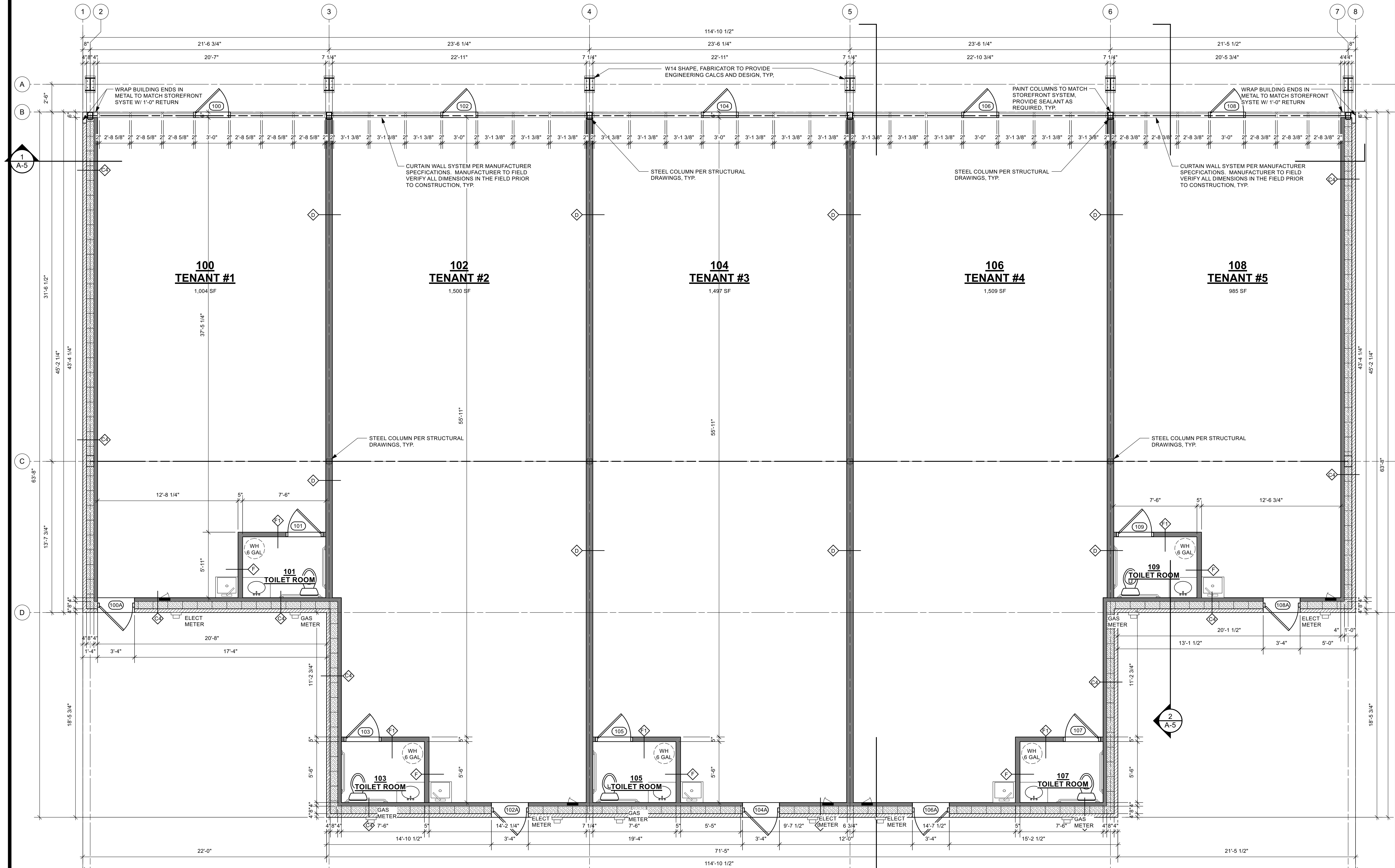


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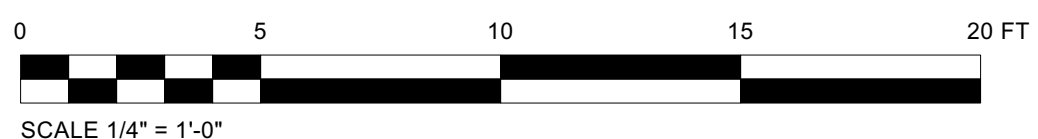
GENERAL NOTES:

- 1) ALL DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION.
- 2) DOOR TO BE KEYLESS IN THE DIRECTIONS OF EGRESS
- 3) ALL DOOR FRAMES MUST BE FIRE RATED TO MATCH FIRE DOOR RATING, PROVIDE CLOSERS @ ALL RATED DOORS
- 4) ALL CONDUITS, GAS PIPING, VENTS, DUCTWORK, ETC. SHALL BE IN FLOOR SPACE (CLG. SHALL REMAIN "CLEAN")
- 5) FOR FLAME SPREAD RATING SEE SHT. A-1
- 6) PROVIDE LEVER OPERATED HARDWARE THROUGHOUT
- 7) NO ELECTRONIC LOCKING SYSTEM OF ELECTROMAGNETIC LOCKING DEVICES SHALL BE INSTALLED WITHOUT THE PRIOR APPROVAL OF THE FIRE PREVENTION BUREAU.
- 8) ALL DOORS & WINDOWS W/ GLAZING BELOW 2'-0" H. REQUIRE SAFETY GLAZING, INCLUDING STOREFRONT DOORS.
- 9) WINDOW / ROUGH DOOR OPENINGS TO BE VERIFIED W/ MANUFACTURER BEFORE CONSTRUCTION BEGINS.
- 10) FABRICATOR TO PROVIDE STRUCTURAL CALCULATIONS AND SHOP DRAWINGS OF ORNAMENTAL IRON TO INCLUDE FRONT CANOPY.
- 11) FIRE PROTECTION CONTRACTOR SHALL PROVIDE SEPARATE PERMIT AND SHALL PROVIDE SHOP DRAWINGS AND LOCATIONS OF SPRINKLER HEADS TO ARCHITECT AND OWNER FOR APPROVAL.

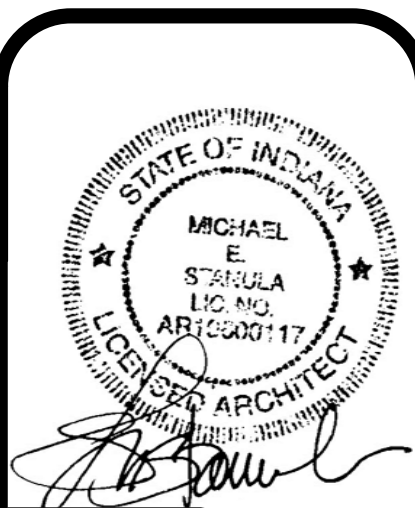
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
6,495 SF

PARTITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- WALL FINISH TO BE REMOVED
- STUDS TO REMAIN
- WALL TO BE CONSTRUCTED
- PARTITION CONSTR. TYPE
- INCL'D G UL# - SEE SHEET A-15

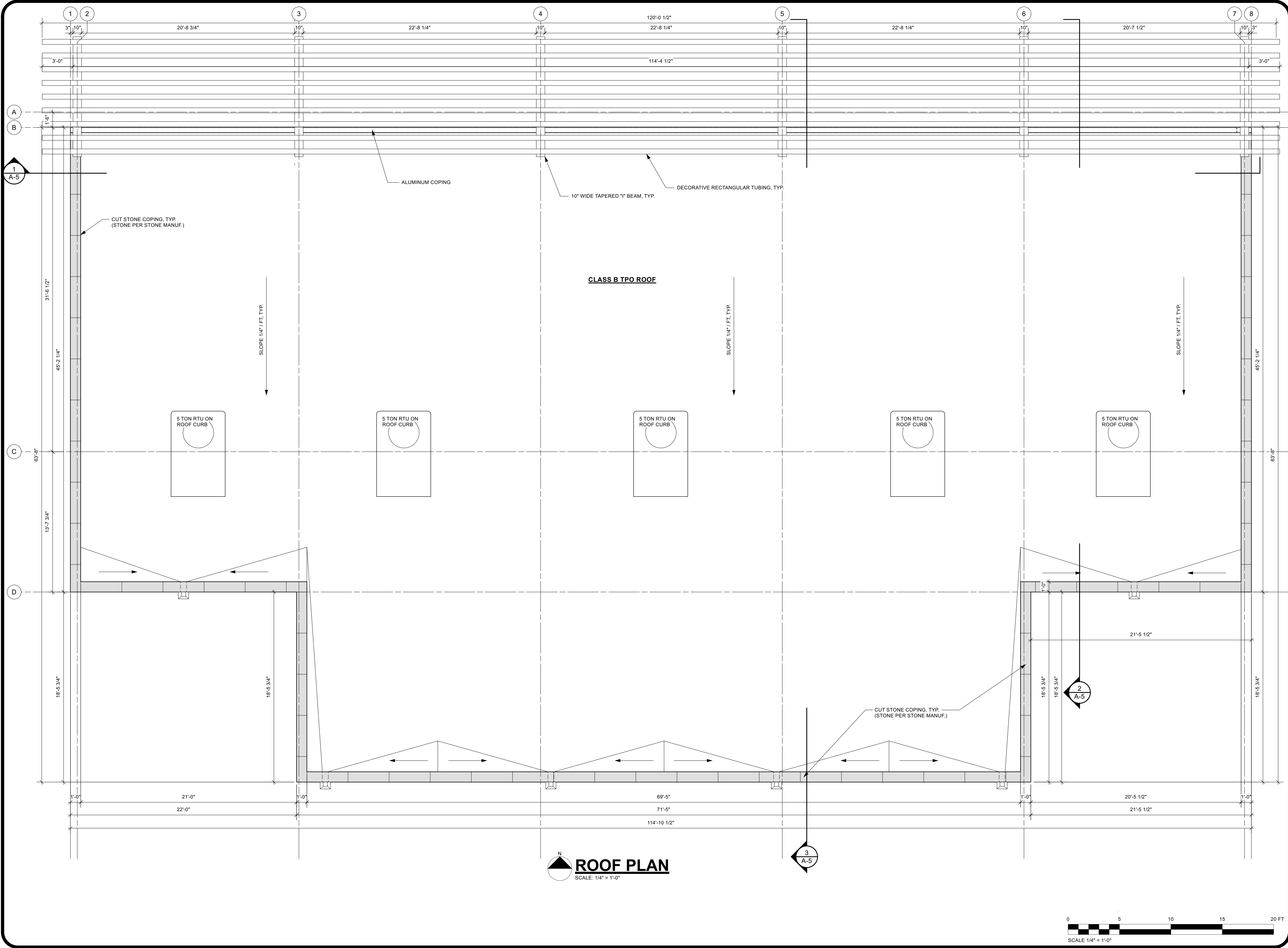


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DATE: 04/20/2025
SCALE: AS NOTED
JOB NO. 25015
SHEET A-2
9 OF 30 SHEETS



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25015

SHEET
A-3

10 OF 30 SHEETS

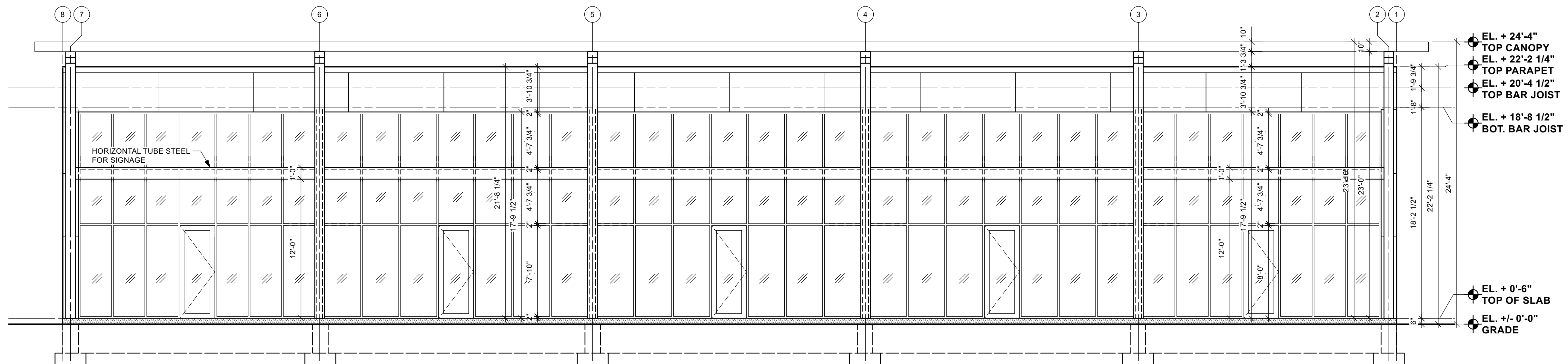
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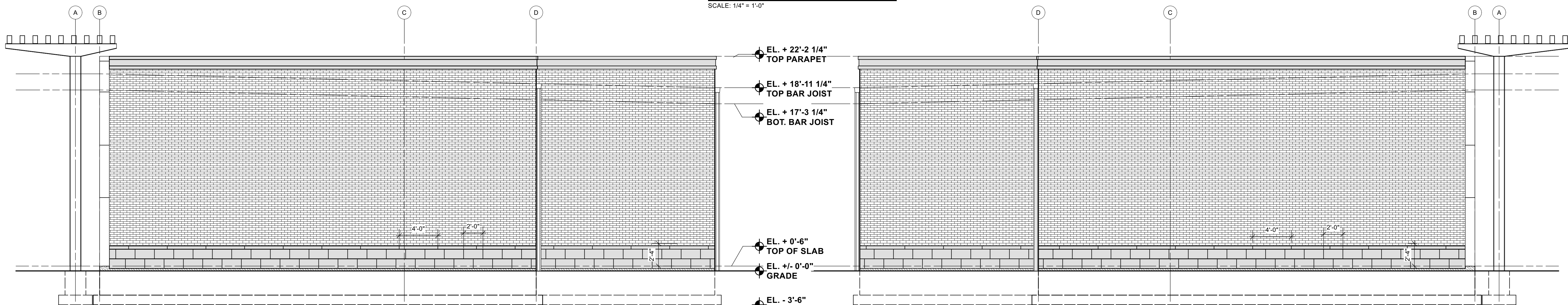
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SHEET A-4
11 OF 30 SHEETS

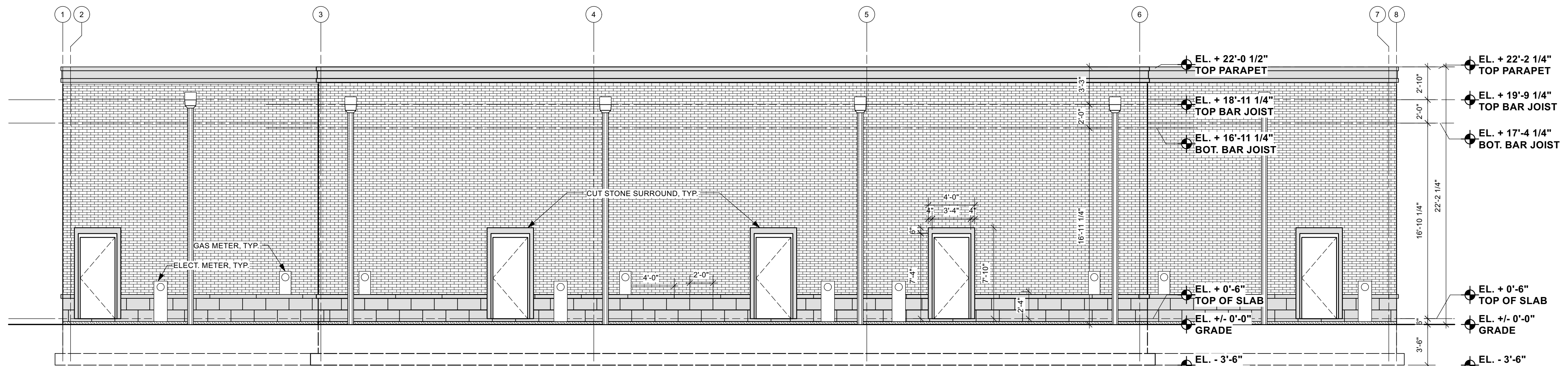


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



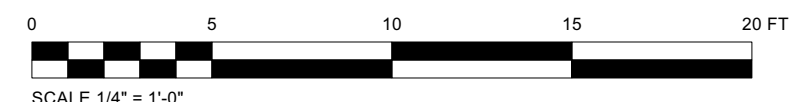
WEST ELEVATION
SCALE: 1/4" = 1'-0"

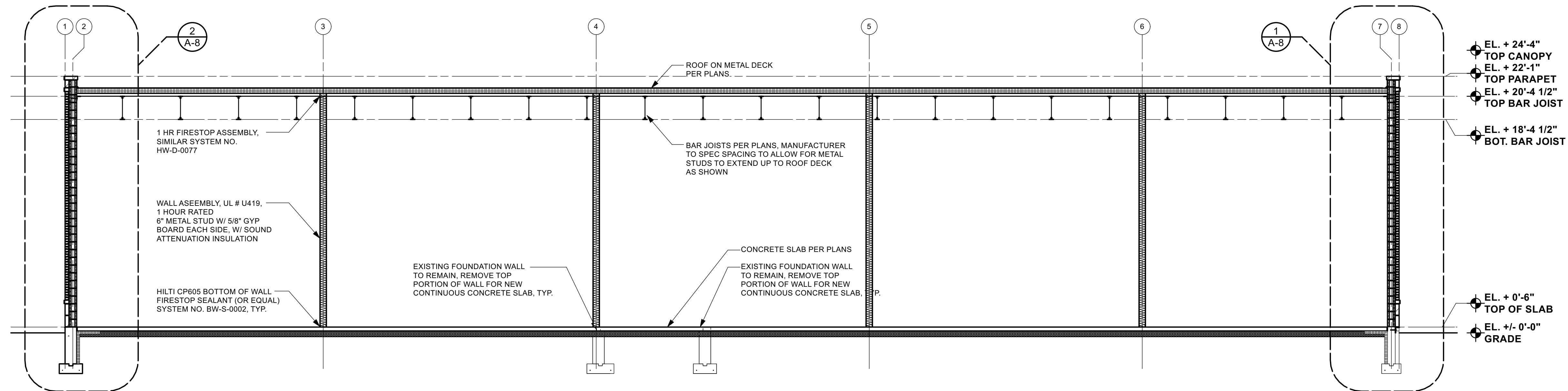
EAST ELEVATION
SCALE: 1/4" = 1'-0"



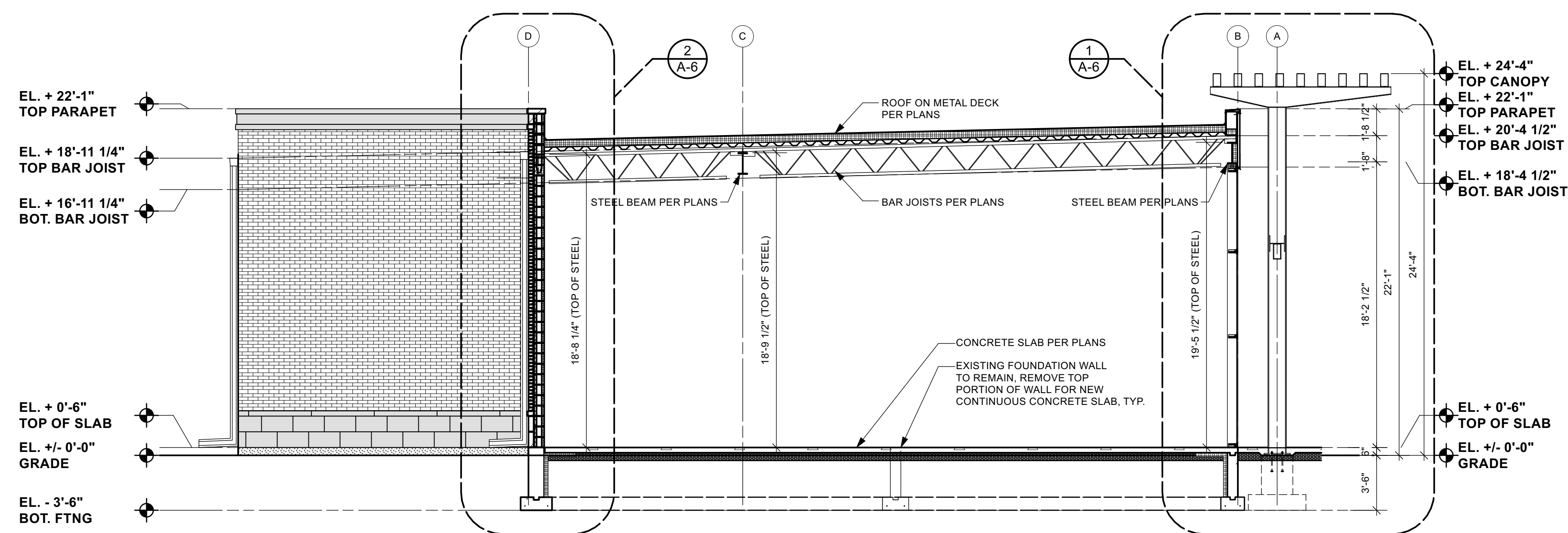
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

FLASHING NOTES:
1) PROVIDE FABRIC FLASHING AT ALL WINDOW AND DOOR HEADS, WINDOW SILLS, AT THE BOTTOM OF ALL BRICK VENEER WALLS, AND AT LOCATIONS INDICATED ON THE DRAWINGS.
2) FABRIC FLASHING SHALL BE COPPER-FABRIC LAMINATE (COPPER SHEET WEIGHING 3 OZ. PER SQ. FT. BONDED WITH ASPHALT BETWEEN 2 LAYERS OF GLASS FIBER CLOTH).
3) DAM ENDS OF ALL FLASHING AT WINDOW AND DOOR HEADS AND AT SILLS.
4) SLOPE TOP OF ALL SILLS MINIMUM 1/4" PER FOOT

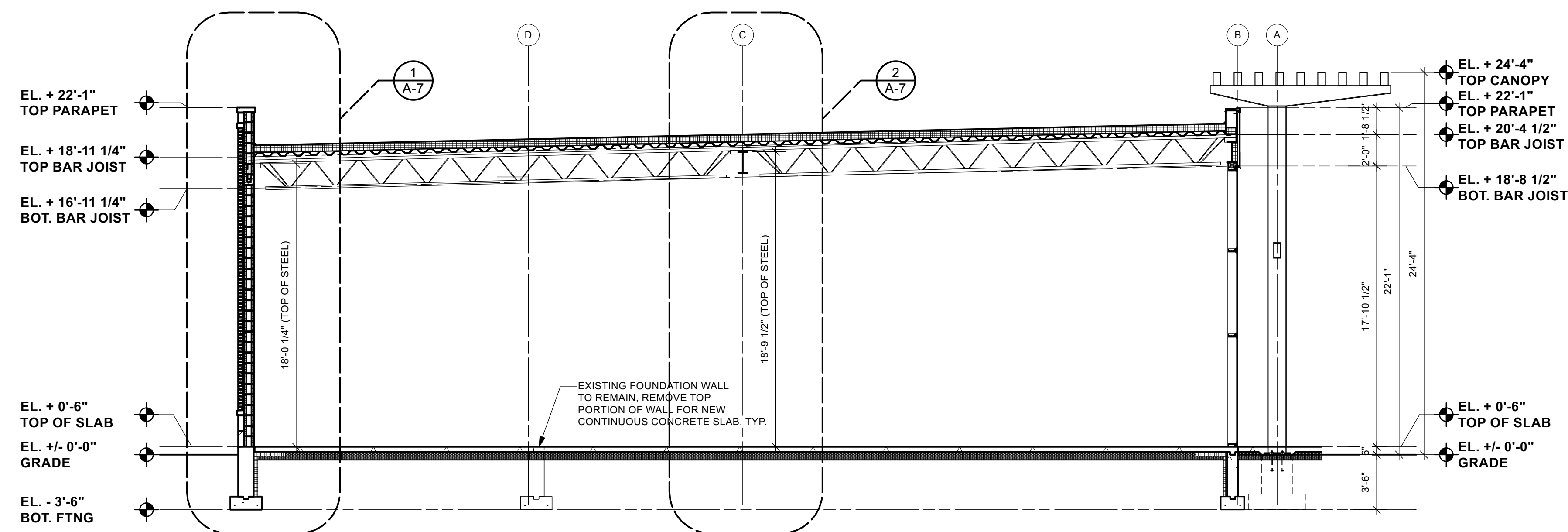




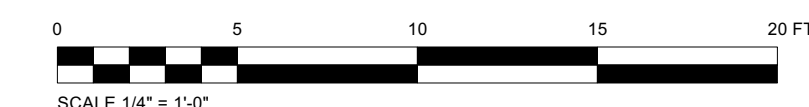
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



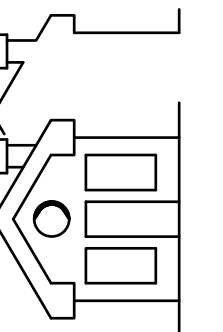
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NEW 1 STORY VE TENANT BUILDING
DATE: 04/20/2025
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SHEET A-5
12 OF 30 SHEETS

[illegible]

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**NEW 1 STORY VENTILATED
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2025

4/20/2025

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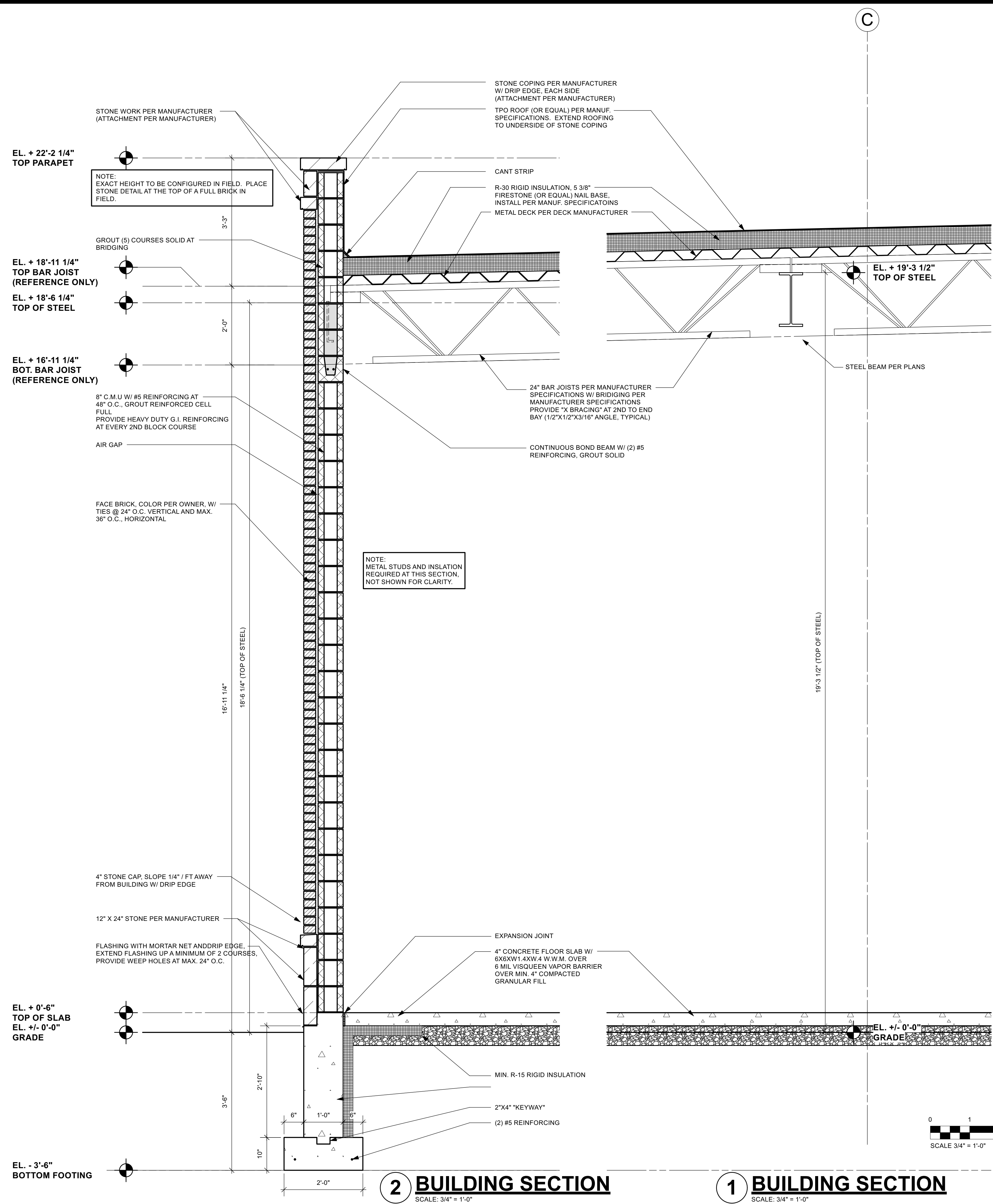
NO.

5015

SWEET

A-6

3 OF 30 SHEETS



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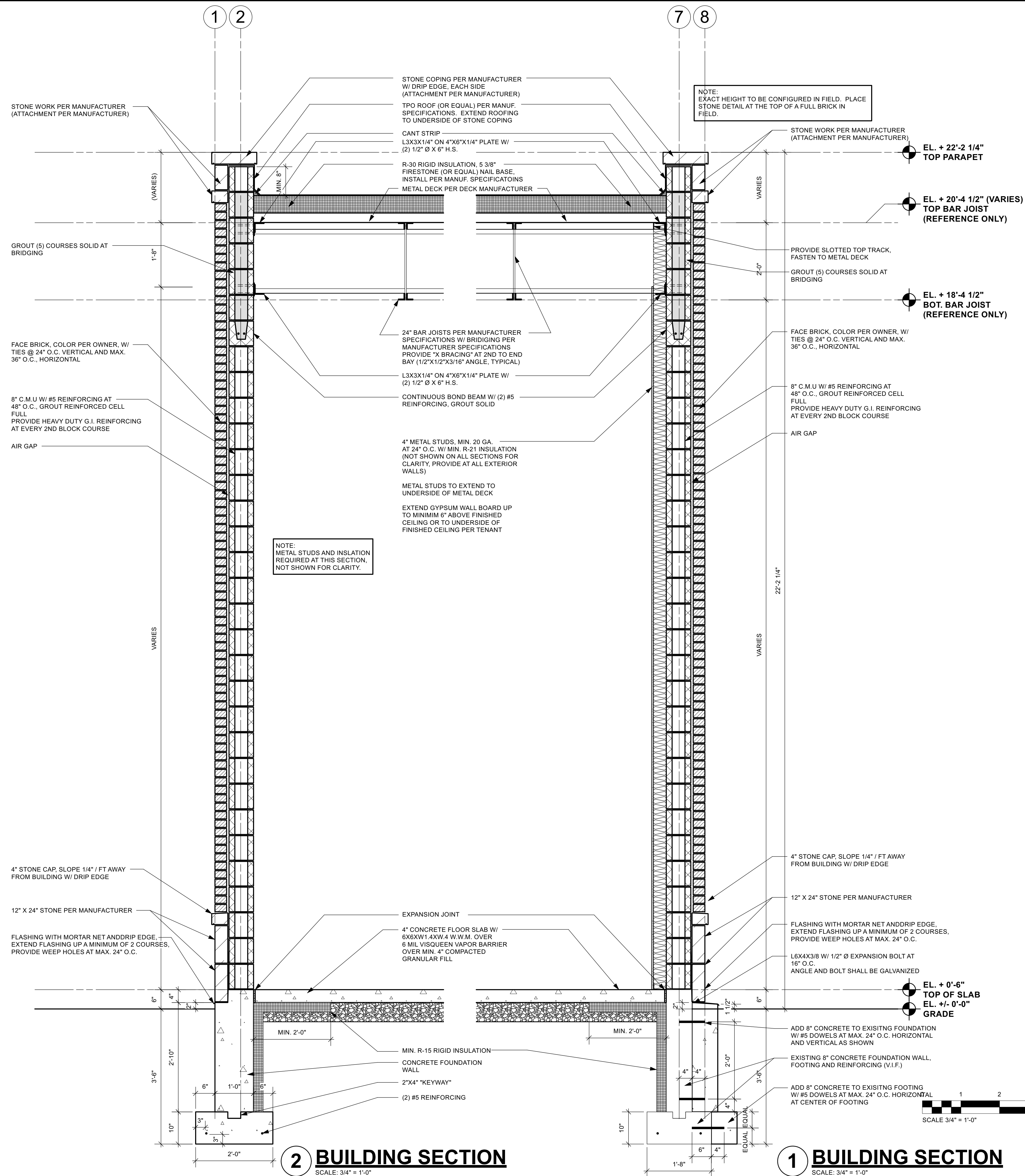
SCALE: AS NOTED

JOB NO. 25015

SHEET

A-7

14 OF 30 SHEETS

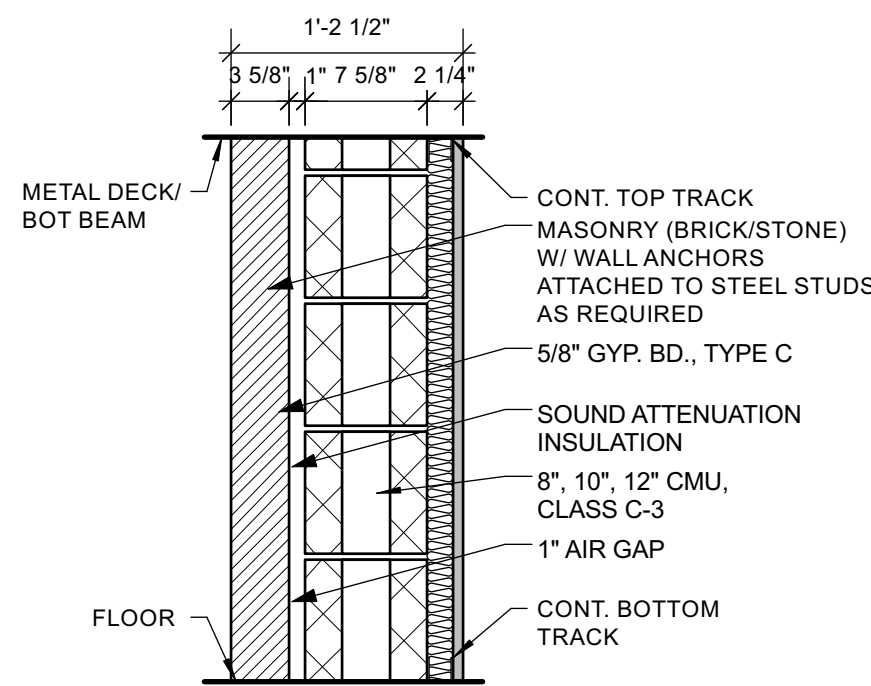


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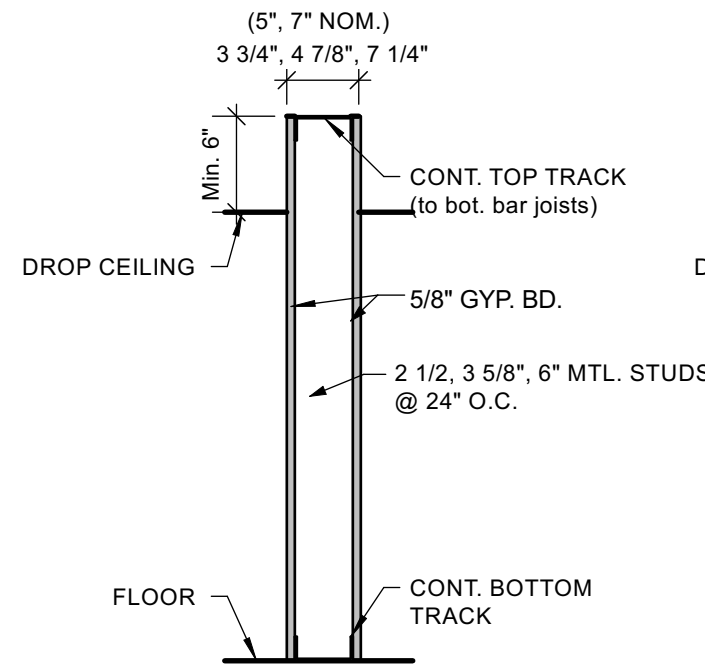


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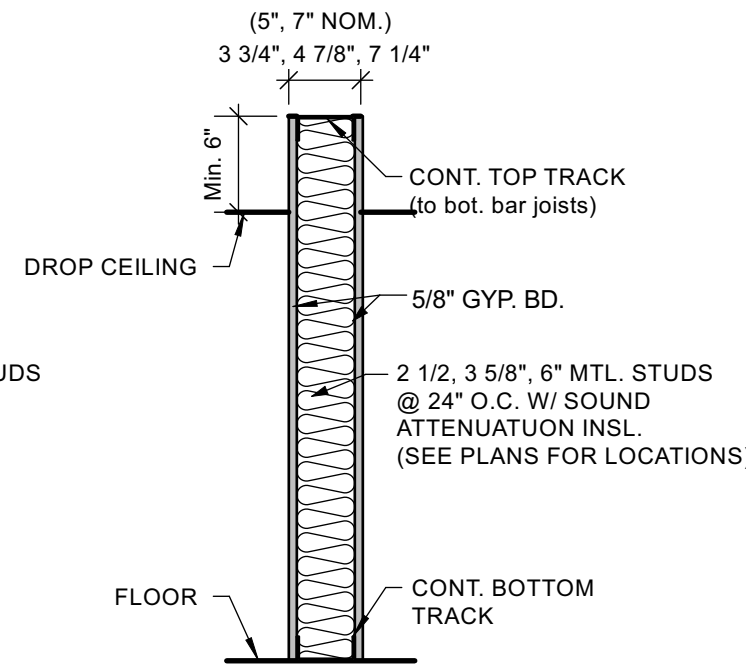
NEW 1 STORY VENTILATED TENANT BUILDING
DATE: 04/20/2025
SCALE: AS NOTED
JOB NO. 25015
SHEET **A-8**
15 OF 30 SHEETS



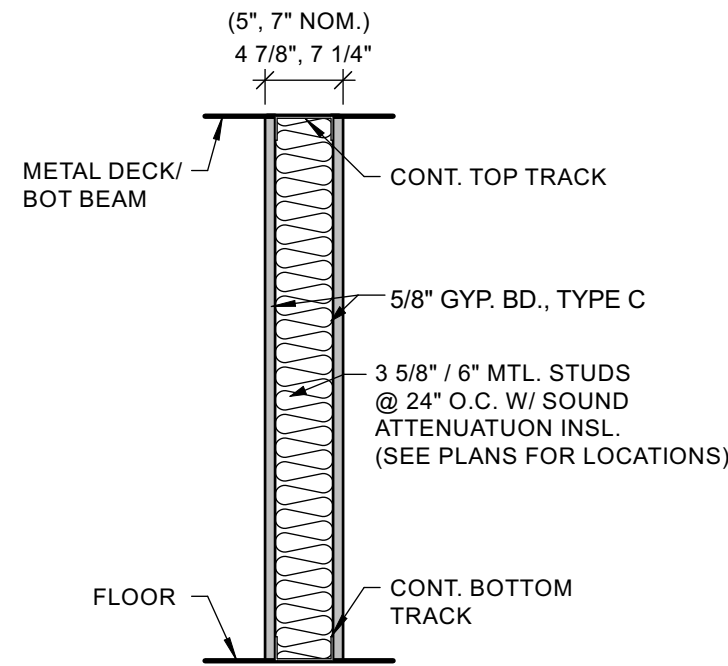
3 HR. MAS. WALL, FINISHED, ONE SIDES
NON LOAD BEARING - UL# U904
STC: 50
1 5/8\"/>



PART. WALL
NON LOAD BEARING
STC: --
2 1/2, 3 5/8\"/>



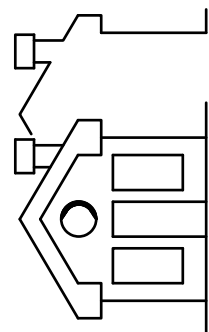
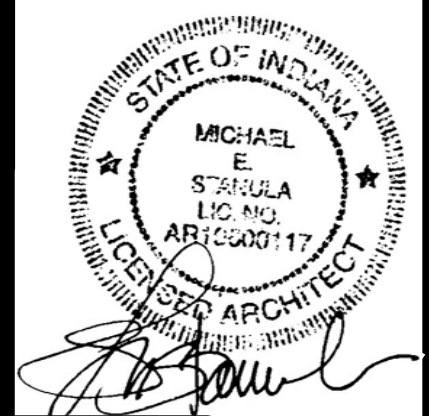
PART. WALL
NON LOAD BEARING - UL# U419/465
STC: 49
2 1/2, 3 1/2\"/>



PART. WALL
NON LOAD BEARING - UL# U419/465
STC: 50
3 5/8\"/>

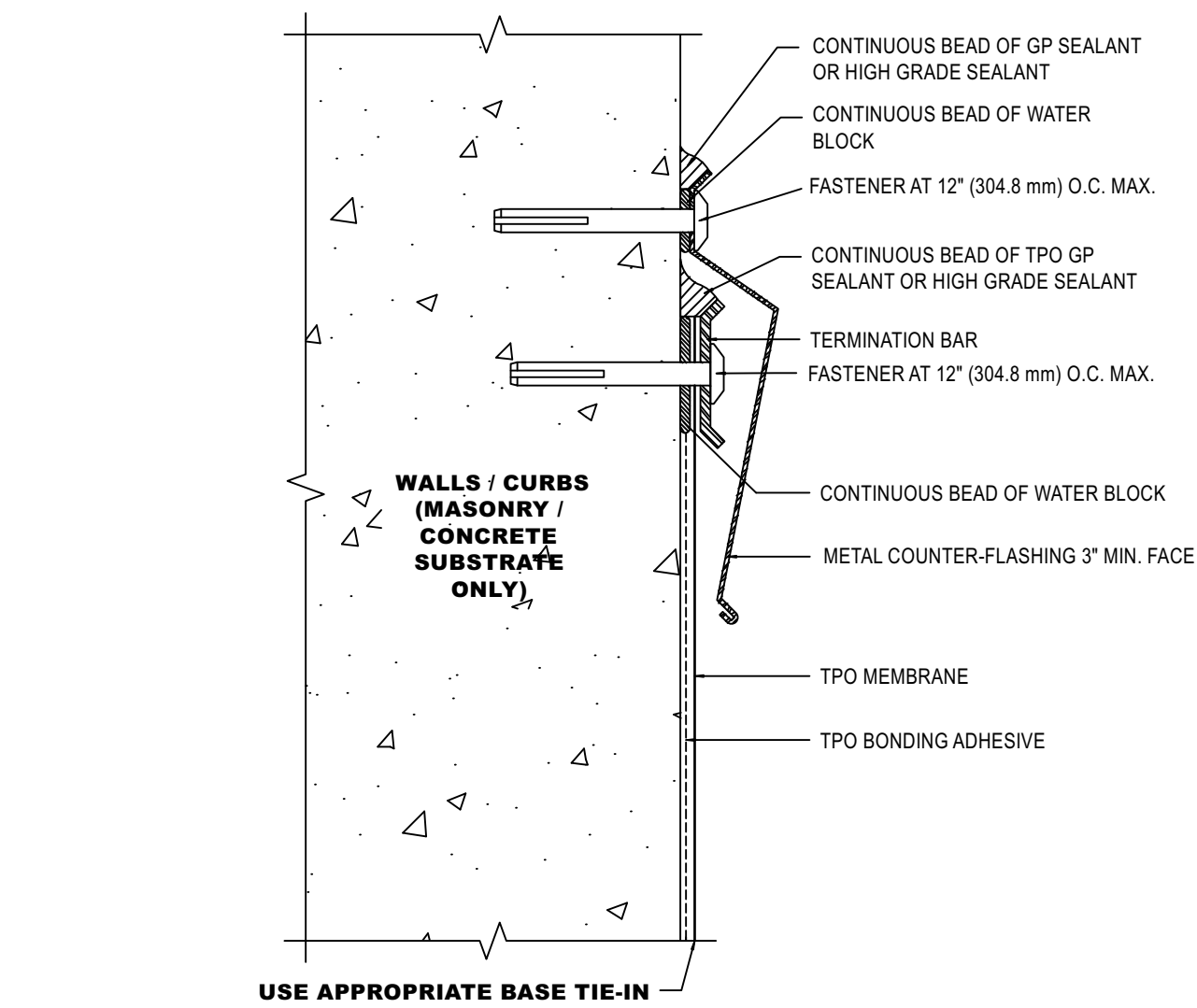
RATED ASSEMBLY NOTES:
1) CONTRACTOR TO HAVE COMPLETE COPY OF UL ASSEMBLIES IN FIELD AT ALL TIMES. CONTRACTOR TO FOLLOW FULLY THE DETAILS AND ASSEMBLY PROVIDED IN UL DOCUMENTS.

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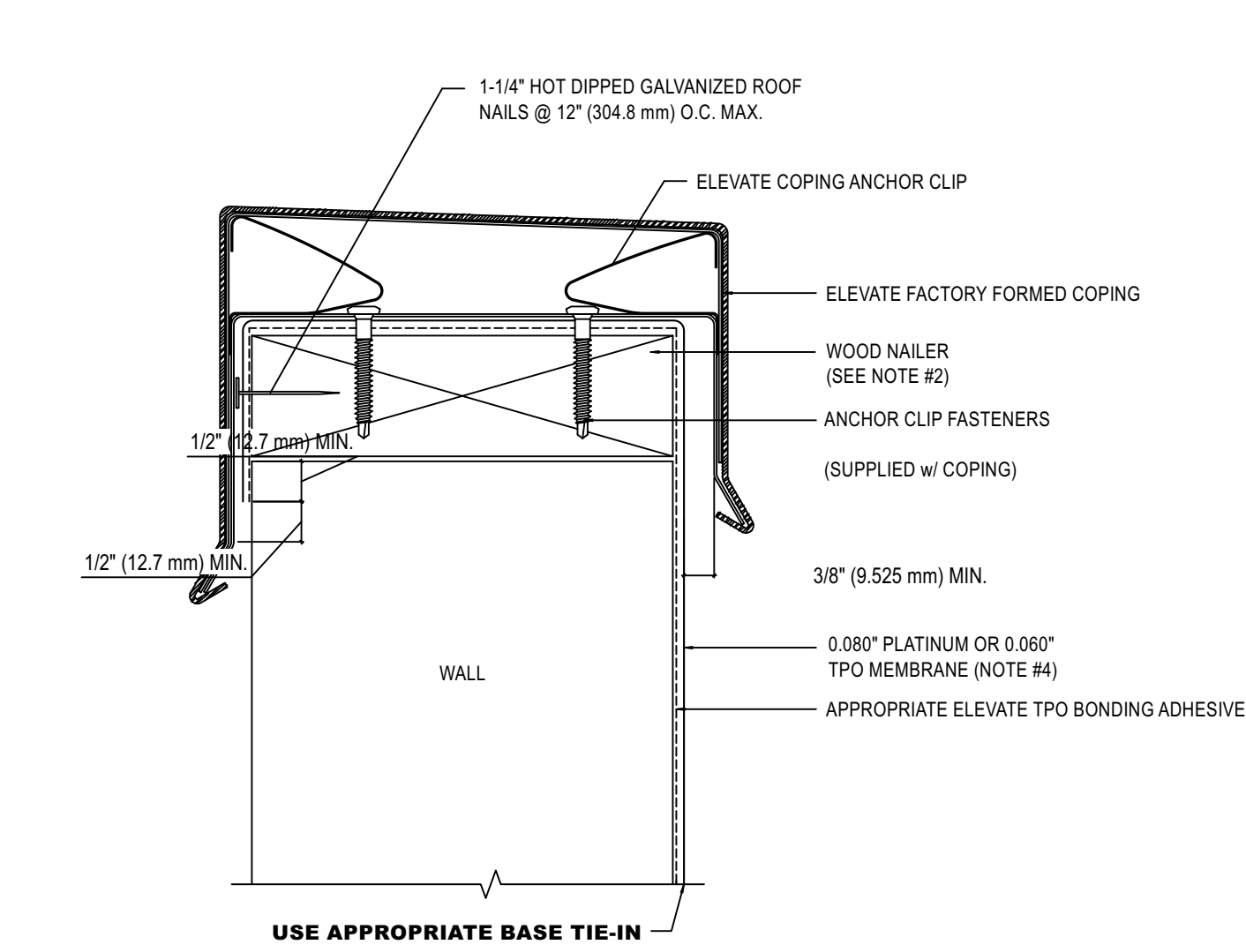


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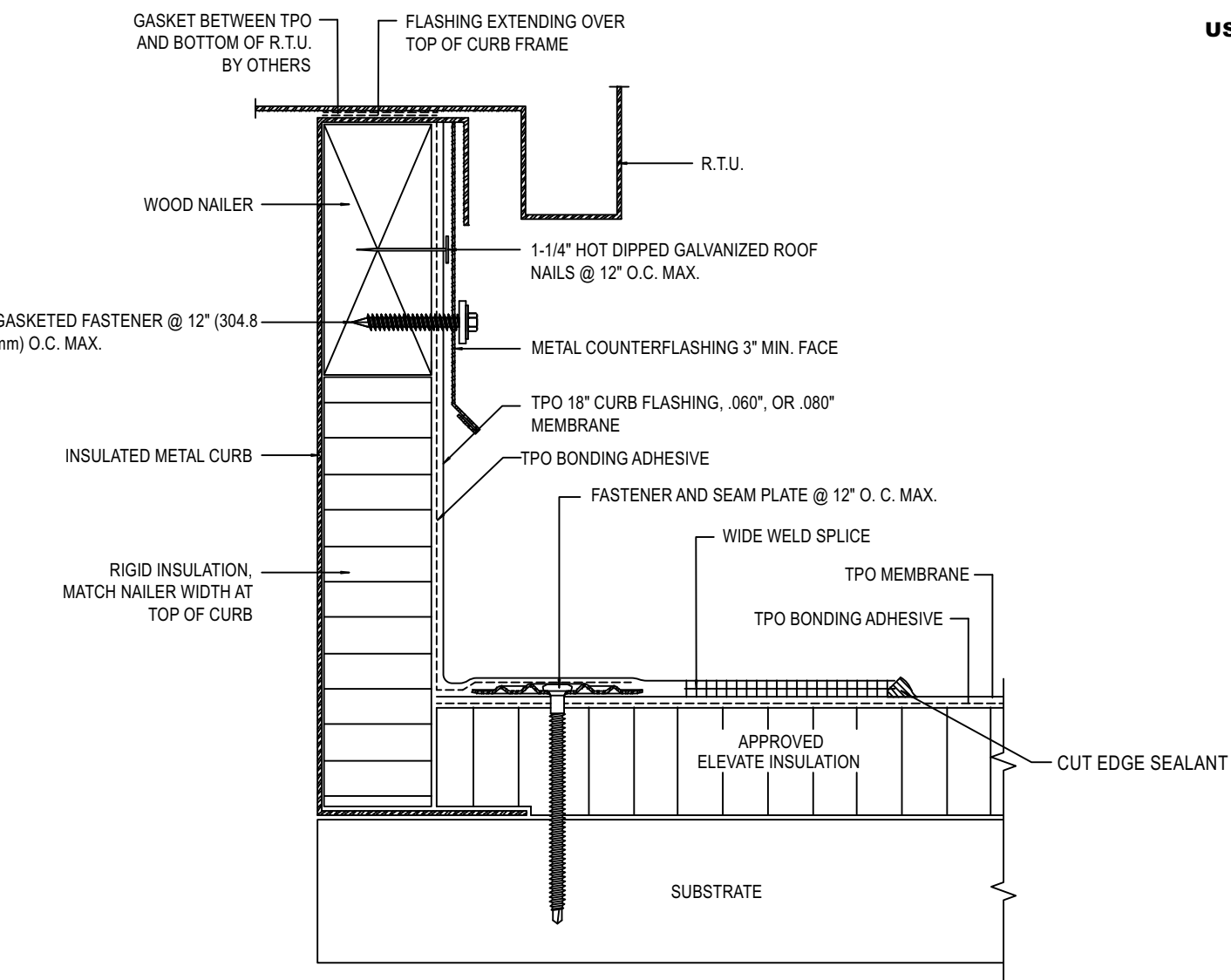
NEW 1 STORY VE TENANT BUILDING
DATE: 04/20/2025
SCALE: AS NOTED
JOB NO. 25015
SHEET A-9
16 OF 30 SHEETS



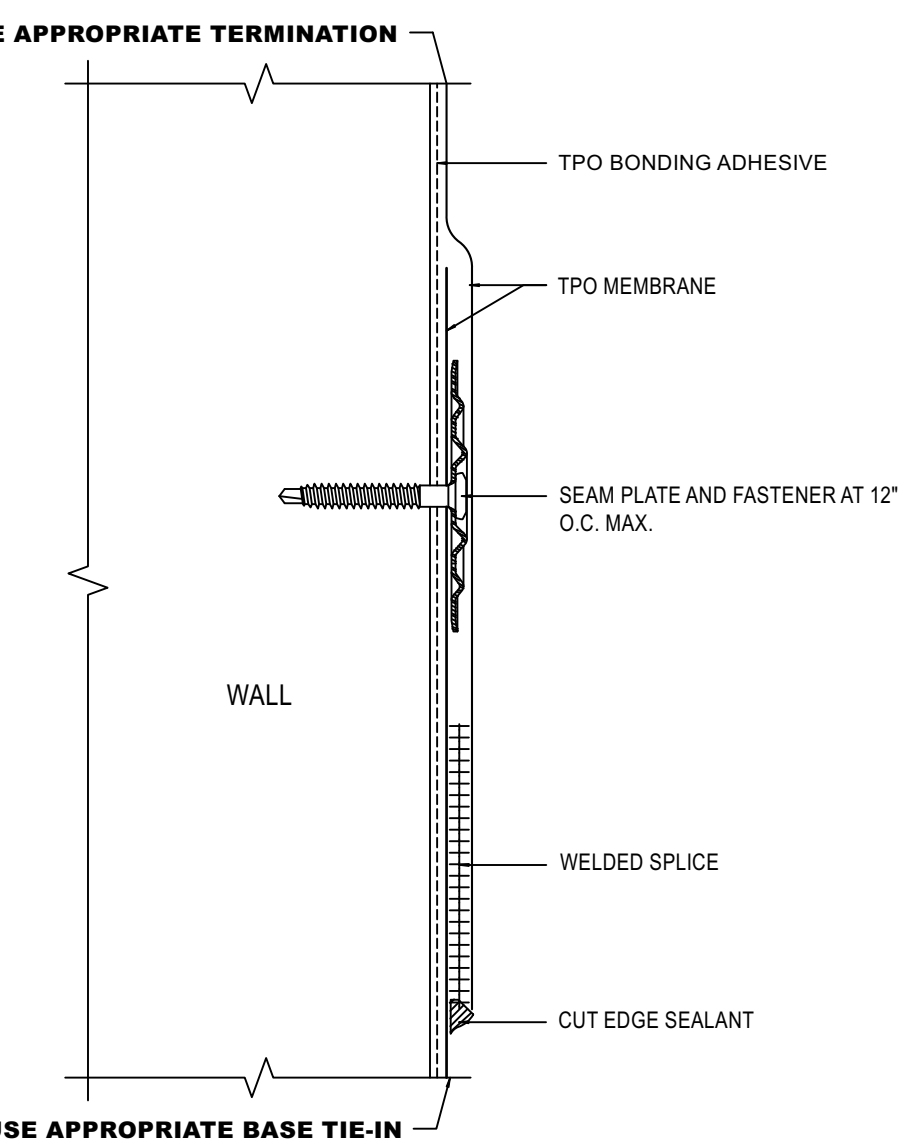
TERMINATION AND SURFACE MOUNTED COUNTERFLASHING AND TERMINATION BAR
SCALE: N.T.S.



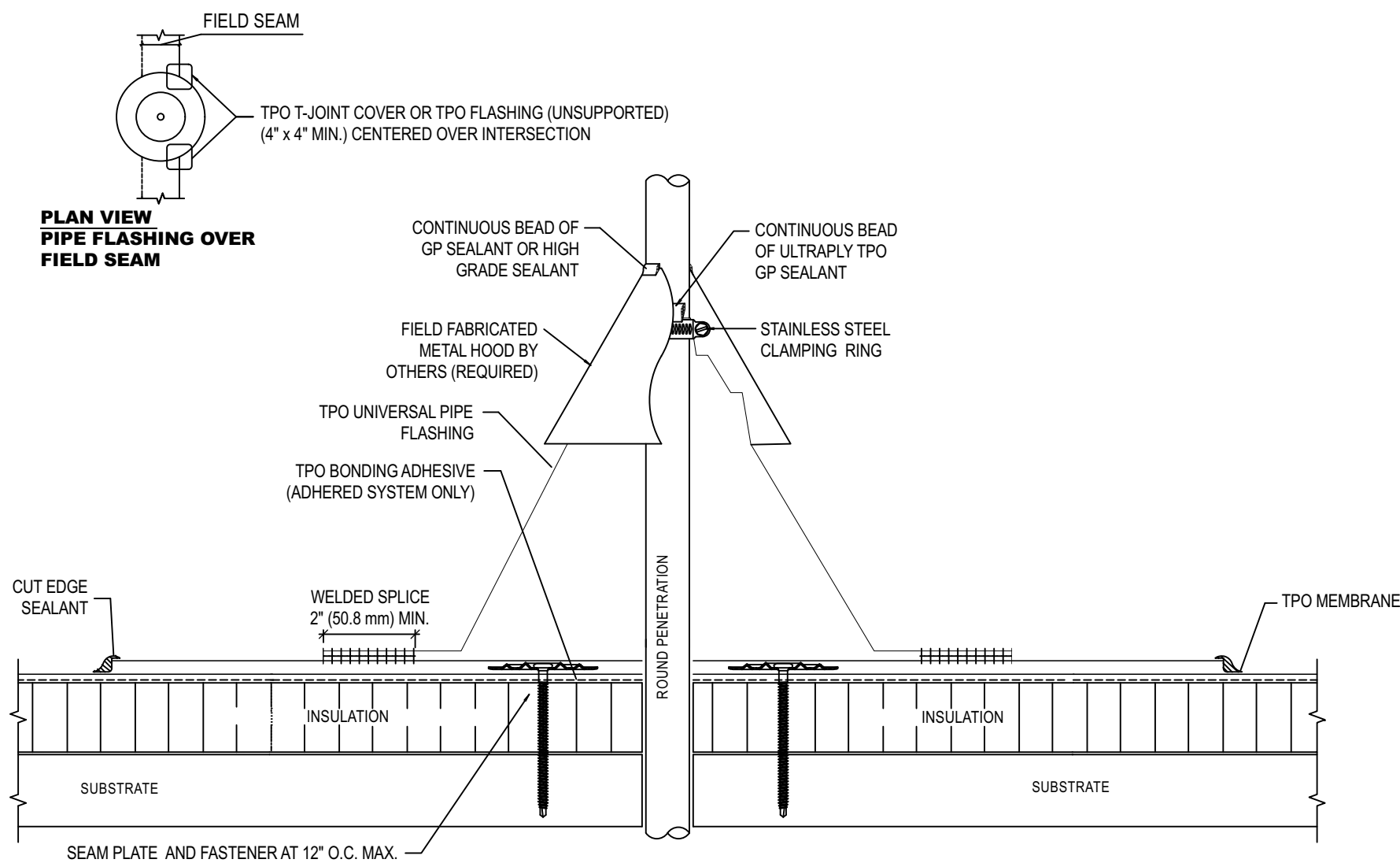
TERMINATION AT TOP OF WALL
SCALE: N.T.S.



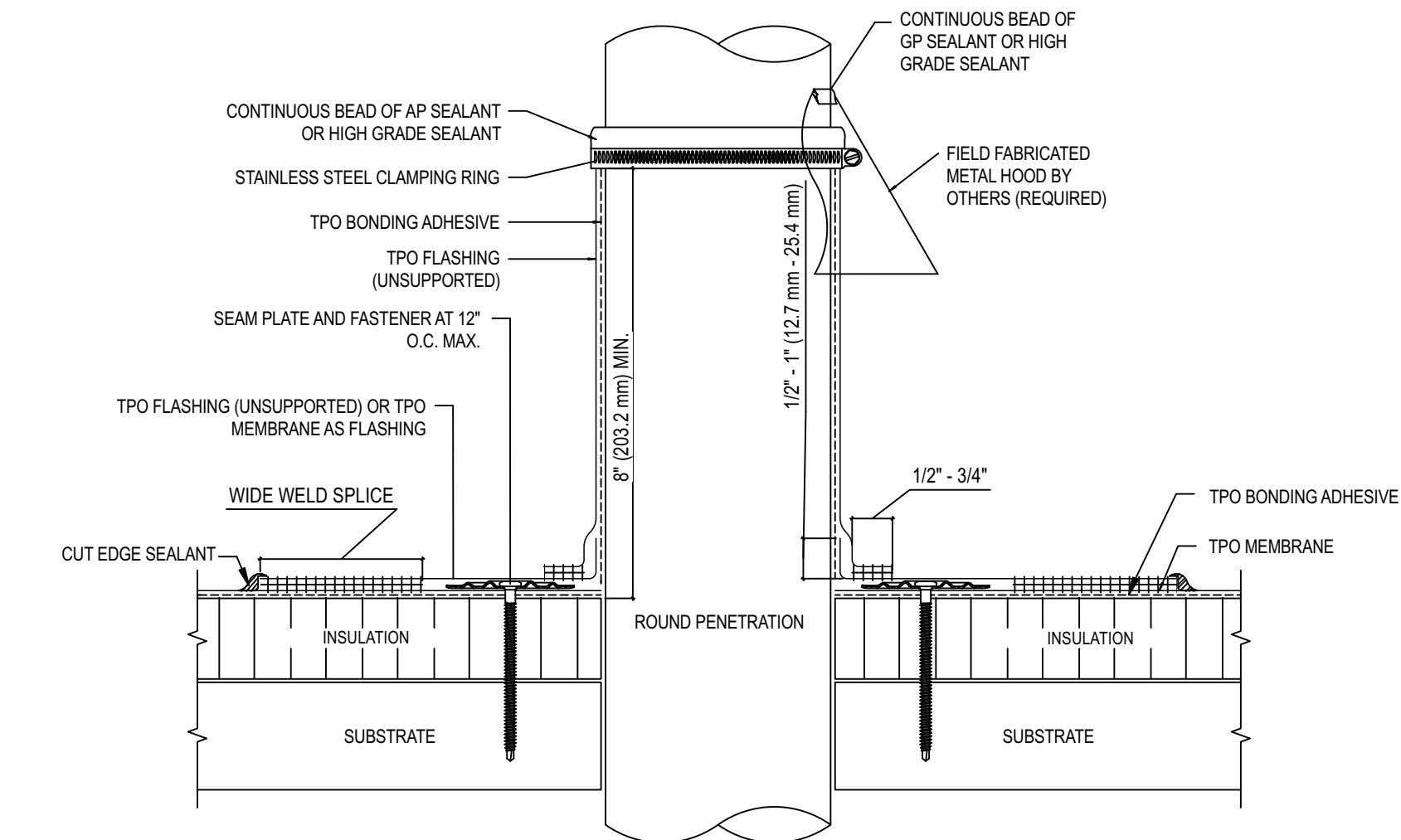
RTU CURB DETAIL
SCALE: N.T.S.



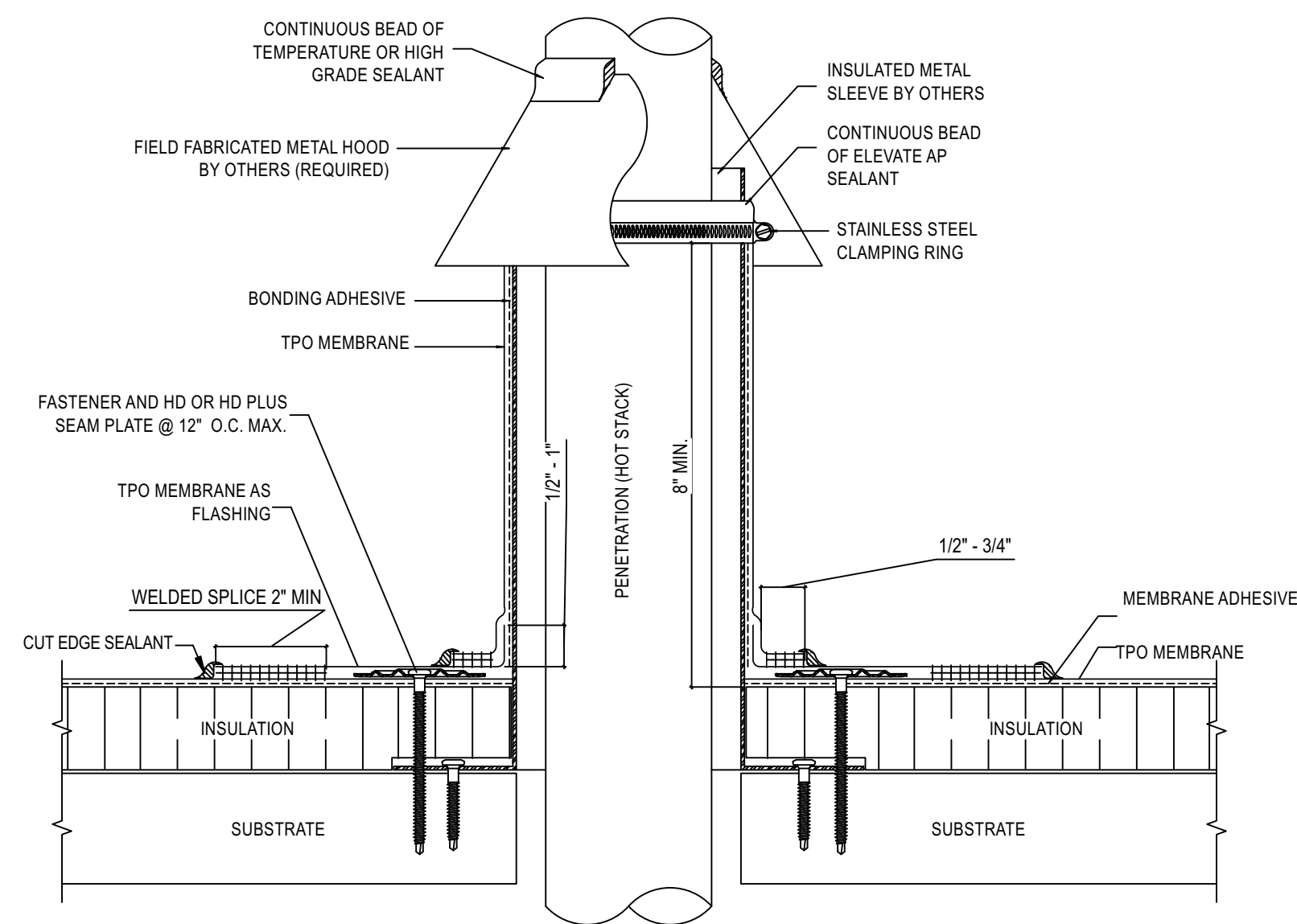
WALL FLASHING
SCALE: N.T.S.



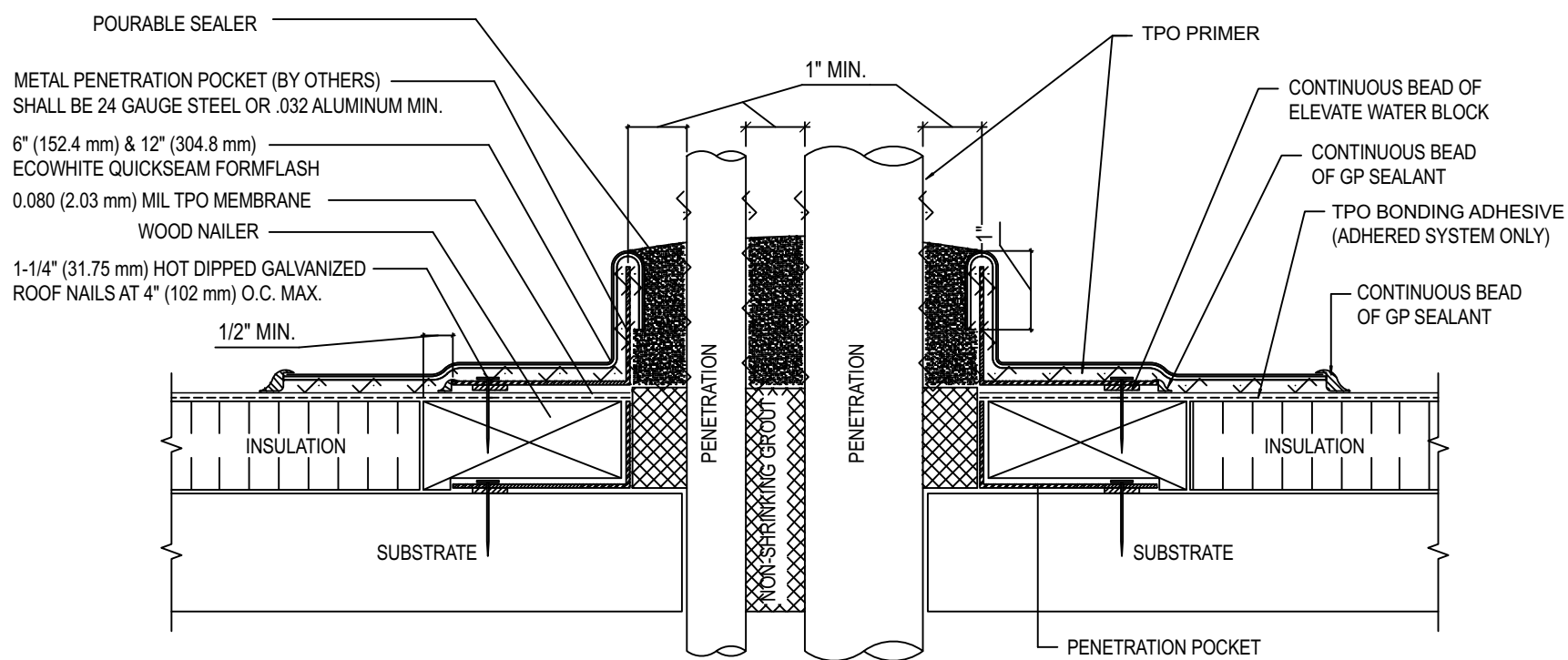
ROUND SINGLE PENETRATION
SCALE: N.T.S.



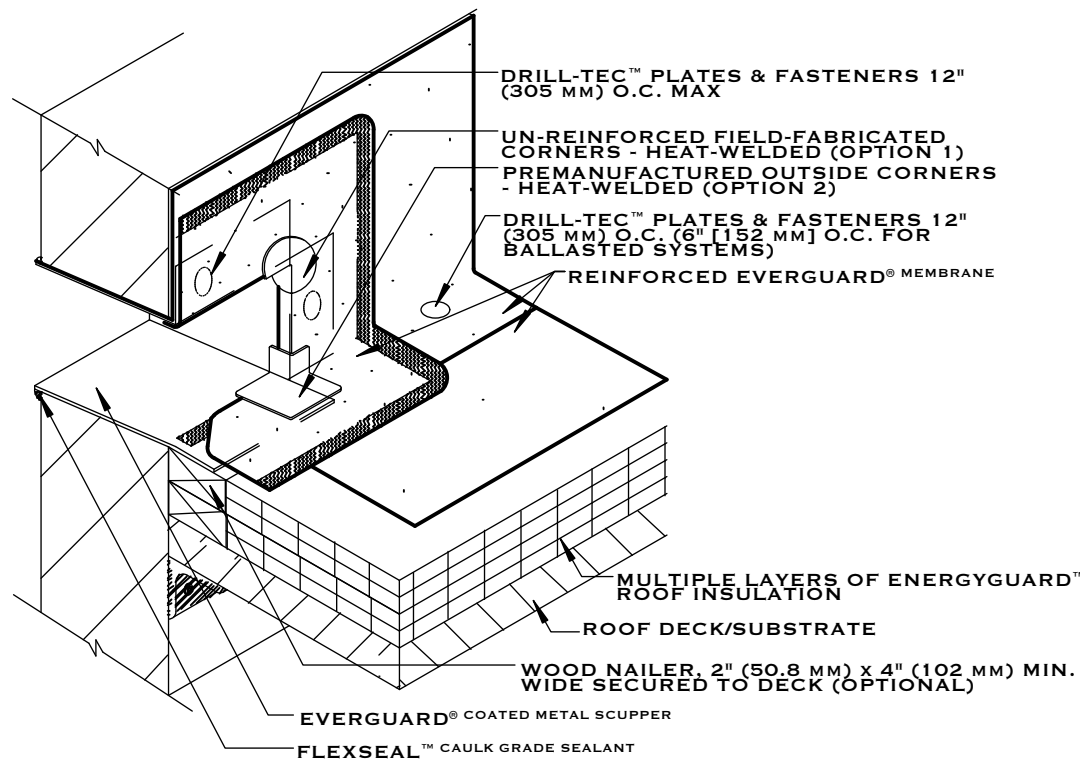
ROUND SINGLE PENETRATION W/ FLASHING
SCALE: N.T.S.



ROUND SINGLE PENETRATION "HOT STACK"
SCALE: N.T.S.



MULTIPLE PENETRATION
SCALE: N.T.S.



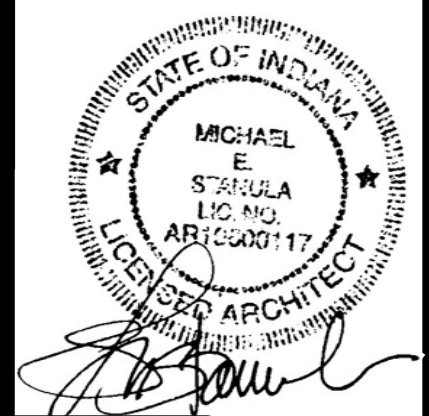
NOTE:
1. FOR INSULATION THICKNESS GREATER THAN 8" (203 MM), A COVER BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
2. REMEMBER TO INSTALL EVERGUARD UN-REINFORCED FIELD-FABRICATED OR PREMANUFACTURED OUTSIDE CORNERS TO THE SCUPPER'S FOUR ROOF-SIDE CORNERS.
3. SCUPPER MUST BE SEALED OFF ON OUTSIDE OF BUILDING.

SCUPPER PENETRATION
SCALE: N.T.S.

NOTES:

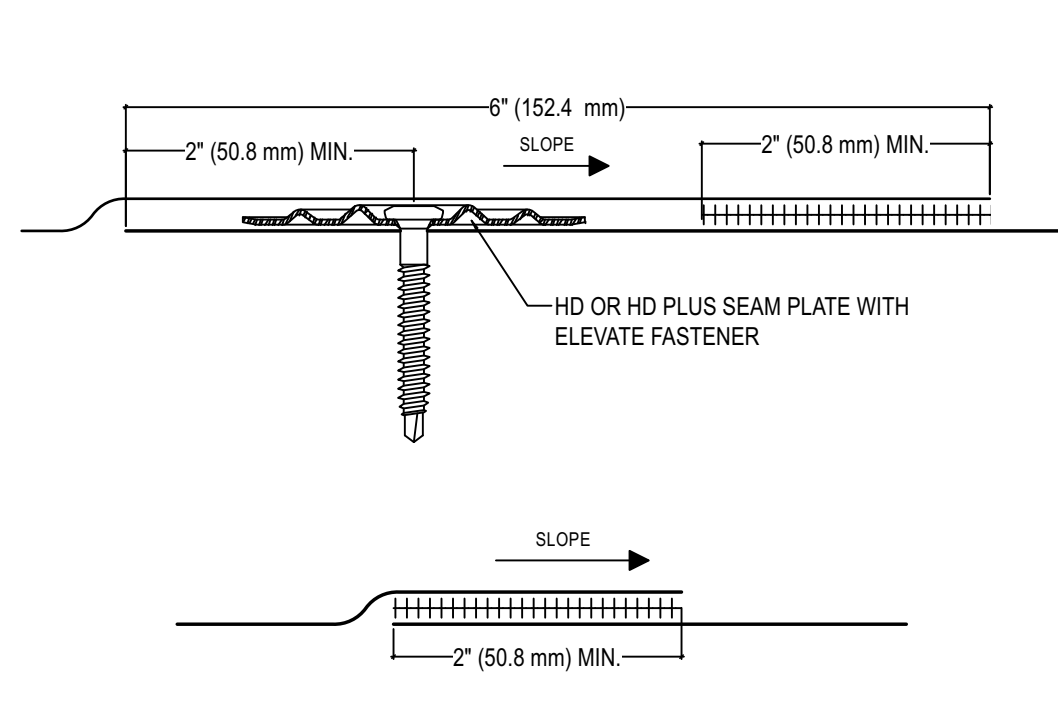
- 1) REFER TO MANUFACTURER SPECS FOR COMPLETE INSTALLATION DETAILS AND METHODS.
- 2) REFER TO STRUCTURAL SHEETS FOR ROOF DRAIN FRAME DETAILS

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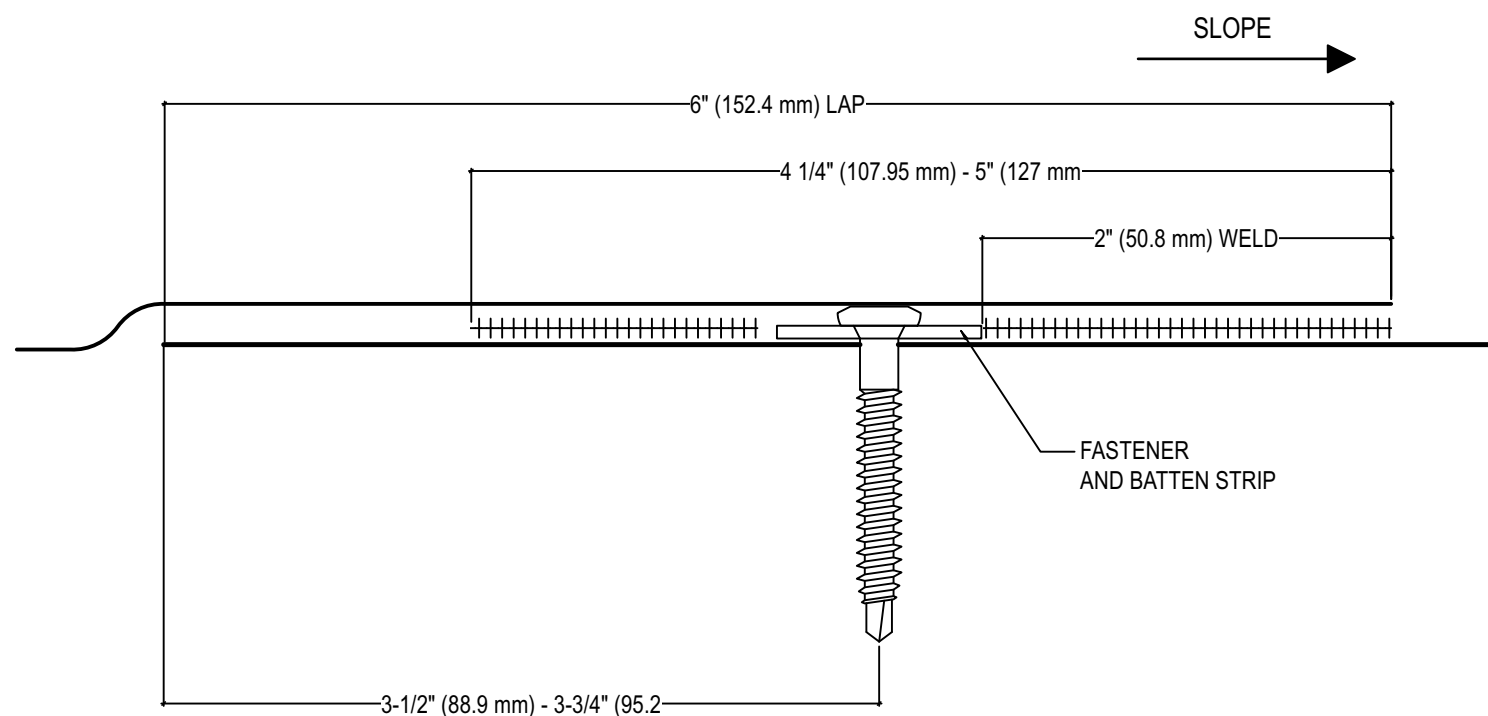
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NEW 1 STORY VENTILATED TENANT BUILDING
DATE: 04/20/2025
SCALE: AS NOTED
JOB NO. 25015
SHEET A-10
17 OF 30 SHEETS



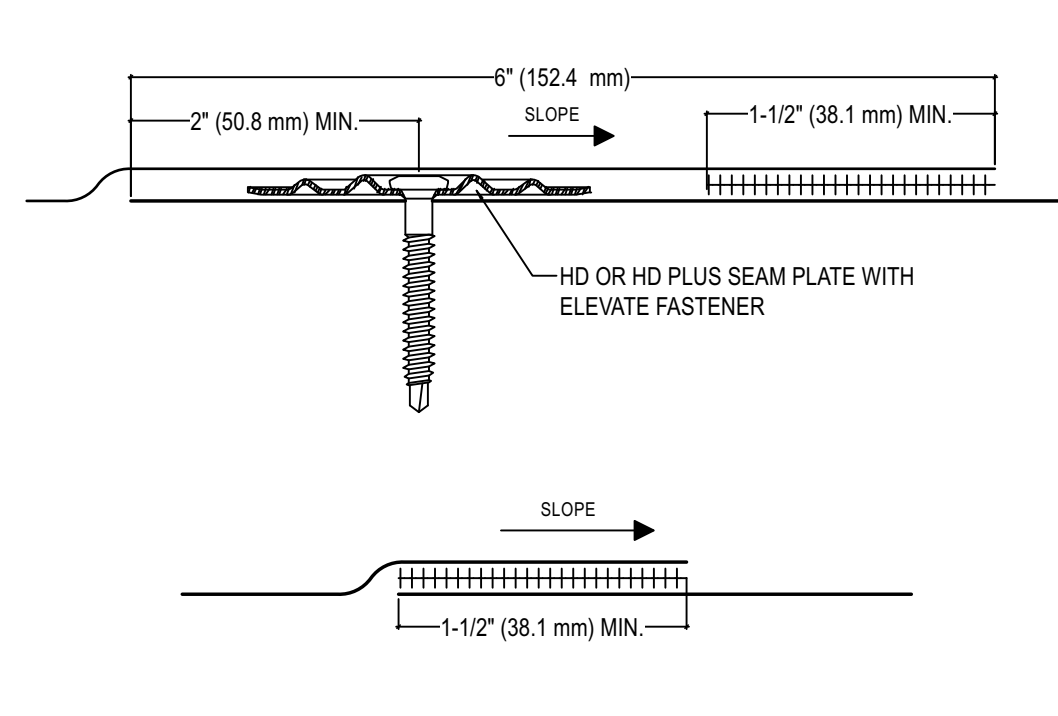
LAP SPLICE (2" HAND WELD)

SCALE: N.T.S.



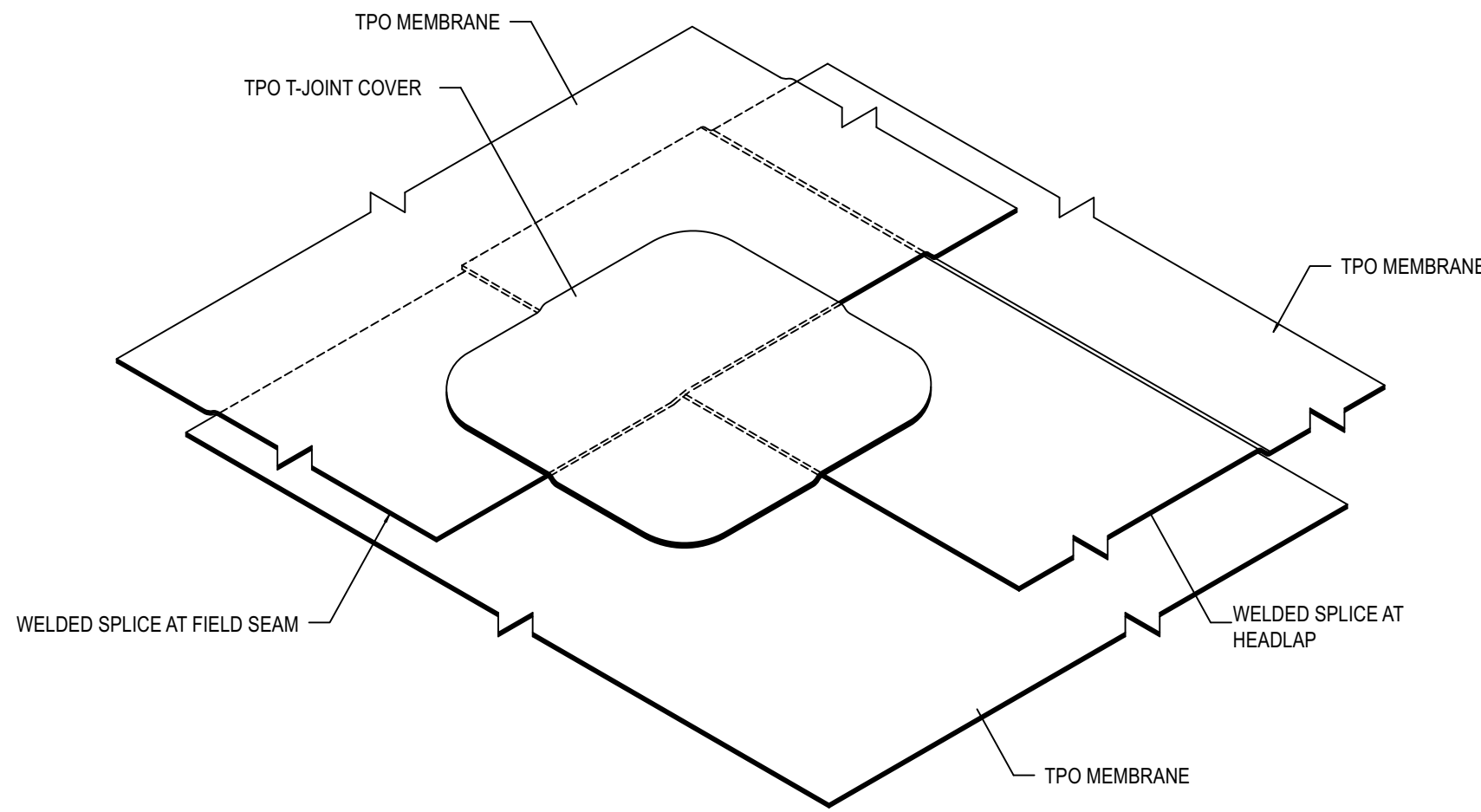
LAP SPLICE (CONT. WELD)

SCALE: N.T.S.



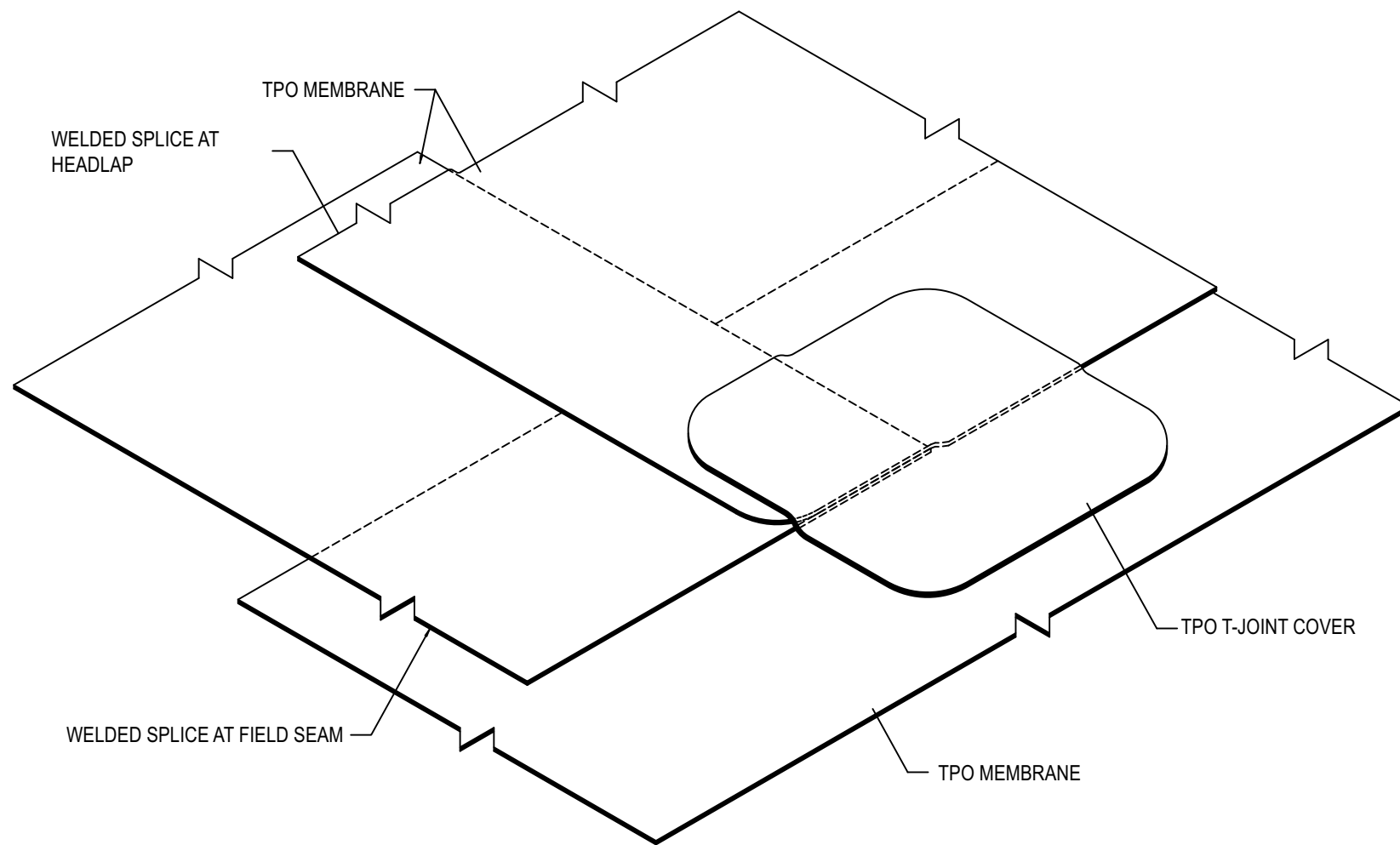
LAP SPLICE (AUTOMATIC WELDER)

SCALE: N.T.S.



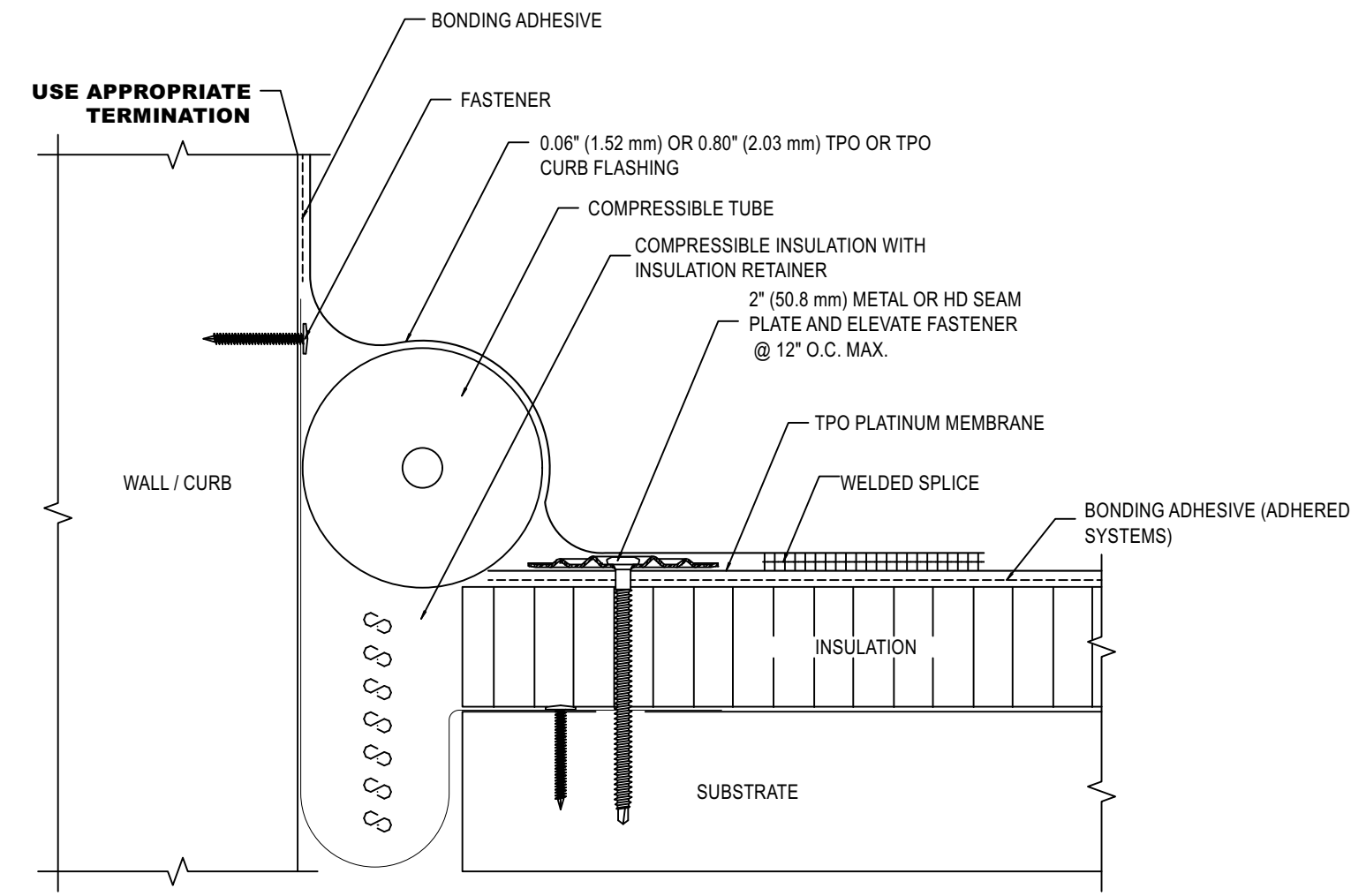
LAP SPLICE (T-JOINT COVER)

SCALE: N.T.S.



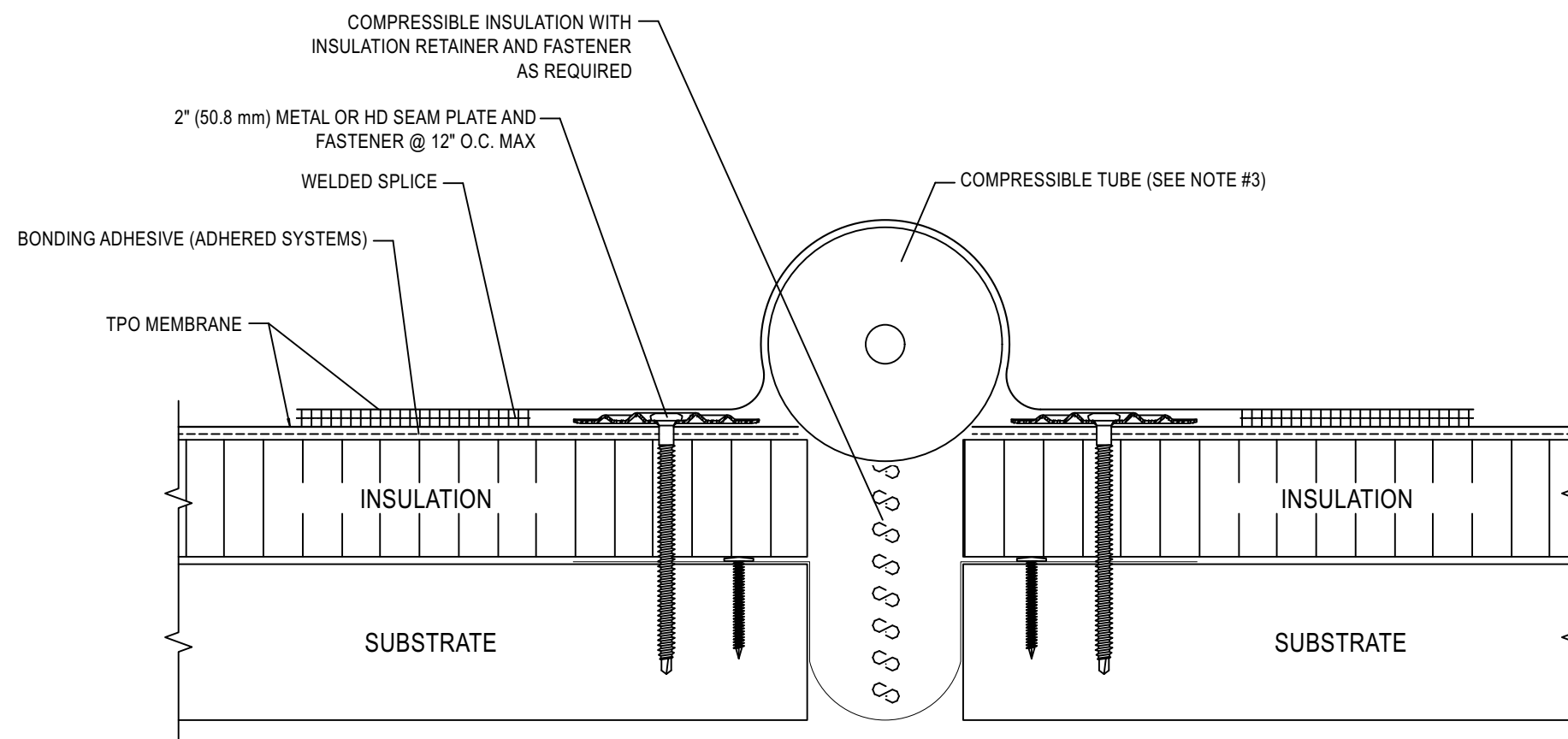
LAP SPLICE (T-JOINT COVER 2)

SCALE: N.T.S.



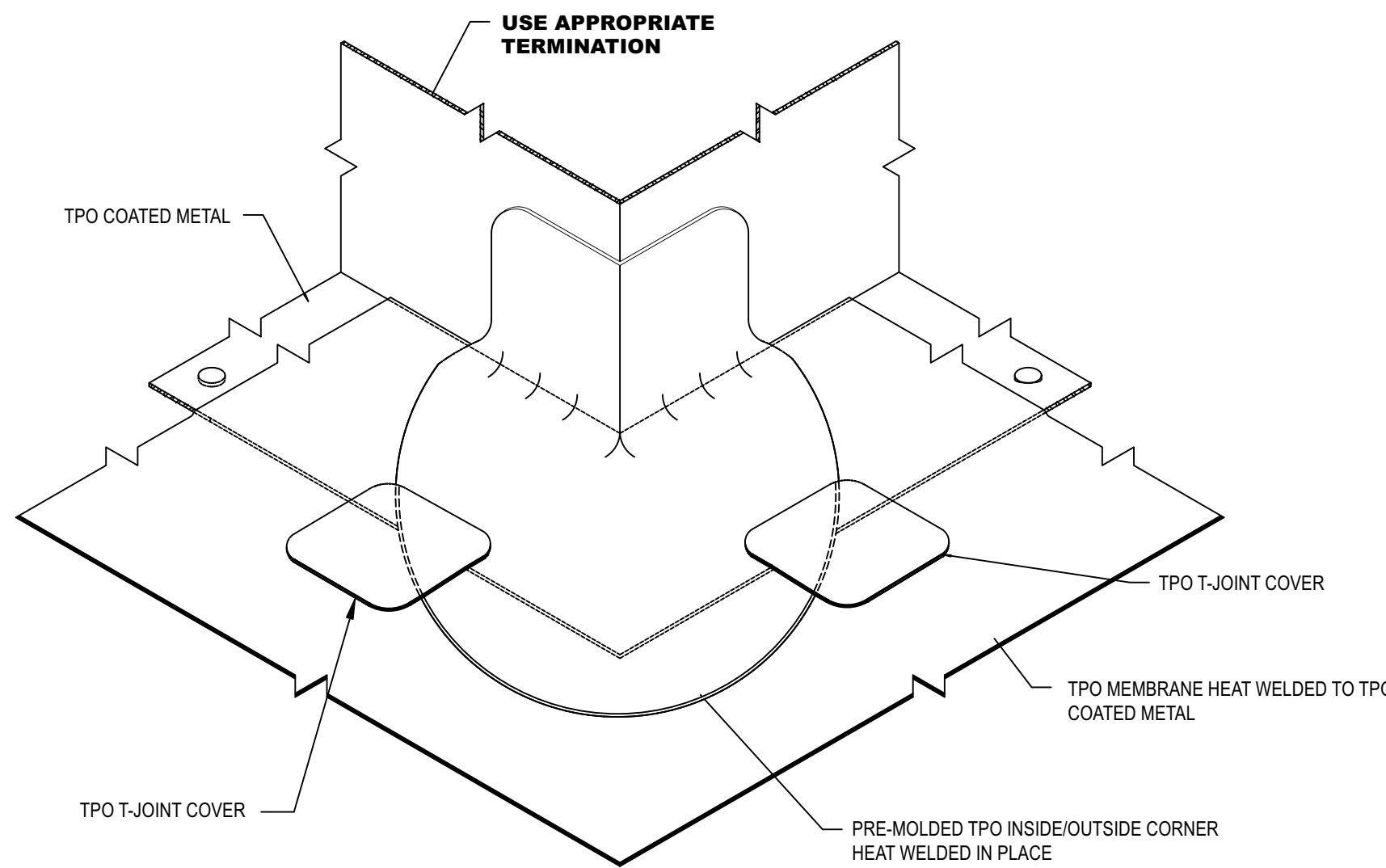
EXPANSION JOINT - ROOF TO WALL

SCALE: N.T.S.



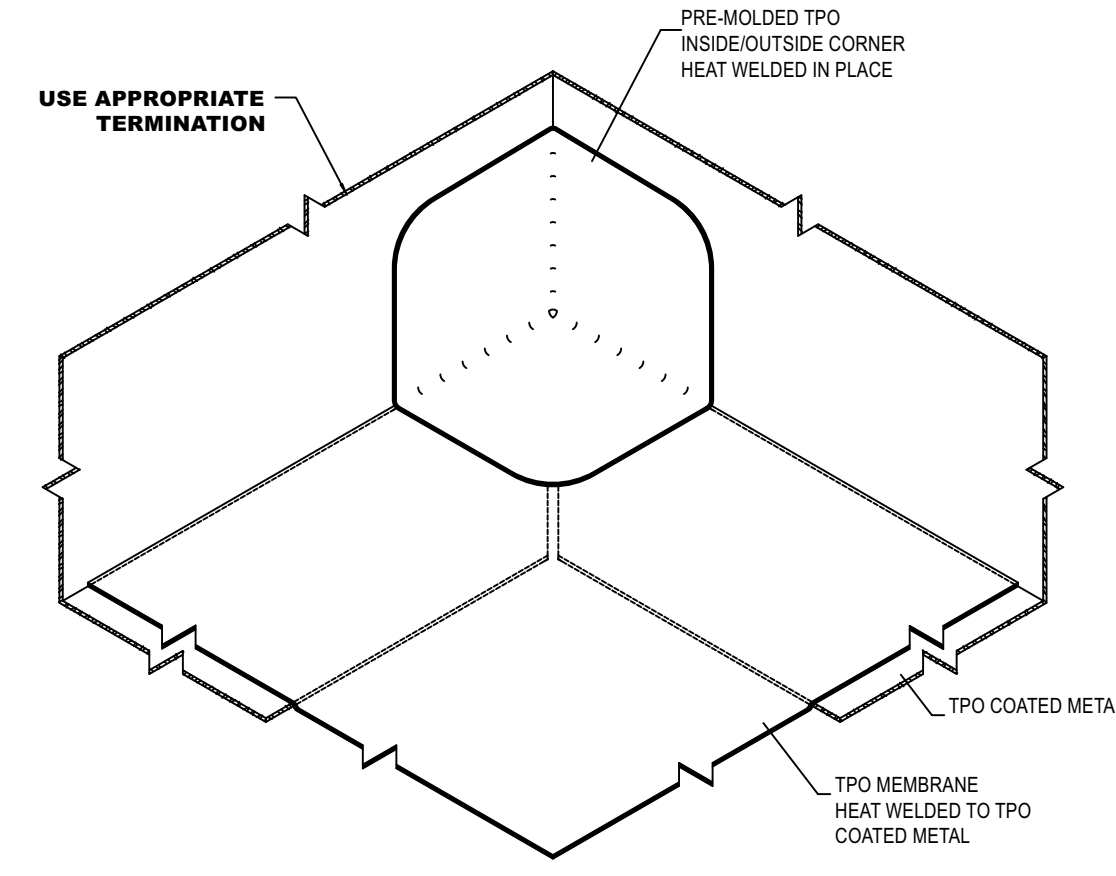
EXPANSION JOINT - ROOF TO ROOF

SCALE: N.T.S.



OUTSIDE CORNER DETAIL (COATED METAL)

SCALE: N.T.S.



INSIDE CORNER DETAIL (COATED METAL)

SCALE: N.T.S.

NOTES:

- 1) REFER TO MANUFACTURER SPECS FOR COMPLETE INSTALLATION DETAILS AND METHODS.
- 2) REFER TO STRUCTURAL SHEETS FOR ROOF DRAIN FRAME DETAILS

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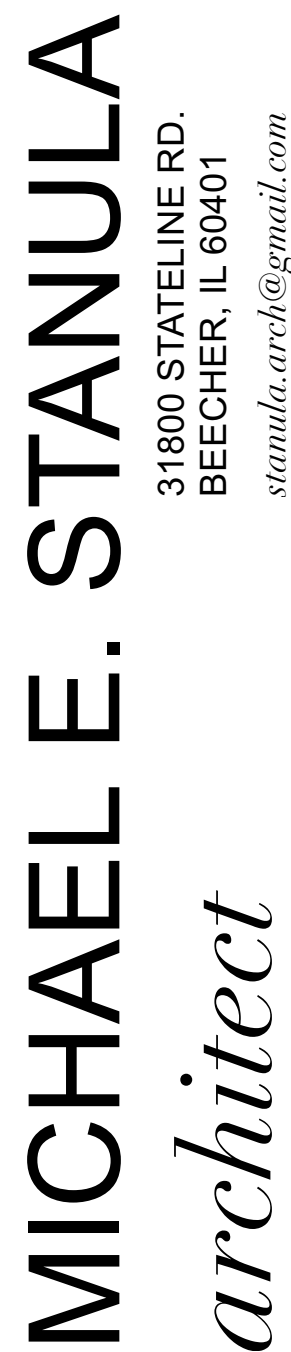
NEW 1 STORY VENTILATED TENANT BUILDING
DATE: 04/20/2025
SCALE: AS NOTED
JOB NO. 25015
SHEET A-11
18 OF 30 SHEETS



1. THIS PROJECT SHALL COMPLY WITH ALL FEDERAL AGREEMENTS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND LOCAL ACCESS CODE REQUIREMENTS.
2. ACCESSIBLE DOORS MUST BE A MINIMUM OF 3'-0" WIDE BY 6'-8" HIGH. MODIFY IF REQUIRED.
3. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 30" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS FOR INTERIOR DOORS, 8 1/2 LBS FOR EXTERIOR DOORS AND 15 LBS FOR FIRE RATED DOORS.
4. PROVIDE 18" WIDE CLEAR SPACE AT STRIKE/PULL SIDE ON INTERIOR DOORS AND 12" CLEAR AT STRIKE/PUSH SIDE OF DOORS WITH CLOSERS AND 24" CLEAR AT STRIKE/PULL SIDE OF EXTERIOR DOORS.
5. FLOORS SHALL BE LEVEL THROUGHOUT
6. CLOSERS: FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. CLOSERS TO BE MOUNTED ON SWING SIDE OF DOORS. DOOR CLOSERS TO HAVE A MAXIMUM OPENING FORCE AS INDICATED ON NOTE 4 ABOVE. THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES MINIMUM, THE DOOR SHALL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
7. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
8. ALL DOOR HINGES TO BE STEEL BALL BEARING, FULL MORTISE TYPE.
9. ALL INTERIOR DOORS SHALL BE PROVIDED WITH COMMERCIAL GRADE WALL OR FLOOR STOPS.
10. INTERIOR SOLID CORE WOOD DOORS SHALL BE 1 3/4" THICK WOOD DOORS. WELDED METAL FRAMES. VERIFY COLOR WITH OWNER.
11. ALL METAL DOOR FRAMES TO BE PROVIDED WITH SILENCERS.
12. DOORS SHALL BE MASTER KEYED: VERIFY KEYING INSTRUCTIONS WITH OWNER.
13. 1 1/2 PAIR BUTTS REQUIRED ON ALL DOORS
14. UNDERCUT ALL TOILET DOORS 1"
15. GENERAL CONTRACTOR SHALL PROVIDE KICKPLATES ON PUSH OF "WELCOME WALL" DOORS EXCEPT THE STOREFRONT DOOR. VERIFY TYPE AND STYLE WITH OWNER TO MATCH FRAME FINISH, 12"x34"
16. CONTRACTOR SHALL VERIFY WITH SUPPLIER THAT ALL HARDWARE MEETS ADAAG REQUIREMENTS.
17. GENERAL CONTRACTOR TO SUBMIT TYPE-WRITTEN SHOP DRAWINGS AND PRODUCT LITERATURE FOR ALL DOORS AND HARDWARE SPECIFIED.
18. THE HARDWARE SUPPLIER SHALL FURNISH A FINISH HARDWARE SCHEDULE LISTING ALL MATERIALS Y SETS, INCLUDING, BUT NOT LIMITED TO LOCKS, CLOSERS, BUTTS, WALL OR FLOOR STOPS, PUSH/PULLS, KICK PLATES, BIFOLD HARDWARE, BOLTS, ETC. TO OWNER FOR APPROVAL.
19. THE HARDWARE SUPPLIER SHALL FURNISH HARDWARE TEMPLATES TO THE DOOR AND FRAME MANUFACTURER AS REQUIRED.
20. WHEN THE HARDWARE IS DELIVERED TO THE JOB, THE CONTRACTOR SHALL RECEIVE IT, CHECK IT AGAINST THE HARDWARE SCHEDULE, AND STORE IT IN A SAFE PLACE UNDER LOCK AND KEY. AFTER INSTALLATION PROTECT ALL ITEMS AGAINST DAMAGE UNTIL FINAL INSPECTION.
21. GENERAL CONTRACTOR SHALL ENSURE ALL EXISTING DOORS TO REMAIN TO BE IN GOOD OPERATING ORDER AND TO MEET ALL LOCAL BUILDING CODES AND ADAAG REQUIREMENTS. GENERAL CONTRACTOR TO RESTORE DOORS AND HARDWARE TO "LIKE NEW" CONDITION. G.C. TO PROVIDE NEW HARDWARE.
22. EXTERIOR HINGES TO HAVE NON-REMOVABLE PINS.
23. EXTERIOR ENTRY DOORS SHALL HAVE 1" INSULATED TEMPERED GLASS IN THERMALLY BROKEN ANODIZED ALUMINUM FRAMES. MATCH EXISTING STYLE WHERE APPLICABLE.
24. ALL RATED DOORS TO BE SUPPLIED WITH THRESHOLD AND SMOKE SEAL PER SPECIFICATIONS AND CODE.
25. PROVIDE ALUMINUM THRESHOLD AND WEATHER STRIPPING ON ALL EXTERIOR DOORS. CONTRACTOR TO COORDINATE EXTERIOR DOOR DETAILS AND THRESHOLDS.
26. ALL HARDWARE TO BE SCHLAGE OR APPROVED EQUAL. HANDICAPPED ACCESSIBLE STYLE AND FINISH TO BE VERIFIED WITH OWNER. EQUIVALENT HARDWARE MUST BE APPROVED BY THE ARCHITECT OR BY THE CONSTRUCTION MANAGER.
27. THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2.
28. CONTRACTOR AND SUPPLIER SHALL VERIFY AND COORDINATE DOOR SWINGS.
29. CONTRACTOR SHALL COORDINATE ALL SECURITY DEVICES WITH OWNER.

- 1) SEE PARTITION TYPES FOR STUD DEPTHS ON SHEET A-15
- 2) SEE PLAN FOR PARTITION SYMBOLS.
- 3) ALL CERAMIC TILE ON THE WALLS IS THIN SET (APPROXIMATE 3/8" THICK). THE DIMENSION OF THE WALL PARTITION THICKNESS ON THE PLANS DO NOT INCLUDE THE 3/8" THICKNESS.
- 4) PARTITIONS ENCLOSING SPACES WITHOUT CEILINGS ARE TO EXTEND TO UNDERSIDE OF SLAB ABOVE.
- 5) ALL FIRE RATED PARTITION ASSEMBLIES ARE TO BE CARRIED TO THE SLAB ABOVE & VOIDS FILLED AT TOP.
- 6) ALL VOIDS THROUGH & AT THE PERIMETER OF FIRE RATED PARTITIONS ARE TO BE FILLED WITH FIRE STOPPING PRODUCTS.
- 7) ALL GPDW PARTITIONS, SOFFITS, FASCIAS ETC. ARE TO HAVE METAL DRYWALL TRIM & METAL CORNER BEAD. (NO PLASTIC TRIM)
- 8) INSTALL A CONTROL JOINT SYSTEM @ 30'-0" MAX. FOR GPDW & CMU PARTITIONS.
- 9) ALL FIRE RATED PARTITIONS & PARTITIONS W/SOUND ATTENUATION TO BE CAULKED @ ALL PERIMETERS.
- 10) USE WATER RESISTANT GPDW ON ALL PARTITIONS WHICH ARE PENETRATED BY PLUMBING PIPING AND IN BATHROOMS.
- 11) PROVIDE KICKERS AT STUDS ABOVE CEILING AS REQUIRED AND WHERE STUDS EXCEED MAX. HEIGHT LIMITS. COORDINATED WITH ALL TRADES.
- 12) ALL GPDW PARTITIONS ARE BASED ON "DIETRCH" OR "USG" DATA. OTHER MANUFACTURERS TO MEET OR EXCEED PARTITION PERFORMANCE.
- 13) ALL DOORS SHALL COMPLY WITH ANSI A117.1-2009 TO INCLUDE, BUT NOT LIMITED TO, 404.2.9. DOOR SURFACES WITHIN 10" OF THE FLOOR, MEASURED VERTICALLY SHALL BE SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE WITHIN 1/16" F THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

STATE OF INDIANA
MICHAEL E. STRIULA
LIC. NO. AR16000117
LICENSED PROFESSIONAL ARCHITECT



NEW 1 STORY VENTILATED TENANT BUILDING	
DATE:	04/20/2025
SCALE:	AS NOTED
JOB NO.	25015
SHEET A-12 19 OF 30 SHEETS	

ROOM FINISH SCHEDULE									
FLOOR	ROOM NAME	AREA (SF)	FLOORING	CEILING	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	TRIM
TENANT #1	TENANT #1	846	PER TENANT	EXPOSED JOISTS	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
	TOILET ROOM	42	NON-SLIP TILE (OPT LVT)	ACOUSTICAL TILE	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
TENANT #2	TENANT #2	1,355	PER TENANT	EXPOSED JOISTS	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
	TOILET ROOM	42	NON-SLIP TILE (OPT LVT)	ACOUSTICAL TILE	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
TENANT #3	TENANT #3	1,370	PER TENANT	EXPOSED JOISTS	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
	TOILET ROOM	42	NON-SLIP TILE (OPT LVT)	ACOUSTICAL TILE	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
TENANT #4	TENANT #4	1,363	PER TENANT	EXPOSED JOISTS	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
	TOILET ROOM	42	NON-SLIP TILE (OPT LVT)	ACOUSTICAL TILE	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
TENANT 5	TENANT #5	841	PER TENANT	EXPOSED JOISTS	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER
	TOILET ROOM	42	NON-SLIP TILE (OPT LVT)	ACOUSTICAL TILE	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	PAINTED GYP BOARD, COLOR PER OWNER	VINYL WALL BASE, 4", COLOR PER OWNER

- FINISH NOTES:
1. VERIFY ALL FINISHES WITH OWNER

2. WALLS TO BE ONE COAT SPRAY PRIMER AND TWO COAT ROLLED EGGSHELL FINISH

3. VERIFY ALL CABINETS AND COUNTER TOPS WORK WITH OWNER

4. FLOOR FINISH TO COMPLY WITH DOC. FF-1 "PILL" TEST

5. ROOM FINISH CLASS III

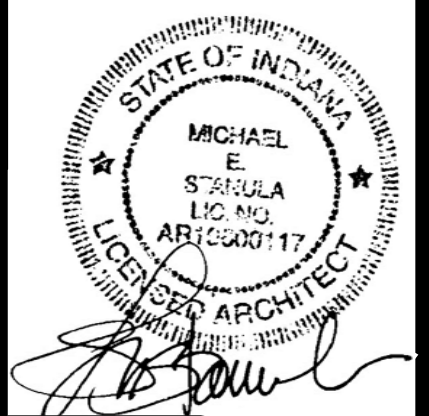
6. FLOOR TILE TO BE INSTALLED SHALL BE SLIP RESISTANT PER ANSI & ADA ACCESSIBILITY STANDARDS

7. CLASS "C" INTERIOR WALL AND CEILING FINISH MATERIALS MINIMUM CLASS "C" - FLAME SPRAD 76-200; SMOKE DEVELOPED 0-450
CLASS "B" INTERIOR WALL AND CEILING FINISH MATERIALS AT CORRIDORS AND EXIT PASSAGEWAYS
CLASS "B" FLAME SPRAD 26-75; SMOKE DEVELOPED 0-450

8. VERIFY ALL COLORS AND FINISHES WITH OWNER

9. REFER TO REFLECTED CEILING PLN ON ELECTRICAL DRAWINGS FOR CEILING FINISHES.

REVISIONS	BY
Bidding Only	05/14/25





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architect

NEW 1 STORY VENTILATED
TENANT BUILDING

DATE:
04/20/2025

SCALE:
AS NOTED

JOB NO.
25015

SHEET
A-13

20 OF 30 SHEETS