

Fort Wayne Housing Authority Hillcrest Commons



711 E Tillman Rd
Ft Wayne, IN 46816

modelgroup

fwha
FORT WAYNE housing authority

- REVISION 4 - 07/19/2024
- ADDENDUM 3 - 04/16/2024
- ADDENDUM 2 - 04/01/2024
- ADDENDUM 1 - 03/25/2024

SYMBOLS KEY

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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S502 STRUCTURAL DETAILS	A602 FINISH PLAN - THIRD FLOOR AND ROOM FINISH SCHEDULE	
S503 STRUCTURAL DETAILS		

ARCHITECT
RONALD F. ROSE II
REGISTERED
No. AR11100000
STATE OF INDIANA

ENGINEER
TONG AN
REGISTERED
No. 12000461
STATE OF INDIANA
PROFESSIONAL ENGINEER

ENGINEER
RODOLFO P. SCHELE JR.
REGISTERED
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STATE OF INDIANA
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ENGINEER
JEFFREY L. BRIGGS
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No. 10809162
STATE OF INDIANA
PROFESSIONAL ENGINEER

ENGINEER
JEFFREY J. NEUMANN
REGISTERED
No. 12300217
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE: 2024-02-07
SET NUMBER: BID SET

2-7-24

2/7/2024

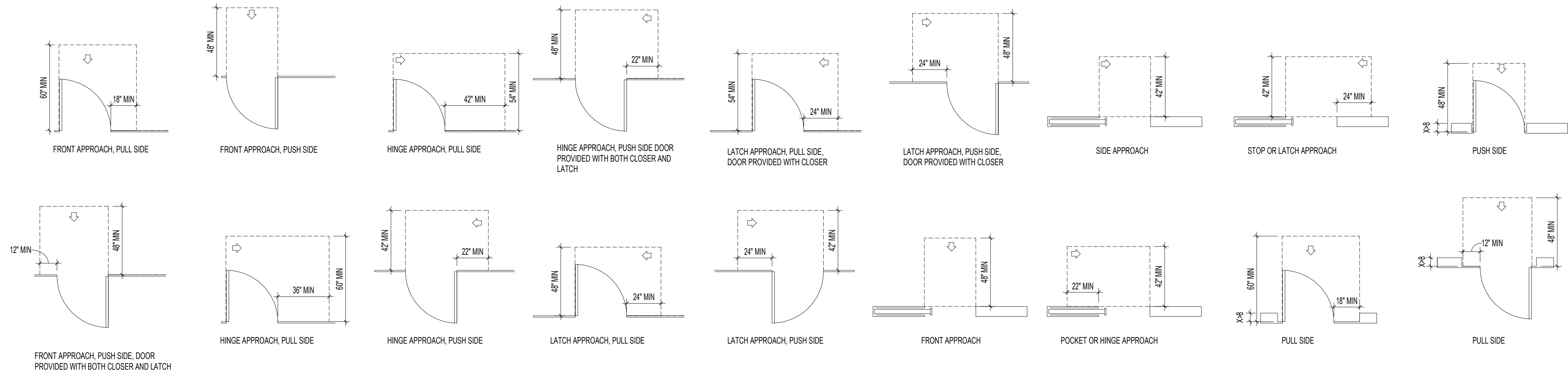
MARTIN RILEY
architects • engineers

221 West Baker Street
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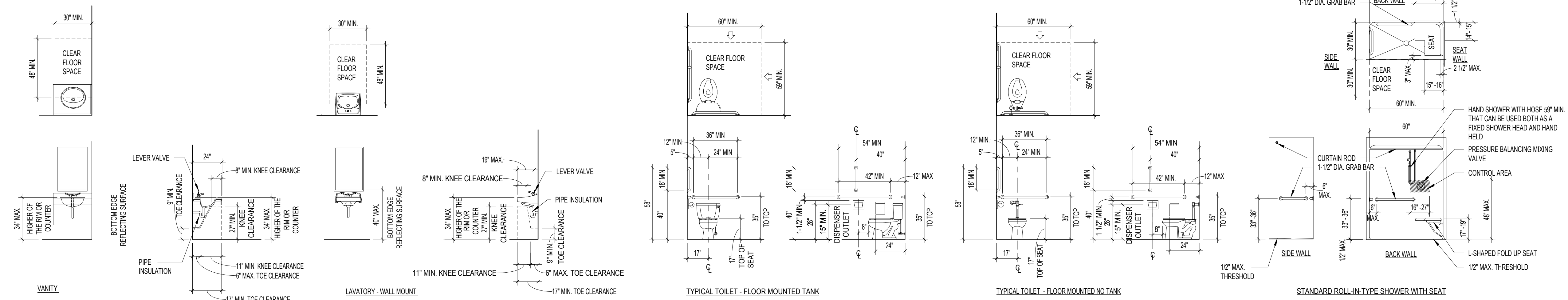
DATE: 2024-02-07
SET NUMBER: BID SET

COMMISSION NO. F23066

DOOR MANEUVERING CLEARANCES

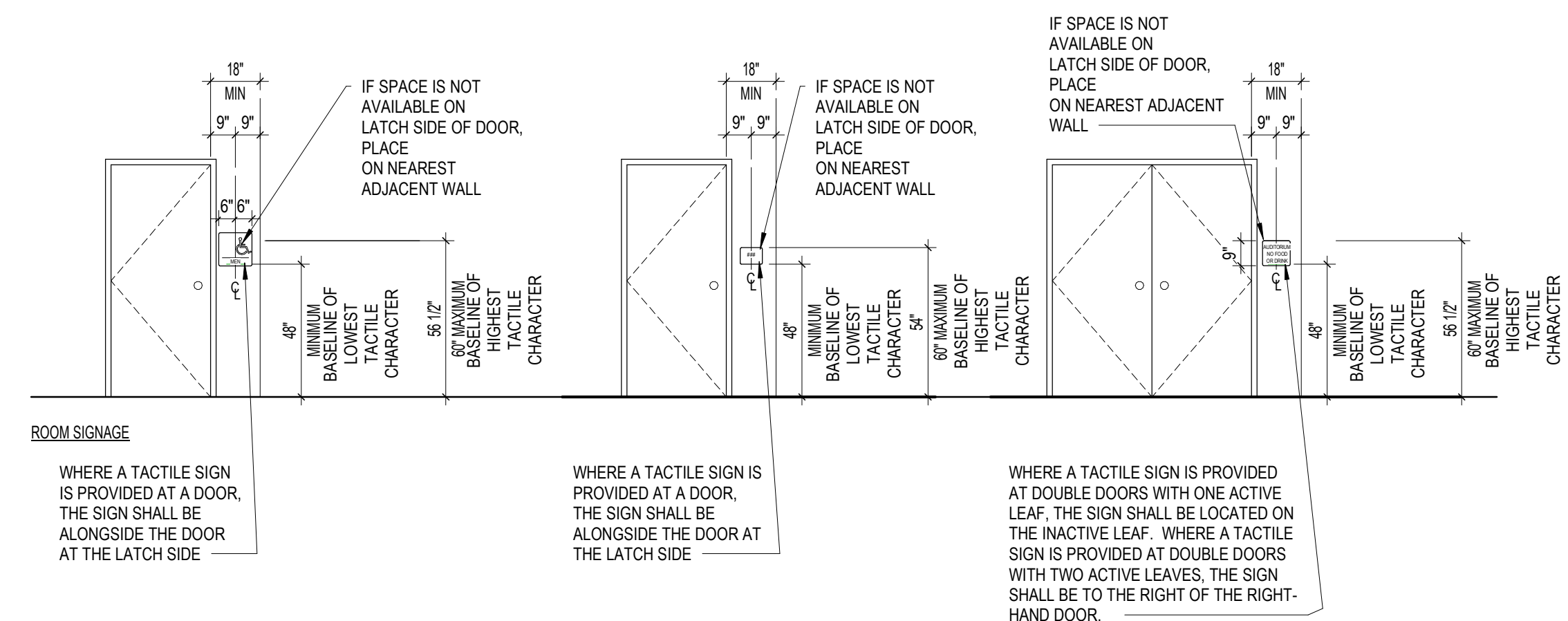
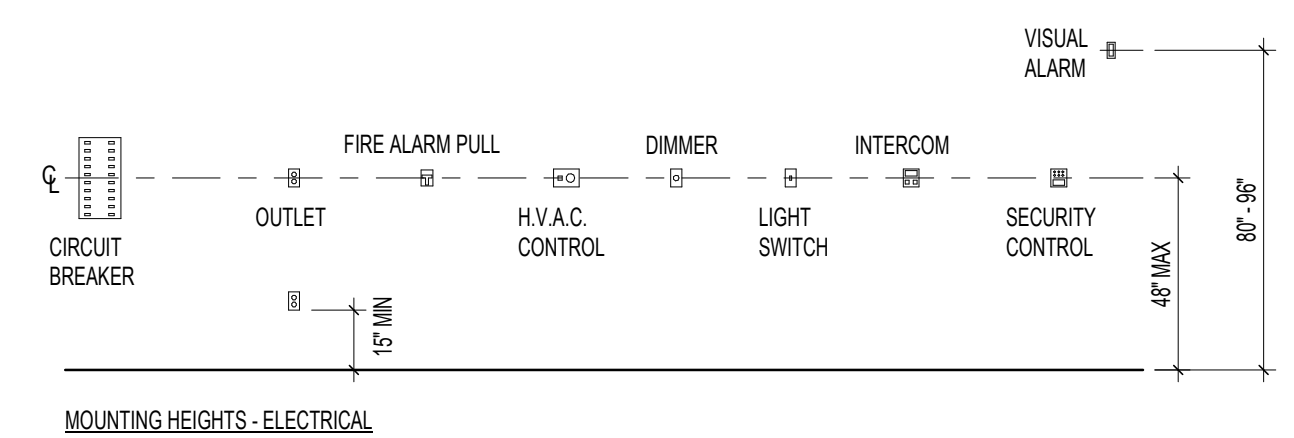
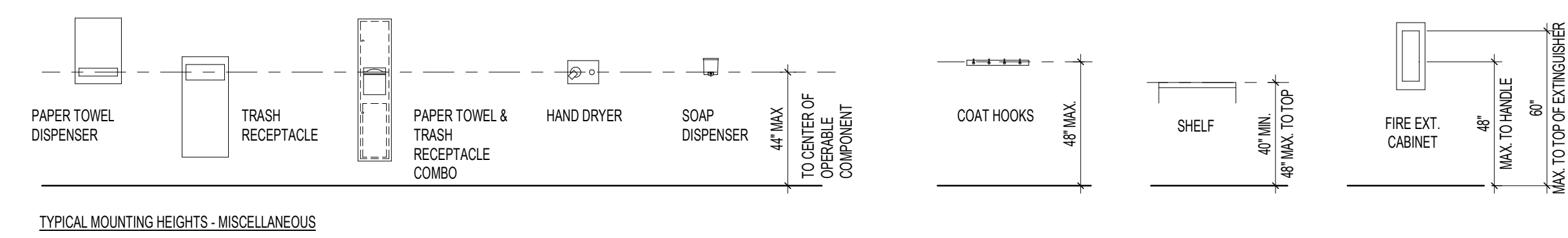


ADA MOUNTING HEIGHTS

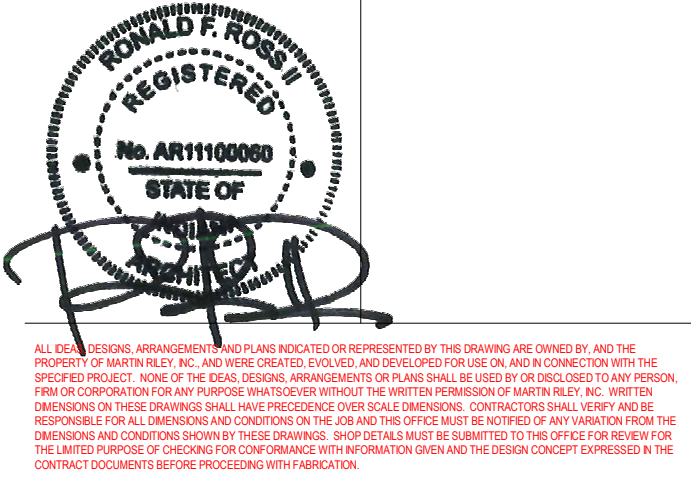


1. LAVATORIES & SINKS - EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

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 :
Hillcrest Commons
 711 E Tillman Rd
 Ft Wayne, IN 46816



REVISION: _____ DATE: _____

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

G101

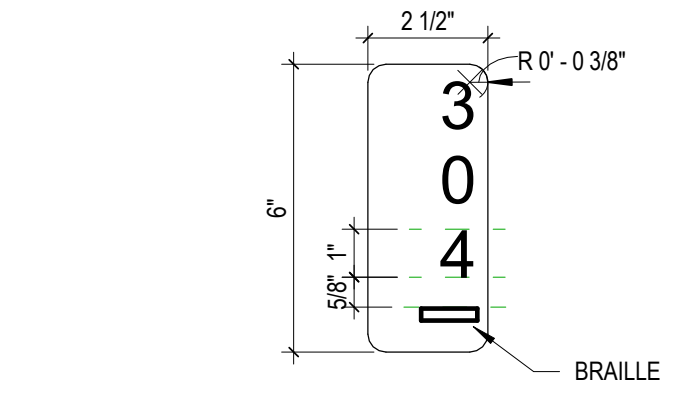
GENERAL DETAILS

F23066 Hillcrest Commons 26/02/2024 1:17:49 PM C:\Users\skominsk\Documents\F23066 - Hillcrest Commons - ARCH - planwork\KITE3.rvt SDDDD.CCD

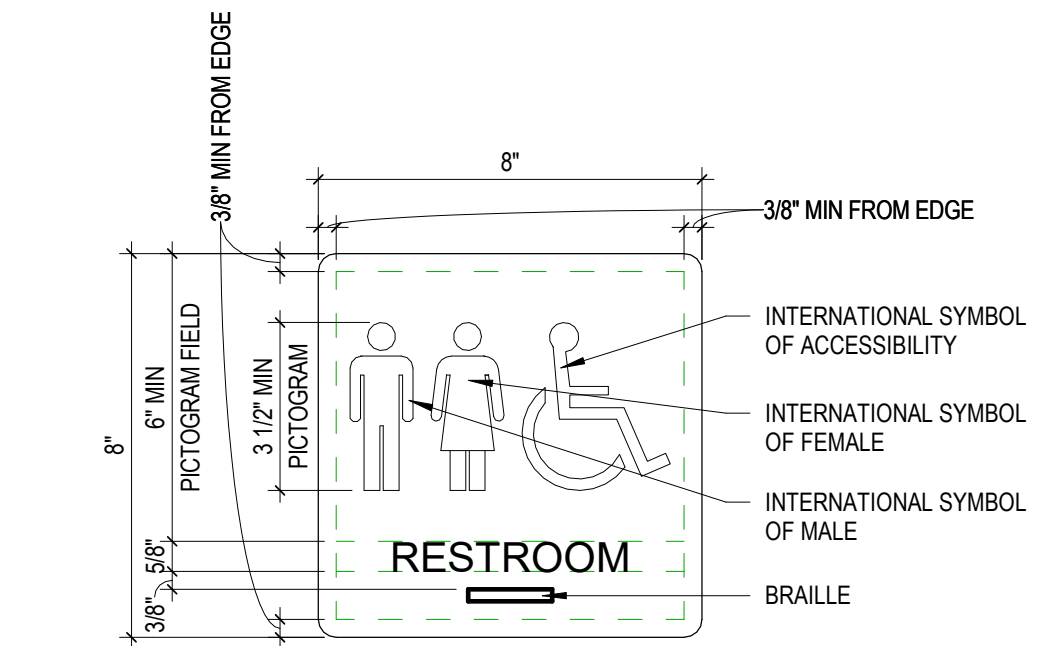
QAP Universal Design Features

- 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

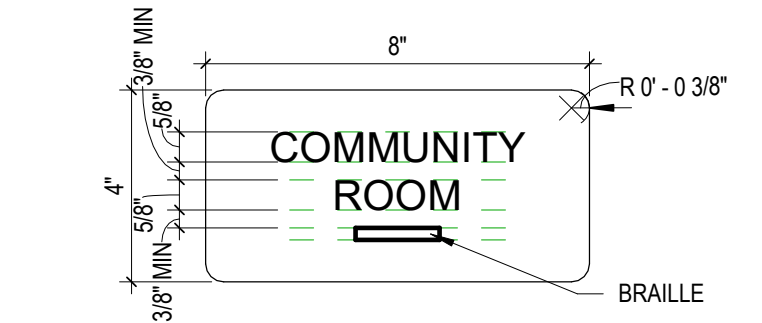
Door Signage Schedule			
Door Number	Sign Text	Sign Detail #	Sign Comments
H1	101	6	
H2	102	6	
H3	103	6	
H4	104	5	
H5	105	6	
H6	106	6	
H11	201	6	
H12	202	5	
H13	203	6	
H14	204	6	
H15	205	6	
H16	206	6	
H17	207	6	
H18	208	6	
H21	301	6	
H22	302	6	
H23	303	6	
H24	303	6	
H25	305	6	
H26	306	6	
H27	307	6	
H28	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	



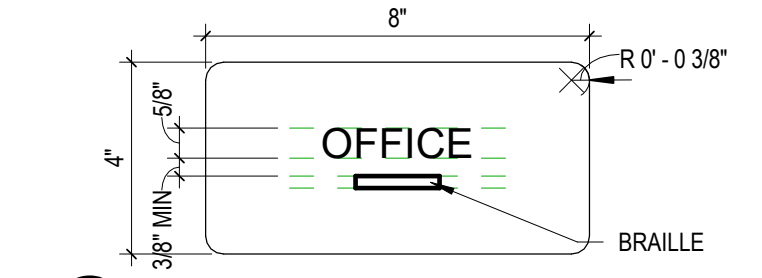
6 Sign Detail - Apartment
 3" = 1'-0"



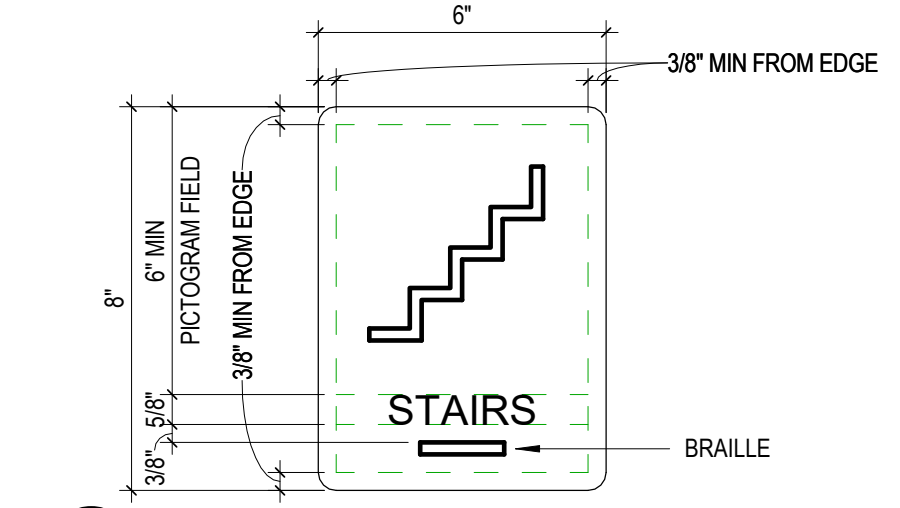
5 Sign Detail - Uni-sex ADA Restroom
 3" = 1'-0"



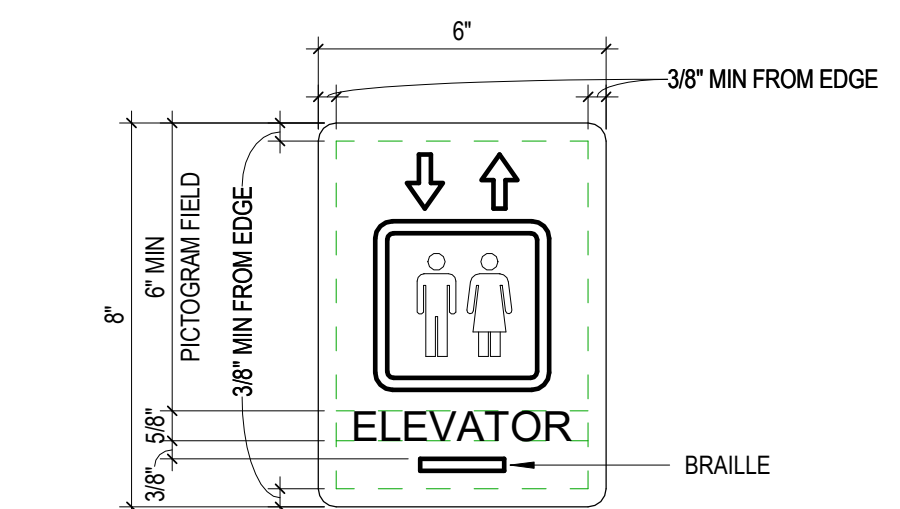
4 Sign Detail - Double Line
 3" = 1'-0"



3 Sign Detail - Single Line
 3" = 1'-0"



2 Sign Detail - Stair
 3" = 1'-0"



1 Sign Detail - Elevator
 3" = 1'-0"

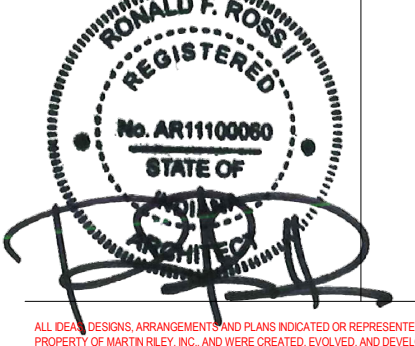
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
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221 West Baker Street pho 260.422.7994
 Fort Wayne, Indiana 46802 fax 260.426.2067

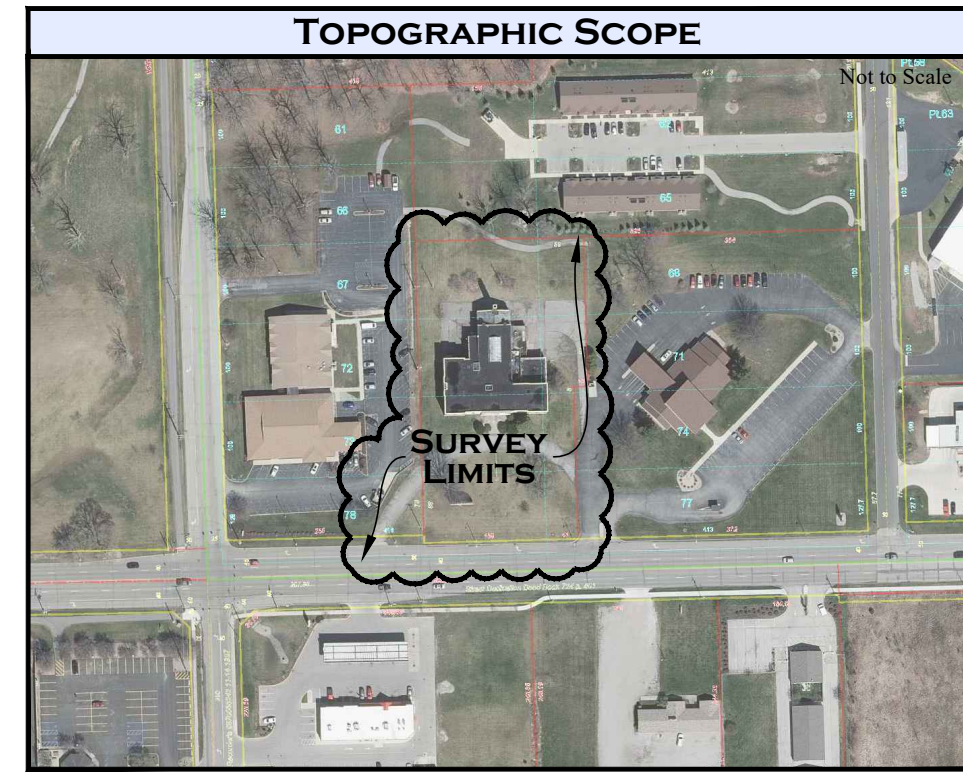
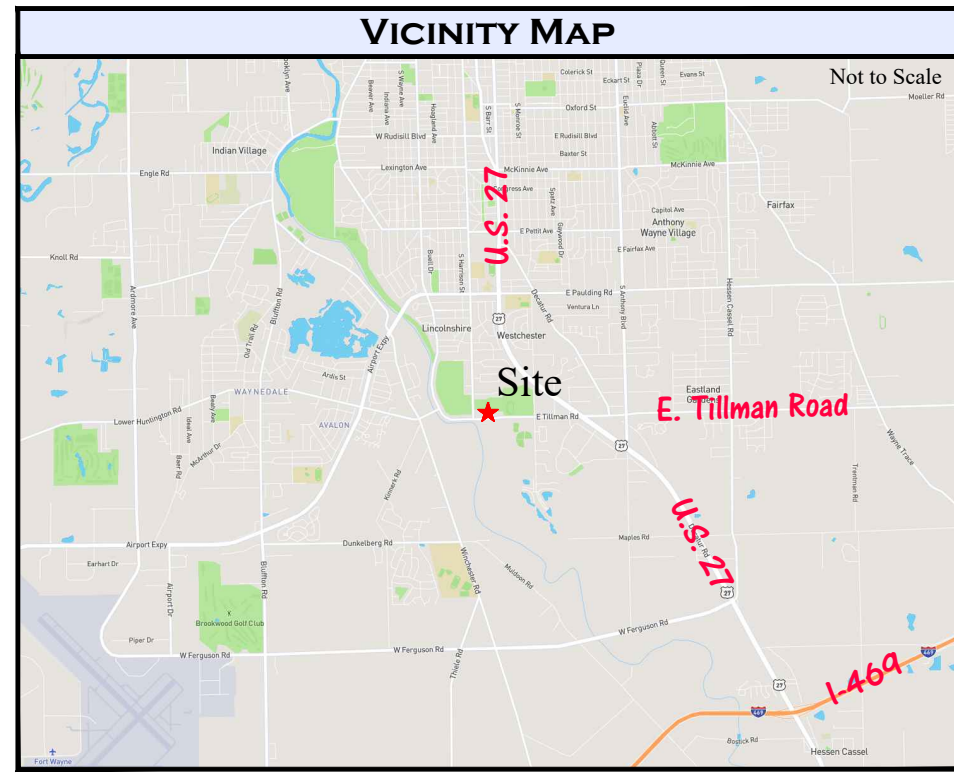


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REVISION	DATE

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

G102



SYMBOL AND LINE LEGEND

● Beehive Inlet	○ Round Inlet	○ Light Pole	○ Post	○ Tree	○ Yard Light	○ Power Pole	○ Fire Hydrant	○ Manhole	○ Pine Tree
○ Survey Marker Nail	○ Sign	○ Boundary Mon. - Pipe	○ Temporary Bench Mark	○ Flag	○ Mag Nail	○ Mailbox	○ Building Setback Line	○ Center Line	○ Boundary
○ Sanitary Line	○ Storm Line	○ Overhead Electric	○ Underground Electric	○ Major Contour	○ Minor Contour	○ Fence	○ Curb	○ Retaining Wall	○ Pavement
○ Concrete	○ Easement	○ Right-of-Way Line							

MONUMENT LEGEND

A = 1/2" Bar Found (Flush/No History)	B = 5/8" Steel Rebar Found in Concrete (Flush/No History)	C = 5/8" Steel Rebar w/ "Sauer" id. Cap Found 1.75' W. of Actual (Flush)	D = Mag Nail w/ "Miller Surveying Firm #0095" id. Ring Found (Flush)	E = 5/8" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Found (Flush)	F = 1/2" Bar Found (-0.5' No History)	G = 1/2" Bar Found 0.30'E. & 0.21'S. of Actual (Flush/No History)	H = 5/8" Steel Rebar w/ "Goa" id. Cap Found 0.24'E. of Actual (Flush)	I = Mag Nail w/ "Miller Surveying Firm #0095" id. Ring Found (Flush)	J = 5/8" Steel Rebar Found in Concrete 0.27'N. of Actual (Flush/No History)	K = 5/8" Steel Rebar Found in Concrete 0.27'N. of Actual (Flush/No History)	L = 5/8" Steel Rebar Found (Flush/No History)	M = 5/8" Steel Rebar w/ "GOU" id. Cap Found 0.60'E. of Actual (Flush)	N = 1" Pipe Found 0.22'E. of Actual (Flush/No History)	O = 1/2" Bar Found 1.78'W. of Actual (Flush/No History)
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RECORD DESCRIPTION - DOC.#2013016515

The East 158 feet of Lots #67, 72, 73 and 78, the West 59 feet of Lot #68, the West 59 feet of the North 92 feet of Lot #71; the West 41 feet of the South 8 feet of Lot #71; and the West 41 feet of Lots 74 and 77, all in Home Gardens Addition, excepting therefrom the right-of-way taken for Tillman Road.

SURVEYOR'S REPORT

PURPOSE OF SURVEY:
The purpose of this survey was to retrace an existing tract described in Document Number 2013016515 in the Office of the Recorder of Allen County, Indiana, which lies within Home Gardens Addition as shown in Plat Book 8, Page 79 in the Office of the Recorder of Allen County, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the above theory of location was based upon the following opinions and observations a result of uncertainties in lines and corners because of the following:

- A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS**
The monuments found are shown on the survey and listed on the survey under monument legend. It is not known if these are original monuments set during the original subdivision layout, but due to the age of the addition and the dissimilarity in the type of monuments it is likely that some or all of the monuments were set during earlier retracement surveys of this or surrounding lots.
- B) OCCUPATION OR POSSESSION LINES**
See survey drawing for location of asphalt in relation to boundary lines.
- C) CLARITY OR AMBIGUITY OF DESCRIPTIONS**
There were no ambiguities found within the descriptions used for the survey. Documents used include:
1. Plat of Home Gardens Addition - P.B.8, Pg.79
2. Document Number 2013016515
3. Document Number 81-012122
4. Document Number 2012064870
5. Document Number 203072070
6. Document Number 93-12-136
7. Document Number 820010581
8. Survey Completed by Sauer Land Surveying, Inc., as Survey No.112-122, dated April 15, 2015
9. Survey Completed by Miller Land Surveying, Inc., as Survey No.13042285, dated April 8, 2013
10. Survey Completed by Karst Surveying Services, Inc., as Survey No.03052648, dated June 10, 2003
- D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS**
Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is suburban survey 0.13 feet (40 millimeters) plus 100 ppm.

THEORY OF LOCATION:
The North (217.00 feet) line of the subject tract was established per the North line of Lot 67 and Lot 68 in said Home Gardens Addition, which were established by found monuments "F", "G", "H" and "L". The West (387.75 feet) line of the subject tract was established by found monuments "A", "B" and "G". The East (192.10 feet) line of the subject tract was established by being parallel and 217.00 feet distant and parallel with the West line of said tract and being verified by found monuments "D" and "I". The South line (199.00 feet) line of the subject tract was established by the North right-of-way line of East Tillman Road and established by found monuments "J", "A", "C", and "O". The South (18.00 feet) line of the subject tract was established by found monuments "D" and "E". The East (195.63 feet) line of the subject tract was established by being parallel with and 199.00 feet distant from the West of said tract and verified by found monument "E".

This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Brett R. Miller.

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for City of Fort Wayne, Community No.180003, Panel No.0294G & Panel No.0315G, dated August 03, 2009.

NOTES

- Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown hereon are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Services (IUPPS) at 1-800-382-5544 for field marked location of utilities prior to any excavation.
- Indiana Underground Plant Protection Services (IUPPS) Locate Number For This Project: 2311143505
- Elevations are based upon a INCORS (Indiana Continuously Operating Reference Station Network) Indiana East. Datum = North American Vertical Datum (NAVD88).
- The contracted scope of services were limited to providing a topographic survey of the subject site for the purposes of civil engineering design and construction documents.
- The locations and dimensions of all building structures on the face of the survey (if applicable) are not intended for structural design.

CONTROL TABLE

Number	North	East	Elevation	Description
CP#9501	160851.91	766513.34	784.94'	5/8" Steel Rebar w/ "Miller #0095 Control Point" id. Cap
CP#9511	161276.84	766549.82	790.54'	Mag Nail
CP#9512	161234.03	766769.02	792.52'	Mag Nail
CP#9513	160865.38	766784.76	787.94'	Mag Nail
TBM#7777	160859.86	766721.98	789.39'	Top Operating Nut on Fire Hydrant

The Above Elevations are Based on North American Vertical Datum (NAVD88)

Reference Survey
Sauer Land Surveying, Inc.
Survey No. 112-122
Date: April 15, 2015

Miller Land Surveying, Inc.
Survey No. 13042285
Date: April 8, 2013

Karst Surveying Services, Inc.
Survey No. 03052648
June 10, 2003

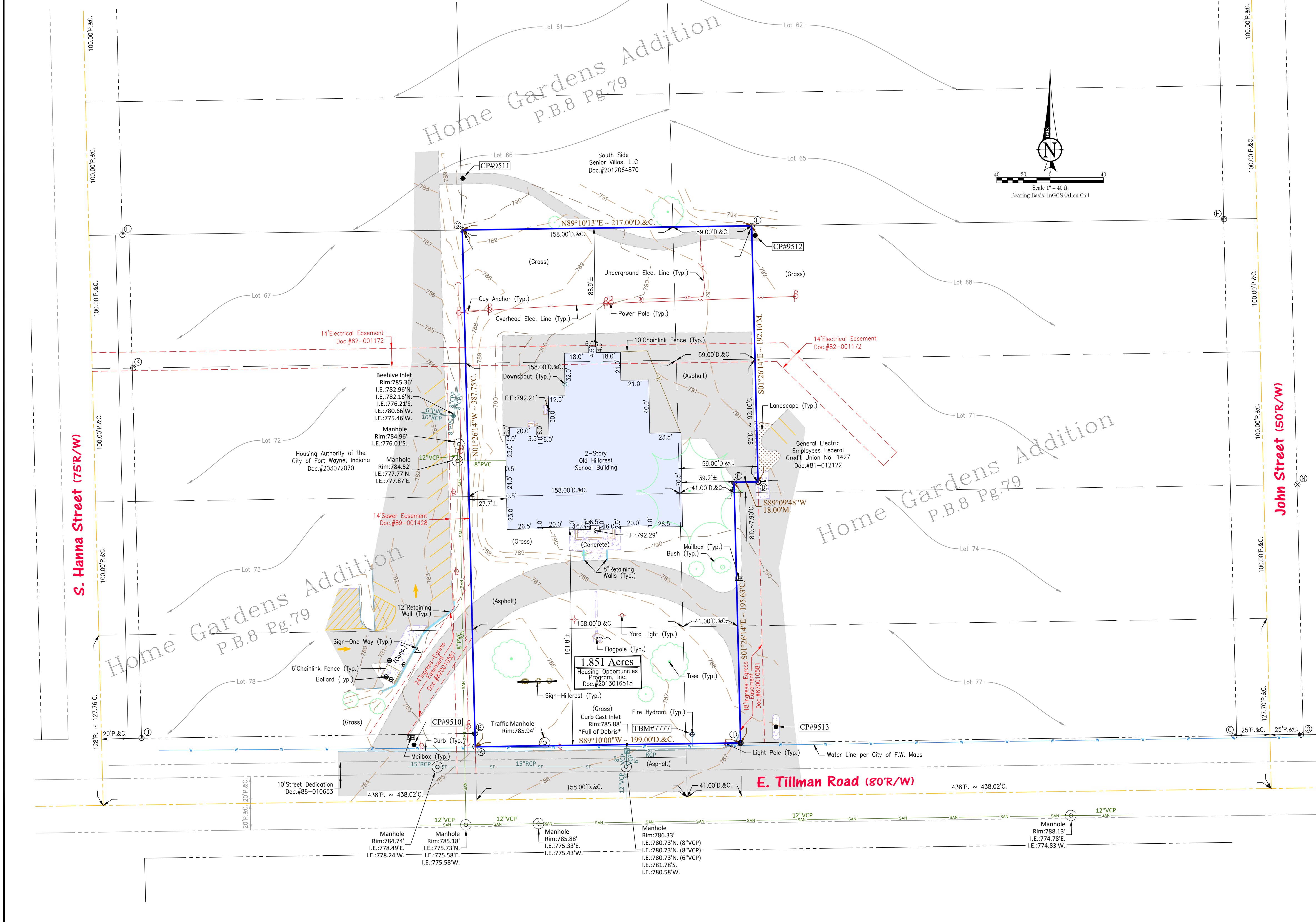
CERTIFICATION

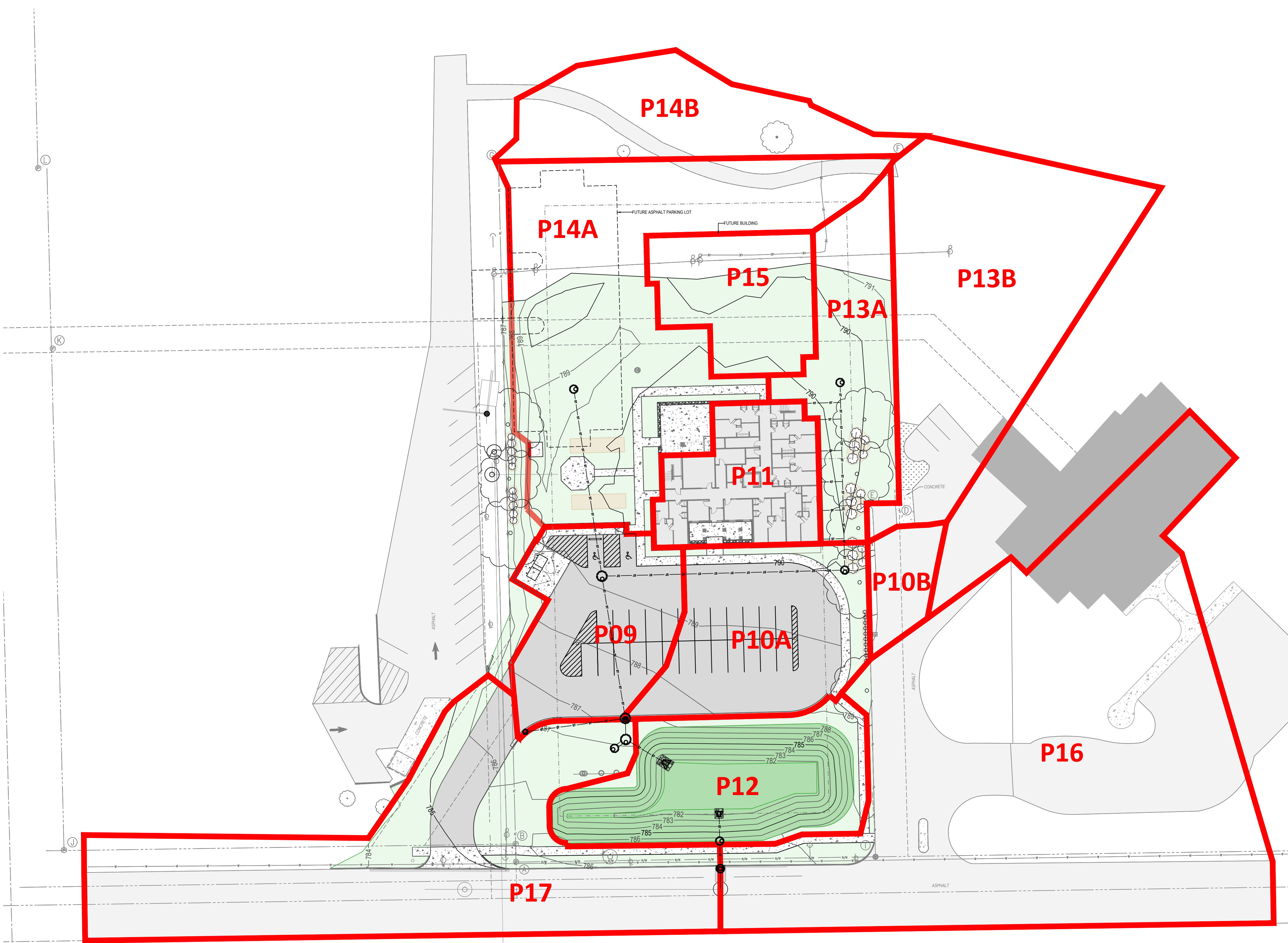
For: Housing Opportunities of Fort Wayne, Inc.
IN WITNESS WHEREOF, I hereunto place my hand and seal this 1st day of December, 2023.
Revised: December 8, 2023
I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.

Brett R. Miller

Legend

- POB - Point of Beginning
- M - Measured
- R - Record
- C - Calculated
- D - Deed
- Right of Way (R/W)
- Building Setback Line
- Center Line





- ASPHALT PAVEMENT SECTION
- GRASS SEED
- DETENTION BASIN
- PROPOSED BUILDING
- CONCRETE PAVEMENT SECTION

	ACRES	SQ.FT
P09:	0.19	8490
P10A:	0.23	10035
P10B:	0.05	2226
P11:	0.14	6125
P12:	0.25	10703
P13A:	0.19	8431
P13B:	0.43	18840
P14A:	0.53	23189
P14B:	0.20	8729
P15:	0.14	6125
P16:	1.09	47373
P17:	0.60	26216

XXX ——— PROPOSED MAJOR CONTOUR
 XXX ——— PROPOSED MINOR CONTOUR

1 Proposed Shed Map
 1" = 30'

New Construction and Renovation Work for :

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711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
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 pho 260.422.7994
 fax 260.426.2067

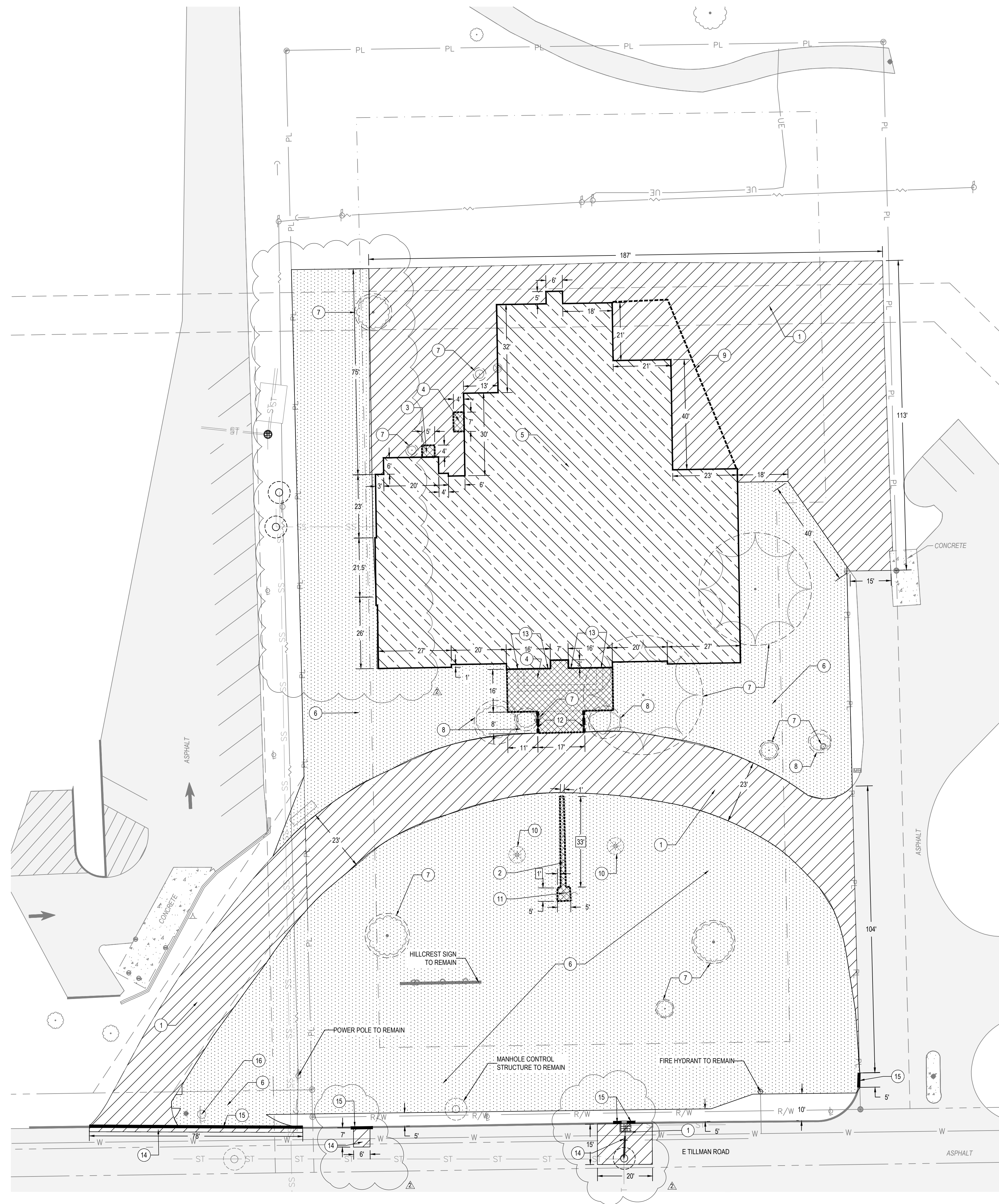
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REVISION: _____ DATE: _____

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

PSM

PROPOSED SHED MAP



General Demolition Notes

1. **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.
2. **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.
3. **GENERAL PROTECTION- WHERE APPLICABLE**
 - A. **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).
 - B. **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.
 - C. **DEMOLITION HOURS-** CONTRACTOR SHALL COMPLY WITH ANY RESTRICTIONS TO WORKING HOURS AS DIRECTED BY LOCAL AUTHORITY.
 - D. **NOISE POLLUTION-** ALL CONSTRUCTION EQUIPMENT SHALL BE IN GOOD REPAIR AND ADEQUATELY MUFFLED, OR AS DIRECTED BY LOCAL AUTHORITY.
 - E. **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.
4. **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.
5. **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.
6. **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.
7. **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

1. REMOVE ASPHALT PAVEMENT IN ITS ENTIRETY
2. REMOVE CONCRETE WALK IN ITS ENTIRETY
3. REMOVE CONCRETE RAMP AND LANDING IN ITS ENTIRETY
4. REMOVE CONCRETE STEPS AND LANDING IN ITS ENTIRETY
5. 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
6. CLEARING AND GRUBBING, TOPSOIL REMOVAL
7. REMOVE EXISTING TREE- SEE SPECIFICATION FOR EXTENTS.
8. REMOVE EXISTING SHRUB- SEE SPECIFICATION FOR EXTENTS.
9. REMOVE EXISTING FENCE
10. REMOVE EXISTING FLOOD LIGHT
11. REMOVE FLAG POLE AND FOUNDATION IN ITS ENTIRETY
12. REMOVE RETAINING WALL IN ITS ENTIRETY
13. SALVAGE 4 ENTRY COLUMNS - SEE SHEET D101
14. REMOVE STORM STRUCTURE, CASTING, AND SOUTHERN PIPES, AND EAST CONNECTION AND PIPE TO REMAIN
15. REMOVE CONCRETE CURB, SAWCUT TO EXG EJ OR CJ
16. 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

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

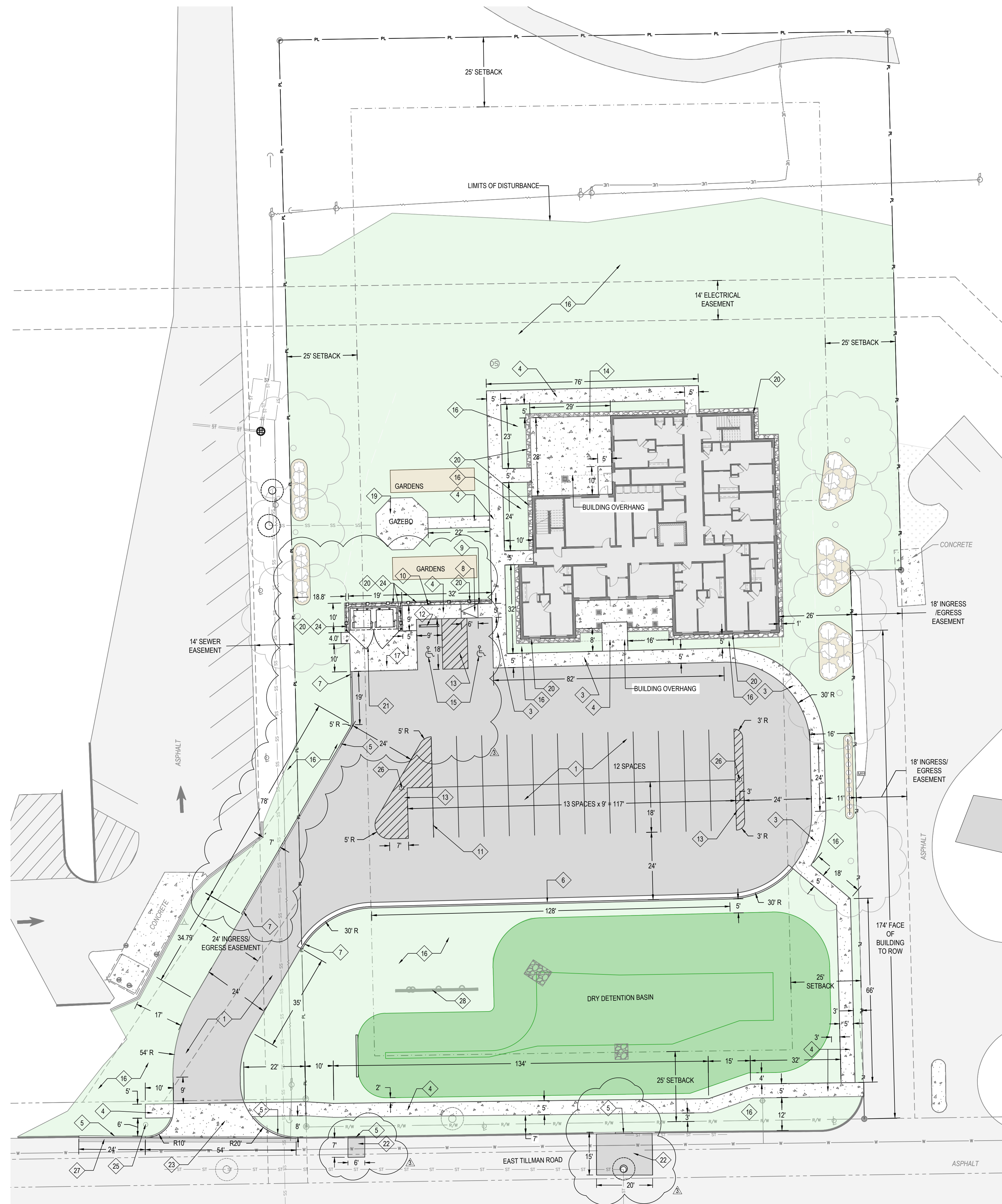


REVISION	DATE
ASH-1	2024-05-02
REVISIONS - CITY COMMENTS	2024-07-05

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

C101

SITE DEMOLITION PLAN



- ASPHALT PAVEMENT SECTION
- GRASS SEED
- DRY DETENTION BASIN
- CONCRETE PAVEMENT SECTION
- RIVER ROCK LANDSCAPING
- PROPOSED MULCH BED

General Construction Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE, COUNTY AND LOCAL CODES INCLUDING ALL AMENDMENTS.
2. ALL PERMITTING FEES SHALL BE PAID FOR BY THE CONTRACTOR.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS, BUILDINGS, INFRASTRUCTURE, PAVEMENTS, PAVEMENT MARKINGS, WALKS, GRASS, ETC DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED/ REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PLACE APPROPRIATE EROSION CONTROL MEASURES TO ENSURE NO SEDIMENT LEAVES THE SITE OR ENTERS ON-SITE OR PUBLIC STORM SYSTEMS (SEE C900).
5. CONTRACTOR TO MATCH CONSTRUCTION LIMITS TO EXISTING GRADES AND PROVIDE POSITIVE DRAINAGE TO EXISTING DRAINAGE PATHS/ SYSTEMS.
6. CONTRACTOR SHALL ADJUST ALL CASTINGS TO GRADE WITHIN OR ADJACENT TO THE WORK.
7. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS BY PLACING TOPSOIL, IF REQUIRED, GRADING TO ESTABLISH POSITIVE DRAINAGE, SEEDING AND MULCH.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, LOCAL /COUNTY JURISDICTIONS AND UTILITIES.

Typical Site Work Description Notes

1. ASPHALT PAVEMENT- HEAVY DUTY - SEE DETAIL 2/C800
2. CONCRETE PAVEMENT - SEE DETAIL 4/C800
3. CONCRETE WALK- CURBFACE - SEE DETAIL 6/C800
4. CONCRETE WALK- TYPICAL OR FLUSH WITH ADJACENT - SEE DETAIL 3/C800
5. CONCRETE CURB- STRAIGHT - SEE DETAIL 1/C800
6. CONCRETE CURB TYPE "C3" - CURB AND GUTTER - SEE DETAIL 7/C800
7. CONCRETE CURB END TAPER- 2' UNLESS NOTED OTHERWISE - SEE DETAIL 9/C800
8. CONCRETE CURB RAMP - MAX SLOPE 12:1
9. HANDICAP PARKING SIGN (HC)- POST MOUNTED - SEE DETAIL 6/C800
10. HC SIGN W/ VAN ACCESSIBLE IDENTIFICATION SIGN BELOW - SEE DETAIL 6/C800
11. PAVEMENT MARKING, TYPICAL STRIPING- 4" SOLID, PAINTED
12. CONCRETE WHEEL STOP - INSTALL
13. PAVEMENT MARKING, STRIPED ACCESSIBLE AISLE- 4" SOLID, PAINTED- PERIMETER W/ 2" O.C. DIAGONAL INTERNAL
14. OUTDOOR PATIO - SEE DETAIL 1/A104
15. PAVEMENT MARKING, HC SYMBOL- PAINTED - SEE DETAIL 5/C800
16. RESTORATION OF DISTURBED AREAS AND GRASS SEEDING
17. DUMPSTER ENCLOSURE SLAB - SEE DETAIL 12 AND 13/C800
- ~~18. TRANSFORMER PAD - SEE DETAIL 4/A104~~
19. GAZEBO - SEE DETAIL 7 AND 8/A104
20. RIVER ROCK LANDSCAPING
21. 18' DOUBLE SWING GATE - SEE DETAIL 10/C800
22. FULL DEPTH ASPHALT PATCH
23. CONCRETE DRIVE APPROACH - SEE DETAIL 11/C800
24. WOOD FENCE - SEE DETAIL 5 AND 6/A104
25. RELOCATE LIGHT POLE - SEE C400 FOR DETAILS
26. NEW LIGHT POLE - SEE ELECTRICAL SITE PLANS
27. ASPHALT PAVEMENT PATCHING - SEE DETAIL 15/C800
28. REFURBISHED SIGNAGE - SEE SHEET A104

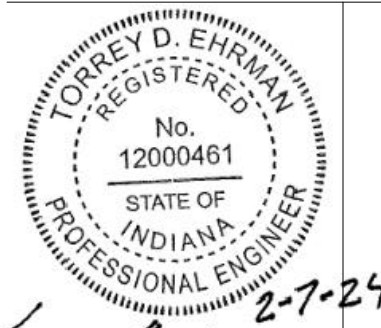
New Construction and Renovation Work for :

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



2-7-24
Tony D. Ehrman
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. 12000461

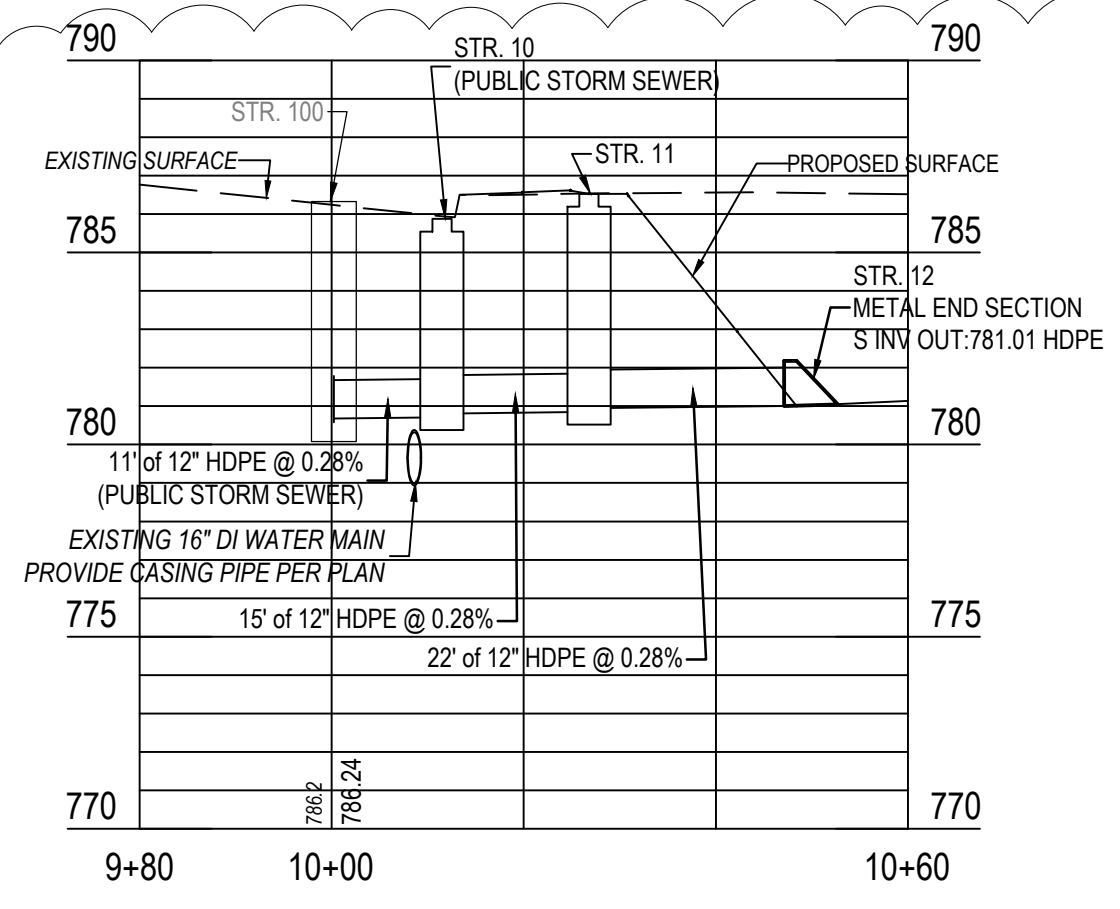
REVISION	DATE
ADD-3	2024-04-18
ASH-1	2024-05-02
REVISIONS - CITY COMMENTS	2024-07-05

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

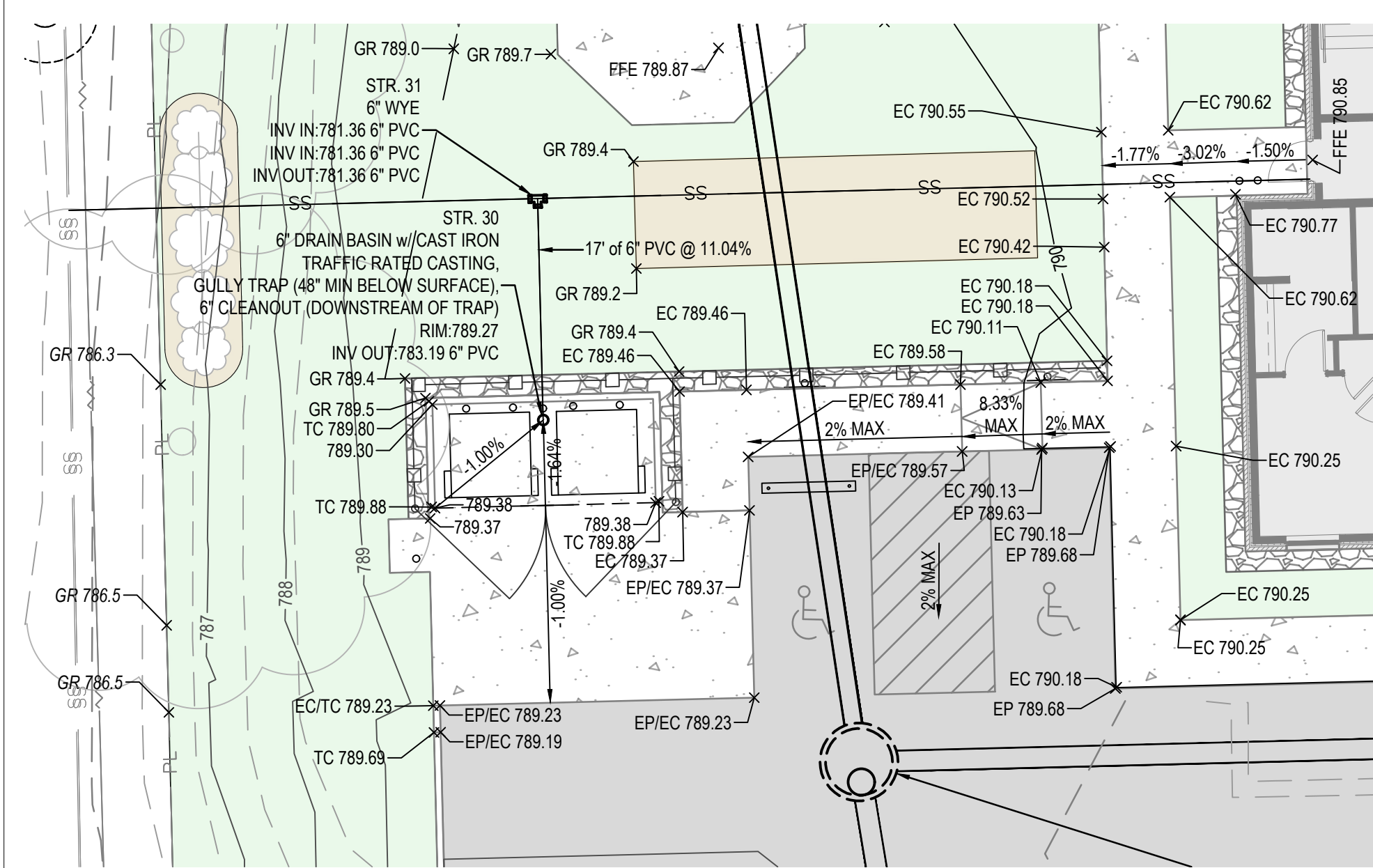
C200

SITE LAYOUT PLAN

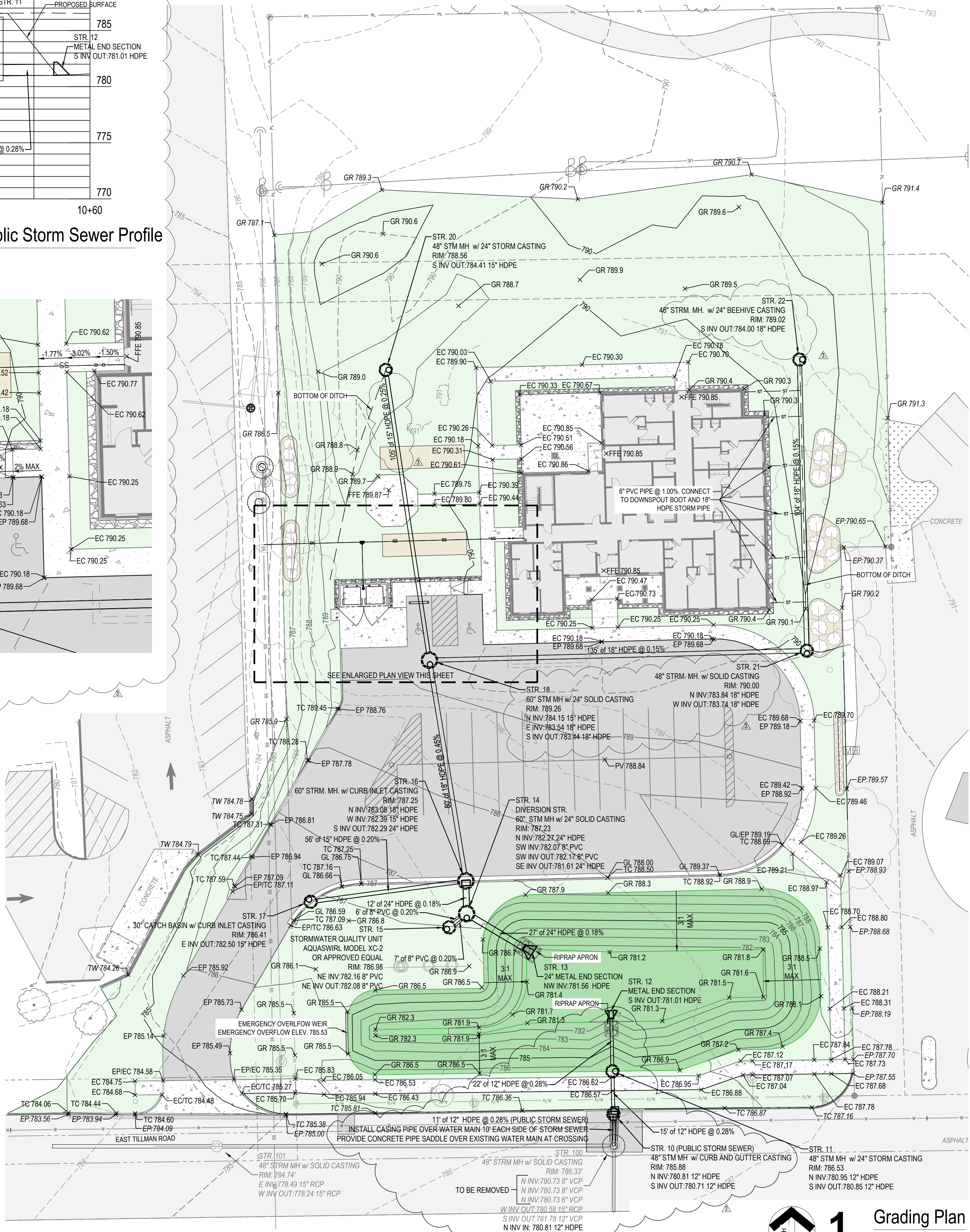
1 Site Layout Plan
1" = 20'



3 Public Storm Sewer Profile
1" = 20'



2 Enlarged Grading Plan
1" = 20'



1 Grading Plan
1" = 20'

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
TC	TOP OF CURB
X-XXXX	EXISTING SPOT ELEVATION
X-XXX	PROPOSED SPOT ELEVATION
[Pattern]	ASPHALT PAVEMENT SECTION
[Pattern]	GRASS SEED
[Pattern]	DETENTION BASIN
[Pattern]	BUILDING
[Pattern]	CONCRETE PAVEMENT SECTION

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER

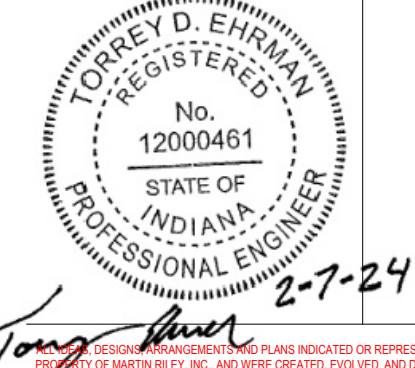
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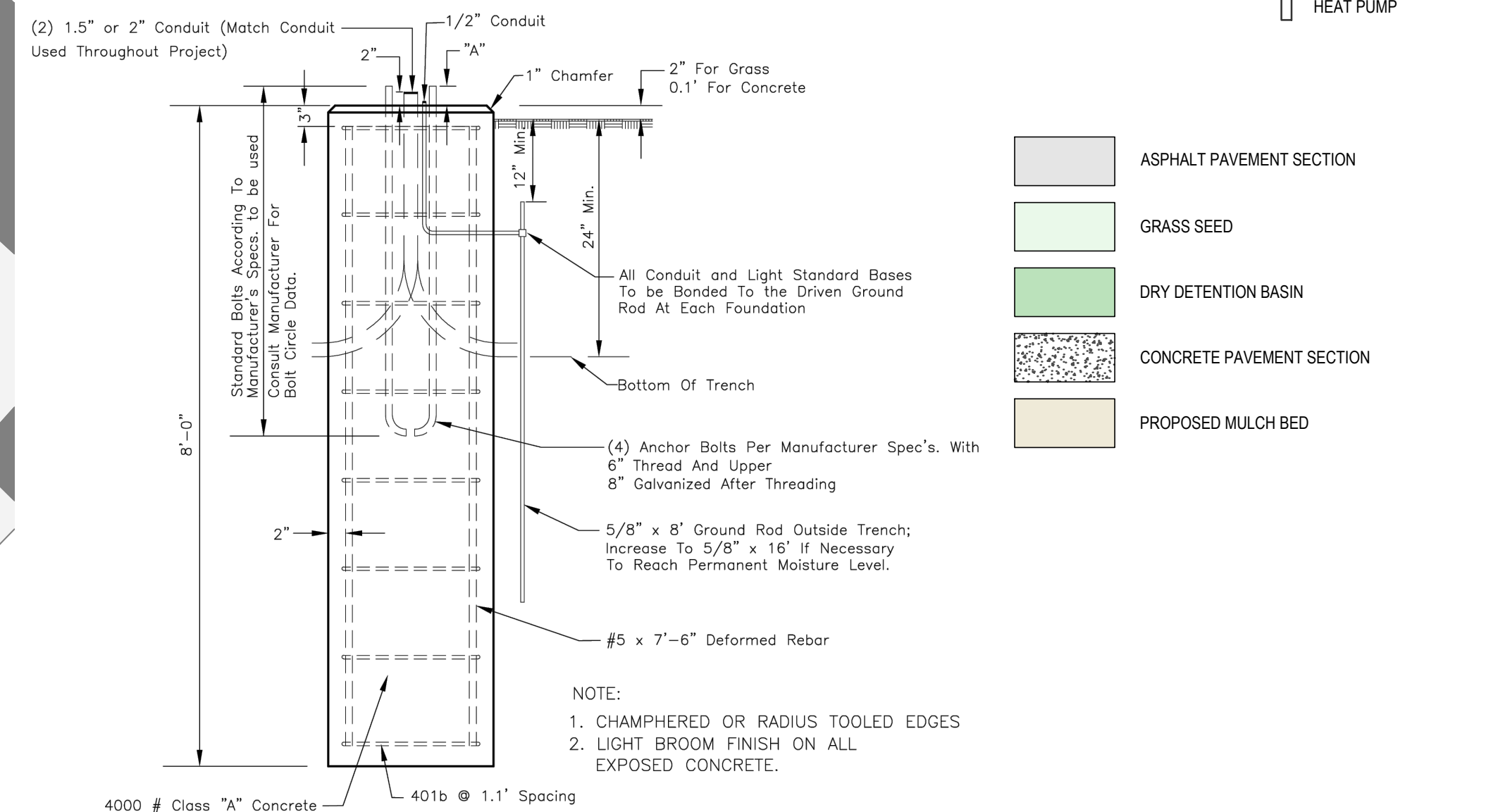
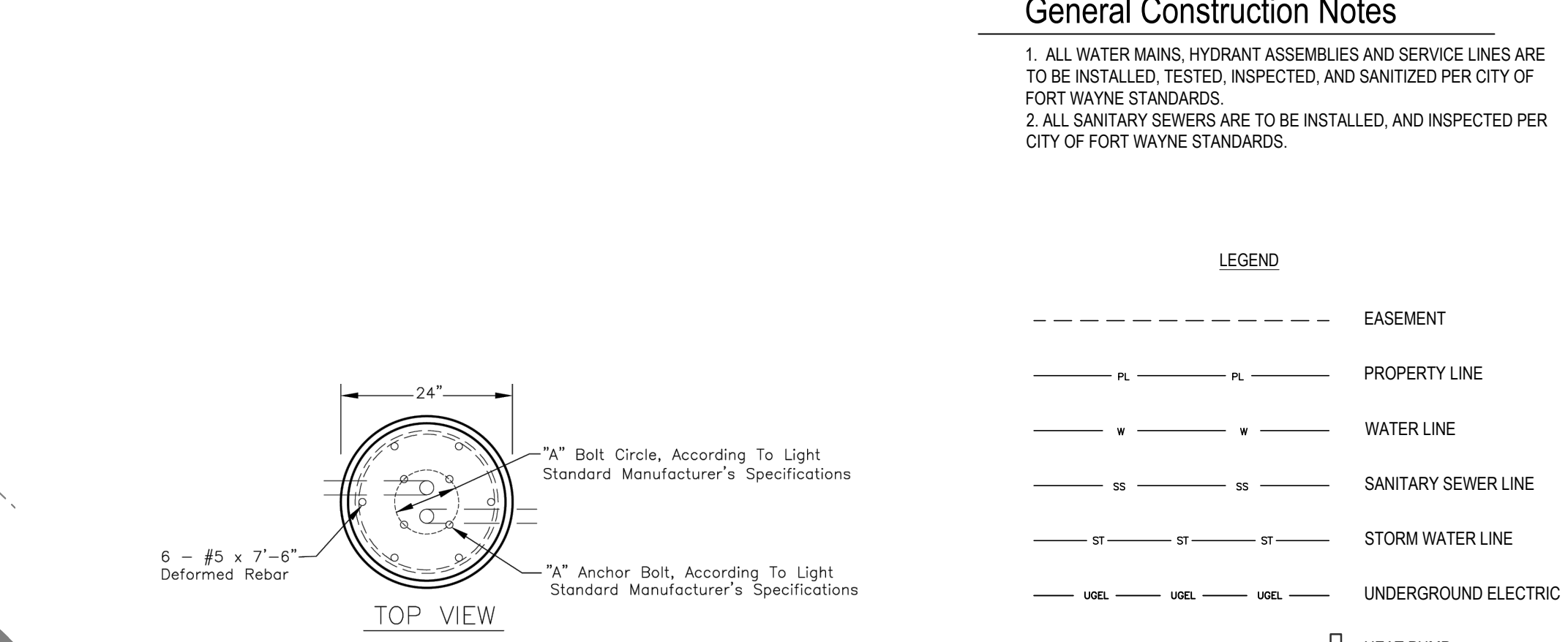
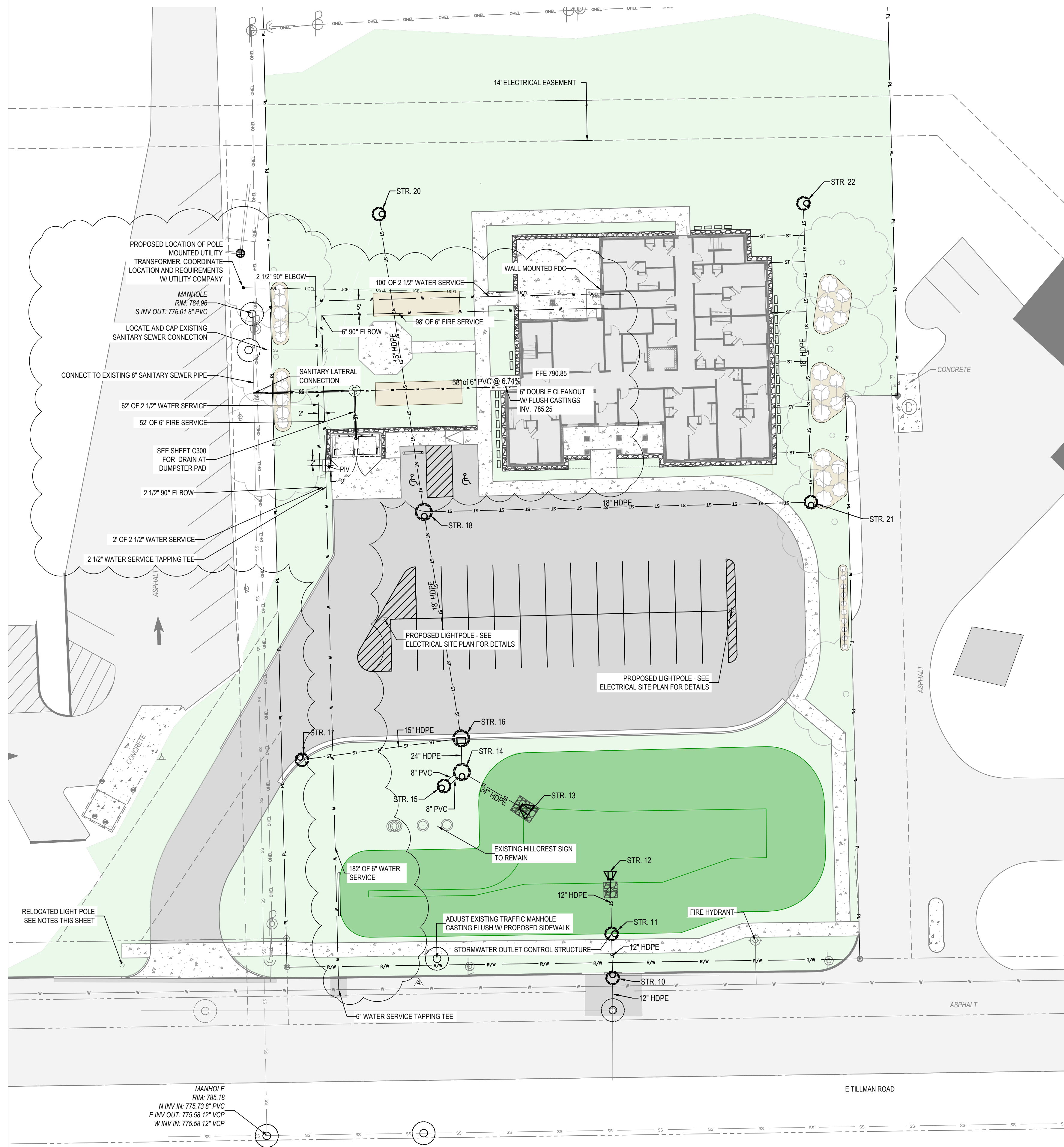
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REVISION	DATE
ADD-3	2024-04-18
ASH-1	2024-05-02
REVISIONS - CITY COMMENTS	2024-07-18

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

C300

GRADING PLAN



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, 3C/6, 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 FOUNDATION), 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							

1 Site Utility Plan

1" = 20'

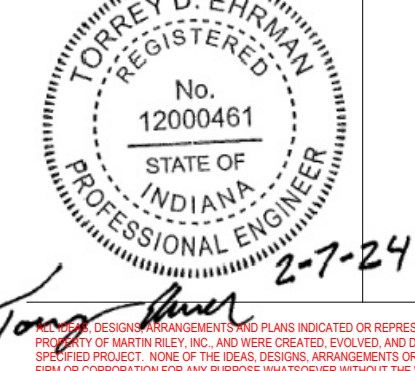
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
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 fax 260.426.2067

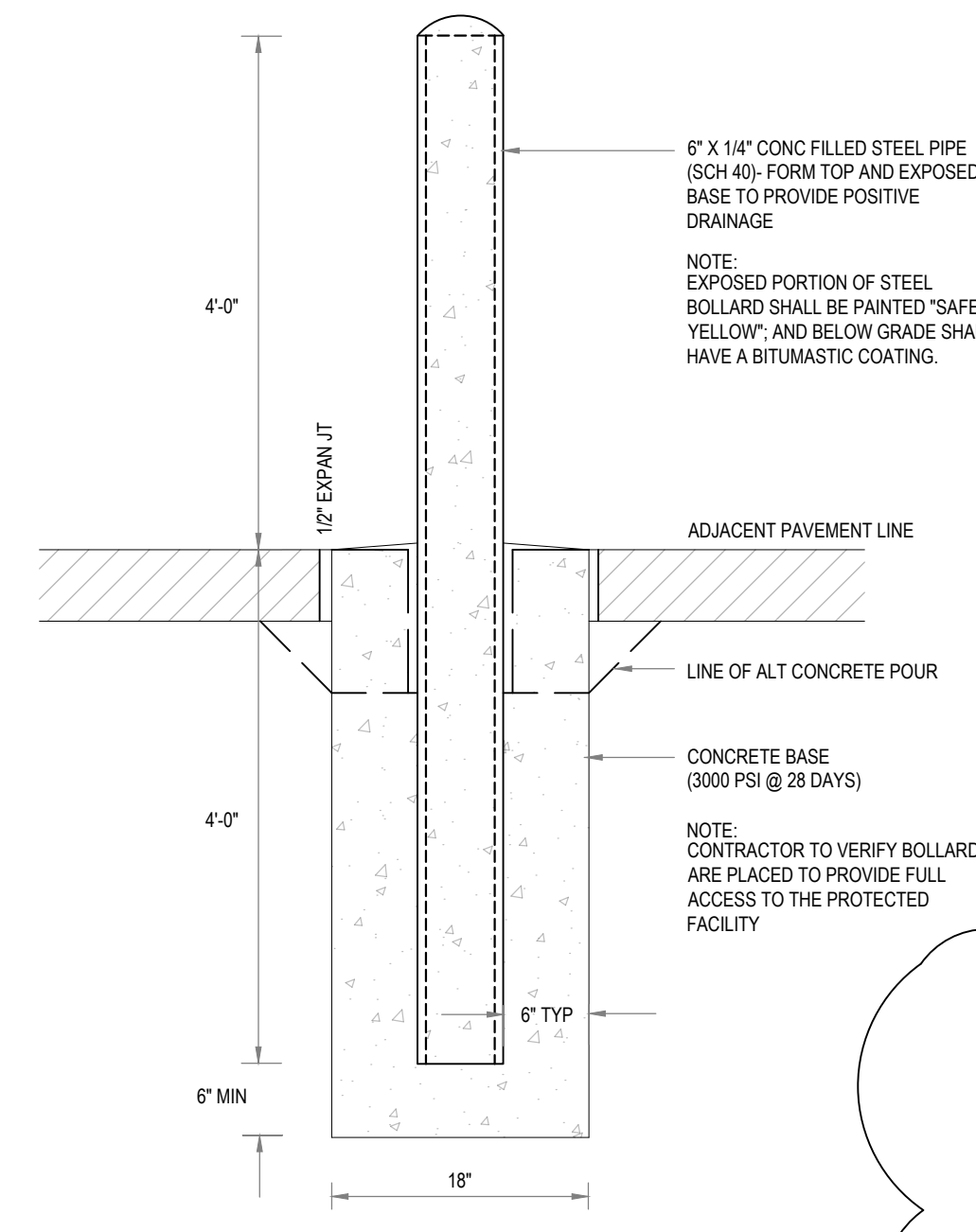


REVISION	DATE
ADD-3	2024-04-18
ASH-1	2024-05-02
CITY SANITARY COMMENTS	2024-05-31
CITY STORM, ELEC. REVISIONS	2024-07-19

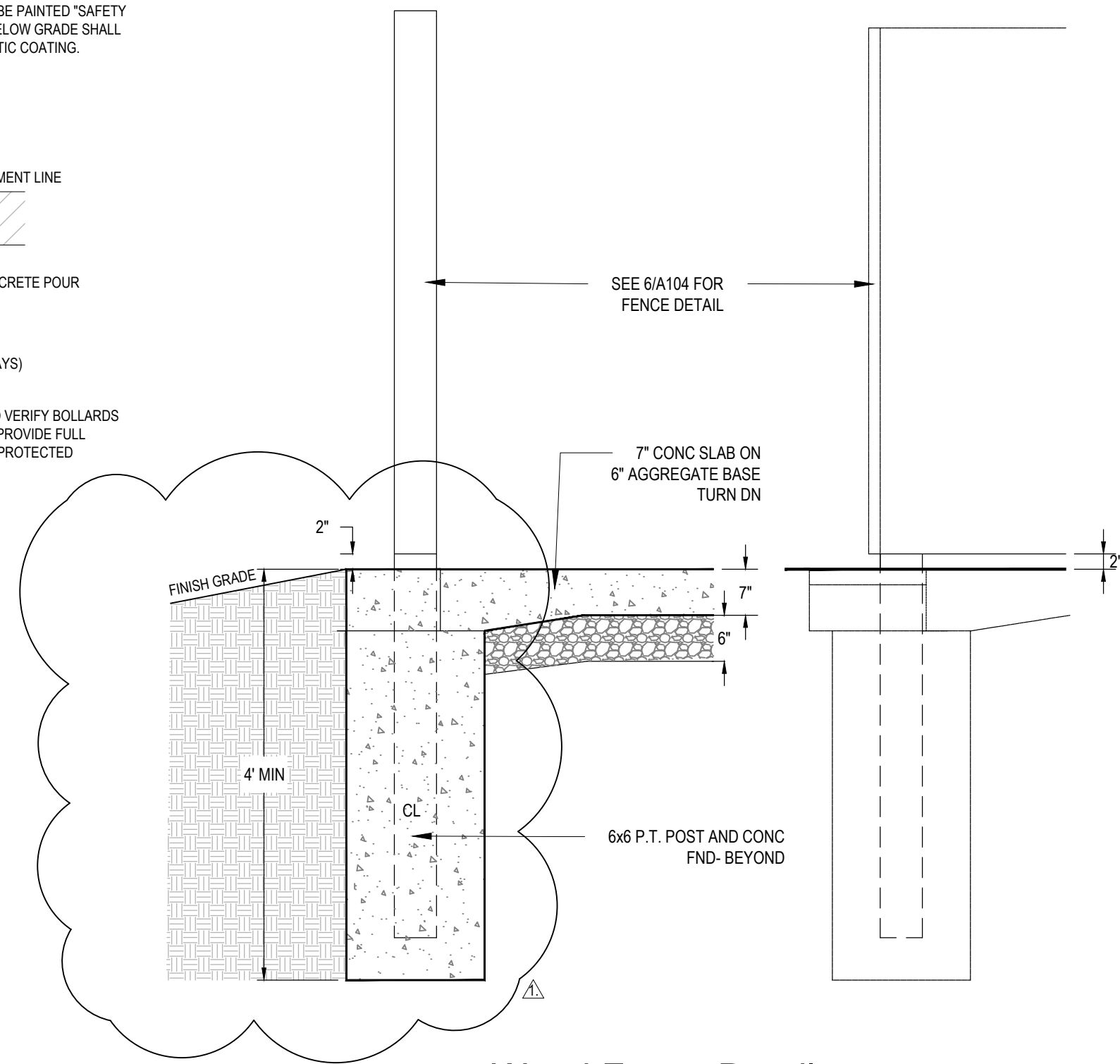
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C400

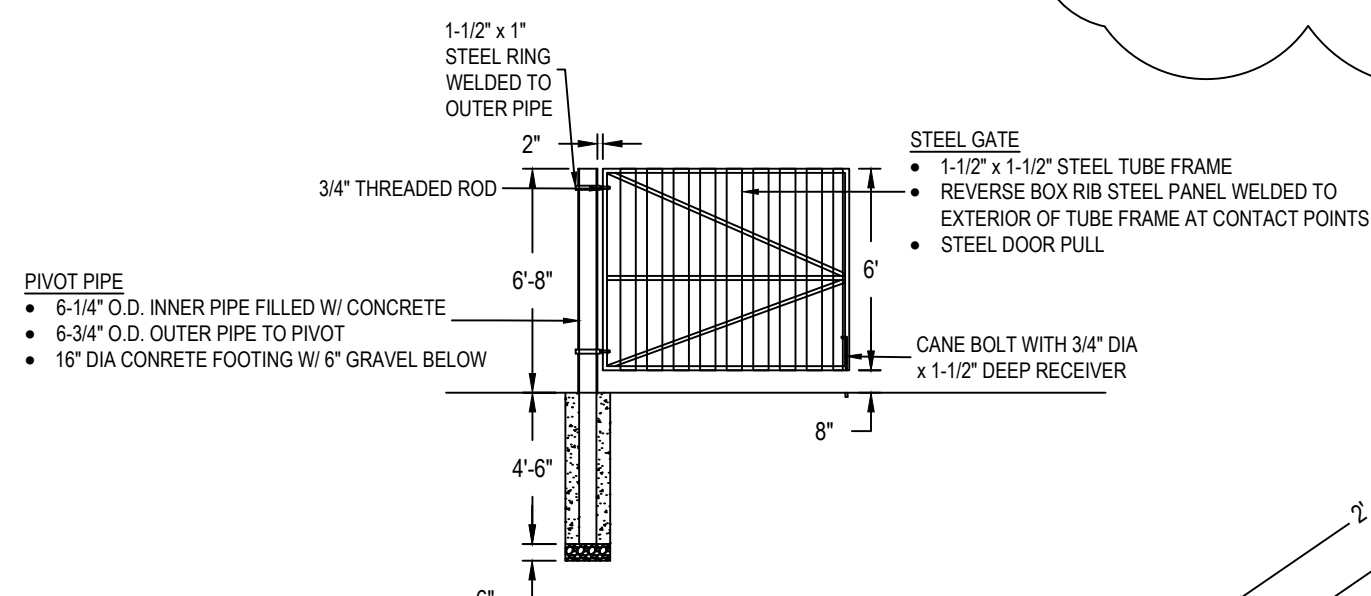
SITE UTILITY PLAN



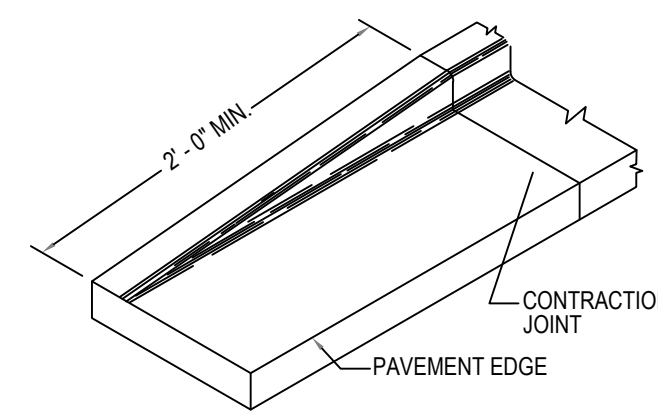
14 Bollard Detail
NTS



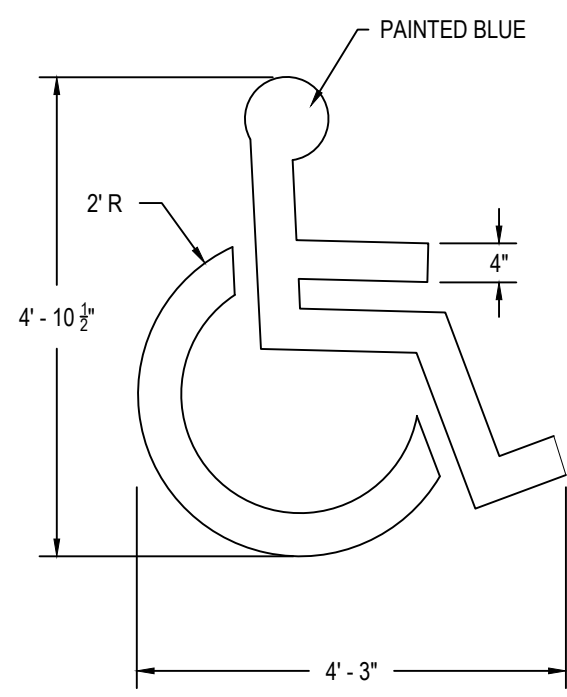
13 Wood Fence Detail
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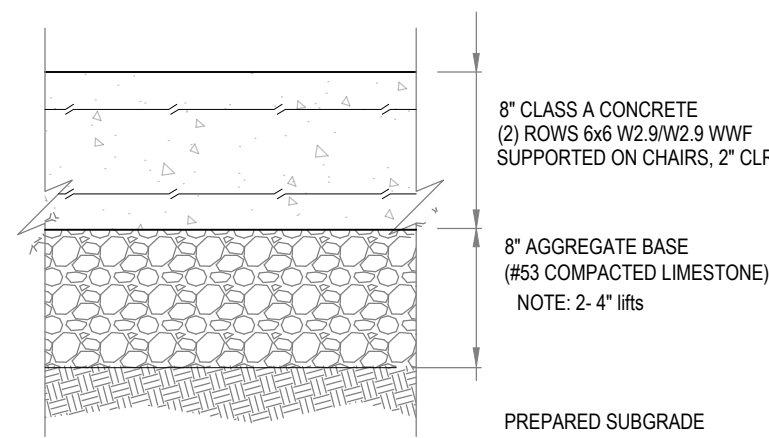
10 Double Swing Gate Detail
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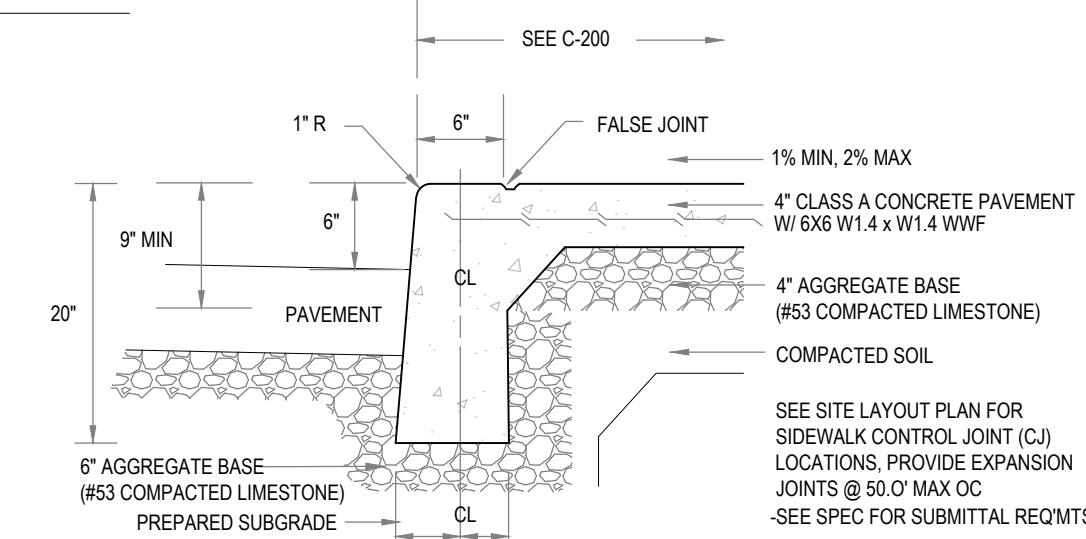
9 Concrete Curb End Taper
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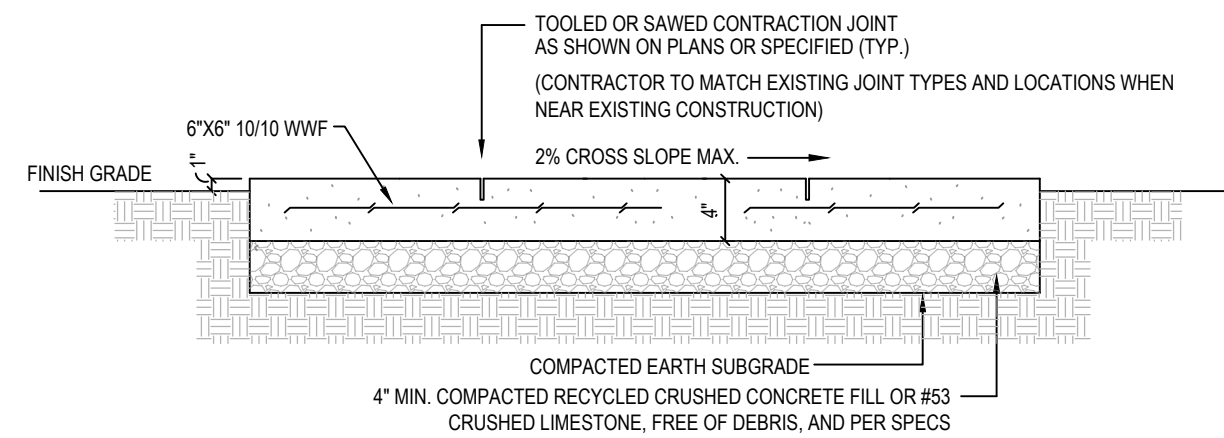
5 Accessibility Marking
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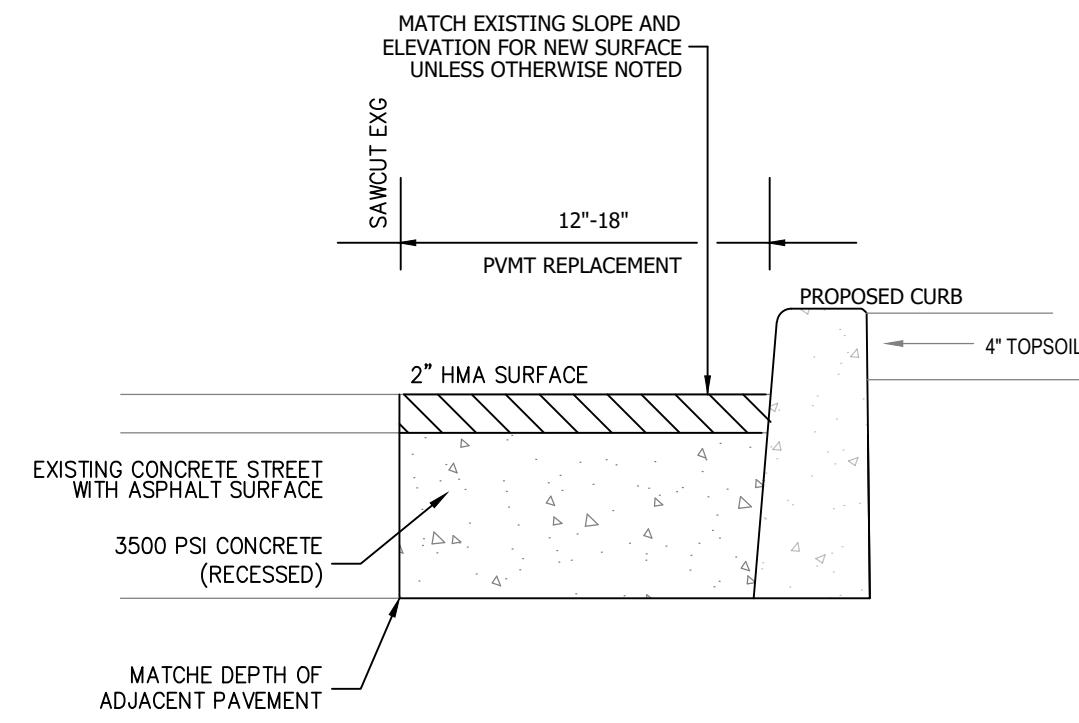
4 Heavy Duty Concrete Pavement
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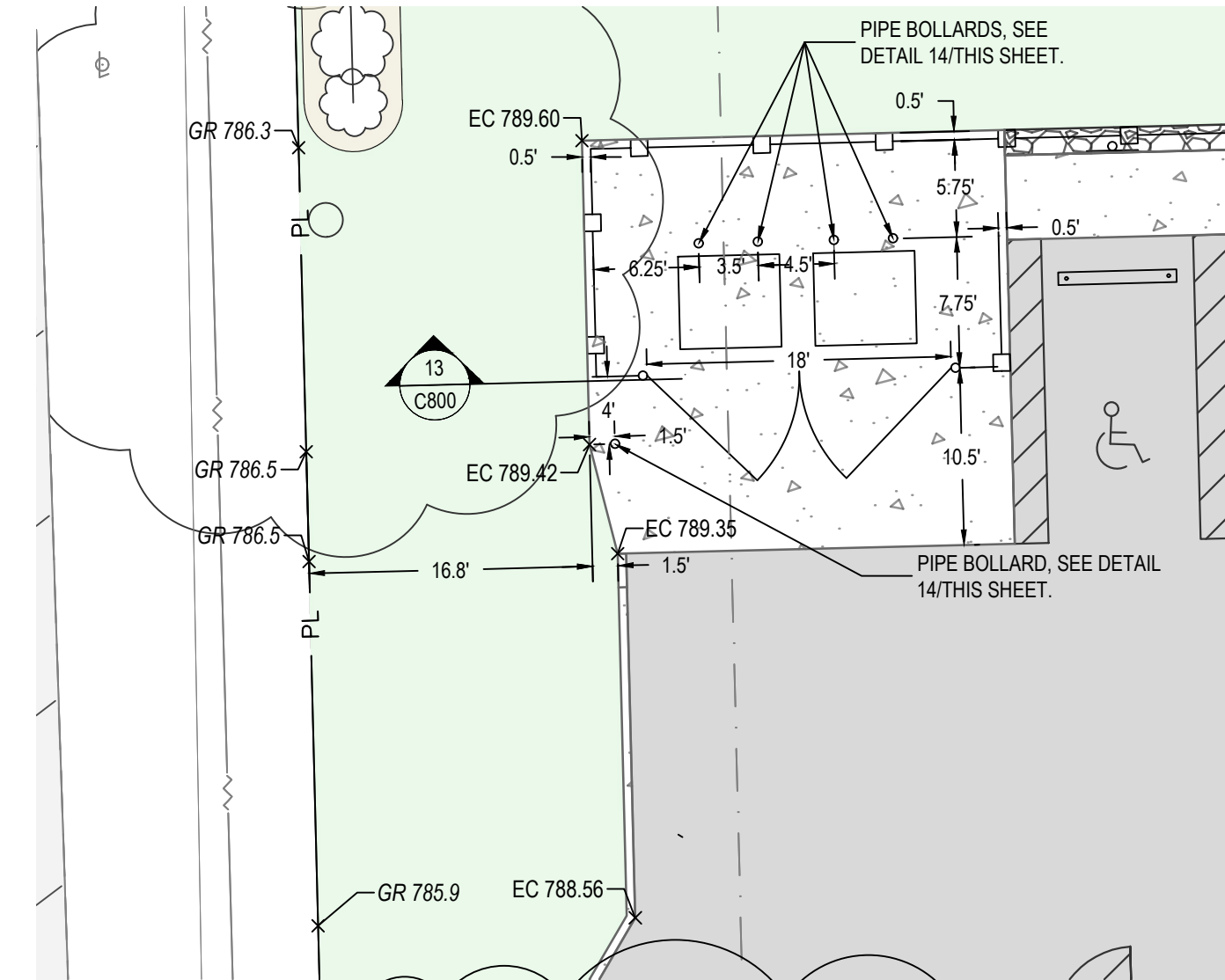
8 Curb Type "C-1" - Curbface Walk
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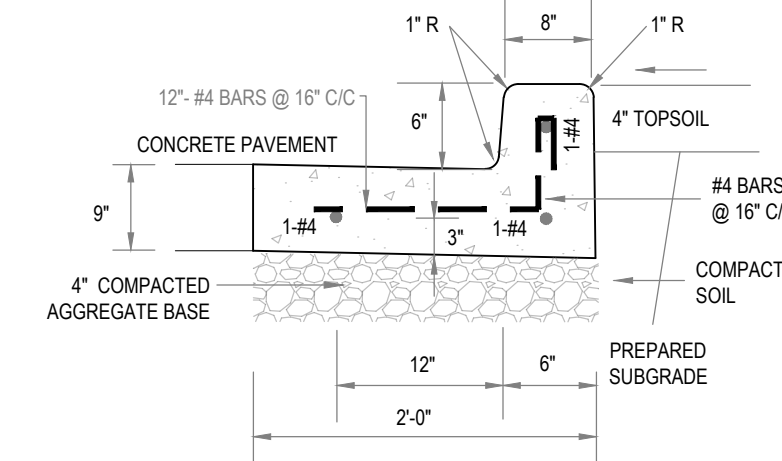
3 Concrete Sidewalk Detail
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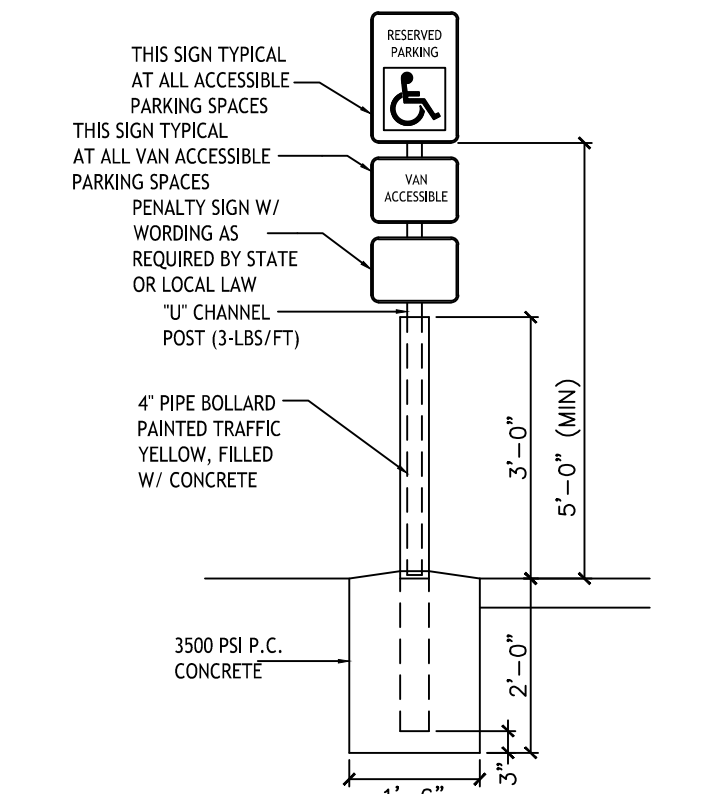
15 Asphalt Pavement Patching
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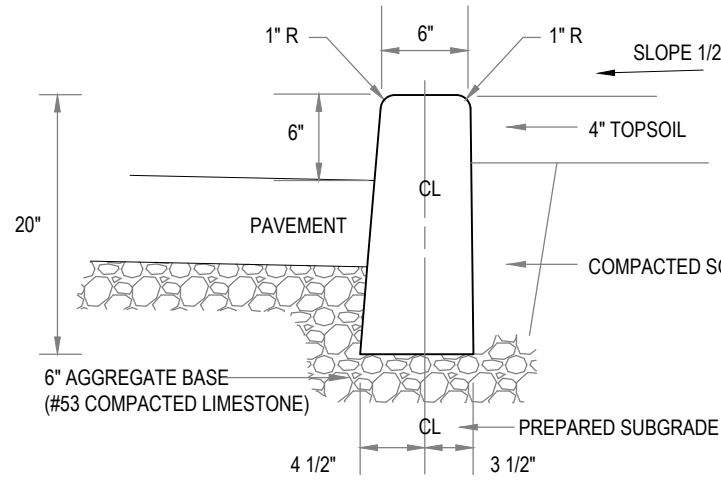
12 Dumpster Enclosure
1" = 10'



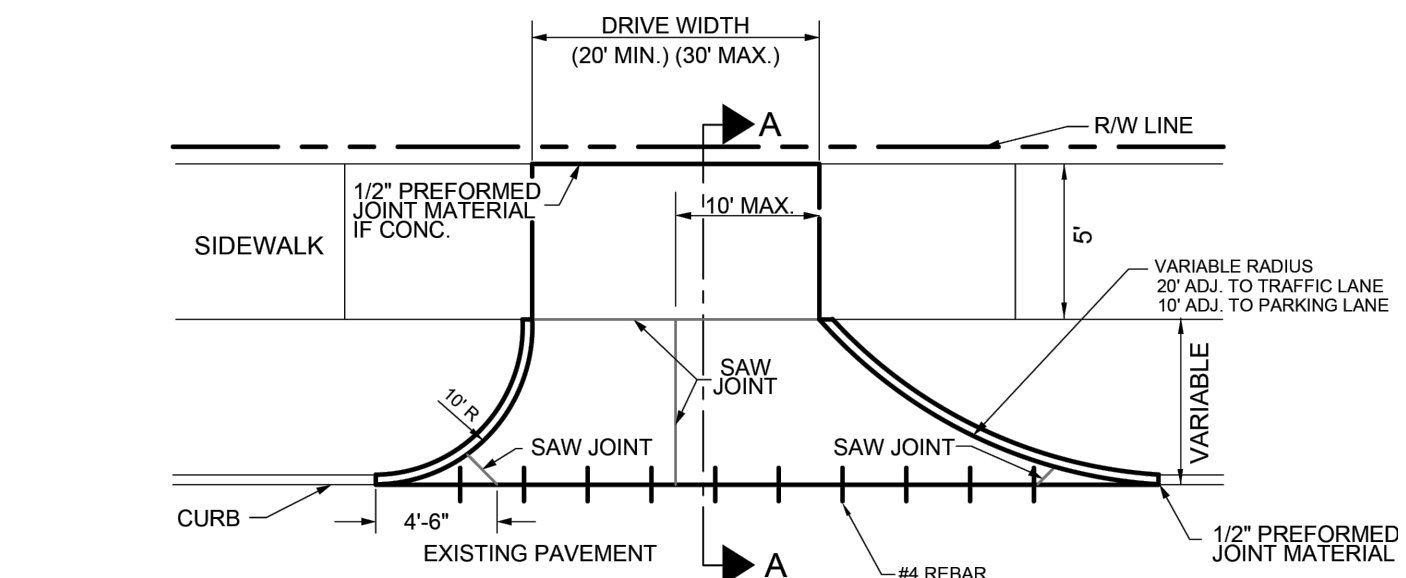
7 Curb Type "C-3" - Curb & Gutter
NTS



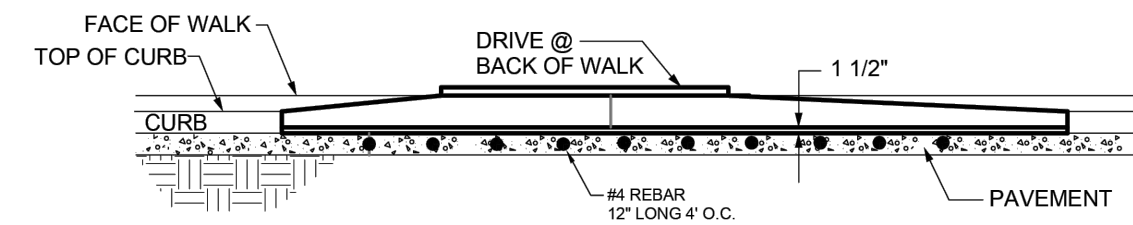
6 ADA Parking Space Sign
NTS



1 Curb Type "C-2" Straight
NTS



SECTION A-A



CURB ELEVATION

11 Concrete Drive Approach
NTS

New Construction and Renovation Work for :

Hillcrest Commons

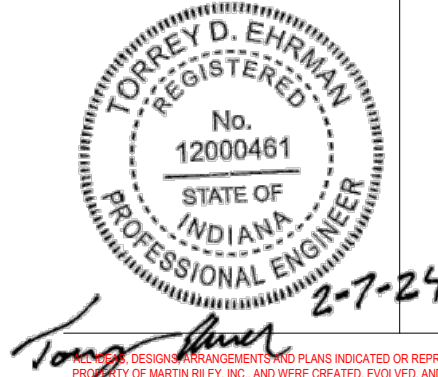
711 E Tillman Rd
Ft Wayne, IN 46816



MARTIN RILEY
architects+engineers

221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067



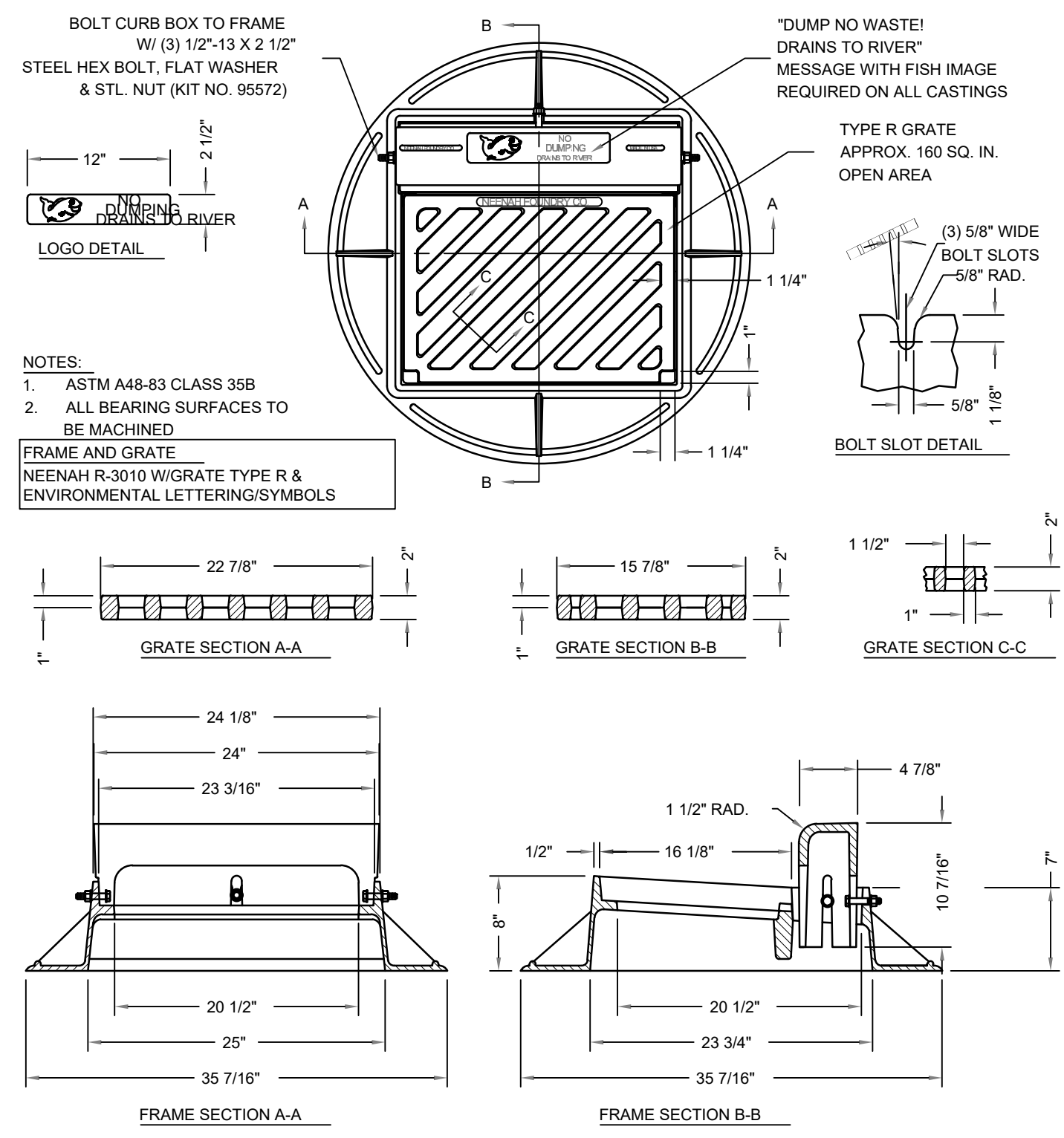
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REVISION: ASH-1 DATE: 2024-05-02

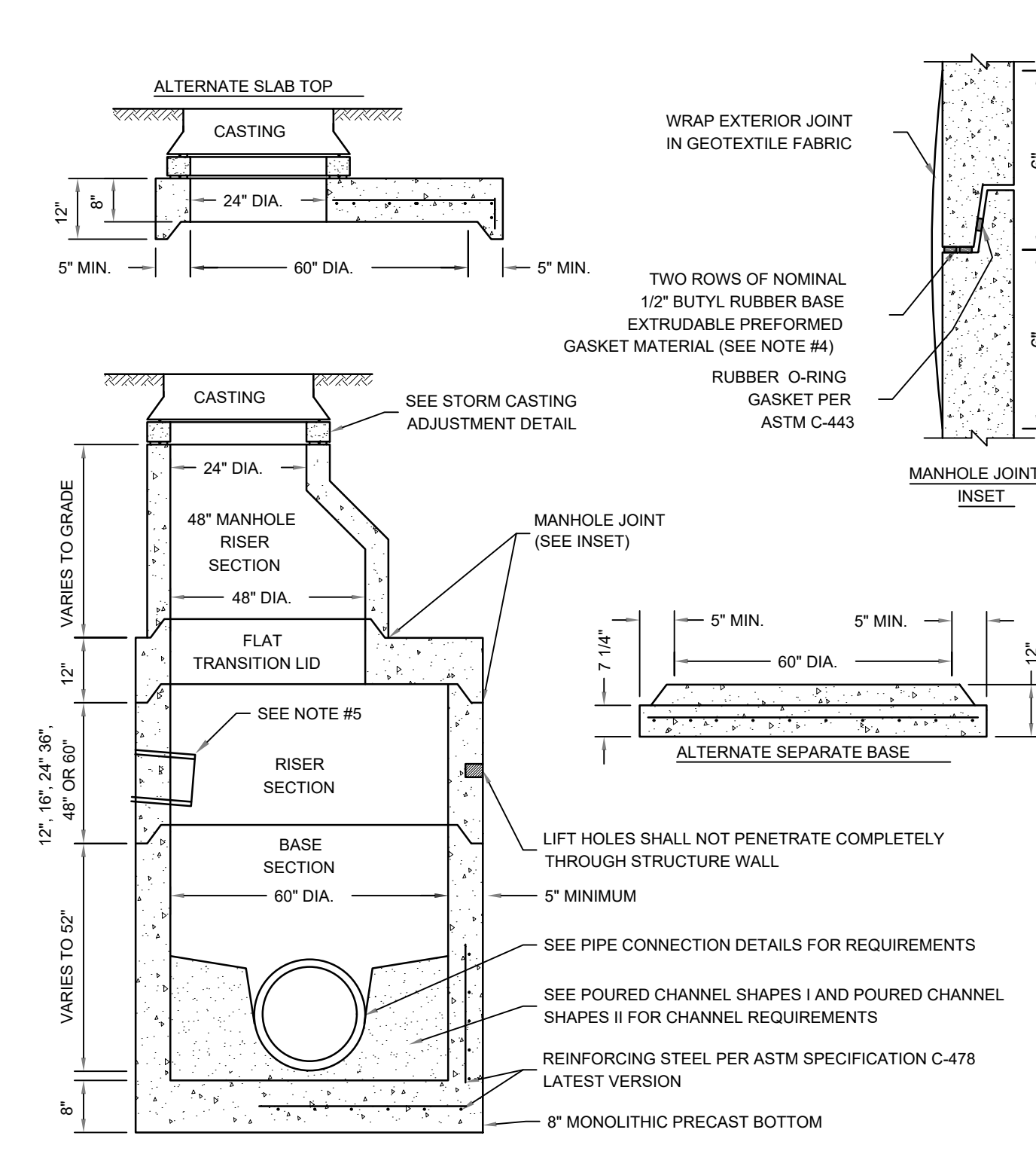
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C800

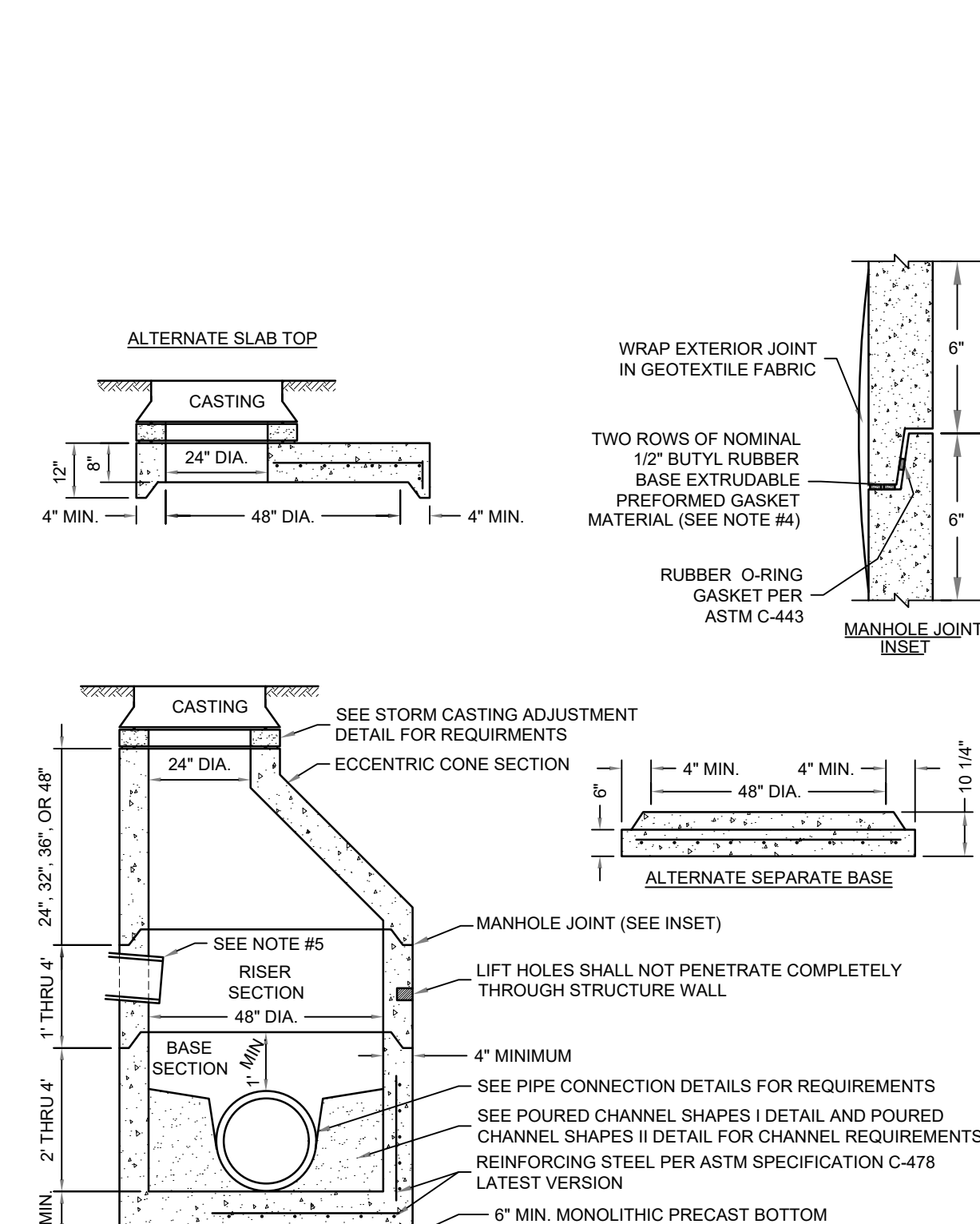
SITE DETAILS



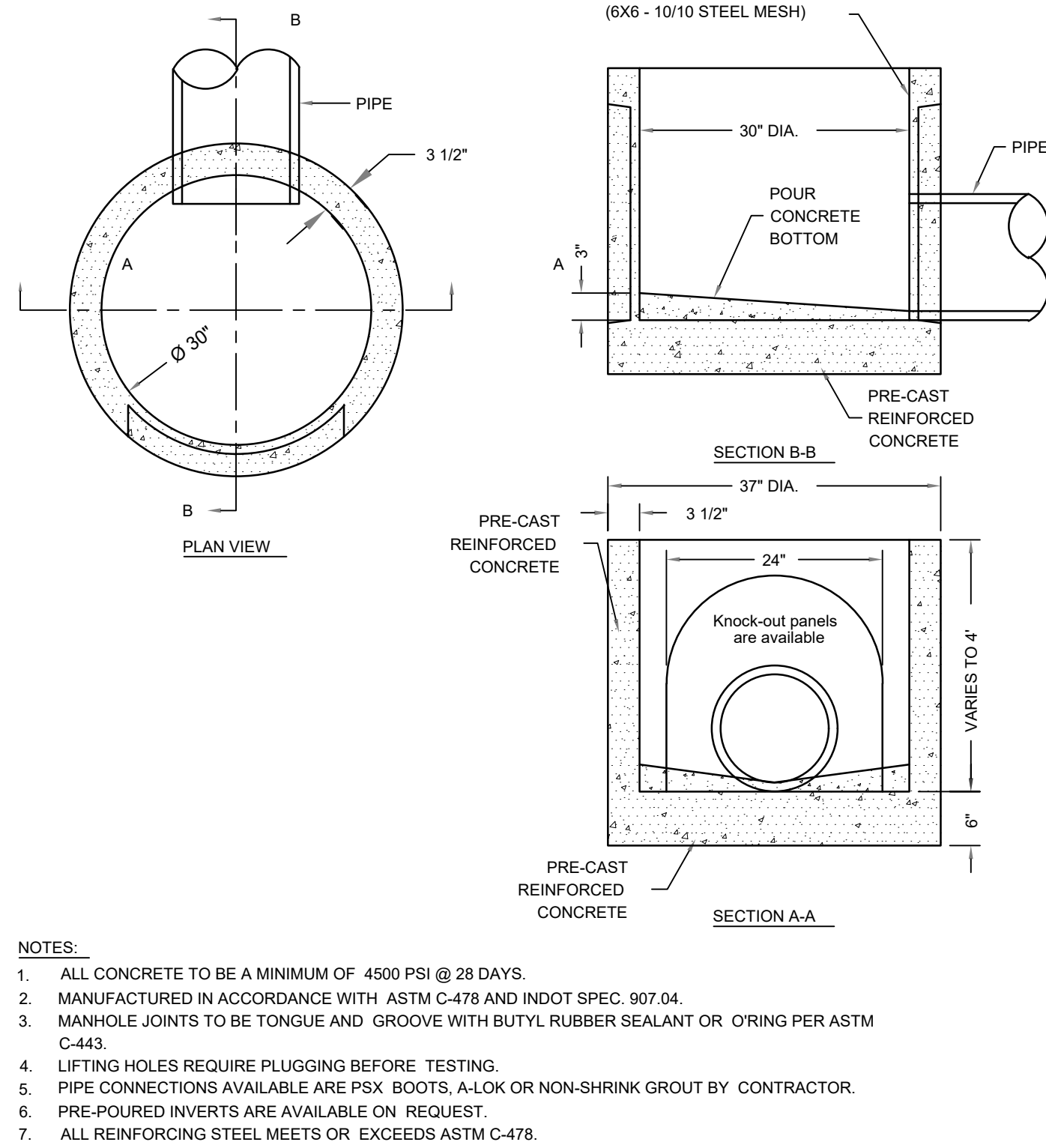
7 2'x2' Curb and Gutter Casting
NTS



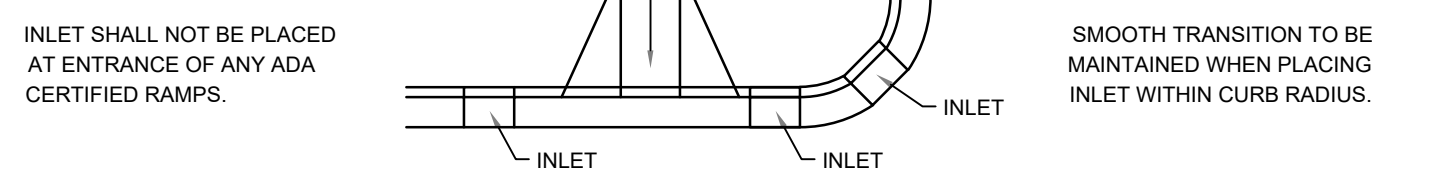
6 Storm Manhole - 60"
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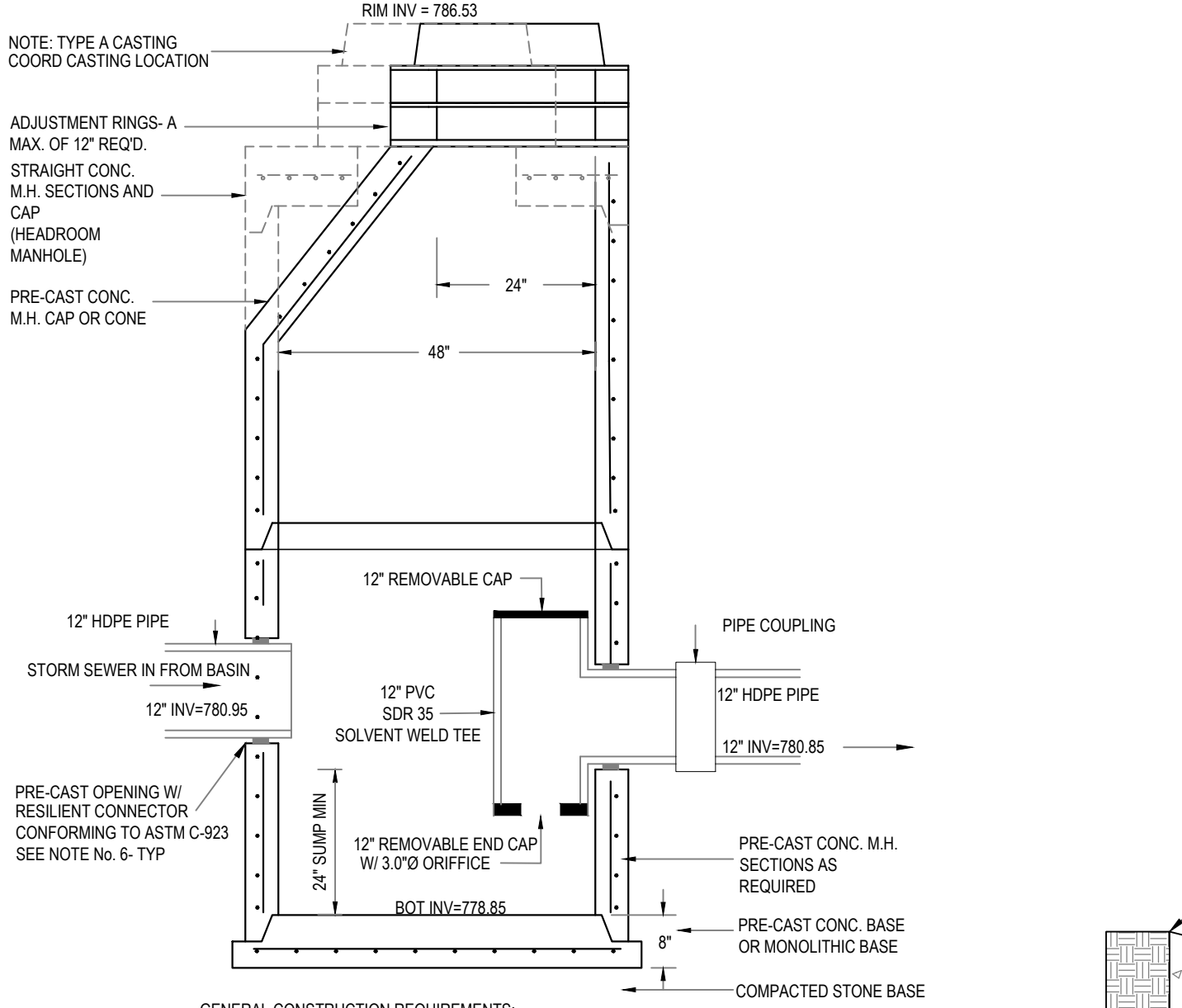
5 Storm Manhole - 48"
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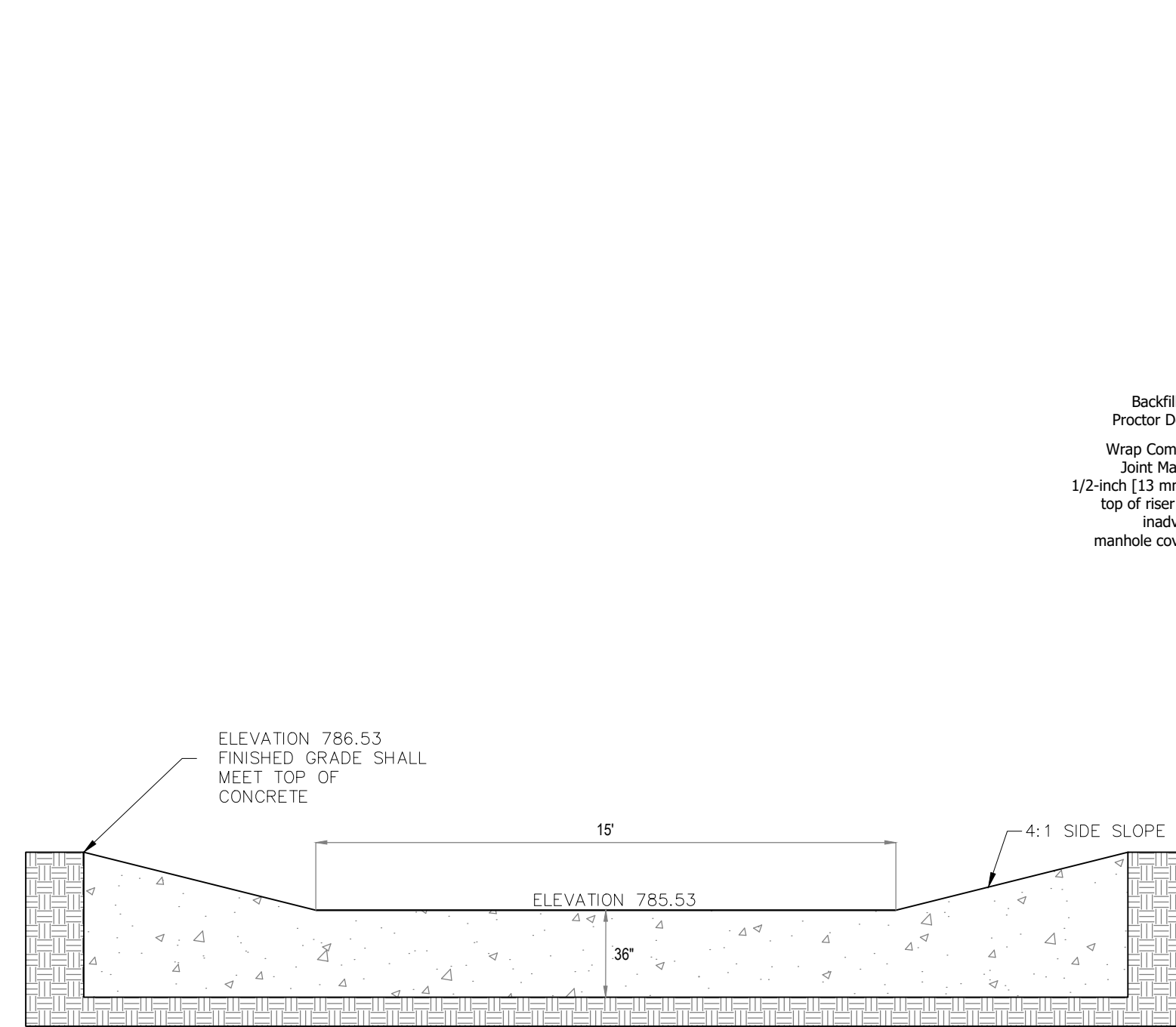
4 Storm Manhole - 30"
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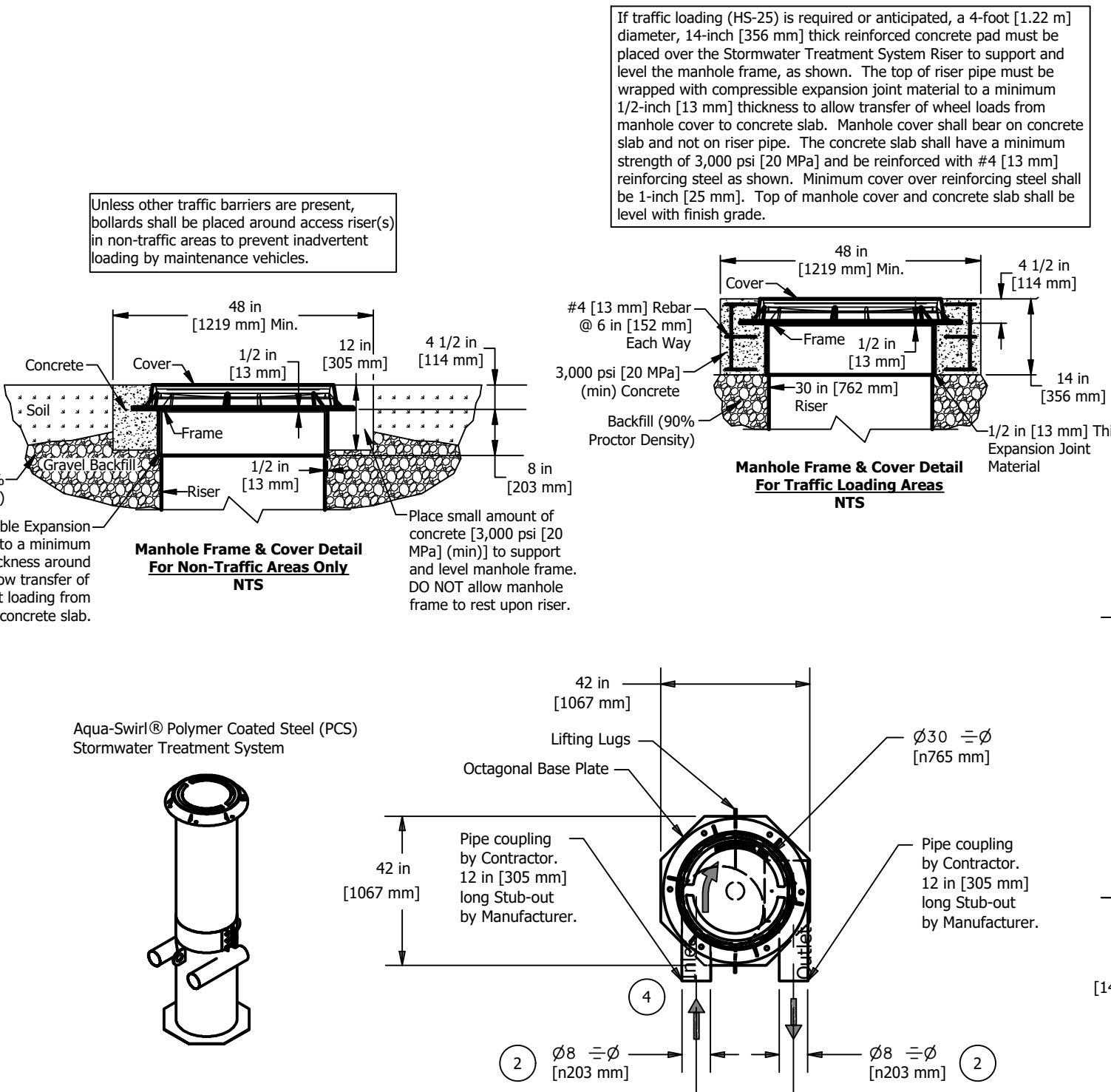
SMOOTH TRANSITION TO BE MAINTAINED WHEN PLACING INLET WITHIN CURB RADIUS.



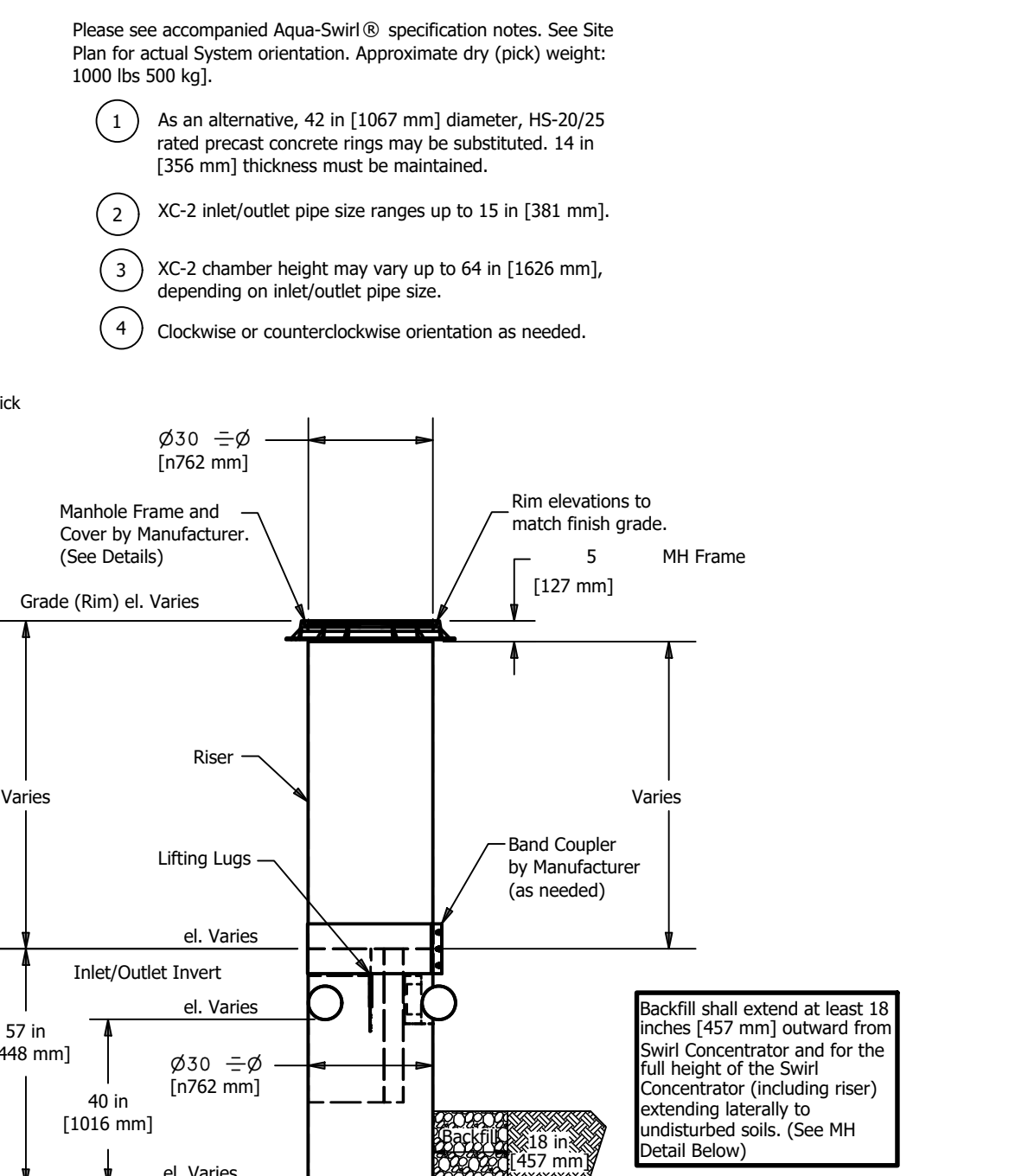
3 Outlet Control Structure
NTS



2 Emergency Overflow Wier
NTS



1 Aqua-Swirl XCelerator XC-2 HorseShoe CW
NTS



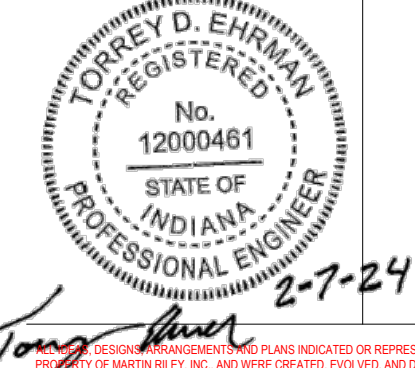
New Construction and Renovation Work for :

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



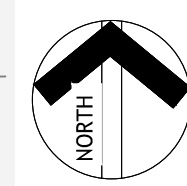
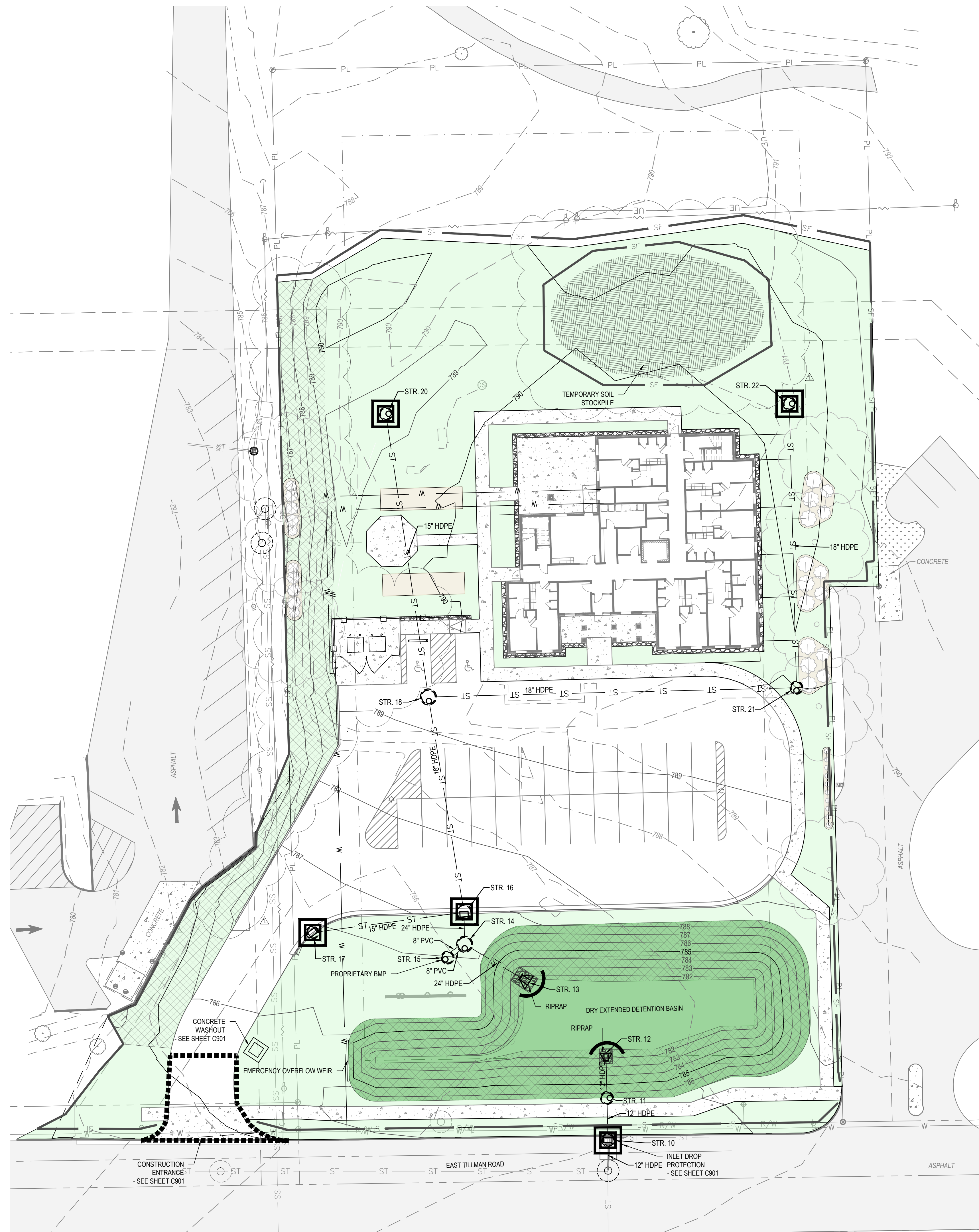
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FGR		

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F23066	2024-02-07	

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SITE DETAILS



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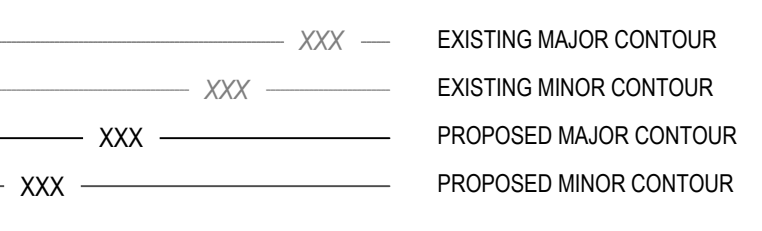
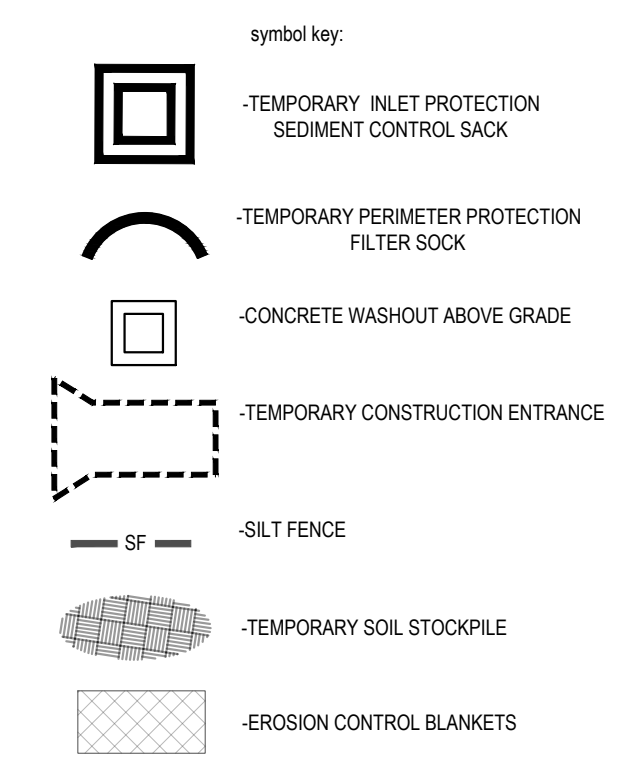
Construction Erosion Control Plan
1" = 20'

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 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.



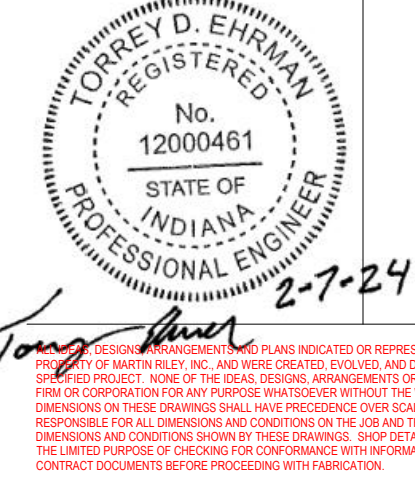
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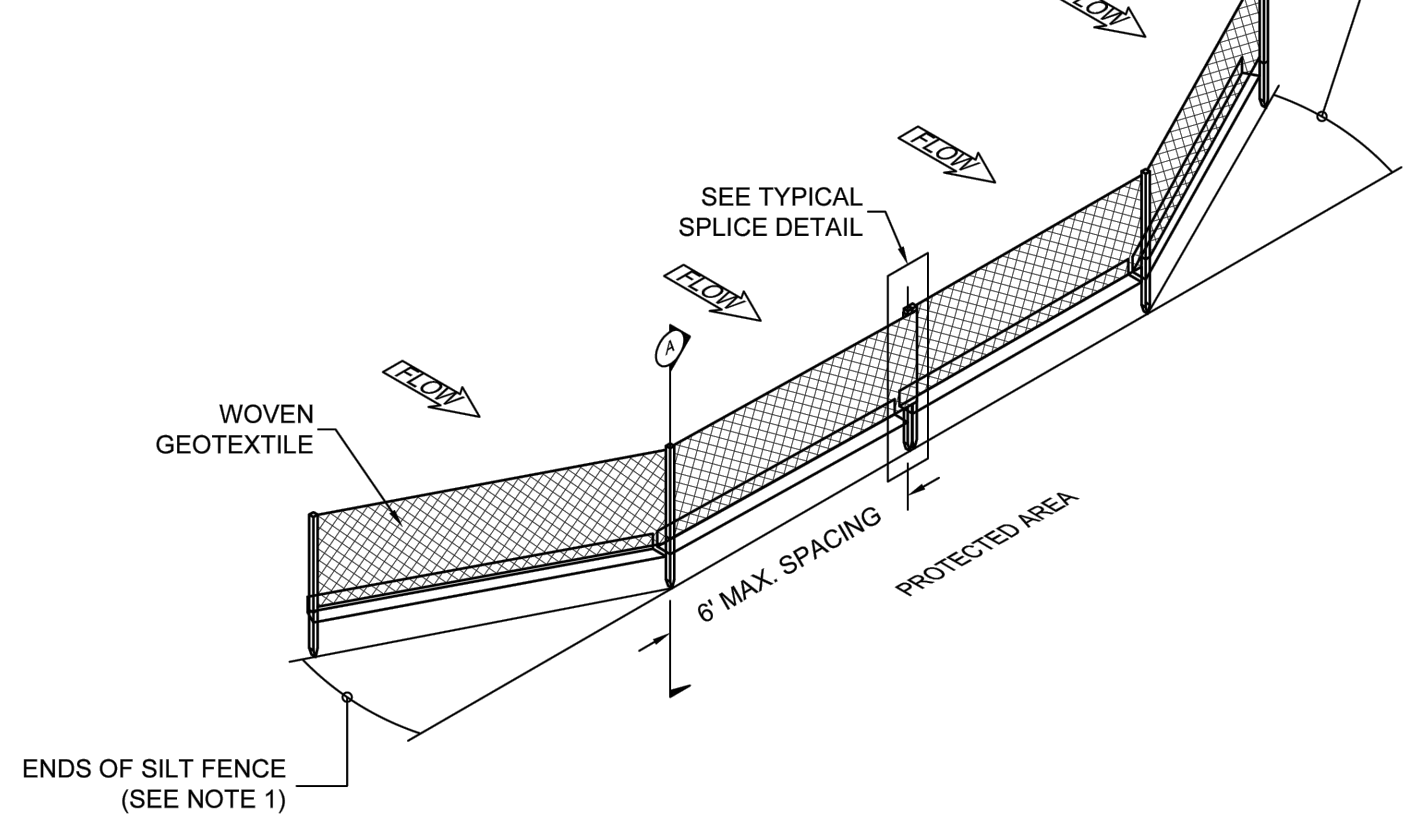
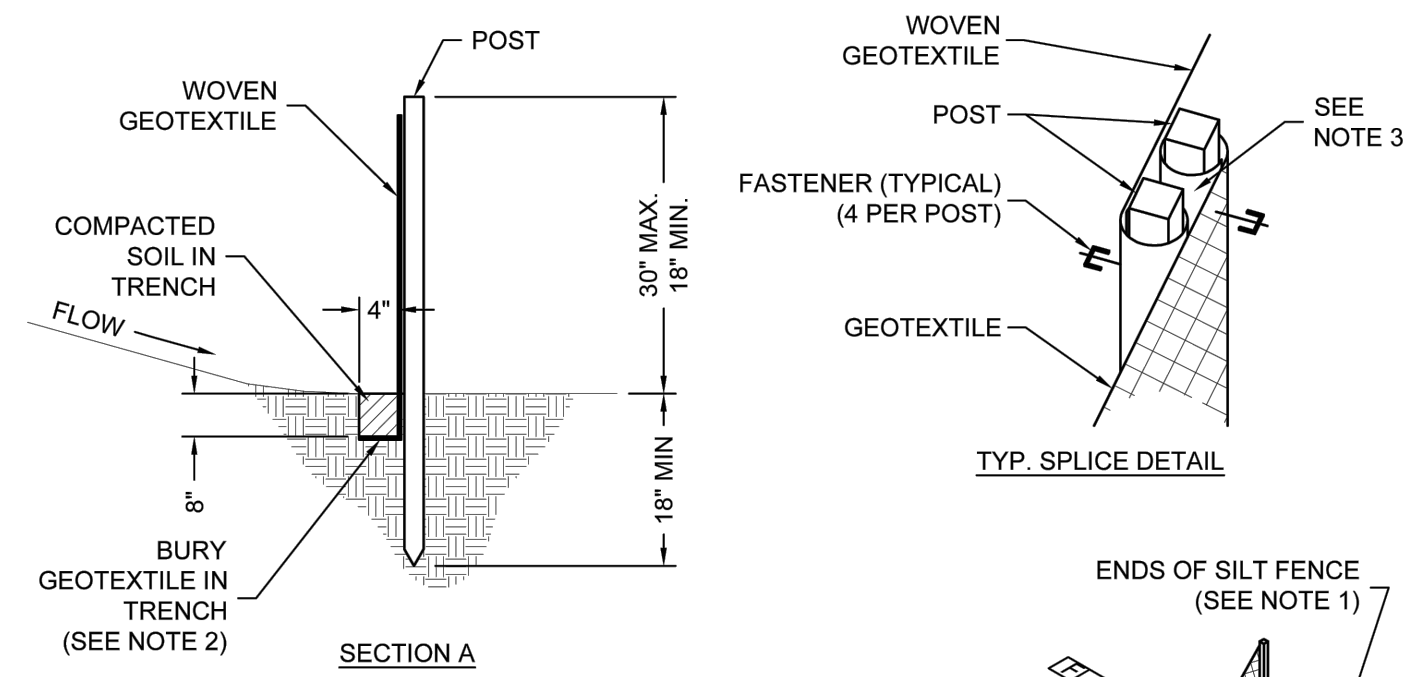


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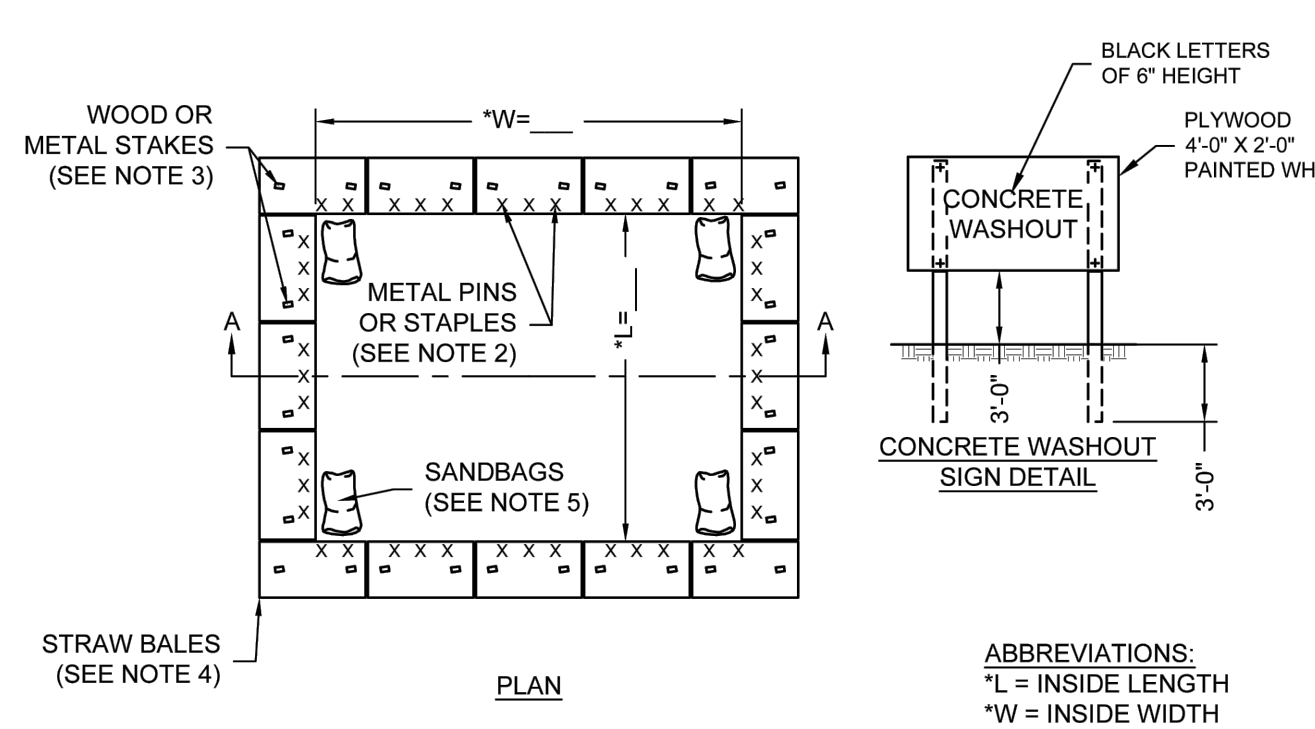
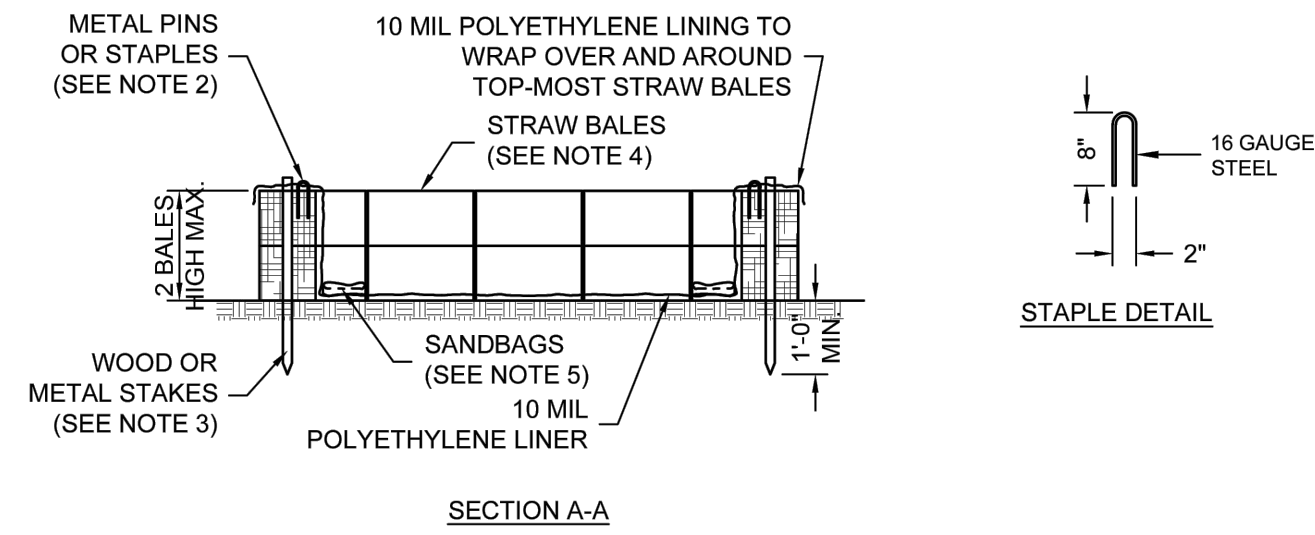
CONSTRUCTION
EROSION CONTROL PLAN



- 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

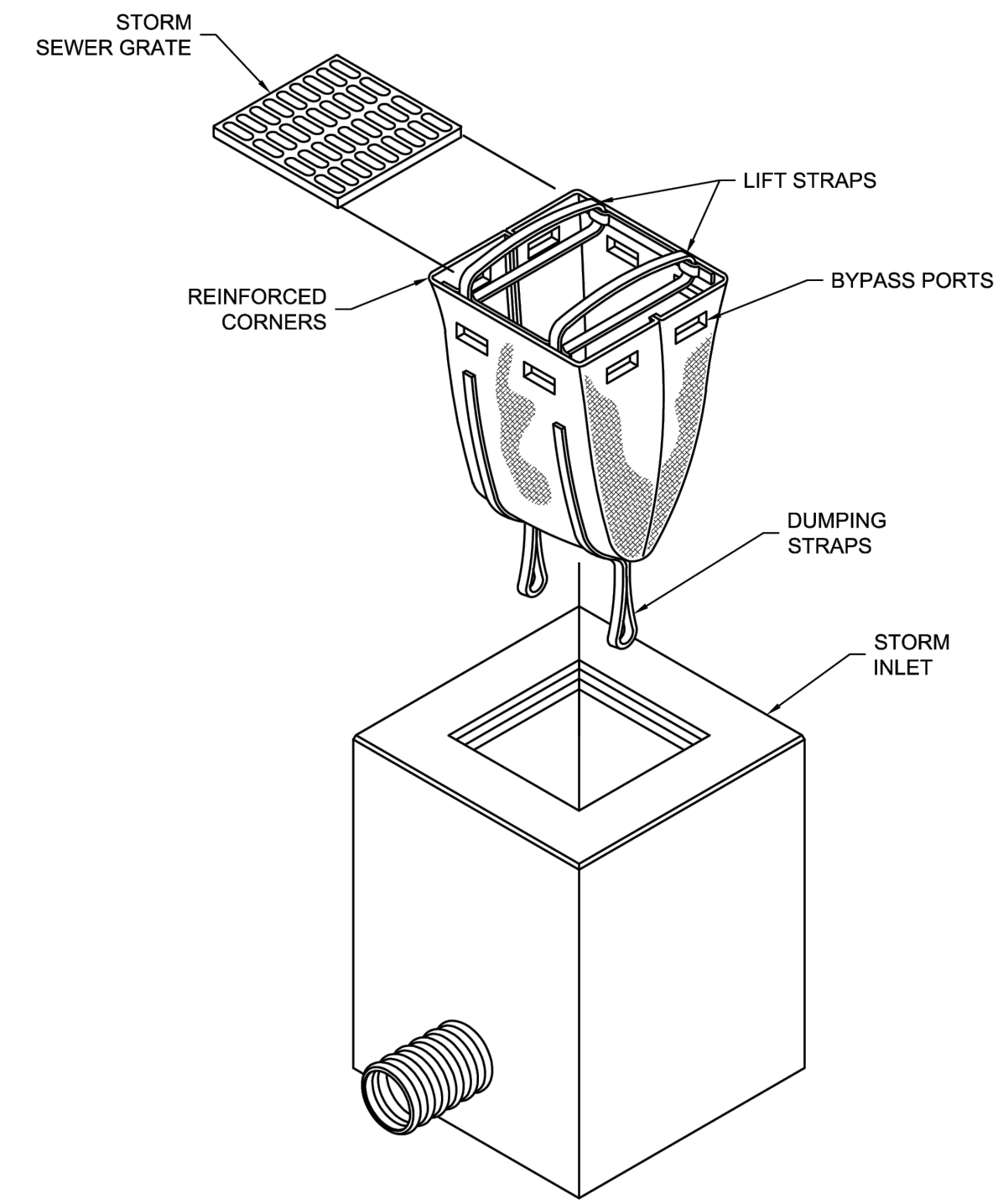
NTS



- 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.

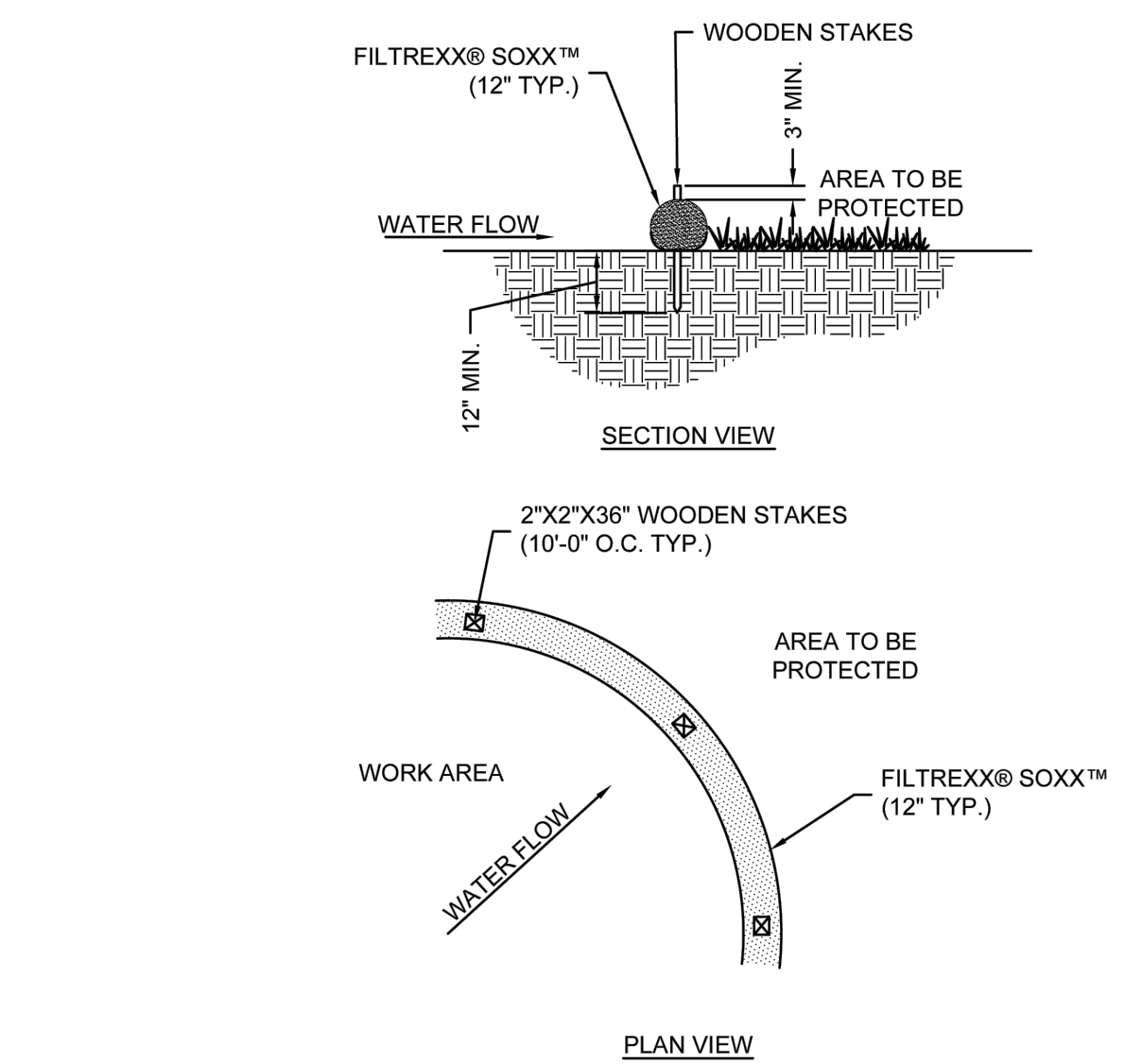
3 Concrete Washout - Above Grade

NTS



5 Temporary Inlet Protection Sediment Control Sack

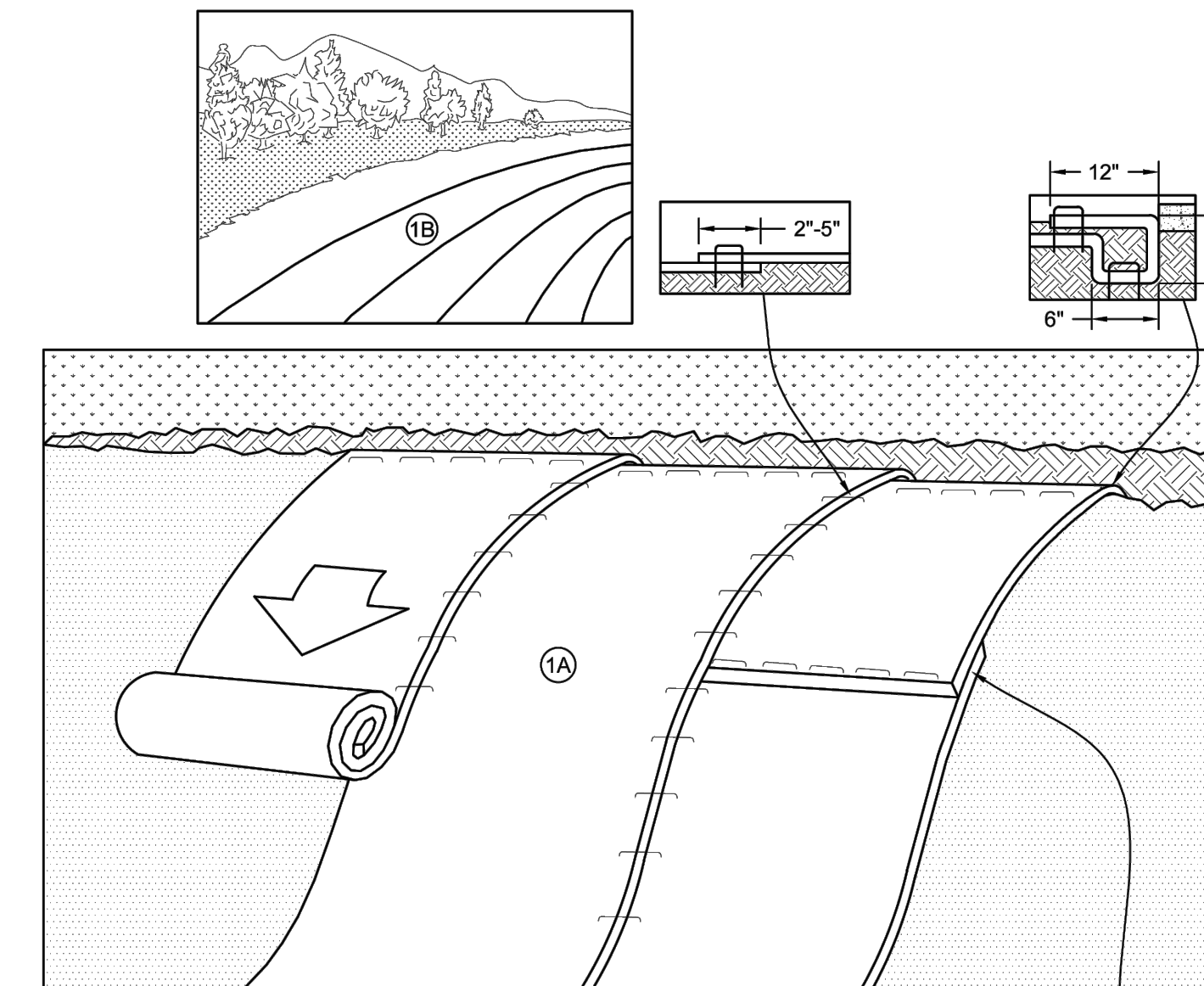
NTS



- 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

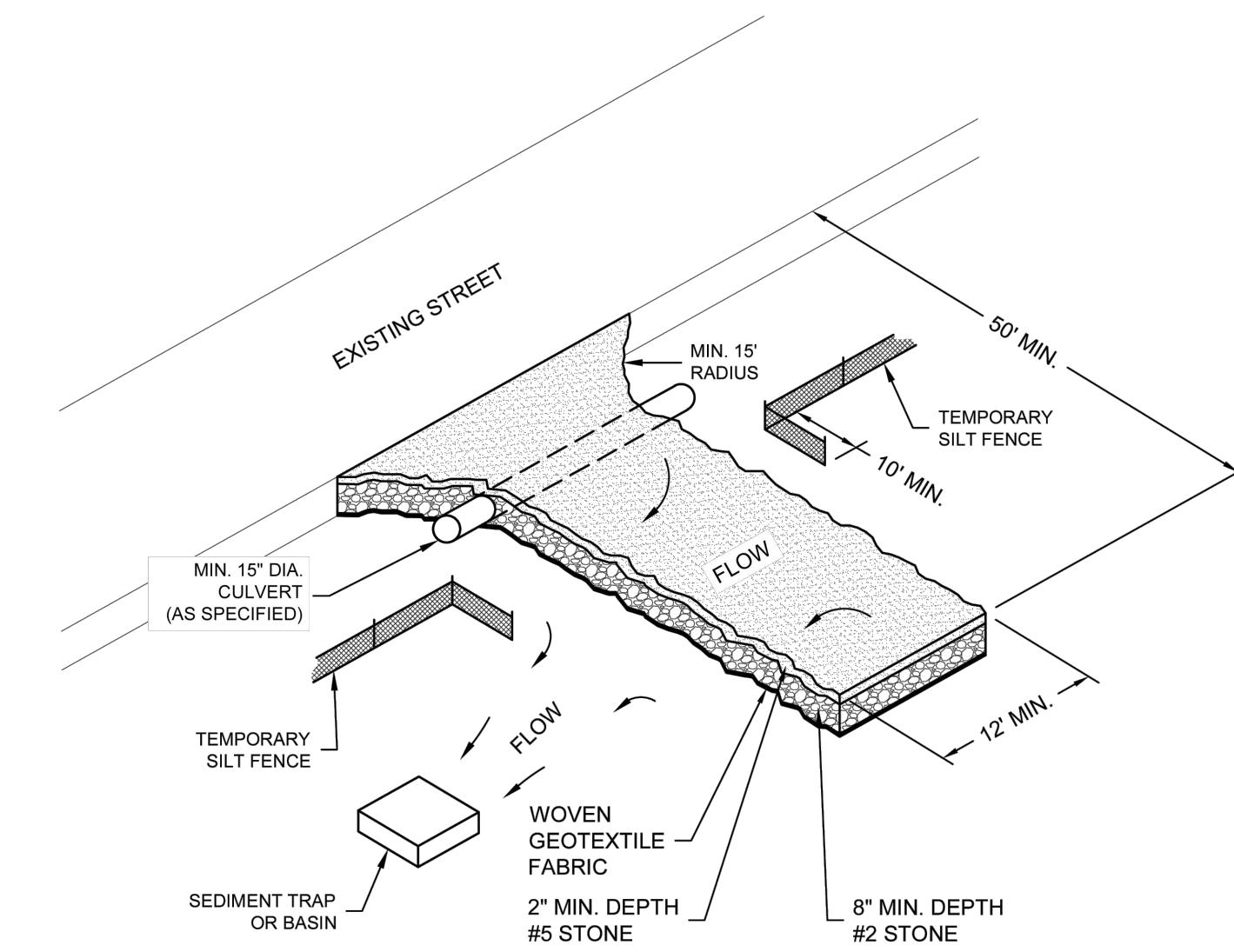
NTS



- 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

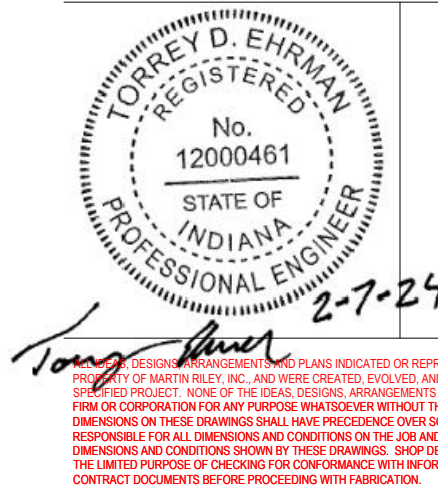
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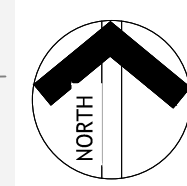
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C901



1

Post-Construction
Erosion Control Plan
1" = 20'

--- XXX --- MAJOR CONTOUR
--- XXX --- MINOR CONTOUR

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COMMISSION NUMBER: F23066
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DATE: 2024-02-07

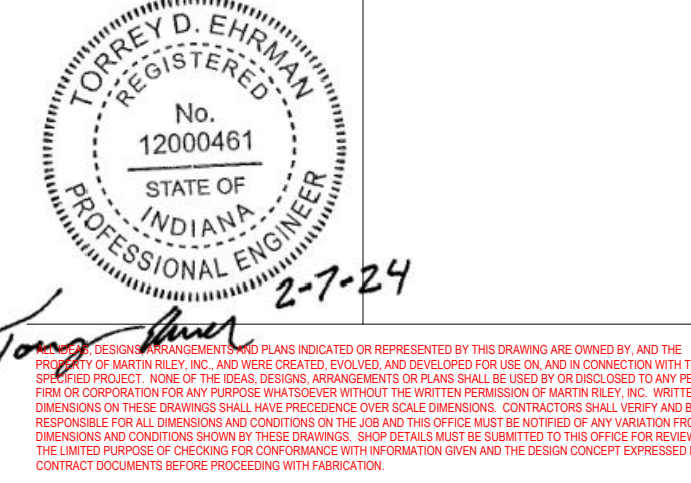
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C902

POST-CONSTRUCTION
EROSION CONTROL PLAN



◆ 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								

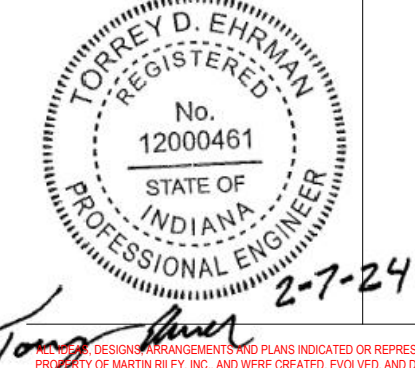
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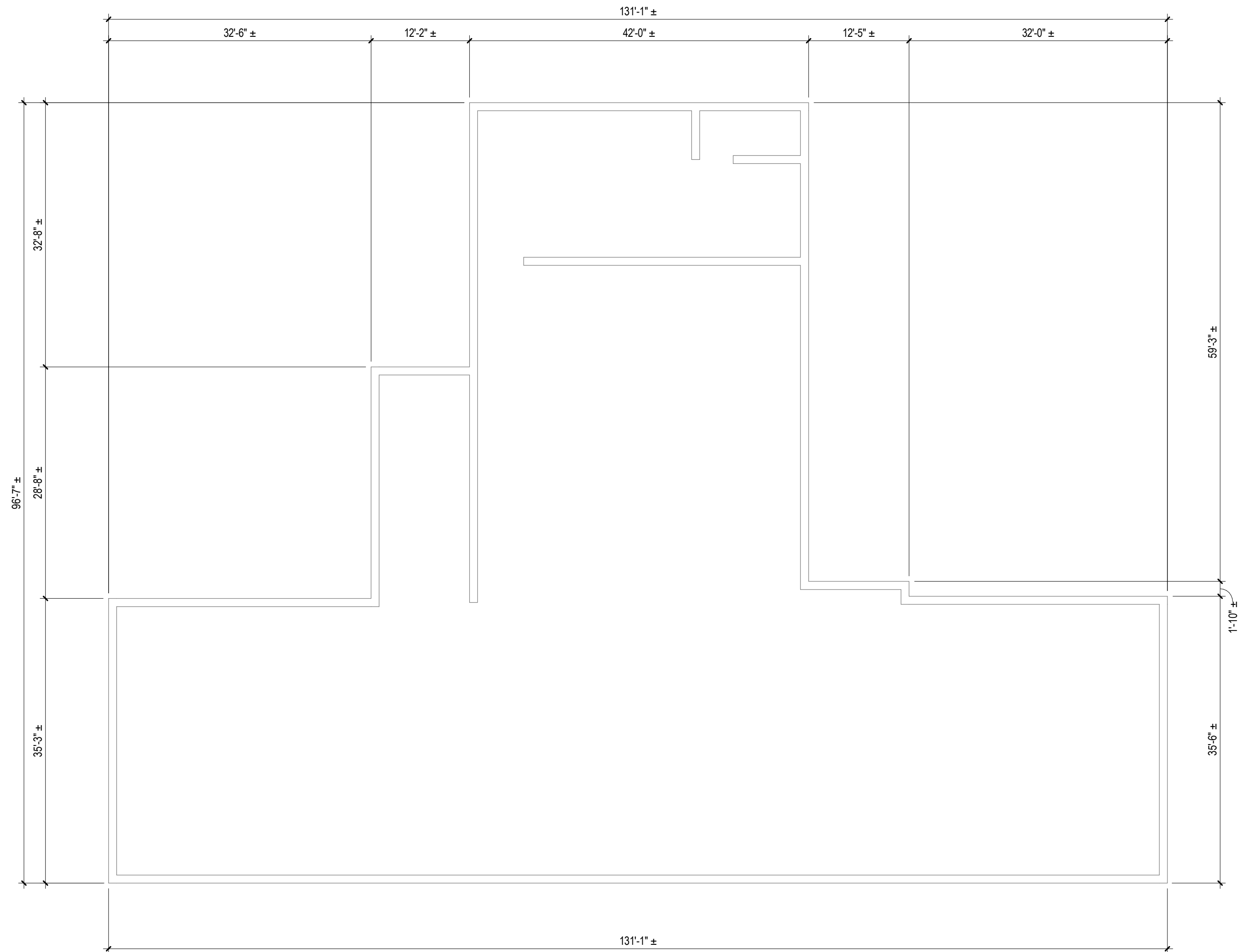
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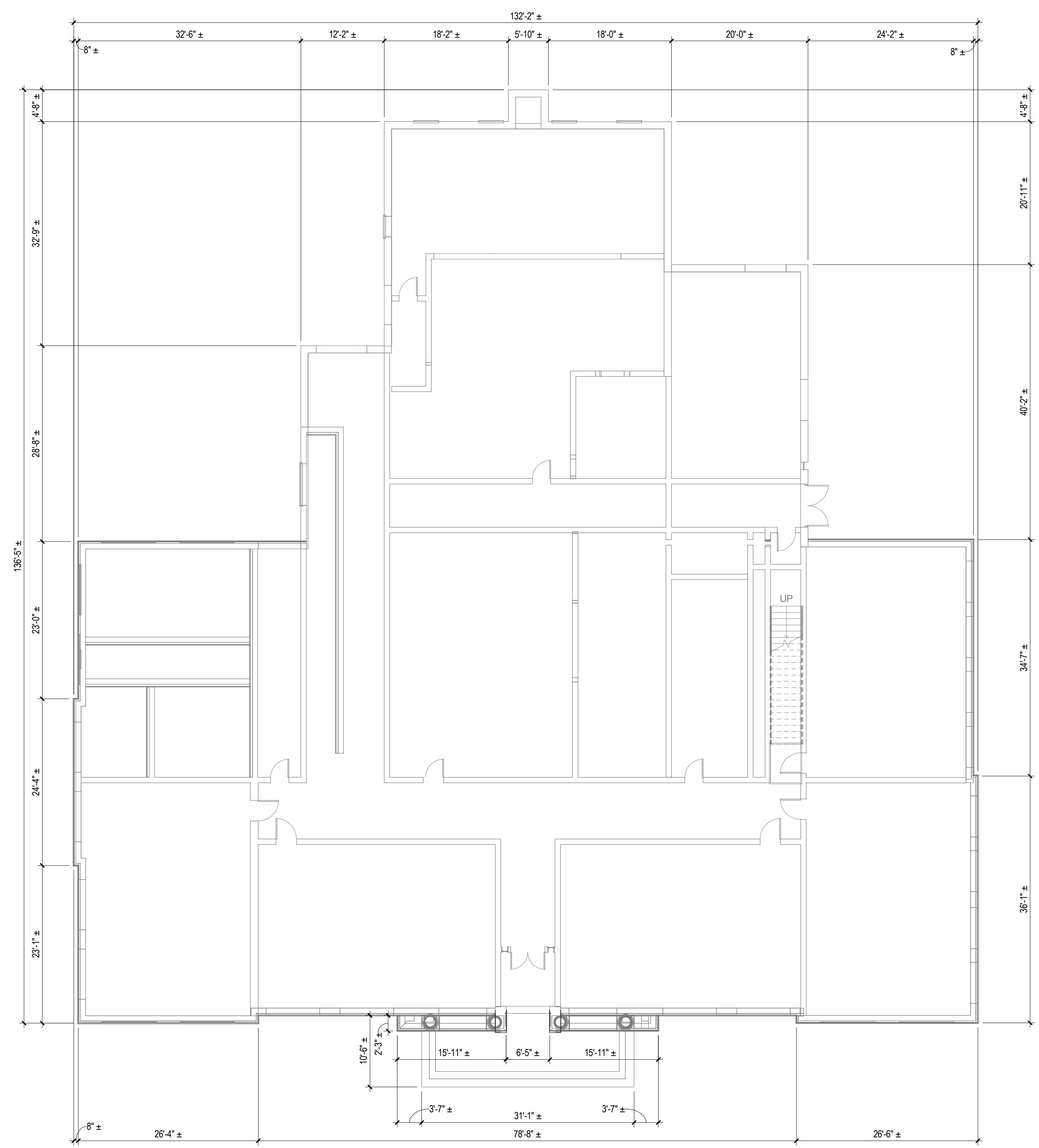
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LANDSCAPE PLAN

F23066 Hillcrest Commons
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 SDDDDCD



2 Existing Basement Plan - Hillcrest Elementary
 EX100 3/32" = 1'-0"



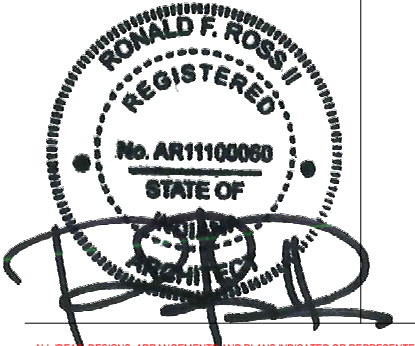
1 Existing First Floor Plan - Hillcrest Elementary
 EX100 3/32" = 1'-0"

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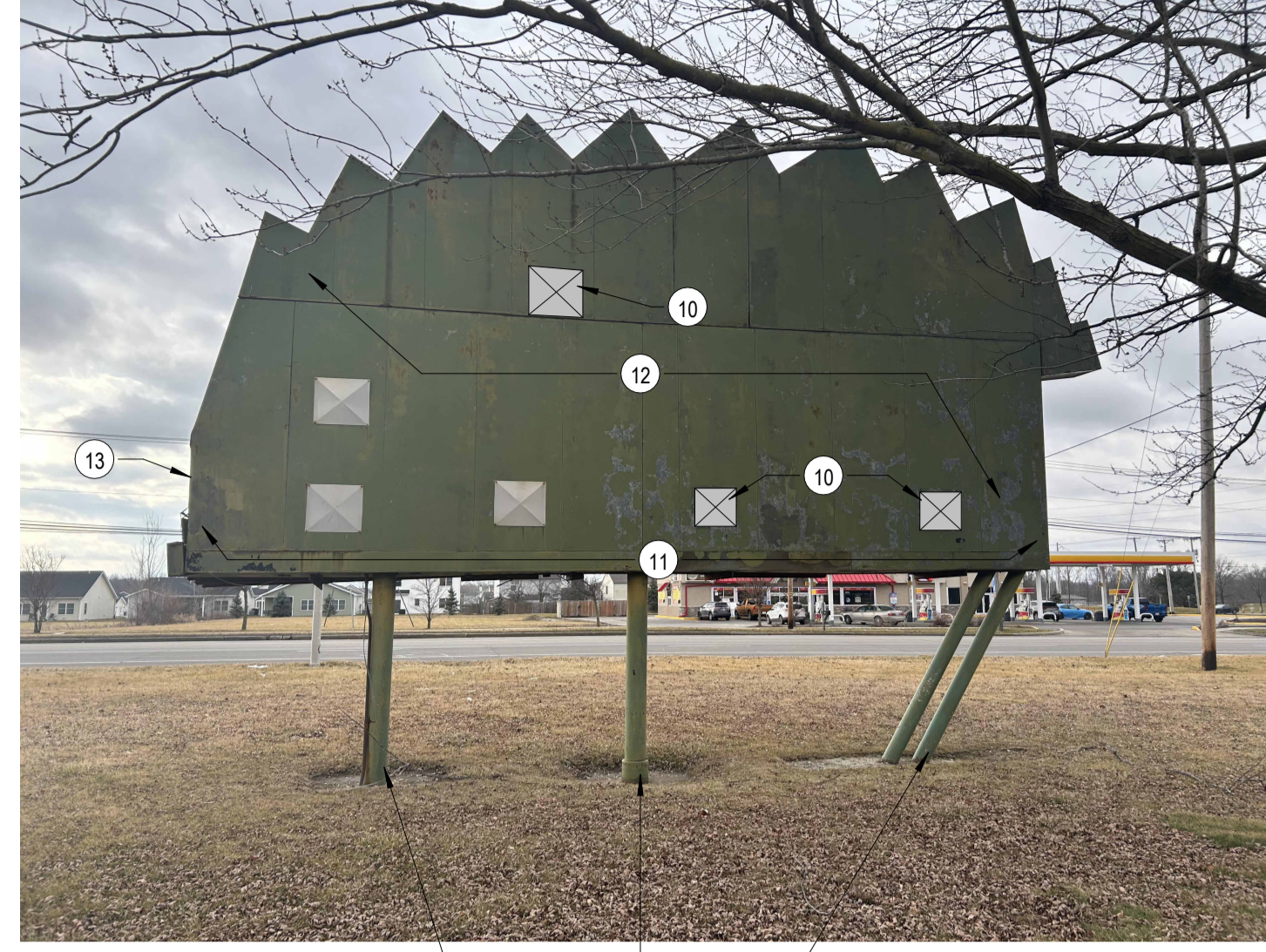
REVISION	DATE
2	ADDENDUM 2
	2024 - 04 - 01

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	F23066		2024-02-07		

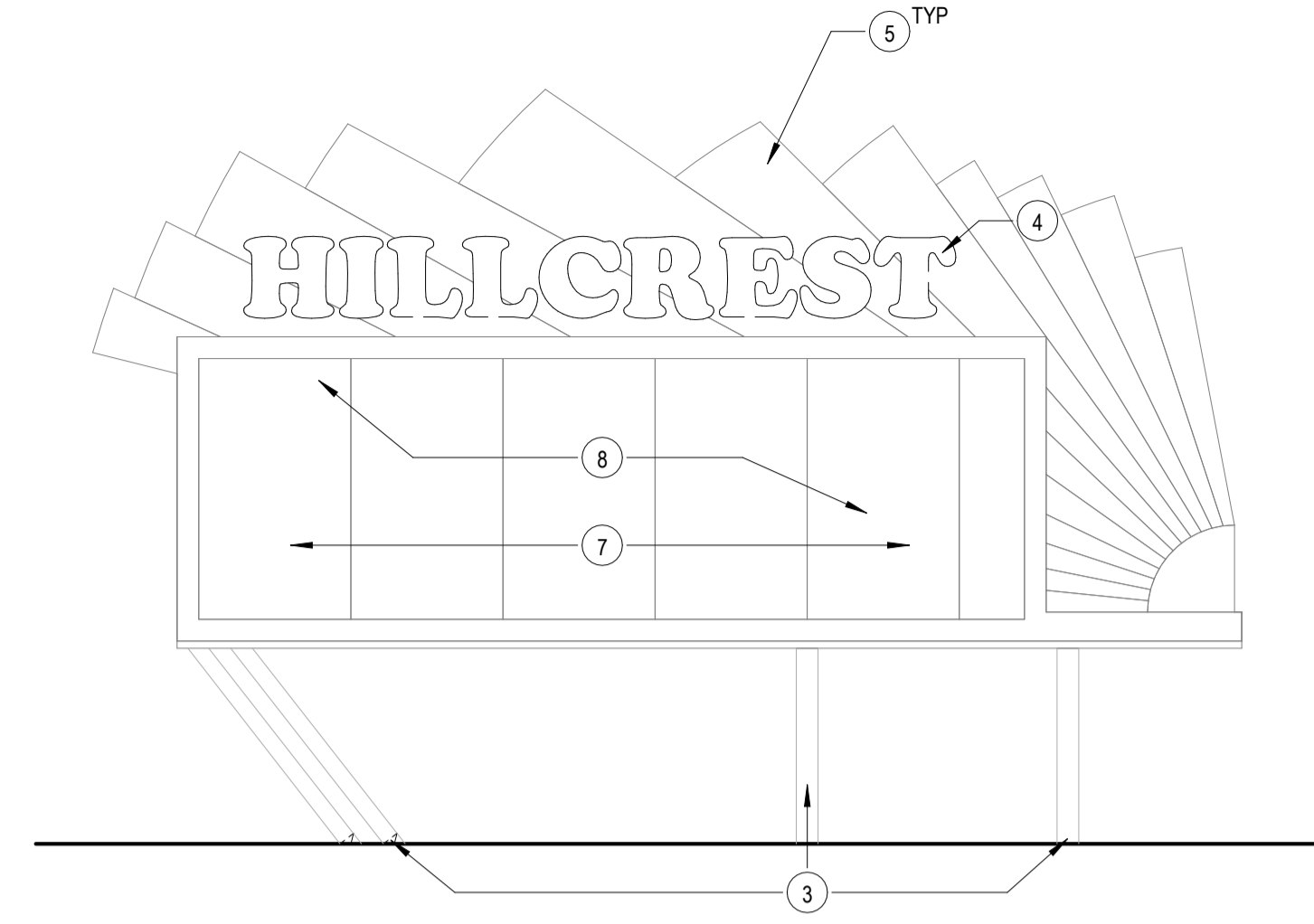
EX001
 EXISTING BUILDING CONDITIONS



PHOTOGRAPH-B



PHOTOGRAPH-C



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

General Demolition Notes

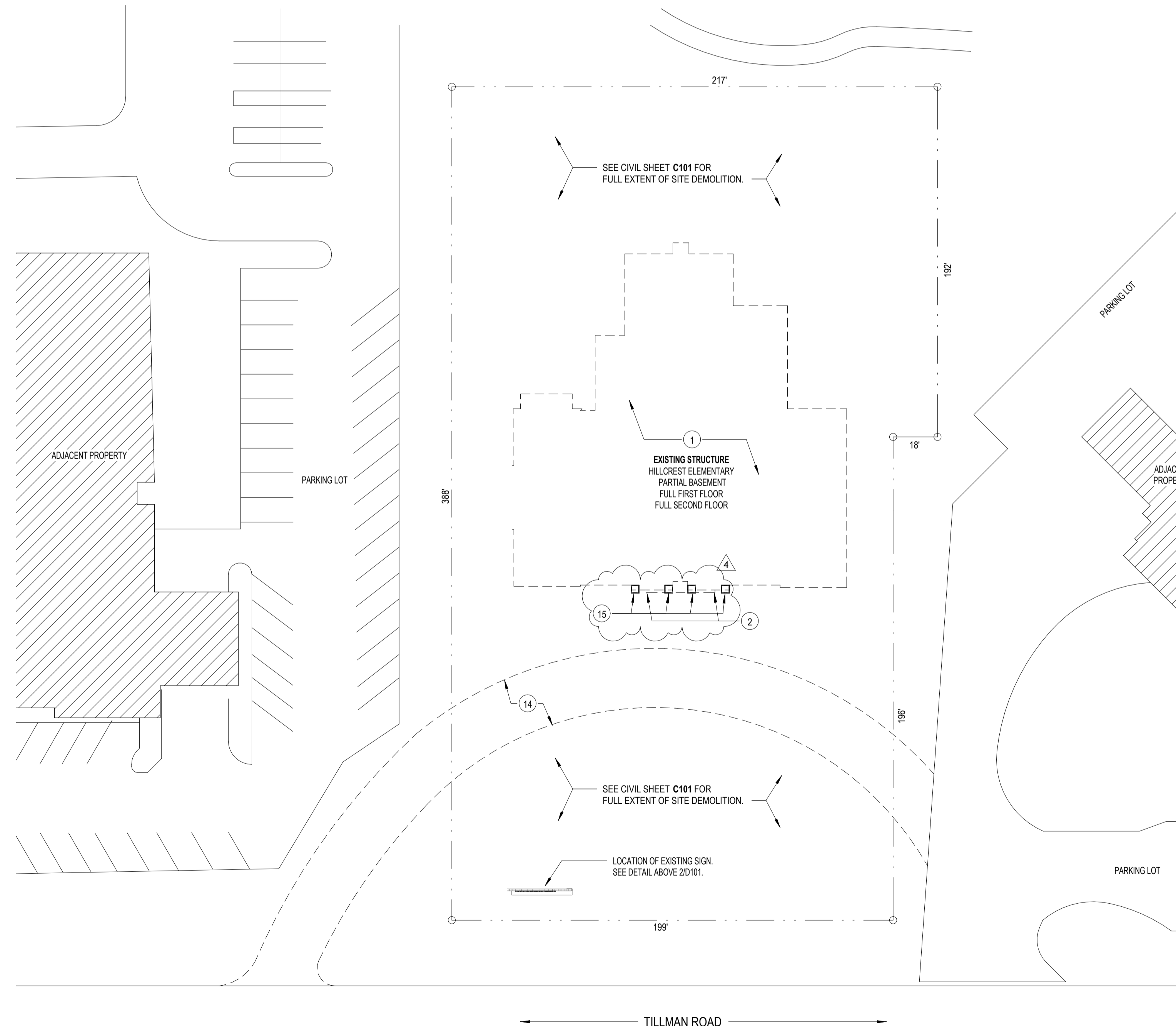
1. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL ITEMS REMOVED FROM THE BUILDING. ITEMS NOT WANTED BY OWNER SHALL BECOME PROPERTY OF CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
2. FAILURE OF AFFECTED TRADES TO RECOGNIZE DEMOLITION AS A COMPONENT OF A SYSTEM SHALL NOT BE CAUSE FOR AN EXTRA.
3. ALL EXISTING CONSTRUCTION SHOWN IS FOR REPRESENTATION PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY CONDITIONS AND ALL EXISTING CONSTRUCTION TO BE DEMOLISHED.
4. CONTRACTOR SHALL REMOVE ALL INCIDENTAL ITEMS SURFACE MOUNTED TO WALLS, INCLUDING BUT NOT LIMITED TO EMERGENCY LIGHTS, SIGNAGE, ELECTRICAL COMPONENTS, ETC.
5. CONTRACTOR SHALL PATCH AND REPAIR ANY WALLS, FLOORS AND CEILING AFFECTED BY DEMOLITION.
6. DISCONNECT AND COMPLETELY REMOVE ALL CONDUIT, WIRE BOXES, ETC TO BE RENDERED OBSOLETE BY THIS WORK, UNLESS OTHERWISE NOTED. REMOVE WIRE & CONDUIT BACK TO ITS SOURCE.
7. MAINTAIN CONTINUITY OF EXISTING CIRCUITS AFFECTED BY DEMOLITION WORK. VERIFY THAT EQUIPMENT TO REMAIN IS FUNCTIONAL AFTER DEMOLITION.
8. CONTRACTOR SHALL DESIGN AND PROVIDE ALL TEMPORARY SHORING NECESSARY TO COMPLETE THE WORK.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REWORK TO ACCOMPLISH THIS PROJECT AS SET FORTH IN THESE DOCUMENTS. THE CONTRACTOR SHALL TAKE INTO CONSIDERATION ALL SHEETS TO DETERMINE THE FULL SCOPE OF DEMOLITION AND REWORK REQUIRED.
10. PREPARE ALL SALVAGED MATERIALS FOR RE-INSTALLATION. PROVIDE ANY REQUIRED FASTENERS, ACCESSORIES OR OTHER COMPONENTS FOR INSTALLATION.
11. SEE CIVIL SHEET C101 FOR FULL EXTENT OF SITE DEMOLITION.

Demolition Notes

1. DEMOLISH EXISTING STRUCTURE IN ENTIRETY. DISASSEMBLE BRICK FACADES WITH CARE AND SALVAGE 1000 SF OF EXISTING BRICK FOR USE IN NEW WORK AT PATIO.
2. SALVAGE THE CAST STONE SIGNAGE, AS SHOWN IN THE PHOTOGRAPH-A ON THIS SHEET. REFER TO OWNER FOR STORAGE LOCATION.
3. EXISTING COLUMNS AND RAILS TO REMAIN. PREP TO RECEIVE NEW PAINT.
4. REMOVE HILLCREST LETTERING. PATCH HOLES AND PREP TO RECEIVE PAINT.
5. DEMOLISH ALL OLD LIGHTING AND PATCH HOLES. PREP TO RECEIVE PAINT.
6. MAIN MARQUEE/DISPLAY AREA IS TO BE SMOOTH FIBER CEMENT - CREATE "HILLCREST COMMONS" SIGNAGE WITHIN.
7. REMOVE MAIN MARQUEE/DISPLAY AREA AND PREP TO RECEIVE NEW FIBER CEMENT AND SIGNAGE.
8. ENTIRE SIGN TO RECEIVE NEW PAINT.
9. REPLACE ANY ROTTEN WOOD.
10. PATCH EXISTING HOLE TO MATCH EXISTING PATCHES.
11. REPAIR METAL STRUCTURE ALONG BASE AS NECESSARY.
12. ENTIRE SIGN TO RECEIVE CLEANING, STRIP, PRIMING, NEW PAINT, AND SEALING.
13. REMOVING EXISTING ELECTRICAL AND ADD PATCH PANEL.
14. REMOVE PAVED/GRAVEL APPROACH. PREPARE SITE TO RECEIVE NEW WORK.
15. SALVAGE THE CAPITALS OF THE EXISTING COLUMNS, AS SHOWN IN THE PHOTOGRAPH-A ON THIS SHEET. REPAIR ANY DAMAGE AND PREPARE FOR USE IN NEW WORK.



PHOTOGRAPH-A



1 Demolition Site Plan
1" = 30'-0"

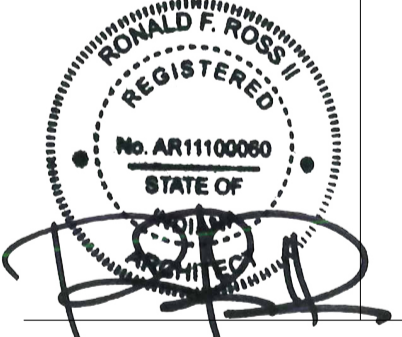
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REVISION	DATE
3	ADDENDUM 3 2024 - 04 - 16
4	REVISION 4 2024 - 07 - 19

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CPB	F23066		
		DATE	2024-02-07

D101

DEMOLITION

Rough Carpentry Notes

- 1. ALL WORK SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF ANSIA&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..... Fp = 2900 psi, E = 2.09e6 psi, Fv = 285 psi, Fc = 3200 psi, Fa = 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 P5 1 OR DOC P5 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 5/8 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 SPF#11 #2 w/ (2) TRIMMERS
b. 2nd FLOOR EXTERIOR WALLS..... (3) 2x8 SPF #11#2 w/ (2) TRIMMERS
c. 3rd FLOOR EXTERIOR WALLS..... (2) 2x8 SPF #11#2 w/ (1) TRIMMER
d. INTERIOR BEARING WALLS..... (3) 2x10 SPF #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..... Fp = 45,000 psi
b. LAG SCREWS.....
> 1/4" Ø..... Fp = 70,000 psi
> 5/16" Ø..... Fp = 60,000 psi
> 3/8" Ø..... Fp = 45,000 psi
22. WOOD SCREWS UTILIZED FOR THE CONNECTION OF LUMBER MEMBERS SHALL CONFORM TO ANSIASTM 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"..... Fp = 100,000 psi
b. 0.142" x Ø ≤ 0.177"..... Fp = 90,000 psi
c. 0.177" x Ø ≤ 0.238"..... Fp = 80,000 psi
d. 0.238" x Ø ≤ 0.273"..... Fp = 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

- 25. ROOF CONSTRUCTION SHALL HAVE RAFTER AND TRUSS TIES TO THE WALL BELOW. RESULTANT UPLIFT LOADS SHALL BE TRANSFERRED TO THE FOUNDATION USING A CONTINUOUS LOAD PATH. THE RAFTER OR TRUSS TO WALL CONNECTION SHALL COMPLY WITH TABLES 2304.9.1 AND 2308.10.1 OF THE IBC. LUMBER FRAMING MEMBERS, SUBJECT TO WIND UPLIFT, SHALL BE SECURED BY CODE APPROVED UPLIFT CONNECTORS. THE CONTRACTOR SHALL SUBMIT CODE APPROVED UPLIFT CONNECTORS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO INSTALLING.
26. STRUCTURAL PANEL ROOF SHEATHING SHALL BE FASTENED TO NOMINAL TWO INCH LUMBER FRAMING MEMBERS WITH 0.131" x 2-1/2" NAILS AT SIX INCHES ON CENTER ALONG SUPPORTED PANEL EDGES AND AT 12 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS.
27. EXTERIOR WALLS SHALL BE FRAMED WITH STRUCTURAL PANEL WALL SHEATHING FASTENED TO NOMINAL TWO INCH LUMBER FRAMING MEMBERS WITH 0.131" x 2-1/2" NAILS AT SIX INCHES ON CENTER ALONG SUPPORTED PANEL EDGES AND AT 12 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS. ADJUST SPACING TO SIX INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS WITHIN EIGHT FOOT OF EACH BUILDING CORNER.
28. LUMBER FRAMED SHEAR WALLS SHALL BE FRAMED WITH STRUCTURAL PANEL WALL SHEATHING FASTENED TO TWO INCH NOMINAL LUMBER FRAMING MEMBERS WITH 0.131" x 2 1/2" NAILS AT SIX INCHES ON CENTER ALONG SUPPORTED PANEL EDGES.
29. SHEAR WALL HOLDDOWS SHALL BE LOCATED AT EACH END OF EACH SHEAR WALL SECTION AND FASTENED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
30. LUMBER FRAMED BRACED WALLS SHALL BE FRAMED WITH STRUCTURAL PANEL WALL SHEATHING FASTENED TO NOMINAL TWO INCH LUMBER FRAMING MEMBERS WITH 0.131" x 2-1/2" NAILS AT SIX INCHES ON CENTER ALONG SUPPORTED PANEL EDGES. BRACED WALL LINES SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 2308.12.3 THROUGH SECTION 2308.12.5 OF THE IBC.
31. SILL PLATES SHALL BE PRESERVATIVE-TREATED WOOD AND ANCHORED TO FOUNDATIONS WITH THE ANCHORS AND SPACING INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH SECTION 2308.12.8 OF THE IBC (THE MOST STRINGENT REQUIREMENTS APPLY). THERE SHALL BE A MINIMUM OF TWO ANCHORS PER PIECE OF SILL PLATE WITH ONE ANCHOR NOT MORE THAN 12 INCHES OR LESS THAN FOUR INCHES FROM EACH END OF EACH PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. ANCHORS SPECIFIED FOR USE WITH PRESERVATIVE-TREATED SILL PLATES SHALL BE GALVANIZED, UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD.
32. MITERED STRUCTURAL CONNECTORS ARE THE BASIS OF DESIGN FOR THE APPLICABLE LUMBER CONNECTIONS REFERENCED IN THE DRAWINGS. EQUIVALENT PRODUCTS MAY BE APPROVED BY THE ENGINEER OF RECORD. CONTRACTOR TO SUBMIT EQUIVALENT PRODUCT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO SUBSTITUTION. ALL STRUCTURAL CONNECTORS TO BE FASTENED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.
1. RISK CATEGORY III:
a. SNOW IMPORTANCE FACTOR, I_s = 1.10
b. ICE IMPORTANCE FACTOR - THICKNESS, I_i = 1.25
c. ICE IMPORTANCE FACTOR - WIND, I_w = 1.00
d. SEISMIC IMPORTANCE FACTOR, I_s = 1.25
2. FLOORS, ROOFS, AND OTHER SIMILAR SURFACES ARE DESIGNED TO SUPPORT SAFELY THE LISTED UNIFORMLY DISTRIBUTED LIVE LOAD (psf) OR THE CONCENTRATED LOAD (lb), WHICHEVER PRODUCES THE GREATER LOAD EFFECTS.
3. ROOF LIVE LOAD, L_r = 20 psf / 300 lb
4. FLOOR LIVE LOAD, L:
a. PUBLIC ROOMS = 100 psf
b. PRIVATE ROOMS = 40 psf
c. CORRIDORS = 100 psf
d. STAIRS & EXIT WAYS = 100 psf / 300 lb
e. OTHERS = 100 psf
5. CONCENTRATED LOADS ON FLOORS, ROOFS, AND SIMILAR SURFACES ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED OVER AN AREA 2.5 ft by 2.5 ft.
6. CONCENTRATED LOADS ON STAIR TREADS ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED OVER AN AREA 2 ft by 2 ft.
7. GROUND SNOW LOAD, p_g = 20 psf
8. MINIMUM UNIFORM SNOW LOAD, p_u = I_s p_g = 22 psf
9. SNOW EXPOSURE FACTOR, C_e = 1.0
10. THERMAL FACTOR, C_t = 1.0
11. FLAT ROOF SNOW LOAD, p_f = (0.7)C_e C_t p_g = 15.4 psf
12. ROOF SLOPE FACTOR, C_s = 1.0
13. SLOPED ROOF SNOW LOAD, p_s = C_e p_f = 16.8 psf
14. TRUSS DESIGN PROFESSIONAL SHALL ANALYZE ROOF TRUSSES FOR BALANCED AND UNBALANCED ROOF SNOW LOADS, SEPARATELY, IN ACCORDANCE WITH ASCE 7.
15. RAIN-ON-SNOW SURCHARGE = 0 psf
16. DESIGN WIND SPEED, V = 120 mph
17. WIND EXPOSURE CATEGORY C
18. INTERNAL PRESSURE COEFFICIENT, GC_p = +/- 0.18
19. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
a. SHORT PERIODS, S_s = 0.12g
b. 1-SECOND PERIODS, S_1 = 0.062g
20. SITE CLASS D
21. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
a. SHORT PERIODS, S_DS0.2 = 0.129g
b. 1-SECOND PERIODS, S_DS1.0 = 0.099g
22. SEISMIC DESIGN CATEGORY B
23. BEARING WALL SEISMIC FORCE-RESISTING SYSTEM OF LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.
24. RESPONSE MODIFICATION COEFFICIENT, R = 3
25. SEISMIC ANALYSIS BY EQUIVALENT LATERAL FORCE PROCEDURE

Structural Design Criteria

- 1. RISK CATEGORY III:
a. SNOW IMPORTANCE FACTOR, I_s = 1.10
b. ICE IMPORTANCE FACTOR - THICKNESS, I_i = 1.25
c. ICE IMPORTANCE FACTOR - WIND, I_w = 1.00
d. SEISMIC IMPORTANCE FACTOR, I_s = 1.25
2. FLOORS, ROOFS, AND OTHER SIMILAR SURFACES ARE DESIGNED TO SUPPORT SAFELY THE LISTED UNIFORMLY DISTRIBUTED LIVE LOAD (psf) OR THE CONCENTRATED LOAD (lb), WHICHEVER PRODUCES THE GREATER LOAD EFFECTS.
3. ROOF LIVE LOAD, L_r = 20 psf / 300 lb
4. FLOOR LIVE LOAD, L:
a. PUBLIC ROOMS = 100 psf
b. PRIVATE ROOMS = 40 psf
c. CORRIDORS = 100 psf
d. STAIRS & EXIT WAYS = 100 psf / 300 lb
e. OTHERS = 100 psf
5. CONCENTRATED LOADS ON FLOORS, ROOFS, AND SIMILAR SURFACES ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED OVER AN AREA 2.5 ft by 2.5 ft.
6. CONCENTRATED LOADS ON STAIR TREADS ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED OVER AN AREA 2 ft by 2 ft.
7. GROUND SNOW LOAD, p_g = 20 psf
8. MINIMUM UNIFORM SNOW LOAD, p_u = I_s p_g = 22 psf
9. SNOW EXPOSURE FACTOR, C_e = 1.0
10. THERMAL FACTOR, C_t = 1.0
11. FLAT ROOF SNOW LOAD, p_f = (0.7)C_e C_t p_g = 15.4 psf
12. ROOF SLOPE FACTOR, C_s = 1.0
13. SLOPED ROOF SNOW LOAD, p_s = C_e p_f = 16.8 psf
14. TRUSS DESIGN PROFESSIONAL SHALL ANALYZE ROOF TRUSSES FOR BALANCED AND UNBALANCED ROOF SNOW LOADS, SEPARATELY, IN ACCORDANCE WITH ASCE 7.
15. RAIN-ON-SNOW SURCHARGE = 0 psf
16. DESIGN WIND SPEED, V = 120 mph
17. WIND EXPOSURE CATEGORY C
18. INTERNAL PRESSURE COEFFICIENT, GC_p = +/- 0.18
19. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS:
a. SHORT PERIODS, S_s = 0.12g
b. 1-SECOND PERIODS, S_1 = 0.062g
20. SITE CLASS D
21. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS:
a. SHORT PERIODS, S_DS0.2 = 0.129g
b. 1-SECOND PERIODS, S_DS1.0 = 0.099g
22. SEISMIC DESIGN CATEGORY B
23. BEARING WALL SEISMIC FORCE-RESISTING SYSTEM OF LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.
24. RESPONSE MODIFICATION COEFFICIENT, R = 3
25. SEISMIC ANALYSIS BY EQUIVALENT LATERAL FORCE PROCEDURE

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_m, 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, f_y = 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 GROUTED 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 GROUTED 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 B212.15-1994.
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-82 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 350)', 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 117)', 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 306R)', 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 305R)', 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 #18 BARS..... 2"
* #5 BAR, W31 OR D31 WIRE, AND SMALLER..... 1-1/2"
c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
> SLABS, WALL, JOISTS..... 3/4"
> #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_d = 4000 psi).
a. CLASS A SPLICE = (1)l_d
* #6 AND SMALLER BARS AND DEFORMED WIRES..... 38d,
* #7 AND LARGER BARS..... 47d,
b. CLASS B SPLICE = (1.3)l_d
* #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'-4" AT ONE INCH CLEAR FROM TOP OF SLAB AT ALL DISCONTINUOUS CONTRACTION 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 SUBSTANTIATING 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 CHECKED 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 EXISTINGPREVIOUSLY 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 lb/ft³.
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 UNDEVELOPMENT 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.

New Construction and Renovation Work for :

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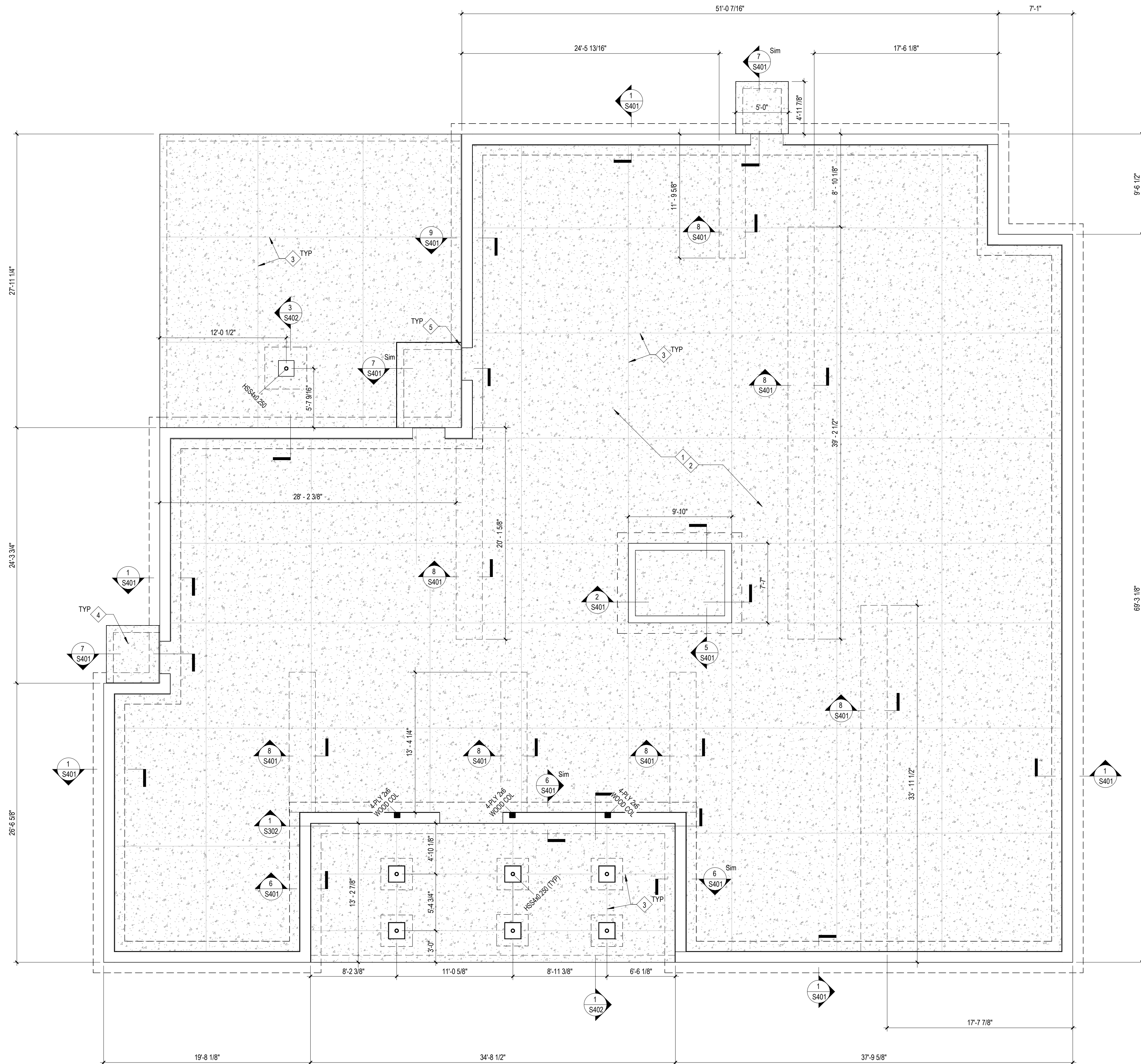
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STRUCTURAL SPECIFICATIONS

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1 Foundation Plan
 3/16" = 1'-0"

Work Description Notes

- 1 PLACE FOUR INCH CONCRETE SLAB OVER APPROVED VAPOR BARRIER. REINFORCE SLAB WITH 6 x 6 - W2.0 x W2.0 WELDED WIRE FABRIC (WWF)
- 2 PREPARE A MINIMUM SIX INCH WELL-COMPACTED GRANULAR BASE COURSE (i.e., W6DOT No. 53 CRUSHED STONE) BEARING ON A SUITABLY PREPARED SUBGRADE PRIOR TO PLACING CONCRETE SLAB. SUBGRADE AND STRUCTURAL FILL SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAX STANDARD PROCTOR DRY DENSITY (ASTM D-698) AT MAXIMUM LIFTS OF EIGHT INCHES.
- 3 PLACE SAWCUT CONTRACTION JOINT PER DETAIL 4/S401
- 4 PLACE FOUR INCH CONCRETE SLAB OVER CLEAN COMPACTED GRANULAR FILL AND EIGHT INCH PERIMETER GRADE BEAMS. REINFORCE SLAB WITH 6 x 6 - W2.0 x W2.0 WELDED WIRE FABRIC (WWF)
- 5 PIN GRADE BEAM TO FOUNDATION WITH (3) #4 x 1'-0" DOWELS. DRILL INTO FOUNDATION AND GROUT WITH ADHESIVE ANCHOR SYSTEM. PLACE ONE DOWEL AT TOP, BOTTOM, AND CENTER OF THE GRADE BEAM. PROVIDE SIX INCHES OF EMBEDMENT INTO FOUNDATION AND INSTALL PER ADHESIVE MANUFACTURER SPECIFICATIONS.

Foundation Plan Notes

1. PLAN REFERENCE ELEVATIONS:
 a. TOP OF CONCRETE SLAB = 100'-0"
 b. TOP OF FOOTING = 97'-0"
 c. TOP OF PEDESTALS = 100'-0"
 d. TOP OF FOUNDATION WALL = 100'-0"
2. BOTTOM OF FOUNDATIONS TO BE LOCATED A MINIMUM OF 3'-0" BELOW FINISH GRADE.
3. CENTER ALL FOOTINGS ON WALL, PEDESTAL, PIER OR COLUMN ABOVE, UNLESS OTHERWISE INDICATED.
4. WHERE COLUMN FOOTINGS INTERSECT FOUNDATION WALL FOOTINGS, EXTEND ALL WALL REINFORCEMENT DOWELS DOWN TO BOTTOM LAYER OF COLUMN FOOTING REINFORCEMENT.
5. WHERE FOUNDATION WALL INTERSECTS COLUMN PEDESTAL, EXTEND ALL LONGITUDINAL FOUNDATION WALL REINFORCEMENT THROUGH COLUMN PEDESTAL.
6. WHERE FOUNDATION WALL FOOTING INTERSECTS COLUMN FOOTING, EXTEND ALL LONGITUDINAL STEM WALL FOOTING REINFORCEMENT THROUGH COLUMN FOOTING.
7. SLAB-ON-GRADE TO BE PLACED OVER VAPOR BARRIER (SEE ARCHITECTURAL SHEETS FOR MINIMUM THICKNESS) AND MINIMUM SIX INCH COMPACTED CLEAN GRANULAR BASE COURSE (CRUSHED LIMESTONE AGGREGATE MEETING INDOT NO. 53 GRADUATION REQUIREMENTS).
8. SPREAD BARS AROUND SMALL OPENINGS AND SLEEVES IN SLABS AND WALLS WHERE POSSIBLE AND WHERE BAR SPACING WILL NOT EXCEED 1.5 TIMES THE NORMAL SPACING. DISCONTINUE BARS AT LARGE OPENINGS WHERE NECESSARY AND PROVIDE AN AREA OF REINFORCEMENT EQUAL TO THE INTERRUPTED REINFORCEMENT. DISTRIBUTING ONE HALF OF THIS REINFORCEMENT EACH SIDE OF THE OPENING (CLASS B TENSION LAP SPLICED). HOLES LARGER THAN 12 INCHES IN ANY DIRECTION SHALL HAVE 1 - #5 x 4'-0" DIAGONAL BARS IN BOTH FACES AT EACH CORNER (SEE DETAIL 8/S401).
9. ALL OPENINGS THROUGH WALLS, SLABS OR OTHER STRUCTURAL ELEMENTS NOT DETAILED ON THE DRAWINGS MUST BE LOCATED BY THE CONTRACTOR AND SHOWN ON THE APPLICABLE REINFORCING STEEL SHOP DRAWINGS. THE FINAL LOCATION OF ALL OPENINGS BE REVIEWED BY THE ENGINEER OF RECORD BEFORE THE CONCRETE IS PLACED.

New Construction and Renovation Work for :

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 Fort Wayne, IN 46816



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REVISION	DATE

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

S101

FOUNDATION PLANS

Work Description Notes

- 1 PROVIDE AND INSTALL 24 INCH DEEP METAL PLATE CONNECTED WOOD FLOOR TRUSSES, SPACED AT 16 INCHES ON CENTER.
- 2 PROVIDE AND INSTALL 16 INCH DEEP METAL PLATE CONNECTED WOOD FLOOR TRUSSES, SPACED AT 16 INCHES ON CENTER.
- 4 PROVIDE AND INSTALL 2x6 LUMBER FRAMED BEARING WALL WITH VERTICAL MEMBERS SPACED AT 16 INCHES ON CENTER.
- 5 PROVIDE AND INSTALL STEEL LINTEL PER SCHEDULE, SEE SHEET S503.
- 6 PROVIDE AND PLACE NOMINAL EIGHT INCH CMU SHAFT WALL REINFORCE WITH #4 VERTICAL BARS SPACED AT 32 INCHES ON CENTER IN FULLY GROUTED CELLS.
- 7 ATTACH END OF EACH 2x LOOKOUT TO END TRUSS WITH MP34 FRAMING ANGLE. INSTALL FRAMING ANGLE PER MANUFACTURER SPECIFICATIONS.
- 8 PROVIDE AND INSTALL FULL DEPTH BLOCKING UNDER SECOND FLOOR BEARING WALL.
- 9 PROVIDE AND INSTALL LVL BEAM AS SPECIFIED IN DETAIL S301.
- 10 PROVIDE AND INSTALL (2) 1-3/4" x 16" LVL BEAM.
- 11 PROVIDE AND INSTALL (2) 1-3/4" x 23-7/8" LVL BEAM.
- 12 FLOOR TRUSS DESIGNER: DESIGN SHEAR WALL GIRDER TRUSS FOR 3340 lb FORCE COUPLE WITH LOADS SPACED SIX FEET APART.
- 13 FLOOR TRUSS DESIGNER: DESIGN SHEAR WALL GIRDER TRUSS FOR 3340 lb CONCENTRATED LOAD LOCATED AT CENTER OF TRUSS GIRDER.

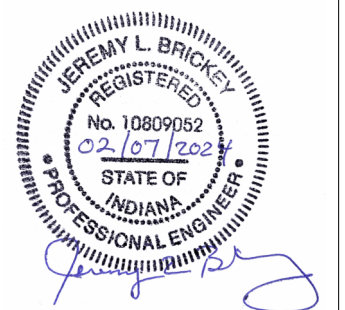
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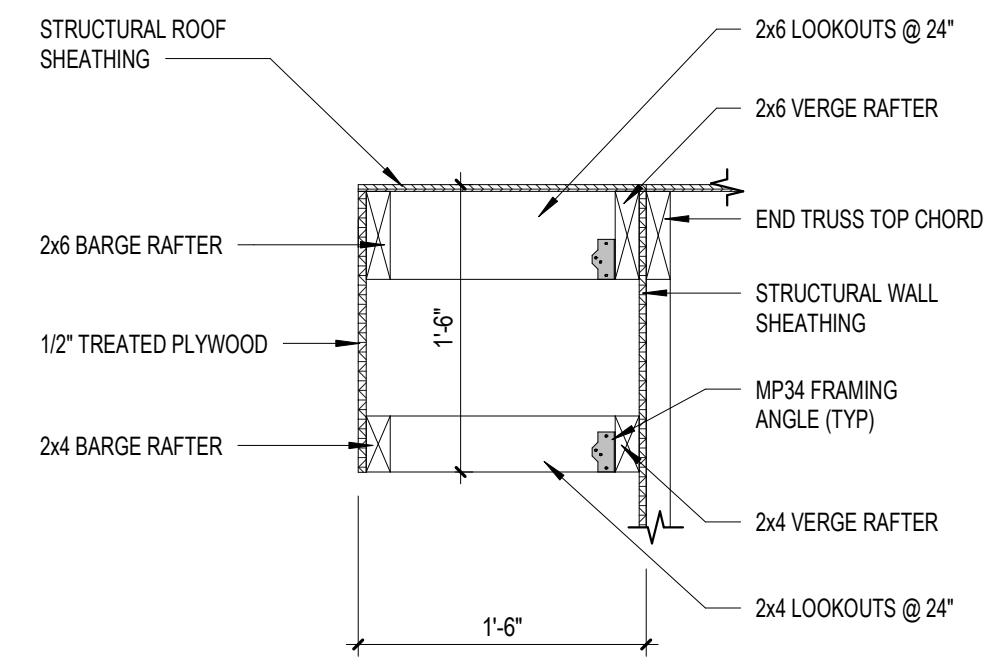
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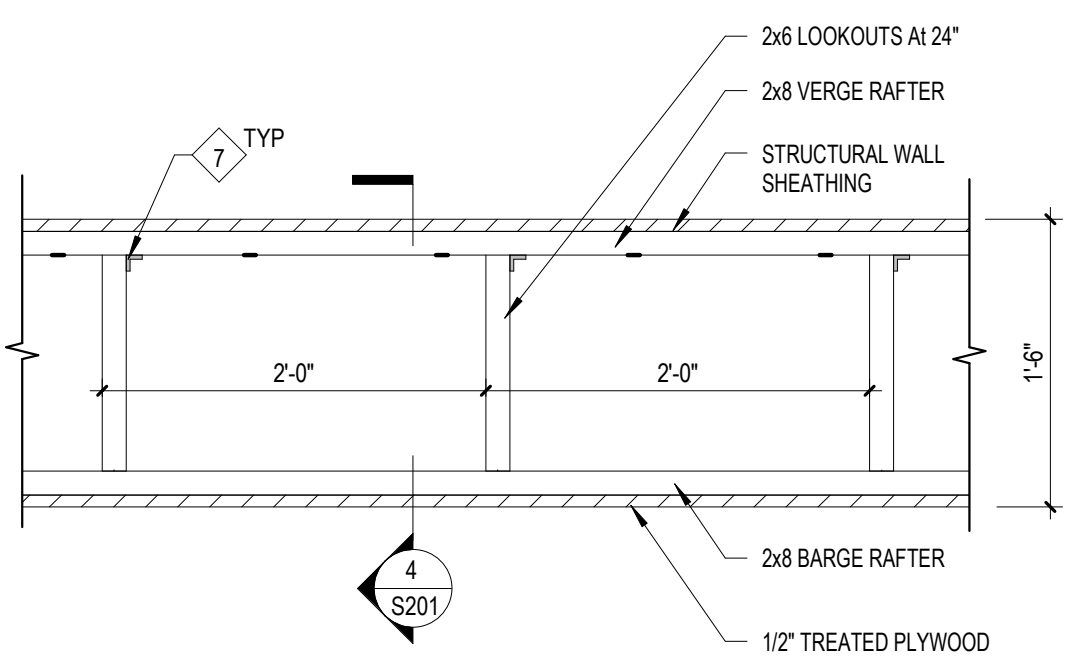
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COMMISSION NUMBER: F23006
REVIEWED BY: JLB
DATE: 2024-02-07

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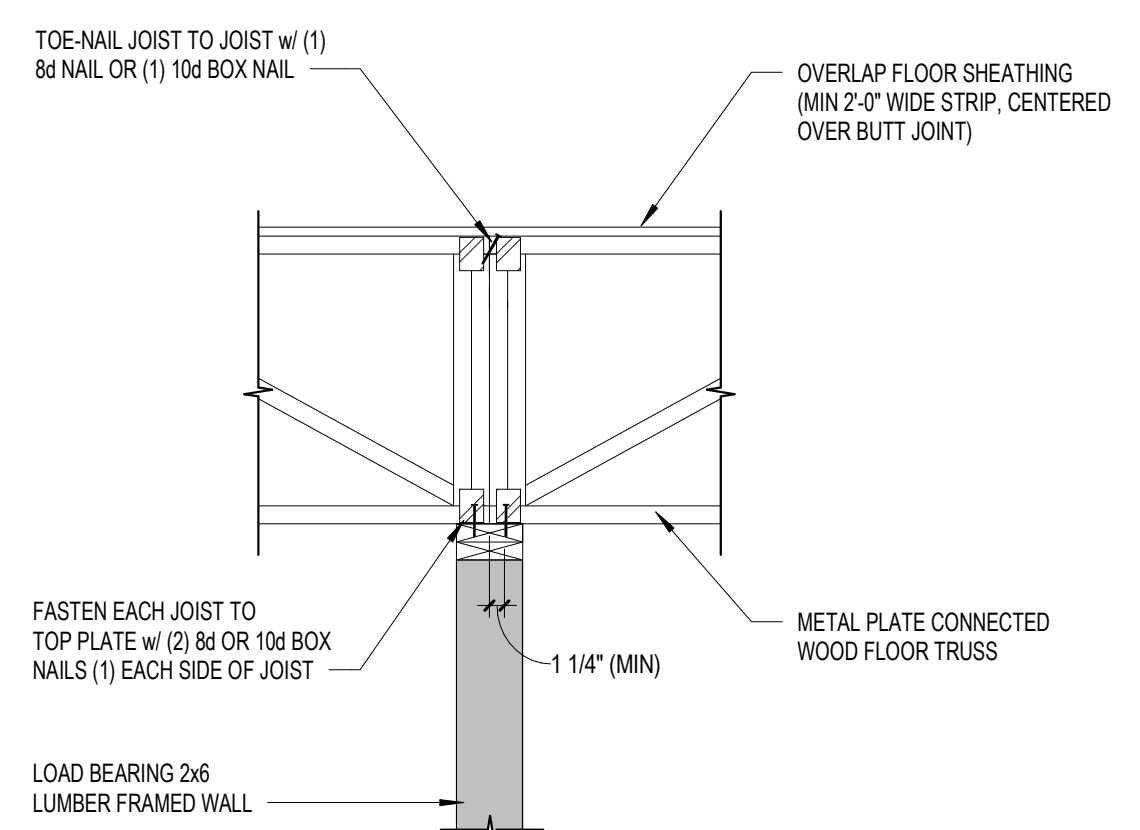
FRAMING PLANS



4 Overhanging Rake at Entryway
1" = 1'-0"

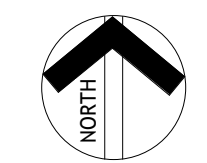
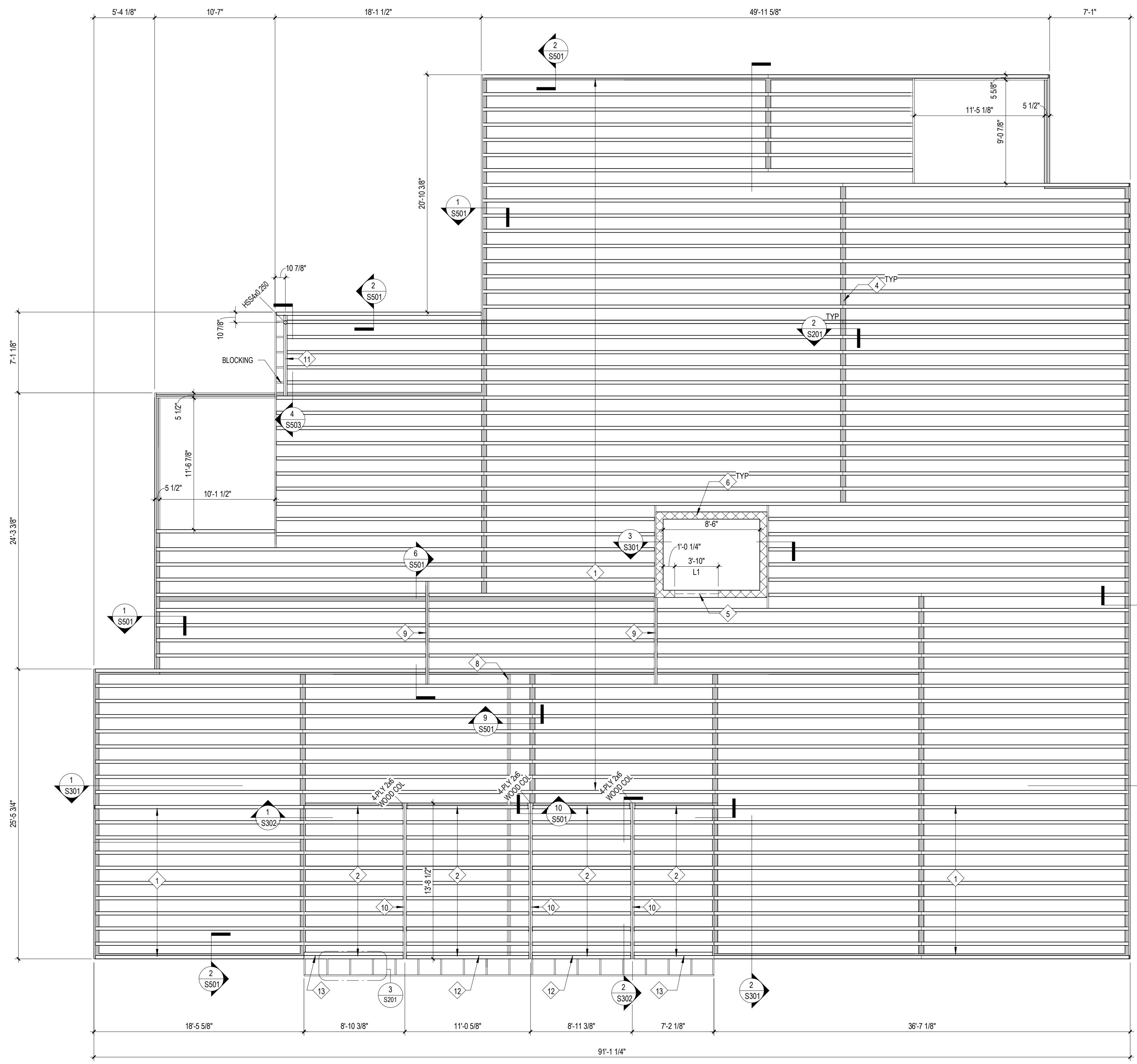


3 Overhanging Rake at Entryway
1" = 1'-0"



1. WOOD TRUSS BLOCKING HAS BEEN OMITTED FOR CLARITY (WHERE APPLICABLE).
2. FULL DEPTH BLOCKING IS REQUIRED WHERE LOAD BEARING WALLS ARE LOCATED ABOVE THE BUTT JOINT.
3. BOX OR COMMON NAILS MAY BE USED, UNLESS SPECIFICALLY CALLED OUT OTHERWISE.

2 Typical Butt-Joint Truss Connection
3/4" = 1'-0"



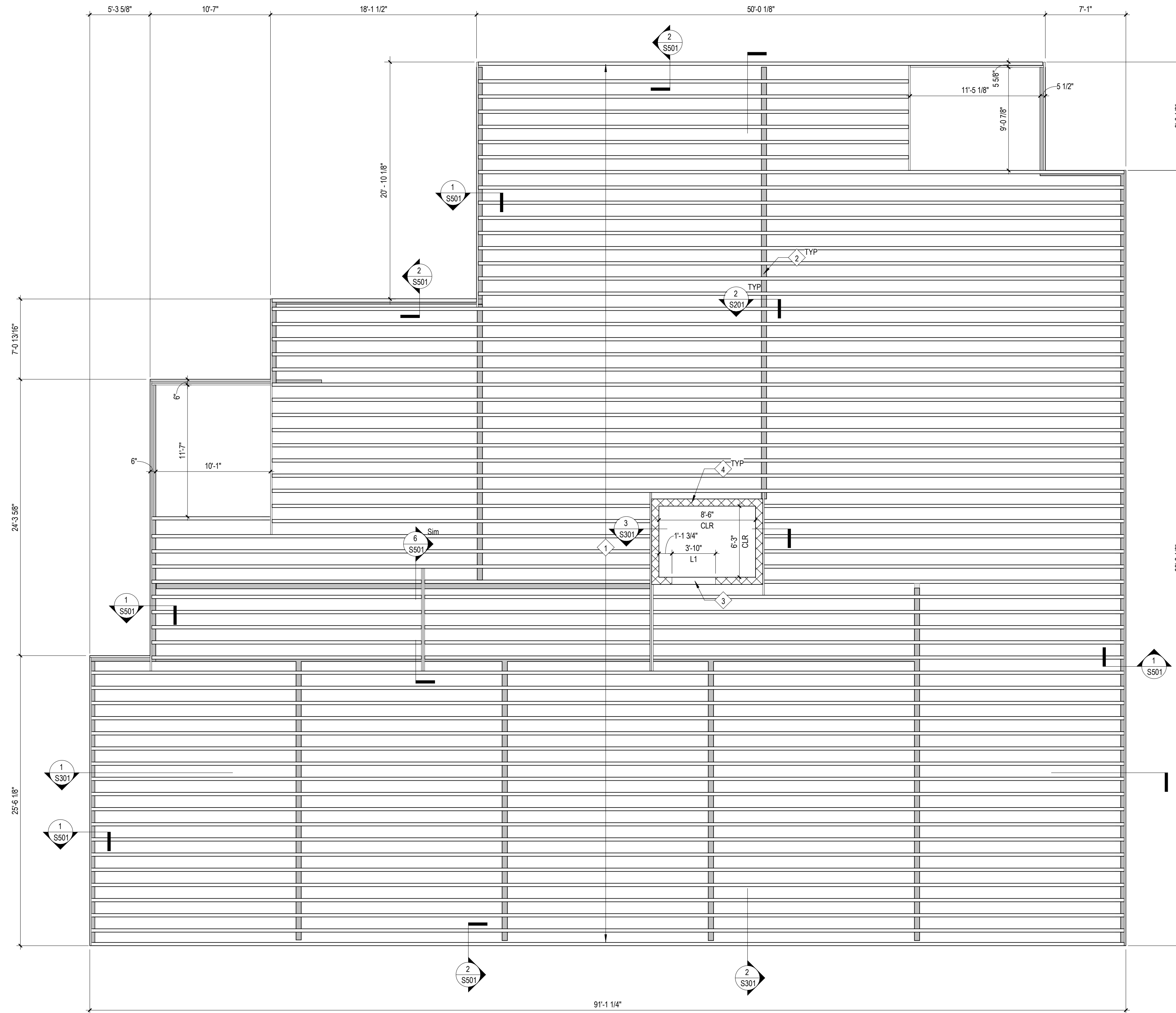
1 Second Floor Framing
3/16" = 1'-0"

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Work Description Notes

- 1 PROVIDE AND INSTALL 24 INCH DEEP METAL PLATE CONNECTED WOOD FLOOR TRUSSES, SPACED AT 16 INCHES ON CENTER.
- 2 PROVIDE AND INSTALL 2x6 LUMBER FRAMED BEARING WALL WITH VERTICAL MEMBERS SPACED AT 16 INCHES ON CENTER.
- 3 PROVIDE AND INSTALL STEEL LINTEL PER SCHEDULE, SEE SHEET S503.
- 4 PROVIDE AND PLACE NOMINAL EIGHT INCH CMU SHAFT WALL. REINFORCE WITH #4 VERTICAL BARS SPACED AT 32 INCHES ON CENTER IN FULLY GROUTED CELLS.



1 Third Floor Framing
 3/16\" = 1'-0\"

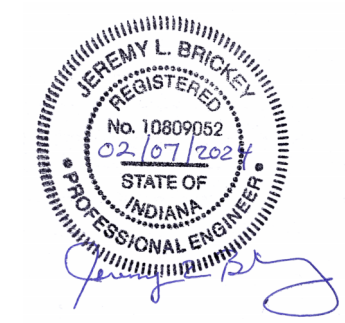
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REVISION	DATE

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FRAMING PLANS

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Work Description Notes

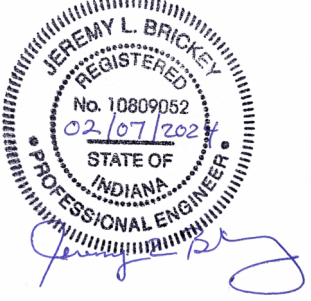
- 1 PROVIDE AND INSTALL 90'-10 1/8" WOOD TRUSSES AT 24 INCHES ON CENTER. (SEE TRUSS DRAWING T1 ON SHEET S1502 FOR DETAIL)
- 2 PROVIDE AND INSTALL 85'-6 1/2" WOOD TRUSSES AT 24 INCHES ON CENTER (SEE TRUSS DRAWING T2 ON SHEET S1502 FOR DETAIL)
- 3 PROVIDE AND INSTALL 85'-6 1/2" WOOD TRUSSES AT 24 INCHES ON CENTER (SEE TRUSS DRAWING T3 ON SHEET S1502 FOR DETAIL)
- 4 PROVIDE AND INSTALL 85'-6 1/2" WOOD TRUSSES AT 24 INCHES ON CENTER (SEE TRUSS DRAWING T4 ON SHEET S1502 FOR DETAIL)
- 5 PROVIDE AND INSTALL 75'-3 1/8" WOOD TRUSSES AT 24 INCHES ON CENTER (SEE TRUSS DRAWING T5 ON SHEET S1502 FOR DETAIL)
- 6 PROVIDE AND INSTALL 56'-9 1/2" WOOD TRUSSES AT 24 INCHES ON CENTER (SEE TRUSS DRAWING T6 ON SHEET S1502 FOR DETAIL)
- 7 PROVIDE AND INSTALL 49'-8 1/2" WOOD TRUSSES AT 24 INCHES ON CENTER (SEE TRUSS DRAWING T7 ON SHEET S1502 FOR DETAIL)
- 8 ATTACH END OF EACH 2x LOOKOUT TO END TRUSS WITH MP34 FRAMING ANGLE. INSTALL FRAMING ANGLE PER MANUFACTURER SPECIFICATIONS.
- 9 PROVIDE AND INSTALL 2x6 LUMBER FRAMED BEARING WALL WITH VERTICAL MEMBERS SPACED AT 16 INCHES ON CENTER.
- 10 PROVIDE AND INSTALL STEEL LINTEL PER SCHEDULE. SEE SHEET S503.
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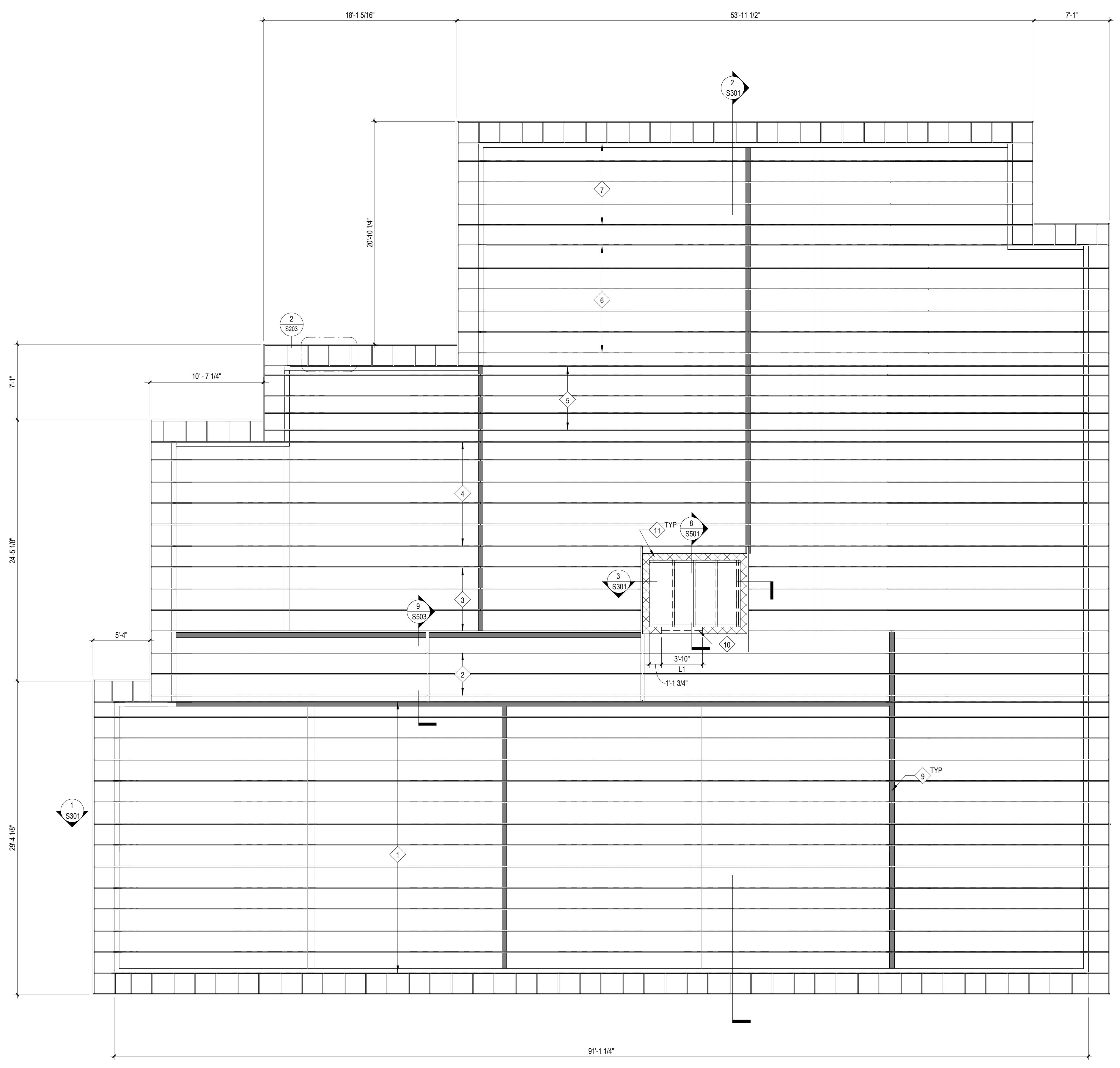
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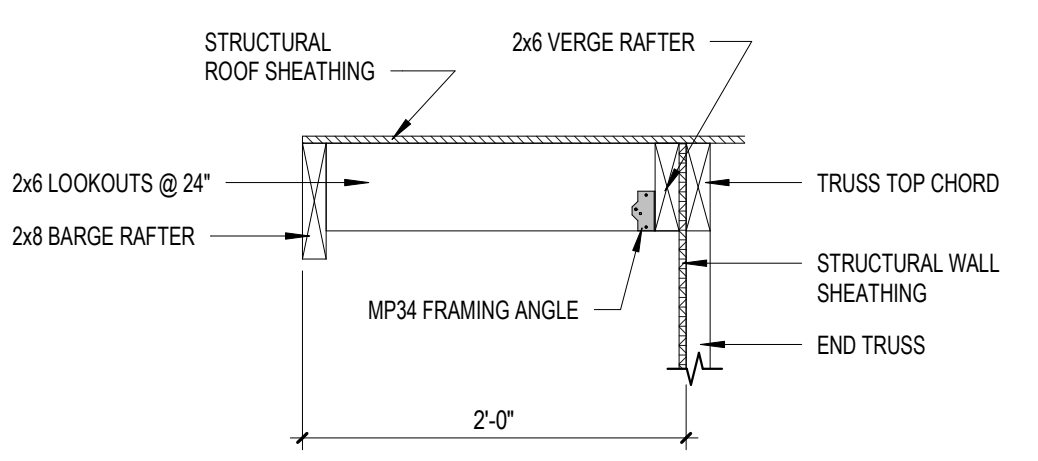
DRAWN BY: STA, ACM
 COMMISSION NUMBER: F23006
 REVIEWED BY: JLB
 DATE: 2024-02-07

S203

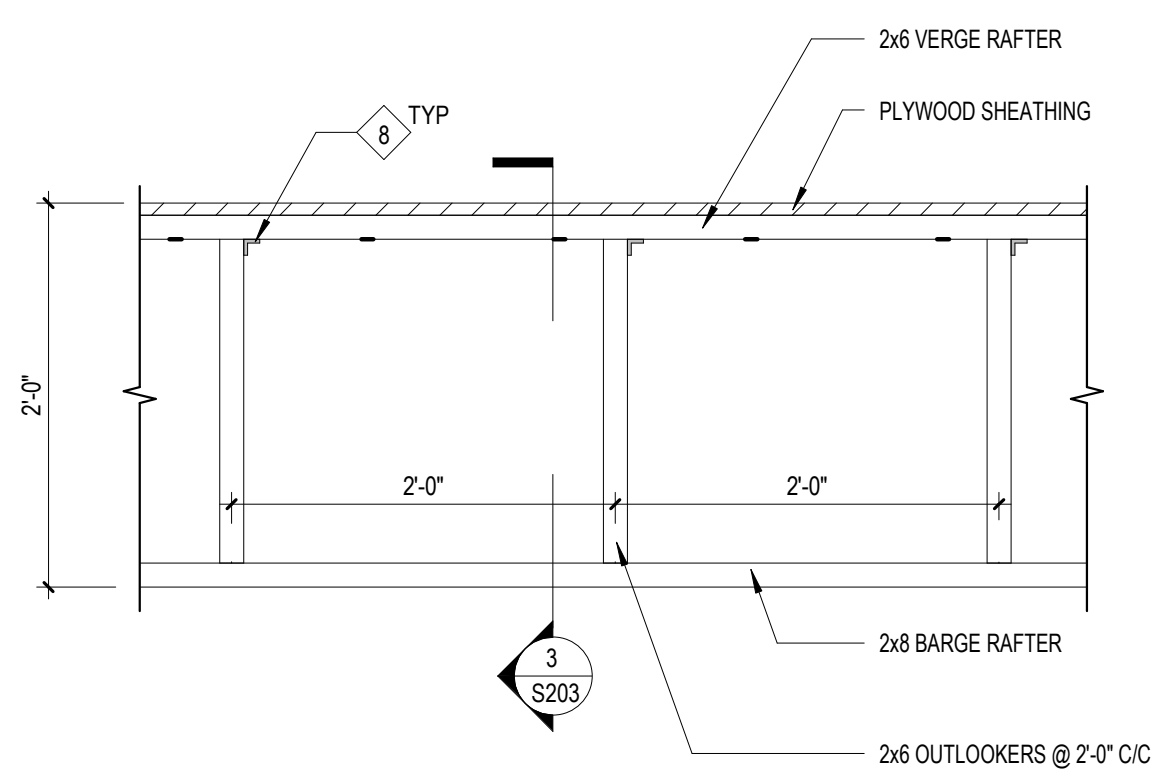
FRAMING PLANS



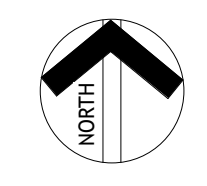
3 Typical Overhanging Rake Section
 1" = 1'-0"



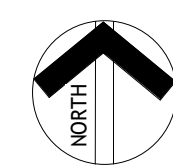
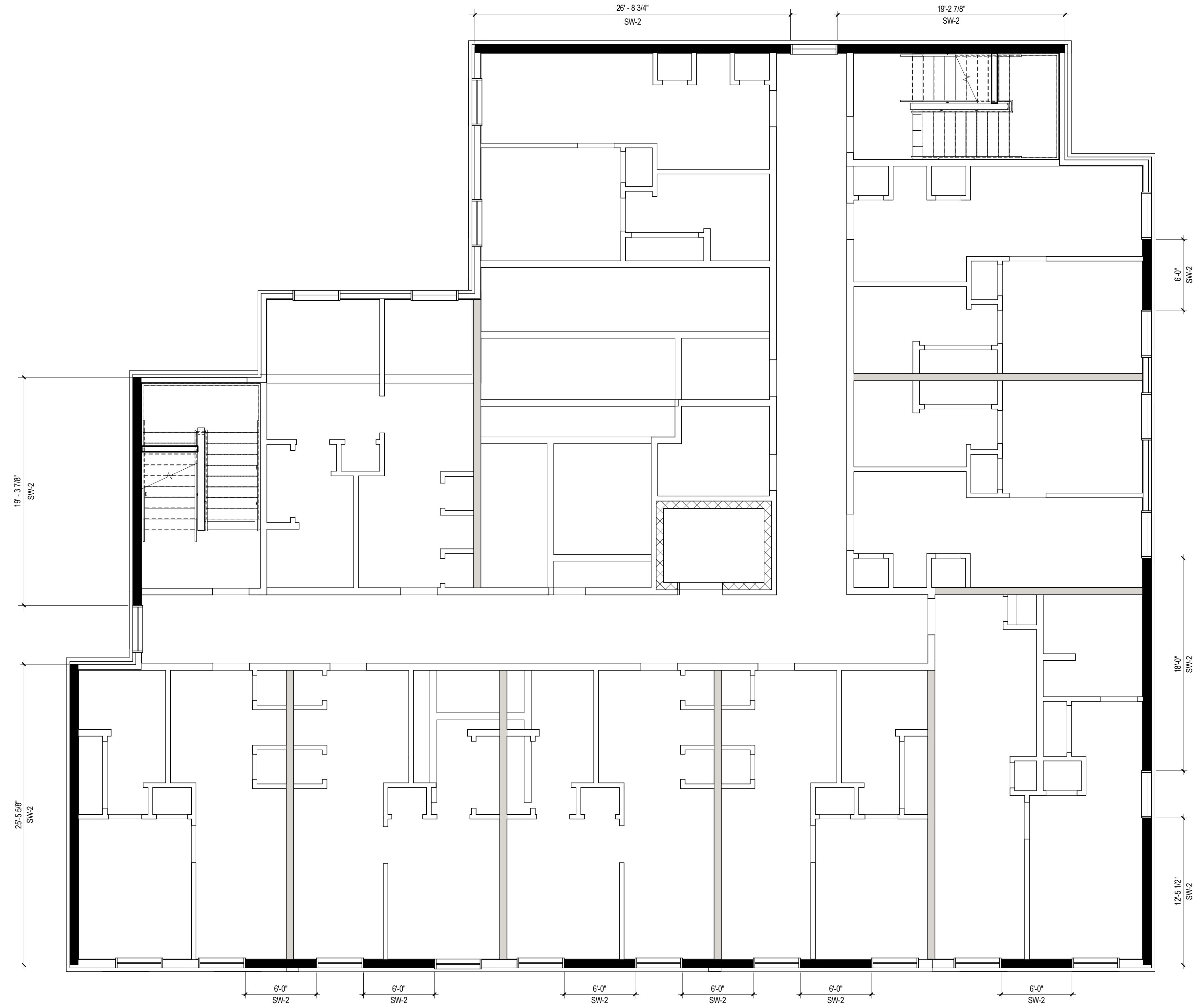
2 Typical Overhanging Rake
 1" = 1'-0"



1 Roof Framing
 3/16" = 1'-0"



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

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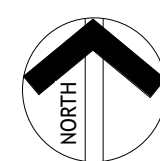
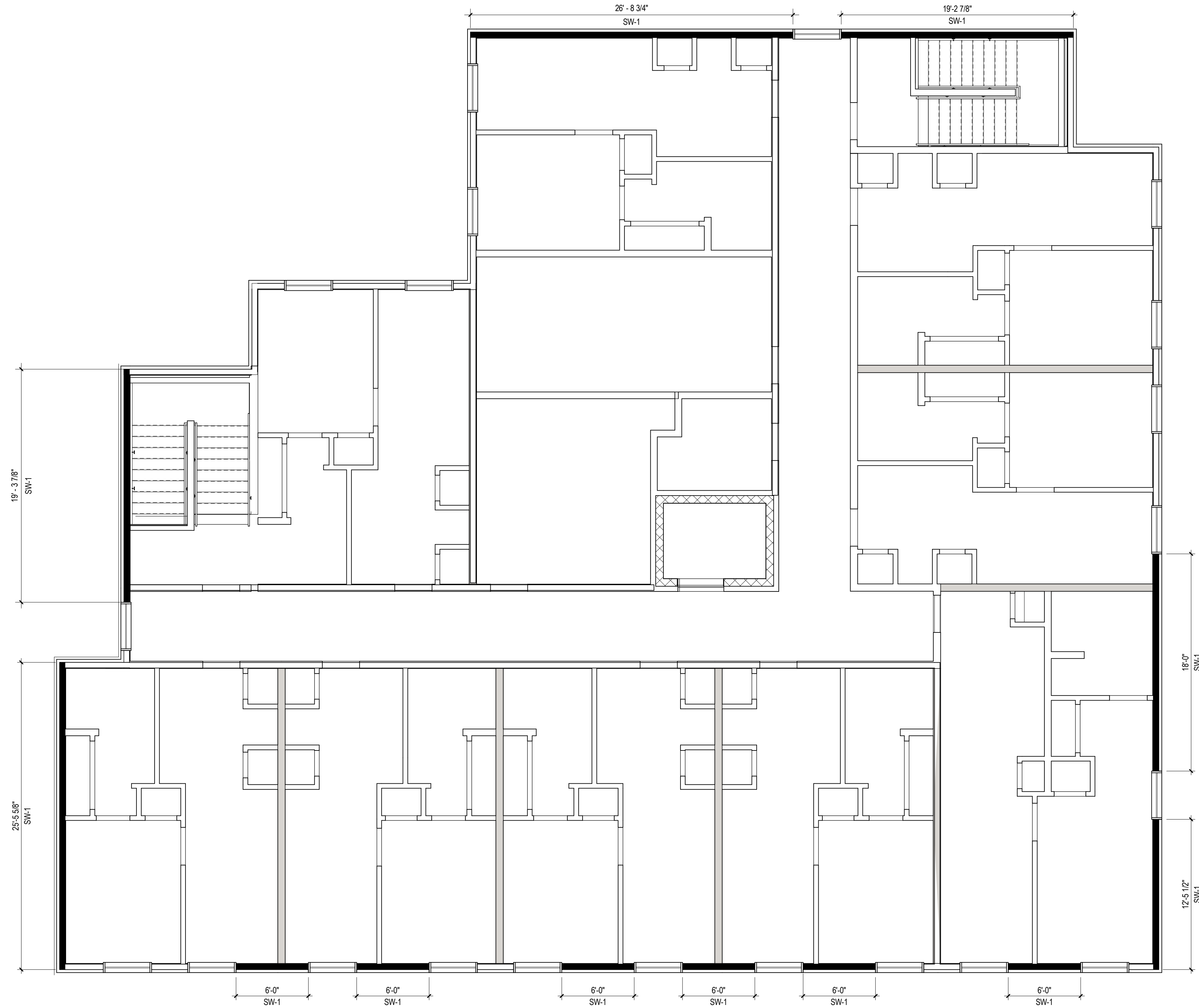
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DRAWN BY:	STA, ACM	REVIEWED BY:	JLB
COMMISSION NUMBER:	F23006	DATE:	2024-02-07

S205

SHEAR WALL PLANS

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

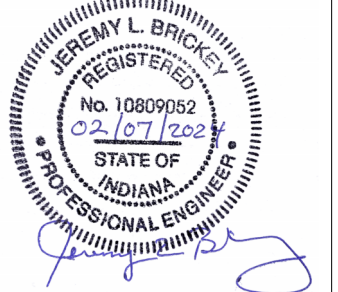
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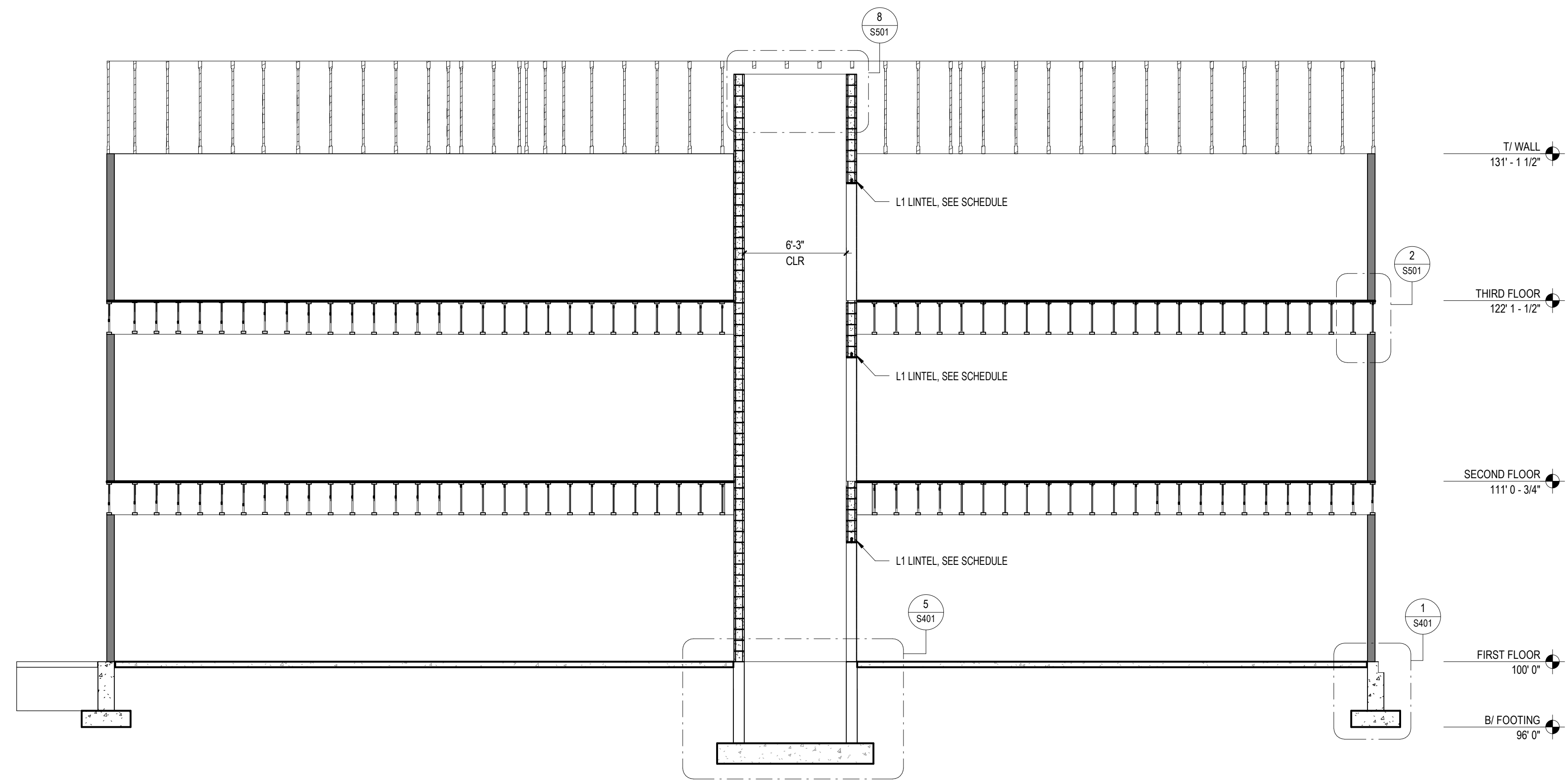
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 COMMISSION NUMBER: F23006
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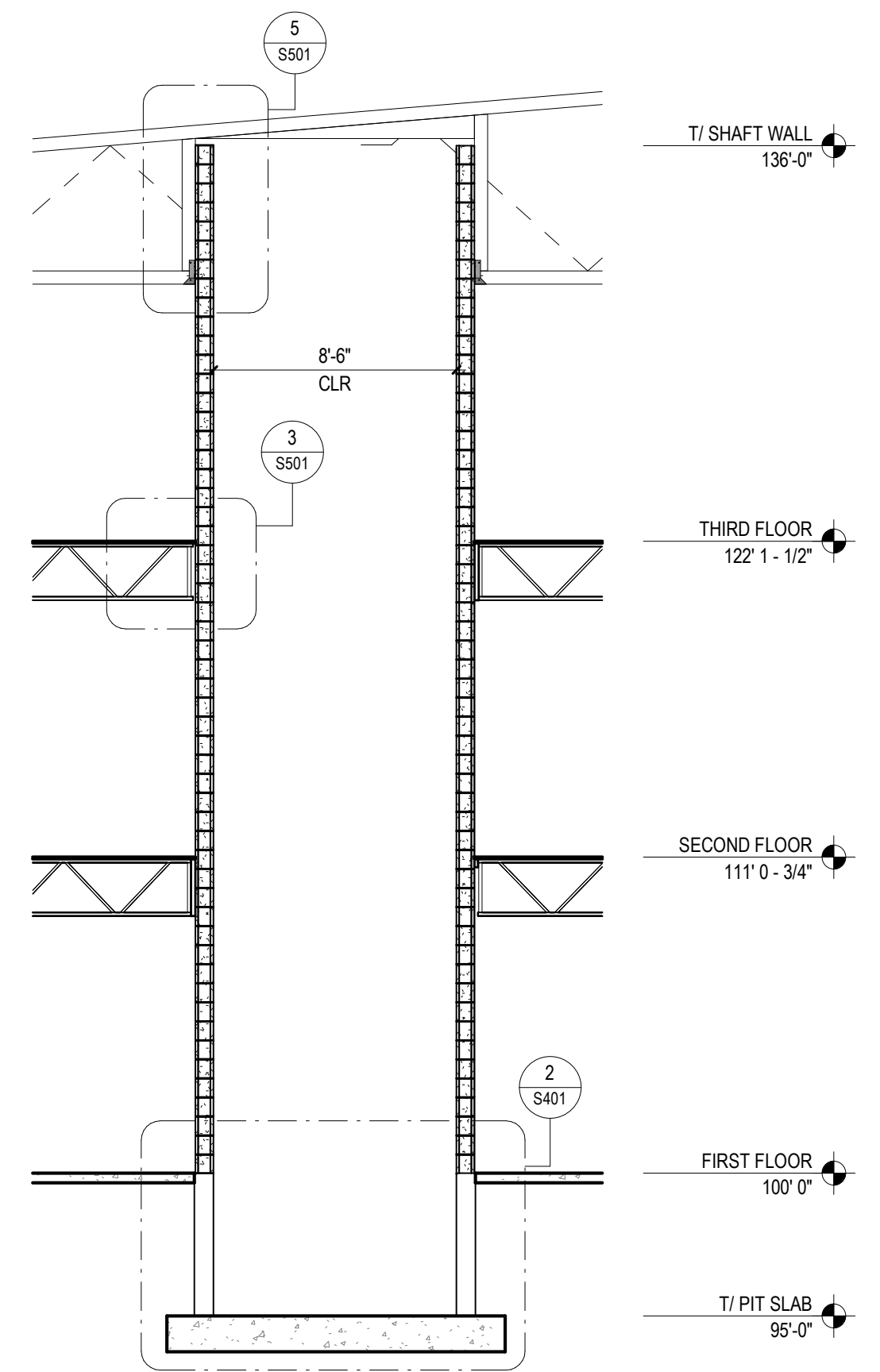
S206

SHEAR WALL PLANS

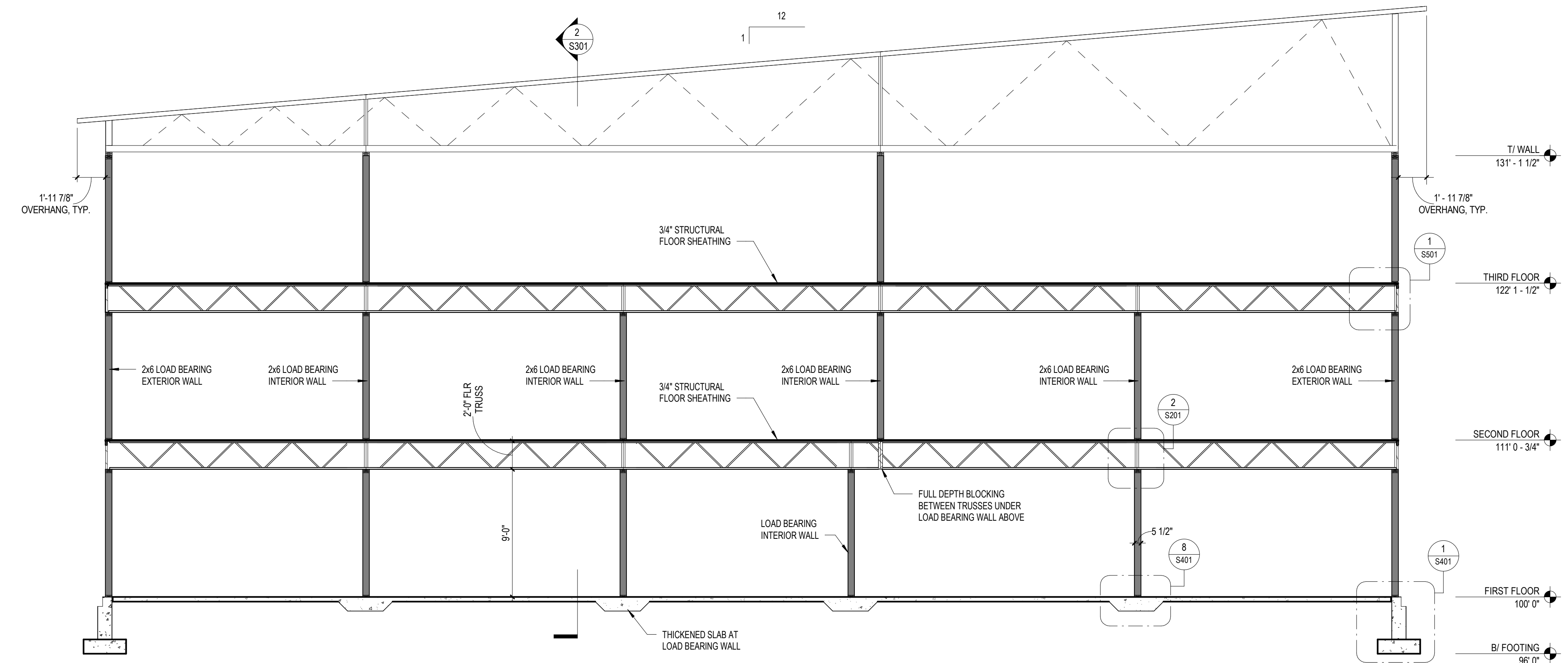
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 S000000



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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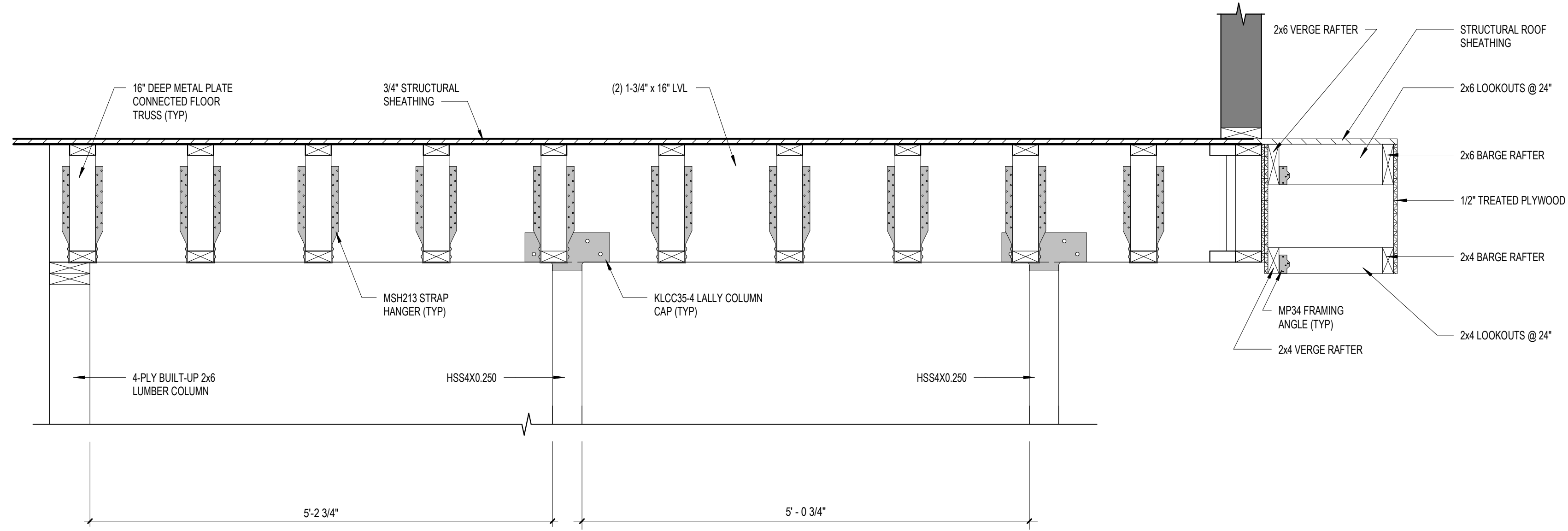
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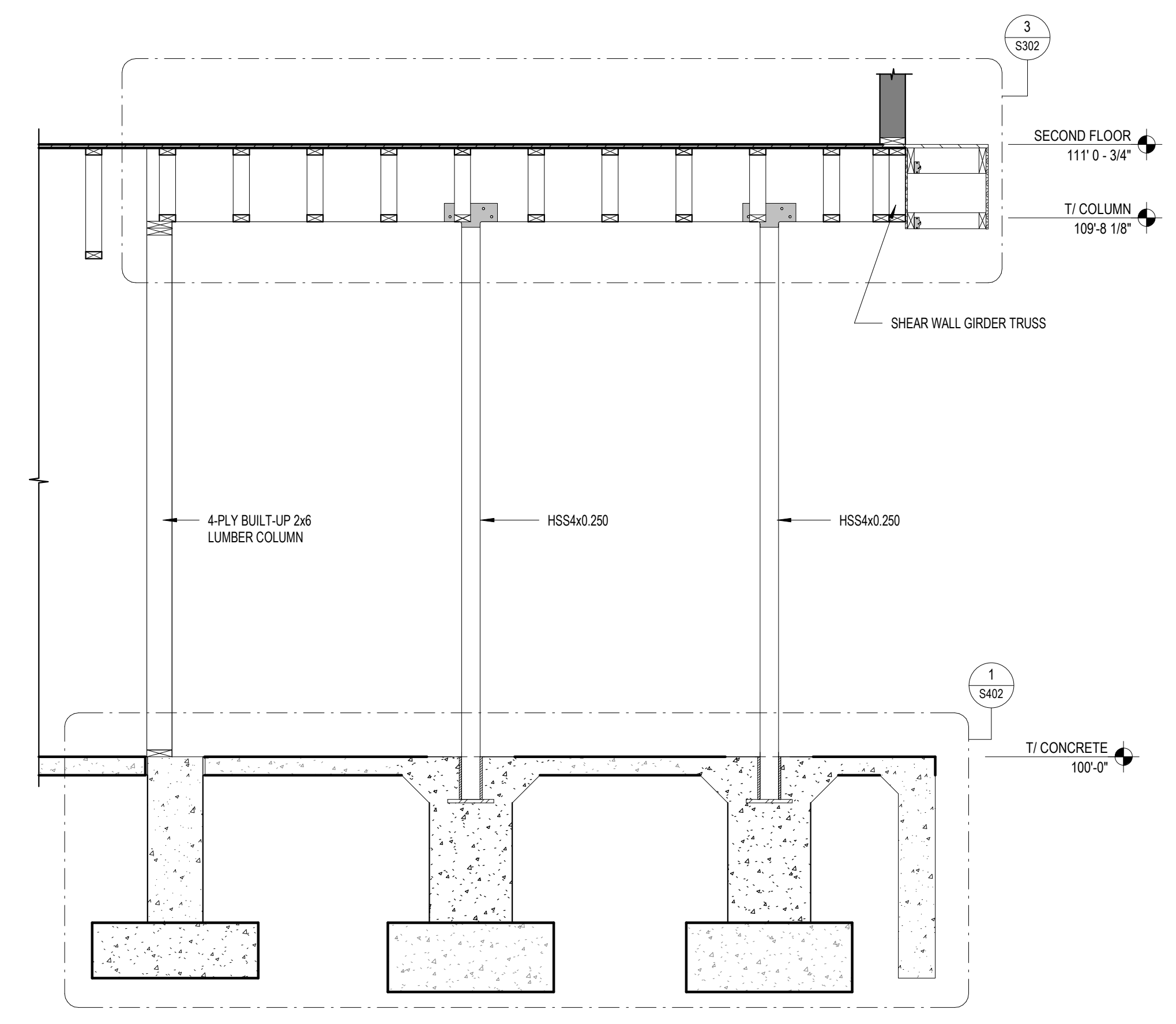
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S301

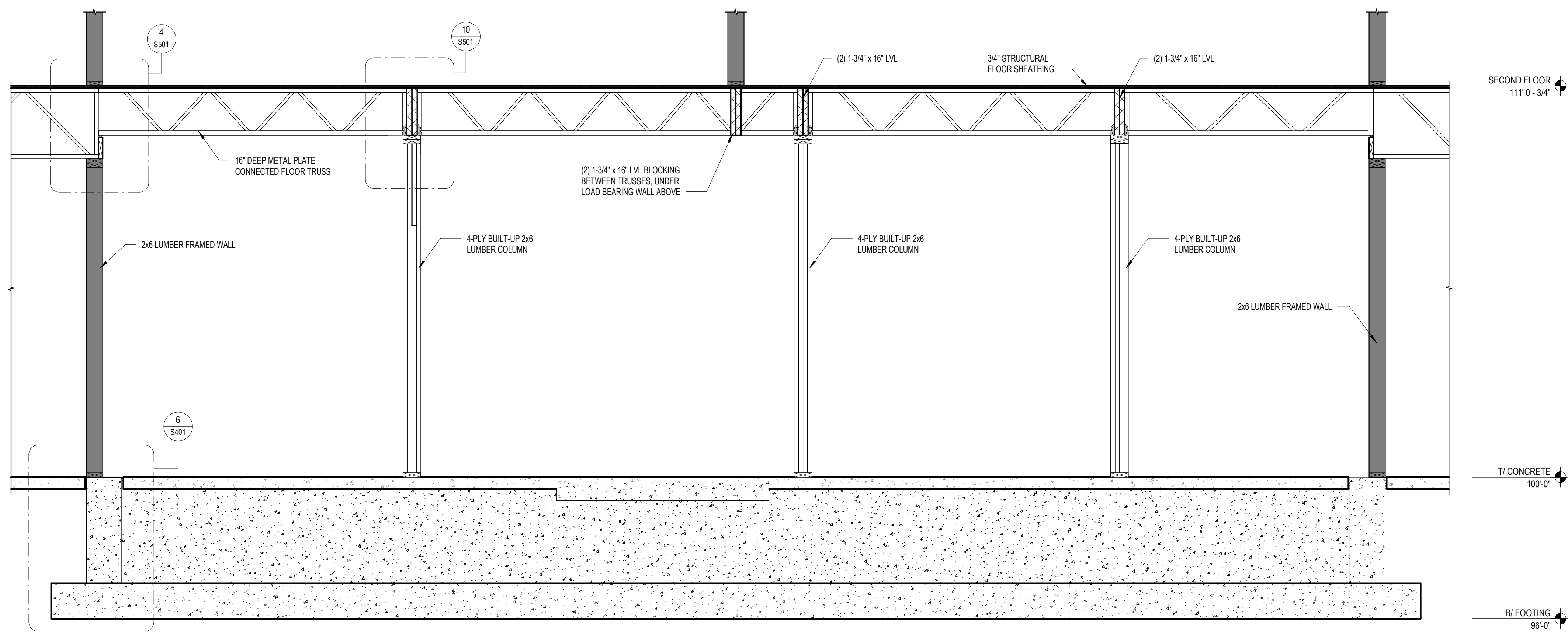
STRUCTURAL SECTIONS



3 Main Entryway - Callout 1
1" = 1'-0"



2 Main Entryway - 2
1/2" = 1'-0"



1 Main Entryway
1/2" = 1'-0"

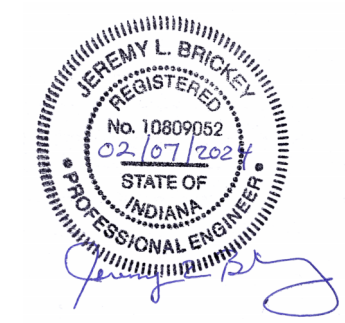
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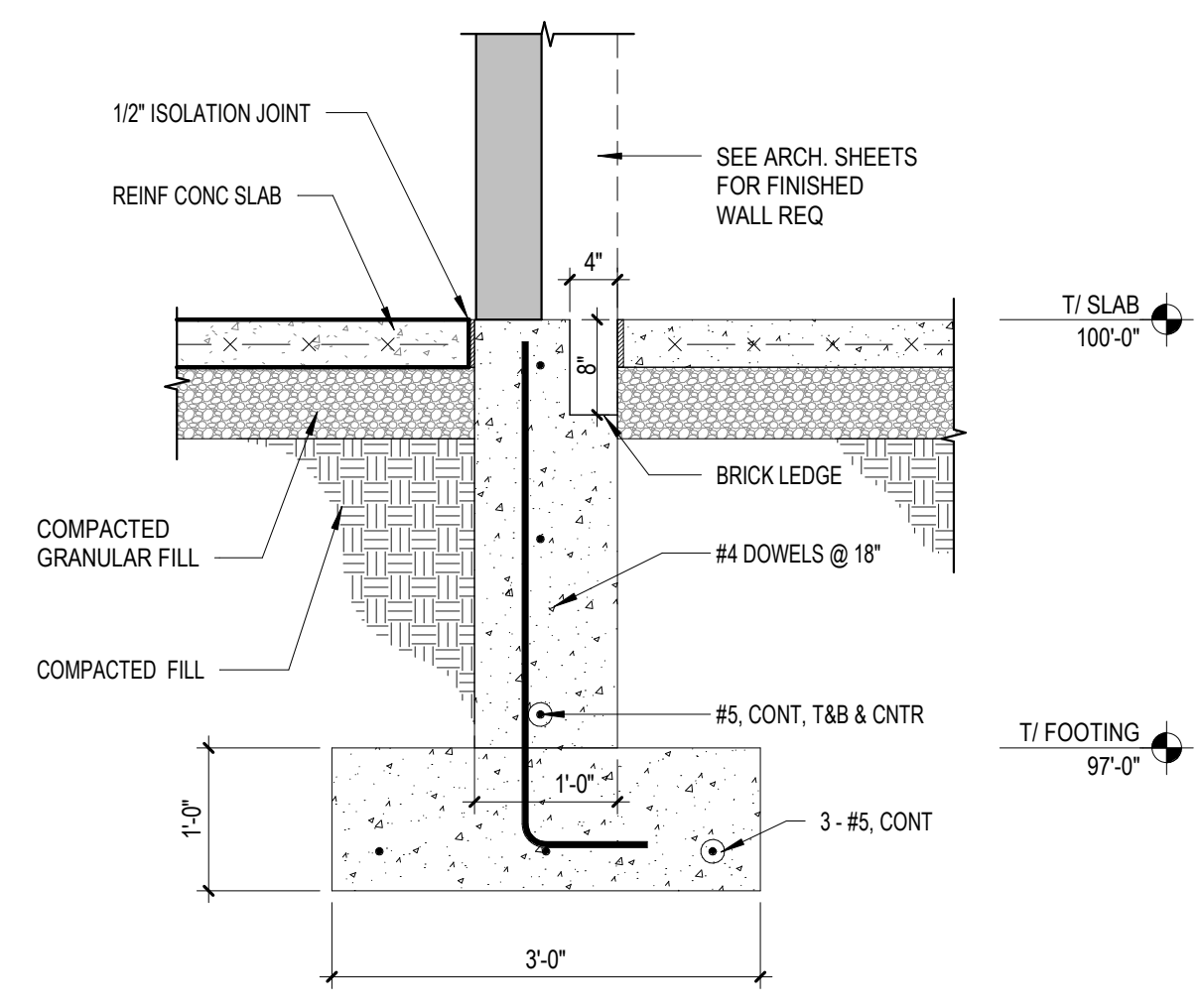
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DATE: 2024-02-07

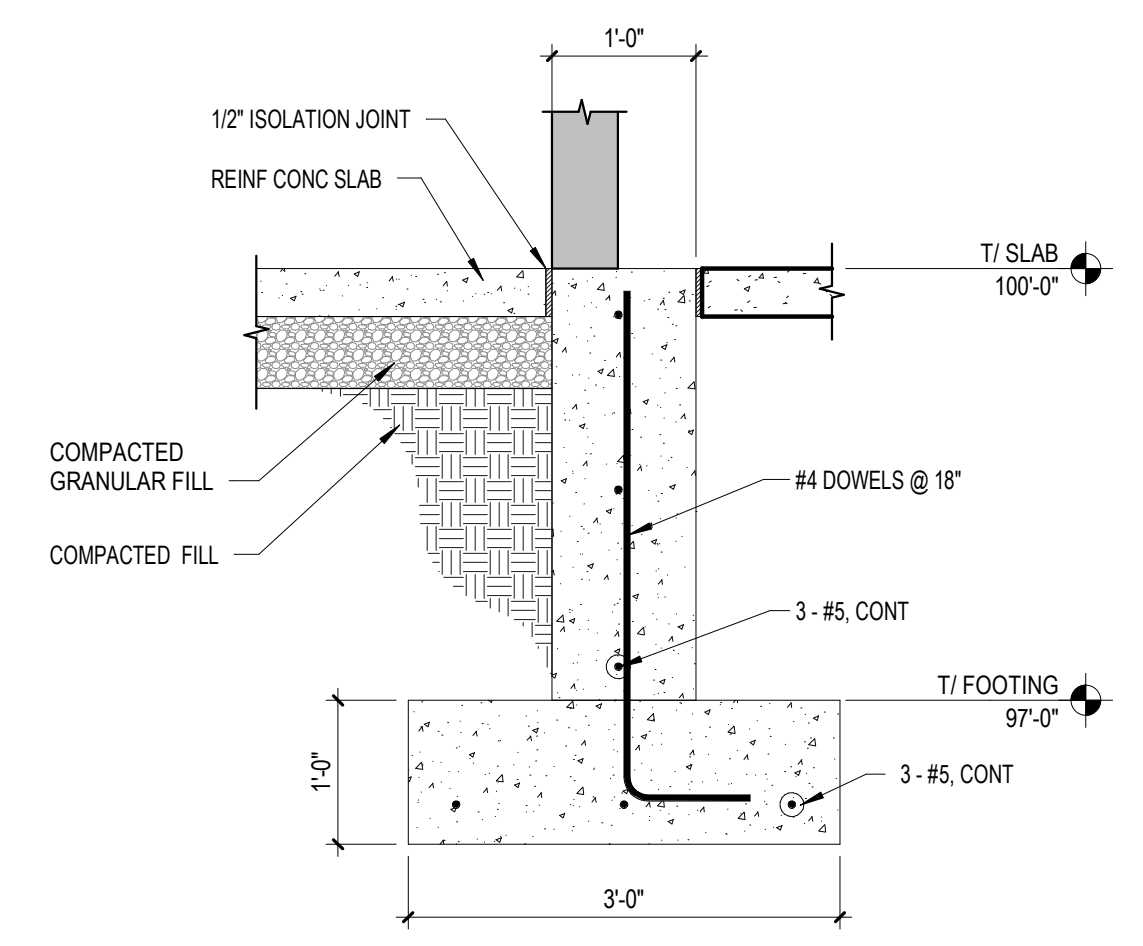
S302

STRUCTURAL SECTIONS

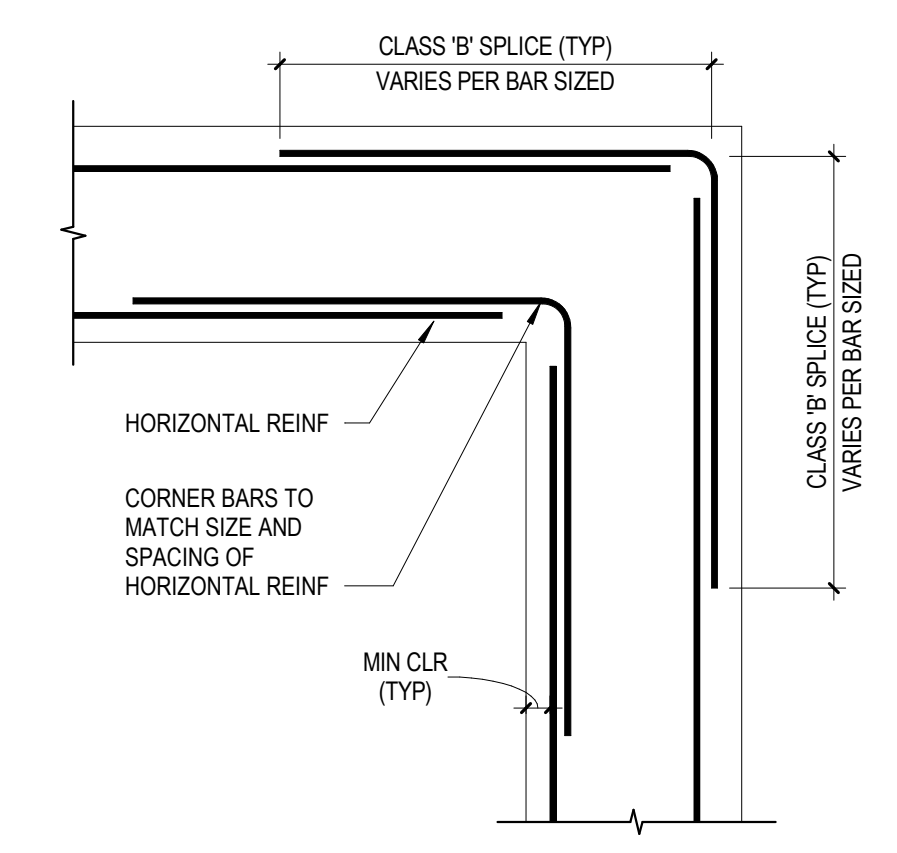
F23006 Hillcrest Commons
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9 Typical Foundation At Patio
3/4" = 1'-0"

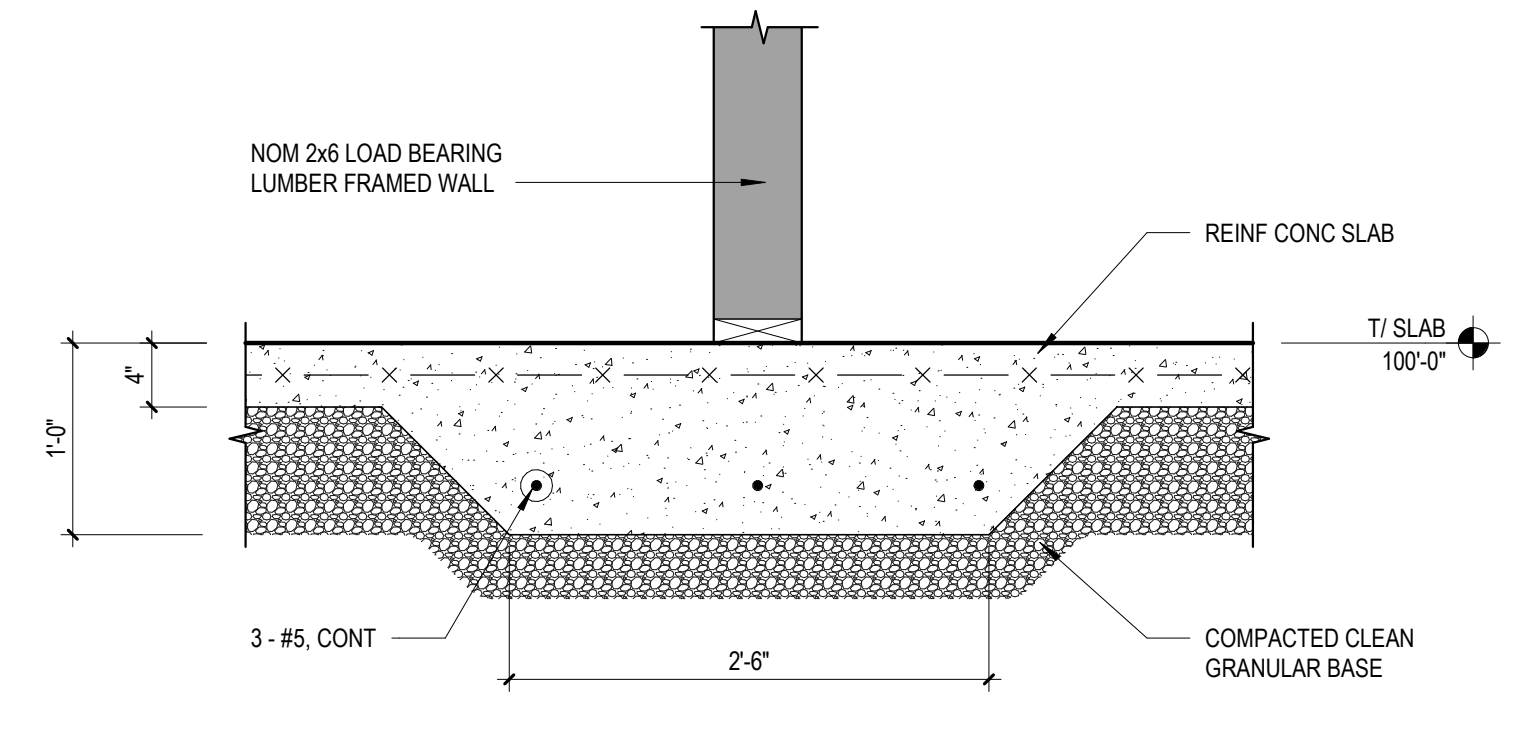


6 Foundation Section
3/4" = 1'-0"

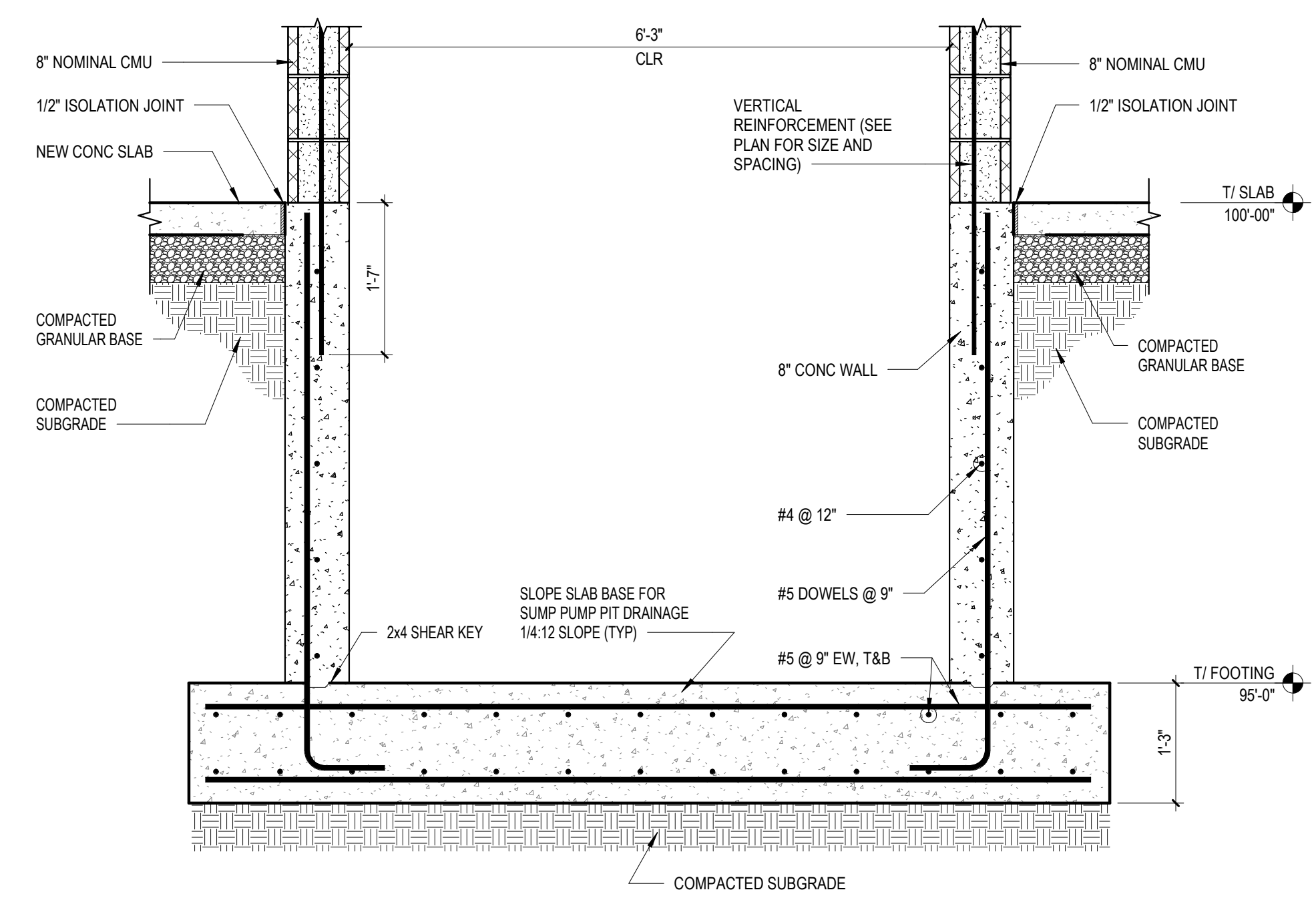


1. DETAIL ILLUSTRATES TWO LINES OF REINFORCEMENT (ONE ALONG EACH FACE OF STRUCTURE). FOR STRUCTURES WITH MORE THAN TWO LINES OF REINFORCEMENT, CORNER BARS ARE ONLY REQUIRED ALONG THE FACES OF THE STRUCTURE.
2. FOR STRUCTURES WITH ONLY ONE LINE OF REINFORCEMENT, LOCATE CORNER BARS AT THE CENTER OF THE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

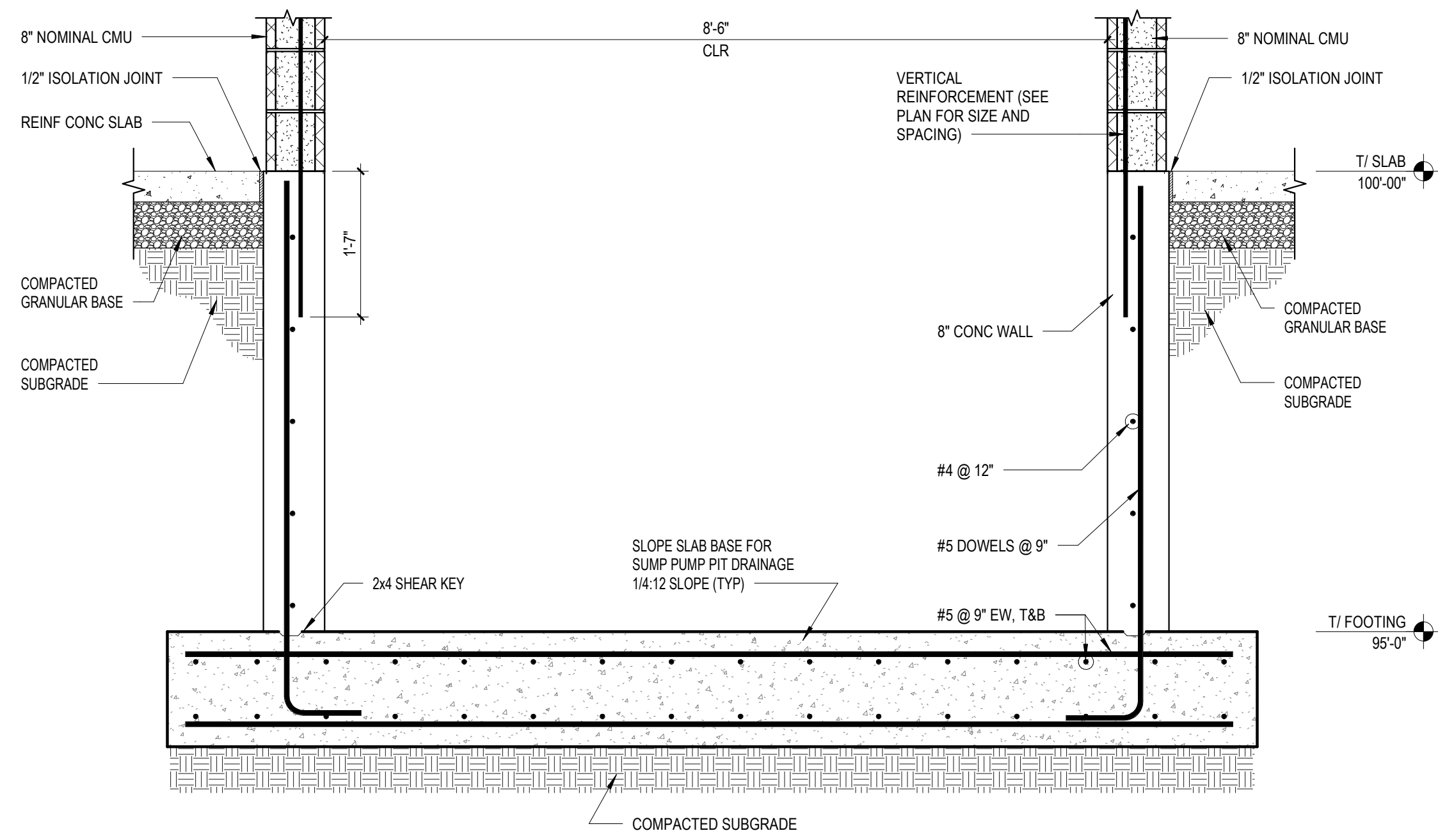
3 Typical Foundation Corner Reinforcement
3/4" = 1'-0"



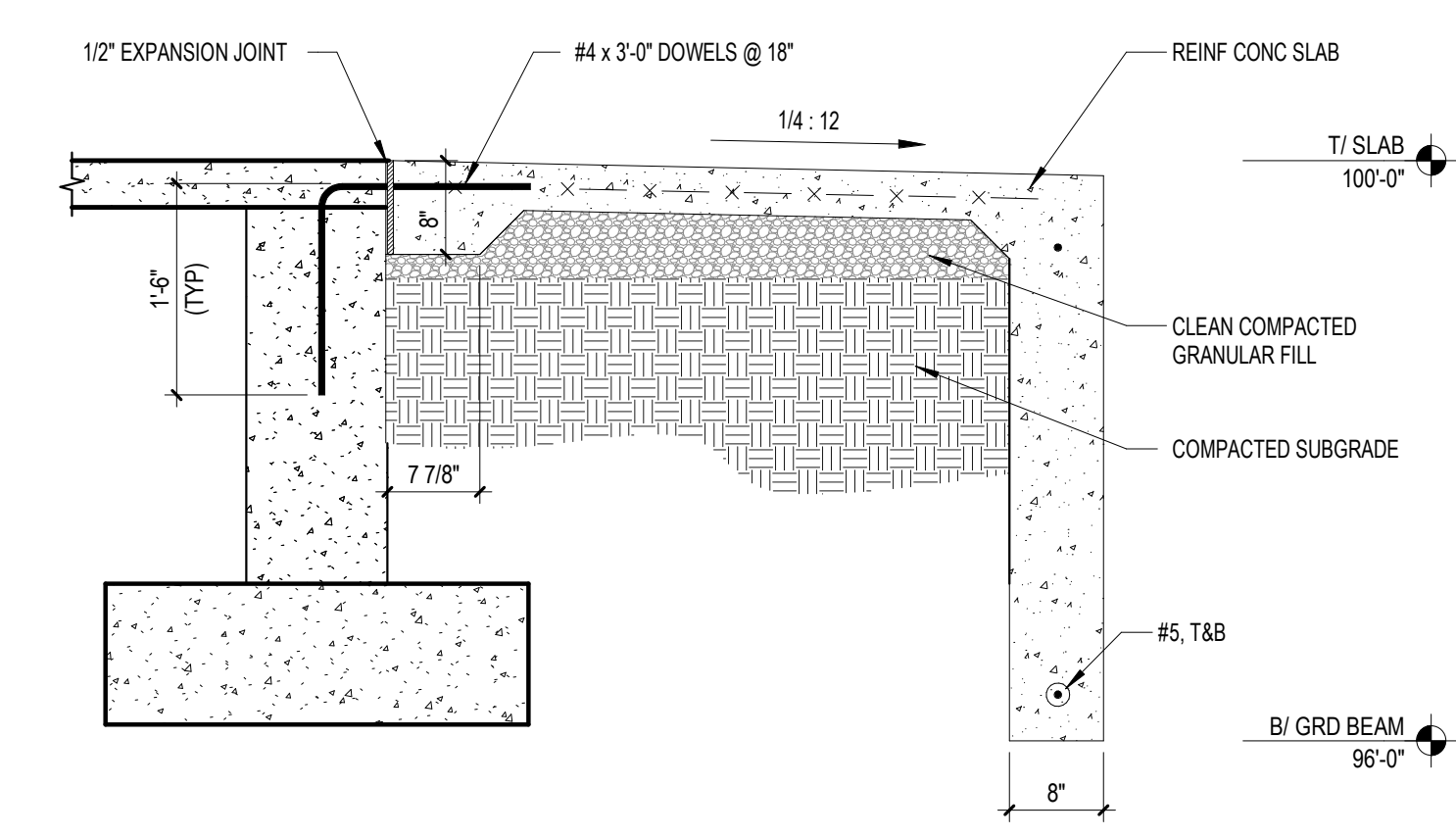
8 Thickened Slab At Load Bearing Wall
1" = 1'-0"



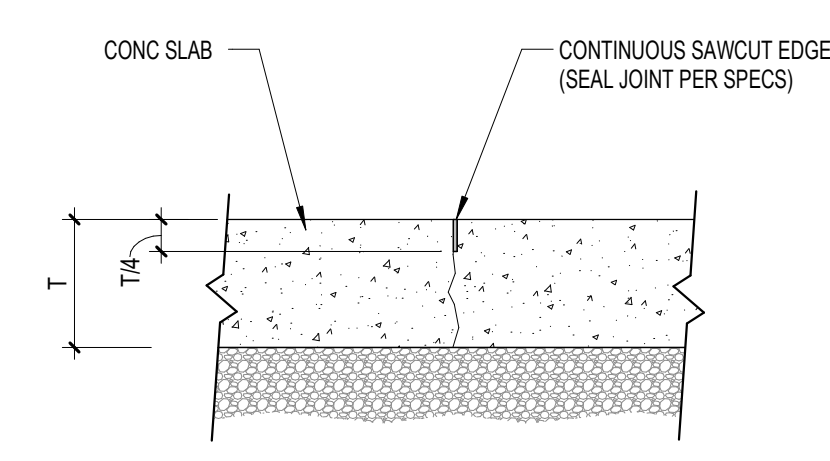
5 Elevator Shaft Foundation - 2
3/4" = 1'-0"



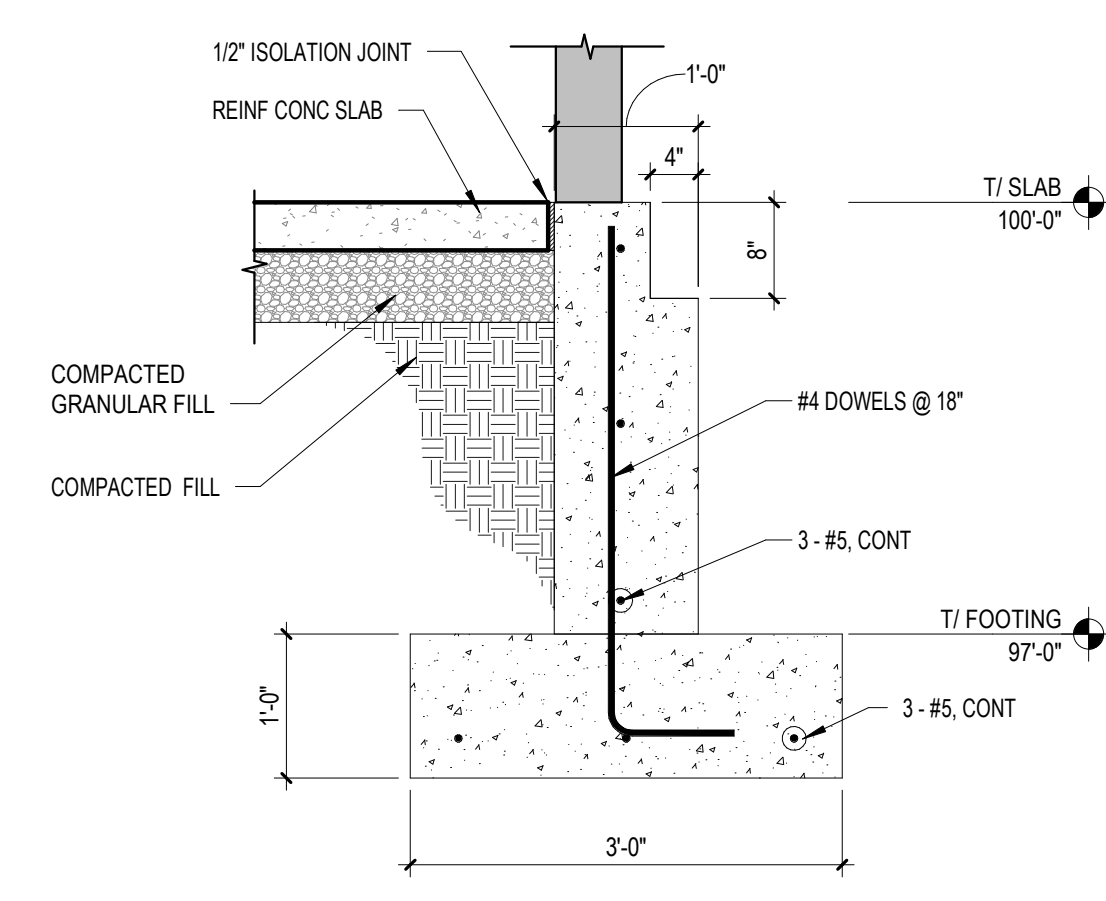
2 Elevator Shaft Foundation - 1
3/4" = 1'-0"



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



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



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

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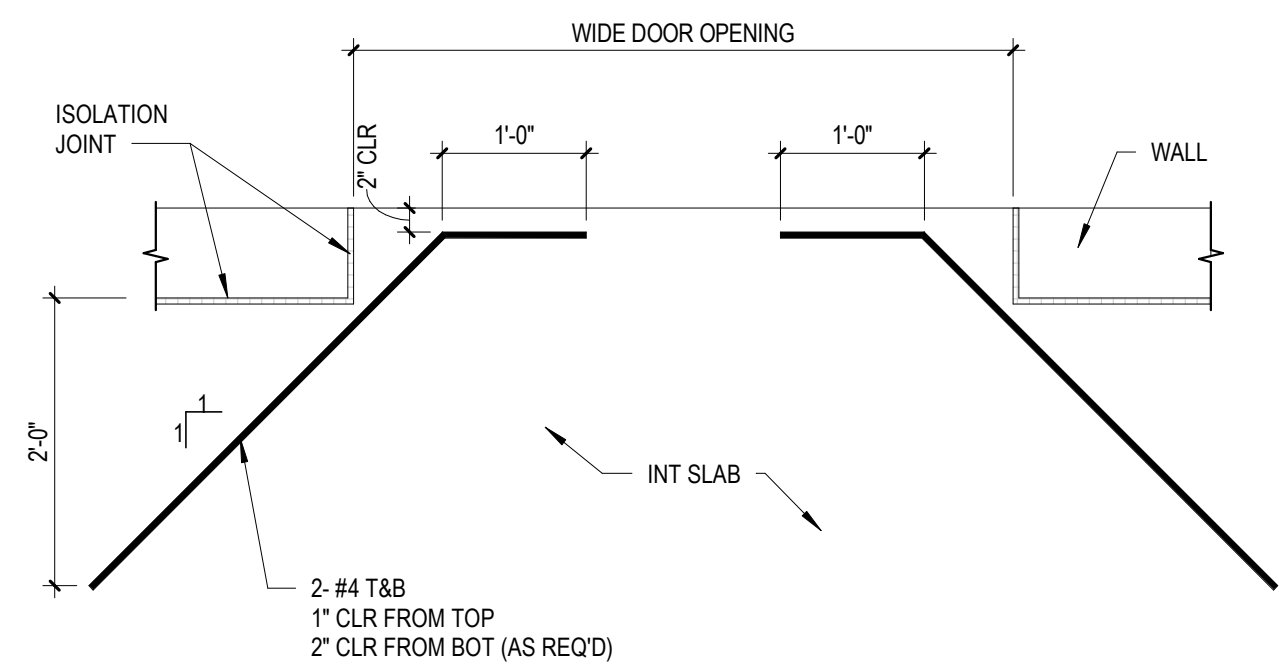
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DATE: 2024-02-07

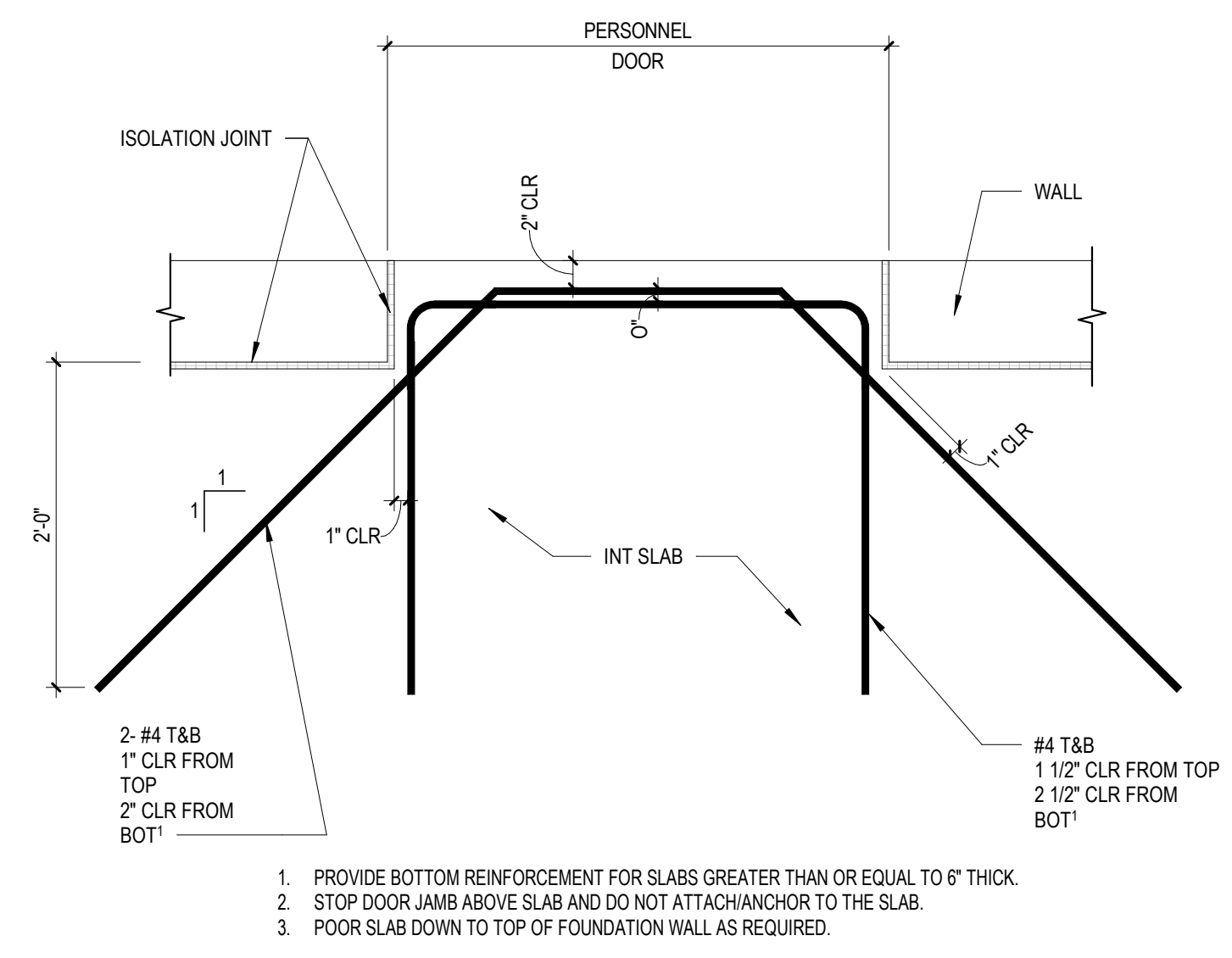
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FOUNDATION DETAILS

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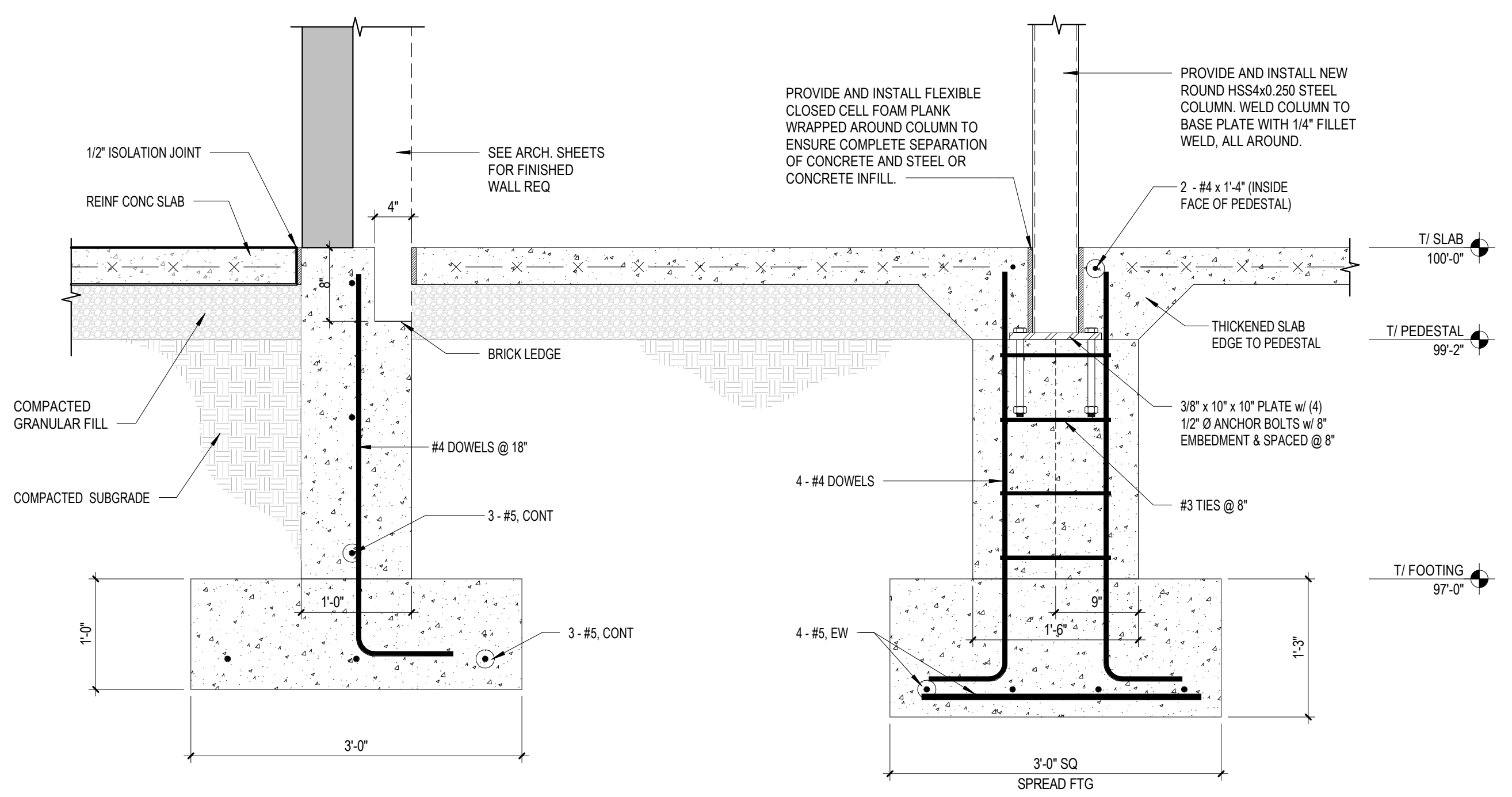


4 Slab at Wide Door Opening
3/4" = 1'-0"

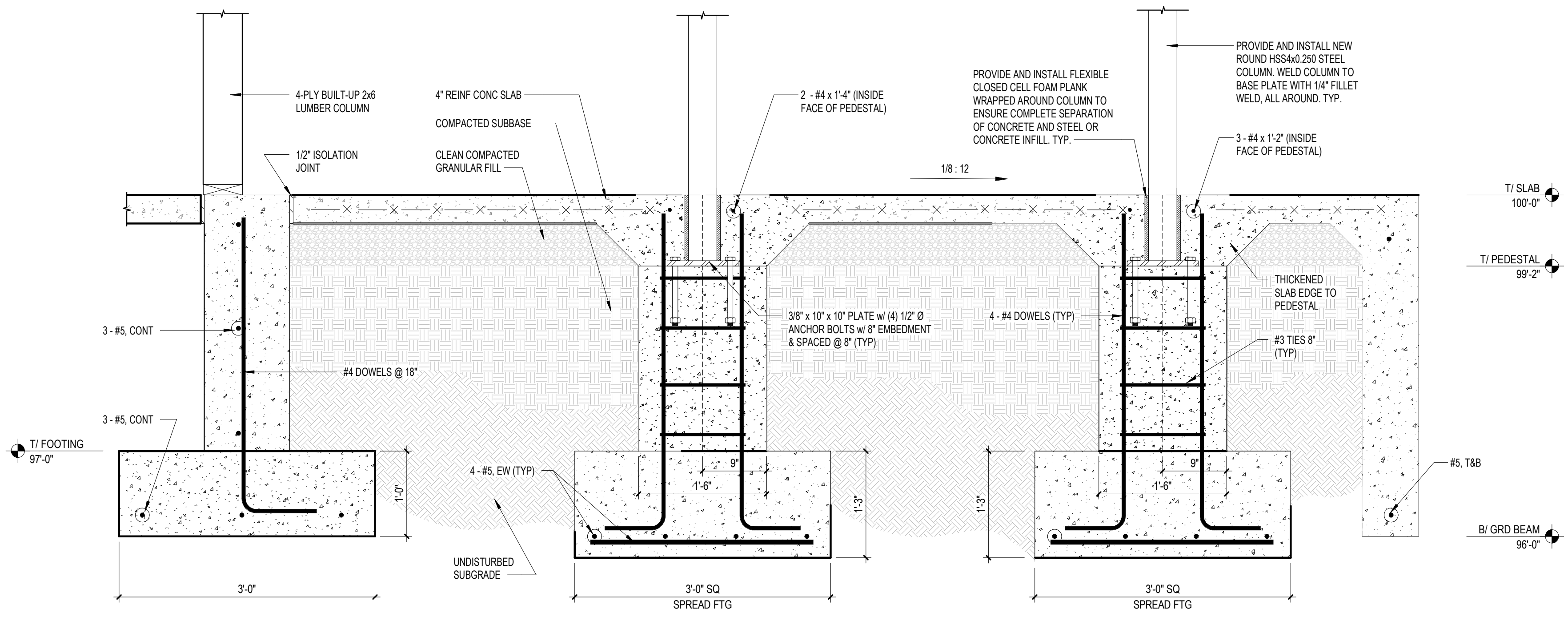


2 Slab at Personnel Door Opening
1" = 1'-0"

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"

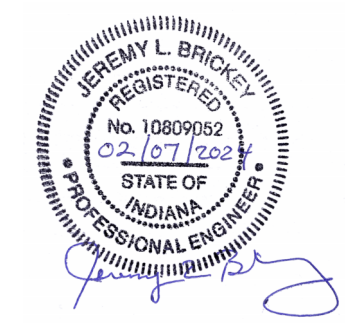
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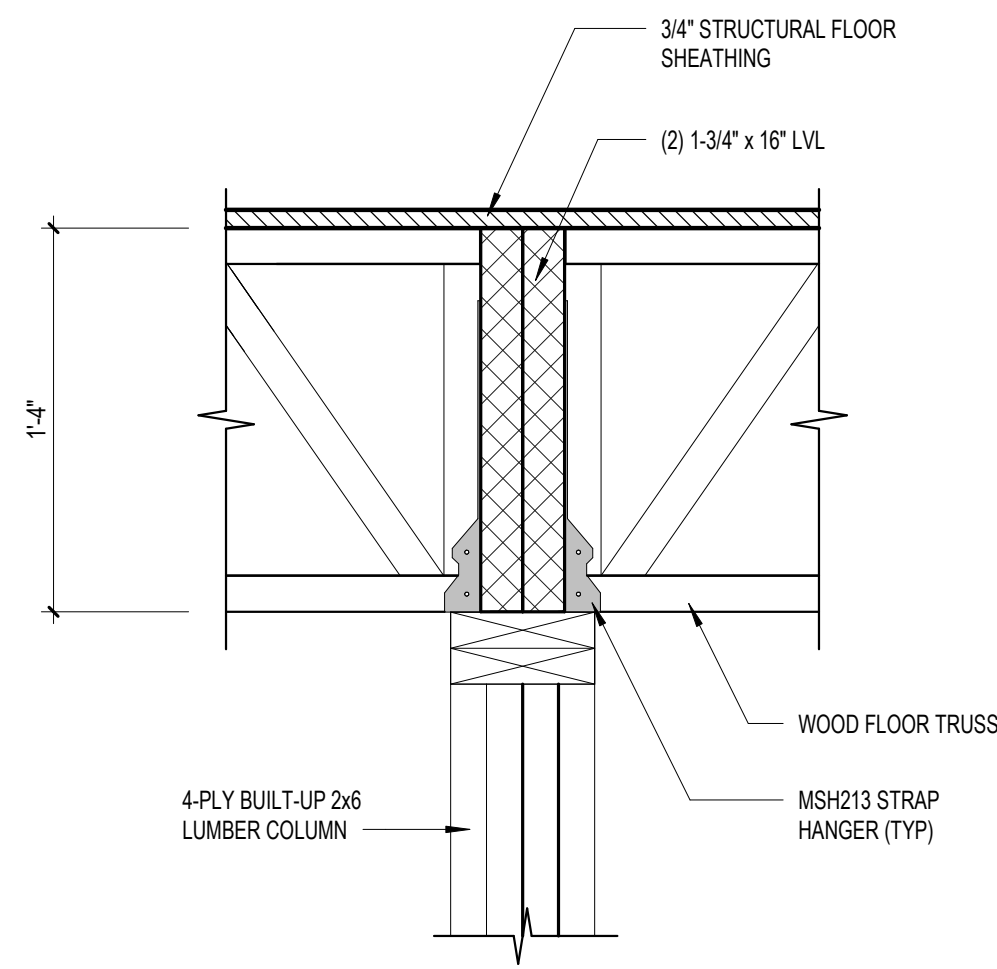
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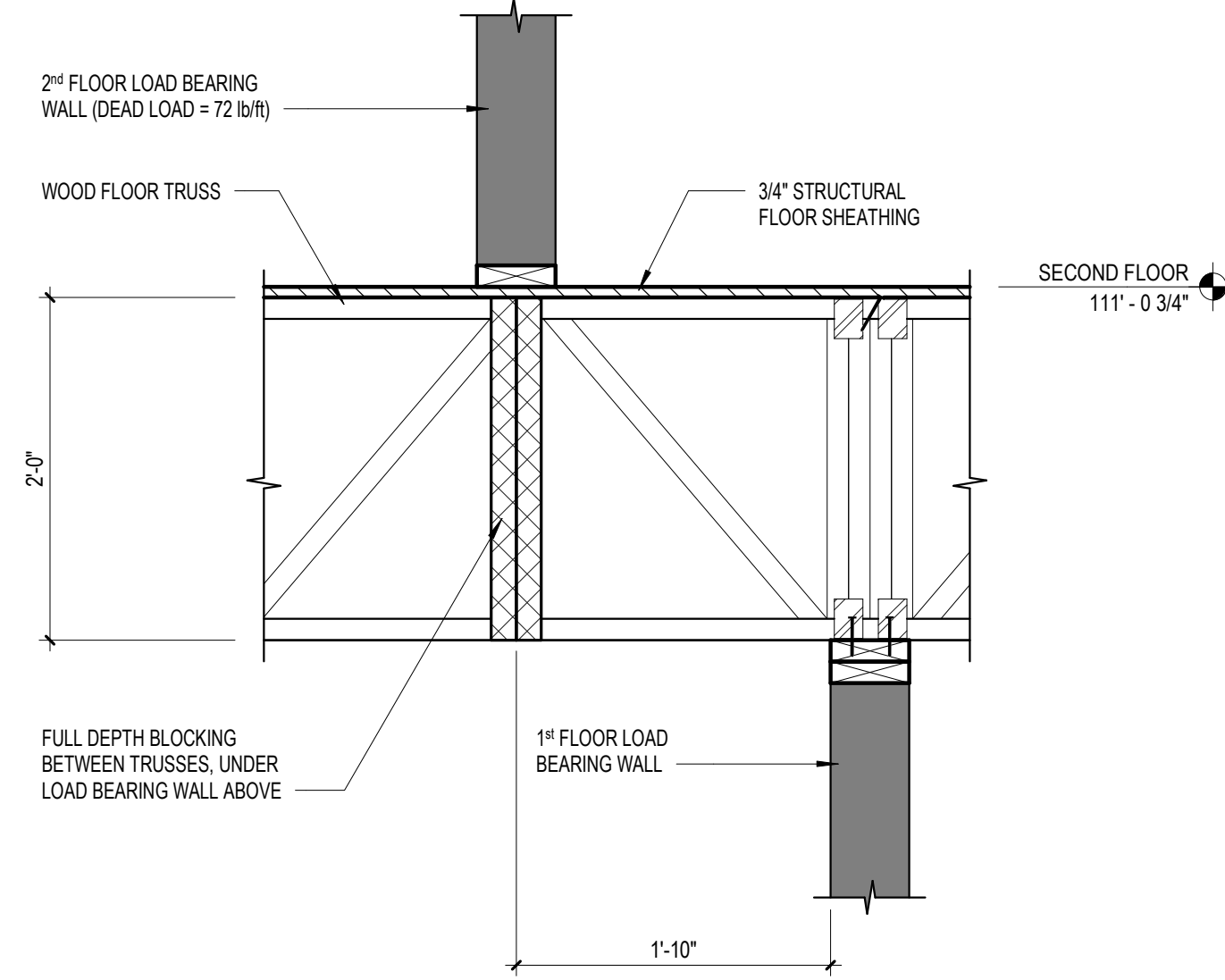
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FOUNDATION DETAILS

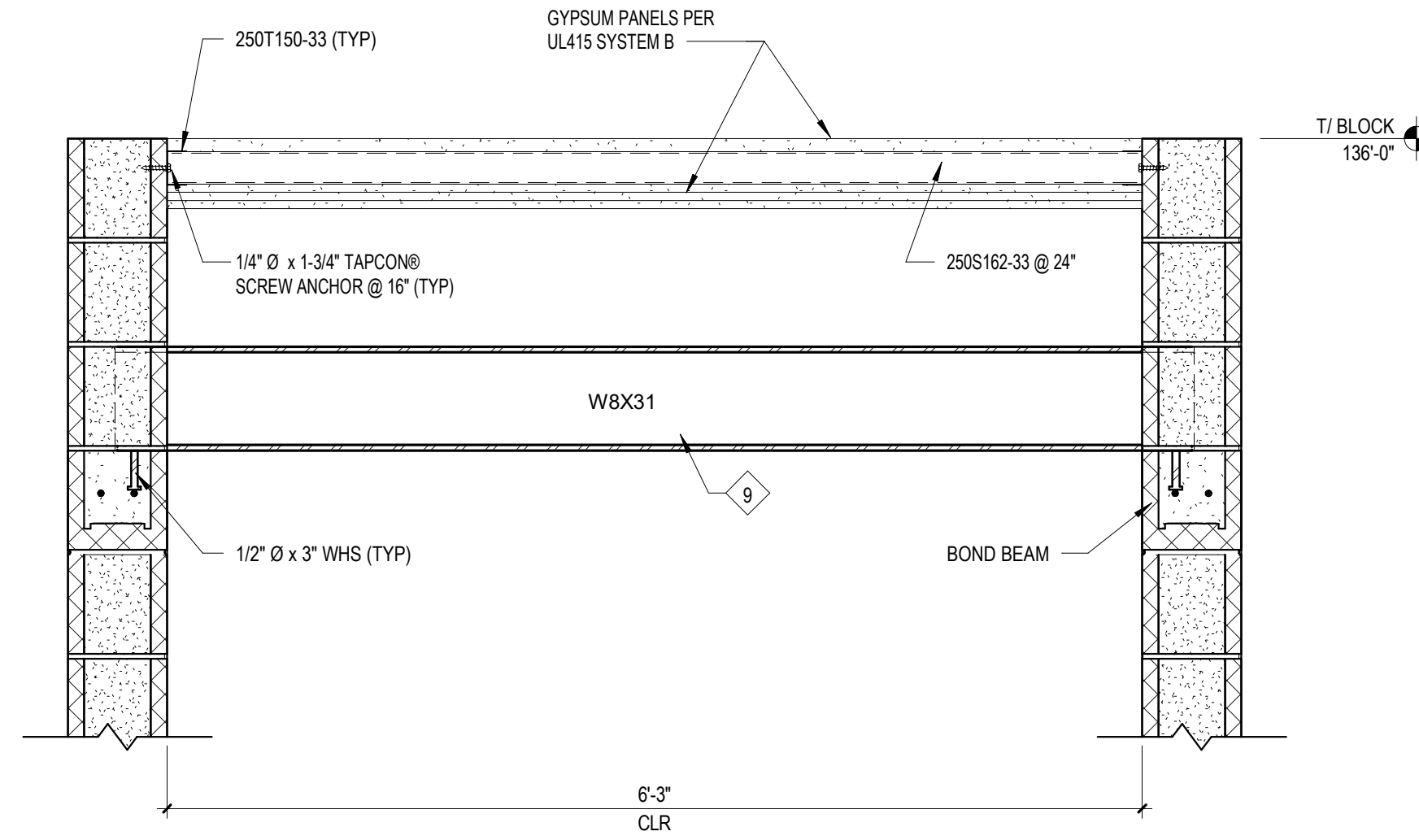
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10 Truss Connection At Entryway
1 1/2" = 1'-0"



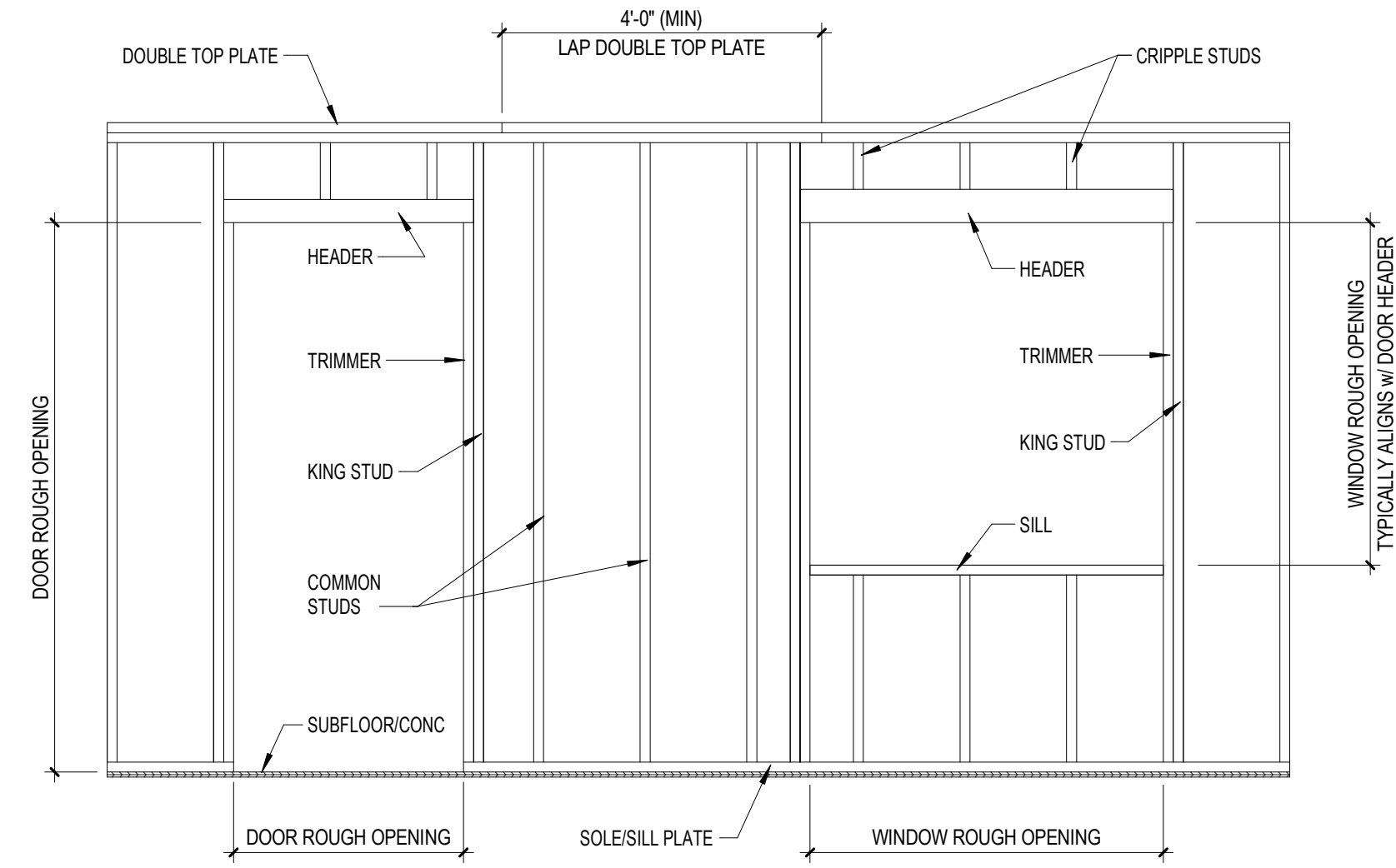
9 Blocking Under Load Bearing Wall
1" = 1'-0"



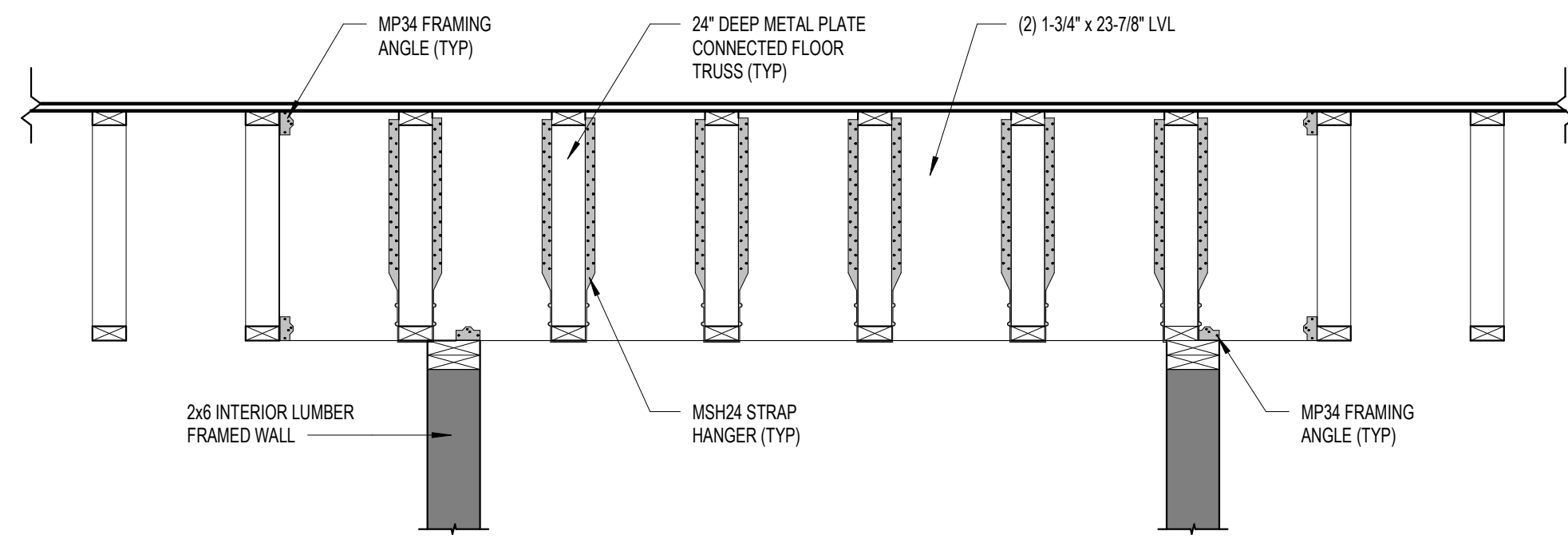
8 Elevator Cap
1" = 1'-0"

Work Description Notes

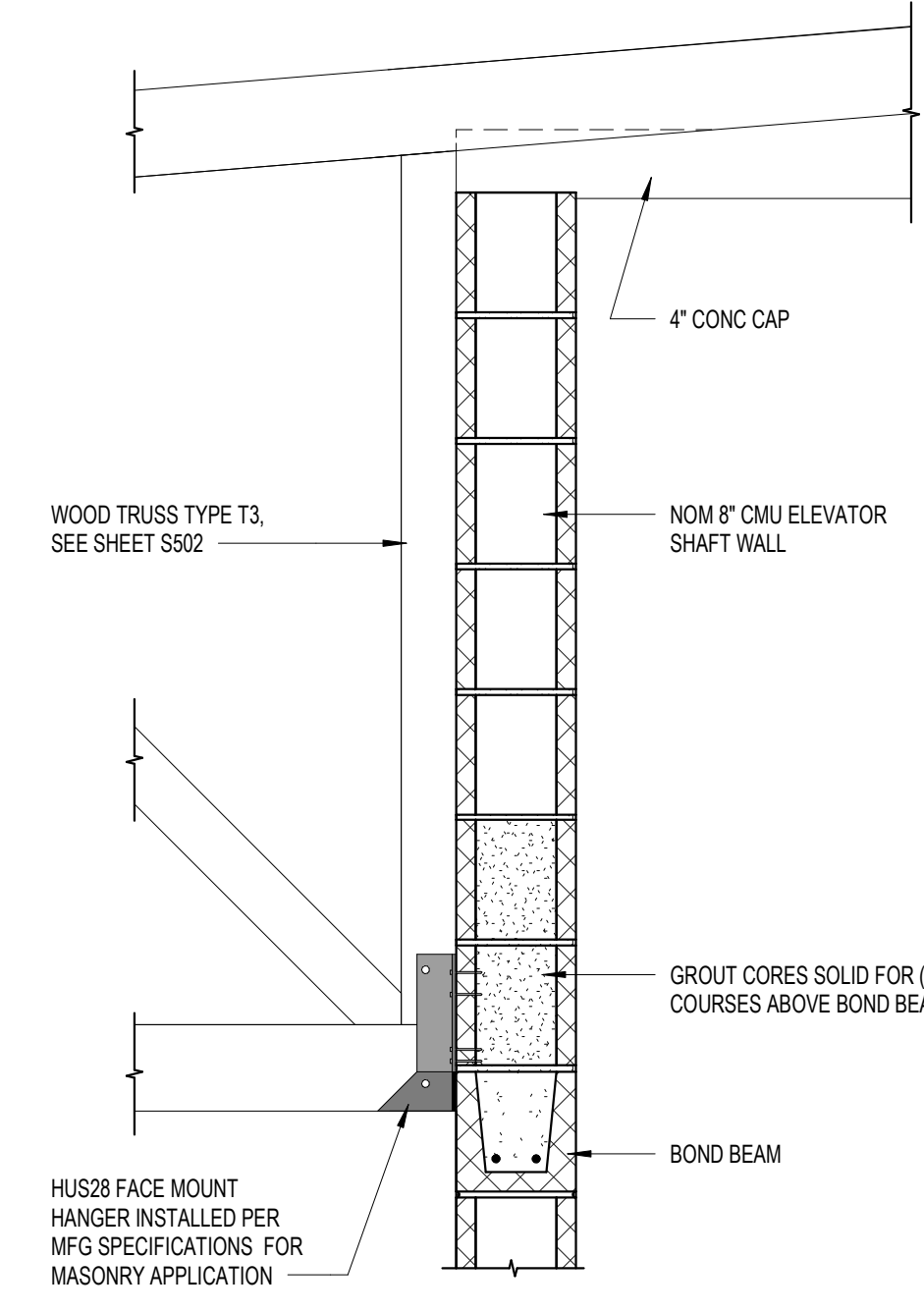
- 1 FASTEN BOTTOM FLANGE OF WOOD FLOOR TRUSS TO TOP PLATE WITH ONE 8d COMMON NAIL ON EACH SIDE AT BEARING LOCATION.
- 2 FASTEN RIBBON BOARD TO WOOD TRUSS WITH ONE 8d COMMON OR BOX NAIL AT TOP FLANGE OF TRUSS.
- 3 FASTEN BOTTOM PLATE TO WOOD FLOOR TRUSS OR BLOCKING WITH TWO 16d BOX NAILS AT 16 INCHES ON CENTER.
- 4 TOE-NAIL JOIST TO JOIST WITH ONE 8d COMMON NAIL OR ONE 10d BOX NAIL.
- 5 PROVIDE AND INSTALL FULL DEPTH BLOCKING UNDER LOAD BEARING WALLS.
- 6 PROVIDE AND INSTALL 2x4 NAILER. FASTEN NAILER TO TOP PLATE WITH 10d BOX NAILS SPACED AT EIGHT INCHES ON CENTER.
- 7 FASTEN WOOD FLOOR TRUSS BOTTOM FLANGE TO TOP PLATE WITH 8d COMMON OR BOX NAILS SPACED AT SIX INCHES ON CENTER.
- 8 FASTEN WOOD FLOOR TRUSS THROUGH FLOOR SHEATHING AND INTO BOTTOM PLATE WITH 16d BOX NAILS SPACED AT EIGHT INCHES ON CENTER.
- 9 COORDINATE FINAL POSITION OF HOIST BEAM WITH FINAL ELEVATOR INSTALLATION DRAWINGS.



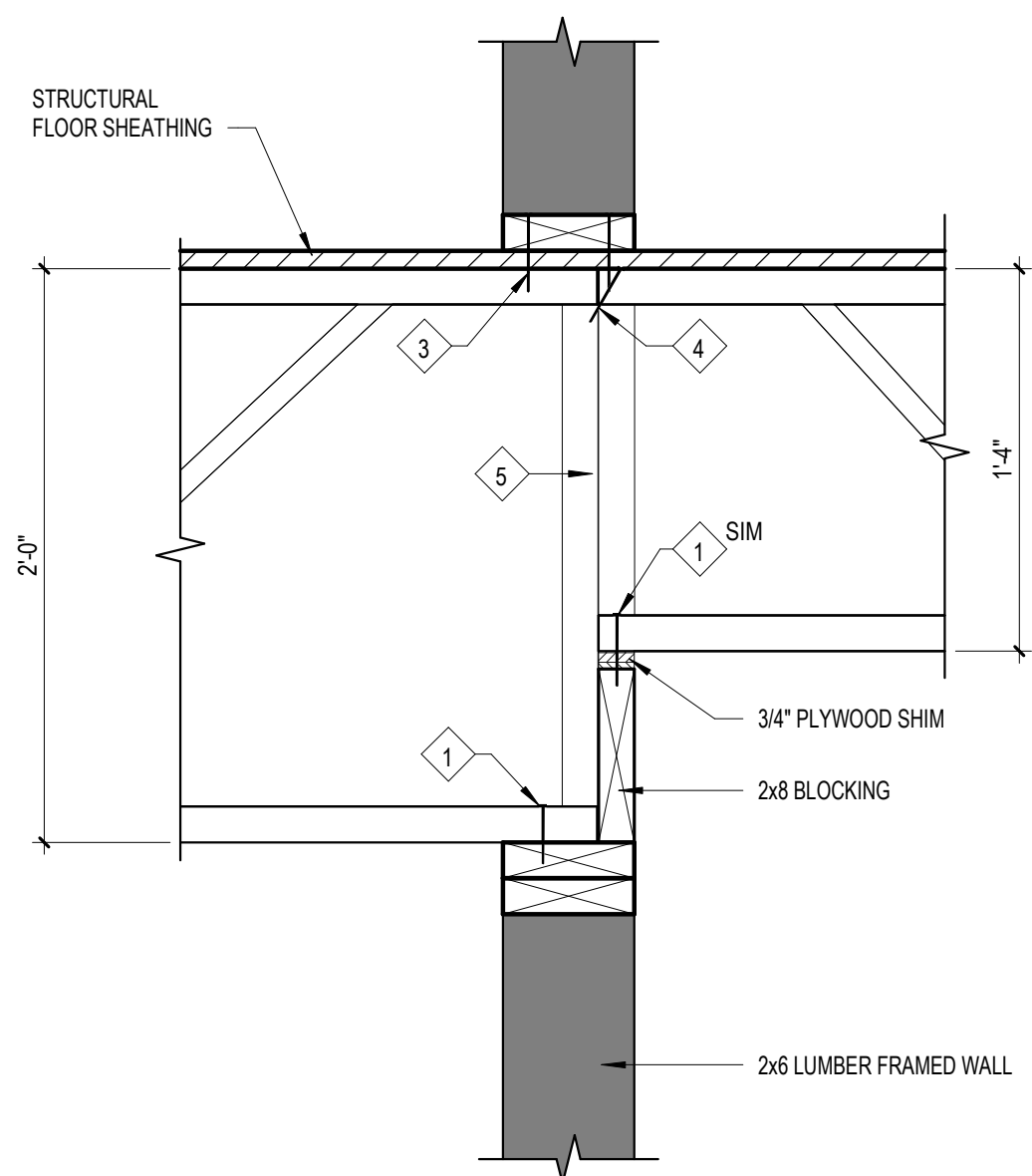
7 Typical Lumber Framed Wall
1/2" = 1'-0"



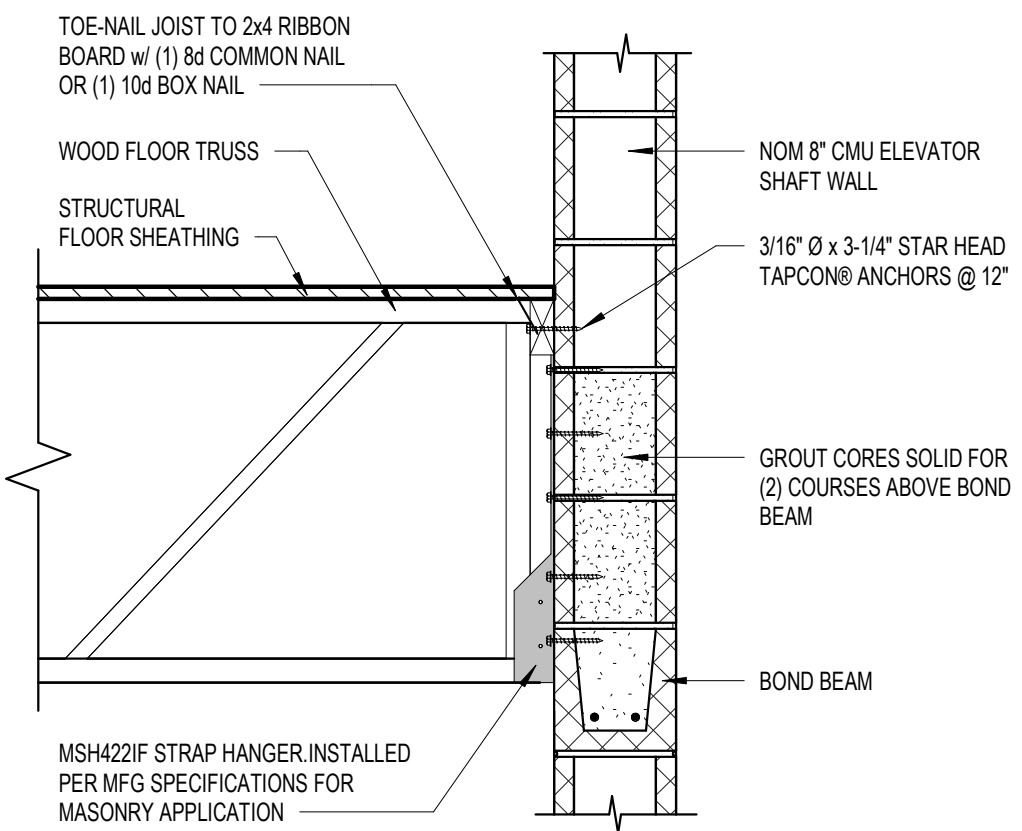
6 Floor Truss Hanger & LVL Bearing Connections
3/4" = 1'-0"



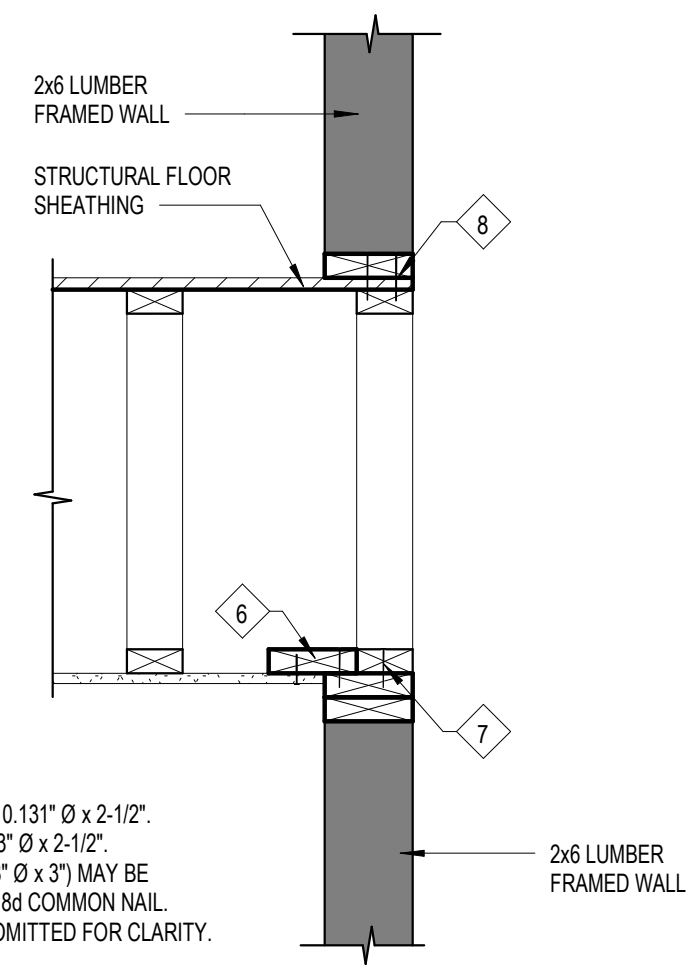
5 Truss Connection To Elevator Shaft
1" = 1'-0"



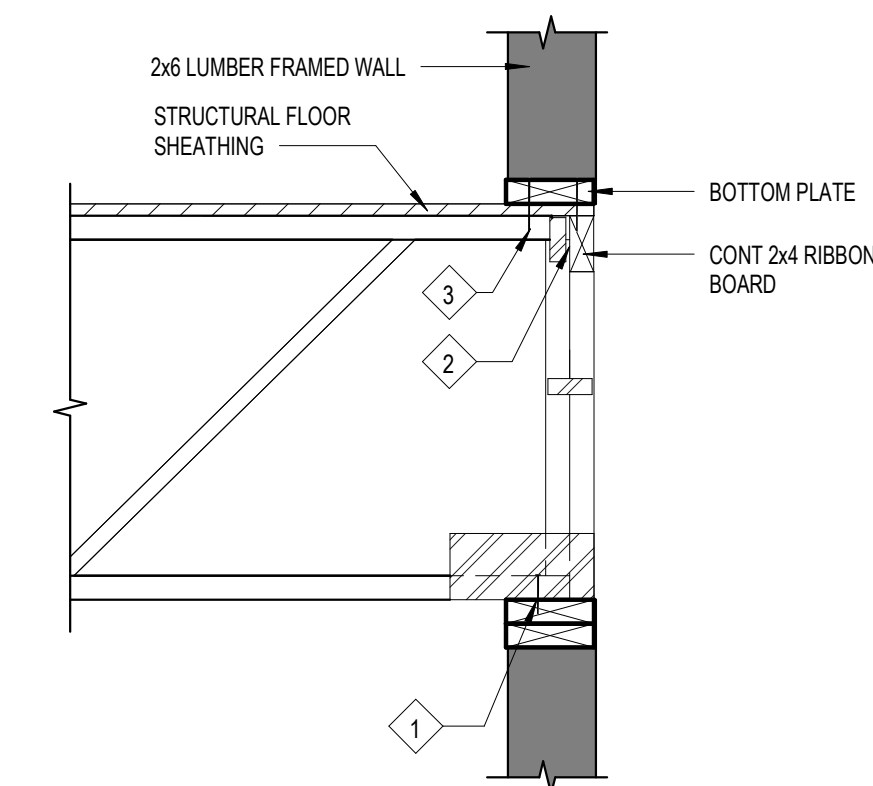
4 Truss Transition At Entryway
1 1/2" = 1'-0"



3 Joist Connection To Elevator Shaft
1" = 1'-0"



2 Typical Floor Truss Parallel To Wall
1" = 1'-0"



1 Typical Floor Truss End Bearing
1" = 1'-0"

1. 8d COMMON NAIL = 0.131" Ø x 2-1/2".
2. 8d BOX NAIL = 0.113" Ø x 2-1/2".
3. 10d BOX NAIL (0.128" Ø x 3") MAY BE SUBSTITUTED FOR 8d COMMON NAIL.
4. WALL SHEATHING OMITTED FOR CLARITY.
1. 16d BOX NAIL = 0.131" Ø x 3-1/2".
2. 8d COMMON NAIL = 0.131" Ø x 2-1/2".
3. 8d BOX NAIL = 0.113" Ø x 2-1/2".
4. 10d BOX NAIL (0.128" Ø x 3") MAY BE SUBSTITUTED FOR 8d COMMON NAIL.
5. WALL SHEATHING OMITTED FOR CLARITY.

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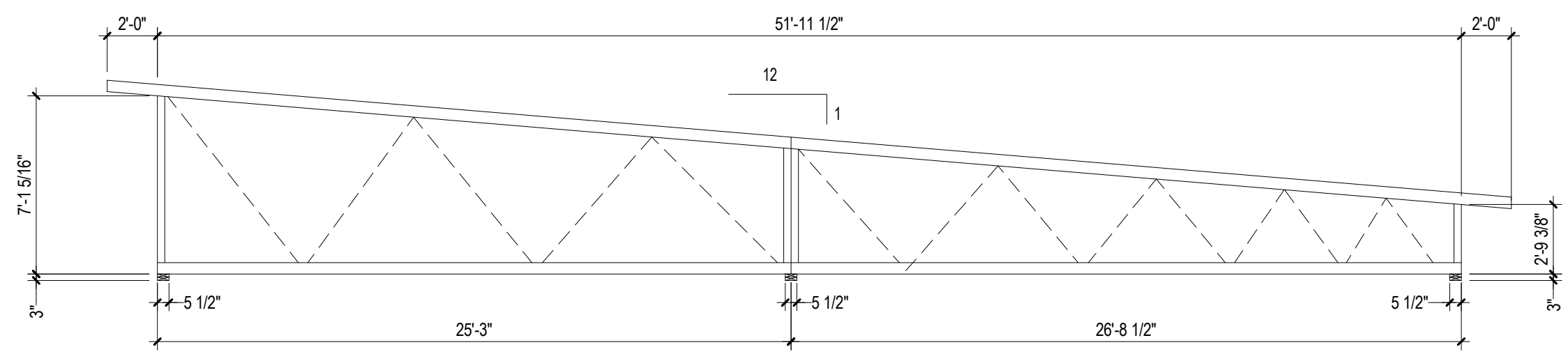
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COMMISSION NUMBER: F23006
REVIEWED BY: JLB
DATE: 2024-02-07

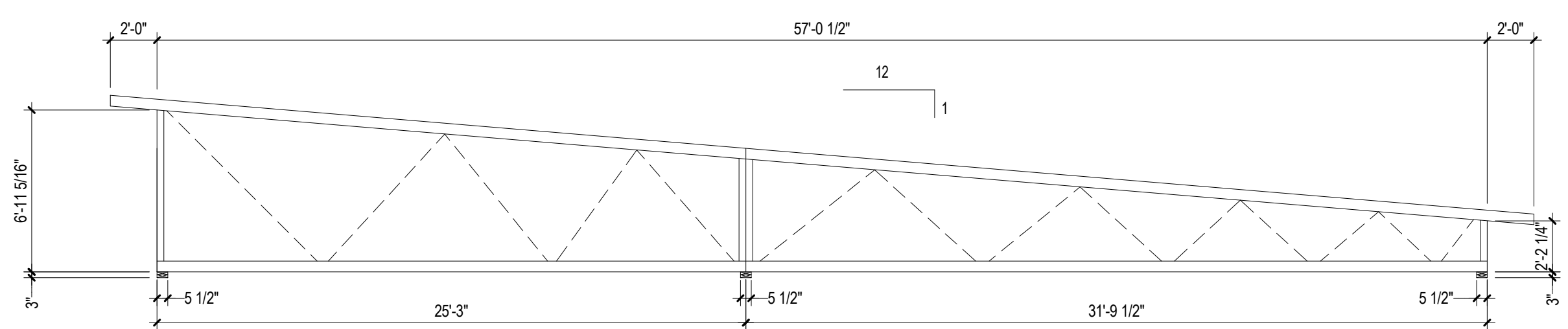
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STRUCTURAL DETAILS

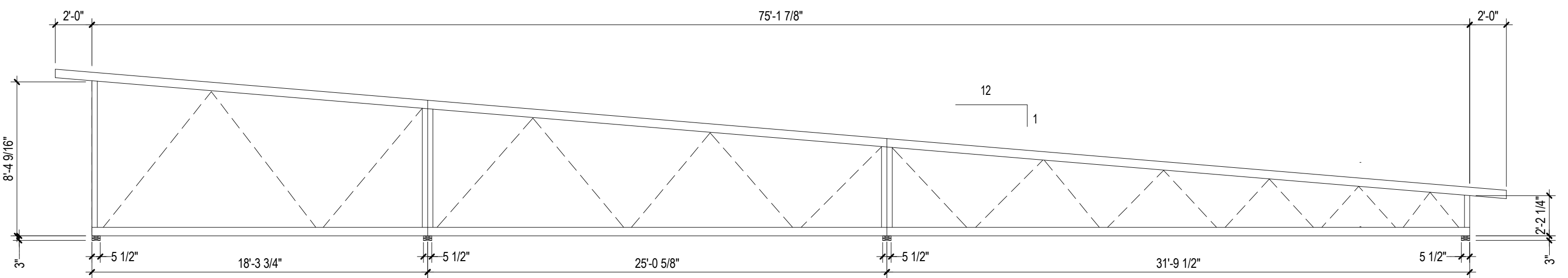
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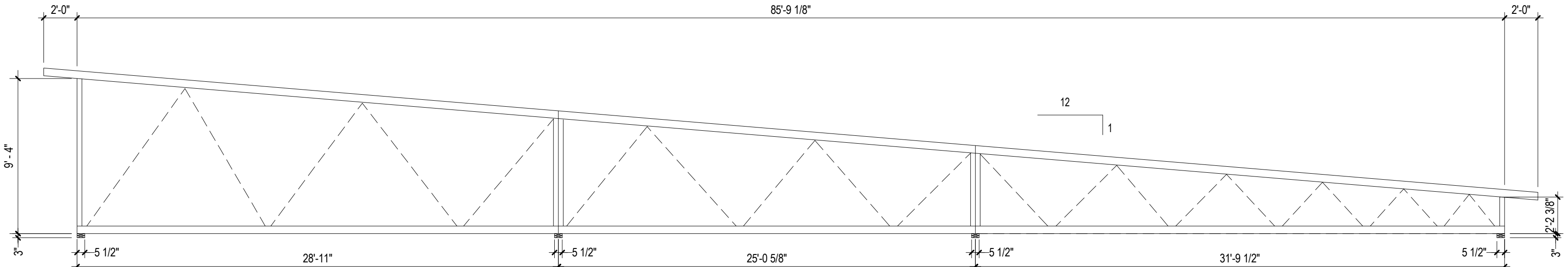
TRUSS TYPE - T7



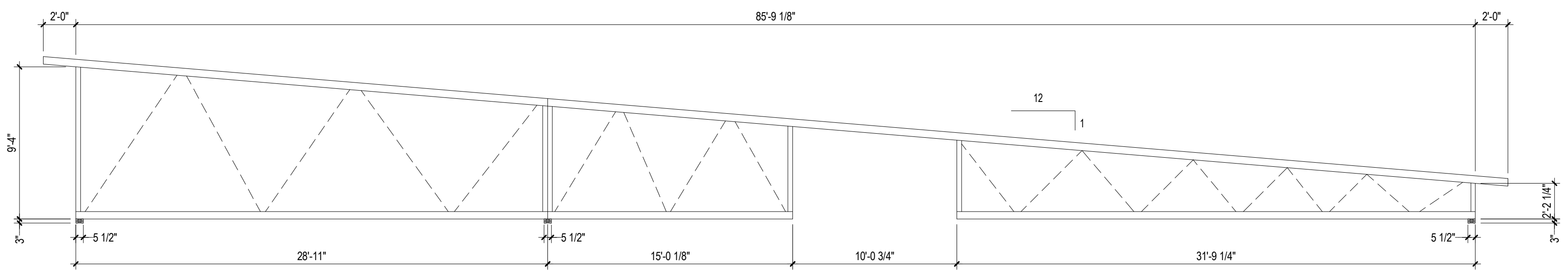
TRUSS TYPE - T6



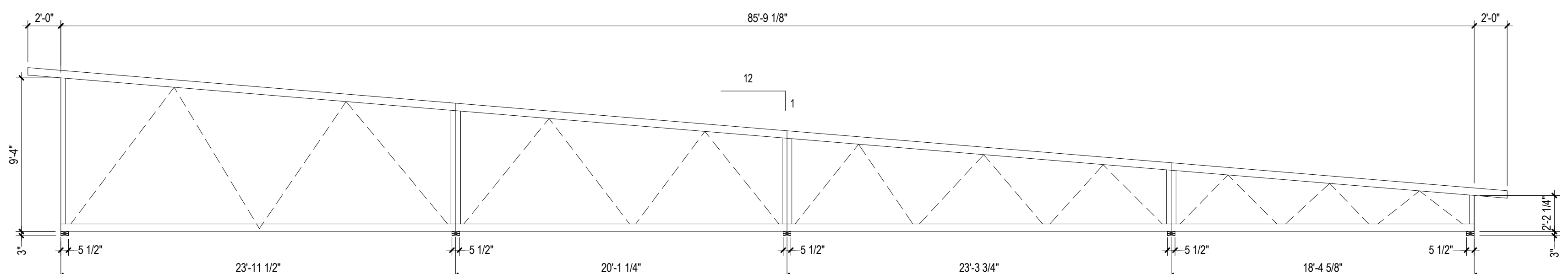
TRUSS TYPE - T5



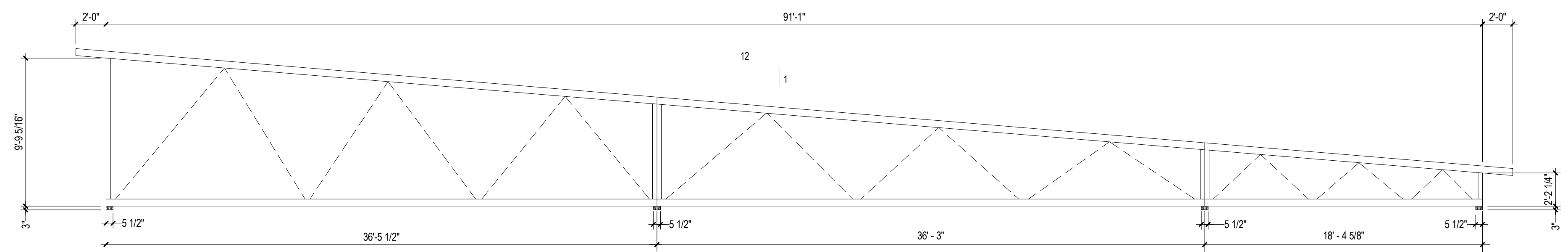
TRUSS TYPE - T4



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.

New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Fort Wayne, IN 46816



221 West Baker Street
Fort Wayne, Indiana 46802
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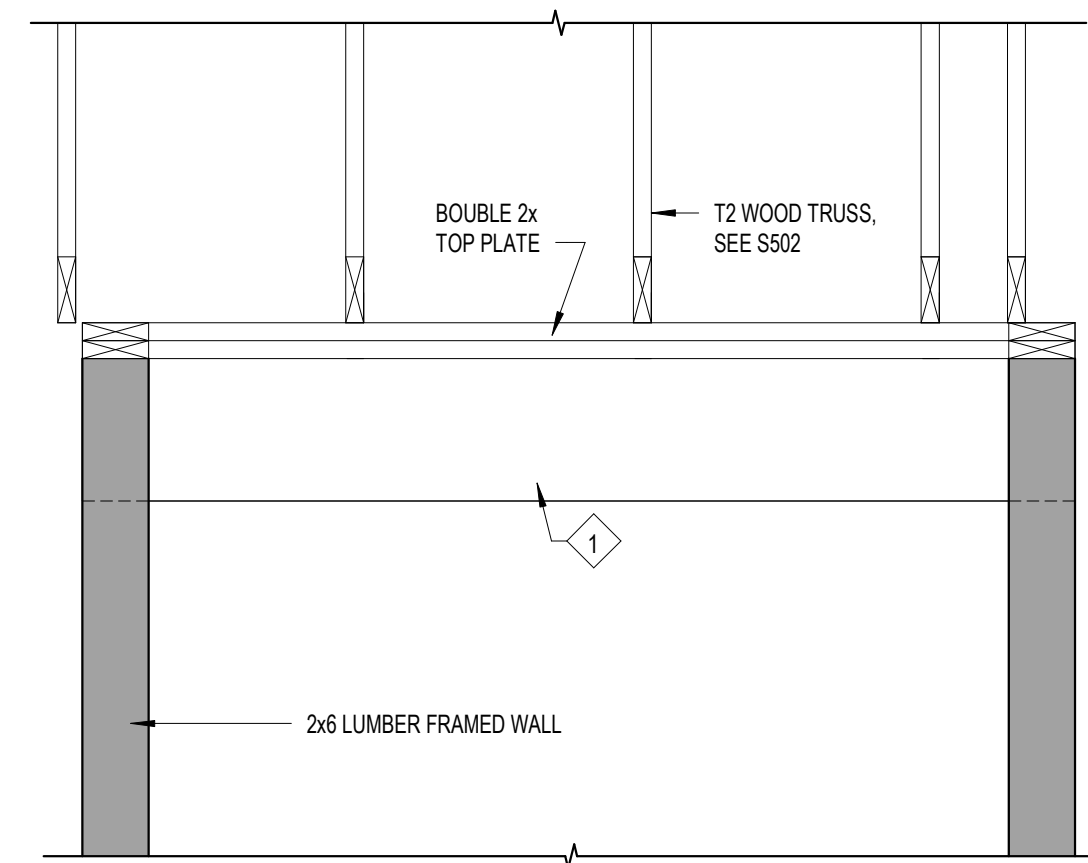
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COMMISSION NUMBER: F23006
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S502

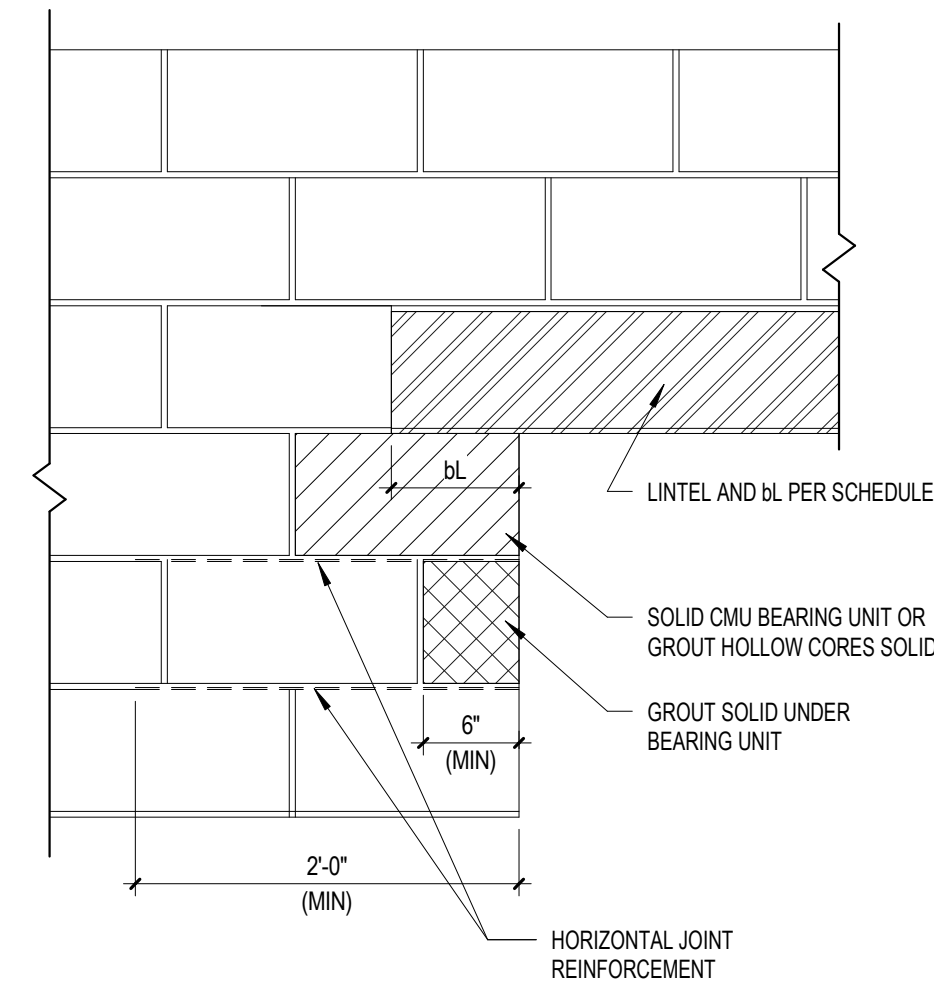
STRUCTURAL DETAILS

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

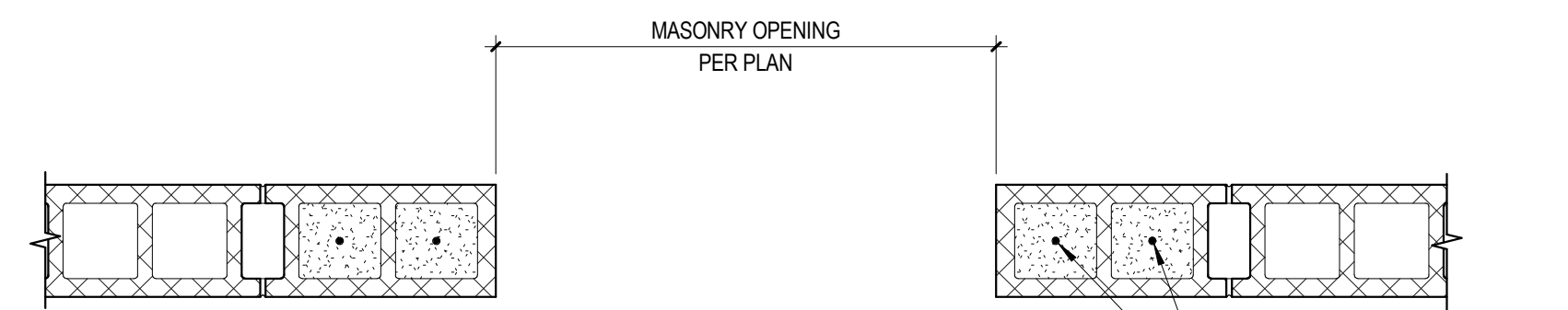
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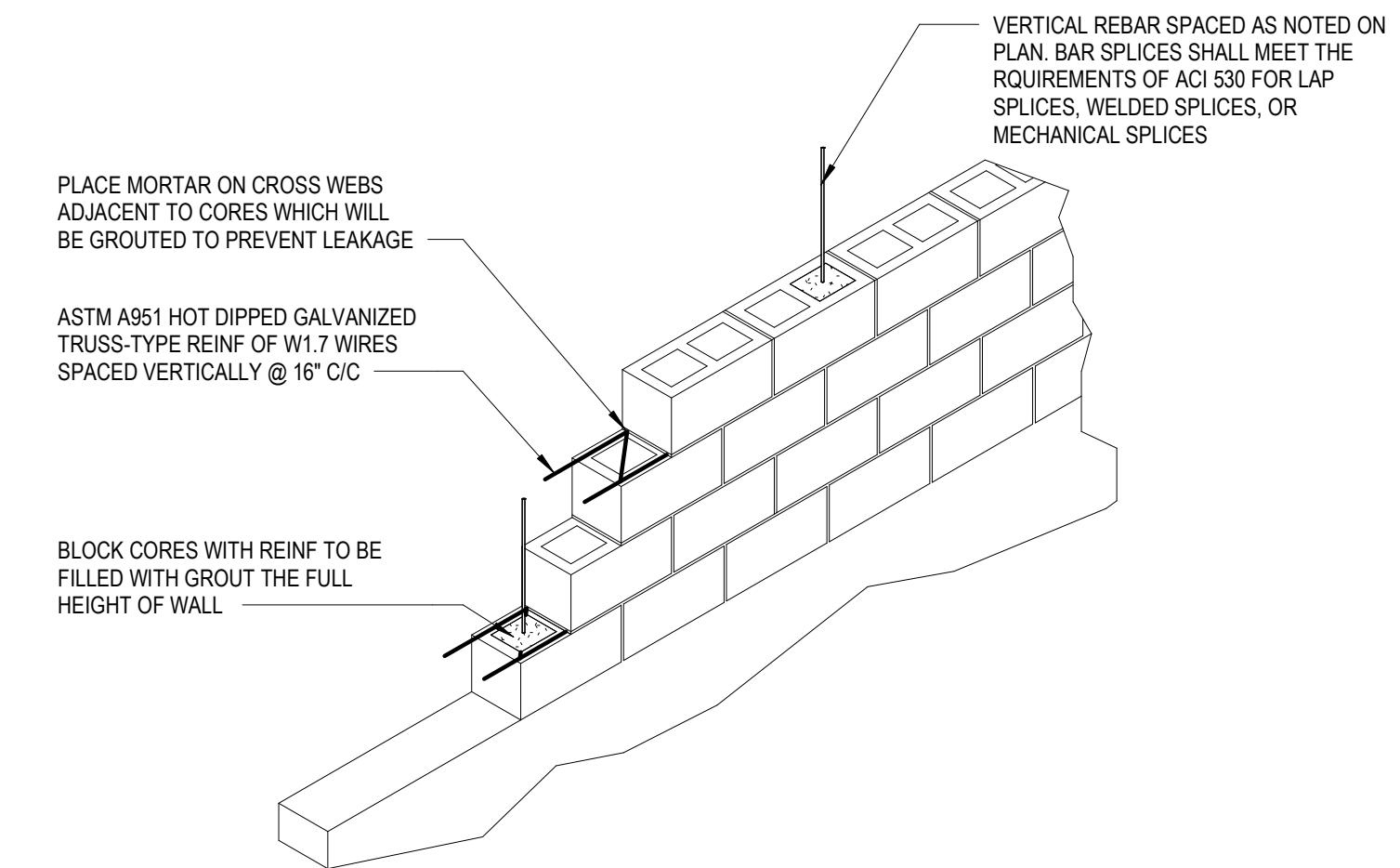
9 Roof Truss Bearing On LVL
3/4" = 1'-0"



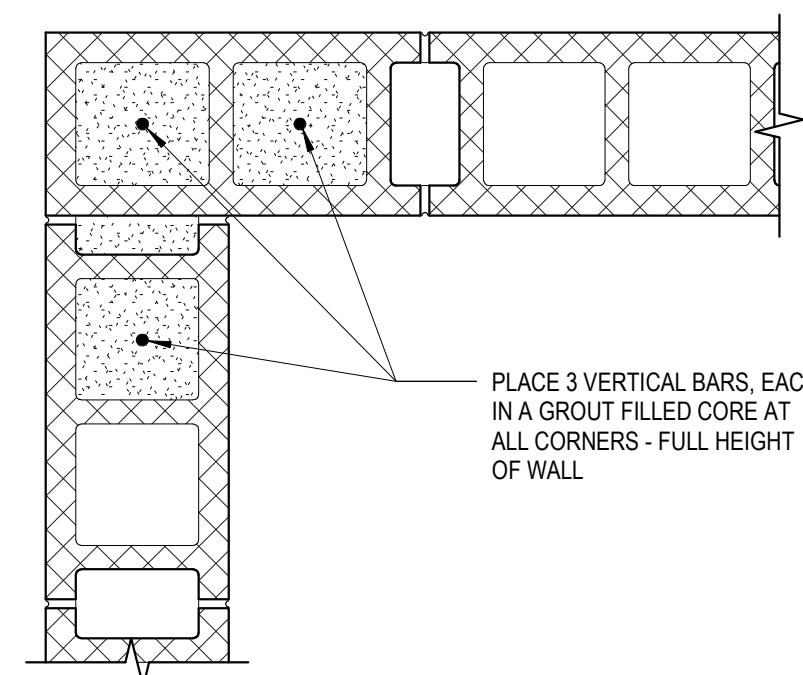
8 Typical Lintel Bearing
1" = 1'-0"



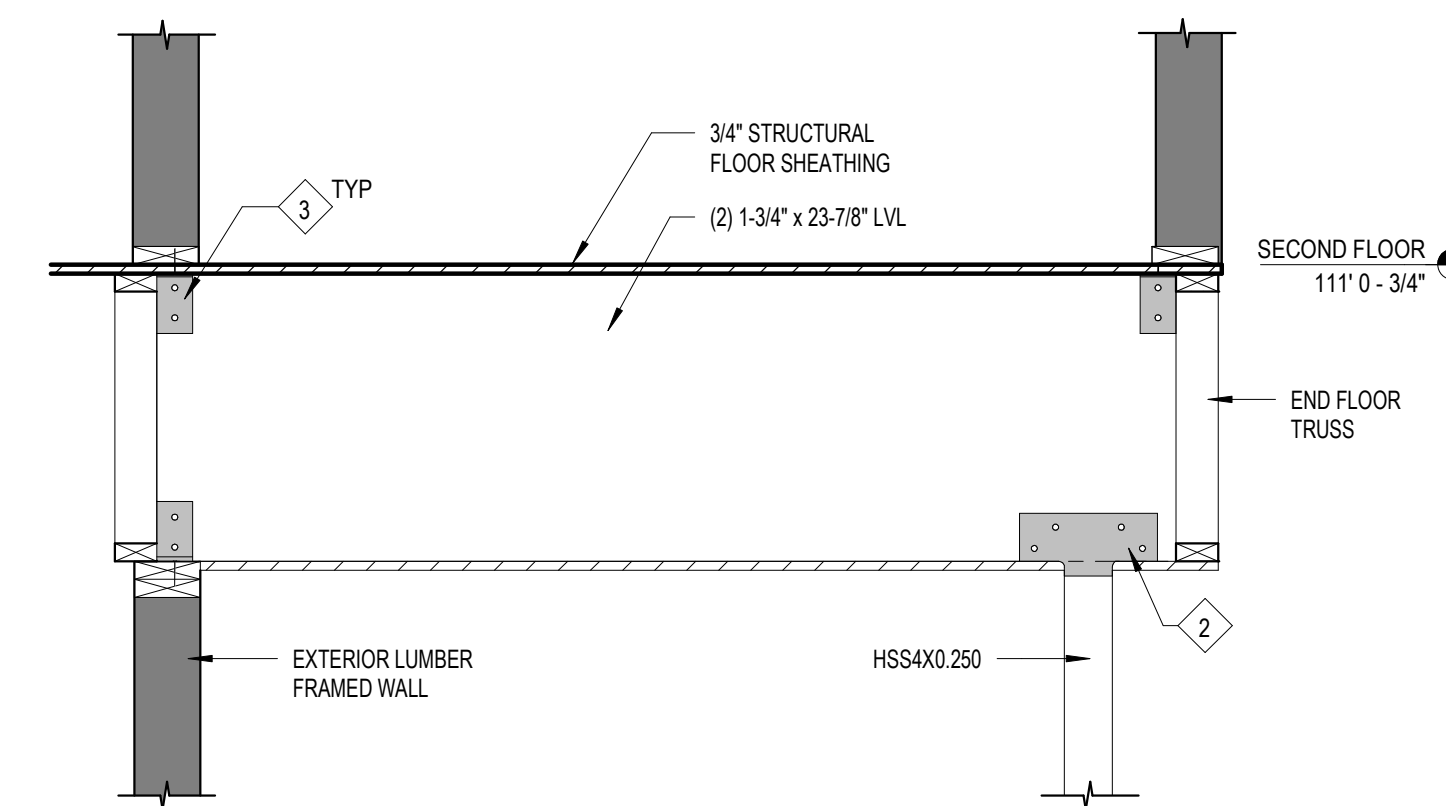
7 Typical CMU Wall Opening Pilaster Reinforcement
1" = 1'-0"



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



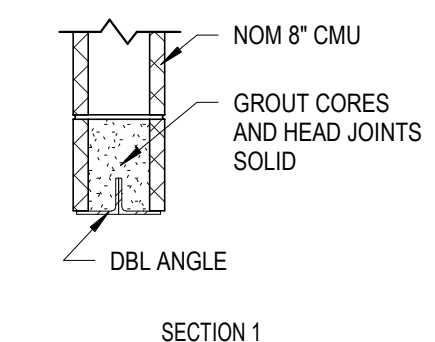
5 CMU Corner Reinforcement Detail
1 1/2" = 1'-0"



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)

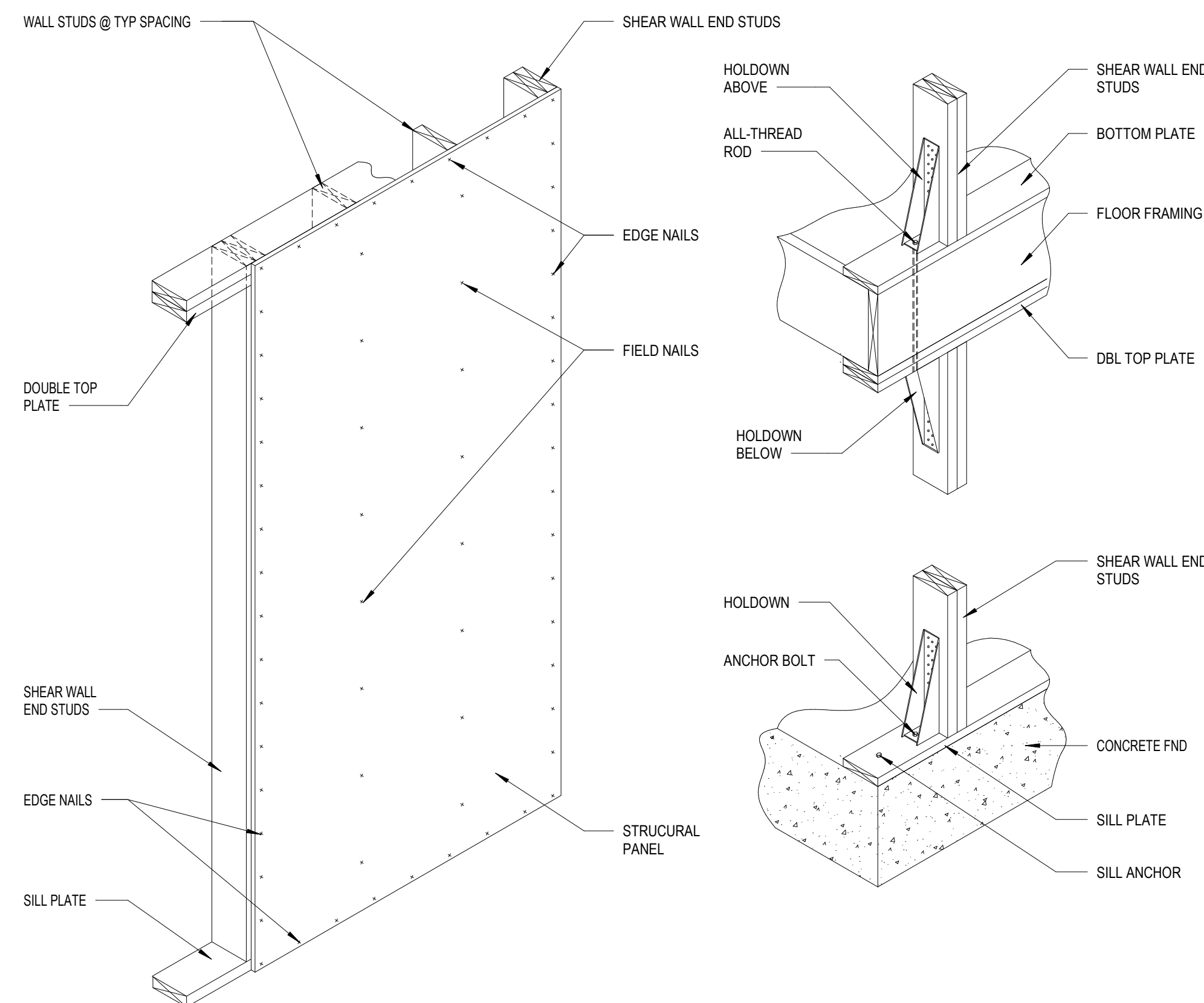
1. PROVIDE A MINIMUM BEARING LENGTH OF EIGHT INCHES IN THE DIRECTION OF THE SPAN AT EACH END OF LINTEL.
2. PROVIDE SOLID CMU BEARING UNIT OR GROUT HOLLOW CORES SOLID AT EACH END OF LINTEL (SEE TYPICAL LINTEL BEARING DETAIL).
3. SEE MASONRY NOTES ON SHEET S100 FOR MINIMUM GROUT REQUIREMENTS AND SPECIFICATIONS.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



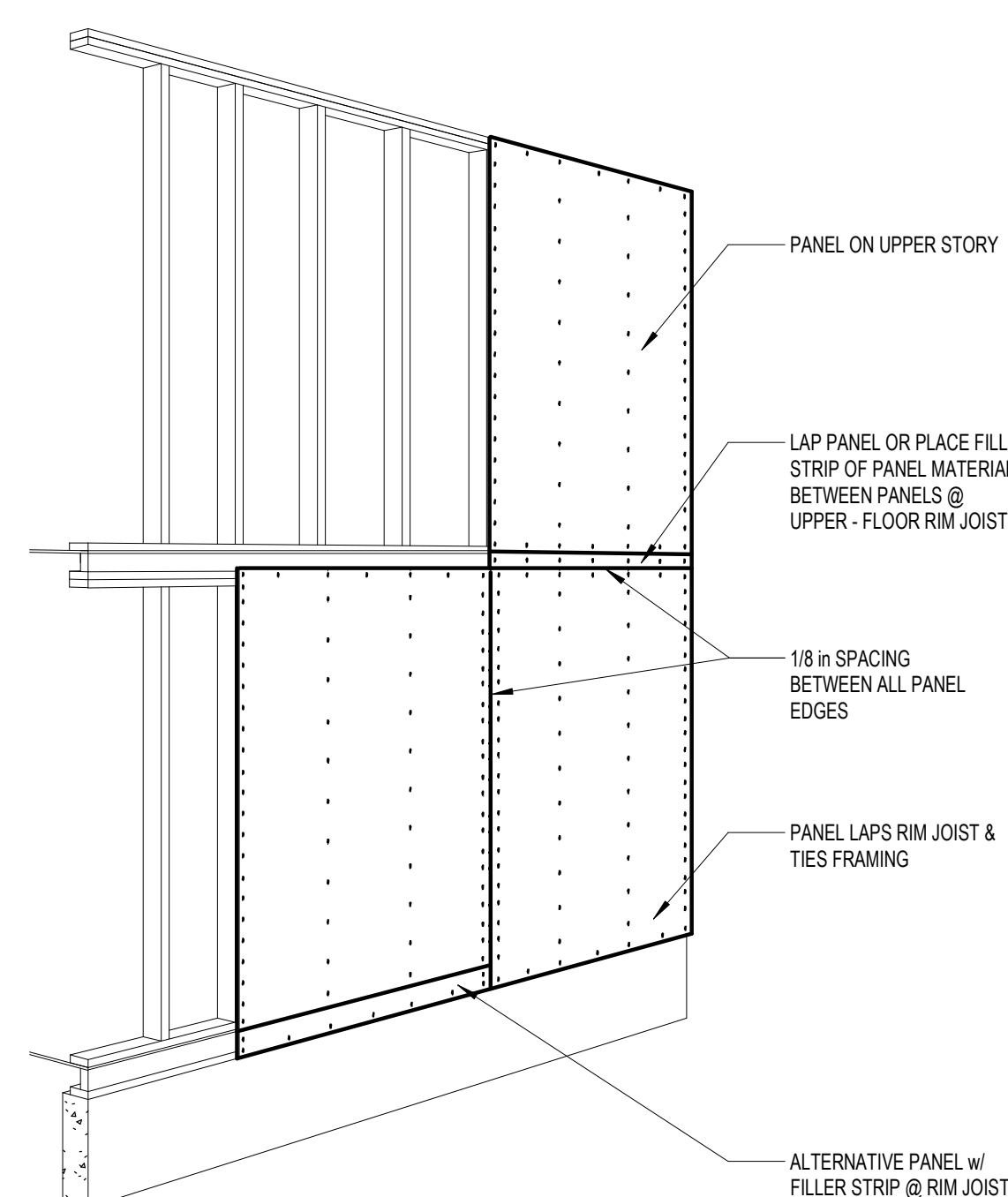
1 Lintel Schedule
3/4" = 1'-0"

SHEAR WALL SCHEDULE						
MARK ¹	STRUCTURAL PANEL ^{2,3}	PANEL FASTENING ⁴	HOLDOWN ⁵	# 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.

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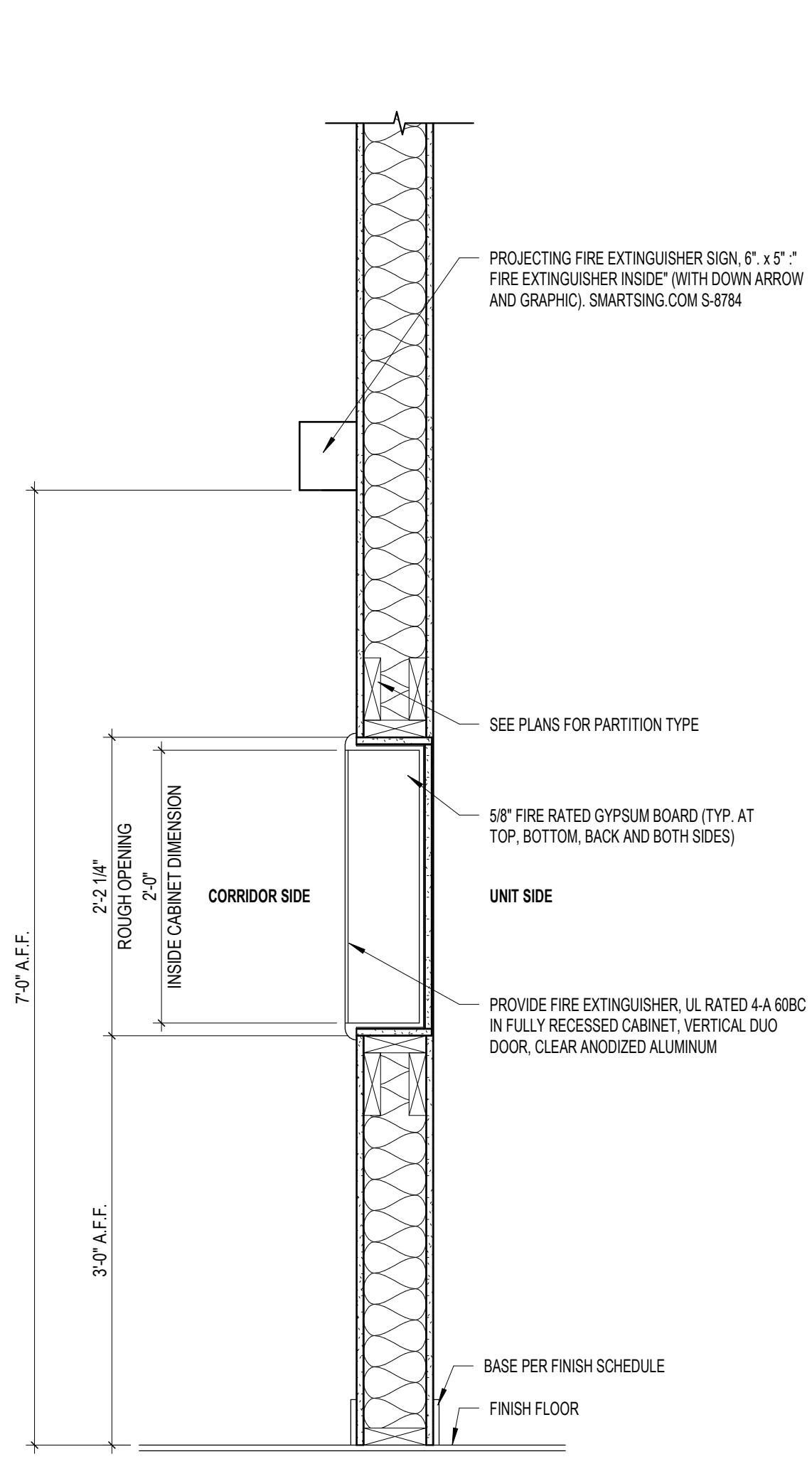
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REVIEWED BY: JLB
DATE: 2024-02-07

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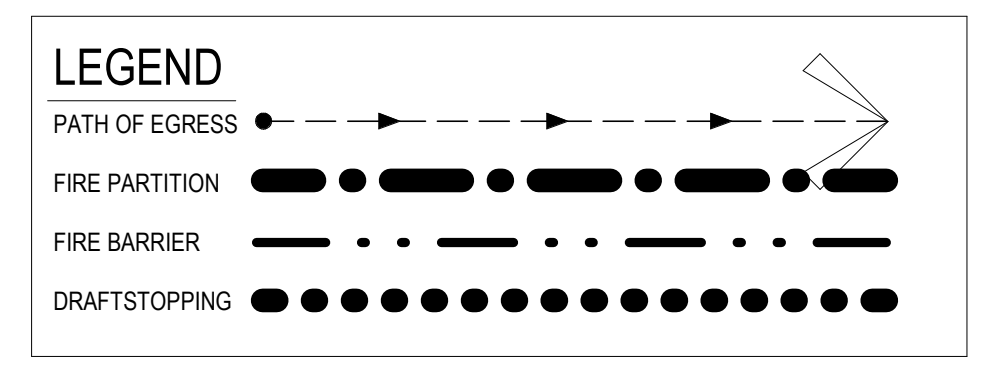
STRUCTURAL DETAILS



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, 10, 11, 12, 13, 14, 16, 17, 18, 20, 21, 22, 23, 24, 26, 27, 28	1	1	TYPE B
B	3, 15, 25	1	1	TYPE A

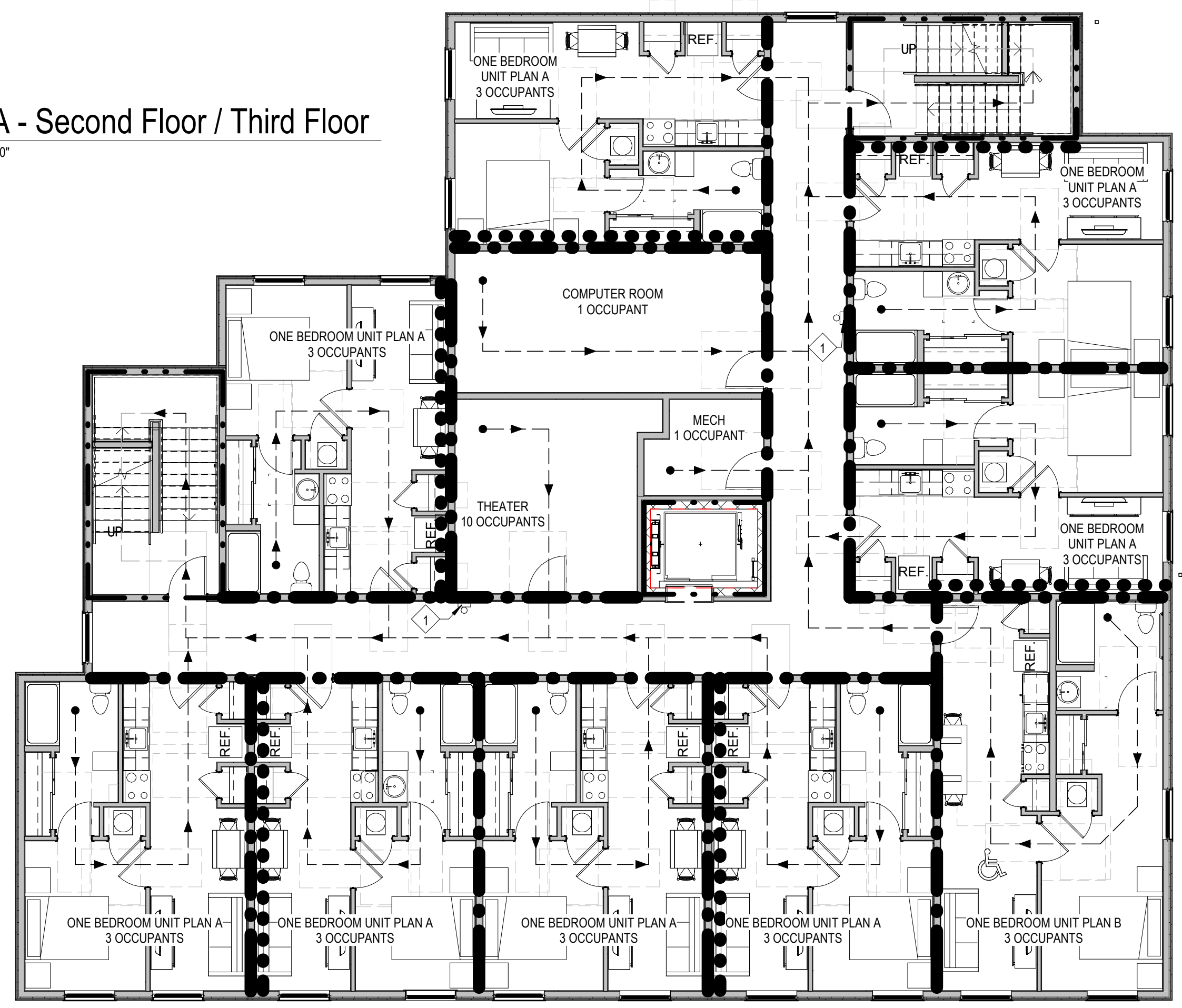


General Life Safety Notes

- 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"

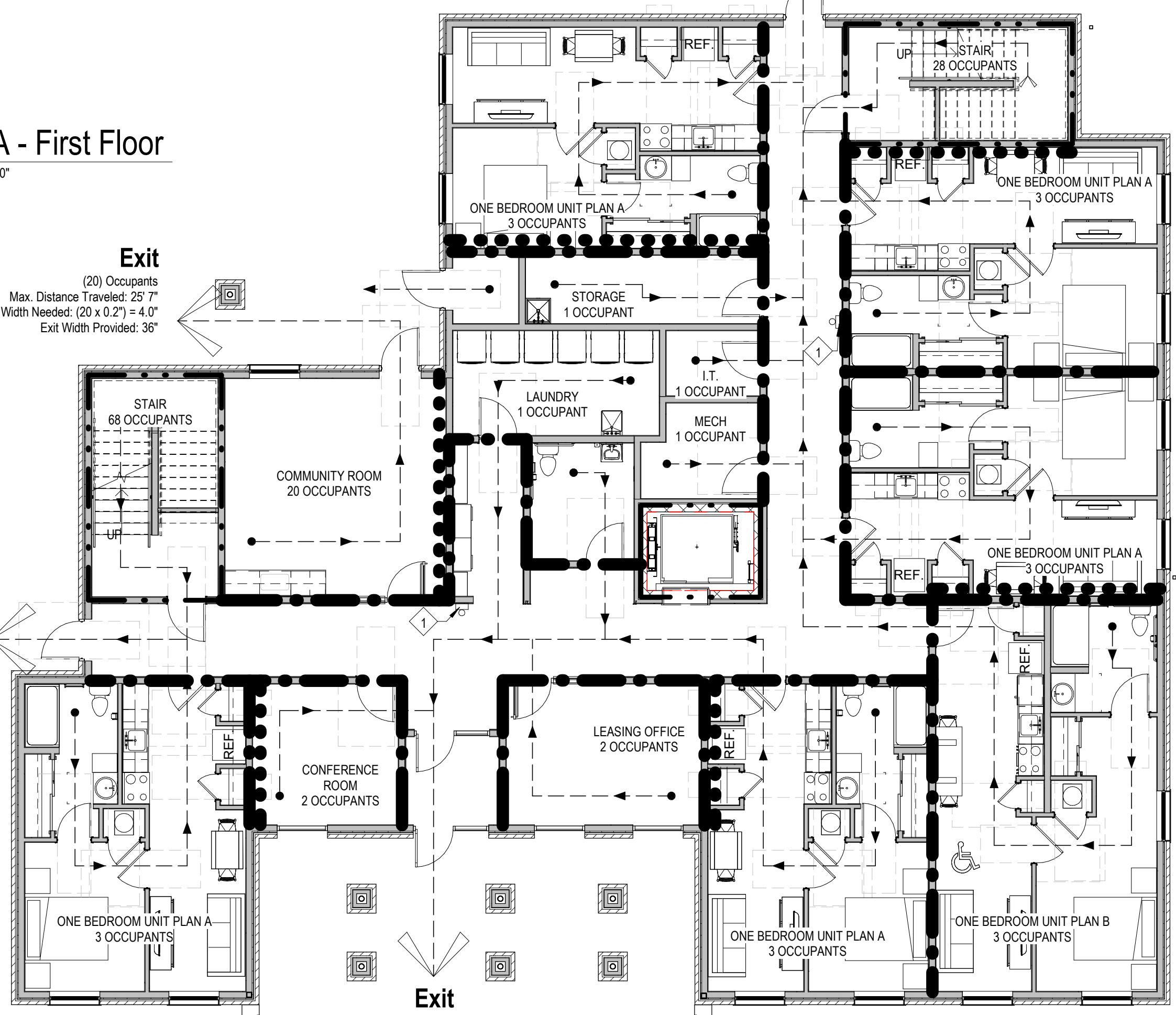


Exit

(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

(71) Occupants
 Max. Distance Traveled: 172' 8"
 Exit Width Needed: (71 x 0.2') = 14.2'
 Exit Width Provided: 36"

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 [602.2] Type V-B Construction: No fire-rating required. [602]
	Building Areas: Total Existing: 0 Square Feet New construction: First Floor, Apartment Houses 5,373 Square Feet New construction: Second Floor, Apartment Houses 5,361 Square Feet New construction: Third Floor, Apartment Houses 5,361 Square Feet Renovation: 0 Square Feet Addition: 0 Square Feet Total Complete: 17,335 Square Feet
	Allowable Area & Area: Allowable area per floor: (R-2) 16,000 square feet/floor [503] ZONED (C-2) 22,000 square feet/floor VARIANCE (C-2) 48,000 square feet/floor Frontage Increase Allowed: Total Perimeter fronting open space of 20' or more: 265.82' [506.2] Weighted Average of Frontage Width: 30' [506.2] Frontage Increase Factor (I): 0.54 [506.2]
	Allowable Height: ZONED (R-2) 4 stories / 55 feet [503] VARIANCE (C-2) 2 stories / 30 feet (C-2) 3 stories / 50 feet
	Building Elements: Structural Frame - Any material permitted by code [T601, 602.5] Bearing Walls - Any material permitted by code [T601, 602.5] Nonbearing walls (Exterior) - Any material permitted by code [T601, 602.5] Nonbearing walls (Interior) - Any material permitted by code [T601, 602.5] Roof Assembly - [T601] Exterior Walls - Any material permitted by code [T601, 602.5]
	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. [508.2.4E2] 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: [508.2.1] Community Hall (@ 6%, First Floor) Laundry (@ 3%, First Floor) Exercise Room (@ 4%, Second Floor) Computer Room (@ 4%, Third Floor) Theater (@ 5%, 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 710.5.3.3. 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 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]
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: 250 feet (R-2 Occupancy) [1016.2] - Maximum Travel Distance, Traveled: 185'-0" Occupant Load: 142 Occupants, Total [T1004.1.2] Accessible means of egress: Required [1007.1, EX1] Door Swing in direction of egress: Required [1008.1.2] Enclosed Stair: Required [1008.3, EX1] Maximum Common Path of Egress Travel: 125'-0" [T1014.3] Corridor Fire Resistance: 0.5-HR (R-2 Occupancy) [T1018.1] Corridor Minimum width: 44" (Non-listed facility) [T1018.2] 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. [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. [107.4] 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. [107.6] 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. [107.6.2.1.1]	
Dwelling Unit Requirements: Minimum width accessible Doors shall be 32" clear. [ANSI 404.2] Minimum width of a corridor within dwelling unit is 36" minimum. [T1020.2] Minimum ceiling height of a occupiable and habitable spaces, and corridors is 7'-0" (90"). [1003.2] Minimum ceiling height in dwelling unit kitchens and bathrooms is 7'-0", min. [1208.2]	

Work Description Notes

- PROVIDE 10-ABC TYPE FIRE EXTINGUISHER AND CABINET. SEE DETAIL 3/A001. VERIFY EXACT LOCATION WITH AUTHORITIES HAVING JURISDICTION.

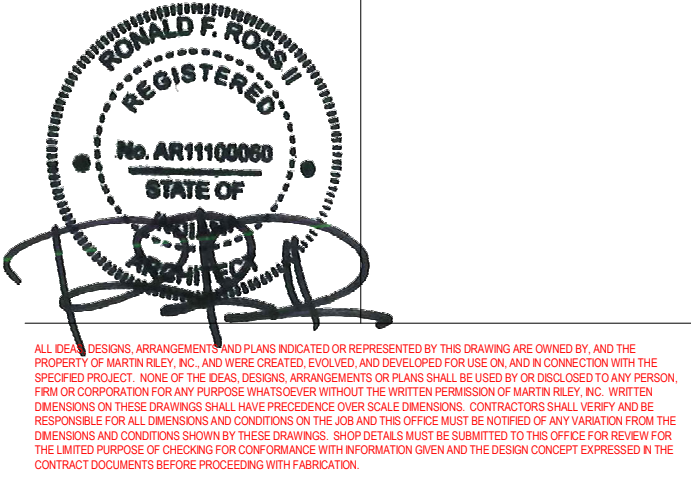
New Construction and Renovation Work for :

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711 E Tillman Rd
 Ft Wayne, IN 46816



221 West Baker Street
 Fort Wayne, Indiana 46802
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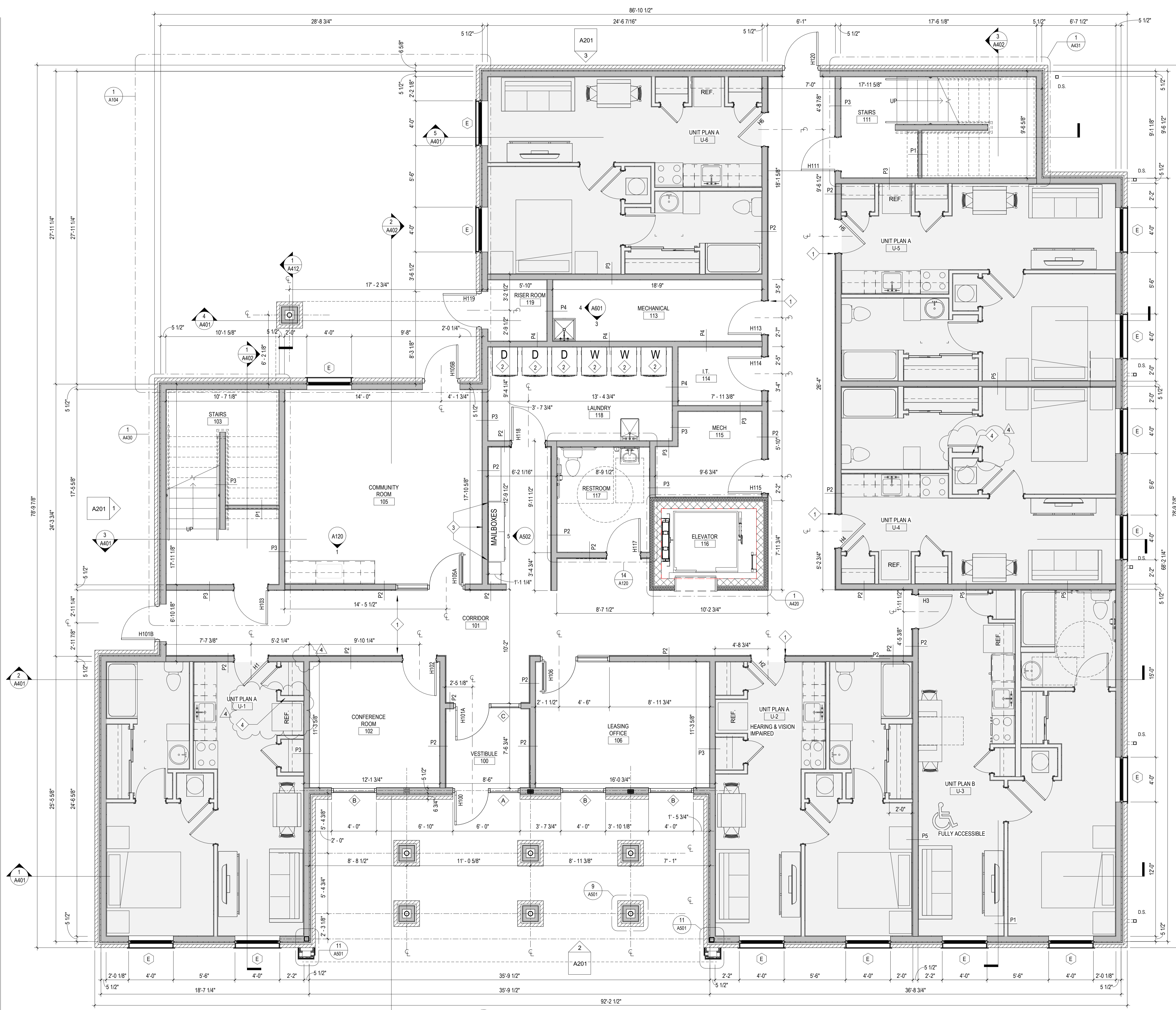
REVISION: DATE:

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

A001

CODE SUMMARY & LIFE SAFETY PLANS

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1 First Floor Plan
 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.
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Work Description Notes

- DRYWALL EXPANSION JOINT
- ALL WASHER/DRYER APPLIANCES TO BE PROVIDED BY OWNER
- PROVIDE BLOCKING IN WALL FOR MAILBOX INSTALLATION. REFER TO MANUFACTURER'S REQUIREMENTS.
- PROVIDE 2X6 STUD FRAME WALL AT THIS LOCATION

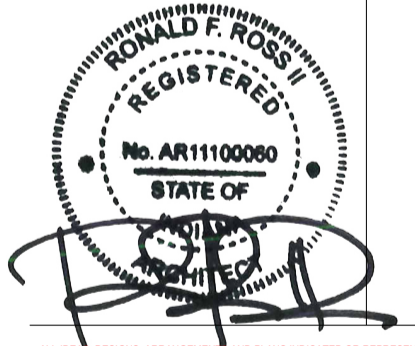
New Construction and Renovation Work for :

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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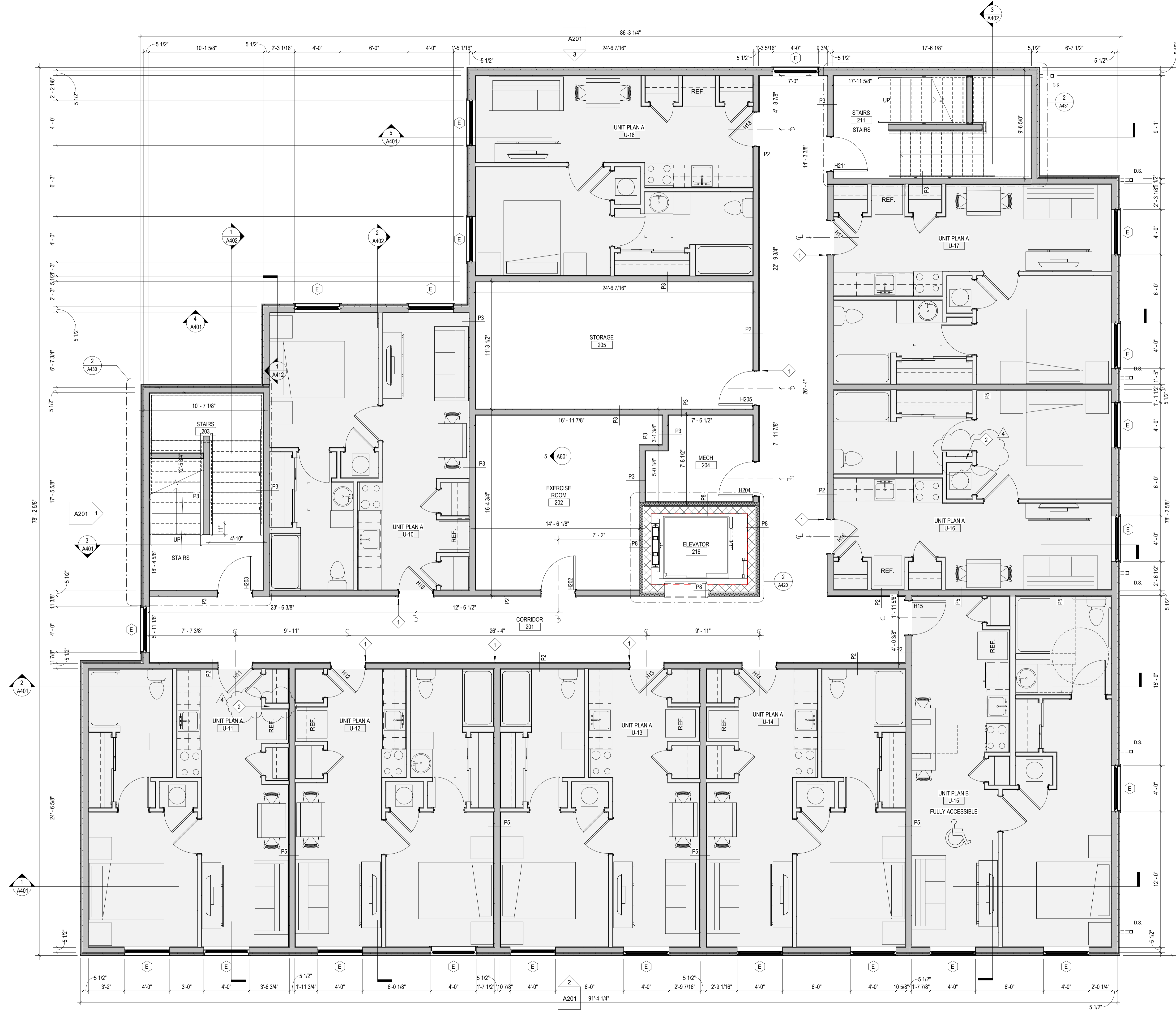
REVISION	DATE	
3	ADDENDUM 3	2024 - 04 - 16
4	REVISION 4	2024 - 07 - 19

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

A101

FIRST FLOOR PLAN

F23066 Hillcrest Commons
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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
- 2 PROVIDE 2X6 STUD FRAME WALL AT THIS LOCATION

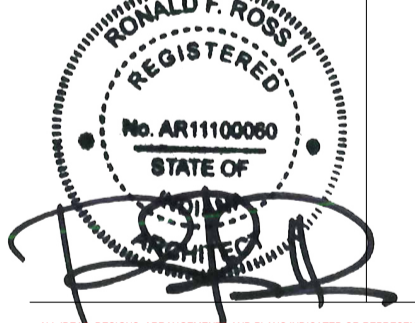
New Construction and Renovation Work for :

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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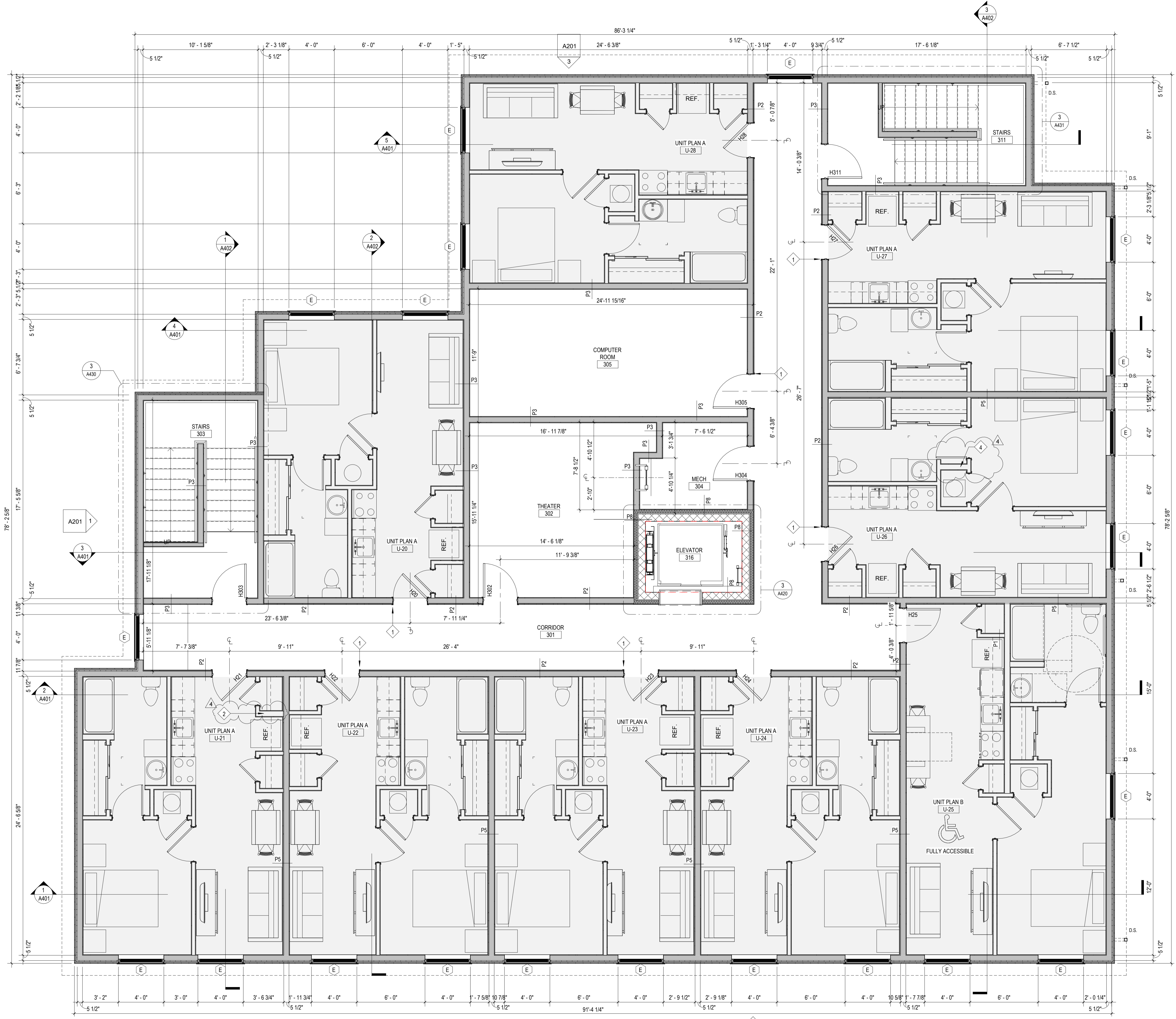
REVISION	DATE
3 ADDENDUM 3	2024 - 04 - 16
4 REVISION 4	2024 - 07 - 19

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 COMMISSION NUMBER: F23066
 REVIEWED BY: [Signature]
 DATE: 2024-02-07
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A102

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

F23066 Hillcrest Commons
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General Notes

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Work Description Notes

- 1 DRYWALL EXPANSION JOINT
- 2 PROVIDE 2x6 STUD FRAME WALL AT THIS LOCATION

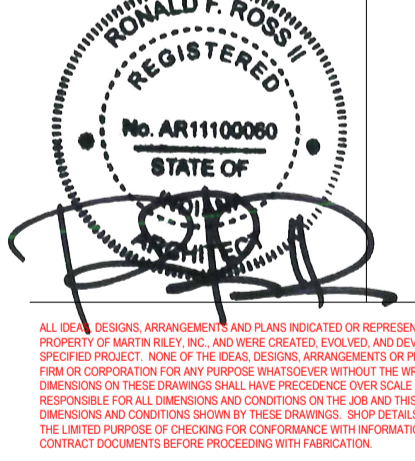
New Construction and Renovation Work for :

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



REVISION	DATE	
3	ADDENDUM 3	2024 - 04 - 16
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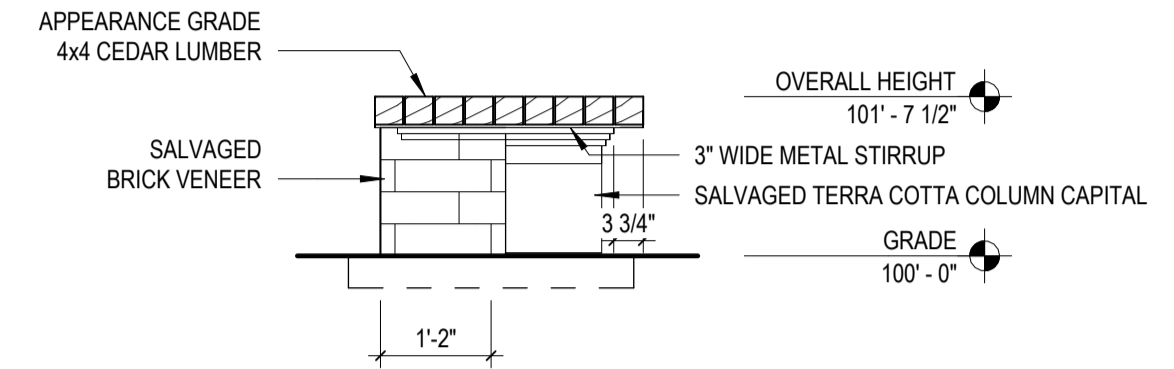
DRAWN BY	COMMISSION NUMBER	CPB/LEM	F23066	REVIEWED BY	DATE	Checker	2024-02-07
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A103

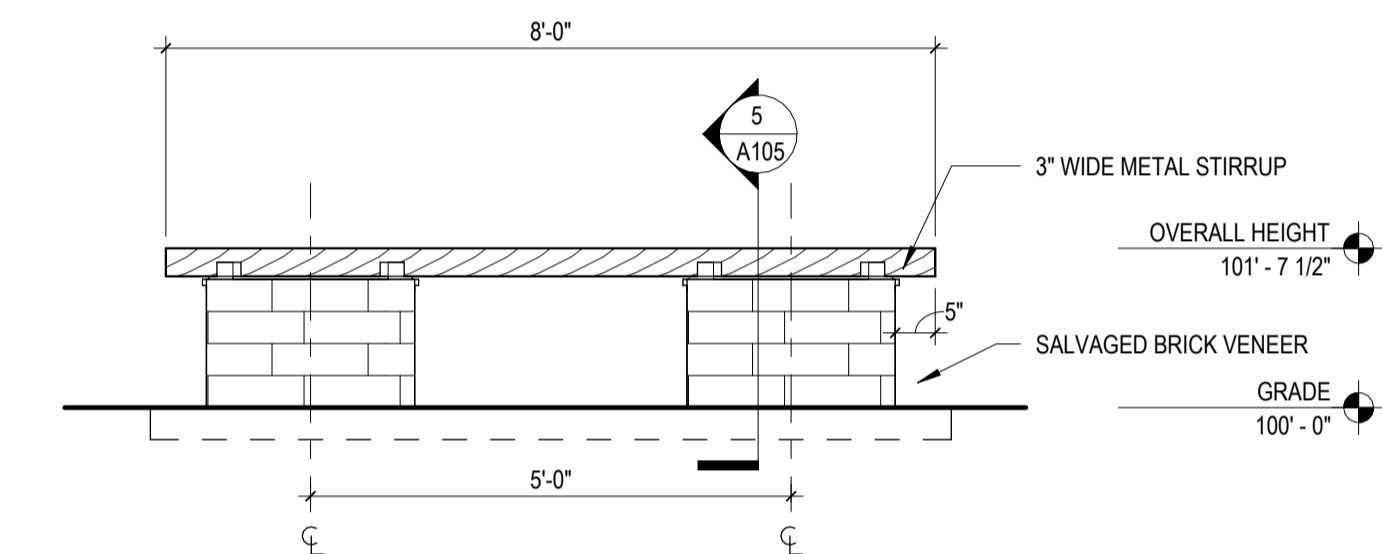
THIRD FLOOR PLAN

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

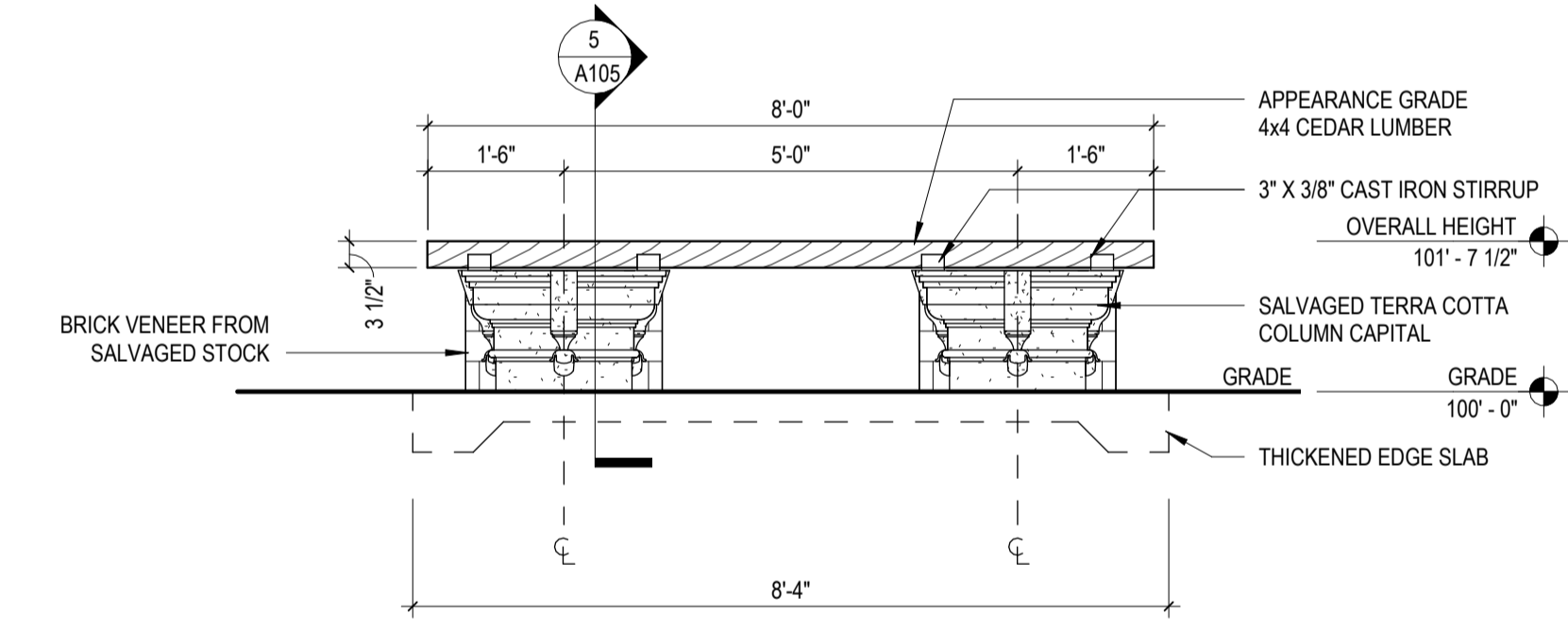
F23066 Hillcrest Commons
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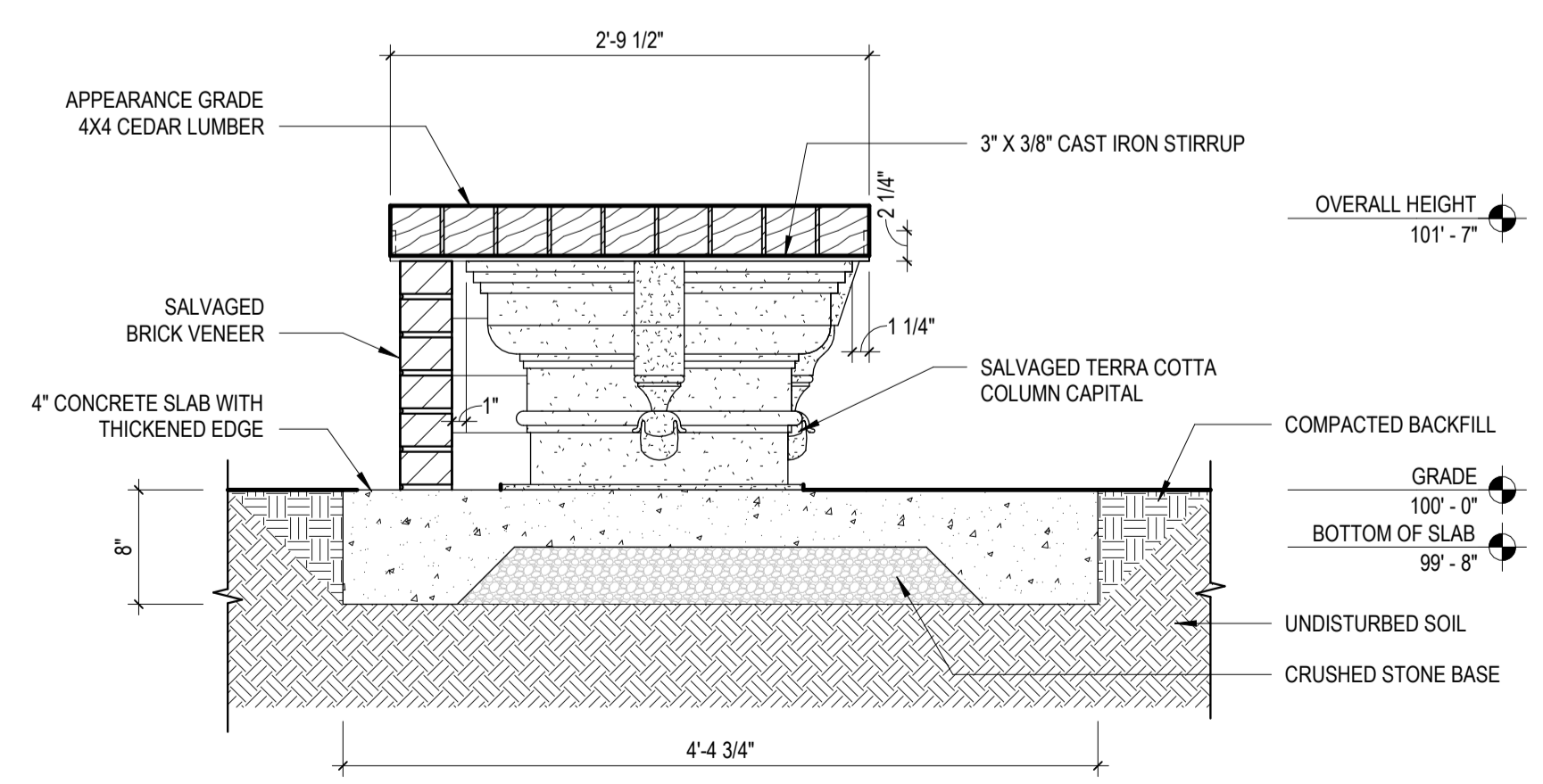
4 Repurpose Bench - Side Elevation
 1/2" = 1'-0"



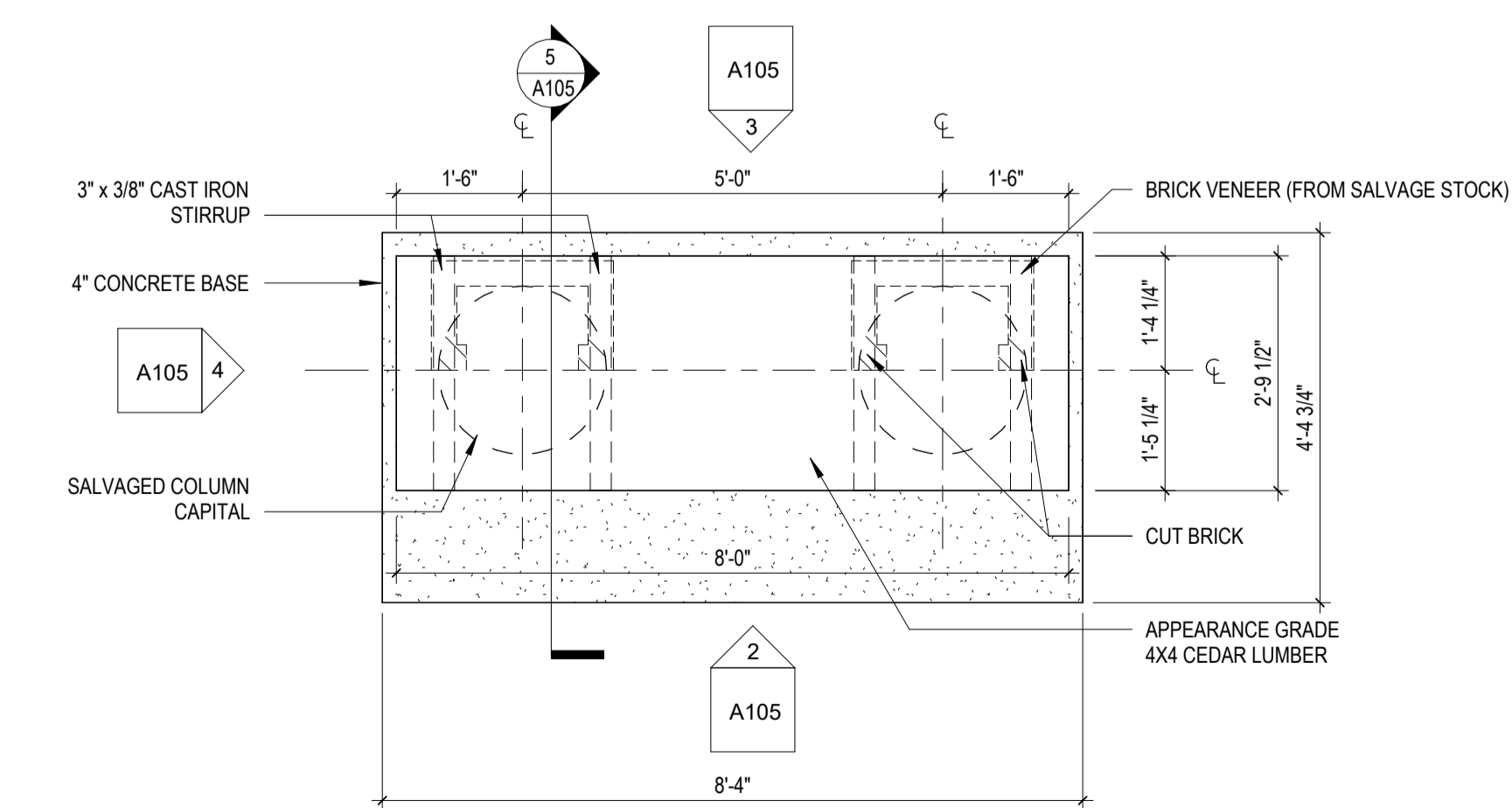
3 Repurpose Bench - Back Elevation
 1/2" = 1'-0"



2 Repurpose Bench - Front Elevation
 1/2" = 1'-0"



5 Repurpose Bench - Section
 1" = 1'-0"



1 Repurpose Bench - Plan
 1/2" = 1'-0"

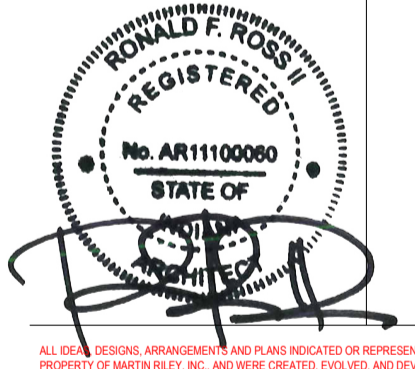
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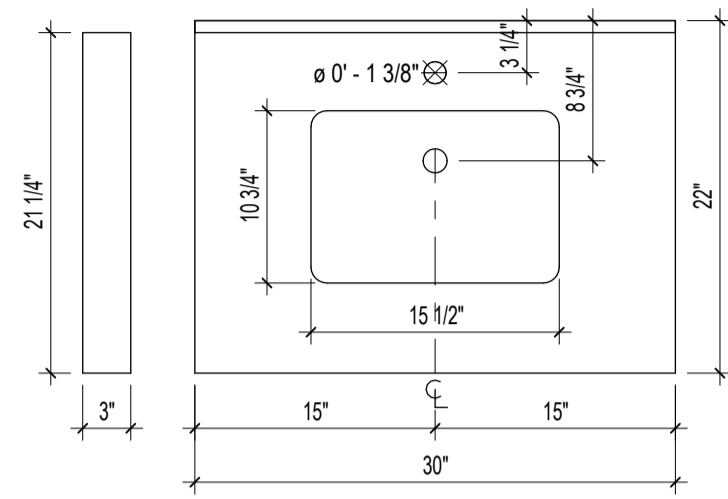
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REVISION: _____ DATE: _____

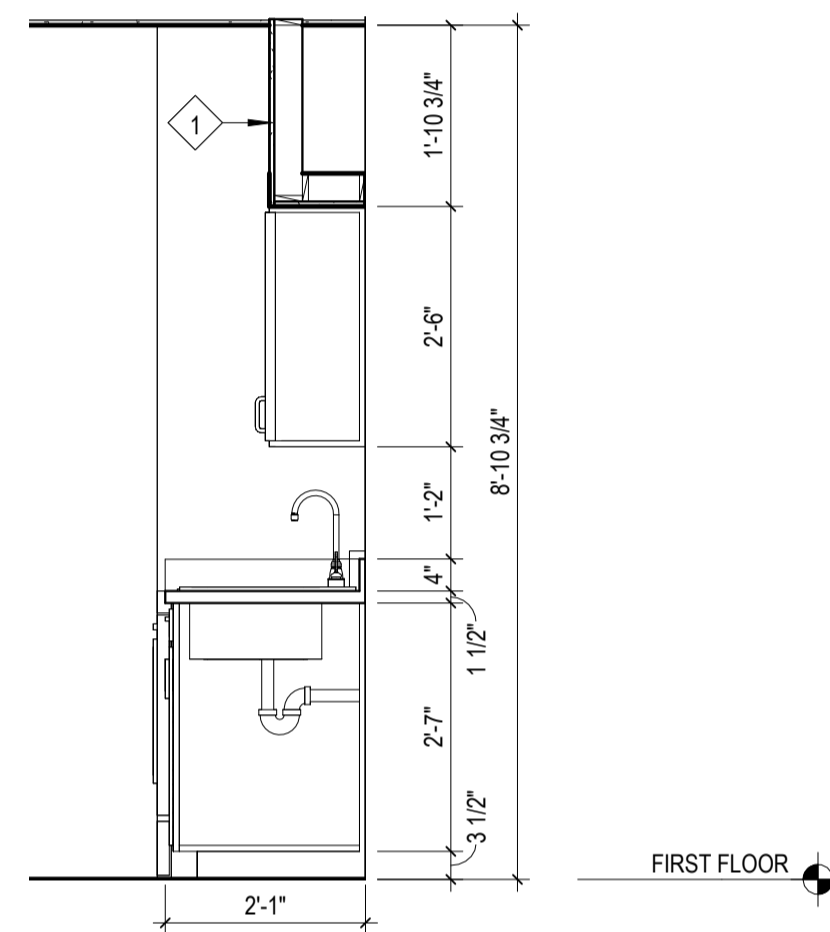
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 COMMISSION NUMBER: F23066
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 DATE: 2024-02-07
 Checker

A105

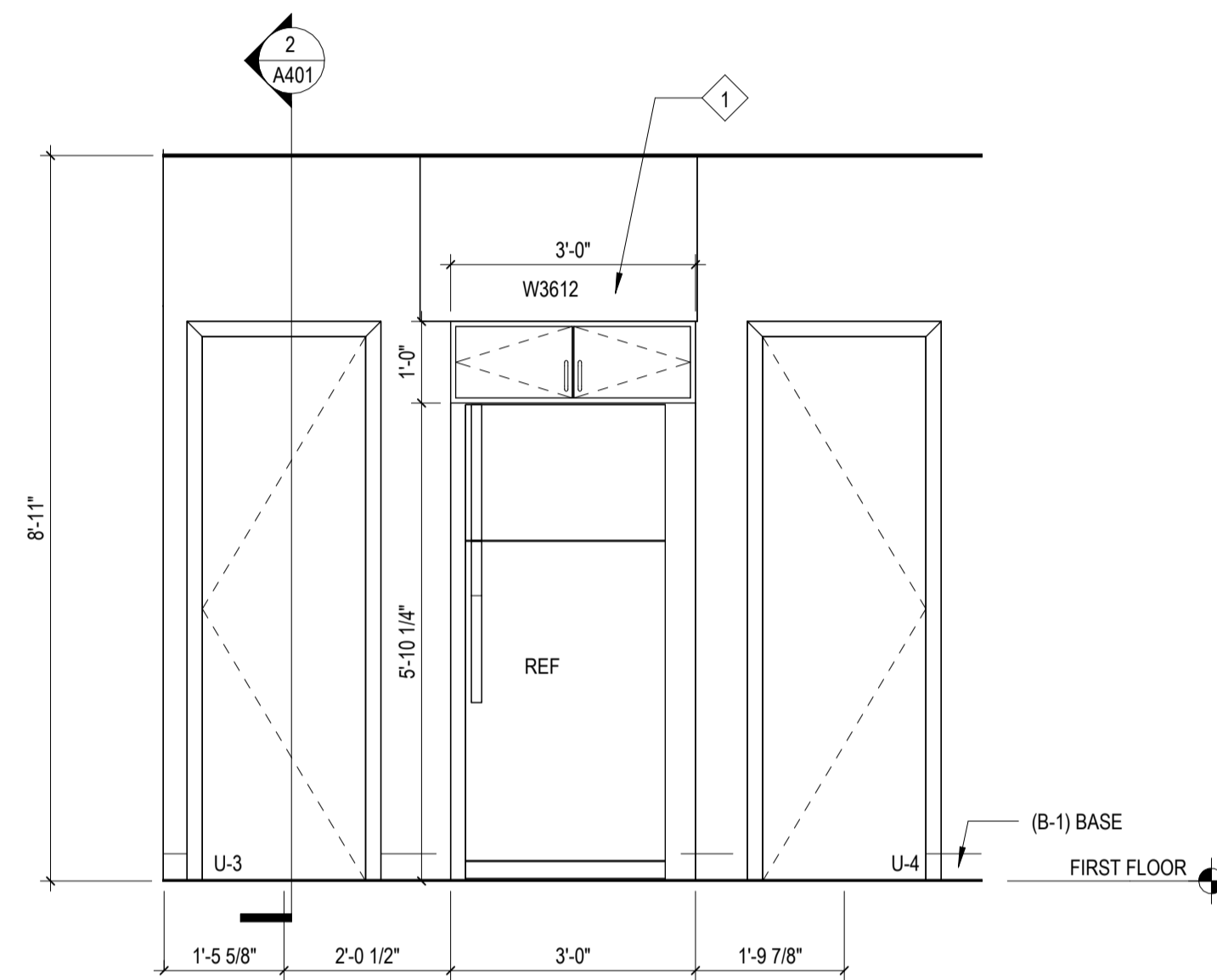
SITE AMENITY PLANS AND DETAILS



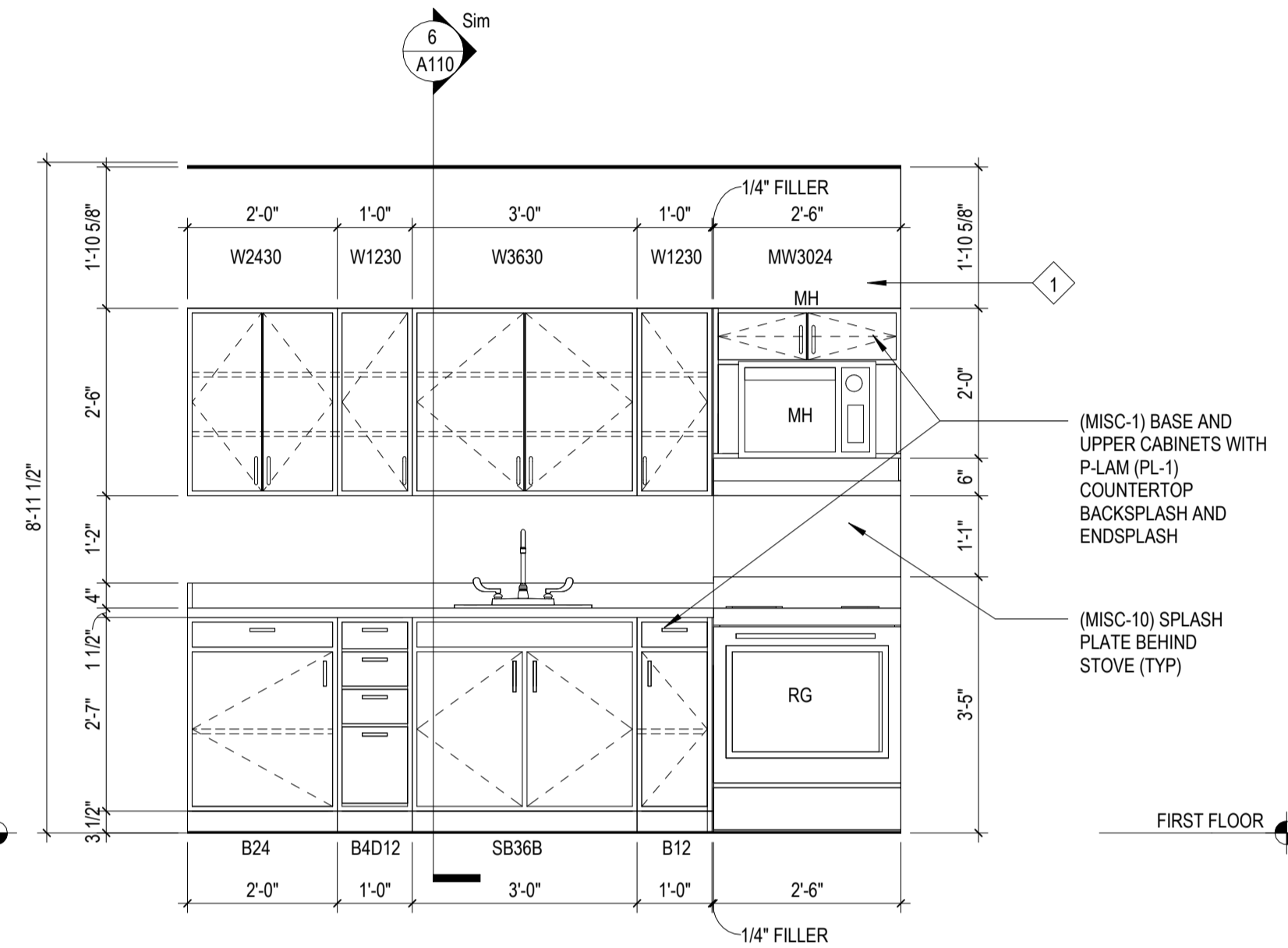
7 Bathroom Single Vanity
1" = 1'-0"



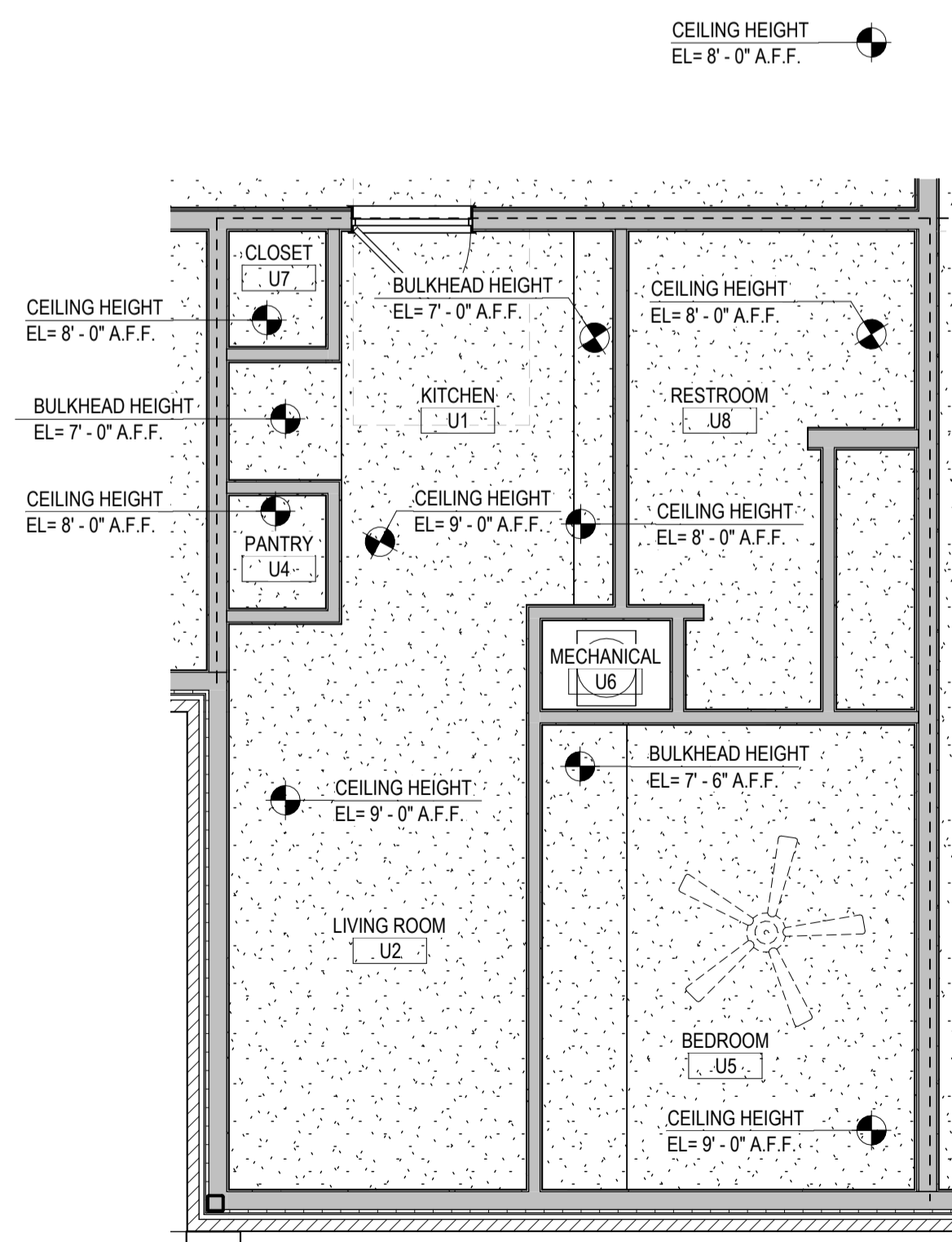
6 Unit Kitchen Section
1/2" = 1'-0"



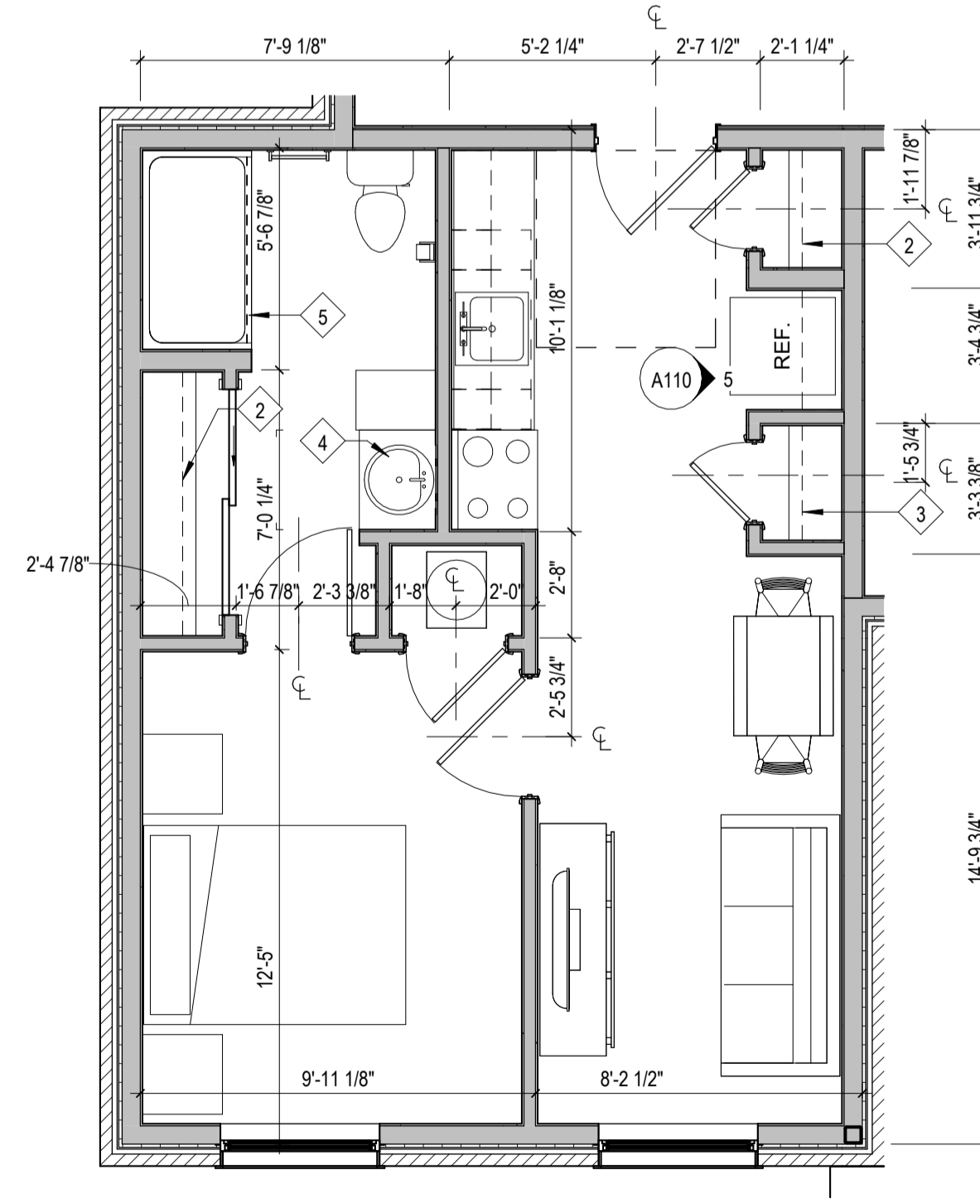
5 Unit Kitchen Elevation
1/2" = 1'-0"



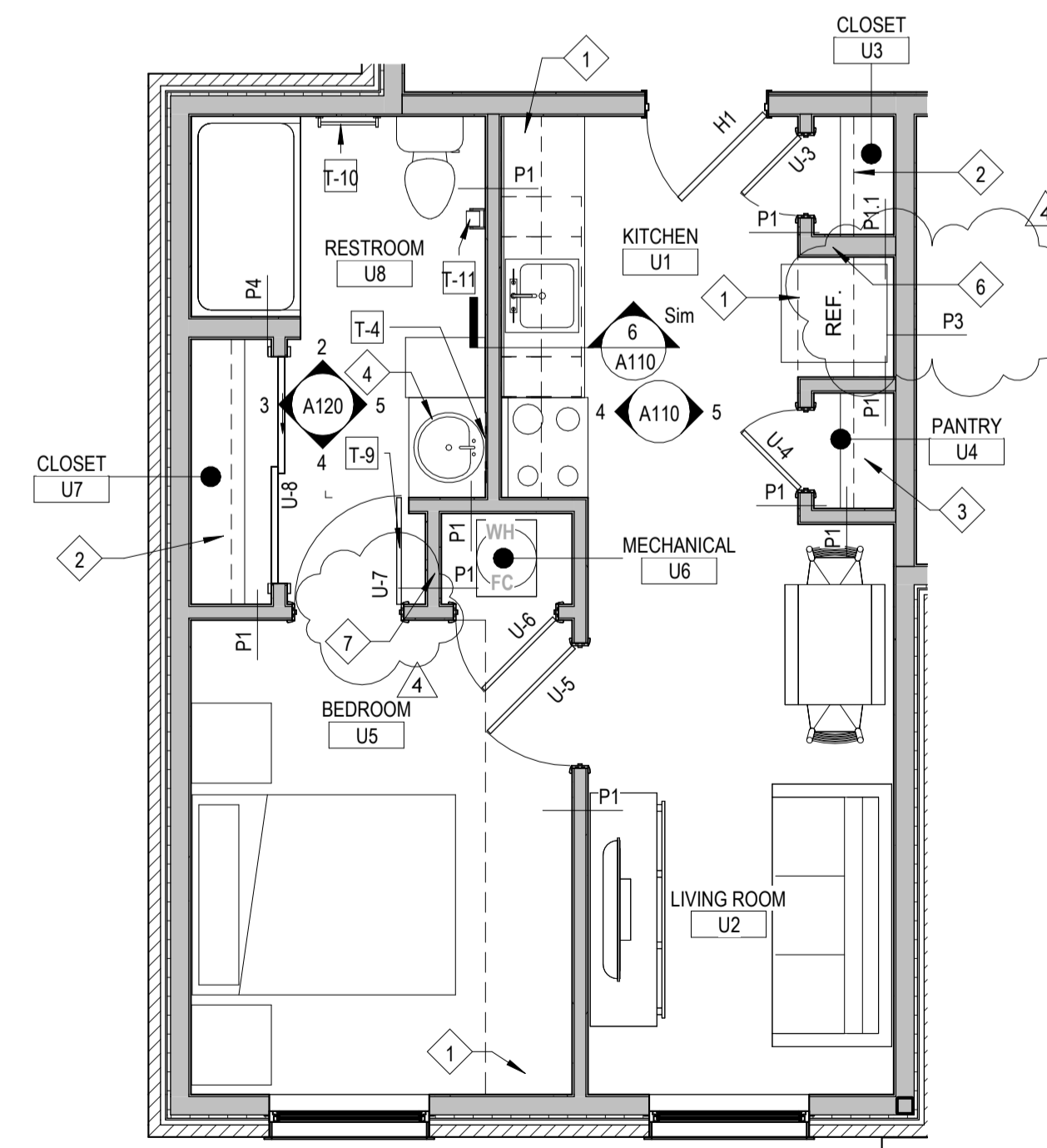
4 Unit Kitchen Elevation
1/2" = 1'-0"



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



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



1 Enlarged Unit Plan A - Notes
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.					

General Notes

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Work Description Notes

- BULKHEAD. SEE REFLECTED CEILING PLAN.
- (MISC-4) COAT ROD SHELF
- (MISC-3) PANTRY SHELVES
- VANITY
- NEOPRENE COLLAPSIBLE DAM
- FOR UNITS U-1, U-11, AND U-21, PROVIDE 2X6 STUD FRAMING IN LIEU OF 2X4 FRAMING AT THIS LOCATION.
- FOR UNITS U-4, U-16, AND U-26, PROVIDE 2X6 STUD FRAMING IN LIEU OF 2X4 FRAMING AT THIS LOCATION.

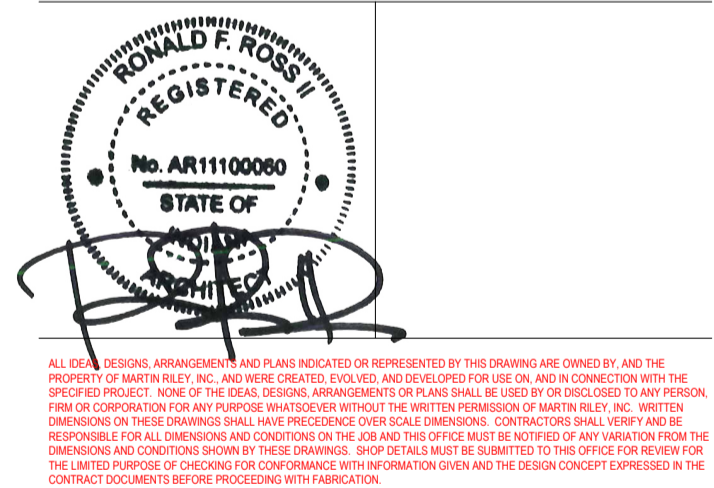
New Construction and Renovation Work for :

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Ft Wayne, IN 46816



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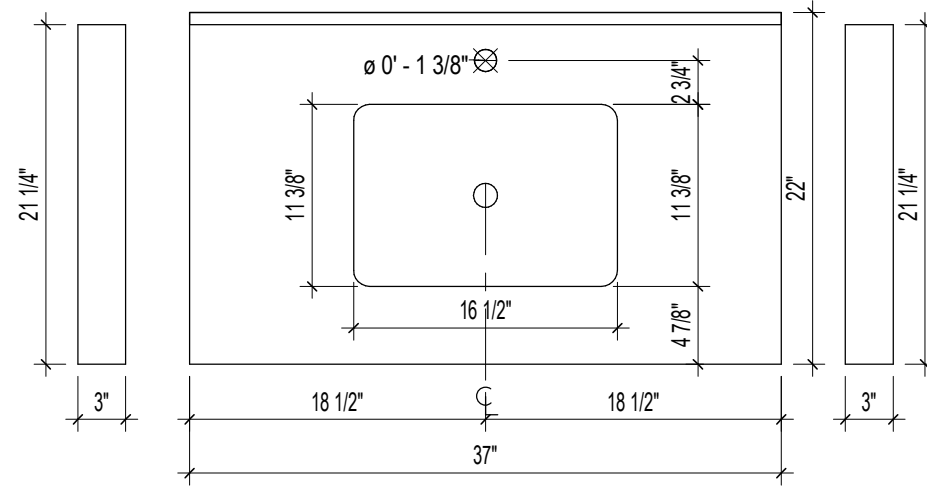
REVISION	DATE
2	2024 - 04 - 01
4	2024 - 07 - 19

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CPB/BMM		

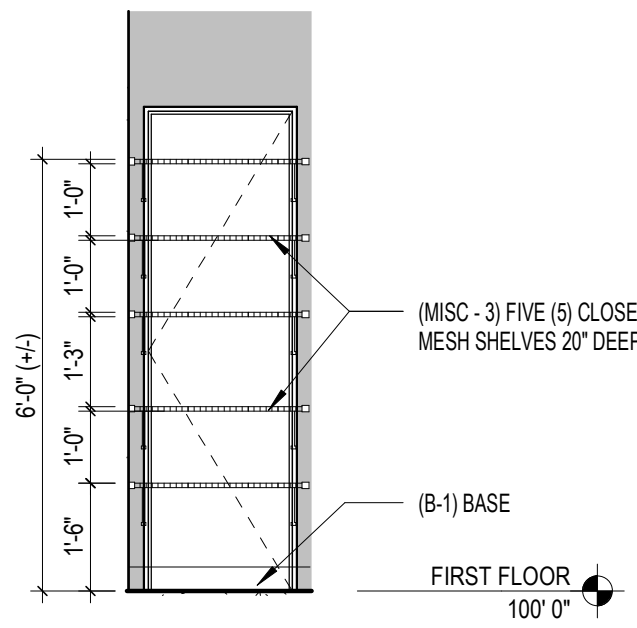
COMMISSION NUMBER	DATE
F23066	2024-02-07

A110

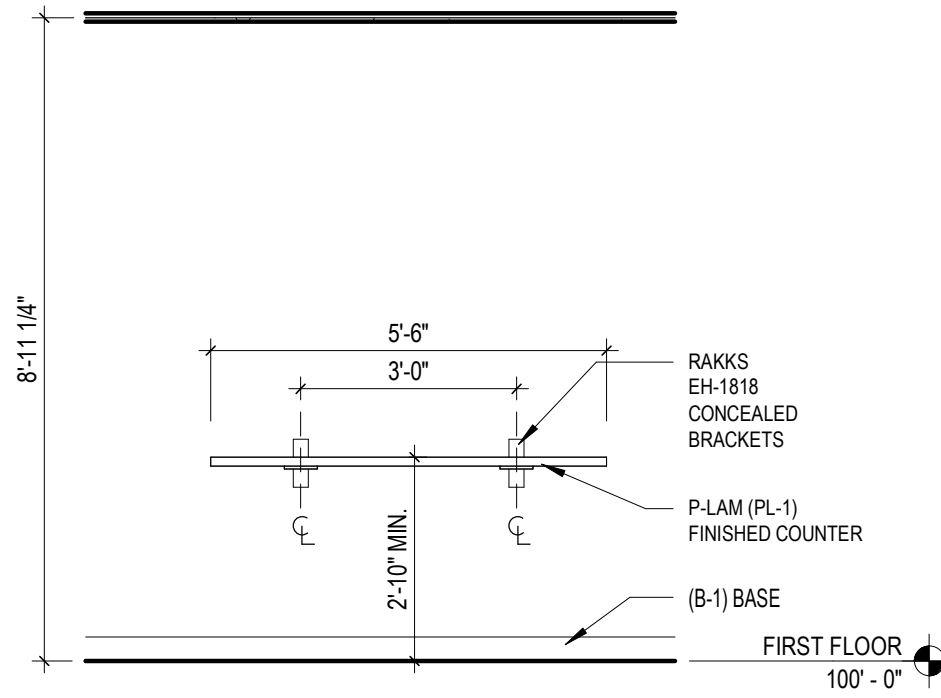
UNIT A PLAN



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



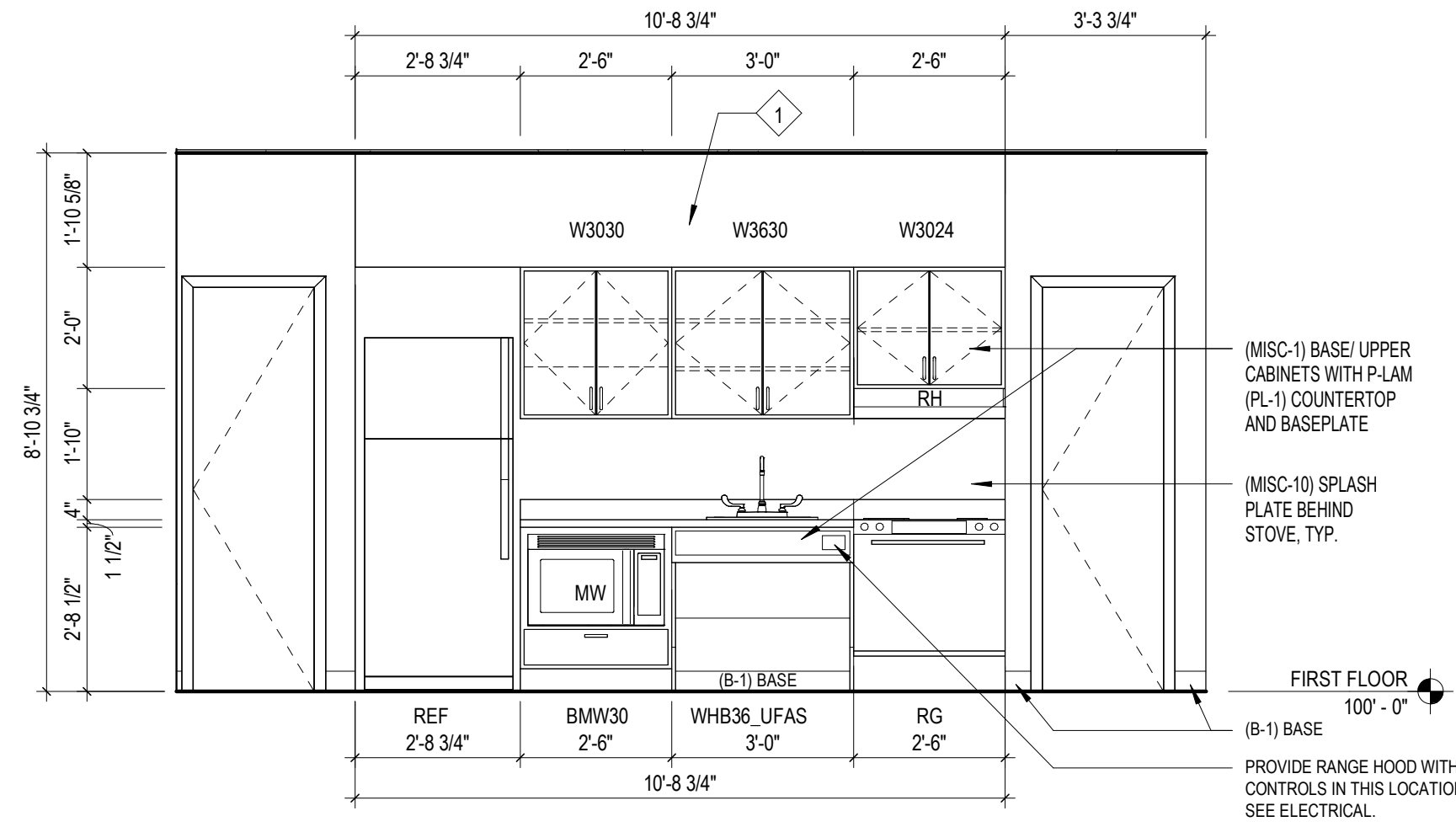
6 Pantry Elevation
3/8" = 1'-0"



5 ADA Counter Workspace
3/8" = 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	

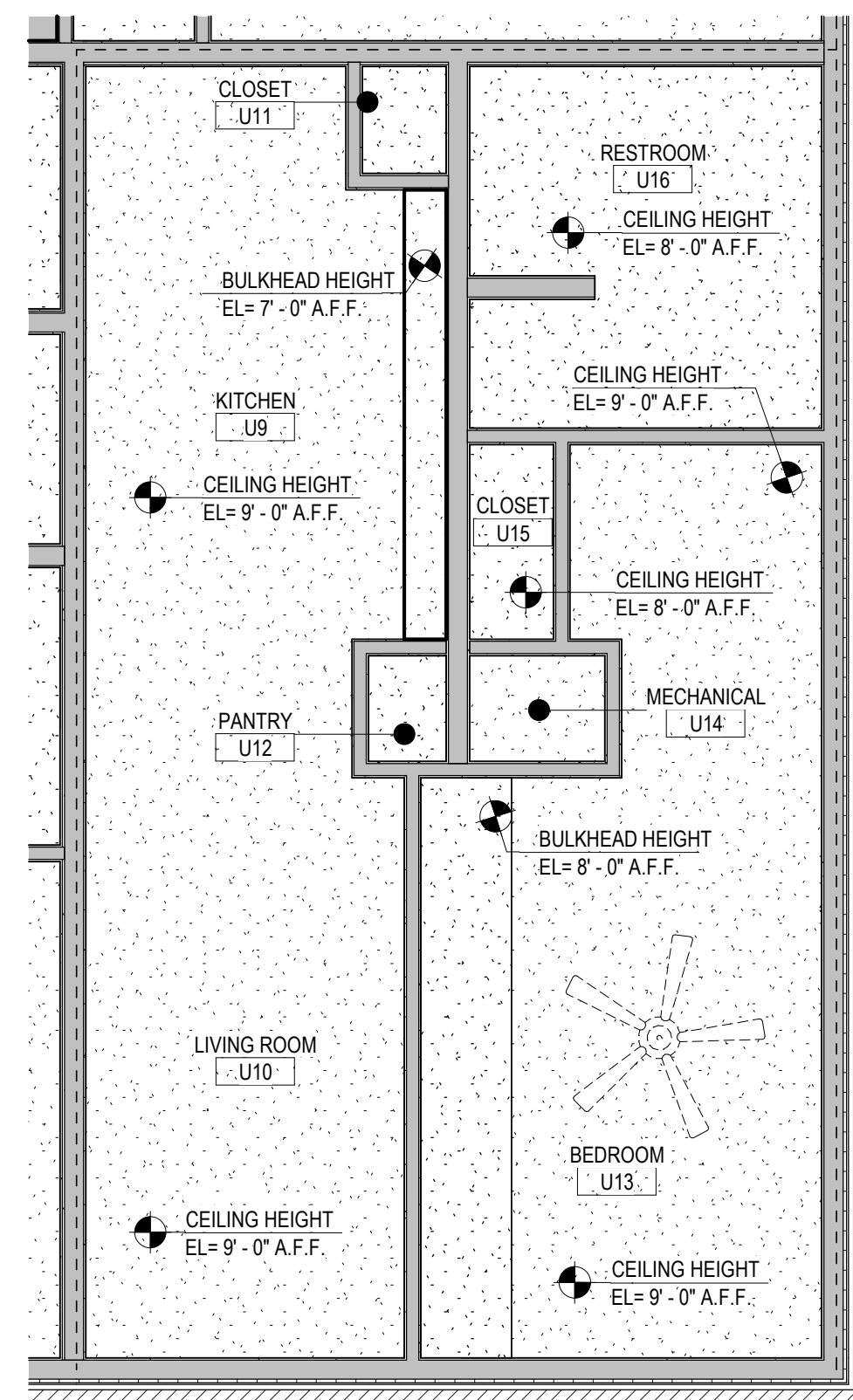
GENERAL NOTES:
1. ALL APPLIANCES TO BE ENERGY STAR COMPLIANT



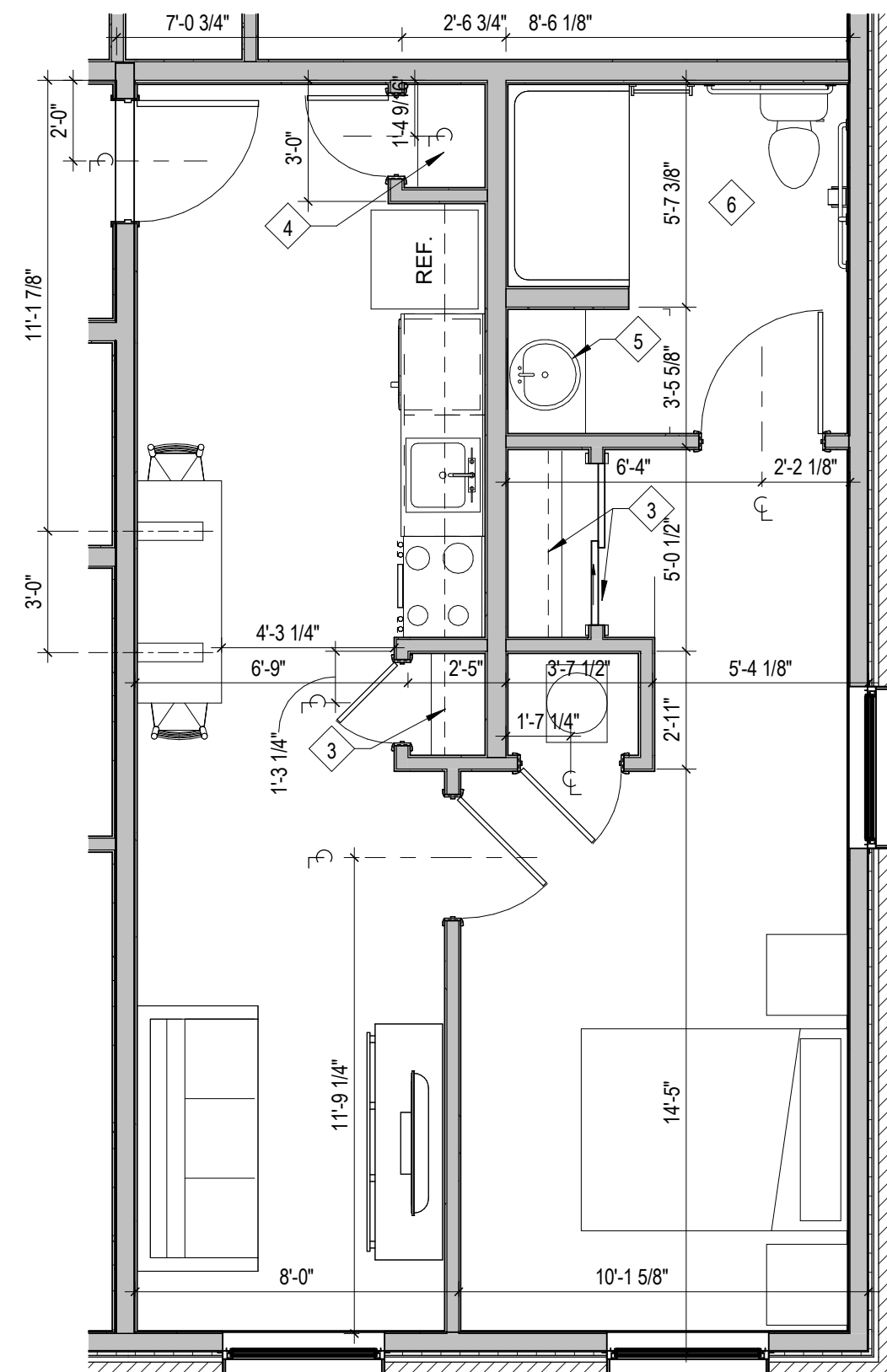
4 ADA Unit Kitchen Elevation
3/8" = 1'-0"

General Notes

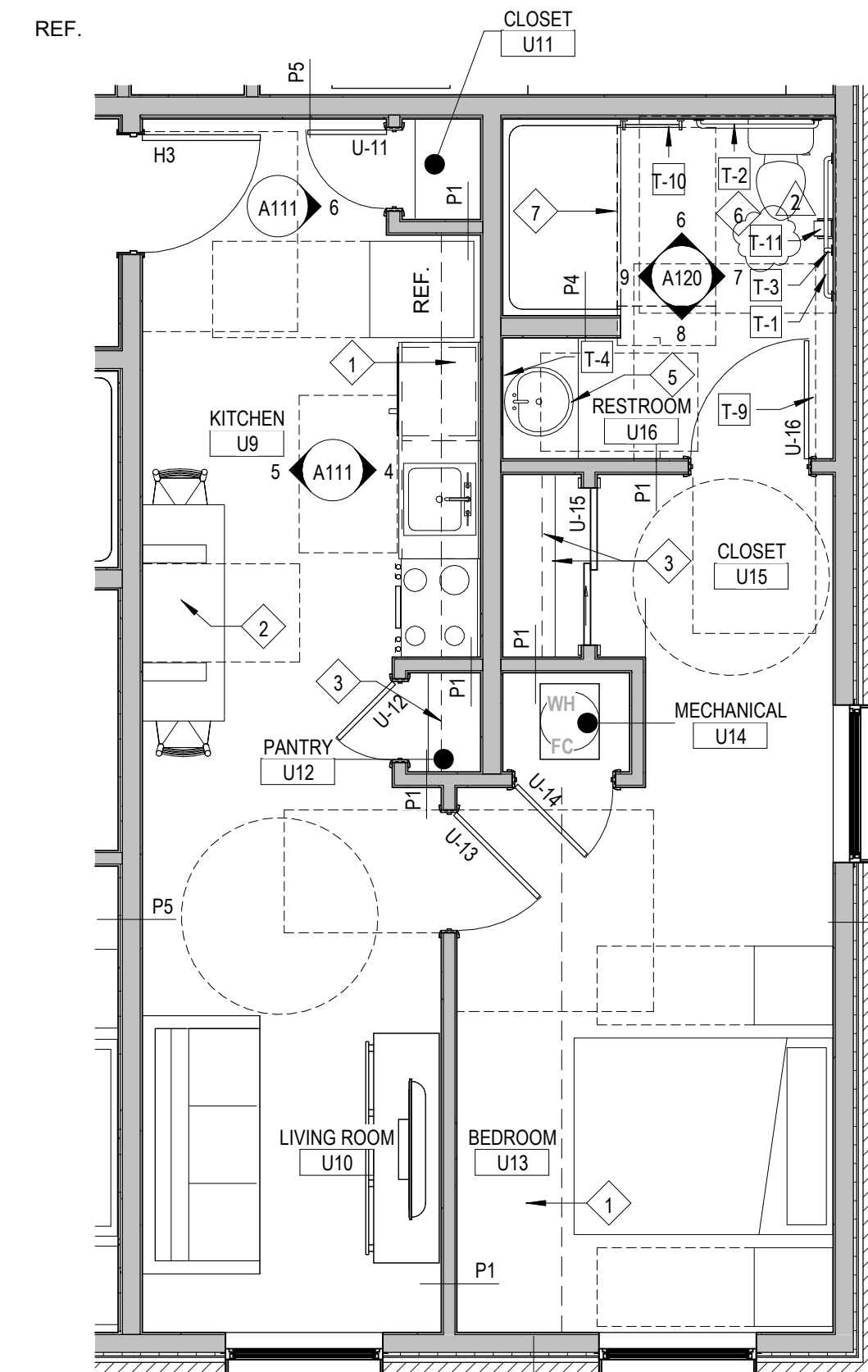
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3 Reflected Ceiling Plan - Unit B
1/4" = 1'-0"



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



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

Work Description Notes

- BULKHEAD. SEE REFLECTED CEILING PLAN.
- 30" (2'-0") CLEAR ADA WORKSPACE
- (MISC-4) COAT ROD/ SHELF
- (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

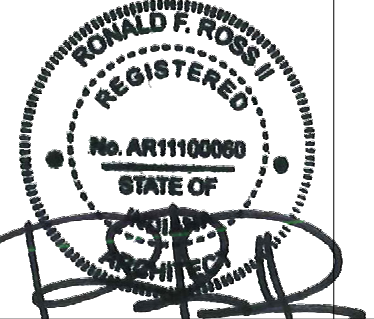
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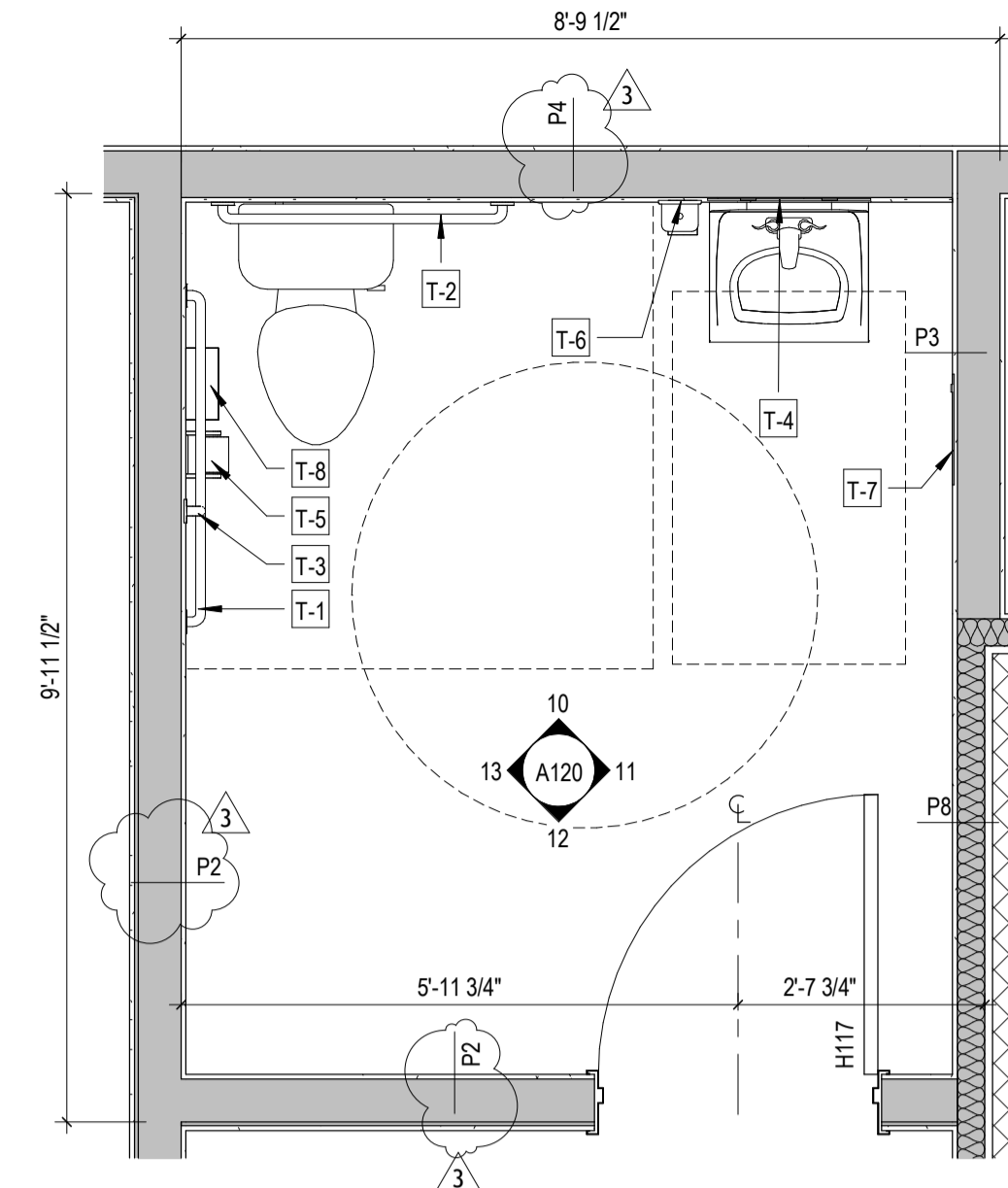
ALL DESIGN SERVICES, ADMINISTRATION, AND/OR CONSTRUCTION SERVICES PROVIDED BY THE DRAWING ARE OWNED BY AND THE PROPERTY OF MARTIN RILEY, INC. AND THESE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND IN CONNECTION WITH THE PROJECT. ANY REUSE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. IS STRICTLY PROHIBITED. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND CONTRACTORS. CONTRACTOR SHALL VERIFY THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY CHANGES, ADDITIONS OR DELETIONS TO THESE DRAWINGS FOR REVIEW OR FOR THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND CONTRACTORS BEFORE PROCEEDING WITH ANY WORK.

REVISION	DATE
2	ADDENDUM 2
	2024 - 04 - 01

DRAWN BY	COMMISSION NUMBER	CPB/BMM	F23066	REVIEWED BY	DATE	Checker	2024-02-07
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A111

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	38" 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 - 20030	
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 - 20395	
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	TOILET PAPER DISPENSER - SURFACE MOUNTED	6-5/16" x 6-5/16"	18" A.F.F. TO BOTTOM	AMERICAN SPECIALTIES, INC - 7402-SSM	
T-12	SHOWER CURTAIN ROD WITH FLANGES	1" DIA x 60"	75" - 77" A.F.F.	AMERICAN SPECIALTIES, INC - 1214	
T-13	ADA UNDER LAV PIPE COVER			PLUMBEREX SPECIALTY PRODUCTS #2465848- WHITE	3.
T-14	NOT USED				

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

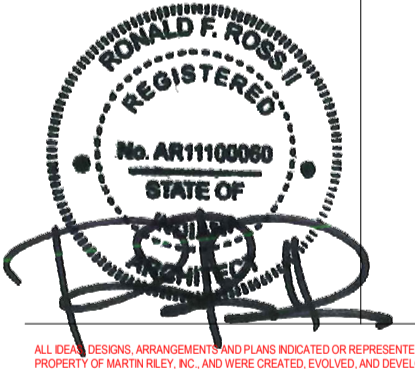
New Construction and Renovation Work for :

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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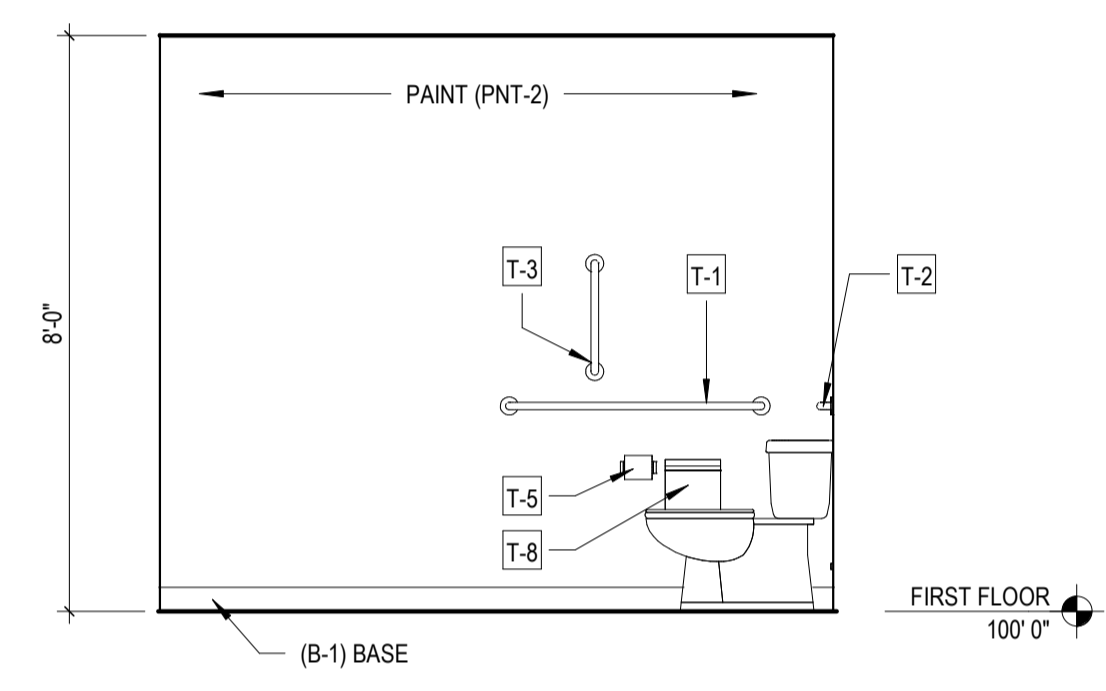
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3	ADDENDUM 3 2024 - 04 - 16

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CPB/BMM		

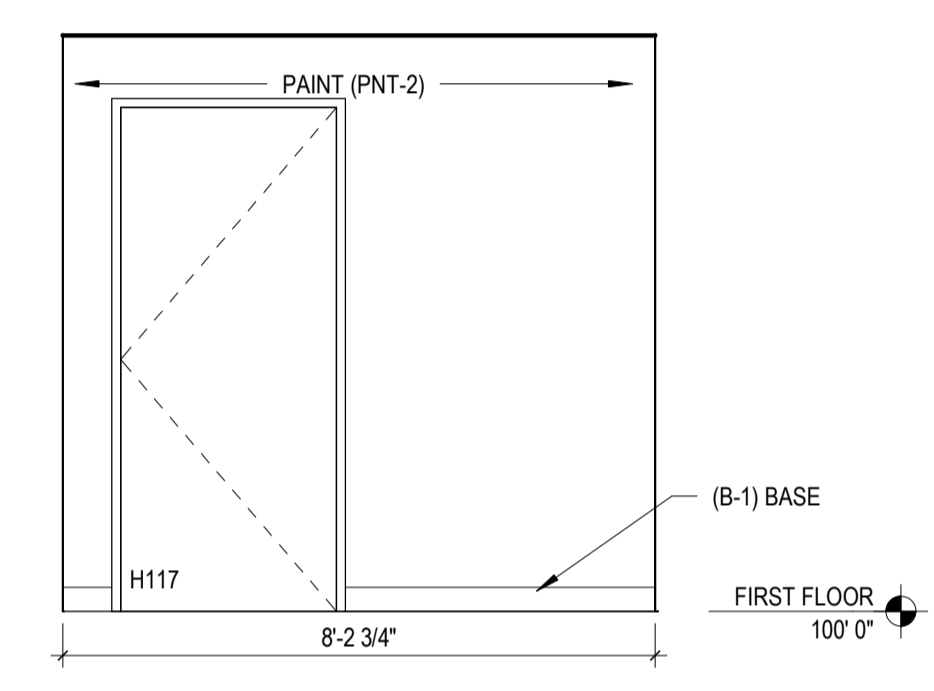
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 DATE: 2024-02-07

A120

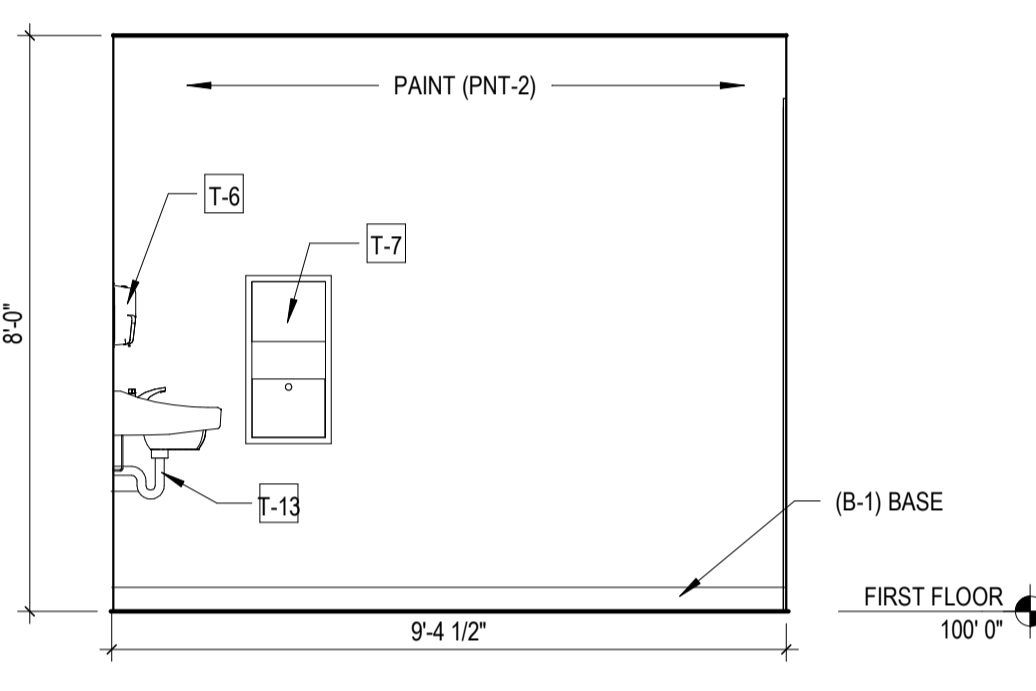
CASEWORK & RESTROOM ELEVATIONS



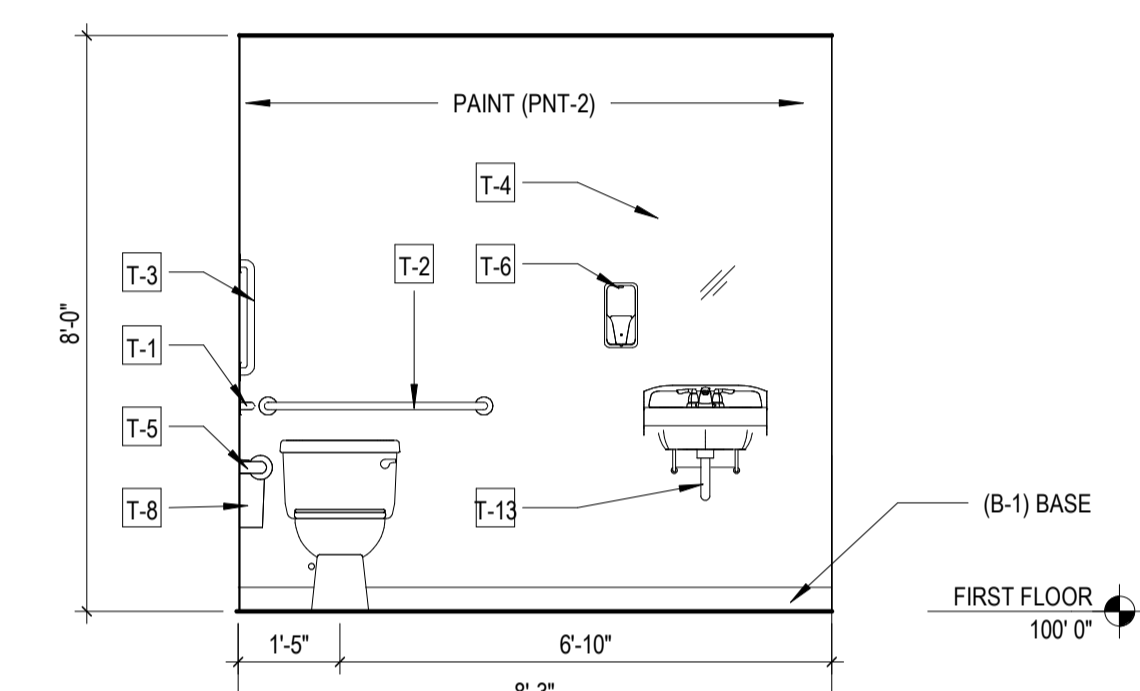
13 Public RR - West
3/8" = 1'-0"



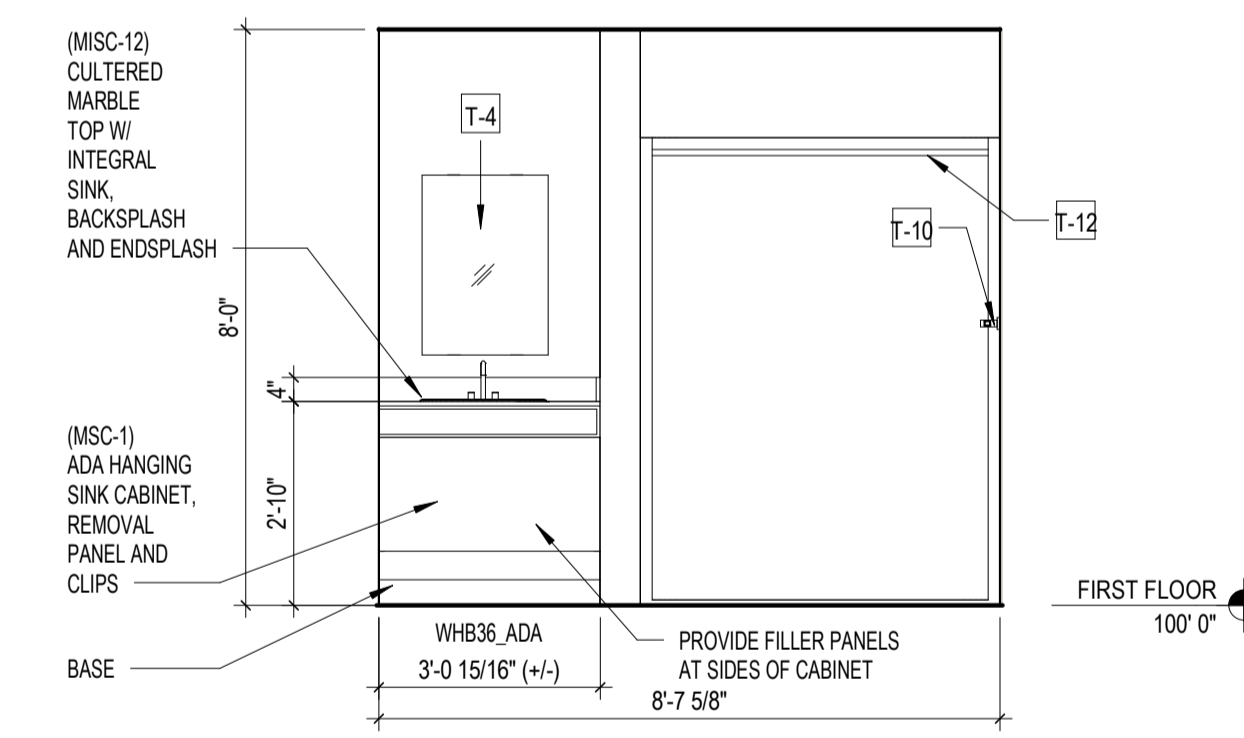
12 Public RR - South
3/8" = 1'-0"



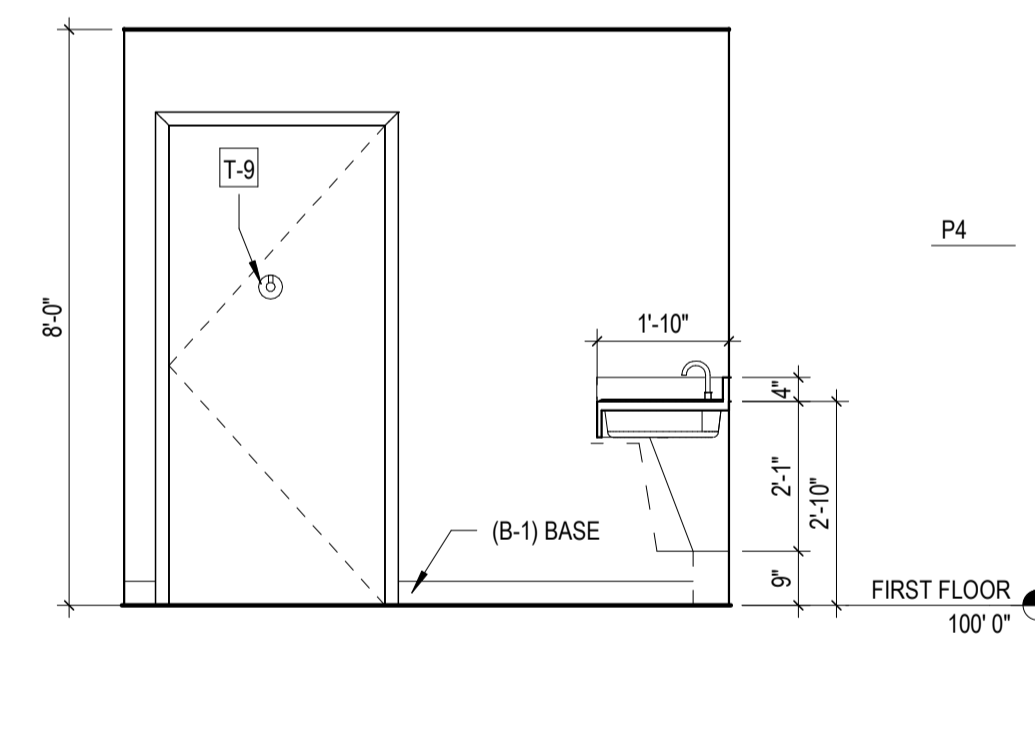
11 Public RR - East
3/8" = 1'-0"



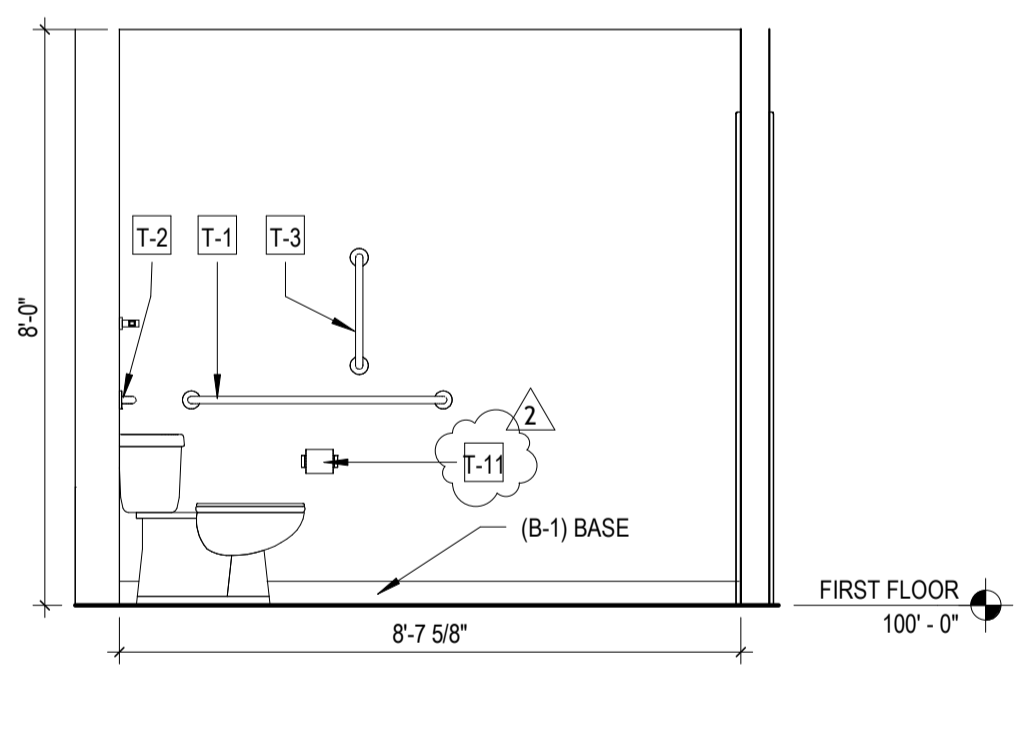
10 Public RR - North
3/8" = 1'-0"



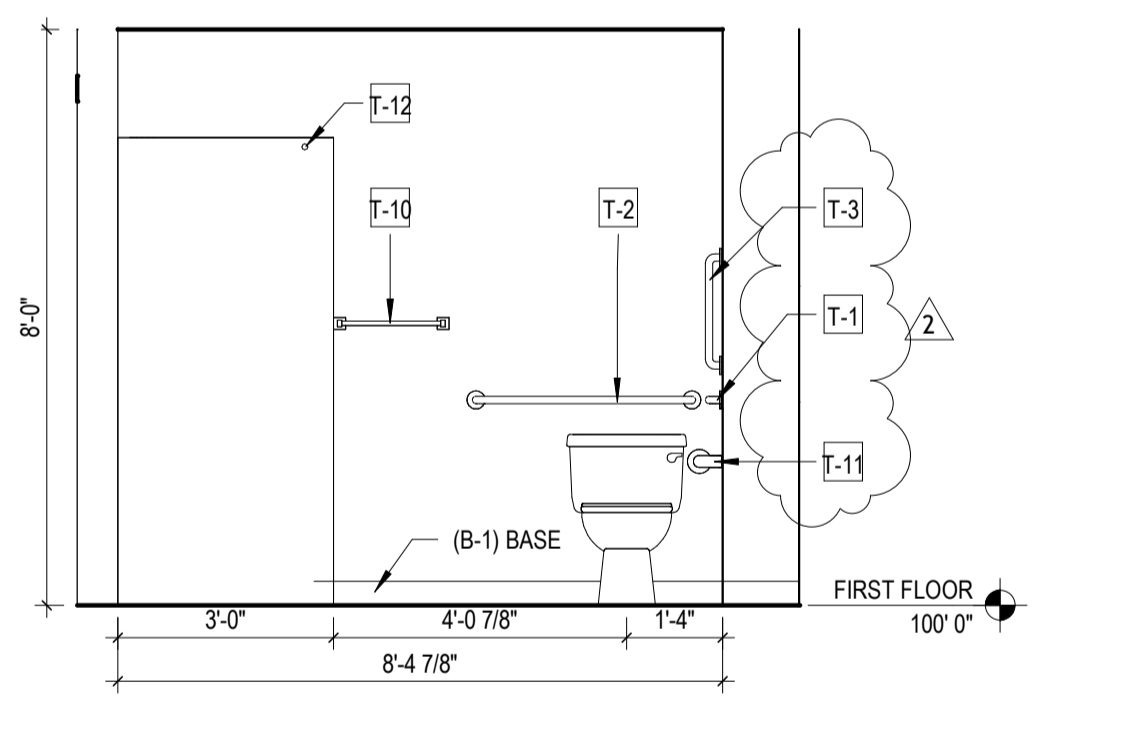
9 ADA Bathroom - West
3/8" = 1'-0"



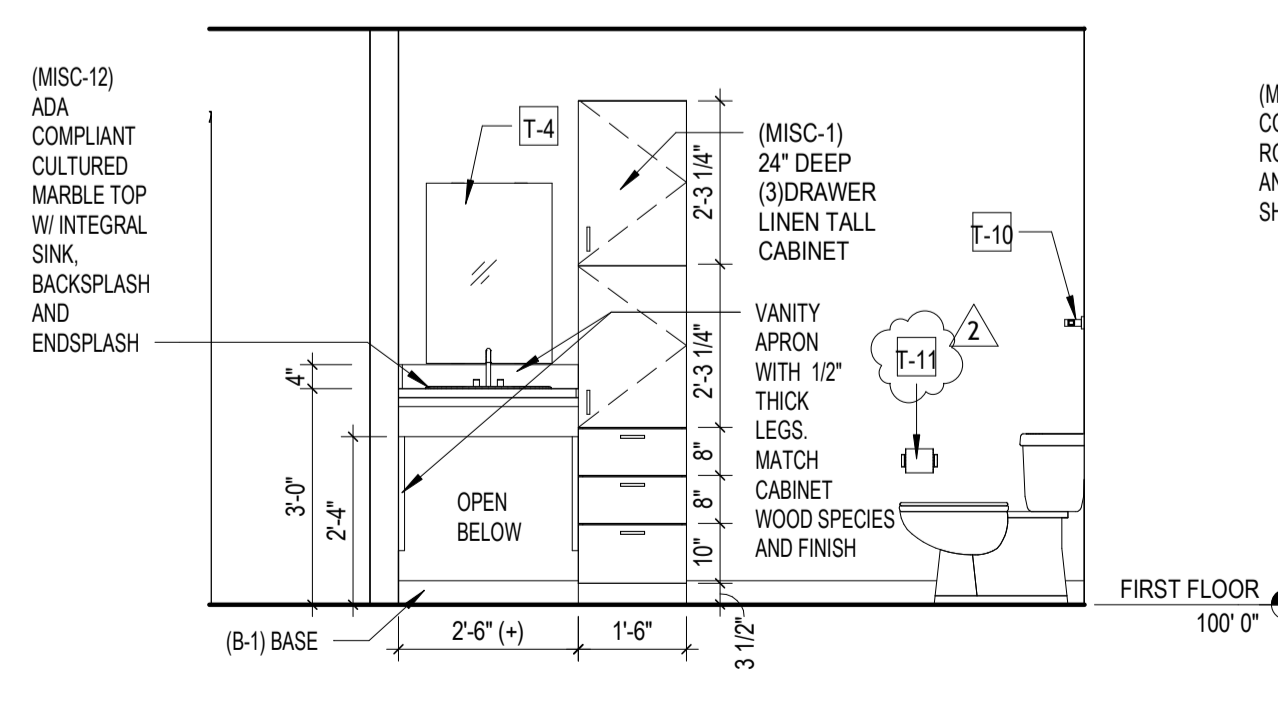
8 ADA Bathroom - South
3/8" = 1'-0"



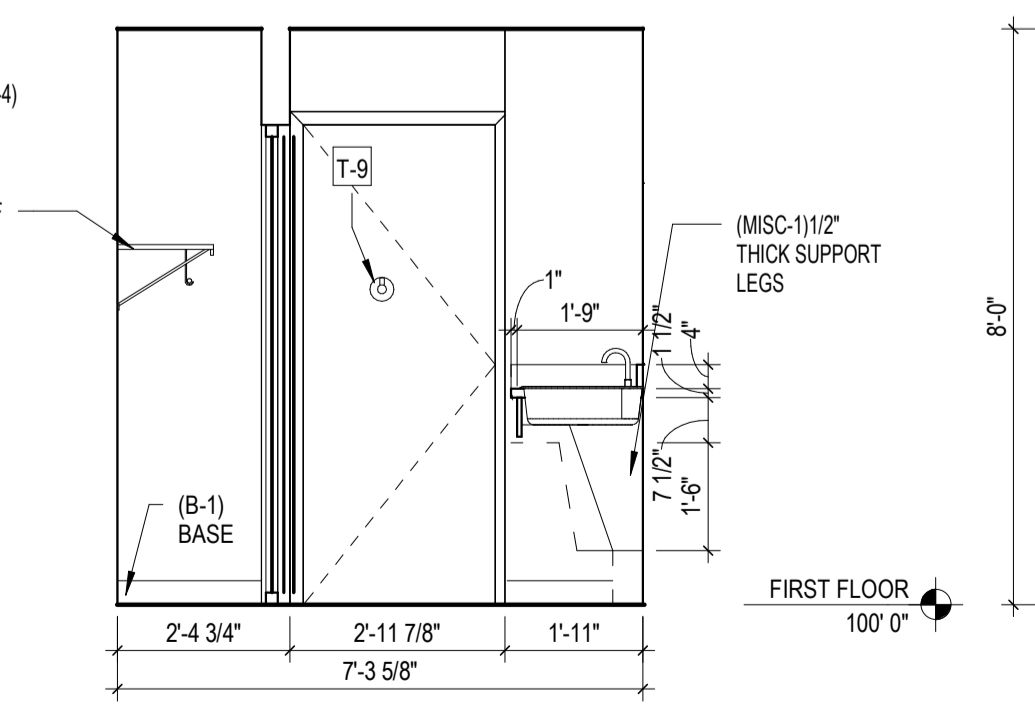
7 ADA Bathroom - East
3/8" = 1'-0"



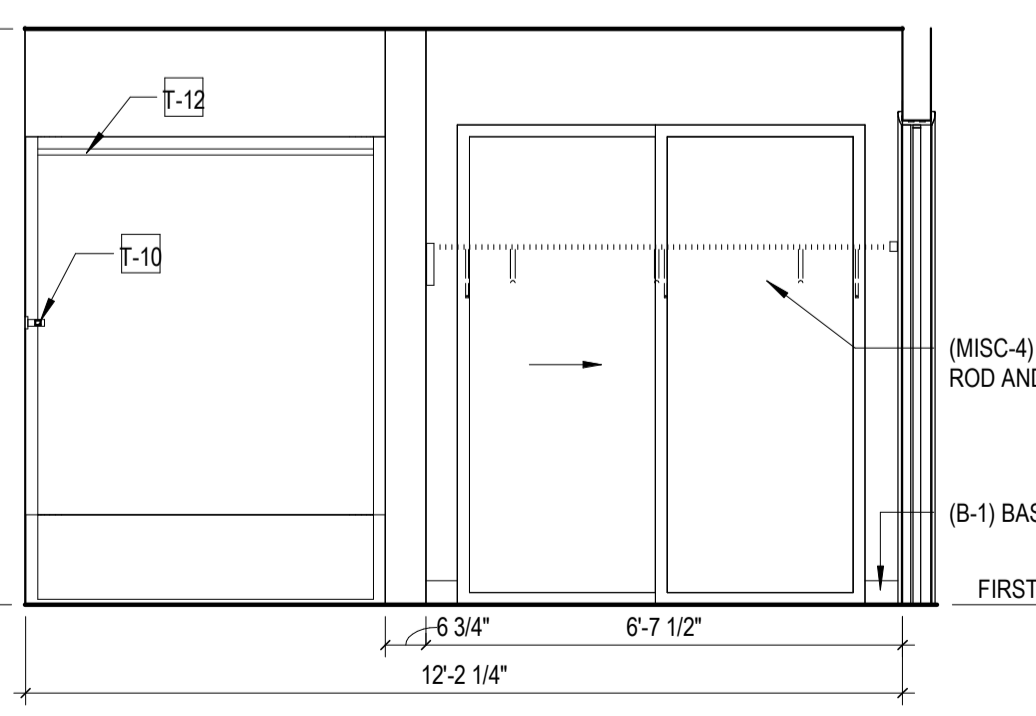
6 ADA Bathroom - North
3/8" = 1'-0"



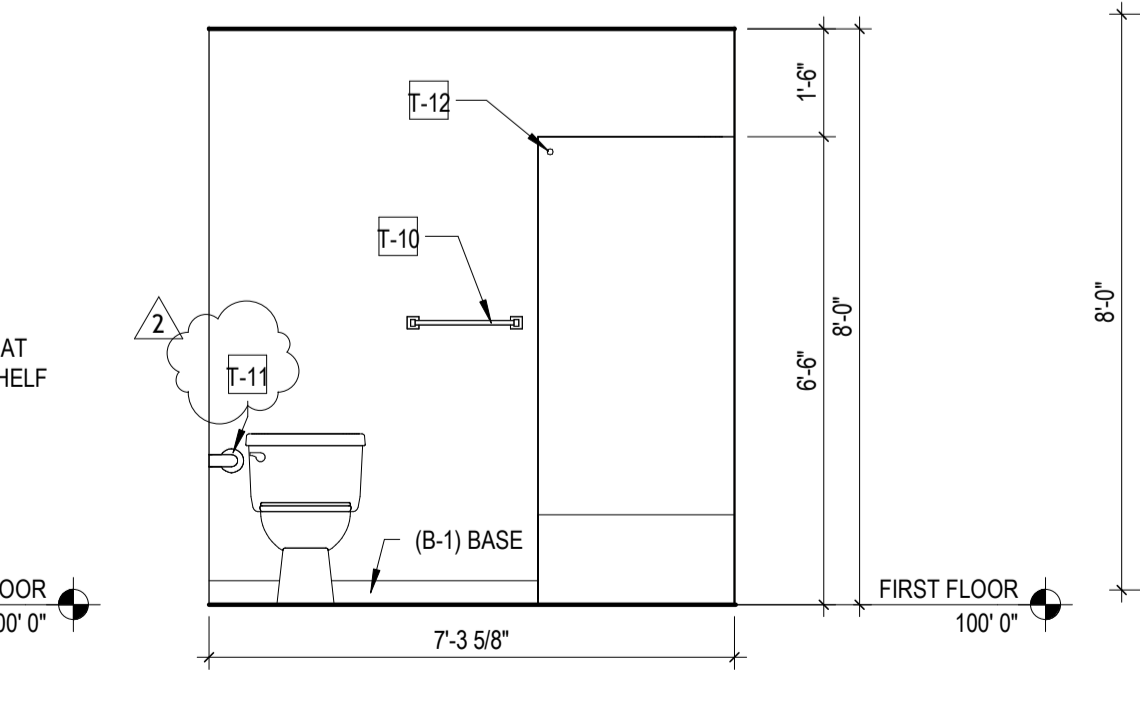
5 Standard Bathroom - East
3/8" = 1'-0"



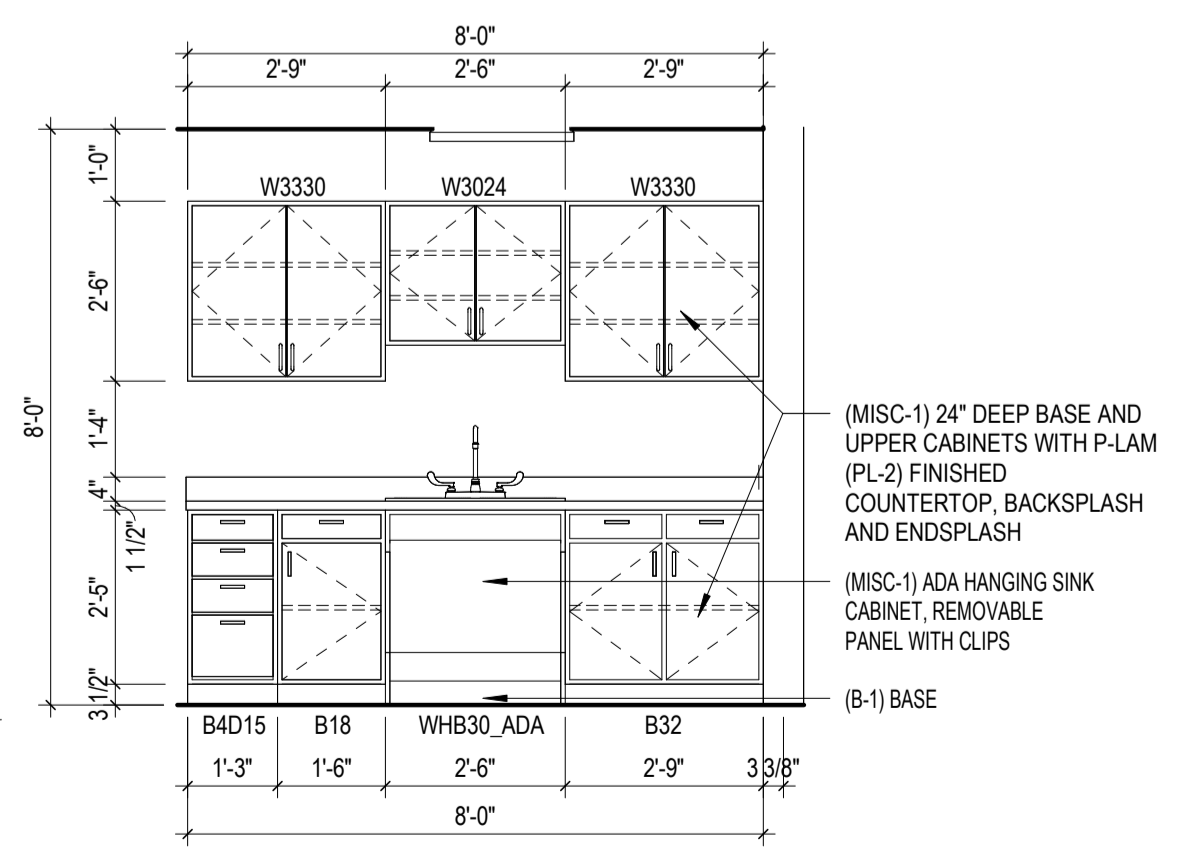
4 Standard Bathroom - South
3/8" = 1'-0"



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



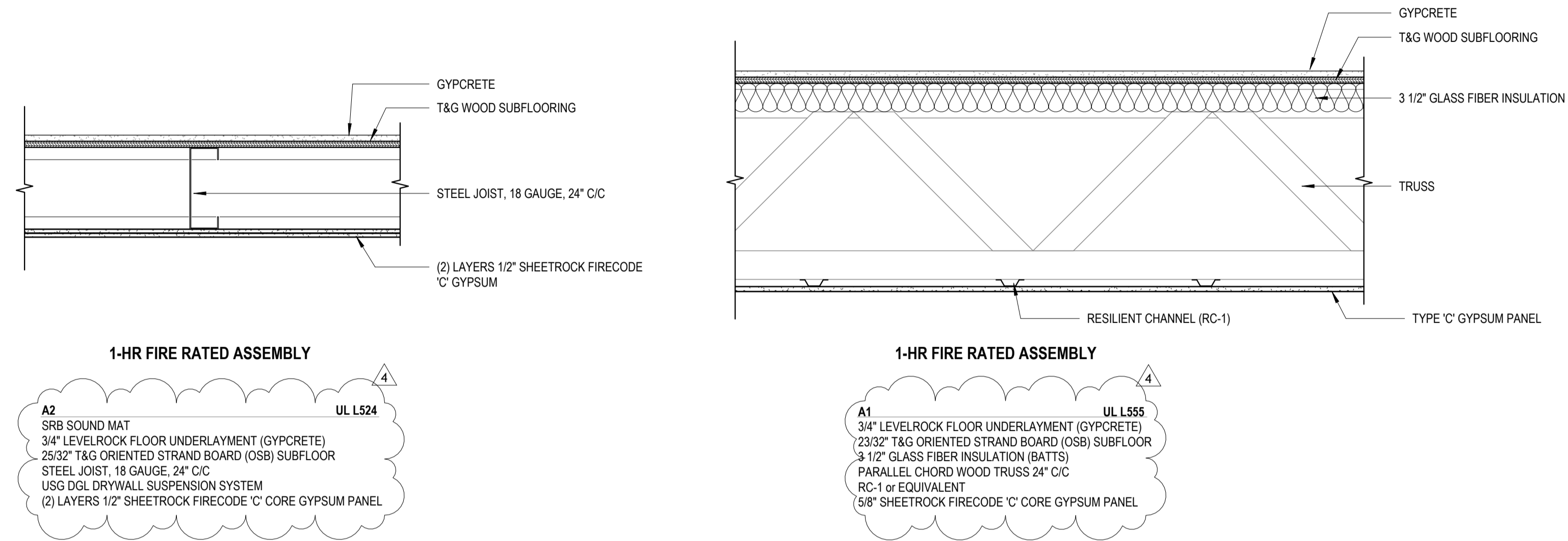
2 Standard Bathroom - North
3/8" = 1'-0"



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

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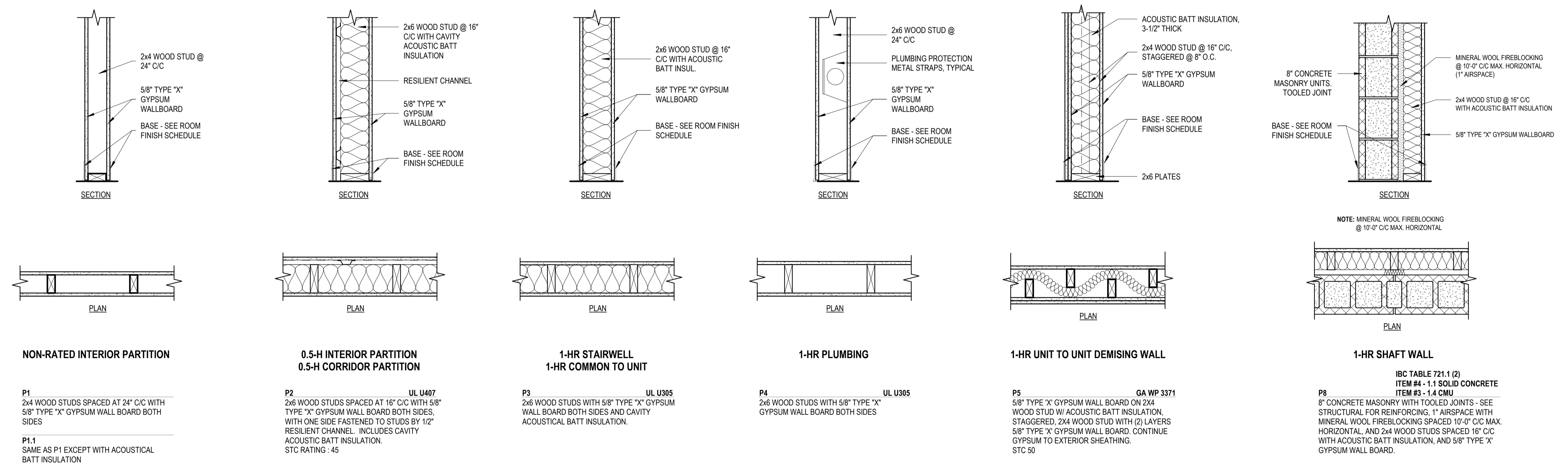
1-HR FIRE RATED ASSEMBLY

A2 **UL L524**
 SRB SOUND MAT
 3/4" LEVELROCK FLOOR UNDERLAYMENT (GYPCRETE)
 25/32" T&G ORIENTED STRAND BOARD (OSB) SUBFLOOR
 STEEL JOIST, 18 GAUGE, 24" C/C
 USG DGL DRYWALL SUSPENSION SYSTEM
 (2) LAYERS 1/2" SHEETROCK FIRECODE 'C' CORE GYPSUM PANEL

1-HR FIRE RATED ASSEMBLY

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

2 Flooring Assemblies
 1" = 1'-0"



NON-RATED INTERIOR PARTITION

P1 **UL U407**
 2x4 WOOD STUDS SPACED AT 24" C/C 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**
 2x6 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 ACOUSTICAL BATT INSULATION.
 STC RATING : 45

**1-HR STAIRWELL
 1-HR COMMON TO UNIT**

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**
 2x6 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, 1" AIRSPACE WITH MINERAL WOOL FIREBLOCKING SPACED 10'-0" C/C MAX. HORIZONTAL, AND 2x4 WOOD STUDS SPACED 16" C/C WITH ACOUSTIC BATT INSULATION, AND 5/8" TYPE "X" GYPSUM WALL BOARD.

REVISION	DATE
3	ADDENDUM 3 2024 - 04 - 16
4	REVISION 4 2024 - 07 - 19

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 DATE: 2024-02-07

A130

WALL & FLOORING ASSEMBLIES

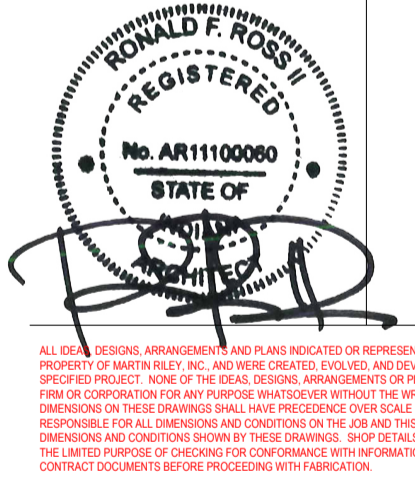
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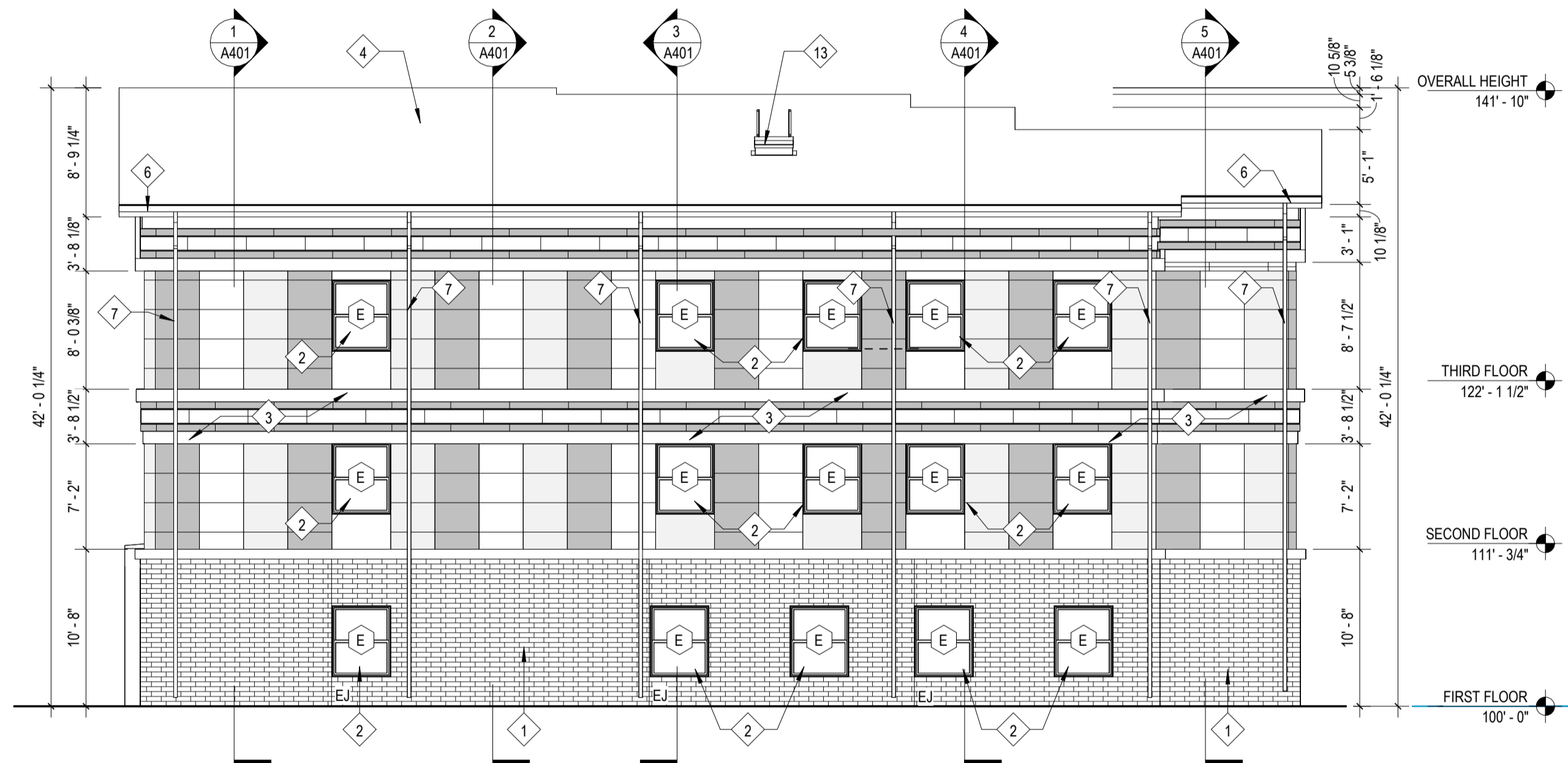


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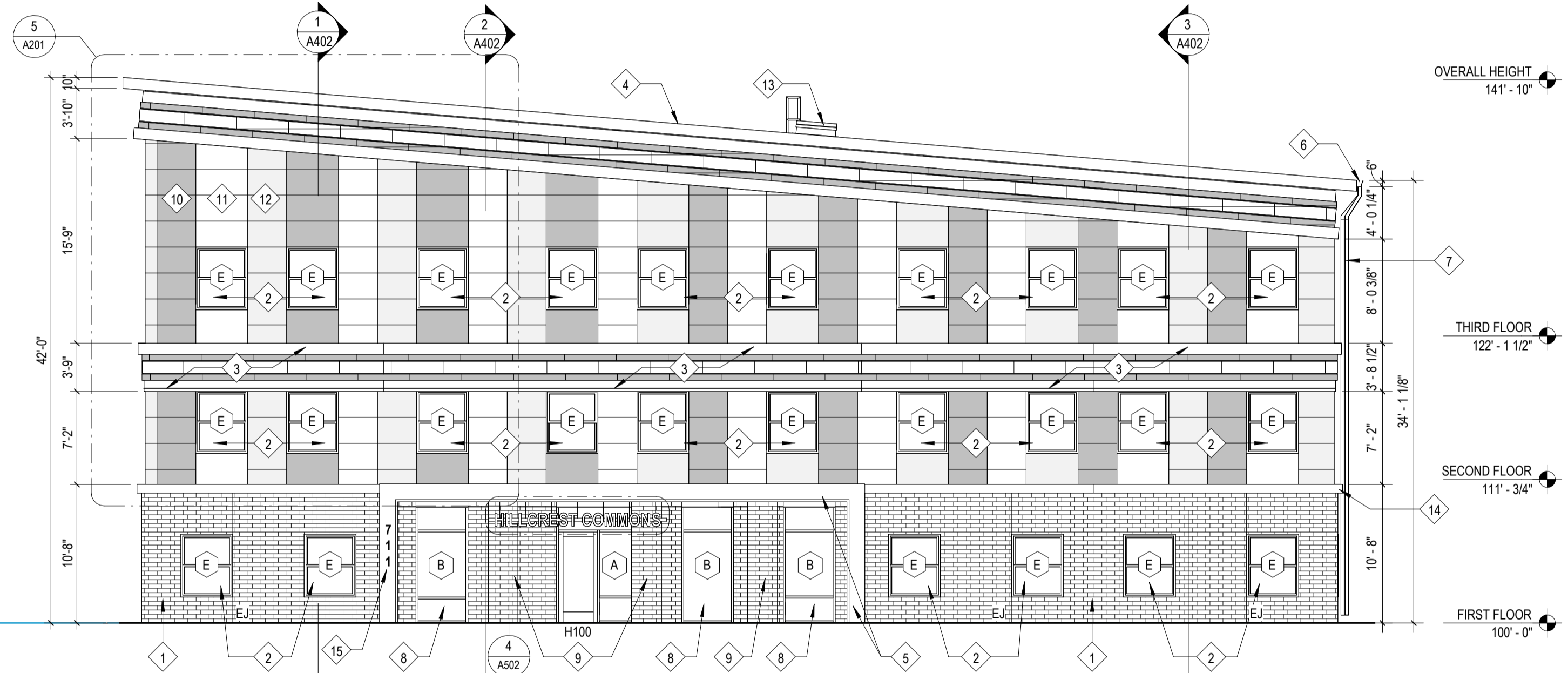


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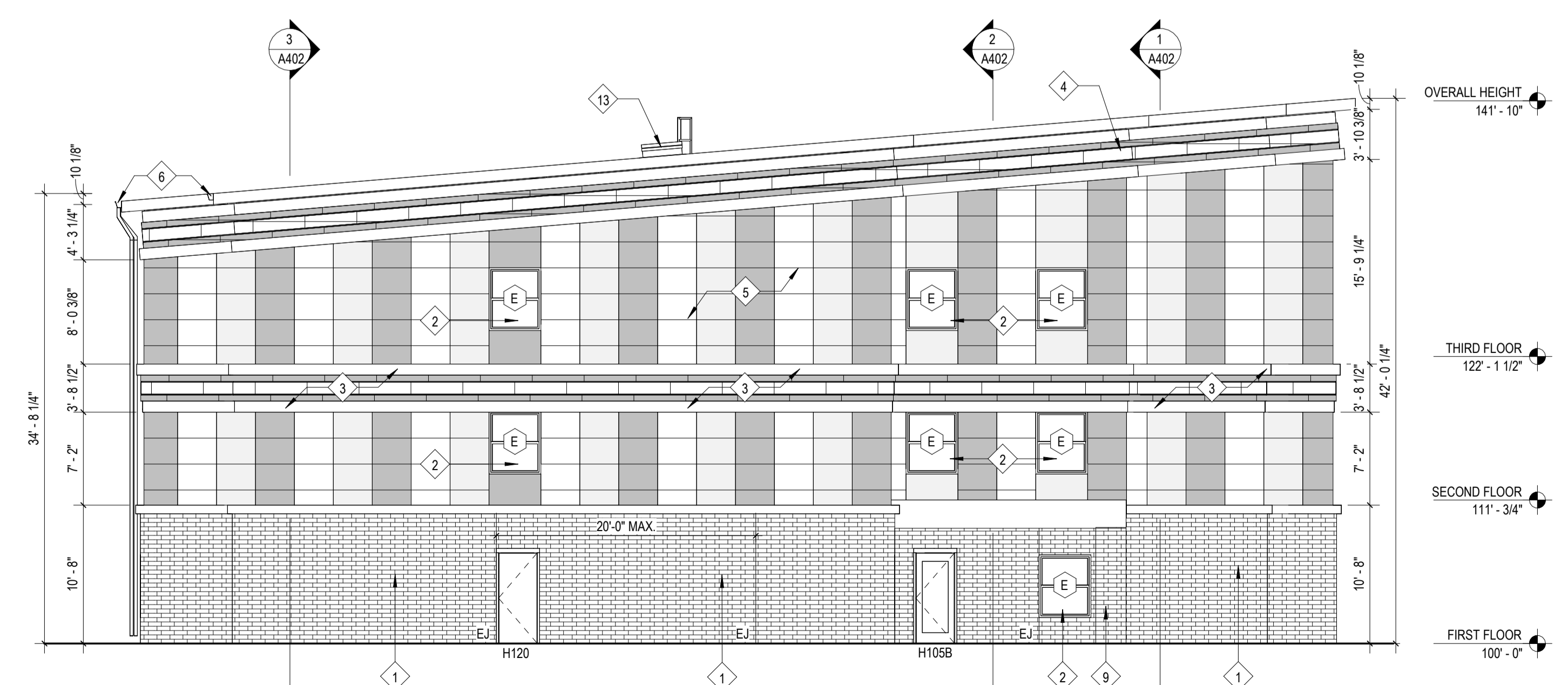
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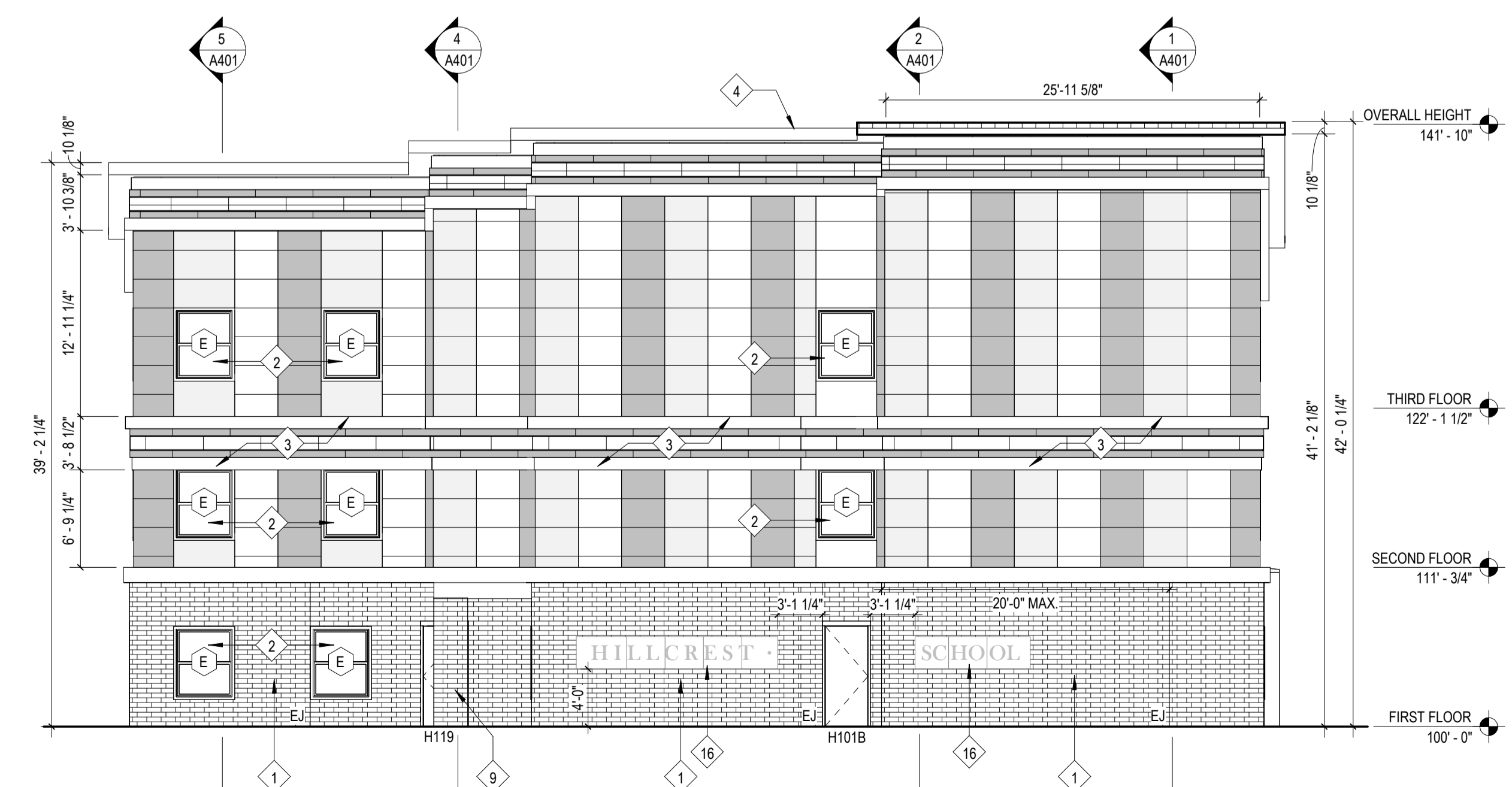
4 East Elevation
 1/8" = 1'-0"



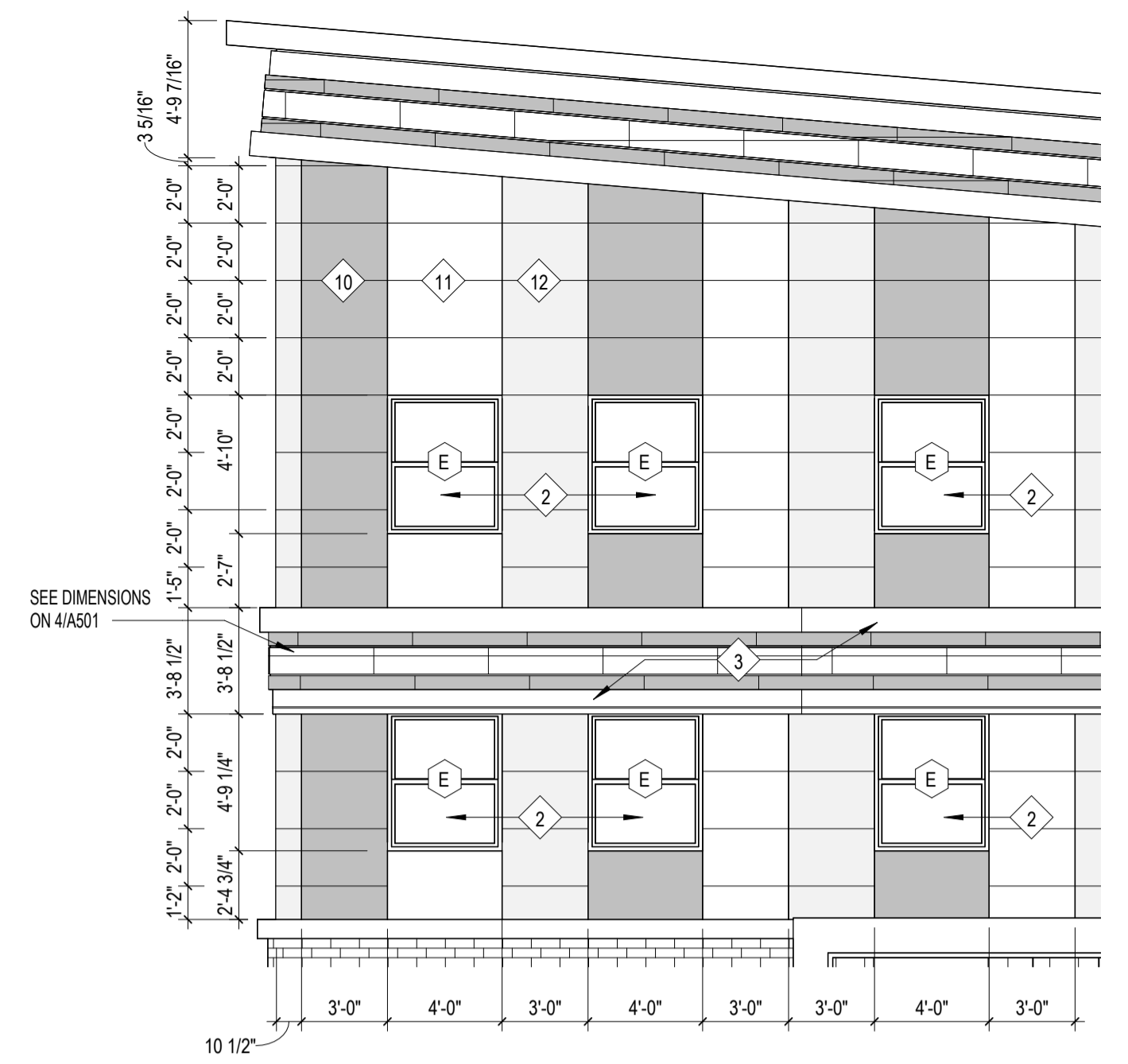
2 South Elevation
 1/8" = 1'-0"



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.
- 16 ORIGINAL "HILLCREST SCHOOL" TERRACOTTA SIGN

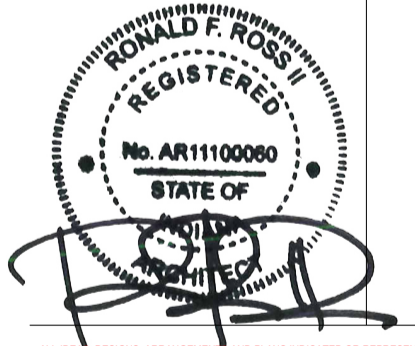
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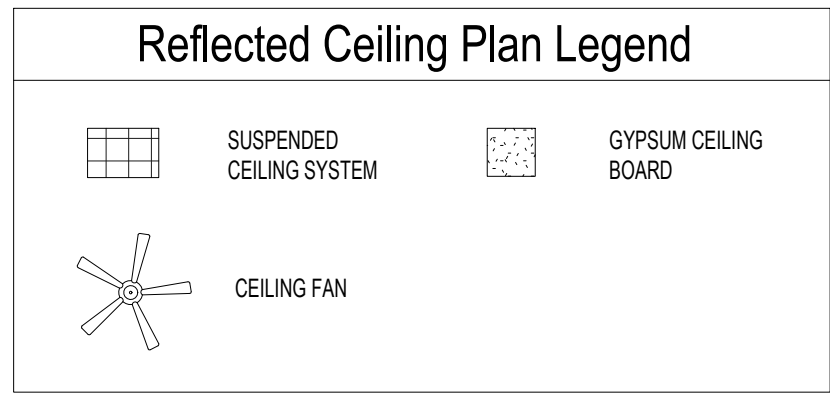
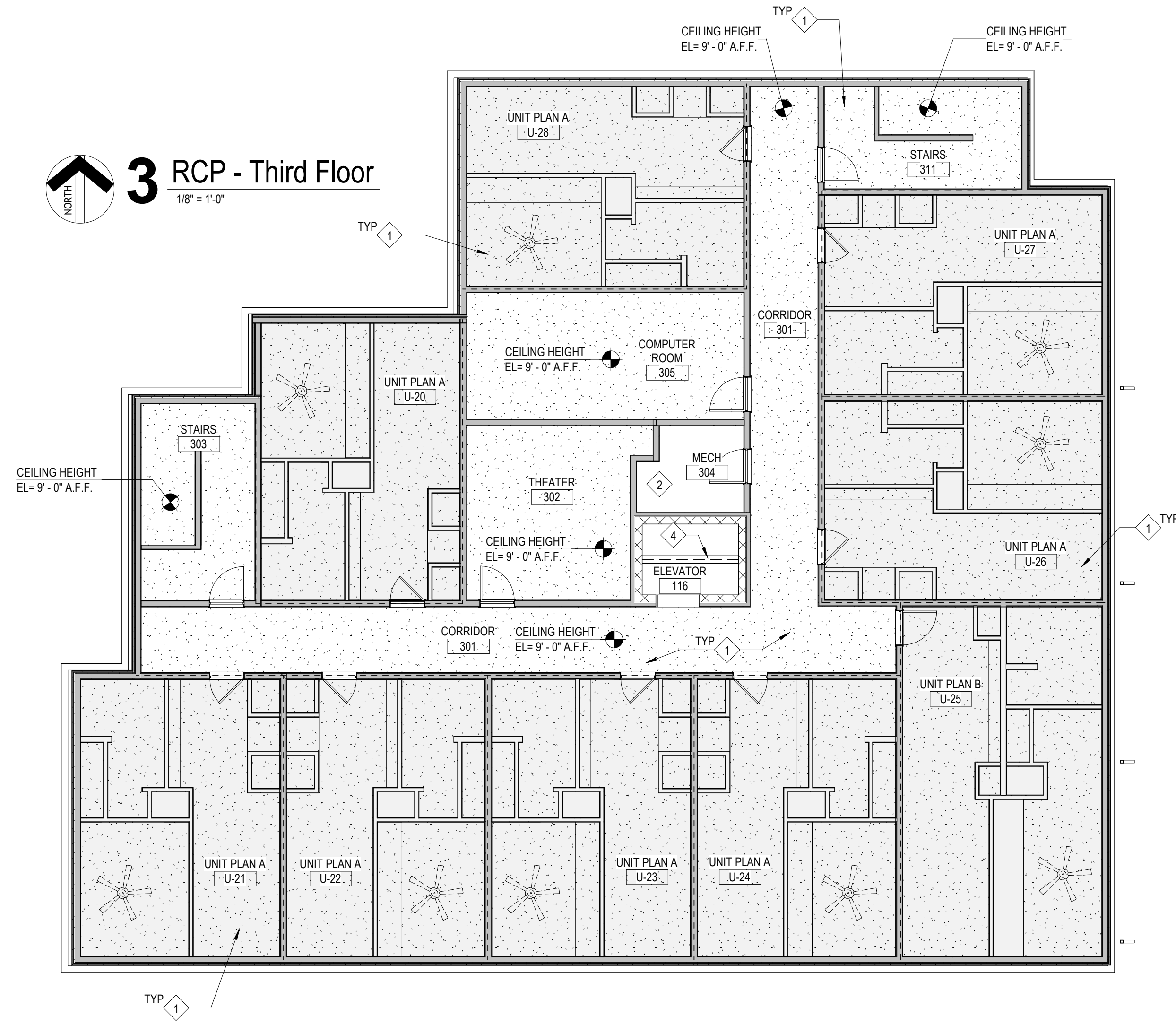
REVISION	DATE
3	ADDENDUM 3
	2024 - 04 - 16

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A201

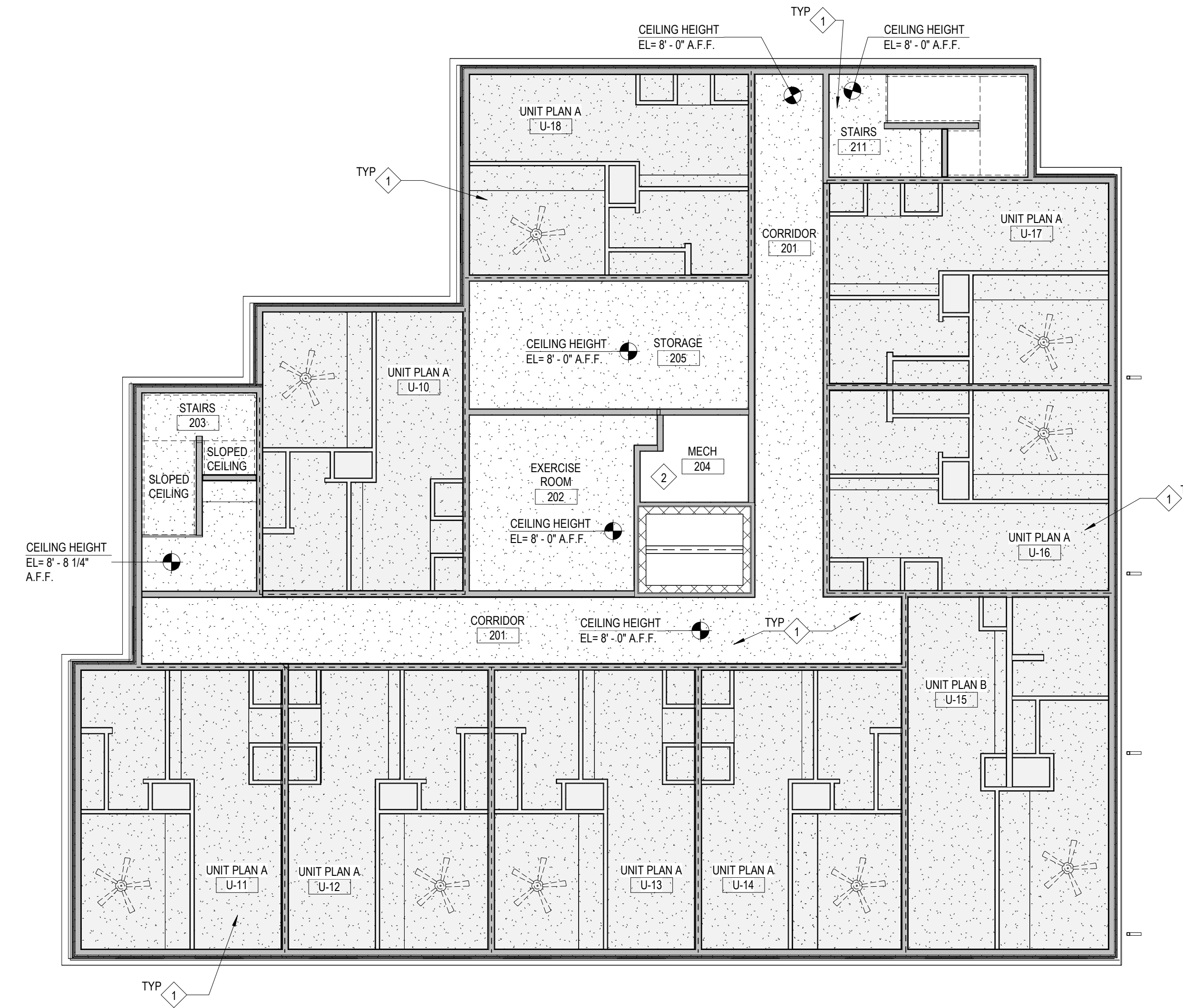
BUILDING ELEVATIONS

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

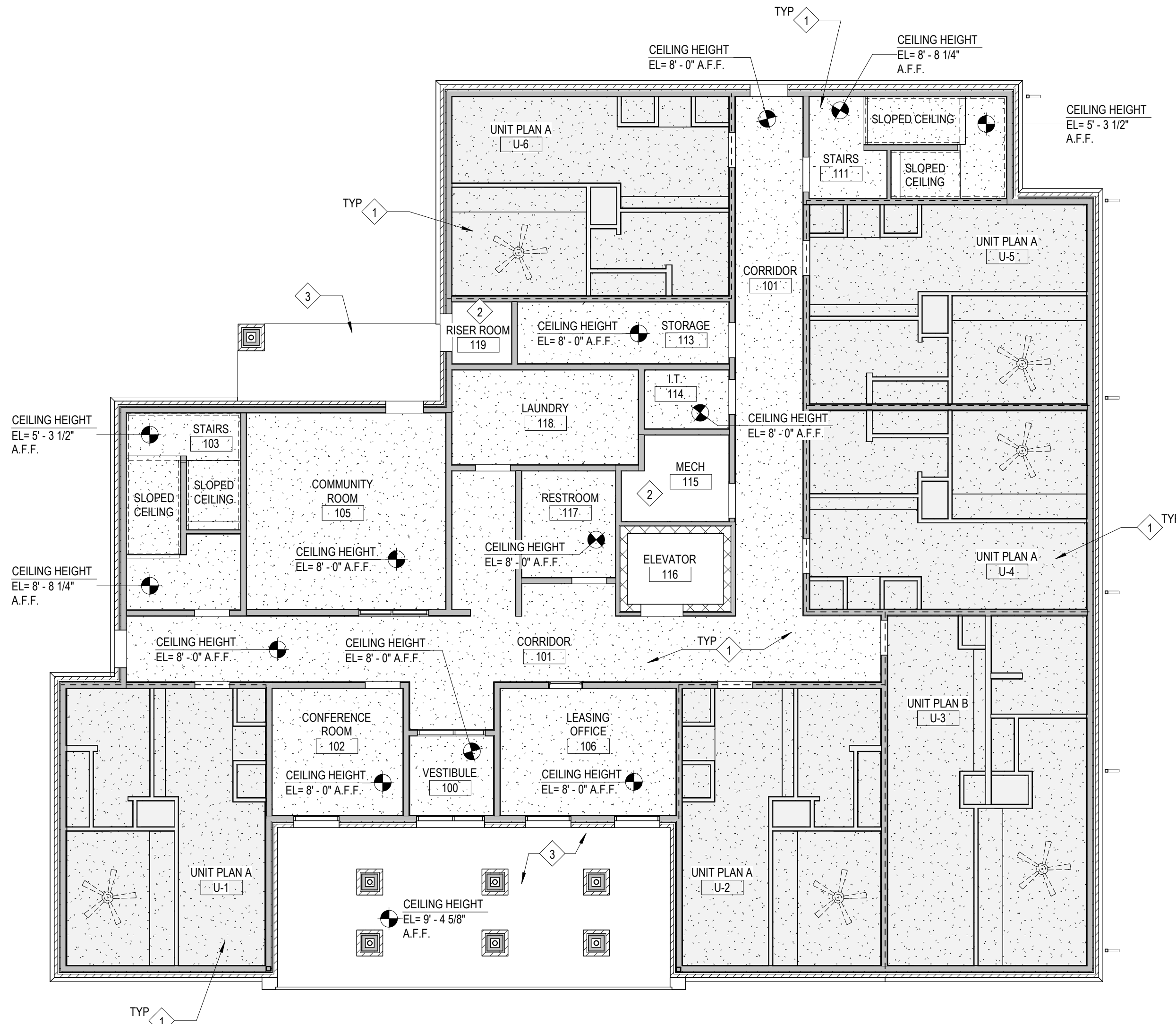


Work Description Notes

- 1 1/2" TYPE 'C' GYPSUM CEILING BOARD
- 2 EXPOSED STRUCTURE; SEE ROOM FINISH SCHEDULE
- 3 ALUMINUM SOFFIT
- 4 HOIST 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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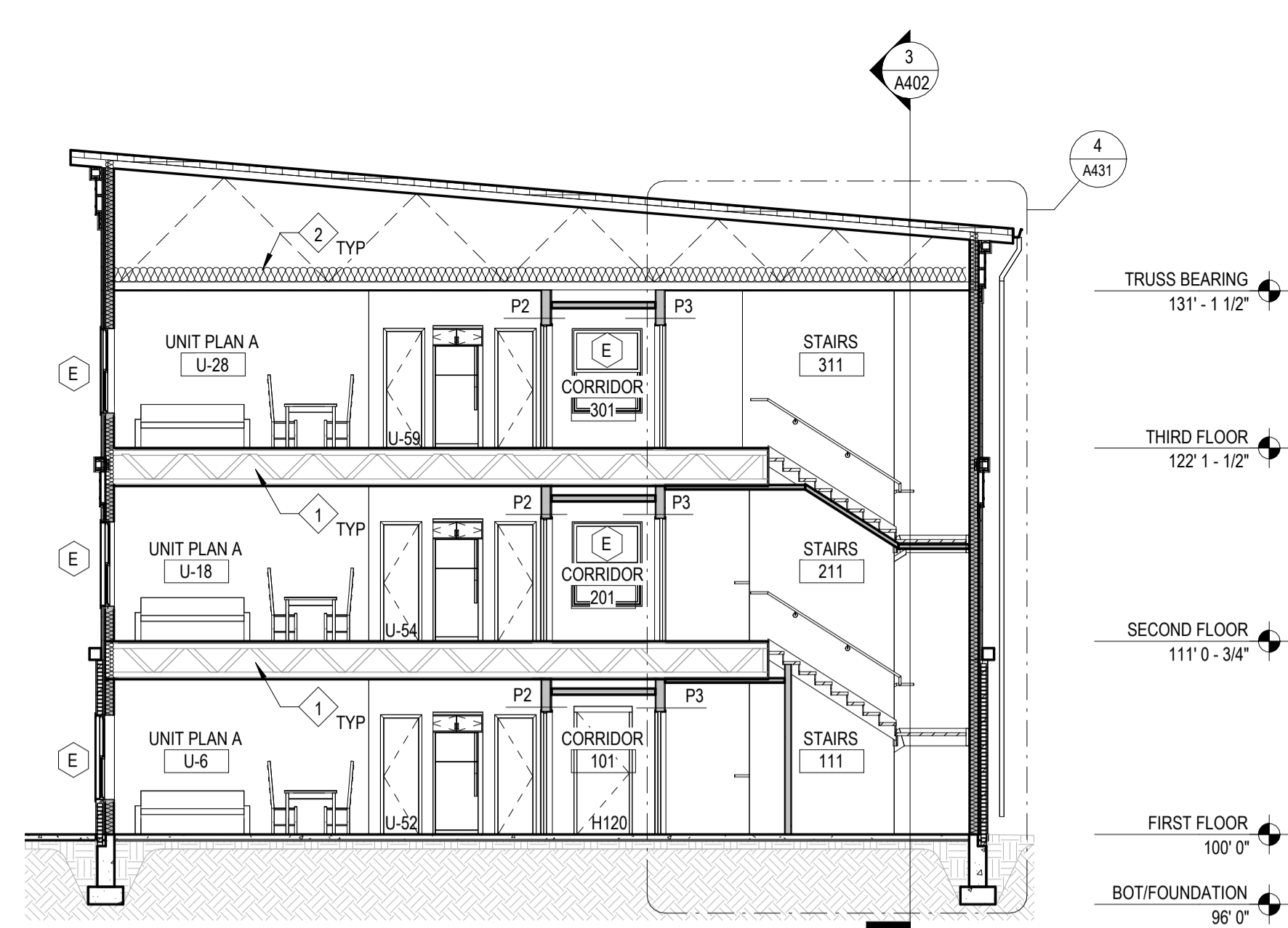
REVISION	DATE

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COMMISSION NUMBER:	F23066	DATE:	2024-02-07

A301

REFLECTED CEILING PLANS

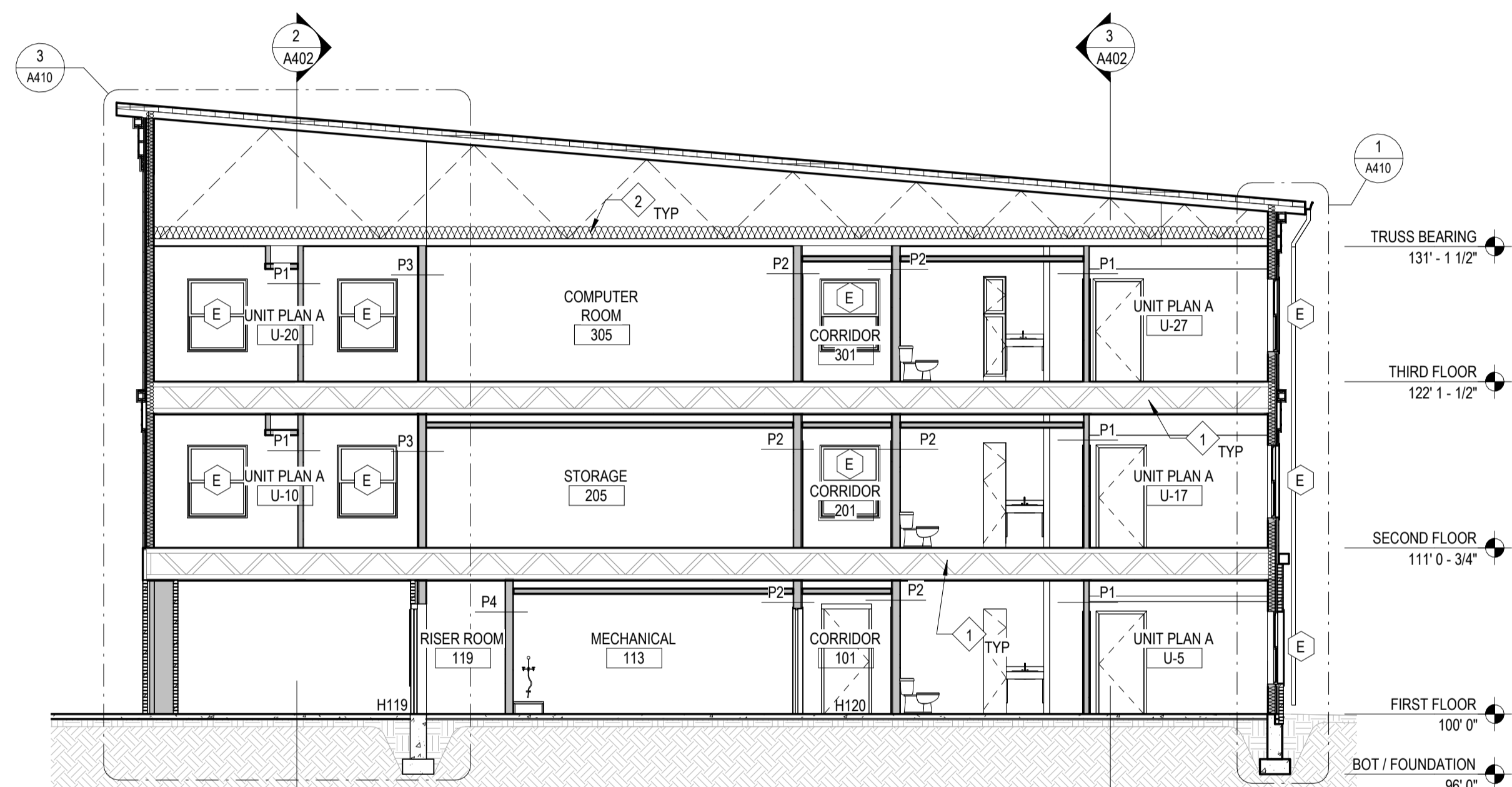
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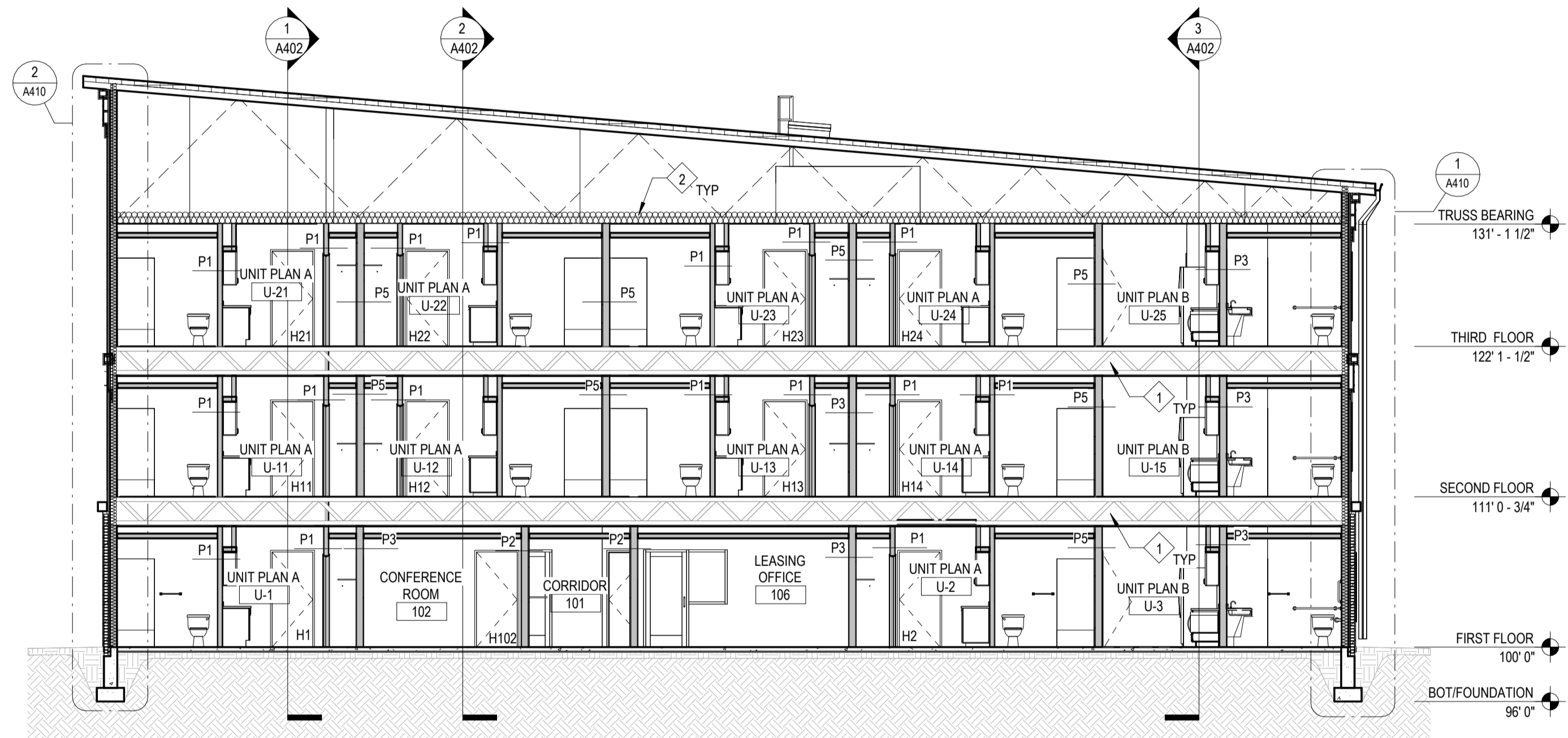
5 Building Section
1/8" = 1'-0"

Work Description Notes

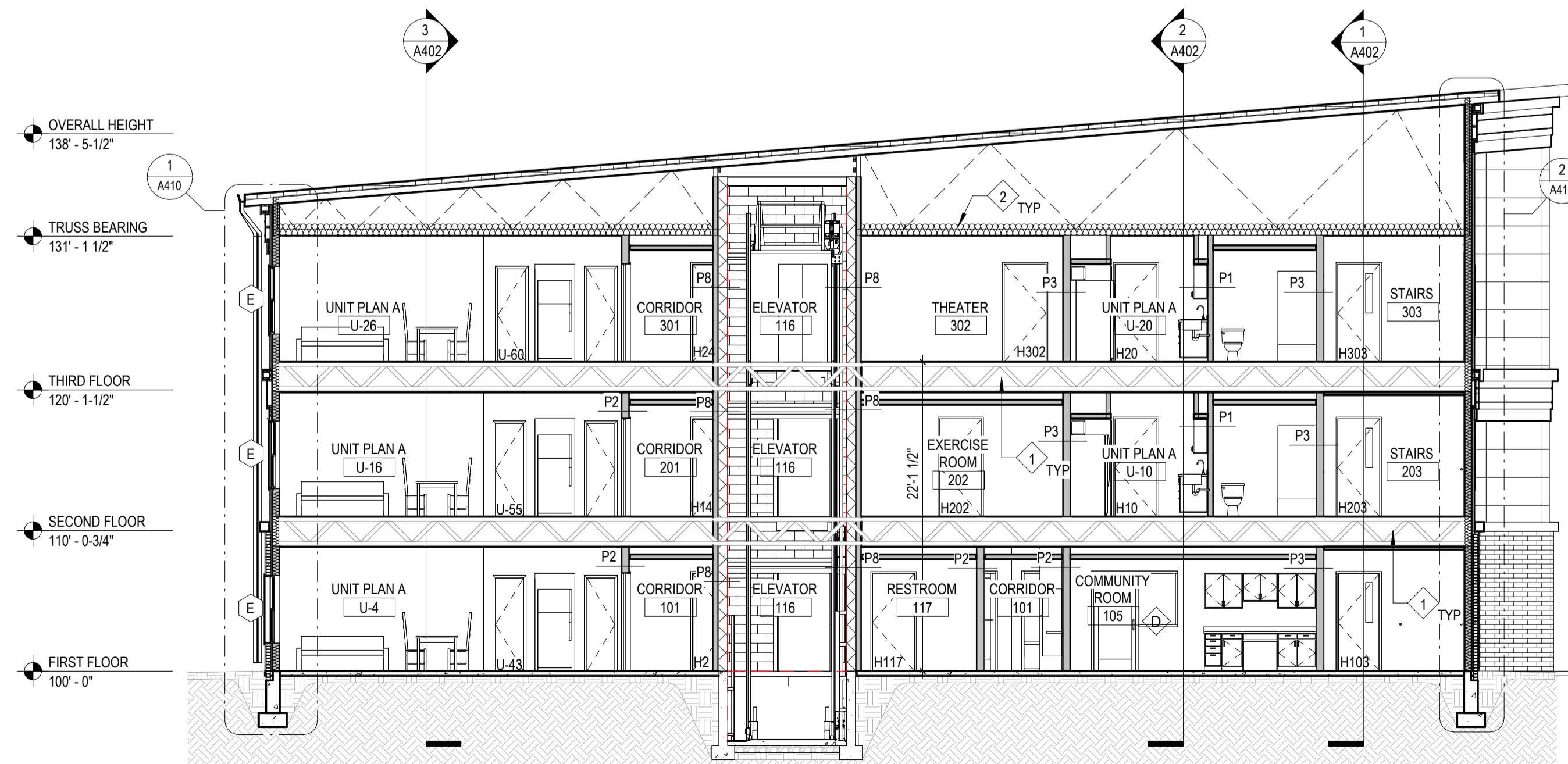
- 1 RATED FLOOR ASSEMBLY. SEE SHEET A130A
- 2 R-38 BATT INSULATION



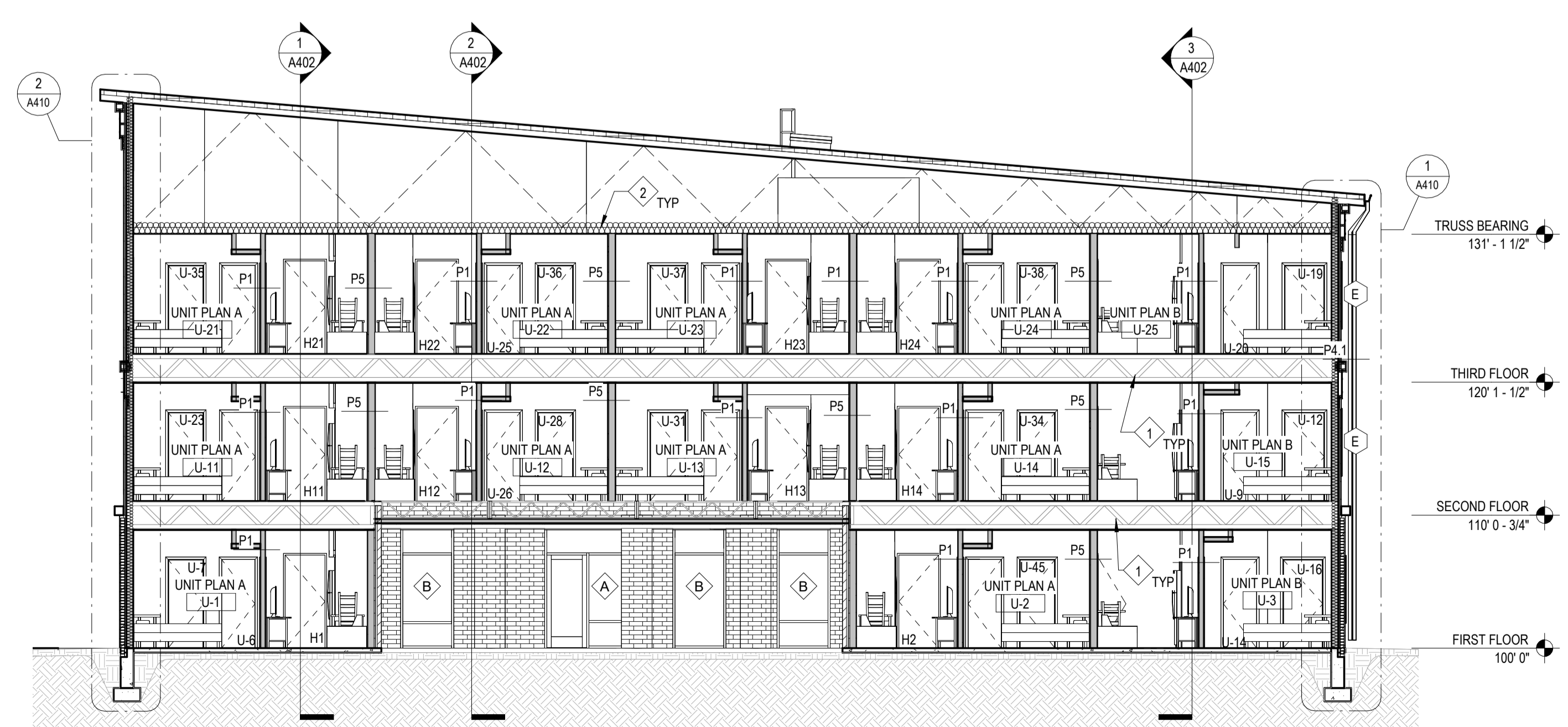
4 Building Section
1/8" = 1'-0"



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



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



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

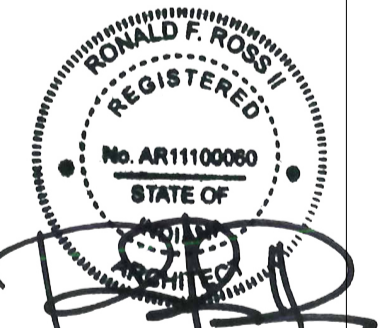
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REVISION	DATE
1 ADDENDUM 1	2024 - 03 - 22

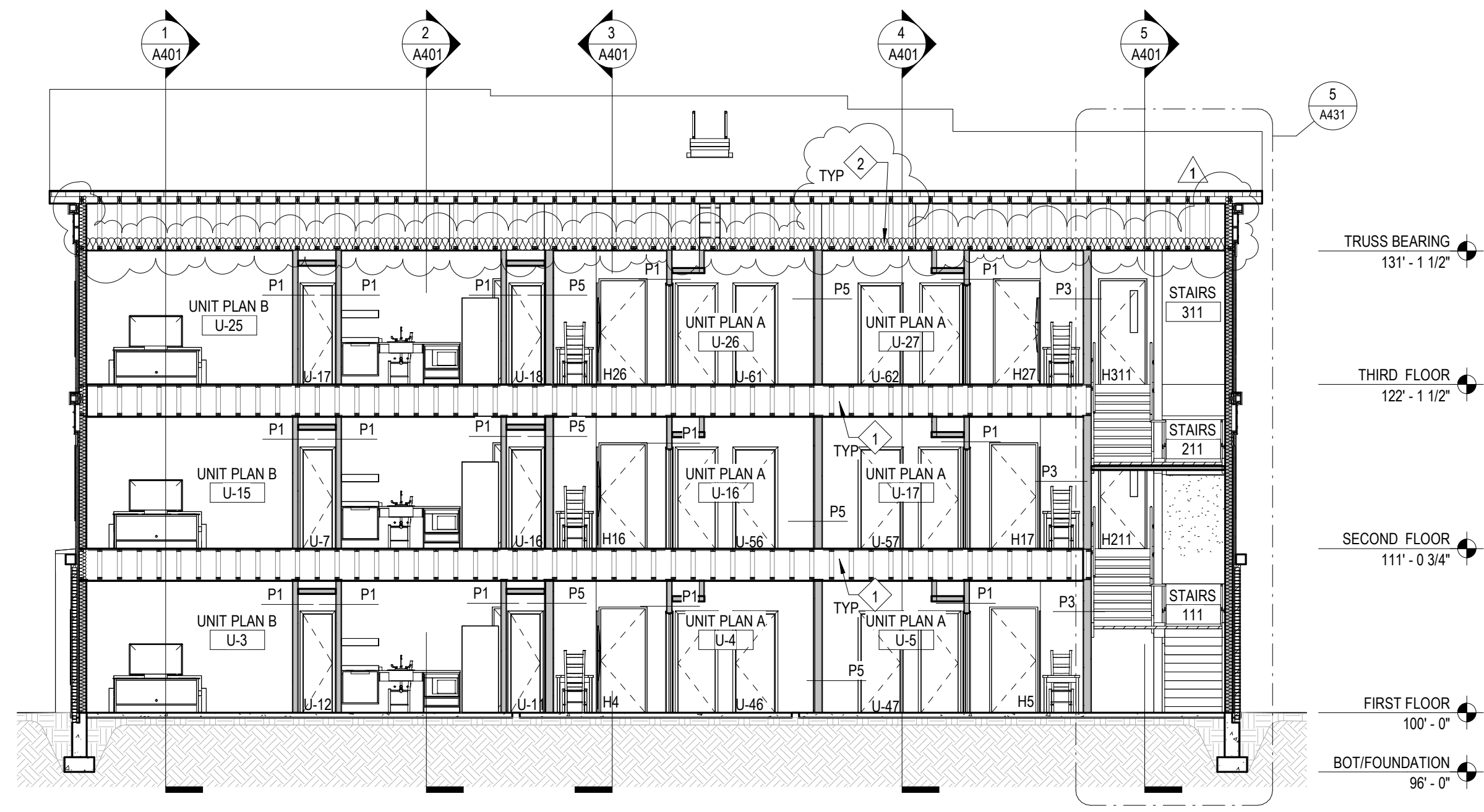
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COMMISSION NUMBER	DATE
F23066	2024-02-07

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BUILDING SECTIONS

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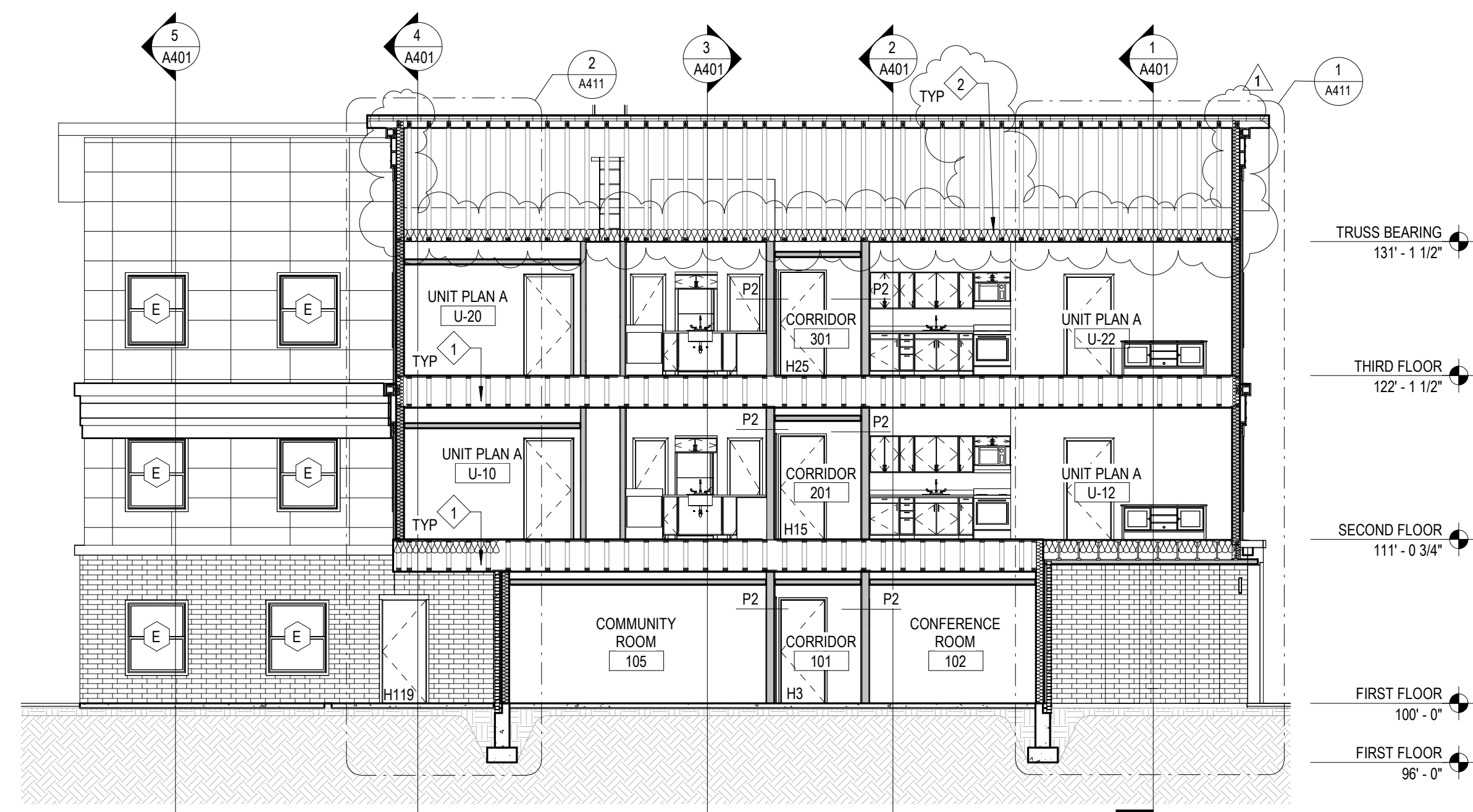


3 Building Section
1/8" = 1'-0"

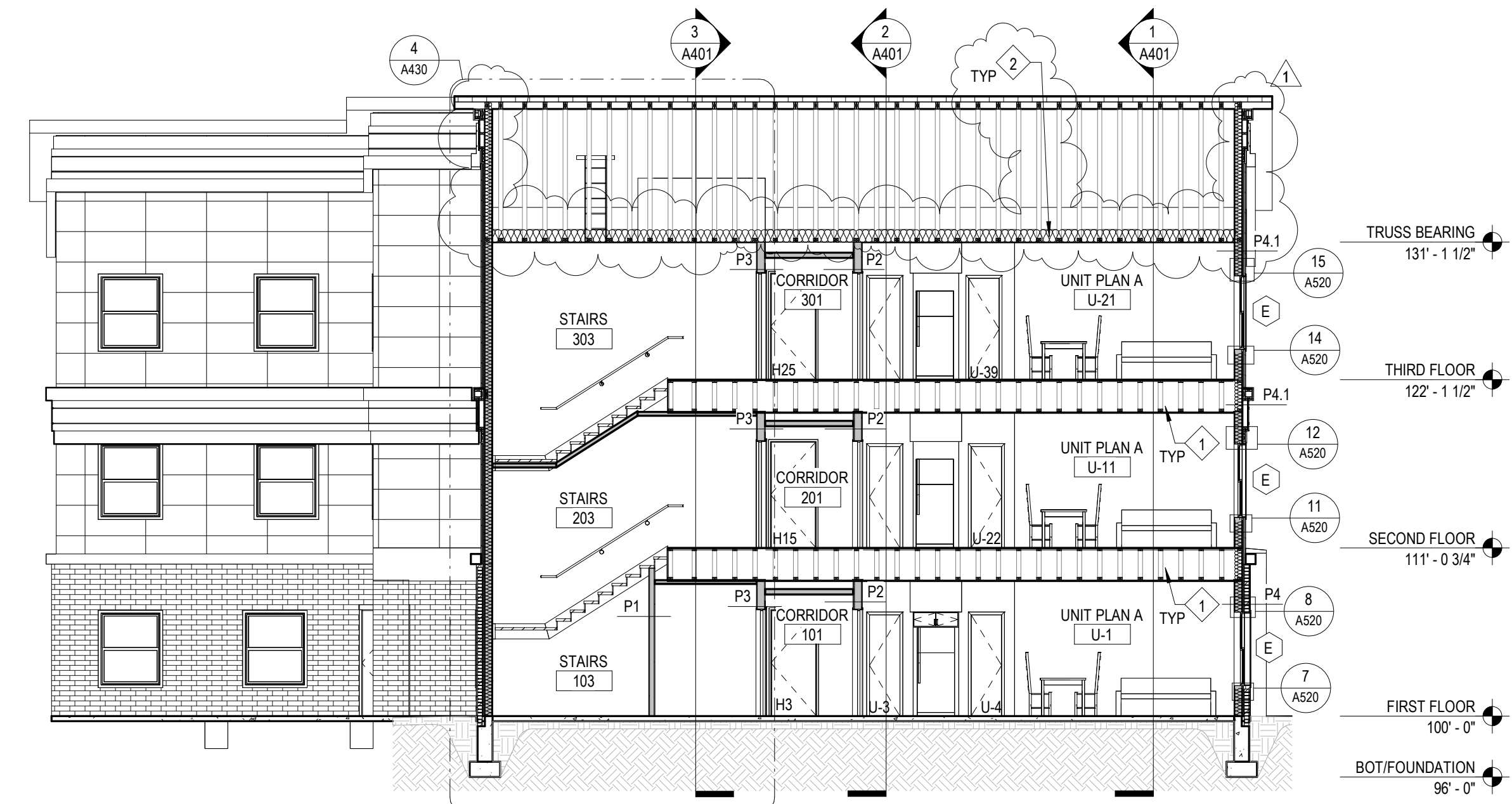
- Work Description Notes**
- 1 RATED FLOOR ASSEMBLY, SEE SHEET A130A
 - 2 R-38 BATT INSULATION

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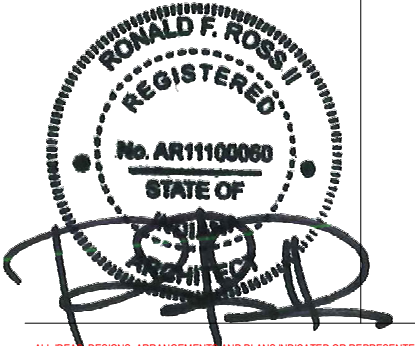
2 Building Section
1/8" = 1'-0"



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



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REVISION	DATE
1	ADDENDUM 1
	2024 - 03 - 22

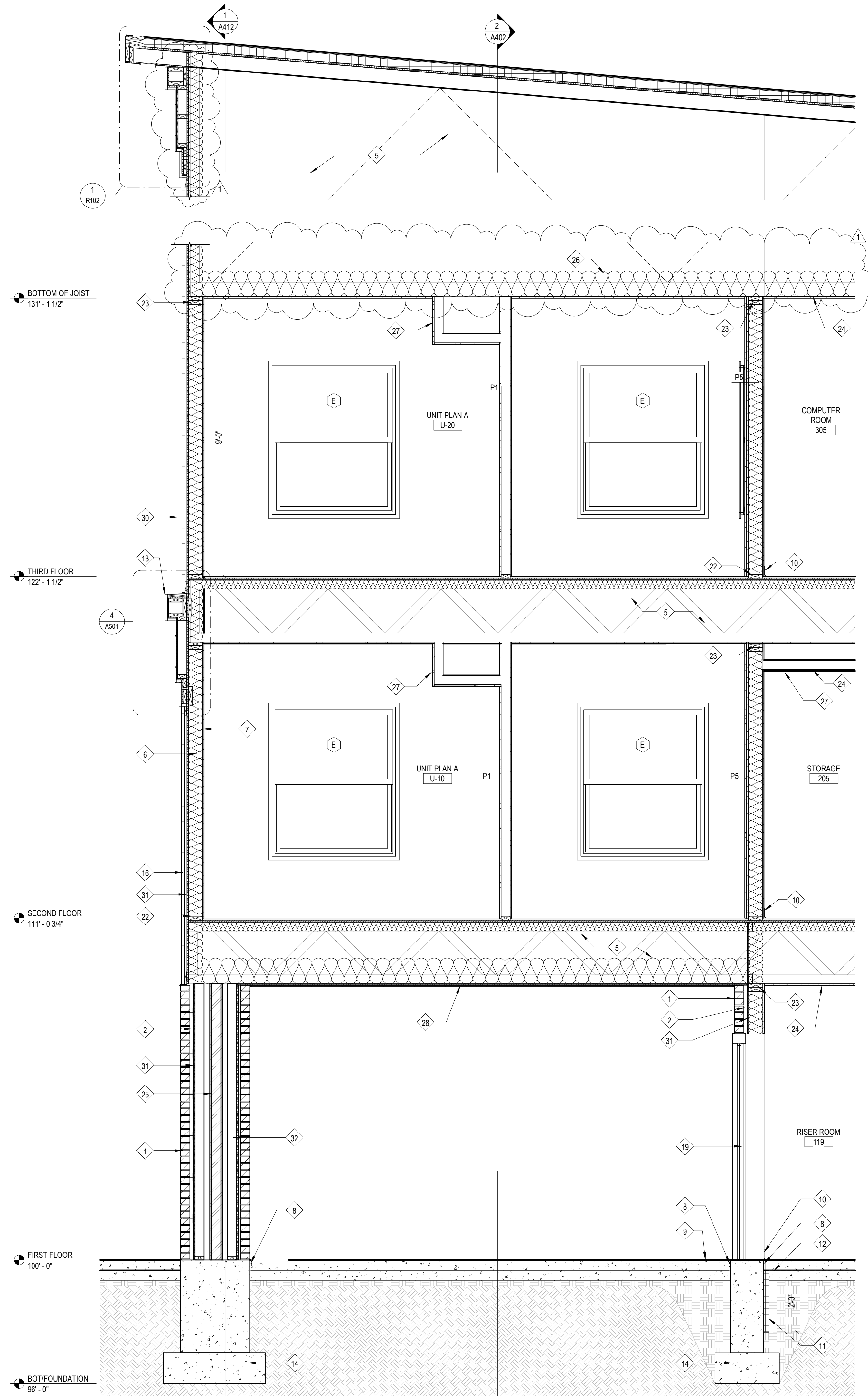
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A402

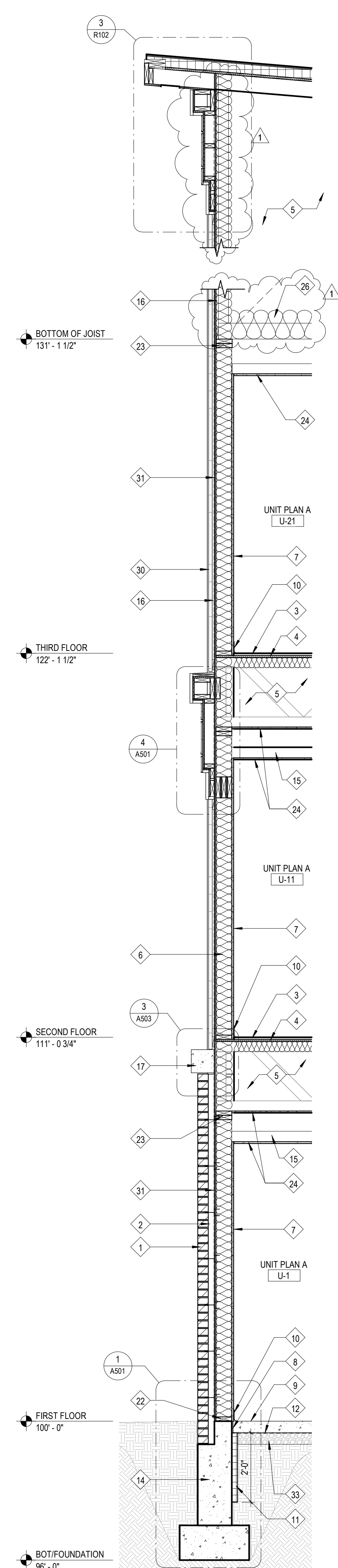
BUILDING SECTIONS

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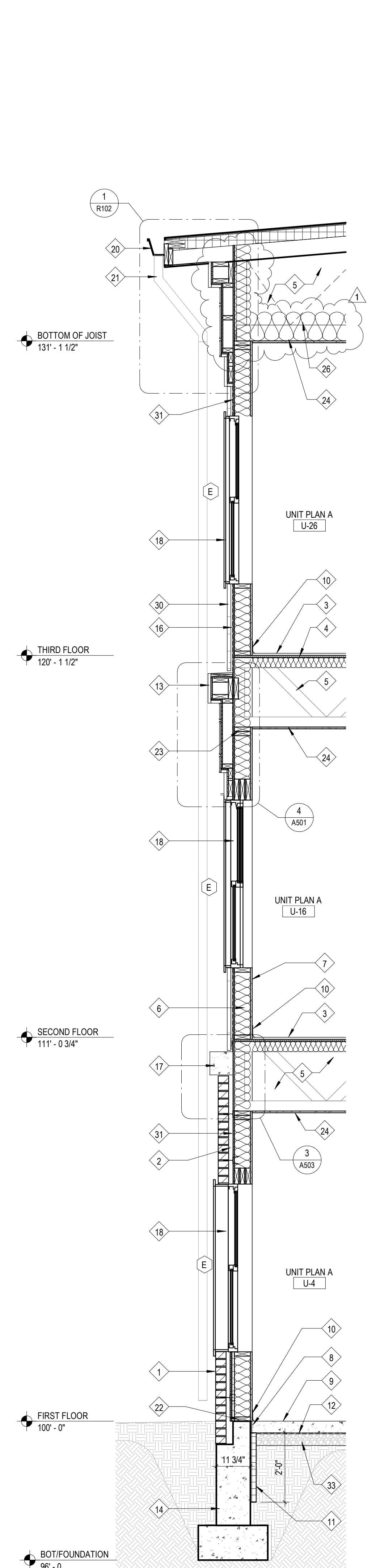
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3 Wall Section
1/2" = 1'-0"



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 ZIP SHEATHING (STRUCTURAL 7/16" ORIENTED STRAND BOARD) WITH INTEGRAL WEATHER BARRIER
- 32 2x4 STUD WALL CONSTRUCTION 16" C/C, EACH SIDE
- 33 CRUSHED GRANULAR FILL

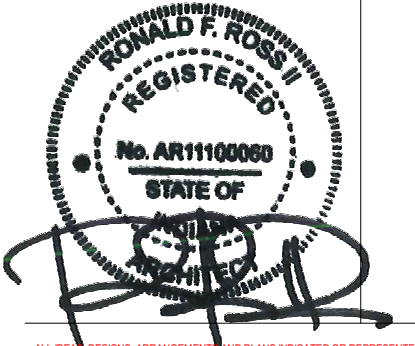
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Fort Wayne, IN 46816



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



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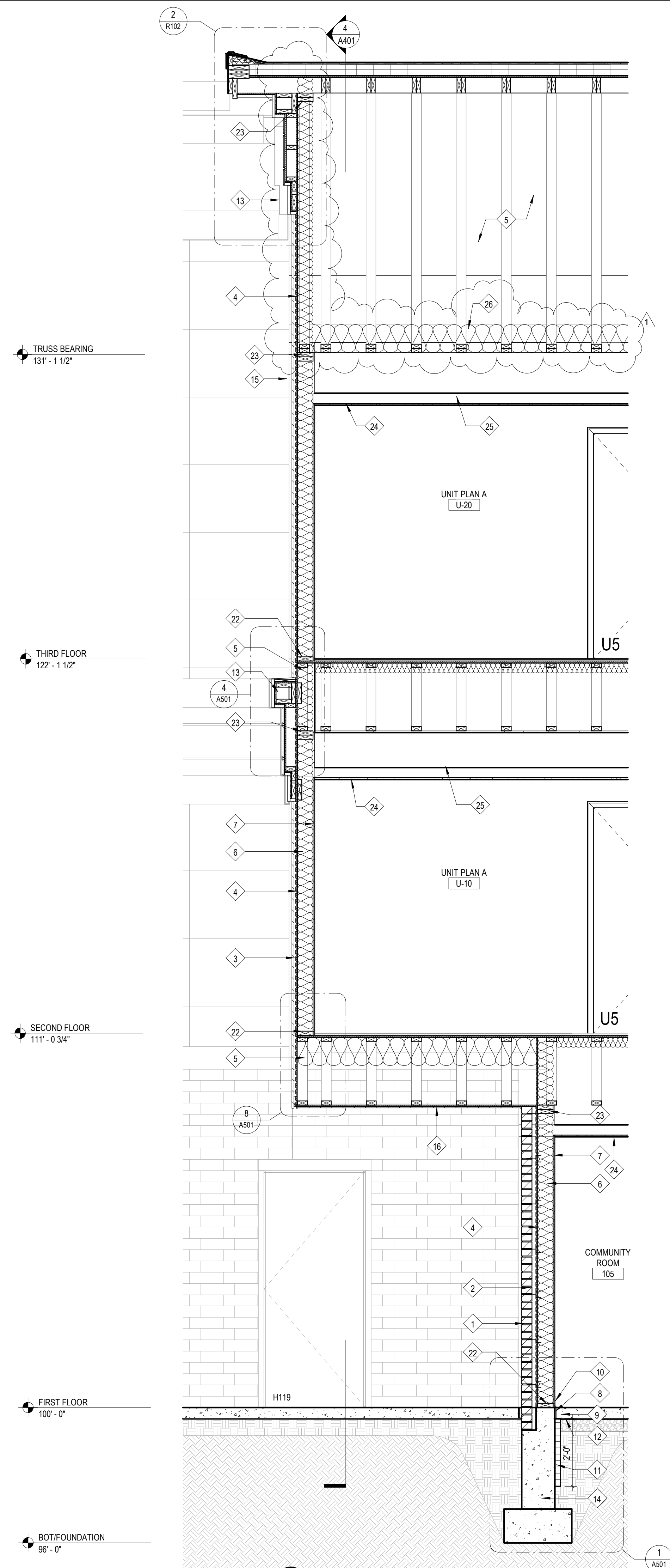
REVISION	DATE
1 ADDENDUM 1	2024 - 03 - 22

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

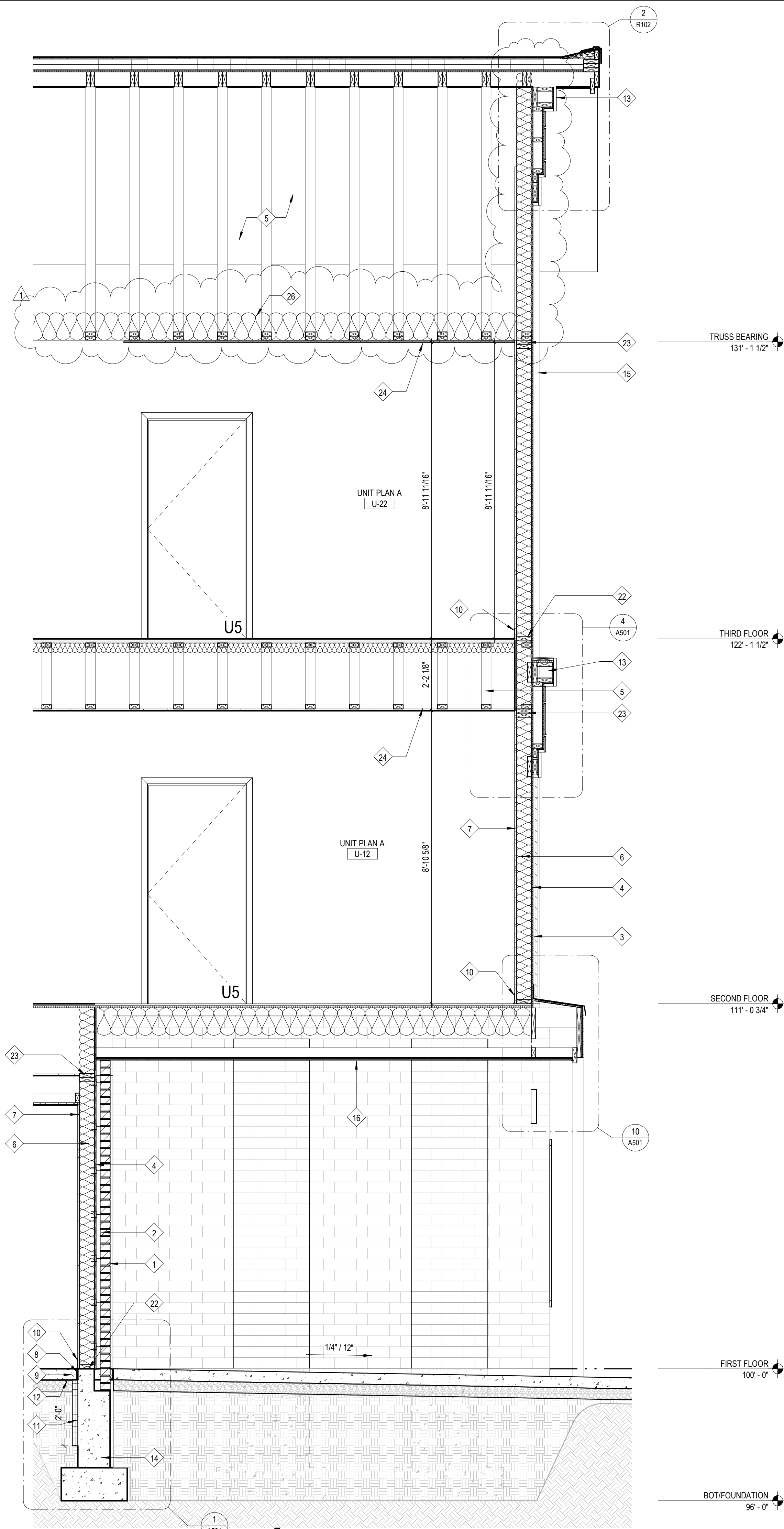
A410

WALL SECTIONS

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 SDDDDCD



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 ZIP SHEATHING (STRUCTURAL 716° ORIENTED STRAND BOARD) WITH INTEGRAL WEATHER BARRIER
- 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

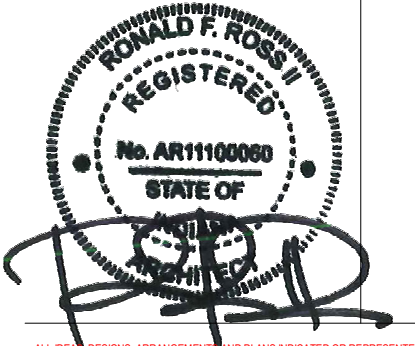
New Construction and Renovation Work for :

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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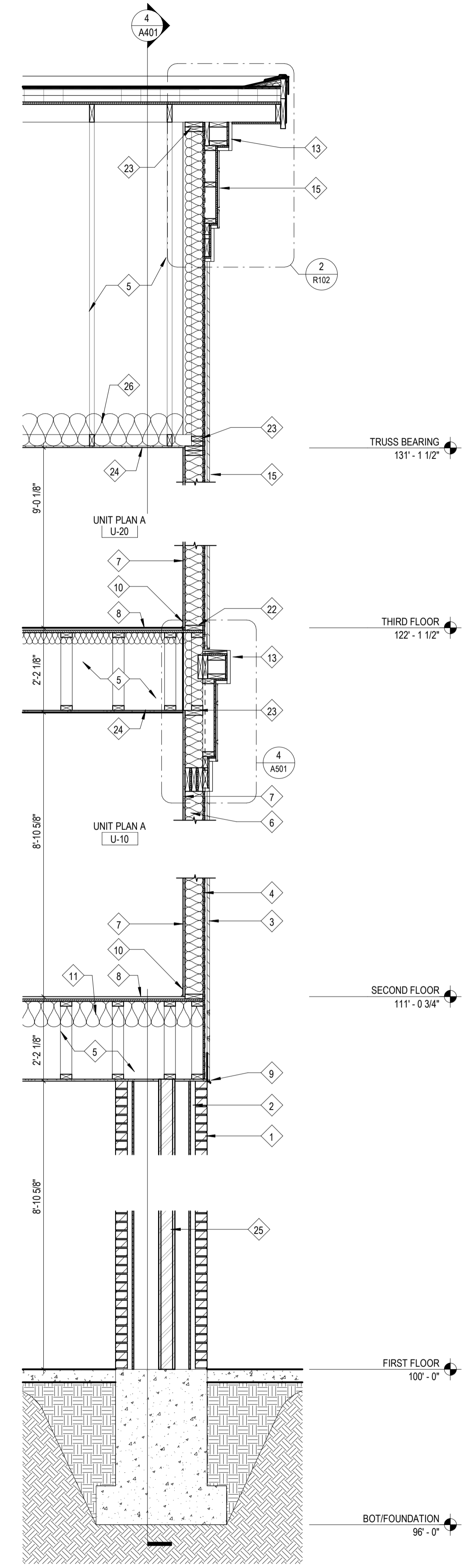
REVISION	DATE
1 ADDENDUM 1	2024 - 03 - 22

DRAWN BY	COMMISSION NUMBER	REVIEWED BY	CHECKER
CPB/LEM	F23066		

A411

WALL SECTIONS

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 SDDDDGD



◆ 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"

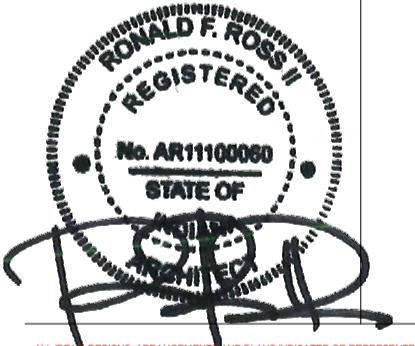
New Construction and Renovation Work for :

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



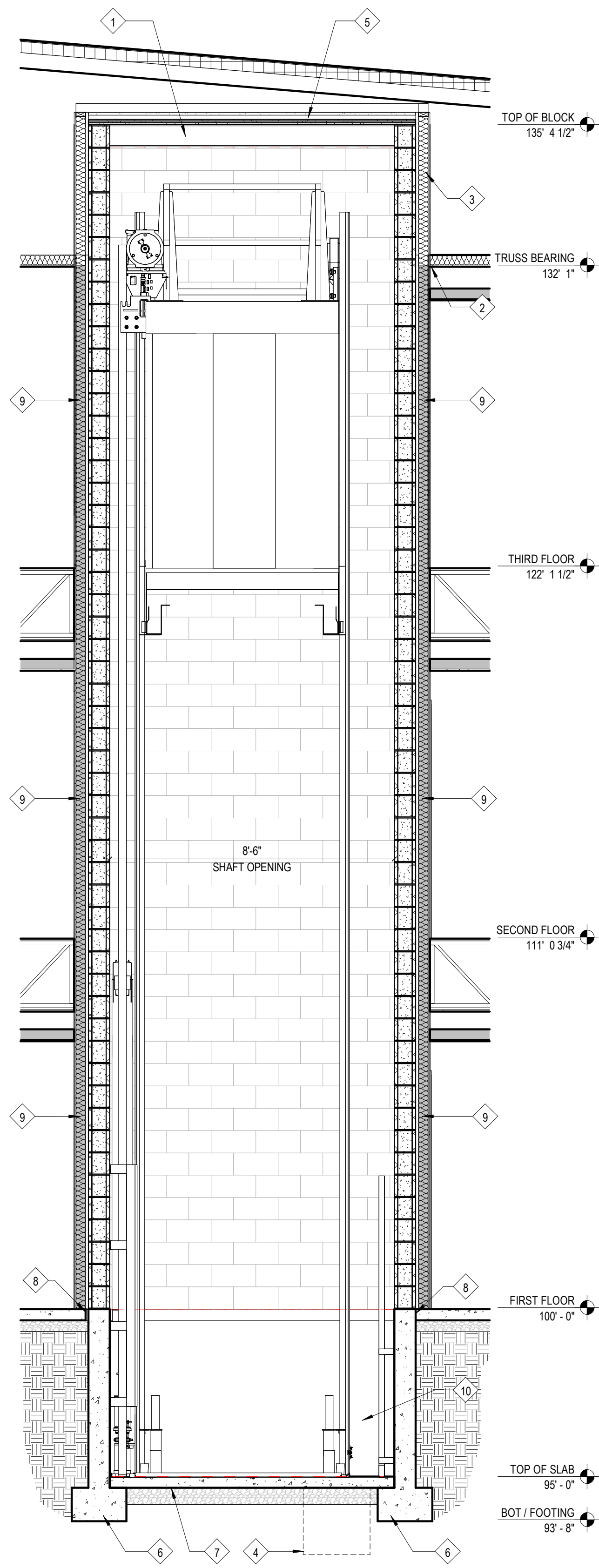
ALL THESE DESIGN INSTRUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE ENGINEER AND ARCHITECT AND THE PROPERTY OF MARTIN RILEY, INC. AND MUST BE USED ONLY FOR THE PROJECT AND IN CONNECTION WITH THE PROJECT. PROJECT: HILL OF THE DEER. DESIGN: ARCHITECTS+ENGINEERS. CONTRACT NO. 2024-02-07. ANY REVISIONS TO THESE INSTRUMENTS SHALL BE MADE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT NO. 2024-02-07. ANY REVISIONS TO THESE INSTRUMENTS SHALL BE MADE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT NO. 2024-02-07. ANY REVISIONS TO THESE INSTRUMENTS SHALL BE MADE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT NO. 2024-02-07.

REVISION	DATE

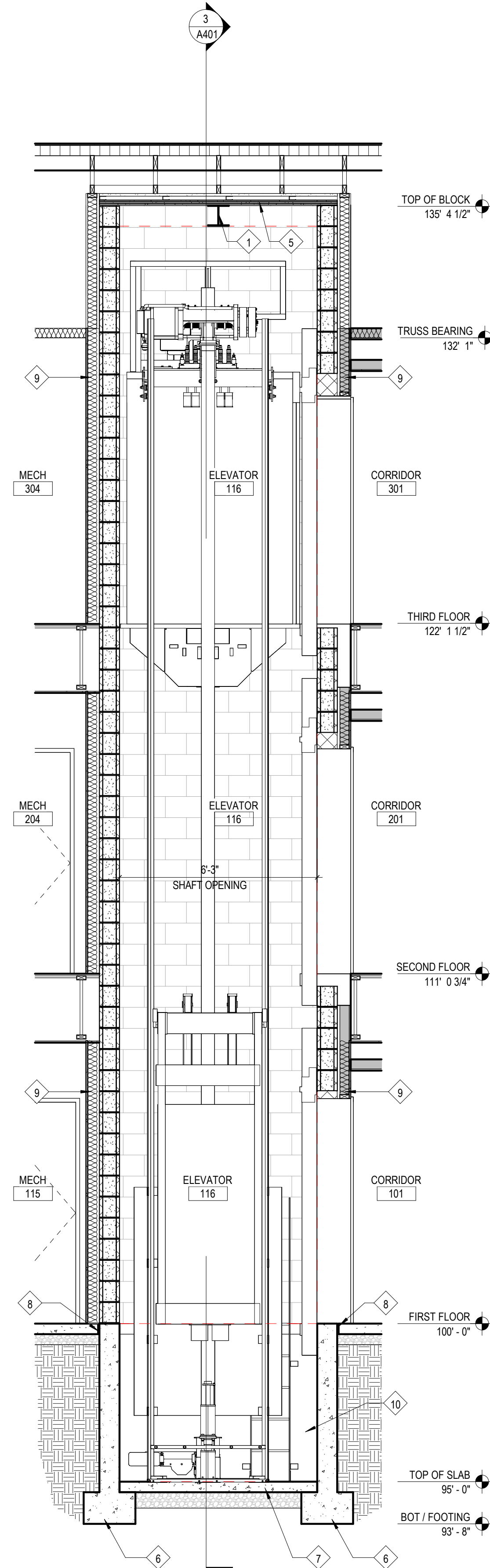
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COMMISSION NUMBER:	F23066	DATE:	2024-02-07

A412

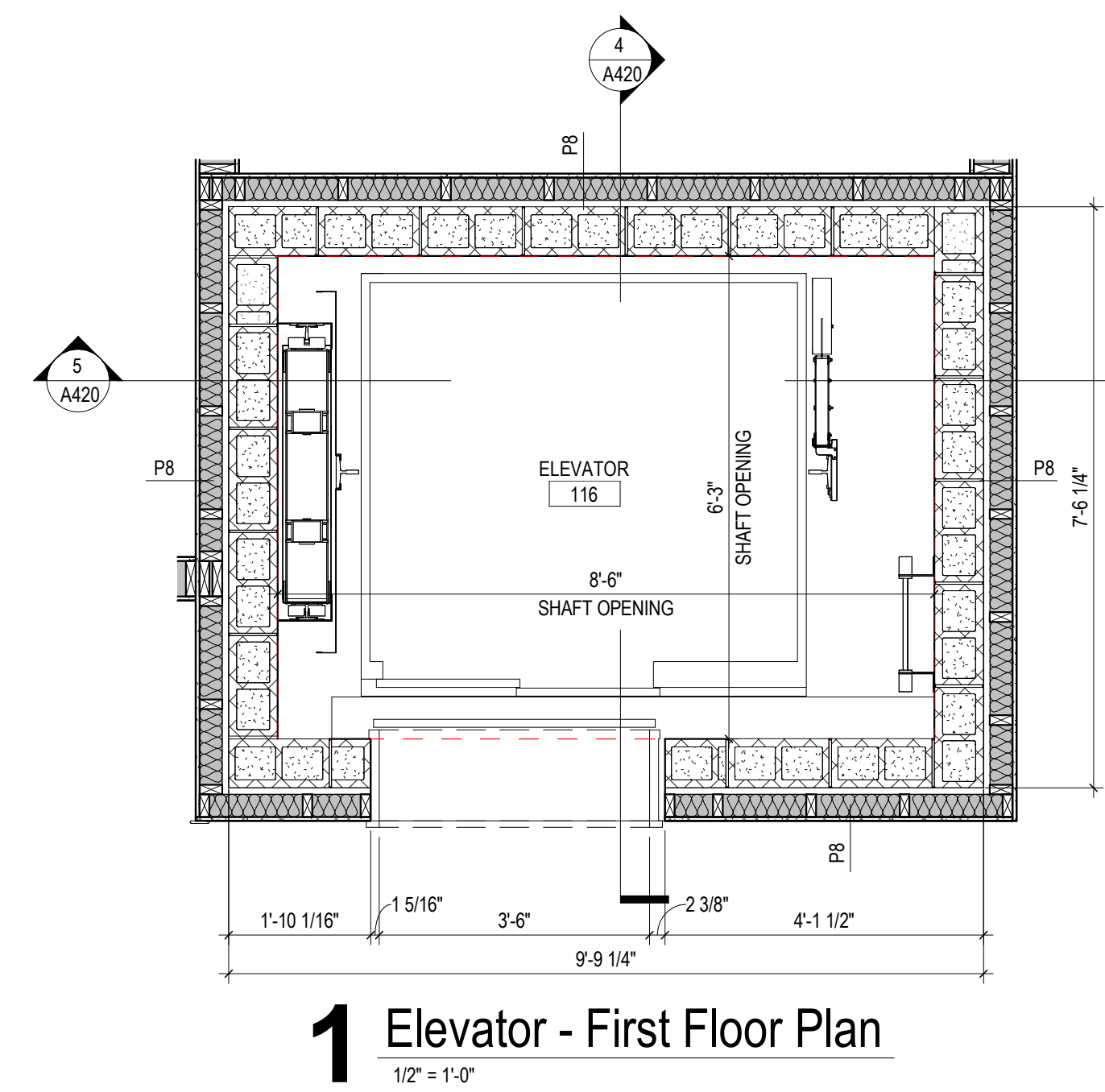
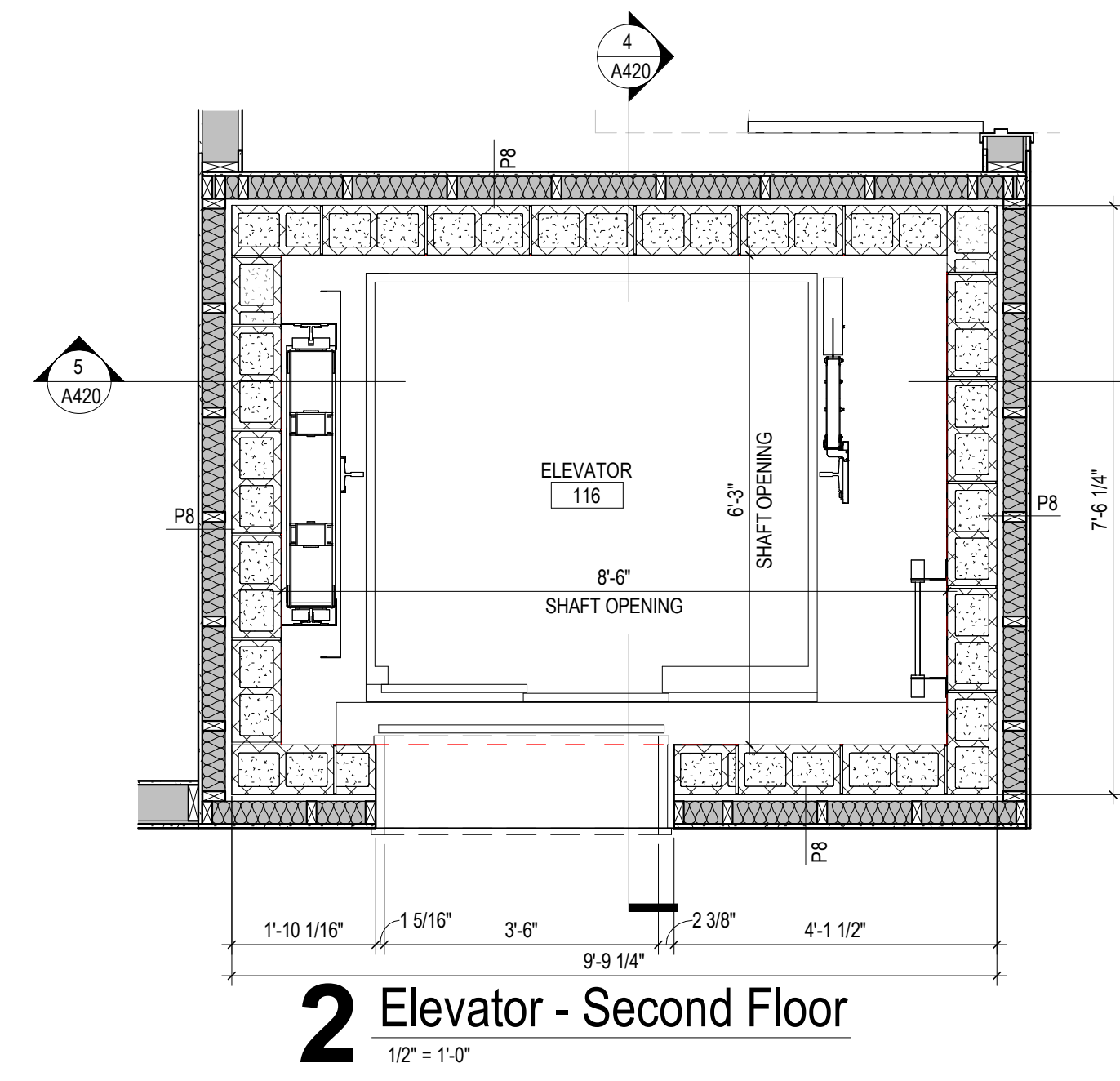
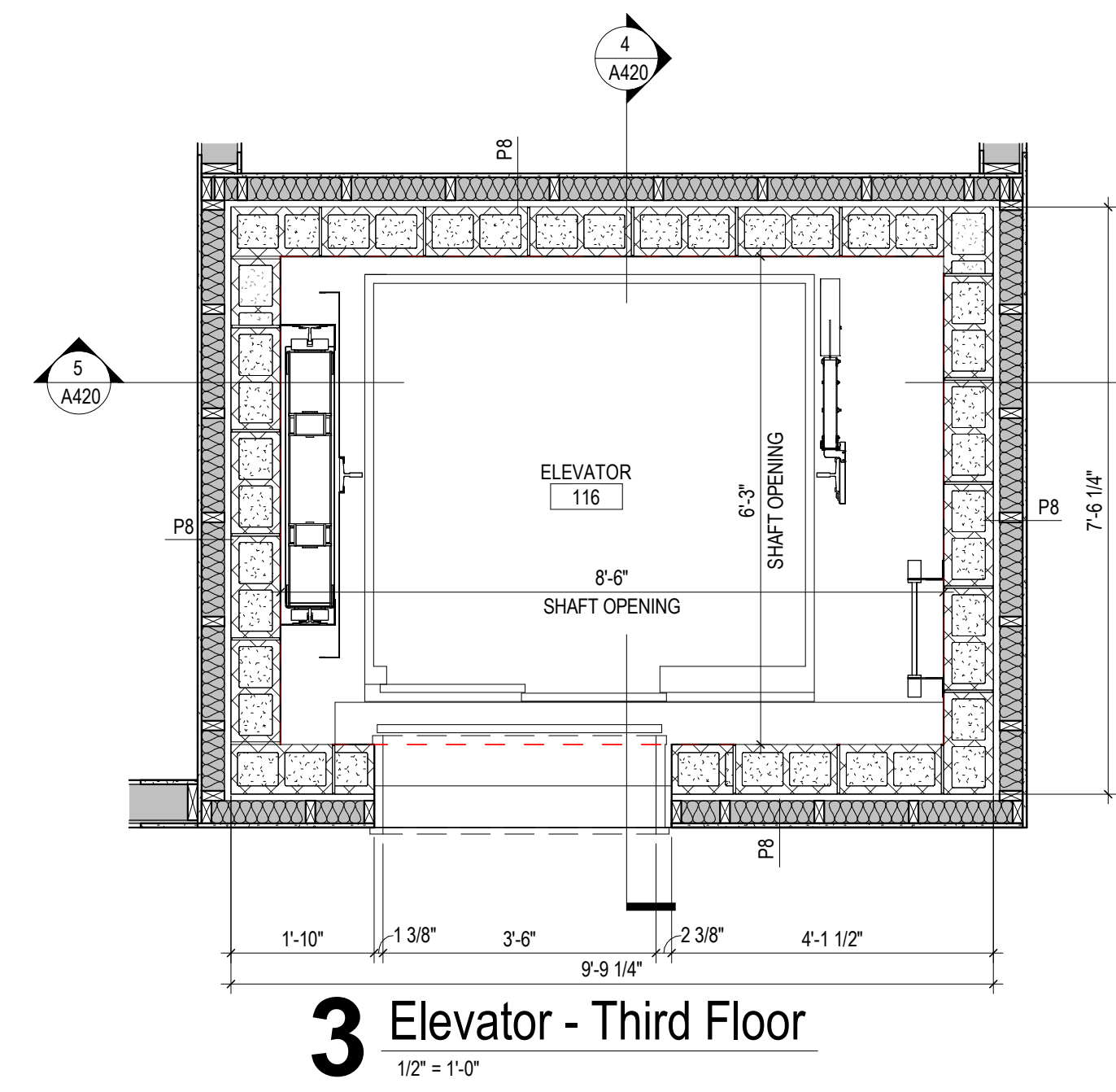
WALL SECTIONS



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 U/L 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

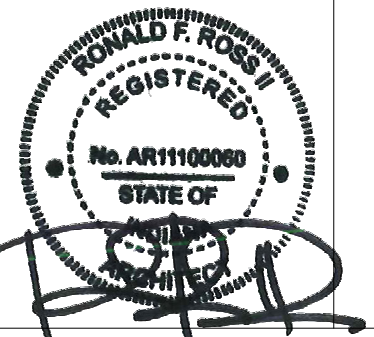
New Construction and Renovation Work for :

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 Ft Wayne, IN 46816



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 Fort Wayne, Indiana 46802
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 fax 260.426.2067



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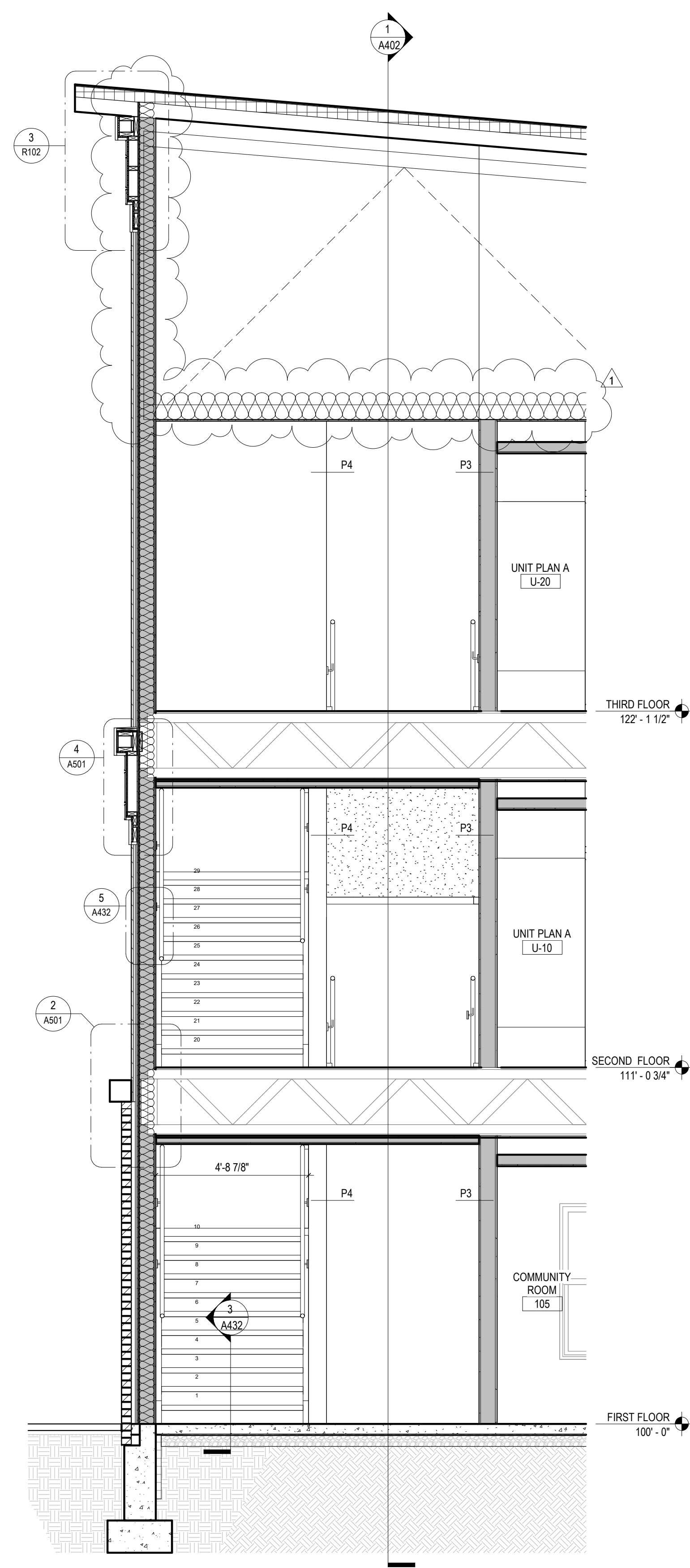
REVISION: _____ DATE: _____

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

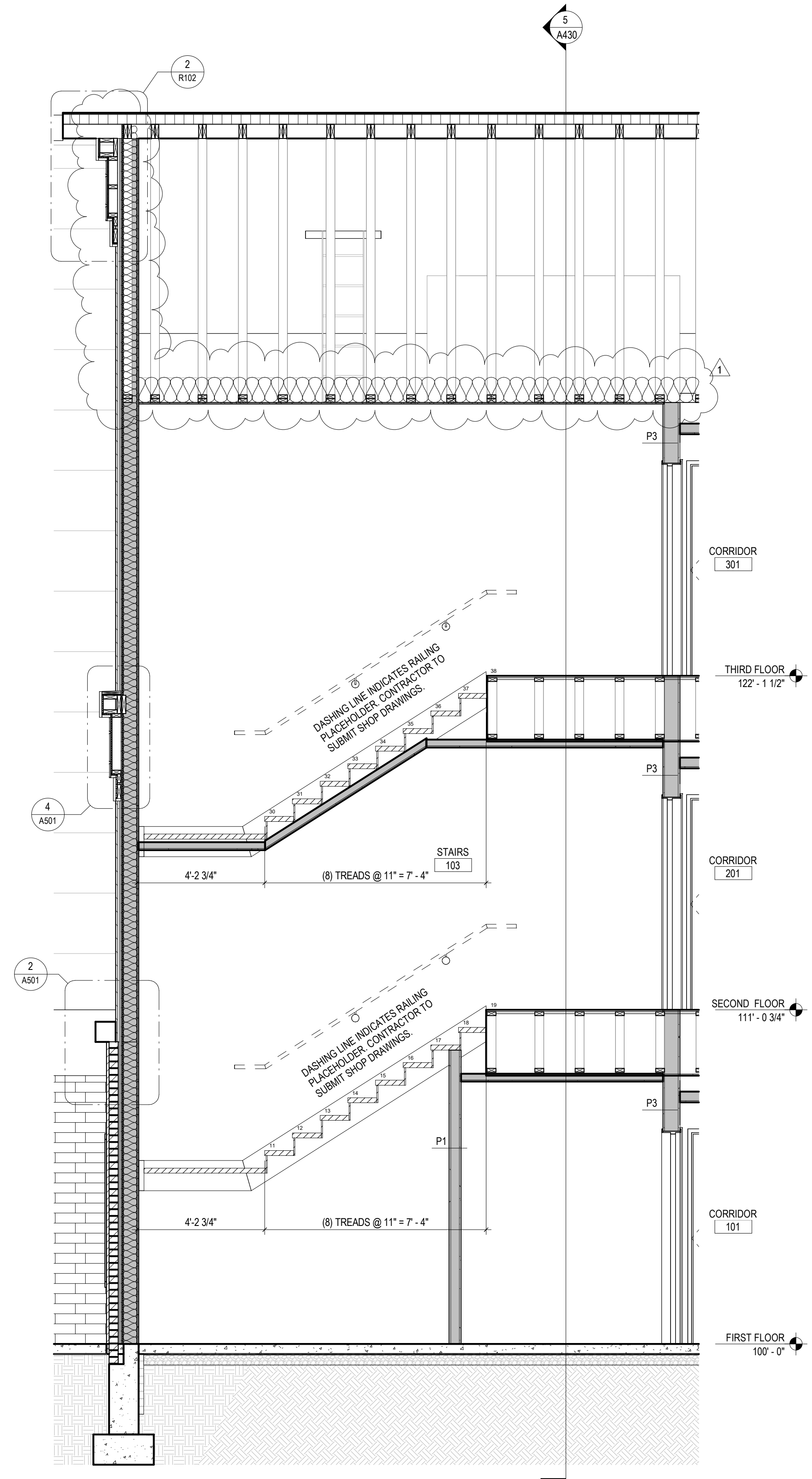
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ELEVATOR

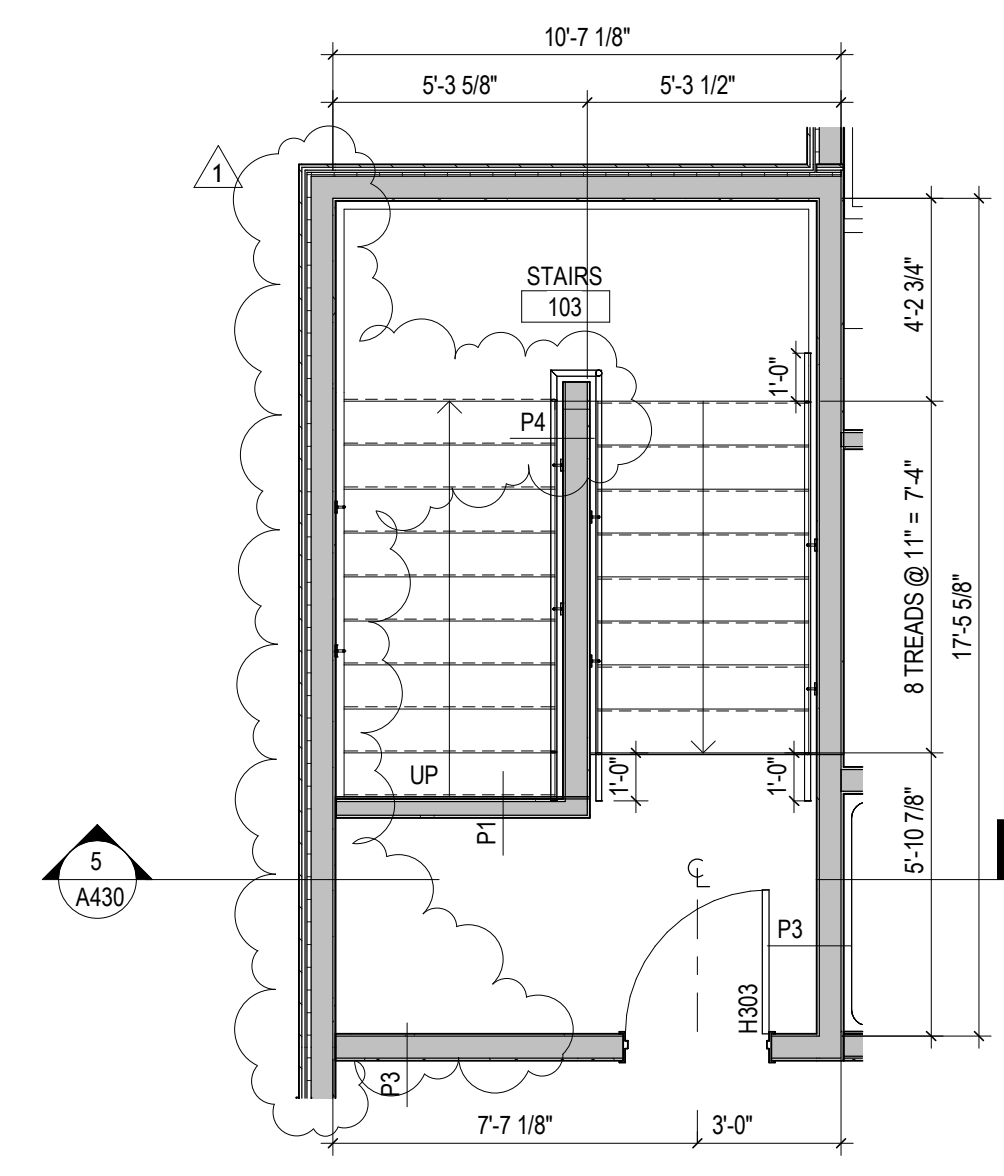
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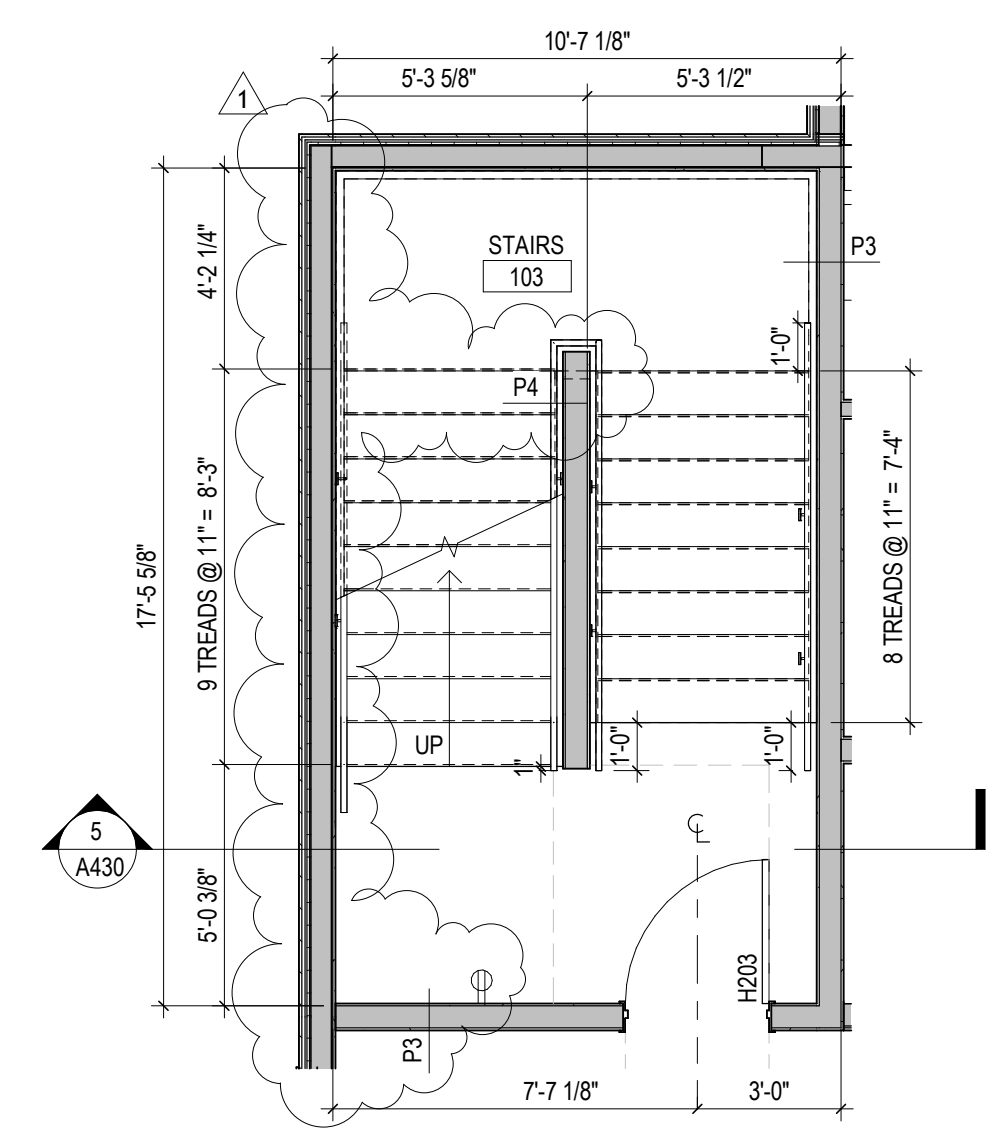
5 Stair 1 - EW Section
3/8" = 1'-0"



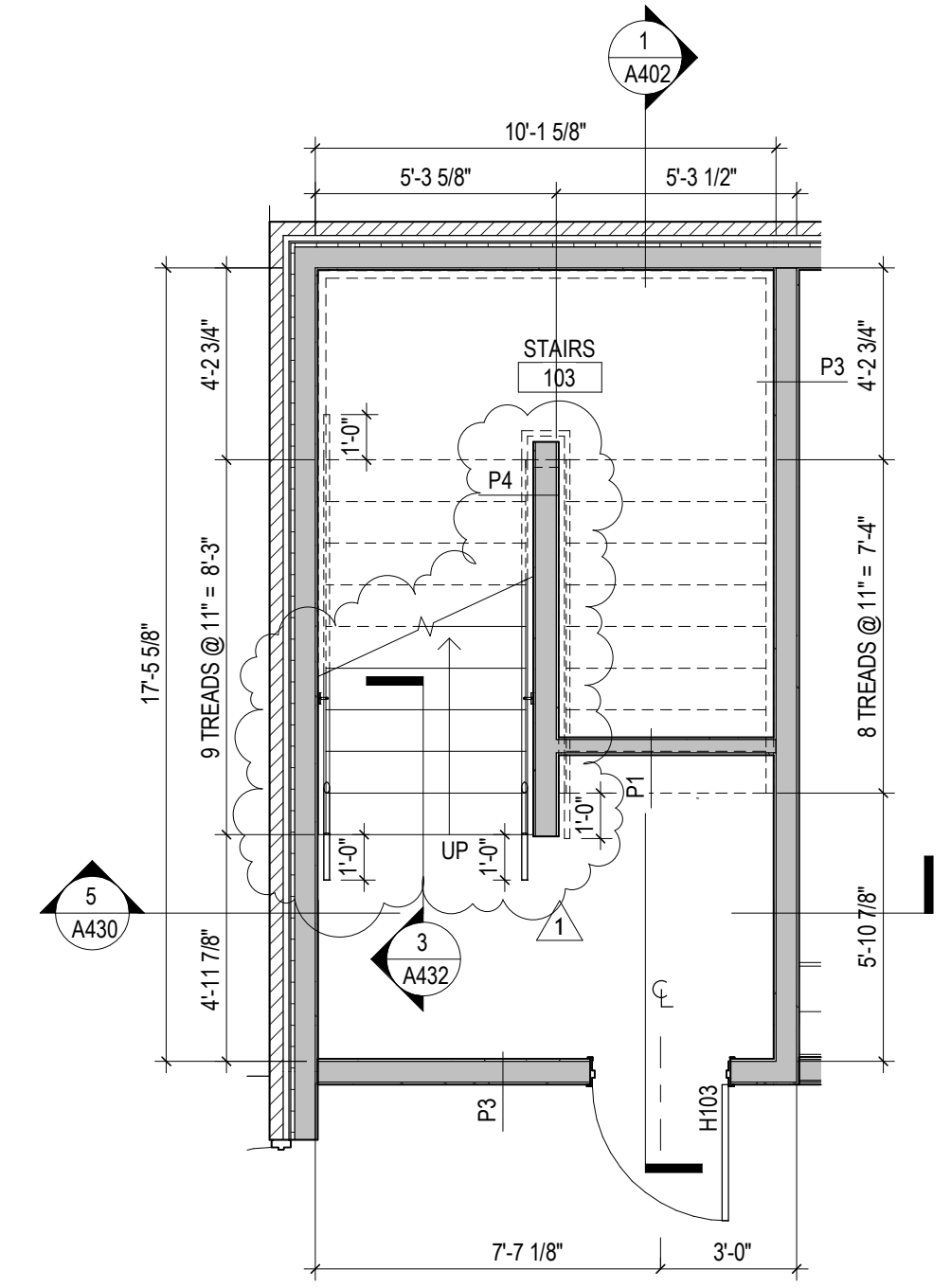
4 Stair 1 - NS Section
3/8" = 1'-0"



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



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

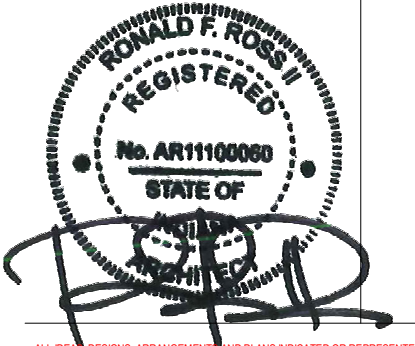


1 Stair 1 - First Floor
1/4" = 1'-0"

New Construction and Renovation Work for :
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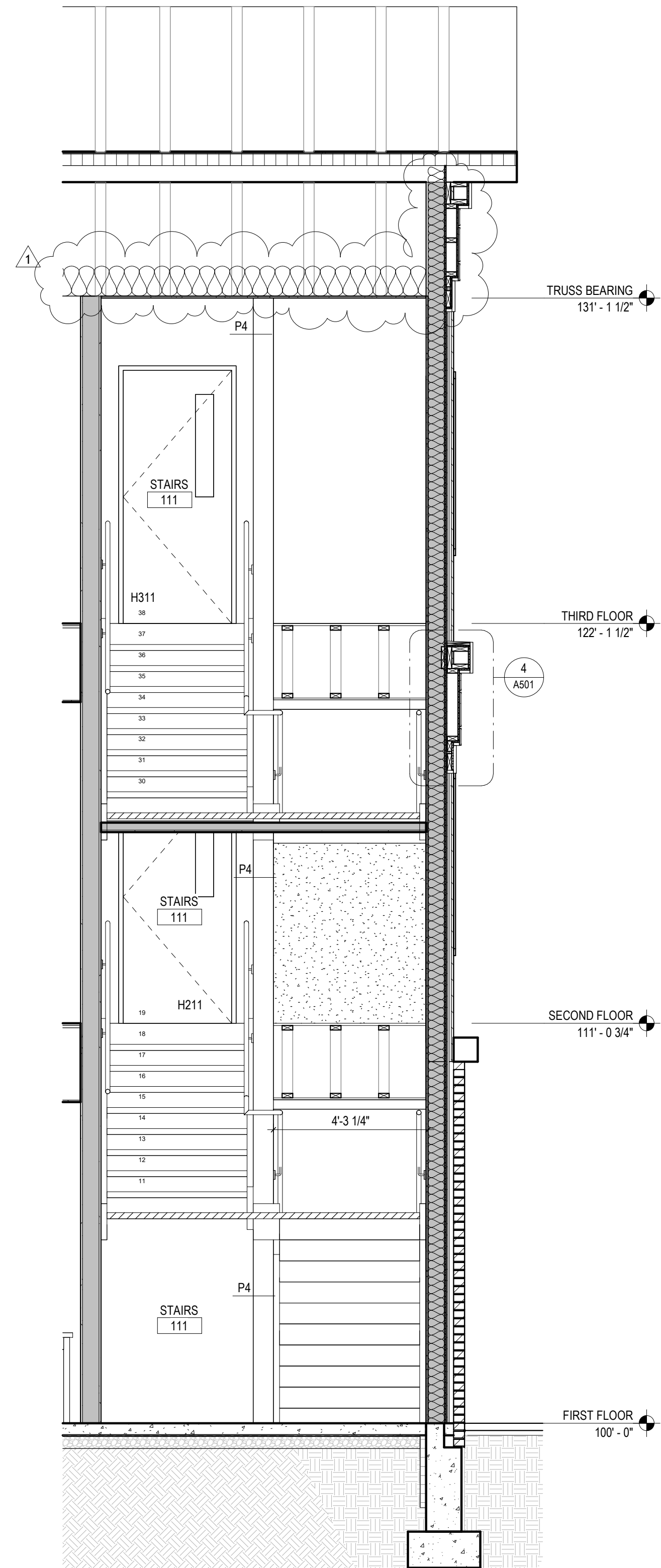
REVISION	DATE
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	2024 - 03 - 22

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

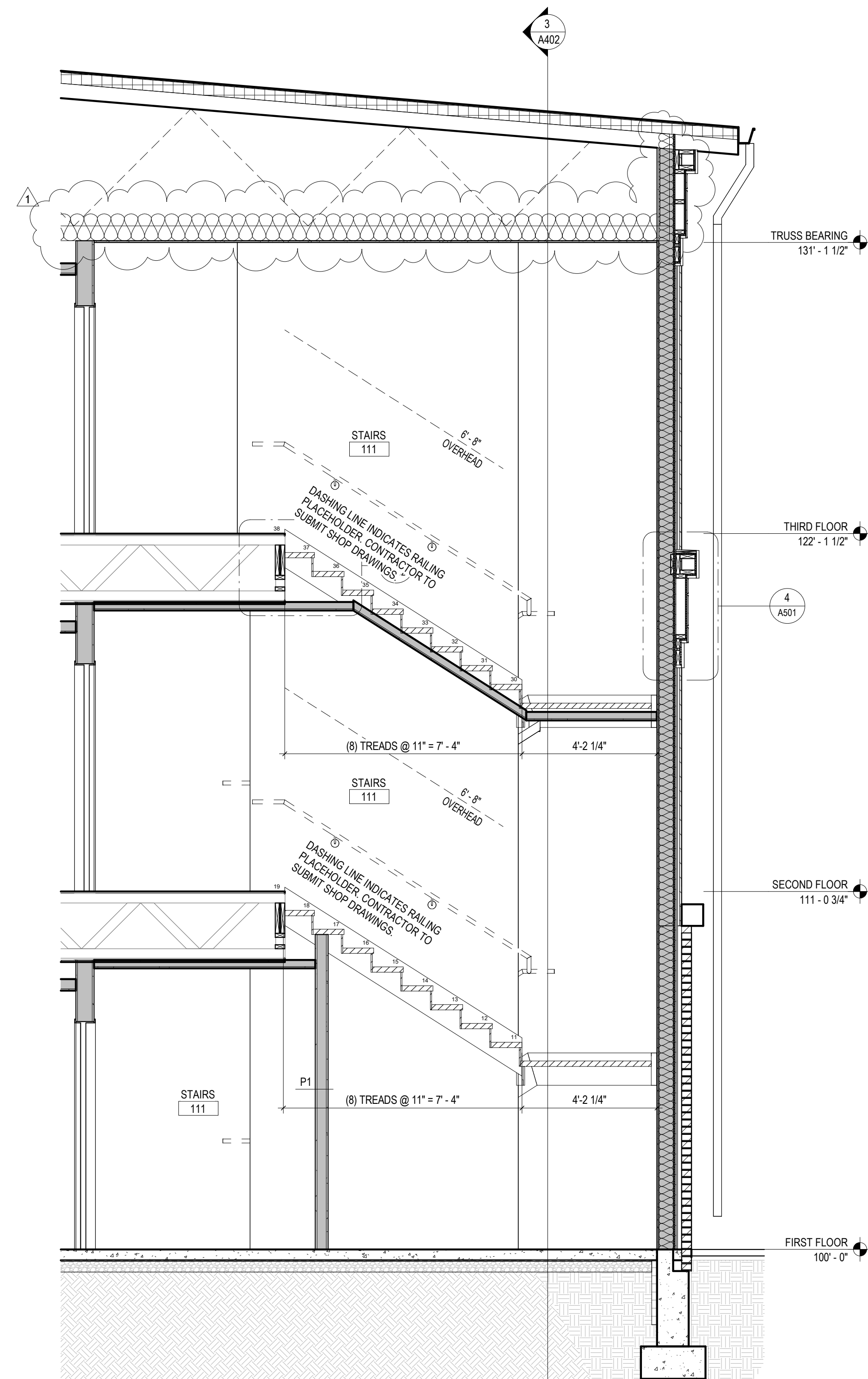
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STAIR 1

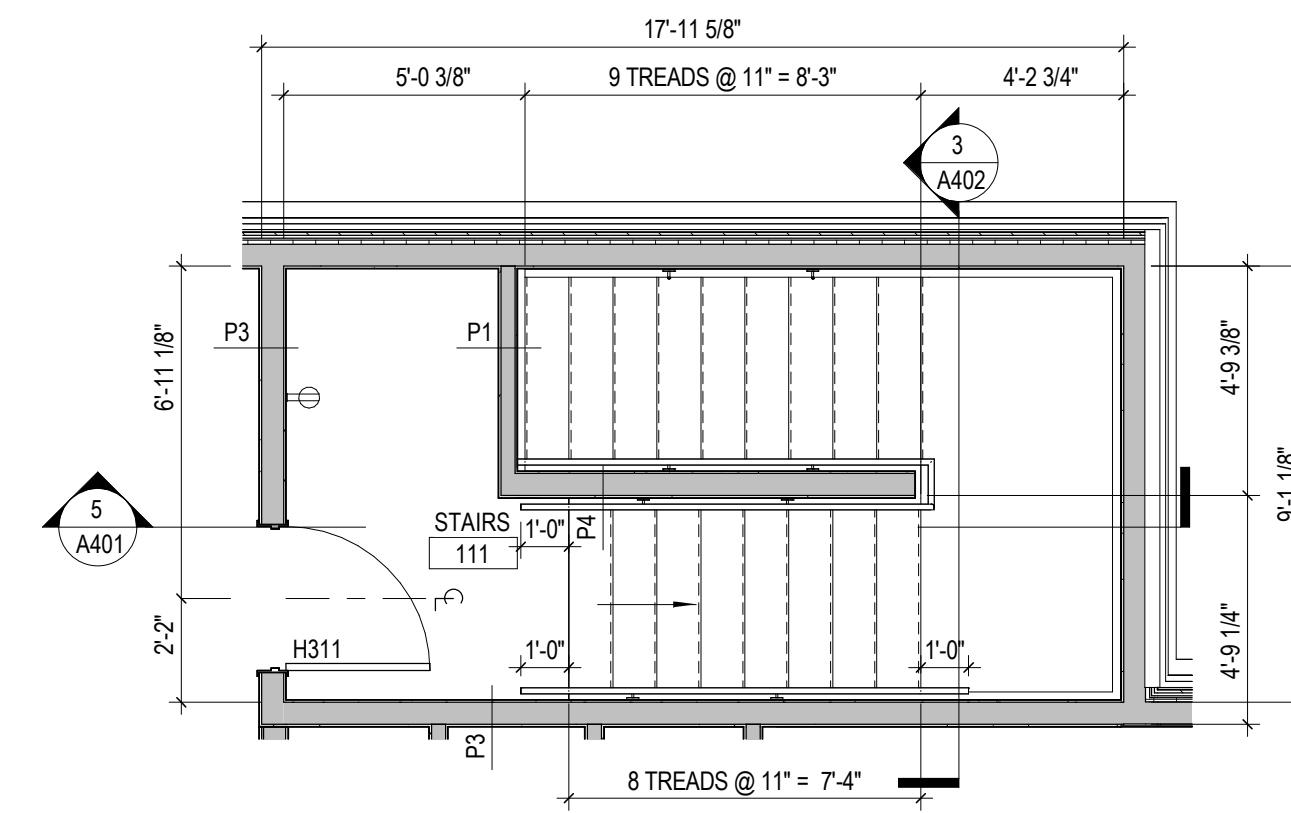
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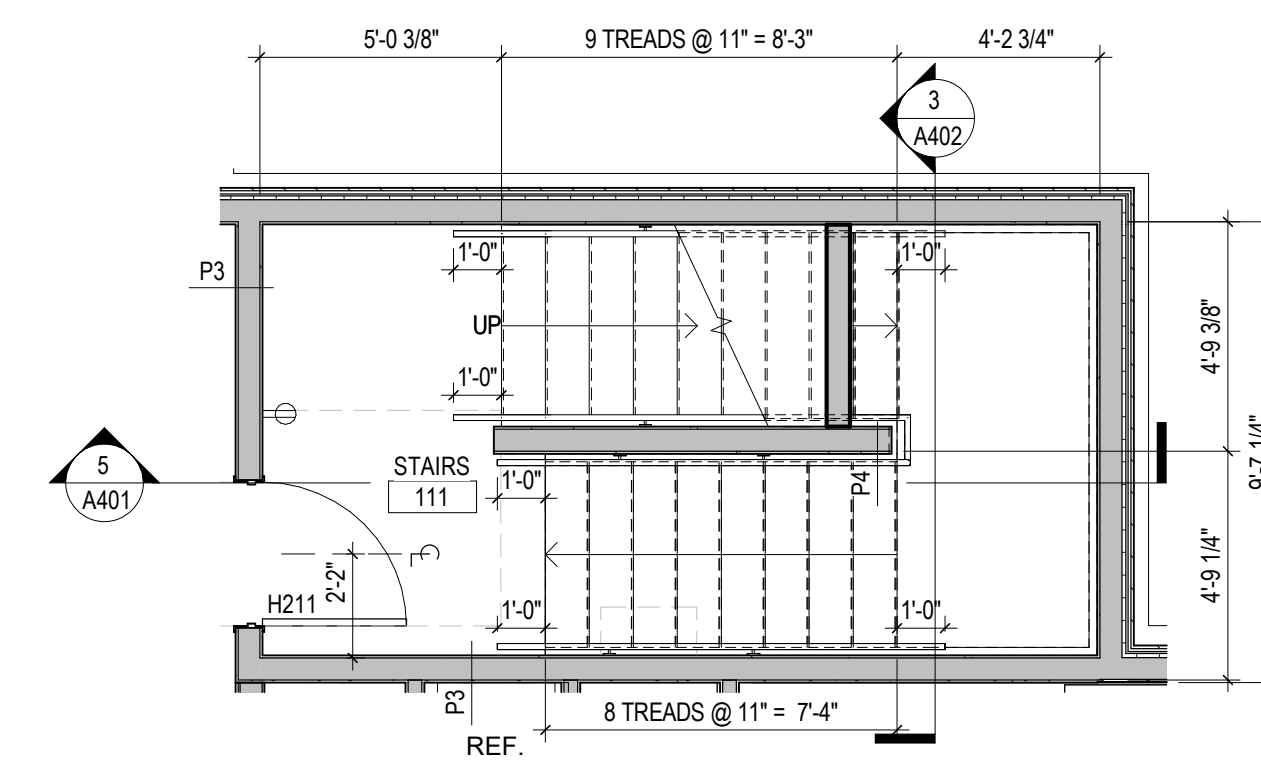
5 Stair 2 - NS Section
 3/8" = 1'-0"



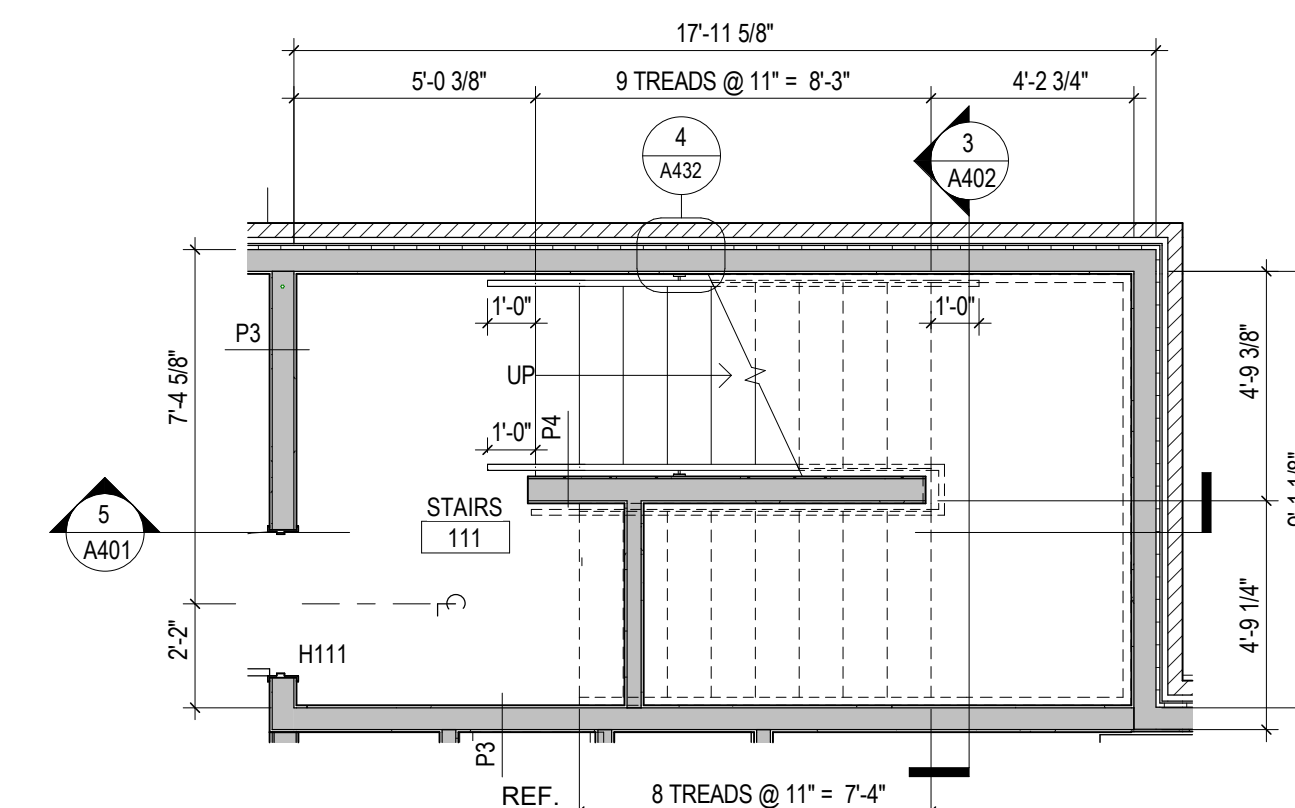
4 Stair 2 - EW Section
 3/8" = 1'-0"



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"

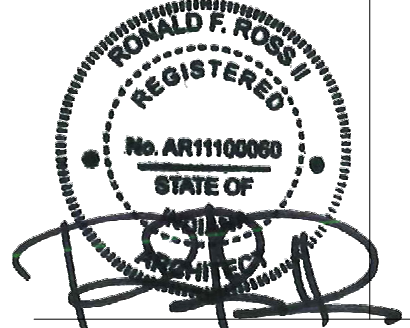
New Construction and Renovation Work for :

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711 E Tillman Rd
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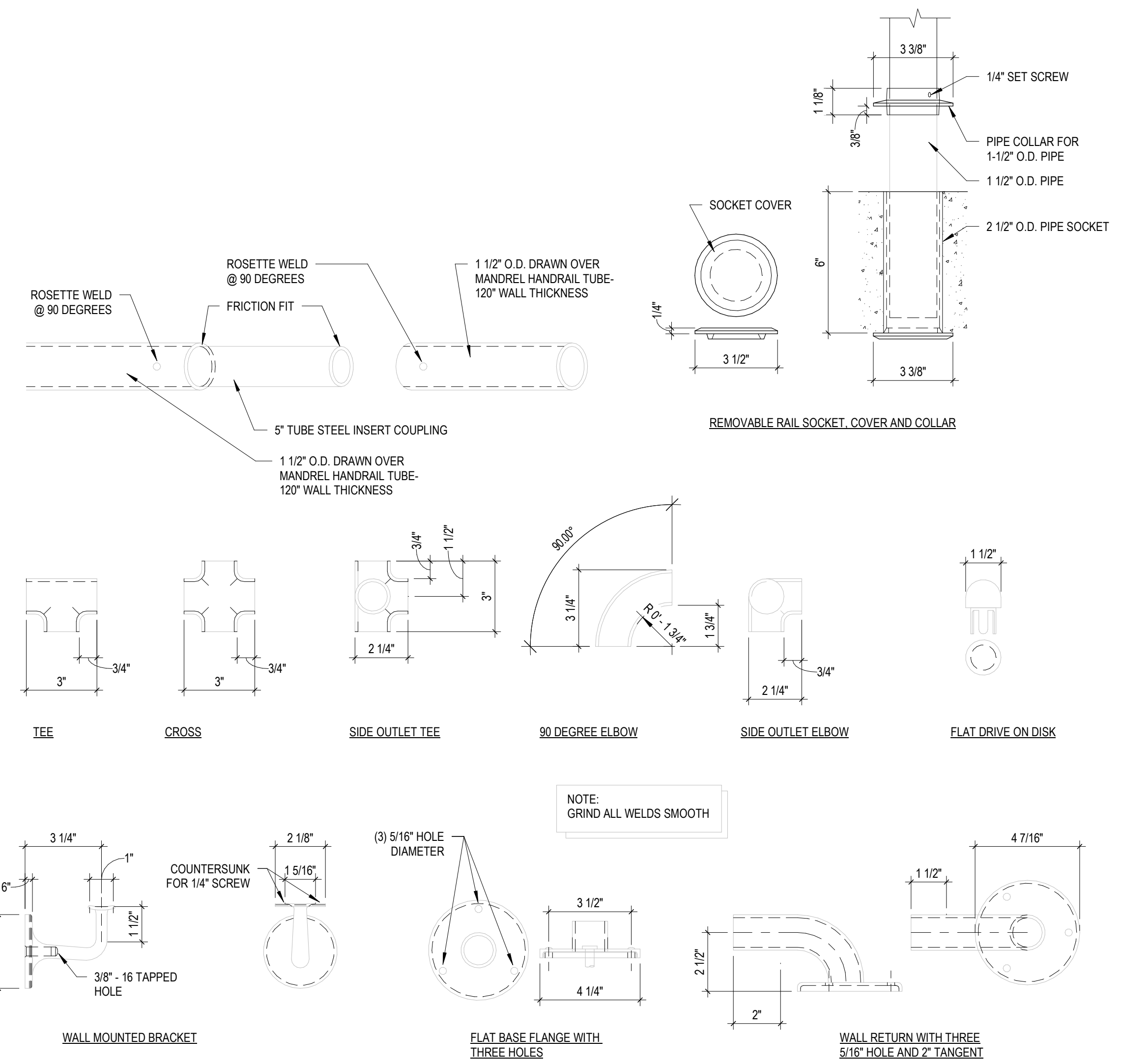
REVISION	DATE
1 ADDENDUM 1	2024 - 03 - 22

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 DATE: 2024-02-07

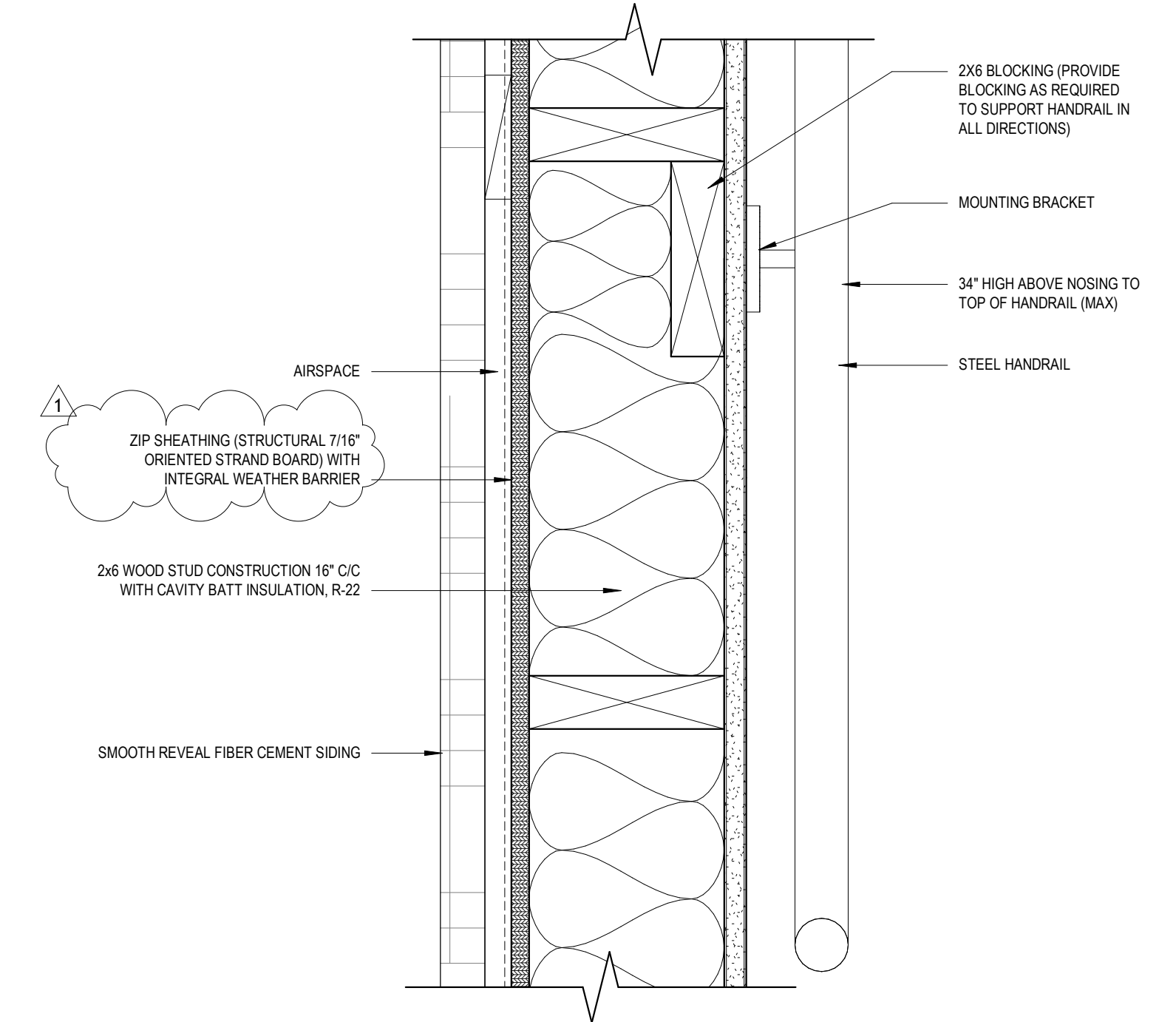
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STAIR 2

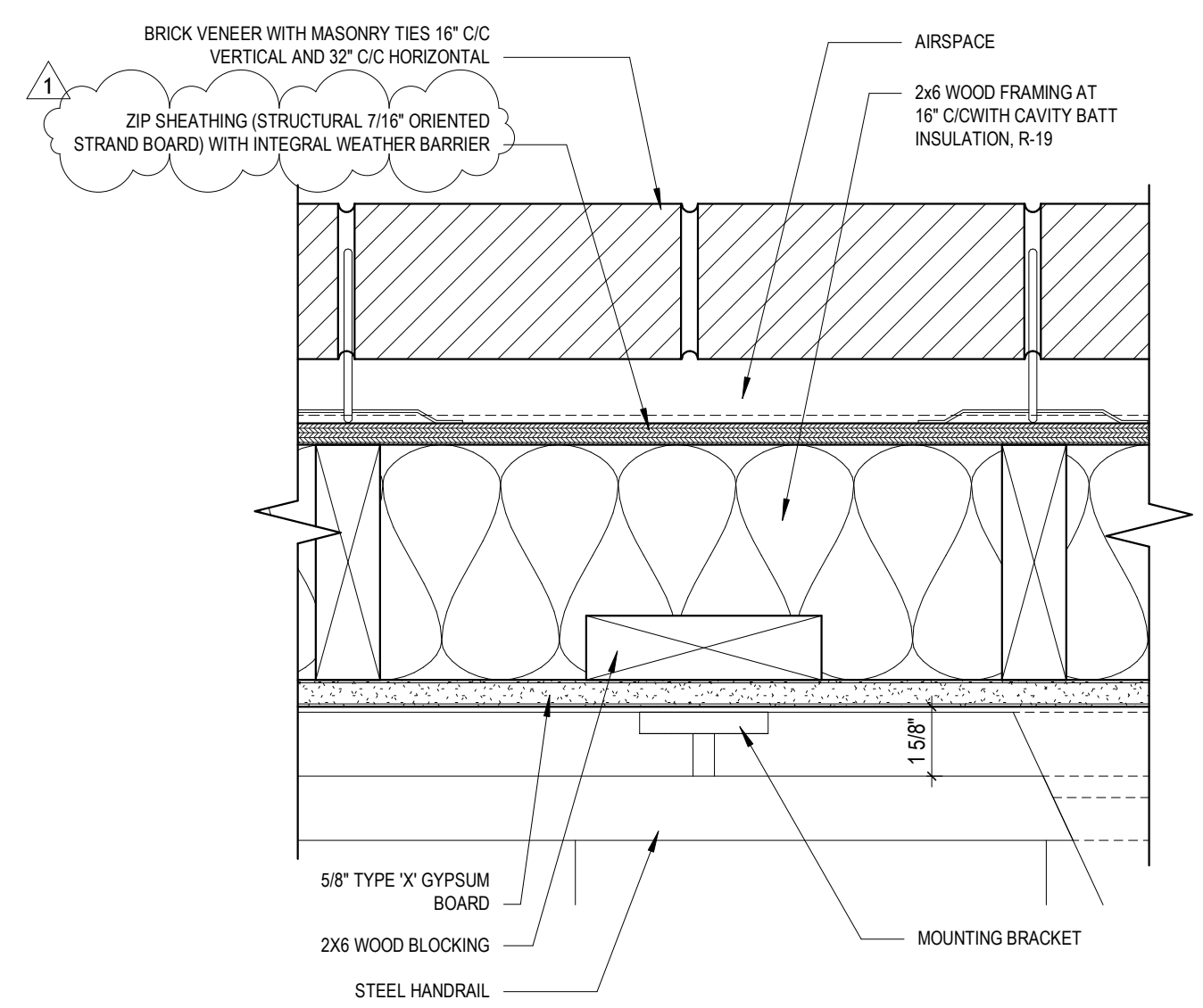
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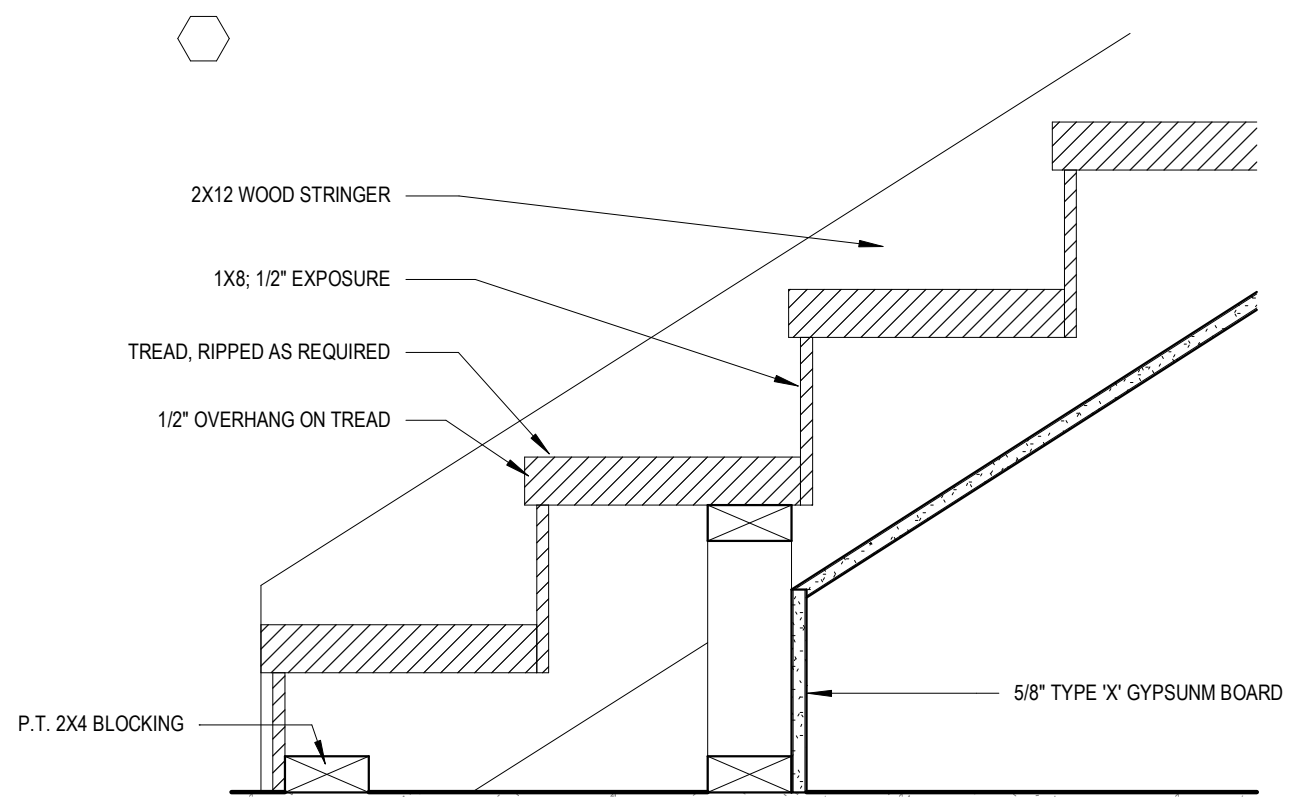
6 Handrail Details
 3' = 1'-0"



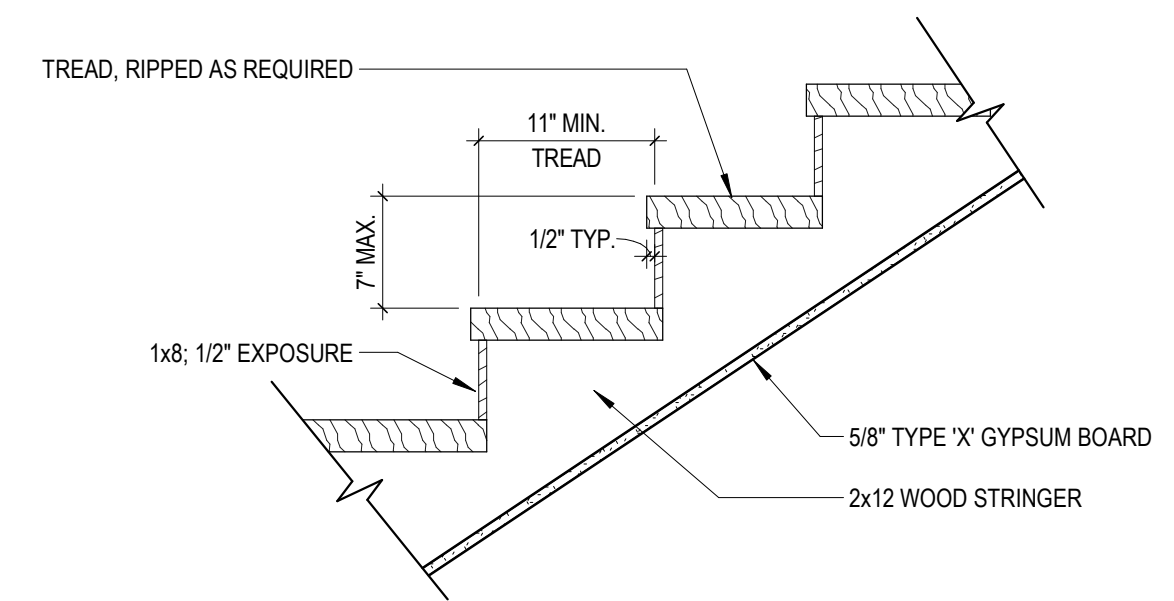
5 Detail at Stair Handrail
 3' = 1'-0"



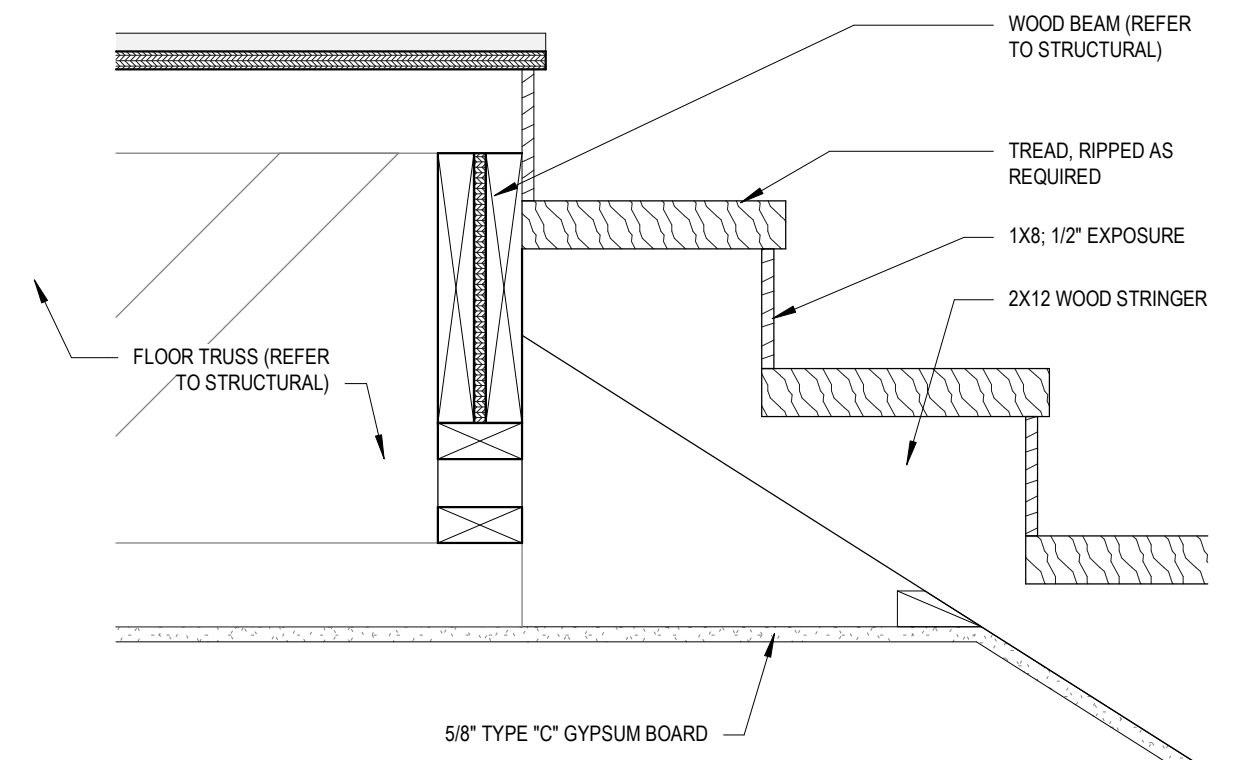
4 Detail at Handrail Blocking
 3' = 1'-0"



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"

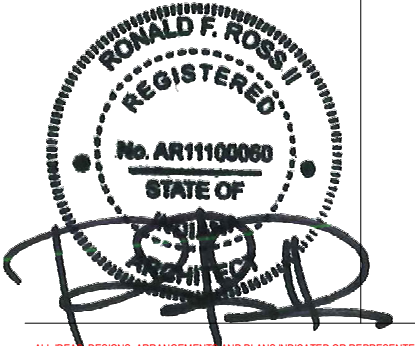
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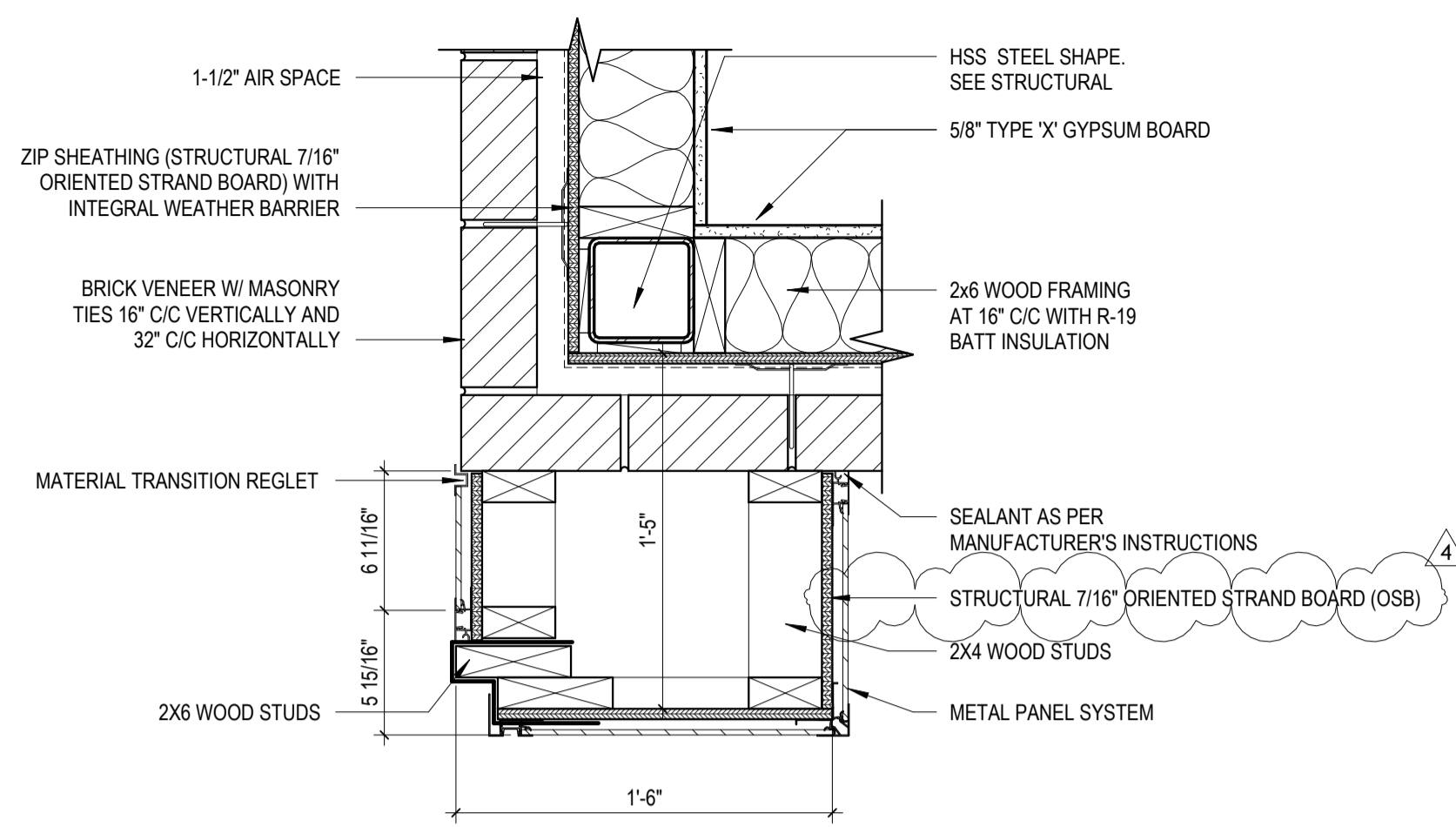
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REVISION	DATE
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	2024 - 03 - 22

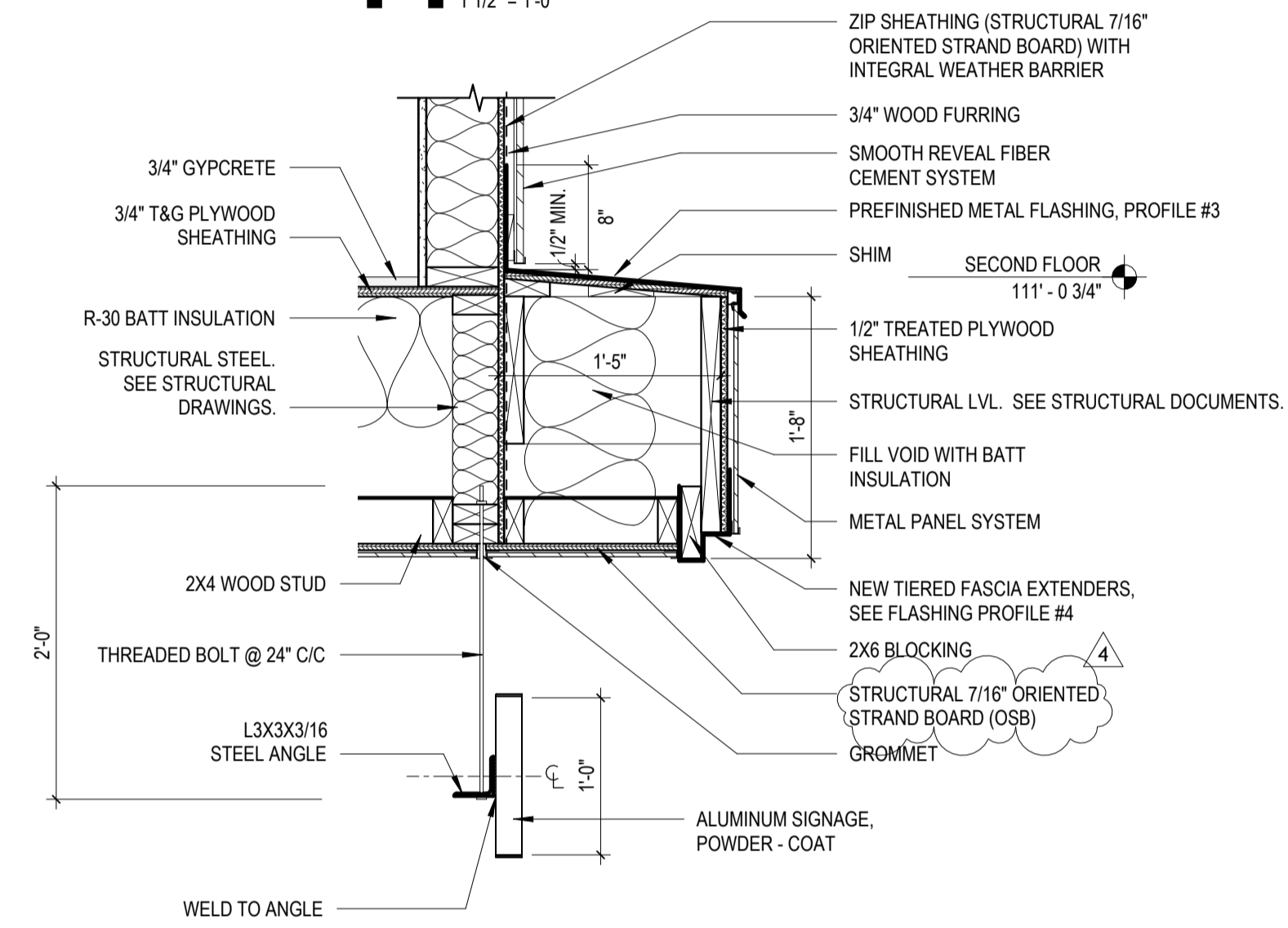
DRAWN BY	COMMISSION NUMBER	REVIEWED BY	DATE
TJG	F23066	PMK	2024-02-07

A432

STAIR DETAILS

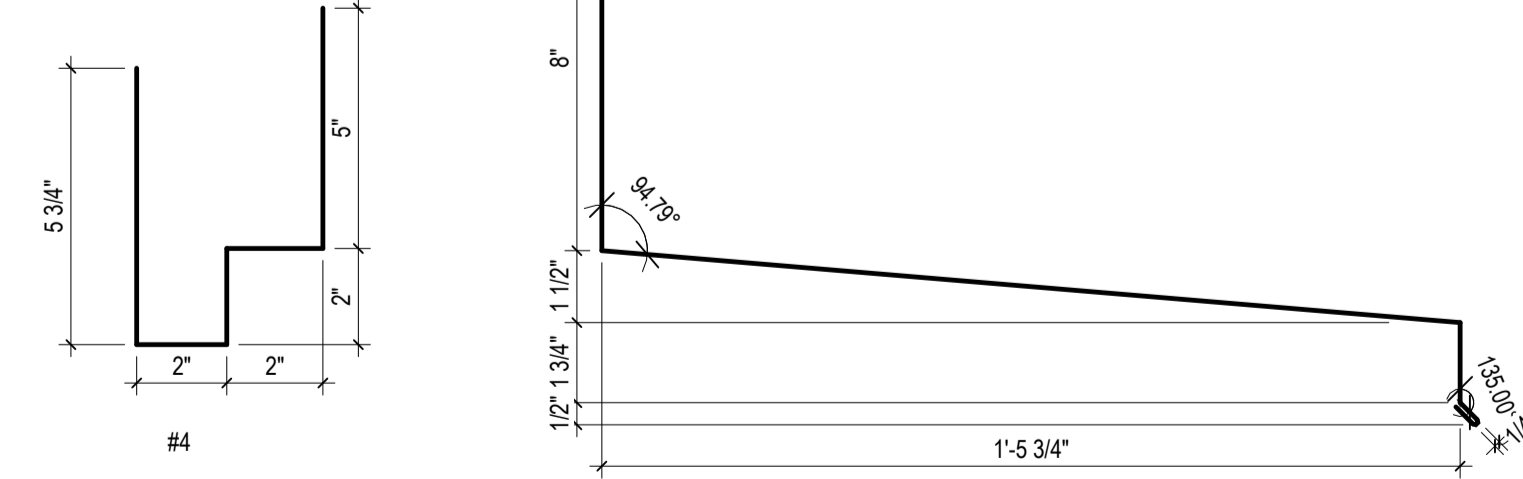


11 Enlarged Detail
1 1/2" = 1'-0"

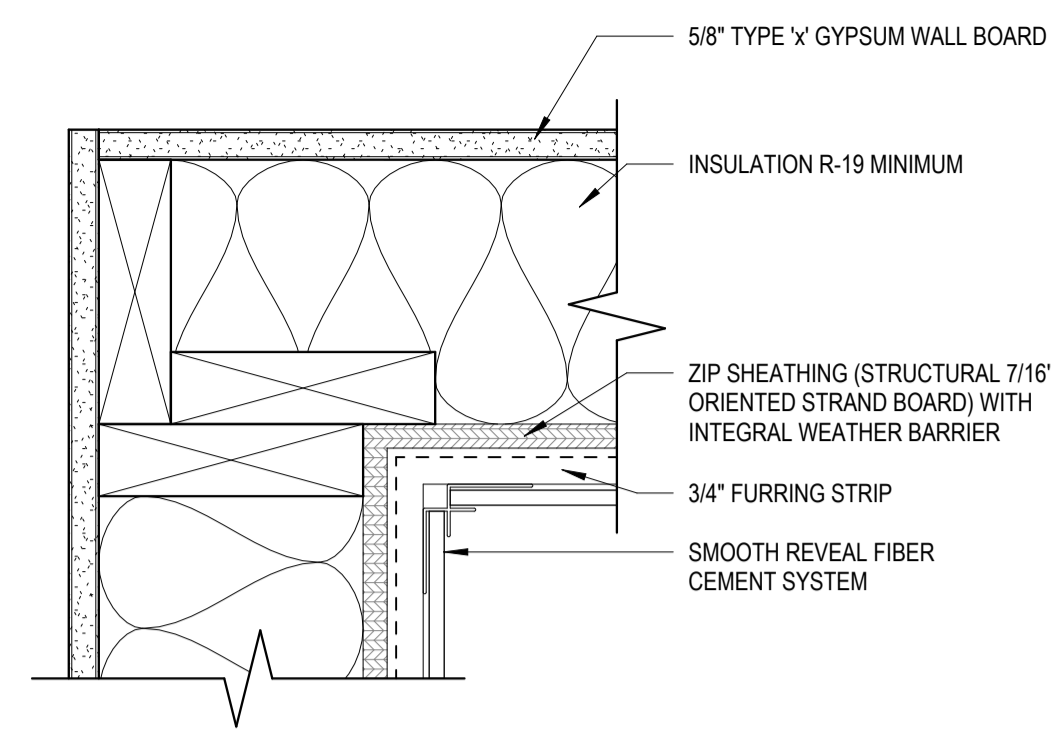


10 Front Detail Band
1" = 1'-0"

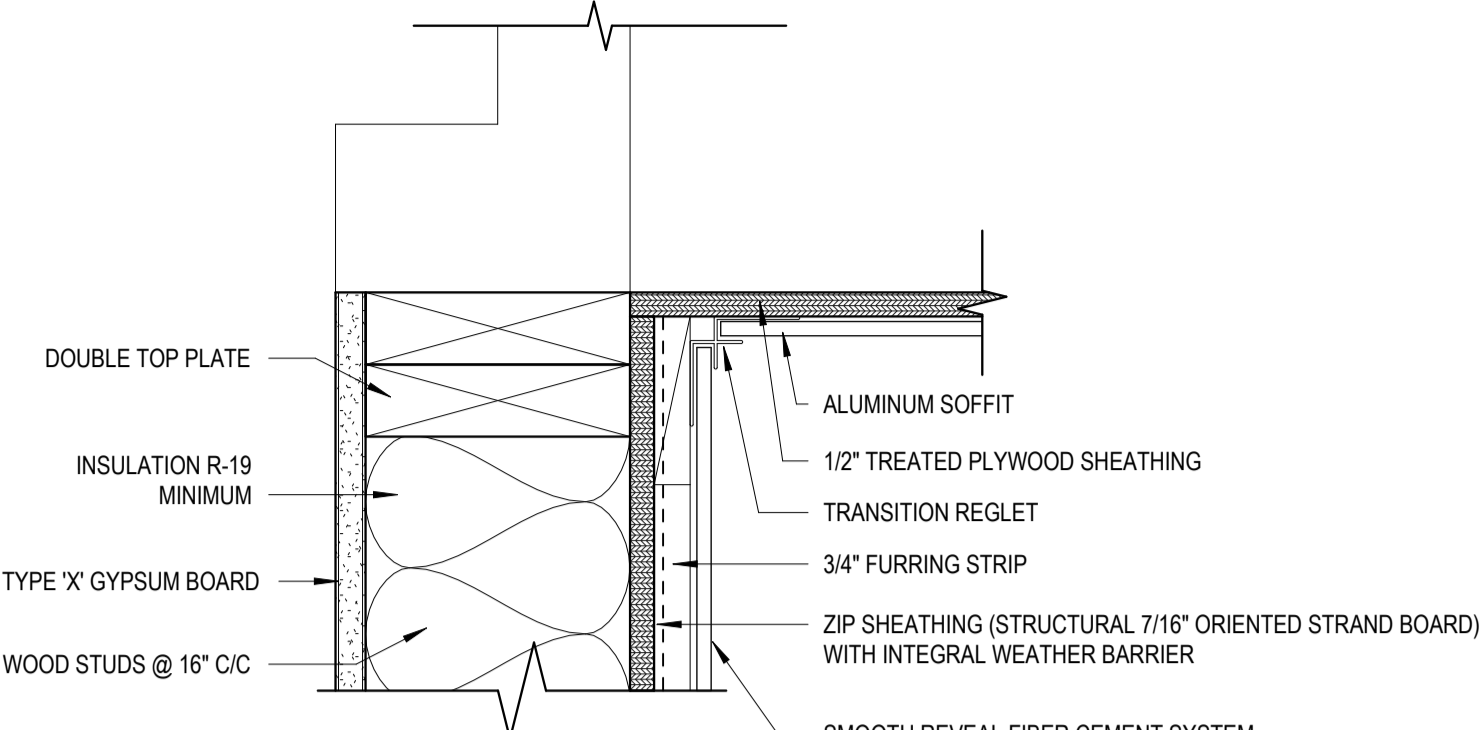
9 Column Detail
1" = 1'-0"



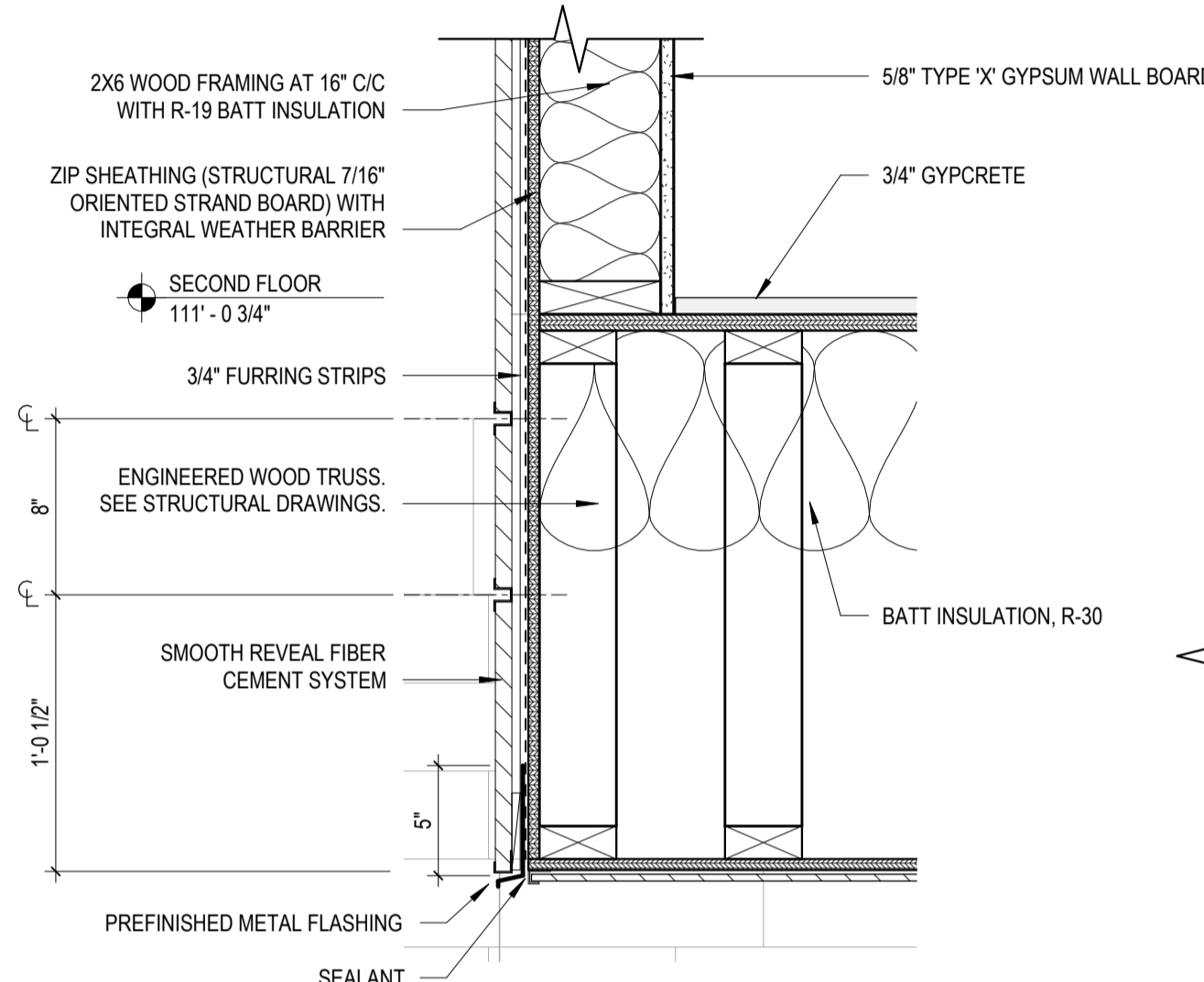
7 Flashing Profiles
3" = 1'-0"



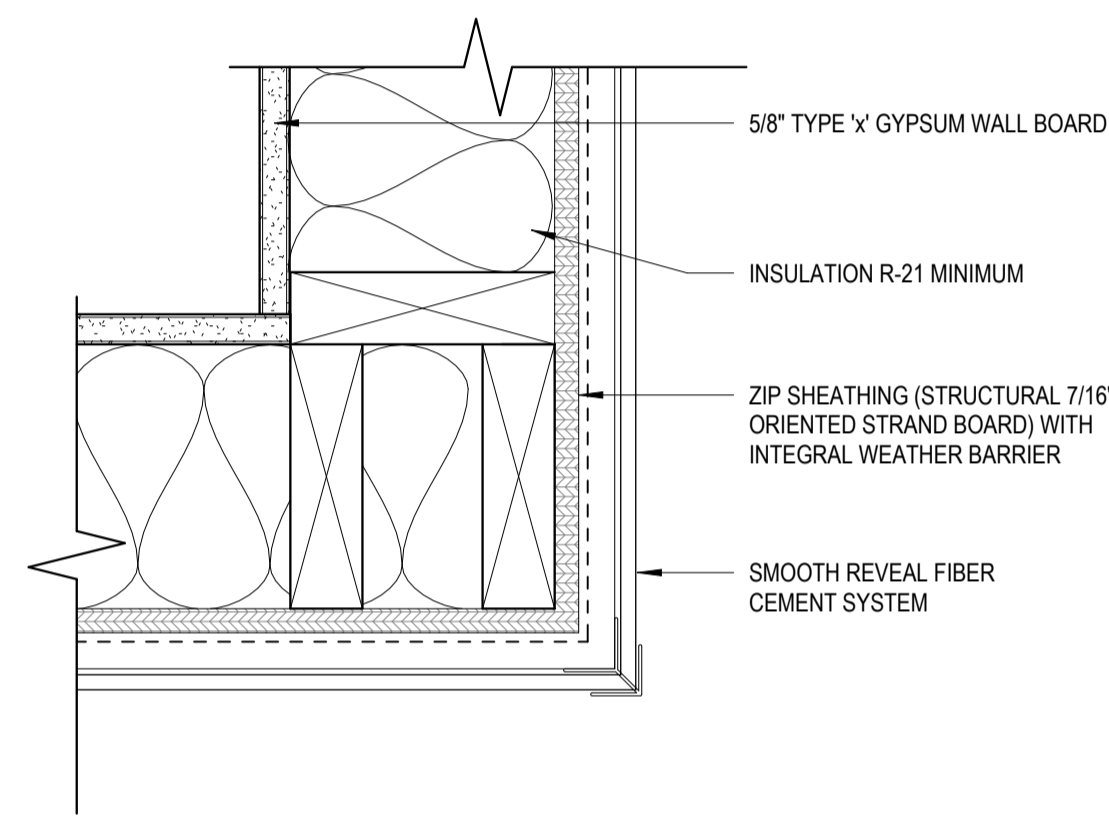
6 Inside Corner
3" = 1'-0"



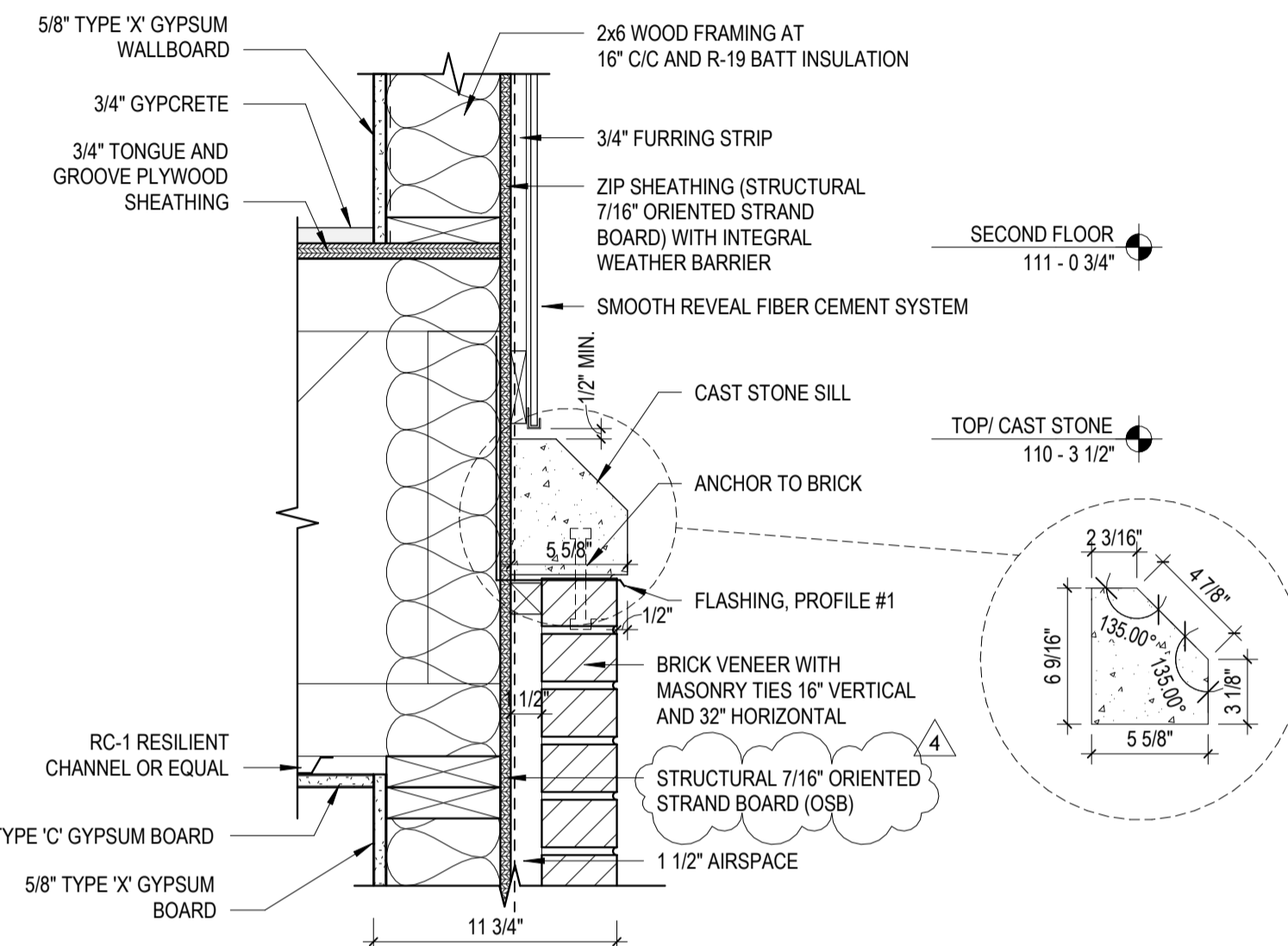
3 Soffit Detail
3" = 1'-0"



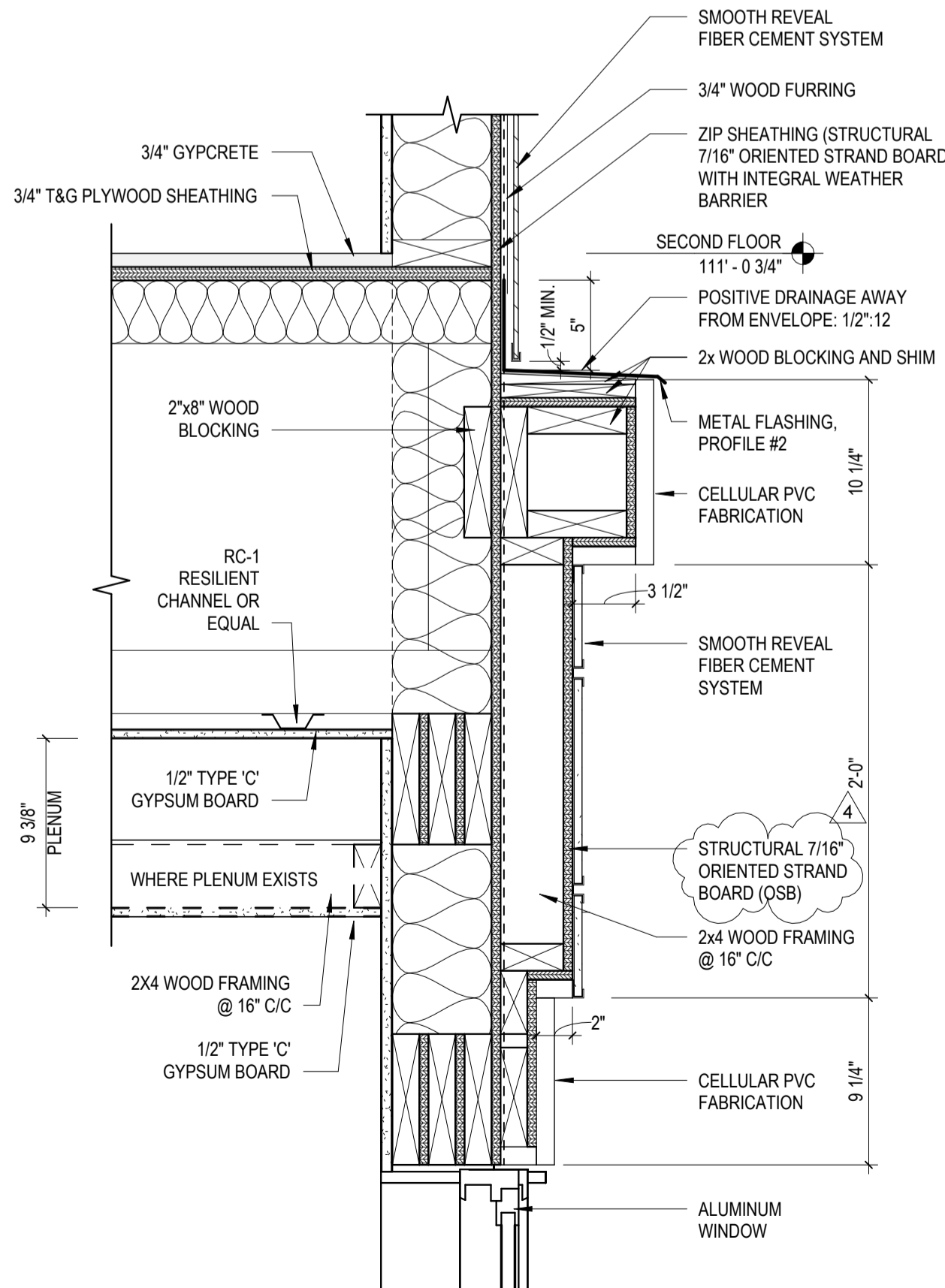
8 Overhang Enlarged Detail
1 1/2" = 1'-0"



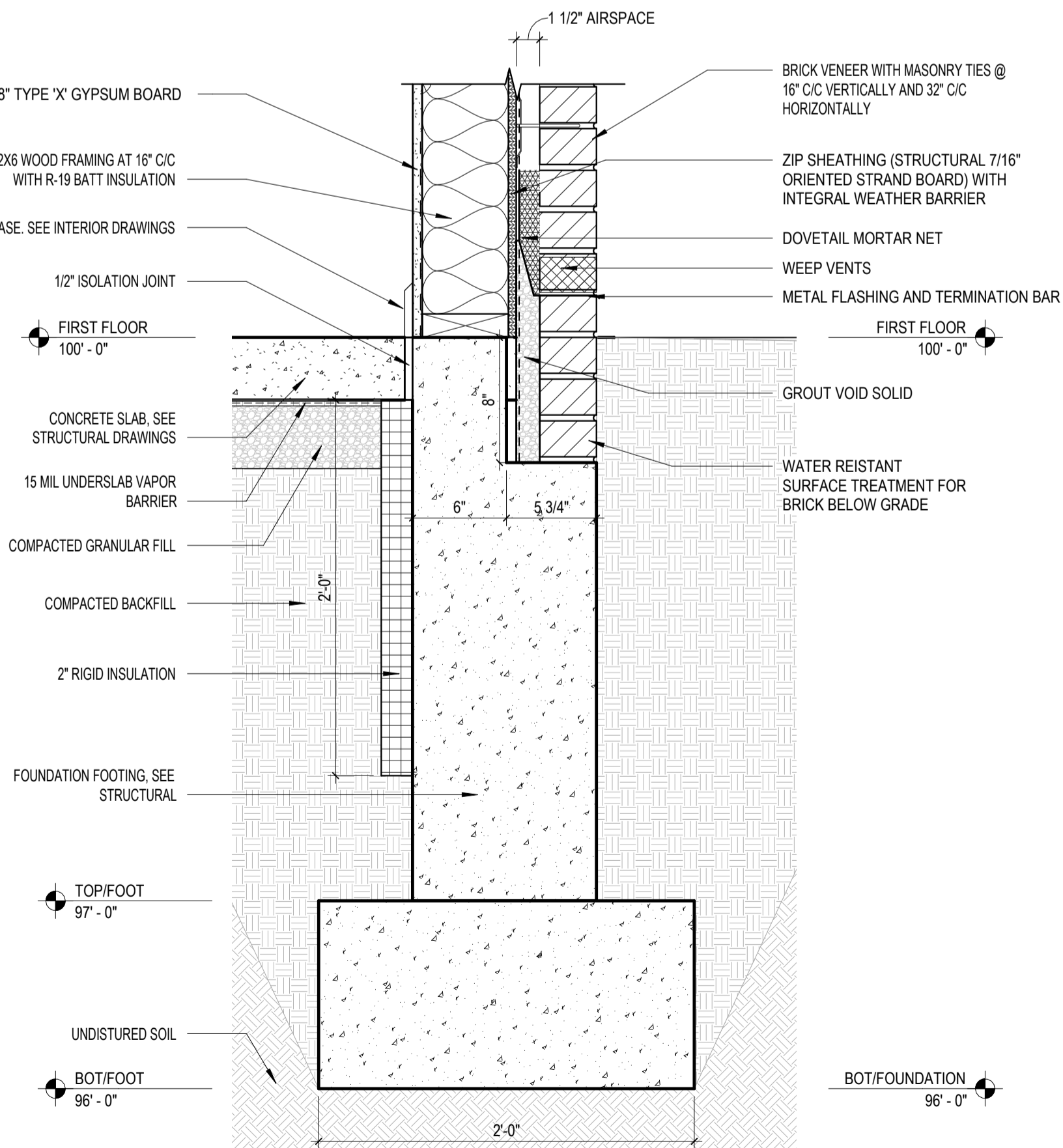
5 Outside Corner
3" = 1'-0"



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



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



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

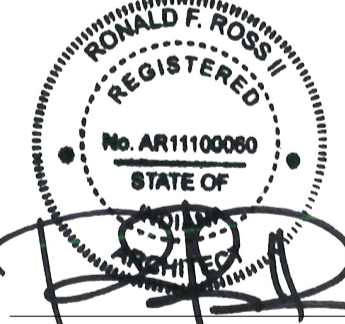
New Construction and Renovation Work for :

Hillcrest Commons

711 E Tillman Rd
Ft Wayne, IN 46816



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



REVISION	DATE
1 ADDENDUM 1	2024 - 03 - 22
4 REVISION 4	2024 - 07 - 19

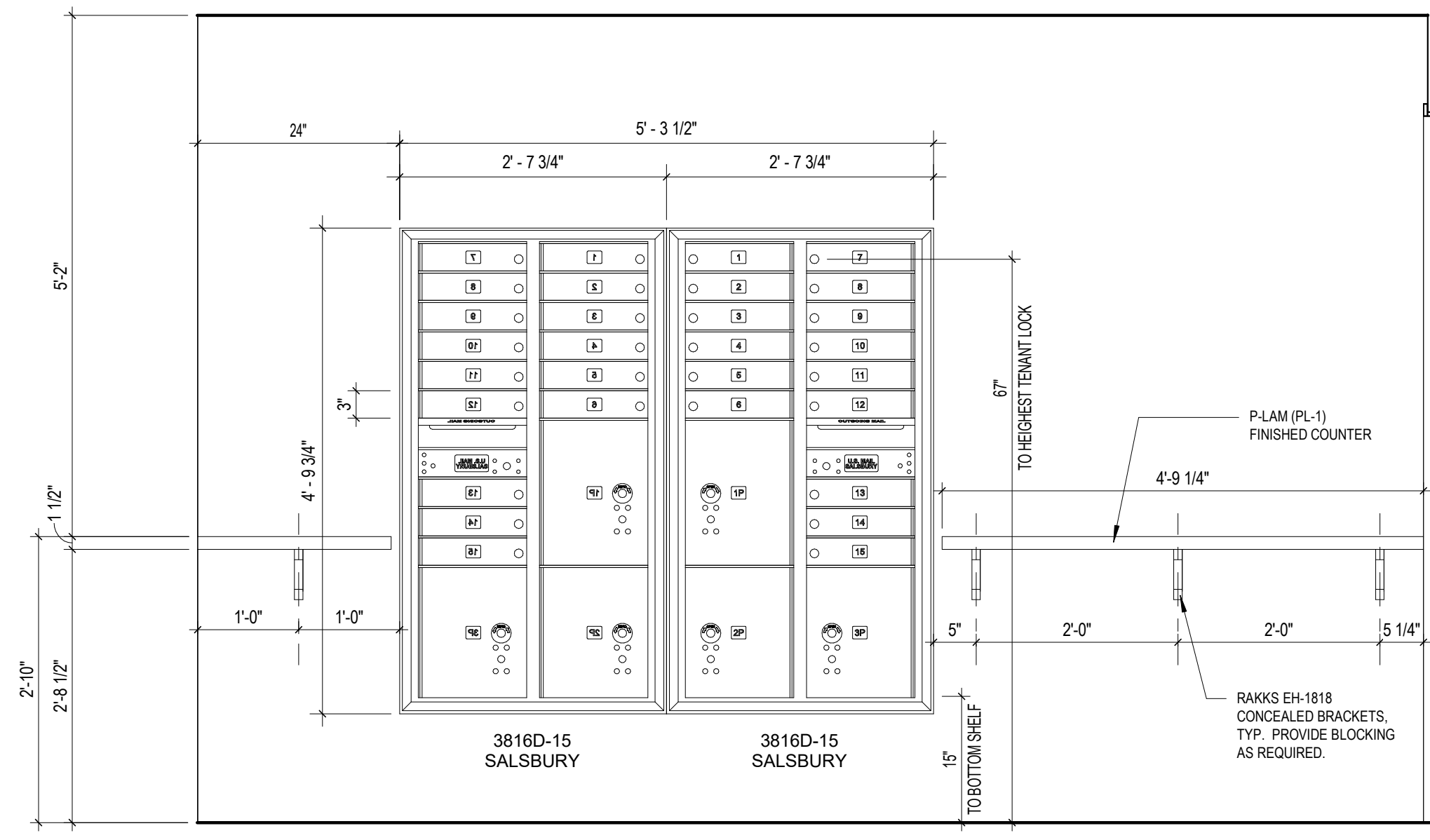
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COMMISSION NUMBER: F23066
REVIEWED BY: [blank]
DATE: 2024-02-07
Checker

A501

BUILDING DETAILS

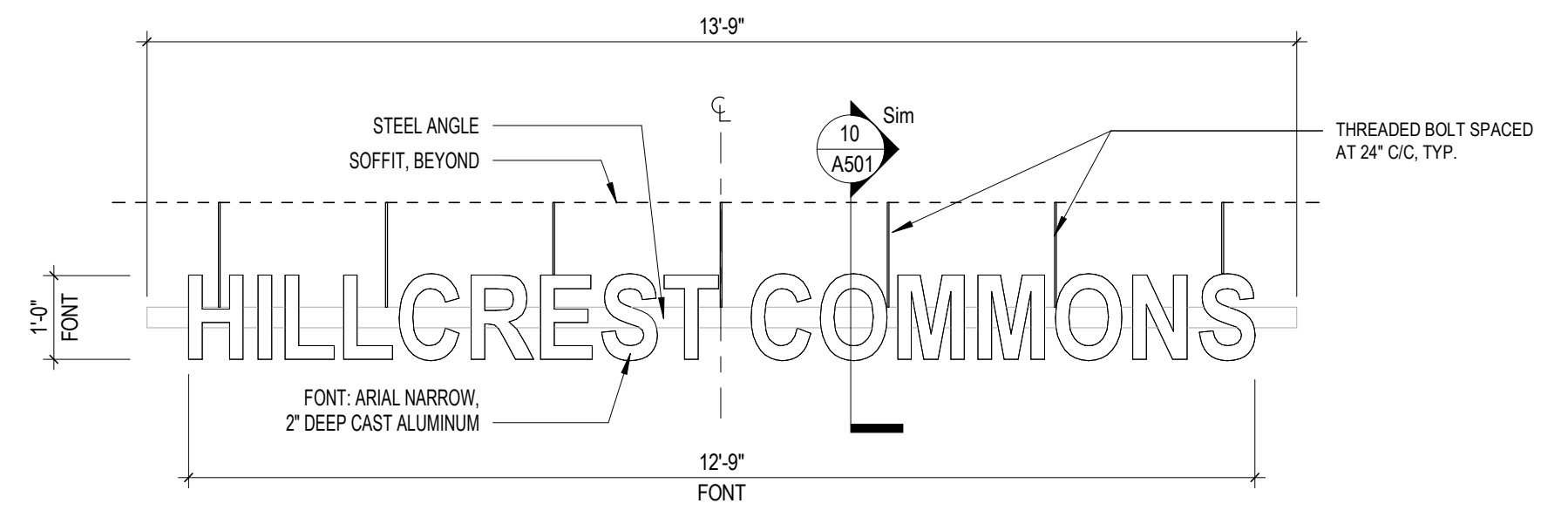
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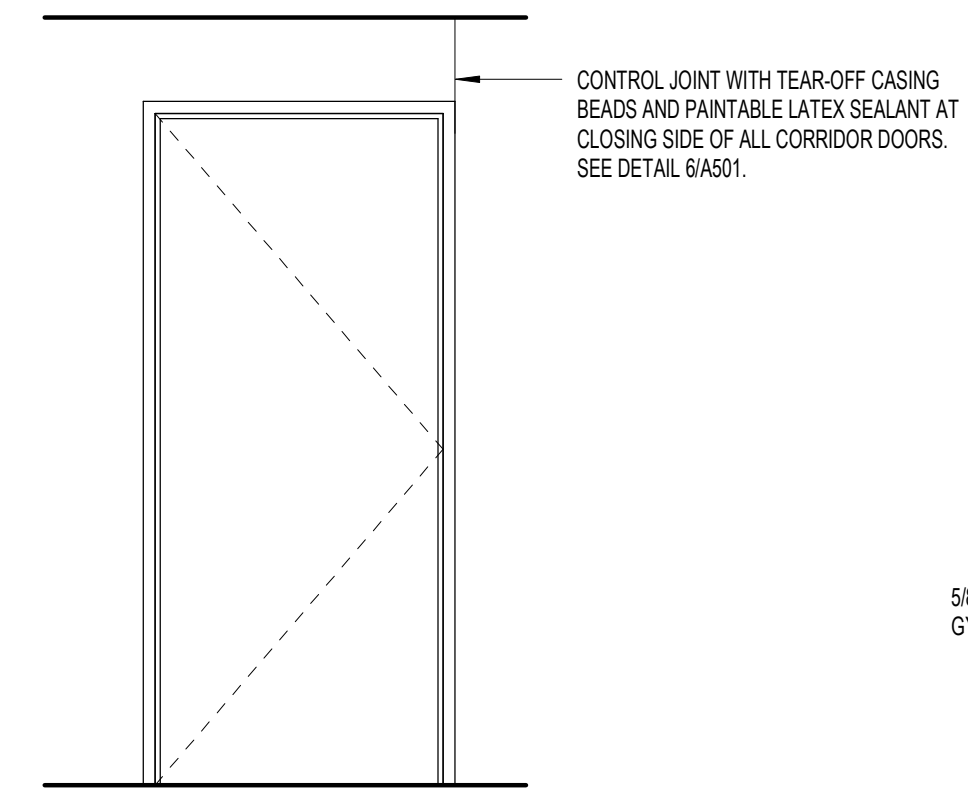


5 Mailbox Elevation
 3/4" = 1'-0"

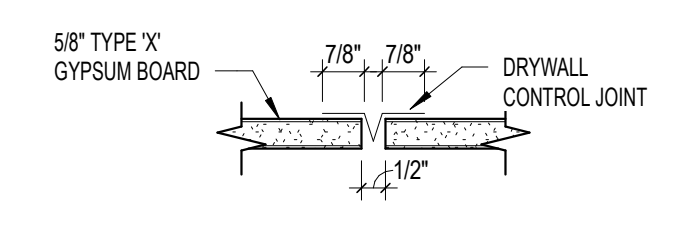
FIRST FLOOR
 100'-0"



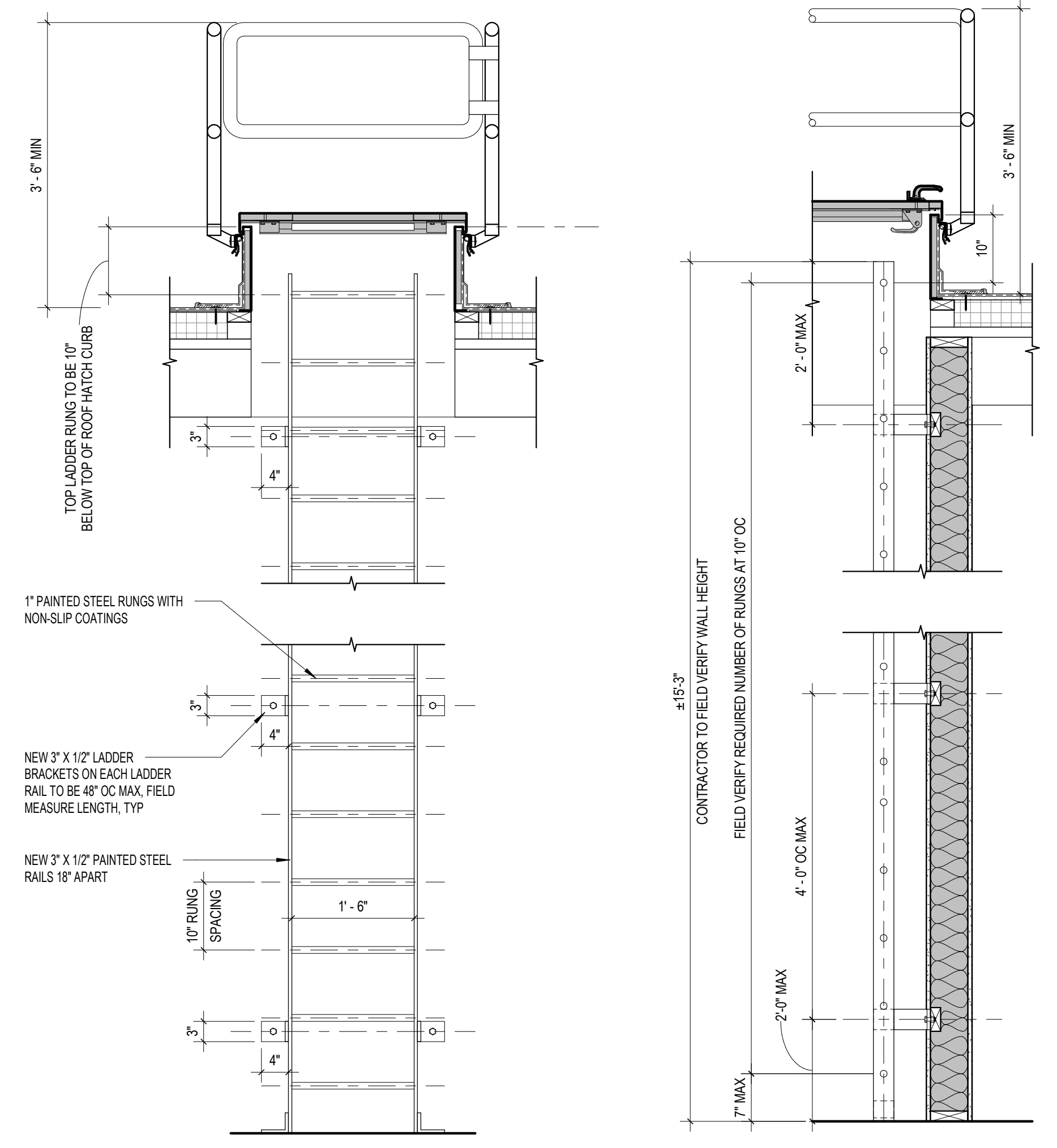
4 Signage Elevation
 1/2" = 1'-0"



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



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



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

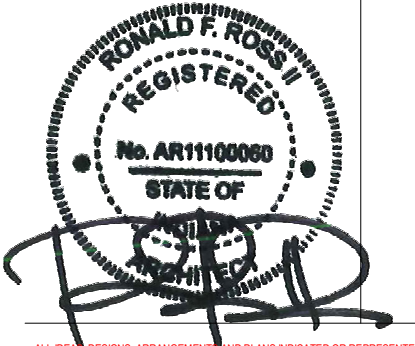
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 fax 260.426.2067



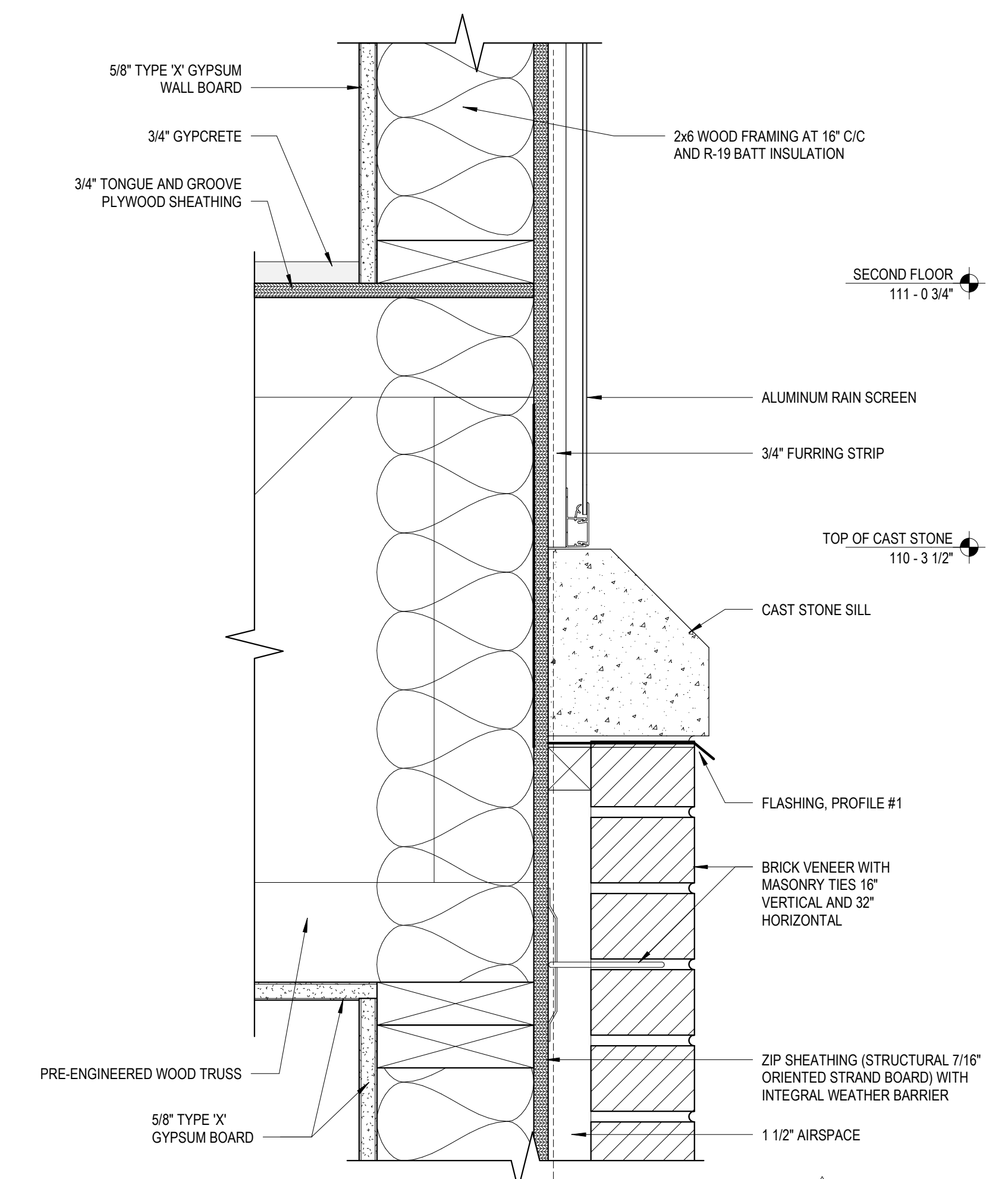
ALL THE PROJECTS ADMINISTERED UNDER THE REGISTRATION OF THE ENGINEER ARE OWNED BY AND THE PROPERTY OF MARTIN RILEY, INC. AND THESE PROJECTS ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECTS ADMINISTERED UNDER THE REGISTRATION OF MARTIN RILEY, INC. AND NO PART OF THESE PROJECTS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. CONTRACTORS SHALL VERIFY THE DESIGN AND CONSTRUCTION DETAILS OF THESE CHANGES. ANY CHANGES SHALL BE SUBJECT TO THE OFFICE FOR REVIEW FOR THE PROTECTION OF THE PUBLIC. FOR MORE INFORMATION, CONTACT THE ENGINEER AT THE ADDRESS LISTED ABOVE.

REVISION	DATE
3 ADDENDUM 3	2024-04-16

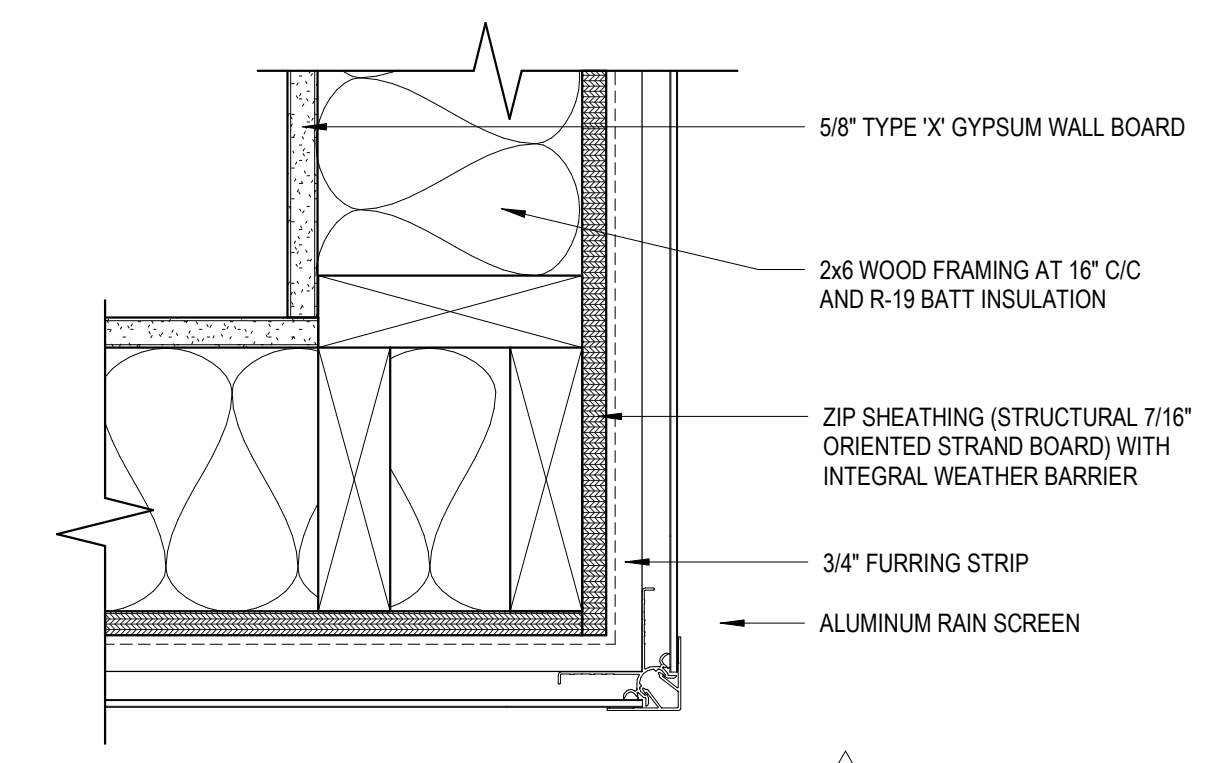
DRAWN BY	COMMISSION NUMBER	REVIEWED BY	DATE	Checker
BMM	F23066		2024-02-07	

A502

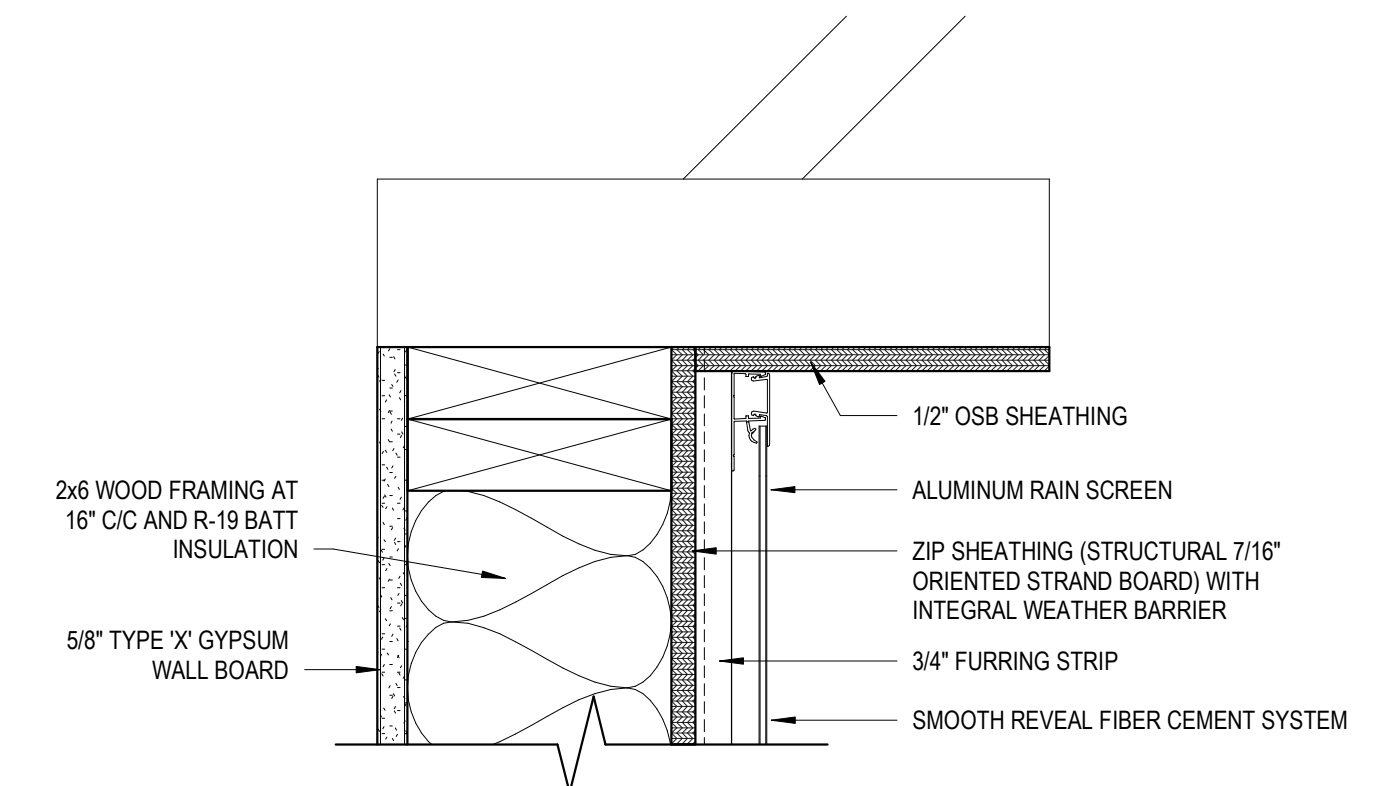
BUILDING DETAILS



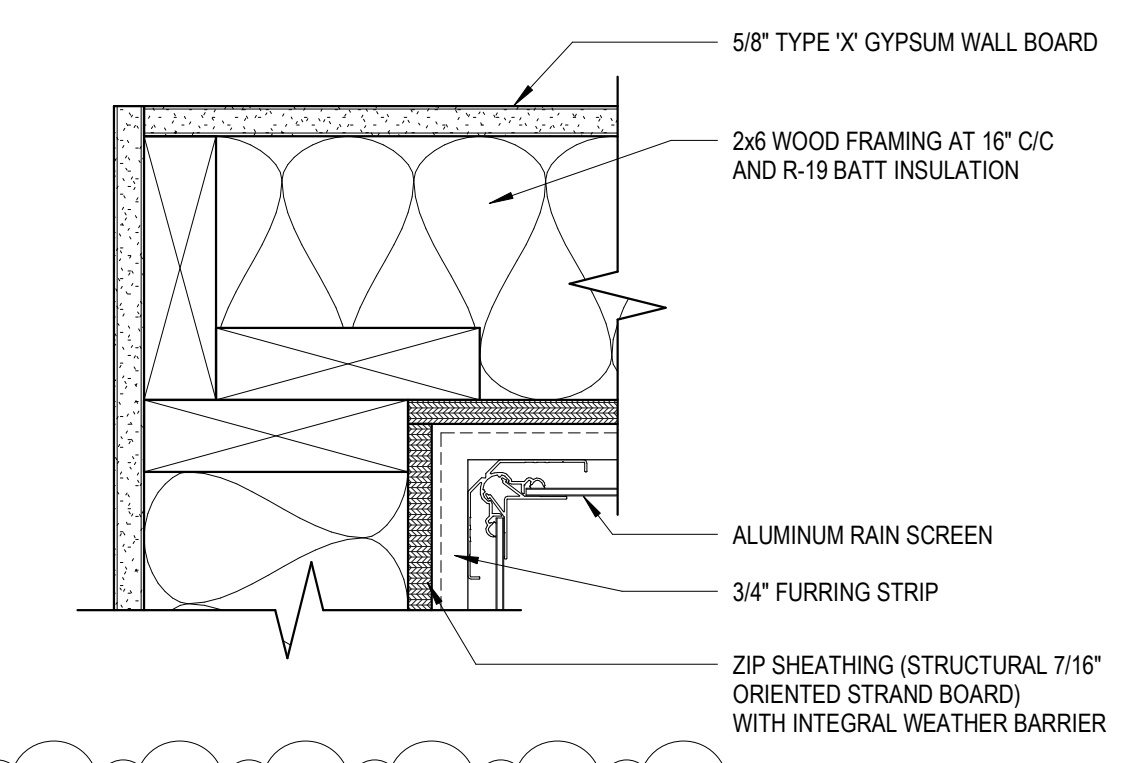
3 Rainscreen - Cast Stone Sill
 3' = 1'-0" ALTERNATE #1



2 Rainscreen - Outside Corner
 3' = 1'-0" ALTERNATE #1



4 Rainscreen - Soffit Detail
 3' = 1'-0" ALTERNATE #1



1 Rainscreen - Inside Corner
 3' = 1'-0" ALTERNATE #1

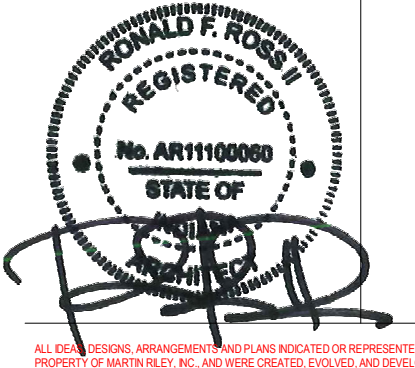
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 Fort Wayne, Indiana 46802
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 fax 260.426.2067



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REVISION	DATE
1	ADDENDUM 1 2024 - 03 - 22

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

A503

ALTERNATE DETAILS

F23066 Hillcrest Commons
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 SDDDDGD

Door Number	Leaf Count	Door						Frame						Fire Rating	Hardware	Remarks
		Material	Elevation	Size (Each Leaf)			Material	Elevation	Door Head	Door Jamb	Door Sill					
				Width	Height	Thickness										
H1	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11				
H2	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	1	1A510	4A510	20	11				
H3	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				
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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	01	1			
H101A	1	AL	FG	3'-0"	7'-0"	0'-1 3/4"	AL	3	6A512	4A512	01	01	1			
H101B	1	HM	F	3'-0"	7'-0"	0'-1 3/4"	HM	3	3A510	6A510	08	08	1			
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	03				
H106	1	HM	FG	3'-0"	7'-0"	0'-1 3/4"	HM	5	6A512	4A512	20	05				
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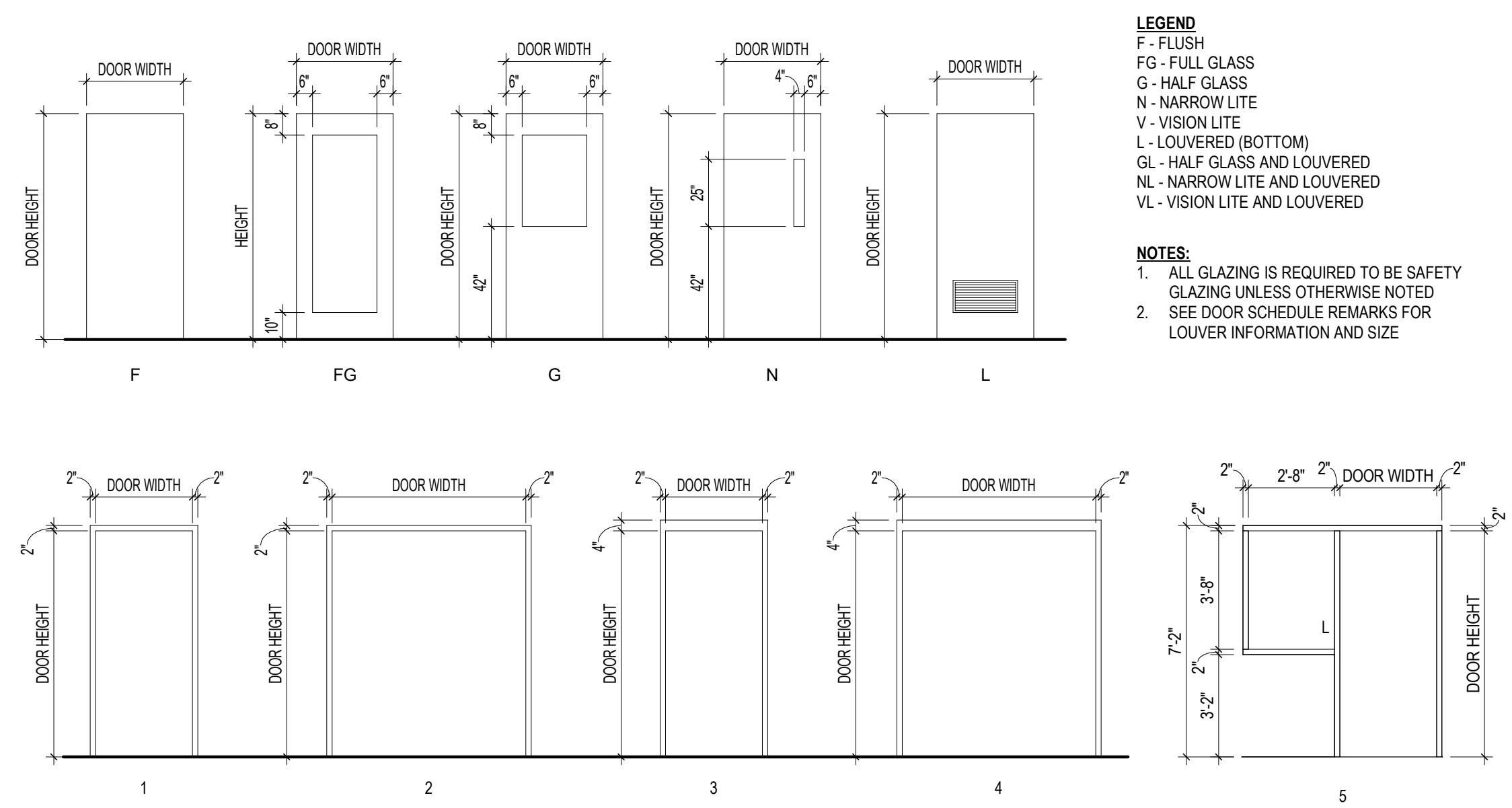
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		Material	Elevation	Size (Each Leaf)			Material	Elevation	Door Head	Door Jamb	Door Sill					
				Width	Height	Thickness										
U-3	1	SEMISCWD	F	2'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510				13		
U-4	1	SEMISCWD	F	2'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510				13		
U-5	1	SEMISCWD	F	3'-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	2'-6"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510				14		
U-15	2	SEMISCWD	F	4'-0"	6'-8"	0'-2"	WD	1								
U-16	1	SEMISCWD	F	3'-0"	6'-8"	0'-1 3/8"	WD	1	1A510	4A510				12		

REMARKS

- ACCESS CONTROL
-
-

GENERAL NOTES

- PAIN HOLLOW METAL DOOR, FRAMES AND HOLLOW METAL WINDOW FRAMES IN ALL ROOMS WHERE WORK IS BEING PERFORMED
- PROVIDE SEALANT BETWEEN DOOR FRAMES AND ADJACENT SURFACE, PAINT OR COLOR TO MATCH
- FIELD VERIFY ALL EXISTING CONDITIONS
- PROVIDE STEEL LINTELS AND INFILL MASONRY AS REQUIRED FOR NEW OPENINGS AND OPENING MODIFICATIONS, SEE STRUCTURAL
- PROVIDE DOOR SLENCERS AT NEW AND EXISTING DOOR LOCATIONS SCHEDULED
- FILL AND SAND ANY HOLES IN HOLLOW METAL DOORS AND FRAMES
- PROVIDE BLANK TRIMS FOR DOORS AS REQUIRED
- PROVIDE DOOR SIGNAGE IN AREAS OF WORK, REFER TO DETAILS AND FINISH SCHEDULE



LEGEND

F - FLUSH
 FG - FULL GLASS
 G - HALF GLASS
 N - NARROW LITE
 V - VISION LITE
 L - LOUVERED (BOTTOM)
 GL - HALF GLASS AND LOUVERED
 NL - NARROW LITE AND LOUVERED
 VL - VISION LITE AND LOUVERED

NOTES

- ALL GLAZING IS REQUIRED TO BE SAFETY GLAZING UNLESS OTHERWISE NOTED
- SEE DOOR SCHEDULE REMARKS FOR LOUVER INFORMATION AND SIZE

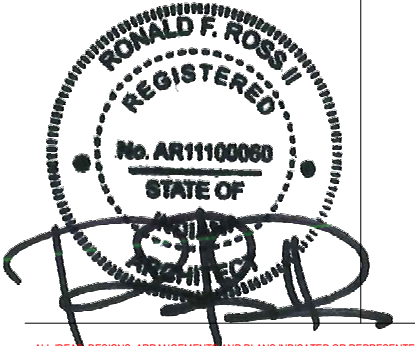
New Construction and Renovation Work for :

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711 E Tillman Rd
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221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



ALL THE WORKS ADMINISTRATION HAS BEEN REVIEWED BY THE BOARD AND APPROVED BY THE PROPERTY OF MARTIN RILEY, INC. AND THESE PLANS ARE TO BE USED IN CONNECTION WITH THE PROJECT. PROJECT: HILLCREST COMMONS. ARCHITECT: MARTIN RILEY, INC. ENGINEER: RONALD F. REESE. REGISTERED PROFESSIONAL ENGINEER. CONTRACT NO. 2024-02-07. THESE PLANS AND CONTRACT DOCUMENTS ARE THE PROPERTY OF MARTIN RILEY, INC. AND SHALL REMAIN THE PROPERTY OF MARTIN RILEY, INC. ANY CHANGES OR MODIFICATIONS TO THESE PLANS SHALL BE MADE BY THE ARCHITECT OR ENGINEER. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MARTIN RILEY, INC.

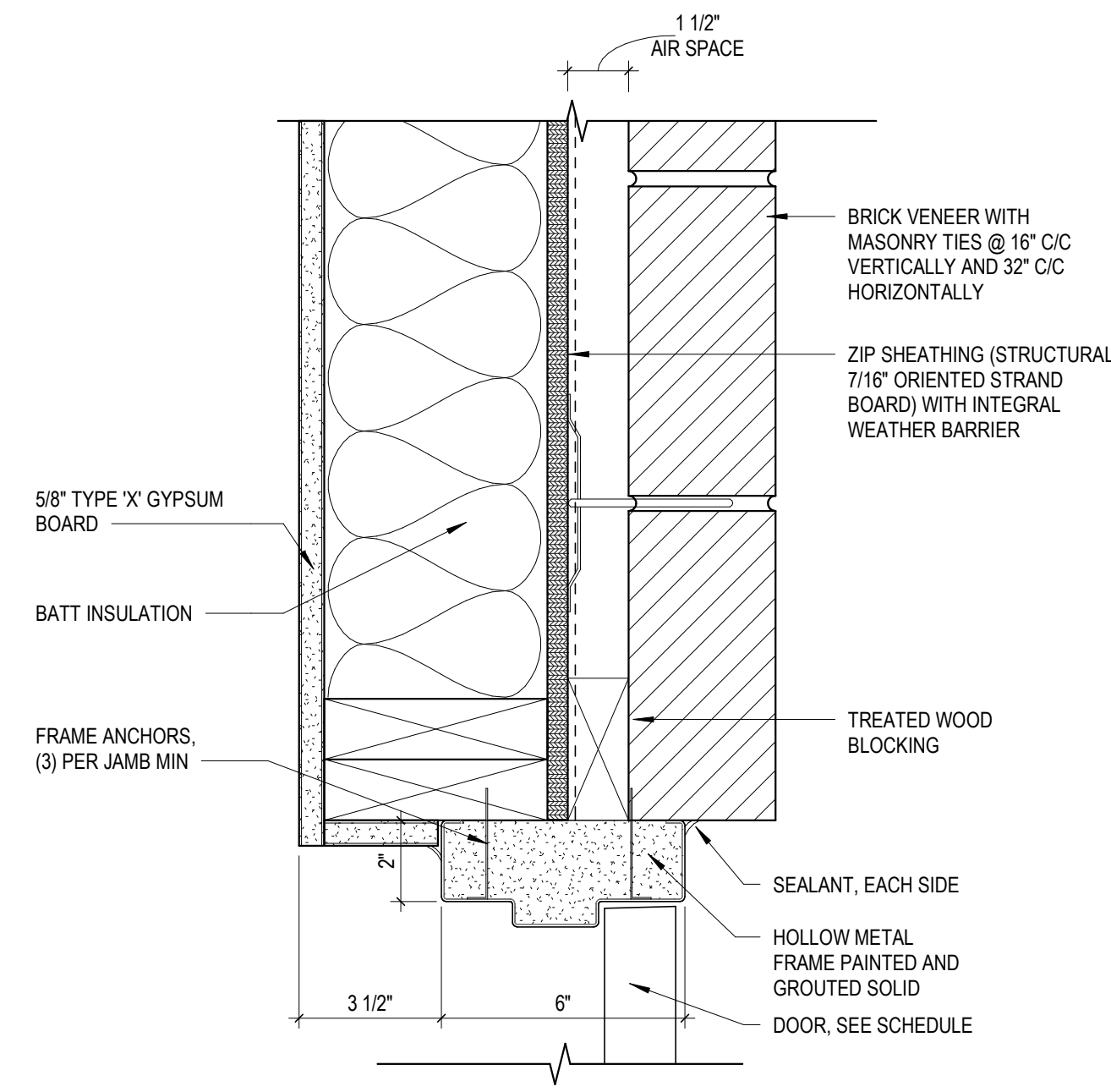
REVISION	DATE
1	ADDENDUM 1 2024-03-22
3	ADDENDUM 3 2024-04-16

DRAWN BY: CPB,BMM
 COMMISSION NUMBER: F23066
 REVIEWED BY: [Signature]
 DATE: 2024-02-07

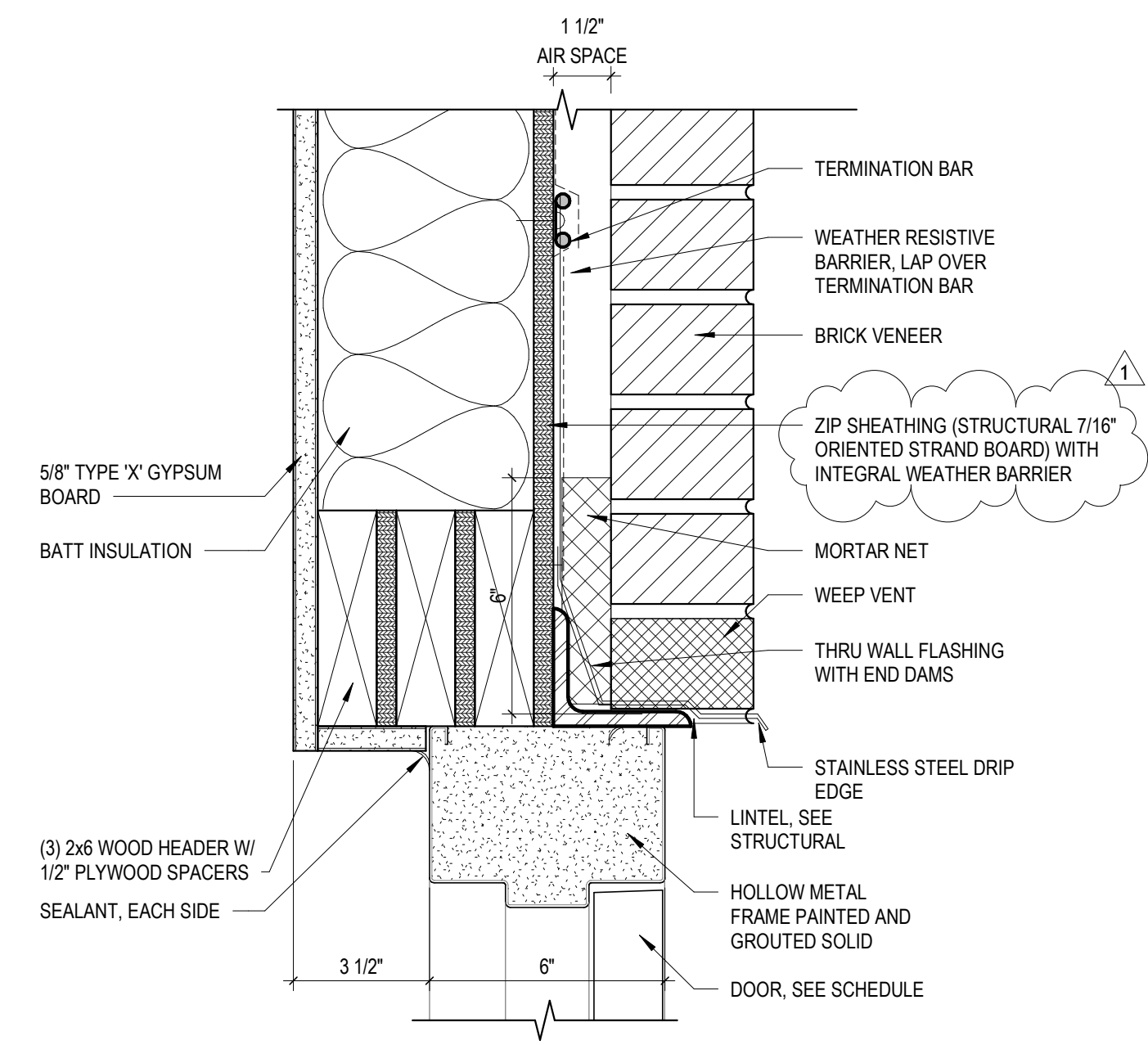
A510

DOOR SCHEDULE, DOOR ELEVATIONS, AND DETAILS

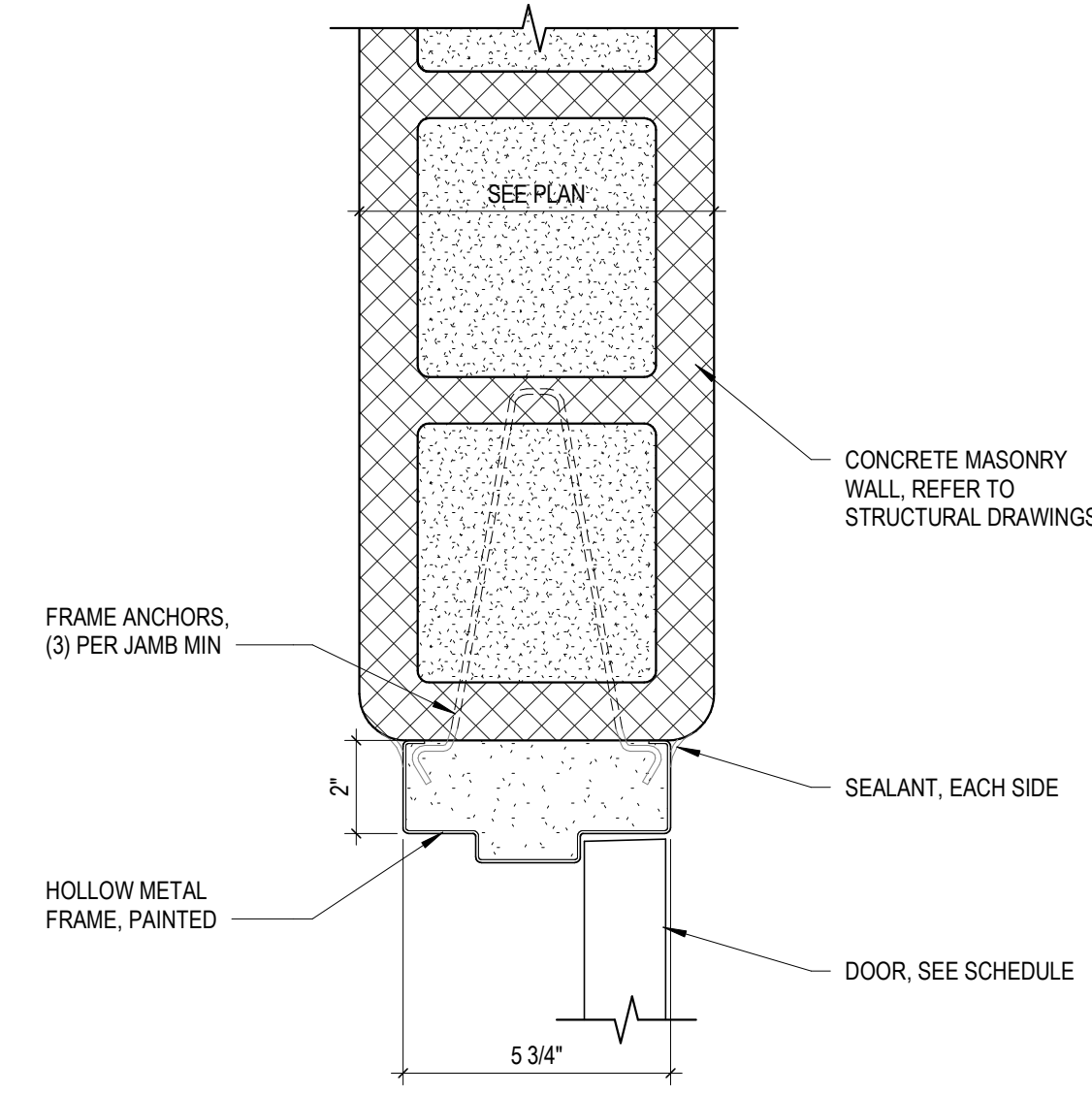
F23066 Hillcrest Commons
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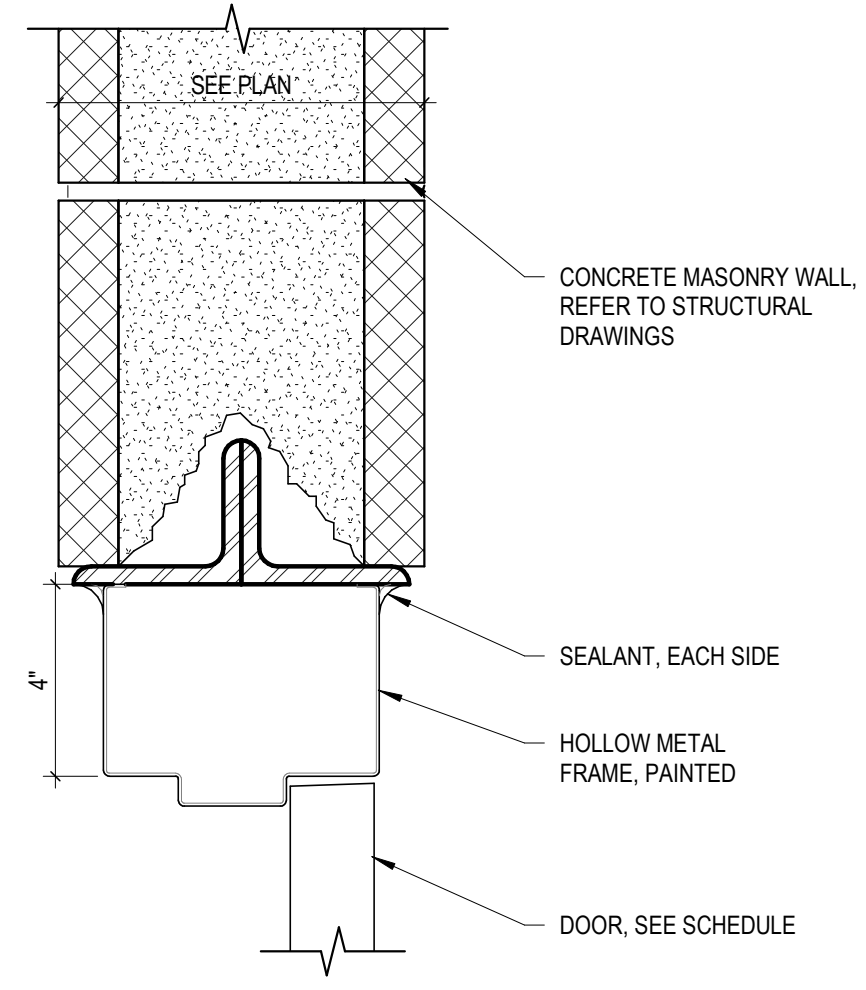
6 Jamb Detail
 3" = 1'-0"



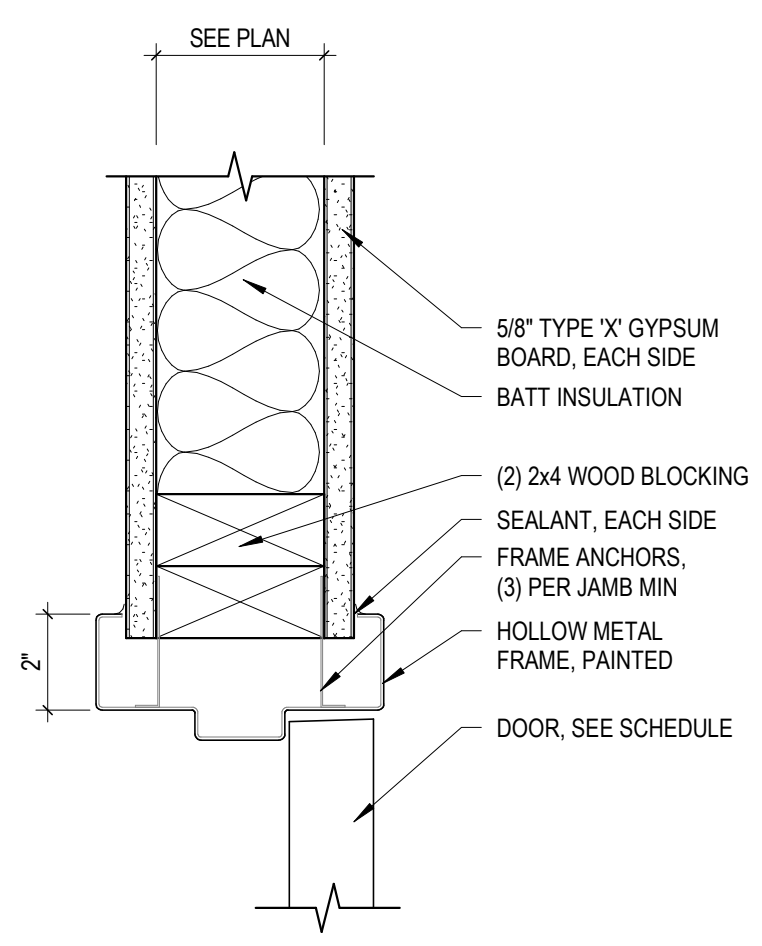
3 Head Detail
 3" = 1'-0"



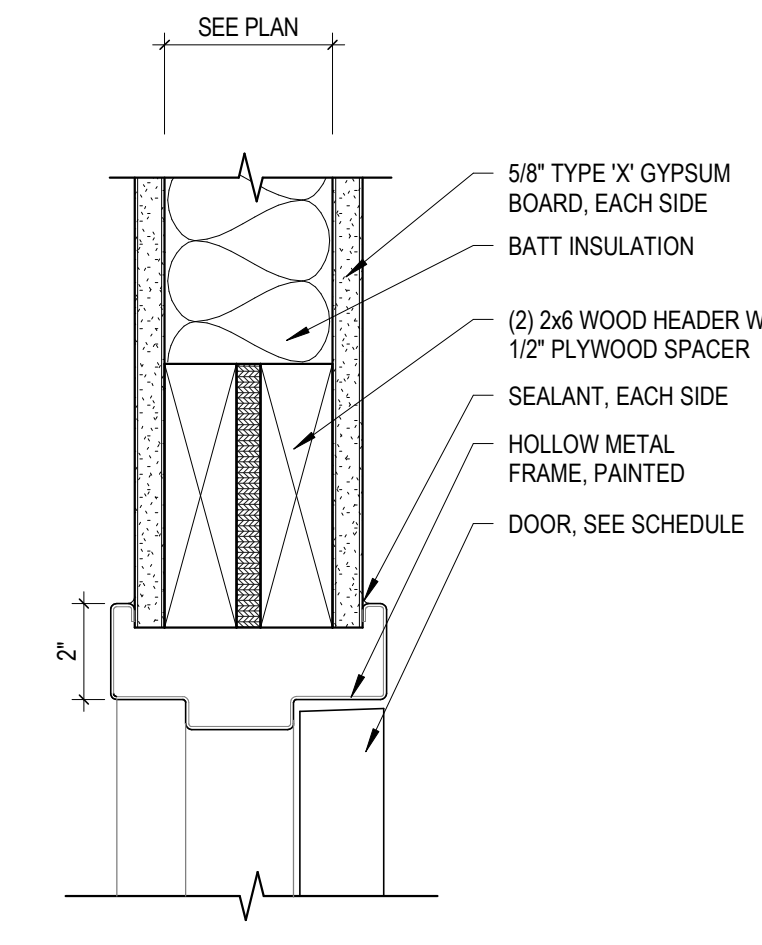
5 Jamb Detail
 3" = 1'-0"



2 Head Detail
 3" = 1'-0"



4 Jamb Detail
 3" = 1'-0"



1 Head Detail
 3" = 1'-0"

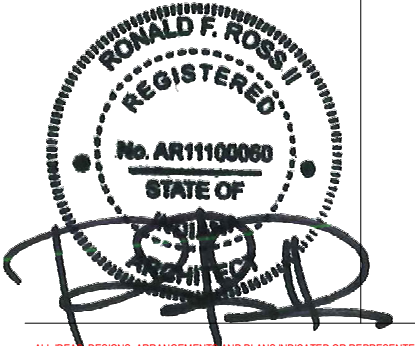
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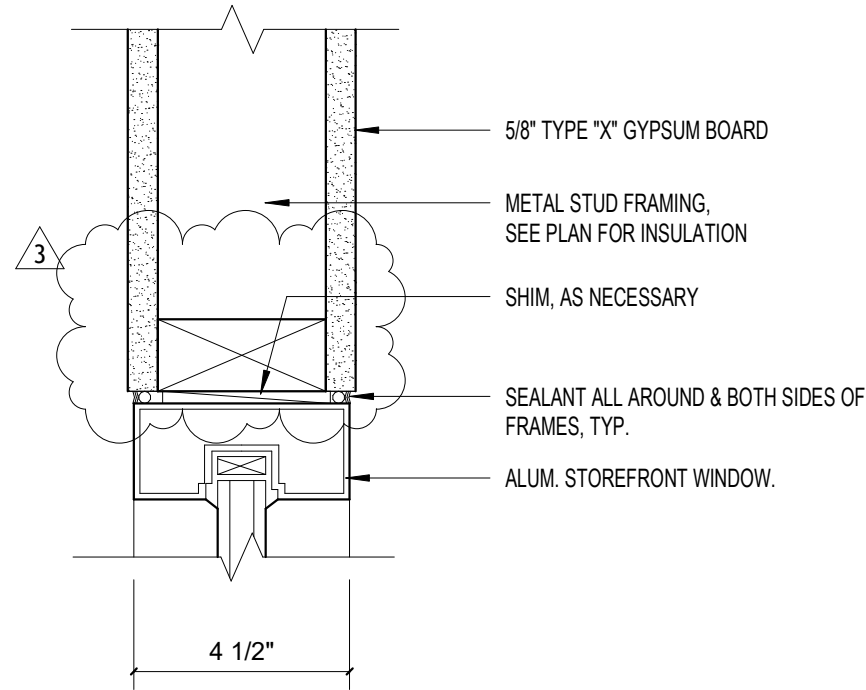
REVISION	DATE
1 ADDENDUM 1	2024 - 03 - 22

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

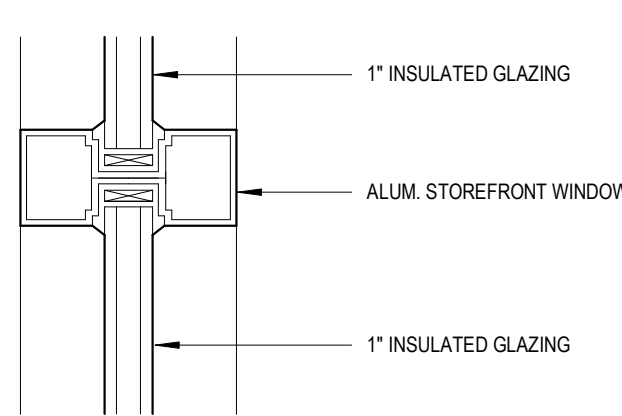
A511

DOOR DETAILS

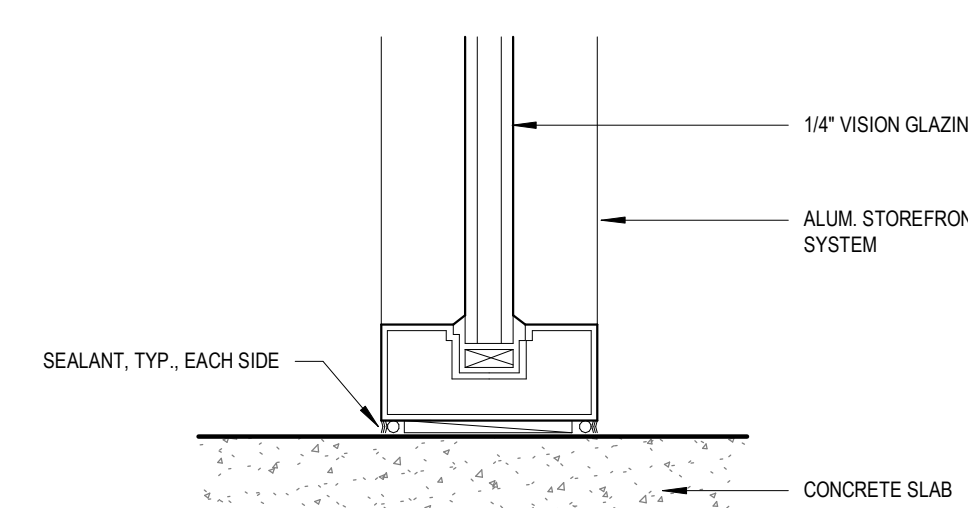
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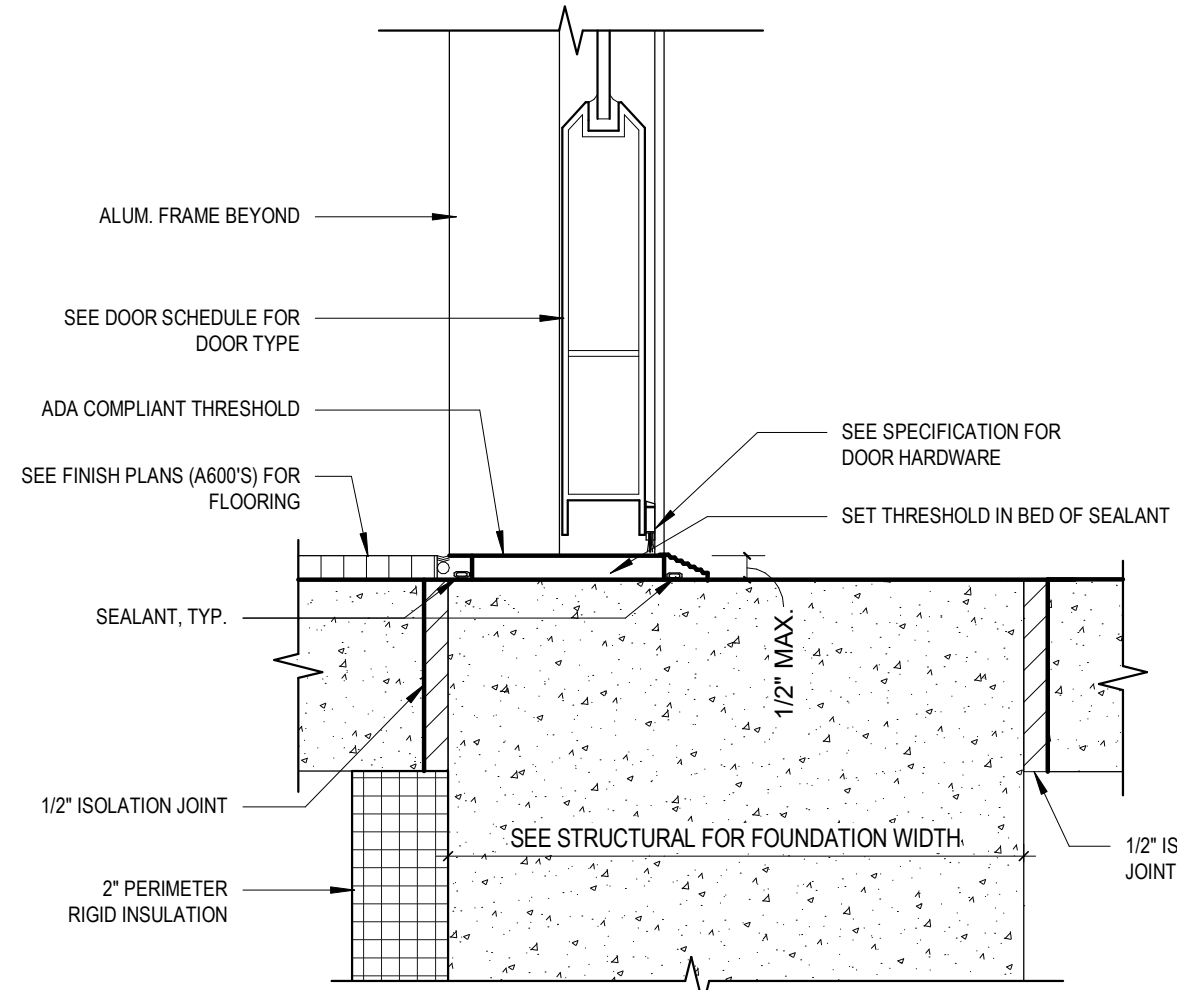
4 Storefront - Jamb Detail
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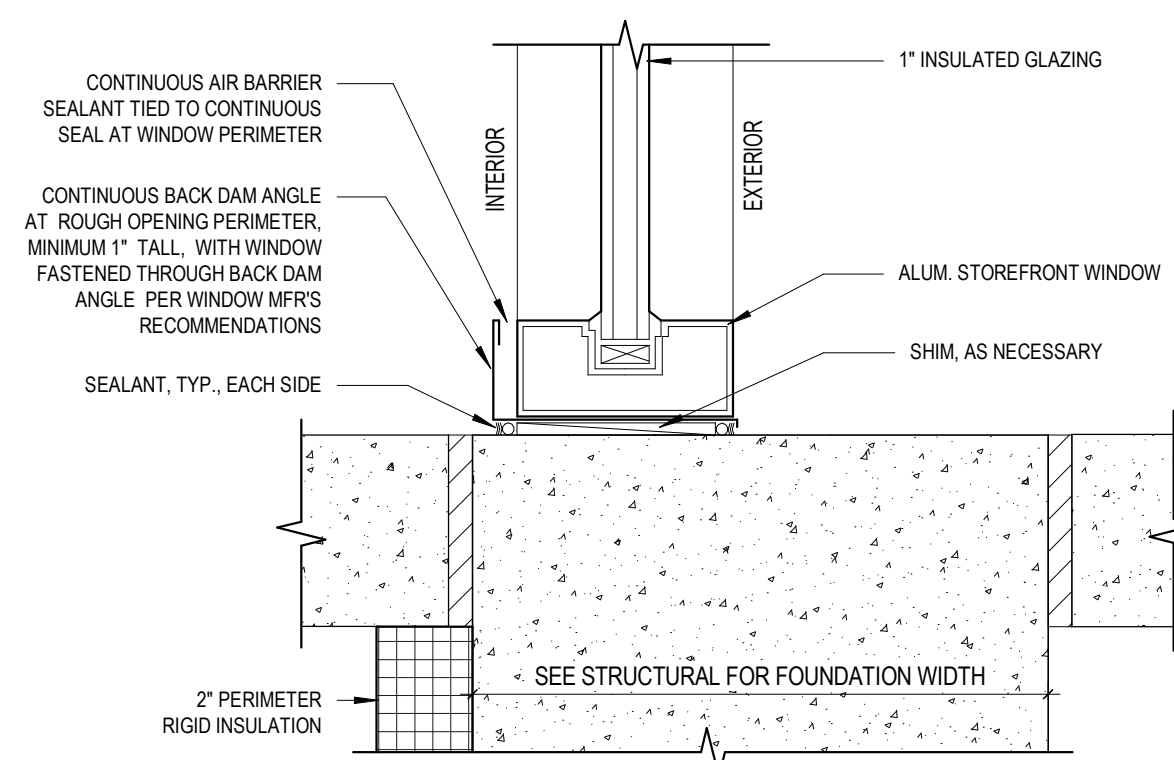
8 Storefront - Mullion
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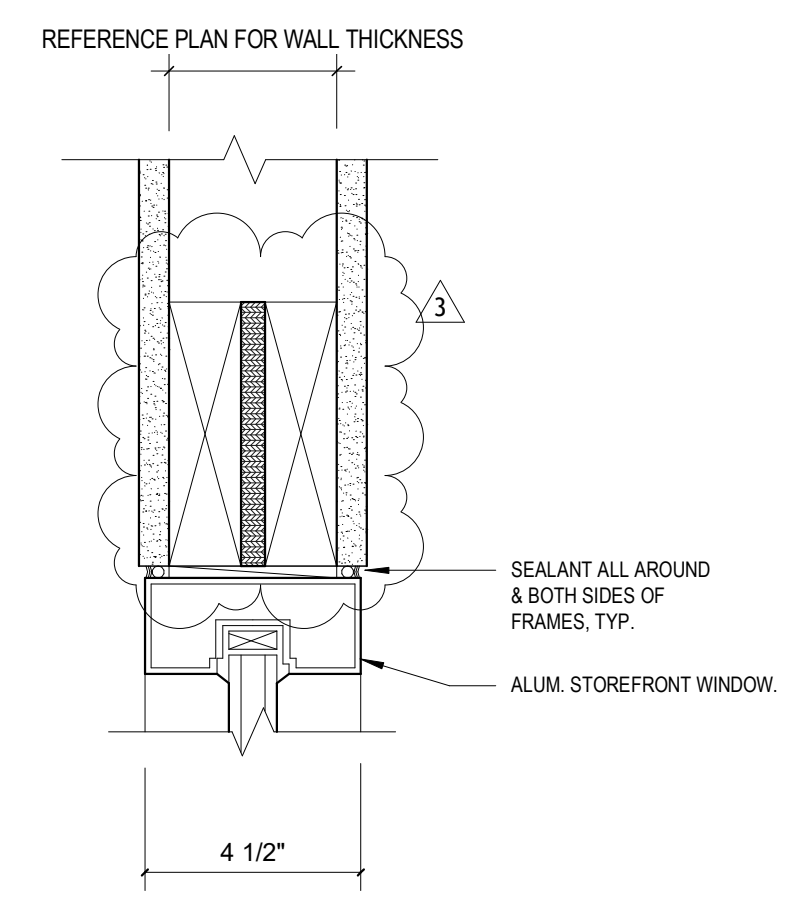
3 Storefront - Sill Interior
3\"/>



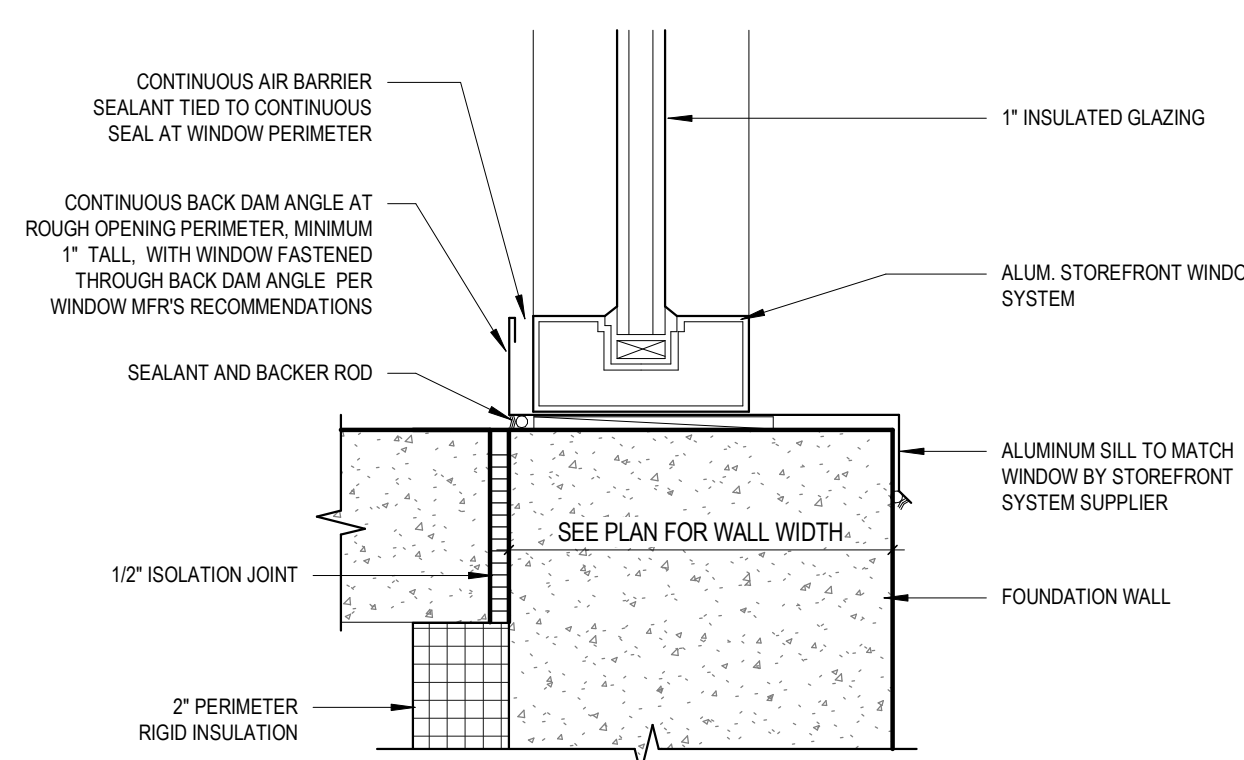
7 Storefront - Door Threshold
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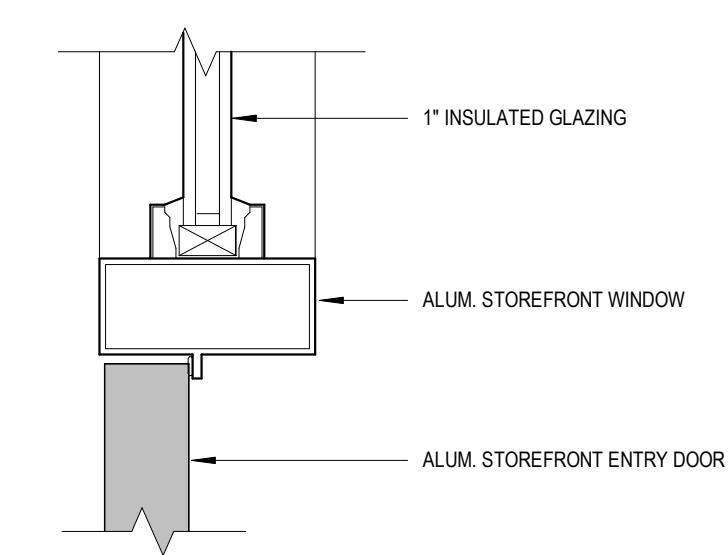
2 Storefront - Sill Exterior Entry
3\"/>



6 Storefront - Head Detail
3\"/>



1 Storefront - Sill Exterior
3\"/>



5 Storefront - Door to Glass
3\"/>

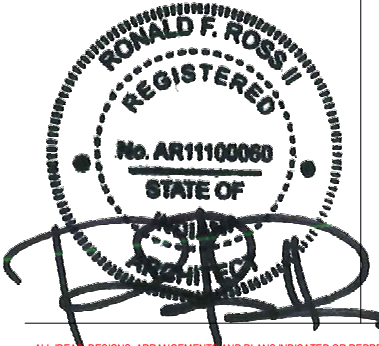
New Construction and Renovation Work for :

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



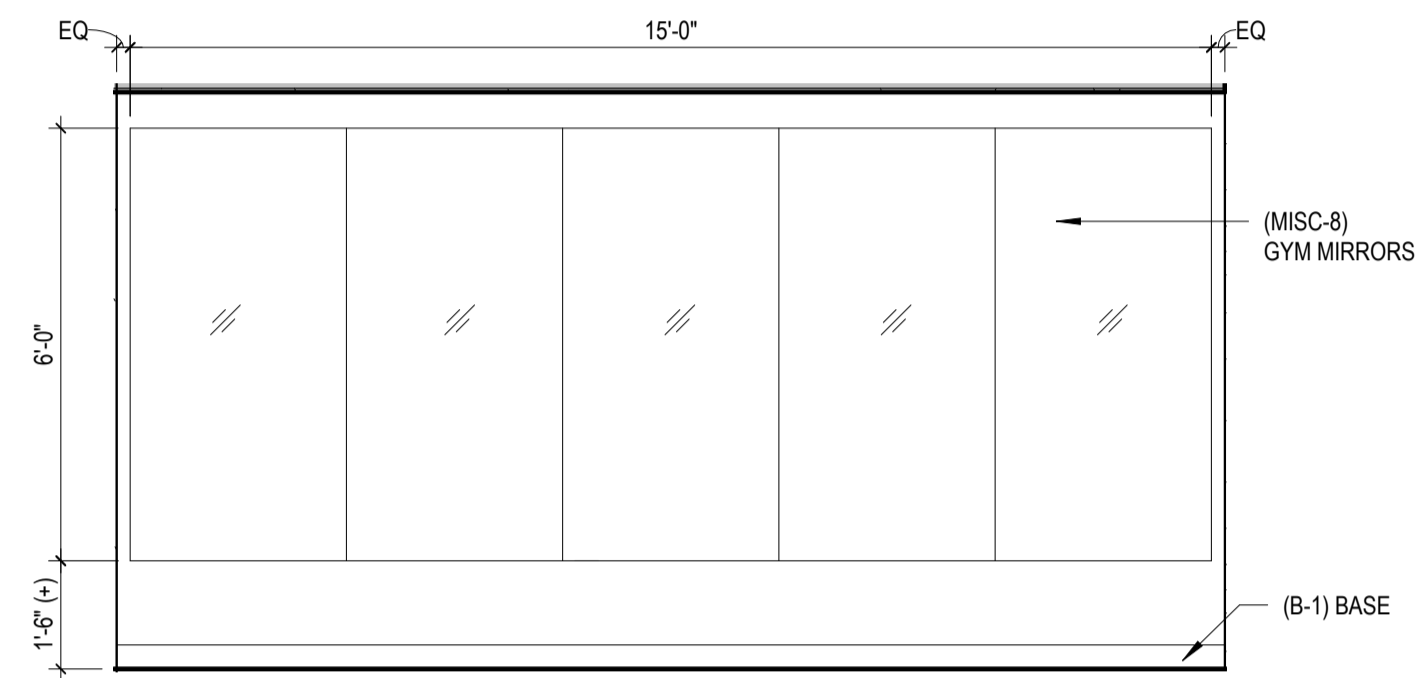
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REVISION	DATE
3	ADDENDUM 3
	2024 - 04 - 16

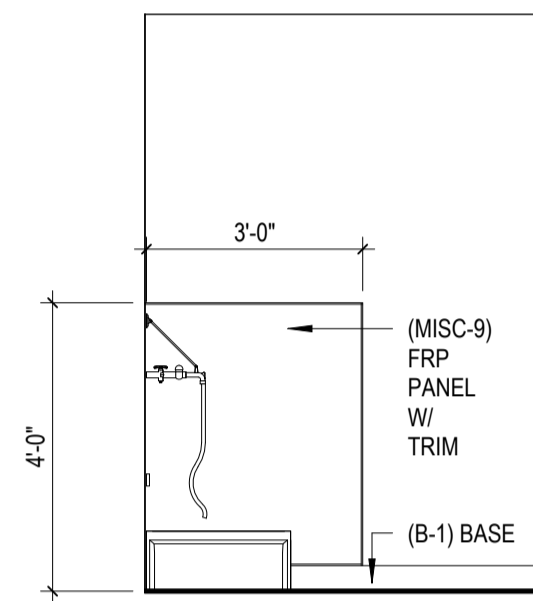
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	F23066				2024-02-07

A512

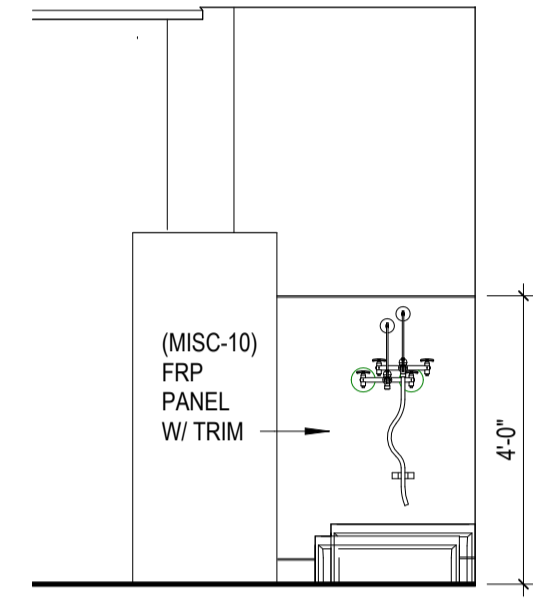
STOREFRONT DETAILS



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



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



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

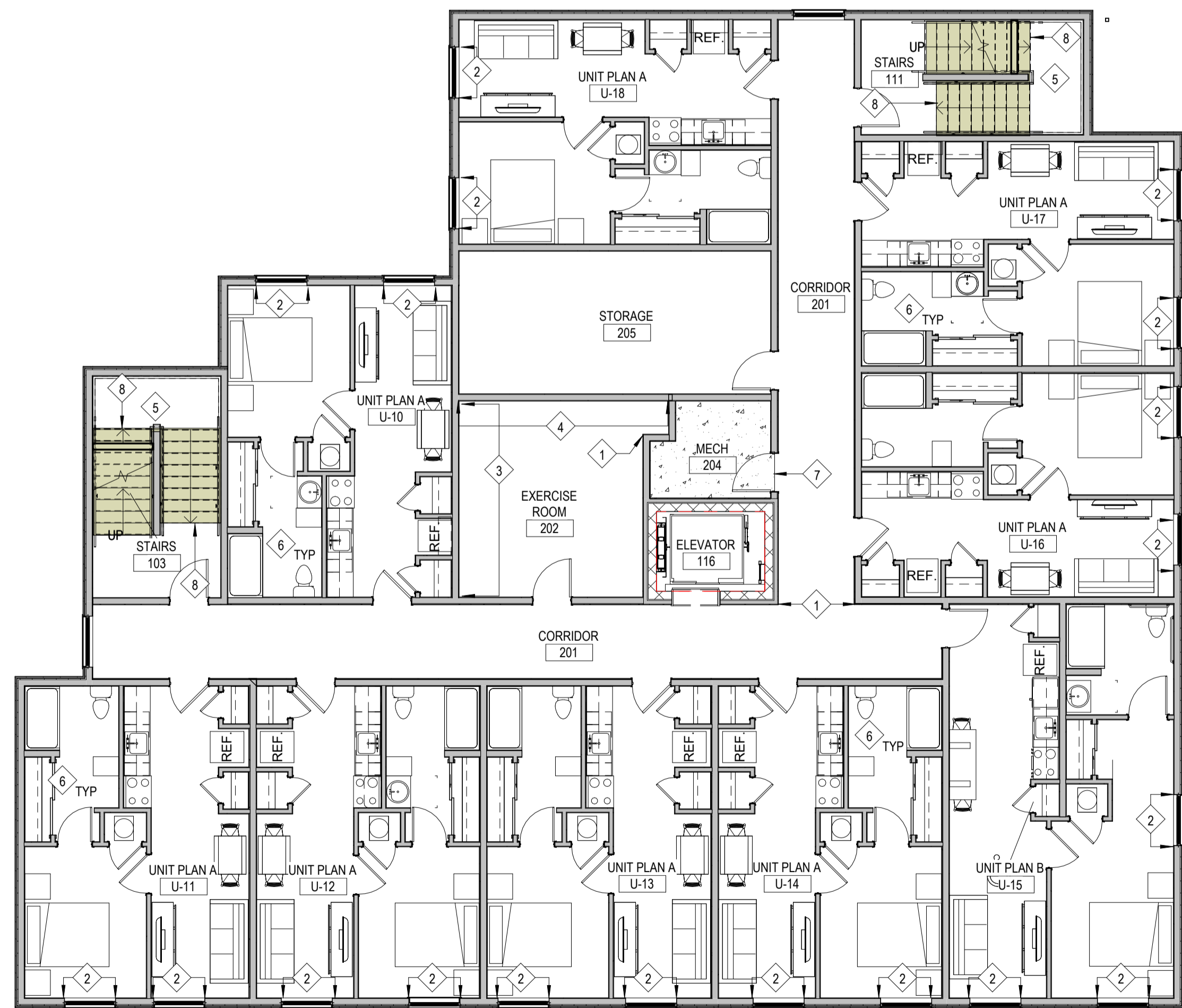
Floor Finish Legend	
[White Box]	LVT FLOORING (R-1)
[Light Blue Box]	WALK-OFF TILE (CPT-1)
[Grey Box]	SEALED CONCRETE (CONC-1)
[Green Box]	RUBBER STAIR TREADS, RISERS (R-2)

Work Description Notes

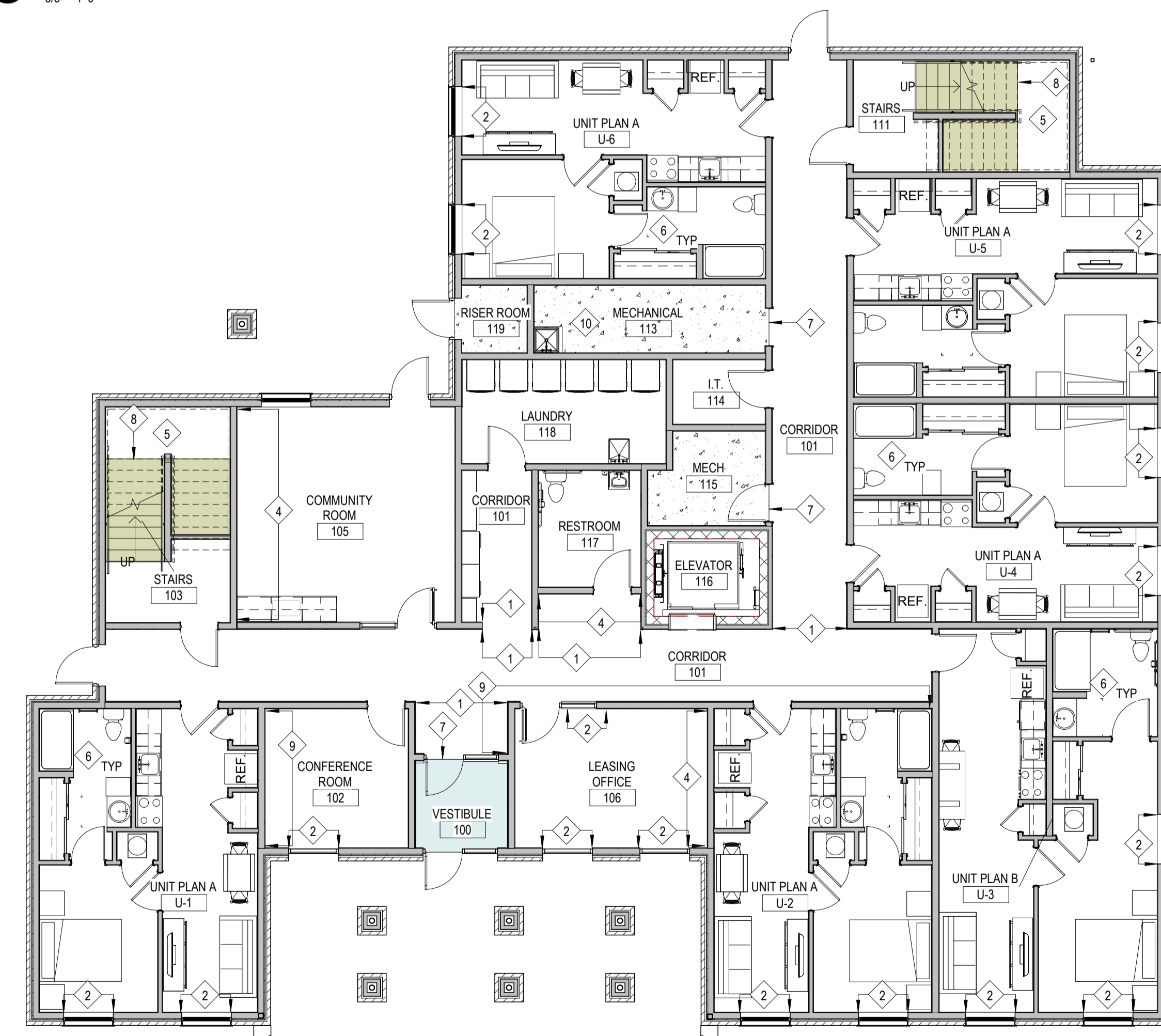
- 1 PROVIDE WALL CORNER GUARD (MISC-6). SEE FINISH LEGEND ON SHEET A602
- 2 PROVIDE 2" FAUX WOOD BLINDS (MISC-5)
- 3 (MISC-8) GYM MIRRORS. SEE FINISH LEGEND ON SHEET A602
- 4 (PT-7) PAINTED ACCENT WALL
- 5 PAINT STAIR RAILING AND STRINGERS (PNT-5). SEE FINISH LEGEND ON SHEET A602
- 6 INSTALL SILICONE 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 CABINERY, 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"

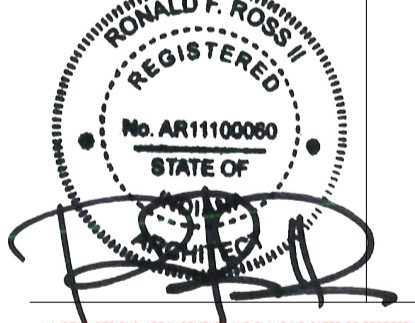
New Construction and Renovation Work for :

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

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F23066 Hillcrest Commons
 2/9/2024 1:52:19 PM
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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" (+/-)	

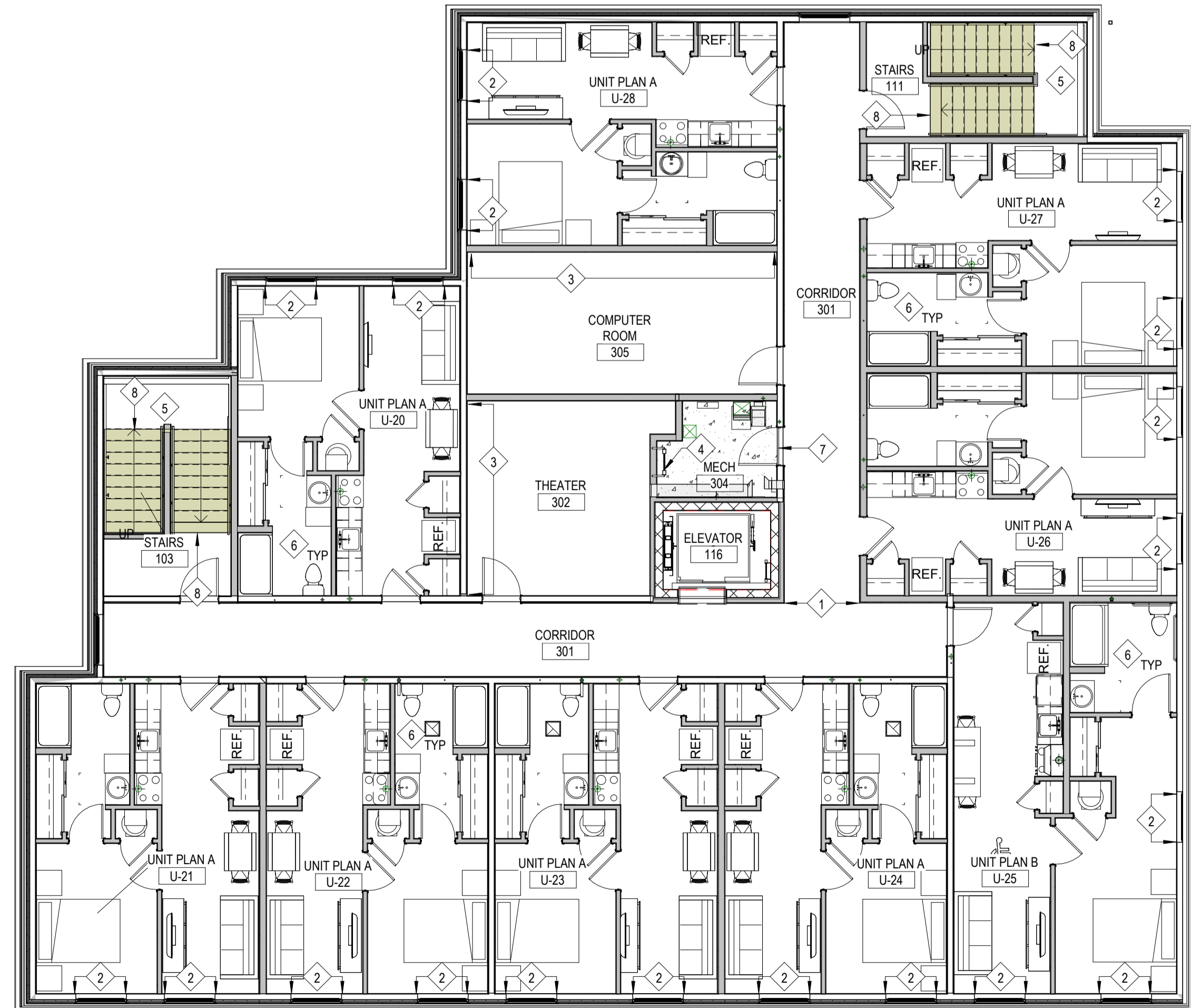
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- H.M. DOOR FRAMES ARE TO BE PRIMED AND PAINTED (PNT-4).
- PROVIDE ADA COMPLIANT INTERIOR SIGNAGE (MISC-11) AT ENTRY DOOR TO ROOMS. REFER TO SIGNAGE SCHEDULE ON SHEET G102.

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	
d. INSTALLATION METHOD: QUARTER TURN	2. WILSONART HIGH PRESSURE LAMINATE COUNTERTOP, POST-FORMING GRADE (COMMUNITY ROOM #105)
(MISC) MISCELLANEOUS	a. COLOR: TO BE SELECTED FROM STANDARD LAMINATES
1. SMART CABINETS "UNIVERSAL ACCESS" BASE CABINETS	b. FINISH: MANUFACTURER STANDARD
WITH STANDARD WALL CABINETS	
a. DOOR STYLE: ROCKPORT	
b. WOOD SPECIES: MAPLE	
c. FINISH: SILVERGRASS	
d. DOOR/DRAWER PULLS: AMEROCK ALLISON VALUE	
e. HARDWARE COLLECTION ITEM NO. AME-12953, SATIN NICKEL FINISH	
f. TOE KICK: 4-1/2" LAMINATE FINISH, COLOR TO MATCH CABINETS; SHOE TRIM S18	
g. WALL HUNG VANITY FOR ADA UNITS: MATCHING REMOVABLE PANEL WITH CLIPS; 24" DEEP x 23 1/2" HIGH	
2. ELEVATOR CAB	(PNT) PAINT
a. FLOORING: (R-1)	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. WALL PANELS: LAMINATE - COLOR TO BE SELECTED FROM MANUF. STANDARD COLORS	a. COLOR: TO BE SELECTED
c. CEILING: BRUSHED STAINLESS STEEL	2. WALLS (HIGH PERFORMANCE): SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT; EG-SHEL
	a. COLOR: TO BE SELECTED
3. CLOSET/MAID PANTRY WIRE SHELVING	3. WALLS: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT; EG-SHEL
a. COMPONENT: CLOSE MESH SHELVING #403	a. COLOR: TO BE SELECTED
b. SHELF DEPTH: 20"	4. DOOR FRAMES: SHERWIN WILLIAMS (1) COAT PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (2) COATS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY; SEMI-GLOSS
c. NUMBER OF SHELVES: (5) FIVE	a. COLOR: TO BE SELECTED
d. MOUNTING HARDWARE: PROVIDE MANUF. STANDARD MOUNTING HARDWARE, END CLIPS, STANDARDS, WALL BRACKETS, ETC.	5. STAIR RAILINGS: SHERWIN WILLIAMS (1) COAT PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (2) COATS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY; SEMI-GLOSS
	a. COLOR: TO BE SELECTED
4. CLOSET/MAID CLOSET ROD AND WIRE SHELF	6. ACCENT WALLS: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT; EG-SHEL
a. COMPONENT: TOTAL SLIDE SHELF & HANGING ROD #591801	a. COLOR: TO BE SELECTED
b. SHELF DEPTH: 16"	7. ACCENT WALLS (HIGH PERFORMANCE): 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.	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
	a. COLOR: TO BE SELECTED
5. SHIP CONTRACT 2" DESIGNER VINYL BLINDS	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. DIMENSIONS: CONTRACTOR TO FIELD VERIFY	a. COLOR: TO BE SELECTED
b. FINISH: TO BE SELECTED FROM MANUF. STANDARD COLORS	10. CEILINGS: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT; EG-SHEL
c. MOUNT: INSIDE	a. COLOR: TO BE SELECTED
6. OIS "SM-20M" ACROLYN SURFACE-MOUNT CORNER GUARD	(R) RESILIENT FLOORING
a. LENGTH: 5'0" x 7'1" LEGS	1. EF CONTRACT "WOODLANDS" LVT
b. COLOR: TO BE SELECTED	a. DIMENSIONS: 7' x 48" x 2.5 MM THICK
	b. WEAR LAYER: 20 MIL
7. JOHNSONITE VINYL REDUCER STRIP	c. FINISH/CATING: ENHANCED UV URETHANE W/ CERAMIC MICRO BEAD
a. PROFILE: TO BE VERIFIED BY FLOORING CONTRACTOR	d. COLOR: TO BE SELECTED FROM MANUF. STANDARD COLORS
b. COLOR: TO BE SELECTED FROM MANUFACTURER STANDARD COLORS	e. INSTALLATION METHOD: ASHLAR
c. APPLICATION: LVT TO SEALED CONCRETE	f. ADHESIVE: MANUFACTURER APPROVED
8. GYM MIRROR, CLEAR ANNEALED GLASS	2. TARKETT ANGLE FIT RUBBER STAIR TREADS, VINYL RISERS, AND VINYL NOSINGS
a. DIMENSIONS: 36" X 72" X 1/4" THICK	a. PROFILE: RAISED ROUND
b. MOUNTING HARDWARE: 22" A.F.F. MIRROR CLIPS, J BAR AND SCREWS	b. COLOR: TO BE SELECTED
c. QUANTITY: (5)	c. ADHESIVE: MANUFACTURER APPROVED
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"

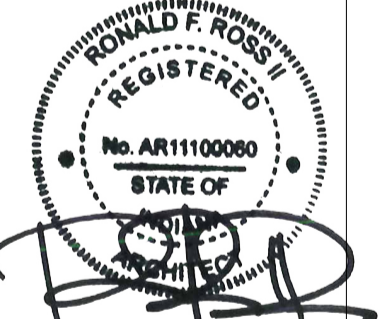
New Construction and Renovation Work for :

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



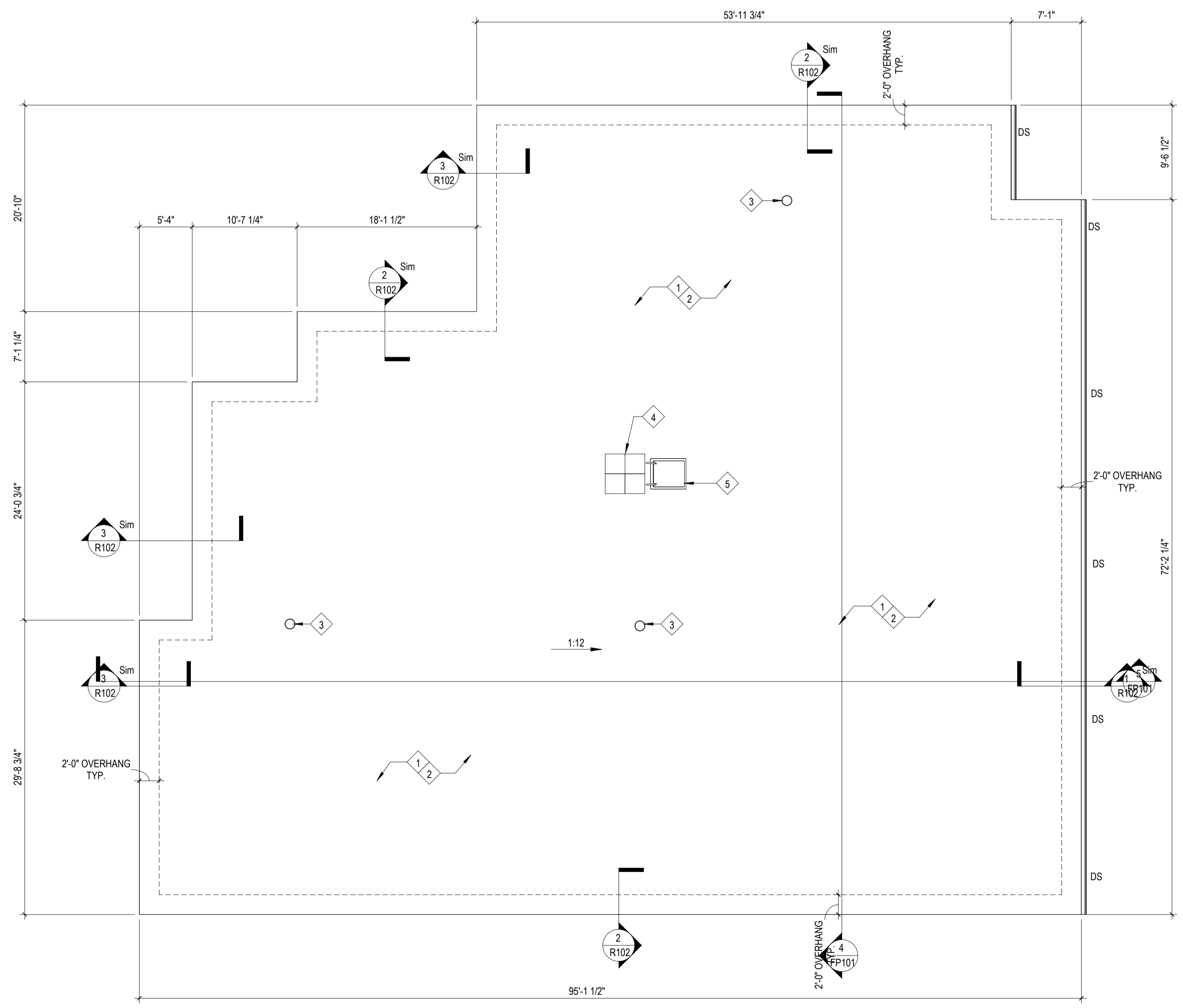
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		MEK	F23066	PMK	2024-02-07

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FINISH PLAN - THIRD FLOOR
 AND ROOM FINISH
 SCHEDULE

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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 ANSI SPRI 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 ANSI-SPRI 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 WALK WAYS.
- 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 MECHANICALLY FASTENED 1/4" COVER BOARD AND NEW MECHANICALLY FASTENED TPO FLEXIBLE MEMBRANE.
- PROVIDE NEW TPO FLEXIBLE SHEET FLASHINGS AND STRIPPINGS.
- PROVIDE NEW MANUFACTURERS TPO PIPE BOOT FLASHING. SEE DETAIL 5R102. EXTEND PVC PIPE, IF NECESSARY, TO ATTAIN PROPER HEIGHT.
- (4) 24" x 24" x 2" INTERLOCKING RUBBER WALK PADS
- ROOF HATCH

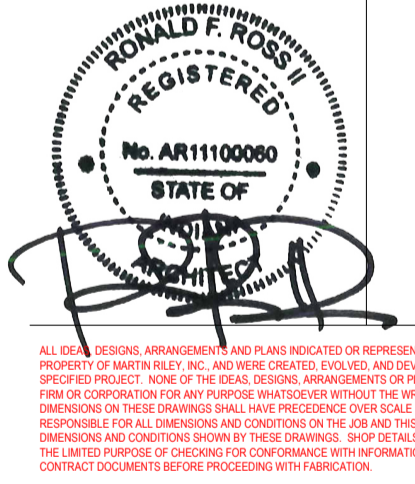
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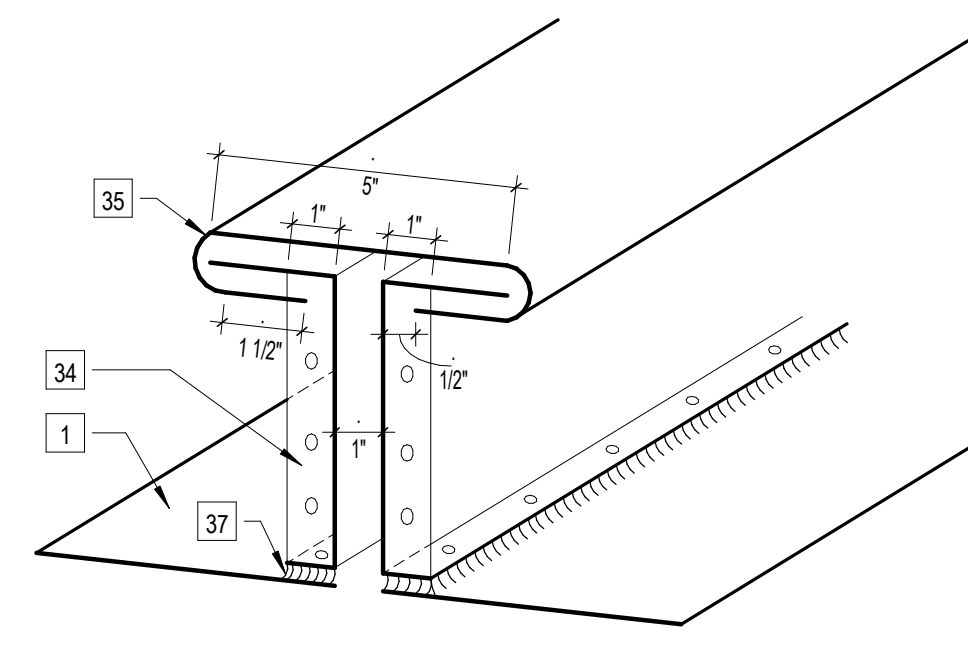
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4	REVISION 4 2024 - 07 - 19

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

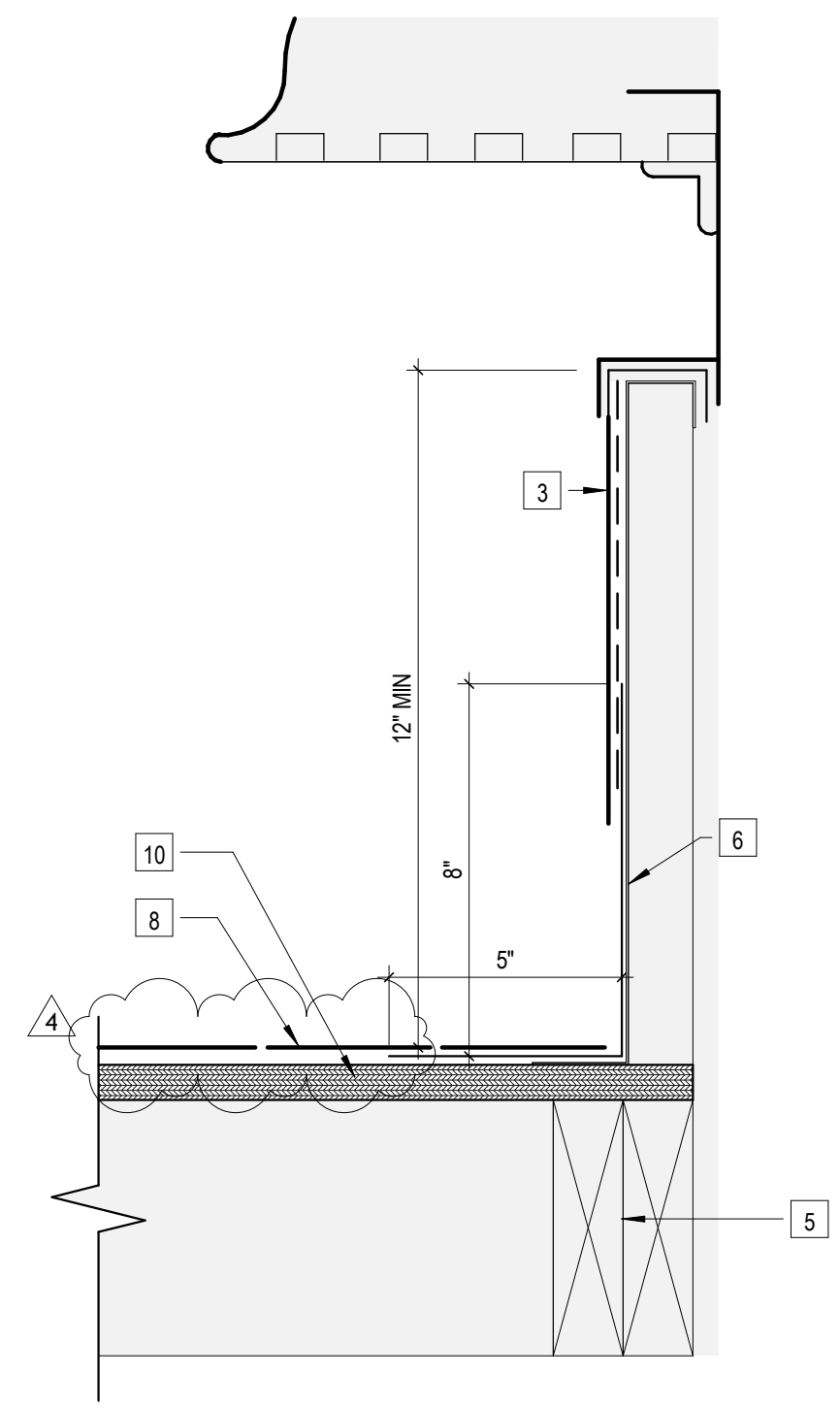
R101

ROOF PLAN

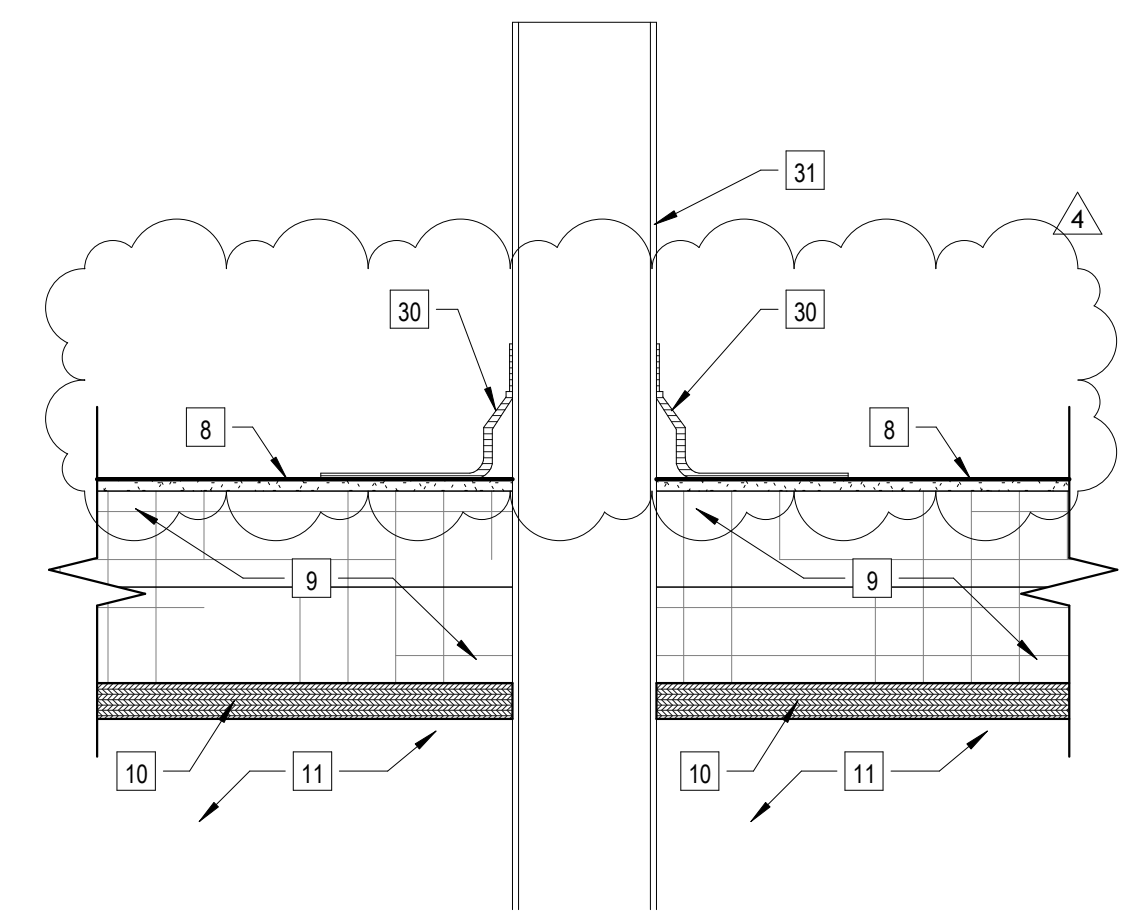
F23066 Hillcrest Commons
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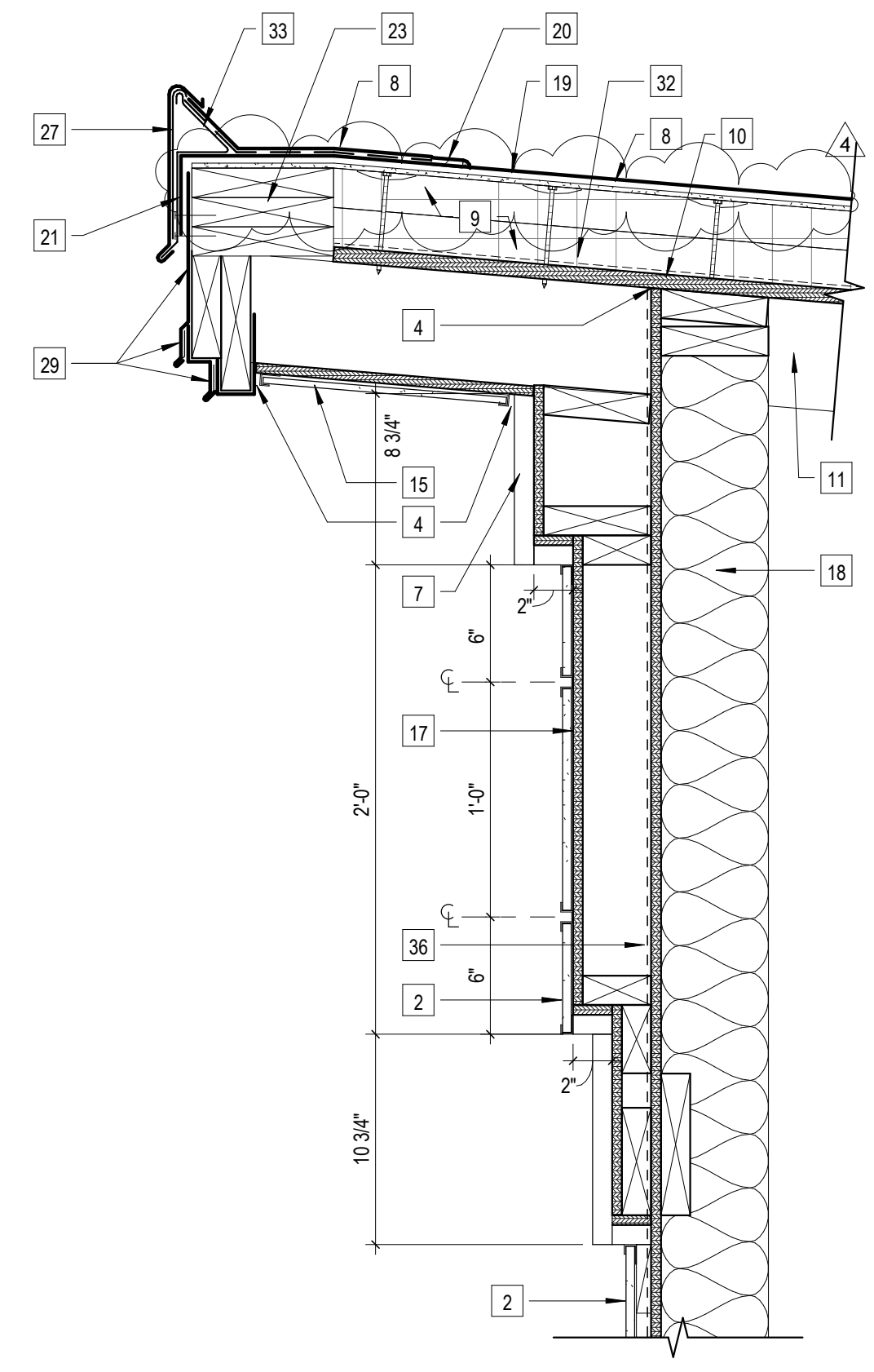
6 Gutter Joint Expansion
 3" = 1'-0"



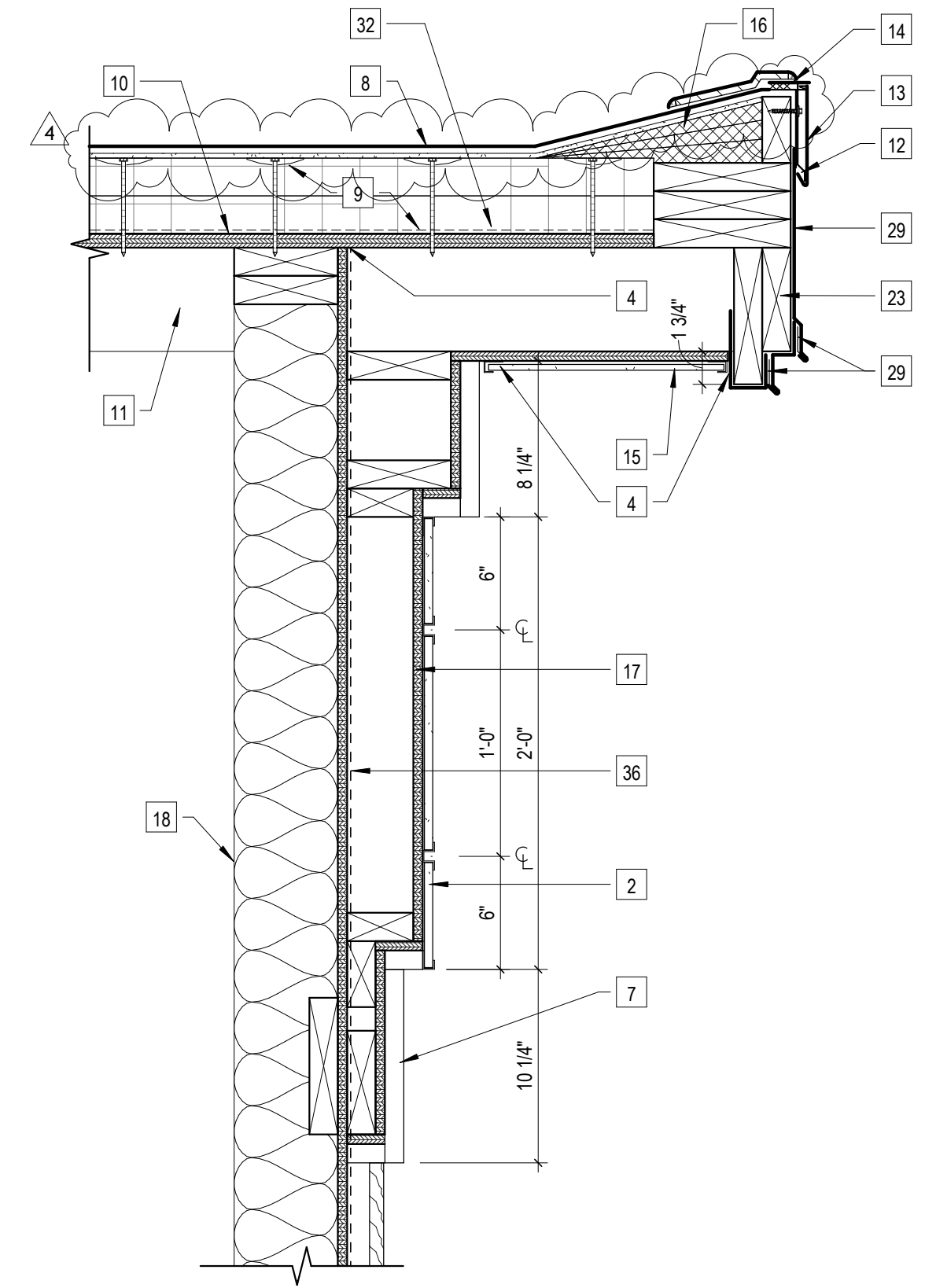
4 Equipment Curb
 3" = 1'-0"



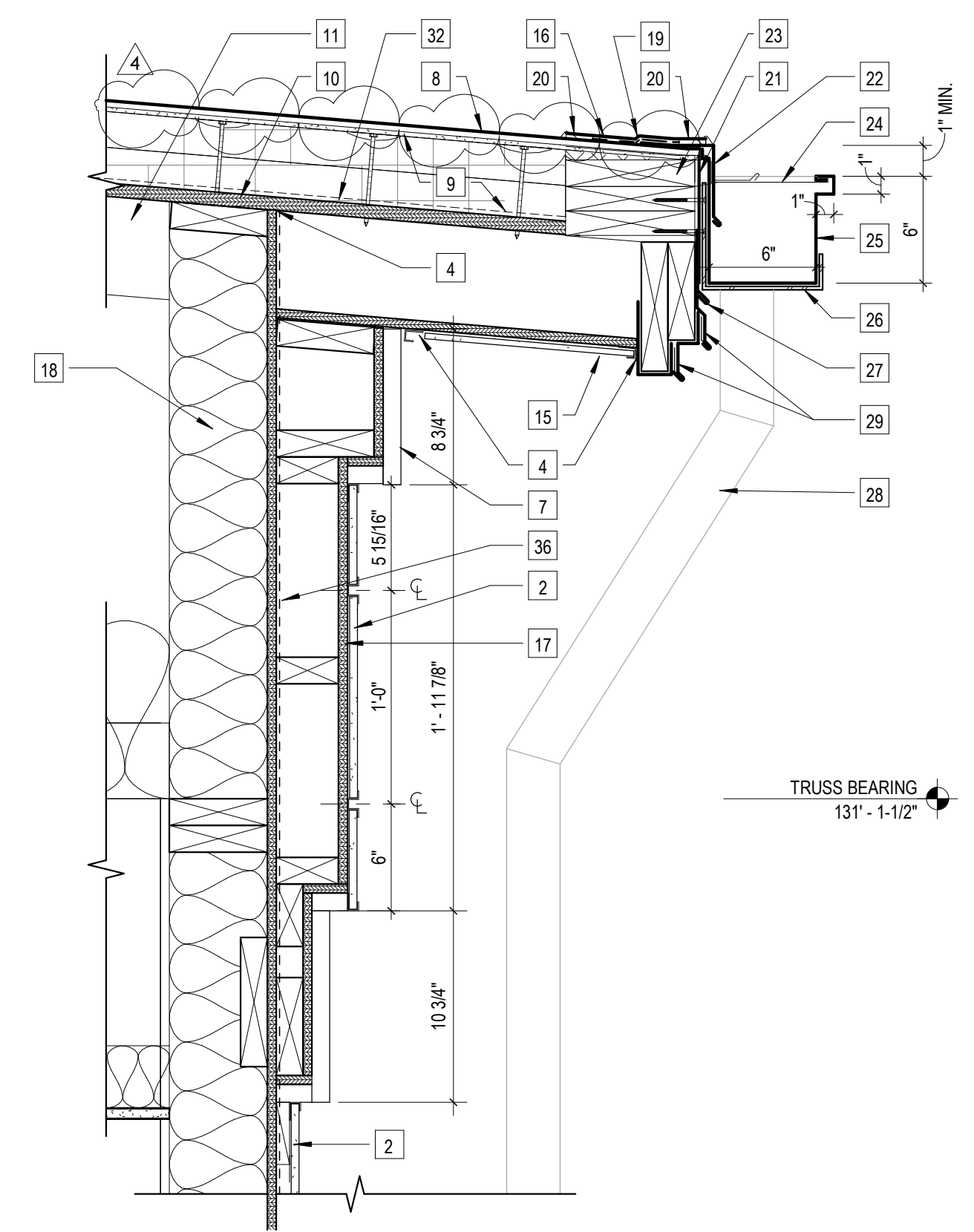
5 Pipe Boot
 3" = 1'-0"



3 High Eave Detail
 1 1/2" = 1'-0"



2 Fascia
 1 1/2" = 1'-0"



1 Gutter
 1 1/2" = 1'-0"

Work Description Notes

- 1 NEW BOX GUTTER
- 2 SMOOTH REVEAL FIBER CEMENT SYSTEM
- 3 CLEAN AND PRIME SUBSTRATE. PROVIDE NEW MECHANICALLY-FASTENED FLEXIBLE SHEET ROOFING (FSR) FLASHING
- 4 SEALANT
- 5 EXISTING WOOD BLOCKING MECHANICALLY ATTACHED TO SUBSTRATE
- 6 EXISTING INSULATED METAL EQUIPMENT CURB
- 7 CELLULAR PVC FABRICATION
- 8 PROVIDE NEW MECHANICALLY-FASTENED TPO-FLEXIBLE SHEET ROOFING (FSR)
- 9 PROVIDE NEW MECHANICALLY FASTEN (2) LAYERS 2" RIGID INSULATION BOARD AND MECHANICALLY-FASTENED 1/4" COVER BOARD INSULATION
- 10 PROVIDE NEW 3/4" OSB DECK SHEATHING
- 11 PROVIDE NEW WOOD TRUSSES - SEE STRUCTURAL
- 12 PROVIDE NEW CONTINUOUS GI FASCIA CLIP MECHANICALLY ATTACHED TO SUBSTRATE
- 13 PROVIDE NEW PREFINISHED GI FASCIA
- 14 PROVIDE NEW WATER CUT OFF MASTIC
- 15 NON-VENTED ALUMINUM SOFFIT
- 16 PROVIDE NEW MECHANICALLY-FASTENED TAPERED EDGE STRIP
- 17 PROVIDE 1/2" OSB SHEATHING
- 18 PROVIDE NEW 2X6 STUDS 16" O.C. FILL CAVITY WITH BATT INSULATION
- 19 PROVIDE NEW FSR STRIPPING
- 20 PROVIDE NEW HOT AIR WELD JOINT WITH TOOLED MANUFACTURER RECOMMENDED SEALANT
- 21 TURN MEMBRANE DOWN OUTSIDE FACE OF WALL STRUCTURE
- 22 PROVIDE NEW 24 GA PREFINISHED GI GUTTER APRON. PROVIDE MANUFACTURERS WELDABLE METAL.
- 23 PROVIDE NEW WOOD BLOCKING MECHANICALLY ATTACHED TO SUBSTRATE
- 24 PROVIDE NEW DMI GUTTER STRAP SPACED 36" C/C. OFFSET 18" FROM GUTTER HANGERS
- 25 PROVIDE NEW 24 GA PREFINISHED GI CONTINUOUS SLOPED GUTTER (I.E. DMI CONTINUOUS GUTTER SYSTEM)
- 26 PROVIDE NEW DMI GUTTER HANGER SPACED 36" C/C. POWDER COAT TO MATCH GUTTER
- 27 PROVIDE NEW 24 GA PREFINISHED GI FASCIA WITH WATER DAM AND CONTINUOUS 20 GA GI FACE CLIP. PROVIDE MANUFACTURERS WELDABLE METAL.
- 28 PROVIDE NEW 5" X 5" PREFINISHED GI DOWNSPOUT WITH NEW 24 GA PREFINISHED GI DOWNSPOUT STRAP MECHANICALLY ATTACHED TO SUBSTRATE AT TOP, MIDDLE, AND BOTTOM OF DOWNSPOUT
- 29 PROVIDE NEW 24 GA PREFINISHED GI TIERED FASCIA EXTENDERS WITH 20 GA GI CONTINUOUS CLIPS
- 30 NEW TPO PIPE BOOT FLEXIBLE SEAL
- 31 PVC PIPE. SEE MECHANICAL
- 32 PROVIDE NEW RED ROSIN PAPER
- 33 PROVIDE NEW CONTINUOUS GI EXPANSION FASCIA CLIP
- 34 END FLANGE
- 35 EXPANSION JOINT COVER
- 36 ZIP SHEATHING (STRUCTURAL 7/16" ORIENTED STRAND BOARD) WITH INTEGRAL WEATHER BARRIER

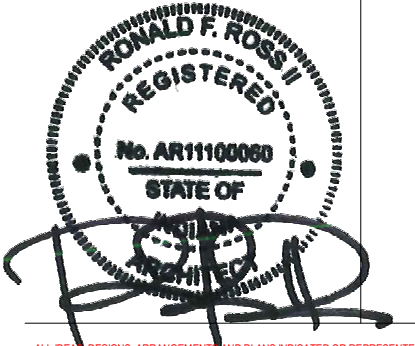
New Construction and Renovation Work for :

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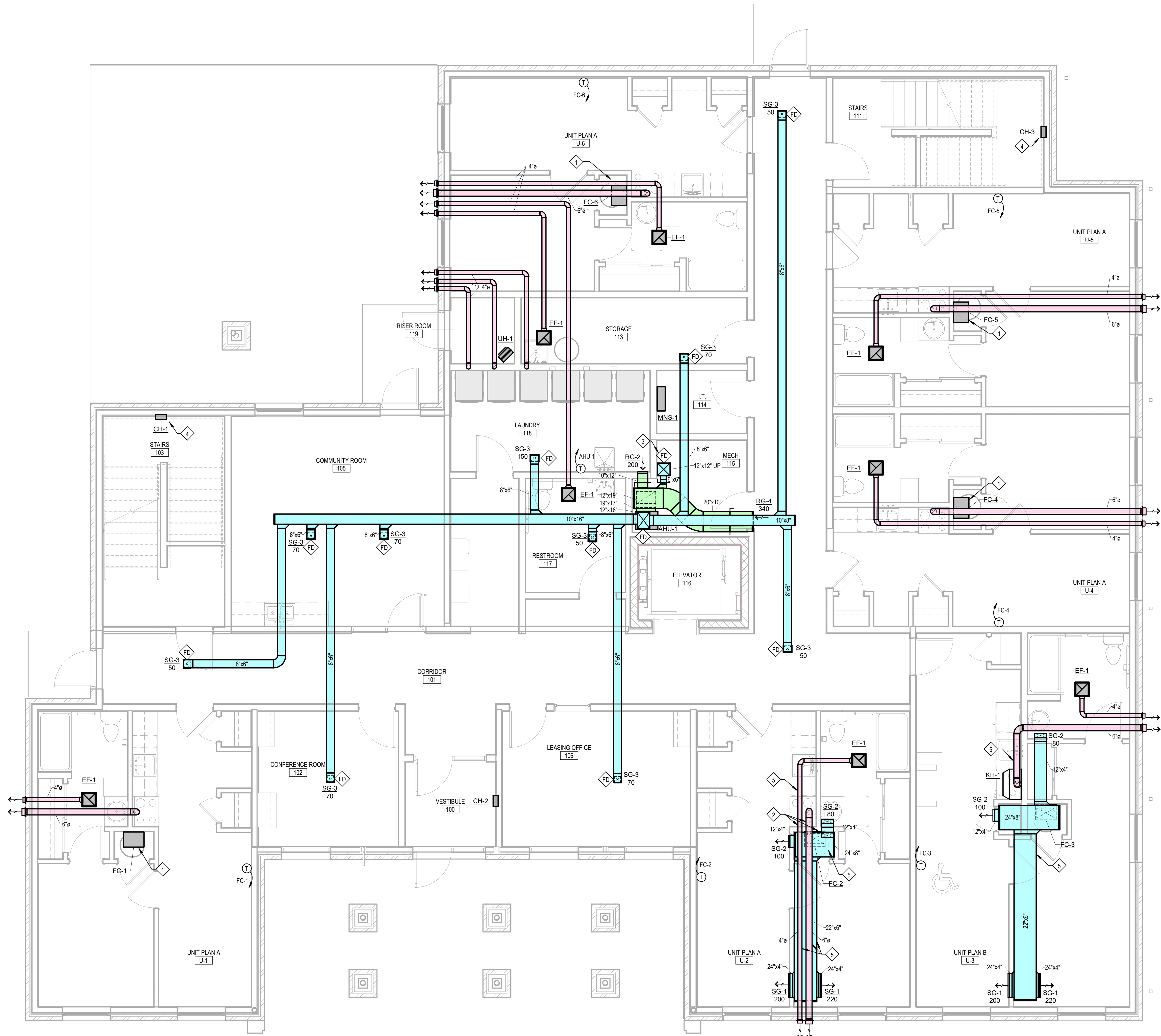
REVISION	DATE	
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4	REVISION 4	2024 - 07 - 19

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

R102

ROOF DETAILS

F23066 Hillcrest Commons
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 Project Status



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

General Mechanical Notes

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
- SEE SPECIFICATION BOOK FOR ADDITIONAL REQUIREMENTS.
- 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.
- 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.
- 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.
- 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.
- ALL DUCTWORK SHALL BE INSULATED PER SPECIFICATIONS.
- DUCT SIZES LISTED ARE "FREE AREA" AND SHALL NOT BE REDUCED. INCREASE DUCT SIZES AS REQUIRED TO ACCOUNT FOR LINING.
- 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.
- COORDINATE EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES WITH LIGHTS AND ARCHITECTURAL REFLECTED CEILING PLAN.
- 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.
- CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR CORE DRILLING AS REQUIRED FOR INSTALLATION OF PIPING PENETRATING BUILDING CONSTRUCTION.
- REFERENCE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, TYPICAL.
- 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.
- MECHANICAL CONTRACTOR TO PROVIDE AND INSTALL SMOKE DETECTORS IN RETURN DUCTS. COORDINATE WITH ELECTRICAL CONTRACTOR. ELECTRICAL IS TO PROVIDE WIRING AND HOOKUP.
- PROVIDE TESTING, ADJUSTING, AND BALANCING OF ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS. FINAL REPORT SHALL BE PROVIDED TO OWNER & ENGINEER.
- RECORD DRAWINGS, OPERATING MANUALS, AND MAINTENANCE MANUALS SHALL BE PROVIDED TO OWNER & ARCHITECT PER ASHRAE 90.1 2007.
- 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.
- ALL SLEEVES PASSING THROUGH FIRE RATED WALLS SHALL BE SCHEDULE 40 STEEL.
- MECHANICAL SYSTEMS SHALL NOT BE USED DURING CONSTRUCTION FOR HEATING, COOLING, OR VENTILATION.
- 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

- TYPICAL APT A. SEE SUPPLY DUCTWORK AND ALL NOTES ON UNIT PLAN U-2 ON M101.
- TRANSITION SUPPLY DUCT FROM UNIT AND EXHAUST DUCTS AS REQUIRED.
- FURNISH AND INSTALL FIRE DAMPER AT THE FLOOR PENETRATION BETWEEN 1ST AND 2ND FLOOR.
- CABINET HEATER ON INTERMEDIATE LANDING.
- 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

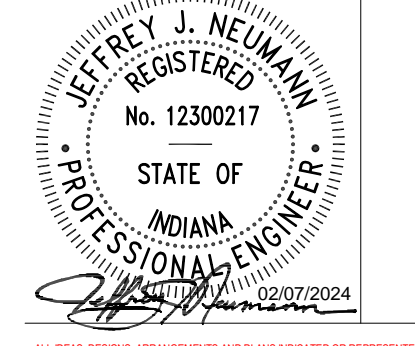
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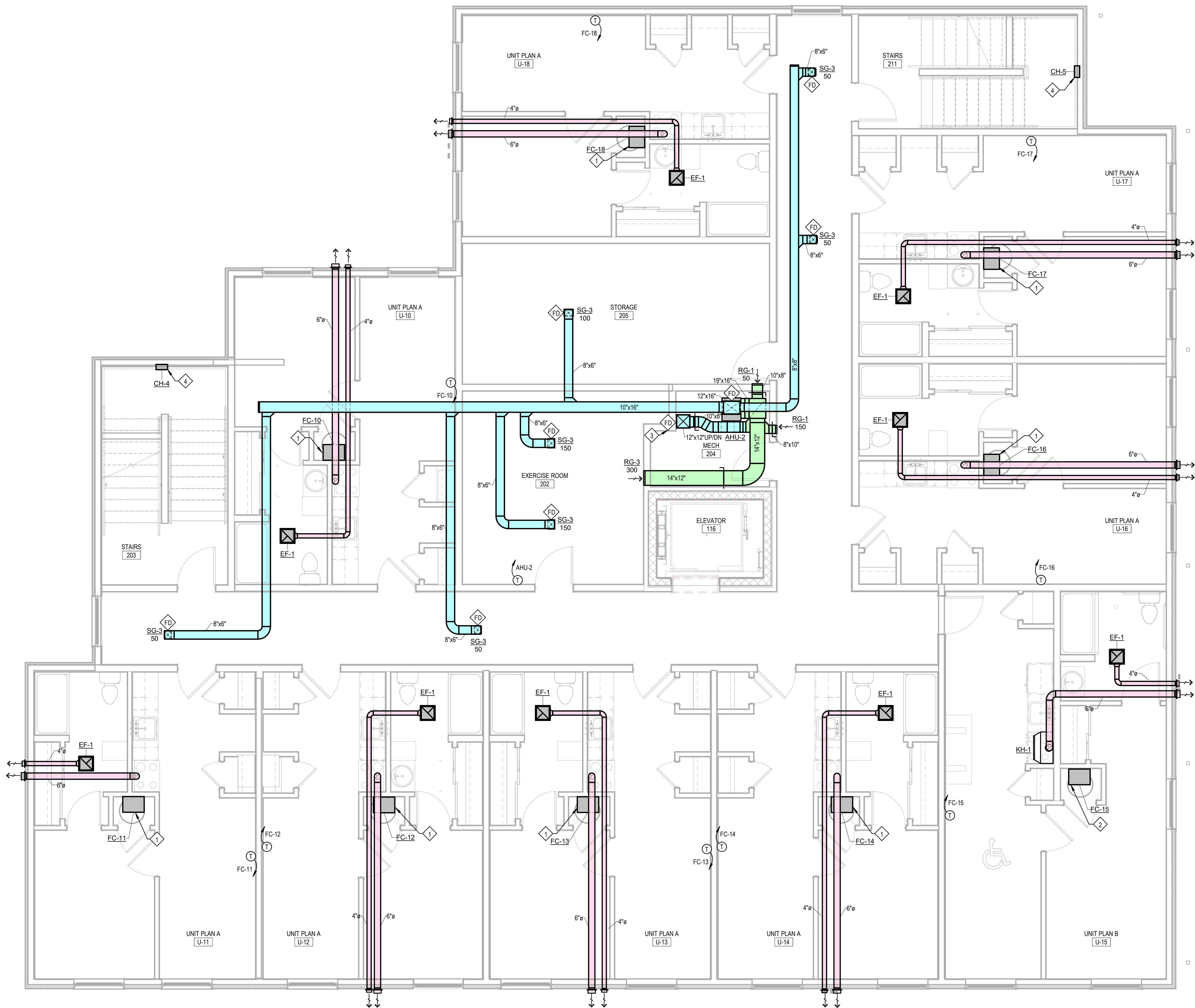
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 COMMISSION NUMBER: F23066
 REVIEWED BY: JUN
 DATE: 2024-02-07

M101

MECHANICAL PLAN FIRST FLOOR

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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 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
XX-2	SUPPLY AIR DUCT
XX-3	RETURN AIR DUCT
XX-4	EXHAUST AIR DUCT
XX-5	FLEXIBLE DUCT
XX-6	VOLUME DAMPER
XX-7	NEW CONNECTION TO EXISTING
FS	FIRE & SMOKE DAMPER
FD	FIRE DAMPER
FS	SMOKE DAMPER
T	THERMOSTAT
→	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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 Ft Wayne, IN 46816



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 Fort Wayne, Indiana 46802
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 fax 260.426.2067



REVISION: DATE:

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

M102

MECHANICAL PLAN SECOND FLOOR

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 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.

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
FCH	FAN COIL UNIT
HP	HEAT PUMP UNIT
OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR

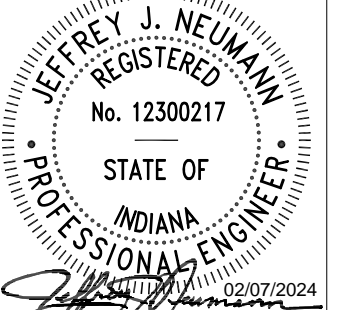
New Construction and Renovation Work for :

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

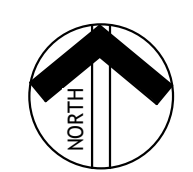
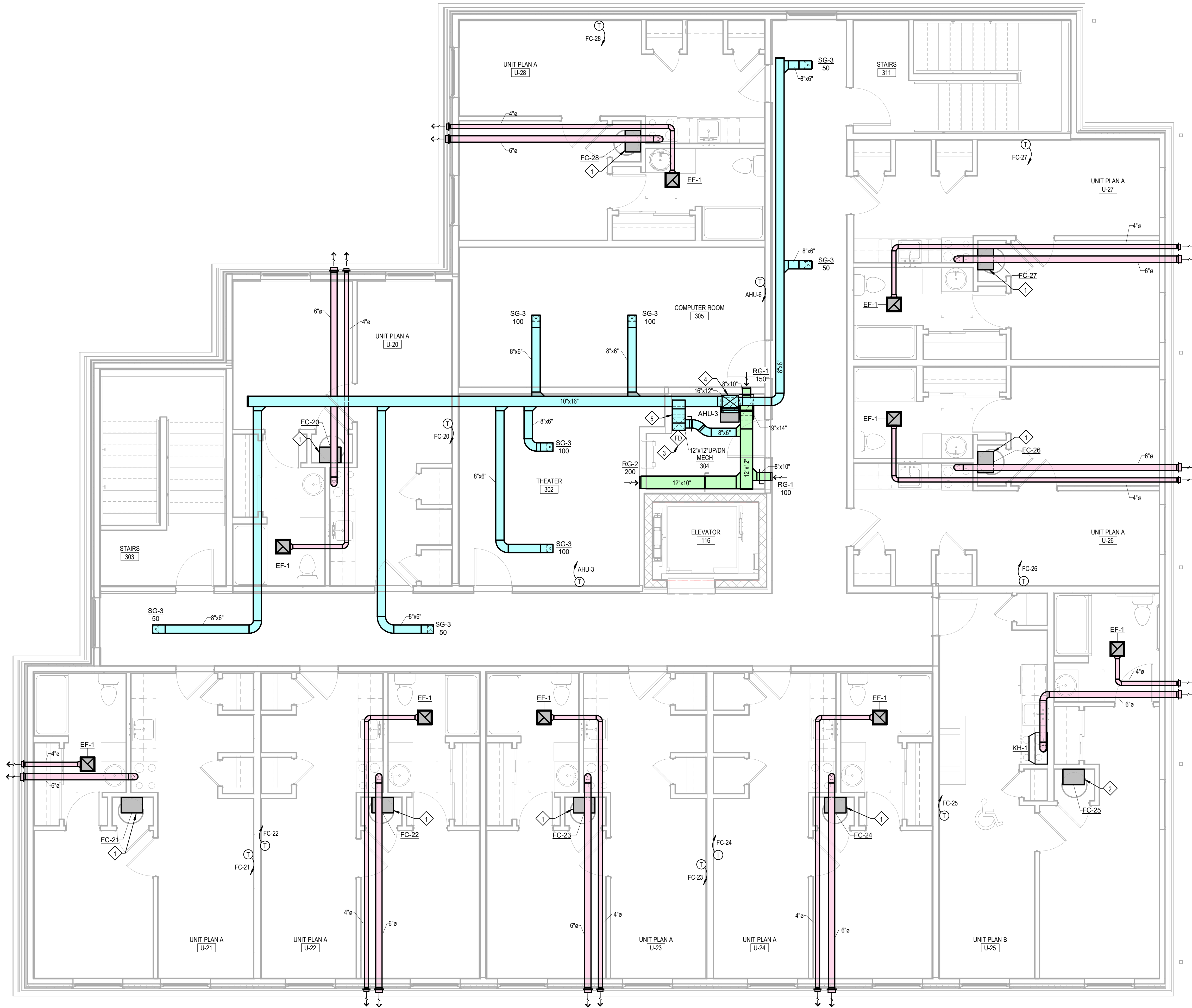


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REVISION	DATE
DRAWN BY: EB	REVIEWED BY: JUN
COMMISSION NUMBER: F23066	DATE: 2024-02-07

M103

MECHANICAL PLAN THIRD FLOOR



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

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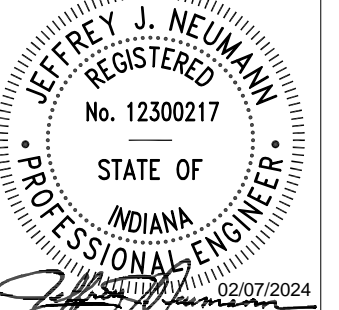
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221 West Baker Street pho 260.422.7994
 Fort Wayne, Indiana 46802 fax 260.426.2067



ALL DESIGN, DRAWING, MEASUREMENTS AND NOTATIONS ARE PREPARED BY THE DRAWING AND CONTROLLED BY THE PROPERTY OF MARTIN RILEY, INC. AND THESE DRAWINGS, SPECIFICATIONS AND SCHEDULES FOR USE AND IN CONNECTION WITH THE PROJECT SHALL BE THE SOLE PROPERTY AND CONFIDENTIAL INFORMATION OF MARTIN RILEY, INC. ANY REUSE, REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS, SPECIFICATIONS, SCHEDULES OR INFORMATION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. WITHOUT AGREEMENT OF THE DRAWING OWNER SHALL BE PROHIBITED. CONTRACTORS SHALL VERIFY THESE DRAWINGS AND CONDITIONS AGAINST THESE CHANGES. SHOP DRAWINGS MUST BE SUBMITTED TO THE OFFICE FOR REVIEW FOR THE PROJECT PURPOSE OF REVIEWING FOR CONFORMANCE WITH INFORMATION DATA AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH FABRICATION.

REVISION: DATE:

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

M301

MECHANICAL SCHEDULES AND DETAILS

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	---	SINGL DEFL	ALUM	WHITE	WALL	
RG-2	PRICE	635	12X12	12X12	200	0.035	<15	---	SINGL DEFL	ALUM	WHITE	WALL	
RG-3	PRICE	635	14X12	14X12	300	0.035	<15	---	SINGL DEFL	ALUM	WHITE	WALL	
RG-4	PRICE	635	20X10	20X10	340	0.035	<15	---	SINGL 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 - 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:
 1. PROVIDE WITH DISCONNECT.
 2. FURNISH AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

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 ANSII/AWS A5.8-BCUP5, SIL-FOS	SILVER SOLDER BRAZE ANSII/AWS A5.8-BCUP5, SIL-FOS	

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.
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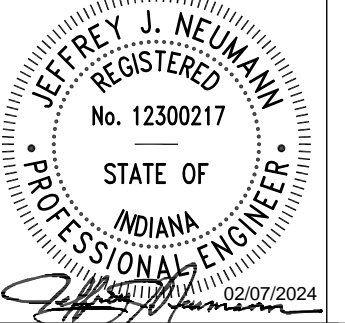
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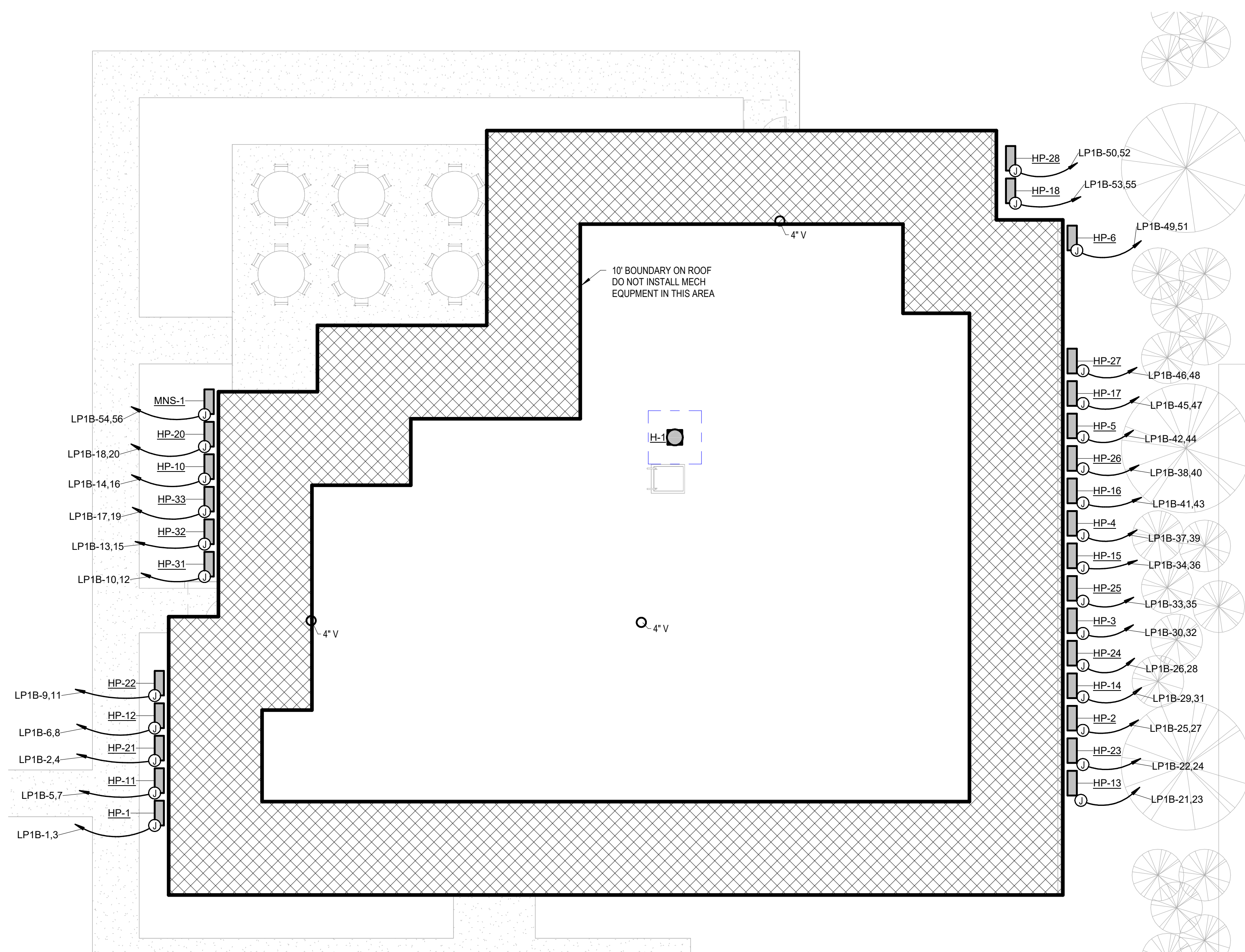
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REVISION: DATE:

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

MEP101

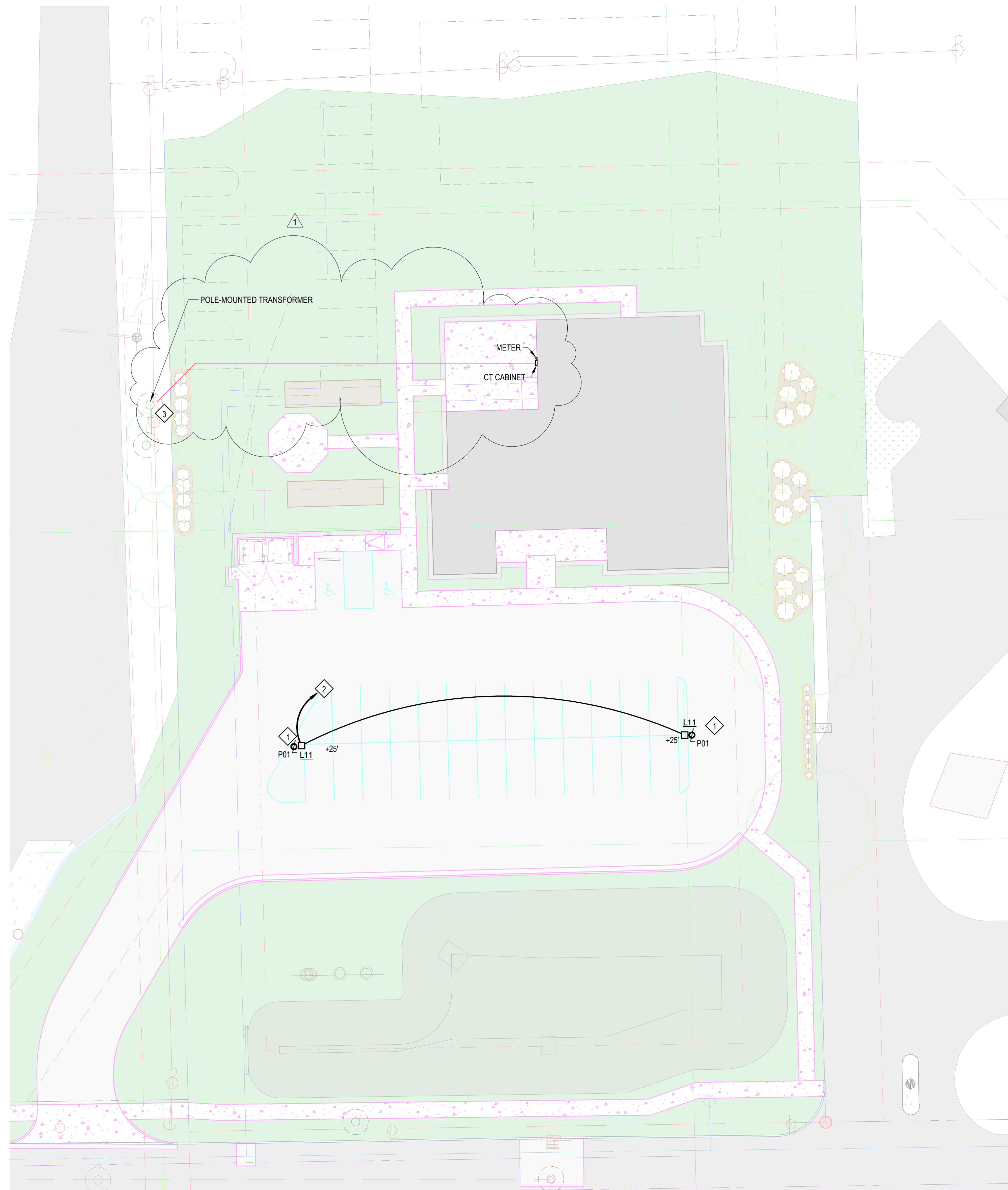
MEP SITE AND ROOF PLAN



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

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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
- 3 PROPOSED LOCATION OF POLE-MOUNTED UTILITY TRANSFORMER. COORDINATE LOCATION AND REQUIREMENTS WITH UTILITY COMPANY

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.
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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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. 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.

Electrical Legend

- SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. SYMBOLS IN THIS LIST ARE NOT DRAWN TO SCALE. SYMBOLS IN THIS LIST, MAY NOT APPLY TO THIS PROJECT. 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
 - ⊗ 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
 - XX TRANSFORMER
XX DENOTES KVA RATING
 - ⊕ 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"; SEE DETAIL 4/E501
 - 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
 - ⊕ TELEVISION BOX +60" AFF; SEE DETAIL 8/E501

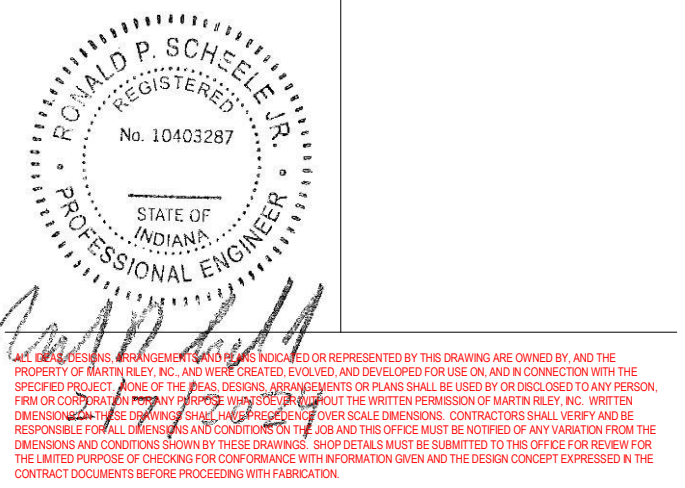
New Construction and Renovation Work for :

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

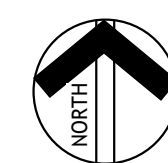


REVISION	DATE
1	Revision 4 2024-07-19

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

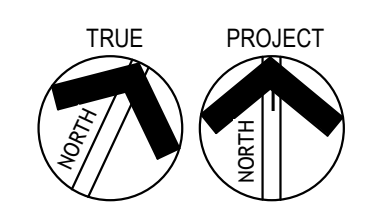
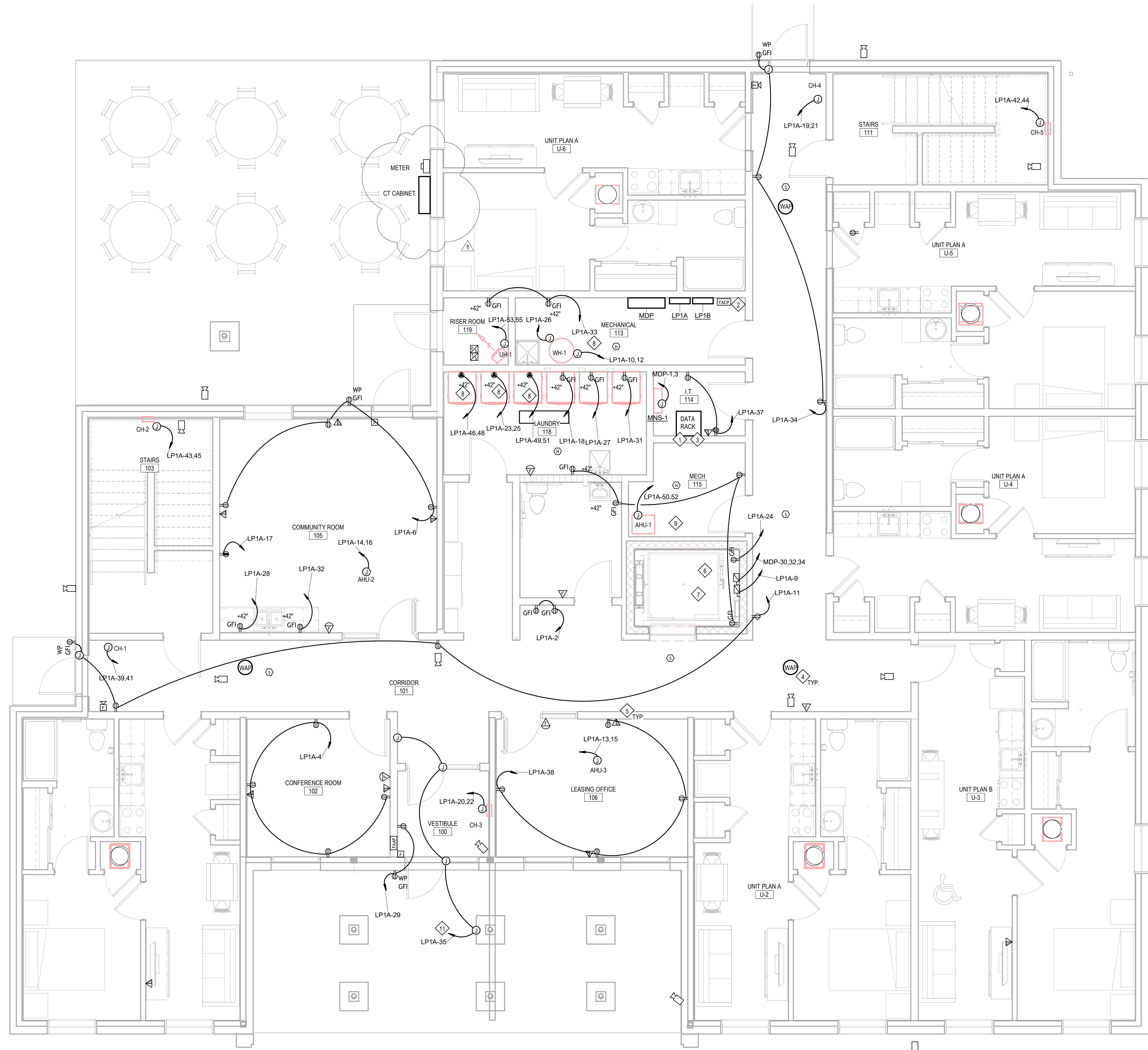
E100

ELECTRICAL SITE PLAN



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

F23066 Hillcrest Commons
 7/19/2024 11:42:42 AM
 C:\Users\kornwaski\Documents\F23066 - Hillcrest Commons - MEP - kornwaski@martin-riley.com.nt
 Project Status



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

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.
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. ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE. ALL DEVICES AND EQUIPMENT ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTORS TO COORDINATE THEIR WORK WITH ALL OTHER TRADES ON SITE. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION.
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" 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. SYMBOLS IN THIS LIST, MAY NOT APPLY TO THIS PROJECT 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
- ⊗ 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 +18"; SEE DETAIL 4/E501
- 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
- ⊗ TELEVISION BOX +60" AFF; SEE DETAIL 8/E501

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 ANNUNCIATOR 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 W/G NMB TO PANEL
9. 62 W/G 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

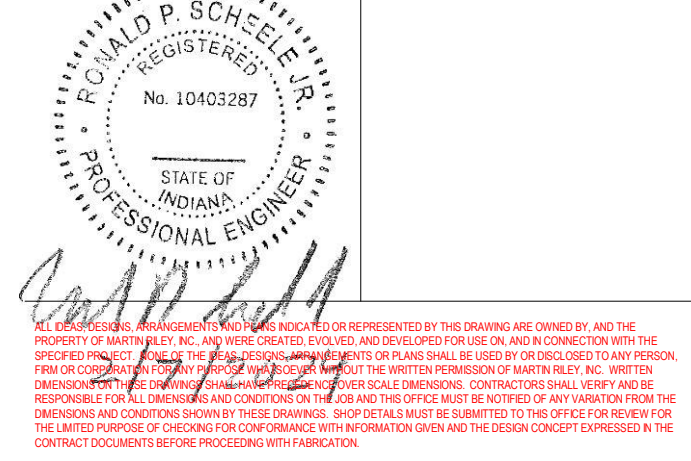
New Construction and Renovation Work for :

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



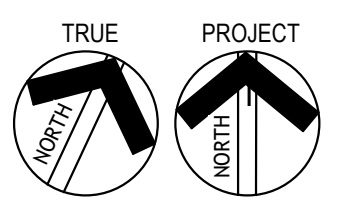
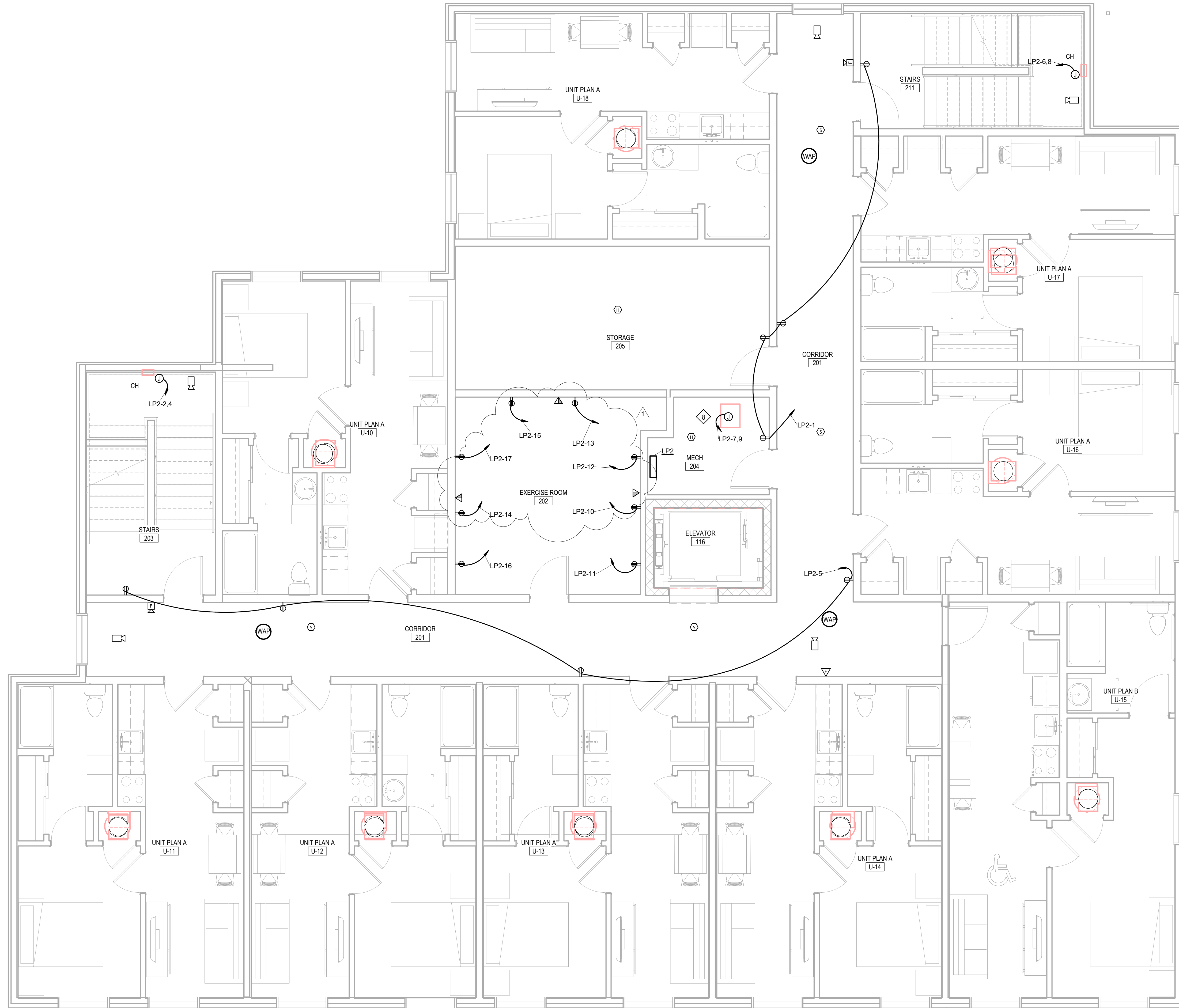
REVISION	DATE
1	Revision 4 2024-07-19

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

E101

ELECTRICAL POWER PLAN

F23066 Hillcrest Commons
 4/16/2024 11:03:31 AM
 C:\Users\kvanwinski\Documents\F23066-Hillcrest Commons - MEP_vanwinski@martin-riley.com.rvt
 Project Status



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

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. SYMBOLS IN THIS LIST, MAY NOT APPLY TO THIS PROJECT 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
- § 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" AFF
- ⊗ DEDICATED RECEPTACLE; +16" AFF
- ⊗ SPECIAL RECEPTACLE, TYPE INDICATED ON PLAN.
- ⊗ FLOOR OUTLET; XX DENOTES TYPE
- ⊗ MOTOR
- ⊗ JUNCTION BOX
- ▽ TELEPHONE/DATA OUTLET +16"; SEE DETAIL 4/E501
- 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
- ⊗ TELEVISION BOX +60" AFF; SEE DETAIL 8/E501

Work Description Notes

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

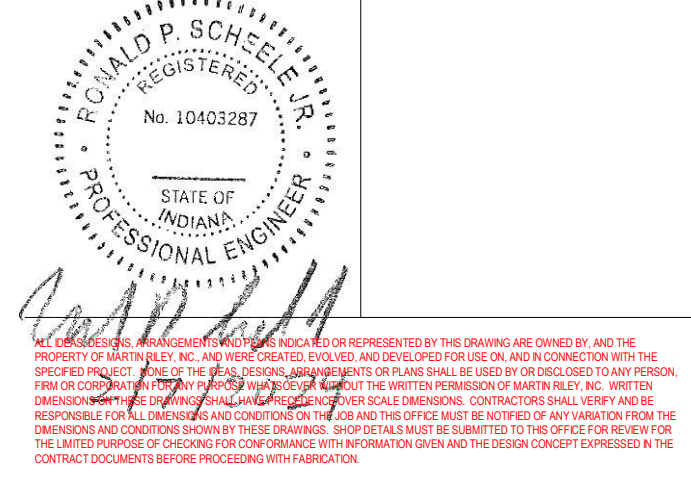
New Construction and Renovation Work for :

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
1 Addendum 3	2024-04-16

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

E102

ELECTRICAL POWER 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.
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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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" CONDUIT TO ATTIC WITH PULL WIRE FOR ALL TELEPHONE/DATA/AUDIO OUTLETS.

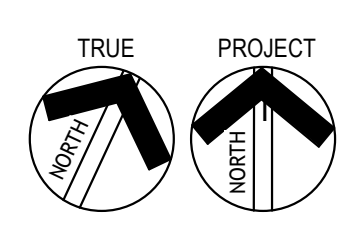
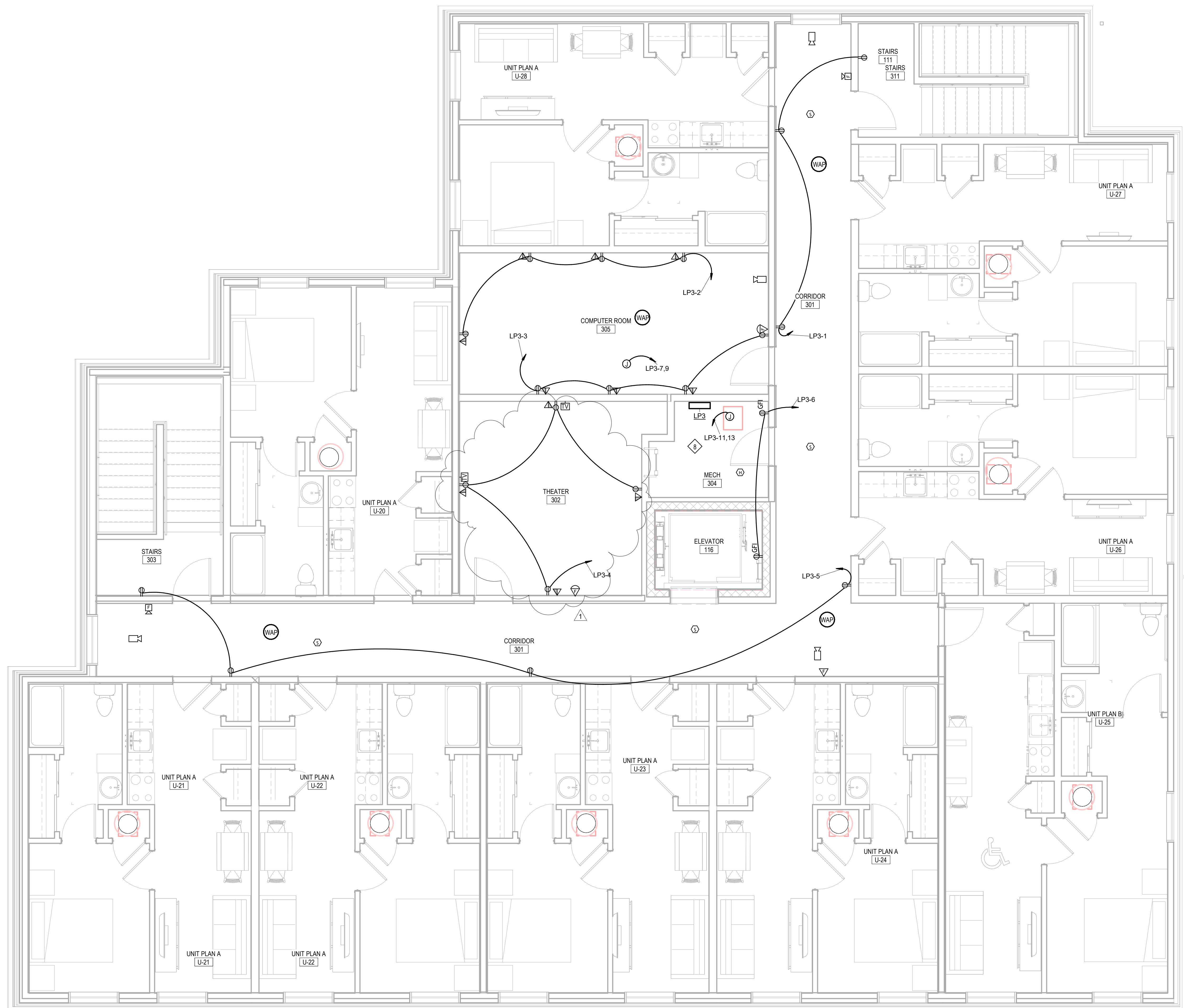
Electrical Legend

SEE TITLE SHEET FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS. SYMBOLS IN THIS LIST ARE NOT DRAWN TO SCALE. SYMBOLS IN THIS LIST, MAY NOT APPLY TO THIS PROJECT. 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
- ⚡^{OS} 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"; SEE DETAIL 4/E501
- ⊠ 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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- ⊠ TAMPER SWITCH
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- ⊠ FIRE ALARM CONTROL PANEL
- ⊠ SPEAKER
- ⊠ TELEVISION BOX +60" AFF; SEE DETAIL 8/E501

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/ NB 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



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

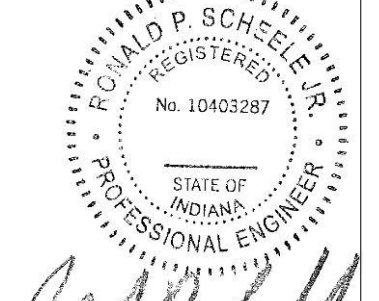
New Construction and Renovation Work for :

Hillcrest Commons

711 Tillman Rd
Ft Wayne, IN 46816



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



ALL WORK SHOWN HEREON IS THE PROPERTY OF THE ARCHITECT AND ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS WORK WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER IS STRICTLY PROHIBITED. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

REVISION	DATE
1 Addendum 3	2024-04-16

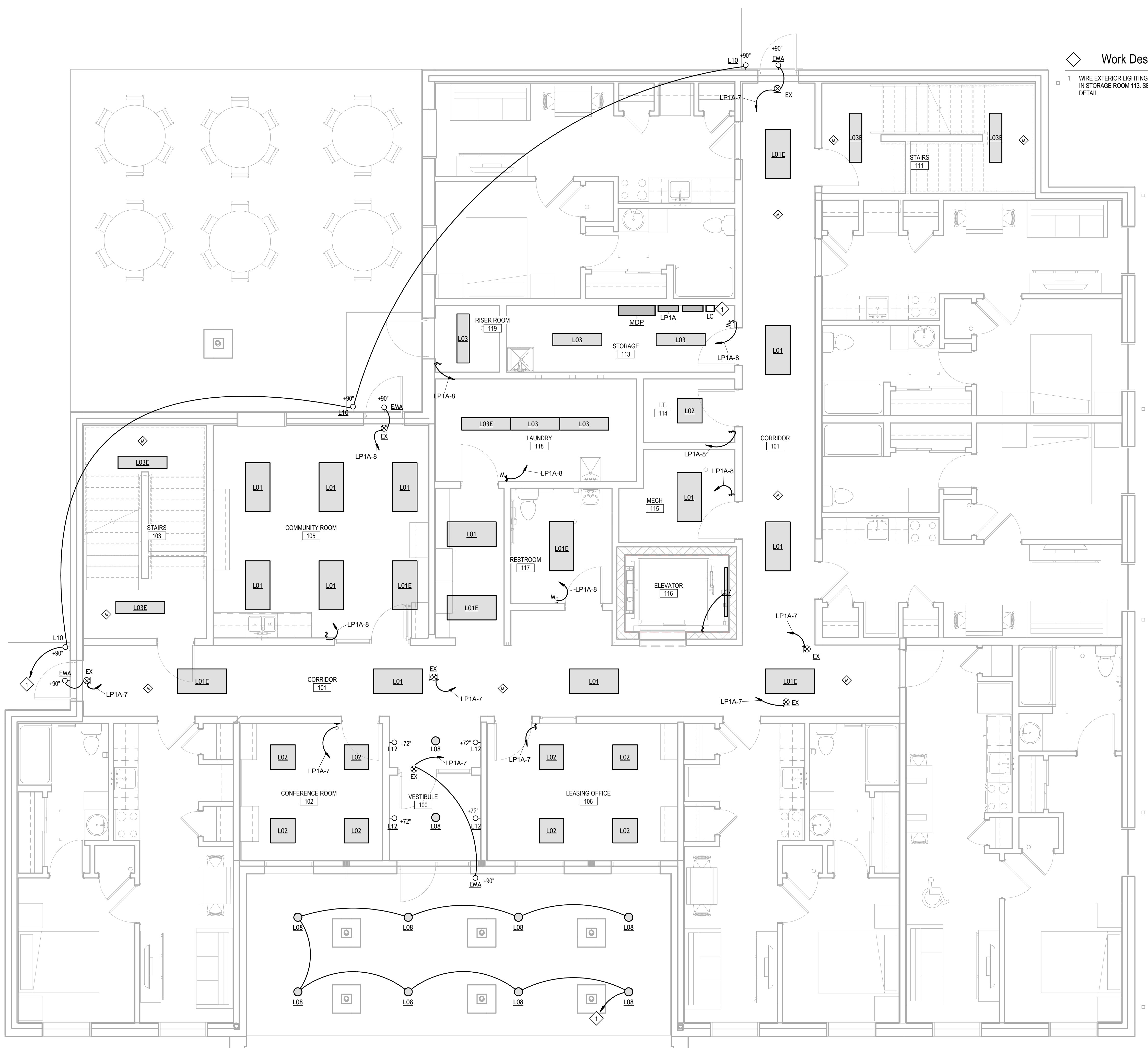
DRAWN BY: VRK
COMMISSION NUMBER: F23066
REVIEWED BY: RPS
DATE: 2024-02-07

E103

ELECTRICAL POWER PLAN

F23066 Hillcrest Commons
4/16/2024 11:03:33 AM
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Project Status

F23066 Hillcrest Commons
 2/6/2024 1:54:15 PM
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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.
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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
- § 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
- XX 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
- ◇ 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

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

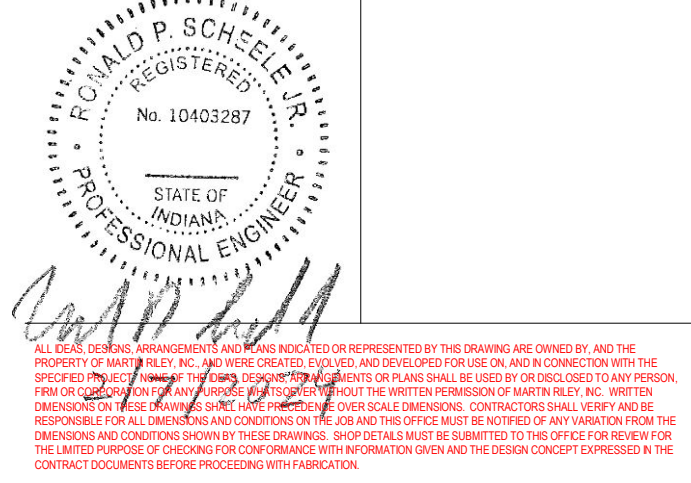
New Construction and Renovation Work for :

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



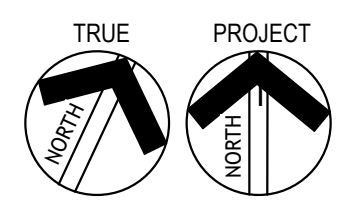
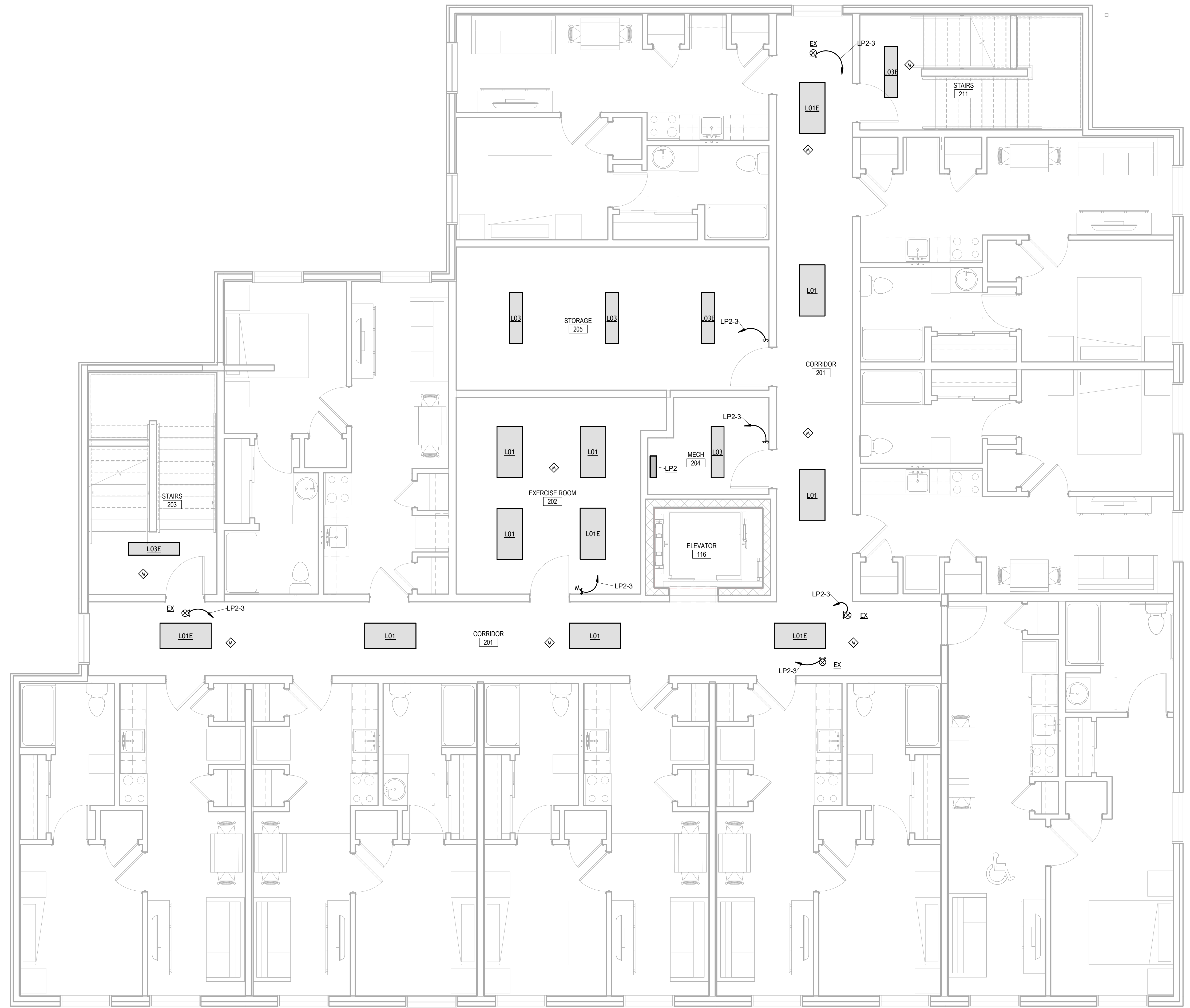
REVISION: DATE:

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

E301

ELECTRICAL LIGHTING PLAN

F23066 Hillcrest Commons
 26/02/2024 1:54:17 PM
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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.
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.
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. ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE. ALL DEVICES AND EQUIPMENT ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTORS TO COORDINATE THEIR WORK WITH ALL OTHER TRADES ON SITE. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION.
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" 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.
 - S SINGLE POLE SWITCH; +44" AFF
 - S3 THREE-WAY SWITCH; +44" AFF
 - S4 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
 - ⊠ 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 WIRE EXTERIOR LIGHTING TO LIGHTING CONTACTOR LOCATED IN STORAGE ROOM 113. SEE 6/E501 FOR LIGHTING CONTROLS DETAIL.

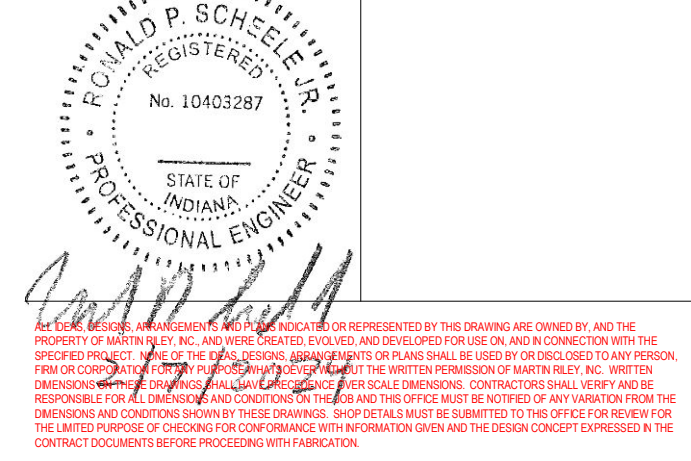
New Construction and Renovation Work for :

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

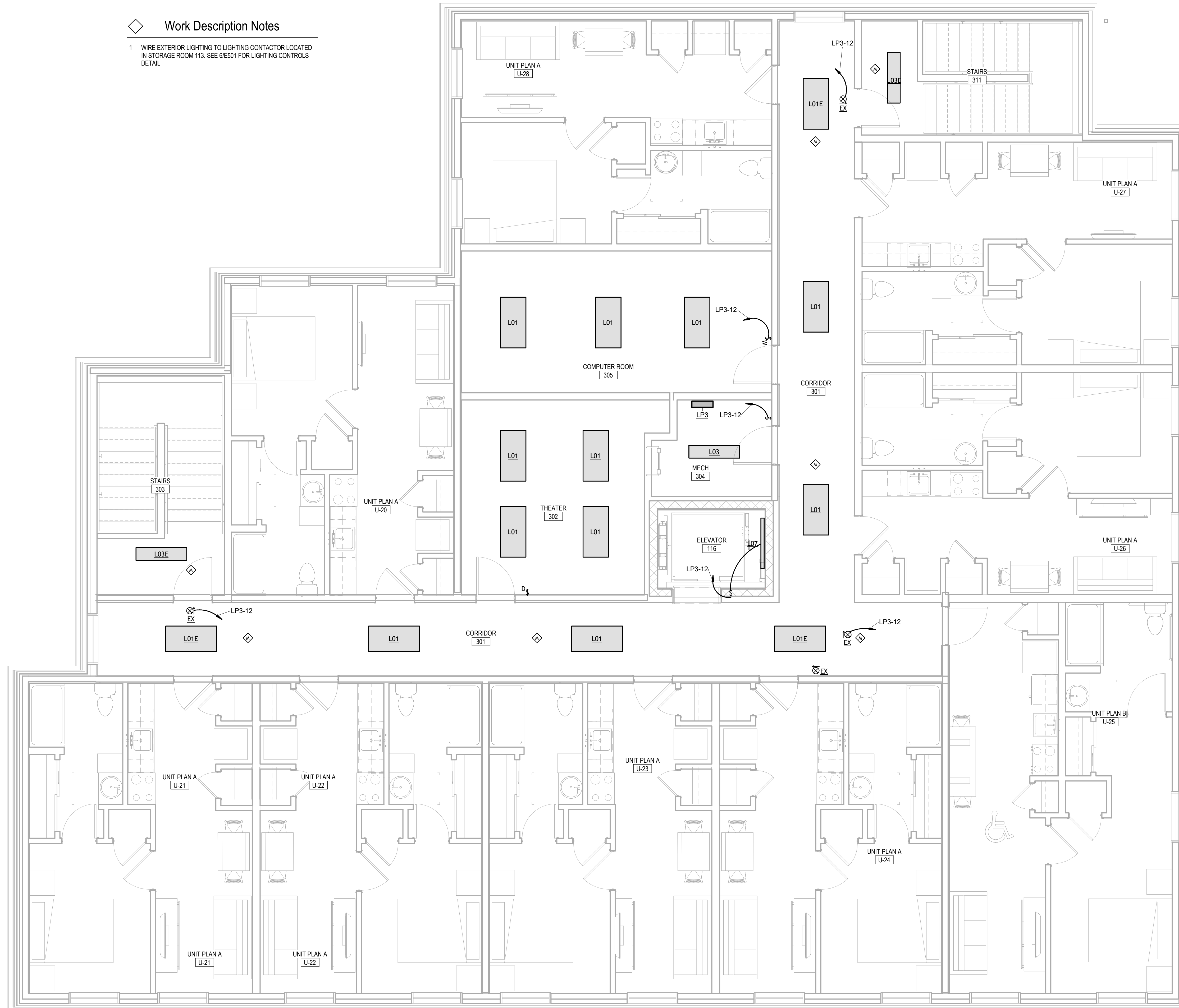
DRAWN BY: VRK
 COMMISSION NUMBER: F23066
 REVIEWED BY: RPS
 DATE: 2024-02-07

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.
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. ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE. ALL DEVICES AND EQUIPMENT ARE SHOWN IN APPROXIMATE LOCATIONS. CONTRACTORS TO COORDINATE THEIR WORK WITH ALL OTHER TRADES ON SITE. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION.
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.

- HOME RUN TO PANEL & CIRCUIT NO.
- XX MARK FOR SCHEDULED ITEM
- LIGHT FIXTURE; CEILING MOUNTED
- DOWNLIGHT FIXTURE; CEILING MTD./EXTERIOR
- LIGHT FIXTURE; WALL MOUNTED.
- S SINGLE POLE SWITCH; +44\"/>

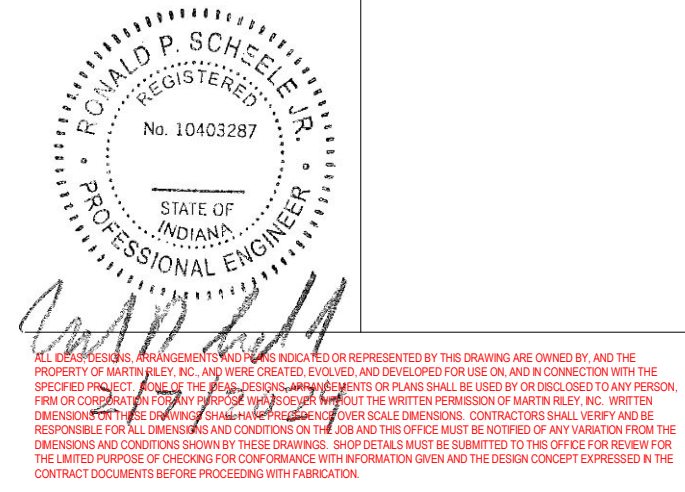
New Construction and Renovation Work for :

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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



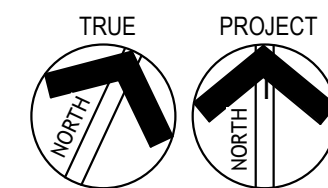
REVISION: _____ DATE: _____

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

E303

ELECTRICAL LIGHTING PLAN

F23066 Hillcrest Commons
2/6/2024 1:54:19 PM
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Project Status



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

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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- 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. SYMBOLS IN THIS LIST, MAY NOT APPLY TO THIS PROJECT. 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
- ⊗ 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 +18"; SEE DETAIL 4/E501
- 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
- ⊗ TELEVISION BOX +60" AFF; SEE DETAIL 8/E501

Work Description Notes

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

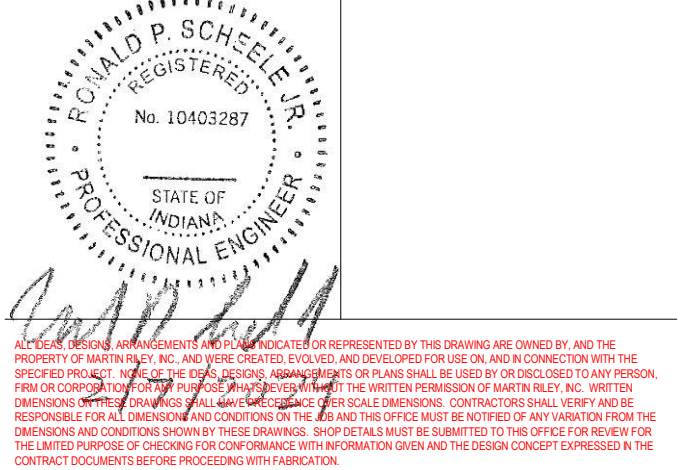
New Construction and Renovation Work for :

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

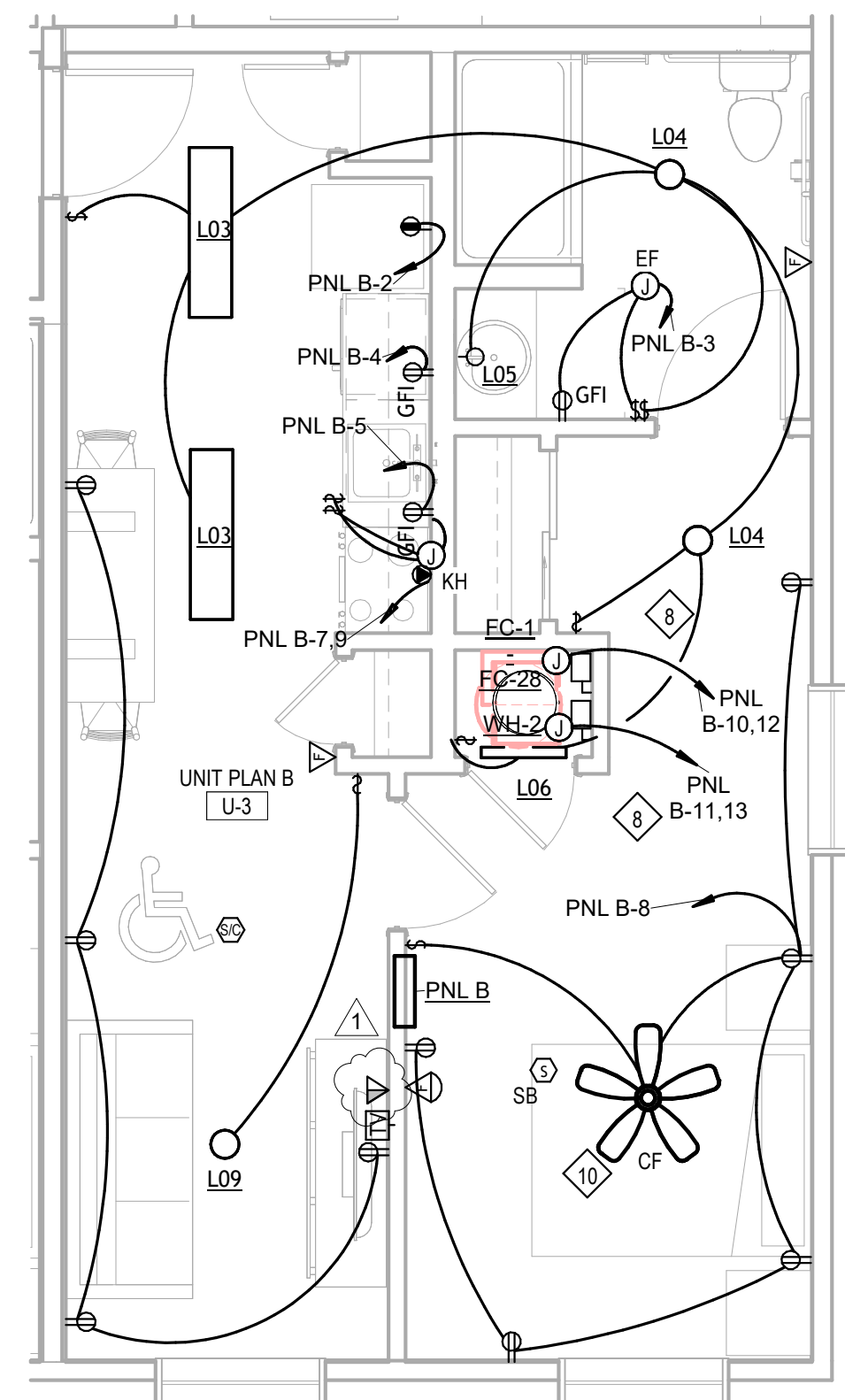


REVISION	DATE
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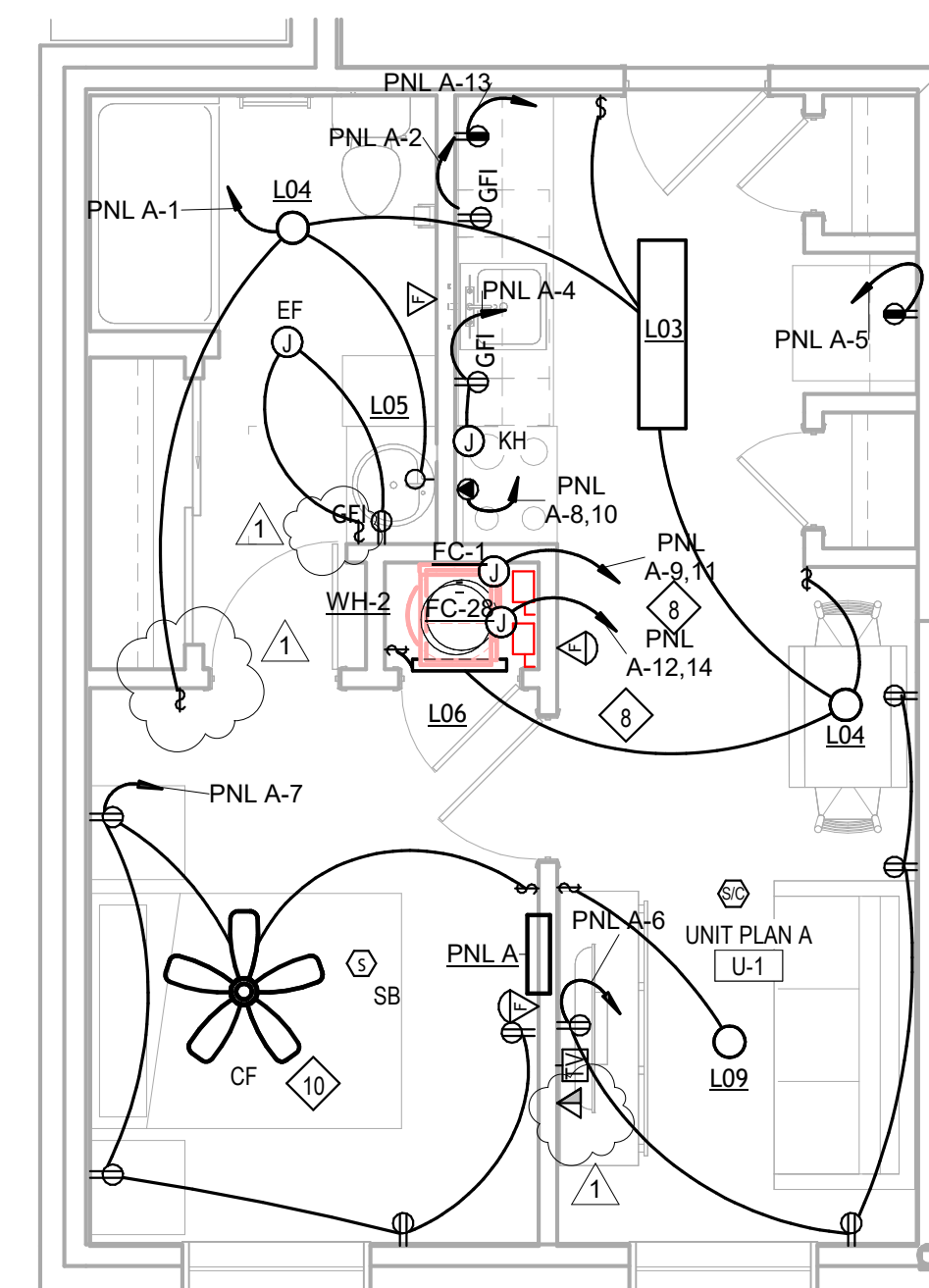
DRAWN BY	REVIEWED BY
VRK	RPS
COMMISSION NUMBER	DATE
F23066	2024-02-07

E401

ELECTRICAL UNIT PLANS



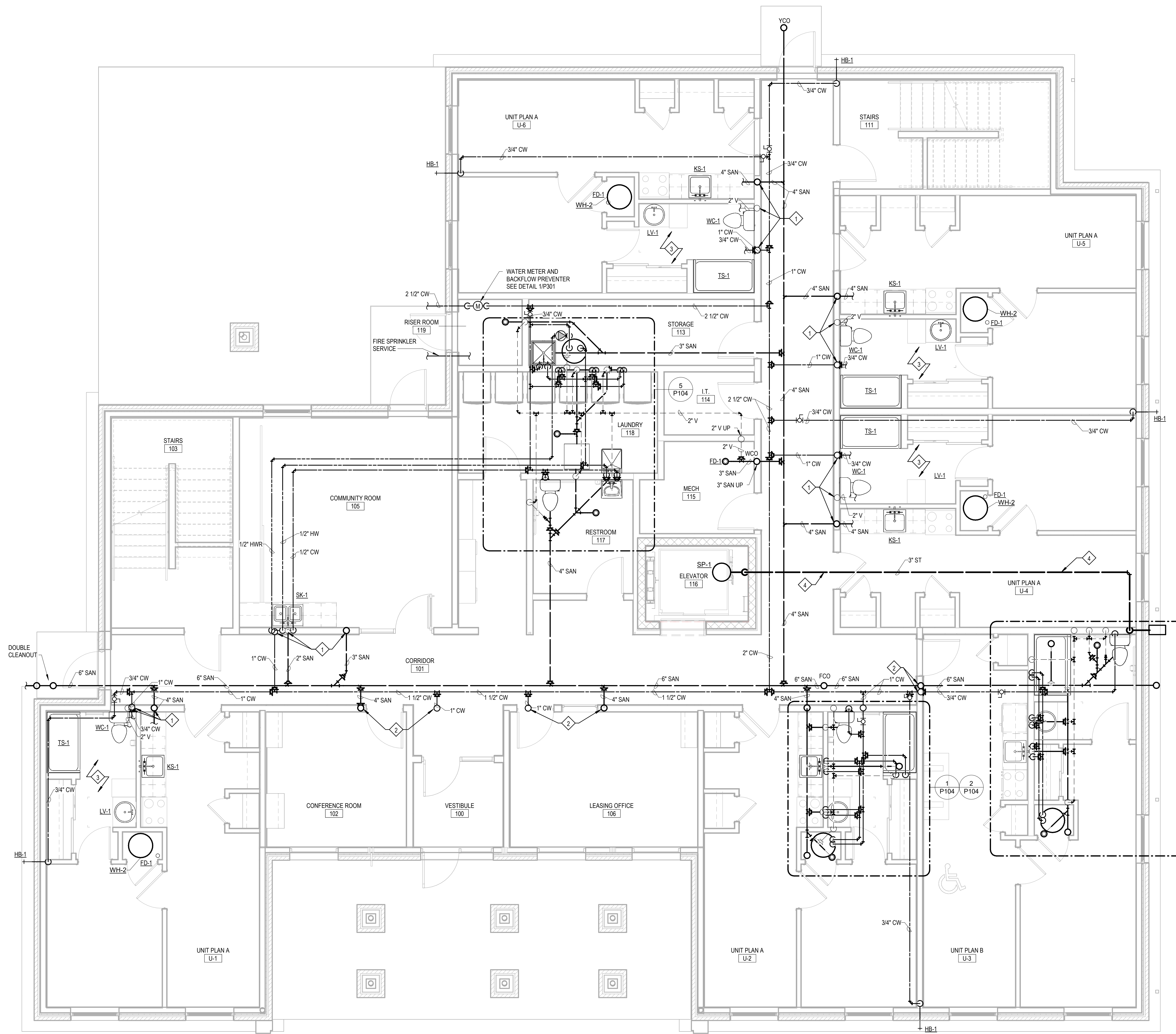
2 Unit B
1/4" = 1'-0"



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

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

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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.
5. EQUIPMENT AND PIPING 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 PIPING LAYOUT AND DESIGN.
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. ALL FEES, PERMITS AND INSTALLATION COSTS SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR UNLESS NOTED OTHERWISE.
8. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EQUIPMENT INSTALLATION REQUIREMENTS.
9. CONTRACTORS TO COORDINATE THEIR WORK WITH ALL TRADES ON SITE, INCLUDING LOCAL UTILITIES. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION. CONTRACTOR SHALL CONTACT ENGINEER FOR ROUGH-IN OBSERVATION PRIOR TO COVERING WORK.
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

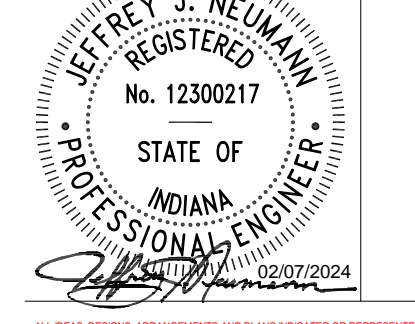
New Construction and Renovation Work for :

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

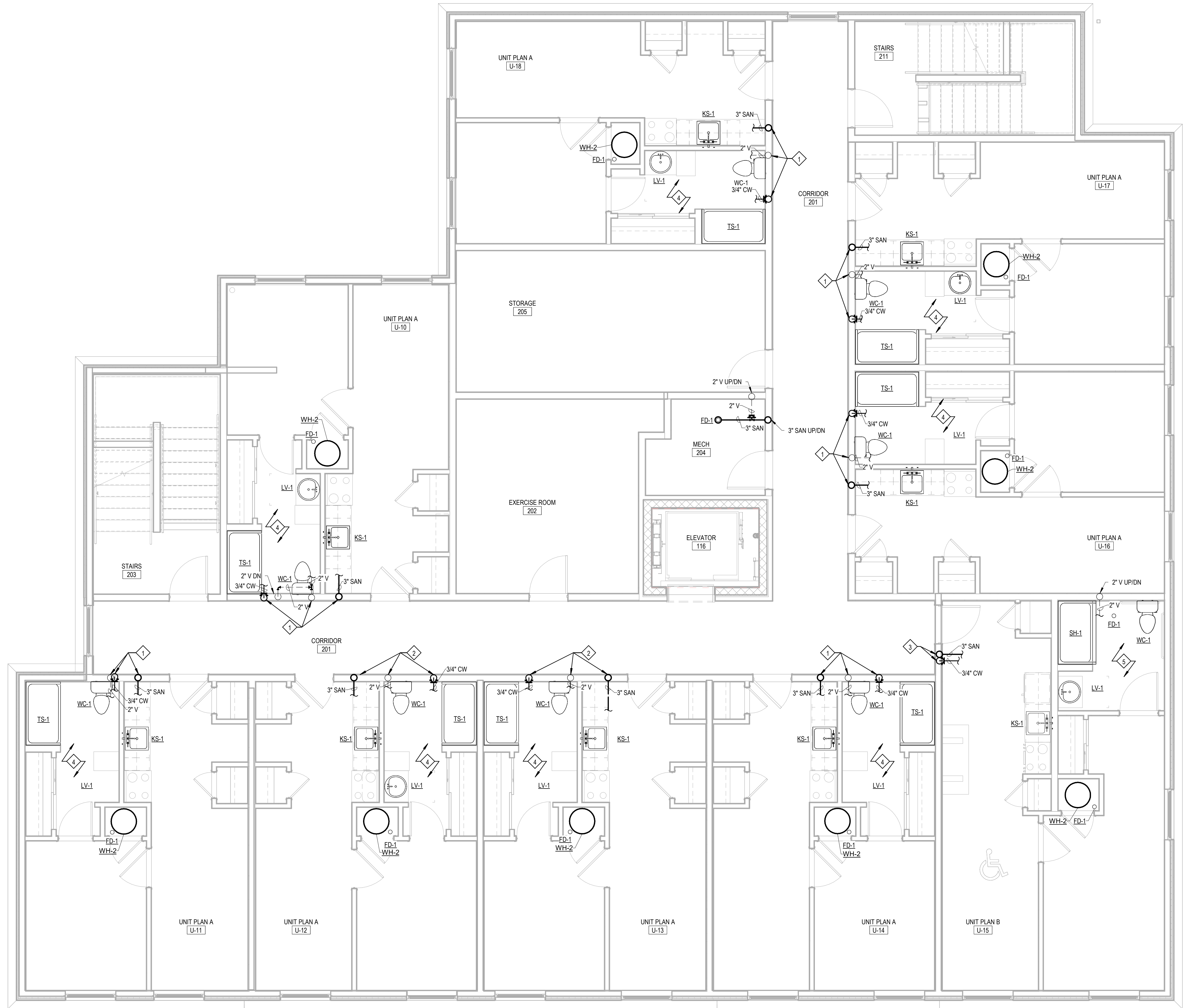
P101

PLUMBING PLAN FIRST FLOOR



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

F23066 Hillcrest Commons
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 Project Status



General Plumbing Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
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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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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. ALL FEES, PERMITS AND INSTALLATION COSTS SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR UNLESS NOTED OTHERWISE.
8. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EQUIPMENT INSTALLATION REQUIREMENTS.
9. CONTRACTORS TO COORDINATE THEIR WORK WITH ALL TRADES ON SITE, INCLUDING LOCAL UTILITIES. EXTRAS WILL NOT BE GIVEN FOR FORESEEABLE WORK COORDINATION. CONTRACTOR SHALL CONTACT ENGINEER FOR ROUGH-IN OBSERVATION PRIOR TO COVERING WORK.
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.

—	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
WC	WATER CLOSER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
HB	HOSE BIBB
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

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

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



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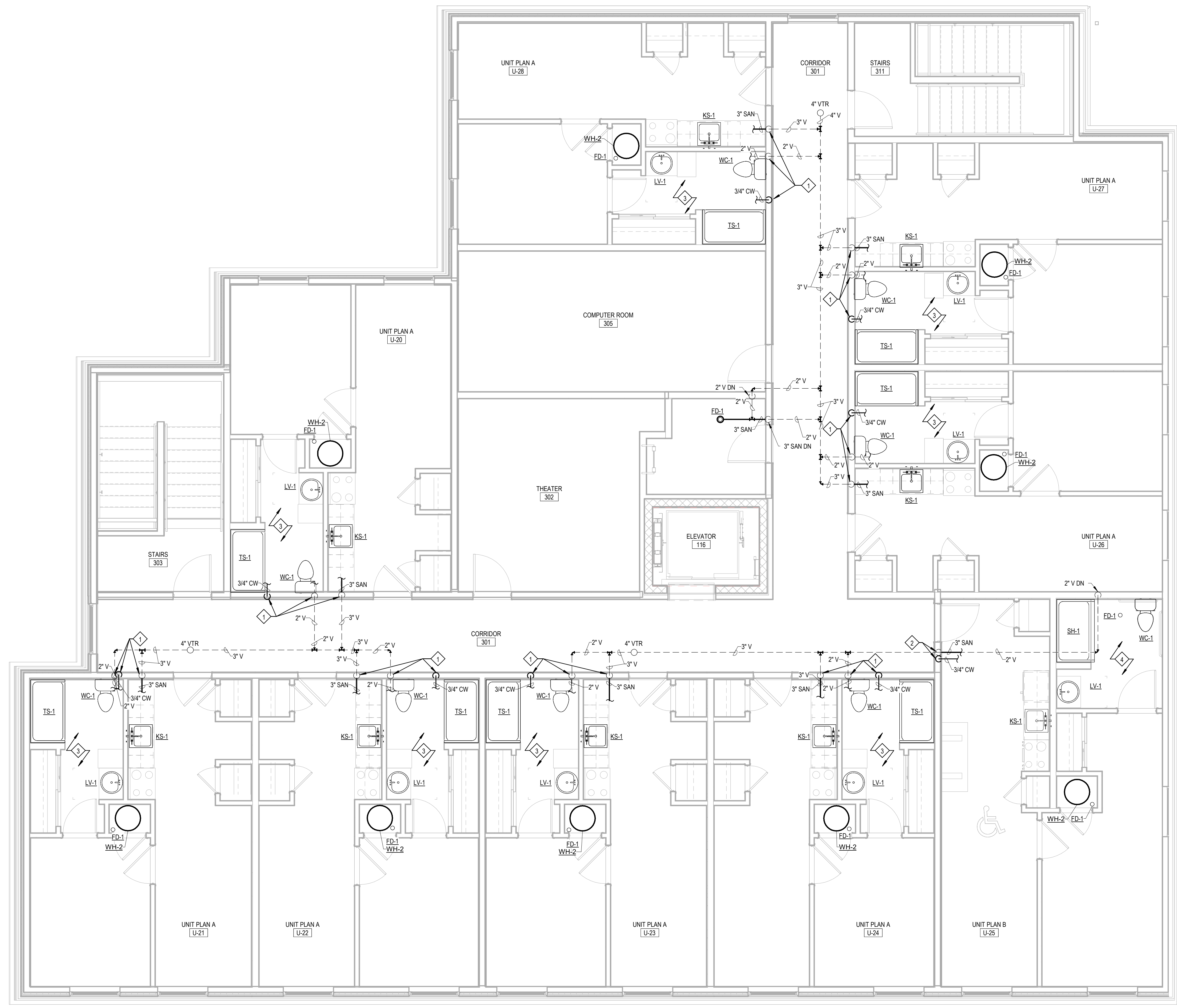
REVISION: _____ DATE: _____

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

P102

PLUMBING PLAN SECOND FLOOR

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

Work Description Notes

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

—	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 BIBB
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
WCO	YARD CLEANOUT

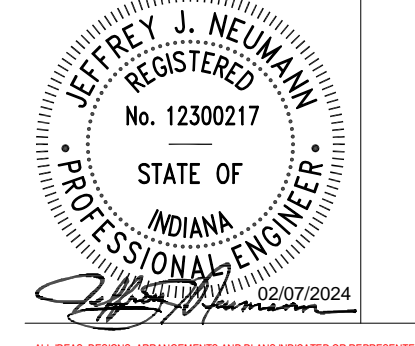
New Construction and Renovation Work for :

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



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REVISION: _____ DATE: _____

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

P103

PLUMBING PLAN THIRD FLOOR

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

General Plumbing Notes

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES & AMENDMENTS.
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Work Description Notes

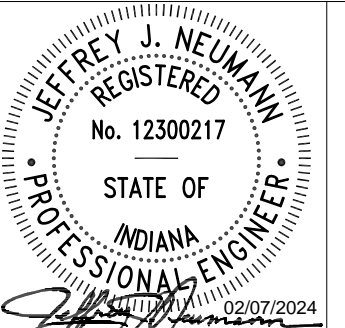
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Plumbing Legend

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

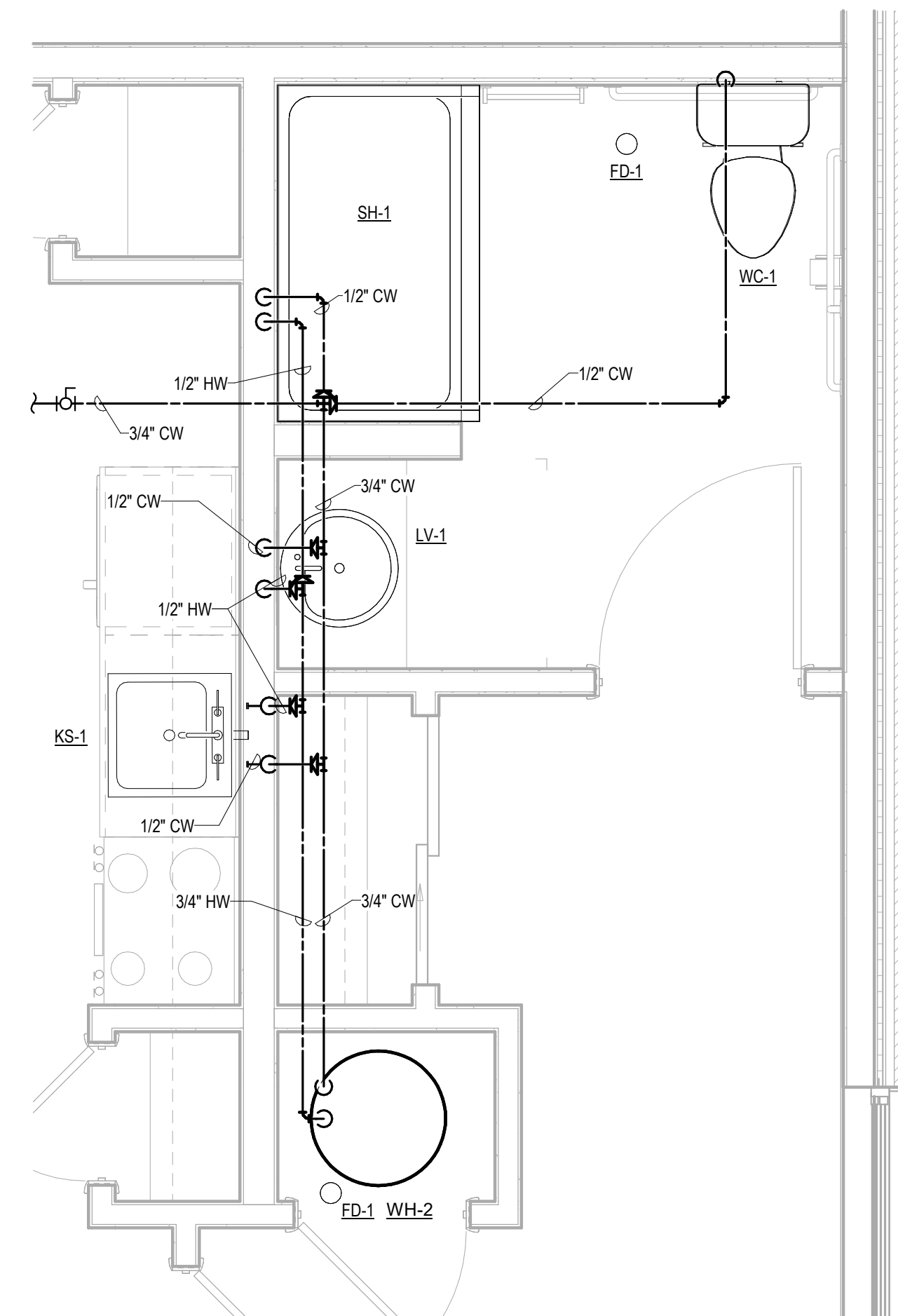
—	CW	DOMESTIC COLD WATER
—	HW	DOMESTIC HOT WATER
—	HWR	DOMESTIC HOT WATER RETURN
—	SAN	SANITARY SEWER
—	ST	STORM SEWER
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—	+	NEW CONNECTION TO EXISTING
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CO	CLEANOUT	
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LT	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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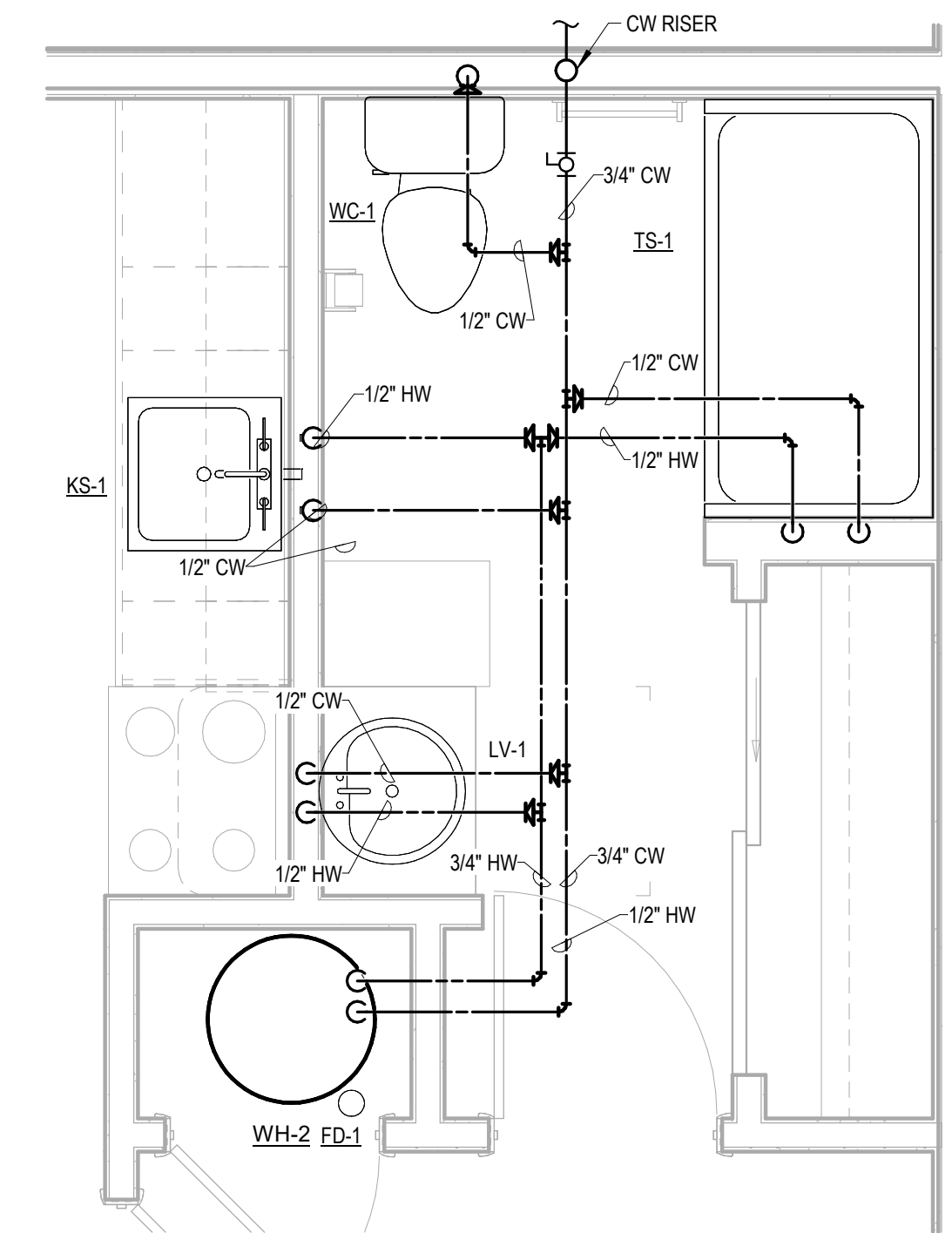
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P104

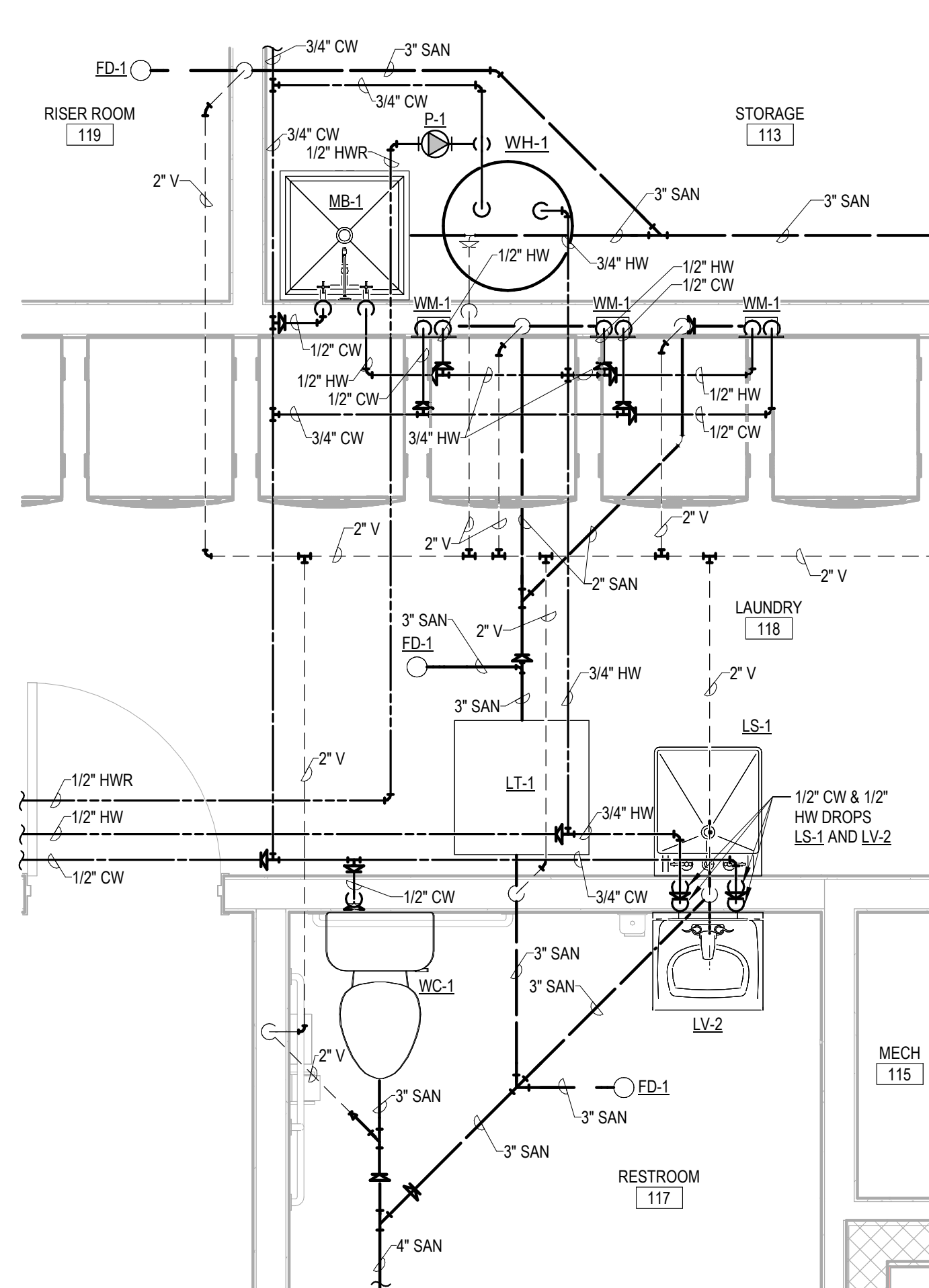
PLUMBING PLAN CALLOUTS



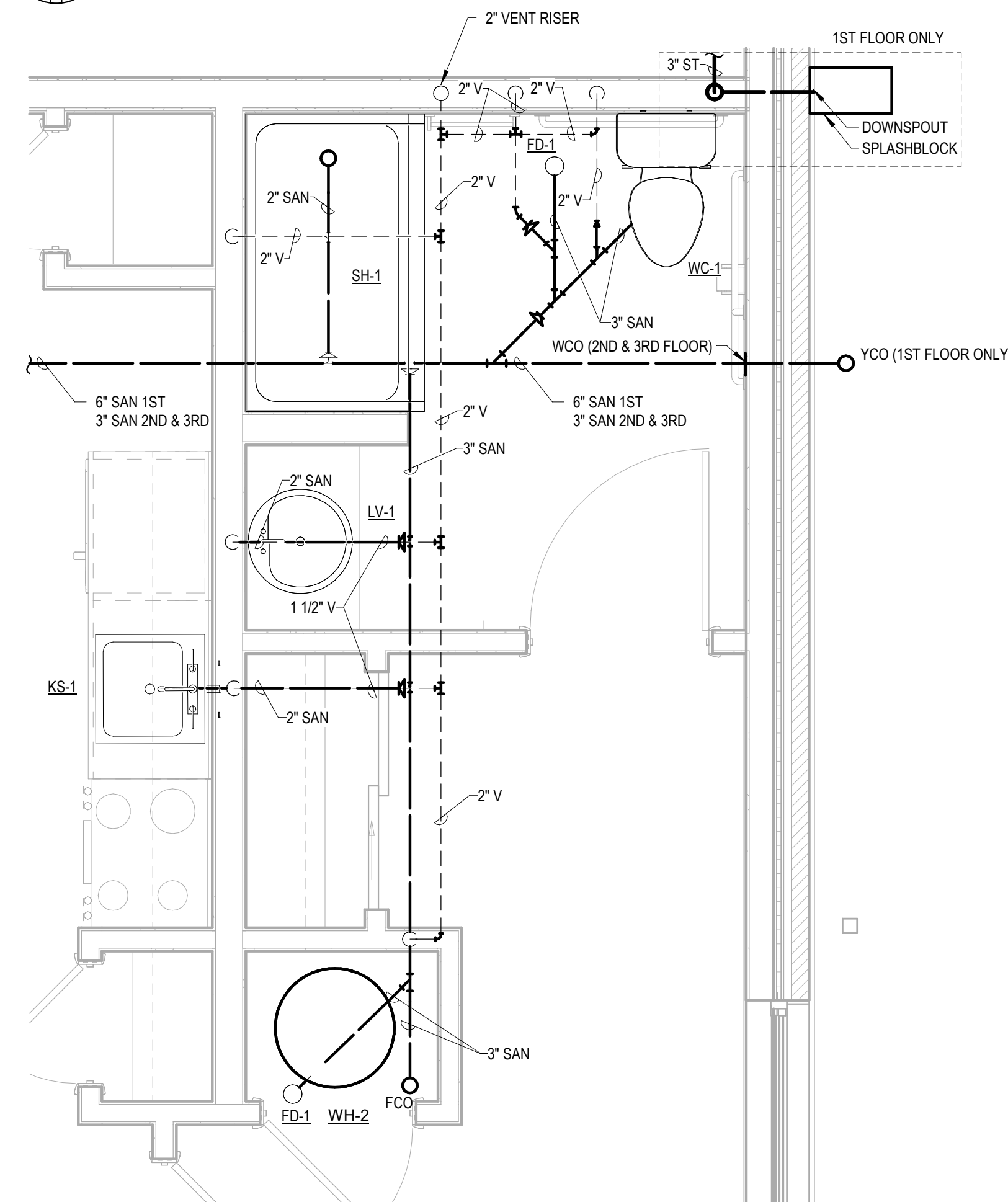
4 Plumbing Plan - Apartment B Domestic Water
 1/2" = 1'-0"



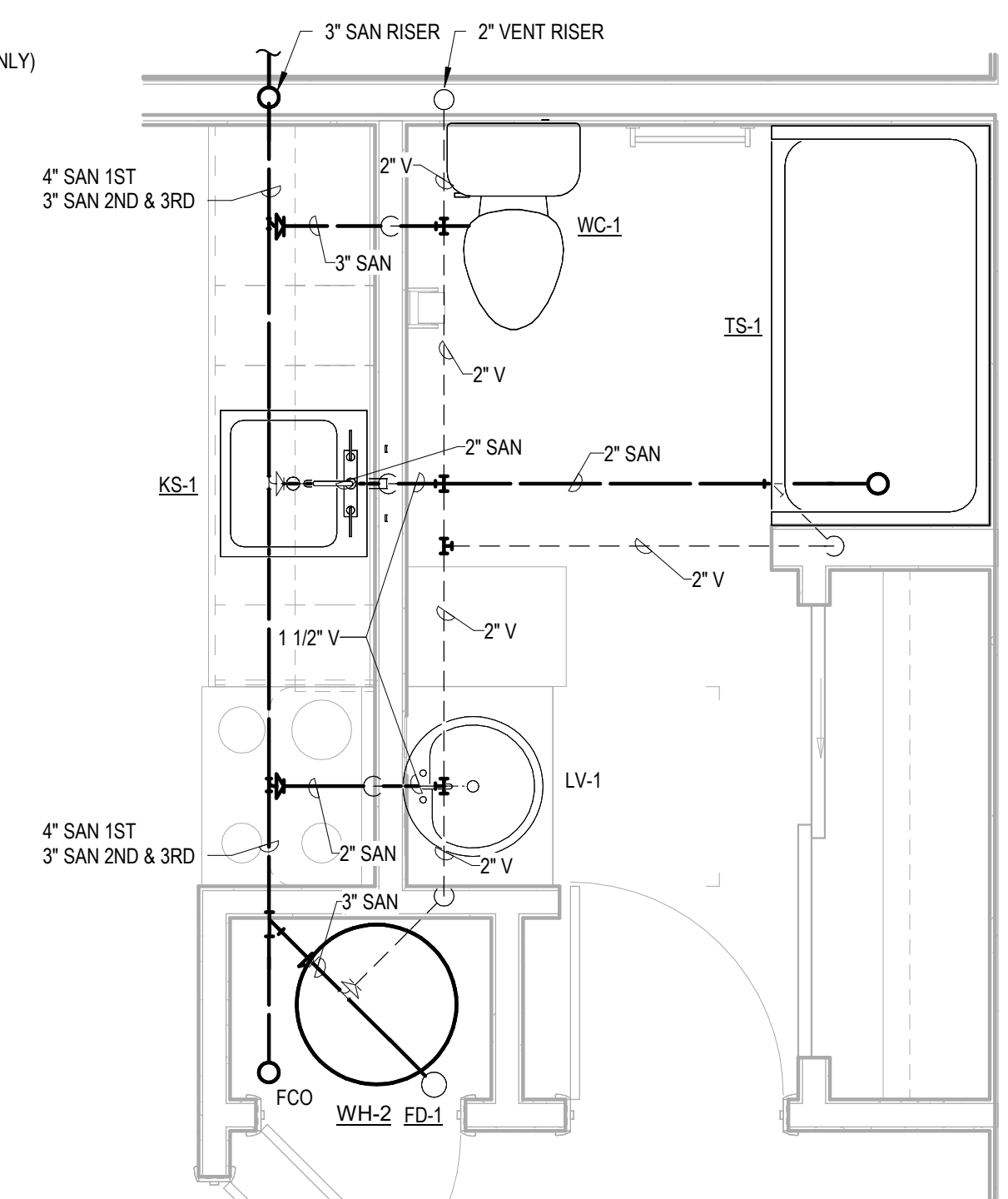
2 Plumbing Plan - Apartment A Domestic Water
 1/2" = 1'-0"



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



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

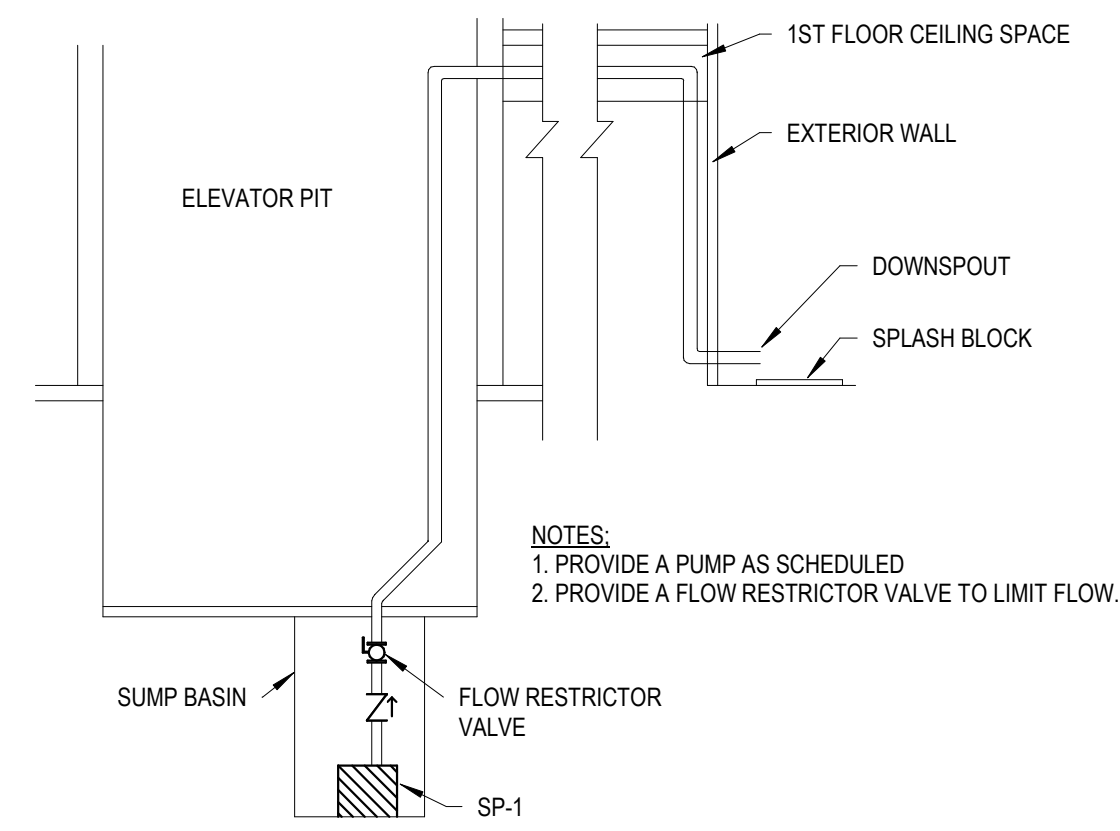


1 Plumbing Plan - Apartment A Sanitary and Vent
 1/2" = 1'-0"

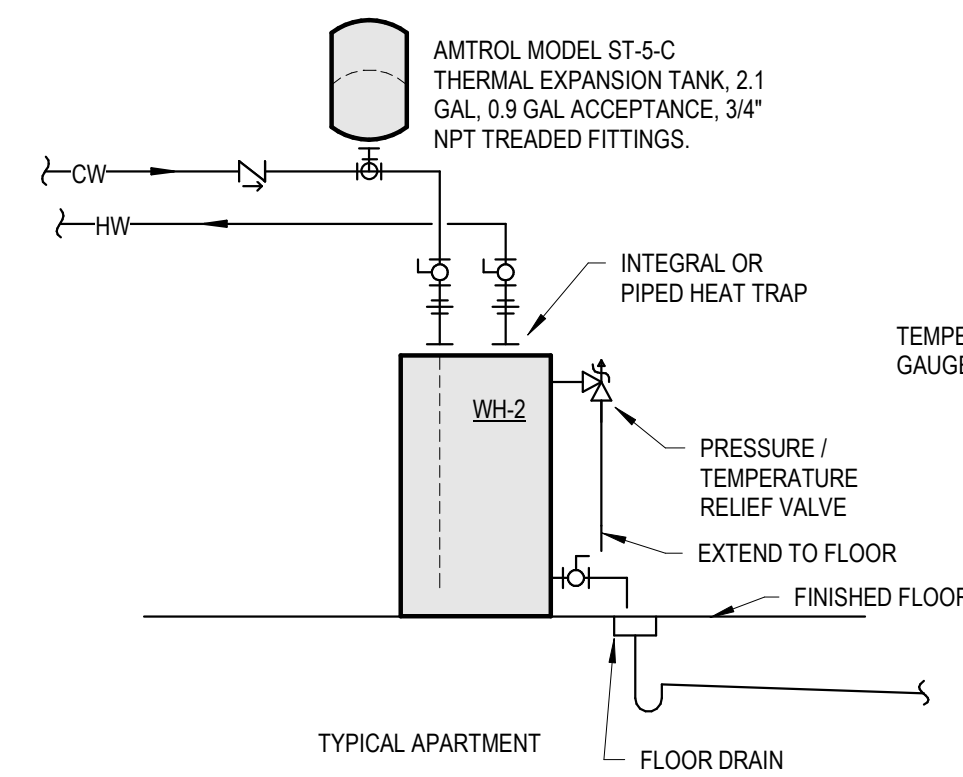
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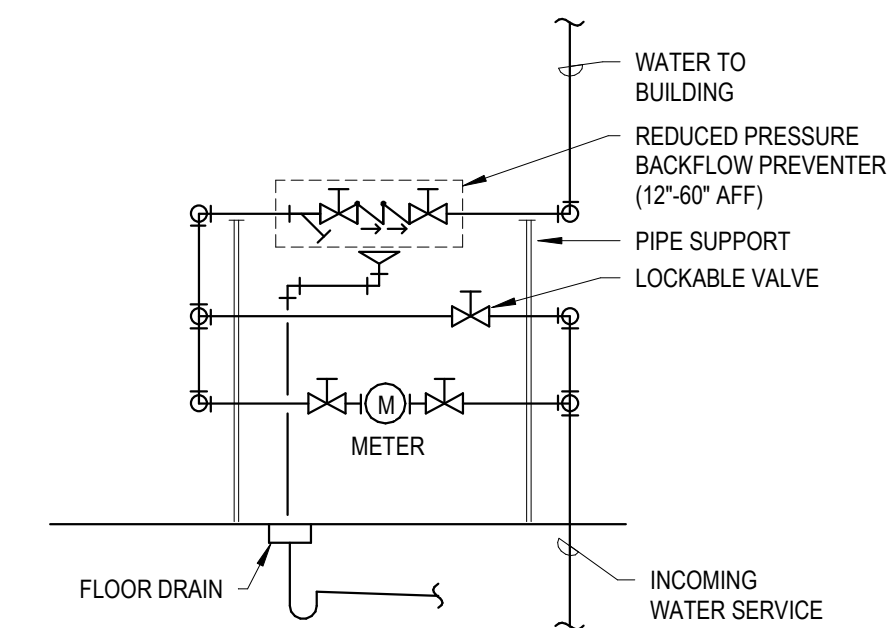
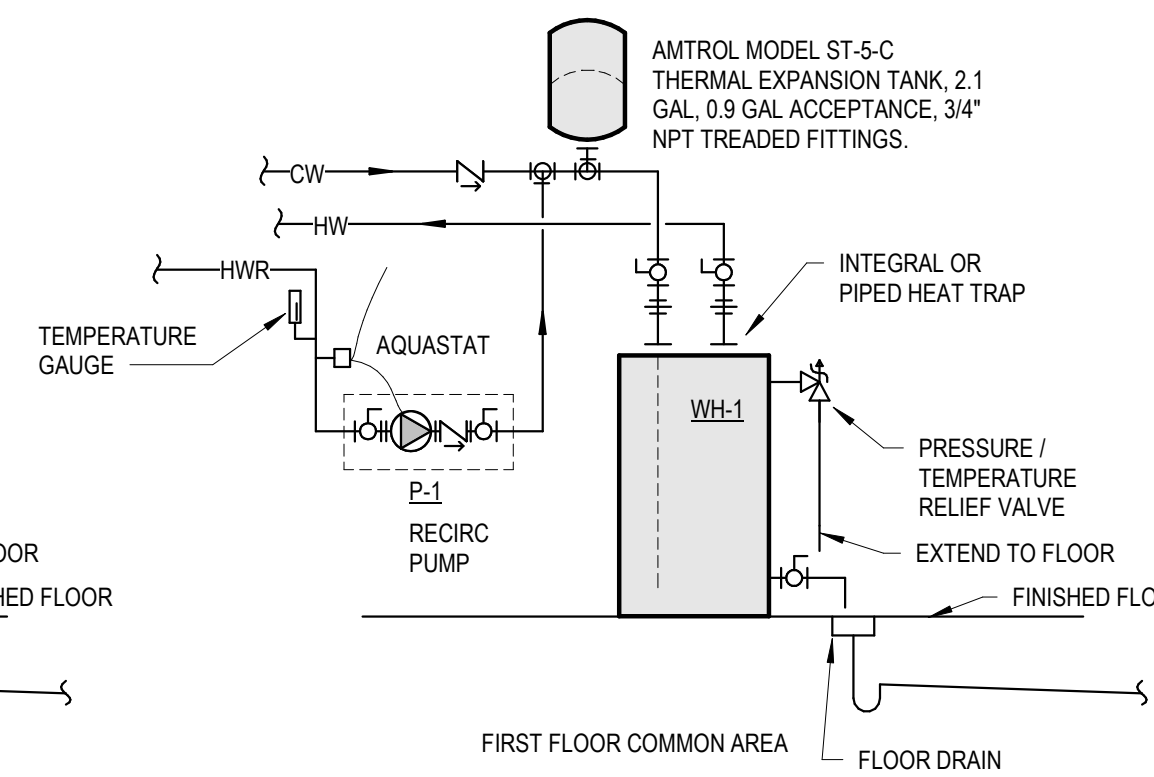
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3 Elevator Sump Pump
 NTS



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.

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					CONDUCTIVITY "K"	
						MEAN TEMP (F)	< 1"	1 1/4 - 2"	2 1/2 - 4"	5 - 6"		> 8"
FCO	JOSAM MODEL 55000-1. ROUND NIKALOY TOP	--	--	VARIES	--							.24
FD-1	JOSAM MODEL 30000-6E-SS-TSI ROUND NIKALOY FLOOR DRAIN WITH TRACTOR GRATE AND TRAP SEAL INSERT, STAINLESS STEEL.	--	--	3"	2"							.24
HB-1	WOODFORD MODEL B65 ANTI-SIPHON FREEZELESS WALL HYDRANT WITH BOX & DOOR, AND TEE KEY.	3/4"	--	--	--							.24
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"							.24
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"							.24
LT-1	ZURN MODEL Z1185 LINT INTERCEPTOR, INLET/OUTLET SIZE 3"	--	--	3"	2"							.24
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"							.24
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"							.24
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"							.24
SH-1	AMERICAN STANDARD MODEL 1603B1ST ADA ACCESSIBLE ROLL IN SHOWER. PROVIDE WITH GRAB BARS, FOLD-UP SEAT, AMERICAN STANDARD MODEL TUG82G 211 COMMERCIAL SHOWER SYSTEM KIT WITH VALVE WITH PRESSURE BALANCE CARTRIDGE, HAND-HELD SHOWER ASSEMBLY WITH HOSE, WALL SUPPLY, AND GRAB BAR, VINYL FLEXIBLE DAM, AND P-TRAP. INSTALL IN COMPLIANCE WITH ADA STANDARDS	1/2"	1/2"	2"	2"							.24
SK-1	DAYTON MODEL K2332 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"							.24
TS-1	STERLING MODEL 71371/20 ENSEMBLE 60"x30" MEDLEY BATH SHOWER. PROVIDE WITH AMERICAN STANDARD MODEL TUD75508 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"							.24
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"							.24
WCO	JOSAM MODEL 58604-VP, STAINLESS STEEL WALL ACCESS COVER WITH VANDALPROOF SCREW	--	--	VARIES	--							.24
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"							.24

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

PIPE MATERIALS & INSULATION SCHEDULE												
TAG	SERVICE	PIPE MATERIAL		PIPE JOINTS		PIPE INSULATION					CONDUCTIVITY "K"	
		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"
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.

New Construction and Renovation Work for :

Hillcrest Commons

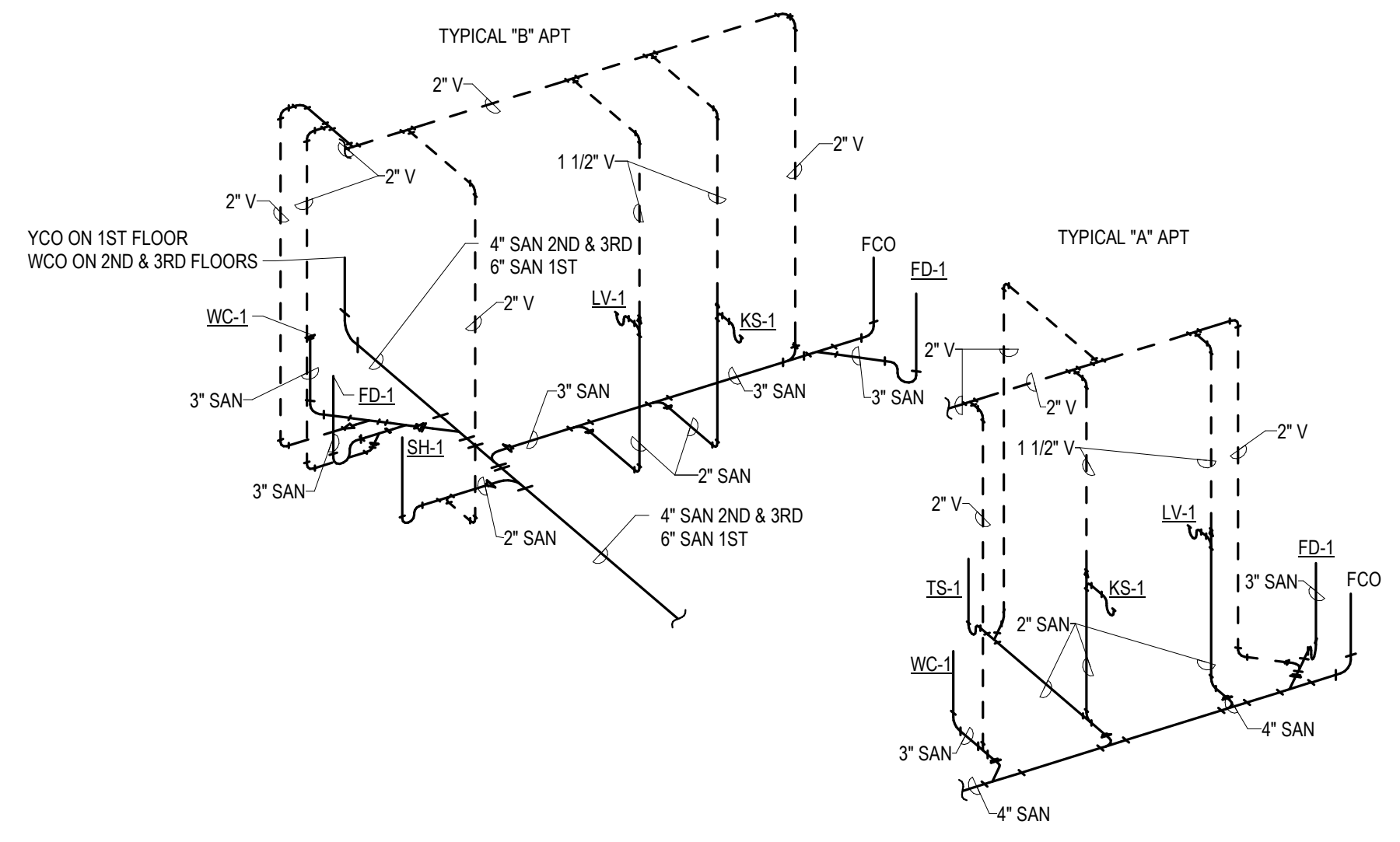
711 Tillman Rd
 Ft Wayne, IN 46816



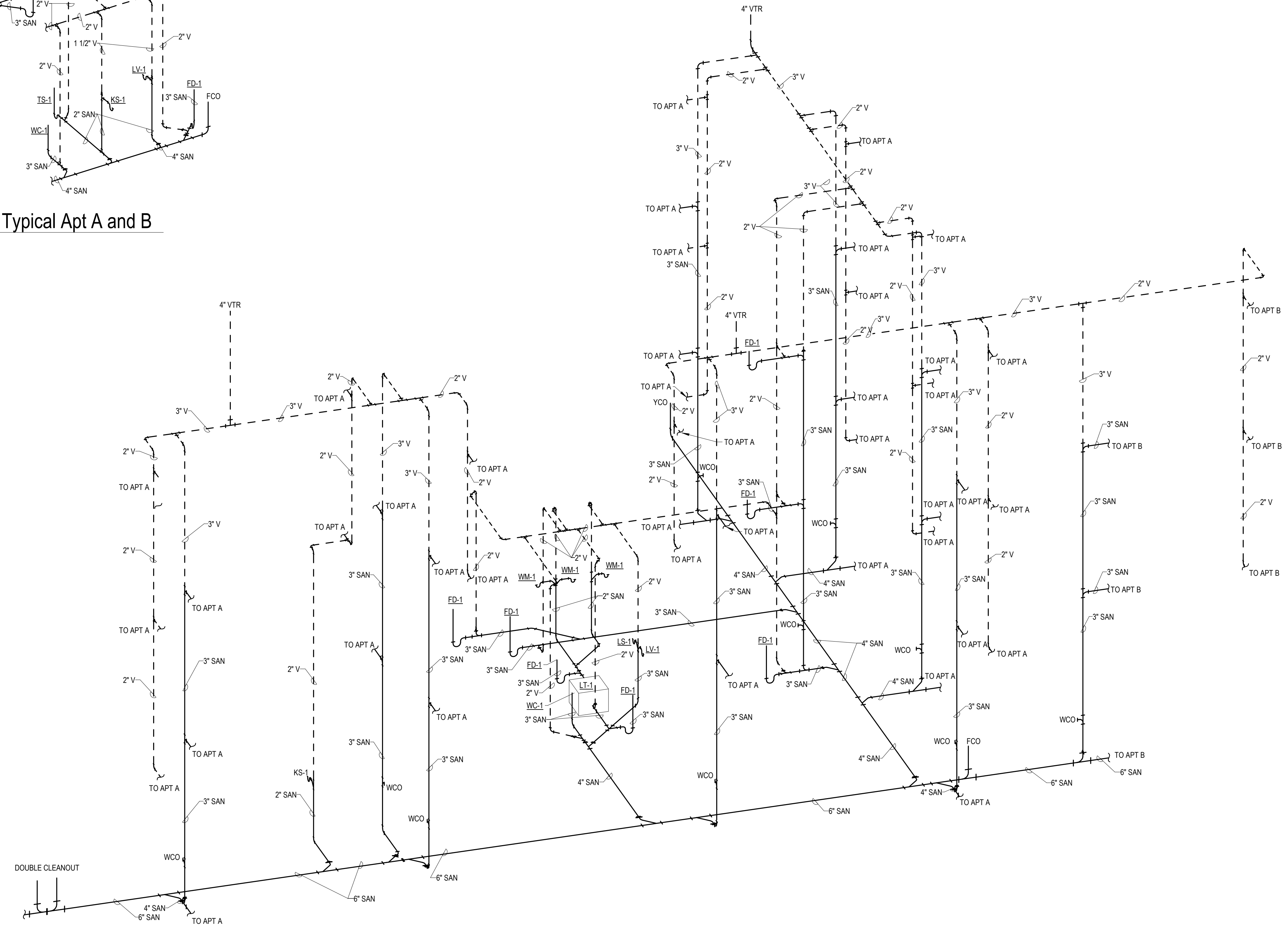
221 West Baker Street
 Fort Wayne, Indiana 46802
 pho 260.422.7994
 fax 260.426.2067



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2 Plumbing Isometric Typical Apt A and B
NTS



1 Plumbing Isometric
NTS

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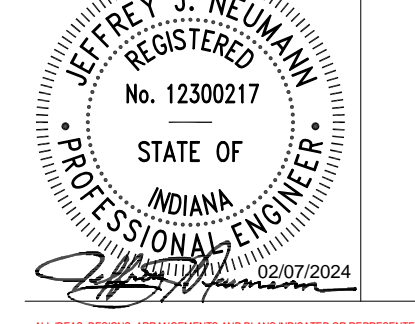
New Construction and Renovation Work for :

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



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REVISION	DATE

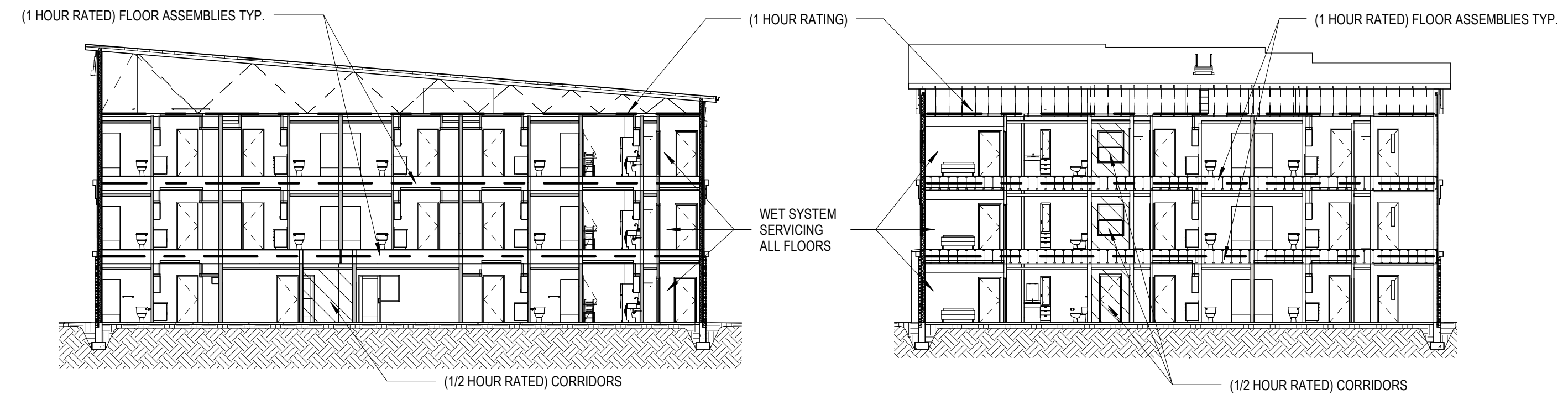
DRAWN BY:	EB	REVIEWED BY:	JUN
COMMISSION NUMBER:	F23066	DATE:	2024-02-07

P302

PLUMBING ISOMETRICS

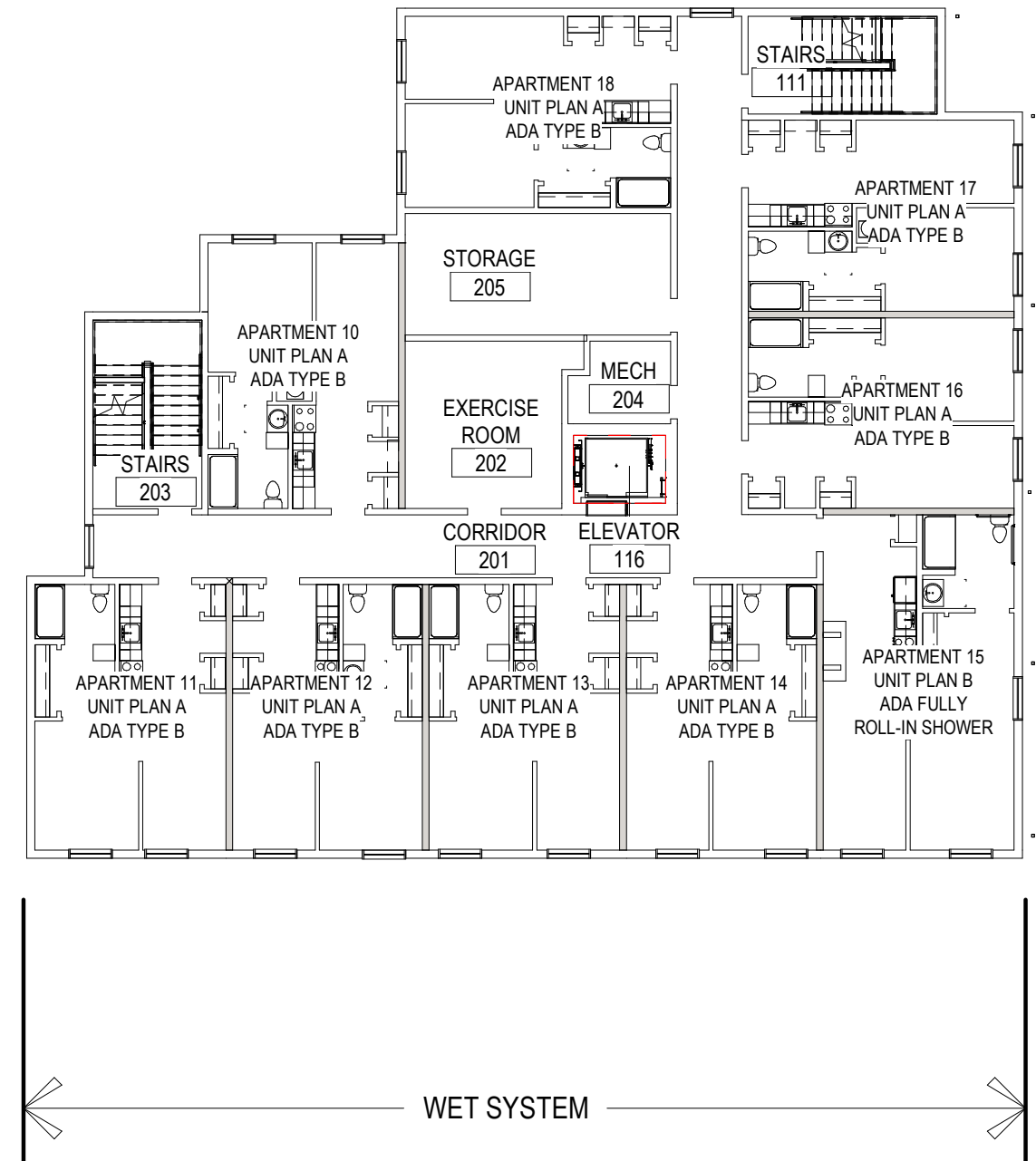
General Fire Protection Notes

- DESIGN AND INSTALL A NEW WET FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13R AND ALL APPLICABLE CODES & REQUIREMENTS.
- CONTRACTORS RESPONSIBLE FOR COORDINATING FINAL PENDANT LAYOUT WITH ARCHITECT IN ORDER TO COMPLY WITH DESIGN INTENT.
- SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND HYDRAULIC CALCULATIONS TO STATE FIRE MARSHALL FOR APPROVAL AS REQUIRED BY CODE. SUBMIT PROOF OF APPROVAL TO MARTINRILEY ARCHITECTS/ENGINEERS.
- EACH CONTRACTOR IS RESPONSIBLE FOR THE CUTTING, PATCHING, AND FINISHING ASSOCIATED WITH THE INSTALLATION OF THEIR WORK. PROVIDE CUTTING, PATCHING, AND FINISHING IN A FIRST-CLASS, WORKMAN LIKE MANNER WITH METHODS AND MATERIALS TO MATCH EXISTING WORK.
- ALL WORK AND MATERIALS ARE TO BE MEET APPLICABLE CODES, AND U.L. LISTINGS.
- FIRE PROTECTION WORK IS TO BE HELD TIGHT TO BUILDING STRUCTURE. REFER TO ARCHITECTURAL STRUCTURE.
- PIPING SUPPORTS MAY BE REGULARLY FURNISHED MATERIALS.
- COORDINATE FIRE PROTECTION PENETRATIONS OF / WITH OTHER WORK TO AVOID INTERFERENCES. SEAL PENETRATIONS AS NOTED AND / OR SPECIFIED MAINTAINING THE FIRE RATING OF OTHER WORK WHERE APPLICABLE.
- WATER SUPPLY TO THE FACILITY IS PROVIDED BY THE PUBLIC UTILITY (CITY OF FORT WAYNE). COORDINATE WITH THE UTILITY COMPANY FOR DETAILS OF THE AVAILABLE WATER SUPPLY.

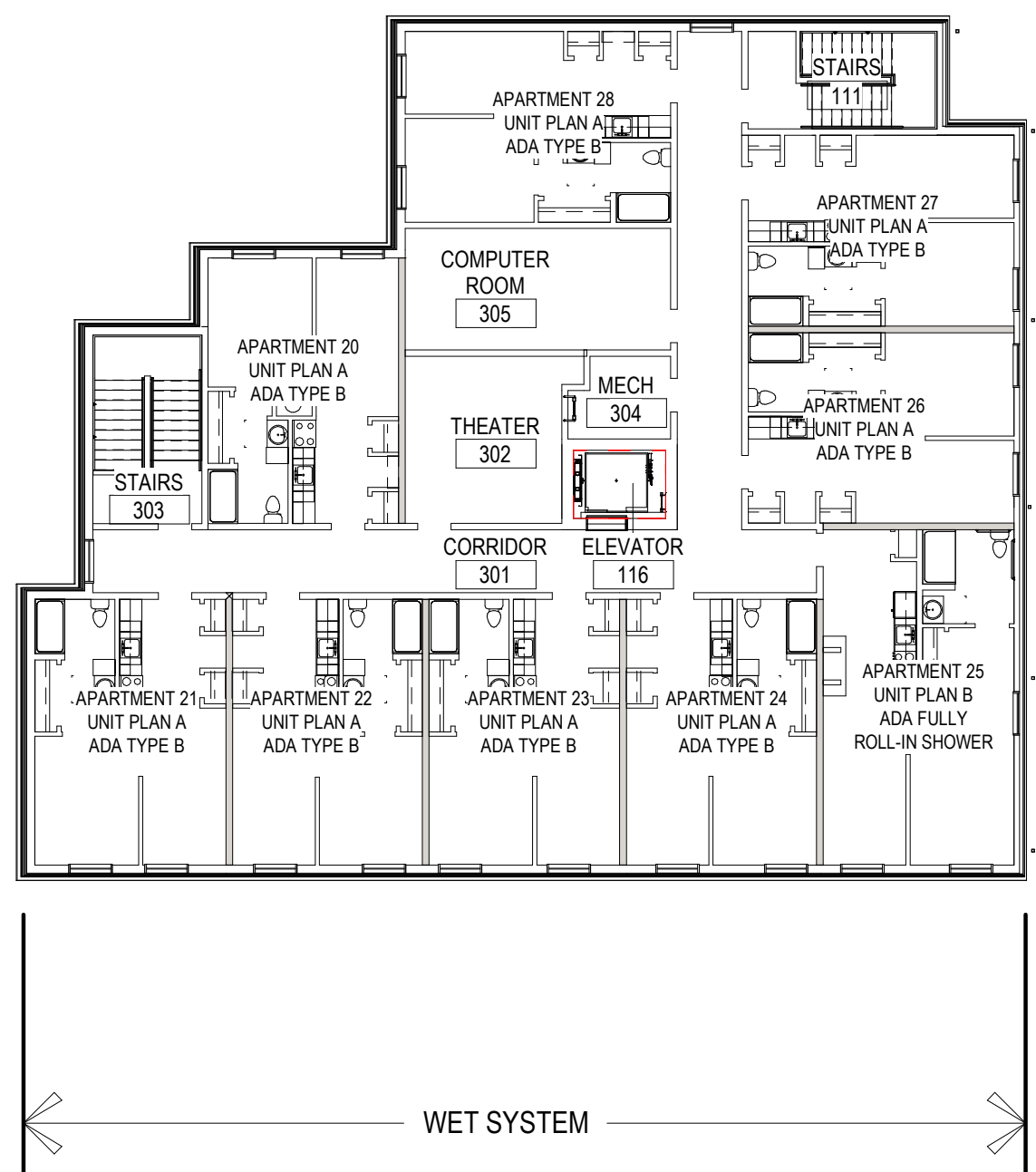


5 Typical E/W Section
1/16" = 1'-0"

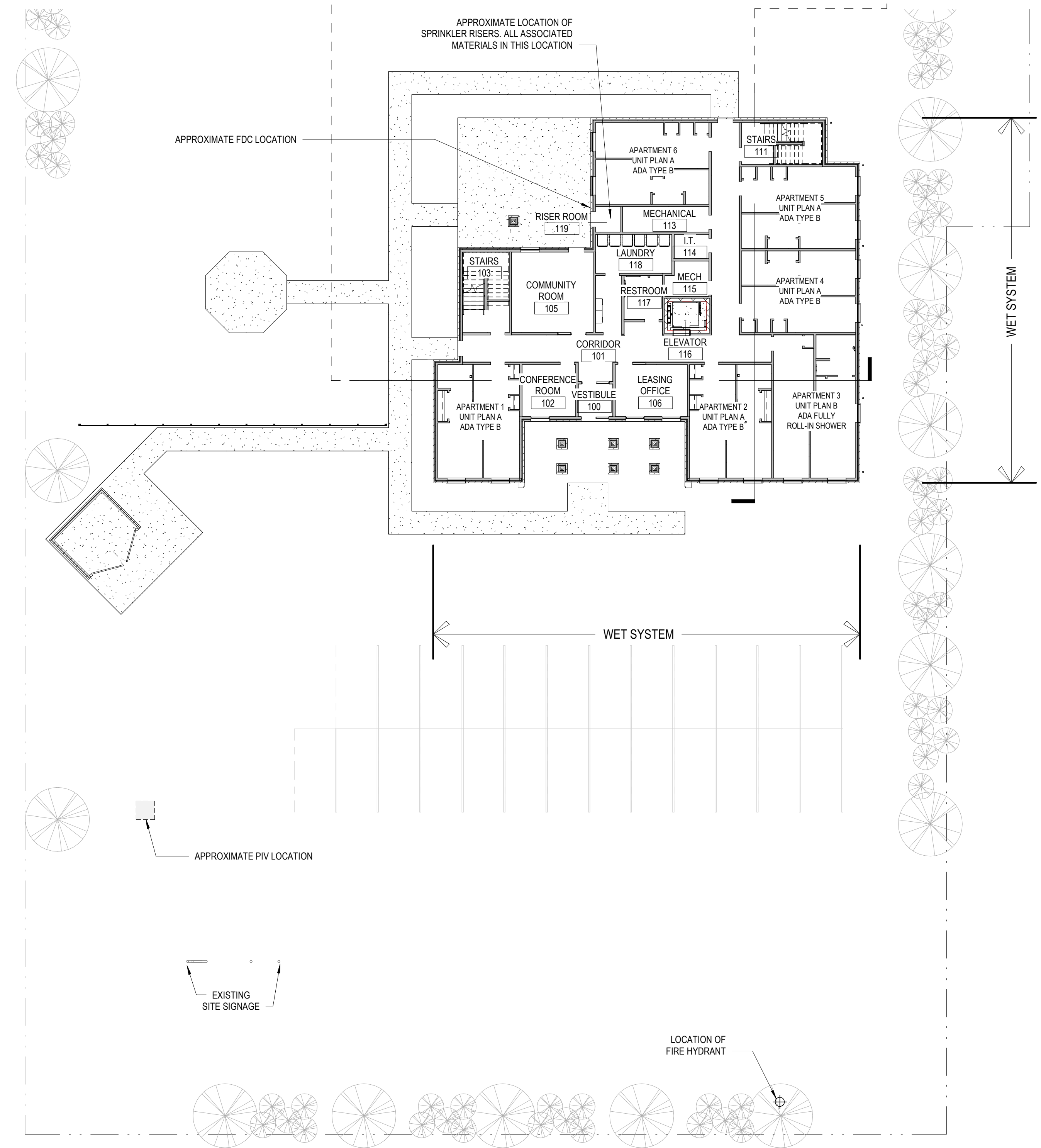
4 Typical N/S Section
1/16" = 1'-0"



3 Fire Protection Plan - Second Floor
1/16" = 1'-0"



2 Fire Protection Plan - Third Floor
1/16" = 1'-0"



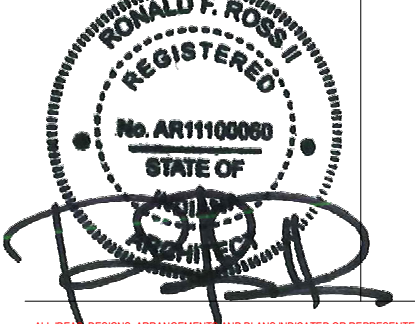
1 Fire Protection Plan - Site and First Floor
1/16" = 1'-0"

New Construction and Renovation Work for :
Hillcrest Commons

711 E Tillman Rd
Fort Wayne, IN 46816



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



ALL FIRE PROTECTION APPLICANCES AND MATERIALS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF MARTIN RILEY, INC. AND HAVE BEEN SPECIALLY DEVELOPED FOR USE ON AND IN CONNECTION WITH THE PROJECT. THESE DRAWINGS ARE THE SOLE PROPERTY OF MARTIN RILEY, INC. AND ARE 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. CONTRACTORS SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE OFFICE FOR REVIEW FOR THE PROJECT PURPOSES OF RECORDING FOR CONFORMANCE WITH PERMITS AND THE DESIGNER'S ACCEPTANCE OF THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH FABRICATION.

REVISION: DATE:

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

FP101

FIRE PROTECTION PLAN

F23066 Hillcrest Commons
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