

Fort Wayne Housing Authority Hillcrest Commons



711 E Tillman Rd
Ft Wayne, IN 46816

modelgroup

fwaha
FORT WAYNE housing authority

SYMBOLS KEY

EARTHWORK	WOOD	NON-ASBESTOS BUILDING MATERIAL TEST LOCATION	ASBESTOS BUILDING MATERIAL TEST LOCATION
EARTH UNDISTURBED FILL	FINISH WOOD	L0001	L0001
EARTH COMPACTED FILL	WOOD BLOCKING	DENOTES PROJECT COMMISSION NUMBER/TEST CUT NUMBER	
GRANULAR FILL	PLYWOOD	DENOTES APPLICATION OF BUILDING MATERIAL ASSEMBLY AS ROOF MEMBRANE OR FLASHING	
SAND			
CONCRETE	INSULATION	ELEVATION TARGET	ENLARGED PLAN/DETAIL
CONCRETE	BATT/LOOSE INSULATION	EL=100'-0"	1 DETAIL
	RIGID INSULATION		A101 SHEET
GLASS		1 COLUMN CENTERLINE	1 DETAIL
GLASS			A101 SHEET
GLASS BLOCK		1 BUILDING SECTION	1 DETAIL
			A101 SHEET
MASONRY	METALS	1 WALL SECTION	ELEVATIONS
CONCRETE MASONRY UNIT	STEEL		OFFICE ROOM NAME
BRICK	ALUMINUM		104 ROOM NUMBER
		XX WORK DESCRIPTION NOTE	XX DETAIL DESCRIPTION NOTES
		XX DEMO WORK DESCRIPTION NOTE	XX WINDOW OR ROOF AREA

AREA MAP

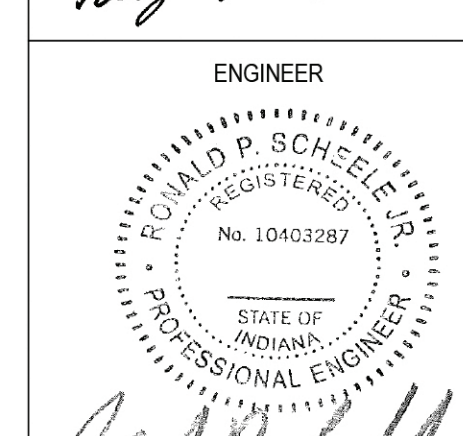
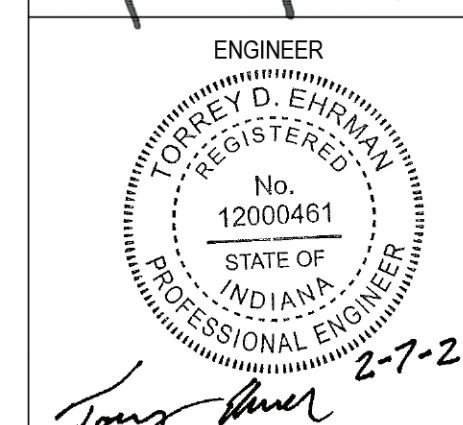
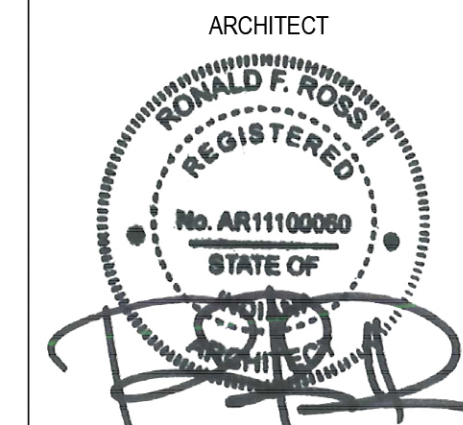


General Notes

CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, GRASS AND OTHER PLANTINGS AND SHALL RESTORE ALL DISTURBED AREAS PRIOR TO FINAL COMPLETION, INCLUDING REGRADING AND FILLING OF RUTS, RESEEDING AND COVERING WITH STRAW MULCH.

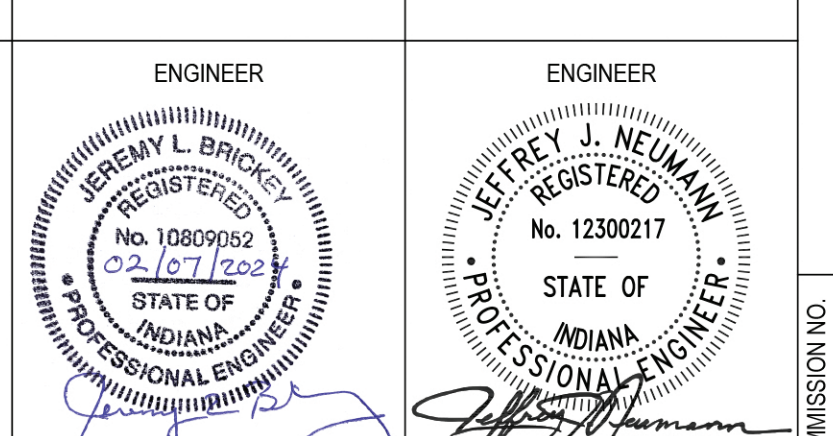
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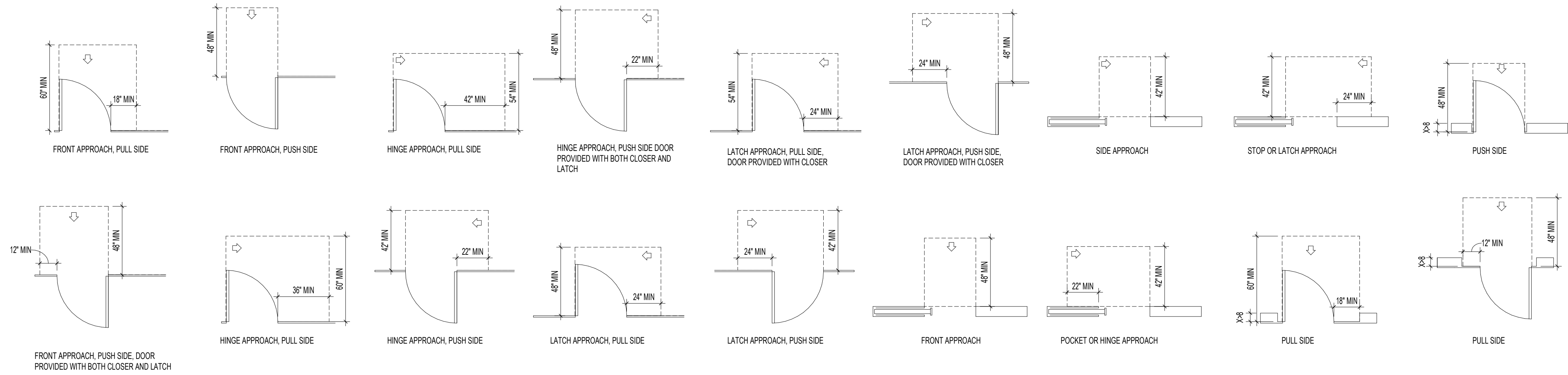
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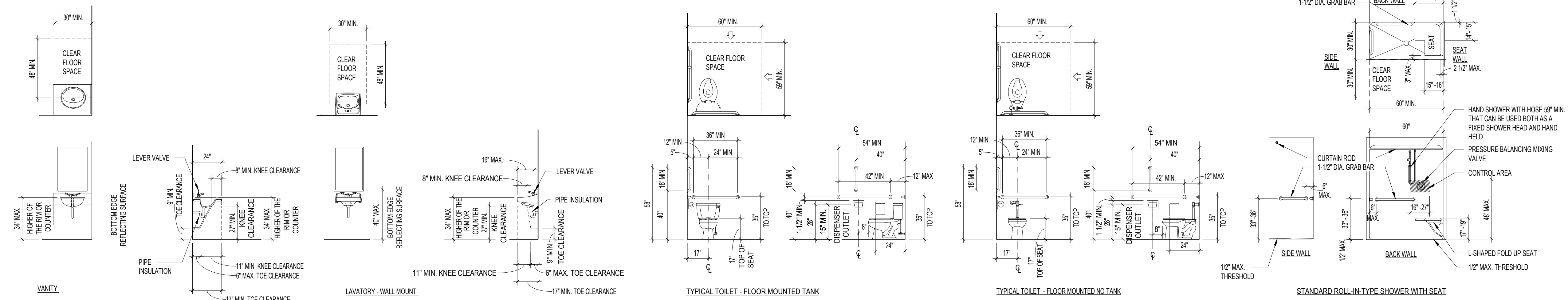
2/7/2024

Hillcrest Commons
COMMISSION NO. F23066

DOOR MANEUVERING CLEARANCES

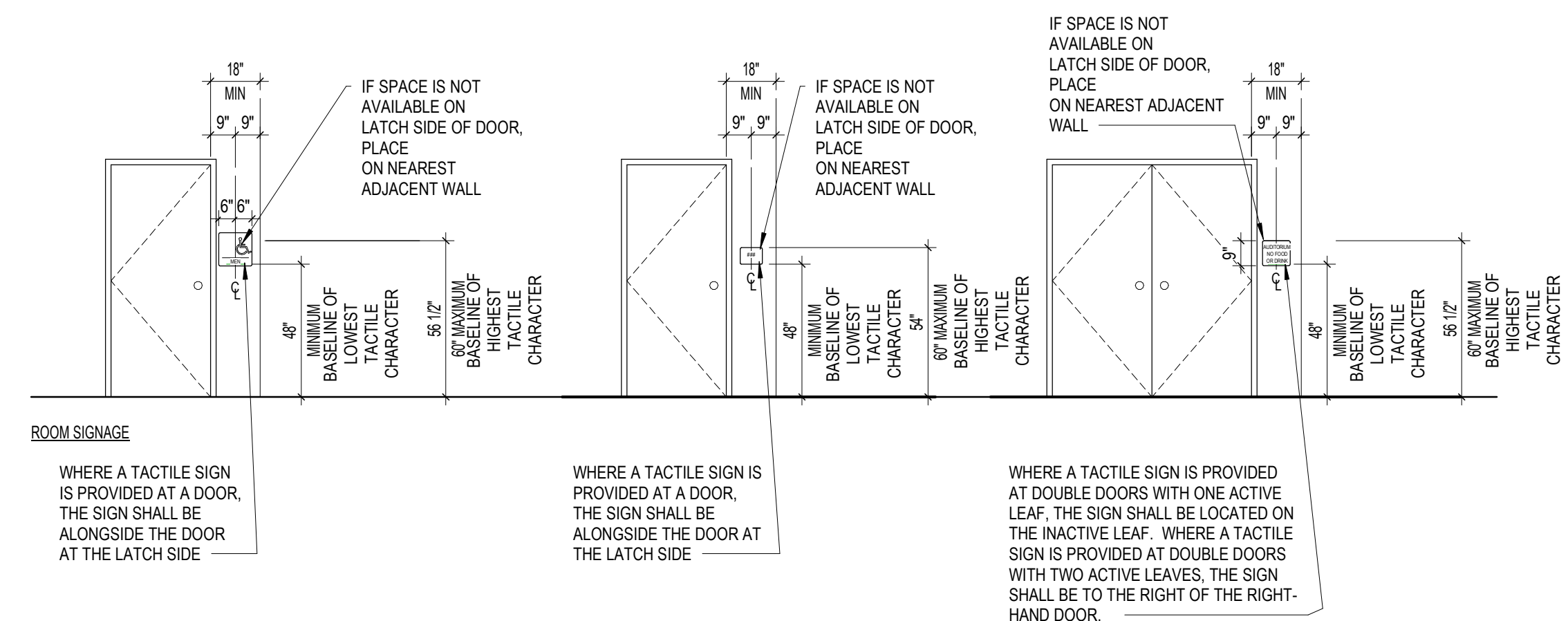
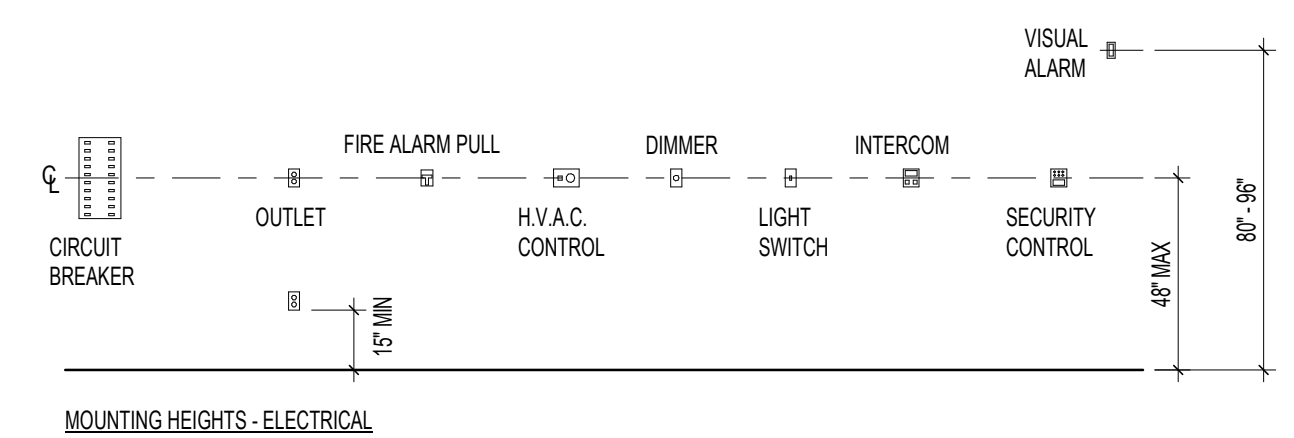
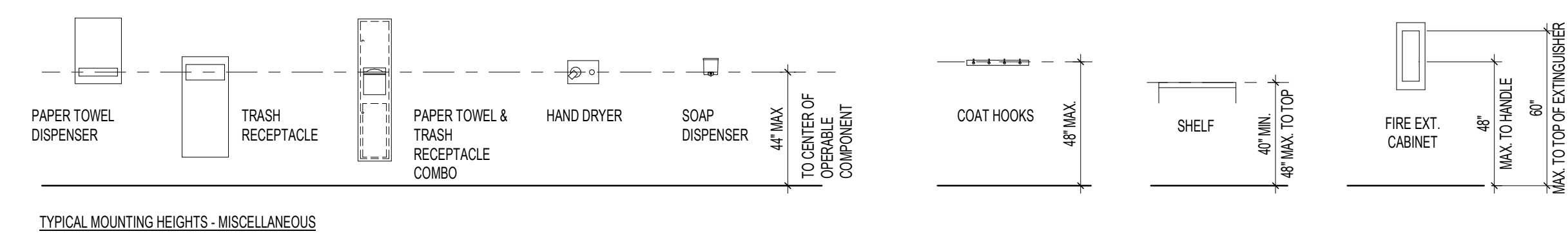


ADA MOUNTING HEIGHTS



1. LAVATORIES & SINKS - EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

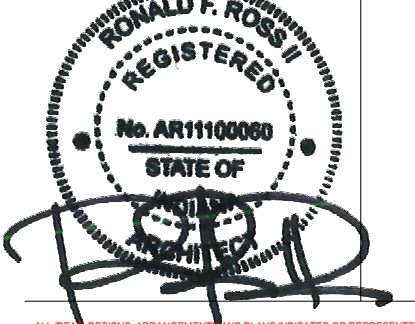
2. FAUCETS - LEVER OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST TEN (10) SECONDS.



New Construction and Renovation Work for :
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DRAWN BY: Author
 COMMISSION NUMBER: F23066
 REVIEWED BY: _____
 DATE: 2024-02-07

G101

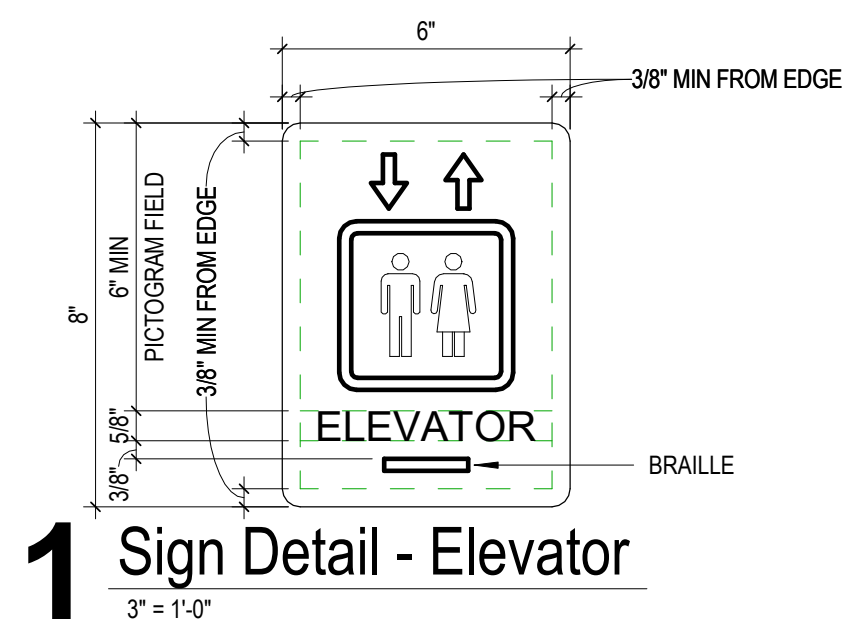
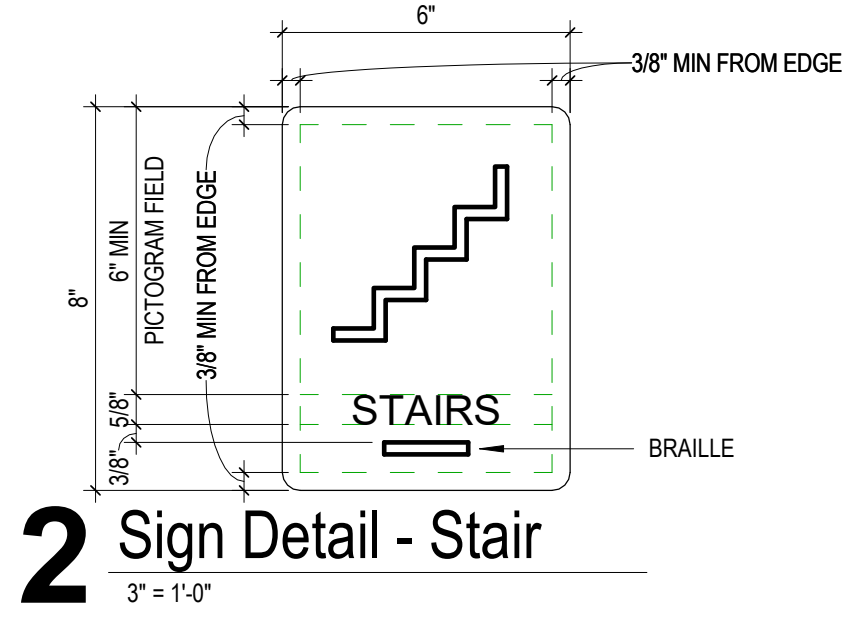
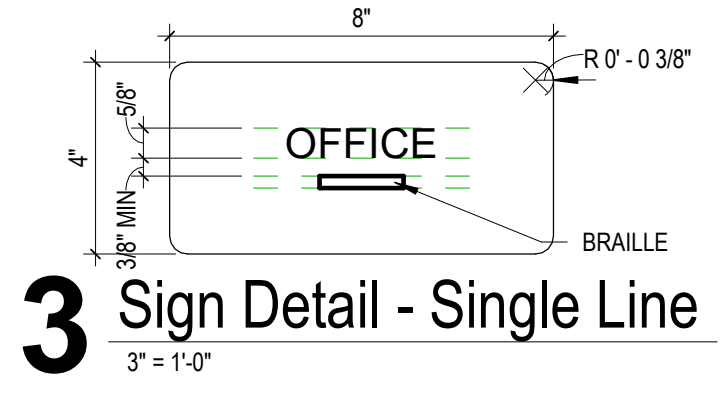
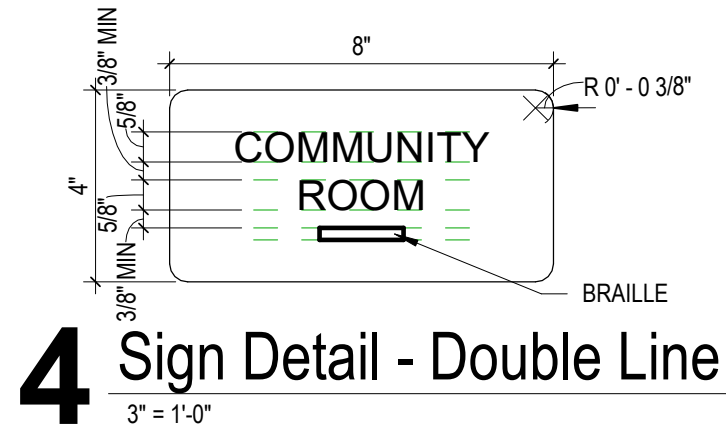
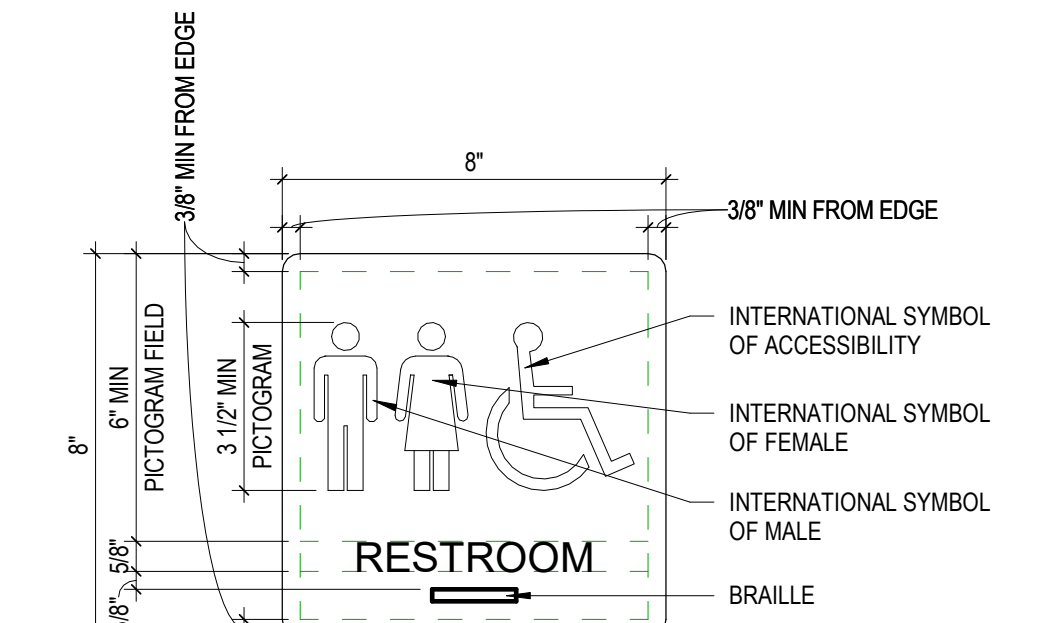
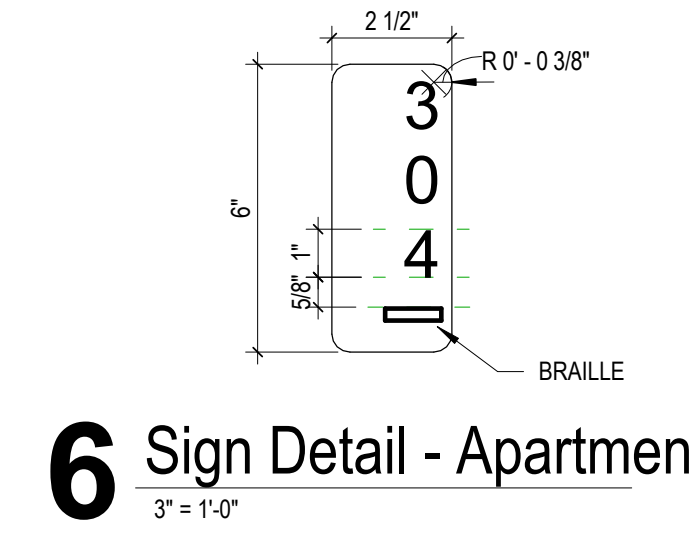
GENERAL DETAILS

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QAP Universal Design Features

- A (3)**
- Curb cuts along an accessible route throughout the development in accordance with 2009 ICC A117.1 Section 406.13
 - Grab Bars in bathroom and shower in 10% of the units (1st bathroom only for two bathroom units) Toilets that meet the provisions for location, clearance, height, and grab bars in 2009 ICC A117.1 Section 604.5 in one bathroom in each unit
 - Carpet complying with ICC A117.1 Section 302.2 or slip resistant flooring
- B (6)**
- Remote control heating and cooling in each unit, such as a programmable thermostat.
 - In the kitchen, provide a 30"x48" clear floor space adjacent to the sink, dishwasher, cooktop, oven, refrigerator/freezer and trash compactor
 - For kitchen and bathroom countertops, provide a visual contrast at the front edge of the counter or between the counter and the cabinet in all units
 - Provide a 30"x48" clear floor space in each bathroom. Where bathroom doors swing in, the clear floor space must be beyond the swing of the door.
 - All doors intended for user passage shall have a minimum clear width opening of 32"
 - Provide a means of identifying visitors without opening the door in accordance with ICC A117.1 Section 1006.5.2
 - Significant color contrast between floor surfaces and trim in each unit
- C (10)**
- Light switches located 48" maximum above the finished floor in each unit
 - Rocker type or touch sensitive light switches
 - Over bathroom lavatories, mirrors with bottom edge of reflecting surface 40 inches maximum above the floor or a tilt mirror that provides a similar view in each unit
 - Lever handle faucets on lavatories and sinks in each unit
 - Where provided, signage identifying unit numbers shall be visual characters, raised characters, and braille
 - Pulls on drawers & cabinets in each unit
 - Levers hardware doors intended for user passage in each unit
 - Electric outlets raised 15" minimum above the finished floor in each unit. Dedicated outlets and floor outlets are not required to comply with this section
 - Countertop lavatories with lavatories located as close to the front edge as possible in 10% of the units
 - Mailboxes located between 24"-48" above the ground

Door Signage Schedule			
Door Number	Sign Text	Sign Detail #	Sign Comments
H1	101	6	
H2	102	6	
H3	103	6	
H4	104	5	
H5	105	6	
H6	106	6	
H11	201	6	
H12	202	5	
H13	203	6	
H14	204	6	
H15	205	6	
H16	206	6	
H17	207	6	
H18	208	6	
H21	301	6	
H22	302	6	
H23	303	6	
H24	303	6	
H25	305	6	
H26	306	6	
H27	307	6	
H28	308	6	
H102	CONFERENCE ROOM	4	
H103	STAIRS	2	
H105A	COMMUNITY ROOM	4	
H106	COMMUNITY ROOM	4	
H111	STAIRS	2	
H113	MECHANICAL	3	
H114	L.T.	3	
H115	MECHANICAL	3	
H117	RESTROOM	5	
H118	LAUNDRY ROOM	4	
H119	RISER ROOM	4	EXTERIOR GRADE
H202	EXERCISE ROOM	4	
H203	STAIRS	2	
H204	MECHANICAL	3	
H205	STORAGE	3	
H211	STAIRS	2	
H302	THEATER	3	
H303	STAIRS	2	
H304	MECHANICAL	3	
H305	COMPUTER ROOM	4	
H311	STAIRS	2	
NONE	ELEVATOR	1	
NONE	ELEVATOR	1	
NONE	ELEVATOR	1	



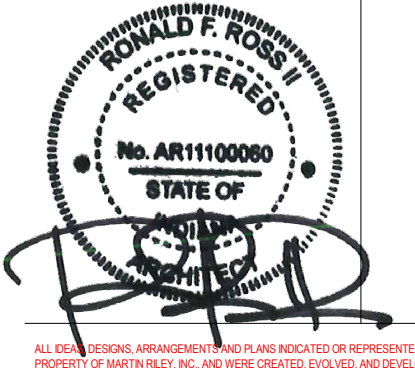
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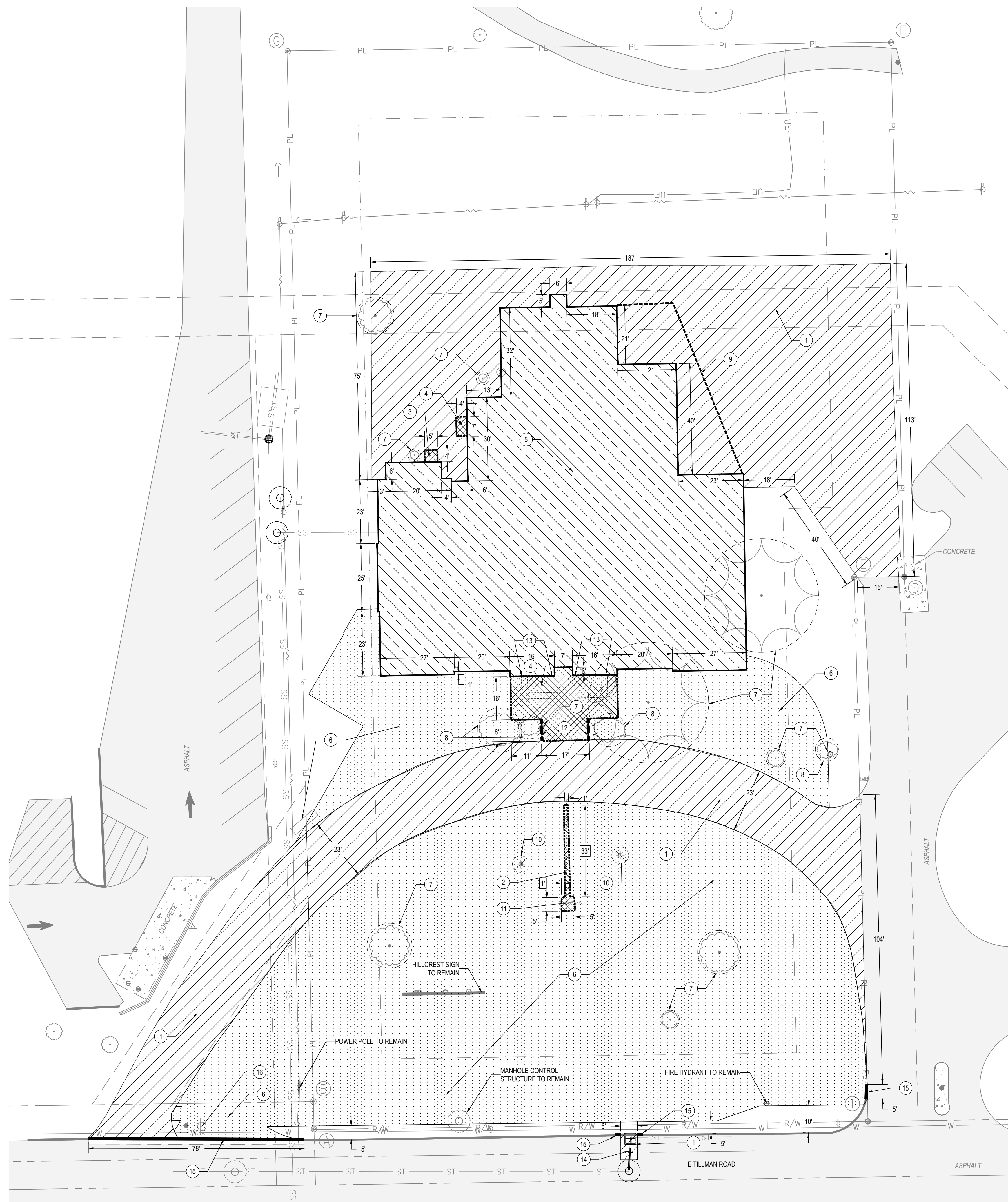


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REVISION	DATE

DRAWN BY:	MEK	REVIEWED BY:	PMK
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

G102



General Demolition Notes

- LITTERING STREETS-** THE CONTRACTOR SHALL REMOVE ANY DEMOLITION DEBRIS OR MUD FROM ANY STREET, ALLEY, RIGHT OF WAY RESULTING FROM THE EXECUTION OF THE DEMOLITION WORK. LITTERING OF THE SITE SHALL NOT BE PERMITTED. ALL WASTE MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE.
- STREET CLOSURES-** IF IT SHOULD BECOME NECESSARY TO CLOSE ANY TRAFFIC OR PARKING LANES, CONTRACTOR SHALL BE RESPONSIBLE TO ACQUIRE NECESSARY PERMITS AND PLACE ADEQUATE BARRICADES AND WARNING SIGNS AS REQUIRED BY THE CITY OF FORT WAYNE and/or ALLEN COUNTY. STREET OR LANE CLOSURES SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTIONAL AUTHORITY.
- GENERAL PROTECTION- WHERE APPLICABLE**
 - SIDEWALKS-** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC SIDEWALKS IF SCHEDULED TO REMAIN, ABUTTING OR ADJACENT TO THE PROJECT SITE. REPAIR OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE WORK (REPLACEMENT PER THE CITY OF FORT WAYNE and/or ALLEN COUNTY STANDARDS).
 - PEDESTRIAN ACCESS/ VEHICULAR TRAFFIC-** IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE AND CONSTRUCT NECESSARY WARNING SIGNS, BARRICADES FENCING OR TEMPORARY ACCESS AS DIRECTED BY OWNER OR LOCAL AUTHORITY.
 - DEMOLITION HOURS-** CONTRACTOR SHALL COMPLY WITH ANY RESTRICTIONS TO WORKING HOURS AS DIRECTED BY LOCAL AUTHORITY.
 - NOISE POLLUTION-** ALL CONSTRUCTION EQUIPMENT SHALL BE IN GOOD REPAIR AND ADEQUATELY MUFFLED, OR AS DIRECTED BY LOCAL AUTHORITY.
 - DUST CONTROL-** THE CONTRACTOR SHALL TAKE APPROPRIATE ACTIONS TO MINIMIZE ATMOSPHERIC POLLUTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT LIMITED TO, USE OF WATER OR CHEMICALS FOR DUST CONTROL IN THE DEMOLITION OF BUILDING STRUCTURES, PAVING OR CLEARING OF LAND AND AS REQUIRED BY LOCAL AUTHORITY. OPEN-BODY TRUCKS LIKELY OF CREATING AIRBORNE DUSTS SHALL BE COVERED.
- REQUIREMENTS FOR THE REDUCTIONS OF FIRE HAZARDS-** THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AND MAINTAINING THE CORRECT TYPE AND CLASS OF FIRE EXTINGUISHER ON SITE. NO MATERIAL OBSTRUCTIONS OR DEBRIS SHALL BE PLACED OR ALLOWED TO ACCUMULATE WITHIN 15 FEET OF ANY FIRE HYDRANT.
- PROTECTION OF PUBLIC UTILITIES-** THE CONTRACTOR SHALL NOT DAMAGE EXISTING FIRE HYDRANTS, TRAFFIC SIGNALS, POWER POLES, TELEPHONE POLES, FIRE ALARM BOXES, WIRE CABLES AND/ OR UNDERGROUND UTILITIES TO REMAIN OR OTHER APPURTENANCES IN THE VICINITY OF THE SITE.
- PROTECTION OF ADJACENT PROPERTIES-** THE CONTRACTOR SHALL NOT DAMAGE OR CAUSE TO BE DAMAGED ANY PUBLIC RIGHT-OF-WAY, STRUCTURES, PARKING LOTS, DRIVES, STREETS, SIDEWALKS, UTILITIES, LAWNS OR ANY OTHER PROPERTY ADJACENT TO THE PROJECT SITE.
- GENERAL DEMOLITION NOTE-** THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION AND SHALL INSPECT THE SITE FOR ITS CHARACTER AND THE TYPE OF IMPROVEMENTS TO BE DEMOLISHED. THE DEMOLITION LIMITS SHALL BE RELEASED TO THE CONTRACTOR UPON AWARD OF CONTRACT AND NOTICE TO PROCEED. THE CONTRACTOR SHALL HAVE FULL CONTROL OF DEMOLITION PROGRESS AND CLEARANCE OF THE SITE, SUBJECT TO THE PROJECT MANUAL AND SPECIFICATIONS.

Typical Site Demolition Notes

- REMOVE ASPHALT PAVEMENT IN ITS ENTIRETY
- REMOVE CONCRETE WALK IN ITS ENTIRETY
- REMOVE CONCRETE RAMP AND LANDING IN ITS ENTIRETY
- REMOVE CONCRETE STEPS AND LANDING IN ITS ENTIRETY
- REMOVE BUILDING IN ITS ENTIRETY. DISASSEMBLE BRICK FACADE WITH CARE TO SALVAGE 1000 SF OF EXISTING BRICK FOR USE IN NEW WORK - SEE SHEET D101
- CLEARING AND GRUBBING, TOPSOIL REMOVAL
- REMOVE EXISTING TREE- SEE SPECIFICATION FOR EXTENTS.
- REMOVE EXISTING SHRUB- SEE SPECIFICATION FOR EXTENTS.
- REMOVE EXISTING FENCE
- REMOVE EXISTING FLOOD LIGHT
- REMOVE FLAG POLE AND FOUNDATION IN ITS ENTIRETY
- REMOVE RETAINING WALL IN ITS ENTIRETY
- SALVAGE 4 ENTRY COLUMNS - SEE SHEET D101
- REMOVE STORM STRUCTURE, CASTING, AND SOUTHERN PIPES, AND EAST CONNECTION AND PIPE TO REMAIN
- REMOVE CONCRETE CURB, SAWCUT TO EXG EJ OR CJ
- REMOVE AND STORE EXISTING LIGHT POLE FOR RELOCATION. REMOVE BASE IN ITS ENTIRETY. COORDINATE WITH CITY OF FORT WAYNE STREET LIGHT DEPARTMENT CITY WILL DE-ENERGIZE CIRCUIT BETWEEN POLES N27 0013 AND N27 0015 AND RE-ENERGIZE CIRCUIT UPON COMPLETION OF ALL WORK

Note: ALL DEMOLISHED MATERIAL FROM CONSTRUCTION ACTIVITIES SHALL BE REMOVED OFF-SITE AND DISPOSED OF IN A LEGAL MANNER.

- LEGEND:
- ASPHALT PAVEMENT REMOVAL
 - CONCRETE PAVEMENT REMOVAL
 - BUILDING REMOVAL
 - TOPSOIL REMOVAL
 - RETAINING WALL REMOVAL
 - CURB REMOVAL
 - EXISTING FENCING/ GATES TO BE REMOVED
 - EXISTING TREE REMOVAL
 - EXISTING FLOOD LIGHT TO BE REMOVED

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REVISION	DATE

DRAWN BY: FGR
 COMMISSION NUMBER: F23066
 REVIEWED BY: TDE
 DATE: 2024-02-07

C101

SITE DEMOLITION PLAN

General Grading and Drainage Notes

- FIELD VERIFY ELEVATION OF OUTLET PIPE AT PROPOSED CONNECTION POINT PRIOR TO ORDERING STRUCTURES AND PIPE. NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND.
- SLOPE FOR BANKS OF SWALES AND BASIN NOT TO EXCEED 4:1 UNLESS OTHERWISE NOTED.
- ALL GRADE SWALES ARE TO HAVE A 2 FOOT WIDE FLAT BOTTOM SECTION.

EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
PV	PAVEMENT
GR	GROUND
GL	GUTTER LINE
X-XXXX	EXISTING SPOT ELEVATION
X-XXX	PROPOSED SPOT ELEVATION
[Grey Box]	ASPHALT PAVEMENT SECTION
[Green Box]	GRASS SEED
[Light Green Box]	DETENTION BASIN
[White Box]	BUILDING
[Patterned Box]	CONCRETE PAVEMENT SECTION

--- XXXX ---	EXISTING MAJOR CONTOUR
--- XXX ---	EXISTING MINOR CONTOUR
--- XXX ---	PROPOSED MAJOR CONTOUR
--- XXX ---	PROPOSED MINOR CONTOUR



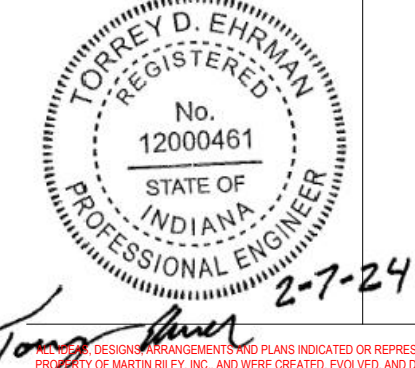
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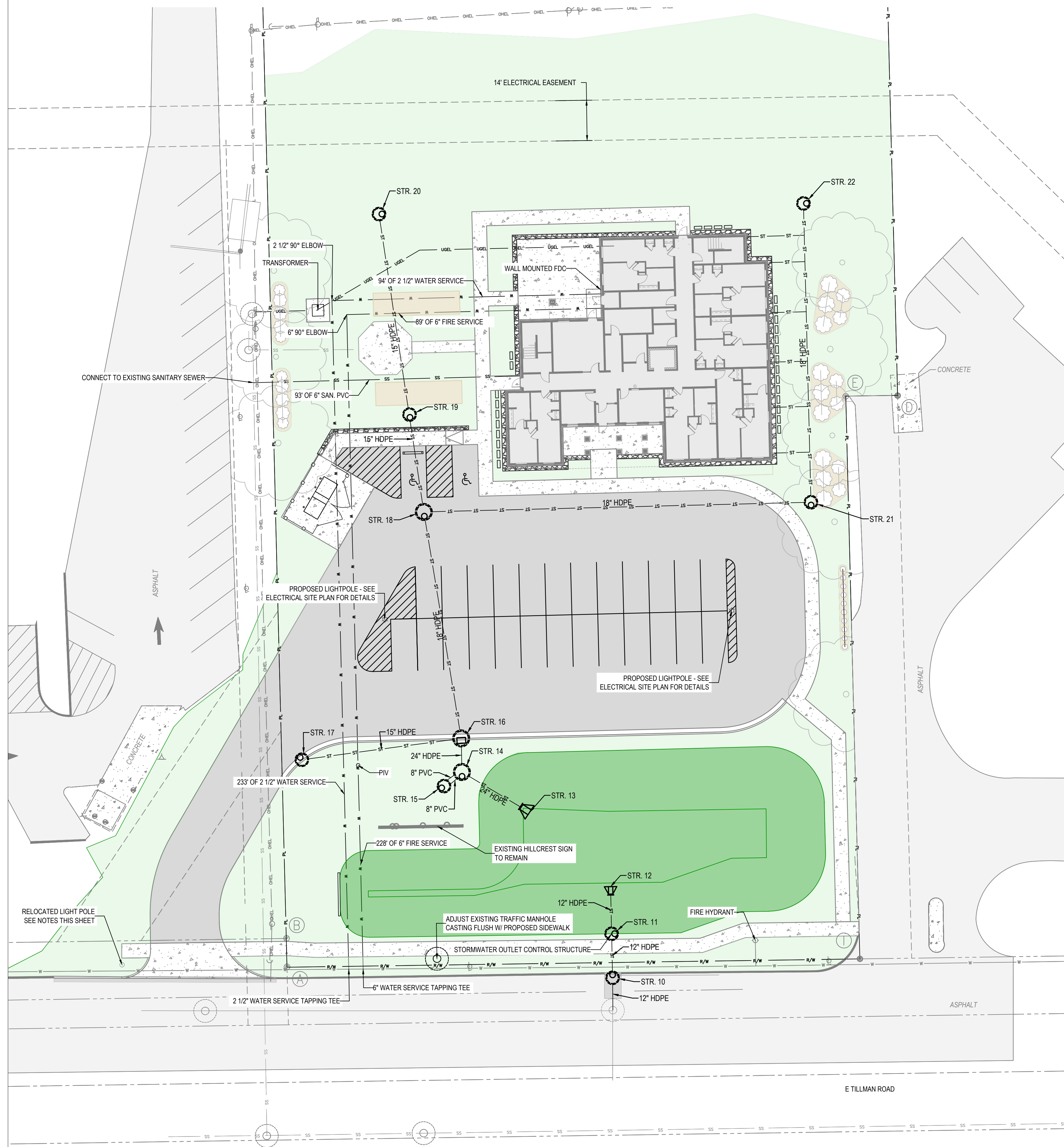


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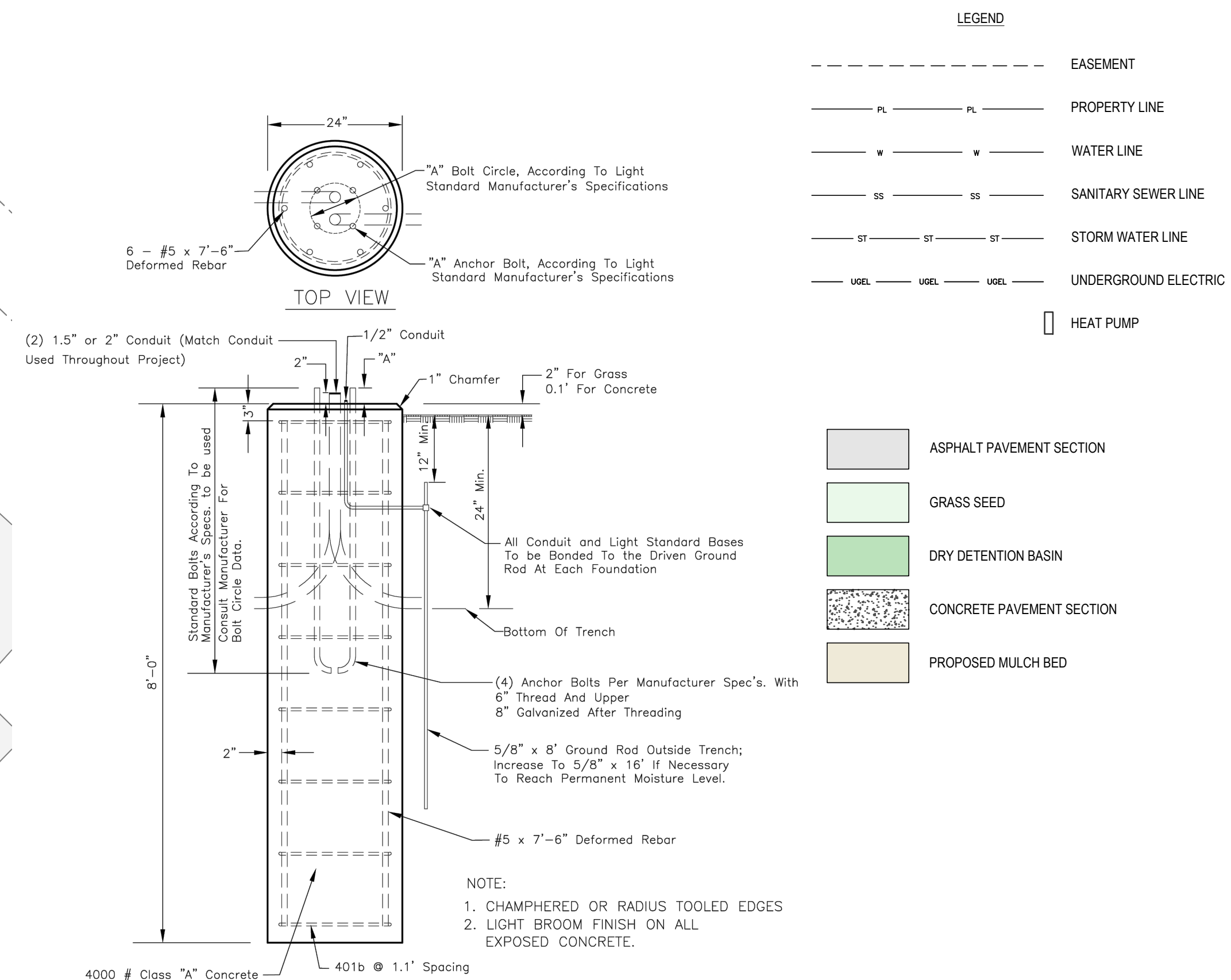
GRADING PLAN



1 Site Utility Plan
1" = 20'

General Construction Notes

1. ALL WATER MAINS, HYDRANT ASSEMBLIES AND SERVICE LINES ARE TO BE INSTALLED, TESTED, INSPECTED, AND SANITIZED PER CITY OF FORT WAYNE STANDARDS.
2. ALL SANITARY SEWERS ARE TO BE INSTALLED, AND INSPECTED PER CITY OF FORT WAYNE STANDARDS.



2 Light Pole Concrete Base Detail
NTS

Light Pole Relocation Notes

- ITEM #1: (SEE SHEET C101) LIGHT STANDARD, REMOVE (35' POLE, MAST ARM, LUMINAIRE, CONCRETE FOUNDATION), BACKFILL VOID. Remove light fixture assembly from existing foundation. Remove and dispose of concrete light standard offsite. Backfill voids to grade with #53/73 stone. This work is for light fixture N27 0014.
- ITEM #2: RE-INSTALL EXISTING 35' POLE, MAST ARM & LUMINAIRE. Re-install light fixture assembly (pole, mast arm & fixture) onto new concrete foundation. This work includes all wiring inside pole, terminations to luminaire and underground conductors.
- ITEM #3: CONNECTION OF NEW STREET LIGHTING CIRCUIT TO EXISTING POLE: Item shall include all excavation, materials, labor, and equipment for insertion of HDPE conduit and tray cable conductors, to existing lighting circuit in the base of the pole. Provide sufficient slack for new cables inside poles. The city of Fort Wayne will terminate new conductors to existing conductors. This work will be done at poles N27 0013 and N27 0015.
- ITEM #4: LIGHTING FOUNDATION, CONCRETE, WITH GROUNDING (24 IN DIAMETER X 96 IN DEPTH): Provide concrete pole base 24" diameter and 96" in depth, which includes electrical grounding and rebar. The item shall include new anchor bolts. Provide #53/73 stone backfill and compact in place. See attached pole base detail for further information.
- ITEM #5: WIRE, 3C16, XHHW-2, IN TRAY CABLE IN 1.5" HDPE CONDUIT: Item shall include all materials, equipment, and labor required to complete the installation and terminations as planned or directed. HDPE conduit shall be placed at a minimum depth of 24" below finish grade. Work shall include all wire terminations as required. Crimp connectors or split bolts shall be permitted. All terminations shall be taped with 33 vinyl tape over 130C rubber tape or approved equals. Measurement for payment shall be center to center between poles and power source. Provide new conduit wire between poles N27 0013 to N27 0014, and N27 0014 to N27 0015.

ESTIMATE OF QUANTITIES

PROJ TITLE: HILLCREST COMMONS RELOCATE STREET LIGHT N27 0014

DATE: 1/30/2024

BID DATE:

Section Title	Line Item	Item Code	Item Description	UoM	Quantity	Unit Price	Extension
	1		LIGHT STANDARD, REMOVE (35' POLE, MAST ARM, LUMINAIRE, CONCRETE FOUNDATIONS), BACKFILL VOID.	EA	1		
	2		RE-INSTALL EXISTING 35' POLE, MAST ARM & LUMINAIRE	EA	1		
	3		CONNECTION OF NEW STREET LIGHTING CIRCUIT TO EXISTING POLE	EA	2		
	4		LIGHTING FOUNDATION, CONCRETE, W/GROUNDING & REBAR, 24 IN DIA. X 96 IN DEPTH	EA	1		
	5		3/C #6 XHHW-2 TRAY CABLE IN 1.5" HDPE CONDUIT	LF	225		
TOTALS FOR ABOVE UNIT PRICES							

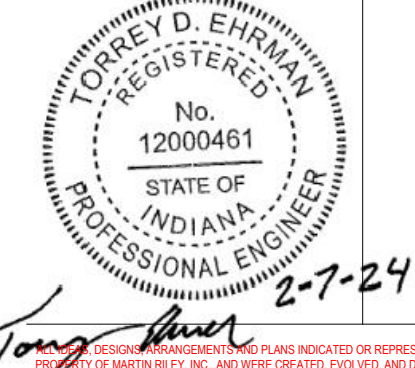
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802
phone 260.422.7994
fax 260.426.2067

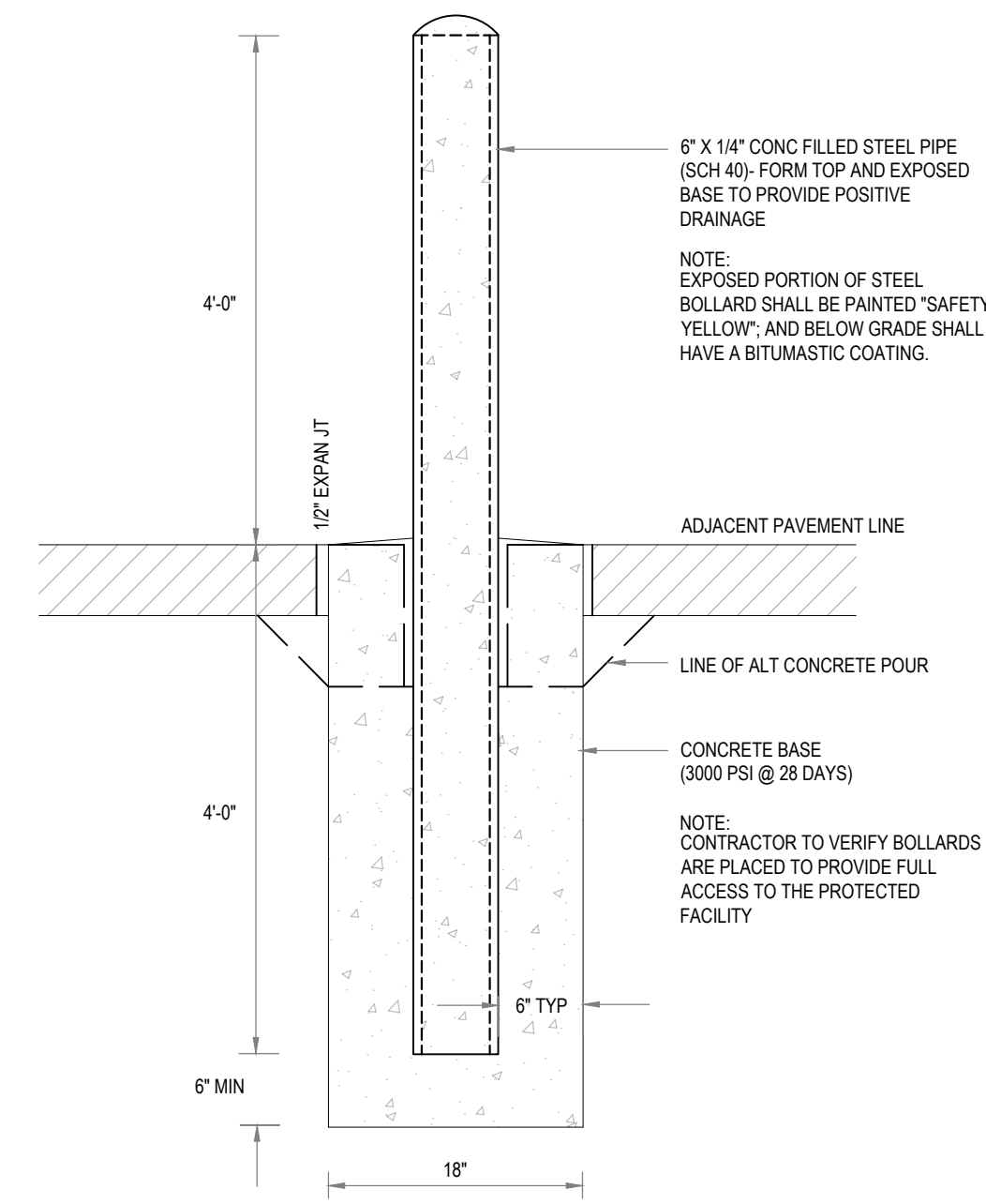


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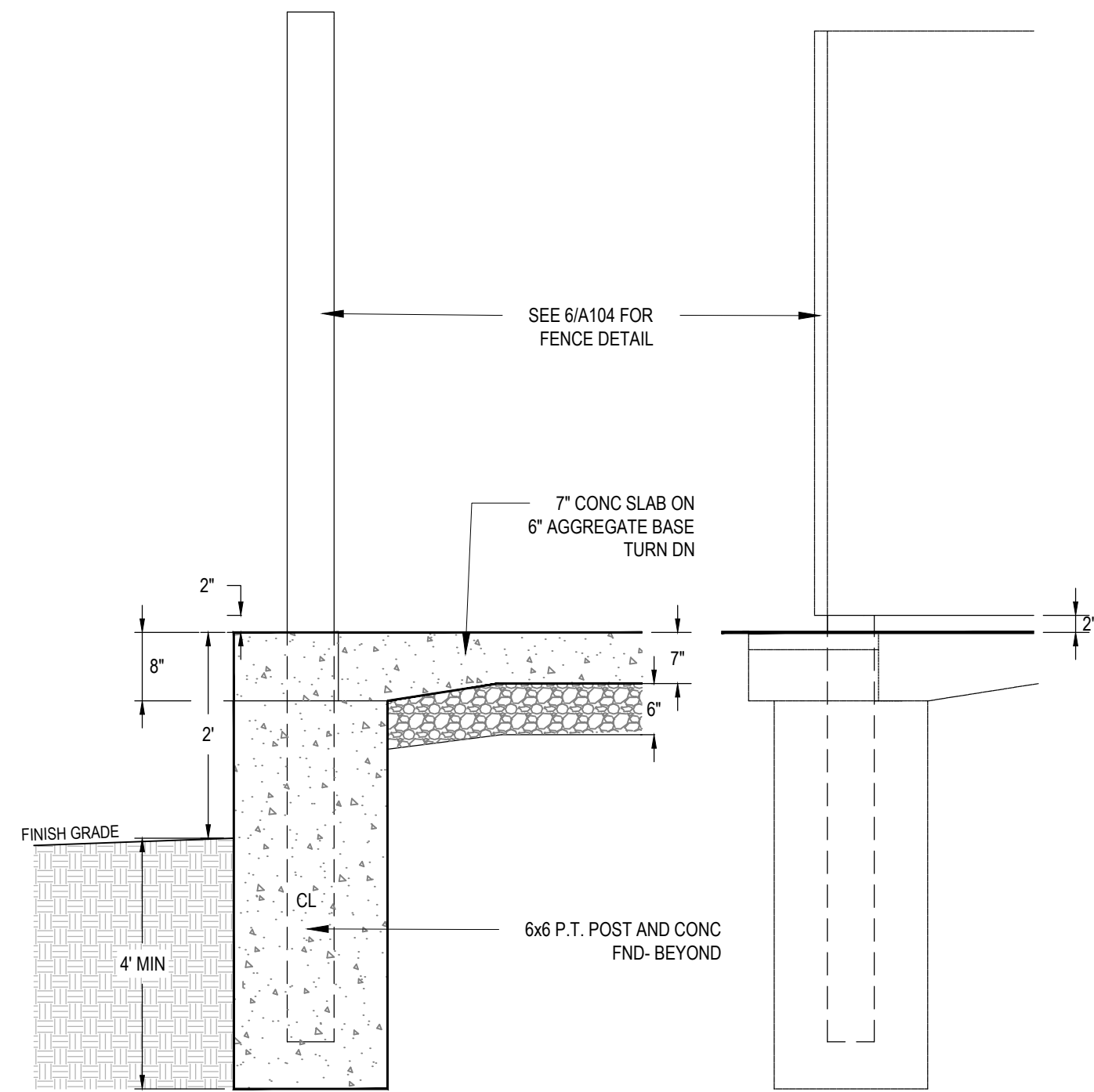
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DATE: 2024-02-07

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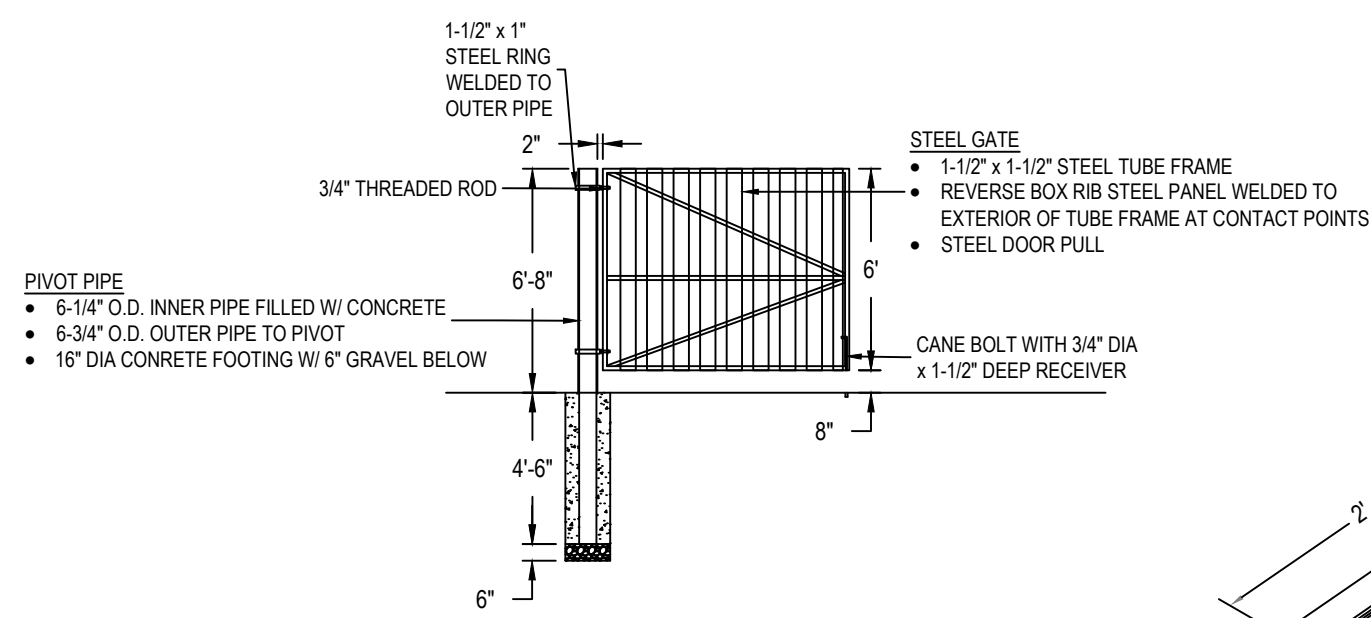
SITE UTILITY PLAN



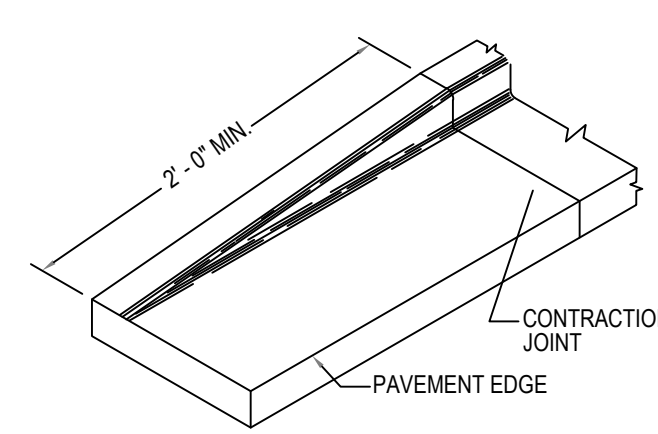
14 Bollard Detail
NTS



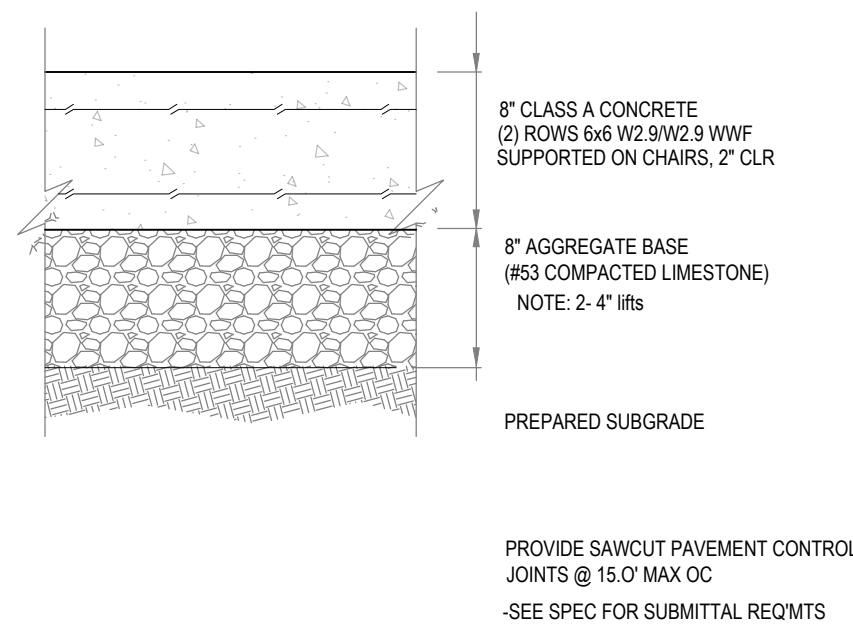
13 Wood Fence Detail
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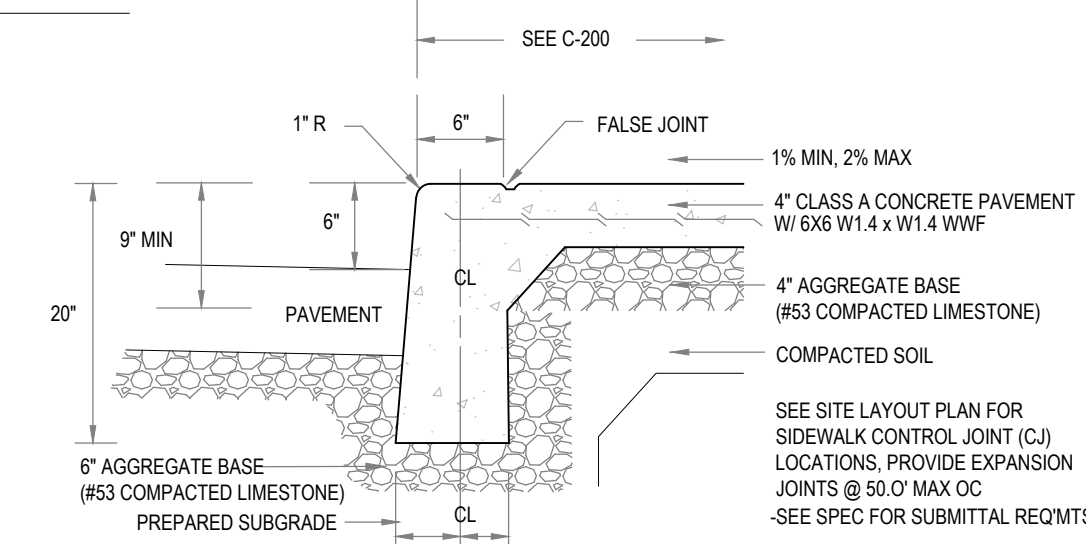
10 Double Swing Gate Detail
NTS



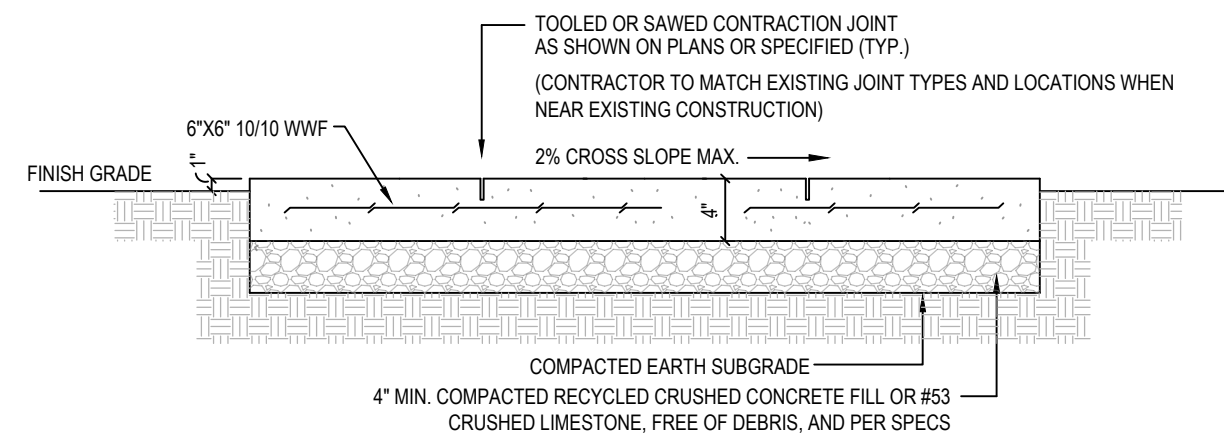
9 Concrete Curb End Taper
NTS



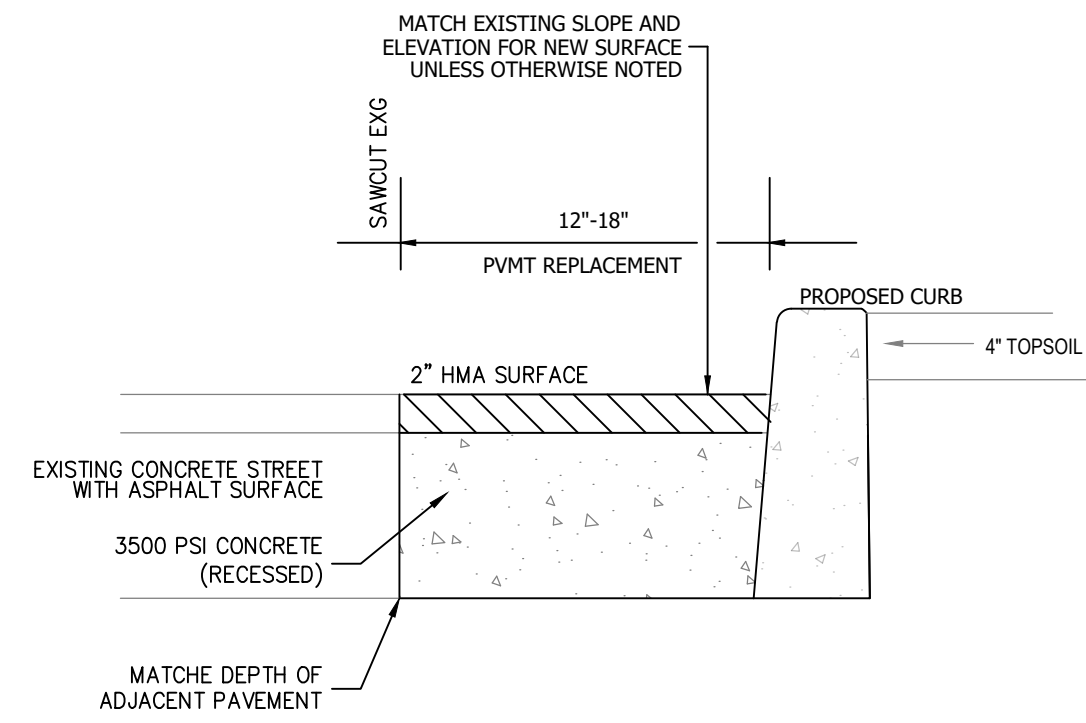
4 Heavy Duty Concrete Pavement
NTS



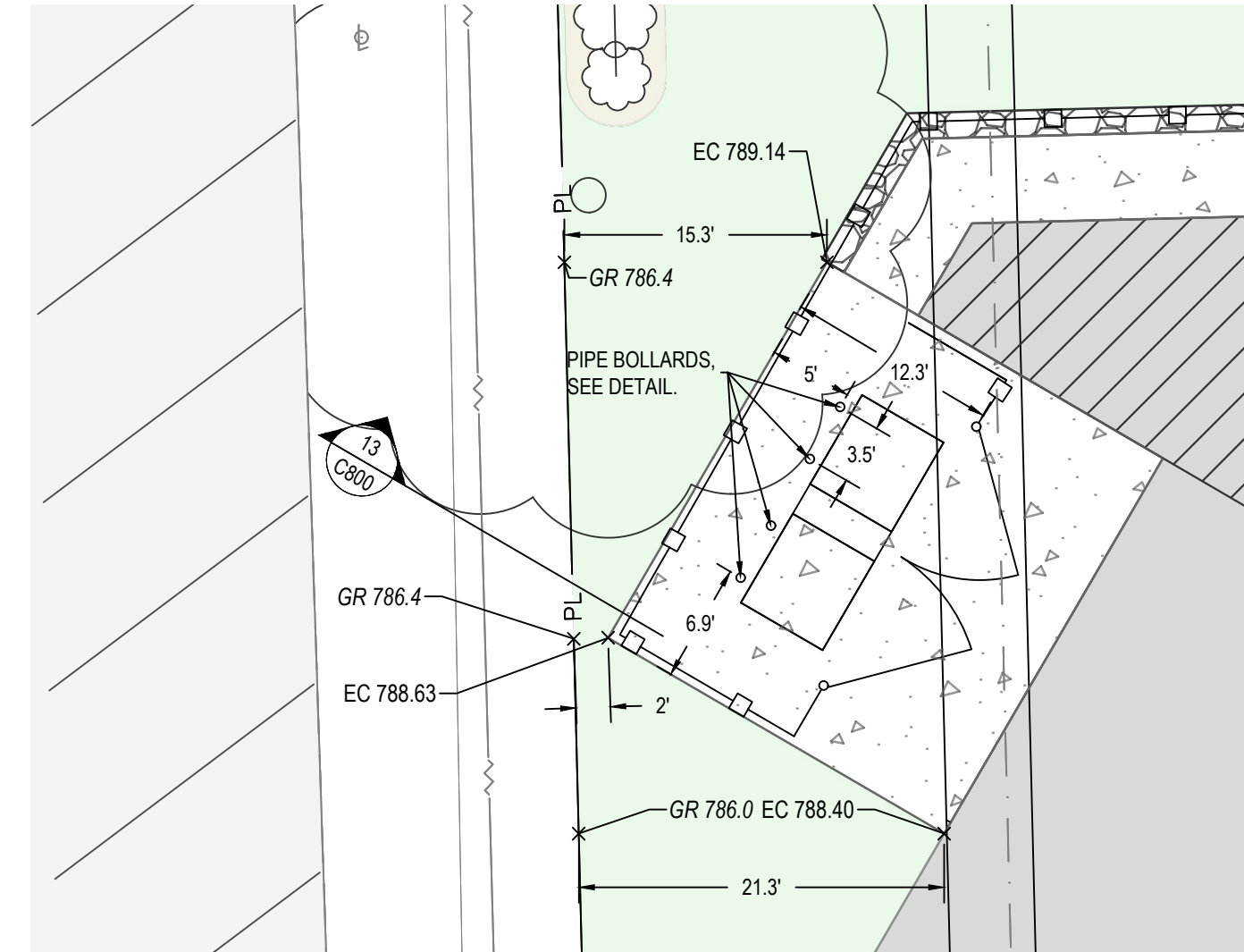
8 Curb Type "C-1" - Curbface Walk
NTS



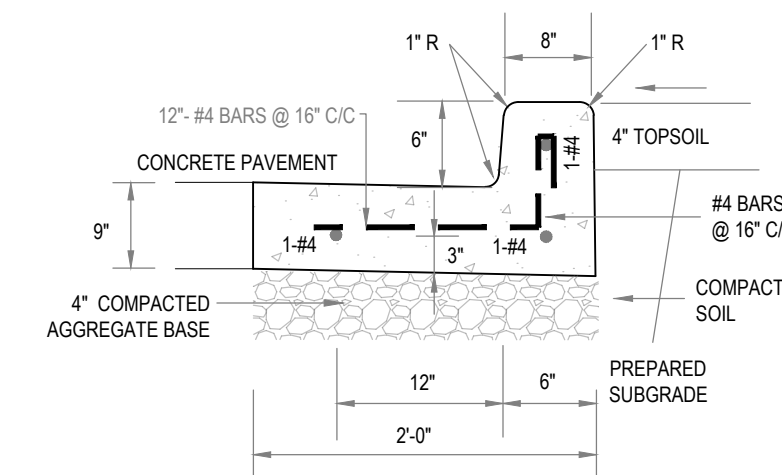
3 Concrete Sidewalk Detail
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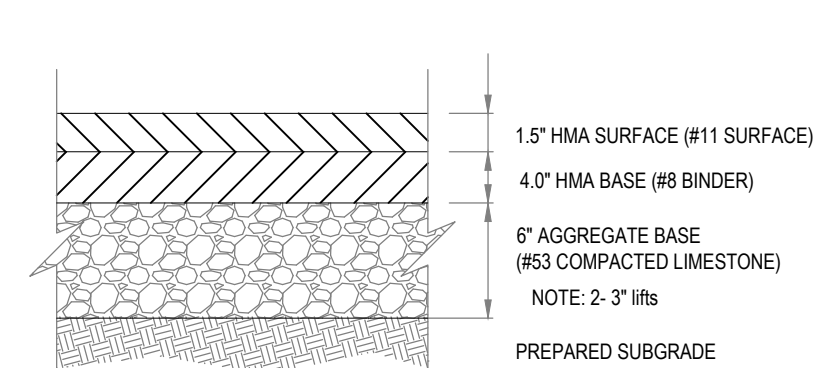
15 Asphalt Pavement Patching
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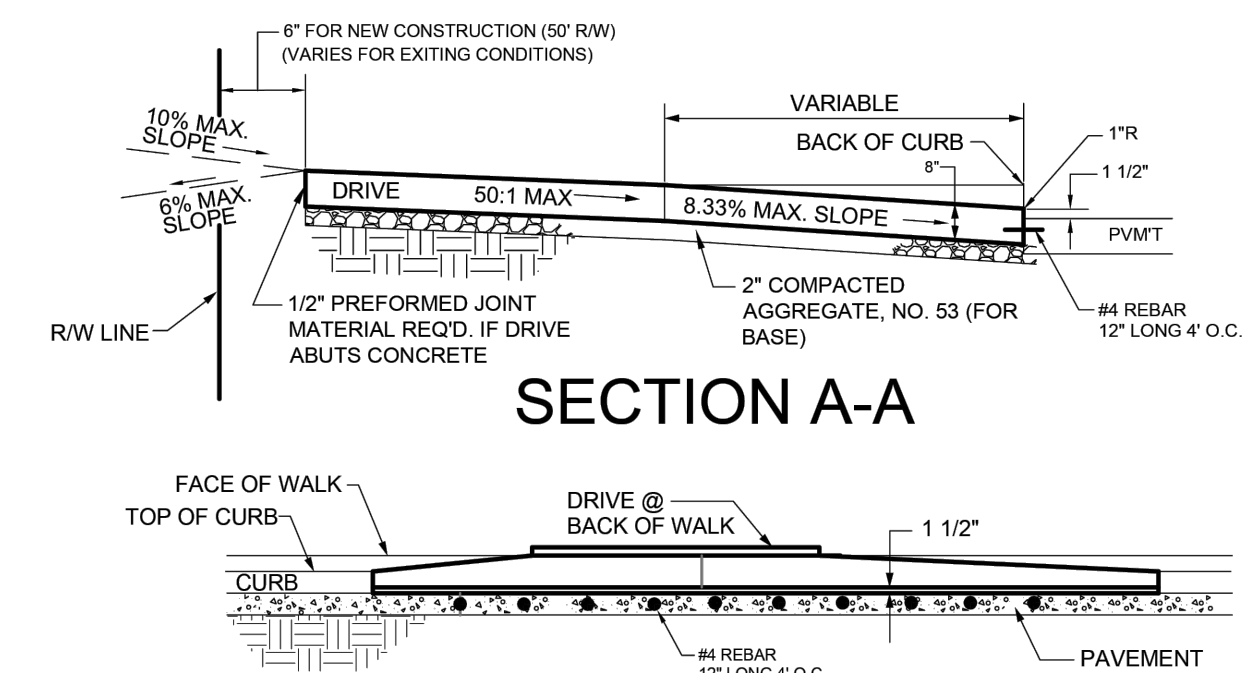
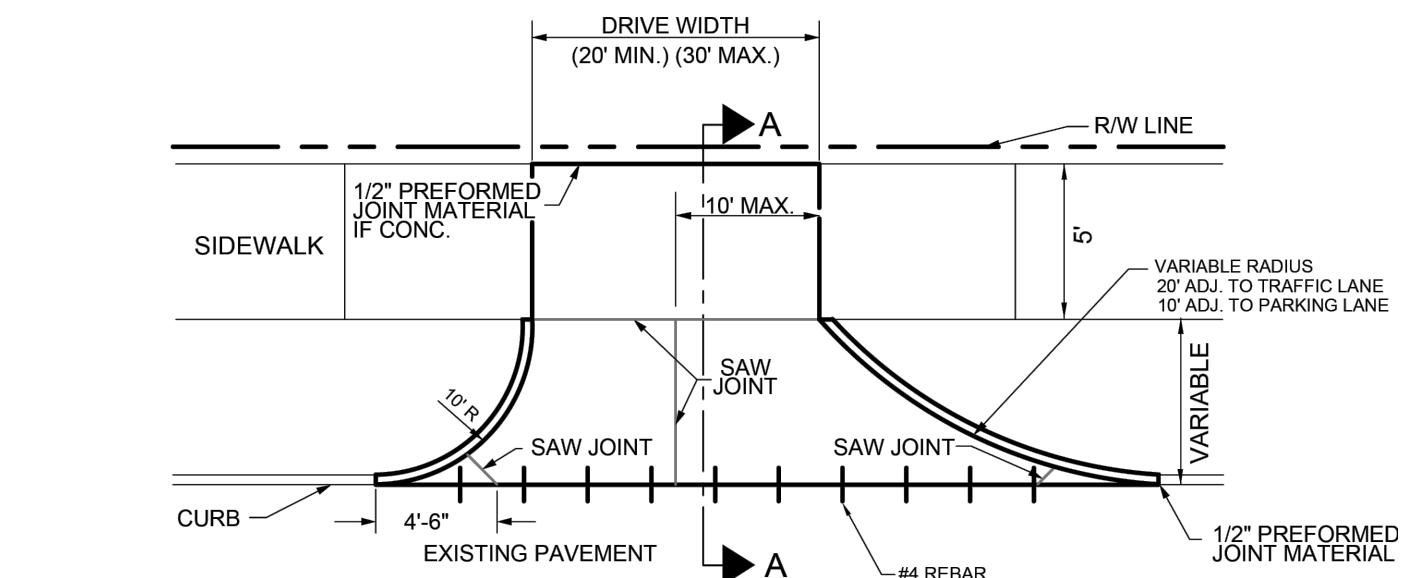
12 Dumpster Enclosure
1" = 10'



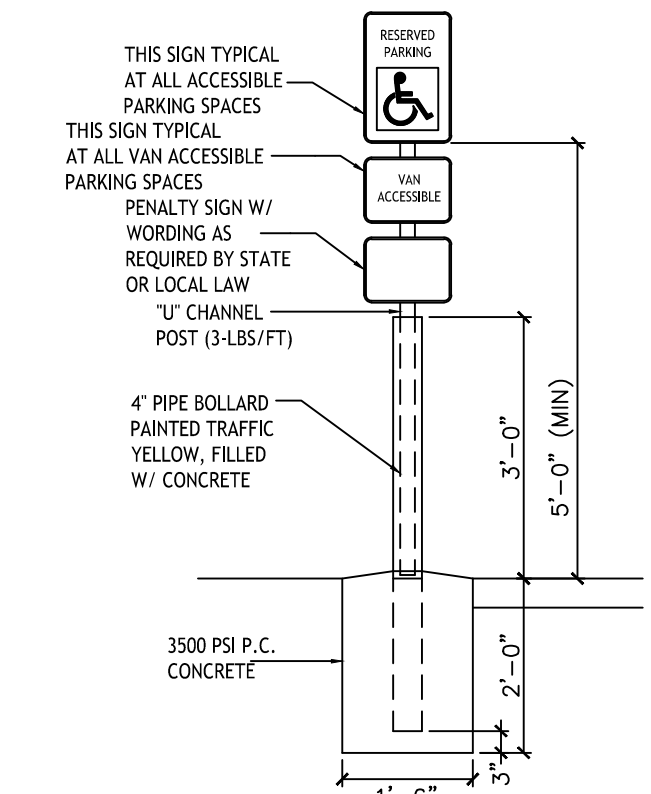
7 Curb Type "C-3" - Curb & Gutter
NTS



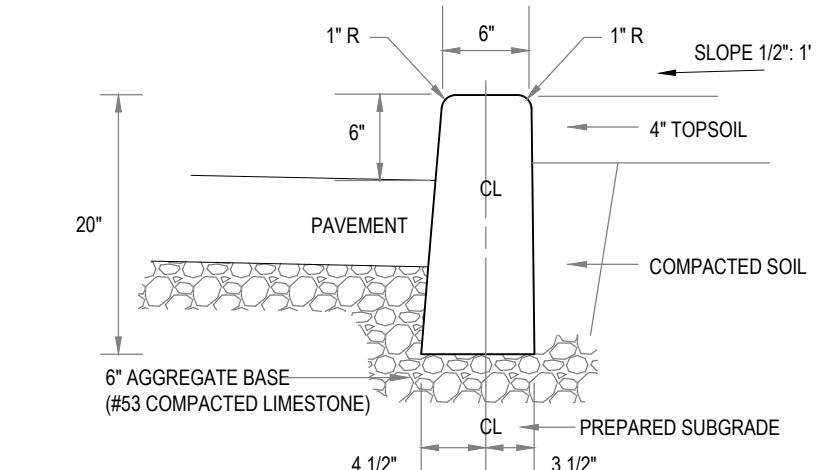
2 Heavy Duty Asphalt Pavement
NTS



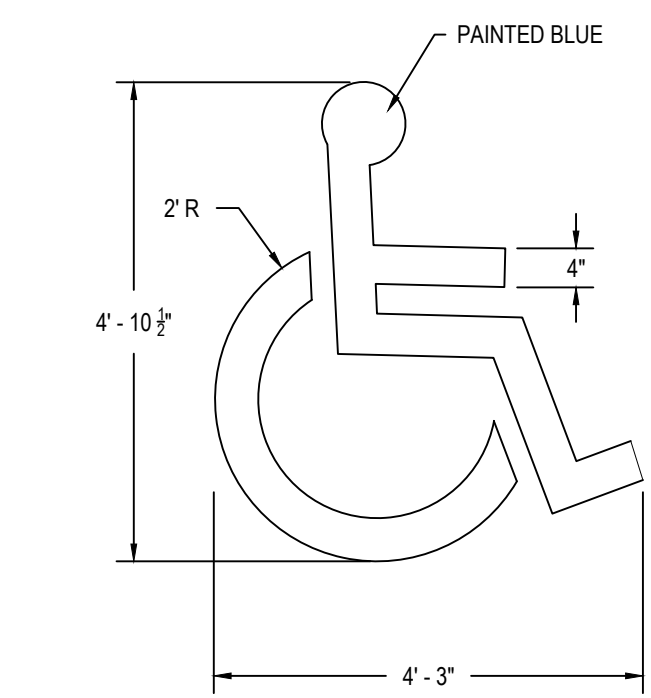
11 Concrete Drive Approach
NTS



6 ADA Parking Space Sign
NTS



1 Curb Type "C-2" Straight
NTS



5 Accessibility Marking
NTS

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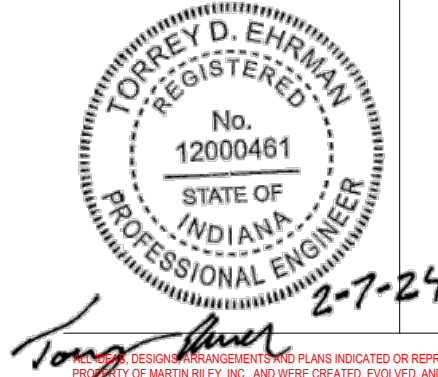
Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



MARTIN RILEY
architects+engineers

221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2607



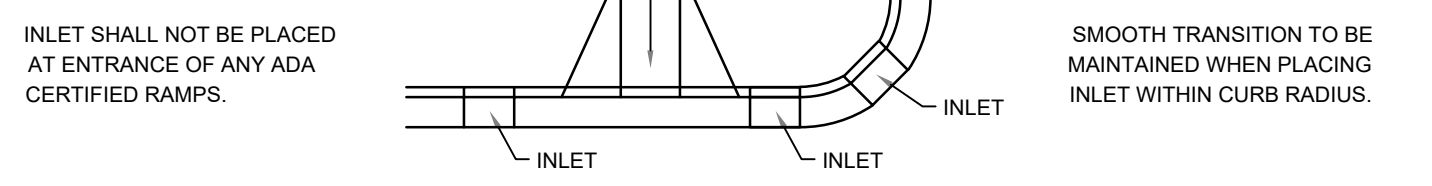
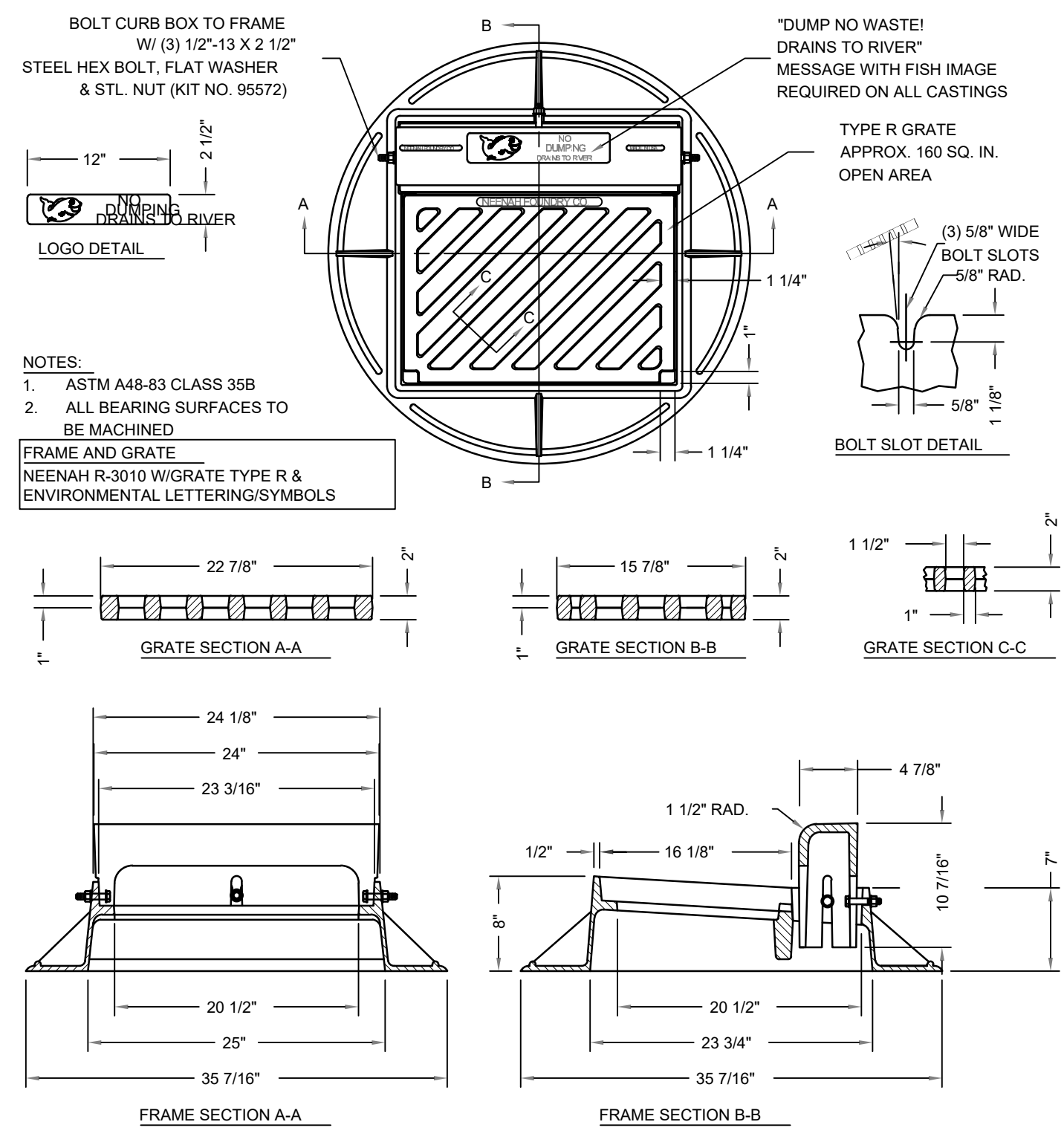
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REVISION	DATE

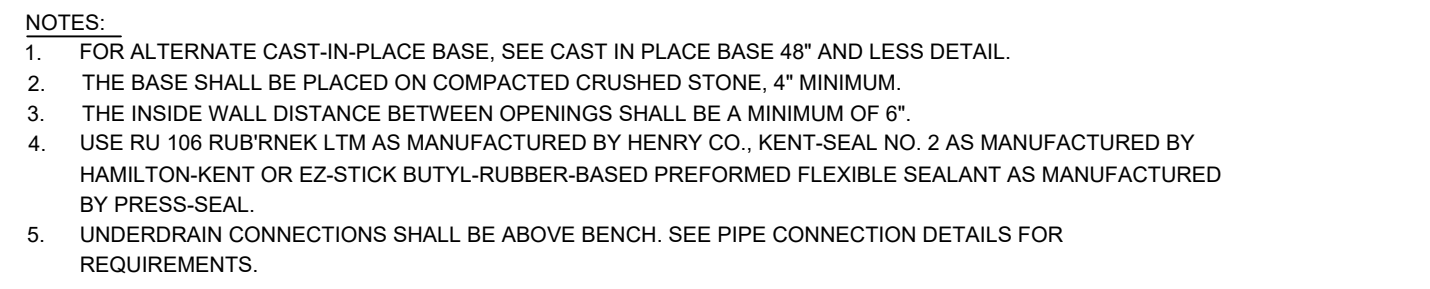
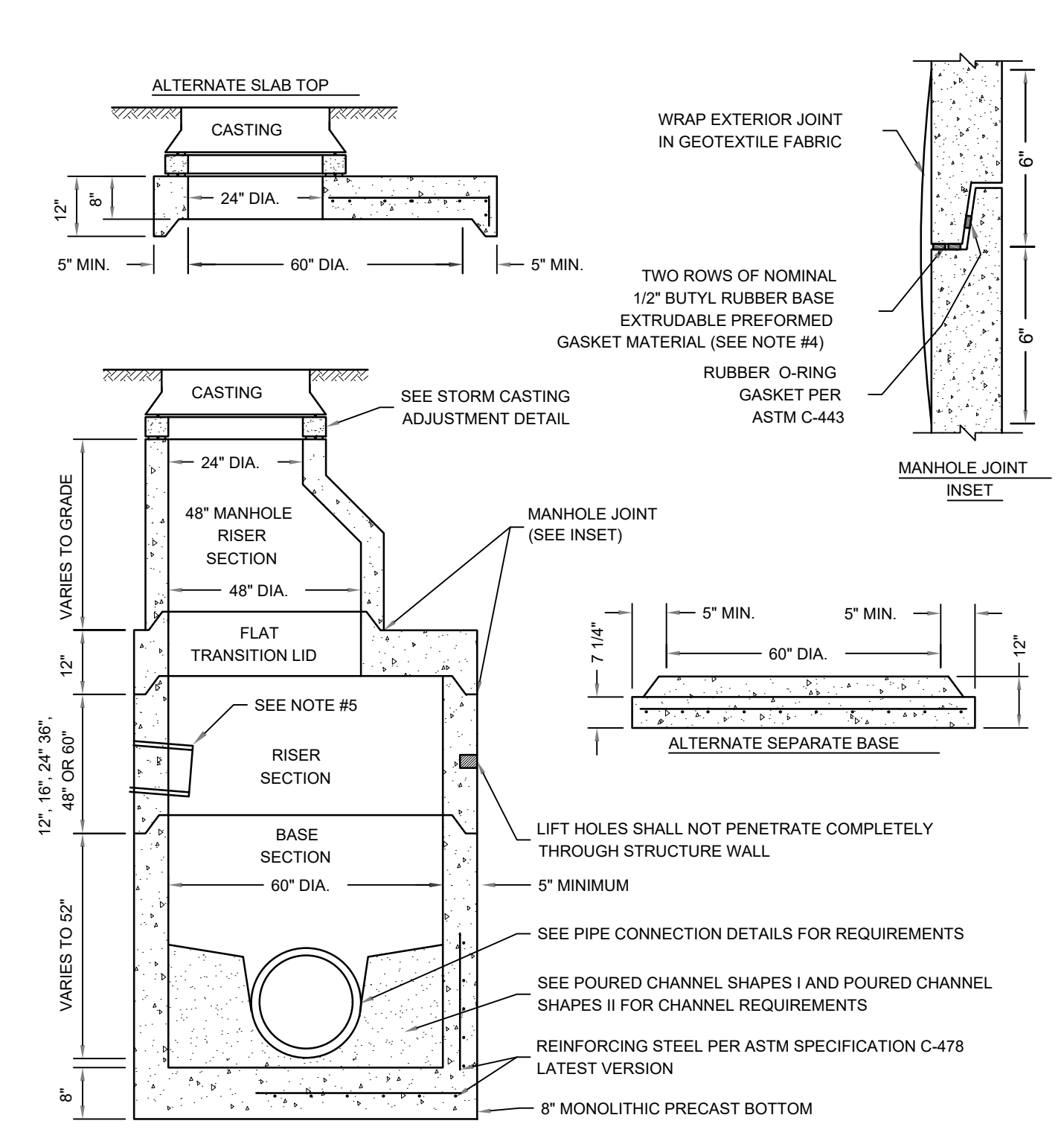
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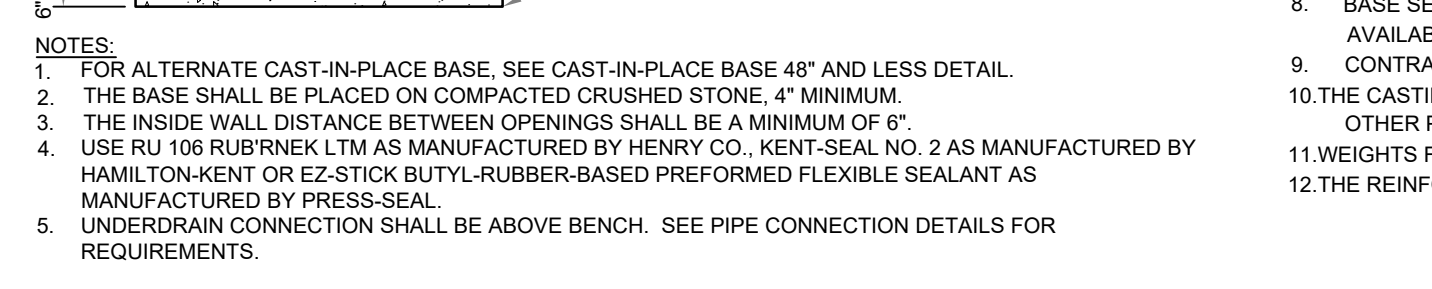
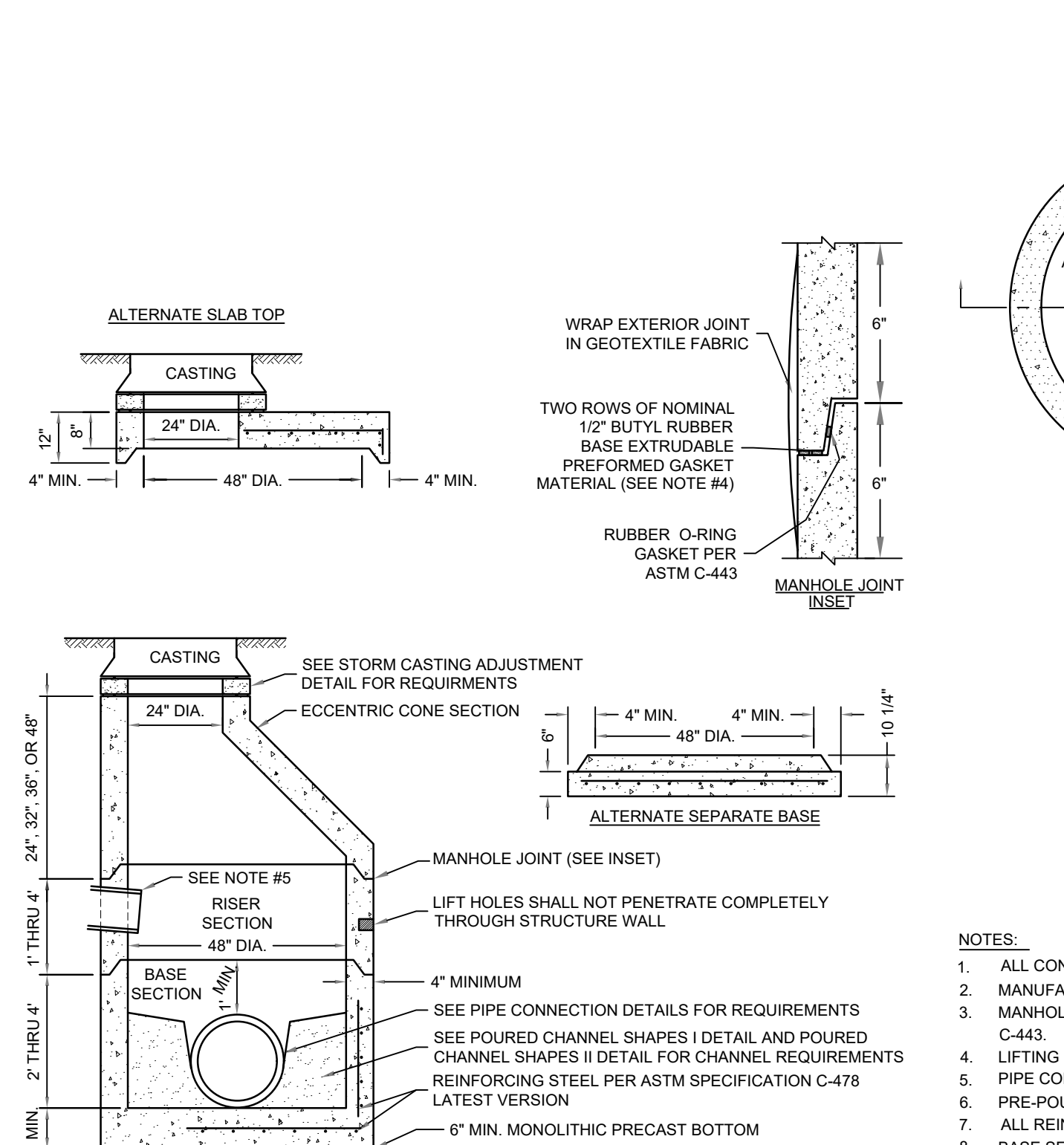
SITE DETAILS



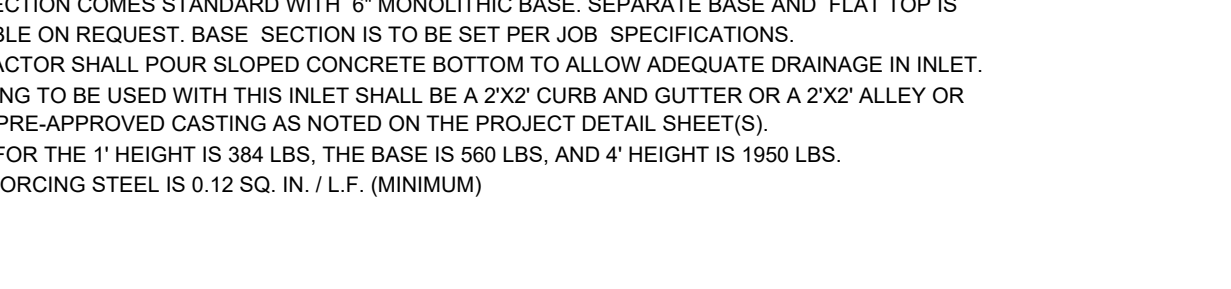
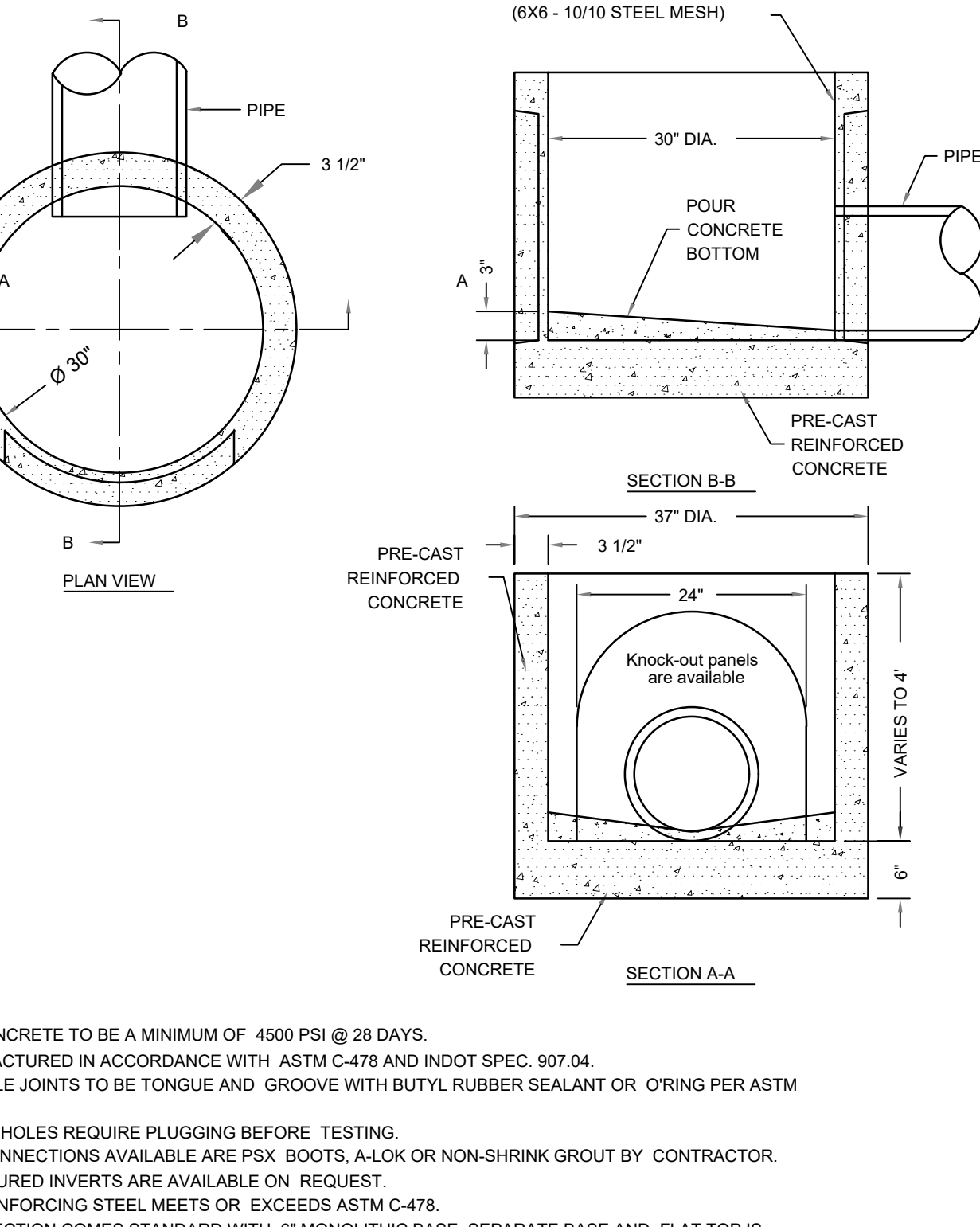
7 2'x2' Curb and Gutter Casting
NTS



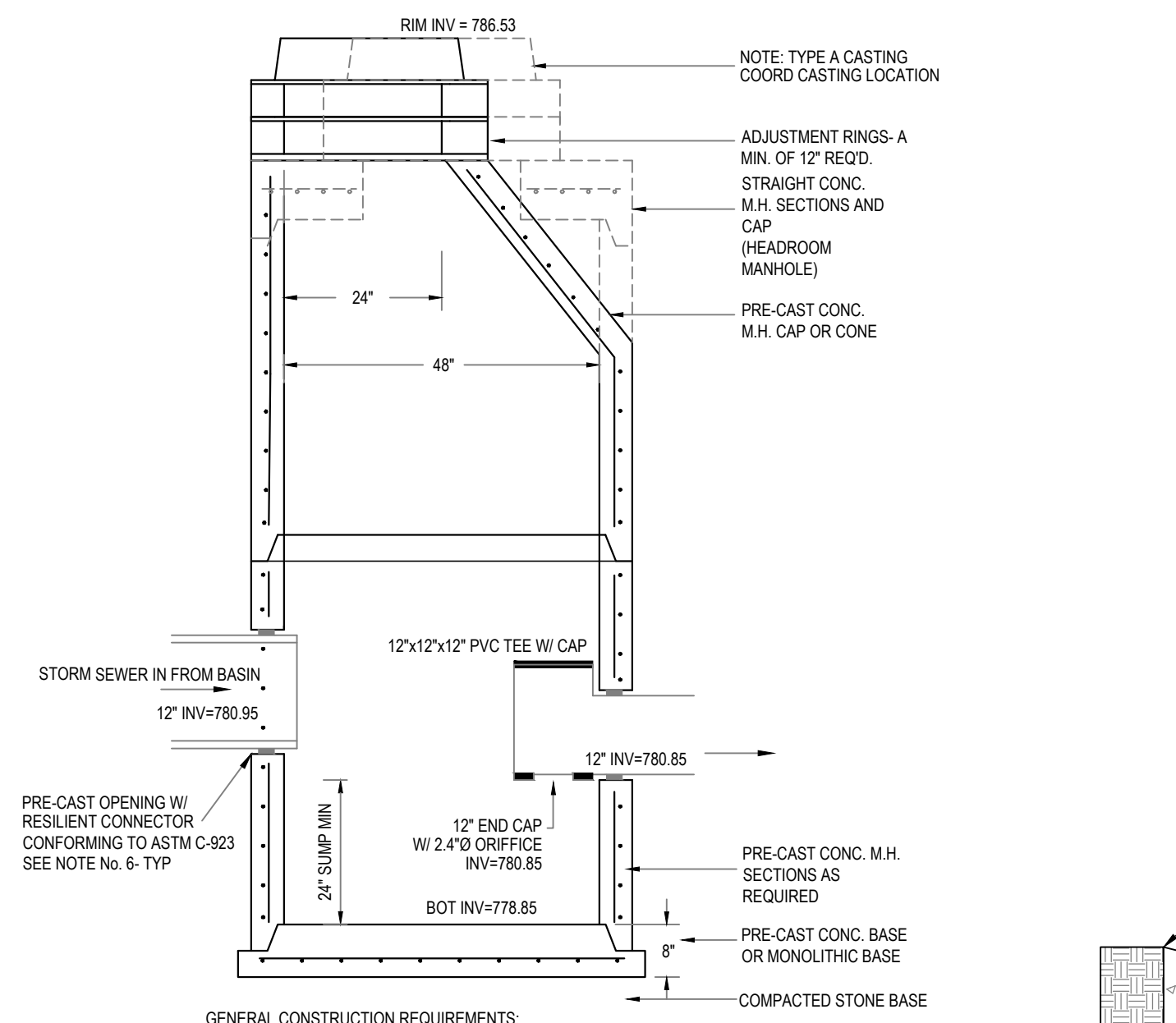
6 Storm Manhole - 60"
NTS



5 Storm Manhole - 48"
NTS

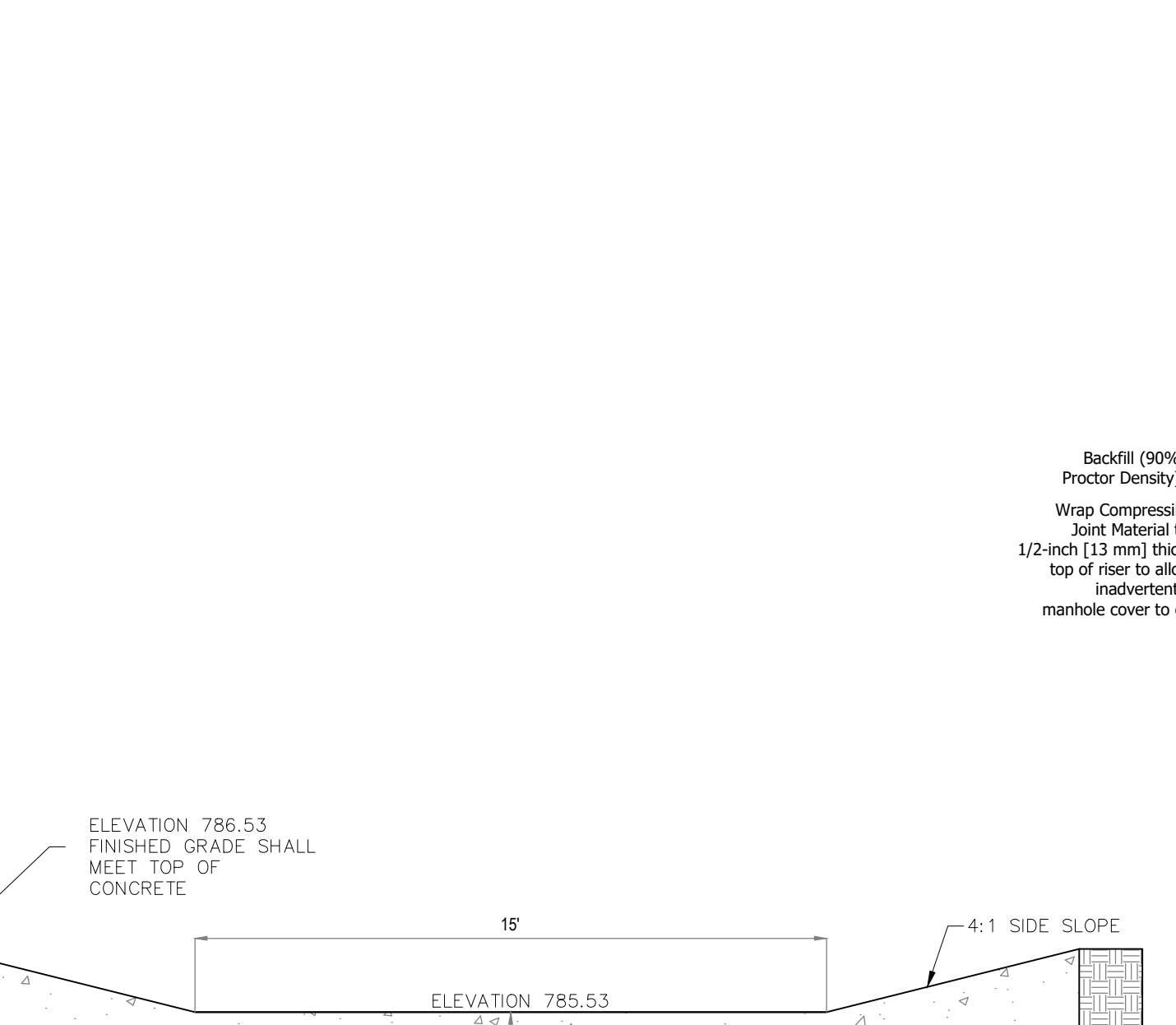


4 Storm Manhole - 30"
NTS



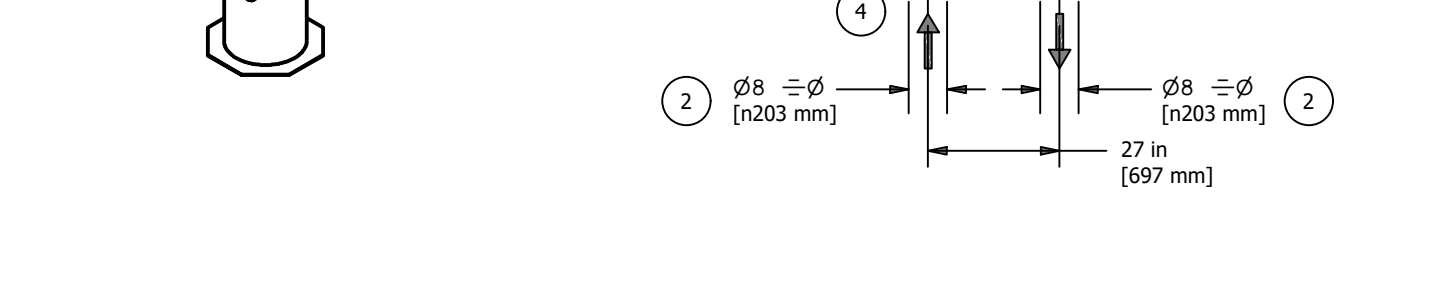
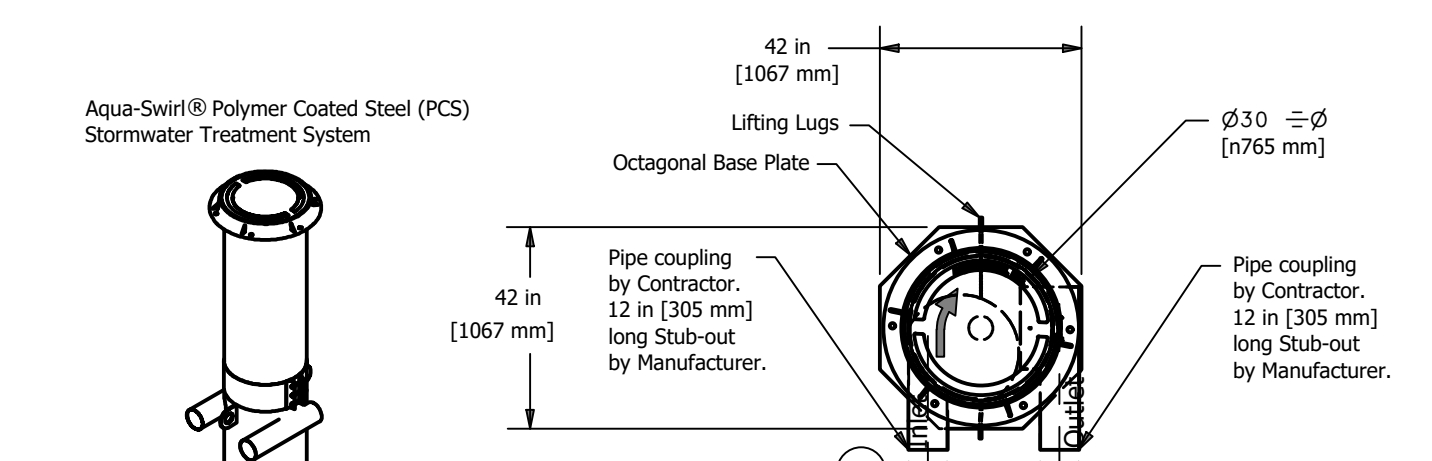
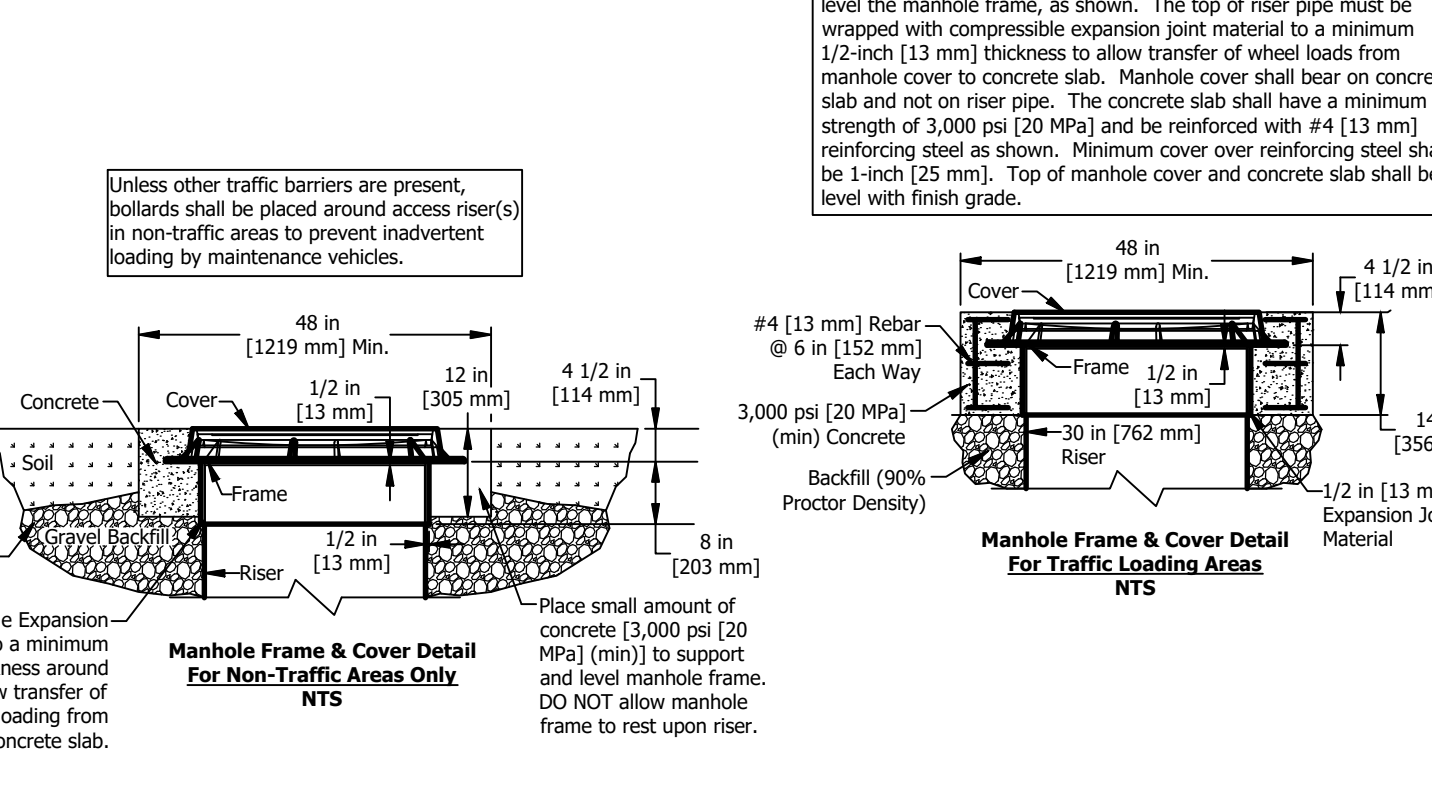
- GENERAL CONSTRUCTION REQUIREMENTS:**
- MANHOLE MADE IN ACCORDANCE WITH ASTM C-478 AND CDFW STANDARDS.
 - ALL PIPES SHALL HAVE A SMOOTH FINISH.
 - MANHOLE JOINTS TONGUE AND GROOVE WITH GASKET IN ACCORDANCE WITH ASTM C-443 AND CDFW STANDARDS.
 - THE BASE SHALL BE PLACED IN 4" MINIMUM COMPACTED GRAVEL OR STONE.
 - BASE DIAMETER 48" (CONTROL STRUCT).
 - CONTRACTOR SHALL SELECT A BOOT TYPE (AS MANUFACTURED BY PRESS SEAL GASKET OR APPROVED EQUAL) OR A COMPRESSION TYPE CONNECTOR (AS MANUFACTURED BY A-LOK PRODUCTS INC. OR EQUAL).

3 Outlet Control Structure
NTS

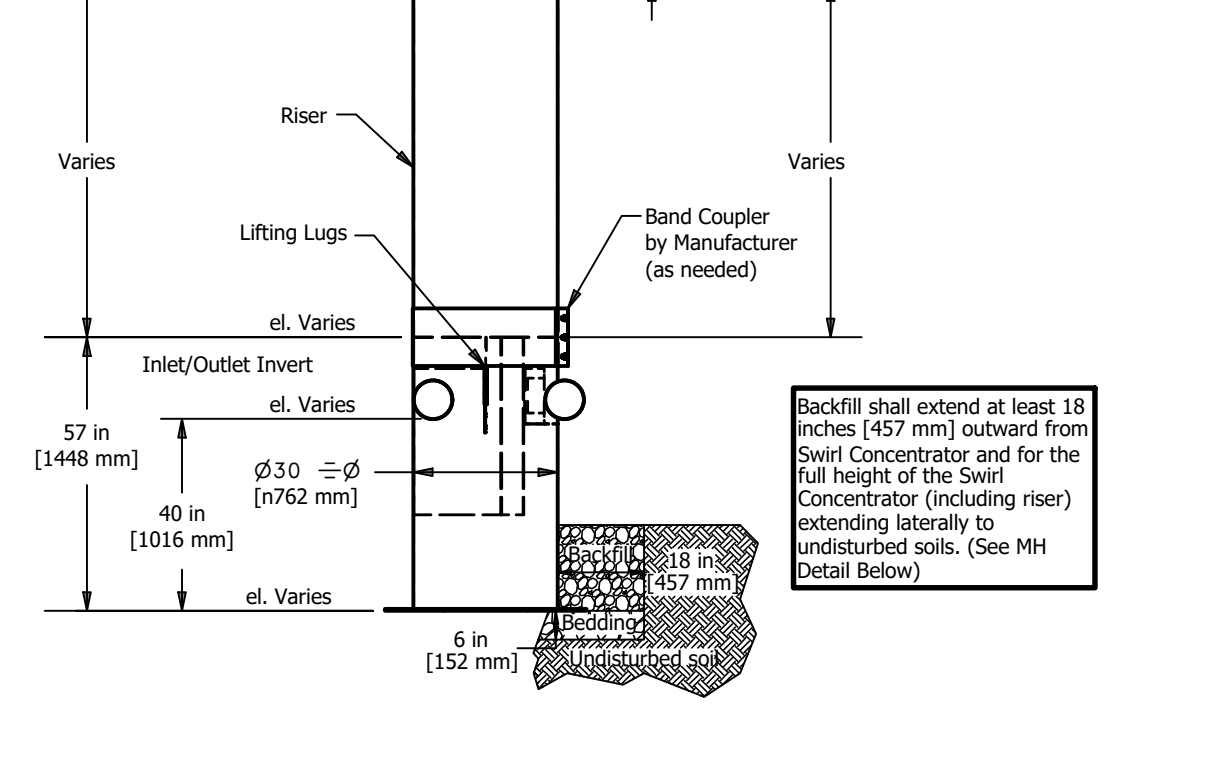
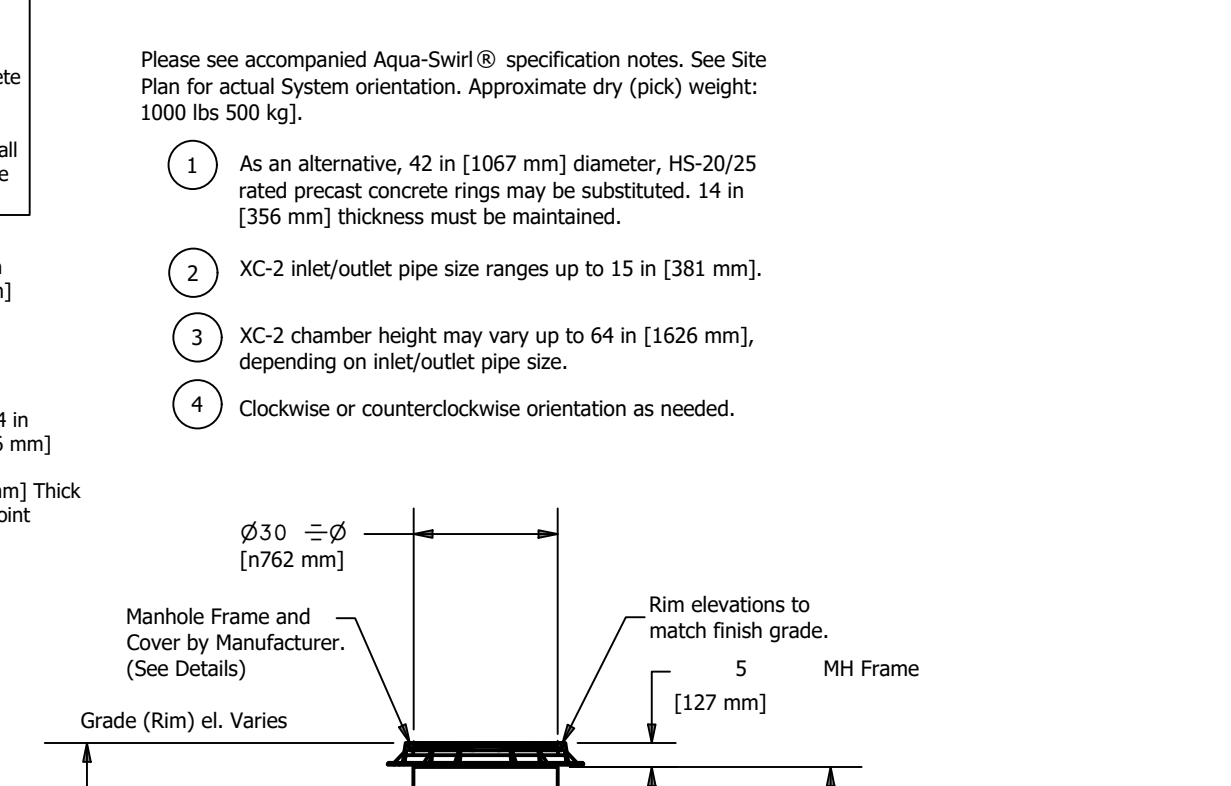


- NOTES:**
- CONCRETE SHALL BE 3,000 PSI OR STRONGER.
 - CONCRETE SHALL BE A MINIMUM 8" WIDE AND 36" DEEP.

2 Emergency Overflow Wier
NTS



1 Aqua-Swirl XCellerator XC-2 HorseShoe CW
NTS



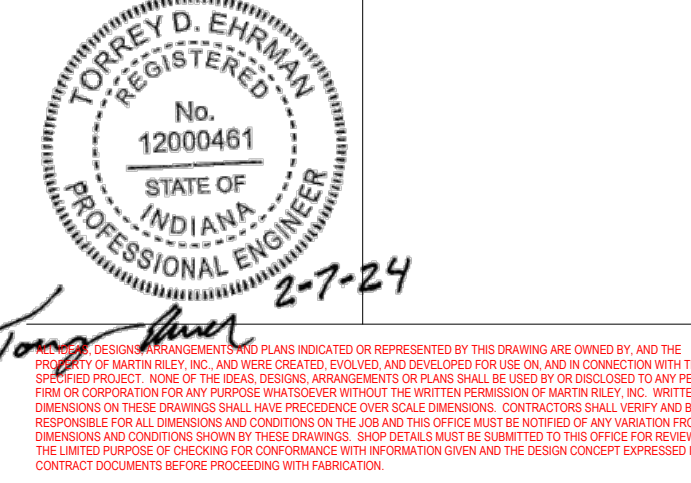
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067



2-7-24

REVISION DATE

DRAWN BY: FGR
COMMISSION NUMBER: F23066
REVIEWED BY: TDE
DATE: 2024-02-07

C801

SITE DETAILS

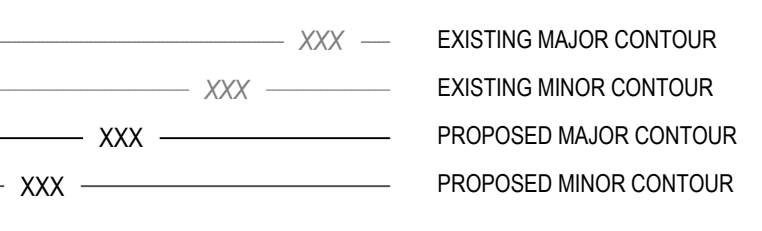
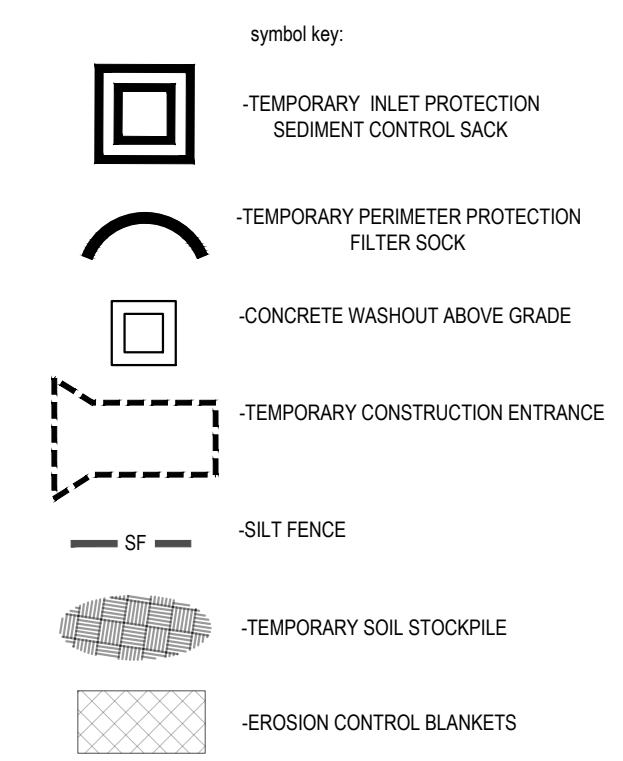


General Erosion Control Notes

1. THE ROADWAYS AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF SEDIMENT AND OTHER DEBRIS. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING SAID POLLUTANTS FROM ROADWAYS AS NECESSARY. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
2. ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS APPLICABLE. CONTROL MEASURES SHALL MEET OR EXCEED THOSE SHOWN IN "THE INDIANA STORMWATER QUALITY MANUAL" - NOTE ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
3. THE CONTRACTOR SHALL MAINTAIN AND INSPECT ALL EROSION CONTROL MEASURES UNTIL THE PROJECT IS TURNED OVER TO THE OWNER. THE CONTRACTOR SHALL REVIEW THE EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN 1 BUSINESS DAY FOLLOWING EACH STORM EVENT OF 1/2" OR MORE. CORRECTIVE MEASURES ARE TO BE TAKEN IF ANY MEASURE IS IN NEED OF REPAIR OR FAILING TO ACHIEVE THE DESIRED EFFECT. THE CONTRACTOR SHALL KEEP A LOG OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES PERFORMED. THE LOG SHALL BE AVAILABLE FOR REVIEW BY A REPRESENTATIVE OF THE CITY OF FORT WAYNE, ALLEN COUNTY AND ANY OTHER AGENCY HAVING JURISDICTION. THE OWNER WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE PERMANENT MEASURES ONLY AFTER ALL CONSTRUCTION IS COMPLETE.
4. NO SEDIMENT SHALL BE ALLOWED TO LEAVE THE SITE. ANY ADDITIONAL MEASURES REQUIRED TO ACCOMPLISH THIS TASK SHALL BE IMPLEMENTED IMMEDIATELY. THE CONTRACTOR SHALL RECTIFY ANY DAMAGES DO TO SEDIMENTS OR EROSION TO ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL USE WATER TRUCKS AND OTHER REASONABLE METHODS TO REDUCE AIRBORNE AND WIND EROSION.
6. CONTRACTOR SHALL ENSURE WASTES OR UNUSED CONSTRUCTION MATERIALS, GARBAGE, DEBRIS, CLEANING WASTES OR WASTE WATER, ARE NOT CARRIED OFF BY RUNOFF FROM SITE BUT DISPOSED OF IN A PROPER MANNER. TRASH AND DEBRIS LEFT FROM THE CONSTRUCTION ACTIVITY SHALL BE PICKED UP AT THE END OF EACH WORK DAY.
7. CONTRACTOR SHALL INSTALL, IDENTIFY BY SIGN AND MAINTAIN CONCRETE WASHOUT AREA(S).

EC Sequencing and Staging Notes

1. A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER SILT FENCE AND ROCK CHECK DAMS FOR EXISTING DRAINAGE OUTLET (WHERE APPLICABLE) SHALL BE INSTALLED PRIOR TO BEGINNING OTHER EARTH DISTURBING ACTIVITIES.
2. WHENEVER POSSIBLE, EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO PERFORMING OTHER EARTH DISTURBING ACTIVITIES.
3. MINIMIZE EROSION FROM EXPOSED AREAS BY PROVIDING AND MAINTAINING TEMPORARY OR PERMANENT STABILIZATION MEASURES. EROSION CONTROL MEASURES TO PROTECT EXPOSED AREAS SHALL BE INSTALLED AT THE END OF EACH WORK DAY.
4. AREAS TO BE PAVED SHALL BE STABILIZED WITH STONE COVER. THE TEMPORARY STONE COVER SHALL BE EQUIVALENT TO THE PROPOSED STONE BASE MATERIAL.
5. ALL AREAS TO REMAIN UNWORKED FOR MORE THAN 7 DAYS SHALL BE STABILIZED BY COVERING OR BY EQUIVALENT EROSION CONTROL MEASURES.
6. FOR AREAS TO BE PERMANENTLY SEEDED, COMPLETE SEEDING WITHIN 24 HOURS OF REACHING FINAL GRADE. SEE EROSION CONTROL SPECIFICATIONS FOR TEMPORARY SEEDING.



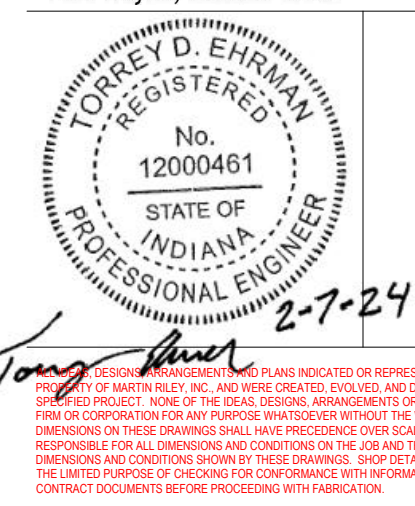
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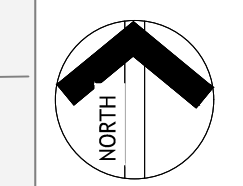


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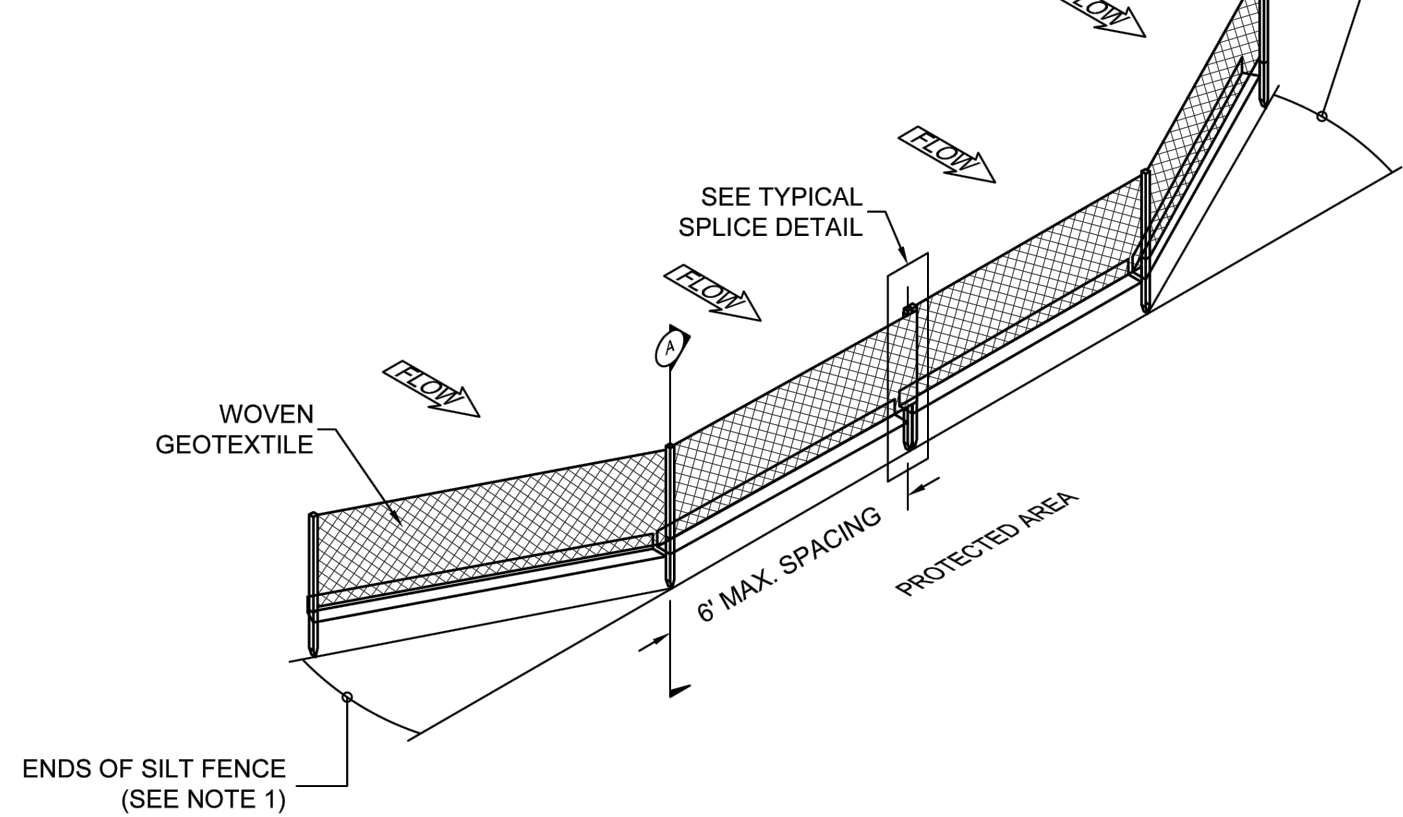
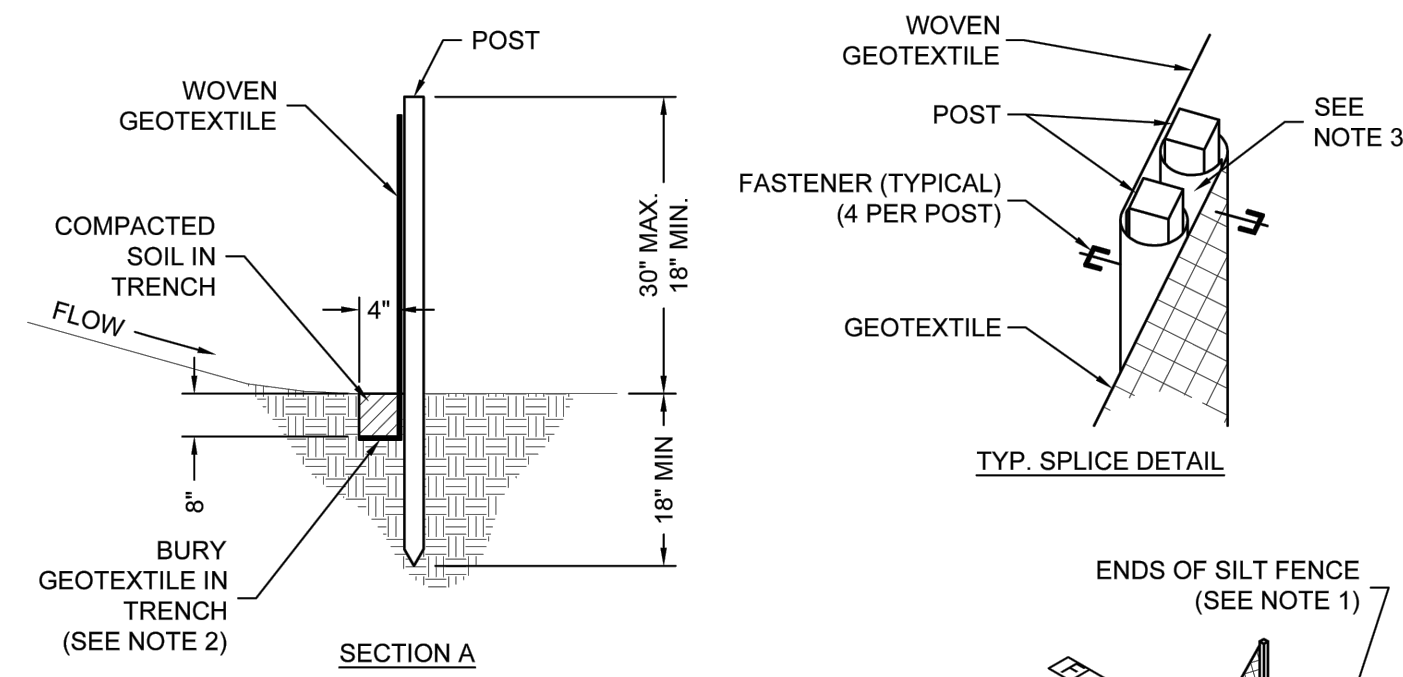
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EROSION CONTROL PLAN



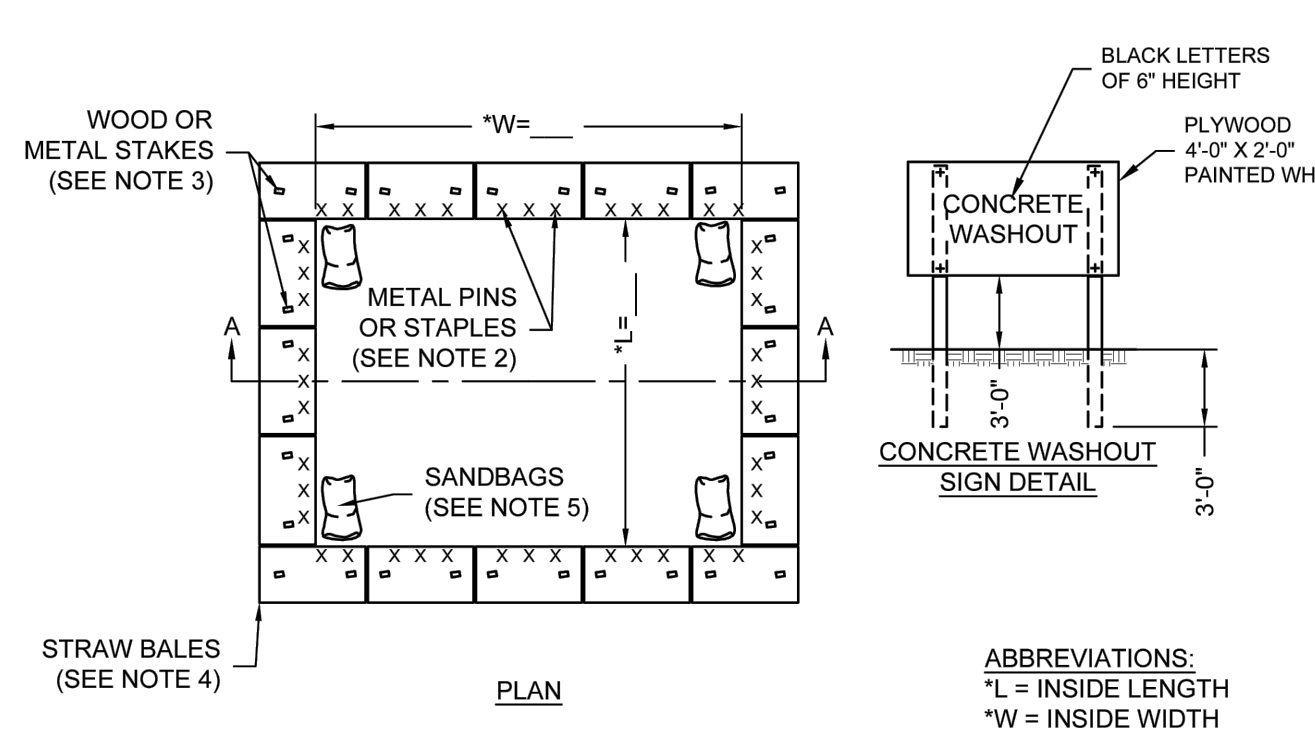
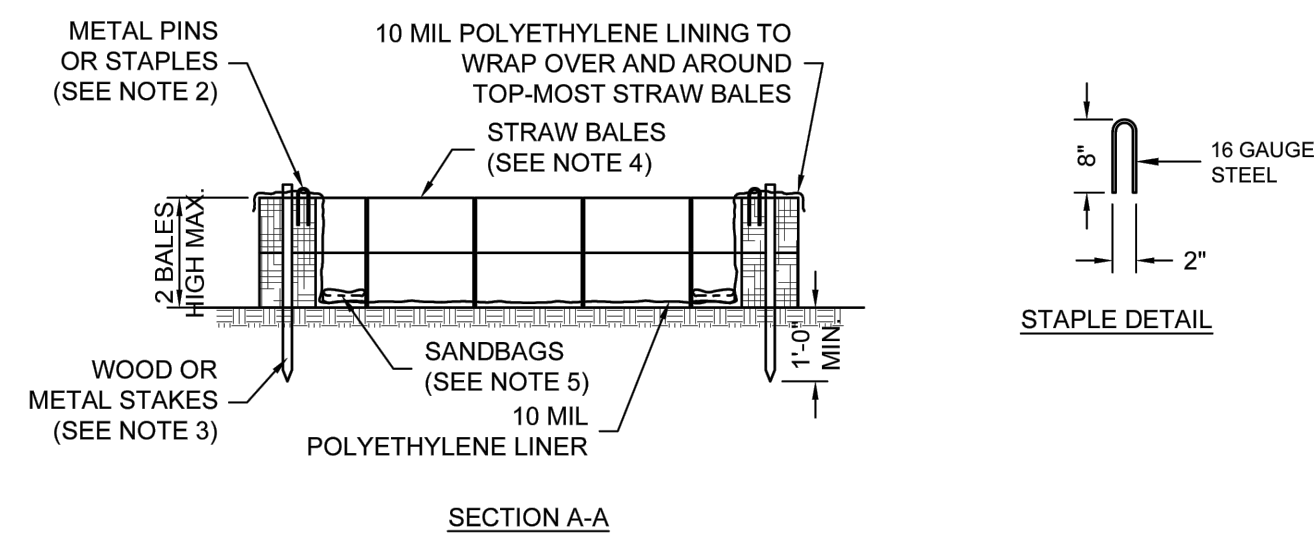
1 Erosion Control Plan
1" = 20'



- NOTES:
1. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UP-SLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
 2. GEOTEXTILE FABRIC LAID ON DOWN-SLOPE SIDE AND BOTTOM OF TRENCH. DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS.
 3. SPLICED FENCE SECTIONS SHALL BE CLOSE ENOUGH TOGETHER TO PREVENT SILT-LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP. JOINING SECTIONS SHALL NOT BE PLACED IN LOW SPOTS OR IN SUMP LOCATIONS.

6 Temporary Perimeter Protection Silt Fence

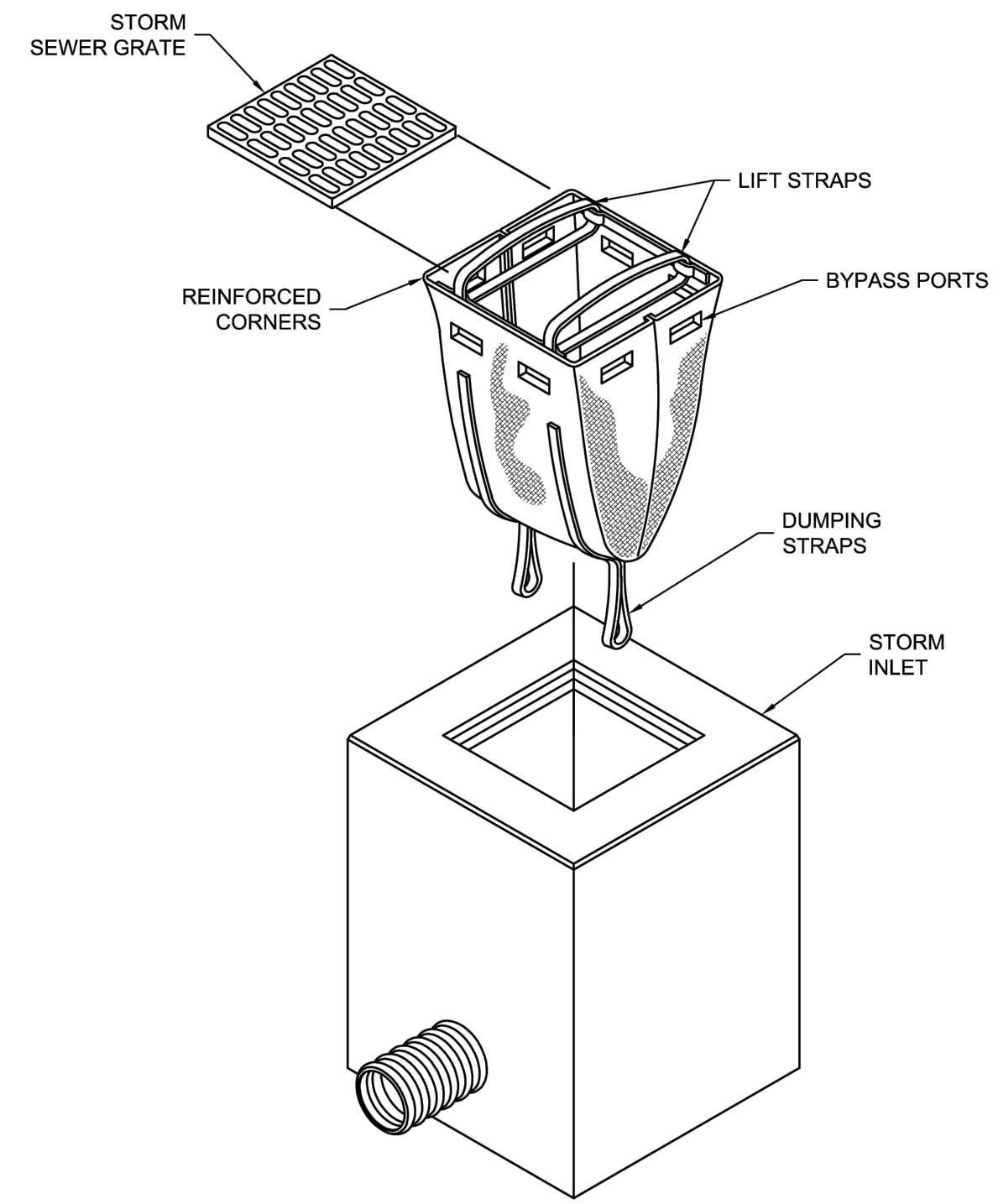
NTS



- NOTES:
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10 FT. OF THE TEMPORARY CONCRETE WASHOUT UNIT.
 2. THE POLYETHYLENE LINER SHALL BE SECURED TO STRAW BALES WITH METAL PINS OR STAPLES.
 3. WOOD OR METAL STAKES TO SECURE THE STRAW BALES (2 PER BALE).
 4. ALTERNATIVE MATERIALS CAN BE SUBSTITUTED FOR THE STRAW BALES TO PROVIDE STRUCTURAL CONTAINMENT WITH PRIOR APPROVAL FROM CITY UTILITIES PROGRAM MANAGER.
 5. SANDBAGS, GRAVEL-FILLED BAGS OR OTHER APPROPRIATE ANCHORING SYSTEM SHALL BE USED TO HOLD POLYETHYLENE LINING DOWN.
 6. PREFABRICATED WASHOUT SYSTEMS MAY BE USED WITH PRIOR APPROVAL FROM PROJECT ENGINEER.
 7. THE SYMBOL "" INDICATES A DIMENSION THAT IS TO BE DESIGNED BASED ON EXPECTED QUANTITY OF MATERIAL.

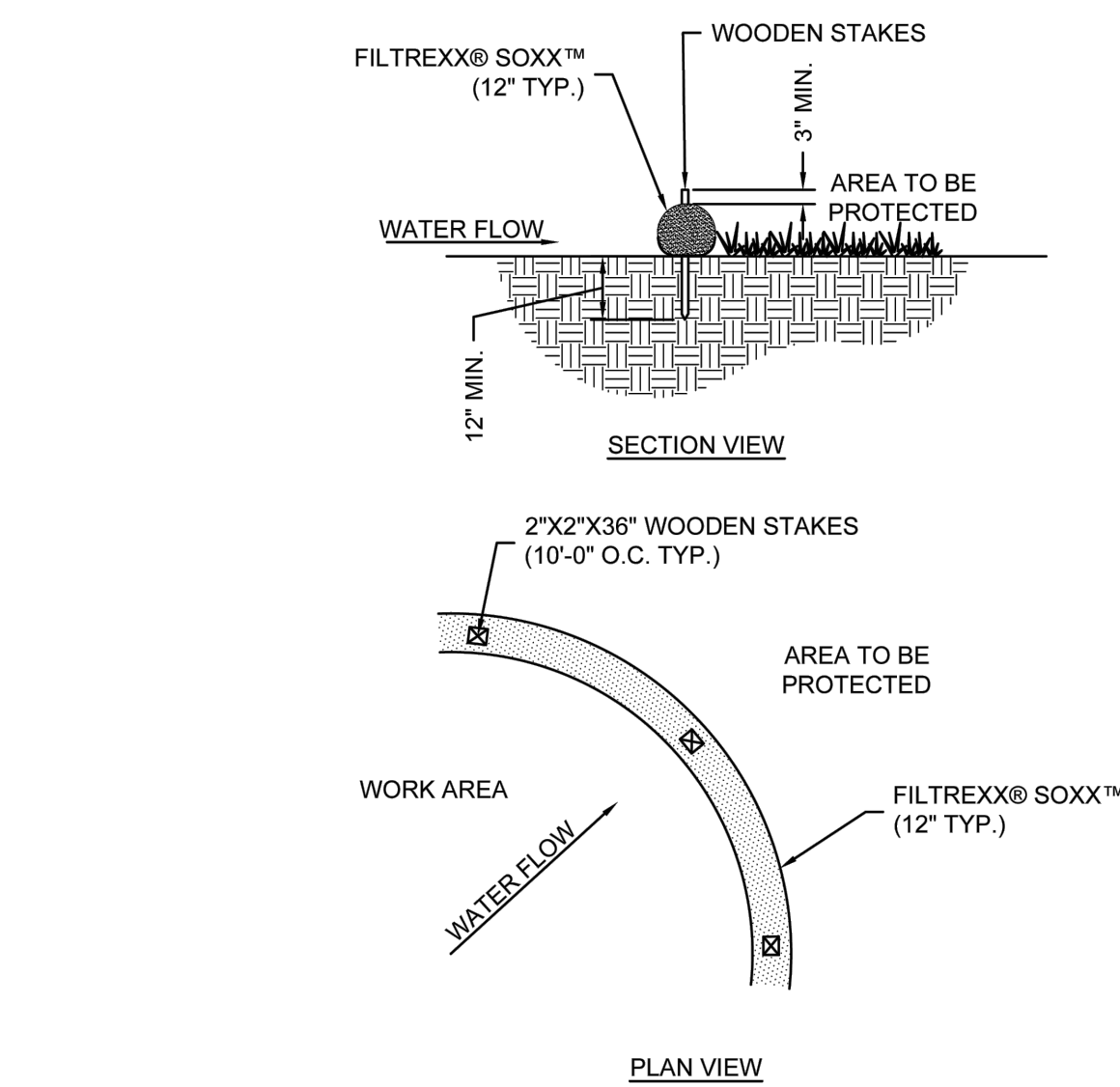
3 Concrete Washout - Above Grade

NTS



5 Temporary Inlet Protection Sediment Control Sack

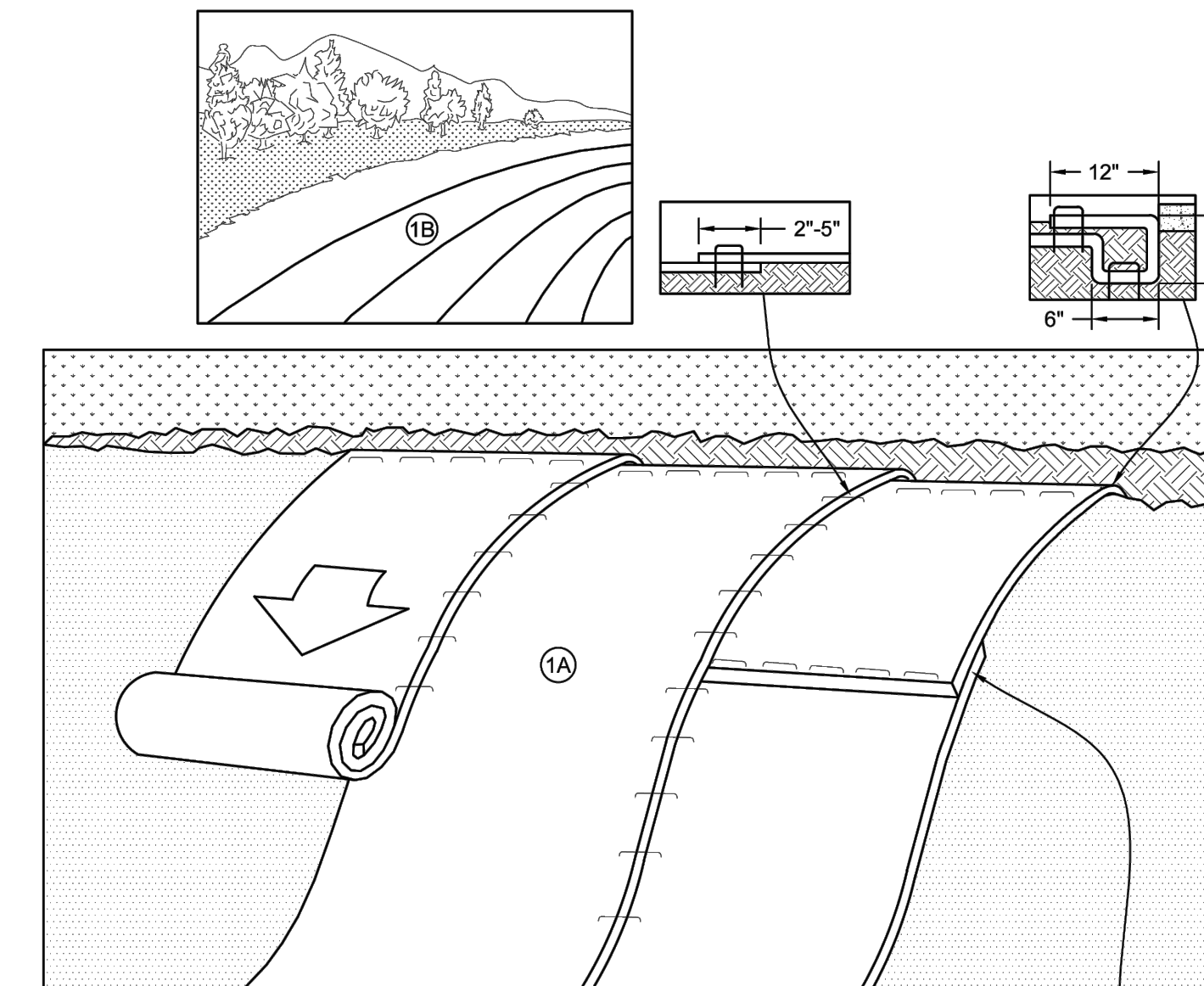
NTS



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SOXX REQUIREMENTS, OR APPROVED EQUAL.
 2. OTHER EQUIVALENT PRODUCTS MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

2 Temporary Perimeter Protection Filter Sock

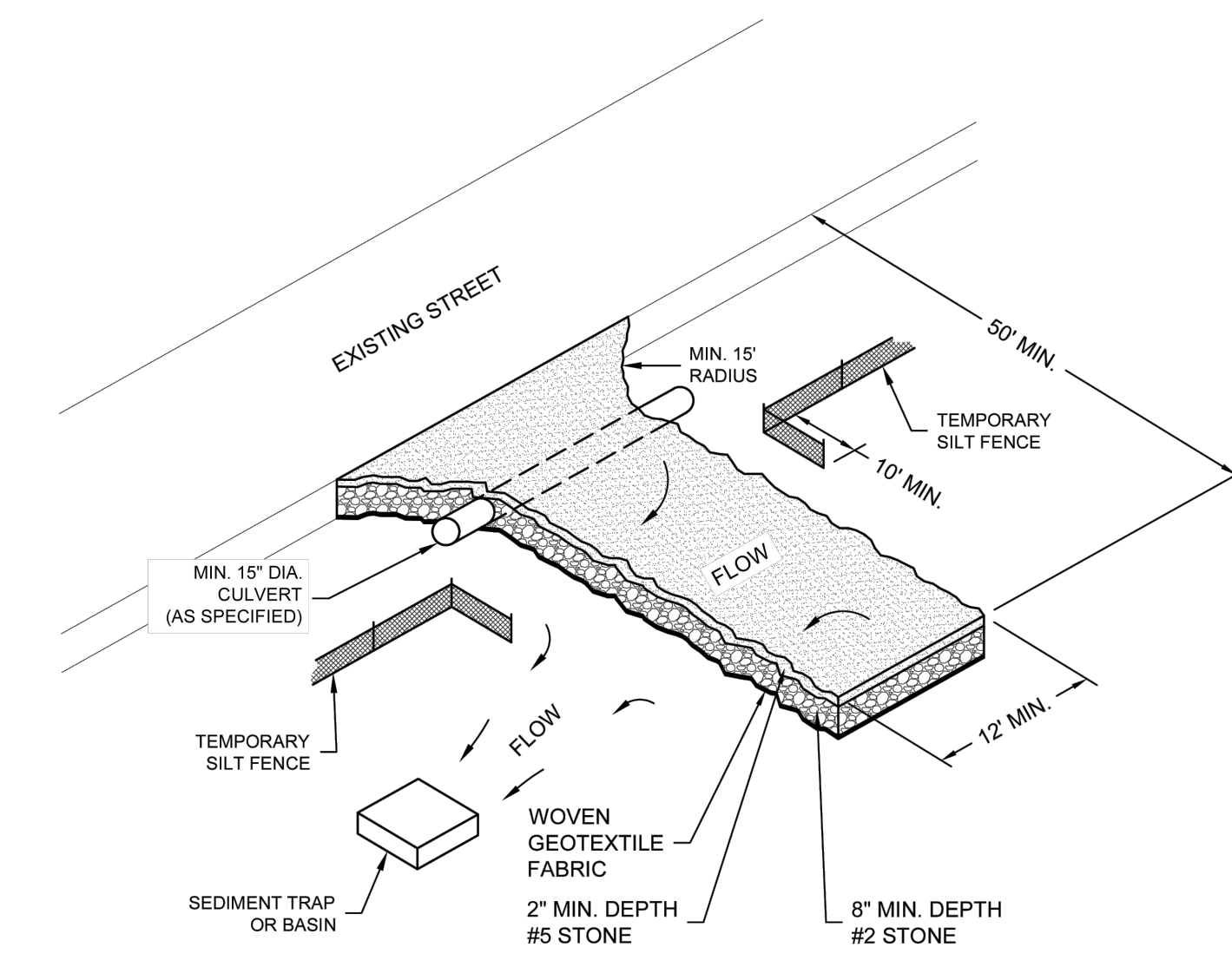
NTS



- CRITICAL POINTS
- A. OVERLAPS AND SEAMS
 - B. PROJECTED WATER LINE
 - C. CHANNEL BOTTOM/SIDE SLOPE VERTICES
- NOTES:
1. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
 2. HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
 3. IN LOOSE SOIL CONDITIONS, THE USE OF LONGER STAPLES MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

4 Erosion Control Blankets Slope

NTS



1 Temporary Construction Entrance

NTS

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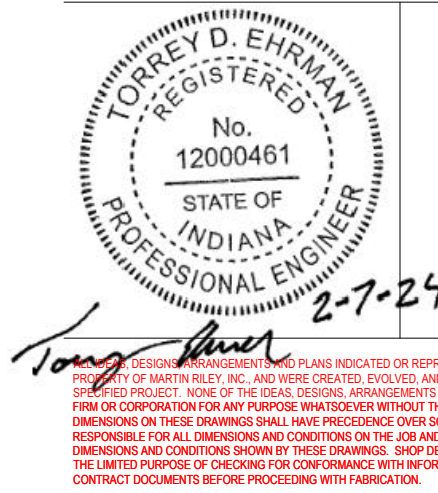
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pho 260.422.7994
fax 260.426.2067



REVISION	DATE

DRAWN BY:	FGR	REVIEWED BY:	TDE
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

C901



◆ Typical Site Work Description Notes

- SEEDING FOR DISTURBED AREAS
SEED MIXTURE - SEED AT 150 LB/AC
KENTUCKY BLUEGRASS 90 LBS/AC
PERENNIAL RYEGRASS 60 LBS
- LANDSCAPE BED, WOOD FIBER MULCH

ZONE DISTRICT CODE:
SITE: C2
NORTH: R3
EAST, WEST: C2
SOUTH: C4

SHRUB REQUIREMENT:
PARKING: % OF LINEAR FEET TO BE PLANTED (SMALL) = 10 REQUIRED
BUILDING: % OF FACADE LINEAR FEET TO BE PLANTED (LARGE) = 25 REQUIRED

TREE REQUIREMENT:
PARKING: 1 TREE EVERY 60' = 2 REQUIRED
BUILDING: 1 TREE EVERY 30' = 6 REQUIRED

- EXISTING VEGETATION
- PROPOSED MULCH BED
- PROPOSED VEGETATION

PLANT LIST

TREES

BASE BID QTY.	REQUIRED QTY.	LOCATION	COMMON NAME	SCIENTIFIC NAME	NATIVE/ ADAPTED	SOIL PREFERENCE	INSTALLATION SIZE	ROOT
5	5	WEST PARKING LOT & BUILDING PERIMETER	ESPRESSO KENTUCKY COFFEE	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	Y	ALKALINE - MOIST, WELL-DRAINED	11' TALL MIN.	#10 CONTAINER
3	3	BUILDING PERIMETER	TULIP POPLAR	LIRIODENDRON TULIPIFERA	Y	RICH, MOIST, WELL-DRAINED	6' TALL MIN.	#10 CONTAINER

SHRUBS

BASE BID QTY.	REQUIRED QTY.	LOCATION	COMMON NAME	SCIENTIFIC NAME	NATIVE/ ADAPTED	SOIL MOISTURE	INSTALLATION SIZE	ROOT
10		PARKING LOT - EAST	BLACK-EYED SUSAN	RUDOBECKIA HIRTA	Y	ACIDIC - MOIST TO DRY, WELL-DRAINED	12" TALL MIN.	#1 CONTAINER
6		BUILDING PERIMETER - EAST	HOSTA	HOSTA SPP	Y	WELL DRAINED	6" TALL MIN.	#2 CONTAINER
9		BUILDING PERIMETER - EAST	COMMON NINEBARK	PHYSCARPUS OPUULIFOLIUS	Y	MOIST, WELL DRAINED	6" TALL MIN.	#2 CONTAINER
10		BUILDING PERIMETER - WEST	RED-OSIER DOGWOOD	CORNUS STOLONIFERA	Y	MOIST, WELL DRAINED	6" TALL MIN.	#2 CONTAINER
35	35	TOTAL						

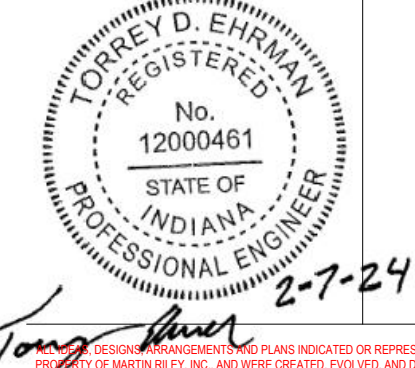
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
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REVISION DATE

DRAWN BY: FGR
COMMISSION NUMBER: F23066
REVIEWED BY: TDE
DATE: 2024-02-07

L100

LANDSCAPE PLAN

Rough Carpentry Notes

- 1. ALL WORK SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF ANSIF&PA NDS 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION'.
- 2. MINIMUM LUMBER SPECIES AND GRADES: a. TRUSS CHORDS..... SOUTHERN PINE #2 b. TRUSS WEBS..... SPRUCE-PINE-FIR #3 c. ROOF RAFTERS..... SOUTHERN PINE #2 d. ROOF SHEATHING..... APA RATED SHEATHING, 24/16, EXP 1 e. CEILING JOISTS..... DOUGLAS FIR #2 f. WALL PLATES..... DOUGLAS FIR CONSTRUCTION OR STANDARD g. WALL STUDS..... DOUGLAS FIR STUD h. FLOOR JOISTS..... SOUTHERN PINE #2 i. FLOOR SHEATHING..... APA RATED STURD-FLOOR, 24 o.c., T&G, EXP 1 j. RIM BOARD..... SOUTHERN PINE #2 k. RIBBON BOARD..... SPRUCE-PINE-FIR #3 l. LVL MEMBERS..... F_y = 2900 psi, E = 2.09e6 psi, F_v = 285 psi, F_t = 3200 psi, F_a = 750 psi
- 3. PRESERVATIVE-TREATED WOOD TO BE IN ACCORDANCE WITH AWPA STANDARD U1 AND M.
- 4. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE IN DOC PS 1 OR DOC PS 2.
- 5. SAWN LUMBER STRUCTURAL MEMBERS SHALL NOT BE SUBJECTED TO IN-SERVICE CONDITIONS EXCEEDING A TEMPERATURE OF 100°F AND MOISTURE CONTENT OF 19% FOR AN EXTENDED PERIOD OF TIME.
- 6. LUMBER BEAMS, HEADERS AND COLUMNS OF TWO MEMBERS OR MORE SHALL BE NAILED TOGETHER IN ACCORDANCE WITH THE WIRE NAIL FASTENING SCHEDULE OF IBC, TABLE 2304.9.1.
- 7. LUMBER FRAMED WALLS TO BE CONSTRUCTED WITH A DOUBLE TOP PLATE, COMMON STUDS, AND A SOLE PLATE OR SILL PLATE.
- 8. COMMON STUDS TO BE CONTINUOUS ONE PIECE, FULL HEIGHT, NOMINAL TWO INCH LUMBER FRAMING MEMBERS WITH THE MINIMUM SIZE AND SPACING AS FOLLOWS: a. ALL EXTERIOR WALLS..... 2x6 @ 16" b. INTERIOR BEARING WALLS..... 2x6 @ 16" c. INTERIOR NON-LOAD BEARING WALLS AND PARTITIONS..... 2x4 @ 24"
- 9. NOTCHES IN STUDS SHALL NOT EXCEED 25% OF STUD DEPTH. BORED HOLES SHALL NOT EXCEED 40% OF STUD DEPTH AND EDGE OF HOLE SHALL NOT BE CLOSER THAN 3/8 INCHES TO EDGE OF STUD.
- 10. FRAME WINDOW AND DOOR OPENINGS IN WALLS WITH CRIPPLE STUDS, HEADER, TRIMMERS, KING STUDS, AND SILLS (AS APPLICABLE): a. SPACE CRIPPLE STUDS AT SAME SPACING AS COMMON STUDS. b. EACH END OF A HEADER SHALL BE SUPPORTED BY A TRIMMER AND HAVE A BEARING LENGTH OF NOT LESS THAN 1-1/2 INCH FOR THE FULL WIDTH OF THE HEADER. c. TRIMMERS SUPPORTING A HEADER AT EACH END SHALL BE CONTINUOUS FROM THE HEADER TO THE BOTTOM PLATE. CUTTING A TRIMMER TO SUPPORT A SILL IS PROHIBITED. d. A MINIMUM OF ONE KING STUD SHALL BE FRAMED AT EACH END OF THE OPENING DIRECTLY ADJACENT TO TRIMMER AND END OF HEADER.
- 11. HEADERS FOR BEARING WALL OPENINGS TO BE BUILT-UP PIECES OF NOMINAL TWO INCH LUMBER FRAMING SET ON EDGE WITH STRUCTURAL SHEATHING SPACERS OR FURRING TO MATCH THE WIDTH OF THE BEARING WALL. PROVIDE THE MINIMUM HEADER SIZE AND NUMBER OF TRIMMERS AT EACH END OF HEADER AS FOLLOWS: a. 1st FLOOR EXTERIOR WALLS..... (3) 2x10 SPP#11 #2 w/ (2) TRIMMERS b. 2nd FLOOR EXTERIOR WALLS..... (3) 2x8 SPF #1#2 w/ (2) TRIMMERS c. 3rd FLOOR EXTERIOR WALLS..... (2) 2x8 SPF #1#2 w/ (1) TRIMMER d. INTERIOR BEARING WALLS..... (3) 2x10 SPP #11 #2 w/ (2) TRIMMERS
- 12. OPENINGS IN INTERIOR NON-BEARING WALLS ARE PERMITTED TO BE CONSTRUCTED WITH SINGLE STUDS AND HEADERS IN ACCORDANCE WITH STANDARD FRAMING PRACTICES.
- 13. THE CONTRACTOR SHALL PROVIDE PROFESSIONAL ENGINEER SEALED TRUSS DESIGN DRAWINGS, TRUSS PLACEMENT DRAWINGS, LATERAL RESTRAINT AND DIAGONAL BRACING DETAILS FOR PERMIT REVIEW, AS APPLICABLE.
- 14. METAL PLATE CONNECTED TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ANSIP11 "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".
- 15. THE PREPARATION OF THE TRUSS DESIGN DRAWINGS SHALL BE SUPERVISED BY A REGISTERED TRUSS DESIGN ENGINEER WHO IS LICENSED TO PRACTICE ENGINEERING IN THE JURISDICTION IN WHICH THE BUILDING IS TO BE CONSTRUCTED.
- 16. THE CONTRACTOR SHALL INSTALL ALL TRUSS MEMBER TEMPORARY AND PERMANENT BRACINGS AS REQUIRED/INDICATED ON THE TRUSS DESIGN DRAWINGS. PERMANENT BRACING SHALL BE INSTALLED USING STANDARD INDUSTRY BRACING DETAILS THAT CONFORM WITH ACCEPTED ENGINEERING PRACTICE, AS PROVIDED BY THE TRUSS DESIGN PROFESSIONAL (GABLE WIND BRACING INCLUDED).
- 17. ALL METAL PLATE CONNECTED TRUSSES SHALL BE ANCHORED AND SECURED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOADS AND REQUIREMENTS INDICATED ON THE FINAL APPROVED METAL PLATE CONNECTED TRUSS DESIGN DRAWINGS SUPPLIED BY THE TRUSS DESIGN ENGINEER AND DESIGNER.
- 18. ALL GIRDER TRUSSES SHALL BE SUPPORTED AT BEARING ENDS WITH MINIMUM OF (3) NOMINAL TWO INCH LUMBER FRAMING MEMBERS NAILED TOGETHER IN ACCORDANCE WITH THE WIRE NAIL FASTENING SCHEDULE OF IBC, TABLE 2304.9.1.
- 19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL TEMPORARY ROOF, WALL, FLOOR, ETC. BRACING IN ACCORDANCE WITH THE 'GOOD PRACTICE RECOMMENDATIONS' GIVEN IN APPENDIX A 10. OF THE NDS. SUFFICIENT TEMPORARY BRACING LOAD-CARRYING MEMBERS SHALL BE INSTALLED DURING CONSTRUCTION TO WITHSTAND WIND AND TEMPORARY CONSTRUCTION LOADS BEFORE ADJACENT MEMBERS AND CLADDING MATERIALS REQUIRED BY THE DESIGN ARE INSTALLED.
- 20. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONSENT AND APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL IN CHARGE. ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING. ANY ADDITIONAL LOADING MUST BE REVIEWED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL IN CHARGE.
- 21. THE MINIMUM BENDING YIELD STRENGTH OF BOLTS AND LAG SCREWS UTILIZED FOR THE CONNECTION OF LUMBER MEMBERS SHALL CONFORM TO ANSIWASME B18.2.1, AS FOLLOWS: a. BOLTS..... F_y = 45,000 psi b. LAG SCREWS..... 1/4" Ø..... F_p = 70,000 psi 5/16" Ø..... F_p = 60,000 psi 3/8" Ø..... F_p = 45,000 psi
- 22. WOOD SCREWS UTILIZED FOR THE CONNECTION OF LUMBER MEMBERS SHALL CONFORM TO ANSI/ASTM B18.6.1.
- 23. NAILS AND SPIKES UTILIZED FOR THE CONNECTION OF LUMBER MEMBERS SHALL CONFORM TO ASTM F1667. a. 0.099" x Ø ≤ 0.142"..... F_p = 100,000 psi b. 0.142" x Ø ≤ 0.177"..... F_p = 90,000 psi c. 0.177" x Ø ≤ 0.236"..... F_p = 80,000 psi d. 0.236" x Ø ≤ 0.273"..... F_p = 70,000 psi
- 24. CONNECTIONS FOR WOOD MEMBERS SHALL FOLLOW THE WIRE NAIL FASTENING SCHEDULE OF SECTIONS 2304.9.1 AND 2308.10.1 OF THE IBC.

Masonry Notes

- 1. THE DESIGN AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE 'BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530),' LATEST EDITION.
- 2. CMU SHALL BE HOLLOW CONCRETE MASONRY UNITS CONFORMING TO THE REQUIREMENTS OF THE LATEST EDITION OF ASTM C90, GRADE N, TYPE 1, IN NATURAL GRAY COLOR.
- 3. MINIMUM COMPRESSIVE STRENGTH OF MASONRY, f_m = 2000 psi. a. NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS WITH TYPE M OR S MORTAR = 2800 psi. b. NET AREA COMPRESSIVE STRENGTH OF CLAY MASONRY UNITS WITH TYPE M OR S MORTAR = 4950 psi.
- 4. MINIMUM COMPRESSIVE STRENGTH OF GROUT, AS DETERMINED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM C1019, SHALL MEET OR EXCEED f_g, BUT NOT LESS THAN 2000 psi. GROUT TYPE AND SPACING REQUIREMENTS SHALL CONFORM TO LATEST EDITION OF ACI 530.
- 5. MORTAR SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ASTM C270.
- 6. JOINT REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ASTM A951.
- 7. ALL PLAIN WIRE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF ASTM A82.
- 8. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF THE LATEST EDITION OF ASTM A615, GRADE 60.
- 9. REINFORCING BARS SHALL HAVE A MASONRY COVER NOT LESS THAN THE FOLLOWING, UNLESS NOTED OTHERWISE: a. MASONRY FACE EXPOSED TO EARTH OR WEATHER..... 2" #6 BARS AND LARGER..... 2" #5 BARS AND SMALLER..... 1-1/2" b. MASONRY NOT EXPOSED TO EARTH OR WEATHER..... 1-1/2"
- 10. THE REQUIRED DEVELOPMENT LENGTH OF REINFORCING BARS SHALL NOT BE LESS THAN 12 INCHES, AND AS FOLLOWS (L_d = 2000 psi, K = 2, l_s = 60,000 psi): a. #3 THROUGH #5..... 88d, 2 b. #6 THROUGH #7..... 114d, 2 c. #8 THROUGH #11..... 131d, 2
- 11. PLATE AND BENT BAR ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ASTM A36.
- 12. ANCHOR BOLTS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ASTM A307, GRADE A.
- 13. ANCHOR BOLTS PLACED IN THE TOP OF GROUDED CELLS AND BOND BEAMS SHALL BE POSITIONED TO MAINTAIN A MINIMUM OF: a. 1/4-INCH OF FINE GROUT BETWEEN THE BOLTS AND THE MASONRY UNIT. b. 1/2-INCH OF COURSE GROUT BETWEEN THE BOLTS AND THE MASONRY UNIT.
- 14. ANCHOR BOLTS PLACED IN DRILLED HOLES IN THE FACE SHELLS OF HOLLOW MASONRY UNITS SHALL BE PERMITTED TO CONTACT THE MASONRY UNIT WHERE THE BOLT PASSES THROUGH THE FACE SHELL PROVIDED THE PORTION OF THE BOLT THAT IS WITHIN THE GROUDED CELL SHALL BE POSITIONED TO MAINTAIN A MINIMUM OF: a. 1/4-INCH OF FINE GROUT BETWEEN THE HEAD OR BENT LEG OF EACH BOLT AND THE MASONRY UNIT. b. 1/2-INCH OF COURSE GROUT BETWEEN THE HEAD OR BENT LEG OF EACH BOLT AND THE MASONRY UNIT.
- 15. THE CLEAR DISTANCE BETWEEN ANCHOR BOLTS SHALL NOT BE LESS THAN THE NOMINAL DIAMETER OF THE ANCHOR BOLT, NOR LESS THAN ONE INCH.
- 16. SLEEVE TYPE ANCHORS SHALL FEATURE A SPLIT EXPANSION SLEEVE OVER A THREADED STUD BOLT BODY AND INTEGRAL EXPANDER, NUT AND WASHER. SHALL BE ZINC-PLATED CARBON STEEL, UNLESS OTHERWISE SPECIFIED AS STAINLESS STEEL (TYPE 304), AND SHALL BE INSTALLED WITH CARBIDE TIPPED HAMMER DRILL BITS MADE IN ACCORDANCE TO ANSI B272.15-1994.
- 17. DETAILS OF REINFORCEMENT AND METAL ACCESSORIES AS WELL AS PROTECTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530.
- 18. MASONRY LINTEL TOP REINFORCEMENT SHALL EXTEND TWO INCHES BEYOND ROUGH OPENING AND BOTTOM REINFORCEMENT SHALL EXTEND EIGHT INCHES BEYOND ROUGH OPENING.
- 19. PROVIDE A MINIMUM BEARING LENGTH OF EIGHT INCHES AT EACH END OF REINFORCED MASONRY LINTELS.
- 20. ALL MASONRY WALLS SHALL BE PLACED IN A RUNNING-BOND PATTERN UNLESS SPECIFICALLY DETAILED OTHERWISE.
- 21. MESH WALL TIES (MWT) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185 AND SHALL BE COMPRISED OF MATERIALS CONFORMING TO THE FOLLOWING, AS SPECIFICALLY CALLED OUT IN THE DETAILS: a. COLD-DRAWN STEEL WIRE..... ASTM A1064/A1064M b. HARDWARE CLOTH..... ASTM A740 c. HOT-DIP GALVANIZED..... ASTM A153/A153M-B2 CLASS B d. STAINLESS STEEL..... ASTM E2016, TYPE 304

Concrete Notes

- 1. THE DESIGN AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318),' LATEST EDITION AND 'CODE REQUIREMENTS FOR ENVIRONMENTAL ENGINEERING CONCRETE STRUCTURES (ACI 308),' LATEST EDITION.
- 2. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE 'SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301),' LATEST EDITION AND 'SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS (ACI 111),' LATEST EDITION.
- 3. WHEN CONDITIONS ARE SUCH THAT THE AMBIENT TEMPERATURE MAY BE EXPECTED TO BE 40°F OR LESS, WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE 'GUIDE TO COLD WEATHER CONCRETING (ACI 308R),' LATEST EDITION.
- 4. WHEN CONDITIONS ARE SUCH THAT THE AMBIENT TEMPERATURE MAY BE EXPECTED TO BE 80°F OR HIGHER, WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE 'GUIDE TO HOT WEATHER CONCRETING (ACI 308R),' LATEST EDITION.
- 5. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE CONFORMING TO THE FOLLOWING REQUIREMENTS: a. FOUNDATIONS: • MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, f_c = 4000 psi • MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO, w/cm = 0.50 • AIR-ENTRAINED WITH 5% AIR CONTENT (+/- 1.5%) b. EXTERIOR EXPOSED SLABS, WALLS, PIERS, PEDESTALS AND COLUMNS: • MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, f_c = 4500 psi • MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO, w/cm = 0.45 • AIR-ENTRAINED WITH 5% AIR CONTENT (+/- 1.5%) c. INTERIOR SLABS, WALLS, PIERS, PEDESTALS AND COLUMNS: • MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, f_c = 4000 psi
- 6. THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO PLACEMENT OF ANY CONCRETE STRUCTURES.
- 7. THE CONTRACTOR SHALL TAKE SAMPLES FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY. SAMPLES FOR STRENGTH TESTS SHALL BE TAKEN NOT LESS THAN ONCE PER DAY, NOR LESS THAN ONCE FOR EACH 150 yd³ OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 ft² OF SURFACE AREA FOR SLABS OR WALLS. THREE 4x8-INCH CYLINDERS SHALL BE TESTED AT SEVEN DAYS AND 28 DAYS FOR EACH SAMPLE TAKE.
- 8. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615, LATEST EDITION, GRADE 60 (F_y = 60 ksi).
- 9. DETAILS AND DETAILING OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE 'ACI DETAILING MANUAL,' REPORTED BY ACI COMMITTEE 315. THE CONTRACTOR SHALL SUBMIT REINFORCEMENT SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
- 10. PLACEMENT OF REINFORCEMENT BARS IN FOOTINGS, WALLS AND COLUMNS SHALL BE EVENLY SPACED WITHIN THE STRUCTURE. DRIVING OR PUSHING DOWN INTO WET CONCRETE IS PROHIBITED.
- 11. CONCRETE COVER FOR REINFORCEMENT SHALL NOT BE LESS THAN THE FOLLOWING: a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3" b. CONCRETE EXPOSED TO EARTH OR WEATHER: • #6 THROUGH #8 BARS..... 2" • #6 BAR, W31 OR D31 WIRE, AND SMALLER..... 1-1/2" c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: • SLABS, WALL, JOISTS, • #14 BAR AND #18 BARS..... 1-1/2" • #11 BAR AND SMALLER..... 3/4" d. BEAMS, COLUMNS: • PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS..... 1-1/2"
- 12. CONTINUOUS UNCOATED REINFORCEMENT OF DEFORMED BARS NOT LARGER THAN #11 MAY BE LAPPED AT SPLICES. THE MINIMUM LAP LENGTH SHALL BE AS REQUIRED FOR CLASS A OR CLASS B SPLICE, BUT NOT LESS THAN 12 INCHES (L_v = 4000 psi). a. CLASS A SPLICE = (1)d_b: • #6 AND SMALLER BARS AND DEFORMED WIRES..... 38d, • #7 AND LARGER BARS..... 47d, b. CLASS B SPLICE = (1.3)d_b: • #6 AND SMALLER BARS AND DEFORMED WIRES..... 49d, • #7 AND LARGER BARS..... 62d.
- 13. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON FROZEN GROUND SURFACE OR PLACED IN WATER. THE CONTRACTOR SHALL USE A DEWATERING POINT SYSTEM, AS NECESSARY.
- 14. ALL NORMAL STRENGTH CONCRETE SHALL BE MAINTAINED ABOVE 50°F AND IN A MOIST CONDITION FOR A MINIMUM OF SEVEN DAYS AFTER PLACEMENT BEFORE ANY EXTERNAL LOADS CAN BE APPLIED.
- 15. CONCRETE NOTED AS HIGH-EARLY STRENGTH SHALL BE MAINTAINED ABOVE 50°F AND IN A MOIST CONDITION FOR A MINIMUM OF THREE DAYS AFTER PLACEMENT BEFORE ANY EXTERNAL LOADS CAN BE APPLIED.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE TO DESIGN, FURNISH AND PLACE ALL TEMPORARY OR PERMANENT SHORING AND/OR BRACING TO PROTECT EXCAVATIONS, EXISTING STRUCTURES, AND UTILITIES ADJACENT TO THE SITE. DETAILED INFORMATION ON FORMWORK FOR CONCRETE IS GIVEN IN THE 'GUIDE TO FORMWORK FOR CONCRETE,' REPORTED BY ACI COMMITTEE 347.
- 17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING REQUIRED TO RETAIN THE STABILITY OF THE STRUCTURE WHILE REPAIRS AND REHABILITATION TAKE PLACE.
- 18. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR AND MATERIALS FOR UNDERPINNING REQUIREMENTS WHEN PLACING FOOTINGS NEXT TO OR BELOW EXISTING ADJACENT STRUCTURES, AS APPLICABLE.
- 19. NEATLY FORMED EARTH TRENCHES MAY BE PERMITTED FOR CASTING GRADE BEAMS WHERE SOIL CONDITIONS DO NOT REQUIRE FORMWORK. THE CONTRACTOR SHALL VERIFY SOIL CONDITIONS WITH A LICENSED GEOTECHNICAL ENGINEER AND OBTAIN APPROVAL BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PLACE THESE STRUCTURES NEATLY WITHIN ACI 301 DIMENSION TOLERANCES, WITHOUT CONCRETE OVERPOUR SHELVES, AND SUCH THAT ALL REINFORCEMENT COVER AND SPACING REQUIREMENTS ARE PROVIDED.
- 20. EARTH FORMED SPREAD AND CONTINUOUS STRIP FOOTINGS ARE PROHIBITED.
- 21. SLOPE SLABS DOWN 1/4 INCH PER FOOT TO ALL FLOOR DRAINS.
- 22. PROVIDE 2-#4 x 3'-0" TOP AND BOTTOM AT 45° ANGLE AT ALL REINFRANT CORNERS IN CONCRETE SLAB. PROVIDE THE BOTTOM LAYER OF REINFORCEMENT FOR SLABS GREATER THAN OR EQUAL TO SIX INCHES THICK.
- 23. PROVIDE 4-#4 x 3'-0" AT ONE INCH CLEAR FROM TOP OF SLAB AT ALL DISCONTINUOUS CONCRETION OR CONSTRUCTION JOINTS.
- 24. EXPANSION ANCHORS SHALL BE PLATED CARBON STEEL TORQUE CONTROLLED, WEDGE-TYPE MECHANICAL EXPANSION ANCHORS INSTALLED IN HARDENED CONCRETE, IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- 25. ADHESIVE ANCHORS SHALL BE AN ICC-ES APPROVED POST-INSTALLED SYSTEM FOR USE IN HARDENED, CRACKED AND UNCRACKED NORMALWEIGHT CONCRETE HAVING A SPECIFIED COMPRESSIVE STRENGTH f_c OF 2500 psi TO 8500 psi. THE SYSTEM SHALL CONSIST OF HIGH-STRENGTH STRUCTURAL ADHESIVE, ANCHOR ELEMENTS (CONTINUOUSLY THREADED RODS OR DEFORMED STEEL REINFORCING BARS), AND NORMALWEIGHT CONCRETE. ADHESIVE ANCHORS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS UTILIZING THE ANCHOR ELEMENT SIZE AND MINIMUM EFFECTIVE EMBEDMENT INDICATED ON THE DRAWINGS. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION.
- 26. CONTRACTION JOINTS SHALL BE LOCATED ALONG COLUMN LINES, WITH INTERMEDIATE JOINTS LOCATED AT EQUAL SPACES BETWEEN COLUMN LINES, UNLESS OTHERWISE NOTED. CONTRACTION JOINT SPACING SHALL BE 24 TIMES THE SLAB THICKNESS, UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD. CONTRACTOR SHALL NOT ASSUME A JOINT SPACING EXCEEDING 36 TIMES THE SLAB THICKNESS.
- 27. ISOLATION JOINTS SHALL BE PLACED BETWEEN THE SLAB AND ADJOINING BUILDING ELEMENTS AS DETAILED AND OTHERWISE NOTED. ISOLATION JOINTS SHALL BE PLACED AT JUNCTIONS WITH WALLS, COLUMNS, EQUIPMENT FOUNDATIONS, FOOTINGS, OR OTHER POINTS OF RESTRAINT SUCH AS DRAINS, MANHOLES, SUMPS, AND STAIRWAYS.
- 28. EXPANSION AND ISOLATION JOINT MATERIAL TO BE PREFORMED, FLEXIBLE CLOSED CELL FOAM PLANK THE FULL THICKNESS OF THE SLAB.
- 29. VAPOR BARRIER TO BE ASTM E1745, CLASS A PLASTIC SHEET VAPOR BARRIER WITH A MINIMUM THICKNESS OF 10 MILS AND JOINT LAPPED NOT LESS THAN SIX INCHES, UNLESS OTHERWISE SPECIFIED BY ARCHITECTURAL SPECIFICATIONS.

General Notes

- 1. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE CURRENTLY ADOPTED IBC, OSHA, AND ALL STATE AND LOCAL CODES AND THEIR SUPPLEMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES AND CONFORM WITH AIA DOCUMENT A201 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION'.
- 2. THE CONTRACTOR SHALL SUPPLY ALL MATERIAL SAFETY DATA SHEETS (MSDS) FOR CHEMICALS BROUGHT ONTO THE SITE.
- 3. SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND SIMILAR SUBMITTALS ARE NOT PART OF THE CONTRACT DOCUMENTS. THE DESIGN PROFESSIONAL OF RECORD'S REVIEW AND APPROVAL OF SUCH SUBMITTALS IS STRICTLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, OR FOR SUBSTITUTING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF THE EQUIPMENT OR SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGN PROFESSIONAL OF RECORD'S REVIEW OF THE CONTRACTOR'S SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS UNDER AIA DOCUMENT A201, SECTIONS 3.3, 3.5, AND 3.12 OF AIA A201. THE DESIGN PROFESSIONAL OF RECORD'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. THE DESIGN PROFESSIONAL OF RECORD'S APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
- 4. THE CONTRACTOR'S SUBMITTAL OF SHOP DRAWINGS, SAMPLES, AND SIMILAR SUBMITTALS REPRESENTS TO THE OWNER AND DESIGN PROFESSIONAL OF RECORD THAT THE CONTRACTOR HAS (1) REVIEWED AND APPROVED THEM, (2) DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO, AND (3) CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
- 5. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS OR EXISTING/PREVIOUSLY PHASED WORK PRIOR TO THE START OF FABRICATION AND CONSTRUCTION. NOTIFY DESIGN PROFESSIONAL OF RECORD OF ANY DISCREPANCIES.
- 6. ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING. STRUCTURAL STEEL FRAMING DIMENSIONS ARE CENTER LINE DIMENSIONS.
- 7. INDICATED DIMENSIONS ARE TAKEN FROM CASUAL FIELD OBSERVATIONS AND EXISTING DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DESIGN PROFESSIONAL OF RECORD OF ANY DISCREPANCIES. ALL CHANGES TO THE WORK SHALL BE APPROVED BY THE DESIGN PROFESSIONAL OF RECORD AND OWNER PRIOR TO PROCEEDING.
- 8. THE CONTRACTOR SHALL SECURE ALL NECESSARY LOCAL PERMITS REQUIRED FOR ITS WORK.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ANY UTILITIES IN THE VICINITY OF THE CONSTRUCTION (UNDERGROUND OR OTHERWISE) AND SHALL COMPLETE THE CONSTRUCTION IN A MANNER WHICH WILL PREVENT DAMAGE TO THEM. SHOULD ANY DAMAGE TO SUCH UTILITIES OCCUR, THE CONTRACTOR SHALL REPAIR THE DAMAGE AT ITS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER.
- 10. COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, CIVIL, STRUCTURAL, ARCHITECTURAL DRAWINGS AND TRADES. VERIFY EXACT SIZE AND LOCATION OF ALL WALL, FLOOR AND ROOF OPENINGS REQUIRED TO THESE AND OTHER TRADES.
- 11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION EFFORTS OF ALL SUB-CONTRACTORS. FAILURE TO ANTICIPATE CHANGES OR MODIFICATIONS SHALL NOT BE THE BASIS FOR ADDITIONAL COST RECOVERY.
- 12. CONTRACTORS SHALL COORDINATE THEIR WORK WITH THE OTHER TRADES. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION.
- 13. REFER TO EQUIPMENT SCHEDULES AND SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.
- 14. PROTECT ALL EQUIPMENT, BUILDING, AND PAVEMENTS, NEW AND EXISTING, FROM DEBRIS AND DAMAGE. FINAL CLEAN-UP OF ALL EQUIPMENT, BUILDINGS AND PAVEMENTS SHALL BE COMPLETED PRIOR TO SUBSTANTIAL COMPLETION.

Soil Notes

- 1. FOUNDATIONS ARE DESIGNED FOR A MINIMUM BEARING CAPACITY OF 3000 psf FOR SPREAD FOOTINGS AND 2500 psf FOR STRIP (WALL) FOOTINGS. FLOOR SLABS ARE DESIGNED FOR A MODULUS OF SUBGRADE REACTION OF 125 lbm³.
- 2. THE CONTRACTOR SHALL HIRE A REGISTERED GEOTECHNICAL ENGINEER TO INSPECT AND APPROVE EXCAVATION SUBGRADE, BEARING SURFACES, BACKFILL MATERIAL, AND BACKFILL COMPACTION. THE REGISTERED GEOTECHNICAL ENGINEER SHALL VERIFY THAT THE BEARING CAPACITY AND MODULUS OF SUBGRADE REACTION OF THE SOIL MEETS OR EXCEEDS THE MINIMUM BEARING CAPACITY AND MODULUS OF SUBGRADE REACTION UTILIZED FOR THE FOUNDATION DESIGN. SHOULD CONDITIONS PROVE OTHERWISE, CONTACT THE ENGINEER OF RECORD AND PROCEED AS DIRECTED.
- 3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC FILL AND SOFT SOILS COMPONENTS.
- 4. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION REGARDING SITE PREPARATION, FOUNDATION EXCAVATIONS, STRUCTURAL BACK FILL, COMPACTION REQUIREMENTS, SUITABLE BACK FILL MATERIAL, AND GROUNDWATER.
- 5. EXTERIOR/UNHEATED AREA SLABS PLACED DIRECTLY UPON SOILS SUBJECT TO HEAVING AND SUBSEQUENT SETTLEMENT DUE TO FREEZE/THAW CYCLES SHALL BE INSTALLED UNDESIROUS OF FROST SUSCEPTIBLE MATERIALS TO A DEPTH OF ONE TO TWO FEET BELOW THE SLAB, AND REPLACEMENT WITH WELL GRADED, PROPERLY PLACED AND COMPACTED GRANULAR SOILS.
- 6. DEWATERING MAY BE REQUIRED DURING CONSTRUCTION AND UNTIL THE CONCRETE FOUNDATIONS ARE SET. SEE GEOTECHNICAL REPORT, AS APPLICABLE.
- 7. THE CONTRACTOR SHALL PROVIDE ALL PROTECTION REQUIRED SO AS TO SAFE GUARD EXISTING UTILITIES.
- 8. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 9. UNLESS OTHERWISE SPECIFIED BY A LICENSED GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL COMPACT ALL STRUCTURAL FILL SUPPORTING FOUNDATIONS OR SLABS-ON-GRADE TO 100% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698) WITH MAXIMUM LIFTS OF EIGHT INCHES OR LESS. FILLS ADJACENT TO FOUNDATIONS AND OVER FOUNDATIONS SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.



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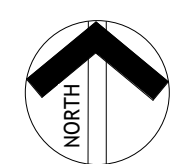
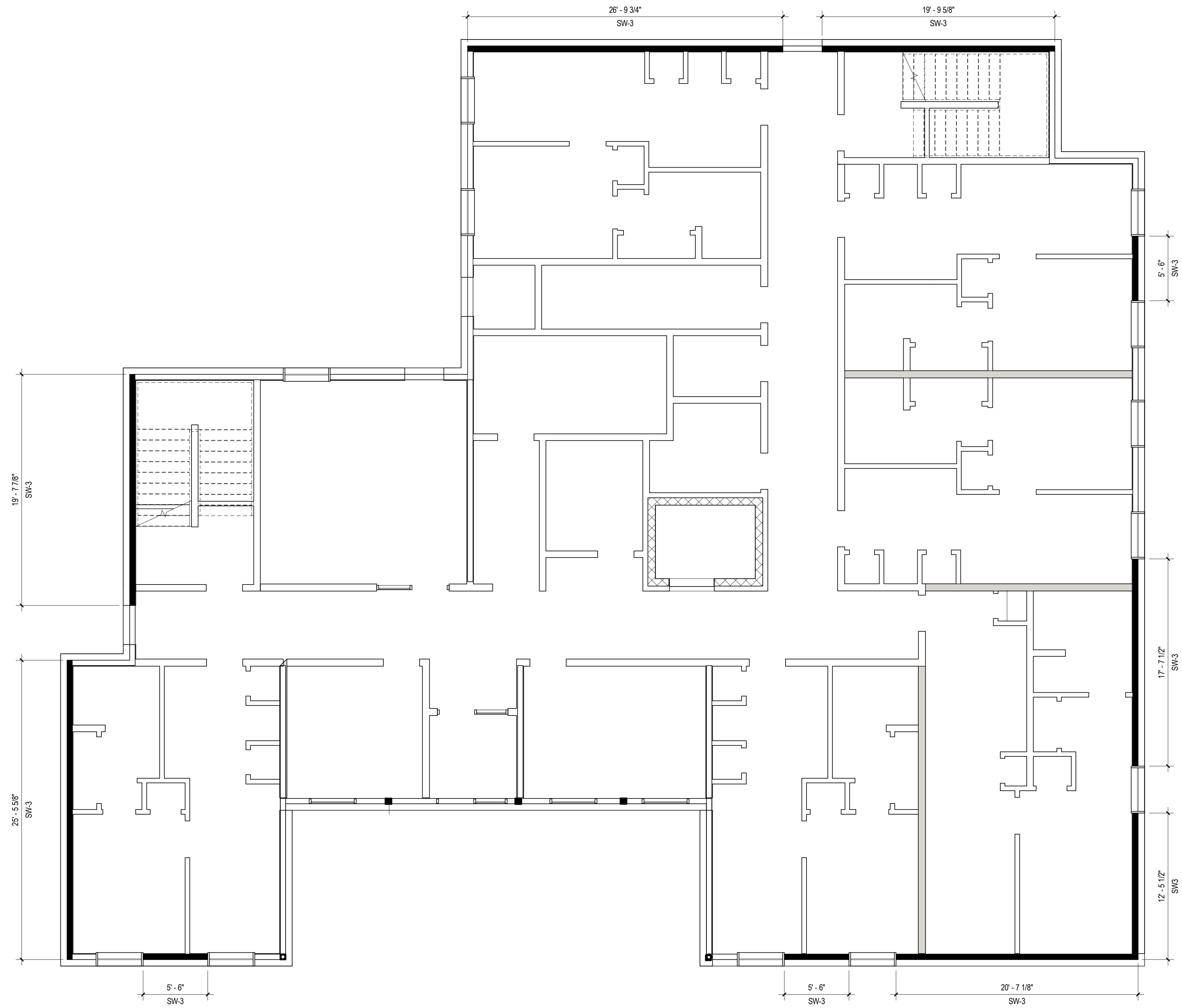


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S001

STRUCTURAL SPECIFICATIONS

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1 First Floor Shear Wall Layout
 3/16" = 1'-0"

New Construction and Renovation Work for :

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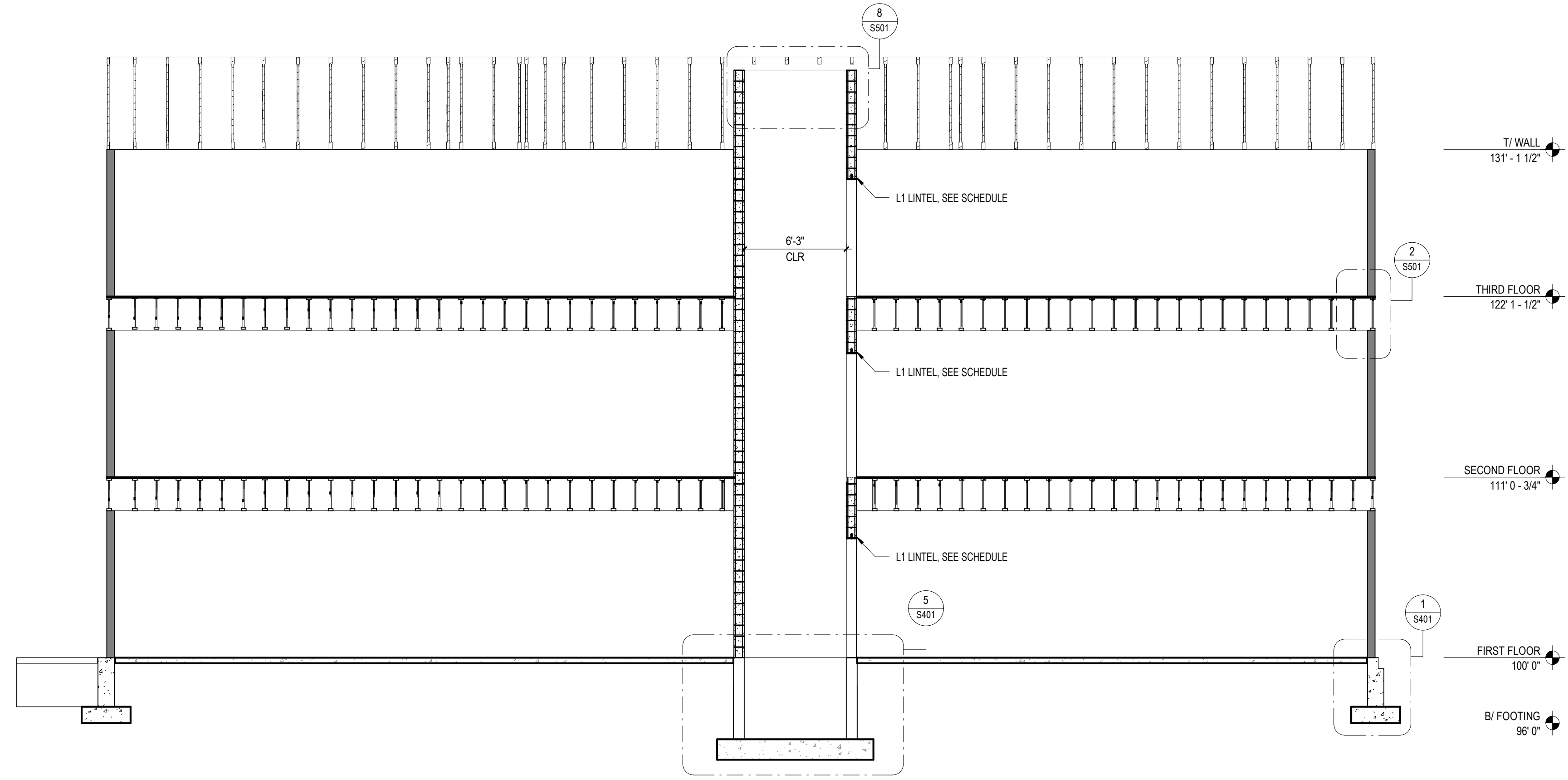
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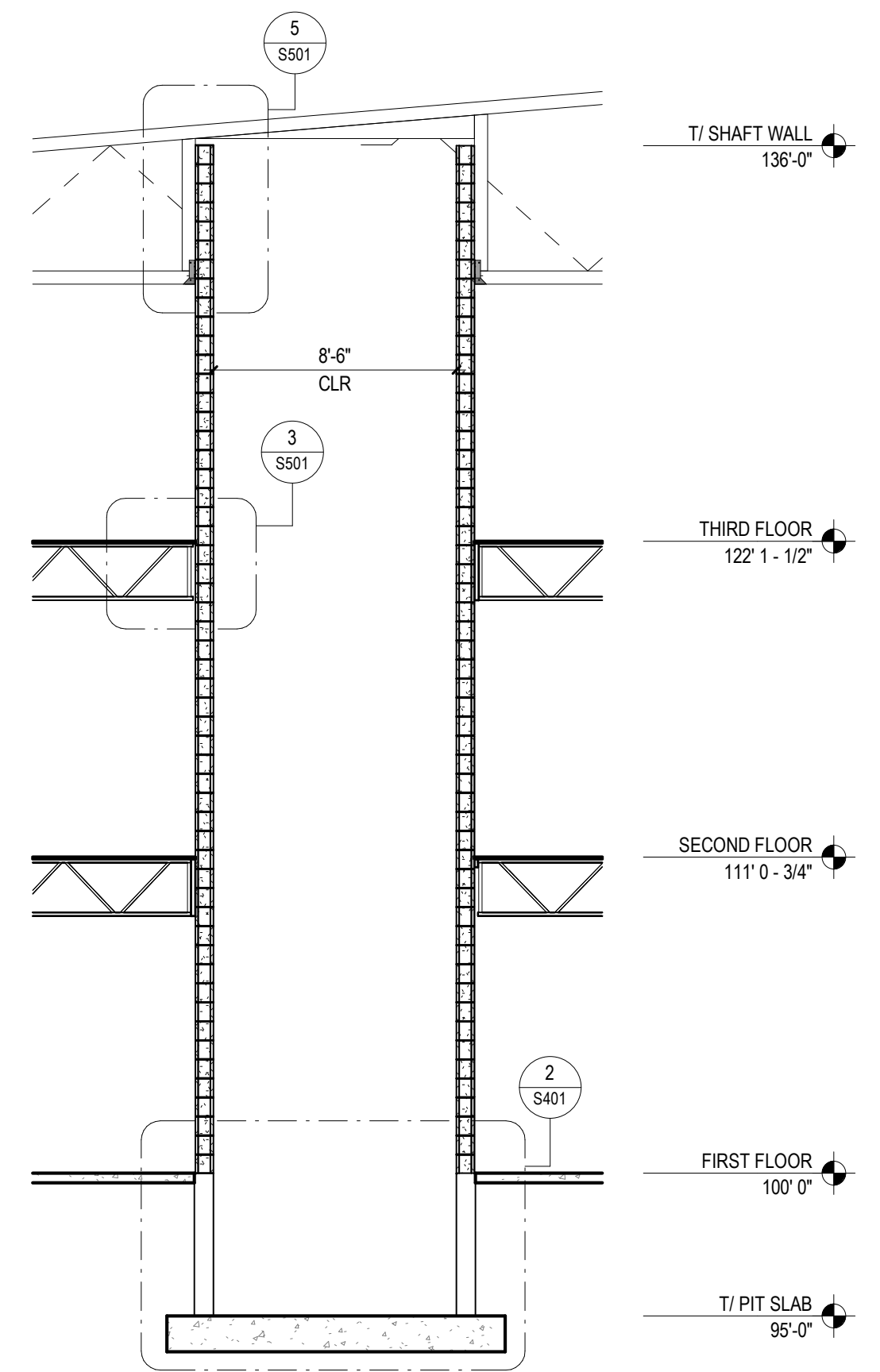
S204

SHEAR WALL PLANS

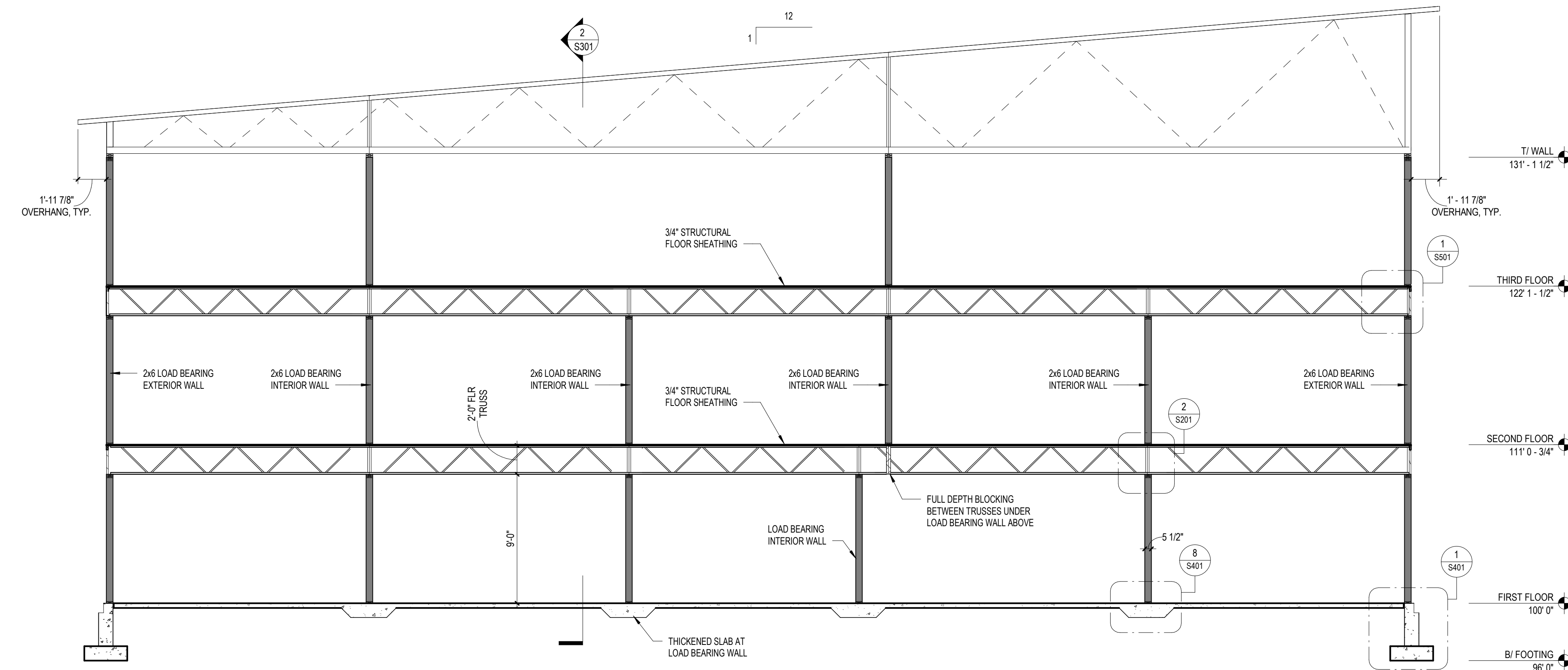
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2 Building Structural Section - 2
 3/16" = 1'-0"



3 Elevator Shaft
 3/16" = 1'-0"



1 Structural Building Section - 1
 3/16" = 1'-0"

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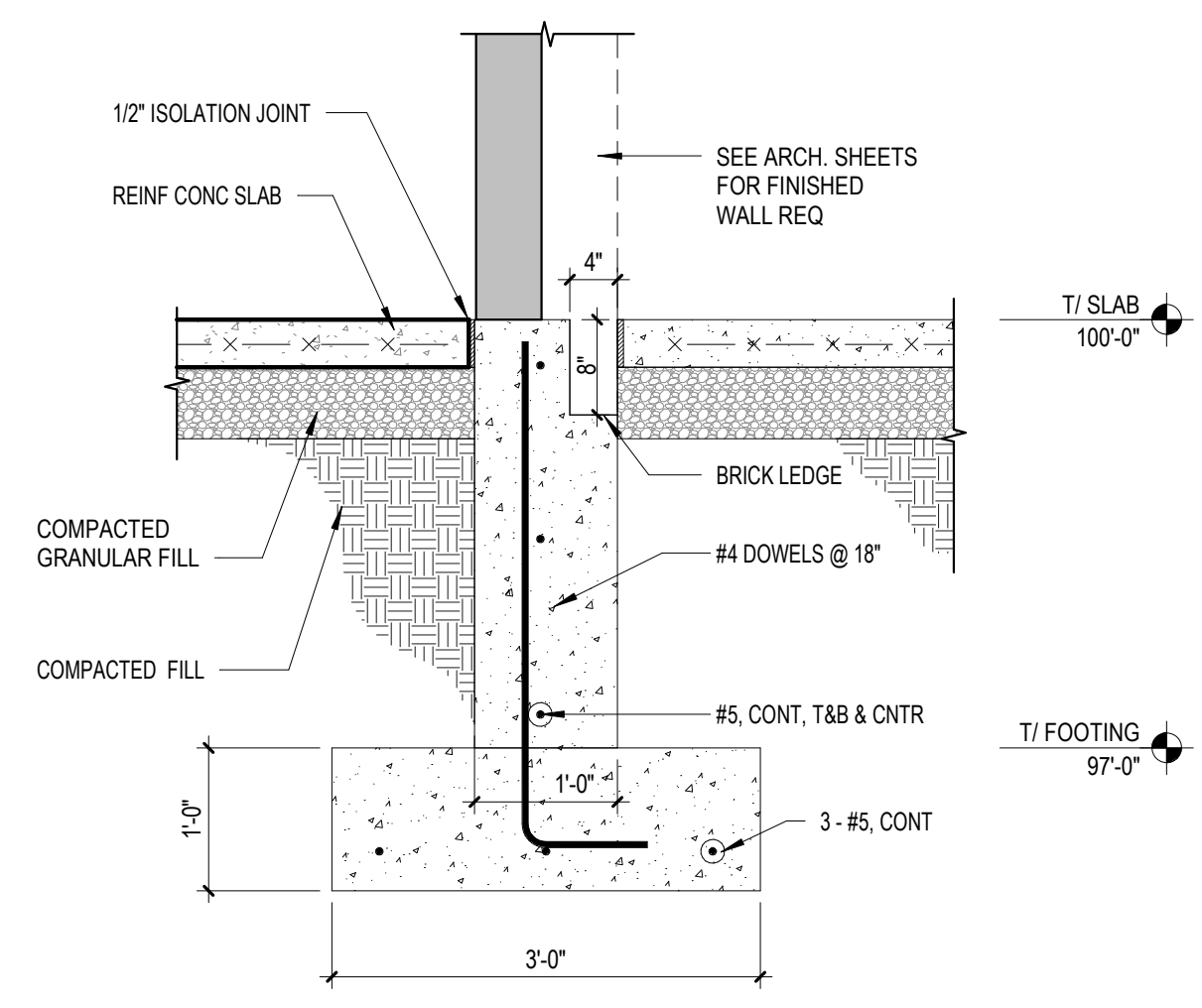
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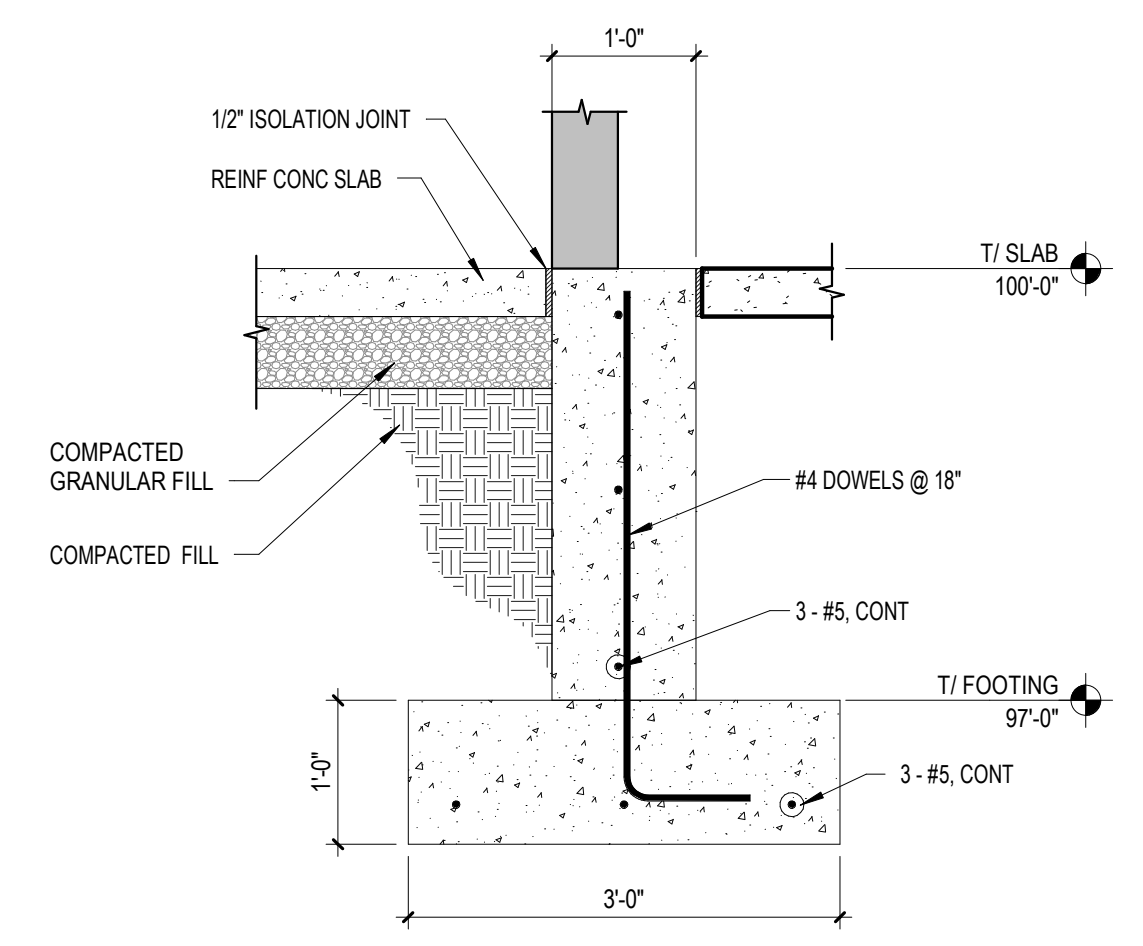
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S301

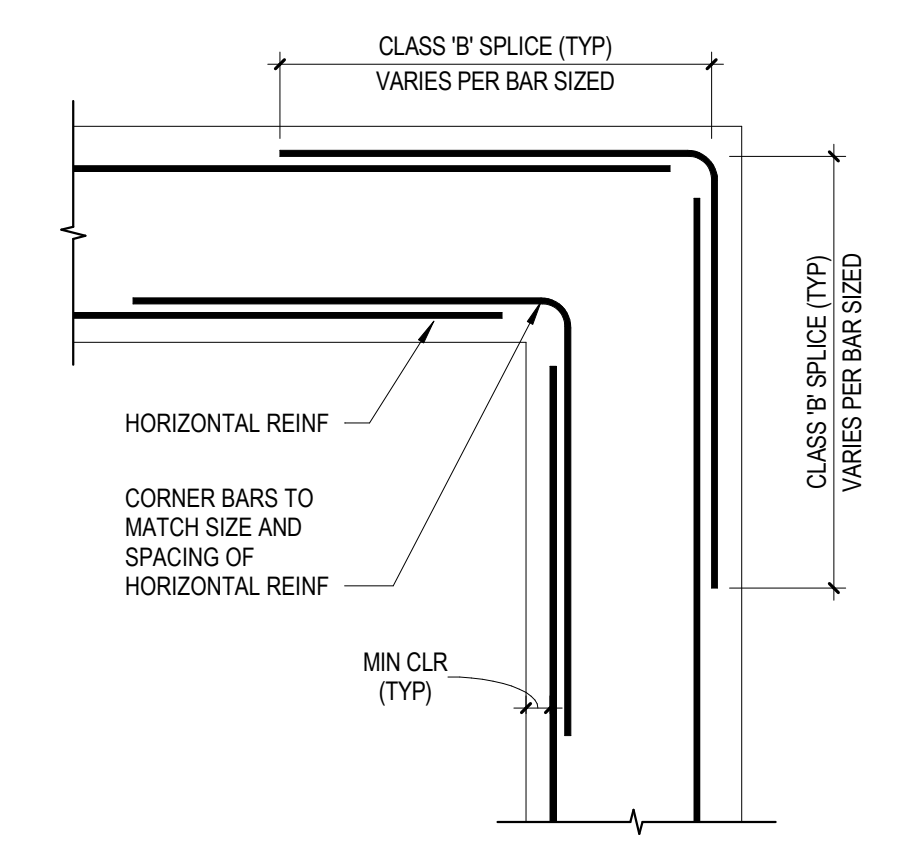
STRUCTURAL SECTIONS



9 Typical Foundation At Patio
3/4" = 1'-0"

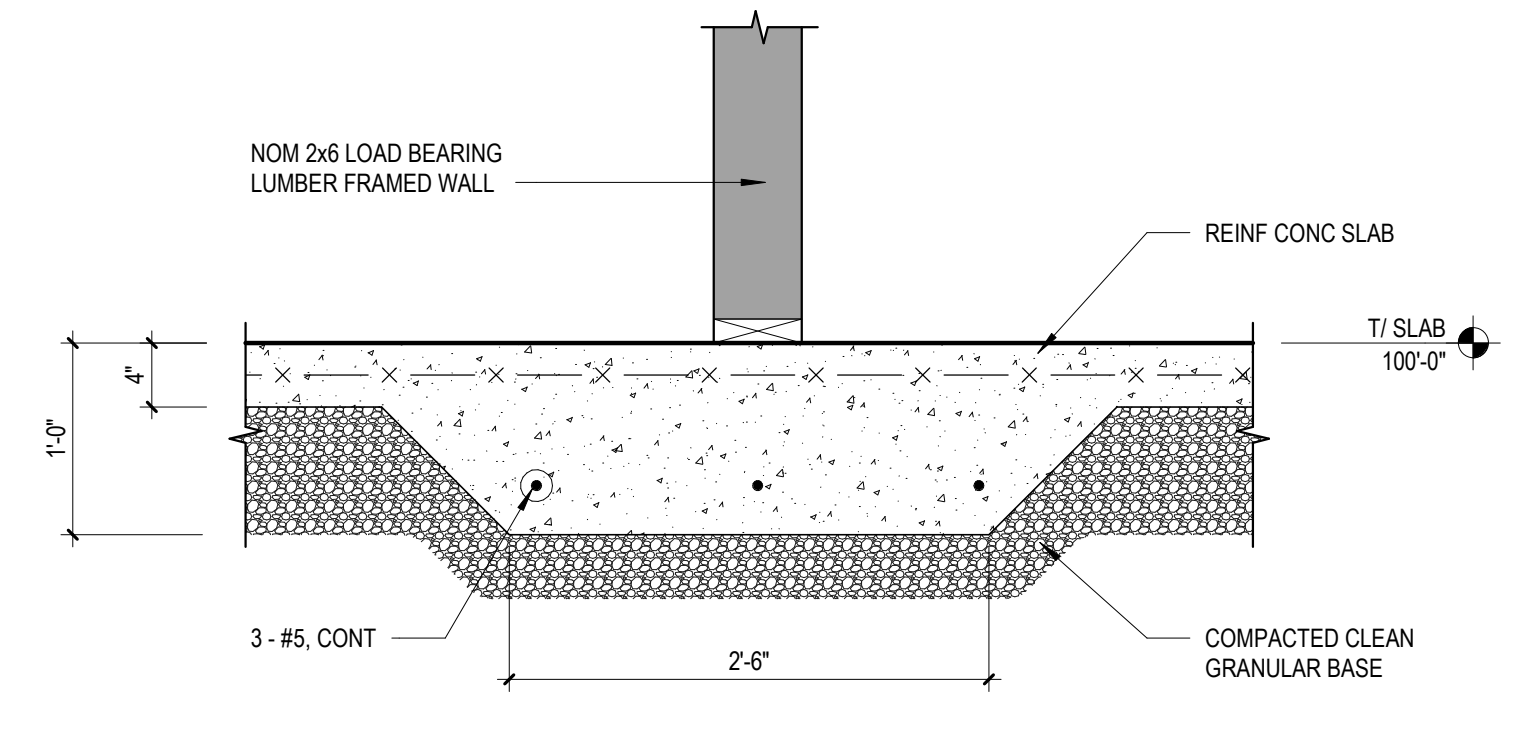


6 Foundation Section
3/4" = 1'-0"

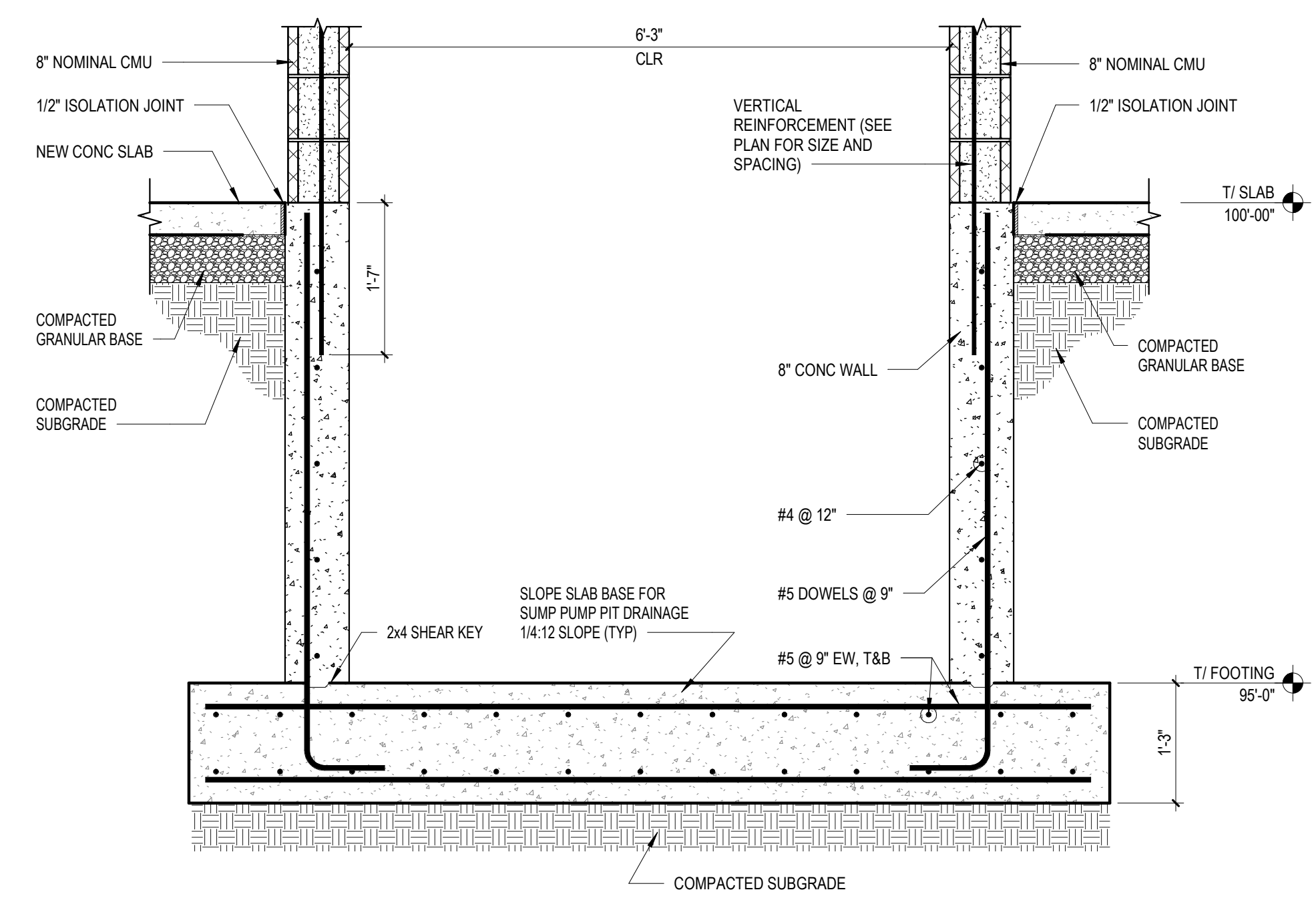


1. DETAIL ILLUSTRATES TWO LINES OF REINFORCEMENT (ONE ALONG EACH FACE OF STRUCTURE). FOR STRUCTURES WITH MORE THAN TWO LINES OF REINFORCEMENT, CORNER BARS ARE ONLY REQUIRED ALONG THE FACES OF THE STRUCTURE.
2. FOR STRUCTURES WITH ONLY ONE LINE OF REINFORCEMENT, LOCATE CORNER BARS AT THE CENTER OF THE STRUCTURE (EQUAL DISTANCE FROM EACH FACE).

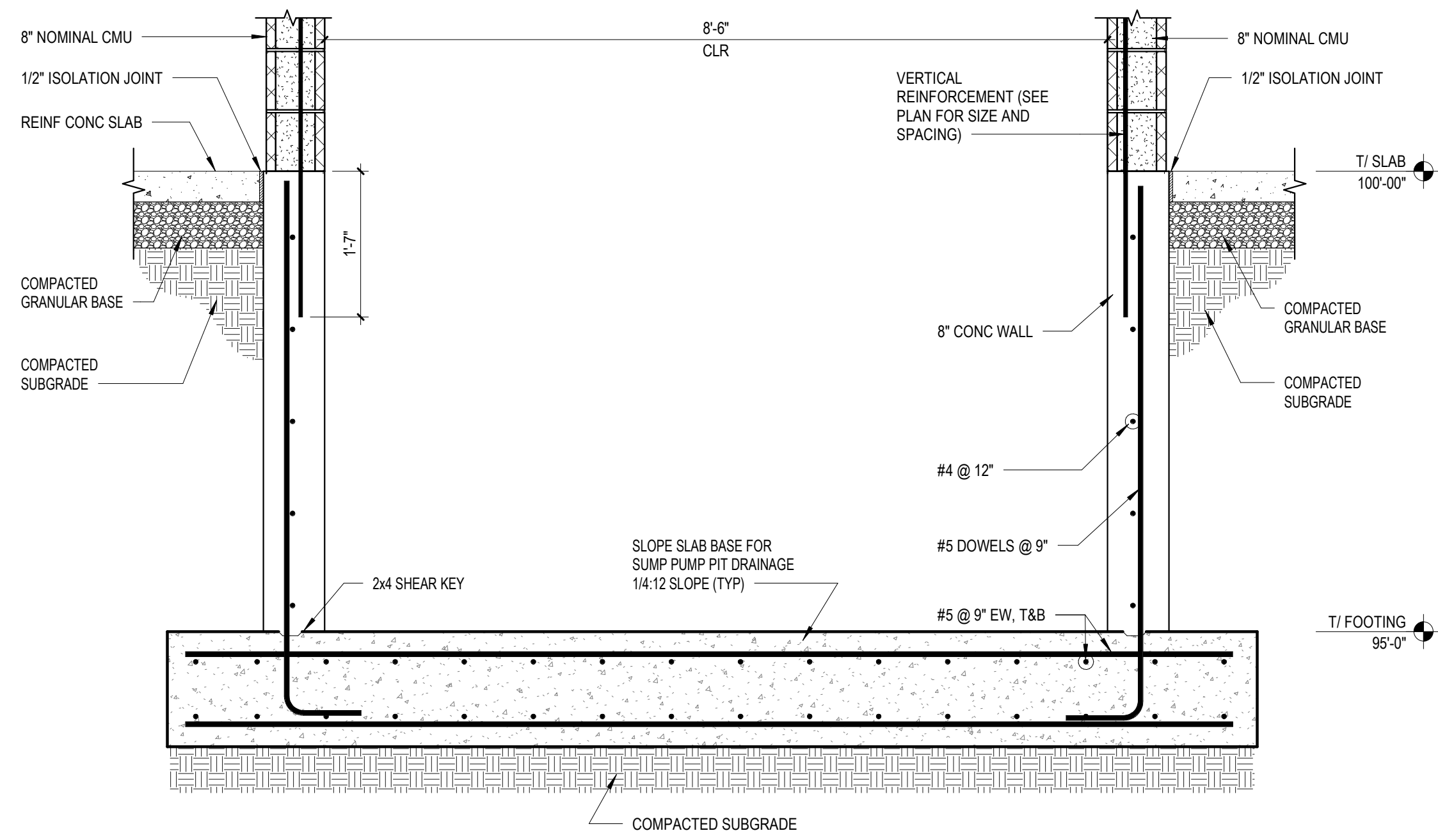
3 Typical Foundation Corner Reinforcement
3/4" = 1'-0"



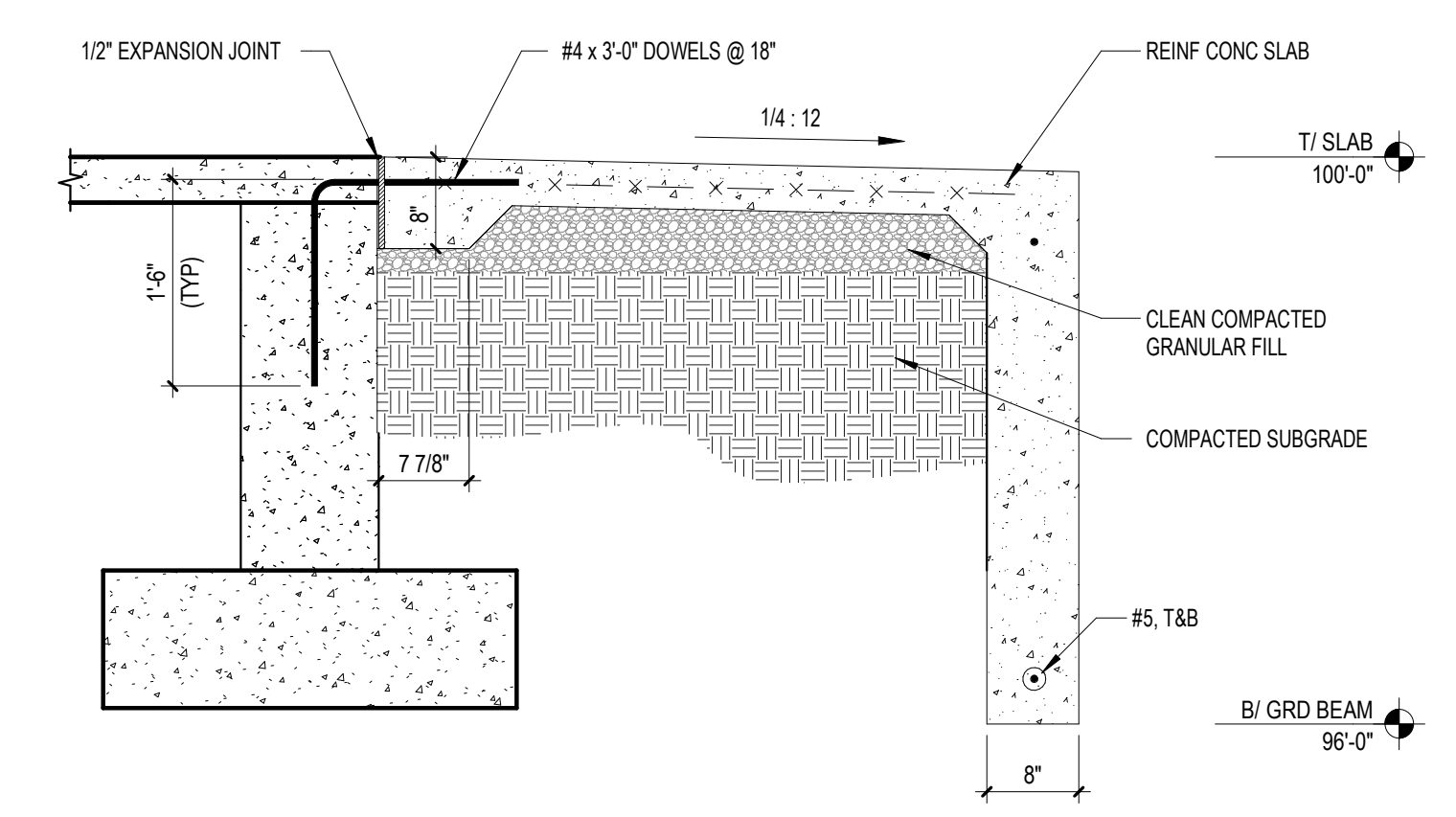
8 Thickened Slab At Load Bearing Wall
1" = 1'-0"



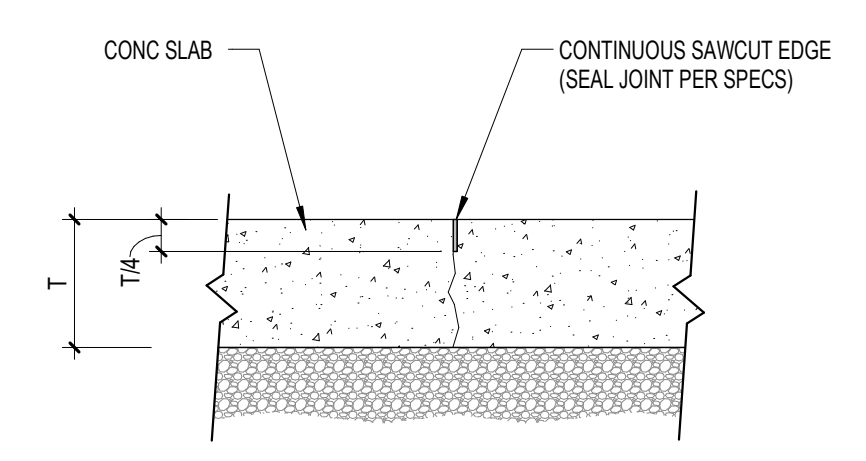
5 Elevator Shaft Foundation - 2
3/4" = 1'-0"



2 Elevator Shaft Foundation - 1
3/4" = 1'-0"

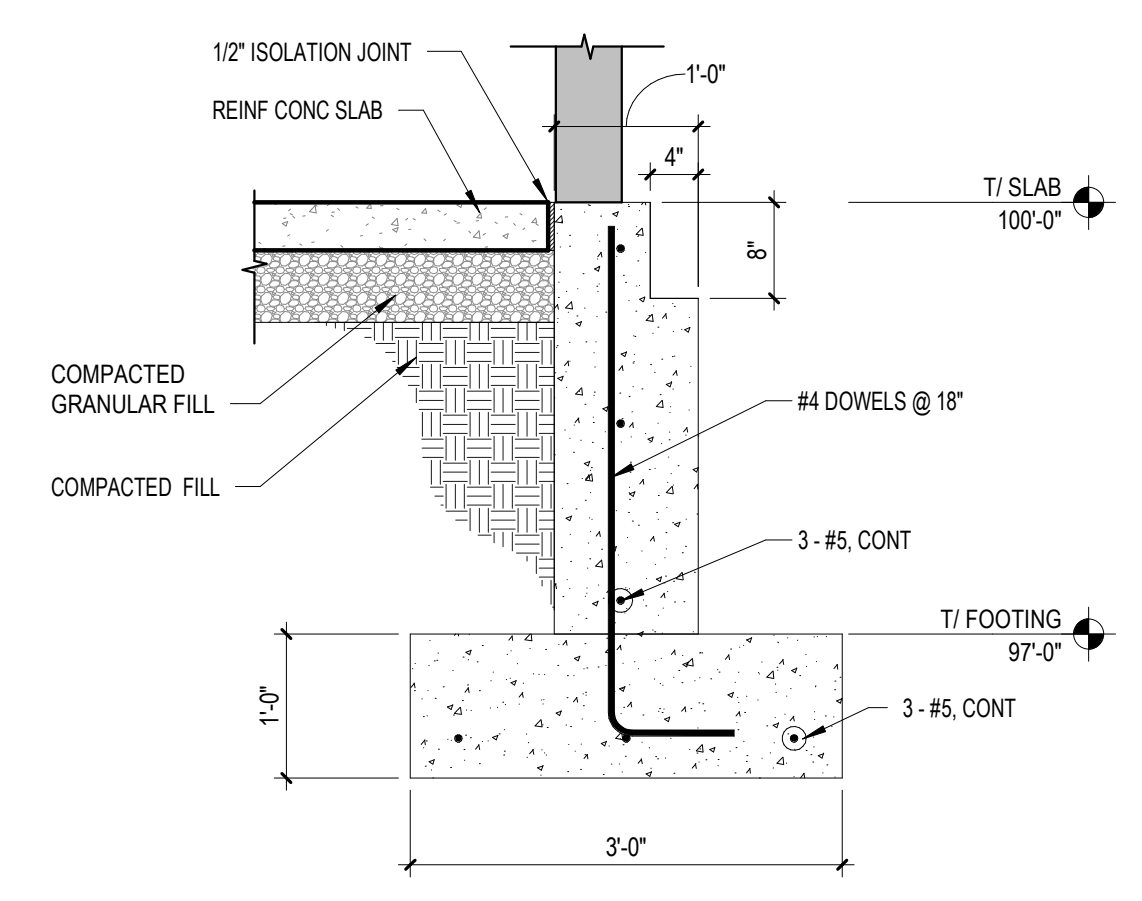


7 Typical Stoop Section
3/4" = 1'-0"



1. FOR INDUSTRIAL USE SLABS, FILL SAWN JOINT WITH SEMIRIGID EPOXY OR POLYUREA FILLER.

4 Sawcut Contraction Joint
1" = 1'-0"



1 Typical Foundation Section
3/4" = 1'-0"

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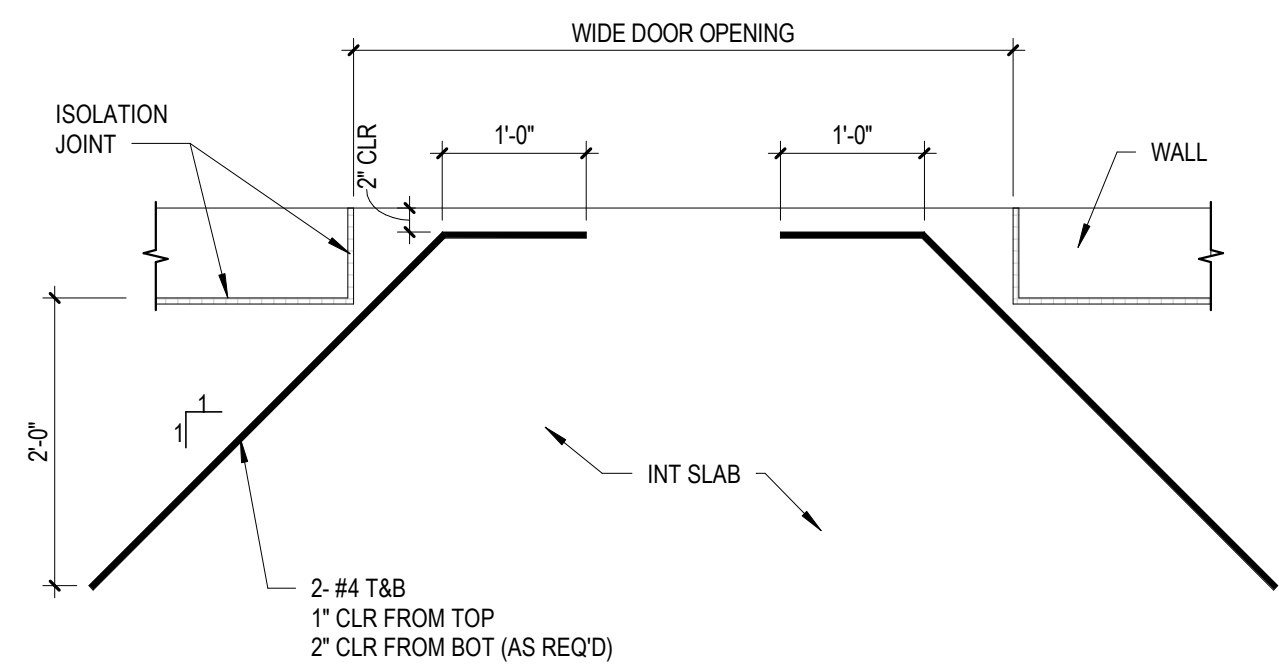
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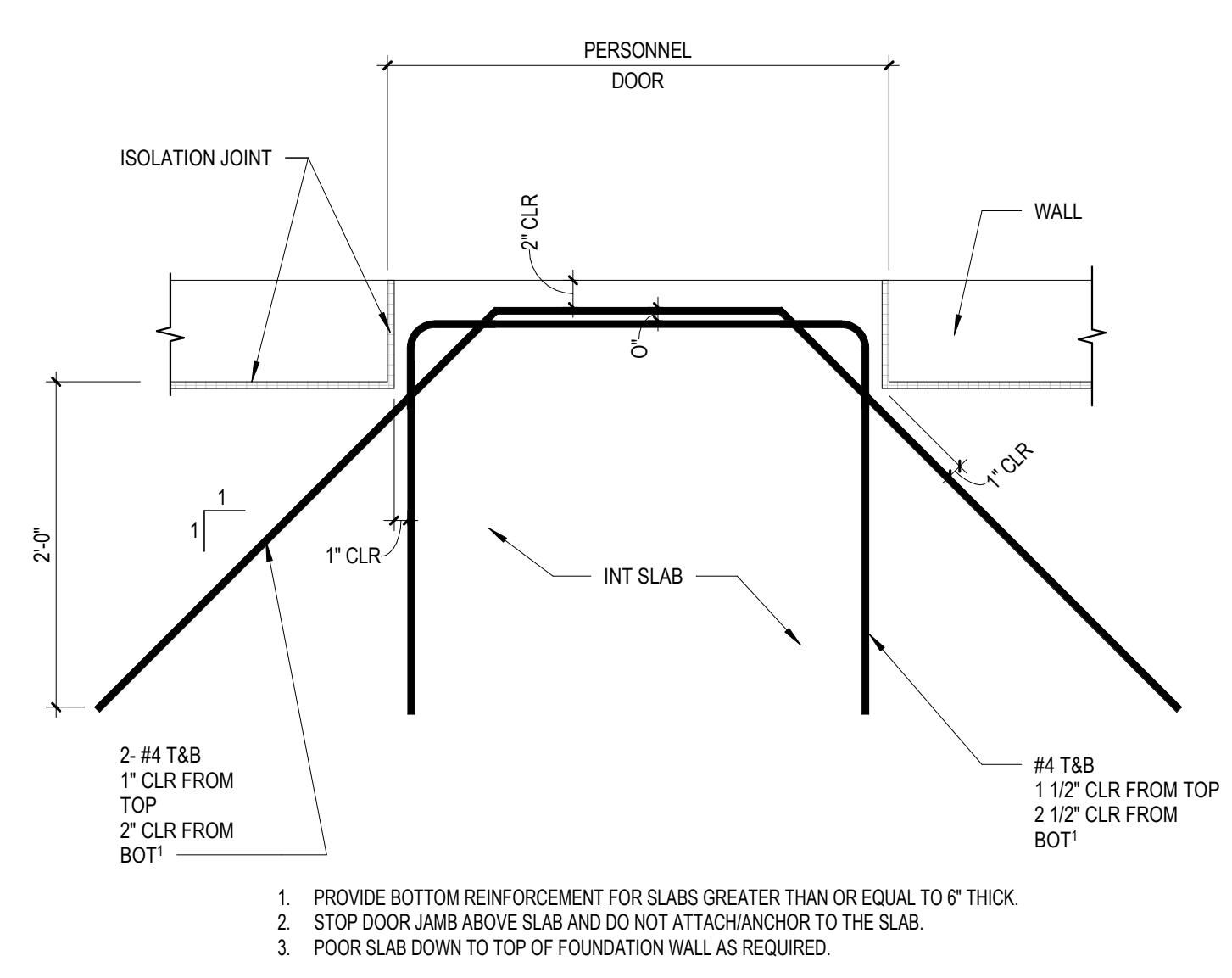
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FOUNDATION DETAILS

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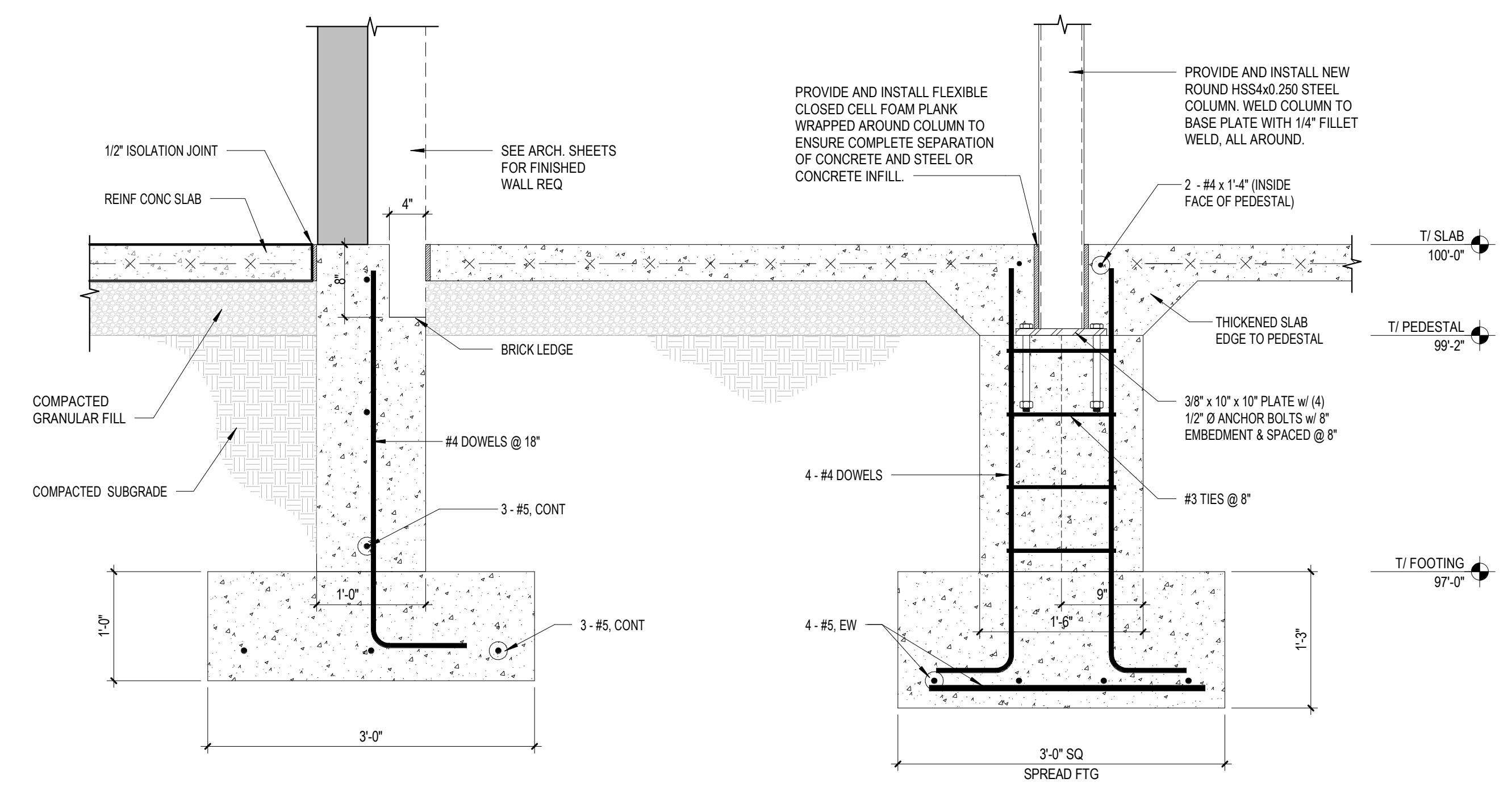


4 Slab at Wide Door Opening
3/4" = 1'-0"

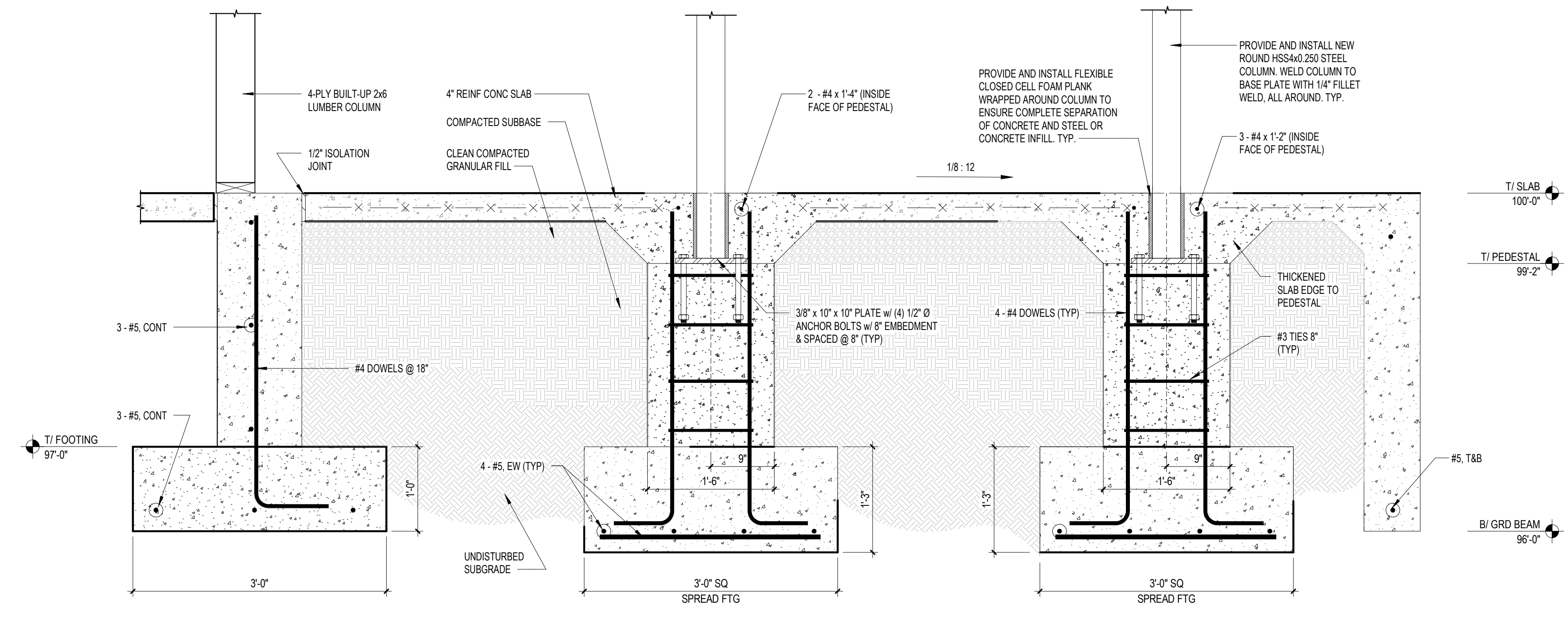


2 Slab at Personnel Door Opening
1" = 1'-0"

1. PROVIDE BOTTOM REINFORCEMENT FOR SLABS GREATER THAN OR EQUAL TO 6" THICK.
2. STOP DOOR JAMB ABOVE SLAB AND DO NOT ATTACH/ANCHOR TO THE SLAB.
3. POOR SLAB DOWN TO TOP OF FOUNDATION WALL AS REQUIRED.



3 Foundation and Column at Patio
1" = 1'-0"



1 Main Entryway Foundation
1" = 1'-0"

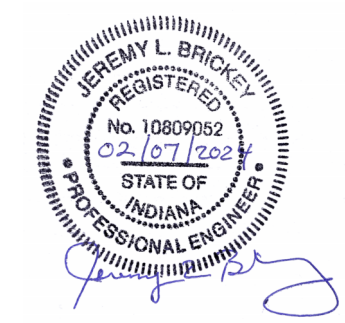
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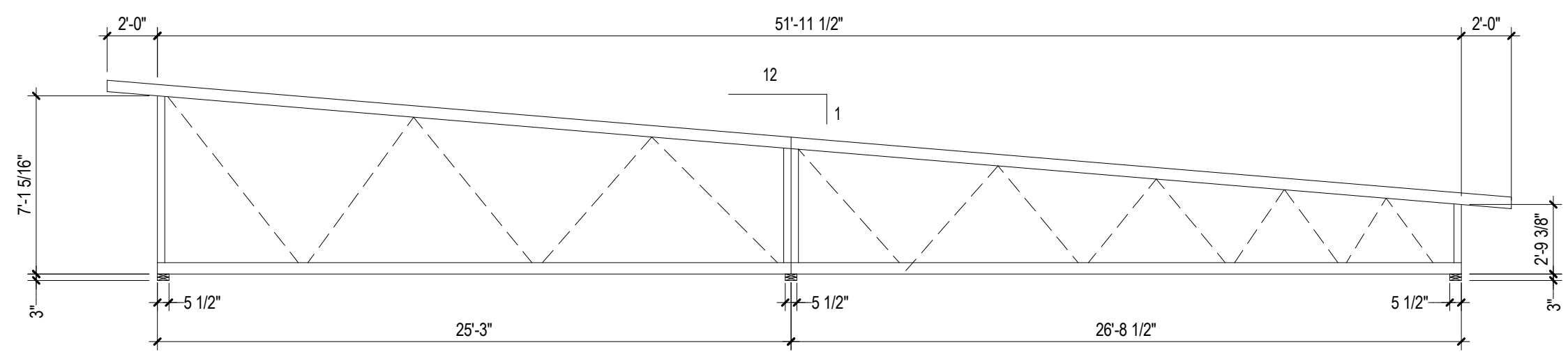
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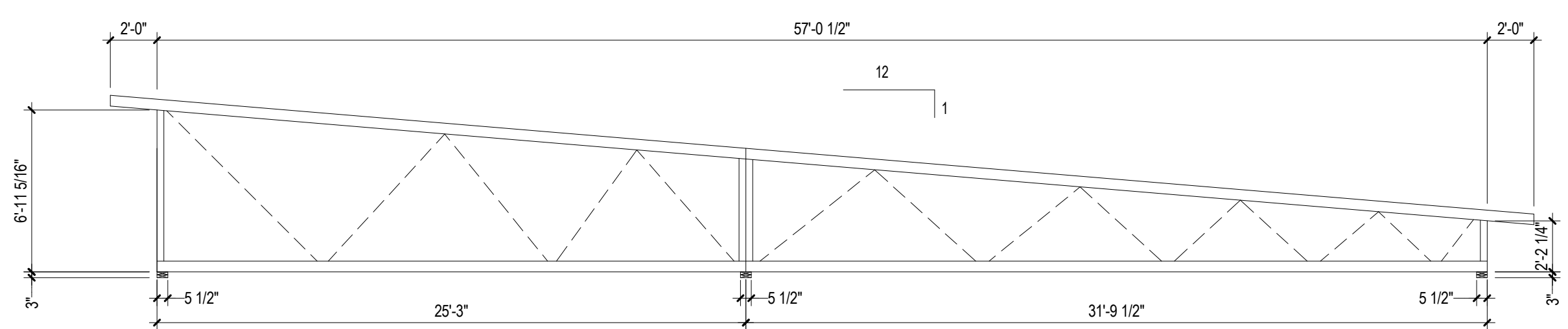
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FOUNDATION DETAILS

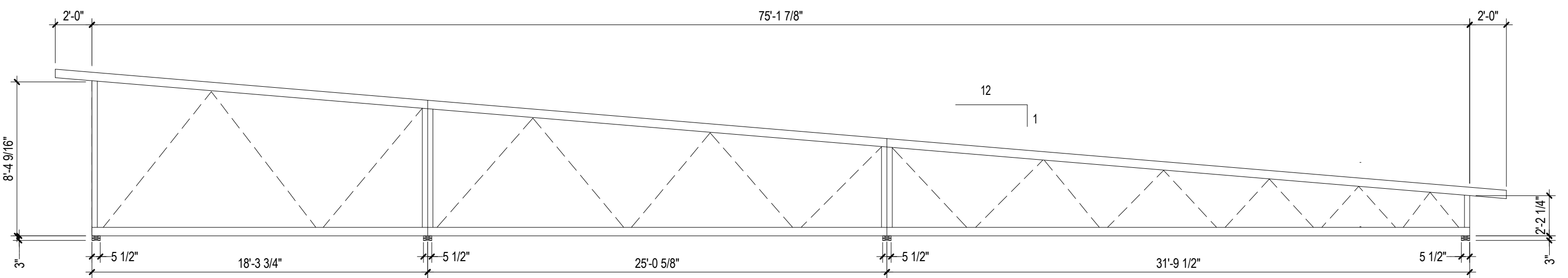
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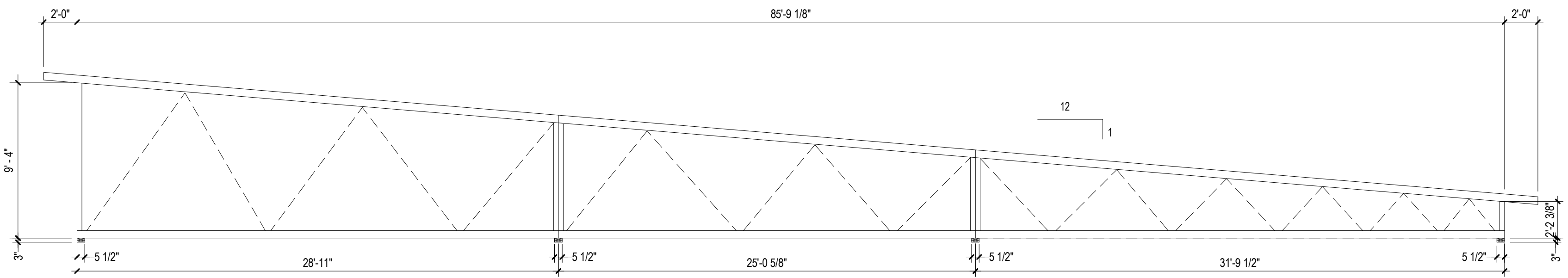
TRUSS TYPE - T7



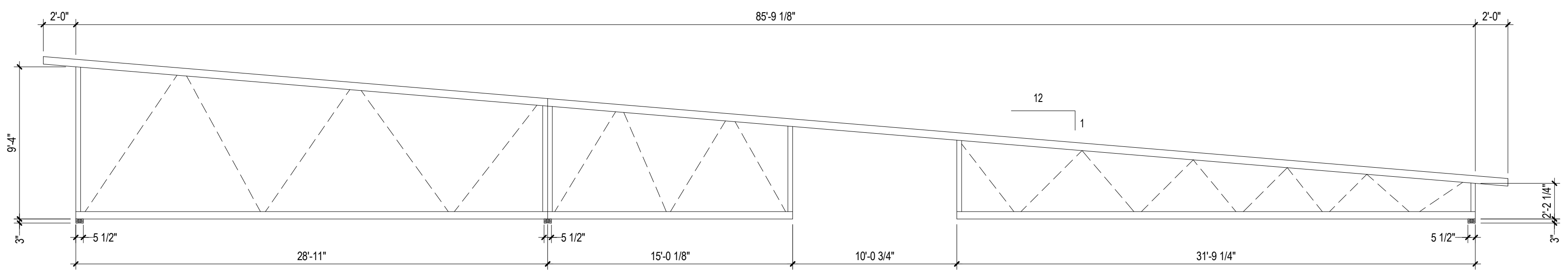
TRUSS TYPE - T6



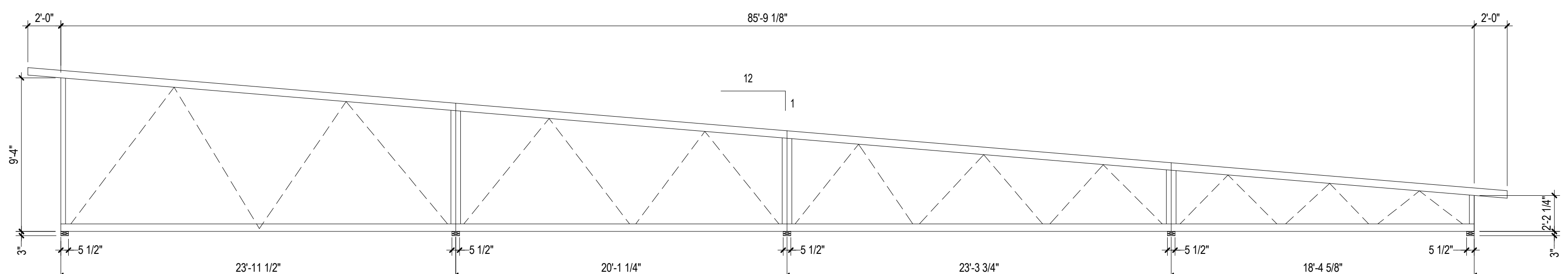
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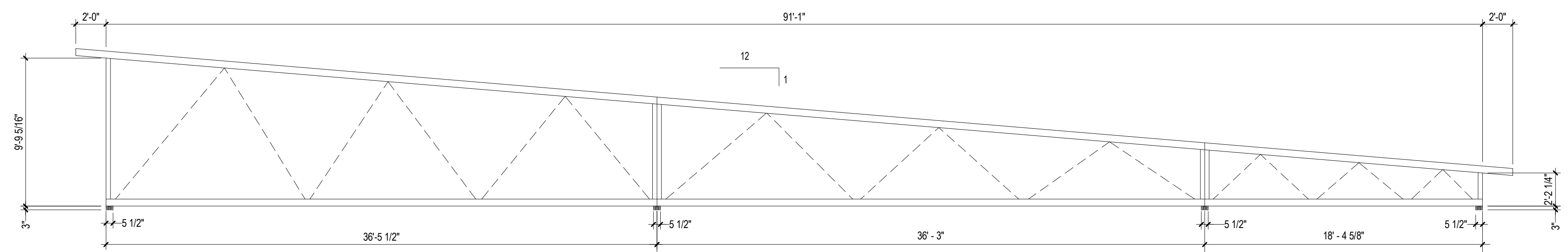
TRUSS TYPE - T4



TRUSS TYPE - T3



TRUSS TYPE - T2



TRUSS TYPE - T1

- TRUSS DESIGN NOTES**
1. TOP CHORDS TO BE A MINIMUM OF 2x6, S4S.
 2. BOTTOM CHORDS TO BE A MINIMUM OF 2x6, S4S.
 3. WEBS TO BE A MINIMUM OF 2x4, S4S.
 4. TRUSS PANEL POINTS AND WEB CONFIGURATION AS DETERMINED BY TRUSS DESIGNER.

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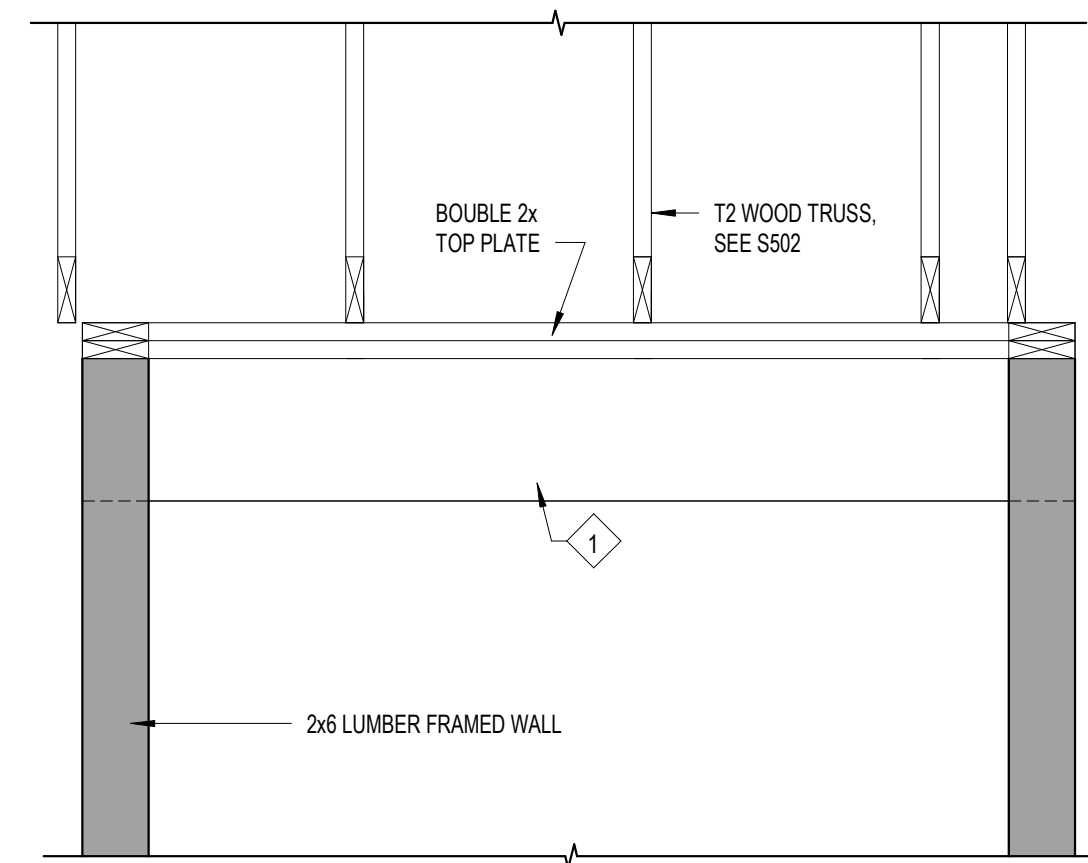
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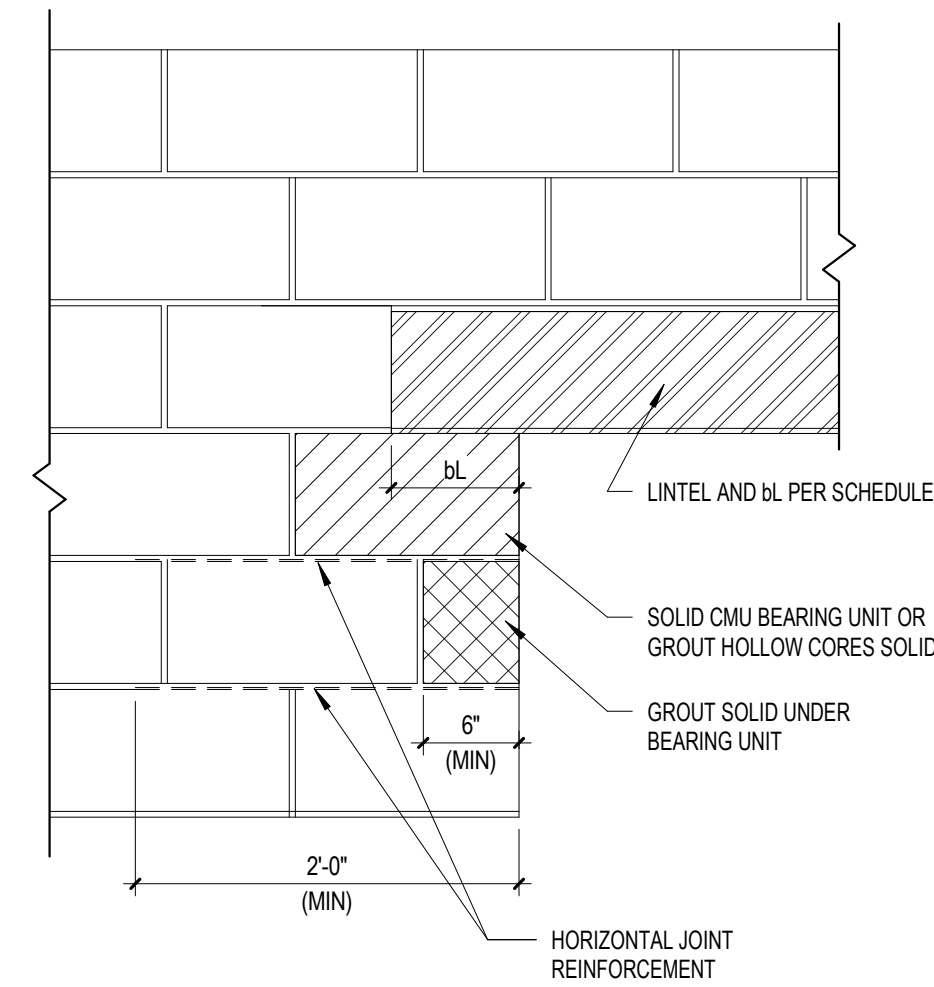
S502

STRUCTURAL DETAILS

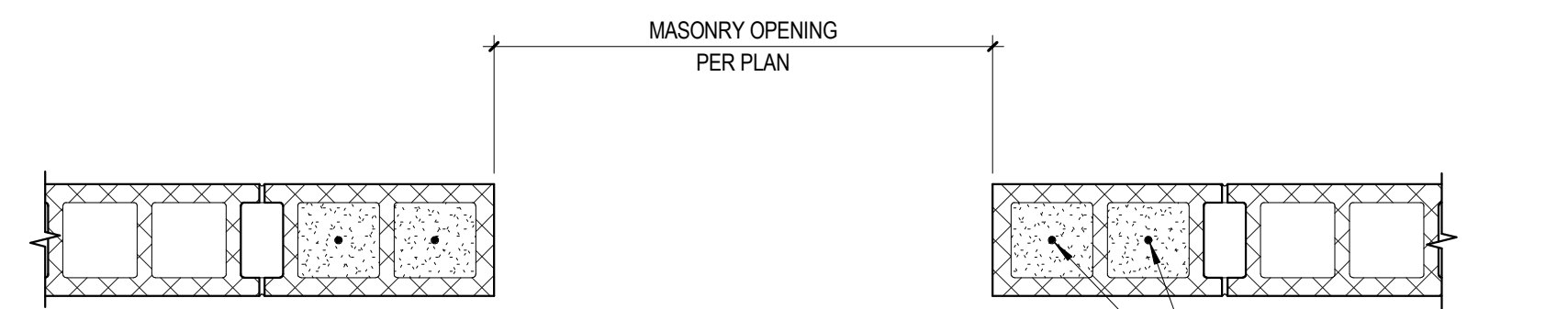
1 Wood Roof Trusses
3/16" = 1'-0"



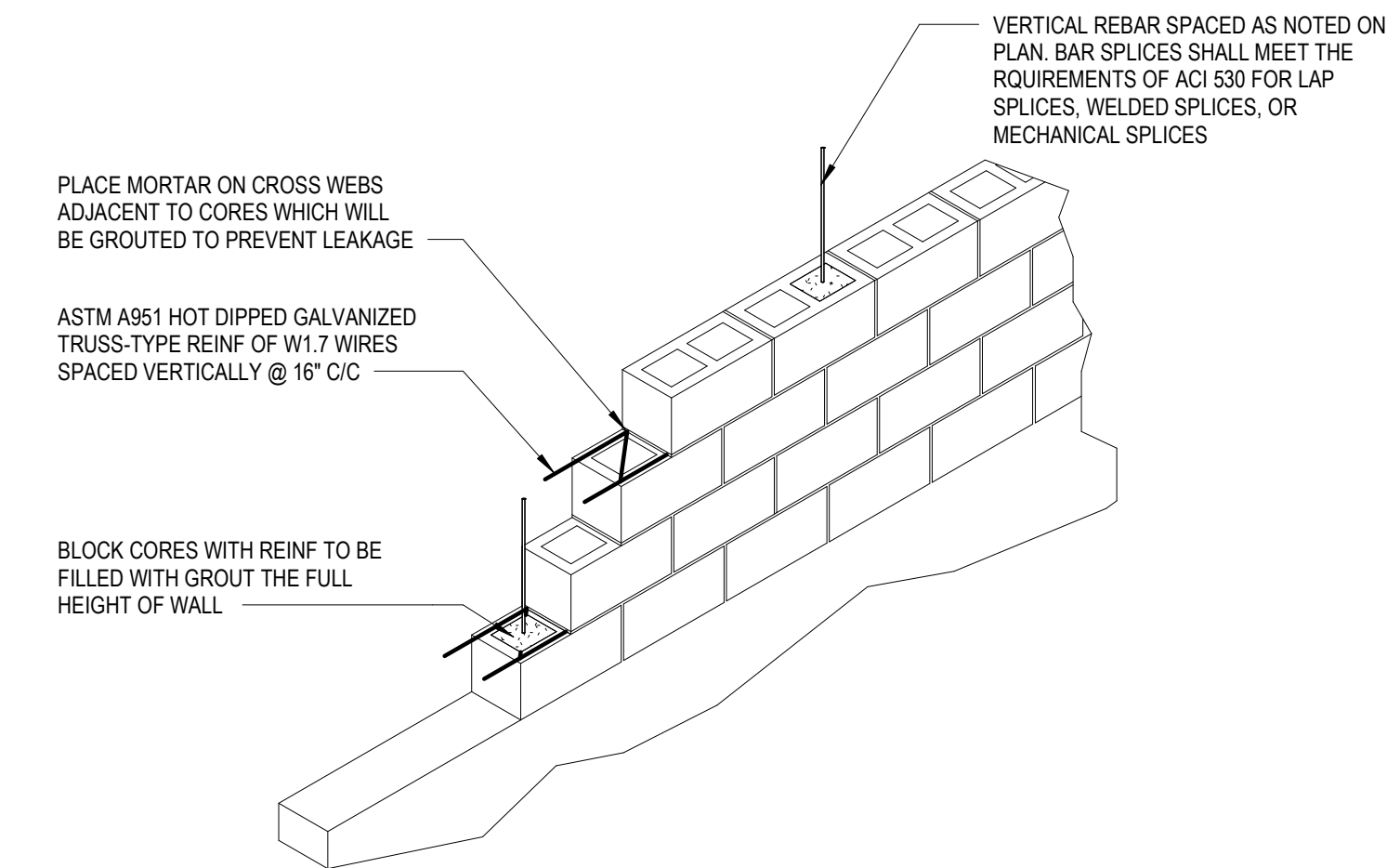
9 Roof Truss Bearing On LVL
3/4" = 1'-0"



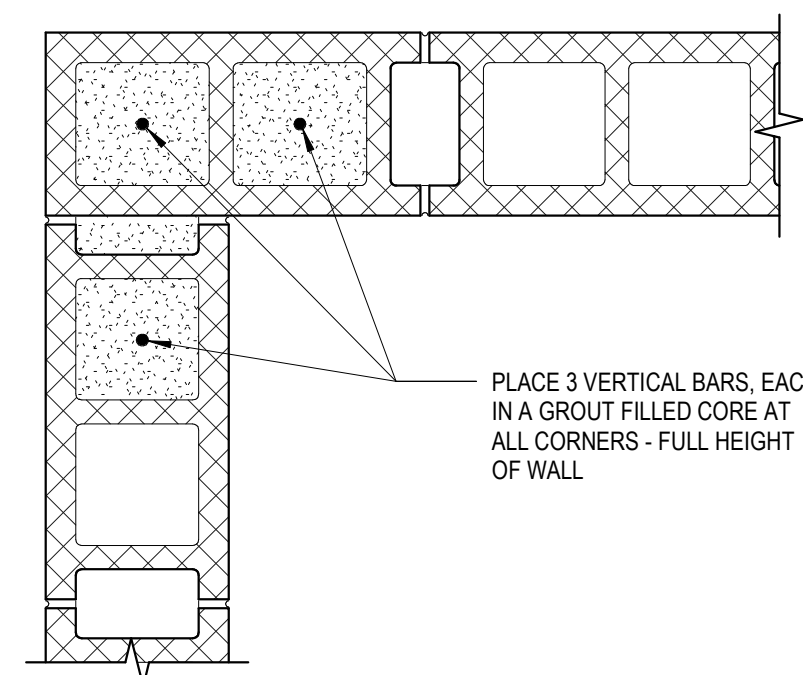
8 Typical Lintel Bearing
1" = 1'-0"



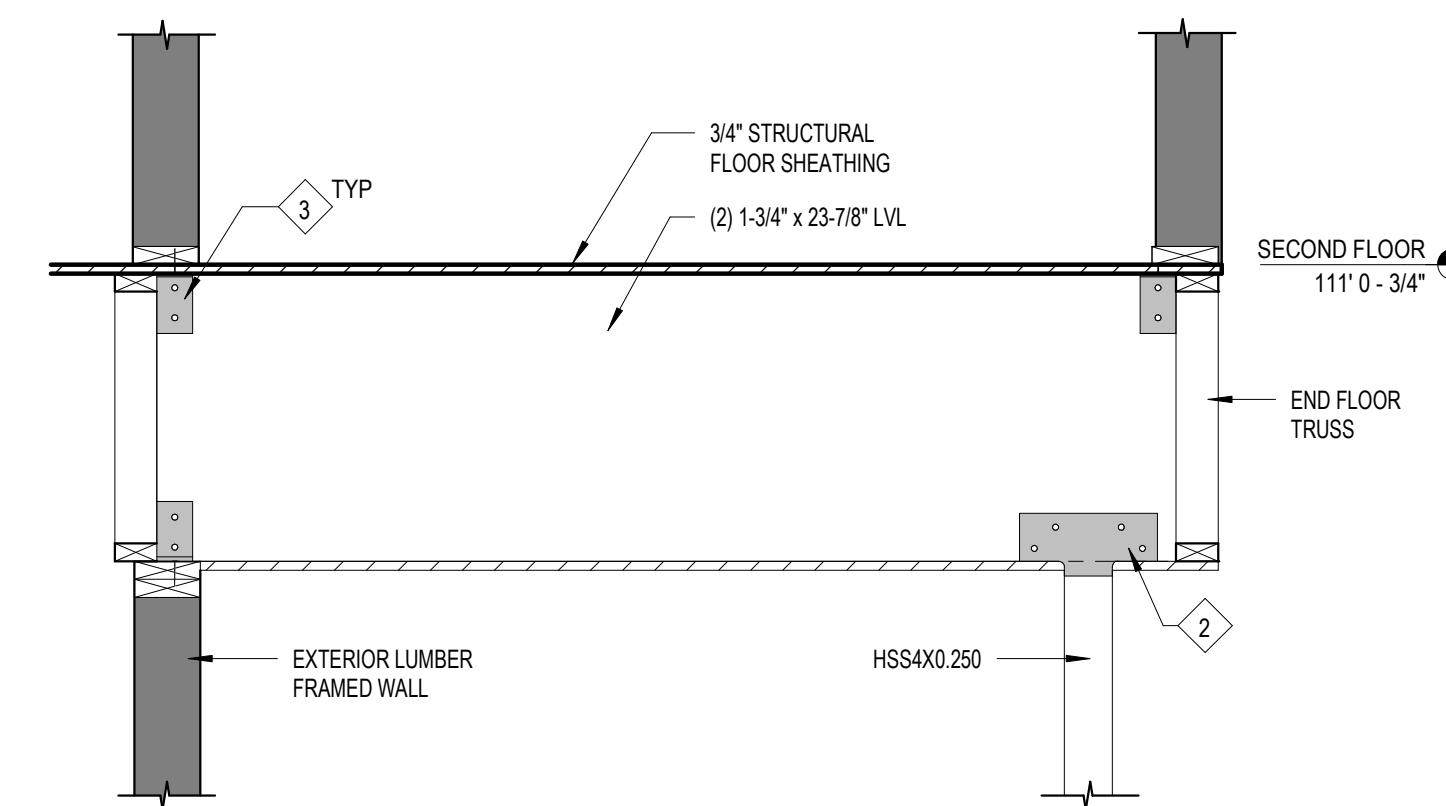
7 Typical CMU Wall Opening Pilaster Reinforcement
1" = 1'-0"



6 CMU Wall Reinforcement Detail
1/2" = 1'-0"



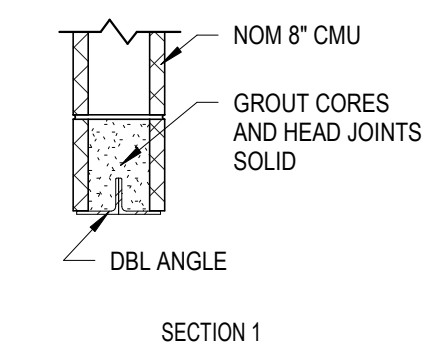
5 CMU Corner Reinforcement Detail
1 1/2" = 1'-0"



4 Beam Bearing On Column
3/4" = 1'-0"

MARK	LOCATION	MATERIAL	TYPE	MASONRY OPENING	REMARKS
L1	ELEVATOR SHAFT DOOR OPENING	2L3-1/2X3-1/2X3/8	JL	3'-10"	DOUBLE ANGLE WELDED TOGETHER WITH CORES AND HEAD JOINTS OF CMU GROUTED SOLID (SEE SECTION 1)

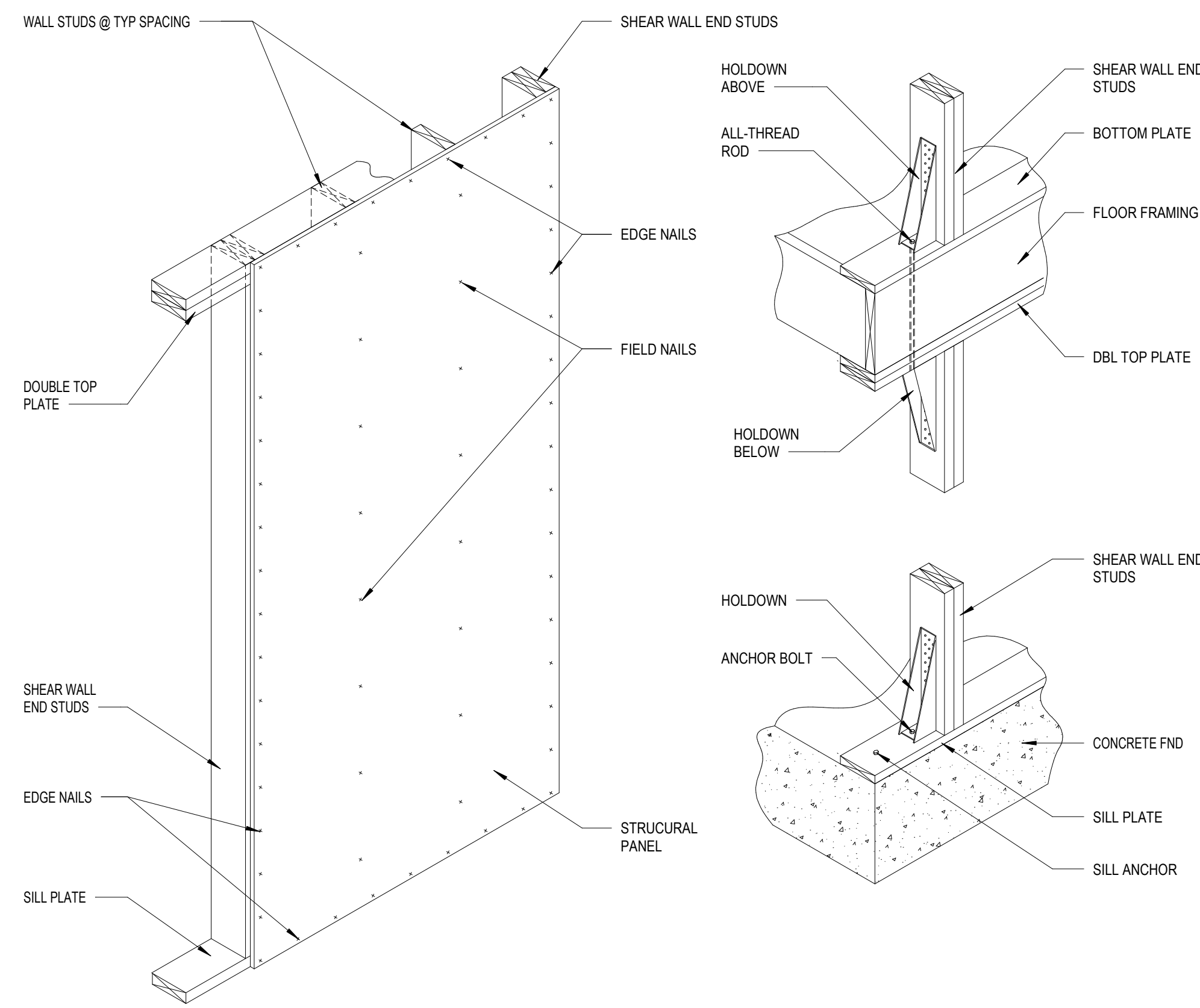
1. PROVIDE A MINIMUM BEARING LENGTH OF EIGHT INCHES IN THE DIRECTION OF THE SPAN AT EACH END OF LINTEL.
2. PROVIDE SOLID CMU BEARING UNIT OR GROUT HOLLOW CORES SOLID AT EACH END OF LINTEL (SEE TYPICAL LINTEL BEARING DETAIL).
3. SEE MASONRY NOTES ON SHEET S100 FOR MINIMUM GROUT REQUIREMENTS AND SPECIFICATIONS.
4. GROUT UTILIZED FOR REINFORCED CMU LINTELS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi.



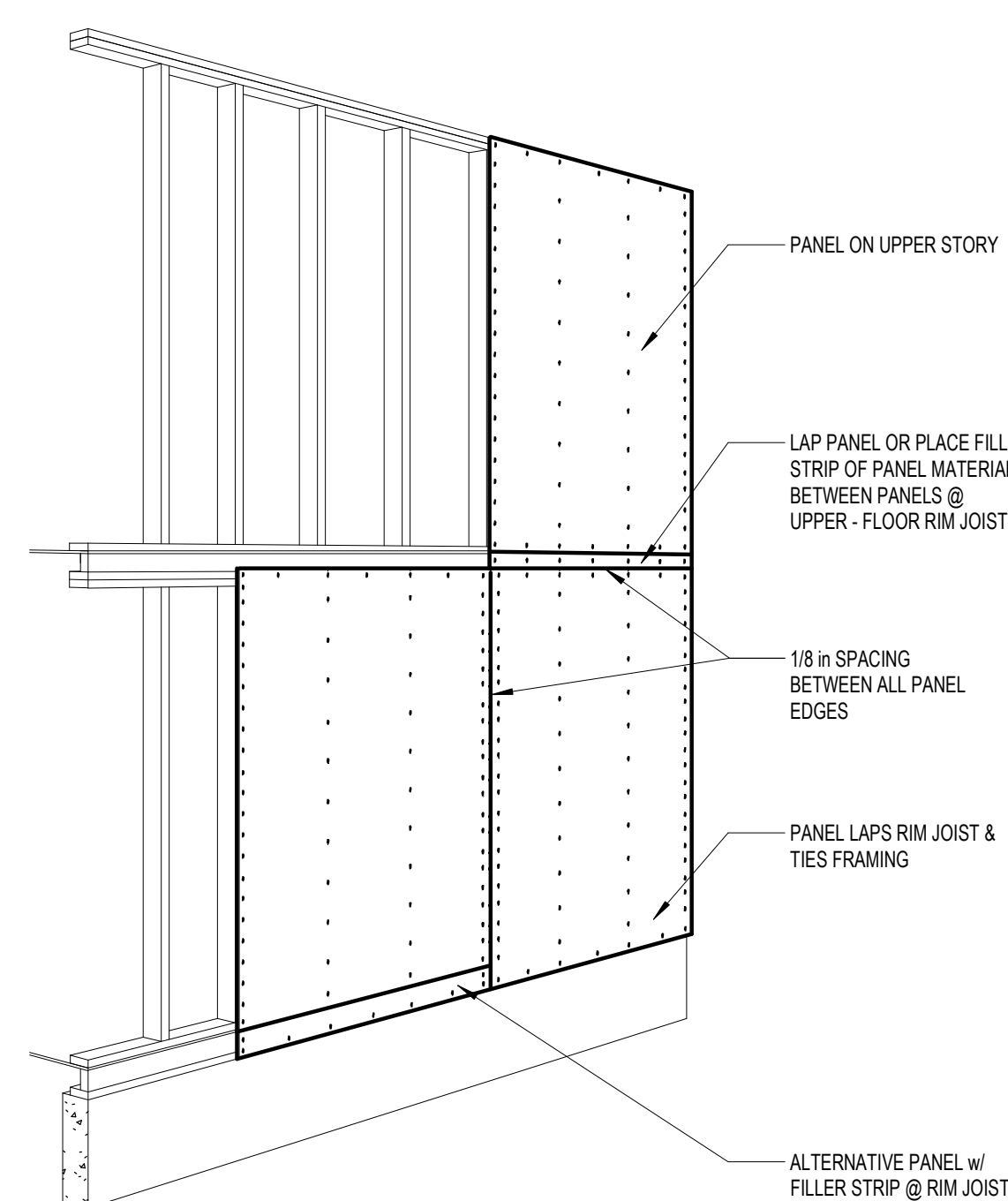
1 Lintel Schedule
3/4" = 1'-0"

SHEAR WALL SCHEDULE						
MARK ¹	STRUCTURAL PANEL ^{2,3}	PANEL FASTENING ⁴	HOLDOWN ^{5,6}	# END STUDS	ANCHOR BOLT ⁷	SILL BOLT ¹
SW-1	15/32" 32/16 APA RATED WOOD STRUCTURAL PANEL SHEATHING (MIN)	10d NAILS @ 6" ALONG EDGES & INT SUPPORTS	PHD2A ABOVE AND BELOW	(2) 2x6	5/8" Ø ATR w/ NUT & WASHER EACH END	
SW-2	15/32" 32/16 APA RATED WOOD STRUCTURAL PANEL SHEATHING (MIN)	10d NAILS @ 4" ALONG EDGES & 6" ALONG INT SUPPORTS	PHD4A ABOVE AND BELOW	(2) 2x6	5/8" Ø ATR w/ NUT & WASHER EACH END	
SW-3	15/32" 32/16 APA RATED WOOD STRUCTURAL PANEL SHEATHING (MIN)	10d NAILS @ 3" ALONG EDGES & 6" ALONG INT SUPPORTS	PHD8	(2) 2x6	7/8" Ø ATR w/ ANCHOR ADHESIVE & 12" EMBEDMENT	MINIMUM (2) 1/2" Ø BOLTS PER PLATE AND SPACED @ 4'-0" MAX

1. SEE FRAMING PLANS FOR SHEAR WALL LOCATIONS AND LENGTHS.
2. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE IN DOC PS 1 OR PS 2.
3. PANELS SHALL NOT BE LESS THAN 4" x 8" EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO A MINIMUM OF NOMINAL TWO-INCH FRAMING MEMBERS OR BLOCKING.
4. FASTENERS SHALL BE COMMON OR GALVANIZED BOX NAILS LOCATED AT LEAST 3/8" FROM PANEL EDGES. INT = INTERMEDIATE.
5. HOLDOWNS REQUIRED AT EACH END OF SPECIFIED SHEAR WALL. SEE DETAIL FOR ABOVE AND BELOW INSTALLATION.
6. FASTEN SHEAR WALL HOLDOWNS PER MANUFACTURER SPECIFICATIONS.
7. ATR = ASTM A36 ALL-THREAD ROD. POST-INSTALLED ANCHORS TO BE ADHESIVE ANCHOR SYSTEM (RED HEAD) CG+, OR EQUAL, INSTALLED PER MANUFACTURER SPECIFICATIONS.
8. SILL BOLTS SHALL BE AT LEAST SEVEN TIMES THE ANCHOR BOLT DIAMETER FROM THE END OF THE SILL PLATE OR HOLDOWN, BUT NOT MORE THAN HALF THE MAX SILL BOLT SPACING LISTED.



3 Lumber Shear Wall Detail & Schedule
3/4" = 1'-0"



2 Structural Sheathing Layout
3/8" = 1'-0"

Work Description Notes

1. PROVIDE AND INSTALL (2) 1-3/4" x 11-7/8" LVL FRAMED INTO ADJACENT WALLS AND SUPPORTED WITH 2-PLY BUILT-UP 2x6 LUMBER JACK COLUMN AT EACH END OF BEAM.
2. PROVIDE AND INSTALL KLCC35-4 LALLY COLUMN CAP IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
3. PROVIDE AND INSTALL MP34 FRAMING ANGLE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

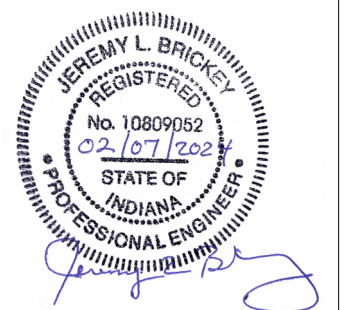
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Fort Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067



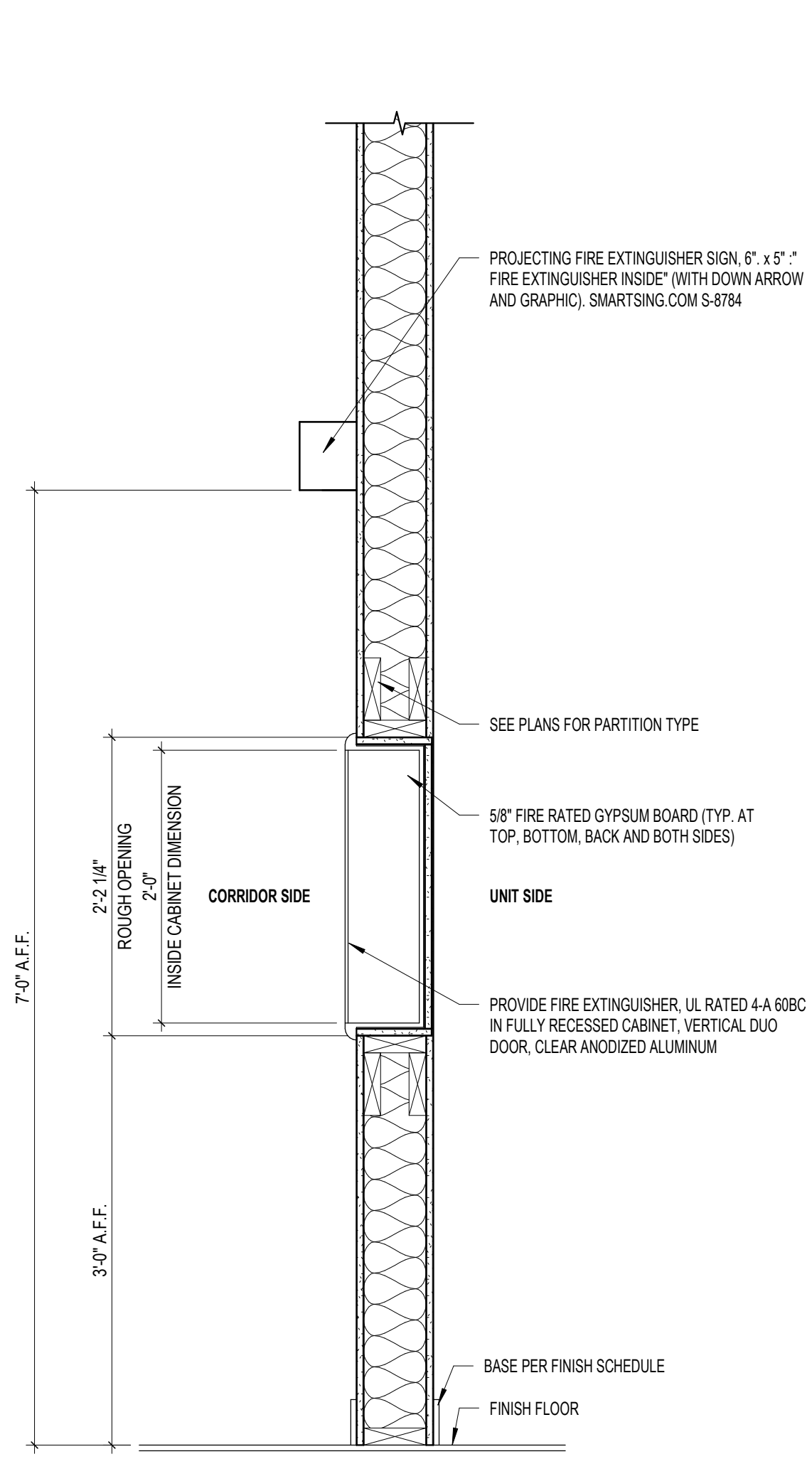
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REVISION: DATE:

DRAWN BY: ACM
COMMISSION NUMBER: F23006
REVIEWED BY: JLB
DATE: 2024-02-07

S503

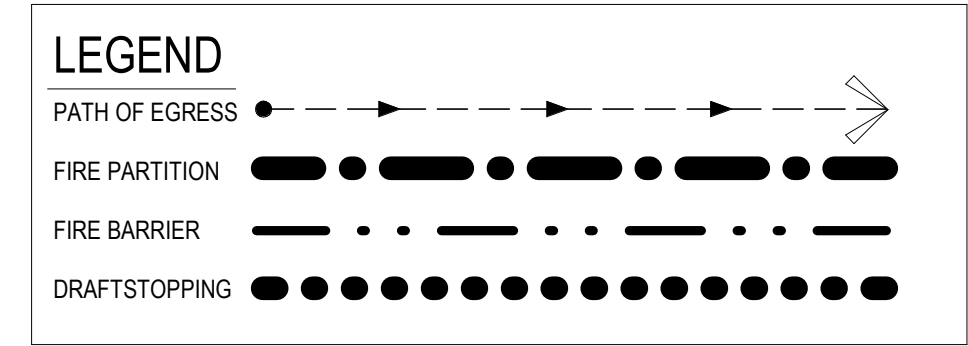
STRUCTURAL DETAILS



3 Fire Extinguisher Cabinet Detail

1" = 1'-0"

UNIT MATRIX				
UNIT	NUMBER OF UNITS	NUMBER OF BEDROOMS	LEVEL OF ACCESSIBILITY	
A	1, 2, 4, 5, 6, 11, 12, 13, 14, 16, 17, 18, 21, 22, 23, 24, 26, 27, 28	1	1	TYPE B
B	3, 15, 25	1	1	TYPE A

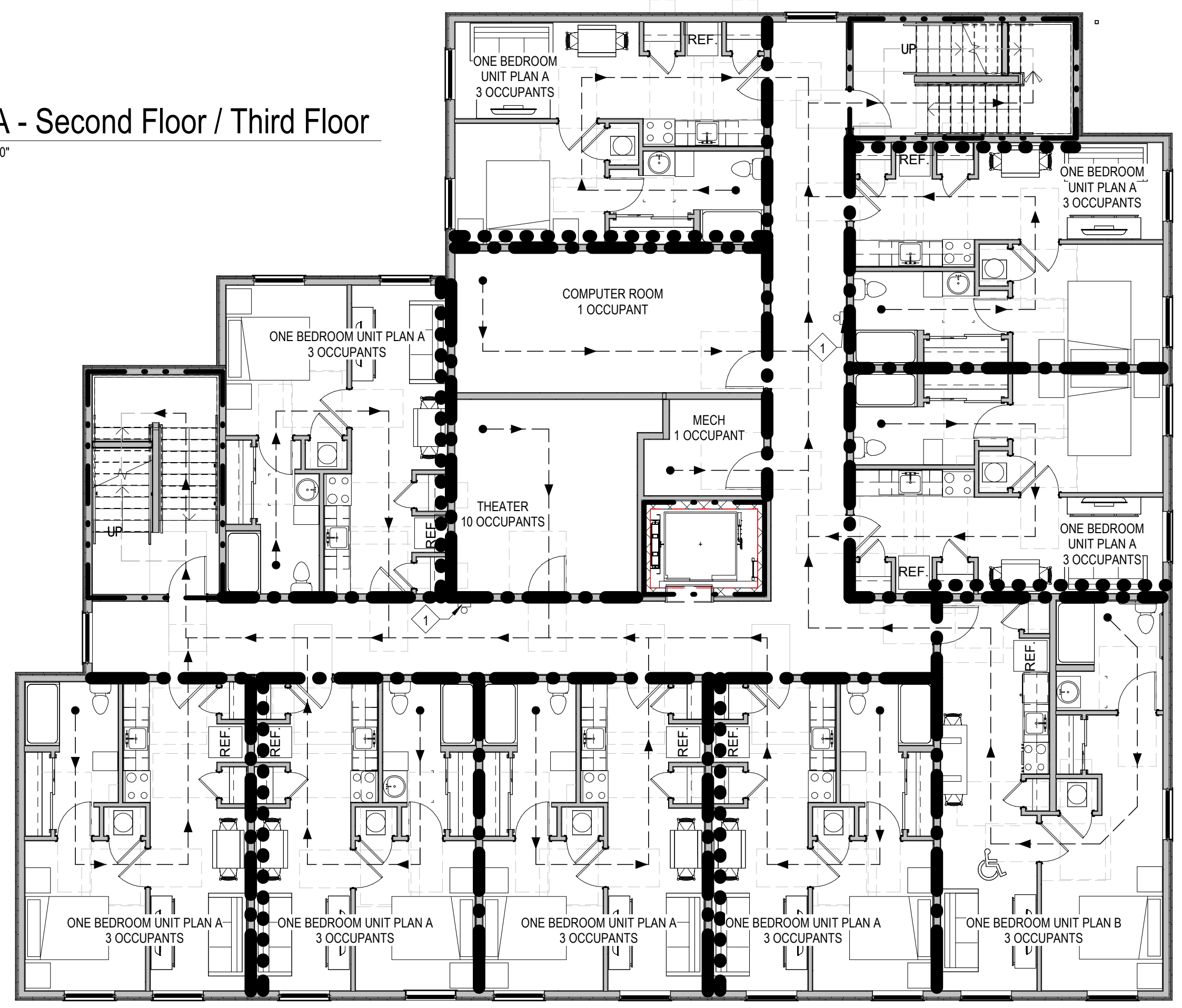


General Life Safety Notes

- IN ANY AND ALL RATED WALL ASSEMBLIES, ANY AND ALL PENETRATIONS SHALL MAINTAIN THE REQUIRED RATED PROTECTION BY FIRESTOPPING ALL MATERIALS, AT ALL EDGES AND OPENINGS THROUGH THE WALL, SO THAT THERE IS NO OPEN PASSAGE THROUGH THE WALL OR BREACH IN THE RATED ASSEMBLY. PROVIDE SMOKE AND FIRE DAMPERS AT ALL DUCTS THROUGH THE WALL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO COORDINATE PROTECTION AT RATED ASSEMBLIES AS REQUIRED FOR ALL TRADES, AND ALL COMPONENTS, WHETHER OR NOT ITEMS ARE SPECIFICALLY INDICATED ON DRAWING SHEETS. WALL SECTIONS OR DETAIL MAY ILLUSTRATE SELECTED COMPONENTS THAT PENETRATE A FIRE RATED ASSEMBLY, HOWEVER THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE ENTIRE SCOPE OF FIRESTOPPING WORK WITH THE CONSTRUCTION DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INSTALL ALL RATED SYSTEMS PER THE MANUFACTURER AS REQUIRED TO MAINTAIN A TESTED UL LISTED SYSTEM ASSEMBLY. PROVIDE DOCUMENTATION OF UL CERTIFICATION FOR ANY AND ALL RATED MATERIALS AND ASSEMBLIES AS REQUIRED BY THE ARCHITECT, FIRE MARSHAL OR BUILDING OFFICIAL.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED. COORDINATE EXACT LOCATIONS WITH AUTHORITIES HAVING JURISDICTION.
- PROVIDE FIRE EXTINGUISHER CABINETS AS NOTED ON PLANS. SEE DETAIL 2/A001.

2 ADA - Second Floor / Third Floor

1/8" = 1'-0"

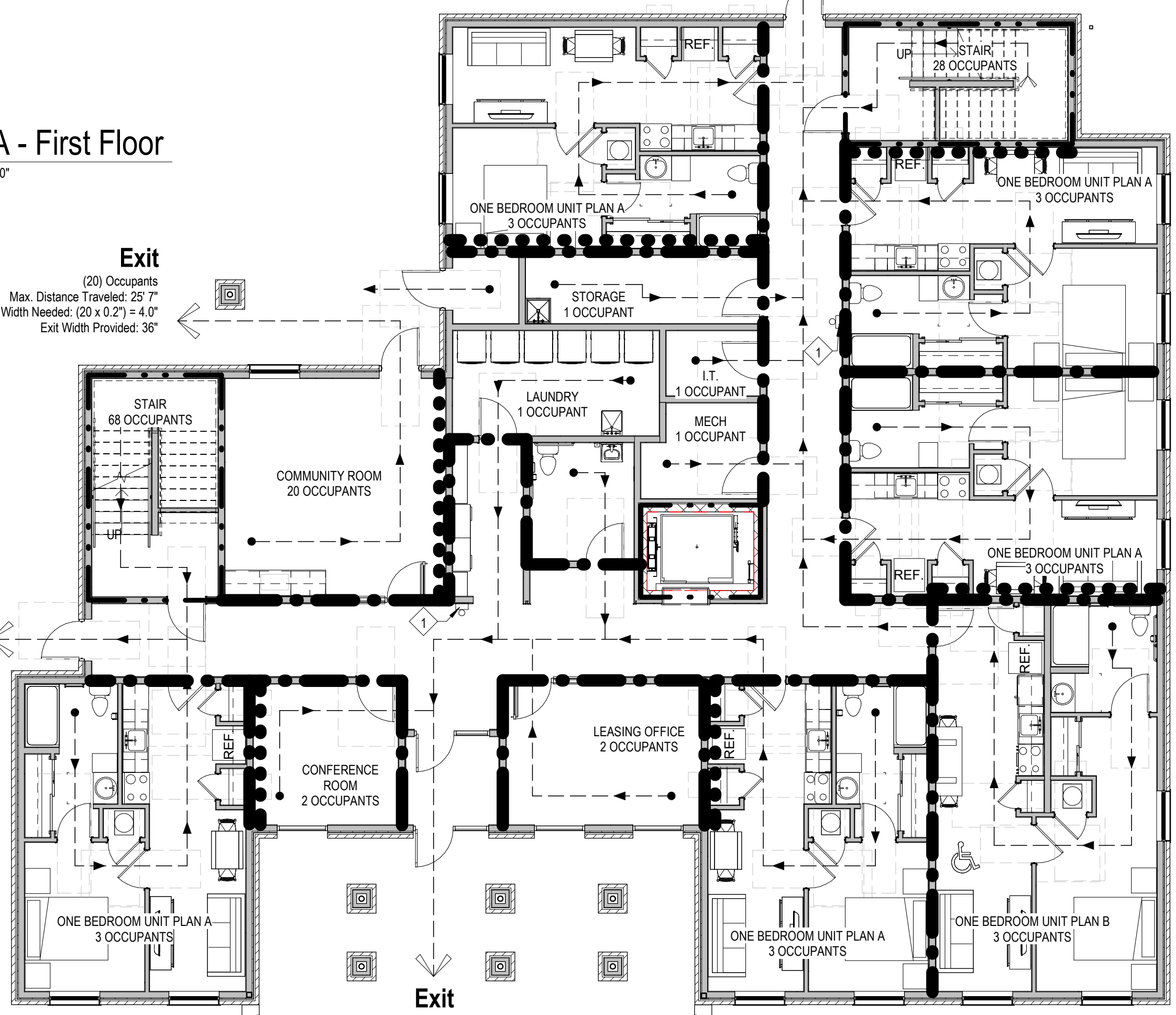


Exit

(43) Occupants
 Max. Distance Traveled: 185' 0"
 Exit Width Needed: (43 x 0.2') = 8.6'
 Exit Width Provided: 36'

1 ADA - First Floor

1/8" = 1'-0"



Exit

(8) Occupants
 Max. Distance Traveled: 81' 0"
 Exit Width Needed: (8 x 0.2') = 1.6'
 Exit Width Provided: 36'

Code Summary

Draftstopping: MATERIALS Shall not be less than 1/2" gypsum board, 3/8" wood structural panel, 3/8" particle board, 1 inch nominal lumber, cement fiberboard, batts or blankets of mineral wool or glass fiber. Integrity of draftstopping shall be maintained. FLOORS Draftstopping shall be provided in floor/ceiling spaces of Group R-2 buildings with three or more dwelling units. Draftstopping shall be installed above, and in line with, sleeping/dwelling unit separations. ATTICS Attic fireblocking of draftstopping is not required at the partition line in Group R-2 buildings that do not exceed four stories above grade plane, provided the attic space is subdivided by draftstopping into areas not exceeding 3,000 square feet or above every two dwelling units, whichever is smaller. Draftstopping shall be provided in attics, overhangs, or other concealed roof spaces of Group R-2 buildings with three or more dwelling units. Draftstopping shall be installed above, and in line with, sleeping/dwelling unit separation walls that do not extend to the underside of the roof sheathing above. Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2, provided that automatic sprinklers are also installed in the combustible concealed space where the draftstopping is being omitted.	Code: Indiana Building Code - 2014 Edition Indiana Fire Code - 2014 Edition Indiana Plumbing Code - 2012 Edition Indiana Mechanical Code - 2014 Edition Indiana Fuel Gas Code - 2012 Edition Indiana Electrical Code - 2009 Edition Indiana Energy Code - 2010 Edition Section 504 & Fair Housing Design Standards
Occupancy Classifications: R-2: Residential Apartment Houses	[304.1]
Construction Type: Type V-B Construction Type V-B Construction: No fire-rating required.	[602.2] [602]
Building Areas: Total Existing: New construction: First Floor, Apartment Houses New construction: Second Floor, Apartment Houses New construction: Third Floor, Apartment Houses Renovation: Addition: Total Complete:	0 Square Feet 5,373 Square Feet 5,961 Square Feet 5,961 Square Feet 0 Square Feet 0 Square Feet 17,335 Square Feet
Allowable Area per Floor: Allowable area per floor: ZONED (R-2): 16,000 square feet/floor VARIANCE (C-2): 22,000 square feet/floor VARIANCE (C-2): 48,000 square feet/floor	[T503]
Automatic Sprinklers: Required: Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.	[903.3.1.2]
Smoke Alarms: Single- and multiple-station smoke alarms shall be installed and maintained in Group R-2 regardless of occupant load.	[907.2.11.2]
Fire Alarm: Required: Fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where the building contains more than 16 dwelling/sleeping units.	[907.2.9.1]
Egress: Maximum Travel Distance: - Maximum Travel Distance, Traveled: Occupant Load: Accessible means of egress: Door Swing in direction of egress: Egressed Stair: Maximum Common Path of Egress Travel: Corridor Fire Resistance: Corridor Minimum width: Corridor Construction: - A fire-resistance rating is not required for corridors contained within a dwelling unit or sleeping unit in an occupancy in Group R having an occupant load of 16 or less.	250 feet (R-2 Occupancy) [1016.2] 185'-0" 142 Occupants, Total [T1004.1.2] Required [1007.1, EX1] Required [1008.1.2] Required [1008.3, EX1] 125'-0" [T1014.3] 0.5-HR (R-2 Occupancy) [T1018.1] 44" (Non-listed facility) [T1018.2] [1018.1E2]
Accessibility: Accessible Route: - At least one (1) Accessible Route shall connect Accessible Building or facility entrances with the primary entrance of each Accessible Unit, Type A Unit and Type B Unit within the building or facility and with those exterior and interior spaces or facilities that serve the Units. Accessible Units: - Accessible Units, Type A Units and Type B Units shall be provided in Group R Occupancies in accordance with Sections 1107.6.1.1 AND 1107.6.1.2. Type A Units: - In Group R-2 Occupancies containing more than 20 dwelling/sleeping units, at least 2 percent but not less than one of the dwelling units is to be a Type A Unit.	[508.2.1] [107.4] [107.6] [1107.6.2.1.1]
Dwelling Unit Requirements: Minimum width accessible Doors shall be 32" clear. Minimum width of a corridor within dwelling unit is 36" minimum. Minimum ceiling height of a occupiable and habitable spaces, and corridors is 7'-0" (90"). Minimum ceiling height in dwelling unit kitchens and bathrooms is 7'-0", min.	[ANSI 404.2] [T1020.2] [1003.2] [1209.2]
Work Description Notes 1 PROVIDE 10-ABC TYPE FIRE EXTINGUISHER AND CABINET. SEE DETAIL 3/A001. VERIFY EXACT LOCATION WITH AUTHORITIES HAVING JURISDICTION	
Occupancy Separations: Non-separated Occupancy Uses: Dwelling Units: - All dwelling units shall be separated by ONE-HOUR RATED ASSEMBLIES per Section 420.2, Section 420.3, and Section 708. Accessory Use: - No separation is required between accessory occupancies and the main occupancy. Group R-2 dwelling/sleeping units shall be separated from other dwelling/sleeping units and from accessory occupancies contiguous to them in accordance with the requirements of Section 420. - If accessory use area is less than 10% of the floor area, then no separation is required. Therefore, no separation is required for the following: Community Hall (6% First Floor) Laundry (6% First Floor) Exercise Room (6% Second Floor) Computer Room (6% Third Floor) Theater (6% Third Floor) Incidental Uses: Laundry Rooms over 100 square feet: - 1-HR separation/protection or provide automatic sprinkler system [T509] Area Limitations: - Incidental uses shall not occupy more than 10 percent of the building area of the story in which they are located. [509.3] Separation: - Construction supporting 1-HR Fire Barriers or Horizontal Assemblies used for incidental use separations of Type V-B construction is not required to be fire-resistance rated unless required by other sections of IBC code. [509.4.1] Protection: - Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental use shall be separated from the remainder of the building construction capable of resisting the passage of smoke. The wall shall extend from the top of the foundation or floor assembly below to the underside of the ceiling that is a component of a fire-resistance-rated floor assembly or roof assembly above or to the underside of the floor or roof sheathing, deck or slab above. Doors shall be self- or automatic closing upon detection of smoke in accordance with Section 715.5.3.3. Doors shall not have air-transfer openings and shall not be undercut in excess of the clearance permitted in accordance with NFPA 80. Penetration through walls capable of resisting the passage of smoke shall be sealed, but are not required to be fire-resistive. Ductwork penetrating wall capable of resisting the passage of smoke shall be sealed, but are not required to have fire/smoke dampers. Walls surrounding the incidental use shall not have air-transfer openings unless provided with smoke dampers in accordance with Section 710.8. [509.4.2] Horizontal Assemblies: Dwelling unit and sleeping unit separations in buildings of Type V-B construction shall have fire-resistance ratings of not less than 1/2-hour in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 [711.3E] Elevators: Shaft enclosures shall have a fire-resistance rating of not less than 1-HR where connecting less than four (4) stories. [713.4]	[508.2.4E2] [508.2.1] [107.4] [107.6] [1107.6.2.1.1] [ANSI 404.2] [T1020.2] [1003.2] [1209.2] [509.4.2] [711.3E] [713.4]

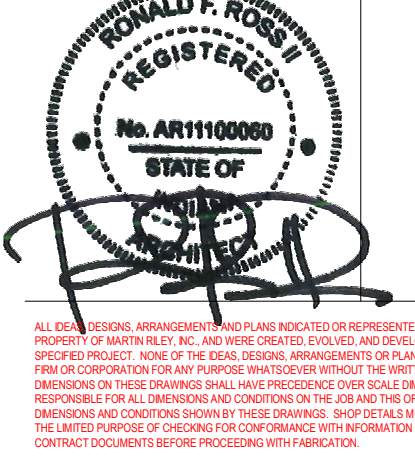
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067

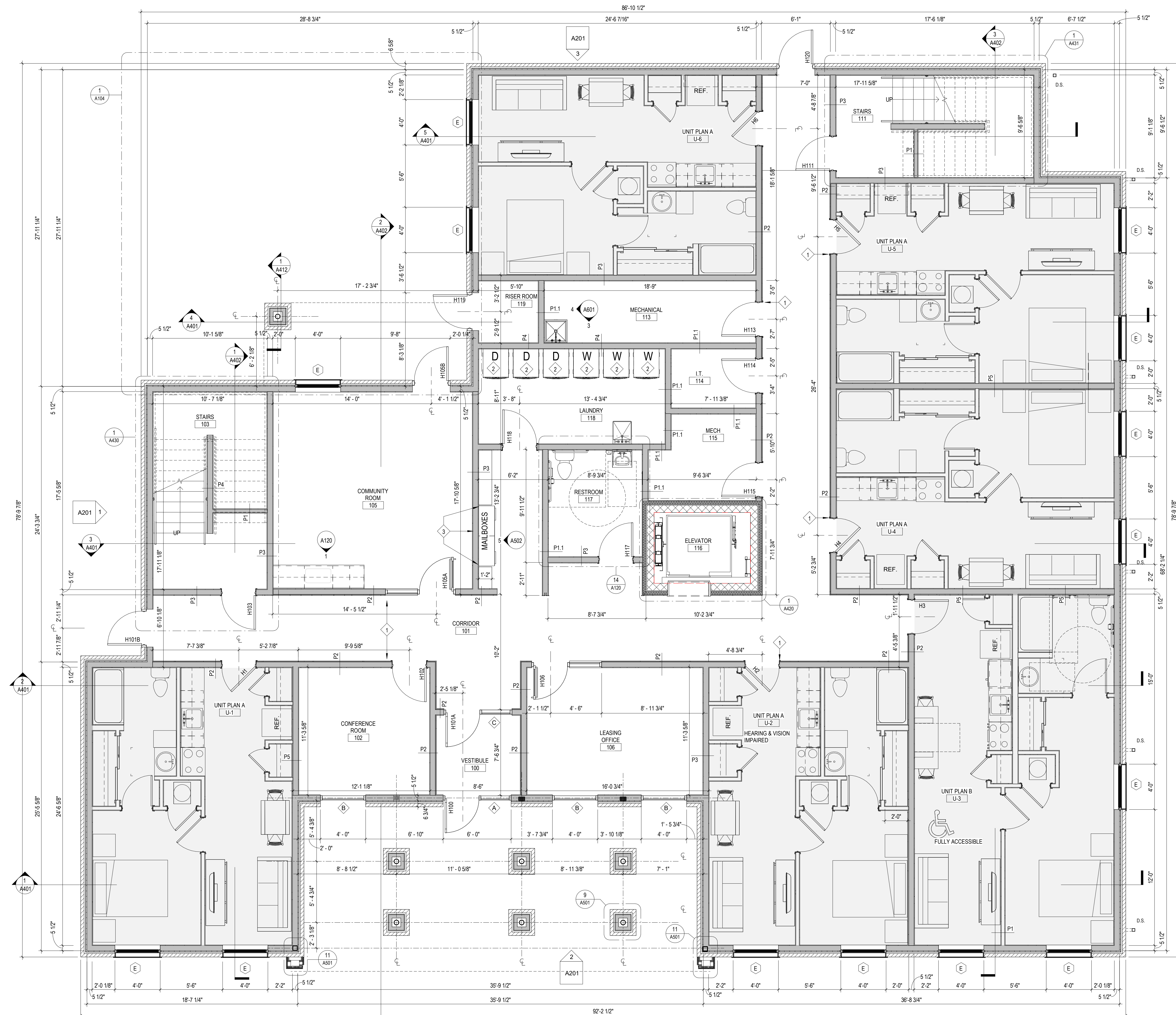


REVISION: DATE:

DRAWN BY: Author
 COMMISSION NUMBER: F23066
 REVIEWED: Checker
 DATE: 2024-02-07

A001

CODE SUMMARY & LIFE SAFETY PLANS



1 First Floor Plan
1/4" = 1'-0"

General Notes

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
2. ALL DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
3. INDICATED DIMENSIONS ARE TAKEN FROM CASUAL FIELD OBSERVATIONS AND EXISTING DRAWINGS. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CHANGES TO THE WORK SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO PROCEEDING.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION EFFORTS OF ALL SUB-CONTRACTORS. FAILURE TO ANTICIPATE CHANGES OR MODIFICATIONS SHALL NOT BE THE BASIS FOR ADDITIONAL COST REQUESTS. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
5. CONTRACTOR TO PROVIDE EITHER 2x WOOD BLOCKING INFILL OR METAL BACKING PLATES FOR THE SUPPORT OF ALL WALL MOUNTED EQUIPMENT INCLUDING CABINETRY, TOILET ACCESSORIES, ETC. AS REQUIRED TO ALLOW FOR PROPER ATTACHMENT. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.

Work Description Notes

- 1 DRYWALL EXPANSION JOINT
- 2 ALL WASHER/DRYER APPLIANCES TO BE PROVIDED BY OWNER
- 3 PROVIDE BLOCKING IN WALL FOR MAILBOX INSTALLATION. REFER TO MANUFACTURER'S REQUIREMENTS.

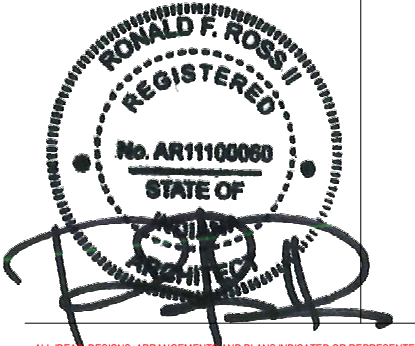
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fax 260.426.2067



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REVISION: _____ DATE: _____

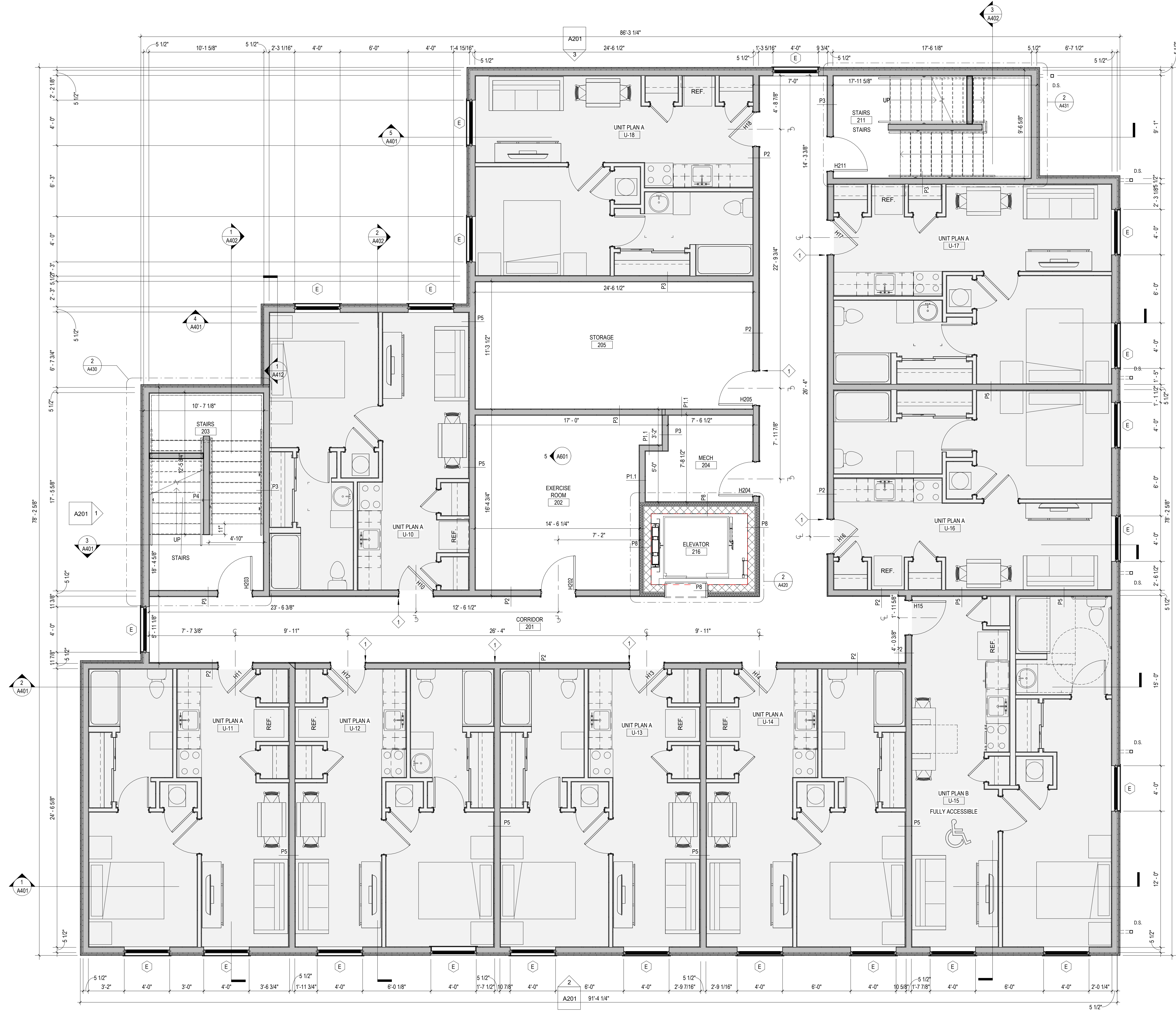
DRAWN BY: CPB/LEM
COMMISSION NUMBER: F23066
REVIEWED BY: PMK
DATE: 2024-02-07

A101

FIRST FLOOR PLAN

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Work Description Notes

- 1 DRYWALL EXPANSION JOINT

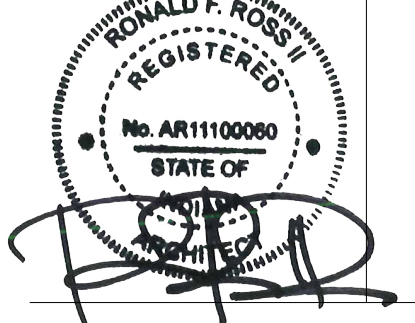
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221 West Baker Street
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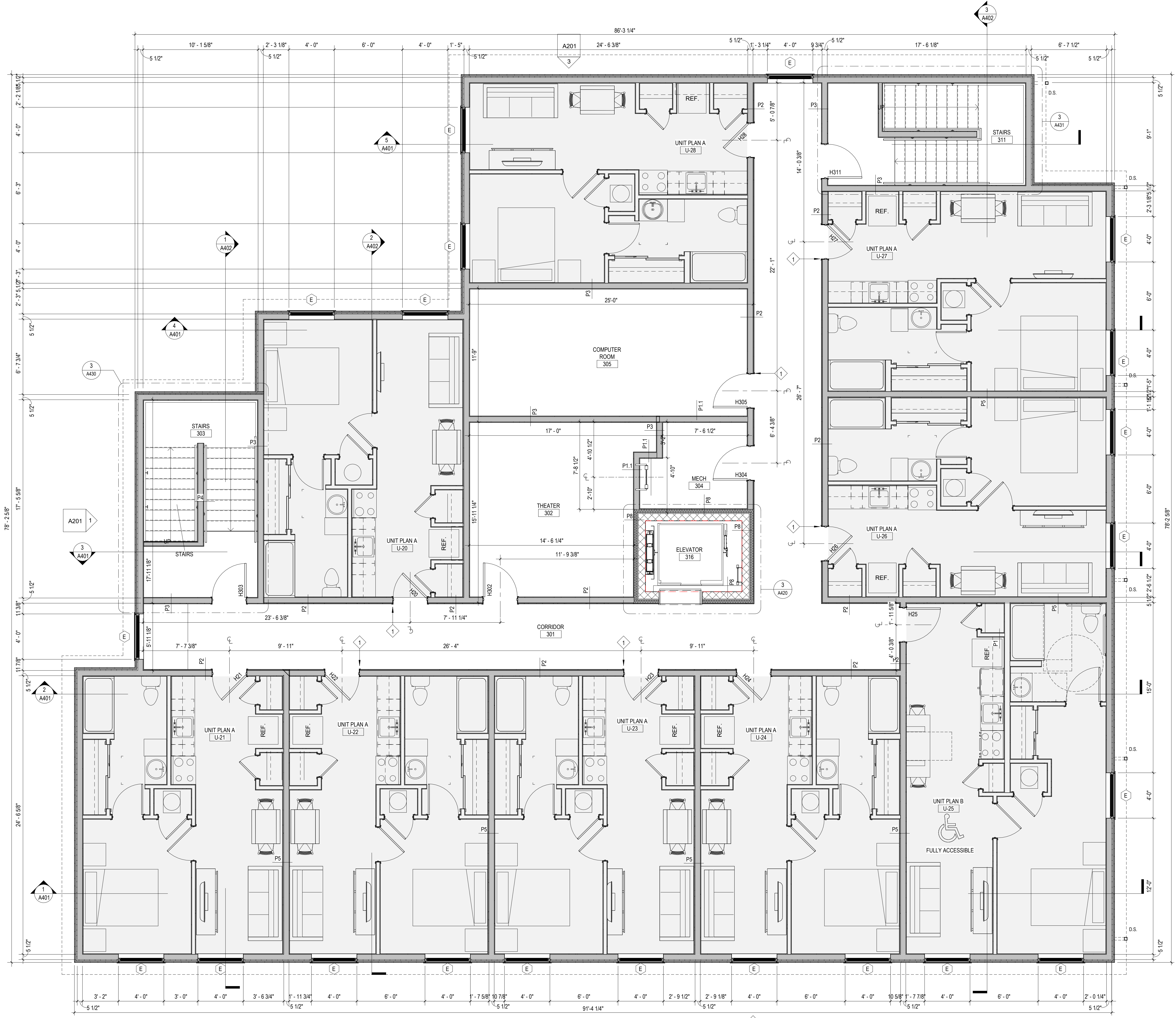
REVISION: _____ DATE: _____

DRAWN BY: CPB/LEM
 COMMISSION NUMBER: F23066
 REVIEWED BY: _____
 DATE: 2024-02-07
 CHECKER: _____

A102

1 Second Floor Plan - A102
 1/4" = 1'-0"

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1 Third Floor Plan A103
 1/4" = 1'-0"

General Notes

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
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Work Description Notes

- 1 DRYWALL EXPANSION JOINT

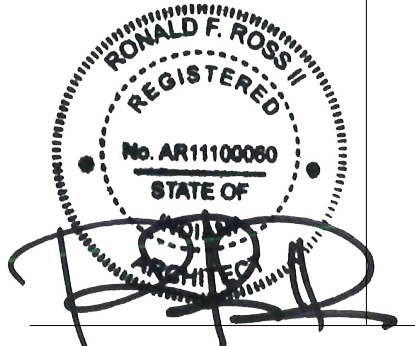
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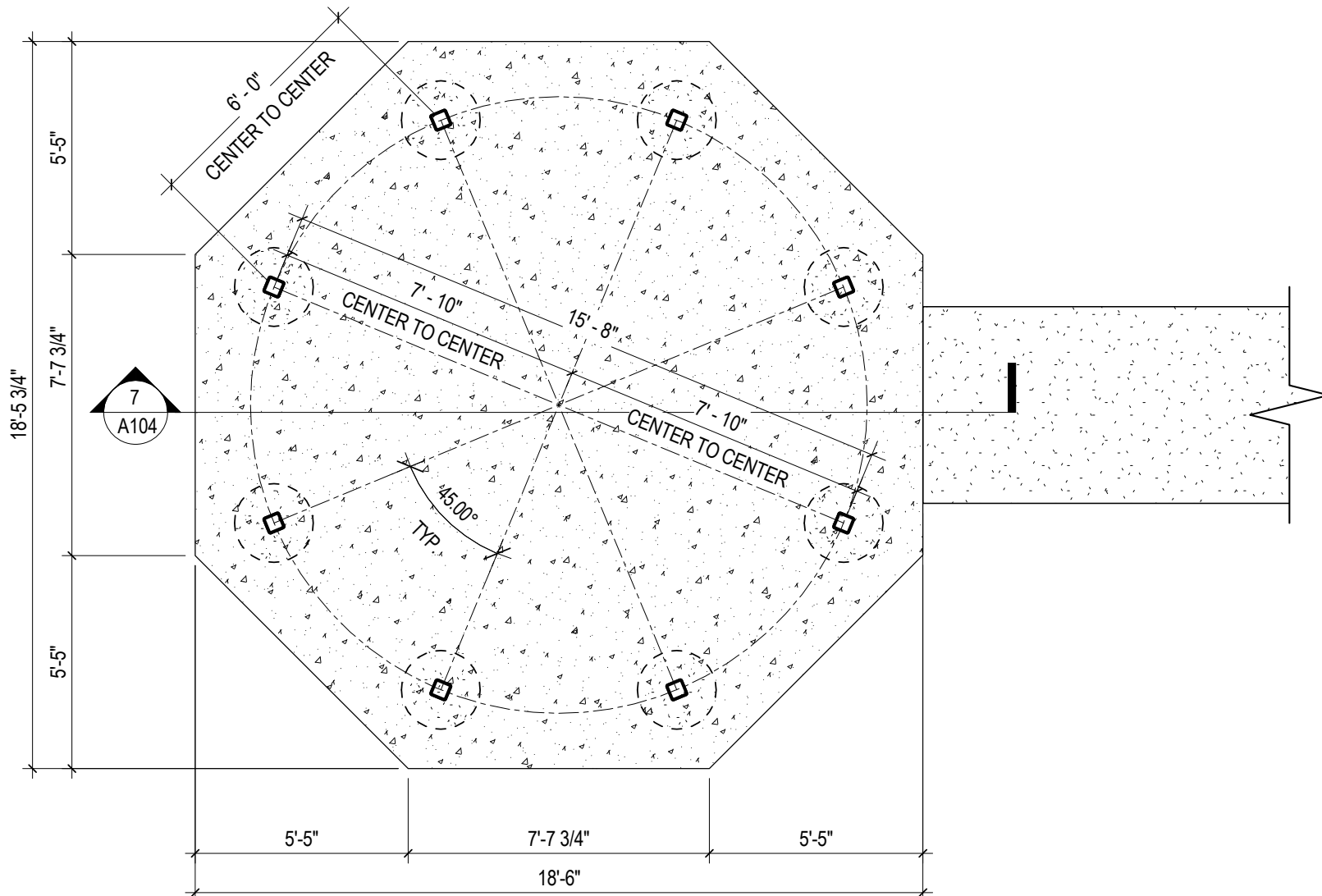
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 COMMISSION NUMBER: F23066
 REVIEWED BY: _____
 DATE: 2024-02-07
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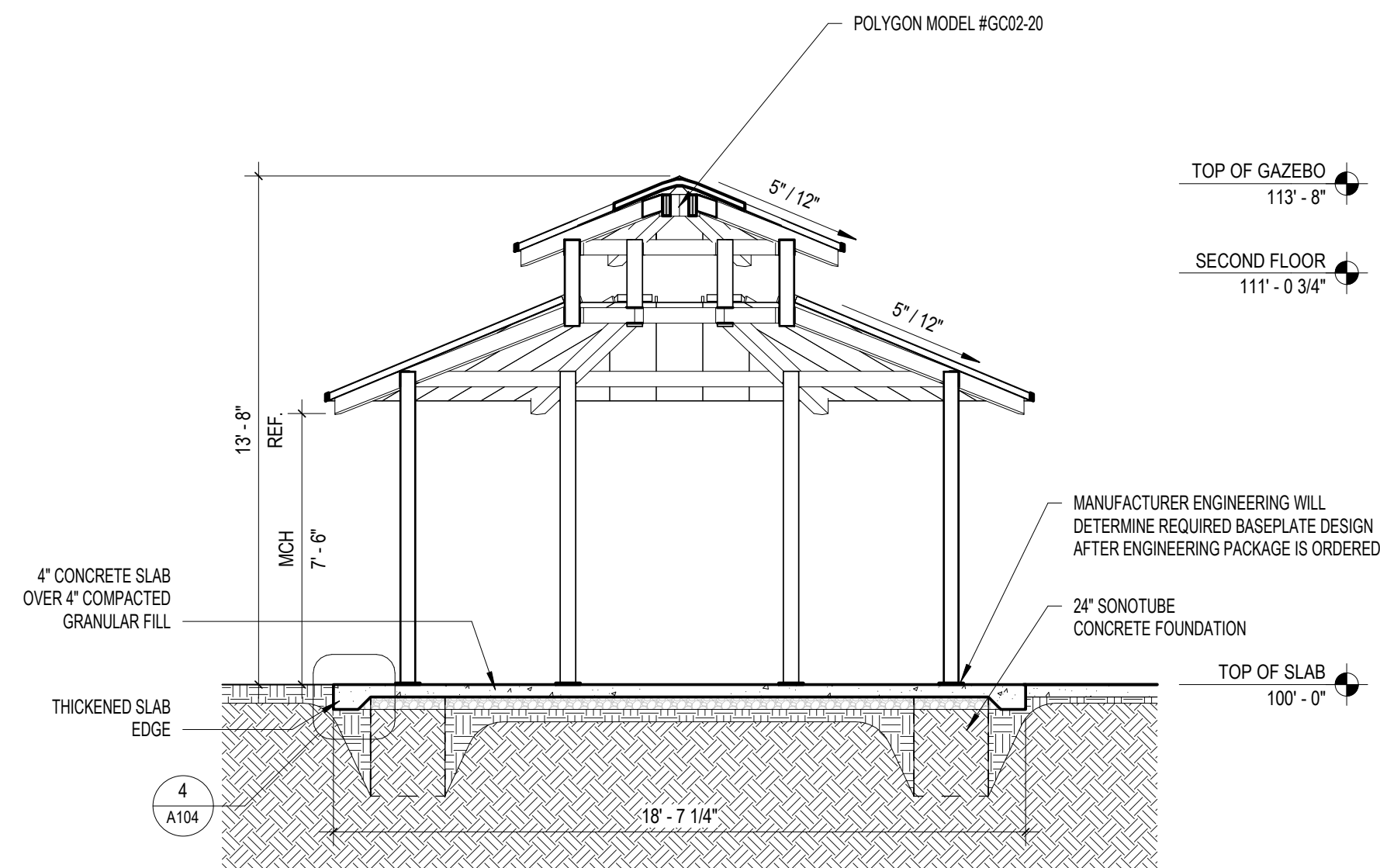
A103

THIRD FLOOR PLAN

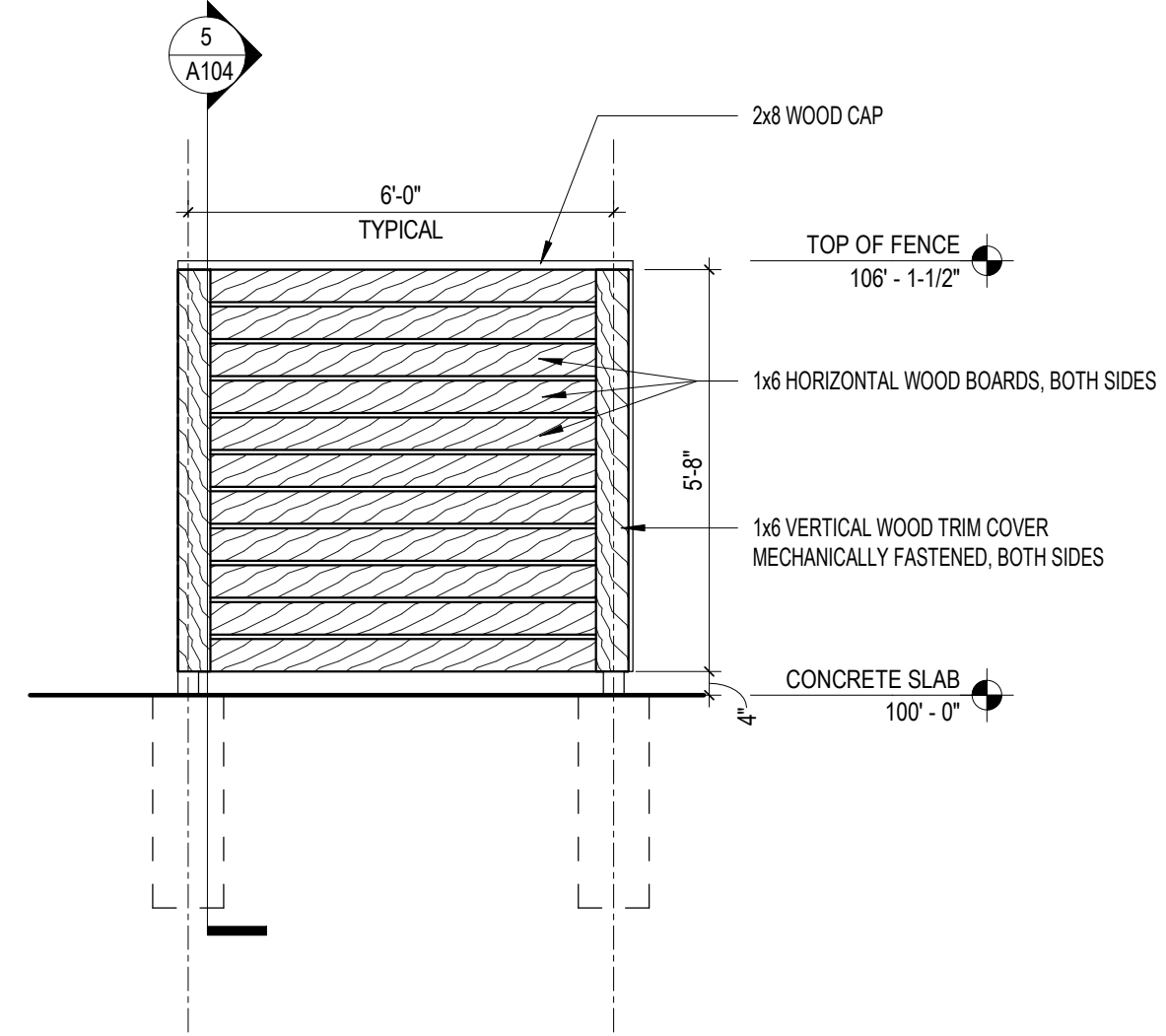
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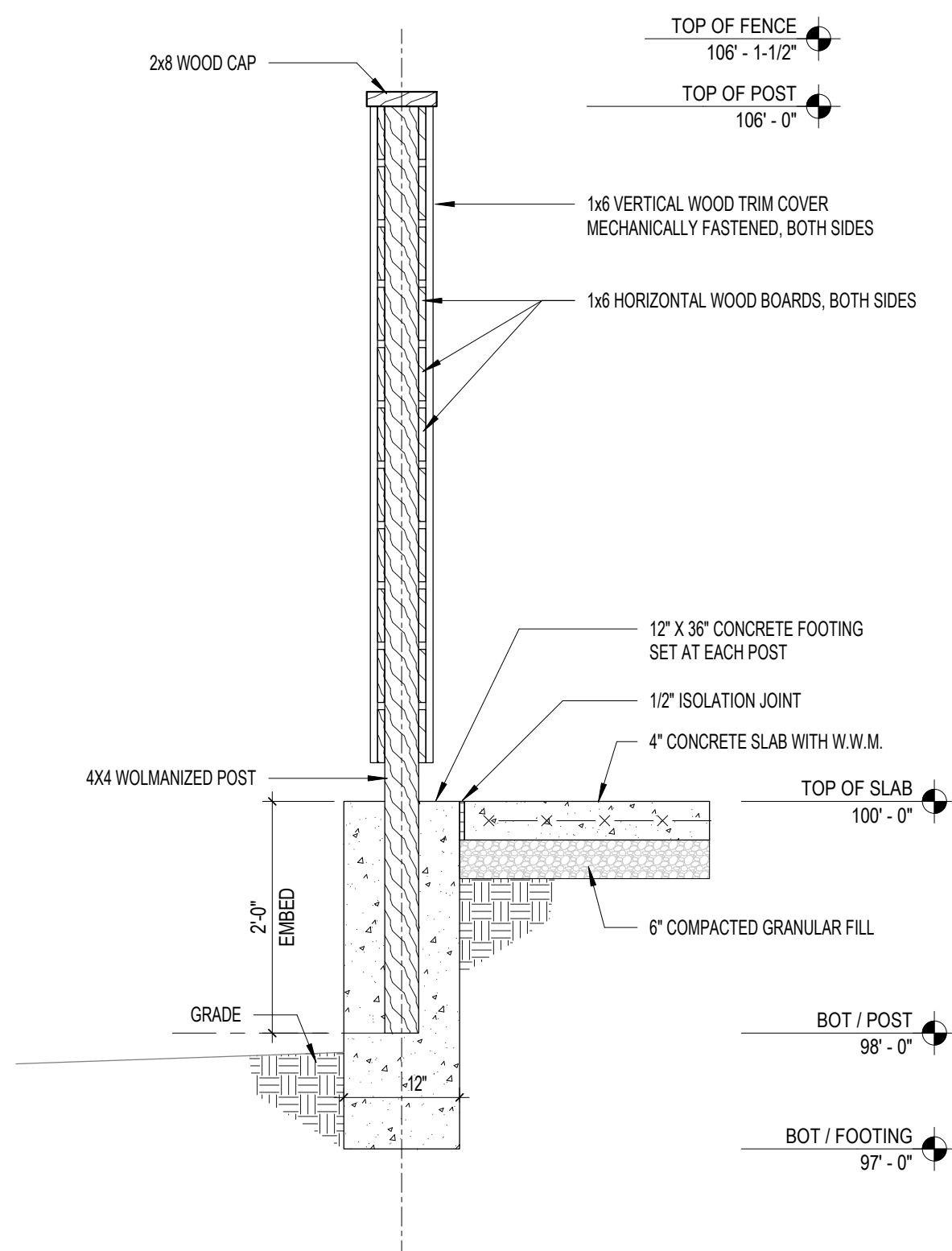
8 Gazebo Plan
 1/4" = 1'-0"



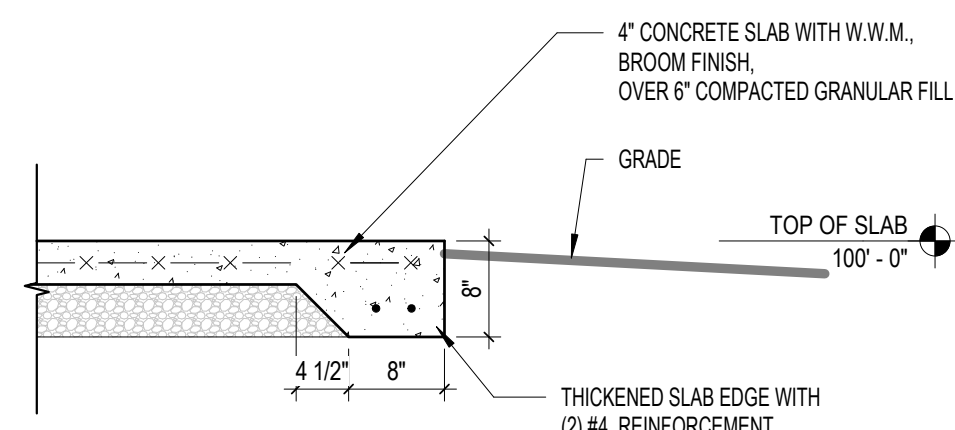
7 Gazebo Section
 1/4" = 1'-0"



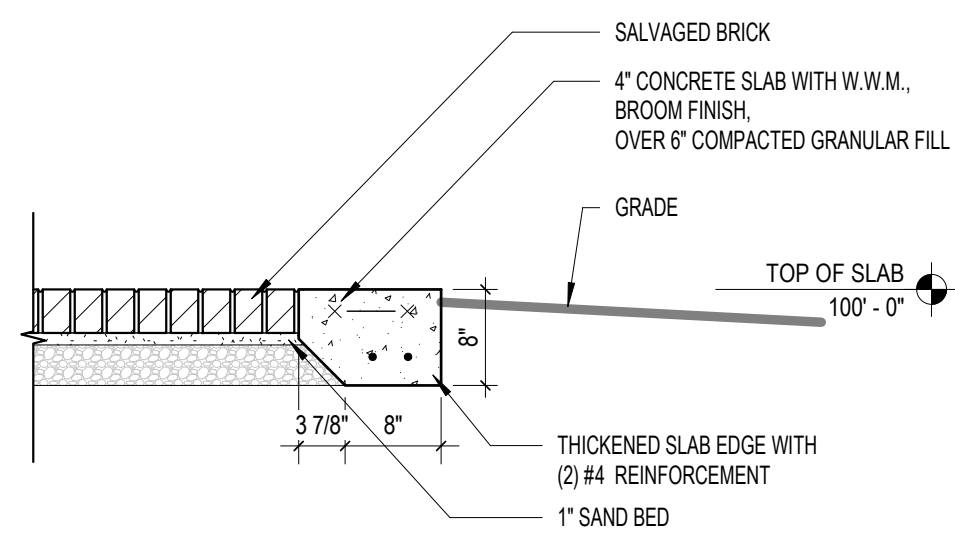
6 Wood Slat Fence Elevation
 3/8" = 1'-0"



5 Wood Slat Fence Section
 3/4" = 1'-0"



4 Slab Edge Section
 3/4" = 1'-0"



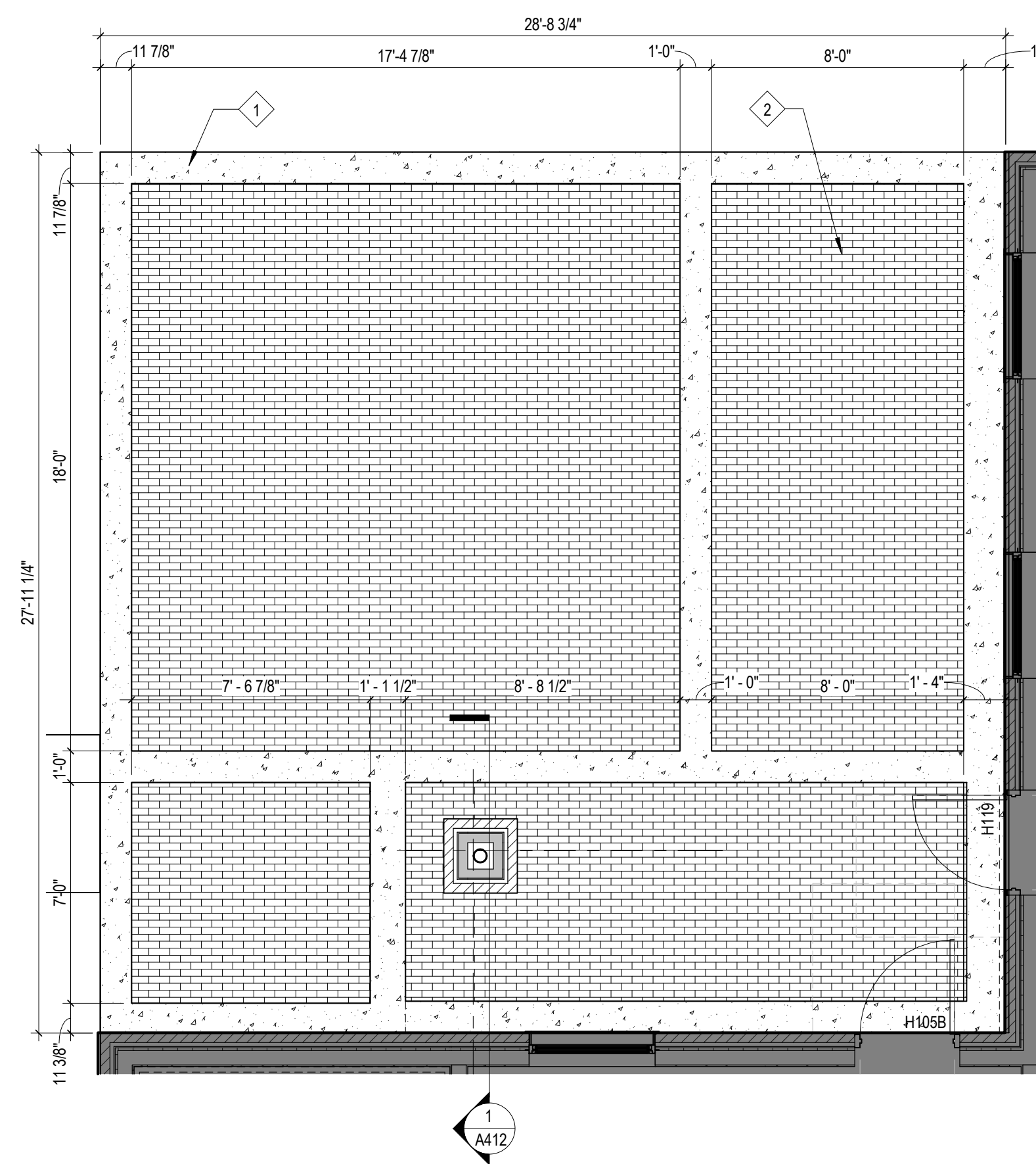
3 Patio Slab Section
 3/4" = 1'-0"

Work Description Notes

- 4" CONCRETE SLAB
- SALVAGED BRICK
- MAIN MARQUEE/DISPLAY AREA IS TO BE SMOOTH FIBER CEMENT. FIBER CEMENT SHALL BE FACTORY PRIMED AND PAINTED TWO COATS OF FINISH PAINT. COLOR TO BE SELECTED. CREATE "HILLCREST COMMONS" SIGNAGE WITHIN 1/2" DEEP CAST ALUMINUM LETTERS CONCEALED STUD FLUSH TO PANEL.
- PAINT ENTIRE SIGN INCLUDING THE COLUMNS AND BACKSIDE. PRIME AND TWO FINISH COATS OF PAINT. COLORS TO BE SELECTED.
- 8" x 8" EHO & HC 250" PLATE ALUMINUM SIGNAGE LOGO AND PANELS PAINTED COLORS TO BE DETERMINED. CONCEALED STUD MOUNTED.
- MAIN MAR SMOOTH FIBER CEMENT - CREATE "HILLCREST COMMONS" SIGNAGE WITHIN CAST ALUMINUM LETTERS CONCEALED STUD FLUSH TO PANEL.



2 Refurbished Hillcrest Signage
 1/4" = 1'-0"



1 Patio Plan
 1/4" = 1'-0"

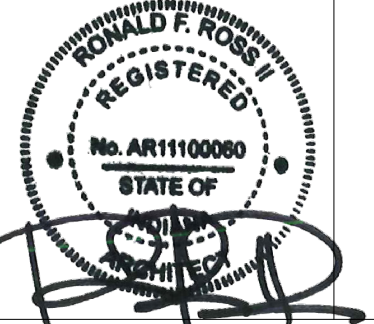
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



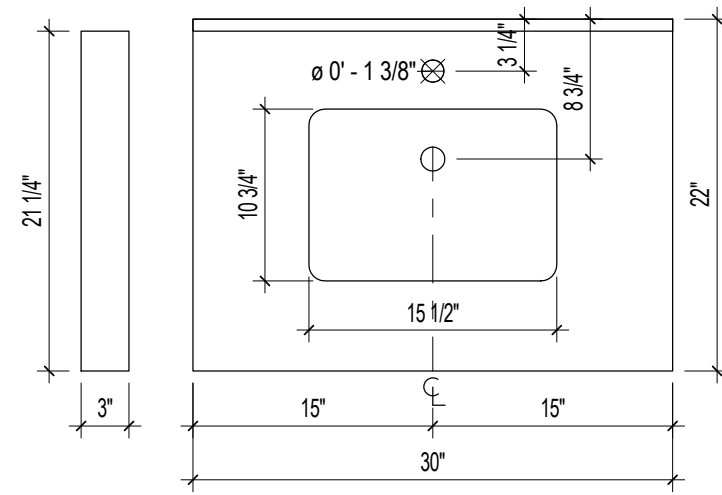
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REVISION: DATE:

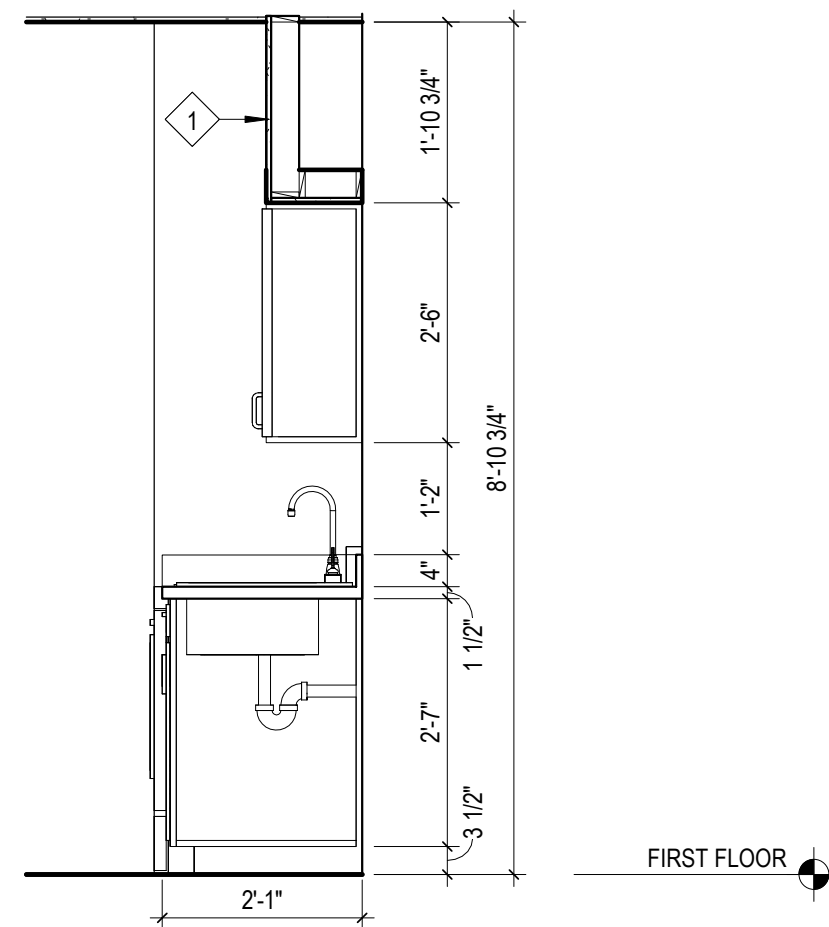
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 COMMISSION NUMBER: F23066
 REVIEWED BY: [blank]
 DATE: 2024-02-07
 Checker: [blank]

A104

SITE AMENITY PLANS AND DETAILS

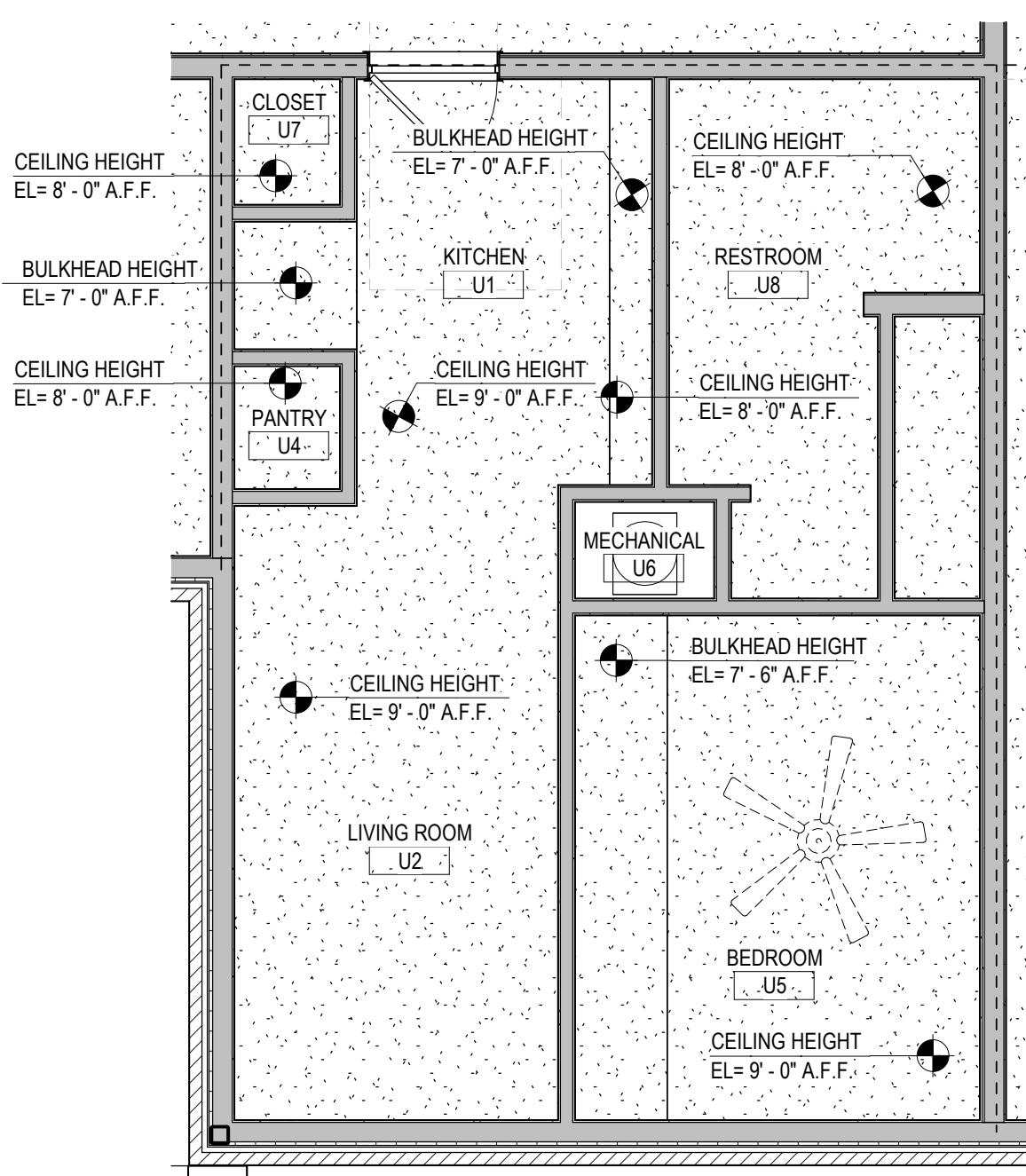


7 Bathroom Single Vanity
1" = 1'-0"

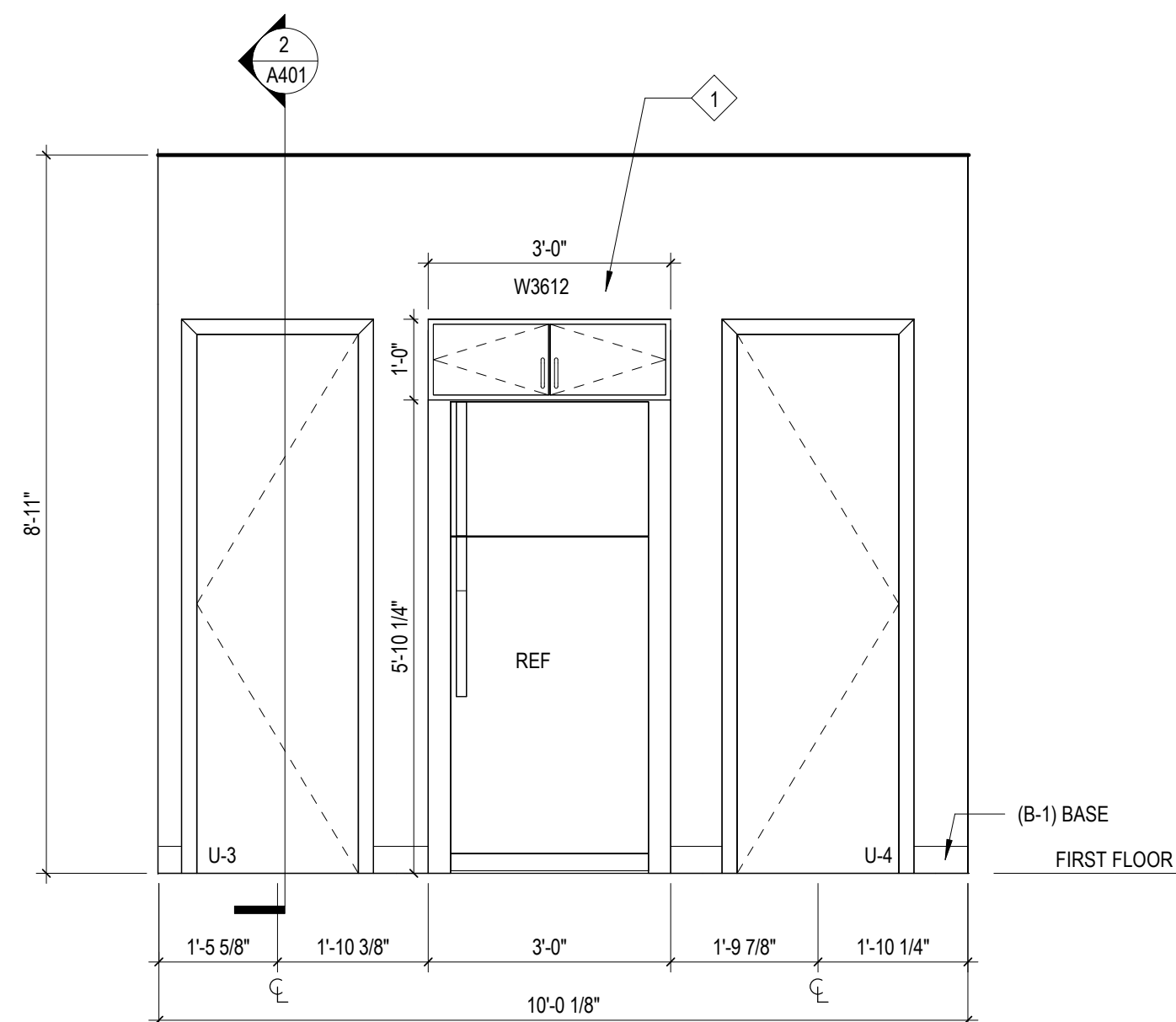


6 Unit Kitchen Section
1/2" = 1'-0"

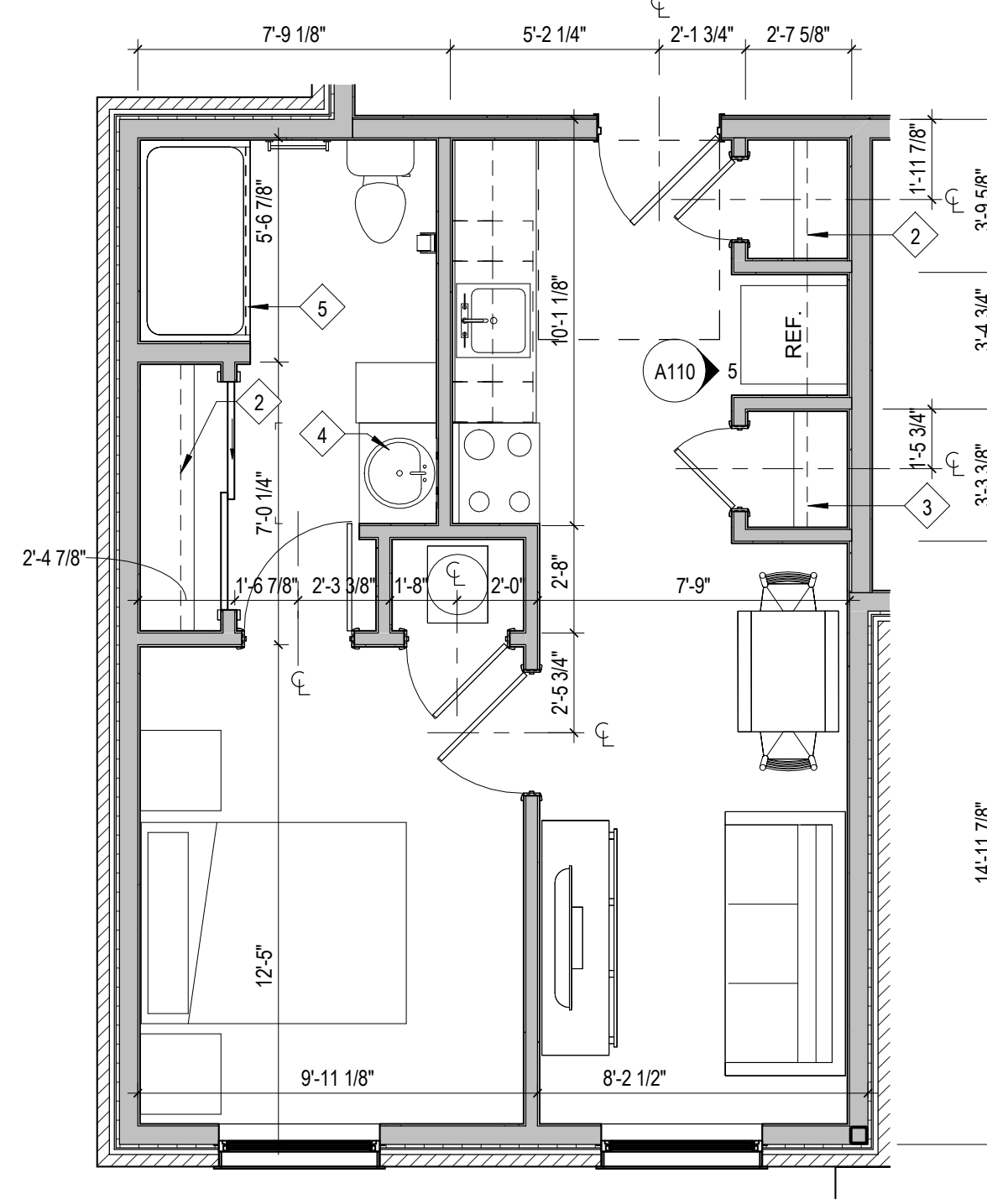
CEILING HEIGHT
EL= 8'-0" A.F.F.



3 Reflected Ceiling Plan - Unit A
1/4" = 1'-0"

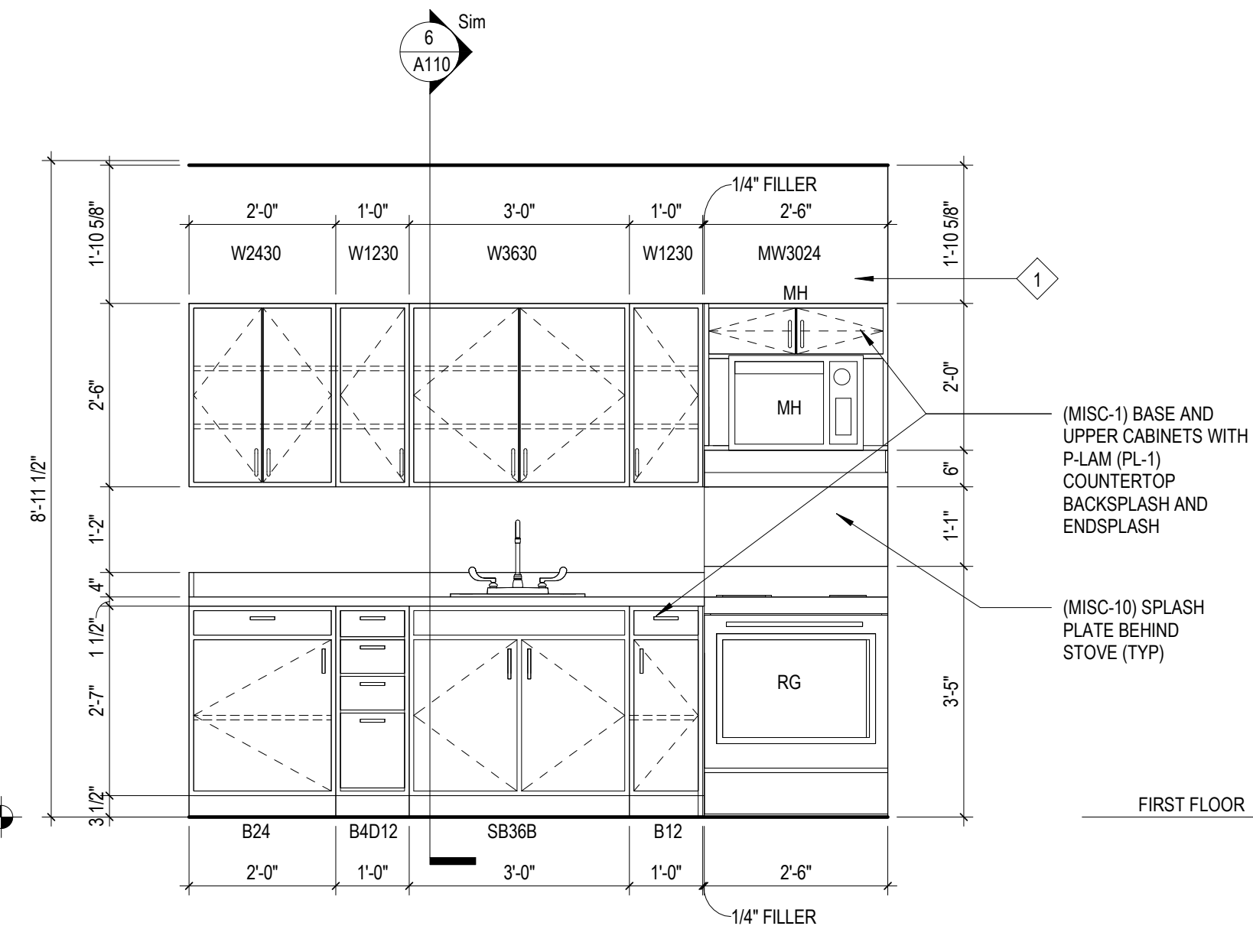


5 Unit Kitchen Elevation
1/2" = 1'-0"

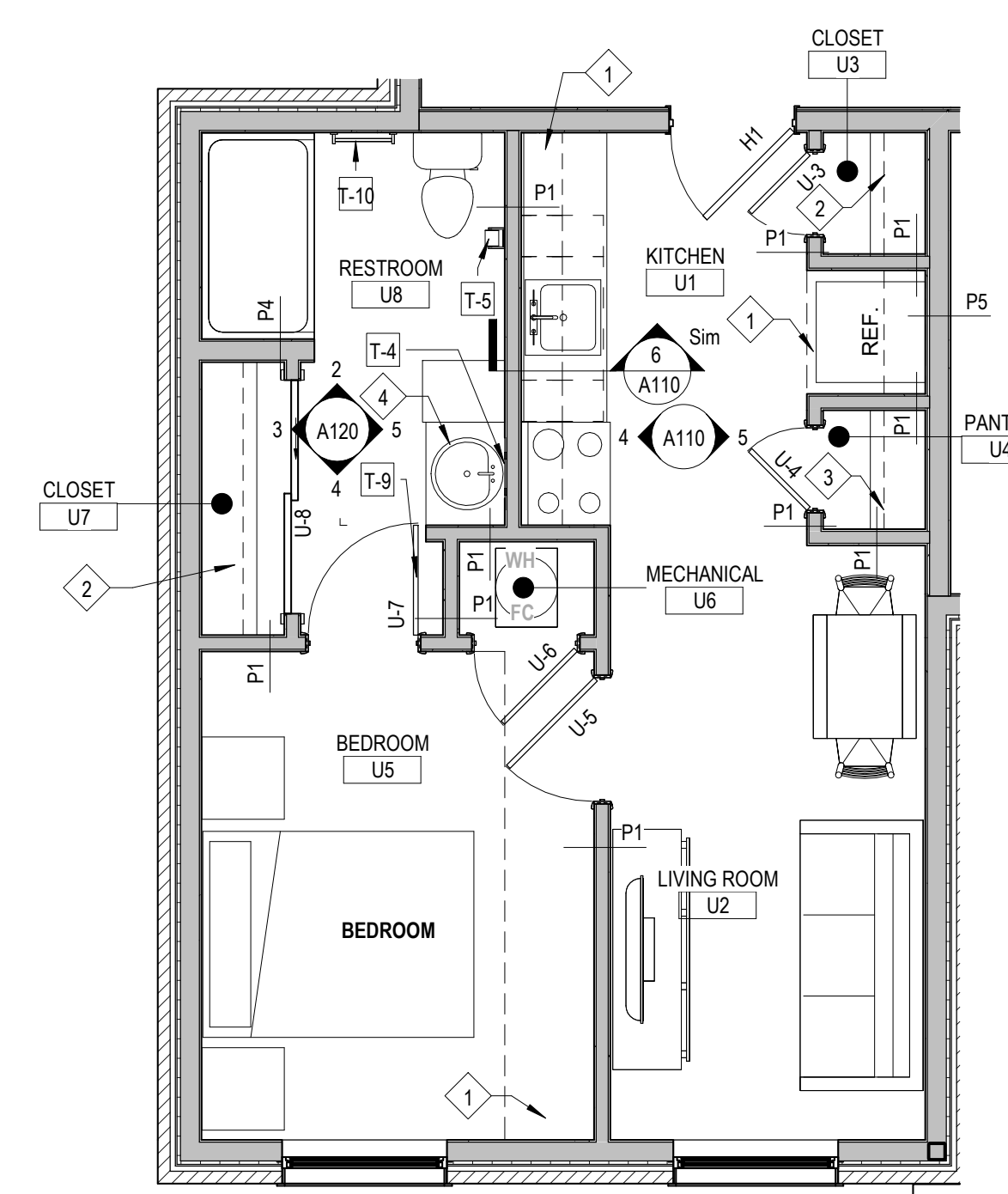


2 Enlarged Unit Plan A - Dimensions
1/4" = 1'-0"

RESIDENTIAL APPLIANCE SCHEDULE					
TAG	TYPE	BRAND		COLOR	REMARKS
REF	REFRIGERATOR	GE		WHITE	
RG	RANGE	GE		WHITE	30" WIDTH
MH	MICROHOOD	GE		WHITE	
GENERAL NOTES:					
1. ALL APPLIANCES TO BE ENERGY STAR COMPLIANT.					



4 Unit Kitchen Elevation
1/2" = 1'-0"



1 Enlarged Unit Plan A - Notes
1/4" = 1'-0"

General Notes

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
- ALL DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
- INDICATED DIMENSIONS ARE TAKEN FROM CASUAL FIELD OBSERVATIONS AND EXISTING DRAWINGS. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CHANGES TO THE WORK SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO PROCEEDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION EFFORTS OF ALL SUB-CONTRACTORS. FAILURE TO ANTICIPATE CHANGES OR MODIFICATIONS SHALL NOT BE THE BASIS FOR ADDITIONAL COST REQUESTS. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO PROVIDE EITHER 2x WOOD BLOCKING INFILL OR METAL BACKING PLATES FOR THE SUPPORT OF ALL WALL MOUNTED EQUIPMENT INCLUDING CABINETRY, TOILET ACCESSORIES, ETC. AS REQUIRED TO ALLOW FOR PROPER ATTACHMENT. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.

Work Description Notes

- BULKHEAD. SEE REFLECTED CEILING PLAN.
- (MISC-4) COAT ROD/ SHELF
- (MISC-3) PANTRY SHELVES
- VANITY
- NEOPRENE COLLAPSIBLE DAM

New Construction and Renovation Work for :

Hillcrest Commons

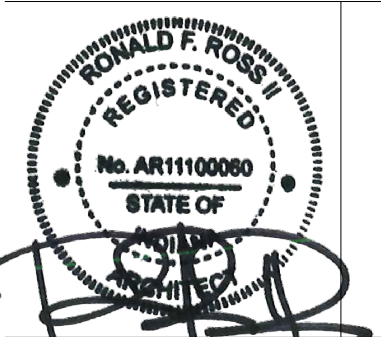
711 E Tillman Rd
Ft Wayne, IN 46816



MARTIN RILEY
architects+engineers

221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067



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REVISION: _____ DATE: _____

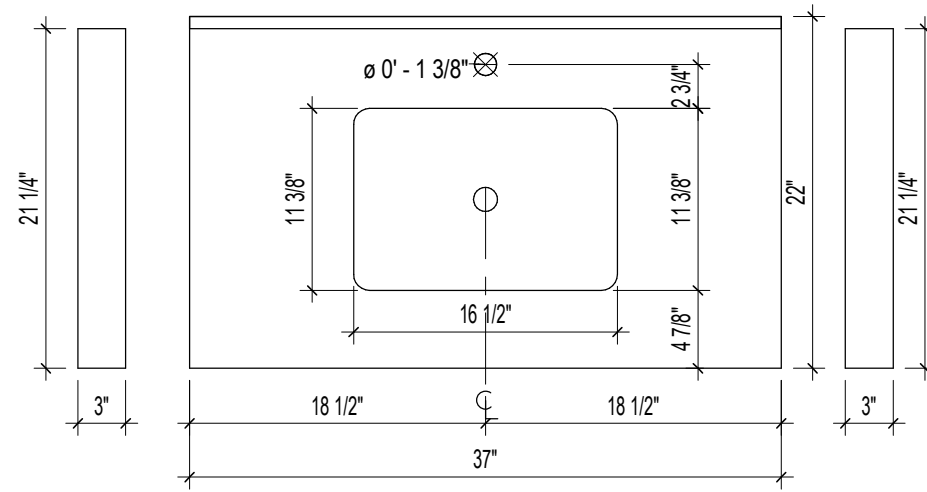
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COMMISSION NUMBER: F23066

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DATE: 2024-02-07

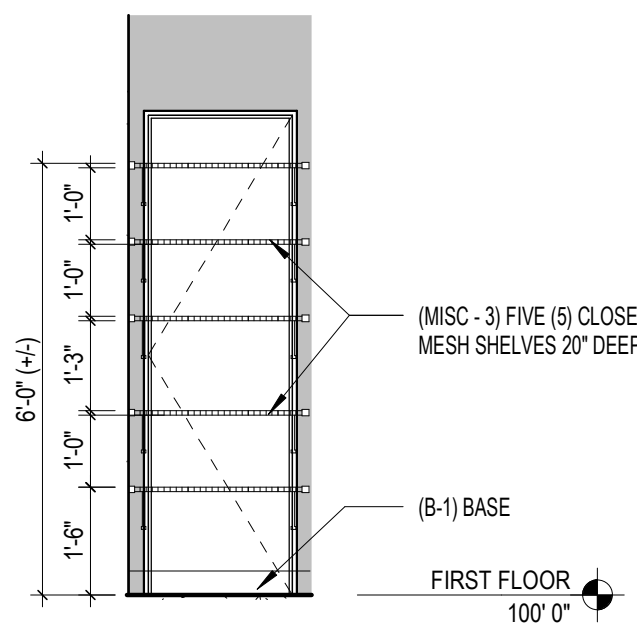
Checker

A110

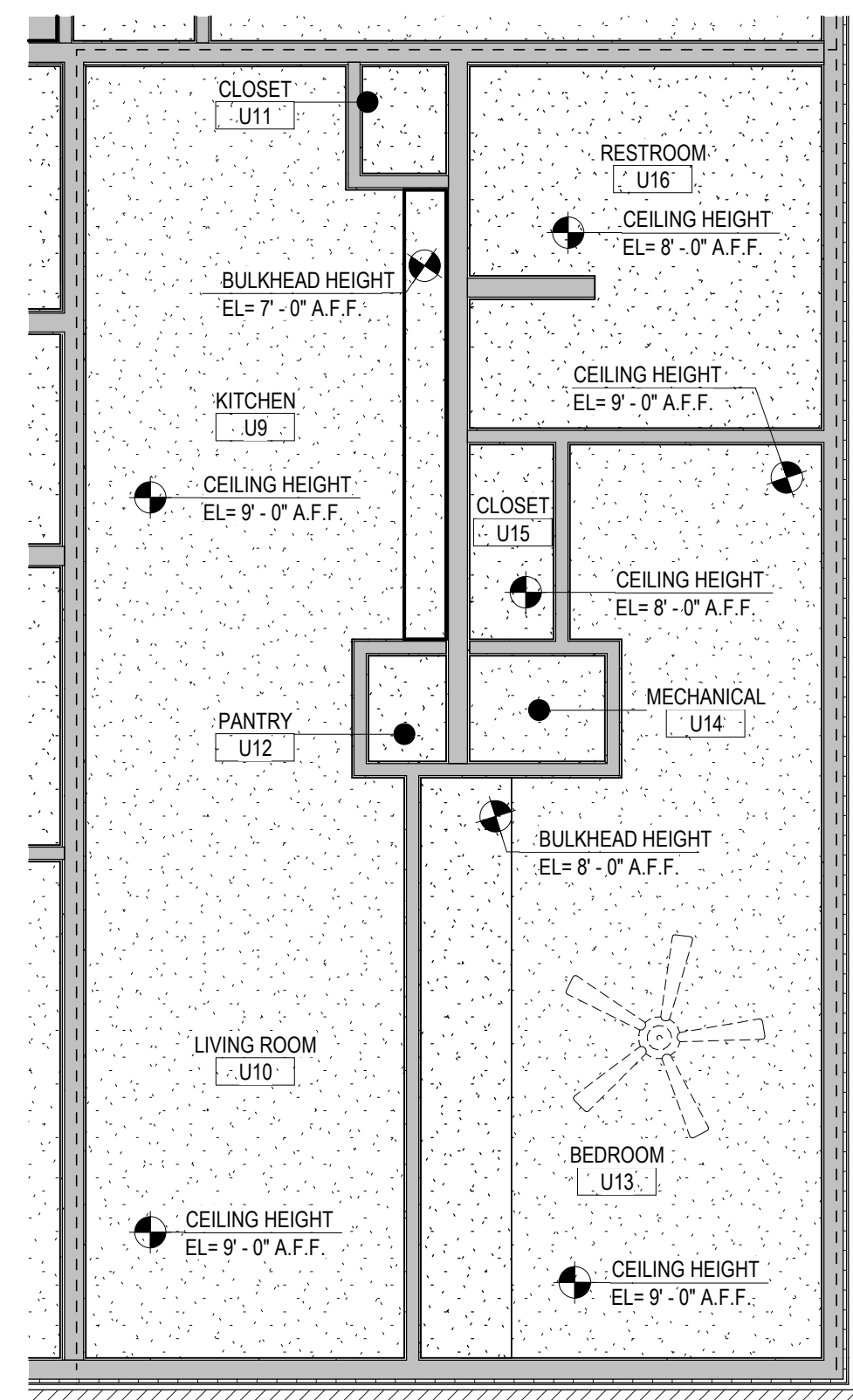
UNIT A PLAN



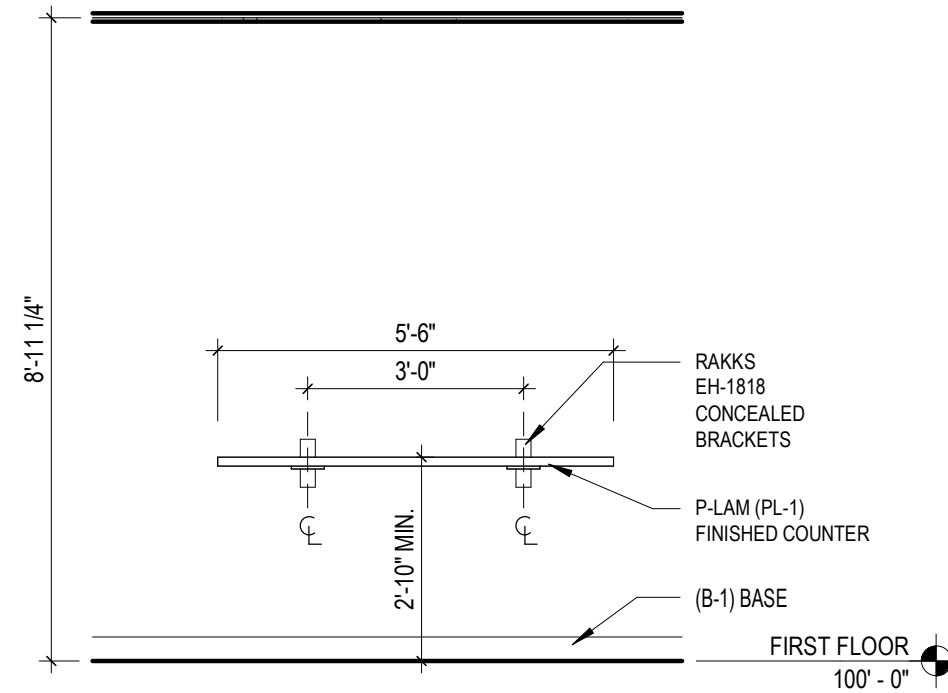
7 ADA Bathroom Single Vanity
1" = 1'-0"



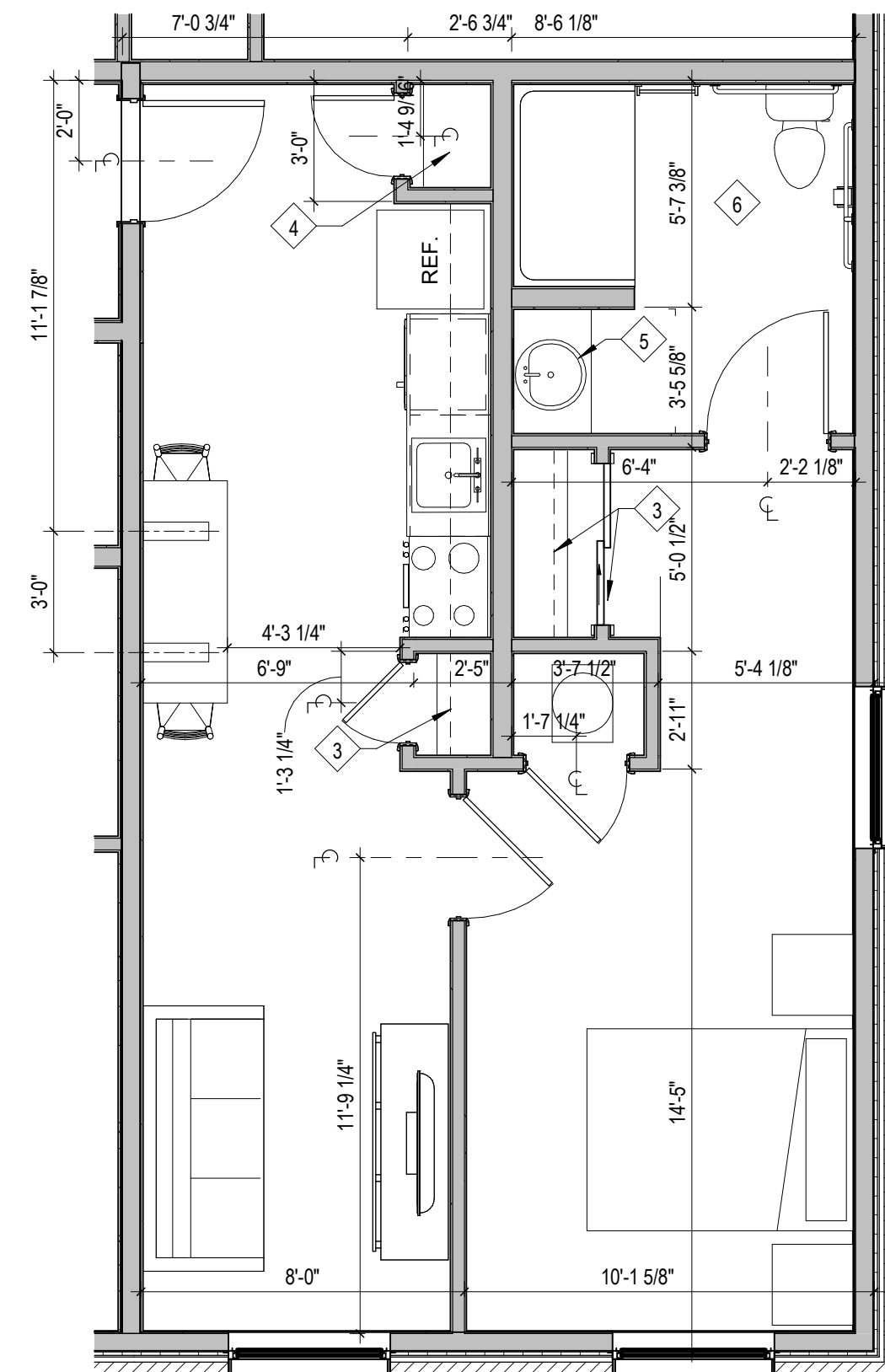
6 Pantry Elevation
3/8" = 1'-0"



3 Reflected Ceiling Plan - Unit B
1/4" = 1'-0"



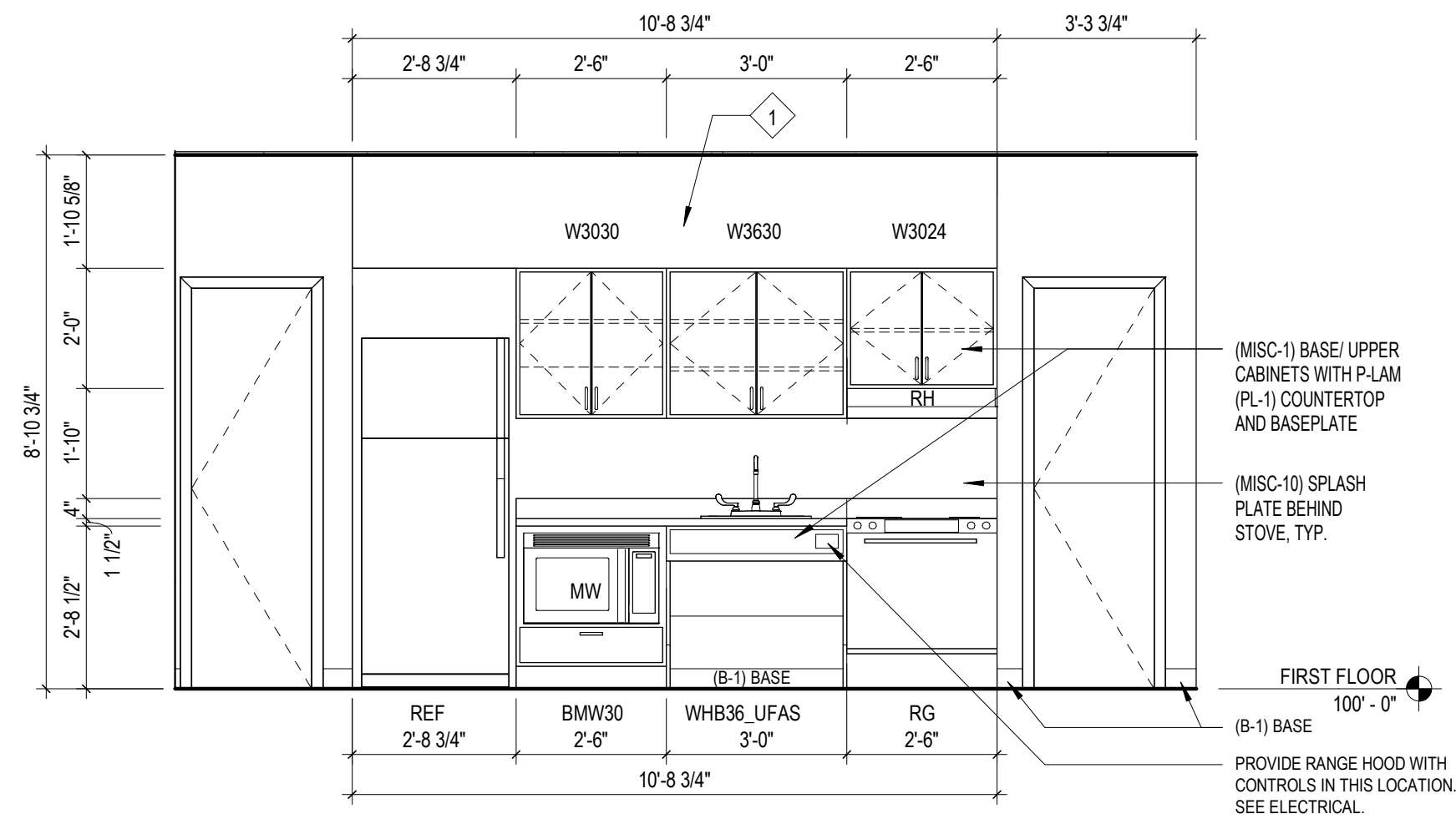
5 ADA Counter Workspace
3/8" = 1'-0"



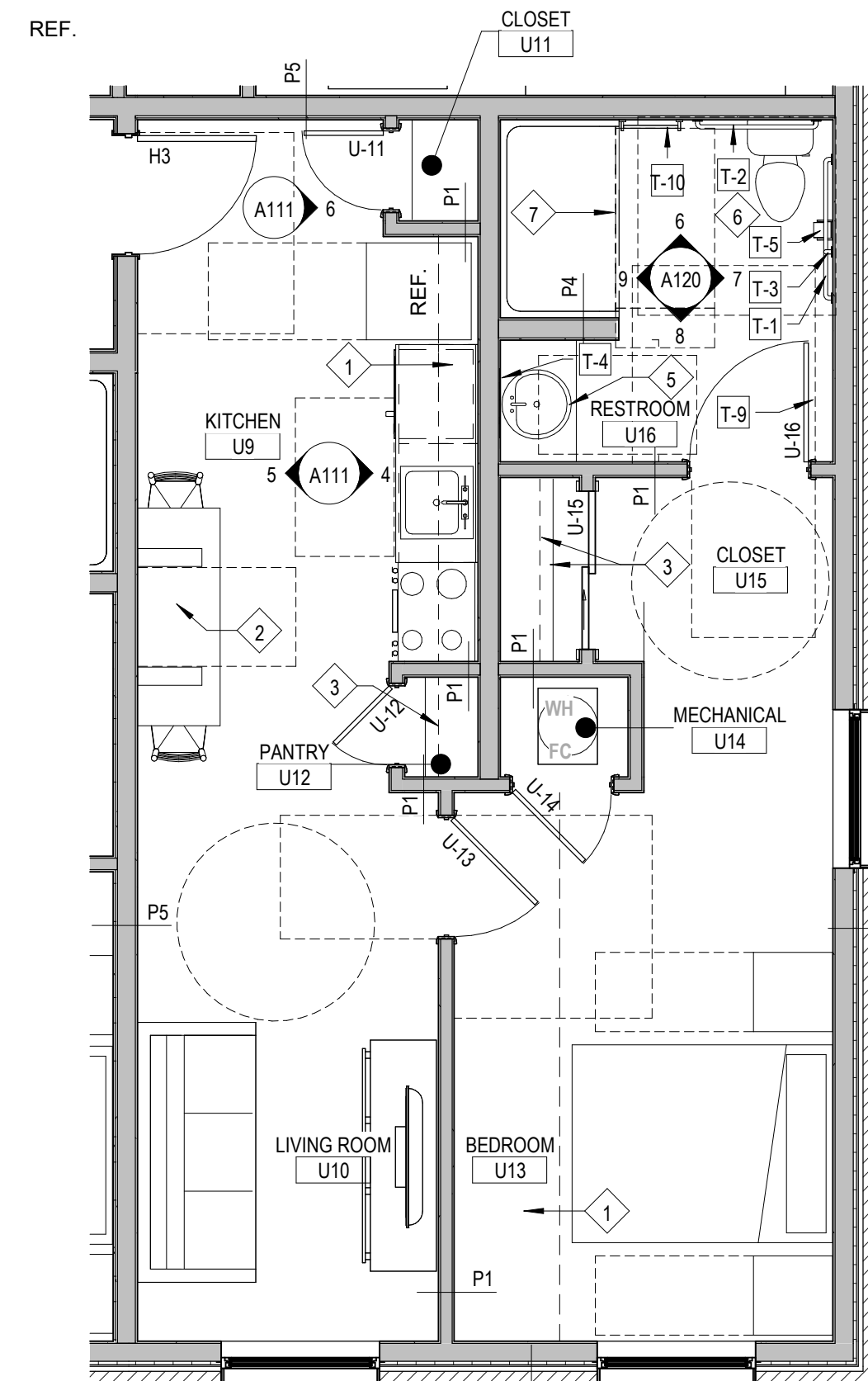
2 Enlarged Unit Plan B - Dimensions
1/4" = 1'-0"

RESIDENTIAL ADA APPLIANCE SCHEDULE					
TAG	TYPE	BRAND		COLOR	REMARKS
REF	REFRIGERATOR	GE	ADA COMPLIANT	WHITE	
RG	RANGE	GE	ADA COMPLIANT	WHITE	30" WIDTH
RH	RANGE HOOD	GE	ADA COMPLIANT	WHITE	30" WIDTH
MW	MICROWAVE	GE	ADA COMPLIANT	WHITE	

GENERAL NOTES:
1. ALL APPLIANCES TO BE ENERGY STAR COMPLIANT



4 ADA Unit Kitchen Elevation
3/8" = 1'-0"



1 Enlarged Unit Plan B - Notes
1/4" = 1'-0"

General Notes

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- REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
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Work Description Notes

- BULKHEAD. SEE REFLECTED CEILING PLAN.
- 30" (2'-6") CLEAR ADA WORKSPACE
- (MISC-4) COAT ROD/ SHLF
- (MISC-3) PANTRY SHELVES
- CUTLERED MARBLE COUNTERTOP WITH MOLDED SINK. SEE DETAIL T1A11
- PROVIDE 100% SILICONE CAULK WHERE L/V/T MEETS TUB/ TOILET
- NEOPRENE COLLAPSIBLE DAM

New Construction and Renovation Work for :

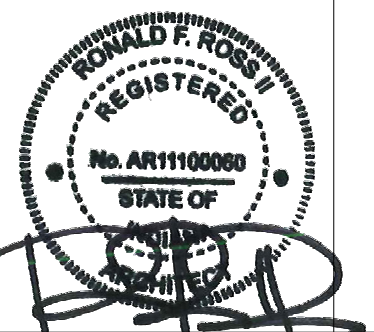
Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067



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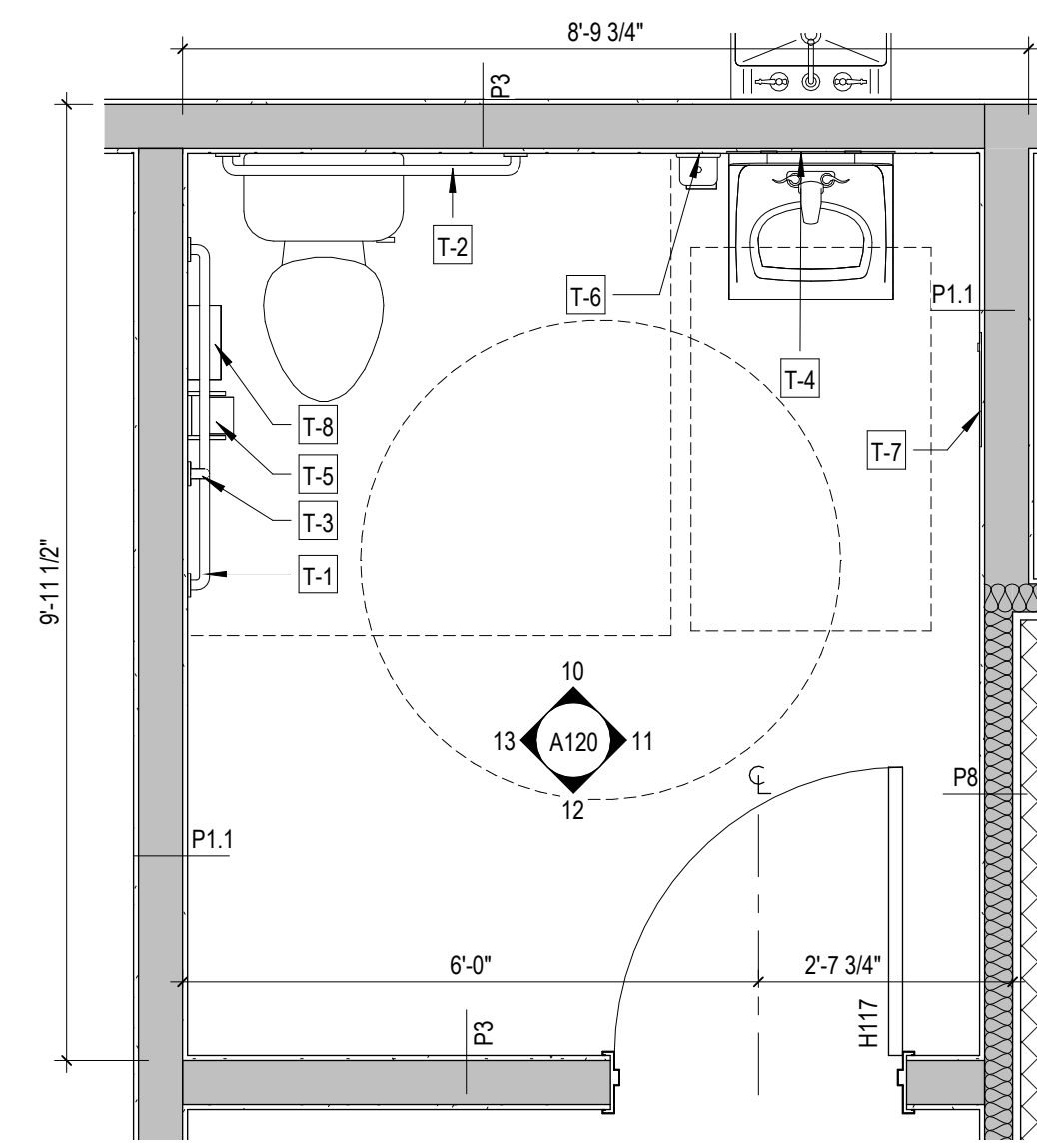
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DATE: 2024-02-07

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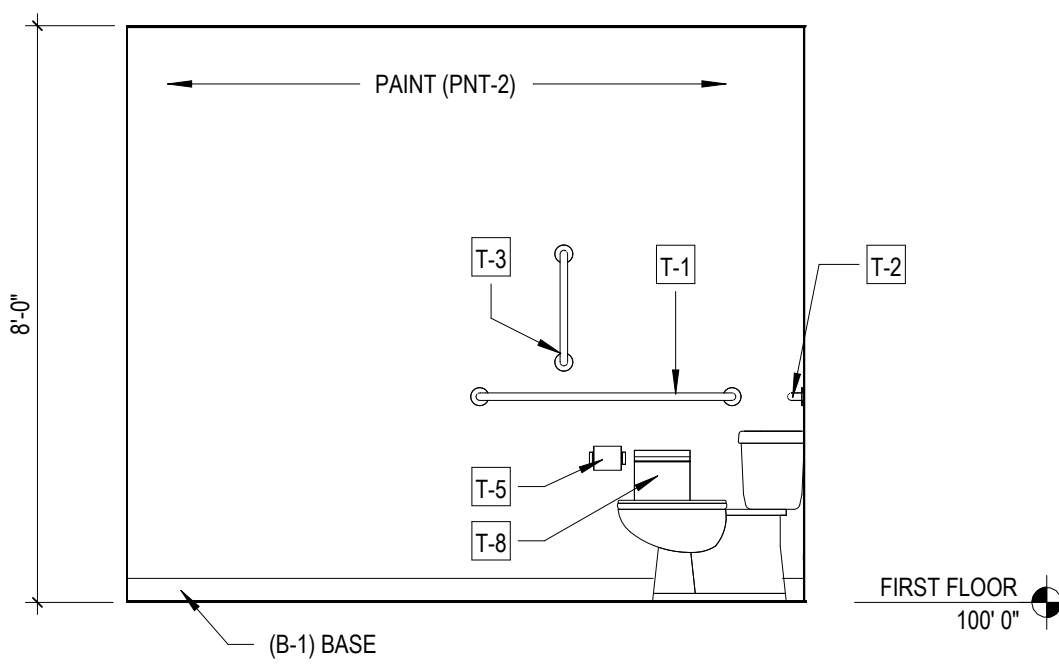
UNIT B PLAN - TYPE A UNIT



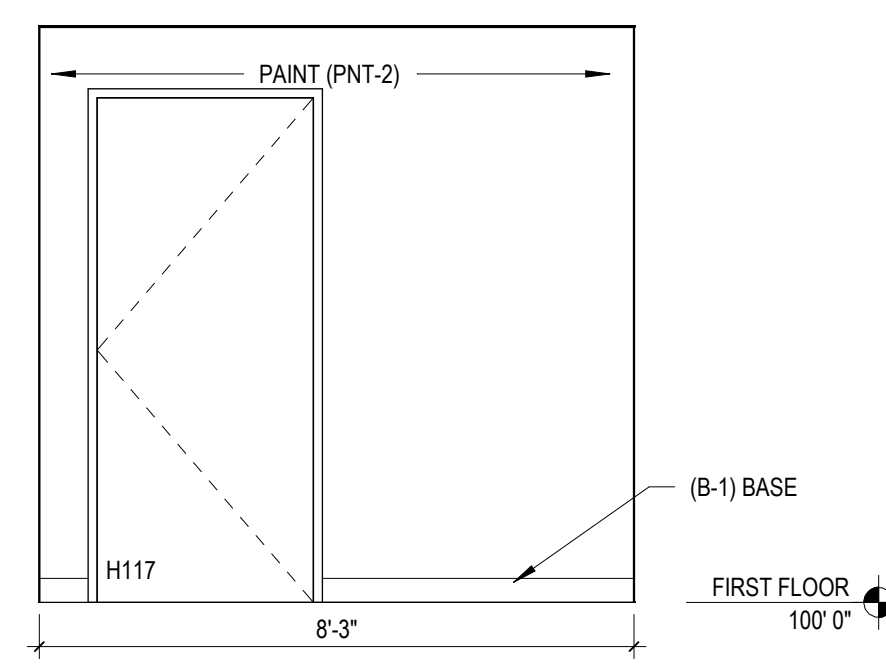
14 Enlarged Restroom
1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE					
NO.	ITEM	DESCRIPTION	MOUNTING HEIGHT	MODEL	REMARKS
T-1	GRAB BAR- CONCEALED MOUNTING	42" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	AMERICAN SPECIALTIES, INC - 3800 SERIES	
T-2	GRAB BAR- CONCEALED MOUNTING	36" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	AMERICAN SPECIALTIES, INC - 3800 SERIES	
T-3	GRAB BAR- CONCEALED MOUNTING	18" x 1-1/2" DIAMETER	34" A.F.F. TO CENTER	AMERICAN SPECIALTIES, INC - 3800 SERIES	
T-4	MIRROR- PLATE GLASS	24" x 30"	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	AMERICAN SPECIALTIES, INC - 0600-2430	2.
T-5	TOILET PAPER DISPENSER- SURFACE MOUNTED	35" x 4" x 22"	18" A.F.F. TO BOTTOM	AMERICAN SPECIALTIES, INC - 20303	
T-6	SOAP DISPENSER- SURFACE MOUNTED	5-1/2" x 10-3/4" x 4"	44" A.F.F. TO CENTER OF OPERABLE COMPONENT	AMERICAN SPECIALTIES, INC - 20365	
T-7	PAPER TOWEL DISPENSER & WASTE RECEPTACLE	14-1/4" x 28" x 4-1/4"	44" A.F.F. TO CENTER OF OPERABLE COMPONENT	AMERICAN SPECIALTIES, INC - 0462-AD	1.
T-8	SANITARY NAPKIN DISPOSAL- SURFACE MOUNTED	11" x 15-1/4" x 4"	30" A.F.F. TO TOP OF DISPOSAL DOOR	AMERICAN SPECIALTIES, INC - 0473-A	
T-9	SINGLE ROBE HOOK	1-15/16" x 1-15/16" x 2-5/16"	48" MAX TO TOP OF HOOK	AMERICAN SPECIALTIES, INC - 7308	
T-10	18" SQUARE TOWEL BAR - SURFACE MOUNTED	18" L WITH MOUNTING FLANGE	48" MAX TO TOP OF BAR	AMERICAN SPECIALTIES, INC - 7360-18S	
T-11	FOLDING SHOWER SEAT, L-SHAPED	33 x 21-1/2"	18" A.F.F. TO BOTTOM	AMERICAN SPECIALTIES, INC - 8206-28 LEFT OR RIGHT HAND	
T-12	SHOWER CURTAIN ROD WITH FLANGES	1" DIA x 60"	75" - 77" A.F.F.	AMERICAN SPECIALTIES, INC - 1214-60	
T-13	ADA UNDER LAV PIPE COVER	6 3/8" DIA x 60"		PLUMBEREX SPECIALTY PRODUCTS #2465848- WHITE	3.
T-14	HAND TOWEL RING	6 3/8" DIA RING- CHROME	44" A.F.F. TO TOP OF RING	AMERICAN SPECIALTIES, INC - 0785-Z	

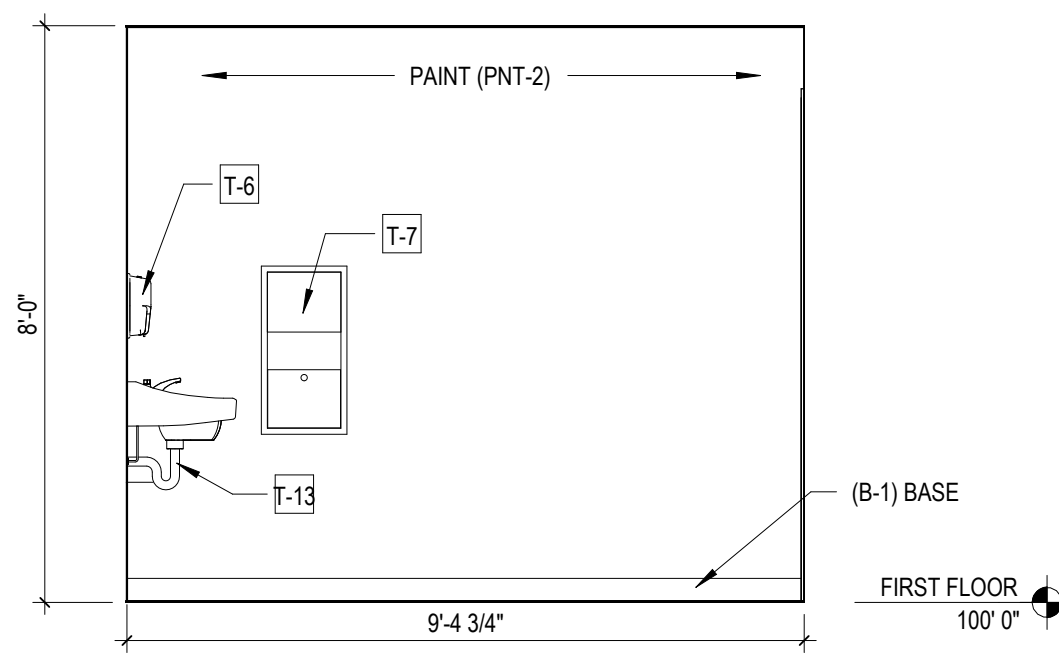
REMARKS
 1. RECESSED
 2. MIRROR NOT TO TOUCH PLUMBING FIXTURE
 3. REFER TO PLUMBING DRAWINGS



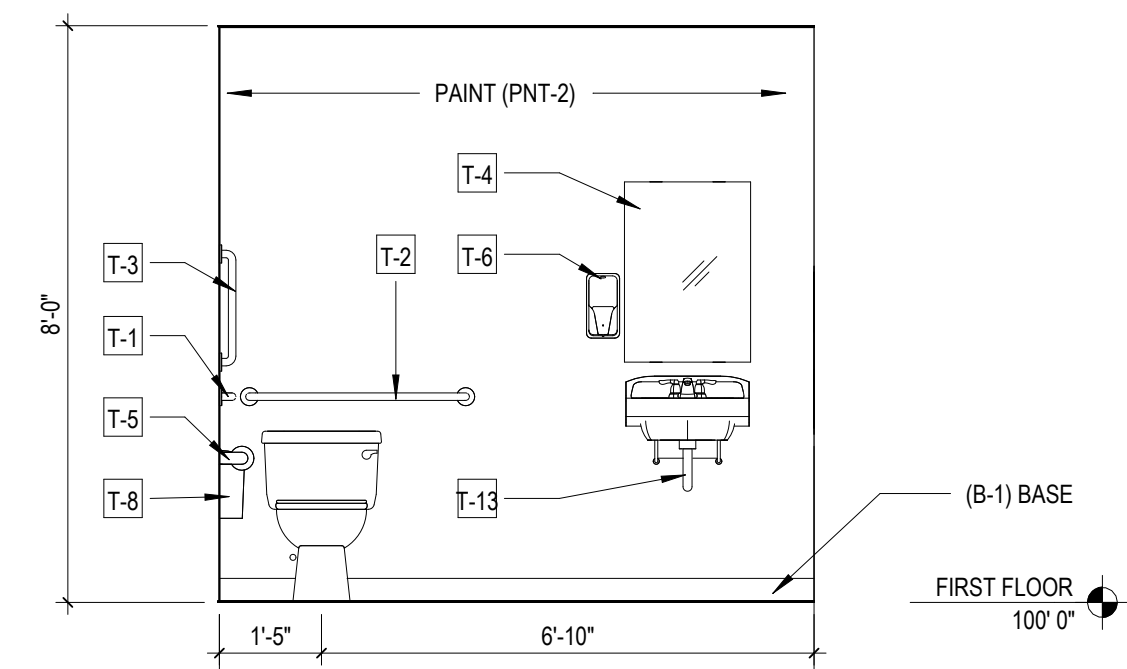
13 Public RR - West
3/8" = 1'-0"



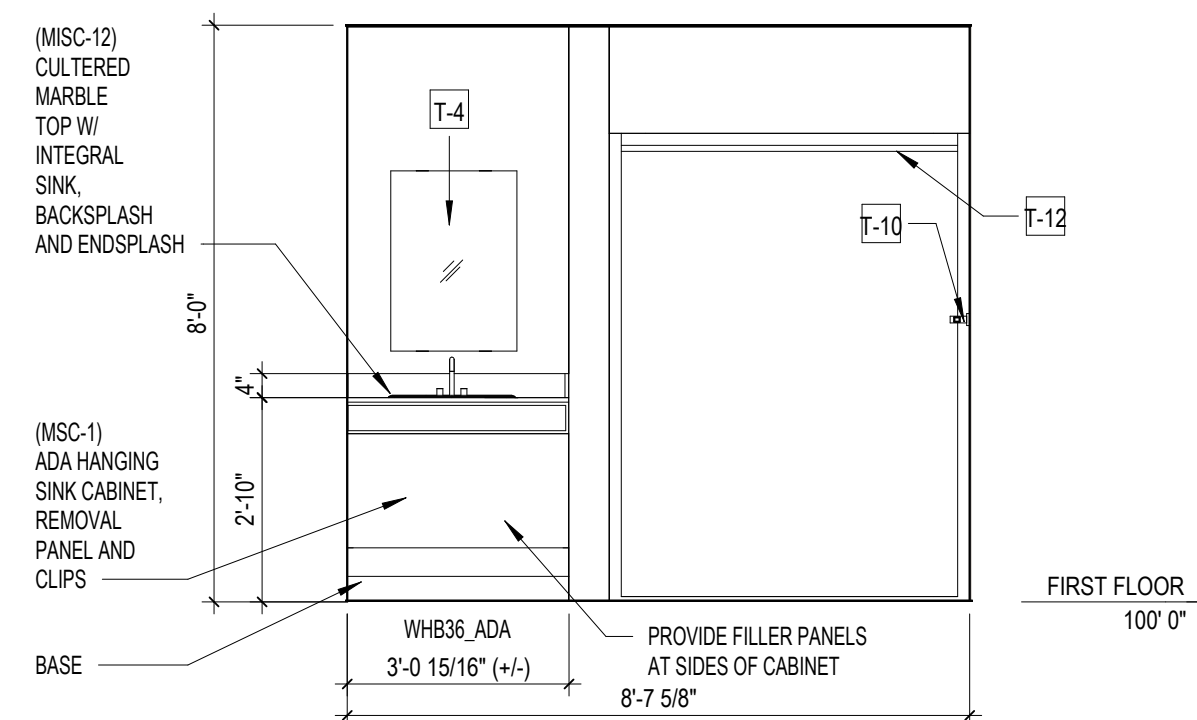
12 Public RR - South
3/8" = 1'-0"



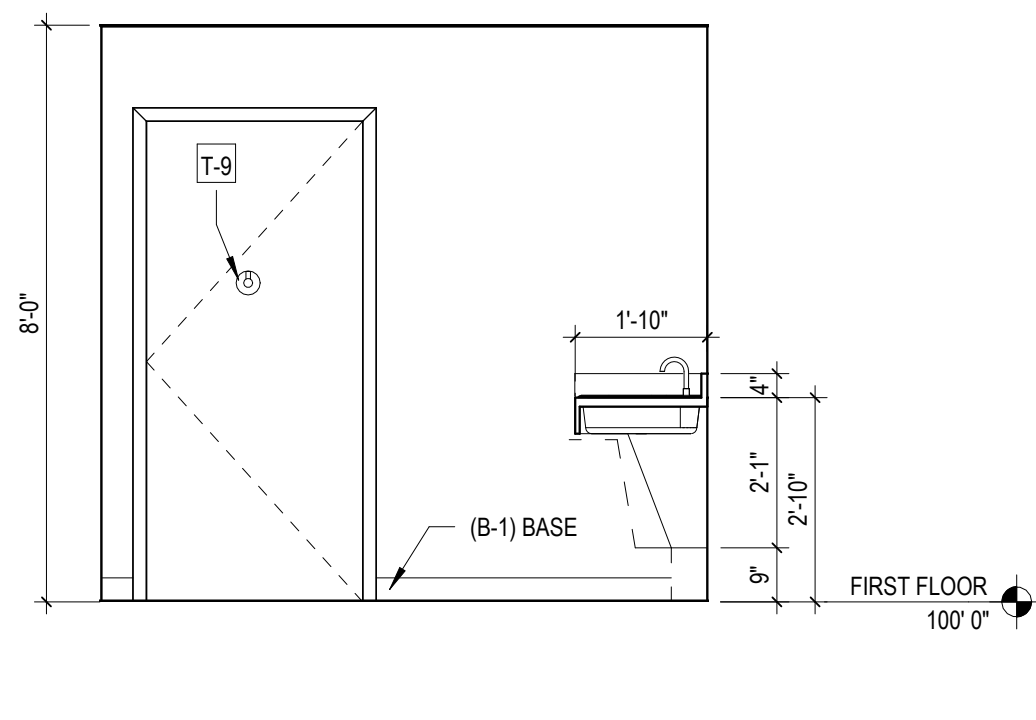
11 Public RR - East
3/8" = 1'-0"



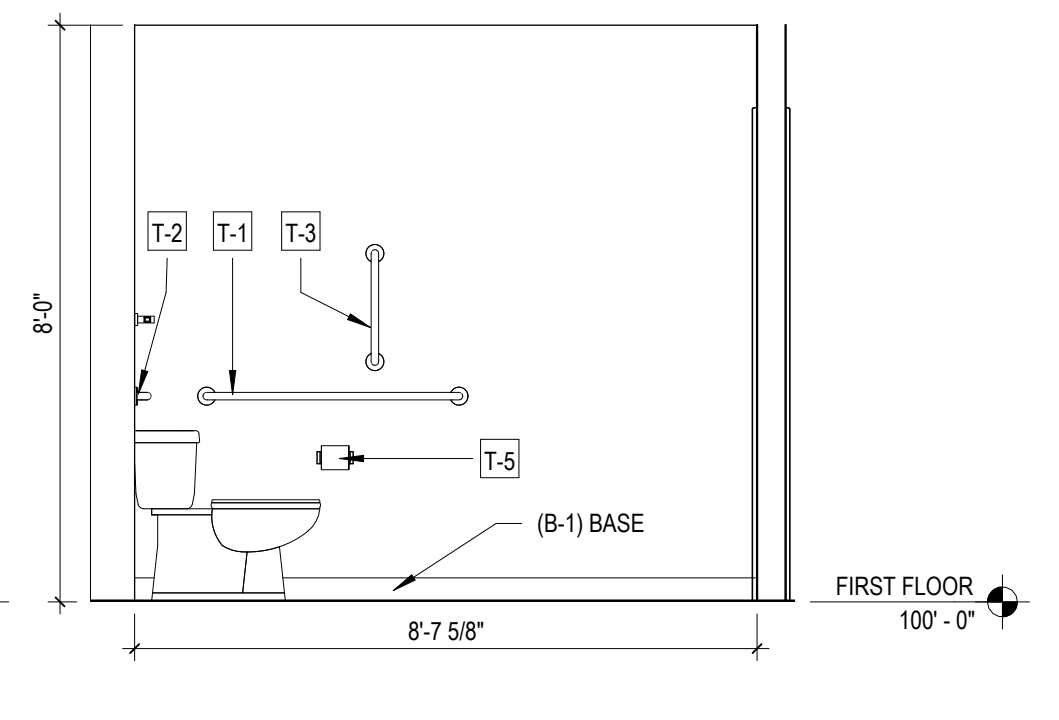
10 Public RR - North
3/8" = 1'-0"



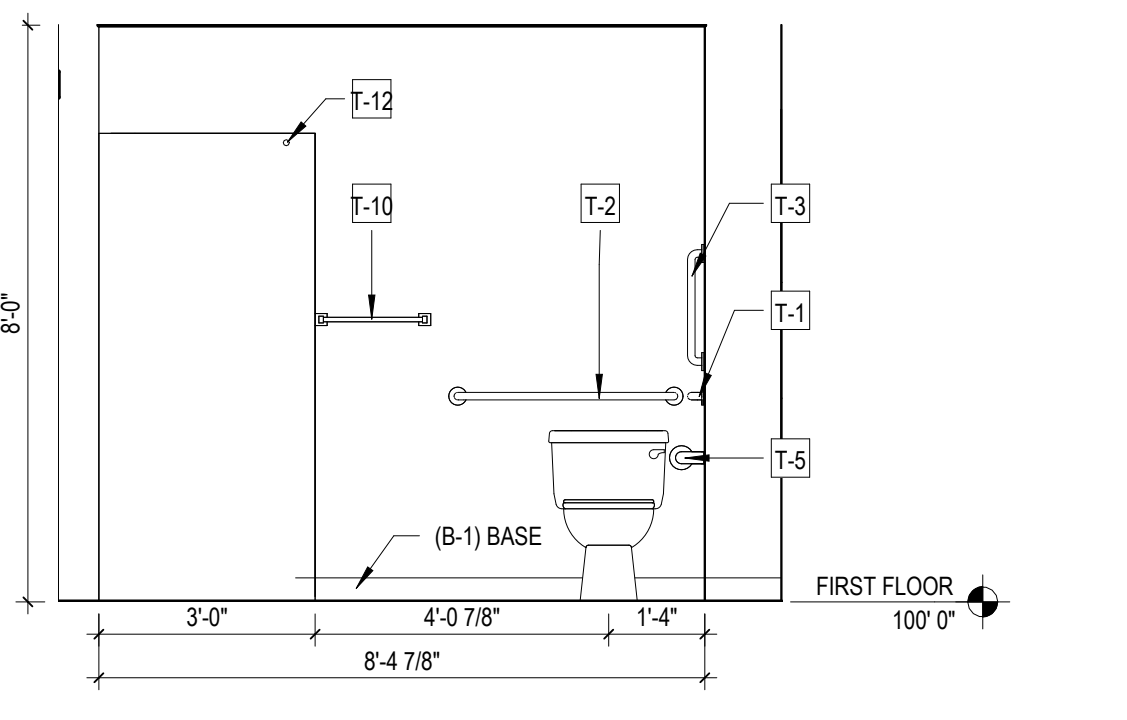
9 ADA Bathroom - West
3/8" = 1'-0"



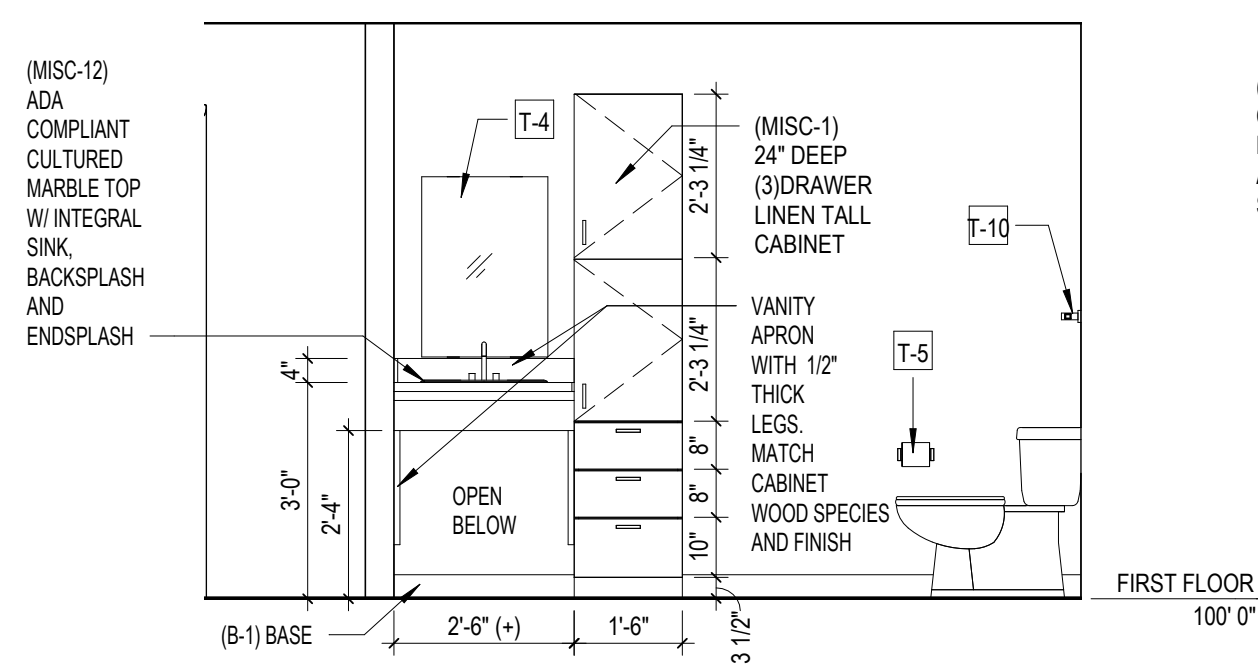
8 ADA Bathroom - South
3/8" = 1'-0"



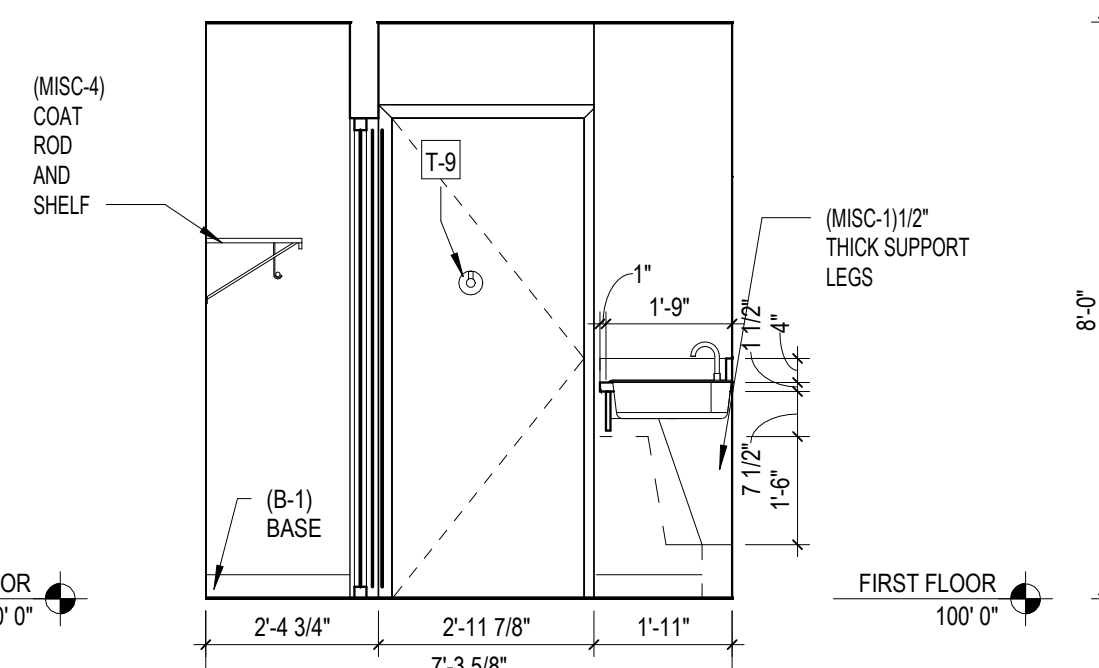
7 ADA Bathroom - East
3/8" = 1'-0"



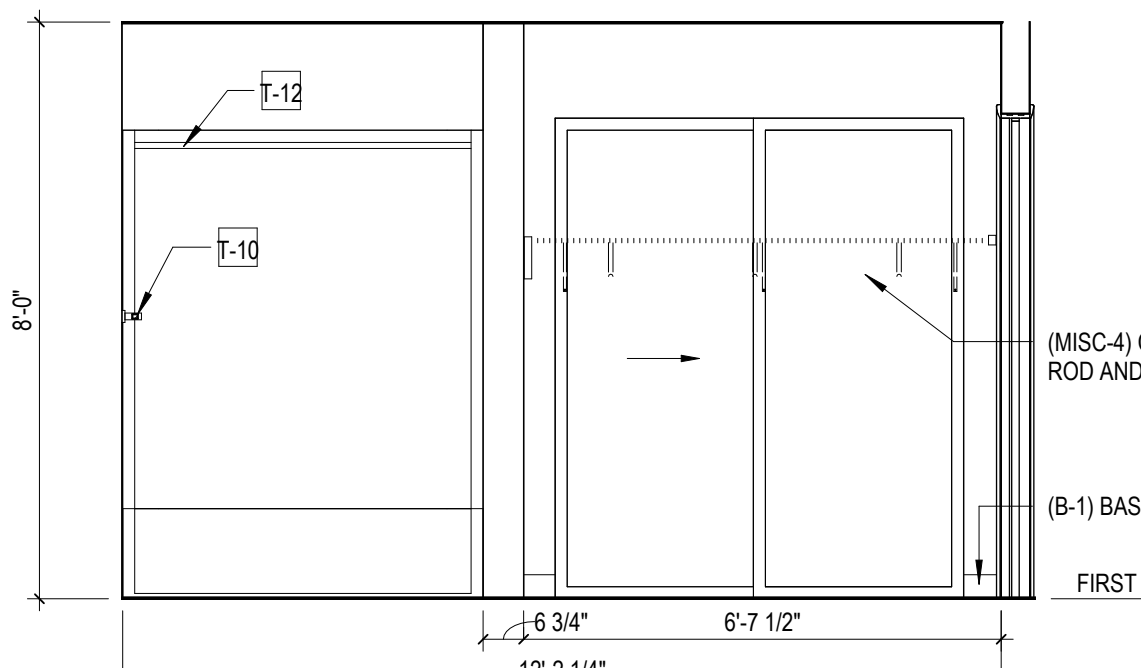
6 ADA Bathroom - North
3/8" = 1'-0"



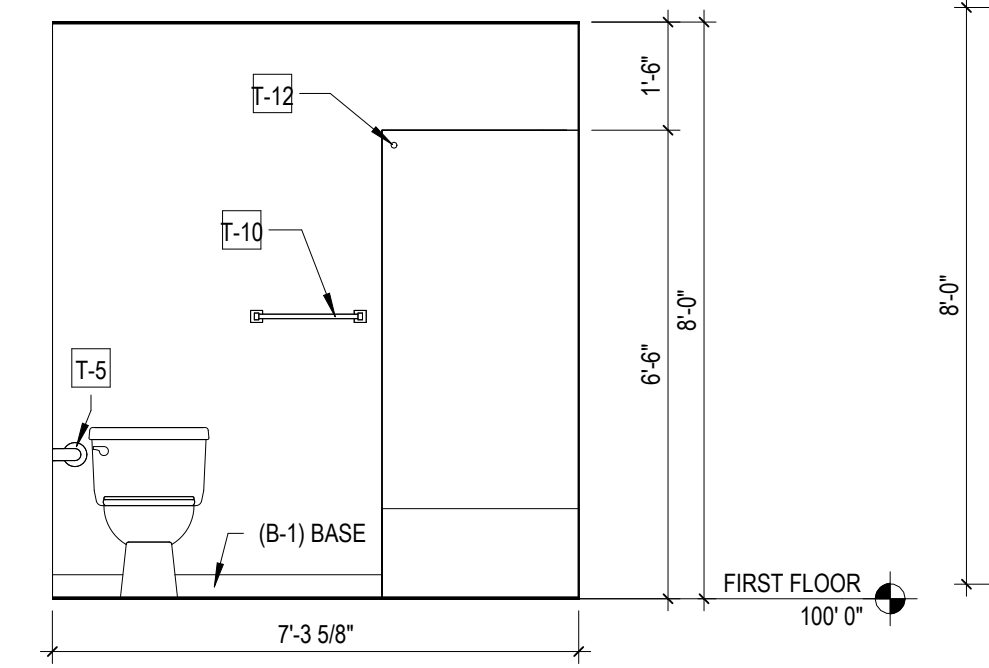
5 Standard Bathroom - East
3/8" = 1'-0"



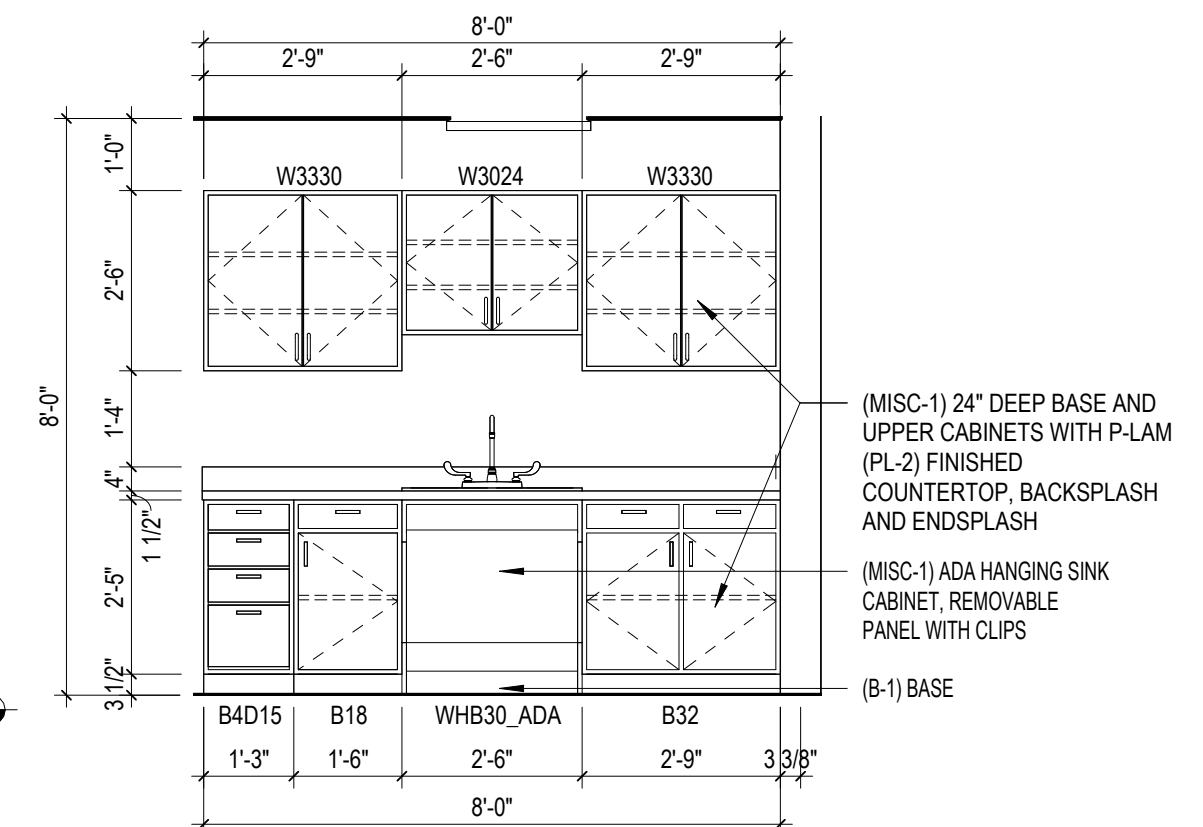
4 Standard Bathroom - South
3/8" = 1'-0"



3 Standard Bathroom - West
3/8" = 1'-0"



2 Standard Bathroom - North
3/8" = 1'-0"



1 Community Kitchen Elevation
3/8" = 1'-0"

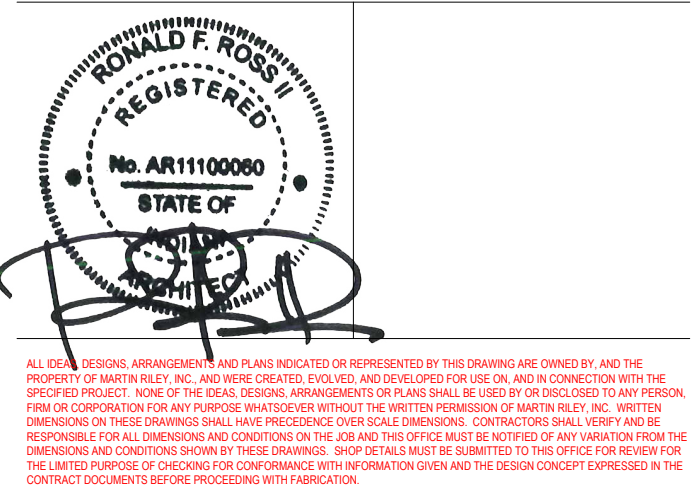
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067



REVISION: DATE:

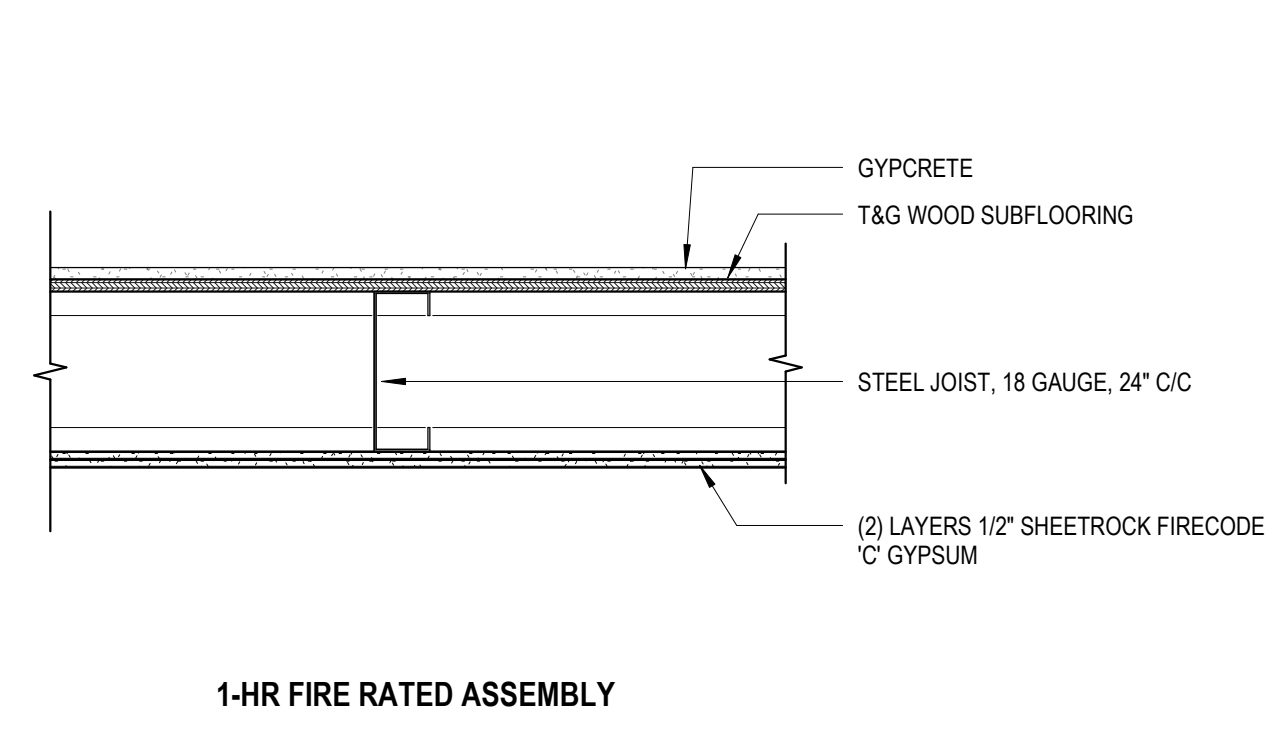
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COMMISSION NUMBER: F23066
REVIEWED BY: DATE: 2024-02-07
CHECKER:

A120

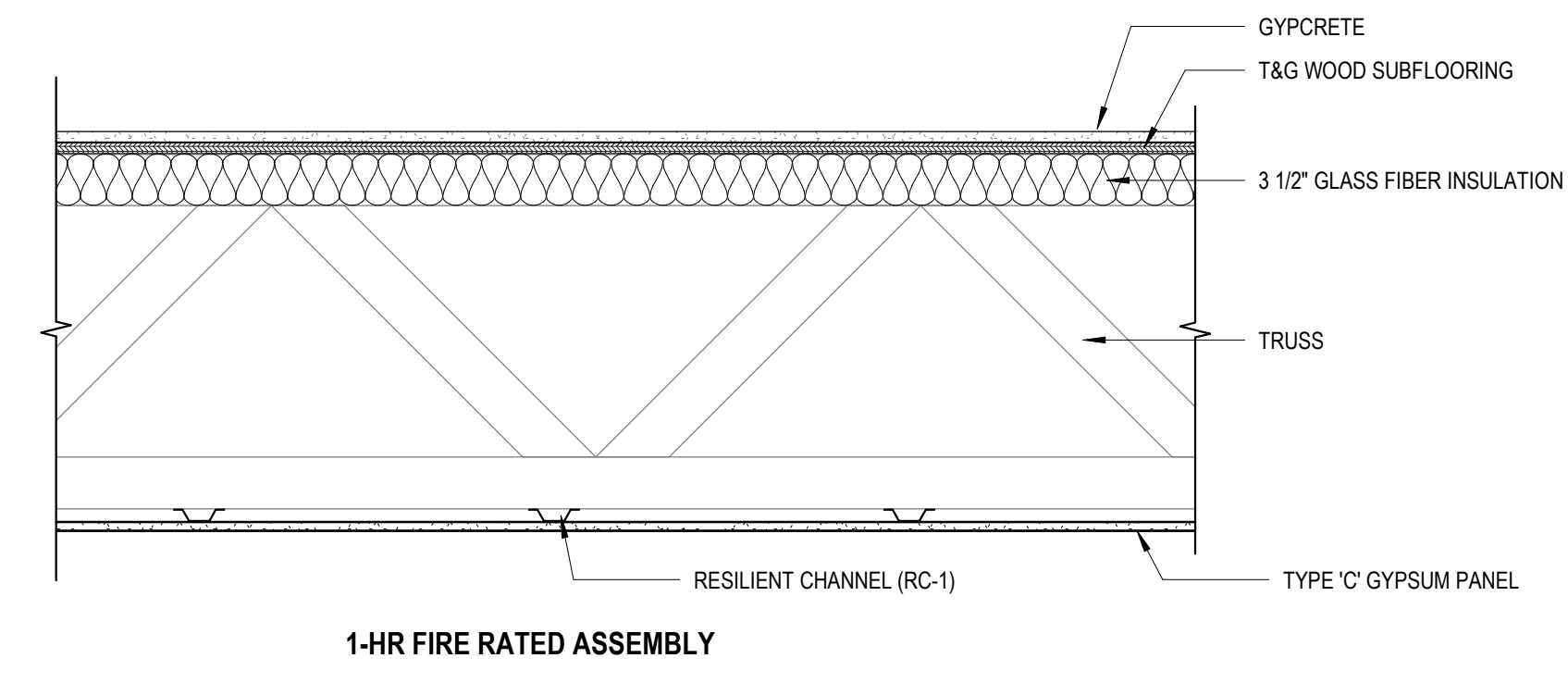
CASEWORK & RESTROOM
ELEVATIONS

F23066 Hillcrest Commons
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 SDDDD

F23066 Hillcrest Commons
 2/6/2024 1:18:19 PM
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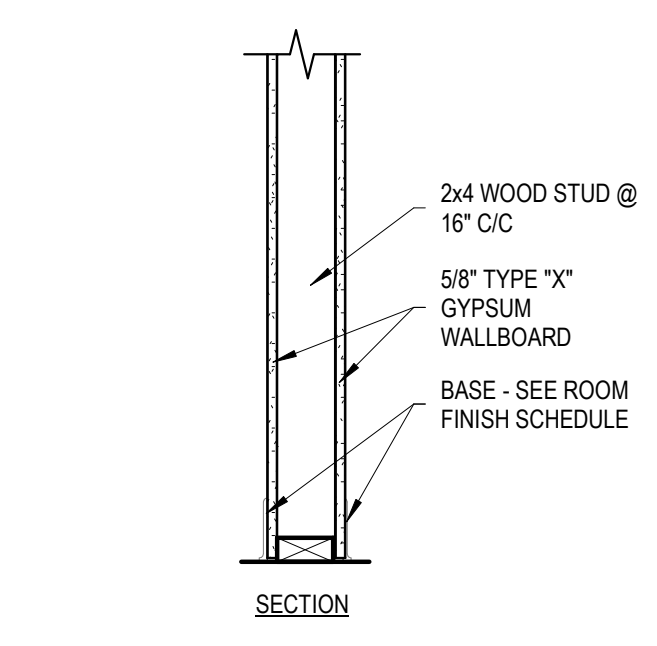
A2 **UL L524**
 (2) LAYERS 1/2" SHEETROCK FIRECODE 'C' CORE GYPSUM PANEL
 25/32" T&G WOOD SUBFLOOR
 STEEL JOIST, 18 GAUGE, 24" C/C
 USG DGL DRYWALL SUSPENSION SYSTEM
 3/4" LEVELROCK FLOOR UNDERLAYMENT
 SRB SOUND MAT



A1 **UL L555**
 5/8" SHEETROCK FIRECODE 'C' CORE GYPSUM PANEL
 23/32" T&G WOOD SUBFLOOR
 PARALLEL CHORD WOOD TRUSS 24" C/C
 RC-1 or EQUIVALENT
 3 1/2" GLASS FIBER INSULATION (BATTS)
 3/4" LEVELROCK FLOOR UNDERLAYMENT (GYPCRETE)

2 Flooring Assemblies

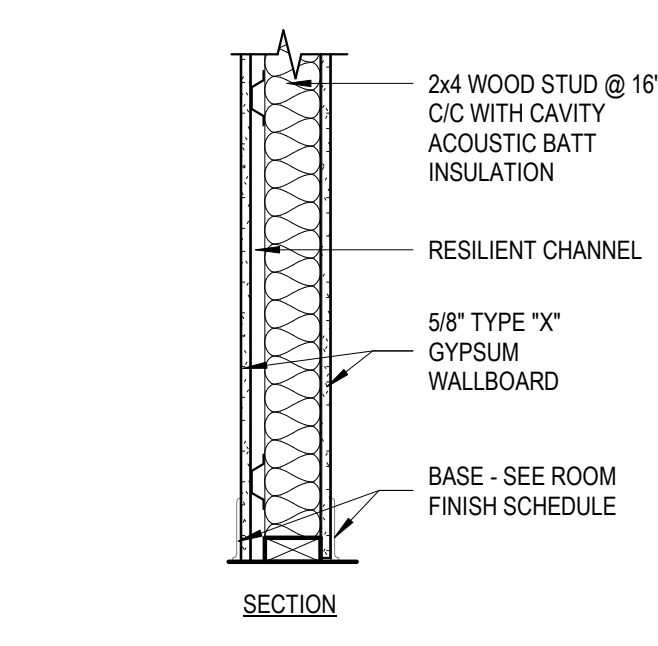
1" = 1'-0"



NON-RATED INTERIOR PARTITION

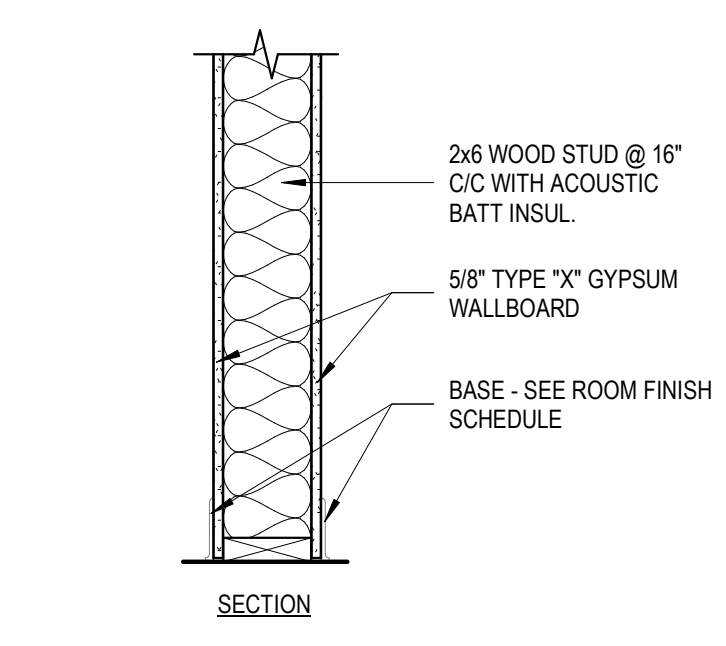
P1
 2x4 WOOD STUDS WITH 5/8" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES

P1.1
 SAME AS P1 EXCEPT WITH ACOUSTICAL BATT INSULATION



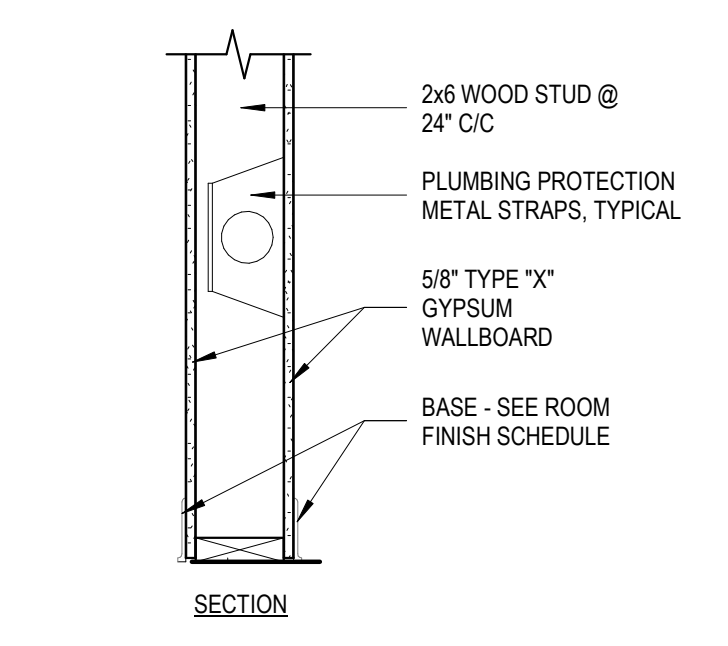
0.5-H INTERIOR PARTITION
0.5-H CORRIDOR PARTITION

P2 **UL U407**
 2x4 WOOD STUDS SPACED AT 16" C/C WITH 5/8" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES, WITH ONE SIDE FASTENED TO STUDS BY 1/2" RESILIENT CHANNEL. INCLUDES CAVITY ACOUSTIC BATT INSULATION.
 STC RATING : 45



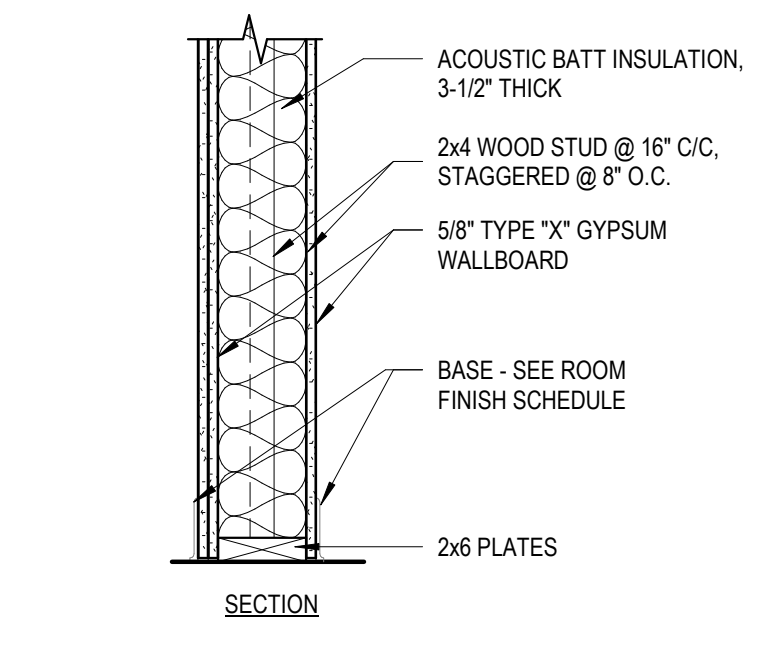
1-HR STAIRWELL

P3 **UL U305**
 2x6 WOOD STUDS WITH 5/8" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES AND CAVITY ACOUSTICAL BATT INSULATION.



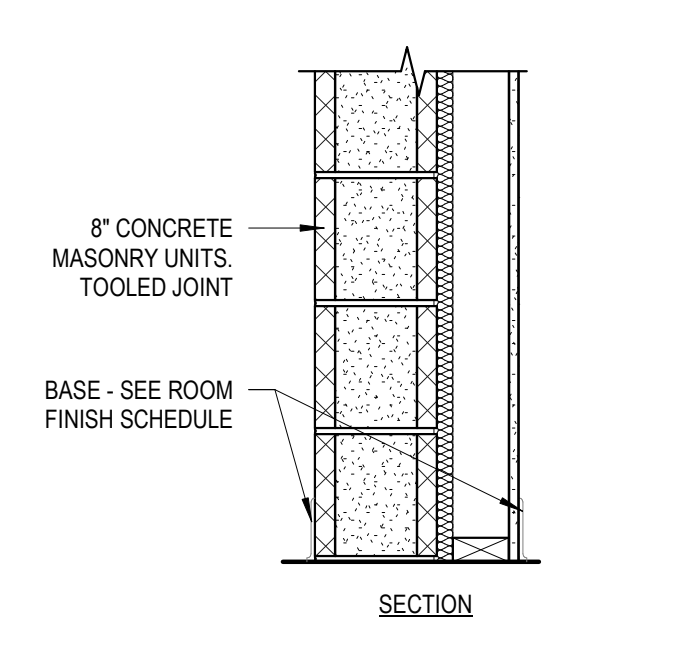
1-HR PLUMBING

P4 **UL U305**
 2x4 WOOD STUDS WITH 5/8" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES



1-HR UNIT TO UNIT DEMISING WALL

P5 **GA WP 3371**
 5/8" TYPE 'X' GYPSUM WALL BOARD ON 2x4 WOOD STUD W/ ACOUSTIC BATT INSULATION, STAGGERED, 2x4 WOOD STUD WITH (2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD. CONTINUE GYPSUM TO EXTERIOR SHEATHING.
 STC 50



1-HR SHAFT WALL

P8 **IBC TABLE 721.1 (2)**
ITEM #4 - 1.1 SOLID CONCRETE
ITEM #3 - 1.4 CMU
 8" CONCRETE MASONRY WITH TOOLED JOINTS. SEE STRUCTURAL FOR REINFORCING

NOTE: MINERAL WOOL FIREBLOCKING @ 10'-0" C/C MAX. HORIZONTAL

1 Partition Types

1" = 1'-0"

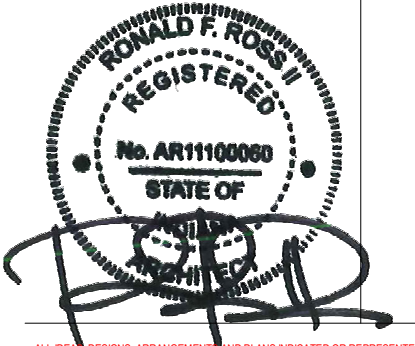
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



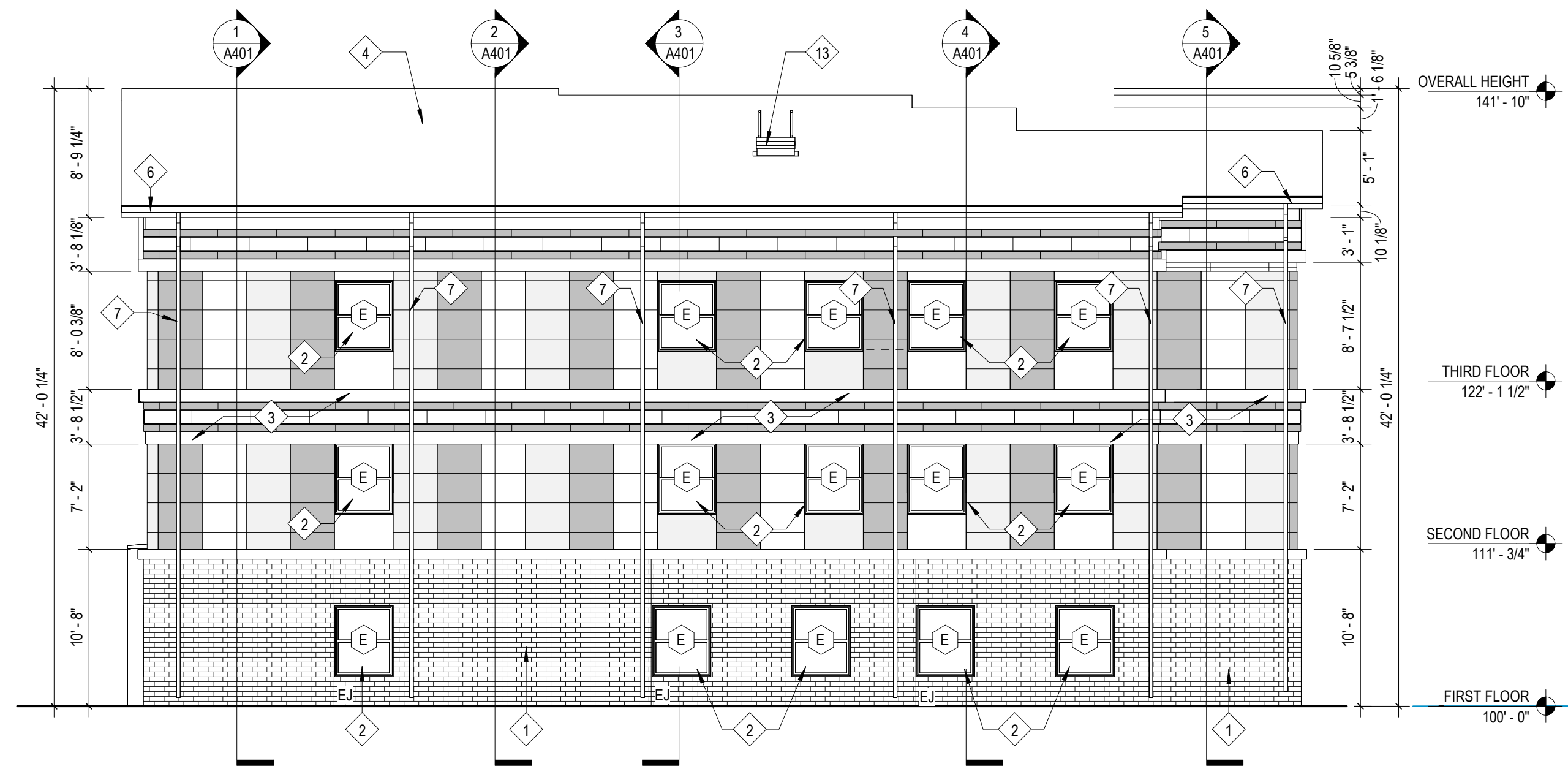
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DRAWN BY: Author	REVIEWED BY: Checker
COMMISSION NUMBER: F23066	DATE: 2024-02-07

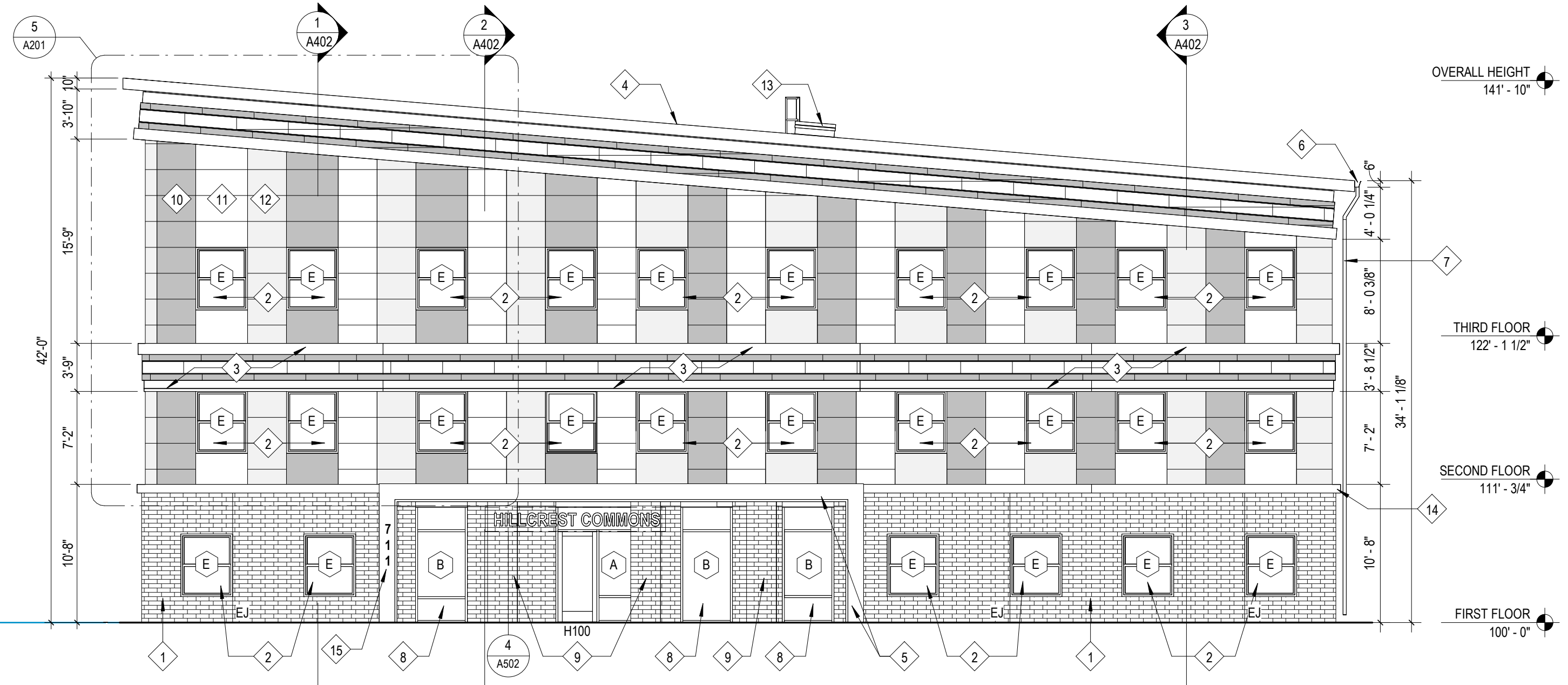
A130

WALL & FLOORING ASSEMBLIES

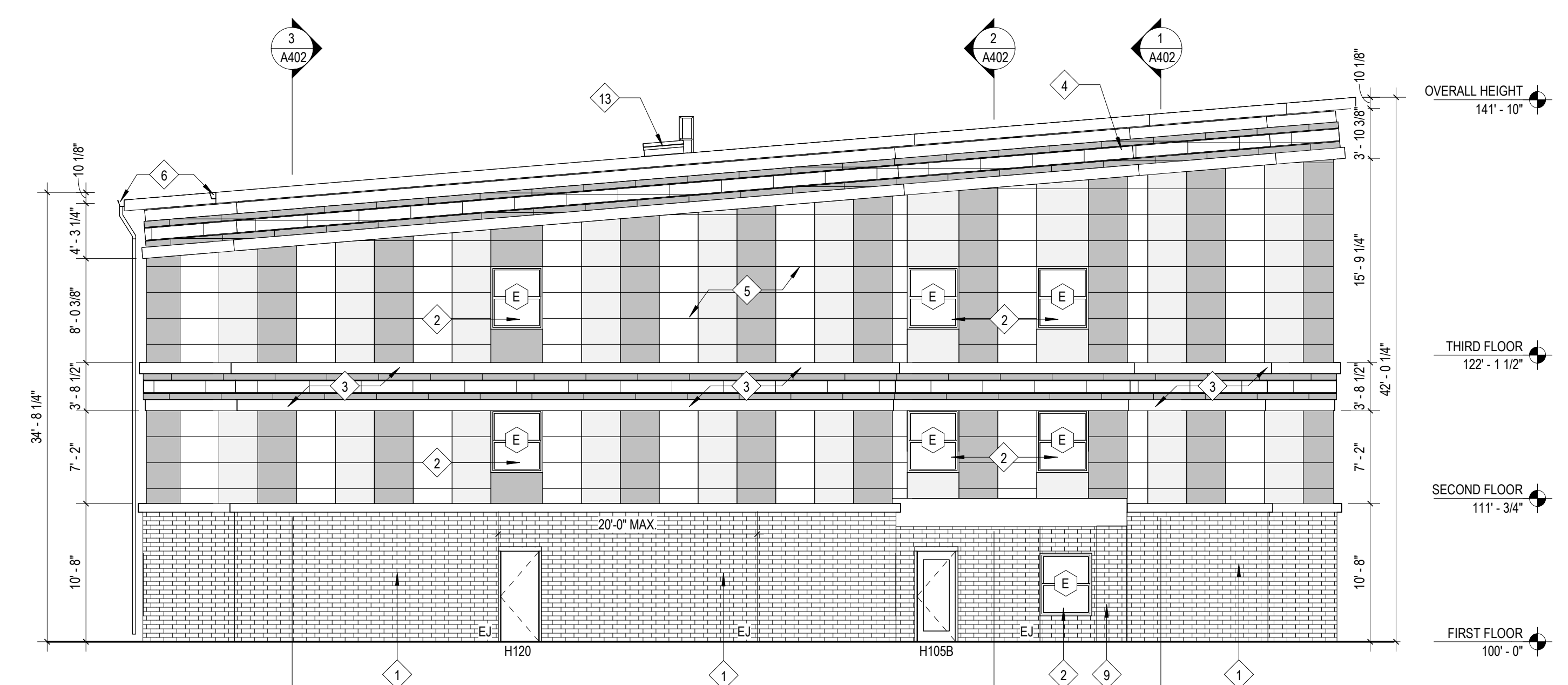
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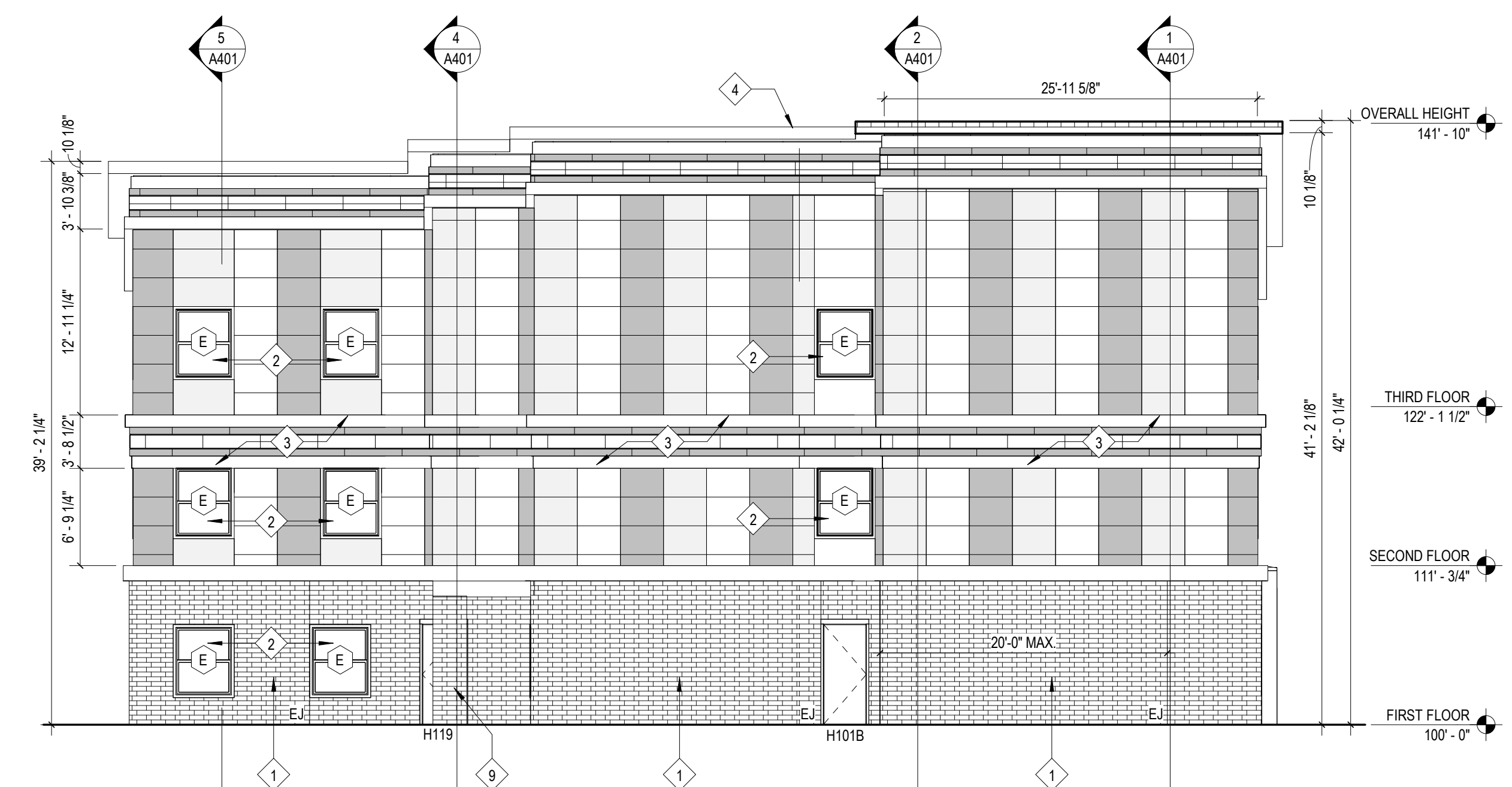
4 East Elevation
 1/8" = 1'-0"



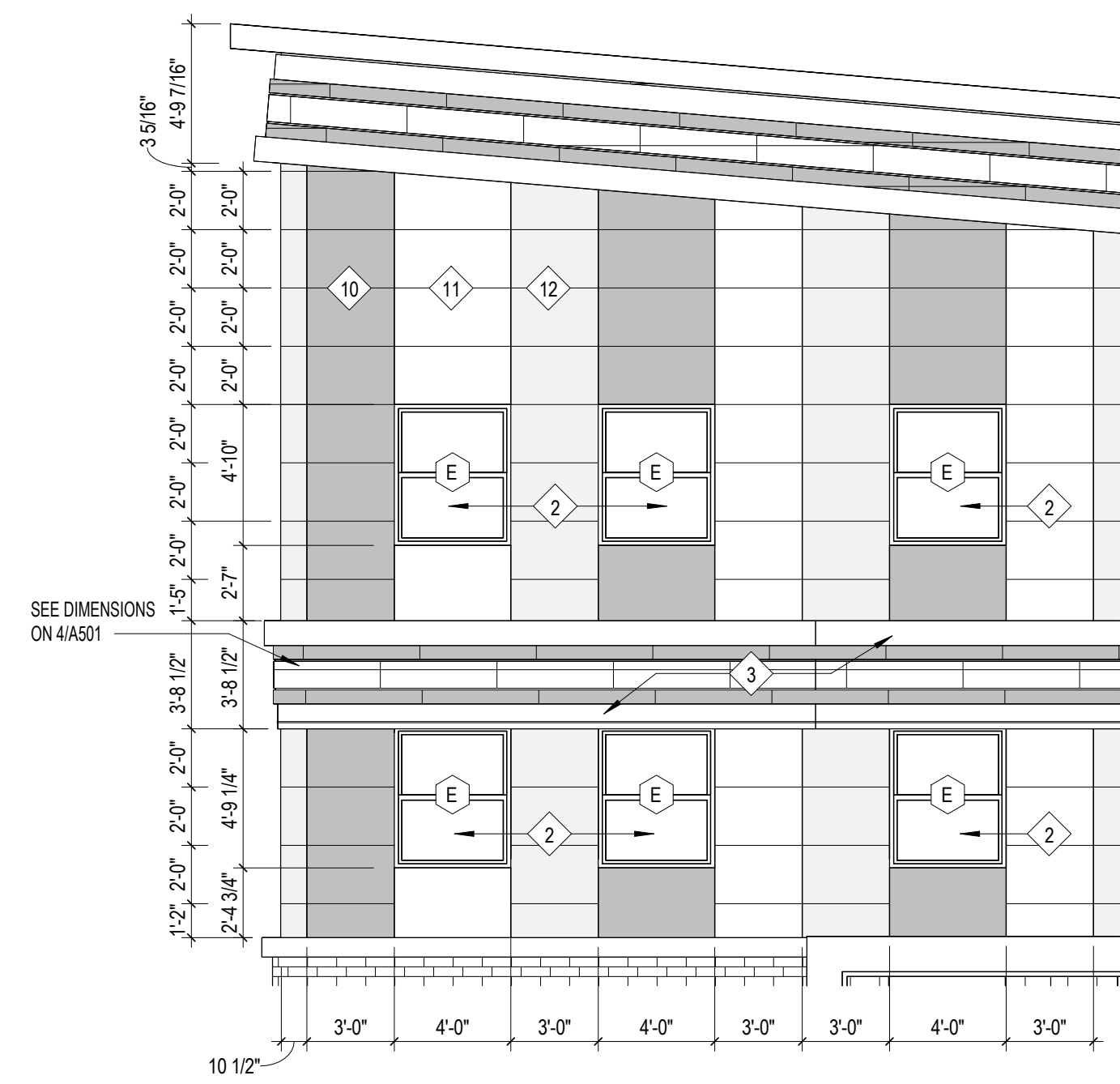
2 South Elevation
 1/8" = 1'-0"



3 North Elevation
 1/8" = 1'-0"



1 West Elevation
 1/8" = 1'-0"



5 Typical Reveals for Fiber Cement System
 3/16" = 1'-0"

Work Description Notes

- 1 BRICK VENEER
- 2 ALUMINUM CLAD WOOD WINDOW
- 3 CELLULAR PVC FABRICATION
- 4 TPO ROOFING
- 5 METAL PANEL SYSTEM
- 6 GUTTER
- 7 DOWNSPOUT
- 8 STOREFRONT WINDOW SYSTEM
- 9 STRUCTURAL ENTRY COLUMNS
- 10 SMOOTH REVEAL FIBER CEMENT SYSTEM COLOR 1
- 11 SMOOTH REVEAL FIBER CEMENT SYSTEM COLOR 2
- 12 SMOOTH REVEAL FIBER CEMENT SYSTEM COLOR 3
- 13 ROOF HATCH AND ACCESS LADDER. SEE DETAILS ON SHEET A502
- 14 CAST STONE SILL
- 15 BUILDING ADDRESS 8" AERIAL FONT CUT ALUMINUM LETTERING. CONCEALED STUDS FLUSH TO BUILDING.

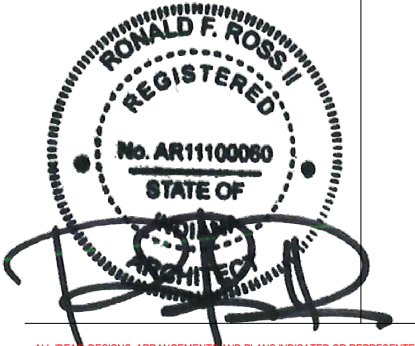
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 fax 260.426.2067



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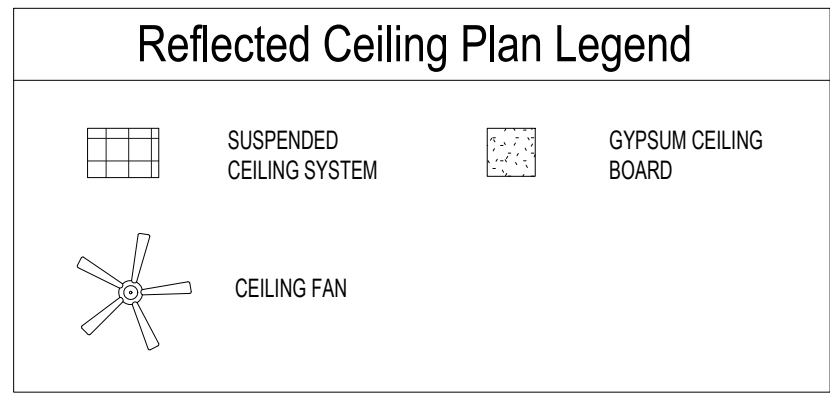
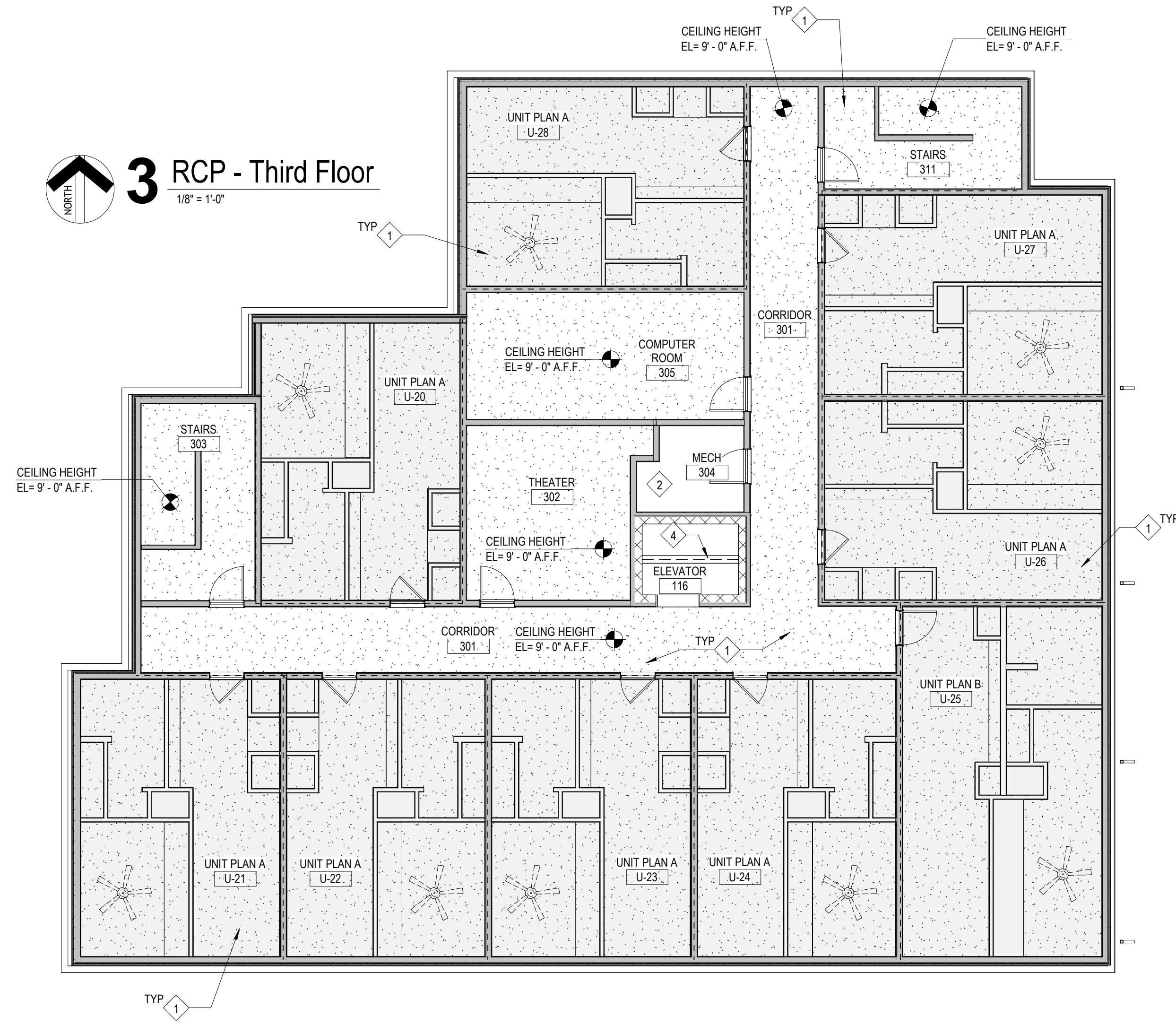
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 REVIEWED BY: PMK
 DATE: 2024-02-07

A201

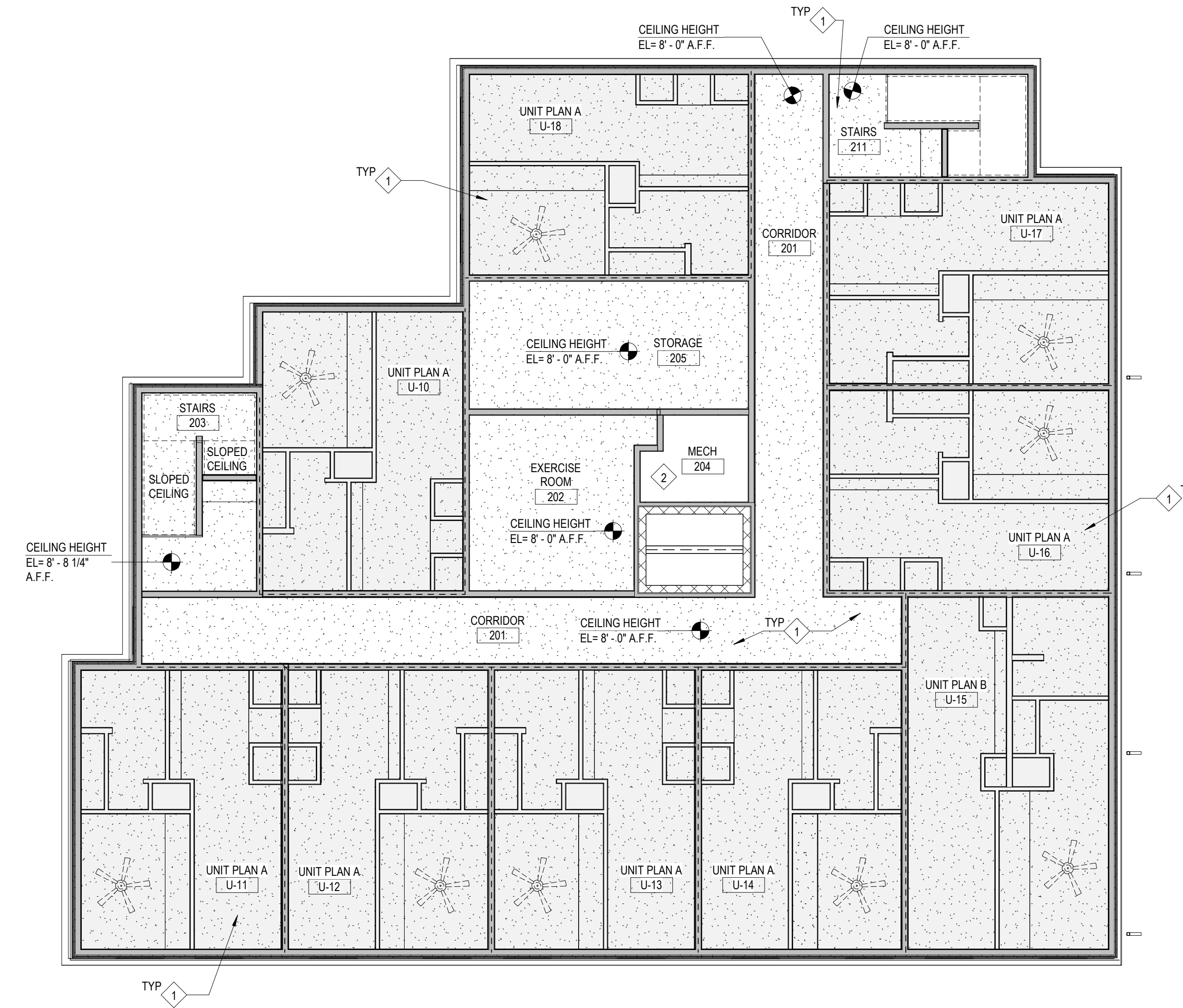
BUILDING ELEVATIONS

3 RCP - Third Floor
1/8" = 1'-0"

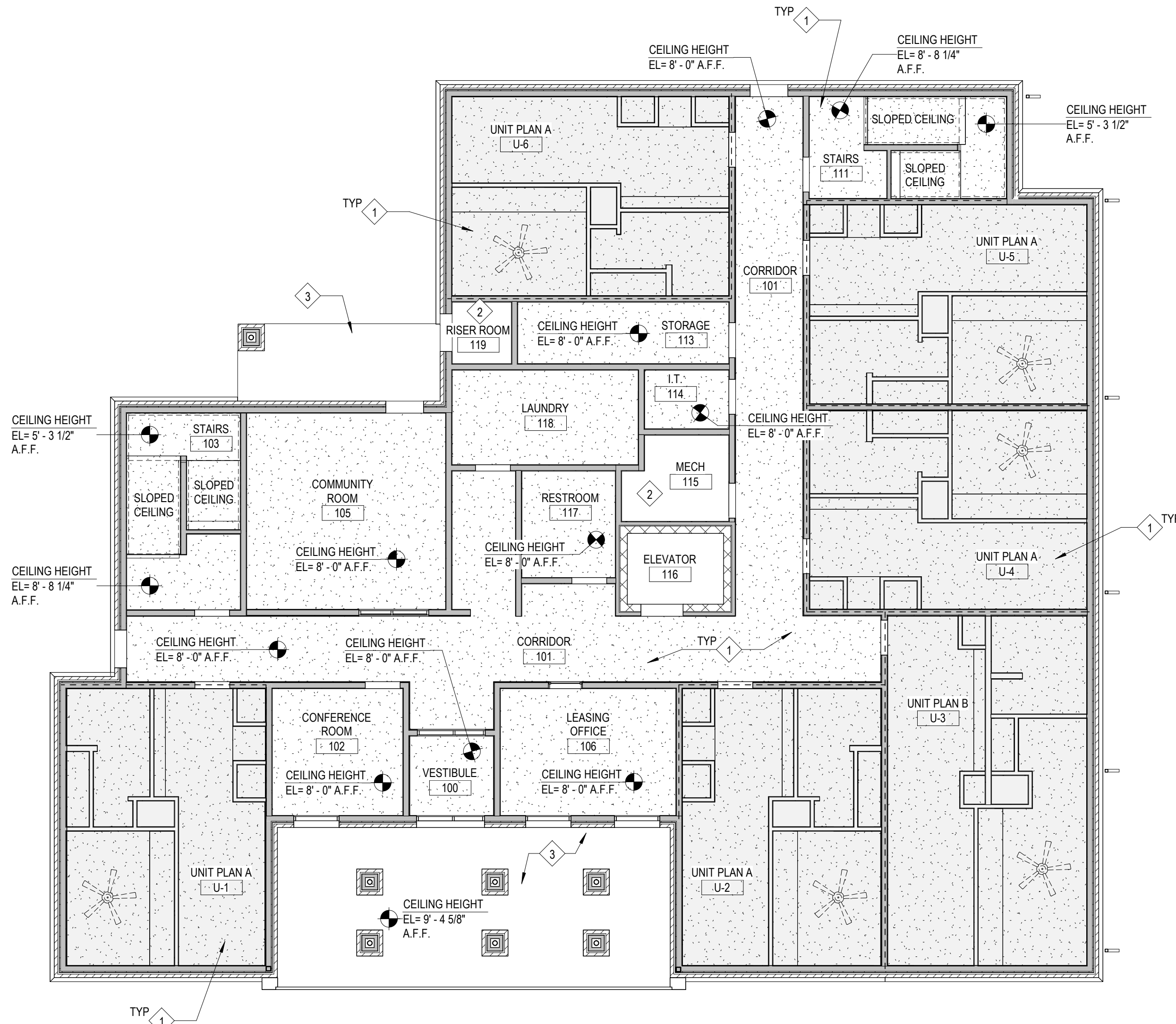


Work Description Notes

- 1/2" TYPE 'C' GYPSUM CEILING BOARD
- EXPOSED STRUCTURE; SEE ROOM FINISH SCHEDULE
- ALUMINUM SOFFIT
- HOST BEAM; SEE STRUCTURAL SHEETS FOR MORE INFORMATION



2 RCP - Second Floor
1/8" = 1'-0"



1 RCP - First Floor
1/8" = 1'-0"

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New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067



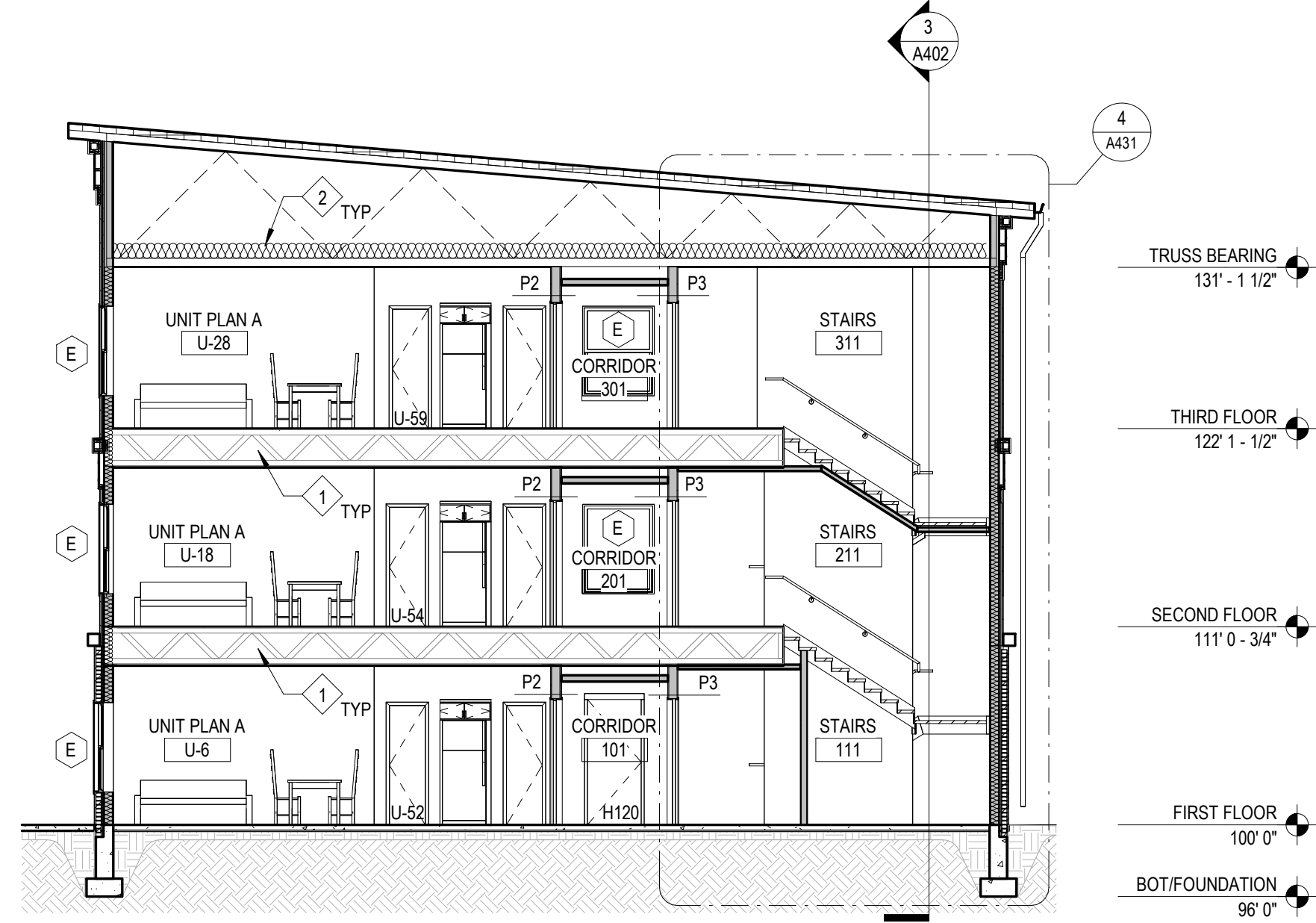
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DRAWN BY: CPB/LEM
COMMISSION NUMBER: F23066

REVIEWED BY: _____
DATE: 2024-02-07

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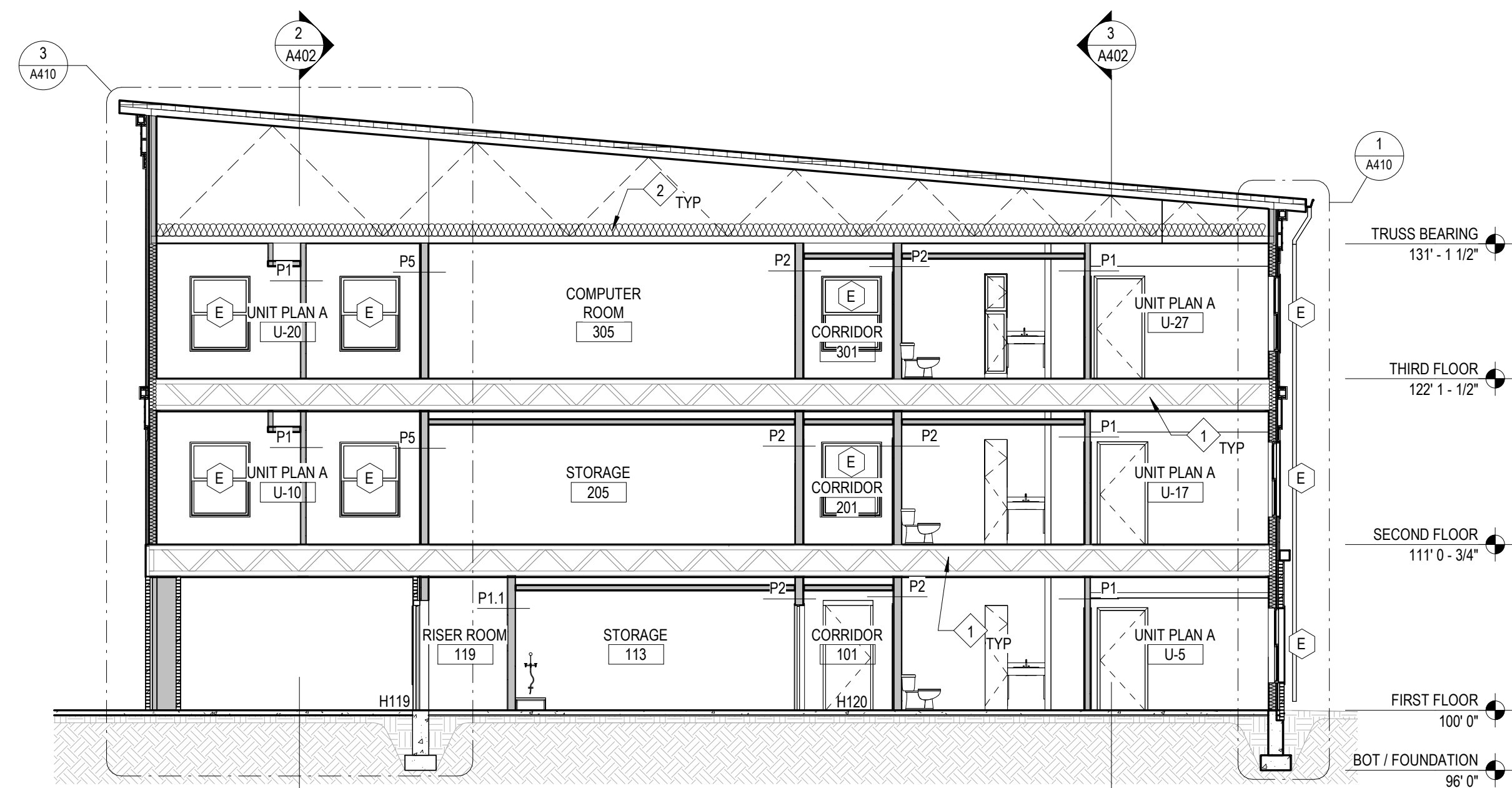
REFLECTED CEILING PLANS



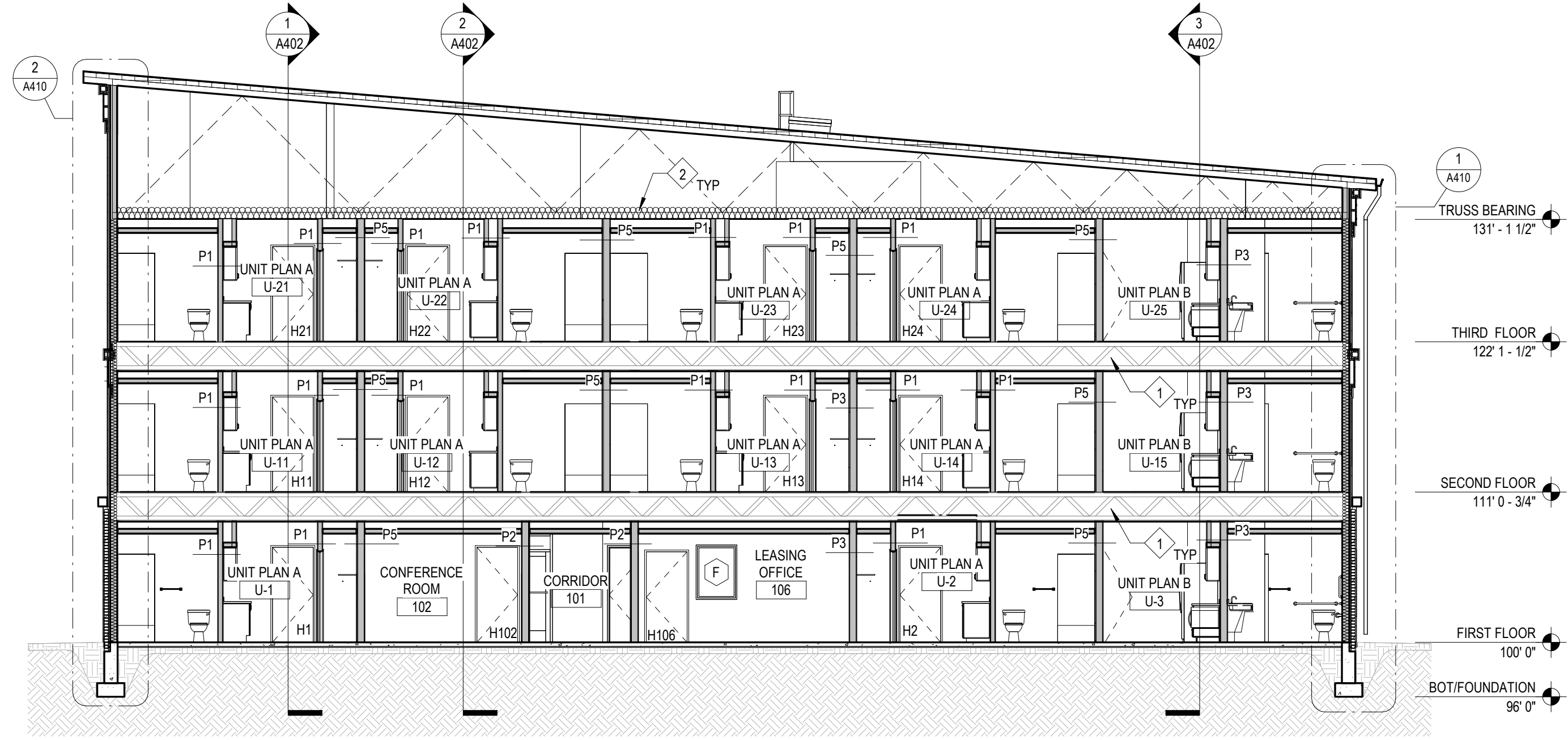
5 Building Section
1/8" = 1'-0"

Work Description Notes

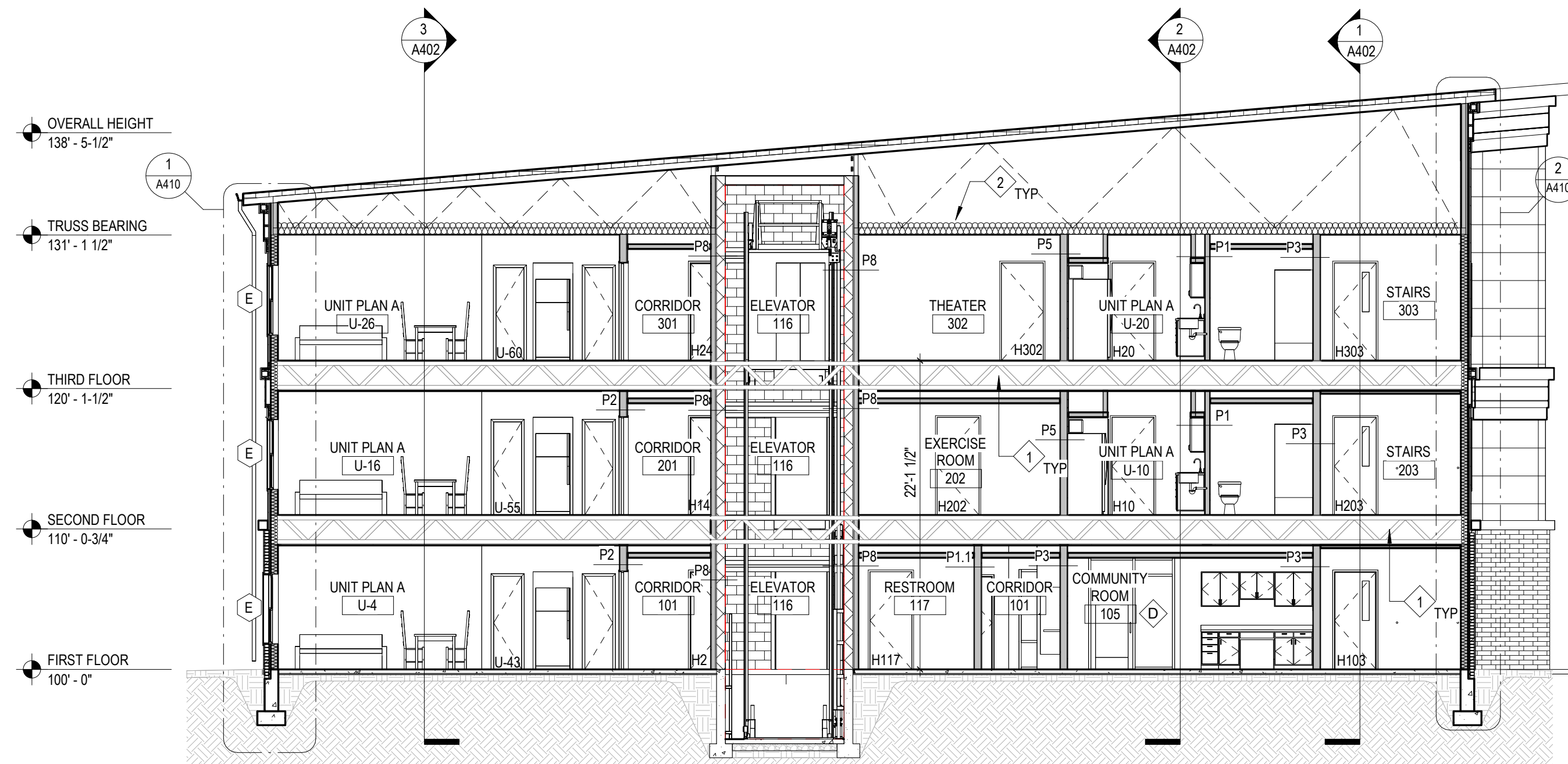
- 1 RATED FLOOR ASSEMBLY, SEE SHEET A130A
- 2 R-49 BATT INSULATION



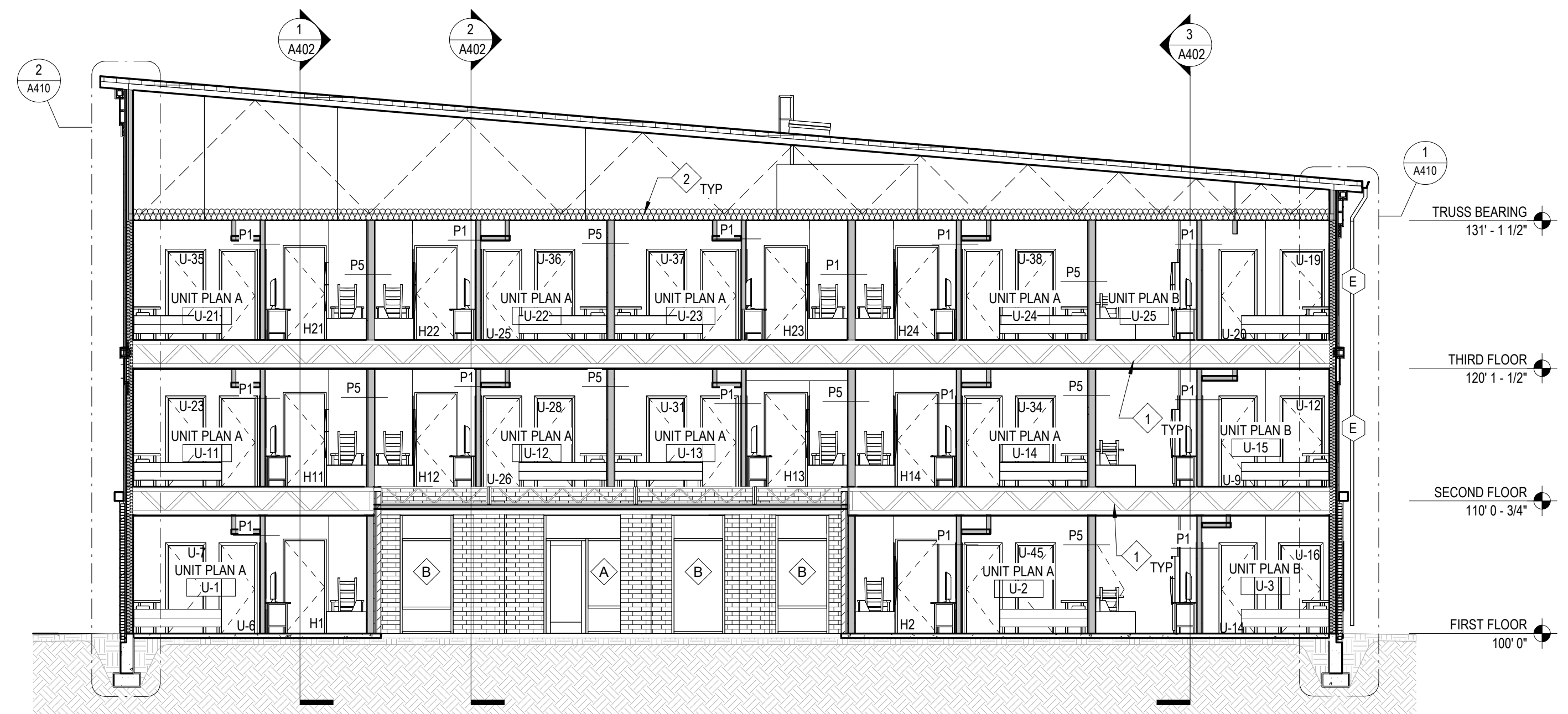
4 Building Section
1/8" = 1'-0"



2 Building Section
1/8" = 1'-0"



3 Building Section
1/8" = 1'-0"



1 Building Section
1/8" = 1'-0"

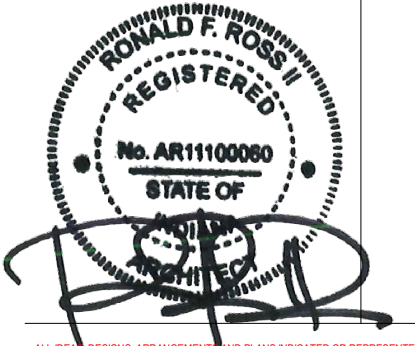
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221 West Baker Street
Fort Wayne, Indiana 46802
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fax 260.426.2067



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REVISION	DATE

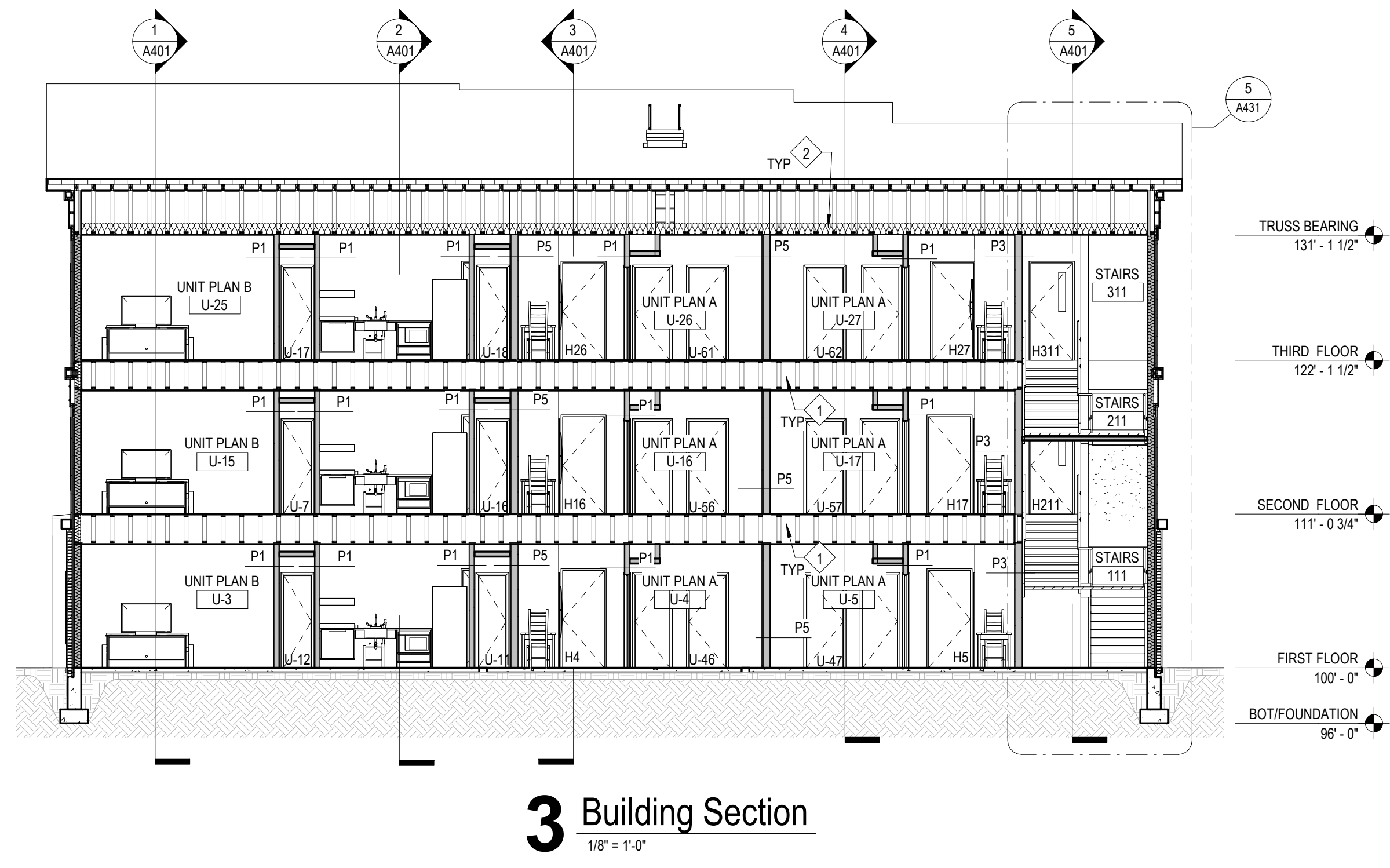
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A401

BUILDING SECTIONS

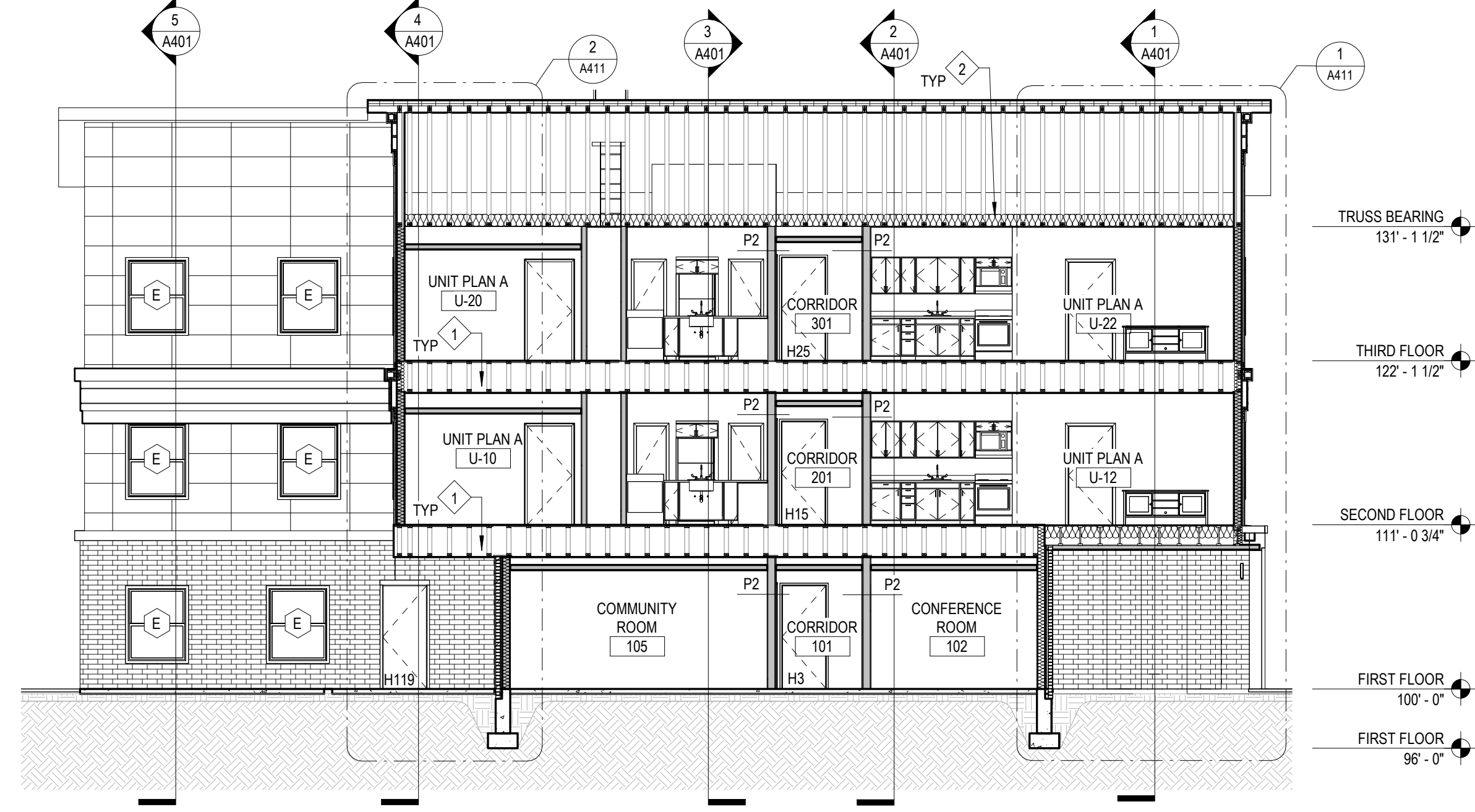
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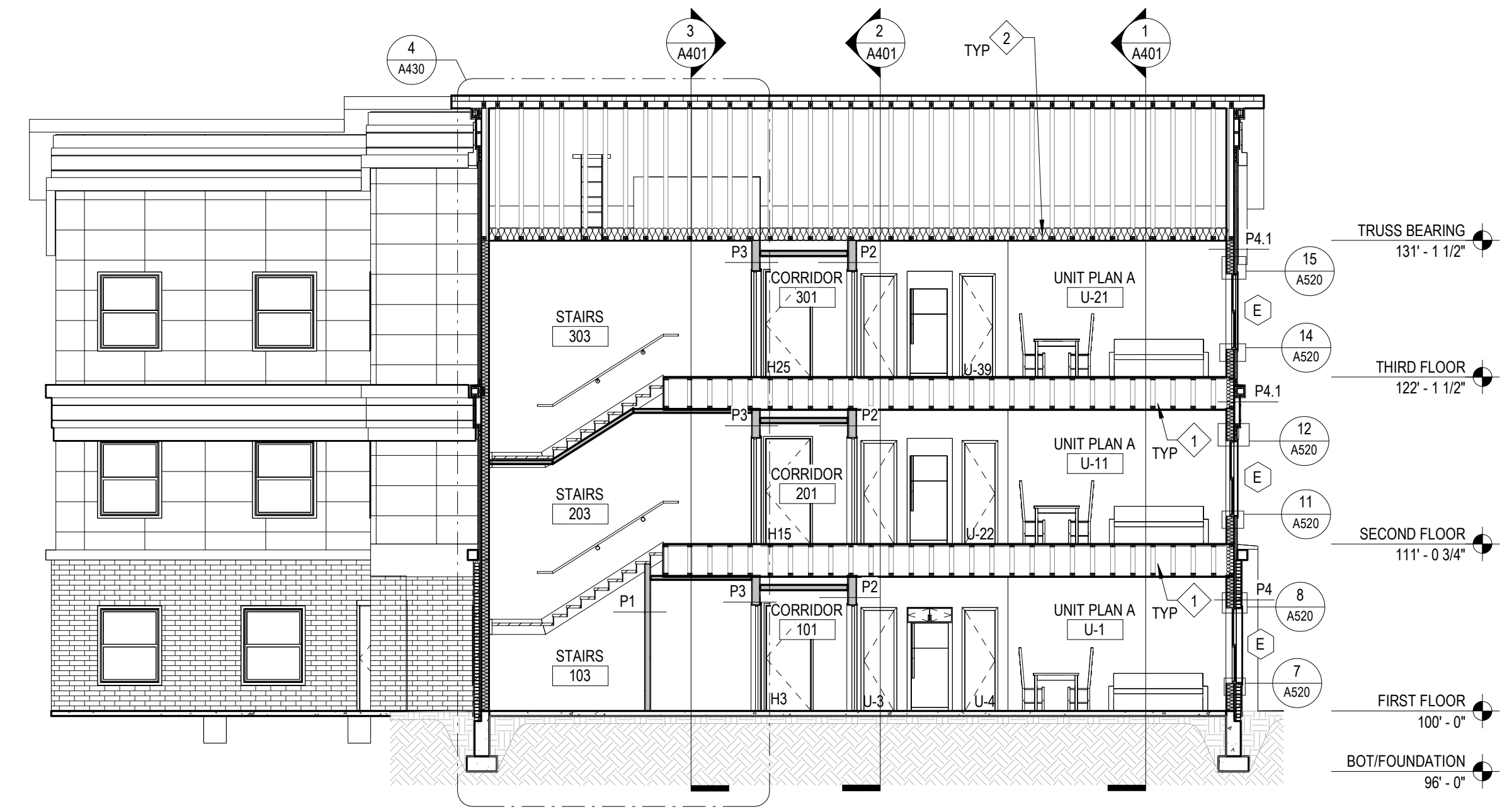


3 Building Section
 1/8" = 1'-0"

- ◇ Work Description Notes
- 1 RATED FLOOR ASSEMBLY, SEE SHEET A130A
 - 2 R-49 BATT INSULATION



2 Building Section
 1/8" = 1'-0"



1 Building Section
 1/8" = 1'-0"

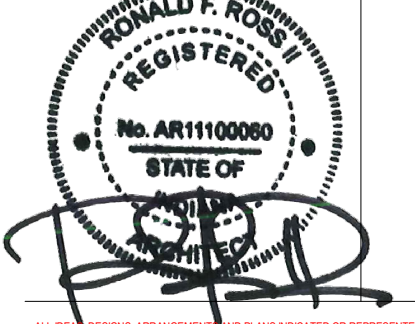
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 Fort Wayne, Indiana 46802 fax 260.426.2067



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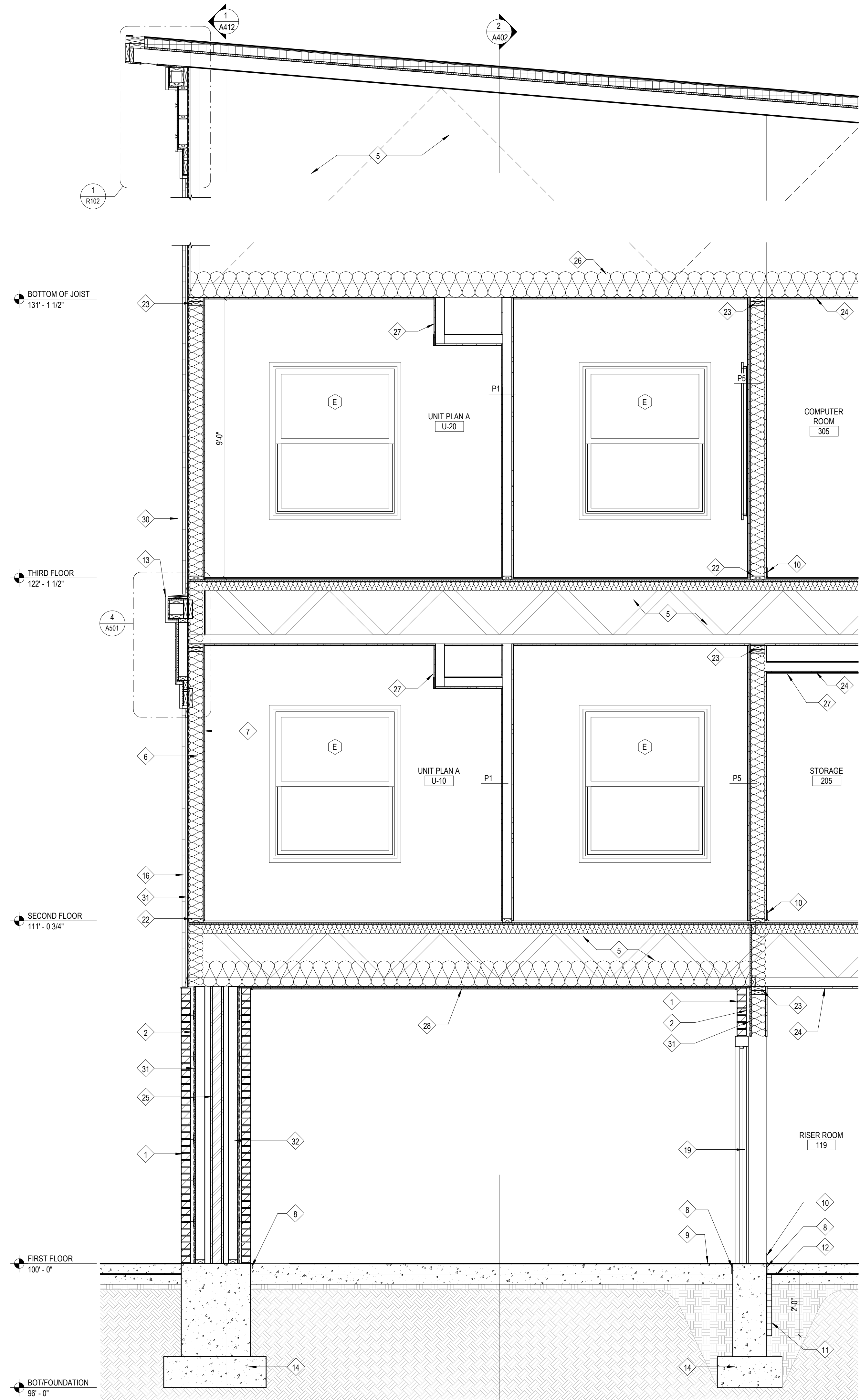
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 COMMISSION NUMBER: F23066
 REVIEWED BY: DATE: 2024-02-07
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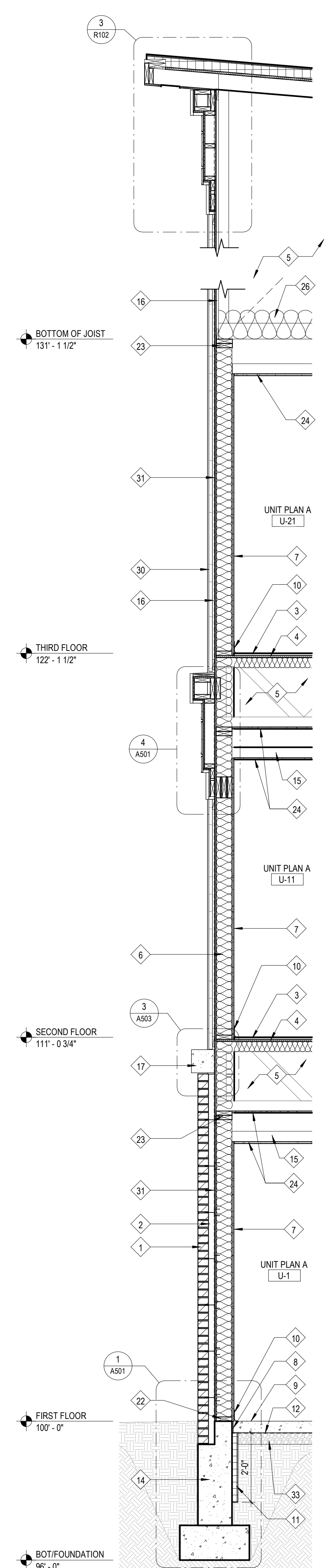
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BUILDING SECTIONS

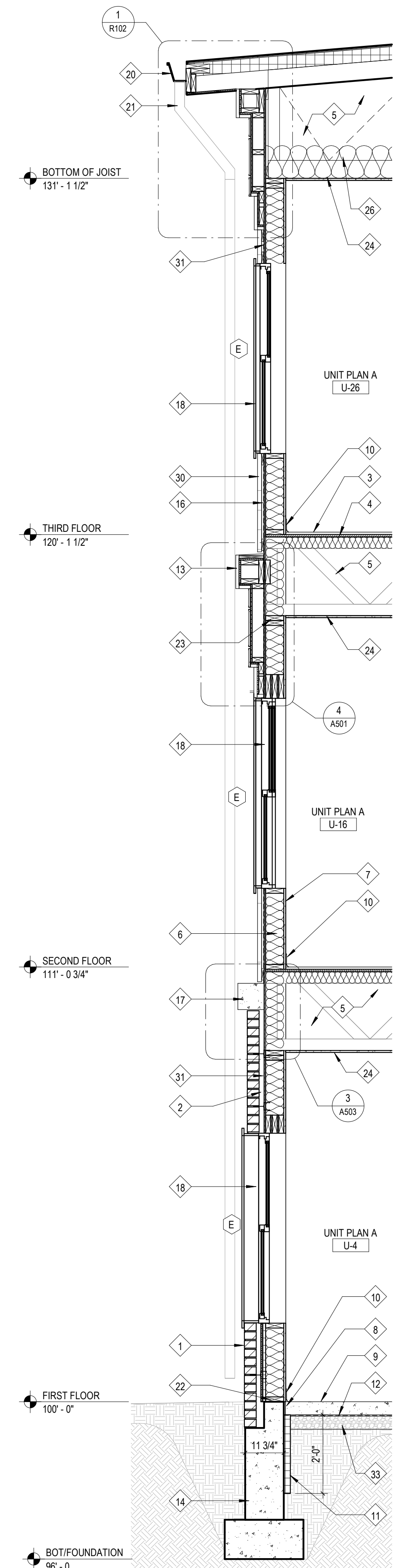
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3 Wall Section
 1/2" = 1'-0"



2 Wall Section
 1/2" = 1'-0"



1 Wall Section
 1/2" = 1'-0"

Work Description Notes

- 1 BRICK VENEER W/ MASONRY TIES 16" VERTICAL AND 32" HORIZONTAL
- 2 AIRSPACE
- 3 3/4" GYPCRETE
- 4 3/4" TONGUE AND GROOVE PLYWOOD SHEATHING
- 5 ENGINEERED WOOD TRUSS
- 6 2x6 WOOD FRAMING AT 16" C/C WITH R-19 BATT INSULATION
- 7 5/8" TYPE 'X' GYPSUM BOARD
- 8 1/2" ISOLATION JOINT
- 9 CONCRETE SLAB. SEE STRUCTURAL DRAWINGS
- 10 BASE. SEE INTERIOR DRAWINGS (600 SERIES)
- 11 2" RIGID INSULATION (SLAB EDGE), R-10
- 12 15-MIL VAPOR BARRIER, UNDERSLAB
- 13 CELLULAR PVC FABRICATION
- 14 FOUNDATION FOOTING. SEE STRUCTURAL
- 15 WOOD STUD FRAMING FOR GYPSUM BOARD CEILING
- 16 3/4" FURRING STRIP
- 17 CAST STONE SILL
- 18 FIBERGLASS WINDOW
- 19 HOLLOW METAL FRAME/HOLLOW METAL DOOR
- 20 GUTTER
- 21 5" x 5" DOWNSPOUT AND CAST IRON DOWNSPOUT BOOT WITH INTEGRAL CLEANOUT. SEE CIVIL FOR CONTINUATION.
- 22 2x6 PRESSURE TREATED BOTTOM PLATE WITH MOISTURE INHIBITOR
- 23 2x6 DOUBLE TOP PLATE
- 24 1/2" TYPE 'C' GYPSUM CEILING BOARD
- 25 STRUCTURAL STEEL. SEE STRUCTURAL SHEETS FOR MORE INFORMATION
- 26 MIN. R-38 BLOWN-IN INSULATION
- 27 BULKHEAD
- 28 ALUMINUM SOFFIT
- 30 SMOOTH REVEAL FIBER CEMENT SYSTEM
- 31 INTEGRAL WEATHER BARRIER OVER 7/16" ORIENTED STRAND BOARD (OSB)
- 32 2x4 STUD WALL CONSTRUCTION 16" C/C. EACH SIDE
- 33 CRUSHED GRANULAR FILL

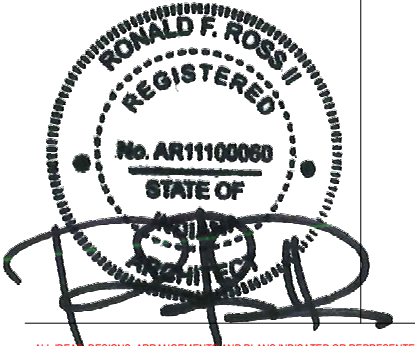
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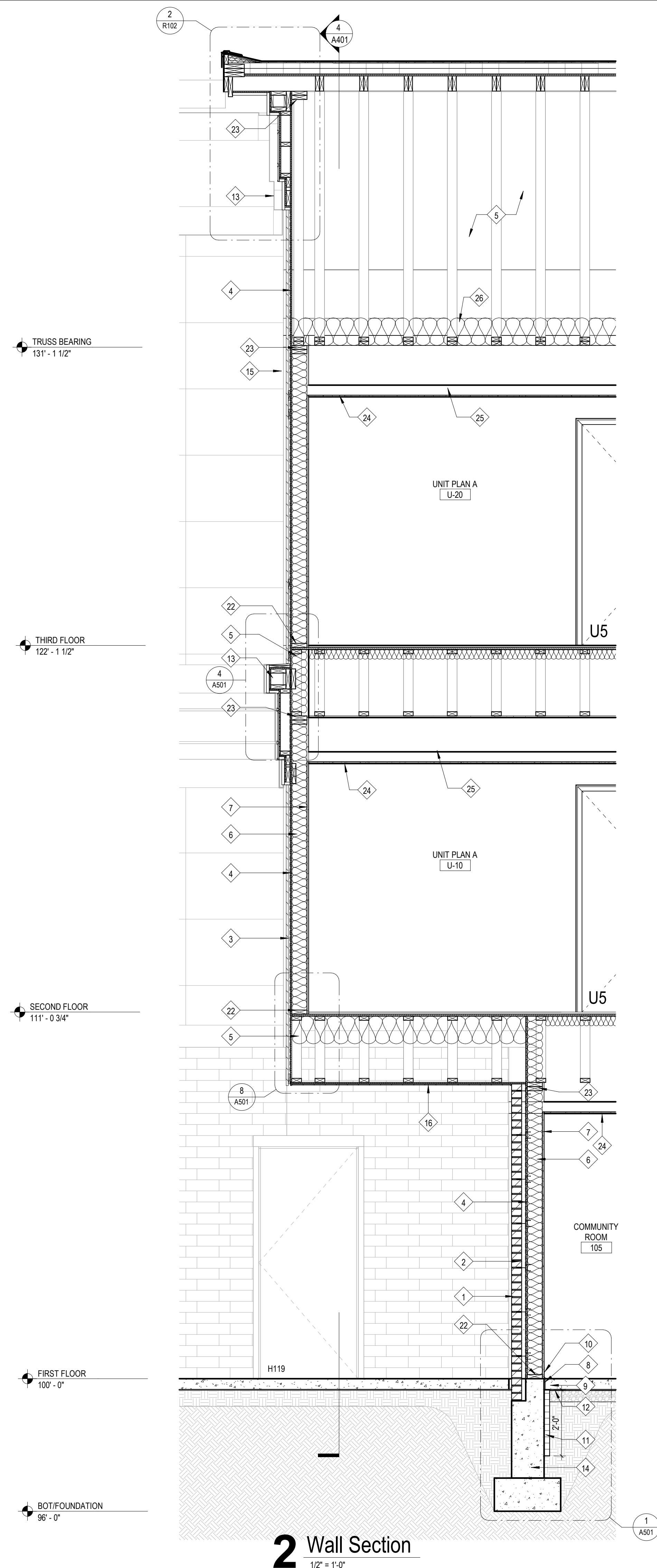
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 COMMISSION NUMBER: F23066
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 Checker

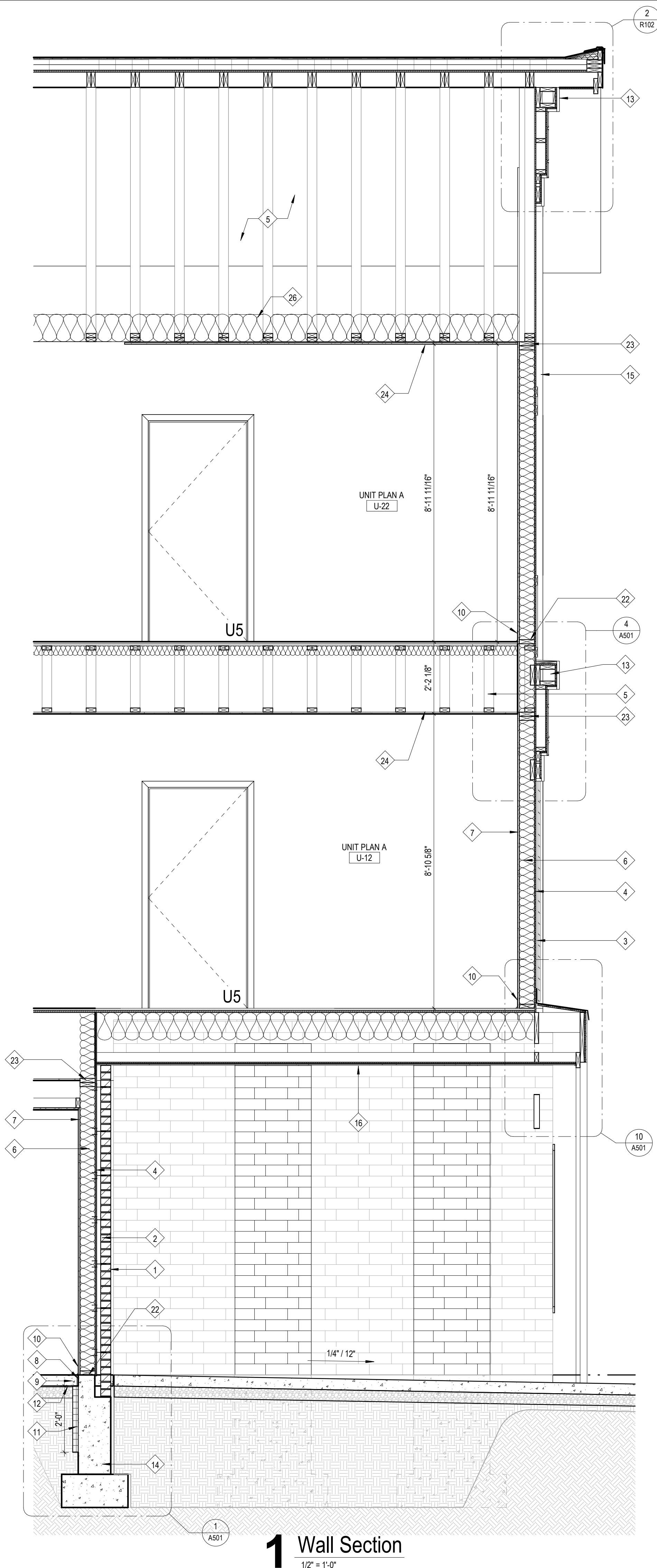
A410

WALL SECTIONS

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2 Wall Section
 1/2" = 1'-0"



1 Wall Section
 1/2" = 1'-0"

Work Description Notes

- 1 BRICK VENEER W/ MASONRY TIES 16" VERT. AND 32" HORIZ.
- 2 AIRSPACE
- 3 3/4" FURRING STRIP
- 4 INTEGRAL WEATHER BARRIER OVER 7/16" ORIENTED STRAND BOARD (OSB)
- 5 ENGINEERED WOOD TRUSS
- 6 2x6 WOOD FRAMING AT 16" C/C WITH R-19 BATT INSULATION
- 7 5/8" TYPE 'X' GYPSUM BOARD
- 8 ISOLATION JOINT
- 9 CONCRETE SLAB. SEE STRUCTURAL DRAWINGS
- 10 BASE. SEE INTERIOR DRAWINGS (600 SERIES)
- 11 2" RIGID INSULATION (SLAB EDGE), R-10
- 12 15-MIL VAPOR BARRIER, UNDERSLAB
- 13 CELLULAR PVC FABRICATION
- 14 FOUNDATION FOOTING. SEE STRUCTURAL.
- 15 SMOOTH REVEAL FIBER CEMENT SYSTEM
- 16 NON-VENTED ALUMINUM SOFFIT
- 22 2X6 PRESSURE TREATED BOTTOM PLATE WITH MOISTURE INHIBITOR
- 23 2X6 DOUBLE TOP PLATE
- 24 1/2" TYPE 'C' GYPSUM CEILING BOARD
- 25 FRAMED BULKHEAD
- 26 MIN. R-38 BLOW-IN INSULATION

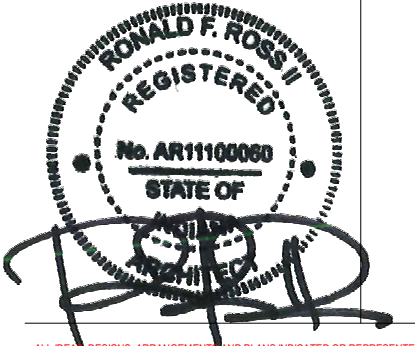
New Construction and Renovation Work for :

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 Ft Wayne, IN 46816



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 fax 260.426.2067



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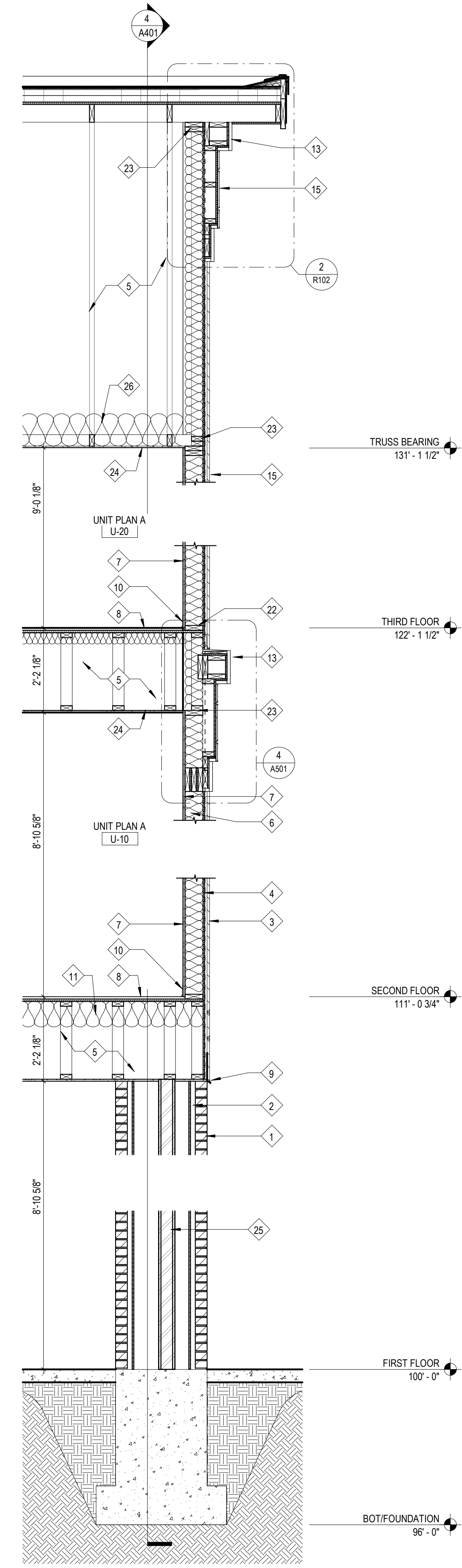
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CPB/LEM	F23066		2024-02-07	

A411

WALL SECTIONS

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◆ Work Description Notes

- 1 BRICK VENEER W/ MASONRY TIES 16" VERT. AND 32" HORIZ.
- 2 AIRSPACE
- 3 3/4" FURRING STRIP
- 4 INTEGRAL WEATHER BARRIER OVER 7/16" ORIENTED STRAND BOARD (OSB)
- 5 ENGINEERED WOOD TRUSS
- 6 2x6 WOOD FRAMING AT 16" C/C WITH R-19 BATT INSULATION
- 7 5/8" TYPE 'X' GYPSUM BOARD
- 8 3/4" GYPCRETE
- 9 PREFINISHED METAL FLASHING
- 10 BASE. SEE INTERIOR DRAWINGS (600 SERIES)
- 11 BATT INSULATION, R-30
- 13 CELLULAR PVC FABRICATION
- 15 SMOOTH REVEAL FIBER CEMENT SYSTEM
- 22 2x6 PRESSURE TREATED BOTTOM PLATE WITH MOISTURE INHIBITOR
- 23 2x6 DOUBLE TOP PLATE
- 24 1/2" TYPE 'C' GYPSUM CEILING BOARD
- 25 STRUCTURAL STEEL, SEE STRUCTURAL SHEETS FOR MORE INFORMATION
- 26 MIN. R-38 BLOWN-IN INSULATION

1 Wall Section
 1/2" = 1'-0"

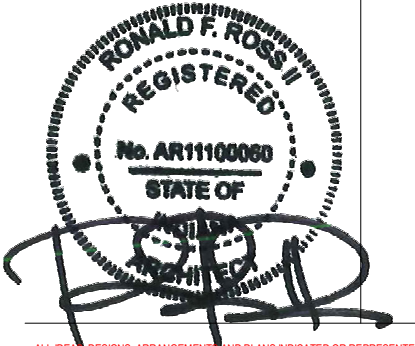
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 fax 260.426.2067



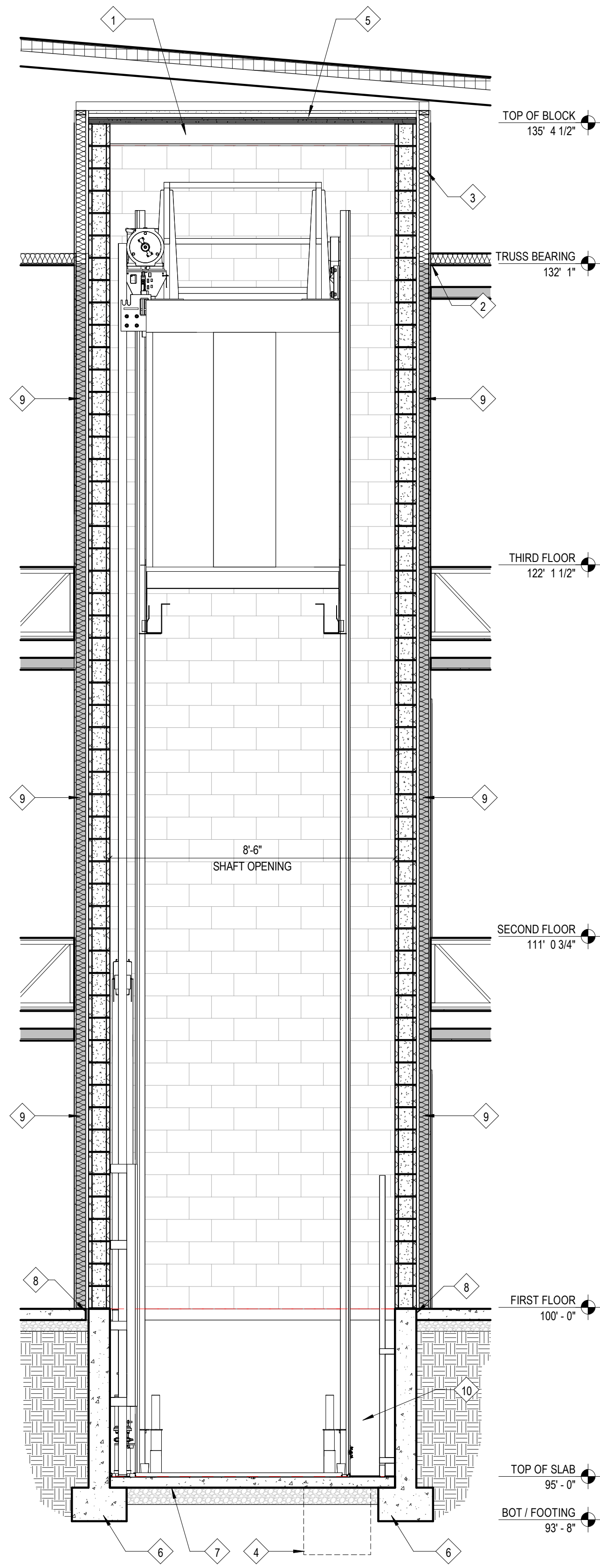
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REVISION	DATE

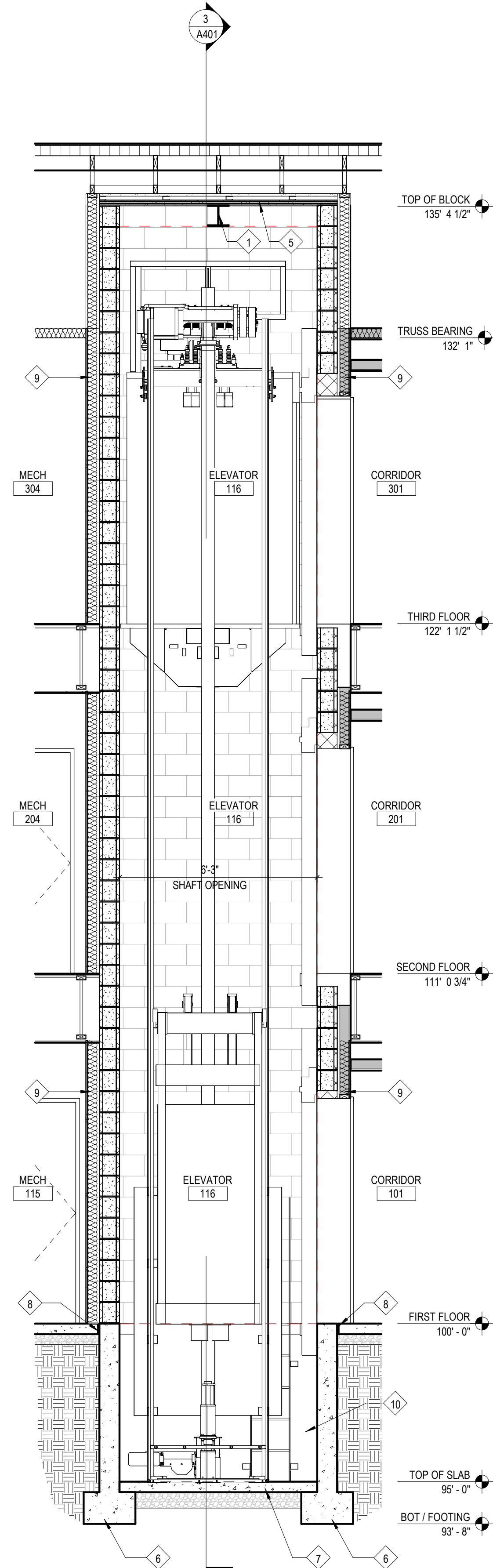
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COMMISSION NUMBER:	F23066	DATE:	2024-02-07

A412

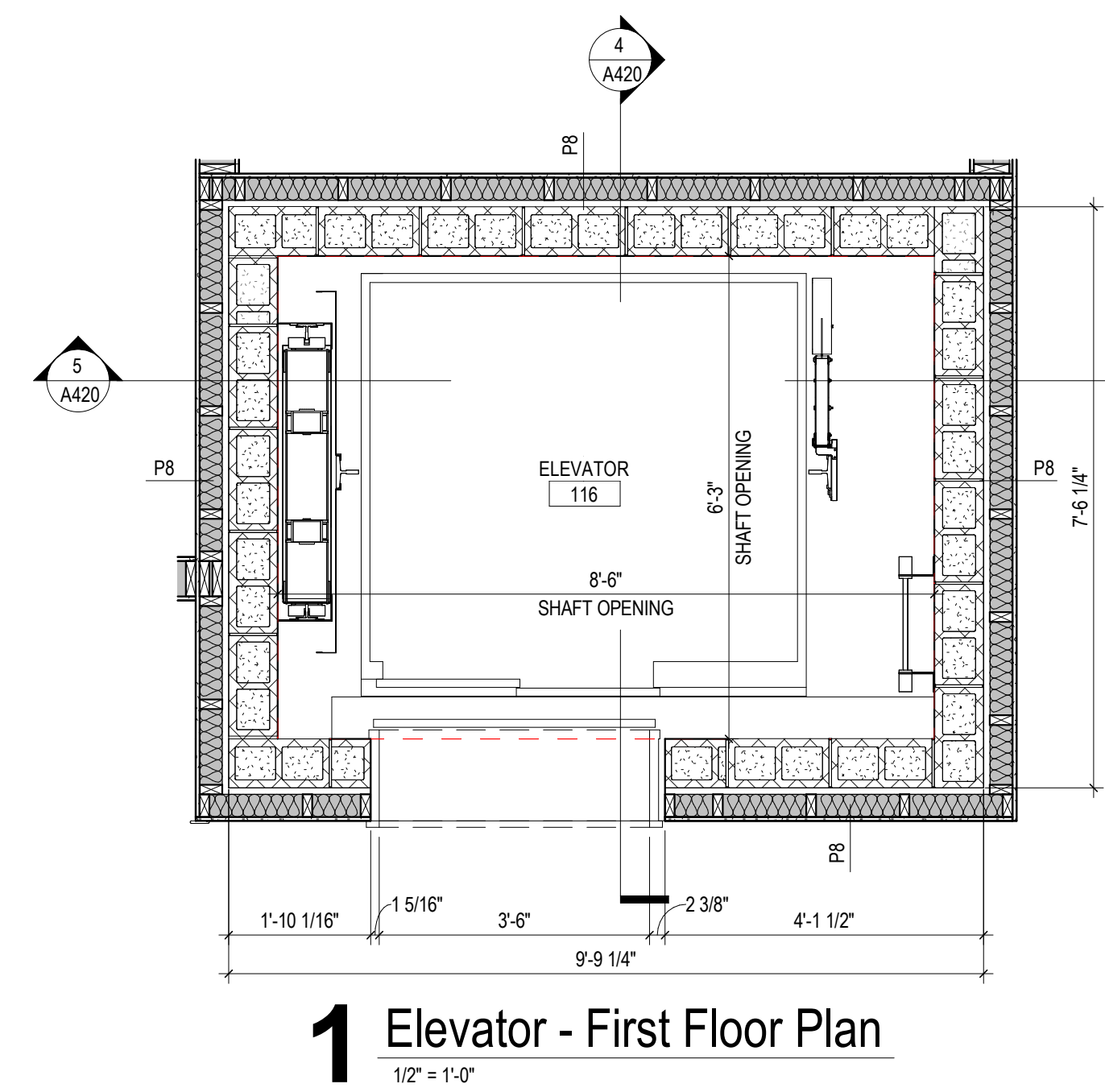
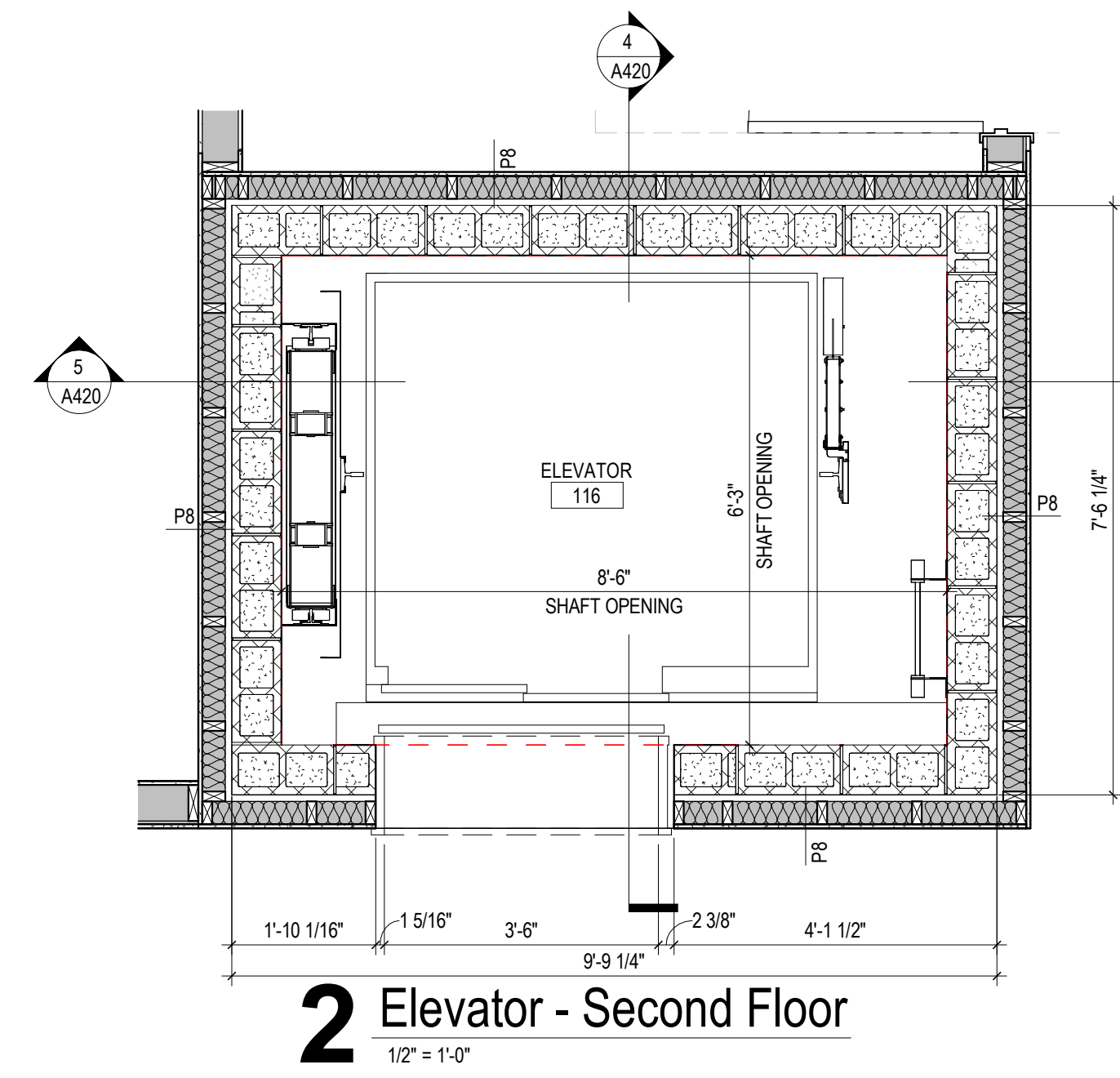
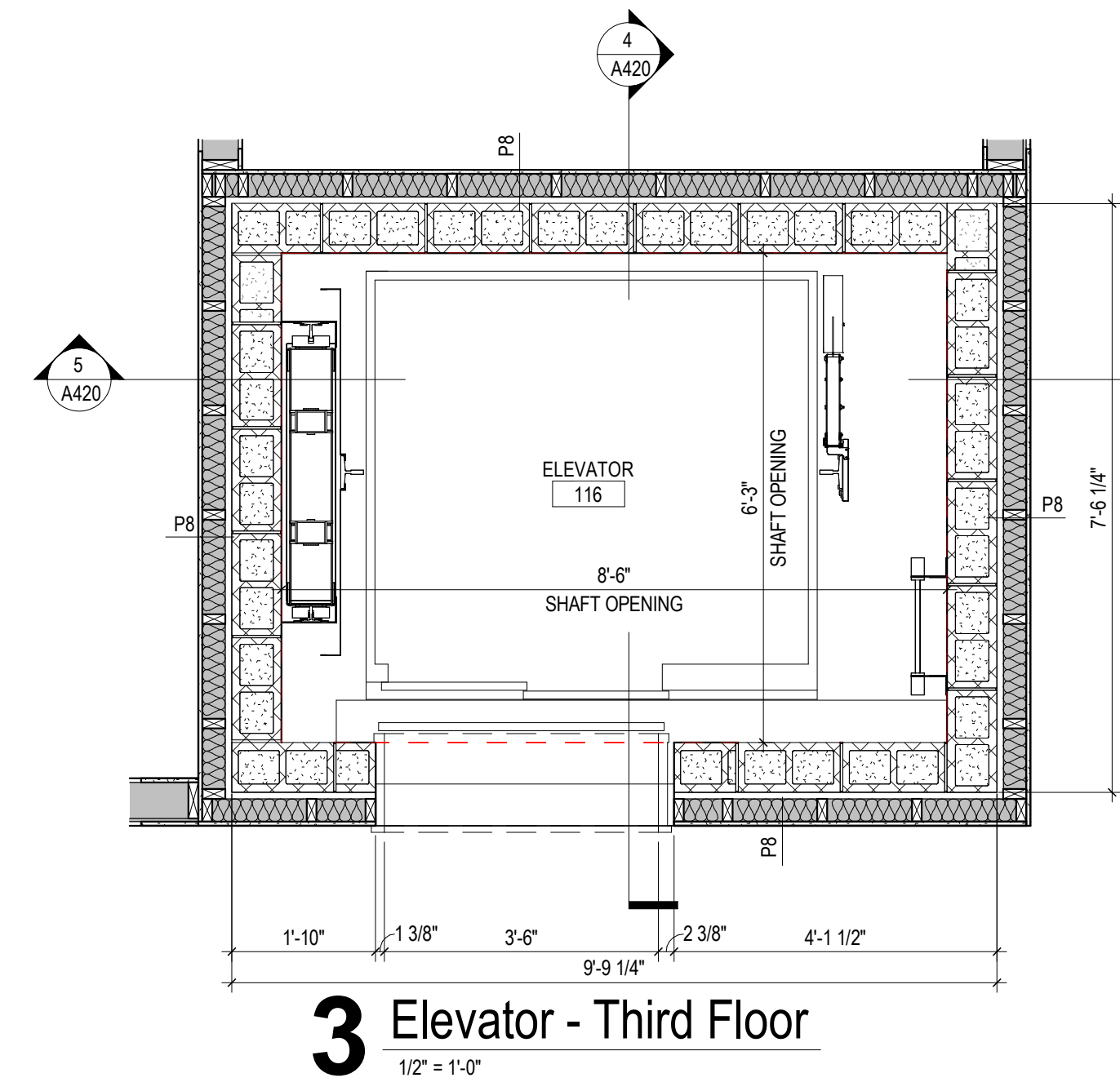
WALL SECTIONS



5 Elevator - EW Section
3/8" = 1'-0"



4 Elevator - NS Section
3/8" = 1'-0"



Work Description Notes

- 1 HOIST BEAM, SEE STRUCTURAL SHEETS FOR MORE INFORMATION
- 2 STEEL ANGLE, SEE STRUCTURAL SHEETS FOR MORE INFORMATION
- 3 INSTALL VERTICAL WEB ALONG OUTSIDE FACE OF ELEVATOR SHAFT, SEE STRUCTURAL SHEETS FOR MORE INFORMATION
- 4 ELEVATOR SUMP PIT, SEE PLUMBING SHEETS FOR MORE INFORMATION
- 5 ELEVATOR CAP UL 415 SYSTEM B OR U438 PANEL TO BE SET FLUSH WITH TOP OF CMU WALL AND SEALED WITH FIRE CAULKING
- 6 ELEVATOR SHAFT WALL FOOTING, SEE STRUCTURAL SHEETS FOR MORE INFORMATION
- 7 4" CONCRETE SLAB, 15-MIL VAPOR BARRIER, AND 6" COMPACTED GRAVEL
- 8 ISOLATION JOINT BETWEEN LW 4" CONCRETE FLOOR AND SHAFT WALL
- 9 EXPANDED ELEVATOR SHAFT WALL 6" CMU CONSTRUCTION, 1" AIR GAP, 2x4 STUD WALL WITH INSULATION AT 16" C/C, AND ONE LAYER OF 5/8" TYPE 'X' GYPSUM WALL BOARD
- 10 PROVIDE CRYSTALLINE WATERPROOFING ON INSIDE FACES OF ELEVATOR PIT, SEE SPECS

New Construction and Renovation Work for :

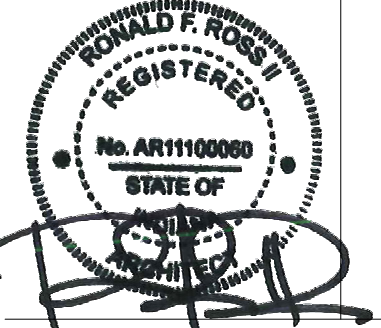
Hillcrest Commons

711 E Tillman Rd
Fort Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067



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DRAWN BY: Author
COMMISSION NUMBER: F23066

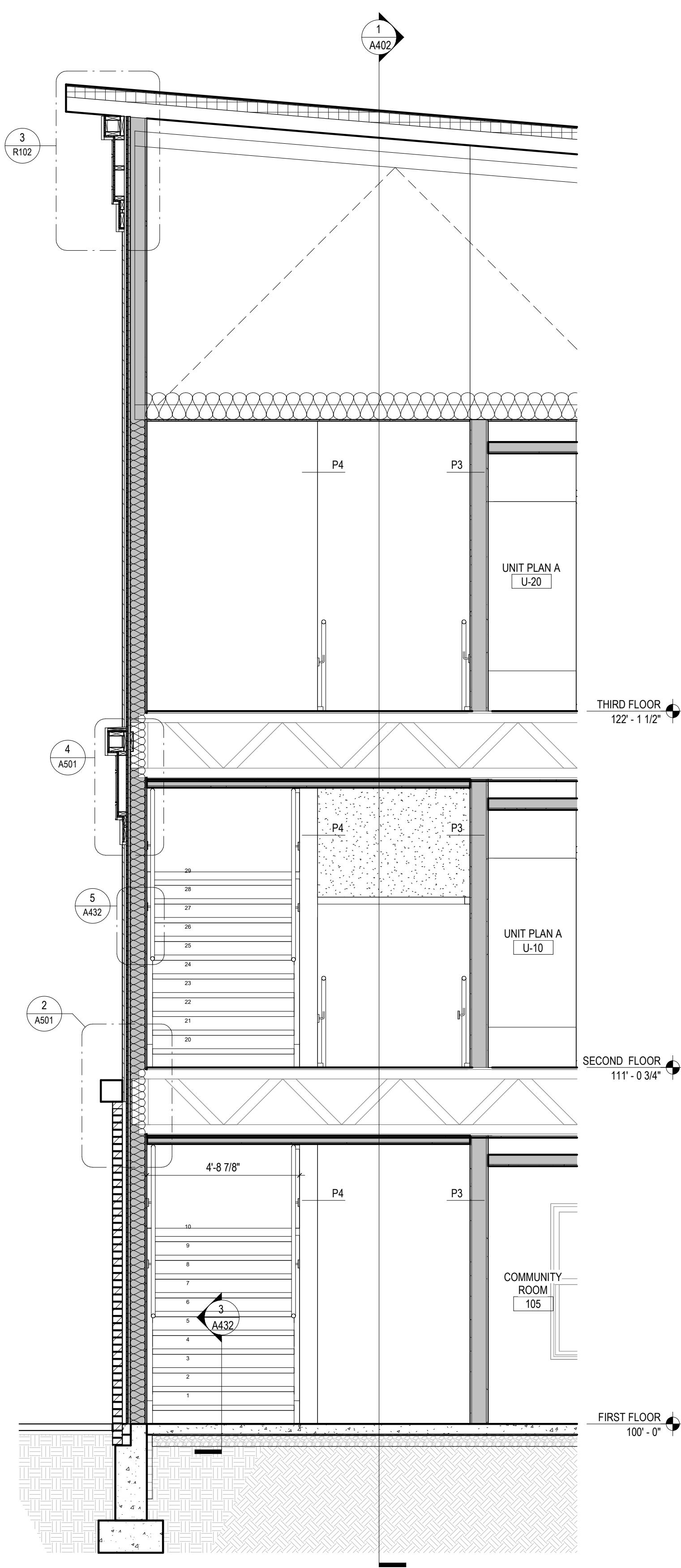
REVIEWED BY: _____
DATE: 2024-02-07

Checker

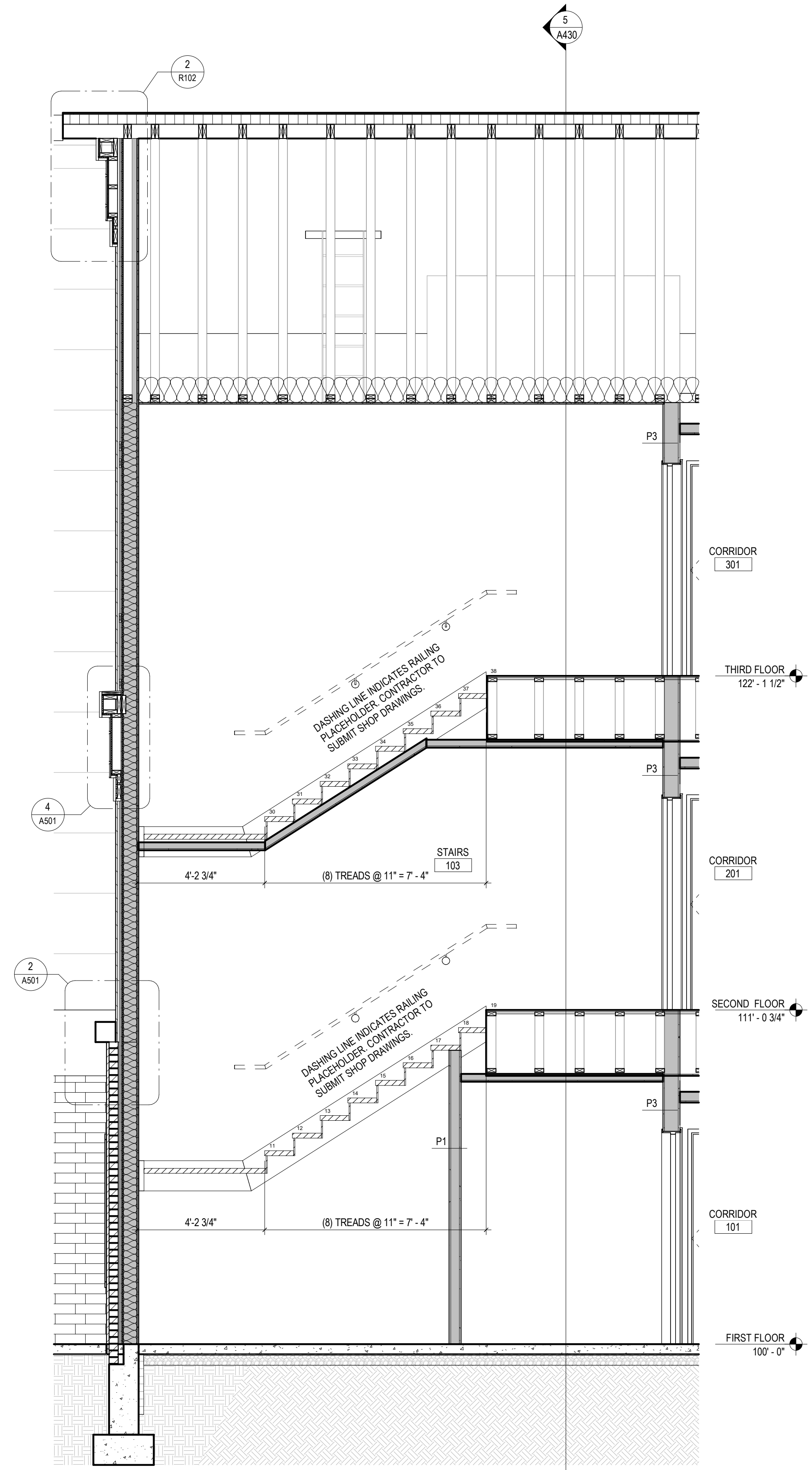
A420

ELEVATOR

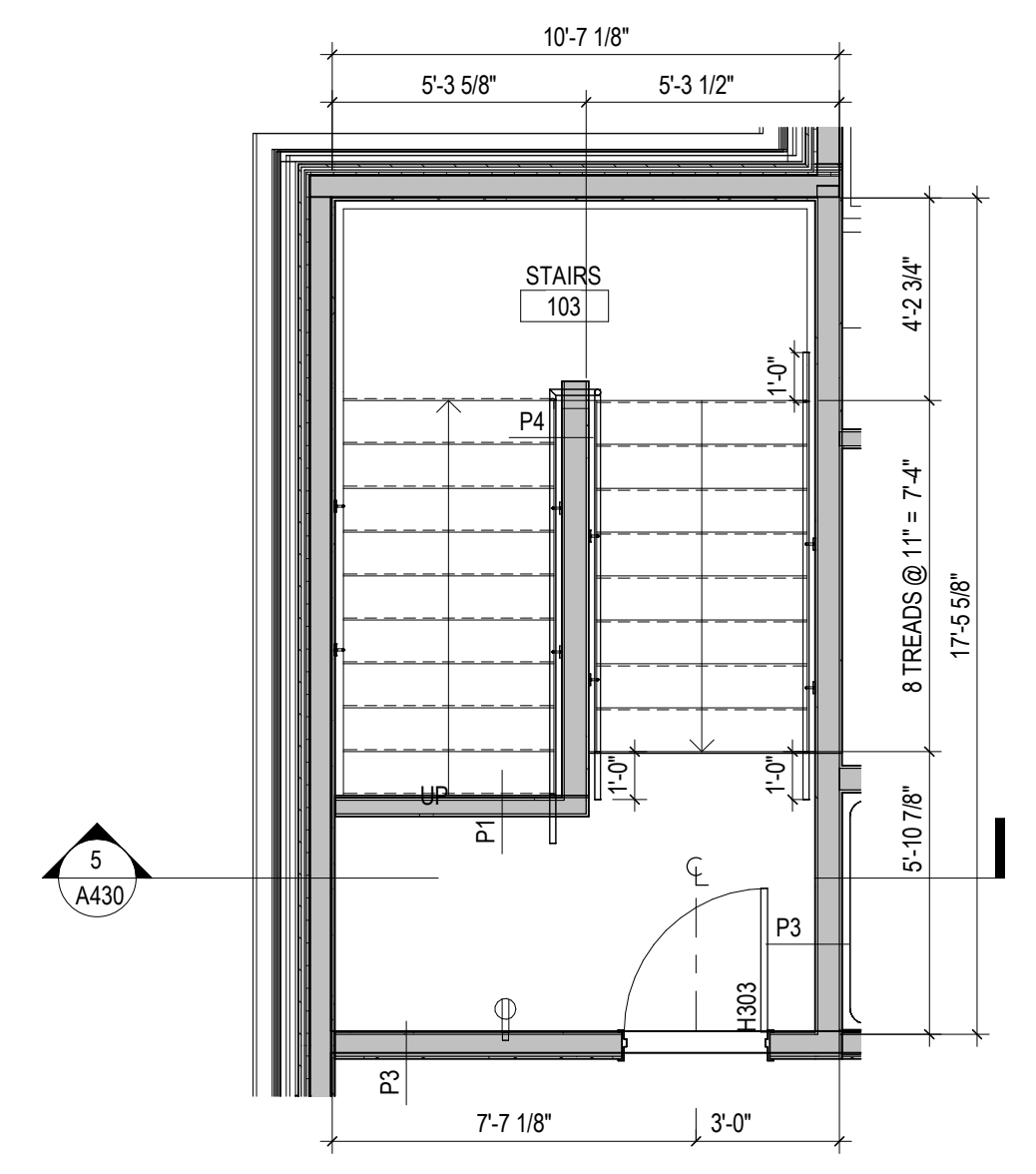
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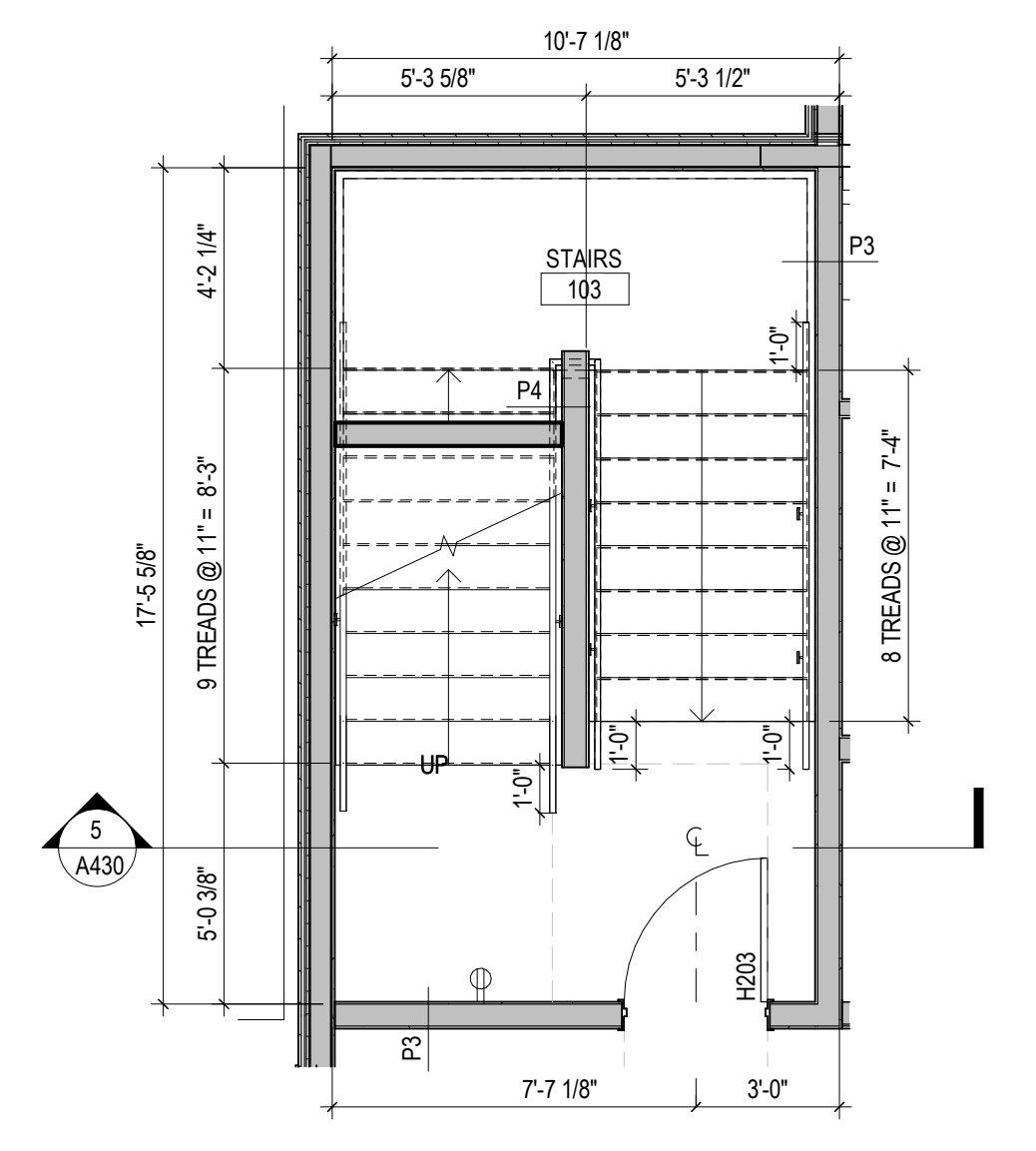
5 Stair 1 - EW Section
 3/8" = 1'-0"



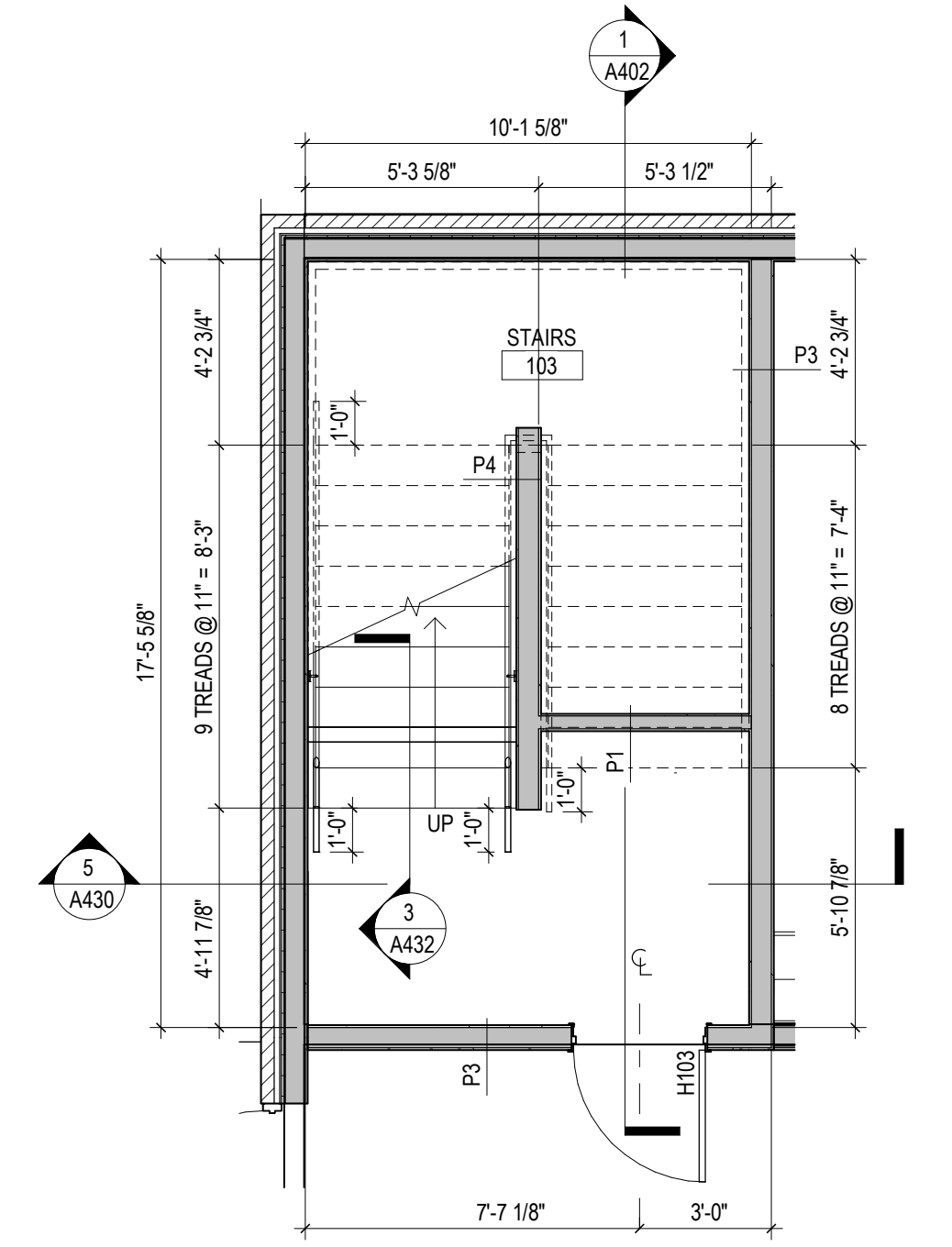
4 Stair 1 - NS Section
 3/8" = 1'-0"



3 Stair 1 - Third Floor
 1/4" = 1'-0"



2 Stair 1 - Second Floor
 1/4" = 1'-0"



1 Stair 1 - First Floor
 1/4" = 1'-0"

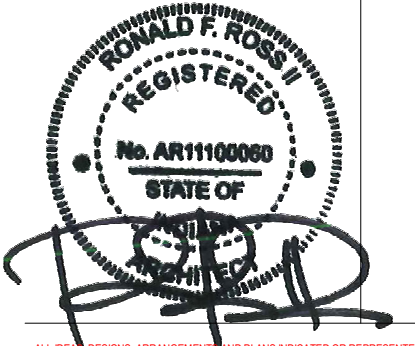
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Hillcrest Commons

711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street pho 260.422.7994
 Fort Wayne, Indiana 46802 fax 260.426.2067



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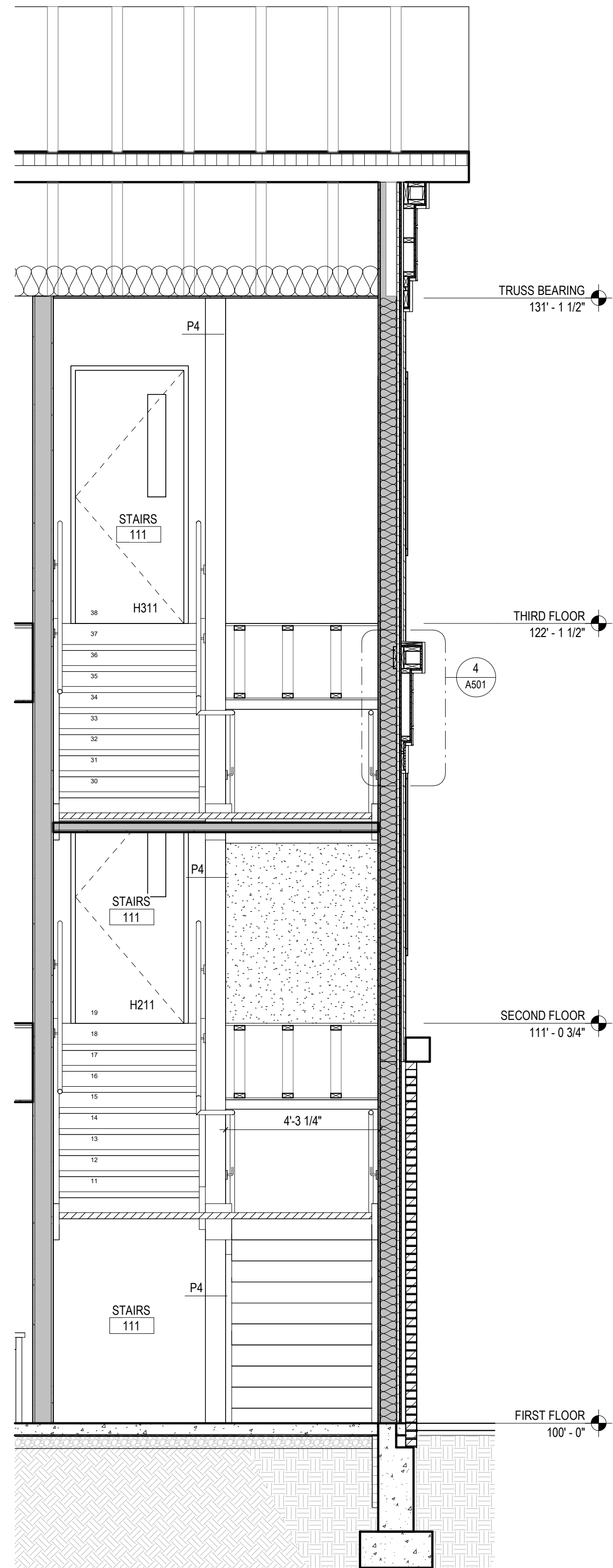
REVISION	DATE

DRAWN BY:	TJG, CPB	REVIEWED BY:	PMK
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

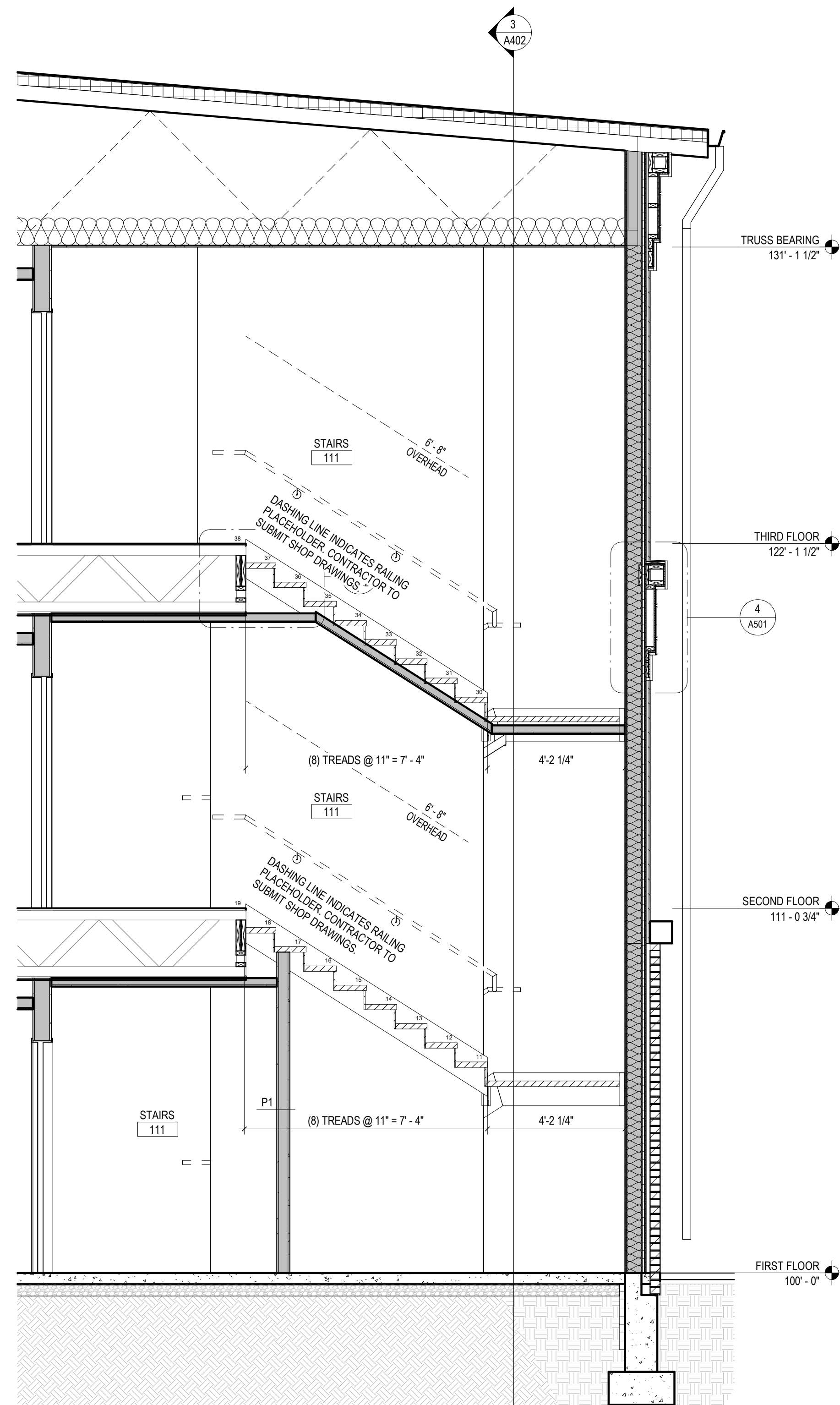
A430

STAIR 1

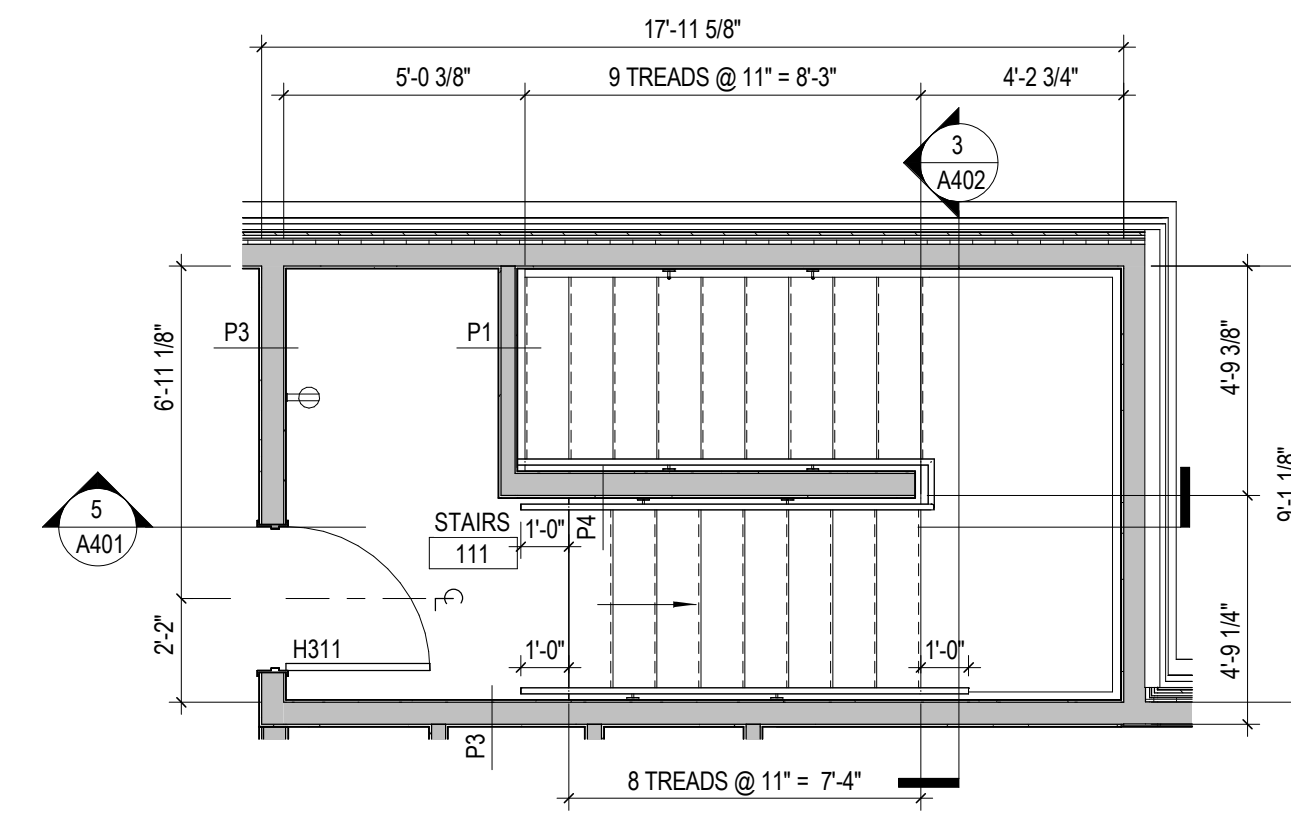
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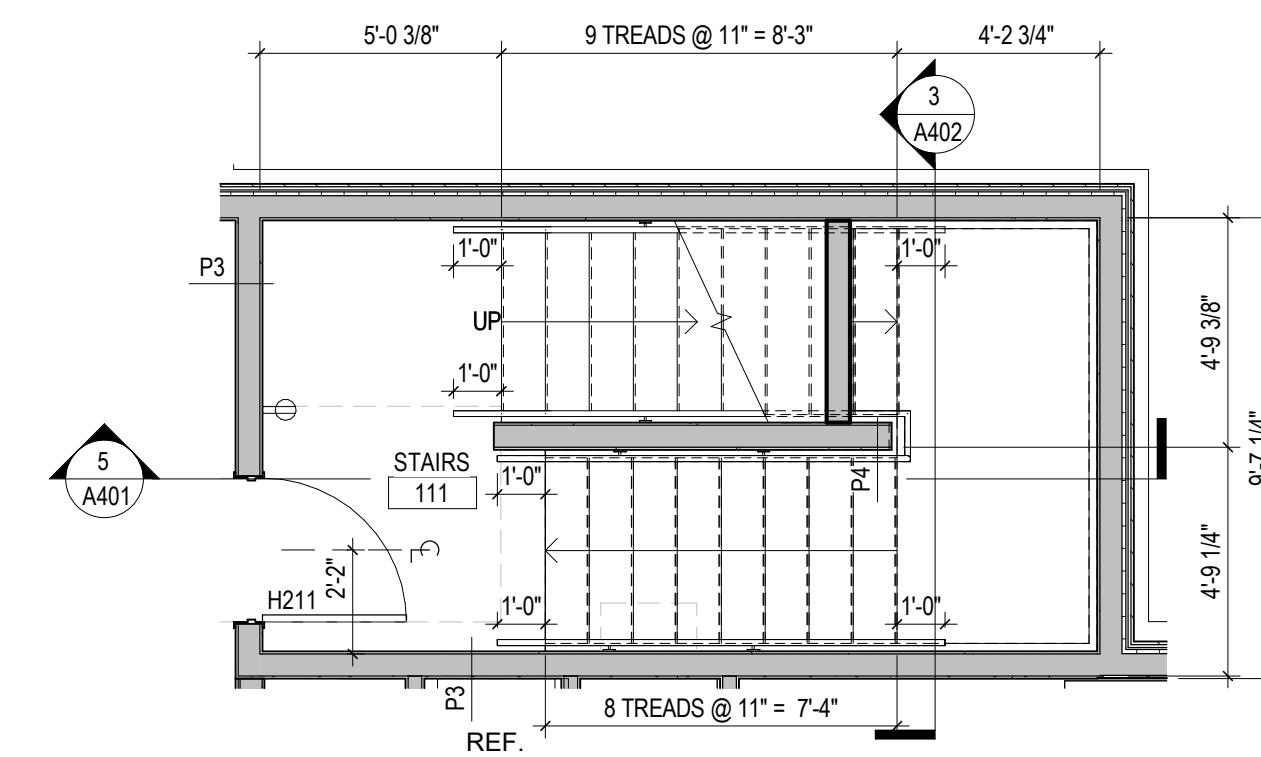
5 Stair 2 - NS Section
 3/8" = 1'-0"



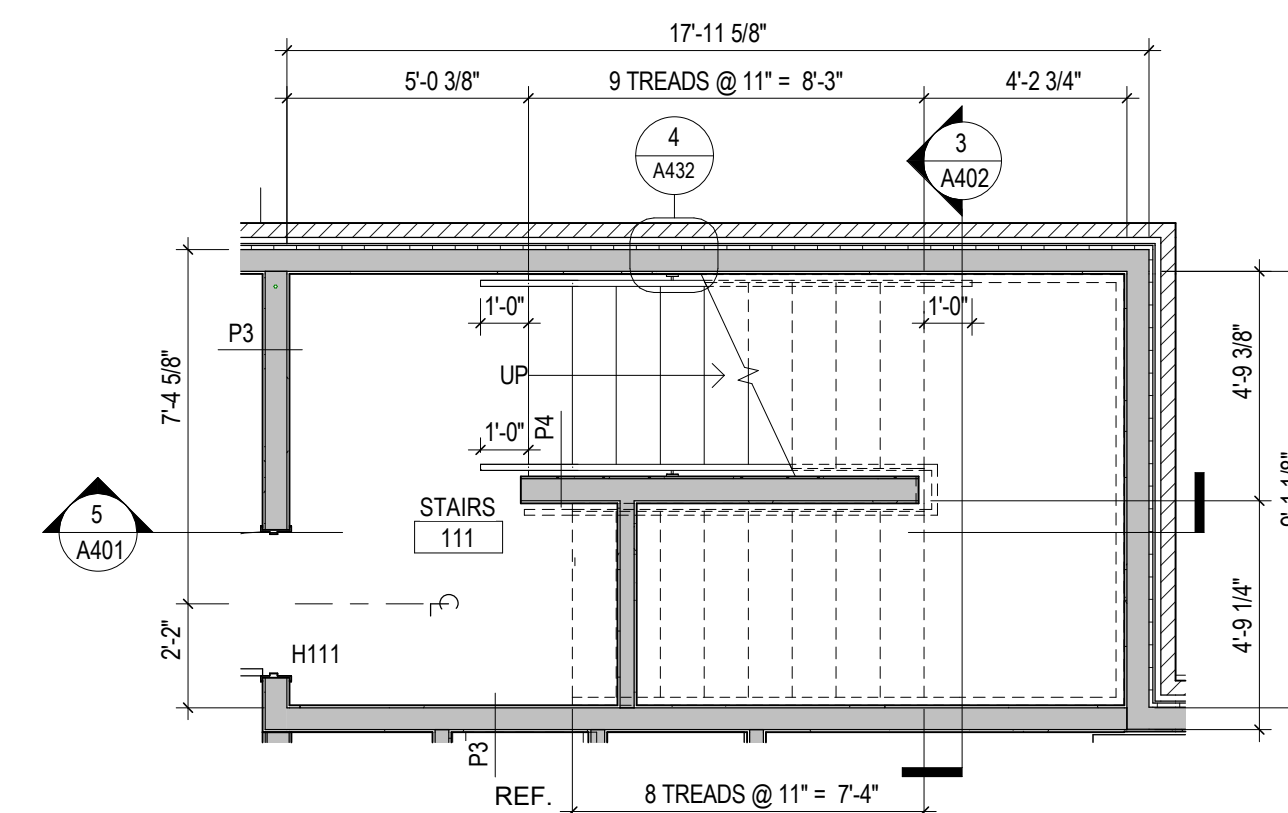
4 Stair 2 - EW Section
 3/8" = 1'-0"



3 Stair 2 - Third Floor
 1/4" = 1'-0"



2 Stair 2 - Second Floor
 1/4" = 1'-0"



1 Stair 2 - First Floor
 1/4" = 1'-0"

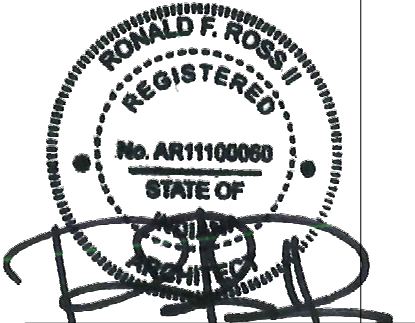
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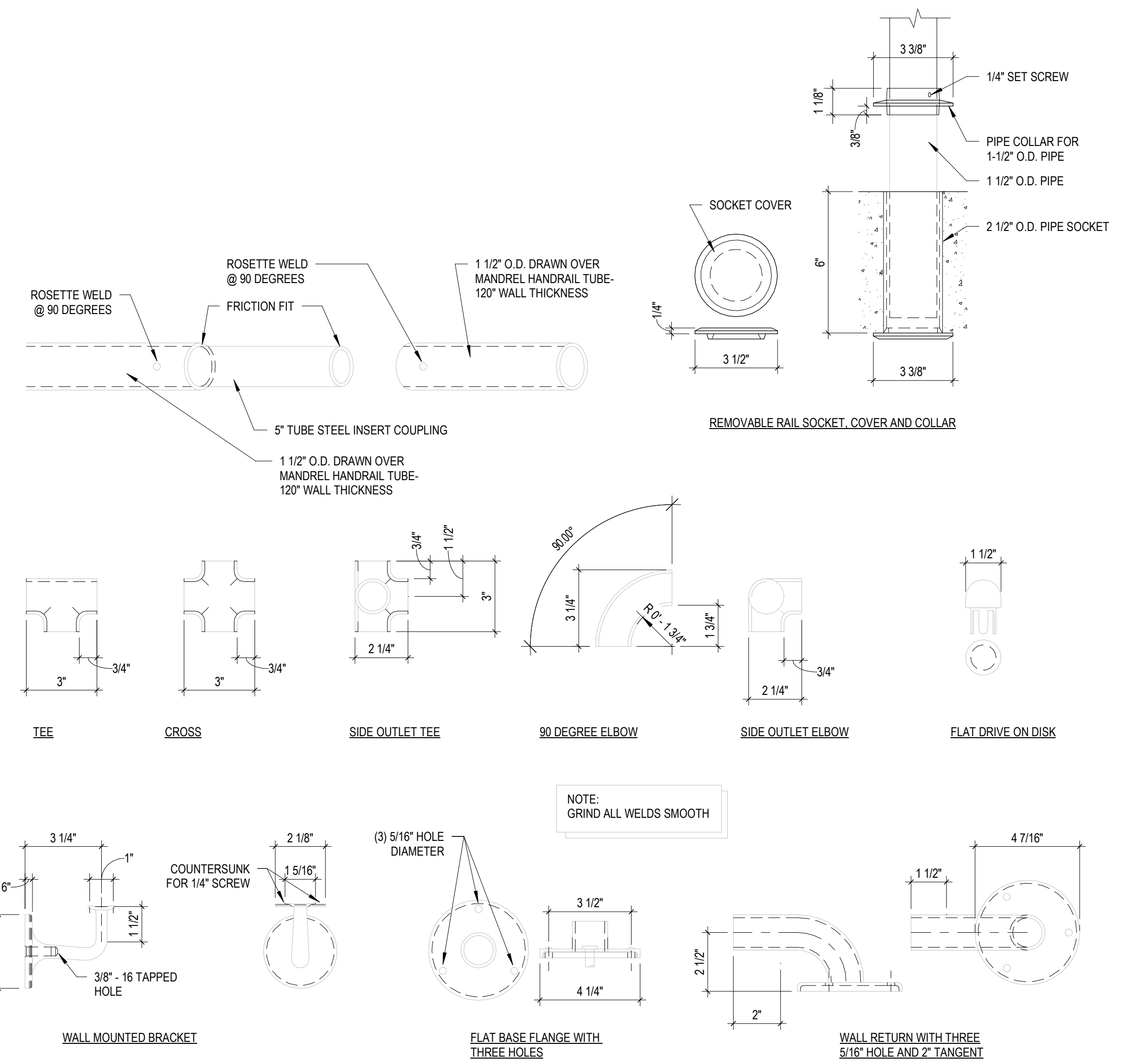
REVISION: DATE

DRAWN BY: T.J.G. CPB
 COMMISSION NUMBER: F23066
 REVIEWED BY: PMK
 DATE: 2024-02-07

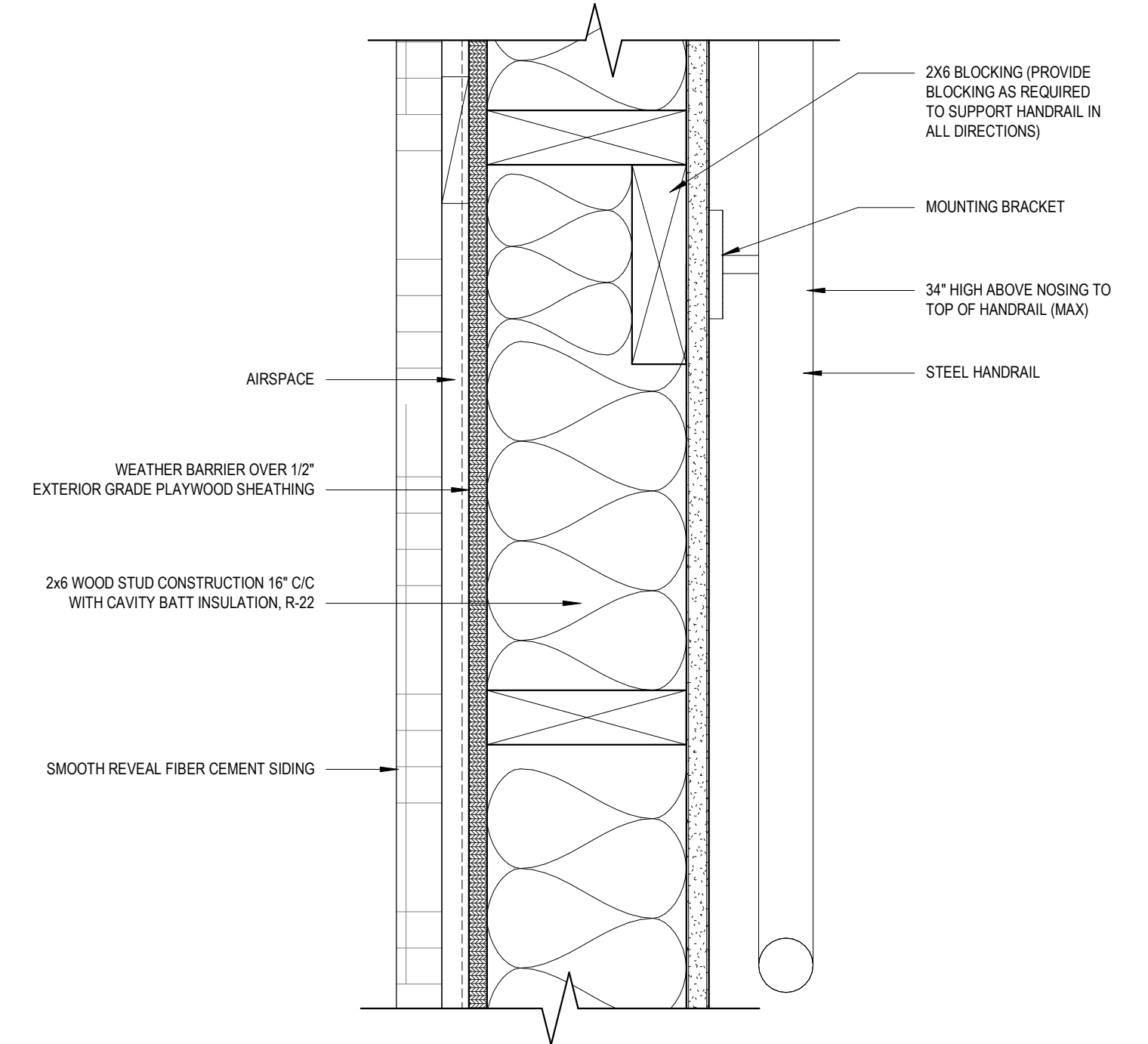
A431

STAIR 2

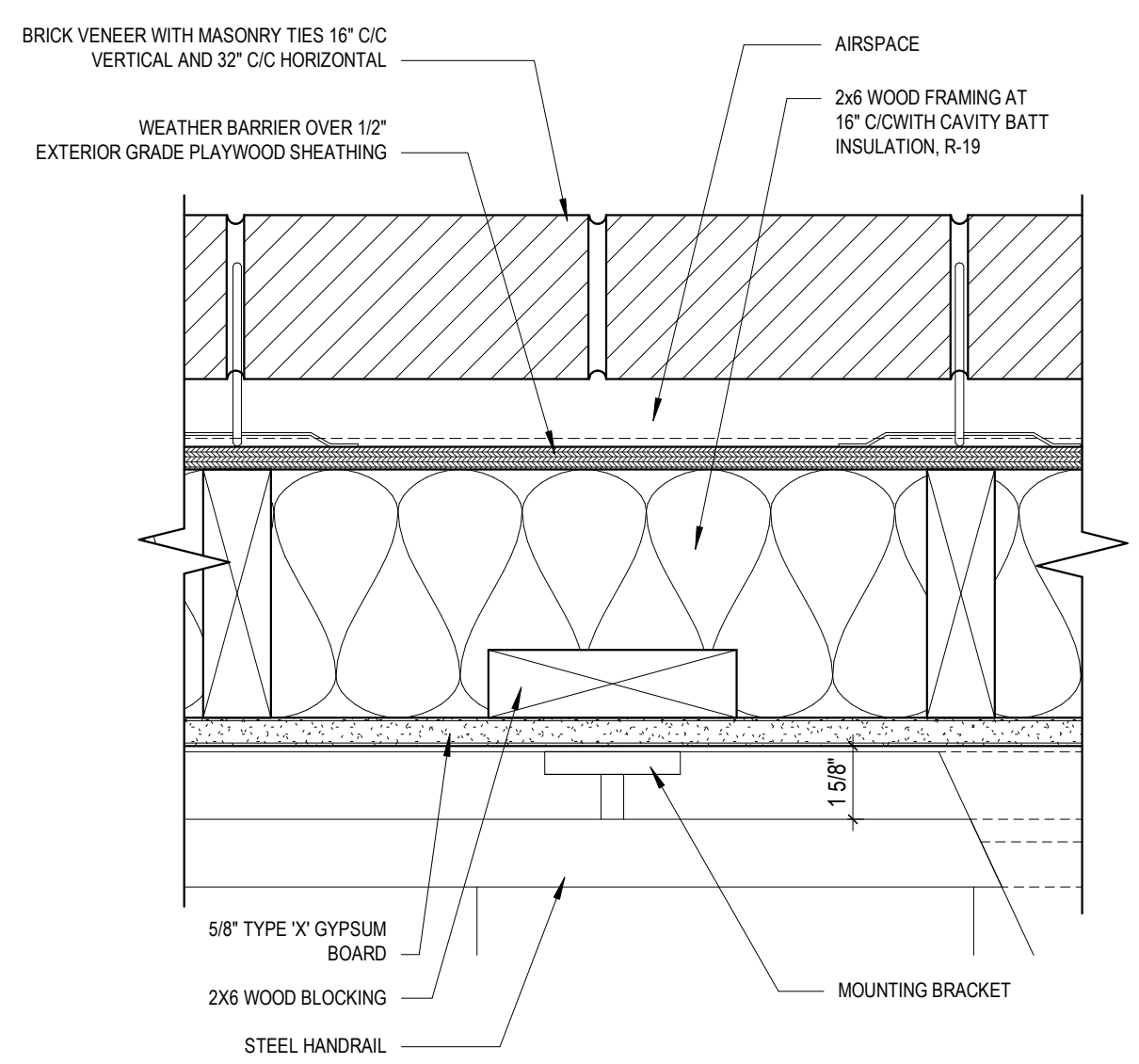
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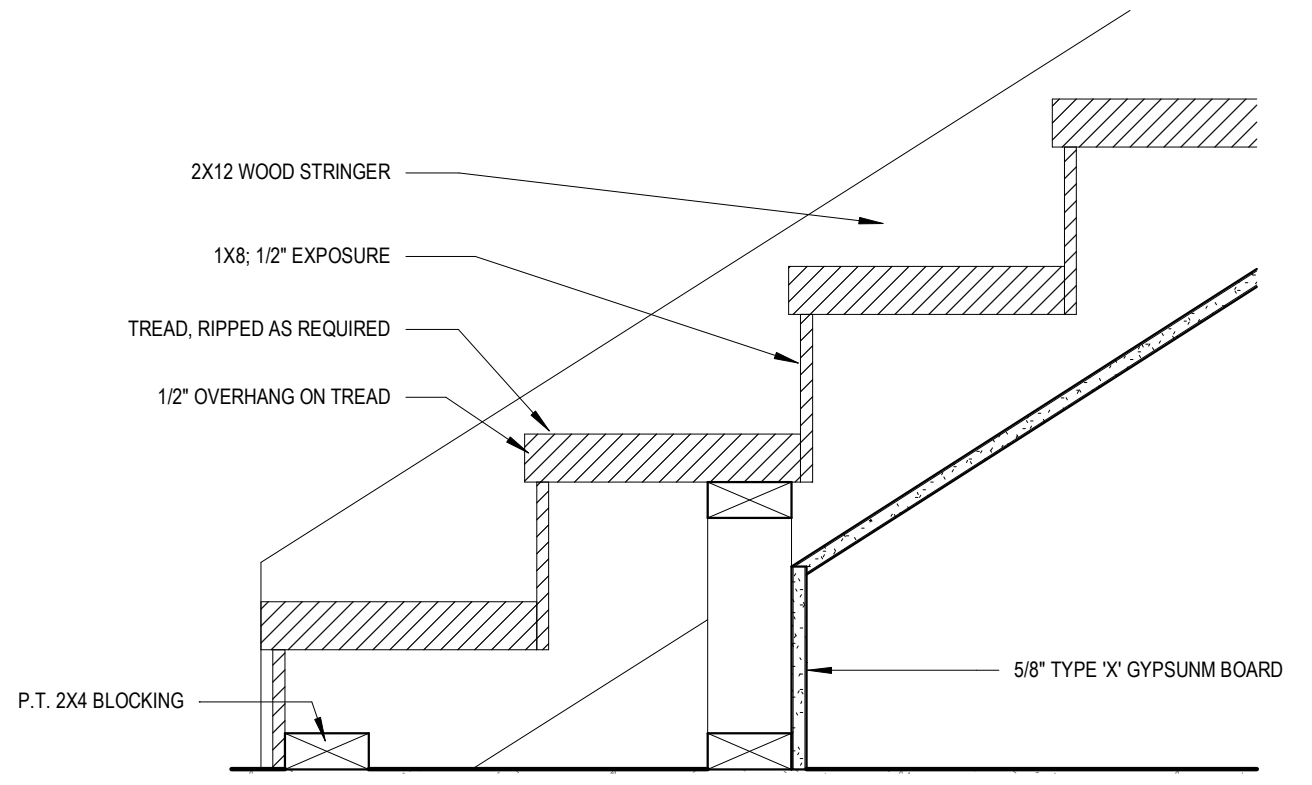
6 Handrail Details
 3" = 1'-0"



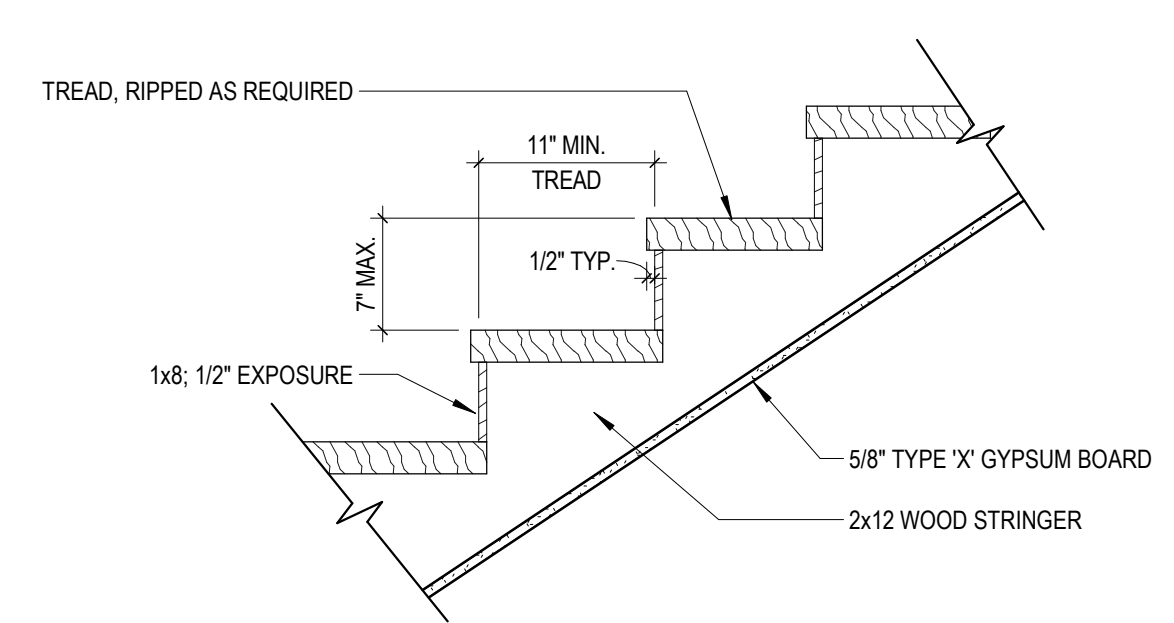
5 Detail at Stair Handrail
 3" = 1'-0"



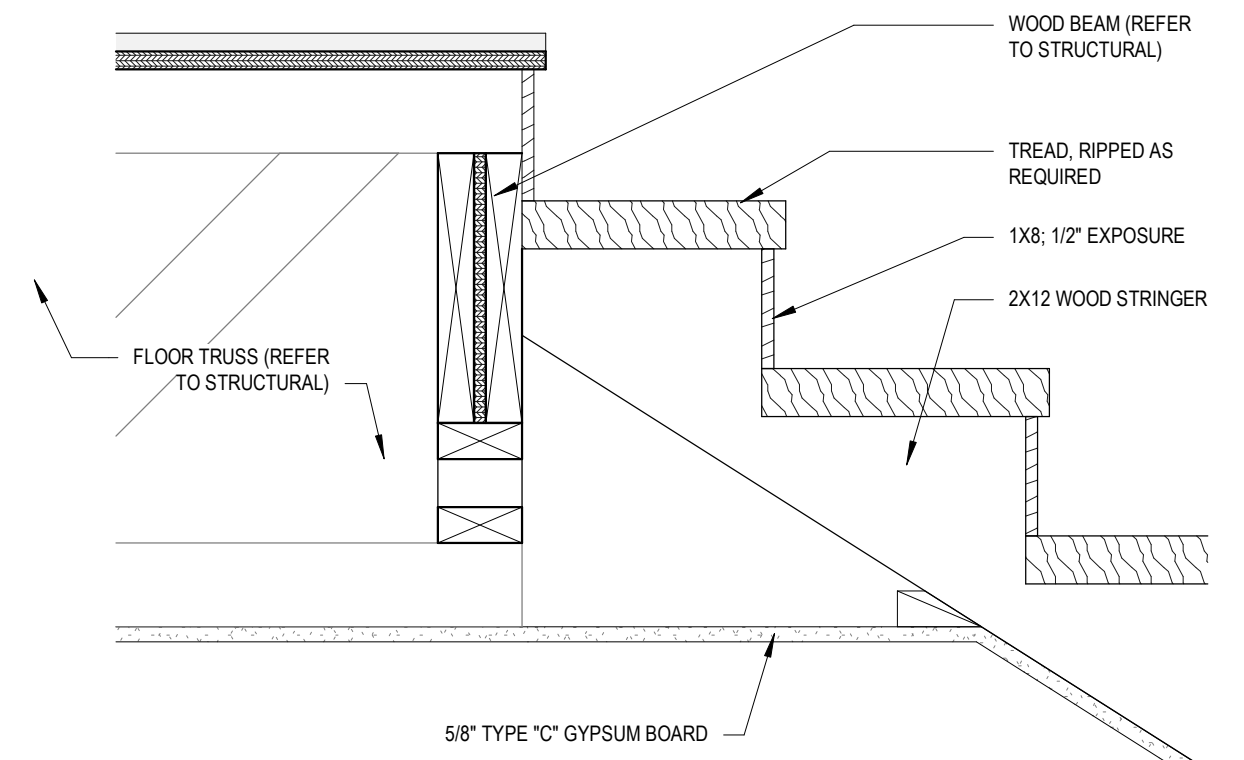
4 Detail at Handrail Blocking
 3" = 1'-0"



3 Stair Connection at Bottom
 1 1/2" = 1'-0"



2 Stair Details
 1" = 1'-0"



1 Stair Connection at Landing
 1 1/2" = 1'-0"

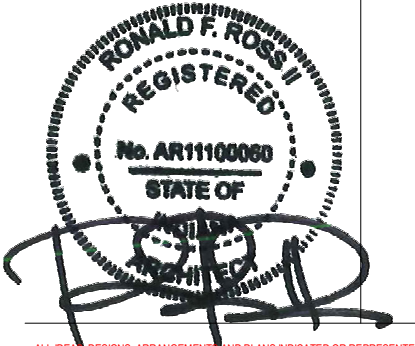
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 Fort Wayne, Indiana 46802
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 fax 260.426.2067



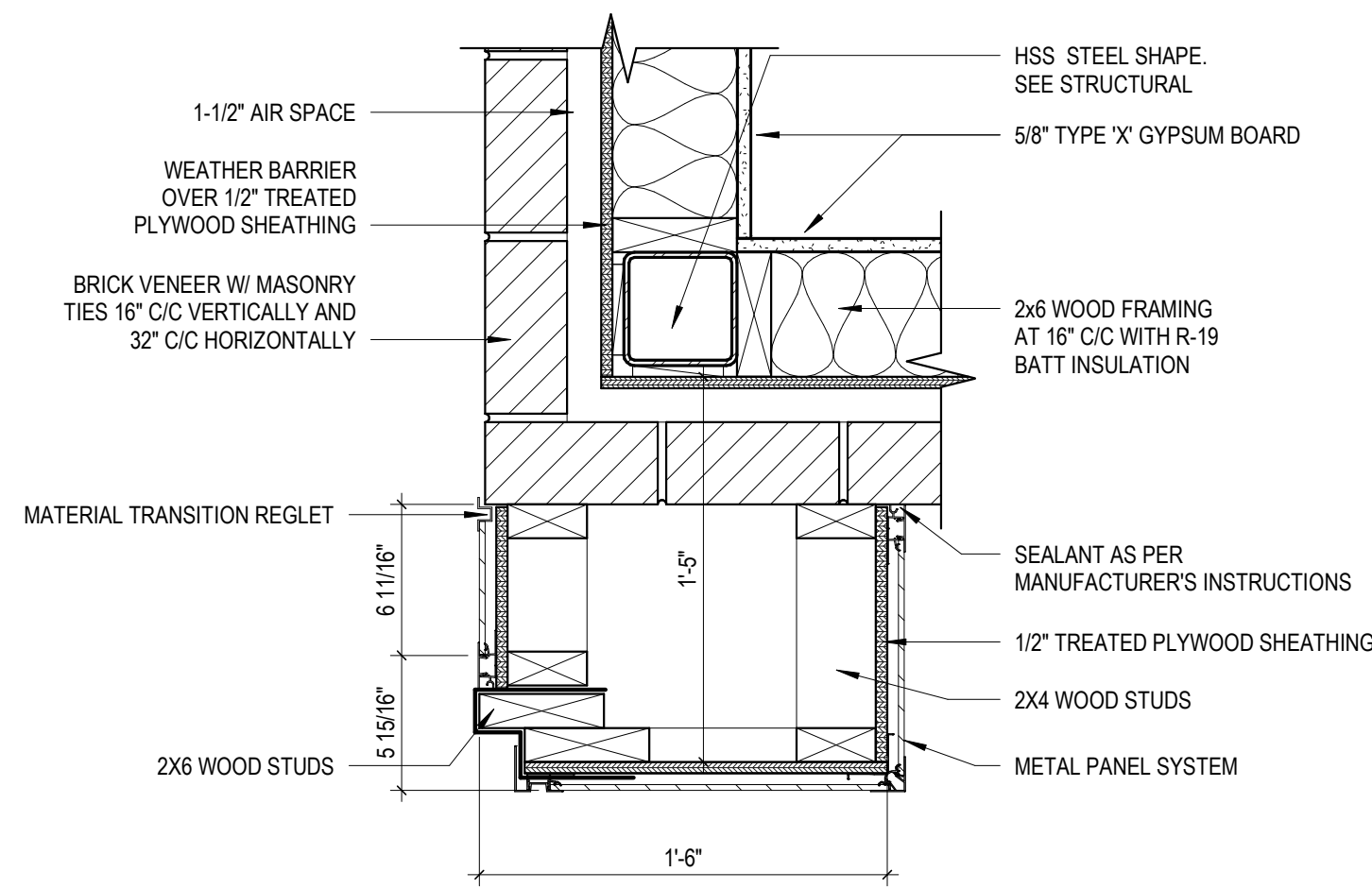
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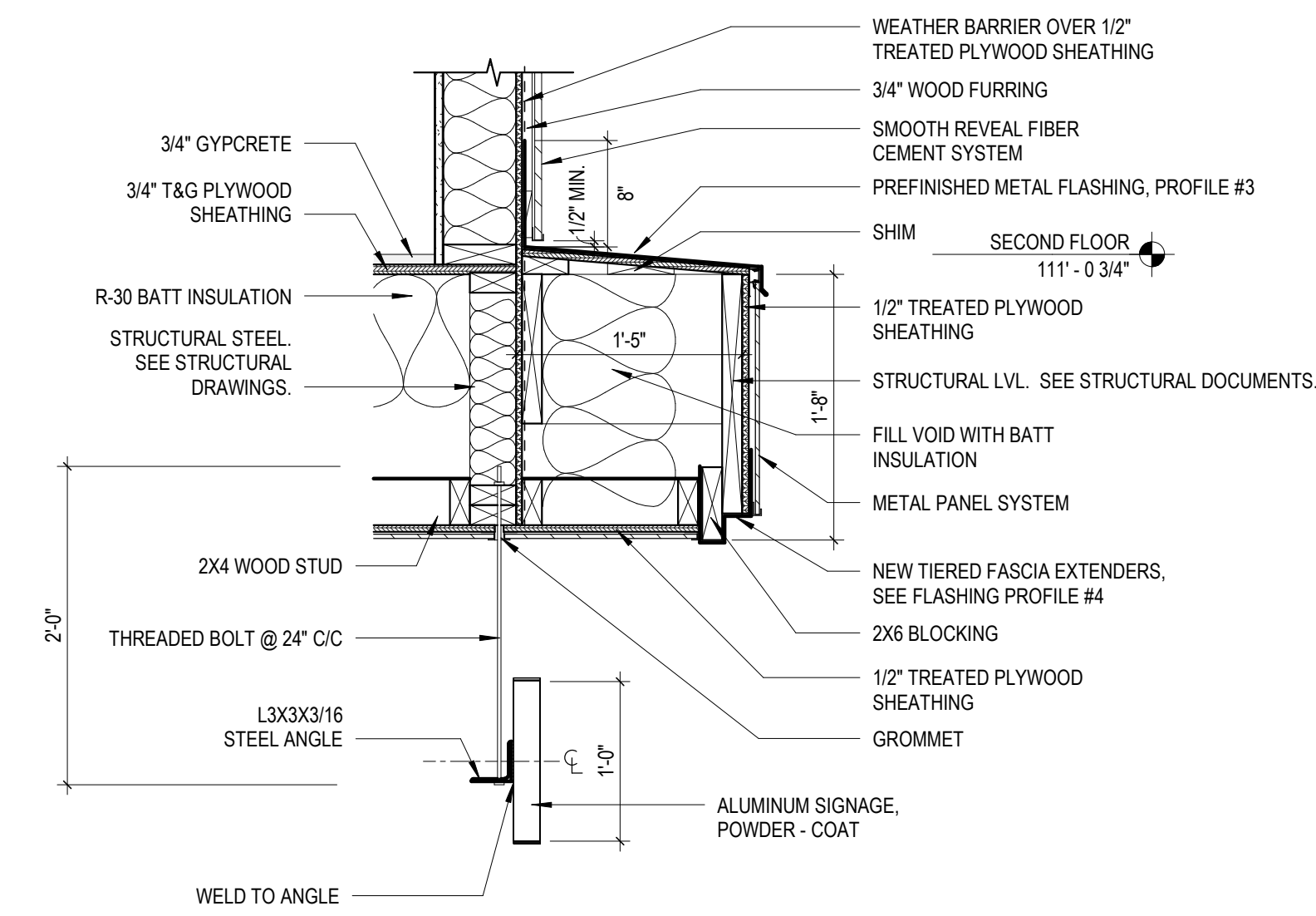
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 REVIEWED BY: PMK
 DATE: 2024-02-07

A432

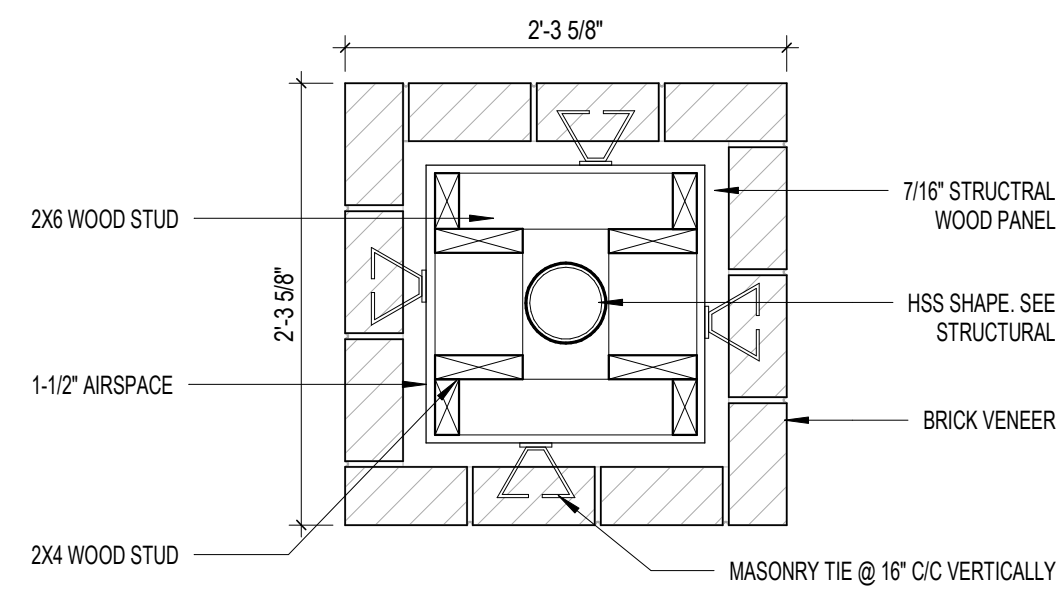
STAIR DETAILS



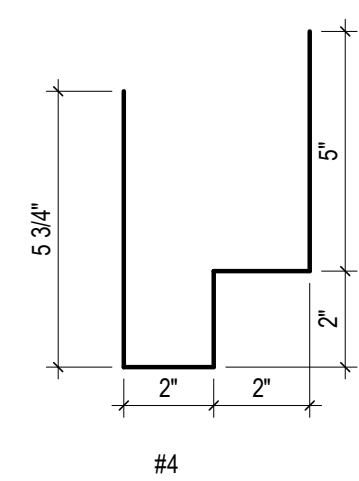
11 Enlarged Detail
1 1/2" = 1'-0"



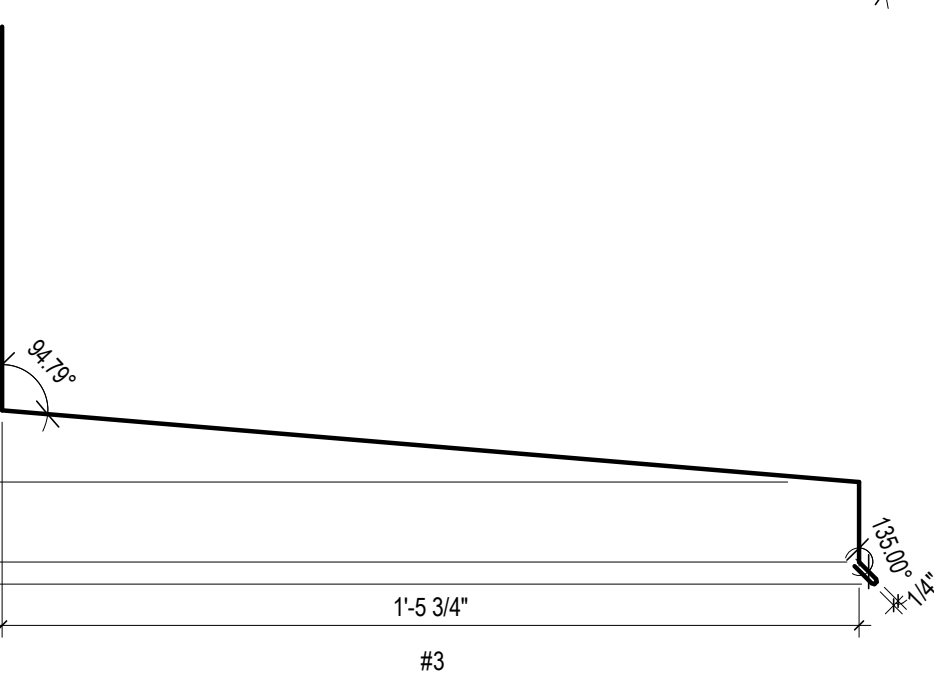
10 Front Detail Band
1" = 1'-0"



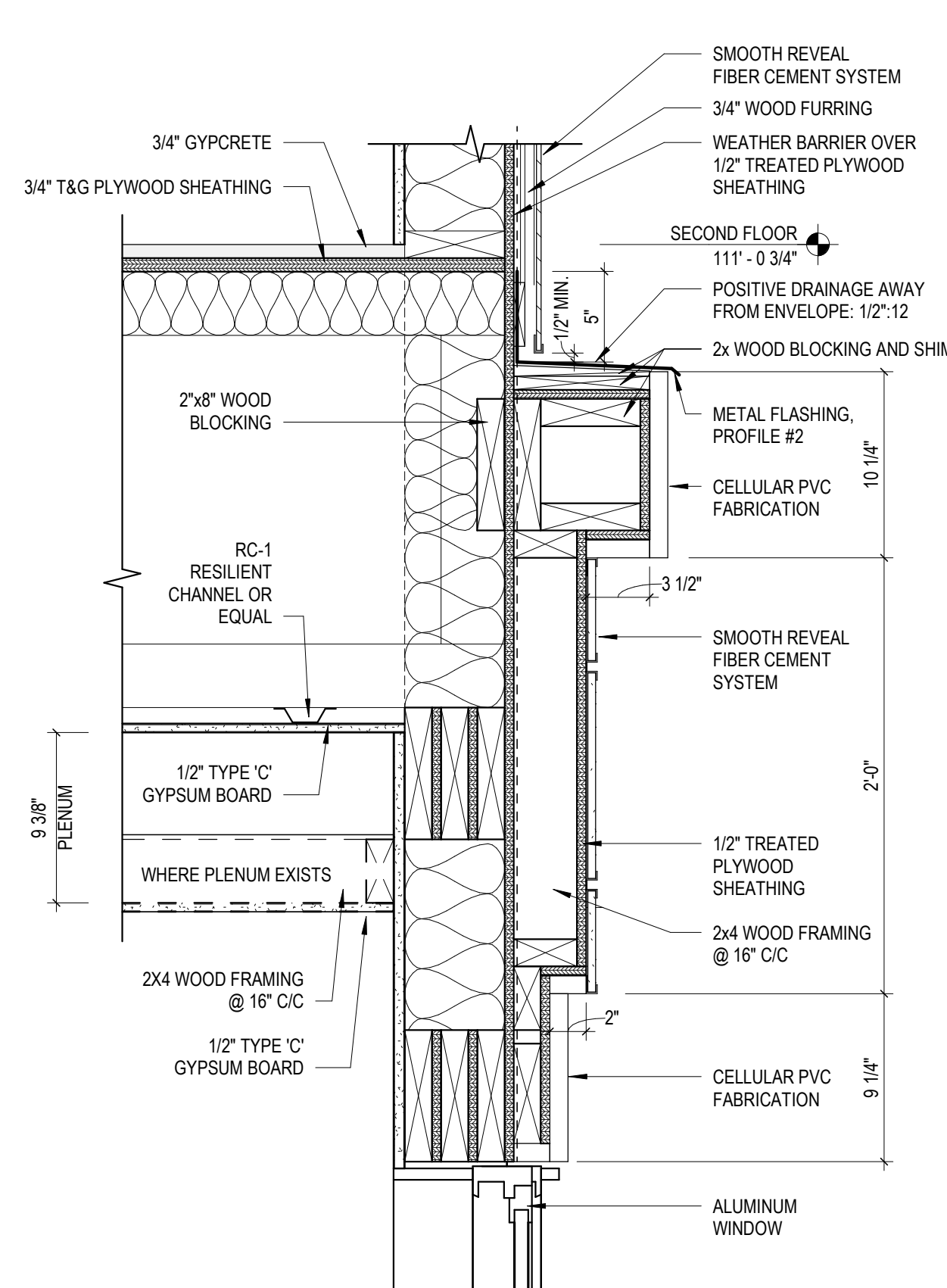
9 Column Detail
1" = 1'-0"



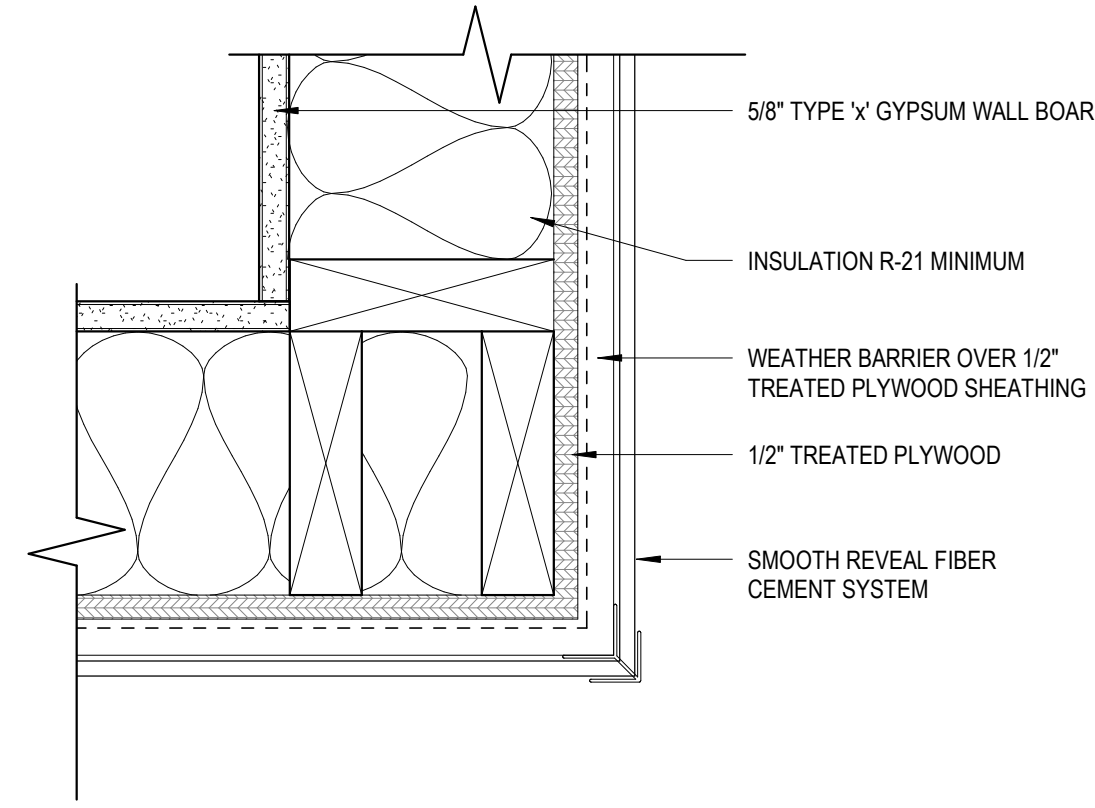
7 Flashing Profiles
3" = 1'-0"



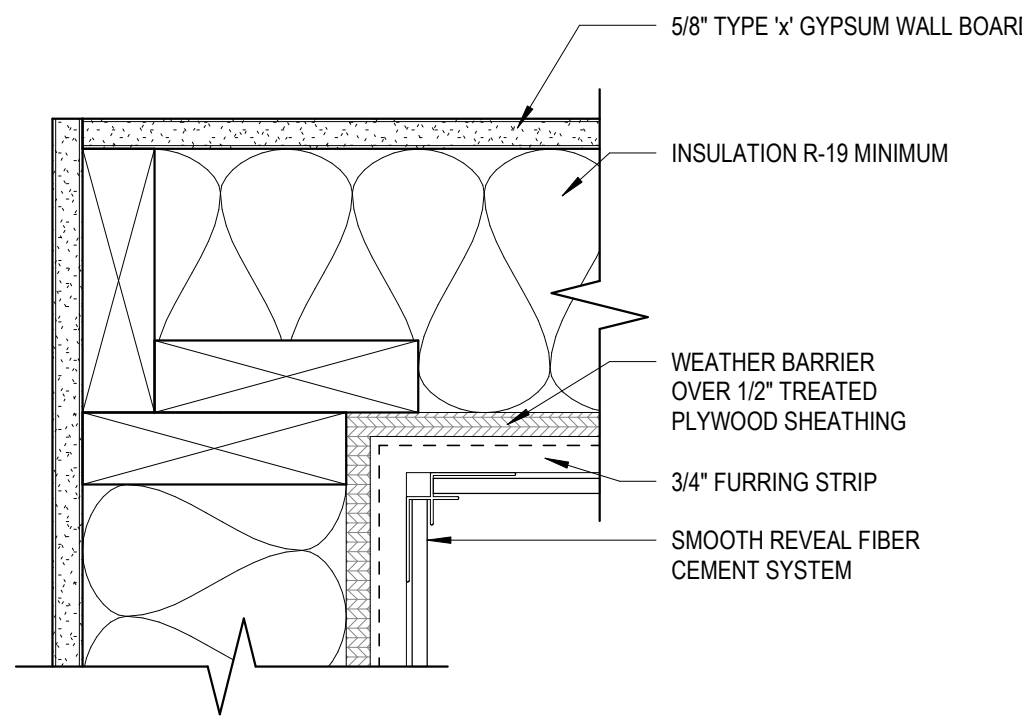
4 Middle Detail Band
1 1/2" = 1'-0"



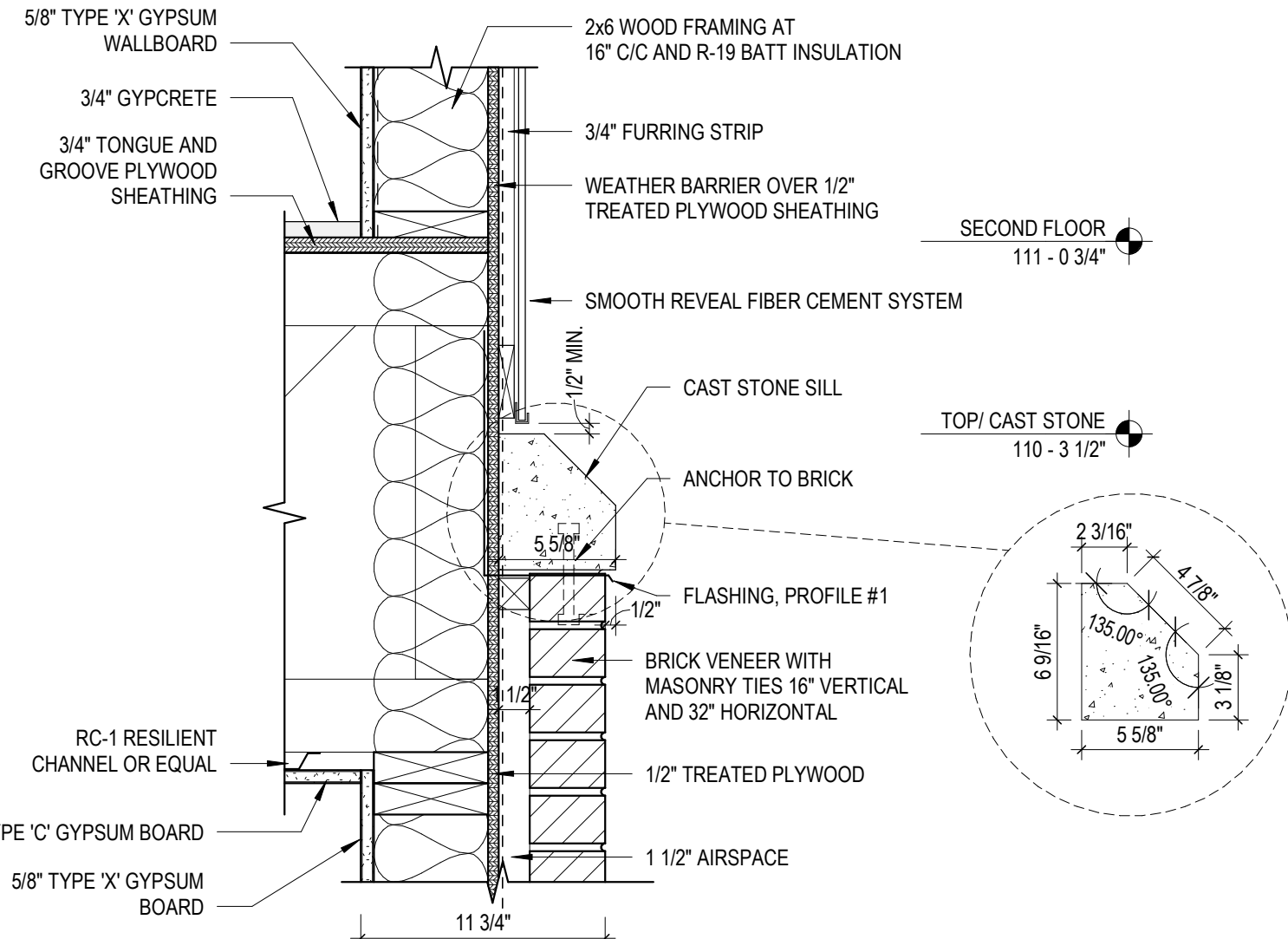
8 Overhang Enlarged Detail
1 1/2" = 1'-0"



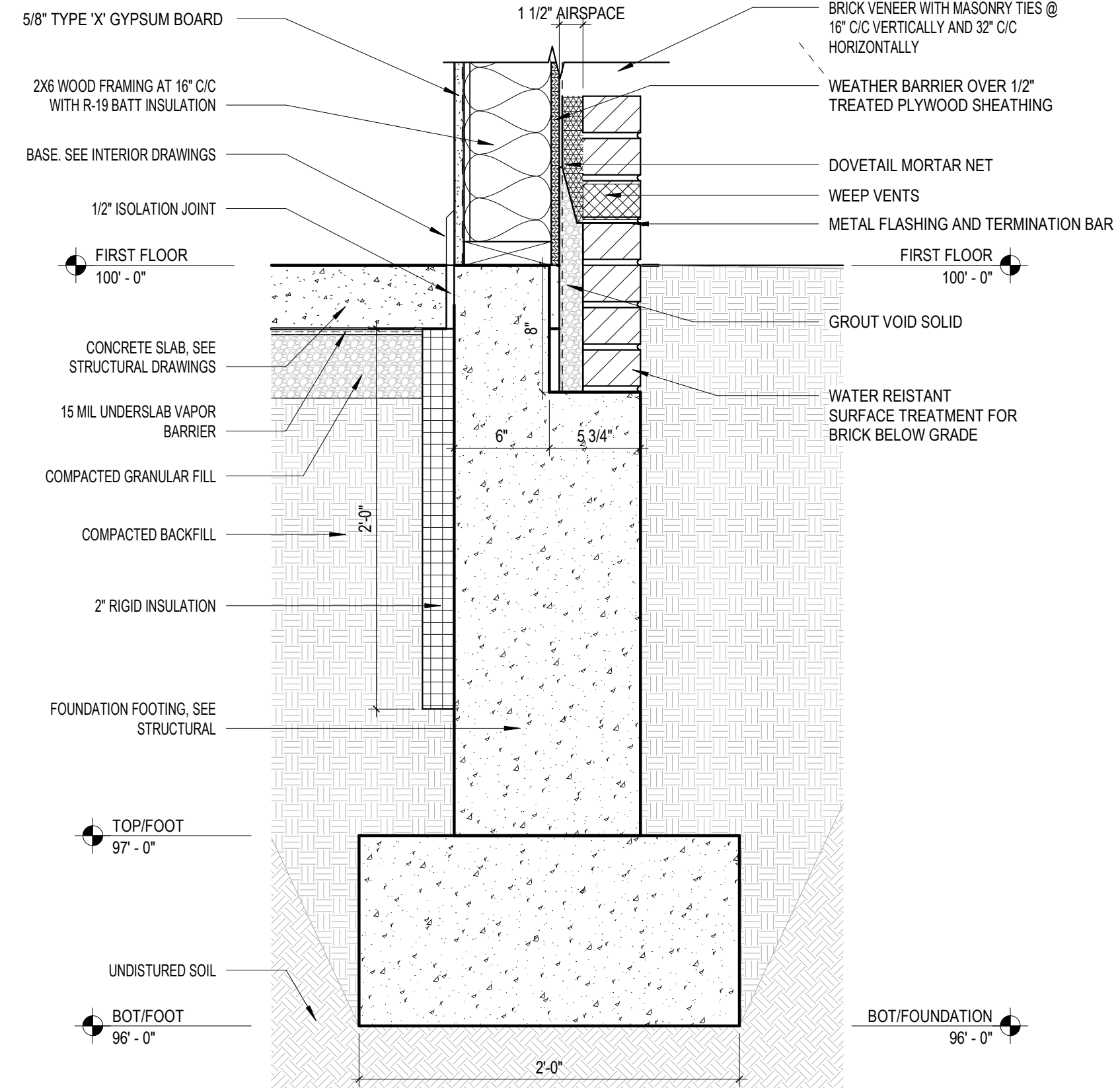
6 Inside Corner
3" = 1'-0"



3 Soffit Detail
3" = 1'-0"



2 Cast Stone Sill
1 1/2" = 1'-0"



1 Typical Foundation Detail
1 1/2" = 1'-0"

New Construction and Renovation Work for :

Hillcrest Commons

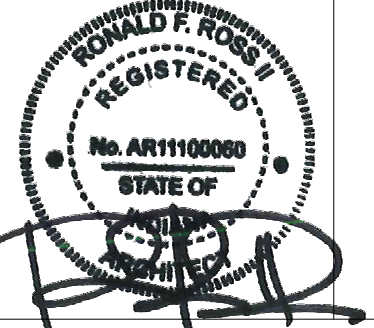
711 E Tillman Rd
Ft Wayne, IN 46816



MARTIN RILEY
architects+engineers

221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067



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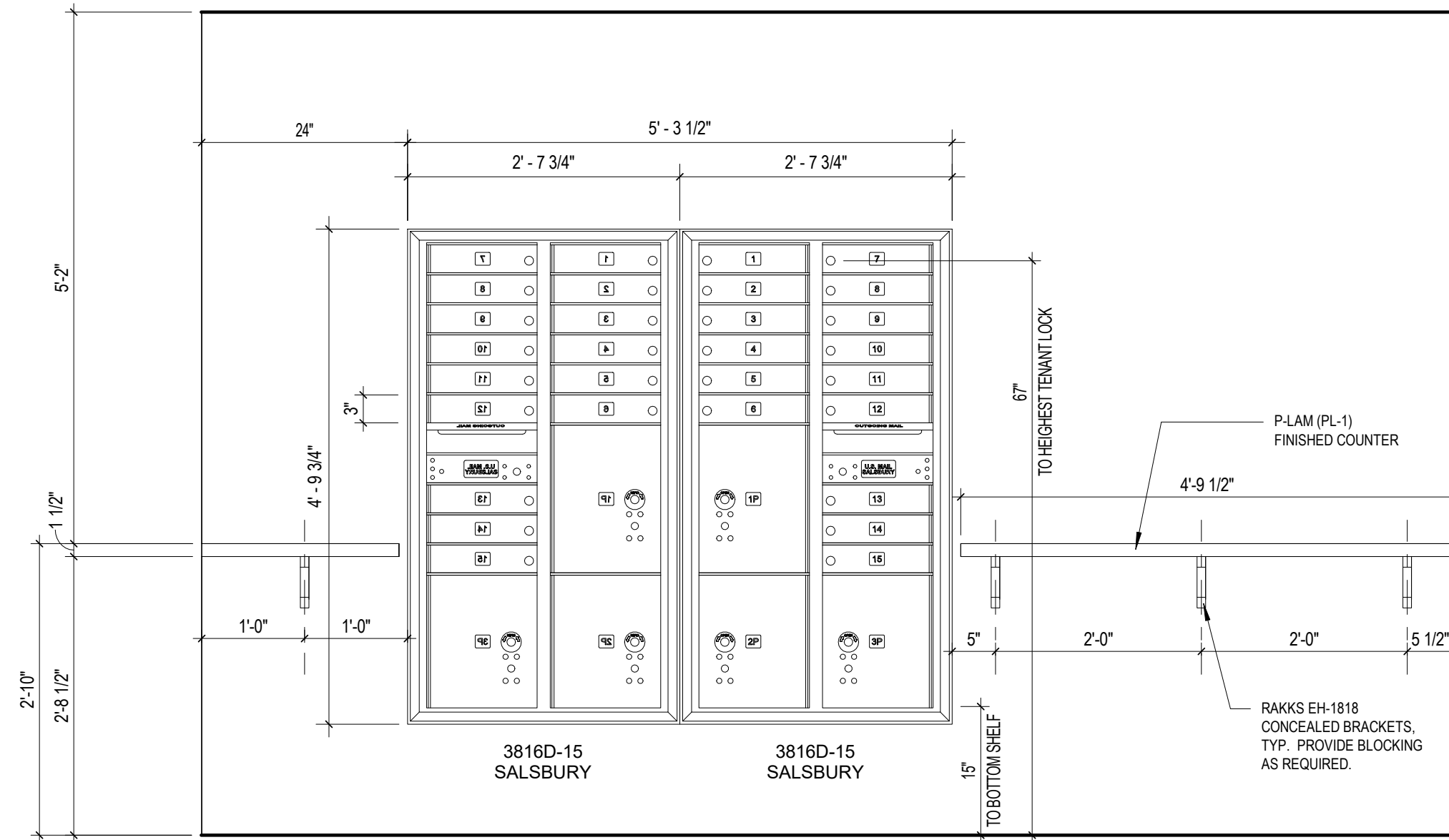
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COMMISSION NUMBER: F23066
REVIEWED BY: [blank]
DATE: 2024-02-07
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BUILDING DETAILS

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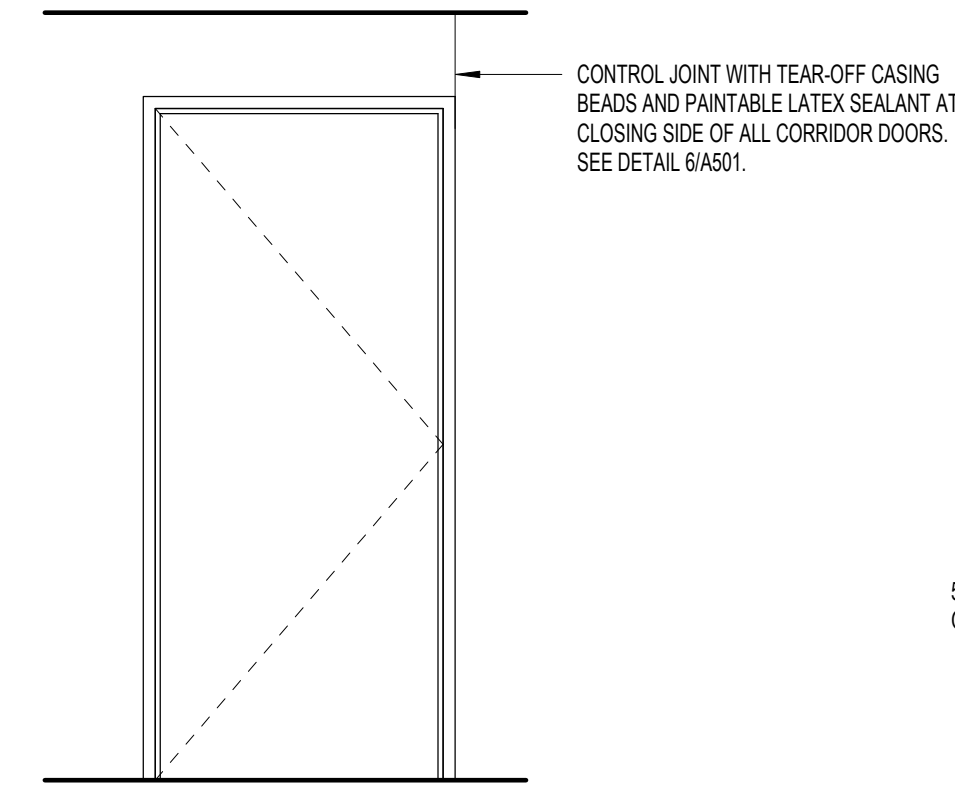


5 Mailbox Elevation
 3/4\" = 1'-0\"

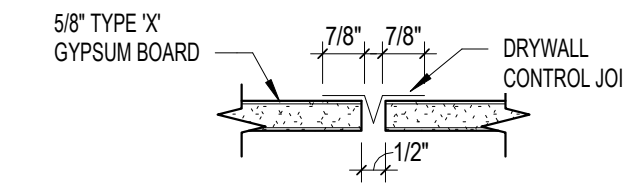
FIRST FLOOR
 100' = 0\"



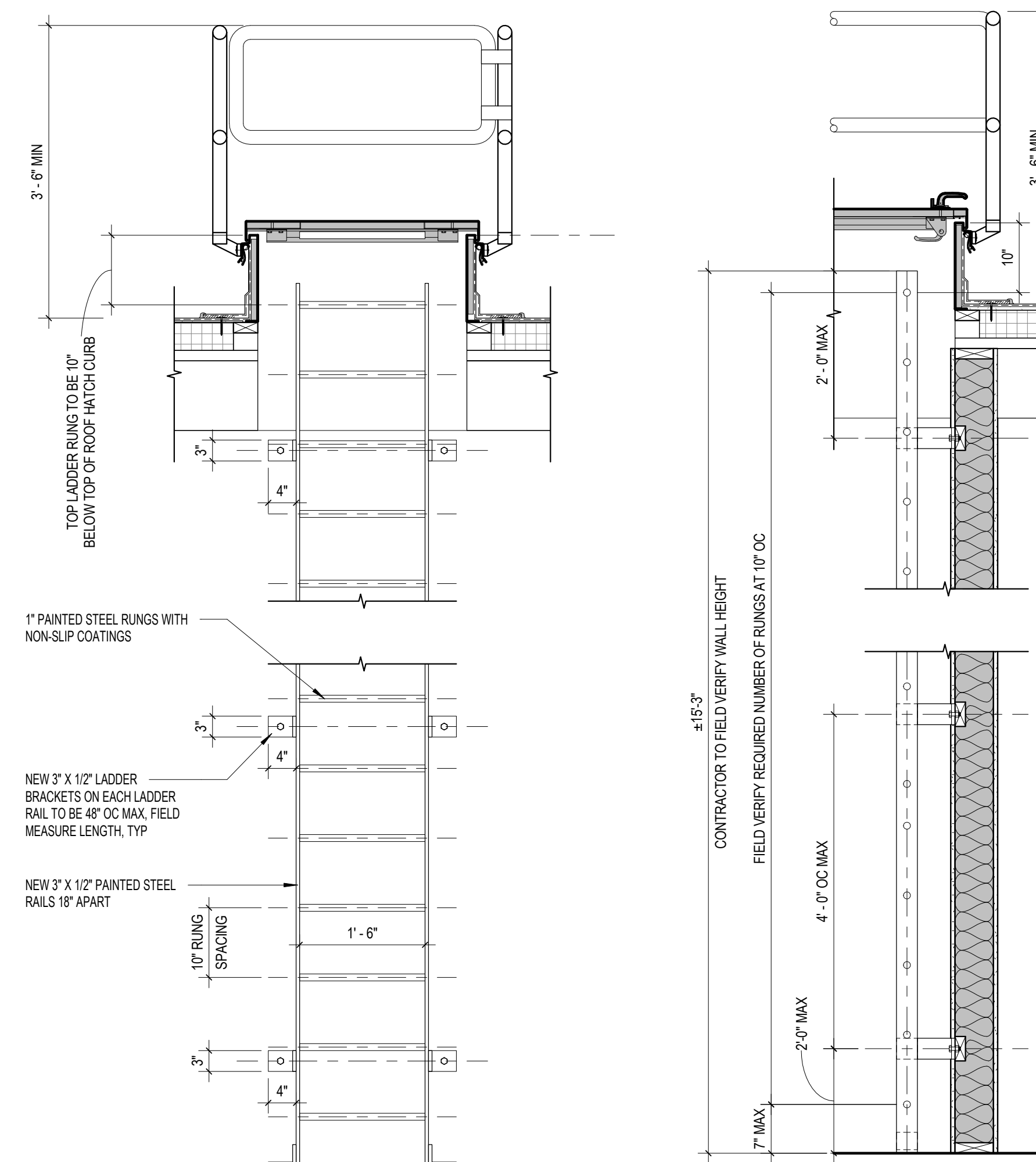
4 Signage Elevation
 1/2\" = 1'-0\"



3 Drywall Joint Location
 1/2\" = 1'-0\"



2 Drywall Control Joint
 3\" = 1'-0\"



1 Roof Ladder Details
 3/4\" = 1'-0\"

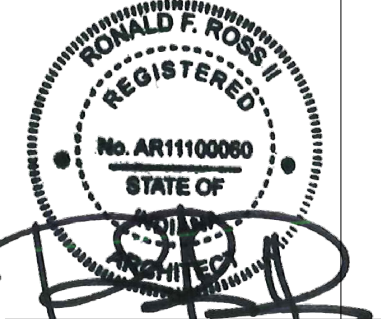
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 Ft Wayne, IN 46816



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REVISION: _____ DATE: _____

DRAWN BY: BMM
 COMMISSION NUMBER: F23066
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 DATE: 2024-02-07
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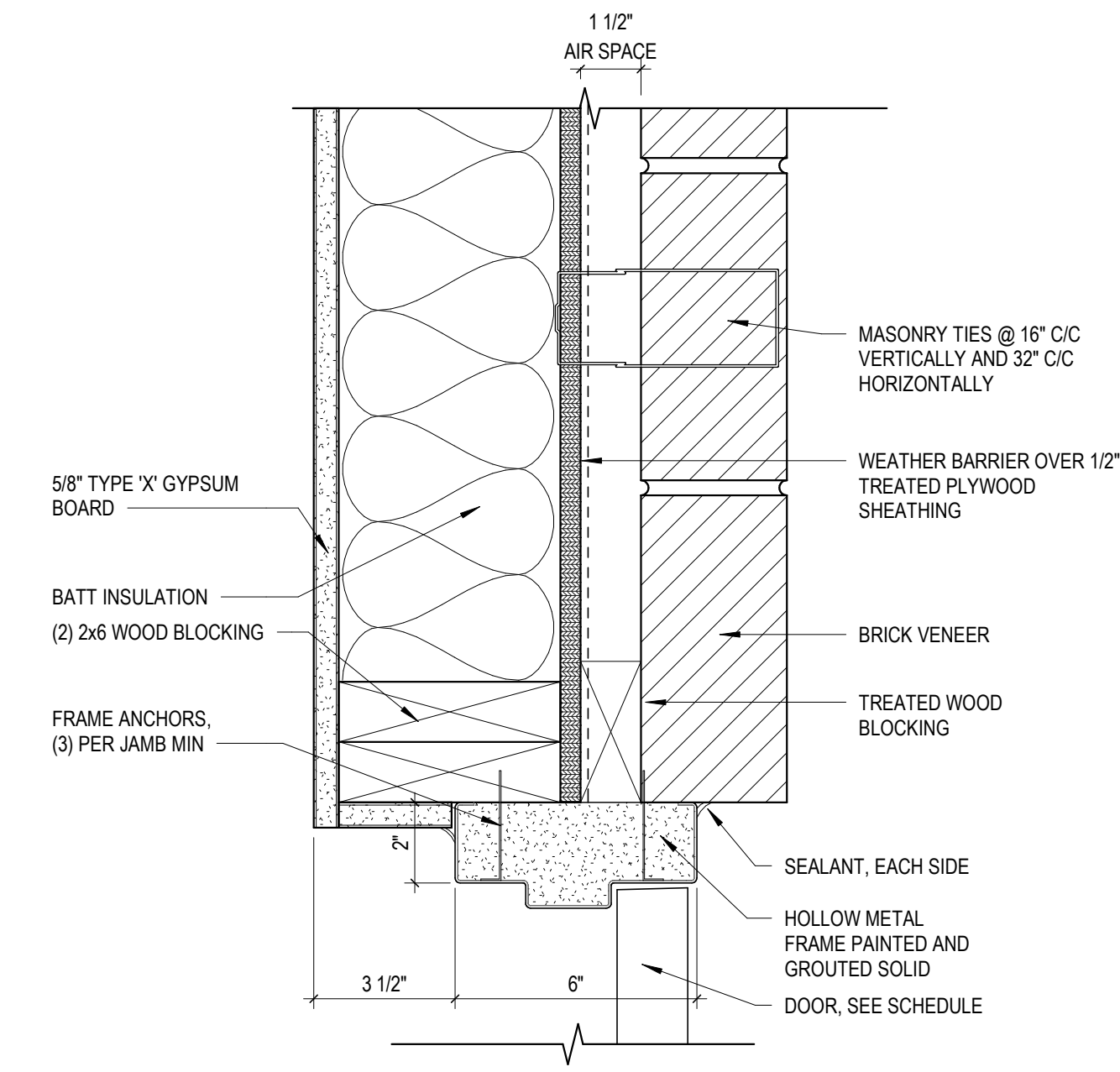
BUILDING DETAILS

HARDWARE SETS					
SET #01 DOORS: H101A			SET #07 DOORS: H113, H114, H115, H204, H205, H304		
1 CONT. HINGE	112XY	628	IVE	3 HINGE	58B1HW SIZE, QTY.
1 DUMMY PUSH BAR	250DT	626	FAL	1 HINGE	NRP AS REQ'D (SEE SPECS)
1 90 DEG OFFSET PULL	8190EZHD 10"0	630/316	IVE	1 STOREROOM LOCK	W51P6 DAN
1 OH STOP	90S	630	GLY	1 SURFACE CLOSER	SC71A SS
1 AUTO OPERATOR	8242 MS 120 VAC (DROP MOUNT TO ALLOW FOR OH STOP)	689	FAL	1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS
1 ACTUATOR	8310 - 853T	630	LCN	1 OH STOP	142AA
1 MOUNT BOX	8310 - 867S	630	LCN	1 WEATHERSTRIPPING	429AA-S
1 ACTUATOR	SHARED WITH ADJACENT OPENING (VEST.)	630	LCN	1 DOOR SWEEP, BRUSH	8198AA
BOTH AUTO OPERATOR ACTUATORS ENABLED AT ALL TIMES. PUSHING EITHER ACTUATOR SIGNALS AUTO OPERATOR TO OPEN DOOR. FREE EGRESS AT ALL TIMES.			SET #08 DOORS: H101B, H120		
SET #02 DOORS: H117			3 HINGE		
1 PRIVACY LOCK	MA311 OCCUPIED/ VACANT DDM	626	FAL	1 RAIN DRIP	142AA
1 SURFACE CLOSER	SC21A RW/PA	689	FAL	1 WEATHERSTRIPPING	429AA-S
1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS	630	IVE	1 DOOR SWEEP, BRUSH	8198AA
1 MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE	1 THRESHOLD, 1/2"	655A
1 WALL STOP	WS406/407CCV	630	IVE	DOOR NORMALLY CLOSED AND LOCKED. PRESENTING VALID CREDENTIAL TO READER MOMENTARILY RELEASES ELECTRIC STRIKE, ALLOWING ACCESS. DOOR TO REMAIN LOCKED UPON LOSS OF POWER. FREE EGRESS AT ALL TIMES.	
1 GASKETING	488SBK PSA	630	IVE	SET #09 DOORS: H100	
SET #03 DOORS: H105B			3 HINGE		
1 ENTRY/OFFICE LOCK	W511P6 DAN	626	FAL	1 ENTRY/OFFICE LOCK	W511P6 DAN
1 SURFACE CLOSER	SC71A SS	689	FAL	1 SURFACE CLOSER	SC81A RW/PA
1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS	630	IVE	1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS
1 RAIN DROP	142AA	AA	ZER	1 WALL STOP	WS406/407CCV
1 WEATHERSTRIPPING	429AA-S	AA	ZER	1 GASKETING	488SBK PSA
1 DOOR SWEEP, BRUSH	8198AA	AA	ZER	SET #05 DOORS: H105A, H118, H202, H302, H305	
1 THRESHOLD, 1/2"	655A	A	ZER	3 HINGE	58B1HW SIZE, QTY.
SET #04 DOORS: H102, H106			3 HINGE		
1 ENTRY/OFFICE LOCK	W511P6 DAN	626	FAL	1 CLASSROOM LOCK	W561P6 DAN
1 SURFACE CLOSER	SC81A RW/PA	689	FAL	1 SURFACE CLOSER	SC21A RW/PA
1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS	630	IVE	1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS
1 WALL STOP	WS406/407CCV	630	IVE	1 WALL STOP	WS406/407CCV
1 GASKETING	488SBK PSA	630	IVE	1 GASKETING	488SBK PSA
SET #06 DOORS: H119			3 HINGE		
1 STOREROOM LOCK	T81P DANE	626	FAL	1 STOREROOM LOCK	T81P DANE
1 SURFACE CLOSER	SC71A SS	689	FAL	1 SURFACE CLOSER	SC71A SS
1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS	630	IVE	1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS
1 RAIN DRIP	142AA	AA	ZER	1 RAIN DRIP	142AA
1 WEATHERSTRIPPING	429AA-S	AA	ZER	1 WEATHERSTRIPPING	429AA-S
1 DOOR SWEEP, BRUSH	8198AA	AA	ZER	1 DOOR SWEEP, BRUSH	8198AA
1 THRESHOLD, 1/2"	655A	A	ZER	1 THRESHOLD, 1/2"	655A
SET #10 DOORS: H103, H111, H203, H303, H311			3 HINGE		
1 FIRE EXIT HARDWARE	F-19-R-L-BE-DANE	689	FAL	1 HINGE	58B1HW SIZE, QTY.
1 SURFACE CLOSER	SC81A RW/PA	689	FAL	1 HINGE	NRP AS REQ'D (SEE SPECS)
1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS	630	IVE	1 STOREROOM LOCK	W51P6 DAN
1 WALL STOP	WS406/407CCV	630	IVE	1 SURFACE CLOSER	SC71A SS
1 GASKETING	488SBK PSA	630	IVE	1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS
SET #11 DOORS: H1, H2, H3, H4, H5, H6, H10, H11, H12, H13, H14, H15, H16, H17, H18, H20, H21, H22, H23, H24, H25, H26, H27, H28			2 SPRING HINGE		
1 SPRING HINGE	3SP1 4.5 X 4.5	652	IVE	1 HINGE	58B1HW SIZE, QTY.
1 HINGE	58B1HW SIZE, QTY.	652	IVE	1 HINGE	NRP AS REQ'D (SEE SPECS)
1 PASSAGE SET	J10F MAR 16-059	626	SCH	1 SURFACE CLOSER	SC601 RW/PA
1 SGL CYL DEADBOLT	B60N6	626	SCH	1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS
1 SURFACE CLOSER	SC601 RW/PA	626	FAL	1 DOOR STOP	73 OR 060 (AS REQ'D)
1 KICK PLATE	8400 10" X 1 1/2" LDW B-CS	630	IVE	1 GASKETING	488SBK PSA
1 DOOR STOP	73 OR 060 (AS REQ'D)	2-625E	IVE	1 DOOR BOTTOM	263A
1 GASKETING	488SBK PSA	630	IVE	1 THRESHOLD	BY OTHERS
1 DOOR BOTTOM	263A	A	ZER	1 VIEWER, 190 DEG	U698
1 THRESHOLD	BY OTHERS	626	BIO	SET #12 DOORS: U-5, U-7, U-13, U-16	
1 VIEWER, 190 DEG	U698	626	IVE	3 HINGE	58B1, SIZE, QTY.
SET #12 DOORS: U-5, U-7, U-13, U-16			3 HINGE		
1 PRIVACY LOCK	J40 MAR	626	SCH	1 HINGE	58B1, SIZE, QTY.
1 DOOR STOP	73 OR 060 (AS REQ'D)	2-625E	IVE	1 HINGE	NRP AS REQ'D (SEE SPECS)
3 SILENCER	SR SERIES (AS REQ'D FOR WDF/HMF)	GRY	IVE	1 HINGE	58B1, SIZE, QTY.
SET #13 DOORS: U-3, U-4, U-11, U-12			3 HINGE		
1 PRIVACY LOCK	J10 MAR	626	SCH	1 HINGE	58B1, SIZE, QTY.
1 DOOR STOP	73 OR 060 (AS REQ'D)	2-625E	IVE	1 HINGE	NRP AS REQ'D (SEE SPECS)
3 SILENCER	SR SERIES (AS REQ'D FOR WDF/HMF)	GRY	IVE	1 HINGE	58B1, SIZE, QTY.
SET #14 DOORS: U-6, U-14			3 HINGE		
1 PRIVACY LOCK	J54 MAR	626	SCH	1 HINGE	58B1, SIZE, QTY.
1 DOOR STOP	73 OR 060 (AS REQ'D)	2-625E	IVE	1 HINGE	NRP AS REQ'D (SEE SPECS)
3 SILENCER	SR SERIES (AS REQ'D FOR WDF/HMF)	GRY	IVE	1 HINGE	58B1, SIZE, QTY.

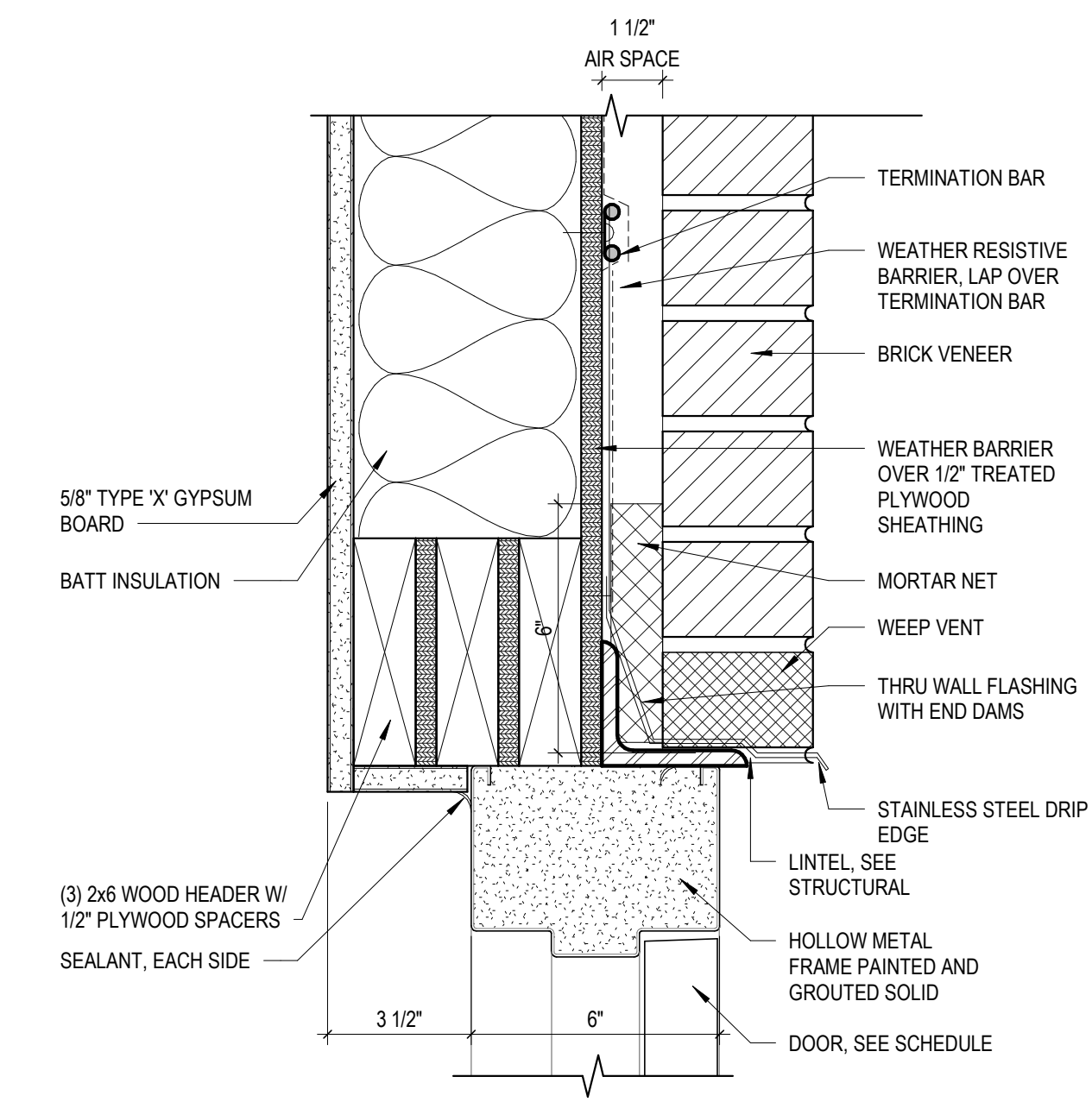
Door & Frame Schedule															
Door Number	Leaf Count	Material	Elevation	Door			Frame			Door Head	Door Jamb	Door Sill	Fire Rating	Hardware	Remarks
				Width	Height	Thickness	Material	Elevation							
H11	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H12	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H13	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H4	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H5	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H6	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H10	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H11	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H12	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H13	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H14	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H15	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H16	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H17	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H18	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H20	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H21	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H22	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H23	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H24	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H25	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H26	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H27	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H28	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11			
H100	1	AL	FG	3'-0"	7'-0"	0'-1 3/4"	AL	3	6A512	4A512	09	2.3			
H101A	1	AL	FG	3'-0"	7'-0"	0'-1 3/4"	AL	3	6A512	4A512	01	2.3			
H101B	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	3	3A510	6A510	08				
H102	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	04			
H103	1	HM	N	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	60	10			
H105A	1	HM	FG	3'-0"	7'-0"	0'-1 3/4"	HM	5	6A512	4A512	20	05			
H105B	1	HM	FG	3'-0"	7'-0"	0'-1 3/4"	HM	3	3A510	6A510	03				
H106	1	HM	FG	3'-0"	7'-0"	0'-1 3/4"	HM	5	6A512	4A512	20	05			
H111	1	HM	N	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	60	10			
H113	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	07			
H114	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	07			
H115	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	07			
H117	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	02			
H118	1	HM	N	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	05			
H119	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	3	3A510	6A510	06				
H120	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	3	3A510	6A510	08				
H202	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	05			
H203	1	HM	N	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	60	10			
H204	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	07			
H205	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	07			
H211	1	HM	N	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	60	10			
H302	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	05			
H303	1	HM	N	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	60	10			
H304	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	07			
H305	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	05			
H311	1	HM	N	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	60	10			

Unit Door & Frame Schedule															
Door Number	Leaf Count	Material	Elevation	Door			Frame			Door Head	Door Jamb	Door Sill	Rating	Hardware	Remarks
				Width	Height	Thickness	Material	Elevation							
U-3	1	SEMISCWD	F	2'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510	13				
U-4	1	SEMISCWD	F	2'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510	13				
U-5	1	SEMISCWD	F	2'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510	12				
U-6	1	SEMISCWD	L	2'-6"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510	14				
U-7	1	SEMISCWD	F	2'-8"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510	12				
U-8	2	SEMISCWD	F	5'-8"	6'-8"	0'-2"	WD	1							
U-11	1	SEMISCWD	F	2'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510	13				
U-12	1	SEMISCWD	F	2'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510	13				
U-13	1	SEMISCWD	F	3'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510	12				
U-14	1	SEMISCWD	L												

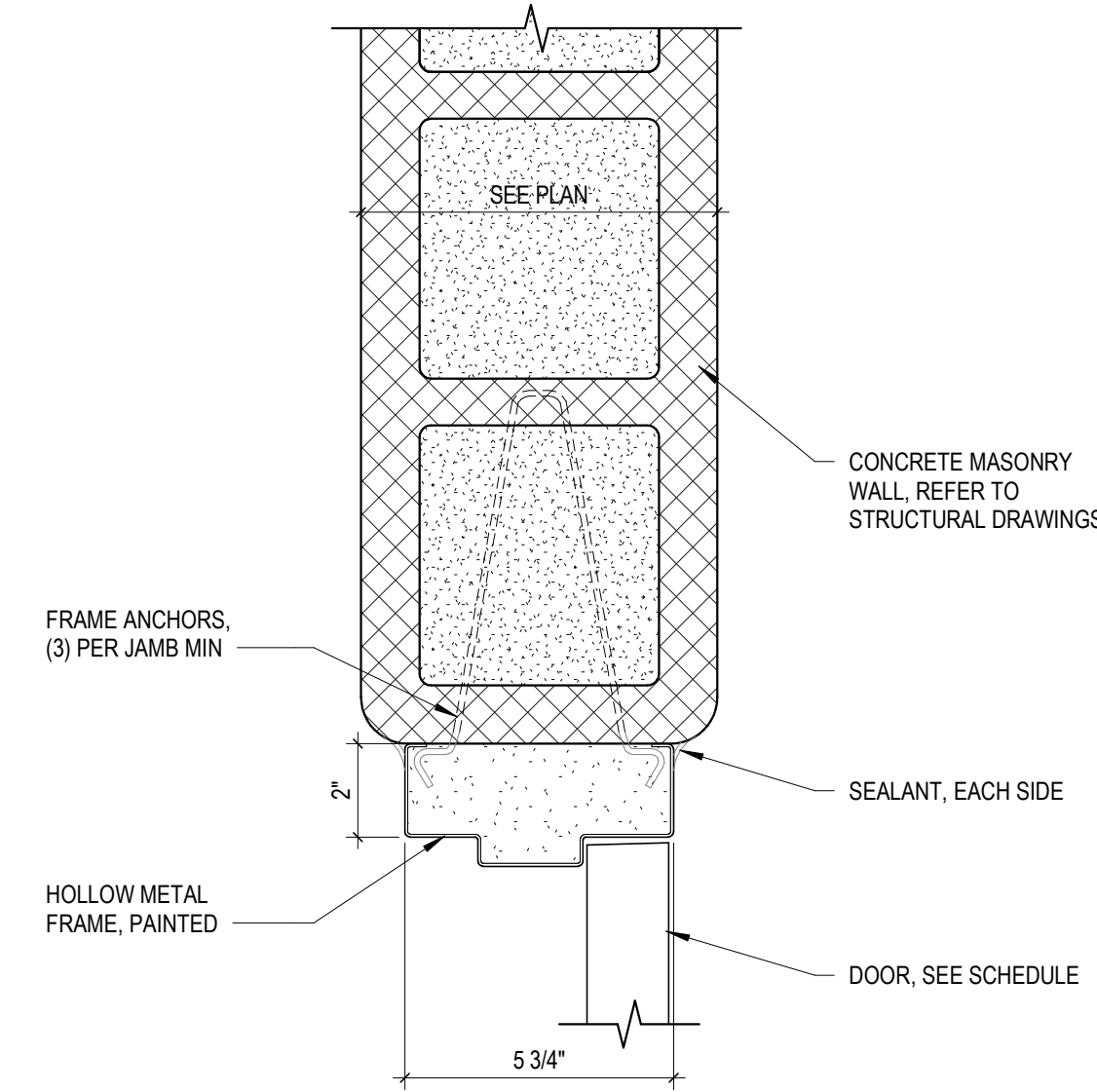
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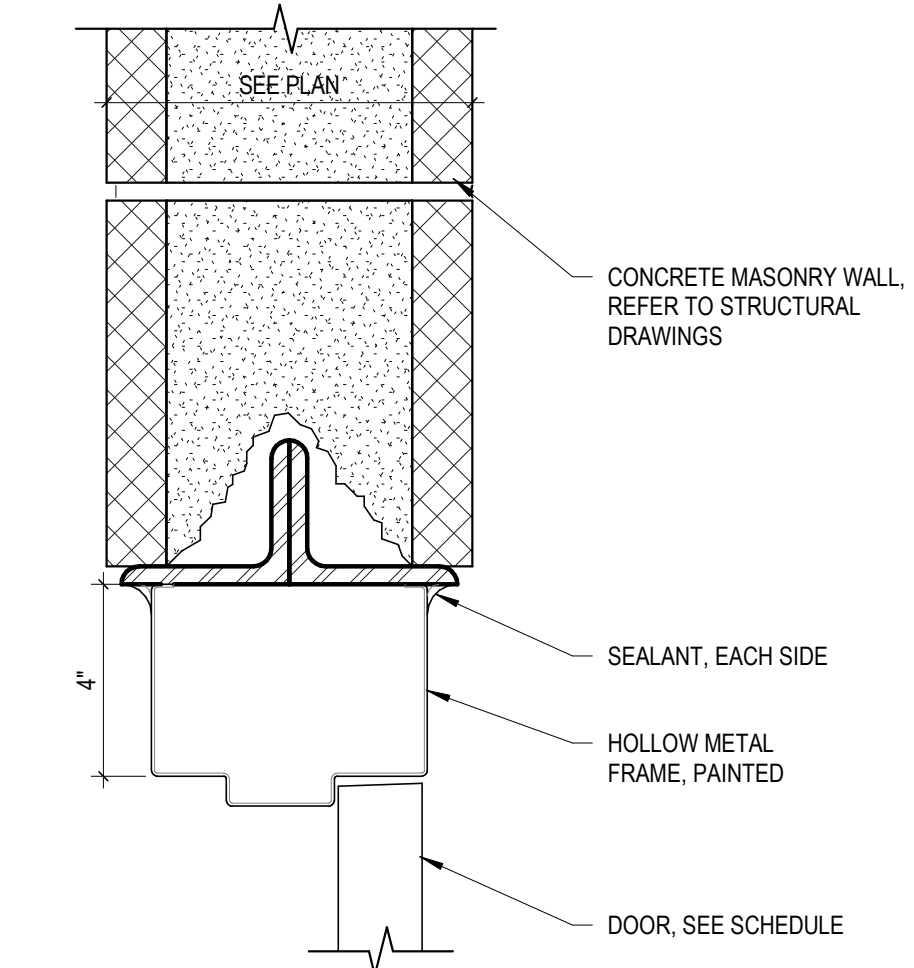
6 Jamb Detail
 3" = 1'-0"



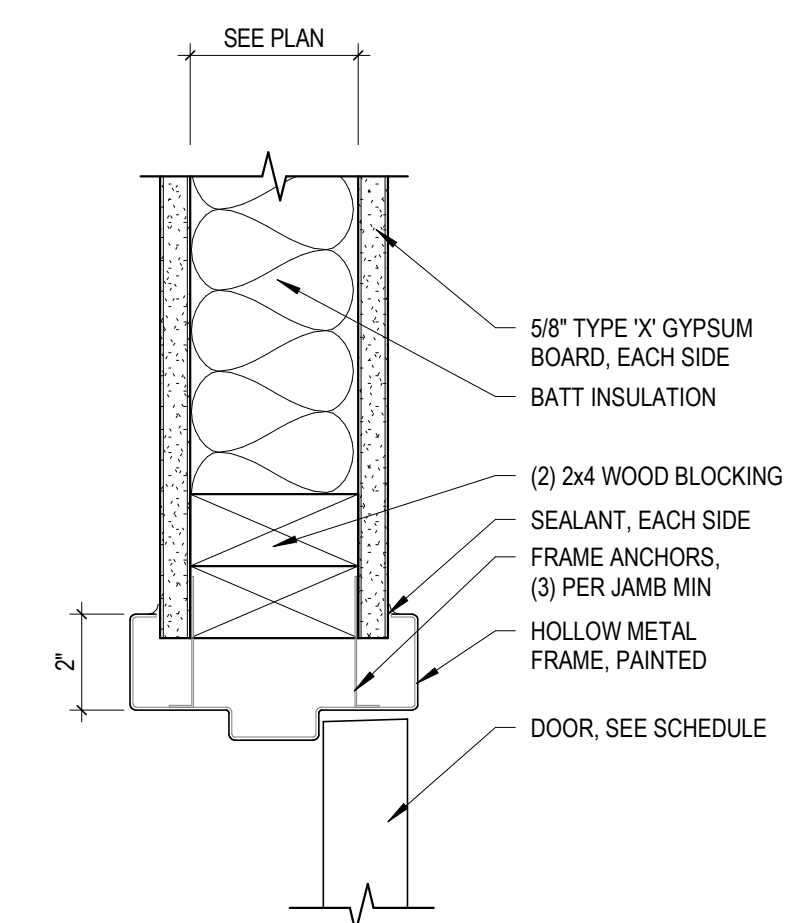
3 Head Detail
 3" = 1'-0"



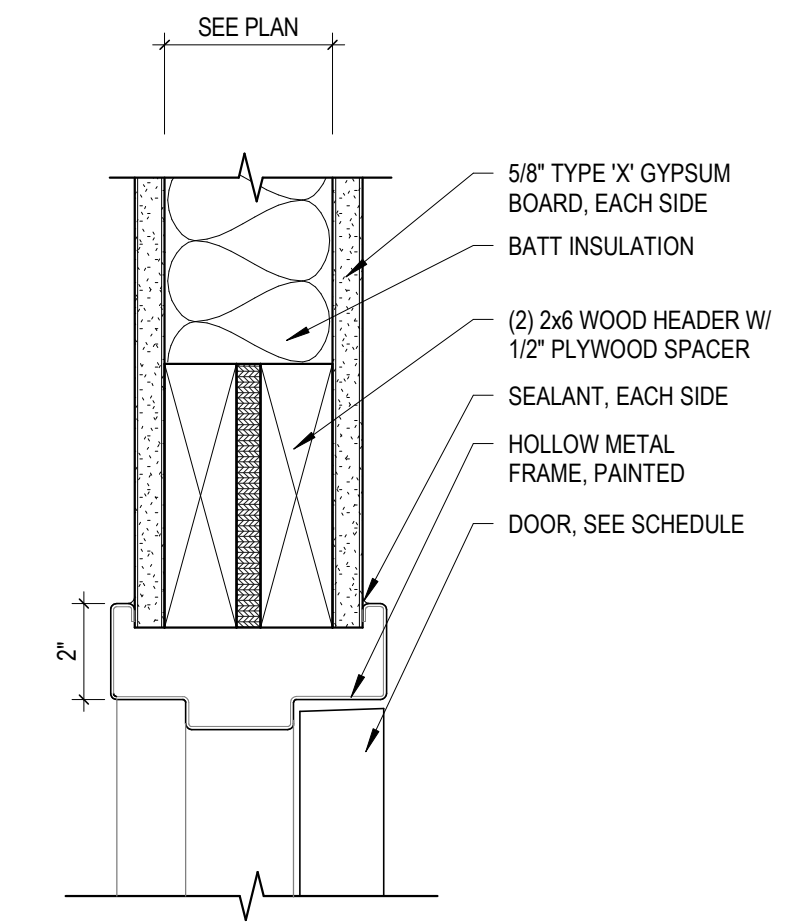
5 Jamb Detail
 3" = 1'-0"



2 Head Detail
 3" = 1'-0"



4 Jamb Detail
 3" = 1'-0"



1 Head Detail
 3" = 1'-0"

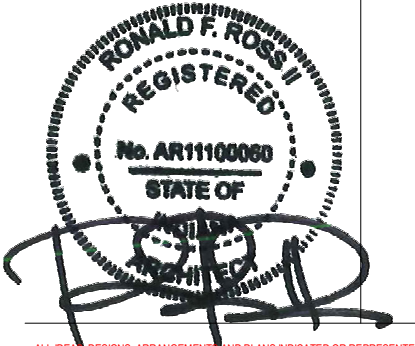
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street pho 260.422.7994
 Fort Wayne, Indiana 46802 fax 260.426.2067



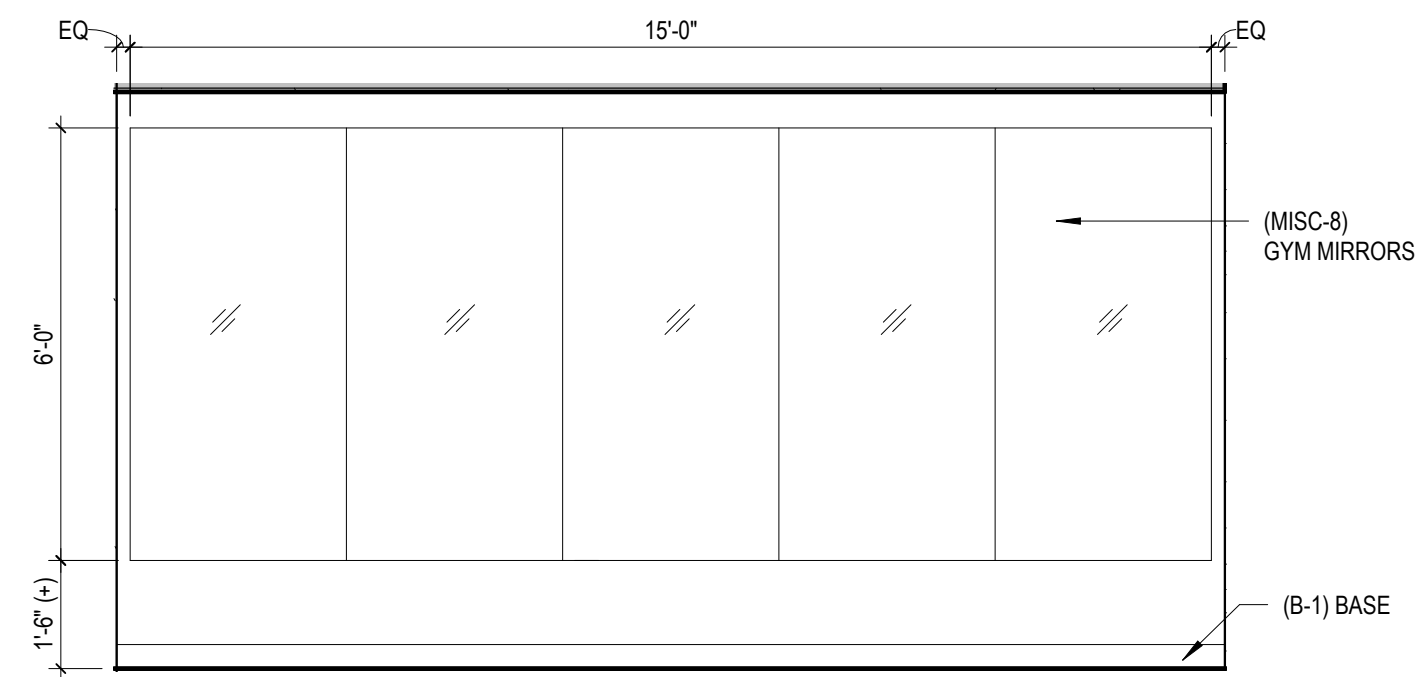
ALL DESIGN, CONSTRUCTION, ADMINISTRATION AND/OR SERVICES PROVIDED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF MARTIN RILEY, INC. AND SHALL BE KEPT IN CONFIDENCE AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING SHALL BE PROHIBITED. CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THE OFFICE FOR REVIEW FOR THE APPLICABLE CODES AND ORDINANCES FOR CONFORMANCE WITH THE DRAWING DATA AND THE DESIGN INTENT EXPRESSED IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH FABRICATION.

REVISION	DATE

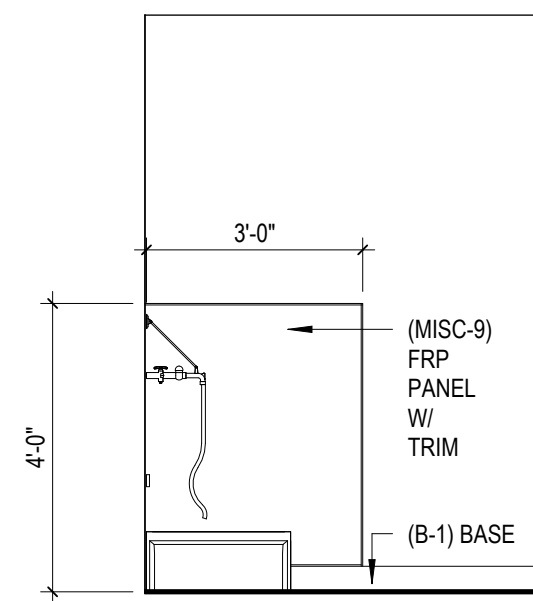
DRAWN BY:	Author	REVIEWED BY:	Checker
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

A511

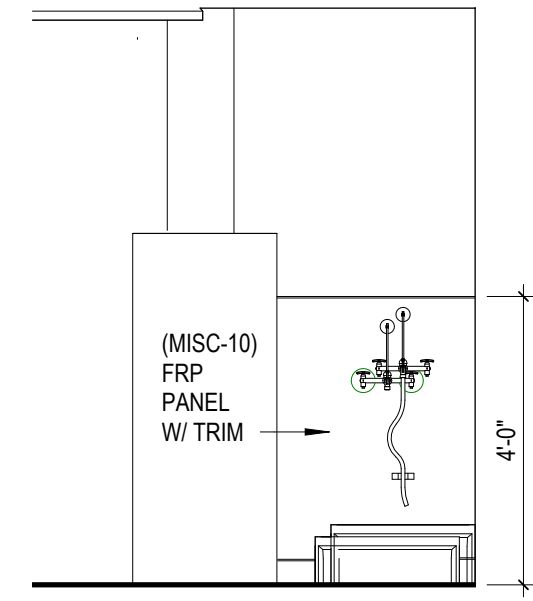
DOOR DETAILS



5 Gym Mirrors
3/8" = 1'-0"



4 Storage 113- West
3/8" = 1'-0"



3 Storage 113-South
3/8" = 1'-0"

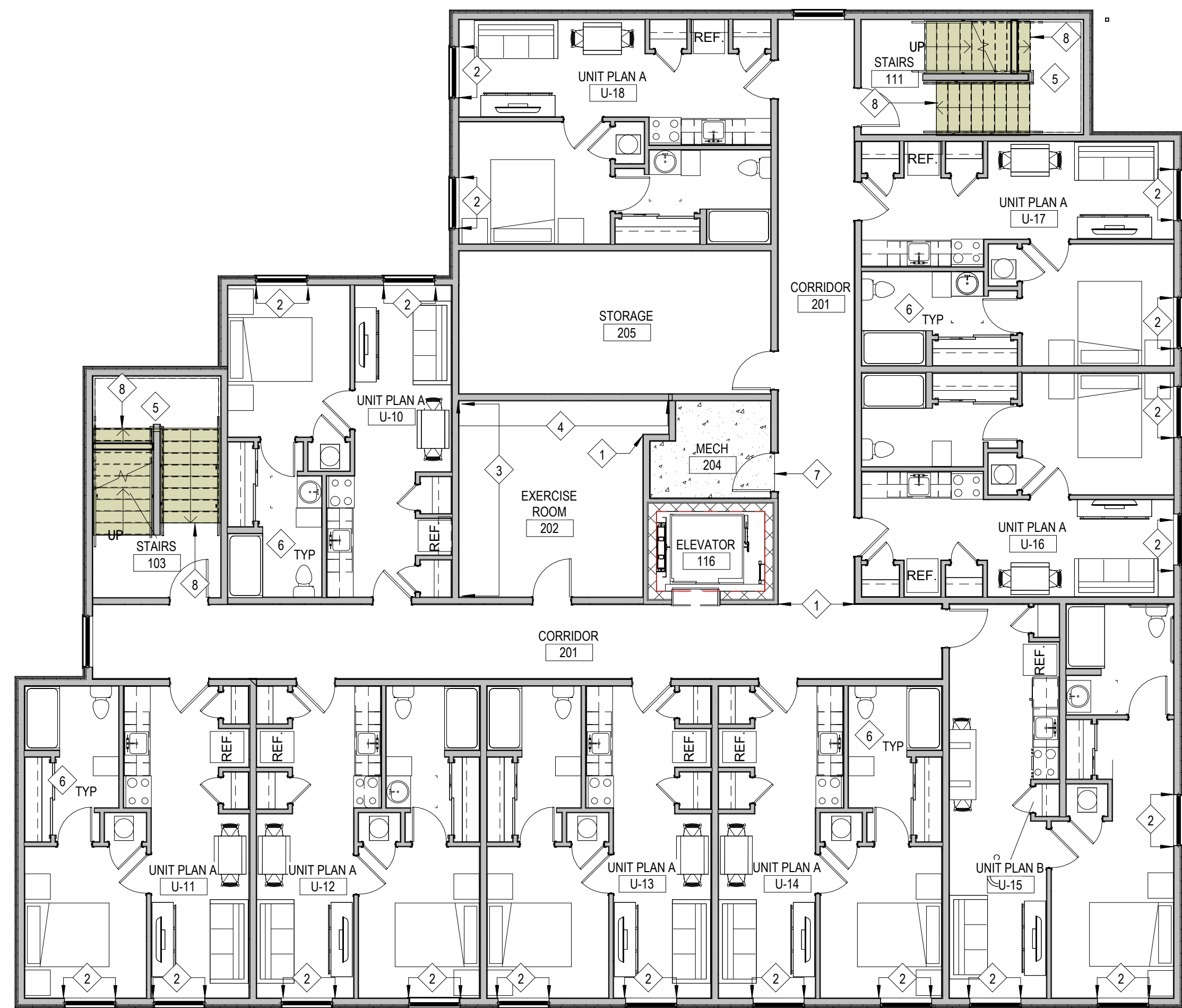
Floor Finish Legend	
	LVT FLOORING (R-1)
	WALK-OFF TILE (CPT-1)
	SEALED CONCRETE (CONC-1)
	RUBBER STAIR TREADS, RISERS (R-2)

Work Description Notes

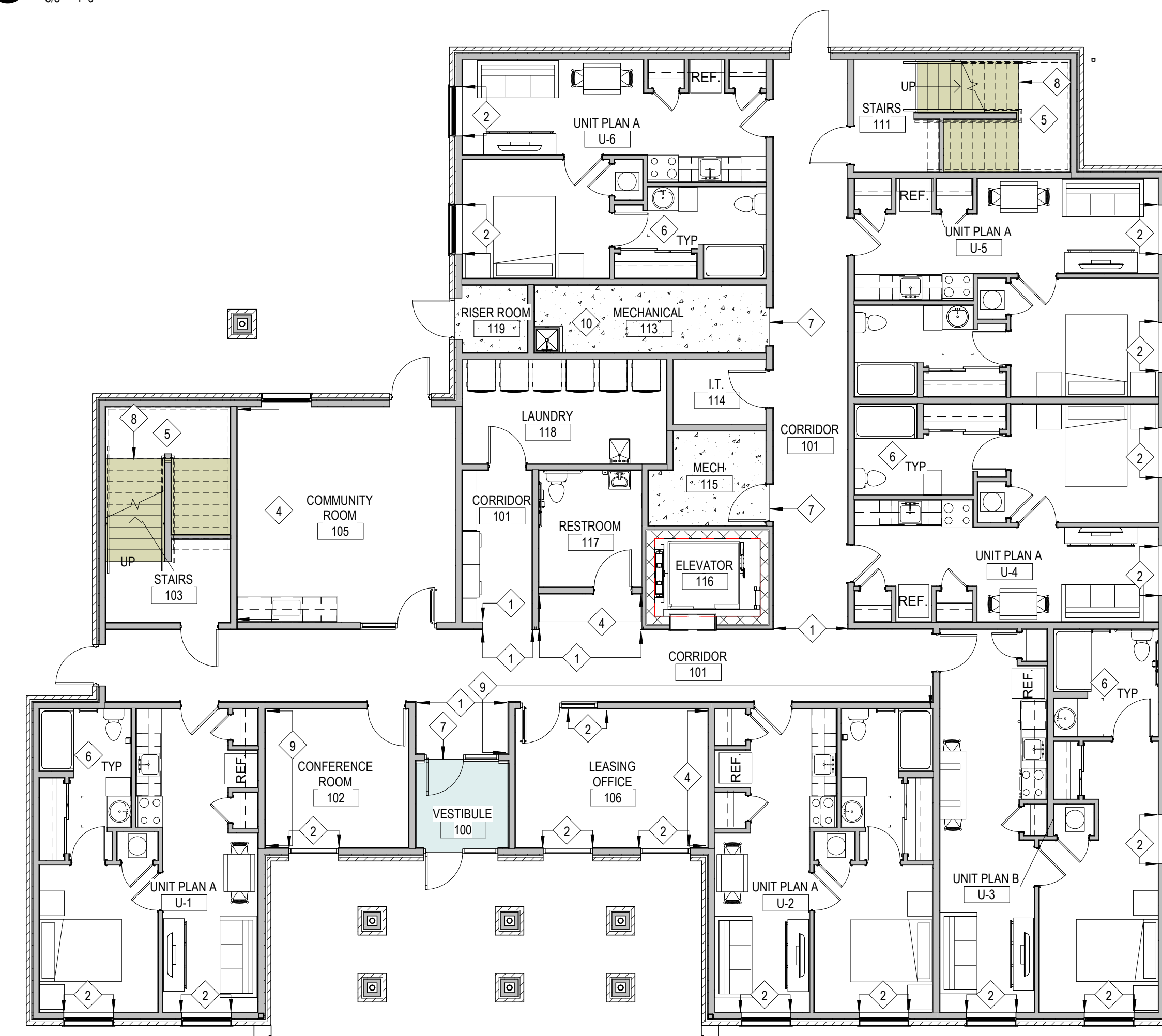
- 1 PROVIDE WALL CORNER GUARD (MISC-6). SEE FINISH LEGEND ON SHEET A602
- 2 PROVIDE 2" FAUX WOOD BLINDS (MISC-5)
- 3 (MISC-8) GYM MIRRORS. SEE FINISH LEGEND ON SHEET A602
- 4 (PT-7) PAINTED ACCENT WALL
- 5 PAINT STAIR RAILING AND STRINGERS (PNT-5). SEE FINISH LEGEND ON SHEET A602
- 6 INSTALL SILICONE CAULK WHERE LVT FLOORING ENDS AROUND TOILET BASE AND TUBE (TYPICAL)
- 7 PROVIDE FLOORING REDUCER STRIP (MISC-7) SEE FINISH LEGEND ON SHEET A602
- 8 PROVIDE VINYL STAIR NOSING TO MATCH COLOR OF RUBBER TREADS
- 9 (PT-6) PAINTED ACCENT WALL
- 10 PROVIDE FRP PANELS ON BACK AND SIDE OF JANITOR SINK (MISC-9). SEE FINISH LEGEND ON SHEET A602

General Finish Notes

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
2. ALL DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION EFFORTS OF ALL SUB-CONTRACTORS. FAILURE TO ANTICIPATE CHANGES OR MODIFICATIONS SHALL NOT BE THE BASIS FOR ADDITIONAL COST REQUESTS. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
4. CONTRACTOR TO PROVIDE EITHER 2x WOOD BLOCKING INFILL OR METAL BACKING PLATES FOR THE SUPPORT OF ALL WALL MOUNTED EQUIPMENT INCLUDING CABINETS, TOILET ACCESSORIES, ETC. AS REQUIRED TO ALLOW FOR PROPER ATTACHMENT. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
5. WALL SURFACES SHALL BE MADE SMOOTH PRIOR TO RECEIVING FINISHES.
6. FLOOR COVERING TRANSITIONS SHALL BE CENTERED BELOW DOORS IN THE CLOSED POSITION.
7. H.M. DOOR FRAMES ARE TO BE PRIMED AND PAINTED (PNT-4).
8. PROVIDE ADA COMPLIANT INTERIOR SIGNAGE (MISC-11) AT ENTRY DOOR TO ROOMS. REFER TO SIGNAGE SCHEDULE ON SHEET G102.



2 Finish Plan - Second Floor
1/8" = 1'-0"



1 Finish Plan - First Floor
1/8" = 1'-0"

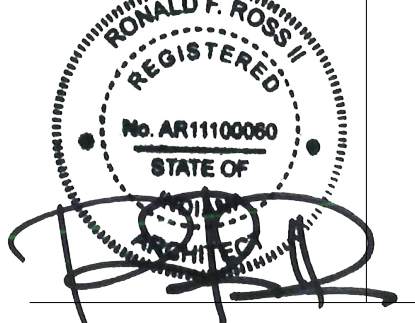
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067



REVISION: _____ DATE: _____

DRAWN BY: MEK
COMMISSION NUMBER: F23066
REVIEWED BY: PMK
DATE: 2024-02-07

A601

FINISH PLAN - FIRST FLOOR
AND SECOND FLOOR

F23066 Hillcrest Commons
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 SDDDDC

F23066 Hillcrest Commons
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 SDDDDC

Room Finish Schedule										
X	Room Name	Floor Finish	Base Finish	Wall Finish			Ceiling Finish	Ceiling Height	Remarks	
				North	South	East				West
100	VESTIBULE	CPT-1	B-1	PNT-2/PNT-7	PNT-2	PNT-2	PNT-2	A-1	8'-0"	
101	CORRIDOR	R-1	B-1	PNT-2	PNT-2/PNT-8	PNT-2/PNT-8	PNT-2	A-1	8'-0"	2
102	CONFERENCE ROOM	R-1	B-1	PNT-3	PNT-3	PNT-3	PNT-6	A-1	8'-0"	
103	STAIRS	R-1/R-2	B-1	PNT-2	PNT-2	PNT-2	PNT-2	--	8'-0"	5
105	COMMUNITY ROOM	R-1	B-1	PNT-3	PNT-3	PNT-3	PNT-7	A-1	8'-0"	
106	LEASING OFFICE	R-1	B-1	PNT-3	PNT-3	PNT-7	PNT-3	A-1	8'-0"	
111	STAIRS	R-1/R-2	B-1	PNT-2	PNT-2	PNT-2	PNT-2	--	8'-0"	5
113	MECHANICAL	R-1	B-1	PNT-3	PNT-3	PNT-3	PNT-3	A-1	8'-0"	
114	I.T.	R-1	B-1	PNT-3	PNT-3	PNT-2	PNT-3	A-1	8'-0"	
115	MECH	CONC-1	B-1	PNT-3	PNT-2	PNT-3	PNT-3	A-1	8'-0"	
116	ELEVATOR	R-1	MISC-2	MISC-2	MISC-2	MISC-2	MISC-2	MISC-2	--	
117	RESTROOM	R-1	B-1	PNT-9	PNT-9	PNT-9	PNT-9	A-1	8'-0"	
118	LAUNDRY	R-1	B-1	PNT-9	PNT-9	PNT-9	PNT-9	A-1	8'-0"	
119	RISER ROOM	CONC-1	B-1	PNT-3	PNT-2	PNT-3	PNT-3	A-1	8'-0"	
201	CORRIDOR	R-1	B-1	PNT-2	PNT-2	PNT-2	PNT-2	A-1	8'-0"	
202	EXERCISE ROOM	R-1	B-1	PNT-7	PNT-3	PNT-3	PNT-3	A-1	8'-0"	3
203	STAIRS	R-1/R-2	B-1	PNT-2	PNT-2	PNT-2	PNT-2	--	--	5
204	MECH	CONC-1	B-1	PNT-3	PNT-3	PNT-3	PNT-3	A-1	8'-0"	
205	STORAGE	R-1	B-1	PNT-3	PNT-3	PNT-3	PNT-3	A-1	8'-0"	
211	STAIRS	R-1/R-2	B-1	PNT-2	PNT-2	PNT-2	PNT-2	--	--	5
216	ELEVATOR	R-1	MISC-2	MISC-2	MISC-2	MISC-2	MISC-2	MISC-2	--	
301	CORRIDOR	R-1	B-1	PNT-2	PNT-2	PNT-2	PNT-2	A-1	8'-0"	
302	THEATER	R-1	B-1	PNT-3	PNT-3	PNT-3	PNT-7	A-1	8'-0"	
303	STAIRS	R-1/R-2	B-1	PNT-2	PNT-2	PNT-2	PNT-2	A-1	8'-11/4"	5
304	MECH	CONC-1	B-1	PNT-3	PNT-3	PNT-2	PNT-3	A-1	8'-0"	1
305	COMPUTER ROOM	R-1	B-1	PNT-3	PNT-3	PNT-3	PNT-3	A-1	8'-5/32"	
311	STAIRS	R-1/R-2	B-1	PNT-2	PNT-2	PNT-2	PNT-2	A-1	8'-11/4"	5
316	ELEVATOR	R-1	MISC-2	MISC-2	MISC-2	MISC-2	MISC-2	MISC-2	--	
U1	UNIT PLAN A KITCHEN	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U2	UNIT PLAN A LIVING ROOM	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U3	UNIT PLAN A CLOSET	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U4	UNIT PLAN A PANTRY	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U5	UNIT PLAN A BEDROOM	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U6	UNIT PLAN A MECHANICAL	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U7	UNIT PLAN A CLOSET	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U8	UNIT PLAN A RESTROOM	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U9	UNIT PLAN B KITCHEN	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U10	UNIT PLAN B LIVING ROOM	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U11	UNIT PLAN B CLOSET	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U12	UNIT PLAN B PANTRY	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U13	UNIT PLAN B BEDROOM	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U14	UNIT PLAN B MECHANICAL	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U15	UNIT PLAN B CLOSET	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	
U16	UNIT PLAN B RESTROOM	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0" (+/-)	

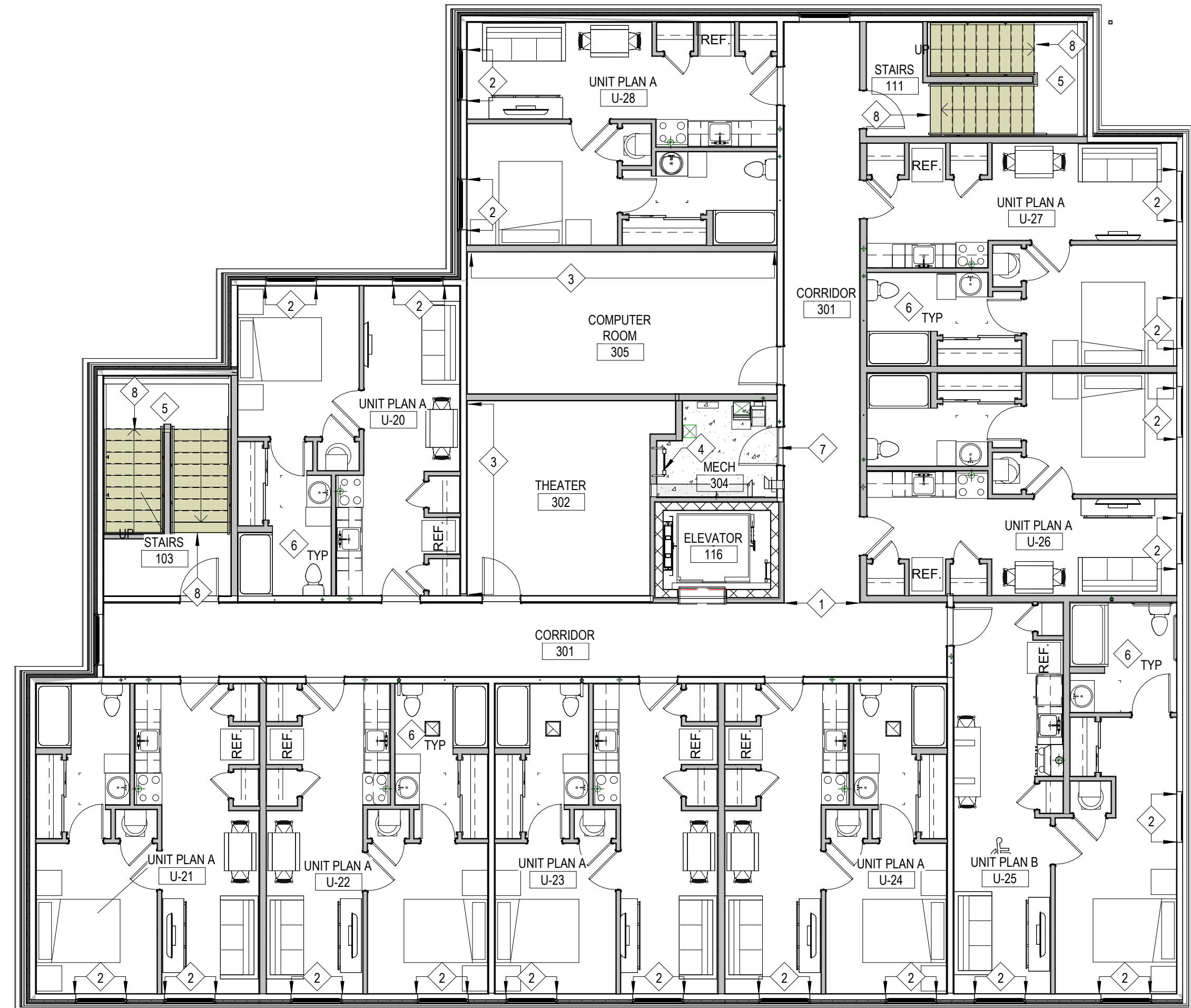
General Finish Notes

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
- ALL DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION EFFORTS OF ALL SUB-CONTRACTORS. FAILURE TO ANTICIPATE CHANGES OR MODIFICATIONS SHALL NOT BE THE BASIS FOR ADDITIONAL COST REQUESTS.
- REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO PROVIDE EITHER 2x WOOD BLOCKING INFILL OR METAL BACKING PLATES FOR THE SUPPORT OF ALL WALL MOUNTED EQUIPMENT INCLUDING CABINETS, TOILET ACCESSORIES, ETC. AS REQUIRED TO ALLOW FOR PROPER ATTACHMENT. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
- WALL SURFACES SHALL BE MADE SMOOTH PRIOR TO RECEIVING FINISHES.
- FLOOR COVERING TRANSITIONS SHALL BE CENTERED BELOW DOORS IN THE CLOSED POSITION.
- H.M. DOOR FRAMES ARE TO BE PRIMED AND PAINTED (PNT-4).
- PROVIDE ADA COMPLIANT INTERIOR SIGNAGE (MISC-11) AT ENTRY DOOR TO ROOMS. REFER TO SIGNAGE SCHEDULE ON SHEET G102.

Work Description Notes

- PROVIDE CORNER GUARD (MISC-6) SEE FINISH LEGEND
- PROVIDE 2" FAUX WOOD BLINDS (MISC-5)
- (PT-7) PAINTED ACCENT WALL
- PAINT LADDER SAFETY YELLOW
- PAINT STAIR RAILING AND STRINGERS (PNT-5). SEE FINISH LEGEND ON SHEET A602
- INSTALL SILICONE CAULK WHERE LVT FLOORING ENDS AROUND TOILET BASE AND TUBE (TYPICAL)
- PROVIDE FLOORING REDUCER STRIP (MISC-7) SEE FINISH LEGEND ON SHEET A602
- PROVIDE VINYL STAIR NOSING TO MATCH COLOR OF RUBBER TREADS

FINISH SCHEDULE REMARKS	
1. PAINT LADDER "SAFETY YELLOW" COLOR	
2. REFER TO FINISH PLANS FOR LOCATIONS OF FINISHES.	
3. PROVIDE GYM MIRRORS (MISC-8) ON EAST WALL. REFER TO ELEVATIONS 51A601	
4. PROVIDE FRP PANELS (MISC-9) AT JANITOR SINK. REFER TO ELEVATIONS 31A601 AND 41A601 FOR DETAIL.	
5. PROVIDE LVT FLOORING (R-1) AND BASE (B-1) AT STAIR LANDINGS	
FINISH LEGEND	
(A) CEILING	(MISC) MISCELLANEOUS CONTINUED
1. Gypsum Board, Painted (PNT-10)	11. ADA COMPLIANT INTERIOR SIGNAGE
a. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS	a. PRODUCT: INPRO CORP "ASPEN COLLECTION" (BASIS OF DESIGN)
b. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS	b. MATERIAL: NON-GLARE ACRYLIC
	c. TEXT/CHARACTER: TACTILE TEXT WITH RAISED CHARACTERS AND GRADE 2 BRAILLE
	d. REFER TO SIGNAGE SCHEDULE ON SHEET G102 FOR SIGNAGE DETAILS
(B) BASE	12. CULTURED MARBLE VANITY TOP IN WHITE WITH INTEGRAL WHITE RECTANGULAR BASIN
1. JOHNSONITE 4" RUBBER COVE BASE, 1/8" THICK	a. PROJECT SOURCE 30" W x 22" D ADA COMPLIANT VANITY TOP (BASIS OF DESIGN)
a. COLOR: TO BE SELECTED FROM MANUF. STANDARD COLORS	b. WYNDHAM COLLECTION 38" W x 22" D VANITY TOP (BASIS OF DESIGN)
b. ADHESIVE: MANUFACTURER APPROVED	c. EDGE PROFILE: FLAT
(CPT) CARPET	(PL) PLASTIC LAMINATE
1. EF CONTRACT "ACCESS" WALK-OFF TILE (ENTRY)	1. HIGH PRESSURE LAMINATE COUNTERTOP, POST-FORMING GRADE (APARTMENTS)
a. DIMENSIONS: 24" x 24"	a. COLOR: TO BE SELECTED FROM STANDARD LAMINATES
b. COLOR: TO BE SELECTED	b. FINISH: MANUFACTURER STANDARD
c. ADHESIVE: MANUFACTURER APPROVED	2. WILSONART HIGH PRESSURE LAMINATE COUNTERTOP, POST-FORMING GRADE (COMMUNITY ROOM #105)
d. INSTALLATION METHOD: QUARTER TURN	a. COLOR: TO BE SELECTED FROM STANDARD LAMINATES
(MISC) MISCELLANEOUS	b. FINISH: MANUFACTURER STANDARD
1. SMART CABINETS "UNIVERSAL ACCESS" BASE CABINETS WITH STANDARD WALL CABINETS	(PNT) PAINT
a. DOOR STYLE: ROCKPORT	1. APARTMENT WALLS: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT; EG-SHEL
b. WOOD SPECIES: MAPLE	a. COLOR: TO BE SELECTED
c. FINISH: SILVERGRASS	2. WALLS (HIGH PERFORMANCE): SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR PRE-CATALYZED WATERBASED EPOXY; EG-SHEL
d. DOOR/DRAWER PULLS: AMEROCK ALLISON VALIE	a. COLOR: TO BE SELECTED
e. HARDWARE COLLECTION ITEM NO. AME-12953, SATIN NICKEL FINISH	3. WALLS: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT; EG-SHEL
f. TOE KICK: 4-1/2" LAMINATE FINISH, COLOR TO MATCH CABINETS; SHOE TRIM S18	a. COLOR: TO BE SELECTED
g. WALL HUNG VANITY FOR ADA UNITS: MATCHING REMOVABLE PANEL WITH CLIPS; 24" DEEP x 23 1/2" HIGH	4. DOOR FRAMES: SHERWIN WILLIAMS (1) COAT PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (2) COATS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY; SEMI-GLOSS
2. ELEVATOR CAB	a. COLOR: TO BE SELECTED
a. FLOORING: (R-1)	5. STAIR RAILINGS: SHERWIN WILLIAMS (1) COAT PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (2) COATS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY; SEMI-GLOSS
b. WALL PANELS: LAMINATE - COLOR TO BE SELECTED FROM MANUF. STANDARD COLORS	a. COLOR: TO BE SELECTED
c. CEILING: BRUSHED STAINLESS STEEL	6. ACCENT WALLS: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT; EG-SHEL
3. CLOSET/MAID PANTRY WIRE SHELVING	a. COLOR: TO BE SELECTED
a. COMPONENT: CLOSE MESH SHELVING #403	7. ACCENT WALLS (HIGH PERFORMANCE): SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR PRE-CATALYZED WATERBASED EPOXY; EG-SHEL
b. SHELF DEPTH: 20"	a. COLOR: TO BE SELECTED
c. NUMBER OF SHELVES: (5) FIVE	8. WALLS (RR 117 AND LAUNDRY 118): SHERWIN WILLIAMS (1) COAT PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (2) COATS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY; SEMI-GLOSS
d. MOUNTING HARDWARE: PROVIDE MANUF. STANDARD MOUNTING HARDWARE, END CLIPS, STANDARDS, WALL BRACKETS, ETC.	a. COLOR: TO BE SELECTED
4. CLOSET/MAID CLOSET ROD AND WIRE SHELF	9. WALLS (RR 117 AND LAUNDRY 118): SHERWIN WILLIAMS (1) COAT PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (2) COATS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY; SEMI-GLOSS
a. COMPONENT: TOTAL SLIDE SHELF & HANGING ROD #591801	a. COLOR: TO BE SELECTED
b. SHELF DEPTH: 18"	10. CEILINGS: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT; EG-SHEL
c. HANGING ROD: 9/32" DIA ROD	a. COLOR: TO BE SELECTED
d. MOUNTING HARDWARE: PROVIDE MANUF. STANDARD MOUNTING HARDWARE, END CLIPS, STANDARDS, WALL BRACKETS, ETC.	(R) RESILIENT FLOORING
5. SWF CONTRACT 2" DESIGNER VINYL BLINDS	1. EF CONTRACT "WOODLANDS" LVT
a. DIMENSIONS: CONTRACTOR TO FIELD VERIFY	a. DIMENSIONS: 7' x 48" x 2.5 MM THICK
b. FINISH: TO BE SELECTED FROM MANUF. STANDARD COLORS	b. WEAR LAYER: 20 MIL
c. MOUNT: INSIDE	c. FINISH/CATING: ENHANCED UV URETHANE W/ CERAMIC MICRO BEAD
6. OS "SM-20M" ACROLYN SURFACE-MOUNT CORNER GUARD	d. COLOR: TO BE SELECTED FROM MANUF. STANDARD COLORS
a. LENGTH: 5'0" x 7'1" LEGS	e. INSTALLATION METHOD: ASHLAR
b. COLOR: TO BE SELECTED	f. ADHESIVE: MANUFACTURER APPROVED
7. JOHNSONITE VINYL REDUCER STRIP	2. TARKETT ANGLE FIT RUBBER STAIR TREADS, VINYL RISERS, AND VINYL NOSINGS
a. PROFILE: TO BE VERIFIED BY FLOORING CONTRACTOR	a. PROFILE: RAISED ROUND
b. COLOR: TO BE SELECTED FROM MANUFACTURER STANDARD COLORS	b. COLOR: TO BE SELECTED
c. APPLICATION: LVT TO SEALED CONCRETE	c. ADHESIVE: MANUFACTURER APPROVED
8. GYM MIRROR, CLEAR ANNEALED GLASS	
a. DIMENSIONS: 36" X 72" X 1/4" THICK	
b. MOUNTING HARDWARE: 22" A.F.F. MIRROR CLIPS, J BAR AND SCREWS	
c. QUANTITY: (5)	
9. CRANE COMPOSITES "GLASBORD" FRP PANEL	
a. SIZE: 4' x 8' x 0.09" THICK	
b. TEXTURE: EMBOSSED	
c. COLOR: TO BE SELECTED FROM MANUF. STANDARD COLORS	
d. TRIM: STAINLESS STEEL FOR CORNER AND FRAME	
10. BROAN-NUTONE STAINLESS STEEL SPLASH PLATE, MODEL #SP3004	
a. DIMENSION: 30" x 24"	
b. FINISH: REVERSIBLE STAINLESS STEEL	
c. HARDWARE: PROVIDE SCREWS FOR PRE-DRILLED SCREW HOLES	



Floor Finish Legend	
[Pattern]	LVT FLOORING (R-1)
[Pattern]	WALK-OFF TILE (CPT-1)
[Pattern]	SEALED CONCRETE (CONC-1)
[Pattern]	RUBBER STAIR TREADS, RISERS (R-2)

1 Finish Plan - Third Floor
 1/8" = 1'-0"

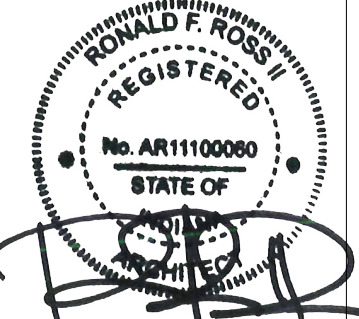
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



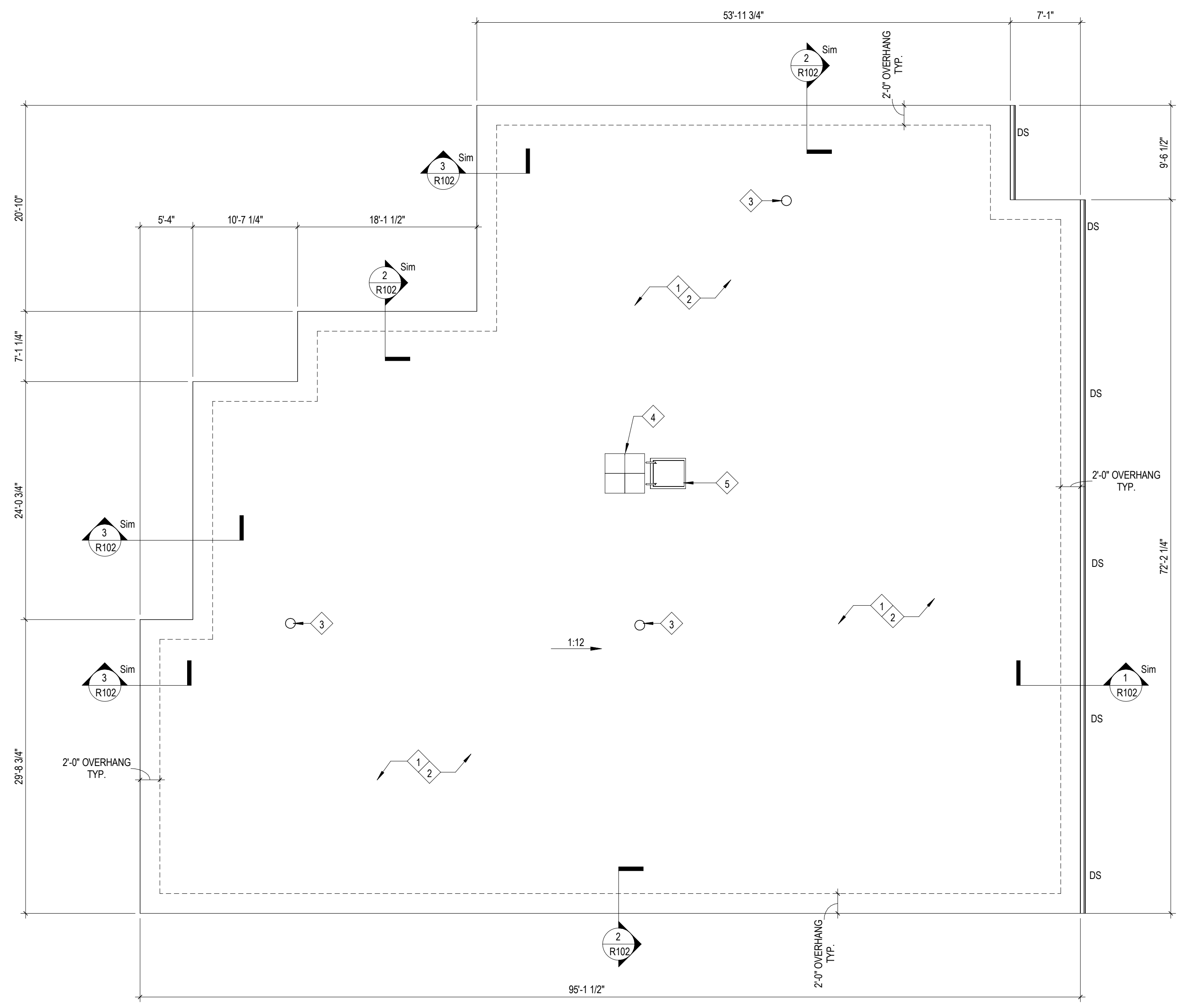
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		MEK	PMK
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

A602

FINISH PLAN - THIRD FLOOR
 AND ROOM FINISH
 SCHEDULE

F23066 Hillcrest Commons
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1 Roof Plan
 1/8" = 1'-0"

ROOF PRESSURES ASCE 7-10

ROOF FIELD	-54.79 POUNDS PER SQUARE FOOT
ROOF PERIMETER	-83.06 POUNDS PER SQUARE FOOT
ROOF CORNERS	-118.41 POUNDS PER SQUARE FOOT

EDGE METAL PRESSURES ANSISPRI ES - 1 2011

VERTICAL PERIMETER PRESSURE	-80.41 POUNDS PER SQUARE FOOT
VERTICAL CORNER PRESSURE	-114.26 POUNDS PER SQUARE FOOT
HORIZONTAL PERIMETER PRESSURE	-80.26 POUNDS PER SQUARE FOOT
HORIZONTAL CORNER PRESSURE	-59.78 POUNDS PER SQUARE FOOT

WOOD NAILERS ARE TO BE INSTALLED IN ACCORDANCE WITH ANSISPRI ES1 2011. APPROPRIATE WIND LOAD SAFETY FACTORS ARE TO BE USED BASED ON THE TABLE BELOW

WIND LOAD SAFETY FACTORS

WOOD	4.5
MASONRY	3.0
STEEL	1.9

2 Design Uplift Pressures
 3" = 1'-0"

Roofing General Notes

- CONTRACTOR AND/OR SUBCONTRACTORS SHALL NOT STAGE AND/OR STORE MATERIALS ON NEW ROOF SYSTEMS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS THAT AFFECT THIS WORK.
- CONTRACTOR STAGING AREA SHALL BE KEPT CLEAN AND ORGANIZED. PROVIDE CHAIN LINK CONSTRUCTION FENCING AROUND STAGING AREA(S) TO PREVENT PEDESTRIAN TRAFFIC.
- PROVIDE PROTECTIVE BARRIER BENEATH ANY ROOFING VEHICLES OR EQUIPMENT TO PREVENT DAMAGING AND/OR STAINING OF EXISTING ASPHALT OR CONCRETE WALKWAYS.
- REFER TO ARCH SHEETS FOR ADDITIONAL SCOPE
- PROVIDE ROOFING CONTRACTOR'S WARRANTY (2 YEAR) AND MANUFACTURER'S 30-YEAR WARRANTY
- CONTRACTOR IS TO VERIFY NUMBER AND TYPE OF PIPE BOOT REQUIRED.

Work Description Notes

- ROOFING TYPE - PROVIDE NEW RED ROSIN PAPER OVER PLYWOOD DECKING, NEW (2) LAYER 2" RIGID INSULATION (MECHANICALLY ATTACHED), NEW ADHESIVELY ADHERED 1/4" COVER BOARD AND NEW ADHESIVELY ADHERED TPO FLEXIBLE MEMBRANE.
- PROVIDE NEW TPO FLEXIBLE SHEET FLASHINGS AND STRIPPINGS.
- PROVIDE NEW MANUFACTURERS TPO PIPE BOOT FLASHING. SEE DETAIL S/R102. EXTEND PVC PIPE, IF NECESSARY, TO ATTAIN PROPER HEIGHT.
- (4) 24" x 24" x 2" INTERLOCKING RUBBER WALK PADS
- ROOF HATCH

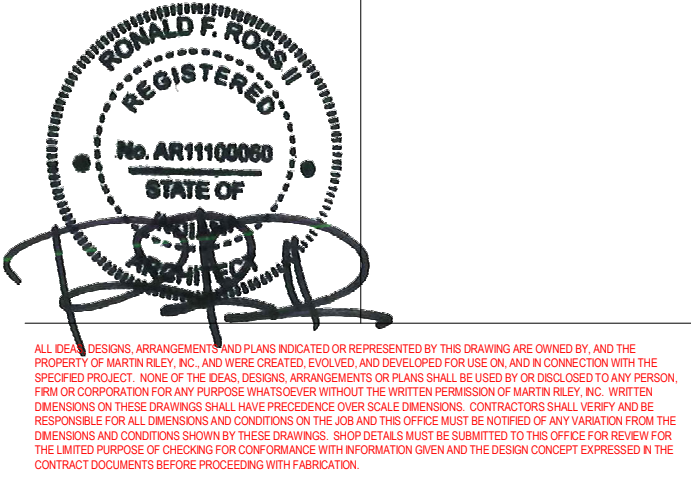
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REVISION	DATE
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DRAWN BY:	CPB	REVIEWED BY:	Checker
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

R101

ROOF PLAN

General Mechanical Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
2. SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE MATERIALS NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL; INCLUDING BUT NOT LIMITED TO: ALL FITTINGS, TRANSITIONS, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
4. DRAWING ORGANIZATION IS NOT TRADE SPECIFIC AND IS NOT INTENDED FOR DIVISION OF WORK AMONG SUBCONTRACTORS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROPERLY DISSEMINATE WORK ON ALL SHEETS AND COORDINATE WITH EVERY SUBCONTRACTOR IN ORDER TO PROVIDE A COMPLETE PROJECT.
5. PROTECT ALL EQUIPMENT AND FINISHES, NEW AND EXISTING, FROM DUST DEBRIS AND DAMAGE. FINAL CLEAN-UP SHALL BE PERFORMED TO PROVIDE A CLEAN, DUST FREE ENVIRONMENT TO THE OWNER. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EQUIPMENT INSTALLATION REQUIREMENTS.
6. EQUIPMENT, PIPING, AND DUCTWORK LAYOUTS ARE SCHEMATIC IN NATURE. CONTRACTOR MUST ADJUST TO FIELD CONDITIONS AND COORDINATE WITH OTHER TRADES DURING CONSTRUCTION BY ADDING OFFSETS AND ELBOWS WHERE REQUIRED. PRIOR TO INSTALLATION, THE ENGINEER MUST APPROVE ALL PROPOSED MODIFICATIONS TO DUCTWORK LAYOUT AND DESIGN.
7. ALL DUCTWORK SHALL BE INSULATED PER SPECIFICATIONS.
8. DUCT SIZES LISTED ARE "FREE AREA" AND SHALL NOT BE REDUCED. INCREASE DUCT SIZES AS REQUIRED TO ACCOUNT FOR LINING.
9. ALL MATERIALS INSTALLED WITHIN PLENUM SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A DEVELOPED SMOKE RATING NOT EXCEEDING 50 IN ACCORDANCE WITH STATE CODES.
10. COORDINATE EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES WITH LIGHTS AND ARCHITECTURAL REFLECTED CEILING PLAN.
11. FLEXIBLE DUCT SHALL BE USED, WHERE INDICATED, FOR STRAIGHT LINE SEGMENTS NOT EXCEEDING 5 FEET WHEN CONNECTING DIFFUSERS TO RIGID DUCTWORK ABOVE A REMOVABLE CEILING. USE RIGID METAL ELBOWS FOR CHANGES IN DIRECTION.
12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR CORE DRILLING AS REQUIRED FOR INSTALLATION OF PIPING PENETRATING BUILDING CONSTRUCTION.
13. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, TYPICAL.
14. CONTRACTOR TO PROVIDE ALL FIRE AND/OR SMOKE DAMPERS AND ACCESS DOORS FOR DUCTWORK AND FIRE CAULKING FOR PIPING THAT PENETRATES ALL FIRE RATED WALLS, CEILINGS AND FLOORS.
15. MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL SMOKE DETECTORS IN RETURN DUCTS. COORDINATE WITH ELECTRICAL CONTRACTOR. ELECTRICAL IS TO PROVIDE WIRING AND HOOKUP.
16. PROVIDE TESTING, ADJUSTING, AND BALANCING OF ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS. FINAL REPORT SHALL BE PROVIDED TO OWNER & ENGINEER.
17. RECORD DRAWINGS, OPERATING MANUALS, AND MAINTENANCE MANUALS SHALL BE PROVIDED TO OWNER & ARCHITECT PER ASHRAE 90.1 2007.
18. CONTRACTOR SHALL PAINT DUCTWORK/WALL AND OR CEILING CAVITY BEHIND DIFFUSERS AND OR GRILLES WITH FLAT BLACK PAINT PRIOR TO INSTALLATION OF DIFFUSERS AND OR GRILLES.
19. ALL SLEEVES PASSING THROUGH FIRE RATED WALLS SHALL BE SCHEDULE 40 STEEL.
20. MECHANICAL SYSTEMS SHALL NOT BE USED DURING CONSTRUCTION FOR HEATING, COOLING, OR VENTILATION.
21. CONTRACTOR TO ENSURE ROOF WARRANTY IS NOT VOIDED WHEN INSTALLING ROOF CURBS, EQUIPMENT RAILS, ETC. AN AUTHORIZED REPRESENTATIVE OF THE ROOFING MANUFACTURER SHALL BE PRESENT WHEN CURBS, RAILS, ETC ARE BEING INSTALLED.

Work Description Notes

1. TYPICAL APT A. SEE SUPPLY DUCTWORK AND ALL NOTES ON UNIT PLAN U-2 ON M101.
2. TRANSITION SUPPLY DUCT FROM UNIT AND EXHAUST DUCTS AS REQUIRED.
3. FURNISH AND INSTALL FIRE DAMPER AT THE FLOOR PENETRATION BETWEEN 1ST AND 2ND FLOOR.
4. CABINET HEATER ON INTERMEDIATE LANDING.
5. ROUTE DUCTWORK WITHIN SOFFIT. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN.

Mechanical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS.

COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

XX-1	SCHEDULED ITEM
[Symbol]	SUPPLY AIR DUCT
[Symbol]	RETURN AIR DUCT
[Symbol]	EXHAUST AIR DUCT
[Symbol]	FLEXIBLE DUCT
[Symbol]	VOLUME DAMPER
[Symbol]	NEW CONNECTION TO EXISTING
[Symbol]	FIRE & SMOKE DAMPER
[Symbol]	FIRE DAMPER
[Symbol]	SMOKE DAMPER
[Symbol]	THERMOSTAT
[Symbol]	DIRECTION OF AIRFLOW
AP	ACCESS PANEL IN DUCT
ESP	EXTERNAL STATIC PRESSURE (in-wg)
EXH	EXHAUST
FC	FAN COIL UNIT
HP	HEAT PUMP UNIT
OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR

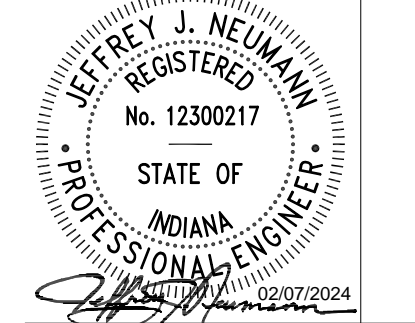
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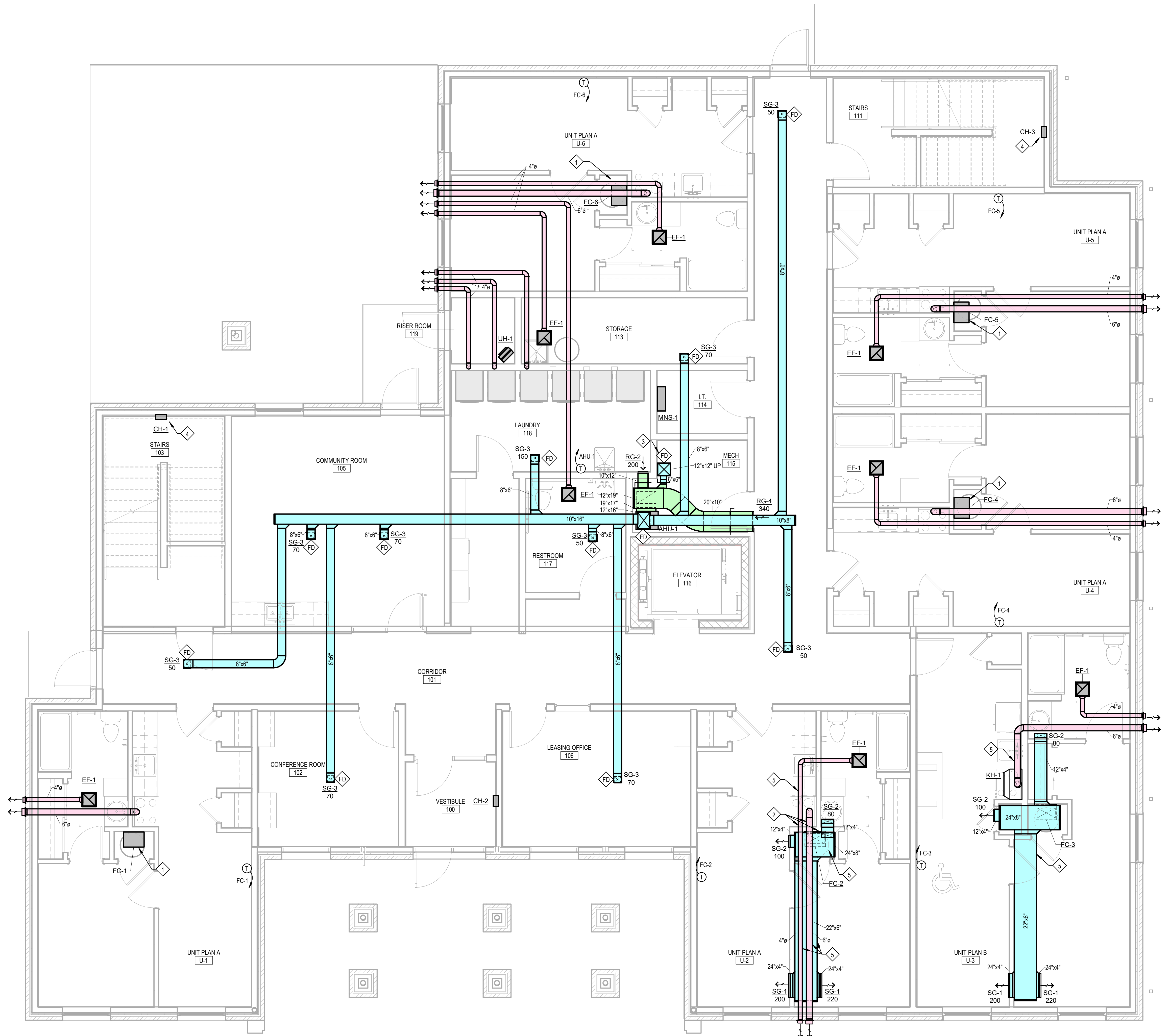


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DRAWN BY: EB
 COMMISSION NUMBER: F23066
 REVIEWED BY: JUN
 DATE: 2024-02-07

M101

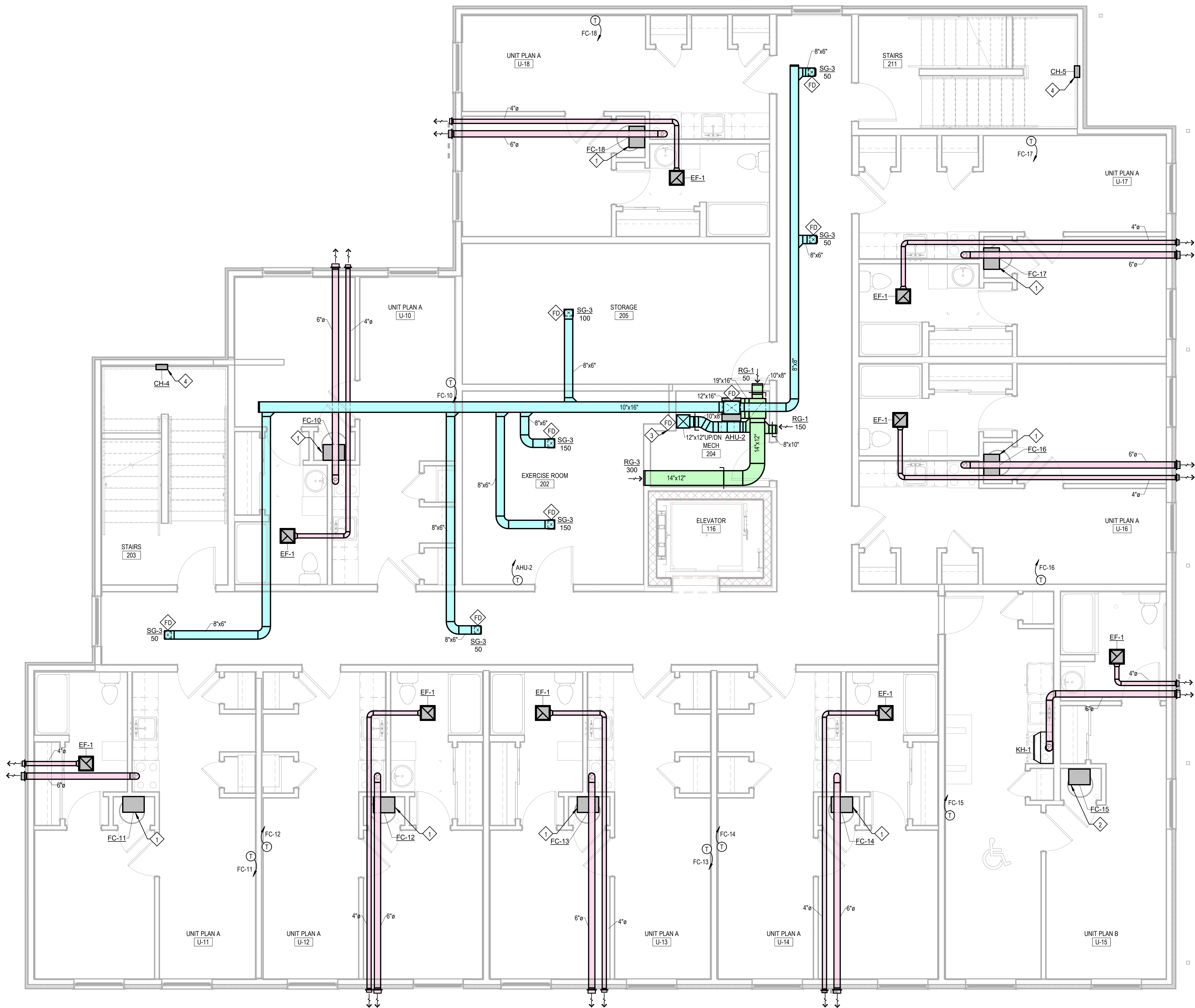
MECHANICAL PLAN FIRST FLOOR



1 Mechanical Plan - First Floor
 1/4" = 1'-0"

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 Project Status

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 Project Status



1 Mechanical Plan - Second Floor
 1/4" = 1'-0"

General Mechanical Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
2. SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE MATERIALS NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL, INCLUDING BUT NOT LIMITED TO: ALL FITTINGS, TRANSITIONS, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
4. DRAWING ORGANIZATION IS NOT TRADE SPECIFIC AND IS NOT INTENDED FOR DIVISION OF WORK AMONG SUBCONTRACTORS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROPERLY DISSEMINATE WORK ON ALL SHEETS AND COORDINATE WITH EVERY SUBCONTRACTOR IN ORDER TO PROVIDE A COMPLETE PROJECT.
5. PROTECT ALL EQUIPMENT AND FINISHES, NEW AND EXISTING, FROM DUST DEBRIS AND DAMAGE. FINAL CLEAN-UP SHALL BE PERFORMED TO PROVIDE A CLEAN, DUST FREE ENVIRONMENT TO THE OWNER. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EQUIPMENT INSTALLATION REQUIREMENTS.
6. EQUIPMENT, PIPING, AND DUCTWORK LAYOUTS ARE SCHEMATIC IN NATURE. CONTRACTOR MUST ADJUST TO FIELD CONDITIONS AND COORDINATE WITH OTHER TRADES DURING CONSTRUCTION BY ADDING OFFSETS AND ELBOWS WHERE REQUIRED. PRIOR TO INSTALLATION, THE ENGINEER MUST APPROVE ALL PROPOSED MODIFICATIONS TO DUCTWORK LAYOUT AND DESIGN.
7. ALL DUCTWORK SHALL BE INSULATED PER SPECIFICATIONS.
8. DUCT SIZES LISTED ARE "FREE AREA" AND SHALL NOT BE REDUCED. INCREASE DUCT SIZES AS REQUIRED TO ACCOUNT FOR LININGS.
9. ALL MATERIALS INSTALLED WITHIN PLENUM SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A DEVELOPED SMOKE RATING NOT EXCEEDING 50 IN ACCORDANCE WITH STATE CODES.
10. COORDINATE EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES WITH LIGHTS AND ARCHITECTURAL REFLECTED CEILING PLAN.
11. FLEXIBLE DUCT SHALL BE USED, WHERE INDICATED, FOR STRAIGHT LINE SEGMENTS NOT EXCEEDING 5 FEET WHEN CONNECTING DIFFUSERS TO RIGID DUCTWORK ABOVE A REMOVABLE CEILING. USE RIGID METAL ELBOWS FOR CHANGES IN DIRECTION.
12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR CORE DRILLING AS REQUIRED FOR INSTALLATION OF PIPING PENETRATING BUILDING CONSTRUCTION.
13. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, TYPICAL.
14. CONTRACTOR TO PROVIDE ALL FIRE AND/OR SMOKE DAMPERS AND ACCESS DOORS FOR DUCTWORK AND FIRE CALLING FOR PIPING THAT PENETRATES ALL FIRE RATED WALLS, CEILINGS AND FLOORS.
15. MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL SMOKE DETECTORS IN RETURN DUCTS. COORDINATE WITH ELECTRICAL CONTRACTOR. ELECTRICAL IS TO PROVIDE WIRING AND HOOKUP.
16. PROVIDE TESTING, ADJUSTING, AND BALANCING OF ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS. FINAL REPORT SHALL BE PROVIDED TO OWNER & ENGINEER.
17. RECORD DRAWINGS, OPERATING MANUALS, AND MAINTENANCE MANUALS SHALL BE PROVIDED TO OWNER & ARCHITECT PER ASHRAE 90.1 2007.
18. CONTRACTOR SHALL PAINT DUCTWORKWALL AND OR CEILING CAVITY BEHIND DIFFUSERS AND OR GRILLES WITH FLAT BLACK PAINT PRIOR TO INSTALLATION OF DIFFUSERS AND OR GRILLES.
19. ALL SLEEVES PASSING THROUGH FIRE RATED WALLS SHALL BE SCHEDULE 40 STEEL.
20. MECHANICAL SYSTEMS SHALL NOT BE USED DURING CONSTRUCTION FOR HEATING, COOLING, OR VENTILATION.
21. CONTRACTOR TO ENSURE ROOF WARRANTY IS NOT VOIDED WHEN INSTALLING ROOF CURBS, EQUIPMENT RAILS, ETC. AN AUTHORIZED REPRESENTATIVE OF THE ROOFING MANUFACTURER SHALL BE PRESENT WHEN CURBS, RAILS, ETC ARE BEING INSTALLED.

Work Description Notes

1. TYPICAL APT A. SEE SUPPLY DUCTWORK AND ALL NOTES ON UNIT PLAN U-2 ON M101.
2. TYPICAL APT B. SEE SUPPLY DUCTWORK AND ALL NOTES ON UNIT PLAN U-3 ON M101.
3. FURNISH AND INSTALL FIRE DAMPER AT THE FLOOR PENETRATION BETWEEN 1ST AND 2ND FLOOR, AND 2ND AND 3RD FLOOR.
4. CABINET HEATER ON INTERMEDIATE LANDING.

Mechanical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS.

COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

- XX-1 SCHEDULED ITEM
- [Symbol] SUPPLY AIR DUCT
- [Symbol] RETURN AIR DUCT
- [Symbol] EXHAUST AIR DUCT
- [Symbol] FLEXIBLE DUCT
- [Symbol] VOLUME DAMPER
- [Symbol] NEW CONNECTION TO EXISTING
- [Symbol] FIRE & SMOKE DAMPER
- [Symbol] FIRE DAMPER
- [Symbol] SMOKE DAMPER
- [Symbol] THERMOSTAT
- [Symbol] DIRECTION OF AIRFLOW

AP ACCESS PANEL IN DUCT
 ESP EXTERNAL STATIC PRESSURE (in-wg)
 EXH EXHAUST
 FC FAN COIL UNIT
 HP HEAT PUMP UNIT
 OA OUTDOOR AIR
 RA RETURN AIR
 SA SUPPLY AIR

New Construction and Renovation Work for :

Hillcrest Commons

711 Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street pho 260.422.7994
 Fort Wayne, Indiana 46802 fax 260.426.2067



REVISION: DATE:

DRAWN BY: EB REVIEWED BY: JUN
 COMMISSION NUMBER: F23066 DATE: 2024-02-07

M102

MECHANICAL PLAN SECOND FLOOR

General Mechanical Notes

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Work Description Notes

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- 2 TYPICAL APT B. SEE SUPPLY DUCTWORK AND ALL NOTES ON UNIT PLAN U-3 ON M101.
- 3 FURNISH AND INSTALL ALL FIRE DAMPER AT THE FLOOR PENETRATION BETWEEN 2ND AND 3RD FLOOR.
- 4 COORDINATE SUPPLY TRANSITION WITH STRUCTURAL TRANSITION OA DUCT AS REQUIRED TO LOCATE OA INTAKE AT LEAST 2' AWAY FROM THE ROOF HATCH. COORDINATE WITH STRUCTURAL.

Mechanical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS.

COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

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[Symbol]	SUPPLY AIR DUCT
[Symbol]	RETURN AIR DUCT
[Symbol]	EXHAUST AIR DUCT
[Symbol]	FLEXIBLE DUCT
[Symbol]	VOLUME DAMPER
[Symbol]	NEW CONNECTION TO EXISTING
[Symbol]	FIRE & SMOKE DAMPER
[Symbol]	FIRE DAMPER
[Symbol]	SMOKE DAMPER
[Symbol]	THERMOSTAT
[Symbol]	DIRECTION OF AIRFLOW
AP	ACCESS PANEL IN DUCT
ESP	EXTERNAL STATIC PRESSURE (in-wg)
EXH	EXHAUST
FCH	FAN COIL UNIT
HP	HEAT PUMP UNIT
OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR

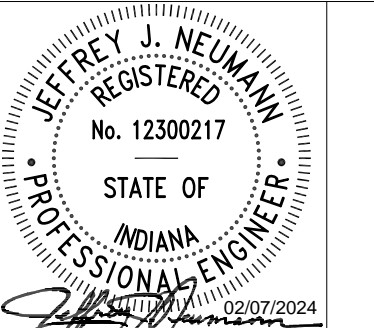
New Construction and Renovation Work for :

Hillcrest Commons

711 Tillman Rd
Fort Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067

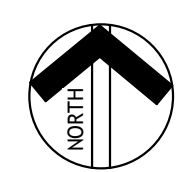
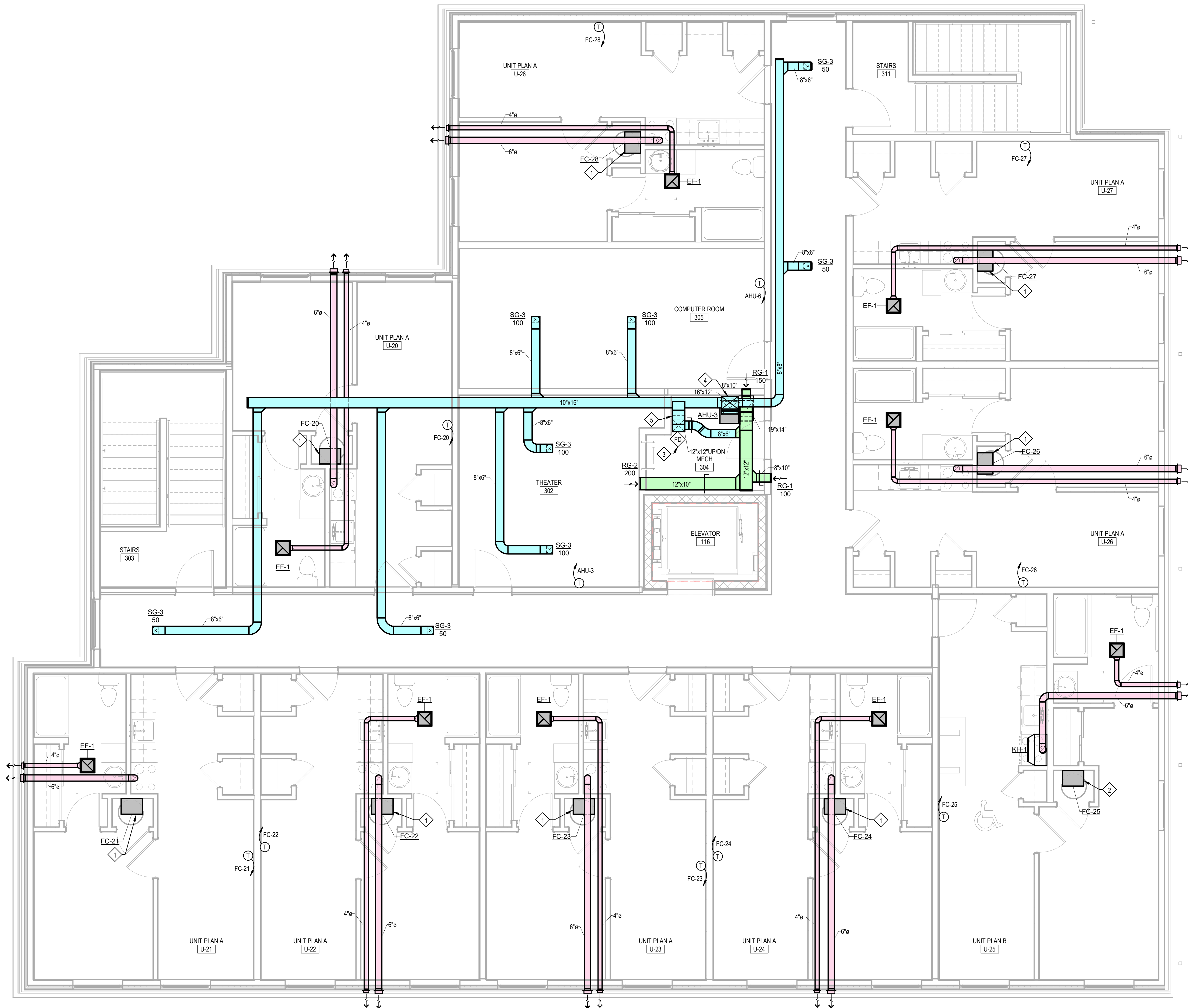


ALL DESIGN, CONSTRUCTION AND/OR INSTALLATION PROVIDED BY THE DRAWING ARE OWNED BY, AND THE PROPERTY OF, MARTIN RILEY, INC. AND THESE DRAWINGS, SPECIFICATIONS AND SCHEDULES FOR USE ON AND IN CONNECTION WITH THE PROJECT SHALL BE THE SOLE PROPERTY OF MARTIN RILEY, INC. NO PART OF THESE DRAWINGS, SPECIFICATIONS, SCHEDULES OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. THESE DRAWINGS, SPECIFICATIONS, SCHEDULES AND/OR ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF MARTIN RILEY, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY CHANGES, ADDITIONS OR DELETIONS TO THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SHOWN ON THE PROJECT FOR REVIEW BY THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH FABRICATION.

REVISION	DATE
DRAWN BY: EB	REVIEWED BY: JUN
COMMISSION NUMBER: F23066	DATE: 2024-02-07

M103

MECHANICAL PLAN THIRD FLOOR



1 Mechanical Plan - Third Floor
1/4" = 1'-0"

F23066 Hillcrest Commons
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MECHANICAL - CABINET AND UNIT HEATER SCHEDULE										
TAG	DESCRIPTION	MANUFACTURER	MODEL	WATTS	MBH	VOLTS	PH	AMP	NOTES	
CH-1, CH-2, CH-3, CH-4, CH-5	RECESSED CABINET HEATER	QMARK	CWH120ZDSF	1500/750	5.12/2.56	208	1	7.3/3.6	1	
UH-1	HORIZONTAL UNIT HEATER	QMARK	MUH03-81	3000	10.2	208	1	14.5	1	

NOTES:
 1. PROVIDE WITH DISCONNECT AND THERMOSTAT.

MECHANICAL - EXHAUST FAN SCHEDULE												
TAG	MANUFACTURER	MODEL	FAN TYPE	CFM	SONES	ESP	WATTS	VOLTS	PH	HZ	AMPS	NOTES
EF-1	BROAN	QTXE110	CABINET	110	0.7	0.1	31.4	120 V	1	60	0.3	1

NOTES:
 1. TERMINATE THE EXHAUST DUCT WITH A WALL CAP AND BIRDSCREEN.
 2. FOR APARTMENTS, WIRE EXHAUST FAN TO LIGHT SWITCH IN 1ST FLOOR PUBLIC RESTROOMS AND JANITOR'S CLOSET, WIRE EXHAUST FAN TO OCCUPANCY SENSOR WITH 15 MIN DELAY OFF.

MECHANICAL - GRILLES & DIFFUSERS SCHEDULE													
TAG	MFG	MODEL	FACE SIZE	NECK SIZE	FLOW RANGE	APD (IN WC)	THROW (50 FPM)	PATTERN	MATERIAL	FINISH	MOUNTING	NOTES	
RG-1	PRICE	635	10X8	10X8	50-150	0.035	<15	---	SNGL DEFL	ALUM	WHITE	WALL	
RG-2	PRICE	635	12X12	12X12	200	0.035	<15	---	SNGL DEFL	ALUM	WHITE	WALL	
RG-3	PRICE	635	14X12	14X12	300	0.035	<15	---	SNGL DEFL	ALUM	WHITE	WALL	
RG-4	PRICE	635	20X10	20X10	340	0.035	<15	---	SNGL DEFL	ALUM	WHITE	WALL	
SG-1	PRICE	620	24X4	24X4	200-220	0.042	<15	13' - 0"	DBL DEFL	ALUM	WHITE	WALL/CEILING	1
SG-2	PRICE	620	12X4	12X4	80-100	0.042	<15	9' - 0"	DBL DEFL	ALUM	WHITE	WALL	1
SG-3	PRICE	620	8X6	8X6	50-150	0.093	<15	11' - 0"	DBL DEFL	ALUM	WHITE	CEILING	1

NOTES:
 1. FURNISH WITH OPPOSED-BLADE DAMPER OPERABLE THROUGH THE FACE OF THE DEVICE.

MECHANICAL - KITCHEN HOOD SCHEDULE										
TAG	DESCRIPTION	MANUFACTURER	MODEL	WIDTH	CFM	DUCT SIZE	VOLTAGE	AMPS	COLOR	NOTES
KH-1	TWO-SPEED 4-WAY CONVERTIBLE RANGE HOOD	BROAN	F40000	30"	190	7"	120	2.0	WHITE	1

NOTES:
 1. FURNISH AND INSTALL KH-1 FOR ADA APARTMENT B'S ONLY. MOUNT CONTROLS AT ADA ACCESSIBLE HEIGHT.

MECHANICAL - INTAKE/RELIEF SCHEDULE						
TAG	DESCRIPTION	SERVING	MANUFACTURER	MODEL	CFM	NOTES
H-1	GRAVITY VENTILATOR	1ST FLOOR COMMON, 2ND FLOOR COMMON, 3RD FLOOR COMMON	GREENHECK	GRSI-10	410	1

NOTES:
 1. FURNISH AND INSTALL WITH GRAVITY DAMPER AND BIRD SCREEN.

MECHANICAL PIPE INSULATION SCHEDULE								
MARK	SERVICE	MEAN RATING TEMP (F)	PIPE SIZE				CONDUCTIVITY "K"	
			< 1"	1 1/4" - 2"	2 1/2" - 4"	5" - 6"		> 8"
C	CONDENSATE DRAIN	75	1/2"	1/2"	DNA	DNA	DNA	0.23
R	REFRIGERANT SUCTION PIPING	45	1/2"	3/4"	DNA	DNA	DNA	0.24

GENERAL NOTES:
 1. PIPE INSULATION SHALL BE FIBERGLASS WITH AN ALL-SERVICE JACKET VAPOR BARRIER.
 2. EXPOSED PIPING IN ABOVE CEILING RETURN PLENUMS WILL BE COVERED WITH INSULATION HAVING A 25/50 FLAME/SMOKE DEVELOPMENT RATING.
 3. PROVIDE PIPING IDENTIFICATION WITH PREMANUFACTURED WRAP AROUND LABELS PLACED 20 FT O.C.

MECHANICAL PIPE MATERIALS SCHEDULE					
MARK	SERVICE	PIPE MATERIAL		PIPE JOINTS	
		1/2" - 2"	>= 2 1/2"	1/2" - 2"	>= 2 1/2"
C	CONDENSATE DRAIN	TYPE "M" OR "DW" CU DRAIN PIPE, ASTM B-88 & ASTM B-306, CPVC	DNA	ANSI 16.23 OR 16.29 COPPER FITTINGS W/ 95/5 Sn/Sb SOLDERED JOINTS, SOLVENT WELD	DNA
R	REFRIGERANT	TYPE "L" ACR COPPER TUBING, ASTM B-280	TYPE "L" ACR COPPER TUBING, ASTM B-280	SILVER SOLDER BRAZE ANSI/AWS A5.8-BCUP5, SIL-FOS	SILVER SOLDER BRAZE ANSI/AWS A5.8-BCUP5, SIL-FOS

MECHANICAL - DUCTLESS MINI SPLIT SCHEDULE															
TAG	DESCRIPTION	SERVING	MANUFACTURER	INDOOR MODEL	OUTDOOR MODEL	COOLING			ELECTRICAL					NOTES	
						SUPPLY CFM	MBH	SEER	REFRIGERANT	VOLT	PH	HZ	MCA		MOCP
MNS-1	COOLING ONLY MINI SPLIT	IT ROOM	CARRIER	40MHAC09XA3	38MHR09A-3	286	9	16	R410A	208	1	60	7	15	1, 2

NOTES:
 1. PROVIDE WITH DISCONNECT.
 2. FURNISH AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

MECHANICAL - HEAT PUMP SCHEDULE														
TAG	SERVING	MANUFACTURER	MODEL	COOLING TMBH	SEER	HEATING MBH @ 47F	HSPF	REFRIGERANT	ELECTRICAL					NOTES
									VOLTS	PH	HZ	MCA	MOCP	
HP-1 - HP-28	FC-1 - FC-28	CARRIER	38MARBQ18AA3	19.4	17	22.06	11	R410A	208	1	60	16	25	1, 2
HP-31	AHU-1	CARRIER	38MARBQ18AA3	19.93	18	21.26	10.5	R410A	208	1	60	16	25	1, 2
HP-32 - HP-33	AHU-2, AHU-3	CARRIER	38MARBQ24AA3	25.49	15.5	28.24	10.5	R410A	208	1	60	25	35	1, 2

NOTES:
 1. PROVIDE WITH DISCONNECT.
 2. FURNISH AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

MECHANICAL - FAN COIL SCHEDULE																					
TAG	DESCRIPTION	SERVING	MANUFACTURER	MODEL	BLOWER			COOLING				HEATING		ELECTRICAL				NOTES			
					SUPPLY CFM	OUTDOOR CFM	FAN TYPE	ESP	HP	TMBH	SMBH	REFRIGERANT	MBH @ 47F	AUX KW @ 208V	AIR FILTER	VOLTS	PH		HZ	MCA	MOCP
AHU-1	2-TON DUCTED FAN COIL	1ST FLOOR COMMON	CARRIER	FX4DNF025L00	700	160	CENTRIFUGAL	0.5	1/3	25.49	17.66	R410A	28.2	6	MERV 8	208 V	1	60	44.7	45	1, 2
AHU-2 - AHU-3	1.5-TON DUCTED FAN COIL	2ND FLOOR COMMON, 3RD FLOOR COMMON	CARRIER	FX4DNF019L00	600	100, 150	CENTRIFUGAL	0.5	1/3	19.93	13.16	R410A	21.3	3.8	MERV 8	208 V	1	60	26	30	1, 2
FC-1 - FC-28	1.5-TON WALL-MOUNT FAN COIL WITH NON-DUCTED RETURN	ALL APTS	CARRIER	FMA4X1800AL	600	0	CENTRIFUGAL	0.5	1/3	19.4	12.8	R410A	22.1	3.6	MERV 8	208 V	1	60	25	30	1, 2

NOTES:
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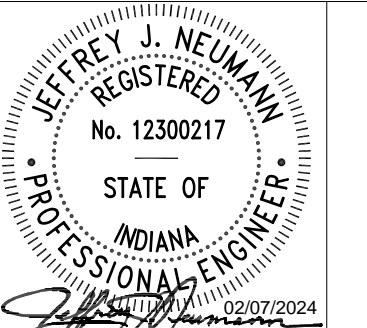
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711 Tillman Rd
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221 West Baker Street
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 pho 260.422.7994
 fax 260.426.2067



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REVISION: DATE:

DRAWN BY: EB
 COMMISSION NUMBER: F23066
 REVIEWED BY: JUN
 DATE: 2024-02-07

M301

MECHANICAL SCHEDULES AND DETAILS

General Mechanical Notes

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10. COORDINATE EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES WITH LIGHTS AND ARCHITECTURAL REFLECTED CEILING PLAN.
11. FLEXIBLE DUCT SHALL BE USED, WHERE INDICATED, FOR STRAIGHT LINE SEGMENTS NOT EXCEEDING 5 FEET WHEN CONNECTING DIFFUSERS TO RIGID DUCTWORK ABOVE A REMOVABLE CEILING. USE RIGID METAL ELBOWS FOR CHANGES IN DIRECTION.
12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR CORE DRILLING AS REQUIRED FOR INSTALLATION OF PIPING PENETRATING BUILDING CONSTRUCTION.
13. REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, TYPICAL.
14. CONTRACTOR TO PROVIDE ALL FIRE AND/OR SMOKE DAMPERS AND ACCESS DOORS FOR DUCTWORK AND FIRE CALKING FOR PIPING THAT PENETRATES ALL FIRE RATED WALLS, CEILINGS AND FLOORS.
15. MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL SMOKE DETECTORS IN RETURN DUCTS. COORDINATE WITH ELECTRICAL CONTRACTOR. ELECTRICAL IS TO PROVIDE WIRING AND HOOKUP.
16. PROVIDE TESTING, ADJUSTING, AND BALANCING OF ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS. FINAL REPORT SHALL BE PROVIDED TO OWNER & ENGINEER.
17. RECORD DRAWINGS, OPERATING MANUALS, AND MAINTENANCE MANUALS SHALL BE PROVIDED TO OWNER & ARCHITECT PER ASHRAE 90.1 2007.
18. CONTRACTOR SHALL PAINT DUCTWORKWALL AND OR CEILING CAVITY BEHIND DIFFUSERS AND OR GRILLES WITH FLAT BLACK PAINT PRIOR TO INSTALLATION OF DIFFUSERS AND OR GRILLES.
19. ALL SLEEVES PASSING THROUGH FIRE RATED WALLS SHALL BE SCHEDULE 40 STEEL.
20. MECHANICAL SYSTEMS SHALL NOT BE USED DURING CONSTRUCTION FOR HEATING, COOLING, OR VENTILATION.
21. CONTRACTOR TO ENSURE ROOF WARRANTY IS NOT VOIDED WHEN INSTALLING ROOF CURBS, EQUIPMENT RAILS, ETC. AN AUTHORIZED REPRESENTATIVE OF THE ROOFING MANUFACTURER SHALL BE PRESENT WHEN CURBS, RAILS, ETC ARE BEING INSTALLED.

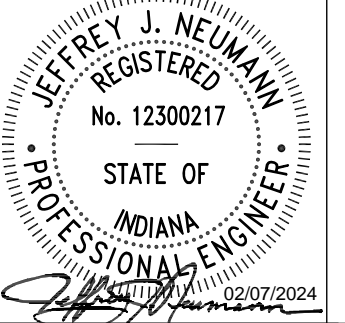
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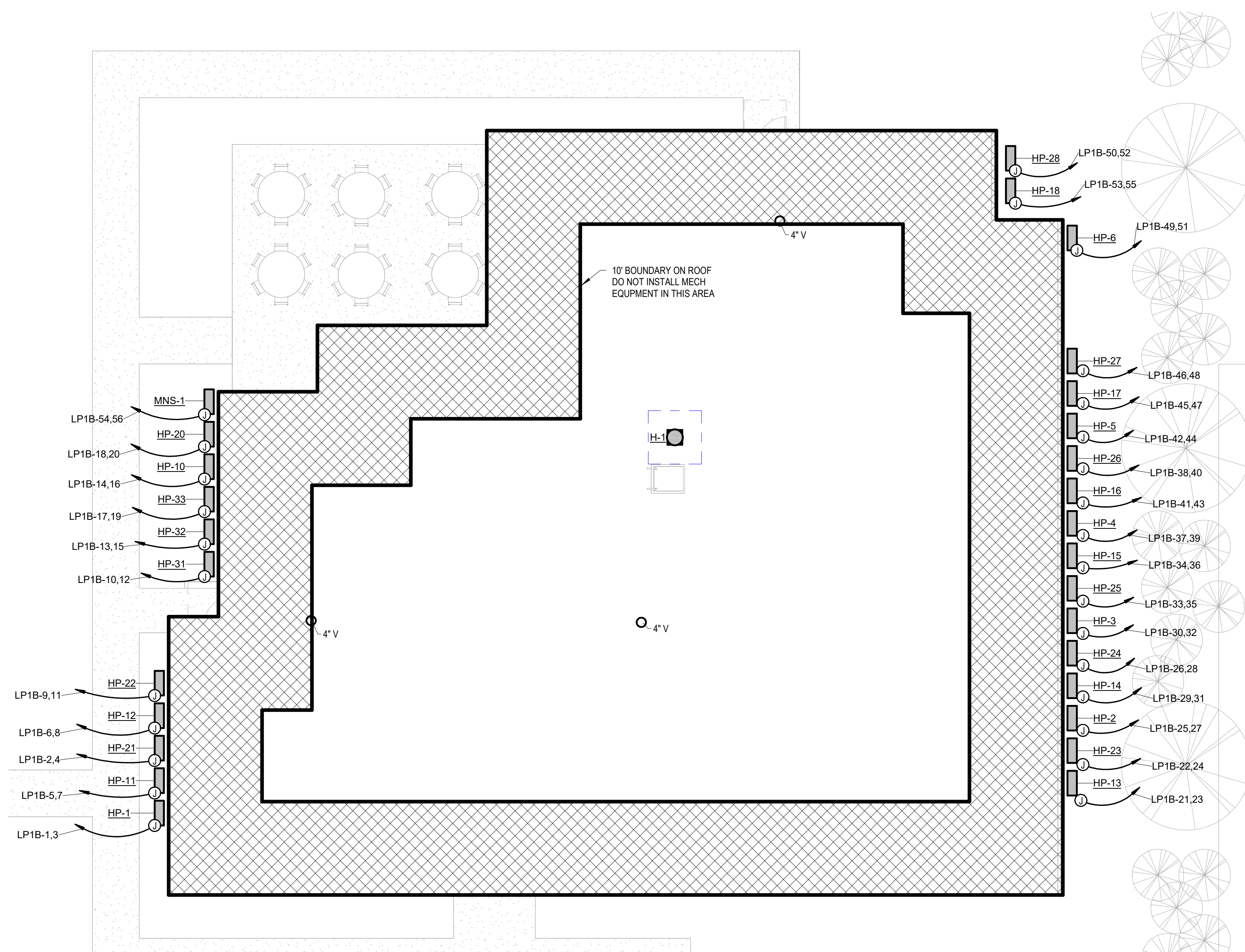
711 Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



ALL DESIGN, SPECIFICATIONS AND/OR NOTATIONS REPRESENTED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF MARTIN RILEY, INC. AND THESE DRAWINGS, SPECIFICATIONS AND NOTATIONS ARE TO BE USED IN CONNECTION WITH THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION OR DISSEMINATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. VIOLATES THE TERMS AND CONDITIONS OF THE PROFESSIONAL ENGINEERING CONTRACT. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



1 MEP Site and Roof Plan
 1/8" = 1'-0"

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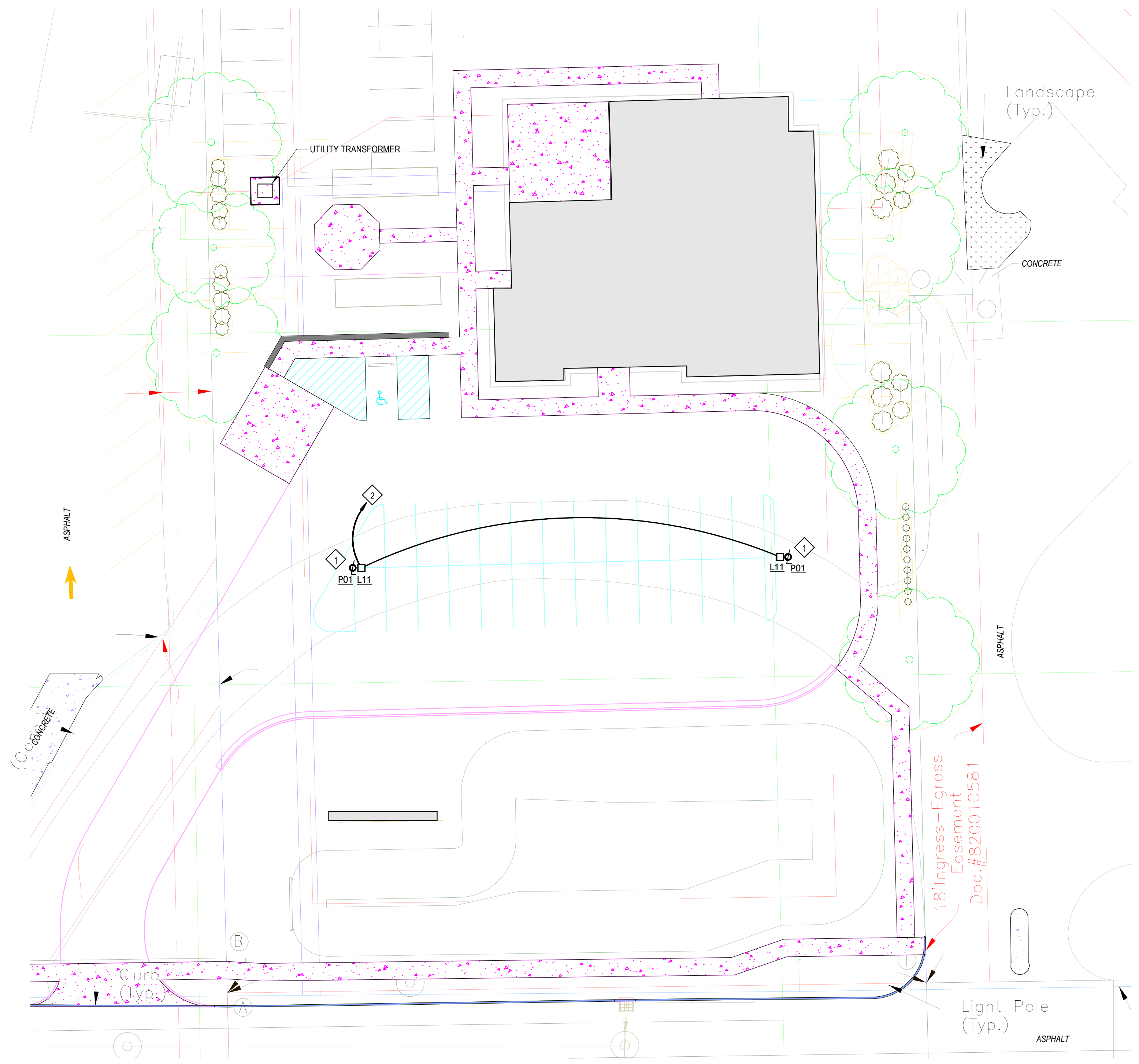
REVISION	DATE

DRAWN BY:	EB	REVIEWED BY:	JUN
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

MEP101

MEP SITE AND ROOF PLAN

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 Project Status



1 Electrical Site Plan
 1" = 20'-0"

◇ Work Description Notes

- 1 SEE 7/E501 FOR POLE BASE DETAIL
- 2 WIRE EXTERIOR LIGHTING THROUGH PHOTOCELL AND LIGHTING CONTACTOR. SEE 6/E501 FOR LIGHTING CONTROL DETAIL

General Electrical Notes

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8. PROVIDE ADDITIONAL DERATING PER NEC SECTION 310 FOR ALL HOME RUNS WITH MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A SINGLE RACEWAY. SHARING OF NEUTRALS SHALL NOT BE PERMITTED.
9. PROVIDE BACKBOX AND 3/4" CONDUIT TO ATTIC WITH PULL WIRE FOR ALL TELEPHONE/DATA/AUDIO OUTLETS.
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Electrical Legend

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 - DOWNLIGHT FIXTURE; CEILING MTD./EXTERIOR
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 - §³ THREE-WAY SWITCH; +44" AFF
 - §^M MOTION DETECTOR SWITCH; +44" AFF
 - ◇ OCCUPANCY SENSOR - WALL MOUNTED
 - ⊗ EXIT LIGHT; CEILING MOUNTED; NO DIRECTION
 - ⊗ EXIT LIGHT; CEILING MOUNTED; DIRECTIONAL
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 - ⊡ TRANSFORMER
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 - ⊕ DUPLEX RECEPTACLE; +16" AFF
 - ⊕ DOUBLE DUPLEX RECEPTACLE; +16"
 - ⊕ DEDICATED RECEPTACLE; +16" AFF
 - ⊕ SPECIAL RECEPTACLE; TYPE INDICATED ON PLAN.
 - ⊕ XX FLOOR OUTLET; XX DENOTES TYPE
 - ⊕ MOTOR
 - ⊕ JUNCTION BOX
 - ▽ TELEPHONE/DATA OUTLET +16"
 - SECURITY CAMERA +84" AFF
 - PHOTOCELL
 - PUSHBUTTON
 - KEY PAD
 - ⊕ FIRE ALARM HORN/STROBE +80" AFF
 - ⊕ FIRE ALARM STROBE +80" AFF
 - ⊕ MANUAL PULL STATION
 - ⊕ MANUAL PULL STATION WITH HORN/LIGHT
 - ⊕ HEAT DETECTOR
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 - ⊕ DUCT SMOKE DETECTOR
 - ⊕ TAMPER SWITCH
 - ⊕ FLOW SWITCH
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 - ⊕ FIRE ALARM CONTROL PANEL
 - ⊕ SPEAKER

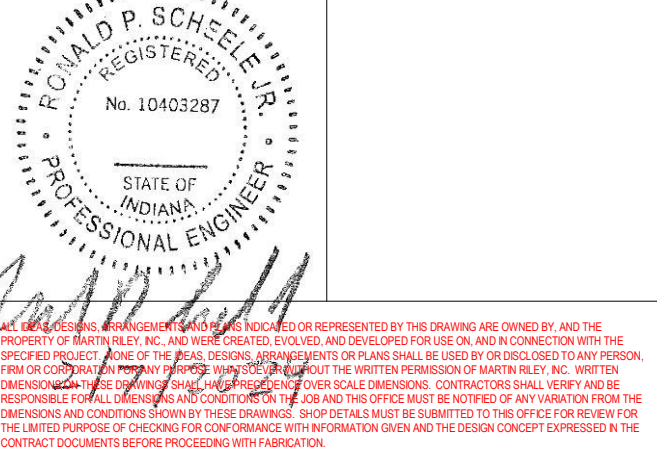
New Construction and Renovation Work for :

Hillcrest Commons

711 Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



REVISION: DATE

DRAWN BY: VRK
 COMMISSION NUMBER: F23066
 REVIEWED BY: RPS
 DATE: 2024-02-07

E100

ELECTRICAL SITE PLAN

General Electrical Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
2. SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE EVERYTHING NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL, INCLUDING BUT NOT LIMITED TO: FITTINGS, ADAPTERS, WIRE, BOXES, RACEWAY, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
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8. PROVIDE ADDITIONAL DERATING PER NEC SECTION 310 FOR ALL HOME RUNS WITH MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A SINGLE RACEWAY.
9. SHARING OF NEUTRALS SHALL NOT BE PERMITTED.
10. PROVIDE BACKBOX AND 3/4" CONDUIT TO ATTIC WITH PULL WIRE FOR ALL TELEPHONE/DATA/AUDIO OUTLETS.

Electrical Legend

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- DOWNLIGHT FIXTURE; CEILING MTD./EXTERIOR
- LIGHT FIXTURE; WALL MOUNTED.
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- §³ THREE-WAY SWITCH; +44" AFF
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- ⊗ JUNCTION BOX
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- ⊗ SMOKE & CARBON MONOXIDE DETECTOR
- ⊗ DUCT SMOKE DETECTOR
- ⊗ TAMPER SWITCH
- ⊗ FLOW SWITCH
- ⊗ FIRE ALARM ANNUNCIATION PANEL
- ⊗ FIRE ALARM CONTROL PANEL
- ⊗ SPEAKER

Work Description Notes

1. PROVIDE 2" PVC CONDUIT TO EXTERIOR FOR SERVICE PROVIDER DATA/COMMUNICATION CABLING
2. INSTALL COMPLETE NEW FIRE ALARM SYSTEM. FIRE ALARM CONTROL PANEL LOCATED IN STORAGE ROOM 113 AND ANNUNCIATOR PANEL LOCATED IN VESTIBULE 100
3. PROVIDE 48U IT RACK. INSTALL PATCH PANELS AND SECURITY DVR AS REQUIRED IN RACK SPACE.
4. SEE 5E501 FOR WIRELESS ACCESS POINT DETAIL
5. SEE 4E501 FOR DATA RECEPTACLE DETAIL
6. E.C. TO COORDINATE WITH ELEVATOR VENDOR FOR INSTALLATION AND POWER REQUIREMENTS PRIOR TO WORK
7. WIRE ELEVATOR CONTROL TO FACP
8. 102 WIG NMB TO PANEL
9. 62 WIG TO PANEL
10. PROVIDE PROMINENCE HOME ORBIS 52" CEILING FAN OR EQUIVALENT
11. PROVIDE POWER FROM OPENER MOTOR TO DOOR LOCATION SHOWN. PROVIDE WIRE AND CONDUIT FROM OPENER MOTOR TO EACH OF THE ASSOCIATED DOOR ACTUATOR CONTROLS

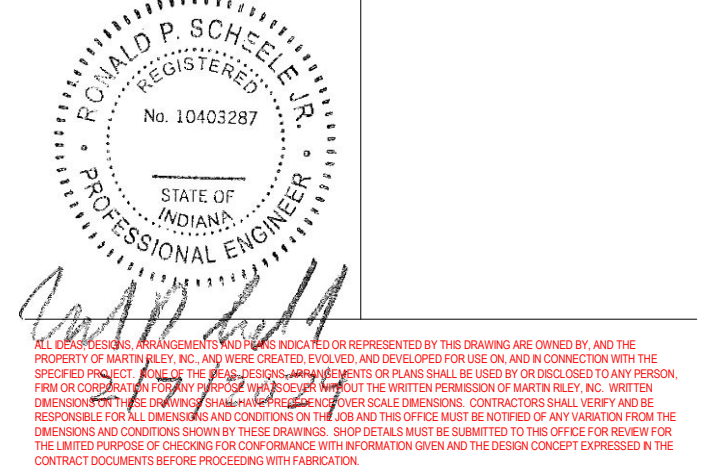
New Construction and Renovation Work for :

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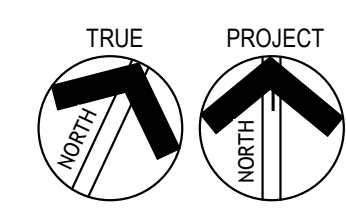
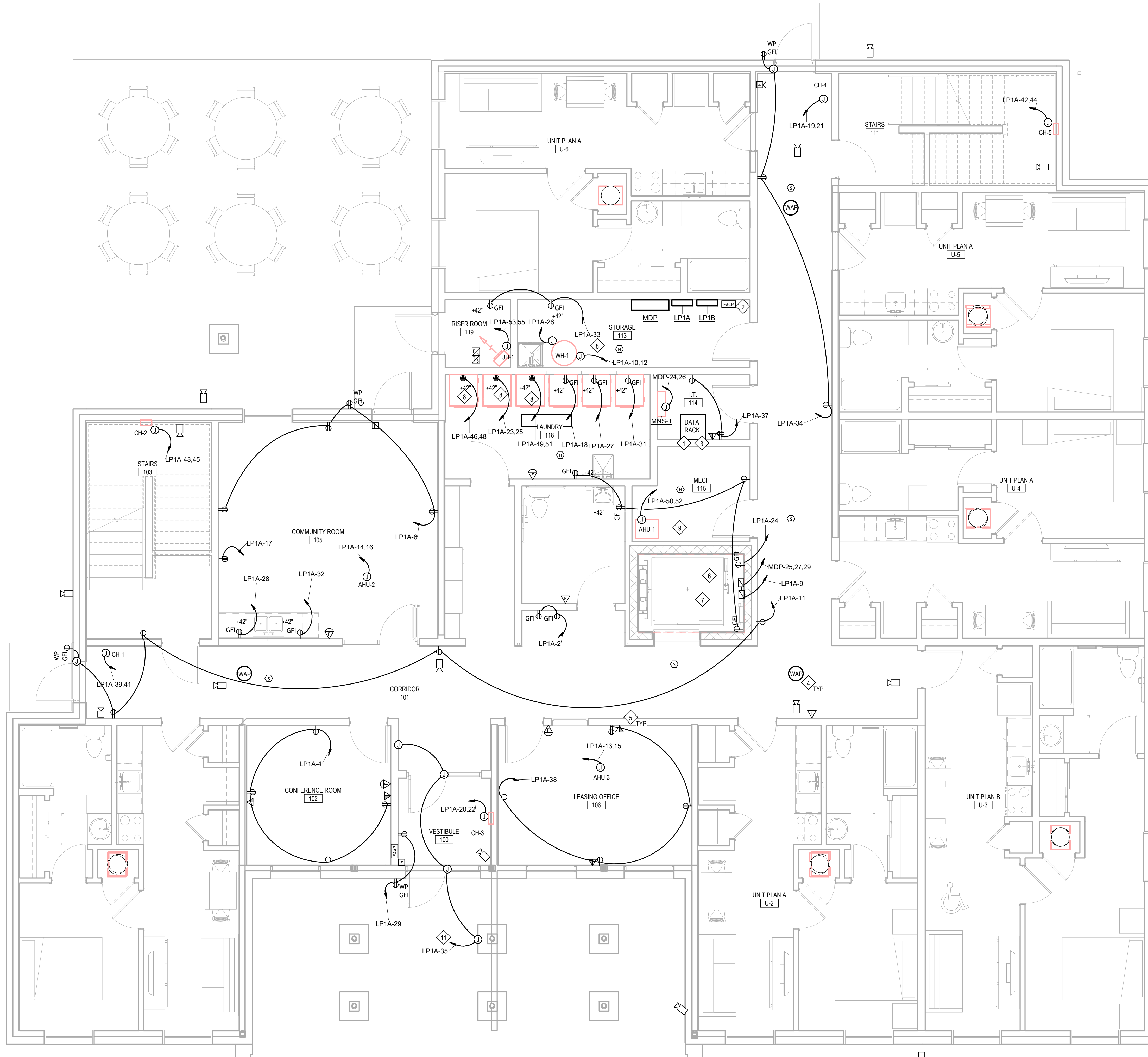


REVISION: DATE:

DRAWN BY: VRK
COMMISSION NUMBER: F23066
REVIEWED BY: RPS
DATE: 2024-02-07

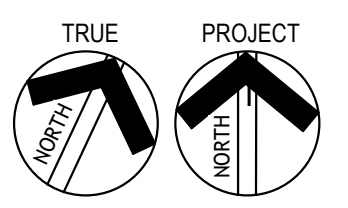
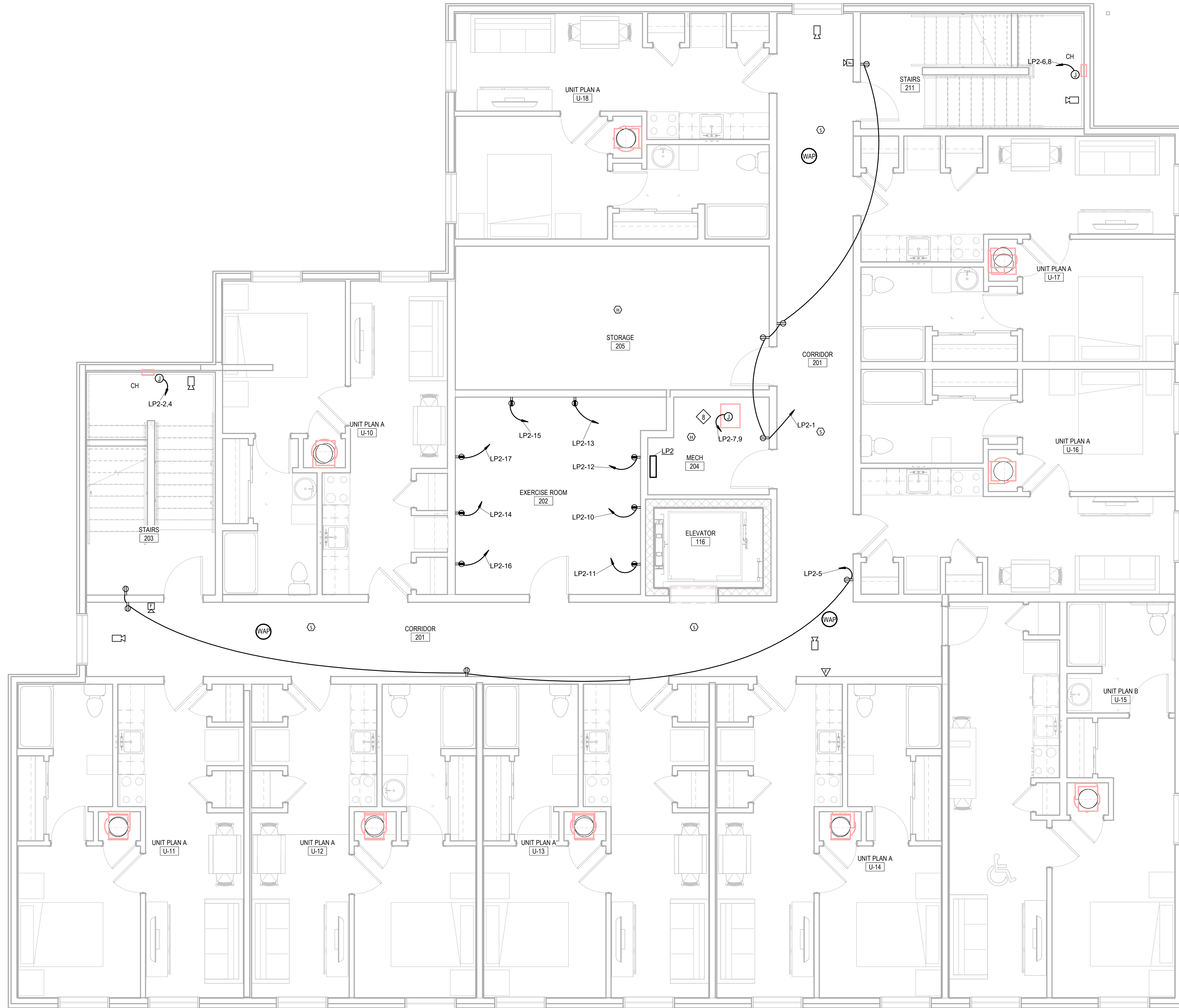
E101

ELECTRICAL POWER PLAN



1 First Floor
1/4" = 1'-0"

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1 Second Floor
 1/4" = 1'-0"

General Electrical Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
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8. PROVIDE ADDITIONAL DERATING PER NEC SECTION 310 FOR ALL HOME RUNS WITH MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A SINGLE RACEWAY.
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Electrical Legend

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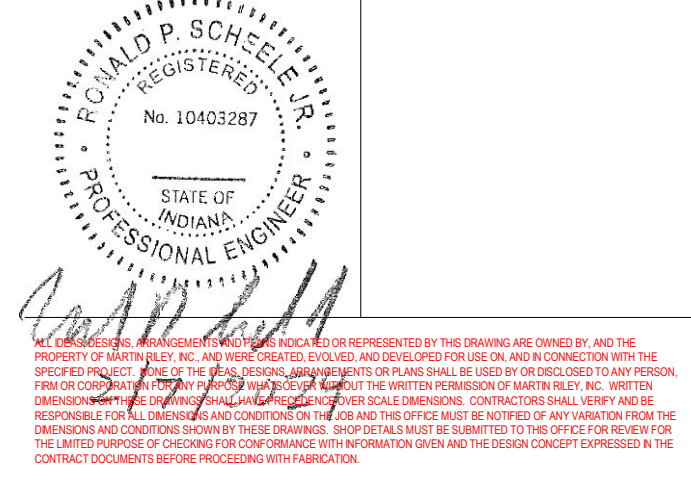
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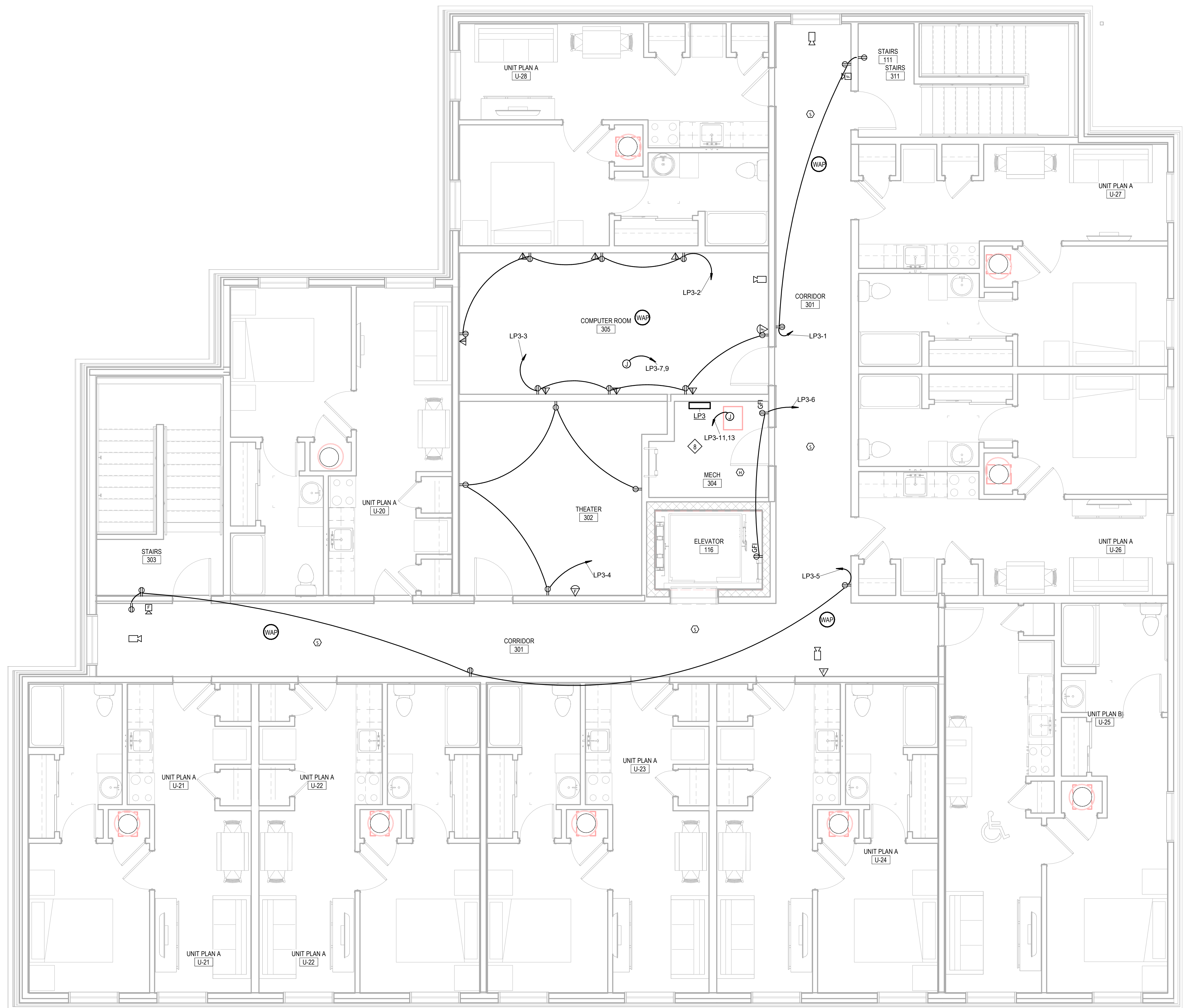
REVISION: DATE:

DRAWN BY: VRK
 COMMISSION NUMBER: F23066
 REVIEWED BY: RPS
 DATE: 2024-02-07

E102

ELECTRICAL POWER PLAN

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 Project Status



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- ⚡ THREE-WAY SWITCH, +44" AFF
- ⚡ MOTION DETECTOR SWITCH, +44" AFF
- ◇ OCCUPANCY SENSOR - WALL MOUNTED
- ⊠ EXIT LIGHT, CEILING MOUNTED, NO DIRECTION
- ⊠ EXIT LIGHT, CEILING MOUNTED, DIRECTIONAL
- PANEL BOARD (SURFACE MOUNT); +72" AFF
- ⊠ SAFETY DISCONNECT SWITCH, NON FUSED, +66" AFF TO TOP
- XX XX DENOTES AMPERE RATING
- ⊠ SAFETY DISCONNECT SWITCH, FUSED, +66" AFF TO TOP
- XX XX DENOTES AMPERE RATING
- ⊠ TRANSFORMER
- XX XX DENOTES KV/A RATING
- ⊠ DUPLEX RECEPTACLE, +16" AFF
- ⊠ DOUBLE DUPLEX RECEPTACLE, +16"
- ⊠ DEDICATED RECEPTACLE, +16" AFF
- ⊠ SPECIAL RECEPTACLE, TYPE INDICATED ON PLAN.
- ⊠ FLOOR OUTLET; XX DENOTES TYPE
- ⊠ MOTOR
- ⊠ JUNCTION BOX
- ⊠ TELEPHONE/DATA OUTLET +16"
- ⊠ SECURITY CAMERA +84" AFF
- ⊠ PHOTOCELL
- ⊠ PUSHBUTTON
- ⊠ KEY PAD
- ⊠ FIRE ALARM HORN/STROBE +80" AFF
- ⊠ FIRE ALARM STROBE +80" AFF
- ⊠ MANUAL PULL STATION
- ⊠ MANUAL PULL STATION WITH HORN/LIGHT
- ⊠ HEAT DETECTOR
- ⊠ SMOKE DETECTOR
- ⊠ SMOKE & CARBON MONOXIDE DETECTOR
- ⊠ DUCT SMOKE DETECTOR
- ⊠ TAMPER SWITCH
- ⊠ FLOW SWITCH
- ⊠ FIRE ALARM ANNUNCIATION PANEL
- ⊠ FIRE ALARM CONTROL PANEL
- ⊠ SPEAKER

Work Description Notes

1. PROVIDE 2" PVC CONDUIT TO EXTERIOR FOR SERVICE PROVIDER DATA/COMMUNICATION CABLING
2. INSTALL COMPLETE NEW FIRE ALARM SYSTEM. FIRE ALARM CONTROL PANEL LOCATED IN STORAGE ROOM 113 AND ANNUNCIATOR PANEL LOCATED IN VESTIBULE 100
3. PROVIDE 48U IT RACK. INSTALL PATCH PANELS AND SECURITY DVR AS REQUIRED IN RACK SPACE.
4. SEE 5/E501 FOR WIRELESS ACCESS POINT DETAIL
5. SEE 4/E501 FOR DATA RECEPTACLE DETAIL
6. E.C. TO COORDINATE WITH ELEVATOR VENDOR FOR INSTALLATION AND POWER REQUIREMENTS PRIOR TO WORK
7. WIRE ELEVATOR CONTROL TO FACP
8. 10/2 WIG TO PANEL
9. 6/2 WIG TO PANEL
10. PROVIDE PROMINENCE HOME ORBIS 52" CEILING FAN OR EQUIVALENT
11. PROVIDE POWER FROM OPENER MOTOR TO DOOR LOCATION SHOWN. PROVIDE WIRE AND CONDUIT FROM OPENER MOTOR TO EACH OF THE ASSOCIATED DOOR ACTUATOR CONTROLS

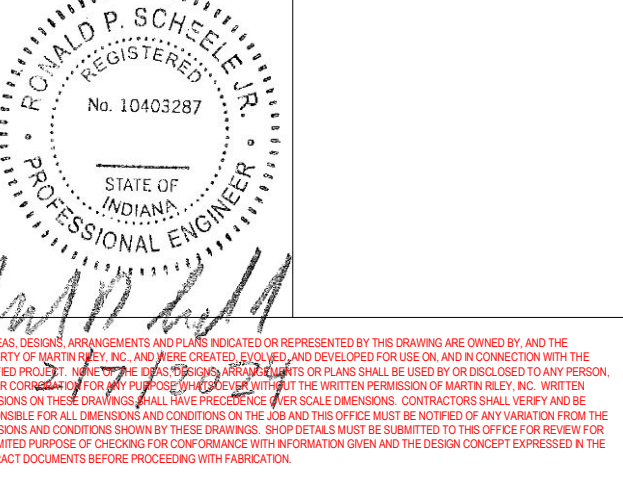
New Construction and Renovation Work for :

Hillcrest Commons

711 Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067

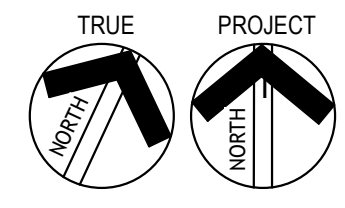


REVISION: DATE:

DRAWN BY: VRK
 COMMISSION NUMBER: F23066
 REVIEWED BY: RPS
 DATE: 2024-02-07

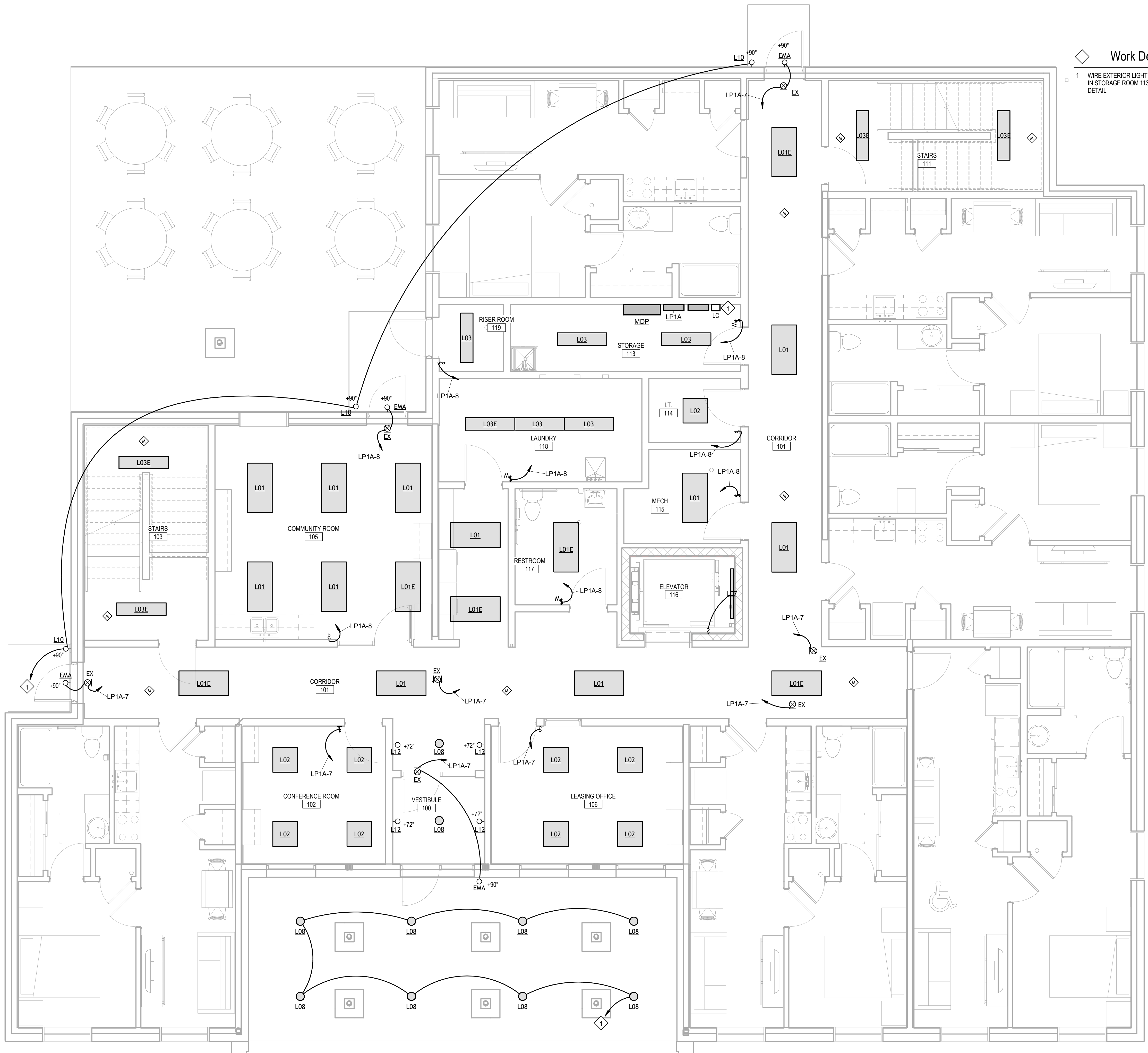
E103

ELECTRICAL POWER PLAN



1 Third Floor
 1/4" = 1'-0"

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 Project Status



Work Description Notes

1 WIRE EXTERIOR LIGHTING TO LIGHTING CONTACTOR LOCATED IN STORAGE ROOM 113. SEE 6E501 FOR LIGHTING CONTROLS DETAIL

- General Electrical Notes**
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
 - SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
 - PROVIDE EVERYTHING NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL, INCLUDING BUT NOT LIMITED TO: FITTINGS, ADAPTERS, WIRE, BOXES, RACEWAY, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
 - DRAWING ORGANIZATION IS NOT TRADE SPECIFIC AND IS NOT INTENDED FOR DIVISION OF WORK AMONG SUBCONTRACTORS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROPERLY DISSEMINATE WORK ON ALL SHEETS AND COORDINATE WITH EVERY SUBCONTRACTOR IN ORDER TO PROVIDE A COMPLETE PROJECT.
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 - PROTECT ALL EQUIPMENT AND FINISHES. NEW AND EXISTING, FROM DUST DEBRIS AND DAMAGE. FINAL CLEAN-UP SHALL BE PERFORMED TO PROVIDE A CLEAN, DUST FREE ENVIRONMENT TO THE OWNER.
 - EXCEPT WHERE NOTED OTHERWISE, SIZE BRANCH CIRCUIT CONDUCTORS WITHIN THE FOLLOWING MAXIMUM LENGTH LIMITS: (MEASURE TO THE CENTER OF THE LOAD FOR LIGHTING AND MOST REMOTE OUTLET FOR RECEPTACLE CIRCUITS). MINIMUM CONDUCTOR SIZE FOR 120V 20A CIRCUIT: 65 FEET - #12, 110 FEET - #10, 165 FEET - #8, 270 FEET - #6
 - PROVIDE ADDITIONAL DERATING PER NEC SECTION 310 FOR ALL HOME RUNS WITH MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A SINGLE RACEWAY
 - SHARING OF NEUTRALS SHALL NOT BE PERMITTED.
 - PROVIDE BACKBOX AND 3/4" CONDUIT TO ATTIC WITH PULL WIRE FOR ALL TELEPHONE/DATA/AUDIO OUTLETS.

Electrical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. SYMBOLS IN THIS LIST ARE NOT DRAWN TO SCALE HEIGHTS LISTED HERE APPLY UNLESS NOTED OTHERWISE HEIGHTS ARE TO THE BOTTOM OF THE DEVICE COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

- HOME RUN TO PANEL & CIRCUIT NO.
- XX MARK FOR SCHEDULED ITEM
- LIGHT FIXTURE, CEILING MOUNTED
- DOWNLIGHT FIXTURE, CEILING MTD./EXTERIOR
- LIGHT FIXTURE, WALL MOUNTED.
- § SINGLE POLE SWITCH, +44" AFF
- § THREE-WAY SWITCH, +44" AFF
- § M MOTION DETECTOR SWITCH, +44" AFF
- ◇ OCCUPANCY SENSOR - WALL MOUNTED
- ◇ EXIT LIGHT, CEILING MOUNTED, NO DIRECTION
- ◇ EXIT LIGHT, CEILING MOUNTED, DIRECTIONAL
- PANEL BOARD (SURFACE MOUNT), +72" AFF
- SAFETY DISCONNECT SWITCH, NON FUSED, +66" AFF TO TOP XX DENOTES AMPERE RATING
- SAFETY DISCONNECT SWITCH, FUSED, +66" AFF TO TOP XX DENOTES AMPERE RATING
- ⊕ TRANSFORMER XX DENOTES KVA RATING
- ⊕ DUPLEX RECEPTACLE, +16" AFF
- ⊕ DOUBLE DUPLEX RECEPTACLE, +16"
- ⊕ DEDICATED RECEPTACLE, +16" AFF
- ⊕ SPECIAL RECEPTACLE, TYPE INDICATED ON PLAN.
- ⊕ FLOOR OUTLET, XX DENOTES TYPE
- ⊕ MOTOR
- ⊕ JUNCTION BOX
- ⊕ TELEPHONE/DATA OUTLET +16"
- ⊕ SECURITY CAMERA +84" AFF
- ⊕ PHOTOCELL
- ⊕ PUSHBUTTON
- ⊕ KEY PAD
- ⊕ FIRE ALARM HORN/STROBE +80" AFF
- ⊕ FIRE ALARM STROBE +80" AFF
- ⊕ MANUAL PULL STATION
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- ⊕ DUCT SMOKE DETECTOR
- ⊕ TAMPER SWITCH
- ⊕ FLOW SWITCH
- ⊕ FIRE ALARM ANNUNCIATION PANEL
- ⊕ FIRE ALARM CONTROL PANEL
- ⊕ SPEAKER

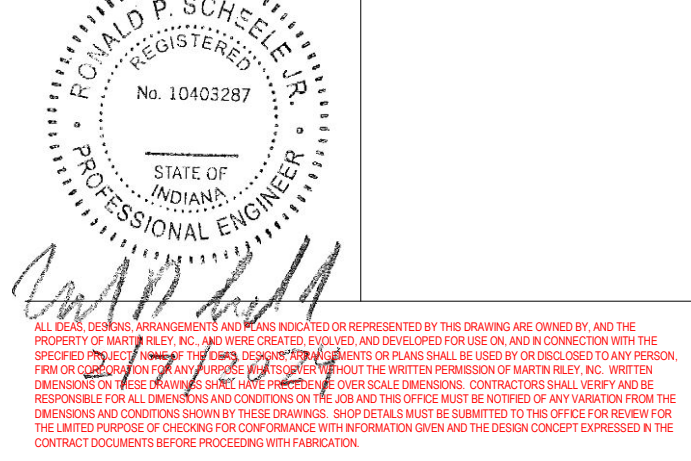
New Construction and Renovation Work for :

Hillcrest Commons

711 Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



REVISION: DATE:

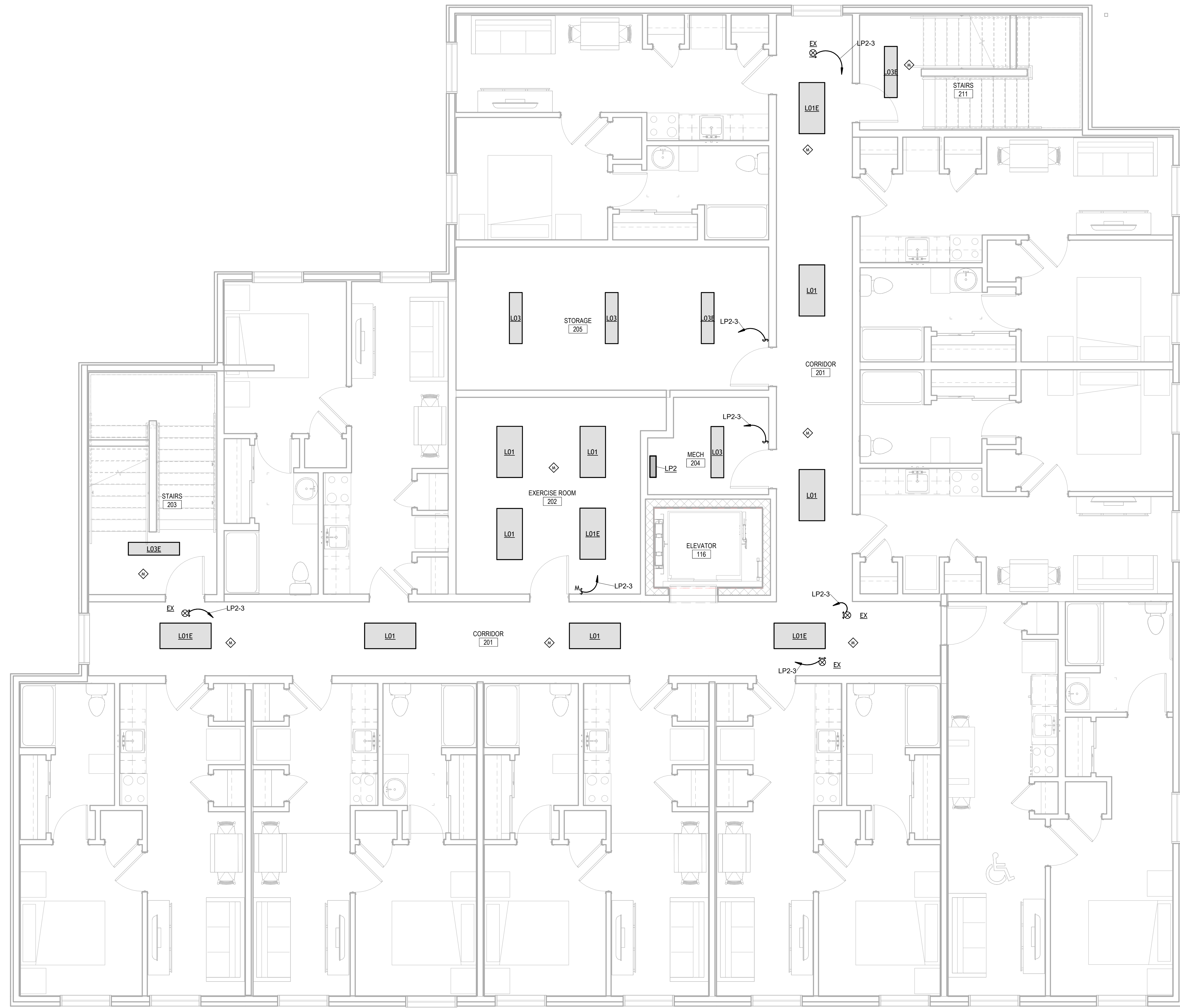
DRAWN BY: VRK
 COMMISSION NUMBER: F23066
 REVIEWED BY: RPS
 DATE: 2024-02-07

E301

ELECTRICAL LIGHTING PLAN

TRUE PROJECT
 1 First Floor
 1/4" = 1'-0"

F23066 Hillcrest Commons
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General Electrical Notes

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
- SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
- PROVIDE EVERYTHING NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL INCLUDING BUT NOT LIMITED TO: FITTINGS, ADAPTERS, WIRE, BOXES, RACEWAY, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
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- PROVIDE ADDITIONAL DERATING PER NEC SECTION 310 FOR ALL HOME RUNS WITH MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A SINGLE RACEWAY.
- SHARING OF NEUTRALS SHALL NOT BE PERMITTED.
- PROVIDE BACKBOX AND 3/4" CONDUIT TO ATTIC WITH PULL WIRE FOR ALL TELEPHONE/DATA/AUDIO OUTLETS.

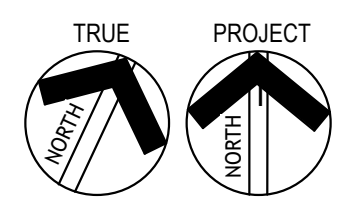
Electrical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. SYMBOLS IN THIS LIST ARE NOT DRAWN TO SCALE. HEIGHTS LISTED HERE APPLY UNLESS NOTED OTHERWISE. HEIGHTS ARE TO THE BOTTOM OF THE DEVICE. COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

- HOME RUN TO PANEL & CIRCUIT NO.
- XX MARK FOR SCHEDULED ITEM
- LIGHT FIXTURE; CEILING MOUNTED
- DOWNLIGHT FIXTURE; CEILING MTD./EXTERIOR
- LIGHT FIXTURE; WALL MOUNTED.
- § SINGLE POLE SWITCH; +44" AFF
- § 3 THREE-WAY SWITCH; +44" AFF
- § M MOTION DETECTOR SWITCH; +44" AFF
- ◇ OCCUPANCY SENSOR - WALL MOUNTED
- ◇ EXIT LIGHT; CEILING MOUNTED; NO DIRECTION
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- ⊕ SPECIAL RECEPTACLE; TYPE INDICATED ON PLAN.
- ⊕ FLOOR OUTLET; XX DENOTES TYPE
- ⊕ MOTOR
- ⊕ JUNCTION BOX
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- ⊕ PUSHBUTTON
- ⊕ KEY PAD
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- ⊕ MANUAL PULL STATION WITH HORN/LIGHT
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- ⊕ SMOKE DETECTOR
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- ⊕ TAMPER SWITCH
- ⊕ FLOW SWITCH
- ⊕ FIRE ALARM ANNUNCIATION PANEL
- ⊕ FIRE ALARM CONTROL PANEL
- ⊕ SPEAKER

Work Description Notes

- WIRE EXTERIOR LIGHTING TO LIGHTING CONTACTOR LOCATED IN STORAGE ROOM 113. SEE 6/E501 FOR LIGHTING CONTROLS DETAIL.



1 Second Floor
 1/4" = 1'-0"

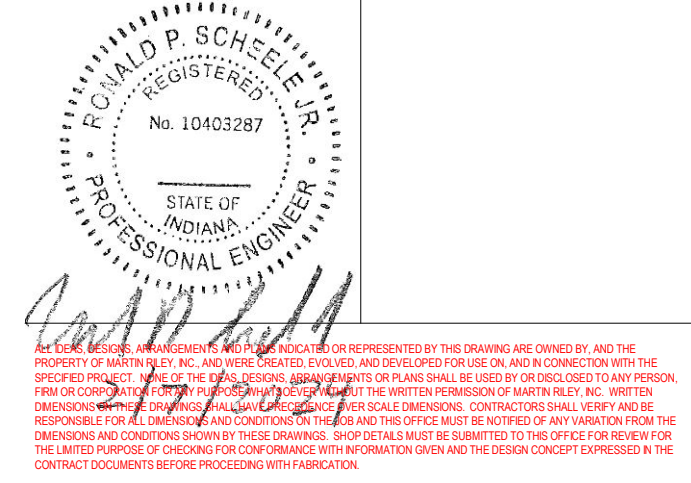
New Construction and Renovation Work for :

Hillcrest Commons

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 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



REVISION: _____ DATE: _____

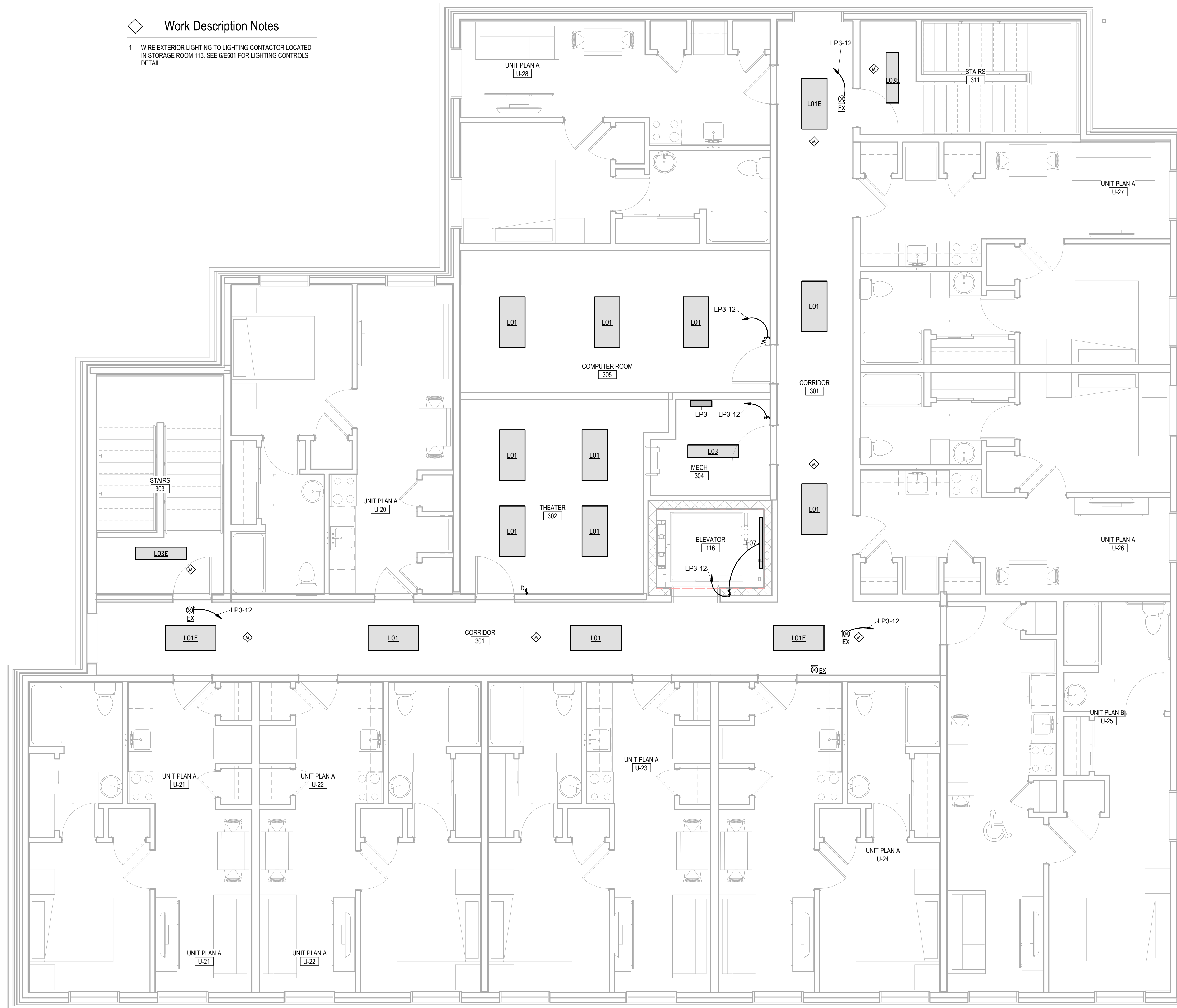
DRAWN BY: VRK
 COMMISSION NUMBER: F23066
 REVIEWED BY: RPS
 DATE: 2024-02-07

E302

ELECTRICAL LIGHTING PLAN

Work Description Notes

- 1 WIRE EXTERIOR LIGHTING TO LIGHTING CONTACTOR LOCATED IN STORAGE ROOM 113. SEE 6/E501 FOR LIGHTING CONTROLS DETAIL.



General Electrical Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
2. SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE EVERYTHING NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL INCLUDING BUT NOT LIMITED TO: FITTINGS, ADAPTERS, WIRE, BOXES, RACEWAY, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
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6. PROTECT ALL EQUIPMENT AND FINISHES, NEW AND EXISTING, FROM DUST DEBRIS AND DAMAGE. FINAL CLEAN-UP SHALL BE PERFORMED TO PROVIDE A CLEAN, DUST FREE ENVIRONMENT TO THE OWNER.
7. EXCEPT WHERE NOTED OTHERWISE, SIZE BRANCH CIRCUIT CONDUCTORS WITHIN THE FOLLOWING MAXIMUM LENGTH LIMITS: (MEASURE TO THE CENTER OF THE LOAD FOR LIGHTING AND MOST REMOTE OUTLET FOR RECEPTACLE CIRCUITS). MINIMUM CONDUCTOR SIZE FOR 120V 20A CIRCUIT: 65 FEET - #12, 110 FEET - #10, 165 FEET - #8, 270 FEET - #6
8. PROVIDE ADDITIONAL DERATING PER NEC SECTION 310 FOR ALL HOME RUNS WITH MORE THAN THREE CURRENT CARRYING CONDUCTORS IN A SINGLE RACEWAY.
9. SHARING OF NEUTRALS SHALL NOT BE PERMITTED.
10. PROVIDE BACKBOX AND 3/4\"/>

Electrical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. SYMBOLS IN THIS LIST ARE NOT DRAWN TO SCALE. HEIGHTS LISTED HERE APPLY UNLESS NOTED OTHERWISE. HEIGHTS ARE TO THE BOTTOM OF THE DEVICE. COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

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- DOWNLIGHT FIXTURE; CEILING MTD./EXTERIOR
- LIGHT FIXTURE; WALL MOUNTED.
- S SINGLE POLE SWITCH; +44\"/>

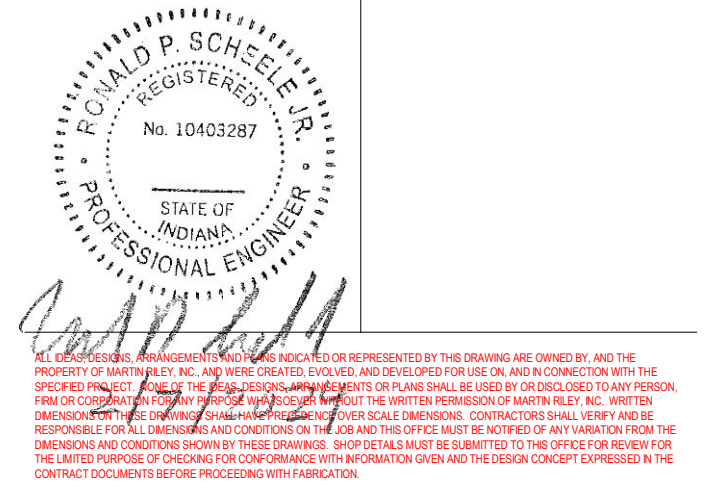
New Construction and Renovation Work for :

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Ft Wayne, IN 46816



221 West Baker Street
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pho 260.422.7994
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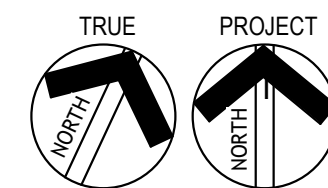
REVISION: _____ DATE: _____

DRAWN BY: VRK REVIEWED BY: RPS
COMMISSION NUMBER: F23066 DATE: 2024-02-07

E303

ELECTRICAL LIGHTING PLAN

F23066 Hillcrest Commons
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Project Status



1 Third Floor
1/4" = 1'-0"

General Electrical Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
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Electrical Legend

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- ▽ TELEPHONE/DATA OUTLET +16"
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Work Description Notes

1. PROVIDE 2" PVC CONDUIT TO EXTERIOR FOR SERVICE PROVIDER DATA/COMMUNICATION CABLING
2. INSTALL COMPLETE NEW FIRE ALARM SYSTEM. FIRE ALARM CONTROL PANEL LOCATED IN STORAGE ROOM 113 AND ANNUNCIATOR PANEL LOCATED IN VESTIBULE 100
3. PROVIDE 48U IT RACK. INSTALL PATCH PANELS AND SECURITY DVR AS REQUIRED IN RACK SPACE.
4. SEE 5/E501 FOR WIRELESS ACCESS POINT DETAIL
5. SEE 4/E501 FOR DATA RECEPTACLE DETAIL
6. E.C. TO COORDINATE WITH ELEVATOR VENDOR FOR INSTALLATION AND POWER REQUIREMENTS PRIOR TO WORK
7. WIRE ELEVATOR CONTROL TO FACP
8. 102 WIG NMB TO PANEL
9. 6/2 WIG TO PANEL
10. PROVIDE PROMINENCE HOME ORBIS 52" CEILING FAN OR EQUIVALENT
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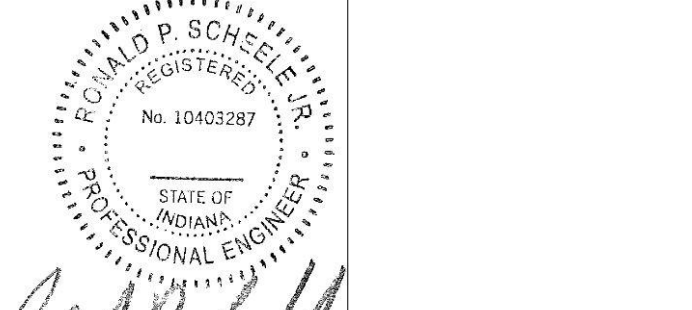
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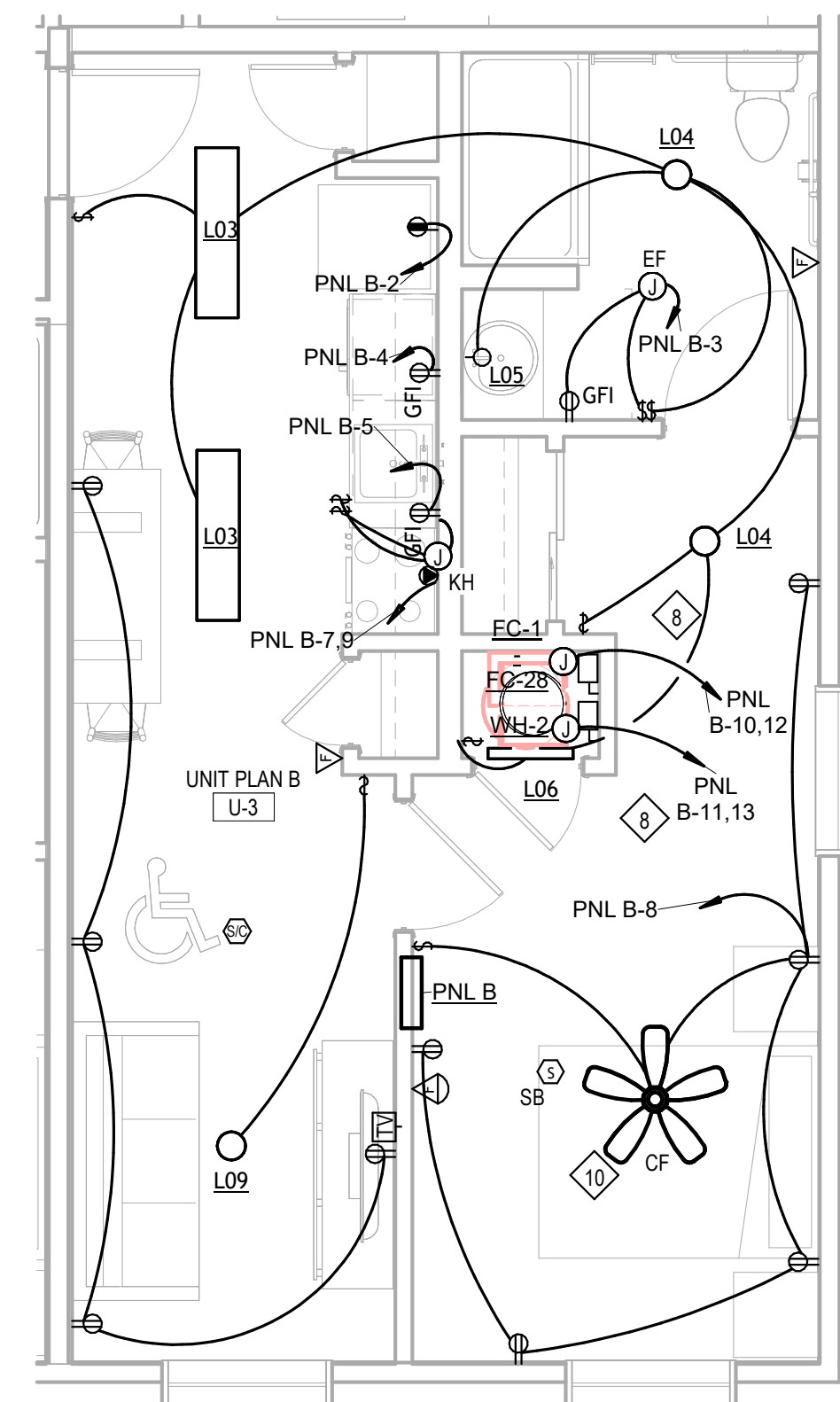
Richard P. Scheele
Professional Engineer

REVISION	DATE

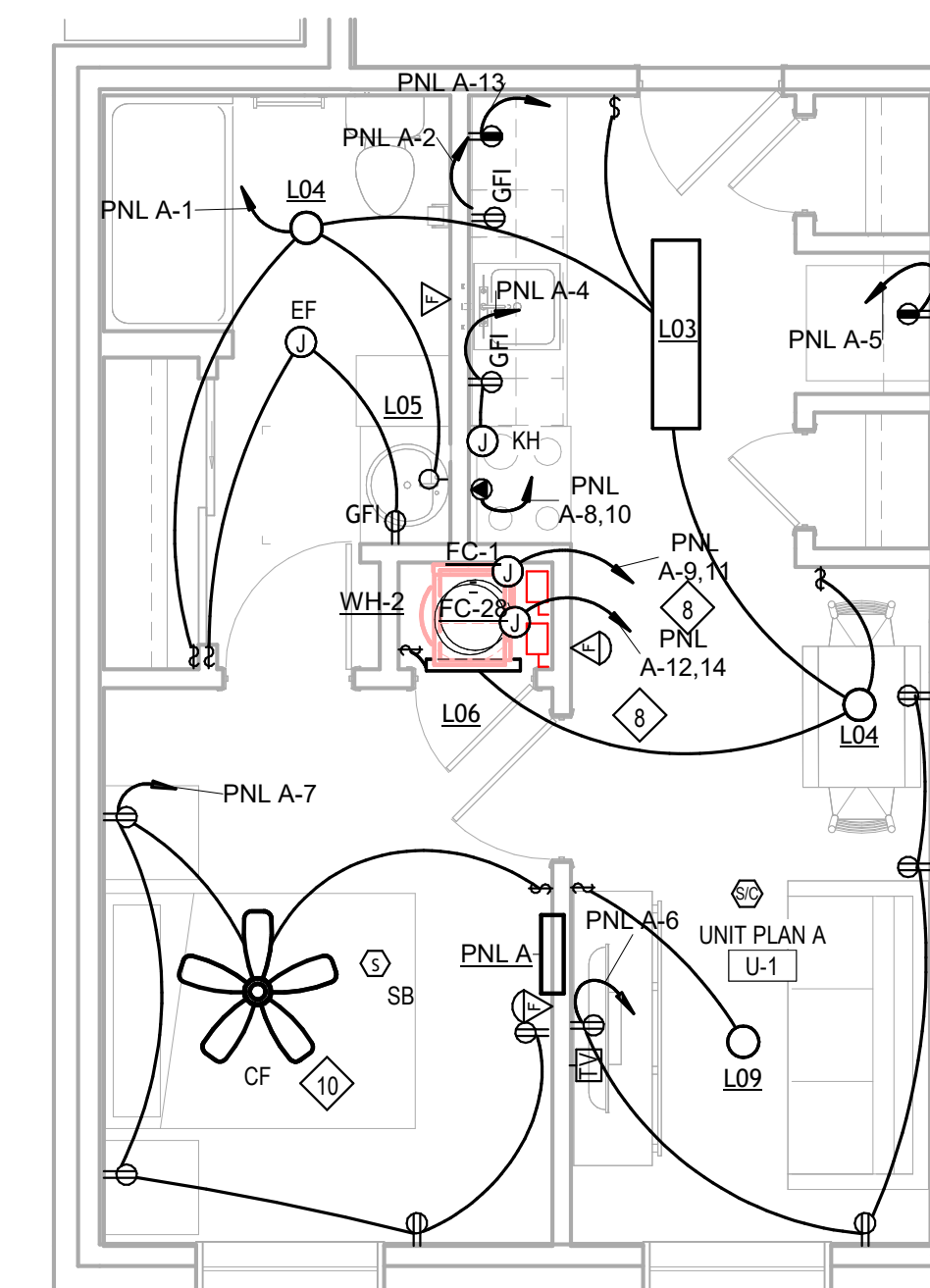
DRAWN BY:	VRK	REVIEWED BY:	RPS
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

E401

ELECTRICAL UNIT PLANS



2 Unit B
1/4" = 1'-0"



1 Unit A
1/4" = 1'-0"

NOTE: UNIT PLAN A U-2 HEARING & VISION IMPAIRED, PROVIDE HORN STROBE FIRE ALARM DEVICES THROUGHOUT

PANEL: MDP										
AMPS	PHASE	WIRE	VOLTAGE	MOUNTING	MAIN	REMARKS:				
800 A	3	4	120/208 WYE	SURFACE	800 A	M.C.B. 35 KAIC, BOLT ON CIRCUIT BREAKERS				
DESCRIPTION	Circuit Number	TRIP	POLE	PHASE A (kVA)	PHASE B (kVA)	PHASE C (kVA)	POLE	TRIP	Circuit Number	DESCRIPTION
LP1	MDP-1	200 A	3	0.00	0.00			3	100 A	MDP-2
	MDP-3	--	--		0.00	0.00		--	--	MDP-4
	MDP-5	--	--					--	--	MDP-6
LP2	MDP-7	100 A	3	0.00	0.00			2	125 A	MDP-8
	MDP-9	--	--		0.00	0.00		--	--	MDP-10
	MDP-11	--	--					2	125 A	MDP-12
APT PANELS	MDP-13	125 A	2	0.00	0.00			--	--	MDP-14
	MDP-15	--	--		0.00	0.00		2	125 A	MDP-16
APT PANELS	MDP-17	125 A	2					--	--	MDP-18
	MDP-19	--	--	0.00	0.00			2	125 A	MDP-20
APT PANELS	MDP-21	125 A	2					--	--	MDP-22
	MDP-23	--	--					2	15 A	MDP-24
ELEVATOR POWER	MDP-25	20 A	3	0.00	1.50			--	--	MDP-26
	MDP-27	--	--					--	--	MDP-28
	MDP-29	--	--			0.00		--	--	MDP-30
	MDP-31	--	--					--	--	MDP-32
	MDP-33	--	--					--	--	MDP-34
	MDP-35	--	--					--	--	MDP-36
	MDP-37	--	--					--	--	MDP-38
	MDP-39	--	--					--	--	MDP-40
	MDP-41	--	--					--	--	MDP-42

PANEL: LP1A										
AMPS	PHASE	WIRE	VOLTAGE	MOUNTING	MAIN	REMARKS:				
200 A	3	4	120/208 WYE	SURFACE	200 A	M.L.O. 10 KAIC, BOLT ON CIRCUIT BREAKERS				
DESCRIPTION	Circuit Number	TRIP	POLE	A	B	C	POLE	TRIP	Circuit Number	DESCRIPTION
LIGHTS	LP1A-1	20 A	1	0.07	0.36			1	20 A	LP1A-2
EXT. LIGHTS	LP1A-3	20 A	1		0.10	0.90		1	20 A	LP1A-4
EXT. LIGHTS	LP1A-5	20 A	1			0.20	0.54	1	20 A	LP1A-6
LIGHTS	LP1A-7	20 A	1	0.68	0.78			1	20 A	LP1A-8
EL LGTS	LP1A-9	20 A	1		0.00	2.25		2	20 A	LP1A-10
RECEPT	LP1A-11	20 A	1			0.90	2.25	1	20 A	LP1A-12
AHU	LP1A-13	20 A	2	0.30	0.30			2	15 A	LP1A-14
	LP1A-15	--	--		0.30	0.30		--	--	LP1A-16
Power	LP1A-17	20 A	1			0.00	0.18	1	20 A	LP1A-18
CH	LP1A-19	15 A	2	0.75	0.75			2	15 A	LP1A-20
	LP1A-21	--	--		0.75	0.75		--	--	LP1A-22
DRYER	LP1A-23	30 A	2			1.50	0.18	1	20 A	LP1A-24
	LP1A-25	--	--	1.50	0.00			1	20 A	LP1A-26
WASHER	LP1A-27	20 A	1		0.18	0.18		1	20 A	LP1A-28
RECEPT	LP1A-29	20 A	1			0.36	0.72	1	20 A	LP1A-30
WASHER	LP1A-31	20 A	1	0.18	0.18			1	20 A	LP1A-32
RECEPT	LP1A-33	20 A	1		0.36	0.72		1	20 A	LP1A-34
RECEPT	LP1A-35	20 A	1			0.00		1	20 A	LP1A-36
DOOR ACTUATOR POWER	LP1A-37	20 A	1	0.36	0.72			1	20 A	LP1A-38
Power	LP1A-39	15 A	2		0.75			2	15 A	LP1A-40
CH	LP1A-41	--	--			0.75	0.75	2	15 A	LP1A-42
	LP1A-43	15 A	2	0.75	0.75			--	--	LP1A-44
CH	LP1A-45	--	--		0.75	1.50		2	30 A	LP1A-46
	LP1A-47	--	--			1.50		--	--	LP1A-48
DRYER	LP1A-49	30 A	2	1.50	0.30			2	20 A	LP1A-50
	LP1A-51	--	--		1.50	0.30		--	--	LP1A-52
UH	LP1A-53	20 A	2			1.50		--	--	LP1A-54
	LP1A-55	--	--					--	--	LP1A-56
	LP1A-57	--	--					--	--	LP1A-58
	LP1A-59	--	--					--	--	LP1A-60

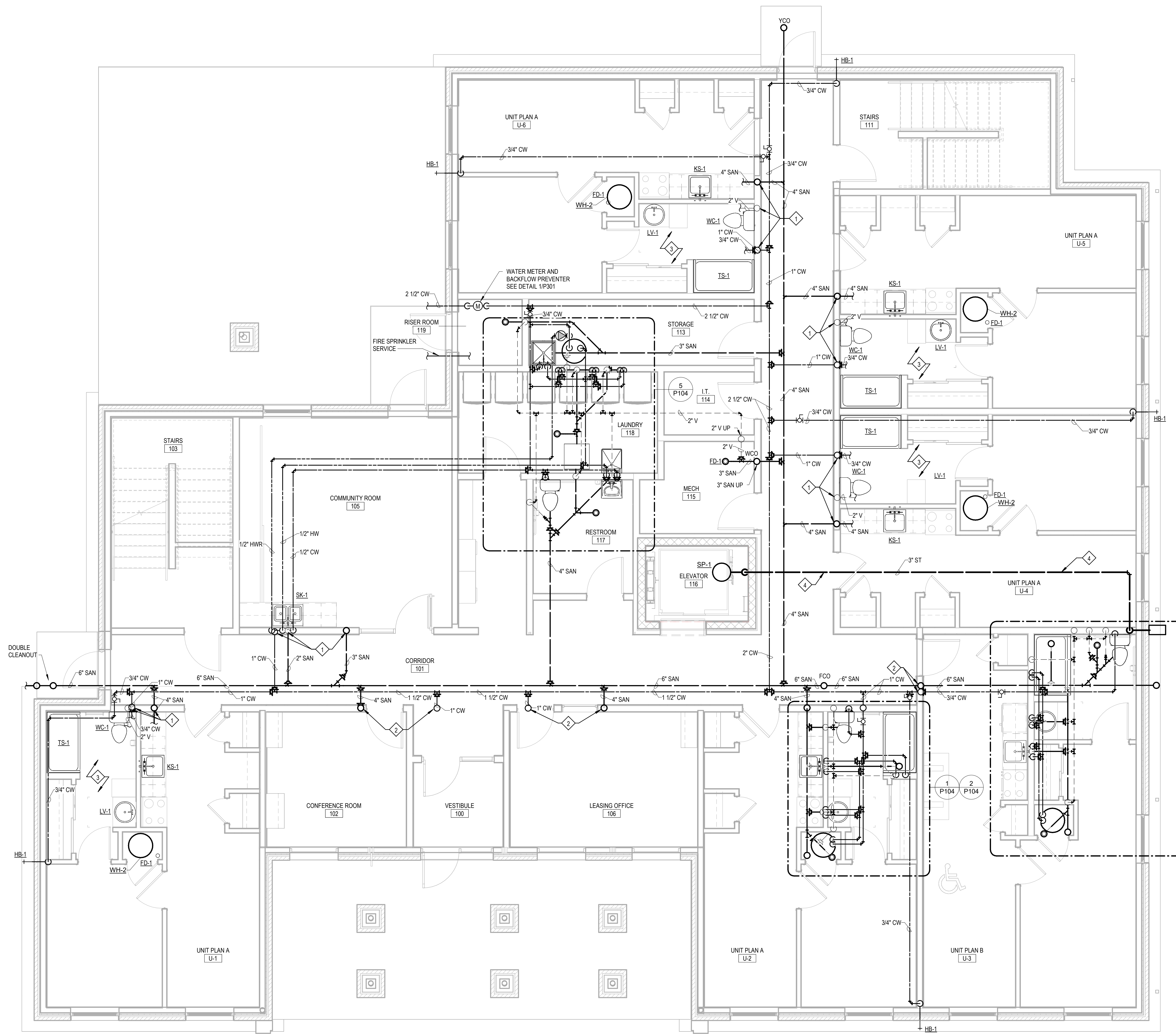
PANEL: LP1B										
AMPS	PHASE	WIRE	VOLTAGE	MOUNTING	MAIN	REMARKS:				
200 A	3	4	120/208 WYE	SURFACE	200 A	M.L.O. 10 KAIC, BOLT ON CIRCUIT BREAKERS				
DESCRIPTION	Circuit Number	TRIP	POLE	PHASE A (kVA)	PHASE B (kVA)	PHASE C (kVA)	POLE	TRIP	Circuit Number	DESCRIPTION
HP-1	LP1B-1	25 A	2	0.75	0.75			2	25 A	LP1B-2
	LP1B-3	--	--		0.75	0.75		--	--	LP1B-4
HP-11	LP1B-5	25 A	2		0.75	0.75		2	25 A	LP1B-6
	LP1B-7	--	--	0.75	0.75			--	--	LP1B-8
HP-22	LP1B-9	25 A	2		0.75	0.75		2	25 A	LP1B-10
	LP1B-11	--	--		0.75	0.75		--	--	LP1B-12
HP-32	LP1B-13	35 A	2	0.75	0.75			2	25 A	LP1B-14
	LP1B-15	--	--		0.75	0.75		--	--	LP1B-16
HP-33	LP1B-17	35 A	2		0.75	0.75		2	25 A	LP1B-18
	LP1B-19	--	--		0.75	0.75		--	--	LP1B-20
HP-13	LP1B-21	25 A	2		0.75	0.75		2	25 A	LP1B-22
	LP1B-23	--	--		0.75	0.75		--	--	LP1B-24
HP-2	LP1B-25	25 A	2	0.75	0.75			2	25 A	LP1B-26
	LP1B-27	--	--		0.75	0.75		--	--	LP1B-28
HP-14	LP1B-29	25 A	2		0.75	0.75		2	25 A	LP1B-30
	LP1B-31	--	--		0.75	0.75		--	--	LP1B-32
HP-25	LP1B-33	25 A	2		0.75	0.75		2	25 A	LP1B-34
	LP1B-35	--	--		0.75	0.75		--	--	LP1B-36
HP-4	LP1B-37	25 A	2	0.75	0.75			2	25 A	LP1B-38
	LP1B-39	--	--		0.75	0.75		--	--	LP1B-40
HP-16	LP1B-41	25 A	2		0.75	0.75		2	25 A	LP1B-42
	LP1B-43	--	--		0.75	0.75		--	--	LP1B-44
HP-17	LP1B-45	25 A	2		0.75	0.75		2	25 A	LP1B-46
	LP1B-47	--	--		0.75	0.75		--	--	LP1B-48
HP-6	LP1B-49	25 A	2	0.75	0.75			2	25 A	LP1B-50
	LP1B-51	--	--		0.75	0.75		--	--	LP1B-52
HP-18	LP1B-53	25 A	2		0.75	0.75		2	15 A	LP1B-54
	LP1B-55	--	--		0.75	0.75		--	--	LP1B-56
	LP1B-57	--	--					--	--	LP1B-58
	LP1B-59	--	--					--	--	LP1B-60

PANEL: LP2										
AMPS	PHASE	WIRE	VOLTAGE	MOUNTING	MAIN	REMARKS:				
200 A	3	4	120/208 WYE	SURFACE	200 A	M.L.O. 10 KAIC, BOLT ON CIRCUIT BREAKERS				
DESCRIPTION	Circuit Number	TRIP	POLE	PHASE A (kVA)	PHASE B (kVA)	PHASE C (kVA)	POLE	TRIP	Circuit Number	DESCRIPTION
RECEPT	LP2-1	20 A	1	1.08	0.75			2	15 A	LP2-2
LIGHTS	LP2-3	20 A	1		0.69	0.75		--	--	LP2-4
RECEPT	LP2-5	20 A	1			0.72	0.75	2	15 A	LP2-6
AHU	LP2-7	20 A	2	0.30	0.75			--	--	LP2-8
	LP2-9	--	--		0.30	1.00		1	20 A	LP2-10
EXERCISE MACHINE	LP2-11	20 A	1			1.00	1.00	1	20 A	LP2-12
EXERCISE MACHINE	LP2-13	20 A	1	1.00	1.00			1	20 A	LP2-14
EXERCISE MACHINE	LP2-15	20 A	1		1.00	1.00		1	20 A	LP2-16
EXERCISE MACHINE	LP2-17	20 A	1			1.00		1	20 A	LP2-18
Spare	LP2-19	20 A	1	0.00				--	--	LP2-20
Spare	LP2-21	20 A	1		0.00			--	--	LP2-22
Spare	LP2-23	20 A	1			0.00		--	--	LP2-24
Spare	LP2-25	20 A	1	0.00				--	--	LP2-26
Spare	LP2-27	20 A	1		0.00			--	--	LP2-28
Spare	LP2-29	20 A	1			0.00		--	--	LP2-30

LIGHTING FIXTURE SCHEDULE										
TAG	MFG	MODEL	DESCRIPTION	MAX WATTS	MOUNTED	NOTES	ACCEPTABLE MFG/MODEL	ACCEPTABLE MFG/MODEL		
EMA	LITHONIA LIGHTING	ERE W SGL SQ	REMOTE HEAD	5	CEILING/WALL	WIRE TO EXIT	EATON	HUBBELL		
EX	LITHONIA LIGHTING	LITHONIA LOMS3V3R-120/277	THERMOPLASTIC LED EXIT SIGN	5	UNIVERSAL		EATON	HUBBELL		
L01	LITHONIA LIGHTING	CPX 2X4 AL08 SWW7 SWL MV/VOLT 2X4SMKSH	2X4 LED PANEL	36	SURFACE		EATON	HUBBELL		
L01E	LITHONIA LIGHTING	CPX 2X4 AL08 SWW7 SWL MV/VOLT E7W 2X4SMKSH	2X4 LED PANEL WIEMERGENCY DRIVER	36	SURFACE		EATON	HUBBELL		
L02	LITHONIA LIGHTING	CPX 2X2 AL07 SWW7 SWL MV/VOLT 2X2SMKSH	2X2 LED PANEL	22	SURFACE		EATON	HUBBELL		
L03	LITHONIA LIGHTING	CPX 1X4 AL07 SWW7 SWL MV/VOLT 1X4SMKSH	1X4 LED PANEL	40	SURFACE		EATON	HUBBELL		
L03E	LITHONIA LIGHTING	CPX 1X4 AL07 SWW7 SWL MV/VOLT E7W 1X4SMKSH	1X4 LED PANEL WIEMERGENCY DRIVER	50	SURFACE		EATON	HUBBELL		
L04	LITHONIA LIGHTING	WF6 LED 27K30K35K 90CRI MW W6	VERSIFLUSH MOUNT	10	UNIVERSAL		EATON	HUBBELL		
L05	LITHONIA LIGHTING	FMV7SL 24IN MV/VOLT 30K 90CRI BM M4	2" VANITY LIGHT	10	RECESSED		EATON	HUBBELL		
L06	LITHONIA LIGHTING	CSS 24 AL015 MV/VOLT SWW3 80CRI	2FT LED STRIP FIXTURE	16	SURFACE		EATON	HUBBELL		
L07	LITHONIA LIGHTING	CSS L48 AL03 MV/VOLT SWW3 80CRI	4FT LED STRIP FIXTURE	36	SURFACE		EATON	HUBBELL		
L08	JUNO	WF6C REG TUWH MW M6	6" WAFER DOWNLIGHT	13	RECESSED		EATON	HUBBELL		
L09	LITHONIA LIGHTING	FMLRL 14 20840 M4	LOW PROFILE FLUSH MOUNT LED	24	SURFACE		EATON	HUBBELL		
L10	LITHONIA LIGHTING	WPX1 LED P2 40K MV/VOLT DBDX M4	WALLPACK	24	CEILING/WALL		EATON	HUBBELL		
L11	LITHONIA LIGHTING	DSX1 LED P3 40K T4M MV/VOLT	POLE MOUNTED AREA FIXTURE	102	POLE		EATON	HUBBELL		
L12	VISA LIGHTING	CB1968	ALLEGRO WALL SCONCE	19	WALL		EATON	HUBBELL		
P01	LITHONIA LIGHTING	Z2 SSS	22FT SQUARE STRAIGHT STEEL POLE COLOR TO MATCH FIXTURE	0			EATON	HUBBELL		

PANEL: LP3										
AMPS	PHASE	WIRE	VOLTAGE	MOUNTING	MAIN	REMARKS:				
200 A	3	4	120/208 WYE	SURFACE	200 A	M.L.O. 10 KAIC, BOLT ON CIRCUIT BREAKERS				
DESCRIPTION	Circuit Number	TRIP	POLE	PHASE A (k						

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 Project Status



General Plumbing Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
2. SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE EVERYTHING NECESSARY TO MAKE REQUIRED SYSTEMS AND FEATURES COMPLETE AND FUNCTIONAL, INCLUDING BUT NOT LIMITED TO: FITTINGS, P-TRAPS, STOPS, ADAPTERS, HARDWARE, TEMPORARY CONNECTIONS AND SUPPORTS.
4. DRAWING ORGANIZATION IS NOT TRADE SPECIFIC AND IS NOT INTENDED FOR DIVISION OF WORK AMONG SUBCONTRACTORS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROPERLY DISSEMINATE WORK ON ALL SHEETS AND COORDINATE WITH EVERY SUBCONTRACTOR IN ORDER TO PROVIDE A COMPLETE PROJECT.
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10. ALL SLEEVES PASSING THROUGH FIRE RATED WALLS SHALL BE SCHEDULE 40 STEEL.

Work Description Notes

1. 2" V UP, 1" CW UP, 3" SAN UP, WCO ON SAN 18" AFF ON CORRIDOR SIDE OF WALL
2. 1" CW UP, 3" SAN UP, WCO ON SAN 18" AFF ON CORRIDOR SIDE OF WALL
3. TYPICAL APT A. SEE CALLOUT 1 AND 2 ON P104
4. ELEVATOR SUMP DISCHARGE TO RUN FROM SUMP PIT, UP IN ELEVATOR SHAFT, ACROSS 1ST FLOOR CEILING SPACE, DOWN INTERIOR WALL, THEN OUT EXTERIOR WALL THROUGH A DOWNSPOUT ONTO A SPLASHBLOCK

Plumbing Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS.
 COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

— CW	DOMESTIC COLD WATER
— HW	DOMESTIC HOT WATER
— HWR	DOMESTIC HOT WATER RETURN
— SAN	SANITARY SEWER
— ST	STORM SEWER
— V	VENT
— G	GAS
—	NEW CONNECTION TO EXISTING
+	HOSE BIB

CO	CLEANOUT
EWC	WATER COOLER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
HB	HOSE BIB
KS	KITCHEN SINK
LT	LINT TRAP
LV	LAVATORY
MS	MOP SINK
SH	ROLL IN SHOWER
SK	SINK
TS	TUB SHOWER
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WATER HEATER
WM	WASHING MACHINE BOX
YCO	YARD CLEANOUT

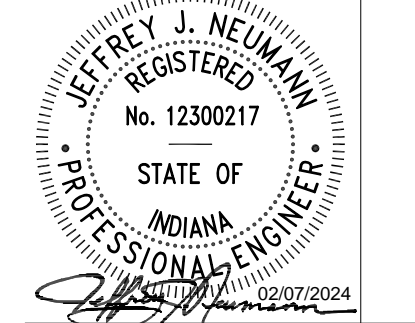
New Construction and Renovation Work for :

Hillcrest Commons

711 Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



REVISION: _____ DATE: _____

DRAWN BY: EB
 COMMISSION NUMBER: F23066
 REVIEWED BY: JUN
 DATE: 2024-02-07

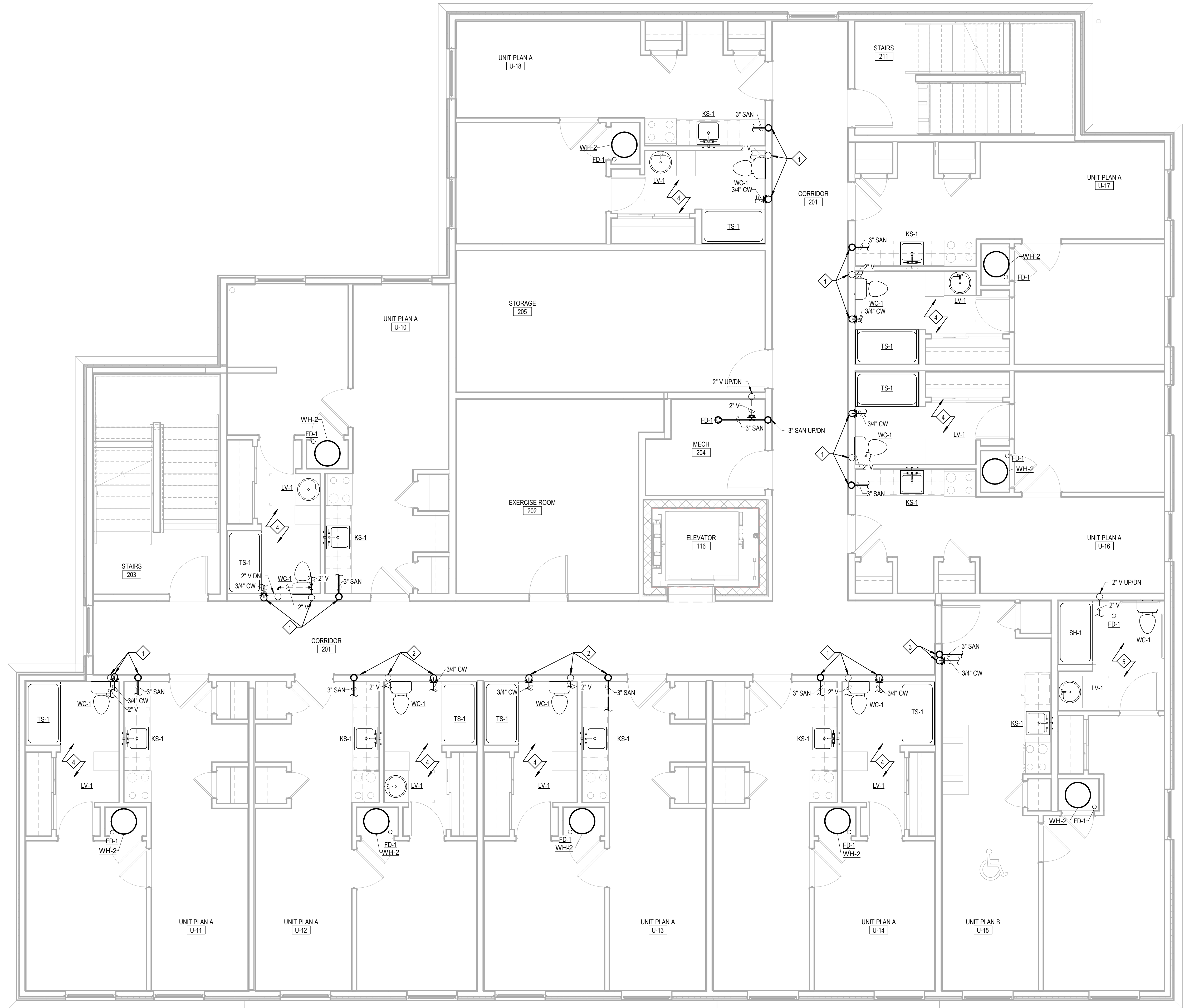
P101

PLUMBING PLAN FIRST FLOOR



1 Plumbing Plan - First Floor
 1/4" = 1'-0"

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 Project Status



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10. ALL SLEEVES PASSING THROUGH FIRE RATED WALLS SHALL BE SCHEDULE 40 STEEL.

Work Description Notes

- 1 2" V UP/DN, 1" CW DN, 3/4" CW UP, 3" SAN UP/DN
- 2 2" V UP, 1" CW DN, 3/4" CW UP, 3" SAN UP/DN
- 3 1" CW DN, 3/4" CW UP, 3" SAN UP/DN
- 4 TYPICAL APT A. SEE CALLOUT 1 AND 2 ON P104
- 5 TYPICAL APT B. SEE CALLOUT 3 AND 4 ON P104

Plumbing Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

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—	HW	DOMESTIC HOT WATER
—	HWR	DOMESTIC HOT WATER RETURN
—	SAN	SANITARY SEWER
—	ST	STORM SEWER
—	V	VENT
—	G	GAS
⊕		NEW CONNECTION TO EXISTING
+		HOSE BIB

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WC	WATER CLOSER
FCC	FLOOR CLEANOUT
FD	FLOOR DRAIN
HB	HOSE BIB
KS	KITCHEN SINK
LT	LINT TRAP
LV	LAVATORY
MS	MOP SINK
SH	ROLL IN SHOWER
SK	SINK
TS	TUB SHOWER
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WATER HEATER
WM	WASHING MACHINE BOX
YCO	YARD CLEANOUT

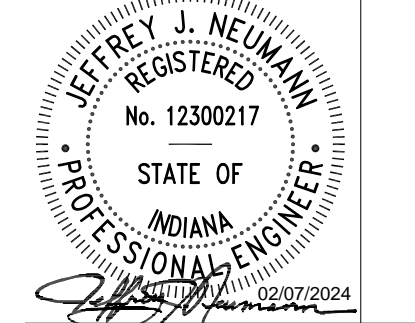
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ALL TRADES SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

REVISION: _____ DATE: _____

DRAWN BY: EB
 COMMISSION NUMBER: F23066
 REVIEWED BY: JUN
 DATE: 2024-02-07

P102

PLUMBING PLAN SECOND FLOOR

1 Plumbing Plan - Second Floor
 1/4" = 1'-0"

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Work Description Notes

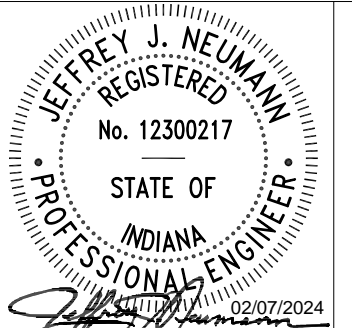
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Plumbing Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. COMPONENTS SHOWN IN GRAY ARE EXISTING OR SPECIFIED IN OTHER VIEWS.

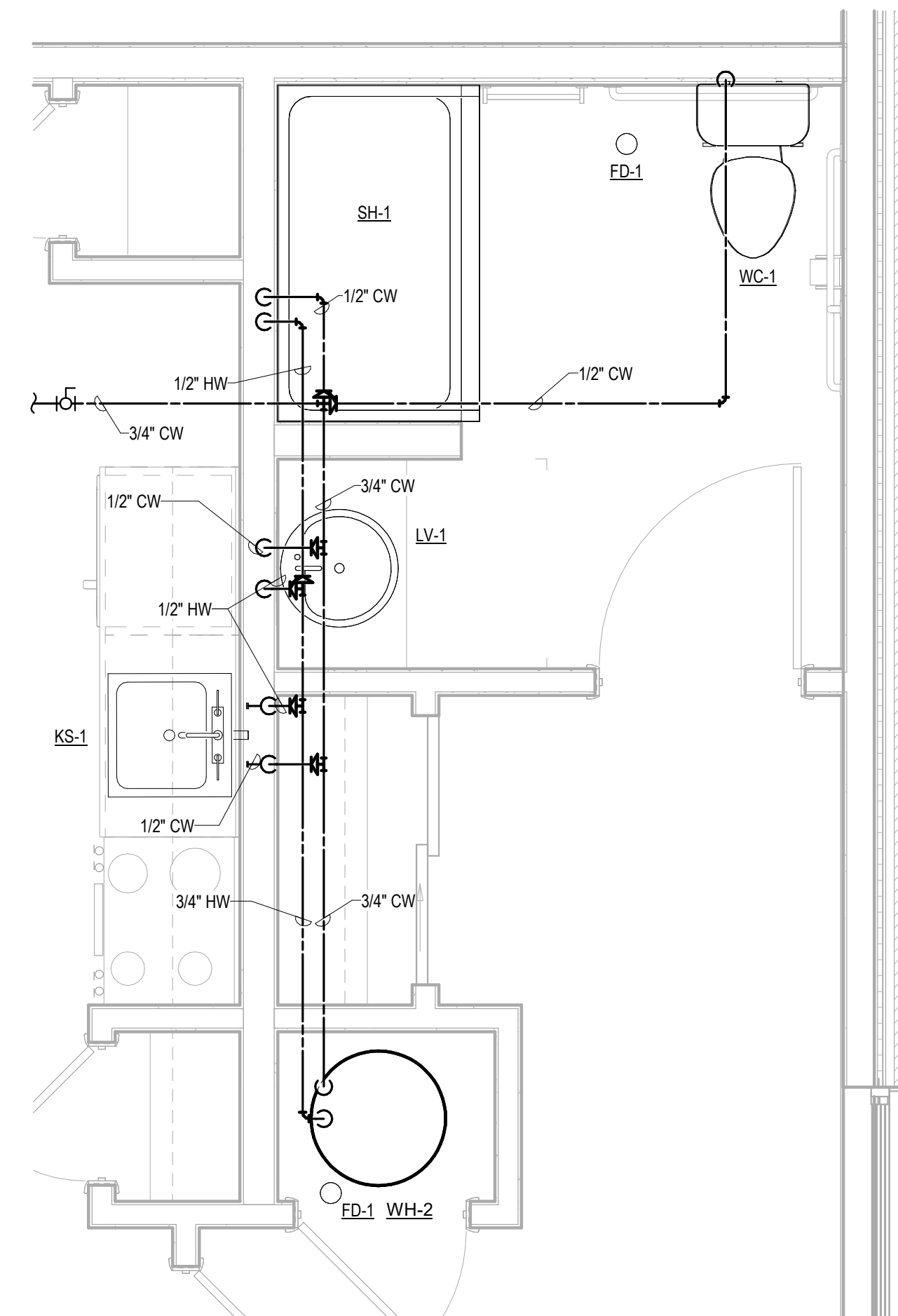
—	CW	DOMESTIC COLD WATER
—	HW	DOMESTIC HOT WATER
—	HWR	DOMESTIC HOT WATER RETURN
—	SAN	SANITARY SEWER
—	ST	STORM SEWER
—	V	VENT
—	G	GAS
—	+	NEW CONNECTION TO EXISTING
—	+	HOSE BIB
CO	CLEANOUT	
EW	WATER COOLER	
FCO	FLOOR CLEANOUT	
FD	FLOOR DRAIN	
HB	HOSE BIB	
KS	KITCHEN SINK	
LT	LINT TRAP	
LV	LAVATORY	
MS	MOP SINK	
SH	ROLL IN SHOWER	
SK	SINK	
TS	TUB SHOWER	
WC	WATER CLOSET	
WCO	WALL CLEANOUT	
WH	WATER HEATER	
WM	WASHING MACHINE BOX	
YCO	YARD CLEANOUT	

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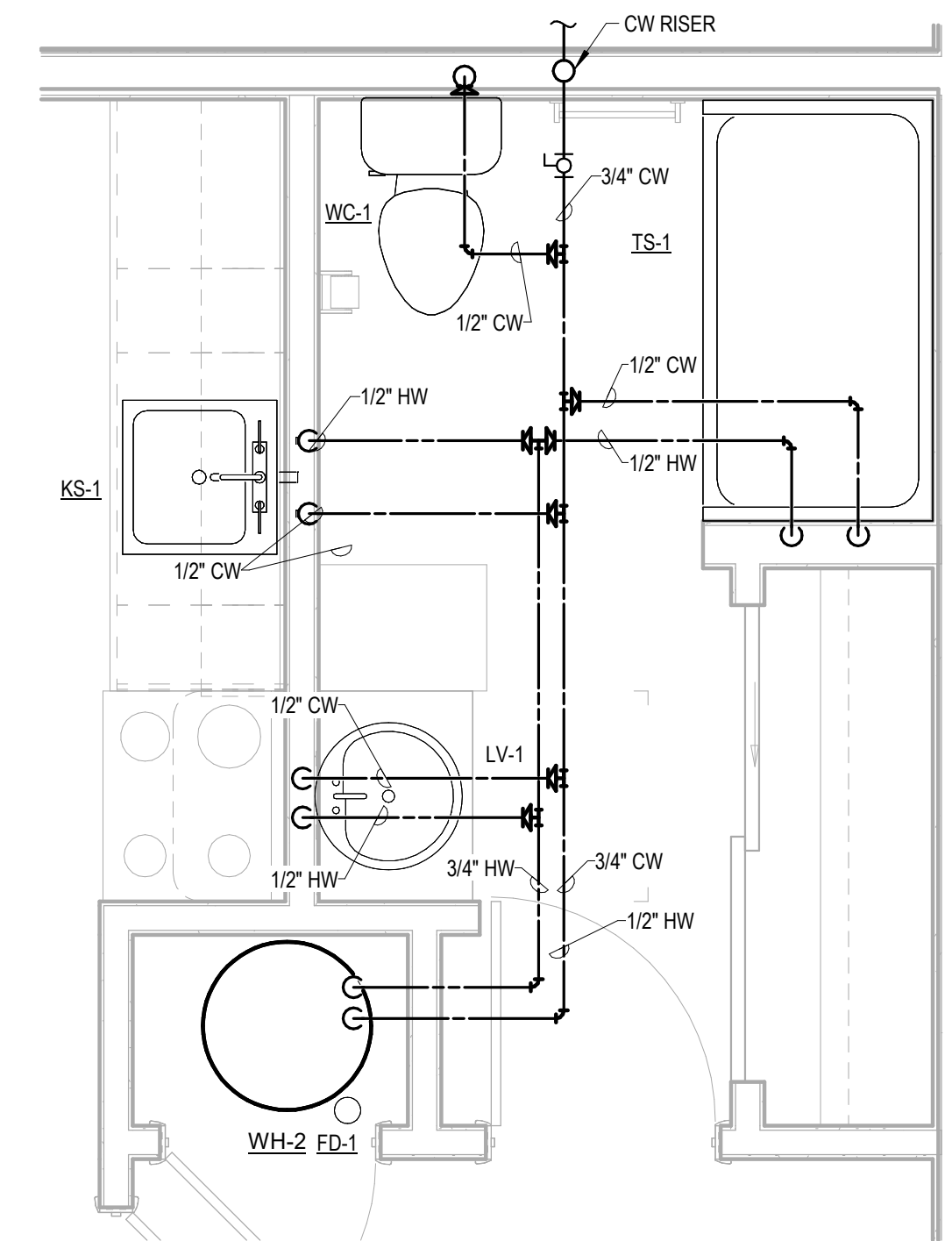
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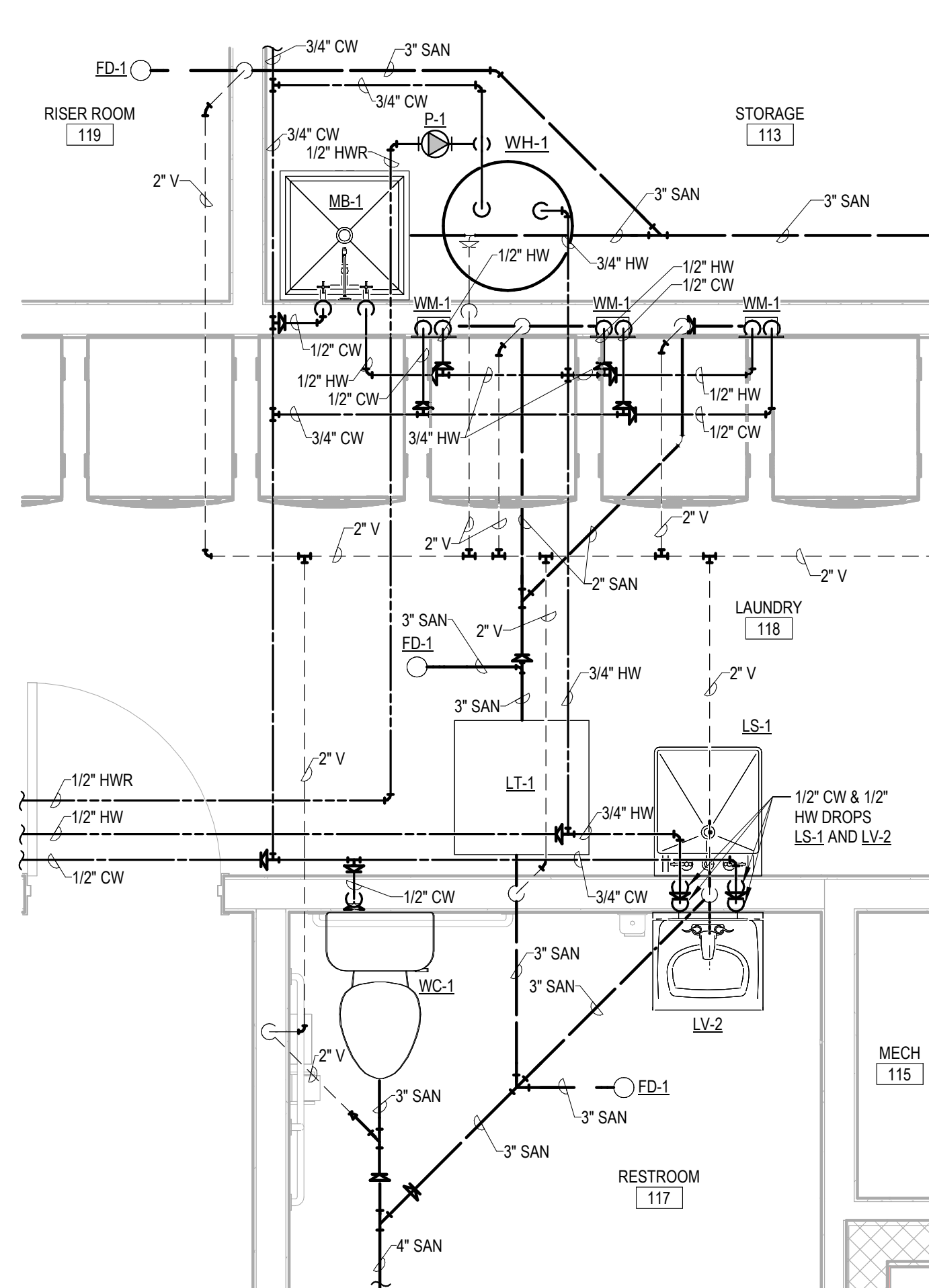
PLUMBING PLAN CALLOUTS



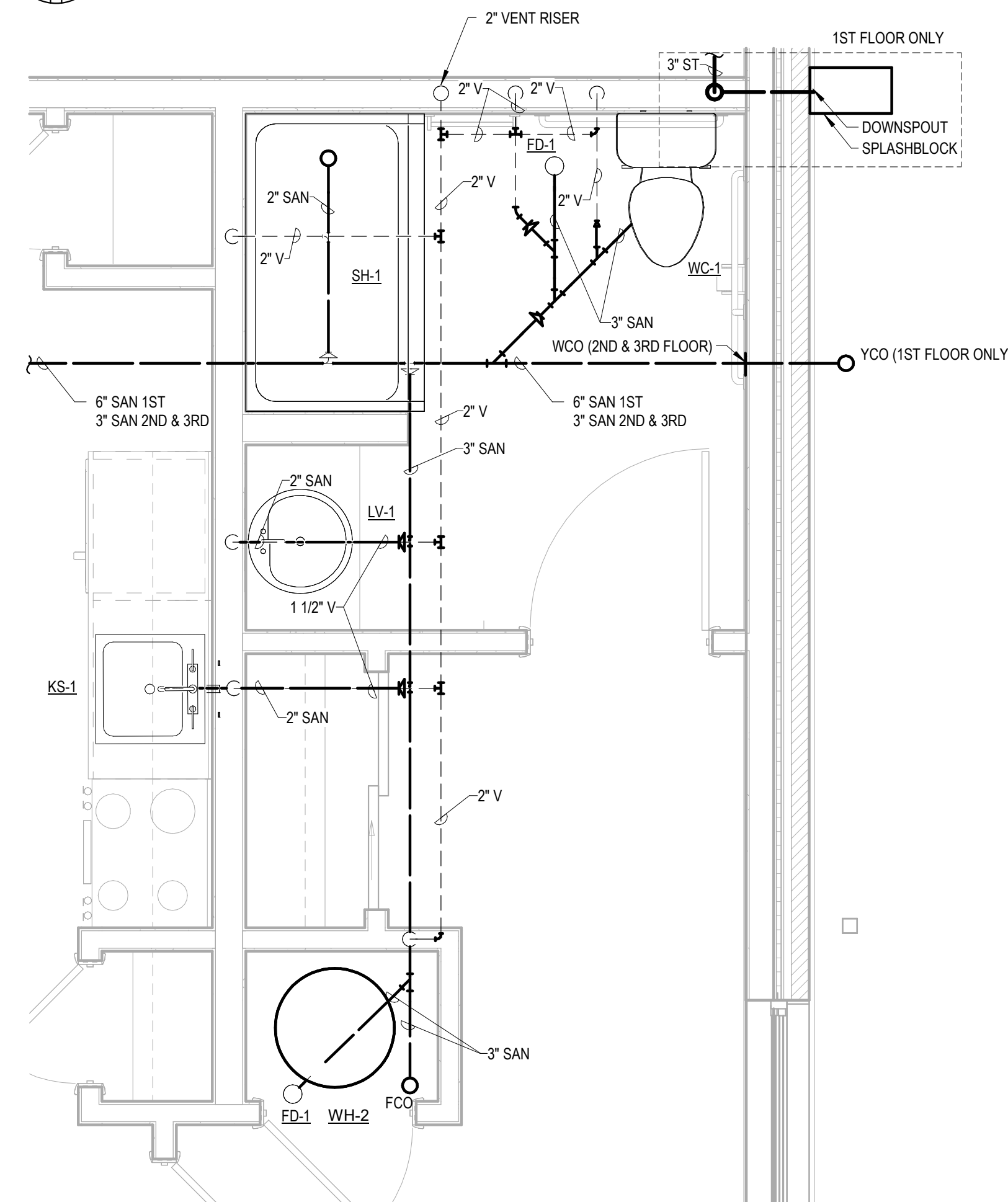
4 Plumbing Plan - Apartment B Domestic Water
1/2" = 1'-0"



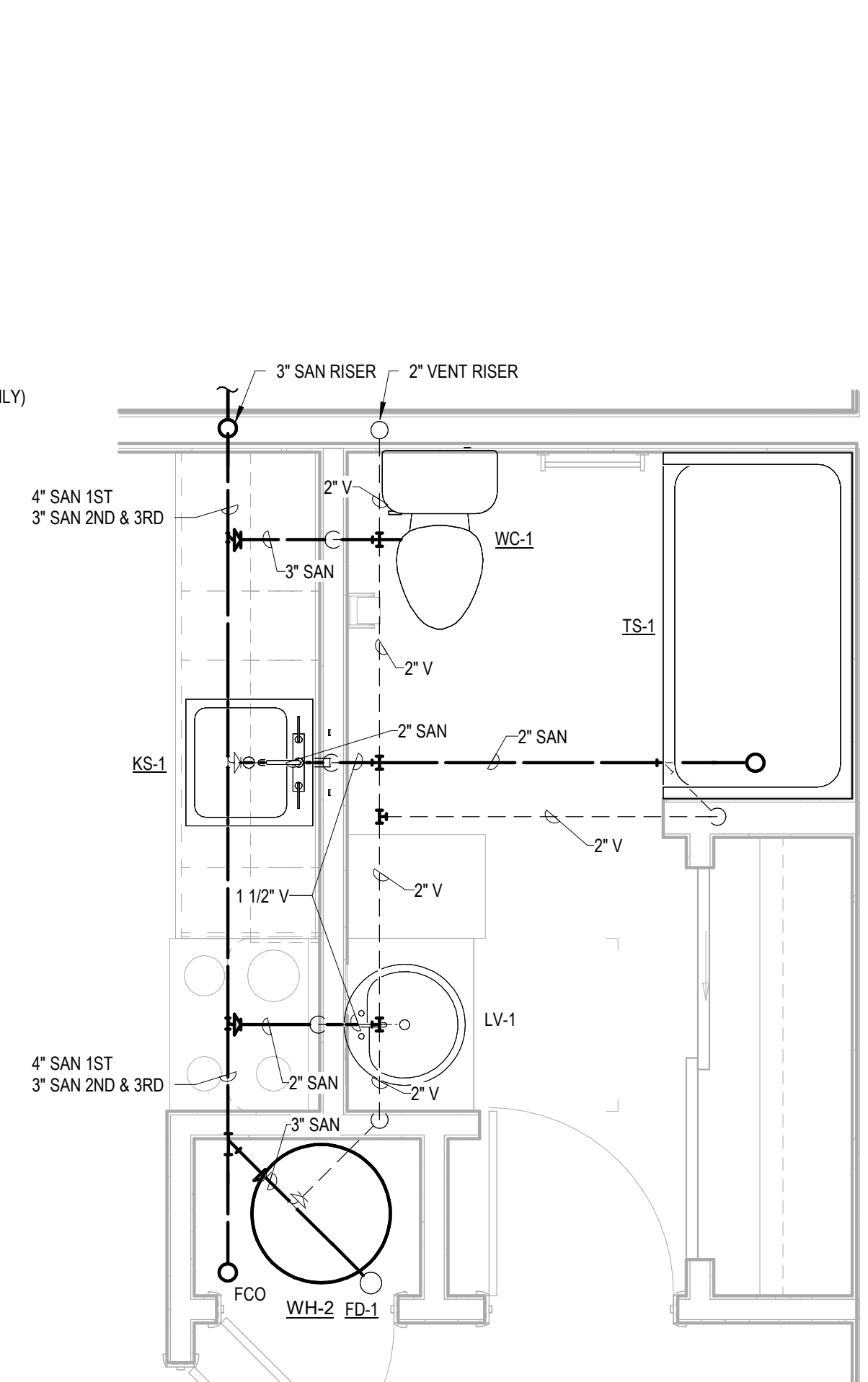
2 Plumbing Plan - Apartment A Domestic Water
1/2" = 1'-0"



5 Plumbing Plan - First Floor Restroom and Laundry
1/2" = 1'-0"



3 Plumbing Plan - Apartment B Sanitary and Vent
1/2" = 1'-0"

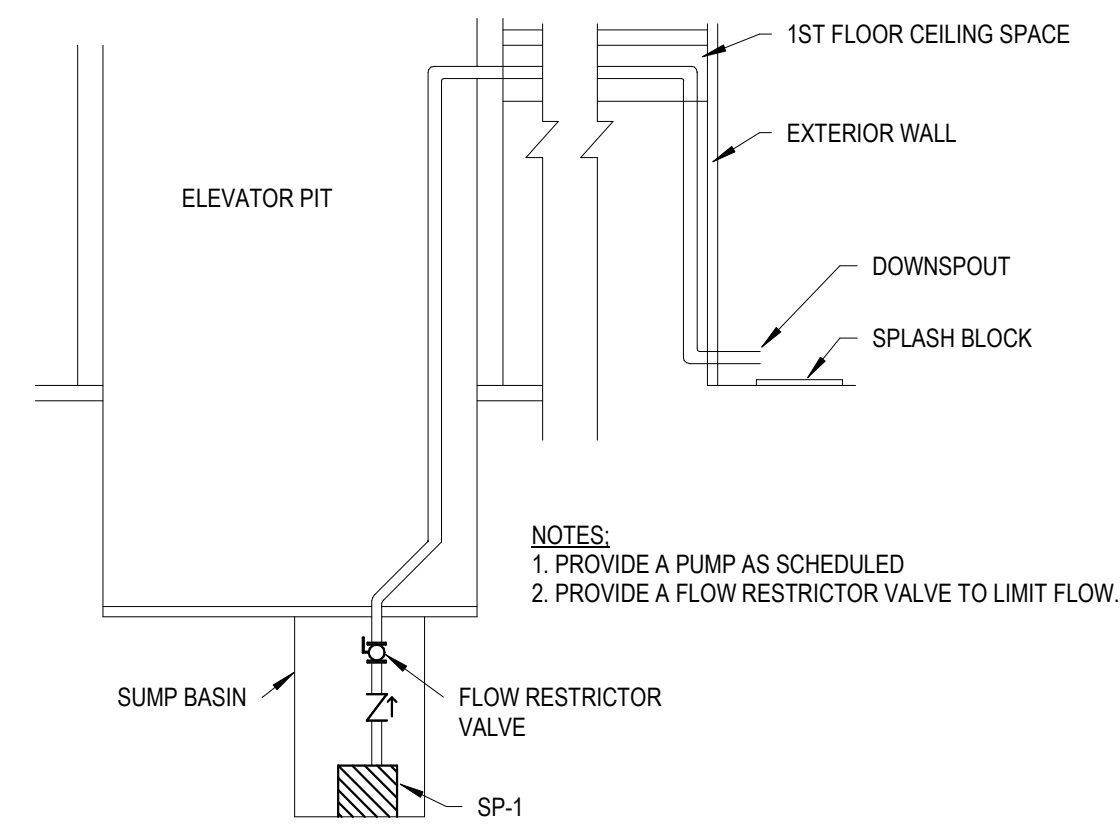


1 Plumbing Plan - Apartment A Sanitary and Vent
1/2" = 1'-0"

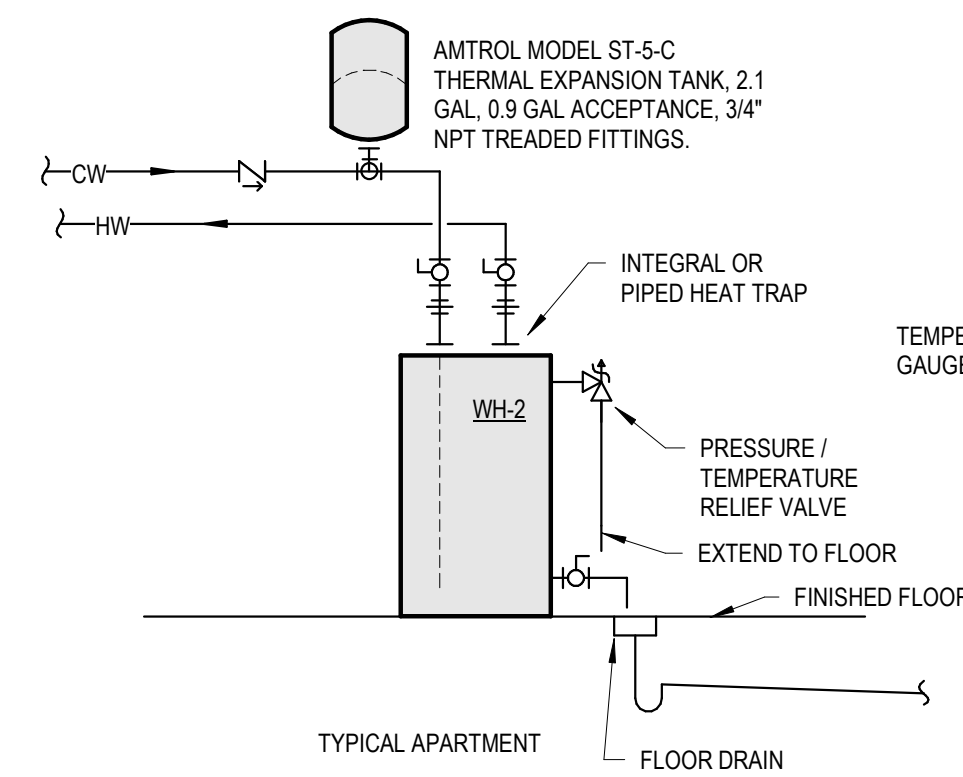
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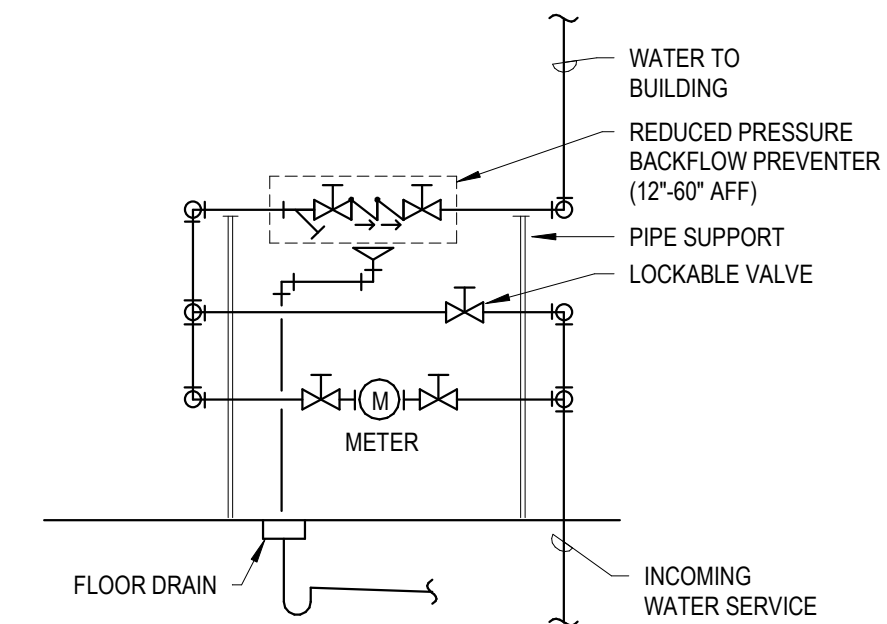
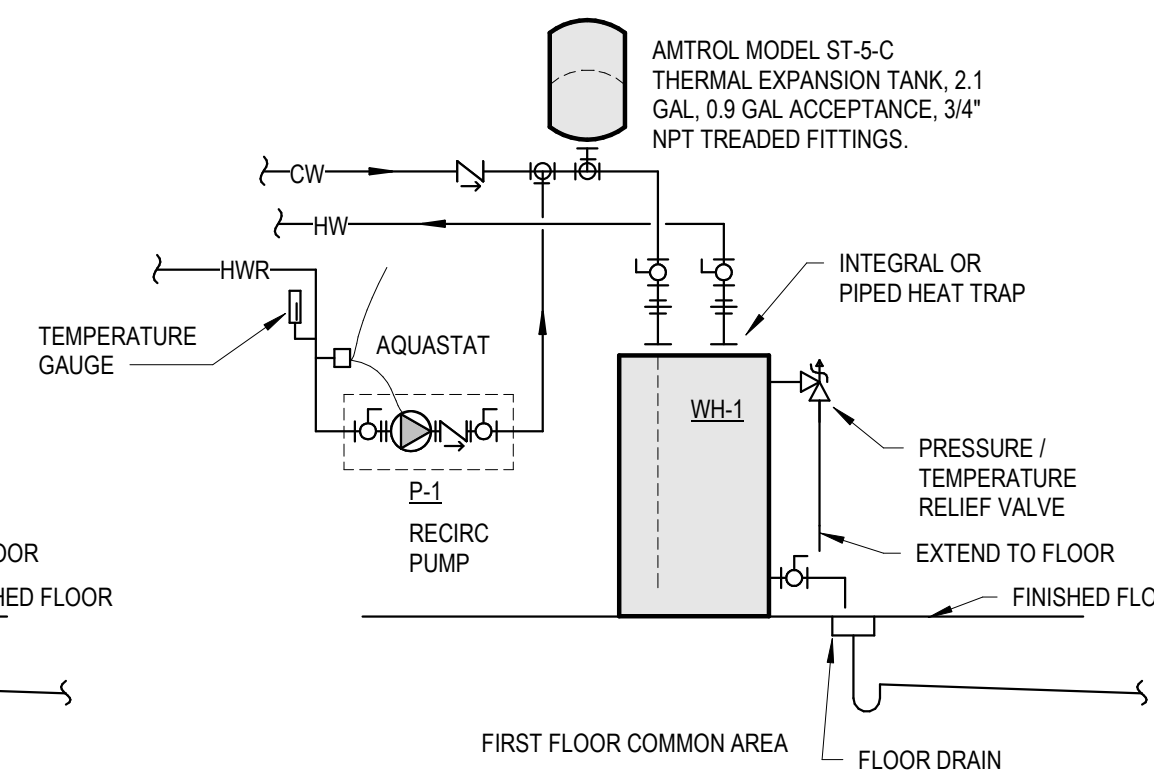
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3 Elevator Sump Pump
 NTS



2 Domestic Water Heater
 NTS



1 Domestic Water Meter
 NTS

PLUMBING - ELEVATOR SUMP PUMP SCHEDULE											
TAG	DESCRIPTION	MANUFACTURER	MODEL	PUMP		ELECTRICAL					NOTES
				MAX GPM	MAX HEAD	VOLTS	PH	HP	AMPS		
SP-1	50 SERIES EFFLUENT PUMP, SIMPLEX	ZOELLER	M53	43	19.25	115 V	1	3/10	4.8-9.7	1, 2	

NOTES:
 1. PROVIDE WITH DISCONNECT.
 2. PROVIDE WITH CHECK VALVE, SIMPLEX BASIN, AND HIGH WATER ALARM.

PLUMBING - DOMESTIC WATER RECIRC PUMP SCHEDULE										
TAG	DESCRIPTION	MANUFACTURER	MODEL	ELECTRICAL		NOTES				
				VOLTS	PH					
P-1	DOMESTIC HOT WATER RECIRC PUMP	GRUNDFOS	MAGNA3 N	120 V	1	60	1			

NOTES:
 1. PROVIDE WITH DISCONNECT.

PIPE MATERIALS & INSULATION SCHEDULE												
TAG	SERVICE	PIPE MATERIAL		PIPE JOINTS		PIPE INSULATION						
		1/2 - 2"	> 2 1/2"	1/2 - 2"	> 2 1/2"	MEAN TEMP (F)	< 1"	1 1/4 - 2"	2 1/2 - 4"	5 - 6"	> 8"	CONDUCTIVITY "K"
CW	DOMESTIC COLD WATER	TYPE "L" CU WATER TUBE, ASTM B-88, PEX	TYPE "L" CU WATER TUBE, ASTM B-88	COPPER FITTINGS W/ 95/5 Sn/Sb SOLDERED JOINTS, MECHANICAL COMPRESSION JOINTS	COPPER FITTINGS W/ 95/5 Sn/Sb SOLDERED JOINTS	75	1"	1"	2"	2"	2"	.24
HW	DOMESTIC HOT WATER	TYPE "L" CU WATER TUBE, ASTM B-88, PEX	TYPE "L" CU WATER TUBE, ASTM B-88	COPPER FITTINGS W/ 95/5 Sn/Sb SOLDERED JOINTS, MECHANICAL COMPRESSION JOINTS	COPPER FITTINGS W/ 95/5 Sn/Sb SOLDERED JOINTS	100	1"	1"	2"	2"	2"	.24
HWR	DOMESTIC HOT WATER RETURN	TYPE "L" CU WATER TUBE, ASTM B-88, PEX	TYPE "L" CU WATER TUBE, ASTM B-88	COPPER FITTINGS W/ 95/5 Sn/Sb SOLDERED JOINTS, MECHANICAL COMPRESSION JOINTS	COPPER FITTINGS W/ 95/5 Sn/Sb SOLDERED JOINTS	100	1"	1"	2"	2"	2"	.24
SAN	SANITARY	TYPE "DWV" PVC PLASTIC, ASTM D-2665	TYPE "DWV" PVC PLASTIC, ASTM D-2665	SOLVENT WELD	SOLVENT WELD							
ST	STORM WATER	TYPE "DWV" PVC PLASTIC, ASTM D-2665	TYPE "DWV" PVC PLASTIC, ASTM D-2665	SOLVENT WELD	SOLVENT WELD							
V	SANITARY VENT	TYPE "DWV" PVC PLASTIC, ASTM D-2665	TYPE "DWV" PVC PLASTIC, ASTM D-2665	SOLVENT WELD	SOLVENT WELD							

NOTES:
 ALL INSULATION SHALL BE FIBERGLASS WITH AN ALL-SERVICE JACKET VAPOR BARRIER.
 PIPING IN RETURN CEILING PLENUMS SHALL BE COVERED WITH INSULATION HAVING A 24/50 FLAME/SMOKE DEVELOPMENT RATING.
 PEX PIPING WITHIN APARTMENTS IS NOT REQUIRED TO HAVE INSULATION.
 PROVIDE PIPING, PIPE FITTINGS, AND SOLDER AND FLUX (IF USED), THAT COMPLY WITH NSF 61 AND NSF 372 FOR MAXIMUM LEAD CONTENT; LABEL PIPE AND FITTINGS.

PLUMBING - WATER HEATER												
TAG	DESCRIPTION	SERVING	MANUFACTURER	MODEL	HEAT SOURCE	KW	STORAGE (GAL)	RECOVERY GPH @ 90F RISE	WEIGHT (LBS)	ELECTRICAL		NOTES
										VOLTS	PH	
WH-1	TALL 50 GAL ELECTRIC WATER HEATER	1ST FLOOR COMMON	LOCHINVAR	LET-50 DJK	ELECTRIC	4500	46	21	125	208 V	1	1, 2
WH-2	LOWBOY30 GAL ELECTRIC WATER HEATER	APTS	LOCHINVAR	JER-30 DJK	ELECTRIC	4500	26	21	115	208 V	1	1, 2

NOTES:
 1. PROVIDE WITH DISCONNECT.
 2. PROVIDE ASME T&P VALVE SET AT 100 PSIG AND ADJUSTABLE HIGH LIMIT WITH MANUAL RESET. PIPE TO NEAREST FLOOR DRAIN.

PLUMBING - FIXTURE SCHEDULE											
TAG	DESCRIPTION	CW SIZE	HW SIZE	SAN SIZE	VENT SIZE	PIPE INSULATION					
						MEAN TEMP (F)	< 1"	1 1/4 - 2"	2 1/2 - 4"	5 - 6"	> 8"
FCO	JOSAM MODEL 55000-1. ROUND NIKALOY TOP	--	--	VARIES	--						
FD-1	JOSAM MODEL 30000-6E-SS-TSI ROUND NIKALOY FLOOR DRAIN WITH TRACTOR GRATE AND TRAP SEAL INSERT, STAINLESS STEEL	--	--	3"	2"						
HB-1	WOODFORD MODEL B65 ANTI-SIPHON FREEZELESS WALL HYDRANT WITH BOX & DOOR, AND TEE KEY.	3/4"	--	--	--						
KS-1	ELKAY MODEL LRAD22265 LUSTERONE CLASSIC STAINLESS STEEL 22"X22"X6-1/2" SINGLE BOWL, TOP MOUNT 4-HOLE ADA SINK. PROVIDE WITH AMERICAN STANDARD MODEL 7074.040 COLONY PRO SINGLE CONTROL, POLISHED CHROME KITCHEN FAUCET WITH SIDE-SPRAY AND DECKPLATE. PROVIDE WITH P-TRAP, STOP, SUPPLIES, AND DRAIN. TO BE ADA COMPLIANT.	1/2"	1/2"	2"	1 1/2"						
LS-1	FIAT TATT1 LAUNDRY TUB TO GO, 20"X23-7/8" POLYETHYLENE WITH CHROME PLATED FAUCET, 4" HOLE SPACING, SWING SPOUT, AND BLADE HANDLES. PROVIDE WITH P-TRAP, SUPPLIES AND STOPS.	1/2"	1/2"	2"	1 1/2"						
LT-1	ZURN MODEL Z1185 LINT INTERCEPTOR, INLET/OUTLET SIZE 3"	--	--	3"	2"						
LV-1	AMERICAN STANDARD MODEL 7075.000 COLONY PRO SINGLE CONTROL LAVATORY FAUCET CENTERSET METAL LEVER HANDLE WITH METAL POP-UP DRAIN. PROVIDE WITH SUPPLIES, STOPS, AND P-TRAP. TO BE ADA COMPLIANT.	1/2"	1/2"	2"	1 1/2"						
LV-2	KOHLER MODEL K-2035-4 PINOIR WALL-MOUNT LAVATORY, VITREOUS CHINA, 4" CENTERS. PROVIDE WITH AMERICAN STANDARD MODEL 7075.000 COLONY PRO SINGLE CONTROL LAVATORY FAUCET METAL LEVER HANDLE WITH METAL POP-UP DRAIN. PROVIDE WITH SUPPLIES, STOPS, AND P-TRAP. TO BE ADA COMPLIANT.	1/2"	1/2"	2"	1 1/2"						
MB-1	FIAT MODEL MSB2424 MOLDED STONE MOP SERVICE BASIN. FURNISH WITH FIAT MODEL 830AA WALL MOUNTED SERVICE FAUCET CHROME PLATED WITH VACUUM BREAKER, MOP BRACKET, VINYL BUMPER GUARDS, SS STRAINER, SS WALL GUARDS, HOSE, BRACKET, AND P-TRAP	1/2"	1/2"	3"	2"						
SH-1	AMERICAN STANDARD MODEL 7075.000 COLONY PRO SINGLE CONTROL LAVATORY FAUCET CENTERSET METAL LEVER HANDLE WITH METAL POP-UP DRAIN. PROVIDE WITH SUPPLIES, STOPS, AND P-TRAP. TO BE ADA COMPLIANT.	1/2"	1/2"	2"	2"						
SK-1	DAYTON MODEL K23322 STAINLESS STEEL 33"X22"X6-1/16" EQUAL DOUBLE BOWL 4-HOLE DROP-IN SINK. PROVIDE WITH AMERICAN STANDARD MODEL 7074.040 COLONY PRO SINGLE CONTROL KITCHEN FAUCET WITH SIDE SPRAY AND DECK PLATE. PROVIDE WITH P-TRAP, SUPPLIES, STOPS, AND DRAINS. TO BE ADA COMPLIANT.	1/2"	1/2"	2"	1 1/2"						
TS-1	STERLING MODEL 71371/20 ENSEMBLE 67"X30" MEDLEY BATH SHOWER. PROVIDE WITH AMERICAN STANDARD MODEL TU075508 COLONY PRO BATH SHOWER TRIM KIT WITH PRESSURE BALANCE CARTRIDGE LEVER HANDLE. WATER-SAVING SHOWERHEAD, AND AMERICAN STANDARD MODEL RU101SS UNIVERSAL ROUGH VALVE BODY WITH SCREWDRIVER INLETS/OUTLETS. PROVIDE WITH DRAIN, AND P-TRAP.	1/2"	1/2"	2"	2"						
WC-1	AMERICAN STANDARD MODEL 215FC.004 CADET PRO COMPACT RIGHT HEIGHT ELONGATED TOILET 14" ROUGH IN, VITREOUS CHINA, WHITE. PROVIDE WITH AMERICAN STANDARD MODEL 5321.110 EVERCLEAN ELONGATED SEAT WITH SLOW CLOSE SNAP-OFF HINGES, AND SUPPLY WITH STOP. TO BE ADA COMPLIANT.	1/2"	--	3"	2"						
WCO	JOSAM MODEL 58604-VP, STAINLESS STEEL WALL ACCESS COVER WITH VANDALPROOF SCREW	--	--	VARIES	--						
WM-1	QATEY MODEL 36995 WASHING MACHINE OUTLET BOX, 1/4 TURN, COPPER, WITH WATER HAMMER ARRESTOR, 2" RUBBER TAILPIECE AND P-TRAP.	1/2"	1/2"	2"	1 1/2"						

NOTE: PIPE SIZES ARE MINIMUM. PLANS MAY SHOW LARGER SIZES REQUIRED.

New Construction and Renovation Work for :

Hillcrest Commons

711 Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
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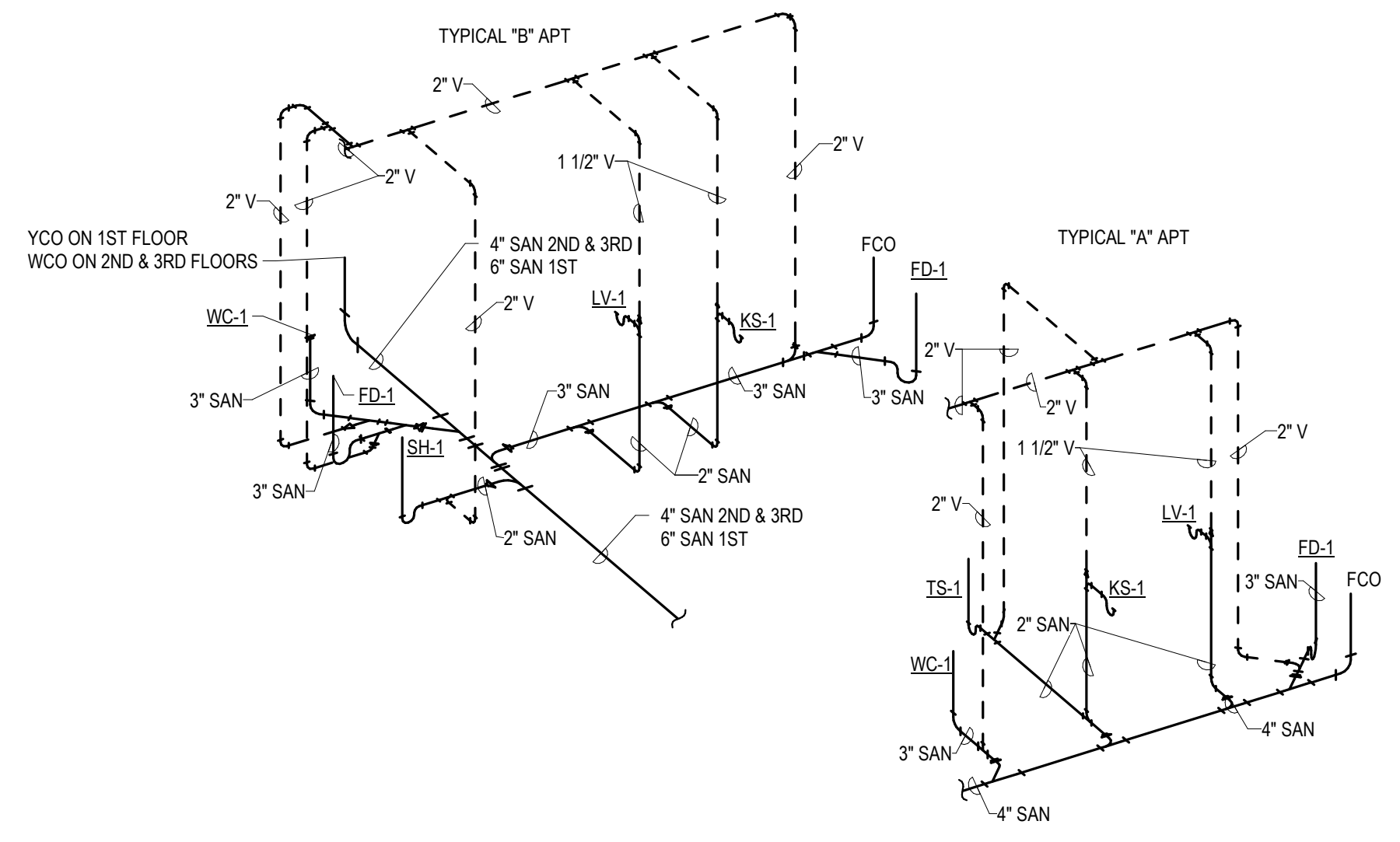
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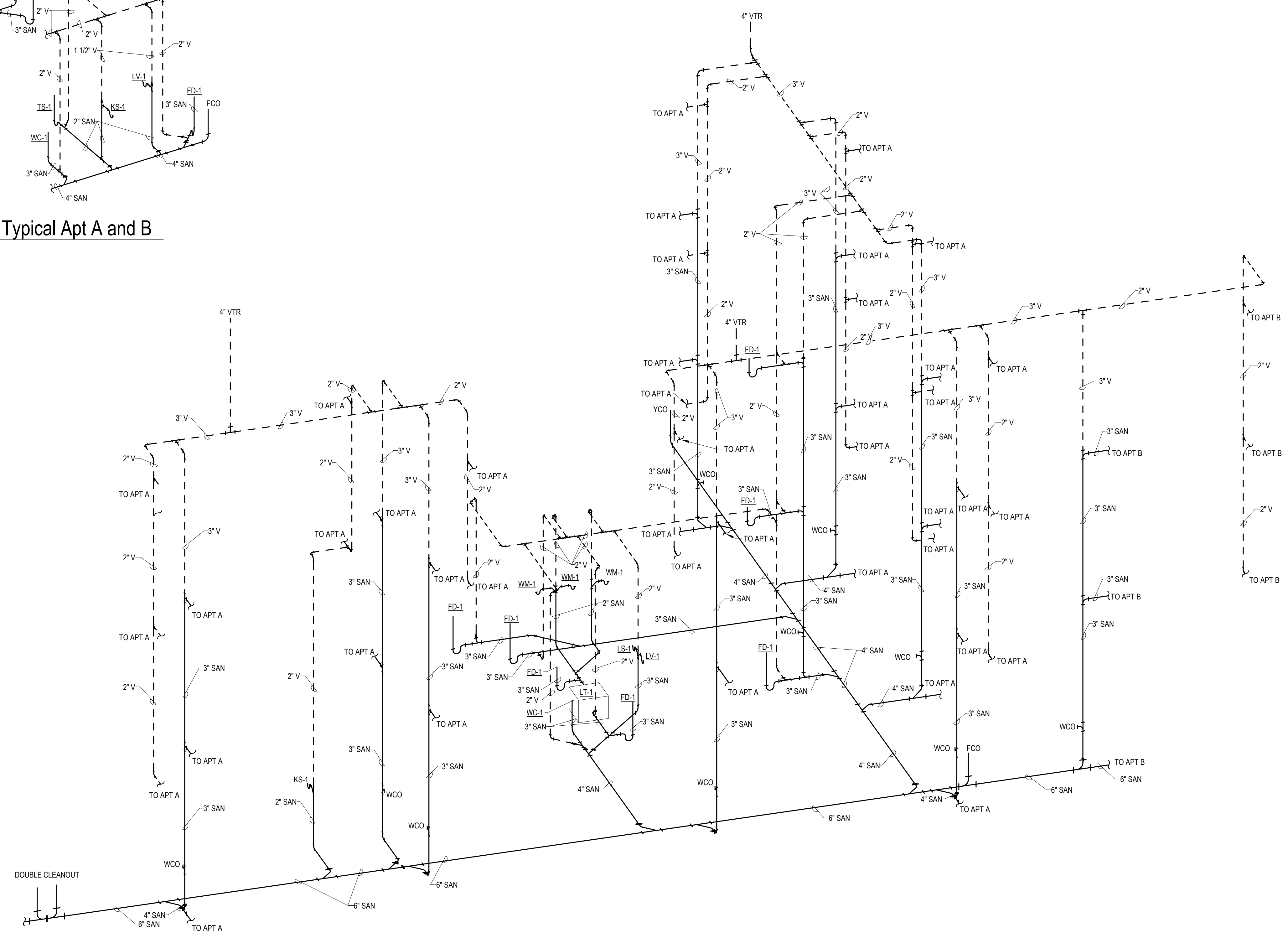
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PLUMBING SCHEDULES AND DETAILS



2 Plumbing Isometric Typical Apt A and B
NTS



1 Plumbing Isometric
NTS

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PLUMBING ISOMETRICS