

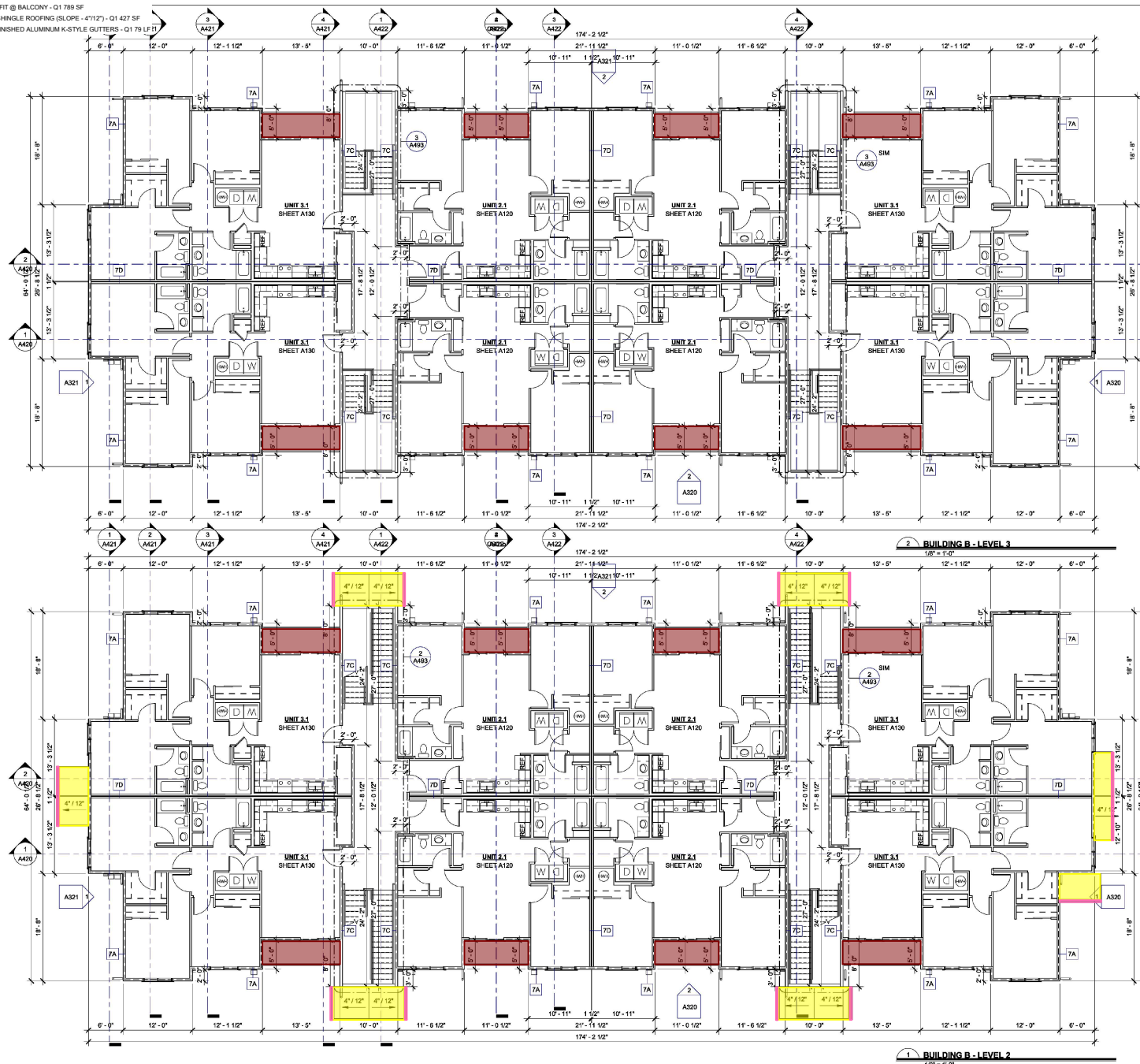
SOFFIT - CEMENT FIBER SOFFIT @ BALCONY - Q1 789 SF

Roofing - 10 - COMPOSITION SHINGLE ROOFING (SLOPE - 4" / 12") - Q1 427 SF

Roofing Accessories - 6" PREFINISHED ALUMINUM K-STYLE GUTTERS - Q1 79 LFT

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PLAN NOTES

- SEE SHEET A406, A401 SHEETS FOR FIRE-RESISTIVE ASSEMBLIES
[XX] - ASSEMBLY TAG
- SEE ENLARGED UNIT PLAN SHEETS FOR INTERIOR DIMENSIONS, WINDOW AND DOOR CALLOUTS, AND LOCATION OF RATED WALLS
- RECESSED 1-HOUR FIRE EXTINGUISHER - SEE SHEET A406, LOCATE PER F.E.C. TYPE 8.5 AC SIZE 2A 108C
- [C] INDICATES TYPE A ACCESSIBLE UNIT. ALL REMAINING UNITS ON FIRST FLOOR SHALL MEET TYPE B ACCESSIBLE UNIT CRITERIA PER IRC SECTION 117.2.2
- REFER TO ACCESSIBILITY NOTES ON SHEET C306
- REFER TO DESIGN/BUILD PLUMBING PLANS
- REFER TO DESIGN/BUILD ELECTRICAL PLANS
- REFER TO SHEET A406 FOR PENETRATION REQUIREMENTS IN FIRE RATED CONSTRUCTION
- LEVELS 1 - 4 CONSTRUCTION TYPE VA, OCCUPANCIES R-2
- ALL LEVELS FULLY SPRINKLERED PER IRC SECTION 903.2.2 (NFPA 136)
- REFER TO CS SHEETS FOR FIRE ASSEMBLY KEY PLAN W/ WALL TYPE TAGS & LOCATIONS. REFER TO SHEET SERIES A406, A401 FOR ASSEMBLY DETAILS
- UNIT DIMMING WALLS ARE 1-HOUR RATED PER IRC SECTION 708 W/ MINIMUM 5/8\"
- DIMENSIONED ARE TO OUTSIDE EDGE OF CONCRETE OR FACE OF STUD, TYP.
- FBR: FIRE SPRINKLER RISER ROOM. FIRE SPRINKLER & FIRE ALARM PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING SPRINKLER RISER ROOM AND/OR F.A.C.P. OR SIMILAR APPROVED WORDING.

AIR BARRIER

INTERIOR

- SEAL ALL PENETRATIONS IN EXTERIOR WALL INDICATED AS THE LINE OF THE AIR BARRIER
- AT TOP FLOOR CEILING LID: SEAL FIRST LAYER OF GWS TO TOP PLATE TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
- SEAL ANY PENETRATIONS IN CEILING LID TO PREVENT AIR LEAKAGE INTO ATTIC SPACE
- AT DOUBLE STUD WALLS, SEAL TOP OF STUDS AT ATTIC WITH SELF-ADHERING MEMBRANE
- SEAL BOTTOM PLATES TO FLOOR SHEATHING, SILL PLATE TO FLOOR SHEATHING AND GWS TO SILL PLATE. SEAL ANY PENETRATIONS IN DOUBLE STUD WALL AT ALL FLOOR LEVELS
- AT TOP FLOOR CEILING SEAL ALL PENETRATIONS, I.E. SPRINKLERS

EXTERIOR

- SEAL WATER RESISTANT BARRIER AT TOP AND BOTTOM TERMINATIONS AND TAPE ALL WATER RESISTANT BARRIER LAPS
- SEAL ALL PENETRATIONS SUCH AS SPRINKLERS, FIRE EXTINGUISHER BOXES, LIGHT FIXTURES, ELECTRICAL BOXES, ETC.

SCALE:

1/8\"

0 4 8 16'

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ARCHITECT

15205 52nd Ave. South
Suite 300
Swansea, VA 98168
Phone 206.765.8300

STATE OF INDIANA
ARCHITECT

ISSUE DATE: 05/01/2024

Emerson Place Apartments
SITE ADDRESS: 4681 VANDER AVENUE
INDIANAPOLIS, IN 46220
OWNER/APPPLICANT:
DevCo Properties

PROJECT # 2215
DRAWN BY: L.B.
CHECKED BY: ST

BLDG B - FLOOR PLANS

A221
PERMIT SET

- Roofing - 10 - COMPOSITION SHINGLE ROOFING (SLOPE - 6°/12°) - Q1 3.263 SF
ROFFIT - VENTED SOFFIT BOARD - PAINTED @ BALCONY ROOF LEVEL - Q1 395 SF
Roofing Accessories - VENT CAPS - Q1 32 EA
Roofing Accessories - VALLEY - Q1 267 LF
Roofing Accessories - RIDGE VENT - Q1 311 LF
Roofing Accessories - ICE & WATER SHIELD - Q1 1,616 SF
Roofing Accessories - 6" PREFINISHED ALUMINUM K-STYLE GUTTERS - Q1 347 LF
Roofing - 10 - COMPOSITION SHINGLE ROOFING (SLOPE - 6°/12°) - Q1 9,237 SF
Roofing Accessories - ACCESS PANEL IN DRAFTSTOP - Q1 2 EA
Roofing Accessories - 1-HR RATED ATTIC ACCESS PANEL - Q1 2 EA
Trims - 7 - TRIM - 07" HT - Q1 140 LF
Draftstop - Draftstop @ 80° HL - Q1 140 LF
Draftstop - Draftstop @ 100° HL - Q1 59 LF
Roofing Accessories - RIDGE - Q1 360 LF
Roofing Accessories - DOWNSPOUTS @ 310° HL - Q1 19 EA

ATTIC VENTILATION CALCULATIONS
ATTIC AREA A22: 376.133 S.F. (2,510.57 SF)
CEILING ASSEMBLY AT BOTTOM CHORD OF ROOF TRUSSES INCLUDES CLASS I VAPOR BARRIER. REQUIRED VENTILATION @ 1000 (IBC SECTION 1203.2 EXCEPTION 2): 1,206.07 S.F. (8.36 S.F.)
EAVE VENTILATION: 67 L.F. (804 L.L.)
• BIRD BLOCKING WITH THREE 2" DIAMETER HOLES PER TRUSS BAY W/ 1/8" MESH SCREEN 2.50 S.F. (0.174 S.F./NFA PER NOTCH. SEE DIAGRAM SA203.3.75 S.F. (0.08 S.F.) NET FREE AREA PER LINEAL FOOT = 251.25 S.F. (1.74 S.F.) TOTAL.
CONTINUOUS RIDGE VENTILATION: 43.08 L.F.
• COR-A VENT REVOLUTION @ 18 S.F.1 NET PER FT. = 43.08 FT * 18 S.F.1 FT = 775.44 S.F. (5.38 S.F.) TOTAL
ROOF JACKS 80 SI NFA: 4 LOCATIONS
347 SF NFA PER JACK = 280 SI (1.73SF)
TOTAL PROVIDED VENTILATION: 251.25 S.F. + 775.44 S.F. + 200 S.F. = 1,226.69 S.F. (8.62 S.F.)
• EAVE & ROOF JACKS: (251.25 + 200 / 1,226.69) * 100 = 36.7%
• RIDGE VENTS & ROOF JACKS: (775.44 + 100 / 1,226.69) * 100 = 63.2%
VENTILATION ALSO MEETS IBC SECTION 1203.2 EXCEPTION 1

ATTIC VENTILATION CALCULATIONS
ATTIC AREA A23: 376.133 S.F. (2,510.57 SF)
CEILING ASSEMBLY AT BOTTOM CHORD OF ROOF TRUSSES INCLUDES CLASS I VAPOR BARRIER. REQUIRED VENTILATION @ 1000 (IBC SECTION 1203.2 EXCEPTION 2): 1,206.07 S.F. (8.36 S.F.)
EAVE VENTILATION: 67 L.F. (804 L.L.)
• BIRD BLOCKING WITH THREE 2" DIAMETER HOLES PER TRUSS BAY W/ 1/8" MESH SCREEN 2.50 S.F. (0.174 S.F./NFA PER NOTCH. SEE DIAGRAM SA203.3.75 S.F. (0.08 S.F.) NET FREE AREA PER LINEAL FOOT = 251.25 S.F. (1.74 S.F.) TOTAL.
CONTINUOUS RIDGE VENTILATION: 43.08 L.F.
• COR-A VENT REVOLUTION @ 18 S.F.1 NET PER FT. = 41.1 FT * 18 S.F.1 FT = 739.8 S.F. (5.13 S.F.) TOTAL
ROOF JACKS 80 SI NFA: 4 LOCATIONS
347 SF NFA PER JACK = 350 SI (1.73SF)
TOTAL PROVIDED VENTILATION: 210 S.F. + 739.8 S.F. + 350 S.F. = 1,299.8 S.F. (8.62 S.F.)
• EAVE & ROOF JACKS: (210 + 350 / 1,299.8) * 100 = 35.3%
• RIDGE VENTS & ROOF JACKS: (739.8 + 100 / 1,299.8) * 100 = 64.6%
VENTILATION ALSO MEETS IBC SECTION 1203.2 EXCEPTION 1

- ROOF NOTES**
- SEE STRUCTURAL DRAWINGS FOR ROOF FRAMING
 - ALL ROOFING TO BE CLASS B MINIMUM PER IBC SECTION 1905 AND TABLE 1905.1
 - ALL ROOF SLOPES ARE 4:12 U.N.O
 - DRAFTSTOPS ARE REQUIRED IN ATTICS OR OTHER CONCEALED ROOF SPACES PER IBC SECTION 718.4.2
 - PER IBC SECTION 718.4.2 IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIRE BLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH IBC SECTIONS 718.2 AND 718.3 AT THE PARTITION LINE. EXCEPTION #6: ATTIC FIREBLOCKING OR 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 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER
 - DRAFTSTOPPING MATERIALS TO BE 1/2" GYP, SHEATHING OR 1/2" PLYWOOD OR OSB SHEATHING PER IBC SECTION 718.3.1
 - DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE PER IBC SECTION 718.4.2. EXCEPTION #2: IN OCCUPANCIES IN GROUP R-2 THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER
 - PER IBC SECTION 1203.2 EXCEPTIONS #1 THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/800 PROVIDED THAT NOT LESS THAN 80% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS
 - BATHROOMS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE IMC PER IBC SECTION 1203A.2.1

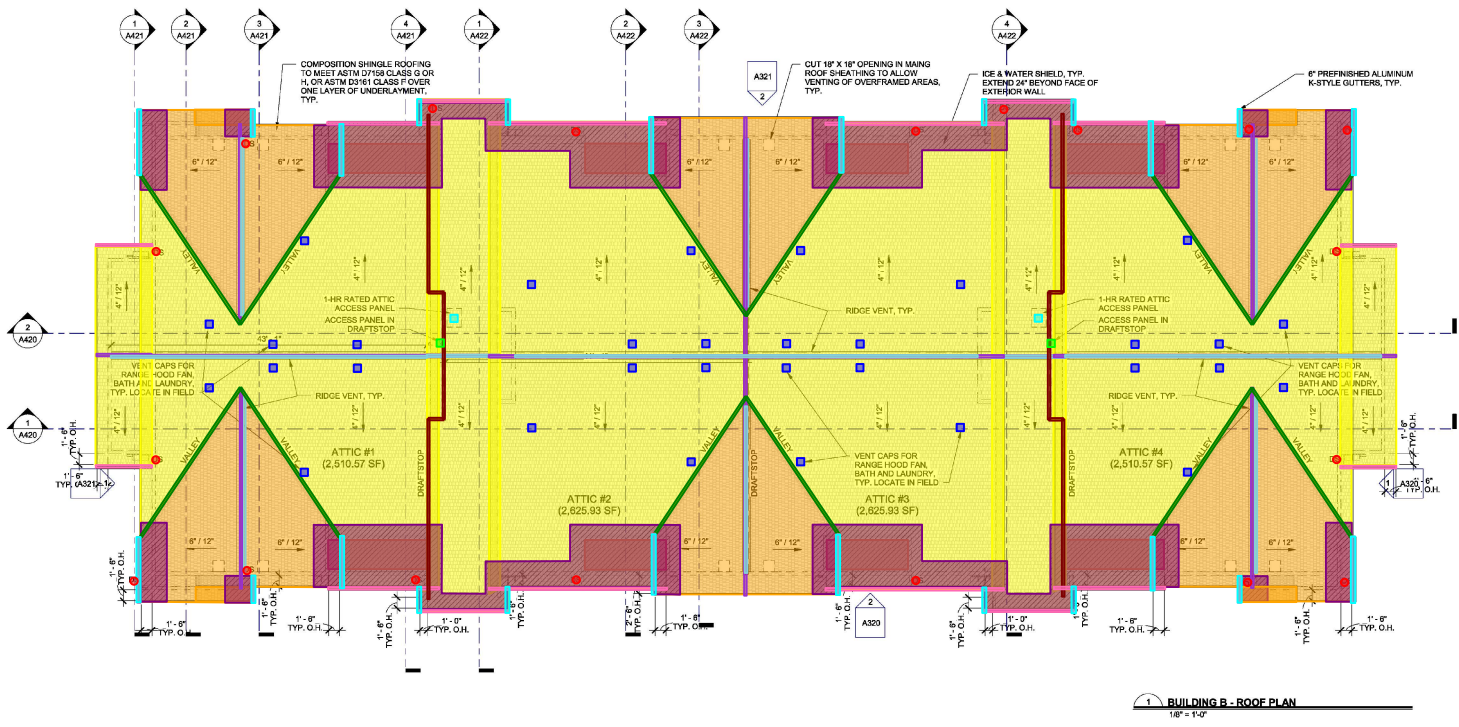
JEFFREY A. WILLIAMS
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Phone 206.765.8300

STATE OF INDIANA
ARCHITECT
No. 00000001
EXPIRATION DATE 12/31/2024

ISSUE DATE: 05/01/2024

SET	DATE	DESCRIPTION
1		ISSUE
2		REVISION
3		REVISION
4		REVISION
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BUILDING B - ROOF PLAN
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 4 8 16

A222
PERMIT SET

Emerson Place Apartments
SITE ADDRESS: 4605 UNWOOD AVENUE
INDIANAPOLIS, IN 46203
OWNER/APPLICANT: DAVIS PROPERTIES

PROJECT #: 2215
DRAWN BY: AT
CHECKED BY: ST

BLDG B - ROOF PLAN

A222
PERMIT SET

- Siding - 4 - VERTICAL BOARD & BATTEN SIDING - Q1 489 SF
- Siding - 1 - 7" REVEAL HORIZONTAL SIDING - Q1 1,429 SF
- Siding - 2 - 4" REVEAL HORIZONTAL LAP SIDING - Q1 1,983 SF
- Siding - 3 - 7" REVEAL HORIZONTAL SIDING - ACCENT - Q1 2,141 SF
- Trims - 6 - WINDOW & ACCENT TRIM - 04" HT - Q1 936 LF
- Trims - 6 - WINDOW & ACCENT TRIM - 03" HT - Q1 11 LF
- Trims - 7 - TRIM - 07" HT - Q1 385 LF
- Trims - 7 - TRIM - 04" HT - Q1 49 LF
- Trims - 7 - TRIM - 05" HT - Q1 19 LF
- Trims - 7 - TRIM - 06" HT - Q1 70 LF
- Trims - 7 - TRIM - 12" HT - Q1 107 LF
- Trims - 7 - TRIM - 04" HT - Q1 49 LF
- Trims - 7 - TRIM - 05" HT - Q1 19 LF
- Trims - 7 - TRIM - 03" HT - Q1 32 LF

EXTERIOR MATERIALS - SCHEME 2			
ITEM	MATERIAL	COLOR	NOTES
REVEAL HORIZONTAL SIDING	CEMENT FIBER	JAMES HARDIE ARCTIC WHITE	
REVEAL HORIZONTAL LAP SIDING	CEMENT FIBER	JAMES HARDIE TIMBER BARK	
REVEAL HORIZONTAL SIDING - ACCENT	CEMENT FIBER	JAMES HARDIE HEATHER MOSS	
RTICAL BOARD & BATTEN SIDING	CEMENT FIBER	JAMES HARDIE ARCTIC WHITE	
MANUFACTURED MASONRY VENEER	MANUFACTURED MASONRY	CULTURED STONE USED BRICK	
WINDOW & ACCENT TRIM	CEMENT FIBER	JAMES HARDIE TIMBER BARK	
TRIM	CEMENT FIBER	JAMES HARDIE TIMBER BARK	
WINDOWS	VINYL	WHITE	
RAILING	ALUMINUM	MID GREY POWDER COAT	
ROOF	ASPHALT SHINGLES	GAF TIMBERLINE CEDAR FALLS	

NOTE: COLORS INDICATED ABOVE ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED UPON LOCAL AVAILABILITY AND DESIGN REQUIREMENTS, WHERE APPLICABLE.



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JEFFREY A. WILLIAMS

REGISTERED ARCHITECT

STATE OF INDIANA

SET ISSUANCE

DESCRIPTION

REV. DATE

ISSUE DATE: 05/01/2024

Emerson Place Apartments

SITE ADDRESS: 4681 VANDERBILT AVENUE
INDIANAPOLIS, IN 46203

OWNER/APPLICANT:
DUGGS CORPORATION

PROJECT #:

2215

DRAWN BY:

LIB/AT

CHECKED BY:

ST

BUILDING B EXTERIOR ELEVATIONS

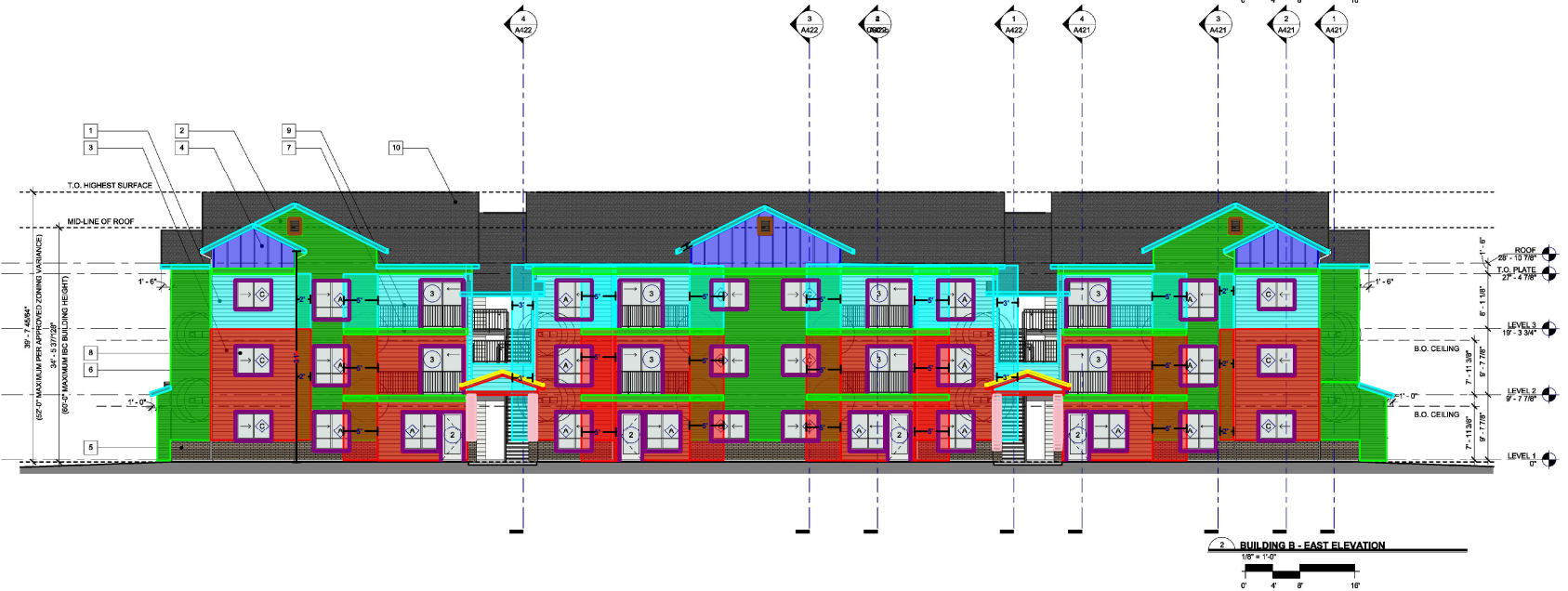
A320

PERMIT SET

- Siding - 4 - VERTICAL BOARD & BATTEN SIDING - Q1 489 SF
- Siding - 1 - 7" REVEAL HORIZONTAL SIDING - Q1 1,432 SF
- Siding - 2 - 4" REVEAL HORIZONTAL LAP SIDING - Q1 1,948 SF
- Siding - 3 - 7" REVEAL HORIZONTAL SIDING - ACCENT - Q1 2,175 SF
- Trims - 6 - WINDOW & ACCENT TRIM - 0"4" HT - Q1 936 LF
- Trims - 7 - TRIM - 0"7" HT - Q1 351 LF
- Trims - 7 - TRIM - 0"10" HT - Q1 286 LF
- Trims - 7 - TRIM - 0"6" HT - Q1 70 LF
- Trims - 7 - TRIM - 1"2" HT - Q1 107 LF
- Trims - 6 - WINDOW & ACCENT TRIM - 0"3" HT - Q1 17 LF
- Trims - 7 - TRIM - 0"4" HT - Q1 49 LF
- Trims - 7 - TRIM - 0"5" HT - Q1 19 LF
- Trims - 7 - TRIM - 0"3" HT - Q1 32 LF

EXTERIOR MATERIALS - SCHEME 2			
ITEM	MATERIAL	COLOR	NOTES
1	EVEAL HORIZONTAL SIDING	CEMENT FIBER	JAMES HARDIE ARCTIC WHITE
2	EVEAL HORIZONTAL LAP SIDING	CEMENT FIBER	JAMES HARDIE TIMBER BARK
3	EVEAL HORIZONTAL SIDING - ACCENT	CEMENT FIBER	JAMES HARDIE HEATHER MOSS
4	ITICAL BOARD & BATTEN SIDING	CEMENT FIBER	JAMES HARDIE ARCTIC WHITE
5	MANUFACTURED MASONRY VENEER	MANUFACTURED MASONRY	CULTURED STONE USED BRICK
6	WINDOW & ACCENT TRIM	CEMENT FIBER	JAMES HARDIE TIMBER BARK
7	TRIM	CEMENT FIBER	JAMES HARDIE TIMBER BARK
8	WINDOWS	VINYL	WHITE
9	RAILING	ALUMINUM	MID GREY POWDER COAT
10	ROOF	ASPHALT SHINGLES	GAF TIMBERLINE CEDAR FALLS

NOTE: COLORS INDICATED ABOVE ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED UPON LOCAL AVAILABILITY AND DESIGN REQUIREMENTS, WHERE APPLICABLE.



JEFFREY A. WILLIAMS

ARCHITECT

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Seattle, WA 98168
Phone 206.765.8300

JEFFREY A. WILLIAMS

REGISTERED ARCHITECT

STATE OF INDIANA

SET ISSUANCE

DATE

DESCRIPTION

REV.

DATE

ISSUE DATE: 05/01/2024

Emerson Place Apartments

SITE ADDRESS: 4681 VANDERVOORDE AVENUE
INDIANAPOLIS, IN 46203

OWNER/APPLICANT:
DUGGS CORPORATION

PROJECT INFORMATION: 100% COMPLETED. ALL PERMITS OBTAINED. ALL UTILITIES LOCATED. ALL CONSTRUCTION DONE. ALL FINISHES DONE. ALL PERMITS OBTAINED. ALL UTILITIES LOCATED. ALL CONSTRUCTION DONE. ALL FINISHES DONE.

PROJECT #:

2215

DRAWN BY:

LIB/AT

CHECKED BY:

ST

BUILDING B EXTERIOR ELEVATIONS

A321

PERMIT SET

A321 PERMIT SET - BUILDING B EXTERIOR ELEVATIONS.pdf (30% of Scale); Takeoff in Active Area: All Areas; Emerson Place Apartments; OST Projects; 04-12-2024 04:22 PM

ISSUE DATE: 05/01/2024

OWNER/APPLICANT:
DevCo Preservation

BUILDING B BUILD SECTIONS

A421
PERMIT SET

