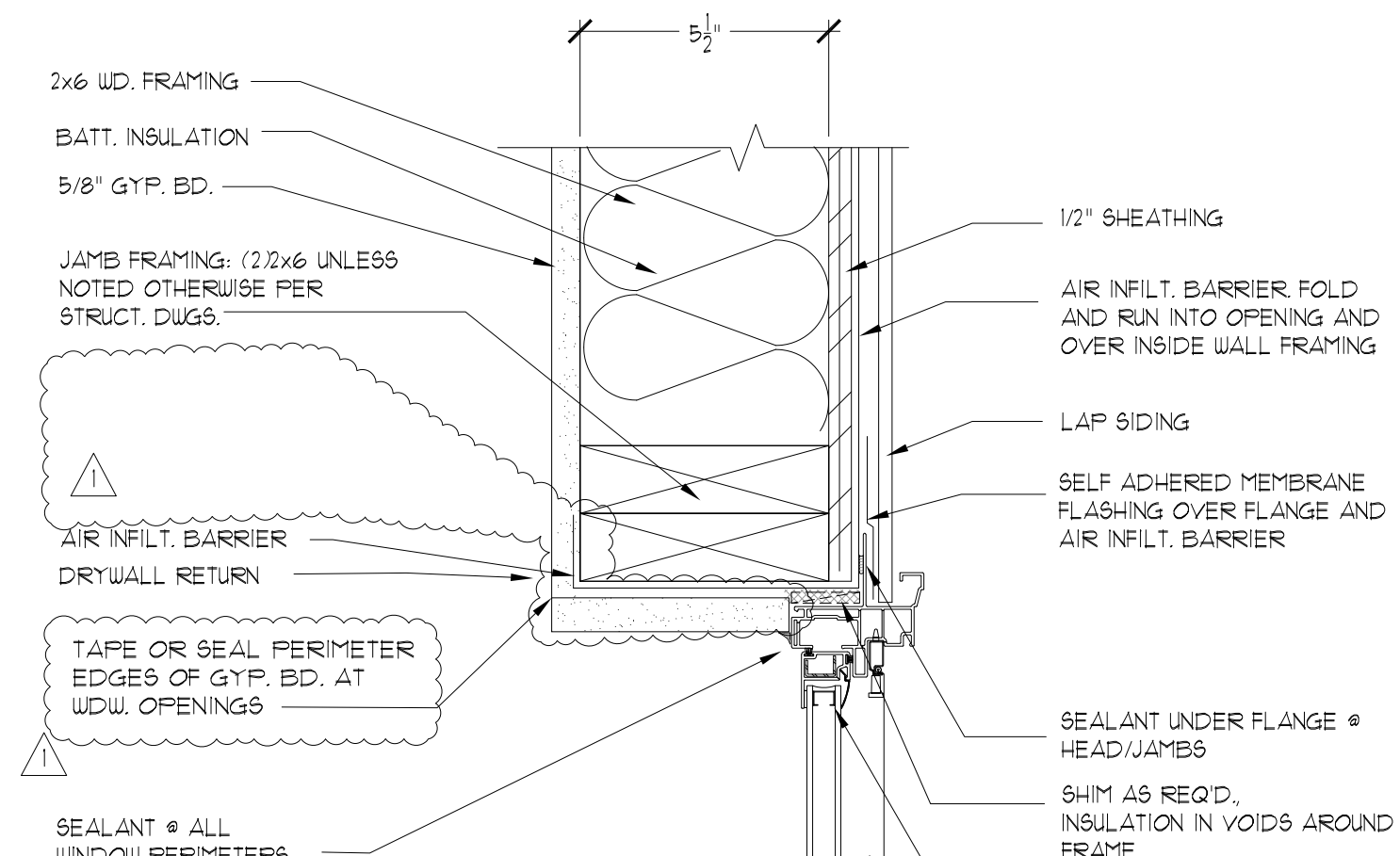
Sutton Landing
AA (10) Highway, Maysville, KY
Clubhouse - Porch Sections

SHEET NUMBER

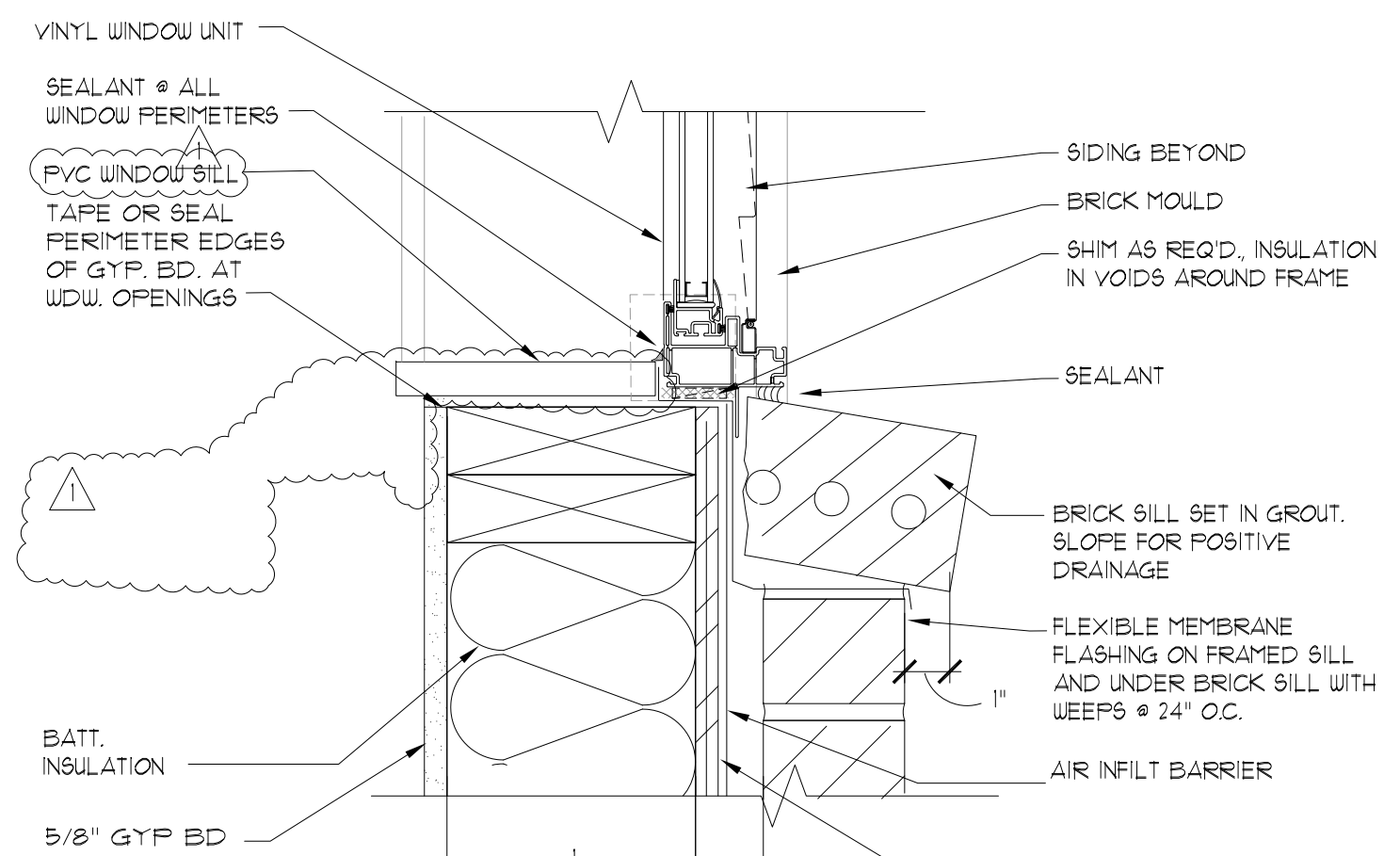
A303



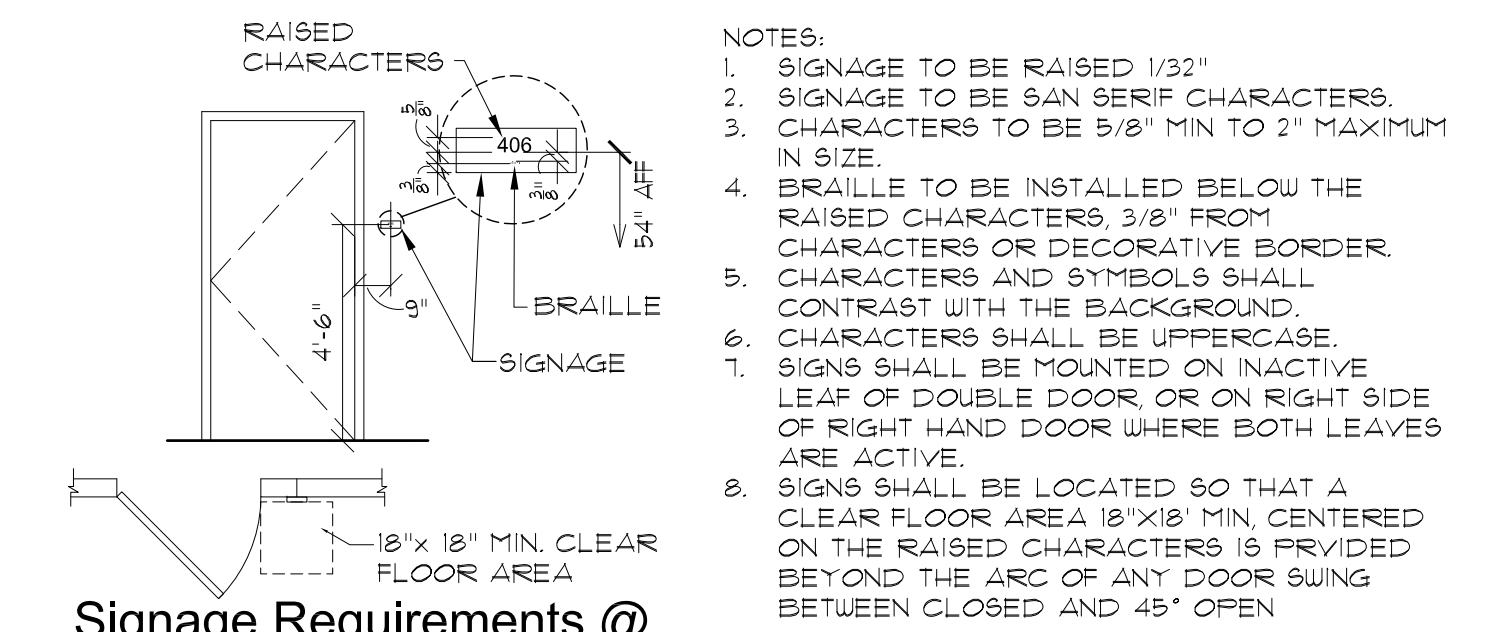
Window Head-Vinyl Siding
SCALE: 1 1/2" = 1'-0"



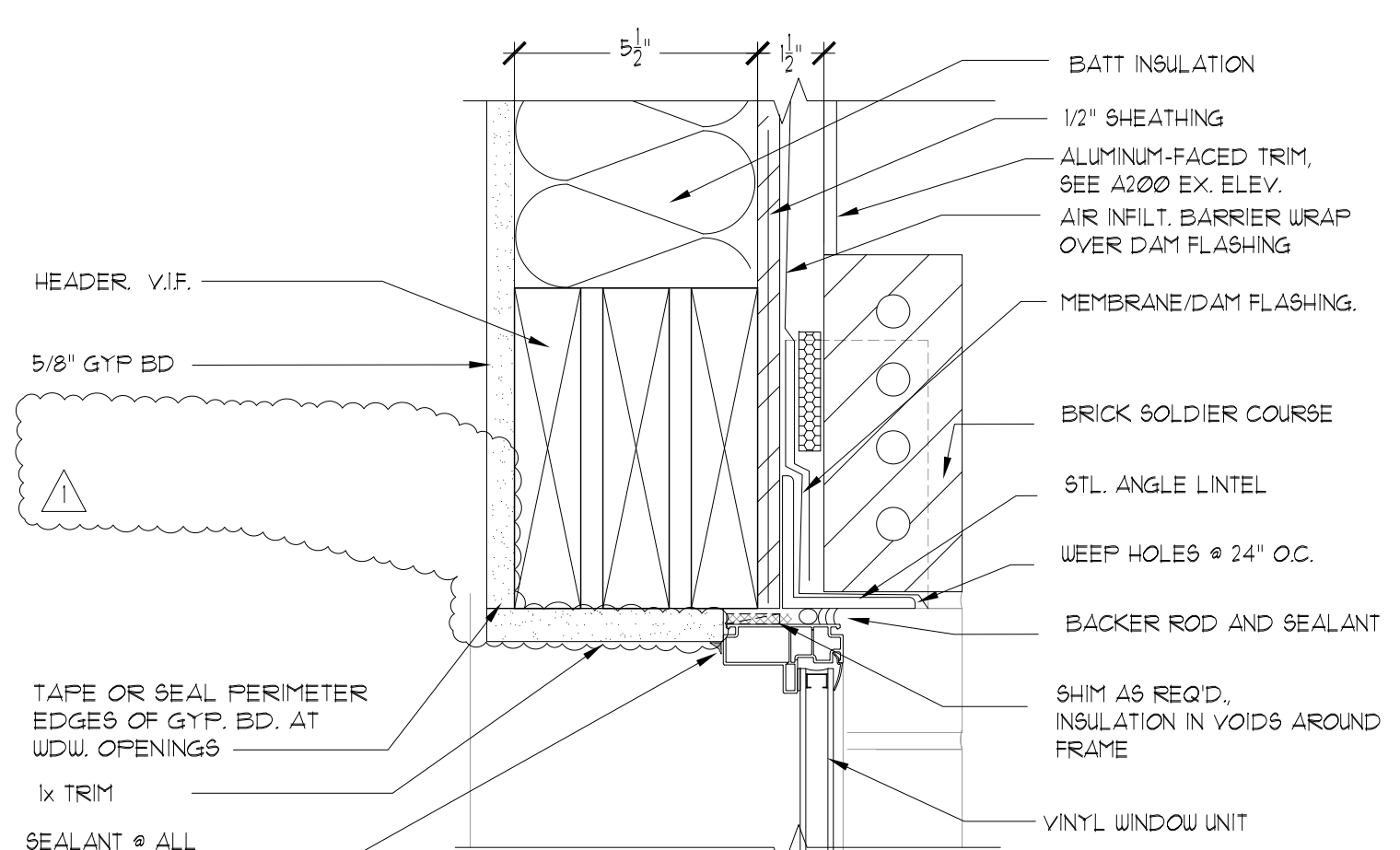
Window Jamb-Vinyl Siding
SCALE: 3" = 1'-0"



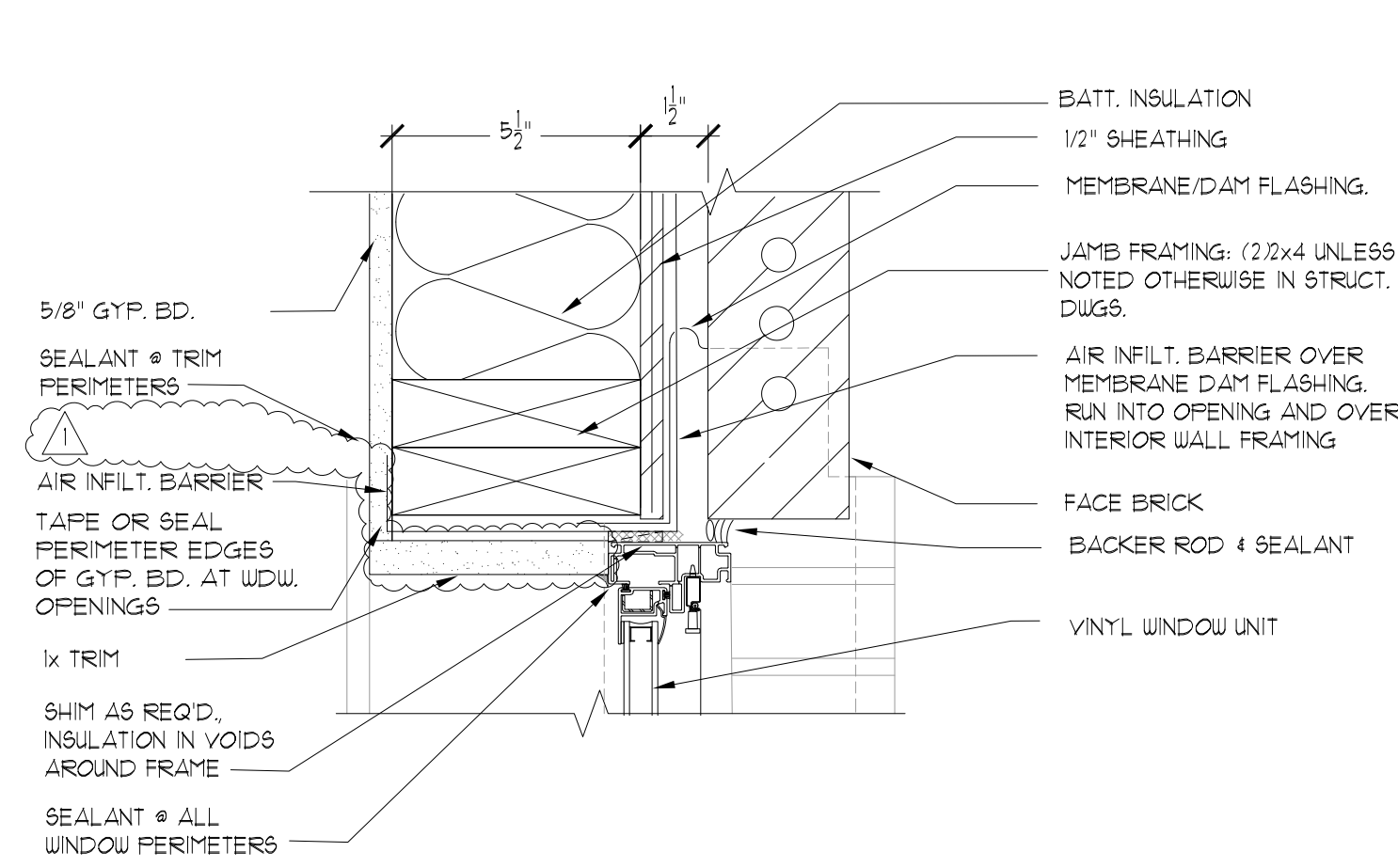
Window Sill - Wainscot Condition
SCALE: 1 1/2" = 1'-0"



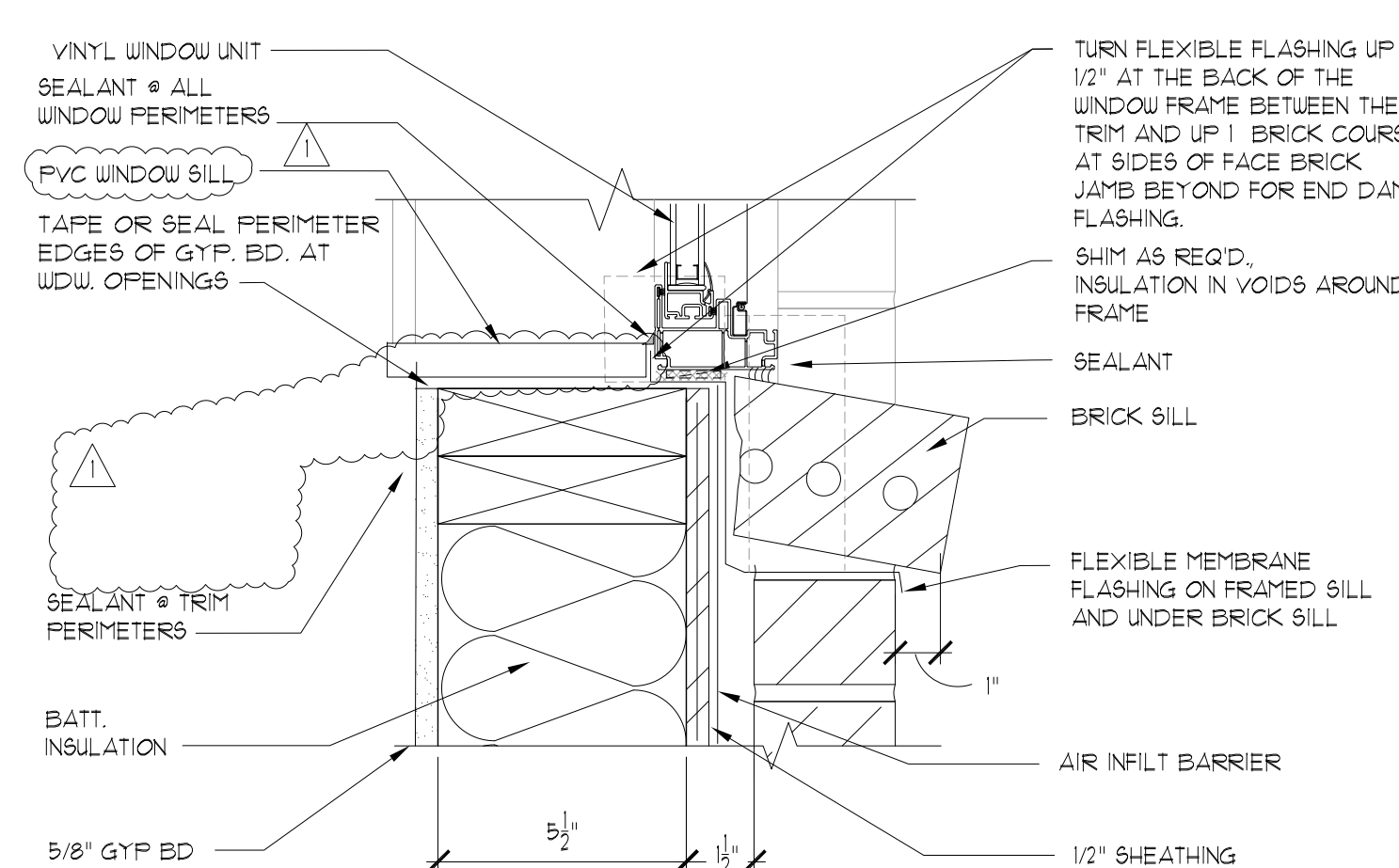
Signage Requirements @ Accessible & Sensory- Impaired Units
SCALE: 1/4" = 1'-0"



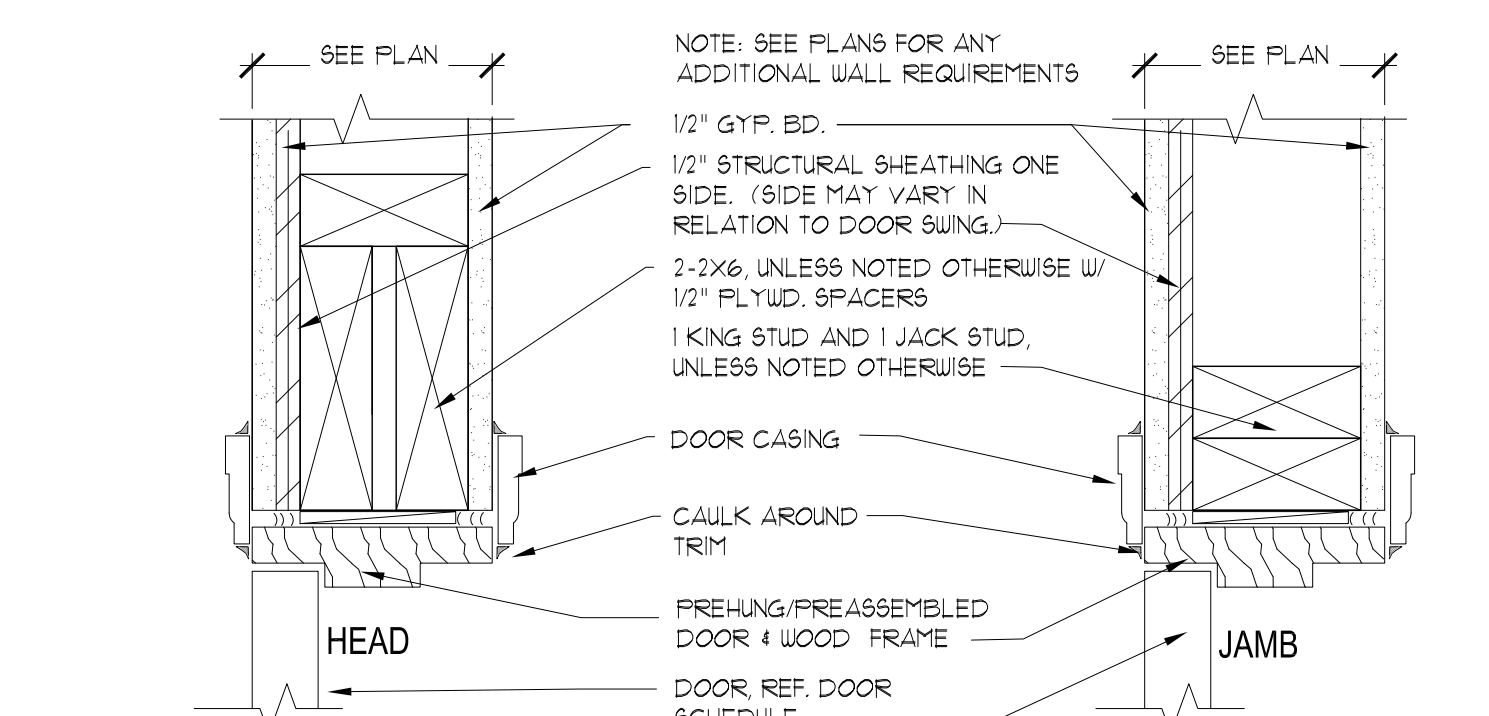
Window Head-Brick
SCALE: 1 1/2" = 1'-0"



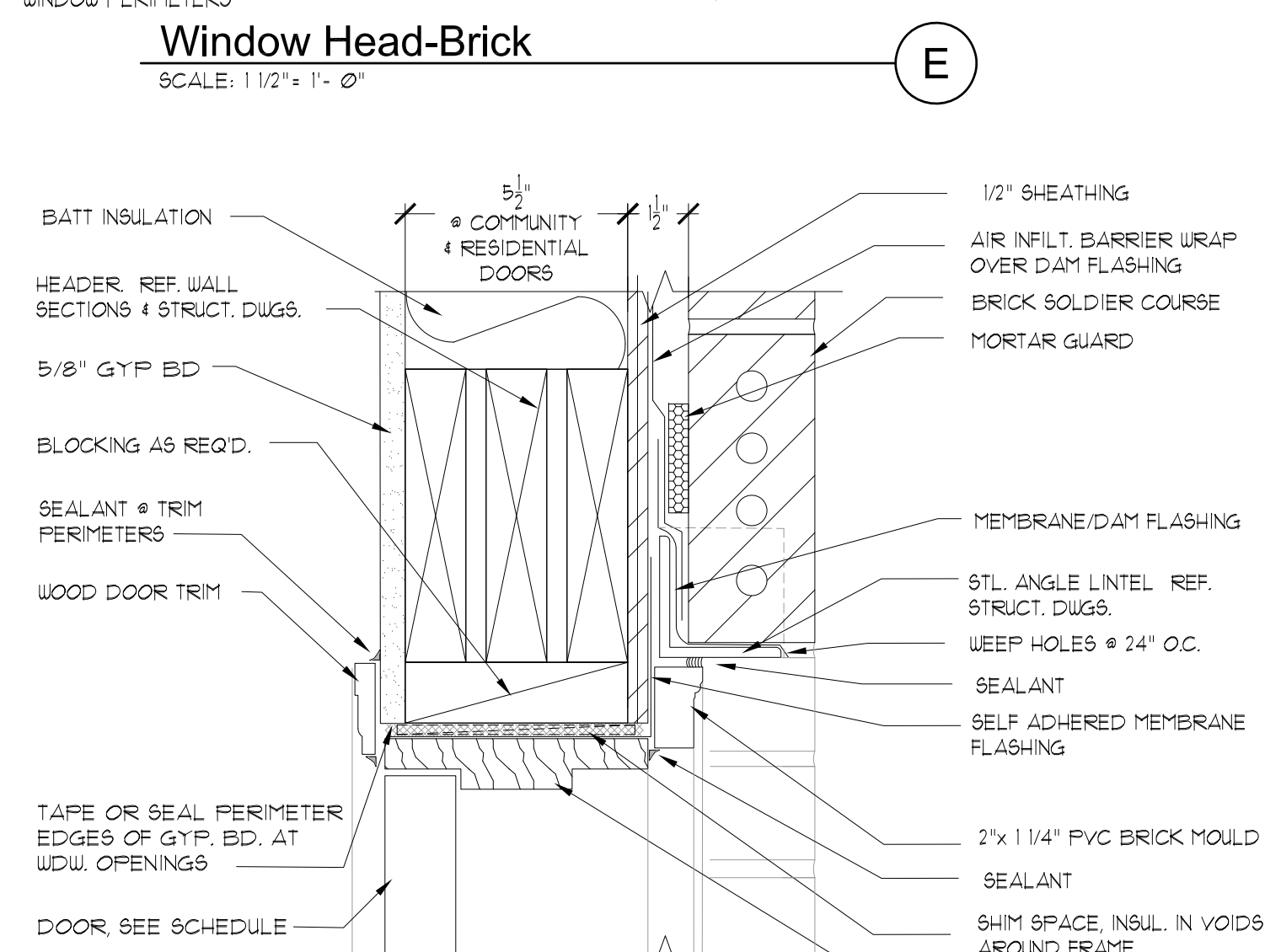
Window Jamb-Brick
SCALE: 1 1/2" = 1'-0"



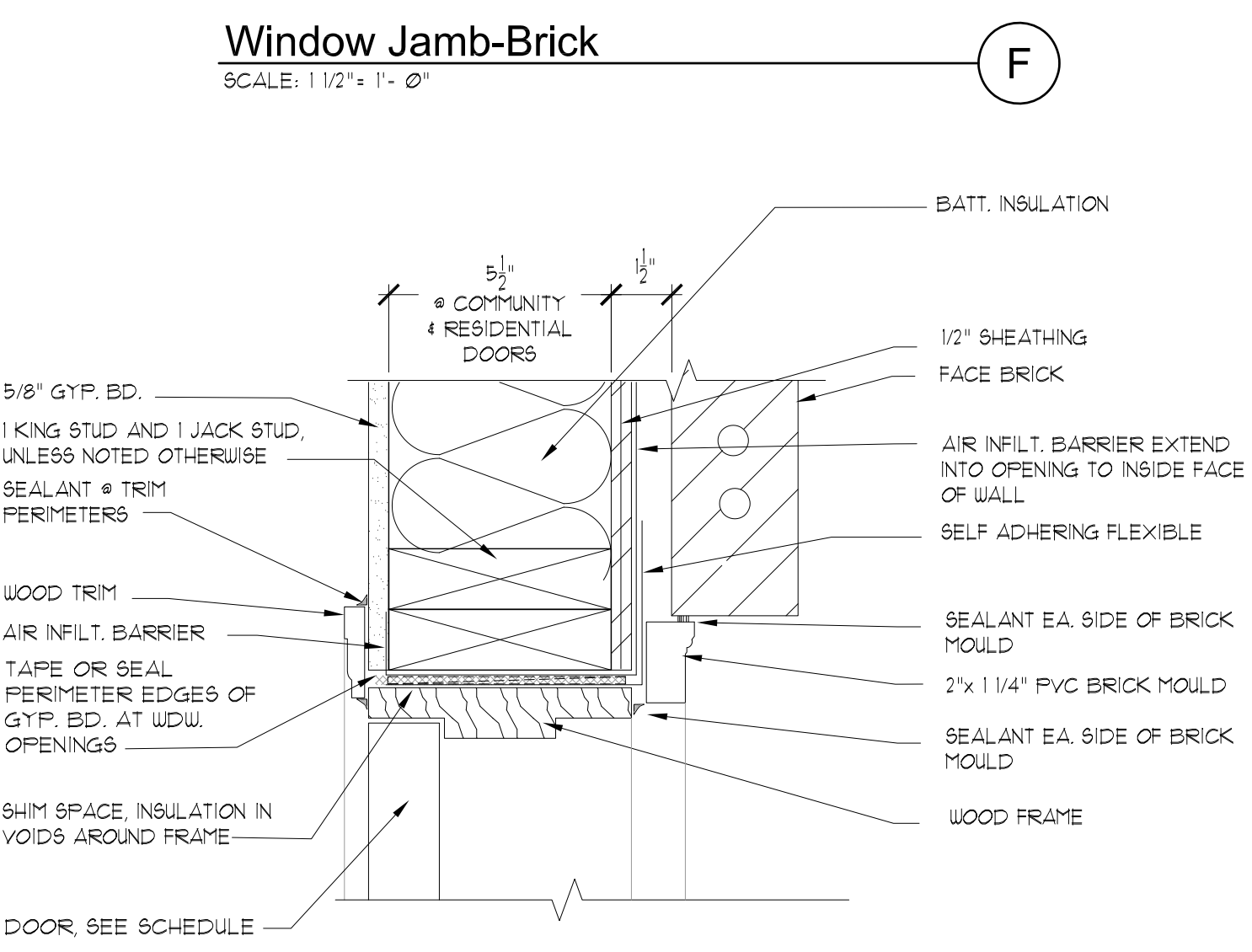
Window Sill-Brick
SCALE: 1 1/2" = 1'-0"



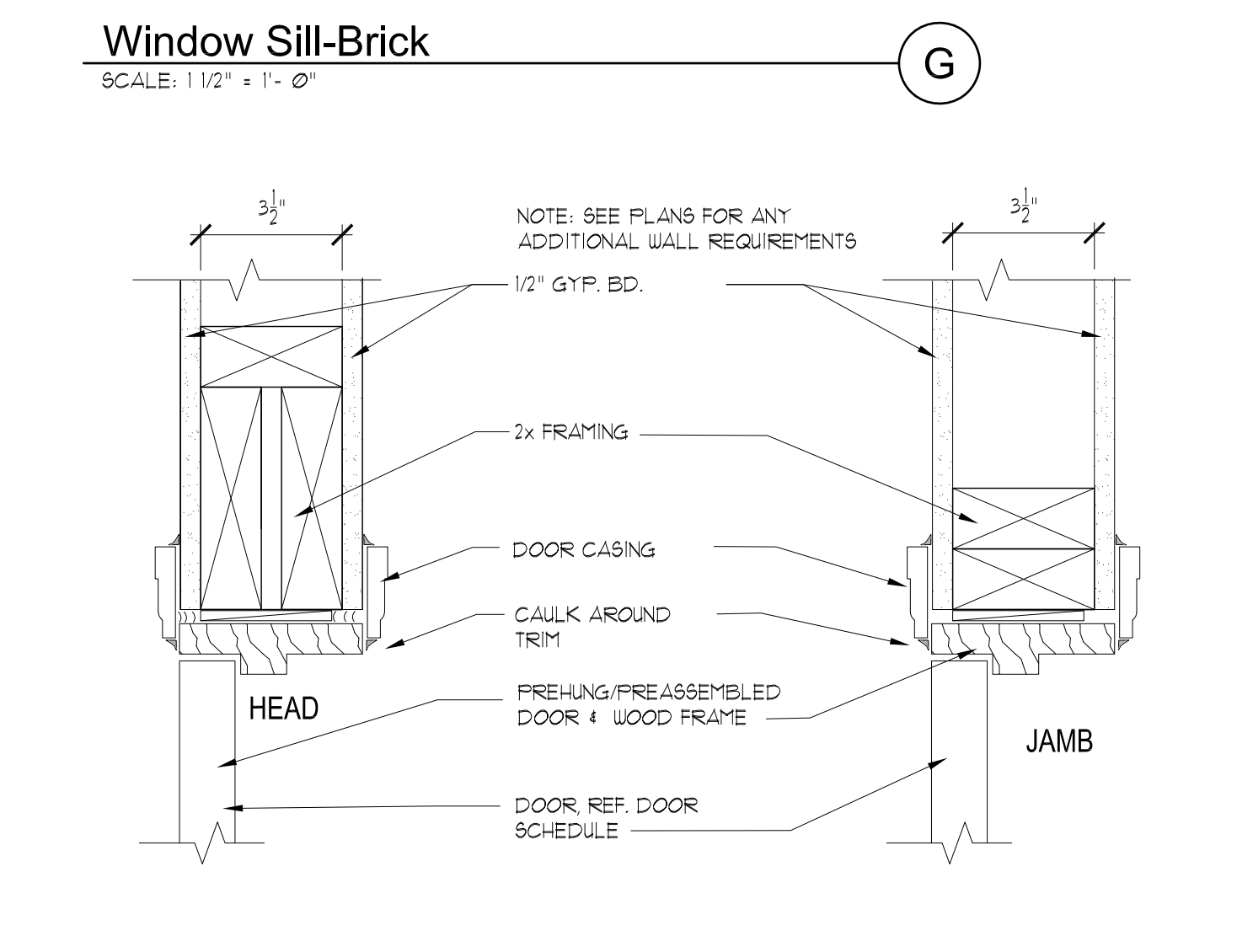
Interior Door Head/Jamb @ Shear Wall
SCALE: 3" = 1'-0"



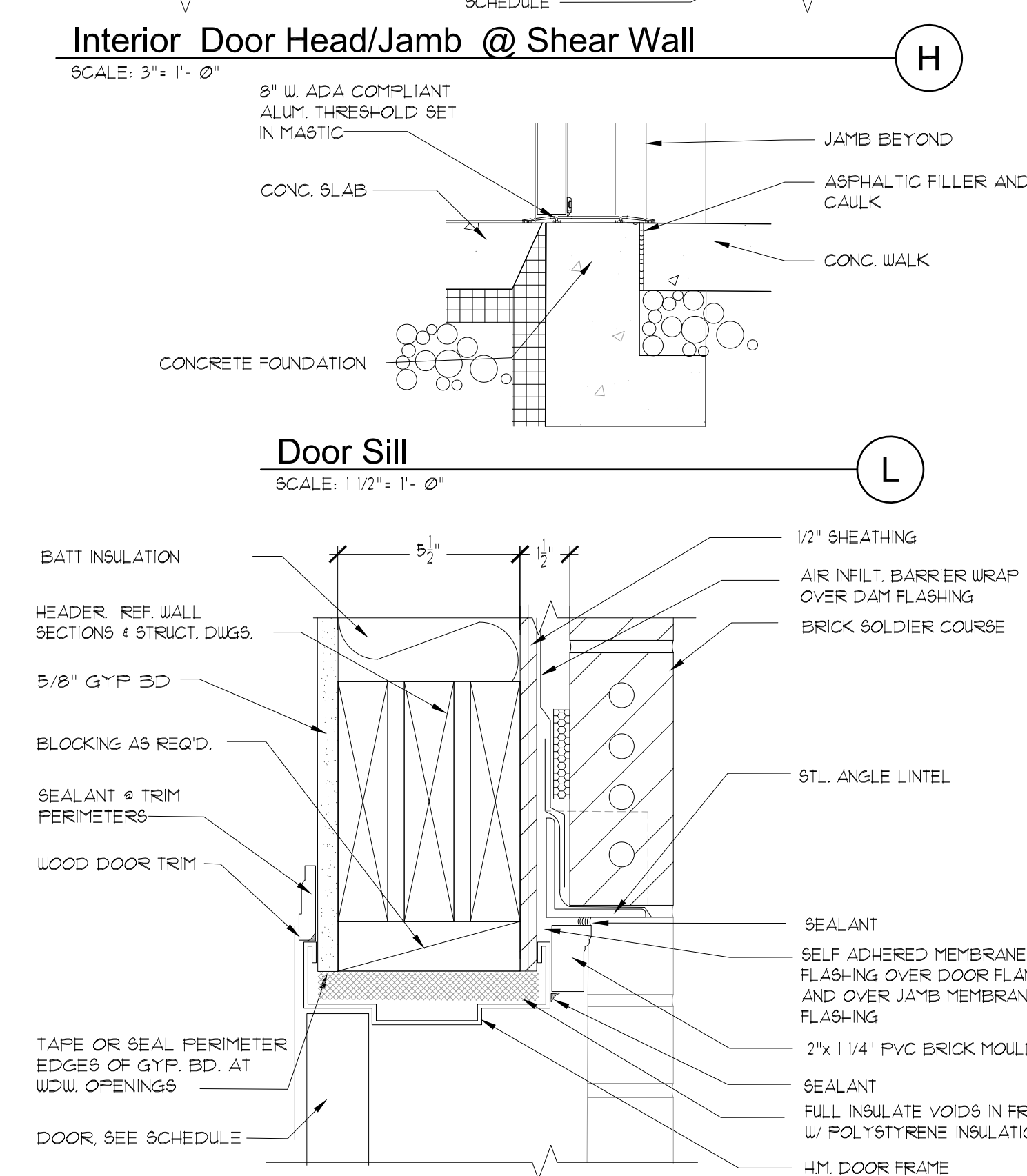
Door Head-Brick
SCALE: 3" = 1'-0"



Door Jamb-Brick
SCALE: 3" = 1'-0"

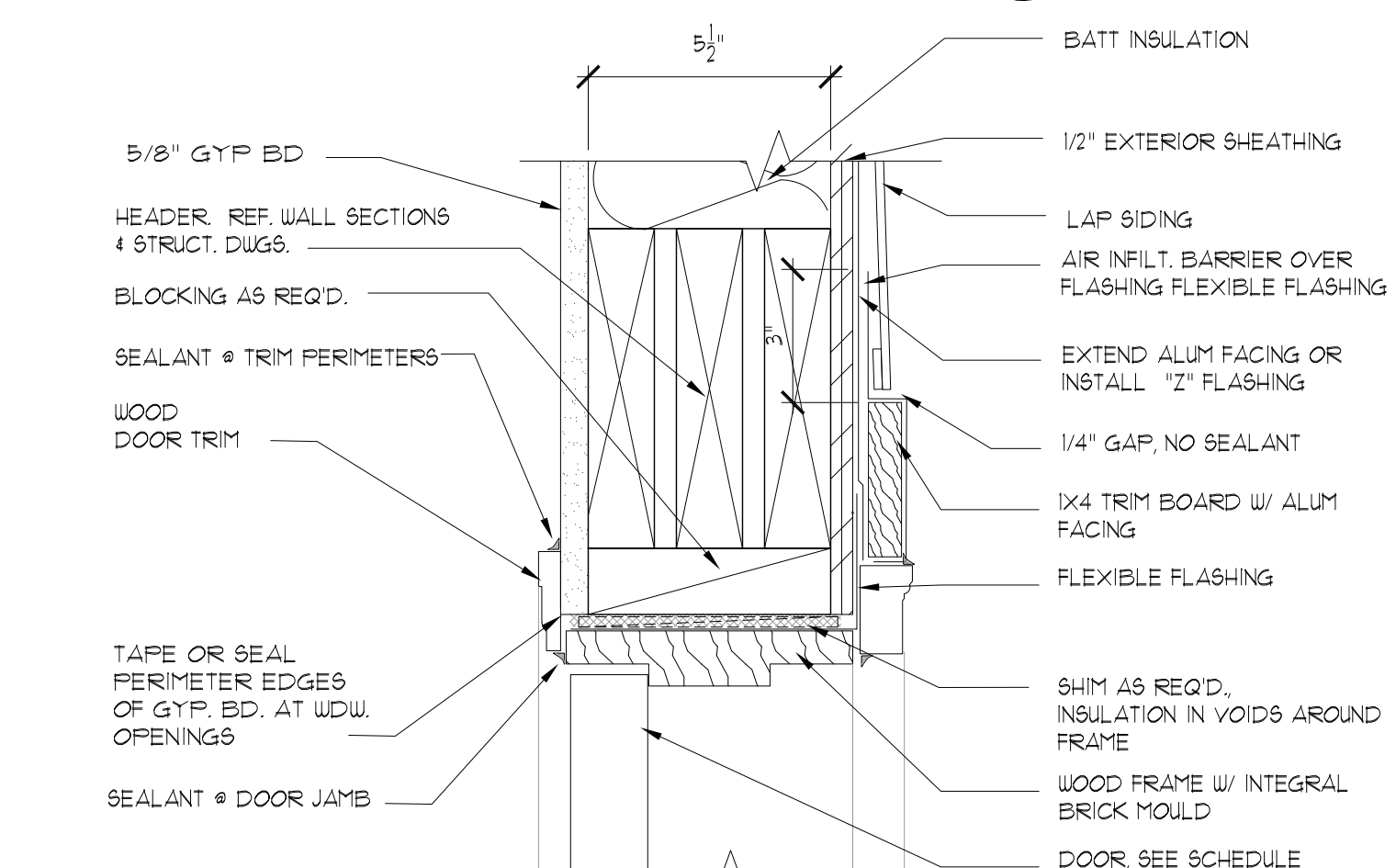


Interior Door Head/Jamb
SCALE: 3" = 1'-0"

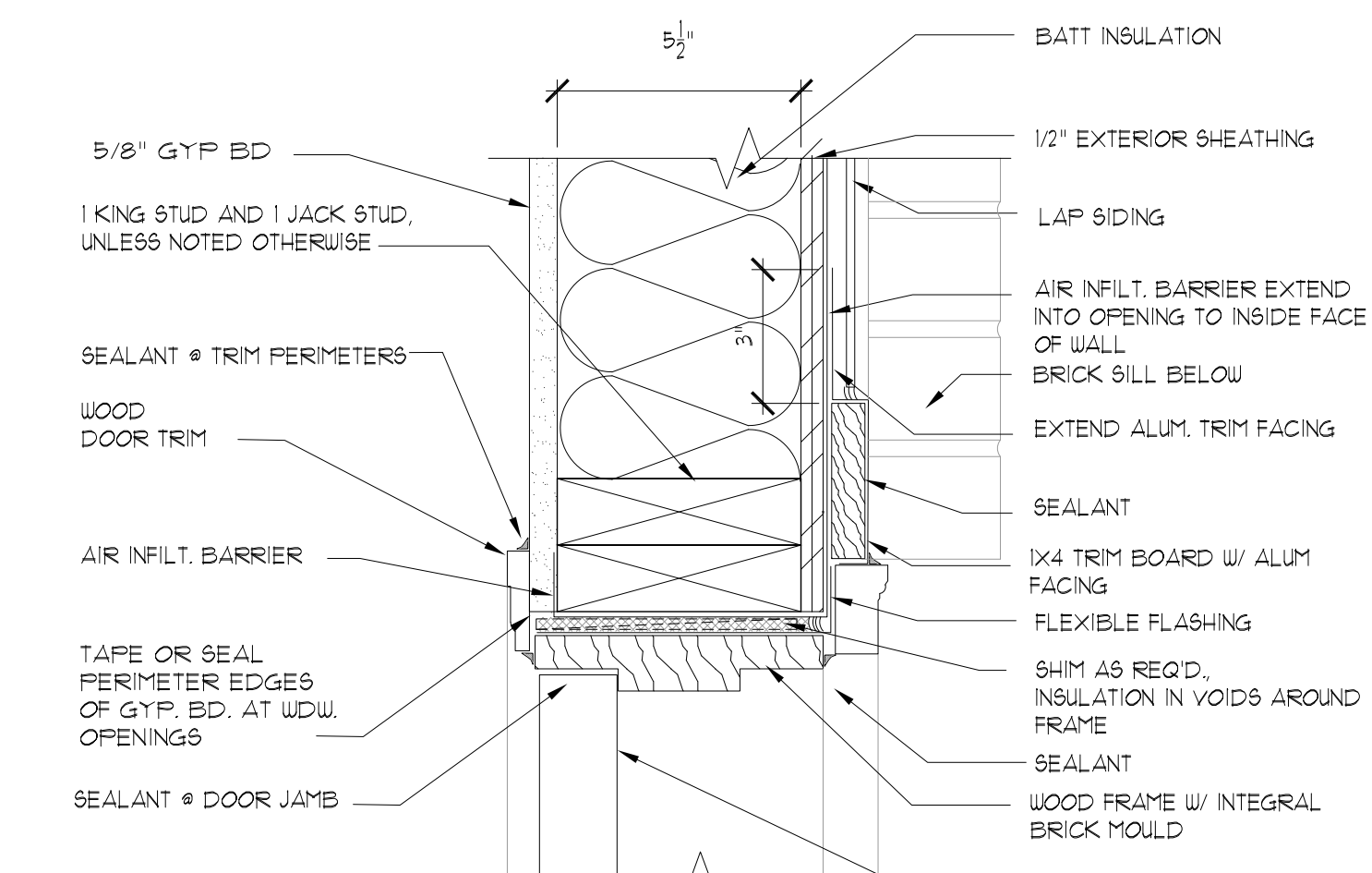


Door Sill
SCALE: 1 1/2" = 1'-0"

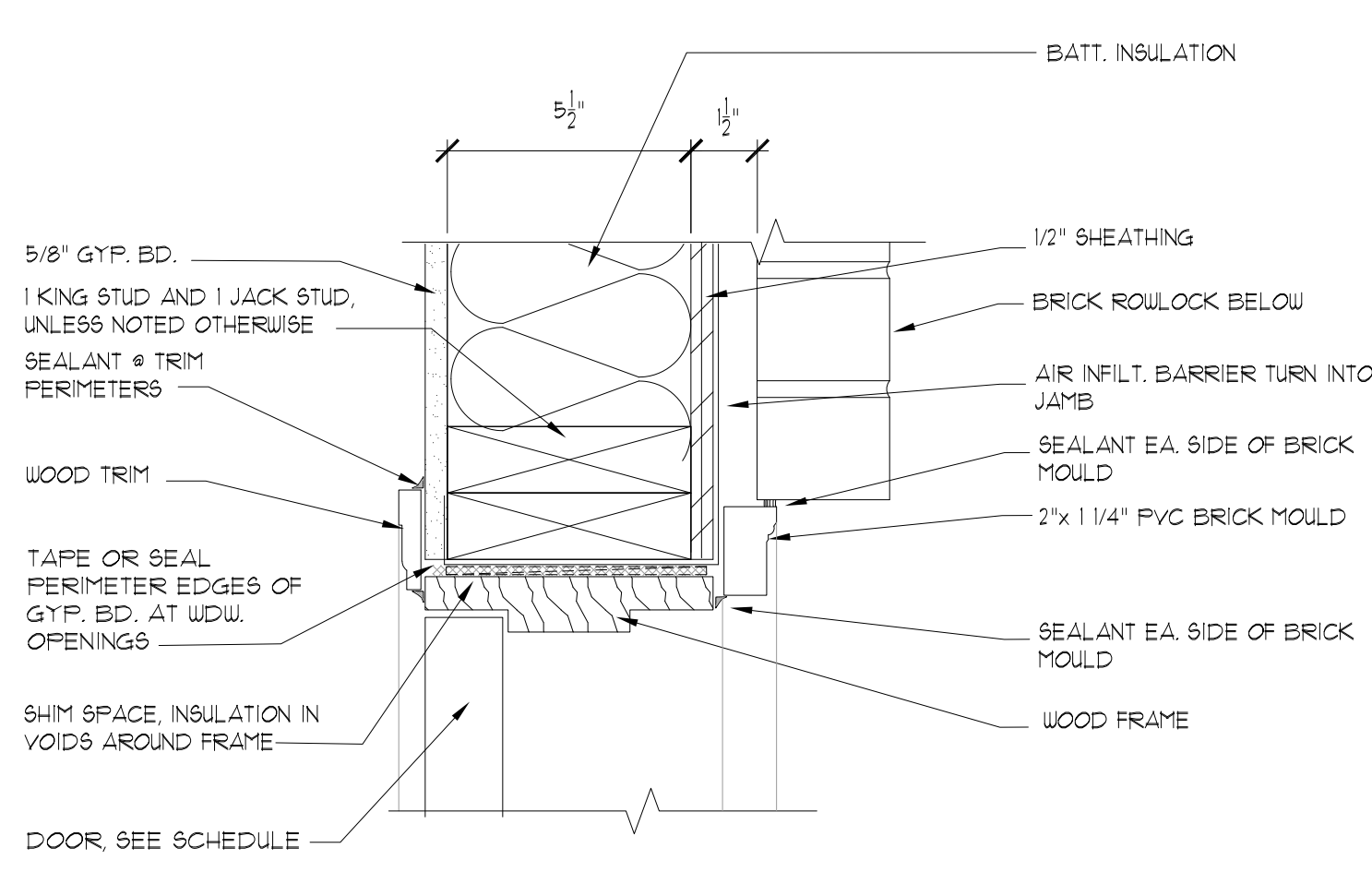
Door Head-Brick
SCALE: 3" = 1'-0"



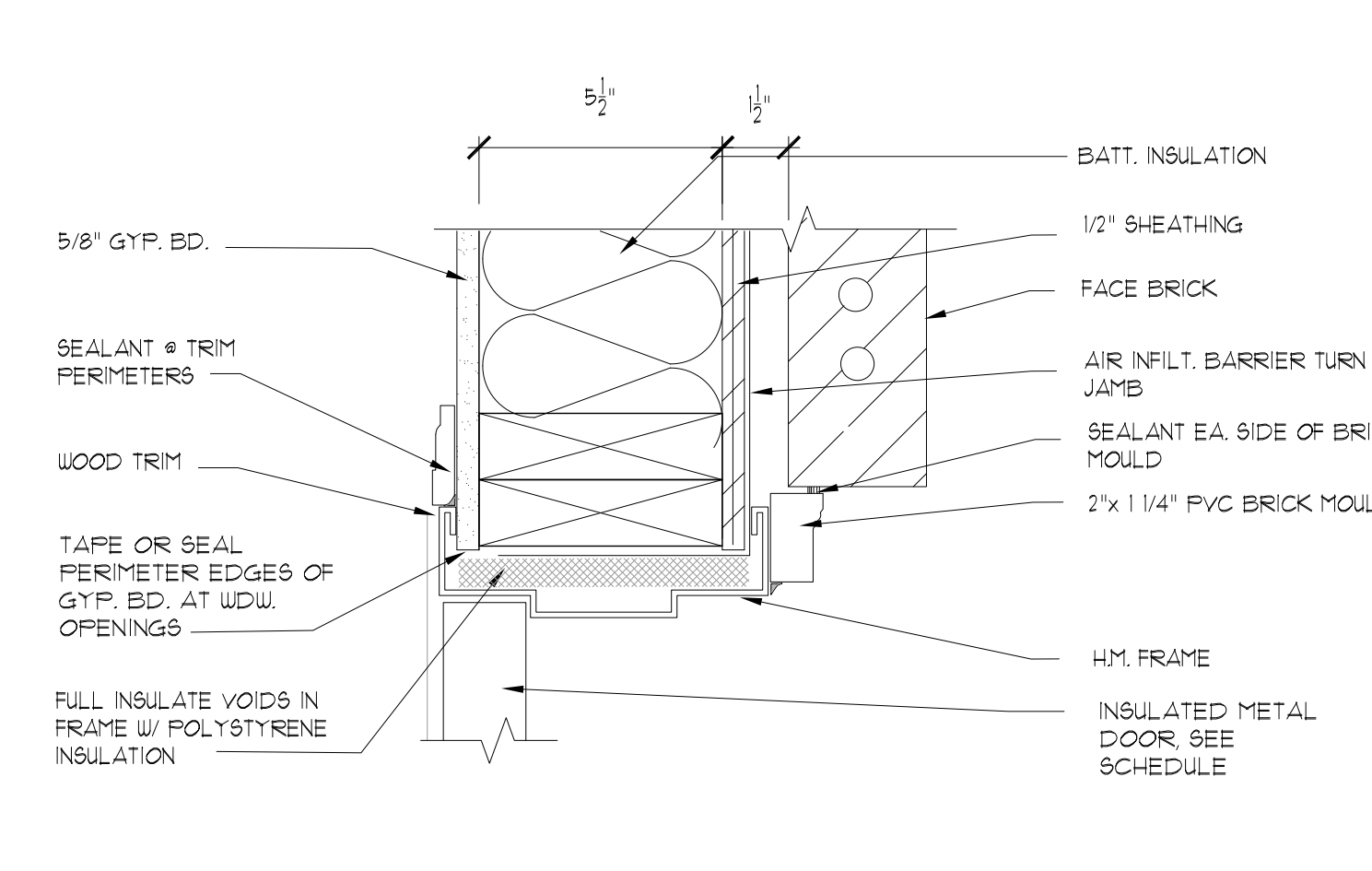
Door Head - Siding Above Brick Wainscot
SCALE: 1 1/2" = 1'-0"



Door Jamb - Siding Above Brick Wainscot
SCALE: 1 1/2" = 1'-0"



Door Jamb - Brick Below at Wainscot
SCALE: 1 1/2" = 1'-0"



Door Jamb-Brick
SCALE: 3" = 1'-0"



103 WIND HAVEN DR. STE 101
NICHOLASVILLE, KY 40356
859.523.1500

REVISION	DATE
ADDENDUM NO. 1	8/8/23

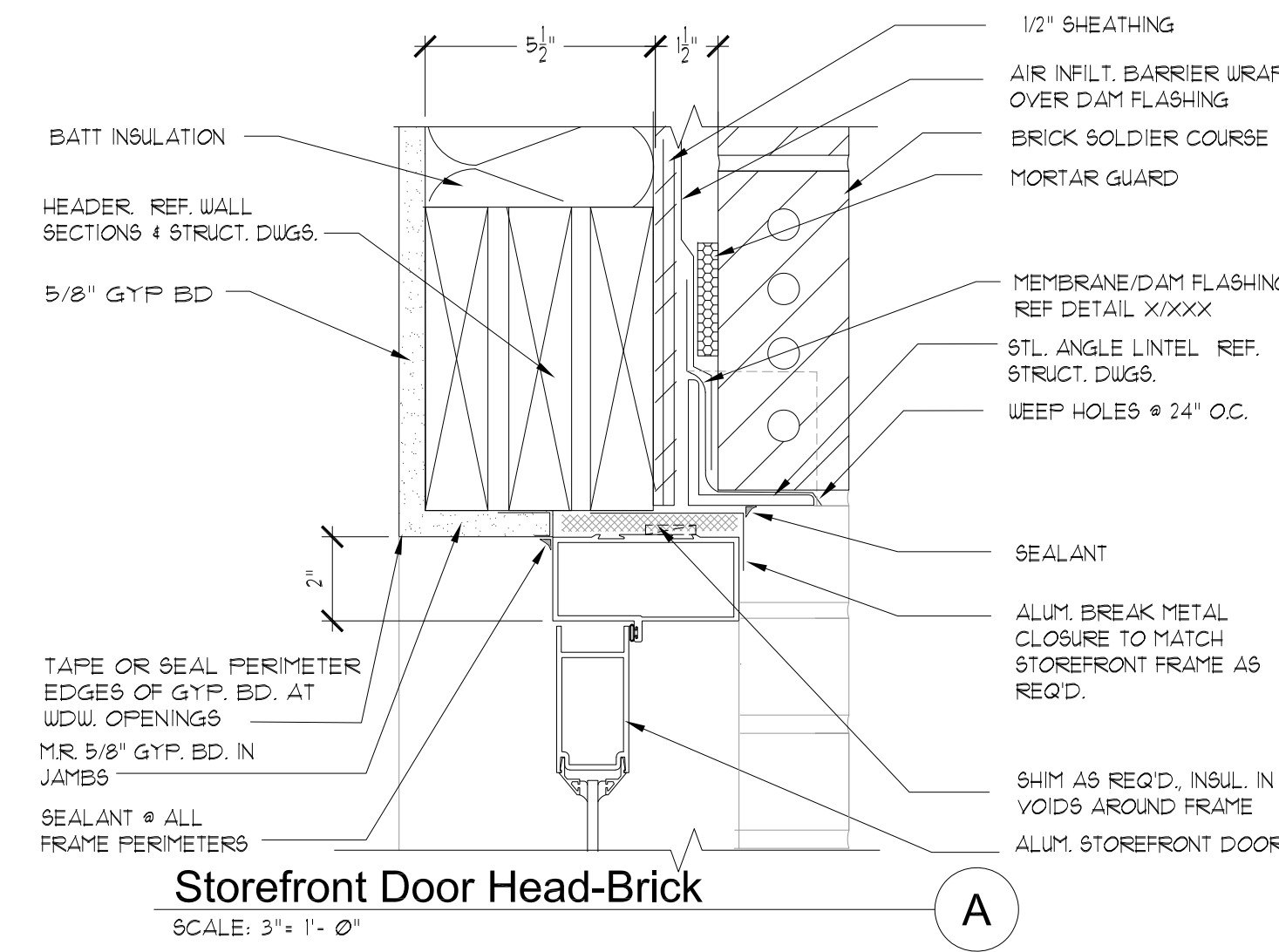
Permit Set
04/15/2023

PROJECT NUMBER
MG SL

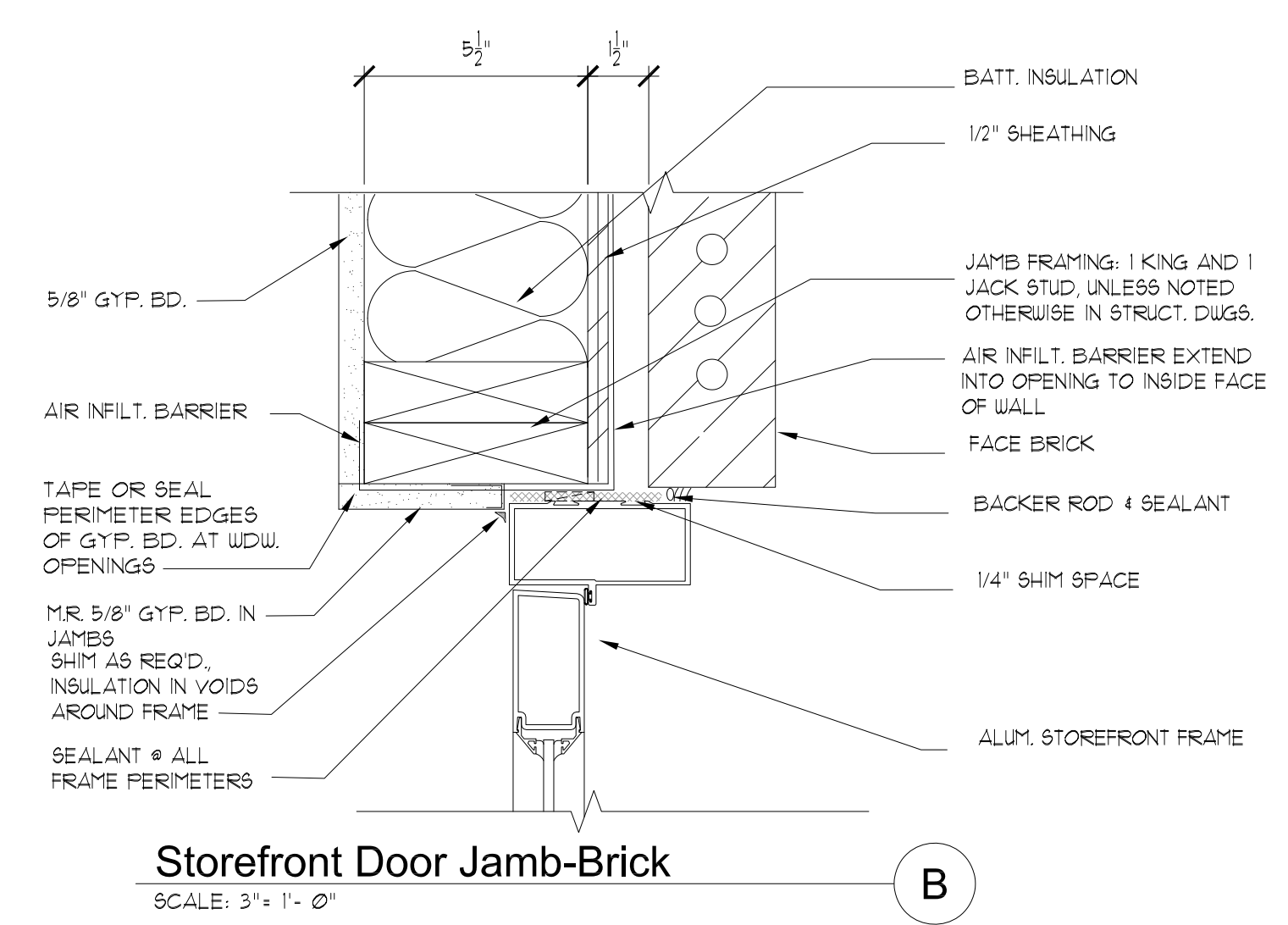
DRAWN BY: RB, JH

Sutton Landing
AA (10) Highway, Maysville, KY
Door & Window Details

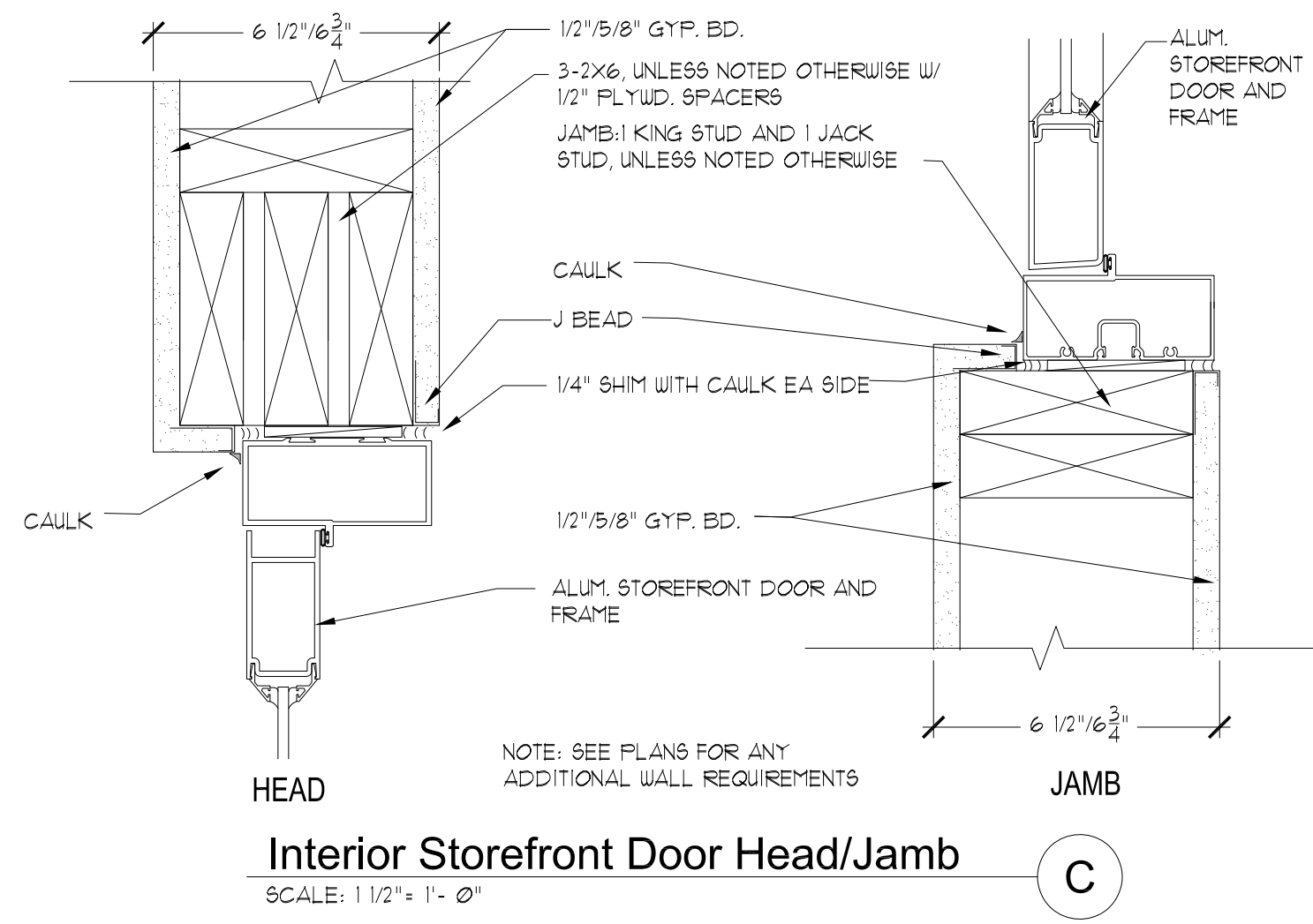
SHEET NUMBER
A400



Storefront Door Head-Brick
SCALE: 3/4" = 1'-0"



Storefront Door Jamb-Brick
SCALE: 3/4" = 1'-0"



Interior Storefront Door Head/Jamb
SCALE: 1 1/2" = 1'-0"



103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500

REVISION	DATE

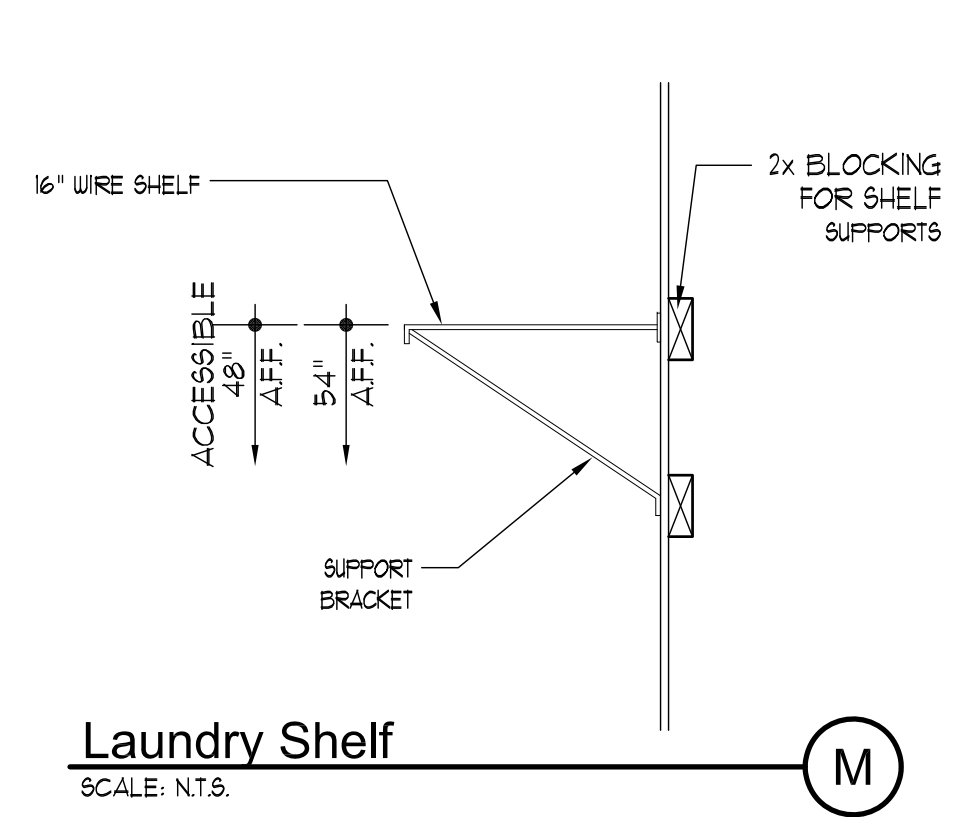
Permit Set
04/15/2023

PROJECT NUMBER
MG SL

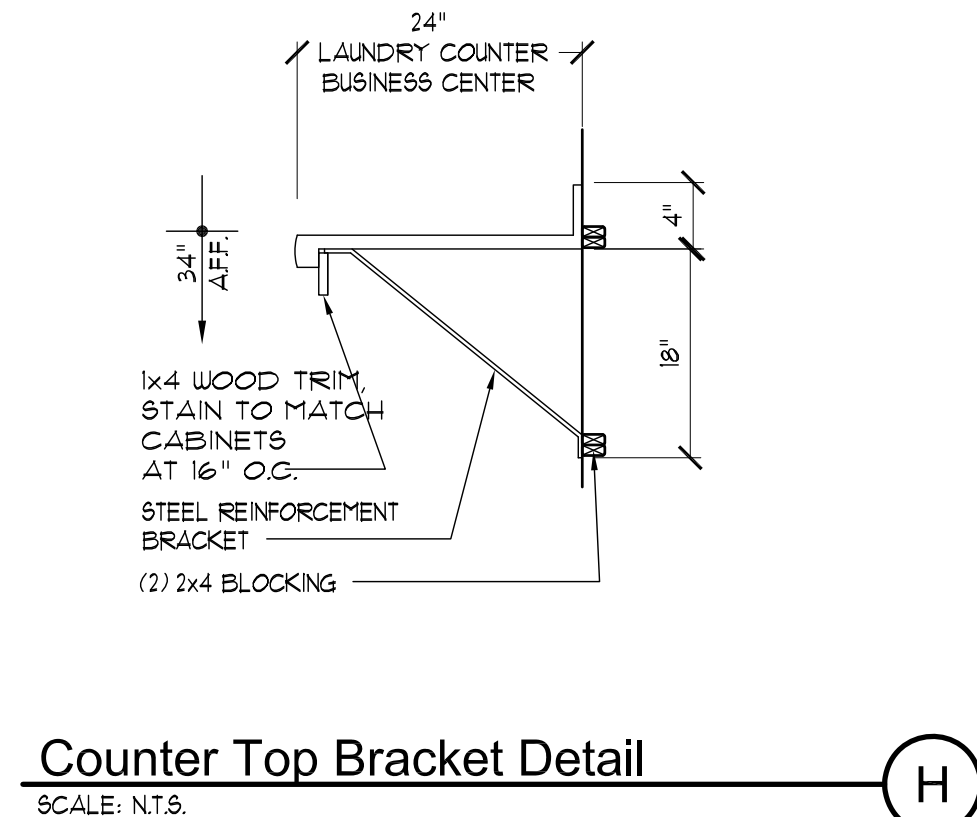
DRAWN BY: RB, JH

Sutton Landing
AA (10) Highway, Maysville, KY
Door & Window Details

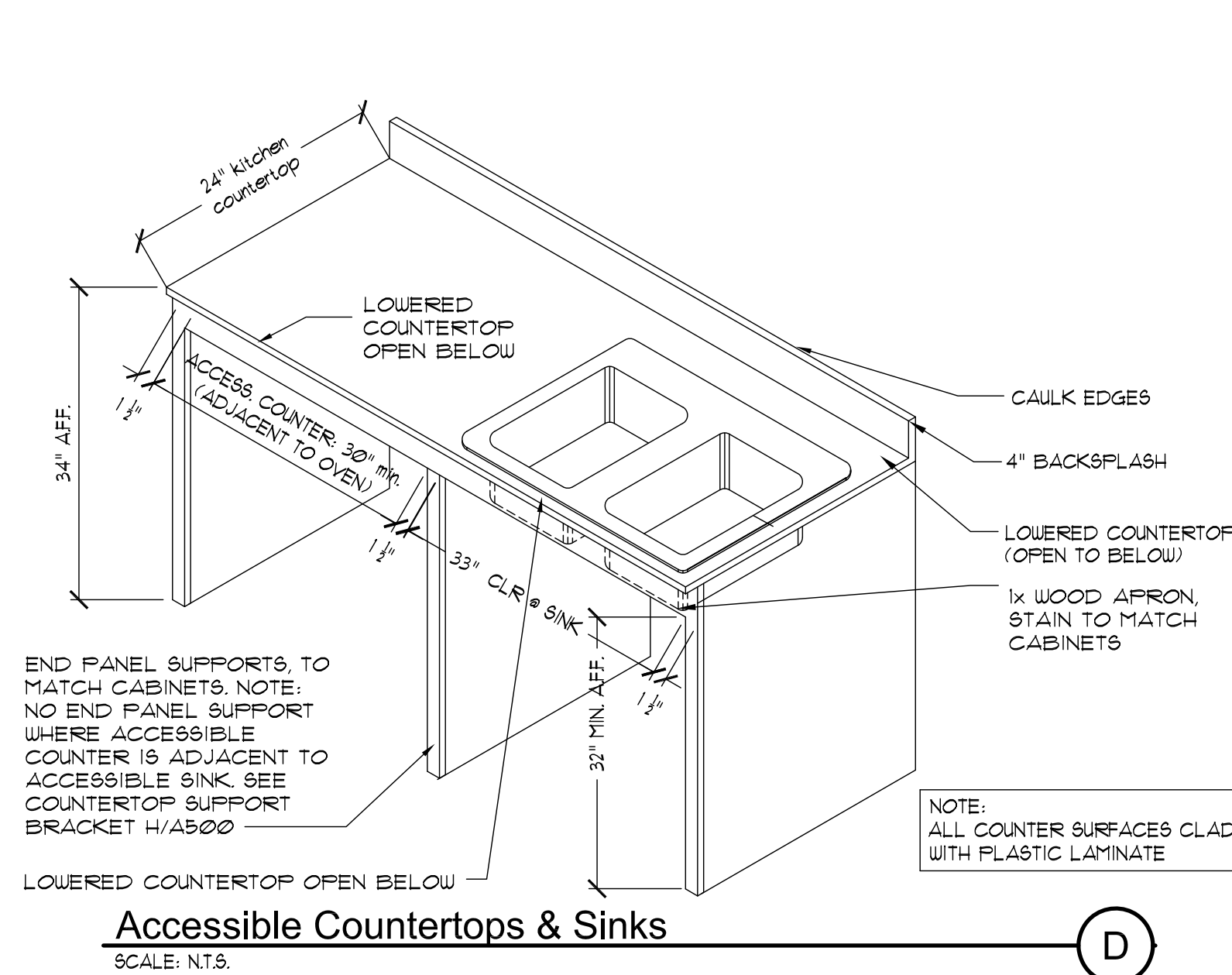
SHEET NUMBER
A401



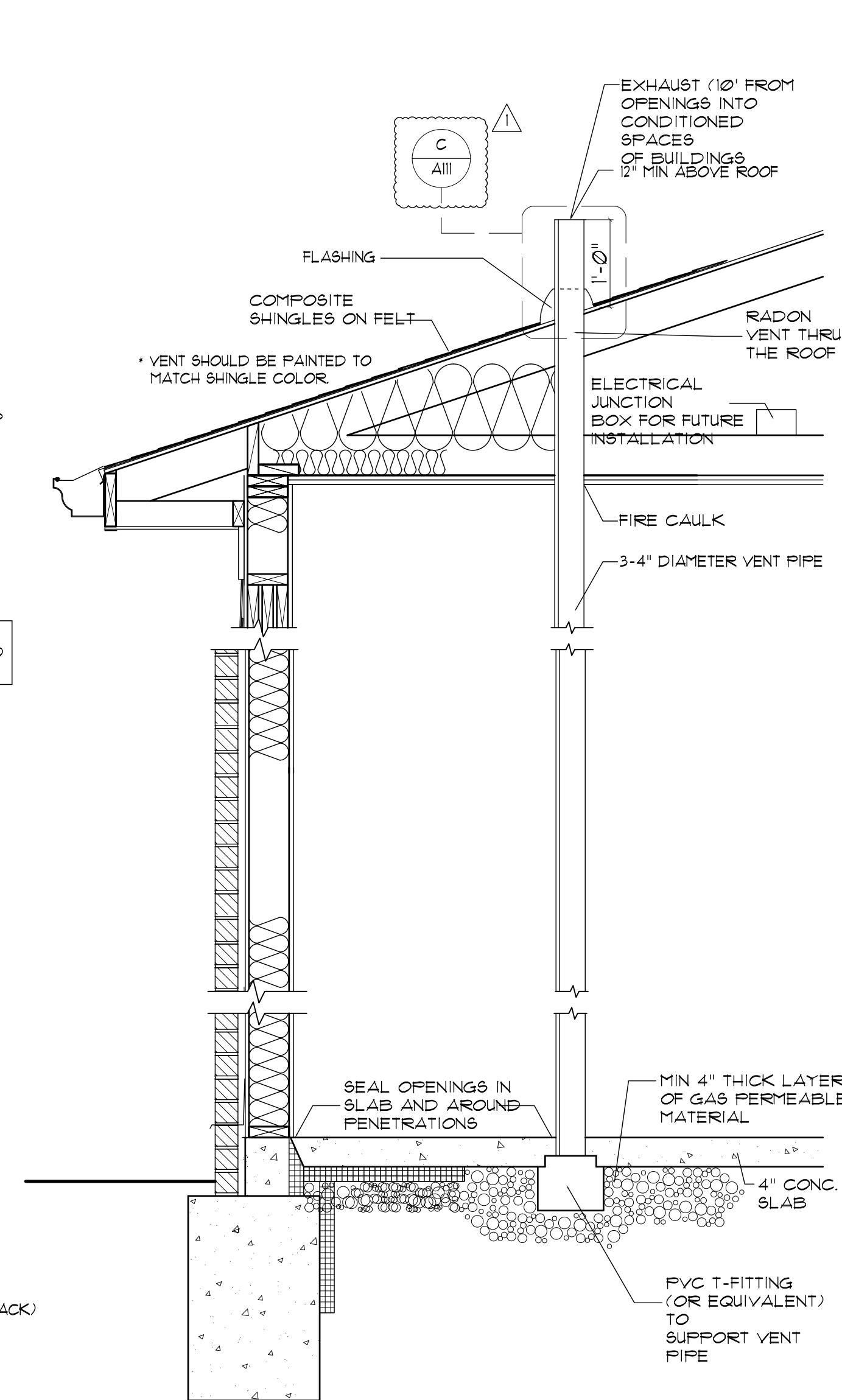
Laundry Shelf
SCALE: N.T.S. (M)



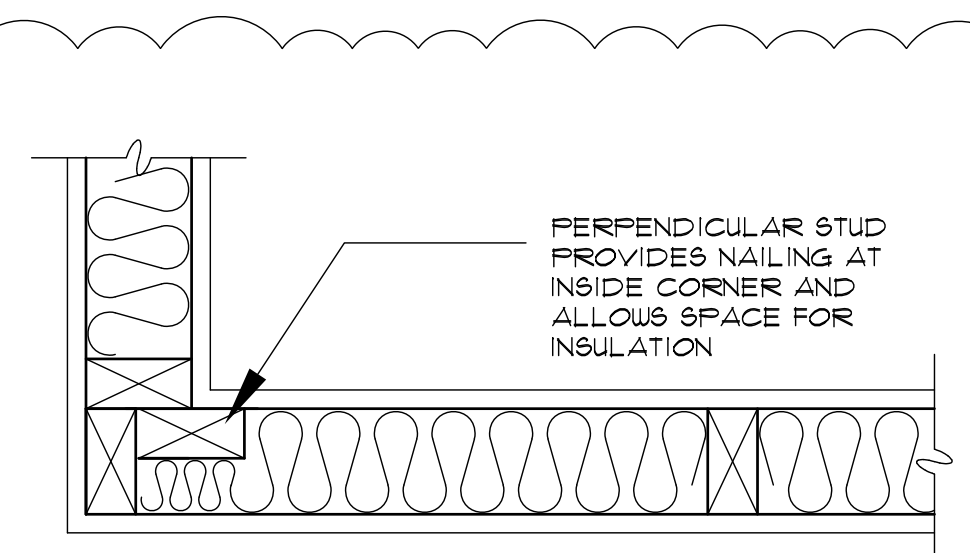
Counter Top Bracket Detail
SCALE: N.T.S. (H)



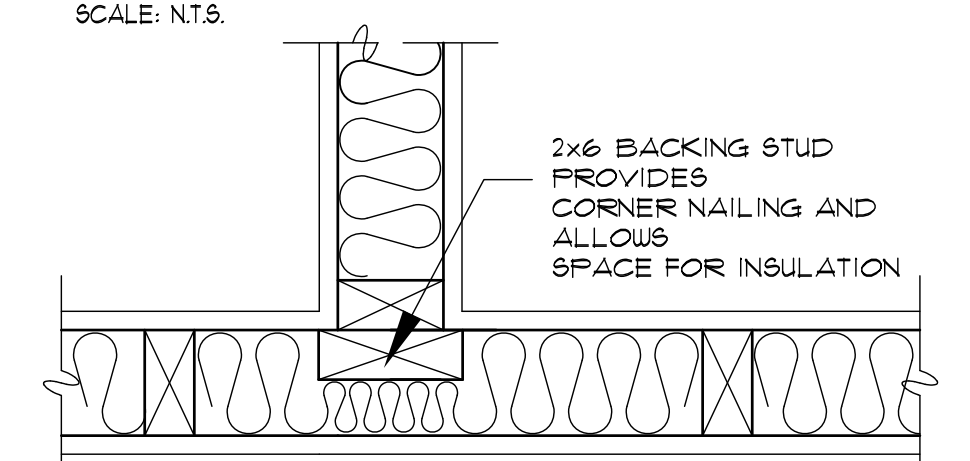
Accessible Countertops & Sinks
SCALE: N.T.S. (D)



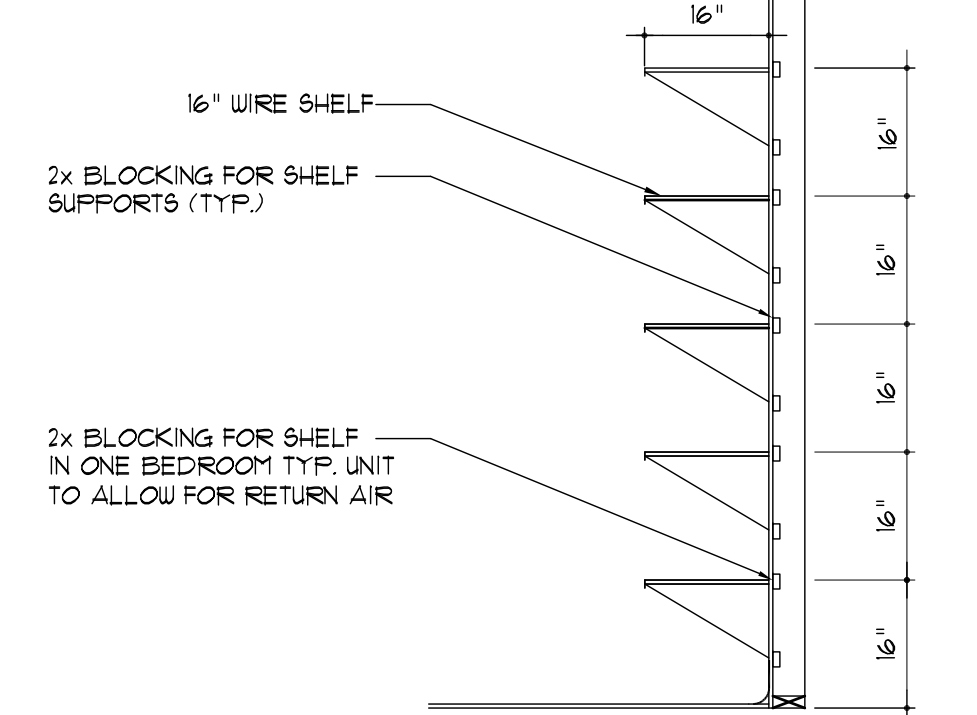
Radon Vent Detail
SCALE: 3/4" = 1'-0" (A)



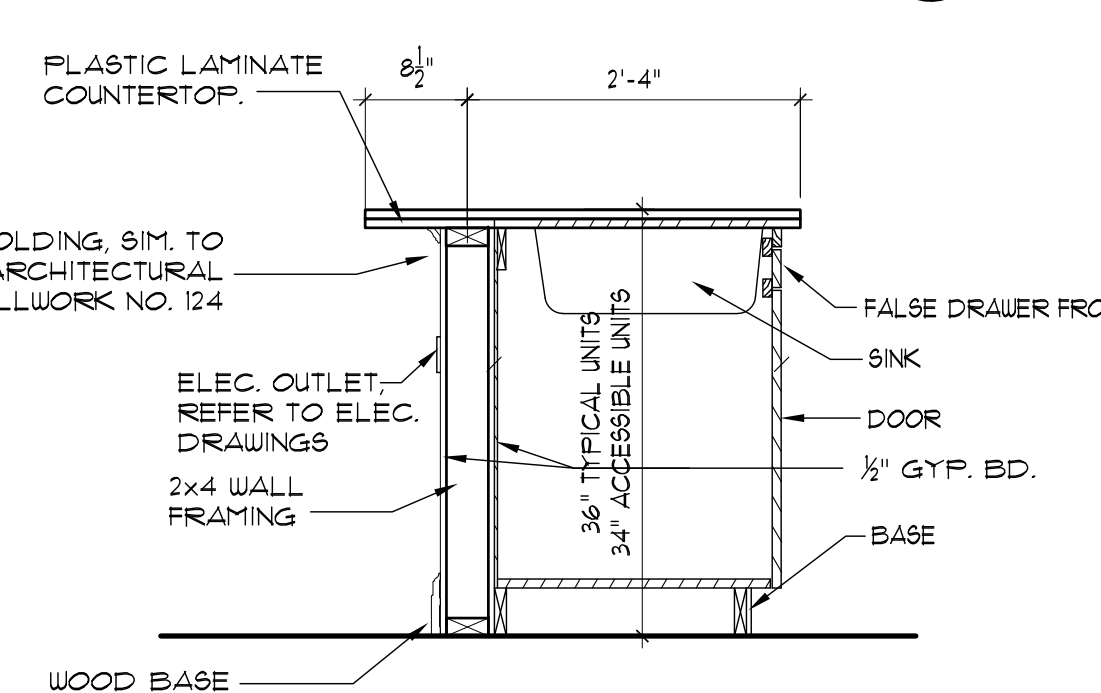
Wall Framing (At Corner)
SCALE: N.T.S.



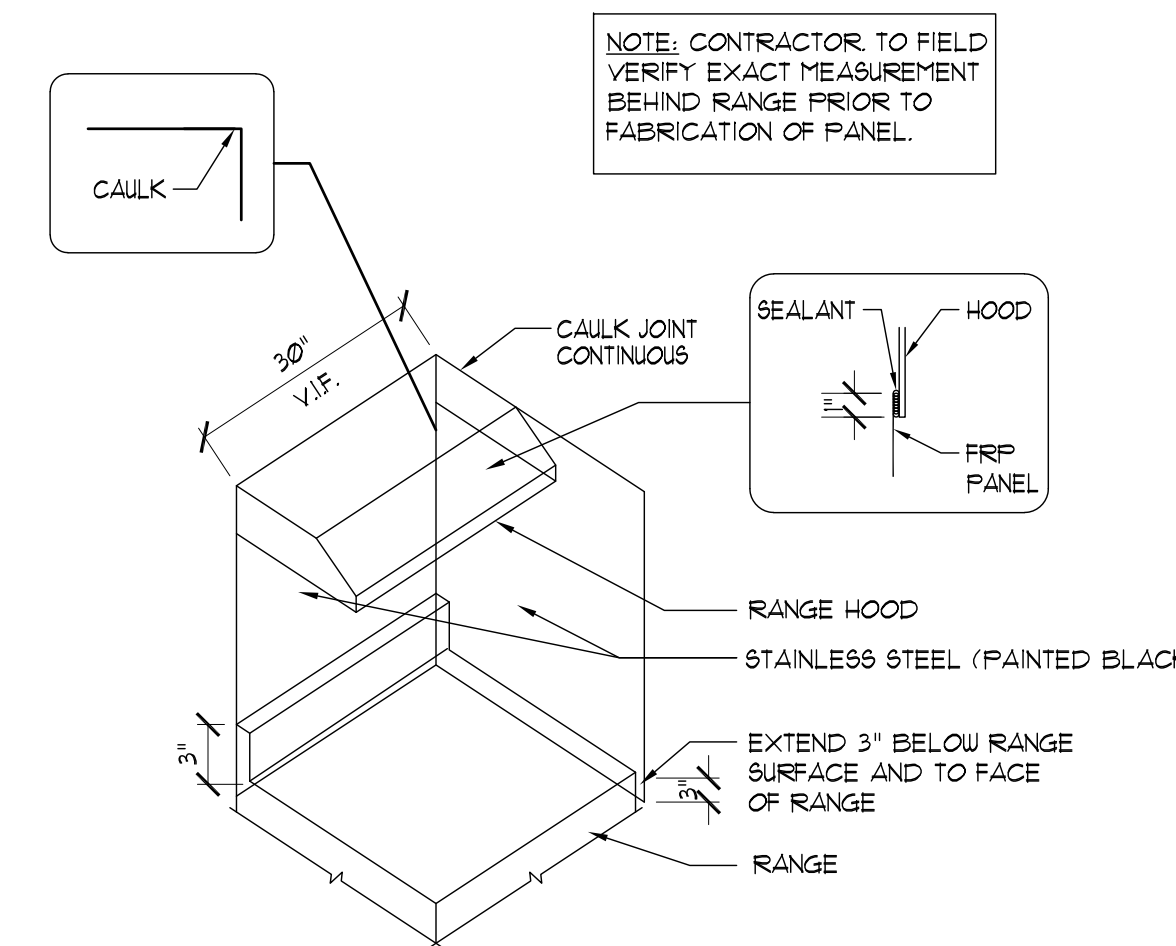
Wall Framing (At Intersection)
SCALE: N.T.S. (N)



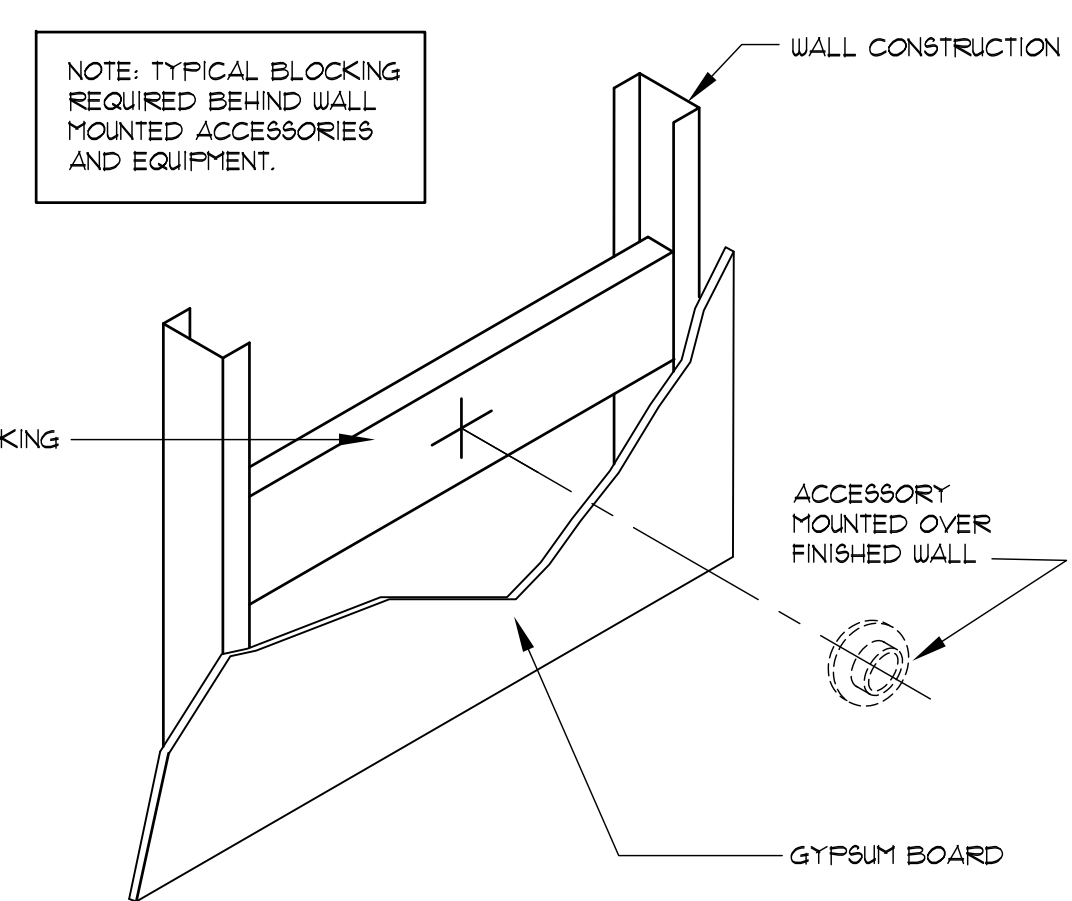
Linen Shelving
SCALE: NOT TO SCALE (I)



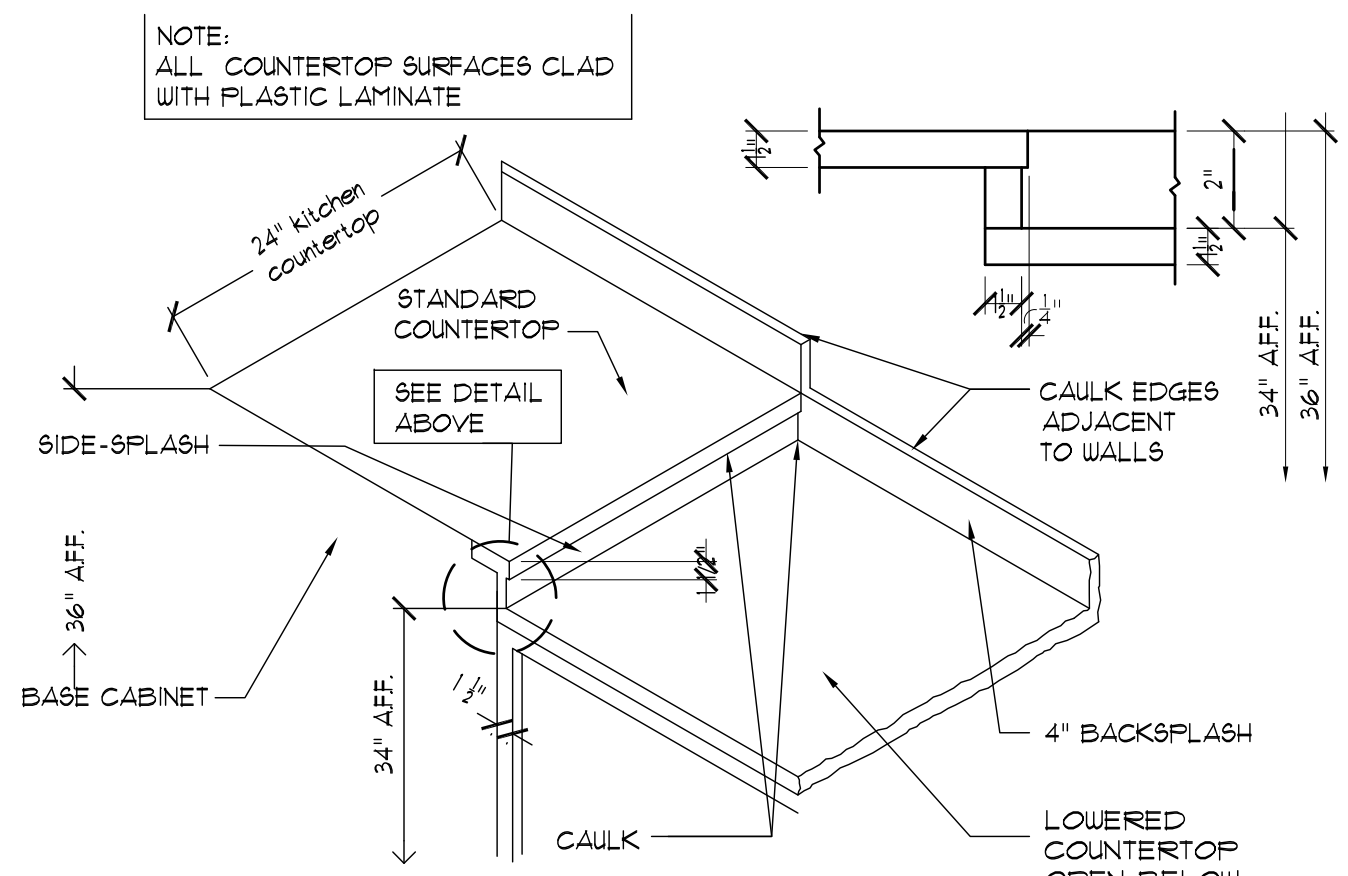
Counter Section
SCALE: 3/4" = 1'-0" (J)



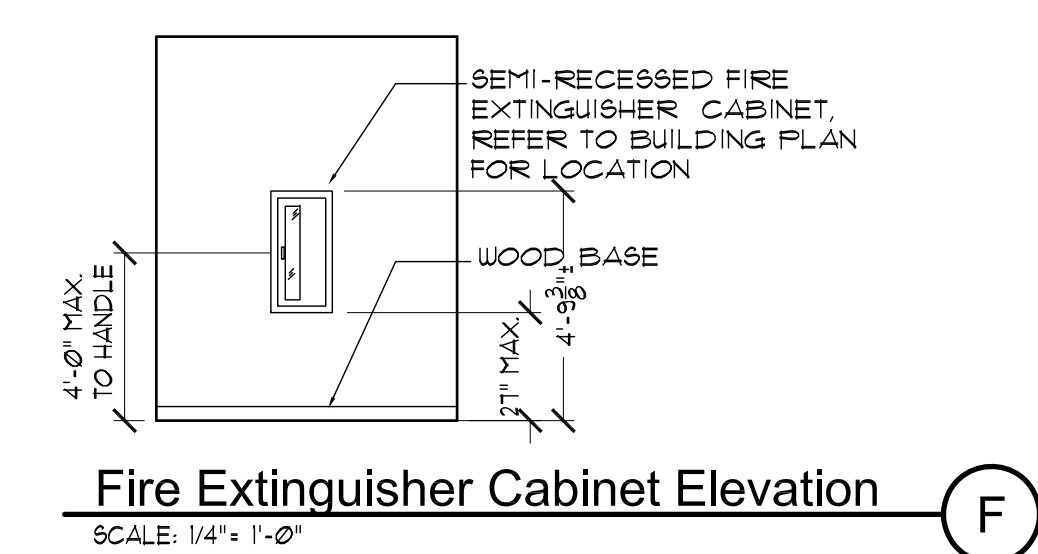
FRP Panel & Hood Detail
SCALE: N.T.S. (E)



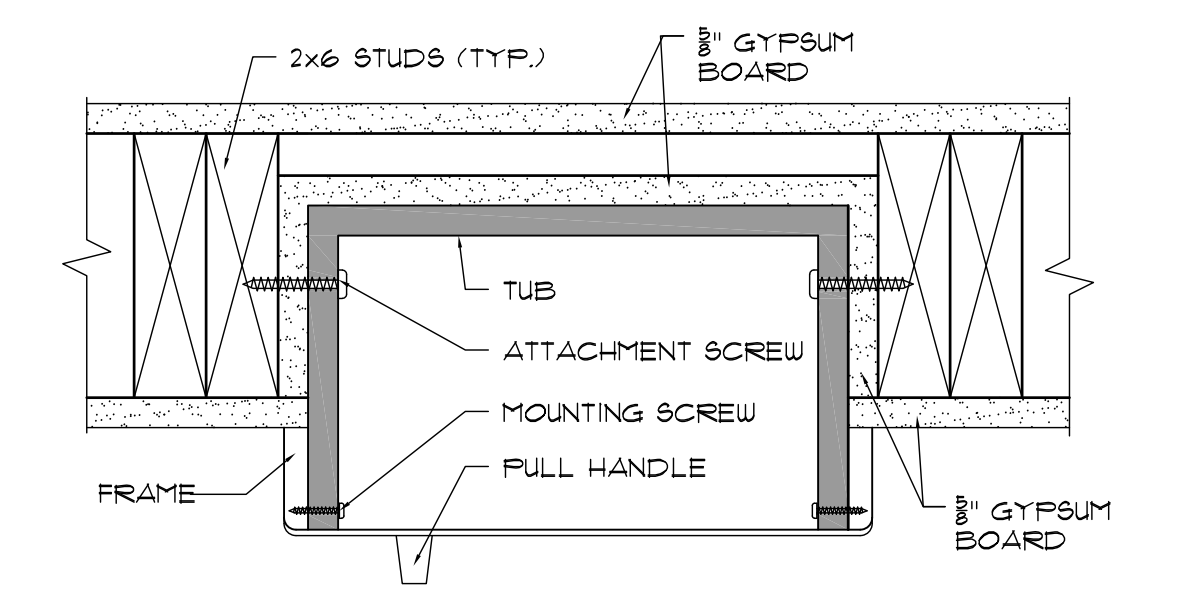
Accessory Mounting Detail
SCALE: N.T.S. (O)



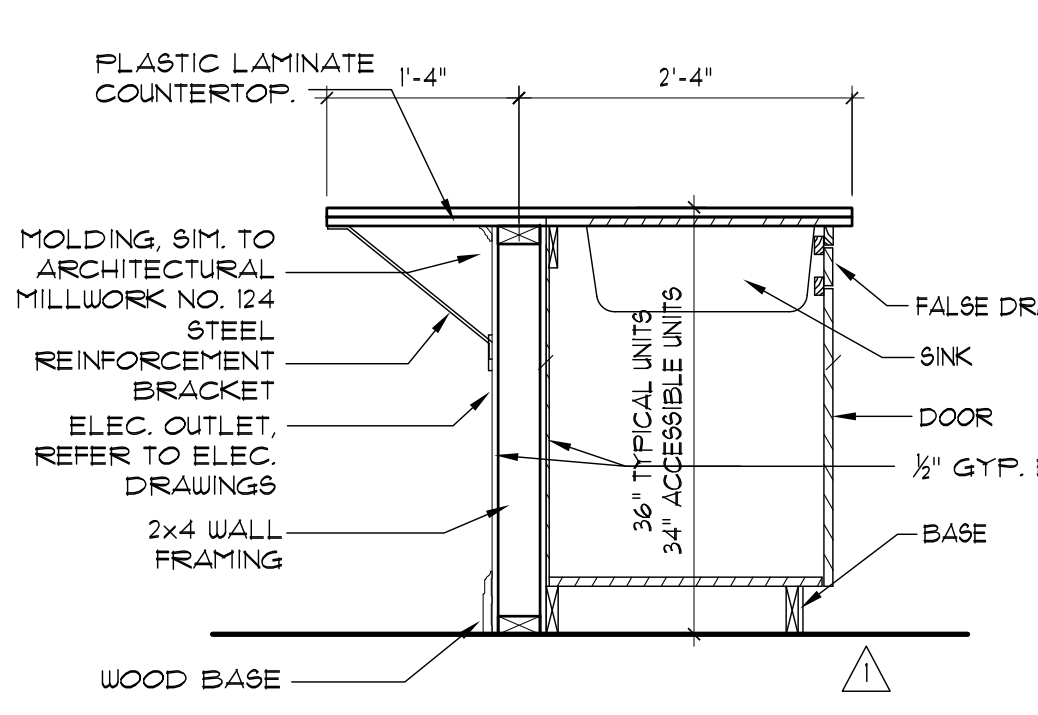
Accessible Counter Top
SCALE: N.T.S. (K)



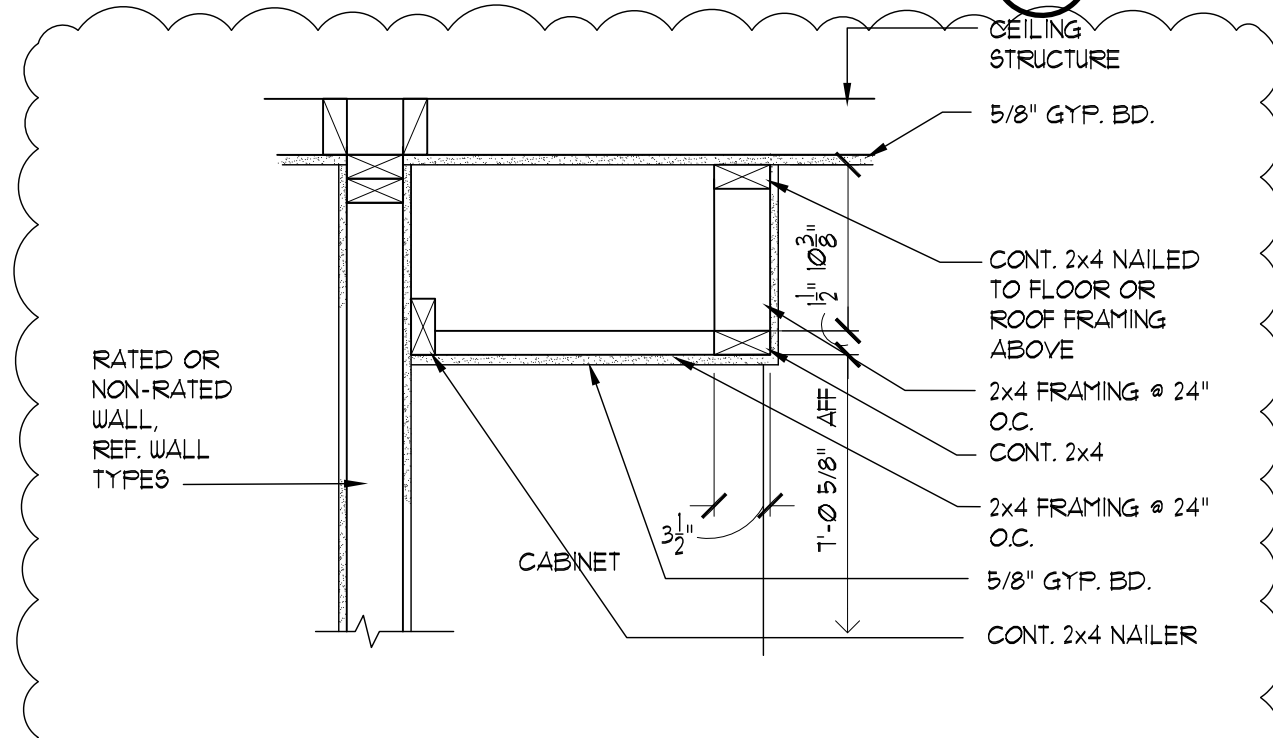
Fire Extinguisher Cabinet Elevation
SCALE: 1/4" = 1'-0" (F)



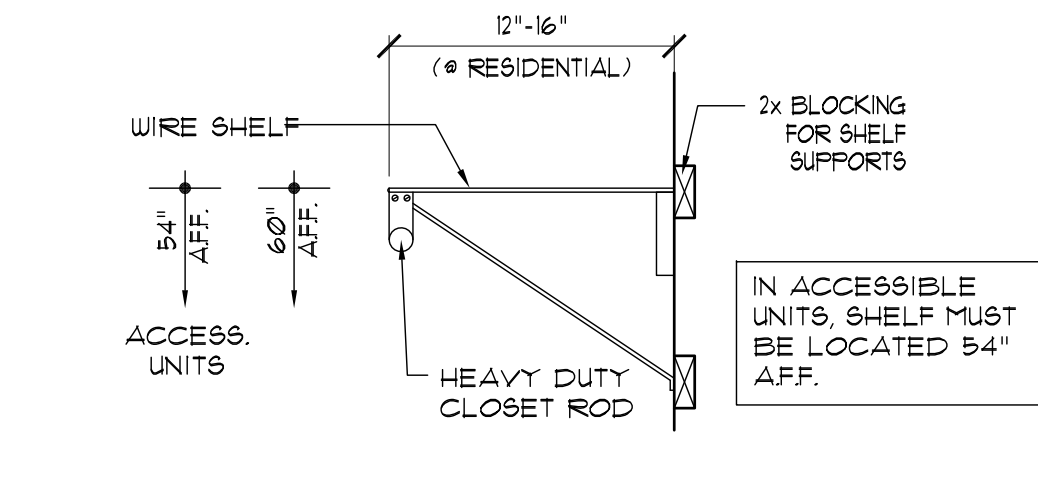
Fire Extinguisher Detail
SCALE: 3/4" = 1'-0" (B)



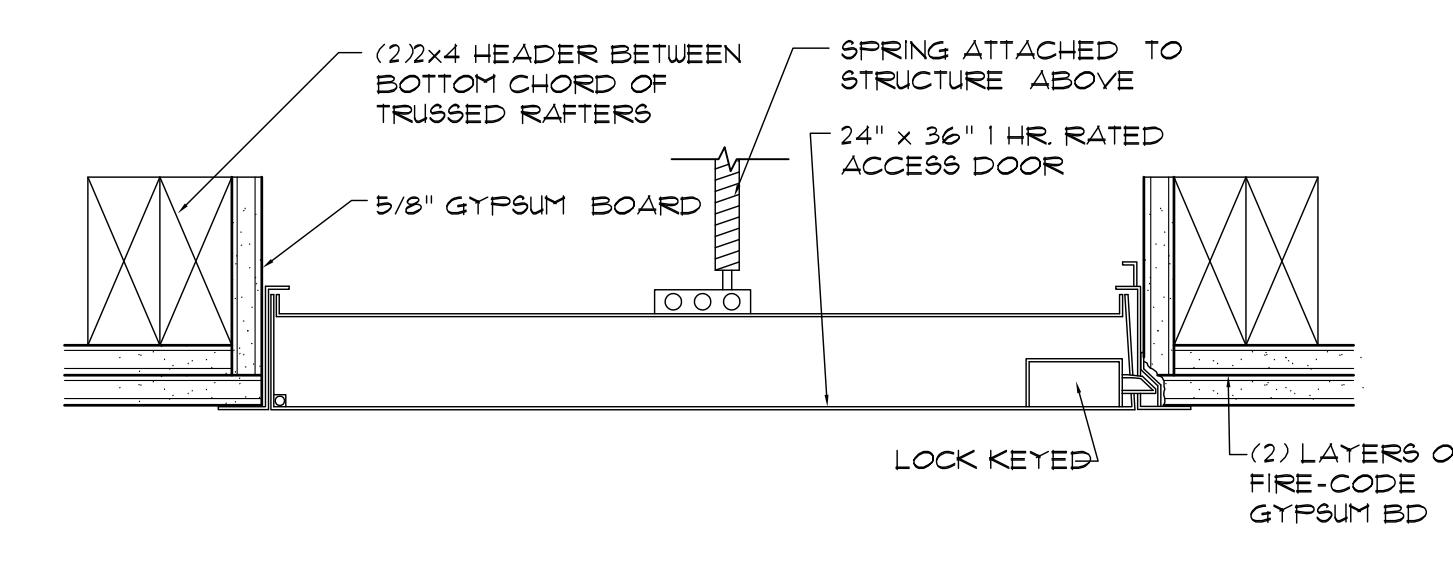
Counter Section-Two Bedroom units
SCALE: 3/4" = 1'-0" (P)



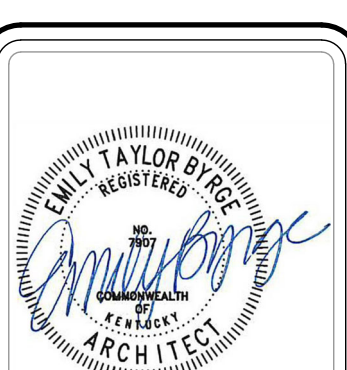
Soffit Detail
SCALE: N.T.S. (L)



Closet Shelf
SCALE: N.T.S. (G)



Attic Access Door
SCALE: 3/4" = 1'-0" (C)



103 WIND HAVEN DR, STE 101
NICHOLASVILLE KY 40356
859.523.1500

REVISION	DATE
ADDENDUM NO. 1	8/8/23

Permit Set
04/15/2023

PROJECT NUMBER
MG SL

DRAWN BY: RB, JH

Sutton Landing
AA (10) Highway, Maysville, KY
Building Exterior & Interior Details

SHEET NUMBER
A500

STRUCTURAL NOTES:

- 1.0 DESIGN
- 1.1 DESIGN PER KBC 2018
- 1.2 BUILDING OCCUPANCY CATEGORY II
- 2.0 LOADINGS:
- 2.1 GRAVITY LOADS
 - 2.1.1 ROOF LIVE LOAD: 20 PSF
 - 2.1.2 ROOF DEAD LOAD
 - 2.1.2.1 TOP CHORD: 10 PSF
 - 2.1.2.2 BOTTOM CHORD: 10 PSF
- 2.2 SNOW LOAD:
 - 2.2.1 Pg=15 PSF
 - 2.2.2 Ce=1.0
 - 2.2.3 I = 1.0
 - 2.2.4 Ct=1.0
 - 2.2.5 Flat Roof=10.5 PSF
- 2.3 WIND LOAD:
 - 2.3.1 Vult=115 MPH (RISK CATEGORY II)
 - 2.3.2 Vossd=90 MPH (RISK CATEGORY II)
 - 2.3.3 Iw = 1.0
 - 2.3.4 EXPOSURE CATEGORY C
- 2.4 SEISMIC LOAD:
 - 2.4.1 Ie=1.0
 - 2.4.2 OCCUPANCY CATEGORY II
 - 2.4.3 Ss=0.168, S1=0.079
 - 2.4.4 SITE CLASS D
 - 2.4.5 SDS=0.179, SD1=0.126
 - 2.4.6 SEISMIC DESIGN CATEGORY B
 - 2.4.7 WOOD FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE (R=6.5)
 - 2.4.8 BASE SHEAR V=0.028W (Cs=0.028)
 - 2.4.9 EQUIVALENT LATERAL FORCE PROCEDURE
- 3.0 FOUNDATION
- 3.1 SOIL ALLOWABLE BEARING 2,000 PSF
- 3.2 SOIL LATERAL BEARING 150 PSF/F.
- 3.3 LATERAL SLIDING COEFFICIENT OF FRICTION 0.25
- 3.4 FOOTINGS SHALL BEAR A MINIMUM OF 3' BELOW FINAL GRADE OR 1' BELOW UNDISTURBED SOIL OR ENGINEERED FILL, WHICHEVER IS DEEPER.
- 4.0 CONCRETE:
- 4.1 CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF:
 - 4.1.1 FOOTINGS - 3,500 PSI
 - 4.1.2 SLABS ON GRADE - 4,000 PSI
 - 4.1.3 WALLS - 4,000 PSI
- 4.2 REINFORCING STEEL SHALL HAVE A MINIMUM SPECIFIED YIELD STRENGTH OF 60,000 PSI. BARS SHALL BE PER ASTM A615 OR A706. WELDED WIRE FABRIC SHALL BE PER ASTM A185.
- 4.3 REINFORCING COVER SHALL BE:
 - 4.3.1 3" MINIMUM FROM THE BOTTOM OF SLABS ON GRADE AND FOOTINGS
 - 4.3.2 2" MINIMUM FROM THE TOP OR SIDES OF SLABS ON GRADE AND FOOTINGS
- 4.4 LAP SPLICES SHALL BE:
 - 4.4.1 30" FOR #5 REINFORCING BARS
 - 4.4.2 24" FOR #4 REINFORCING BARS
 - 4.4.3 8" FOR #6 W.W.F.
- 4.5 ALL EXPOSED FORMED SURFACES SHALL BE PROVIDED A RUBBED FINISH AFTER REMOVAL OF FORMS.
- 4.6 ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED WITH 6% AIR.
- 4.7 ALL BEARING SURFACES SHALL BE LEVEL (WITHIN 1/8" IN 12).
- 4.8 AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ABUTTING WALL. BARS SHALL HAVE EMBEDMENT OF 24 DIAMETERS (12" MINIMUM) PAST INSIDE EDGE OF CORNER.
- 5.0 WOOD AND TIMBER:
- 5.1 ALL LUMBER SIZES ARE NOMINAL UNLESS NOTED OTHERWISE.
- 5.2 WOOD MATERIAL SHALL BE SP1B NO.2 UNLESS NOTED OTHERWISE.
- 5.3 COLUMNS AND OTHER MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 5.4 USE STANDARD NAILING SCHEDULES, UNLESS NOTED OTHERWISE.
- 5.5 ALL NAILS SHALL BE COMMON, UNLESS NOTED OTHERWISE
- 5.6 BOLTS SHALL BE ASTM A307.
- 5.7 TRUSS MANUFACTURER SHALL SUBMIT TRUSS SHOP DRAWINGS WITH ENGINEER'S STAMP. TRUSSES SHALL BE DESIGNED FOR LOADS IDENTIFIED ABOVE.
- 5.8 ALL ROOF AND WALL SHEATHING USED SHALL HAVE A MINIMUM 24/16 SPAN RATING.
- 5.9 ALL FLOOR SHEATHING USED SHALL HAVE A MINIMUM 48/24 SPAN RATING.
- 5.10 FASTENERS IN CONTACT WITH PRESSURE TREATED MATERIAL SHALL BE QUALIFIED FOR USE WITH THE PRESSURE TREATED MATERIAL.

STRUCTURAL NOTES (CONT.):

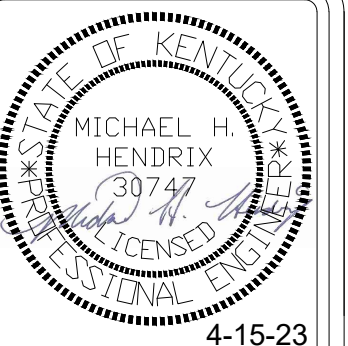
- 6.0 MASONRY:
- 6.1 UNITS AND MORTAR:
 - 6.1.1 UNIT SHAPES SHALL INCLUDE, BUT NOT BE LIMITED TO, STRETCHER, CORNER, SASH, PLUMBING/CONDUIT, BOND, LINTEL AND BULLNOSE UNITS.
 - 6.1.2 HOLLOW LOAD-BEARING UNITS SHALL CONFORM TO ASTM C90 WITH A NOMINAL FACE SIZE OF 8"x16". LIGHT WEIGHT BLOCKS ARE ALLOWED.
 - 6.1.3 ALL UNITS SHALL BE LAID IN A RUNNING BOND PATTERN UNLESS NOTED OTHERWISE.
 - 6.1.4 ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S WITH MIN. COMP. STRENGTH OF 1800 PSI.
 - 6.1.5 MORTAR SHALL BE APPLIED IN A FULL SHOVEL BED AND BEAD FASHION FOR 3/8" THICK JOINTS, WHICH SHALL BE TOOLED TO A FLUSH PATTERN.
- 6.2 MASONRY REINFORCEMENT:
 - 6.2.1 10" CMU WALLS:
 - 6.2.1.1 HORIZONTAL REINFORCEMENT: (2) 3/8" BARS AT EACH COURSE.
 - 6.2.1.2 8" DEEP BOND BEAM AT ALL FLOOR LEVELS, TOP OF WALL AND ANY STRUCTURAL SHALL HAVE (1) #4 BAR CONTINUOUS.
 - 6.2.1.3 VERTICAL REINFORCEMENT #4 BARS @ 32" O.C.
 - 6.2.2 #4 BAR LAP SPLICES SHALL BE 24" MIN.
 - 6.2.3 #5 BAR LAP SPLICES SHALL BE 30" MIN.
 - 6.2.4 W1.7 WIRE LAP SPLICES SHALL BE 8" MIN.
 - 6.2.5 A VERTICAL BAR EQUAL TO THE SIZE OF THE SPECIFIED VERTICAL BARS SHALL BE PLACED WITHIN 8" OF THE END, CORNER, TEE OR OPENING OF ANY WALL OR FOUNDATION.
 - 6.2.6 REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH OF 50,000 PSI AND BE ASTM A615 OR A706.
 - 6.2.7 REINFORCING WIRE SHALL BE ASTM A185.
 - 6.2.8 ALL CORES AND VOIDS CONTAINING REINFORCEMENT SHALL BE GROUTED SOLID.
 - 6.2.9 ALL OPENINGS SHALL BE PROVIDED AN 8" DEEP LINTEL WITH (1) #4 BAR. LINTEL SHALL EXTEND AT LEAST 8" PAST EACH EDGE OF OPENING.
- 7.0 STRUCTURAL STEEL:
- 7.1 ALL STRUCTURAL STEEL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- 7.2 STRUCTURAL STEEL MATERIAL TO BE:
 - 7.2.1 PLATES - ASTM A36
 - 7.2.2 SHAPES - ASTM A36 OR ASTM A992
 - 7.2.3 STRUCTURAL TUBE - ASTM A500 GR. B, Fy = 46 KSI
 - 7.2.4 PIPE - ASTM A53 GR. B, Fy = 35 KSI
 - 7.2.5 BOLTS - ASTM A325-N
 - 7.2.6 ANCHOR BOLTS - ASTM F1554 GR. 36
 - 7.2.7 EPOXY GROUTED ANCHOR BOLTS SHALL BE HILTI HIT HY200, OR APPROVED EQUIVALENT
 - 7.2.8 ALL BOLTING SHALL BE SUPPLIED WITH A 1-1/2" DIA. WASHERS
- 7.3 WELDING ELECTRODES SHALL BE E-70XX OR EQUIVALENT FOR PROCESS USED
- 7.4 ALL WELDING SHALL BE DONE BY A QUALIFIED WELDER IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE.

SPECIAL STRUCTURAL INSPECTIONS:

THE SIZE AND OCCUPANCY OF THIS BUILDING MAKE IT SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17 OF THE 2018 KENTUCKY BUILDING CODE. BASED ON THOSE CODE REQUIREMENTS THE FOLLOWING SPECIAL INSPECTIONS WILL BE REQUIRED:

- 1. **INSPECTION OF FABRICATOR:** FABRICATORS (WOOD TRUSSES) SHALL BE INSPECTED IN ACCORDANCE WITH KBC 2018, SECTION 1704.2.5.1, UNLESS ALREADY APPROVED PER THE REQUIREMENTS OF KBC 2018, SECTION 1704.2.5.2. IF APPROVED FABRICATORS ARE USED THEY MUST, UPON COMPLETION OF FABRICATION, SUBMIT A CERTIFICATE OF COMPLIANCE STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. FABRICATORS MUST SUBMIT EVIDENCE OF THEIR APPROVAL FOR REVIEW AND ACCEPTANCE PRIOR TO BEGINNING ANY FABRICATION WORK.
- 2. **CONCRETE CONSTRUCTION:** CONCRETE CONSTRUCTION SHALL BE INSPECTED IN ACCORDANCE WITH KBC 2018, SECTION 1705.3. THIS REQUIREMENT APPLIES TO ALL FOOTINGS, FOUNDATION WALLS AND CONCRETE SLABS AS DETAILED ON THESE STRUCTURAL DRAWINGS.
- 3. **MASONRY CONSTRUCTION:** MASONRY CONSTRUCTION SHALL BE INSPECTED IN ACCORDANCE WITH KBC 2018, SECTION 1705.4. THESE REQUIREMENTS APPLY TO ALL MASONRY AS DETAILED ON THESE STRUCTURAL DRAWINGS.
- 4. **SOILS:** SOILS SHALL BE INSPECTED IN ACCORDANCE WITH KBC 2018, SECTION 1705.6. THESE REQUIREMENTS APPLY TO ALL SOILS WHICH THE BUILDING STRUCTURE WILL BE FOUNDED ON.
- 5. **STEEL:** STEEL CONSTRUCTION SHALL BE INSPECTED IN ACCORDANCE WITH KBC 2018 SECTION 1705.2. THESE REQUIREMENTS APPLY TO ALL STRUCTURAL STEEL CONSTRUCTION AS DETAILED ON THESE STRUCTURAL DRAWINGS.

TABLE 5B DIMENSIONAL LUMBER REQUIREMENTS		
APPLICATION		SPECIES AND GRADE
DIMENSION LUMBER	SOLID BLOCKING, TOP PLATES, STRUTS, AND MISC. FRAMING	2X4 DOUGLAS FIR-LARCH #2, SOUTHERN PINE #2 OR BETTER
		2X6 DOUGLAS FIR-LARCH #2, SOUTHERN PINE #2 OR BETTER
		2X8 DOUGLAS FIR-LARCH #2, SOUTHERN PINE #2 OR BETTER
		2X10 DOUGLAS FIR-LARCH #2, SOUTHERN PINE #2 OR BETTER
		2X12 DOUGLAS FIR-LARCH #2, SOUTHERN PINE #2 OR BETTER
	SILL PLATE (TREATED)	2X4 GRADE SHALL BE STANDARD OR BETTER DOUGLAS FIR-LARCH OR SOUTHERN PINE
		2X6 DOUGLAS FIR-LARCH #2 OR SOUTHERN PINE #2
		2X8 DOUGLAS FIR-LARCH #2 OR SOUTHERN PINE #2
		2X10 DOUGLAS FIR-LARCH #2 OR SOUTHERN PINE #2
2X12 DOUGLAS FIR-LARCH #2 OR SOUTHERN PINE #2		
TRUSSES	ALL MEMBERS	AS DESIGNED BY TRUSS MANUFACTURER
EXTERIOR BEARING WALLS AND COLUMNS	2X4	DOUGLAS FIR-LARCH #2, SOUTHERN PINE #2, SPRUCE-PINE-FIR #2, OR BETTER
2X6	DOUGLAS FIR-LARCH #2, SOUTHERN PINE #2, SPRUCE-PINE-FIR #2, OR BETTER	
INTERIOR BEARING WALLS	ALL SIZES	DOUGLAS FIR-LARCH #2, SOUTHERN PINE #2, SPRUCE-PINE-FIR #2, OR BETTER
INTERIOR NON-BEARING WALLS	ALL SIZES	STANDARD, UTILITY, CONSTRUCTION GRADE OR BETTER. SPECIES SHALL BE DOUGLAS FIR-LARCH, SOUTHERN PINE, OR SPRUCE-PINE-FIR
LAMINATED VENEER LUMBER	1 3/4" X 11 1/4" AND SMALLER	TRUSJOIST OR BETTER
1 3/4" X 11 7/8" AND LARGER	TRUSJOIST OR BETTER	
NOTES:		
1. SPECIES AND GRADE SHALL BE AS IDENTIFIED IN THE TABLE.		



103 WIND HAVEN DR. STE 101
NICHOLASVILLE, KY 40356
859.523.1500

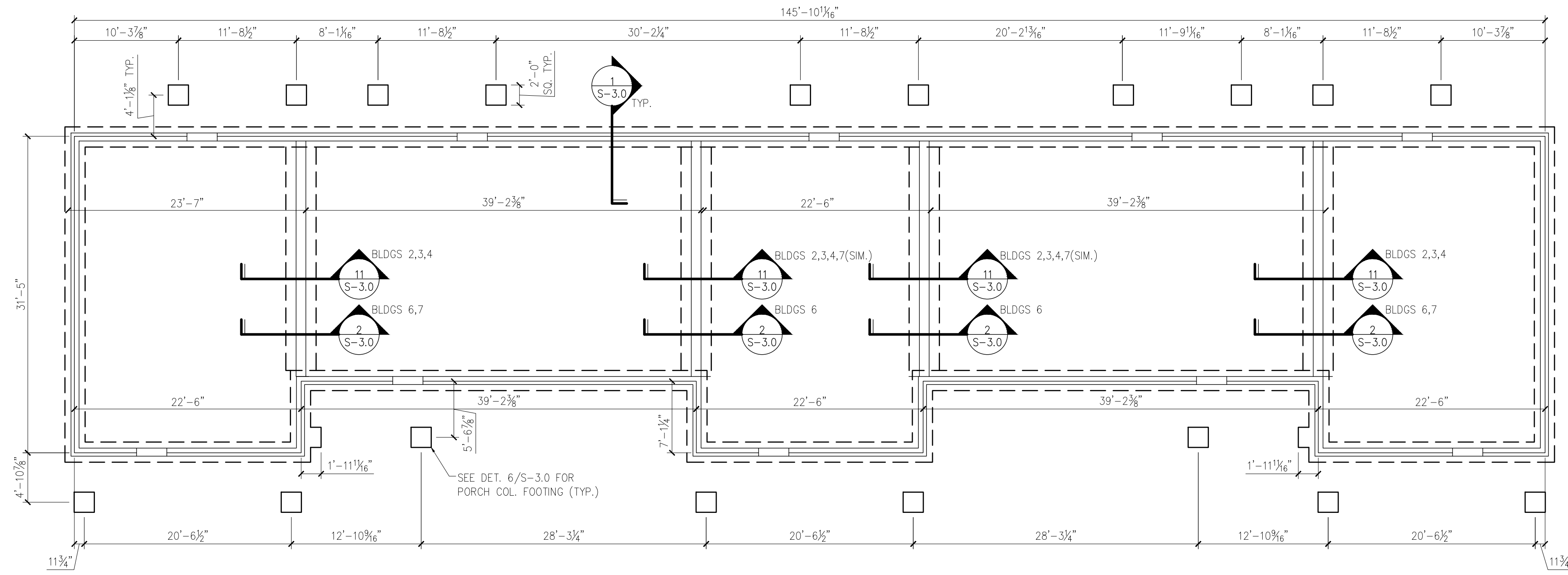


1733 Campus Plaza Court, Suite 10
Bowling Green, KY 42101
Phone: 270-766-3020
Fax: 270-842-3102

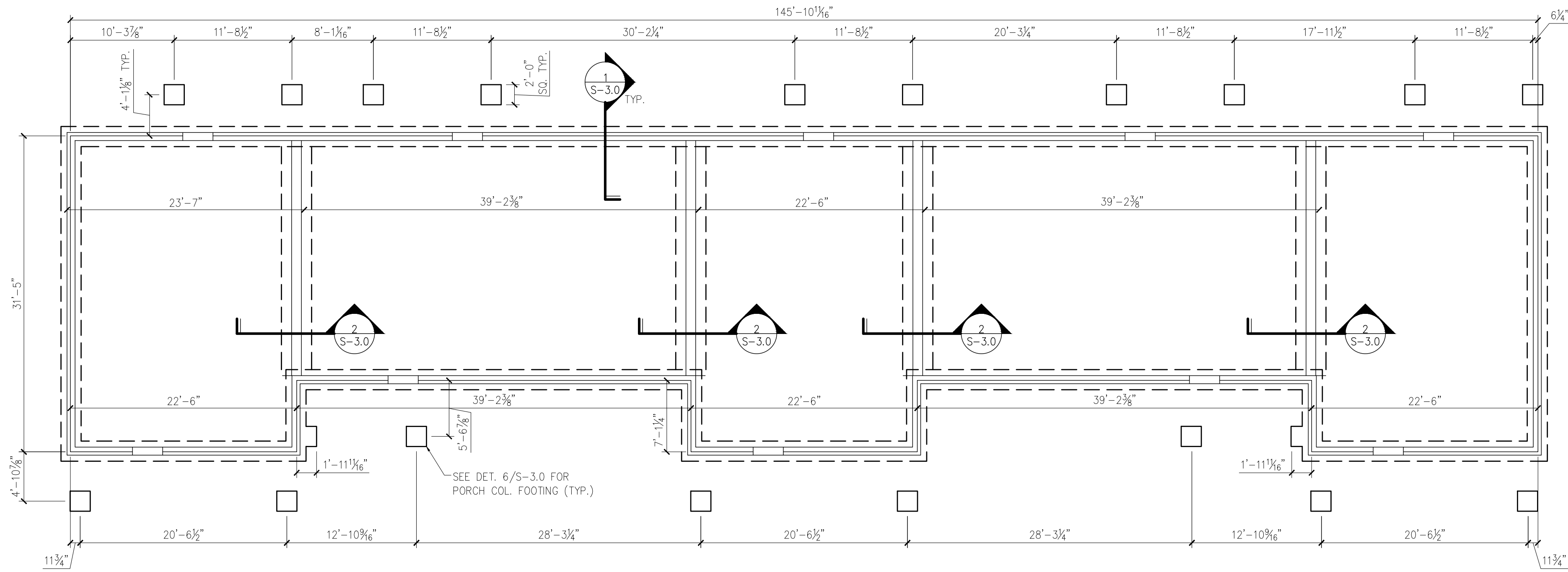
REVISION	DATE
0	4/15/23
April 15, 2023	
Construction Documents	
PROJECT NUMBER	
2023-1033	
DRAWN BY: AAJ	

Sutton's Landing
 Simon Kenton Avenue, Maysville, KY 41056
Structural Notes

SHEET NUMBER
S-0.1



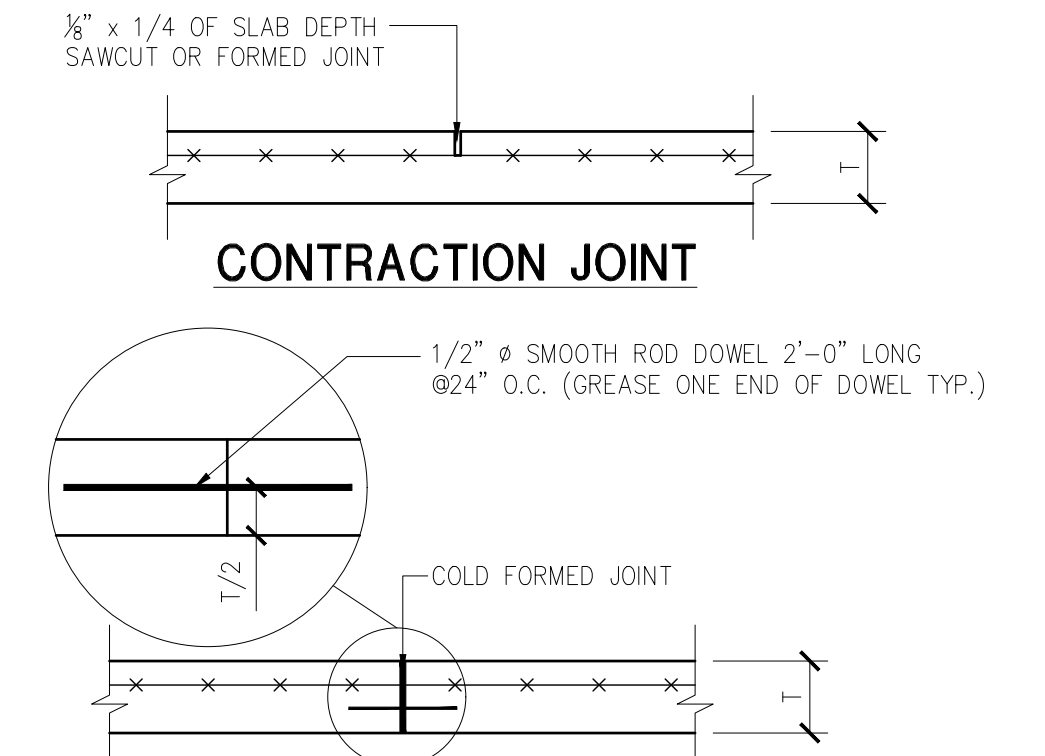
A **BLDG TYPE I, BLDG'S 2,3,4,6,7 FDN PLANS**
 S-1.0 SCALE: 1/8" = 1'-0"



B **BLDG TYPE Ia, BLDG 8 FDN PLAN**
 S-1.0 SCALE: 1/8" = 1'-0"

FOUNDATION/SLAB NOTES:

- ALL SLABS ARE 4" CONCRETE W/6"x6" W1.4XW1.4 W.W.F. ON 6 MIL. VAPOR BARRIER AND 4" COMPACTED STONE BASE. (SLAB ELEV. FOR EACH BUILDING REFERENCED TO 100'-0", SEE CIVIL FOR ACTUAL ELEVATIONS.)
- CONSTRUCTION/CONTROL JOINTS SHALL BE A MAX. OF 20'-0" ON CENTER (JOINTS SHALL FOLLOW WALLS WHERE POSSIBLE). JOINTS SHALL BE INSTALLED WITH IN 24 HRS OF CONCRETE PLACEMENT (SEE DET. 1/S-1.0)
- DIMENSIONS AT FOUNDATION WALLS ARE TAKEN FROM EXTERIOR FACE OF 6" CMU WALL.
- THE GEOTECHNICAL ENGINEER SHALL VERIFY MOISTURE CONTENT OF THE SOIL SUB-GRADE PRIOR TO STONE BASE PLACEMENT IN THE BUILDING PAD FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT.



SLAB CONSTRUCTION JOINT

- NOTES:
- CONTRACTION JOINTS SHALL BE CUT WITHIN 24 HOURS AFTER PLACING FLOOR SLAB.
 - SEE PLAN FOR SLAB THICKNESS AND REINFORCEMENT.

1 TYP. CONCRETE FLOOR JOINTS
 S-1.0 SCALE: 3/4" = 1'-0"

STATE OF KENTUCKY
 MICHAEL H. HENDRIX
 30747
 LICENSED PROFESSIONAL ENGINEER
 4-15-23

REB
 ARCHITECTS

103 WIND HAVEN DR. STE 101
 NICHOLASVILLE, KY 40356
 859.523.1500

SE
 Engineering
 2, 4, 6, 8

1733 Campus Plaza Court, Suite 110
 Bowling Green, KY 42101
 Phone: 270-766-3652
 Fax: 270-842-3102

REVISION	DATE
0	4/15/23

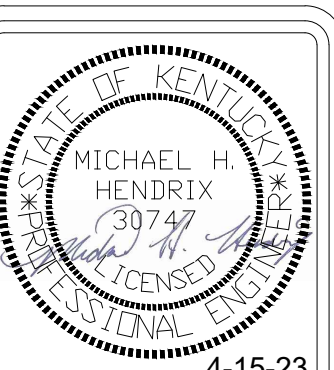
April 15, 2023
 Construction Documents
 PROJECT NUMBER
 2023-1033
 DRAWN BY: AAJ

Sutton's Landing
 Simon Kenton Avenue, Maysville, KY 41056
 Foundation Plans

SHEET NUMBER
S-1.0

FOUNDATION/SLAB NOTES:

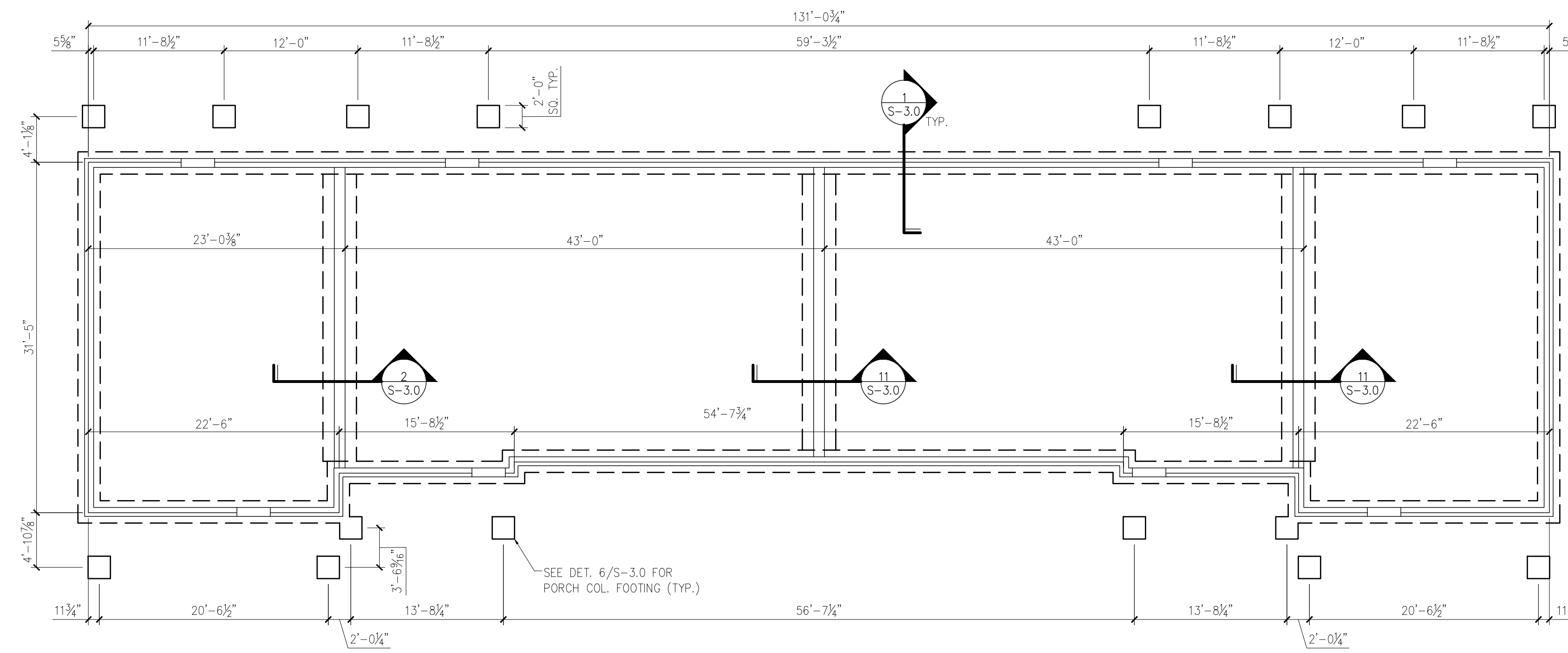
1. ALL SLABS ARE 4" CONCRETE W/6"x6" W1.4XW1.4 W.W.F. ON 6 MIL. VAPOR BARRIER AND 4" COMPACTED STONE BASE. (SLAB ELEV. FOR EACH BUILDING REFERENCED TO 100'-0", SEE CIVIL FOR ACTUAL ELEVATIONS.)
2. CONSTRUCTION/CONTROL JOINTS SHALL BE A MAX. OF 20'-0" ON CENTER (JOINTS SHALL FOLLOW WALLS WHERE POSSIBLE). JOINTS SHALL BE INSTALLED WITH IN 24 HRS OF CONCRETE PLACEMENT (SEE DET. 1/S-1.0)
3. DIMENSIONS AT FOUNDATION WALLS ARE TAKEN FROM EXTERIOR FACE OF 6" CMU WALL.
4. THE GEOTECHNICAL ENGINEER SHALL VERIFY MOISTURE CONTENT OF THE SOIL SUB-GRADE PRIOR TO STONE BASE PLACEMENT IN THE BUILDING PAD FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT.



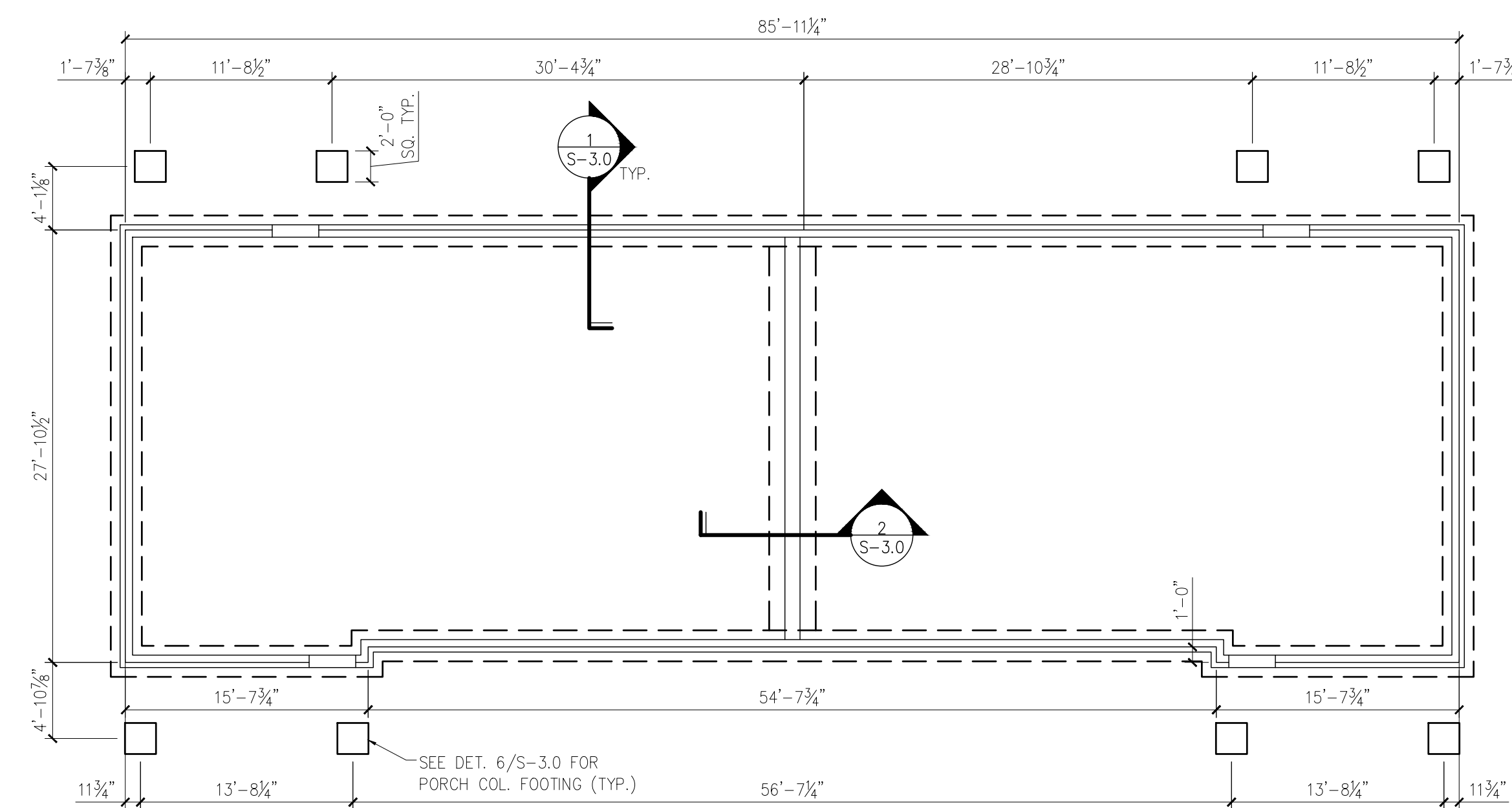
103 WIND HAVEN DR. STE 101
NICHOLASVILLE, KY 40356
859.523.1500



1733 Campus Plaza Court, Suite 10
Bowling Green, KY 42101
Phone: 270-766-3652
Fax: 270-842-3102



A BLDG TYPE II, BLDG 5 FDN PLAN
S-1.1 SCALE: 1/8" = 1'-0"



B BUILDING TYPE III FOUNDATION PLAN
S-1.1 SCALE: 1/8" = 1'-0"

REVISION	DATE
0	4/15/23

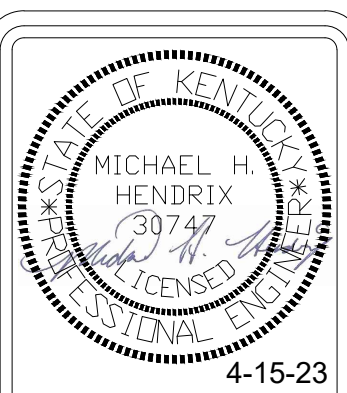
April 15, 2023
Construction Documents
PROJECT NUMBER
2023-1033
DRAWN BY: AAJ

Sutton's Landing
Simon Kenton Avenue, Maysville, KY 41056
Foundation Plans

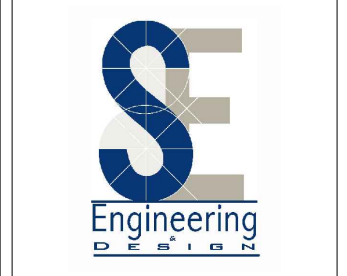
SHEET NUMBER
S-1.1

FOUNDATION/SLAB NOTES:

- ALL SLABS ARE 4" CONCRETE W/6"x6" W1.4XW1.4 W.W.F. ON 6 MIL. VAPOR BARRIER AND 4" COMPACTED STONE BASE. (SLAB ELEV. FOR EACH BUILDING REFERENCED TO 100'-0". SEE CIVIL FOR ACTUAL ELEVATIONS.)
- CONSTRUCTION/CONTROL JOINTS SHALL BE A MAX. OF 20'-0" ON CENTER (JOINTS SHALL FOLLOW WALLS WHERE POSSIBLE). JOINTS SHALL BE INSTALLED WITH IN 24 HRS OF CONCRETE PLACEMENT (SEE DET. 1/S-1.0)
- DIMENSIONS AT FOUNDATION WALLS ARE TAKEN FROM EXTERIOR FACE OF 6" CMU WALL.
- THE GEOTECHNICAL ENGINEER SHALL VERIFY MOISTURE CONTENT OF THE SOIL SUB-GRADE PRIOR TO STONE BASE PLACEMENT IN THE BUILDING PAD FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT.



103 WIND HAVEN DR. STE 101
NICHOLASVILLE, KY 40356
859.523.1500



1733 Campus Plaza Court, Suite 110
Bowling Green, KY 42101
Phone: 270-768-3525
Fax: 270-842-3102

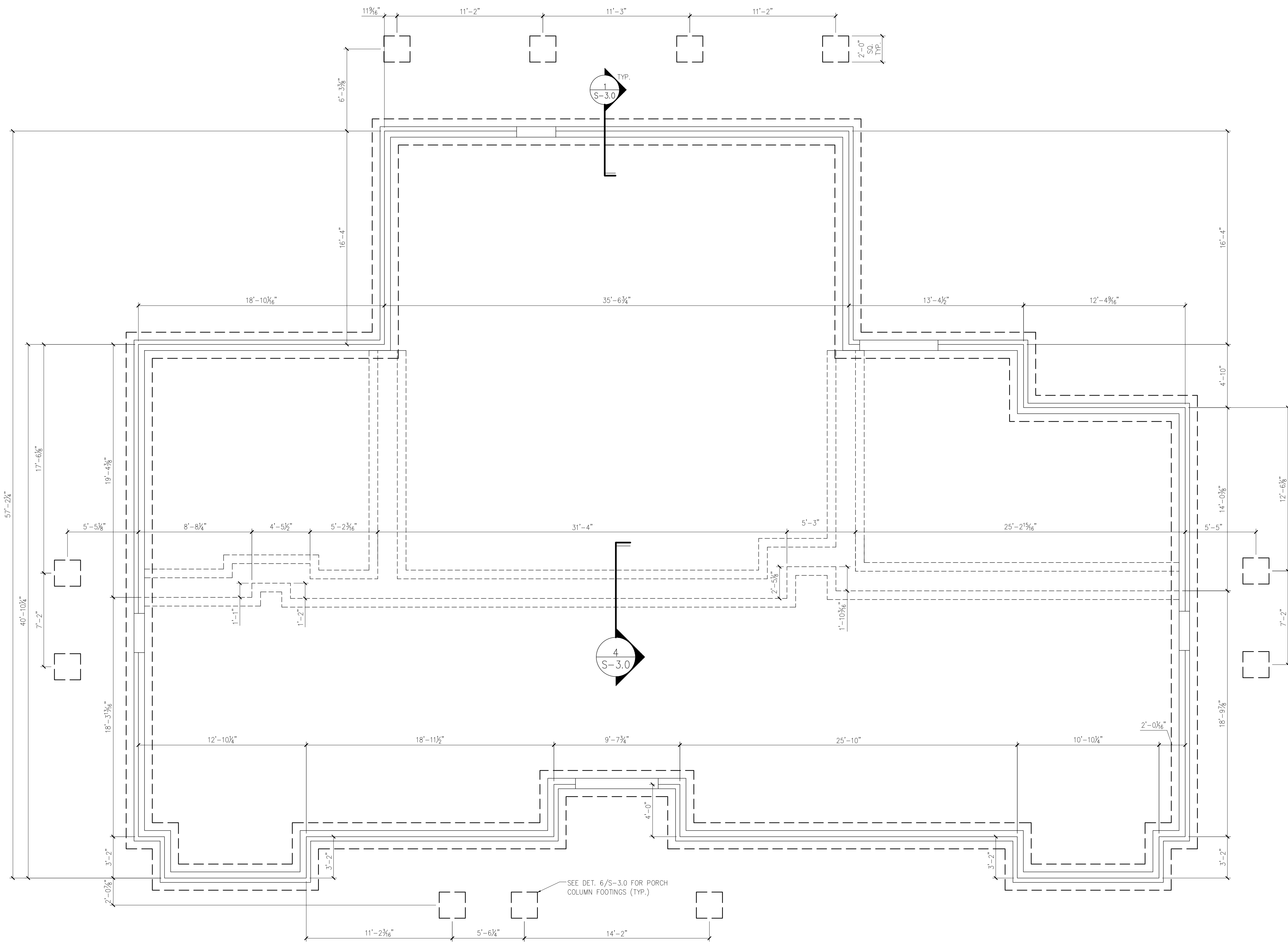
REVISION	DATE
0	4/15/23

April 15, 2023
Construction Documents
PROJECT NUMBER
2023-1033
DRAWN BY: AAJ

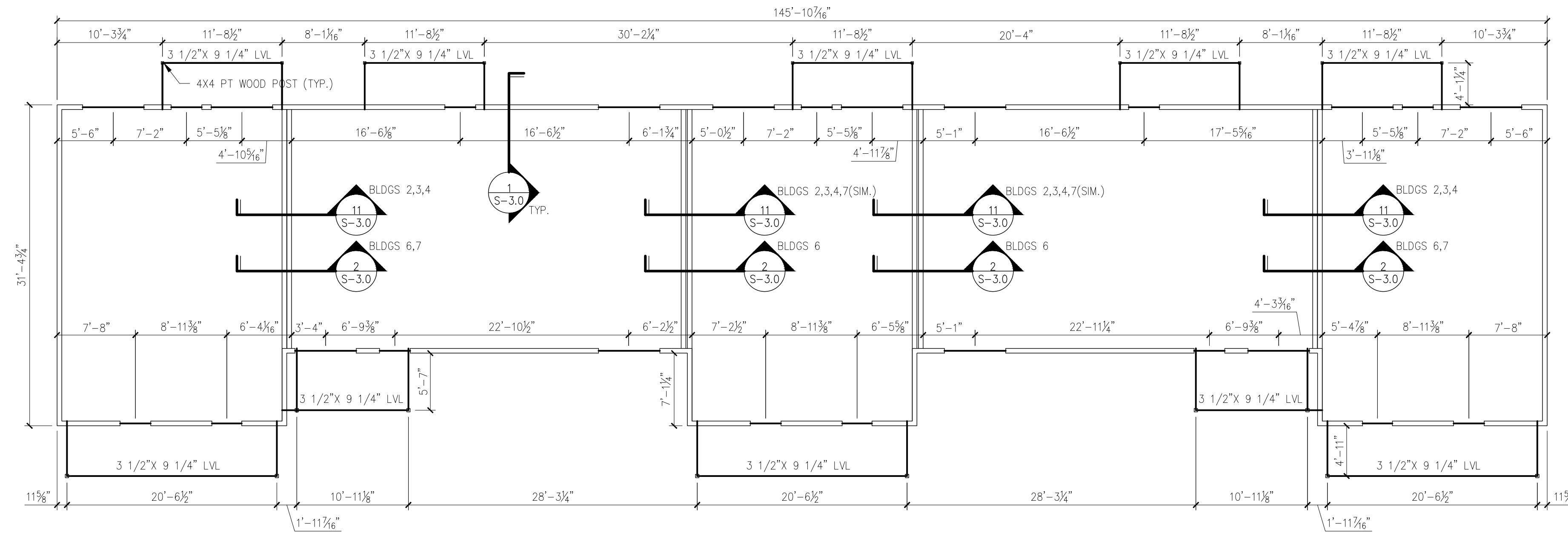
Sutton's Landing
Simon Kenton Avenue, Maysville, KY 41056
Foundation Plan

SHEET NUMBER

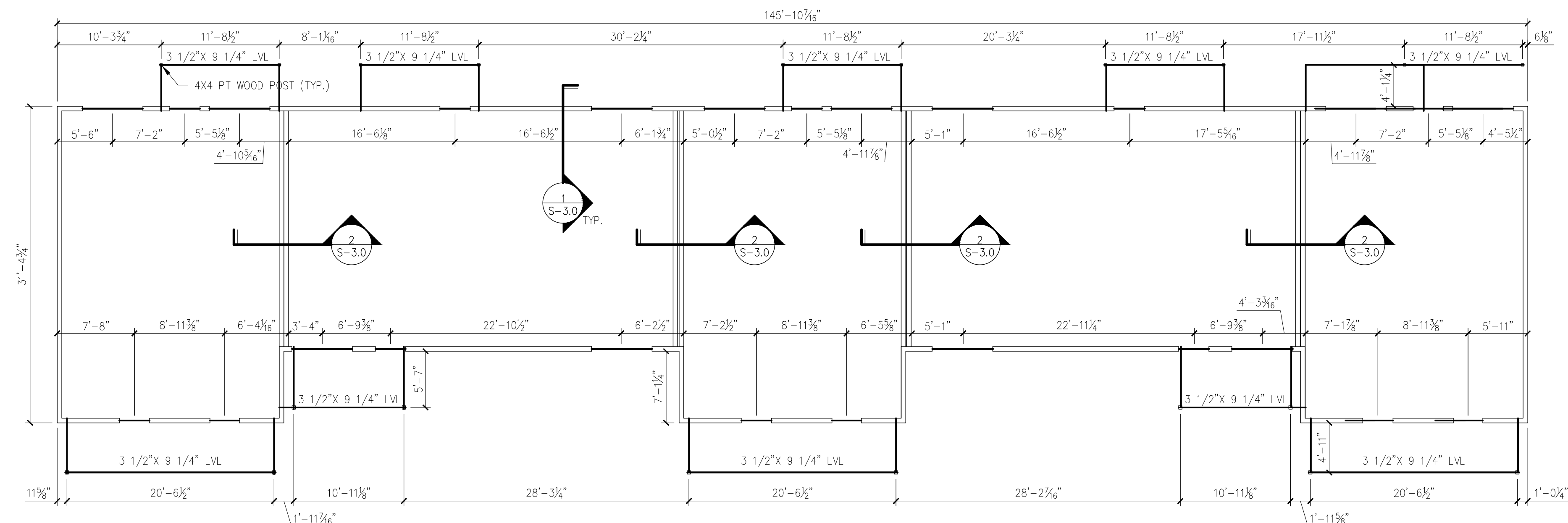
S-1.2



A COMMUNITY BUILDING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



A BUILDING TYPE I STRUCTURAL WALL PLAN
 S-1.3 SCALE: 1/8" = 1'-0"

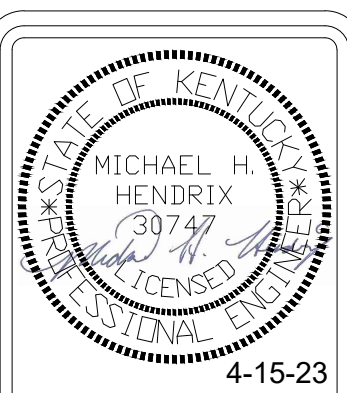


B BUILDING TYPE Ia STRUCTURAL WALL PLAN
 S-1.3 SCALE: 1/8" = 1'-0"

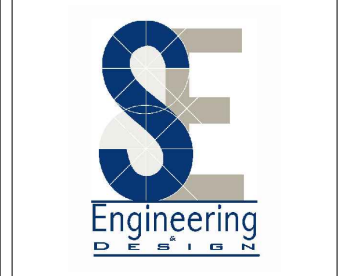
BUILDING TYPES I & IA STRUCTURAL WALL NOTES:

1. WALLS AND OTHER STRUCTURE SHOWN ON THIS DRAWING ARE NECESSARY TO SUPPORT VERTICAL AND LATERAL LOADS. CHANGES TO THESE WALLS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER. FOR OTHER WALLS AND COMPLETE WALL ARRANGEMENT SEE ARCHITECTURAL DRAWINGS.
2. ALL EXTERIOR WOOD FRAMED WALLS SHOWN ON THIS DRAWING SHALL BE 2X6 CONSTRUCTION @ 16" O.C., U.N.O. ALL INTERIOR WOOD FRAMED WALLS SHALL BE 2X4 CONSTRUCTION @ 16" O.C., UNLESS OTHERWISE SPECIFIED ON THE ARCHITECTURAL DRAWINGS. ALL WALLS SHOWN ON THESE STRUCTURAL PLANS SHALL HAVE A MINIMUM OF 1 SIDE SHEATHED WITH 1/2" NOM. OSB, UNLESS OTHERWISE NOTED.
3. OSB SHEATHING SHALL BE CONNECTED TO WOOD MEMBERS WITH 8D NAILS AT A MAXIMUM OF 6" O.C SPACING. ORIENT SHEETS VERTICALLY AND ENSURE ALL EDGES ARE AGAINST FRAMING MATERIAL. PROVIDE 2X BLOCKING EQUAL TO THE WALL DIMENSION AT ANY FREE EDGES OF A SHEET.
4. DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. COORDINATE ACTUAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
5. TOP OF WALL/BEAM ELEVATION IS 108'-1 1/8" UNLESS NOTED OTHERWISE.
6. LVL MEANS 2.0E MICROLLAM LVL AS MANUFACTURED BY TRUSJOIST.
7. BEAMS THAT FRAME INTO THE END OF A WALL SHALL BEAR IN A BEAM POCKET PER DETAIL 4/S-3.1.
8. ALL FIRST FLOOR STRUCTURAL WALLS SHALL BE CONNECTED TO THE FOUNDATION AND OR SLAB WITH 1/2" DIA. ANCHOR BOLTS (EPOXY GROUTED BOLTS ALLOWED) SPACED AT NO MORE THAN 32" O.C. ONE ANCHOR BOLT SHALL BE LOCATED WITHIN 6" OF EACH END OF ANY SOLE PLATE OR WALL SEGMENT. ANCHOR BOLTS SHALL HAVE A 3"X3"X 1/4" SQUARE WASHER ON TOP OF SILL PLATE. EACH SOLE PLATE SHALL HAVE A MINIMUM OF TWO (2) ANCHOR BOLTS.
9. FOR COMPLETE STRUCTURAL NOTES SEE DRAWING S-0.1.
10. ALL WALL OPENINGS IN FIRST FLOOR STRUCTURAL WALLS SHALL HAVE A HEADER CONSTRUCTED IN ACCORDANCE WITH THE HEADER TABLE BELOW FOR THE WIDTH OF THE OPENING FRAMED, UNLESS INDICATED OTHERWISE ON THE PLAN. BRICK LINTELS FOR OPENINGS IN THE BRICK VENEER SHALL BE AS INDICATED IN THE TABLE (BRICK LINTELS ARE LOOSE LINTELS)

OPENING SIZE	HEADER SIZE	JACK STUDS	KING STUDS	BRICK LINTELS
<= 6'-4"	(2) 2X10'S	(1) STUD	(2) STUDS	L5X3X1/4 LLV
<= 8'-4"	(2) 1-3/4"X9-1/4" LVL	(2) STUDS	(3) STUDS	L5X3X1/4 LLV
> 8'-4"	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER



103 WIND HAVEN DR. STE 101
 NICHOLASVILLE, KY 40356
 859.523.1500



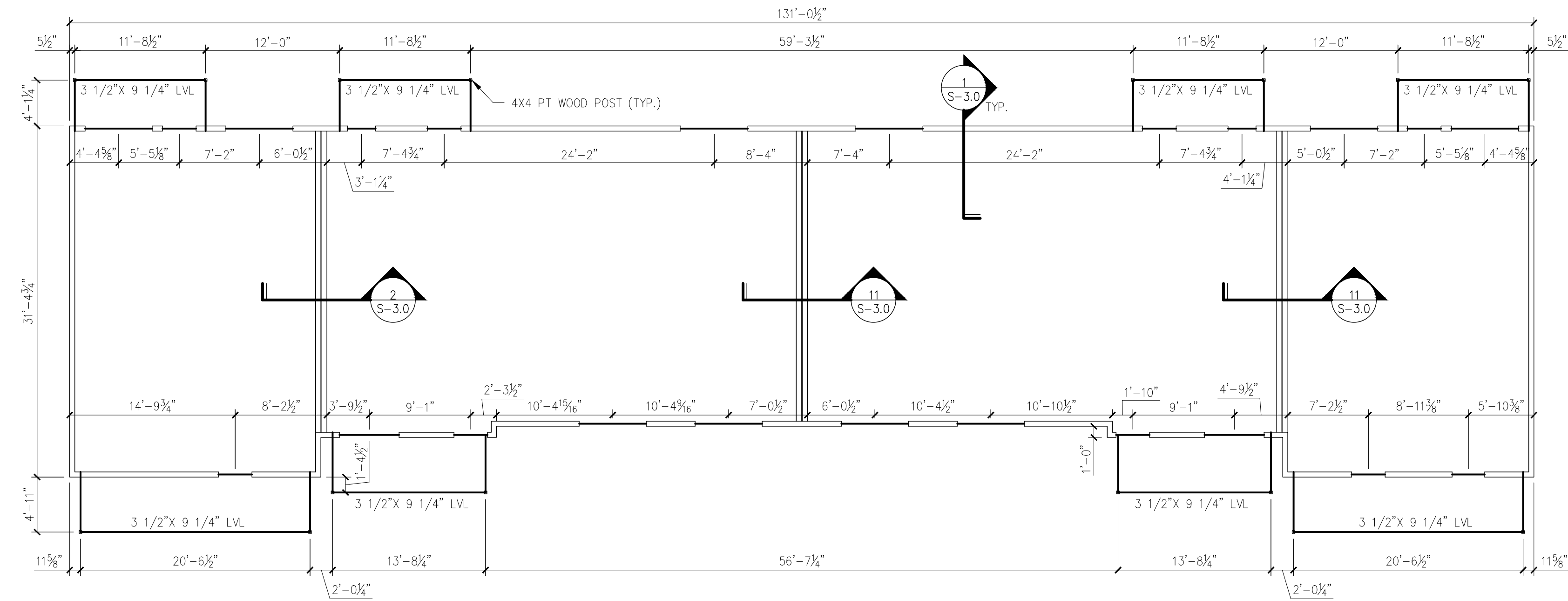
1733 Campus Plaza Court, Suite 10
 Bowling Green, KY 42101
 Phone: 270-766-3052
 Fax: 270-842-3102

REVISION	DATE
0	4/15/23

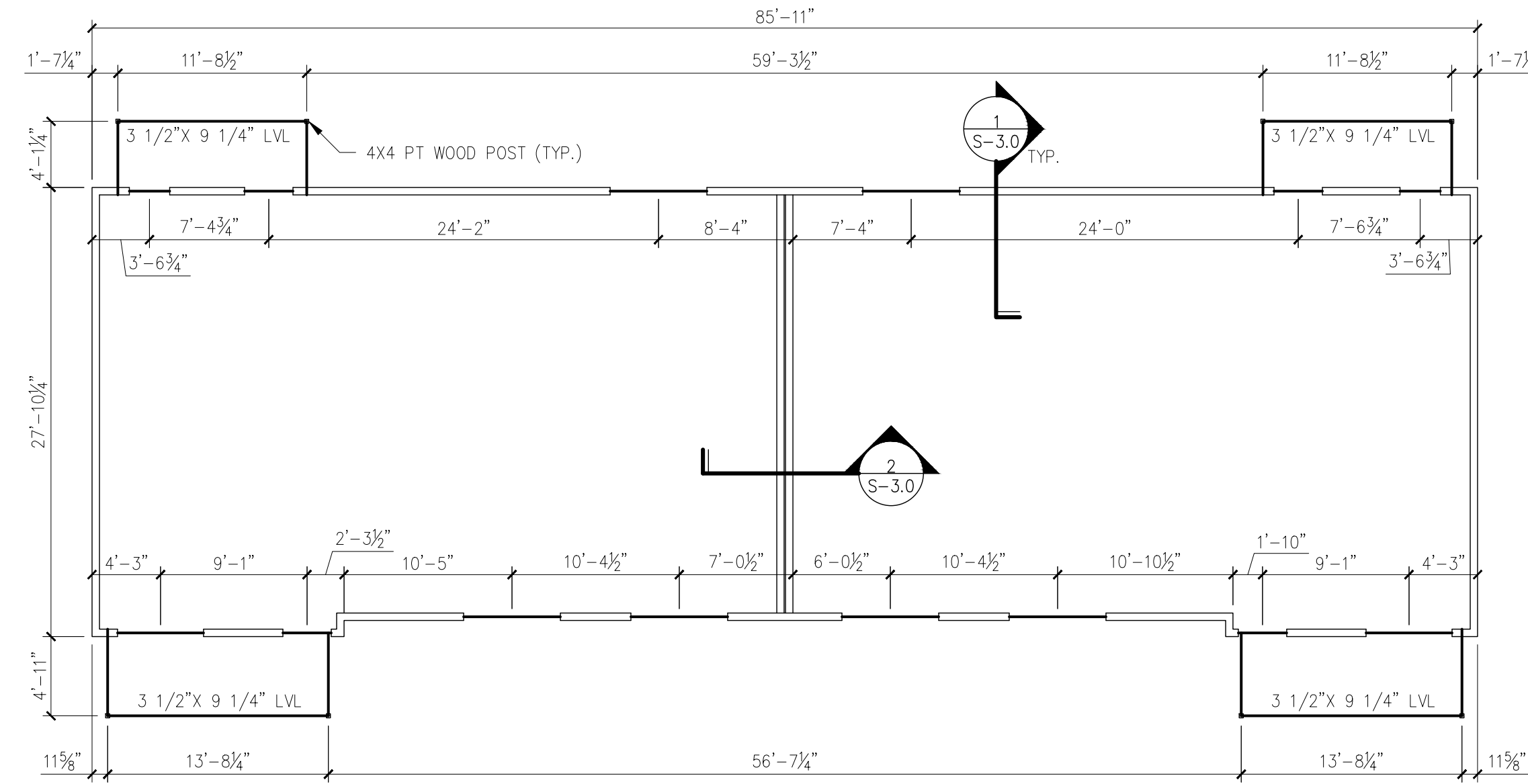
April 15, 2023
 Construction Documents
 PROJECT NUMBER
 2023-1033
 DRAWN BY: AAJ

Sutton's Landing
 Simon Kenton Avenue, Maysville, KY 41056
 Structural Wall Plans

SHEET NUMBER
S-1.3



A BUILDING TYPE II STRUCTURAL WALL PLAN
S-1.4 SCALE: 1/8" = 1'-0"



B BUILDING TYPE III STRUCTURAL WALL PLAN
S-1.4 SCALE: 1/8" = 1'-0"

BUILDING TYPES II & III STRUCTURAL WALL NOTES:

- WALLS AND OTHER STRUCTURE SHOWN ON THIS DRAWING ARE NECESSARY TO SUPPORT VERTICAL AND LATERAL LOADS. CHANGES TO THESE WALLS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER. FOR OTHER WALLS AND COMPLETE WALL ARRANGEMENT SEE ARCHITECTURAL DRAWINGS.
- ALL EXTERIOR WOOD FRAMED WALLS SHOWN ON THIS DRAWING SHALL BE 2X6 CONSTRUCTION @ 16" O.C., U.N.O. ALL INTERIOR WOOD FRAMED WALLS SHALL BE 2X4 CONSTRUCTION @ 16" O.C., UNLESS OTHERWISE SPECIFIED ON THE ARCHITECTURAL DRAWINGS. ALL WALLS SHOWN ON THESE STRUCTURAL PLANS SHALL HAVE A MINIMUM OF 1 SIDE SHEATHED WITH 1/2" NOM. OSB, UNLESS OTHERWISE NOTED.
- OSB SHEATHING SHALL BE CONNECTED TO WOOD MEMBERS WITH 8D NAILS AT A MAXIMUM OF 6" O.C SPACING. ORIENT SHEETS VERTICALLY AND ENSURE ALL EDGES ARE AGAINST FRAMING MATERIAL. PROVIDE 2X BLOCKING EQUAL TO THE WALL DIMENSION AT ANY FREE EDGES OF A SHEET.
- DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. COORDINATE ACTUAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
- TOP OF WALL/BEAM ELEVATION IS 108'-1 1/8" UNLESS NOTED OTHERWISE.
- LVL MEANS 2.0E MICROLAM LVL AS MANUFACTURED BY TRUSJOIST.
- BEAMS THAT FRAME INTO THE END OF A WALL SHALL BEAR IN A BEAM POCKET PER DETAIL 4/S-3.1.
- ALL FIRST FLOOR STRUCTURAL WALLS SHALL BE CONNECTED TO THE FOUNDATION AND OR SLAB WITH 1/2" DIA. ANCHOR BOLTS (EPOXY GROUTED BOLTS ALLOWED) SPACED AT NO MORE THAN 32" O.C. ONE ANCHOR BOLT SHALL BE LOCATED WITHIN 6" OF EACH END OF ANY SOLE PLATE OR WALL SEGMENT. ANCHOR BOLTS SHALL HAVE A 3"X3"X1/4" SQUARE WASHER ON TOP OF SILL PLATE. EACH SOLE PLATE SHALL HAVE A MINIMUM OF TWO (2) ANCHOR BOLTS.
- FOR COMPLETE STRUCTURAL NOTES SEE DRAWING S-0.1.
- ALL WALL OPENINGS IN FIRST FLOOR STRUCTURAL WALLS SHALL HAVE A HEADER CONSTRUCTED IN ACCORDANCE WITH THE HEADER TABLE BELOW FOR THE WIDTH OF THE OPENING FRAMED, UNLESS INDICATED OTHERWISE ON THE PLAN. BRICK UNTELS FOR OPENINGS IN THE BRICK VENEER SHALL BE AS INDICATED IN THE TABLE (BRICK UNTELS ARE LOOSE UNTELS)

OPENING SIZE	HEADER SIZE	JACK STUDS	KING STUDS	BRICK UNTELS
<= 6'-4"	(2) 2X10'S	(1) STUD	(2) STUDS	L5X3X1/4 LLV
<= 8'-4"	(2) 1-3/4"X9-1/4" LVL	(2) STUDS	(3) STUDS	L5X3X1/4 LLV
> 8'-4"	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER

MICHAEL H. HENDRIX
30747
EXPIRES 4-15-23
REGISTERED PROFESSIONAL ENGINEER

REB ARCHITECTS

103 WIND HAVEN DR. STE 101
NICHOLASVILLE, KY 40356
859.523.1500

SE Engineering

1733 Campus Plaza Court, Suite 10
Bowling Green, KY 42101
Phone: 270-346-3652
Fax: 270-842-3102

REVISION	DATE
0	4/15/23

April 15, 2023
Construction Documents
PROJECT NUMBER: 2023-1033
DRAWN BY: AAJ

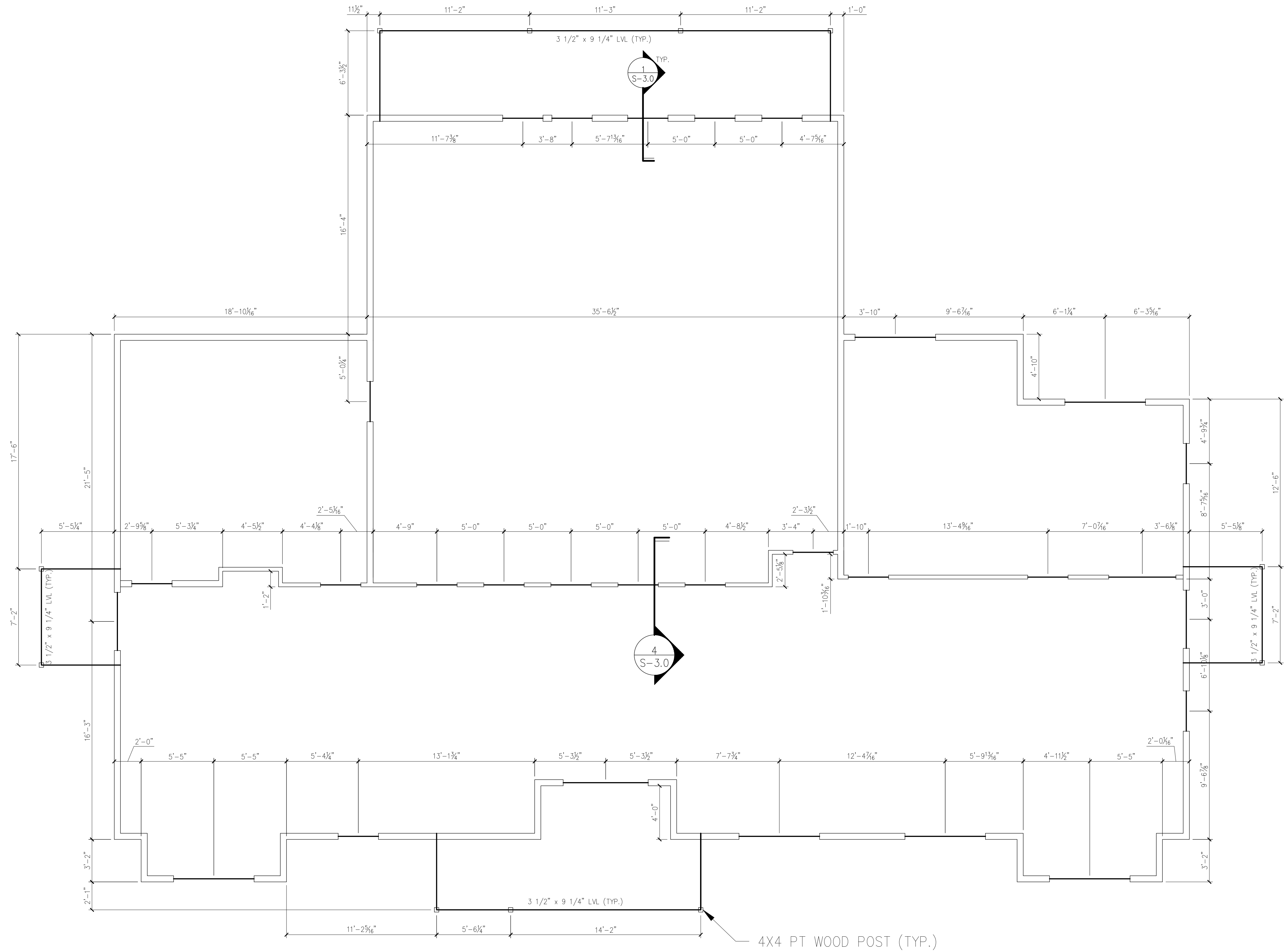
Sutton's Landing
Simon Kenton Avenue, Maysville, KY 41056
Structural Wall Plans

SHEET NUMBER
S-1.4

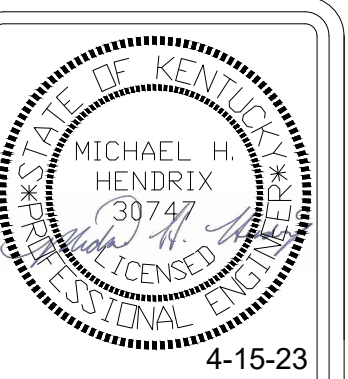
COMMUNITY BUILDING STRUCTURAL WALL NOTES:

- WALLS AND OTHER STRUCTURE SHOWN ON THIS DRAWING ARE NECESSARY TO SUPPORT VERTICAL AND LATERAL LOADS. CHANGES TO THESE WALLS SHALL BE COORDINATED WITH THE STRUCTURAL ENGINEER. FOR OTHER WALLS AND COMPLETE WALL ARRANGEMENT SEE ARCHITECTURAL DRAWINGS.
- ALL EXTERIOR WOOD FRAMED WALLS SHOWN ON THIS DRAWING SHALL BE 2X6 CONSTRUCTION @ 16" O.C., U.N.D. ALL INTERIOR WOOD FRAMED WALLS SHALL BE 2X4 CONSTRUCTION @ 16" O.C., UNLESS OTHERWISE SPECIFIED ON THE ARCHITECTURAL DRAWINGS. ALL WALLS SHOWN ON THESE STRUCTURAL PLANS SHALL HAVE A MINIMUM OF 1 SIDE SHEATHED WITH 1/2" NOM. OSB, UNLESS OTHERWISE NOTED.
- OSB SHEATHING SHALL BE CONNECTED TO WOOD MEMBERS WITH 8D NAILS AT A MAXIMUM OF 6" O.C. SPACING. ORIENT SHEETS VERTICALLY AND ENSURE ALL EDGES ARE AGAINST FRAMING MATERIAL. PROVIDE 2X BLOCKING EQUAL TO THE WALL DIMENSION AT ANY FREE EDGES OF A SHEET.
- DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. COORDINATE ACTUAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
- TOP OF WALL/BEAM ELEVATION IS 108'-1 1/2" UNLESS NOTED OTHERWISE.
- LVL MEANS 2.0E MICROLAM LVL AS MANUFACTURED BY TRUSJOIST.
- BEAMS THAT FRAME INTO THE END OF A WALL SHALL BEAR IN A BEAM POCKET PER DETAIL 4/S-3.1.
- ALL FIRST FLOOR STRUCTURAL WALLS SHALL BE CONNECTED TO THE FOUNDATION AND OR SLAB WITH 1/2" DIA. ANCHOR BOLTS (EPOXY GROUTED BOLTS ALLOWED) SPACED AT NO MORE THAN 32" O.C. ONE ANCHOR BOLT SHALL BE LOCATED WITHIN 6" OF EACH END OF ANY SOLE PLATE OR WALL SEGMENT. ANCHOR BOLTS SHALL HAVE A 3"X3"X1/4" SQUARE WASHER ON TOP OF SILL PLATE. EACH SOLE PLATE SHALL HAVE A MINIMUM OF TWO (2) ANCHOR BOLTS.
- FOR COMPLETE STRUCTURAL NOTES SEE DRAWING S-0.1.
- ALL WALL OPENINGS IN FIRST FLOOR STRUCTURAL WALLS SHALL HAVE A HEADER CONSTRUCTED IN ACCORDANCE WITH THE HEADER TABLE BELOW FOR THE WIDTH OF THE OPENING FRAMED, UNLESS INDICATED OTHERWISE ON THE PLAN. BRICK LINTELS FOR OPENINGS IN THE BRICK VENEER SHALL BE AS INDICATED IN THE TABLE (BRICK LINTELS ARE LOOSE LINTELS)

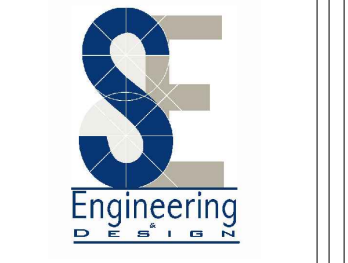
OPENING SIZE	HEADER SIZE	JACK STUDS	KING STUDS	BRICK LINTELS
<= 6'-4"	(2) 2X10'S	(1) STUD	(2) STUDS	L5X3X1/4 LLV
<= 8'-4"	(2) 1-3/4"X9-1/4" LVL	(2) STUDS	(3) STUDS	L5X3X1/4 LLV
> 8'-4"	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER	SEE DRAWING OR CONTACT ENGINEER



A COMMUNITY BUILDING STRUCTURAL WALL PLAN
S-1.5 SCALE: 1/4" = 1'-0"



103 WIND HAVEN DR. STE. 101
NICHOLASVILLE, KY 40356
859.523.1500



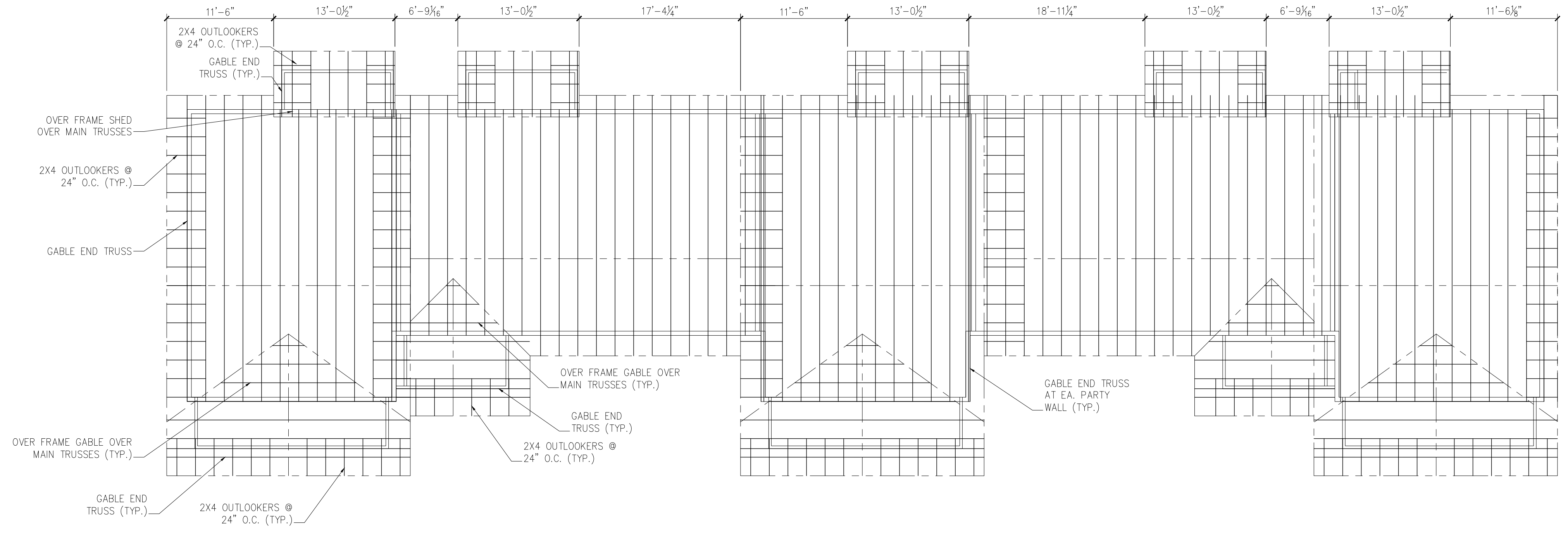
1733 Campus Plaza Court,
Suite 110
Bowling Green, KY 42101
Phone: 270-766-3625
Fax: 270-842-3102

REVISION	DATE
0	4/15/23

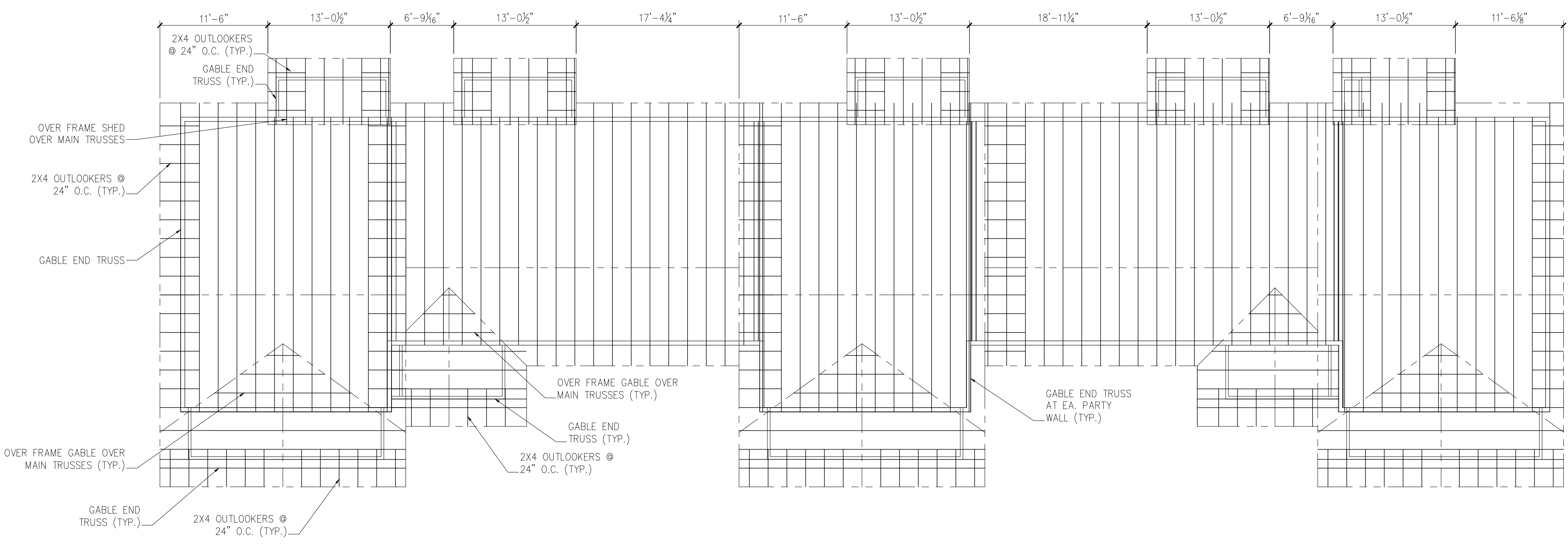
April 15, 2023
Construction Documents
PROJECT NUMBER
2023-1033
DRAWN BY: AAJ

Sutton's Landing
Simon Kenton Avenue, Maysville, KY 41056
Structural Wall Plan

SHEET NUMBER
S-1.5

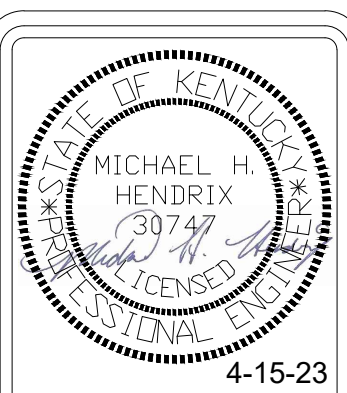


A BUILDING TYPE I ROOF FRAMING PLAN
S-2.0 SCALE: 1/8" = 1'-0"



B BUILDING TYPE IA ROOF FRAMING PLAN
S-2.0 SCALE: 1/8" = 1'-0"

- ROOF STRUCTURE NOTES:
- 1. ROOF SHALL BE FRAMED USING PREFABRICATED TRUSSES SPACED @ 24" O.C., UNLESS INDICATED OTHERWISE ON THE DRAWING.
 - 2. ROOF DECKING TO BE 1/2" T&G PLYWOOD OR OSB W/ 24/16 MIN. SPAN RATING. CONNECT TO ROOF FRAMING WITH 8D NAILS AT 6" MAX. SPACING.
 - 3. DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. COORDINATE ACTUAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
 - 4. FOR COMPLETE STRUCTURAL NOTES SEE DRAWING S-0.1.
 - 5. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR LOADING INDICATED ON DRAWING S-0.1.
 - 6. BOTTOM CHORD OF ALL TRUSSES SHALL BE BRACED AT A MAX. OF 6'-0" O.C. (STARTING AT CENTER AND WORKING TO ENDS) W/ 2X4 MATERIAL. BRACING SPLICES SHALL OVERLAP A MINIMUM OF TWO TRUSS SPACES. ATTACH BRACING TO TRUSSES WITH (2) 10D NAILS.
 - 7. TOP CHORD OF TRUSSES NOT CONNECTED TO THE ROOF DECK SHALL BE BRACED AT A MAX. OF 3'-0" O.C. (STARTING AT CENTER AND WORKING TO ENDS) W/ 2X4 MATERIAL. BRACING SPLICES SHALL OVERLAP A MINIMUM OF TWO TRUSS SPACES. ATTACH BRACING TO TRUSSES WITH (2) 10D NAILS.
 - 8. ALL ROOF TRUSSES WILL BEAR AT 108-118", EXCEPT THOSE THAT ARE SUPPORTED ON OTHER TRUSSES OR NOTED OTHERWISE ON THE DRAWINGS.
 - 9. VERTICAL MEMBERS, DIAGONAL MEMBERS AND JOINT LOCATIONS OF TRUSSES MUST BE BRACED PER THE TRUSS SHOP DRAWINGS. COORDINATE SPECIFIC BRACING REQUIREMENTS WITH THE TRUSS SHOP DRAWINGS. BRACING SHALL BE CONSTRUCTED OF 2X4 MATERIAL.
 - 10. ALL TRUSSES SHALL BE CONNECTED TO SUPPORTING STRUCTURE AT EACH SUPPORT LOCATION WITH (2) H3 SIMPSON STRONGTIE CLIPS WITH (4) 8D NAILS INTO EACH MEMBER CONNECTED FOR EACH CLIP USED. (SEE DETAIL 9/S-3.0).
 - 11. TRUSSES SHALL BE BRACED AGAINST OVERTURNING USING ONE OF THE FOLLOWING METHODS:
 - 1. FULL DEPTH 2X BLOCKING BETWEEN TRUSSES AT SUPPORT WALL
 - 2. 2X BLOCKING MATERIAL DETAIL 3/S-3.1
 - 3. BRACED BY PERPENDICULAR TRUSSES.
 - 12. TRUSSES PARALLEL TO SUPPORT WALLS SHALL BE ATTACHED TO THE WALL WITH (1) H3 SIMPSON STRONGTIE CLIP EVERY 2'-0". IF WALL IS NOT DIRECTLY BELOW TRUSS THEN DETAIL 2/S-3.1 SHALL BE USED FOR CONNECTION.



103 WIND HAVEN DR. STE 101
NICHOLASVILLE, KY 40356
859.523.1500

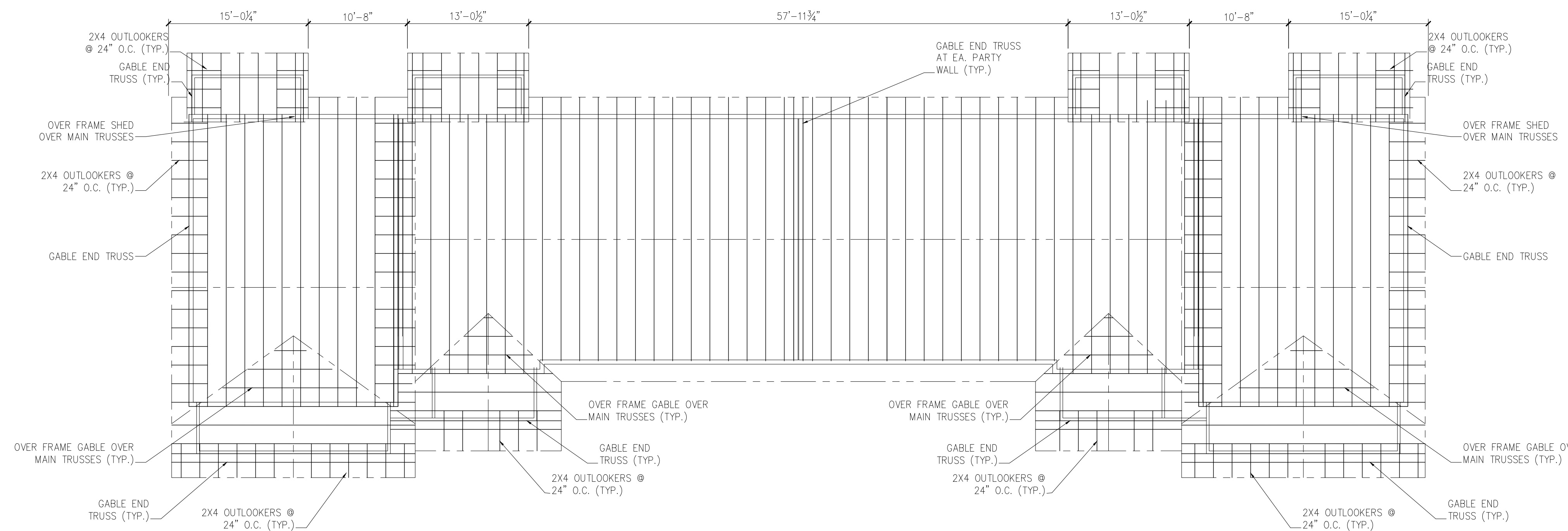
1733 Campus Plaza Court, Suite 10
Bowling Green, KY 42101
Phone: 270-766-5523
Fax: 270-842-3102

REVISION	DATE
0	4/15/23

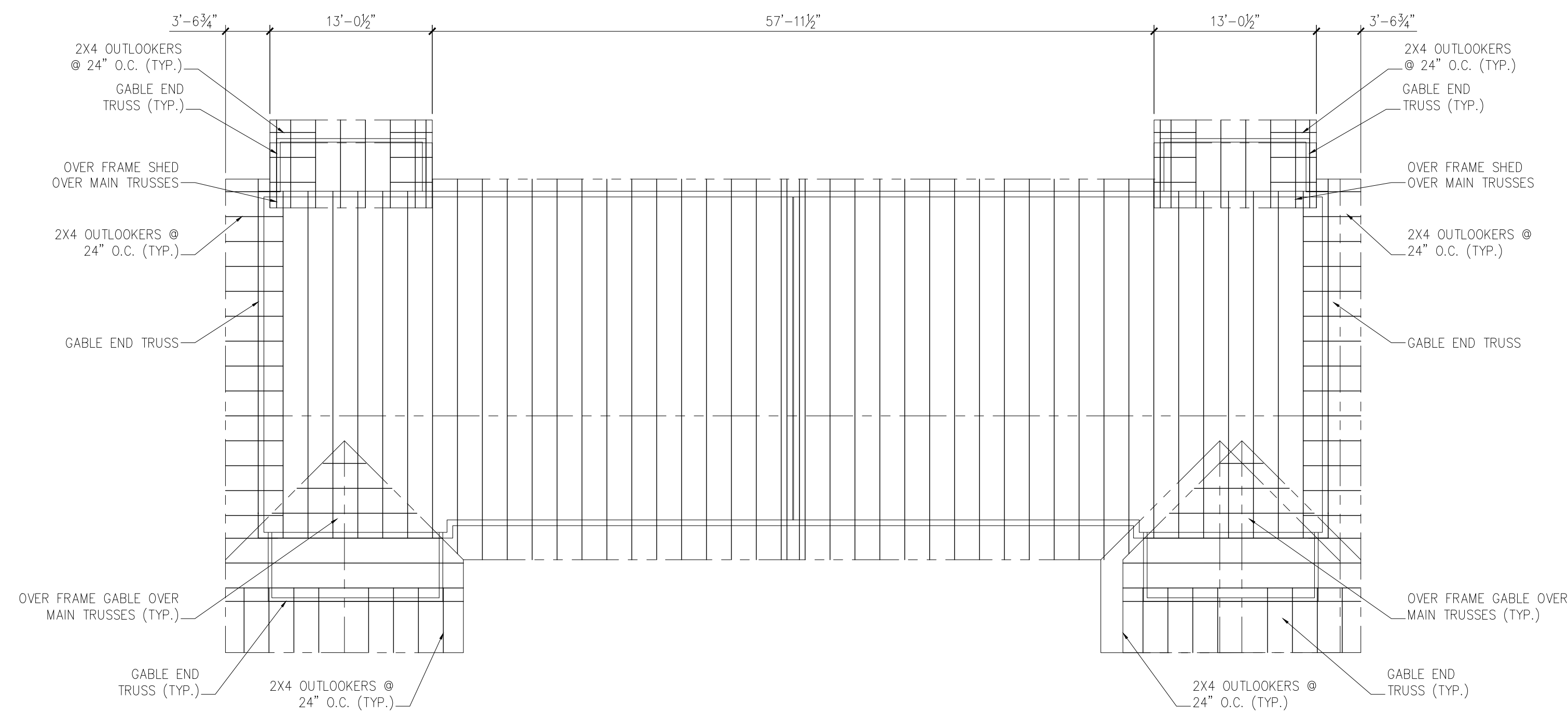
April 15, 2023
Construction Documents
PROJECT NUMBER
2023-1033
DRAWN BY: AAJ

Sutton's Landing
Simon Kenton Avenue, Maysville, KY 41056
Roof Framing Plans

SHEET NUMBER
S-2.0



A BUILDING TYPE II ROOF FRAMING PLAN
 S-2.1 SCALE: 1/8" = 1'-0"



B BUILDING TYPE III ROOF FRAMING PLAN
 S-2.1 SCALE: 1/8" = 1'-0"

ROOF STRUCTURE NOTES:

1. ROOF SHALL BE FRAMED USING PREFABRICATED TRUSSES SPACED @ 24" O.C., UNLESS INDICATED OTHERWISE ON THE DRAWING.
2. ROOF DECKING TO BE 1/2" T&G PLYWOOD OR OSB W/ 24/16 MIN. SPAN RATING. CONNECT TO ROOF FRAMING WITH 8D NAILS AT 6" MAX. SPACING.
3. DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. COORDINATE ACTUAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
4. FOR COMPLETE STRUCTURAL NOTES SEE DRAWING S-0.1.
5. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR LOADING INDICATED ON DRAWING S-0.1.
6. BOTTOM CHORD OF ALL TRUSSES SHALL BE BRACED AT A MAX. OF 6'-0" O.C. (STARTING AT CENTER AND WORKING TO ENDS) W/ 2X4 MATERIAL. BRACING SPLICES SHALL OVERLAP A MINIMUM OF TWO TRUSS SPACES. ATTACH BRACING TO TRUSSES WITH (2) 10D NAILS.
7. TOP CHORD OF TRUSSES NOT CONNECTED TO THE ROOF DECK SHALL BE BRACED AT A MAX. OF 3'-0" O.C. (STARTING AT CENTER AND WORKING TO ENDS) W/ 2X4 MATERIAL. BRACING SPLICES SHALL OVERLAP A MINIMUM OF TWO TRUSS SPACES. ATTACH BRACING TO TRUSSES WITH (2) 10D NAILS.
8. ALL ROOF TRUSSES WILL BEAR AT 108-1 1/2", EXCEPT THOSE THAT ARE SUPPORTED ON OTHER TRUSSES OR NOTED OTHERWISE ON THE DRAWINGS.
9. VERTICAL MEMBERS, DIAGONAL MEMBERS AND JOINT LOCATIONS OF TRUSSES MUST BE BRACED PER THE TRUSS SHOP DRAWINGS. COORDINATE SPECIFIC BRACING REQUIREMENTS WITH THE TRUSS SHOP DRAWINGS. BRACING SHALL BE CONSTRUCTED OF 2X4 MATERIAL.
10. ALL TRUSSES SHALL BE CONNECTED TO SUPPORTING STRUCTURE AT EACH SUPPORT LOCATION WITH (2) H3 SIMPSON STRONGTIE CLIPS WITH (4) 8D NAILS INTO EACH MEMBER CONNECTED FOR EACH CLIP USED. (SEE DETAIL 9/S-3.0).
11. TRUSSES SHALL BE BRACED AGAINST OVERTURNING USING ONE OF THE FOLLOWING METHODS:
 1. FULL DEPTH 2X BLOCKING BETWEEN TRUSSES AT SUPPORT WALL
 2. 2X BLOCKING MATERIAL DETAIL 3/S-3.1
 3. BRACED BY PERPENDICULAR TRUSSES.
12. TRUSSES PARALLEL TO SUPPORT WALLS SHALL BE ATTACHED TO THE WALL WITH (1) H3 SIMPSON STRONGTIE CLIP EVERY 2'-0". IF WALL IS NOT DIRECTLY BELOW TRUSS THEN DETAIL 2/S-3.1 SHALL BE USED FOR CONNECTION.

STATE OF KENTUCKY
 MICHAEL H. HENDRIX
 30747
 PROFESSIONAL ENGINEER
 4-15-23

REB
 ARCHITECTS

103 WIND HAVEN DR. STE 101
 NICHOLASVILLE, KY 40356
 859.523.1500

SE
 Engineering
 P L L C

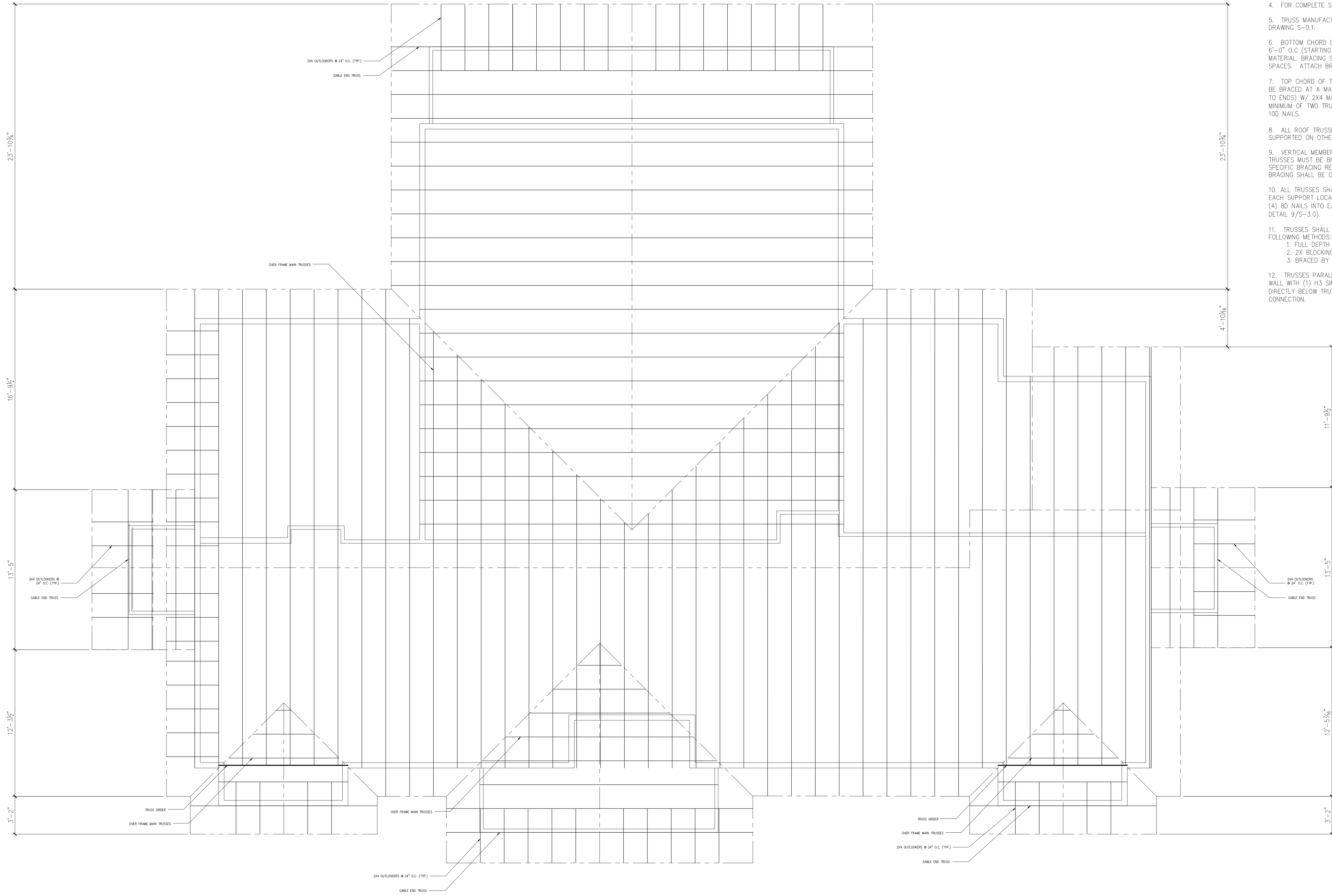
1733 Campus Plaza Court, Suite 10
 Bowling Green, KY 42101
 Phone: 270-768-3525
 Fax: 270-842-3102

REVISION	DATE
0	4/15/23

April 15, 2023
 Construction Documents
 PROJECT NUMBER
 2023-1033
 DRAWN BY: AAJ

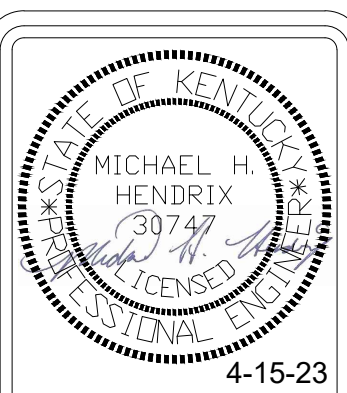
Sutton's Landing
 Simon Kenton Avenue, Maysville, KY 41056
 Roof Framing Plans

SHEET NUMBER
S-2.1



- ROOF STRUCTURE NOTES:**
1. ROOF SHALL BE FRAMED USING PREFABRICATED TRUSSES SPACED @ 24" O.C., UNLESS INDICATED OTHERWISE ON THE DRAWING.
 2. ROOF DECKING TO BE 1/2" T&G PLYWOOD OR OSB W/ 24/16 MIN. SPAN RATING. CONNECT TO ROOF FRAMING WITH 8D NAILS AT 6" MAX. SPACING.
 3. DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. COORDINATE ACTUAL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
 4. FOR COMPLETE STRUCTURAL NOTES SEE DRAWING S-0.1.
 5. TRUSS MANUFACTURER TO DESIGN TRUSSES FOR LOADING INDICATED ON DRAWING S-0.1.
 6. BOTTOM CHORD OF ALL TRUSSES SHALL BE BRACED AT A MAX. OF 6'-0" O.C. (STARTING AT CENTER AND WORKING TO ENDS) W/ 2X4 MATERIAL. BRACING SPLICES SHALL OVERLAP A MINIMUM OF TWO TRUSS SPACES. ATTACH BRACING TO TRUSSES WITH (2) 10D NAILS.
 7. TOP CHORD OF TRUSSES NOT CONNECTED TO THE ROOF DECK SHALL BE BRACED AT A MAX. OF 3'-0" O.C. (STARTING AT CENTER AND WORKING TO ENDS) W/ 2X4 MATERIAL. BRACING SPLICES SHALL OVERLAP A MINIMUM OF TWO TRUSS SPACES. ATTACH BRACING TO TRUSSES WITH (2) 10D NAILS.
 8. ALL ROOF TRUSSES WILL BEAR AT 108-11", EXCEPT THOSE THAT ARE SUPPORTED ON OTHER TRUSSES OR NOTED OTHERWISE ON THE DRAWINGS.
 9. VERTICAL MEMBERS, DIAGONAL MEMBERS AND JOINT LOCATIONS OF TRUSSES MUST BE BRACED PER THE TRUSS SHOP DRAWINGS. COORDINATE SPECIFIC BRACING REQUIREMENTS WITH THE TRUSS SHOP DRAWINGS. BRACING SHALL BE CONSTRUCTED OF 2X4 MATERIAL.
 10. ALL TRUSSES SHALL BE CONNECTED TO SUPPORTING STRUCTURE AT EACH SUPPORT LOCATION WITH (2) H3 SIMPSON STRONGTIE CLIPS WITH (4) 8D NAILS INTO EACH MEMBER CONNECTED FOR EACH CLIP USED. (SEE DETAIL 9/5-3.0).
 11. TRUSSES SHALL BE BRACED AGAINST OVERTURNING USING ONE OF THE FOLLOWING METHODS:
 1. FULL DEPTH 2X BLOCKING BETWEEN TRUSSES AT SUPPORT WALL
 2. 2X BLOCKING MATERIAL DETAIL 3/5-3.1
 3. BRACED BY PERPENDICULAR TRUSSES.
 12. TRUSSES PARALLEL TO SUPPORT WALLS SHALL BE ATTACHED TO THE WALL WITH (1) H3 SIMPSON STRONGTIE CLIP EVERY 2'-0". IF WALL IS NOT DIRECTLY BELOW TRUSS THEN DETAIL 2/5-3.1 SHALL BE USED FOR CONNECTION.

A COMMUNITY BUILDING ROOF FRAMING PLAN
 S-2.2 SCALE: 1/4" = 1'-0"



103 WIND HAVEN DR. STE 101
 NICHOLASVILLE, KY 40356
 859.523.1500



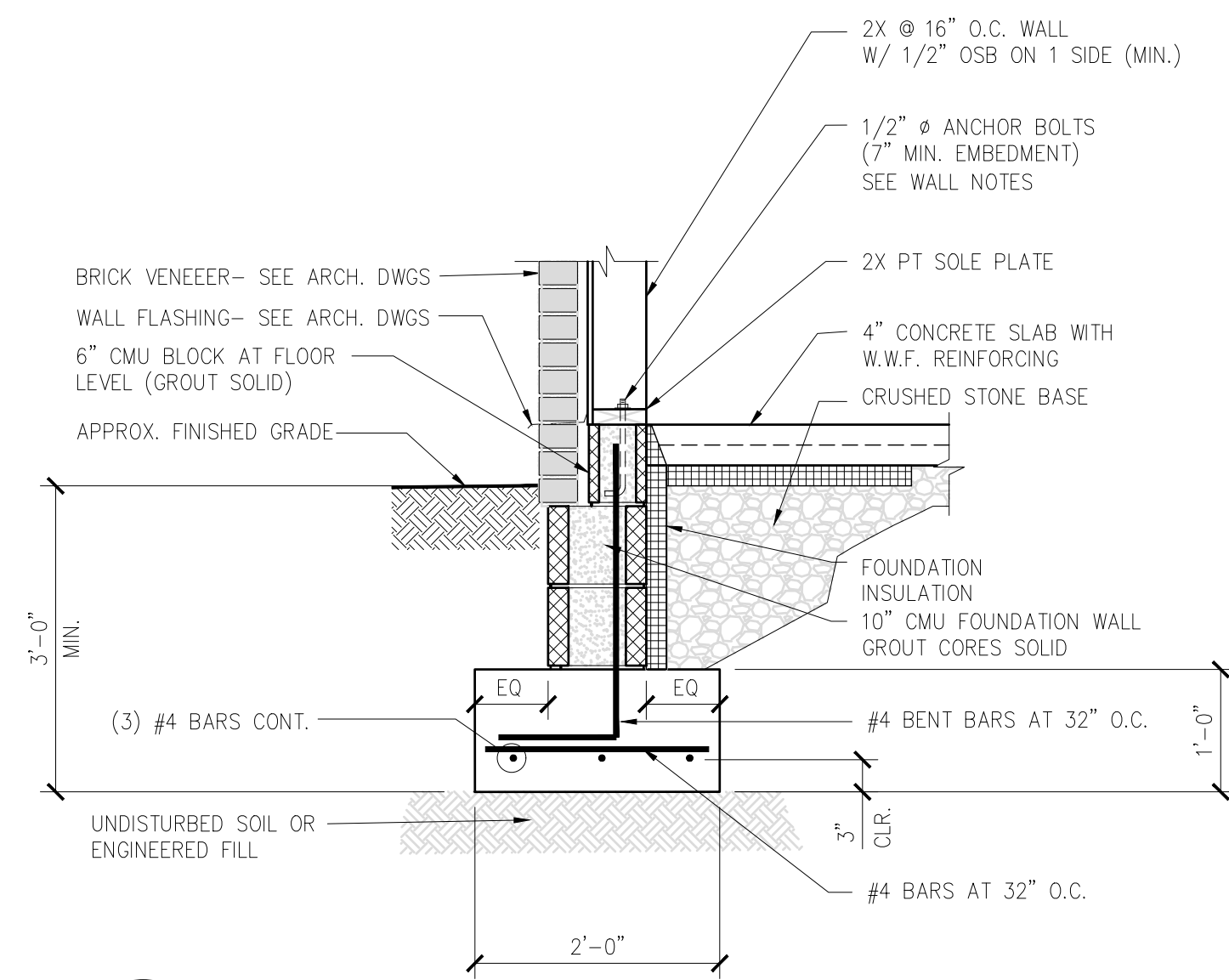
1733 Campus Plaza Court, Suite 110
 Bowling Green, KY 42101
 Phone: 270-766-3525
 Fax: 270-842-3102

REVISION	DATE
0	4/15/23

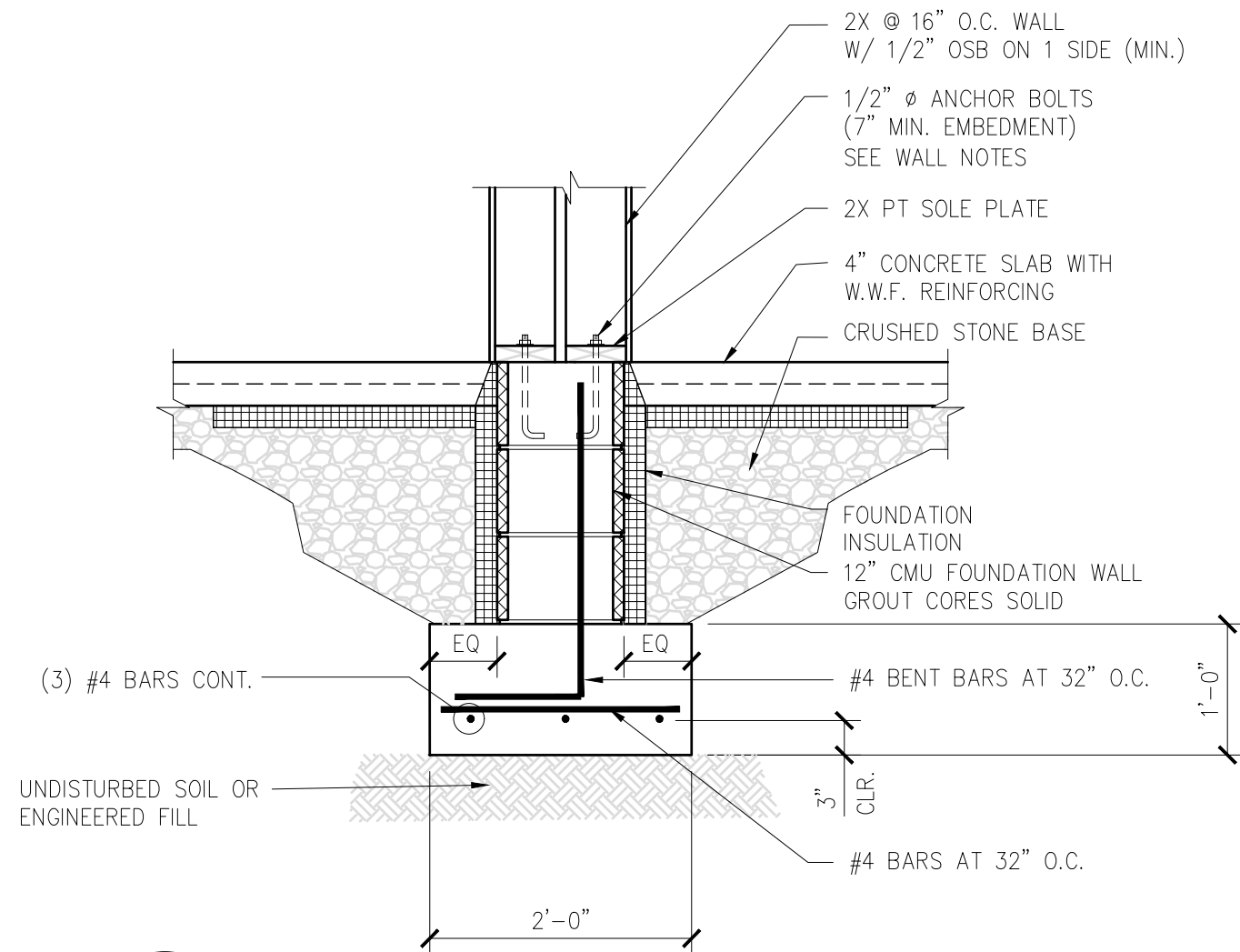
April 15, 2023
 Construction Documents
 PROJECT NUMBER
 2023-1033
 DRAWN BY: AAJ

Sutton's Landing
 Simon Kenton Avenue, Maysville, KY 41056
 Roof Framing Plan

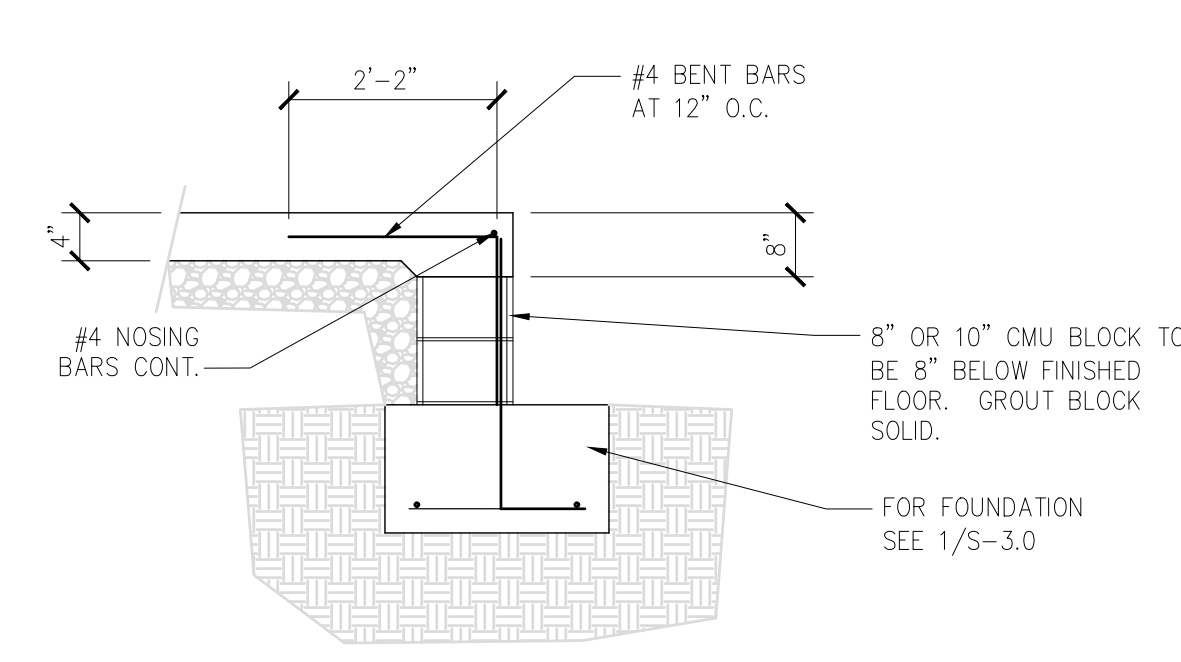
SHEET NUMBER
S-2.2



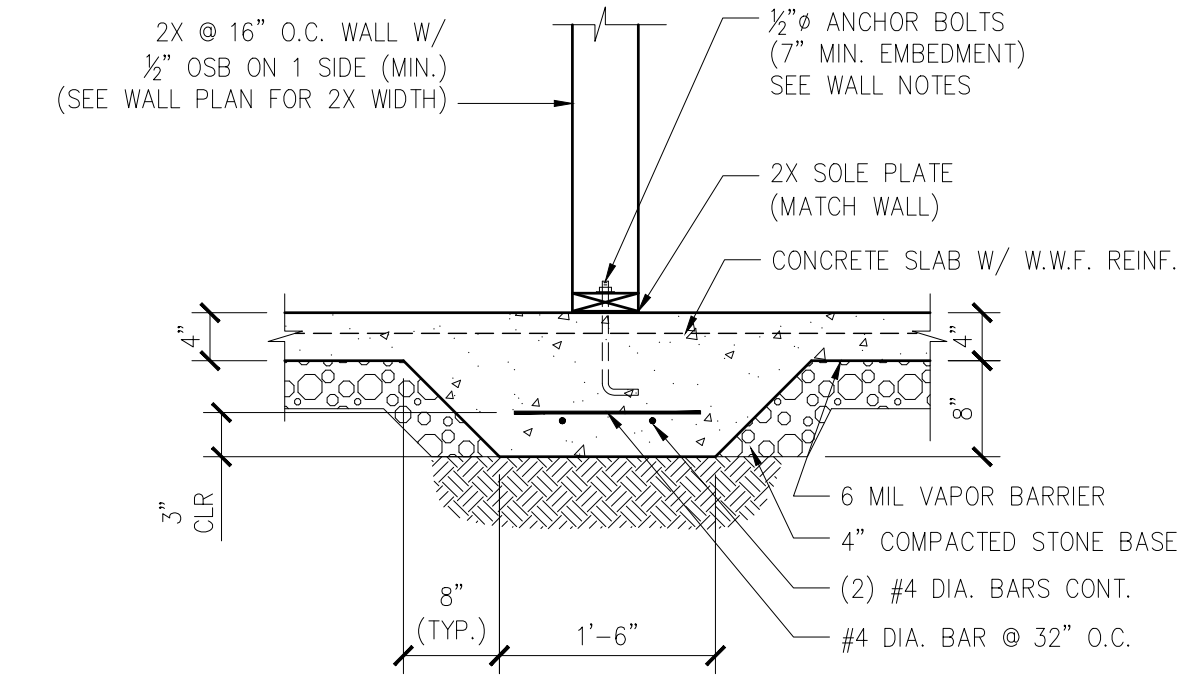
1 TYPICAL EXTERIOR CMU FOUNDATION
S-3.0 SCALE: 3/4\" = 1'-0\"



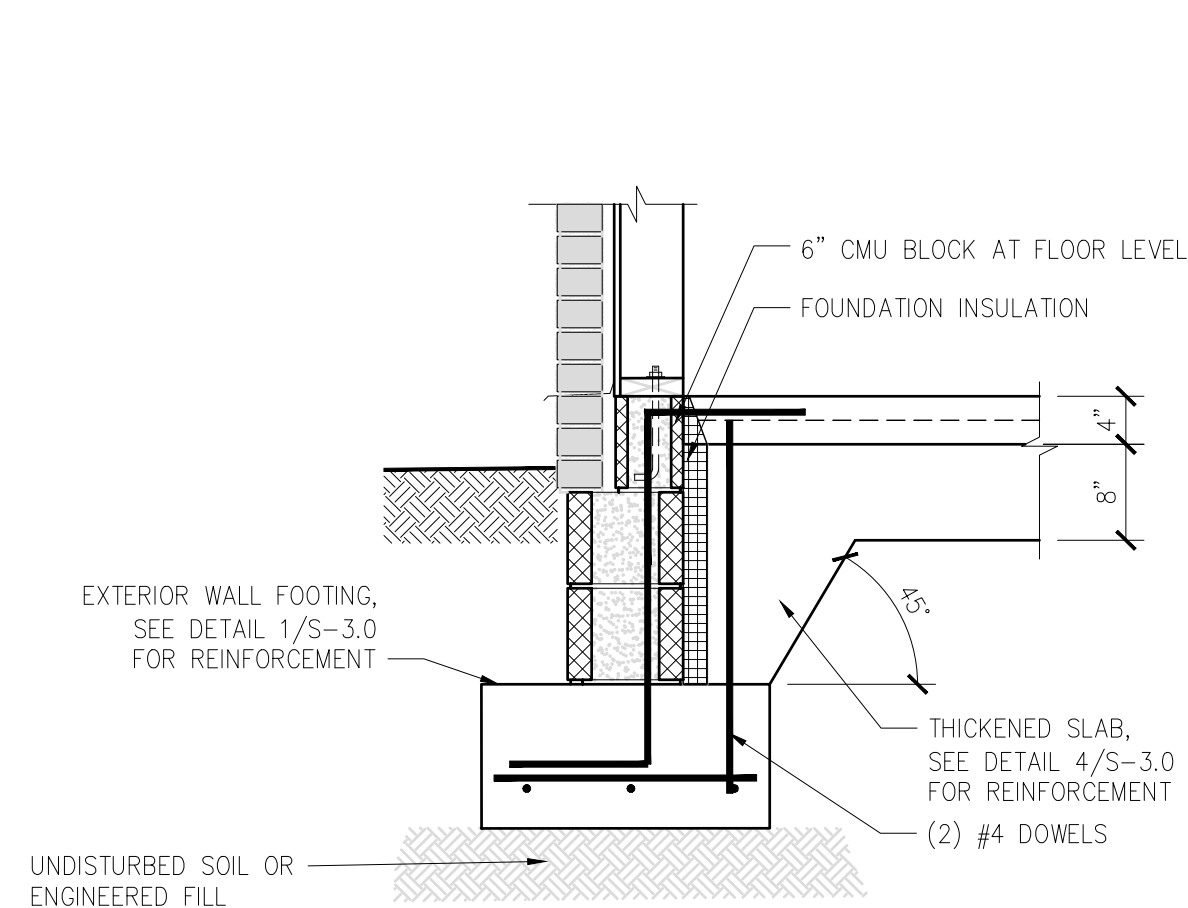
2 TYPICAL INTERIOR CMU FOUNDATION
S-3.0 SCALE: 3/4\" = 1'-0\"



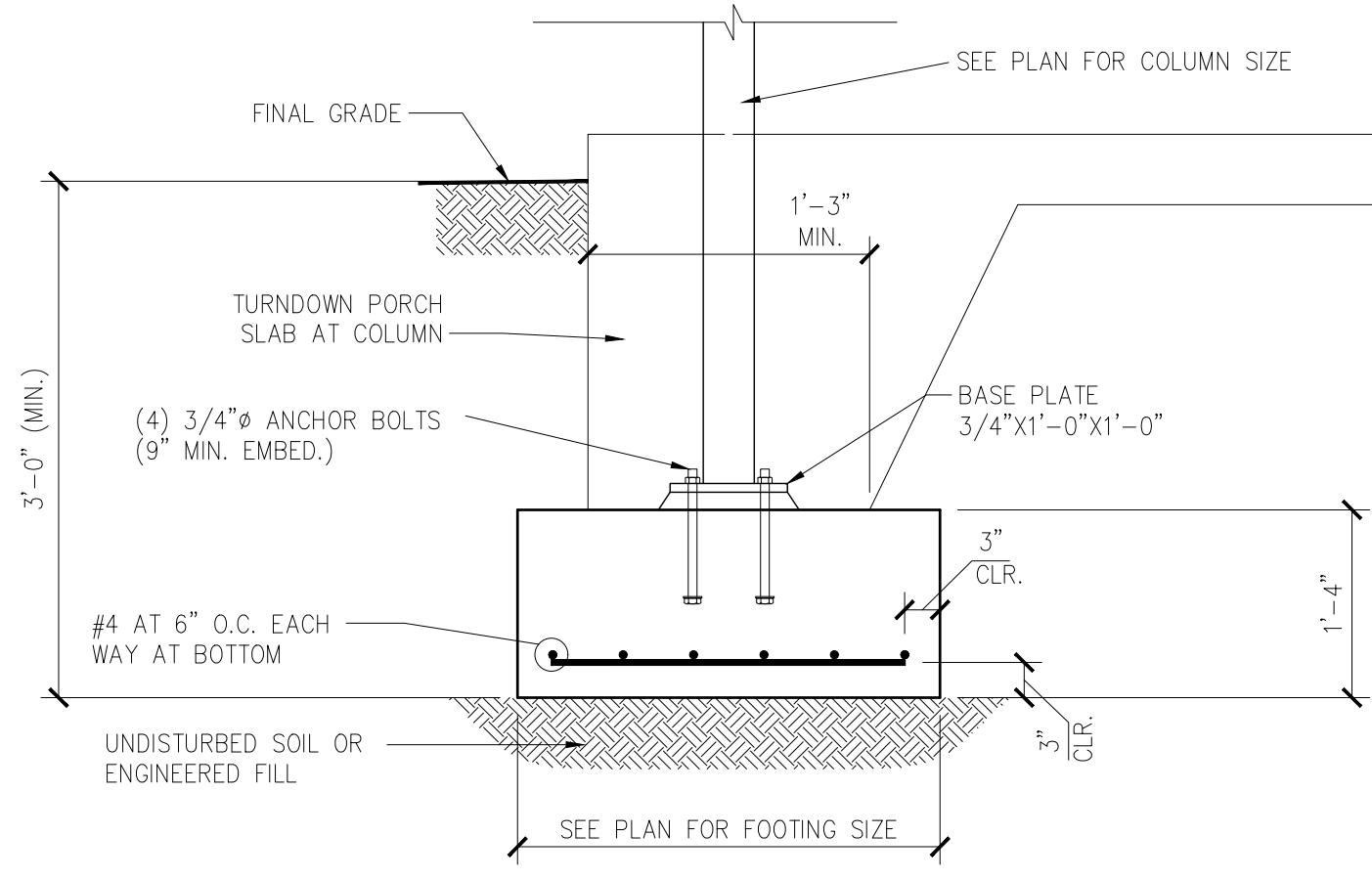
3 DOOR POUR-THRU DETAIL AT CMU FDN.
S-3.0 SCALE: 1/2\" = 1'-0\"



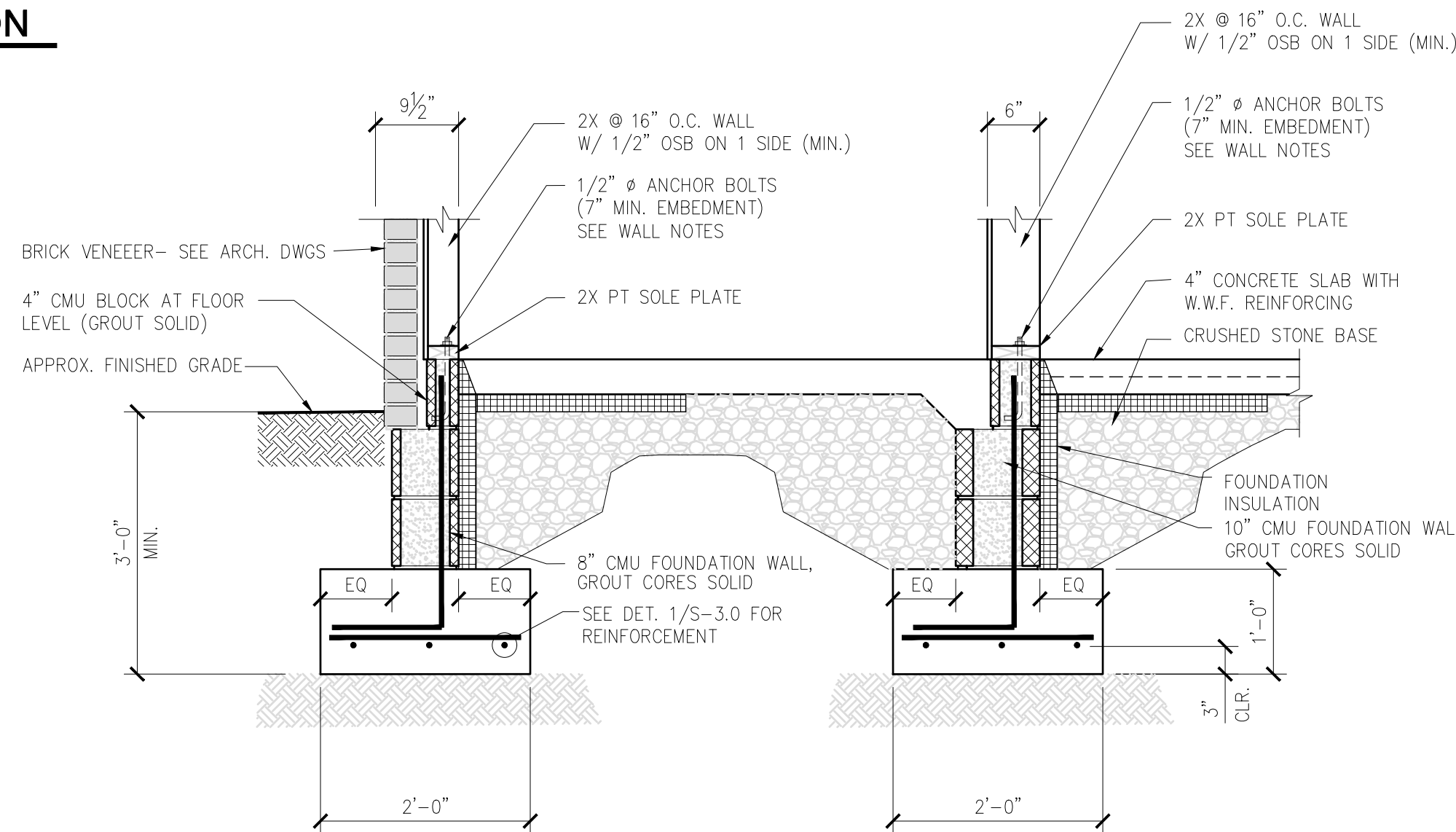
4 TYP. THICKENED SLAB DETAIL
S-3.0 SCALE: 3/4\" = 1'-0\"



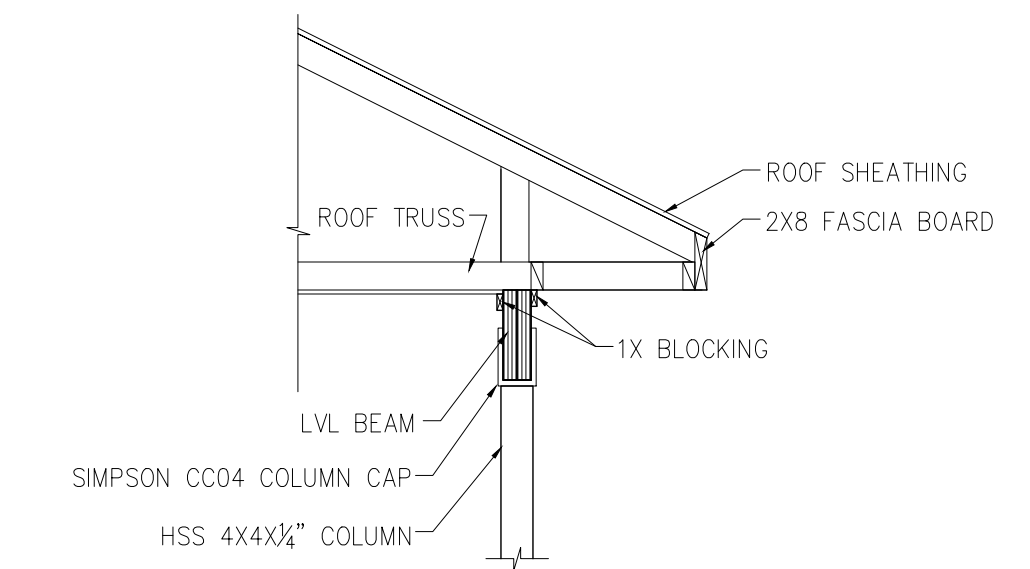
5 THK. SLAB TO EXT. FOUNDATION DETAIL
S-3.0 SCALE: 3/4\" = 1'-0\"



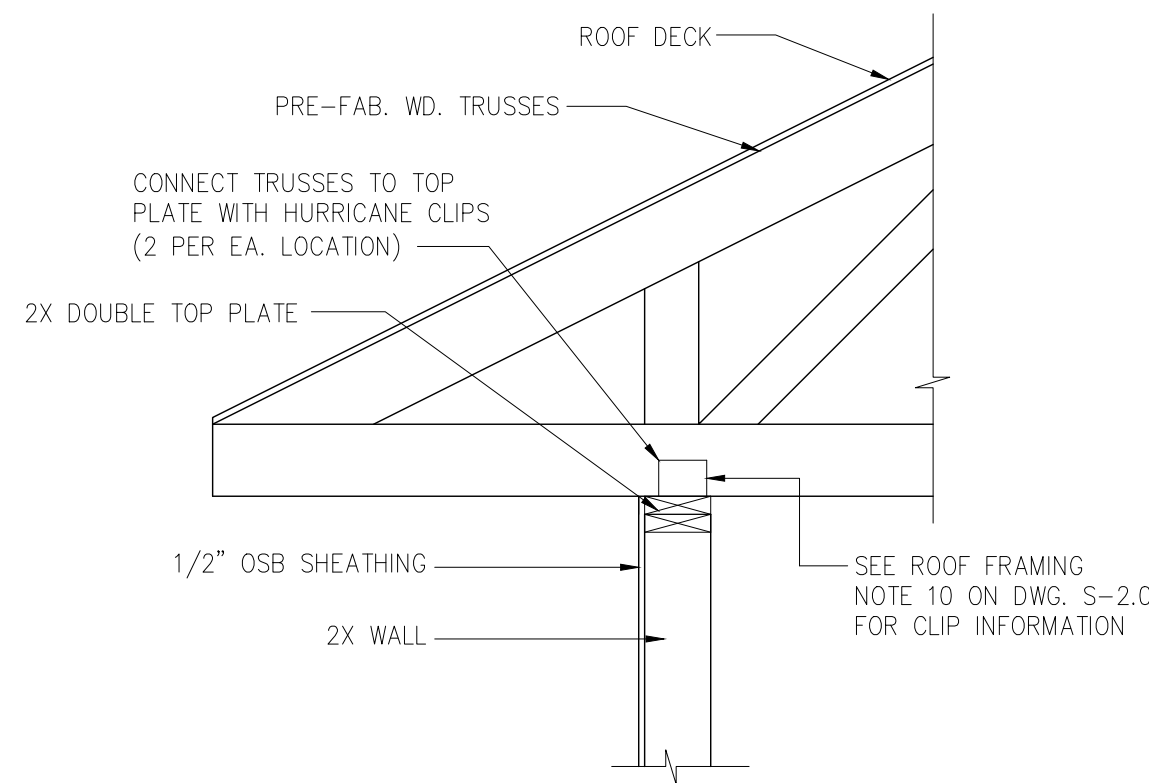
6 EXTERIOR COLUMN FOOTING
S-3.0 SCALE: 3/4\" = 1'-0\"



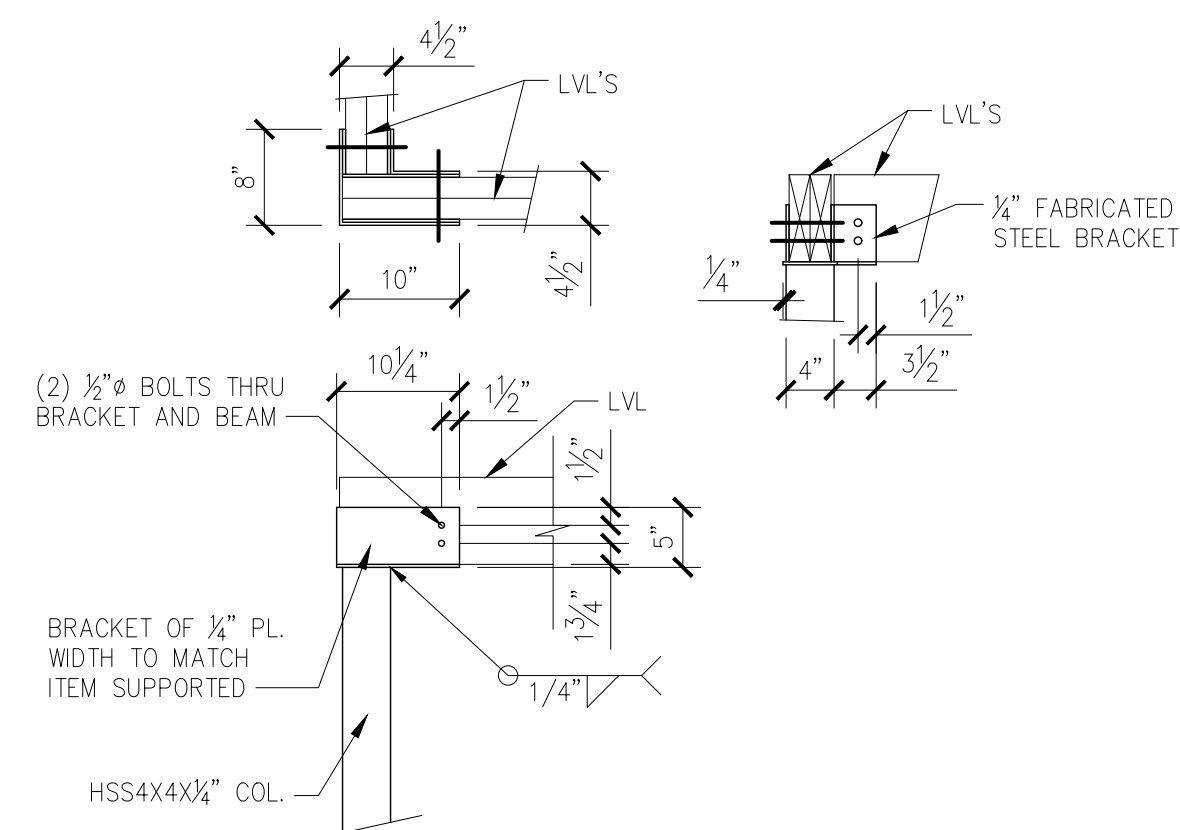
7 FOUNDATION AT STORAGE UNITS
S-3.0 SCALE: 3/4\" = 1'-0\"



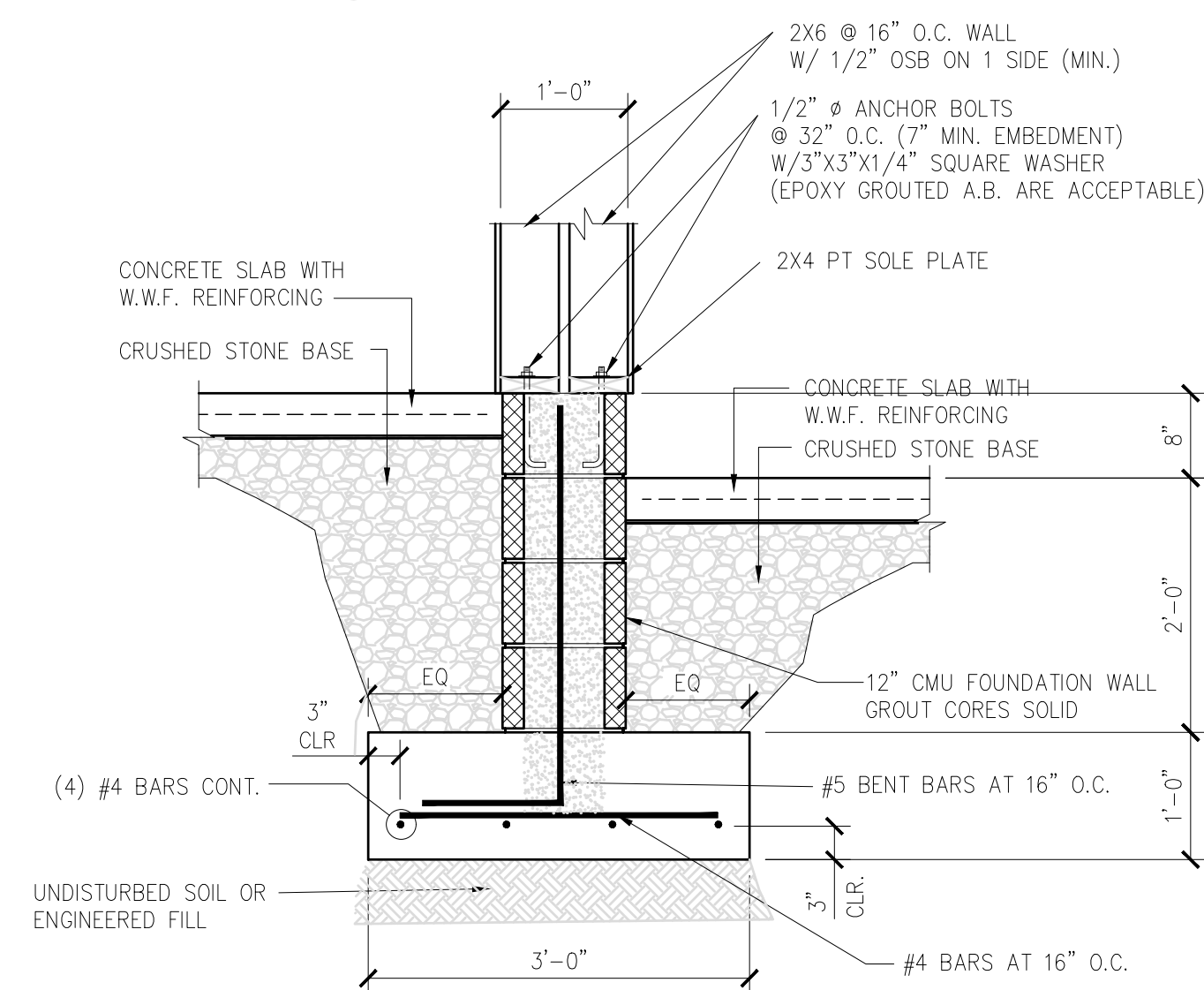
8 BEAM-COLUMN CONN. DETAIL
S-3.0 SCALE: 3/4\" = 1'-0\"



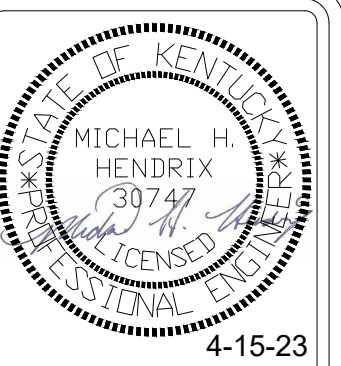
9 WOOD FMD. WALL TO ROOF TRUSS CONNECTION
S-3.0 SCALE: 3/4\" = 1'-0\"



10 BEAM-COLUMN CONN. DETAIL
S-3.0 SCALE: 3/4\" = 1'-0\"



11 TYPICAL INTERIOR CMU FOUNDATION W/ELEV. CHANGE
S-3.0 SCALE: 3/4\" = 1'-0\"



MICHAEL H. HENDRIX
33077
LICENSED PROFESSIONAL ENGINEER
4-15-23

REB
ARCHITECTS

103 WIND HAVEN DR. STE 101
NICHOLASVILLE, KY 40356
859.523.1500



1733 Campus Plaza Court,
Suite 110
Bowling Green, KY 42101
Phone: 270-766-3622
Fax: 270-842-3102

REVISION	DATE
0	4/15/23

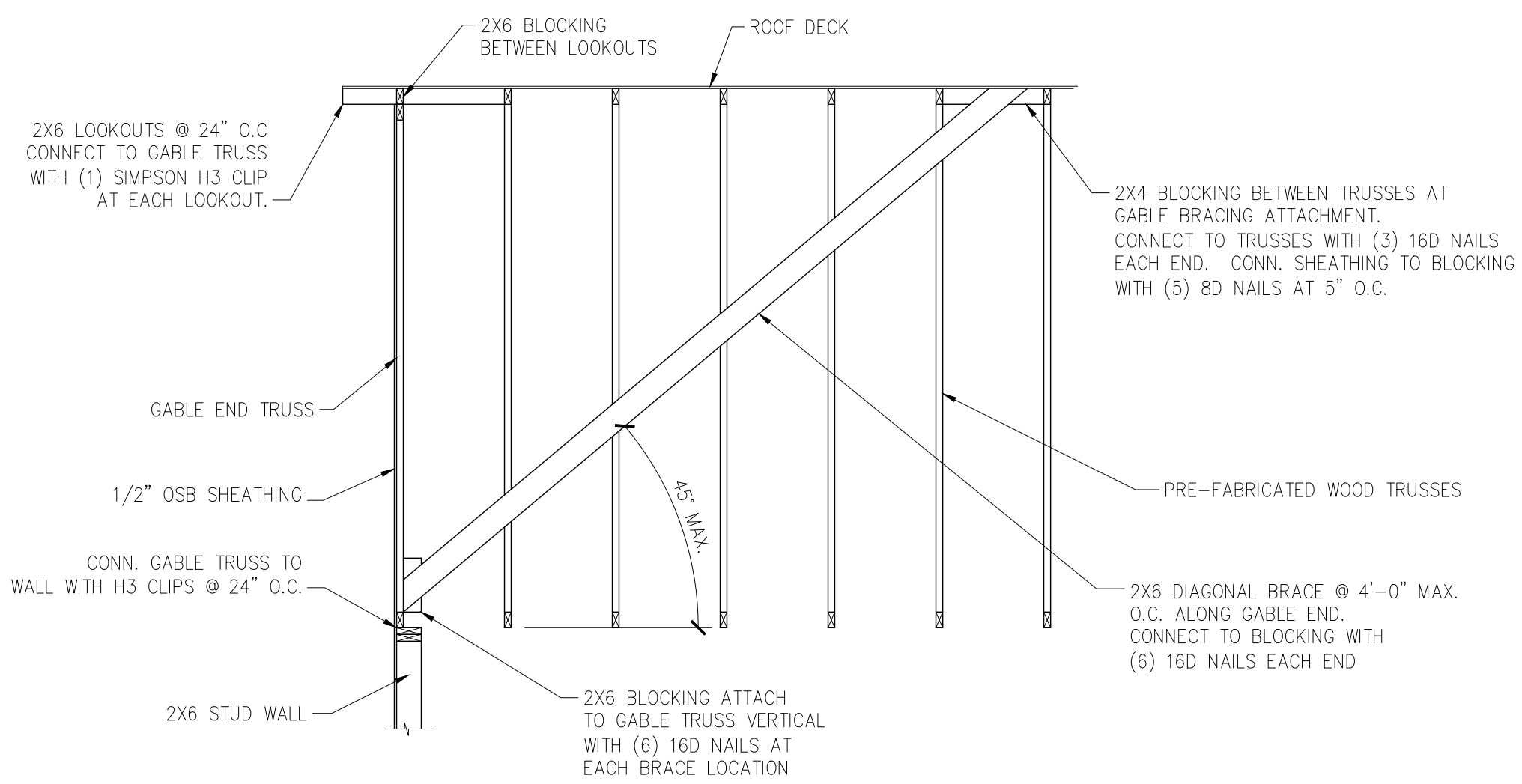
April 15, 2023
Construction Documents
PROJECT NUMBER
2023-1033

DRAWN BY: AAJ

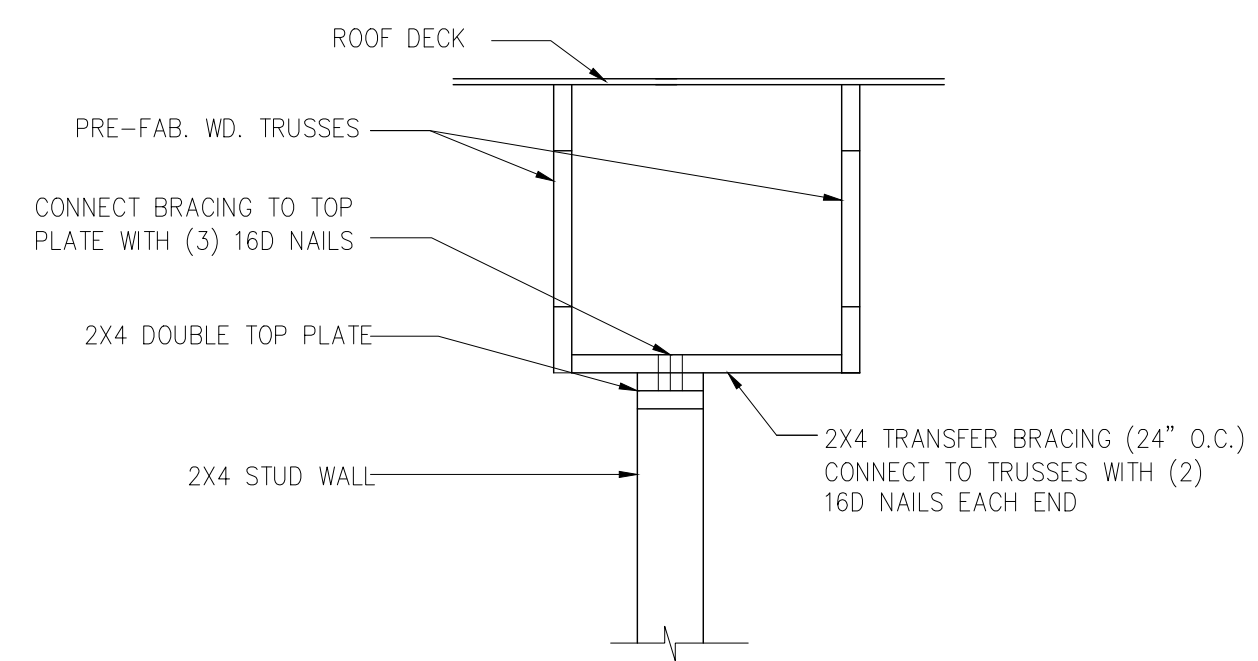
Sutton's Landing
Simon Kenton Avenue, Maysville, KY 41056
Structural Details

SHEET NUMBER

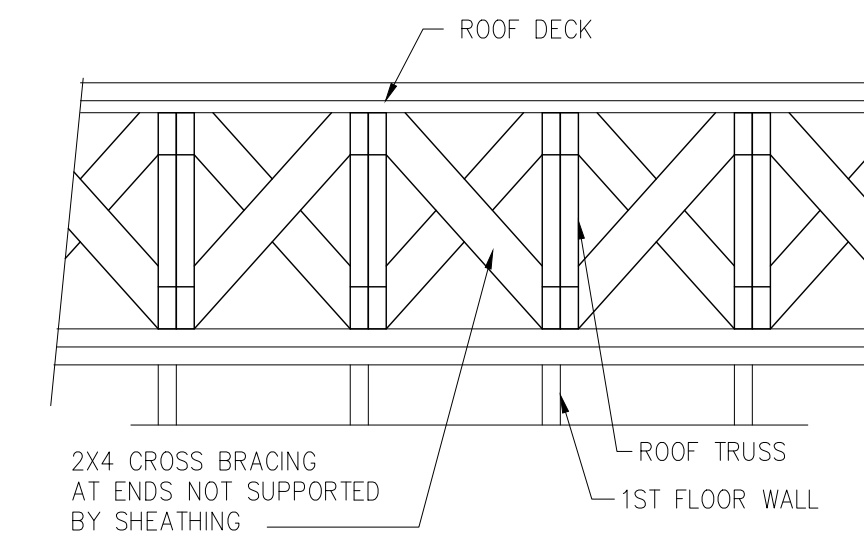
S-3.0



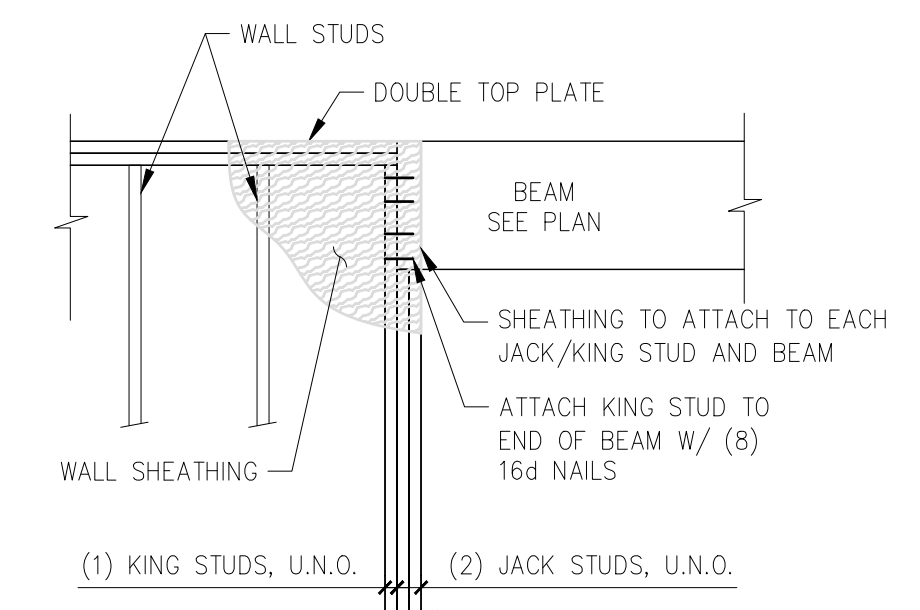
1 GABLE END BRACING DETAIL
 S-3.1 SCALE: 3/8" = 1'-0"



2 TRANSFER BRACING DETAIL
 S-3.1 SCALE: 3/4" = 1'-0"



3 TRUSS BRACING
 S-3.1 SCALE: 3/4" = 1'-0"



4 BEAM POCKET FRAMING DETAIL
 S-3.1 SCALE: 1/2" = 1'-0"

STATE OF KENTUCKY
 MICHAEL H. HENDRIX
 39747
 PROFESSIONAL ENGINEER
 4-15-23

REB ARCHITECTS

103 WIND HAVEN DR. STE 101
 NICHOLASVILLE, KY 40356
 859.523.1500

SE Engineering

1733 Campus Plaza Court, Suite 110
 Bowling Green, KY 42101
 Phone: 270-766-3523
 Fax: 270-842-3102

REVISION	DATE
0	4/15/23
April 15, 2023	
Construction Documents	
PROJECT NUMBER 2023-1033	
DRAWN BY: AAJ	

Sutton's Landing
 Simon Kenton Avenue, Maysville, KY 41056
 Structural Details

SHEET NUMBER
S-3.1

SPLIT SYSTEM HVAC UNITS

INDOOR UNITS													OUTDOOR UNITS							
MARK	NOM. CAP. (TONS)	CFM	O.A. CFM	MAKE	MODEL NUMBER	ORIENTATION	FAN VOLTAGE	FAN MCA/MOCP	ELECTRIC HEATER PART NO.	FAN/ELECTRIC HEATER VOLTAGE	FAN/ELECTRIC HEATER MCA/MOCP	CONDENSATE DRAIN	MARK	MAKE	MODEL NUMBER	SEER / HSPF	VOLTAGE	MCA/MOCP	ACCESSORIES	NOTES
AHU-1	1.5	600	45	CARRIER	FX4DNF025000	VERTICAL	INCLUDED WITH HEATER	KFCEH2401C05	230/1/60	28.4/30	3/4"	HP-1	CARRIER	25SCA518A0030	16 / 9	208-230/1/60	13.4/20	1-5	1-6	
AHU-2	2	800	60	CARRIER	FX4DNF031000	VERTICAL	INCLUDED WITH HEATER	KFCEH2501C08	230/1/60	48.5/50	3/4"	HP-2	CARRIER	25SCA524A0030	16 / 9	208-230/1/60	14.5/25	1-5	1-6	
AHU-3	4	1600	250	CARRIER	FX4DNF061000	VERTICAL	INCLUDED WITH HEATER	KFCEH3101C15	208/1/60	58.5/60, 25/25	3/4"	HP-3	CARRIER	25SCA5248A0030	15.5 / 9	208-230/1/60	32.8/50	1-5	1-6	
AHU-4	4	1600	80	CARRIER	FX4DNF061000	VERTICAL	INCLUDED WITH HEATER	KFCEH3301C20	208/1/60	58.5/60, 50/50	3/4"	HP-4	CARRIER	25SCA5248A0030	15.5 / 9	208-230/1/60	32.8/50	1-5	1-6	

- ACCESSORIES:
1. PROVIDE 5 YEAR COMPRESSOR WARRANTY.
 2. PROVIDE HEAD PRESSURE CONTROL.
 3. PROVIDE MOUNTING SUBBASE FOR VERTICAL MOUNTING.
 4. PROVIDE NEOPRENE IN SHEAR VIBRATION ISOLATORS FOR FLOOR MOUNT
 5. PROVIDE 7 DAY HEAT/COOL PROGRAMMABLE THERMOSTAT

- NOTES:
1. PROVIDE FLEXIBLE CONNECTION BETWEEN AIR HANDLING UNIT AND DUCT WORK.
 2. ROUTE CONDENSATE LINES TO NEAREST FLOOR DRAIN, OPEN RECEPTACLE, MOP SINK, OR EXTERIOR.
 3. PROVIDE 4" THICK CONCRETE PAD FOR OUTDOOR UNITS.
 4. ROUTE REFRIGERANT PIPING FROM OUTDOOR UNITS TO INDOOR UNIT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 5. MANUFACTURER SPECIFIED IS TO ESTABLISH MINIMUM STANDARD FOR EQUIPMENT. EQUIPMENT OF OTHER MANUFACTURERS MEETING THESE STANDARDS, INCLUDING ENERGY EFFICIENCY ARE ACCEPTABLE.
 6. PROVIDE STANDARD FILTRATION ON AHU RETURN.

GRILLES, DIFFUSERS, AND VENTILATORS

MARK	SERVICE	SIZE	LOCATION	MANUFACTURER/MODEL	REMARKS
S-1	SUPPLY	12"X8"	SIDEWALL / CEILING	HART & COOLEY/682	TWO-WAY SIDEWALL/CEILING DIFFUSER
S-2	SUPPLY	10"X4"	SIDEWALL / CEILING	HART & COOLEY/682	TWO-WAY SIDEWALL/CEILING DIFFUSER
S-3	SUPPLY	14"X8"	SIDEWALL / CEILING	HART & COOLEY/682	TWO-WAY SIDEWALL/CEILING DIFFUSER
R-1	RETURN	20"X20"	SIDEWALL	HART & COOLEY/673	FIXED BLADE RETURN AIR FILTER GRILLE (BOTTOM OF GRILLE AT 0'-6" AFF)
R-2	RETURN	24"X24"	SIDEWALL	HART & COOLEY/673	FIXED BLADE RETURN AIR FILTER GRILLE (BOTTOM OF GRILLE AT 0'-6" AFF)
R-3	RETURN	20"X20"	CEILING	HART & COOLEY/672	FIXED BLADE RETURN AIR GRILLE
R-4	RETURN	24"X24"	CEILING	HART & COOLEY/672	FIXED BLADE RETURN AIR GRILLE
R-5	RETURN	14"X8"	CEILING	HART & COOLEY/672	FIXED BLADE RETURN AIR GRILLE
R-6	RETURN	10"X8"	CEILING	HART & COOLEY/672	FIXED BLADE RETURN AIR GRILLE
E-1	EXHAUST	13"X10.25"	CEILING	INCLUDED WITH EF-1	SEE EXHAUST FAN SCHEDULE
E-2	EXHAUST	13"X10.25"	CEILING	INCLUDED WITH EF-2	SEE EXHAUST FAN SCHEDULE
E-3	EXHAUST	13"X10.25"	CEILING	INCLUDED WITH EF-3	SEE EXHAUST FAN SCHEDULE
E-4	EXHAUST	24"X24"	EXTERIOR WALL	RUSKIN/ELBD813	COMBINATION LOUVER/BACKDRAFT DAMPER
E-K1	EXHAUST	-	HOOD	INCLUDE WITH EF-K1	SEE EXHAUST FAN SCHEDULE
E-K2	EXHAUST	-	HOOD	INCLUDE WITH EF-K2	SEE EXHAUST FAN SCHEDULE
OA-1	OUTSIDE AIR	18"X14"	EXTERIOR WALL	RUSKIN/ELBD812	COMBINATION LOUVER/BACKDRAFT DAMPER
OA-2	OUTSIDE AIR	18"X12"	EXTERIOR WALL	RUSKIN/ELBD812	COMBINATION LOUVER/BACKDRAFT DAMPER
OA-3	OUTSIDE AIR	6"	EXTERIOR WALL	BROAN/634M	ROUND FRESH AIR INLET ROOF CAP W/ BIRD SCREEN, BACKDRAFT DAMPER
TF-1	SUPPLY	10"X8"	CEILING	HART & COOLEY/672	TWO-WAY SIDEWALL/CEILING DIFFUSER
TF-2	SUPPLY	20"X20"	CEILING	HART & COOLEY/672	TWO-WAY SIDEWALL/CEILING DIFFUSER

FRESH AIR VENTILATION SYSTEM

AHU	UNIT	OA (CFM)	MANUFACTURER	MODEL	THERMOSTAT	NOTES
AHU-1	A, A.1	30	HONEYWELL	Y8150	RTH8500D	INCLUDES W8150A CONTROL, EARD6TZ DAMPER, AT120 TRANSFORMER
AHU-1	B, B.1	45	HONEYWELL	Y8150	RTH8500D	INCLUDES W8150A CONTROL, EARD6TZ DAMPER, AT120 TRANSFORMER
AHU-2	C, C.1	60	HONEYWELL	Y8150	RTH8500D	INCLUDES W8150A CONTROL, EARD6TZ DAMPER, AT120 TRANSFORMER

EXHAUST FAN SCHEDULE

MARK	MFG.	MODEL	CFM	VOLTS/AMPS	ACCESSORIES/NOTES
EF-1	AIR KING	FRAK80	80	120V/0.3A	1,2,4,6,8,10
EF-2	AIR KING	FRAK80	50	120V/0.3A	1,2,3,5,6
EF-3	AIR KING	FRAK100	100	120V/0.3A	1,2,3,5,6
EF-K1	AIR KING	ESQ22308	100/250	120V/0.6A	7,9
EF-K2	AIR KING	ES230BADA	100/250	120V/0.6A	7,9

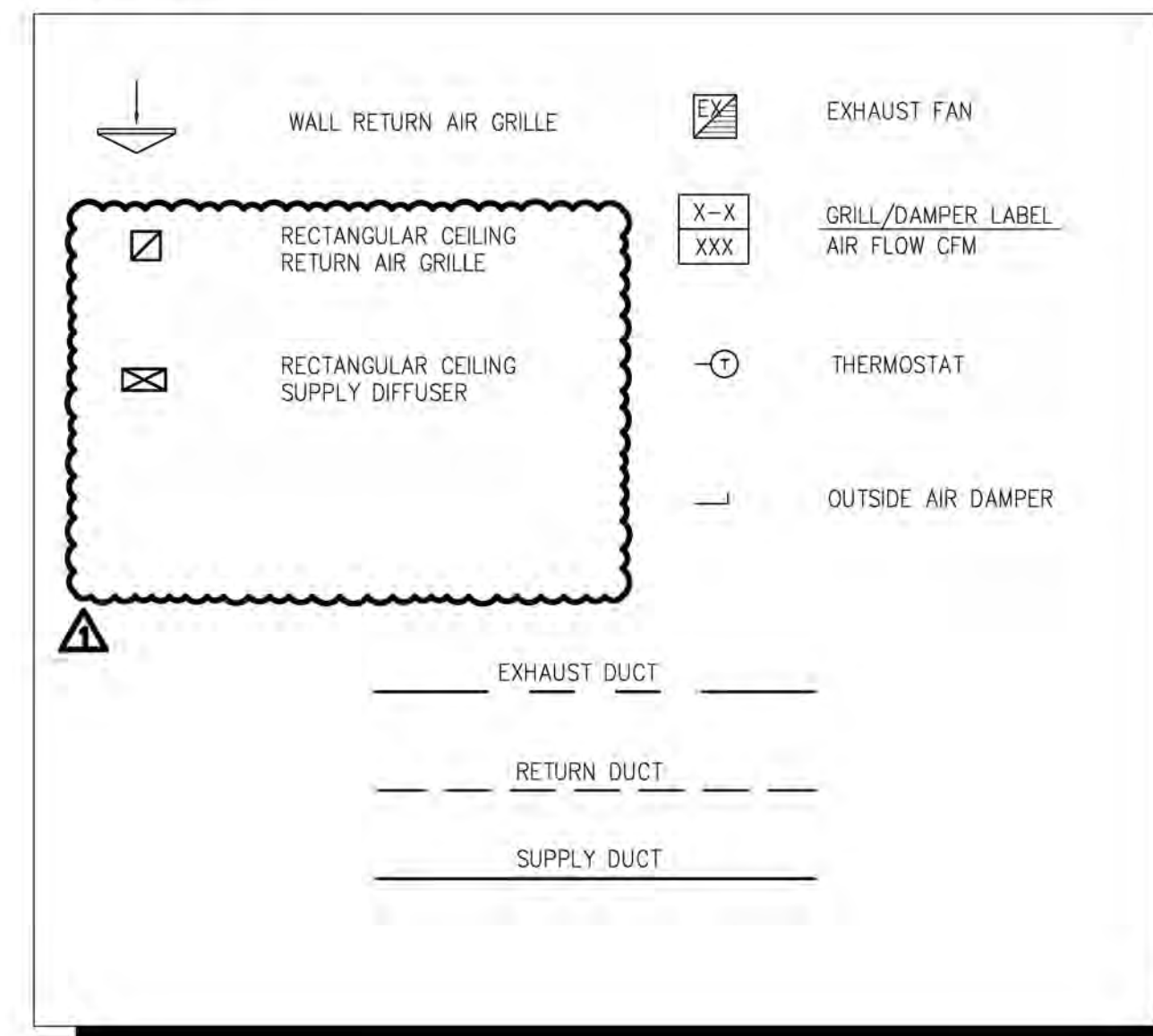
- ACCESSORIES/NOTES:
1. BIRD SCREEN
 2. BACK-DRAFT DAMPER
 3. EXHAUSTED THRU SIDEWALL
 4. EXHAUSTED THRU ROOF.
 5. AUTOMATICALLY CONTROLLED WITH LIGHTING CIRCUIT.
 6. ENERGY STAR
 7. SWITCHES INCLUDED ON HOOD, CONTRACTOR SHALL LOCATE PARALLEL SWITCHES FOR HOODS IN ADA REQUIREMENTS.
 8. CONTROLLED BY "AIR CYCLER SMARTEXHAUST" TIMER SWITCH IN RESTROOM.
 9. PROVIDE CF-08 CHARCOAL FILTER FOR RECIRCULATING HOOD.
 10. ASHRAE 62.2 COMPLIANT

DUCT SIZE CHART

SUPPLY AIR AND EXHAUST ROUND DUCT DIAMETER (IN.)	RETURN AIR ROUND DUCT DIAMETER (IN.)	MIN. AIR FLOW (CFM)	MAX. AIR FLOW (CFM)
4	5	0	70
5	6	70	110
6	8	110	150
8	10	150	275
10	12	275	425
12	14	425	620
14	16	620	840
16	18	840	1100
18	20	1100	1700
20	22	1700	2100
22	24	2100	3100
24	26	3100	3700
26	28	3700	4350
28	30	4350	5050
30	32	5050	5800
32	36	5800	7700
36	40	7700	9750

- NOTES:
1. EQUIVALENT AREA RECTANGULAR DUCT WITH NO LARGER THAN 2:1 W/H OR H/W RATIO MAY BE USED IN LIEU OF ROUND DUCT.

LEGEND



103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500



1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 270-796-3252
Fax: 270-842-3102

REVISION	DATE
△ REV.1	08/18/23

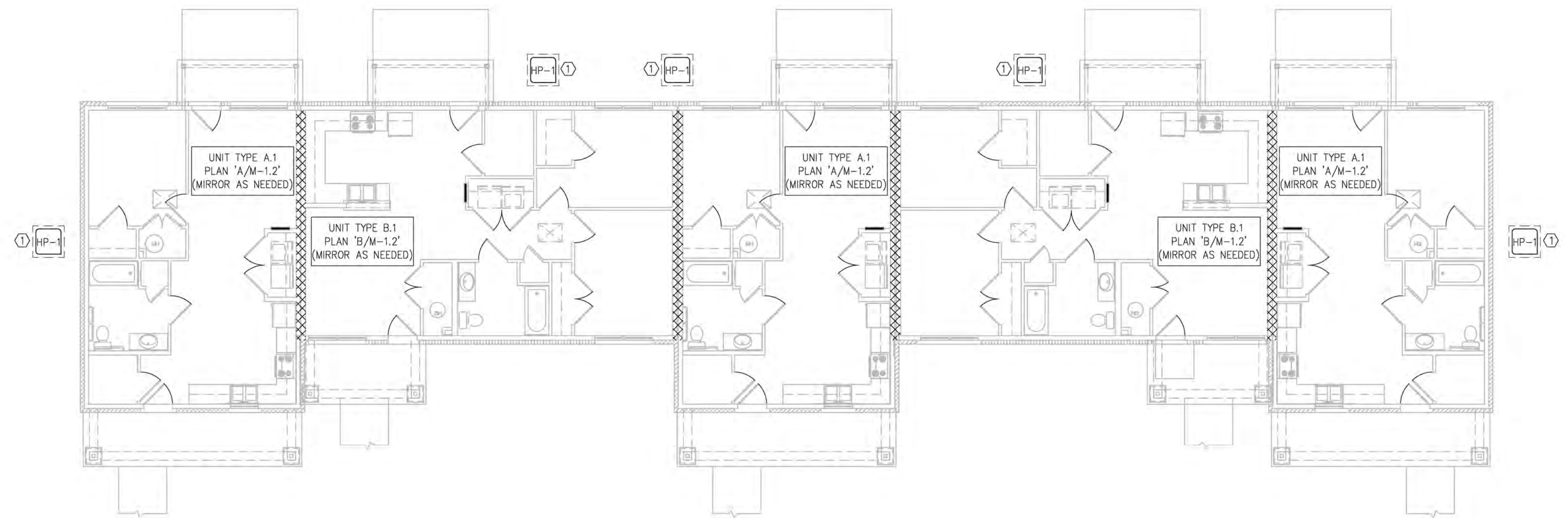
KHC Application
04/15/23

PROJECT NUMBER
2023-1033

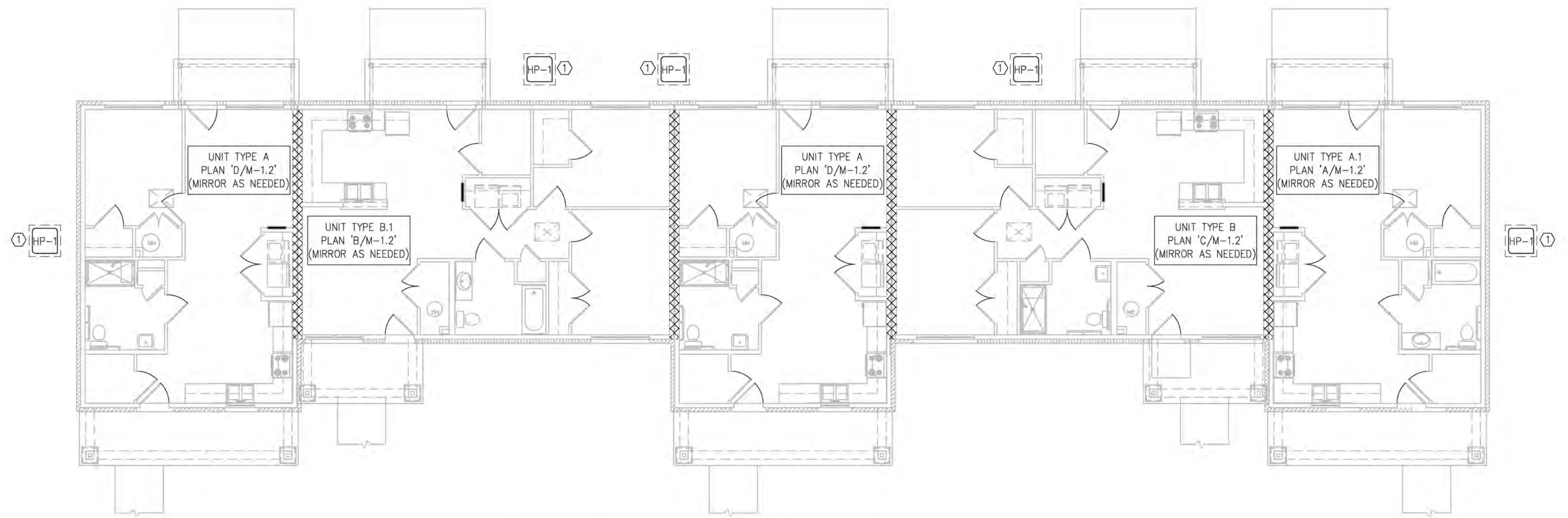
DRAWN BY: CLD

Sutton Landing
Simon Kenton Ave. Maysville, KY
HVAC Schedules

SHEET NUMBER
M-0.2



A BUILDING TYPE I - HVAC PLAN
 M-1.0 SCALE: 1/8" = 1'-0"



B BUILDING TYPE I.A - HVAC PLAN
 M-1.0 SCALE: 1/8" = 1'-0"

HVAC KEY NOTES:
 1. HP-1 PLACED ON 4" THICK CONCRETE PAD OR FIBERGLASS PAD. MAINTAIN 24" CLEARANCE FROM BUILDING WALL AND 18" BETWEEN UNITS FOR SERVICE. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.



04/15/23



103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-796-3052
 Fax: 270-942-3102

REVISION	DATE

KHC Application
 04/15/23

PROJECT NUMBER
 2023-1033

DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Building Type I & I.A - HVAC Plans

SHEET NUMBER
M-1.0



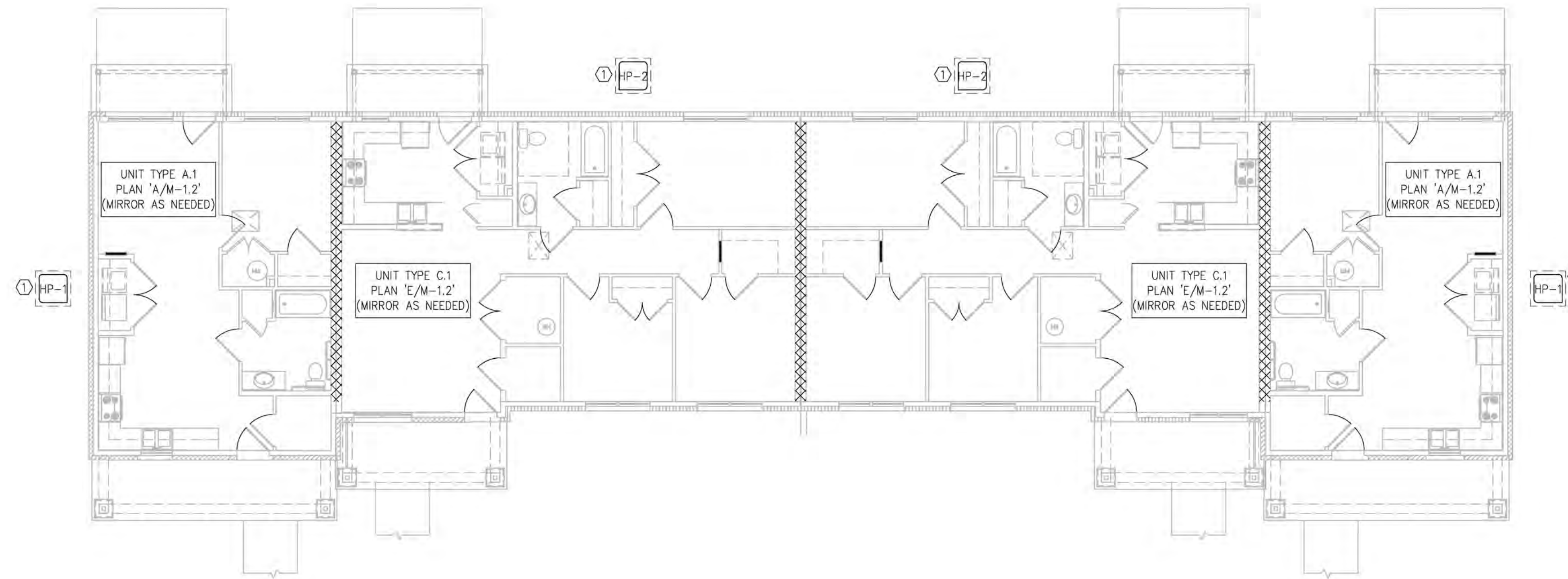
04/15/23



103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500



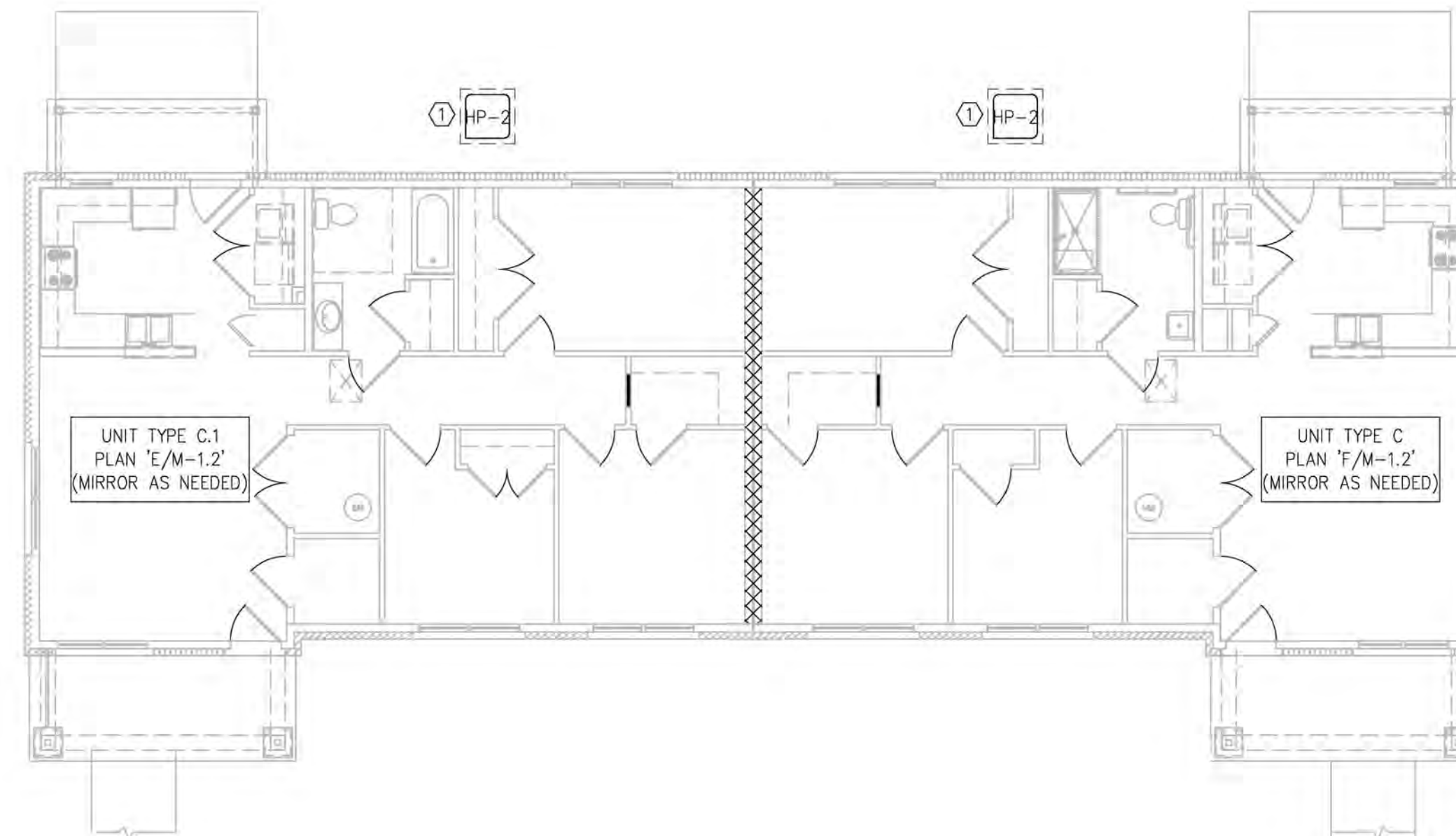
1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 270-796-3052
Fax: 270-942-3102



A BUILDING TYPE II - HVAC PLAN
M-1.1 SCALE: 1/8" = 1'-0"

HVAC KEY NOTES:

- 1. HP-1 & HP-2 PLACED ON 4" THICK CONCRETE PAD OR FIBERGLASS PAD. MAINTAIN 24" CLEARANCE FROM BUILDING WALL AND 18" BETWEEN UNITS FOR SERVICE. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.



B BUILDING TYPE III - HVAC PLAN
M-1.1 SCALE: 1/8" = 1'-0"

REVISION	DATE

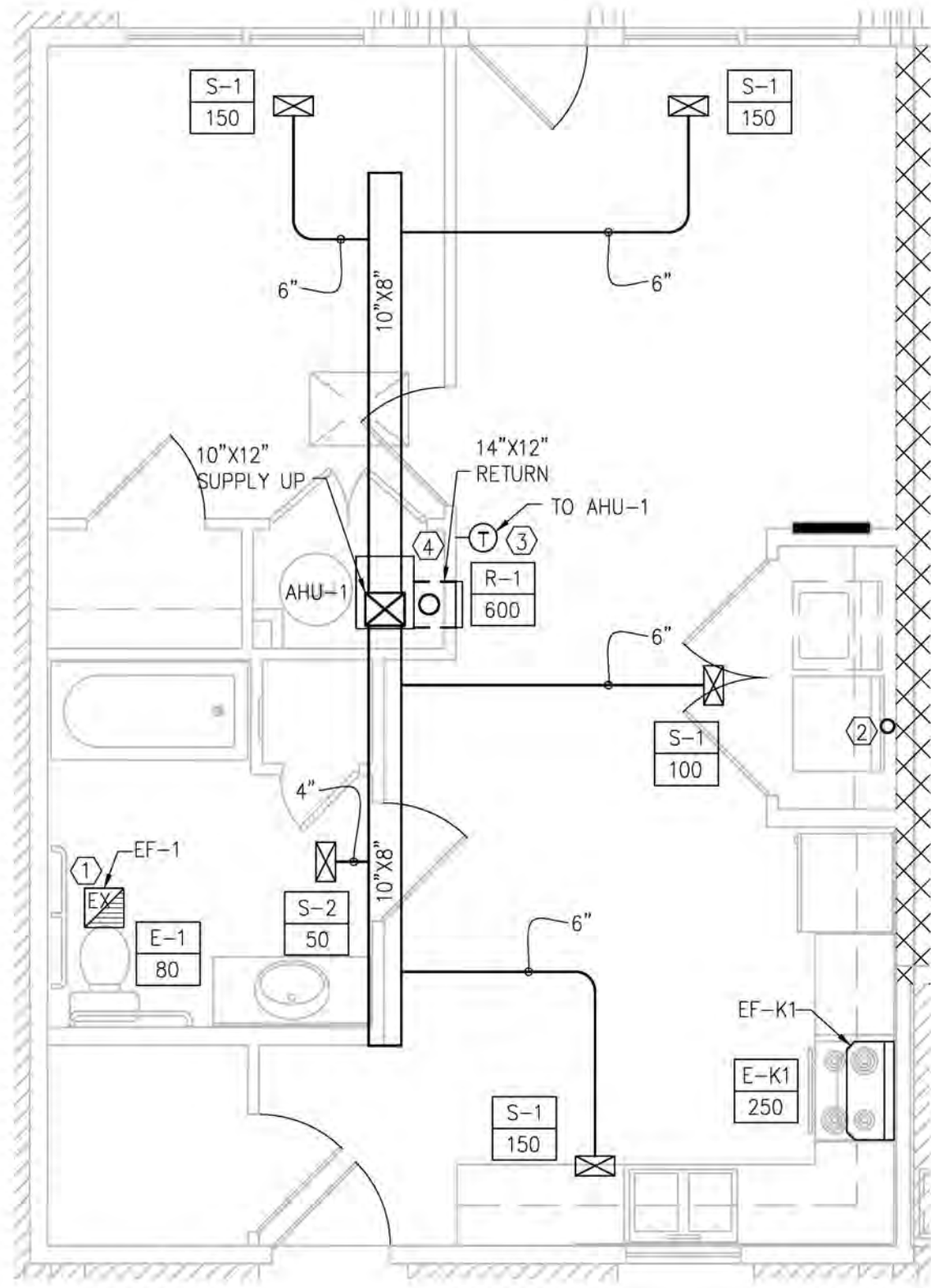
KHC Application
04/15/23

PROJECT NUMBER
2023-1033

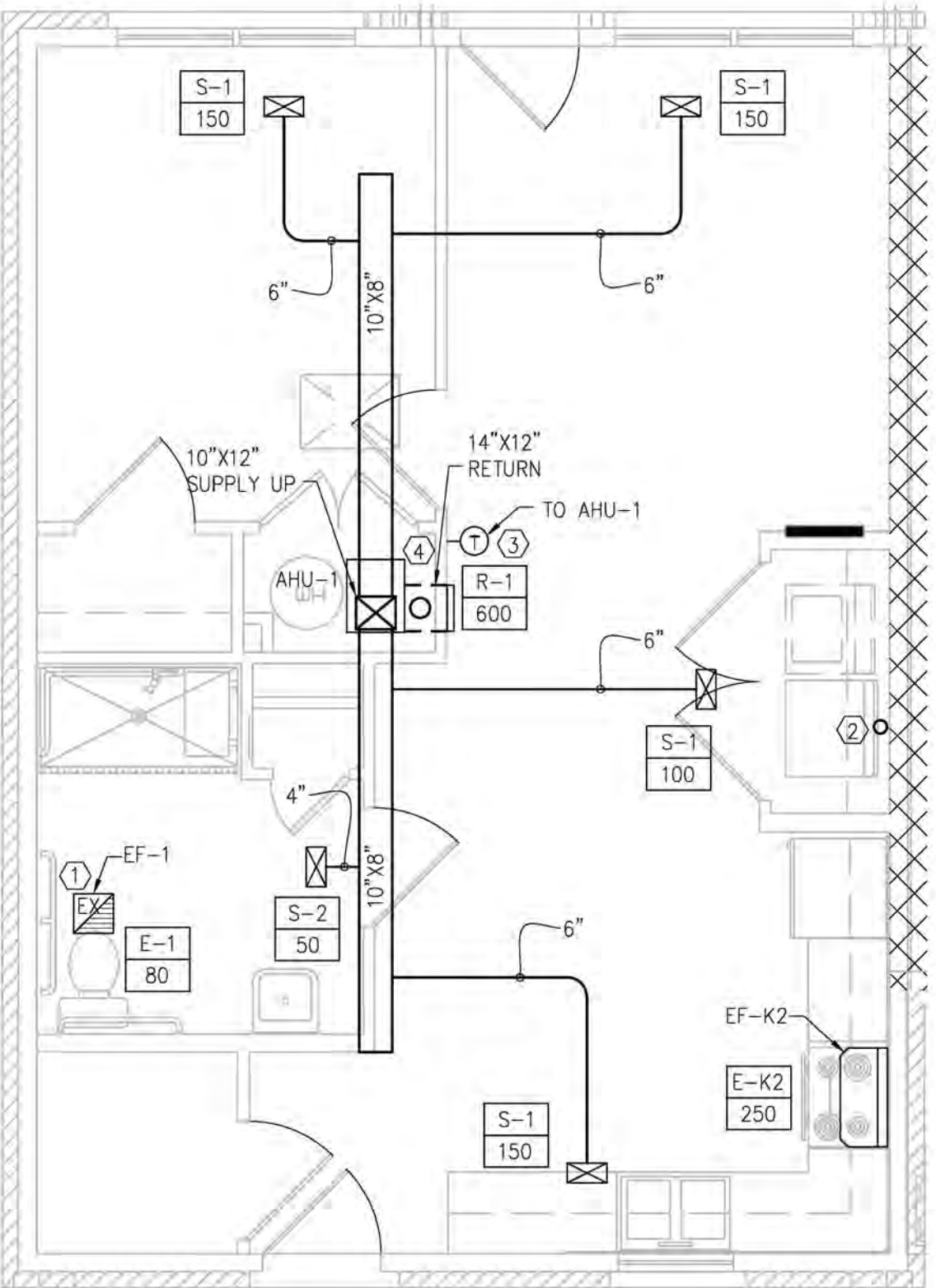
DRAWN BY: CLD

Sutton Landing
Simon Kenton Ave. Maysville, KY
Building Type II & III - HVAC Plans

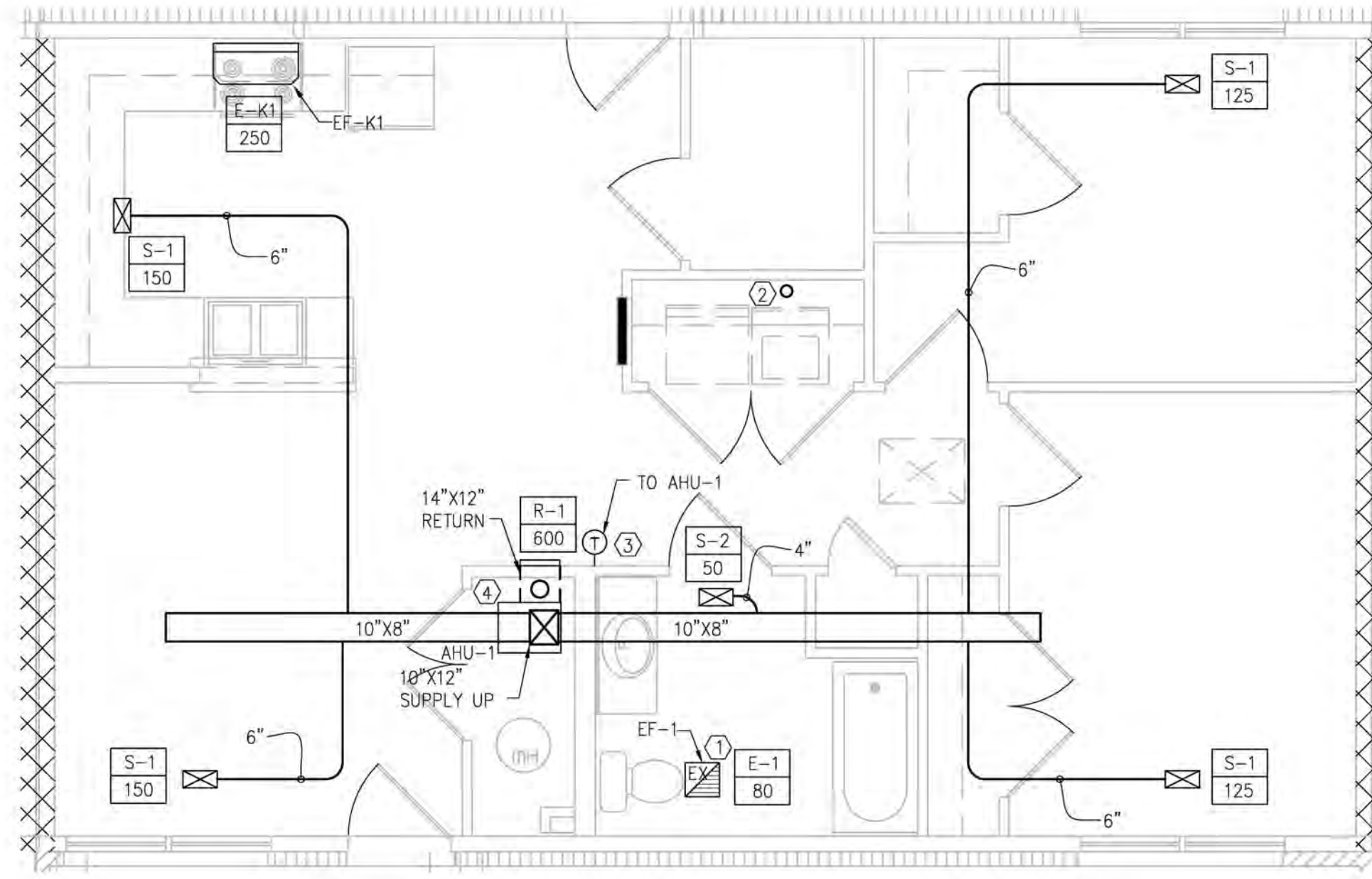
SHEET NUMBER
M-1.1



A UNIT TYPE A.1 (1BR) - HVAC PLAN
 M-1.2 SCALE: 1/4" = 1'-0"



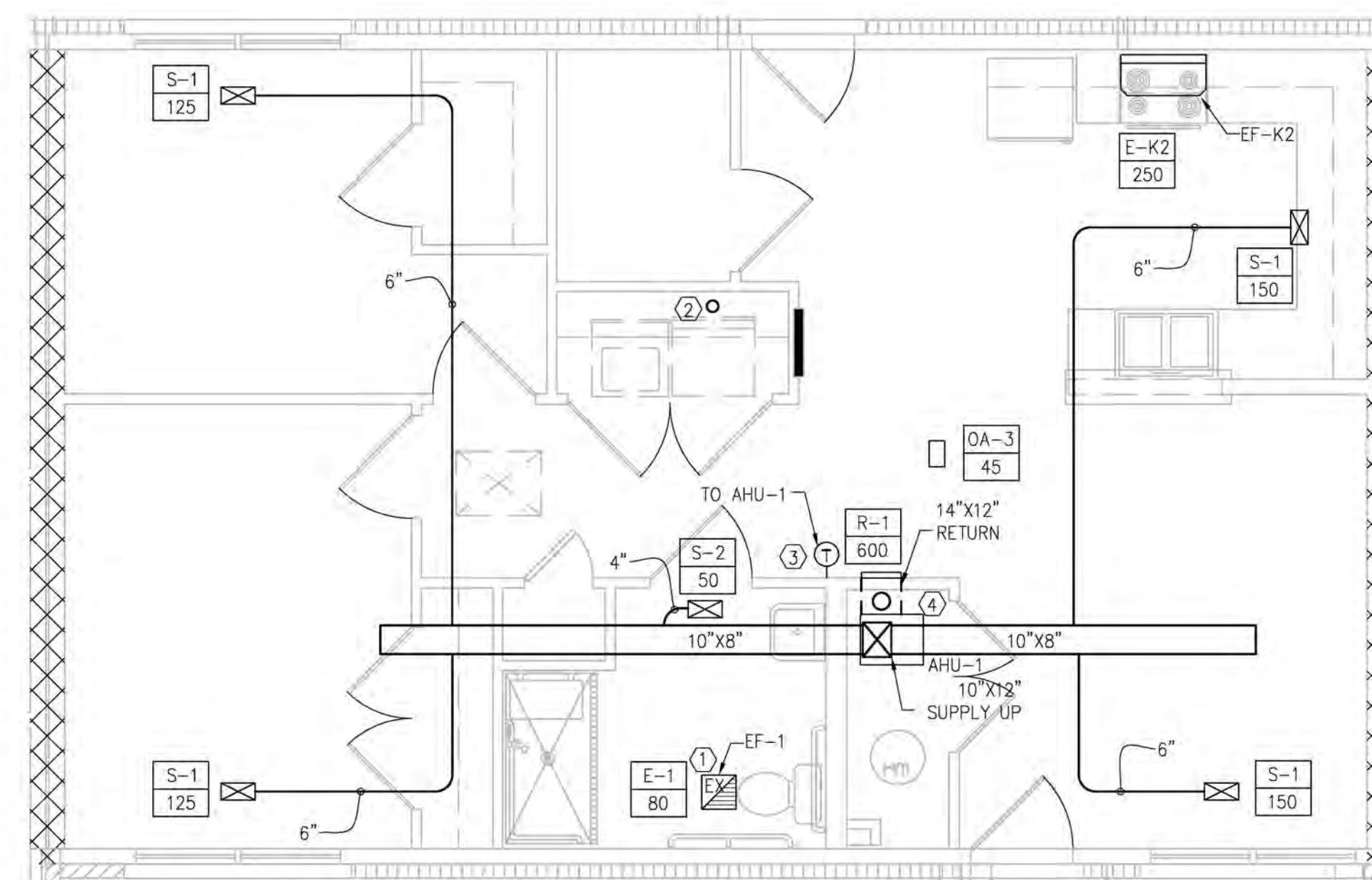
D UNIT TYPE A (1BR ADA) - HVAC PLAN
 M-1.2 SCALE: 1/4" = 1'-0"



B UNIT TYPE B.1 (2BR) - HVAC PLAN
 M-1.2 SCALE: 1/4" = 1'-0"

HVAC KEY NOTES:

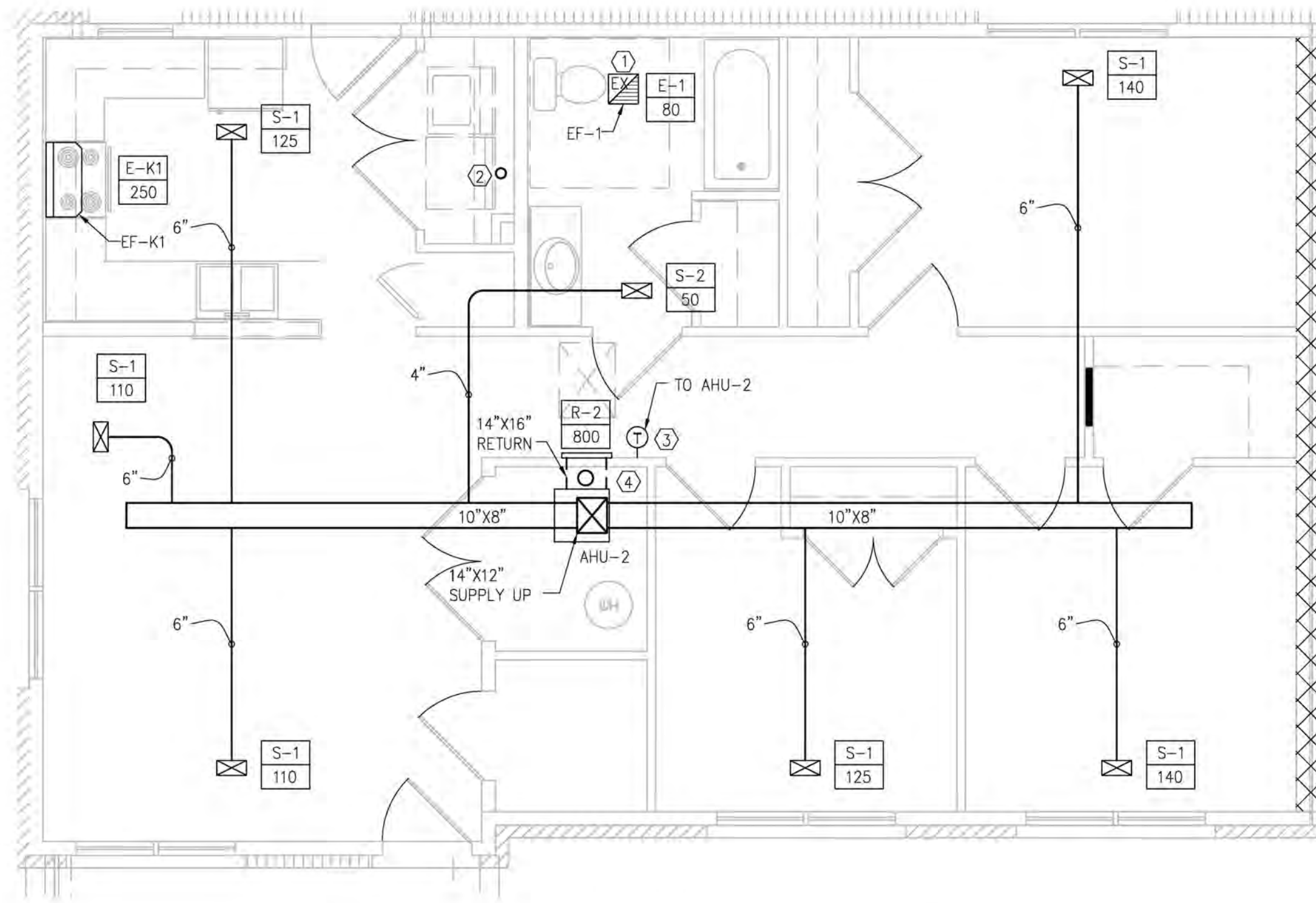
1. 5" BATHROOM EXHAUST TO ROUTE THRU ROOF. PROVIDE GOOSENECK AND GRAVITY DAMPER.
2. 4" SOLID METAL DUCT (MAXIMUM DEVELOPED LENGTH SHALL NOT EXCEED MANUFACTURER'S INSTALLATION INSTRUCTIONS). ROUTE UP WALL AND THRU ROOF. PROVIDE GOOSENECK AND GRAVITY DAMPER. DUCT THICKNESS SHALL BE MINIMUM 0.013" THICK FOR GALVANIZED STEEL AND 0.018" THICK FOR ALUMINUM.
3. THERMOSTAT, COORDINATE FINAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.
4. ROUTE 6" OUTSIDE AIR DUCT FROM OA-3 DOWN TO RETURN DUCT FROM AHU. PROVIDE FRESH AIR VENTILATION SYSTEM TO CONTROL OUTSIDE AIR INTAKE TO AHU. OUTSIDE AIR DAMPER SHALL BE NORMALLY CLOSED AND SHALL OPEN WHEN AHU IS TURNED ON. SEE SCHEDULE ON SHEET M-0.2 FOR FRESH AIR VALUES AND SYSTEM INFORMATION. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.



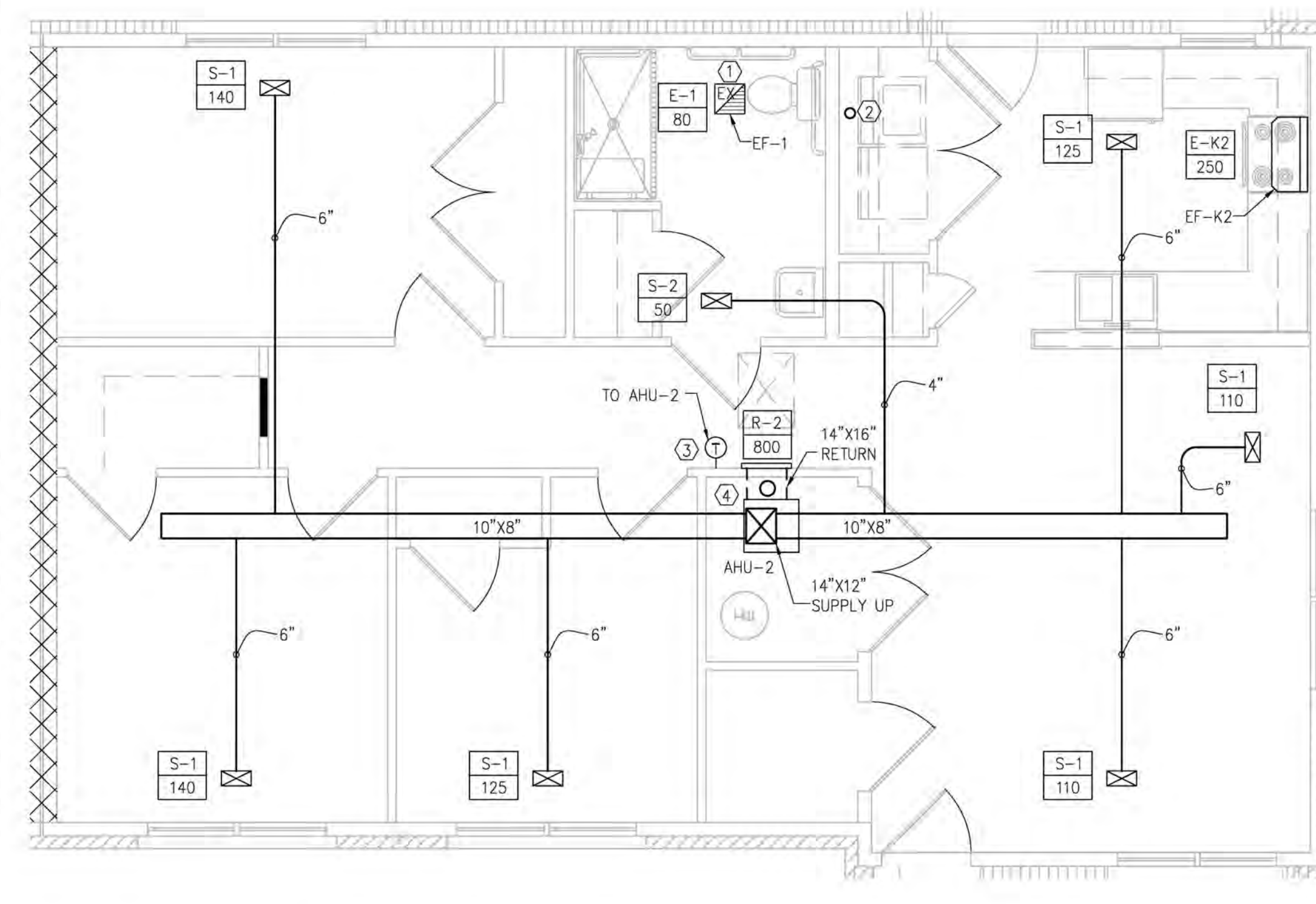
C UNIT TYPE B (2BR ACC) - HVAC PLAN
 M-1.2 SCALE: 1/4" = 1'-0"

HVAC PLAN GENERAL NOTES:

1. MAINTAIN 3'-0" CLEARANCE FROM EXHAUST OUTLETS TO ANY OPERABLE OPENINGS INTO THE BUILDING.
2. WALL RETURN GRILLES SHALL BE MOUNTED 0'-6" A.F.F. (TYP.)



E UNIT TYPE C.1 (3BR) - HVAC PLAN
 M-1.2 SCALE: 1/4" = 1'-0"



F UNIT TYPE C (3BR ACC) - HVAC PLAN
 M-1.2 SCALE: 1/4" = 1'-0"

STATE OF KENTUCKY
 MICHAEL H. HENDRIX
 30747
 LICENSED PROFESSIONAL ENGINEER
 04/15/23

REB ARCHITECTS
 103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500

SE Engineering
 1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42301
 Phone: 270-796-3052
 Fax: 270-942-3102

REVISION	DATE

KHC Application
 04/15/23

PROJECT NUMBER
 2023-1033

DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 HVAC Unit Plans

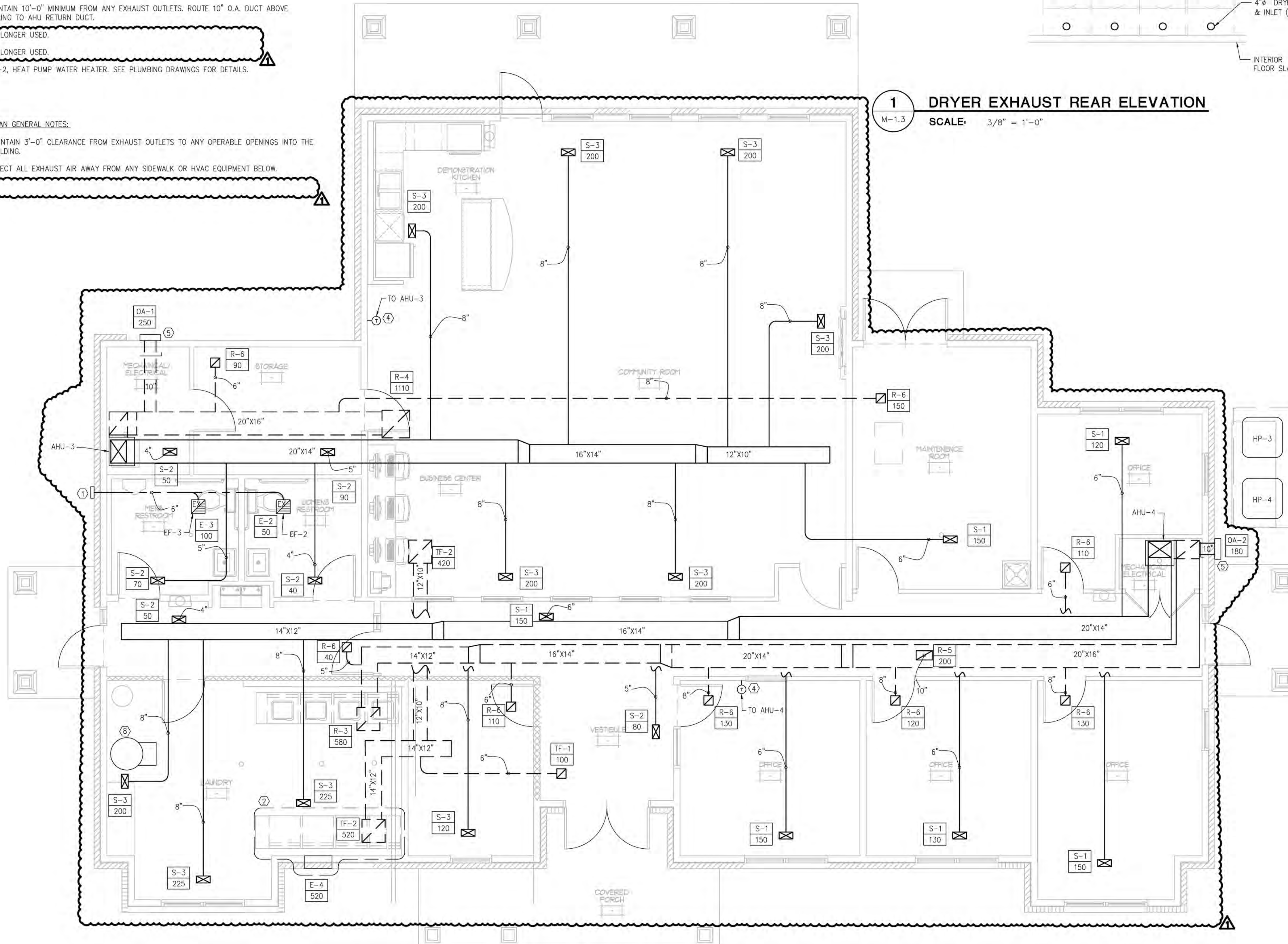
SHEET NUMBER
M-1.2

HVAC KEY NOTES:

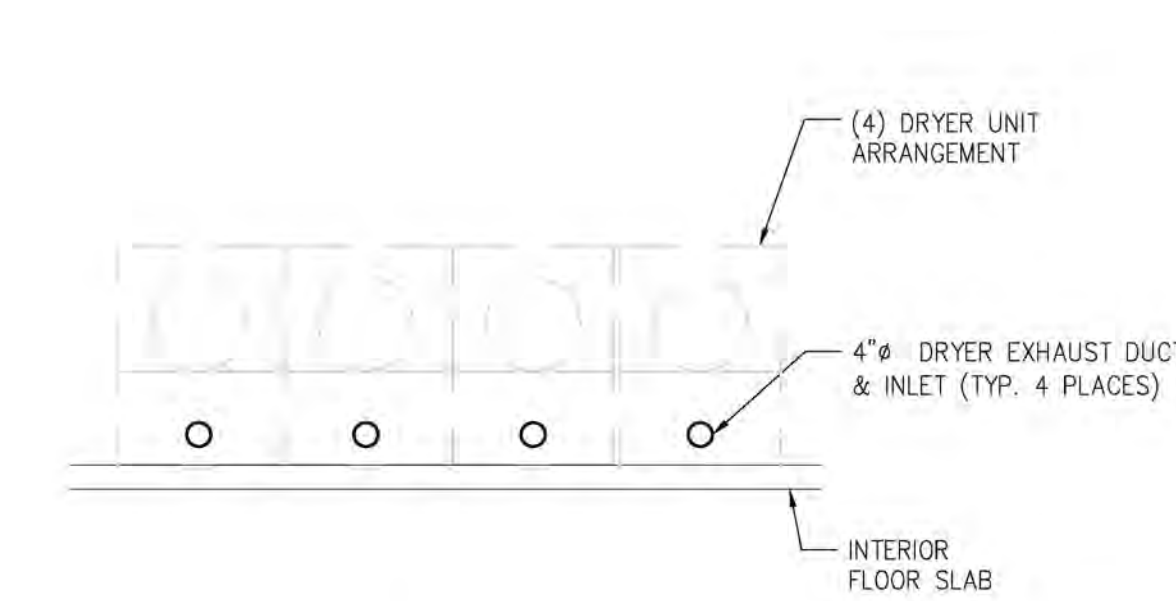
- 6" EXHAUST TO ROUTE ABOVE CEILING TO EXTERIOR WALL. PROVIDE RAINHOOD AND GRAVITY DAMPER.
- SEE DETAIL '1/M-1.3', '2/M-1.3', AND '3/M-1.3' ON THIS SHEET FOR DRYER EXHAUST.
- HP-3 AND HP-4 PLACED ON 4" THICK CONCRETE PAD OR FIBERGLASS PAD. MAINTAIN 24" CLEARANCE FROM BUILDING WALL AND 18" BETWEEN UNITS FOR SERVICE. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- THERMOSTAT, COORDINATE FINAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- MAINTAIN 10'-0" MINIMUM FROM ANY EXHAUST OUTLETS. ROUTE 10" O.A. DUCT ABOVE CEILING TO AHU RETURN DUCT.
- NO LONGER USED.
- NO LONGER USED.
- WH-2, HEAT PUMP WATER HEATER. SEE PLUMBING DRAWINGS FOR DETAILS.

HVAC PLAN GENERAL NOTES:

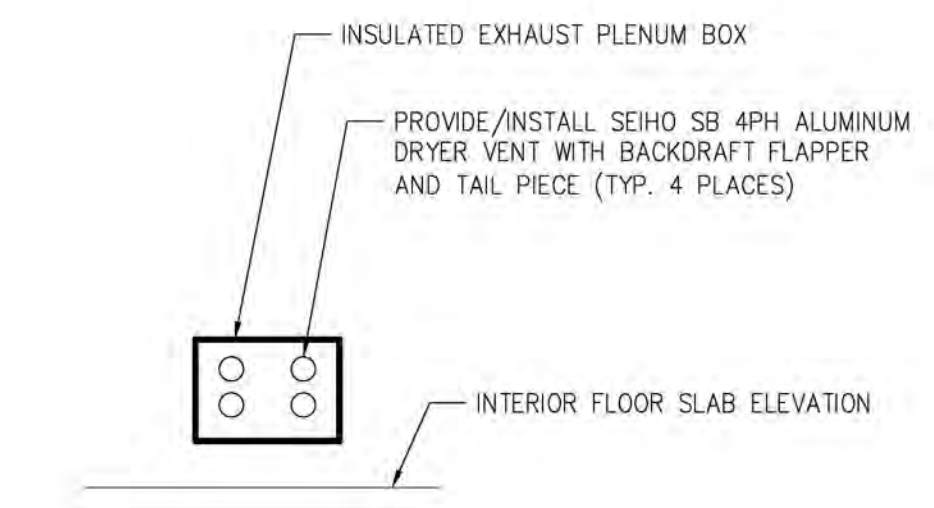
- MAINTAIN 3'-0" CLEARANCE FROM EXHAUST OUTLETS TO ANY OPERABLE OPENINGS INTO THE BUILDING.
- DIRECT ALL EXHAUST AIR AWAY FROM ANY SIDEWALK OR HVAC EQUIPMENT BELOW.



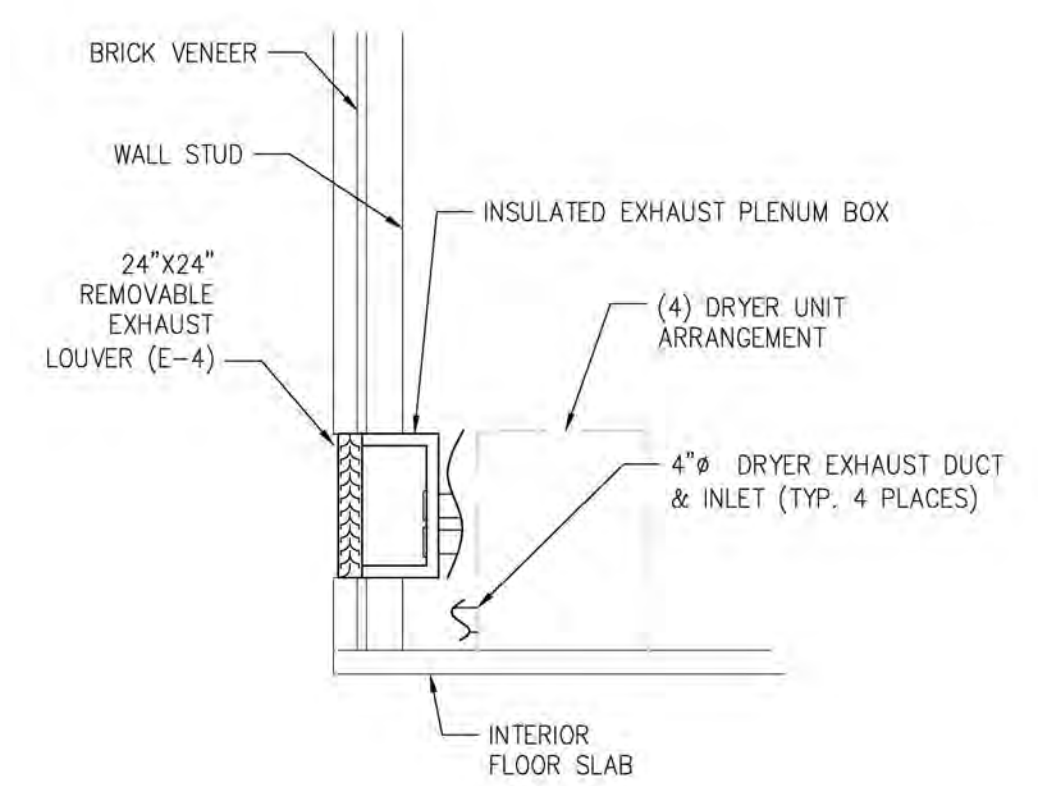
A CLUBHOUSE BUILDING - HVAC PLAN
 M-1.3 SCALE: 1/4" = 1'-0"



1 DRYER EXHAUST REAR ELEVATION
 M-1.3 SCALE: 3/8" = 1'-0"



2 DRYER EXHAUST PLENUM DETAIL
 M-1.3 SCALE: 3/8" = 1'-0"



3 DRYER EXHAUST WALL SECTION
 M-1.3 SCALE: 3/8" = 1'-0"



103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-796-3052
 Fax: 270-942-3102

REVISION	DATE
REV. 1	08/18/23

KHC Application
 04/15/23
 PROJECT NUMBER
 2023-1033
 DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Clubhouse Building - HVAC Plan

SHEET NUMBER
M-1.3

INSTALLATION NOTES:

- ALL WATER SUPPLY PIPING SHALL BE AS SHOWN ON THE PLANS AND SHALL BE ROUTED UNDER SLAB ENTERING THE BUILDING. WATER LINES SUPPLYING APARTMENT FIXTURES SHALL BE ROUTED ABOVE FIRST FLOOR CEILING AND BELOW SECOND FLOOR, AND IN INTERIOR WALLS/CABINETS AS REQUIRED.
- ALL INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MATERIAL NOTES AND 2020 KENTUCKY STATE PLUMBING CODE.
- ALL HOT WATER PIPING SHALL BE INSULATED WITH MIN. R-3 FIBERGLASS INSULATION. ALL COLD WATER PIPING IN UNCONDITIONED SPACE SHALL BE INSULATED WITH MIN. 1" FIBERGLASS INSULATION.
- INSTALL STOPS IN SUPPLY TO ALL FIXTURES.
- INSTALL PROPER VALVES AT ALL EQUIPMENT.
- ALL VENTS, CLEANOUTS, AND PLUMBING AS REQ'D BY STATE PLUMBING CODE.
- PIPING TO BE CONCEALED IN ALL FINISHED AREAS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE STARTING WORK.
- ALL EQUIPMENT INSTALLED AS PER CERTIFIED SHOP DRAWING FROM MANUFACTURER.
- PROVIDE ACCESS PANELS FOR CONCEALED VALVES.
- AIR CHAMBER AT EACH FIXTURE TO PREVENT WATER HAMMER.
- FIXTURES SHOWN ARE AN INDICATION OF INTENDED QUALITY. OWNER MAY SELECT OTHER FIXTURES AT THEIR DISCRETION.
- CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTY ON PARTS AND LABOR FOR ALL WORK PROVIDED. WARRANTY SHALL COMMENCE UPON FINAL ACCEPTANCE.
- WATER LINES SHALL NOT BE ROUTED IN EXTERIOR WALLS EXCEPT TO SUPPLY HOSE BIBBS.
- PROVIDE FLOOR DRAIN AND HUB DRAIN TRAP SEALS OR TRAP PRIMERS AS REQUIRED BY LOCAL CODES.

MATERIALS

DOMESTIC WATER PIPE – TYPE L COPPER, SCH. 80 PVC OR PEX
WASTE AND VENT PIPING – SCHEDULE 40 PVC

GENERAL MATERIAL NOTES:

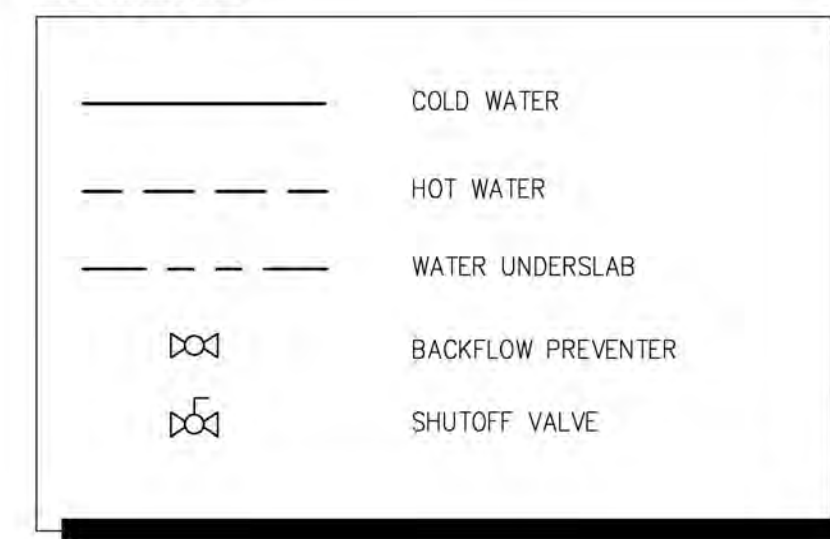
COPPER PIPE FITTINGS SHALL BE WROT COPPER, SOCKET TYPE, MIL-F-1183 WITH 95/5 SOLDER OR "NO LEAD" SOLDER FOR POTABLE WATER.

PVC PIPE FITTINGS 4" AND SMALLER SHALL BE ASTM D-1785, TYPE 1, GRADE 1, SOCKET TYPE WITH ASTM D-2564 SOLVENT CEMENT.

DIELECTRIC UNIONS OR FLANGED UNIONS SHALL BE USED WHEN JOINING DISSIMILAR PIPE MATERIAL.

PLUMBING FIXTURE SCHEDULE	
ITEM	DESCRIPTION
BP-1	BACKFLOW PREVENTER PER CODE
DF-1	DRINKING FOUNTAIN ELKAY, MODEL EZSTL8LFC BI LEVEL, WALL MOUNT, ADA 115V/60HZ, 8.0GPH, 370 WATTS ZURN Z8700 P-TRAP ZURN ZH8822 STOP VALVES
DW-1	DISHWASHER, ADA (CLUBHOUSE) GE GDT2255LS5
FD-1	FLOOR DRAIN ZURN FD2210-PV3 3" PVC P-TRAP (FIELD ASSEMBLE)
FHB-1	FREEZELESS HOSE BIBB (KEY TURN) WOODFORD MODEL 65
GD-1	GARBAGE DISPOSAL GE GFC325V
HB-1	WALL HYDRANT WOODFORD MODEL 75
KS-1	TWO COMPARTMENT SINK CMI 481-5476 DELTA 100-DST, SINGLE HANDLE FAUCET PROVIDE DRAIN, STRAINER, P-TRAP, & SUPPLIES WITH STOP VALVES
KS-2	TWO COMPARTMENT SINK, ADA CMI 482-6507 DELTA 100-DST, SINGLE HANDLE FAUCET PROVIDE DRAIN, STRAINER, P-TRAP, & SUPPLIES WITH STOP VALVES
KS-3	TWO COMPARTMENT SINK, ADA (CLUBHOUSE) ELKAY LRA4D37225S, 4-HOLE CLEVELAND FAUCET GROUP CA40514C FAUCET, 1.5 GPM
LAV-1	WALL-MOUNT LAVATORY, ADA AMERICAN STANDARD LUCERNE 0355.012 PROVIDE P-TRAP, PRE-MOLDED INSULATION ON SUPPLIES AND TRAP DELTA 520-GPM-DST, CENTERSET SINGLE HANDLE FAUCET
LAV-2	WALL HUNG LAVATORY, ADA (CLUBHOUSE) AMERICAN STANDARD 9024.004EC 1-1/4" P-TRAP, PRE-MOLDED INSULATION ON SUPPLY AND TRAP CLEVELAND FAUCET GROUP CA40710 FAUCET, 1.2 GPM
LAV-3	CULTURED MARBLE TOP WITH INTEGRAL BOWL TO CABINET BASE PROVIDE P-TRAP DELTA 500-DST, CENTERSET SINK FAUCET, 1.2 GPM
MS-1	MOP SINK FIAT MS8-2424, 24"x24"x10" HIGH, MOLDED STONE 830-AA SERVICE FAUCET W/ VAC. BREAKER 832-AA HOSE AND HOSE BRACKET 889-CC MOP HANGER, 1453-BB STRAINER
OR	OPEN RECEPTACLE SEE DETAIL '3/P-0.1'
SH-1	ROLL-IN ONE-PIECE SHOWER 1603BFS (60"x34") ACRYLX ALCOVE, CENTER DRAIN DELTA T13420PD FAUCET (1.75 GPM) ZURN FD2210-PV2 DRAIN, 2" PVC P-TRAP (FIELD ASSEMBLE)
TB-1	ONE PIECE TUB & SHOWER COMBINATON OASIS TS4P6030.FH ONE PIECE TUB/SHOWER (60"x30") DELTA T13420PD FAUCET (1.75 GPM) PROVIDE DRAIN AND TUB/SHOWER VALVE
UR-1	URINAL - WALL HUNG, 1 GPF KOHLER K-4991-ET ZURN Z6003-WS1 MANUAL FLUSH VALVE
W-1	WASHING MACHINE OUTLET BOX OATEY, MODEL 38532 2" DRAIN OPENING FITS PVC 40 DWV PIPE WITH 1/4 TURN BRASS BALL VALVES ASTM F1807 PEX
WC-1	2-PIECE TOILET, FLOOR MOUNTED, ADA, 1.28 GPF CMI 571-6915 BOWL (ELONGATED) CMI 571-6914 TANK TOILET SEAT NOT INCLUDED

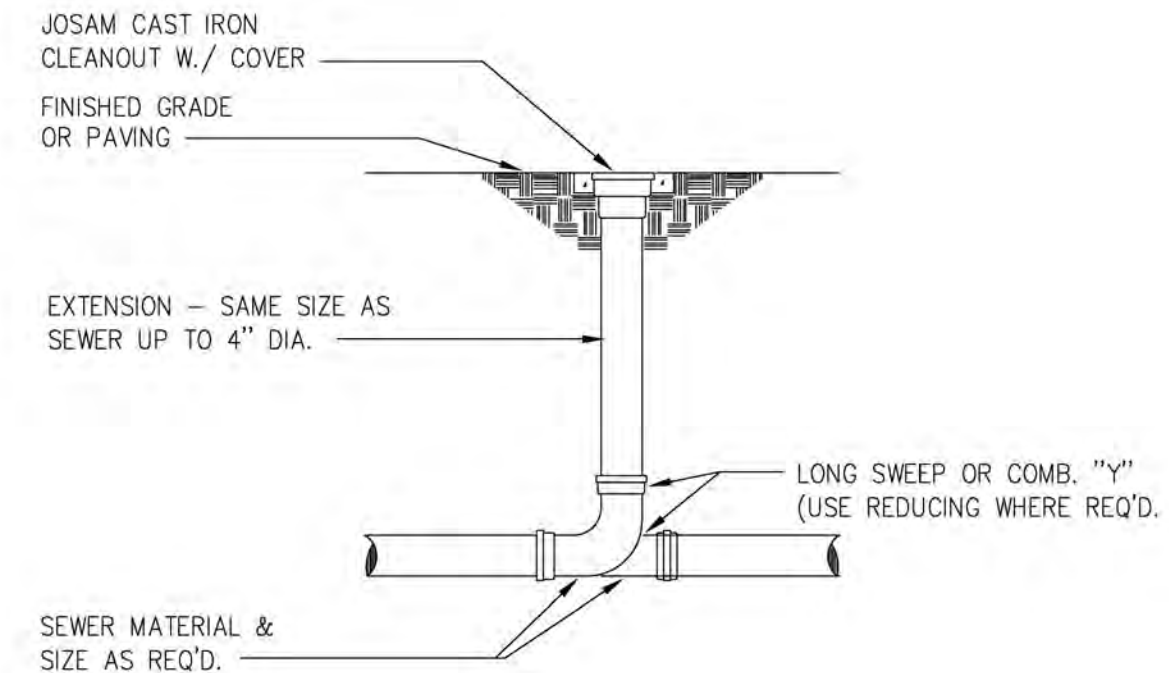
LEGEND



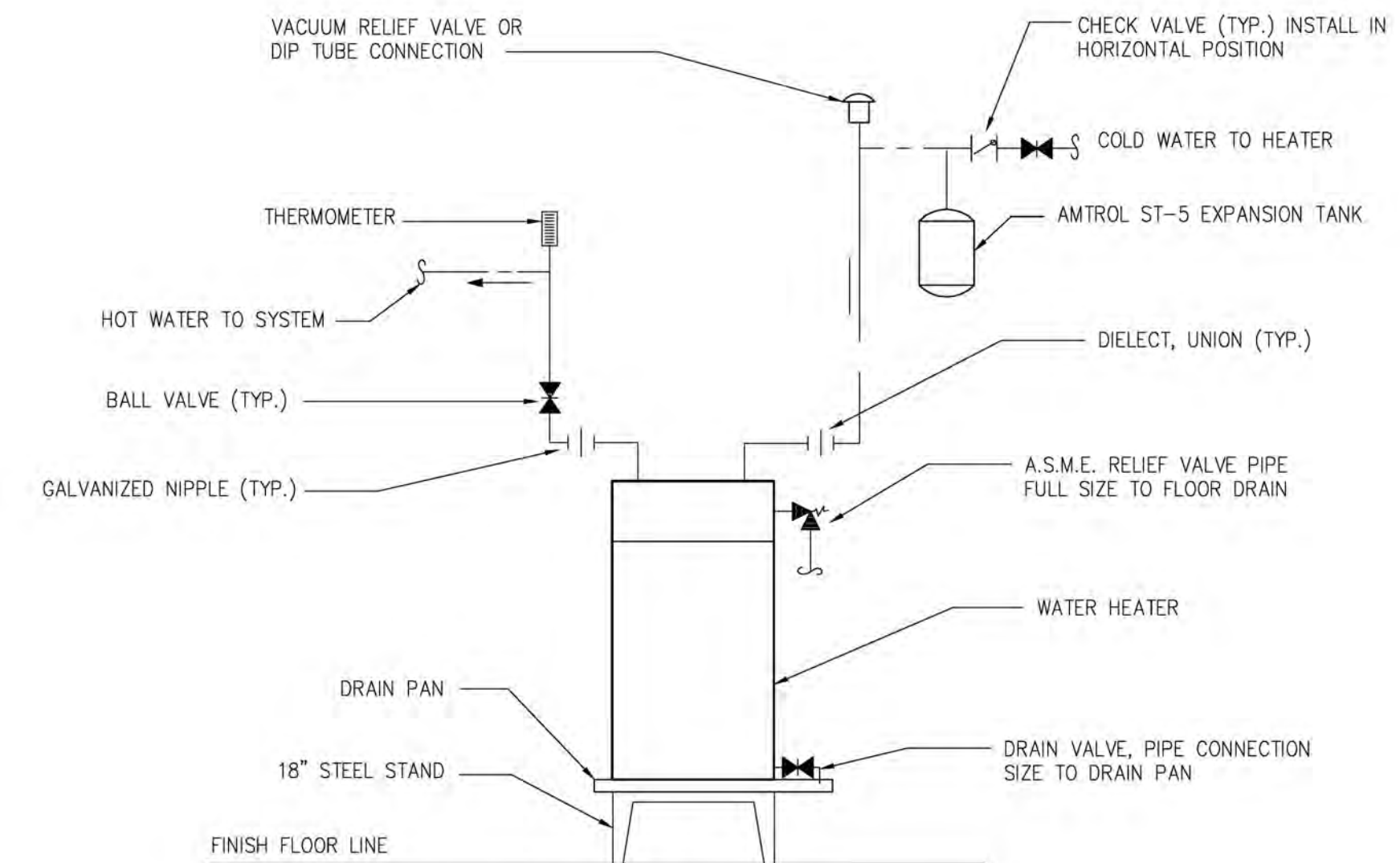
PLUMBING OPENING COUNT	
BUILDING I	30
BUILDING I.A	30
BUILDING II	24
BUILDING III	12
CLUBHOUSE	20
PROJECT TOTAL:	116

WATER HEATER SCHEDULE						
Item No.	Manuf.	Model No.	Volt/Phase	Watts	Remarks	Notes
WH-1	RICHMOND	6E40-D	240V/1PH	4500	40 GALLON ELECTRIC, 0.93 EF	1,2
WH-2	AO SMITH	CAHP-120	240V/1PH	12000	119 GALLON ELEC HEAT PUMP	1

NOTES:
1. PROVIDE DRAIN PAN. ROUTE WATER HEATER OVERFLOW AND RELIEF TO OPEN RECEPTACLE IN MECH CLOSET.
2. SEE DETAIL '2/P-0.1' FOR MORE INFORMATION.

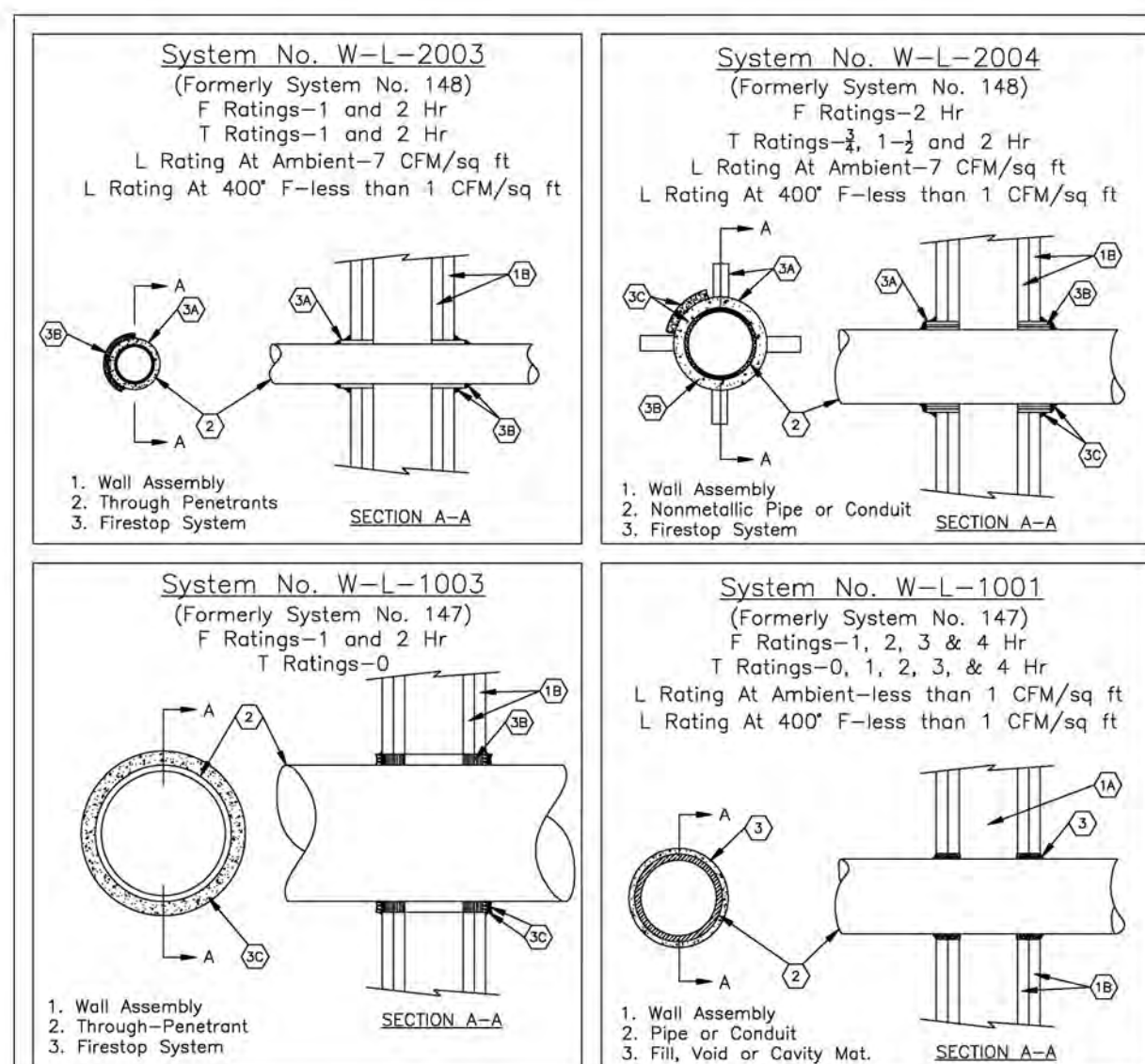


1 EXTERIOR CLEAN-OUT DETAIL
P-0.1 SCALE: NONE



NOTE: COORDINATE INSTALLATION WITH WATER HEATER MANUFACTURER'S RECOMMENDATIONS, STATE AND LOCAL CODES.

2 ELECTRIC WATER HEATER DETAIL
P-0.1 SCALE: NONE

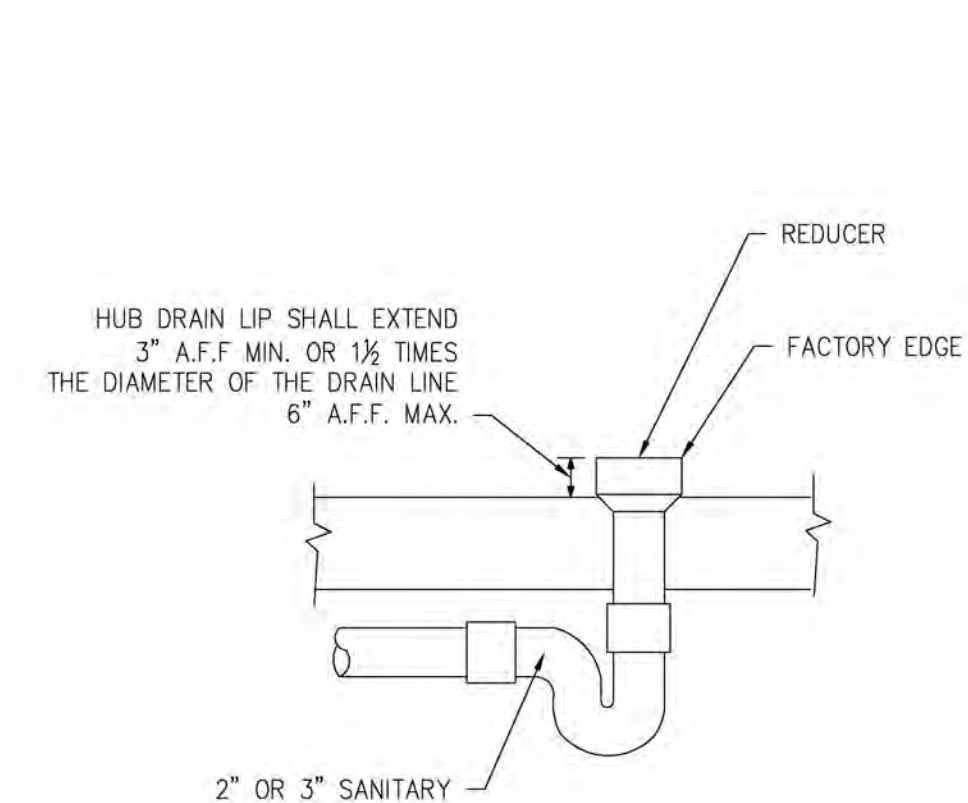


1 TYP. RATED WALL PENETRATIONS

FIRESTOP PIPING SCHEDULE				
PENETRATING ITEM	CONCRETE		GYPSUM	WOOD FLR./CEIL.
PLASTIC PIPE	64 FS195/RC-1 PPD 182 FS195-RC-1 ESA, FD150 245 FS195/RC-1 CS195	394 FS195 CP 25WB 488 FS195-RC-1 PPD INSULATE 562 FS195 CP25WB	148 FS195/RC-1 570 CS195 CP25WB	160 FS195/RC-1 CS195/PPD 167 FS195/RC-1 PPD 446 FS195/RC-1 PPD 451 FS195/RC-1 PPD
METAL PIPE	49 CP 25N/S, S/L 63 7900 KI 93 CS195, FS195, CP25 94 CP 25N/S, S/L 95 FS195 137 CS195 CP 25N/S, S/L 160 FD150	170 FD150 202 MOLD. PUTTY 233 CS195 CP 25 234 CS195 CP 25N/S, S/L OR PUTTY 319 CP25WB 321 CP25WB 337 CP25N/S, S/L 395 CP 25 487 CP25WB 561 FS195 CP 25	147 CP 25 322 CP25WB 328 CP 25N/S S/L 569 FD150 FS195 CP 25WB	159 CS195, CP 25 ESA 169 CP 25N/S, S/L 453 CP 25WB
INSULATED METAL PIPE	91 CP 25N/S, S/L FS195, CP 25 152 CP 25N/S, S/L 203 MOLD. PUTTY	233 CS195, FS195 395 FS195, CP25	147 FS195, CP 25 566 FS195, CP 25WB 567 FS195, CP 25WB 568 CP 25WB	454 FS195 CP 25WB

NOTE: ALL FIRE RATED FLOORS, WALLS, ETC. SHALL BE PROTECTED WHERE PIPING PENETRATES WITH 3M SYSTEMS AS NOTED IN THE ABOVE SCHEDULE. VERIFY ALL RATED AREAS WITH THE ARCHITECTURAL PLANS. ALL RATINGS THROUGHOUT THE BUILDING SHALL BE PROTECTED AS PER CODE, WITH NO EXCEPTIONS.

2 FIRESTOP PIPING SCHEDULE



3 TYP. OPEN RECEPTACLE DETAIL
P-0.1 SCALE: NONE



04/15/23



103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500



1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 770-786-3932
Fax: 770-842-3102

REVISION	DATE

KHC Application
04/15/23

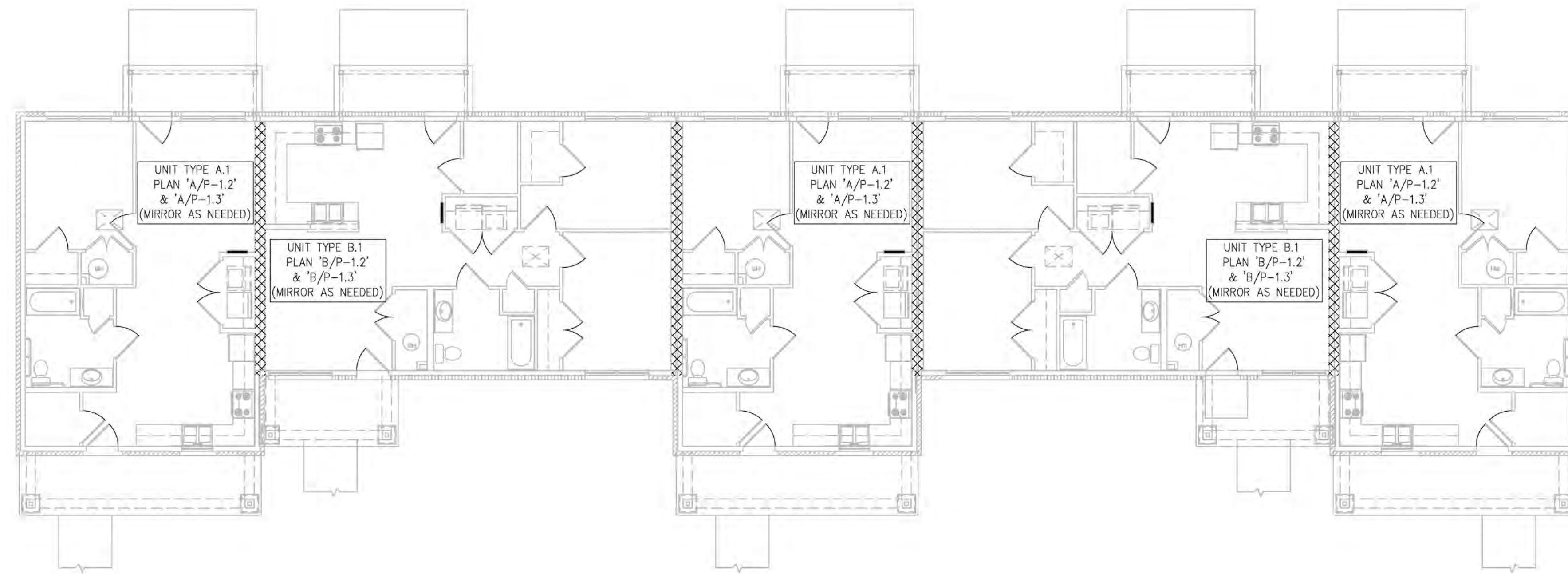
PROJECT NUMBER
2023-1033

DRAWN BY: CLD

Sutton Landing
Simon Kenton Ave. Maysville, KY
Plumbing Notes and Details

SHEET NUMBER

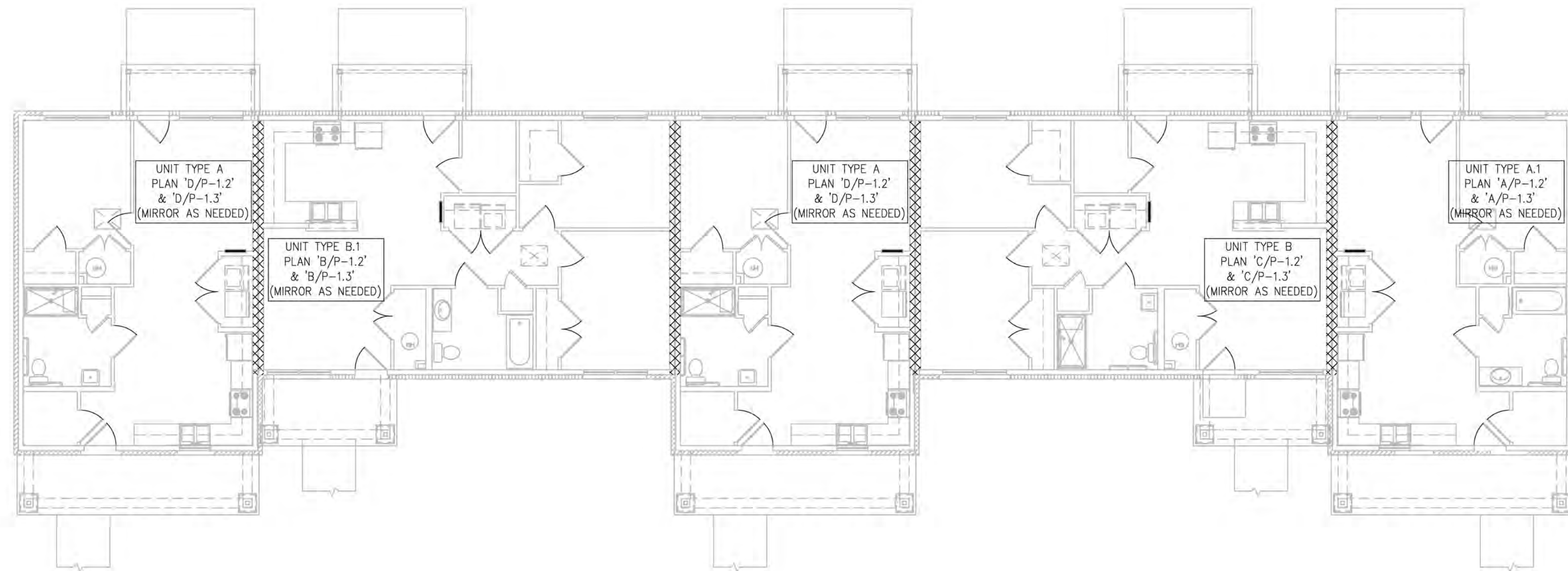
P-0.1



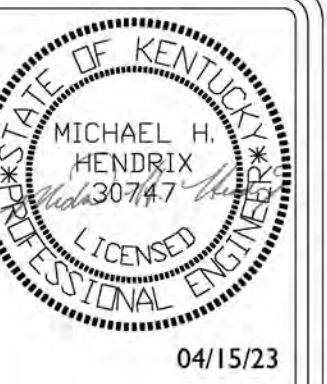
A BUILDING TYPE I - PLUMBING PLAN
 P-1.0 SCALE: 1/8" = 1'-0"

PLUMBING GENERAL NOTES:

1. WATER LINES ENTERING BUILDING SHALL BE ROUTED UNDER SLAB. WATER LINES SUPPLYING APARTMENT FIXTURES SHALL BE ROUTED ABOVE CEILING AND IN INTERIOR WALLS/CABINETS AS REQUIRED.
2. INSTALLATION OF WATER PIPING IN EXTERIOR WALLS IS PROHIBITED, EXCEPT TO SUPPLY HOSE BIBBS.
3. IF SERVICE WATER PRESSURE ON SITE IS ABOVE 60 PSI, INSTALL PRESSURE REGULATING VALVE (PRV) BEFORE CONNECTING TO ANY FIXTURE.



B BUILDING TYPE I.A - PLUMBING PLAN
 P-1.0 SCALE: 1/8" = 1'-0"



103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-766-3052
 Fax: 270-842-3102

REVISION	DATE

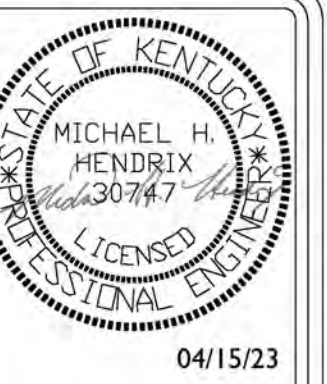
KHC Application
 04/15/23

PROJECT NUMBER
 2023-1033

DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Building Type I & I.A - Plumbing Plans

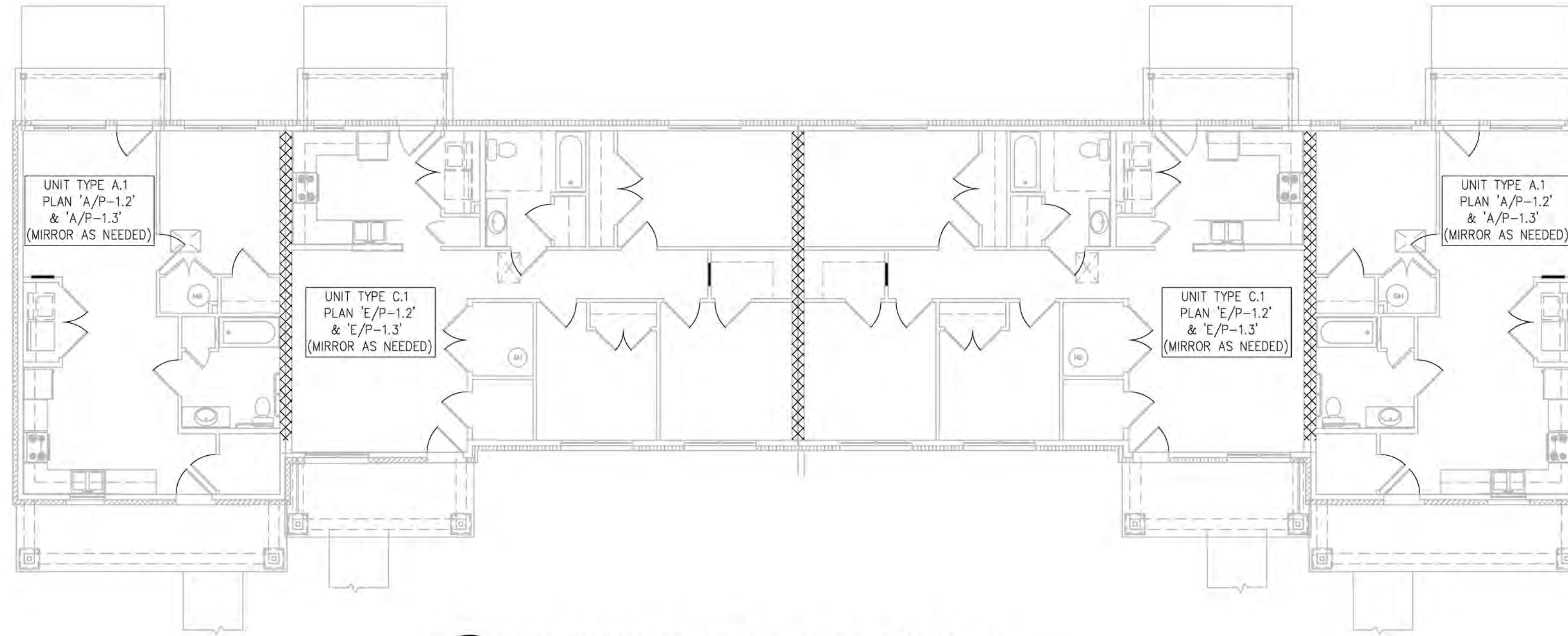
SHEET NUMBER
P-1.0



103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500



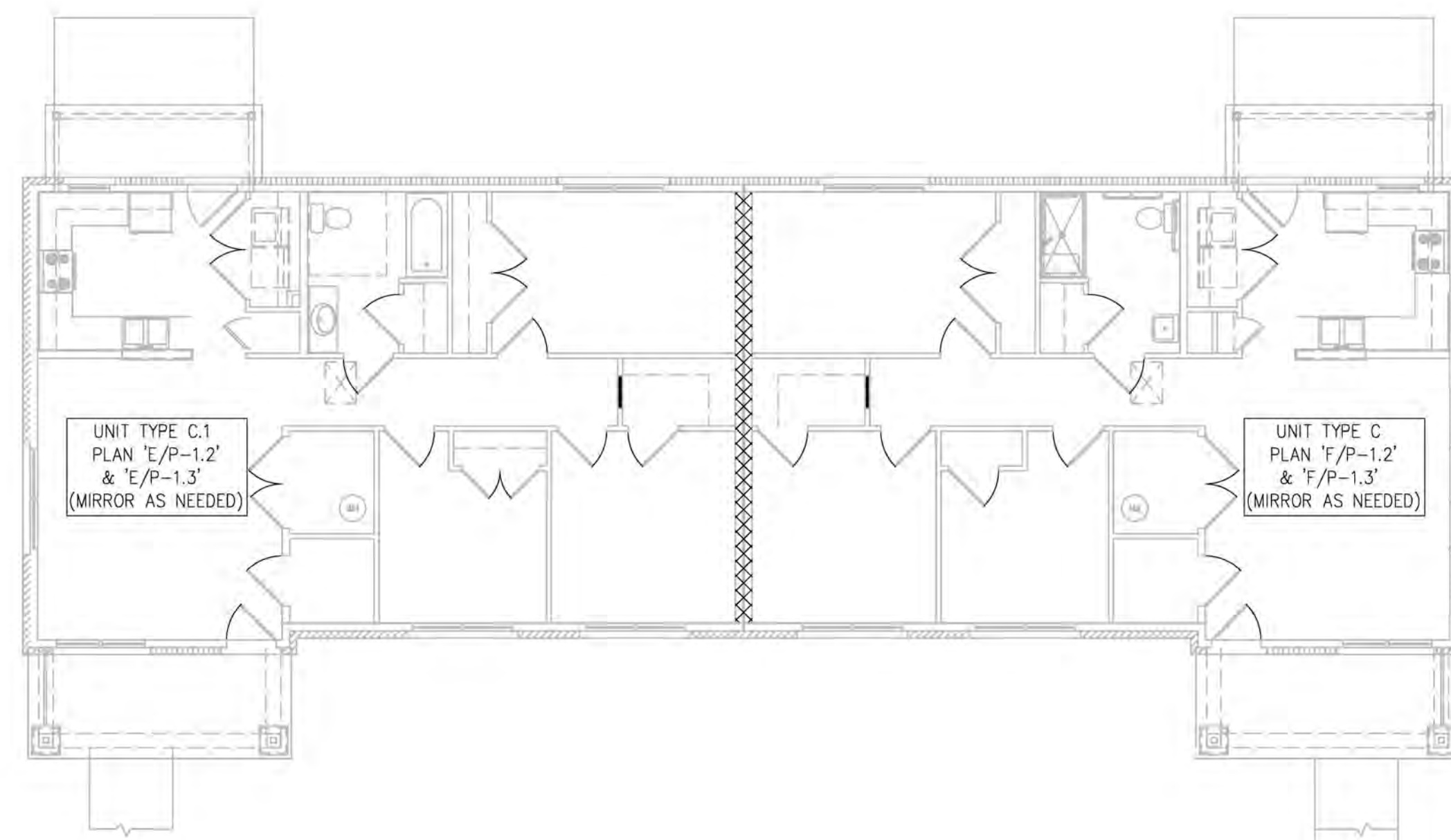
1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 770-796-3052
Fax: 270-842-3102



A BUILDING TYPE II - PLUMBING PLAN
P-1.1 SCALE: 1/8" = 1'-0"

PLUMBING GENERAL NOTES:

1. WATER LINES ENTERING BUILDING SHALL BE ROUTED UNDER SLAB. WATER LINES SUPPLYING APARTMENT FIXTURES SHALL BE ROUTED ABOVE CEILING AND IN INTERIOR WALLS/CABINETS AS REQUIRED.
2. INSTALLATION OF WATER PIPING IN EXTERIOR WALLS IS PROHIBITED, EXCEPT TO SUPPLY HOSE BIBBS.
3. IF SERVICE WATER PRESSURE ON SITE IS ABOVE 60 PSI, INSTALL PRESSURE REGULATING VALVE (PRV) BEFORE CONNECTING TO ANY FIXTURE.



B BUILDING TYPE III - PLUMBING PLAN
P-1.1 SCALE: 1/8" = 1'-0"

REVISION	DATE

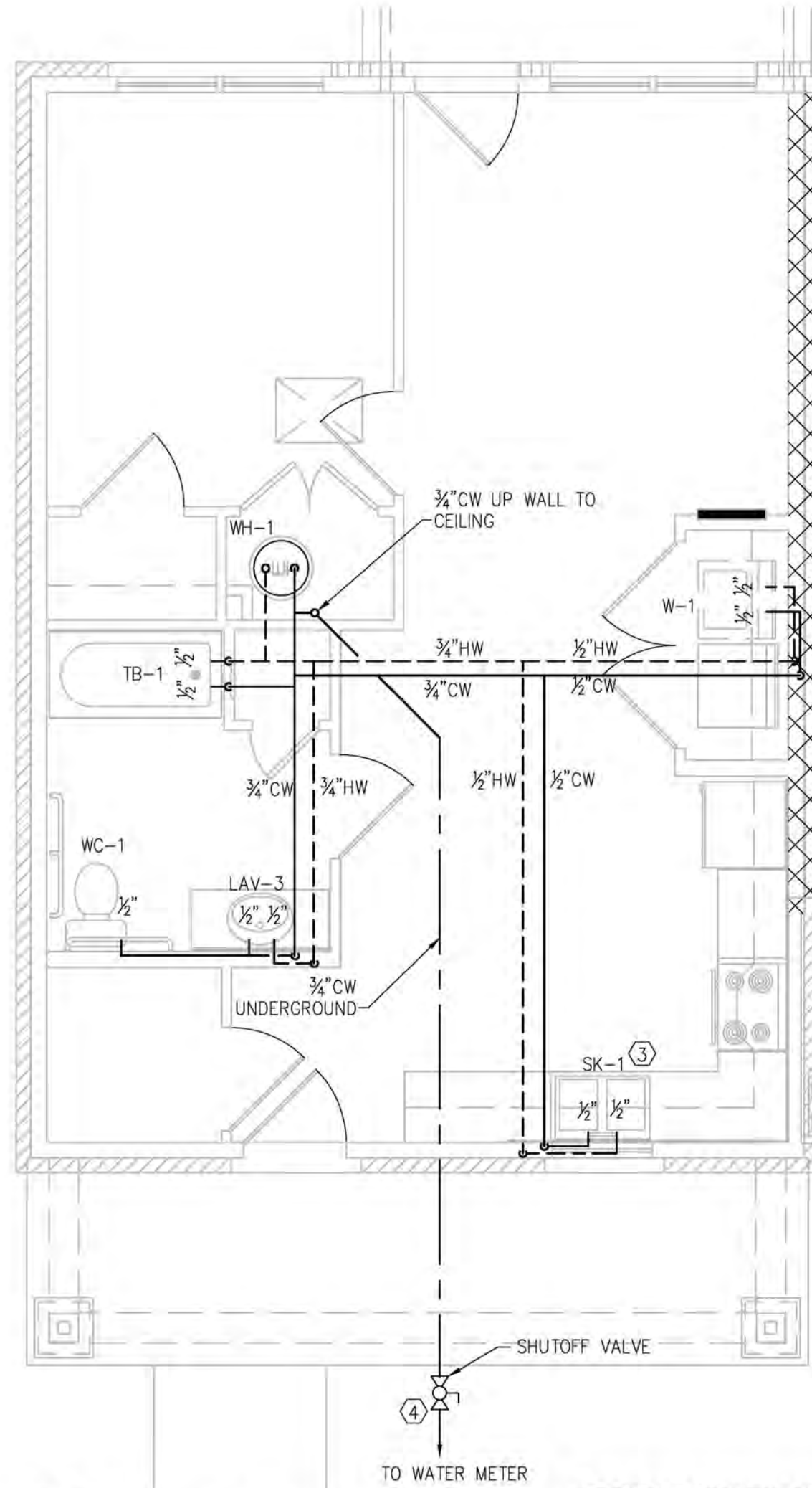
KHC Application
04/15/23

PROJECT NUMBER
2023-1033

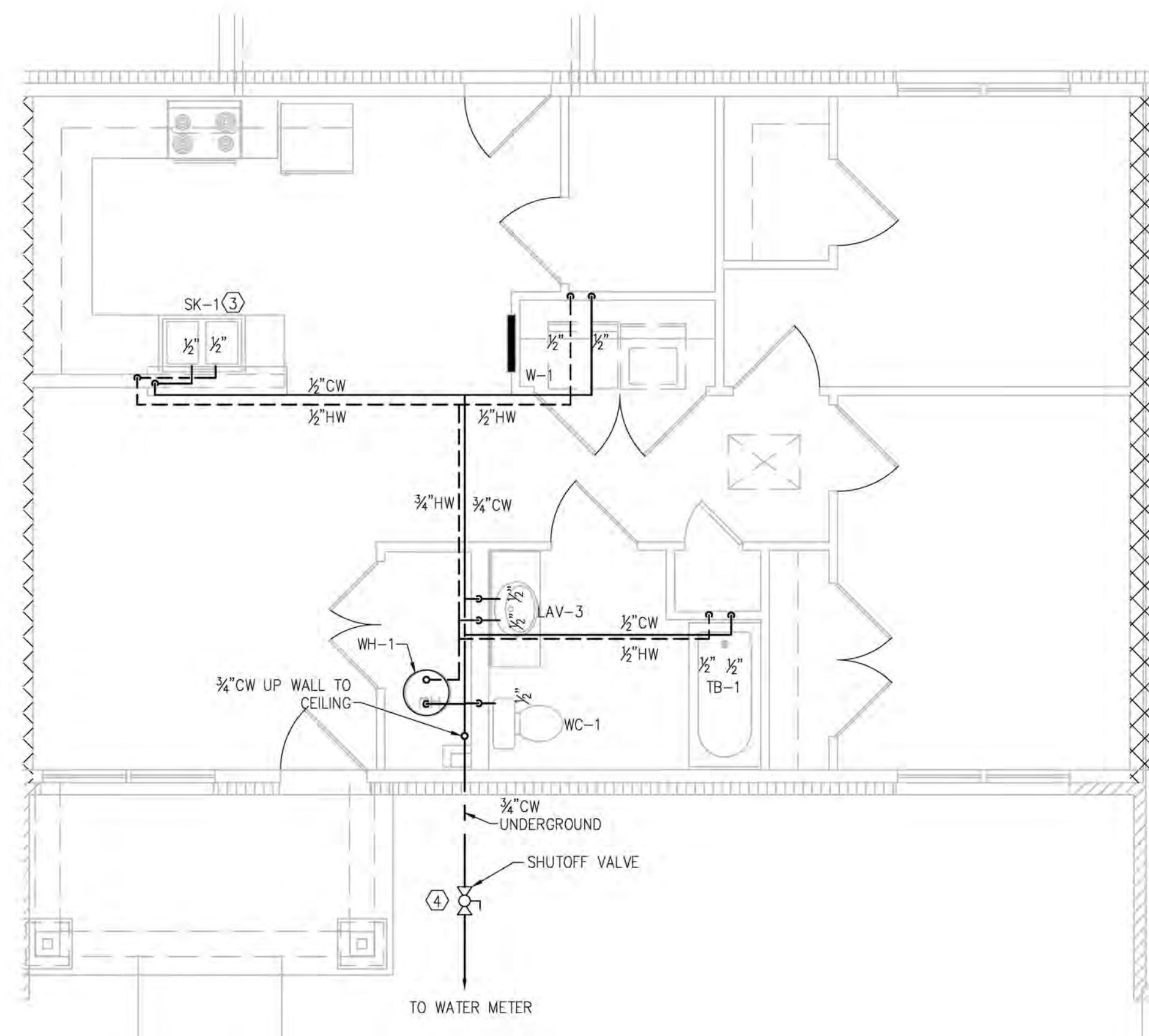
DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Building Type II & III - Plumbing Plans

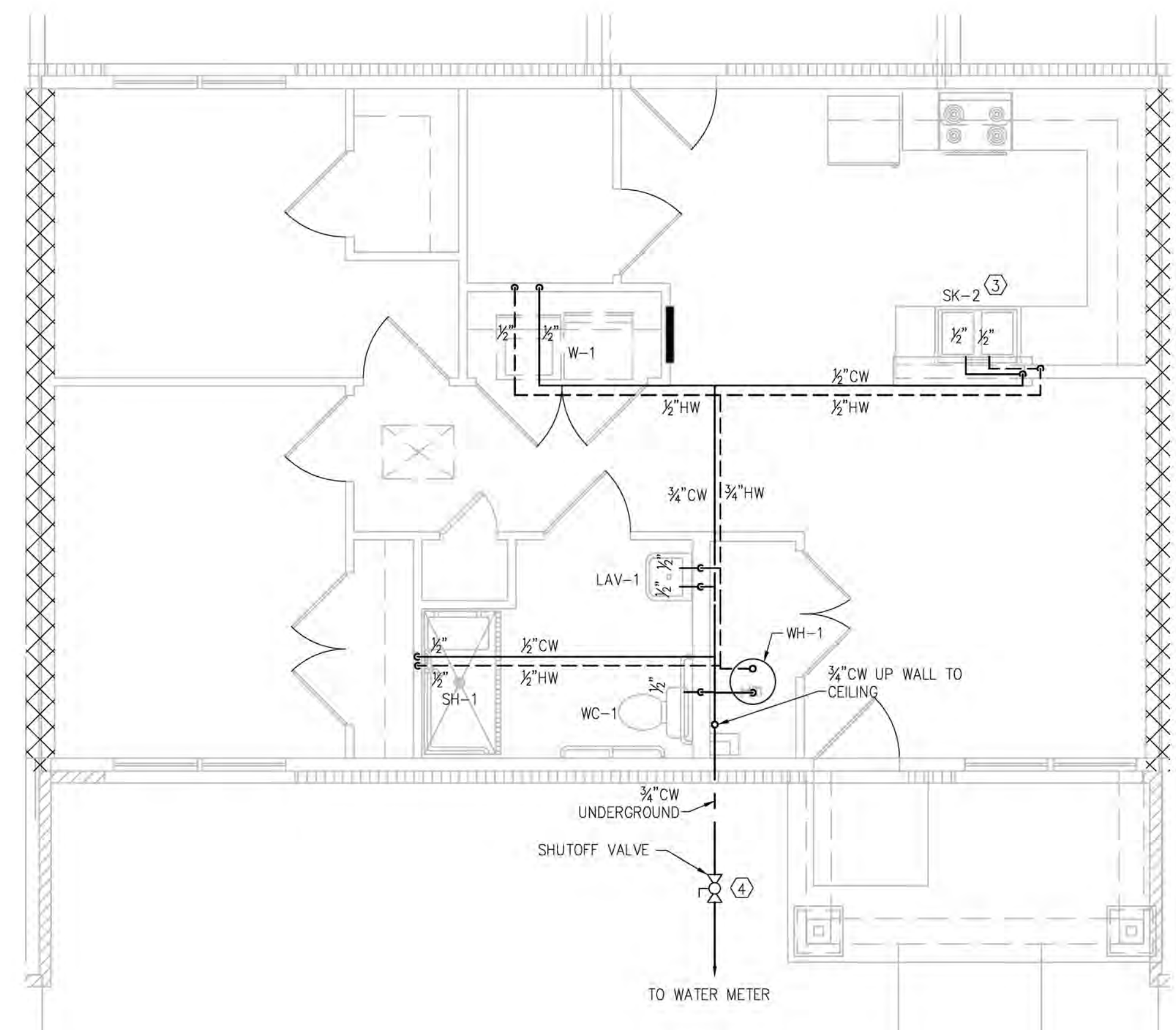
SHEET NUMBER
P-1.1



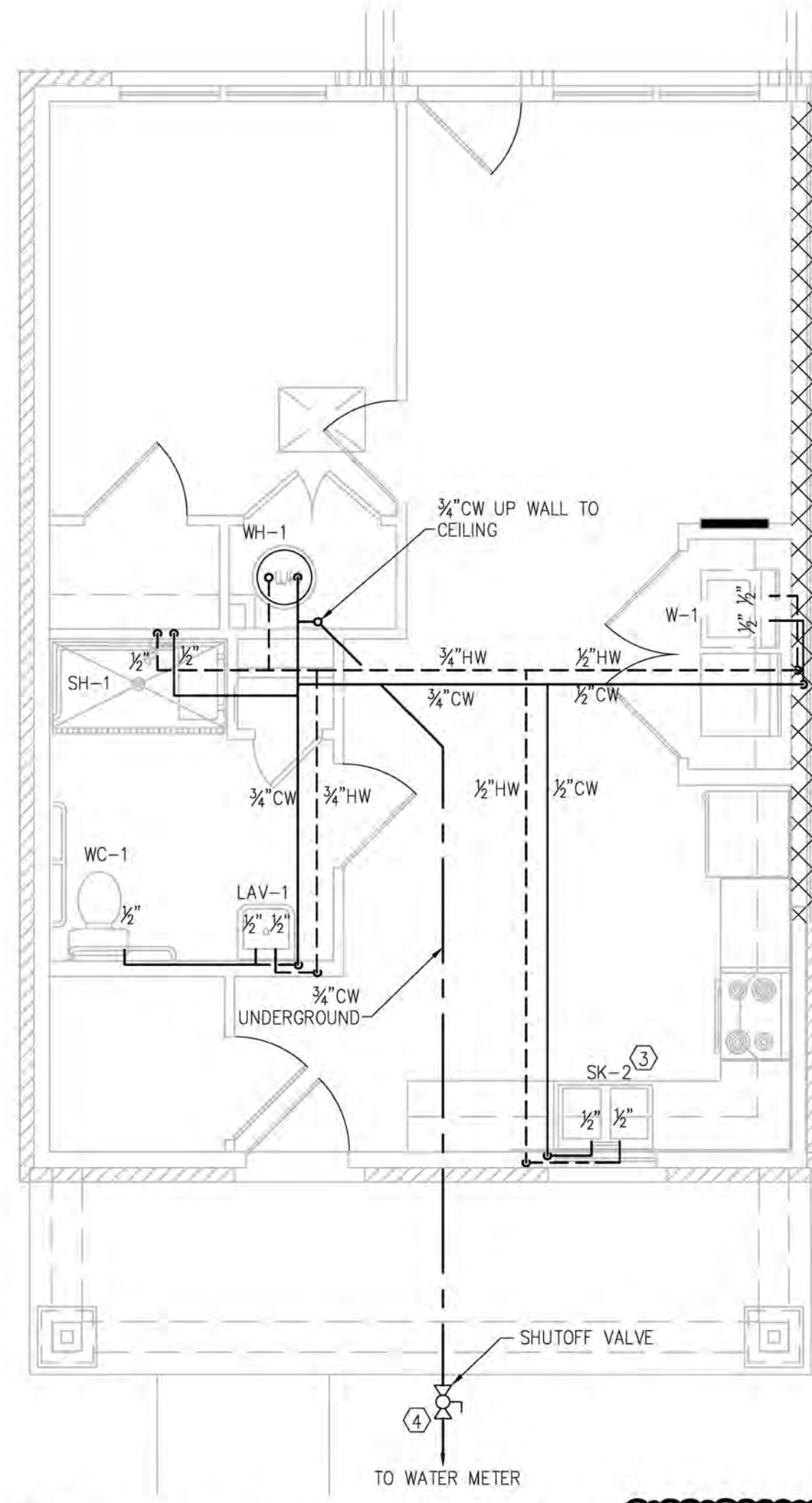
A UNIT TYPE A.1 (1BR) - WATER PLAN
 P-1.2 SCALE: 1/4" = 1'-0"



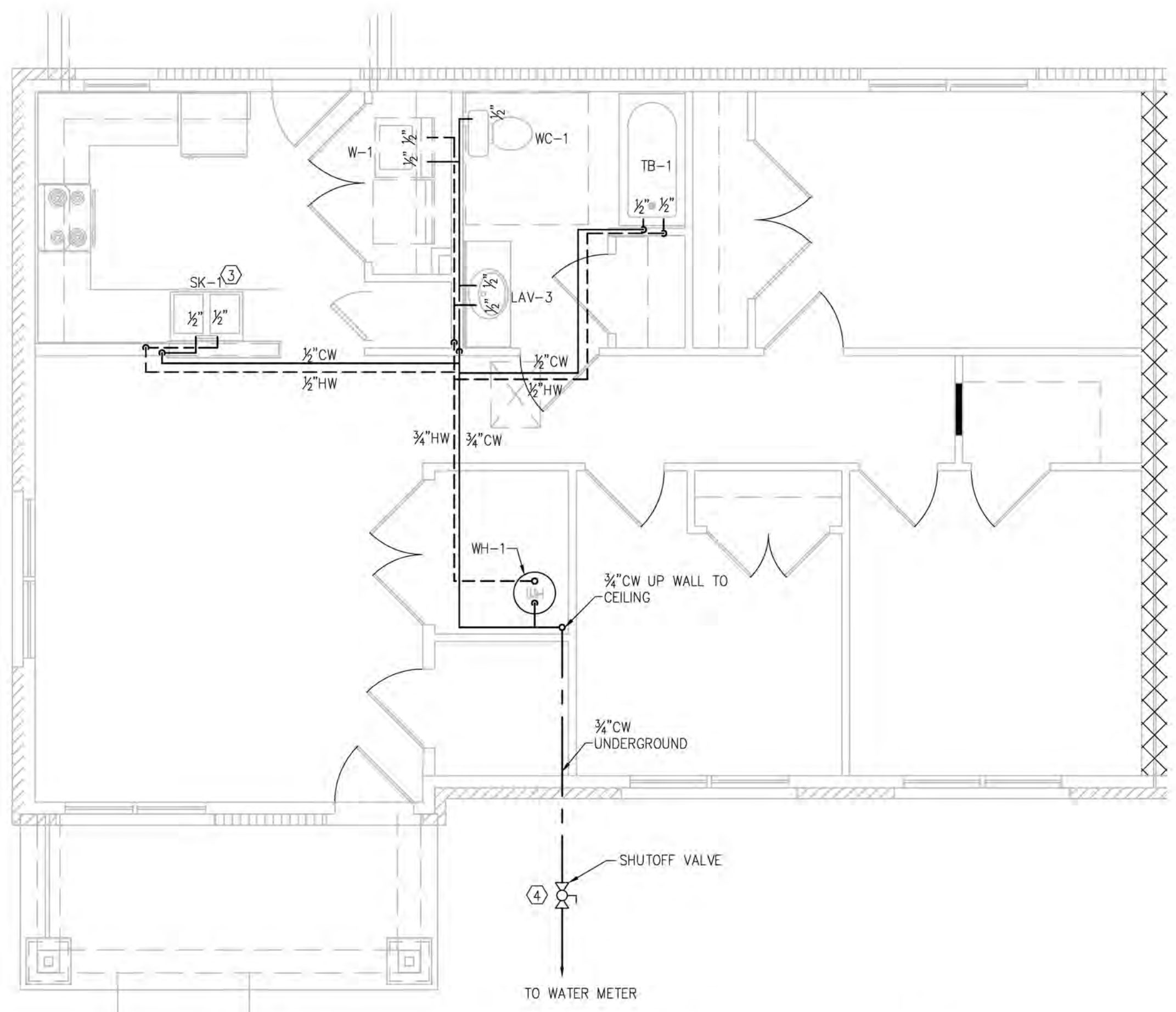
B UNIT TYPE B.1 (2BR) - WATER PLAN
 P-1.2 SCALE: 1/4" = 1'-0"



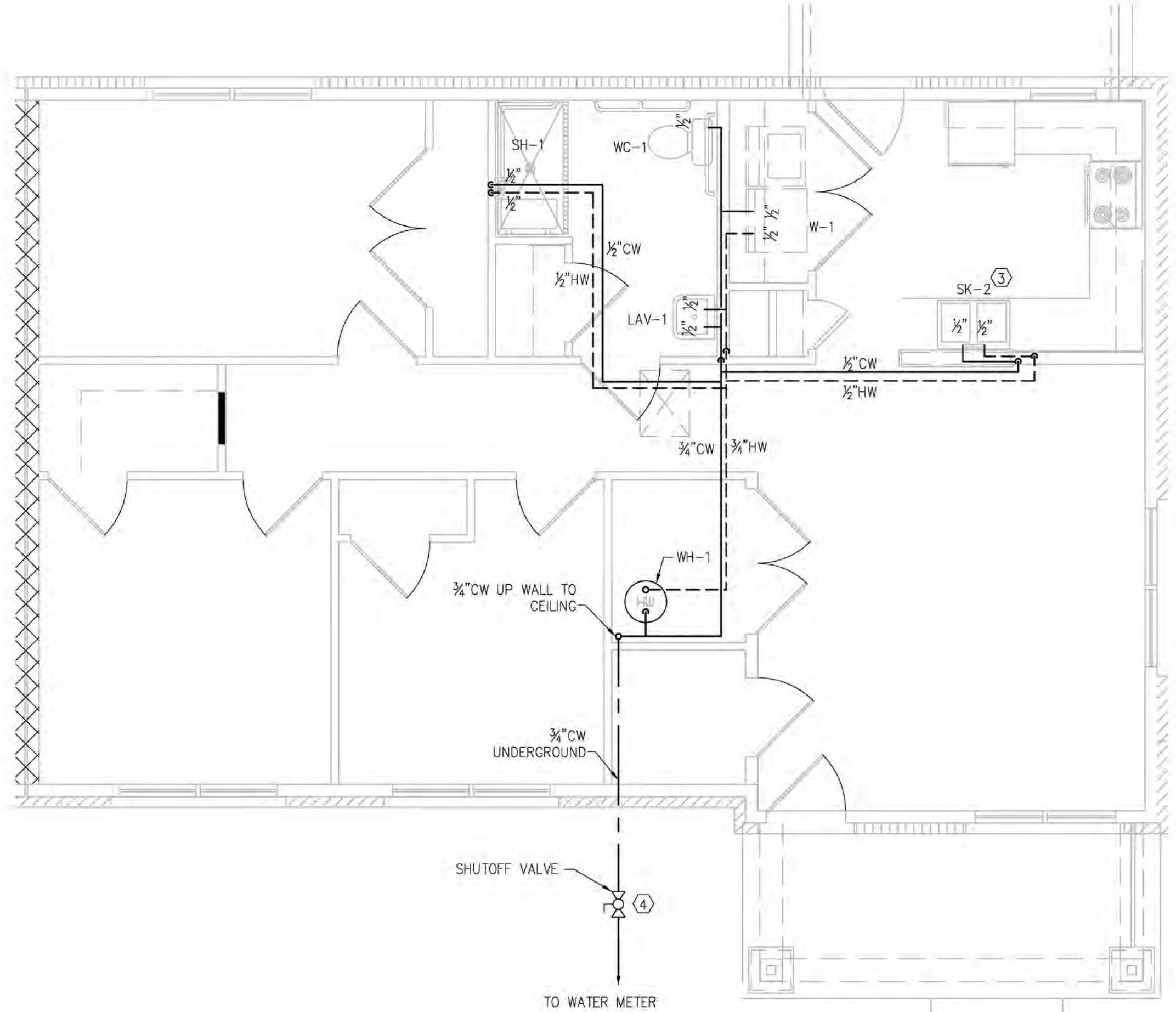
C UNIT TYPE B (2BR ACC) - WATER PLAN
 P-1.2 SCALE: 1/4" = 1'-0"



D UNIT TYPE A (1BR ADA) - WATER PLAN
 P-1.2 SCALE: 1/4" = 1'-0"



E UNIT TYPE C.1 (3BR) - WATER PLAN
 P-1.2 SCALE: 1/4" = 1'-0"



F UNIT TYPE C (3BR ACC) - WATER PLAN
 P-1.2 SCALE: 1/4" = 1'-0"



103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



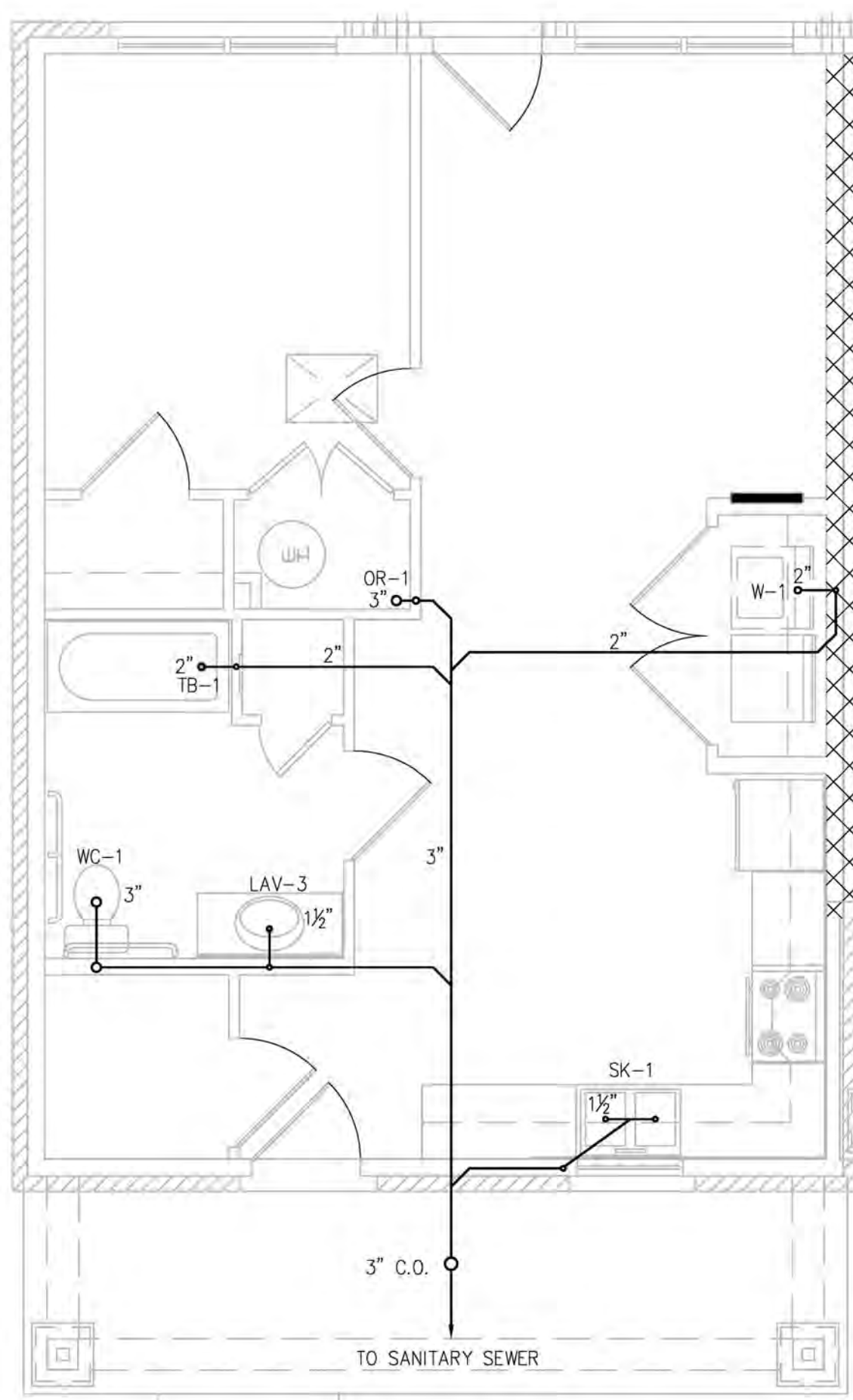
1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-766-3052
 Fax: 270-842-3102

REVISION	DATE
REV. 1	08/18/23

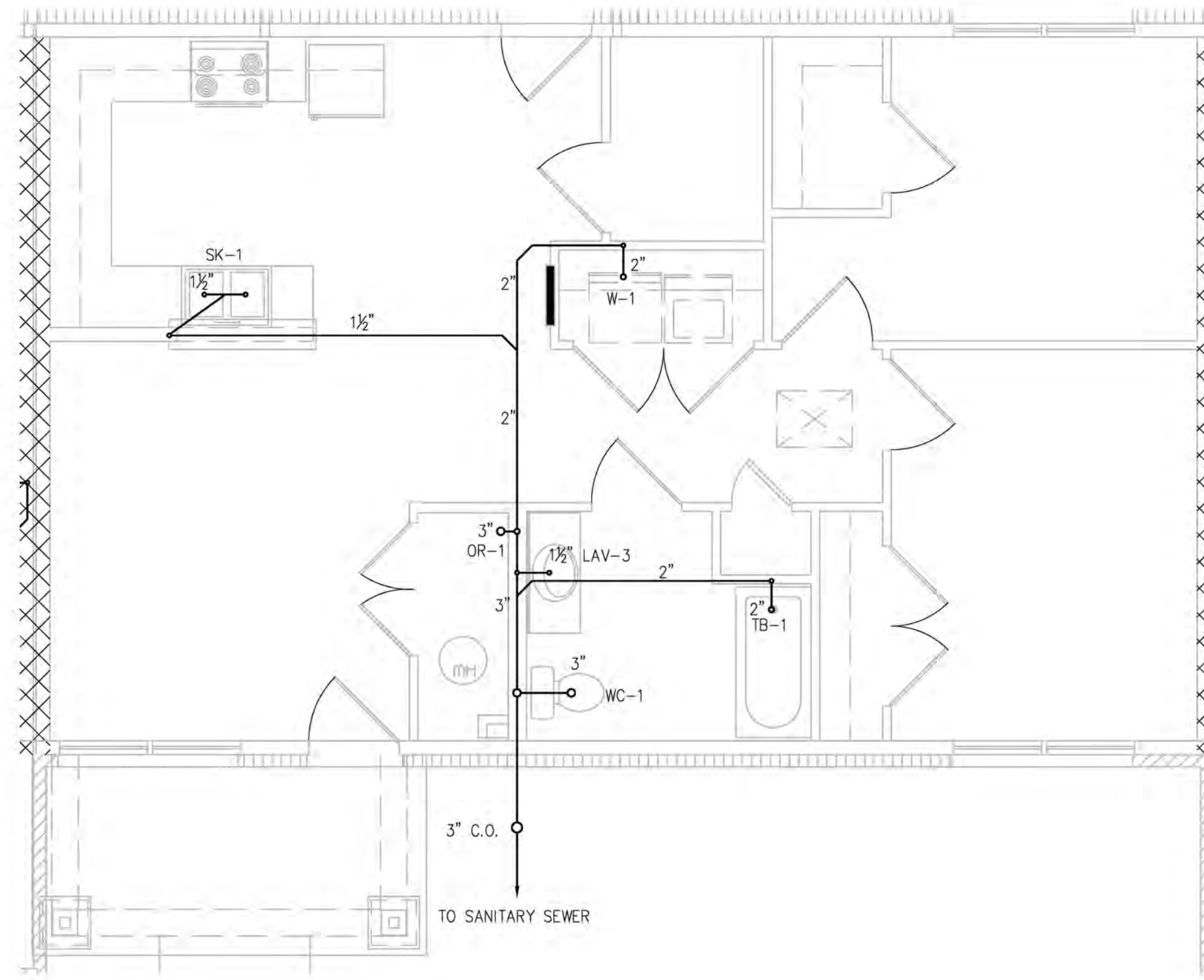
KHC Application
 04/15/23
 PROJECT NUMBER
 2023-1033
 DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Unit Water Plans

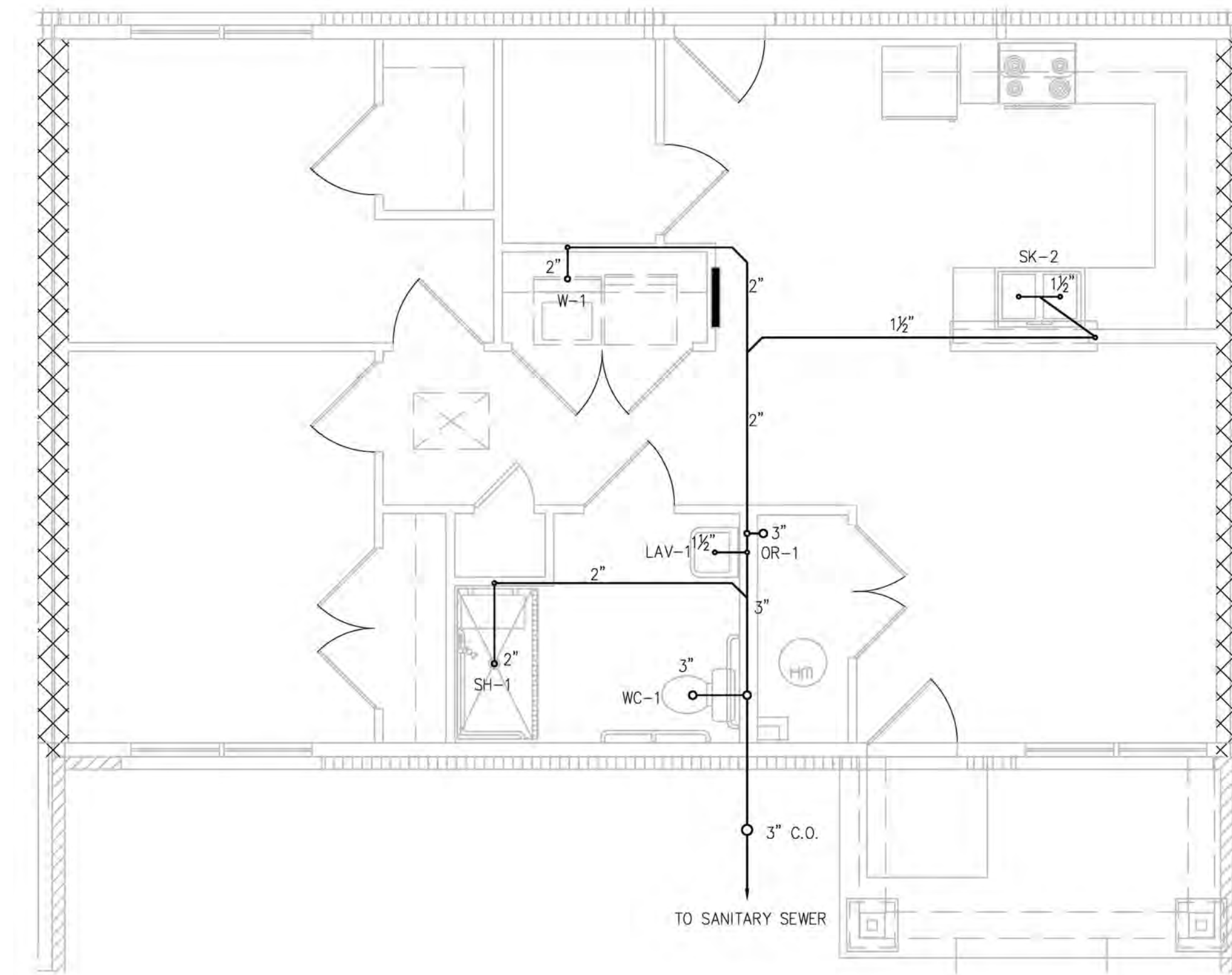
SHEET NUMBER
P-1.2



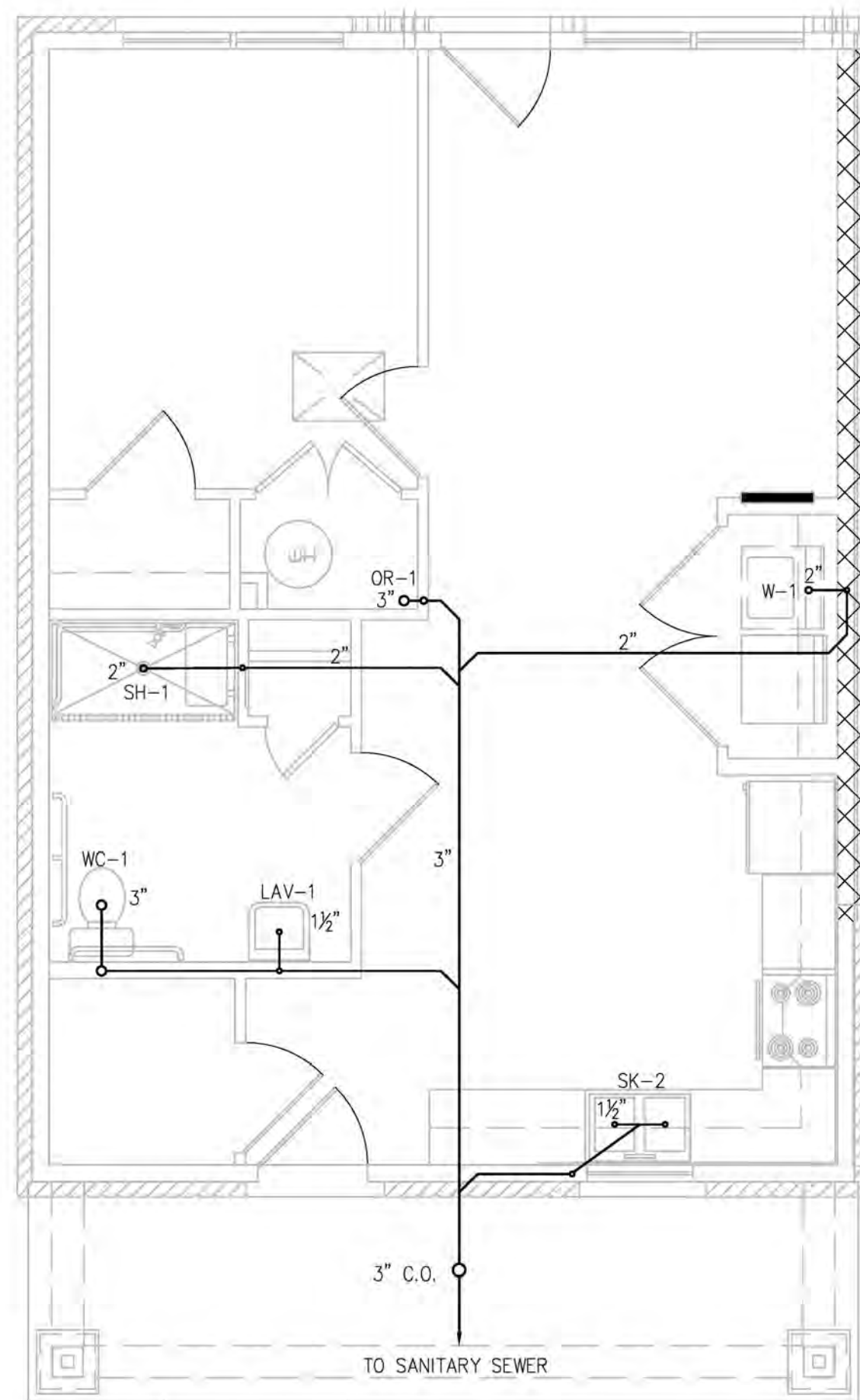
A UNIT TYPE A.1 (1BR) - DWV PLAN
 P-1.3 SCALE: 1/4" = 1'-0"



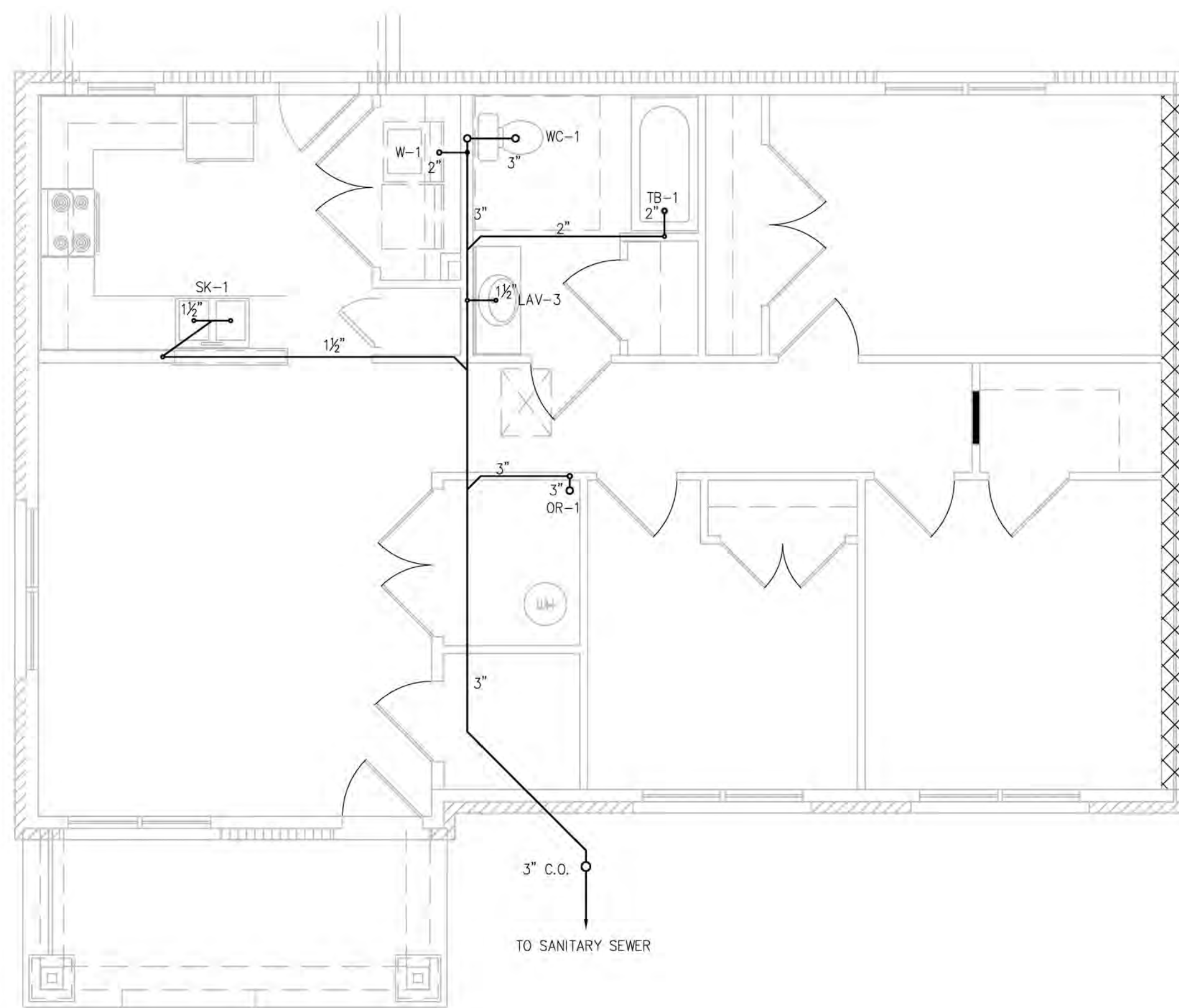
B UNIT TYPE B.1 (2BR) - DWV PLAN
 P-1.3 SCALE: 1/4" = 1'-0"



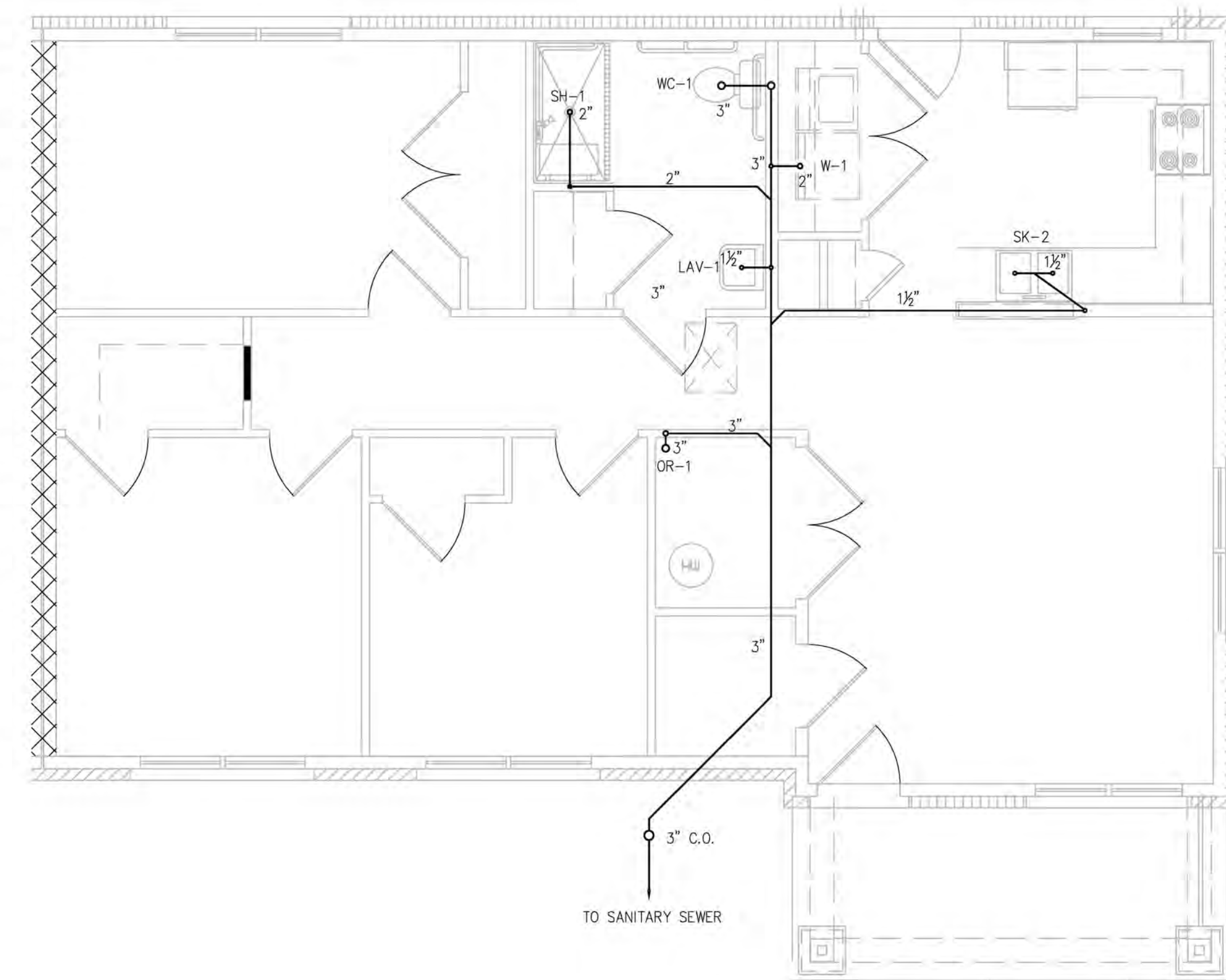
C UNIT TYPE B (2BR ACC) - DWV PLAN
 P-1.3 SCALE: 1/4" = 1'-0"



D UNIT TYPE A (1BR ADA) - DWV PLAN
 P-1.3 SCALE: 1/4" = 1'-0"



E UNIT TYPE C.1 (3BR) - DWV PLAN
 P-1.3 SCALE: 1/4" = 1'-0"



F UNIT TYPE C (3BR ACC) - DWV PLAN
 P-1.3 SCALE: 1/4" = 1'-0"



04/15/23



103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-796-3052
 Fax: 270-842-3102

REVISION	DATE

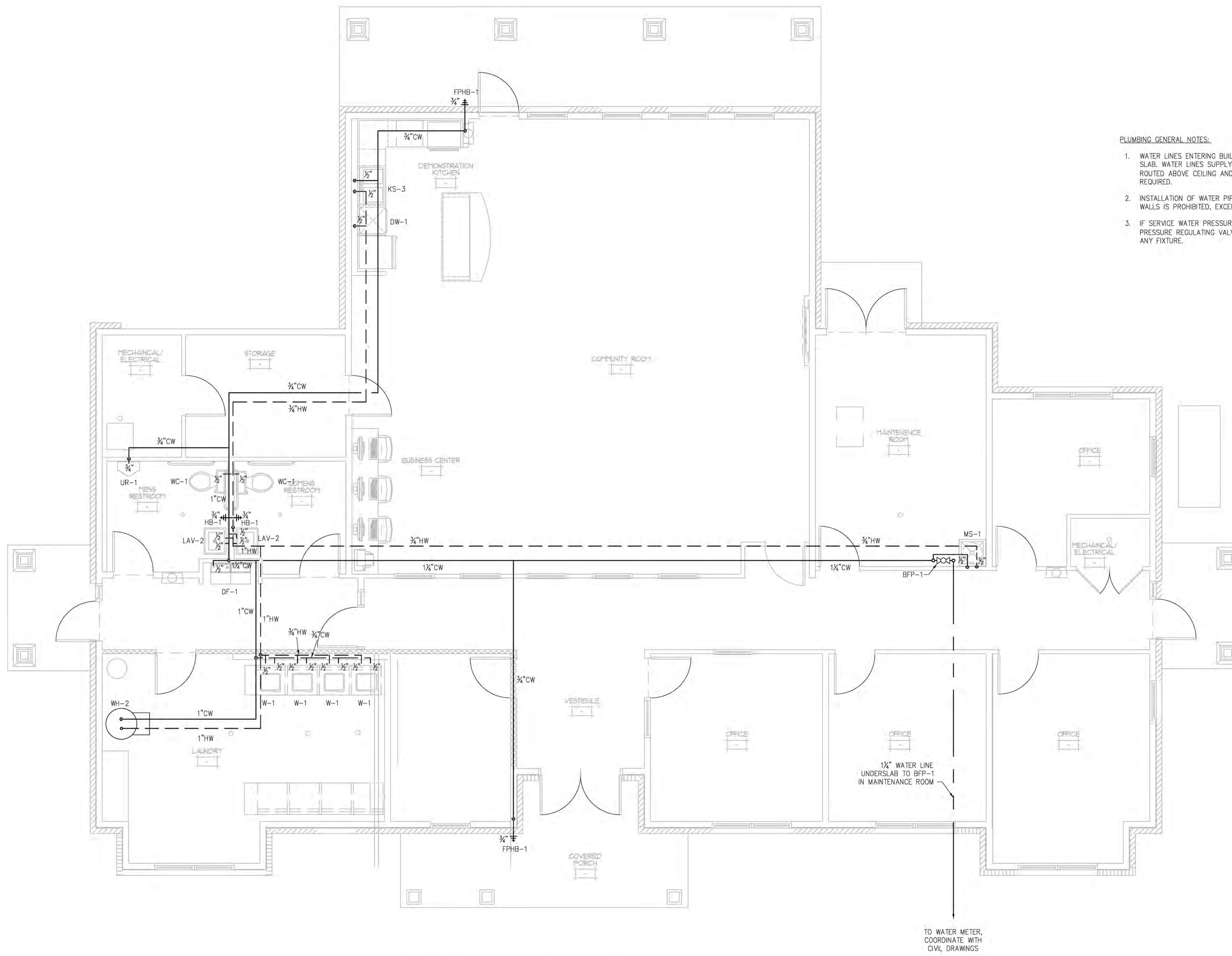
KHC Application
 04/15/23

PROJECT NUMBER
 2023-1033

DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Unit DWV Plans

SHEET NUMBER
P-1.3



- PLUMBING GENERAL NOTES:**
1. WATER LINES ENTERING BUILDING SHALL BE ROUTED UNDER SLAB. WATER LINES SUPPLYING PLUMBING FIXTURES SHALL BE ROUTED ABOVE CEILING AND IN INTERIOR WALLS/CABINETS AS REQUIRED.
 2. INSTALLATION OF WATER PIPING IN EXTERIOR WALLS IS PROHIBITED, EXCEPT TO SUPPLY HOSE BIBBS.
 3. IF SERVICE WATER PRESSURE ON SITE IS ABOVE 60 PSI, INSTALL PRESSURE REGULATING VALVE (PRV) BEFORE CONNECTING TO ANY FIXTURE.

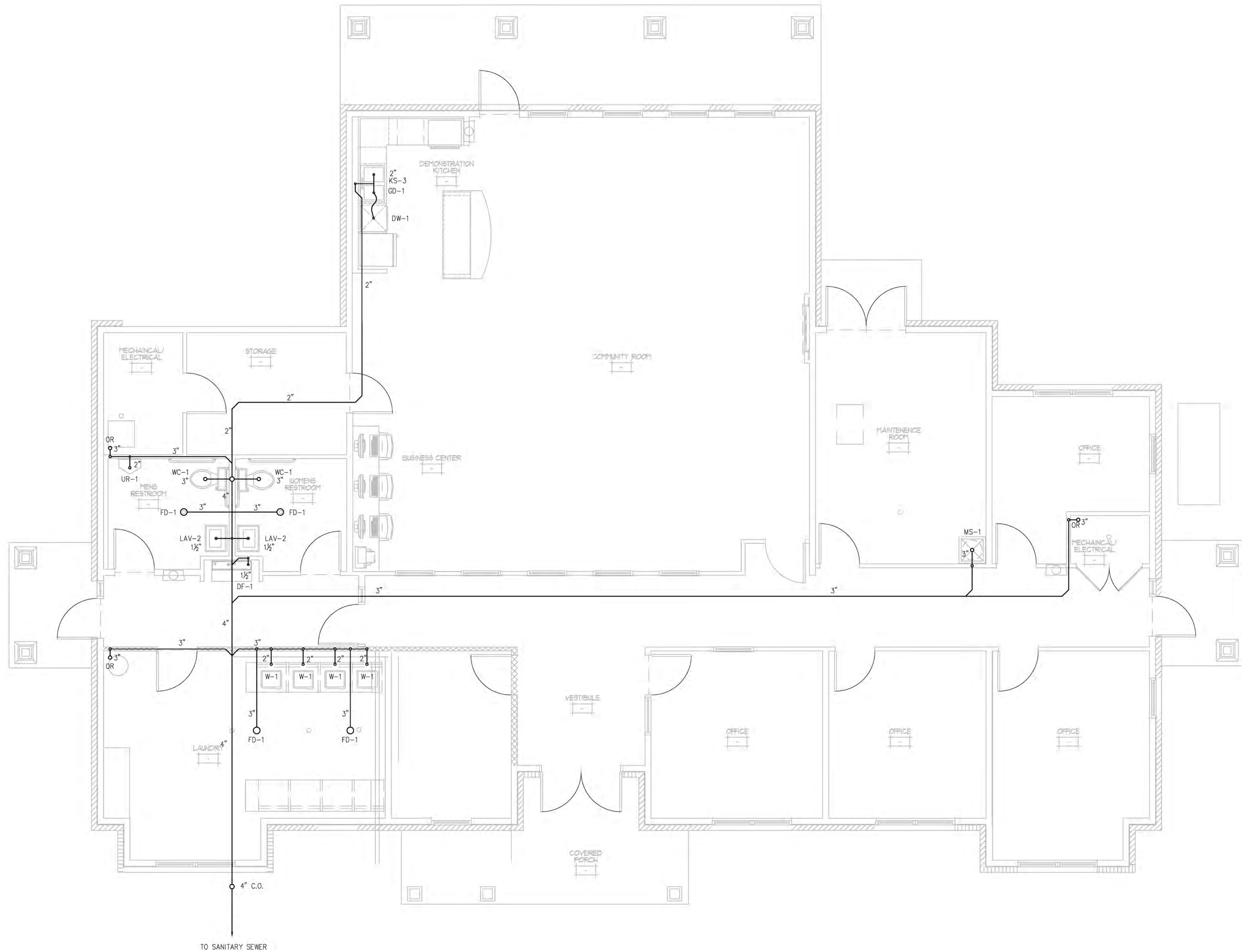
REVISION	DATE

KHC Application
04/15/23

PROJECT NUMBER
2023-1033

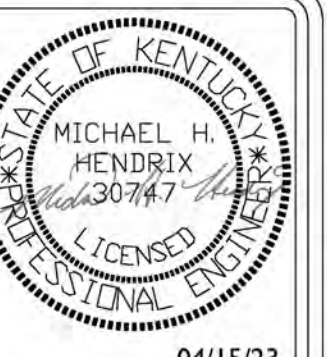
DRAWN BY: CLD

A CLUBHOUSE BUILDING - WATER PLAN
P-1.4 SCALE: 1/4" = 1'-0"



TO SANITARY SEWER

A CLUBHOUSE BUILDING - DWV PLAN
 P-1.5 SCALE: 1/4" = 1'-0"



04/15/23



103 WIND HAVEN DR, STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



Engineering

1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-796-3052
 Fax: 270-842-3102

REVISION DATE

REVISION	DATE

KHC Application
 04/15/23

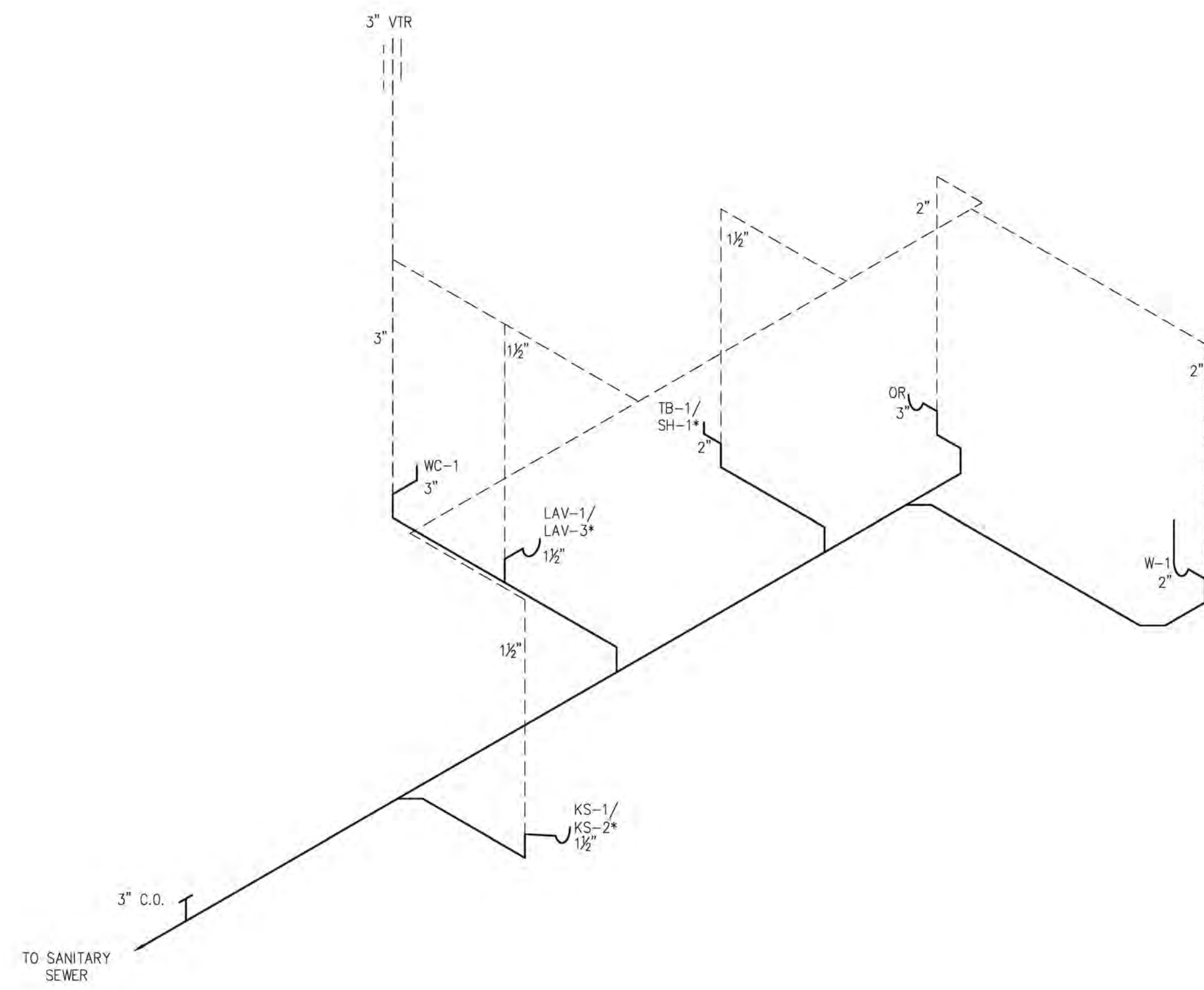
PROJECT NUMBER
 2023-1033

DRAWN BY: CLD

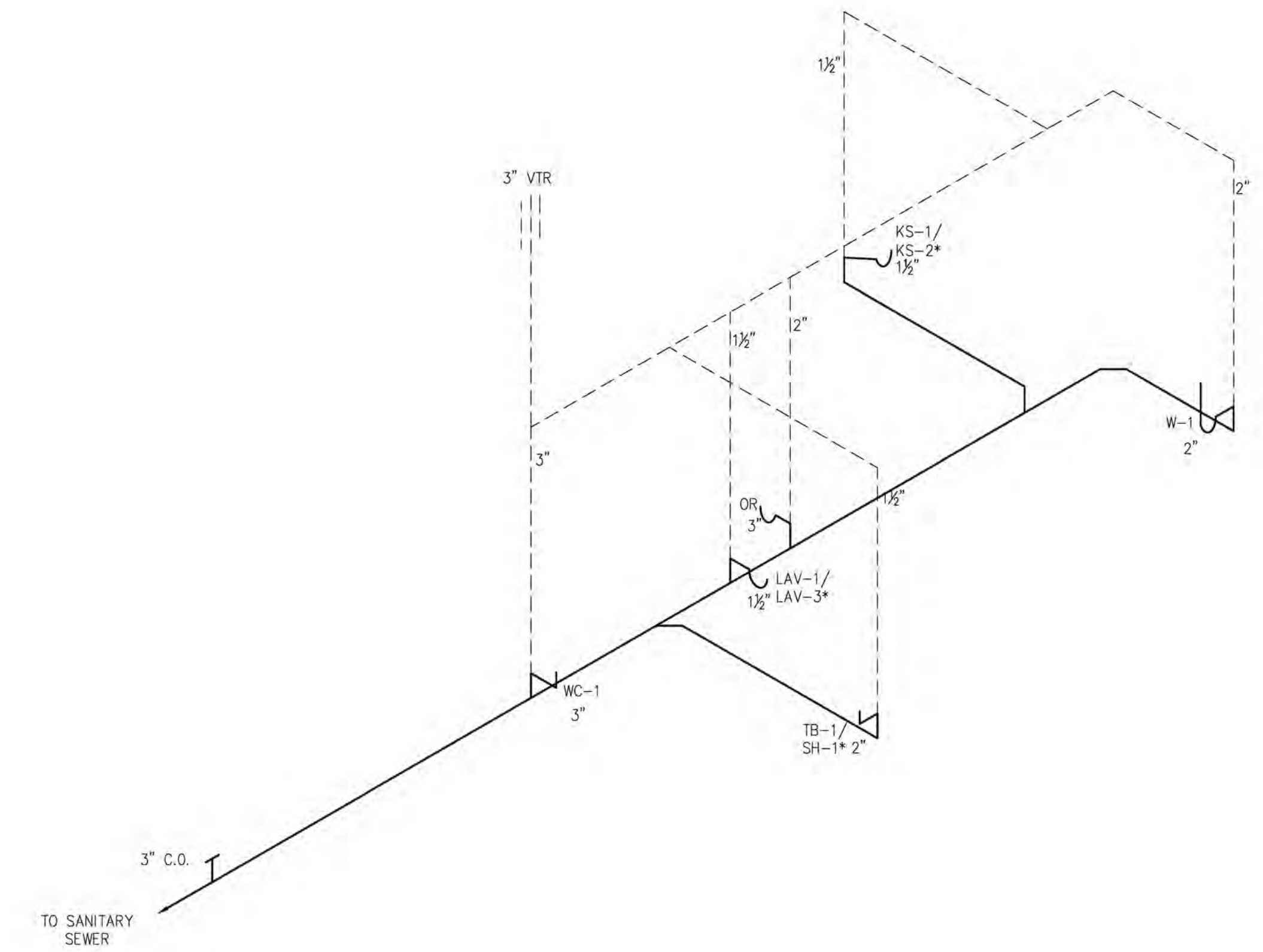
Sutton Landing
 Simon Kenton Ave. Maysville, KY
Clubhouse Building - DWV Plan

SHEET NUMBER

P-1.5

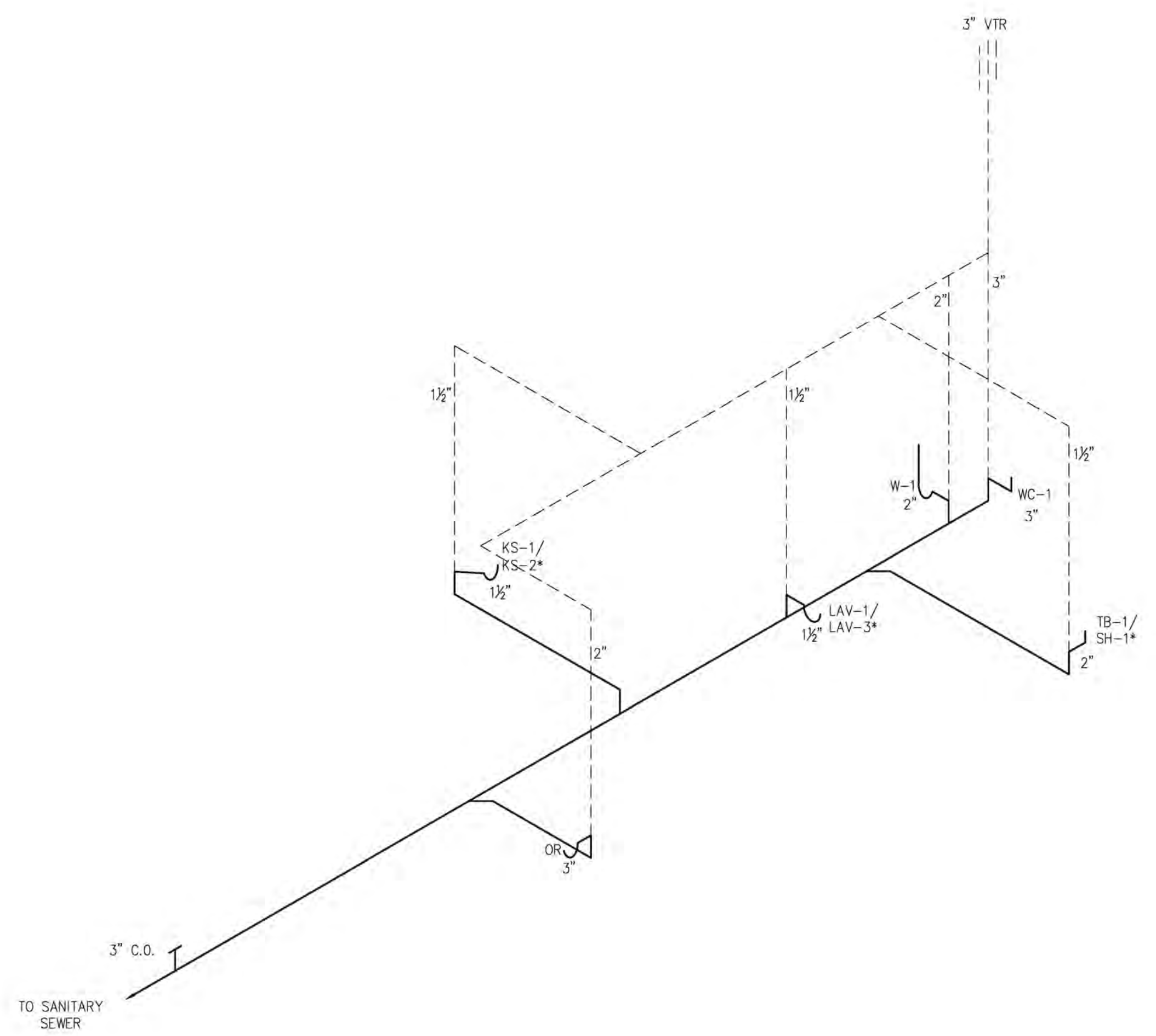


1 UNIT TYPE A, A.1 DWV RISER (MIRROR AS NEEDED)
P-1.6 SCALE: NONE

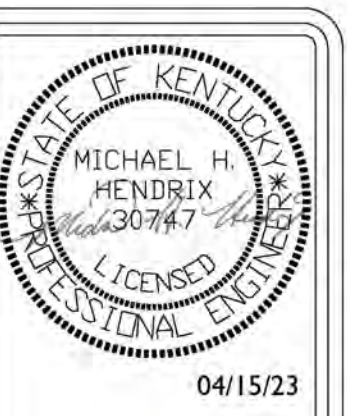


2 UNIT TYPE B, B.1 DWV RISER (MIRROR AS NEEDED)
P-1.6 SCALE: NONE

NOTE: REPLACE KS-1, LAV-1, AND TB-1 WITH KS-2, LAV-3, AND SH-1 FOR ACCESSIBLE UNITS.



3 UNIT TYPE C, C.1 DWV RISER (MIRROR AS NEEDED)
P-1.6 SCALE: NONE



103 WIND HAVEN DR, STE 101
NICHOLASVILLE KY 40356
859.523.1500



1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 770-796-3052
Fax: 770-842-3102

REVISION	DATE

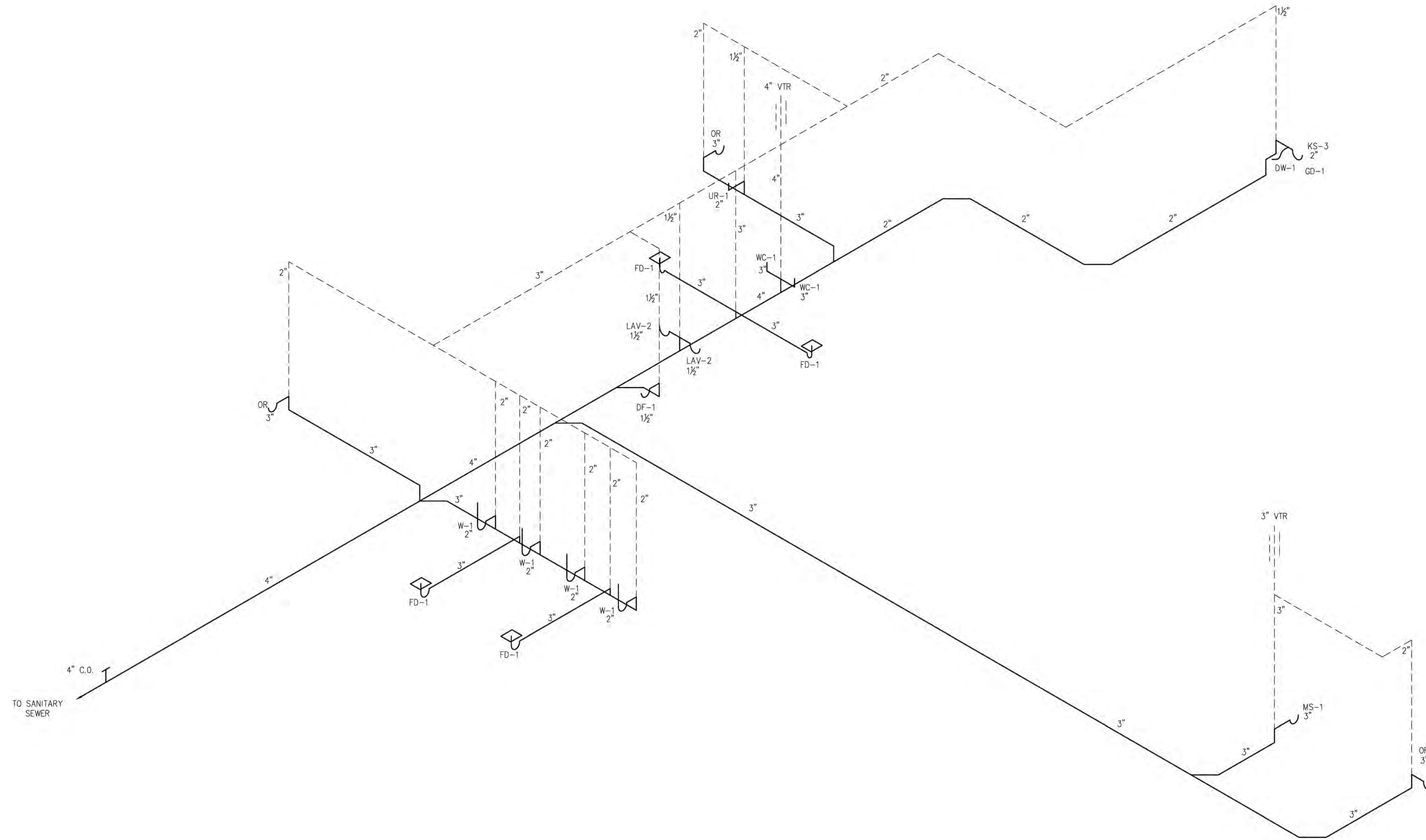
KHC Application
04/15/23

PROJECT NUMBER
2023-1033

DRAWN BY: CLD

Sutton Landing
Simon Kenton Ave. Maysville, KY
Unit Plans DWV Riser Diagrams

SHEET NUMBER
P-1.6



04/15/23



103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500



1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 270-766-3052
Fax: 270-842-3102

REVISION	DATE

KHC Application
04/15/23

PROJECT NUMBER
2023-1033

DRAWN BY: CLD

Sutton Landing
Simon Kenton Ave. Maysville, KY
Clubhouse DWV Riser Diagram

1 CLUBHOUSE DWV RISER DIAGRAM
P-3.3 SCALE: NONE

SHEET NUMBER
P-1.7

ELECTRICAL GENERAL NOTES:

- PROTECT MOTORS ½ H.P. OR LESS W/BUSSMAN "SSU" UNIT, FUSED AS REQUIRED BY N.E.C. (120 ONLY).
- TO AVOID SOUND TRANSMISSION BETWEEN ROOMS, DO NOT USE "THRU-THE-WALL" OUTLET BOXES, STAGGER BOXES. MOUNT OUTLET BOXES W/ONE STUD BETWEEN THEM.
- JUNCTIONS FOR DATA, TELEPHONE OR T.V. OUTLETS SHALL BE SINGLE GANG BOXES.
- LEAVE PULL CORDS OR CABLES IN ALL EMPTY CONDUITS W/CONNECTORS OR BUSHINGS AT BOTH ENDS.
- PROVIDE SEPARATE NEUTRALS FOR EACH 20A 120V G.F.I. CIRCUIT. INCREASE NEUTRAL ONE WIRE SIZE FOR COMBINED BRANCH CIRCUITS.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS INDICATE ONLY THE EXTENT DIAGRAMMATICALLY OF THE WORK INTENDED TO BE PERFORMED. WORK INTENDED, HAVING MINOR DETAILS OBVIOUSLY OMITTED SHALL BE FURNISHED & INSTALLED COMPLETE TO PERFORM THE PROPER FUNCTIONS OF THE ELECTRICAL SYSTEMS INTENDED.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO COORDINATE W/ALL OTHER TRADES ANY CHANGES IN THE ORIGINAL DRAWINGS OR SPECS. THIS SHALL INCLUDE NO. OR SIZE OF STARTERS, DISCONNECT SWITCHES, FUSES, BREAKERS, CONDUCTORS & CONDUIT.
- PRIOR TO ELECTRICAL ROUGH-IN, THE ELECTRICAL CONTRACTOR MUST HAVE AN APPROVED SET OF MECHANICAL SHOP DRAWINGS. COORDINATE THESE DRAWINGS W/THE MECHANICAL CONTRACTOR AND THE ELECTRICAL ENGINEER. AS A RESULT OF THIS COORDINATION, MINOR CHANGES TO THE ELECTRICAL SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AT NO ADDED EXPENSE TO THE OWNER.
- SYSTEM MANUFACTURERS, (SUCH AS FIRE ALARM, T.V., ETC.) SHALL FURNISH ONE LINE DIAGRAM INDICATING NO. AND SIZE OF CONDUCTORS, CONDUITS AND DEVICES ALONG W/EACH COPY OF THE SHOP DRAWINGS. ALL ELECTRICAL SYSTEMS SHALL BE IN METALLIC CONDUIT UNLESS OTHERWISE NOTED.
- CENTERLINE OF LIGHT SWITCHES SHALL BE AT 44" A.F.F., UNLESS NOTED OTHERWISE.
- BOTTOM OF RECEPTACLES SHALL BE AT 18" A.F.F., UNLESS NOTED OTHERWISE. RECEPTACLES SHOWN AT COUNTERS SHALL BE AT HEIGHT INDICATED IN EQUIPMENT SCHEDULE.
- COORDINATE FINAL LOCATIONS OF CAMERA'S, MONITORS, TV JACKS, TELEPHONE JACKS AND DATA JACKS WITH THE OWNER PRIOR TO CONDUIT ROUGH-IN.
- EXIT AND EMERGENCY LIGHTS SHALL BE POWERED FROM LOCAL CIRCUITS.
- ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE IN THE AREAS SPECIFIED IN 2017 NEC 406.12(1) THROUGH (7) SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

ELECTRICAL SPECIFICATIONS:

- ALL WIRING SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND APPLICABLE STATE AND LOCAL CODES.
- PROVIDE GROUNDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- ALL MATERIAL SHALL BE SPECIFICATION GRADE AND DESIGNED FOR THE INTENDED USE. COLORS SHALL BE SELECTED BY THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE THE ENTIRE ELECTRICAL SYSTEM TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- AS FAR AS PRACTICAL, RUN ALL WIRING CONCEALED, WHERE IT MUST BE RUN EXPOSED THE WIRING SHALL BE PARALLEL TO THE BUILDING LINES IN A NEAT WORKMANLIKE MANNER.
- THIN WIRING SHALL BE MINIMUM SIZE #12 RUN IN ELECTRICAL METALLIC TUBING USING COMPRESSION FITTINGS.
- WIRING CONDUCTORS SHALL BE COPPER, TYPE THHN, 600 VOLT, #12 AWG MINIMUM. #8 AWG AND LARGER SHALL BE STRANDED CONDUCTORS AND #10 AWG AND SMALLER SHALL BE SOLID. USE OF ALUMINUM WIRE IS PROHIBITED.
- INCANDESCENT LIGHTING FIXTURE WIRE SHALL BE 150° C RATED.
- ROMEX, BX, ETC. SHALL ONLY BE PERMITTED IN AREAS COMPLIANT WITH THE APPLICABLE NATIONAL ELECTRICAL CODE.
- LIGHT FIXTURES SHALL BE PROVIDED WITH ENERGY SAVING LAMPS.
- SEE SHEET E-0.2 AND E-0.3 FOR VOLTAGE DROP AND AIC CALCULATIONS.

LEGEND

	1' X 4' LED WRAPAROUND FIXTURE X = FIXTURE LETTER IN TABLE	S	SINGLE POLE SWITCH
	RECESSED CAN LIGHT X = FIXTURE LETTER IN TABLE	S ₃	THREE-WAY SWITCH
	MELON SHAPED CEILING MOUNT LIGHT X = FIXTURE LETTER IN TABLE	S ₀	SINGLE POLE WITH OCCUPANCY SENSOR
	CIRCULAR BATHROOM LIGHT X = FIXTURE LETTER IN TABLE	S _V	SINGLE POLE WITH VACANCY SENSOR
	CEILING CAN LIGHT X = FIXTURE LETTER IN TABLE	S ₃₀	THREE-WAY WITH OCCUPANCY SENSOR
	BATHROOM VANITY OR CLOSET LIGHT X = FIXTURE LETTER IN TABLE	SY	AIRCYCLER SE1-W SMARTEXHAUST SWITCH
	CANOPY MOUNT LIGHT FIXTURE X = FIXTURE LETTER IN TABLE	⊖	DUPLEX RECEPTACLE
	EXTERIOR REMOTE EMERGENCY LIGHT X = FIXTURE LETTER IN TABLE	⊖GFI	GROUND FAULT RECEPTACLE
	COMBO EMERGENCY/EXIT LIGHT X = FIXTURE LETTER IN TABLE	⊖WP ⊖GFI	WEATHERPROOF AND GROUND FAULT RECEPTACLE
	EMERGENCY LIGHT X = FIXTURE LETTER IN TABLE	⊖	DRYER RECEPTACLE
	SMOKE DETECTOR	⊖R	RANGE RECEPTACLE
	PHOTO CELL	⊖	FLUSH MOUNTED PANELBOARD
	DATA/TELEPHONE OUTLET - SINGLE GANG BOX, 3/4" CONDUIT TO BE STUBBED ABOVE CEILING/BELOW FLOOR	⊖	SURFACE MOUNTED PANELBOARD
	EXHAUST FAN	⊖	FUSIBLE DISCONNECT
		J	JUNCTION BOX
			AUDIBLE/VISUAL HORN STROBE
		TV	TV OUTLET
			SECURITY CAMERA

TYP. RATED WALL PENETRATIONS

System No. W-1-2003 (Formerly System No. 148)
F Ratings-1 and 2 Hr
T Ratings-1 and 2 Hr
L Rating At Ambient-7 CFM/sq ft
L Rating At 400° F-less than 1 CFM/sq ft

System No. W-1-2004 (Formerly System No. 148)
F Ratings-2 Hr
T Ratings-2 Hr
L Rating At Ambient-7 CFM/sq ft
L Rating At 400° F-less than 1 CFM/sq ft

System No. W-1-1003 (Formerly System No. 147)
F Ratings-1 and 2 Hr
T Ratings-0

System No. W-1-1001 (Formerly System No. 147)
F Ratings-1, 2, 3 & 4 Hr
T Ratings-0, 1, 2, 3, & 4 Hr
L Rating At Ambient-less than 1 CFM/sq ft
L Rating At 400° F-less than 1 CFM/sq ft

FIRESTOP PIPING SCHEDULE				
PENETRATING ITEM	CONCRETE	GYPSUM	WOOD FLR/CEIL.	
PLASTIC PIPE	64 FS195/RC-1 PPD 182 FS195-RC-1 ESA,FD150 245 FS195/RC-1 CS195	394 FS195 CP 25WB 488 FS195/RC-1 PPD INSULATE 562 FS195 CP25WB	148 FS195/RC-1 570 CS195 FS195 CP25WB	160 FS195/RC-1 CS195/PPD 167 FS195/RC-1 PPD 446 FS195/RC-1 PPD 451 FS195/RC-1 PPD
METAL PIPE	49 CP 25N/S, S/L 63 7900 KIT 93 CS195, FS195 FS195, CP25 94 CP 25N/S, S/L 95 FS195 137 CS195 CP 25N/S, S/L 160 FD150	170 FD150 202 MOLD, PUTTY 233 CS195 CP 25 234 CS195 CP 25N/S, S/L OR PUTTY 319 CP25WB 321 CP25WB 337 CP25N/S, S/L 395 CP 25 487 CP25WB 561 FS195 CP 25	147 CP 25 322 CP25WB 328 CP 25N/S, S/L 569 FD150 FS195 CP 25WB	159 CP 25, CP 25 ESA 169 CP 25N/S, S/L 453 CP 25WB
INSULATED METAL PIPE	91 CP 25N/S, S/L FS195, CP 25 152 CP 25N/S, S/L 203 MOLD, PUTTY	233 CS195, FS195 395 FS195, CP25	147 FS195, CP 25 566 FS195, CP 25WB 567 FS195, CP 25WB 568 CP 25WB	454 FS195 CP 25WB

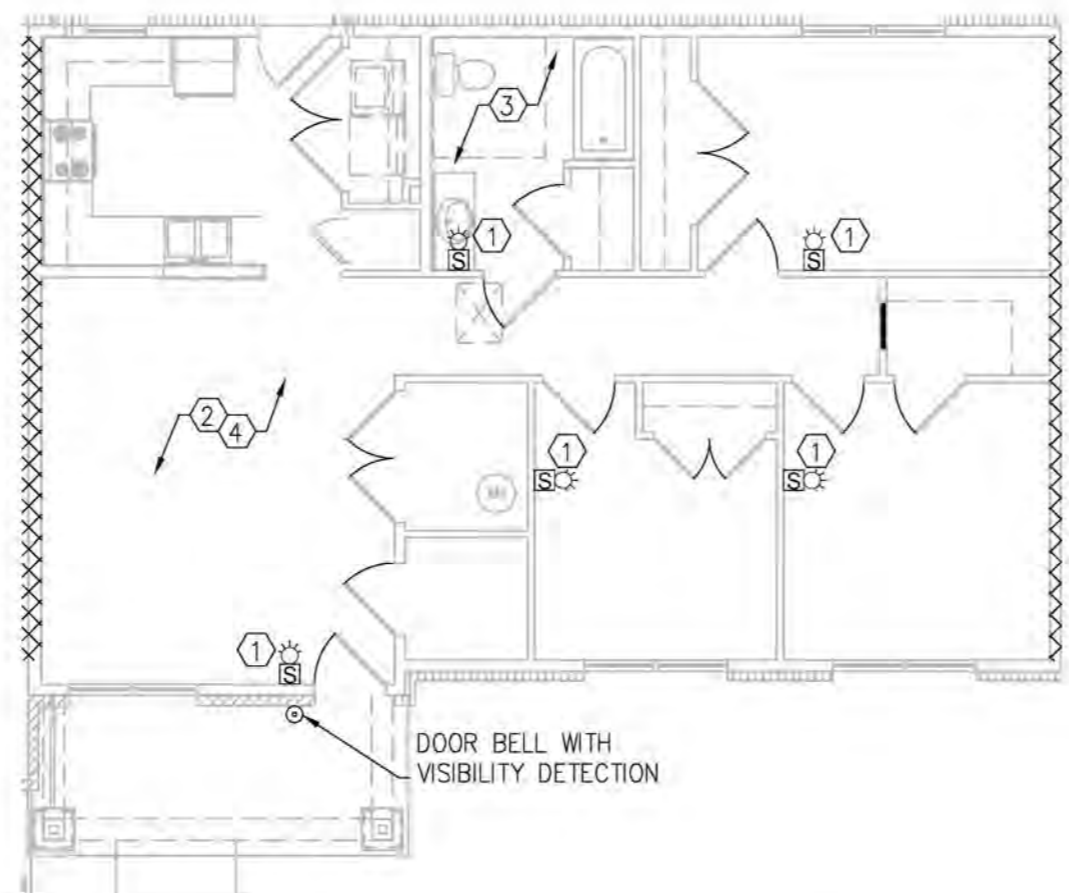
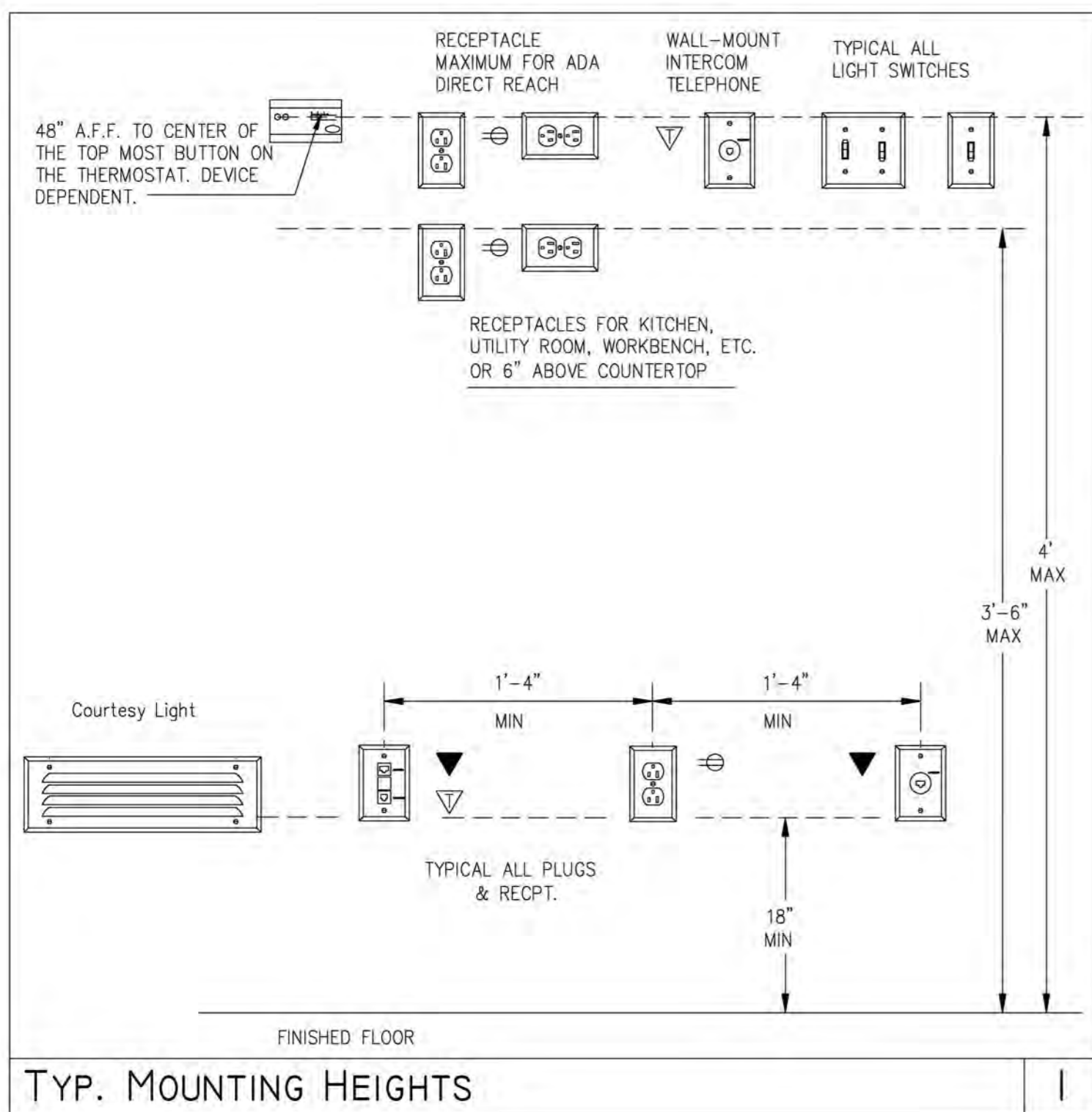
NOTE: ALL FIRE RATED FLOORS, WALLS, ETC. SHALL BE PROTECTED WHERE PIPING PENETRATES WITH SM SYSTEMS AS NOTED IN THE ABOVE SCHEDULE. VERIFY ALL RATED AREAS WITH THE ARCHITECTURAL PLANS. ALL RATINGS THROUGHOUT THE BUILDING SHALL BE PROTECTED AS PER CODE, WITH NO EXCEPTIONS.

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS (VOLT/QTY/TYPE)	MOUNTING	DESCRIPTION	
A	Generation Lighting	75436EN-05	120 / 3 / 10W A19 LED	Ceiling Mount	Three Light LED Ceiling Flush Mount- Energy Star	
B	Generation Lighting	75435EN-05	120 / 2 / 10W A19 LED	Ceiling Mount	Two Light LED Ceiling Flush Mount- Energy Star	
C	Progress	P8222-28-30K	120 / 1 / 17W LED	Ceiling Mount	LED Flush Mount- Energy Star	
D	Generation Lighting	4424603EN3-05	120 / 3 / 9W A19 LED	Wall Mount	3 Lamp Bathroom LED Bar Light- Energy Star	
E	Nicor	10377EB	120 / 2 / 32W Fluorescent	Ceiling Mount	1' x 4' Flush Mount Fluorescent Wraparound - Energy Star	
F	American Lighting	GC-C1-40-DB	120 / 1 / 40W LED	Exterior Ceiling Mount	LED Flush Mount Canopy Light	
G	Nuva	60-582	120 / 1 / 18W GU24	Exterior Wall	Exterior Coach Light (Energy Efficient Bulbs)	
J	Cooper	PR815D010-PR8M12MDMW-4000K	120 / 1 / 15W LED	Recessed	8" LED Can Light - Energy Star	
XR	Compass	CCRRC	120 / - / Included	Surface Mount	LED Combo Exit/Emergency Light w/ Remote Capacity	
RH	Compass	CORD	120 / - / Included	Surface Mount	LED Exterior Remote Emergency Light	
OE	Compass	CU2SO	120 / - / Included	Surface Mount	Outdoor LED Emergency Light	
EM	Compass	CU2	120 / - / Included	Surface Mount	LED Emergency Light	

NOTE FOR ALL MULTIFAMILY DWELLING BUILDINGS: IF INTERIOR LIGHTING FIXTURES ARE NOT ENERGY STAR RATED, THEN ENERGY STAR RATED AND LISTED BULBS MUST BE USED.

ELECTRICAL KEY NOTES:

- DOORBELL SHALL BE INTERCONNECTED WITH STROBE LIGHTS LOCATED IN LIVING ROOMS, BATHROOMS, AND BEDROOMS. STROBE LIGHTS SHALL FLASH TO ALERT RESIDENT.
- SMOKE DETECTORS IN HEARING/SIGHT IMPAIRED ROOMS SHALL BE EQUIPPED WITH FLASHING STROBES. SEE UNIT PLANS ON SHEETS E-1.0 THRU E-1.4 FOR SMOKE DETECTOR LOCATIONS.
- PROVIDE REMOTE VISUAL SIGNAL IN BATHROOMS THAT IS TIED TO SMOKE ALARMS. SEE SHEETS E-1.0 THRU E-1.4 FOR SMOKE DETECTOR LOCATIONS.
- SEE ARCHITECTURAL DRAWING FOR LOCATION OF ACCESSIBLE UNIT & HEARING/SIGHT IMPAIRED ROOMS.



STATE OF KENTUCKY
IAN BLAKE
TIDALE
33355
LICENSED PROFESSIONAL ENGINEER
04/15/23

REB ARCHITECTS
103 WIND HAVEN DR. STE 101
NICHOLASVILLE, KY 40356
859.523.1500

S Engineering
1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 270-766-3052
Fax: 270-842-3102

REVISION	DATE

KHC Application
04/15/23

PROJECT NUMBER
2023-1033

DRAWN BY: CLD

Sutton Landing
Simon Kenton Ave. Maysville, KY

Electrical Details, Notes, & Schedules

SHEET NUMBER
E-0.1

VOLTAGE DROP & AIC CALCULATIONS table with columns for PANEL, FEEDER, OHMS/K-FT, LENGTH, Z, LOAD, V-DROP, V, %V-DROP, and AIC RATING. Includes a NOTES section at the bottom with equations and assumptions.

UTILITY TRANSFORMER FAULT CALCULATION (METER CENTER I) table showing SERVICE ENTRANCE and CALCULATION columns with values for VOLTAGE, PHASE, AMPS, FULL LOAD KVA, TRANSFORMER, and IMPEDANCE.

UTILITY TRANSFORMER FAULT CALCULATION (METER CENTER I.A) table showing SERVICE ENTRANCE and CALCULATION columns with values for VOLTAGE, PHASE, AMPS, FULL LOAD KVA, TRANSFORMER, and IMPEDANCE.

UTILITY TRANSFORMER FAULT CALCULATION (METER CENTER II) table showing SERVICE ENTRANCE and CALCULATION columns with values for VOLTAGE, PHASE, AMPS, FULL LOAD KVA, TRANSFORMER, and IMPEDANCE.

UTILITY TRANSFORMER FAULT CALCULATION (METER CENTER III) table showing SERVICE ENTRANCE and CALCULATION columns with values for VOLTAGE, PHASE, AMPS, FULL LOAD KVA, TRANSFORMER, and IMPEDANCE.

FEEDER FAULT CALCULATION (METER CENTER I) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (METER CENTER I.A) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (METER CENTER II) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (METER CENTER III) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL H1) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL H2) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL H3) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL A**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL B**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL C**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL A**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL B**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL C**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL A**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL B**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL C**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL A**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

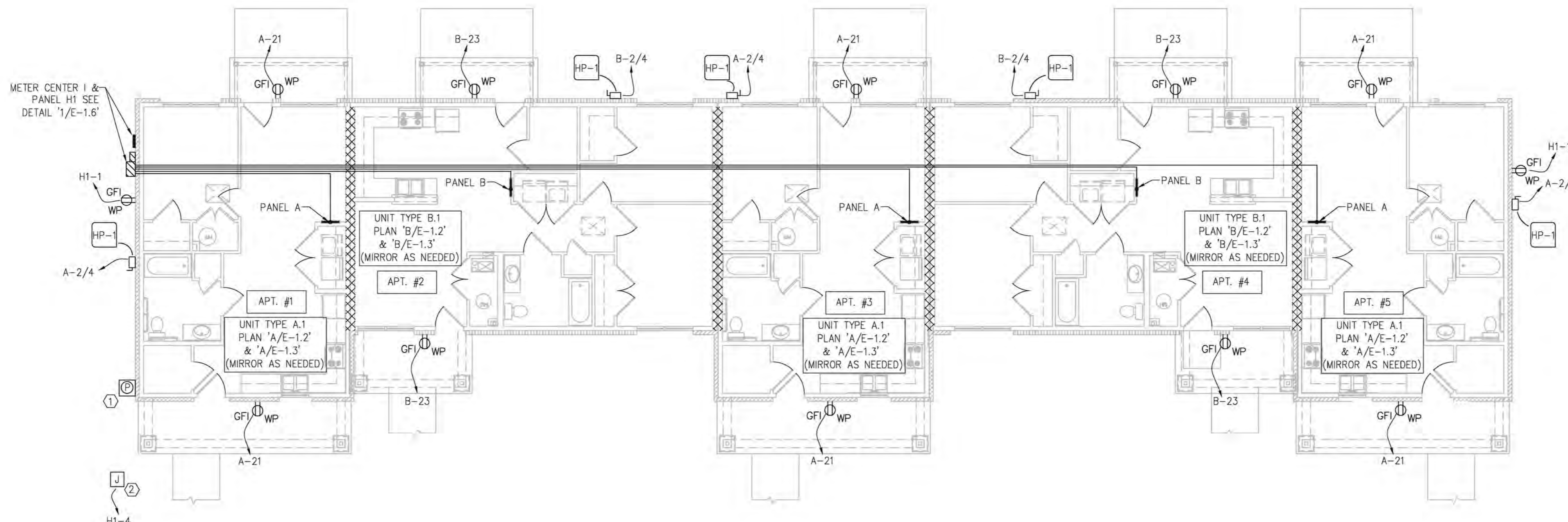
FEEDER FAULT CALCULATION (PANEL B**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

FEEDER FAULT CALCULATION (PANEL C**) table showing starting I-SC, voltage, phase, feeder size, material, parallel sets, length, and feet per ohms.

Professional Engineer seal for Ian Blake Tisdale, License No. 33355, State of Kentucky, 04/15/23. Includes REB logo and contact information for Engineering.

REVISION and DATE table with columns for revision number and date.

Sutton Landing Simon Kenton Ave. Maysville, KY Electrical Schedules. Includes project information like KHC Application, Project Number, and Drawn By.



A BUILDING TYPE I - ELECTRICAL PLAN
 E-1.0 SCALE: 1/8" = 1'-0"

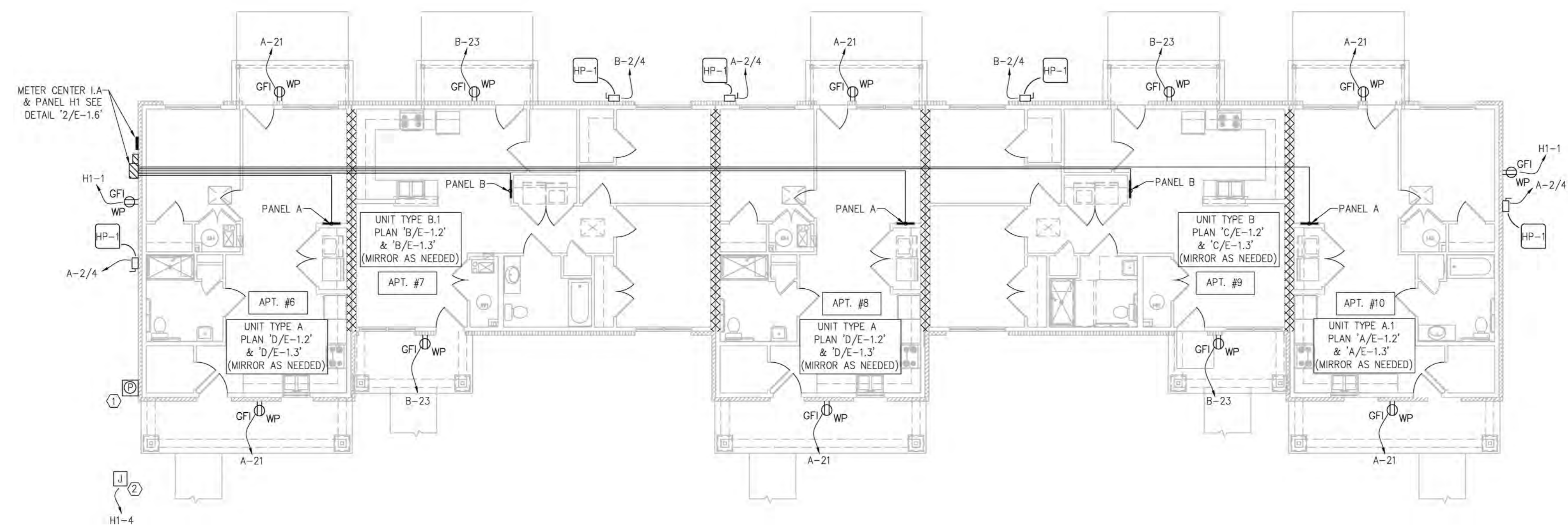
ELECTRICAL KEY NOTES:

1. EXTERIOR LIGHTS TO BE CONTROLLED BY PHOTOCELL. COORDINATE OPTIMAL LOCATION.
2. PROVIDE POWER TO PARKING LOT LIGHTS. COORDINATE LOCATIONS WITH SITE LIGHTING PLAN. ROUTE THROUGH PHOTOCELL.

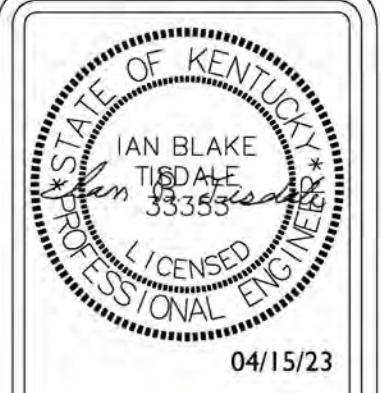
ELECTRICAL GENERAL NOTES:

1. PROVIDE KEYLESS HOLDER AND CFL W/SWITCH IN ATTIC AT EACH SCUTTLE. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS. POWER FROM CIRCUIT 'H1-3'.
2. PROVIDE GFI RECEPTACLE IN ATTIC NEAR EACH ATTIC SCUTTLE. COORDINATE LOCATION WITH ARCHITECTURAL. POWER FROM CIRCUITS 'H1-2'.
3. PROVIDE POWER ROUGH-IN FOR FUTURE RADON VENTS. COORDINATE LOCATION WITH ARCHITECTURAL. POWER FROM CIRCUIT 'H1-5'.

*NOTE: SEE PANEL SCHEDULES ON E-0.2 & E-0.3



B BUILDING TYPE I.A - ELECTRICAL PLAN
 E-1.0 SCALE: 1/8" = 1'-0"



REVISION	DATE

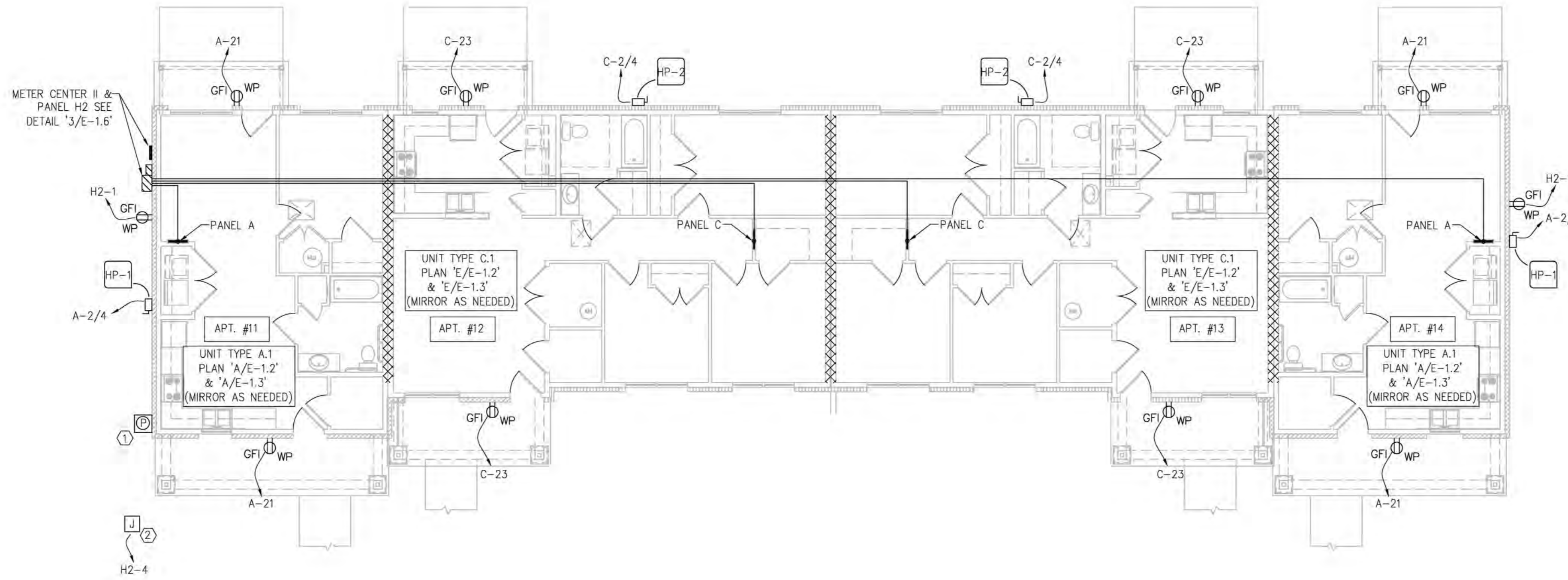
KHC Application
04/15/23

PROJECT NUMBER
2023-1033

DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Building Type I & I.A - Electrical Plans

SHEET NUMBER
E-1.0



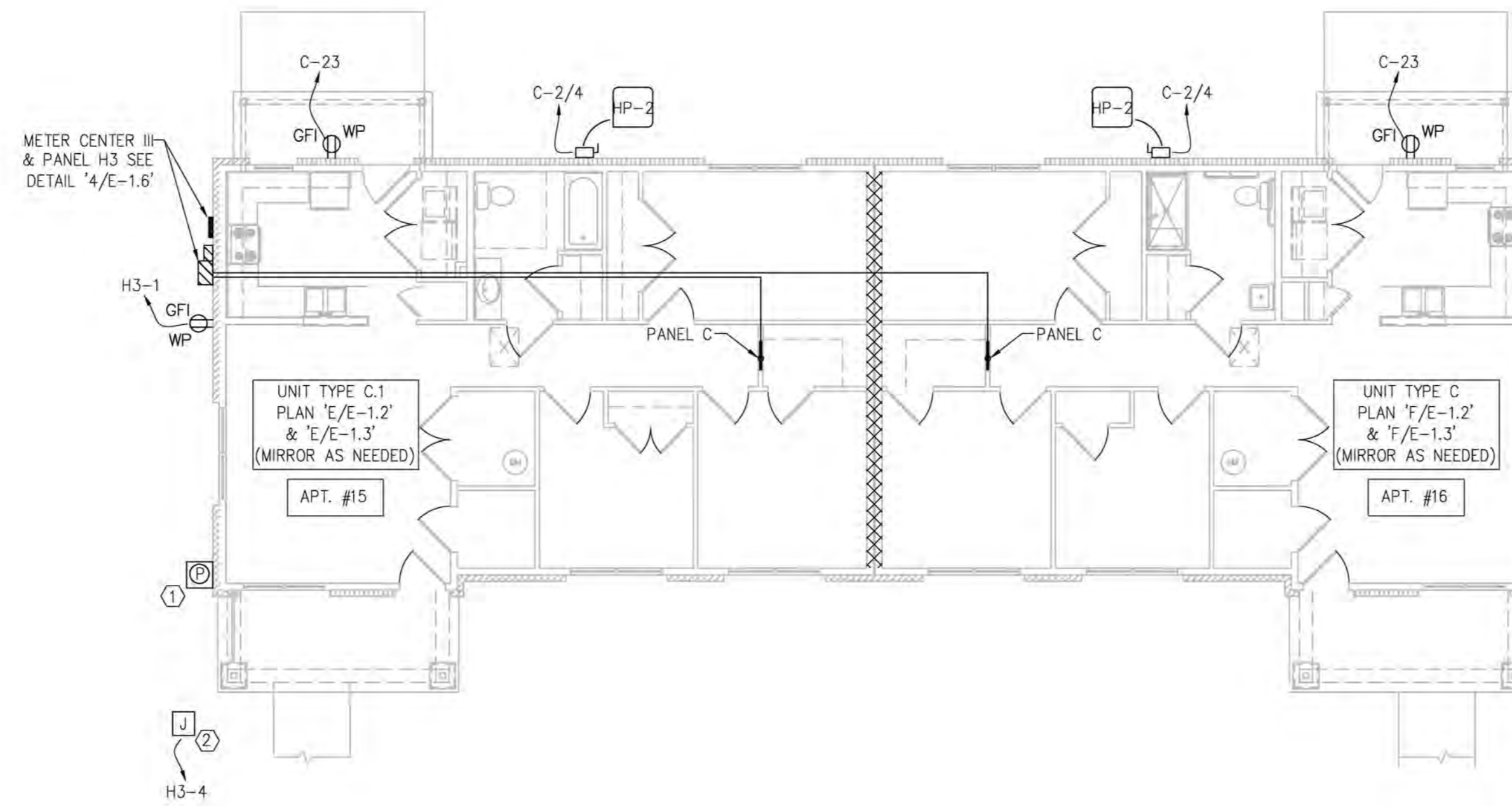
A BUILDING TYPE II - ELECTRICAL PLAN
E-1.1 SCALE: 1/8" = 1'-0"

ELECTRICAL KEY NOTES:

- EXTERIOR LIGHTS TO BE CONTROLLED BY PHOTOCELL. COORDINATE OPTIMAL LOCATION.
- PROVIDE POWER TO PARKING LOT LIGHTS. COORDINATE LOCATIONS WITH SITE LIGHTING PLAN. ROUTE THROUGH PHOTOCELL.

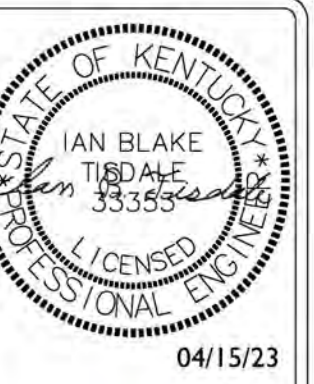
ELECTRICAL GENERAL NOTES:

- PROVIDE KEYLESS HOLDER AND CFL W/SWITCH IN ATTIC AT EACH ATTIC SCUTTLE. COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS. POWER FROM CIRCUIT 'H2-3' OR 'H3-3'.
- PROVIDE GFI RECEPTACLE IN ATTIC NEAR EACH ATTIC SCUTTLE. COORDINATE LOCATION WITH ARCHITECTURAL. POWER FROM CIRCUITS 'H2-2' OR 'H3-2'.
- PROVIDE POWER ROUGH-IN FOR FUTURE RADON VENTS. COORDINATE LOCATION WITH ARCHITECTURAL. POWER FROM CIRCUIT 'H2-5' OR 'H3-5'.



B BUILDING TYPE III - ELECTRICAL PLAN
E-1.1 SCALE: 1/8" = 1'-0"

*NOTE: SEE PANEL SCHEDULES ON E-0.2 & E-0.3



103 WIND HAVEN DR. STE 101
NICHOLASVILLE KY 40356
859.523.1500



1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 270-796-3022
Fax: 270-842-3102

REVISION DATE

KHC Application
04/15/23

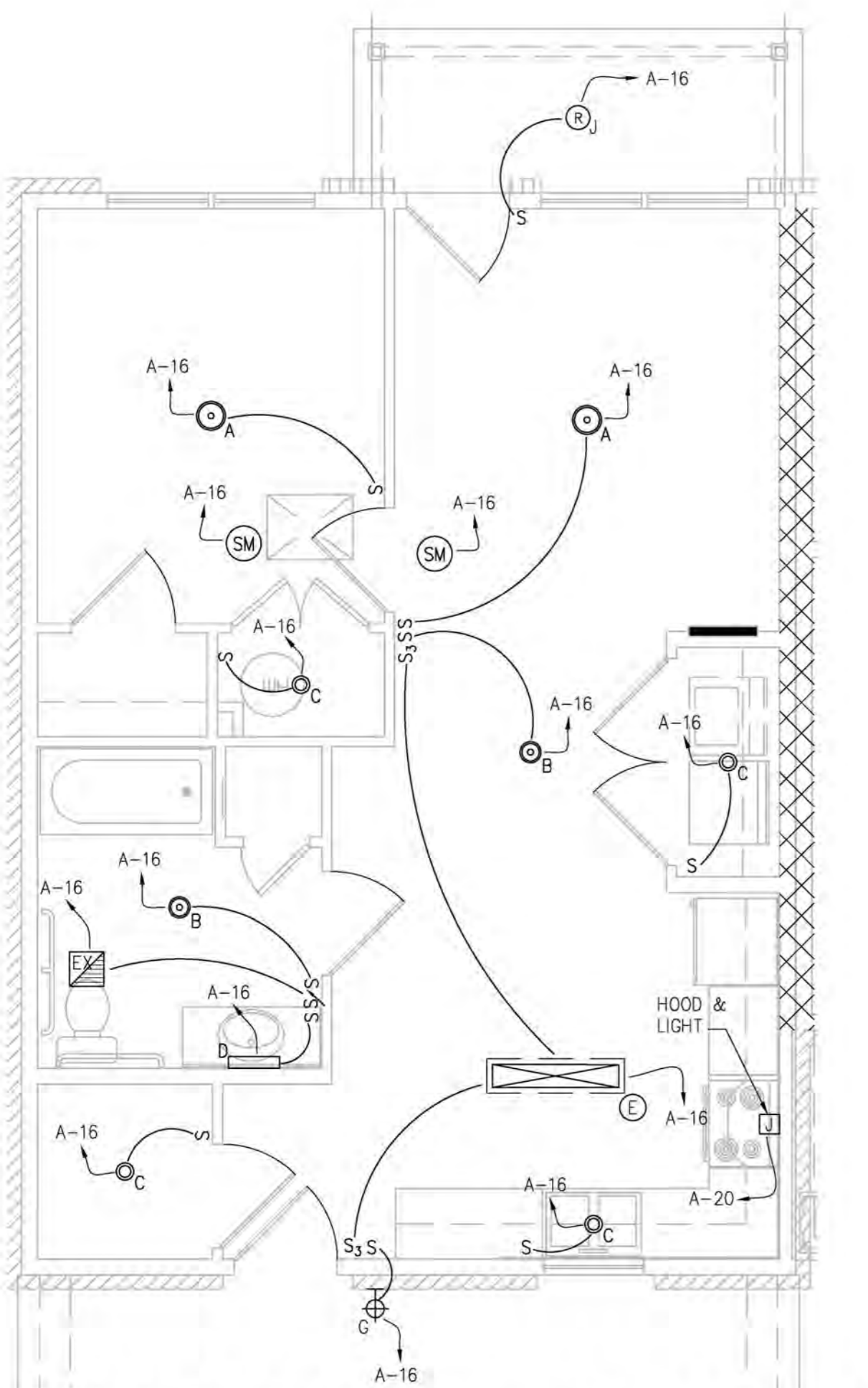
PROJECT NUMBER
2023-1033

DRAWN BY: CLD

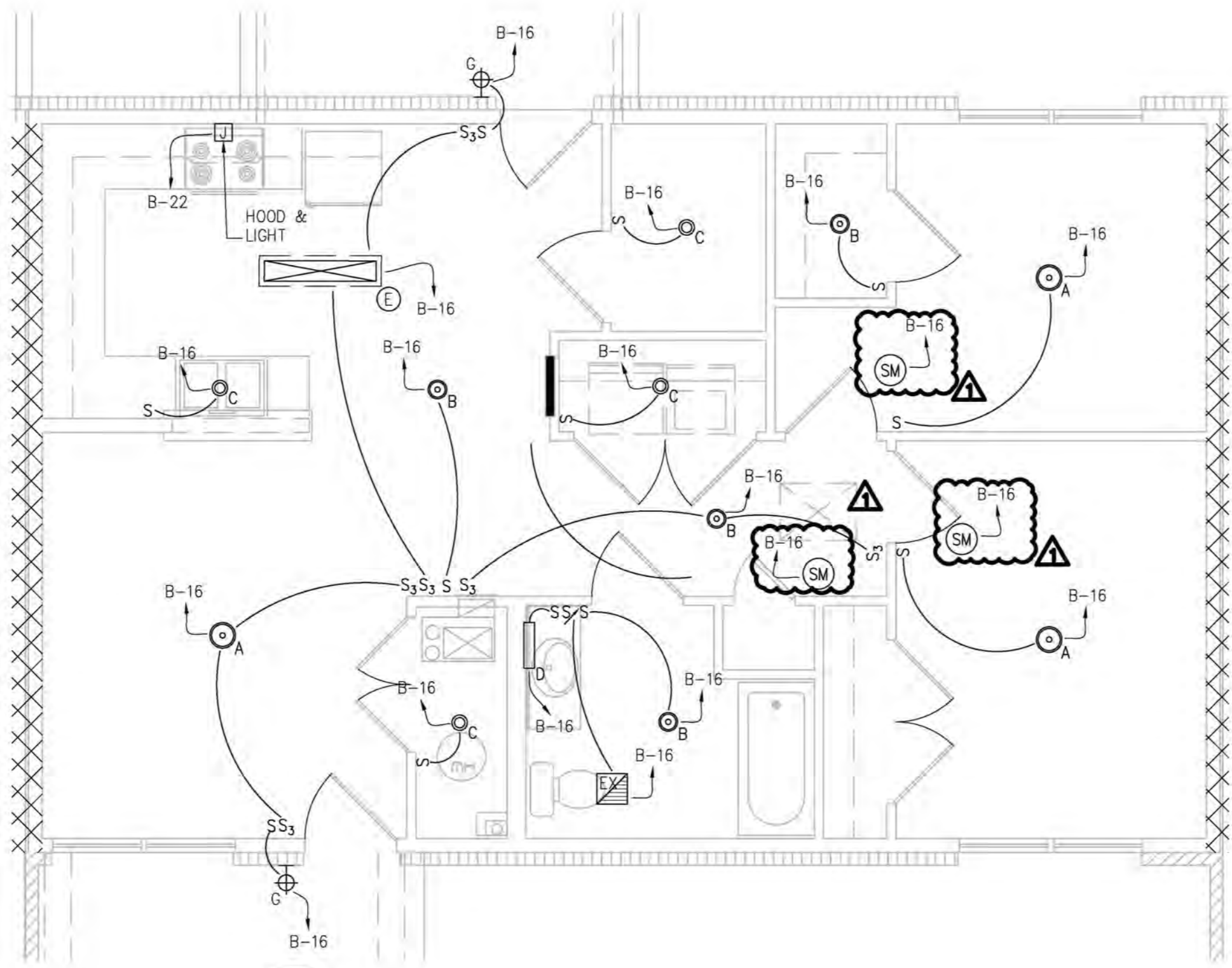
Sutton Landing
Simon Kenton Ave. Maysville, KY
Building Type II & III - Electrical Plans

SHEET NUMBER

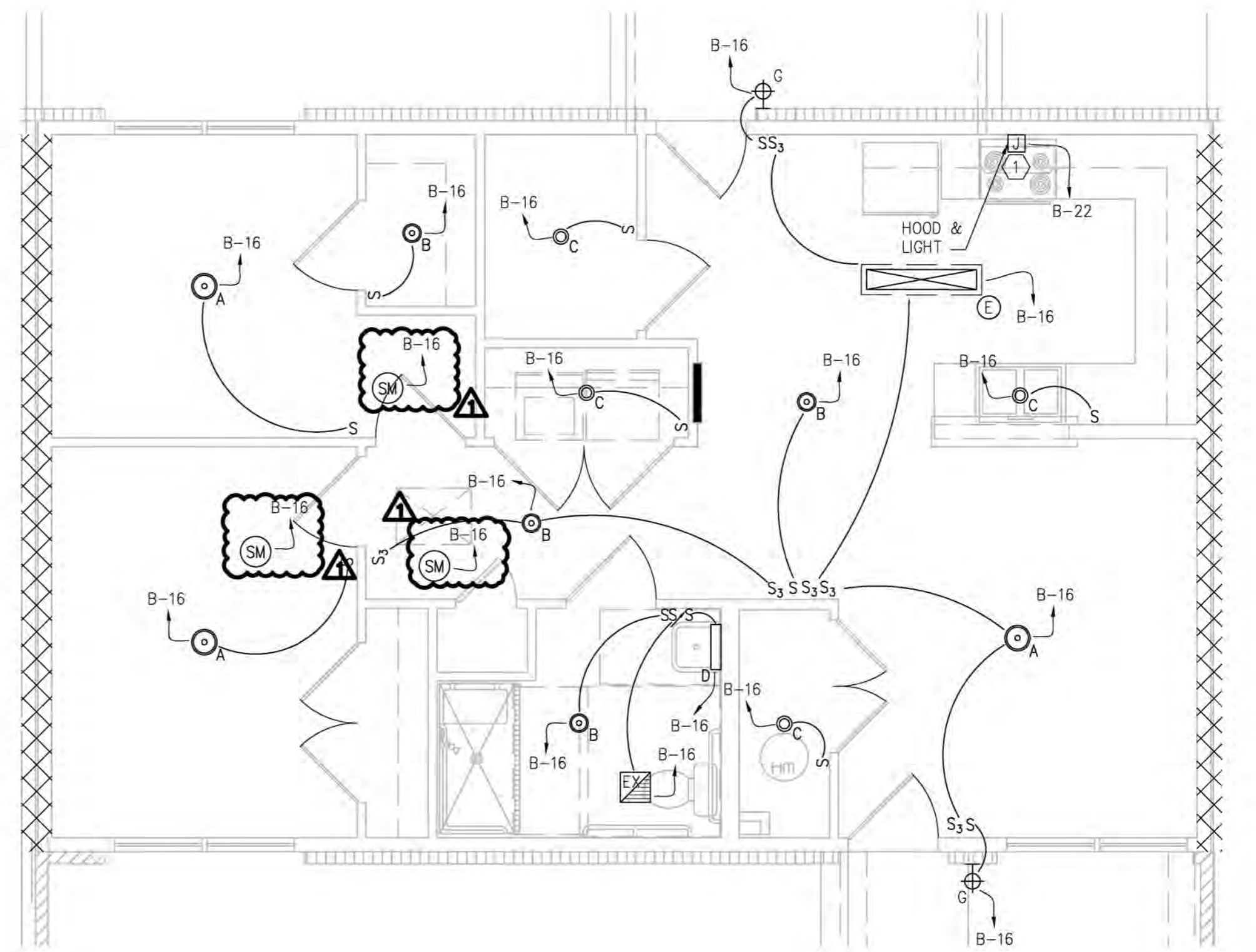
E-1.1



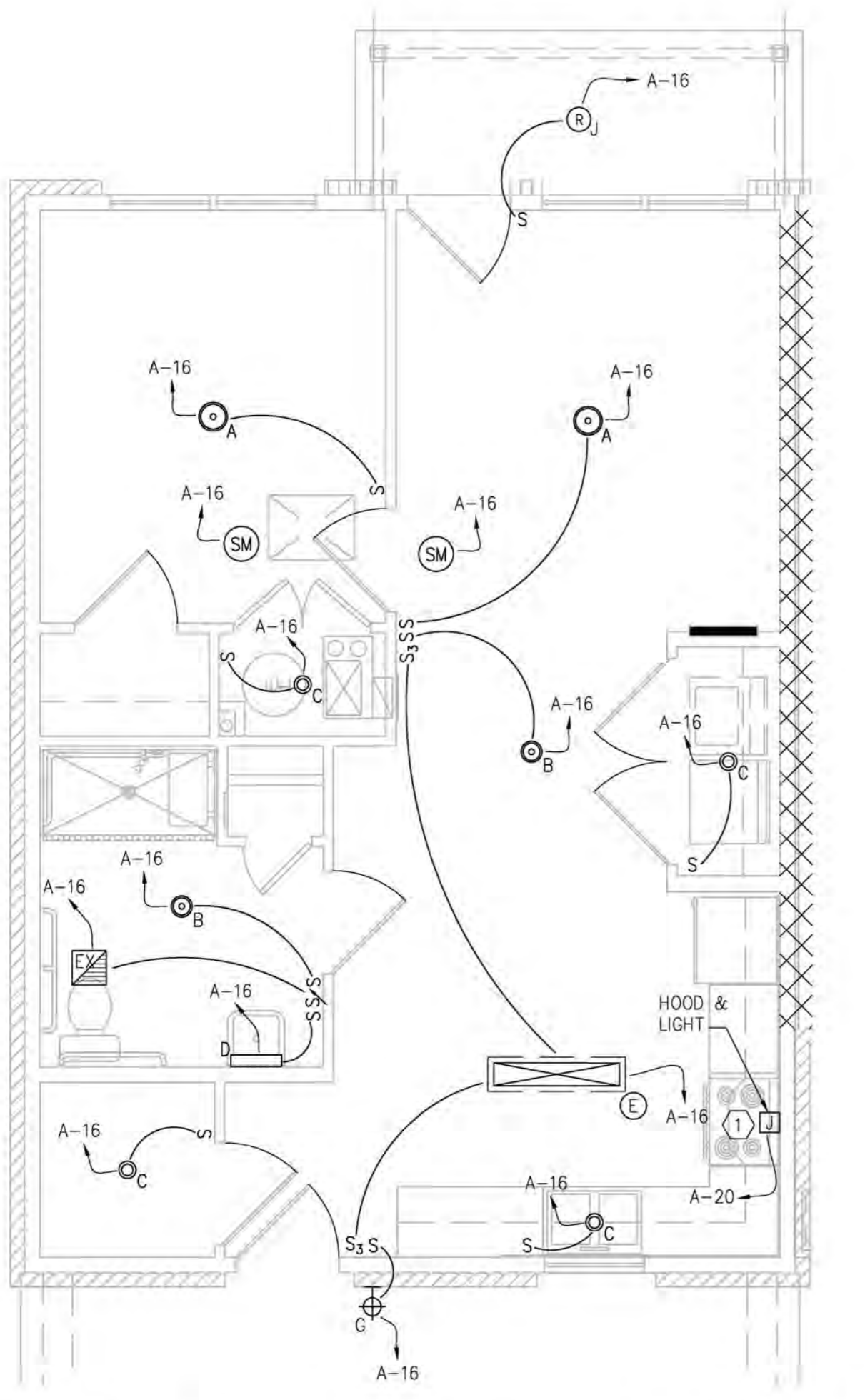
A UNIT TYPE A.1 (1BR) - LIGHTING PLAN
 E-1.2 SCALE: 1/4" = 1'-0"



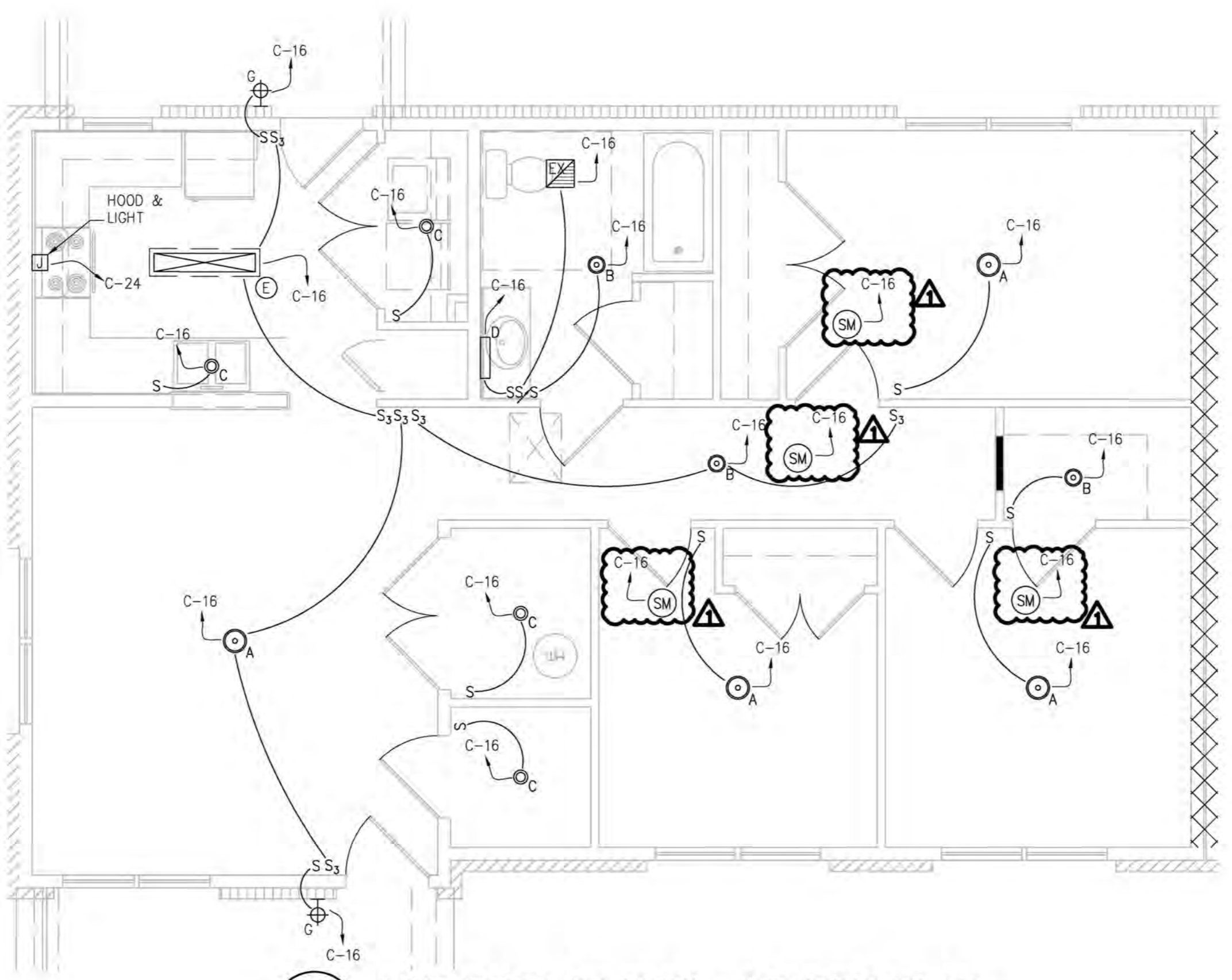
B UNIT TYPE B.1 (2BR) - LIGHTING PLAN
 E-1.2 SCALE: 1/4" = 1'-0"



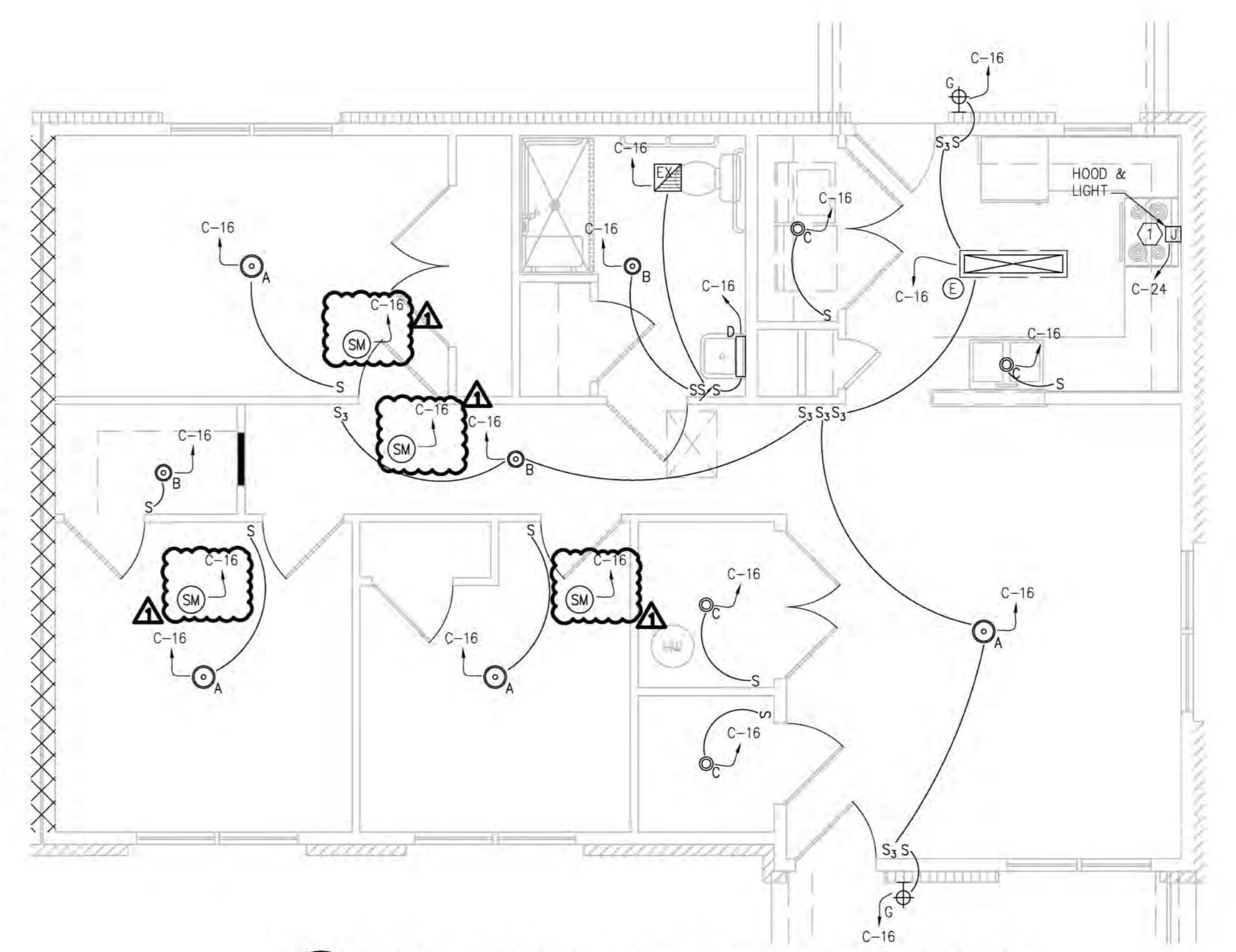
C UNIT TYPE B (2BR ACC) - LIGHTING PLAN
 E-1.2 SCALE: 1/4" = 1'-0"



D UNIT TYPE A (1BR ADA) - LIGHTING PLAN
 E-1.2 SCALE: 1/4" = 1'-0"



E UNIT TYPE C.1 (3BR) - LIGHTING PLAN
 E-1.2 SCALE: 1/4" = 1'-0"



F UNIT TYPE C (3BR ACC) - LIGHTING PLAN
 E-1.2 SCALE: 1/4" = 1'-0"

UNIT LIGHTING PLANS GENERAL NOTES:

1. PROVIDE AIRCYCLER SE1-W SMART EXHAUST TOGGLE SWITCH TO BATH EXHAUST FAN. WWW.AIRCYCLER.COM 1.877.FAN.CONTROL.
2. SMOKE DETECTORS MUST MAINTAIN 3'-0" MINIMUM CLEARANCE FROM ALL SUPPLY DIFFUSERS AND/OR RETURN GRILLES.
3. SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE SMOKE DETECTOR SHALL ACTIVATE ALL SMOKE DETECTORS WITHIN THE UNIT.
4. SEE SHEET E-0.1 FOR HEARING / SIGHT IMPAIRED HORN/SROBE LAYOUT (MIRROR AS NEEDED).

UNIT LIGHTING PLANS KEY NOTES:

1. COORDINATE SWITCH(ES) LOCATION FOR KITCHEN HOOD & LIGHT W/ CASEWORK IN ADA ROOM.

*NOTE: SEE PANEL SCHEDULES ON E-0.2 & E-0.3

REB ARCHITECTS

103 WIND HAVEN DR, STE 101
 NICHOLASVILLE, KY 40356
 859.523.1500

S Engineering

1733 Campus Plaza Court, Suite 10
 Bowling Green, KY 42101
 Phone: 270-766-3032
 Fax: 270-842-3102

REVISION	DATE
Δ REV.1	08/18/23

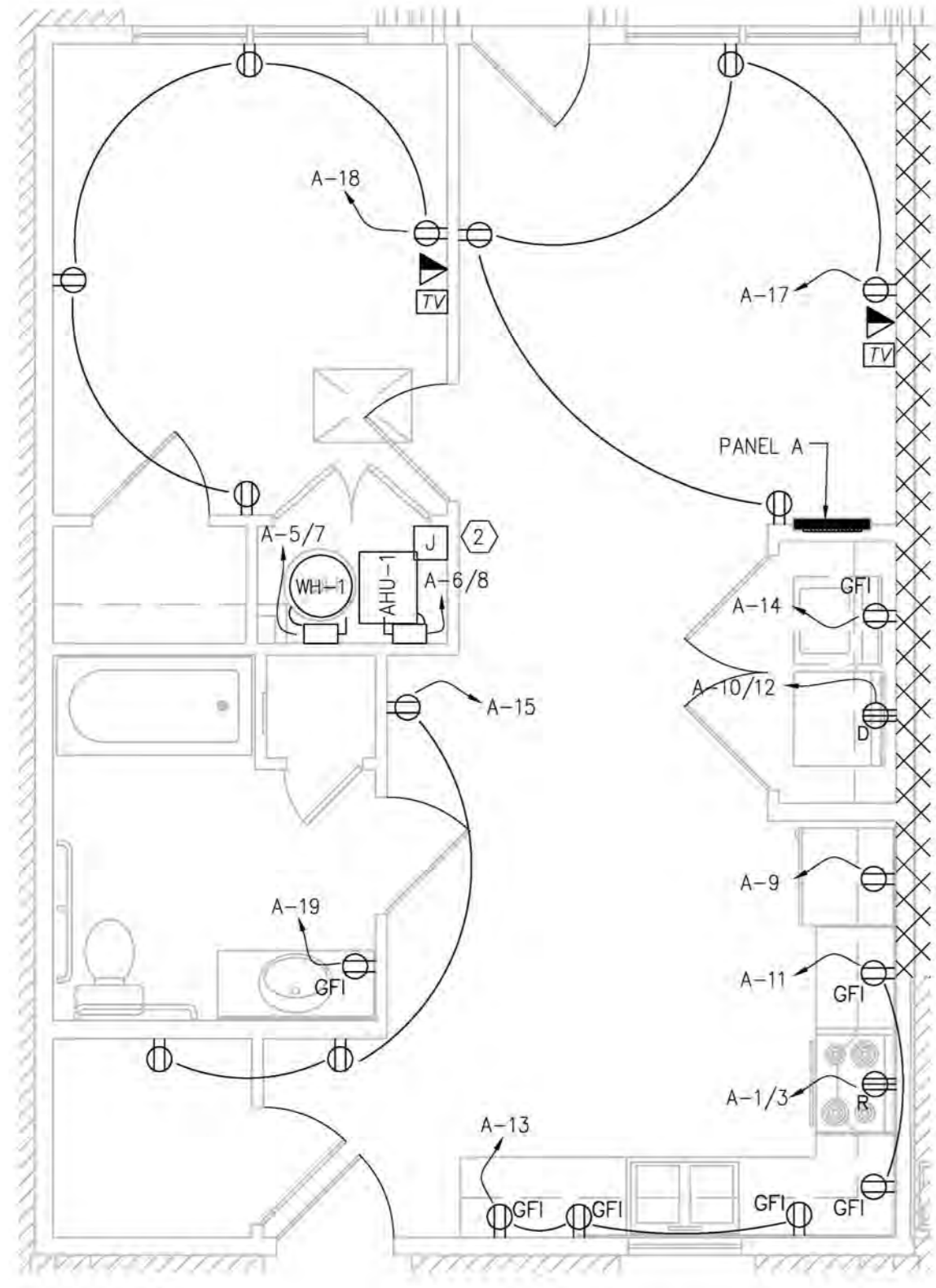
KHC Application
04/15/23

PROJECT NUMBER
2023-1033

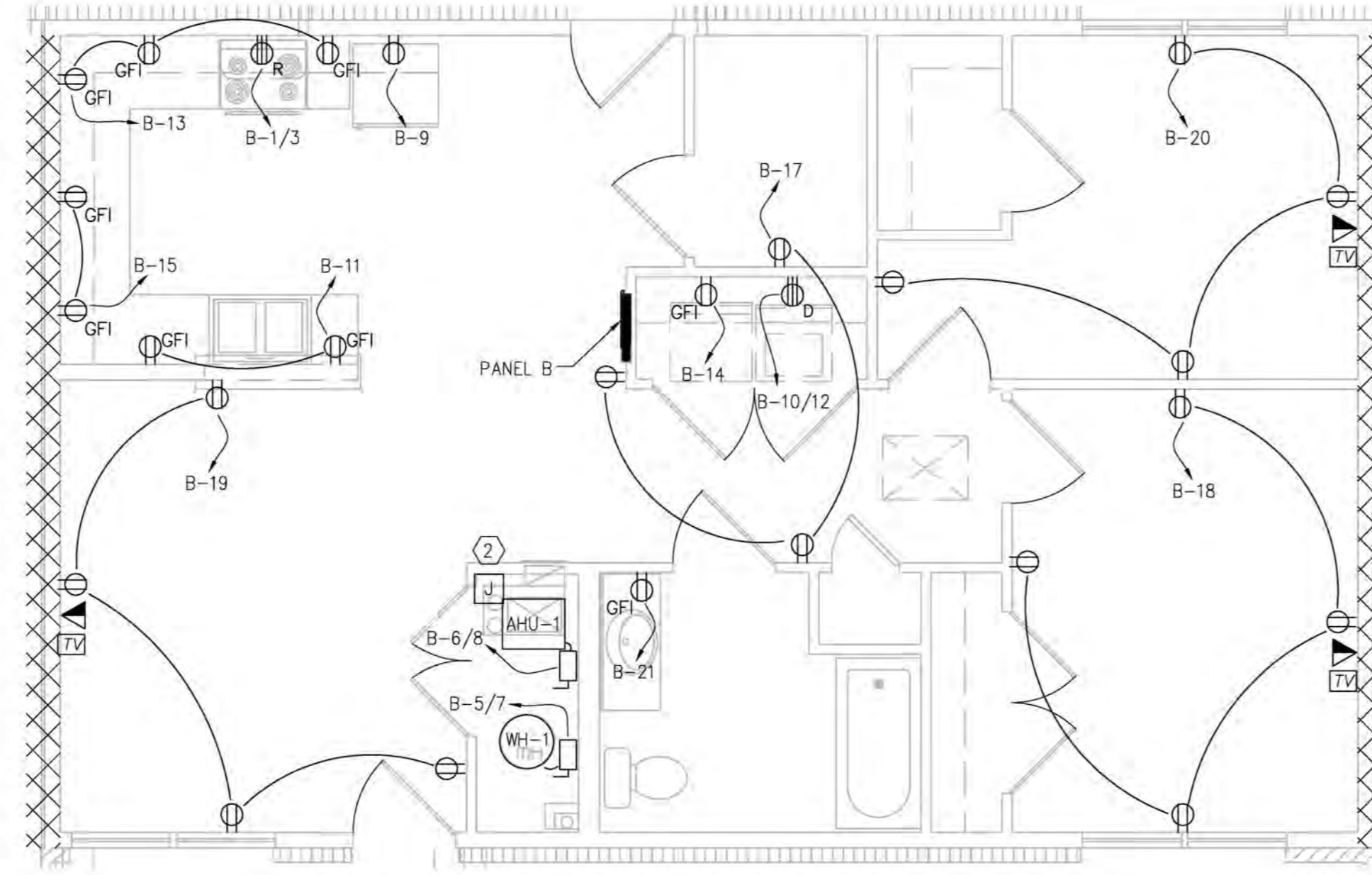
DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Unit Lighting Plans

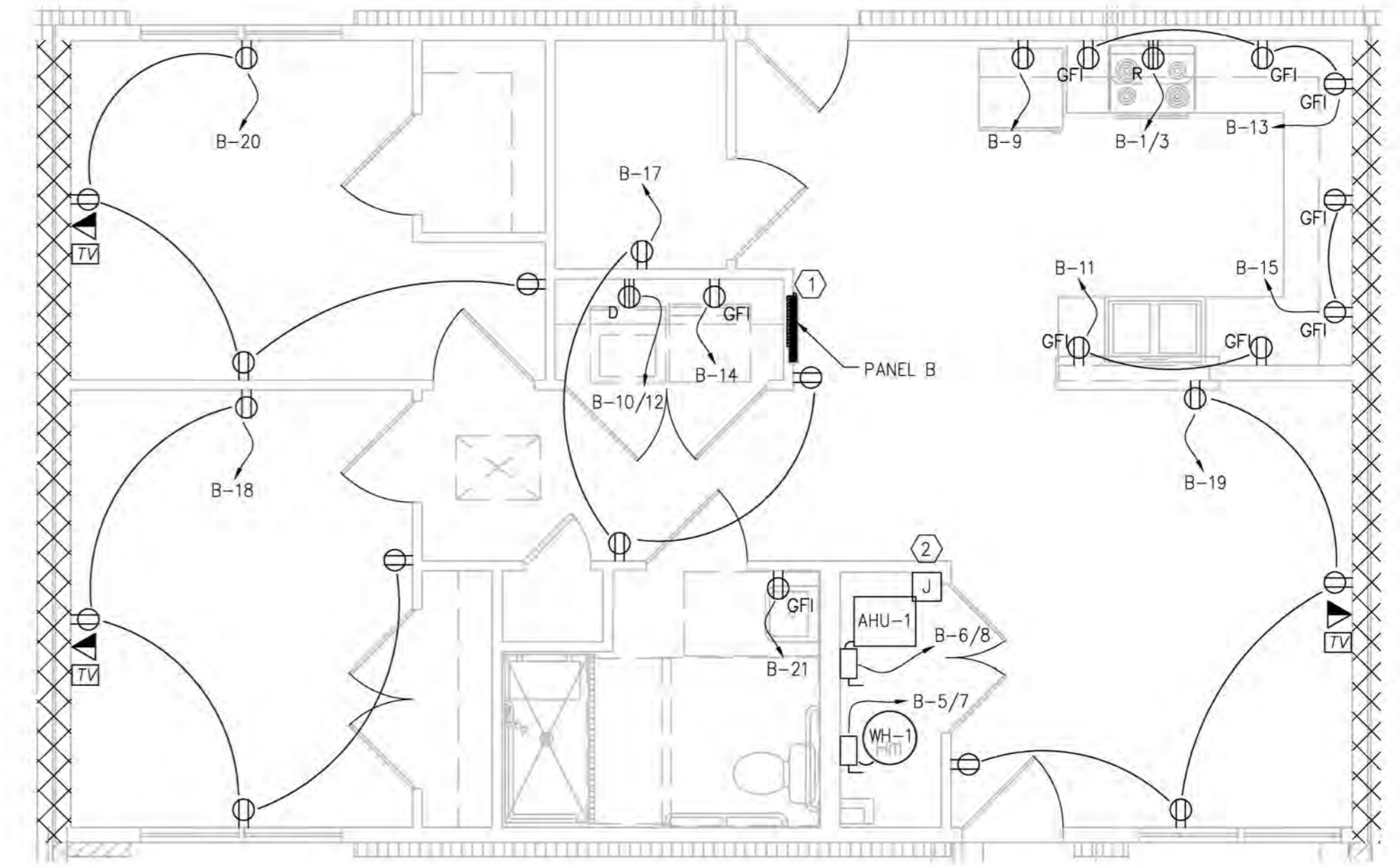
SHEET NUMBER
E-1.2



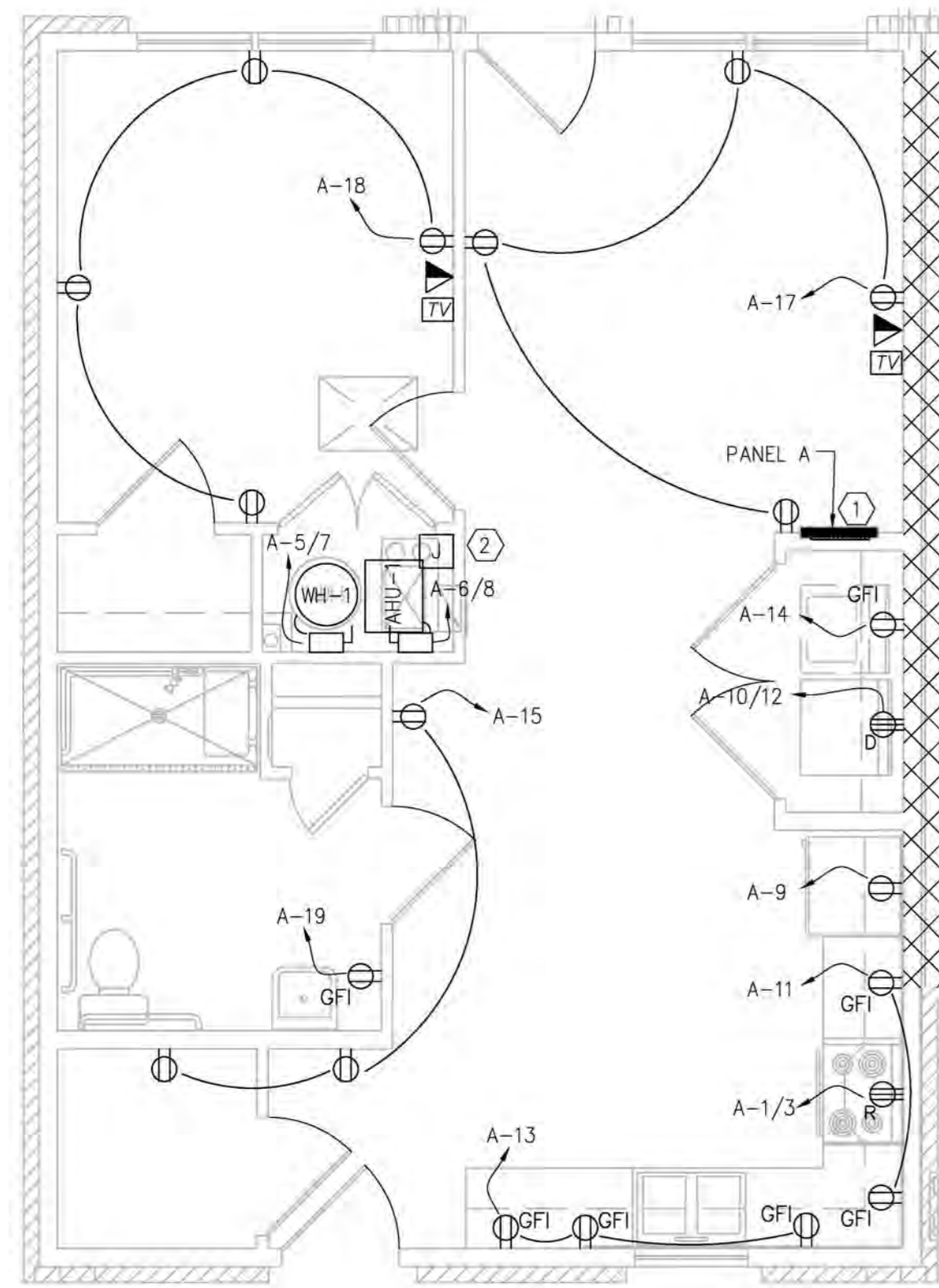
A UNIT TYPE A.1 (1BR) - POWER PLAN
 E-1.3 SCALE: 1/4" = 1'-0"



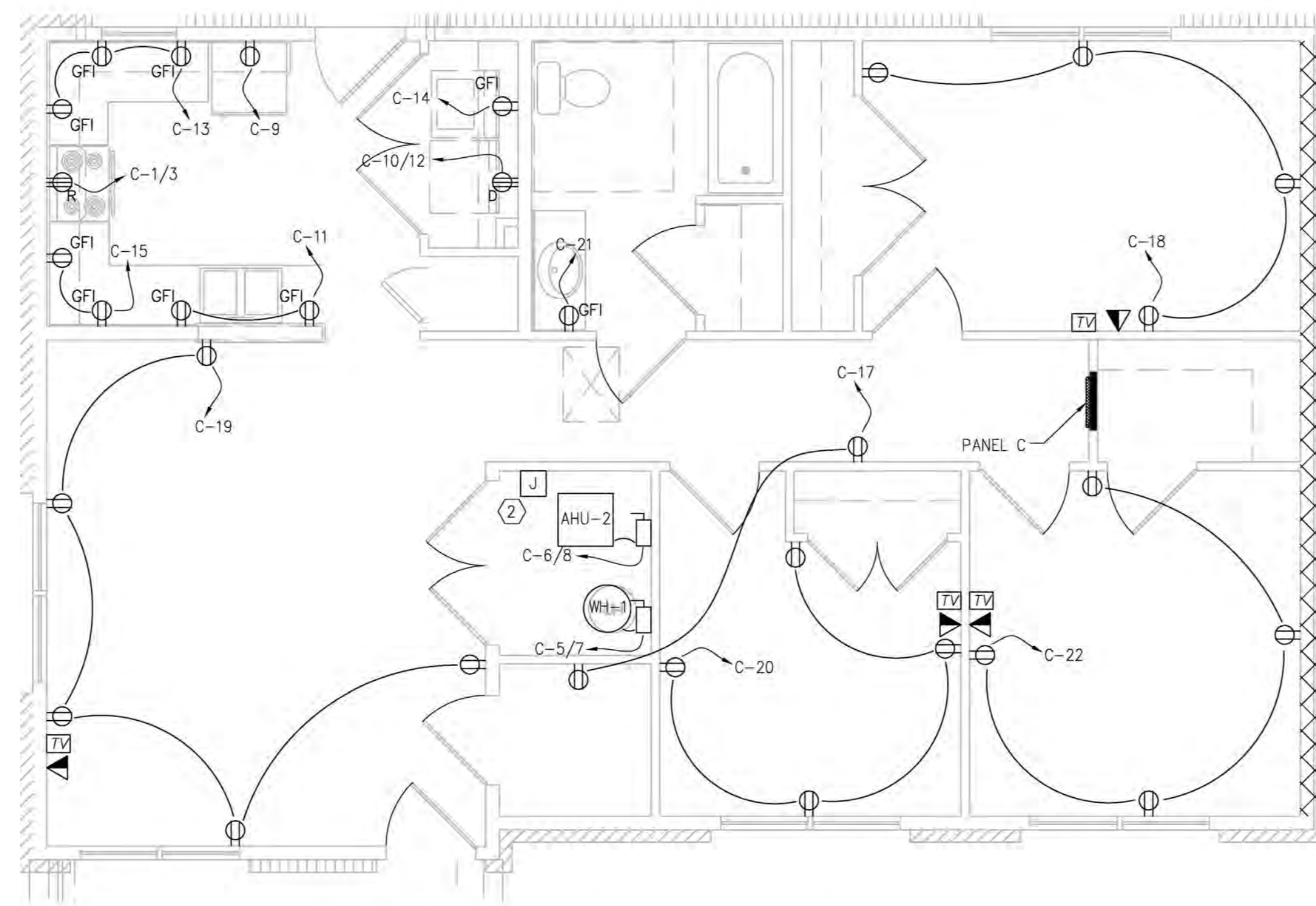
B UNIT TYPE B.1 (2BR) - POWER PLAN
 E-1.3 SCALE: 1/4" = 1'-0"



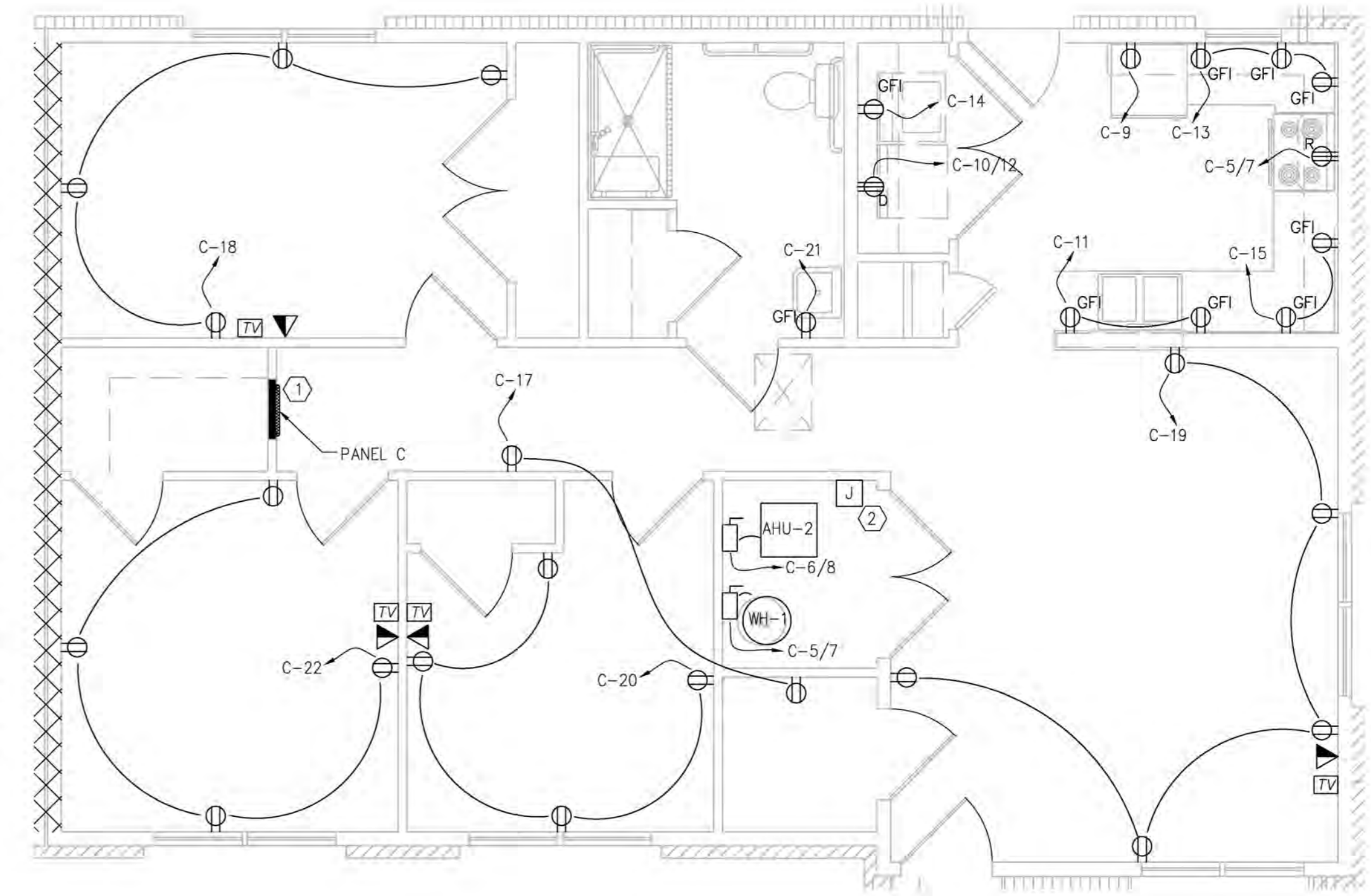
C UNIT TYPE B (2BR ACC) - POWER PLAN
 E-1.3 SCALE: 1/4" = 1'-0"



D UNIT TYPE A (1BR ADA) - POWER PLAN
 E-1.3 SCALE: 1/4" = 1'-0"



E UNIT TYPE C.1 (3BR) - POWER PLAN
 E-1.3 SCALE: 1/4" = 1'-0"

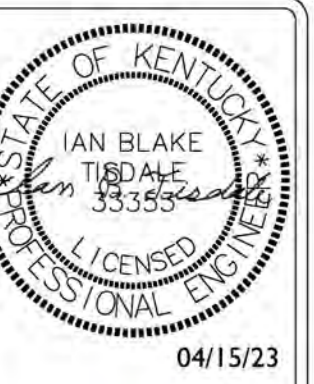


F UNIT TYPE C (3BR ACC) - POWER PLAN
 E-1.3 SCALE: 1/4" = 1'-0"

UNIT POWER PLAN KEY NOTES:

1. ELECTRICAL PANELS IN ACCESSIBLE UNITS SHALL BE MOUNTED 48" A.F.F. TO TOP BREAKER.
2. PROVIDE POWER TO FRESH AIR VENTILATION SYSTEM FROM LOCAL CIRCUIT. DAMPER SHALL BE NORMALLY CLOSED AND SHALL BE OPENED WHEN ASSOCIATED AHU IS OPERATING. UTILIZE OPTIONAL DRY CONTACTS ON AHU AND/OR THERMOSTAT. CONTRACTOR SHALL PROVIDE AND INSTALL RELAY, CONTROL WIRING, AND POWER AS REQUIRED.

*NOTE: SEE PANEL SCHEDULES ON E-0.2 & E-0.3



04/15/23



103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500



1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-796-3052
 Fax: 270-842-3102

REVISION	DATE

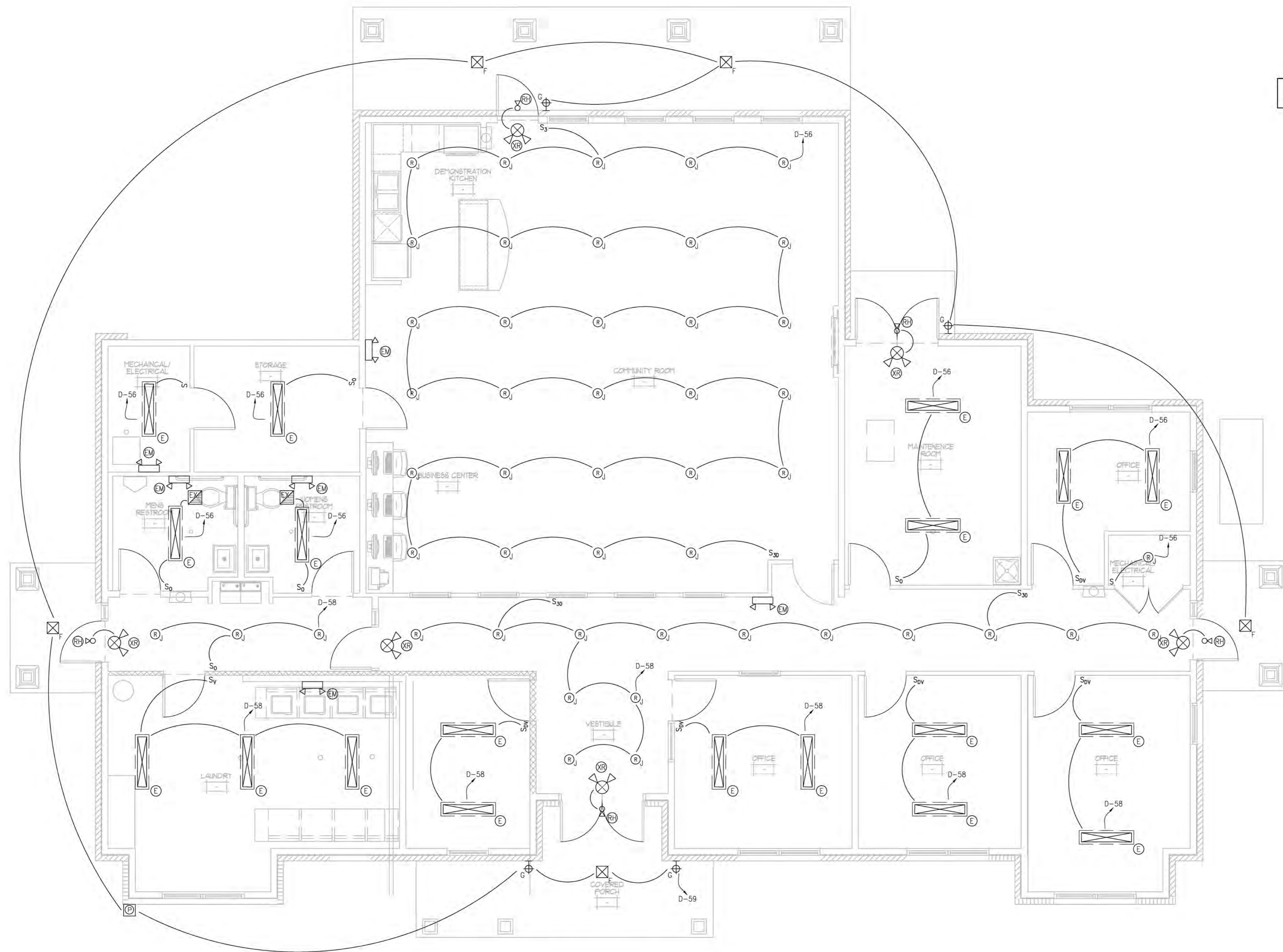
KHC Application
04/15/23

PROJECT NUMBER
2023-1033

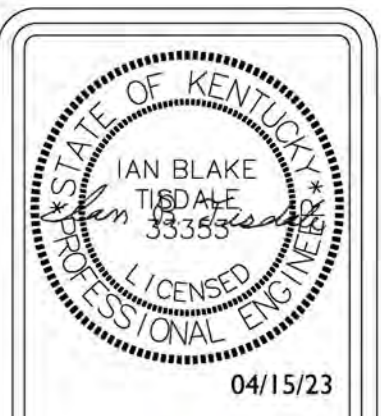
DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Unit Power Plans

SHEET NUMBER
E-1.3



NOTE: SEE PANEL SCHEDULES
ON E-0.2 & E-0.3



REB
ARCHITECTS
103 WIND HAVEN DR, STE 101
NICHOLASVILLE KY 40356
859.523.1500

SE
Engineering
1733 Campus Plaza Court,
Suite 10
Bowling Green, KY 42101
Phone: 270-766-3052
Fax: 270-842-3102

REVISION	DATE

KHC Application
04/15/23

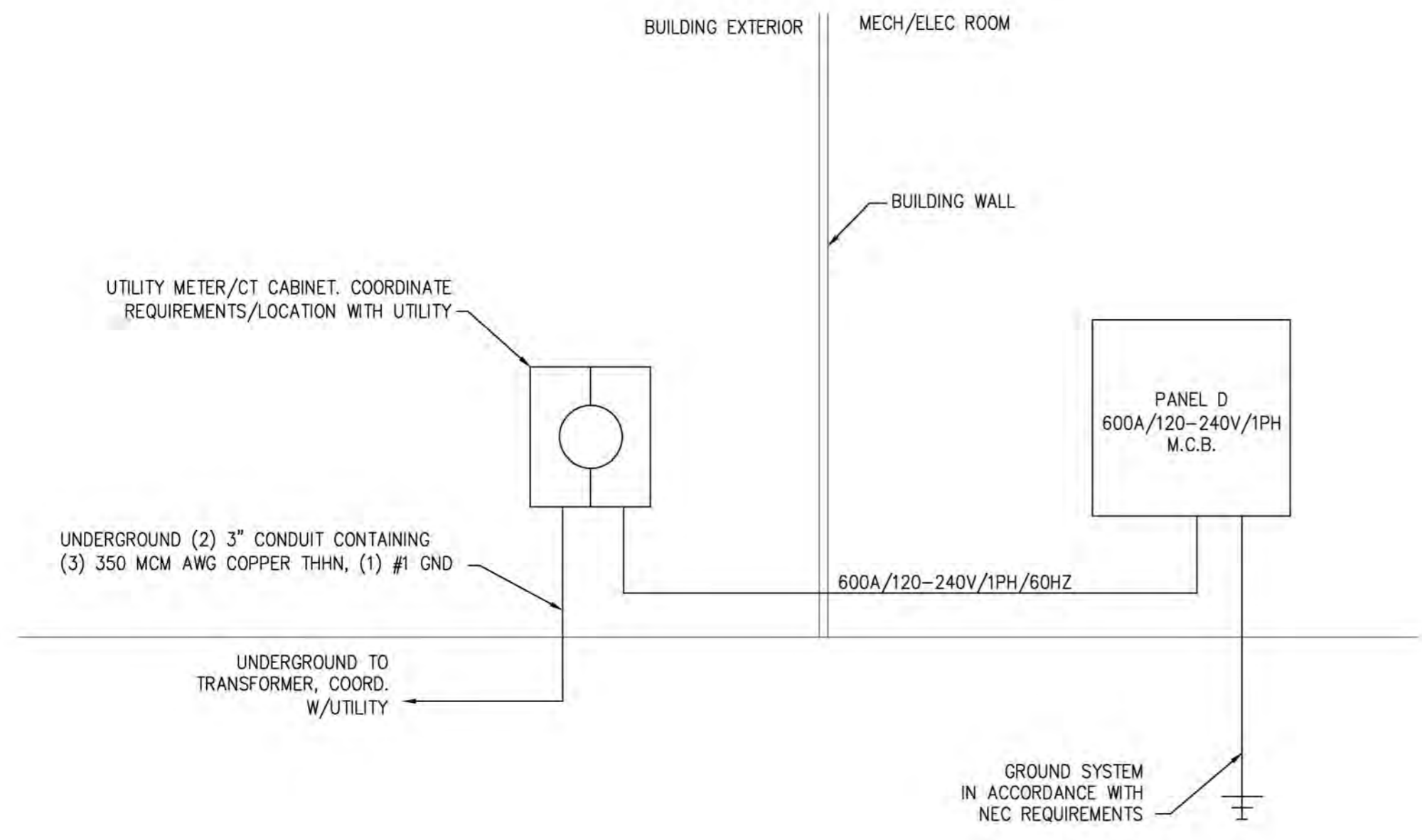
PROJECT NUMBER
2023-1033

DRAWN BY: CLD

Sutton Landing
Simon Kenton Ave. Maysville, KY
Clubhouse Building - Lighting Plan

A CLUBHOUSE BUILDING - LIGHTING PLAN
E-1.4 SCALE: 1/4" = 1'-0"

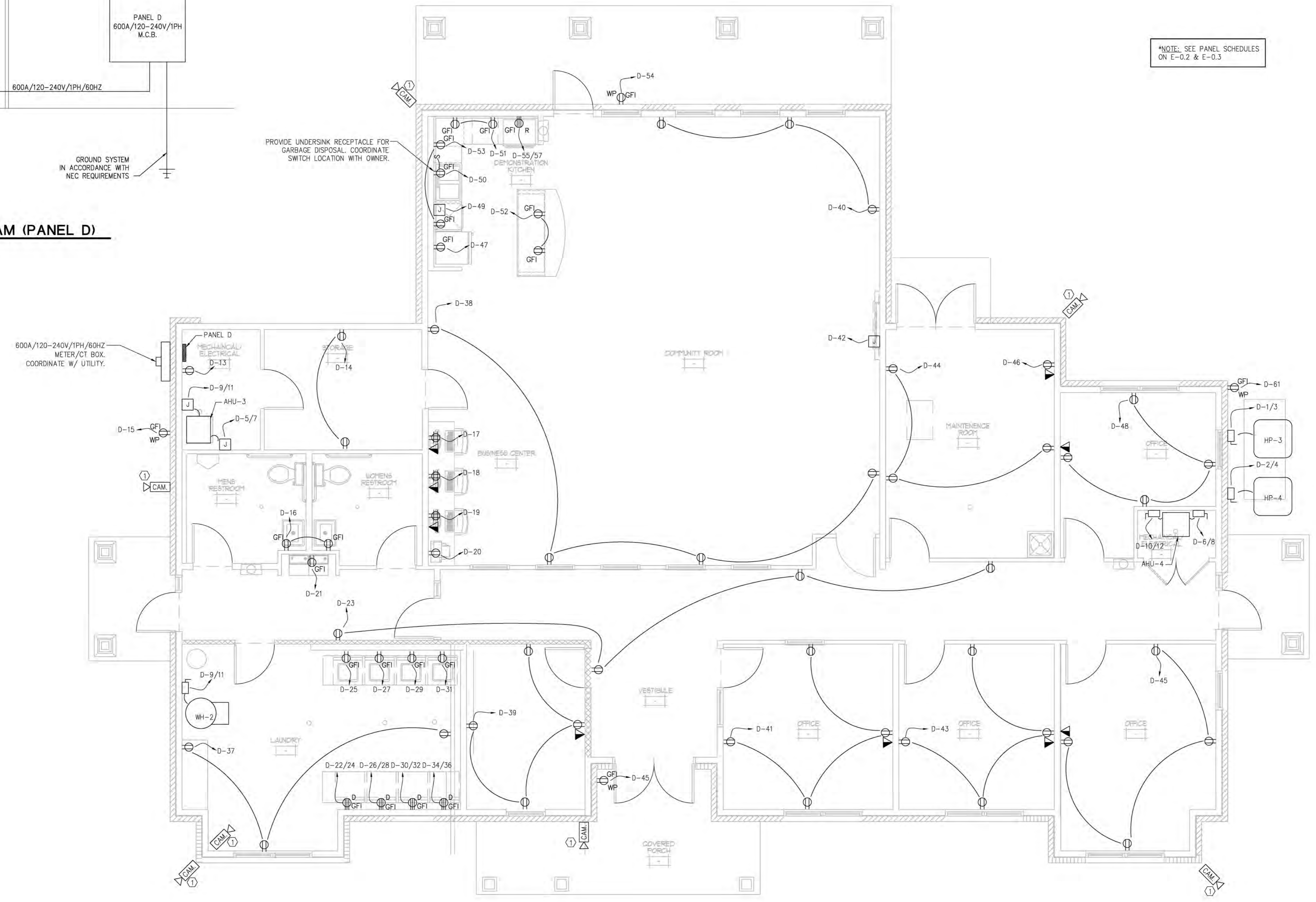
SHEET NUMBER
E-1.4



1 ELECTRICAL RISER DIAGRAM (PANEL D)
 E-1.5 SCALE: NTS

- POWER PLAN KEY NOTES:**
- EXTERIOR CAMERA LOCATION. CONFIRM FINAL PLACEMENT WITH OWNER PRIOR TO ROUGH-IN. PROVIDE CAT6 CABLE TO CAMERA FROM CAMERA SERVER LOCATED IN MAINTENANCE ROOM.

NOTE: SEE PANEL SCHEDULES ON E-0.2 & E-0.3



A CLUBHOUSE BUILDING - POWER PLAN
 E-1.5 SCALE: 1/4" = 1'-0"

STATE OF KENTUCKY
 IAN BLAKE
 TIBBALS
 33355
 LICENSED PROFESSIONAL ENGINEER
 04/15/23

REB ARCHITECTS
 103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500

SE Engineering
 1735 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-766-3032
 Fax: 270-842-3102

REVISION	DATE

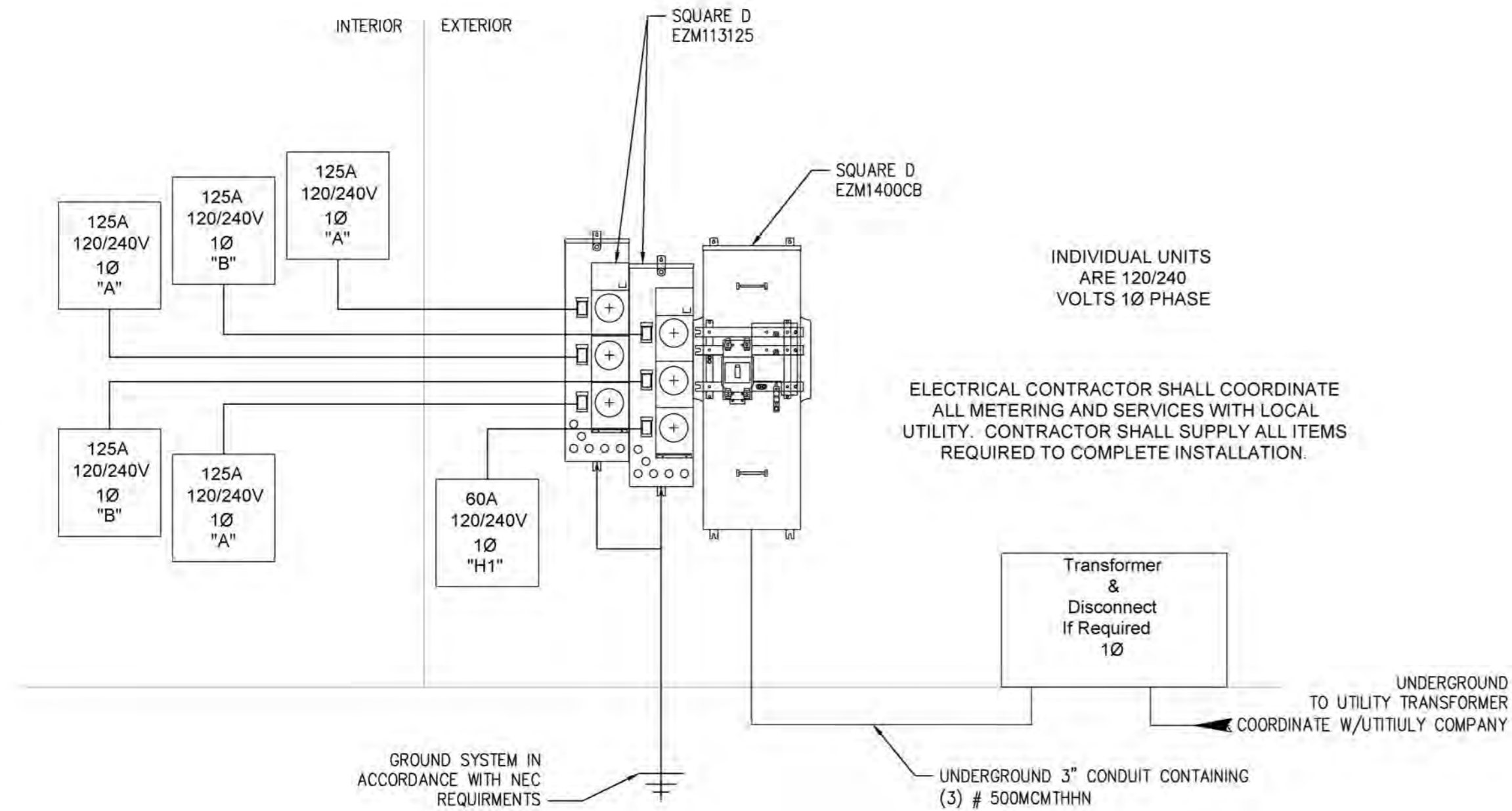
KHC Application
 04/15/23

PROJECT NUMBER
 2023-1033

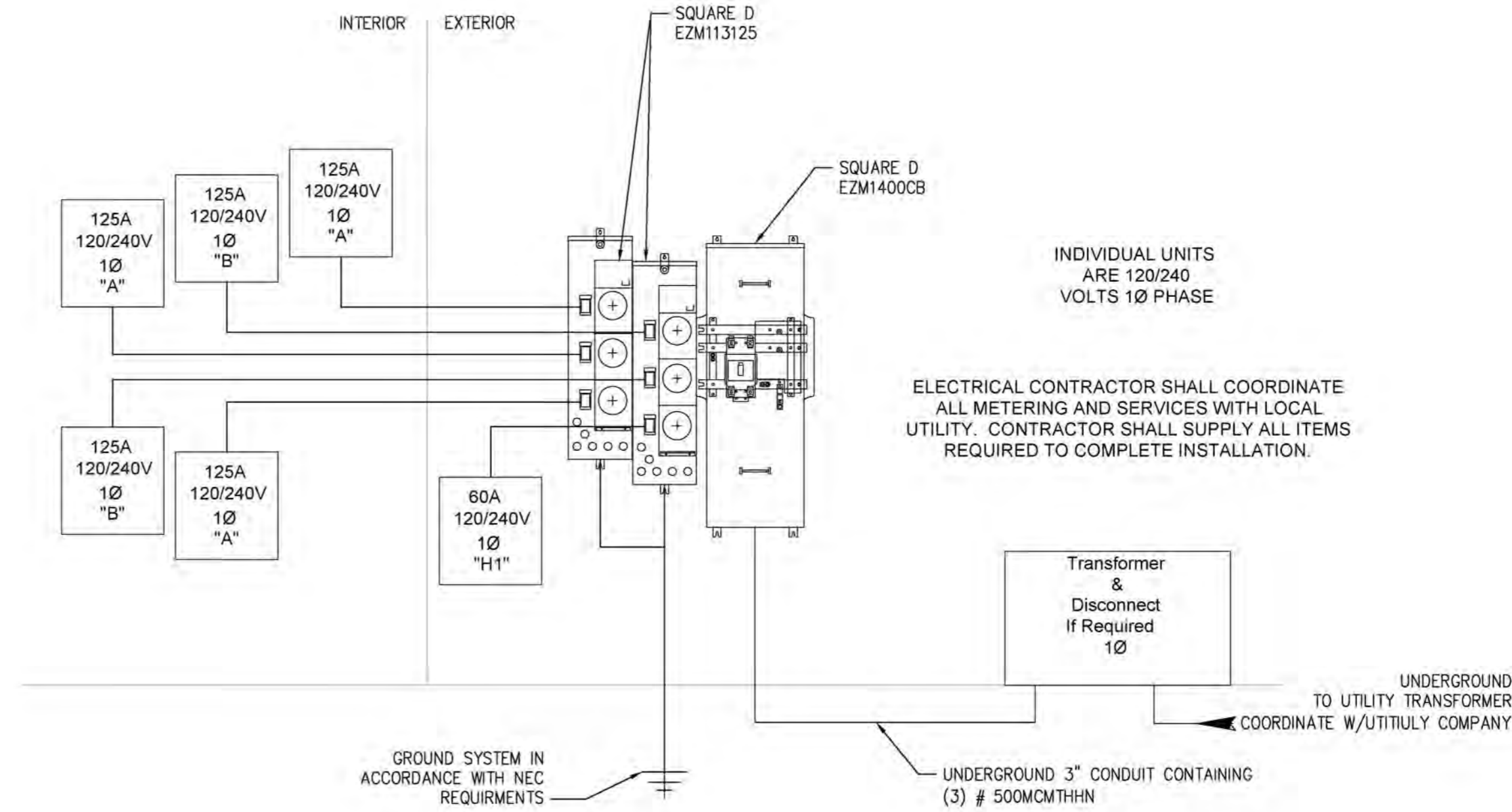
DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Clubhouse Building - Power Plan

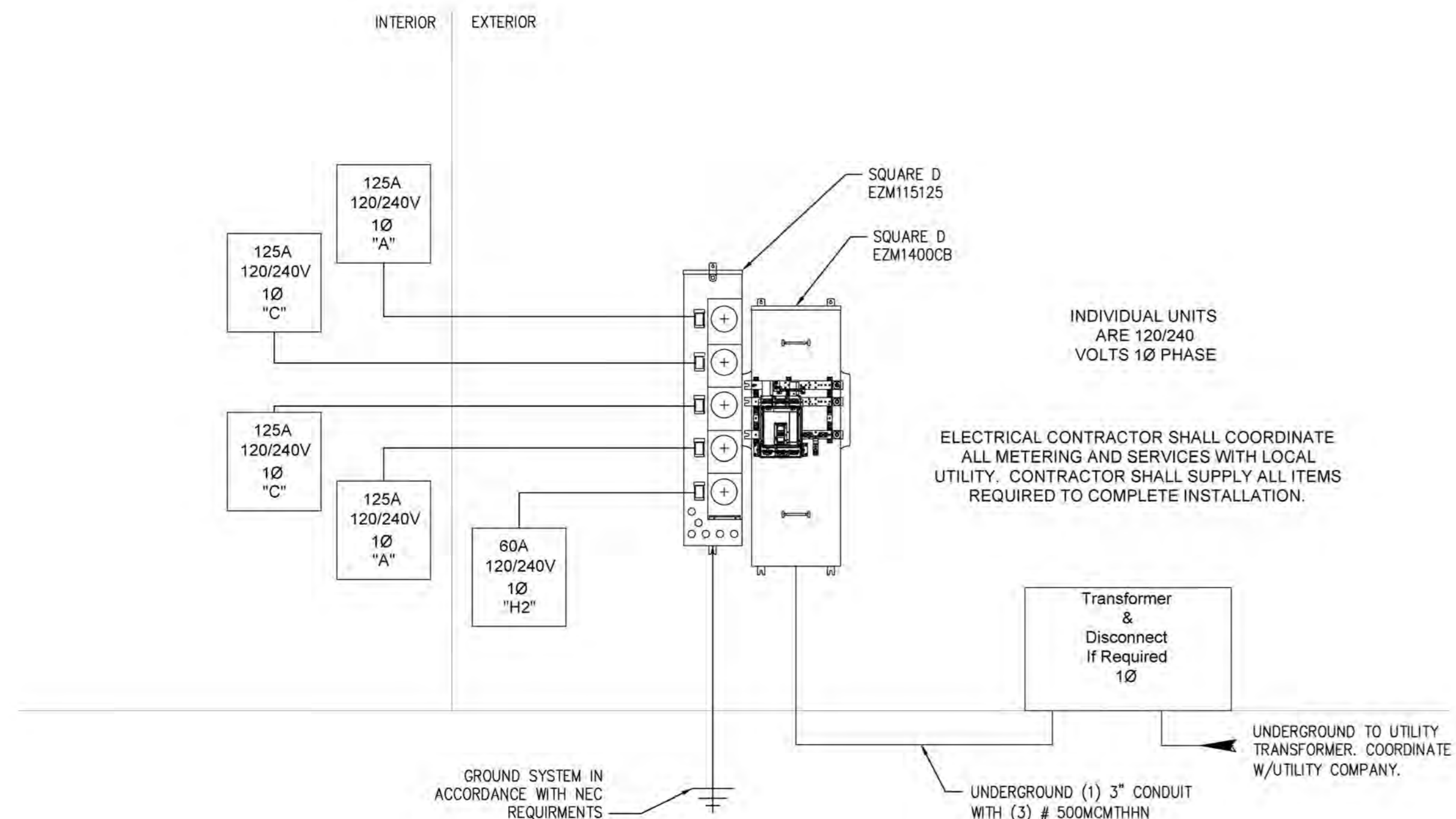
SHEET NUMBER
E-1.5



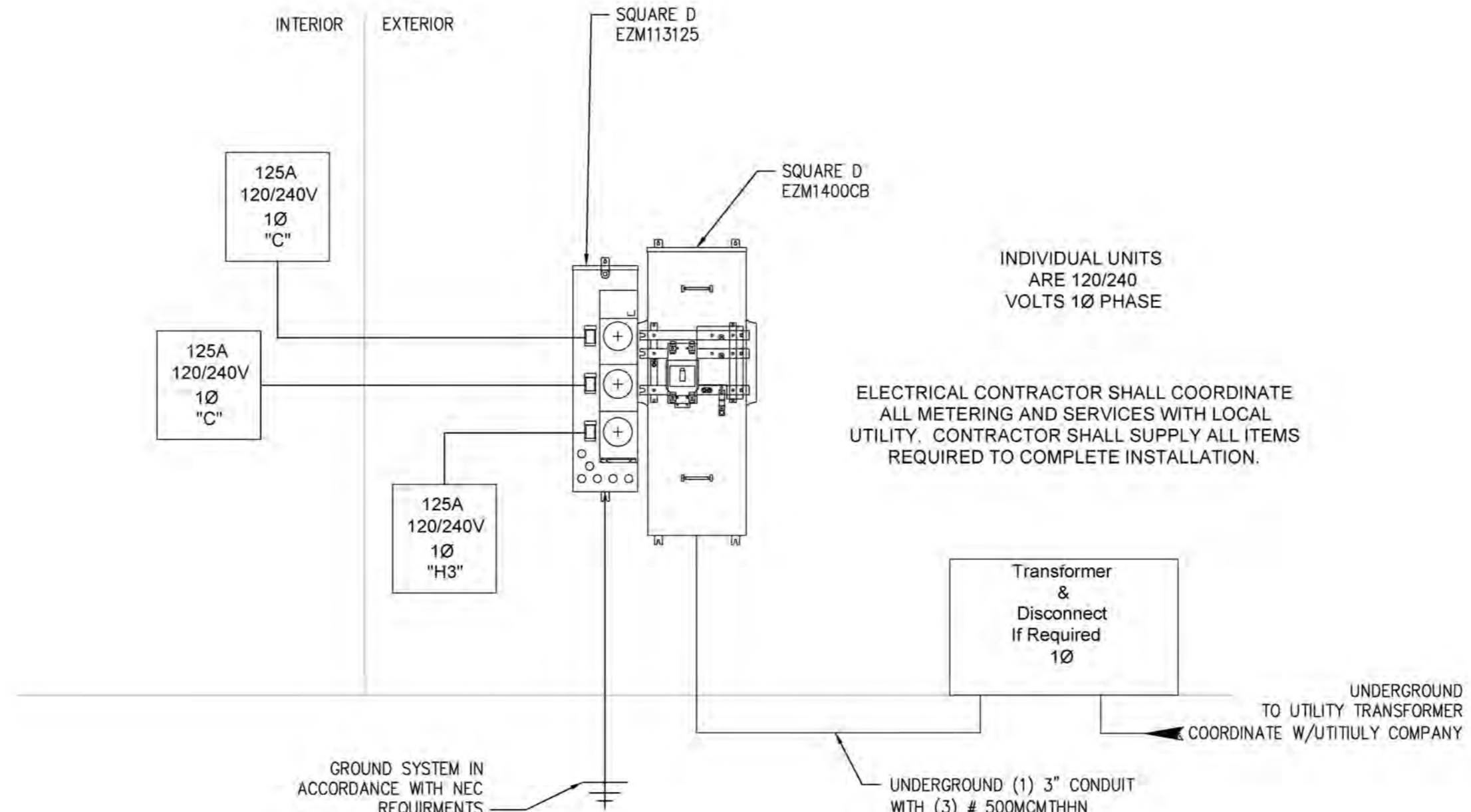
1 ELECTRICAL RISER DIAGRAM (METER CENTER I)
 SCALE: NTS



2 ELECTRICAL RISER DIAGRAM (METER CENTER I.A)
 SCALE: NTS



3 ELECTRICAL RISER DIAGRAM (METER CENTER II)
 SCALE: NTS



4 ELECTRICAL RISER DIAGRAM (METER CENTER III)
 SCALE: NTS

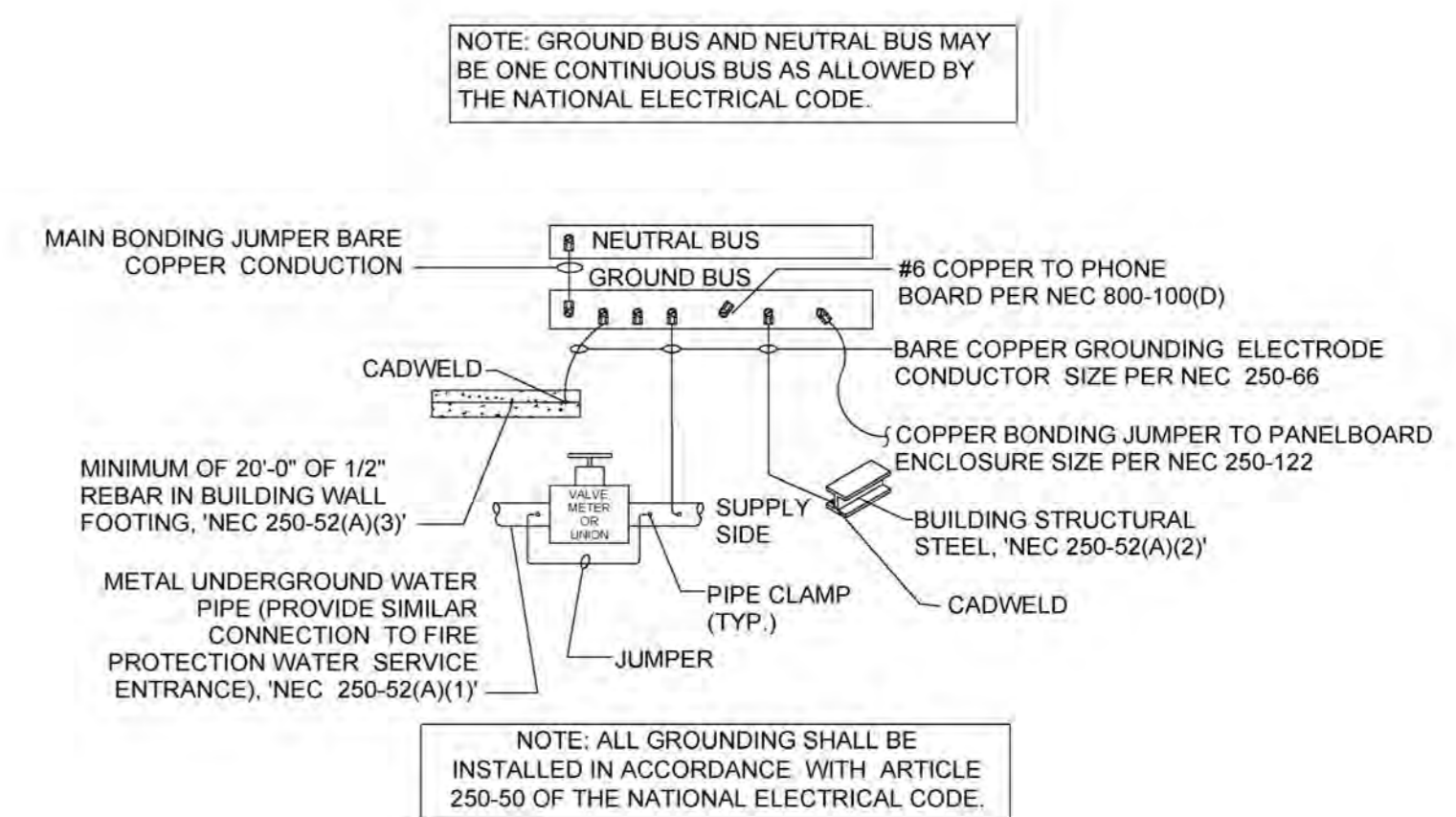
SINGLE PHASE PANEL FEEDERS

30A	(2) * 10THHN, (1) * 8 NEUTRAL & (1) * 10 GR. 3/4" C.
60A	(2) * 6THHN, (1) * 4 NEUTRAL & (1) * 10 GR. 1" C.
100A	(2) * 3THHN, (1) * 2 NEUTRAL & (1) * 8 GR. 1 1/4" C.
125A	(2) * 1THHN, (1) * 1/0 NEUTRAL & (1) * 6 GR. 2" C.
150A	(2) 1/0THHN, (1) 2/0 NEUTRAL & (1) * 6 GR. 2" C.
200A	(2) 3/0THHN, (1) 4/0 NEUTRAL & (1) * 6 GR. 2" C.
400A	(3) 500MCMTHHN & (1) * 3 GR. 3" C.
600A	2- 3" C., EA. w/ (3) 350MCMTHHN & (1) * 1 GR.
800A	2- 3 1/2" C., EA. w/ (3) 500MCMTHHN & (1) 1/0 GR.
1000A	2- 4" C., EA. w/ (3) 750MCMTHHN & (1) 2/0 GR.
1200A	3- 3 1/2" C., EA. w/ (3) 600MCMTHHN & (1) 3/0 GR.

SINGLE PHASE EQUIP. FEEDERS

30A	(3) * 10THHN & (1) * 10 GR. 3/4" C.
60A	(3) * 6THHN & (1) * 10 GR. 1" C.
100A	(3) * 3THHN & (1) * 8 GR. 1 1/4" C.
150A	(3) 1/0THHN & (1) * 6 GR. 2" C.
200A	(3) 3/0THHN & (1) * 6 GR. 2" C.
300A	(3) 350MCMTHHN & (1) * 4 GR. 3" C.
400A	(3) 500MCMTHHN & (1) * 3 GR. 3" C.
600A	2- 3" C., EA. w/ (3) 350MCMTHHN & (1) * 1 GR.

*SIZES BASED ON COPPER WIRE



5 TYPICAL GROUNDING DETAIL
 SCALE: N.T.S.

STATE OF KENTUCKY
 IAN BLAKE
 TIDALE
 33355
 LICENSED PROFESSIONAL ENGINEER
 04/15/23

REB ARCHITECTS

103 WIND HAVEN DR. STE 101
 NICHOLASVILLE KY 40356
 859.523.1500

SE Engineering

1733 Campus Plaza Court,
 Suite 10
 Bowling Green, KY 42101
 Phone: 270-795-3052
 Fax: 270-842-3102

REVISION	DATE

KHC Application
 04/15/23

PROJECT NUMBER
 2023-1033

DRAWN BY: CLD

Sutton Landing
 Simon Kenton Ave. Maysville, KY
 Meter Center Electrical Riser Diagram